FAUSER RESIDENCE

9640 SE 61ST PL, MERCER ISLAND, WA 98040



RRA ARCHITECTURE

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G1.02S	SURVEY

ARCHITECTURE

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A0.02	SITE PLAN - TREE PROTECTION & REPLACEMENT
A0.03	LOT COVERAGE
A0.04	GROSS FLOOR AREA
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S4.0	TYPICAL WOOD DETAILS
S4.1	TYPICAL WOOD DETAILS
S4.2	DETAILS
S4.3	DETAILS

CONTACT INFORMATION

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

PROJECT INFORMATION

MICC PROJECT NO: 2505-034
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

GROSS LOT AREA: 14,731 SF
NET LOT AREA: 13,653SF (14,731SF - 1078 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
SITE IMPROVEMENTS TO INCLUDE:
- ENTRY REDESIGN
- REPLACEMENT OF FRONT & REAR YARD RETAINING WALLS DUE TO EROSION AND POTENTIAL FAILURE

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:

$$\frac{(A*a) + (B*b) + (C*c) + (D*d) + (E*e) + \ldots}{a+b+c+d+e+\ldots}$$

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

$$\frac{17644.71'}{271.34'} = 65.03'$$

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 MORE THAN ONE ALARM IS REQUIRED EXCEPT IN ALTERATIIONS THAT DO NOT INVOLVE THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE 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.
- SMOKE / CO ALARMS MUST PROVIDE NOTIFICATION UPON ACTIVATION OF FIRE SPRINKLER FLOW SWITCH

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
- NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.

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) - 1407 SF; 1 BR: 30 CFM REQUIRED. PER EXCEPTION OF M1507.3.3 - 25% FACTOR (4) - 120 CFM REQUIRED FOR 1HR EVERY 4HRS
- FANS
  - M. BATHROOM (a) & BATHROOM (b) @ 110 CFM EA.
  - TOTAL 220 CFM (MIN 120 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

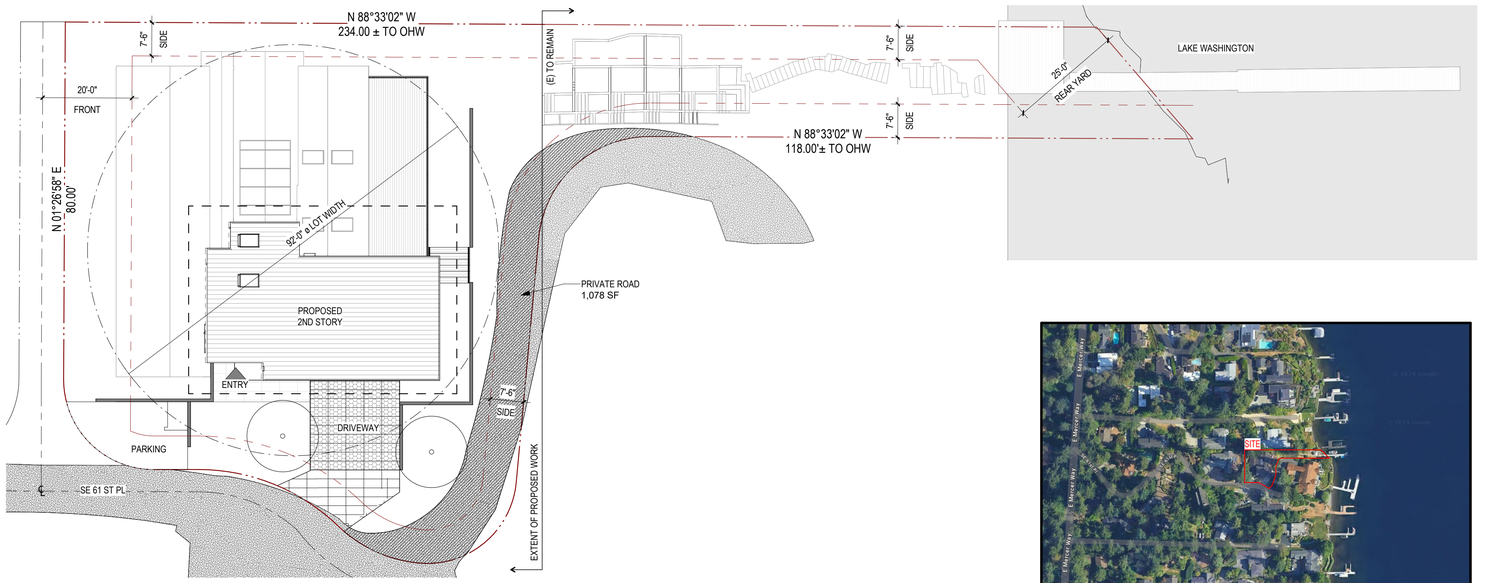
- THE UNVENTED SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
- NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE OF THE UNVENTED ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.

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

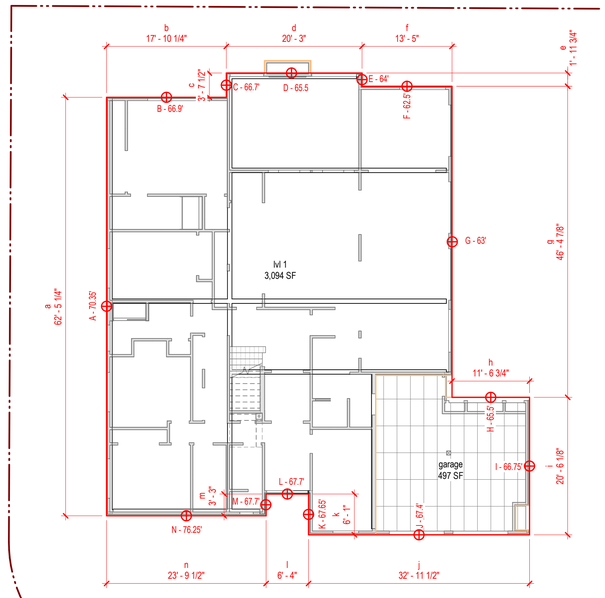
- ANY SPECIFIC REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES SHALL MEAN THE LATEST PRINTED EDITION OF EACH IS IN EFFECT AT THE DATE OF SUBMISSION OR BID UNLESS THE DOCUMENT IS SHOWN DATED.
- 18" MAXIMUM INTRUSION INTO REQUIRED YARDS 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.



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



VICINITY MAP



AVERAGE GRADE CALC

RRA ARCHITECTURE
4250 8TH AVE NW Suite 100
SEATTLE, WA 98107
206.632.1818 RRAARCH.COM

PERMIT SET
APRIL 22, 2025

FAUSER RESIDENCE

9640 SE 61ST PL, MERCER ISLAND, WA 98040

PROJECT INFO
PROJECT NUMBER : 23-24
INTAKE DATE: Issue Date

ISSUE

#	ADD.	REVISION	DATE
1	1	Rev 1 - Permit Resubmittal	9.05.2025

SHEET
TITLE SHEET & SITE AREA PLAN

G1.00

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

LOT 6, LELAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82 OF PLATS, PAGE 19, RECORDS OF KING COUNTY, 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

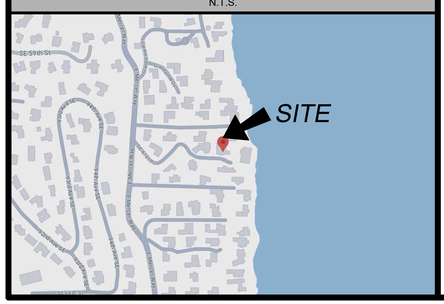
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2024. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY 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. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
7. 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.

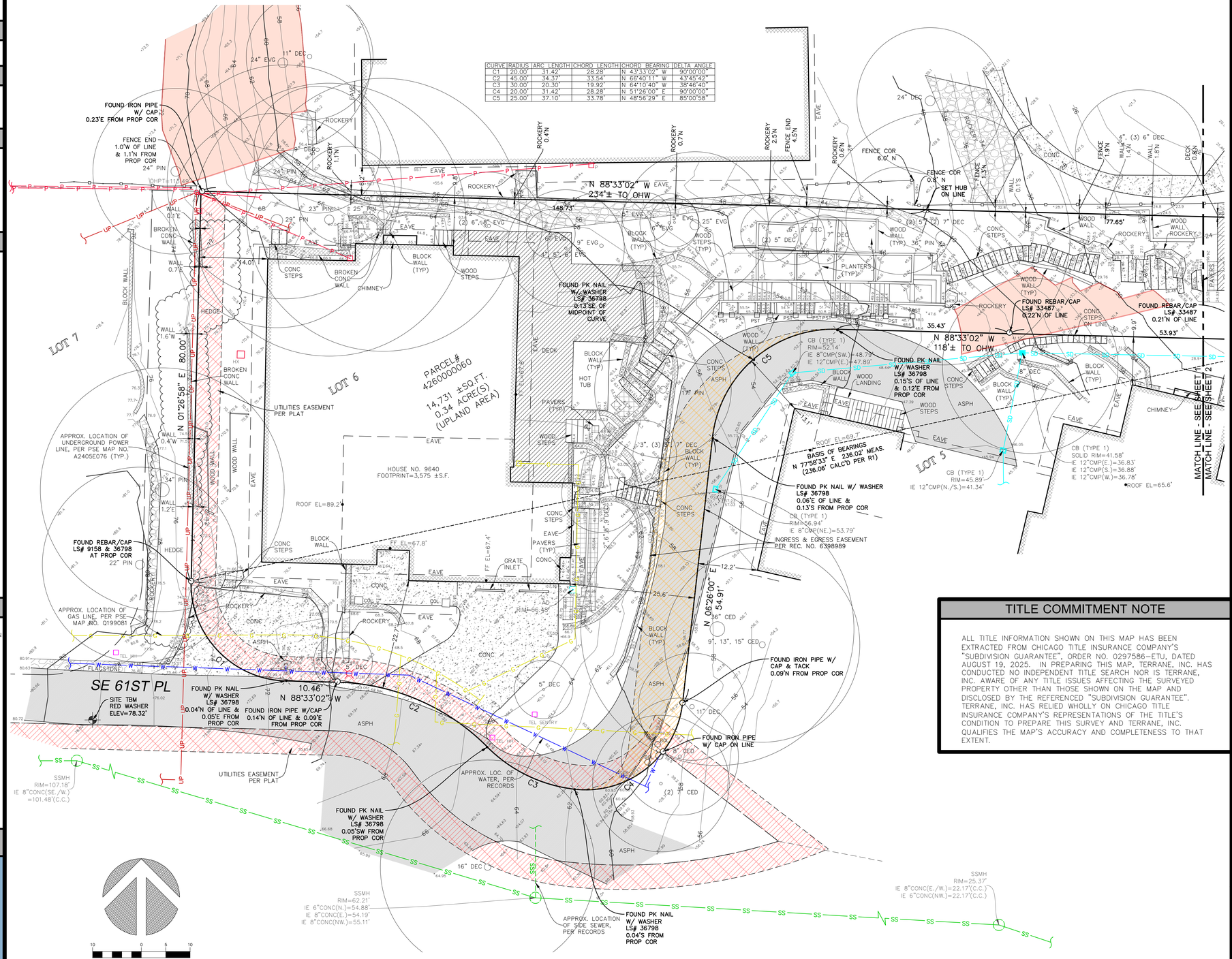
LEGEND

- AREA DRAIN
- ASPHALT SURFACE
- BENCHMARK
- BOL BOLLARD
- BUILDING
- CENTERLINE ROW
- COL COLUMN
- CONCRETE SURFACE
- DECK
- PMV ELECTRICAL VENT
- FENCE LINE (STEEL)
- FENCE LINE (WOOD)
- FIRE HYDRANT
- FLAGSTONE SURFACE
- GAS LINE
- G GAS METER
- GUY ANCHOR
- 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
- 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.





(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.

TITLE COMMITMENT NOTE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY'S "SUBDIVISION GUARANTEE", ORDER NO. 0297586-ETU, DATED AUGUST 19, 2025. IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "SUBDIVISION GUARANTEE". TERRANE, INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

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

08/23/25

TERRANE
11235 SE 6th St, Suite 130
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

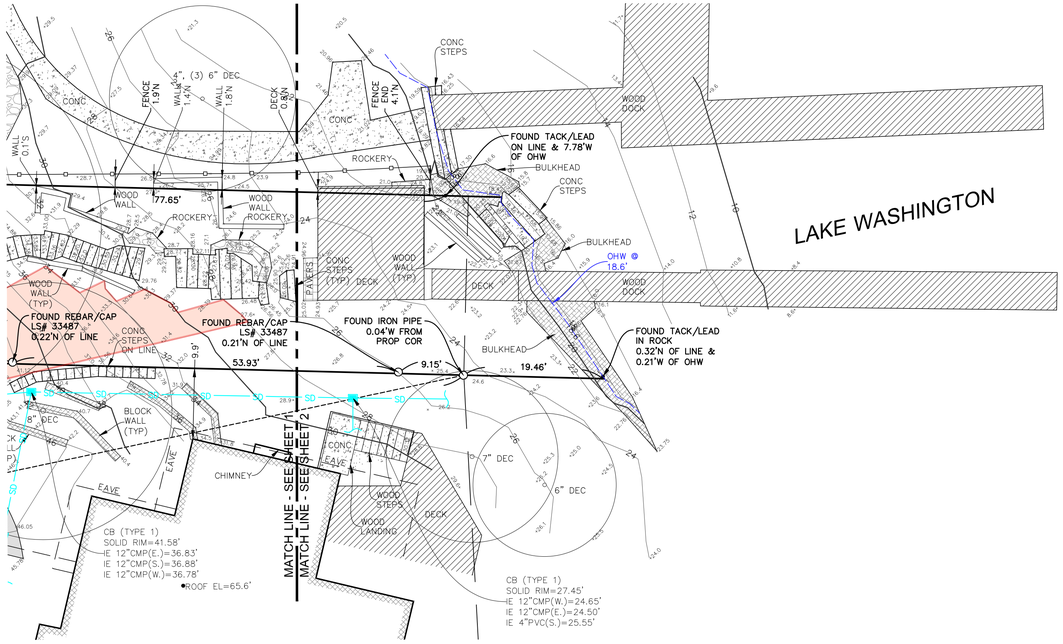
08/28/25	TITLE REVIEW

SHEET NUMBER
1 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND

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



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.

SCHEDULE B ITEMS

1. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED WHEREBY THE GRANTOR EXCEPTS AND RESERVES ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME AND PROVIDING THAT SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY
   GRANTOR: STATE OF WASHINGTON
   RECORDING NO.: 1579699
   RIGHT OF THE STATE OF WASHINGTON OR ITS SUCCESSORS, SUBJECT TO PAYMENT OF COMPENSATION, TO ACQUIRE RIGHTS OF WAY FOR PRIVATE RAILROADS, SKID ROADS, FLUMES, CANALS, WATER COURSES OR OTHER EASEMENTS FOR TRANSPORTING AND MOVING TIMBER, STONE, MINERALS AND OTHER PRODUCTS FROM THIS AND OTHER LAND, AS RESERVED IN ABOVE-REFERENCED DEED. **"BLANKET IN NATURE"**

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: MERCER ISLAND SEWER DISTRICT
   PURPOSE: SEWER
   RECORDING DATE: JUNE 19, 1964
   RECORDING NO.: 5750970
   AFFECTS: REFERENCE IS HEREBY MADE TO DOCUMENT FOR FULL PARTICULARS **"NOT PLOTTED – AS CONSTRUCTED"**

3. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON LELAND ADDITION:
   RECORDING NO: 6182127 **"PLOTTED"**

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
   PURPOSE: UTILITIES
   RECORDING DATE: JULY 12, 1968
   RECORDING NO.: 6376192
   AFFECTS: REFERENCE IS HEREBY MADE TO DOCUMENT FOR FULL PARTICULARS **"NOT PLOTTED – AS CONSTRUCTED"**

5. JOINT MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
   RECORDING DATE: AUGUST 27, 1968
   RECORDING NO.: 6397471 **"BLANKET IN NATURE"**

6. EASEMENT DISCLOSED BY DEED AND THE TERMS AND CONDITIONS THEREOF:
   RECORDING DATE: AUGUST 29, 1968
   RECORDING NO.: 6398988
   RECORDING DATE: AUGUST 29, 1968
   RECORDING NO.: 6398989 **"PLOTTED"**

7. NOTICE OF ADDITIONAL TAP OR CONNECTION CHARGES AND THE TERMS AND CONDITIONS THEREOF:
   RECORDING DATE: DECEMBER 6, 1977
   RECORDING NO.: 7712060812 **"NOT SURVEY RELATED"**

8. ORDINANCE NO. 501 AND THE TERMS AND CONDITIONS THEREOF:
   RECORDING DATE: JUNE 4, 1981
   RECORDING NO.: 8106040523 **"BLANKET IN NATURE"**

9. DECLARATION AND THE TERMS AND CONDITIONS THEREOF:
   RECORDING DATE: SEPTEMBER 30, 1997
   RECORDING NO.: 9709302400 **"APPEARS TO BE EXPIRED"**

10. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY,
    RECORDING DATE: MARCH 13, 2006
    RECORDING NO.: 20060313900024 **"CURRENT CONDITIONS SHOWN"**

11. INDEMNIFICATION AND HOLD HARMLESS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
    RECORDING DATE: JUNE 13, 2025
    RECORDING NO.: 20250613000347 **"BLANKET IN NATURE"**

10 0 5 10
(IN FEET)
1 INCH = 10 FT.

INDEXING INFORMATION

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

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TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 4260000060

FAUSER RESIDENCE
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MERCER ISLAND, WA 98040

SCOTT SAMUEL PALMER — STATE OF WASHINGTON — 22400 — REGISTERED PROFESSIONAL LAND SURVEYOR
08/29/25

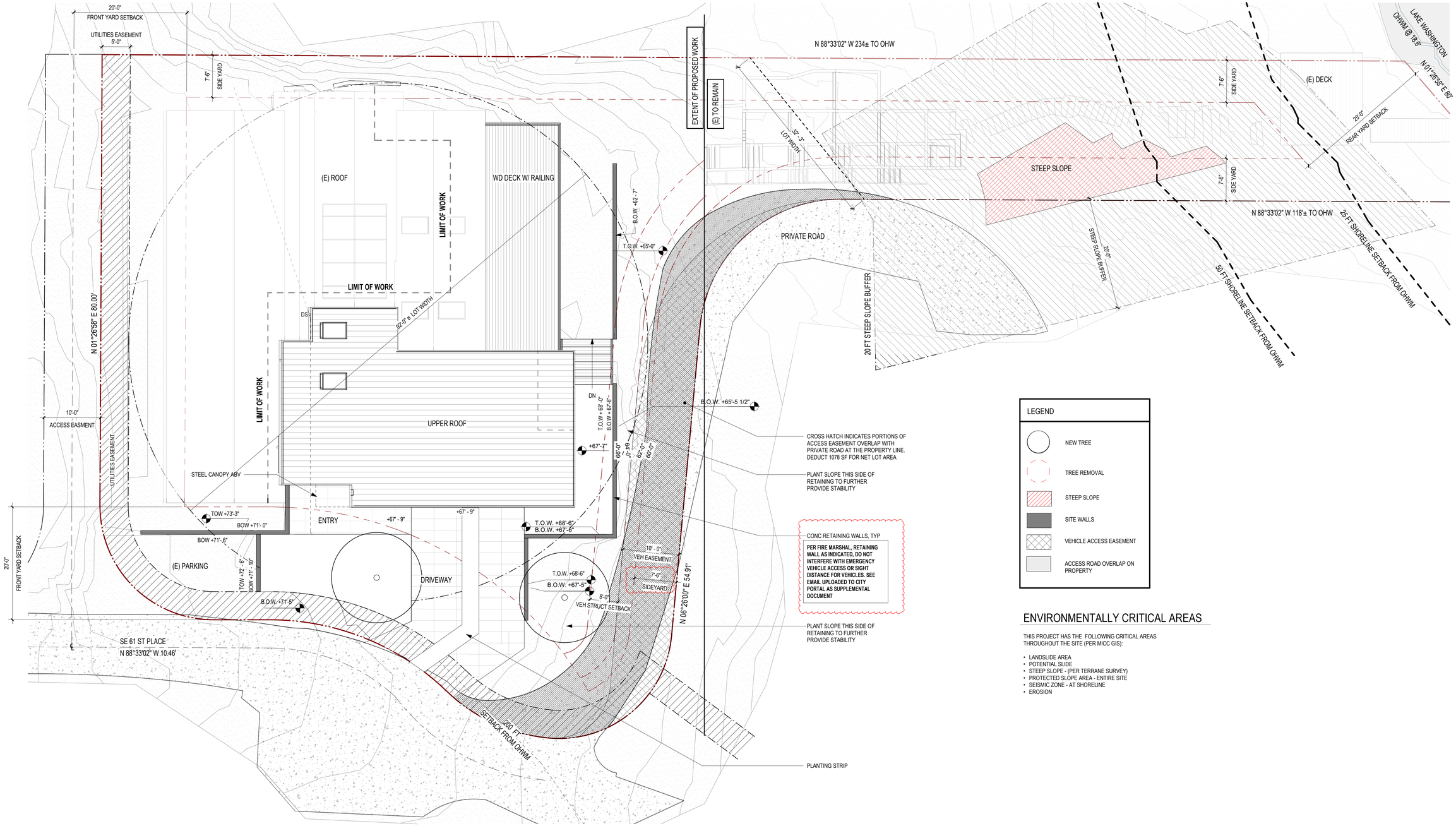
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SHEET NUMBER
2 OF 2



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

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

RRA ARCHITECTURE
4250 8TH AVE NW Suite 100
SEATTLE, WA 98107
206.632.1818 RRAARCH.COM

PERMIT SET
APRIL 22, 2025

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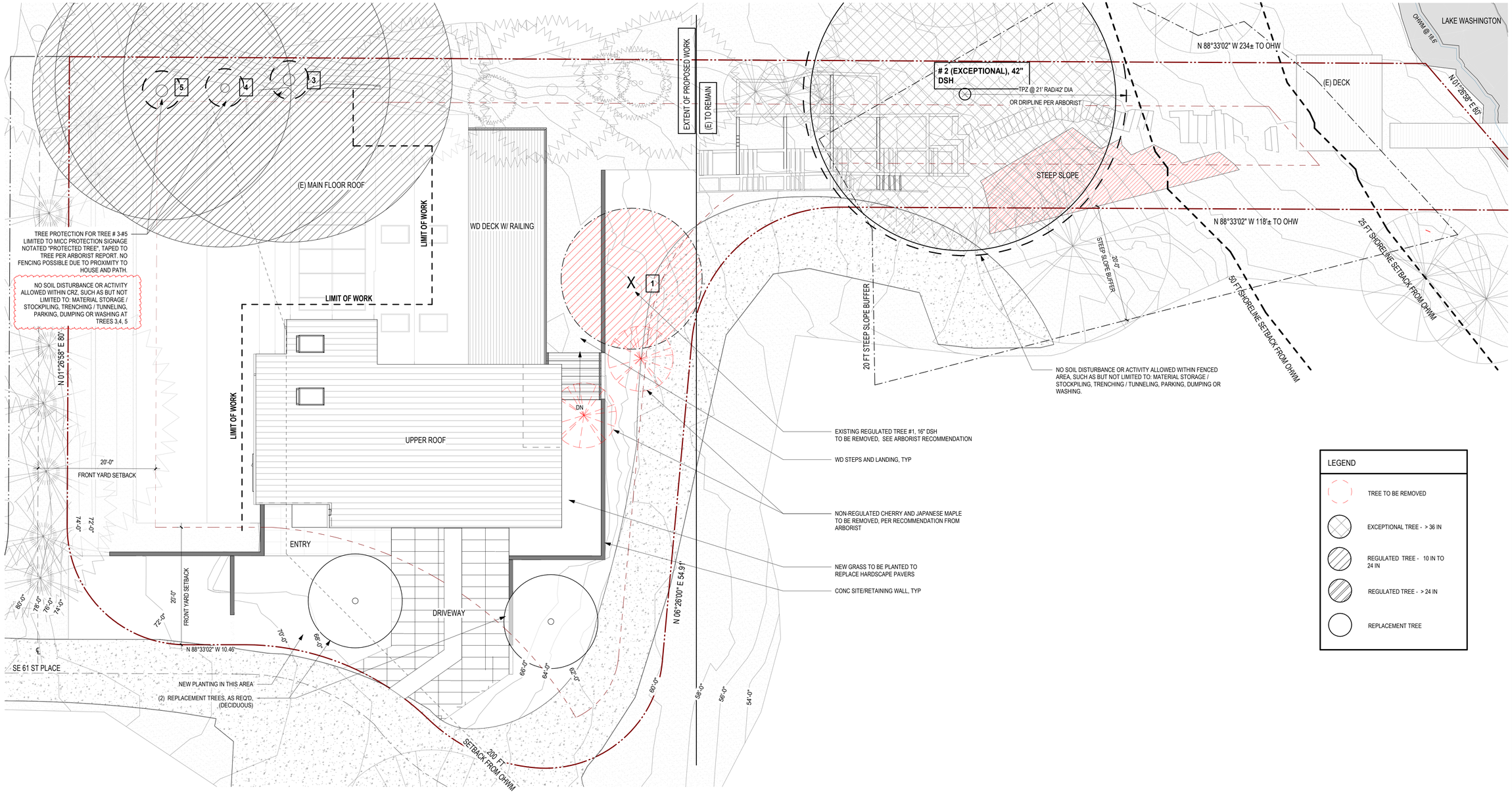
PROJECT INFO
PROJECT NUMBER : 23-24
INTAKE DATE: Issue Date

ISSUE

#	ADD.	REVISION	DATE
1	1	Rev 1 - Permit Resubmittal	9.05.2025

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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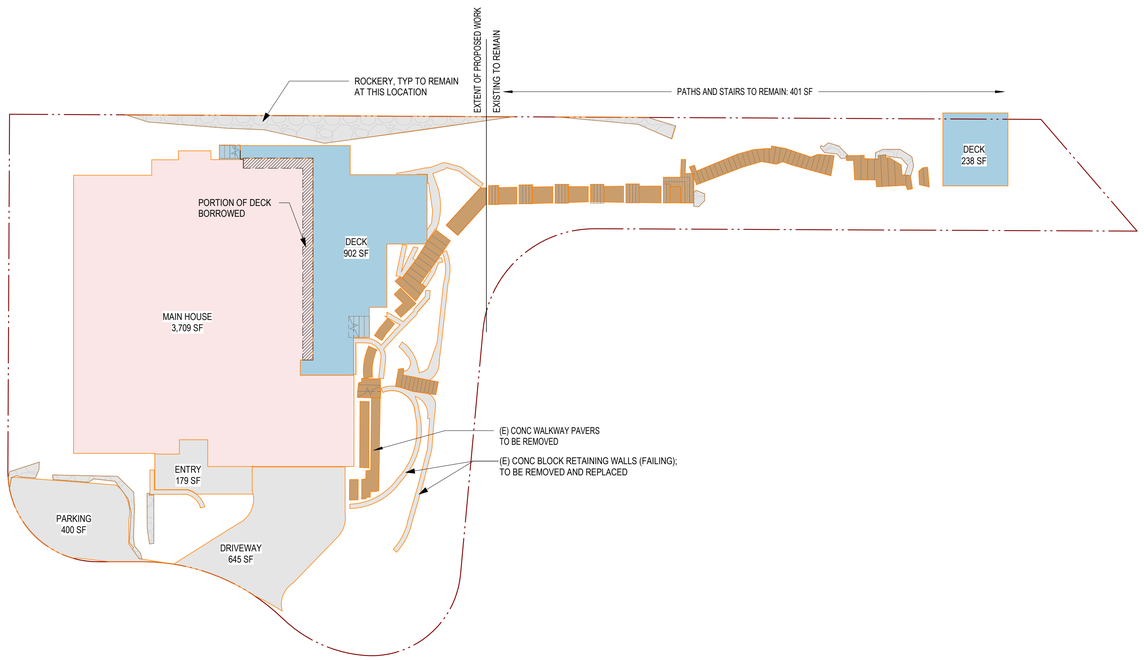
9640 SE 61ST PL, MERCER ISLAND, WA 98040

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ISSUE

#	ADD.	REVISION	DATE
1	1	Rev 1 - Permit Resubmittal	9.05.2025

SHEET
SITE PLAN - TREE PROTECTION & REPLACEMENT
A0.02



1 EXISTING 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 15% TO < 30% = 35% OF LOT AREA
- NET LOT SIZE = 13,653SF (14,731SF - 1078 SF)
- ALLOWED LOT COVERAGE: 13653(.35) = **4779 SF**

NAME	AREA	COVERAGE TYPE
DRIVEWAY	645 SF	DRIVEWAY
MAIN HOUSE	3,709 SF	BUILDING
PARKING	400 SF	PARKING
	4,754 SF	

TOTAL: 4754 SF

EXISTING LOT COVERAGE: **4754 SF (34.8%)** 34.8% < 35% OF LOT AREA

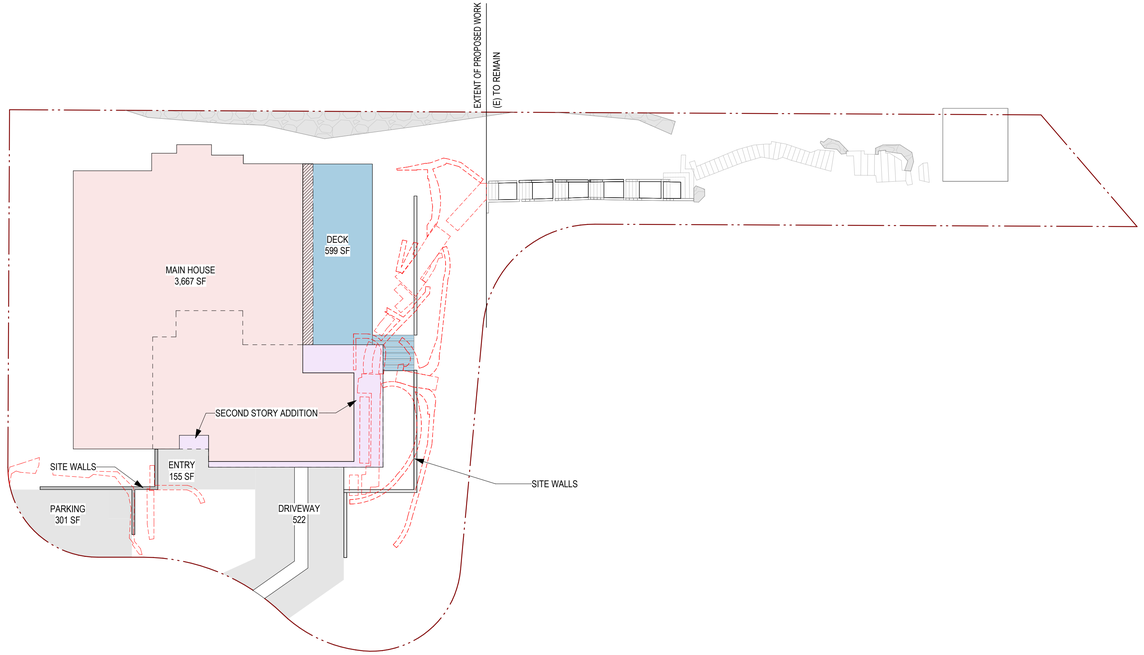
HARDSCAPE - EXISTING

MAXIMUM HARDSCAPE AREA: (MICC 19.02.020F3B) WALKWAYS, DECKS, PATIOS

ALLOWED HARDSCAPE = 9% NET LOT AREA: 13653(.09) = 1229 SF
PLUS BORROWED AREA: 1229+134 = 1363 SF ALLOWABLE

NAME	AREA	COVERAGE TYPE
DECK	1,140 SF	DECK
DECK - COVERED	0 SF	DECK
	1,140 SF	
ENTRY	179 SF	HARDSCAPE
RETAINING WALLS	265 SF	HARDSCAPE
ROCKERY	402 SF	HARDSCAPE
STAIRS AND WALKWAYS	649 SF	HARDSCAPE
	1,495 SF	
	2,635 SF	

EXISTING HARDSCAPE: **2,635 SF (19%)**
TOTAL ALLOWED HARDSCAPE: 1363 SF (9%)
EXISTING OVERAGE: 1272 SF



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

LOT COVERAGE - PROPOSED

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

- LOT SLOPE 15% TO < 30% = 35% OF LOT AREA
- NET LOT SIZE = 13,653SF (14,731SF - 1078 SF)

- ALLOWED LOT COVERAGE: 13653(.35) = **4779 SF**

NAME	AREA	COVERAGE TYPE
DRIVEWAY	522 SF	DRIVEWAY
MAIN HOUSE	3,667 SF	BUILDING
PARKING	301 SF	PARKING
SECOND STORY ADDITION	260 SF	BUILDING
	4,750 SF	

TOTAL 4750 SF
PROPOSED LOT COVERAGE: **4750 SF (34.7%)** 34.7% < 35% OF LOT AREA

HARDSCAPE - PROPOSED

MAXIMUM HARDSCAPE AREA: (MICC 19.02.020F3B) WALKWAYS, DECKS, PATIOS

ALLOWED HARDSCAPE = 9% NET LOT AREA: 13653(.09) = 1229 SF
PLUS BORROWED AREA: 1229+134 = 1363 SF ALLOWABLE

NEW HARDSCAPE

NAME	AREA	COVERAGE TYPE
DECK	599 SF	DECK
ENTRY	155 SF	HARDSCAPE
SITE WALLS	82 SF	HARDSCAPE
	836 SF	

DECKING: 599 x 2 = 1198 SF (TO BE REMOVED)
ENTRY: 155 x 2 = 310 SF (TO BE REMOVED)
SITE WALLS: 82 x 2 = 164 SF (TO BE REMOVED)

TOTAL REQUIRED TO BE REMOVED: 591 SF

HARDSCAPE REMOVED:
DECKING: 902 SF
ENTRY: 179 SF
ROCKERY: 334 SF
HARDSCAPE: 167 SF
WALKWAYS/STAIRS: 116 SF
TOTAL HARDSCAPE REMOVED: 1698 SF

(2635 SF -1698 SF)= 937) + 836 = 1773 SF ; 1773 SF /13,653 SF= 13% (PER WORKSHEET)

RRA ARCHITECTURE
4250 8TH AVE NW Suite 100
SEATTLE, WA 98107
206.632.1818 RRAARCH.COM

PERMIT SET
APRIL 22, 2025

FAUSER RESIDENCE

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PROJECT INFO

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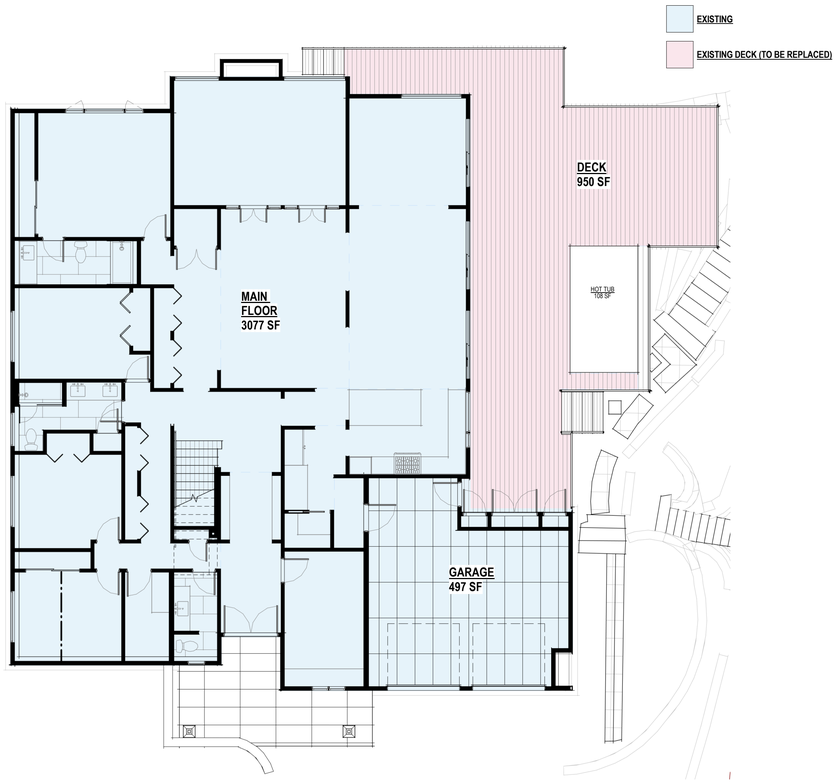
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SHEET

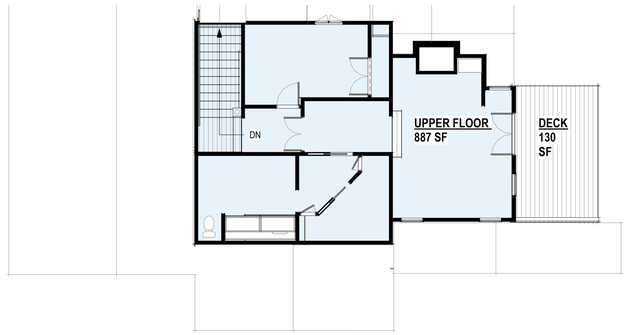
LOT COVERAGE

A0.03

EXISTING

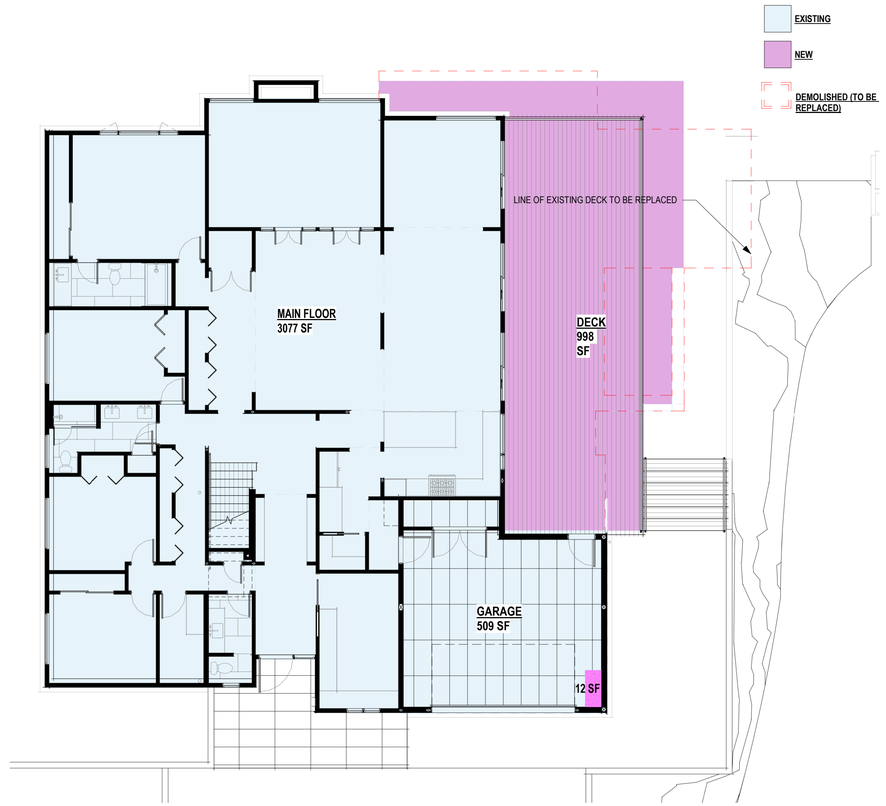


3 EXISTING MAIN FLOOR PLAN
1/8" = 1'-0"

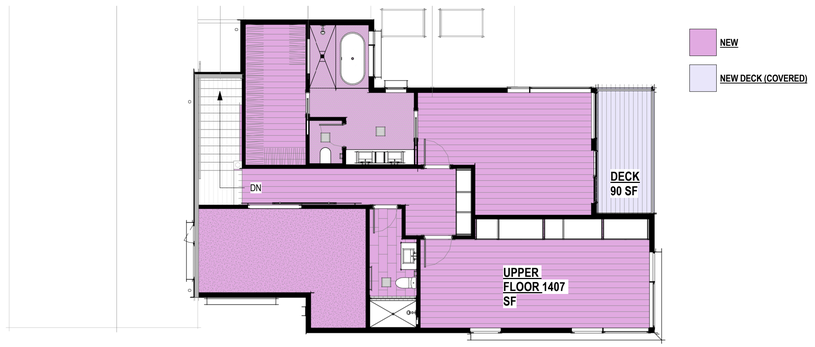


4 EXISTING UPPER FLOOR PLAN
1/8" = 1'-0"

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	
EXISITNG 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.
PROPOSED MAIN FLOOR: 3,574 SF + 12 SF (GARAGE INFILL) + 40 SF (2ND FLR DECK CANTILEVER) **= 3,626 SF**
3,626 SF - 3,574 SF = 52 SF

52 SF ≤ 500 SF

RRA ARCHITECTURE
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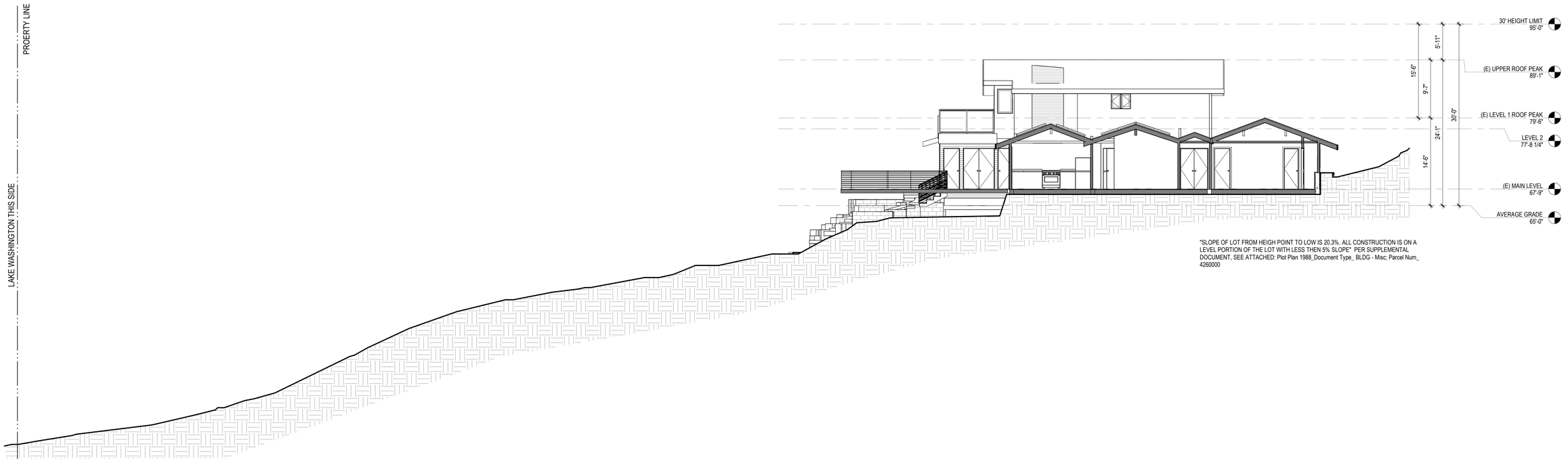
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SHEET
GROSS FLOOR AREA

A0.04



"SLOPE OF LOT FROM HEIGH POINT TO LOW IS 20.3%. ALL CONSTRUCTION IS ON A LEVEL PORTION OF THE LOT WITH LESS THEN 5% SLOPE" PER SUPPLEMENTAL DOCUMENT, SEE ATTACHED: Plot Plan 1988_Document Type_ BLDG - Misc; Parcel Num_ 4260000

1 AVERAGE BUILDING HT CALC - PROPOSED
1/8" = 1'-0"

STAFF ACTION

Application received on JAN 3, 1989
Site visited on/by JAN 4, 1989 / ROHRBACH
City Engr. Comment NA

By Date

The Documents, Reports and/or Drawings reviewed in making my determination included the following: SITE PLAN, ARCHITECTURAL & STRUCTURAL PLANS,

The Application for Waiver of the procedure(s) circled above is hereby X granted ___ denied for the following reason(s): THE WORK WILL BE CONFINED TO AN EXISTING DEVELOPED LOT. — SEE CONDITIONS OF APPROVAL BELOW.

CODE OFFICIAL Robert Rohrbach DATE JAN 5, 1989

CONDITIONS:

1. ALL DRAINAGE MUST BE CONNECTED TO AN EXISTING SYSTEM. IF NO SYSTEM EXISTS, A LINE WILL BE REQUIRED TO CONVEY STORM WATER TO AN APPROVED DRAINAGE SYSTEM OR TO THE LAKE.
2. THE EXCAVATION FOR THE NEW FOUNDATION ALONG THE EAST SIDE OF THE GARAGE WILL REQUIRE SPECIAL EMPHASIS ON SILTATION CONTROL AND MUST BE CUT INTO THE BANK SUFFICIENTLY TO PROVIDE A 5' SETBACK FROM THE FACE OF THE SLOPE, TO THE FACE OF THE FOOTING.
3. PROVIDE A STORMWATER & SILTATION PLAN

CITY OF MERCER ISLAND
APPLICATION FOR WAIVER OF STEEP SLOPE PROCEDURE(S)

JOB ADDRESS: 9640 SE 61st Place
LEGAL DESCRIPTION lot 6, Island Addition, Govt lot 4, Section 19 T24N R5E ☐ SEE ATTACHED
OWNER: Pat Dunbar + Mike Jeffrey TEL. NO. 236-2683
ARCHITECT: TEL. NO.
DATE PERMIT APPLIED FOR: 12/30/88 DATE WAIVER APPLIED FOR: 12/30/88

I am the X Owner, ___Contract Purchaser, ___Architect, ___Contractor representing the property described herein. I have been informed that the described property is considered a steep slope, as defined in Section 17.10.050 of the Mercer Island Municipal Code. The procedures for construction on steep slopes (have)/have not been available for review by me. I am applying for a Waiver of the following procedure(s). (Please circle)

1. A topographic site map, prepared by a licensed Civil Engineer and/or Land Surveyor.
OK (2) A Soils Report, prepared by a Licensed Civil Engineer specializing in soils.
3. A Storm Water and Siltation Control Program (Drainage Plan).
OK (4) A construction activity time schedule.
5. Calculation of the lot coverage and slope.
(6) A Hold Harmless Agreement.
(7) A Certificate of Insurance for Off Premises Liability.
(8) The construction season limitations between October 1 and April 1.
9. Site coverage of 30%-35% maximum, based on the steepness of the slope.

10. All of the above.

I am requesting the Waiver of the foregoing condition(s) for the following reasons: (State exactly the reasons and conditions you feel the Steep Slope Requirements should not apply to your project.) Slope of the lot from high point to low point is 20.3%. All construction is on a level portion of the lot with less than a 5% slope. Construction is to replace an existing carport with a garage + 2nd Story. Lot coverage will be the same or less than existing. The steep portion of the lot is a narrow portion running to the Lake ☒ SEE ATTACHED

I am providing the following X Documents, ___Reports, X Drawings prepared by Survey by Jones-Bassi as basis for owner drawings in substantiation of my request. In my opinion, the granting of a Waiver in this instance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity nor will my project create a hazardous or environmentally unacceptable condition on my property or properties adjacent to me.

Signature of Applicant Pat Dunbar Mike Jeffrey Date 12/30/88

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SHEET
AVERAGE GRADE

A0.05

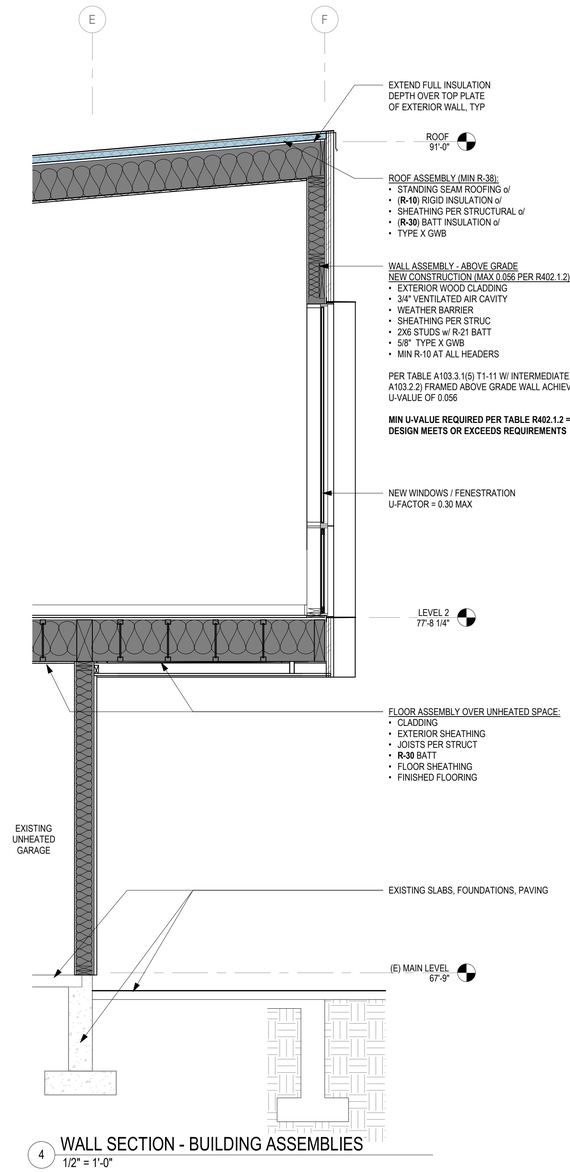
TABLE R806.5INSULATION FOR CONDENSATION CONTROL

CLIMATE ZONE	MINIMUM RIGID BOARD ON AIR-IMPERMEABLE INSULATION *R*-VALUE[a, b]
2B and 3B tile roof only	0 (none required)
1, 2A, 2B, 3A, 3B, 3C	R-5
4C	R-10
4A, 4B	R-15
5	R-20
6	R-25
7	R-30
8	R-35

TABLE R301.1
CLIMATE ZONES, MOISTURE REGIMES, AND WARM-HUMID DESIGNATIONS BY STATE AND COUNTY

Key: A - Moist, B - Dry, C - Marine. Absence of moisture designation indicates moisture regime is irrelevant.

WASHINGTON	
5B Adams	4C Lewis
5B Asotin	5B Lincoln
5B Benton	4C Mason
5B Chelan	5B Okanogan
4C Clallam	4C Pacific
4C Clark	5B Pend Oreille
5B Columbia	4C Pierce
4C Cowlitz	4C San Juan
5B Douglas	4C Skagit
5B Ferry	5B Skamania
5B Franklin	4C Snohomish
5B Garfield	5B Spokane
5B Grant	5B Stevens
4C Grays Harbor	4C Thurston
4C Island	4C Wahkiakum
4C Jefferson	5B Walla Walla
4C King	4C Whatcom
4C Kitsap	5B Whitman
5B Kittitas	5B Yakima
5B Klickitat	



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

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)**

TABLE R402.1.3
INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENTS[a]

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

a. *R*-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed *R*-value of the insulation from Appendix A Table A101.4 of chapter 51-11C WAC shall not be less than the *R*-value specified in the table.
b. The fenestration *U*-factor column excludes skylights.
c. "10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.
d. R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.
e. For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.

TABLE A103.3.1(5)
2 x 6 Single Wood Stud: R-21 Batt

NOTE:
Nominal Batt R-value:
R-21 at 5.5 inch thickness

Installed Batt R-value:
R-21 in 5.5 inch cavity

R-value of Foam Board	Siding Material/Framing Type					
	Lapped Wood			T1-11		
	STD	INT	ADV	STD	INT	ADV
0	0.057	0.054	0.051	0.060	0.056	0.053
1	0.054	0.051	0.048	0.056	0.053	0.050
2	0.050	0.048	0.045	0.052	0.050	0.047
3	0.048	0.045	0.043	0.049	0.047	0.045
4	0.045	0.043	0.041	0.047	0.045	0.043

TABLE R402.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

	CLIMATE ZONE 5 AND MARINE 4
Fenestration U-Factor[b]	0.30
Skylight U-Factor	0.50
Ceiling U-Factor	0.024
Above-Grade Wall U-Factor	0.056
Floor U-Factor	0.029
Slab on Grade F-Factor	0.54
Below Grade 2' Depth	
Wall *U*-Factor	0.042
Slab *F*-Factor	0.59
Below Grade 3.5' Depth	
Wall *U*-Factor	0.040
Slab *F*-Factor	0.56
Below Grade 7' Depth	
Wall *U*-Factor	0.035
Slab *F*-Factor	0.50

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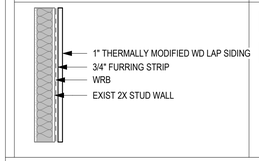
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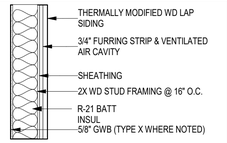
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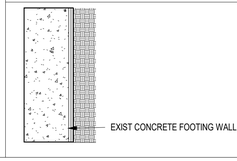
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BUILDING ASSEMBLY & ENERGY CODE

A0.06

EXTERIOR WALL ASSEMBLIES

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

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

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

INTERIOR WALL ASSEMBLIES

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

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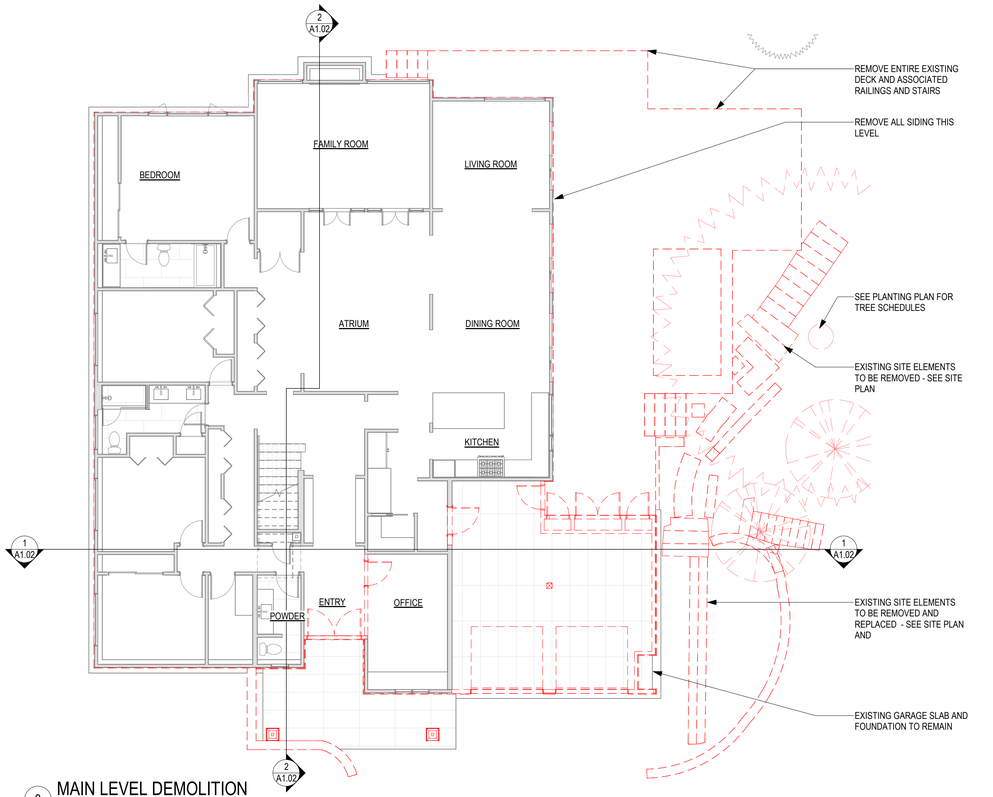
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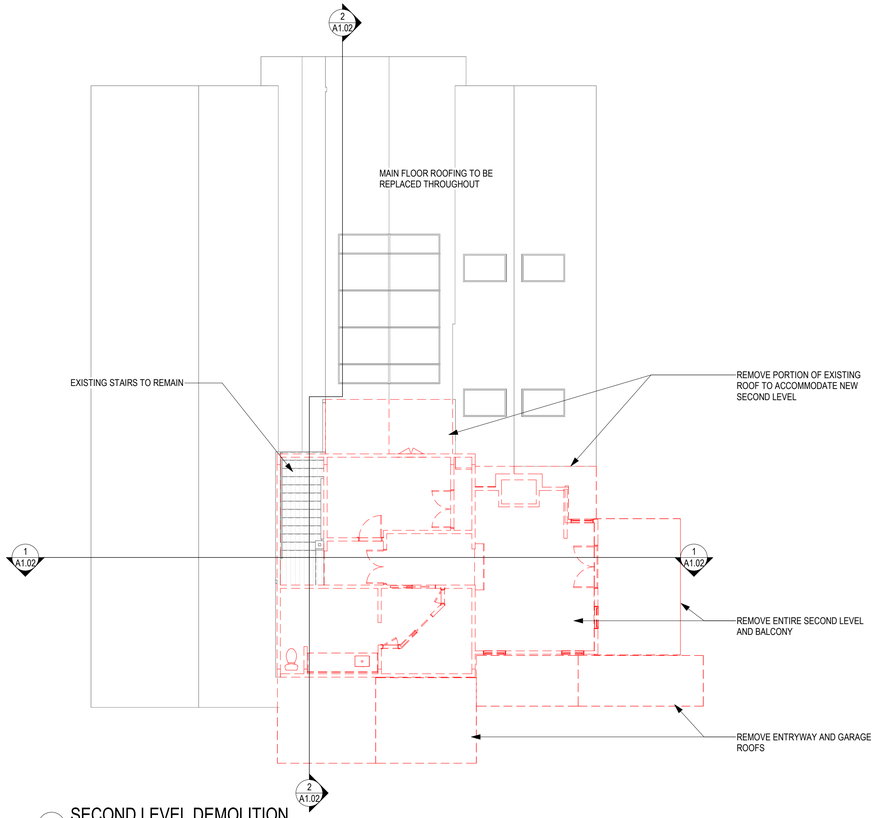
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EXTERIOR & INTERIOR ASSEMBLIES

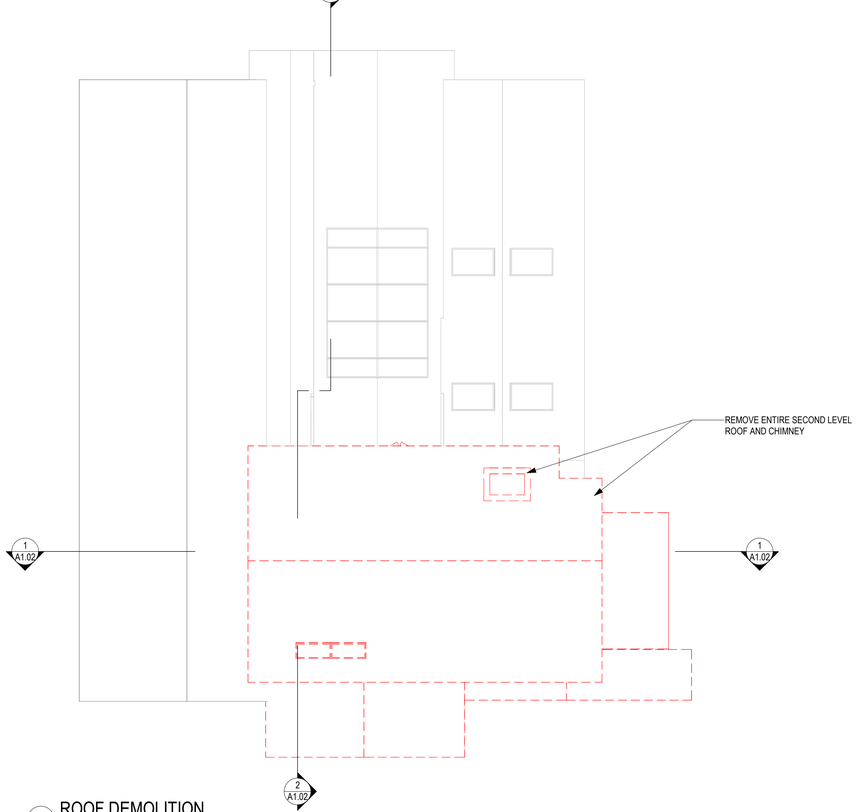
A0.07



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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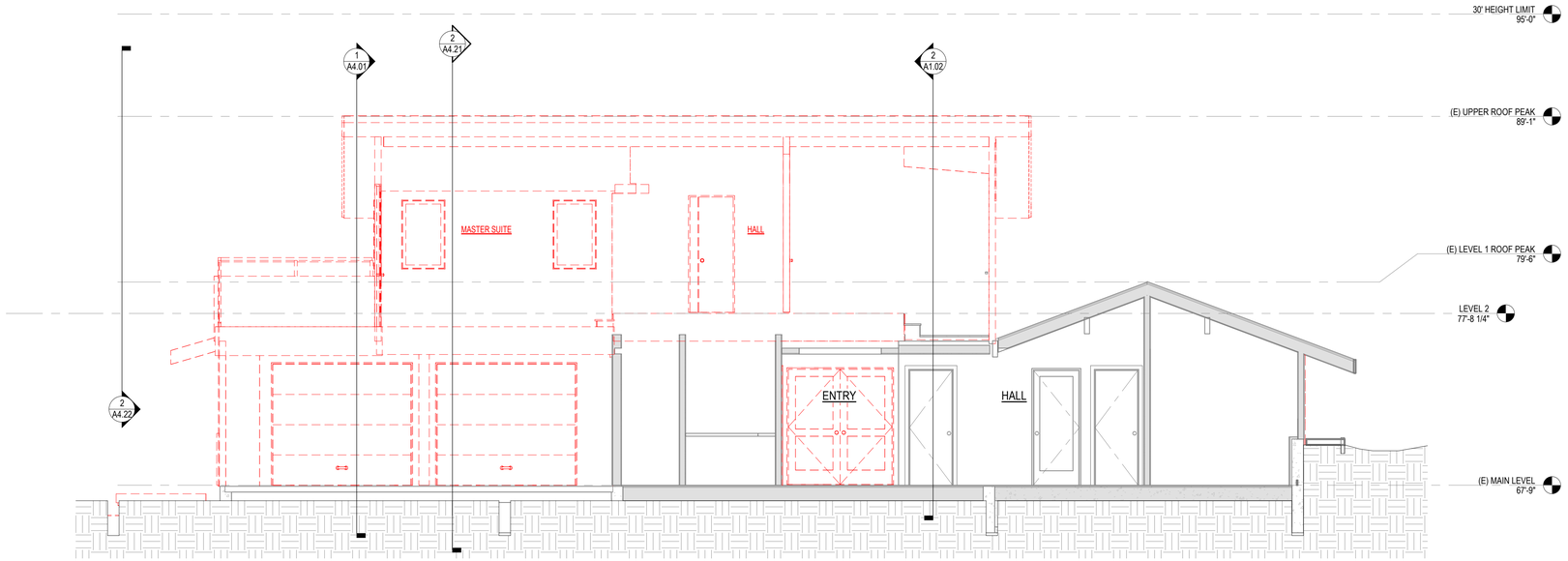
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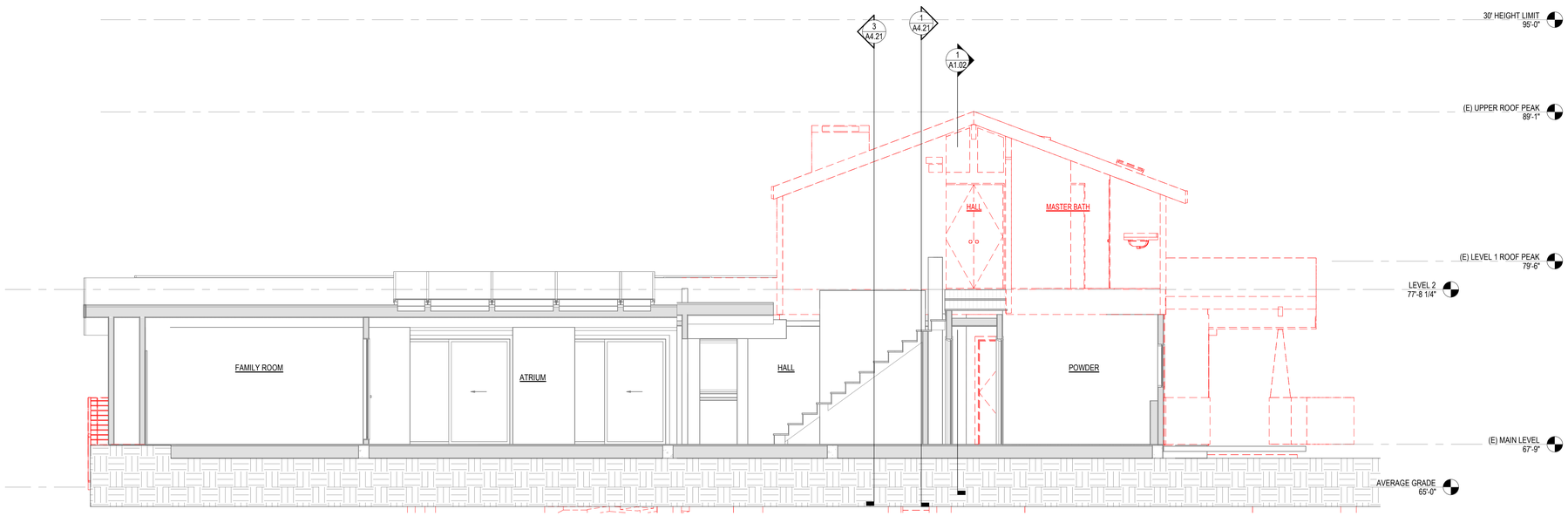
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SHEET
DEMOLITION PLANS

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.
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12. UPPER LEVEL DECK TO BE DEMOLISHED.
13. UPPER LEVEL ROOF TO BE DEMOLISHED.

KEY

EXISTING WALL

DEMO WALL

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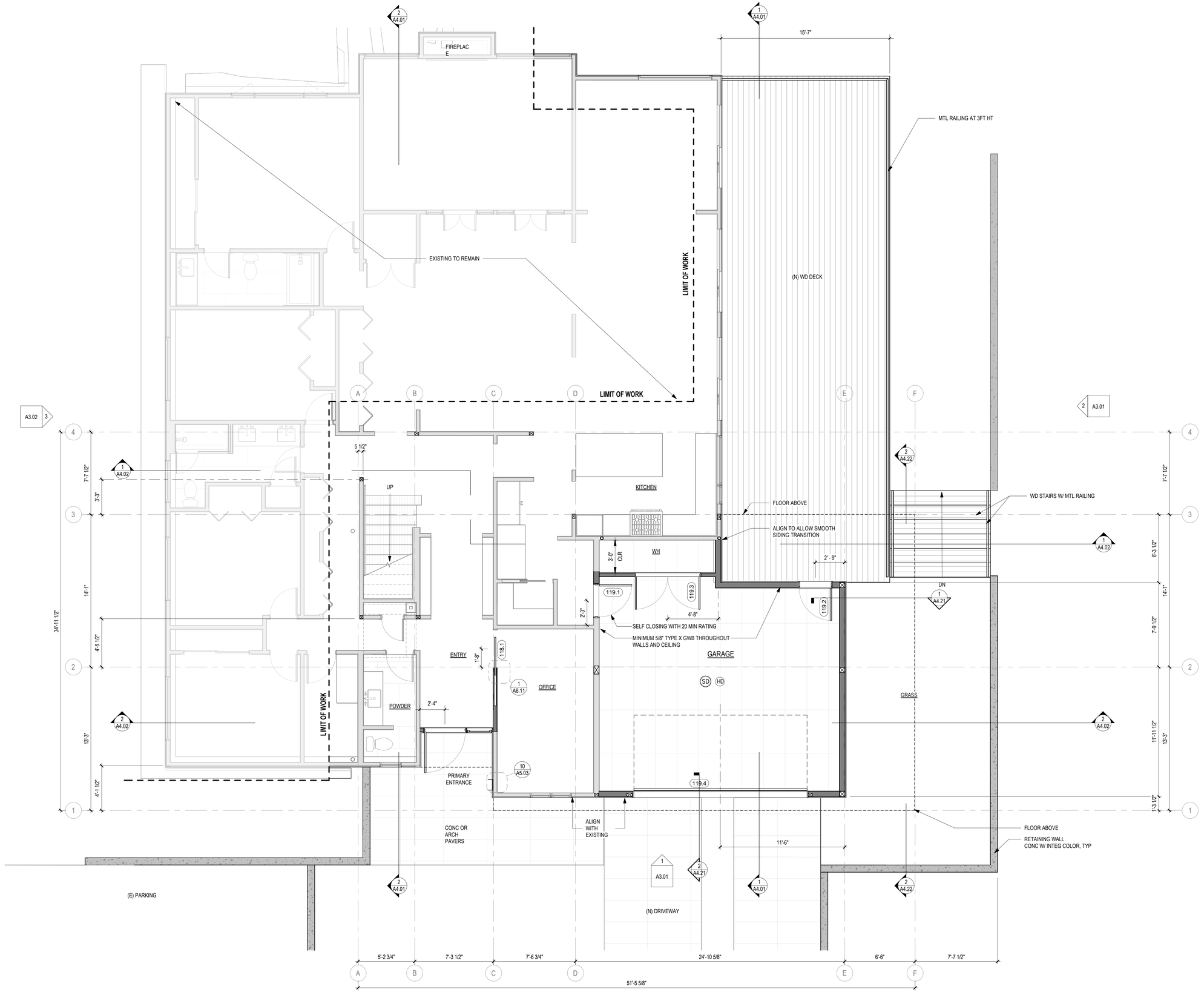
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DEMOLITION SECTIONS

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 ROCKERY AND GRAVEL AREA EAST OF GARAGE, NEW CONCRETE SITE WALL AND GRASS 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 (SEE SHEET G1.00 FOR MORE INFO)
- EXHAUST PATH

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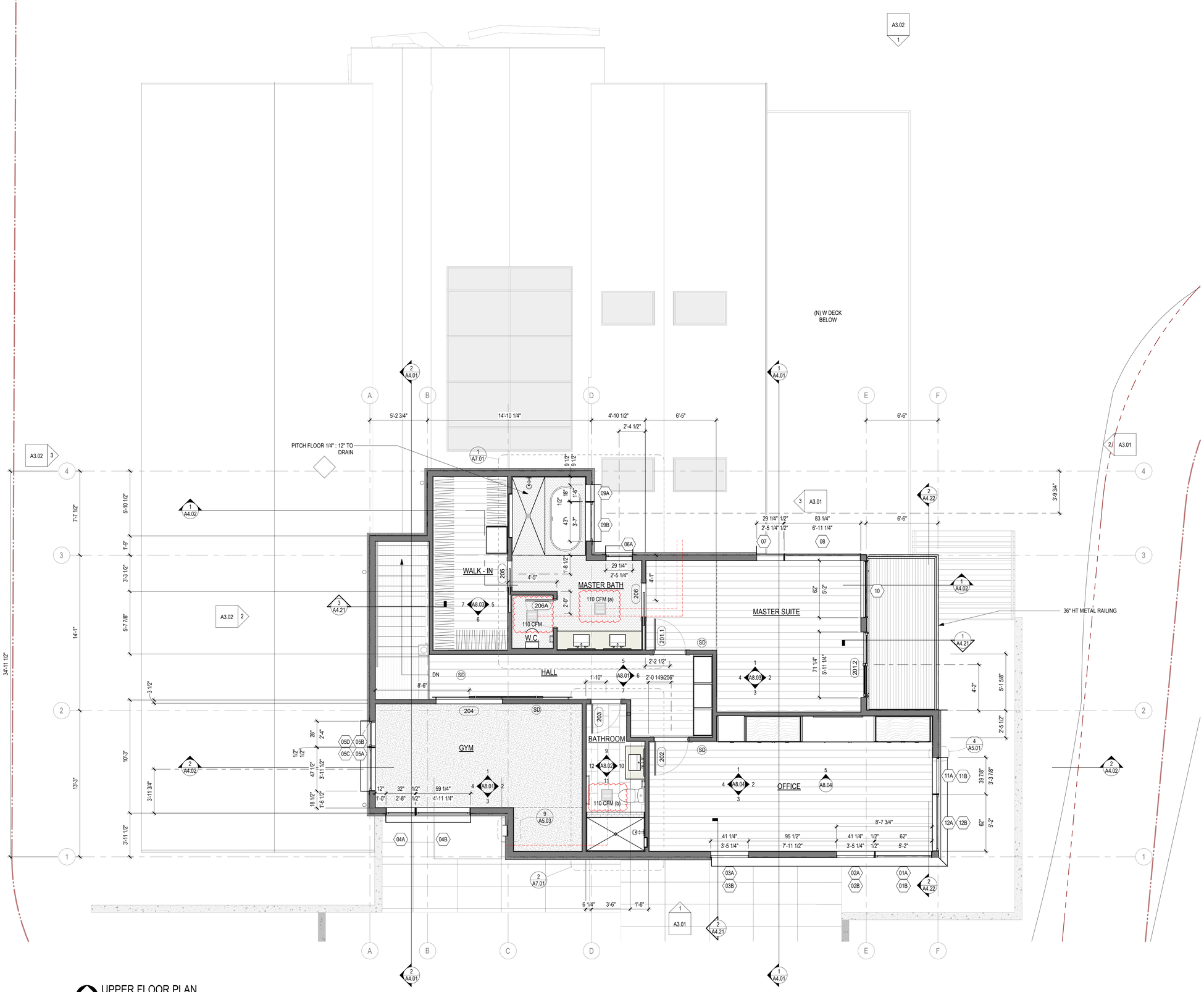
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MAIN FLOOR PLAN

A2.01



GENERAL PLAN NOTES:

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KEY

- NEW WALL
- EXISTING WALL
- (SD) SMOKE/CO ALARM
- (HD) HEAT DETECTOR
- (EF) EXHAUST FAN (SEE SHEET G1.00 FOR MORE INFO)
- EXHAUST PATH

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

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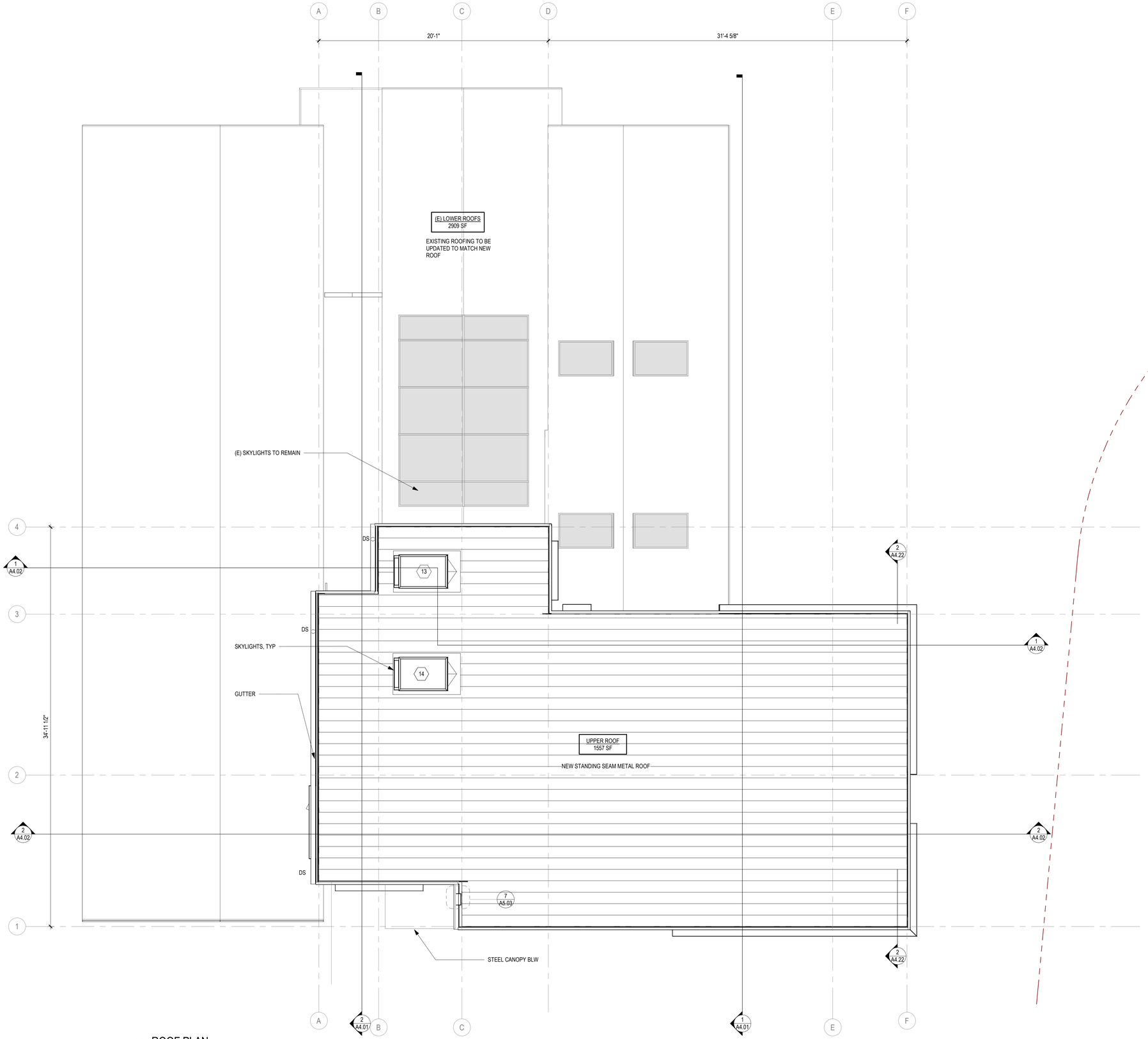
PROJECT INFO
PROJECT NUMBER : 23-24
INTAKE DATE: Issue Date

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1	1	Rev 1 - Permit Resubmittal	9.05.2025

SHEET
UPPER FLOOR PLAN

A2.02



1 ROOF 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" Ø 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 ROCKERY AND GRAVEL AREA EAST OF GARAGE, NEW CONCRETE SITE WALL AND GRASS TO REPLACE.

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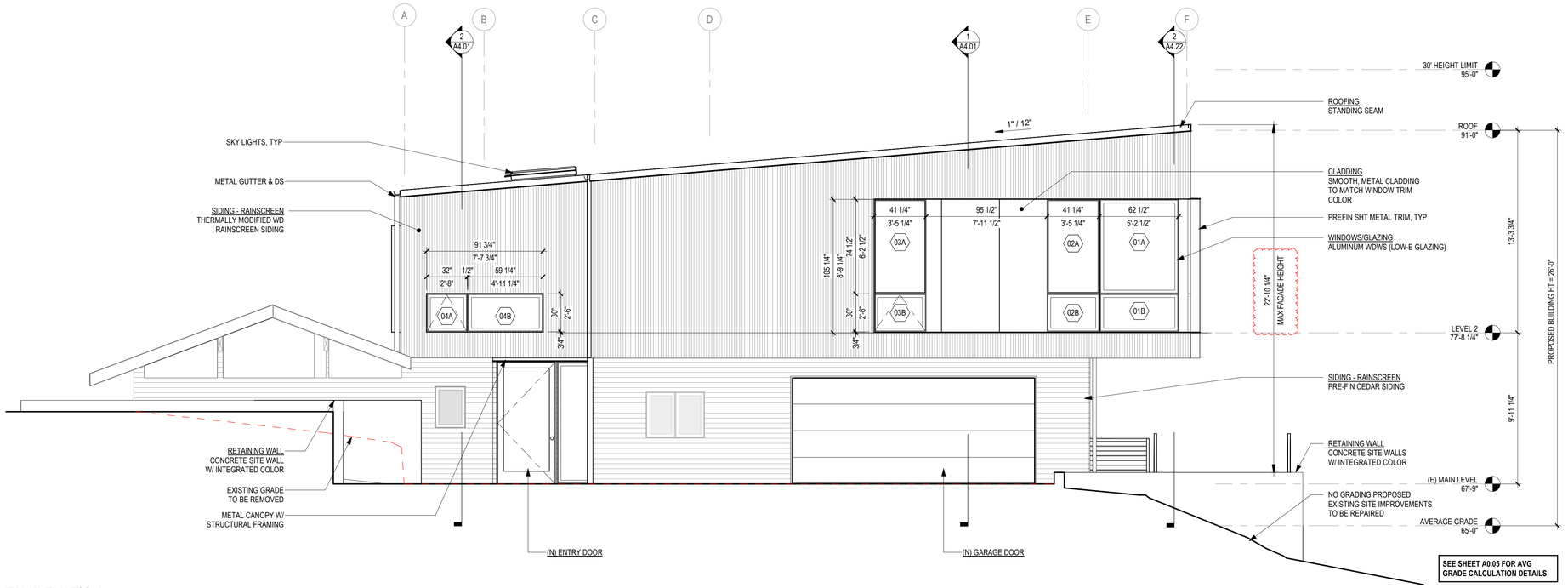
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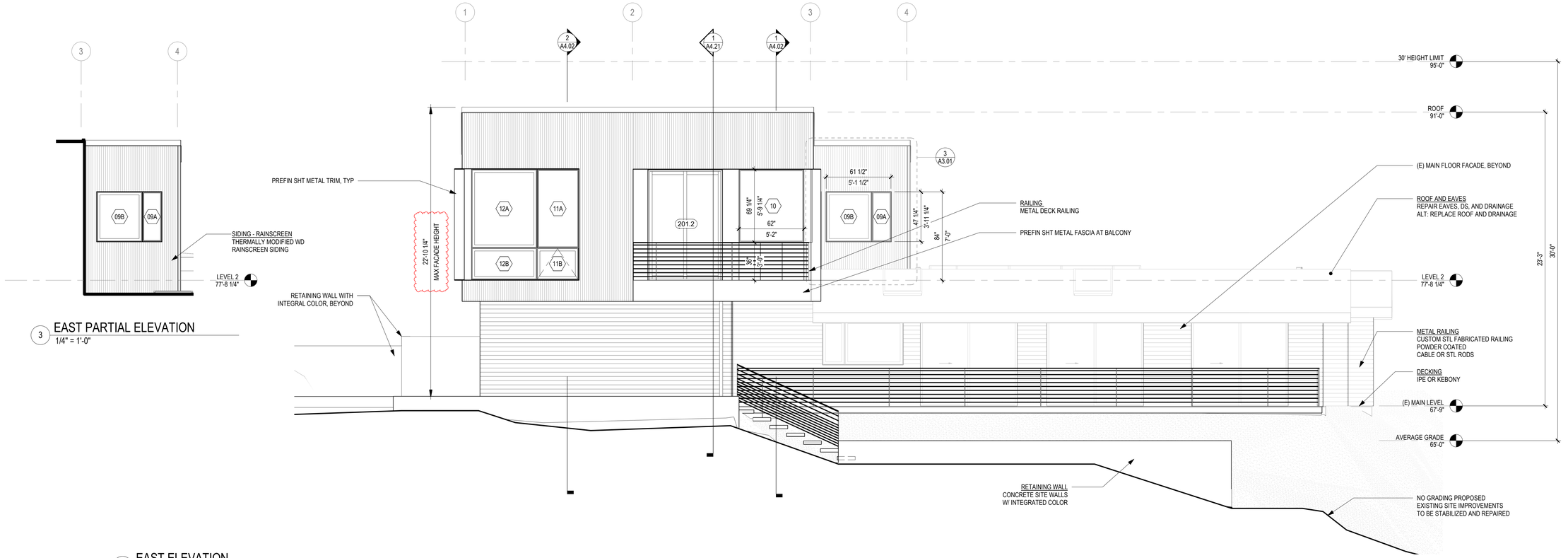
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SHEET
ROOF PLAN

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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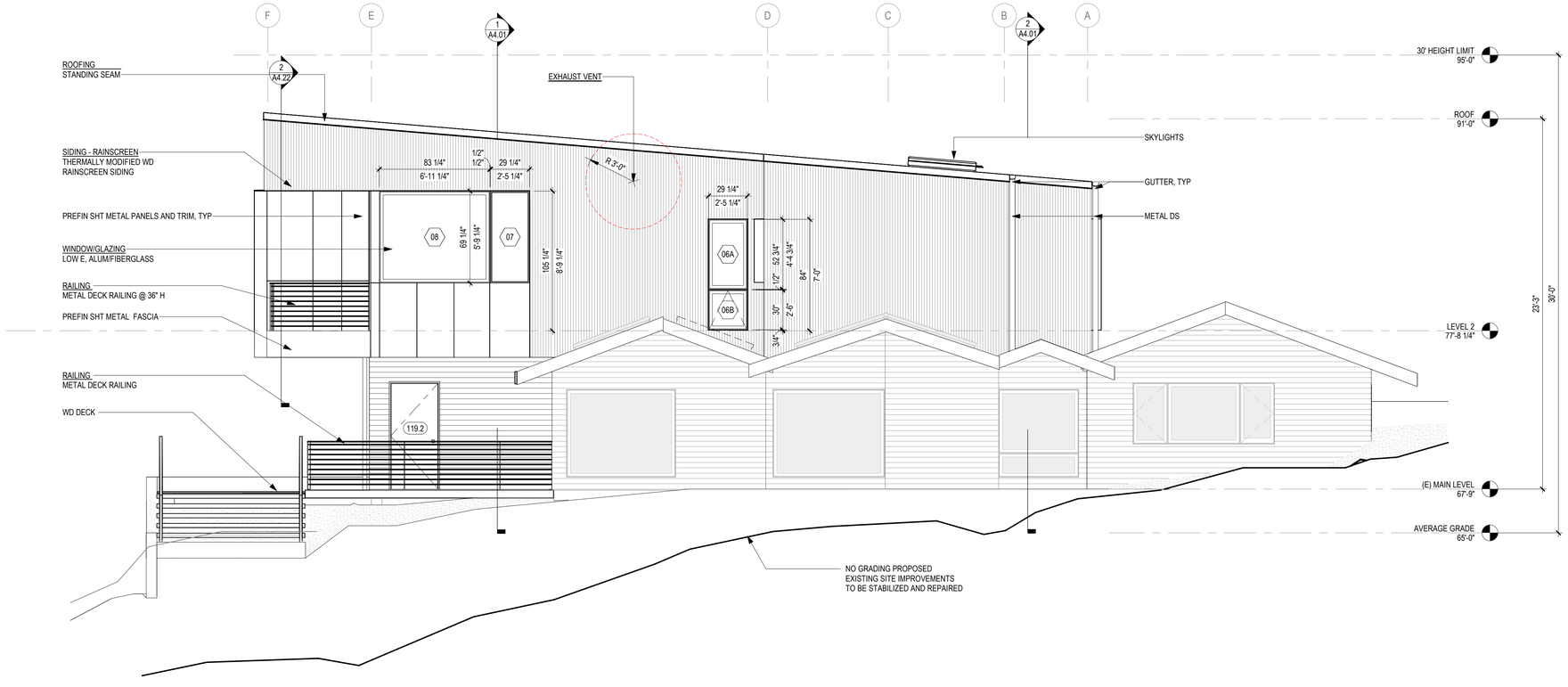
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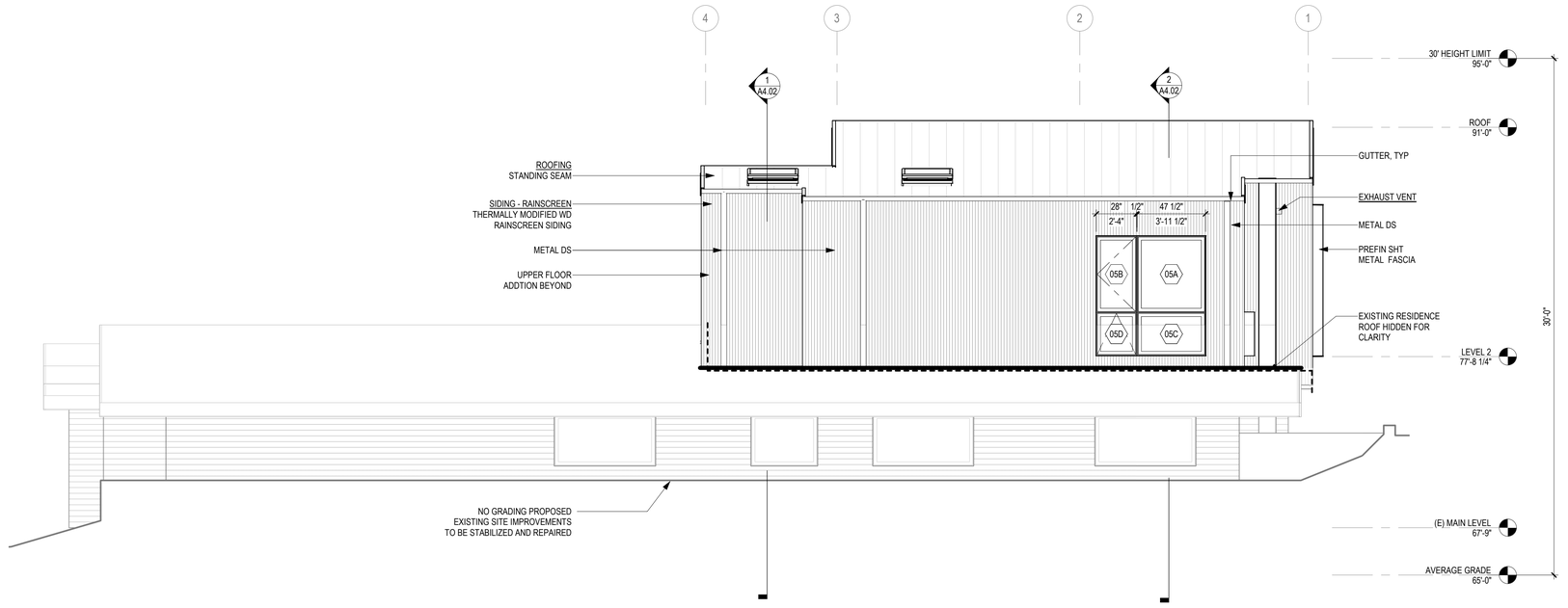
SHEET

EXTERIOR ELEVATIONS

A3.01



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



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

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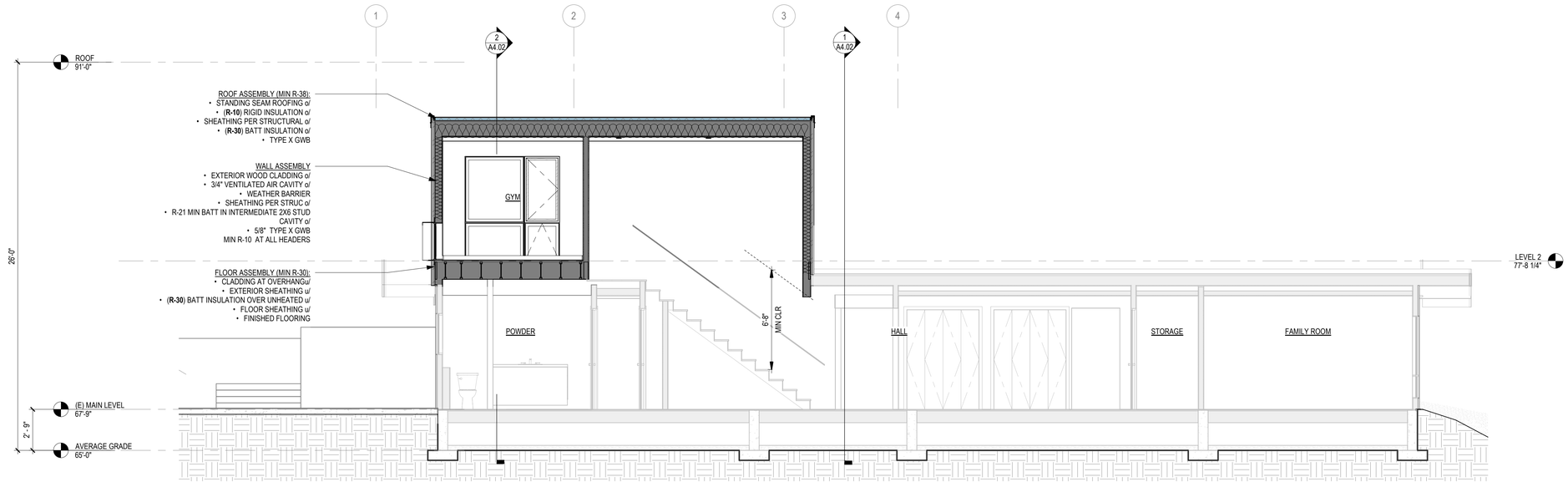
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SHEET
EXTERIOR ELEVATIONS

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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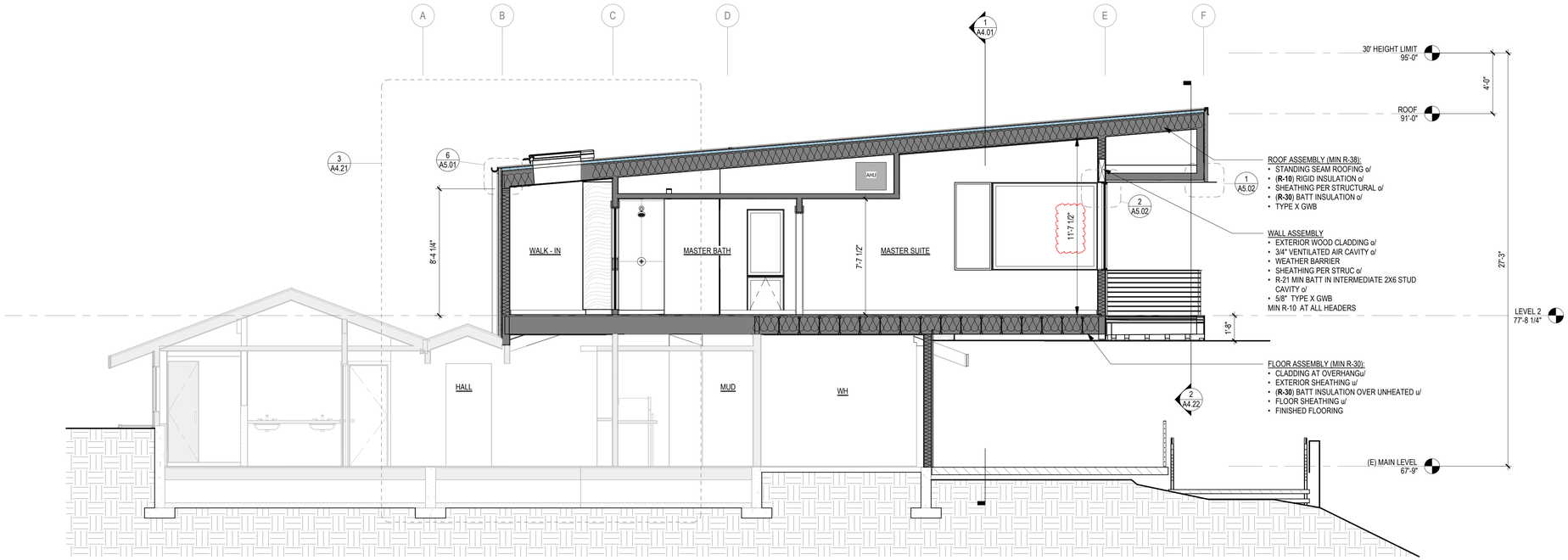
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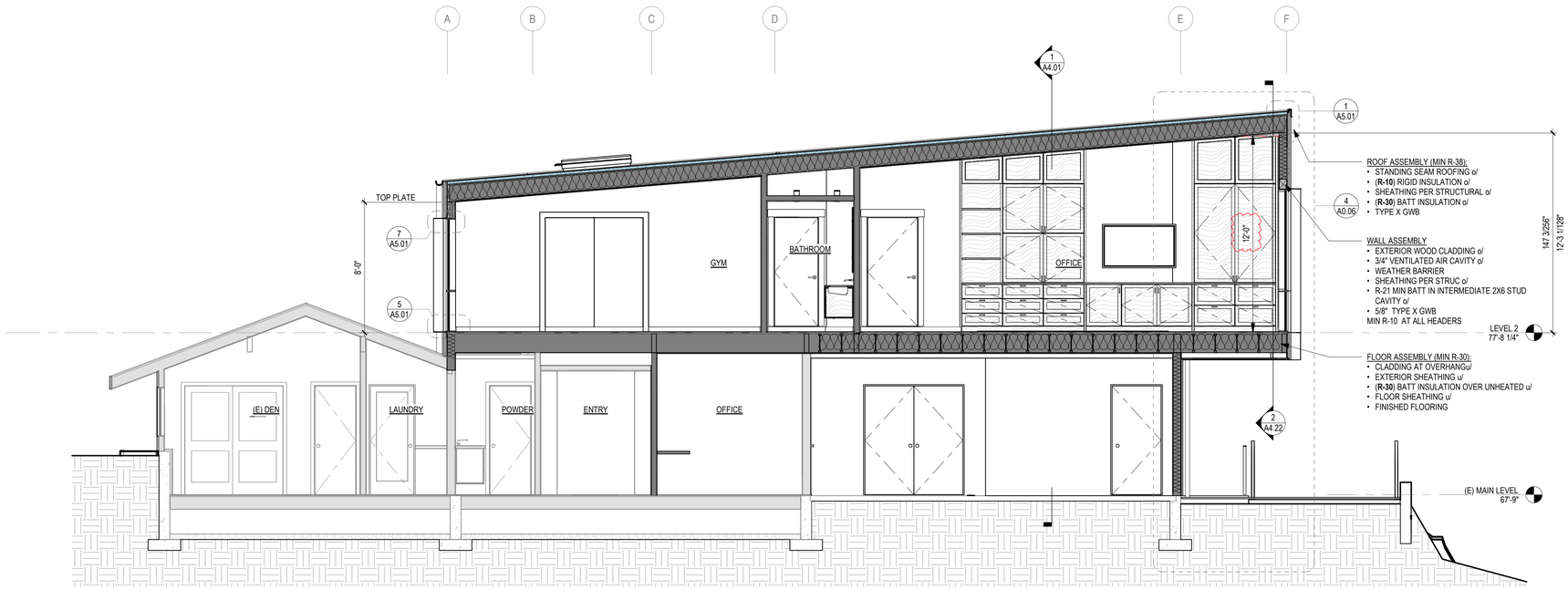
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SHEET
BUILDING SECTIONS

A4.01



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



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

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SHEET
BUILDING SECTIONS

A4.02

Door Schedule

ID	Exterior	Type	W	H	U-Value	Glazing	Notes
118.1		POCKET	42"	80"			
119.1		SWING	36"	80"			
119.2	●	SWING	36"	80"			
119.3		DOUBLE	72"	80"			
119.4	●	OVERHEAD	192"	84"			
201.1		SWING	34"	80"			
201.2		a35	71 1/4"	105 1/4"			TEMPERED GLASS
202		SWING	36 85/128"	80"			
203		SWING	32"	80"			
204		BARN DOOR	72"	84"			
205		POCKET	28"	80"			
206		POCKET	36"	80"			
206A		SWING	30"	80"			
206D	●	SWING	45 1/4"	96"	0.30	●	
14							

Window Schedule

	Level	Operation	Frame Width	Frame Height	Head Height	Glazing Area	U Factor	Safety	Window Glazing Type	Comments
01A	LVL 2 FF	Fixed	62"	74 1/2"	104 1/2"	32 SF	< /= 0.30			() 02A & 01B
01B	LEVEL 2	Fixed	62"	30"	30 3/4"	13 SF	< /= 0.30	●		() 02B & 01A
02A	LVL 2 FF	Casement	41 1/4"	74 1/2"	104 1/2"	21 SF	< /= 0.30			() 01A & 02B
02B	LEVEL 2	Fixed	41 1/4"	30"	30 3/4"	9 SF	< /= 0.30	●		() 01B & 02A
03A	LVL 2 FF	Casement	41 1/4"	74 1/2"	104 1/2"	21 SF	< /= 0.30			() 03B
03B	LEVEL 2	Awning	41 1/4"	30"	30 3/4"	9 SF	< /= 0.30	●		() 03A
04A	LEVEL 2	Awning	32"	30"	30 3/4"	7 SF	< /= 0.30	●		() 04B
04B	LEVEL 2	Fixed	59 1/4"	30"	30 3/4"	12 SF	< /= 0.30	●		() 04A
05A	LEVEL 2	Fixed	47 1/2"	53 1/4"	84"	18 SF	< /= 0.30			() 05B & 05C
05B	LEVEL 2	Casement	28"	53 1/4"	84"	10 SF	< /= 0.30			() 05A & 05D
05C	LEVEL 2	Fixed	47 1/2"	30"	30 3/4"	10 SF	< /= 0.30	●		() 05A & 05B
05D	LEVEL 2	Awning	28"	30"	30 3/4"	6 SF	< /= 0.30	●		() 05A & 05C
06A	LEVEL 2	Fixed	29 1/4"	52 3/4"	84"	11 SF	< /= 0.30			
06B	LEVEL 2	Awning	29 1/4"	30"	30 3/4"	6 SF	< /= 0.30	●		
07	LEVEL 2	Casement	29 1/4"	69 1/4"	105 1/4"	14 SF	< /= 0.30			
08	LEVEL 2	Fixed	83 1/4"	69 1/4"	105 1/4"	40 SF	< /= 0.30			
09A	LEVEL 2	Casement	18"	47 1/4"	84"	6 SF	< /= 0.30			() 09B
09B	LEVEL 2	Fixed	43"	47 1/4"	84"	14 SF	< /= 0.30			() 09A
10	LEVEL 2	Fixed	62"	69 1/4"	105 1/4"		< /= 0.30			
11A	LEVEL 2	Casement	39 3/8"	74 1/2"	105 1/4"	20 SF	< /= 0.30			() 11B
11B	LEVEL 2	Awning	39 3/8"	30"	30 3/4"	8 SF	< /= 0.30	●		() 11A
12A	LEVEL 2	Fixed	62"	74 1/2"	105 1/4"	32 SF	< /= 0.30			() 12B
12B	LEVEL 2	Fixed	62"	30"	30 3/4"	13 SF	< /= 0.30	●		() 12A
13	ROOF	Skylight	33 1/2"	49 1/2"						
14	ROOF	Skylight	33 1/2"	49 1/2"						CONFIRM OPERABLE WITH OWNER
101B	(E) MAIN LEVEL	Fixed	28"	96"	96"	19 SF				
						351 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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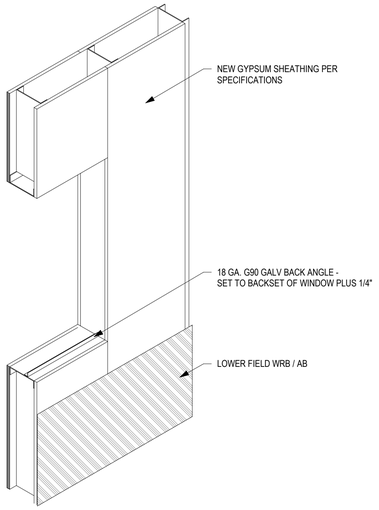
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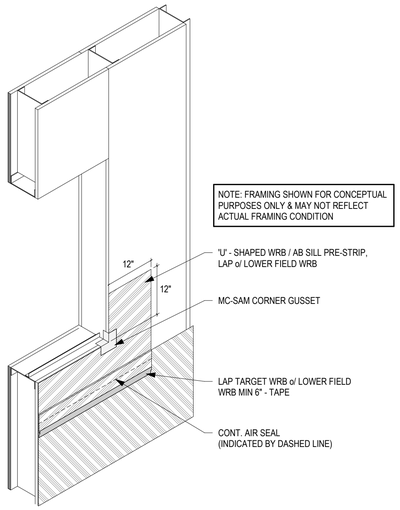
SHEET
WINDOW & DOOR SCHEDULES

A6.01

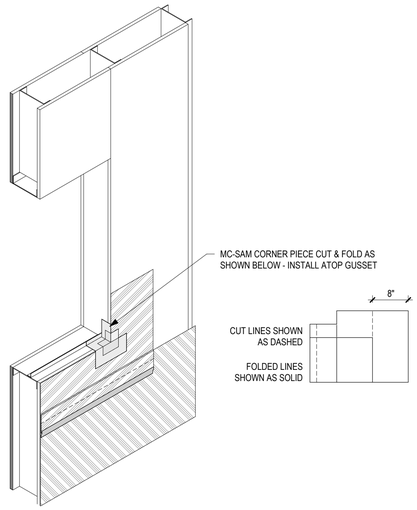
WINDOW FLASHING SEQUENCING



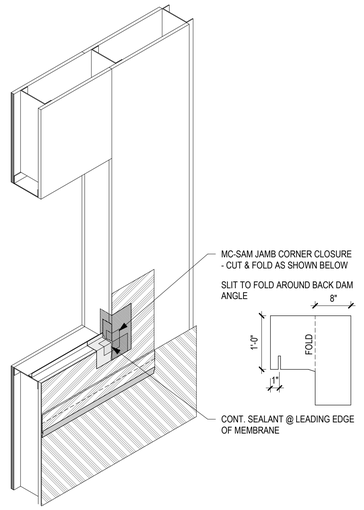
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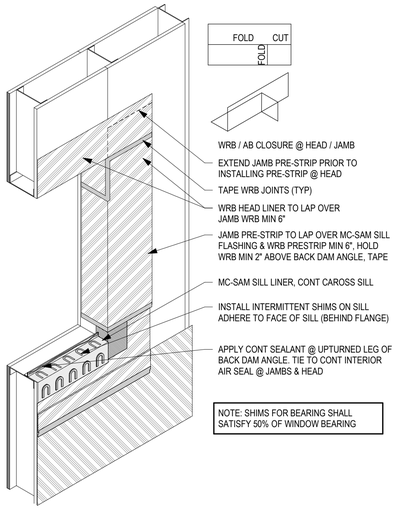
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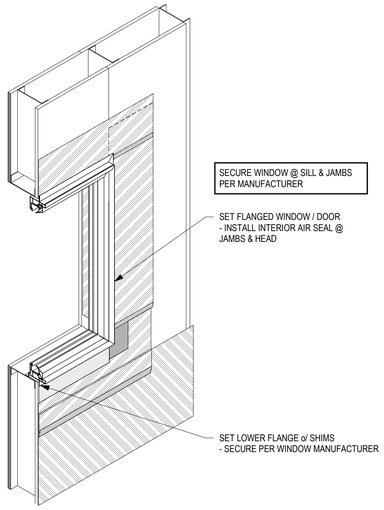
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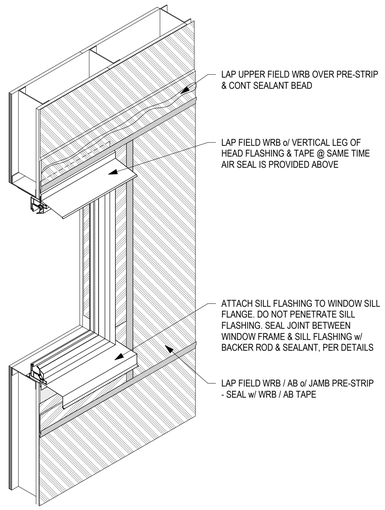
Step 4



Step 5



Step 6



Step 7

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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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APPROVAL:

ISSUES:

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

P.M.	SKK
P.E.	MKS
DRAWN BY:	SC
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SHEET TITLE:

GENERAL STRUCTURAL NOTES

SHEET NO.

S1.0

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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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APPROVAL:

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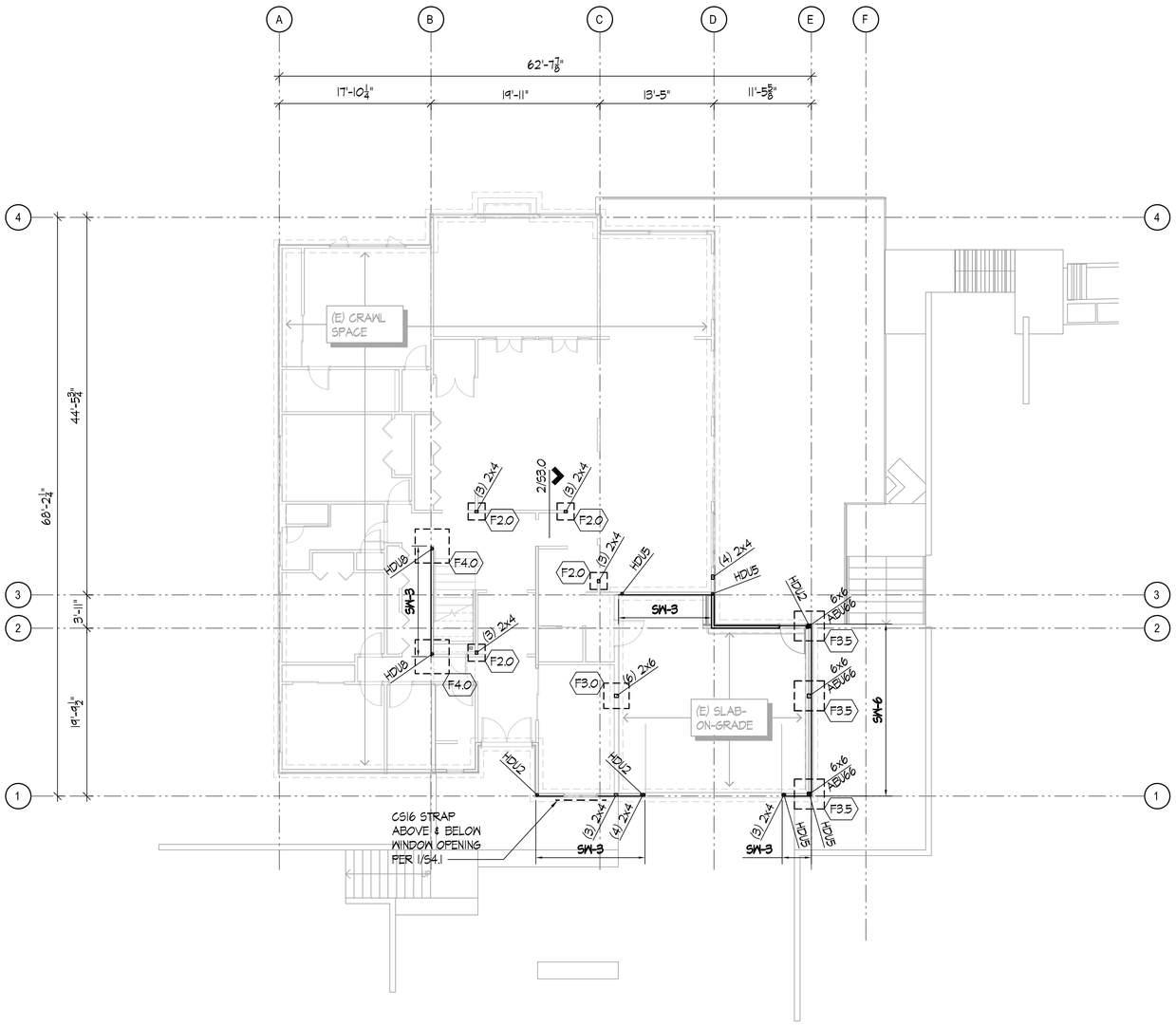
SHEET TITLE:

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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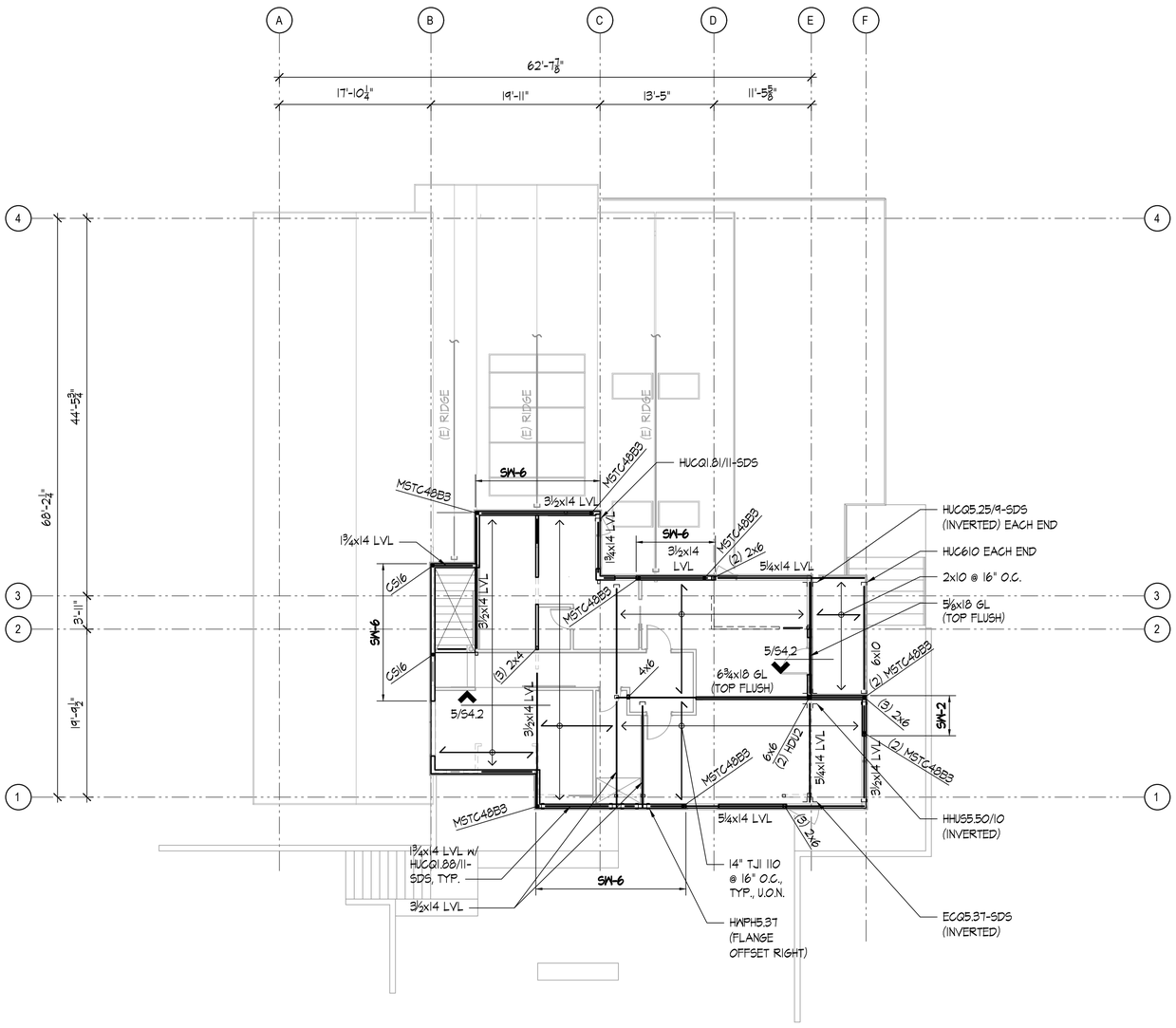
SHEET TITLE:

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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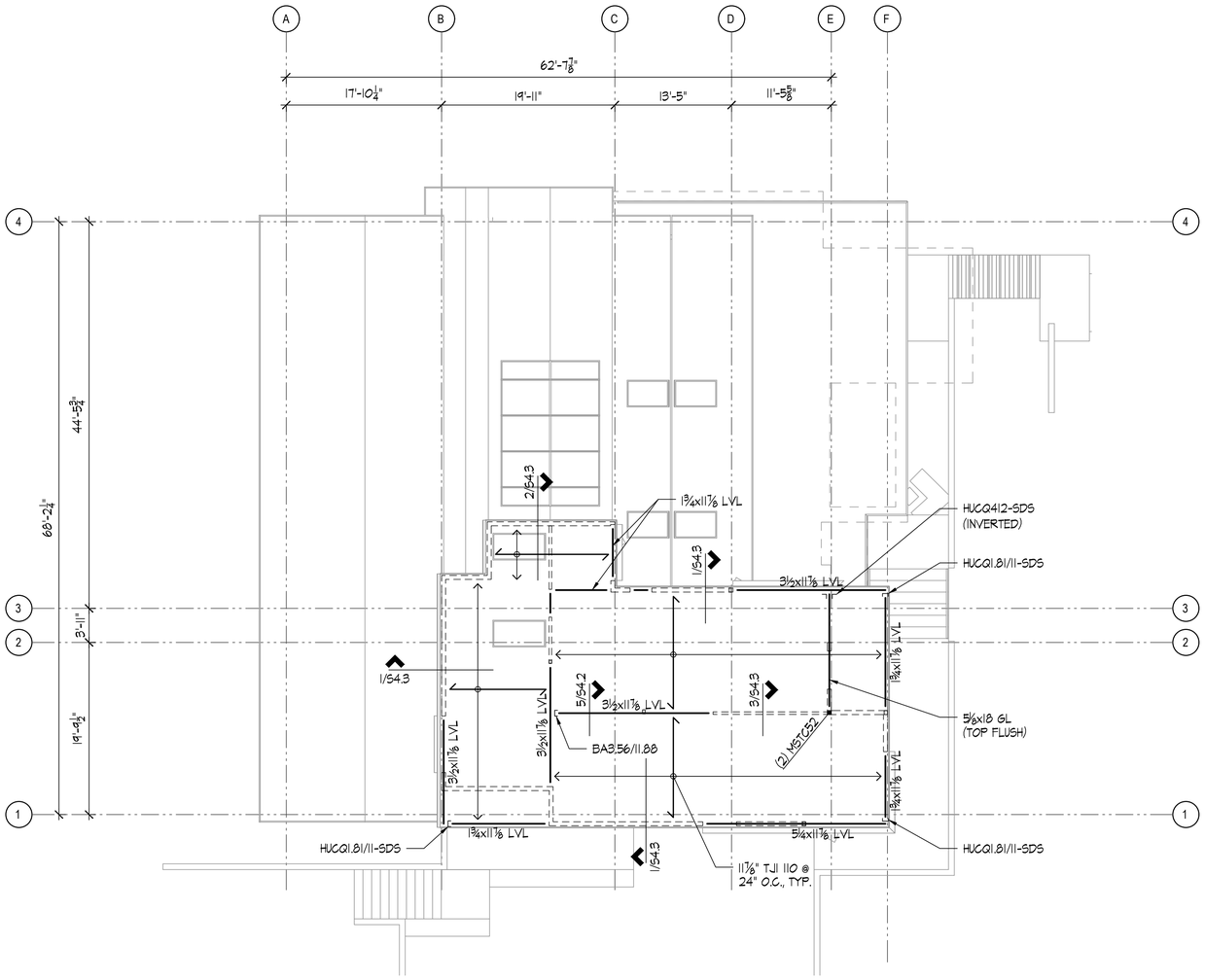
SHEET TITLE:

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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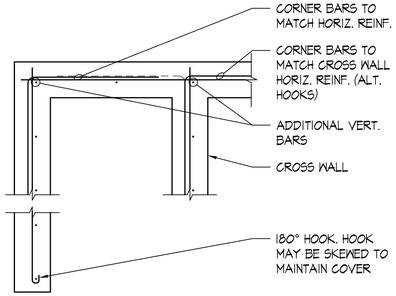
SHEET TITLE:

ROOF FRAMING PLAN

SHEET NO.

S2.2

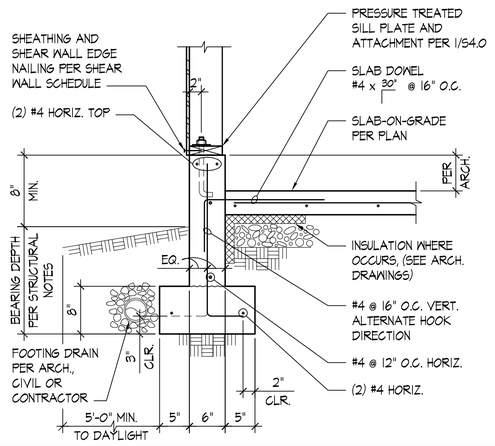
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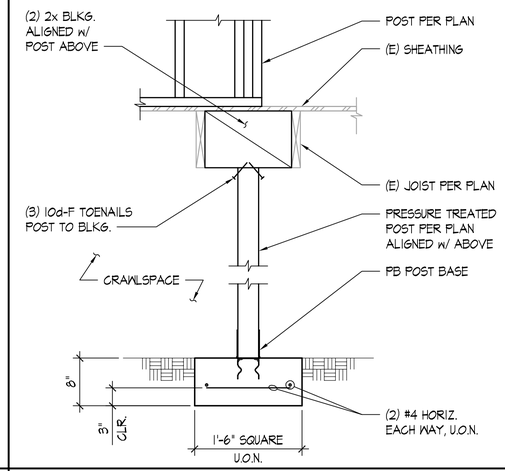
SINGLE CURTAIN

PLAN VIEW

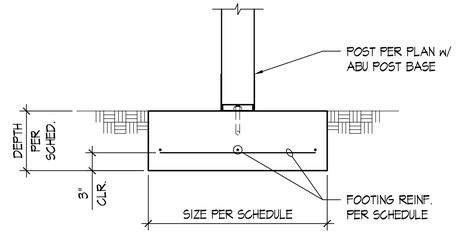
TYPICAL CORNER BAR AND WALL END BAR ARRANGEMENT AT CONCRETE WALLS OR FOOTINGS — SCALE: NONE — 1



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	.

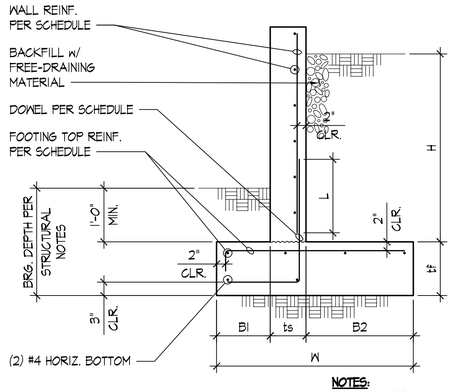
SPREAD FOOTING SCHEDULE — SCALE: NONE — 4

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

File: 139-s300.dwg Plotted: Wed, 01/15/2025 2:31 pm

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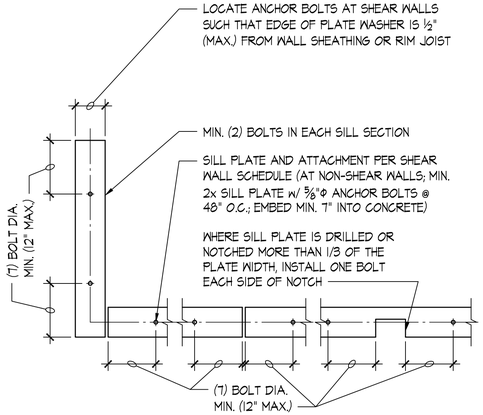
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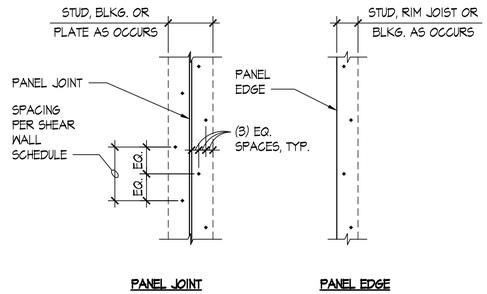
TYPICAL FOUNDATION / SLAB DETAILS

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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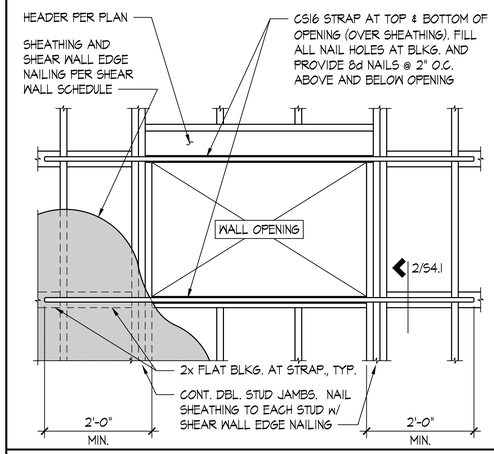
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TYPICAL WOOD DETAILS

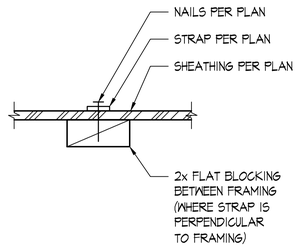
SHEET NO.

S4.0

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STRAPPING AROUND SHEAR WALL OPENING — SCALE: NONE — 1



STRAP TO BLOCKING DETAIL — SCALE: NONE — 2

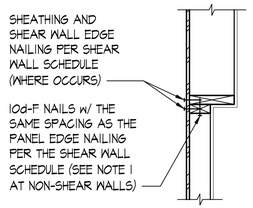
CEILING JOIST SCHEDULE	
SIZE	MAX. SPAN
2x4 @ 24" O.C. 2x4 @ 16" O.C.	8'-0" 9'-2"
2x6 @ 24" O.C. 2x6 @ 16" O.C.	12'-6" 14'-4"
2x8 @ 24" O.C. 2x8 @ 16" O.C.	16'-6" 19'-0"
2x10 @ 24" O.C. 2x10 @ 16" O.C.	21'-2" 24'-3"

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

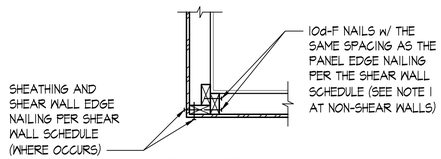
ATTIC LIVE LOAD = 10.0 PSF
CEILING DEAD LOAD = 5.0 PSF

CEILING JOIST SCHEDULE — SCALE: NONE — 3

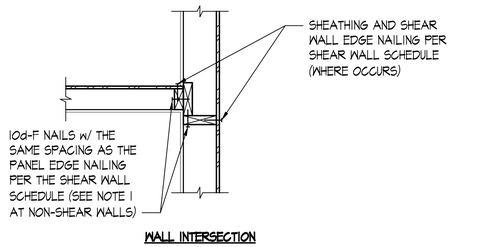
NOTES:
1. AT NON-SHEAR WALLS, NAIL STUDS TOGETHER W/ 10d-F NAILS @ 8" O.C.
2. ADDITIONAL STUDS REQUIRED AS NAILERS, ETC. ARE NOT SHOWN.



VARYING WALL SIZE

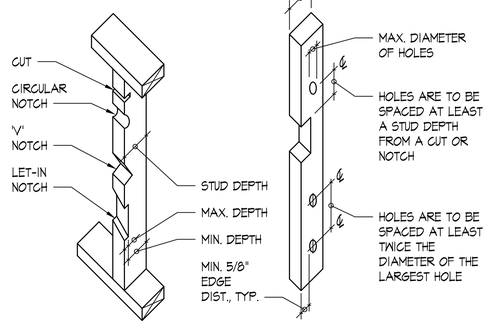


WALL CORNER



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

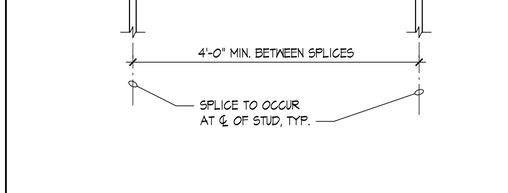
BEARING WALL:

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

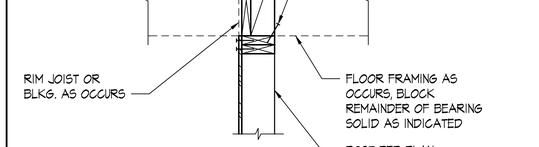
NON-BEARING WALL:

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

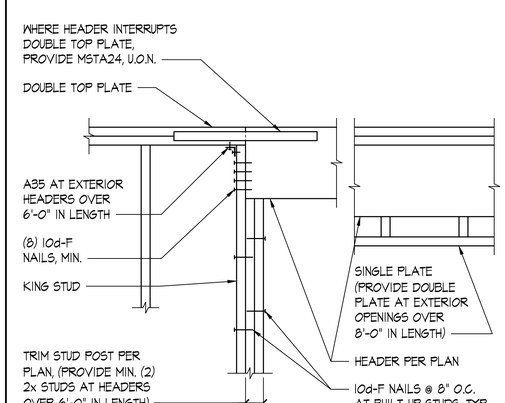


TYPICAL TOP PLATE SPLICE — SCALE: NONE — 6

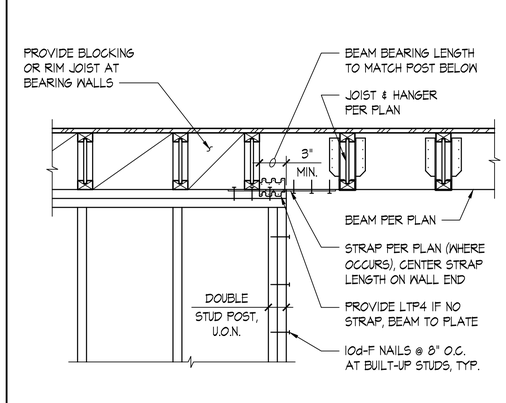


NOTE:
FRAMING CONDITIONS VARY, FOR INFORMATION NOT NOTED SEE PLAN & APPROPRIATE DETAILS

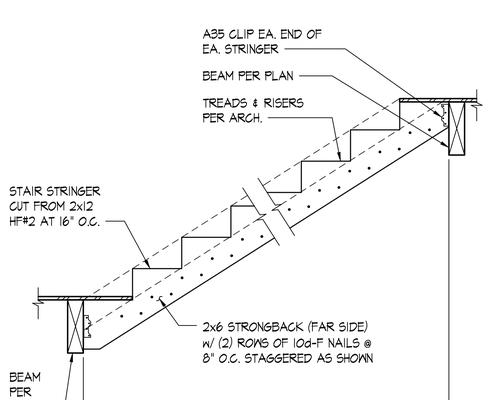
TYPICAL POST AT FLOOR — SCALE: NONE — 7



TYPICAL HEADER — SCALE: NONE — 10



TYPICAL FLUSH BEAM — SCALE: NONE — 11



TYPICAL STAIR STRINGER — SCALE: NONE — 12

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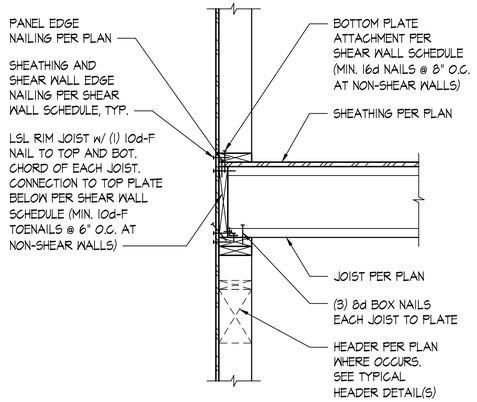
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TYPICAL WOOD DETAILS

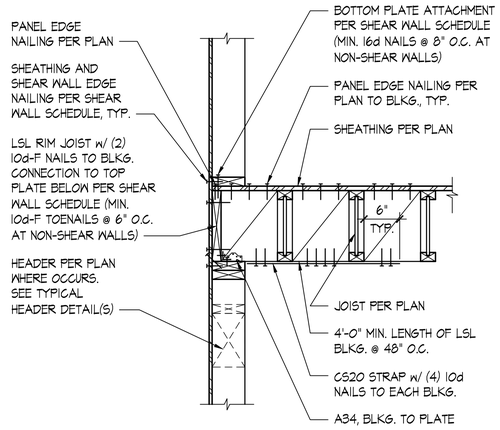
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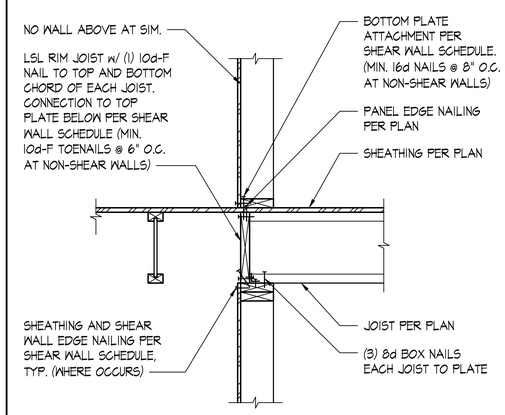
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TYPICAL EXTERIOR WALL - I-JOIST PERPENDICULAR SCALE: NONE | 1

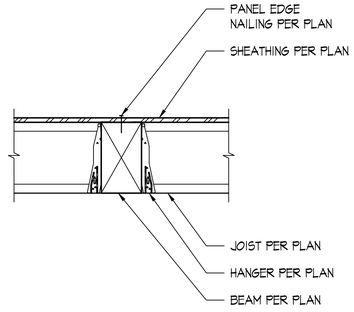


TYPICAL EXTERIOR WALL - I-JOIST PARALLEL SCALE: NONE | 2

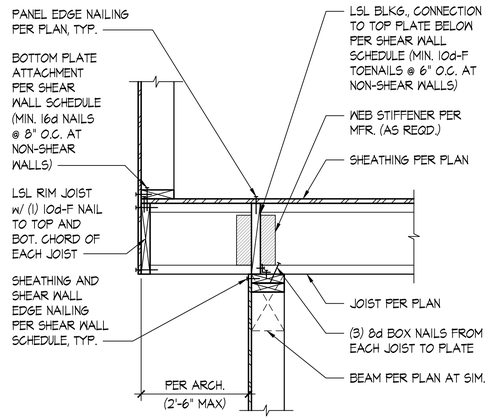


TYPICAL INTERIOR WALL WITH I-JOISTS PERPENDICULAR AND PARALLEL SCALE: NONE | 3

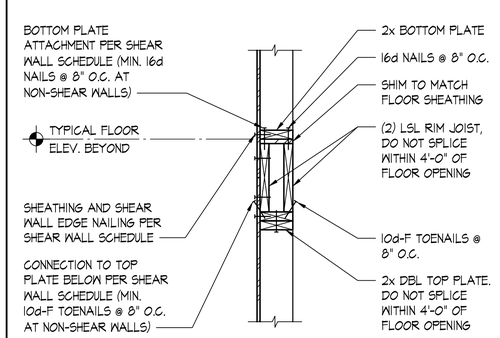
DETAIL SCALE: NONE | 4



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

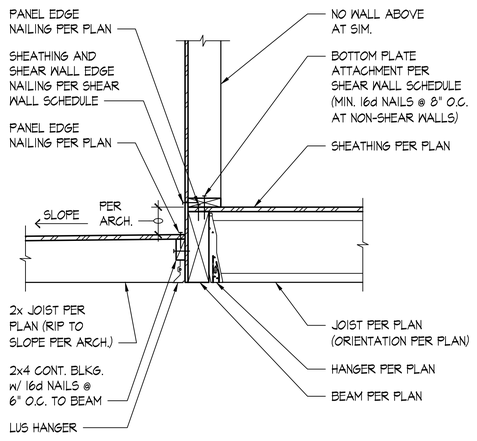


TYPICAL CANTILEVER JOIST AT EXTERIOR WALL - I-JOIST SCALE: NONE | 6



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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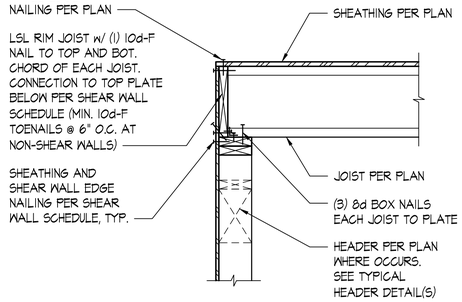
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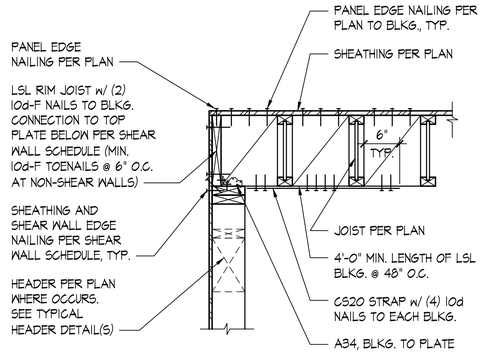
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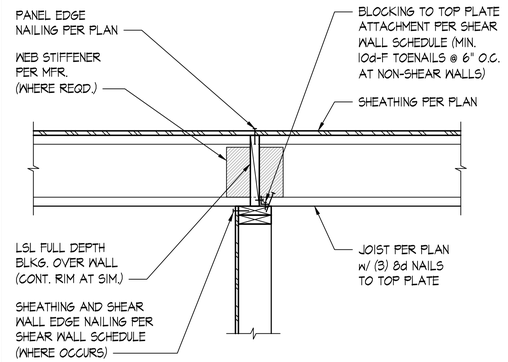


NOTE:
SEE ARCHITECT OR CONTRACTOR DESIGN FOR VENTING REQUIREMENTS (DO NOT INTERRUPT NAILING)

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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