CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT
RESIDENTIAL CODE COVERSHEET

(206) 275-7605 WWW.MERCERISLAND.GOV/CPD
EPERMIT.TECH@MERCERISLAND.GOV
DOCUMENTS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

INSPECTION REQUESTS
CONSTRUCTION (206) 275-7730
FIRE INSPECTION eastsidefire-rescue.org

SF1 BUILDING PERMIT NUMBER

PROJECT NAME: FAUSER RESIDENCE - 2ND STORY REMODEL
PROJECT ADDRESS: 9640 SE 61 PL MERCER ISLAND, WA 98040

PROJECT DESCRIPTION
This scope should match the Building Permit Application Form

An approximately 1535 SF new, second story residential remodel.Project scope includes second story replacement along with replacement of main floor roofing, front entrance and landscape improvements, in-kind replacement of parking, site retaining walls and site pathways.

PROJECT CONTACT INFORMATION
The Applicant shall provide the following information for each type of contact (Engineer and Geotech dependent on scope)

Permitting Contact: Maria Do	Email: mdo@rraarch.com	Phone: 206-632-1818
Construction Contact: Kevin Haines (Alair Homes)	Email: kevin.h@alairhomes.com	Phone: 425.403.8998
Engineer: Sandro Kodama/Max Skotheim (Quantum)	Email: mskotheim@quantumce.com	Phone: 206-957-3915
Geotech:	Email:	Phone:

DEFERRED SUBMITTALS
The Applicant is required to indicate all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction. All deferred submittals require pre-approval from the City during the permit review process.

☒ No Deferred Submittals - all design included in these construction documents

☐ Connector plate wood roof trusses
☐ Metal joist / metal trusses
☐ Premanufactured structures (stairs, etc.)
☐ Exterior cladding
☐ Window wall / curtain wall construction
☐ Other:

ENERGY CODE AND WHOLE HOUSE VENTILATION INFORMATION
Indicate where the following information is located within the drawing set and select one box per line below.

Building Envelope- Define all components of the thermal envelope. Include U-factors, insulation and moisture control *WSEC Table 402.1.2* Sheet: A0.06

Energy Credit Information- Include complete information on plan for options selected and equipment specified *WSEC Tables 406.2 and 406.3* Sheet: A0.06

☐ No Credits Required ☒ Small Dwelling Unit ☐ Medium Dwelling Unit ☐ Large Dwelling Unit ☐ < 500 sf addition

New Construction Tests- The following are mandatory testing and reporting requirements of WSEC Ch 4 for new construction

● Certificate of Energy Efficiency *WSEC R401.3* ● Duct Leakage Testing *WSEC R403.3.5* ● Air Leakage Testing *WSEC R402.4.1.2*

☒ Air Leakage test report not to exceed 5 changes per hour *WSRC 1505.4.1.2* ☐ Air Leakage per selected energy credits

Whole House Ventilation- Specify system type below and include all system requirements on sheet noted *WSRC Section M1505.4* Sheet: G1.0

☒ Exhaust fans *WSRC 1505.4.1.2* ☐ Supply fans *WSRC 1505.4.1.3* ☐ Balanced system *WSRC 1505.4.1.4* ☐ Other permitted system

REQUIRED SPECIAL INSPECTIONS
The Applicant shall complete the following section. One of the options below must be selected prior to permit intake. Chapter 17 of the International Building Code (IBC) requires Special Inspection to evaluate components of construction that are critical to the safety of the structure. The project owner shall be responsible for contracting with and hiring the Special Inspection agents. Structural Special Inspectors are required to be certified by the Washington Association of Building Officials (WABO). Geotechnical Special Inspectors shall be a licensed Washington State Professional Engineer. Where Special Inspection is required, all reports shall be emailed to InspectionReports@mercergov.org **and** provided to the City Building Inspector at time of the City inspection.

Inspections by the City Building Inspector are required in addition to the Special Inspection.
Do not cover or conceal any work prior to the City inspection.

PRESCRIPTIVE DESIGN
☐ This project is entirely non-structural, or is designed following the prescriptive gravity and lateral provisions of the International Residential Code (IRC) only. There are no engineered components that have been designed to the IBC or its referenced standards, e.g. American Concrete Institute (ACI), National Design Specifications (NDS), etc. No Special Inspections are required by IRC.

MINOR STRUCTURAL WORK
☐ This project has limited engineered design as permitted by IRC Section R301.1.3 and the construction is of a minor nature as excepted by IBC Section 1704.2. This option must be reviewed and accepted by the building official prior to permit issuance and shall be reevaluated for project revisions and deferred submittals.

ENGINEERED DESIGN
☒ This project is engineered to the provisions of the IBC and its referenced standards. Per IBC Chapter 17, a *Statement of Special Inspection* shall be completed by the Registered Design Professional (RDP) in responsible charge. The *Statement of Special Inspections* on coversheet SF2 has been reviewed and completed by the RDP.

REQUIRED STRUCTURAL OBSERVATION
Structural Observation may be required by the Registered Design Professional (RDP) in responsible charge or by the building official per IBC Section 1704.6.1. The RDP shall submit written statements to the building official prior to the commencement of observations (identifying frequency and extent of observations) and at the conclusion of work included in the permit (describing the site visit(s) performed and identifying any deficiencies that have not been resolved). Submit all statements to inspectionreports@mercerisland.gov

Structural Observation for this project is required by the:
☒ Registered Design Professional ☐ Building Official *(City use only)*

GEOTECHNICAL INFORMATION
Per Mercer Island City Code, designated geologic hazard areas require a geotechnical report and a statement of risk from a geotechnical professional be included with the project submittal. Refer to MICC 19.07.160 (B)(3) for statement of risk, and City GIS at https://www.mercerisland.gov/igs for hazard mapping. Some proposals may require a site restoration bond.

NO GEOTECHNICAL REPORT REQUIRED
☐ No geotechnical report is required due to either: 1. The absence of geologic hazards on site or 2. Scope of project does not include foundation construction, excavation, or alterations to a hazard (if a report is available or referenced it should be provided)

GEOTECHNICAL REPORT IS REQUIRED AND INCLUDED WITH SUBMITTAL
☒ A geotechnical report is required and has been provided. All construction must comply with the recommendations of the geotechnical report, and a copy of the report and any other geotechnical information must be kept on site at all times.

Geotechnical Engineer: PHIL HABERMAN	Phone: 206.331.1097	Project or report #: GEOTECH REPORT_FAUSER

SEASONAL DEVELOPMENT LIMITATION - MICC 19.07.160(F)(2) limits certain development between Oct 1 and Apr 1
☒ An application for Seasonal Development Limitation Waiver will be submitted and approved prior to any such activity.
☐ No grading or excavation will occur between October 1st and April 1st. SDL waiver not applicable.

The City requires an applicant paid peer review when the Building Official determines any of the following are present:
- Advanced excavation or foundation systems, i.e. soil nail walls, tieback shoring systems, etc.
- Foundation systems not supported on competent soils, i.e. over-excavation, soil preloading, etc.
- Projects that require slope stability analysis or those which could pose a significant risk to adjacent properties or structures.
- Where liquifaction presents significant risk (at waterfront or other high water table with seismic mapping)

TO BE COMPLETED BY APPLICANT / TO BE COMPLETED BY CITY

GENERAL REQUIREMENTS FOR ☐ NEW SINGLE FAMILY BUILD ☐ DEMOLITION/REBUILD ☐ ADDITION ☐ REMODEL ☐ REPAIR ☐ DOCK ☐ SITE IMPROVEMENTS ☐ SEISMIC RETRO
Construction of the project shall be from ***approved plans only***. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island.
Approved plans must be kept on site and maintained in good condition.

☑ Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including:
- Site Considerations
- Hours of Work
- Construction Vehicle Parking Restrictions
- Access Road Requirements
- ROW restrictions
- Drainage Requirements
- Sewer Requirements
- Water Service Requirements
- Additional Fire Code Requirements
- Planning Requirements
- Noise Abatement Certification
- Tree Requirements

☐ PRECONSTRUCTION MEETING REQUIRED. Refer to the "Preconstruction Meeting Checklist" notes for additional requirements.
☑ Temporary site address with minimum 6" high numbers visible from the street must be installed.
☑ Erosion control measures must be as shown on approved project drawings. All erosion control is to be in place and inspected prior to the start of any work.
☑ A City of Mercer Island Business License is required for all subcontractors. Call (206) 275-7602 for more information.
☑ Additional rockeries, patios, gravel or concrete paths, and other hardscape revisions to the project shall be submitted to the City for review and approval prior to installation.

LEGAL NONCONFORMANCE/STORMWATER THRESHOLD
Certain thresholds in the Land Use Code (MICC 19) or Stormwater Code (MICC 15.09) can have a significant impact on the requirements to conform with current code. Take special care to conform to the construction documents as-issued to avoid additional improvements.

☐ This project includes modification of legally nonconforming structures - MICC 19.01.050
☐ This project retains existing construction to limit calculation of *New Plus Replaced Hard Surface* - MICC 15.09

TREE REQUIREMENTS
TREE REMOVAL NOT SHOWN ON APPROVED PLAN MAY REQUIRE A SEPARATE TREE PERMIT - REFER TO MICC 19.10
☐ Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and must remain in place throughout the project. Tree damage due to failure to follow approved plans shall result in fines per MICC 19.19.160.
☐ Replacement conifer trees must be a minimum of six feet tall at installation. Deciduous trees must have a minimum caliper of 1-1/2 inches. They must be planted and approved prior to final inspection.
For this project, _____ trees are authorized to be removed and replaced with _____ trees.
This project may be within a protected eagle nest area. Contact Federal Fish and Wildlife at (360) 534-9304 or visit their website at www.fws.gov/pacific/eagle.

FIRE PROTECTION REQUIREMENTS
Separate Permits are required for ***ALL*** fire protection systems. Fire Inspections can be requested at eastsidefire-rescue.org using the QR above, and require 48 hour advanced notice. Do not request fire inspections via MBP or on the general inspection line.

☐ Fire Sprinkler
☐ NFPA 13D
☐ Full Coverage
☐ NFPA 13R
☐ NFPA 13
☐ Approved Fire Code Alternatives (FCA):
☐ FCA1 _____
☐ FCA2 _____
☐ Monitored Household Fire Alarm per NFPA 72
☐ Monitored Sprinkler Water Flow Alarm
☐ Other: _____
☐ FCA3 _____
☐ FCA4 _____

WATER SERVICE REQUIREMENTS
☐ New or upsized water supply system required.
☐ Water service pre-con meeting and parts inspection are required prior to scheduling the water tap with the City. Schedule these inspections under the water service permit
☐ Applicant Installation.
☐ Minimum Service Line Size (main to meter): _____
☐ Minimum Supply Line Size (meter to house): _____
☐ Minimum Required Meter Size: _____
☐ Abandonment of existing service and meter required at main.
☐ City Inspector must verify water supply line (water meter to the house) sizing prior to final inspection. Upsizing may be required.

Additional water supply requirements:
- Contractor shall provide water supply that meets the required fire sprinkler system fire flow. Fire calculations or fire flow testing outcome may require a larger water service/meter or water supply line.
- Pressure reducing valve required if water pressure exceeds 80 psi.
- Reduced pressure backflow assembly (RPBA) required for all waterfront lots and for lots with potential connection to non-city water supply. See mercerisland.gov/backflow

For additional information about Water Service Inspection process: https://www.mercerisland.gov/cpd/page/water-service

STORMWATER MANAGEMENT
The storm drainage system shown on the approved plans shall be constructed and approved by the City Inspector prior to the construction of the roof, driveway, and other impervious surface that generate runoff from the project.

☐ Dispersion / Infiltration system _____
☐ On-site detention system (MR #5) _____
☐ Direct discharge to lake _____
☐ Rain Garden / Bioretention / Permeable Pavement _____
☐ Flow control system (MR #7) _____
☐ Run-off treatment (MR #8) _____
☐ Connect / Extend public drainage system _____
☐ Full size storm drainage as-builts _____
☐ Drainage review not required _____
☐ Other: _____

SIDE SEWER REQUIREMENTS
☐ Side sewer requires a backflow preventer due to: a connection to the lake line, or elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim, or side sewer is shared with one or more properties
☐ Video tape of existing sewer required (see standard details)
☐ New connection ☐ Connect to existing ☐ Disconnect permit required ☐ Reconnect permit required
☐ Other: _____

APPROVED CODE ALTERNATIVES
Code alternatives must be approved by the Building Official prior to permit issuance. All code alternatives must be inspected. Refer to the adjacent Required Construction Inspections checklist.

☐ CA1: _____
☐ CA2: _____

PROJECT ALERTS AND NOTES TO INSPECTORS

WILDLAND/URBAN INTERFACE
-RESERVED FOR FUTURE USE-

TO BE COMPLETED BY APPLICANT / TO BE COMPLETED BY CITY

REQUIRED CONSTRUCTION INSPECTIONS
It is the applicant's responsibility to contact CPD to schedule ALL inspections applicable to the project. Request inspections online at www.MyBuildingPermit.com or by calling the Inspection Hotline at (206) 275-7730. Each MBP inspection type is in [square brackets]. Refer to FIRE PROTECTION REQUIREMENTS for information on scheduling a fire inspection.

Inspections marked with "*" are not building permit inspections, and should be requested under the appropriate permit number. Refer to the packet provided at permit issuance or search by address at mybuildingpermit.com for other issued permit numbers.

INSPECTIONS: (Listed in order of typical sequencing)

Inspector	Date	Approved	N/A	Inspection Description	MBP.com Inspection Name	PARTIAL 1	PARTIAL 2	PARTIAL 3
		☐	☐	Pre-construction Meeting to Review Conditions of Permit Approval	[PRE-CON MTG GENERAL]	☐	☐	☐
		☐	☐	Tree protection	[TREE PROTECTION]	☐	☐	☐
		☐	☐	Erosion control	[EROSION CNTROL]	☐	☐	☐
	●	☐	☐	Sewer disconnect and cap	[SIDE SEWER DISCONNEC]	☐	☐	☐
	●	☐	☐	Right-of-way use or work / easement, material delivery, etc. If applicable, separate ROW permit required	[ROW OR UTILITY IMPRO]	☐	☐	☐
	●	☐	☐	Land clearing, grading and demolition	[FINAL DEMO]	☐	☐	☐
		☐	☐	Pilings / Shoring / Shotcrete. If applicable, provide survey letter (property line); Geotechnical Engineer / Special Inspector reports of inspections (pile and shoring installation, etc.)	[FOUNDATION WALLS/CON]	☐	☐	☐
		☐	☐	Footings, setbacks, UFER ground. If applicable, provide survey letter (building height and setbacks); Special Inspector reports of inspections (soil bearing capacity, compaction, earthwork, pile installation, etc.)	[FOOTINGS, SETBACKS, U]	☐	☐	☐
		☐	☐	Foundation walls / concrete columns	[FOUNDATION WALLS/CON]	☐	☐	☐
	●	☐	☐	Roof and footing drains	[CONVEYANCE FACILITIE]	☐	☐	☐
		☐	☐	Foundation dampproofing	[FOUND DAMP PROOFING]	☐	☐	☐
	●	☐	☐	Storm drainage, including (but not limited to) ◦ Connections to storm main in ROW ◦ Det systems / Conveyance / Flow control ◦ Infiltration systems / L.I.D. systems ◦ Catch basins ◦ Area drains ◦ Storm drain in ROW ◦ Pump systems ◦ Retaining wall drainage	[CONVEYANCE FACILITIE]	☐	☐	☐
	●	☐	☐	Water Service	[3. WATER SERVICE TAP]	☐	☐	☐
		☐	☐	Water Supply	[WATER SUPPLY LINE]	☐	☐	☐
	●	☐	☐	Side sewer installation, including (but not limited to) ◦ Connections to side sewer main ◦ Connections to existing side sewer ◦ Back-flow valves ◦ Grinder pump systems	[SIDE SEWER INSTALLAT]	☐	☐	☐
	●	☐	☐	Driveway / Access road	[ROW OR UTILITY IMPRO]	☐	☐	☐
		☐	☐	Underslab electrical / mechanical / plumbing	[UNDER-SLAB ELECT/MEC]	☐	☐	☐
		☐	☐	Underslab insulation / vapor barrier / reinforcing	[UNDER-SLAB INSULATIO]	☐	☐	☐
		☐	☐	Underfloor framing	[UNDER-FLOOR FRAMING]	☐	☐	☐
		☐	☐	Nailing-Roof sheathing (See SF2 for Required Agency Inspection)	[NAILING-ROOF SHEATHING]	☐	☐	☐
		☐	☐	Shear wall construction (See SF2 for Required Agency Inspection)	[NAILING-EXTERIOR WALL]	☐	☐	☐
		☐	☐	Rough hydronic installation	[ROUGH HYDRONIC PIPIN]	☐	☐	☐
		☐	☐	Rough electric installation	[ROUGH ELECTRIC]	☐	☐	☐
		☐	☐	Rough fire alarm (wiring inspection)	[ROUGH-IN LOW VOLTAGE]	☐	☐	☐
		☐	☐	Rough plumbing installation (DWV, water)	[ROUGH PLUMBING]	☐	☐	☐
		☐	☐	Rough mechanical	[ROUGH MECHANICAL/HVA]	☐	☐	☐
		☐	☐	Electrical service	[ELECTRICAL SERVICE]	☐	☐	☐
		☐	☐	Gas Piping & Test	[GAS PIPING/TEST]	☐	☐	☐
	●	☐	☐	Rough fire sprinkler / hydrostatic and flow (bucket) test	[ROUGH SPRINKLER RES/STATUS]	☐	☐	☐
		☐	☐	Framing and glazing. (See SF2 for Required Agency Inspection)	[FRAMING (& GLAZING)]	☐	☐	☐
		☐	☐	Masonry construction (fireplace / walls / veneer / etc.)	[MASONRY]	☐	☐	☐
		☐	☐	Insulation installation	[INSULATION]	☐	☐	☐
		☐	☐	Stucco (paper and lath)	[STUCCO]	☐	☐	☐
		☐	☐	Shower pan (or tub)	[SHOWER PAN (OR TUB)]	☐	☐	☐
		☐	☐	Weather exposed balcony and walking surface waterproofing	[ROOF DECK WATERPROOFING]	☐	☐	☐
		☐	☐	Code Alternative CA1	[CODE ALT 1]	☐	☐	☐
		☐	☐	Code Alternative CA2	[CODE ALT 2]	☐	☐	☐

FINAL INSPECTIONS

Inspector	Date		
		☐	**Final Tree Inspection:** Tree Restoration [FINAL_TREE]
		☐	**Final Fire Inspection:** Fire protection [FINAL FIRE_ALL SYSTEMS/ACCESS] ◦ Sprinkler ◦ Access Road ◦ Fire Code Alternatives (see below) ☐ FCA1 ☐ FCA2 ◦ Fuel Tank Installation ◦ Fire Extinguishing System ◦ Fire Alarm System ☐ FCA3: ☐ FCA4:
		☐	**Final Civil Inspection:** Site and utility, landscape, utilities, ROW, and Site [FINAL_CIVIL] Water supply protection/Backflow devices for: ◦ Waterfront property ◦ Fire / lawn sprinkler ◦ Well water on property ◦ Boiler
		☐	**Final Building Inspection:** [FINAL_BUILDING] provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and EIFS inspectors. **Final MEP Inspections:** ☐ Mech ☐ Electrical ☐ Plumbing
		☐	**Impact Fees Paid** (If applicable)

TCO APPROVALS

Inspector	Date	
		☐ [TCO_TREE]
		☐ [TCO_FIRE]
		☐ [TCO_CIVIL]
		☐ [TCO_BLDG]

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO)
Applicant option. Additional fees required. All TCO Approvals above must be complete.

Approved _____ *Start Date* _____ *End Date* _____

ADDITIONAL REQUIRED CITY INSPECTIONS
Use the contact information below to arrange these additional inspections.

Required Inspection(s):	Contact:	Contact email:

IMPACT FEES
If required for the project but deferred beyond permit issuance.

☐ Impact fees apply and are due ***prior*** to Final Inspection or on _____ *Date*, whichever occurs first.

PLAN REVIEW APPROVALS
Not all review disciplines may be required to review the documents.

Building	*Planning*	*Engineering*	*Tree*	*Fire*
_____	_____	_____	_____	_____
Date	*Date*	*Date*	*Date*	*Date*

CERTIFICATE OF OCCUPANCY
Issued after all required inspections have been performed and approved.
Approved *Date*

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES

REVIEWED FOR CODE COMPLIANCE
Approved *Date*

FILE NAME: *CPD CVR PG1 2023v1a.dwg Code Revision: 2021 WSRC*

CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT
THIRD PARTY INSPECTIONS

(206) 275-7605 WWW.MERCERISLAND.GOV/CPD
EPERMIT.TECH@MERCERISLAND.GOV
DOCUMENTS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

INSPECTION REQUESTS
Request inspections online via QR code or voicemail
FIRE INSPECTION
(206) 275-7979
ALL OTHER INSPECTION
(206) 275-7730

REQUIRED SPECIAL INSPECTIONS

Indicate on the form below the required Special Inspections for this project. Special Inspections are regulated by IBC Section 1705. If the method of construction is included in project scope, the inspections are required.

REGISTERED DESIGN PROFESSIONAL

IBC Section 1704.2.3 requires the Registered Design Professional (RDP) in Responsible Charge to complete a *Statement of Special Inspections*. For City of Mercer Island permitting purposes, submitting this document is confirmation that the RDP has completed and reviewed the Special Inspections requirements and acknowledges this information complies with IBC Section 1705.

Name: | License Number: | License Type: | License Expiration:

SPECIAL INSPECTION DESCRIPTION		REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY	APPROVALS: Special Inspector sign-off	APPROVALS: City Inspector sign-off
ALTERNATIVE MATERIALS AND SYSTEMS (IBC 1705.1)						
Construction materials and systems that are alternatives to materials and systems prescribed by the IBC.	Notes:					
Unusual design applications of materials described in the code.	Notes:					
Materials and systems required to be installed in accordance with additional manufacturer's instructions that prescribe requirements not contained in the IBC or in standards referenced by the IBC.	Notes:					
STEEL CONSTRUCTION (IBC 1705.2)						
Structural Steel: Special Inspections for structural steel shall be in accordance with the inspection requirements of AISC 360 Chapter N.		AISC 360 Chapter N	☐	Per Standard		
Quality Control: Procedures specified by the fabricator and erector to ensure that work is performed in accordance with AISC specification and the construction documents		AISC 360 Section N5 (1)	☐	Per Standard		
Quality Assurance: Review and inspection performed by an agency hired by the owner to ensure work is performed in accordance with the construction documents		AISC 360 Section N5 (2)	☐	Per Standard		
Cold Formed Steel Deck: Special Inspections and qualifications or welding special inspectors for cold form set floor and roof deck shall be in accordance with Steel Deck Institute QA/QC.		Steel Deck Institute QA/QC	☐	Per Standard		
Open-Web Steel Joists and Joist Girders: *End connections: welding or bolting.*		SJI Specification per IBC 2207.1	☐	Periodic		
Bridging: horizontal or diagonal.		SJI Specification per IBC 2207.1	☐	Periodic		
Standard Bridging.		SJI Specification per IBC 2207.1	☐	Periodic		
Bridging that differs from SJI Specifications listed in Section 2207.1.		SJI Specification per IBC 2207.1	☐	Periodic		
Temporary and permanent restraint / bracing of cold-formed trusses over 60 feet.		IBC 1705.2.4	☐	Periodic		
CONCRETE CONSTRUCTION (IBC 1705.3) [a.]						
Inspect reinforcement, including prestressing tendons, and verify placement		ACI 318 Ch 20, 25.2, 25.3, 26.5.1-26.5.3	☐	Periodic		
Reinforcing bar welding: *Verify weldability of reinforcing bars other than ASTM A706.*		AWS D1.4 ACI 318 Ch 26.6.4	☐	Periodic		
Inspect single-pass fillet welds, maximum 5/16 inches.		AWS D1.4 ACI 318 Ch 26.6.4	☐	Periodic		
Inspect all other welds.		AWS D1.4 ACI 318 Ch 26.6.4	☐	Continuous		
Inspect anchors cast in concrete.		ACI 318 Ch 17.8.2	☐	Periodic		
Anchors post-installed in hardened concrete members: *Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads.*		ACI 318 Ch 17.8.2.4	☐	Continuous		
All other post-installed mechanical and adhesive anchors.		ACI 318 Ch 17.8.2	☐	Periodic		
Verify use of required design mix.		ACI 318 Ch 19, 26.4.3, 26.4.4; IBC 1904.1, 1904.2, 1908.2, 1908.3	☐	Periodic		
Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.		ASTM C 172, ASTM C31 ACI 318 Ch 26.5, 26.12	☐	Continuous		
Inspect concrete and shotcrete placement for proper application techniques.		ACI 318 Ch 26.5	☐	Continuous		
Verify maintenance of specified curing temperature and techniques.		ACI 318 Ch 26.5-26.5.5	☐	Periodic		
Prestressed concrete: *Application of prestressing fores.*		ACI 318 Ch. 26.10	☐	Continuous		
Grouting of bonded prestressing tendons.		ACI 318 Ch. 26.10	☐	Continuous		
Inspect erection of precast concrete members.		ACI 318 Ch. 26.9	☐	Periodic		
Precast concrete diaphragm connections		ACI 318 Ch. 26.13.1.3	☐	Periodic		
Precast diaphragm installation tolerances		ACI 550.5	☐	Continuous		
Verify in-situ concrete strength prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.		ACI 318 Ch. 26.11.2	☐	Periodic		
Inspect formwork for shape, location and dimensions of the concrete member being formed		ACI 318 Ch. 26.11.2(b)	☐	Periodic		
MASONRY CONSTRUCTION (IBC 1705.4) [b.]						
Empirically designed masonry, glass unit masonry, or masonry veneer as part of a Risk Category IV structure requiring Level B Quality Assurance per ACI 530		ACI 530 Chapter 3 IBC 1705.4	☐	Per Standard		
Vertical masonry foundation elements requiring Quality Assurance per ACI 530		ACI 530 Chapter 3 IBC 1705.4	☐	Per Standard		
WOOD CONSTRUCTION (IBC 1705.5)						
High-Load diaphragms: *Panel thickness, framing member sizes, and nail or staple diameters and patterns (includes any diaphragms utilizing more than one row of fasteners at edges designed per IBC Section 2306.2/SDPWS 4.2.7.1.2);*		IBC 1705.5.1	☐	Periodic		
Metal-plate-connected wood trusses spanning 60 feet or greater: *Verify temporary and permanent individual truss member restraint / bracing are installed in accordance with approved truss submittal package.*		IBC 1705.5.2	☐	Periodic		
Mass timber construction per IBC Table 1705.5.3		IBC 1705.5.3	☐	Periodic		
Mass timber (upwardly inclined adhesive anchors)		IBC 1705.5.3	☐	Continuous		

a. Concrete special inspection not required where work meets the exceptions listed in IBC Section 1705.3

b. Masonry special inspection not required where work meets the exceptions listed in IBC Section 1705.4

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY	APPROVALS: Special Inspector sign-off	APPROVALS: City Inspector sign-off
SOILS (IBC 1705.6)					
Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	Geotechnical Report	☐	Periodic		
Verify excavations are extended to proper depth and have reached proper material.	Geotechnical Report	☐	Periodic		
Perform classification and testing of compacted fill materials.	Geotechnical Report	☐	Periodic		
Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	Geotechnical Report	☐	Continuous		
Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.	Geotechnical Report	☐	Periodic		
DRIVEN DEEP FOUNDATIONS (IBC 1705.7)					
Verify element materials, sizes and lengths comply with the requirements noted in the drawings and geotechnical report.	Geotechnical Report, Construction Documents	☐	Continuous		
Determine capacities of test elements and conduct additional load tests, as required.	Geotechnical Report, Construction Documents	☐	Continuous		
Inspect driving operations and maintain complete and accurate records for each element.	Geotechnical Report, Construction Documents	☐	Continuous		
Verify placement locations and plumbness, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element.	Geotechnical Report, Construction Documents	☐	Continuous		
For steel elements, perform additional Special Inspections in accordance with Section 1705.2.	Geotechnical Report, Construction Documents	☐			
For concrete elements and concrete-filled elements, perform additional Special Inspections in accordance with Section 1705.3.	Geotechnical Report, Construction Documents	☐			
For specialty elements, perform additional Special Inspections as determined by the Registered Design Professional in responsible charge.	Geotechnical Report, Construction Documents	☐			
CAST-IN-PLACE DEEP DRIVEN FOUNDATIONS (IBC 1705.8)					
Inspect drilling operations and maintain complete and accurate records for each element	Geotechnical Report, Construction Documents	☐	Continuous		
Verify placement locations and plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable), and adequate end-bearing strata capacity. Record concrete or grout volumes.	Geotechnical Report, Construction Documents	☐	Continuous		
For concrete elements, perform additional Special Inspections in accordance with Section 1705.3.	Geotechnical Report, Construction Documents	☐			
HELICAL PILE FOUNDATIONS (IBC 1705.9)					
Record installation equipment used, pile dimension, tip elevations, final depth, final installation torque and other pertinent installation information as determined by the Registered Design Professional in responsible charge.	Geotechnical Report, Construction Documents	☐	Continuous		
SPECIAL INSPECTION FOR WIND RESISTANCE (IBC 1705.11) [c.]					
Structural wood wind resistance elements: *Field gluing of wood elements of the windforce-resisting system.*	IBC 1705.11.1, Construction Documents	☐	Continuous		
Nailing, bolting, anchoring and other fastening of wood elements of the main windforce-resisting system, including wood shear walls, wood diaphragms, drag struts, braces and hold-downs. [d.]	IBC 1705.11.1, Construction Documents	☐	Periodic		
Cold-formed steel light-frame wind resistance elements: *Welding operations of cold-formed steel light-frame elements of the main windforce-resisting system.*	IBC 1705.11.2, Construction Documents	☐	Periodic		
Screw attachment, bolting, anchoring, and other fastening of elements of cold-formed steel light-frame elements of the main windforce-resisting system, including shear walls, braces, diaphragms, drag struts and hold-downs. [d.]	IBC 1705.11.2, Construction Documents	☐	Periodic		
Fastening of the following systems and components: *Roof covering, roof deck and roof framing connections.*	IBC 1705.11.3 (1), Construction Documents	☐	Periodic		
Exterior wall covering and wall connections to roof and floor diaphragms and framing.	IBC 1705.11.3 (2), Construction Documents	☐	Periodic		

c. Special inspection required in wind Exposure Category C or D per IBC Section 1705.11 (2).
d. Special inspection not required where wood or steel structural panels are on only one side of the shear wall and the fastener spacing for the sheathing is greater than 4 inches on center.

SPECIAL INSPECTION DESCRIPTION	REFERENCES	SPECIAL INSP REQUIRED	FREQUENCY	APPROVALS: Special Inspector sign-off	APPROVALS: City Inspector sign-off
SPECIAL INSPECTION FOR SEISMIC RESISTANCE (IBC 1705.12) [e.]					
Structural steel seismic force-resisting systems: *Special Inspections of MLFRS shall be in accordance with AISC 341 Chapter J. Submit all documents referenced in Section J3 "Quality Assurance Agency Documents" to the city for review.*	IBC 1705.12.1.1, AISC 341 *Seismic Provisions for Structural Steel Buildings*	☐	Per Standard		
Special inspection of structural steel elements shall be in accordance with AISC 341 Chapter J. Submit all documents referenced in Section J3 "Quality Assurance Agency Documents" to the city for review.	IBC 1705.12.1.2, AISC 341 *Seismic Provisions for Structural Steel Buildings*	☐	Per Standard		
Structural wood seismic force-resisting systems: *Special inspection during field gluing operations for elements of the seismic force-resisting system.*	IBC 1705.12.2 (1)	☐	Continuous		
Special inspection required for nailing, bolting, anchoring, and other fastening of elements of the seismic force-resisting system including wood shear walls, wood diaphragms, drag struts, braces, shear panels and hold-downs. [f.]	IBC 1705.12.2 (2)	☐	Periodic		
Cold-formed steel light-frame seismic force-resisting systems: *Special inspection during welding operations for elements of the seismic force-resisting system.*	IBC 1705.12.3 (1)	☐	Periodic		
Special inspection required for screw attachment, bolting, anchoring, and other fastening of elements of the seismic force-resisting system including shear walls, drag struts, braces, diaphragms and hold-downs.	IBC 1705.12.3 (2)	☐	Periodic		
SPRAYED FIRE-RESISTANT MATERIALS (IBC 1705.14)					
Special inspection and testing shall be per IBC Sections 1705.14.1 through 1705.14.6 as applicable.	IBC 1705.14	☐			
MASTIC AND INTUMESCENT FIRE RESISTANT COATINGS (IBC 1705.15)					
Special inspection is required for fire-resistant coatings applied to structural elements and decks.	AWCI 12-B, Construction Documents	☐			
EXTERIOR INSULATION AND FINISH SYSTEMS (IBC 1705.16)					
Special inspection and testing shall be provided for all EIFS applications. [g. h.]		☐			
Special inspection is required for water-resistive barrier complying with ASTM E 2570 when installed over a sheathing substrate.	ASTM E 570	☐			

e. Required where any of the following conditions exist (refer ASCE 7 Section 12.3): *Torsional or extreme torsional irregularity* *Nonparallel systems irregularity* *Stiffness (soft story) or extreme stiffness (extreme soft story) irregularity* *Discontinuity in lateral strength (weak story irregularity)*
f. Special inspection not required where wood or steel structural panels are on only one side of the shear wall and the fastener spacing for the sheathing is greater than 4 inches on center.
g. Special inspection not required for EIFS applications where installed over water-resistive barrier with a means of draining moisture to the exterior.
h. Special inspection is not required for EIFS applications installed over masonry or concrete walls.

TO BE COMPLETED BY RDP
TO BE COMPLETED BY CITY

MERCER ISLAND REQUIRED AGENCY INSPECTIONS:

Reports documenting the quality of these types of construction are required by the Building Official as authorized by IRC Section R104.4x. The reports must be prepared by a WABO certified inspector for the specific type of construction, as indicated in the description, or as otherwise authorized by the Building Official.

AGENCY INSPECTION DESCRIPTION	REFERENCES	AGENCY INSPECTION REQUIRED	FREQUENCY	APPROVALS: Agency Inspector sign-off	APPROVALS: City Inspector sign-off
EXTERIOR PLASTER (IRC 703.7) [i.]					
Installation: *Lath and lath attachment.*	ASTM C 926, ASTM C 1063 IRC R703.7.1	☐	Periodic		
Portland Cement plaster mix, number of coats, thickness of coats.	IRC Tables R702.1(1), 702.1(3) IRC R703.7.2				
Weep screed material, attachment and location.	ASTM C 926, IRC R703.7.2.1				
Water resistive barrier installation, flashing installation, and drainage.	IRC R703.2, IRC R703.4, IRC R703.7.3				
Application of each coat and minimum curing.	ASTM C 926, IRC R703.7.4, IRC R703.7.5				
EXTERIOR INSULATION AND FINISH SYSTEM (IRC 703.7) [j.]					
Installation: *Installed in accordance with EIFS manufacturer's instructions.*	ASTM E 2568 IRC R703.9	☐	Periodic		
Drainage provided over all wall assemblies except substrates of masonry or concrete. Drainage shall have a 90 percent efficiency. EIFS and EIFS drainage shall terminate not less than 6 inches above finish grade.	ASTM 2273, ASTM E 2570, IRC R703.2				
Flashing shall be shall be provided per IRC R703.8. Decorative trim shall not be face-nailed through the EIFS.	IRC R703.8, IRC R703.4, IRC R703.7.3				
LATERAL RESISTING SYSTEM					
Installation: *Shearwall and diaphragm sheathing, panel edge and field nailing.*	Construction Documents	☐	Periodic		
Lateral load path continuity, i.e. roof and floor diaphragm to shearwall top plate below, shearwall to foundation.	Construction Documents				
Collector / drag strut nailing and connections. Holdown installation and location.	Construction Documents				
RESIDENTIAL WASHINGTON STATE ENERGY CODE					
Air Leakage Control: *Tested and verified as having an air leakage rate not exceeding 5 air changes per hour.*	WSEC R402.4.1.2	☐			
Tested and verified as having an air leakage rate not exceeding 3 air changes per hour as required by Energy Credit 2a.	WSEC R402.4.1.2, WSEC Table 406.3	☐			
Tested and verified as having an air leakage rate not exceeding 2 air changes per hour as required by Energy Credit 2b.	WSEC R402.4.1.2, WSEC Table 406.3	☐			
Tested and verified as having an air leakage rate not exceeding 1.5 air changes per hour as required by Energy Credit 2c.	WSEC R402.4.1.2, WSEC Table 406.3	☐			
Duct testing shall be provided in accordance with WSU RS-33 using the maximum duct leakage rates specified in WSEC R403.3.4. Written results shall be signed by the tester and provided to the code official.	WSEC R403.3.3, WSEC R403.3.4	☐			

i. Includes stucco installation.

j. Not required for EIFS applications installed over a water-resistive barrier draining moisture to the exterior or where installed over masonry of concrete.

MERCER ISLAND ADDITIONAL CIVIL ENGINEERING REQUIREMENTS:

The following civil engineering inspections and documentation shall be performed by the indicated Design Professional. Associated inspection reports and documentation shall be provided to the code official prior to final inspection.

CIVIL ENGINEERING INSPECTIONS				APPROVALS: Agency Inspector sign-off	APPROVALS: City Inspector sign-off
Project Civil Engineer or Geotechnical Engineer shall inspect and certify that the lawn and landscape areas meet the specified post-construction soil quality and depth requirements.	Construction Documents BMP T5.13 (2017 DOE manual)	☐	Periodic		
Project Civil Engineer shall inspect and certify the construction of the infiltration system, dispersion system, rain garden, bioretention, permeable pavement system and all LID systems for conformance to approved plans.	Construction Documents, Infiltration Report, Geotechnical Report	☐	Periodic		
Project Geotechnical Engineer shall observe and certify the infiltration system, dispersion system, rain garden, bioretention, permeable pavement system, and all LID systems to verify suitablity of existing soil conditions.	Construction Documents, Infiltration Report, Geotechnical Report	☐	Periodic		
CIVIL ENGINEERING DOCUMENTATION					
The Declaration of Covenant for the inspection and maintenance of private stormwater facilities must be signed, recorded and received by the City prior to final inspection.		☐			
A Right-of-Way Encroachment Agreement must be recorded for all private improvements in the right-of-way prior to final inspection.		☐			
Other as Specified:		☐			

SURVEY REQUIREMENTS (The following survey information must be submitted to planner when checked):

Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation Inspection. A property survey may be required to verify setbacks and in some cases buildings must be surveyed onto the lot. The City reserves the right to request a lot coverage and hardscape area survey at any time prior to issuance of Certificate of Occupancy.

Land Use Planning Contact: _____ email: _____

☐ Building height survey _____ ☐ Hardscape survey _____
☐ Building setback survey _____ ☐ Gross floor area survey _____
☐ Lot coverage survey _____

☐ **MAXIMUM 40 PERCENT ALTERATION INSPECTION:** *MICC 19.01.050(D)(1)(b)(i)*
A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered. Contact the Building Inspector at (206) 275-7730.

TO BE COMPLETED BY RDP
FIELD USE ONLY

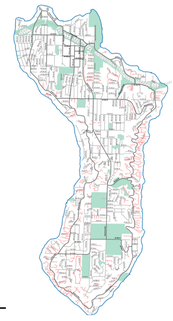
SPECIAL INSPECTOR AND AGENCY INSPECTOR CONTACTS:

Each inspector designated in the field to perform any of the above Special Inspections or City initiated Agency Inspections shall provide the following information:

INSPECTOR NAME	INITIALS	COMPANY NAME	PHONE NUMBER	EMAIL ADDRESS

SF2
BUILDING PERMIT NUMBER

PROJECT NAME: FAUSER RESIDENCE - 2ND STORY REMODEL
PROJECT ADDRESS: 9640 SE 61 PL MERCER ISLAND, WA 98040



APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES
REVIEWED FOR CODE COMPLIANCE
Date
Approved

FAUSER RESIDENCE

9640 SE 61ST PL, MERCER ISLAND, WA 98040



RRA ARCHITECTURE

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Architecture

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G1.0 TITLE SHEET & SITE AREA PLAN
G1.0S SURVEY

Architecture

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A0.02 SITE PLAN - TREE PROTECTION & REPLACEMENT
A0.03 LOT COVERAGE
A0.04 GROSS FLOOR AREA
A0.05 AVERAGE GRADE
A0.06 BUILDING ASSEMBLY & ENERGY CODE
A0.07 EXTERIOR & INTERIOR ASSEMBLIES
A1.01 DEMOLITION PLANS
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A2.01 MAIN FLOOR PLAN
A2.02 UPPER FLOOR PLAN
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A4.02 BUILDING SECTIONS
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Structural

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S1.1 GENERAL STRUCTURAL NOTES
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S3.0 TYPICAL FOUNDATION/SLAB DETAILS
S4.0 TYPICAL WOOD DETAILS
S4.1 TYPICAL WOOD DETAILS
S4.2 DETAILS
S4.3 DETAILS

PROJECT INFORMATION

MICC PROJECT NO: XXXXXXX
PROJECT ADDRESS: 9640 SE 61ST PL, MERCER ISLAND, WA 98040
ASSESSOR PARCEL NO: 426000-0060

LEGAL DESCRIPTION: LELAND ADD TGW SH LDS ADJ
ZONING: R15
LOT SIZE: .33 ACRES / 14,731 SF
HEIGHT LIMIT: 30'
SETBACKS:
FRONT YARD: 20'
SIDE YARD: 7' 6"
REAR YARD: 25'

SCOPE: SECOND STORY REMODEL. MAIN LEVEL DECK REMOVAL AND REPLACEMENT AND SITE IMPROVEMENTS TO INCLUDE: FRONT ENTRY REDESIGN, FRONT YARD AND REAR YARD IMPROVEMENTS. REPLACEMENT OF SITE WALLS/RETAINING WALLS TO ADDRESS POTENTIAL FAILURE/EROSION.

CONTACT INFORMATION

OWNER
MIKE & LANA FAUSER
9640 SE 61ST PL, MERCER ISLAND, WA 98040
206.466.2542

ARCHITECT
RRA ARCHITECTURE
CONTACT: RYAN RHODES
4250 8TH AVE NW #100 SEATTLE, WA 98107
206.274.8020
RRHODES@RRAARCH.COM
MDO@RRAARCH.COM

STRUCTURAL
QUANTUM CONSULTING ENGINEERS
CONTACT: SANDRO KODAMA, P.E.
1511 3RD AVE STE 323 SEATTLE, WA 98101
206.957.3915

GEOTECH
COBALT GEOSCIENCES
CONTACT: PHIL HABERMAN
P.O. BOX 1792, NORTH BEND, WA 98045

ARBORIST
ADVANCE ARBORICULTURAL ASSESSMENT
CONTACT: CHRIS BERG, ISA CERTIFIED ARBORIST
CHRIS@ADVANCEDARBORICULTURALASSESSMENT.COM

PROJECT AND CODE SUMMARY

INTERNATIONAL BUILDING CODE	2021 EDITION
INTERNATIONAL RESIDENTIAL CODE	2021 EDITION
WASHINGTON STATE ENERGY CODE	2021 EDITION
INTERNATIONAL MECHANICAL CODE	2021 EDITION
WASHINGTON CITIES ELECTRICAL CODE	2021 EDITION
UNIFORM PLUMBING CODE	2021 EDITION

AVERAGE BUILDING ELEVATION

AVERAGE BUILDING ELEVATION (ABE)
ABE IS DEFINED AS THE ELEVATION ESTABLISHED BY AVERAGING THE ELEVATION AT EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, AT THE CENTER OF ALL EXTERIOR WALLS OF THE COMPLETED BUILDING.

ABE CALCULATION:

(A*a) + (B*b) + (C*c) + (D*d) + (E*e) + (F*f) + (G*g) + (H*h) + (I*i) + (J*j) + (K*k) + (L*l) + (M*m) + (N*n)

a+b+c+d+e+f+g+h+i+j+k+l+m+n

70.35 * 62.42 = 4391.04
66.9 * 17.84 = 1193.03
66.7 * 3.59 = 239
65.5 * 20.25 = 1326.37
64 * 2 = 128
62.5 * 13.42 = 838.56
63 * 46.42 = 2924.27
65.5 * 11.5 = 1368.37
67.4 * 34 = 2291.6
67.65 * 6.08 = 411.51
67.7 * 6.34 = 428.74
67.7 * 3.25 = 220.03
76.25 * 23.75 = 1810.94
=
17644.71

a+b+c+d+e+f+g+h+i+j+k+l+m+n = 271.34

17644.71' = 65.03'
271.34'

AVERAGE BUILDING ELEVATION (ABE) = 65'
ALLOWABLE BUILDING HT: 65' + 30' = 95'
PROPOSED BUIDING HT: 91'

TREE REQUIREMENTS

MICC 19.10.010C DEVELOPMENT TREE REMOVAL
1 SIGNIFICANT TREE TO BE REMOVED FOR DECK REPLACEMENT

MICC 19.10.060A.2 TREE RETENTION
- A MIN OF 30% OF TREES WITH A DIAMETER OF 10 IN. OR GREATER SHALL BE RETAINED.
- TREES PRIORITIZED FOR RETENTION SHALL INCLUDE
  - EXEPTIONAL TREES
  - TREES WITH A DIA > 24 IN.

MICC 19.10.070 TREE REPLACEMENT
REPLACEMENT OF TREES ARE REQUIRED FOR TREES REMOVED, TYPICALLY BETWEEN OCTOBER 1 AND APRIL 1 FOLLOWING REMOVAL.

REMOVED TREES SHALL HAVE THE FOLLOWING BASE REPLACEMENT RATIO:

DIA OF REMOVED TREE	TREE REPLACMENT RATIO
> 10"	1
10" - 24"	2
24" - 36"	3
> 36" & EXCEPTIONAL	6

* SEE TREE REPLACEMENT AND PROTECTION PLAN FOR REQ'D TREE REPLACEMENT

MICC 19.10.080 TREE PROTECTION
PERMIT PLANS AND CONSTRUCTION ACTIVITY SHALL COMPLY WITH THE THEN-EXISTING BEST MANAGEMENT PRACTICES (BMP)

- 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.
  - NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA, SUCH AS BUT NOT LIMITED TO: MATERIAL STORAGE / STOCKPILING, TRENCHING / TUNNELING, PARKING, DUMPING OR WASHING.
  - REFER TO ARBORIST REPORT FOR ANY ADDITIONAL NOTES AND REQUIREMENTS

PROJECT CODE NOTES

CARBON MONOXIDE & SMOKE DETECTOR NOTES:

- ALL NEW DETECTORS TO BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS.
- ALL NEW DETECTORS TO BE HARD-WIRED WITH BATTERY BACK-UP.
- ALL NEW DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
- ALL DETECTORS SHALL BE ON EACH ADDITIONAL STORY INCLUDING BASEMENTS AND HABITABLE ATTICS (NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS).
- 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.
- DETECTORS SHALL BE INSTALLED WITH THE FOLLOWING MINIMUM CLEARANCE DIMENSIONS UNLESS THIS WOULD PREVENT THE PLACEMENT OF A REQUIRED SMOKE ALARM:
  - NOT LESS THAN 3' HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM CONTAINING A BATHTUB OR SHOWER
  - IONIZATION ALARMS NOT LESS THAN 20' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE
  - IONIZATION ALARMS WITH AN ALARM-SILENCING SWITCH NOT LESS THAN 10' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE
  - PHOTOELECTRIC ALARMS NOT LESS THAN 6' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE
- INTERCONNECTION (WIRED OR WIRELESS) IS REQUIRED WHERE NORE THAN ONEALARM IS REQUIRED EXCEPT IN ALTERATIOINS THAT DO NOT INVOLVE THE REMOVAL OF TINERIOR WALL OR CEILING FINISHES UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT ABAILABLE FOR ACCESS TO PROVIDE INTERCONNECTION WITHOUT REMOVAL OF FINISHES.
- DETECTORS ARE TO BE PERMANENTLY WIRED TO BUILDING POWER SUPPLY WITH BATTERY BACKUP EXCEPT IN BUILDINGS WITHOUT COMMERCIAL POWER AND IN ALTERATIONS, REPAIRS, AND ADDITIONS.

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 7/8" 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.

FIRE PROTECTION AND SPRINKLER NOTES:

- PROVIDE AN NFPA 13D SPRINKLER SYSTEM PER THE MOST CURRENT NFPA DESIGN STANDARDS

WHOLE HOUSE VENTILATION NOTES:

- FOLLOW ALL APPLICABLE REQUIREMENTS OF THE 2021 IRC
- FOLLOW PRESCRIPTIVE WHOLE HOUSE VENTILATION SYSTEM FOR INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FANS (SECTION M1507).
- EXHAUST FANS OPERATING AS 'WHOLE HOUSE VENTILATION' TO BE ACTIVATED BY ONE OVERRIDING 24 HOUR TIMER WITH THE CAPABILITY OF CONTINUOUS OPERATION, MANUAL AND AUTOMATIC CONTROL.
- ALL EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING..
  - CALCULATIONS: PER TABLE M1505.4.3.(1) - 4300 SF; 4BR: 90 CFM REQUIRED. PER EXCEPTION OF M1507.3.3 - 25% FACTOR (4) - 360 CFM REQUIRED FOR 1HR EVERY 4HRS.
  - FAN WITHIN LOWER LEVEL 3/4 BATH @ 110 CFM.
  - FAN WITHIN MAIN LEVEL POWDER ROOM @ 110 CFM.
  - UPPER LEVEL LAUNDRY, MASTER BATHROOM, AND KID'S BATHROOM @ 110 CFM EACH [5 TOTAL]
  - TOTAL 770 CFM (MIN 360 CFM) SHALL ACT AS THE VENTILATION SYSTEM AND OPERATE IN UNISON FOR 1HR OF EVERY 4HRS PER M1507.3.4.

ATTIC / ROOF VENTILATION NOTES: SEE SECTION R806 OF THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR FURTHER VENTILATION REQUIREMENTS

- ATTIC VENTILATION SHALL BE PROVIDED AT NO LESS THAN 1/300 OF THE TOTAL CAVITY AREA IF AT LEAST 40% BUT NO MORE THAN 50% OF THE VENTILATION IS PLACED NO MORE THAN 36" FROM RIDGE.
- PROVIDE APPROVED BUG SCREEN AT ALL VENTILATION AS REQ'D.
- PROVIDE 1" MIN. CLEARANCE ABOVE INSULATION FOR VENTILATION.
- PLACE NO SOFFIT VENTING WITHIN 5'-0" OF PROPERTY LINE.

ROOF NON-VENTILATION NOTES: SEE SECTION R806 OF THE 2021 INTERNATIONAL RESIDENTIAL CODE

- THE UNVENTED SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
- NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE OF THE UNVENTED ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.

ADDITIONAL ENERGY CODE NOTES:

- A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH WSEC R401.5 IS REQUIRED TO BE COMPLETED BY THE BUILDER AND PERMANENTLY POSTED WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.
- EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE IN COMPLIANCE WITH WSEC R403.1.1.
- A SIGNED AFFIDAVIT DOCUMENTING THE DUCT LEAKAGE TEST RESULTS IN COMPLIANCE WITH WSEC R403.2.2 SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION.
- A MINIMUM OF 90 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY LUMINAIRES.
- A SIGNED AFFIDAVIT DOCUMENTING BLOWER DOOR TEST RESULTS IN COMPLIANCE WITH WSEC R402.4.1.2 SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION.

GENERAL NOTES

- ANY SPECIFIC REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES SHALL MEAN THE LATEST PRINTED EDITION OF EACH IS IN EFFECT AT THE DATE OF SUBMISSION OR BID UNLESS THE DOCUMENT IS SHOWN DATED.
- 18" MAXIMUM INTRUSION INTO REQUIRED YARDS INCLUDING GUTTERS.
- A COPY OF THE APPROVED PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- PAVED SURFACES INCLUDING ROADWAYS, SIDEWALKS, AND CURBS THAT ARE DAMAGED BY NEW CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE STREET USE INSPECTOR.
- ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREIN HAVE BEEN ESTABLISHED BY A FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREIN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- THE CONTRACTOR SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- UTILITY SERVICE CONNECTIONS SHOWN ON THIS PLAN ARE TO BE MAINTAINED PRIVATELY AND NOT BY THE CITY OF MERCER ISLAND.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO INSURE THAT SEDIMENT-LADEN WATER DOESN'T ENTER THE NATURAL OR PUBLIC DRAINAGE SYSTEM. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED TO INSURE COMPLETE SILTATION CONTROL OF THE PROJECT. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS/HER ACTIVITY AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL KEEP OFF-SITE STREETS CLEAN AT ALL TIMES BY SWEEPING. WASHING OF THESE STREETS WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL.
- ALL WORK PERFORMED BY PUBLIC UTILITY ENTITIES TO REMOVE OR RELOCATE EXISTING UTILITIES SHALL BE DONE AT THE PERMITEE'S EXPENSE.
- INTERPRETATIONS:
  - THESE DOCUMENTS ARE IN PART DIAGRAMMATIC AND SUBJECT TO INTERPRETATION.
  - THEY DO NOT NECESSARILY SHOW COMPLETE DETAILS OF CONSTRUCTION, WORK, OR MATERIALS, PERFORMANCE OR INSTALLATION, AND DO NOT NECESSARILY SHOW HOW CONSTRUCTION DETAILS OF OTHER ITEMS OF THE WORK MAY AFFECT ANY PARTICULAR INSTALLATION.
  - THESE MUST BE ASCERTAINED BY THE CONTRACTOR AND CORRELATED TO BRING THE PARTS TOGETHER AS A COMPLETED WHOLE.
  - ANY DETAIL, DIMENSION, OR STATEMENT NOT COMPLETELY CLEAR TO THE CONTRACTOR SHALL BE REFERRED TO THE ARCHITECT FOR INTERPRETATION.
- DIMENSIONS:
  - THE DRAWINGS MAY NOT BE DRAWN TO SCALE IN SOME INSTANCES; FOLLOW DIMENSIONS BUT DO NOT SCALE DRAWINGS.
  - WHERE DIMENSIONS ARE NOTED 'CONFIRM' OR 'VERIFY', CONSULT THE ARCHITECT FOR CRITICAL DIMENSION CRITERIA BEFORE PROCEEDING WITH THE WORK.
  - ALL DIMENSIONS ARE GIVEN TO THE FACE OF EXISTING FINISH MATERIALS, AND TO THE FACE OF STUDS OR CONCRETE, TOP OF PLATE AND PLYWOOD SUB-FLOOR AT NEW CONSTRUCTION, UNLESS NOTED OTHERWISE.

ENERGY CODE

2021 WASHINGTON STATE ENERGY CODE - RESIDENTIAL (WSEC-R)

PER R502.1:
ADDITIONS, ALTERATIONS, OR REPAIRS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL COMPLY WITH PROVISIONS OF R502 (ADDITIONS) AS THOSE PROVISIONS RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING UMALTERED PORTION OF EXISTING BUILDINGOR BUILDING SYSTEM TO COMPLY WITH HTIS CODE, EXCEPT AS SPECIFIED.

ENERGY COMPLIANCE APPROACH:
COMPONENT PER TABLE R402.1.2 AND TABLE R402.1.2

ENERGY CREDITS REQUIRED AT ADDITION ONLY (TABLE R406.3)
DWELLING UNIT TYPE: PER SECTION 406.3
ADDITIONS OF HEATED AREA = 1,407 SF < 1,500 SF = **SMALL DWELLING UNIT = 5.0 POINTS REQUIRED**

OPTIONS USED	DESCRIPTION	CREDITS
SYSTEM TYPE 4 (R406.2)	ENERGY EQUALIZATION	3.0
3.6	AIR SOURCED CENTRALLY DUCTED HEAT PUMP	1.0
4.1	COMPLIANT HVAC EQUIPMENT AND DUCTWORK	0.5
5.4	EFFICIENT WATER HEATING	1.0
TOTAL CREDITS		**5.5**

REQUIRED BY R402.1.1 (AT ADDITION)

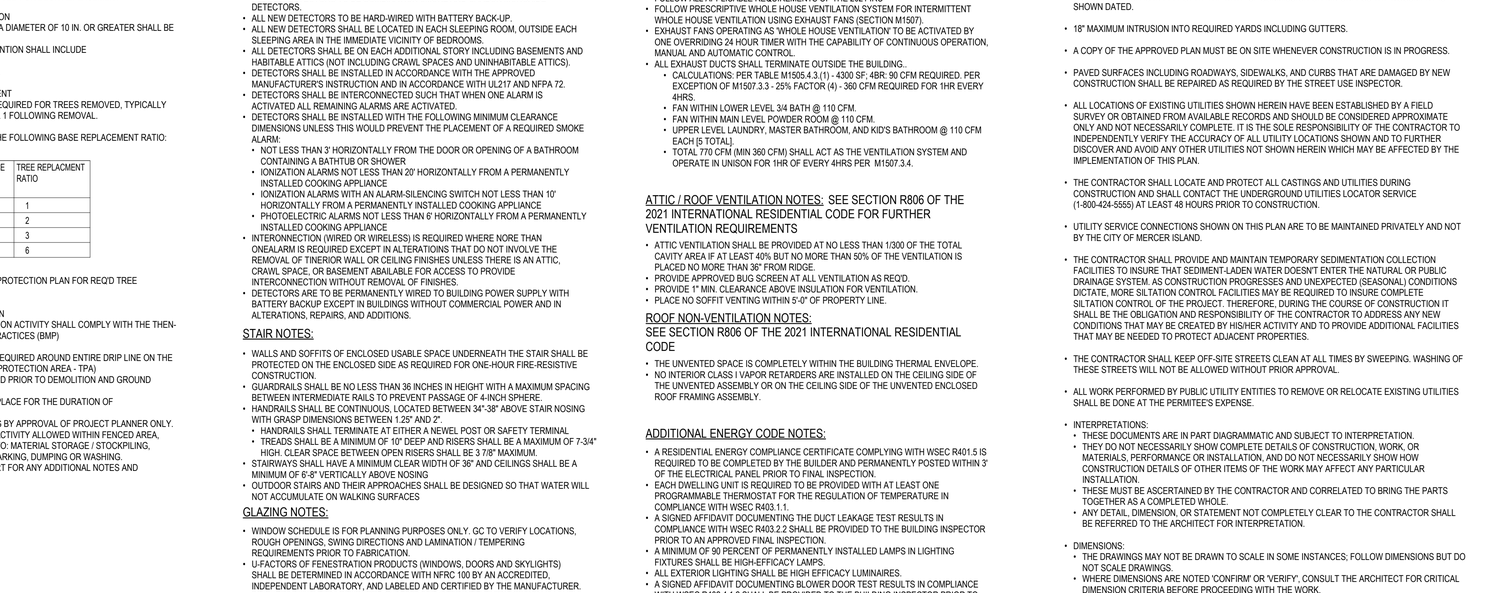
U-FACTOR (TYP.)	= 0.30 MAX.
U-FACTOR (SKYLIGHT)	= 0.50 MAX.
CEILING INSULATION	= R-38 MIN. (PER FOOTNOTE e)
ABOVE GRADE EXT. WALL INS.	= R-21 MIN.
FLOOR	= R-30 MIN.
BELOW GRADE WALL	= R-10/R-15/R-21+TB
SLAB	= (EXISTING) NO NEW INSULATION PROVIDED

CLIMATE ZONE 4C PER SEC TABLE R301.1

INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION: (SEC R401.3)
BUILDER TO PROVIDE A PERMANENT CERTIFICATE, COMPLETED AND POSTED ON OR WITHIN 3 FEET OF THE ELECTRICAL DISTRIBUTION PANEL PER SEC R401.3 PRIOR TO FINAL INSPECTION. **(APPLIES TO NEW INSULATION ONLY)**

ENERGY EFFICIENT LIGHTING: (SEC R404.1)
A MINIMUM OF 90% OF LAMPS IN PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES ARE TO BE HIGH-EFFICACY LAMPS. **(AT ADDITION/ALTERATION ONLY)**

All Climate Zones Table 402.1.3		
	R-Value [a]	U-Factor [a]
Fenestration U-Factor [b,i]	n/a	0.30
Skylight U-Factor [b]	n/a	0.50
Ceiling [e]	60	n/a
Wood Frame Wall [g,j]	20+5 or 13+10	n/a
Floor	30	n/a
Below Grade Wall [c,h]	10/15/21 int + 5TB	n/a
Slab [d,f] R-Value & Depth	10, 4 ft	n/a



SITE PLAN - OVERALL
1/16" = 1'-0"

Note - Vicinity Map



RRA ARCHITECTURE
4250 8TH AVE NW
SEATTLE, WA 98107
P 206 274 8020
CONTACT: RYAN RHODES
RRHODES@RRAARCH.COM

PERMIT SET
APRIL 22, 2025

FAUSER RESIDENCE

9640 SE 61ST PL, MERCER ISLAND, WA 98040

PROJECT INFO
PROJECT NUMBER : 23-024
SUBMITTAL DATE: Issue Date

ISSUE

#	ADD.	REVISION	DATE

SHEET
TITLE SHEET & SITE AREA PLAN

G1.0

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20181107000788)

LOT 6 OF LELAND ADDITION, AS PER PLAT RECORDED IN VOLUME 82 OF PLATS, PAGE 19, RECORDS OF KING COUNTY AUDITOR;

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

BASIS OF BEARINGS

ACCEPTED THE BEARING OF N 77°58'33" E BETWEEN EXISTING PROPERTY CORNERS FOUND (AS SHOWN), PER PLAT.

REFERENCES

R1. LELAND ADDITION, VOL. 82 OF PLATS, PG. 19, RECORDS OF KING COUNTY, WASHINGTON.
R2. RECORD OF SURVEY, VOL. 200, PG. 132, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER CITY OF MERCER ISLAND BENCHMARK NO. 2416
DESCRIPTION: 4"X4" CONC W/ ⅜" COPPER PIN
LOCATION: 100'E OF E MERCER WAY, EAST BAY, OPP HSE #6202
ELEVATION: 138.867'

SITE TEMP. BENCHMARK
DESCRIPTION: PK NAIL W/ RED WASHER
LOCATION: SET IN ASPHALT DRIVE, 30' SW OF SW PROP CORNER
ELEVATION: 78.32'

SURVEYOR'S NOTES

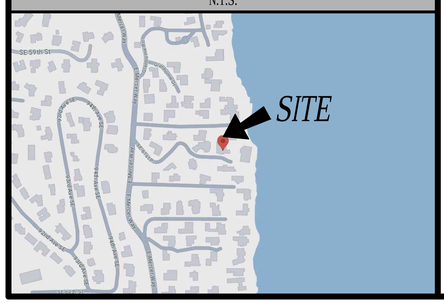
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2024. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 426000-0060
5. SUBJECT PROPERTY AREA (UPLAND) PER THIS SURVEY IS 14,731 ±S.F. (0.34 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

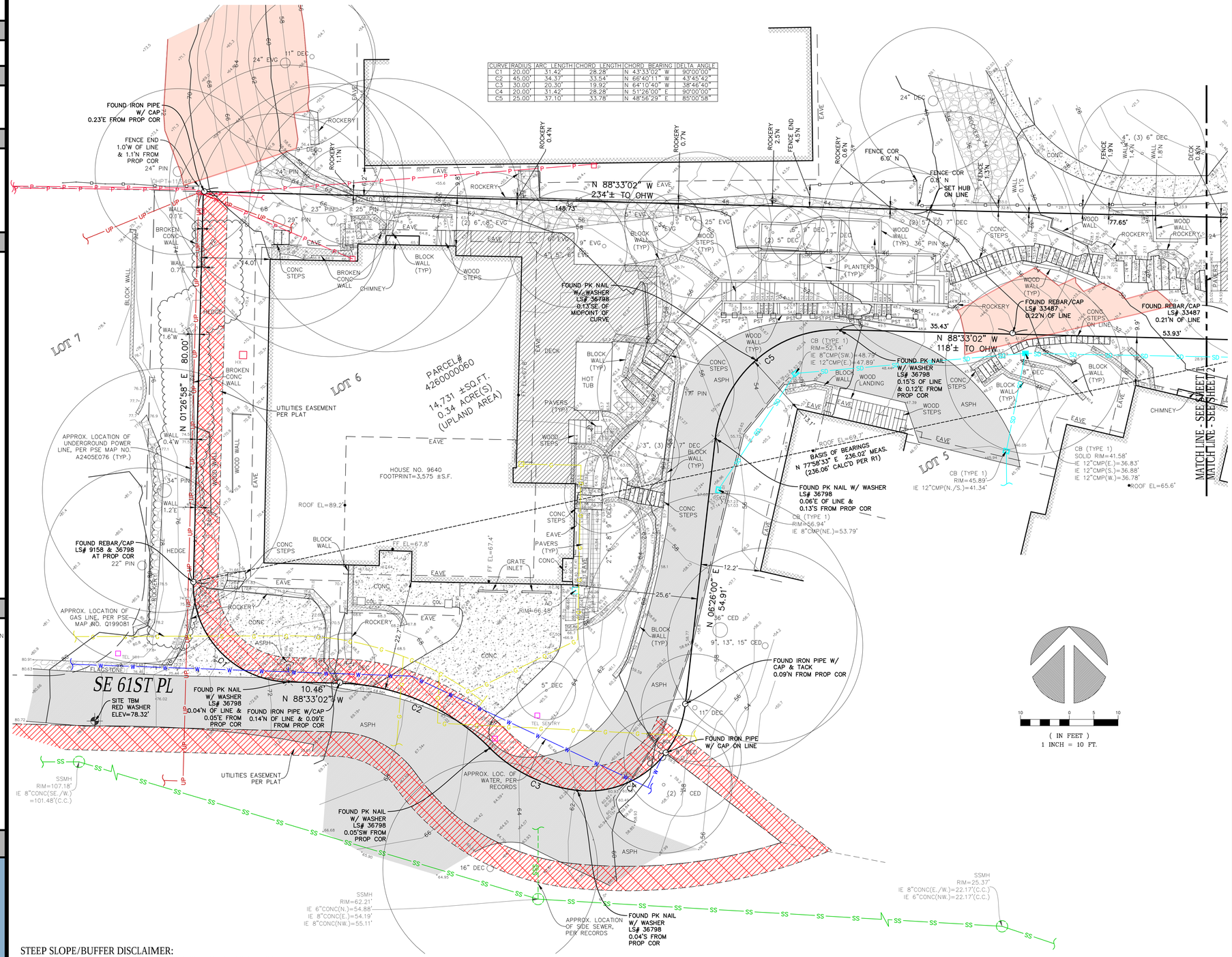
- AREA DRAIN
- ASPHALT SURFACE
- BENCHMARK
- BOL O BOLLARD
- BUILDING
- CENTERLINE ROW
- COL COLUMN
- CONCRETE SURFACE
- DECK
- PMV ELECTRICAL VENT
- FENCE LINE (STEEL)
- FENCE LINE (WOOD)
- FIRE HYDRANT
- FLAGSTONE SURFACE
- G GAS LINE
- G GAS METER
- HX HEAT EXCHANGER
- HEDGE FOLIAGE LINE
- INLET (TYPE 1)
- INLET (TYPE 1, SOLID)
- HUB (SET)
- LUM LUMINAIRE
- NAIL AS NOTED
- OHPT OHP TRANSMISSION ELEVATION
- PAVER SURFACE
- PST POST
- PH POWER HAND HOLE
- P POWER METER
- P POWER (OVERHEAD)
- UP POWER (UNDERGROUND)
- PP POWER POLE
- REBAR / IRON PIPE (FOUND)
- RETAINING WALL
- ROCKERY
- SS SEWER LINE
- SEWER MANHOLE
- STEEP SLOPE AREA
- TEL HH TELEPHONE HAND HOLE
- TEL SENTRY TELEPHONE SENTRY
- SIZE TYPE TREE (AS NOTED)
- W WATER LINE
- WM WATER METER
- UTILITIES EASEMENT PER PLAT

VICINITY MAP

N.T.S.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.42'	28.28'	N 43°33'02" W	90°00'00"
C2	45.00'	34.39'	33.54'	N 66°40'11" W	43°45'42"
C3	30.00'	20.36'	19.92'	N 64°10'40" W	38°52'40"
C4	20.00'	31.42'	28.28'	N 51°26'00" E	90°00'00"
C5	25.00'	37.10'	33.78'	N 48°56'29" E	85°00'58"



(IN FEET)
1 INCH = 10 FT.

STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

INDEXING INFORMATION

SE 1/4 SE 1/4
SECTION: 19
TOWNSHIP: 24N
RANGE: 05E, W.M.
COUNTY: KING

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 4260000060

FAUSER RESIDENCE
9640 SE 61ST PL
MERCER ISLAND, WA 98040

TERRANE
10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	240093
DATE:	02/23/24
DRAFTED BY:	IDV / RPM
CHECKED BY:	CSP
SCALE:	1" = 10'

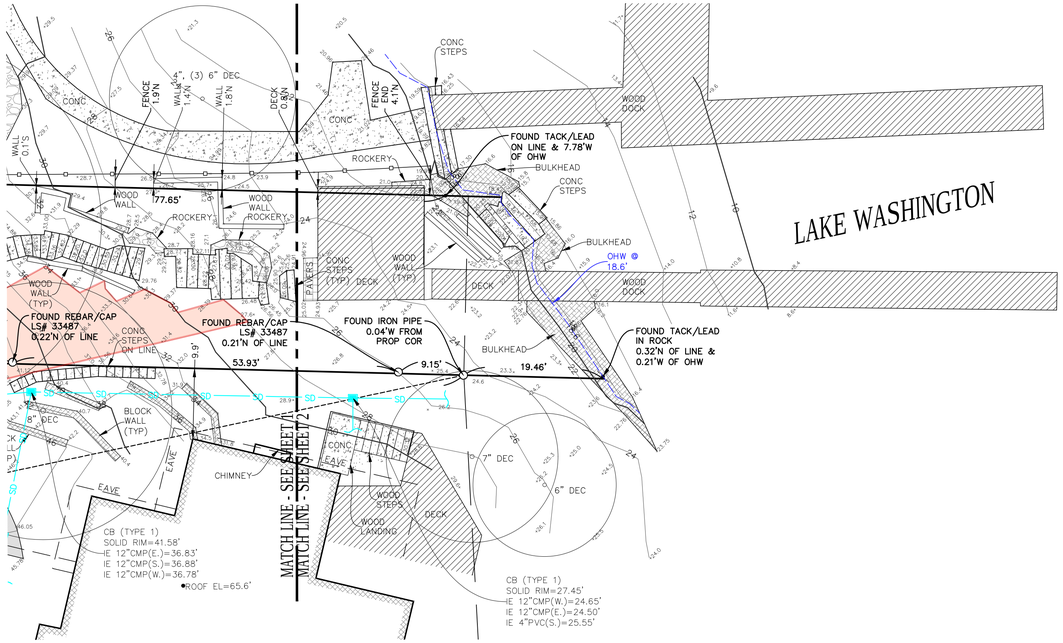
REVISION HISTORY

SHEET NUMBER
1 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND

AREA DRAIN	NAIL AS NOTED
ASPHALT SURFACE	OHPT OHP TRANSMISSION ELEVATION
BENCHMARK	PAVER SURFACE
BOL BOLLARD	PST POST
BUILDING	PH POWER HAND HOLE
CENTERLINE ROW	P POWER METER
COL COLUMN	P POWER (OVERHEAD)
CONCRETE SURFACE	UP POWER (UNDERGROUND)
DECK	PP POWER POLE
PMV ELECTRICAL VENT	REBAR / IRON PIPE (FOUND)
FENCE LINE (STEEL)	RETAINING WALL
FENCE LINE (WOOD)	ROCKERY
FIRE HYDRANT	SS SEWER LINE
FLAGSTONE SURFACE	SEWER MANHOLE
G GAS LINE	STEEP SLOPE AREA
G GAS METER	TEL HH TELEPHONE HAND HOLE
GUY ANCHOR	TEL SENTRY TELEPHONE SENTRY
HX HEAT EXCHANGER	SIZE TYPE TREE (AS NOTED)
HEDGE FOLIAGE LINE	W WATER LINE
INLET (TYPE 1)	WM WATER METER
INLET (TYPE 1, SOLID)	UTILITIES EASEMENT PER PLAT
HUB (SET)	
LUM LUMINAIRE	



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10 0 5 10

(IN FEET)
1 INCH = 10 FT.

INDEXING INFORMATION

NW 1/4 NE 1/4 SW 1/4 SE 1/4

SE 1/4 SE 1/4
SECTION: 19
TOWNSHIP: 24N
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COUNTY: KING

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TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 4260000060

FAUSER RESIDENCE
9640 SE 61ST PL
MERCER ISLAND, WA 98040

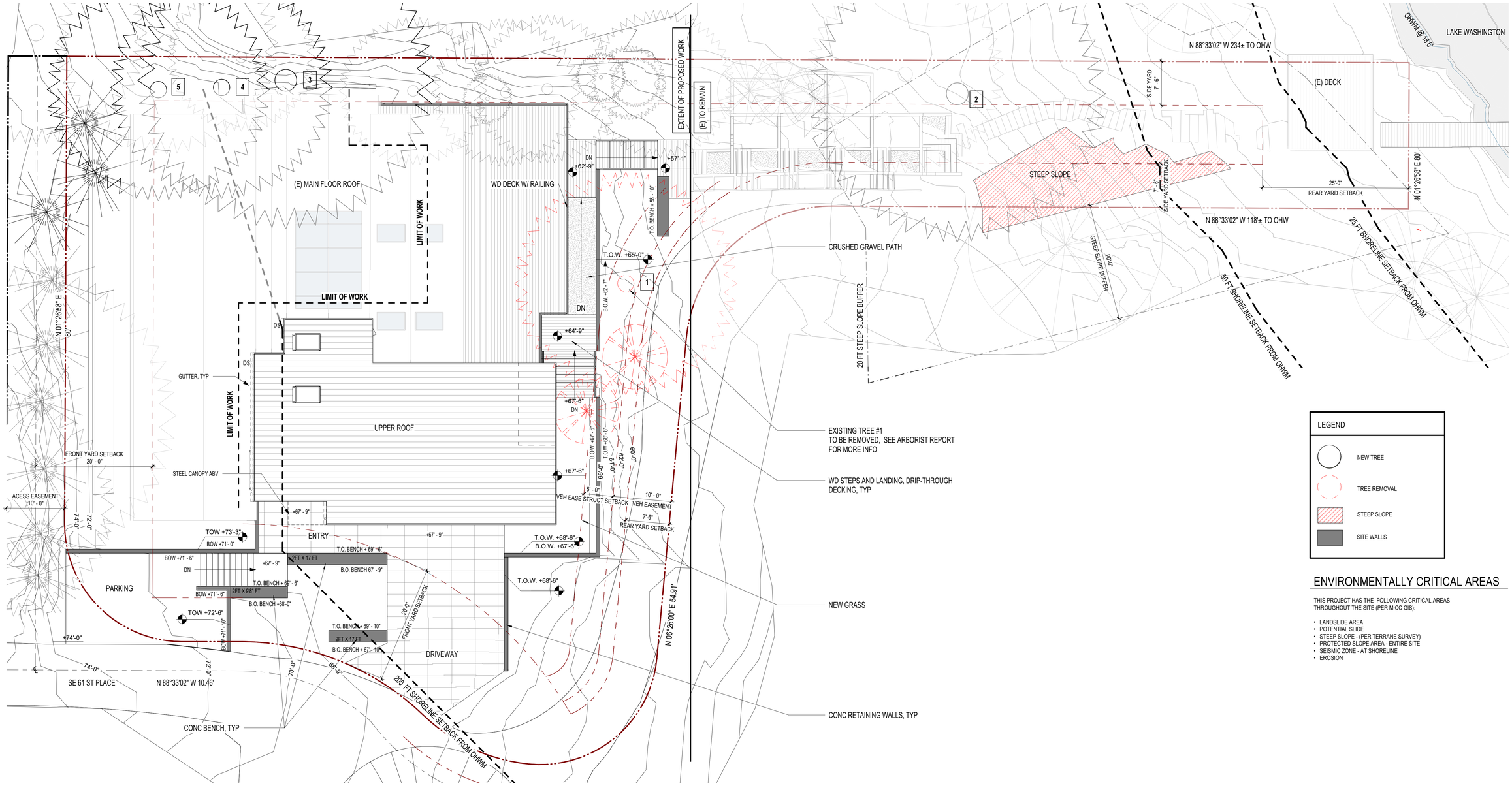
SCOTT SOMERSET PALMER — STATE OF WASHINGTON — 21911 — REGISTERED PROFESSIONAL LAND SURVEYOR
02/23/24

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p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	240093
DATE:	02/23/24
DRAFTED BY:	IDV / RPM
CHECKED BY:	CSP
SCALE:	1"= 10'

REVISION HISTORY

SHEET NUMBER
2 OF 2



SITE PLAN - ECA, BOUNDARIES AND SETBACKS
1/8" = 1'-0"

LEGEND

- NEW TREE
- TREE REMOVAL
- STEEP SLOPE
- SITE WALLS

ENVIRONMENTALLY CRITICAL AREAS

THIS PROJECT HAS THE FOLLOWING CRITICAL AREAS THROUGHOUT THE SITE (PER MICC GIS):

- LANDSLIDE AREA
- POTENTIAL SLIDE
- STEEP SLOPE - (PER TERRANE SURVEY)
- PROTECTED SLOPE AREA - ENTIRE SITE
- SEISMIC ZONE - AT SHORELINE
- EROSION

RRA ARCHITECTURE
4250 8TH AVE NW
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CONTACT: RYAN RHODES
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PERMIT SET
APRIL 22, 2025

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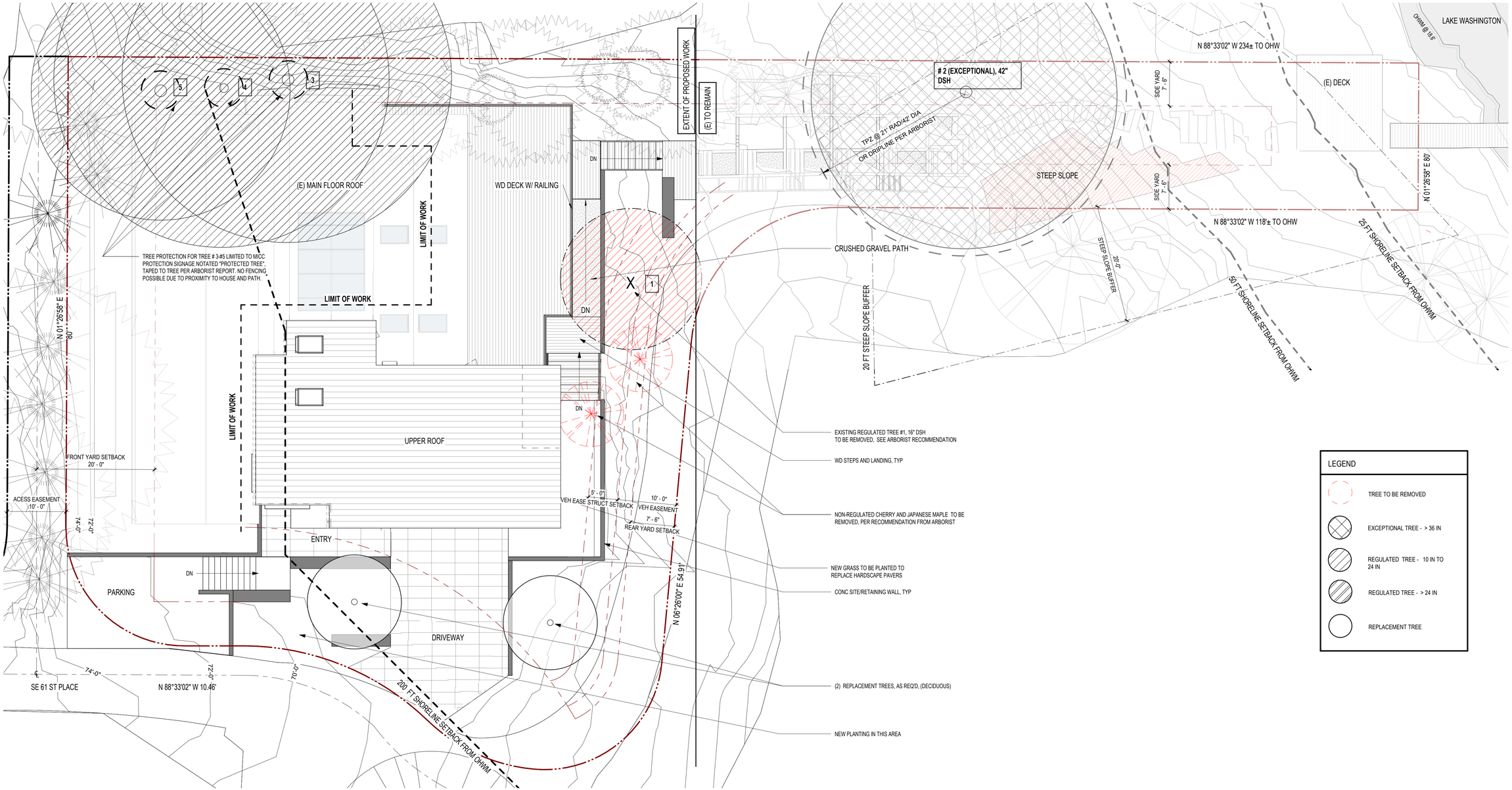
PROJECT INFO
PROJECT NUMBER : 23-024
SUBMITTAL DATE: Issue Date

ISSUE

#	ADD.	REVISION	DATE

SHEET
SITE PLAN - ECA, BOUNDARIES, SETBACKS

A0.01



1 TREE PROTECTION AND REPLACEMENT PLAN
1/8" = 1'-0"

TREE REPLACEMENT TABLE

DIAMETER OF REMOVED TREE (MEASURED 4.5' ABV GROUND)	TREE REPLACEMENT RATIO	# OF TREES PROPOSED FOR REMOVAL	# OF TREES REQ'D FOR REPLACEMENT BASE ON SIZE/TYPE
LESS THAN 10"*	1		0
10" UP TO 24"	2	1	2 (DECIDUOUS)
GREATER THAN 24" UP TO 36"	3		
GREATER THAN 36" AND ANY EXCEPTION TREE	6		
	TOTAL TREE REPLACEMENTS =		2

* No Replacement tree is needed if the tree fits all of the following;
Less than 10 in diameter , not an exceptional tree, and not a replacement tree from another tree permit.
** Replacement trees must conform to the following: Conifers must be a min. of 6ft tall; Deciduous must have a 1.5" min. in caliper at the base. (Per MICC MICC 19.10.070 B3

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CONTACT: RYAN RHODES
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PERMIT SET
APRIL 22, 2025

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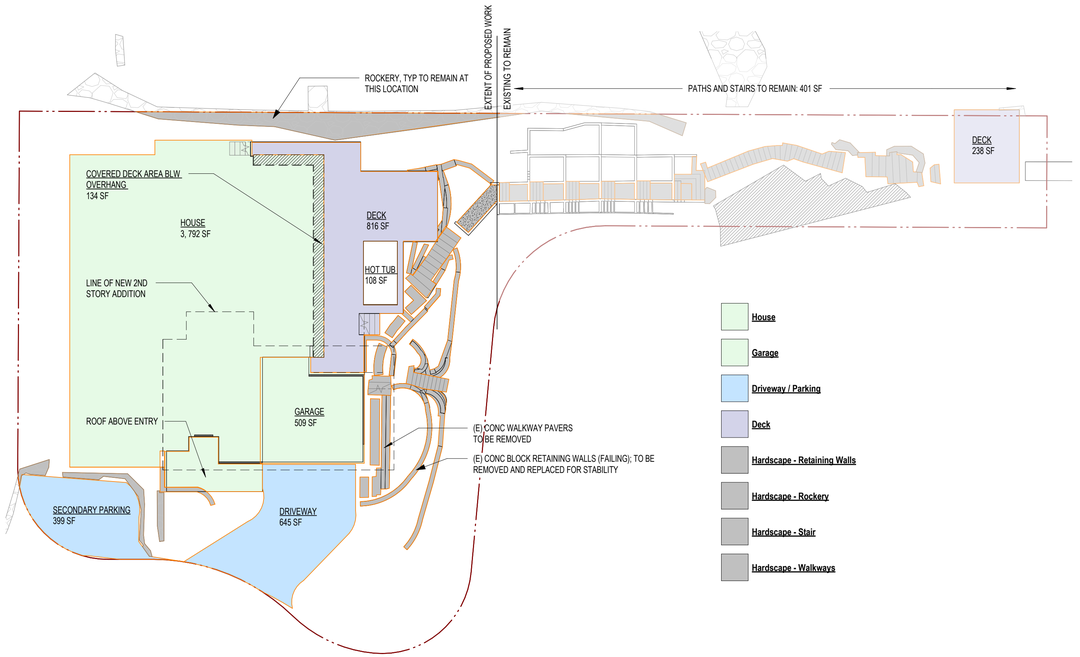
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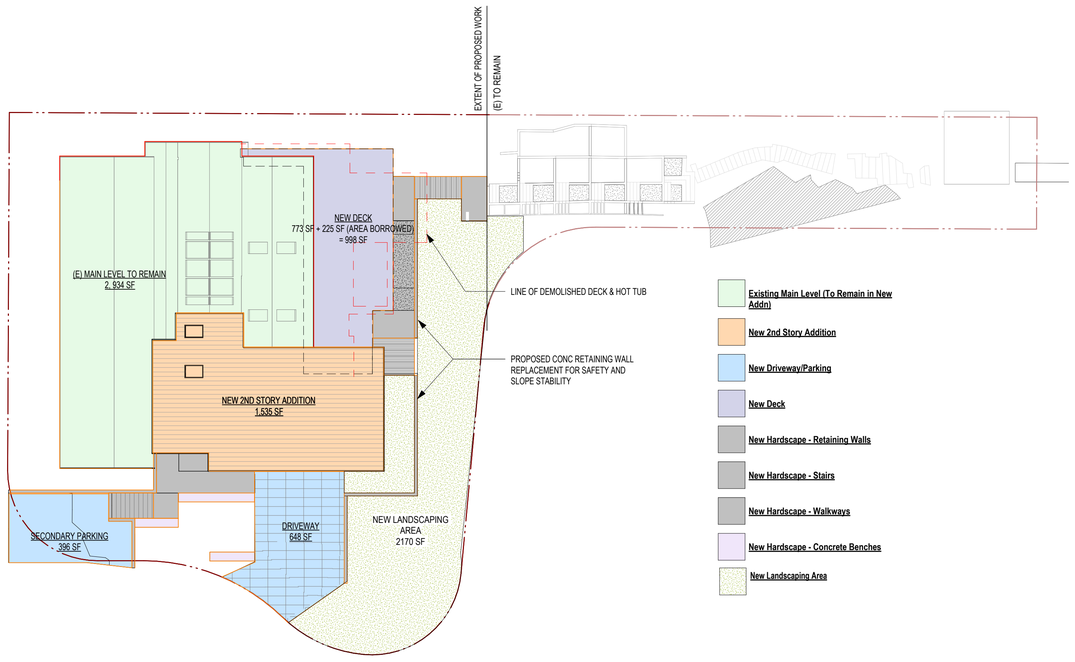
ISSUE

#	ADD.	REVISION	DATE

SHEET
SITE PLAN - TREE PROTECTION & REPLACEMENT
A0.02



1 EXISTING LOT COVERAGE & HARDSCAPE
1/16" = 1'-0"



2 PROPOSED LOT COVERAGE & HARDSCAPE
1/16" = 1'-0"

LOT COVERAGE - EXISTING

MAXIMUM LOT COVERAGE (MICC 19.02.020.F.3A) THE MAXIMUM LOT COVERAGE PERMITTED FOR PRINCIPAL AND ACCESSORY STRUCTURES IS AS FOLLOWS:

- LOT SLOPE OF LESS THAN 15% = MAX 40% OF LOT AREA
- LOT SIZE: 14,731 SF

ALLOWED LOT COVERAGE: 14,731* (.40) = **5,892 SF**

EXISTING LOT COVERAGE: SINGLE FAMILY DWELLING

MAIN STRUCTURE:	4,301 SF (3,792 SF (HOUSE)+ 509 SF (GARAGE)		
DRIVEWAY/PARKING:	1,044 SF		
COVERED DECK:	134 SF		
TOTAL:	5,479 SF (37%)	EXISTING LOT COVERAGE:	**5,479 SF**

HARDSCAPE - EXISTING

MAXIMUM HARDSCAPE AREA: (MICC 19.02.020F3B) WALKWAYS, DECKS, PATIOS
ALLOWED HARDSCAPE = LOT AREA * (.09)
14,731 SF * (.09) = 1326 SF + 134 SF (AREA BORROWED FROM LOT COVERAGE)
ALLOWABLE HARDSCAPE: **1,460 SF**

EXISTING HARDSCAPE AREA:

UNCOVERED DECKS AT HOUSE:	816 SF		
DECK AT SHORELINE:	238 SF		
WALKWAYS:	438 SF		
STAIRS:	212 SF		
ROCKERIES/RETAINING WALLS:	666 SF 402 SF (ROCKERIES) + 264 SF (RETAINING WALLS)		
OTHER: HOT TUB	108 SF		
TOTAL	**2,478 SF**	EXISTING HARDSCAPE:	**2,478 SF**

TOTAL ALLOWED HARDSCAPE: 1,460 SF (9%)
TOTAL OVER ALLOWED: 2,478 SF - 1,460 SF = 1018 SF (17%)

LOT COVERAGE - NEW

NEW LOT COVERAGE:

MAIN STRUCTURE:	4,469 SF (2,934 SF (HOUSE) + 1535 SF (2ND STORY ADDITION)		
DRIVEWAY/PARKING:	1,044 SF		
COVERED DECK:	134 SF		
TOTAL:	5,647 SF (39%)	NEW LOT COVERAGE:	**5, 647 SF**

TOTAL ADD'L LOT COVERAGE: **168 SF**
TOTAL ALLOWABLE REMAINING: 5,892 SF - 5,647 SF (NEW): **245 SF**

HARDSCAPE - NEW

HARDSCAPE AREA REMOVED:

(EXISTING HARDSCAPE)	2,478 SF
HARDSCAPE AREA REMOVED	- 615 SF
EXISTING DECK REMOVED	- 950 SF
EXISTING HOT TUB REMOVED	- 108 SF
	1,673 SF HARDSCAPE REMOVED
	805 SF REMAINING

NEW HARDSCAPE:

REMAINING HARDSCAPE:	805 SF		
NEW UNCOVERED DECK	998 SF		
NEW WALKSWAYS	391 SF		
NEW STAIRS	171 SF		
NEW RETAINING WALLS	104 SF		
NEW CONC BENCHES	71 SF		
TOTAL NEW	**2,540 SF**	NEW HARDSCAPE:	**2, 540 SF**

TOTAL EXISTING HARDSCAPE:	2, 478 SF
TOTAL NEW HARDSCAPE:	2, 540 SF
TOTAL ADD'L:	62 SF

TOTAL ALLOWED HARDSCAPE: 1,460 SF (9%)
(TOTAL OVER ALLOWED: (2,540 SF - 1,460 SF) = 1080 SF (17%)

MICC 19.01.050.F3B. A MAX. OF 9% OF NET LOTA REA MAY CONSIST OF HARDSCAPE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO WALKWAYS, DECKS, ETC.

MICC 19.01.050.F3BII. WHERE MAX. HARDSCAPE IS EXCEEDED, TWO SQUARE FEET OF LEGALLY EXISTING HARDSCAPE REMOVED FOR EVERY ONE SQUARE FOOT OF NEW HARDSCAPE TO BE REMOVED **OR**

(MICC 19.01.050.F3BIII. III.FOR LOTS WHERE THE MAXIMUM LOT COVERAGE IS EXCEEDED, TWO SQUARE FEET OF LANDSCAPING AREA ARE PROVIDED FOR EVERY ONE SQUARE FOOT OF ADDITIONAL NON LANDSCAPING AREA).
1080 SF X 2 = 2,160 SF LANDSCAPING TO BE PROVIDED

REQUIRED NEW LANDSCAPING: 2,160 SF

TOTAL NEW LANDSCAPING AREA: **2,170 SF**

REQUIRED LANDSCAPING
LOT SIZE * (.60)
14,731 SF * (.60) = **8,838 SF**

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PERMIT SET
APRIL 22, 2025

FAUSER RESIDENCE

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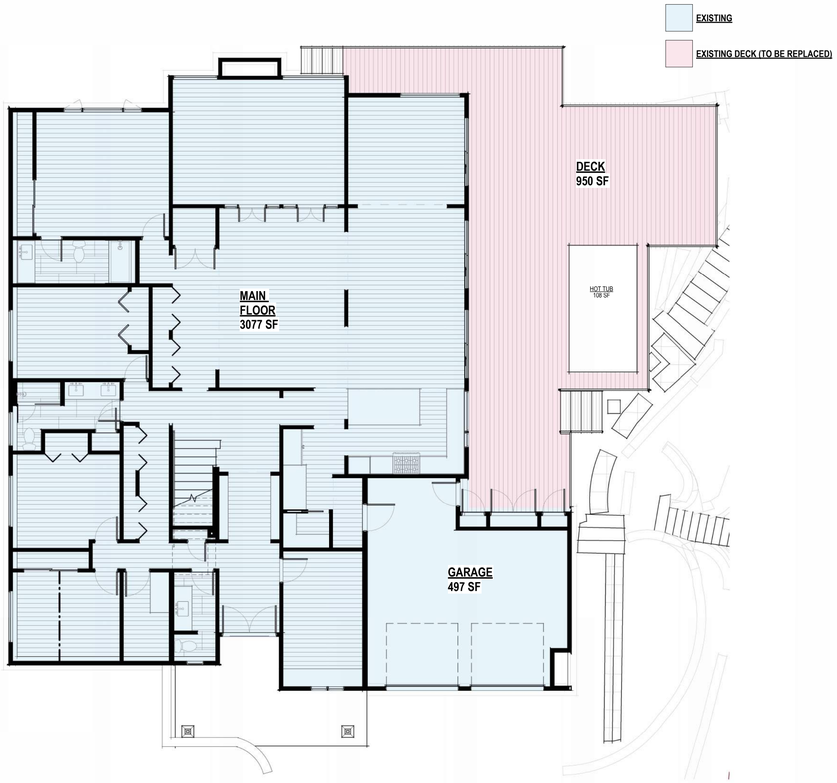
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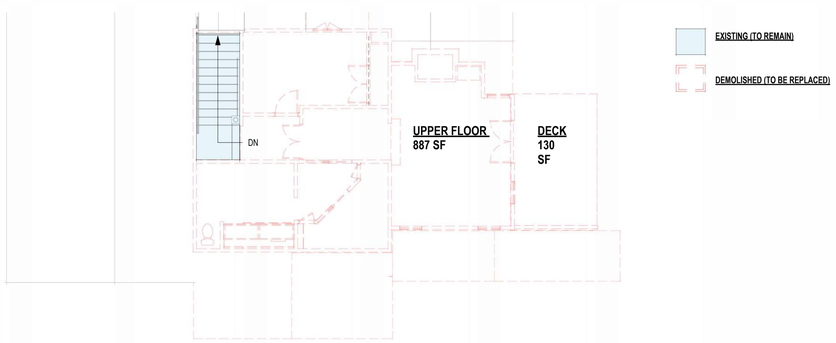
SHEET
LOT COVERAGE

A0.03

EXISTING

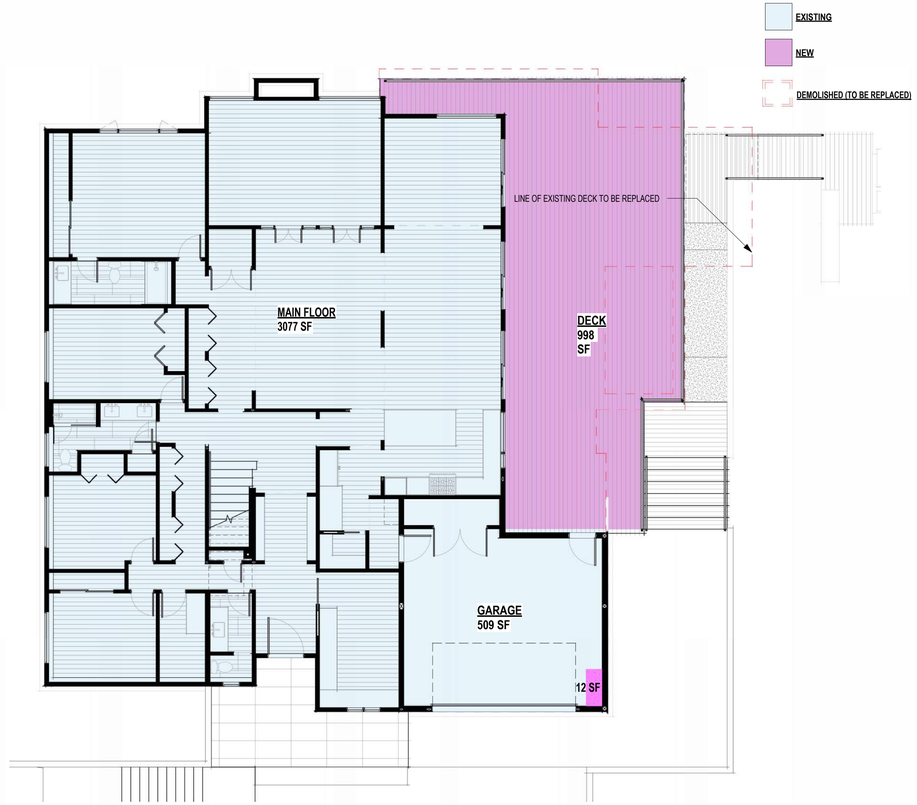


3 EXISTING MAIN FLOOR PLAN
1/8" = 1'-0"



4 EXISTING UPPER FLOOR PLAN
1/8" = 1'-0"

EXISTING TO REMAIN & PROPOSED NEW 2ND STORY ADDITION



1 PROPOSED MAIN FLOOR PLAN
1/8" = 1'-0"



2 PROPOSED UPPER FLOOR PLAN
1/8" = 1'-0"

GROSS FLOOR AREA

GROSS FLOOR AREA: FLOOR AREA OF MAIN BUILDING, ACCESSORY BUILDINGS, GARAGES, ATTACHD ROOFED DECKS ON THE SECOND OR THIRD STORY OF A SINGLE FAMILY HOME, STAIRCASES, ETC.

MICC 19.02.020.D.1
R15 Zone; 12,000 SF or 40% OF LOT AREA , WHICHEVER IS LESS.

TOTAL ALLOWED GROSS FLOOR AREA: 14,731 SF (LOT AREA) * .40 = **5,892 SF**

EXISTING GFA - MAIN FLOOR (INCL GARAGE):	3,574 SF	
EXISTING GFA - 2ND FLOOR:	887 SF	
EXISTING GFA - 2ND FLOOR DECK	130 SF	
TOTAL EXISTING GFA:		**4,591 SF**
REMOVED GFA - 2ND FLOOR + DECK: 887+130 SF=		**1,017 SF**
PROPOSED: MAIN FLOOR (GARAGE INFILL = 12 SF):	12 SF	
(NOTE: REMAINING MAIN FLOOR TOTAL: 3,586 SF)		
PROPOSED GFA - 2ND FLOOR:	1,407 SF	
PROPOSED GFA - 2ND FLOOR NEW DECK (COVERED):	90 SF	
TOTAL PROPOSED GFA:		**5,083 SF**
REMAINING ALLOWED GFA:		
TOTAL ALLOWED - TOTAL PROPOSED: 5,892 SF - 5,083 SF = 809 SF		
TOTAL REMAINING GFA:		**809 SF**

PROJECTS WITH ≥ 500 SF OF ADDITIONAL FOOTPRINT ARE CONSIDERED SUBSTANTIAL ADDITION / REMODEL PER CITY OF MERCER ISLAND PLANNING AND DEVELOPMENT.
809 SF ≥ 500 SF

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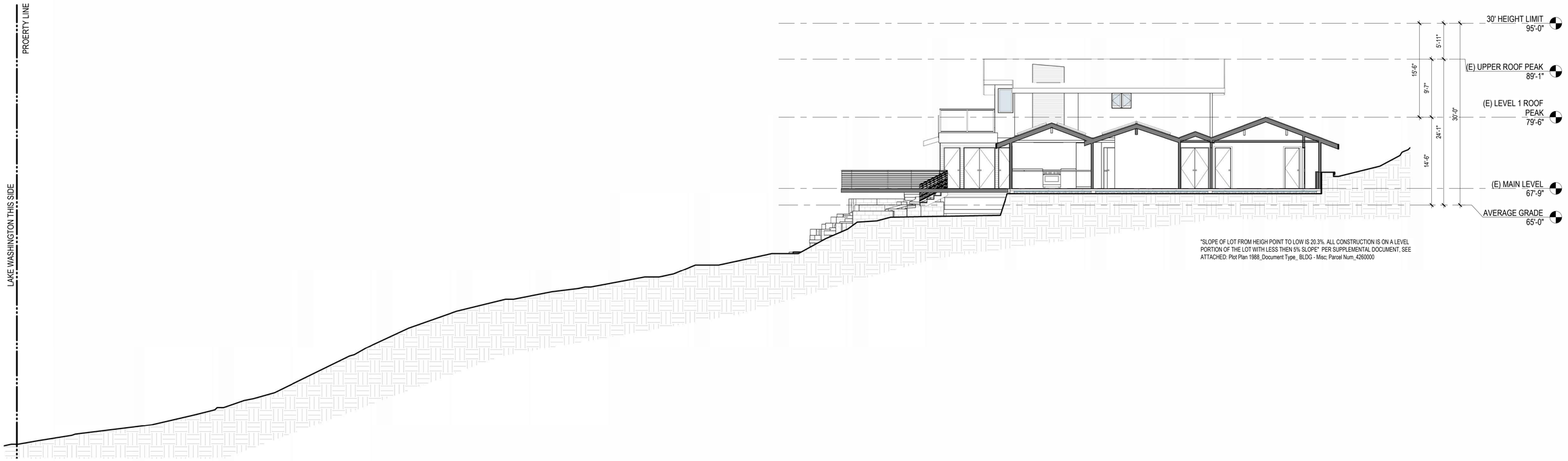
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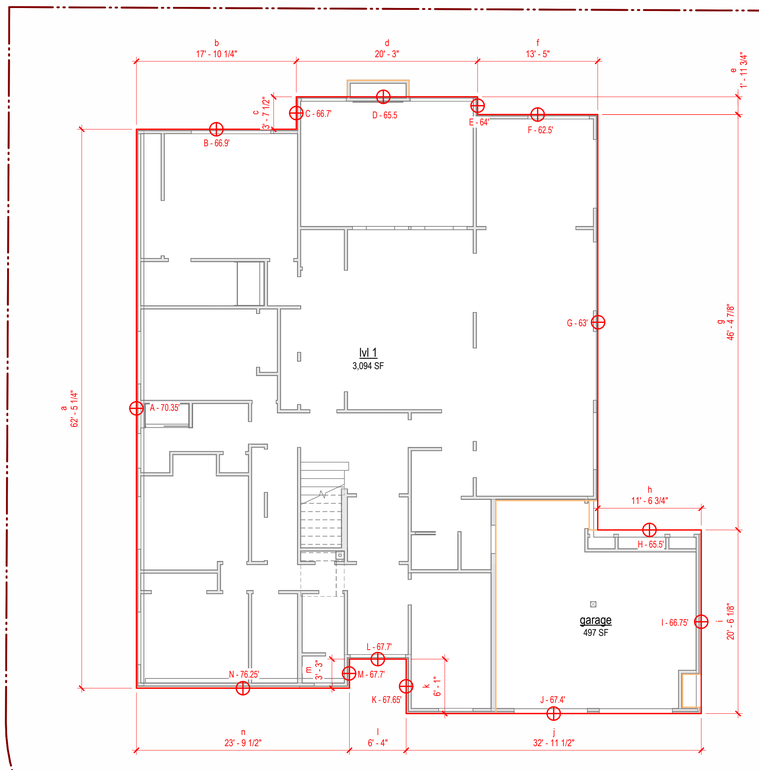
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SHEET
GROSS FLOOR AREA

A0.04



1 SK - SECTION - SITE DIAGRAM
1/8" = 1'-0"



3 MAIN LEVEL AVERAGE GRADE CALC - EXISTING
1/8" = 1'-0"

AVERAGE BUILDING ELEVATION

AVERAGE BUILDING ELEVATION (ABE)
ABE IS DEFINED AS THE ELEVATION ESTABLISHED BY AVERAGING THE ELEVATION AT EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, AT THE CENTER OF ALL EXTERIOR WALLS OF THE COMPLETED BUILDING.

ABE CALCULATION:

(A*a) + (B*b) + (C*c) + (D*d) + (E*e) + (F*f) + (G*g) + (H*h) + (I*i) + (J*j) + (K*k) + (L*l) + (M*m) + (N*n)
a+b+c+d+e+f+g+h+i+j+k+l+m+n
70.35 * 62.42 = 4391.04
66.9 * 17.84 = 1193.03
66.7 * 3.59 = 239
65.5 * 20.25 = 1326.37
64 * 2 = 128
62.5 * 13.42 = 838.56
63 * 46.42 = 2924.27
65.5 * 11.5 = 1368.37
67.4 * 34 = 2291.6
67.65 * 6.08 = 411.51
67.7 * 6.34 = 428.74
67.7 * 3.25 = 220.03
76.25 * 23.75 = 1810.94
=
17644.71

a+b+c+d+e+f+g+h+i+j+k+l+m+n = 271.34

17644.71' = 65.03'
271.34'

AVERAGE BUILDING ELEVATION (ABE) = 65'
ALLOWABLE BUILDING HT: 65' + 30' = 95'
PROPOSED BUIDING HT: 91'

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SHEET
AVERAGE GRADE

A0.05

PER R502.1:
ADDITIONS, ALTERATIONS, OR REPAIRS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL COMPLY WITH PROVISIONS OF R502 (ADDITIONS) AS THOSE PROVISIONS RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING UMALTERED PORTION OF EXISTING BUILDINGOR BUILDING SYSTEM TO COMPLY WITH HTIS CODE, EXCEPT AS SPECIFIED.

ENERGY COMPLIANCE APPROACH:
COMPONENT PER TABLE R402.1.2 AND TABLE R402.1.2

ENERGY CREDITS REQUIRED AT ADDITION ONLY (TABLE R406.3)
DWELLING UNIT TYPE: PER SECTION 406.3
ADDITIONS OF HEATED AREA = 1,407 SF < 1,500 SF = **SMALL DWELLING UNIT = 5.0 POINTS REQUIRED**

OPTIONS USED	DESCRIPTION	CREDITS
SYSTEM TYPE 4 (R406.2)	ENERGY EQUALIZATION	3.0
3.6	AIR SOURCED CENTRALLY DUCTED HEAT PUMP	1.0
4.1	COMPLIANT HVAC EQUIPMENT AND DUCTWORK	0.5
5.4	EFFICIENT WATER HEATING	1.0
TOTAL CREDITS		**5.5**

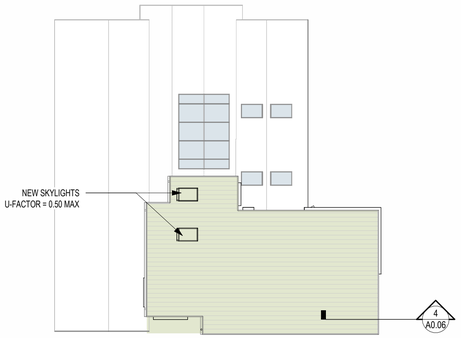
REQUIRED BY R402.1.1 (AT ADDITION)

U-FACTOR (TYP.)	= 0.30 MAX.
U-FACTOR (SKYLIGHT)	= 0.50 MAX.
CEILING INSULATION	= R-38 MIN. (PER FOOTNOTE e)
ABOVE GRADE EXT. WALL INS.	= R-21 MIN.
FLOOR	= R-30 MIN.
BELOW GRADE WALL	= R-10/R-15./R-21+TB
SLAB	= (EXISTING) NO NEW INSULATION PROVIDED

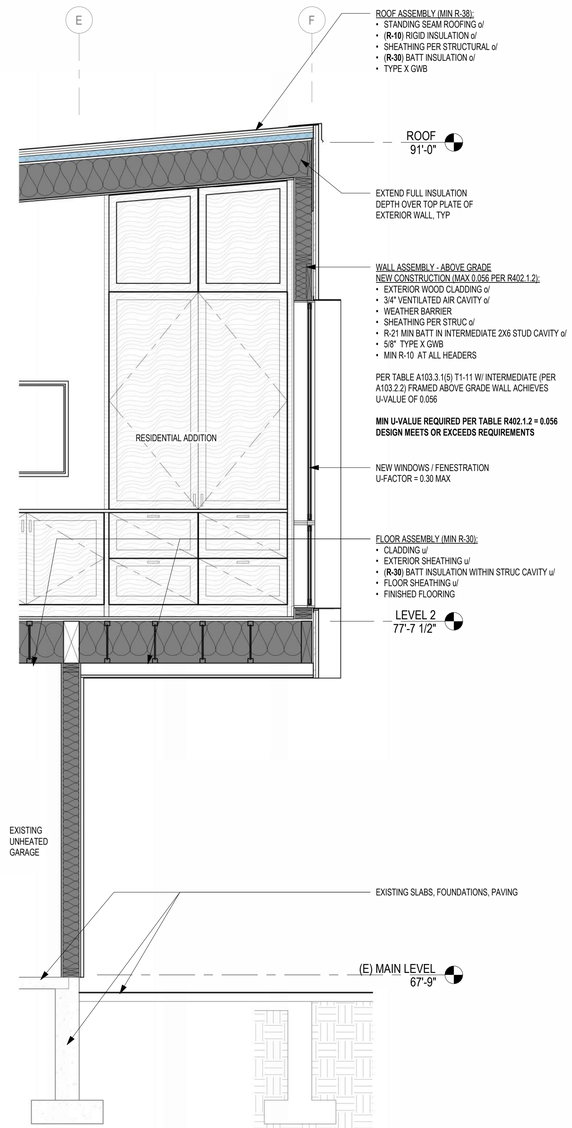
CLIMATE ZONE 4C PER SEC TABLE R301.1

INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION: (SEC R401.3)
BUILDER TO PROVIDE A PERMANENT CERTIFICATE, COMPLETED AND POSTED ON OR WITHIN 3 FEET OF THE ELECTRICAL DISTRIBUTION PANEL PER SEC R401.3 PRIOR TO FINAL INSPECTION. **(APPLIES TO NEW INSULATION ONLY)**

ENERGY EFFICIENT LIGHTING: (SEC R404.1)
A MINIMUM OF 90% OF LAMPS IN PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES ARE TO BE HIGH-EFFICACY LAMPS. **(AT ADDITION/ALTERATION ONLY)**



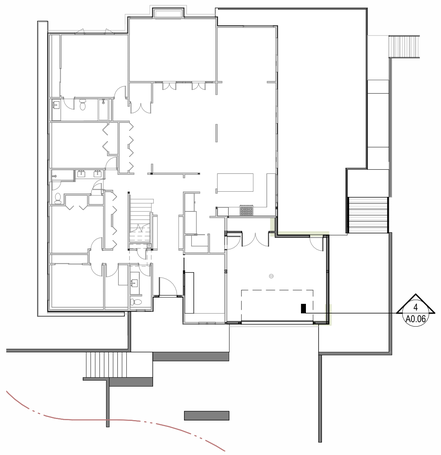
1 ROOF PLAN
1/16" = 1'-0"



4 WALL SECTION - BUILDING ASSEMBLIES
1/2" = 1'-0"



2 UPPER FLOOR PLAN
1/16" = 1'-0"



3 MAIN FLOOR PLAN
1/16" = 1'-0"

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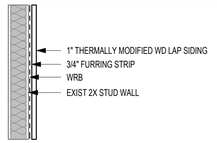
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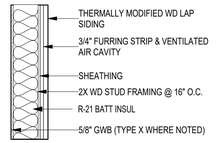
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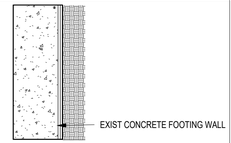
SHEET
BUILDING ASSEMBLY & ENERGY CODE

A0.06

EXTERIOR WALL ASSEMBLIES

DESCRIPTION	MARK	CORE	THICK	RATING
EXISTING WALL W/ NEW SIDING (RAINSCREEN)	**AA**			
	AA04	3-1/2"		
	AA06	5-1/2"		

DESCRIPTION	MARK	CORE	THICK	RATING
THERMALLY MODIFIED RAINSCREEN WALL	**BB**			
	BB04	3-1/2"		
	BB06	5-1/2"		

DESCRIPTION	MARK	CORE	THICK	RATING
BELOW-GRADE CONCRETE WALL	**CC**			
	CC08			

DESCRIPTION	MARK	CORE	THICK	RATING

INTERIOR WALL ASSEMBLIES

DESCRIPTION	MARK	CORE	THICK	RATING
	A			
	A4	3-1/2"		UNRATED
	A6	5-1/2"		UNRATED

DESCRIPTION	MARK	CORE	THICK	RATING
	B			
	B6	3 5/8"	6 - 3/4"	STC 55

DESCRIPTION	MARK	CORE	THICK	RATING
	C			
	C6	5-1/2"	6-3/4"	1 HR
	* GYPSUM ASSOCIATION WP1072			

DESCRIPTION	MARK	CORE	THICK	RATING

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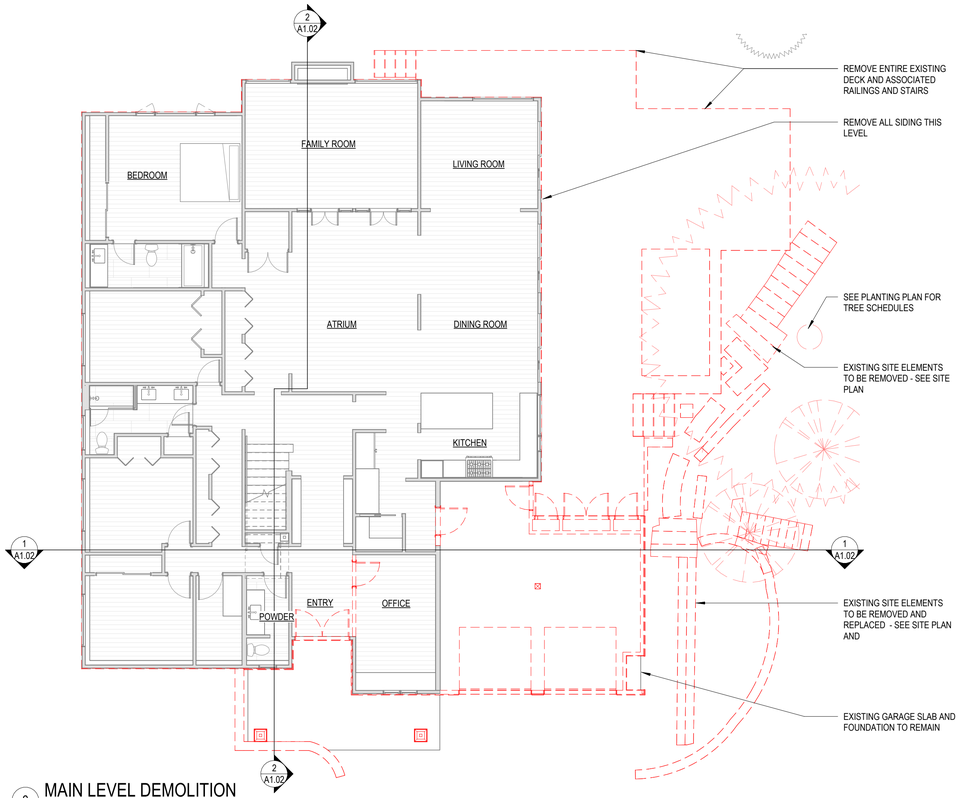
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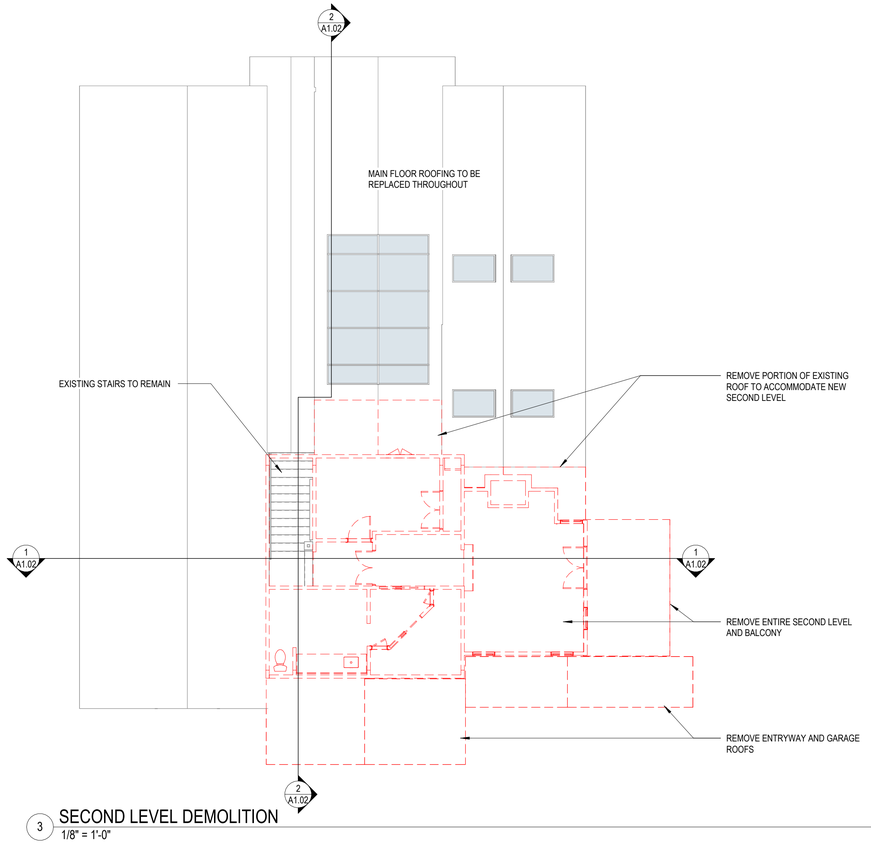
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SHEET
EXTERIOR & INTERIOR ASSEMBLIES

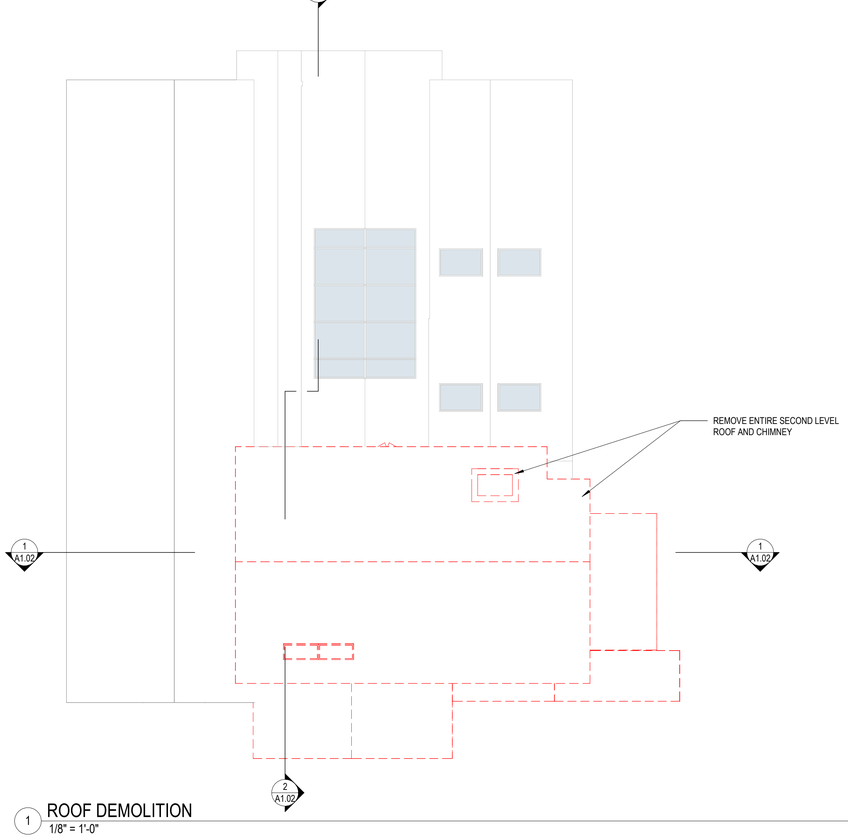
A0.07



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



3 SECOND LEVEL DEMOLITION
1/8" = 1'-0"



1 ROOF DEMOLITION
1/8" = 1'-0"

GENERAL DEMO PLAN NOTES:

1. MAIN LEVEL ENTRY, DOOR, AND ADJACENT PORCH STRUCTURE TO BE REMOVED
2. PORTION OF MAIN LEVEL ROOF TO BE REMOVED FOR NEW UPPER FLOOR FRAMING.
3. MAIN LEVEL SOUTH GARAGE ROOF TO BE REMOVED
4. PORTIONS OF GARAGE WALLS WILL BE REMOVED AND REPLACED
5. STORAGE CLOSET AND ACCESS DOOR TO GARAGE TO BE REMOVED AND REPLACED.
6. GARAGE DOORS TO BE REMOVED, AND REPLACED, SEE SPEC.
7. ALL EXISTING SIDING TO BE REMOVED AND REPLACED.
8. ALL EXISTING ROOFING TO BE REMOVED AND REPLACED.
9. EXISTING EXTERIOR DECK, DECK RAILING, AND ADJACENT STEPS TO BE DEMOLISHED AND REPLACED PER PLAN AND WITHIN LIMIT OF WORK.
10. UPPER LEVEL FIREPLACE TO BE DEMOLISHED.
11. UPPER LEVEL WALLS AND FLOOR FRAMING TO BE DEMOLISHED AND REPLACED.
12. UPPER LEVEL DECK TO BE DEMOLISHED.
13. UPPER LEVEL ROOF TO BE DEMOLISHED.

KEY

EXISTING WALL

DEMO WALL

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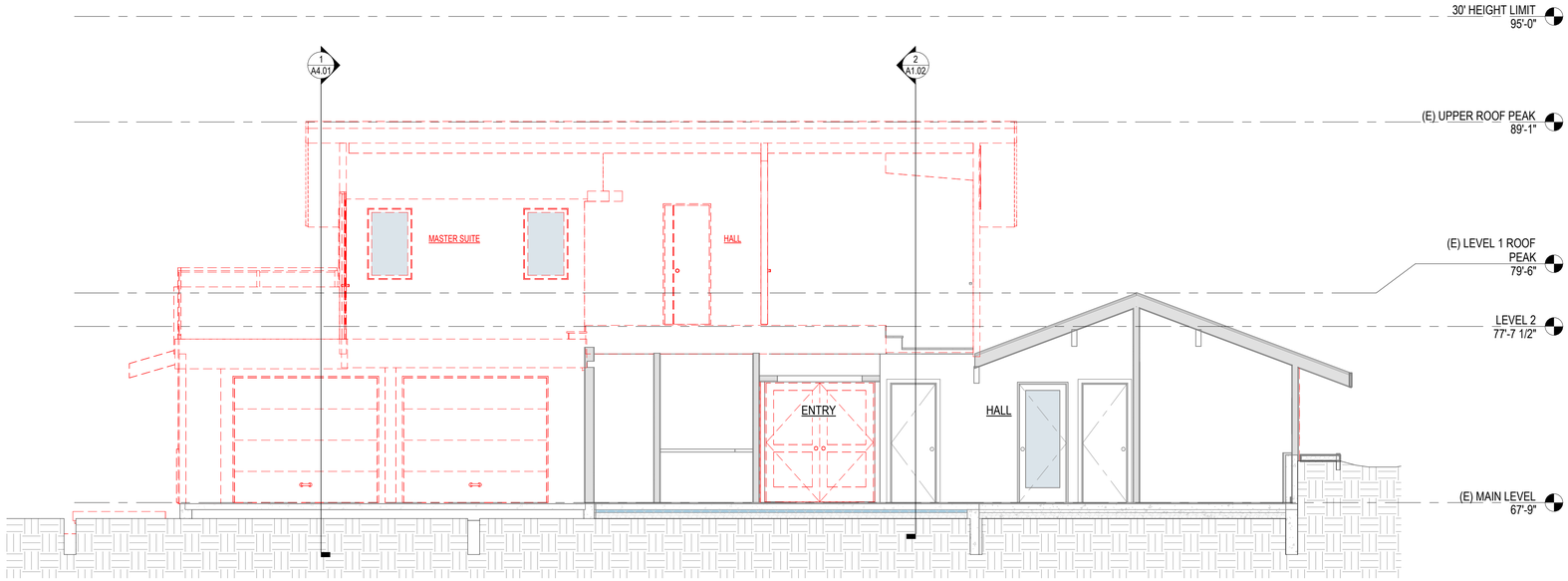
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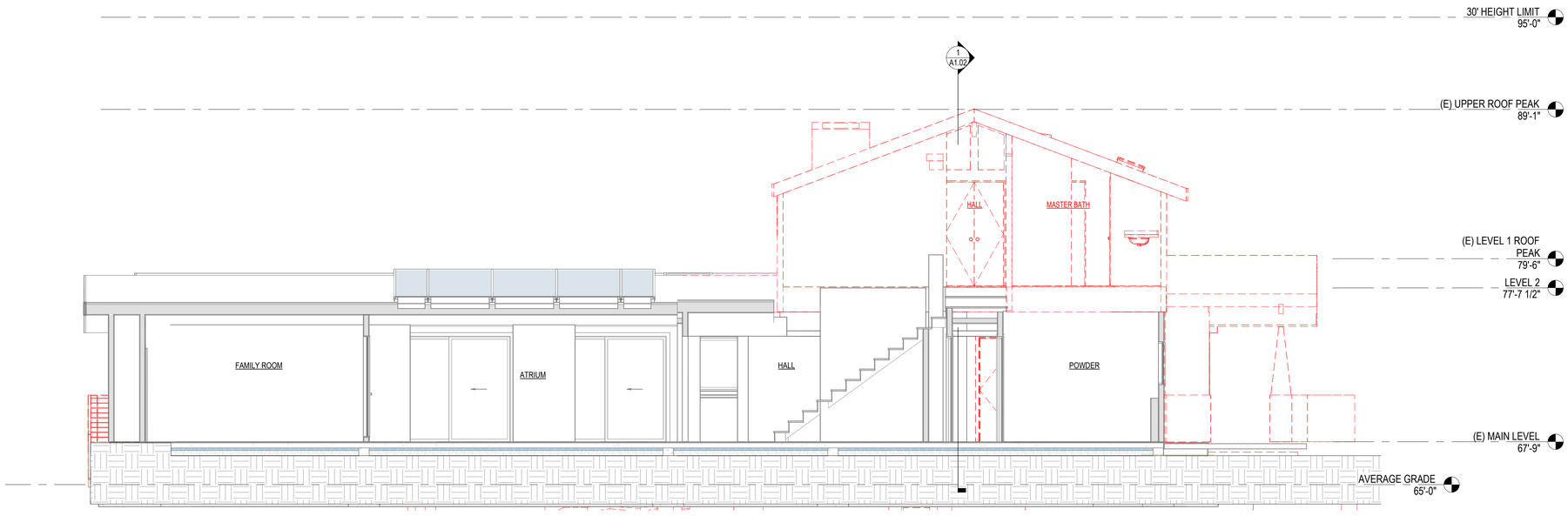
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SHEET
DEMOLITION PLANS

A1.01



1 DEMO SECTION - GARAGE AND MASTER SUITE
1/4" = 1'-0"



2 DEMO SECTION - MAIN FLOOR, STAIR, AND MASTER BATH
1/4" = 1'-0"

GENERAL DEMO PLAN NOTES:

1. MAIN LEVEL ENTRY, DOOR, AND ADJACENT PORCH STRUCTURE TO BE REMOVED
2. PORTION OF MAIN LEVEL ROOF TO BE REMOVED FOR NEW UPPER FLOOR FRAMING.
3. MAIN LEVEL SOUTH GARAGE ROOF TO BE REMOVED
4. PORTIONS OF GARAGE WALLS WILL BE REMOVED AND REPLACED
5. STORAGE CLOSET AND ACCESS DOOR TO GARAGE TO BE REMOVED AND REPLACED.
6. GARAGE DOORS TO BE REMOVED, AND REPLACED, SEE SPEC.
7. ALL EXISTING SIDING TO BE REMOVED AND REPLACED.
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13. UPPER LEVEL ROOF TO BE DEMOLISHED.

KEY

EXISTING WALL

DEMO WALL

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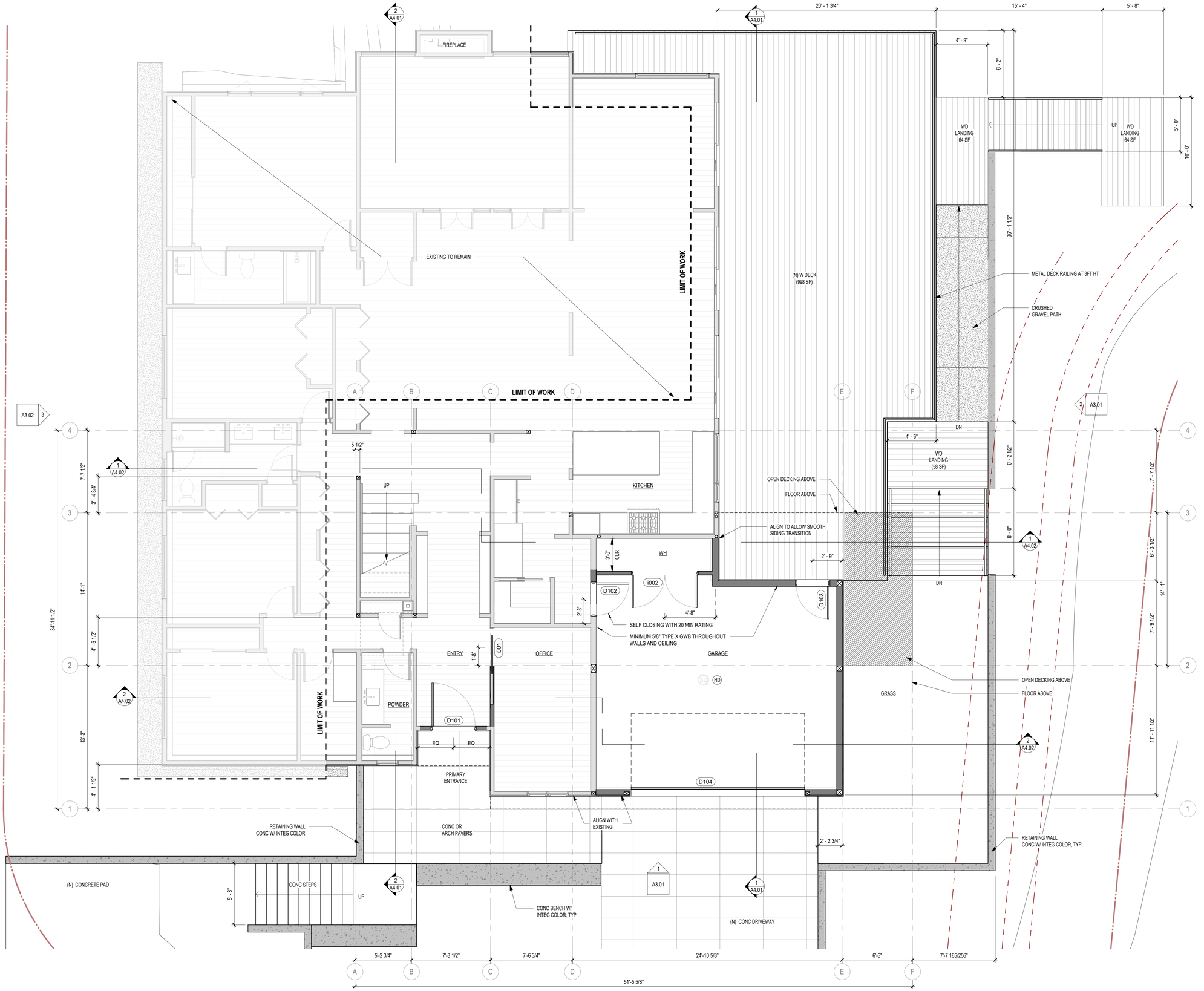
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SHEET
DEMOLITION SECTIONS

A1.02



MAIN FLOOR PLAN
1/4" = 1'-0"

GENERAL PLAN NOTES:

1. 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.
2. 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.
3. JOB SITE SHALL BE KEPT CLEAN AND SAFE DURING ALL PHASES OF CONSTRUCTION.
4. PROTECT BUILDING FROM WATER DAMAGE DURING ALL PHASES OF CONSTRUCTION.
5. 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.
6. ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FRAMING, UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING FLOOR FINISHES.
8. 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).
9. DIMENSIONS SHOWN AS V.I.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.
10. "ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
11. "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.
12. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED.
13. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
14. WORK AREAS TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER TO ENSURE SECURITY.
15. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
16. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4", UNLESS OTHERWISE NOTED.
17. 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.
18. ALL STAIRS SHALL HAVE A HANDRAIL WITH 2" ⌀ GRIP 36" ABOVE NOSING OF TREAD.
19. ALL NEW EXTERIOR WALLS TO BE 2X6 FRAMING U.N.O.
20. ALL NEW INTERIOR WALLS TO BE 2X4 FRAMING U.N.O.

MAIN FLOOR PLAN NOTES

1. EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
2. NEW STRUCTURAL COLUMNS INSIDE NEW AND EXISTING WALLS AS NEEDED TO SUPPORT NEW UPPER FLOOR STRUCTURE ABOVE.
3. REMOVE AND REPLACE EXISTING ALL EXTERIOR SIDING.
4. DEMOLISH AND REPLACE EXISTING DECK AND ASSOCIATED STAIRS.

SITE NOTES

1. REMOVE AND REPLACE EXISTING DRIVEWAY.
2. REMOVE AND REPLACE EXISTING PARKING PAD.
3. REMOVE AND REPLACE EXISTING ENTRY PAVERS.
4. REMOVE EXISTING SITE WALL AND GRAVEL AREA EAST OF GARAGE, NEW SITE WALL WITH TURF TO REPLACE.

SMOKE & HEAT DETECTOR NOTES:

- DWELLING UNITS THAT ARE USED FOR SLEEPING PURPOSES SHALL BE PROVIDED WITH SMOKE DETECTORS.
- ALL SMOKE 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 APPLICABLE IRC CODES SECTIONS.
- ALL DETECTORS TO BE COMBINATION SMOKE / CARBON MONOXIDE DETECTORS.
- HEAT DETECTORS SHALL BE INSTALLED IN A CENTRAL LOCATION AND IN ACCODANCE WITH THE MANUFACTURER'S INSTRUCTIONS (IRC R314.23)

KEY

- NEW WALL
- EXISTING WALL
- SD — SMOKE/CO ALARM
- HD — HEAT DETECTOR
- EF — EXHAUST FAN
- EXHAUST PATH

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APRIL 22, 2025

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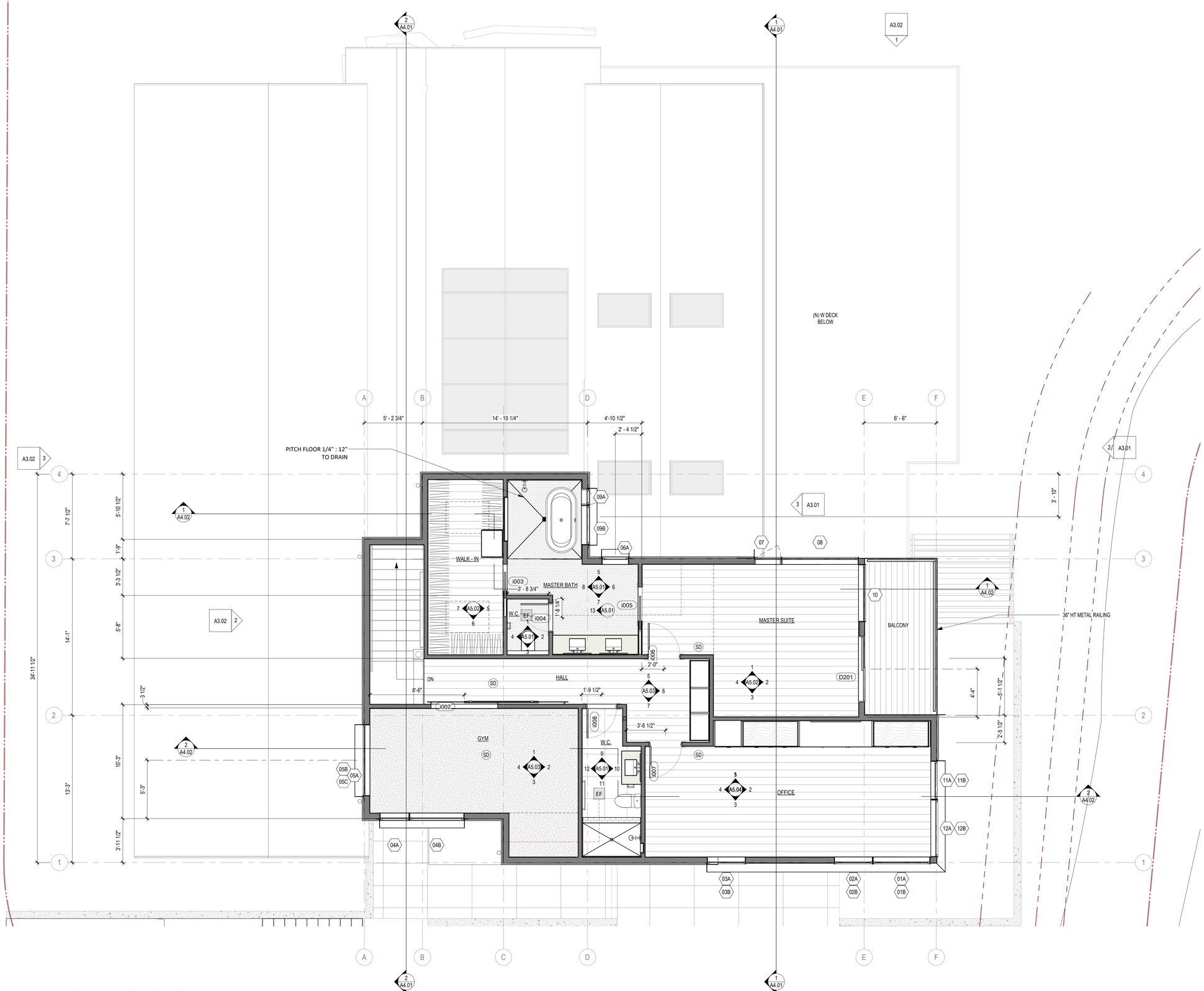
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SHEET
MAIN FLOOR PLAN

A2.01



UPPER FLOOR PLAN
1/4" = 1'-0"

GENERAL PLAN NOTES:

1. 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.
2. 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.
3. JOB SITE SHALL BE KEPT CLEAN AND SAFE DURING ALL PHASES OF CONSTRUCTION.
4. PROTECT BUILDING FROM WATER DAMAGE DURING ALL PHASES OF CONSTRUCTION.
5. 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.
6. ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FRAMING, UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING FLOOR FINISHES.
8. 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).
9. DIMENSIONS SHOWN AS V.I.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.
10. "ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
11. "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.
12. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED.
13. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
14. WORK AREAS TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER TO ENSURE SECURITY.
15. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
16. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4", UNLESS OTHERWISE NOTED.
17. 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.
18. ALL STAIRS SHALL HAVE A HANDRAIL WITH 2" ⌀ GRIP 36" ABOVE NOSING OF TREAD.
19. ALL NEW EXTERIOR WALLS TO BE 2X6 FRAMING U.N.O.
20. ALL NEW INTERIOR WALLS TO BE 2X4 FRAMING U.N.O.

MAIN FLOOR PLAN NOTES

1. EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
2. NEW STRUCTURAL COLUMNS INSIDE NEW AND EXISTING WALLS AS NEEDED TO SUPPORT NEW UPPER FLOOR STRUCTURE ABOVE.
3. REMOVE AND REPLACE EXISTING ALL EXTERIOR SIDING.
4. DEMOLISH AND REPLACE EXISTING DECK AND ASSOCIATED STAIRS.

SITE NOTES

1. REMOVE AND REPLACE EXISTING DRIVEWAY.
2. REMOVE AND REPLACE EXISTING PARKING PAD.
3. REMOVE AND REPLACE EXISTING ENTRY PAVERS.
4. REMOVE EXISTING SITE WALL AND GRAVEL AREA EAST OF GARAGE, NEW SITE WALL WITH TURF TO REPLACE.

SMOKE & HEAT DETECTOR NOTES:

- DWELLING UNITS THAT ARE USED FOR SLEEPING PURPOSES SHALL BE PROVIDED WITH SMOKE DETECTORS.
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KEY

- NEW WALL
- EXISTING WALL
- (SD) SMOKE/CO ALARM
- (HD) HEAT DETECTOR
- EF EXHAUST FAN
- EXHAUST PATH

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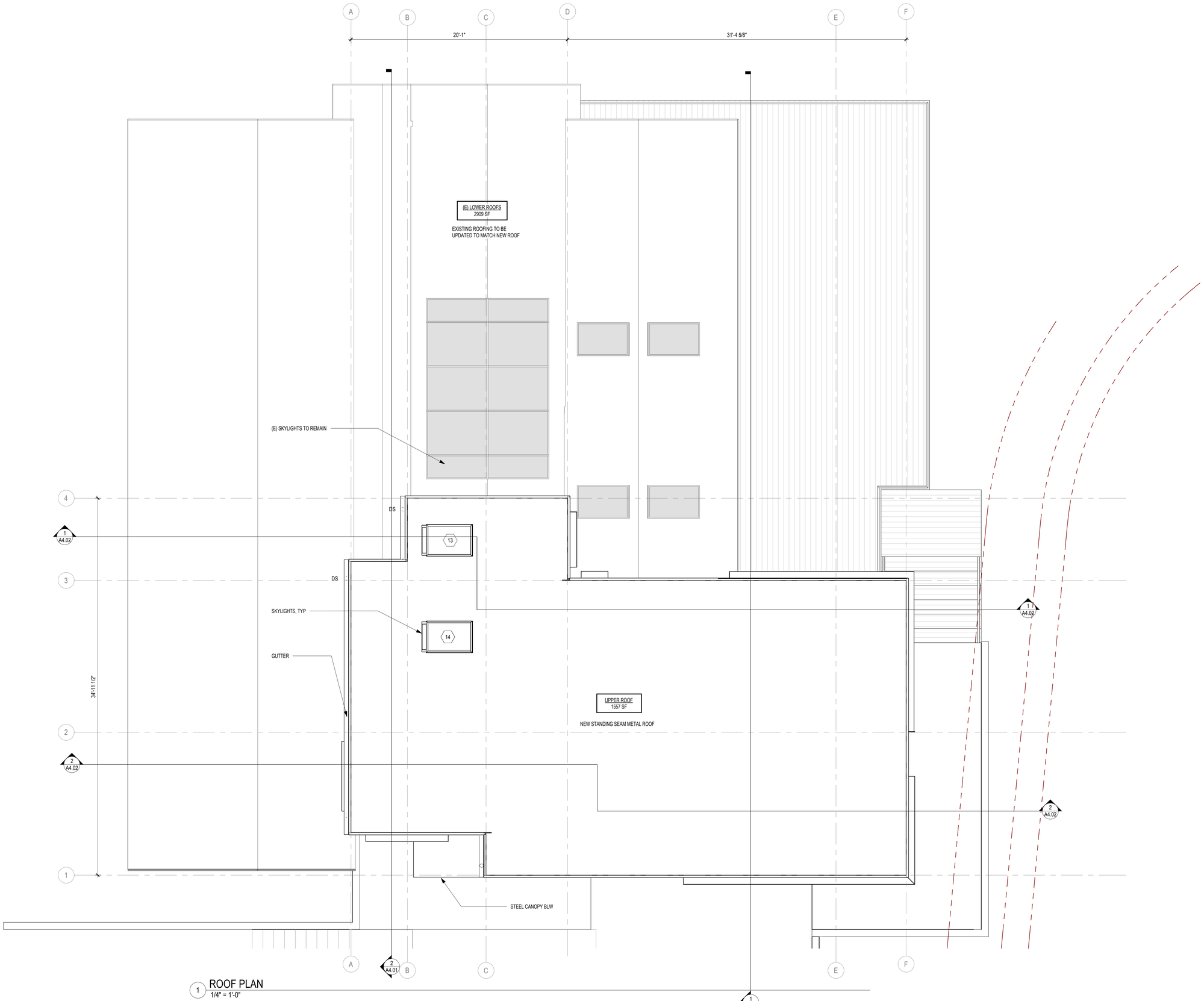
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SHEET
UPPER FLOOR PLAN

A2.02



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

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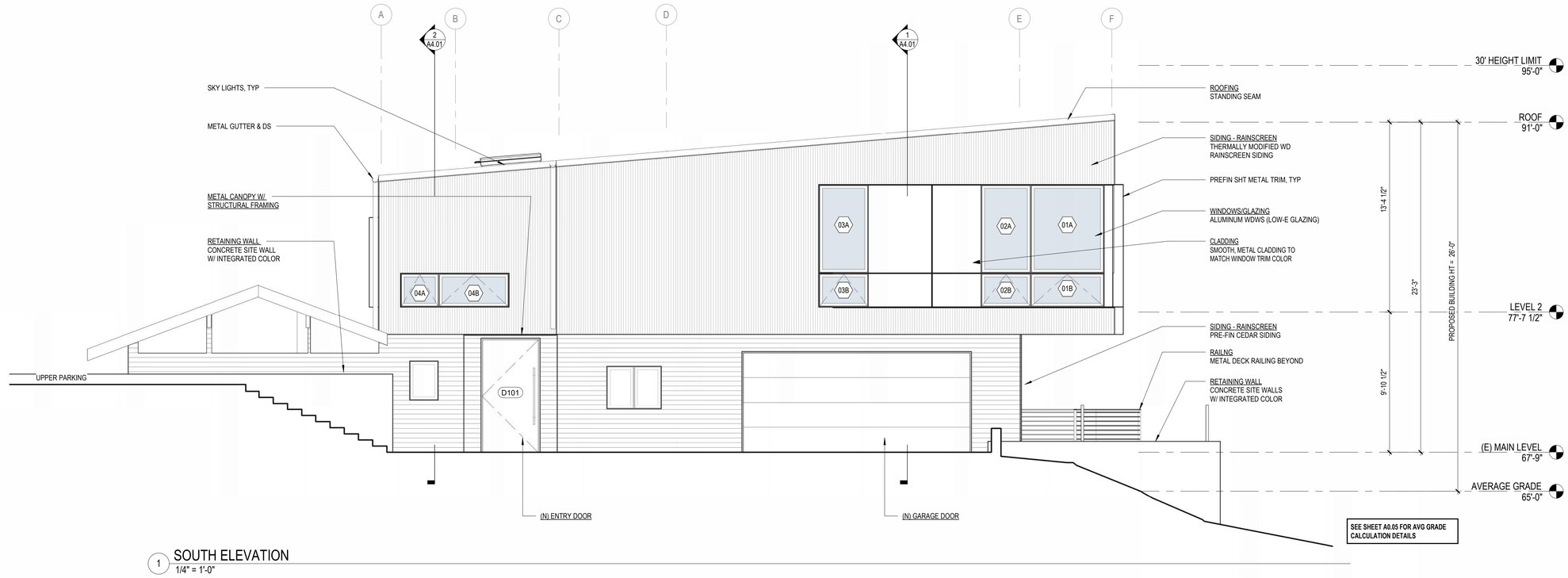
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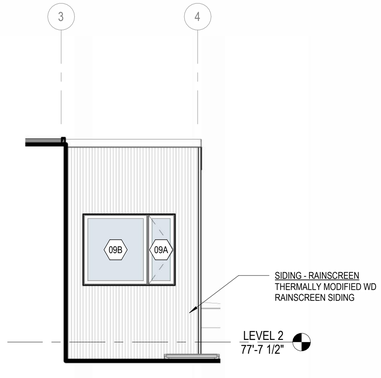
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SHEET
ROOF PLAN

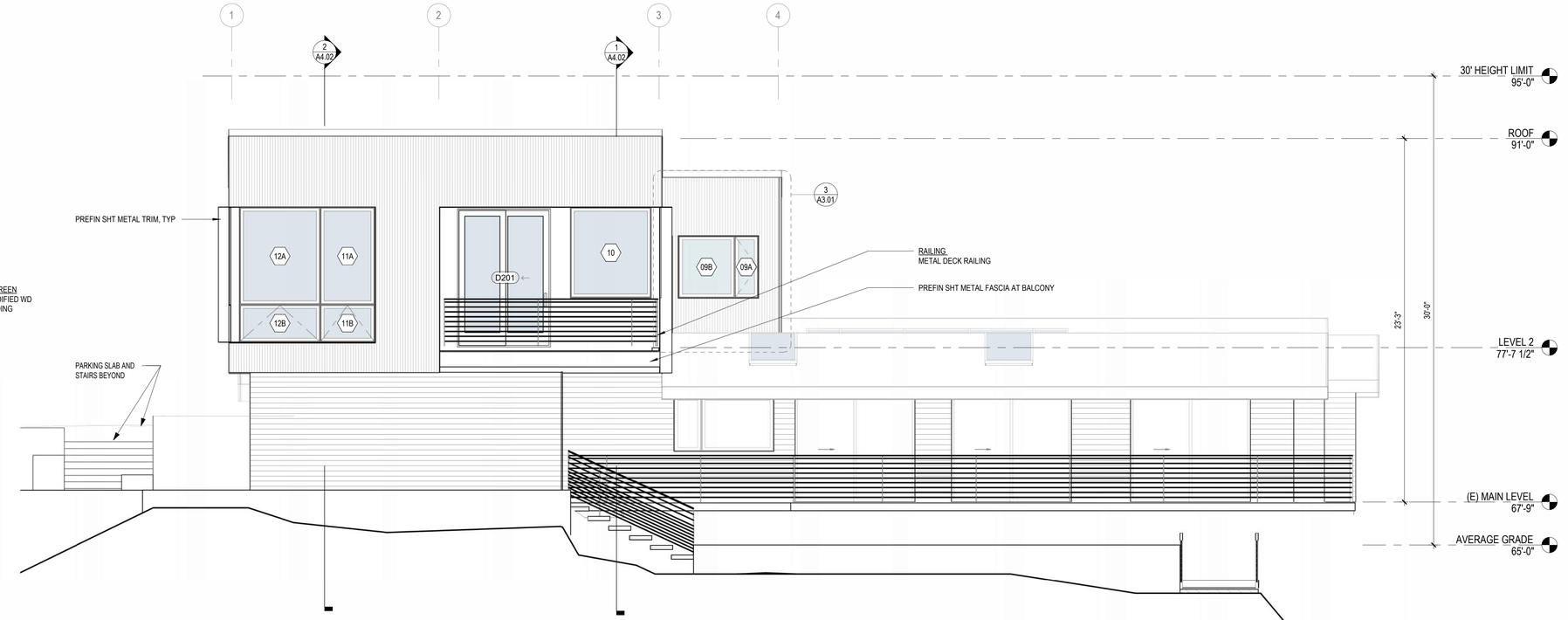
A2.03



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



3 EAST PARTIAL ELEVATION
1/4" = 1'-0"



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

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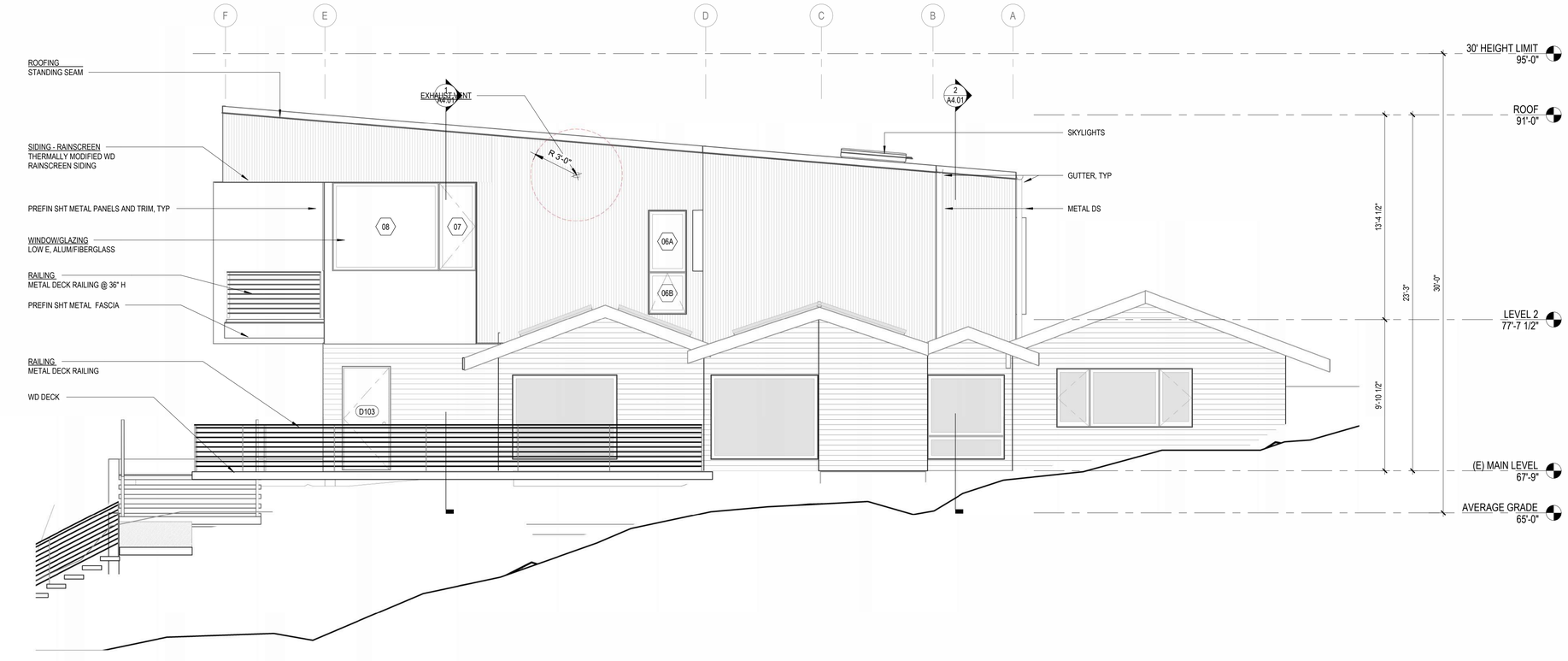
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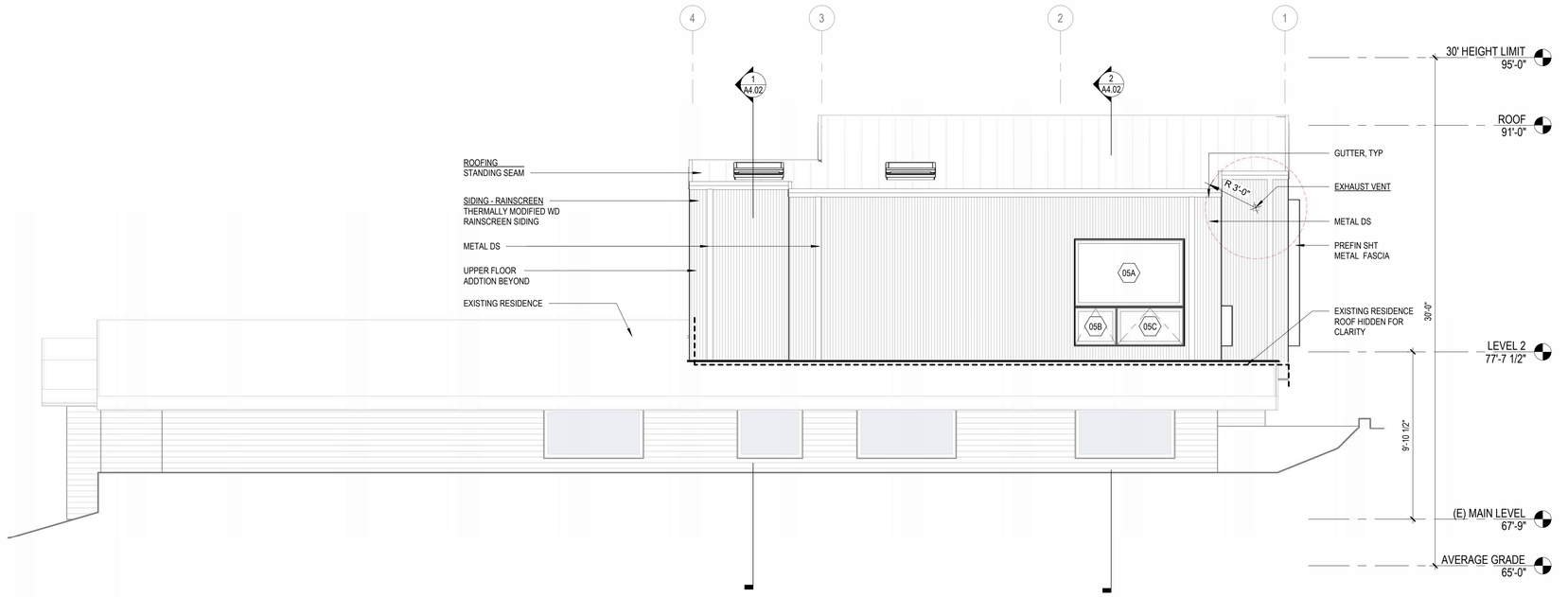
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SHEET
EXTERIOR ELEVATIONS

A3.01



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



3 WEST ELEVATION
1/4" = 1'-0"

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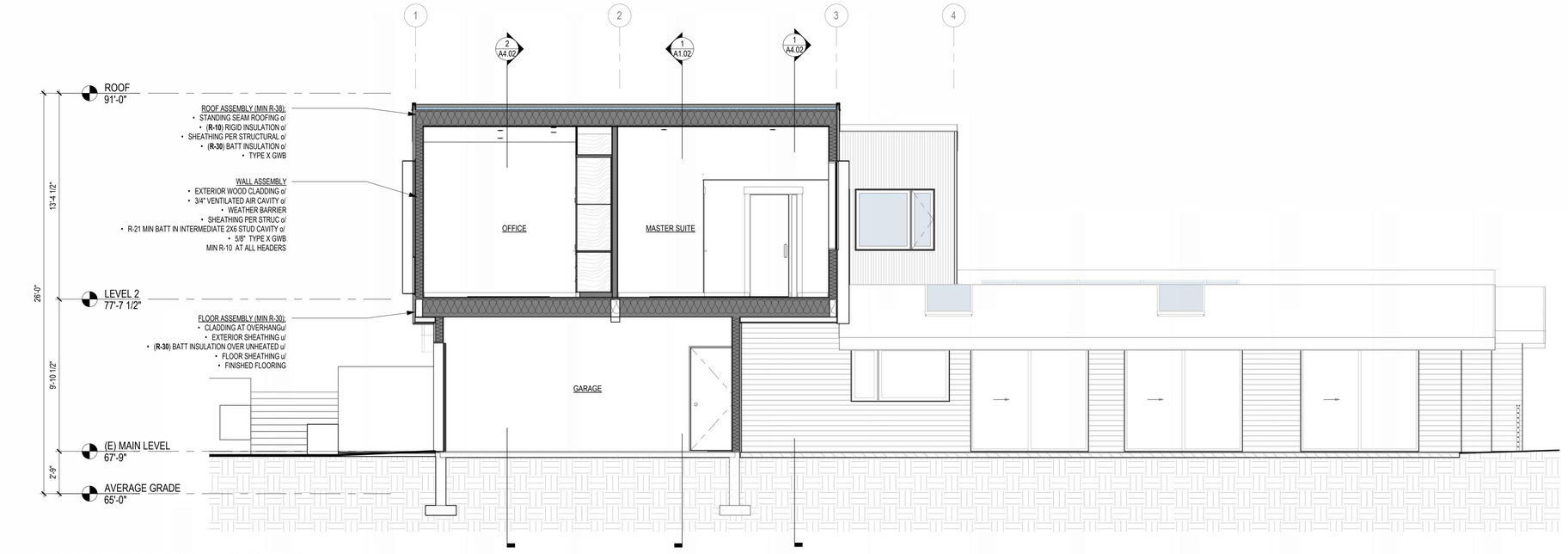
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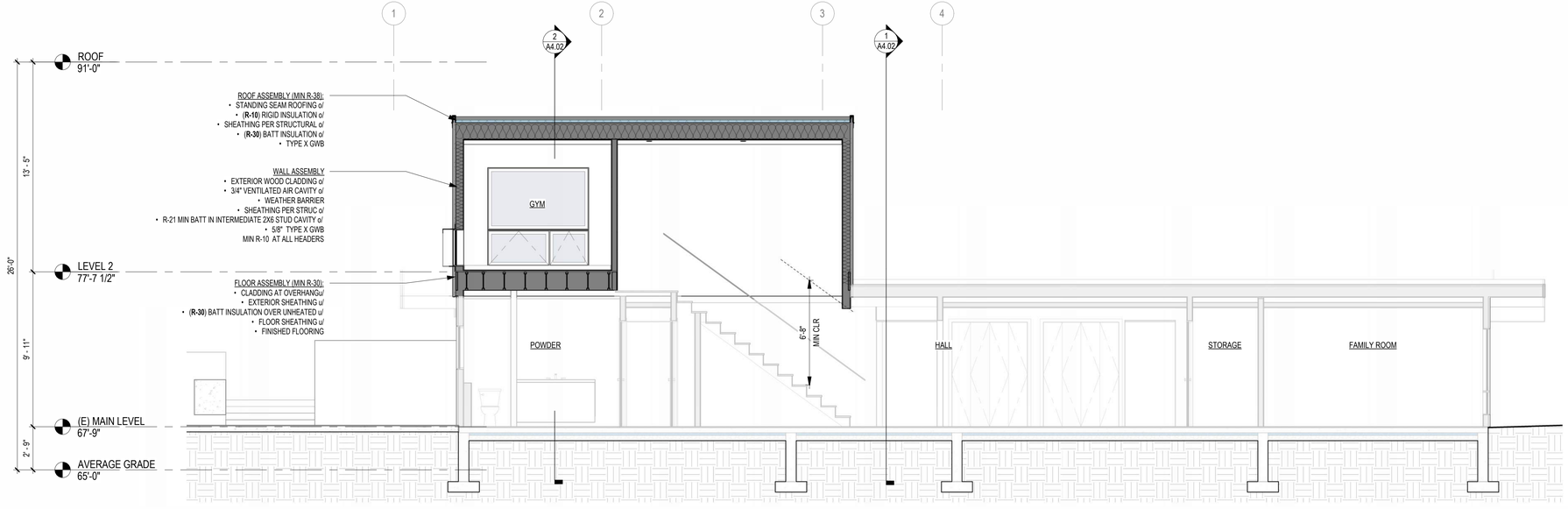
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SHEET
EXTERIOR ELEVATIONS

A3.02



1 NORTH-SOUTH SECTION - MASTER SUITE
1/4" = 1'-0"



2 NORTH-SOUTH SECTION - GYM AND STAIR
1/4" = 1'-0"

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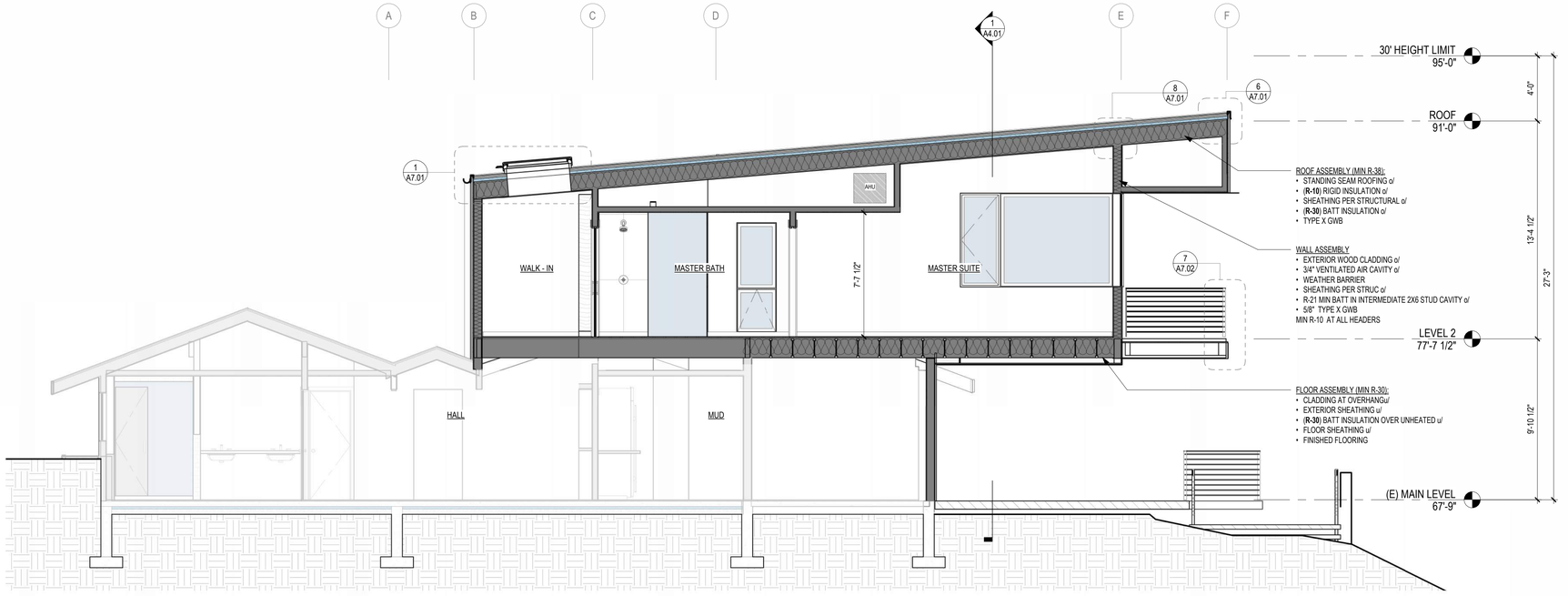
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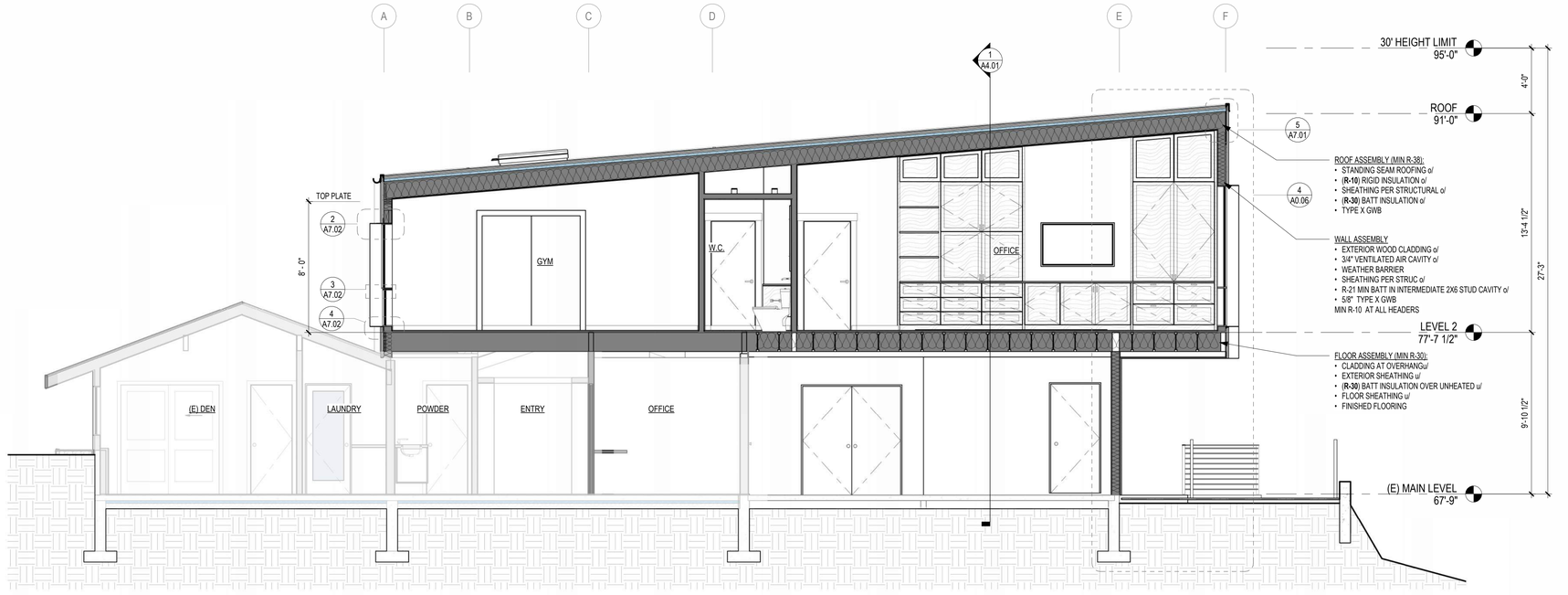
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SHEET
BUILDING SECTIONS

A4.01



1 EAST/WEST SECTION - MASTER SUITE
1/4" = 1'-0"



2 EAST/WEST SECTION - OFFICE
1/4" = 1'-0"

KEY

NEW WALL

EXISTING WALL

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SHEET
BUILDING SECTIONS

A4.02

Door Schedule

ID	Exterior	Type	W	H	U-Value	Glazing	Notes
D101	●	SWING	48"	96"	0.30		
D102	●	SWING	36"	80"	0.30		
D103	●	SWING	36"	80"	0.30		
D104	●	OVERHEAD	192"	84"			
D201	●	SLIDING	71 1/4"	105 1/2"		●	
i001		POCKET	42"	80"			
i002		DOUBLE	72"	80"			
i002		a33	72"	84"			
i003		POCKET	28"	80"			
i004		SWING	30"	80"			
i005		POCKET	36"	80"			
i006		SWING	34"	80"			
i007		SWING	34"	80"			
i008		SWING	32"	80"			
14							

Window Schedule - New Copy 1

	Type Mark	Manufacturer	Level	Frame Width	Frame Height	Head Height	Glazing Area	Operation	U Factor	Safety	Window Glazing Type	Comments
01A	PICTURE	Aeroframe	LVL 2 FF	62"	74 1/2"	106"	32 SF	Fixed	< /= 0.30			() 02A & 01B
01B	AWNING	Aeroframe	LVL 2 FF	62"	28"	31"	12 SF	Awning	< /= 0.30	●		() 02B & 01A
02A	PICTURE	Aeroframe	LVL 2 FF	41 3/4"	74 1/2"	106"	22 SF	Fixed	< /= 0.30			() 01A & 02B
02B	AWNING	Aeroframe	LVL 2 FF	41 3/4"	28"	31"	8 SF	Awning	< /= 0.30	●		() 01B & 02A
03A	PICTURE	Aeroframe	LVL 2 FF	41 3/4"	74 1/2"	106"	22 SF	Fixed	< /= 0.30			() 03B
03B	AWNING	Aeroframe	LVL 2 FF	41 3/4"	28"	31"	8 SF	Awning	< /= 0.30	●		() 03A
04A	AWNING	Aeroframe	LVL 2 FF	32"	28"	31"	6 SF	Awning	< /= 0.30	●		() 04B
04B	AWNING	Aeroframe	LVL 2 FF	59 1/4"	28"	31"	12 SF	Awning	< /= 0.30	●		() 04A
05A	PICTURE	Aeroframe	LVL 2 FF	77 1/4"	47 1/2"	78 1/4"	25 SF	Fixed	< /= 0.30			() 05B & 05C
05B	AWNING	Aeroframe	LVL 2 FF	30"	27 1/4"	30 1/4"	6 SF	Awning	< /= 0.30	●		() 05A & 05C
05C	AWNING	Aeroframe	LVL 2 FF	47 1/4"	27 1/4"	30 1/4"	9 SF	Awning	< /= 0.30	●		() 05A & 05B
06A	PICTURE	Aeroframe	LVL 2 FF	29 1/4"	48 1/2"	84"	10 SF	Fixed	< /= 0.30			
06B	AWNING	Aeroframe	LVL 2 FF	29 1/4"	32 1/2"	35 1/2"	7 SF	Awning	< /= 0.30	●		
07	CASEMENT	Aeroframe	LVL 2 FF	29 1/4"	69 1/4"	106"	14 SF	Casement	< /= 0.30			
08	PICTURE	Aeroframe	LVL 2 FF	83 1/4"	69 1/4"	106"	40 SF	Fixed	< /= 0.30			
09A	PICTURE	Aeroframe	LVL 2 FF	18"	47 1/4"	84"	6 SF	Casement	< /= 0.30			() 09B
09B	PICTURE	Aeroframe	LVL 2 FF	43"	47 1/4"	84"	14 SF	Fixed	< /= 0.30			() 09A
10	PICTURE	Aeroframe	LVL 2 FF	62"	69 1/4"	106"	30 SF	Fixed	< /= 0.30			
11A	PICTURE	Aeroframe	LVL 2 FF	41 3/4"	74 1/2"	106"	22 SF	Fixed	< /= 0.30			() 11B
11B	AWNING	Aeroframe	LVL 2 FF	41 3/4"	28 1/2"	31 1/2"	8 SF	Awning	< /= 0.30	●		() 11A
12A	PICTURE	Aeroframe	LVL 2 FF	62"	74 1/2"	106"	32 SF	Fixed	< /= 0.30			() 12B
12B	AWNING	Aeroframe	LVL 2 FF	62"	28 1/2"	31 1/2"	12 SF	Awning	< /= 0.30	●		() 12A
13	BB	VELUX	ROOF	33 1/2"	49 1/2"							
14	BB	VELUX	ROOF	33 1/2"	49 1/2"							CONFIRM OPERABLE WITH OWNER
							356 SF					

NOTE : WINDOWS WITH LIKE NUMBERS (O1A, O1B FOR INSTANCE) ARE INTENDED TO BE MULLED / MANUFACTURED AS A SINGLE UNIT. CONFIRM WITH MANUFACTURER.

DOOR & WINDOW REQUIREMENTS

1. HAZARDOUS LOCATIONS - TEMPERED SAFETY GLASS (PER SRC TABLE R308.1) IS REQUIRED IN THE FOLLOWING LOCATIONS:
   - GLAZING ADJACENT TO DOORS @ < 60" ABOVE THE FLOOR OR WALKING SURFACE AND IN-PLANE WITHIN 24" OF EITHER SIDE OF THE DOOR IN A CLOSED POSITION *OR* PERPENDICULAR TO THE PLANE OF THE DOOR WITHIN 24" OF THE HINGE-SIDE OF AN IN-SWING DOOR
   - GLAZING IN INDIVIDUAL WINDOWS PANELS MEETING *ALL* OF THE FOLLOWING CRITERIA:
     A) EXPOSED AREA OF INDIVIDUAL PANE > 9 FT^2
     B) BOTTOM EDGE <18" AFF
     C) TOP EDGE > 36" AFF
     D) WALKING SURFACES WITHIN 36" (MEASURED HORIZONTALLY)
   - ALL GLAZING IN GUARDS OR RAILINGS
   - GLAZING IN WET LOCATIONS <60" AFF IN WALLS OR ENCLOSURES CONTAINING BATHTUBS, SHOWERS, SPAS, ETC.
   - GLAZING ADJACENT TO STAIR AND RAMPS WHERE BOTTOM EDGE IS <36" ABOVE THE WALKING SURFACE PLANE EXCEPT WHERE A 1-1/2" (MIN Ø) RAIL CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 LBS/FT IS INSTALLED @ 34-36" AFF
   - GLAZING ADJACENT TO BOTTOM STAIR LANDINGS <36" ABOVE THE LANDING WITHIN A 60" HORIZONTAL ARC (< 180" FROM BOTTOM TREAD NOSING) EXCEPT WHERE GLAZING IS PROTECTED BY A GUARD (PER R312) AND IS >18" FROM THE GUARD

2. EMERGENCY ESCAPE AND RECUE OPENINGS SHALL MEET THE FOLLOWING CRITERIA:
   - NET CLEAR OPENING AREA OF >/= 5.7 FT^2 WITH 20" WIDTH AND 24" HEIGHT CLEARANCE MINIMUM
   - SILL HEIGHT </= 44" AFF
   - WINDOW WELLS WITH HORIZONTAL AREA >/= 9 FT^2 AND 36" WIDTH ALLOWING THE WINDOW TO BE FULLY OPENED ARE REQUIRED WHERE SILL HEIGHT IS BELOW GRADE. WHERE WELL DEPTH IS > 44" A PERMANENT LADDER OR STAIR IS REQUIRED. LADDER TO BE USABLE WITH WINDOW FULLY OPENED AND MAY NOT ENCROACH > 6" INTO THE CLEAR WINDOW WELL AREA - RUNGS @ 12" WIDTH, 18" O.C. WITH >/= 3" CLEARANCE AT MOUNTING WALL.

3. EGRESS DOORS TO MEET THE FOLLOWING CRITERIA:
   - SIDE-HINGED WITH 78" MINIMUM HEIGHT AND >/= 32" CLEAR WIDTH WITH THE DOOR OPEN 90°
   - 36" CLEAR LANDINGS @ EACH SIDE WITH </= 1/4" PER FOOT SLOPE
   - DOORS TO REMAIN OPENABLE FROM INSIDE THE DWELLING UNIT W/O THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
4. ALL NEW OR REPLACED WINDOWS AND DOORS IN EXTERIOR WALLS TO HAVE A MAXIMUM U-FACTOR OF 0.28 U.N.O.
5. ALL WINDOW AND DOOR HEADERS TO BE INSULATED WITH A MINIMUM R-10 INSULATION PER SREC TABLE 402.1.1

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 NOTES

WINDOW SCHEDULE INDICATES ROUGH OPENING SIZES. PROVIDE WINDOW DIMENSIONS AS REQUIRED TO ACCOMODATE INDICATED WINDOW FRAME SIZE. VERIFY WITH ARCHITECT ALL WINDOW SIZES BEFORE FRAMING OPENINGS. GENERAL CONTRACTOR TO COORDINATE WINDOW AND DOOR SCHEDULES WITH FRAMING SUBCONTRACTORS.

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.

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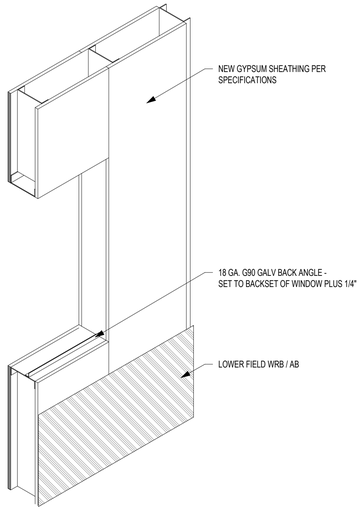
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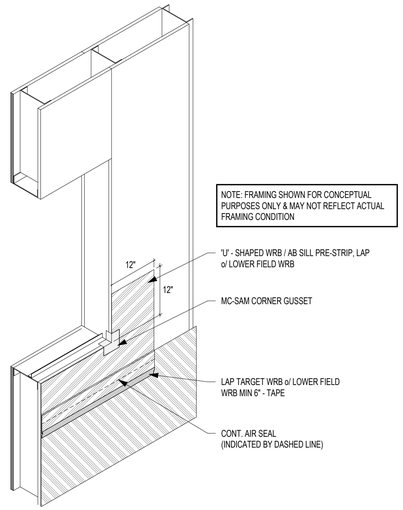
SHEET
WINDOW & DOOR SCHEDULES

A6.01

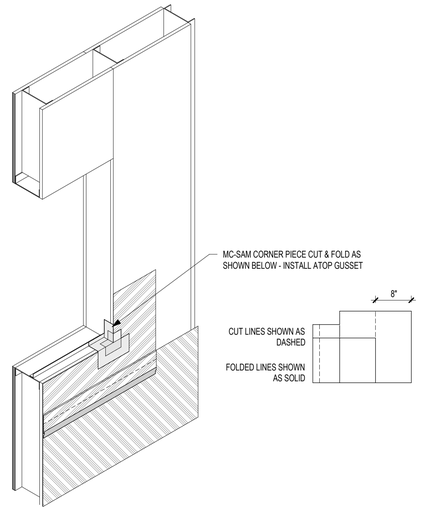
WINDOW FLASHING SEQUENCING



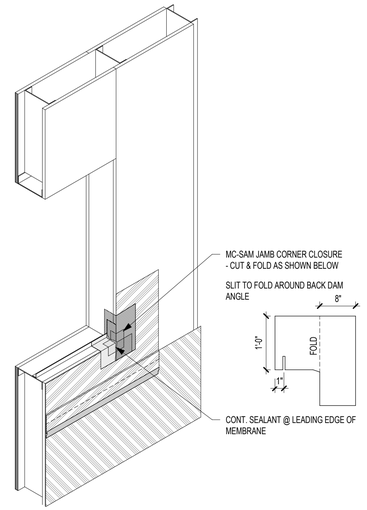
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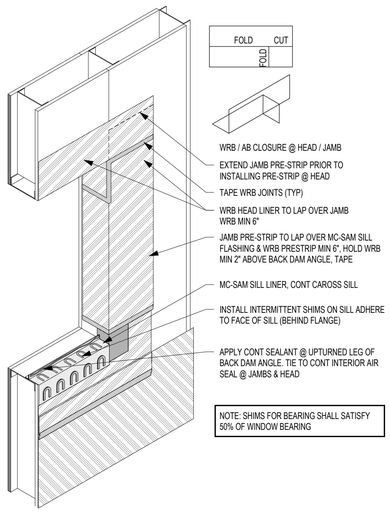
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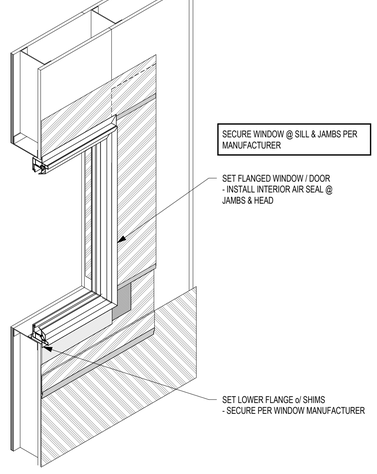
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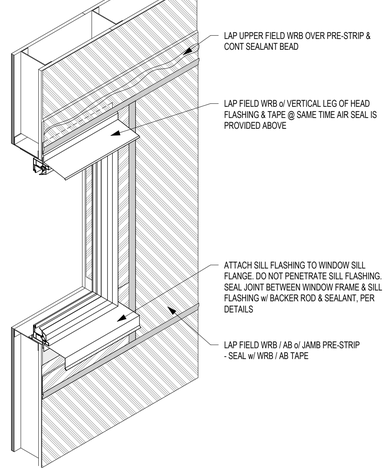
Step 4



Step 5



Step 6



Step 7

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PROJECT INFO
PROJECT NUMBER : 23-024
SUBMITTAL DATE: Issue Date

ISSUE

#	ADD.	REVISION	DATE

SHEET
WINDOW INSTALLATION SEQUENCE DETAILS

A6.02

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).

2. DESIGN LOADING CRITERIA

ROOF SNOW LOAD	25 PSF
ROOF DEAD LOAD ALLOWANCE FOR PV PANELS	5 PSF
FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
FLOOR LIVE LOAD (RESIDENTIAL EXTERIOR DECKS AND BALCONIES)	60 PSF

WIND : ANALYSIS PROCEDURE: ASCE 7-16 CHAPTER 27 "PART 1 - BUILDINGS OF ALL HEIGHTS"
RISK CATEGORY II
98 MPH
EXPOSURE "C"
TOPOGRAPHIC FACTOR Kzt = 1.0
WIND BASE SHEAR, NORTH/SOUTH Vn = 17.5 K
WIND BASE SHEAR, EAST/WEST Vn = 13.2 K

CLADDING / WINDOW DESIGN PRESSURE (MAX.)	35 PSF
ROOFING DESIGN PRESSURE NOT AT A CORNER (MAX.)	49 PSF
ROOFING DESIGN PRESSURE AT CORNER (MAX.)	61 PSF

THE DESIGN WIND PRESSURES LISTED ABOVE ARE INWARD OR OUTWARD AND ARE BASED ON AN EFFECTIVE WIND AREA OF 10 SQUARE FEET NEAR A BUILDING CORNER, U.O.N. CORNER AND OTHER ZONES ARE DEFINED BY FIGURE 30.3-1, 30.3-2A TO 2I AND 30.3-5A TO 5B IN ASCE 7-16. REDUCED DESIGN PRESSURES MAY BE CALCULATED USING ASCE 7. NOTE THAT THE DESIGN WIND PRESSURES NOTED ABOVE ARE ULTIMATE VALUES PER THE 2021 IBC AND SHALL BE MULTIPLIED BY 0.6 FOR ALLOWABLE STRESS DESIGN.

EARTHQUAKE : ANALYSIS PROCEDURE: IBC "EQUIVALENT LATERAL FORCE PROCEDURE"
SEISMIC DESIGN CATEGORY (SDC) = D
RISK CATEGORY = II
SEISMIC SITE CLASS = D
IMPORTANCE FACTOR Ie = 1.0
MAPPED MCE Ss = 1.45; S_1 = 0.50
DESIGN ACCELERATION Sds = 1.16; S_{d1} = 0.60
SEISMIC RESISTING SYSTEM: WOOD PANEL BEARING SHEAR WALL, R = 6.5
SEISMIC RESPONSE COEFFICIENT: Cs = 0.18
SEISMIC BASE SHEAR Vs = 10.8 K

3. LATERAL LOADS ARE TRANSFERRED BY THE ROOF AND FLOOR DIAPHRAGMS TO THE SHEAR WALLS. FORCES ARE BASED ON THE TRIBUTARY AREA FOR EACH SHEAR WALL AND ARE CARRIED BY THE SHEAR WALLS TO THE FOUNDATION.

4. 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.

5. 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.

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

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

8. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

9. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. WHERE INFORMATION ON THE DRAWINGS IS IN CONFLICT WITH THE SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. DO NOT SCALE THE DRAWINGS.

10. SHOP DRAWINGS FOR GLUED LAMINATED MEMBERS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

11. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. A MINIMUM OF TWO WEEKS SHALL BE ALLOWED FOR REVIEW.

12. SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

13. DEFERRED SUBMITTALS OF DESIGN BUILD COMPONENTS SHALL BEAR THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. DEFERRED SUBMITTALS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE AND SHALL INCLUDE DESIGN CALCULATIONS WITH THE ENGINEER'S STAMP.

    THE FOLLOWING COMPONENTS SHALL BE DEFERRED SUBMITTALS FOR THIS PROJECT:
    RAILINGS.

14. SPECIAL INSPECTION: EXPANSION BOLTS, SCREW ANCHORS, AND EPOXY GROUTED INSTALLATIONS SHALL BE SUPERVISED IN ACCORDANCE WITH IBC SECTIONS 1704 & 1705 AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE OWNER. THE TESTING AGENCY AND INSPECTOR SHALL BE REGISTERED WITH WABO AND SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR AND BUILDING OFFICIAL. ANY MATERIALS WHICH FAIL TO MEET PROJECT SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

GEOTECHNICAL

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

    FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR WALLS ABOVE.

    BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

    THE STRUCTURAL DESIGN IS BASED ON THE FOLLOWING ASSUMED VALUES:

ALLOWABLE SOIL PRESSURE	1,500 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	55 PCF/35 PCF
SEISMIC SURCHARGE PRESSURE (RESTRAINED/UNRESTRAINED)	8H PSF/5H PSF
PASSIVE SOIL PRESSURE	350 PCF
SOIL COEFFICIENT OF FRICTION	0.35
SOIL DENSITY	120 PCF

RENOVATION

16. DEMOLITION: 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 SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED. 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.

CONCRETE

17. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301. CONSTRUCTION TOLERANCES SHALL NOT EXCEED THOSE LISTED IN ACI 117. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 2,000 PSI. ALL CONCRETE EXPOSED TO THE WEATHER AND ALL GARAGE SLABS-ON-GRADE SHALL ATTAIN A 28-DAY STRENGTH f'c OF 3,000 PSI IN ACCORDANCE WITH IBC SECTION 1904 AND ACI 318 TABLE 19.3.2.1 THIS INCREASE IN REQUIRED STRENGTH IS FOR DURABILITY ONLY (SPECIAL INSPECTION IS NOT REQUIRED). 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 (BEFORE THE ADDITION OF ADMIXTURES). THE WATER/CEMENT RATIO SHALL NOT EXCEED 0.55 FOR FOOTINGS AND 0.45 FOR ALL SLABS AND EXPOSED CONCRETE UNLESS OTHERWISE NOTED. EXCEPT FOR FOOTINGS AND SLAB ON GRADE, AGGREGATE SIZE SHALL NOT EXCEED 3/4".

    THE MINIMUM AMOUNT OF CEMENT AND THE MAXIMUM SLUMP 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 W/C RATIO LIMITS STILL APPLY). THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, CEMENTITIOUS MATERIAL, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 301. CHEMICAL ADMIXTURES AND FLY ASH SHALL CONFORM TO ASTM C494 AND C618 RESPECTIVELY. FLY ASH PERCENTAGE OF TOTAL CEMENTITIOUS MATERIAL SHALL NOT EXCEED 20%. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY TO CONTRACT DOCUMENTS. CONTRACTOR 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. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-19 TABLE 19.3.3.1. ALL CONCRETE TO RECEIVE A STEEL TROWELED FINISH SHALL NOT BE AIR-ENTRAINED.

18. REINFORCING STEEL SHALL CONSIST OF #4 BARS CONFORMING TO ASTM A615, GRADE 40, fy = 40,000 PSI AND SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT 48 BAR DIAMETERS, 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS, LAP 2'-0" MINIMUM. PROVIDE (2) #4 MIN. U.N.O. TRIM BARS AROUND ALL OPENINGS IN CONCRETE WALLS OR SLABS EXTENDING 2'-0" PAST CORNERS, TYPICAL.

    WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

    NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. NO REINFORCING BARS SHALL BE "WET-SET" INTO THE CONCRETE. PROVIDE A 20" LONG REBAR GROUND (UFER GROUND) PER ELECTRICIAN.

19. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST EARTH	3"
FORMED SURFACES EXPOSED TO EARTH (i.e. WALLS BELOW GROUND) OR WEATHER	2"
SLABS AND WALLS (INTERIOR FACE)	1"

20. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES.

ANCHORAGE

21. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2 WEDGE ANCHOR", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-3037 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.

22. SCREW ANCHORS INTO CONCRETE SHALL BE "TITEN HD", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-2713 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL SCREW ANCHOR INSTALLATION.

23. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) INTO CONCRETE SHALL BE INSTALLED USING "AT-3G" ADHESIVE AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-5026, INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

WOOD

24. FRAMING LUMBER: SHALL BE KILN DRIED OR MC-19 (MOISTURE CONTENT LESS THAN 19%), AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.I.B. STANDARD NO. 17 GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS (2X, 3X, AND 4X MEMBERS)	DOUGLAS FIR OR HEM-FIR NO. 2
BEAMS AND STRINGERS (INCLUDING 6 X AND LARGER MEMBERS)	DOUGLAS FIR NO. 1
POSTS AND TIMBERS	DOUGLAS FIR NO. 1
STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING	DOUGLAS FIR OR HEM-FIR NO. 2

25. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM D3737 AND ANSI A190.1 STANDARDS. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. CERTIFICATES OF CONFORMANCE MUST BE MADE AVAILABLE TO BUILDING INSPECTORS. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 240 PSI, E = 1,800 KSI. ALL CANTILEVERED OR CONTINUOUS BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2,400 PSI, Fv = 265 PSI, E = 1,800 KSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 5,000' RADIUS UNLESS SHOWN OTHERWISE ON THE PLANS. CONTRACTOR SHALL VERIFY AVAILABILITY OF THE GL MEMBER SIZES SHOWN ON THE DRAWINGS AND ADJUST THE CONNECTOR SIZES IF NEEDED FOR LARGER MEMBER SIZES.

26. LAMINATED VENEER LUMBER (LVL) SHALL BE DESIGNED AND MANUFACTURED PER ASTM D5456. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, AND THE INDEPENDENT INSPECTION AGENCY'S LOGO. ALL LAMINATED VENEER LUMBER SHALL BE MANUFACTURED USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. MINIMUM STRUCTURAL PROPERTIES ARE AS FOLLOWS:

    Fb = 2600 PSI, E = 2.0 x 10^6 PSI, Fv = 285 PSI

    DESIGN SHOWN ON PLANS IS BASED ON MATERIALS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

27. LAMINATED STRAND LUMBER (LSL) SHALL BE DESIGNED AND MANUFACTURED PER ASTM D5456. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, AND THE INDEPENDENT INSPECTION AGENCY'S LOGO. ALL LAMINATED STRAND LUMBER SHALL BE MANUFACTURED USING A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559. MINIMUM STRUCTURAL PROPERTIES ARE AS FOLLOWS:

    RIM JOISTS AND BLOCKING (1-1/4" MINIMUM THICKNESS AT NON-SHEAR WALLS; SEE SCHEDULE FOR MINIMUM THICKNESS AT SHEAR WALLS):

    Fb = 1700 PSI, E = 1.3 x 10^6 PSI, Fv = 400 PSI

    BEAMS AND HEADERS:
    Fb = 2325 PSI, E = 1.55 x 10^6 PSI, Fv = 310 PSI

    DESIGN SHOWN ON PLANS IS BASED ON MATERIALS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

28. WOOD I-JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE I-JOIST 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 I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH WOOD JOIST PROVIDED. GLUE FLOOR JOISTS TO SHEATHING AS REQUIRED BY THE JOIST MANUFACTURER.

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FAUSER RESIDENCE

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APPROVAL:

ISSUES:

NO.	DESCRIPTION	DATE	BY
	PERMIT SUBMITTAL	1/15/25	

P.M.	SKK
P.E.	MKS
DRAWN BY:	SC
SCALE:	AS SHOWN
DATE:	1/15/25
JOB NO.	24339.01

SHEET TITLE:

GENERAL STRUCTURAL NOTES

SHEET NO.

S1.0

File: 339-s100.dwg Plotted: Wed, 01/15/2025 11:56 am

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

29. WOOD SHEATHING SHALL BE APA RATED, EXTERIOR GLUE, EXPOSURE 1, IN CONFORMANCE WITH THE REQUIREMENTS FOR THEIR TYPE IN DOC PS-1 OR PS-2. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

    UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO 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 FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH (2) 10d-F NAILS AT EACH END, UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPACED PER PLANS. WHERE NOT NOTED OTHERWISE, NAIL PANEL EDGES WITH 8d NAILS @ 6" O.C. EDGES, 12" O.C. IN THE FIELD.

30. ALL WOOD EXPOSED TO WEATHER, OR BEARING ON UNPROTECTED CONCRETE BELOW GRADE, OR BEARING ON UNPROTECTED CONCRETE LESS THAN 8" FROM EXPOSED EARTH SHALL BE PRESSURE-TREATED, U.O.N. PRESSURE TREATMENT SHALL BE WITH AN APPROVED PRESERVATIVE CONFORMING TO AMERICAN WOOD PRESERVERS ASSOCIATION U1 AND M4 AND SHALL BE BRANDED WITH A QUALITY CONTROL AGENCY MARK BY THE ANPA OR EQUAL. ALL METAL HARDWARE IN CONTACT WITH TREATED WOOD SHALL BE PROTECTED WITH A G185 GALVANIZED COATING (ZMAX) OR BETTER. ALL NAILS IN TREATED WOOD SHALL BE HOT-DIP GALVANIZED OR BETTER. PROVIDE 2 LAYERS OF 30# ASPHALT IMPREGNATED BUILDING PAPER BETWEEN NON-PRESSURE-TREATED LEDGERS, BLOCKING, ETC., AND CONCRETE.

31. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO. C-C-2024. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED. 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. ALL BOLTS TIGHTENED TO SNUG TIGHT.

32. WOOD FASTENERS:

    A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

DRAWING ID	NAIL NAME	NAIL DIAMETER	NAIL LENGTH
"6d"	6d Common	0.113"	2"
"8d Box"	8d Box	0.113"	2-1/2"
"8d"	8d Common	0.131"	2-1/2"
"10d-F"	10d Framer	0.131"	3"
"10d"	10d Shear	0.148"	2-1/4"
"16d"	16d Sinker	0.148"	3-1/4"

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

    B. NAILS - SHEATHING FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

    C. SCREWS SHALL BE WOOD SCREWS OF THE DIAMETER AND LENGTH NOTED ON THE DRAWINGS. SDS FASTENERS ARE SIMPSON STRONG DRIVE SCREWS.

    D. HOT DIPPED GALVANIZED NAILS, BOLTS AND METAL PLATES - ALL NAILS, BOLTS AND METAL PLATES IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED.

33. WOOD FRAMING NOTES: THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

    A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.2. 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. TIGHTEN BOLTS AND LAG SCREWS SNUGLY AGAINST WOOD FRAMING AFTER WOOD HAS REACHED SPECIFIED MOISTURE CONTENT.

    B. WALL FRAMING: ALL BEARING AND SHEAR WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2 x 4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2 x 6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL BEARING AND SHEAR WALLS AND AT EACH SIDE OF ALL OPENINGS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW.

    ALL BEARING STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 8" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS WITH 3"x3"x1/4" PLATE WASHERS @ 4'-0" O.C., UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 10d-F NAILS @ 8" 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 ATTACHED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH SCREWS AT 8" O.C. USE 1-1/4 " W #6 SCREWS FOR 1/2" GWB AND 5/8" GWB WHERE OCCURS. VERIFY THE FIRE ASSEMBLY REQUIREMENTS WHERE APPLICABLE WITH THE ARCHITECT.

    C. FLOOR AND ROOF FRAMING: PROVIDE BLOCKING BETWEEN ADJACENT JOISTS @ 48^ O.C. MAX. UNDER ALL PARALLEL PARTITIONS. PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 10d-F NAILS @ 8" O.C. STAGGERED UNLESS OTHERWISE NOTED.

    D. POSITIVE CONNECTIONS: PROVIDE THE FOLLOWING SIMPSON CONNECTORS AT TYPICAL FRAMING UNLESS OTHERWISE NOTED ON PLAN OR DETAIL. PROVIDE CCQ/ECCQ CAPS AND PBS BASES AT POSTS. PROVIDE BC BASE WHERE POST BEARS ON WOOD FRAMING BELOW. PROVIDE LUS SERIES HANGERS FOR 2X FLOOR AND ROOF JOISTS. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED.

ABBREVIATIONS

@	At	L	Angle
d	Penny (Nails)	LB.	Pound
Φ	Diameter	LL	Live Load
°	Degrees	LLH	Long Leg Horizontal
...#	Pounds	LLV	Long Leg Vertical
#...	Number	LONGIT.	Longitudinal
		LT. WT.	Lightweight
(A)	Above		
A.B.	Anchor Bolt	MAX.	Maximum
ADD'L	Additional	MECH.	Mechanical
ALT.	Alternate	MEZZ.	Mezzanine
APPROX.	Approximate	MF	Moment Frame
ARCH.	Architect	MFR.	Manufacturer
A.S.D.	Allowable Stress Design	MIN.	Minimum
		MISC.	Miscellaneous
(B)	Below	MK.	Mark
B/	Bottom of		
BF	Braced Frame	(N)	New
BLKG.	Blocking	N.	North
BLDG.	Building	N.S.	Near Side
BM.	Beam	NOM.	Nominal
BOT.	Bottom	NTS	Not to Scale
BRG.	Bearing		
BTWN.	Between	O.C.	On Center
		O.D.	Outside Diameter
CL or ℄	Centerline	O.F.	Outside Face
C	Camber	O.H.	Overhang
CIP	Cast In Place	OPNG.	Opening
C.J.	Construction Joint or Control Joint	OPP.	Opposite
CJP	Complete Joint Penetration		
CLG.	Ceiling	PAF	Powder Actuated Fastener
CLR.	Clear	PC	Precast
CMU	Concrete Masonry Unit	PEMB	Pre-engineered Metal Building
COL.	Column	PERM.	Permanent
CONC.	Concrete	PERP.	Perpendicular
CONN.	Connections	PJP	Partial Joint Penetration
CONST.	Construction	PL or ℗	Plate
CONT.	Continuous	PLF	Pounds per linear Foot
CSK.	Countersink	PLYWD	Plywood
		PREFAB.	Prefabricated
DBA	Deformed Bar Anchor	PSF	Pounds per Square Foot
DBL.	Double	PSI	Pounds per Square Inch
DEG.	Degree	P.T. or PT	Post-Tensioning
DF	Doug Fir-Larch	P/T	Pressure-Treated
DIA.	Diameter		
DIAG.	Diagonal	RAD.	Radius
DIAPH.	Diaphragm	REF.	Reference
DIM.	Dimension	REINF.	Reinforce or Reinforcement
DN.	Down	REQD.	Required
DO	Ditto	REV.	Revise
DTL.	Detail	R.O.	Rough Opening
DTP	Double Top Plate		
DWG.	Drawing	S.	South
		SCH. or SCHED.	Schedule
(E)	Existing	SECT.	Section
E.	East	SHT.	Sheet
EA.	Each	SIM.	Similar
E.F.	Each Face	SOG	Slab On Grade
EL.	Elevation	SPEC.	Specification
ELEV.	Elevator	SQ.	Square
EMBED.	Embedment Length	SQ. FT.	Square Feet
ENGR.	Engineer	SQ. IN.	Square Inch(es)
EQ.	Equal	SPF	Spruce-Pine-Fir
E.W.	Each Way	S.S.	Stainless Steel
EXP.	Expansion	STD.	Standard
EXT.	Exterior	STIFF.	Stiffener
		STL.	Steel
FDN.	Foundation	STR.	Structural
FIN.	Finish	SUB.	Substitute
FLR.	Floor	SYM.	Symmetrical
FRP	Fiber Reinforced Polymer		
F.S.	Far Side	T/	Top of
FT.	Foot or Feet	T&B	Top and Bottom
FTG.	Footing	T&G	Tongue & Groove
		TEMP.	Temporary
GA.	Gauge	THRU	Through
GALV.	Galvanized	T.O.C.	Top of Concrete
GL	Glue Laminated	T.O.S.	Top of Steel
GWB	Gypsum Wall Board	T.O.W.	Top of Wall
		TRANS.	Transverse
HDG	Hot Dipped Galvanized	TS	Tube Steel
HDR.	Header	TYP.	Typical
HF	Hem Fir		
HGR.	Hanger	U.O.N.	Unless Otherwise Noted
HORIZ.	Horizontal		
HSS	Hollow Structural Section	VERT.	Vertical
HT.	Height	VIF	Verify In Field
I.D.	Inside Diameter	W.	West
I.F.	Inside Face	W/ or w/	With
IN.	Inch	W.H.S.	Welded Headed Stud
INFO.	Information	W/O	Without
INT.	Interior	W.P.	Work Point
		W.T.S.	Welded Threaded Stud
JT.	Joint	WWF	Welded Wire Fabric
K	Kips	X SECT.	Cross Section
KSF	Kips per Square Foot	X-STR	Extra Strong
KSI	Kips per Square Inch	XX-STR	Double Extra Strong

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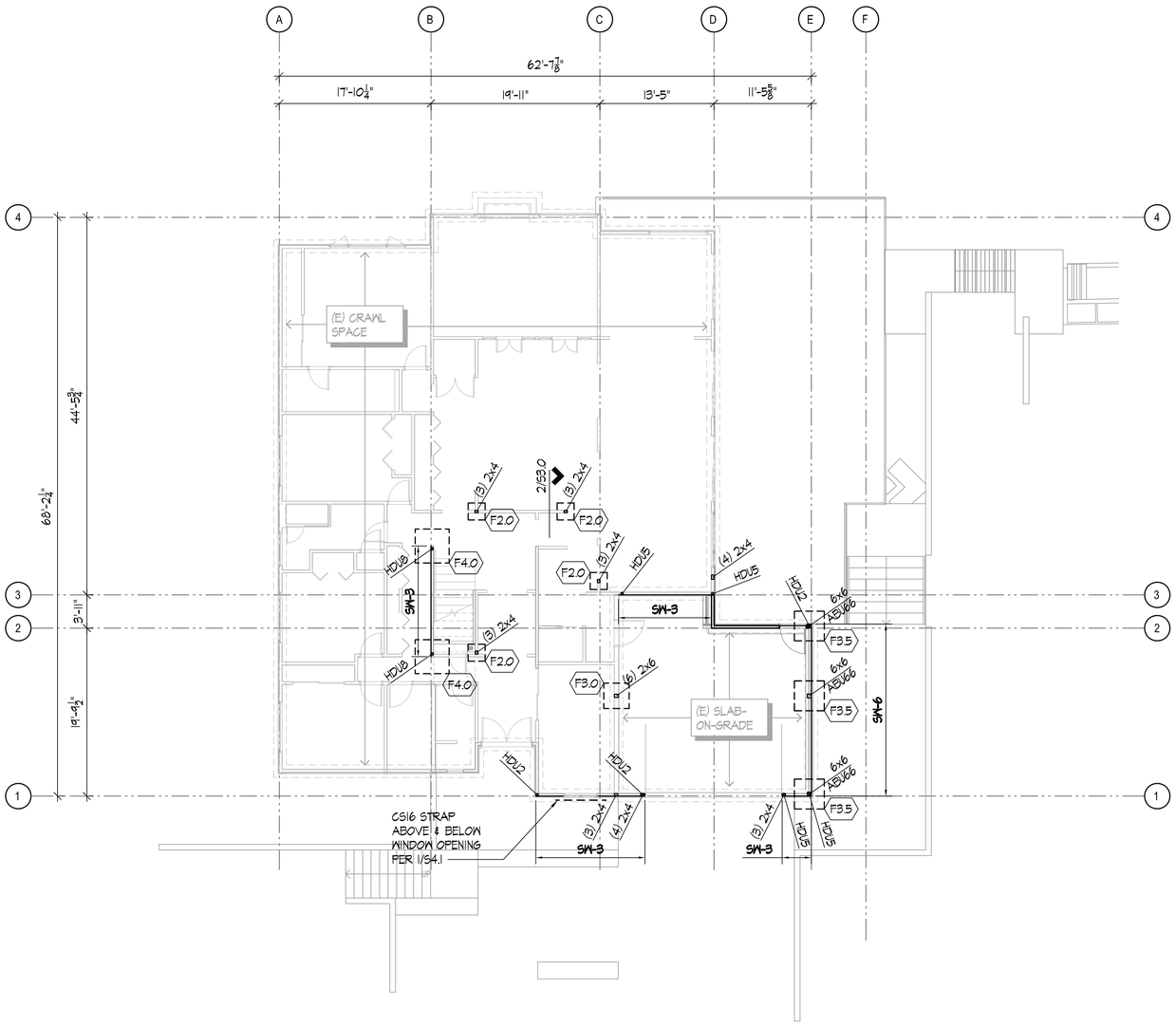
SHEET TITLE:

GENERAL STRUCTURAL NOTES

SHEET NO.

S1.1

File: 139-s101.dwg Plotted: Wed, 01/15/2025 11:56 am



MAIN FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0"

FOUNDATION PLAN NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEET S3.0 FOR TYPICAL CONCRETE AND FOUNDATION DETAILS. SEE SHEET S4.0 FOR TYPICAL WOOD DETAILS.
3. ALL WOOD BEARING ON UNPROTECTED CONCRETE, EXPOSED TO WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED, U.O.N.
4. FOR SILL PLATE ANCHOR BOLT LAYOUT TO CONCRETE FOUNDATION WALLS AND SLABS, SEE DETAIL 1/S4.0.
5. ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR, U.O.N.
6. POSTS INDICATED ARE AT THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).
7. Fx.x — INDICATES SPREAD FOOTING TYPE, SEE 12/S3.0 FOR SCHEDULE.
8. SW-x — INDICATES SHEAR WALL AT THIS LEVEL. SEE SHEAR WALL SCHEDULE 8/S4.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-6 CRITERIA U.O.N.
9. HDUx — INDICATES HOLDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/S4.0 FOR HOLDOWN DETAIL. USE MIN. (2) 2x POST U.O.N.

LEGEND:

- Fxx — INDICATES SPREAD FOOTING. SEE 12/S3.0 FOR SCHEDULE
- INDICATES FOOTING
- INDICATES FOUNDATION WALL, WOOD BEARING WALL OR SHEAR WALL
- SW-x — INDICATES SHEAR WALL TYPE AT THIS LEVEL. SEE PLAN NOTE 9
- INDICATES WOOD BEARING OR SHEAR WALL AT THIS LEVEL. SEE PLAN NOTES 7 & 9
- INDICATES NON-BEARING/ NON-SHEAR WALL AT THIS LEVEL
- INDICATES HOLDOWN TYPE AT THIS LEVEL. SEE PLAN NOTE 10

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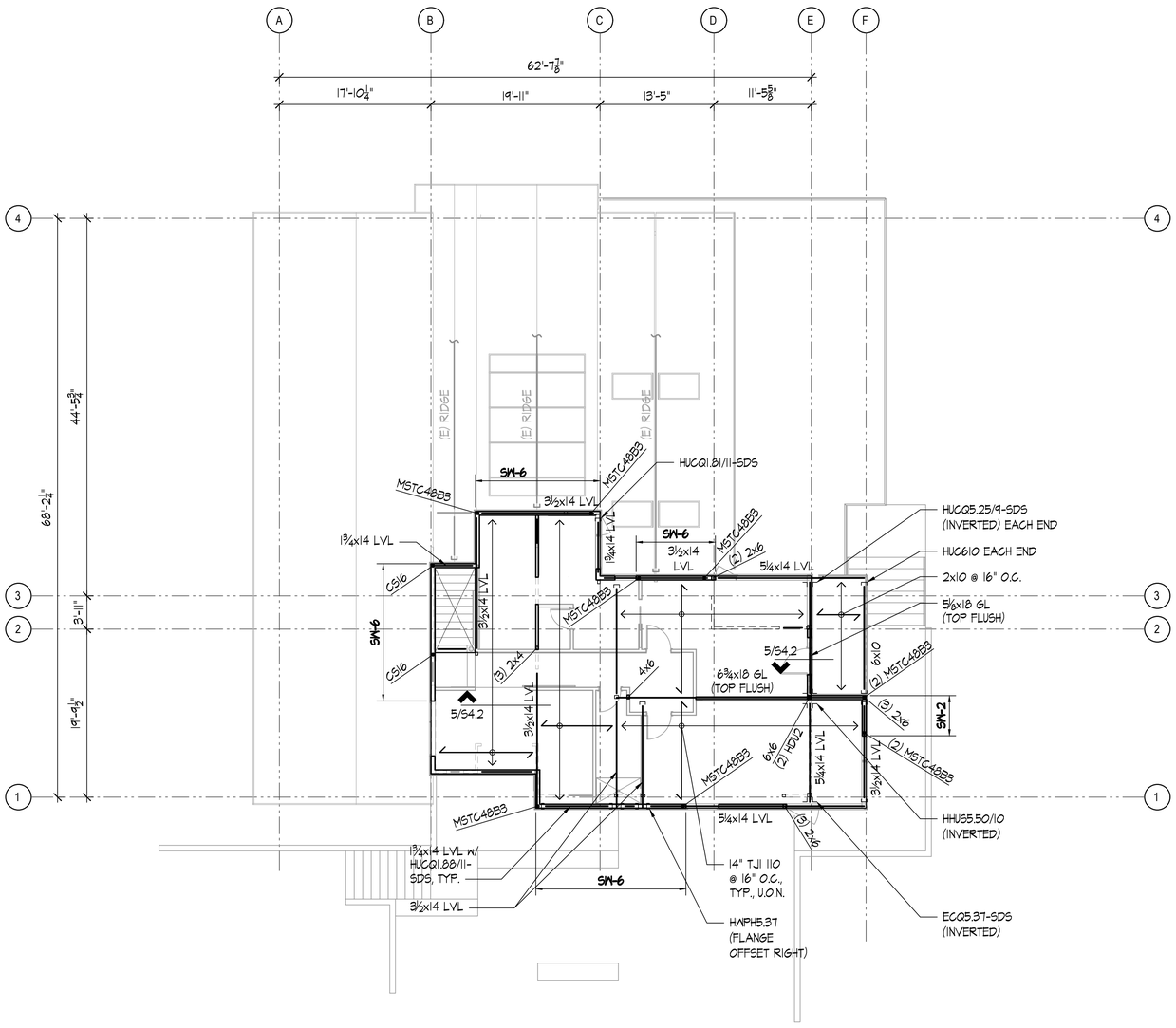
SHEET TITLE:

MAIN FLOOR FRAMING PLAN

SHEET NO.

S2.0

File: 339-s200.dwg Plotted: Wed, 01/15/2025 2:32 pm



UPPER FLOOR FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0"

MAIN FLOOR FRAMING PLAN NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1 AND S4.2 FOR TYPICAL WOOD DETAILS.
3. TYPICAL FLOOR FRAMING CONSISTS OF 23/32" APA RATED T&G SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER 14" TJI 110 JOISTS AT 16" O.C. HANG TJI JOISTS WITH ITS TOP FLANGE HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
4. NAIL FLOOR SHEATHING TO FRAMING WITH 8d NAILS (0.131"Ø x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/S4.0.
5. ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR, U.O.N.
6. POSTS INDICATED ARE AT THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).
7. PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL FLOOR BEAMS AND ALL POSTS ABOVE FOR FULL BEARING. PROVIDE BLKG. AT JOISTS PER DETAIL 7/S4.1.
8. ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10 FOR EXTERIOR BEARING WALLS AND (2) 2x10 FOR INTERIOR BEARING WALLS. SEE 10/S4.1 FOR HEADER DETAIL.
9. FOR TOP PLATE SPLICE SEE DETAIL 6/S4.1.
10. ALIGN A JOIST OR JOIST BLOCKING OVER THE FULL LENGTH OF ALL BEARING/SHEAR WALLS. SEE 8/S4.0 FOR SPECIAL SHEAR WALL BLOCKING REQUIREMENTS.
11. SW-x INDICATES SHEAR WALL AT THIS LEVEL. SEE SHEAR WALL SCHEDULE 8/S4.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-6 CRITERIA, U.O.N.
12. CMSTC16 INDICATES HOLDOWN STRAP TO FRAMING BELOW WALL. SEE 10/S4.0 FOR STRAP HOLDOWN DETAIL AT FLOOR-TO-FLOOR AND BEAM SUPPORTING SHEAR WALL END. USE MIN. (2) 2x POST U.O.N.

LEGEND:

- INDICATES FRAMING DIRECTION
- INDICATES EXTENT OF FRAMING
- SW-x — INDICATES SHEAR WALL TYPE AT THIS LEVEL. SEE PLAN NOTE 11
- INDICATES WOOD BEARING OR SHEAR WALL AT THIS LEVEL. SEE PLAN NOTES 5 & 11
- INDICATES WOOD BEARING WALL OR SHEAR WALL BELOW
- INDICATES NON-BEARING/ NON-SHEAR WALL AT THIS LEVEL. SEE 1 & 2/S4.1 FOR CONNECTION DETAILS
- INDICATES HEADER MEMBER. SEE PLAN NOTE 8
- (#)2x — INDICATES MULTIPLE STUD POST AT THIS LEVEL. SEE PLAN NOTE __
- HDx — INDICATES HOLDOWN TYPE AT THIS LEVEL. SEE PLAN NOTE __

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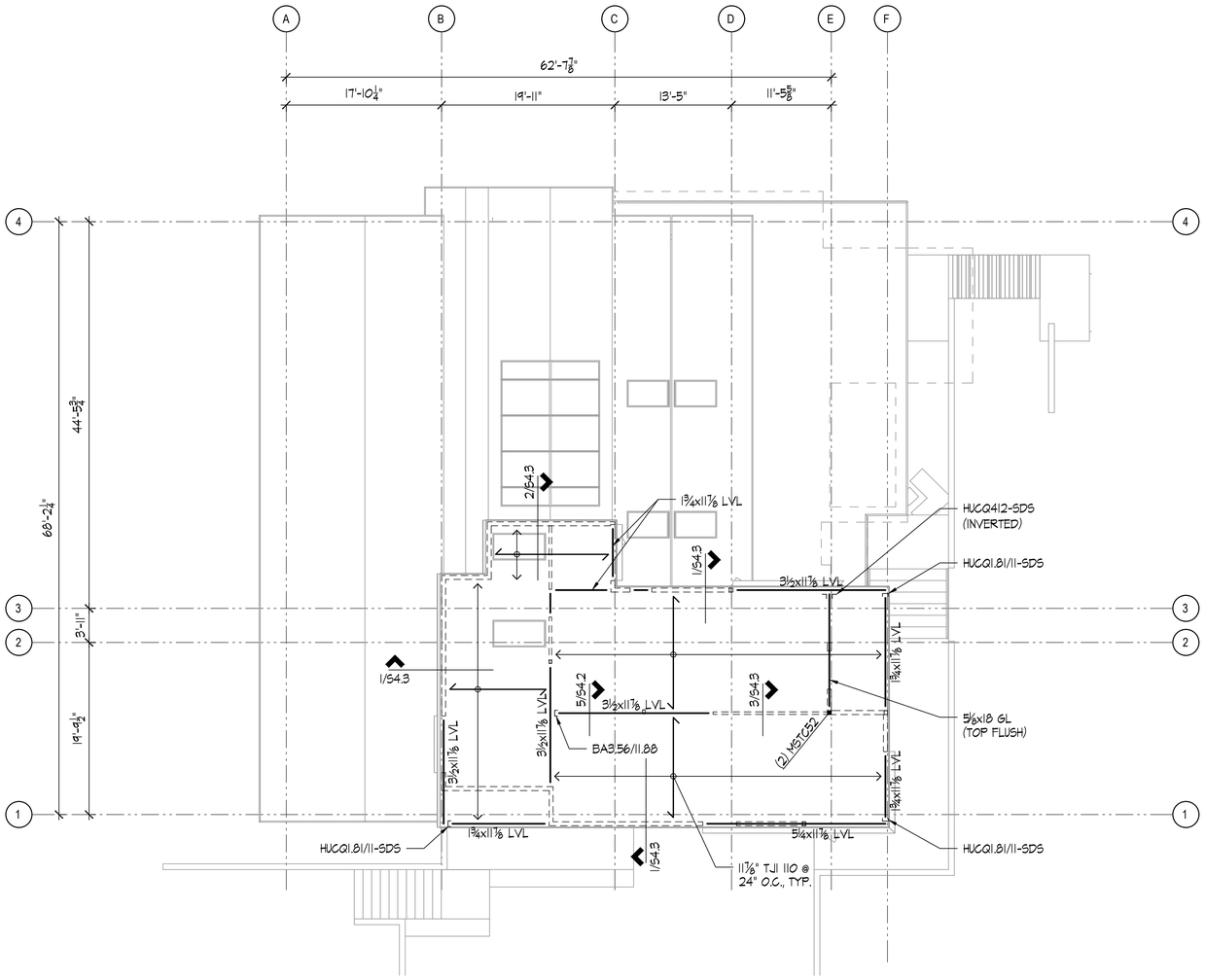
SHEET TITLE:

UPPER FLOOR FRAMING PLAN

SHEET NO.

S2.1

File: 339-s201.dwg Plotted: Wed, 01/15/2025 11:56 am



ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

ROOF FRAMING PLAN NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1 AND S4.3 FOR TYPICAL WOOD DETAILS.
3. TYPICAL ROOF FRAMING CONSISTS OF 15/32" APA RATED SHEATHING (INDEX 32/16), LAID FACE GRAIN PERPENDICULAR OVER 11⅞" TJI 110 JOISTS @ 24" O.C. HANG TJI JOISTS WITH ITS TOP FLANGE HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
4. NAIL ROOF SHEATHING TO FRAMING WITH 8d NAILS (0.131"Φ x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/S4.0.
5. PROVIDE SOLID BLOCKING BETWEEN EACH ROOF JOIST AT SUPPORTS. PROVIDE AN H1A CLIP AT EVERY MEMBER TO TOP PLATE.
6. ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10 FOR EXTERIOR BEARING WALLS AND (2) 2x10 FOR INTERIOR BEARING WALLS. SEE 10/S4.1 FOR HEADER DETAIL.
7. PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL ROOF BEAMS FOR FULL BEARING.
8. FOR TOP PLATE SPLICE SEE DETAIL 6/S4.1.

LEGEND:

- INDICATES FRAMING DIRECTION
- INDICATES EXTENT OF FRAMING
- INDICATES WOOD BEARING WALL OR SHEAR WALL BELOW. SEE PLAN NOTE 6
- INDICATES HEADER MEMBER. SEE PLAN NOTE 6

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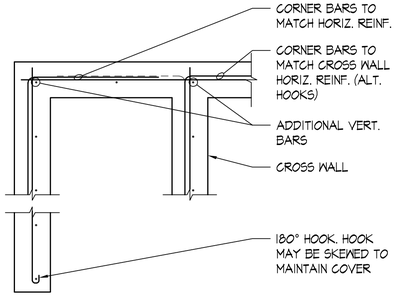
SHEET TITLE:

ROOF FRAMING PLAN

SHEET NO.

S2.2

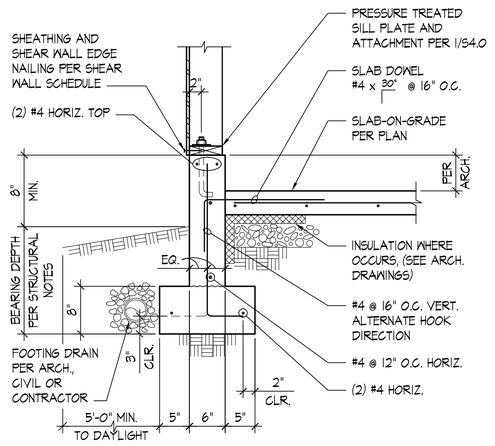
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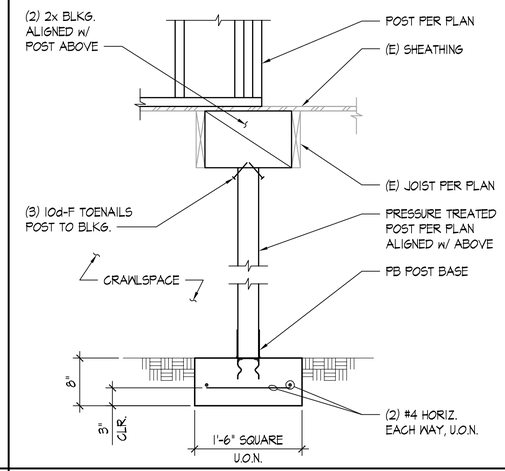
SINGLE CURTAIN

PLAN VIEW

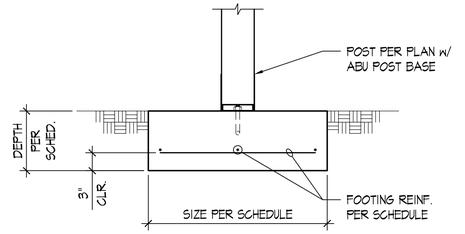
TYPICAL CORNER BAR AND WALL END BAR ARRANGEMENT AT CONCRETE WALLS OR FOOTINGS — SCALE: NONE — 1



TYPICAL RAISED PERIMETER WALL FOUNDATION AT SLAB-ON-GRADE — SCALE: NONE — 2



TYPICAL NEW FOOTING IN EXISTING CRAWLSPACE — SCALE: NONE — 3



MARK	SIZE	DEPTH	REINFORCING	REMARKS
F2.0	2'-0" x 2'-0"	10"	(2) #4 EA. WAY	.
F3.0	3'-0" x 3'-0"	12"	(4) #4 EA. WAY	.
F3.5	3'-6" x 3'-6"	12"	(5) #4 EA. WAY	.
F4.0	4'-0" x 4'-0"	24"	(6) #4 EA. WAY T&B	.

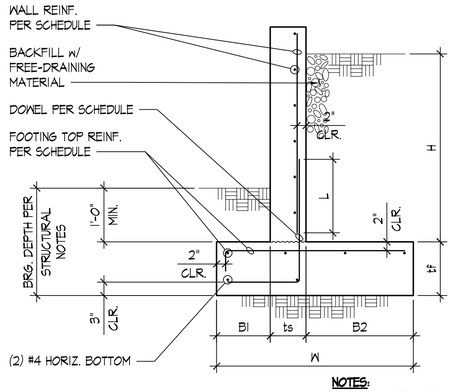
SPREAD FOOTING SCHEDULE — SCALE: NONE — 4

DETAIL — SCALE: NONE — 5

DETAIL — SCALE: NONE — 6

DETAIL — SCALE: NONE — 7

DETAIL — SCALE: NONE — 8



NOTES:
1. SEE 11/S3.0 FOR RETAINING WALL SCHEDULE.
2. SEE 1/S3.0 FOR WALL REINFORCING AT CORNERS.

CANTILEVER RETAINING WALL — SCALE: NONE — 9

RETAINING WALL SCHEDULE

H	B1	ts	B2	W	tf	WALL REINFORCING VERT.	WALL REINFORCING HORIZ.	FOOTING REINFORCING TOP	FOOTING REINFORCING LONGIT.	DOWEL REINF.	DOWEL L
4'	1'-0"	0'-6"	0'-9"	2'-3"	1'-0"	#4 @ 16" O.C.	#4 @ 16" O.C.	-	(3) #4	-	-
5'	1'-0"	0'-6"	1'-3"	2'-9"	1'-0"	#4 @ 16" O.C.	#4 @ 16" O.C.	-	(4) #4	-	-
6'	1'-0"	0'-6"	2'-0"	3'-6"	1'-0"	#4 @ 16" O.C.	#4 @ 16" O.C.	-	(4) #4	#5 @ 16" O.C.	2'-0"
7'	1'-3"	0'-6"	2'-3"	4'-0"	1'-0"	#4 @ 16" O.C.	#4 @ 16" O.C.	-	(5) #4	#5 @ 16" O.C.	2'-0"
8'	1'-6"	0'-8"	2'-10"	5'-0"	1'-0"	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	(6) #4	#5 @ 12" O.C.	2'-6"

DESIGN CRITERIA:

ACTIVE PRESSURE = 35 PCF (LEVEL BACKFILL, NO TRAFFIC SURCHARGE)
SEISMIC SURCHARGE = 6H
ALLOWABLE BEARING PRESSURE = 1,500 PSF
COEFFICIENT OF FRICTION = 0.35*
PASSIVE PRESSURE = 250 PCF*

* INCLUDES FACTOR OF SAFETY

F'c = 2,500 PSI
Fy = 40 KSI, #4 BAR
60 KSI, #5 BAR & #6 BAR

CANTILEVER RETAINING WALL SCHEDULE - CONCRETE — SCALE: NONE — 11

DETAIL — SCALE: NONE — 12

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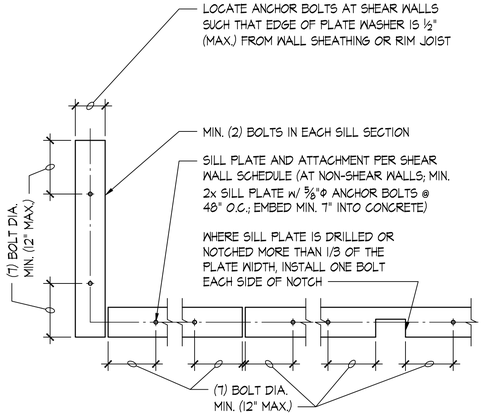
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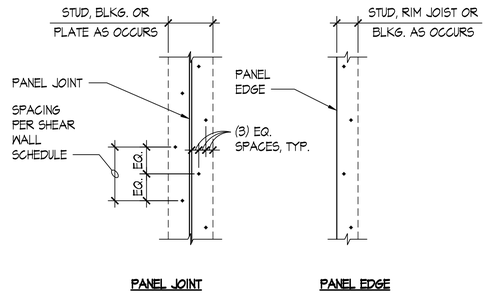
TYPICAL FOUNDATION / SLAB DETAILS

SHEET NO.

S3.0



TYPICAL SILL PLATE BOLTING - PLAN VIEW SCALE: NONE | 1



NOTE:
STAGGER EACH LINE OF NAILING (AT ALL PANEL EDGES) AS INDICATED

TYPICAL STAGGERED NAILING SCALE: NONE | 2

SHEAR WALL SCHEDULE							
SHEAR WALL TYPE	SHEAR WALL SHEATHING (1)	PANEL EDGE FRAMING (2)(7)	PANEL EDGE NAILING (3)	BOTTOM PLATE ATTACHMENT: 2x BOTTOM PLATE CONNECTION TO RIM JOIST OR BLOCKING BELOW	BOTTOM PLATE ATTACHMENT: ANCHOR BOLTING OF SILL PLATE TO CONCRETE BELOW (4)(5) — 3x PLATE	BOTTOM PLATE ATTACHMENT: ANCHOR BOLTING OF SILL PLATE TO CONCRETE BELOW (4)(5) — 2x PLATE	TOP PLATE ATTACHMENT: RIM JOIST OR BLOCKING CONNECTION TO TOP PLATE (6) — INTERIOR WALL	TOP PLATE ATTACHMENT: RIM JOIST OR BLOCKING CONNECTION TO TOP PLATE (6) — EXTERIOR WALL
SW-6	7/16" APA ONE-SIDE SHTG.	2x	0.131"Φx2½" @ 6" O.C.	0.148"Φx3¼" @ 6" O.C. (9)	⅝"Φ @ 48" O.C.	⅝"Φ @ 48" O.C.	A35 @ 16" O.C.	LTP4 @ 16" O.C.
SW-3	7/16" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.131"Φx2½" @ 3" O.C. (8)	0.148"Φx3¼" @ 3" O.C. (9)	⅝"Φ @ 32" O.C.	⅝"Φ @ 24" O.C.	A35 @ 12" O.C.	LTP4 @ 12" O.C.
SW-2	7/16" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.131"Φx2½" @ 2" O.C. (8)	(2) ROWS 0.148"Φx3¼" @ 4" O.C. STAGGERED (10)	⅝"Φ @ 24" O.C.	⅝"Φ @ 16" O.C.	A35 @ 8" O.C.	LTP4 @ 8" O.C.

NOTES:

(1) INSTALL PANEL SHEATHING EITHER HORIZONTALLY OR VERTICALLY FOR THE ENTIRE LENGTH OF THE WALL PER PLAN. WALL STUD SPACING SHALL BE 16" O.C. MAXIMUM.

(2) ALL INTERMEDIATE WALL STUDS SHALL BE PER PLAN. PROVIDE BACKING FRAMING AT ALL PANEL EDGES INCLUDING HORIZONTAL BLOCKING PER THE SCHEDULE.

(3) PROVIDE NAILING TO ALL PANEL EDGES, TOP & BOTTOM PLATES AND HORIZONTAL BLOCKING. PROVIDE THE SAME NAILING PATTERN TO EACH MULTIPLE STUD OF THE BUILT-UP HOLD DOWN POST. NAIL PANEL TO INTERMEDIATE FRAMING MEMBERS w/ 0.131"Φ x 2-1/2" @ 12" O.C.

(4) EMBED CAST-IN-PLACE 5/8"Φ ANCHOR BOLTS 7" MIN. (OR EMBED ADHESIVE ANCHOR BOLTS 5 1/2" IN (E) CONCRETE; SEE STRUCTURAL NOTES). PROVIDE PLATE WASHER 3" x 3" x 1/4" AT EACH ANCHOR BOLT. SILL PLATES SHALL BE TREATED PER GENERAL NOTES, AND SHALL BE 2x OR 3x PER THE SCHEDULE. SEE DETAIL 1/S4.0 FOR OTHER REQUIREMENTS.

(5) PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.

(6) PROVIDE 0.131"Φ x 1-1/2" LONG NAILS FOR CLIPS DIRECTLY ATTACHED TO FRAMING MEMBERS; PROVIDE 0.131"Φ x 2-1/2" LONG NAILS FOR CLIPS INSTALLED OVER FLOOR OR WALL SHEATHING ON FRAMING MEMBERS. SEE 6/S4.1 FOR TOP PLATE SPLICE.

(7) ALTERNATIVE TO 3x STUDS AND 3x HORIZ. BLOCKING IS (2) 2x STUDS/BLKG. NAILED TOGETHER WITH 0.148"Φ x 3" LONG NAILS WITH THE SAME SPACING AS THE PANEL EDGE NAILING PER THE SCHEDULE (STAGGER).

(8) STAGGER NAILS PER 2/S4.0.

(9) RIM JOIST/BLOCKING MINIMUM WIDTH OF 1¾". STAGGER NAILS PER 2/S4.0 WHERE SPACING IS LESS THAN 6" O.C.

(10) RIM JOIST/BLOCKING MINIMUM WIDTH OF 1¾" AT EXTERIOR WALLS, 3½" AT INTERIOR WALLS. STAGGER NAILS PER 2/S4.0.

TYPICAL ROOF AND FLOOR DIAPHRAGM SHEATHING SCALE: NONE | 6

DETAIL A
FLAT BLOCKING AT PANEL EDGES (WHERE REQD.)

DETAIL B
PANEL EDGE NAILING AT JOIST SPLICE

NOTES:
1. RUN LONG DIMENSION OF SHEATHING PANELS PERPENDICULAR TO FRAMING.
2. WHERE FRAMING LAP SPLICE AND SHEATHING JOINTS ARE OFFSET, SEE DETAIL B ABOVE.

HOLDOWN STRAP	MIN. NUMBER OF NAILS EACH END	MIN. STRAP END LENGTH "A"
MSTC48B3	(38) 16d SINKERS *	1'-9"
CS16	(15) 8d	1'-4"

* (38) INTO STUDS, (12) INTO BEAM FACE, (4) INTO BEAM BOTTOM

TYPICAL FLOOR TO FLOOR HOLDOWN STRAP & FLOOR TO HEADER HOLDOWN STRAP SCALE: NONE | 10

HOLDOWN	ANCHOR BOLT Φ	ANCHOR BOLT IN CONCRETE EMBED LENGTH	CONNECTORS TO HOLDOWN STUDS
HDU2	⅝"Φ	13"	(6) ¼"x2½" SDS
HDU5	⅝"Φ	13"	(14) ¼"x2½" SDS
HDU8	⅞"Φ	18"	(20) ¼"x2½" SDS

NOTE:
PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.

TYPICAL HOLDOWN TO CONCRETE SCALE: NONE | 12

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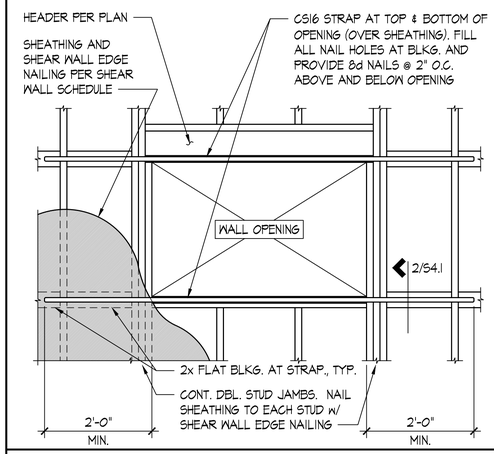
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TYPICAL WOOD DETAILS

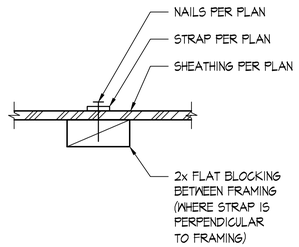
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STRAPPING AROUND SHEAR WALL OPENING — SCALE: NONE — 1



STRAP TO BLOCKING DETAIL — SCALE: NONE — 2

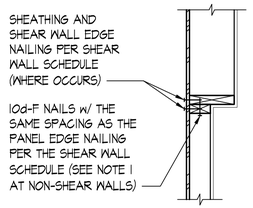
CEILING JOIST SCHEDULE	
SIZE	MAX. SPAN
2x4 @ 24" O.C. 2x4 @ 16" O.C.	8'-0" 9'-2"
2x6 @ 24" O.C. 2x6 @ 16" O.C.	12'-6" 14'-4"
2x8 @ 24" O.C. 2x8 @ 16" O.C.	16'-6" 19'-0"
2x10 @ 24" O.C. 2x10 @ 16" O.C.	21'-2" 24'-3"

NOTES:
CEILING JOIST TABLE BASED ON HF #2, Fb=850 PSI (REPETITIVE MEMBER USE), Fv = 150 PSI $E=1.3X10^6$ PSI, DEFL. < L/240

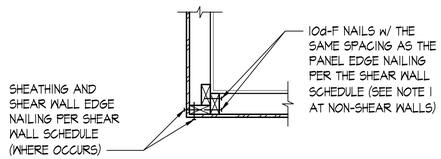
ATTIC LIVE LOAD = 10.0 PSF
CEILING DEAD LOAD = 5.0 PSF

CEILING JOIST SCHEDULE — SCALE: NONE — 3

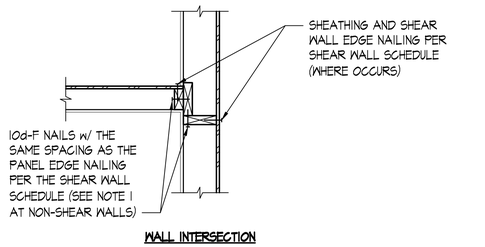
NOTES:
1. AT NON-SHEAR WALLS, NAIL STUDS TOGETHER W/ 10d-F NAILS @ 8" O.C.
2. ADDITIONAL STUDS REQUIRED AS NAILERS, ETC. ARE NOT SHOWN.



VARYING WALL SIZE

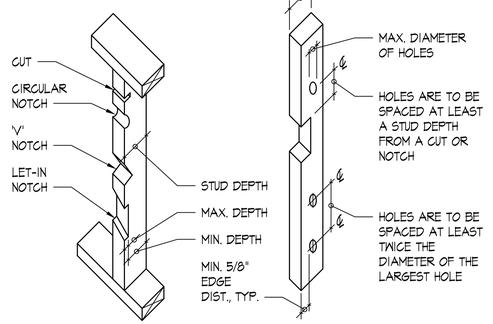


WALL CORNER



WALL INTERSECTION

TYPICAL WALL INTERSECTIONS - RESIDENTIAL — SCALE: NONE — 8



A. CUTTING AND NOTCHING WOOD STUDS
(DO NOT NOTCH MORE THAN 3 ADJACENT STUDS w/o REVIEW BY ENGINEER)

BEARING WALL STUDS:

STUD SIZE	MAX. DEPTH OF SAW CUT OR NOTCH	MIN. DEPTH REMAINING AFTER CUT OR NOTCH
2x4	1"/8"	2-3/8"
2x6	1-3/8"	4-1/8"
2x8	1-7/8"	5-3/8"

NON-BEARING WALL STUDS:

STUD SIZE	MAX. DEPTH OF SAW CUT OR NOTCH	MIN. DEPTH REMAINING AFTER CUT OR NOTCH
2x4	1-1/2"	2"
2x6	2-3/8"	3-1/8"
2x8	3"	4-1/4"

B. HOLES IN WOOD STUDS

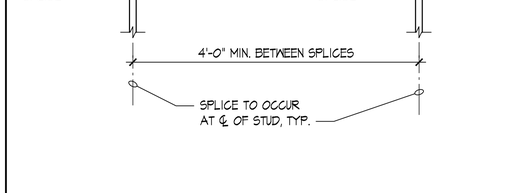
BEARING WALL:

STUD SIZE	MAX. DIAMETER OF HOLE
2x4	1-1/2"
2x6	2-3/8"
2x8	3"

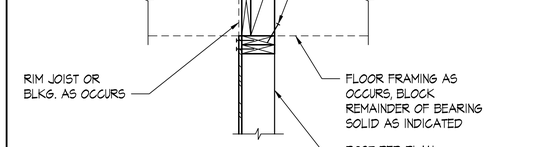
NON-BEARING WALL:

STUD SIZE	MAX. DIAMETER OF HOLE
2x4	2-1/4"
2x6	3-3/8"
2x8	4-1/2"

TYPICAL ALLOWABLE HOLES AND NOTCHES IN STUDS — SCALE: NONE — 9

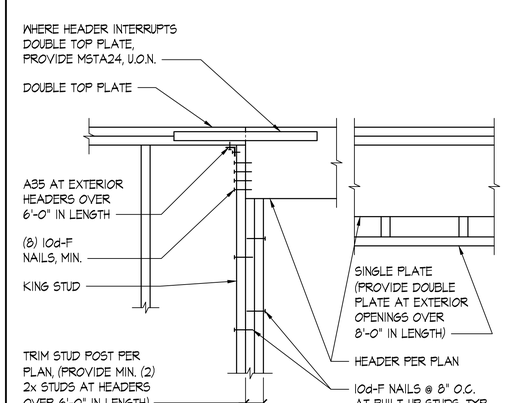


TYPICAL TOP PLATE SPLICE — SCALE: NONE — 6

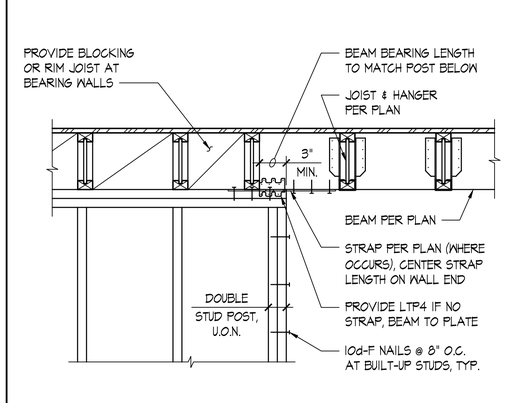


NOTE:
FRAMING CONDITIONS VARY, FOR INFORMATION NOT NOTED SEE PLAN & APPROPRIATE DETAILS

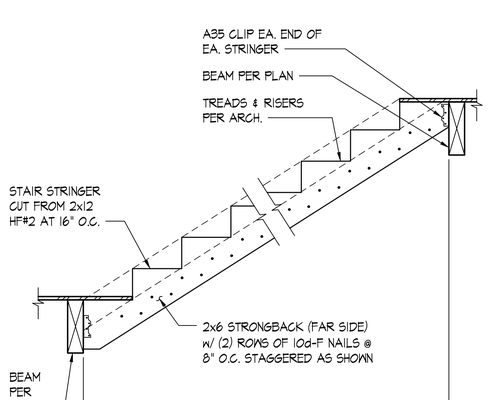
TYPICAL POST AT FLOOR — SCALE: NONE — 7



TYPICAL HEADER — SCALE: NONE — 10



TYPICAL FLUSH BEAM — SCALE: NONE — 11



TYPICAL STAIR STRINGER — SCALE: NONE — 12

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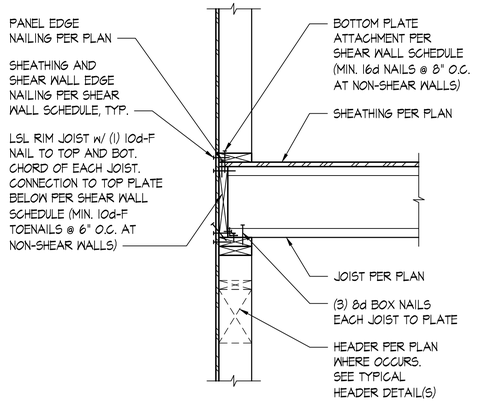
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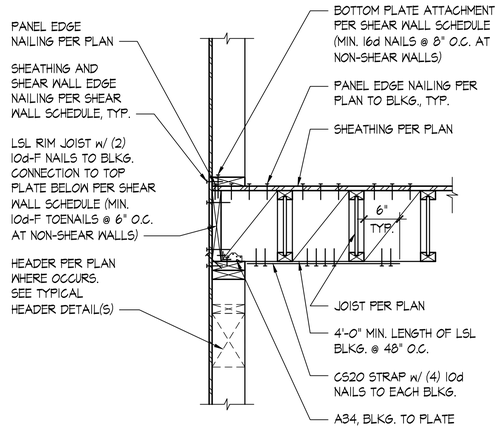
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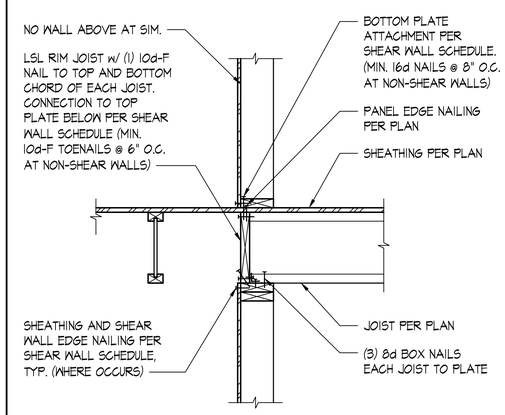
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TYPICAL EXTERIOR WALL - I-JOIST PERPENDICULAR SCALE: NONE | 1

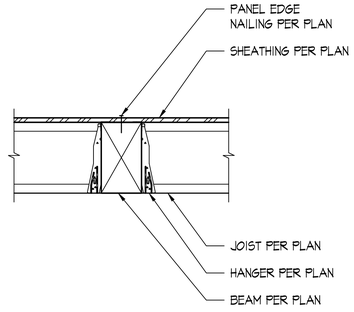


TYPICAL EXTERIOR WALL - I-JOIST PARALLEL SCALE: NONE | 2

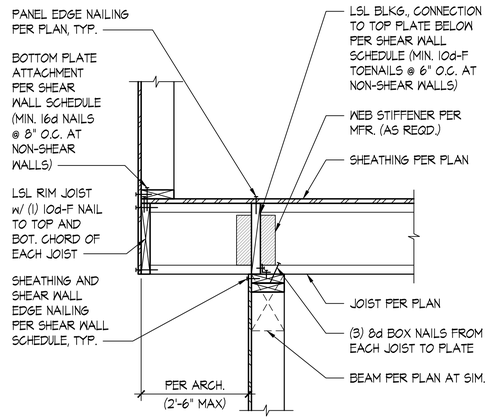


TYPICAL INTERIOR WALL WITH I-JOISTS PERPENDICULAR AND PARALLEL SCALE: NONE | 3

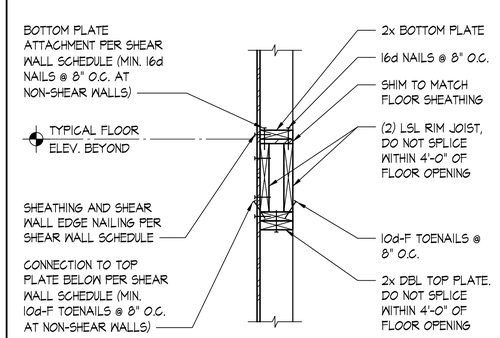
DETAIL SCALE: NONE | 4



TYPICAL I-JOIST TO FLUSH BEAM CONNECTION SCALE: NONE | 5

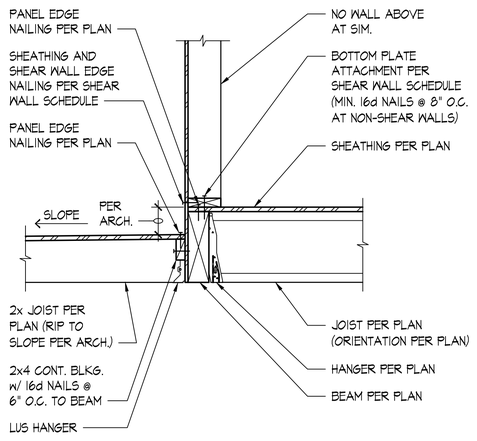


TYPICAL CANTILEVER JOIST AT EXTERIOR WALL - I-JOIST SCALE: NONE | 6



EXTERIOR WALL AT FLOOR OPENING - I-JOIST SCALE: NONE | 7

DETAIL SCALE: NONE | 8



FLUSH BEAM AT DECK - I-JOIST FLOOR SCALE: NONE | 9

DETAIL SCALE: NONE | 10

DETAIL SCALE: NONE | 11

DETAIL SCALE: NONE | 12

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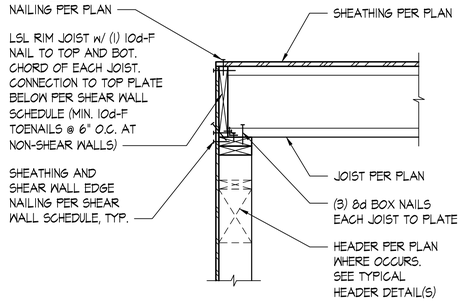
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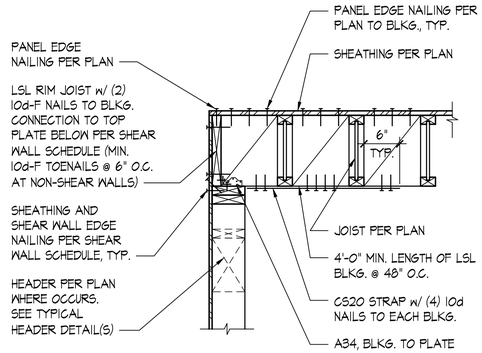
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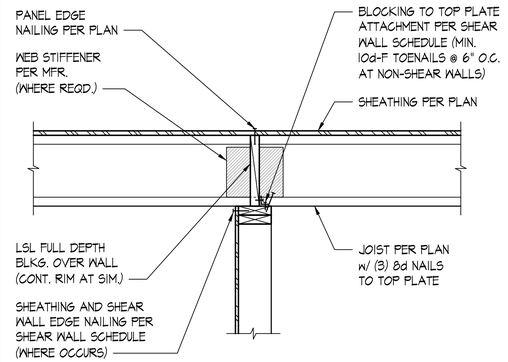


NOTE:
SEE ARCHITECT OR CONTRACTOR DESIGN FOR VENTING REQUIREMENTS (DO NOT INTERRUPT NAILING)

TYPICAL EXTERIOR WALL - I-JOIST PERPENDICULAR SCALE: 1"=1'-0" | 1



TYPICAL EXTERIOR WALL - I-JOIST PARALLEL SCALE: 1"=1'-0" | 2



NOTE:
SEE ARCHITECT OR CONTRACTOR DESIGN FOR VENTING REQUIREMENTS (DO NOT INTERRUPT NAILING)

TYPICAL INTERIOR STRUCTURAL WALL AT ROOF - I-JOIST PERPENDICULAR SCALE: 1"=1'-0" | 3

DETAIL SCALE: 1"=1'-0" | 4

DETAIL SCALE: 1"=1'-0" | 5

DETAIL SCALE: 1"=1'-0" | 6

DETAIL SCALE: 1"=1'-0" | 7

DETAIL SCALE: 1"=1'-0" | 8

DETAIL SCALE: 1"=1'-0" | 9

DETAIL SCALE: 1"=1'-0" | 10

DETAIL SCALE: 1"=1'-0" | 11

DETAIL SCALE: 1"=1'-0" | 12

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PROJECT:

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APPROVAL:

ISSUES:

NO.	DESCRIPTION	DATE	BY
	PERMIT SUBMITTAL	1/15/25	

P.M.	SKK
P.E.	MKS
DRAWN BY:	SC
SCALE:	AS SHOWN
DATE:	1/15/25
JOB NO.	24339.01

SHEET TITLE:

DETAILS

SHEET NO.

S4.3

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