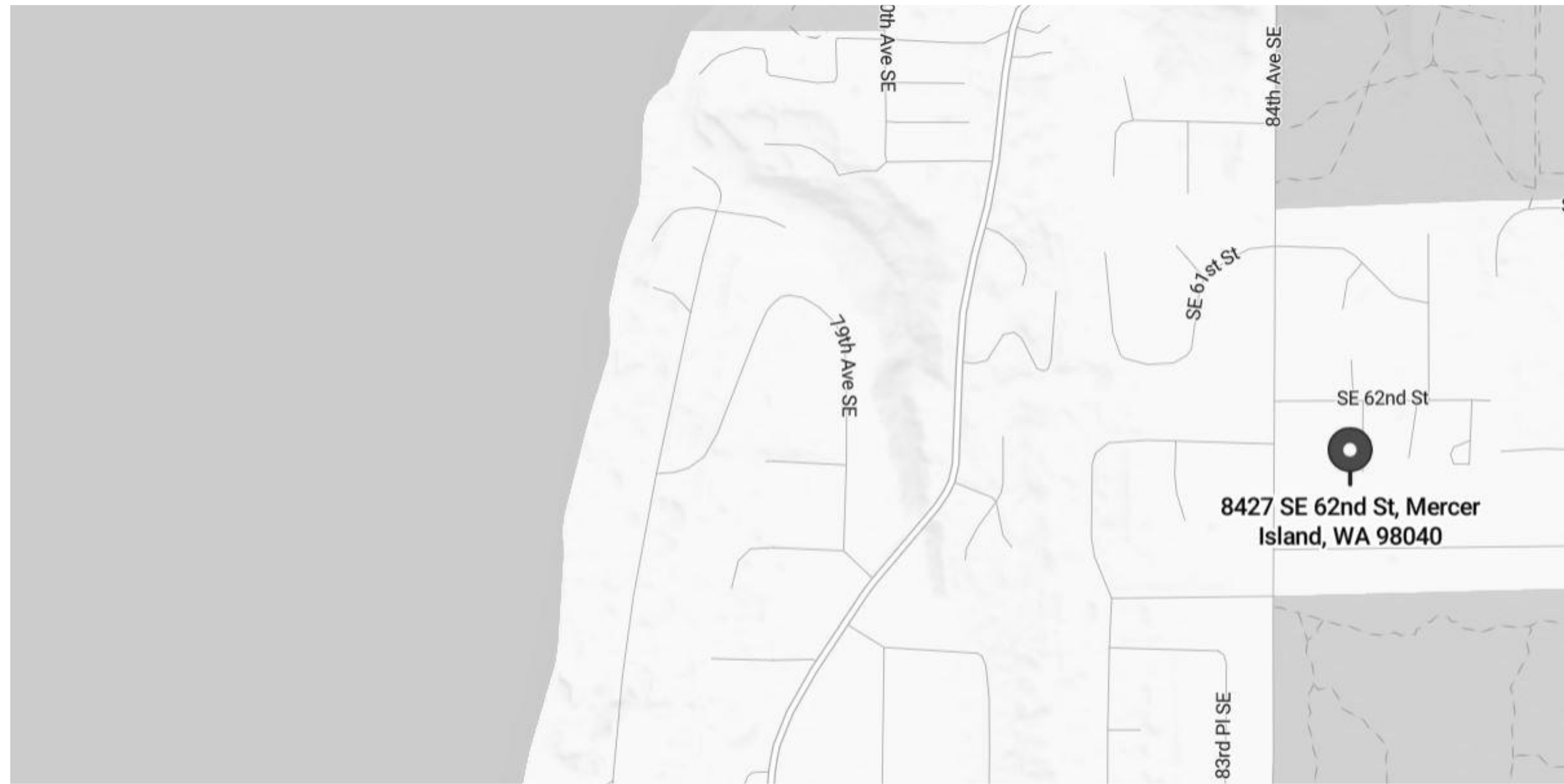


PERSPECTIVE 3D RENDERING



LOCATION PLAN

SPURLOCK-MA REMODEL

PERMIT SET

PROJECT CONTACTS:	CODES:	GENERAL NOTES:	SHEET INDEX:																								
<p>OWNER: LONG MA AND JENNY SPURLOCK CONTACT: LONG: longma@gmail.com JENNY: etherpag@gmail.com</p> <p>ARCHITECT: SHED ARCHITECTURE & DESIGN CONTACT: ROBERT ARLT ROBERT@SHEDBUILT.COM 206.320.8700 1401 S JACKSON ST SEATTLE WA 98144 USA</p> <p>STRUCTURAL ENGINEER: SMITH LUBKE STRUCTURAL DESIGN LLC CONTACT: JULIE SMITH LUBKE julie@smithlubke.com Office: 206.852.1536</p> <p>LANDSCAPE ARCHITECT: ABLE STUDIO CONTACT: ASHLEY LUDWIG ashleyludwig@ablestudio.com 206.466.6580</p> <p>CIVIL ENGINEER: INTERLAKEN ENGINEERING CONTACT: MATTHEW HARRINGA msh@interlakenengineering.com 206.470.9572</p> <p>ARBORIST: LAUGHING TREES LANDSCAPES CONTACT: KIM EITARI laughingtreeslandscapes@gmail.com 206.850.2643</p> <p>CONTRACTOR: AMBROSE CONSTRUCTION CONTACT: BRAD WEGEMAN bwegeman@ambroseconstruct.com</p>	<p>THE PROJECT SHALL COMPLY WITH THE FOLLOWING CODES: MERCER ISLAND CITY CODE 2021 IBC - INTL BUILDING CODE 2021 IRC - INTL RESIDENTIAL CODE 2021 IMC - INTL MECH. CODE 2021 IFGC - INTL FUEL GAS CODE 2021 UPC - UNIFORM PLUMBING CODE 2021 IFC - INTL FIRE CODE 2021 INTL EXISTING BUILDING CODE 2021 WCEC - WASHINGTON CITIES ELECTRICAL CODE 2021 WSEC - WASHINGTON STATE ENERGY CODE</p> <p>ENERGY CODE NOTES: 2021 WASHINGTON STATE ENERGY CODE - RESIDENTIAL PRESCRIPTIVE ENERGY CODE COMPLIANCE</p> <p>INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT FOR CLIMATE ZONE 5 AND MARINE 4:</p> <table border="1"> <thead> <tr> <th>COMPONENT</th> <th>REQ'D</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>FENESTRATION U:</td> <td>.30</td> <td>.15/2</td> </tr> <tr> <td>SKYLIGHT U:</td> <td>.50</td> <td>.29</td> </tr> <tr> <td>CEILING R:</td> <td>60/98</td> <td>60/ 51.5 MIN.</td> </tr> <tr> <td>WD FRAME WALL R:</td> <td>20+5 OR 13+10</td> <td>21+10 AND 15+10</td> </tr> <tr> <td>FLOOR R:</td> <td>30</td> <td>38 (NEW)</td> </tr> <tr> <td>BLW-GRADE WALL R:</td> <td>10/15/21 INT + 5TB</td> <td>NA</td> </tr> <tr> <td>SLAB R & DEPTH:</td> <td>10, 4"</td> <td>16.8 C.I.</td> </tr> </tbody> </table> <p>ADDITIONAL ENERGY REQUIREMENTS: EXISTING CFA: ADDITION = 1,900 SF PROPOSED CFA: 2,331 SF ADDITION = 431 SF < 500 SF</p> <p>REQ'D POINTS: 2 PROPOSED POINTS: 2 SELECTED OPTIONS:</p> <p>5.6 EFFICIENT WATER HEATING WATER HEATING SYSTEM SHALL INCLUDE THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION. (2 PT)</p>	COMPONENT	REQ'D	PROPOSED	FENESTRATION U:	.30	.15/2	SKYLIGHT U:	.50	.29	CEILING R:	60/98	60/ 51.5 MIN.	WD FRAME WALL R:	20+5 OR 13+10	21+10 AND 15+10	FLOOR R:	30	38 (NEW)	BLW-GRADE WALL R:	10/15/21 INT + 5TB	NA	SLAB R & DEPTH:	10, 4"	16.8 C.I.	<ol style="list-style-type: none"> THE DRAWINGS ARE INTENDED TO ONLY PARTIALLY DESCRIBE THE SCOPE OF WORK FOR THE PROJECT. ANY WORK NOT SHOWN BUT REQUIRED BY CODE, OR THE SPECIFICATIONS, OR TO MAKE THE WORK COMPLETE, SHALL BE PROVIDED AS PART OF THE WORK. IT IS THE INTENT OF THE DOCUMENTS THAT ALL WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE & NATIONAL CODES / ORDINANCES IN EFFECT AT THE DATE OF PERMIT SUBMITTAL. NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO GRANT APPROVAL FOR ANY CODE VIOLATION. ANY ERRORS, INCONSISTENCIES OR OMISSIONS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. IF DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED AT ONCE. CONTRACTOR SHALL VERIFY THE DIMENSIONS REQUIRED FOR ALL EQUIPMENT, APPLIANCES, FIXTURES, CABINETS, DUCTWORK, AND OPENINGS BEFORE FRAMING BEGINS. THE CONTRACTOR SHALL COORDINATE WITH THE SUBCONTRACTORS OF ALL TRADES TO VERIFY THE SIZES AND LOCATIONS OF OPENINGS THROUGH FLOORS, WALLS, CEILINGS, AND ROOFS FOR DUCTS, PIPES, CONDUITS, AND EQUIPMENT. THE CONTRACTOR SHALL COORDINATE THE LOCATION AND INSTALLATION OF WOOD BACKING, BLOCKING, FURRING, AND STRIPPING AS REQUIRED FOR THE INSTALLATION AND ATTACHMENT OF WORK OF ALL TRADES. PROVIDE FIRE RESISTANCE CLOSURE MEETING THE REQUIREMENTS OF THE GOVERNING FIRE AUTHORITIES AT ALL GAPS AROUND PENETRATING DUCTS, PIPES, CONDUITS, ETC. AT ALL FIRE RATED BUILDING WALLS, PARTITIONS, CEILINGS, FLOORS AND ROOFS. COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS FOR EXACT LOCATIONS, TYPES AND SIZE OF ACCESS DOORS REQUIRED BY THEIR WORK. PROVIDE ACCESS FOR ALL CONCEALED VALVES, DAMPER CONTROLS, FIRE DAMPER LINKAGE, ELECTRICAL JUNCTION BOXES, ETC. DRAWINGS MAY NOT SHOW ALL REQUIRED ACCESS PANELS. INDICATE REQUIRED ACCESS DOORS ON THE COORDINATION DRAWINGS. OBTAIN ARCHITECT'S APPROVAL FOR LOCATIONS OF ACCESS DOORS PRIOR TO INSTALLATION. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, WITH THE EXCEPTION OF THE BUILDING PERMIT. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR SITE DEVELOPMENT ACTIVITY, THE CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETINGS WITH THE APPROPRIATE REGULATORY ENTITIES. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR SITE DEVELOPMENT ACTIVITY, THE CONTRACTOR AND/OR ARCHITECT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE PROJECT TEAM MEMBERS FOR THE PURPOSE OF ANSWERING INITIAL QUESTIONS, CLARIFYING AREAS OF CONCERN, AND FORMALIZING A CONSTRUCTION ADMINISTRATION PROCESS. THE MEETING SHALL INCLUDE THE ARCHITECT, GENERAL CONTRACTOR, OWNER, STRUCTURAL ENGINEER AND CIVIL ENGINEER. 	<p>G-000 COVER SHEET</p> <p>SV-1 SURVEY</p> <p>C1 TESCO/DEMO/CSWPP</p> <p>C2 TESCO/CSWPPP DETAILS</p> <p>C3 DRAINAGE SITE PLAN</p> <p>L110 LANDSCAPE SITE PLAN</p> <p>A-001 SITE PLAN</p> <p>A-100 DEMO PLANS</p> <p>A-101 FOUNDATION PLAN</p> <p>A-110 FLOOR PLAN</p> <p>A-111 LOFT PLAN</p> <p>A-112 ROOF PLANS</p> <p>A-201 EXTERIOR ELEVATIONS</p> <p>A-202 EXTERIOR ELEVATIONS</p> <p>A-301 SECTIONS</p> <p>A-601 TYPICAL ASSEMBLIES</p> <p>A-602 SCHEDULES</p> <p>S1.0 GENERAL STRUCTURAL NOTES</p> <p>S2.0 MAIN FLOOR FRAMING & FOUNDATION PLAN</p> <p>S2.1 ROOF FRAMING PLAN</p> <p>S3.0 STRUCTURAL DETAILS</p> <p>S3.1 STRUCTURAL DETAILS</p> <p>S3.2 STRUCTURAL DETAILS</p> <p>S3.3 STRUCTURAL DETAILS</p>
COMPONENT	REQ'D	PROPOSED																									
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BLW-GRADE WALL R:	10/15/21 INT + 5TB	NA																									
SLAB R & DEPTH:	10, 4"	16.8 C.I.																									
<p>PROJECT INFO:</p> <p>PROJECT DESCRIPTION: SMALL ADDITION AND REMODEL FOR SINGLE-FAMILY RESIDENCE</p> <p>PROJECT ADDRESS: 8427 SE 62ND ST MERCER ISLAND WA 98040 MERCER ISLAND, WA 98155</p> <p>LEGAL DESCRIPTION: S 75 FT OF W 166 FT OF E 1161.49 FT OF N 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4 SEE SURVEY FOR FULL LEGAL DESCRIPTION</p> <p>ASSESSOR'S PARCEL NUMBER: 192405-9171</p> <p>EASEMENTS: YES, SEE SURVEY</p>	<p>BUILDING NOTES:</p> <p>CONSTRUCTION TYPE: VB, WI ADDED NFPA 13D FIRE SPRINKLER SYSTEM</p> <p>DWELLINGS: 1 HOUSE</p> <p># BEDROOMS: 3</p> <p># BATHROOMS: 2 1/2</p> <p>LAND USE NOTES:</p> <p>ZONING: R-9.6</p> <p>LOT AREA: NET LOT AREA: SEE DIAGRAM 2/A-001 12,832 SQ FT 11,662.5 SQ FT</p> <p>LOT SLOPE: 5.3%, REFER TO SITE PLAN 1/A-001 >6.33' ELEV. DIFFERENCE ACROSS 119'</p> <p>LOT COVERAGE: 40% MAX (LOT SLOPE LESS THAN 15%) >PROPOSED: 4,436 SQ FT / 11,662.5 = 38%, RE: TO DIAGRAM ON 02L-110 >HARDSCAPE/SOFTSCAPE: RE: TO DIAGRAM ON 02L-110</p> <p>GROSS FLOOR AREA: >2,770.25 SQFT, RE: TO DIAGRAM ON 4/A-001</p> <p>SETBACKS: SEE DIAGRAM 2/A-001 AND 1/A-001</p> <p>FRONT: 20' SIDES: NOT LESS THAN 5' MIN. TOTAL 15' REAR: 15'</p> <p>AVG GRADE & MAX. HEIGHT: SEE 2/A-202</p> <p>AVERAGE GRADE: 308'-0" MAX HEIGHT: 30'-0" MAX ALLOWABLE HEIGHT: 338'-0" PROPOSED HEIGHT: 324'-3"</p> <p>PARKING: REFER TO SITE PLAN 1/A-001 >PER MICC 19.02.020.G.2.b: 2 PARKING SPACES ARE REQUIRED IF GFA<3,000SQFT >1 COVERED SPACE IS PROVIDED IN GARAGE, 1 UNCOVERED ON DRIVEWAY TOTAL: 2 PROVIDED</p>	<p>MECH. & ELEC. NOTES:</p> <p>HEATING SYSTEM: AIR-TO-REFRIGERANT ELECTRIC HEAT PUMP, SINGLE OUTDOOR HEAT PUMP UNIT (HP-1) WITH ONE INDOOR AIR HANDLING UNITS (FC-1). DUCTED UNITS WILL HAVE 4" DEEP FILTERS ON RETURN AIR DUCTS TO ACCOMMODATE MERV 13 FILTERS.</p> <p>HP-1 Mitsubishi PUZ-HA24NHA240V 25A FC-1 Mitsubishi PVA-A24AA7 air handler, 875 CFM.</p> <p>WATER HEATER: NIA TIER I STAND-ALONE HYBRID HEAT PUMP WATER HEATER, SEE PLANS FOR LOCATION. WH-1 STATE HPSX-66-DHPT 2</p> <p>ELECTRICAL: 200 AMP SERVICE LOCATED IN GARAGE</p> <p>ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL PERMITTING</p> <p>PROGRAMMABLE THERMOSTAT: THE THERMOSTAT CONTROLLING THE PRIMARY HEATING OR COOLING SYSTEM OF THE DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF DAY. THIS THERMOSTAT SHALL INCLUDE CAPABILITY TO OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES OF NOT LESS THAN 55°F TO NOT GREATER THAN 85°F PER IRC N1103.1.1 (R403.1.1).</p> <p>SOLAR: PROVIDE CONDUIT STUB OUT AT ROOF FOR FUTURE PV. COORDINATE LOCATION WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION</p> <p>LIGHTING EQUIPMENT: LIGHTING FIXTURES TO BE LED NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICIENCY LAMPS PER IRC N1104.1 (R404.1)</p>	<p>VENTILATION NOTES:</p> <p>MECHANICAL VENTILATION: OUTDOOR AIR VENTILATION WITH HEAT RECOVERY VENTILATOR (ERV). ERV UNIT WILL CONTINUOUSLY EXHAUST FROM EACH BATHROOM AND SUPPLY OUTSIDE AIR TO THE LIVING AND BEDROOMS.</p> <p>VENTILATION RATE PER IRC 2021 M1505.4.3 $Q_{min} = 0.3 A_{gross} + 7.5 (N_{br} + 1)$ $Q_{max} = 0.3(2,331) + 7.5 (3 + 1)$ $Q_{max} = 100 \text{ CFM (MIN)}$</p> <p>ERV-1 RENEWAIRE EV PREMIUM-M (SRE: 81%)</p> <p>PER M1503.6 (HOOD OVER ELECTRIC RANGE) IS LESS THAN 400CFM AND TO BE DUCTED TO EXTERIOR.</p> <p>PER M1504.4 MINIMUM LOCAL MECH EXHAUST RATES AT KITCHEN (HOOD OVER ELECTRIC RANGE) = 160 CFM / BATHROOM/TOILET ROOMS = 50 CFM INTERMITTENT (PROVIDE ERV BOOST WITH 20/40/80 PUSH BUTTON TIMER AT EACH BATHROOM)</p> <p>ROOF VENTILATION: (E) ROOF AREA ABOVE BEDROOMS TO REMAIN VENTED ATTIC.</p> <p>ATTIC VENTILATION TO BE PROVIDED BY PASSIVE MEANS THROUGH VENTS PER R806</p> <p>VENTILATION RATE PER IRC 2018 R806 1 SF VENTING PER 150 SF 720 SF ATTIC AREA = 4.8 SF OF VENTING</p>																								
<p>DRAINAGE NOTES:</p> <p>EXCAVATION: SEE CIVIL AND STORMWATER REPORT TOTAL CUT/FILL: 20 CUBIC YARDS</p> <p>STORMWATER MANAGEMENT: WALKWAYS AND PATIOS TO FACILITATE SHEET FLOW DISPERSION THROUGH ADJACENT VEGETATION. DOWNSPOUT FOR NEW ADDITION TO BE TIGHTLINED TO POP-UP DRAINAGE EMITTER WITH PLANNED VEGETATED FLOW PATH. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.</p> <p>SANITARY SEWER: MAINTAIN EXISTING CONNECTION</p>	<p>SPRINKLER SYSTEM NOTES:</p> <p>A NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND CoMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE.</p> <p>A SEPARATE FIRE PERMIT IS REQUIRED.</p> <p>SYSTEM TO BE A MINIMUM OF 1" WATER METER AND 1" WATER SUPPLY OR ON-SITE TALCO OR SIM. HOME HYDRANT WITH BACKUP STANDBY POWER SYSTEM IN ACCORDANCE WITH IFC SECTION 1203 TO SUPPLY SECONDARY POWER WITHIN 60 SECONDS.</p>	<p>TREE NOTES:</p> <p>EXISTING TREES:</p> <ol style="list-style-type: none"> ALL EXISTING EXCEPTIONAL TREES TO REMAIN AND BE PROTECTED 8 EXISTING NON-REGULATED TREES TO BE REMOVED, 1 REGULATED TREE TO BE MOVED <p>NEW TREES:</p> <ol style="list-style-type: none"> 2 NEW REPLACEMENTS TREES TO BE PLANTED. SEE ARBORIST REPORT AND LANDSCAPE PLANS. 																									



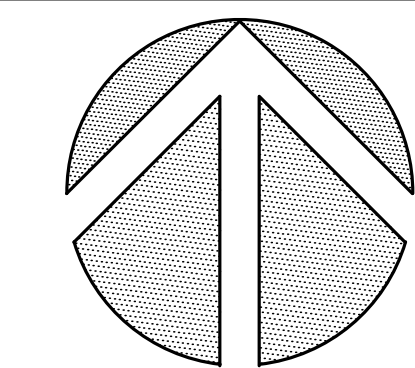
CONTACT
SHED ARCHITECTURE & DESIGN
1401 S JACKSON ST
SEATTLE, WA 98144
206.320.8700

PROJECT
SPURLOCK-MA REMODEL
8427 SE 62ND ST
MERCER ISLAND, WA 98040

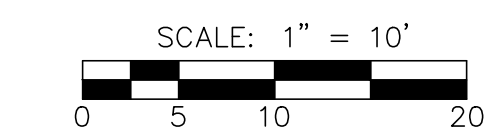
ISSUE DATE
PERMIT SET 12.23.24
PERMIT SET - CORRECTIONS 1 03.10.2025

DRAWING TITLE
COVER SHEET

G-000



NORTH



SCALE: 1" = 10'

LEGEND:

	ASPHALT SURFACE
	BLOCK RETAINING WALL
	CENTER LINE
	CONCRETE SURFACE
	CONCRETE STAIRS
	DECIDUOUS TREE
	EVERGREEN TREE
	GAS LINE
	GAS METER (GM)
	GRADE BREAK
	INVERT ELEVATION
	OVERHEAD POWER
	POWER POLE
	PAINTED UTILITY LINE LOCATION
	POWER LINE (UNDERGROUND)
	SANITARY SEWER
	RECORD INFORMATION
	ROCKERY
	SSMH (SEWER MANHOLE)
	SANITARY SIDE SEWER (RECORD)
	TELEPHONE LINE (UNDERGROUND)
	WOOD FENCE (WF)
	WATER LINE

NOTES:

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION". THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. VERTICAL DATUM = NAVD83, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON DECEMBER 11TH, 2023.
4. HORIZONTAL DATUM = ASSUMED COORDINATE SYSTEM.
5. PARCEL AREA = 12,438 FT².
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
7. TREES AS SHOWN HEREON HAVE BEEN MAPPED TO THE BEST OF OUR ABILITY DURING THE COURSE OF THIS SURVEY. HOWEVER, ALL ONSITE TREES THAT COULD AFFECT PROJECT DEVELOPMENT MAY NOT BE SHOWN. THEREFORE, PRIOR TO DESIGN A CERTIFIED ARBORIST SHOULD BE CONSULTED TO VERIFY THE SPECIFIC GENUS, TRUNK DIAMETER, DRIP LINE, LOCATION AND NUMBER OF QUALIFYING TREES UPON THIS SITE.

DEED DESCRIPTION:

TAX PARCEL NUMBER: 1924059171

THE SOUTH 75 FEET OF THE FOLLOWING DESCRIBED TRACT "X", SAID TRACT "X" BEING THAT PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., RECORDS OF KING COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OR THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19;

THENCE ALONG THE EAST LINE OF SAID SUBDIVISION, NORTH 01°18'14" EAST 655.46 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4;

THENCE ALONG SAID SOUTH LINE NORTH 89°25'53" WEST 995.49 FEET OF THE TRUE POINT OF BEGINNING OF SAID TRACT "X";

THENCE SOUTH 01°16'54" WEST 329.62 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4;

THENCE ALONG SAID SOUTH LINE NORTH 89°33'05" WEST 166.00 FEET;

THENCE NORTH 01°16'54" EAST 330.17 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SUBDIVISION;

THENCE ALONG SAID NORTH LINE SOUTH 89°25'53" EAST 166.00 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING OF SAID TRACT "X";

TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER THE SOUTH 5 FEET OF THE NORTH 30 FEET THEREOF; AND OVER THE EAST 20 FEET OF SAID TRACT "X";

AND TOGETHER WITH AN EASEMENT FOR UTILITY PURPOSES OVER THE WEST 10 FEET OF THE EAST 30 FEET OF SAID TRACT "X";

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

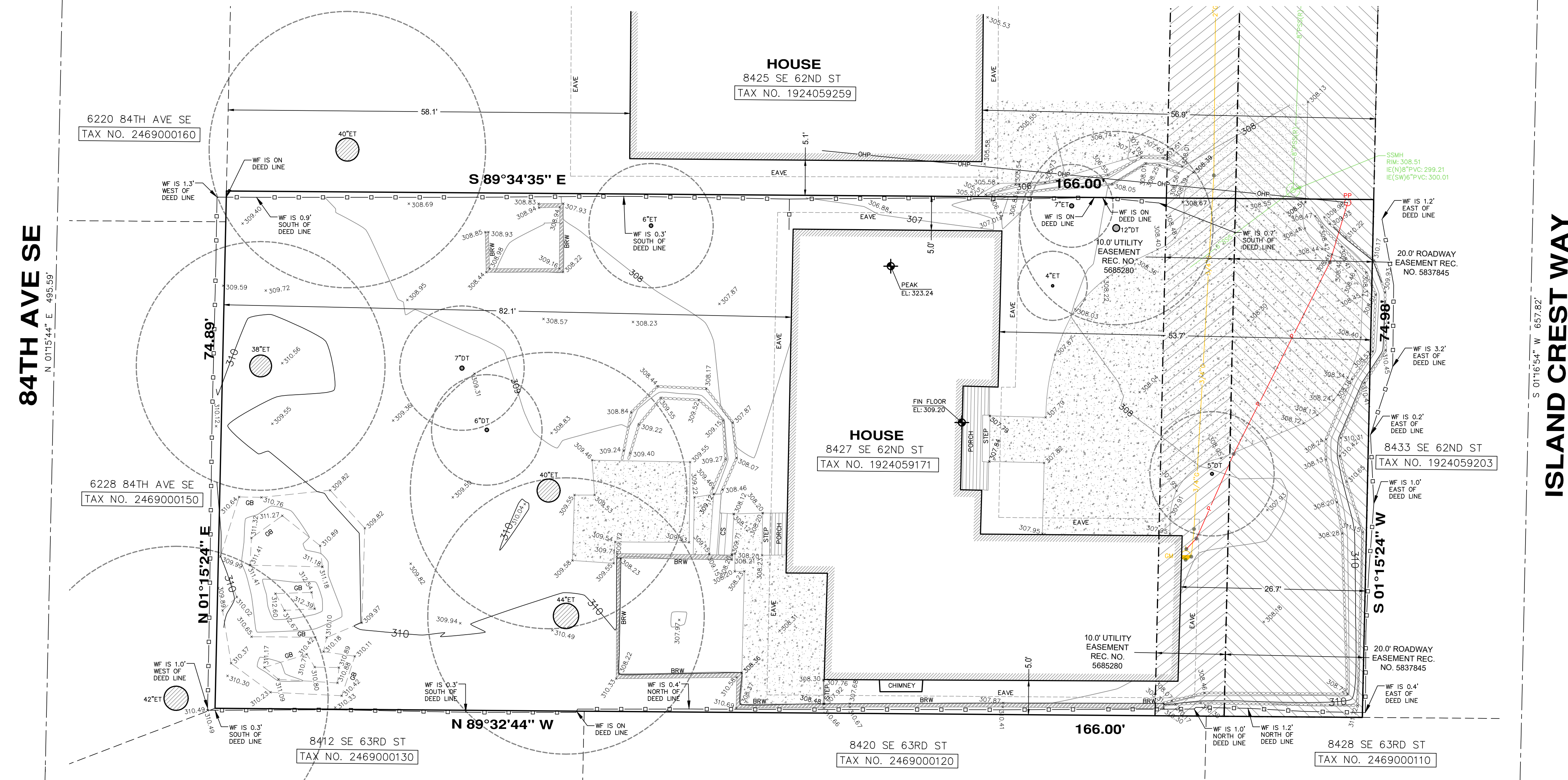
SE 62ND ST

S 89°24'55" E 659.32'

25'

25'

R/W



UNDERGROUND UTILITY NOTE:

UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON OBSERVED GROUND EVIDENCE, THE CITY OF MERCER ISLAND PUBLIC GIS DATABASE & PSE GAS RECORDS, AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES. CHADWICK AND WINTERS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS & LOCATIONS OR ACCEPTS RESPONSIBILITY FOR UNDERGROUND UTILITIES NOT DISCLOSED IN SAID RECORDS. THE FINAL LOCATION OF EXISTING UNDERGROUND UTILITIES IN AREAS CRITICAL TO DESIGN SHOULD BE ESTABLISHED BY CONTACTING THE UTILITY OWNER OR AGENCY. 1-800-424-5555 SHOULD ALWAYS BE CALLED PRIOR TO CONSTRUCTION.

OVERHEAD POWER LINE NOTE:

WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWER LINE 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 EXISTENCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

SE 64TH ST

N 89°40'33" W 659.14'

SE 63RD ST

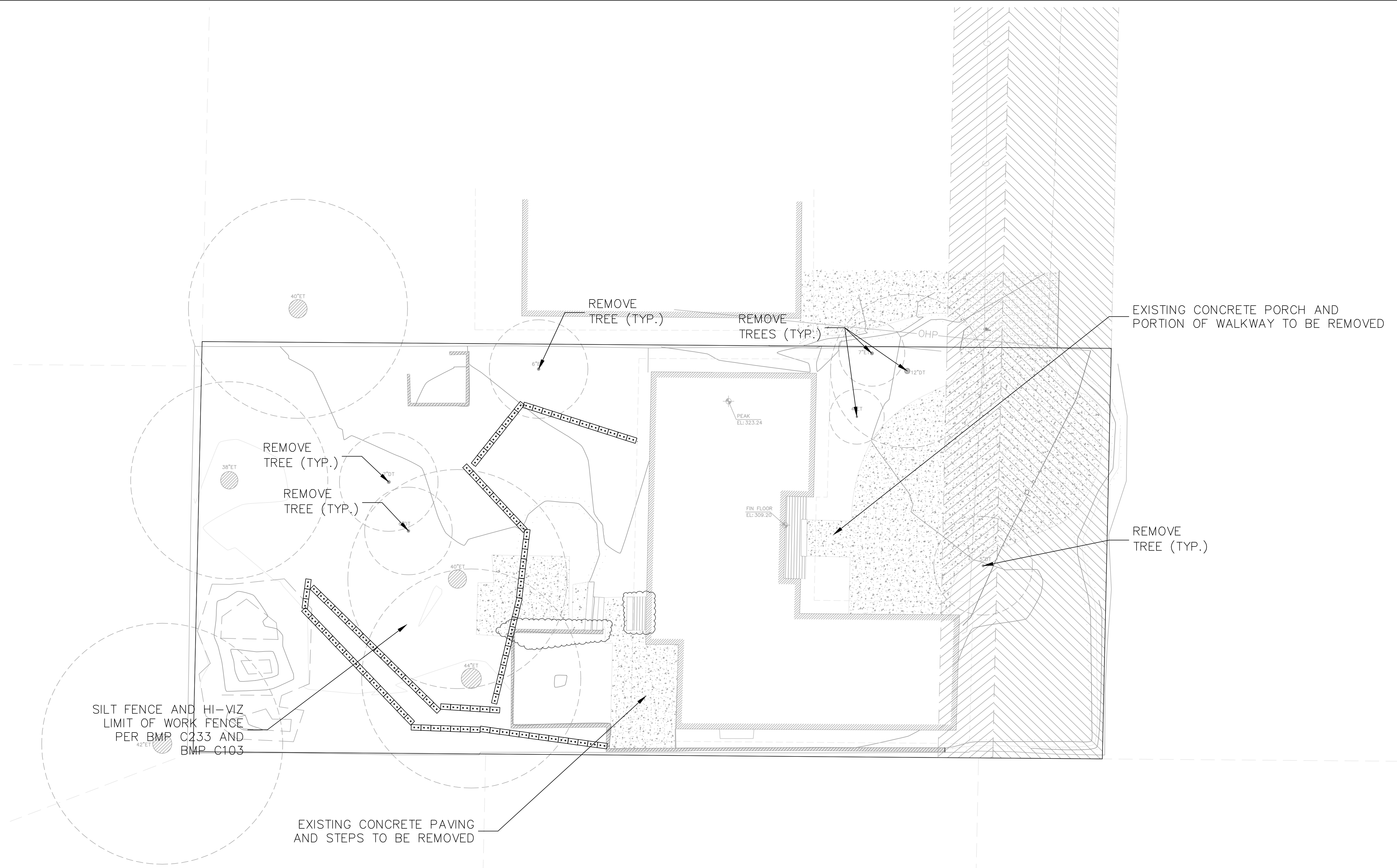
CENTERLINE MONUMENT FOUND EXISTING MONUMENT IN PLACE ON DEC. 11, 2023 (TYPICAL)



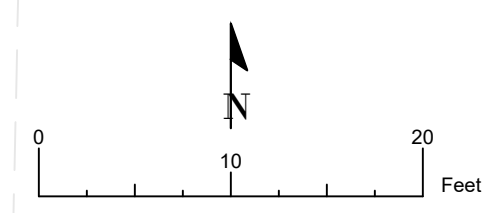
TOPOGRAPHIC SURVEY
8427 SOUTHEAST 62ND STREET
MERCER ISLAND, WASHINGTON

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 #: 23-8012
DRAWING: 23-8012 TOPO
CLIENT: LONG MA
DATE: 12/21/2023
DRAWN BY: CWLS

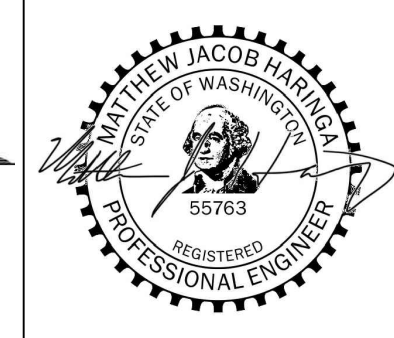


SEE C2 FOR TESC/ CSWPPP DETAILS
SEE C3 FOR DRAINAGE SITE PLAN



Spurlock Addition
 Site Address: 8427 SE 62nd St
 Jurisdiction: Mercer Island
 Parcel No.: 192405-9171
 Applicant: SHED
 Permit No.:
 Interlaken Project No.: SEA-24-133

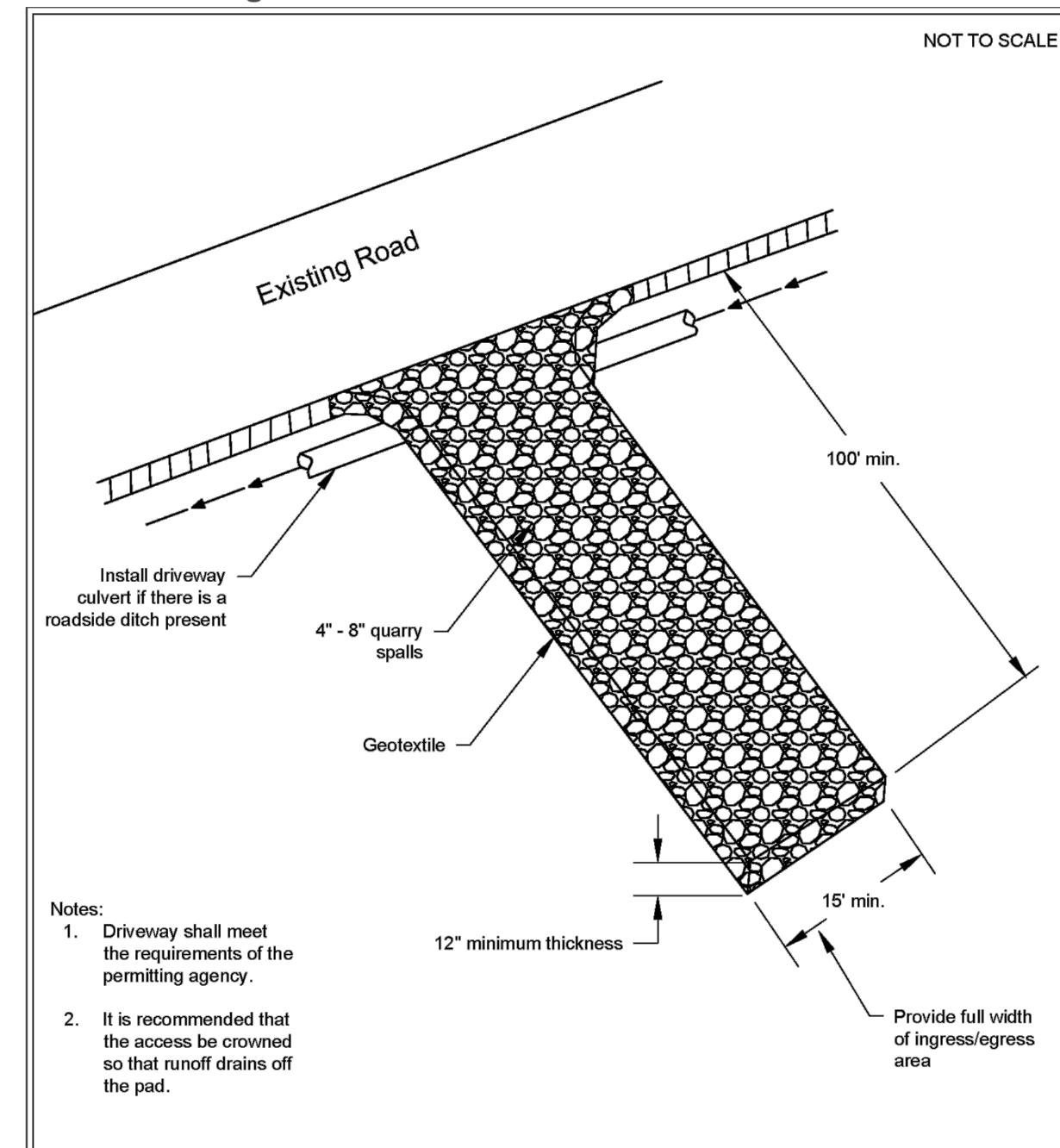
Interlaken Engineering and Design, PLLC
 Seattle, WA | (206) 470-9572
 www.interlakenengineering.com



Revisions:

C1
 TESC/ Demo/ CSWPPP
 Scale: 1" = 10'

Figure II-3.1: Stabilized Construction Access



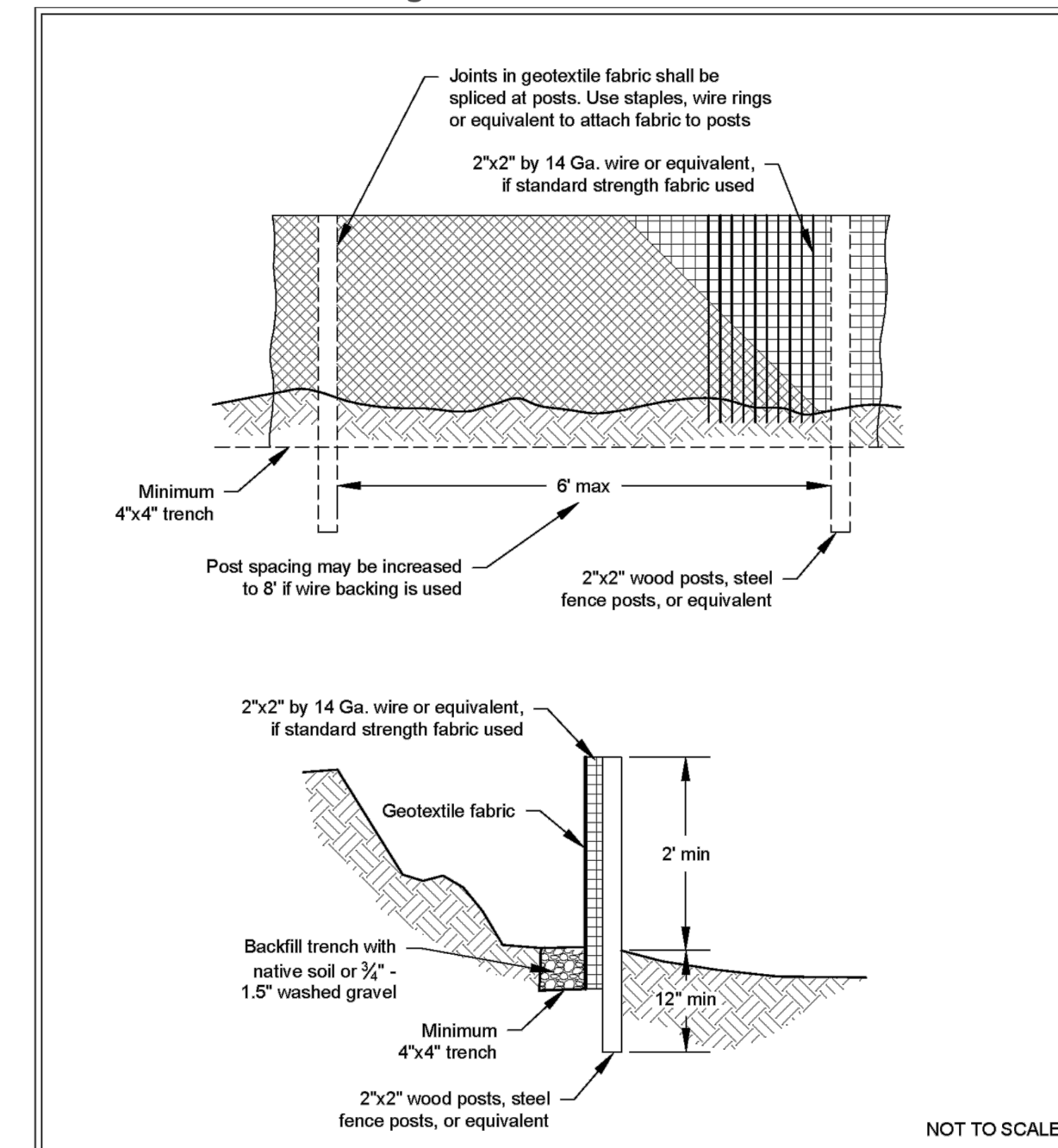
Stabilized Construction Access
Revised June 2018

DEPARTMENT OF ECOLOGY
State of Washington

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2019 Stormwater Management Manual for Western Washington
Volume II - Chapter 3 - Page 279

Figure II-3.22: Silt Fence

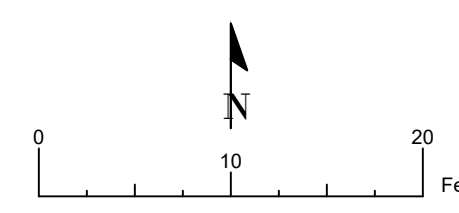


Silt Fence
Revised July 2017

DEPARTMENT OF ECOLOGY
State of Washington

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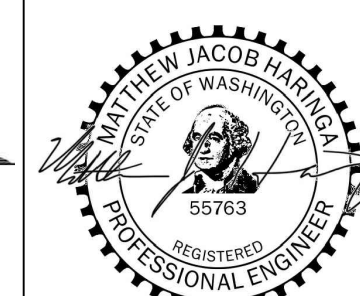
2019 Stormwater Management Manual for Western Washington
Volume II - Chapter 3 - Page 371



SEE C1 FOR TESC/ DEMO/ CSWPPP

Spurlock Addition
Site Address: 8427 SE 62nd St
Jurisdiction: Mercer Island
Parcel No.: 192405-9171
Applicant: SHED
Permit No.:
Interlaken Project No.: SEA-24-133

Interlaken Engineering and Design, PLLC
Seattle, WA | (206) 470-9572
www.interlakenengineering.com



Revisions:	

C2
TESC/ CSWPPP Details
Scale: As Noted

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION ON THE PROJECT.

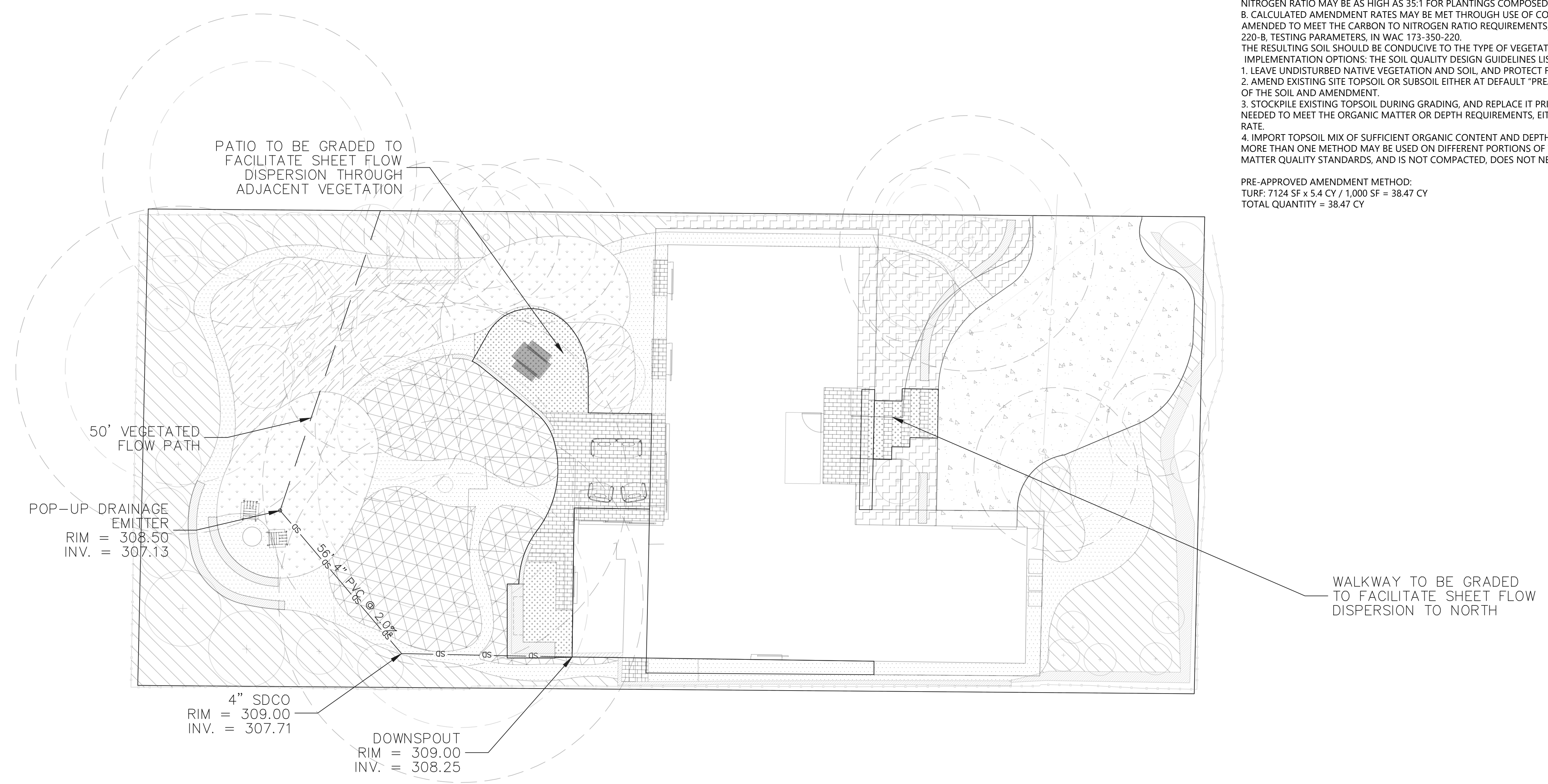
ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:
 1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
 2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.
 3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:

A. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BIORETENTION (BMP T7.30), WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
 B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A) ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173-350-220.
 THE RESULTING SOIL SHOULD BE CONDUCTIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PREAPPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
3. STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

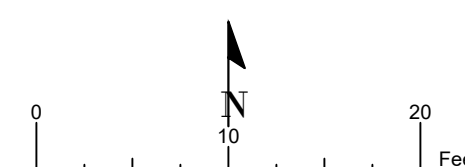
PRE-APPROVED AMENDMENT METHOD:
 TURF: 7124 SF x 5.4 CY / 1,000 SF = 38.47 CY
 TOTAL QUANTITY = 38.47 CY



Hard Surface Data	
Lot Size	12,438 sf
New + Replaced Hard Surface	1,001 sf
Hard Surface to Remain	4,546 sf
Total Proposed Hard Surface	5,312 sf
Proposed Vegetation	7,126 sf

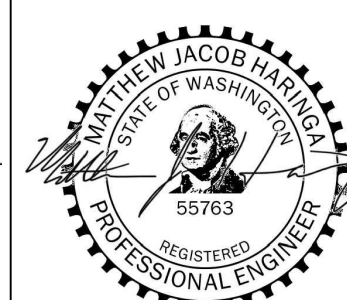
LEGAL DESCRIPTION

PORTION OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., RECORDS OF KING COUNTY



Spurlock Addition
 Site Address: 8427 SE 62nd St
 Jurisdiction: Mercer Island
 Parcel No.: 192405-9171
 Applicant: SHED
 Permit No.:
 Interlaken Project No.: SEA-24-133

Interlaken Engineering and Design, PLLC
 Seattle, WA | (206) 470-9572
 www.interlakenengineering.com



SEE C1 FOR TESC/ DEMO CSWPPP

Revisions:

C3
 Drainage Site Plan
 Scale: 1" = 10'

SPURLOCK-MA RESIDENCE

100% CONSTRUCTION DOCUMENTS

PROJECT ADDRESS:
8427 SE 62ND STREET, MERCER ISLAND, WA 98040

TAX LOT:
PARCEL NO. 1924059171

CLIENT/OWNER:
JENNY SPURLOCK + LONG MA

DESIGN TEAM:

LANDSCAPE ARCHITECT:
ABLE
PH. 206-486-4396

ARCHITECT:
SHED
PH. 206-320-8700

ABLE

STAMP:

DATE:
3/3/25

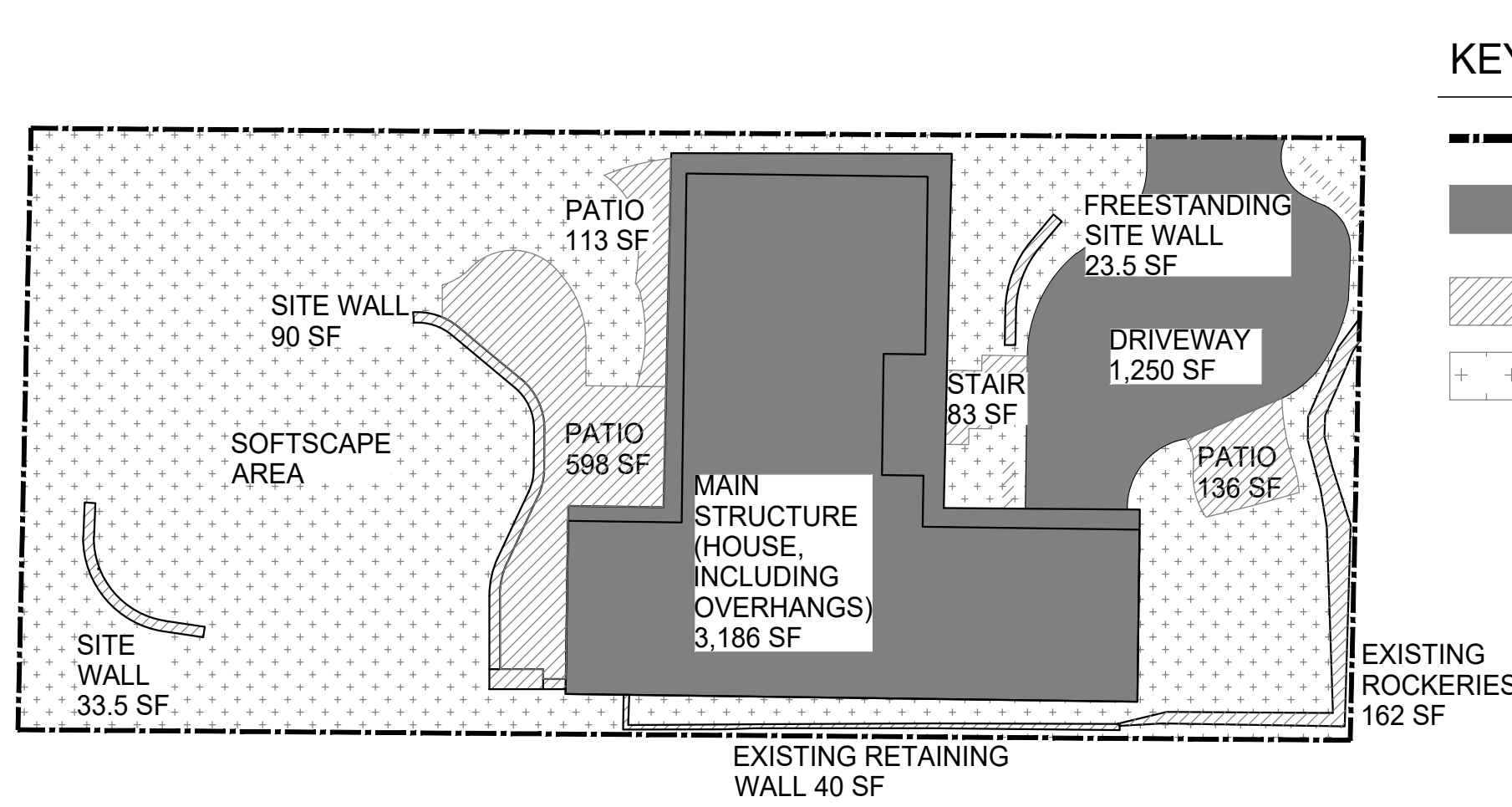
PROJECT NO:
2411

DRAWING ISSUANCES:

NO.	DESCRIPTION	DATE
01	PLAN REVIEW	12/20/24
02	PLAN REVIEW REVISION	3/4/25

LANDSCAPE SITE PLAN

L110



02 HARDSCAPE + LANDSCAPE AREA DIAGRAM

SCALE: 1" = 20' - 0"

HARDSCAPE:

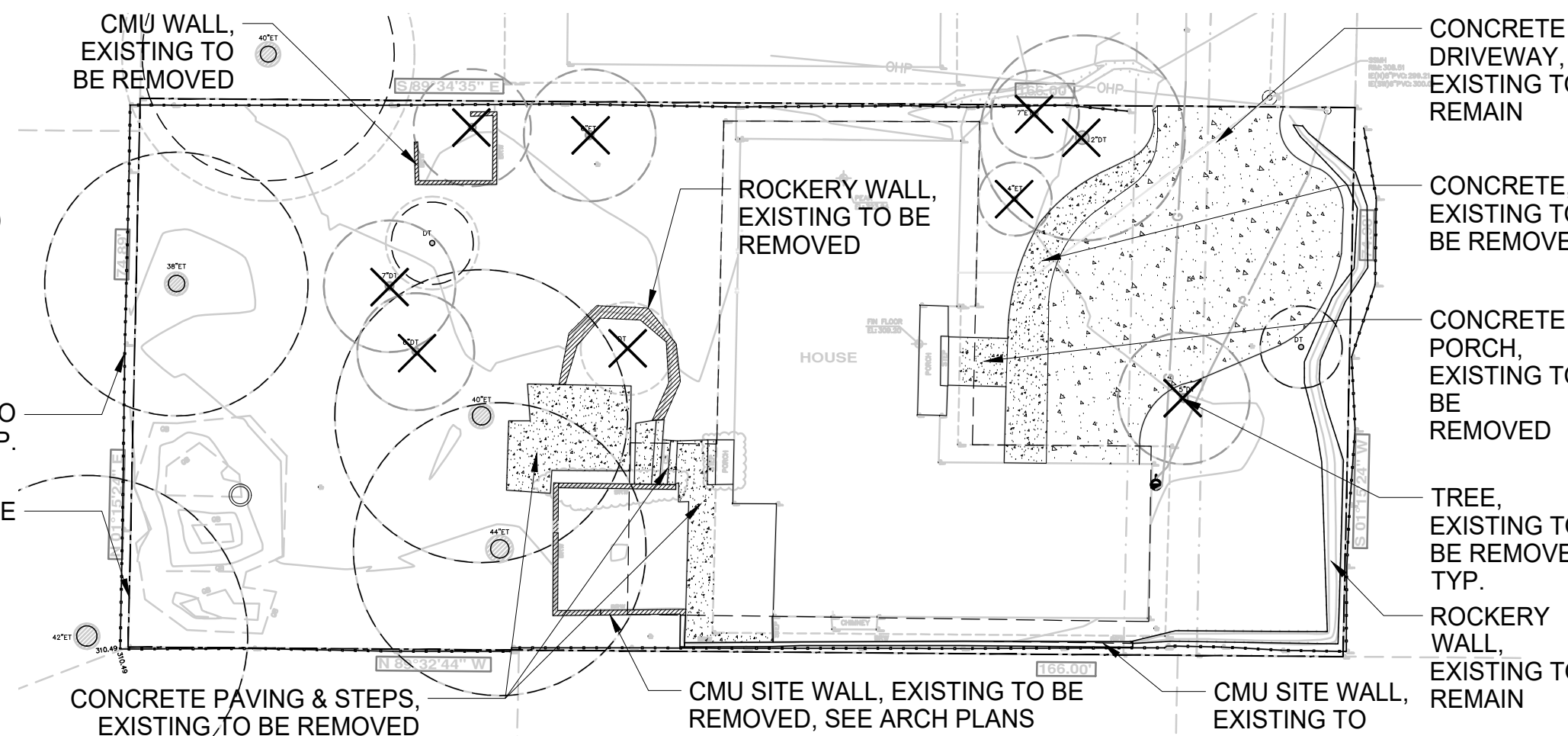
NET LOT AREA = 11,662.5 SF
 9% OF LOT AREA = $11,662.5 \times 0.09 = 1,050$ SF
 AREA BORROWED FROM LOT COVERAGE = 229 SF
 ALLOWABLE HARDSCAPE AREA = 9% OF LOT AREA + ' AREA BORROWED FROM LOT COVERAGE' = 1,050 SF + 229 SF = 1,279 SF (11%)
 TOTAL PROJECT HARDSCAPE AREA = 1,279 SF (11% OF LOT)

REQUIRED LANDSCAPE AREA:

NET LOT AREA = 11,662.5 SF
 REQUIRED LANDSCAPE AREA = 60% OF LOT AREA = $11,662.5 \times 0.6 = 6,997.5$ SF
 TOTAL PROJECT LANDSCAPE AREA = 6,644 SF SOFTSCAPE + 1,279 SF HARDSCAPE = 7,923 SF LANDSCAPE (67.9%)

KEY

- PROPERTY LINE
- LOT COVERAGE (ROOF + OVERHANGS + DRIVEWAY)
- ▨ HARDSCAPE
- + + SOFTSCAPE

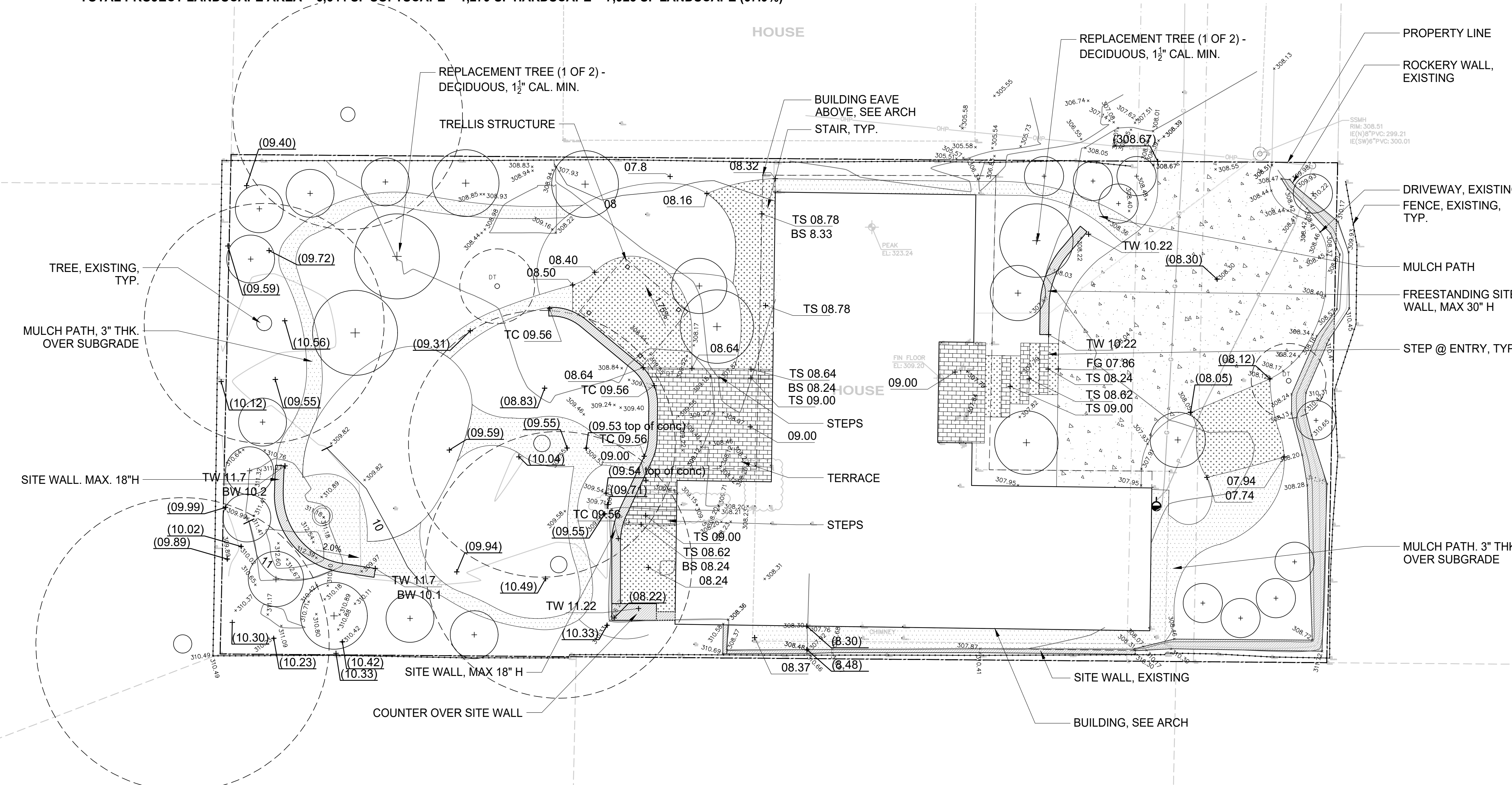


03 SITE DEMOLITION PLAN

SCALE: 1" = 20' - 0"

LEGEND

- LIMIT OF WORK
- EXISTING FENCE LINE
- EXISTING CONTOUR
- EXISTING PAVED AREA TO REMAIN
- EXISTING PAVED AREA TO BE REMOVED
- EXISTING TREE
- ⊗ EXISTING TREE TO BE TRANSPLANTED ON SITE
- ⊗ EXISTING TREE TO BE REMOVED



01 SITE PLAN

SCALE: 1" = 10' - 0"

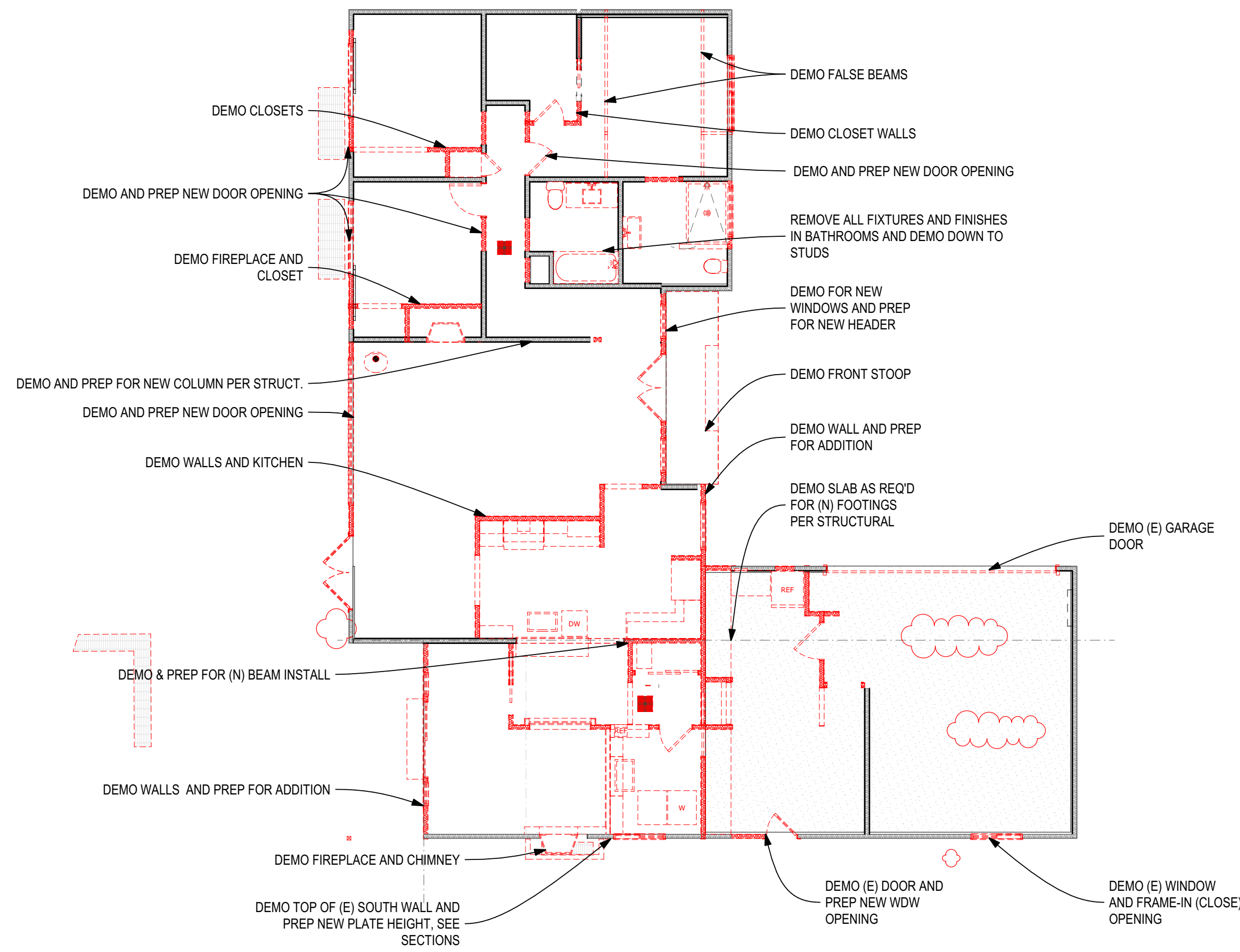
LEGEND

- LIMIT OF WORK
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREE
- ⊕ PROPOSED TREE
- ▬ PROPOSED WALL
- ⊕^{Lxx} PROPOSED EXTERIOR LIGHT FIXTURE

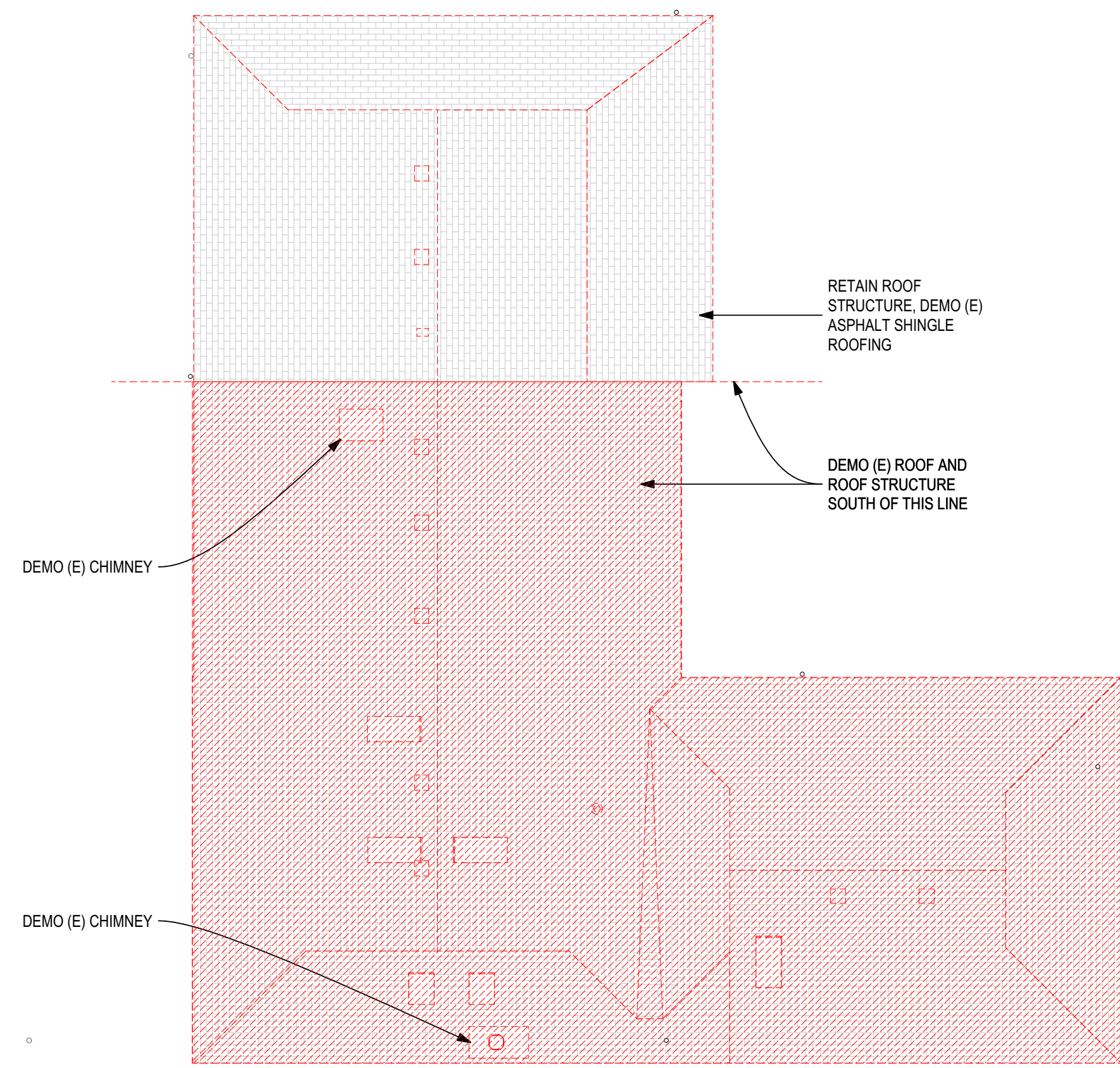
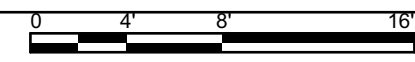
1" = 10'-0" 0 5 10 20FT NORTH

DEMO NOTES:

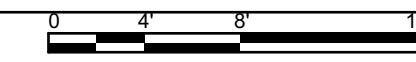
- A. DEMOLISH ALL INTERIOR PARTITION WALLS, U.N.O.
- B. REMOVE FINISH FLOOR DOWN TO SUB FLOORING, U.N.O.
- C. REMOVE ALL FINISHED WALLS AND CEILINGS, U.N.O. VERIFY IF REMOVAL IS REQUIRED AT NORTH BEDROOM WING WHERE ROOF STRUCTURE IS TO REMAIN.
- D. REMOVE ALL NON-COMPLYING ELECTRICAL, PLUMBING AND HVAC COMPONENTS PER PLANS U.N.O.
- E. REMOVE ALL MECHANICAL EQUIPMENT. VERIFY RE-USE OF DUCTWORK.
- F. RE: STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.



1 DEMO LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"



2 DEMO ROOF PLAN
SCALE: 1/8" = 1'-0"



- EXISTING CONCRETE WALL
- EXISTING MASONRY WALL
- EXISTING FRAMED WALL
- NEW CONCRETE WALL
- NEW MASONRY WALL
- NEW FRAMED WALL
- DEMOLISHED WALL
- DEMOLISHED FLOOR/SLAB/INFILL WALL/ ROOF STRUCTURE



CONTACT
SHED ARCHITECTURE & DESIGN
1401 S JACKSON ST
SEATTLE, WA 98144
206.320.8700

PROJECT
SPURLOCK-MA REMODEL
8427 SE 62ND ST
MERCER ISLAND, WA 98040

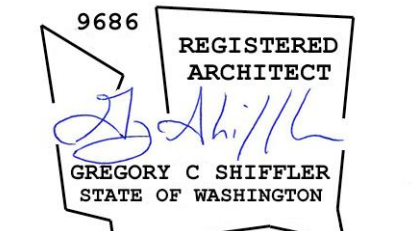
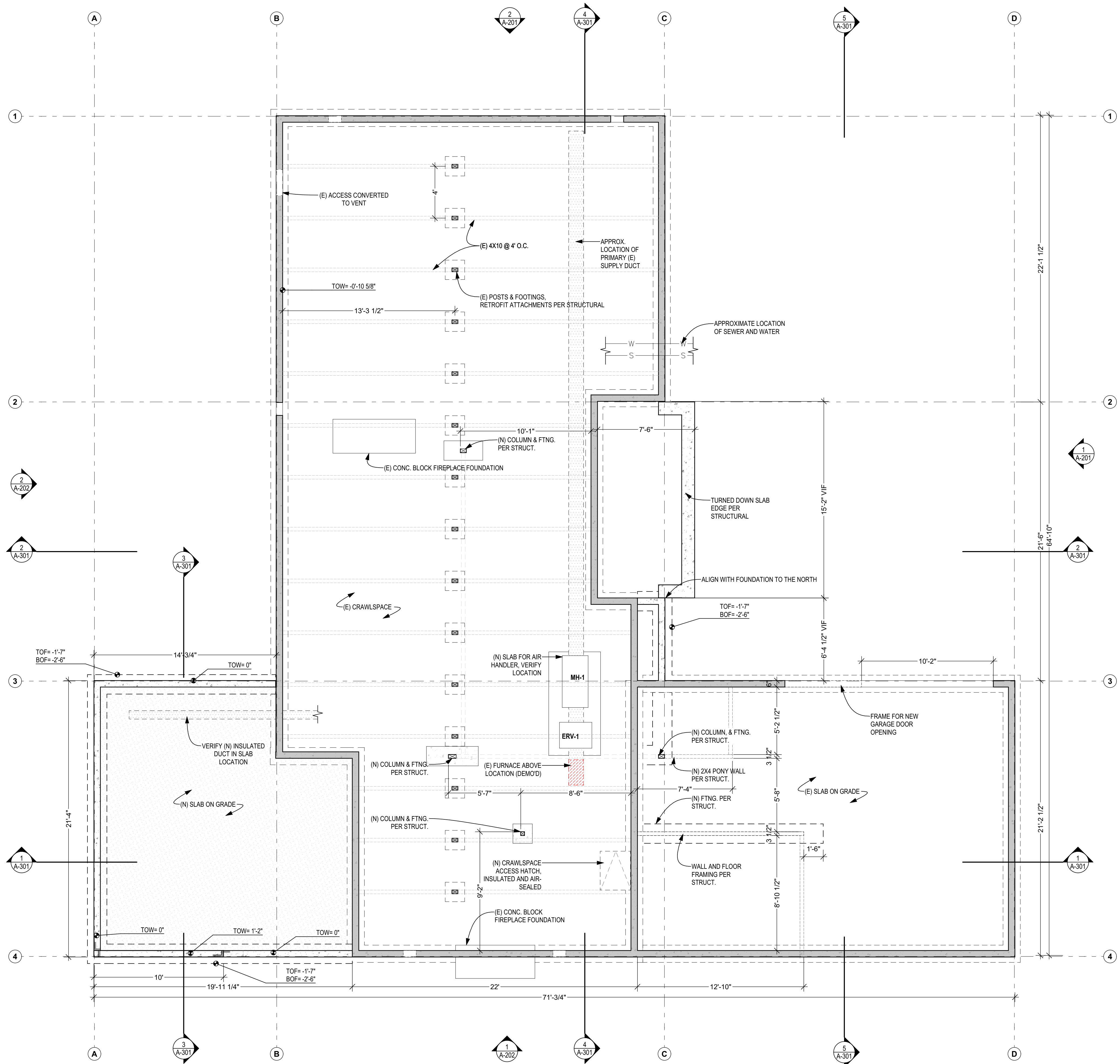
ISSUE	DATE
PERMIT SET	12.23.24
PERMIT SET - CORRECTIONS 1	03.10.2025

DRAWING TITLE
DEMO PLANS

FOUNDATION PLAN NOTES:	
A.	ALL ELEVATIONS RELATIVE TO LEVEL 01 SUBFLOOR: 309'-2 1/2"
B.	ALL DIMS ARE TO F.O. CONC. U.N.O.
C.	ALL INDICATED ALIGNMENTS ARE TO F.O. FINISH, U.N.O.
D.	RE: STRUCTURAL FOR ADDITIONAL INFO.
E.	RE: FLOOR PLANS & ELEVATIONS FOR ADDITIONAL LOCATION INFO: FLOOR DRAINS, J-BOXES, ETC; COORD. LOCATIONS W/ ARCHITECT
F.	COORD. CONC. SLAB CONTROL JOINTS W/ ARCHITECT

FOUNDATION PLAN KEY NOTES:	

FOUNDATION PLAN LEGEND:	
	ELEVATION CHANGE/STEP
	TOP OF CONC. SLAB (TOS) TOP OF WALL (TOW) TOP OF FOOTING (TOF)
	FINISHED GRADE ELEVATION
	CONCRETE (SLAB-ON GRADE)
	(E) FOUNDATION
	(N) FOUNDATION



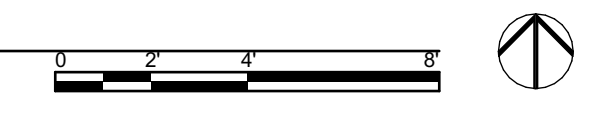
CONTACT
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PROJECT
SPURLOCK-MA REMODEL
8427 SE 62ND ST
MERCER ISLAND, WA 98040

ISSUE	DATE
PERMIT SET	12.23.24
PERMIT SET - CORRECTIONS 1	03.10.2025

DRAWING TITLE
FOUNDATION PLAN

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



PLAN NOTES:

A. ALL DIMS ARE TO F.O. FRAMING OR F.O. CONC. U.N.O.
 B. ALL INDICATED ALIGNMENTS ARE TO F.O. FINISH, U.N.O.
 C. WINDOW OPENING DIMENSIONS ARE MEASURED FROM THE ROUGH OPENING U.N.O. -- RE: SCHEDULES & ELEVATIONS FOR ADDITIONAL INFO.
 D. RE: STRUCTURAL FOR FRAMING INFO.
 E. ALL FLOOR TRANSITIONS SHALL BE AT CENTER OF DOOR LEAF, U.N.O.
 F. ALL SPOT ELEVATIONS RELATIVE TO LEVEL 01 SUBFLOOR: 309'-2 1/2" = PROJECT 0'-0"

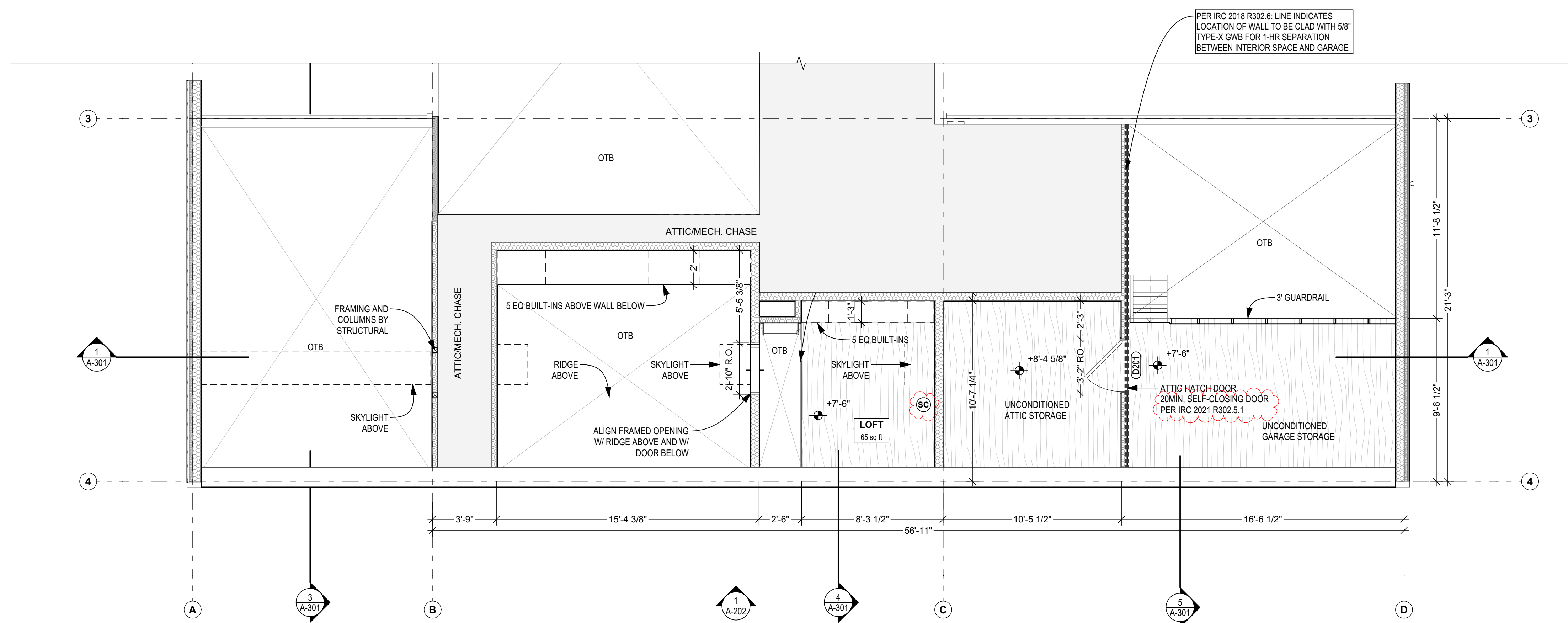
PLAN KEY NOTES: #

1. THROUGH-FLOOR OPENING IN CRAWLSPACE:
 TYP. R.O. = 28" x 36"

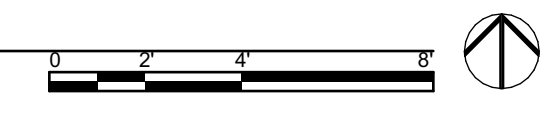
2. PROVIDE HEAT DETECTOR PER R314.2.3
 A heat detector or heat alarm rated for ambient outdoor temperatures and humidity shall be installed in new garages that are attached to or located under new and existing dwellings. Heat detectors and heat alarms shall be installed in a central location and in accordance with the manufacturer's instructions.

SYMBOL LEGEND:

◀ MAIN ENTRY DOOR
 (SC) COMBINATION SMOKE & CARBON MONOXIDE ALARM
 (E) 50 CFM (U.N.O.) EXHAUST FAN
 # ASSEMBLY TAG, REFER TO A-601 FOR MORE INFO
 (S)-1 INDICATES SHEAR WALL (RE-STRUCT FOR MORE INFO)



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



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 SEATTLE, WA 98144
 206.320.8700

PROJECT
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 8427 SE 62ND ST
 MERCER ISLAND, WA 98040

ISSUE	DATE
PERMIT SET	12.23.24
PERMIT SET - CORRECTIONS 1	03.10.2025

DRAWING TITLE
LOFT PLAN

PLAN NOTES:

A. ALL DIMS ARE TO F.O. FRAMING OR F.O. CONC. U.N.O.
 B. ALL INDICATED ALIGNMENTS ARE TO F.O. FINISH, U.N.O.
 C. WINDOW OPENING DIMENSIONS ARE MEASURED FROM THE ROUGH OPENING U.N.O. - RE: SCHEDULES & ELEVATIONS FOR ADDITIONAL INFO.
 D. RE: STRUCTURAL FOR FRAMING INFO.
 E. ALL FLOOR TRANSITIONS SHALL BE AT CENTER OF DOOR LEAF, U.N.O.
 F. ALL SPOT ELEVATIONS RELATIVE TO LEVEL 01 SUBFLOOR: 309'-2 1/2" = PROJECT 0'-0"

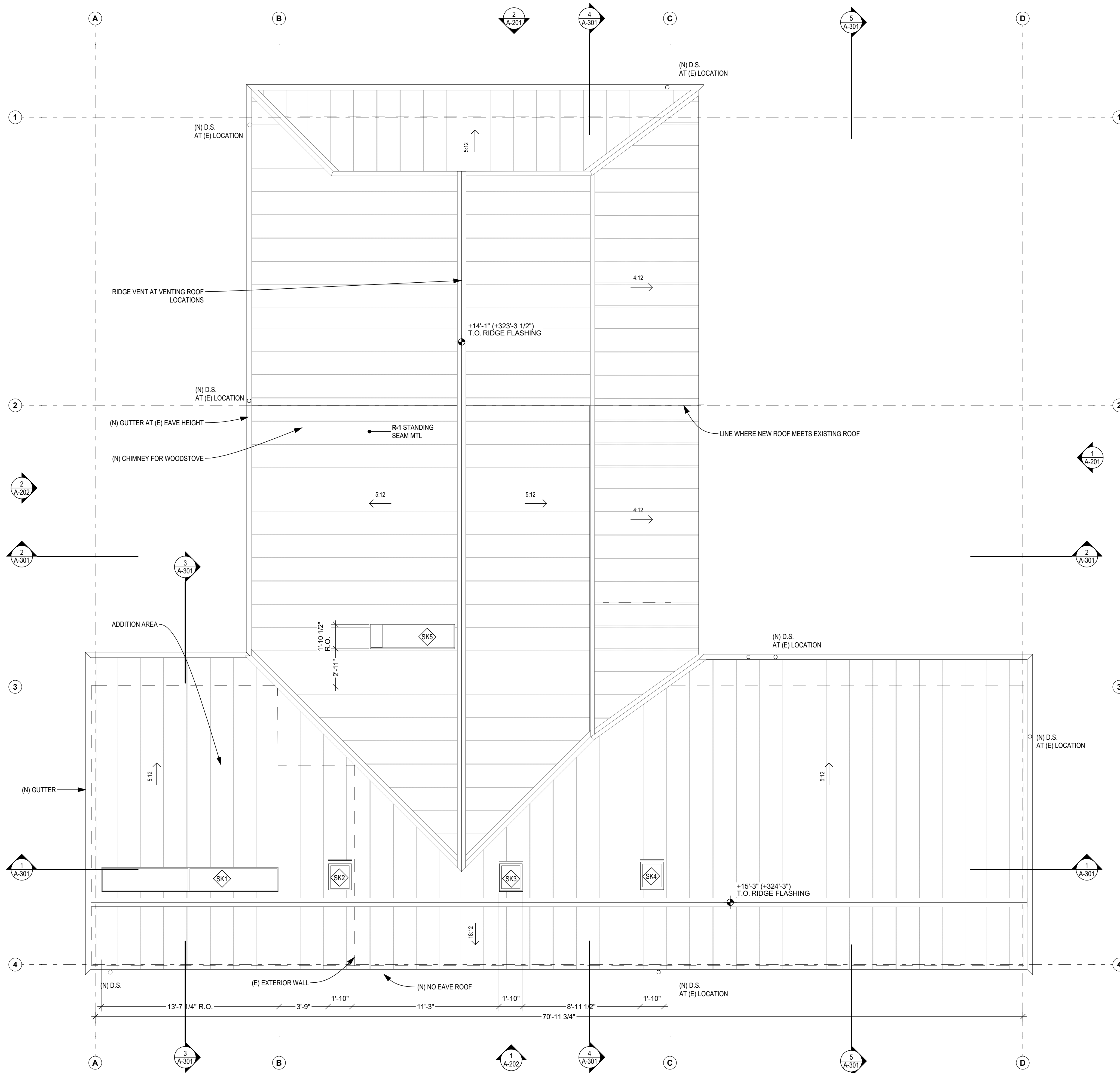
PLAN KEY NOTES: #

1. THROUGH-FLOOR OPENING IN CRAWLSPACE:
TYP. R.O. = 28" x 36"

2. PROVIDE HEAT DETECTOR 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.

SYMBOL LEGEND:

◀ MAIN ENTRY DOOR
 (SC) COMBINATION SMOKE & CARBON MONOXIDE ALARM
 (E) 50 CFM (U.N.O.) EXHAUST FAN
 # ASSEMBLY TAG, REFER TO A-601 FOR MORE INFO
 (S)-1 INDICATES SHEAR WALL (RE-STRUCT FOR MORE INFO)



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



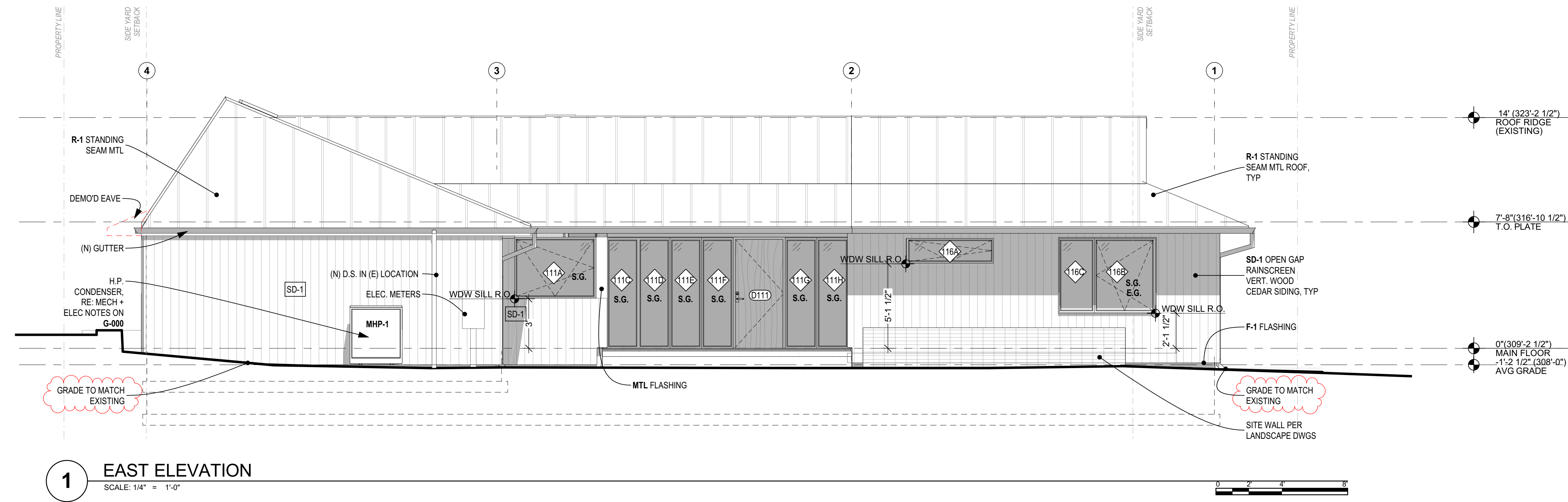
CONTACT
 SHED ARCHITECTURE & DESIGN
 1401 S JACKSON ST
 SEATTLE, WA 98144
 206.320.8700

PROJECT
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 8427 SE 62ND ST
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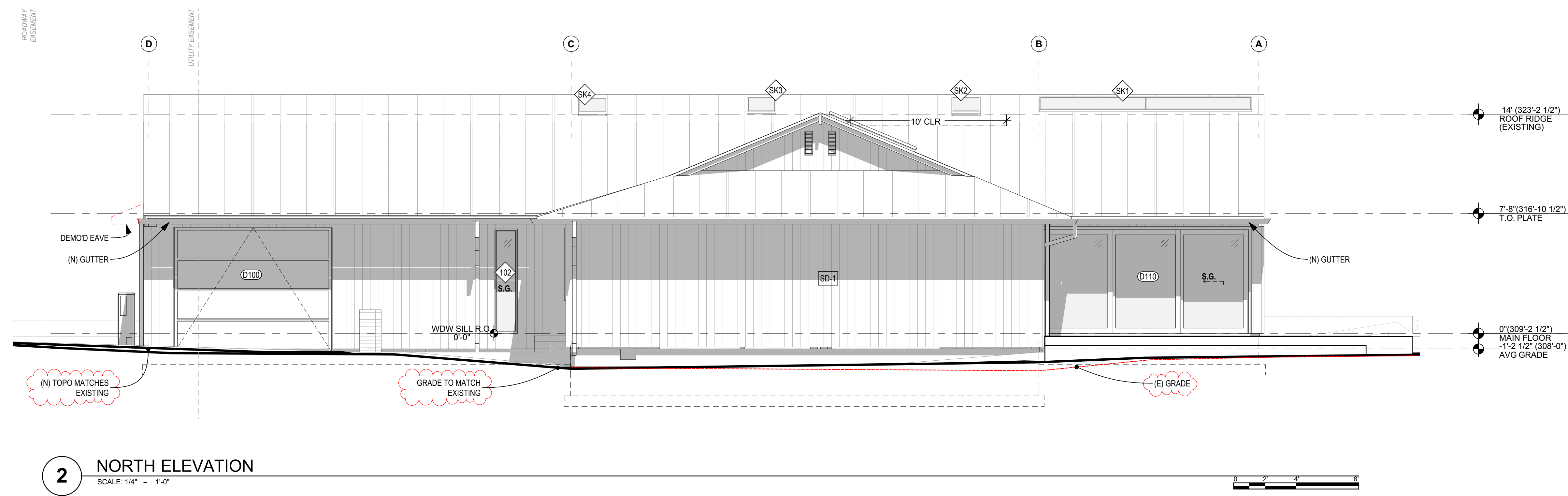
ISSUE	DATE
PERMIT SET	12.23.24
PERMIT SET - CORRECTIONS 1	03.10.2025

DRAWING TITLE
ROOF PLANS

ELEVATION NOTES:
 A. ALL DIMS ARE TO FACE OF FINISH U.N.O.
 B. FLOOR ELEVATIONS REFERENCE TOP OF STRUCTURAL FLOOR DIAPHRAGM; RE: ASSEMBLIES ON A-601



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



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



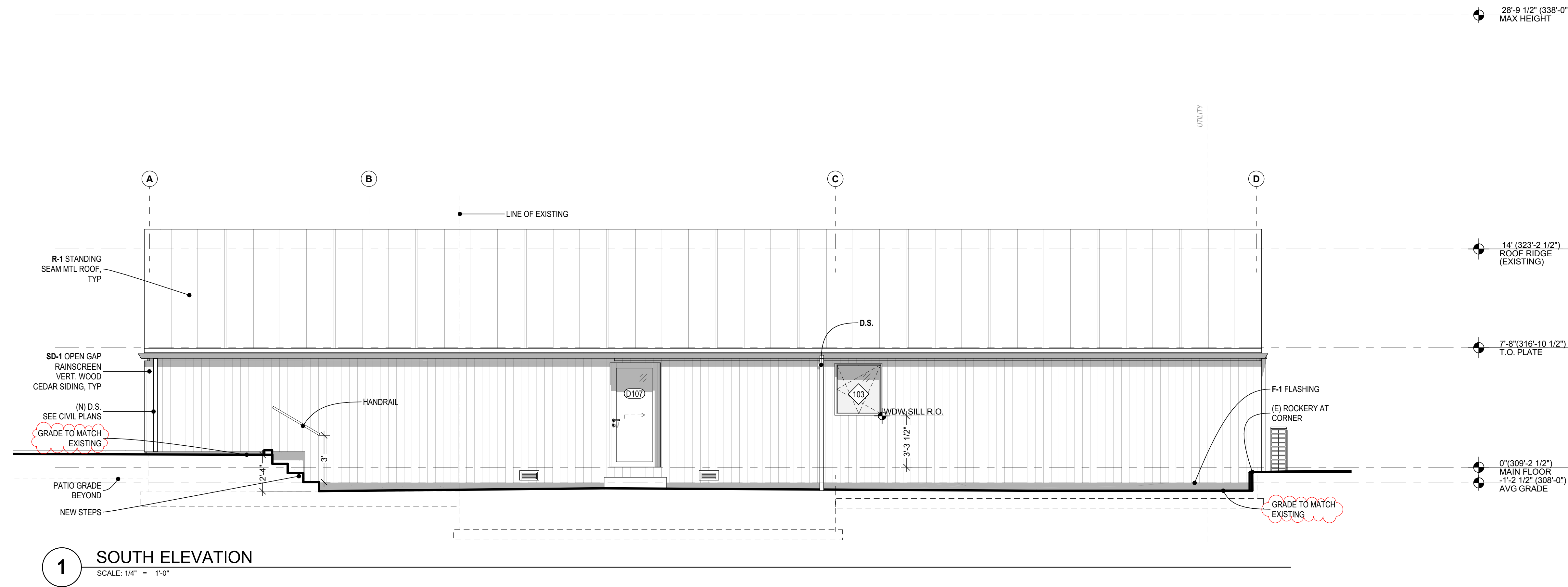
CONTACT
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 206.320.8700

PROJECT
SPURLOCK-MA REMODEL
 8427 SE 62ND ST
 MERCER ISLAND, WA 98040

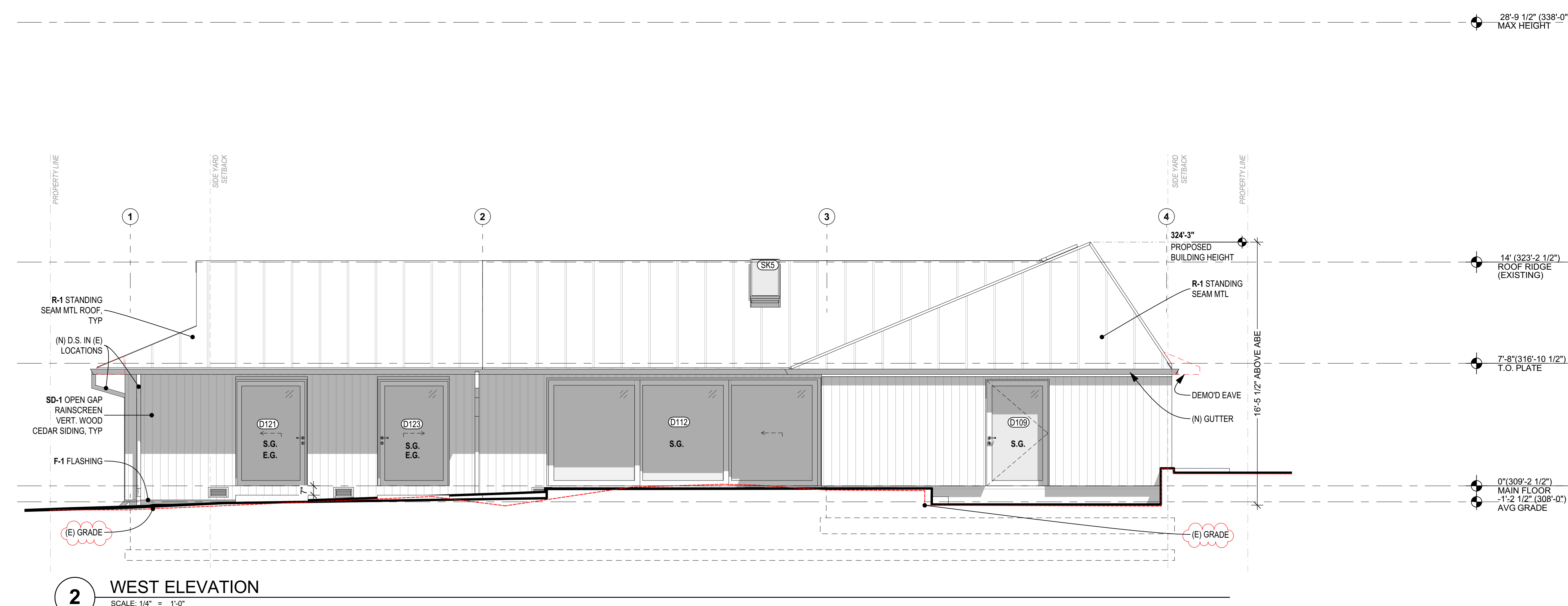
ISSUE	DATE
PERMIT SET	12.23.24
PERMIT SET - CORRECTIONS 1	03.10.2025

DRAWING TITLE
 EXTERIOR ELEVATIONS

ELEVATION NOTES:	
A.	ALL DIMS ARE TO FACE OF FINISH U.N.O.
B.	FLOOR ELEVATIONS REFERENCE TOP OF STRUCTURAL FLOOR DIAPHRAGM; RE: ASSEMBLIES ON A-601



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



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



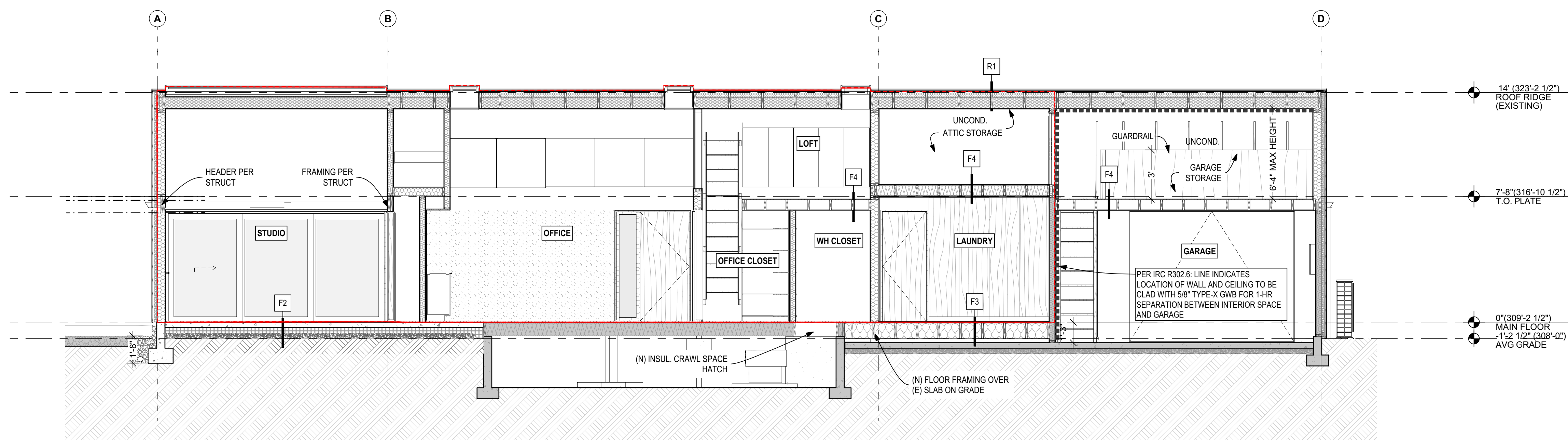
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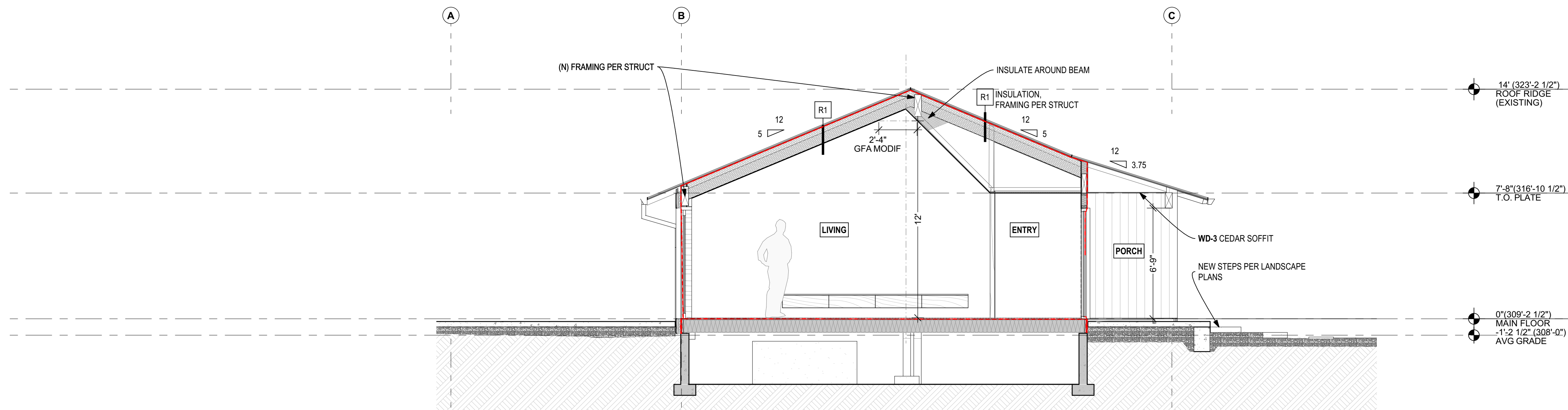
ISSUE	DATE
PERMIT SET	12.23.24
PERMIT SET - CORRECTIONS 1	03.10.2025

DRAWING TITLE
EXTERIOR ELEVATIONS

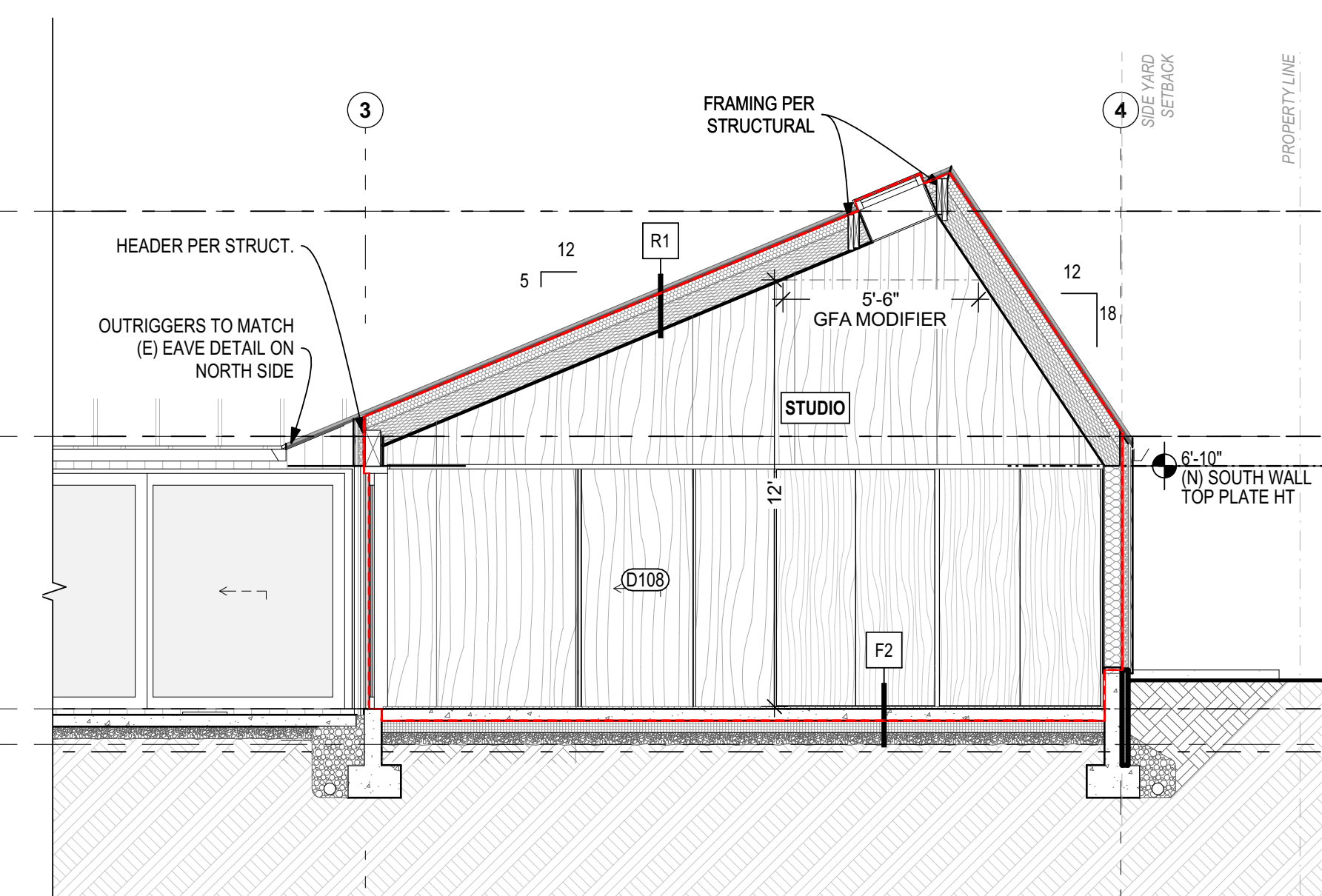
SECTION NOTES:	
A.	FLOOR ELEVATIONS REFERENCE TOP OF STRUCTURAL FLOOR DIAPHRAM; RE: ASSEMBLIES.
B.	RE: SHEET A-601 FOR TYP. ASSEMBLIES.
SECTION LEGEND:	
	LINE OF CONTINUOUS AIR BARRIER
	NATIVE/EXISTING SOIL
	BACKFILL



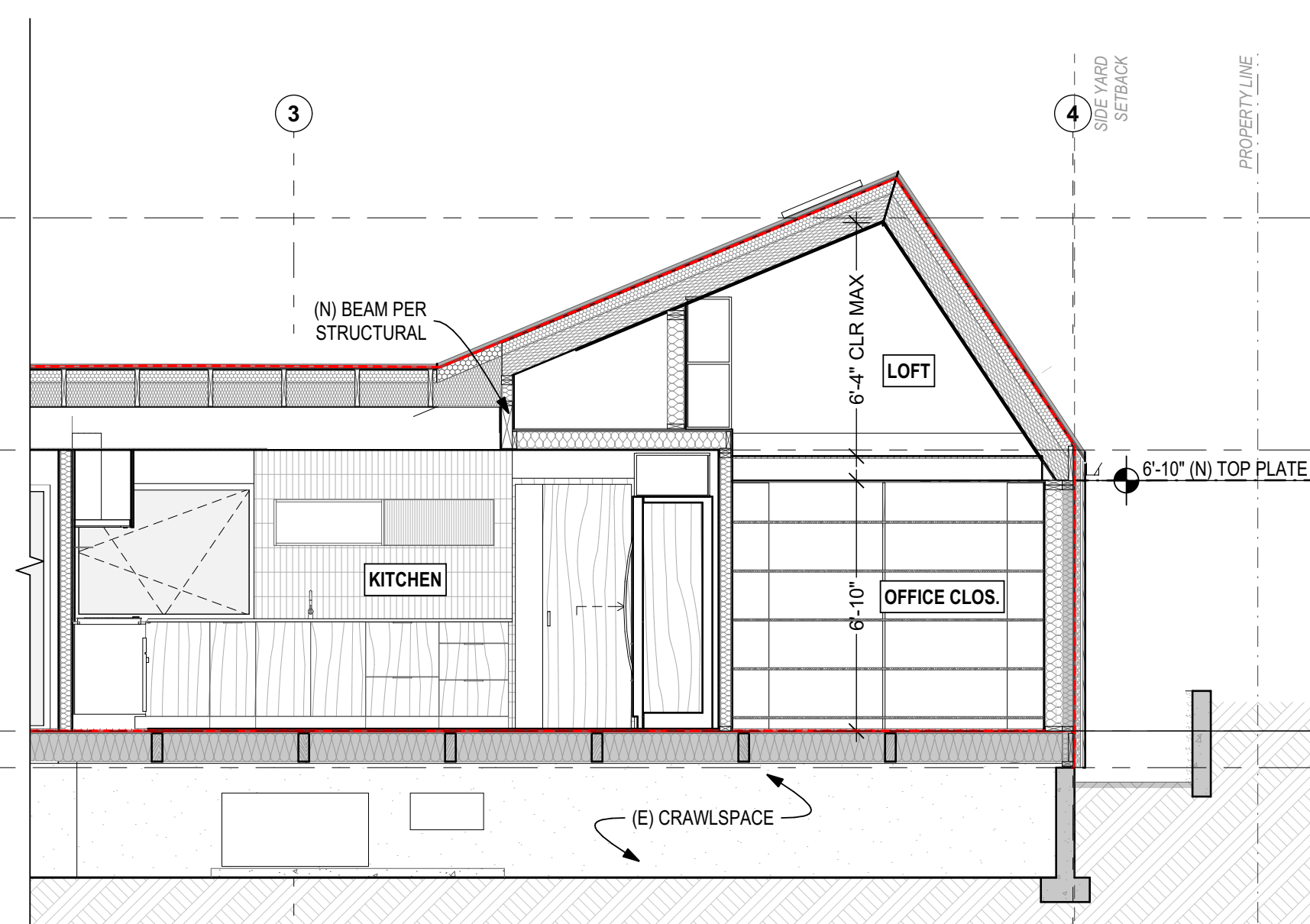
1 EAST-WEST SECTION A
SCALE: 1/4" = 1'-0"



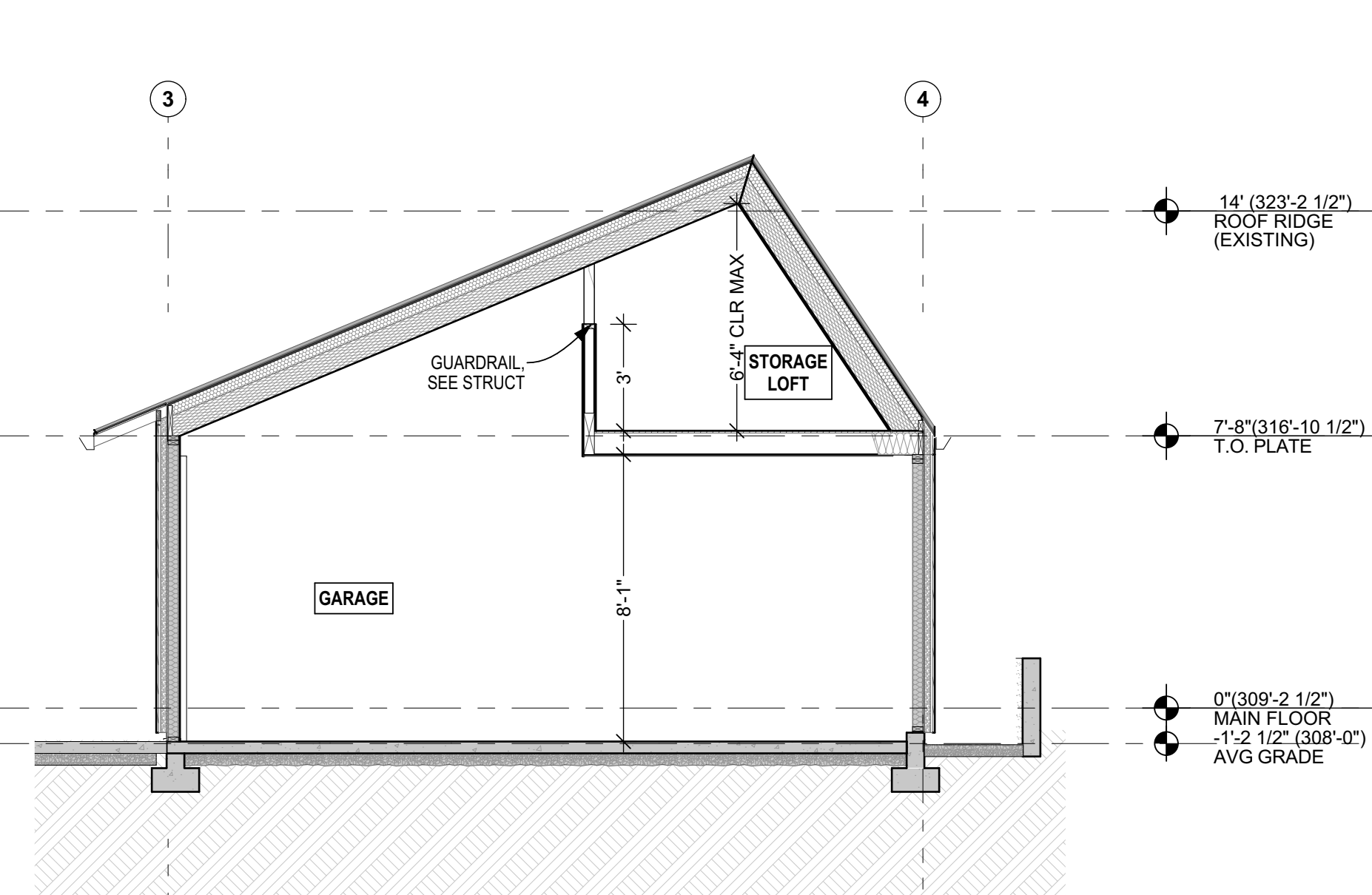
2 EAST-WEST SECTION B
SCALE: 1/4" = 1'-0"



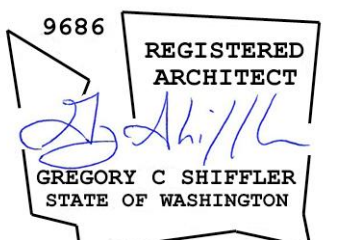
3 NORTH-SOUTH SECTION A
SCALE: 1/4" = 1'-0"



4 NORTH-SOUTH SECTION C
SCALE: 1/4" = 1'-0"



5 NORTH-SOUTH SECTION D
SCALE: 1/4" = 1'-0"



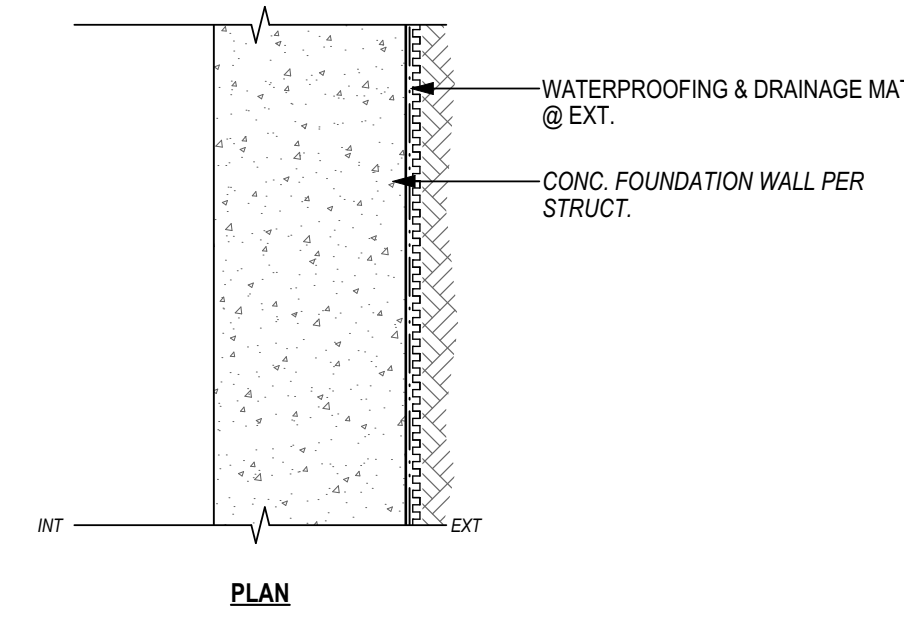
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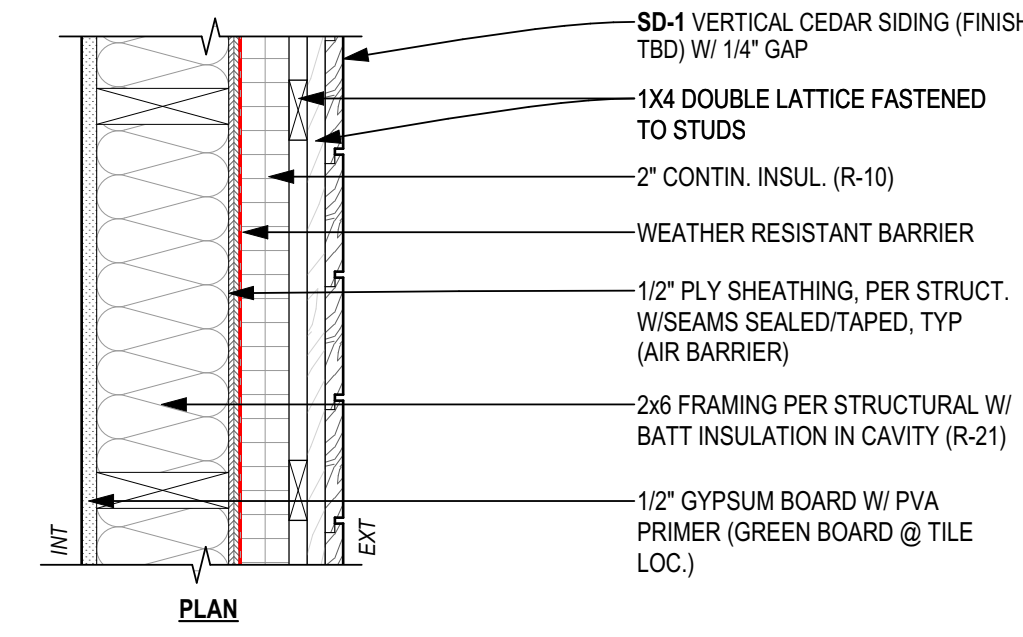
ISSUE	DATE
PERMIT SET	12.23.24
PERMIT SET - CORRECTIONS 1	03.10.2025

DRAWING TITLE
SECTIONS

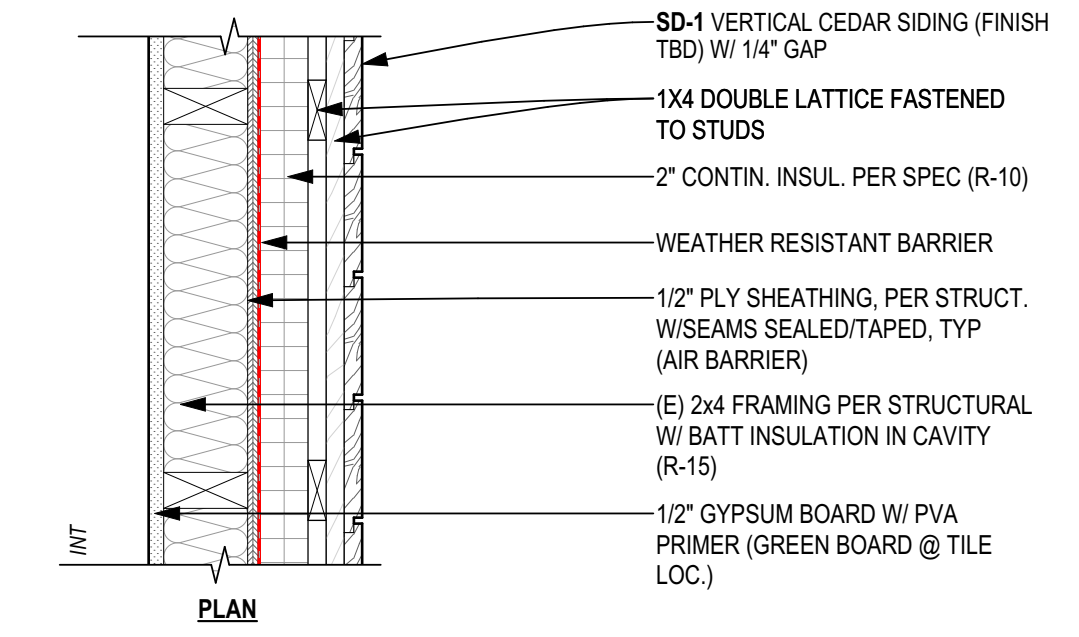
WALL ASSEMBLIES



W3 TYP FOUNDATION WALL
R-XX (CODE: R-2X)

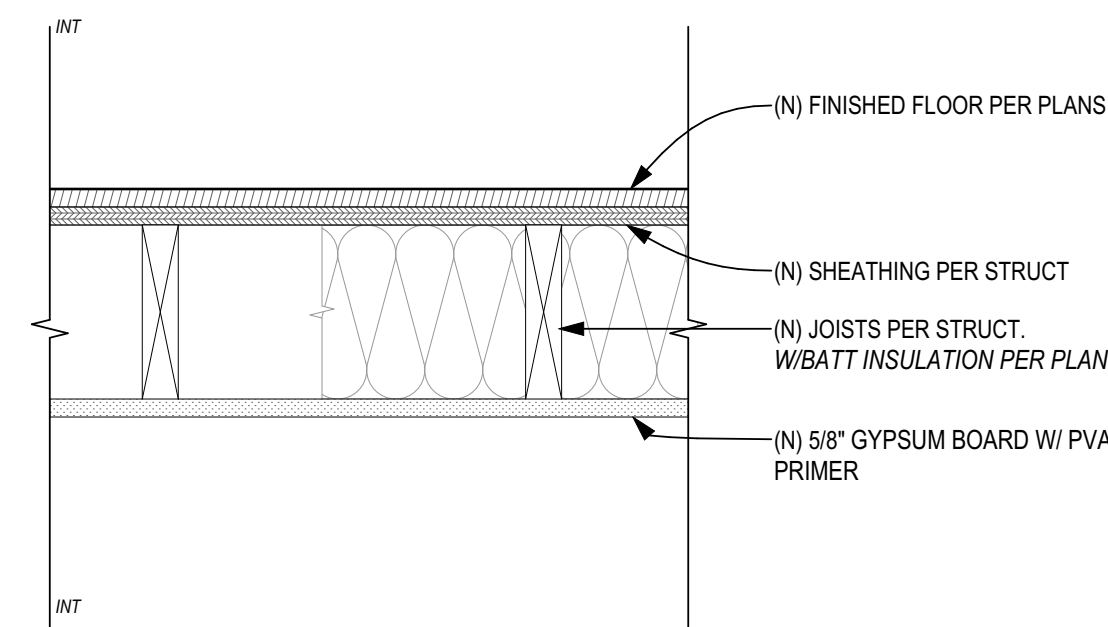


W2 WALL, TYP, THERMAL BRIDGE FREE
R-31 (CODE: R-21+5 C.I.)

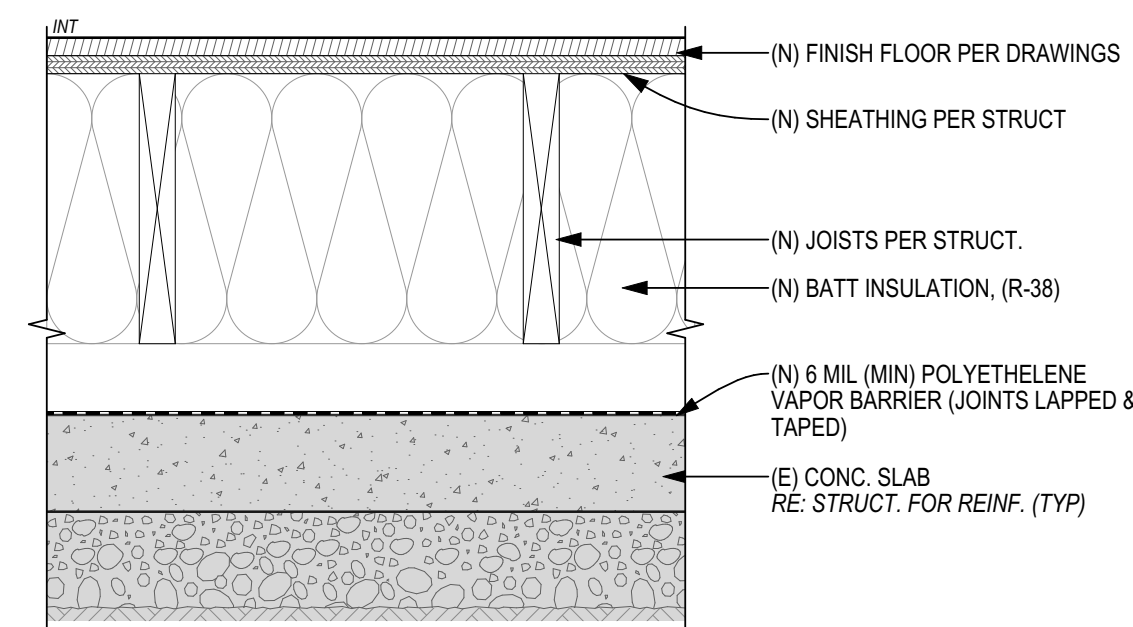


W1 (E) WALL, TYP, THERMAL BRIDGE FREE
R-25 (CODE: R-15+10 C.I.)

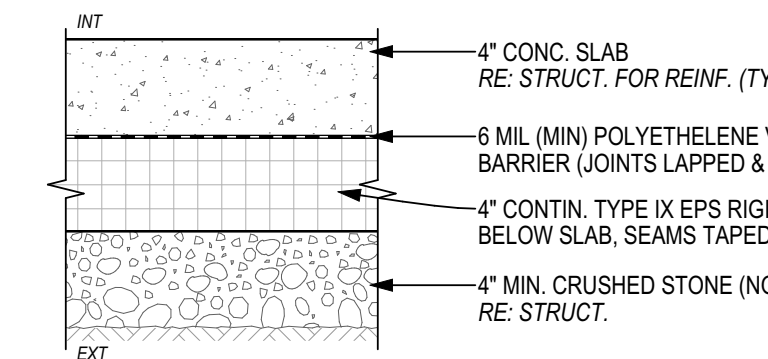
FLOOR ASSEMBLIES



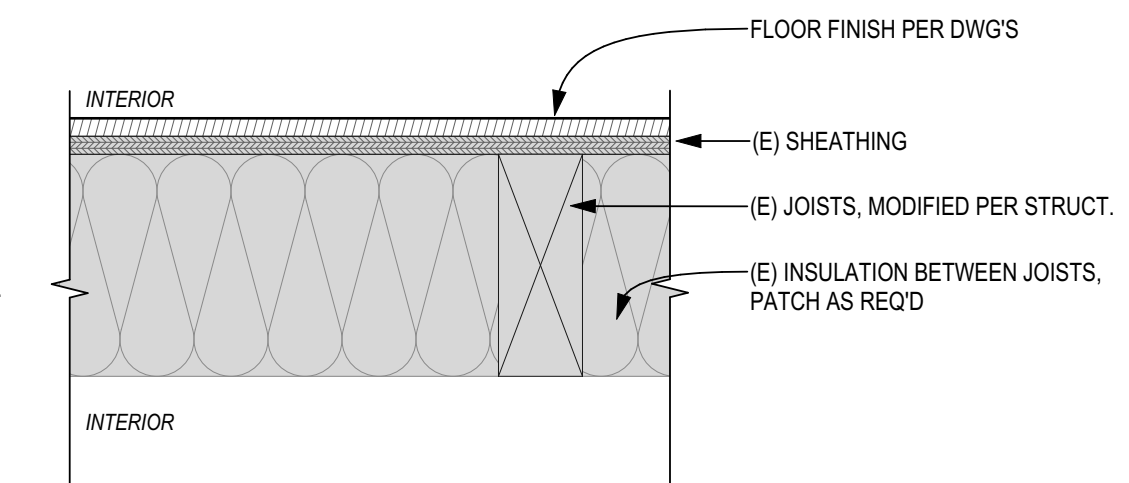
F4 NEW LOFT FRAMED FLOOR



F3 NEW FRAMED FLOOR OVER EXISTING SLAB
R-38 (CODE: R-10)

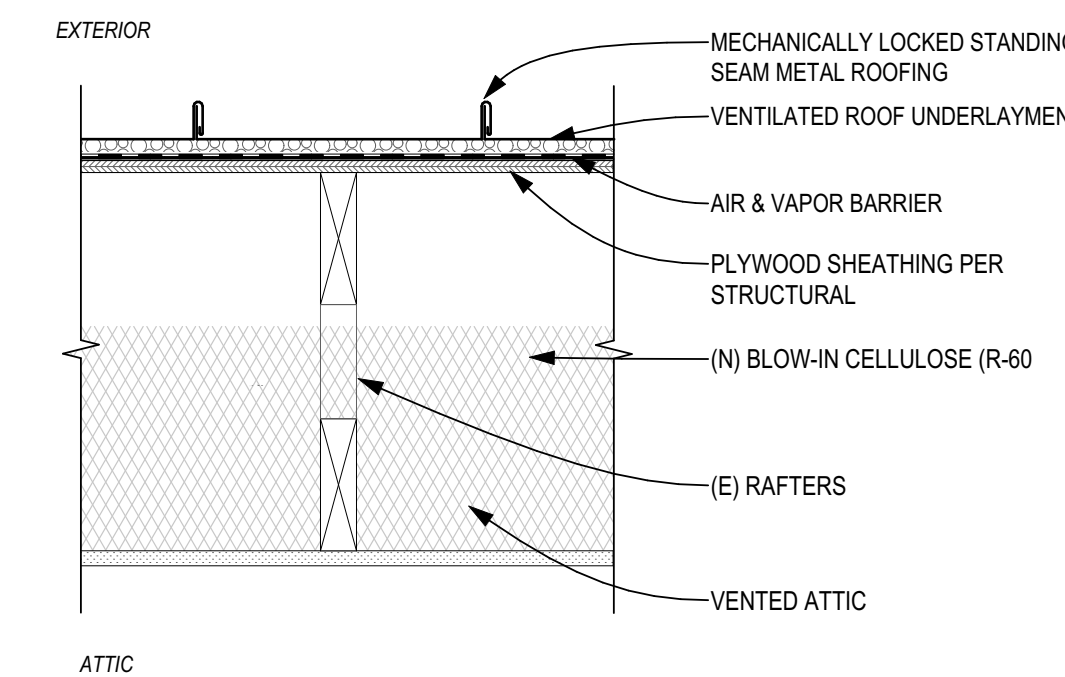


F2 NEW SLAB ON GRADE
R-16.8 (CODE: R-10)

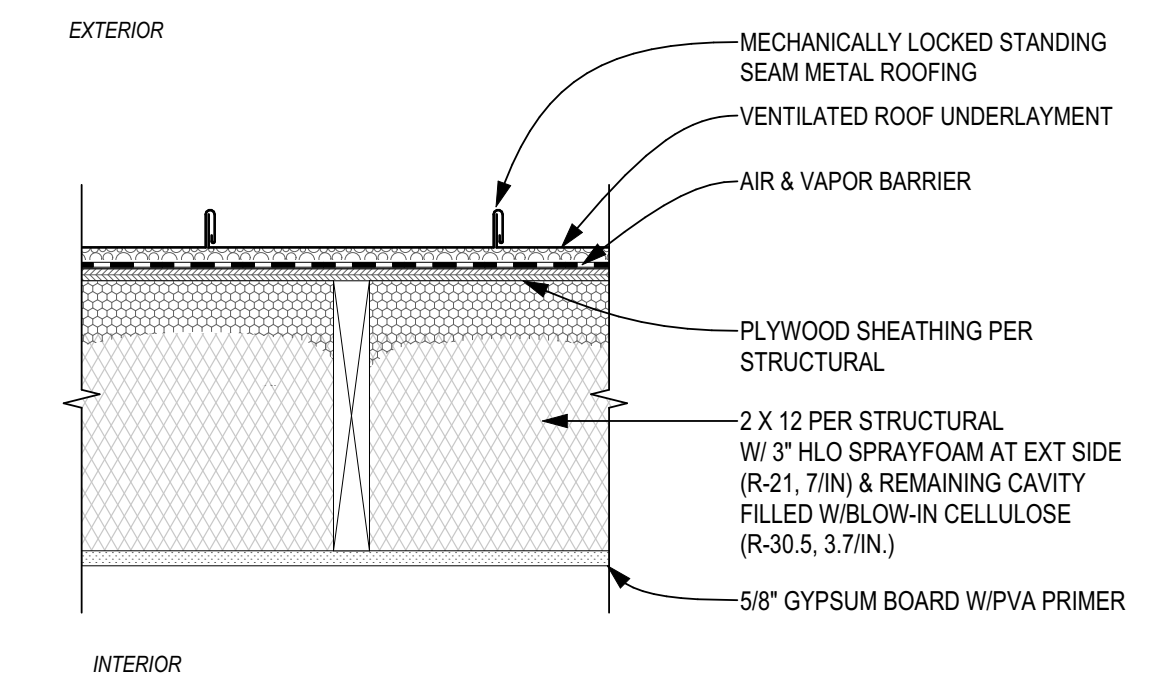


F1 EXISTING FLOOR
R-30 (CODE: R-##)

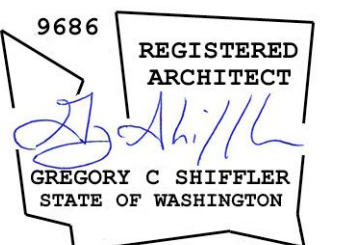
ROOF ASSEMBLIES



R2 VENTED ATTIC, TYP
R-60 (CODE: R-60)



R1 (N) UNVENTED VAULTED ROOF, TYP
R-51.5 MIN. (CODE: R-38)

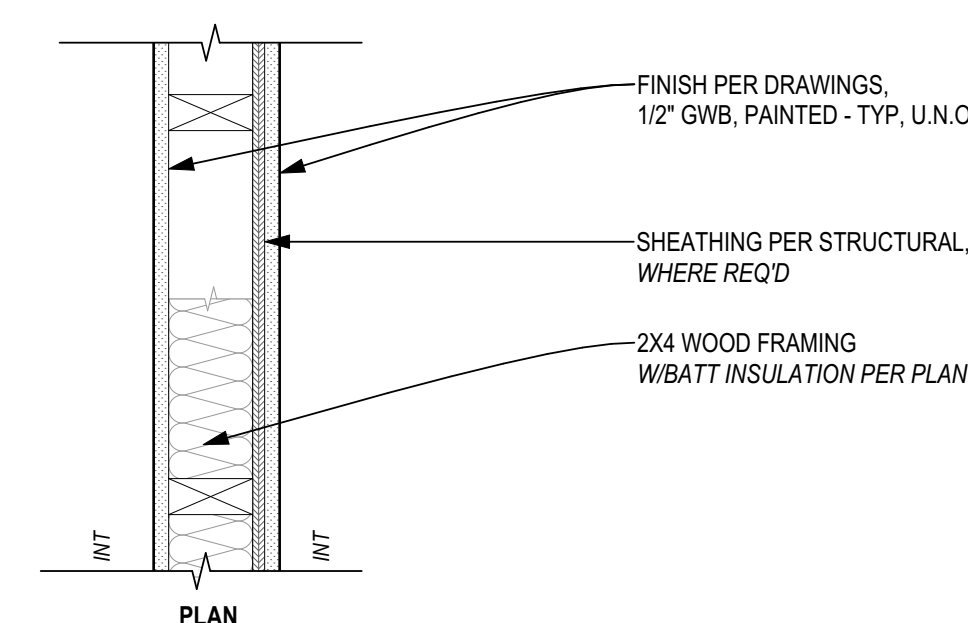


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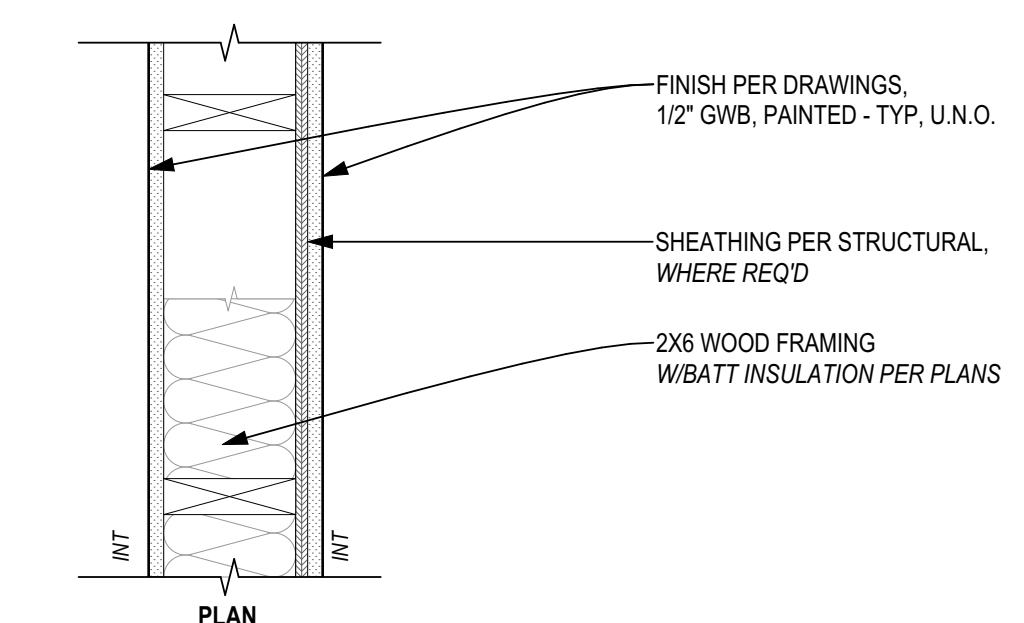
PROJECT
SPURLOCK-MA REMODEL
8427 SE 62ND ST
MERCER ISLAND, WA 98040

ISSUE	DATE
PERMIT SET	12.23.24
PERMIT SET - CORRECTIONS 1	03.10.2025

PARTITION ASSEMBLIES



P2 TYP. 2X4 INTERIOR PARTITION
R-XX (CODE: R-XX)



P1 TYP. 2X6 INTERIOR PARTITION
R-XX (CODE: R-XX)

DRAWING TITLE
TYPICAL ASSEMBLIES

A-601

	TAG	MANUF.	MODEL	OPERATION	UNIT SIZE		SILL HEIGHT	ENERGY DATA			SCREEN	SAFETY GLAZING	EGRESS	NOTES
					WIDTH	HEIGHT		U-VALUE	SHGC	NFRC #				
MAIN FLOOR														
	102	ZOLA	THERMO CLAD 7	FIXED	1'-6"	6'-8"	0"	0.15	0.32		<input type="checkbox"/>	S.G.		
	103	ZOLA	THERMO CLAD 7	TILT/TURN	3'-0"	3'-4"	3'-4"	0.15	0.32		<input checked="" type="checkbox"/>	S.G.		TILT FIRST FUNCTION
	111A	ZOLA	THERMO CLAD 7	TILT/TURN	4'-11"	3'-8"	3'-1/2"	0.15	0.32		<input checked="" type="checkbox"/>	S.G.		TILT FIRST FUNCTION
	111B	ZOLA	THERMO CLAD 7	FIXED	1'-10 1/2"	3'-8"	3'-1/2"	0.15	0.32		<input type="checkbox"/>	S.G.		
	111C	ZOLA	THERMO WOOD 7	FIXED	1'-11"	6'-8"	0"	0.15	0.32		<input type="checkbox"/>	S.G.		
	111D	ZOLA	THERMO WOOD 7	FIXED	1'-11"	6'-8"	0"	0.15	0.32		<input type="checkbox"/>	S.G.		
	111E	ZOLA	THERMO WOOD 7	FIXED	1'-11"	6'-8"	0"	0.15	0.32		<input type="checkbox"/>	S.G.		
	111F	ZOLA	THERMO WOOD 7	FIXED	1'-11"	6'-8"	0"	0.18	0.32		<input type="checkbox"/>	S.G.		
	111G	ZOLA	THERMO WOOD 7	FIXED	1'-11"	6'-8"	0"	0.15	0.32		<input type="checkbox"/>	S.G.		
	111H	ZOLA	THERMO WOOD 7	FIXED	1'-11"	6'-8"	0"	0.15	0.32		<input type="checkbox"/>	S.G.		
	116A	ZOLA	THERMO ALU75	TILT/TURN	5'-3"	1'-6"	5'-2"	0.20	0.32		<input checked="" type="checkbox"/>	S.G.		TILT FIRST FUNCTION
	116B	ZOLA	THERMO CLAD 7	TILT/TURN	3'-8"	4'-6"	2'-2"	0.15	0.32		<input checked="" type="checkbox"/>	S.G.	E.G.	
	116C	ZOLA	THERMO CLAD 7	FIXED	2'-2"	4'-6"	2'-2"	0.15	0.32		<input type="checkbox"/>	S.G.		
ROOF RIDGE														
	SK1	CRYSTALITE		FIXED	13'-6"	2'-0"	---	0.29	0.17		<input type="checkbox"/>	S.G.		2 PANES OF GLASS TO MEET EXCEPTION FOR 2405.3 SCREENING
	SK2	FAKRO		FIXED	1'-9"	2'-2 7/8"	---	0.29	0.17		<input type="checkbox"/>	S.G.		
	SK3	FAKRO		FIXED	1'-9"	2'-2 7/8"	---	0.29	0.17		<input type="checkbox"/>	S.G.		
	SK4	FAKRO		FIXED	1'-9"	2'-2 7/8"	---	0.29	0.17		<input type="checkbox"/>	S.G.		
	SK5	CRYSTALITE		FIXED	1'-9"	5'-11 1/4"	---	0.29	0.17		<input type="checkbox"/>	S.G.		

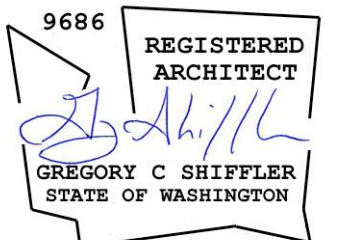
WINDOW & SKYLIGHT SCHEDULE

TAG	MANUF.	MODEL	OPERATION	UNIT SIZE		ENERGY DATA			SCREEN	SAFETY GLAZING	EGRESS	HARDWARE		ACCESSORY	NOTES
				WIDTH	HEIGHT	U-VALUE	SHGC	NFRC #				GROUP/SET	TYPE		
D100	HORMANN	MODERN TECH 3550	GARAGE DOOR	10'-0"	8'-0"	0.10			<input type="checkbox"/>				N/A		HORMANN MODERN TECH 3550 OR SIM. FLAT PANEL INSULATED GARAGE DOOR
D107	ZOLA	THERMO ALU75	POCKET	3'-0"	6'-8"	0.15			<input checked="" type="checkbox"/>	S.G.	E.G.		PRIVACY; MORTISE		PROVIDE BRIO RETRACTABLE SCREEN & HELLA SHADE
D109	ZOLA	THERMO CLAD 7	SWING	4'-0"	6'-8"	0.15			<input checked="" type="checkbox"/>	S.G.	E.G.		PRIVACY; MORTISE		PROVIDE BRIO RETRACTABLE SCREEN & HELLA SHADE
D110	ZOLA	THERMO CLAD 7	LIFT-SLIDE	13'-6"	6'-9 1/2"	0.15			<input checked="" type="checkbox"/>	S.G.			PRIVACY; MORTISE		PROVIDE BRIO RETRACTABLE SCREEN
D111	ZOLA	THERMO WOOD 7	SWING	3'-0"	6'-8"	0.29			<input type="checkbox"/>				DEADBOLT; ENTRANCE		
D112	ZOLA	THERMO CLAD 7	LIFT-SLIDE	17'-2"	6'-9 1/2"	0.15			<input checked="" type="checkbox"/>	S.G.			PRIVACY; MORTISE		PROVIDE BRIO RETRACTABLE SCREEN & HELLA SHADE
D121	ZOLA	THERMO ALU75	POCKET	4'-6"	6'-8"	0.15			<input checked="" type="checkbox"/>	S.G.	E.G.		PRIVACY; MORTISE		PROVIDE BRIO RETRACTABLE SCREEN & HELLA SHADE
D123	ZOLA	THERMO ALU75	POCKET	4'-6"	6'-8"	0.15			<input checked="" type="checkbox"/>	S.G.	E.G.		PRIVACY; MORTISE		PROVIDE BRIO RETRACTABLE SCREEN & HELLA SHADE

DOOR SCHEDULE - EXTERIOR

TAG	OPERATION	UNIT SIZE		DOOR			FRAME		HARDWARE		ACCESSORY	NOTES
		WIDTH	HEIGHT	PANEL	MATERIAL	FINISH	MATERIAL	FINISH	GROUP/SET	TYPE		
D101	SWING	3'-0"	6'-8"	FLUSH, SC	WD	CLR	WD	CLR		DEADBOLT		20 MIN SELF CLOSING SOLID CORE DOOR TO COMPLY W/ R302.5.1
D102	SWING	2'-8"	6'-8"	FLUSH, SC	WD	CLR	WD	CLR		PRIVACY		
D103	SWING	2'-8"	6'-8"	FLUSH, SC	WD	CLR	WD	CLR		PASSAGE		
D103A	SWING	3'-0"	6'-8"	FLUSH, SC	PT GRADE		PT GRADE			PASSAGE		
D104	POCKET	3'-4"	6'-9"	FLUSH, SC	WD	CLR	WD	CLR		PASSAGE		
D105	SWING	3'-0"	6'-8"	FLUSH, SC	WD	CLR	WD	CLR		PASSAGE		
D106	BARN	2'-8"	6'-8"	FLUSH, SC	WD	CLR	WD	CLR		PASSAGE		TOP MOUNTED TRACK HWDR TBD
D108	BARN	3'-0"	6'-8"	FLUSH, SC	PT GRADE		WD			PASSAGE		MODERN BARN DOOR HWDR , FINAL COLOR TBD
D113	SWING	3'-8"	7'-6"	FLUSH, SC	WD	CLR	WD	CLR		PASSAGE		FULL LITE W/ CW-1 SLATS INSTALLED ON ENTRY SIDE
D114	SWING	1'-10"	6'-8"	FLUSH, SC	WD	CLR	WD	CLR		PRIVACY		
D115	SWING	2'-6"	6'-8"	FLUSH, SC	WD	CLR	WD	CLR		PRIVACY		
D116	SWING	2'-6"	6'-8"	FLUSH, SC	WD	CLR	WD	CLR		PRIVACY		
D117	POCKET	3'-0"	6'-8"	FLUSH, SC	WD	CLR	WD	CLR		PASSAGE		TOP MOUNTED TRACK HWDR TBD
D118	POCKET	3'-0"	6'-8"	FLUSH, SC	WD	CLR	WD	CLR		PASSAGE		TOP MOUNTED TRACK HWDR TBD
D119	BARN	3'-0"	7'-6"	FLUSH, SC	WD	CLR	WD	CLR		PASSAGE		TOP MOUNTED TRACK HWDR TBD
D120	SWING	2'-6"	6'-8"	FLUSH, SC	WD	CLR	WD	CLR		PRIVACY		
D122	SWING	2'-6"	6'-8"	FLUSH, SC	WD	CLR	WD	CLR		PRIVACY		
D201	SWING	3'-0"	4'-4"	FLUSH, SC	PT GRADE		PT GRADE			PASSAGE		20MIN SELF CLOSING SOLID CORE DOOR TO COMPLY W/ R302.5.1

DOOR SCHEDULE - INTERIOR



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PROJECT
SPURLOCK-MA REMODEL
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 MERCER ISLAND, WA 98040

ISSUE DATE
 PERMIT SET 12.23.24
 PERMIT SET - CORRECTIONS 1 03.10.2025

DRAWING TITLE
SCHEDULES

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

CRITERIA

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

DESIGN LOADING CRITERIA:

FLOOR LIVE LOAD (RESIDENTIAL) 40 PSF
ROOF SNOW LOAD (Pf) 25 PSF

WIND:
BASIC WIND SPEED (3-SECOND GUST) 98 MPH
WIND RISK CATEGORY II
WIND EXPOSURE B
TOPOGRAPHICAL FACTOR (Kzt) 1.60

EARTHQUAKE:
LAT. / LONG. 47.547 / -122.226
SEISMIC IMPORTANCE FACTOR (Ie) 1.0
SEISMIC RISK CATEGORY II
SEISMIC SITE CLASS D
MAPPED SPECTRAL RESPONSE (Ss/S1) 1.42g/0.51g
SPECTRAL RESPONSE COEF. (SDS/SD1) 1.17g/0.60g
SEISMIC FORCE RESISTING SYSTEM: PLYWOOD SHEAR WALLS
DESIGN BASE SHEAR 10.06k
SEISMIC RESPONSE COEFFICIENT (Cs) 0.180
SEISMIC DESIGN CATEGORY D
RESPONSE MODIFICATION FACTOR (R) 6.5
ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE

REFERENCE: USGS NATIONAL SEISMIC HAZARD MAPPING PROJECT, 2018 DATA

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK AND DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION, AND NOTIFY ARCHITECT OF DISCREPANCIES AND CONFLICTS.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE 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.
- SPECIAL INSPECTION OF EPOXY GROUTED INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 110 AND 1704 OF THE INTERNATIONAL BUILDING CODE AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS.

GEOTECHNICAL

- 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

RENOVATION

- DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. 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.

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.

- WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE OR MASONRY, THREADED BARS INTO THREADED EXPANSION INSERTS IN THE EXISTING TO MATCH HORIZONTAL REINFORCING, UNLESS OTHERWISE NOTED ON PLANS.

- 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. THE CONTRACTOR SHALL BRING ALL CONFLICTS AND DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.

CONCRETE

- 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 AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS.

THE MINIMUM AMOUNTS OF CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH IBC 1905.3. 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 1904.2.1 OF THE INTERNATIONAL BUILDING CODE.

- 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.
- REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318-14. 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.
- 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

- EXPANSION BOLTS INTO CONCRETE AND GROUTED MASONRY UNITS SHALL BE "STRONG-BOLT" ANCHORS AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ER 1771, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS.
- EPOXY-GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH "SET-36" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ESR 4057.

STEEL

- STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE LATEST EDITIONS OF THE AISC SPECIFICATIONS AND CODES:
A. SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS-ALLOWABLE STRESS DESIGN.
B. CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AMENDED BY THE DELETION OF THE FOLLOWING SENTENCE IN PARAGRAPH 4.2.1: "THIS APPROVAL CONSTITUTES THE OWNER'S ACCEPTANCE OF ALL RESPONSIBILITY FOR THE DESIGN ADEQUACY OF ANY DETAIL CONFIGURATION OF CONNECTIONS DEVELOPED BY THE FABRICATOR AS PART OF HIS PREPARATION OF THESE SHOP DRAWINGS."
C. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS. BOLTS IN SHEAR OR BEARING TYPE CONNECTIONS NEED ONLY BE TIGHTENED TO THE SNUG TIGHT CONDITION PER SECTION 8(C).
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING MINIMUM STANDARDS. PLATES, ANGLES, AND CHANNELS SHALL CONFORM TO ASTM A36, FY = 36 KSI. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, FY = 50 KSI. STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, FY = 35 KSI. SQUARE OR RECTANGULAR STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, FY = 46 KSI. ANCHOR BOLTS AND CONNECTION BOLTS SHALL CONFORM TO ASTM A307.
- ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED.

WOOD

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

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

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

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

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

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

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

- 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 MEYERHAUSER 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.

- 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.

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

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING.

- ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY. 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 PRESSURE TREATED. SUCH MEMBERS INCLUDE HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS, AND DECKING; OR VERTICAL MEMBERS SUCH AS POSTS, POLES, AND COLUMNS.

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

25. WOOD FASTENERS

- 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.

- STAPLES - THE FOLLOWING STAPLES MAY BE SUBSTITUTED FOR NAILING OF PLYWOOD (APA RATED SHEATHING):

NAIL SIZE	EQUIV. STAPLE	MINIMUM LENGTH
6D	16 GA.	1-3/4"
8D	15 GA.	1-3/4"
10D	13 GA.	1-3/4"

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

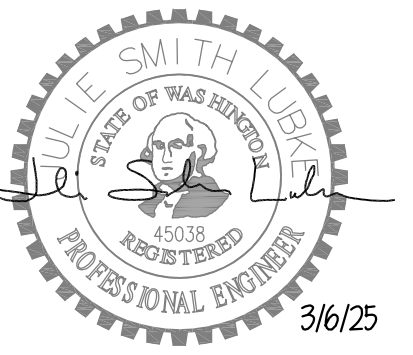
- NAILS AND STAPLES - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTER-SINKING PERMITTED.

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

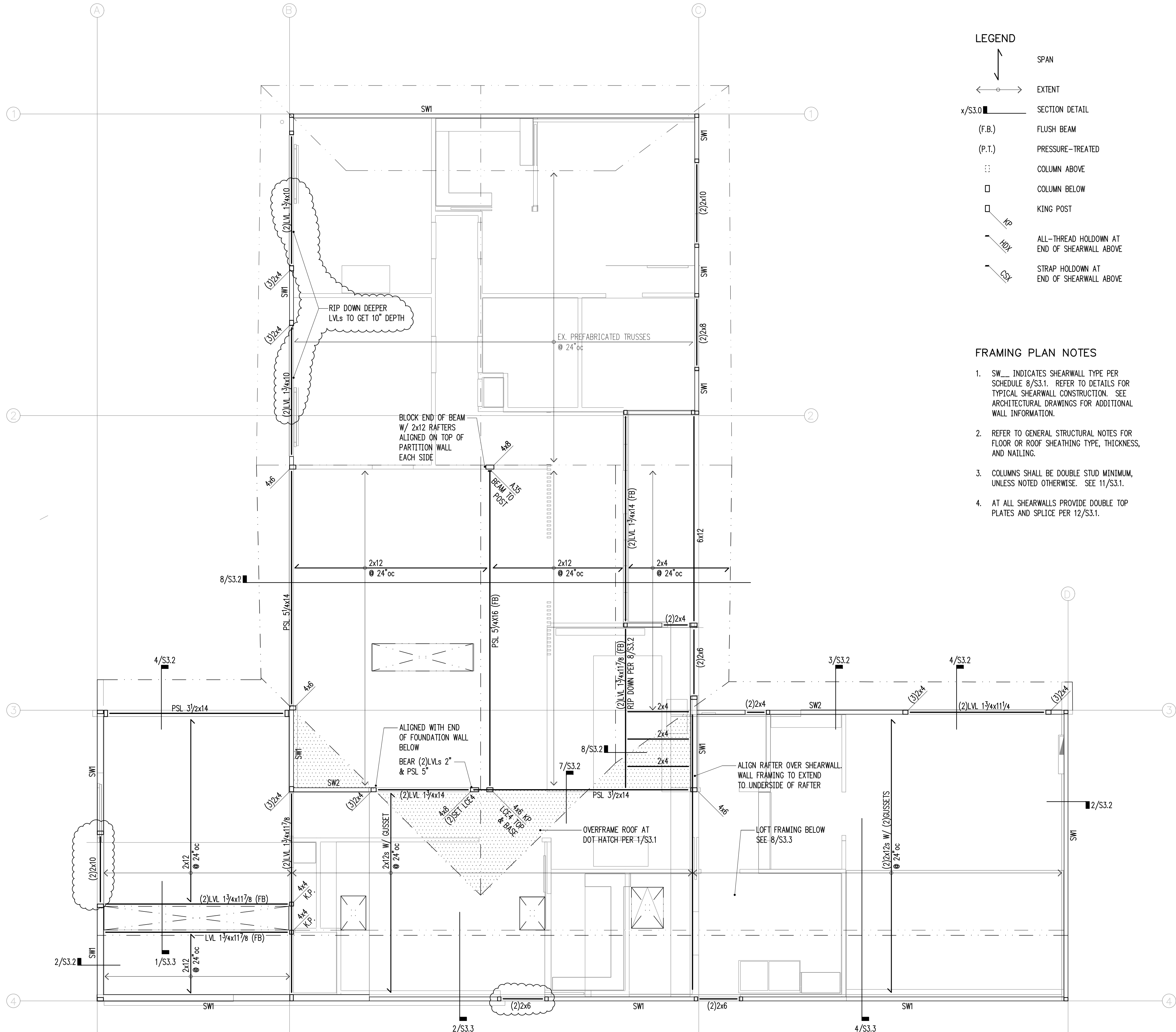
- ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. COORDINATE 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.

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

- 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.



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03/06/25	Permit Corrections

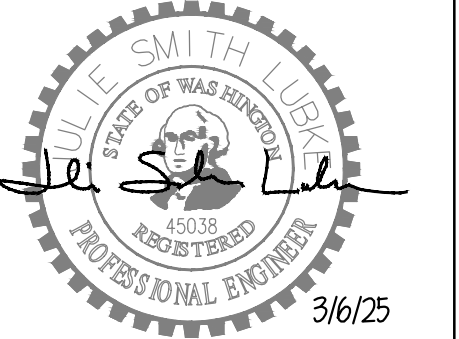


LEGEND

- SPAN
- EXTENT
- SECTION DETAIL
- (F.B.) FLUSH BEAM
- (P.T.) PRESSURE-TREATED
- COLUMN ABOVE
- COLUMN BELOW
- KING POST
- ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE
- STRAP HOLDOWN AT END OF SHEARWALL ABOVE

FRAMING PLAN NOTES

1. SW_ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S3.1. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
2. REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
3. COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S3.1.
4. AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S3.1.

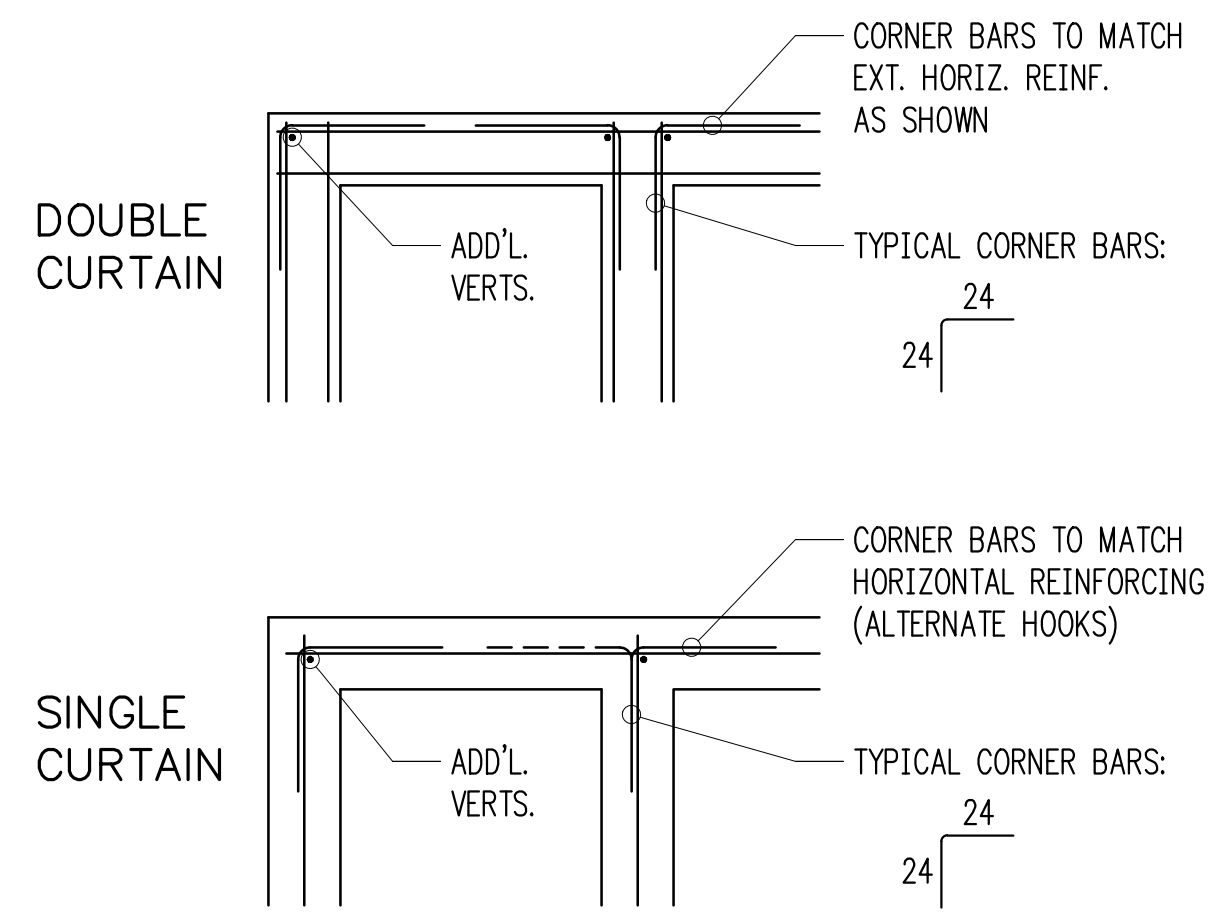


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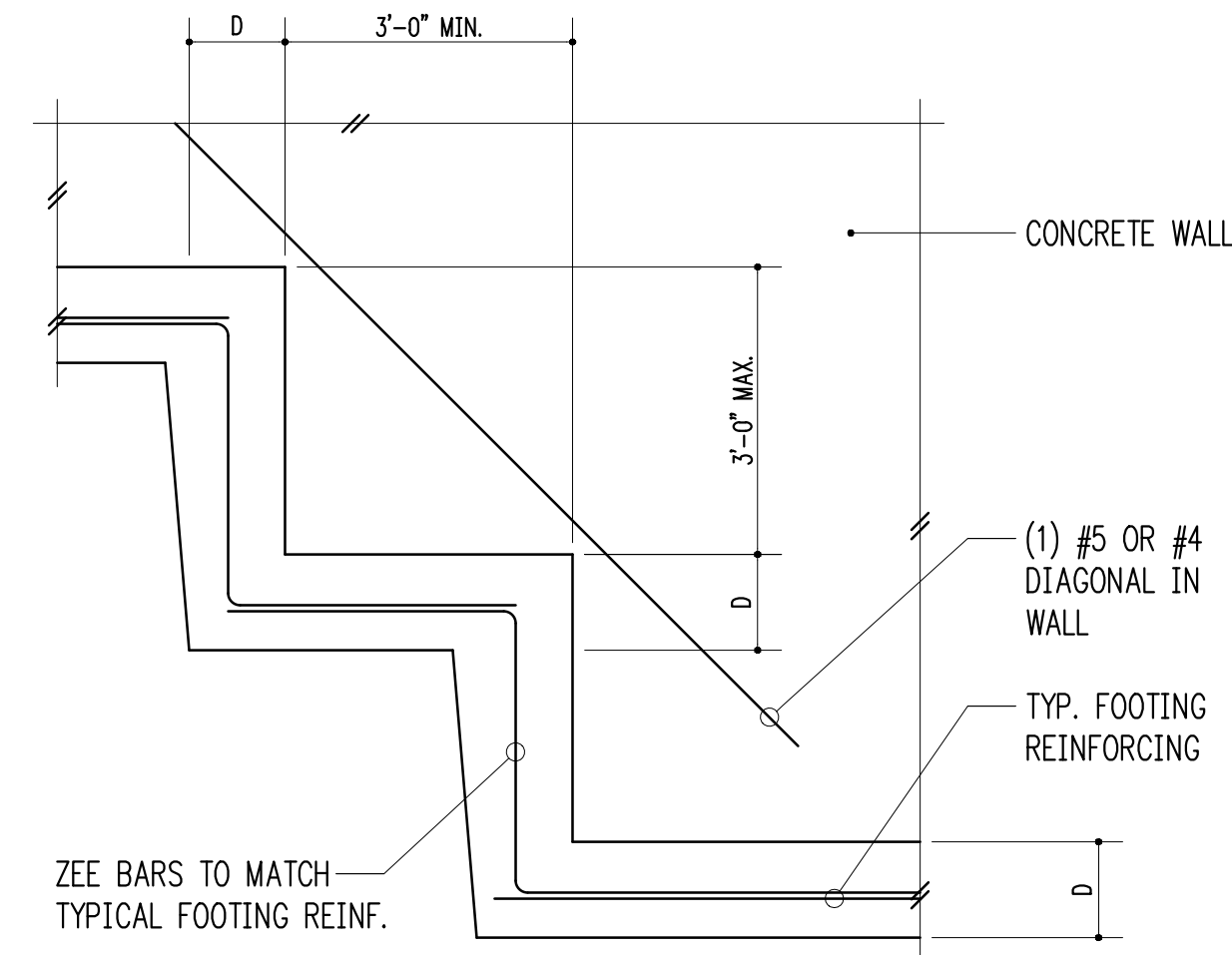
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1 ROOF FRAMING PLAN (MAIN FLOOR WALLS)
 S2.1 scale: 1/4" = 1'-0"

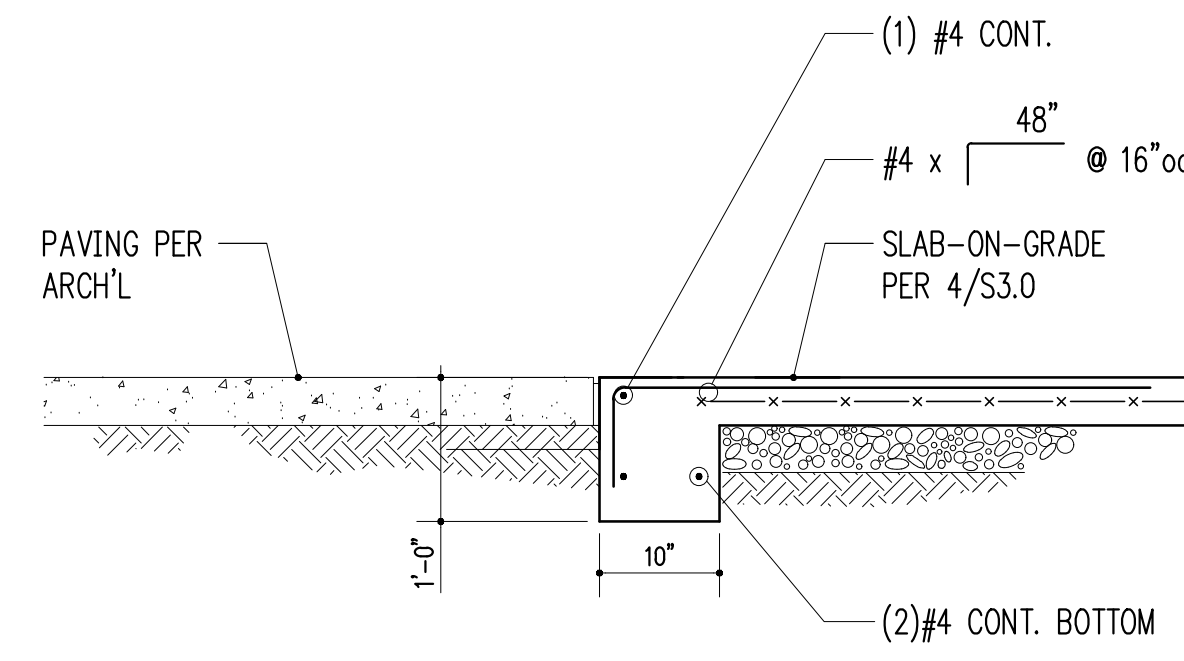
S2.1
 ROOF
 FRAMING PLAN



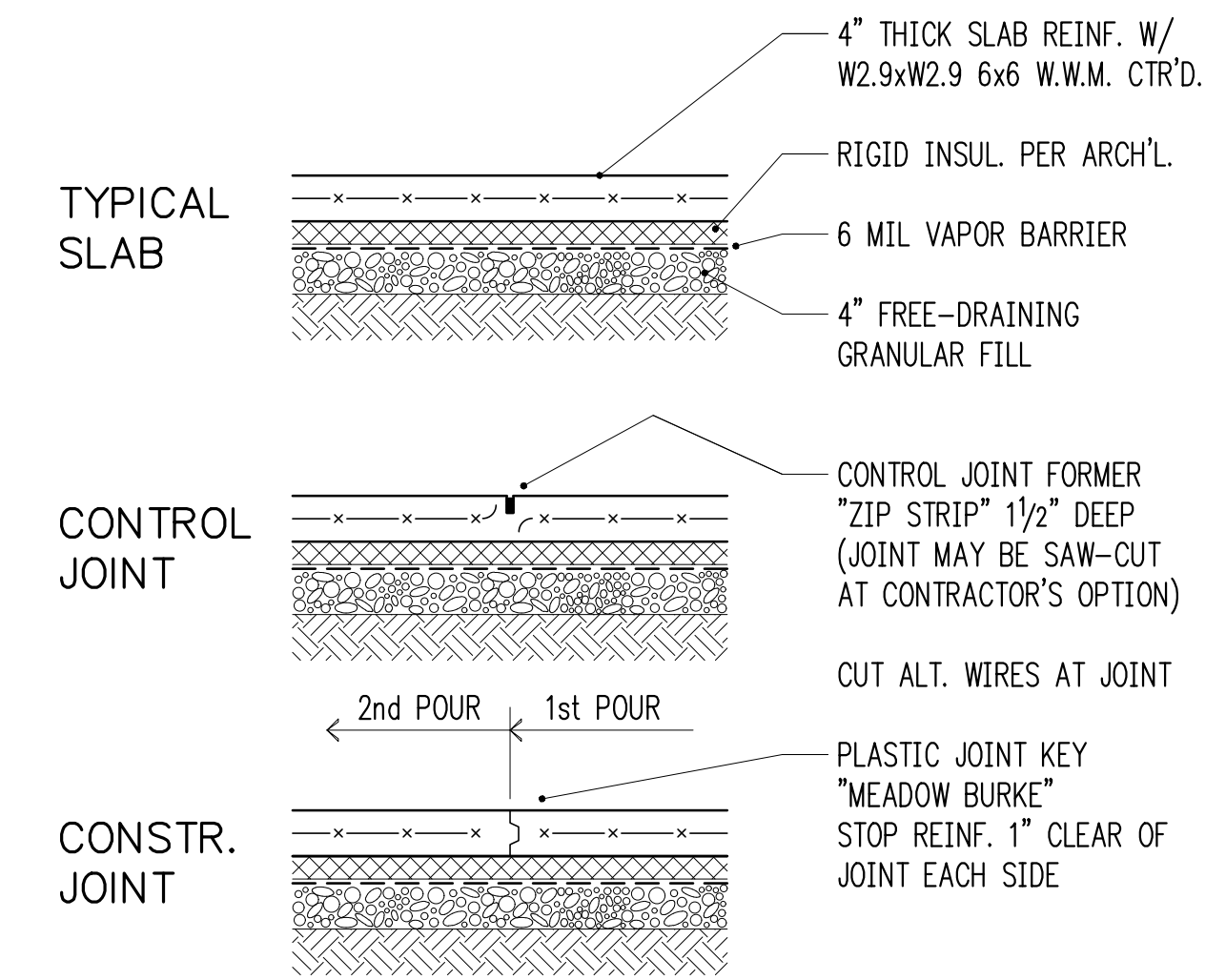
TYPICAL CORNER BARS AT CONCRETE WALLS
3/4" = 1'-0" 1



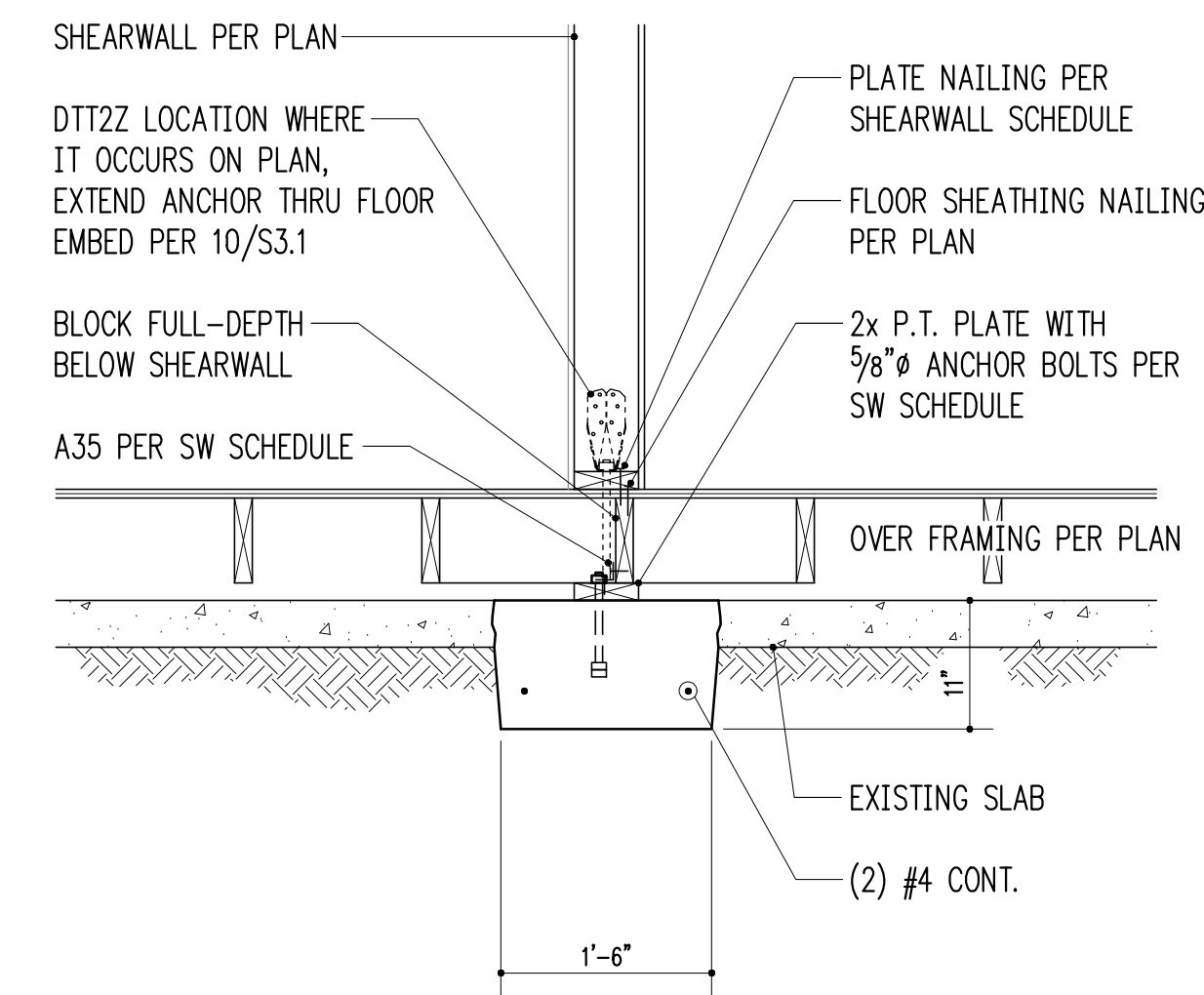
TYPICAL STEPPED FOOTING
3/4" = 1'-0" 2



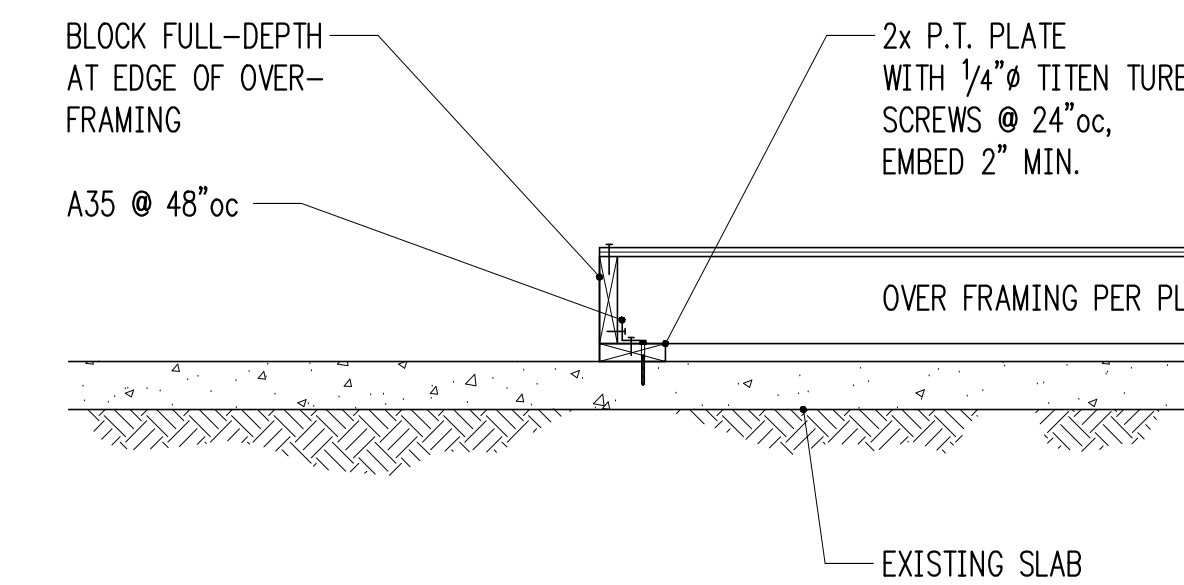
SLAB-ON-GRADE (INSULATED)
3/4" = 1'-0" 3



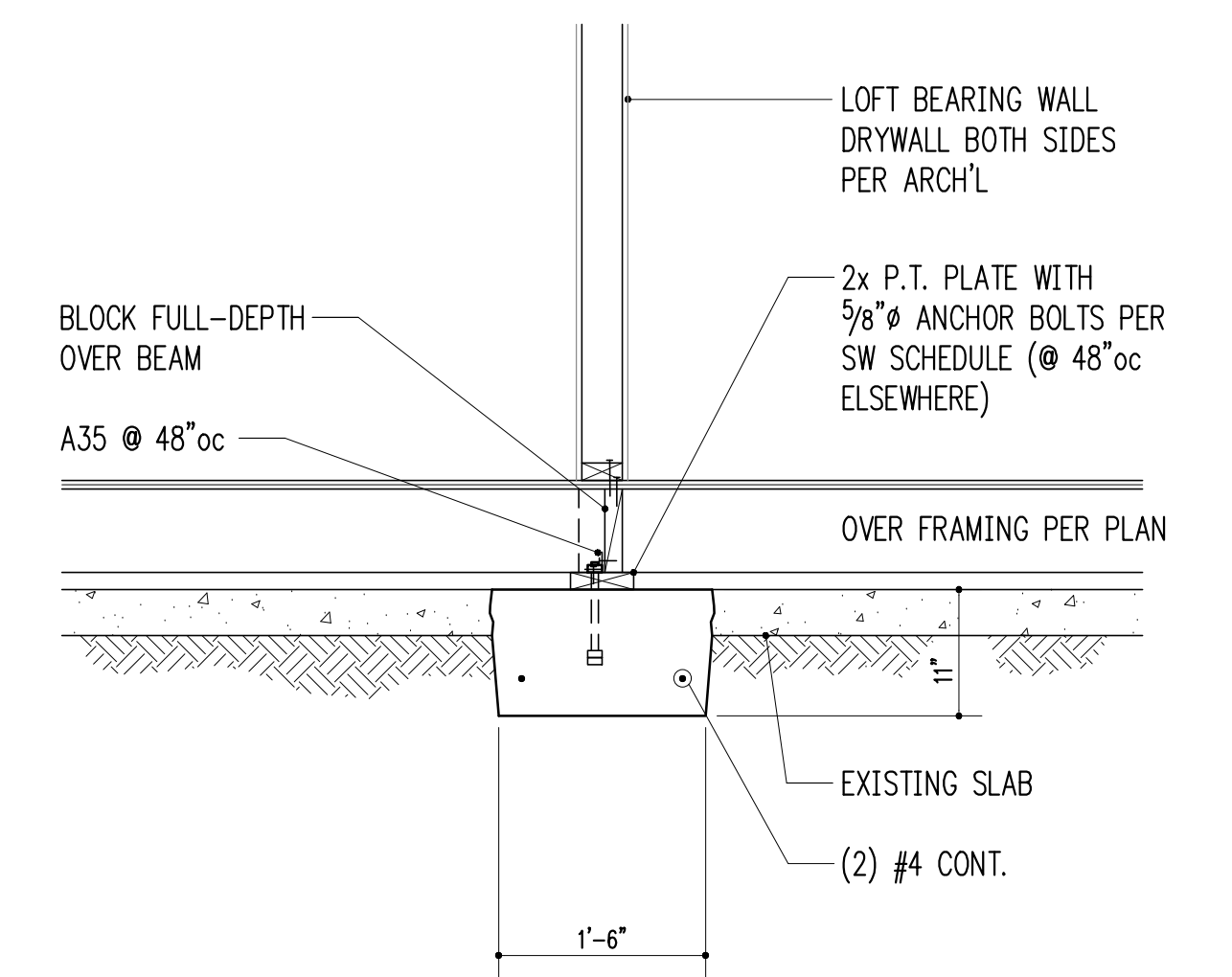
SLAB-ON-GRADE (INSULATED)
3/4" = 1'-0" 4



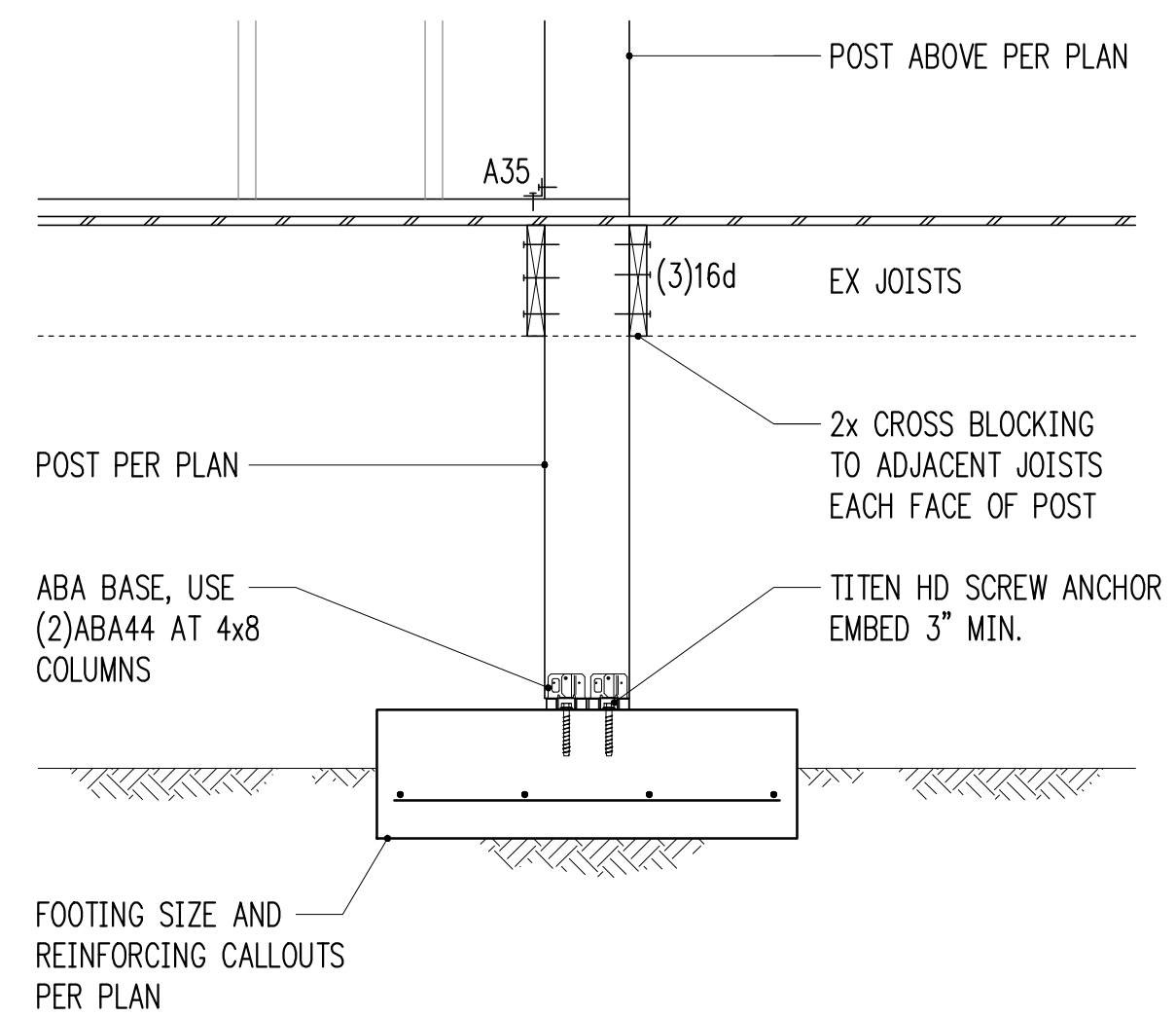
3/4" = 1'-0" 5



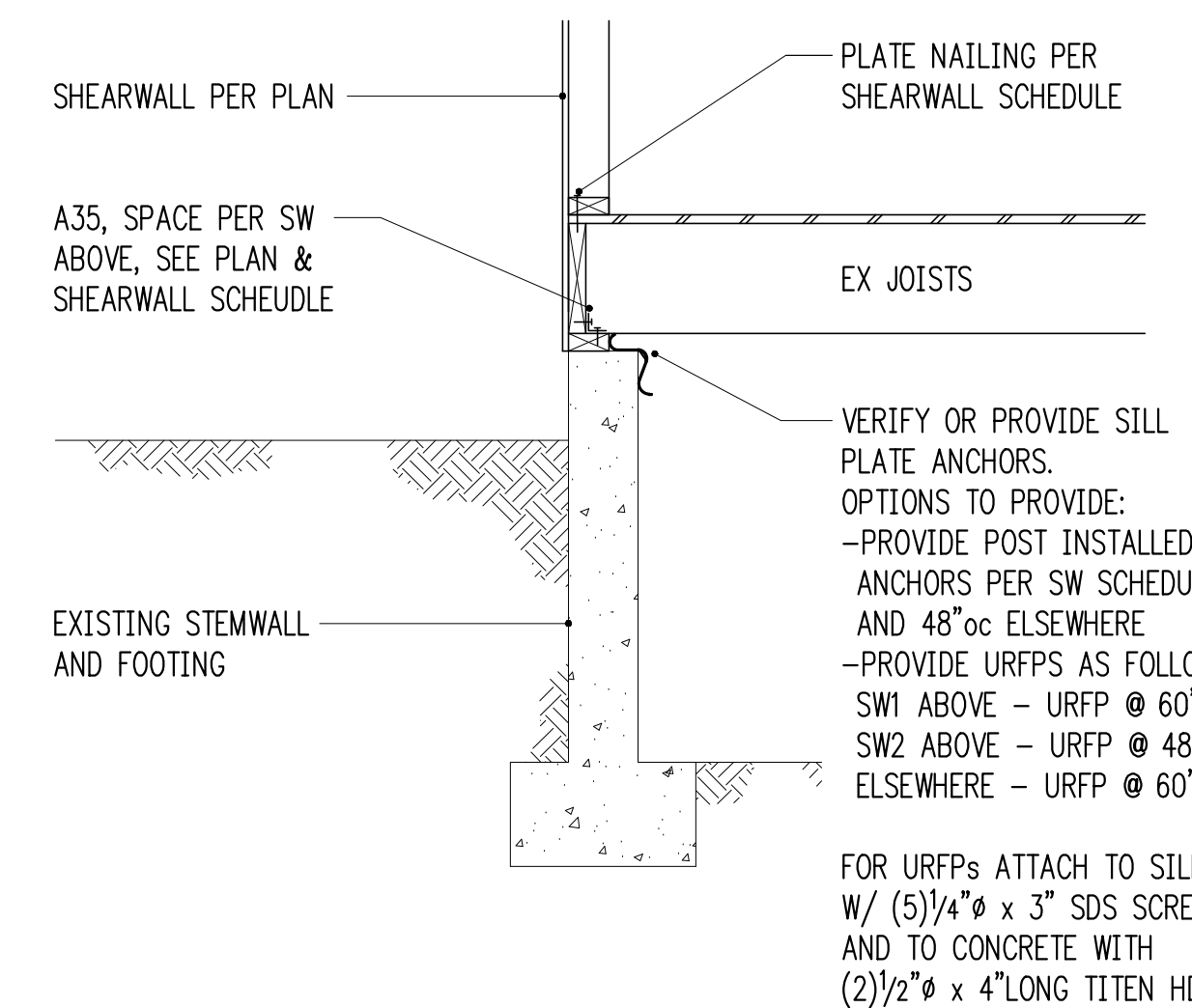
3/4" = 1'-0" 7



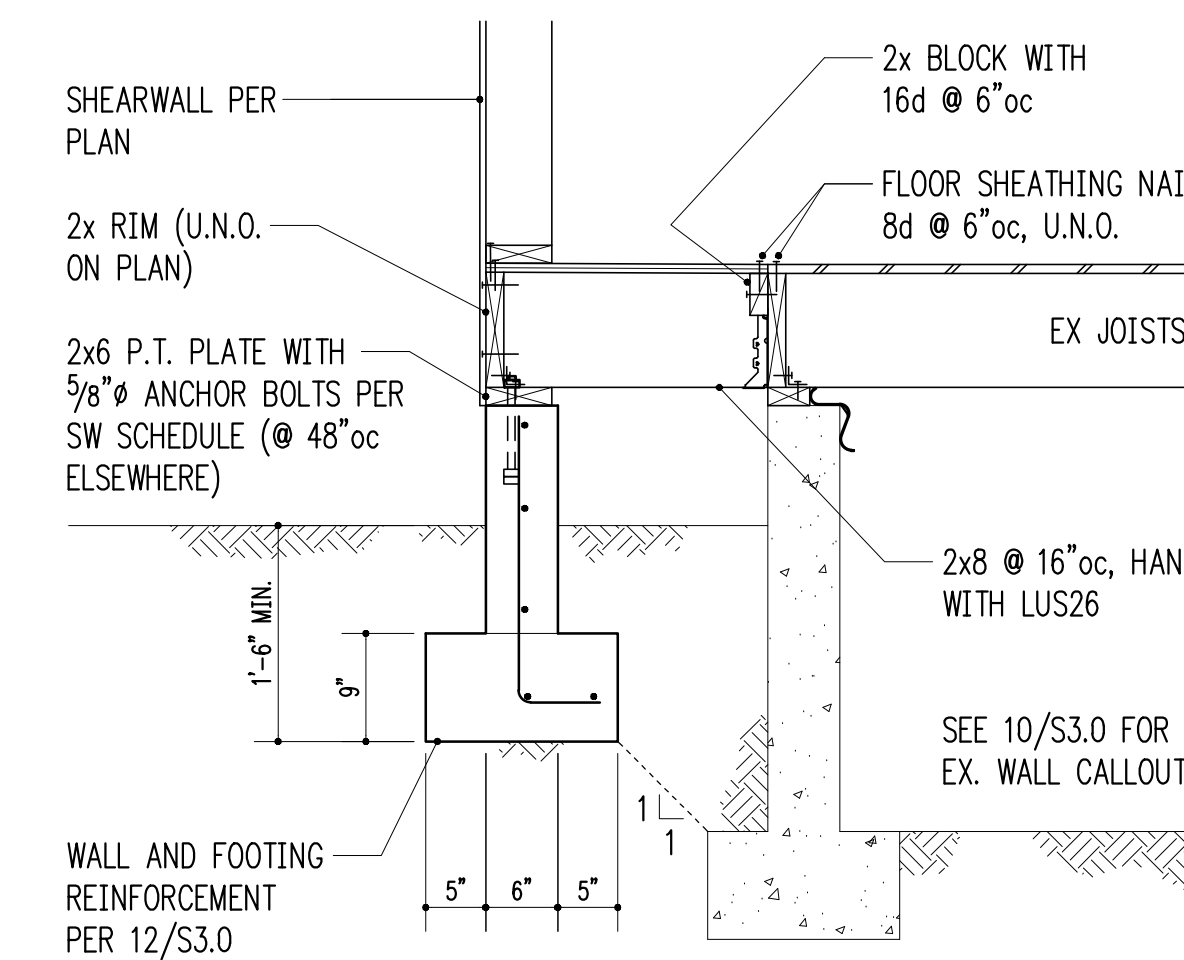
3/4" = 1'-0" 8



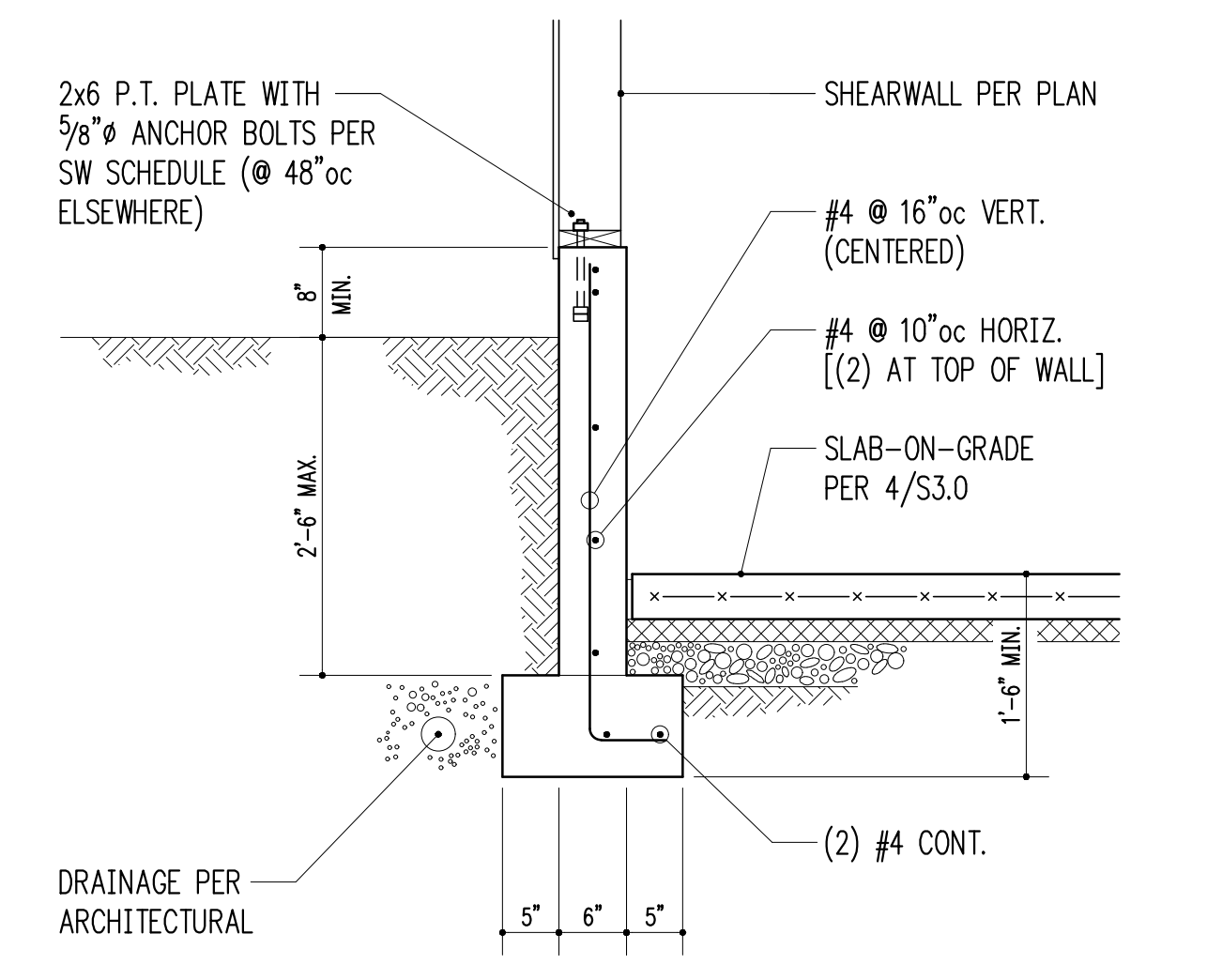
3/4" = 1'-0" 9



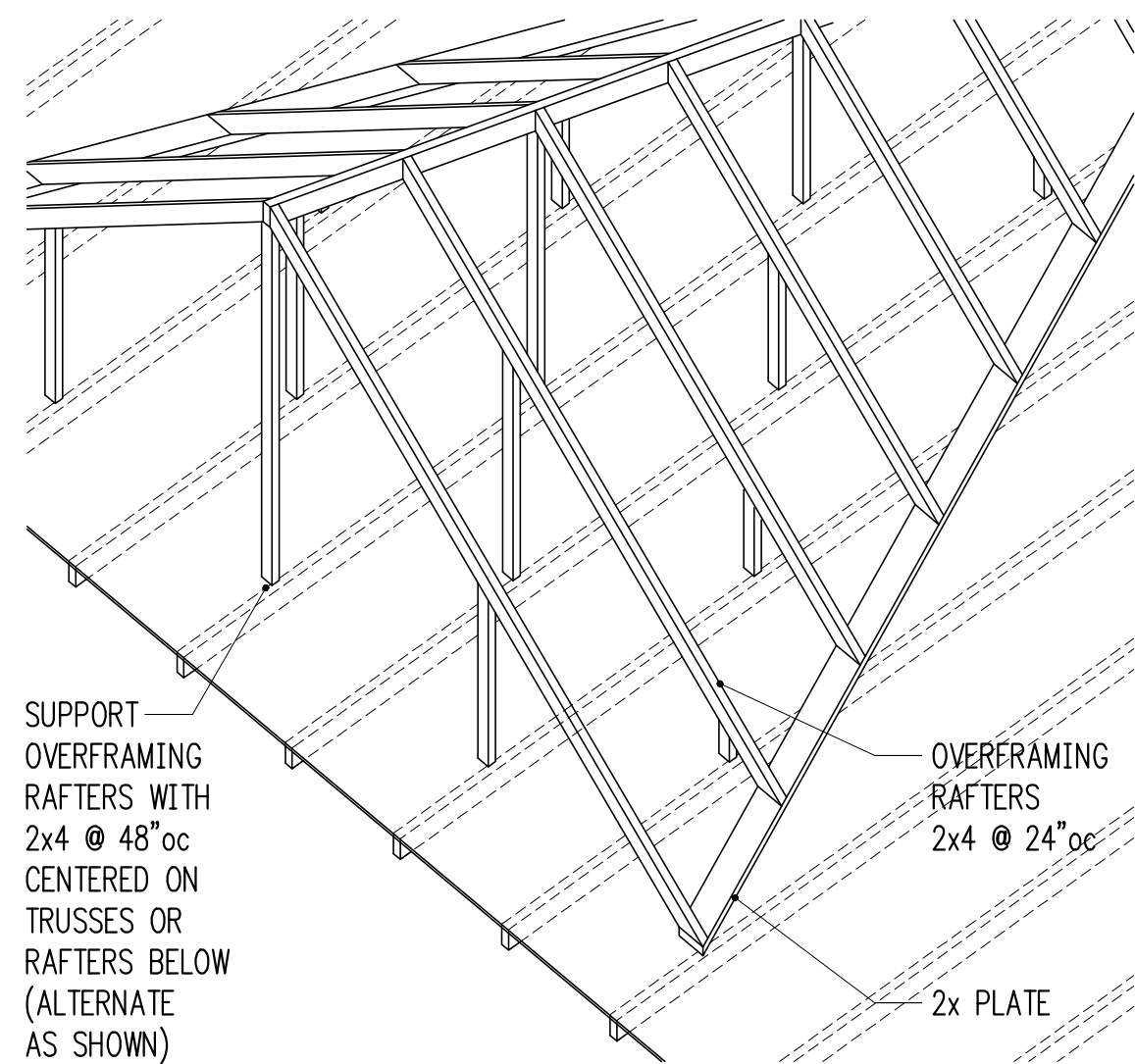
3/4" = 1'-0" 10



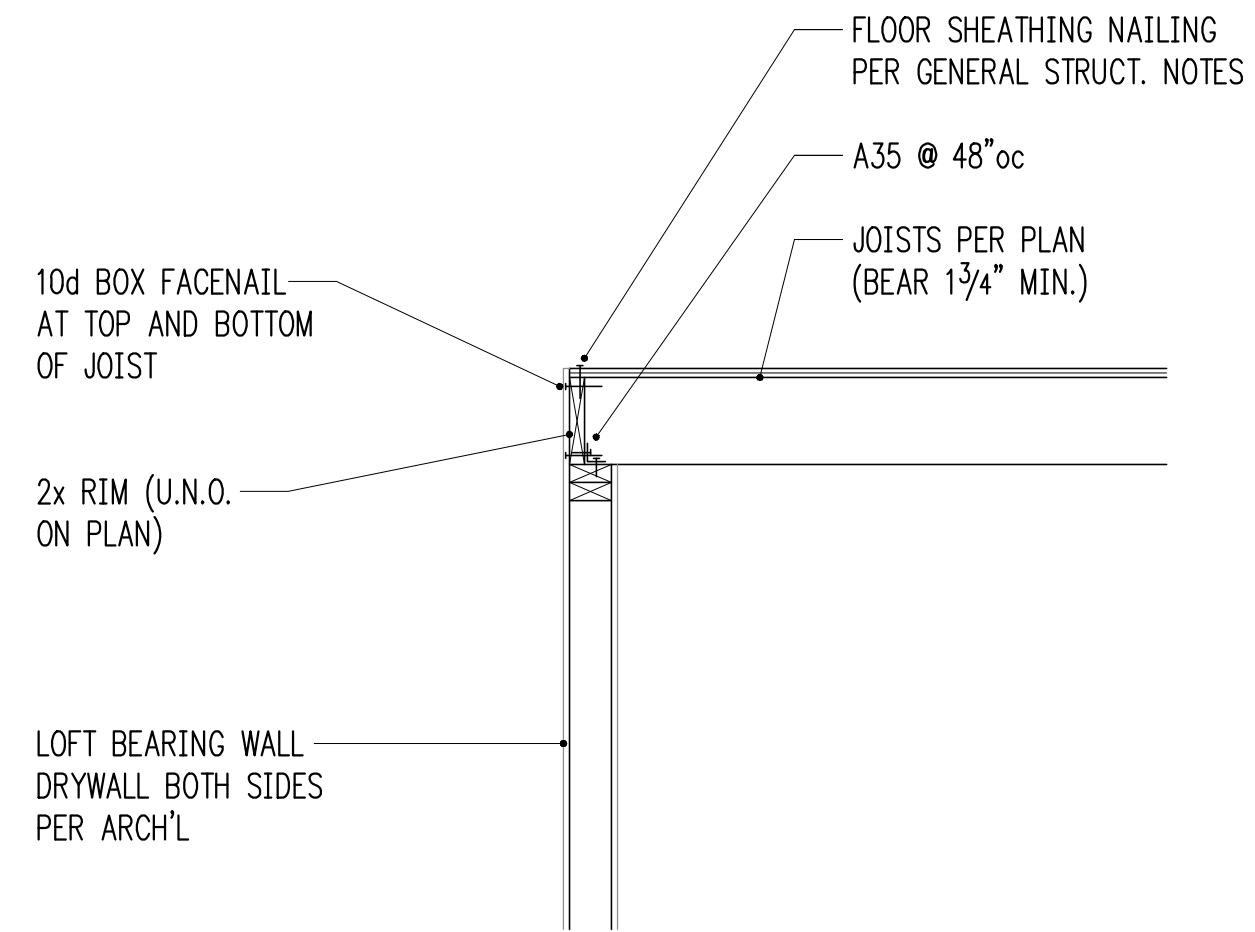
3/4" = 1'-0" 11



1/4" = 1'-0" 12



3/8" = 1'-0" 1

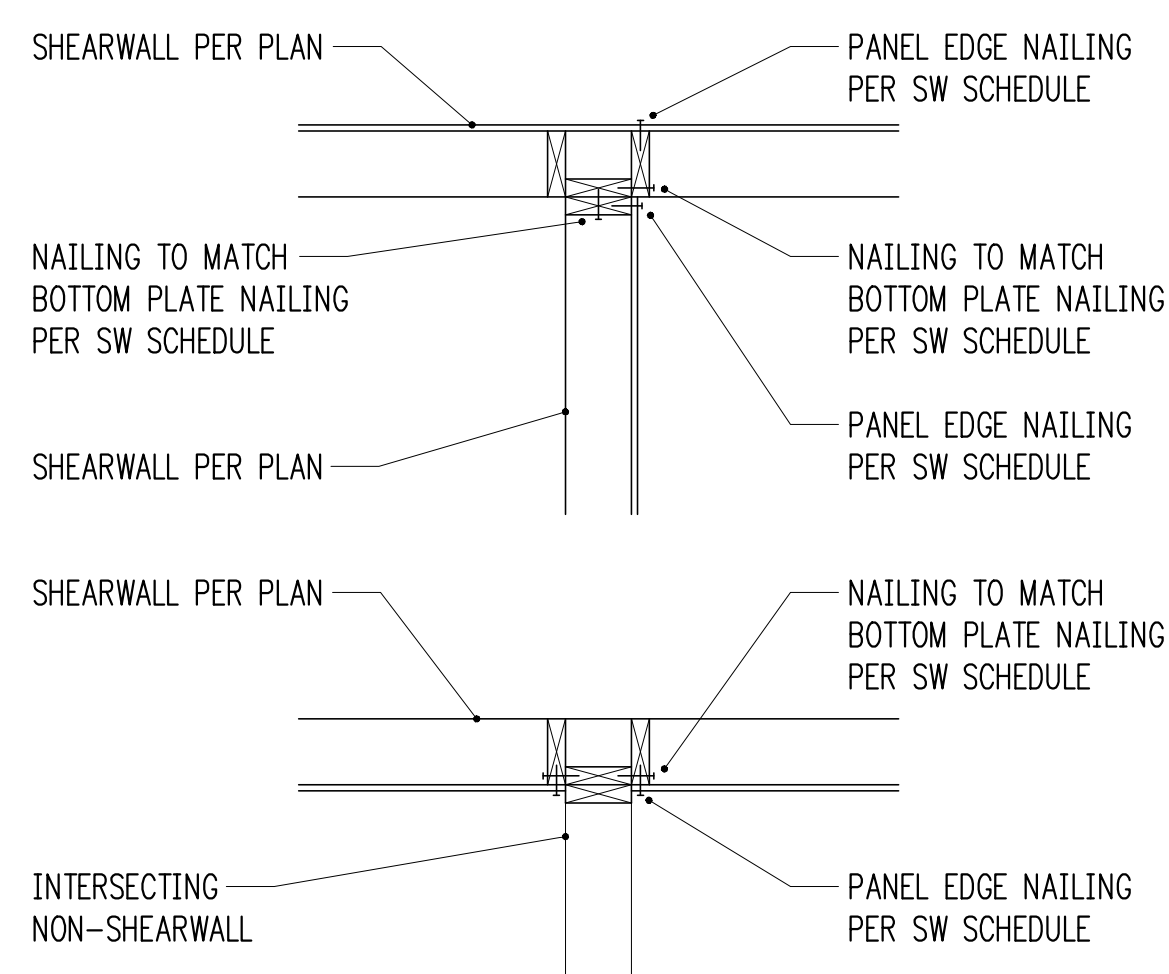


3/4" = 1'-0" 2

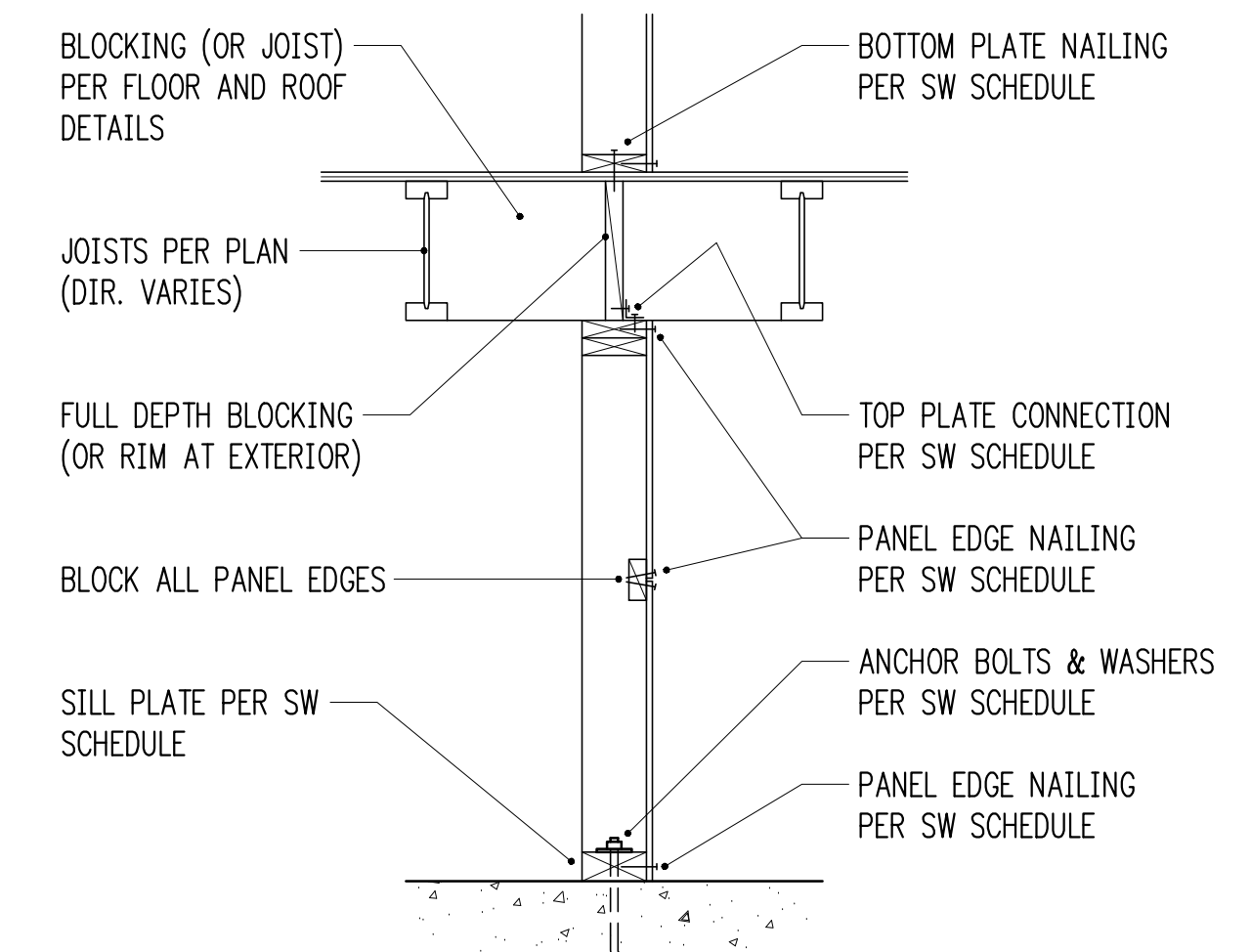
SHEARWALL SCHEDULE

MARK	SHEATHING ¹	STUDS AT ABUTTING PANEL EDGES ²	PANEL EDGE NAILING ^{3,4}	RIM JOIST OR BLOCKING TO TOP PLATE		BOTTOM PLATE ATTACHMENT		
				SOLID RIM	TJI RIM	BOTTOM PLATE TO RIM JOIST BELOW ⁴	ANCHOR BOLT TO CONCRETE ⁵	SILL PLATE AT FOUND.
SW1	15/32" CDX PLYWOOD	2x	8d @ 6" oc	A35 @ 24" oc	16d @ 6" oc	16d @ 6" oc	5/8" @ 48" oc	2x
SW2	15/32" CDX PLYWOOD	2x	8d @ 4" oc	A35 @ 15" oc	16d @ 4" oc	16d @ 4" oc	5/8" @ 32" oc	2x

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



TYPICAL SHEARWALL INTERSECTIONS



TYPICAL SHEARWALL SECTION

3/4" = 1'-0" 5

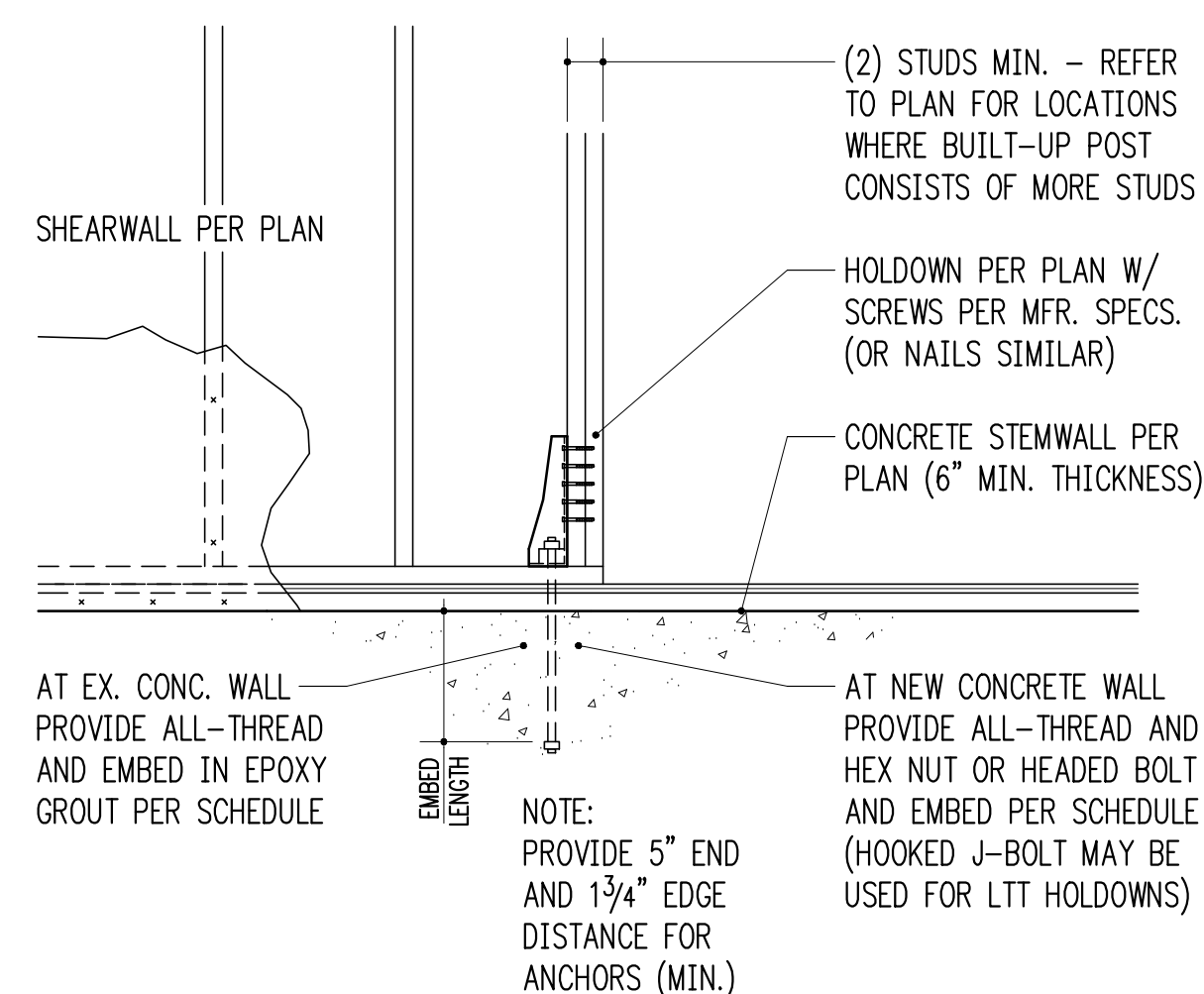
3/4" = 1'-0" 6

3/4" = 1'-0" 8

HOLDOWN SCHEDULE

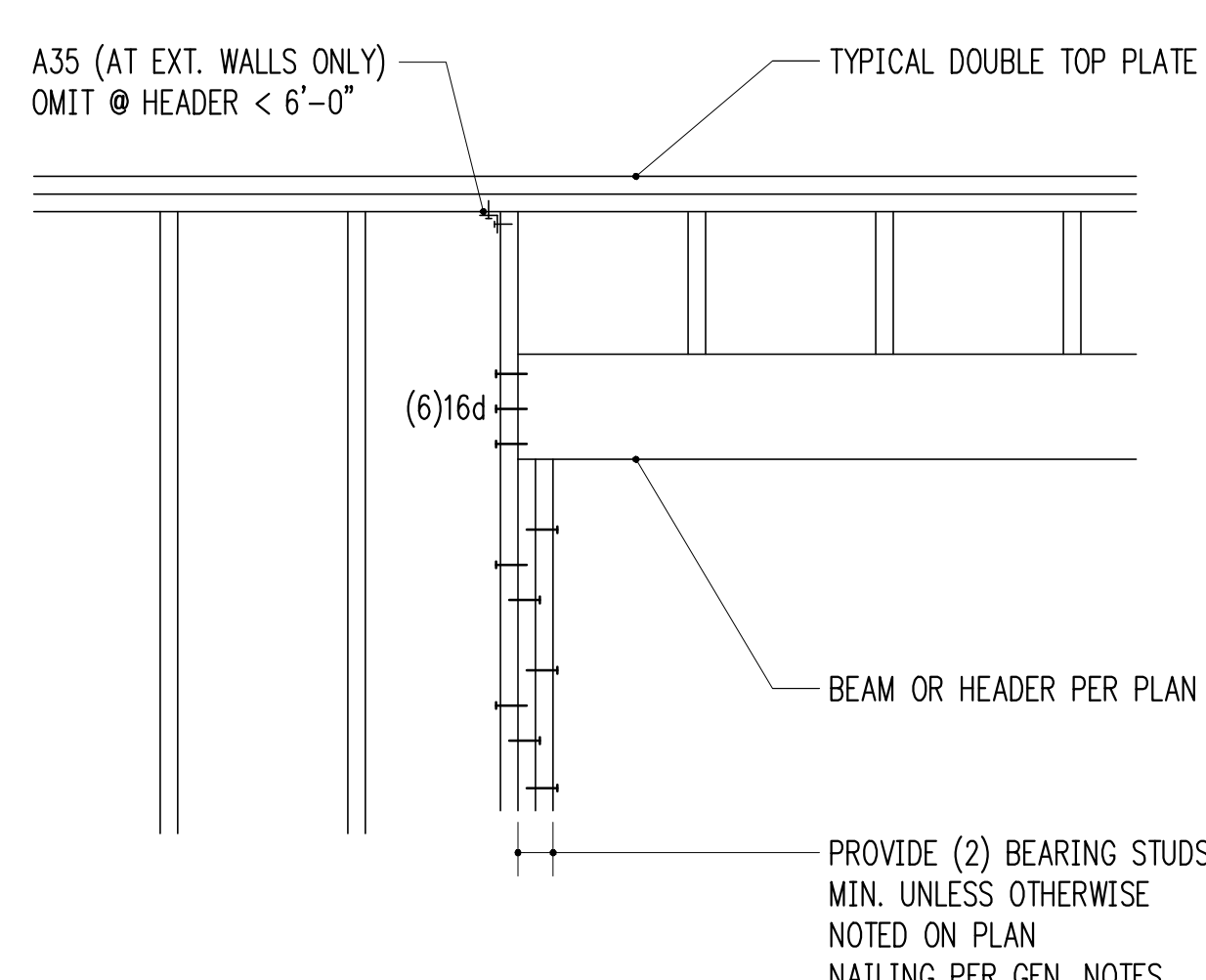
MARK	FASTENERS TO STUDS ¹	ANCHOR DIA. ²	EMBEDMENT LENGTH	
			EPOXY ³	CAST-IN ⁴
DTT2Z	(8) 1/4" x 2 1/2" SCREWS	1/2"	10"	7"
HDU2	(6) 1/4" x 2 1/2" SCREWS	5/8"	12"	9"

- 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.



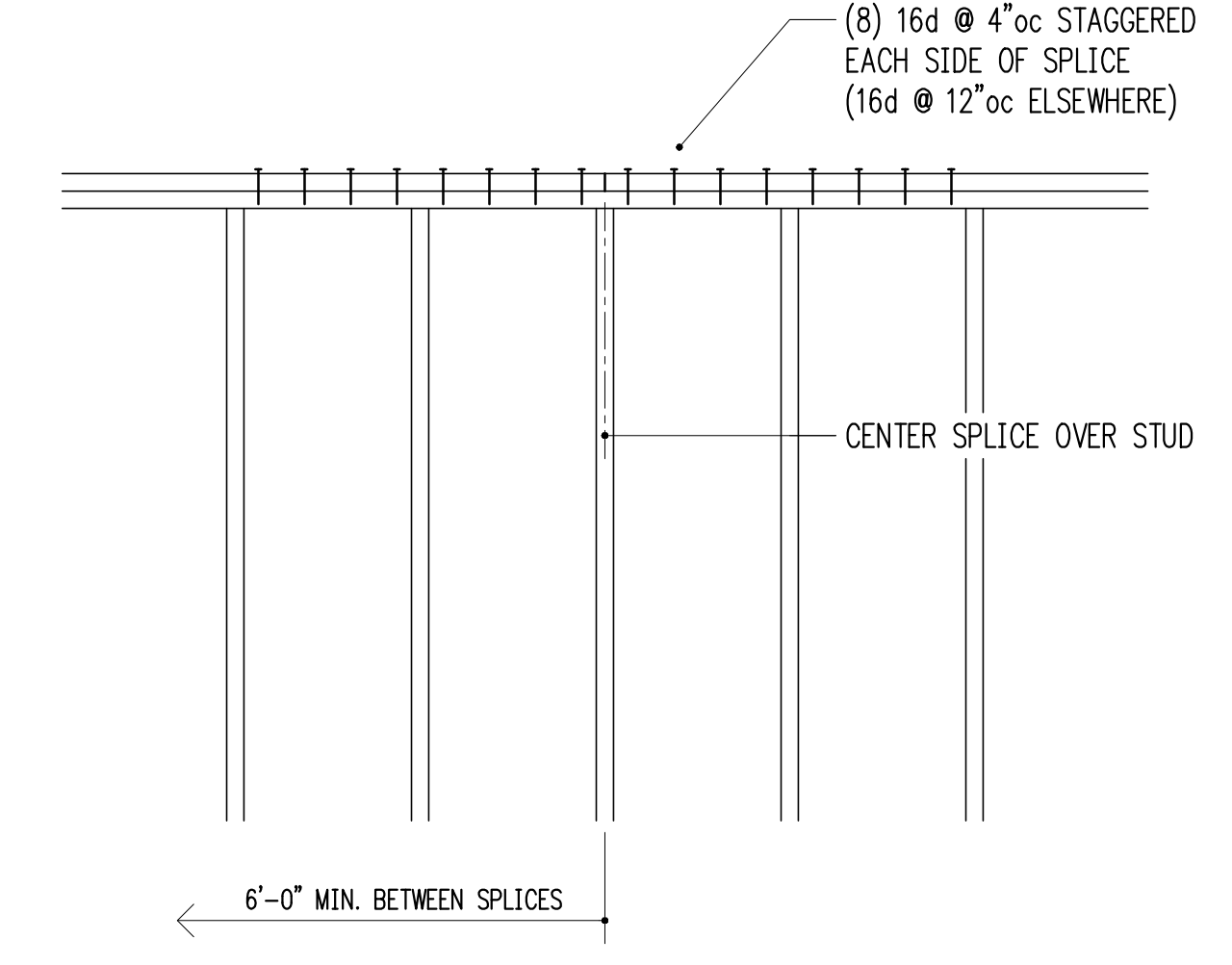
TYPICAL HOLDOWN AT CONCRETE

3/4" = 1'-0" 10



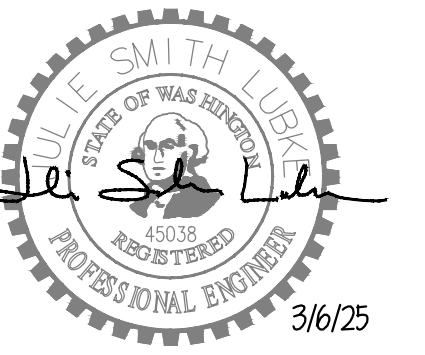
TYPICAL MULTIPLE-STUD POST CONSTRUCTION

3/4" = 1'-0" 11

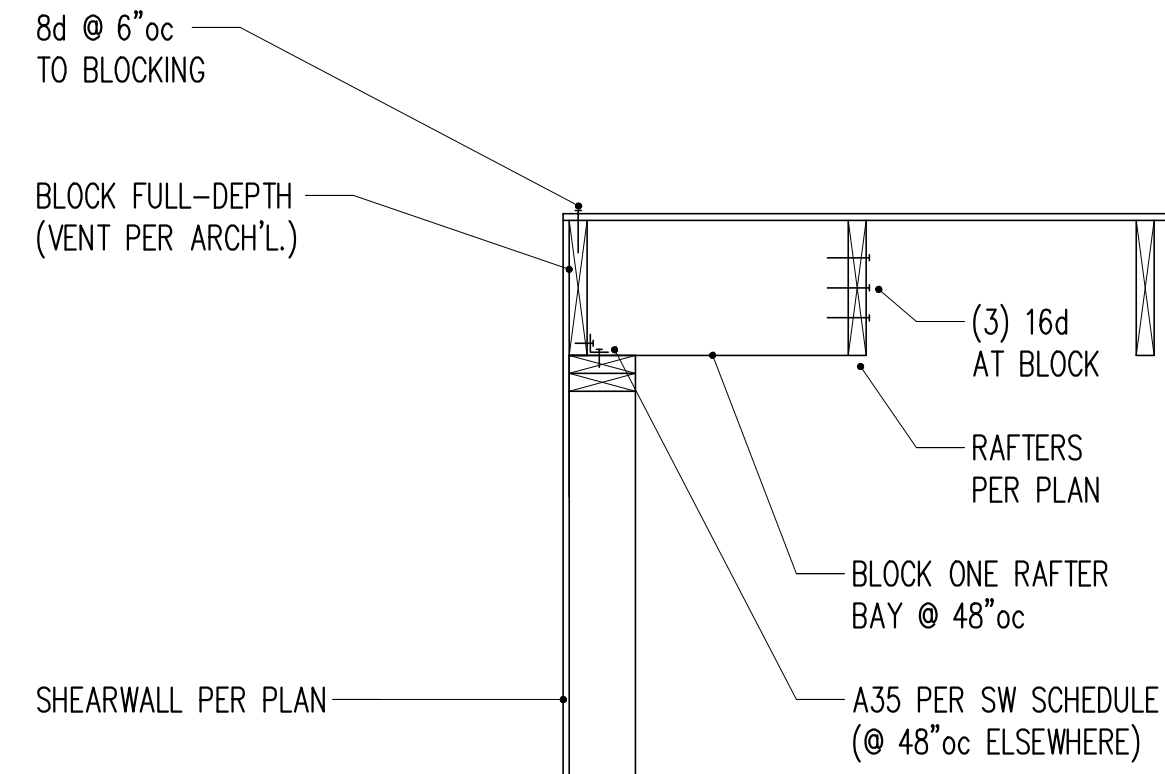


TYPICAL TOP PLATE SPLICE CONSTRUCTION

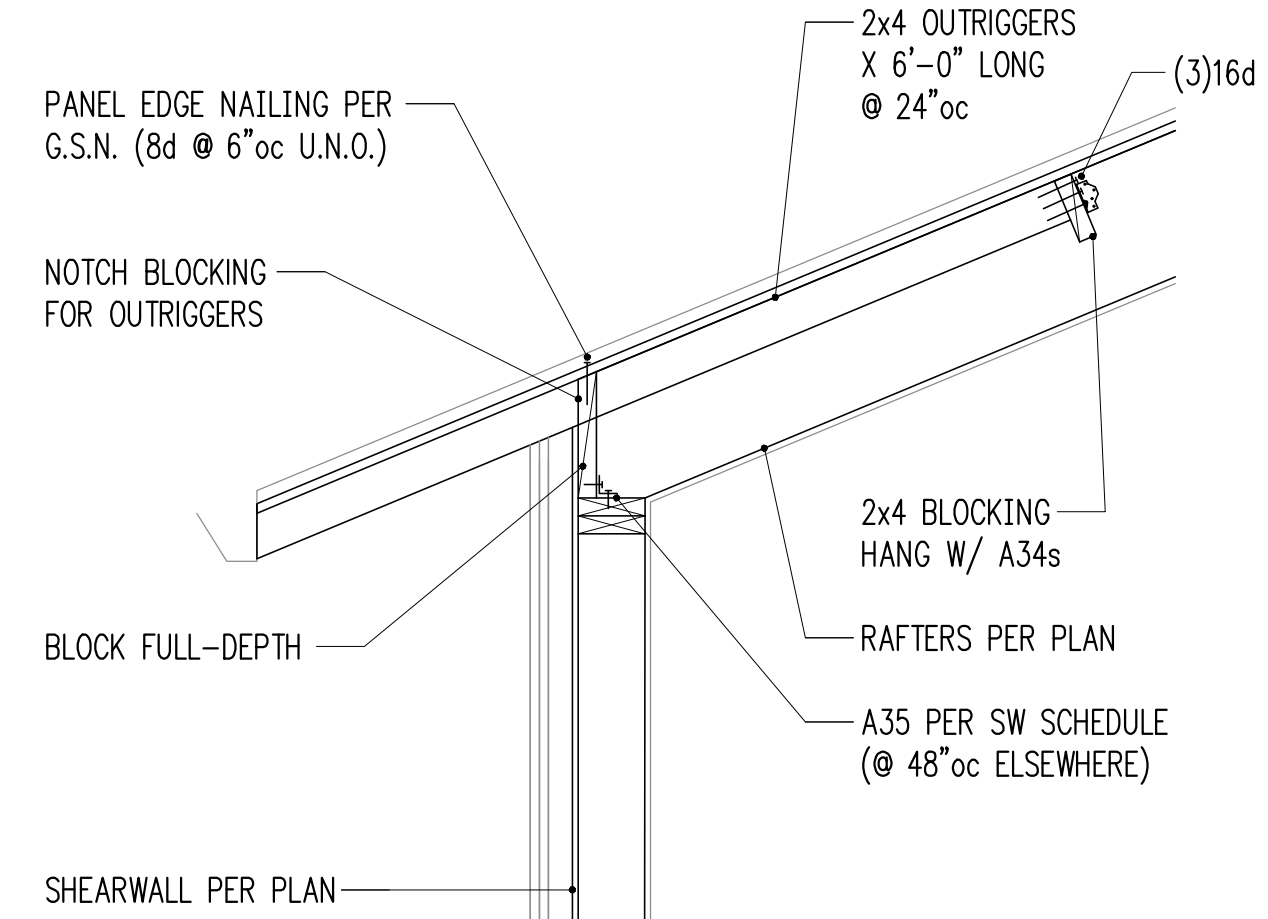
3/4" = 1'-0" 12



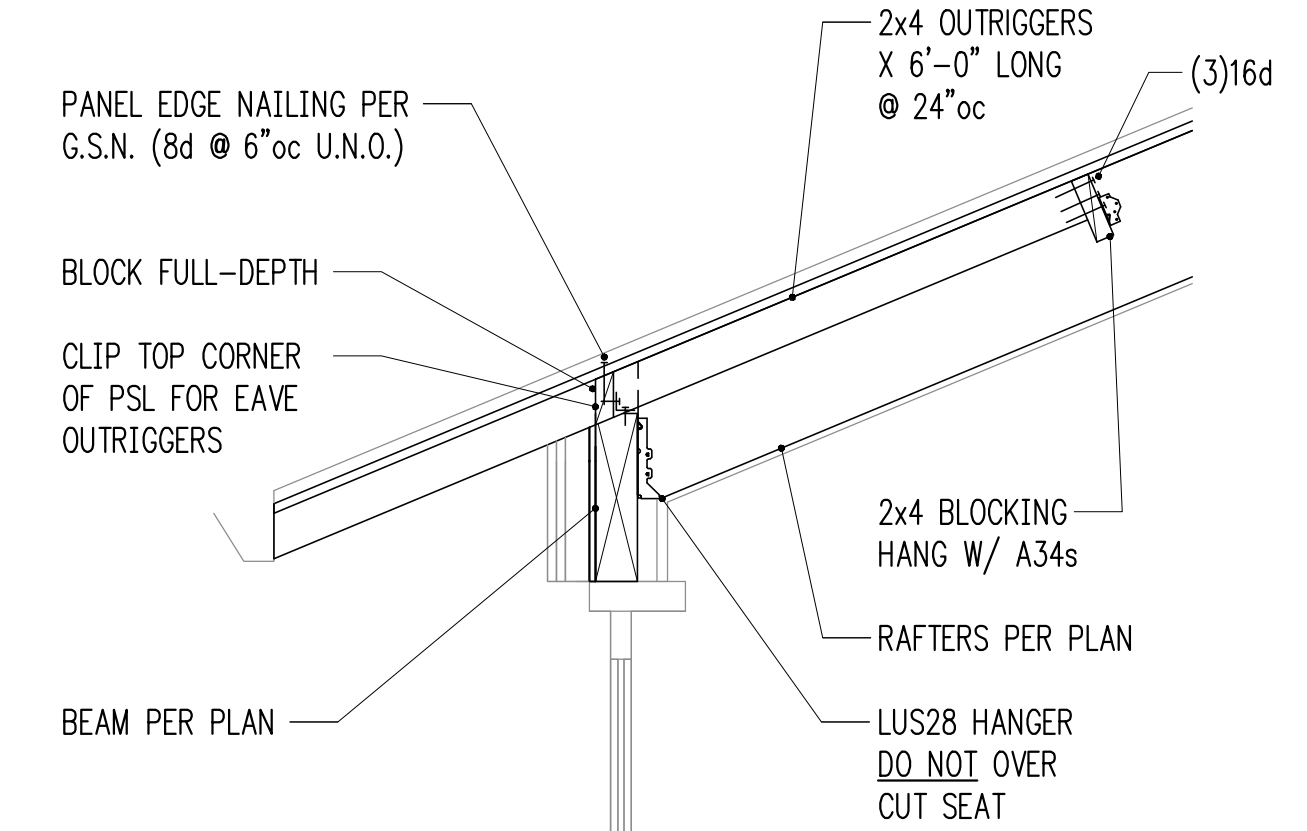
Issue Date	Issue Description
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12/20/24	Permit
03/06/25	Permit Corrections



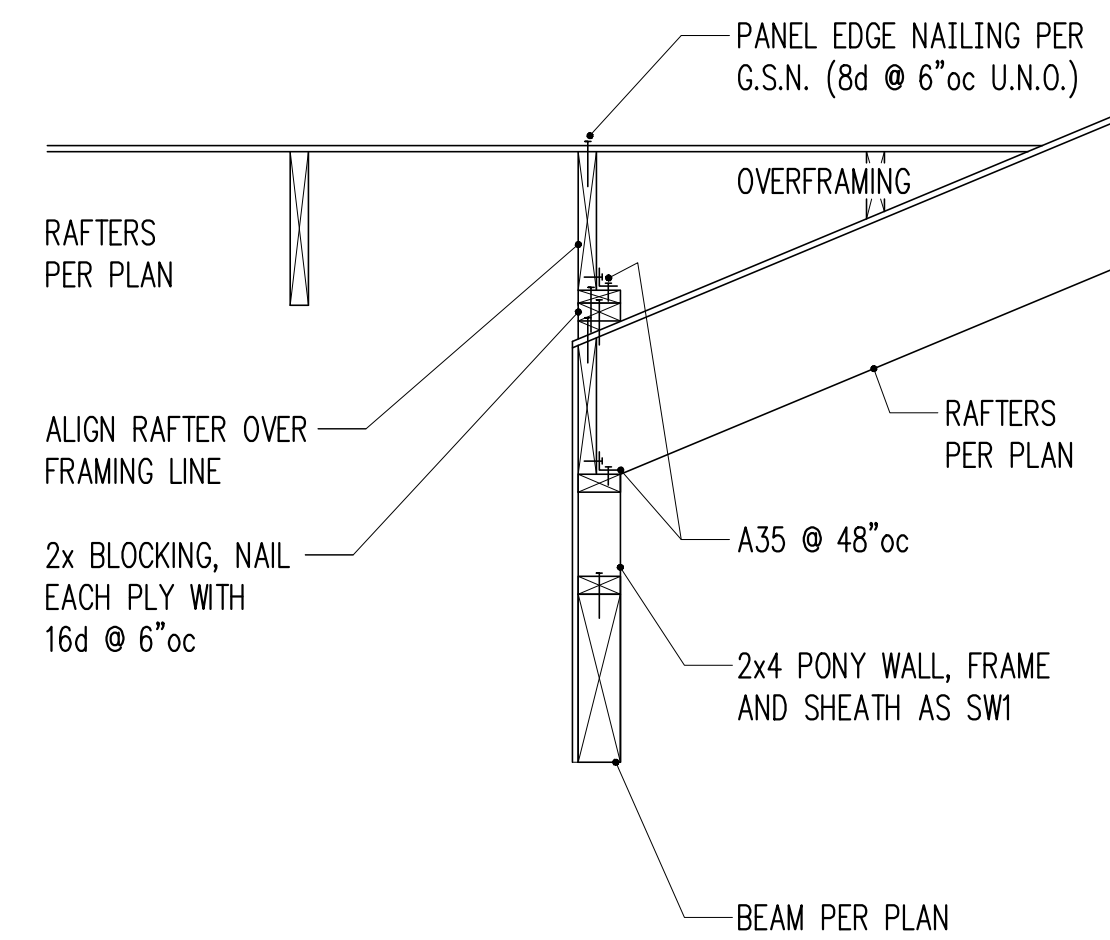
3/4" = 1'-0" 1



3/4" = 1'-0" 2

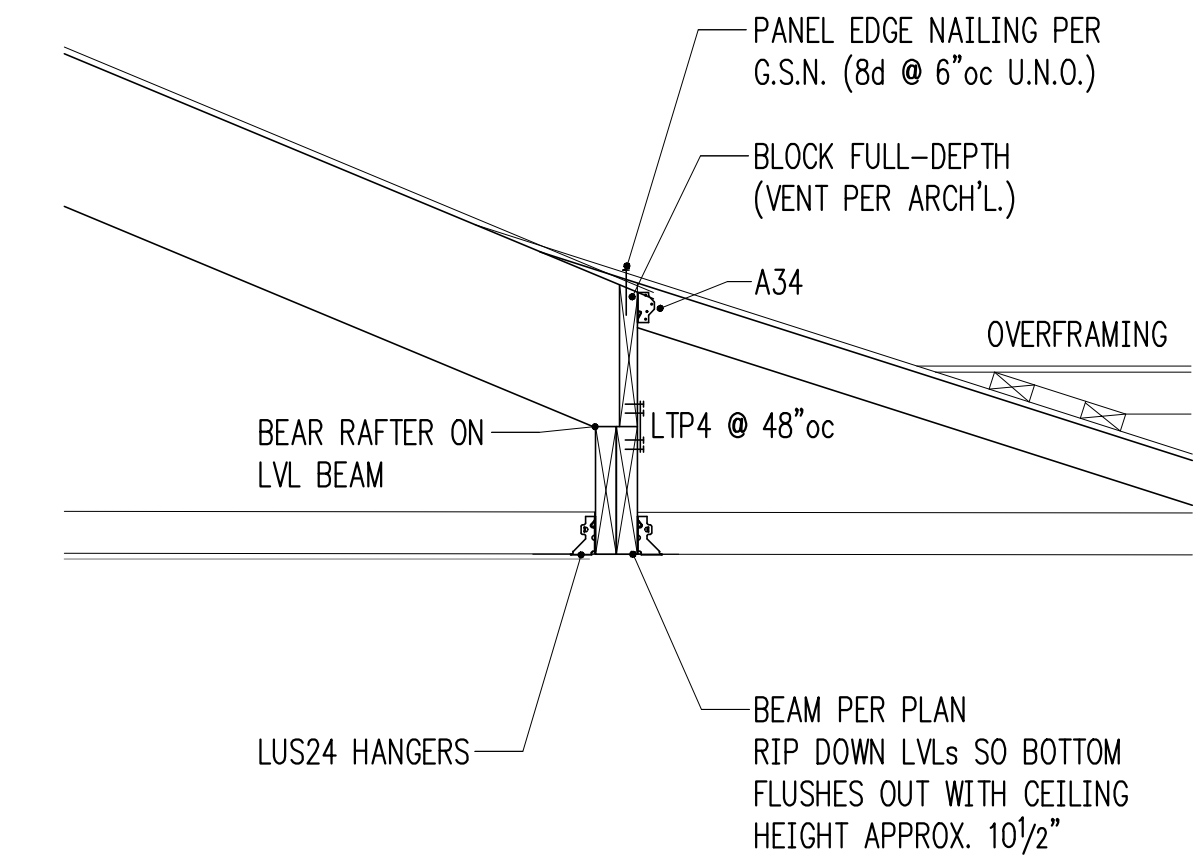


3/4" = 1'-0" 4



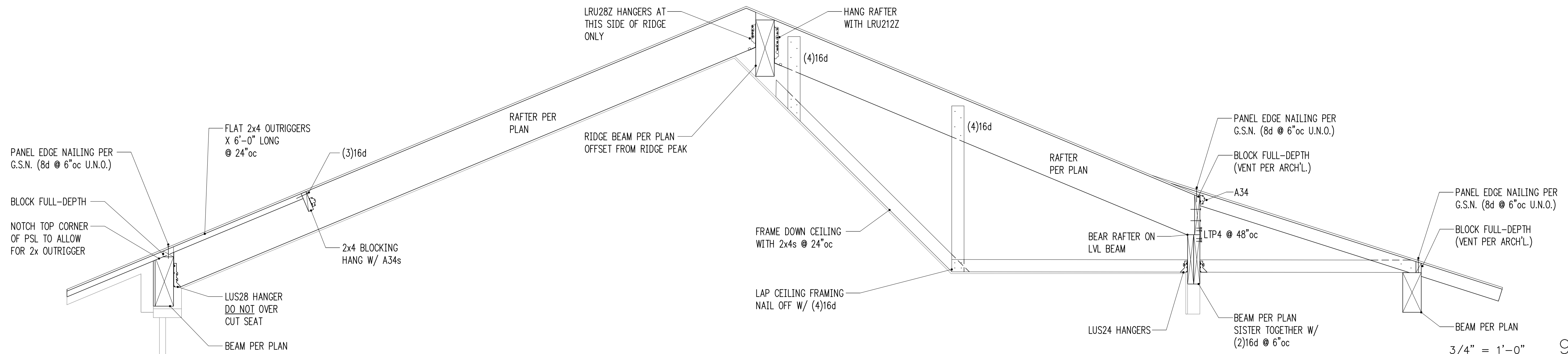
3/4" = 1'-0" 5

3/4" = 1'-0" 6



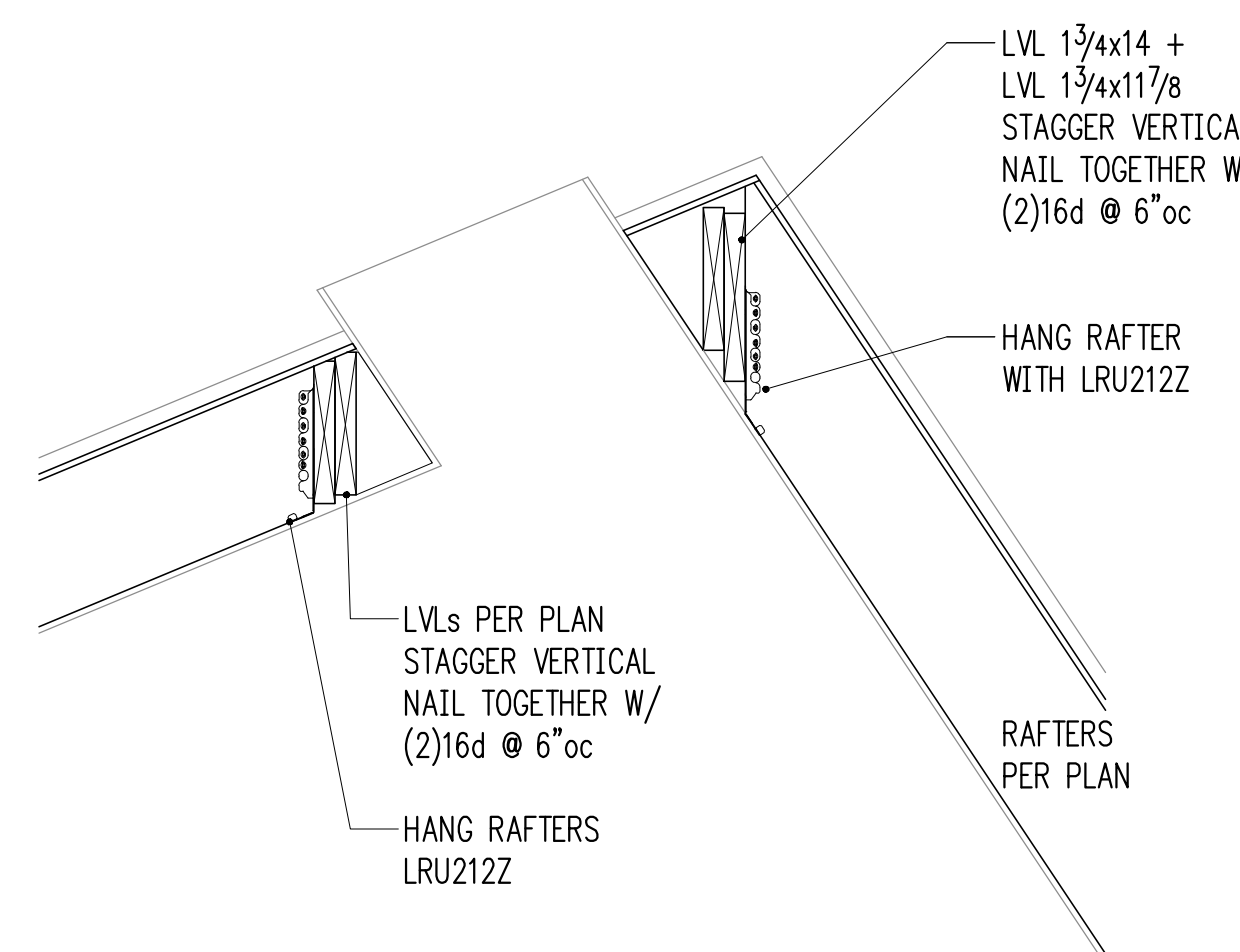
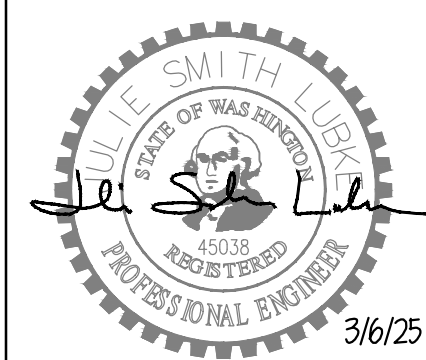
3/4" = 1'-0" 7

3/4" = 1'-0" 8

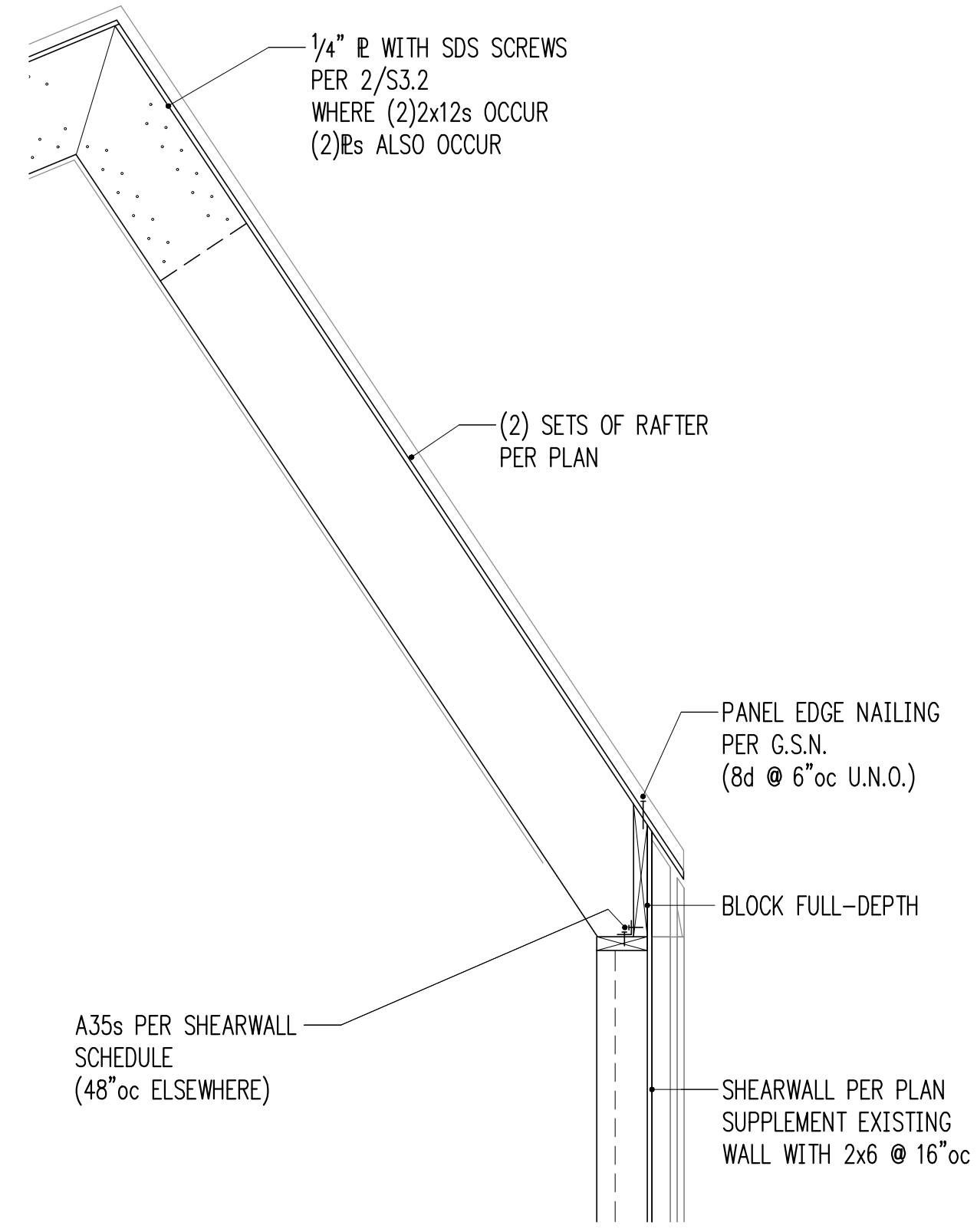


3/4" = 1'-0" 9

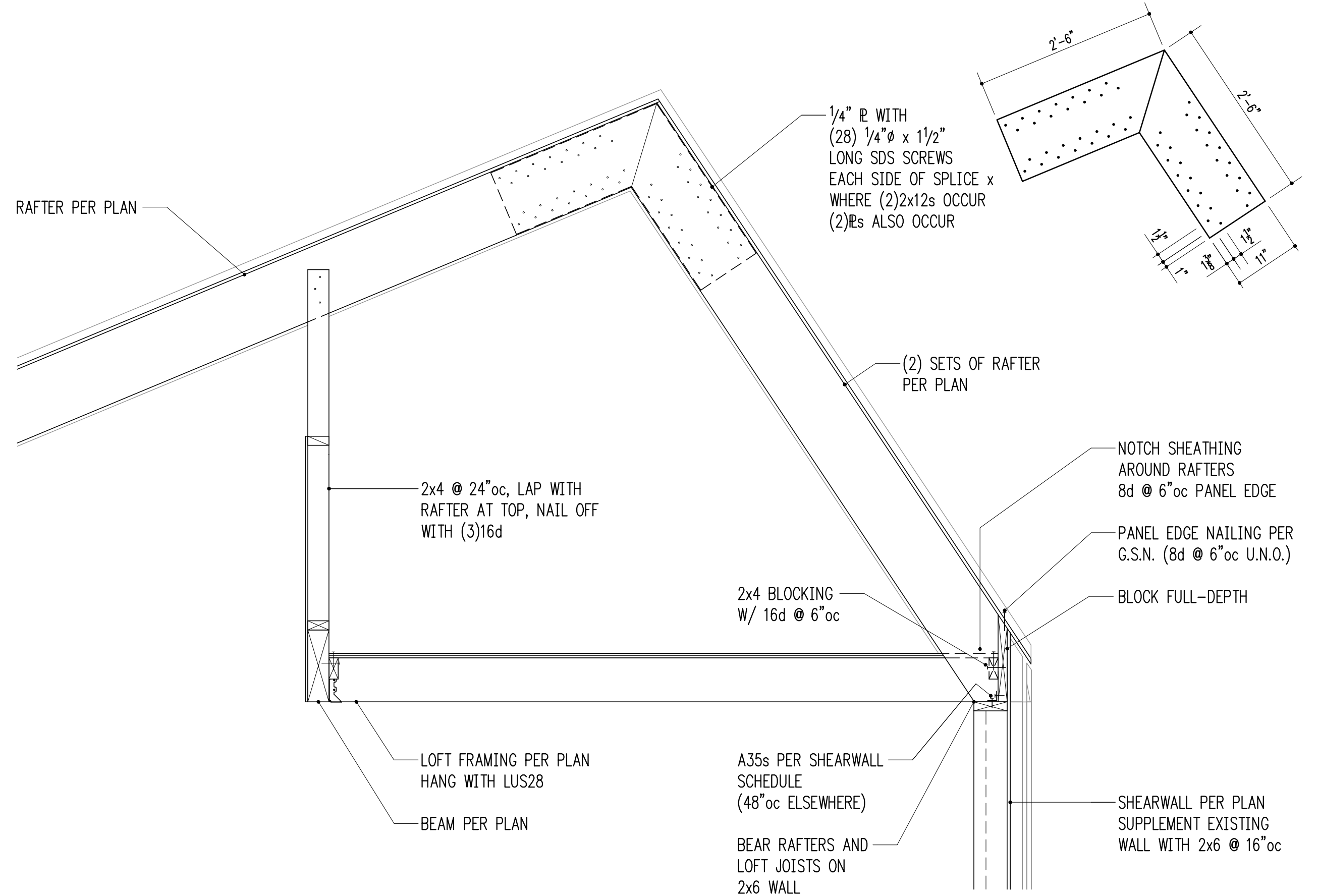
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12/20/24	Permit
03/06/25	Permit Corrections



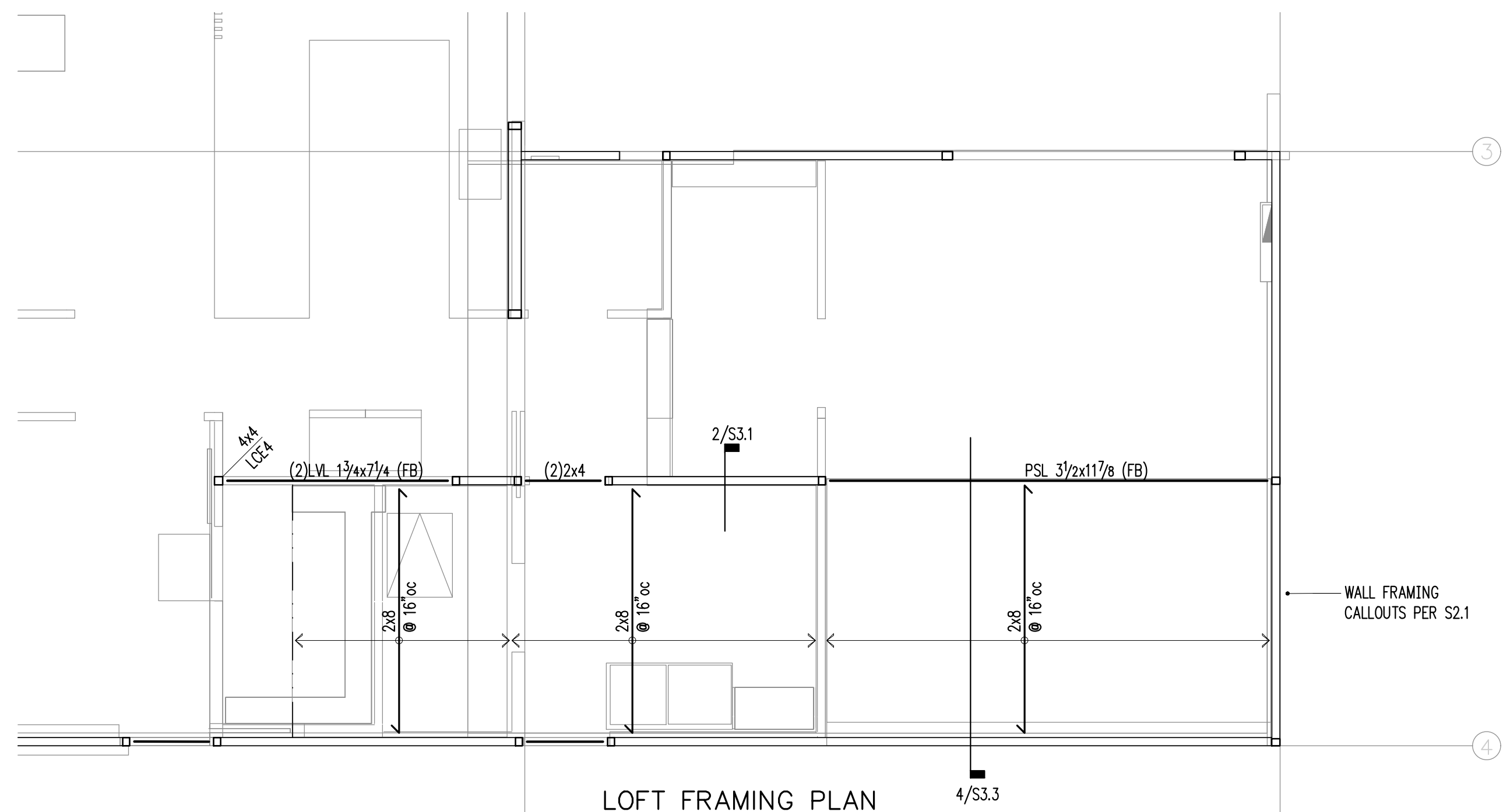
3/4" = 1'-0" 1



3/4" = 1'-0" 2



3/4" = 1'-0" 4



LOFT FRAMING PLAN

1/4" = 1'-0" 8

3/4" = 1'-0" 5

3/4" = 1'-0" 6

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S3.3
 STRUCTURAL DETAILS