

Contact Information

Owner
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Mercer Island, WA 98040
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Architect
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Structural Engineer
Longitude 120 Engineering & Design, LLC (L120)
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13150 91st PI NE
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MThurfjell@L120Engineering.com

Project Code Notes

Carbon Monoxide & Smoke Detector Notes:

- All new detectors to be hard-wired with battery back-up.
- Detectors shall be installed in accordance with the approved manufacturer's instruction and in accordance with UL217 and NFPA 72.
- Detectors shall be interconnected such that when one alarm is activated all remaining alarms are activated.

Stair Notes:

- Walls and soffits of enclosed usable space underneath the stair shall be protected on the enclosed side as required for one-hour fire-resistive construction.
- Guardrails shall be no less than 36 inches in height with a maximum spacing between intermediate rails to prevent passage of 4-inch sphere.
- Handrails shall be continuous, located between 34"-38" above stair nosing with grasp dimensions between 1.25" and 2".
- Handrails shall terminate at either a newel post or safety terminal
- Treads shall be a minimum of 10" deep and risers shall be a maximum of 7-3/4" high. Clear space between open risers shall be 3/78" maximum.
- Stairways shall have a minimum clear width of 36" and ceilings shall be a minimum of 6'-8" vertically above nosing
- Outdoor stairs and their approaches shall be designed so that water will not accumulate on walking surfaces

Glazing Notes:

- Window schedule is for planning purposes only. GC to verify Locations, Rough Openings, Swing Directions and Lamination / Tempering requirements prior to fabrication.
- U-factors of fenestration products (windows, doors and skylights) shall be determined in accordance with NFRC 100 by an accredited, independent laboratory, and labeled and certified by the manufacturer.
- Provide Laminated / Tempered glazing per code at the following locations:
 - Windows/sidelights where the nearest vertical edge is within a 24" arc of the door and whose bottom edge is less than 60" above the nearest walking surface.
 - Glazing that is 18" or less above adjacent walking surface;
 - Sloped glazing acting as skylights;
 - All other locations required by applicable codes.

Tree Protection:

- Tree Protection Fencing required around entire drip line on the permit site plan (the Tree Protection Area - TPA)
- Fencing must be installed prior to demolition and ground disturbance.
- Fencing must be kept in place for the duration of construction.
- Modifications to fencing by approval of project planner only (206.386.1357).
- No soil disturbance or activity allowed within fenced area, such as but not limited to: material storage / stockpiling, trenching / tunneling, parking, dumping or washing.

Energy Code

Table R402.1.3

CLIMATE ZONE 5 AND MARINE 4	
Fenestration U-Factor ^{a,1}	0.30
Skylight ^b U-Factor	0.50
Ceiling R-Value ^c	60
Wood Frame Wall ^{a,1} R-Value	20+5 or 13+10
Floor R-Value	30
Below-Grade ^{c,h} Wall R-value	10/15/21 int + 5TB
Slab ^{d,f} R-Value & Depth	10, 4 ft

- R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix A Table A101.4 of chapter 51-11C WAC shall not be less than the R-value specified in the table.
- The fenestration U-factor column excludes skylights.
- "10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.
- R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.
- For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.
- R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.
- For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.
- Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78 percent of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.
- The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "R13+10" means R-13 cavity insulation plus R-10 continuous insulation.
- A maximum U-factor of 0.32 shall apply to vertical fenestration products installed in buildings located above 4000 feet in elevation above sea level, or in windborne debris regions where protection of openings is required under Section R301.2.1.2 of the International Residential Code.

ENERGY CREDITS - ADDITIONAL ENERGY REQUIREMENTS

Additions to existing building greater than 500 sf of heated floor area but less than 1,500 sf must achieve 5 credits from Table 406.2 and 406.3 of the Washington State Energy Code

SYSTEM	DESCRIPTION OF PRIMARY HEAT SOURCE	CREDIT(S)
4	For heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(9)	3

OPTION	NOTE	CRITERIA	CREDIT	PRODUCT SPECIFICATIONS
2.1	ERV	Air Leakage to 2 changes/ hr at 50 pascals, install ERV with at least 0.65 efficiency	1	Panasonic FV-06VE1
3.7	High Efficiency HVAC Equipment	Zonal Ductless split system heat pumps	2	Mitsubishi MXZ H2i High Efficiency Heat Pump 12,600 - 48,000 Btuh Capacity Range 9.1 - 17.0 SEER, 11.3 - 10 HSPF, INVERTER - driven compressor. Quiet outdoor unit operation as low as 49 dB(A)

All glazing to comply with Washington State Energy Code for climate zone 1 Total Credits Required 5, Total Credits 6 Provided / For Additions to Existing Buildings

Sheet Index

- A1.0 Site Plan & Project Information
- A1.1 Drainage Plan
- SUR Topographical & Boundary Survey
- A2.0 Floor Plans - 1st Floor
- A2.1 Floor Plans - 2nd Floor
- A2.2 Floor Plans - Roof Plan
- A3.0 Exterior Elevations
- A3.1 Exterior Elevations
- A3.2 Exterior Elevations
- A4.0 Building Sections
- A6.0 Window & Door Schedule
- S-0 Cover Sheet
- S-1 General Structural Notes
- S-2 Foundation Plan
- S-3 First Floor Framing Plan
- S-4 First Floor Wall Framing and Shear Wall Plan
- S-5 Second Floor Framing Plan
- S-6 Second Floor Wall Framing and Shear Wall Plan
- S-7 Roof Framing Plan
- SD-1 Structural Details
- SD-2 Structural Details
- SD-3 Structural Details

Gross Square Footage

First Floor (Existing)	1,175.25 sf
First Floor (New)	975.75 sf
Second Floor (New)	852 sf
TOTAL GSF:	2,903 sf

Ventilation Notes

- Local exhaust ventilation air flow rate is based on continuous operation per IRC table M1505.4.4 or table 403.3.
- Whole house ventilation is provided via Energy Recovery Ventilator (ERV) that operates continuously, per IRC table M1505.4.3(1), (2), (3) or table 403.8.1.
- Exhaust outlet location shall be per IRC section R303.5.2.
- Fresh outdoor air intake location shall be per IRC section R303.5.1 and M1507.3.7.3.
- The ERV shall operate continuously at a speed to provide min. exhaust rate 100 CFM and min fresh outdoor air supply rate 60 CFM.
- Kitchen range exhaust and dryer exhaust are ducted and vented separately from ERV.
- Testing and commissioning shall be performed and documented per IRC M1505.4.1.6 or 403.4.6.6. Present the documents to inspector when requested.
- Ventilation controls: Each room having an exhaust grill is provided with 20, 40 or 60 minute timer switch that allows ERV to operate at high speed.

Hardscape Calculation

GROSS LOT AREA	8,000 sf
ALLOWABLE HARDSCAPE AREA	1,018 sf
EXISTING UNCOVERED DECKS	294 sf
UNCOVERED PATIOS	291 sf
WALKWAYS	164 sf
ROCKERIES	46 sf
TOTAL EXISTING	795 sf
PROPOSED WALKWAYS	78 sf
TOTAL PROJECT HARDSCAPE	873 sf
TOTAL HARDSCAPE AREA OF LOT	10.9%

(SEE SITE DEVELOPMENT WORKSHEET)

Lot Coverage

Maximum Lot Coverage: The maximum lot coverage permitted for principal and accessory structures is as follows:

Lot Slope less than 15% = forty (40) percent of the lot area.

Lot Size: 8,000 sf

Maximum Lot Coverage: 3,200 sf

Existing Roof Area : 1,954 sf
Sheds: 118 sf
Existing Driveway: 981 sf
Total Existing Lot Coverage Area: 3,053 sf

Area to be Removed: 403 sf Carport + 981 Driveway = 1,384 sf

Total New Lot Coverage:
Main Roof Area: 904 sf
Driveway: 329 sf
Total New Lot Coverage Area: 1,233 sf

Total Project Lot Coverage 2,902 sf (36.27%)

Project Information

Project Address: 2727 64th Ave SE
Mercer Island, WA 98040

Assessor Parcel No: 217450-3670

Legal Description: EAST SEATTLE ADD S 20 FT OF 24 & ALL OF 25-26

Plat Block: 21
Plat Lot: 24-25-26

Zoning: R-8.4

Lot Size: 8,000 sf

Coverage: 40%

Height Limit: 30'

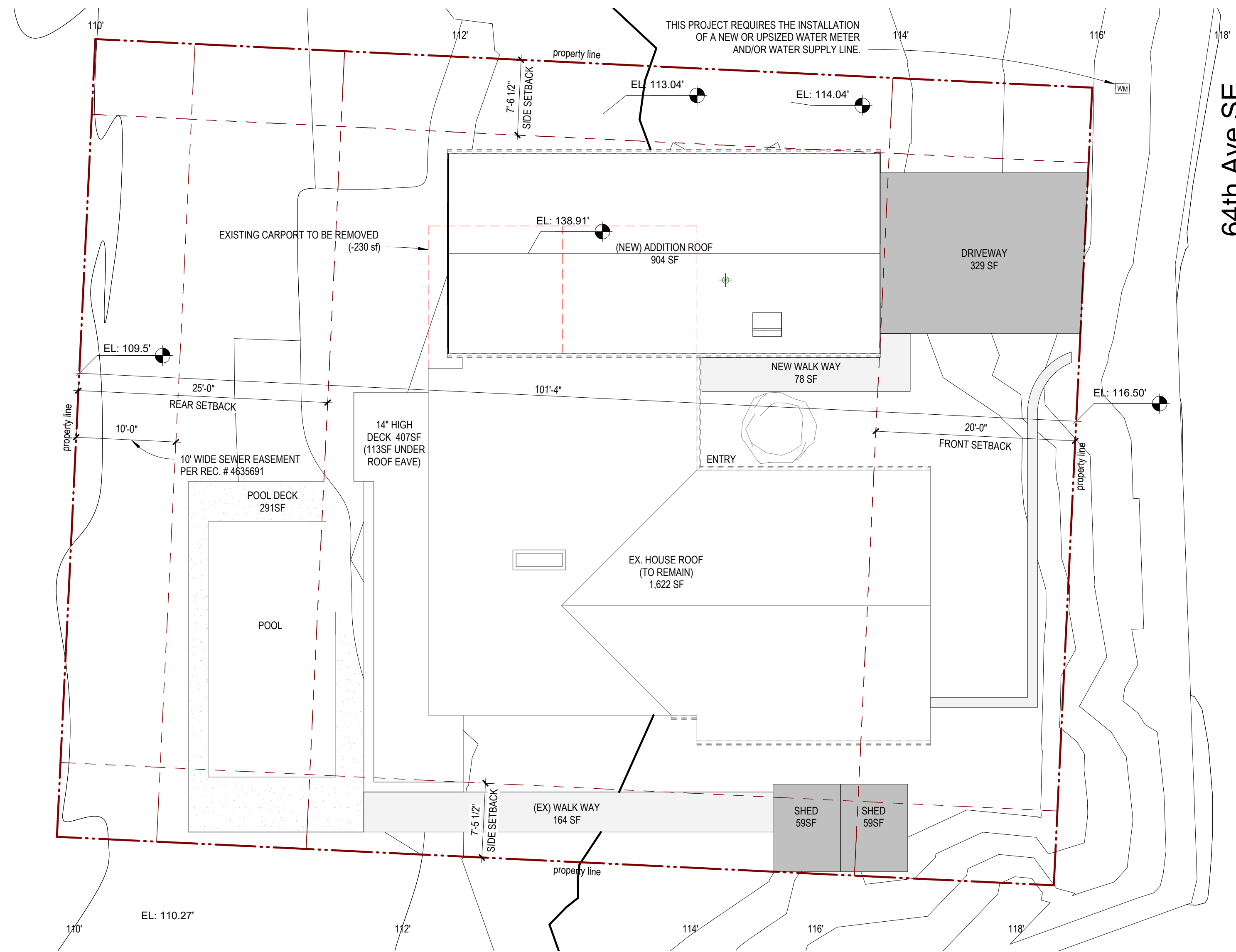
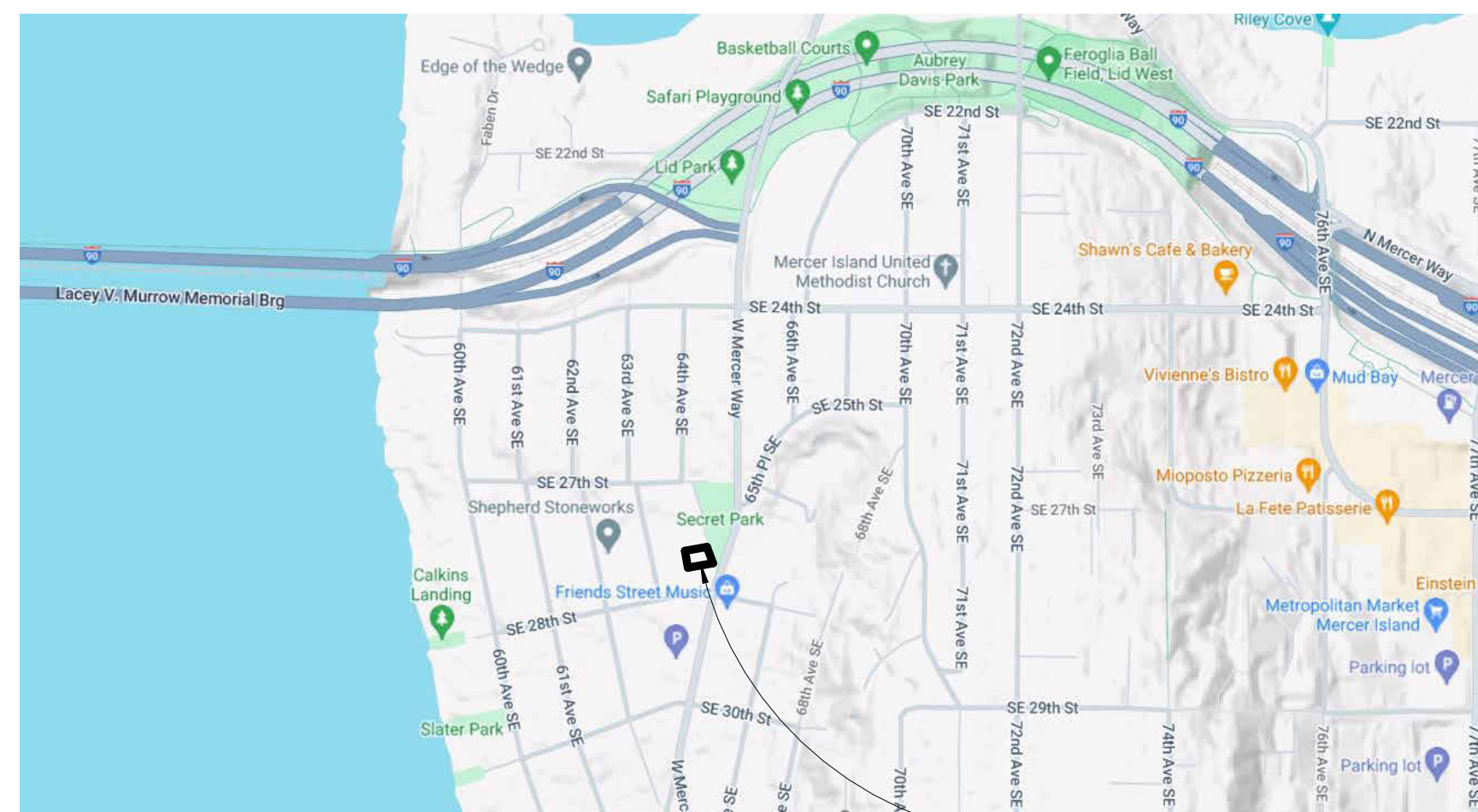
Setbacks:
Front Yard: 20'-0"
Side Yard: 15'-0"/2
Rear Yard: 25'-0"

Scope: Remove existing carport. Addition of two car garage with primary suite above.

Project / Code Summary

International Building Code	2021 Edition
International Residential Code	2021 Edition
Washington State Energy Code	2021 Edition
International Mechanical Code	2021 Edition
National Electrical Code	2018 Edition
Uniform Plumbing Code	2021 Edition

Vicinity Map



Site Plan
1/8" = 1'-0"

sdci stamp space

GRIDLINE DESIGN

Seattle, Washington
gridlinedesignbrandon@gmail.com

project
24-01
number

Additions and Alterations to
Henne Residence
2727 64th Ave SE
Mercer Island, WA 98040

DATE

Date 1

Issue # 1

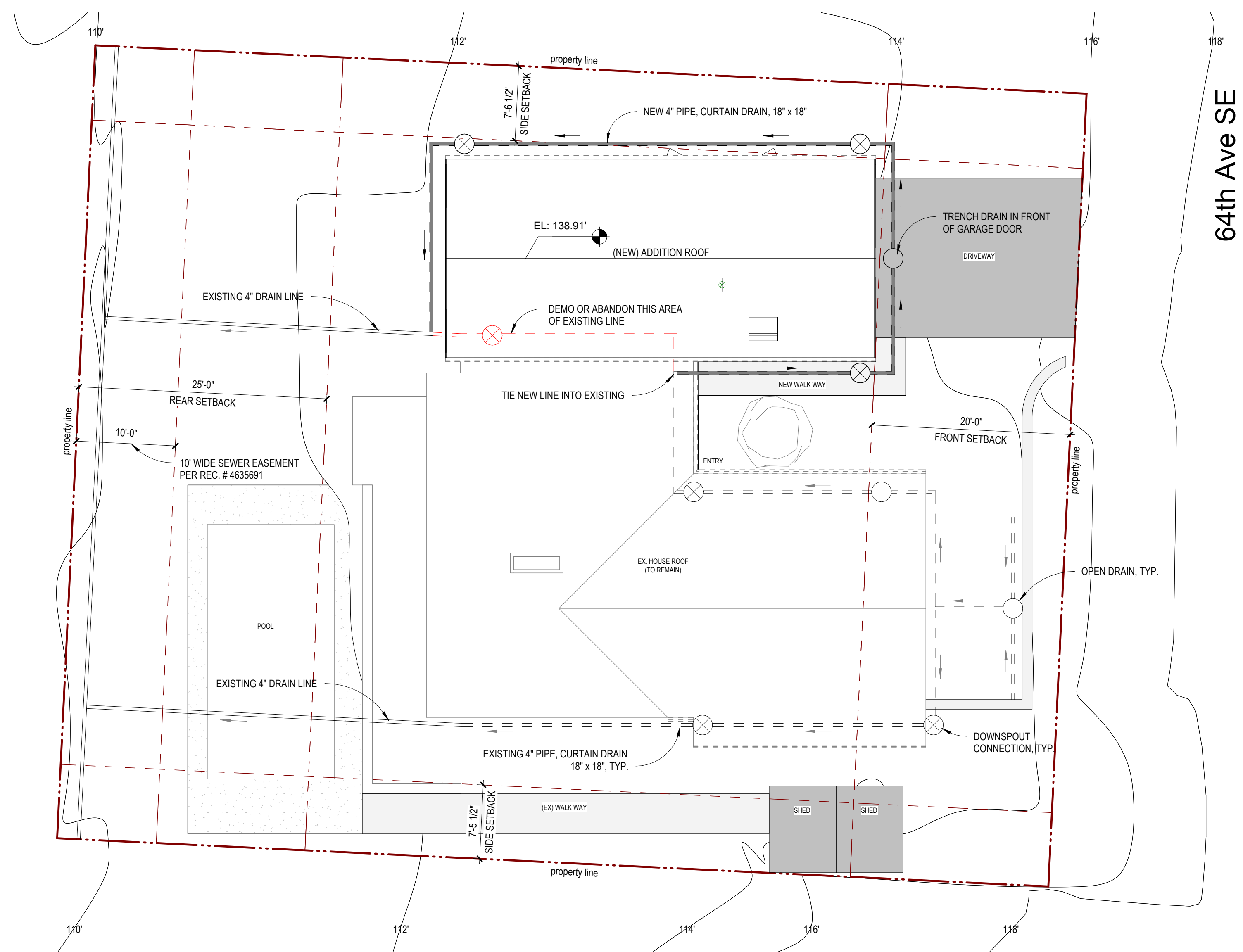
REVISION

Revision 1

Project Status
Site Plan

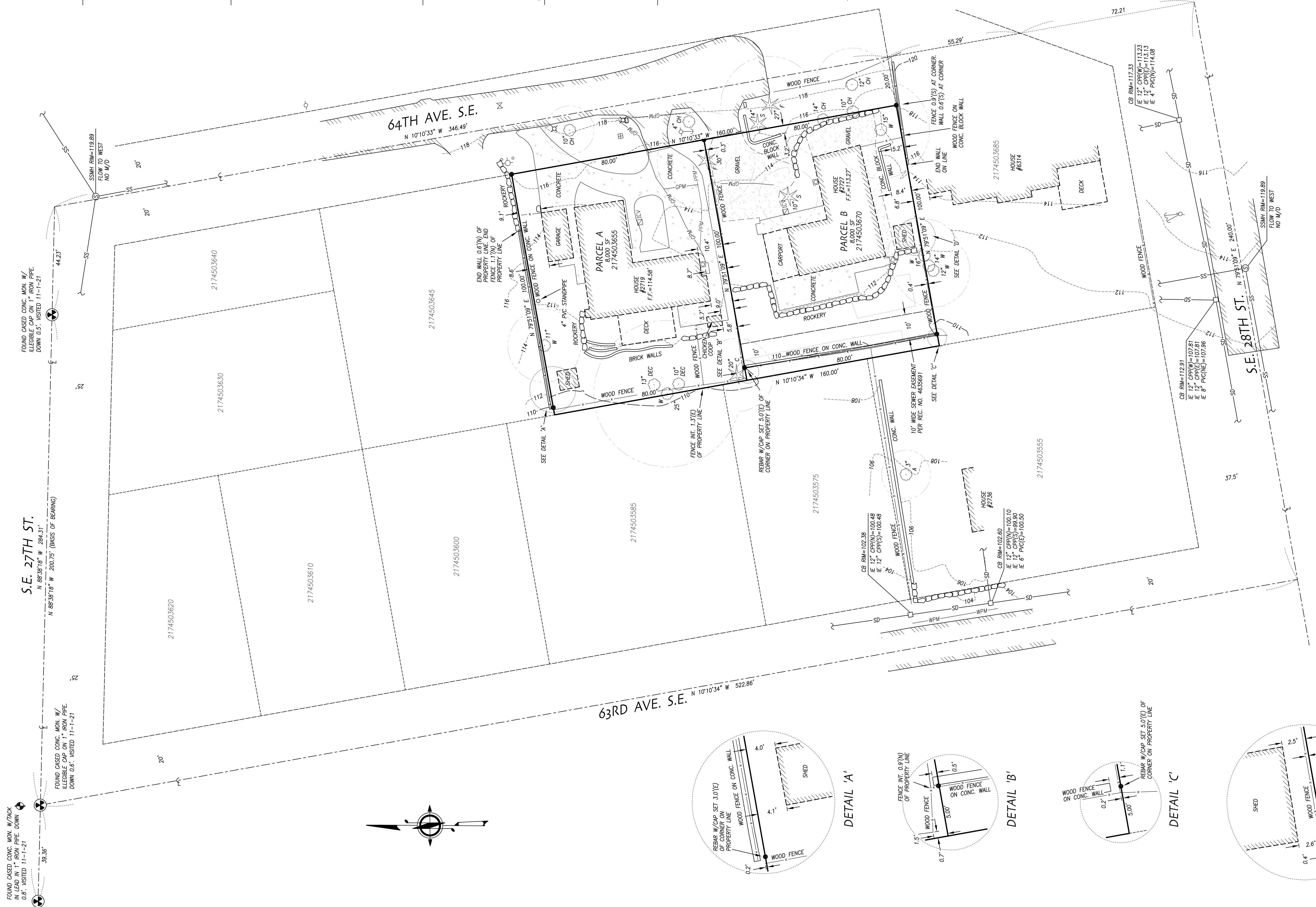
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sheet
A1.0
number



DRAINAGE PLAN
1/8" = 1'-0"

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EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA 1515 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS IAC 332-130-090

BASES OF BEARINGS:
THE MONUMENTED CENTERLINE OF S.E. 27TH ST., AS THE BEARING OF N 88°28'18" E.

LEGAL DESCRIPTION

PARCEL A:
THE SOUTH 10 FEET OF LOT 21 AND ALL OF LOTS 21, 23 AND 24, BLOCK 21, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 22, IN KING COUNTY, WASHINGTON.

PARCEL B:
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

THE SOUTH 20 FEET OF LOT 24 AND ALL OF LOTS 25 AND 26 IN BLOCK 21, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 22, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM

NAVD 88
FOUND BASED CONIC. MON. W/BACK IN LEAD IN 1" IRON PIPE
WCS SURVEY DATA WAREHOUSE ID#47157
ELEV. = 112.04'

SURVEY REFERENCES

(R1) RECORD OF SURVEY - A.F.#20170621900002
(R2) PLAT OF EAST SEATTLE - VOL. 3, PAGES 22, 23

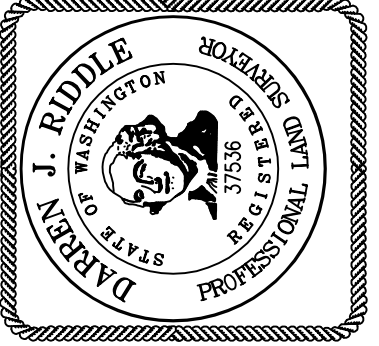
LEGEND

- SET 1/2" X 24" REBAR W/CPJ STAMPED "PCS 37536"
- EXISTING REBAR W/CPJ, AS NOTED
- ⊗ SET NAIL AND WASHER STAMPED "PCS 37536"
- ⊕ FOUND CONCRETE MONUMENT AS NOTED
- ⊖ RIGHT OF WAY CENTERLINE
- ⊘ CATCH BASIN
- ⊙ WATER VALVE
- ⊚ FIRE HYDRANT
- ⊛ WATER METER
- ⊜ IRRIGATION CONTROL VALVE
- ⊝ SANITARY SEWER MANHOLE
- ⊞ MAILBOX
- ⊟ UTILITY/POWER POLE
- ⊠ GUY ANCHOR
- ⊡ GAS METER
- ⊢ CONIFEROUS TREE
- ⊣ DECIDUOUS TREE
- F FIR
- C CEDAR
- S SPRUCE
- W WALNUT
- A APPLE
- CH CHERRY

NOTES

1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES UNLESS OTHERWISE SPECIFIED. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT EXPRESS REAFFIRMATION BY THE LAND SURVEYOR OF RECORD.

2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT BEST LOCATIONS OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE CURATIVE ACT, AND OCCUPATION WHICH MAY ENLARGE TITLE OR USE OF SUBJECT PROPERTY.



Pacific Coast Surveys, Inc.
LAND SURVEYING & MAPPING
P.O. BOX 13619
MILL CREEK, WA 98082
PH. 425-512-7099 FAX 425-357-3577
WWW.PCSURVEYS.NET

TOPOGRAPHIC SURVEY FOR:
ERIK HENNE
CHRIS METCALFE
NE 1/4, NE 1/4, SEC. 11, T.24N., R.4E., W.M.
DRAWN BY: DATE: 12-5-21 DRAWING FILE NAME: SCALE: 1" = 20'
JOB NO.: 217-24234



General Plan Notes

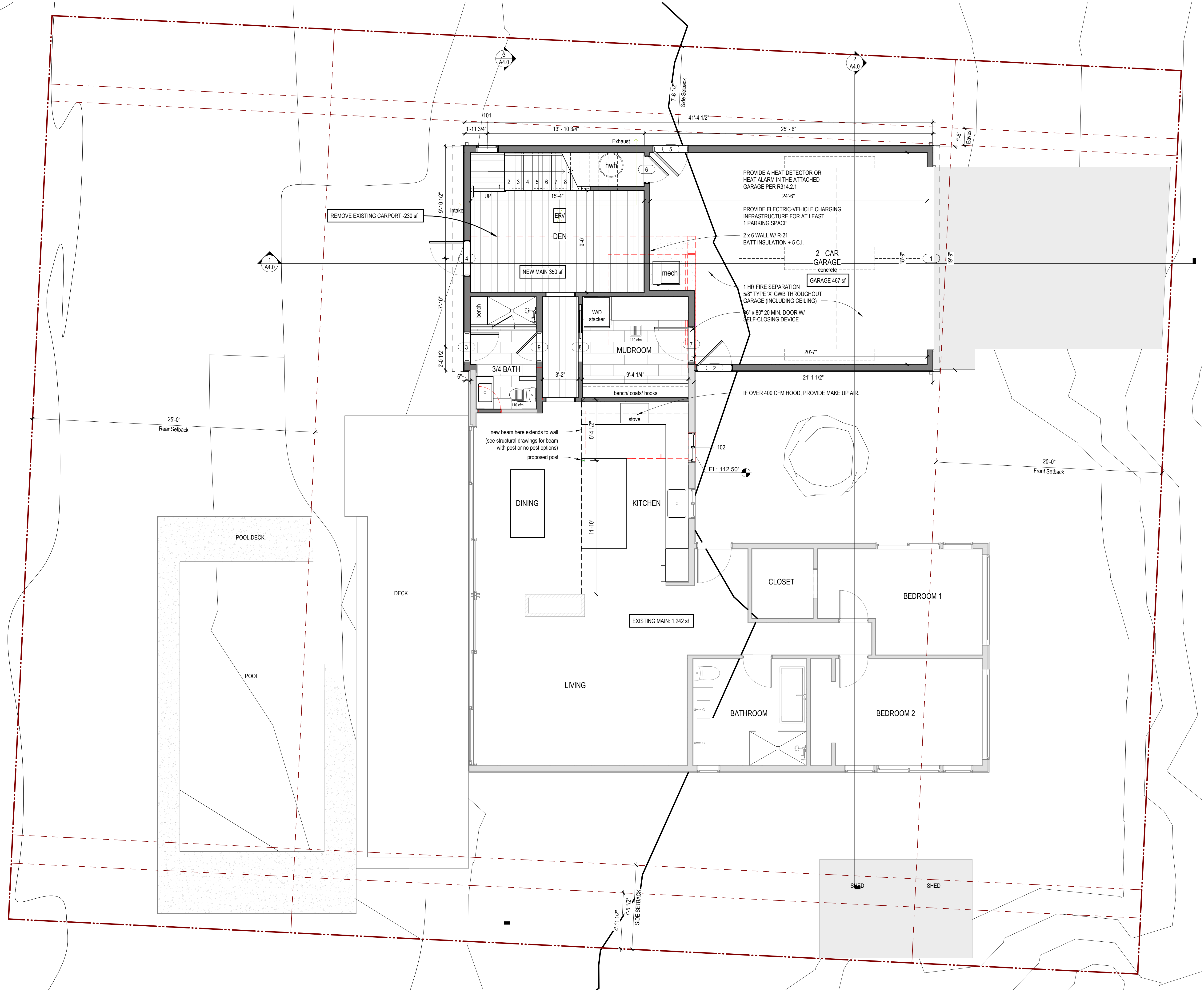
- Do not scale drawings, written dimensions govern partition locations, dimensions and types. Door and window locations shall be as shown on construction plan. In case of conflict, notify Architect for written clarification prior to proceeding with construction. Commencement of work shall be deemed as the GC's acknowledgment of all work to complete project in conformance with contract documents and schedule.
- General Contractor to review all documents and verify all dimensions and field conditions and confirm that work is buildable as shown in drawings. Any conflicts or omissions shall be immediately reported to the Architect for clarification prior to proceeding with work in question or ordering materials for work.
- Job site shall be kept clean and safe during all phases of construction.
- Protect building from water damage during all phases of construction.
- General Contractor shall notify the Architect of any utilities, not covered in the construction/demolition documents, which may interfere with completing the work. When removal is approved by the Architect, General Contractor shall inspect, test, and disconnect the specified utility, cut back to source and cap.
- All partitions are dimensioned from face of framing, unless otherwise noted.
- All dimensions marked "clear" or "cl" shall be maintained and shall allow for thickness of all finishes including floor finishes.
- Dimensions locating doors by edge are to the inside edge of jamb, unless otherwise noted (typ. 4 1/2" from wall to allow for full un-ripped jamb leg trim).
- Dimensions shown as v.l.f. shall be verified by the Contractor in the field. Contractor shall notify Architect of any discrepancy in dimensions prior to proceeding with the work in that area.
- "Align" shall mean accurately locate finish faces in the same plane.
- "Typical" or "typ" shall mean that the condition is representative for similar conditions throughout, unless otherwise noted. Details are usually keyed and noted "typ" only once, when they first occur.
- "Similar" or "sim" means comparable characteristics for the conditions noted.
- Verify dimensions and orientation on plans and elevations.
- Work areas to remain secure and lockable during construction. The General Contractor shall coordinate with owner to ensure security.
- Coordinate and provide backing for millwork and items attached or mounted to walls or ceilings.
- Undercut doors to clear top of floor finishes by 1/4", unless otherwise noted.
- All mechanical and electrical scope of work is design/build by respective subcontractors. Fixture, grille, switch, and outlet locations should be considered during framing - and final locations should be approved by Architect prior to installation.
- All stairs shall have a handrail with 2" Ø grip 36" above nosing of tread.
- All new exterior walls to be 2x6 framing u.n.o.
- All new interior walls to be 2x4 framing u.n.o.

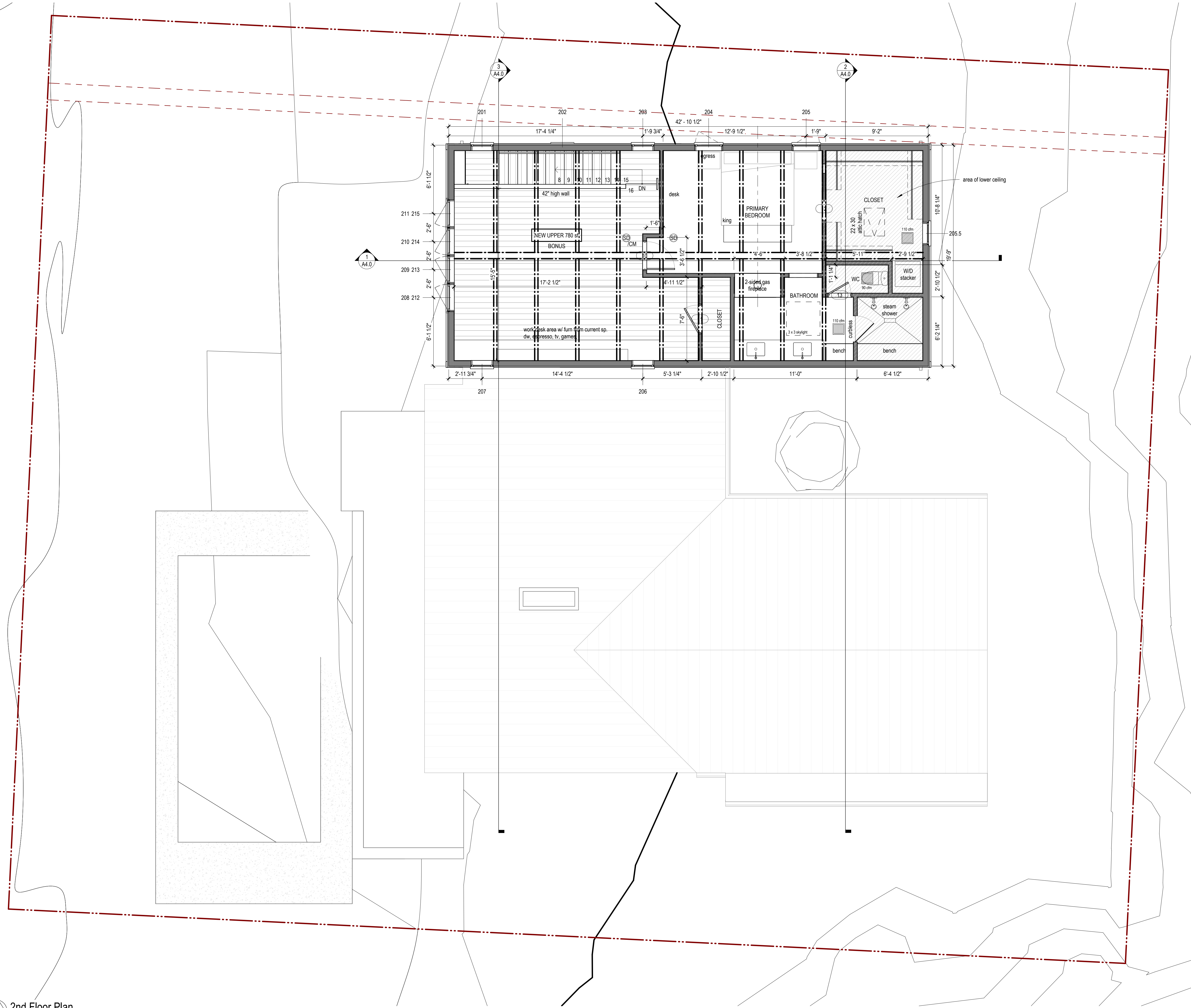
WALL KEY	
	New Wall
	Existing Wall
	Demo Wall

Continuously operating local exhaust and whole house ventilation using Energy Recovery Ventilator (ERV) (M1505.4.4 and M1505.4.1.4)

ERV equipment schedule	
# of Units	1
Make	Panasonic
Model	FV-06VE1
Gross Air flow supply	60 CFM
# of air flow setting	4

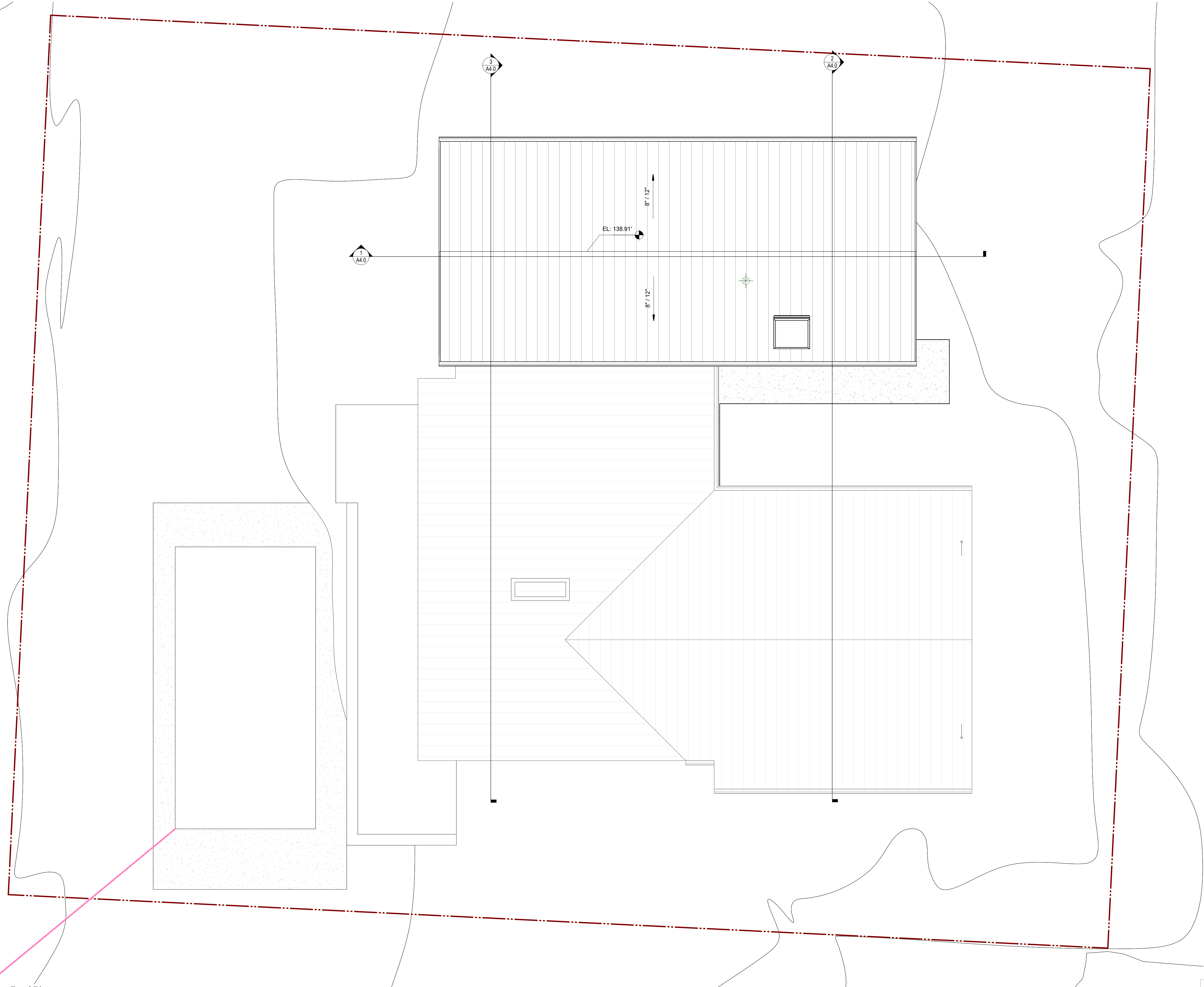
Duct diameter	
Supply, From outdoor to ERV	4" Round
Exhaust, from bldg. to ERV	4" Round
Drain conn, ERV to drain	1/2"
Filters	Merv 8





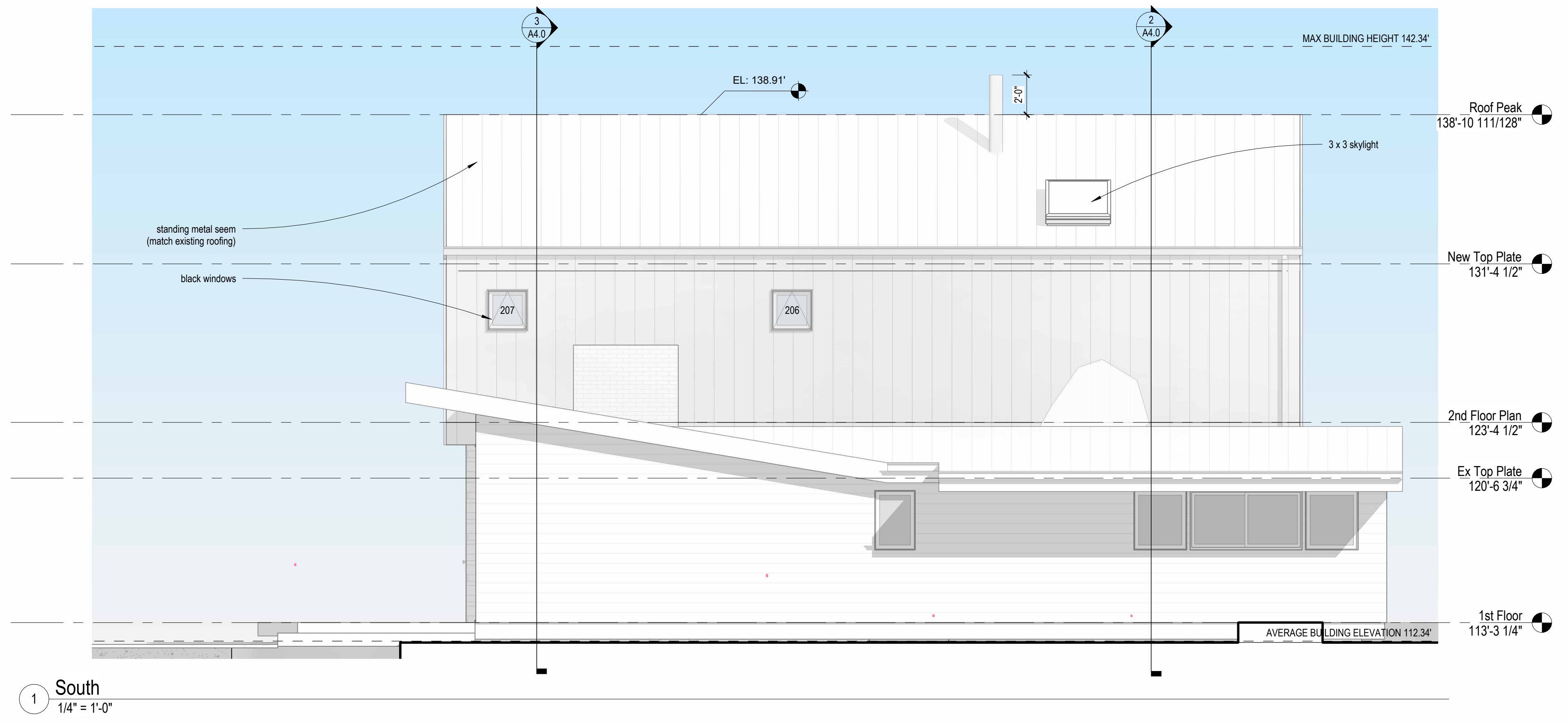
2nd Floor Plan
1/4" = 1'-0"

sdc stamp space

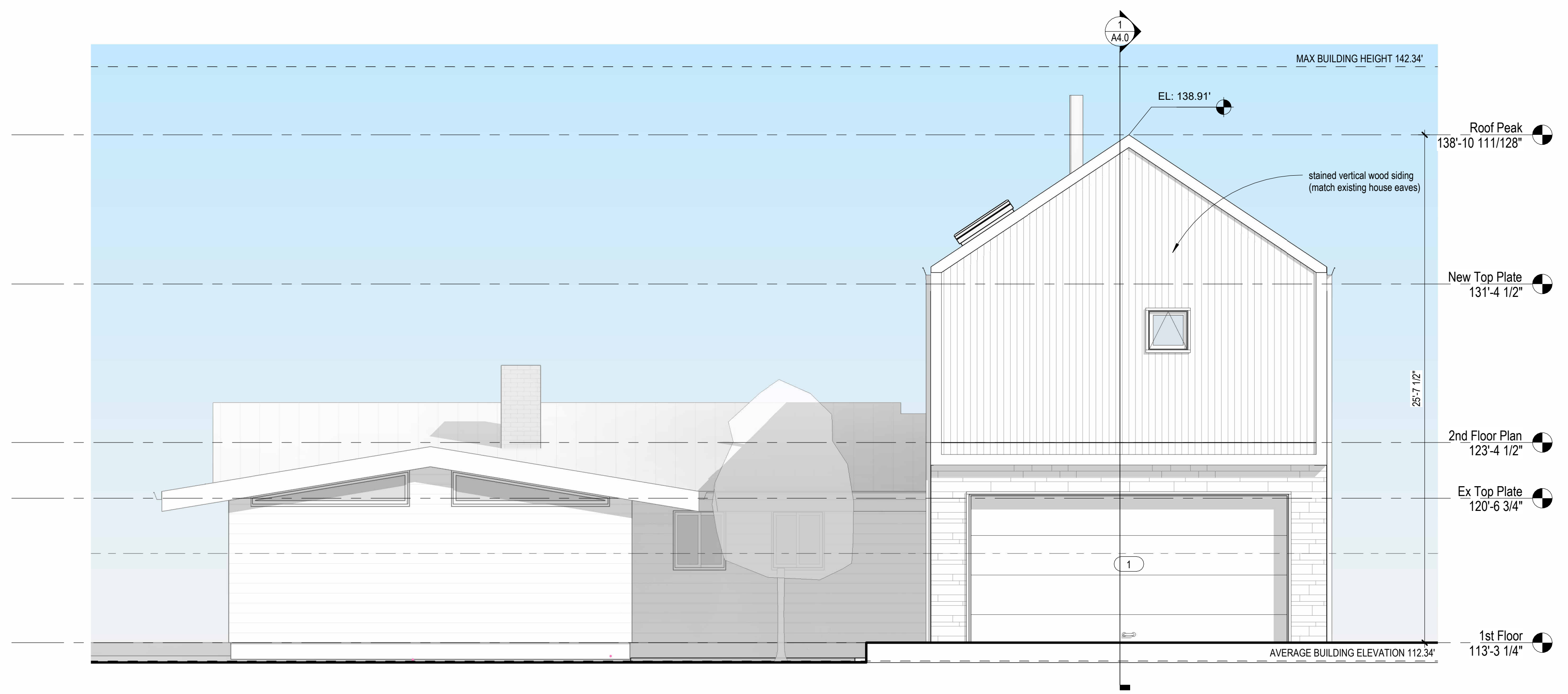


Roof Plan
1/4" = 1'-0"

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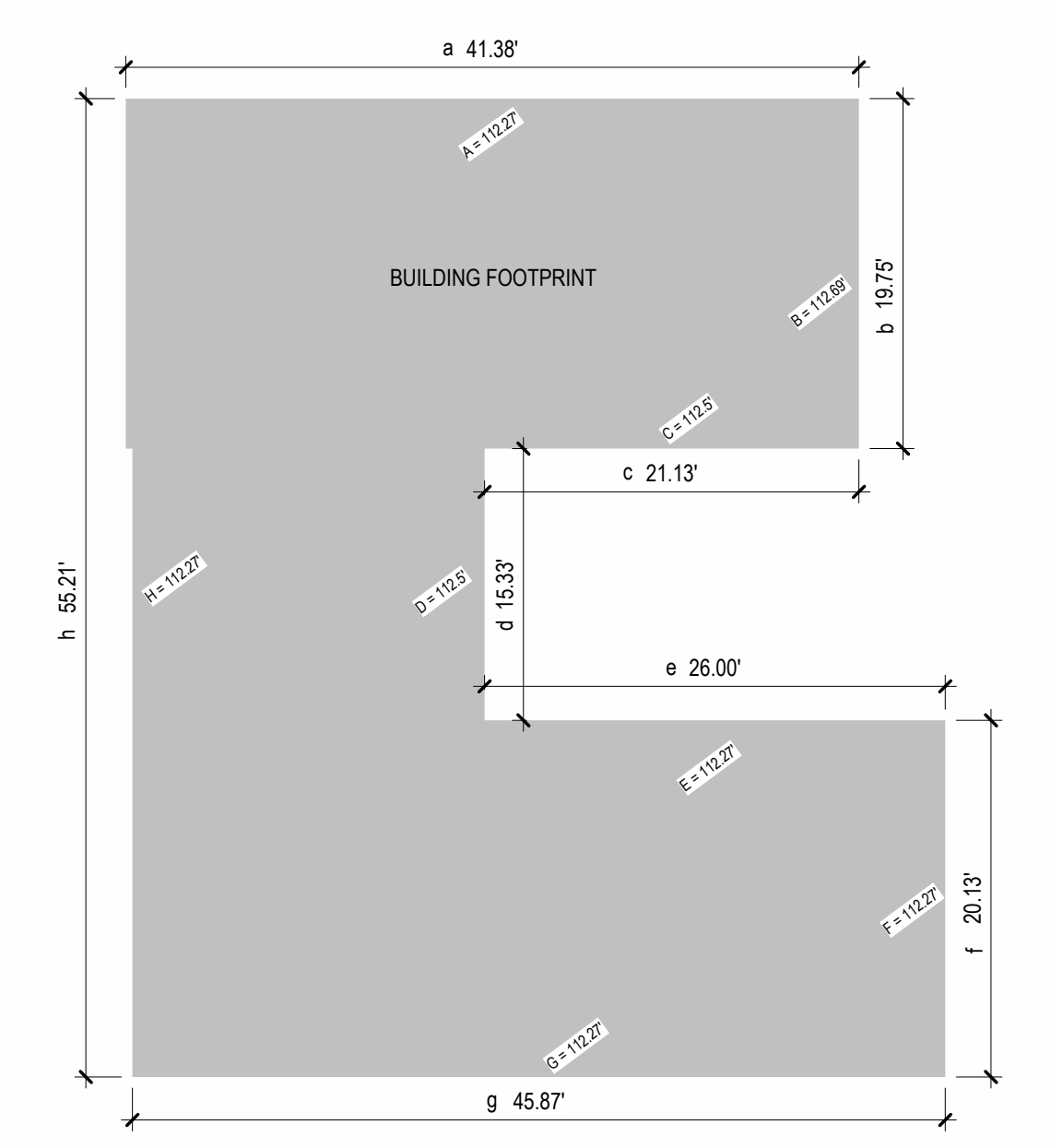


1 South
1/4" = 1'-0"



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

Average Grade



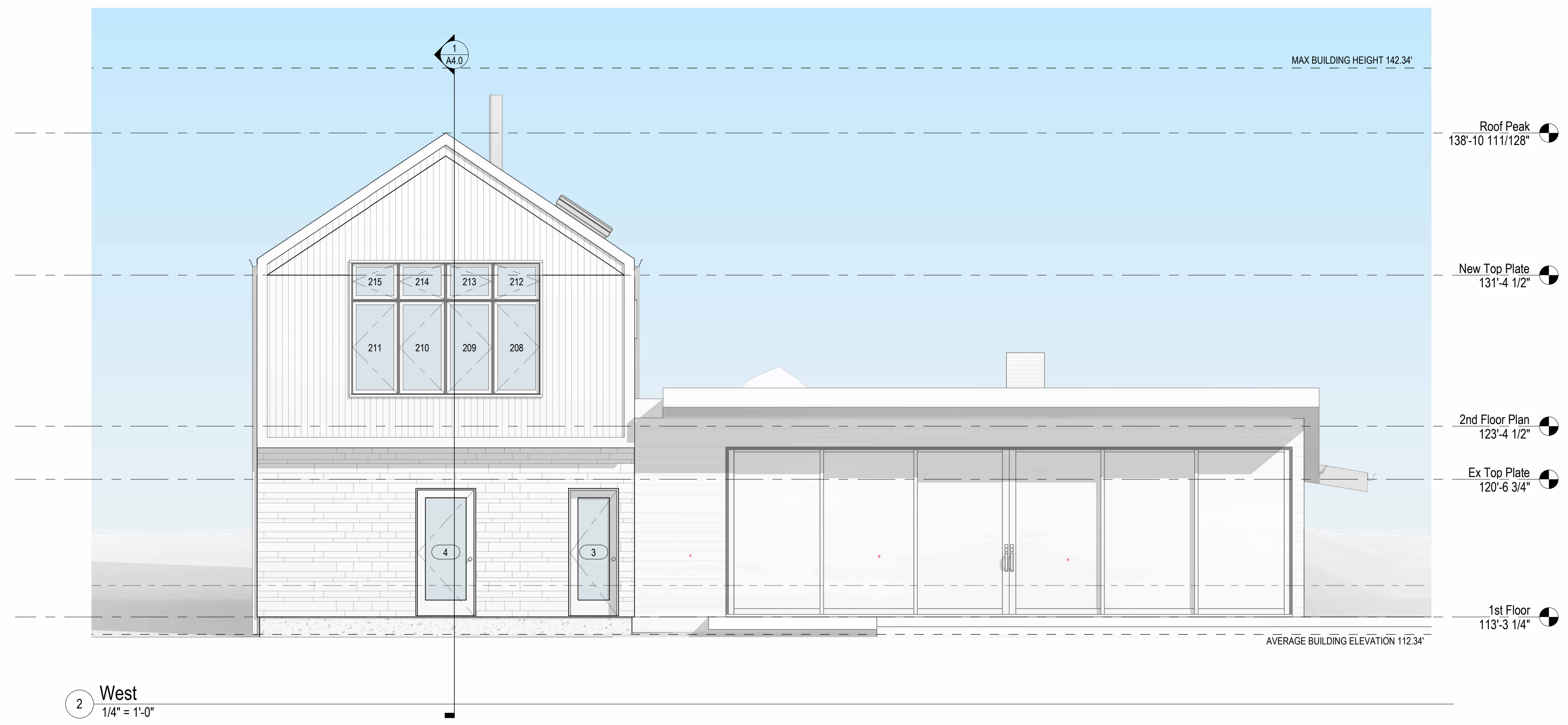
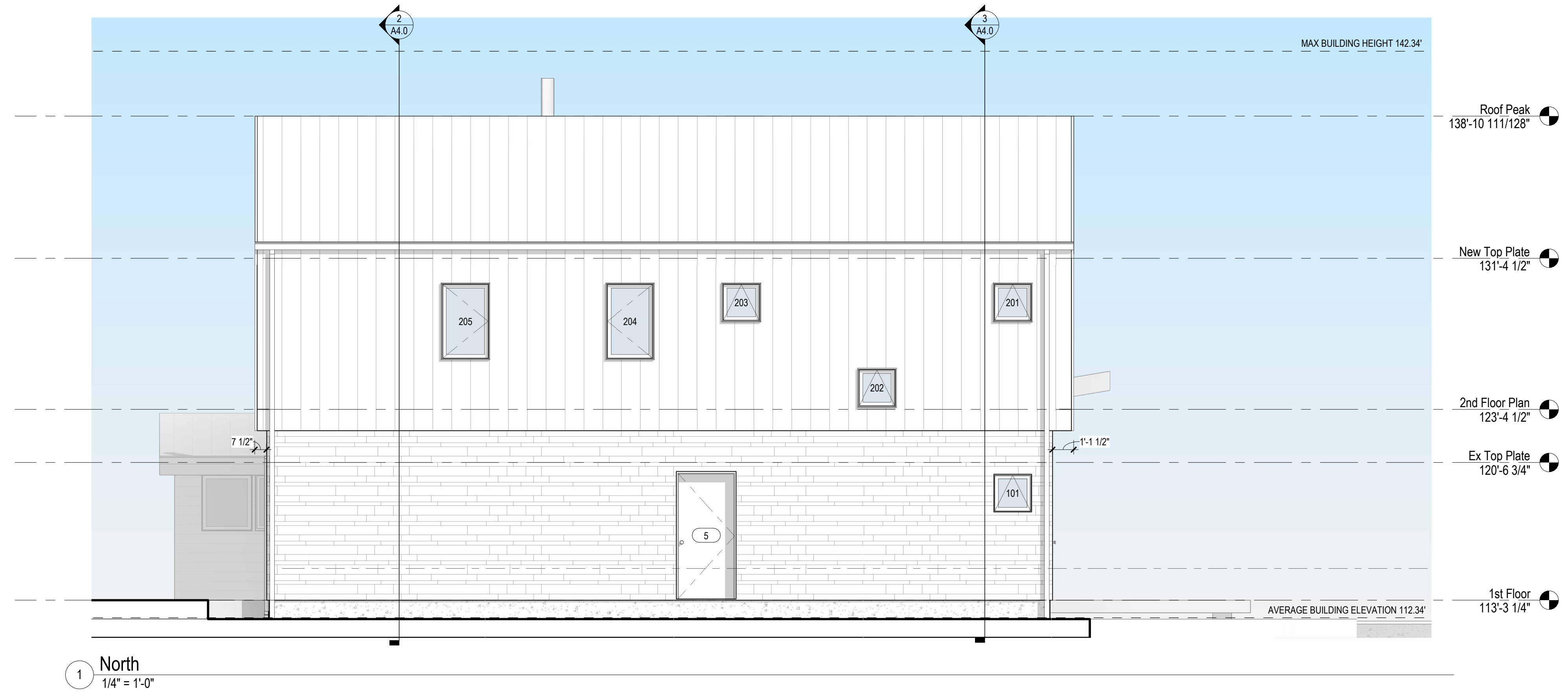
(ABE) + 30'-0" =
Max Building Height

Mid Point Elevation	Wall Segment Length
A: 112.27	a: 41.38'
B: 112.69	b: 19.75'
C: 112.5	c: 21.13'
D: 112.5	d: 15.33'
E: 112.27	e: 26.00'
F: 112.27	f: 20.13'
G: 112.27	g: 45.87'
H: 112.27	h: 55.21'

$$\frac{(112.27 \times 41.38) + (112.69 \times 19.75) + (112.5 \times 21.13) + (112.5 \times 15.33) + (112.27 \times 26) + (112.27 \times 20.13) + (112.27 \times 45.87) + (112.27 \times 55.21)}{244.8} = 112.34' \text{ Average Building Elevation}$$

112.34' + 30' = 142.34' Max Building Height

sdc stamp space



Project
24-01
number

Additions and Alterations to
Henne Residence
2727 64th Ave SE
Mercer Island, WA 98040

DATE

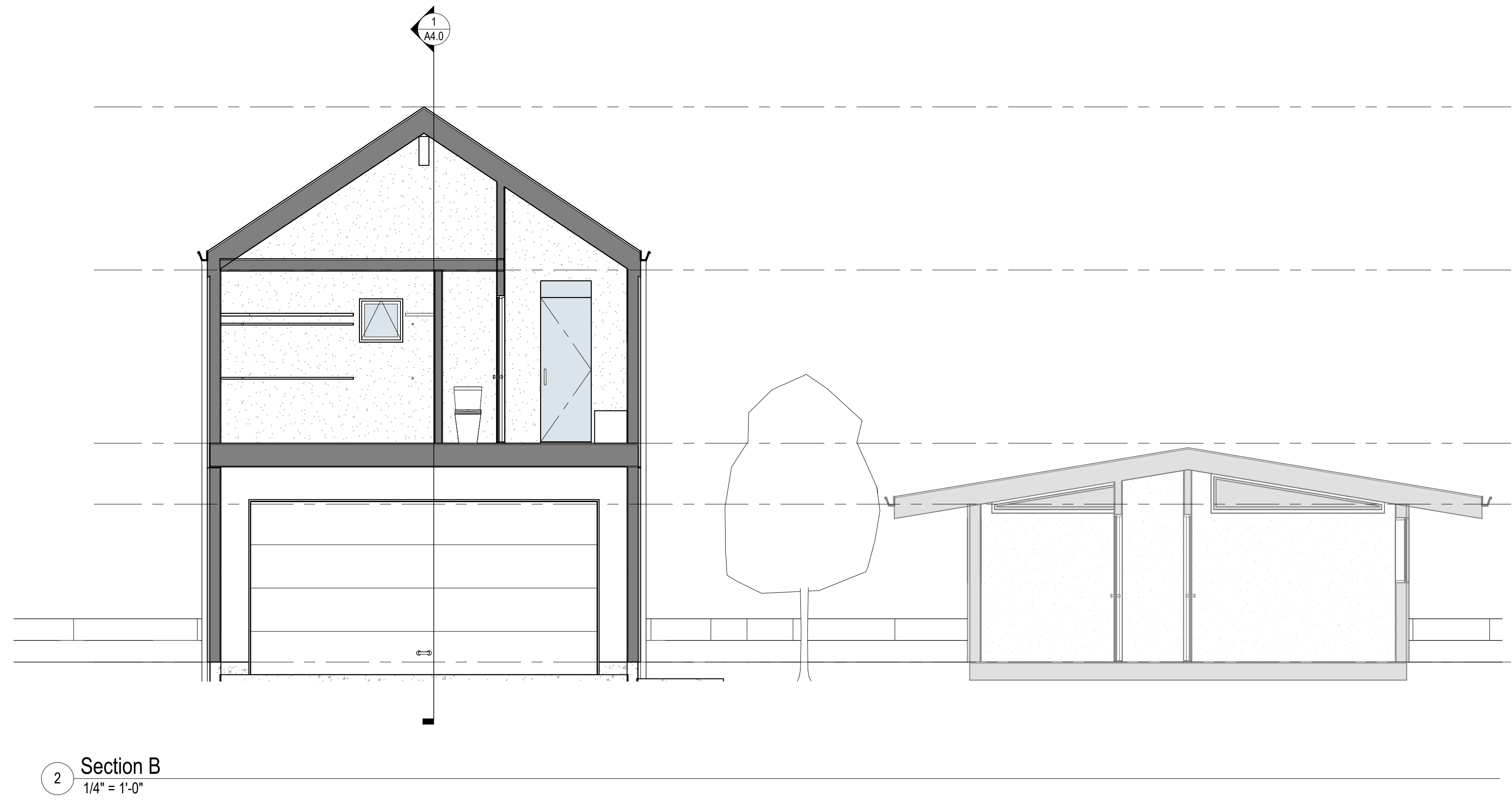
Issue #
REVISION

Project Status
Exterior Elevations
South & West

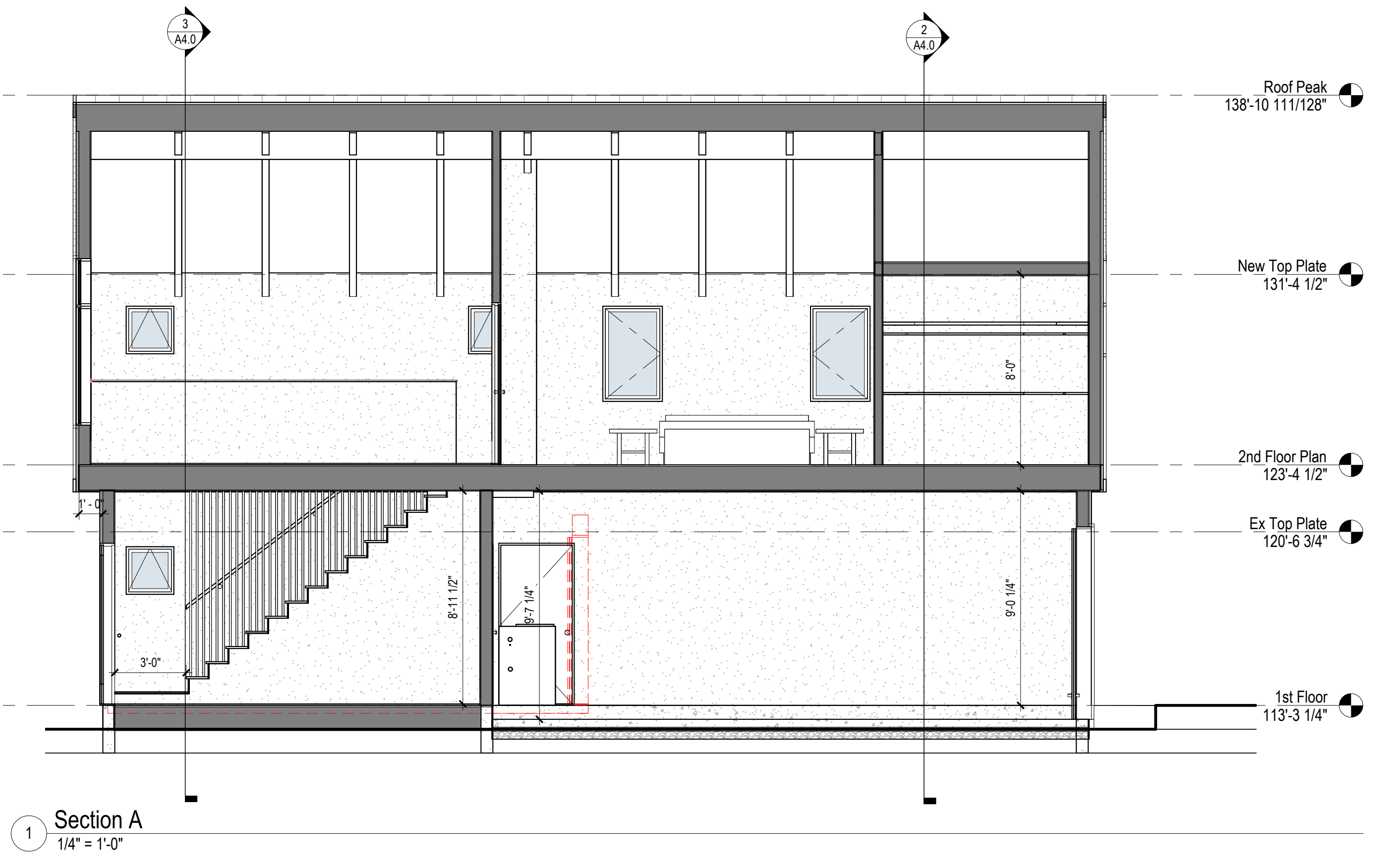
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A3.1
number

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



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

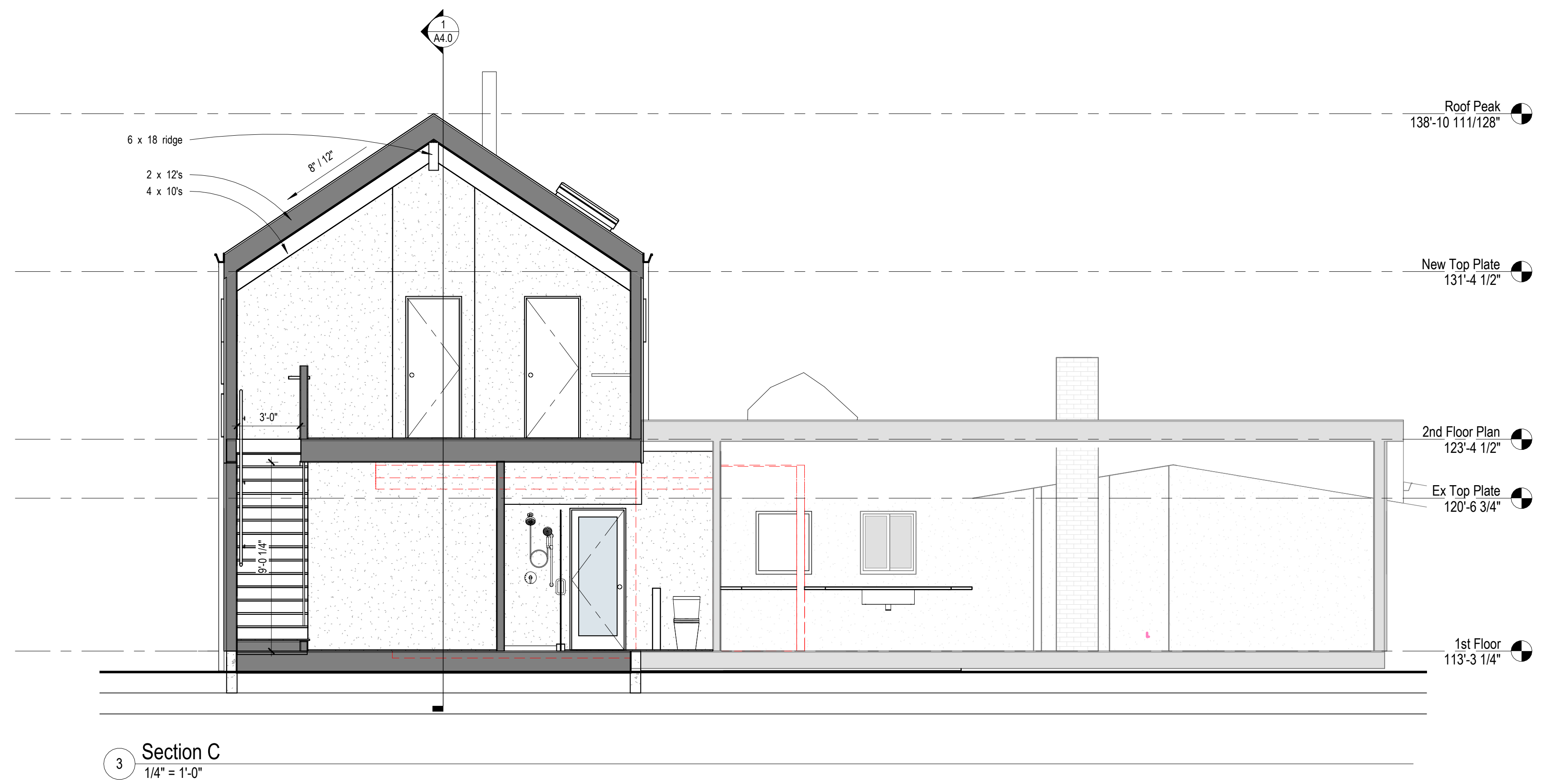
Roof Peak
138'-10 111/128"

New Top Plate
131'-4 1/2"

2nd Floor Plan
123'-4 1/2"

Ex Top Plate
120'-6 3/4"

1st Floor
113'-3 1/4"



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

Roof Peak
138'-10 111/128"

New Top Plate
131'-4 1/2"

2nd Floor Plan
123'-4 1/2"

Ex Top Plate
120'-6 3/4"

1st Floor
113'-3 1/4"

sdci stamp space

Door Schedule											
ID	Type	W	H	T	Glazing Area	Manufacturer	Model	HW	Glazing	U-Value	Notes
1	25	192"	96"	1 3/4"							
2	a2	36"	80"	1 3/4"	20 SF				Safety		
3	B	30"	80"	1 3/4"	17 SF				Safety		
4	B	36"	80"	1 3/4"	20 SF				Safety		
5	a2	36"	80"	1 3/4"	20 SF				Safety		
6	a2	28"	80"	1 3/4"	16 SF				Safety		
7	a2	36"	80"	1 3/4"	20 SF				Safety		
8	a5	30"	80"	1 3/8"							
9	a8	30"	80"	1 3/8"							
10	a1	30"	80"	1 3/8"							
11	a1	30"	80"	1 3/8"							
12	a5	30"	80"	1 3/8"							
13	a1	24"	80"	1 3/8"							
13					112 SF						

WINDOW NOTES

Window schedule indicates window frame sizes. Frame rough opening as required to accommodate indicated window frame size. Verify with Architect all window sizes before framing openings.

Provide window submittals to Architect prior to ordering windows.

All window headers & casings should align with door header casings & trims on exterior and interior of building unless indicated otherwise.

All windows to be manufactured by Marvin Windows & Doors.

All new windows to be insulated dual glazing Low-E (U-Value = 0.30 or better) unless indicated otherwise.

All new exterior fenestrations to be NFRC Certified.

DOOR NOTES

Verify with Architect all door sizes before framing openings.

Provide door submittals to Architect prior to ordering doors.

All window headers & casings should align with door header casings & trims on exterior and interior of building unless noted otherwise.

All glazing in new doors to be approved safety-glazing.

All glazing in new doors to be dual glazing Low-E (U-Value = 0.30 or better) unless indicated otherwise.

All wood doors to be manufactured by Simpson Door Co.

All new exterior fenestrations to be NFRC Certified.








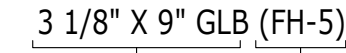

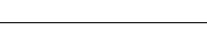

Window Schedule													
ID	Type	Qty	W	H	Rough Head Height	Head Height	Glazing Area	Operation	Manufacturer	Model #	Safety Glazing	U-Value	Notes
101	C	1	24"	24"	6'-8 1/2"	80"	4 SF	Awning	Marvin			.28	
102	E	1	31	36"	6'-8 1/2"	80"						.28	
139	E	1	31	36"	6'-8 1/2"	80"						.28	
140	E	1	69"	36"	6'-8 1/2"	80"						.28	
141	A	1	32"	36"	6'-8 1/2"	80"	8 SF	Fixed	Marvin			.28	
142	E	1	68"	36"	6'-8 1/2"	80"						.28	
143	A	1	32"	36"	6'-8 1/2"	80"	8 SF	Fixed	Marvin			.28	
144	A	1	32"	36"	6'-8 1/2"	80"	8 SF	Fixed	Marvin			.28	
173	F	1	96"	22"	8'-8 253/256"	104 125/256"						.28	
175	F	1	96"	22"	8'-8 253/256"	104 125/256"						.28	
201	C	1	24"	24"	6'-8 1/2"	80"	4 SF	Awning	Marvin			.28	
202	C	1	24"	24"	2'-2 3/16"	25 11/16"	4 SF	Awning	Marvin			.28	
203	C	1	24"	24"	6'-8 1/2"	80"	4 SF	Awning	Marvin			.28	
204	B	1	30"	48"	6'-8 1/2"	80"	10 SF	Casement	Marvin			.28	
205	B	1	30"	48"	6'-8 1/2"	80"	10 SF	Casement	Marvin			.28	
205.5	C	1	24"	24"	6'-8 1/2"	80"	4 SF	Awning	Marvin			.28	
206	C	1	24"	24"	6'-8 1/2"	80"	4 SF	Awning	Marvin			.28	
207	C	1	24"	24"	6'-8 1/2"	80"	4 SF	Awning	Marvin			.28	
208	B	1	30"	60"	6'-8 1/2"	80"	13 SF	Casement	Marvin			.28	
209	B	1	30"	60"	6'-8 1/2"	80"	13 SF	Casement	Marvin			.28	
210	B	1	30"	60"	6'-8 1/2"	80"	13 SF	Casement	Marvin			.28	
211	B	1	30"	60"	6'-8 1/2"	80"	13 SF	Casement	Marvin			.28	
212	B	1	30"	24"	8'-8 1/2"	104"	5 SF	Casement	Marvin			.28	
213	B	1	30"	24"	8'-8 1/2"	104"	5 SF	Casement	Marvin			.28	
214	B	1	30"	24"	8'-8 1/2"	104"	5 SF	Casement	Marvin			.28	
215	B	1	30"	24"	8'-8 1/2"	104"	5 SF	Casement	Marvin			.28	
215	M	1	39 1/8"	39 1/8"					VELUX				
216	A	1	24 1/2"	36"	6'-8 1/2"	80"	6 SF	Fixed	Marvin			.28	
28							148 SF						

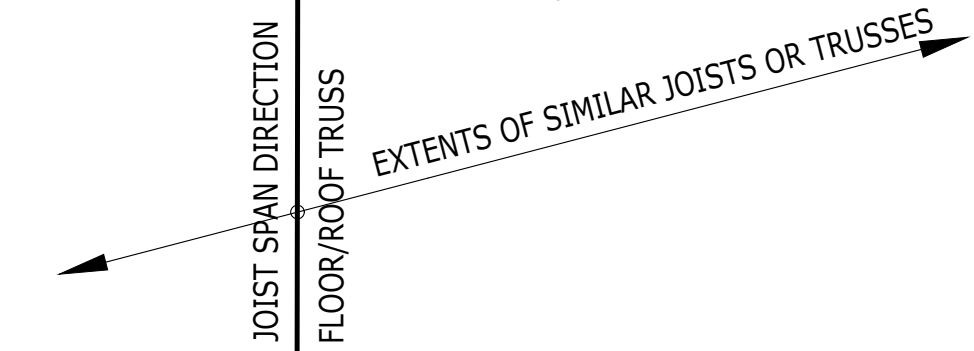
sdci stamp space

FLOOR FRAMING NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD. UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BEAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BEAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BEAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
- ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
 - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
 - 18/SD-1 TYP FRAMING AT INTERIOR BEARING WALL
 - 19/SD-1 TYP FRAMING AT INTERIOR FLUSH BEAM

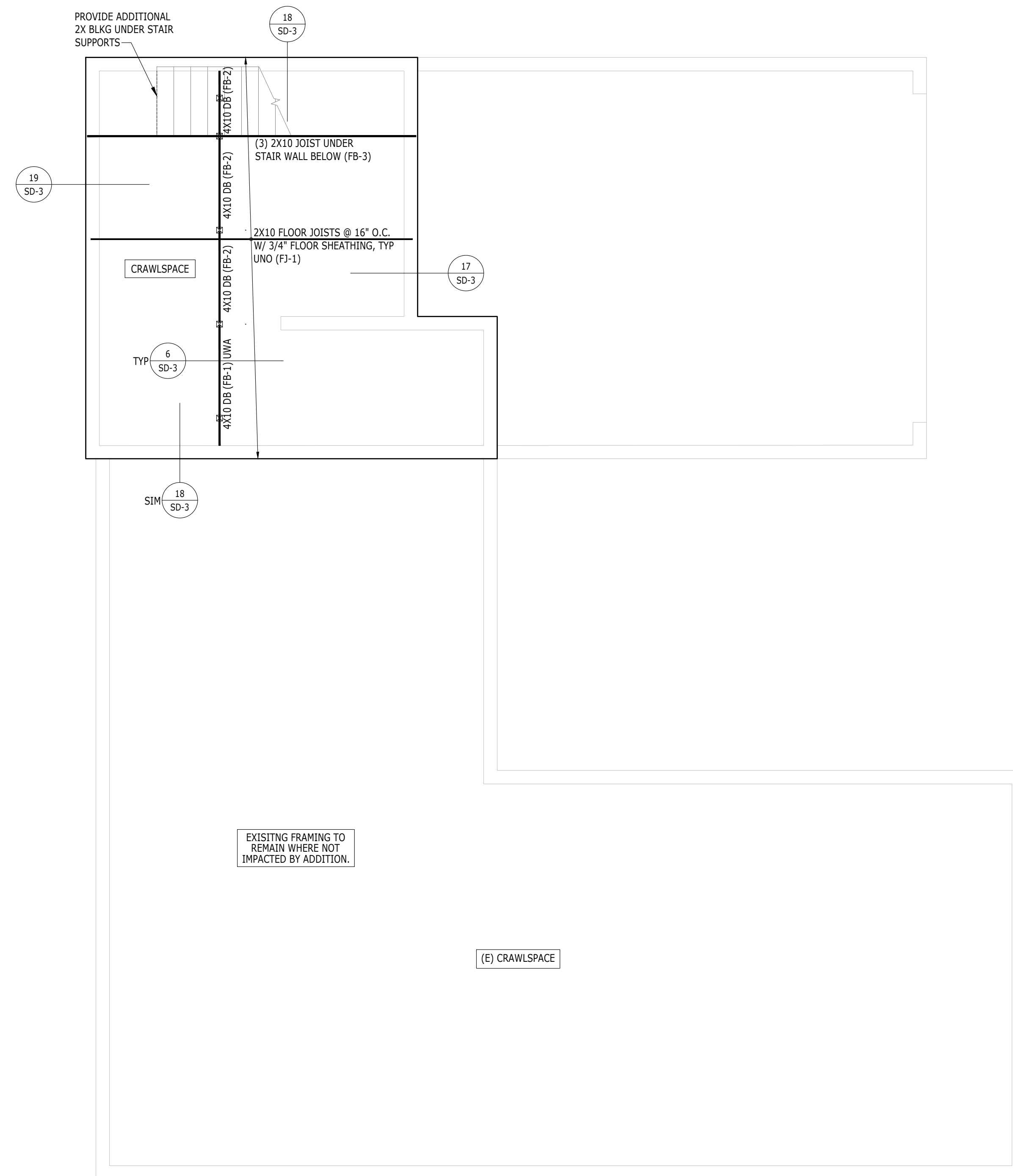
FRAMING LEGEND

-  - BLOCKED FLOOR DIAPHRAGM
-  - STEEL BEAM (EXAMPLE)
-  - GIRDER TRUSS
-  - FLOOR BEAM
-  - INTERIOR BEARING WALL
-  - STRAP
-  - LOW ROOF
-  X 9" GLB (FH-5) - BEAM/HEADER CALL OUT (EXAMPLE)
-  - REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
-  - BEAM OR TRUSS MEMBER
-  - HANGER AS REQD

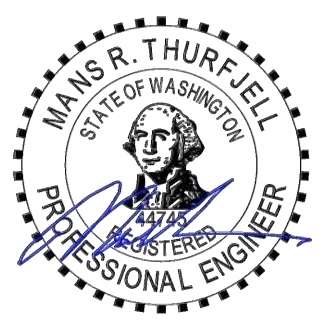


TYPICAL JOIST HANGER SCHEDULE			
TJ1210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	
TYPICAL BEAM HANGER SCHEDULE			
LVL / LSL / PSL			
	1 3/4"	3 1/2"	5 1/4" 7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12 HGUS7.25/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14 HGUS7.25/14

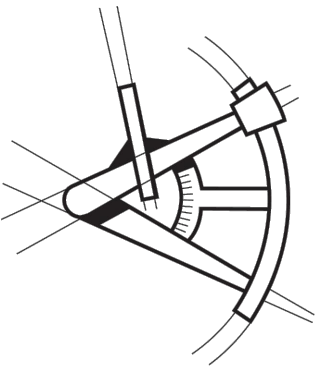
NOTE:
 1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.
 2. CONTRACTOR TO BE RESPONSIBLE FOR ALL SEQUENCING OF CONSTRUCTION AND TEMPORARY SUPPORT OF EXISTING FRAMING PRIOR TO REMOVAL/DEMO OF EXISTING FRAMING.
 3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS ARE IN ACCORDANCE WITH THOSE SHOWN ON THE STRUCTURAL DRAWINGS AND TO COORDINATE WITH EOR WHERE EXISTING CONDITIONS MAY VARY.



FIRST FLOOR FRAMING PLAN



LONGITUDE
 ONE TWENTY[®]
 ENGINEERING & DESIGN



REVISIONS

DESCRIPTION	DATE	BY

PROJECT NAME
HENNE RESIDENCE ADDITION
 2727 64TH AVE SE
 MERCER ISLAND, WA 98040

PROJECT NUMBER
S250130-2

DRAWN BY - SS

CHECKED BY - KJ

SHEET DATE - 04/11/2025

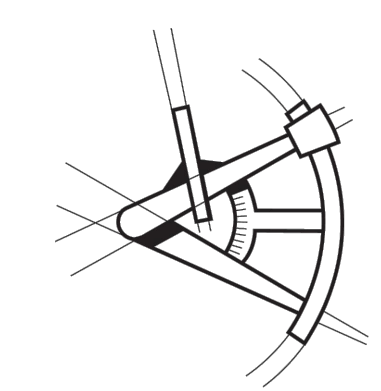
SCALE
 24X36 SHEET: 1/4" = 1'-0"

FIRST FLOOR FRAMING PLAN

SHEET S-3



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS
Δ DESCRIPTION DATE BY

PROJECT NAME
HENNE RESIDENCE ADDITION
2727 64TH AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
S250130-2

DRAWN BY - SS

CHECKED BY - KJ

SHEET DATE - 04/11/2025

SCALE
24X36 SHEET: 1/4" = 1'-0"

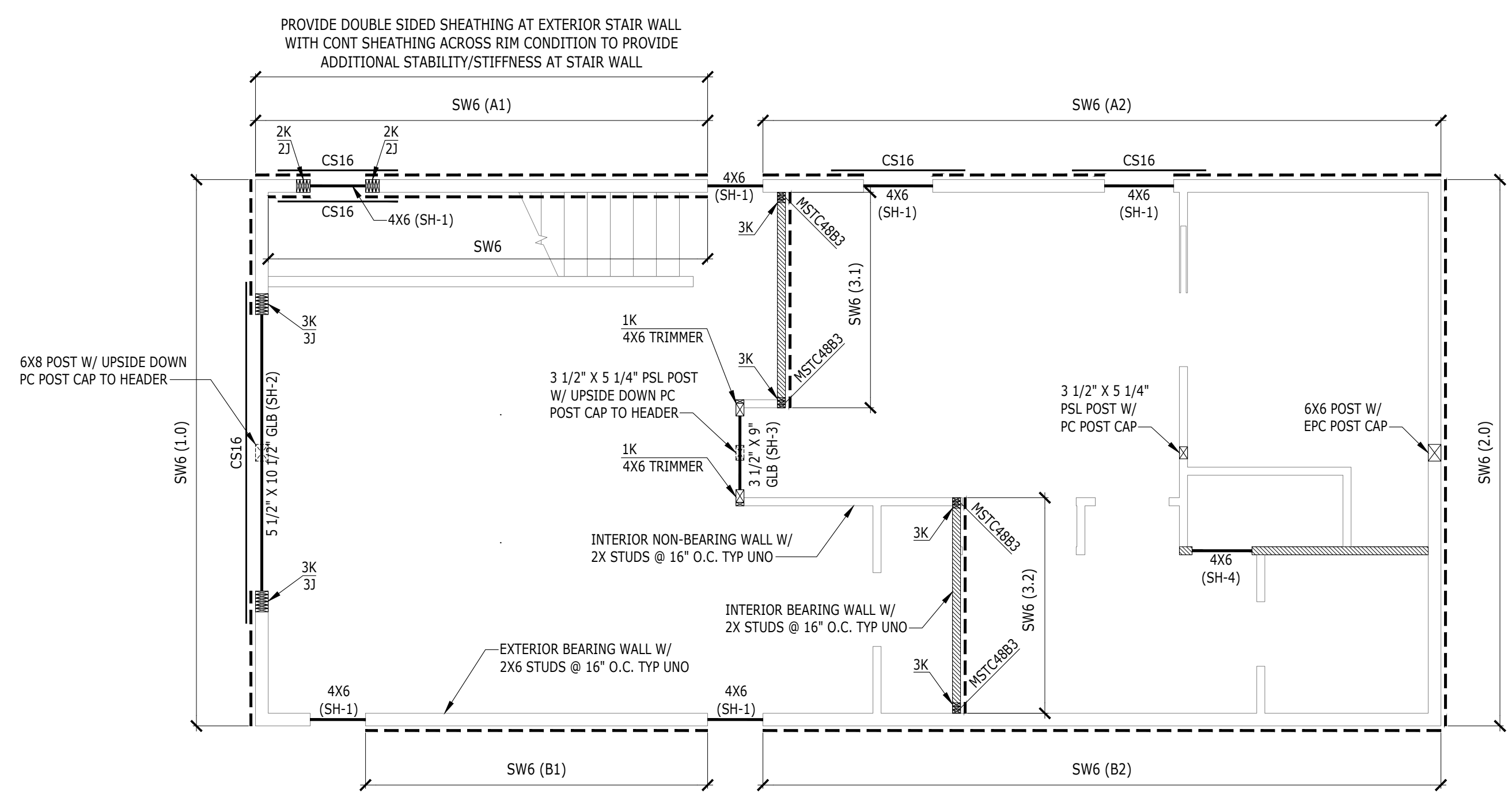
DESCRIPTION
SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN
SHEET
S-6

WALL FRAMING AND SHEAR WALL NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
- ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6" O.C.
- EXTERIOR WALL STUDS SHALL BE 2X6 @ 16" O.C. (≤10'), 2X6 @ 12" O.C. (>10') UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16" O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
- SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
- ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
- PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT BUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C. (4" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
- LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.1310 X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148X 1.5").
- WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- STHD HOLDDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8" Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
 - 10/SD-1 TYP STHD HOLDOWN SECTION
 - 11/SD-1 TYP PONY WALL INSTALLATION
 - 12/SD-1 TYP PONY WALL DETAIL
 - 17/SD-1 TYP NON-BEARING WALL FRAMING
 - 20/SD-1 TYP TOP PLATE SPLICE
 - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
 - 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
 - 3/SD-2 TYP HEADER FRAMING

FRAMING AND SHEATHING LEGEND

- HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
- INTERIOR BEARING WALL
- INDICATES THE NUMBER OF KING AND JACK STUDS
- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)
- HORIZONTAL STRAP (EXAMPLE)
- HEADER
- SHEAR WALL CALLOUT
REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE
REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
- EXAMPLE
REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
BEAM OR TRUSS MEMBER

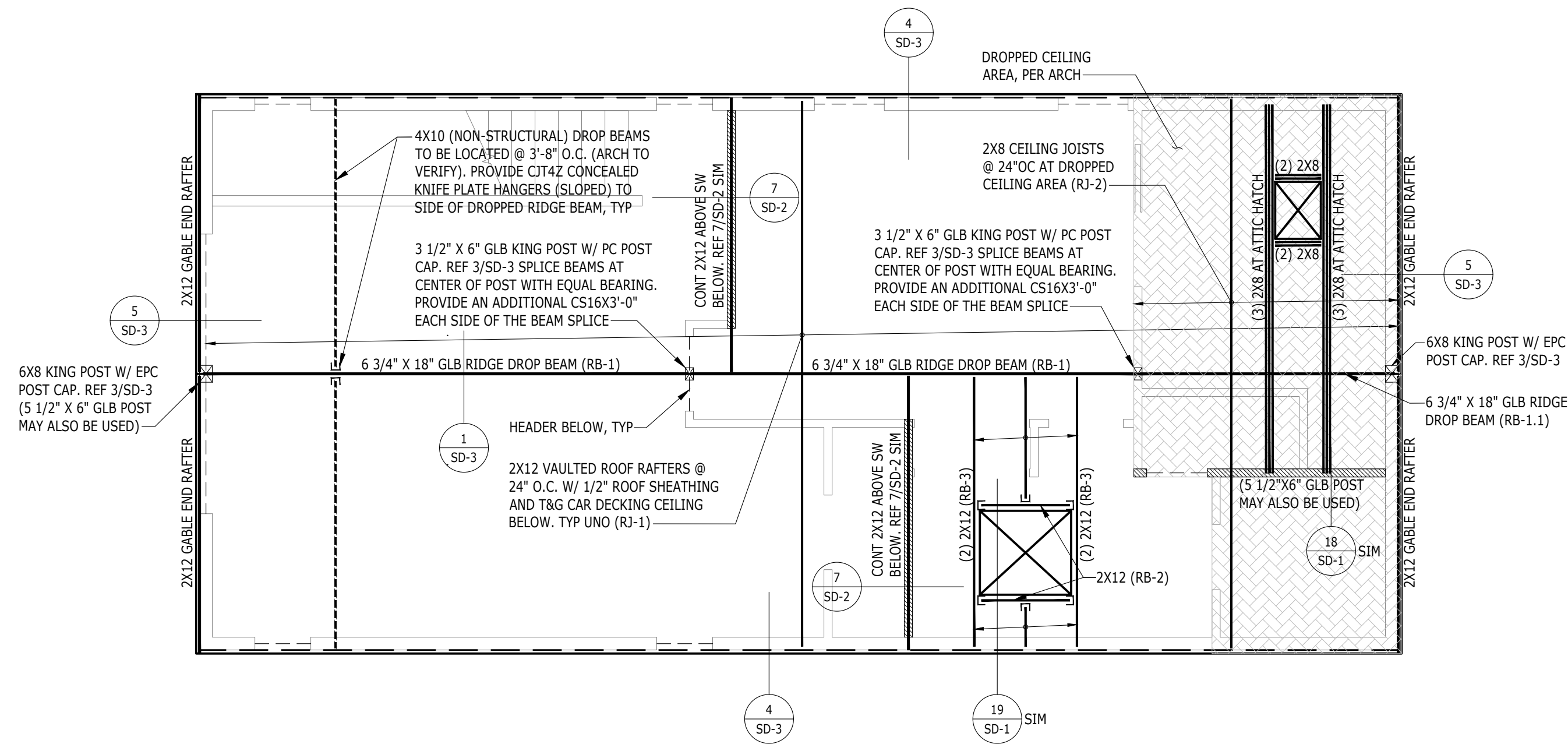


SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN

SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8" Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .1480 x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.

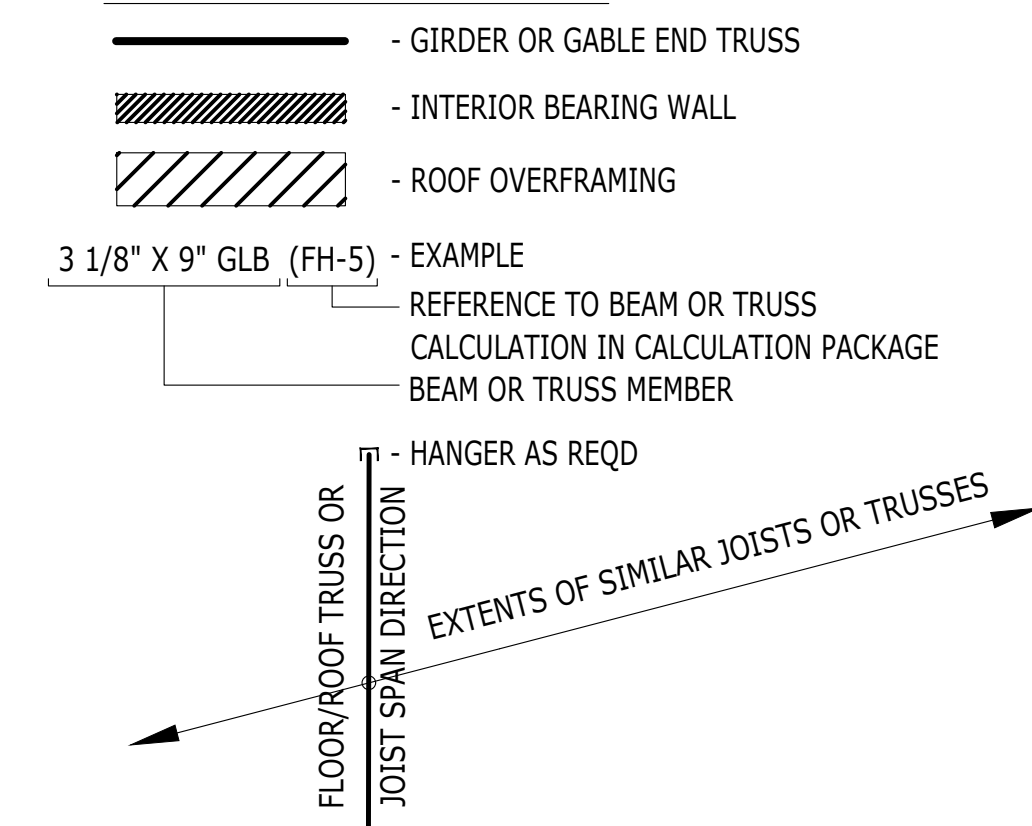


ROOF FRAMING PLAN

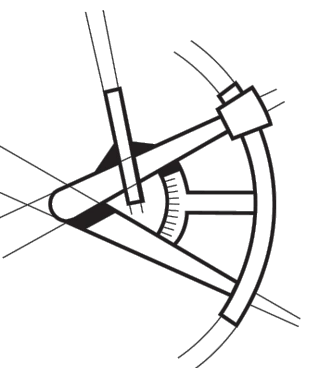
ROOF FRAMING NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- ROOF SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD, UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
- ALL ROOF TRUSSES SHALL BE SPACED NO FURTHER APART THAN 24" O.C. AND SHALL BE CONNECTED TO TOP PLATE WITH H2.5 TIE UNO.
- ALL GIRDER TRUSSES SHALL BE CONNECTED TO TOP PLATE WITH TWO H6 TIES UNO.
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH ROOF FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- ALL BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/B/EAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/B/EAM EQUAL T/JOISTS AND B/B/EAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/B/EAM EQUAL B/JOISTS AND T/B/EAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN UNO.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS. HANGERS FOR ROOF TRUSSES BY OTHERS.
- ENGINEERED ROOF JOISTS AND ROOF TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
 - STANDARD DEAD AND LIVE LOADS SHALL BE USED FOR TRUSS DESIGN. REFERENCE STRUCTURAL GENERAL NOTES FOR MORE INFORMATION.
 - CHANGES TO LAYOUT MUST BE SUBMITTED TO THE ARCHITECT AND EOR FOR REVIEW AND APPROVAL.
 - TRUSS SUBMITTAL PACKAGE TO BE PROVIDED TO EOR FOR REVIEW. REFERENCE STRUCTURAL GENERAL NOTES FOR SUBMITTAL REQUIREMENTS.
 - (XXX LBS SHEAR/DRAG) INDICATES SHEAR TRANSFER LOAD. SHEAR TRUSS SHALL BE DESIGNED TO BE ABLE TO TRANSFER SPECIFIED LATERAL LOAD APPLIED AT THE TOP CHORD TO THE BOTTOM CHORD AND INTO SHEARWALL BELOW.
 - ROOF TRUSSES SHOULD BE DESIGNED FOR ADDITIONAL LOADS WHERE APPLICABLE AS SPECIFIED BY THE ARCHITECT (I.E. MECHANICAL UNITS, ROOF DECKS AND PATIOS, GREEN ROOFS, SOLAR UNITS AND ETC).
 - TRUSS DESIGN FOR BEARING AT TOP PLATES TO BE DESIGNED FOR COMPRESSION PERPENDICULAR TO GRAIN.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- ROOF COVERINGS AND ROOFING MATERIAL BY OTHERS.
- ROOF DRAINAGE BY OTHERS.
- ATTIC VENTILATION BY OTHERS.
- FOR TYPICAL INSTALLATION DETAILS REFERENCE TO:
 - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
 - 4/SD-2 TYP HIP ROOF FRAMING
 - 5/SD-2 TYP GABLE END ROOF FRAMING
 - 6/SD-2 TYP ROOF OVERFRAMING
 - 7/SD-2 TYP INTERIOR SHEAR TRUSS
 - 8/SD-2 TYP INTERIOR OFFSET SHEAR TRUSS
 - 9/SD-2 TYP TRUSS BLOCKING

FRAMING LEGEND



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS

Δ	DESCRIPTION	DATE	BY
-			

PROJECT NAME

HENNE RESIDENCE ADDITION
2727 64TH AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER

S250130-2

DRAWN BY - SS

CHECKED BY - KJ

SHEET DATE - 04/11/2025

SCALE

24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION

ROOF FRAMING PLAN

SHEET **S-7**

