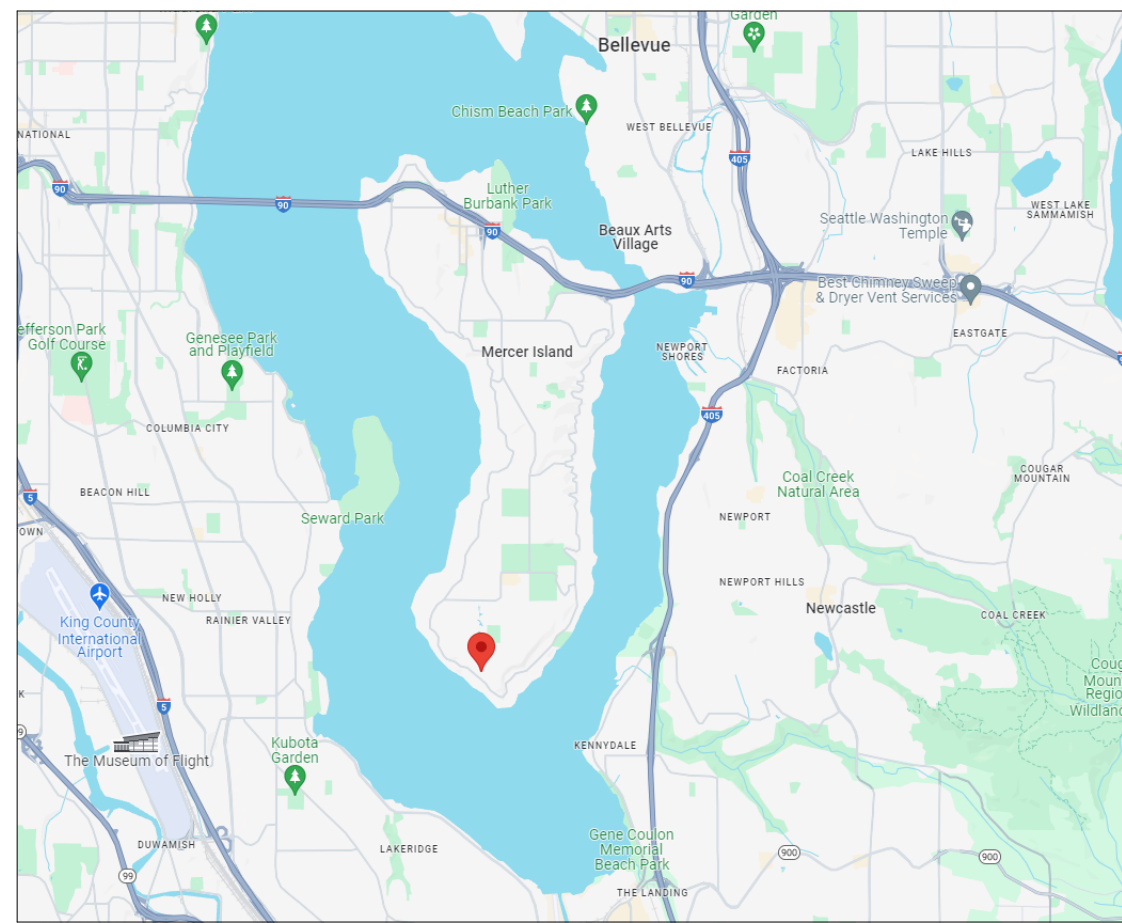
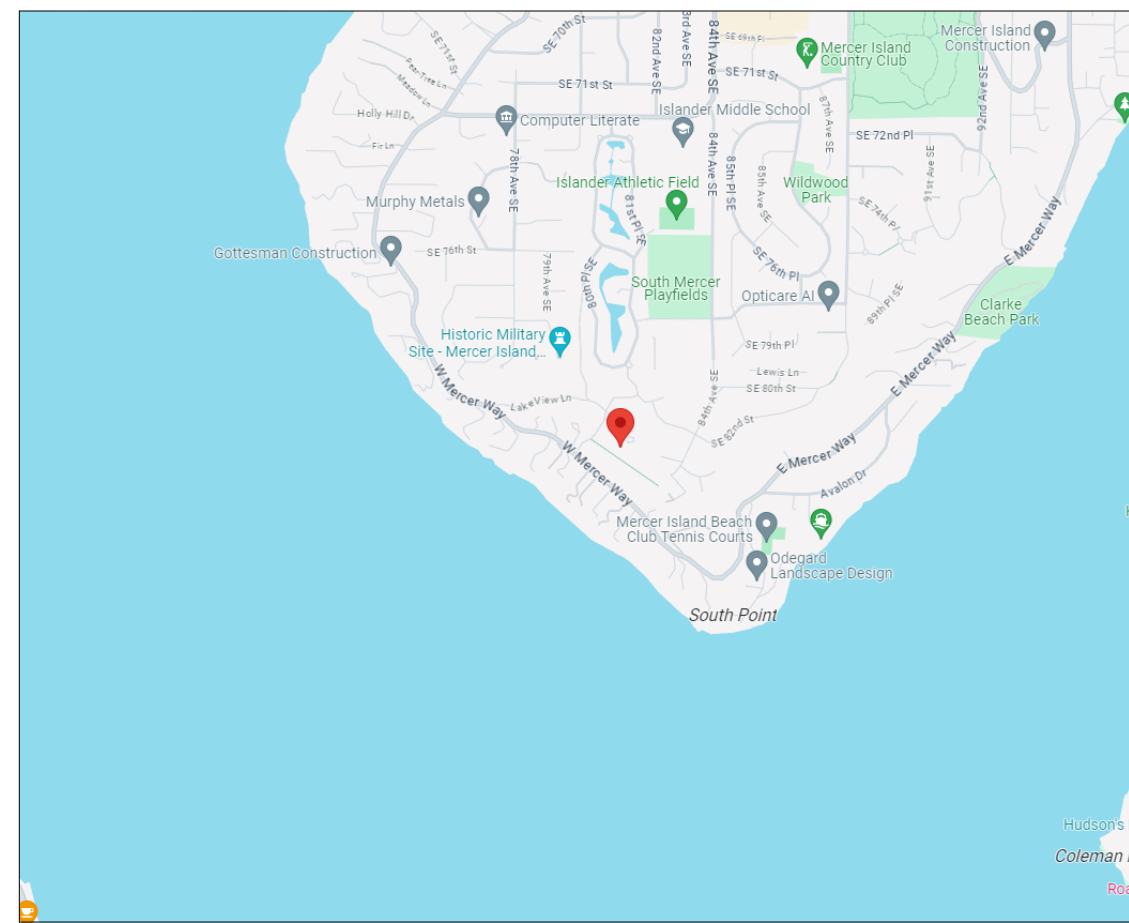


VICINITY PLAN



LOCATION PLAN



GENERAL INFORMATION

PROJECT ADDRESS	8174 W MERCER WAY MERCER ISLAND, WA 98040
PROJECT NUMBER	2507-264
ASSESSOR'S PARCEL #	4141670040
LEGAL DESCRIPTION	LAKERIDGE HEIGHTS Plot Block: Plot Lot: 4
PROJECT DESCRIPTION	REMODEL OF EXISTING SINGLE FAMILY RESIDENCE PER PLANS
ZONE	R-15
BUILDING TYPE	SINGLE FAMILY RESIDENCE

GENERAL NOTES

ALL WORK SHALL BE IN COMPLIANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED AND MODIFIED BY THE CITY OF MERCER ISLAND, MERCER ISLAND CITY CODE, AND ALL OTHER LAWS, CODES, ORDINANCES AND REGULATIONS OF THE COUNTY, STATE, AND FEDERAL JURISDICTIONS. (LATEST EDITION AND AMENDMENTS)

ALL UNDERGROUND UTILITIES MUST BE VERIFIED AS TO EXACT LOCATIONS SO AS NO INTERFERENCE BY DISRUPTION WILL BE CAUSED. GENERAL CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITIES BY THE METHODS RECOMMENDED AT THE PRE-CONSTRUCTION SITE MEETING. DAMAGE THAT MAY BE CAUSED BY GENERAL CONTRACTOR OR SUBCONTRACTOR TO ANY OF THE ABOVE MENTIONED SHALL BE REPAIRED BY HIM AND LEFT IN AS GOOD A CONDITION AS EXISTED PRIOR TO DAMAGING.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE IDENTIFICATION AND REMOVAL OF ALL HAZARDOUS MATERIALS IN COMPLIANCE WITH ALL APPLICABLE CODES AND LAWS PRIOR TO ANY WORK COMMENCING. IN THE EVENT THAT THE OWNER IS ACTING AS THE GENERAL CONTRACTOR, THE OWNER IS RESPONSIBLE FOR THE IDENTIFICATION AND REMOVAL OF ALL HAZARDOUS MATERIALS IN COMPLIANCE WITH ALL APPLICABLE CODES AND LAWS PRIOR TO ANY WORK COMMENCING.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND JOB CONDITIONS RELATED TO THIS WORK. ALL DIMENSIONS SHALL BE CONSIDERED "NORMAL" UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. DIMENSIONS ON LARGE SCALE DRAWINGS OR DETAILS WILL PREVAIL OVER SMALLER SCALED DRAWINGS. WRITTEN DIMENSIONS ARE DRAWN TO THE FACE OF STUD, U.N.O. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT, PROVIDE ALL BUCKOUTS, BLOCKING, AND JACKS AS REQUIRED BY THE DRAWINGS AND OTHER TRADES. ANY DISCREPANCY IN DIMENSIONS SHALL BE REPORTED IN WRITING TO THE PROJECT MANAGER/DESIGNER FOR CLARIFICATION, OR APPROVAL OF MODIFICATION BEFORE COMMENCING WORK. THE RESPONSIBILITY TO THE PROJECT MANAGER/DESIGNER, SHALL REST WITH THE CONTRACTOR OR ANY OTHER PERSON APPROVING SUCH A CHANGE.

ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY UNLESS SPECIFIED FOR A LONGER PERIOD OF TIME ON SPECIFIED ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING HIS OWN DEFECTIVE WORK AS WELL AS PAY ALL COSTS INCIDENTAL THERETO INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS OR EQUIPMENT.

ALL WARRANTIES OR GUARANTEES AS TO MATERIALS OR WORKMANSHIP ON OR WITH RESPECT TO THE OWNER'S WORK SHALL BE CONTAINED IN THE CONTRACT OR SUBCONTRACT WHICH SHALL BE SO WRITTEN THAT SUCH GUARANTEE OR WARRANTIES SHALL INSURE TO THE BENEFIT OF OWNER.

INSURANCE: PRIOR TO THE COMMENCEMENT OF WORK THE GENERAL CONTRACTOR SHALL DELIVER TO THE OWNER CERTIFICATES OF INSURANCE FOR BOTH COMPREHENSIVE GENERAL LIABILITY AND WORKMAN'S COMPENSATION INCLUDING THE TOTAL AMOUNT OF COVERAGE AND CONDITIONS STIPULATED AND AGREED BY BOTH PARTIES.

THE OWNER SHALL BE RESPONSIBLE FOR PAYING FOR THE BUILDING PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED OR NECESSARY FOR THE COMPLETION OF THE WORK FROM THE RESPECTIVE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE GOVERNING AGENCIES AS REQUIRED FOR SITE INSPECTIONS.

ALL TRADES SHALL REFER TO THE ARCHITECTURAL DRAWINGS REGARDING LOCATIONS OF WORK TO BE INSTALLED.

UNLESS OTHERWISE NOTED, PROVIDE ALL MISCELLANEOUS FASTENERS, HARDWARE AND ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION. EVEN THOUGH SUCH ITEMS MAY NOT HAVE BEEN SPECIFICALLY MENTIONED IN THE DRAWINGS AND SPECIFICATIONS, NOTIFY THE ARCHITECT OF ANY REVISIONS OR ADDITIONAL INFORMATION OBTAINED FROM THE MANUFACTURER OF SPECIFIED MATERIALS OR EQUIPMENT WHICH MAY AFFECT THE CONTRACT TIME, COST OR QUALITY OF WORK.

GENERAL CONDITIONS
THE GENERAL CONTRACTOR, ALL SUB-CONTRACTORS AND ALL MAJOR SUPPLIERS SHALL SUBMIT TO THE OWNER WITHIN 30 DAYS AFTER COMPLETION ALL "RELEASE OF LIENS" FOR ALL WORK PERFORMED PRIOR TO FINAL PAYMENT.

PARTIAL LIEN WAIVERS TO BE SUBMITTED WITH MONTHLY SHOP DRAWINGS.

ALL MANUFACTURERS AND/OR SUPPLIERS SHALL SUBMIT SHOP DRAWINGS AND/OR MATERIAL SAMPLES TO THE DESIGNER/OWNER FOR APPROVAL PRIOR TO FABRICATION.

ALL OF THE GENERAL CONTRACTOR'S EQUIPMENT, SCAFFOLDING HOISTS, ETC., SHALL BE AVAILABLE TO THE OWNER/DESIGNER AND THEIR STAFF FOR INSPECTION OF ANY AND ALL WORK DURING NORMAL WORKING HOURS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DELIVERY POINTS, HOISTS LOCATIONS, ACCESS TO AND FROM THE SITE OF THE BUILDING AND UTILITY SERVICES. BID TO INCLUDE ALL NECESSARY AND REQUIRED PERMITS, LICENSES, FEES, BONDS AND INSURANCE - EVIDENCE OF WHICH MUST BE SUBMITTED TO OWNER/DESIGNER PRIOR TO ANY CONSTRUCTION.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTORS WORKING AT JOB SITE AND FOR ALL COORDINATION OF WORK.

THE MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTOR SHALL FULLY COORDINATE ALL EQUIPMENT WITH THE OTHER TRADES. THESE CONTRACTORS SHALL BE RESPONSIBLE FOR FINAL HOOK-UP OF ALL EQUIPMENT NOT FURNISHED BY THEM BUT REQUIRING THE SAME FOR FINAL COMPLETION.

GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SECURITY OF ALL MATERIALS AT JOB SITE UNTIL FINAL ACCEPTANCE OF WORK BY OWNER.

ANY SUBCONTRACTOR CUTTING INTO WORK ALREADY COMPLETED, CUTTING CHASES AND TRENCHES FOR THE INTRODUCTION OF HIS WORK AND EQUIPMENT IN THE BUILDING SHALL DO OR PAY FOR ALL BACK FILLING, REPAIRATION OF WALLS, FLOOR, ETC., DAMAGE BY SUCH A COMPANY. ALL REPAIRS SHALL MATCH EXISTING SURFACES.

CONSTRUCTION SPECIFICATIONS
NO SUBSTITUTIONS ARE ALLOWED FOR MATERIALS WHERE SPECIFIC MANUFACTURERS ARE INDICATED, UNLESS APPROVED BY THE OWNER/ARCHITECT. REQUESTS FOR SUBSTITUTIONS SHALL BE MADE IN WRITING PRIOR TO ORDERING MATERIALS OR COMMENCING WORK. SUCH REQUESTS SHALL INCLUDE THE DATE, SCOPE OF WORK, ANY ADDITIONAL COSTS TO THE OWNER, AND ANY ANTICIPATED DELAYS CAUSED BY SUCH CHANGES.

NO EXTRA WORK OR CHANGE SHALL BE MADE UNLESS A WRITTEN CHANGE ORDER IS SUBMITTED AND SIGNED BY THE OWNER AND ARCHITECT. THE ORDER SHALL STATE THAT THE OWNER HAS AUTHORIZED THE EXTRA WORK OR CHANGE, AND NO CLAIM FOR AN ADDITIONAL SUM SHALL BE VALID UNLESS SO OFFERED AS DESCRIBED ABOVE.

ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.

WOOD SPECIFICATIONS TO CONFORM TO OUTLINE SPECIFICATIONS, STRUCTURAL PLANS, NOTES, AND GENERAL CONDITIONS.

CAULKING AND SEALANTS: INSTALLED SHALL BE GUARANTEED WATERTIGHT. EXTERIOR METAL WORK, INCLUDING WINDOWS AND DOOR FRAMES AND ALL JUNCTIONS BETWEEN MASONRY, CONCRETE AND METAL SHALL BE SEALED WITH NEOPRENE OR POLYURETHANE FILLER AND APPROVED SEALANT COMPOUNDS.

PROVIDE GALVANIC INSULATION BETWEEN ALL DISSIMILAR METALS.

PROVIDE WATERPROOFING MEMBRANE OVER PROTECTIVE BOARD AT ALL WALLS EXPOSED TO EARTH.

ALL PIPING AND CONDUIT UNDER SLAB SHALL BE A MINIMUM OF 2"-0" CLEAR OF UNDERSIDE OF FOOTING.

ALL FINAL SURFACE GRADING SHALL BE COMPLETED TO FACILITATE POSITIVE DRAINAGE AWAY FROM THE BUILDING UNLESS NOTED OTHERWISE.

PROVIDE AND INSTALL INSULATION AT EXTERIOR WALLS, ROOF, FLOOR LOCATIONS AS SHOWN, SPECIFIED AND IN ACCORDANCE WITH THE WASHINGTON STATE ENERGY CODE.

WATER PIPES TO BE INSULATED IN ALL UNHEATED AREAS.

INSULATE ALL ROUGH-IN PLUMBING IN WALLS, FLOORS, AND CEILINGS FOR SOUND TRANSMISSION.

PROJECT DATA

EXISTING LOT AREA SUMMARY		
GROSS LOT AREA	25,530 SF	
ACCESS EASEMENTS	N/A	
NET LOT AREA	25,530 SF	
LOT SLOPE	(253.3-180.6) / 269.3' = 27.0%	
TREE REMOVAL		
NO TREE REMOVAL PROPOSED. SEE SITE PLANS FOR (E) TREE LOCATIONS.		
TREE RETENTION NOT REQUIRED FOR ADDITION RESULTING IN LESS THAN 500 SF GFA ON LOT EQUAL TO OR GREATER THAN 6,000 SF. MICC 19.10.060.A.1.a		
EXISTING LOT COVERAGE (SEE A103)		
(E) RESIDENCE AND OVERHANGS	3,630 SF	
(E) DRIVING SURFACES	896 SF	
(E) TOTAL LOT COVERAGE	4,526 SF = 17.7% OF LOT AREA	
PROPOSED LOT COVERAGE (SEE A103)		
(E) RESIDENCE AND OVERHANGS	3,630 SF	
(N) DECK CANOPY	115 SF	
REPLACED DRIVING SURFACES	896 SF	
(E) TOTAL LOT COVERAGE	4,641 SF = 18.2% OF LOT AREA	
MAXIMUM ALLOWED PER MICC 19.02.020.F	35% OF NET LOT AREA	
25,530SF * 0.35 = 8,936SF		
EXISTING HARDSCAPE (SEE A103)		
(E) TOTAL HARDSCAPE	2,358 SF = 9.2% OF LOT AREA	
PROPOSED HARDSCAPE (SEE A103)		
(E) HARDSCAPE REMOVED (CONVERTED TO LOT COVERAGE)	-93 SF	
(E) HARDSCAPE TO REMAIN	2,265 SF	
(N) ADDED HARDSCAPE	13 SF	
(E) TOTAL LOT COVERAGE	2,278 SF = 8.9% OF LOT AREA	
MAXIMUM ALLOWED PER MICC 19.02.020.F.3.b	9% OF NET LOT AREA	
25,530SF * 0.09 = 2,298SF		
EXISTING BUILDING AREA SUMMARY (GFA)		
(E) MAIN LEVEL (INCLUDING GARAGE)	2,830 SF	
(E) UPPER LEVEL	2,394 SF	
(E) 150% MODIFIER	(1.5 x 2358) = 353 SF	
TOTAL EXISTING BUILDING AREA (GSF)	5,577 SF	
EXISTING FLOOR AREA RATIO:	5,577 / 25,530 = 21.8% OF LOT AREA	
PROPOSED BUILDING AREA SUMMARY (GFA)		
PROPOSED MAIN LEVEL	2,824 SF	
PROPOSED UPPER LEVEL	2,410 SF	
(E) 150% MODIFIER	(1.5 x 2358) = 353 SF	
TOTAL PROPOSED BUILDING AREA (GSF)	5,587 SF	
PROPOSED FLOOR AREA RATIO:	5,587 / 25,530 = 21.9% OF LOT AREA	
40% ALLOWABLE GROSS FLOOR AREA PER MICC 19.02.020.D:	25,530 SF x 0.40 = 10,212 SF MAXIMUM	
SETBACKS - SEE A101		
SIDE YARD	17% OF 10'-10" = 17'-4" TOTAL	
MINIMUM SIDE YARD SHALL BE 33% OF TOTAL	33% OF 17'-4" = 5'-9" MINIMUM	
FRONT YARD	20'	
REAR YARD	PER PLAT	
OCCUPANCY SUMMARY		
EXISTING TYPE	R-3	
OCCUPANT LOAD	SINGLE FAMILY	
FIRE DEPARTMENT NOTES		
A NFPA 72 - CHAPTER 29 MONITORED FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED AND WILL BE COORDINATED BY THE CONTRACTOR		
PROJECT TO HAVE 5/8" TYPE X GYPSUM WALL BOARD AT GARAGE WALLS AND CEILING		
PROJECT TO HAVE SELF CLOSING, RATED FIRE DOOR FROM GARAGE TO RESIDENCE. GC TO VERIFY (E) TO REMAIN PROJECT TO USE SOLID CORE DOORS THROUGHOUT		
PARKING		
PER MICC 19.02.020.G. SINGLE FAMILY RESIDENCE GREATER THAN 3,000 SF SHALL PROVIDE (3) PARKING SPACES.		
(3) SPACES PROVIDED IN (E) GARAGE		
STORMWATER NOTES		
NO STORM WATER REVIEW REQUIRED PER MICC 15.09.050		
PROPOSED ALTERATIONS RESULT IN 25SF OF NEW HARD SURFACES AND 1,270SF OF REPLACED HARD SURFACES. NET INCREASE <500SF AND NEW + REPLACED SF <2,000 SF		
CRITICAL AREAS		
SITE MAPPED WITH POTENTIAL SLIDE, SEISMIC, EROSION, AND STEEP SLOPE PER MI GIS PORTAL		
115SF NEW LOT COVERAGE (DECK CANOPY) PROPOSED, NO CHANGE TO EXISTING BUILDING FOOTPRINT		
CRITICAL AREA REVIEW 1 REQUIRED. NO SEPARATE LAND USE REVIEW REQUIRED PER 19.07.090.A.2.a		
PER EMAIL COORDINATION WITH TONY NEWTON, PROPOSED SCOPE WILL BE REVIEWED AS A RECONSTRUCTION PER 19.07.130.A.3. NO CRITICAL AREA STUDY REQUIRED.		
SEE A102 FOR STRUCTURAL ALTERATION CALCULATIONS REQUIRED PER MICC 19.01.050.D.1.b.i		

PROJECT DIRECTORY

OWNER	JAMES AND JOCELYN BARBER 8174 W MERCER WAY MERCER ISLAND, WA 98040
ARCHITECT	COLIN BRANDT BRANDT DESIGN GROUP 66 BELL ST., UNIT 1 SEATTLE, WA 98121 206.239.0850 colin@brandtdesigninc.com
OWNER'S AGENT/CONTACT	RICKY LYMAN BRANDT DESIGN GROUP 66 BELL ST., UNIT 1 SEATTLE, WA 98121 206.239.0850 extension 16 ricky@brandtdesigninc.com
GENERAL CONTRACTOR	M2 SIGNATURE HOMES LLC 311 PEBBLE BEACH DR CLE ELLUM, WA 98922 425.327.3778 M2signaturehomes@gmail.com
STRUCTURAL ENGINEER	JIM HARRIOTT HARRIOTT VALENTINE ENGINEERS 1932 FIRST AVENUE, SUITE 720 SEATTLE, WA 98101 206.624.4760 jpharr10@harrriottvalentine.com

SHEET INDEX - PERMIT DRAWINGS

SHEET NUMBER	SHEET NAME
GENERAL	
G000	COVERSHEET
SURVEY	
S-1	TOPOGRAPHIC SURVEY
S-2	TOPOGRAPHIC SURVEY
ARCHITECTURAL DEMOLITION	
AD102	ENLARGED DEMOLITION SITE PLAN
AD103	ENLARGED DEMOLITION LOT COVERAGE
AD212	MAIN FLOOR DEMOLITION PLAN
AD213	UPPER FLOOR DEMOLITION PLAN
AD214	ROOF DEMOLITION PLAN
ARCHITECTURAL	
A101	SITE PLAN
A102	ENLARGED SITE PLAN
A103	ENLARGED PROPOSED LOT COVERAGE
A212	MAIN FLOOR PLAN
A213	UPPER FLOOR PLAN
A214	ROOF PLAN
A301	EXTERIOR ELEVATIONS (N & W)
A302a	EXTERIOR ELEVATIONS (S & E) - OPTION 1
A302b	EXTERIOR ELEVATIONS (S & E) - OPTION 2
A401	BUILDING SECTIONS
A411	WALL SECTIONS
A611	DOOR SCHEDULES, LEGENDS, & NOTES
A612	WINDOW SCHEDULES, LEGENDS, & NOTES
A701	ASSEMBLY DETAILS
STRUCTURAL	
S1.0	GENERAL STRUCTURAL NOTES
S2.0	MAIN FLOOR FRAMING PLAN
S2.1	UPPER FLOOR FRAMING PLAN
S2.2	ROOF FRAMING PLAN
S3.0	STRUCTURAL DETAILS
S4.0	STRUCTURAL DETAILS

REVISION INDEX

REVISION	DESCRIPTION	DATE

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISH FLOOR
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
ALT	ALTERNATE
ARCH	ARCHITECT, ARCHITECTURAL
BLW	BELOW
BSMT	BASEMENT
BTW	BETWEEN
BLD	BUILDING
CAB	CABINET
CALC	CALCULATION
CLG	CEILING
CL	CENTERLINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CALC	CALCULATION
CONT	CONSTRUCTION
CONTR	CONTINUOUS CONTRACTOR
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DW	DISHWASHER
DBL	DOUBLE
EA	EACH
ELEC	ELECTRIC, ELECTRICIAN
ELEV	ELEVATION
ENGR	ENGINEER
EQURV	EQUIVALENT
EXIST OR (E)	EXISTING
EXT	EXTERIOR
FF	FINISH FLOOR
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
HDR	HEADER
HT	HEIGHT
HORIZ	HORIZONTAL
INSUL	INSULATION
INT	INTERIOR
LOC	LOCATE, LOCATION
MAX	MAXIMUM
MFR	MANUFACTURER
MECH	MECHANICAL
MTL	METAL
MIN	MINIMUM
NTS	NOT TO SCALE
O.C.	ON CENTER
PLY	PLYWOOD
PRELIM	PRELIMINARY
PT	PRESSURE-TREATED
PL	PROPERTY LINE
REFR	REFRIGERATOR
REINF	REINFORCE, REINFORCING
REQD	REQUIRED
SCHED	SCHEDULE
SW	SHEARWALL
SIM	SIMILAR
SF	SQUARE FOOT
SPECS	SPECIFICATIONS
SSTL	STAINLESS STEEL
STL	STEEL
STRUCT	STRUCTURE, STRUCTURAL
TEMP	TEMPORARY
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERF	VERIFY IN FIELD
VERT	VERTICAL
WP	WATERPROOF, WEATHERPROOF
WNDW	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD

GRAPHIC KEY

(NOT TO SCALE)

	GLASS		BATT INSULATION
	CONCRETE		RIGID INSULATION
	STEEL		PLYWOOD
	EARTH		FINISH WOOD
	GRAVEL		STUCCO
	WATER		SPRAY FOAM INSULATION
	BRICK		GYPSUM WALLBOARD
	ALUMINUM		

SYMBOLS KEY

GRID LINES		
ROOM REFERENCE		ROOM NAME ROOM NUMBER
DOOR REFERENCE		DOOR NUMBER
WINDOW REFERENCE		ROOM NUMBER WINDOW NUMBER
EXTERIOR ELEVATIONS		DRAWING NUMBER SHEET NUMBER
BUILDING SECTION		DRAWING NUMBER SHEET NUMBER
WALL SECTION		DRAWING NUMBER SHEET NUMBER
SECTION DETAIL		DRAWING NUMBER SHEET NUMBER
AREA DETAIL		DRAWING NUMBER SHEET NUMBER
INTERIOR ELEVATION		DRAWING NUMBER SHEET NUMBER
ELEVATION DATUM		LOCATION ELEVATION
FINISH MATERIAL		FINISH TYPE: SEE FINISH SCHEDULE FINISH NUMBER
REVISION BUG		NOTE: ONLY MOST RECENT REVISION SHOWN CLOUDED. FOR PREVIOUS REVISIONS DELTAS REMAIN. DATE OF REVISIONS INDICATED AT RIGHT MARGINS.
ASSEMBLY TYPE		R: ROOF TYPE W: WALL TYPE F: FLOOR TYPE SEE ASSEMBLIES FOR MORE INFO
EXHAUST FAN		
SMOKE DETECTOR		
SMOKE/CARBON MONOXIDE DETECTOR		
CENTERLINE		

Brandt

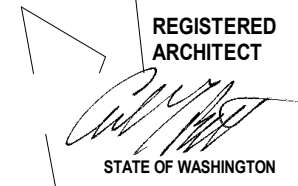
Design Group

66 Bell Street
Unit 1
Seattle, WA
98121

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brandtdesigninc.com

8843



BARBER RESIDENCE

8174 W Mercer Way
Mercer Island, WA 98040

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PERMIT SET

DATE: 08.29.2025

SHEET SIZE: D (24X36)

REVISIONS

NO DESCRIPTION DATE

DRAWN BY: AJS

CHECKED BY: RL

COVERSHEET

SCALE: As indicated

G00

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20150727001942)

LOT 4, LAKERIDGE HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 122 OF PLATS, PAGES 41 THROUGH 48, INCLUSIVE, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

A LINE COMPUTED PER REFERENCE NO. 1 BETWEEN FOUND MONUMENTS BEARS N 31°15'05" W, AS SHOWN HEREON.

REFERENCES

R1. LAKERIDGE HEIGHTS, VOL. 122 OF PLATS, PG. 41, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER CITY OF MERCER ISLAND BENCHMARK NO. 4345
DESCRIPTION: 3"X3" CONC W/ TACK IN 1"X1" LEAD
LOCATION: 81ST AVE SE, OPP HSE #8174
ELEVATION: 249.345'

SITE TEMP. BENCHMARK
DESCRIPTION: PK NAIL W/ WASHER
LOCATION: SET IN ASPHALT ON N. SIDE OF 81ST AVE SE
ELEVATION: 249.75'

SURVEYOR'S NOTES

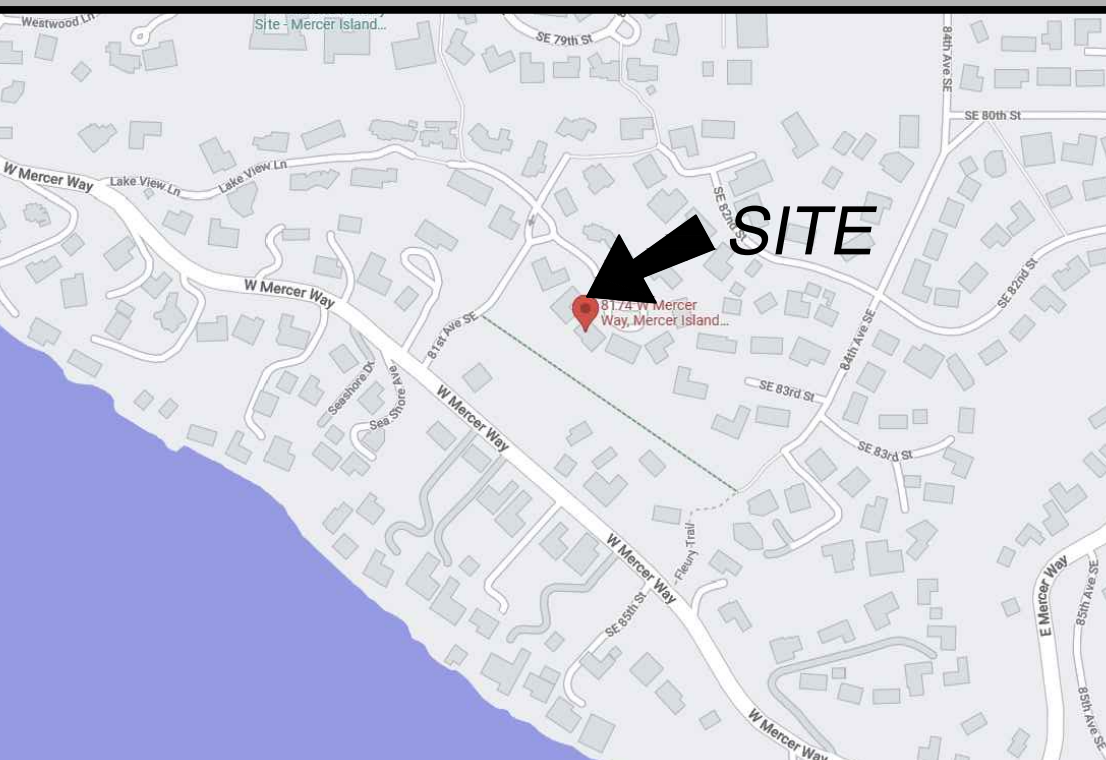
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN NOVEMBER OF 2022. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY 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. 414167-0040
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 25,530 ±S.F. (0.59 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-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

AIR CONDITION UNIT	MONUMENT (IN CASE, FOUND)
AREA DRAIN	POWER METER
ASPHALT SURFACE	REBAR & CAP (SET)
BENCHMARK	REBAR / IRON PIPE (FOUND)
BUILDING	RETAINING WALL
CENTERLINE ROW	ROCKERY
CLEANOUT	SEWER LINE
COLUMN	SEWER MANHOLE
CONCRETE SURFACE	STORM DRAIN LINE
DECK	TREE (AS NOTED)
FENCE LINE (WOOD)	WATER LINE
FLAGSTONE SURFACE	WATER METER
GAS METER	WATER VALVE
GRAVEL SURFACE	DRAINAGE EASEMENT PER PLAT
HEDGE FOLIAGE LINE	PEDESTRIAN EASEMENT PER PLAT
INLET (TYPE 1)	

VICINITY MAP

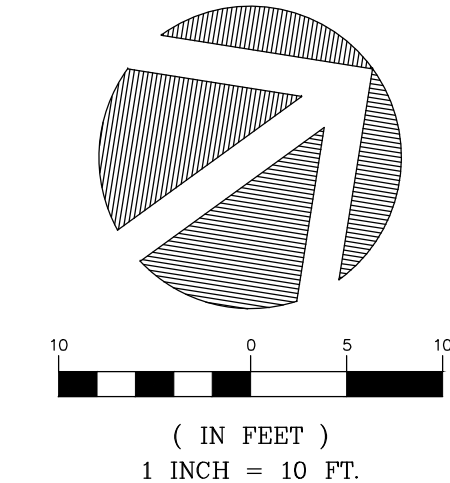
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INDEXING INFORMATION

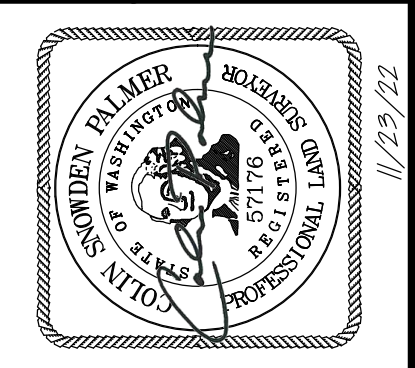
NE 1/4	NE 1/4
SECTION: 36	
TOWNSHIP: 24N	
RANGE: 04E, W.M.	
COUNTY: KING	

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.



We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 4141670040
BARBER RESIDENCE
8174 W MERCER WAY
MERCER ISLAND, WA 98004

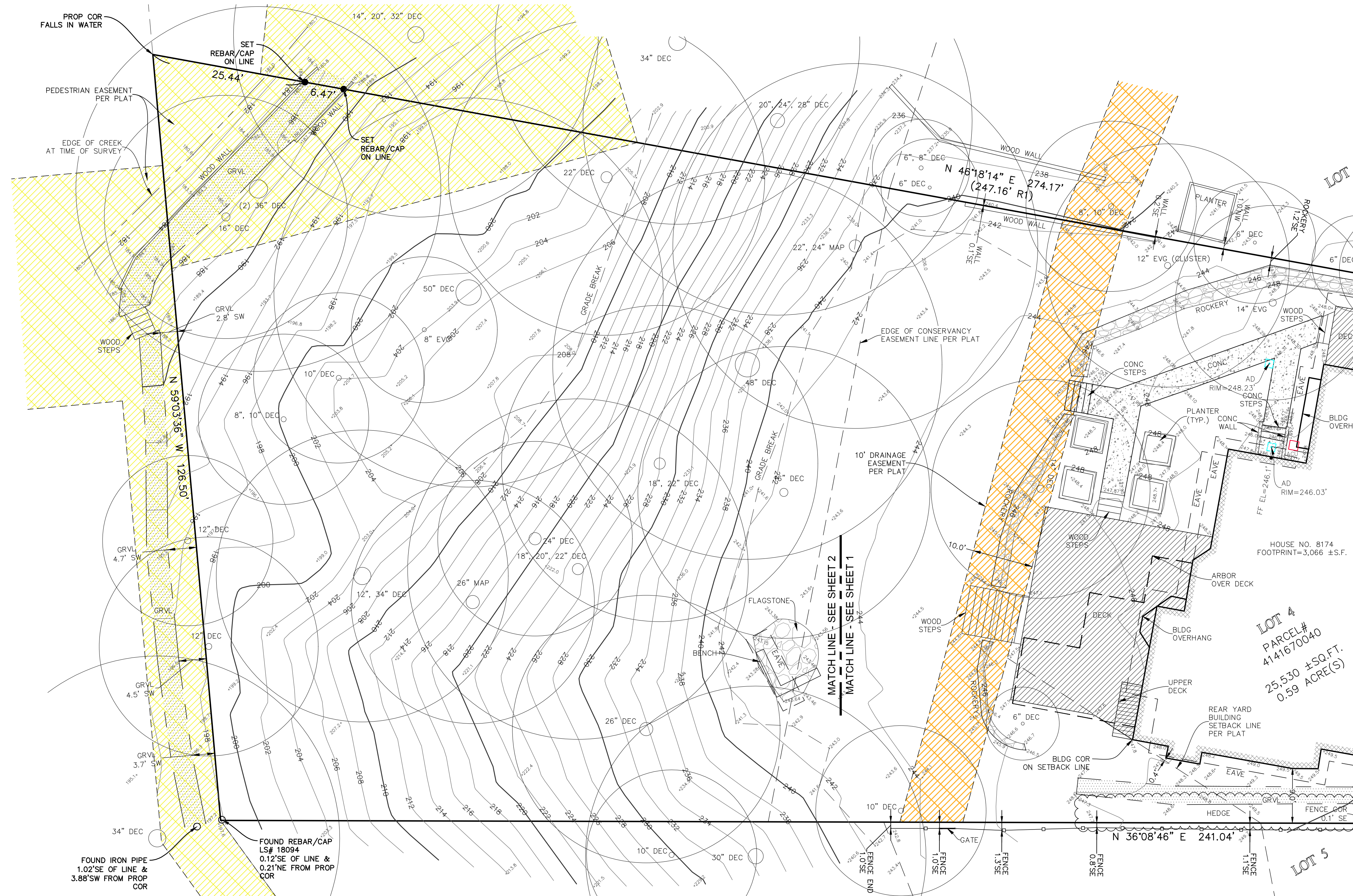
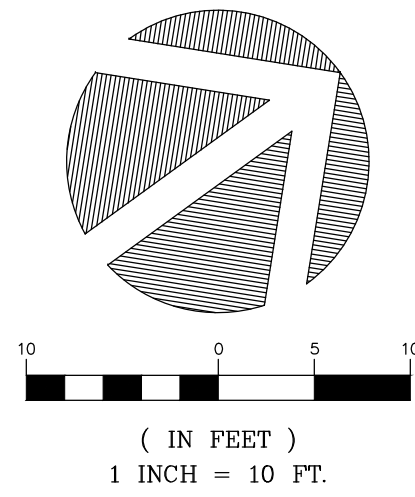


TERRANE

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

JOB NUMBER:	222053
DATE:	11/23/22
DRAFTED BY:	IDV / RPM
CHECKED BY:	CSP/TLR
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	1 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY



STEEP SLOPE/BUFFER DISCLAIMER:

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

INDEXING INFORMATION	
	NE 1/4 NE 1/4 SECTION: 36 TOWNSHIP: 24N RANGE: 04E, W.M. COUNTY: KING

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 4141670040

BARBER RESIDENCE

8174 W MERCER WAY
MERCER ISLAND, WA 98040



TERRANE

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

JOB NUMBER: 222053
DATE: 11/23/22
DRAFTED BY: IDV / RPM
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SCALE: 1" = 10'

REVISION HISTORY

NO.	DATE	DESCRIPTION

SHEET NUMBER

2 OF 2

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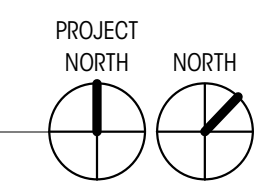
NOTES

1. ALL DIMENSIONS AT WALLS TO FACE OF FRAMING, OR FACE OF CONCRETE, U.N.O.

LEGEND

	ELEVATION DATUM		(E) HOUSE FOOTPRINT
	PROPERTY LINE		(E) GREENERY
	SETBACK LINE		(E) PATIO / WALKWAYS / CONCRETE DRIVE / PAVING
	ROOF OVERHANG		(E) HOUSE FOOTPRINT TO BE DEMOLISHED
	TREE PROTECTION FENCE		(E) SITE ELEMENTS TO BE DEMOLISHED
	(E) SITE WALL		(E) DRAINAGE EASEMENT
	CONTOUR MAJOR		(E) PEDESTRIAN EASEMENT
	CONTOUR MINOR		(E) ROCKERY
	SPOT ELEVATION		STEEP SLOPE PER MICC DEFINITION
	AVERAGE BUILDING ELEVATIONS		STEEP SLOPE BUFFER PER MICC 19.07.160.C.2.a
	(E) TREE TO REMAIN		

1 SITE DEMOLITION PLAN
1" = 10'-0"



Brandt

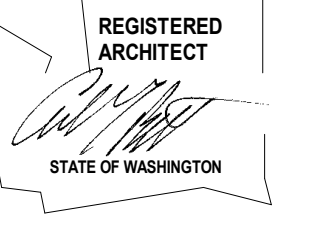
Design Group

66 Bell Street
Unit 1
Seattle, WA
98121

206.239.0850

brandtdesigninc.com

8843



BARBER RESIDENCE

8174 W Mercer Way
Mercer Island, WA 98040

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PERMIT SET

DATE: 08.29.2025

SHEET SIZE: D (24X36)

REVISIONS

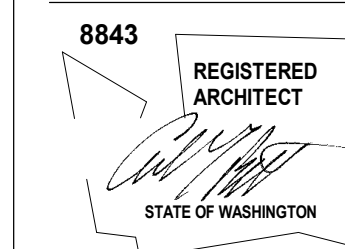
NO.	DESCRIPTION	DATE
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DRAWN BY: AJS
CHECKED BY: RL

ENLARGED
DEMOLITION SITE
PLAN

SCALE: 1" = 10'-0"

AD102



BARBER RESIDENCE

8174 W Mercer Way
Mercer Island, WA 98040

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PERMIT SET

DATE: 08.29.2025

SHEET SIZE: D (24X36)

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY: AJ5
CHECKED BY: RL

ENLARGED
DEMOLITION LOT
COVERAGE

SCALE: 1" = 10'-0"

AD103

NOTES

- SEE A101 FOR COMPLETE SITE PLAN
- BUILDING ELEMENTS NOT SPECIFICALLY REFERENCED ARE EXISTING TO REMAIN, TYPICAL.
- ALL DIMENSIONS AT WALLS TO FACE OF FRAMING, OR FACE OF CONCRETE, U.N.O.
- PROPERTY LINES, SETBACKS, CONTOURS, TREES, ETC. ARE SHOWN PER SURVEY FROM TERRANE DATED 11/23/2022

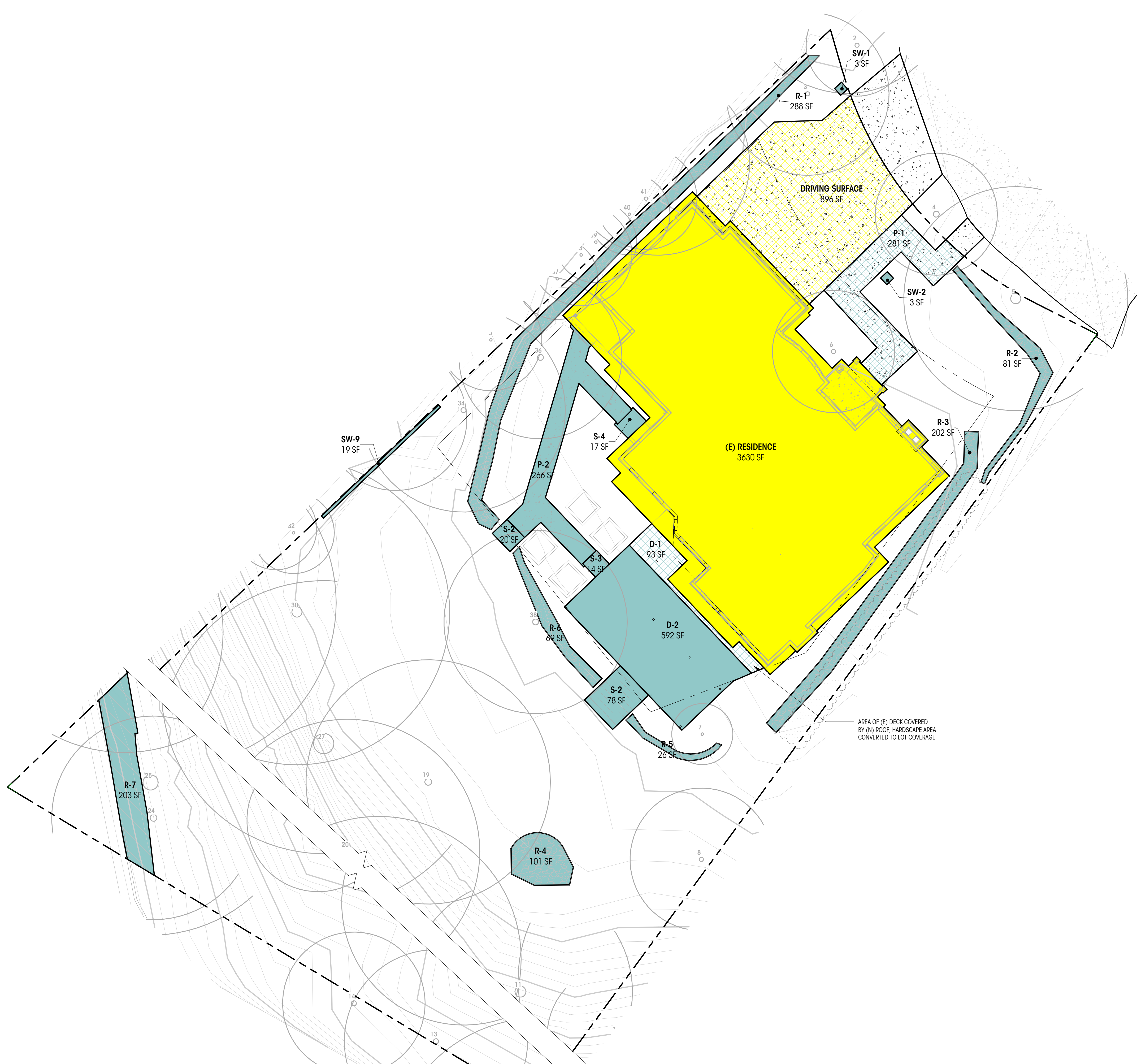
LEGEND

	EL= 148.5' (+0'-0") MAIN LEVEL FIN. FLR.	ELEVATION DATUM		EXISTING LOT COVERAGE AREA
	PROPERTY LINE			EXISTING HARDSCAPE AREA
	SETBACK LINE			DEMOLISHED LOT COVERAGE AREA
	ROOF OVERHANG			DEMOLISHED HARDSCAPE AREA
	CONTOUR MAJOR			
	CONTOUR MINOR			
	(E) TREE TO REMAIN			

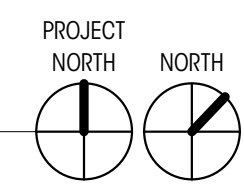
CALCULATIONS

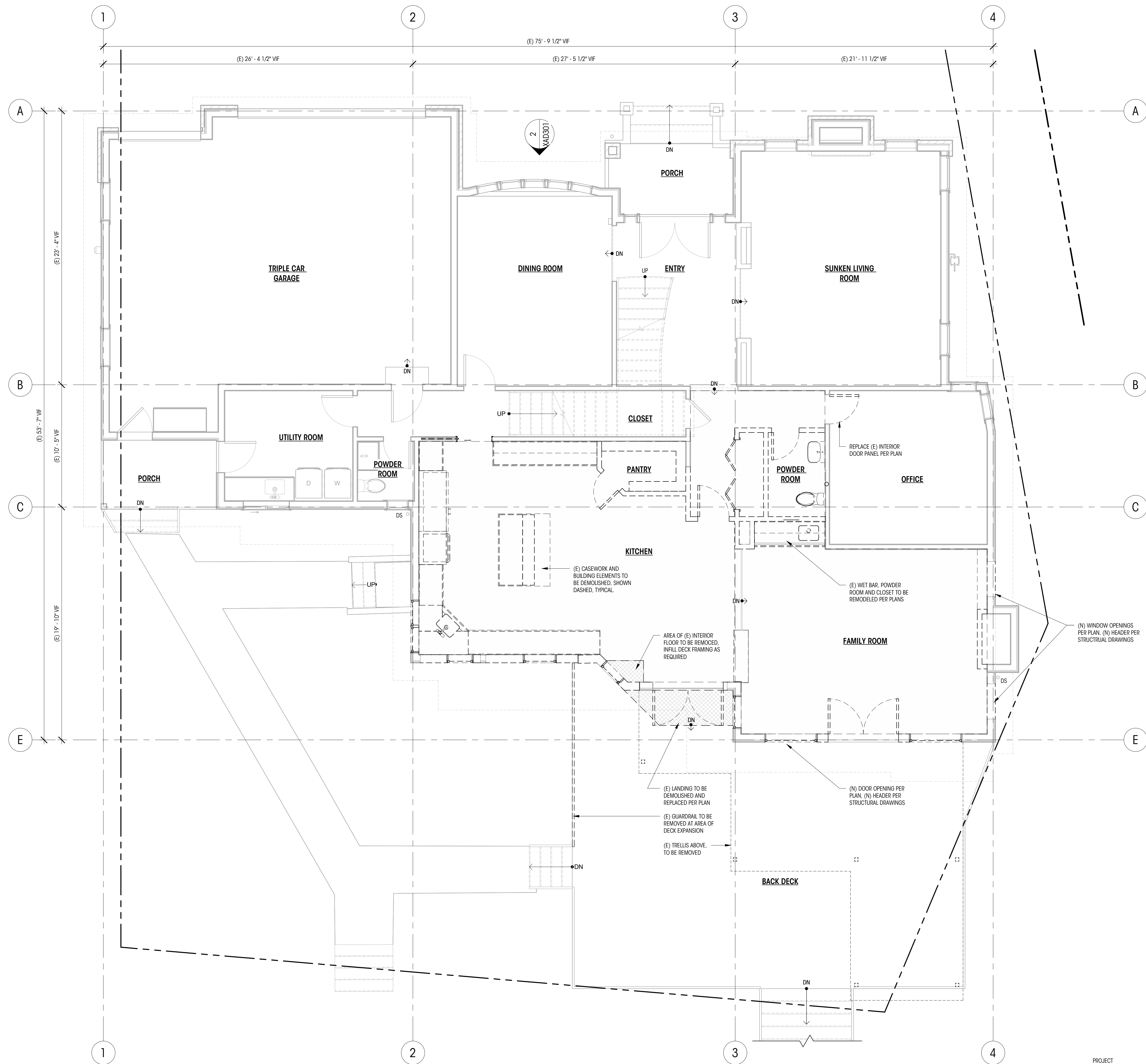
DEMOLISHED HARDSCAPE	
DECKS	
D-1	93 SF
PATIO / WALKWAYS	
P-1	281 SF
	281 SF
DEMOLISHED LOT COVERAGE	
DRIVING SURFACE	896 SF
	896 SF

EXISTING LOT COVERAGE	
(E) RESIDENCE	3630 SF
	3630 SF
EXISTING HARDSCAPE	
DECKS	
D-2	592 SF
	592 SF
PATIO / WALKWAYS	
P-2	266 SF
	266 SF
ROCKERIES	
R-1	288 SF
R-2	81 SF
R-3	202 SF
R-4	101 SF
R-5	26 SF
R-6	69 SF
R-7	203 SF
	971 SF
SITE WALLS	
SW-1	3 SF
SW-2	3 SF
SW-9	19 SF
	26 SF
STAIRS	
S-2	78 SF
S-2	20 SF
S-3	14 SF
S-4	17 SF
	129 SF



1 SITE PLAN - DEMOLITION LOT COVERAGE
1" = 10'-0"



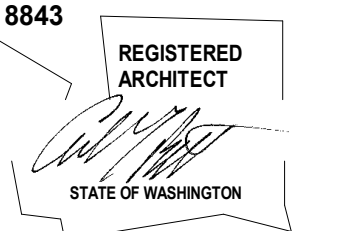


NOTES

- BUILDING ELEMENTS NOT SPECIFICALLY REFERENCED ARE EXISTING TO REMAIN. TYPICAL DEMOLITION PLANS ARE FOR REFERENCE ONLY. GC RESPONSIBLE FOR COORDINATING FULL PROJECT SCOPE AS SHOWN WITHIN THIS DRAWING SET.
- ALL DIMENSIONS AT WALLS TO FACE OF FRAMING, OR FACE OF CONCRETE, U.N.O.
- ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.
- ALL DIMENSIONS ASSOCIATED WITH (E) CONSTRUCTION ARE ASSUMED. CONTRACTOR TO VERIFY ALL DIMS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION
- CONTRACTOR TO ENSURE ADEQUATE STRUCTURAL SUPPORTS ARE IN PLACE WHEN REMOVING EXISTING STRUCTURAL ELEMENTS. QUESTIONS REGARDING THE MEANS AND METHODS OF THOSE SUPPORTS SHOULD BE DIRECTED TOWARD THE STRUCTURAL ENGINEER.

LEGEND

	MAIN FLOOR F.F. 48' - 5" ELEVATION DATUM		PROPERTY LINE
	GRIDLINE		SETBACK LINE
	WALL TO BE REMOVED		FLOOR TO BE REMOVED
	WALL TO REMAIN		ROOF TO BE REMOVED
	FINISH FLOOR TO BE REMOVED		OVERHEAD ELEMENTS TO REMAIN
			OVERHEAD ELEMENTS TO BE REMOVED



BARBER RESIDENCE

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Mercer Island, WA 98040
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PERMIT SET

DATE: 08.29.2025

SHEET SIZE: D (24X36)

REVISIONS

NO.	DESCRIPTION	DATE
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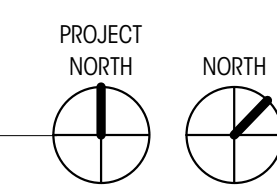
DRAWN BY: AJS
CHECKED BY: RL

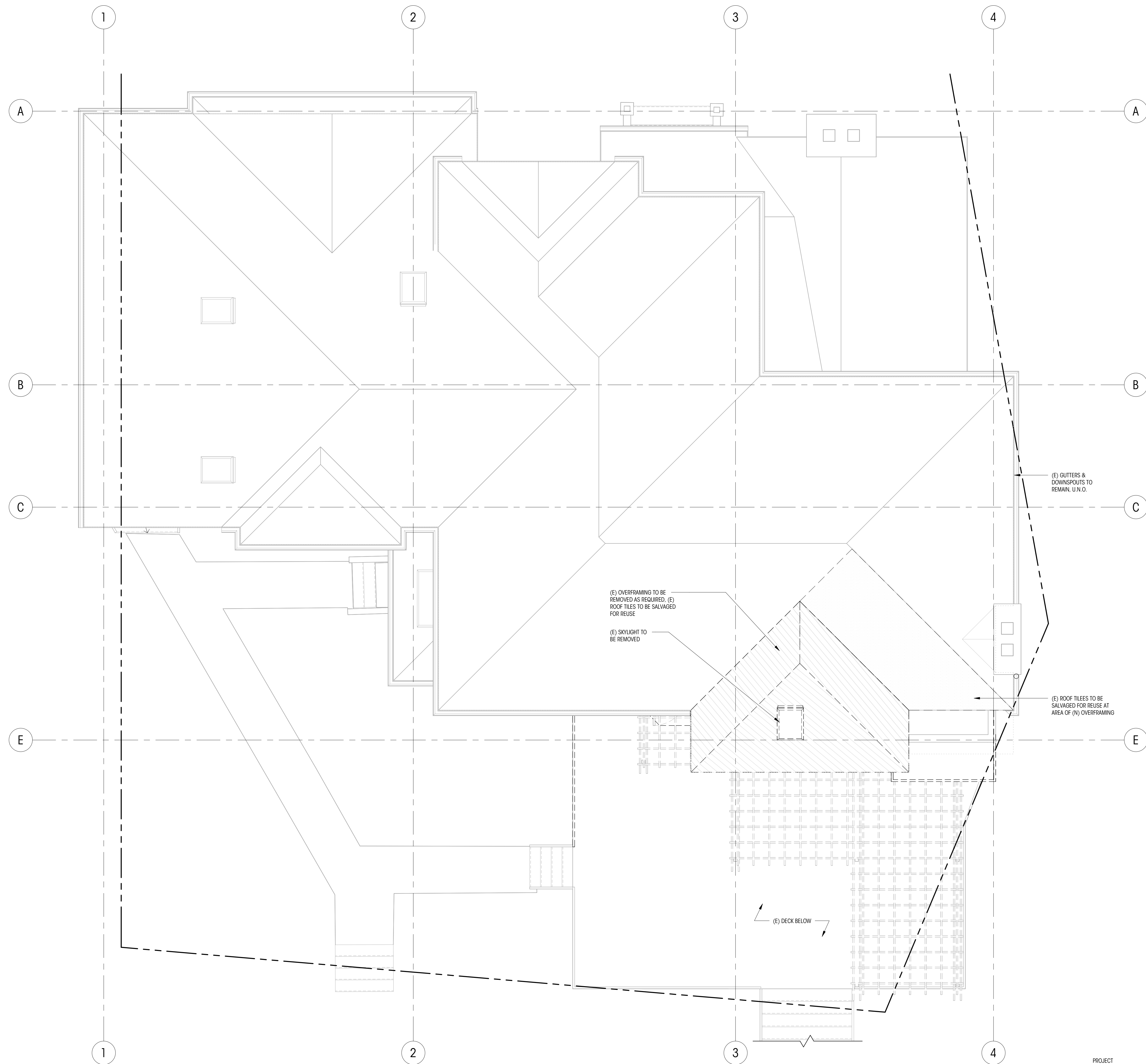
**MAIN FLOOR
DEMOLITION PLAN**

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

AD212

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





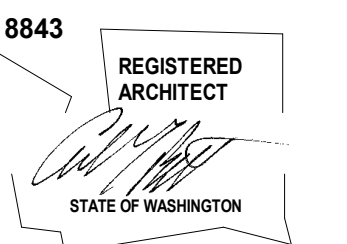
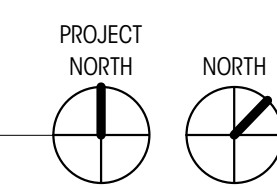
NOTES

1. BUILDING ELEMENTS NOT SPECIFICALLY REFERENCED ARE EXISTING TO REMAIN. TYPICAL. DEMOLITION PLANS ARE FOR REFERENCE ONLY. GC RESPONSIBLE FOR COORDINATING FULL PROJECT SCOPE AS SHOWN WITHIN THIS DRAWING SET
2. ALL DIMENSIONS AT WALLS TO FACE OF FRAMING, OR FACE OF CONCRETE, U.N.O.
3. ALL DIMENSIONS ASSOCIATED WITH (E) CONSTRUCTION ARE ASSUMED. CONTRACTOR TO VERIFY ALL DIMS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION

LEGEND

MAIN FLOOR F.F. 48' - 5" ELEVATION DATUM
 GRIDLINE
 ROOF TO BE REMOVED
 FINISH ROOFING TO BE REMOVED
 EXISTING ROOF TO REMAIN
 EXISTING WALL TO REMAIN

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



BARBER RESIDENCE

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PERMIT SET

DATE: 08.29.2025

SHEET SIZE: D (24X36)

REVISIONS

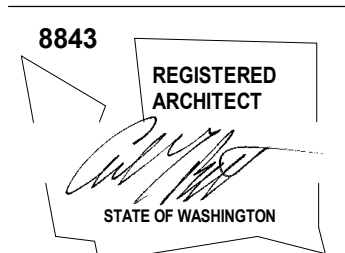
NO.	DESCRIPTION	DATE

DRAWN BY: AJS
CHECKED BY: RL

ROOF DEMOLITION PLAN

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

AD214



NOTES

- ALL DIMENSIONS AT WALLS TO FACE OF FRAMING, OR FACE OF CONCRETE, U.N.O.
- PROPERTY LINES, SETBACKS, CONTOURS, TREES, ETC. ARE SHOWN PER SURVEY FROM TERRANE DATED 11/23/2022

LEGEND

	ELEVATION DATUM		(E) HOUSE FOOTPRINT
	PROPERTY LINE		(E) GREENERY
	SETBACK LINE		(E) PATIO / WALKWAYS / CONCRETE DRIVE / PAVING
	ROOF OVERHANG		(N) PATIO / WALKWAYS / CONCRETE DRIVE / PAVING
	TREE PROTECTION FENCE		(N) DECK
	(E) SITE WALL		(E) DRAINAGE EASEMENT
	(N) SITE WALL		(E) PEDESTRIAN EASEMENT
	CONTOUR MAJOR		(E) ROCKERY
	CONTOUR MINOR		(E) TREE TO REMAIN SEE TREE INVENTORY
	STEEP SLOPE PER MICC DEFINITION		
	STEEP SLOPE BUFFER PER MICC 19.07.160.C.2.a		
	SPOT ELEVATION		
	AVERAGE BUILDING ELEVATIONS		

PROJECT DATA

EXISTING LOT AREA SUMMARY
GROSS LOT AREA 25,530 SF
ACCESS EASEMENTS NA
NET LOT AREA 25,530 SF
LOT SLOPE (253.3-180.6) / 269.3' = 27.0%

TREE REMOVAL
NO TREE REMOVAL PROPOSED. SEE SITE PLANS FOR (E) TREE LOCATIONS.
TREE RETENTION NOT REQUIRED FOR ADDITION RESULTING IN LESS THAN 500 SF GFA ON LOT EQUAL TO OR GREATER THAN 6,000 SF. MICC 19.10.060.A.1.a

EXISTING LOT COVERAGE (SEE AD103)
(E) RESIDENCE AND OVERHANGS 3,430 SF
(E) DRIVING SURFACES 896 SF
(E) TOTAL LOT COVERAGE 4,526 SF = 17.7% OF LOT AREA

PROPOSED LOT COVERAGE (SEE A103)
(E) RESIDENCE AND OVERHANGS 3,430 SF
(N) DECK CANOPY 115 SF
REPLACED DRIVING SURFACES 896 SF
(E) TOTAL LOT COVERAGE 4,641 SF = 18.2% OF LOT AREA

MAXIMUM ALLOWED PER MICC 19.02.020.F 35% OF NET LOT AREA
25,530SF * 0.35 = 8,936SF

EXISTING HARDSCAPE (SEE AD103)
(E) TOTAL HARDSCAPE 2,358 SF = 9.2% OF LOT AREA

PROPOSED HARDSCAPE (SEE A103)
(E) HARDSCAPE REMOVED (CONVERTED TO LOT COVERAGE) -93 SF
(E) HARDSCAPE TO REMAIN 2,265 SF
(N) ADDED HARDSCAPE 13 SF
(E) TOTAL LOT COVERAGE 2,278 SF = 8.9% OF LOT AREA

MAXIMUM ALLOWED PER MICC 19.02.020.F.3.b 9% OF NET LOT AREA
25,530SF * 0.09 = 2,298SF

EXISTING BUILDING AREA SUMMARY (GFA)
(E) MAIN LEVEL (INCLUDING GARAGE) 2,830 SF
(E) UPPER LEVEL 2,394 SF
(E) 150% MODIFIER (1.5 x 235SF) = 353 SF
TOTAL EXISTING BUILDING AREA (GSF) 5,577 SF
EXISTING FLOOR AREA RATIO: 5,577 / 25,530 = 21.8% OF LOT AREA

PROPOSED BUILDING AREA SUMMARY (GFA)
PROPOSED MAIN LEVEL 2,824 SF
PROPOSED UPPER LEVEL 2,410 SF
(E) 150% MODIFIER (1.5 x 235SF) = 353 SF
TOTAL PROPOSED BUILDING AREA (GSF) 5,587 SF
PROPOSED FLOOR AREA RATIO: 5,587 / 25,530 = 21.9% OF LOT AREA
40% ALLOWABLE GROSS FLOOR AREA PER MICC 19.02.020.D: 25,530 SF x 0.40 = 10,212 SF MAXIMUM

SETBACKS - SEE A101
SIDE YARD SUM OF SIDE YARDS SHALL EQUAL 17% OF LOT WIDTH 17% OF 101'-10" = 17'-4" TOTAL
MINIMUM SIDE YARD SHALL BE 33% OF TOTAL 33% OF 17'-4" = 5'-9" MINIMUM
FRONT YARD 20' PER PLAT
REAR YARD 20' PER PLAT

OCCUPANCY SUMMARY
EXISTING TYPE R-3
OCCUPANT LOAD SINGLE FAMILY

FIRE DEPARTMENT NOTES
A NFPA 72 CHAPTER 29 MONITORED FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND Csm STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED AND WILL BE COORDINATED BY THE CONTRACTOR

PROJECT TO HAVE 5/8" TYPE X GYPSUM WALL BOARD AT GARAGE WALLS AND CEILING
PROJECT TO HAVE SELF-CLOSING, RATED FIRE DOOR FROM GARAGE TO RESIDENCE, GC TO VERIFY (E) TO REMAIN
PROJECT TO USE SOLID CORE DOORS THROUGHOUT

PARKING
PER MICC 19.02.020.G, SINGLE FAMILY RESIDENCE GREATER THAN 3,000 SF SHALL PROVIDE (3) PARKING SPACES.
(3) SPACES PROVIDED IN (E) GARAGE

STORMWATER NOTES
NO STORM WATER REVIEW REQUIRED PER MICC 15.09.050

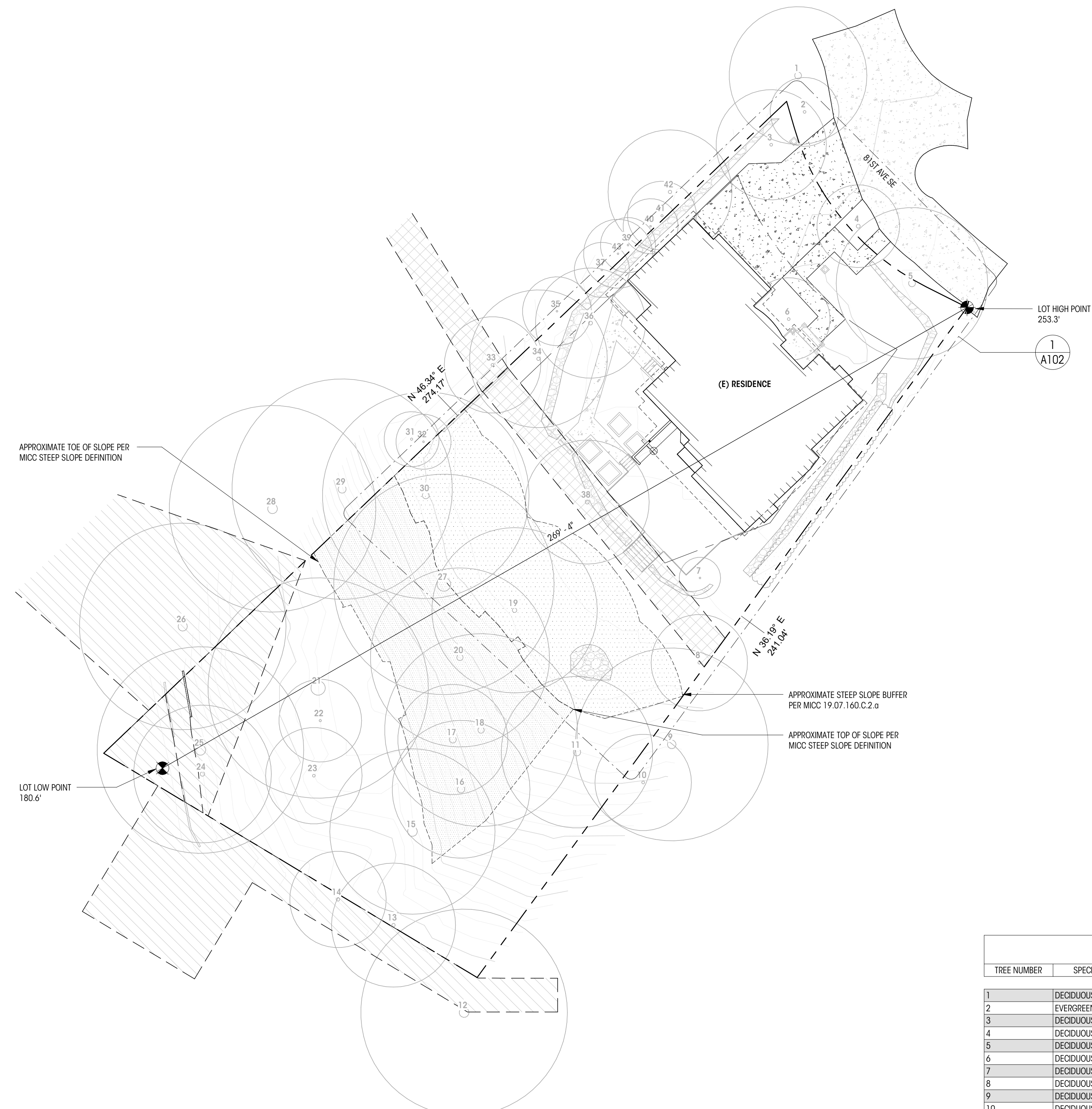
PROPOSED ALTERATIONS RESULT IN 255 SF OF NEW HARD SURFACES AND 1,270 SF OF REPLACED HARD SURFACES.
NET INCREASE <500SF AND NEW + REPLACED SF <2,000 SF

CRITICAL AREAS
SITE MAPPED WITH POTENTIAL SLIDE, SEISMIC, EROSION, AND STEEP SLOPE PER MI GIS PORTAL

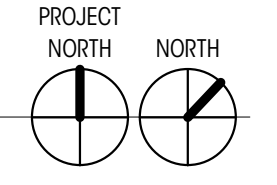
1155 SF NEW LOT COVERAGE (DECK CANOPY) PROPOSED, NO CHANGE TO EXISTING BUILDING FOOTPRINT
CRITICAL AREA REVIEW 1 REQUIRED, NO SEPARATE LAND USE REVIEW REQUIRED PER 19.07.090.A.2.a

PER EMAIL COORDINATION WITH TONY NEWTON, PROPOSED SCOPE WILL BE REVIEWED AS A RECONSTRUCTION PER 19.07.130.A.3, NO CRITICAL AREA STUDY REQUIRED.

SEE A102 FOR STRUCTURAL ALTERATION CALCULATIONS REQUIRED PER MICC 19.01.050.D.1.b.i

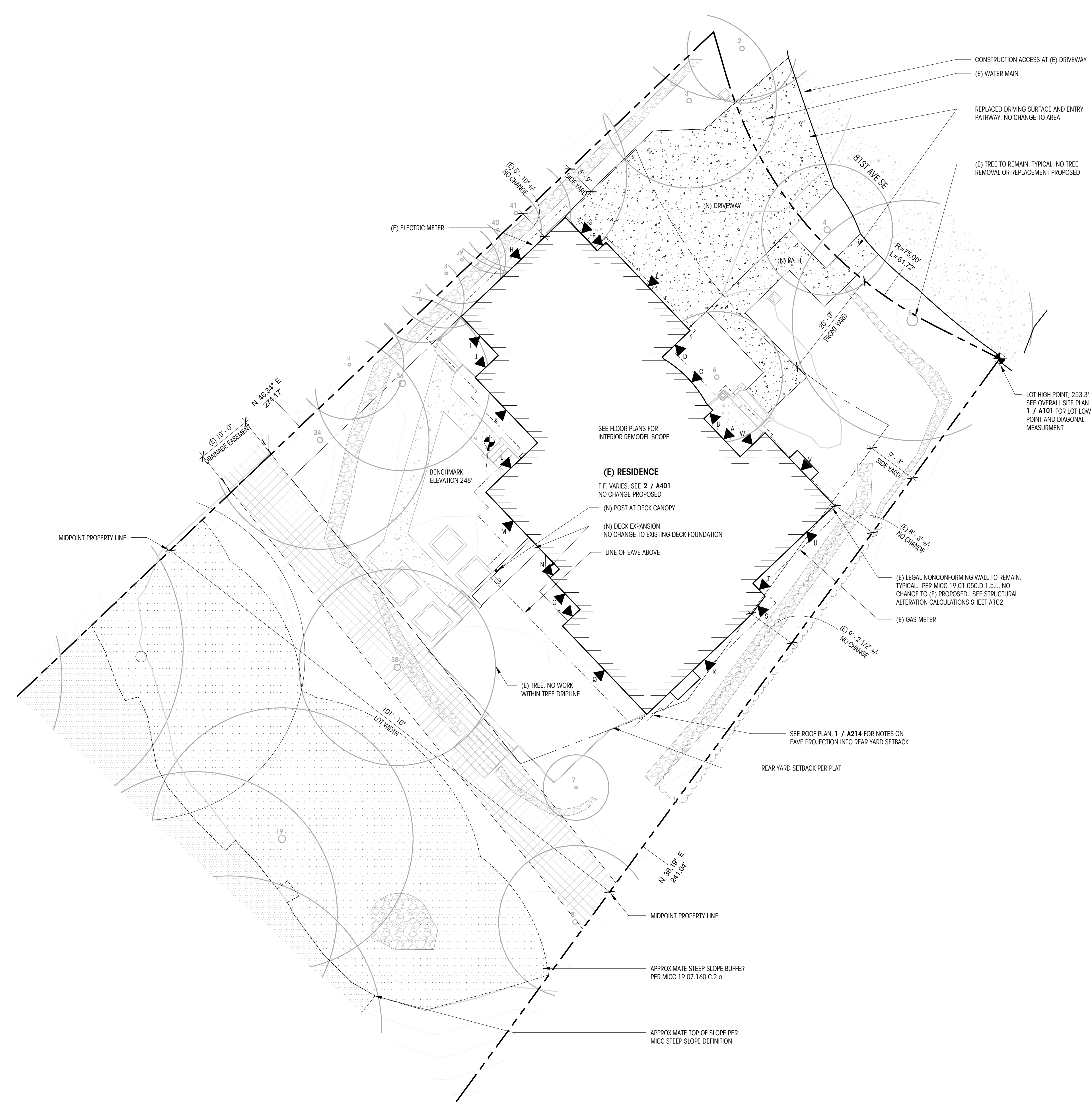
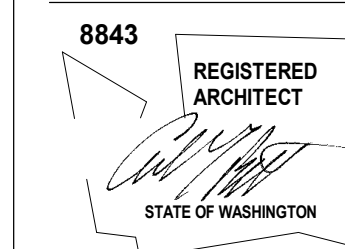


1 OVERALL REFERENCE SITE PLAN - FULL PLAT
1" = 20'-0"



TREE INVENTORY

TREE NUMBER	SPECIES	TRUNK DIAMETER	CANOPY DIAMETER	EXCEPTIONAL	REMAIN	REMOVE	COMMENTS
1	DECIDUOUS	2'-0"	40'-0"	No	Yes	No	RIGHT OF WAY
2	EVERGREEN	10"	20'-0"	No	Yes	No	RIGHT OF WAY
3	DECIDUOUS	10"	32'-0"	No	Yes	No	
4	DECIDUOUS	1'-2"	24'-0"	No	Yes	No	RIGHT OF WAY
5	DECIDUOUS	2'-0"	44'-0"	No	Yes	No	
6	DECIDUOUS	10"	24'-0"	No	Yes	No	
7	DECIDUOUS	6"	12'-0"	No	Yes	No	
8	DECIDUOUS	10"	28'-0"	No	Yes	No	
9	DECIDUOUS	2'-6"	56'-0"	No	Yes	No	OFF SITE
10	DECIDUOUS	10"	28'-0"	No	Yes	No	OFF SITE
11	DECIDUOUS	2'-2"	44'-0"	No	Yes	No	
12	DECIDUOUS	2'-10"	60'-0"	No	Yes	No	OFF SITE
13	DECIDUOUS	1'-0"	36'-0"	No	Yes	No	OFF SITE
14	DECIDUOUS	1'-0"	28'-0"	No	Yes	No	OFF SITE
15	DECIDUOUS	2'-10"	48'-0"	No	Yes	No	
16	DECIDUOUS	2'-2"	40'-0"	No	Yes	No	
17	DECIDUOUS	2'-0"	32'-0"	No	Yes	No	
18	DECIDUOUS	1'-10"	56'-0"	No	Yes	No	
19	DECIDUOUS	1'-4"	48'-0"	No	Yes	No	
20	DECIDUOUS	1'-10"	52'-0"	No	Yes	No	
21	DECIDUOUS	4'-2"	64'-0"	No	Yes	No	
22	DECIDUOUS	8"	24'-0"	No	Yes	No	
23	DECIDUOUS	10"	28'-0"	No	Yes	No	
24	DECIDUOUS	1'-4"	40'-0"	No	Yes	No	
25	DECIDUOUS	3'-0"	60'-0"	No	Yes	No	
26	DECIDUOUS	2'-8"	60'-0"	No	Yes	No	OFF SITE
27	DECIDUOUS	4'-0"	64'-0"	No	Yes	No	
28	DECIDUOUS	2'-10"	60'-0"	No	Yes	No	OFF SITE
29	DECIDUOUS	2'-4"	64'-0"	No	Yes	No	OFF SITE
30	DECIDUOUS	2'-0"	60'-0"	No	Yes	No	
31	DECIDUOUS	8"	16'-0"	No	Yes	No	
32	DECIDUOUS	6"	16'-0"	No	Yes	No	
33	DECIDUOUS	10"	28'-0"	No	Yes	No	OFF SITE
34	EVERGREEN	1'-0"	40'-0"	No	Yes	No	CLUSTER
35	DECIDUOUS	6"	20'-0"	No	Yes	No	OFF SITE
36	DECIDUOUS	1'-2"	32'-0"	No	Yes	No	
37	DECIDUOUS	6"	16'-0"	No	Yes	No	
38	DECIDUOUS	1'-2"	36'-0"	No	Yes	No	
39	EVERGREEN	6"	16'-0"	No	Yes	No	
40	EVERGREEN	6"	16'-0"	No	Yes	No	
41	EVERGREEN	8"	20'-0"	No	Yes	No	
42	DECIDUOUS	1'-0"	36'-0"	No	Yes	No	OFF SITE
43	EVERGREEN	6"	20'-0"	No	Yes	No	



NOTES

1. ALL DIMENSIONS AT WALLS TO FACE OF FRAMING, OR FACE OF CONCRETE, U.N.O.
2. PROPERTY LINES, SETBACKS, CONTOURS, TREES, ETC. ARE SHOWN PER SURVEY FROM TERRANE DATED 11/23/2022

LEGEND

	ELEVATION DATUM		(E) HOUSE FOOTPRINT
	PROPERTY LINE		(E) GREENERY
	SETBACK LINE		(E) PATIO / WALKWAYS / CONCRETE DRIVE / PAVING
	ROOF OVERHANG		(N) PATIO / WALKWAYS / CONCRETE DRIVE / PAVING
	TREE PROTECTION FENCE		(N) DECK
	(E) SITE WALL		(E) DRAINAGE EASEMENT
	(N) SITE WALL		(E) PEDESTRIAN EASEMENT
	CONTOUR MAJOR		(E) ROCKERY
	CONTOUR MINOR		STEEP SLOPE PER MICC DEFINITION
	CONSERVANCY EASEMENT		STEEP SLOPE BUFFER PER MICC 19.07.160.C.2.a
	GRADE BREAK		
	SPOT ELEVATION		
	AVERAGE BUILDING ELEVATIONS		
	(E) TREE TO REMAIN SEE TREE INVENTORY		

AVERAGE BUILDING ELEVATION CALC

WALL SEGMENT	LENGTH	MIDPOINT ELEVATION	PRODUCT
A	10.3	251.5	2590.5
B	2	251.5	503.0
C	13.2	249.5	3293.4
D	7.2	249.6	1797.1
E	21.1	249.9	5272.9
F	2	249.9	499.8
G	9.8	249.9	2449.0
H	26.6	248.8	6618.1
I	9.9	248.1	2456.2
J	6.1	248.2	1514.0
K	16.6	248.2	4120.1
L	13	247.8	3221.4
M	16.6	248.2	4120.1
N	3.4	248.2	843.9
O	8.5	248.1	2108.9
P	4.5	248.0	1116.0
Q	22.4	247.9	5553.0
R	26.8	248.7	6665.2
S	4.2	249.5	1047.9
T	3.3	249.5	823.4
U	20.9	249.8	5220.8
V	18.4	250.0	4600.0
W	6.3	251.5	1584.5

TOTAL MIDPOINT x WALL SEGMENT LENGTH = 68091 TOTAL WALL LENGTH = 273.1'

AVERAGE BUILDING HEIGHT = 68091 / 273.1 = 249.1'
ALLOWABLE BUILDING HEIGHT = 249.1' + 30' = 279.1'

SEE ELEVATIONS A301 AND A302, NO CHANGE TO (E) RIDGE HEIGHT, (N) DORMER TO COMPLY WITH ALLOWABLE BUILDING HEIGHT

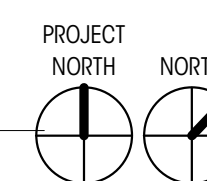
STRUCTURAL ALTERATIONS CALCULATIONS

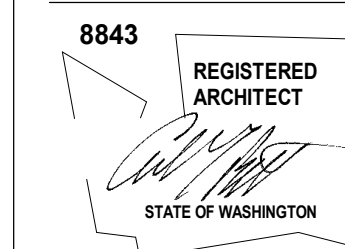
EXISTING SINGLE FAMILY STRUCTURE TO BE ALTERED WITH NO CHANGE TO STRUCTURE FOOTPRINT OR ROOF LINE. STRUCTURAL ALTERATION CALCULATIONS BELOW ARE FOR NEW DORMER AND NEW WINDOW OPENINGS ONLY.

PER 19.01.050 D.1.b.i. ALTERATION OF EXISTING BUILDING EXTERIOR PERMITTED WITHOUT LOSS OF LEGAL NONCONFORMING STATUS WHEN LENGTH OF EXISTING WALLS BEING STRUCTURALLY ALTERED DOES NOT EXCEED 40% TOTAL WALL LENGTH.

STRUCTURAL ALTERATION CALCULATION
(E) MAIN FLOOR PERIMETER 272.9 LF
(E) MAIN FLOOR WALLS TO BE STRUCTURALLY ALTERED 60.3 LF

RATIO CALCULATION 60.3 LF / 272.9 LF = 22.1%





BARBER RESIDENCE

8174 W Mercer Way
Mercer Island, WA 98040

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PERMIT SET

DATE: 08.29.2025

SHEET SIZE: D (24X36)

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

DRAWN BY: AJ5
CHECKED BY: RL

ENLARGED
PROPOSED LOT
COVERAGE

SCALE: 1" = 10'-0"

A103

NOTES

- SEE A101 FOR COMPLETE SITE PLAN
- BUILDING ELEMENTS NOT SPECIFICALLY REFERENCED ARE EXISTING TO REMAIN, TYPICAL.
- ALL DIMENSIONS AT WALLS TO FACE OF FRAMING, OR FACE OF CONCRETE, U.N.O.
- PROPERTY LINES, SETBACKS, CONTOURS, TREES, ETC. ARE SHOWN PER SURVEY FROM TERRANE DATED 11/23/2022

LEGEND

	EL= 148.5' (+0'-0") MAIN LEVEL FIN. FLR.	ELEVATION DATUM		PROPOSED LOT COVERAGE AREA
	PROPERTY LINE		PROPOSED HARDSCAPE AREA	
	SETBACK LINE		(E) TREE TO REMAIN	
	ROOF OVERHANG			
	CONTOUR MAJOR			
	CONTOUR MINOR			

CALCULATIONS

EXISTING LOT COVERAGE	
(E) RESIDENCE	3630 SF
DRIVING SURFACE	896 SF
TOTAL	4526 SF
ALLOWED (35% OF NET LOT AREA)	25.5305F * 0.35 = 8.9365F

EXISTING HARDSCAPE	
DECKS	
D-1	592 SF
TOTAL	592 SF
PATIO / WALKWAYS	
P-1	281 SF
P-2	266 SF
TOTAL	547 SF
ROCKERIES	
R-1	288 SF
R-2	81 SF
R-3	202 SF
R-4	101 SF
R-5	26 SF
R-6	69 SF
R-7	203 SF
TOTAL	971 SF
SITE WALLS	
SW-1	3 SF
SW-2	3 SF
SW-3	19 SF
TOTAL	26 SF
STAIRS	
S-1	78 SF
S-2	20 SF
S-3	14 SF
S-4	17 SF
TOTAL	129 SF

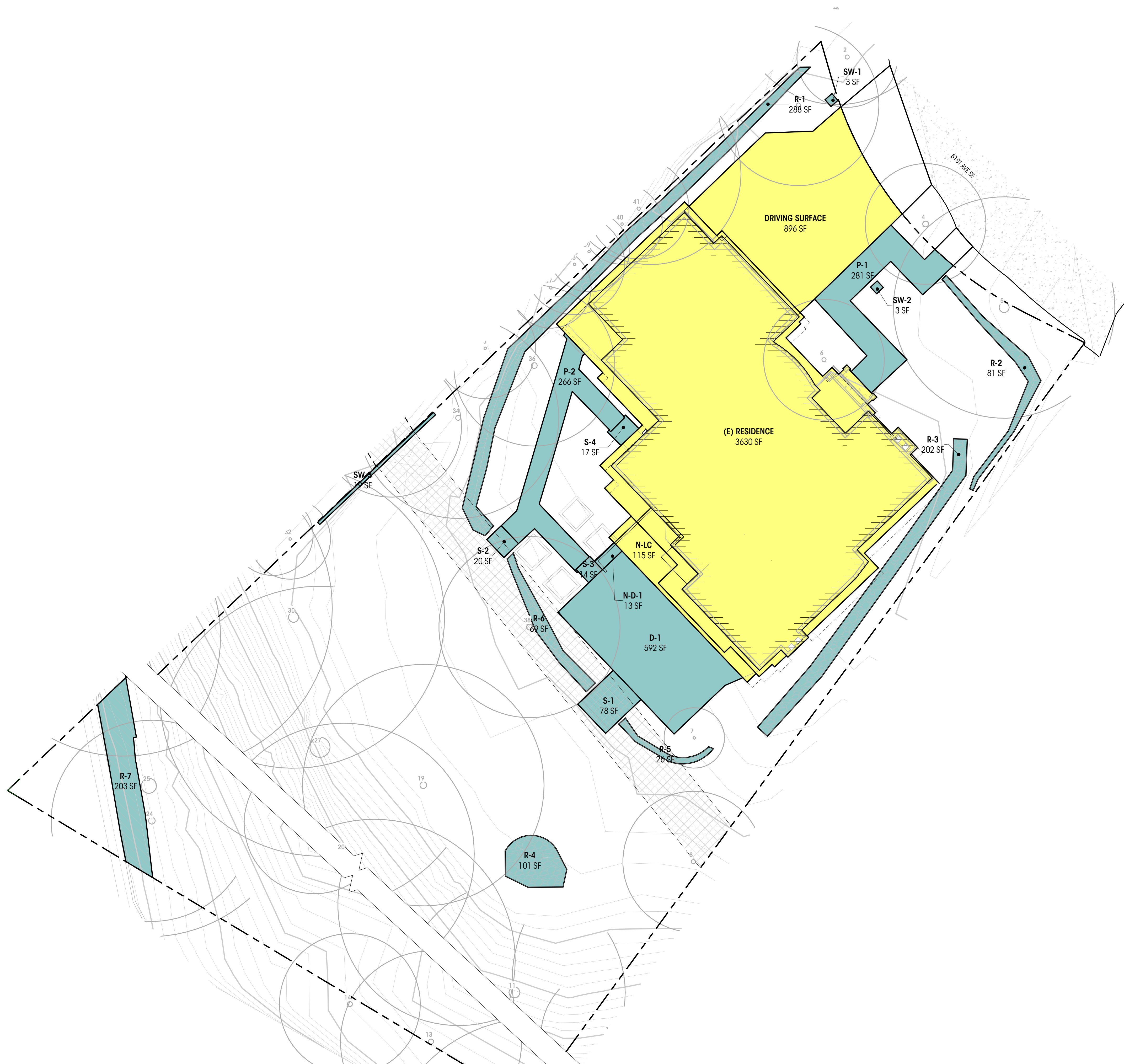
PROPOSED HARDSCAPE	
N-D-1	13 SF
TOTAL	13 SF
PROPOSED LOT COVERAGE	
N-LC	115 SF
TOTAL	115 SF

MAXIMUM ALLOWED HARDSCAPE PER MICC 19.02.020 F.3.b 9% OF NET LOT AREA
25.530 SF * 0.09 = 2.298 SF

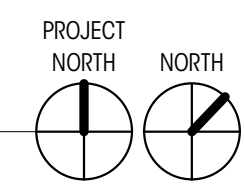
HARDSCAPE IMPROVEMENTS PERMITTED IN REMAINING
MAXIMUM LOT COVERAGE PER MICC 19.02.020 F.3.b.ii 8.936 SF - 4.641 SF = 3.295 SF
TOTAL ALLOWABLE HARDSCAPE

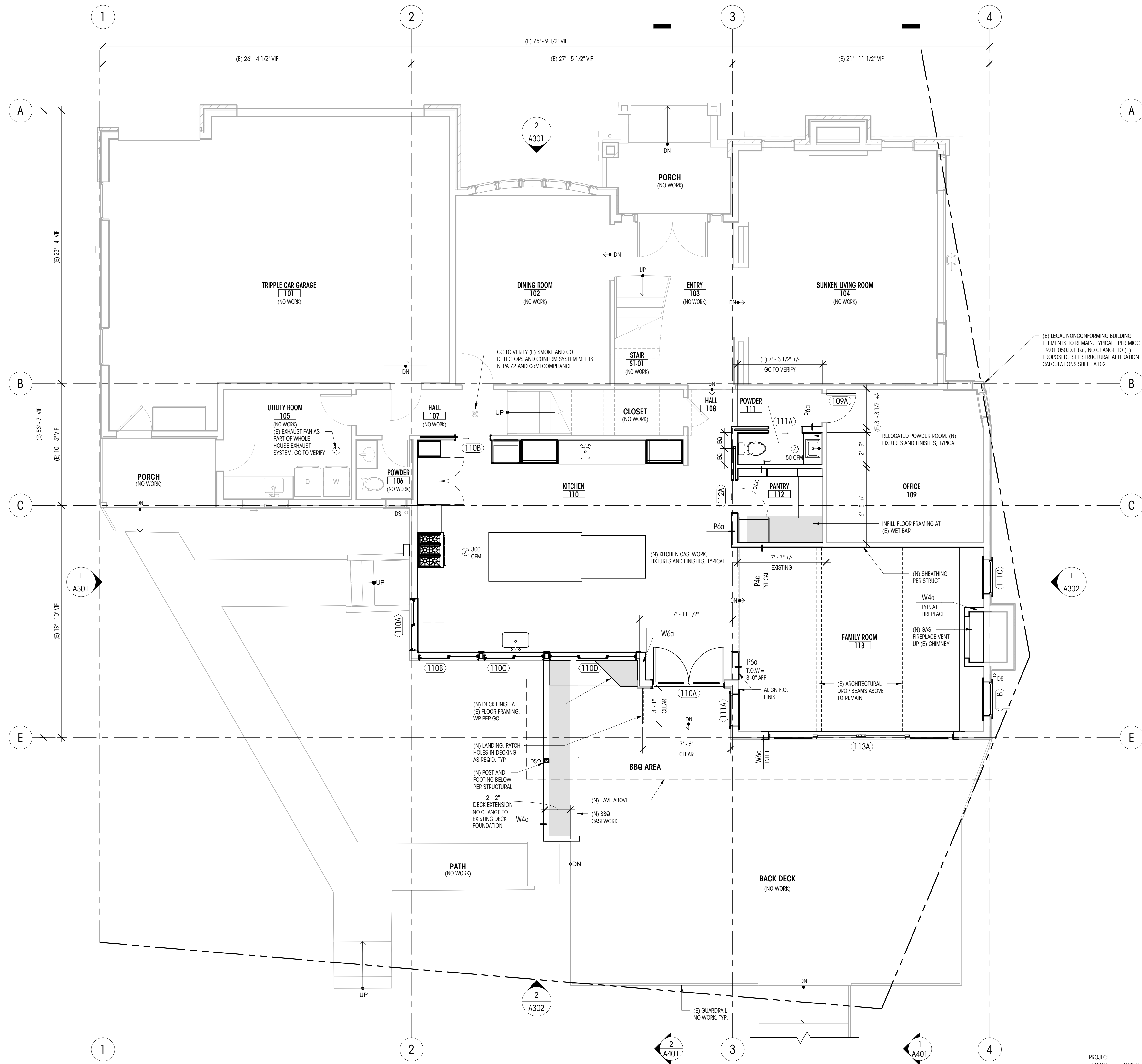
(E) HARDSCAPE (TO REMAIN) 2.265 SF
(N) HARDSCAPE 13 SF

TOTAL PROPOSED HARDSCAPE 2.278 SF (8.9% LOT AREA)



1 SITE PLAN - PROPOSED LOT COVERAGE
1" = 10'-0"





NOTES

- BUILDING ELEMENTS NOT SPECIFICALLY REFERENCED ARE EXISTING TO REMAIN, TYPICAL.
- ALL DIMENSIONS AT WALLS TO FACE OF FRAMING, OR FACE OF CONCRETE, U.N.O.
- ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.
- ALL INTERIOR DOOR SWING-SIDE JAMBS ARE 4" FROM ADJACENT WALL, U.N.O.
- SEE ROP FOR SMOKE / CARBON MONOXIDE DETECTOR AND EXHAUST FAN LOCATIONS.
- ALL NEW WALLS TYPE P4A UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ASSOCIATED WITH (E) CONSTRUCTION ARE ASSUMED. CONTRACTOR TO VERIFY ALL DIMS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- SMOKE ALARMS NOTED ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 314.2.2.
- CARBON MONOXIDE ALARMS NOTED ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 315.3.
- FLOOR, CEILING, AND WALL ASSEMBLIES ARE LISTED ON SHEETS A701.

LEGEND

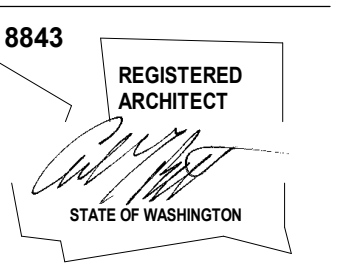
	WINDOW ID		MAIN FLOOR F.F. 48" - 5"	ELEVATION DATUM
	DOOR ID		0	GRIDLINE
	FINISH ID		---	PROPERTY LINE
	ROOM ID		---	SETBACK LINE
	ASSEMBLY ID		---	ROOF OVERHANG ABOVE
	FAN - 100 CFM U.N.O.		---	OVERHEAD ELEMENTS
	SMOKE DETECTOR		---	NEW WALL
	SMOKE / CARBON MONOXIDE DETECTOR		---	WALL TO REMAIN
			---	NEW FLOOR

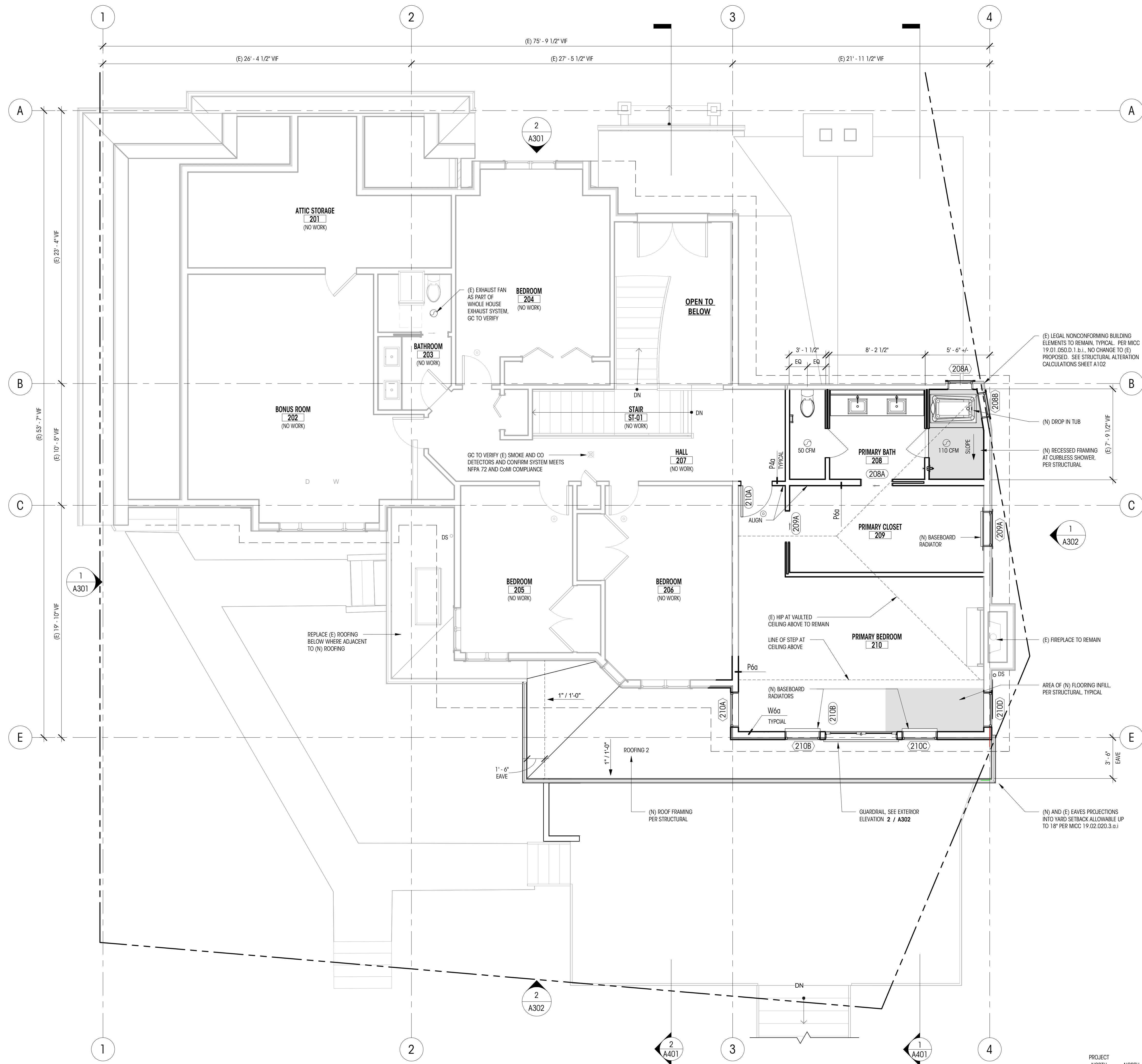
WHOLE HOUSE VENTILATION CALCS

PER M1505.4.1.2 OF 2021 INTERNATIONAL RESIDENTIAL CODE
 PROPOSED CONDITIONED SF = 4,682 SF
 NUMBER OF BEDROOMS = 3
 AIRFLOW IN CF REQUIRED FOR CONTINUOUS VENTILATION = 80 CFM
 SYSTEM COEFFICIENT = 1.5
 RUN TIME PERCENTAGE IN EACH 4 HOUR SEGMENT = 50%
 FACTOR = 2
 CALCULATION (80CFM X 1.5) X 2 = 240 CFM REQUIRED
 PROPOSED SYSTEM TO BE DISTRIBUTED EXHAUST ONLY SYSTEM USING (2) EXISTING 130CFM LOCAL EXHAUST FANS, AS INDICATED ON PLANS. WITH SYSTEM CONTROLS PER M1505.4.2. GC TO VERIFY.

CRAWLSPACE VENTILATION

(E) CRAWLSPACE VENTILATION TO REMAIN
 NO CHANGE IN AREA OR LAYOUT OF (E) CRAWLSPACE PROPOSED





NOTES

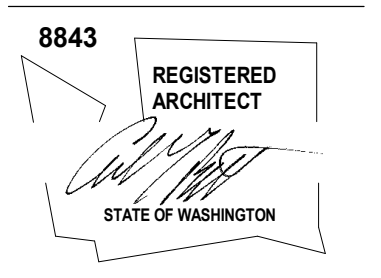
- BUILDING ELEMENTS NOT SPECIFICALLY REFERENCED ARE EXISTING TO REMAIN, TYPICAL
- ALL DIMENSIONS AT WALLS TO FACE OF FRAMING, OR FACE OF CONCRETE, U.N.O.
- ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.
- ALL INTERIOR DOOR SWING-SIDE JAMBS ARE 4" FROM ADJACENT WALL, U.N.O.
- SEE ROP FOR SMOKE / CARBON MONOXIDE DETECTOR AND EXHAUST FAN LOCATIONS
- ALL NEW WALLS TYPE P4A UNLESS NOTED OTHERWISE
- ALL DIMENSIONS ASSOCIATED WITH (E) CONSTRUCTION ARE ASSUMED. CONTRACTOR TO VERIFY ALL DIMS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION
- SMOKE ALARMS NOTED ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 314.2.2
- CARBON MONOXIDE ALARMS NOTED ARE OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 315.3
- FLOOR, CEILING, AND WALL ASSEMBLIES ARE LISTED ON SHEETS A701.

LEGEND

200A	WINDOW ID	MAIN FLOOR F.F. 48' - 5"	ELEVATION DATUM
100A	DOOR ID	0	GRIDLINE
100A	FINISH ID		PROPERTY LINE
ROOM NAME	ROOM ID		SETBACK LINE
W4a	ASSEMBLY ID		ROOF OVERHANG ABOVE
	FAN - 100 CFM U.N.O.		OVERHEAD ELEMENTS
	SMOKE DETECTOR		NEW WALL
	SMOKE / CARBON MONOXIDE DETECTOR		WALL TO REMAIN
			NEW FLOOR

MATERIAL LEGEND

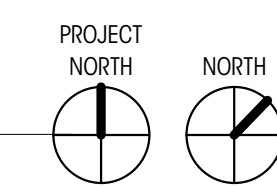
MATERIAL	TYPE	MFR	COLOR	NOTES
ROOFING 1	ROOFING TILES	TBD	TBD	MATCH EXISTING
ROOFING 2	STANDING SEAM	TBD	TBD	

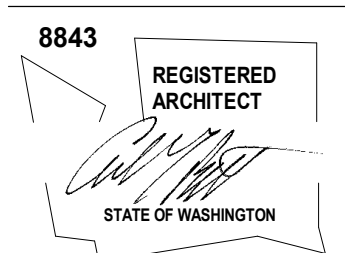


REVISIONS

NO.	DESCRIPTION	DATE

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





NO.	DESCRIPTION	DATE

NOTES

- BUILDING ELEMENTS NOT SPECIFICALLY REFERENCED ARE EXISTING TO REMAIN, TYPICAL.
- ALL DIMENSIONS AT WALLS TO FACE OF FRAMING, OR FACE OF CONCRETE, U.N.O.
- ALL DIMENSIONS ASSOCIATED WITH (E) CONSTRUCTION ARE ASSUMED. CONTRACTOR TO VERIFY ALL DIMS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ROOF ASSEMBLIES ARE LISTED ON SHEET A701.
- NEW ROOF PITCH TO MATCH (E) ROOF PITCH. CONTRACTOR TO VERIFY (E) PITCH IN FIELD.

LEGEND

	WINDOW ID		NEW ROOF AREA
	MAIN FLOOR F.F. 48'-5" ELEVATION DATUM		EXISTING ROOF TO REMAIN
	GRIDLINE		BUILDING FOOTPRINT
	SPOT SLOPE		

ROOF VENTILATION CALC

EXISTING ROOF TO RETAIN EXISTING VENTILATION

NEW ROOF
PER IRC R806

REQUIRED VENTILATION : 1 SF/300 SF OF TOTAL ROOF AREA
PER R806.2 EXCEPTION, 40% - 50% VENTILATION SHALL BE IN UPPER PORTION OF SPACE

TOTAL ATTIC/CONDITIONED AREA = 205 SF
REQUIRED VENTILATION = 205/300 = .68 SF = 99 SQ.IN. MINIMUM

1.25" HOLE = 1.2 SQ. IN.; 50 SQ. IN./ 1.2 SQ. IN. = 41 HOLES REQUIRED
27" LF/ 41 HOLES = 1 HOLE PER .66' = 8" O.C. MINIMUM

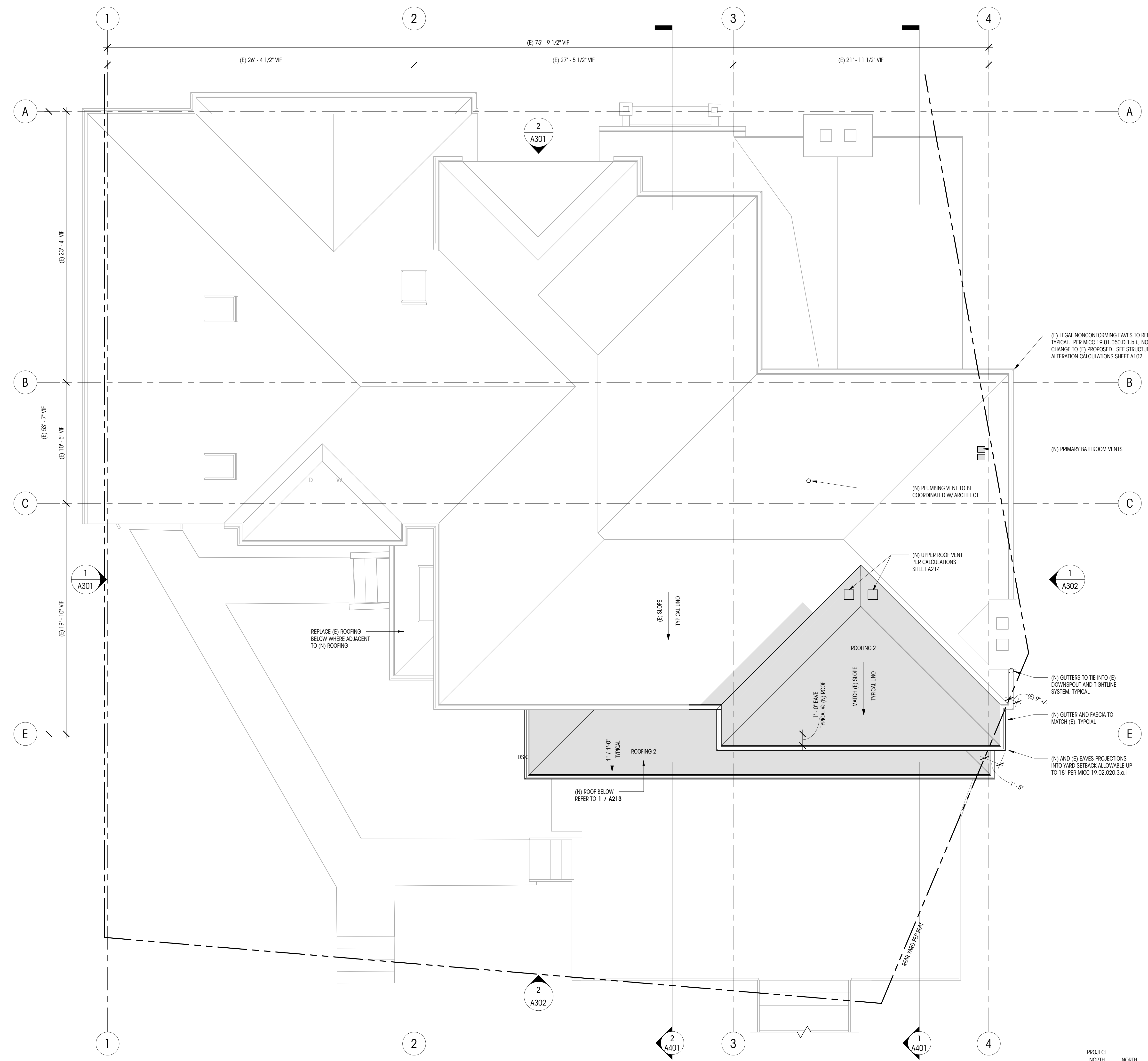
EAVE/SOFFIT VENTILATION (LOWER PORTION OF ROOF):
(5) 4" x 12" VENTS @ 16 SQ. IN. / FT NFVA = 80 SQ. IN. (49%)

BLOCKING VENTILATION :
(66) 1.25" HOLES @ 6" O.C., (3) PER JOIST BAY = 79 SQ. IN.

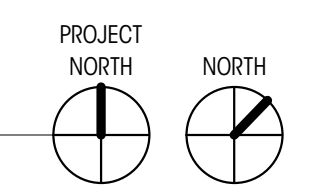
RIDGE VENTILATION (UPPER PORTION OF ROOF):
(2) OFF RIDGE VENTS PROVIDING 38 SQ. IN. NFVA = 76 SQ. IN. (51%)

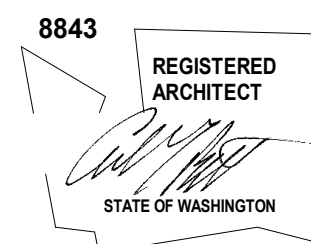
MATERIAL LEGEND

MATERIAL	TYPE	MFR.	COLOR	NOTES
ROOFING 1	ROOFING TILES	TBD	TBD	MATCH EXISTING
ROOFING 2	STANDING SEAM	TBD	TBD	



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





BARBER RESIDENCE

8174 W Mercer Way
Mercer Island, WA 98040

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PERMIT SET

DATE: 08.29.2025

SHEET SIZE: D (24X36)

REVISIONS

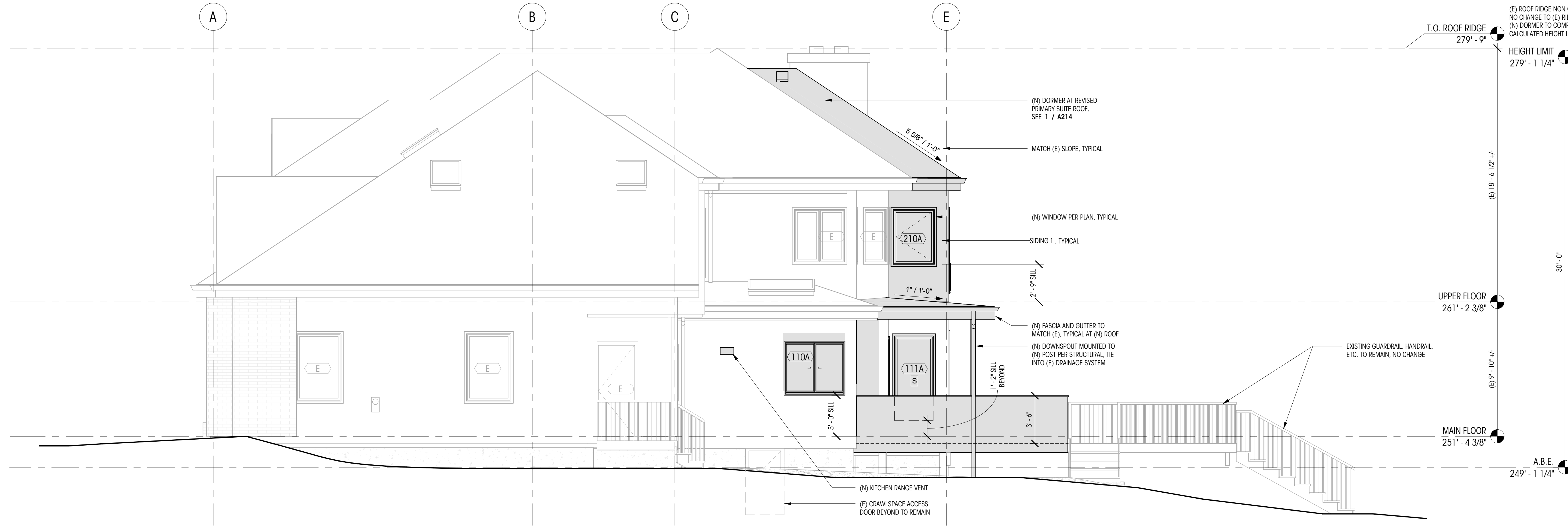
NO.	DESCRIPTION	DATE

DRAWN BY: AJS
CHECKED BY: RL

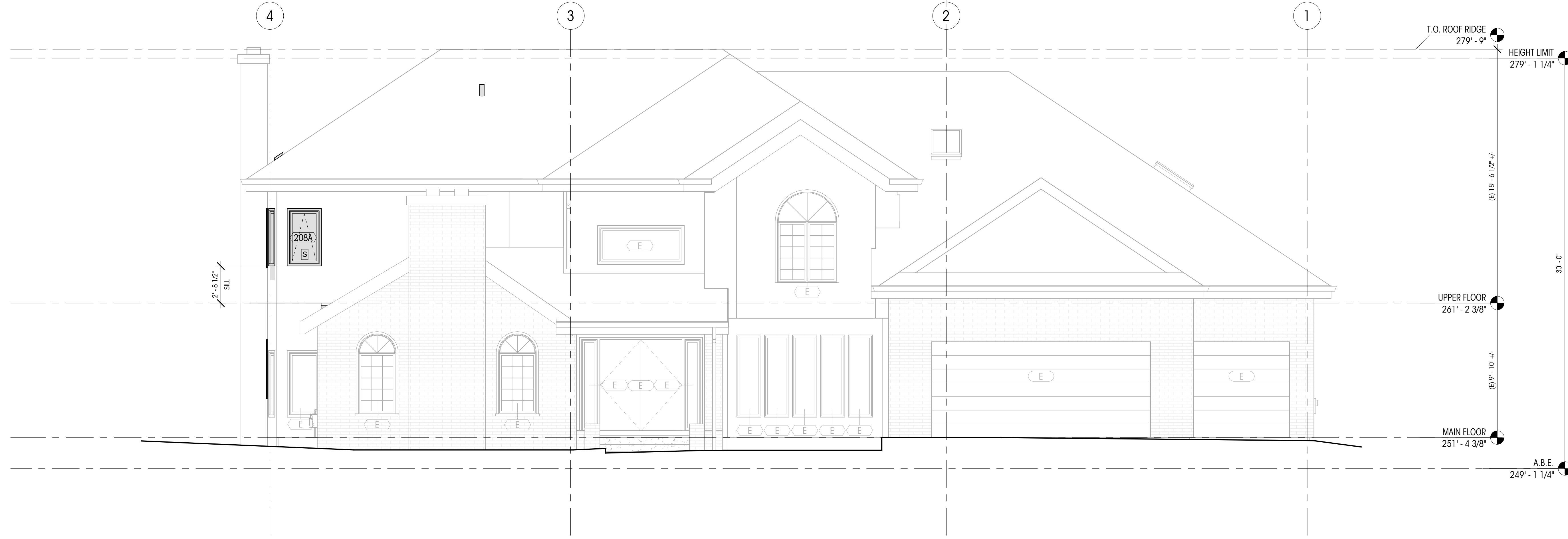
EXTERIOR ELEVATIONS (N & W)

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

A301



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

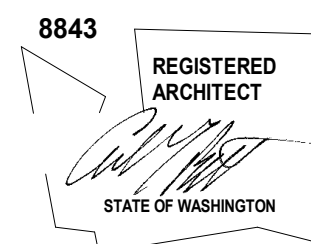


2 NORTH ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND					LEGEND		NOTES
MATERIAL	TYPE	MFR.	COLOR	NOTES	200A	WINDOW ID (E) AT EXISTING TO REMAIN	
SIDING 1	WOOD SIDING	TBD	TBD	MATCH EXISTING	100A	DOOR ID (E) AT EXISTING TO REMAIN	
					0	GRIDLINE	
					[Grey Box]	NEW CONSTRUCTION ELEMENT	
					[White Box]	EXISTING ELEMENT TO REMAIN	
					[S]	SAFETY GLAZING	
					[E]	EGRSSS GLAZING	

NOTES

- BUILDING ELEMENTS NOT SPECIFICALLY REFERENCED ARE EXISTING TO REMAIN, TYPICAL.
- ALL DIMENSIONS AT WALLS TO FACE OF FRAMING, OR FACE OF CONCRETE, U.N.O.
- ALL DIMENSIONS ASSOCIATED WITH (E) CONSTRUCTION ARE ASSUMED. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION.



BARBER RESIDENCE

8174 W Mercer Way
Mercer Island, WA 98040

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PERMIT SET

DATE: 08.29.2025

SHEET SIZE: D (24X36)

REVISIONS

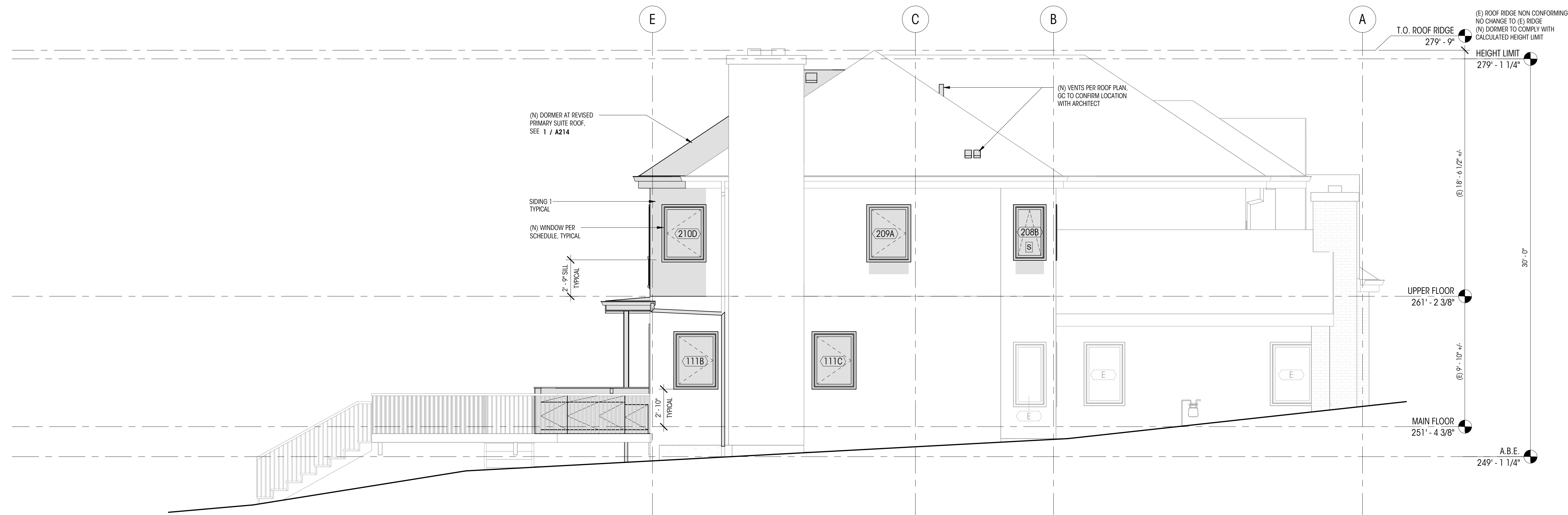
NO.	DESCRIPTION	DATE

DRAWN BY: AJS
CHECKED BY: RL

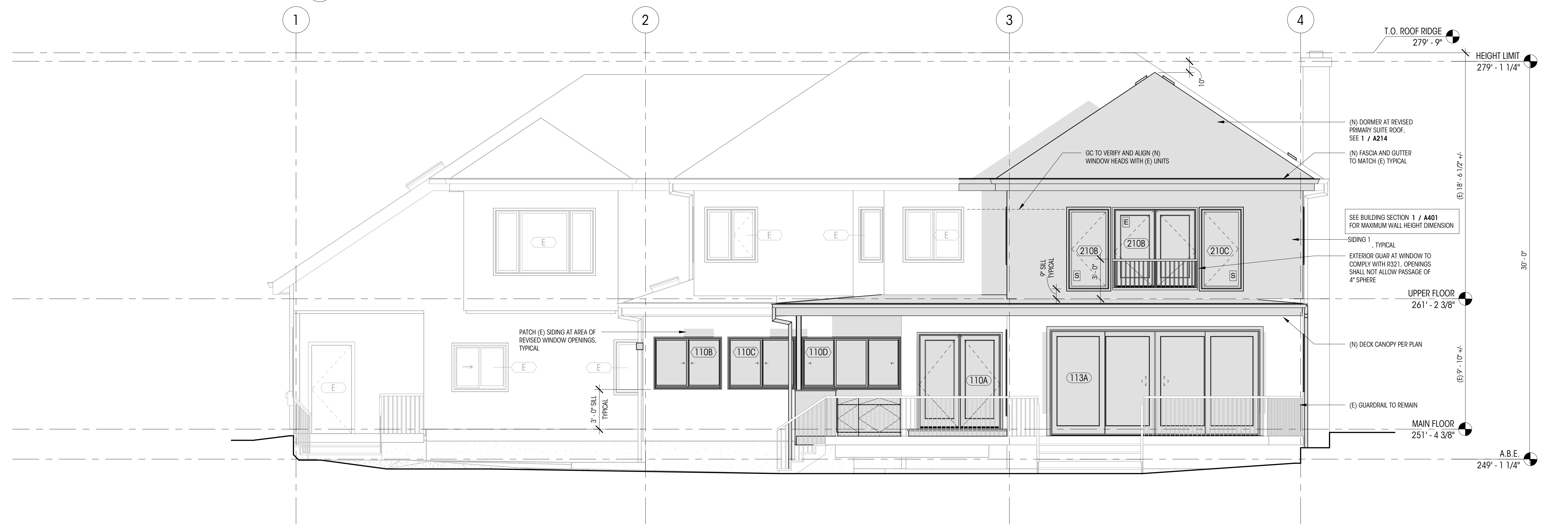
EXTERIOR
ELEVATIONS (S & E)

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

A302



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



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

MATERIAL LEGEND

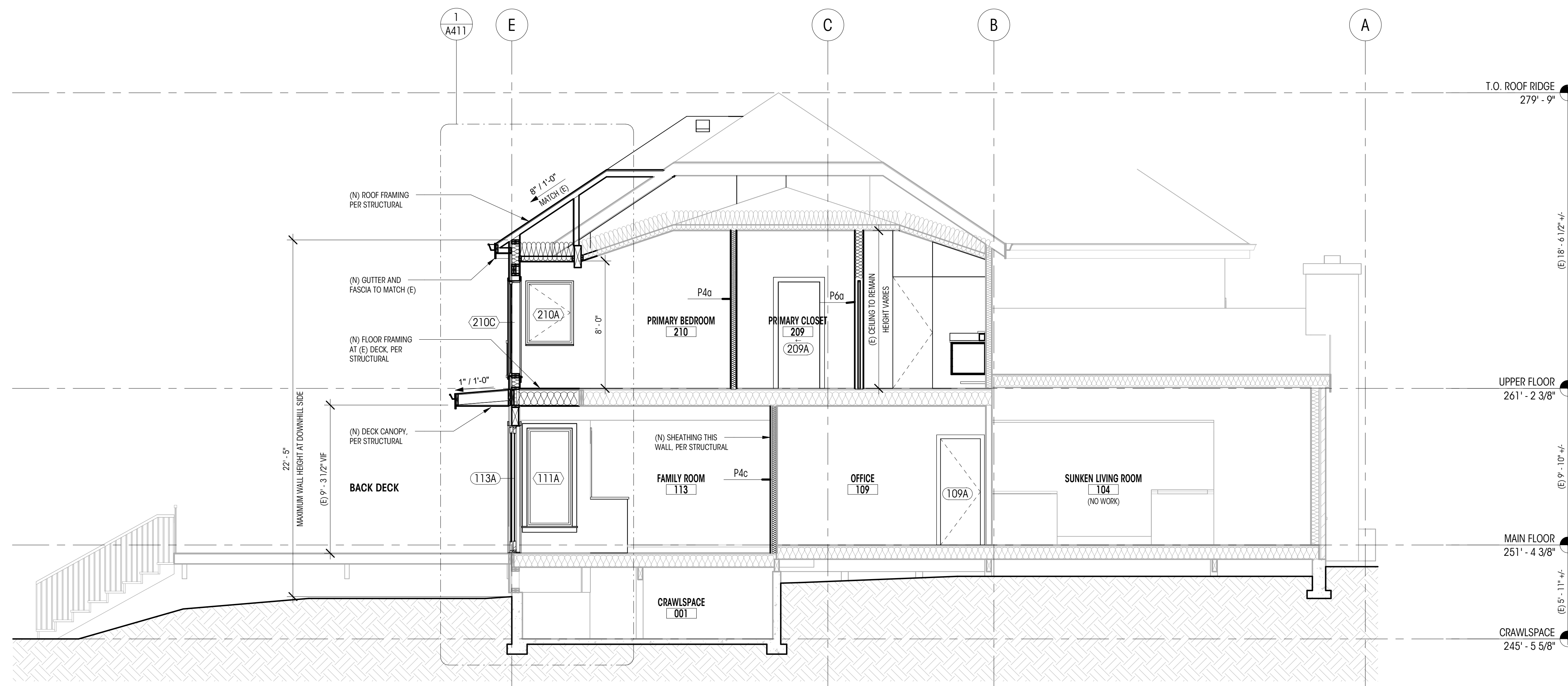
MATERIAL	TYPE	MFR.	COLOR	NOTES
SIDING 1	WOOD SIDING	TBD	TBD	MATCH EXISTING

LEGEND

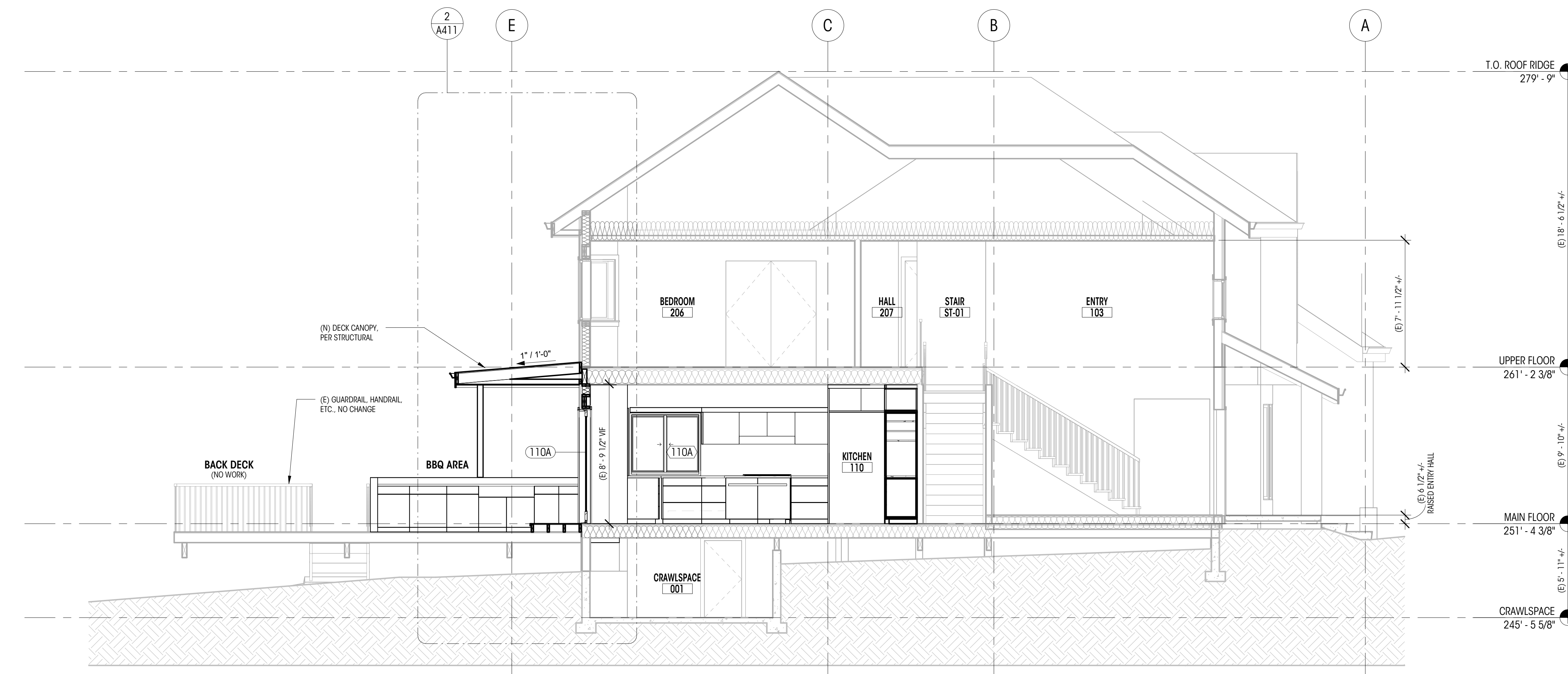
◊200A	WINDOW ID (E) AT EXISTING TO REMAIN		NEW CONSTRUCTION ELEMENT
◊100A	DOOR ID (E) AT EXISTING TO REMAIN		EXISTING ELEMENT TO REMAIN
○	GRIDLINE		SAFETY GLAZING
			EGRESS GLAZING

NOTES

- BUILDING ELEMENTS NOT SPECIFICALLY REFERENCED ARE EXISTING TO REMAIN, TYPICAL.
- ALL DIMENSIONS AT WALLS TO FACE OF FRAMING, OR FACE OF CONCRETE, U.N.O.
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1 TRANSVERSE SECTION A
1/4" = 1'-0"



2 TRANSVERSE SECTION B
1/4" = 1'-0"

NOTES

- ELEMENTS NOT SPECIFICALLY REFERENCED ARE (E) TO REMAIN, TYPICAL U.N.O.
- ALL DIMENSIONS AT WALLS TO FACE OF FRAMING, OR FACE OF CONCRETE, U.N.O.
- ALL DIMENSIONS ASSOCIATED WITH (E) CONSTRUCTION ARE ASSUMED. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND CONTACT ARCHITECT WITH ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

LEGEND

(200A) WINDOW ID		NEW CONSTRUCTION ELEMENT
(100A) DOOR ID		EXISTING ELEMENT TO REMAIN
0		GRIDLINE

Brandt
Design Group

66 Bell Street
Unit 1
Seattle, WA
98121

206.239.0850
brandtdesigninc.com

8843 REGISTERED ARCHITECT

BARBER RESIDENCE

8174 W Mercer Way
Mercer Island, WA 98040

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PERMIT SET

DATE: 08.29.2025
SHEET SIZE: D (24X36)

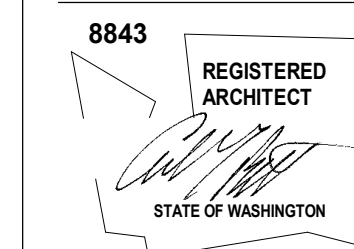
REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY: AJS
CHECKED BY: RL

BUILDING SECTIONS
SCALE: 1/4" = 1'-0"

A401

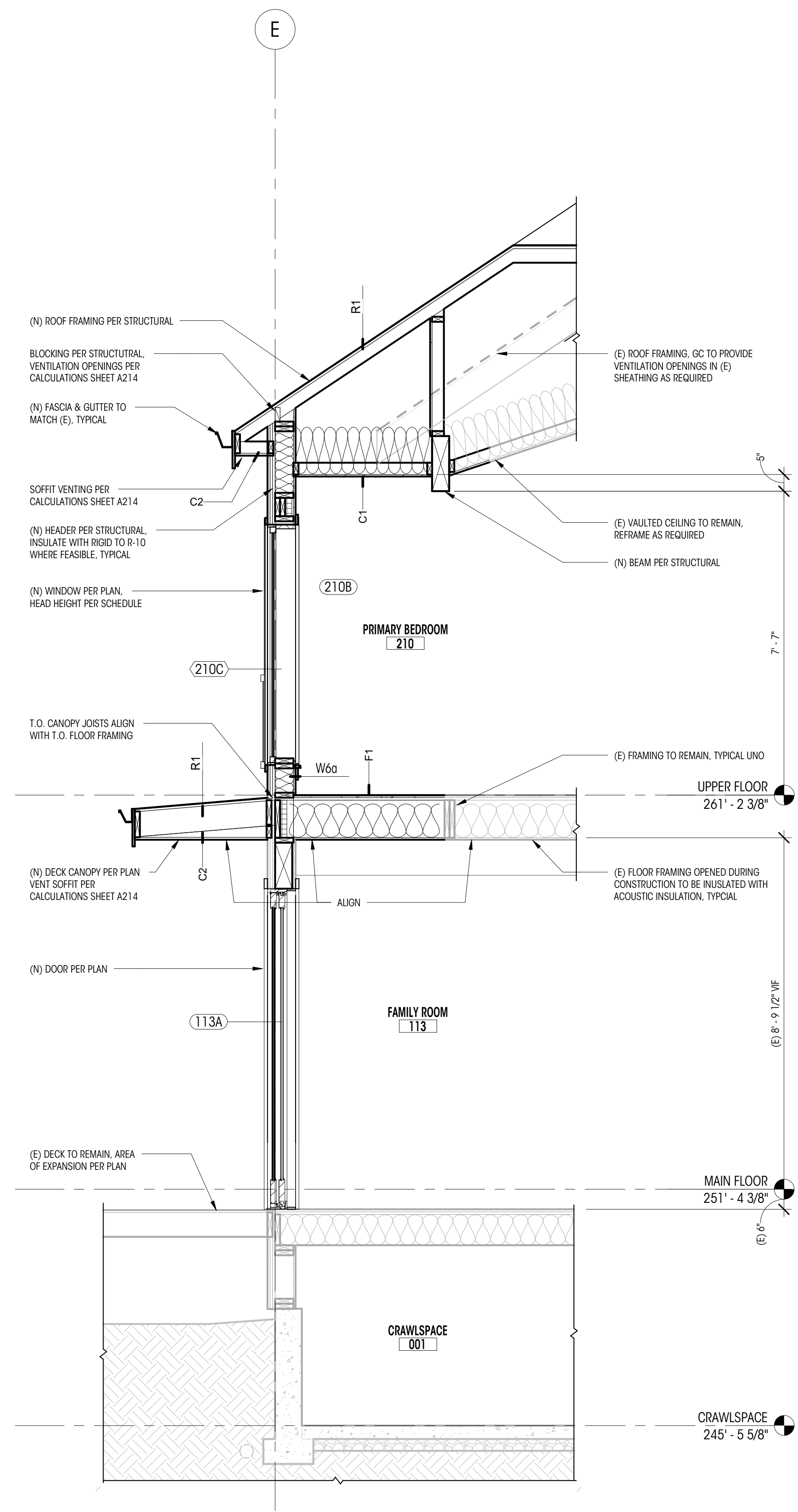


NOTES

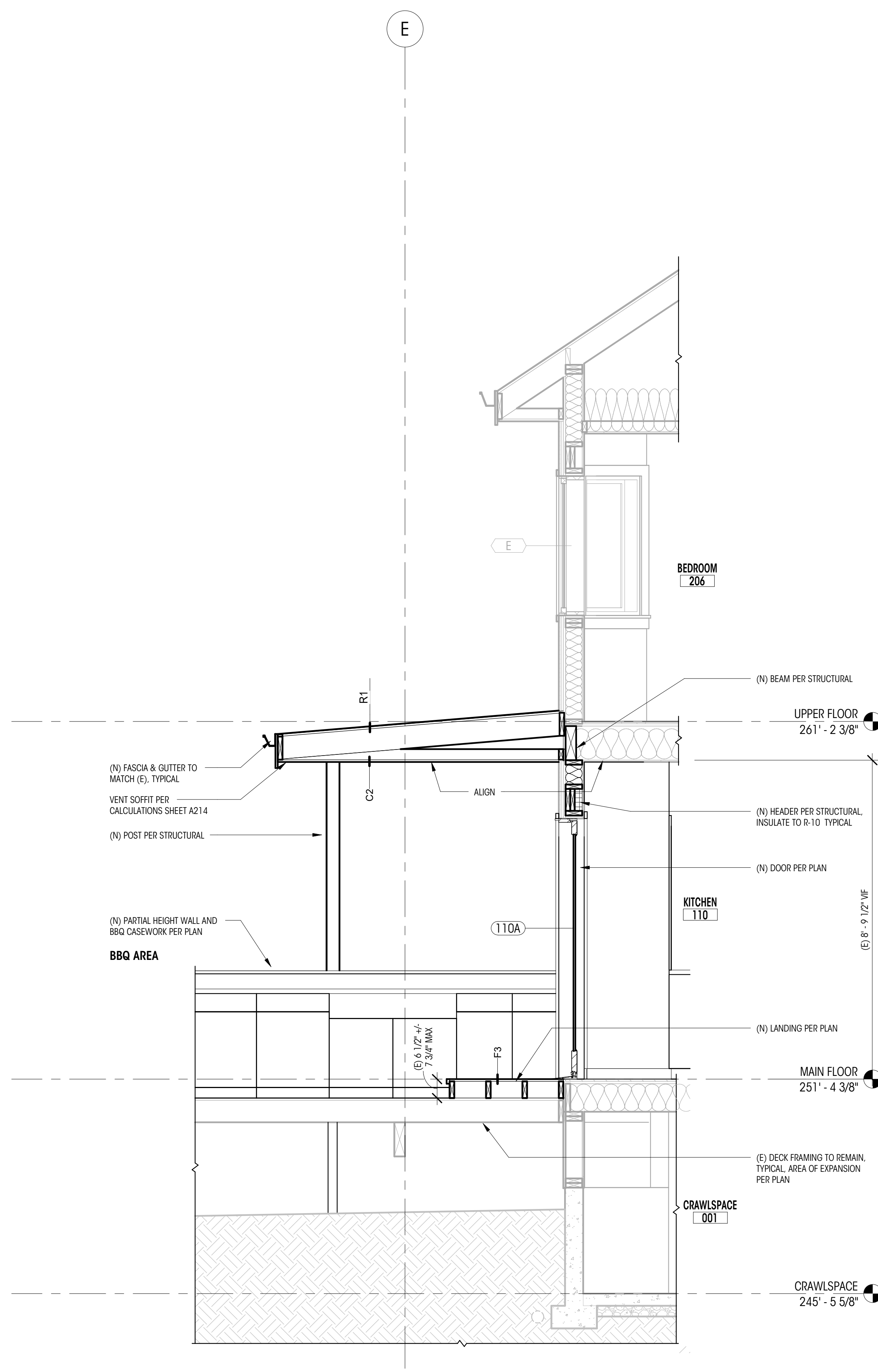
- ELEMENTS NOT SPECIFICALLY REFERENCED ARE (E) TO REMAIN, TYPICAL.
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LEGEND

- (200A) WINDOW ID
- (100A) DOOR ID
- (0) GRIDLINE
- NEW CONSTRUCTION ELEMENT
- EXISTING ELEMENT TO REMAIN



1 WALL SECTION A
1/2" = 1'-0"



2 WALL SECTION B
1/2" = 1'-0"

BARBER RESIDENCE

8174 W Mercer Way
Mercer Island, WA 98040

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PERMIT SET

DATE: 08.29.2025

SHEET SIZE: D (24X36)

REVISIONS

NO.	DESCRIPTION	DATE

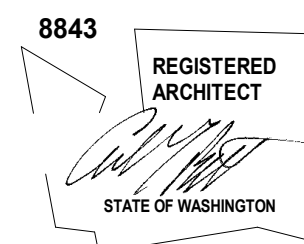
DRAWN BY: AJS

CHECKED BY: RL

WALL SECTIONS

SCALE: As indicated

A411



EXTERIOR DOOR SCHEDULE

PLAN ID	ROOM NAME	TYPE	WIDTH (ft.)	HEIGHT (ft.)	AREA (sf.)	U VALUE	UA	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	EGRESS	NOTES
110A	KITCHEN	A	6'-1 3/4"	7'-2"	44 SF	0.3	13 SF					
113A	FAMILY ROOM	B	15'-10"	8'-0"	127 SF	0.3	38 SF					
210B	PRIMARY BEDROOM	A	6'-1 3/4"	5'-11 1/2"	37 SF	0.3	11 SF				●	1

GENERAL NOTES

- ALL DOORS TO BE WEATHERSHIELD SIGNATURE SERIES, TYPICAL UNO
- DIMENSIONS PROVIDED ARE FRAME SIZE, GC TO VERIFY AND COORDINATE ROUGH OPENING REQUIREMENTS WITH MANUFACTURER INSTALLATION REQUIREMENTS
- ALL NEW EXTERIOR DOORS TO BE NFRC CERTIFIED AND MEET U VALUE REQUIREMENTS NOTED ON SHEET 6000.
- ALL GLAZED DOORS TO RECEIVE TEMPERED / SAFETY GLAZING.

HARDWARE SCHEDULE

SPECIFIC NOTES

1. DOOR FUNCTIONING AS JULIET BALCONY, RAISED SILL PER PLANS

INTERIOR DOOR SCHEDULE

PLAN ID	ROOM NAME	TYPE	WIDTH (ft.)	HEIGHT (ft.)	AREA (sf.)	U VALUE	UA	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	EGRESS	CLOSER	RATED	NOTES
109A	OFFICE	C	2'-6"	6'-8"	17 SF									
110B	KITCHEN	C	3'-0"	6'-8"	20 SF									
111A	POWDER	D	2'-10"	6'-8"	19 SF									1
112A	KITCHEN	D	2'-10"	6'-8"	19 SF									
208A	PRIMARY BATH	D	2'-8"	6'-8"	18 SF									
209A	PRIMARY CLOSET	D	2'-8"	6'-8"	18 SF									
210A	PRIMARY BEDROOM	C	2'-8"	6'-8"	18 SF									

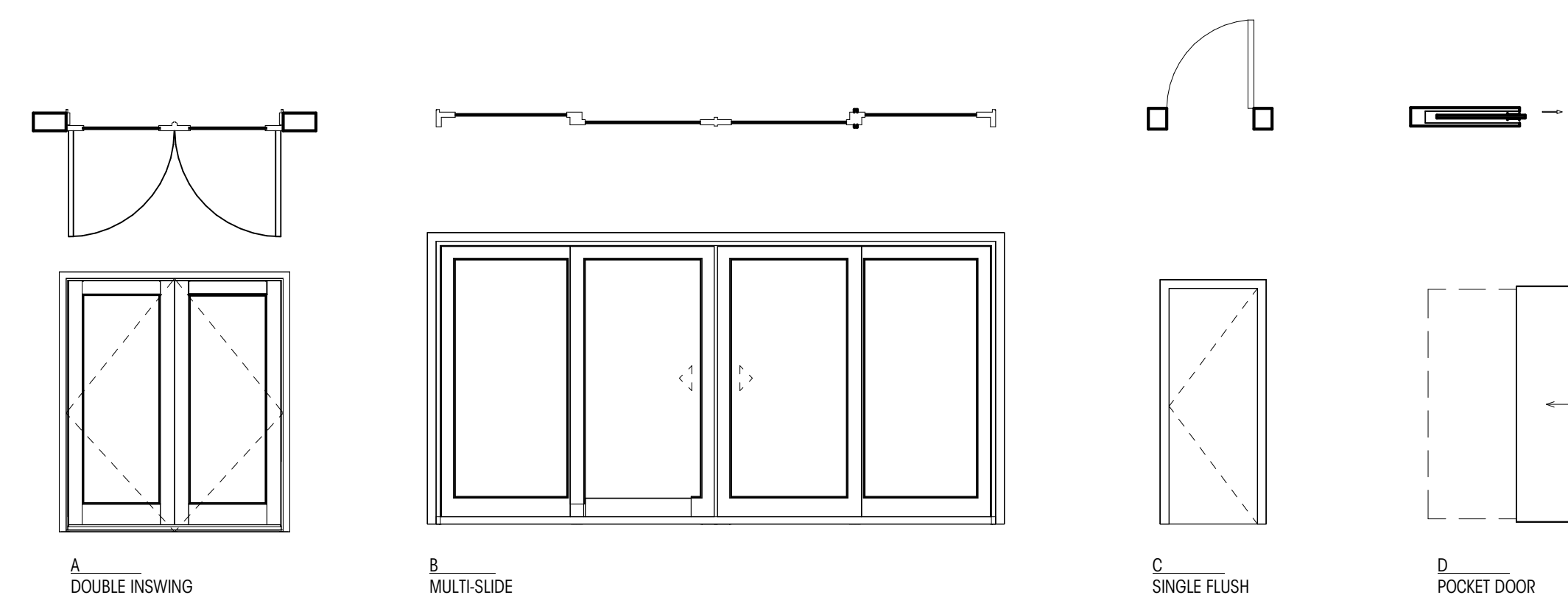
GENERAL NOTES

- ALL UNITS TO BE 6 PANEL SOLID CORE WITH PAINTED FINISH, TO MATCH EXISTING, TYPICAL UNO
- PROVIDE DOOR STOP, DELTANA BDS30U15, MOUNTED TO WALL BASE, UNLESS NOTED OTHERWISE
- POCKET DOORS TO HAVE SOFT CLOSE HARDWARE, TYPICAL UNO

HARDWARE SCHEDULE

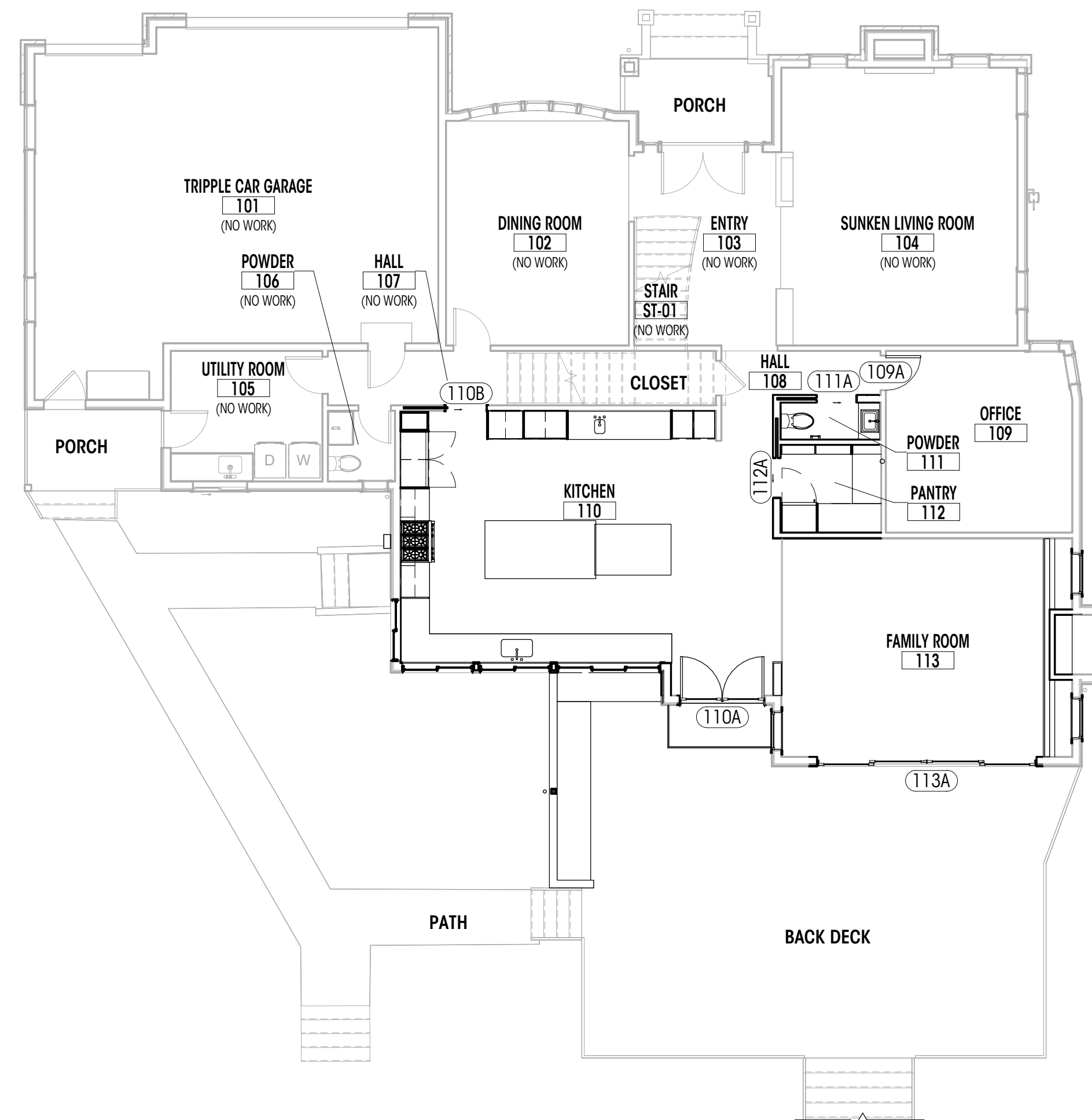
SPECIFIC NOTES

1. PRIVACY HARDWARE



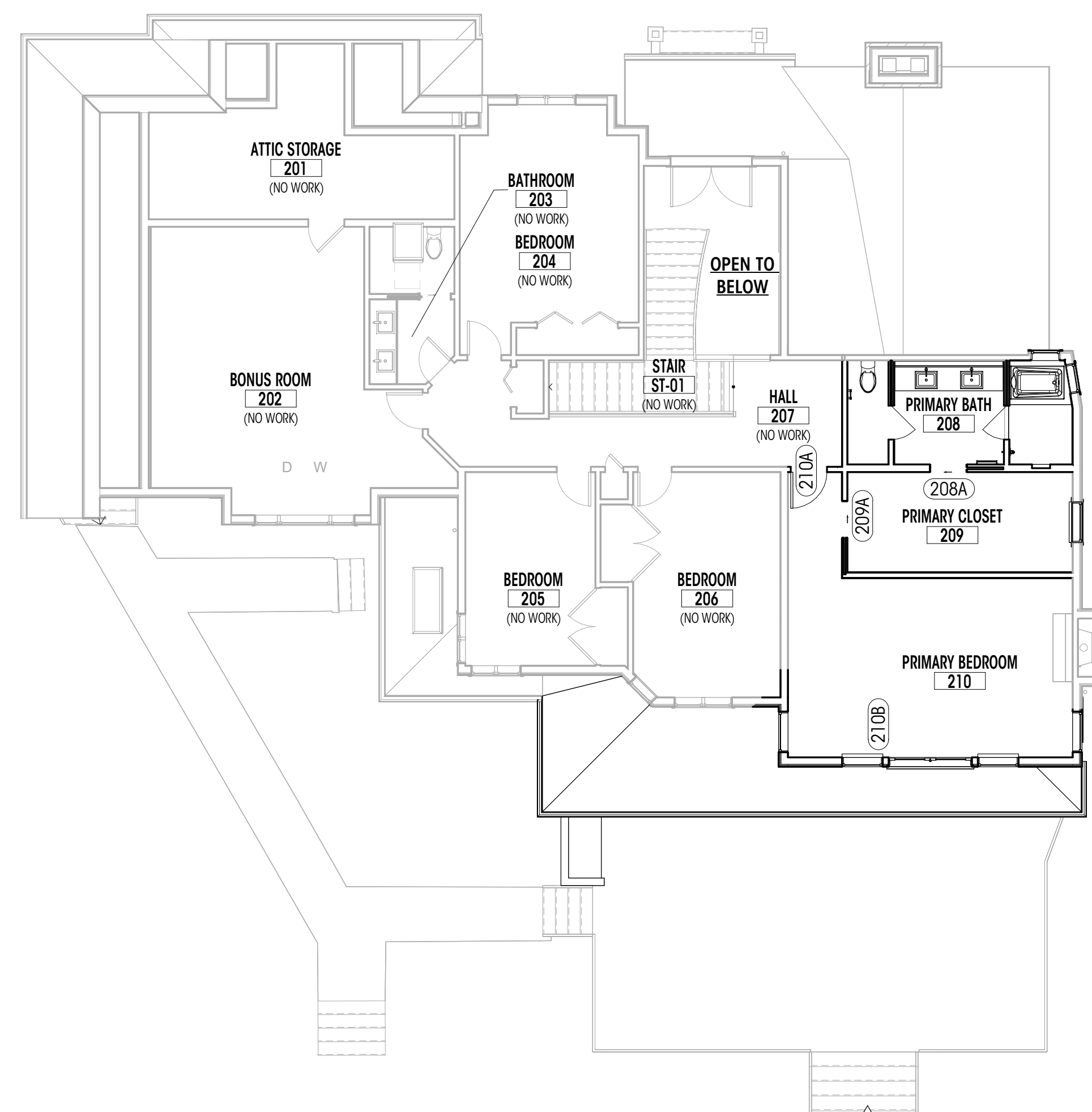
ARCH - DOOR TYPES

1/4" = 1'-0"



MAIN FLOOR DOOR KEY PLAN

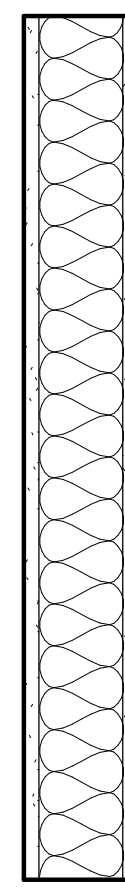
1/8" = 1'-0"



UPPER FLOOR DOOR KEY PLAN

1/8" = 1'-0"

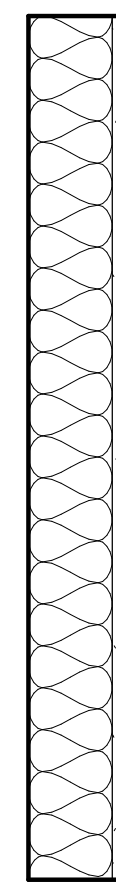
VERTICAL ASSEMBLIES



5/8" GWB
2x4 FRAMING
ROCK WOOL INSULATION (FOR SOUND)
5/8" GWB

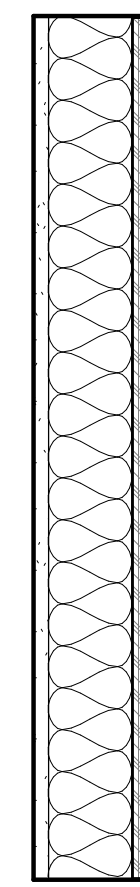
NOTES:
1. AT BATHROOM AND WET LOCATIONS
USE 5/8" WATER RESISTANT GWB OR
GLASS-MAT

P4a



2x4 FRAMING
ROCK WOOL INSULATION (FOR SOUND)
5/8" GWB

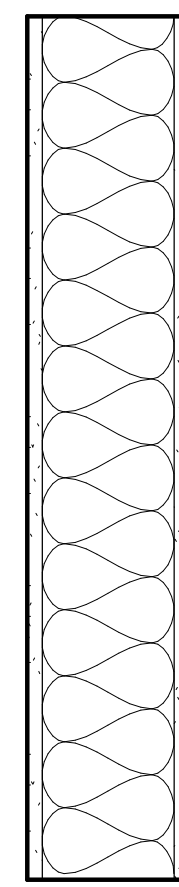
P4b



5/8" GWB, (E) WHERE OCCURS
2x4 FRAMING, (E) WHERE OCCURS
ROCK WOOL INSULATION (FOR SOUND)
SHEATHING PER STRUCTURAL
5/8" GWB

NOTES:
1. AT BATHROOM AND WET LOCATIONS
USE 5/8" WATER RESISTANT GWB OR
GLASS-MAT

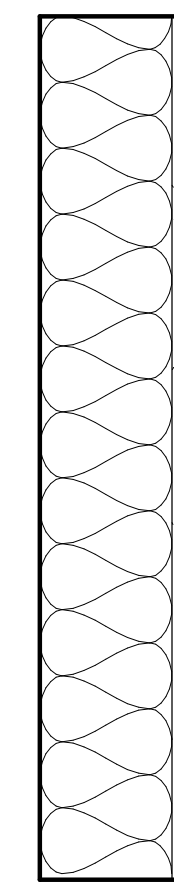
P4c



5/8" GWB
2x6 FRAMING
ROCK WOOL INSULATION (FOR SOUND)
5/8" GWB

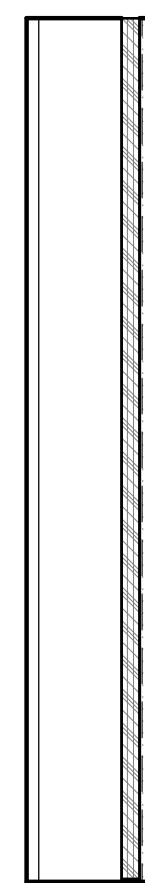
NOTES:
1. AT BATHROOM AND WET LOCATIONS
USE 5/8" WATER RESISTANT GWB OR
GLASS-MAT

P6a



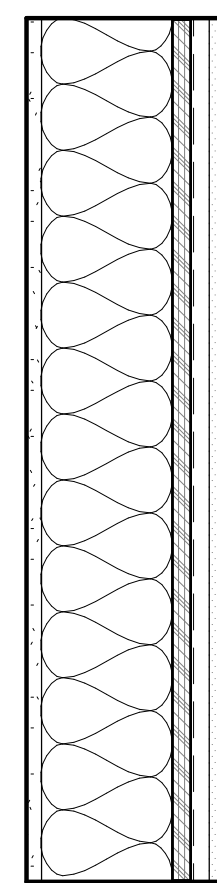
2x6 FRAMING
ROCK WOOL INSULATION (FOR SOUND)
5/8" GWB

P6b



1/2" PLYWOOD
2x4 FRAMING
1/2" SHEATHING
WRB, PER GC
SIDING ASSEMBLY, PER ELEVATIONS

W4a

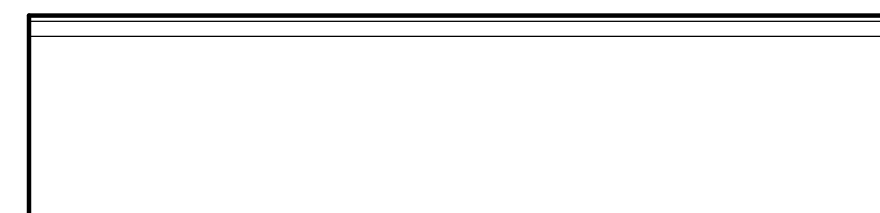


5/8" GWB
2x6 FRAMING
R-21 MIN INSULATION
SHEATHING PER STRUCTURAL
WRB, PER GC
SIDING ASSEMBLY, PER ELEVATIONS

NOTES:
1. AT BATHROOM AND WET LOCATIONS USE 5/8"
WATER RESISTANT GWB OR GLASS-MAT
2. PER WSEC R402.1.6 AND WAC 51-111C A103.3.1
PROPOSED ASSEMBLY U-VALUE OF 0.054
EXCEEDS CODE REQUIRED U-FACTOR OF 0.056

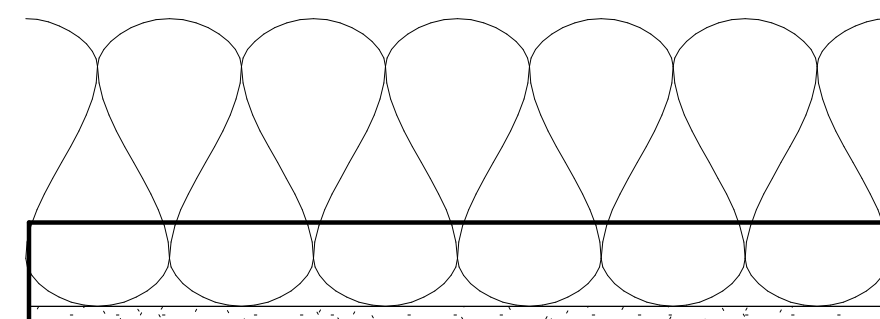
W6a

HORIZONTAL ASSEMBLIES



ROOFING FINISH PER PLAN
ROOFING MEMBRANE PER GC
SHEATHING PER STRUCTURAL
FRAMING PER STRUCTURAL

R1



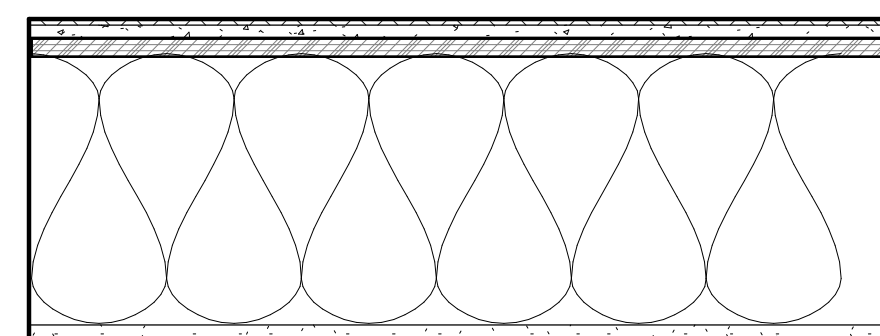
R-49 BATT INSULATION
FRAMING PER STRUCTURAL
5/8" GWB

C1



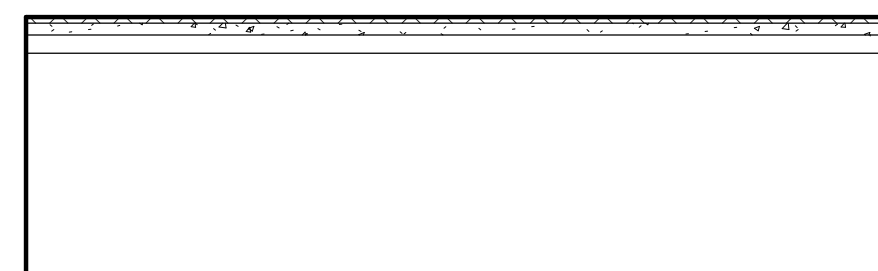
FRAMING PER STRUCTURAL
3/4" WOOD SOFFIT PER PLAN

C2



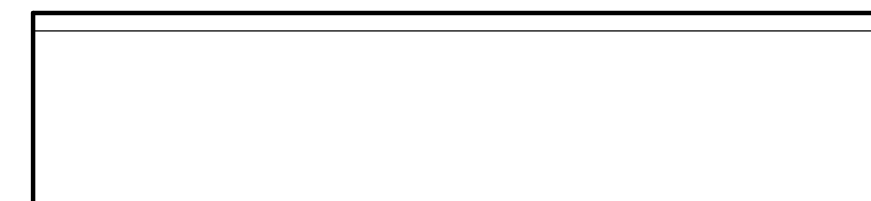
FINISH FLOOR PER PLANS
SHEATHING PER STRUCTURAL
ROCK WOOL INSULATION (FOR SOUND)
FRAMING PER STRUCTURAL
5/8" GWB

F1



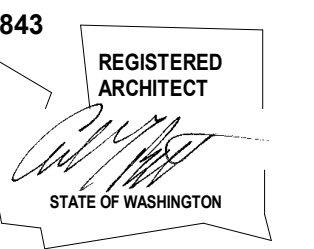
TILE FLOOR PER PLANS
MORTAR BED AND WATERPROOFING PER GC
SHEATHING PER STRUCTURAL
ROCK WOOL INSULATION (FOR SOUND)
FRAMING PER STRUCTURAL
5/8" GWB

F2



FINISH DECKING TO MATCH EXISTING
FRAMING PER STRUCTURAL

F3



REVISIONS

NO.	DESCRIPTION	DATE
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GENERAL STRUCTURAL NOTES
(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (2021 EDITION).
- DESIGN LOADING CRITERIA:

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

WIND:
BASIC WIND SPEED (3-SECOND GUST) 98 MPH
WIND IMPORTANCE FACTOR (Iw) 1.0
WIND EXPOSURE B
TOPOGRAPHICAL FACTOR (Kz1) 1.38

EARTHQUAKE:
LAT. / LONG. 47.530 / -122.231
SEISMIC IMPORTANCE FACTOR (Ie) 1.0
SEISMIC USE GROUP I
MAPPED SPECTRAL RESPONSE (Ss/S1) 1.47g/0.51g
SPECTRAL RESPONSE COEF. (SDS/SD1) 1.18g/NULL
SEISMIC FORCE RESISTING SYSTEM: PLYWOOD SHEAR WALLS
DESIGN BASE SHEAR 16.5k
SEISMIC RESPONSE COEFFICIENT (Cs) 0.174
SEISMIC DESIGN CATEGORY D
RESPONSE MODIFICATION FACTOR (R) 6.5
ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE

REFERENCE: USGS NATIONAL SEISMIC HAZARD MAPPING PROJECT, 2008 DATA

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION. THE CONTRACTOR SHALL BRING ALL CONFLICTS AND DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE RETAINED UNDAMAGED WHERE NOTED ON THE PLANS. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF. ALL NEW OPENINGS THROUGH EXISTING CONCRETE OR MASONRY WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
- SPECIAL INSPECTION OF EPOXY GROUTED INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 109 AND 1704 OF THE INTERNATIONAL BUILDING CODE AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS.

GEOTECHNICAL

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

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

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

CONCRETE

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

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

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

- REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, Fy = 60,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
- REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318. LAP ALL CONTINUOUS REINFORCEMENT 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
- CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
A. FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE . . . 3"
B. ALL OTHER SURFACES 1 1/2"
- NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

ANCHORAGE

- EXPANSION BOLTS INTO CONCRETE AND GROUTED MASONRY UNITS SHALL BE "STRONG-BOLT" ANCHORS AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ESR 1771, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS.
- EPOXY-GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH "SET-36" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ESR 4057.
- TITEN HD ANCHORS SPECIFIED ON THE DRAWINGS SHALL CONSIST OF "TITEN HD" HEAVY DUTY SCREW ANCHORS AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ESR 2713.

WOOD

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

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

STRUCTURAL LIGHT FRAMING: (INCL. 3X AND 4X POSTS)	DOUGLAS FIR NO. 2 MINIMUM BASE VALUE, FB = 900 PSI
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BEAMS AND STRINGERS: (INCL. 6X AND LARGER)	DOUGLAS FIR NO. 1 MINIMUM BASE VALUE, FB = 1350 PSI
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POSTS AND TIMBERS: (6X6 AND LARGER)	DOUGLAS FIR NO. 1 MINIMUM BASE VALUE, FC = 1000 PSI
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STUDS, PLATES & MISC. FRAMING:	DOUGLAS FIR OR HEM-FIR STANDARD GRADE
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2X6 STUDS AND PLATES:	HEM-FIR NO.3/ STUD GRADE
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2X AND 3X T & G DECKING	HEM-FIR COMMERCIAL DEX, MINIMUM BASE VALUE, FB = 1350 PSI
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- GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, FB = 2,400 PSI, FV = 165 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, FB = 2400 PSI, FV = 165 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 2,000' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS. ALL COLUMNS SHALL BE DOUGLAS FIR COMBINATION NO. 5, FC = 2400 PSI, E = 2.0 X 10E6 PSI.

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

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

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

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

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

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

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING.

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

- TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR MOST RECENT CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. HANGERS IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE EITHER STAINLESS STEEL (SST300), POST HOT-DIPPED GALVANIZED(HDG) OR GALVANIZED WITH A MINIMUM OF 1.850Z ZINC PER SQUARE INCH (ZMAX). UNLESS NOTED OTHERWISE, ALL LUMBER JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS, AND ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITI" OR "IUT" SERIES JOIST HANGERS.

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

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

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

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

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

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

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

HV

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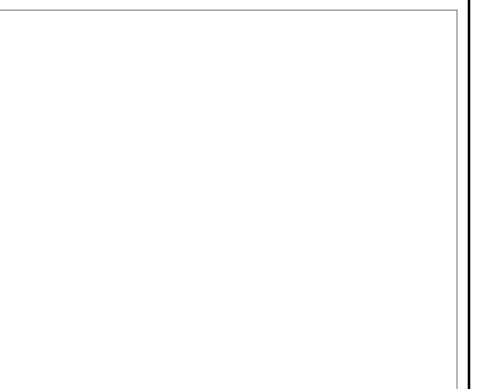
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Project
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8174 West Mercer Way
Mercer Island, WA 98040

Issue Date	Issue Description
7/16/2025	Permit Set

Building Department Approval

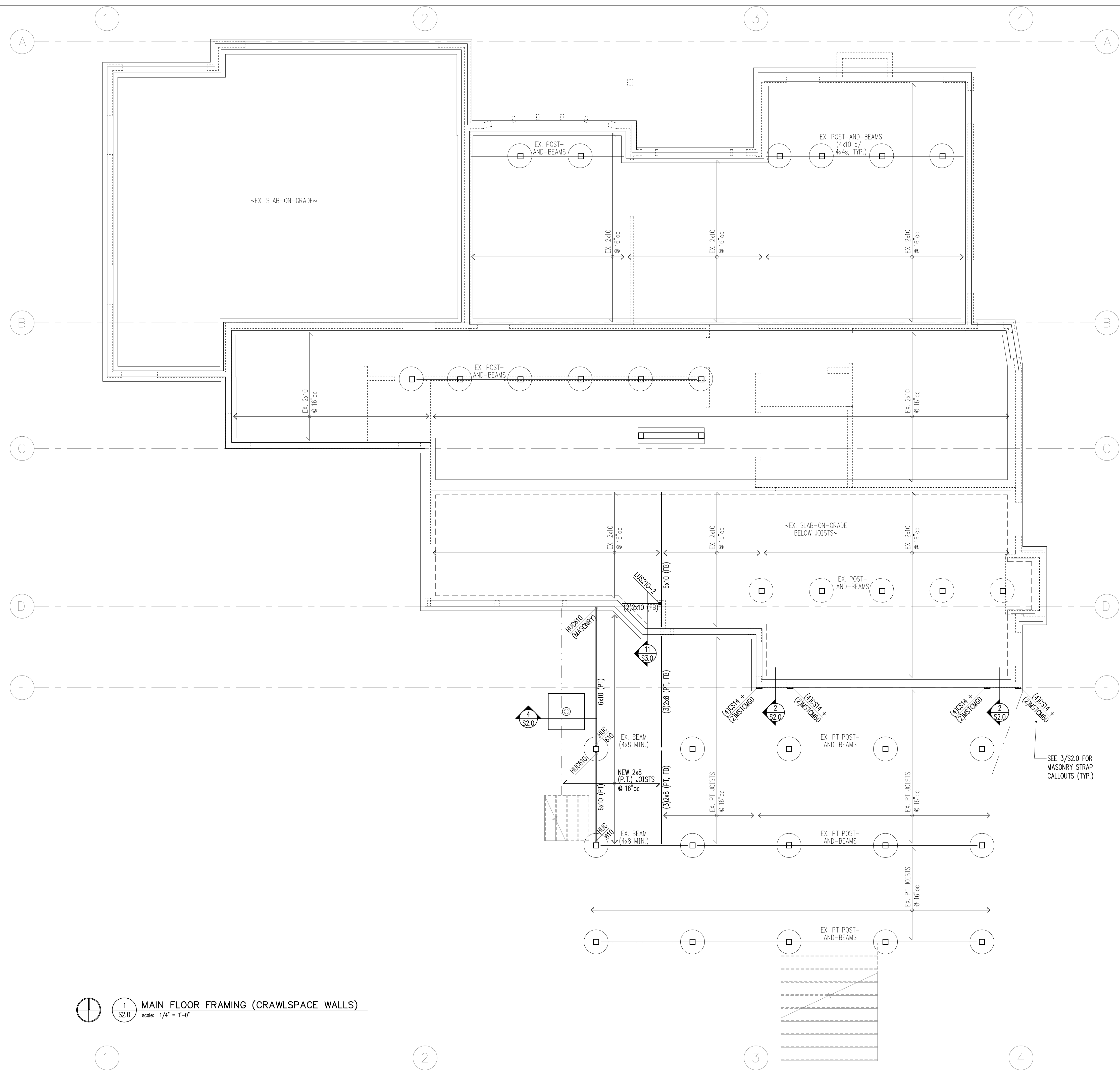
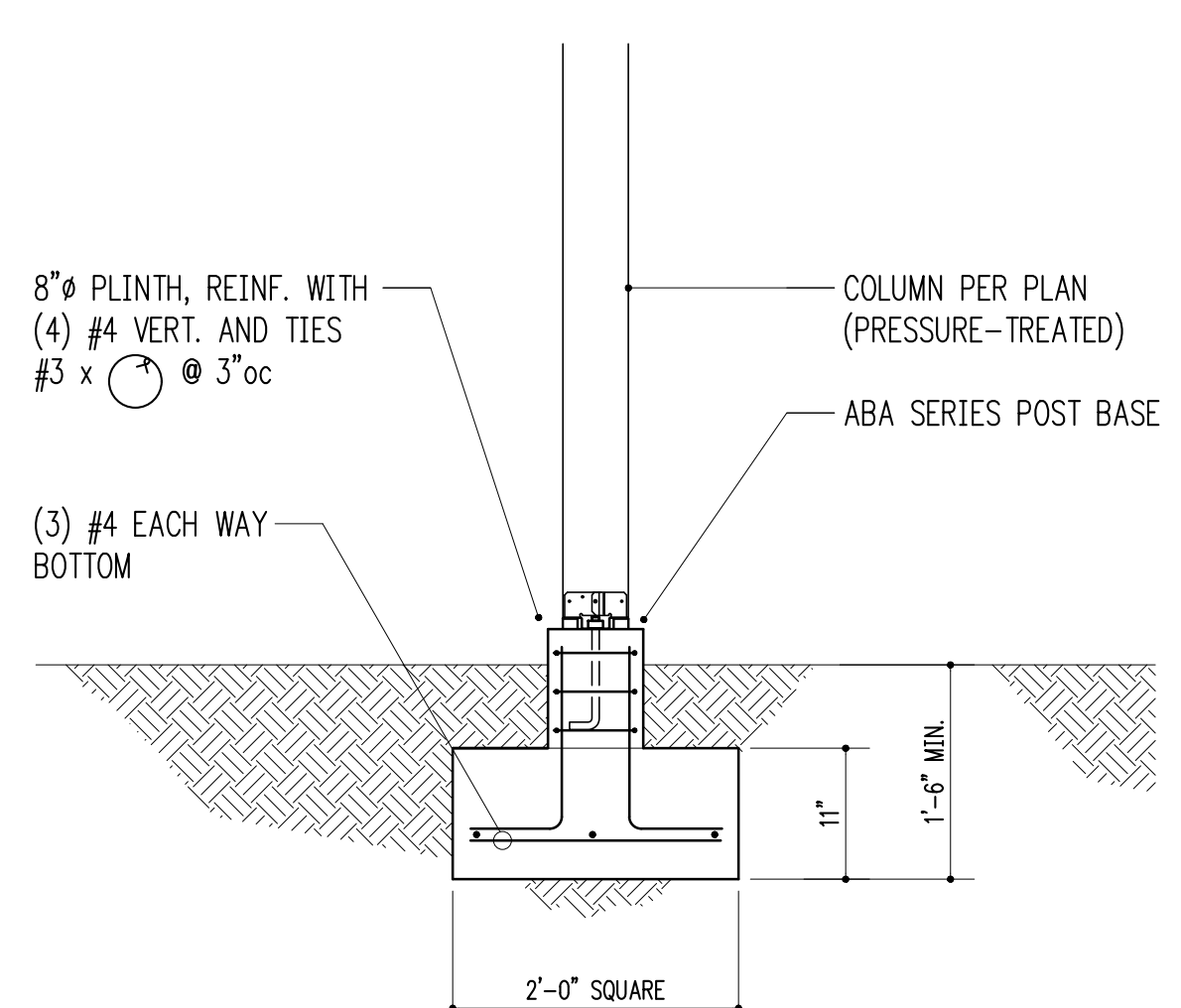
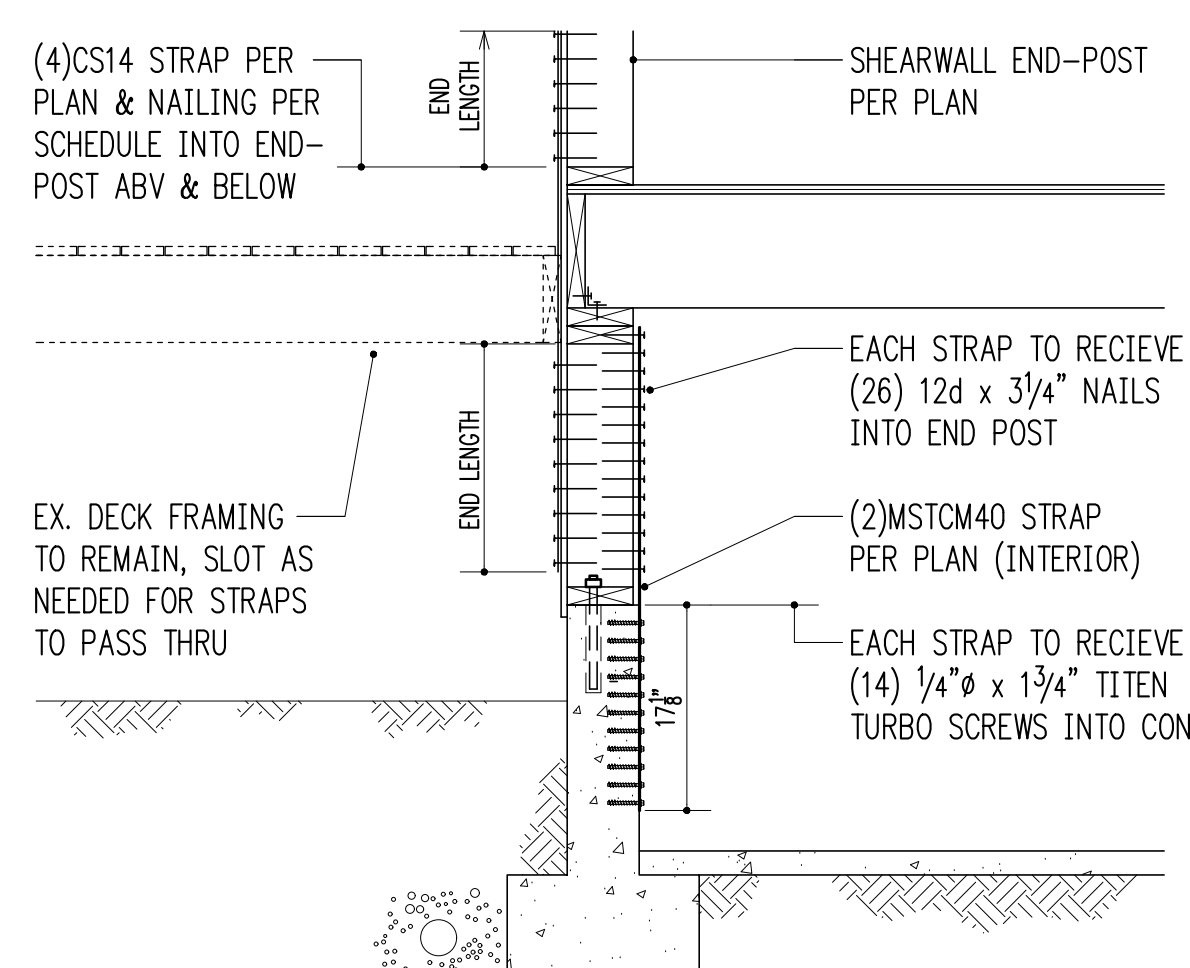
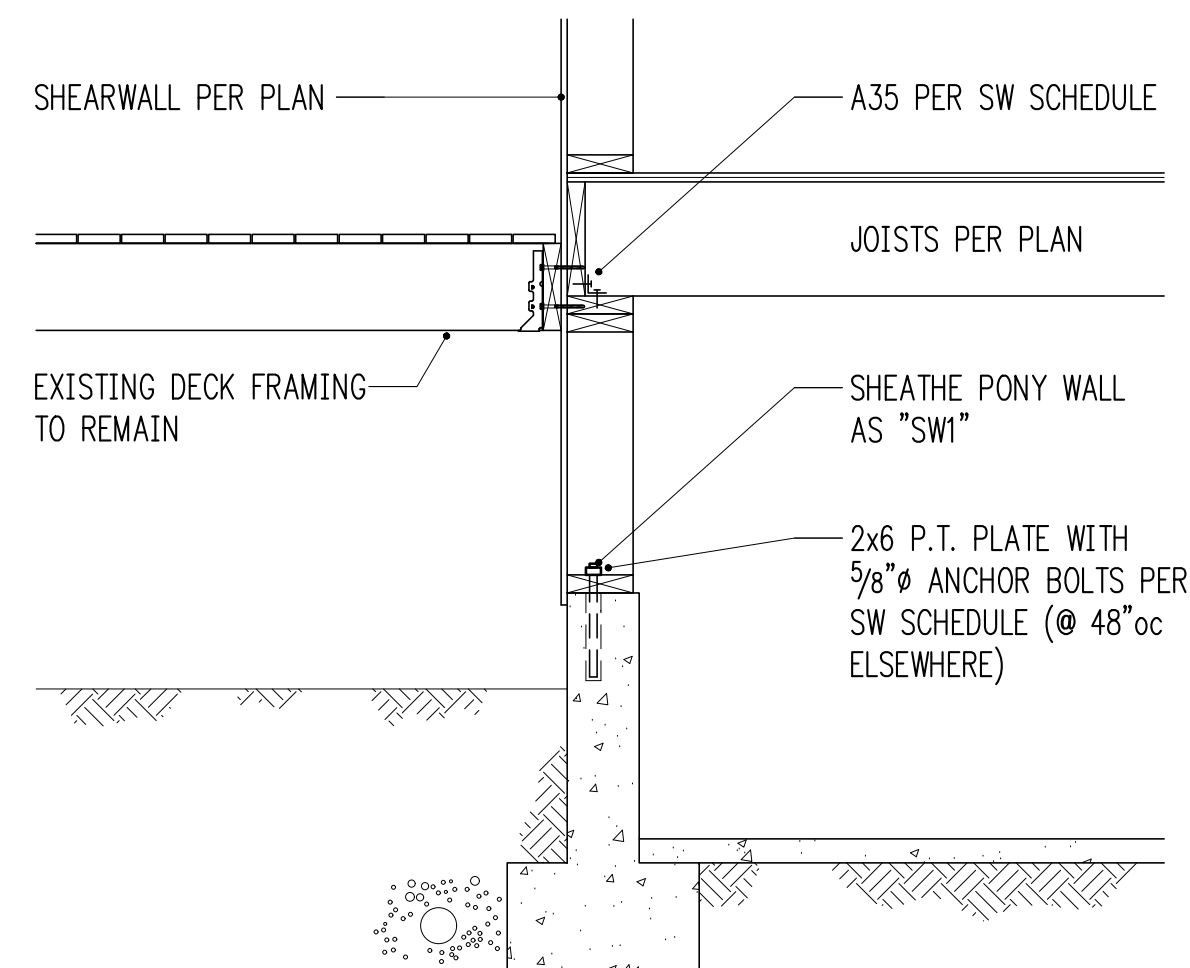


Drawing Title
GENERAL STRUCTURAL NOTES

Drawing Number

S1.0

BARBER RESIDENCE



1 MAIN FLOOR FRAMING (CRAWLSPACE WALLS)
scale: 1/4" = 1'-0"



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Issue Date 7/16/2025 Issue Description Permit Set

Building Department Approval

Drawing Title
MAIN FLOOR FRAMING PLAN

Drawing Number

S2.0

BARBER RESIDENCE



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Issue Date	Issue Description
7/16/2025	Permit Set

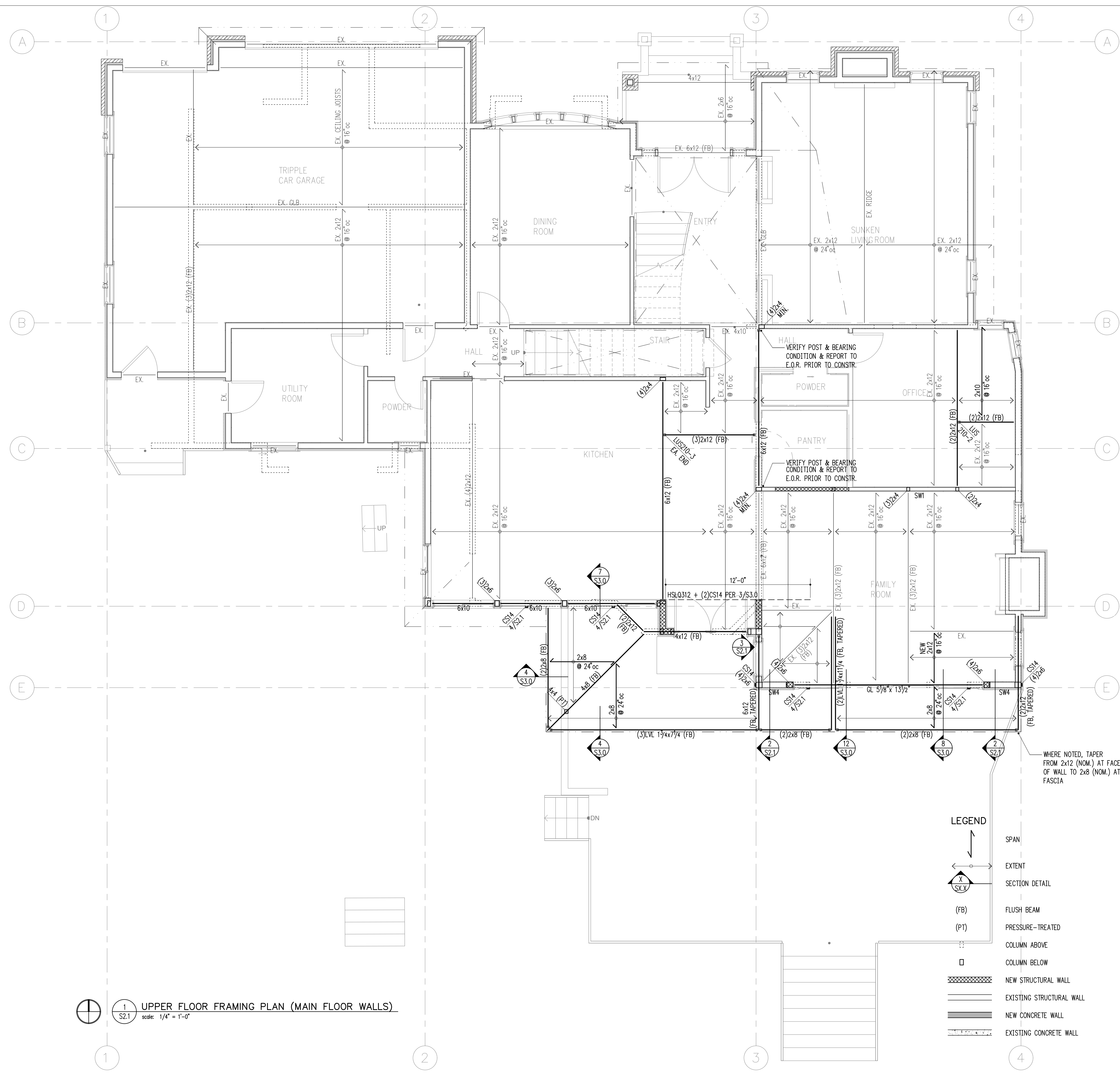
Building Department Approval

Drawing Title
UPPER FLOOR FRAMING PLAN

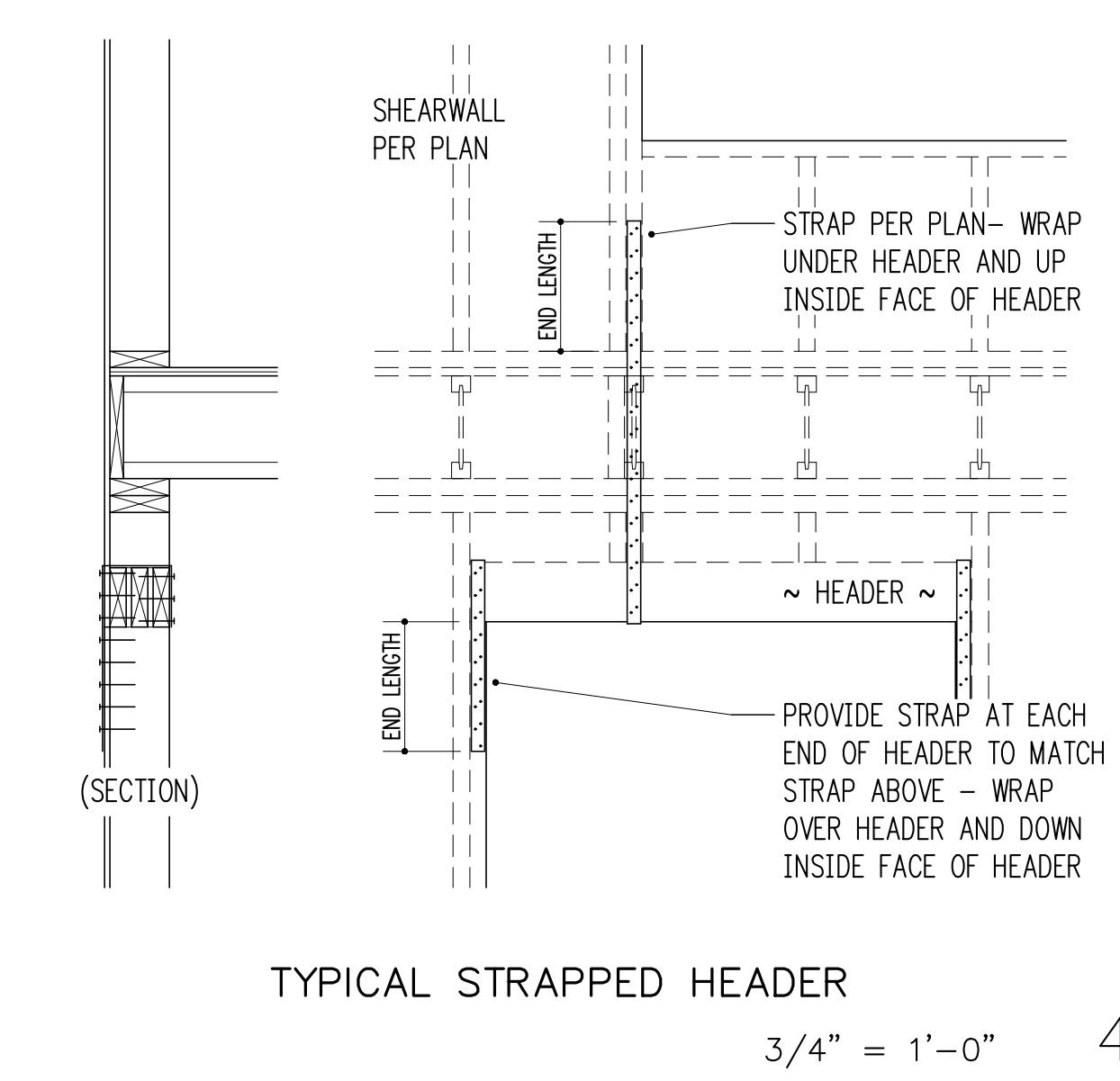
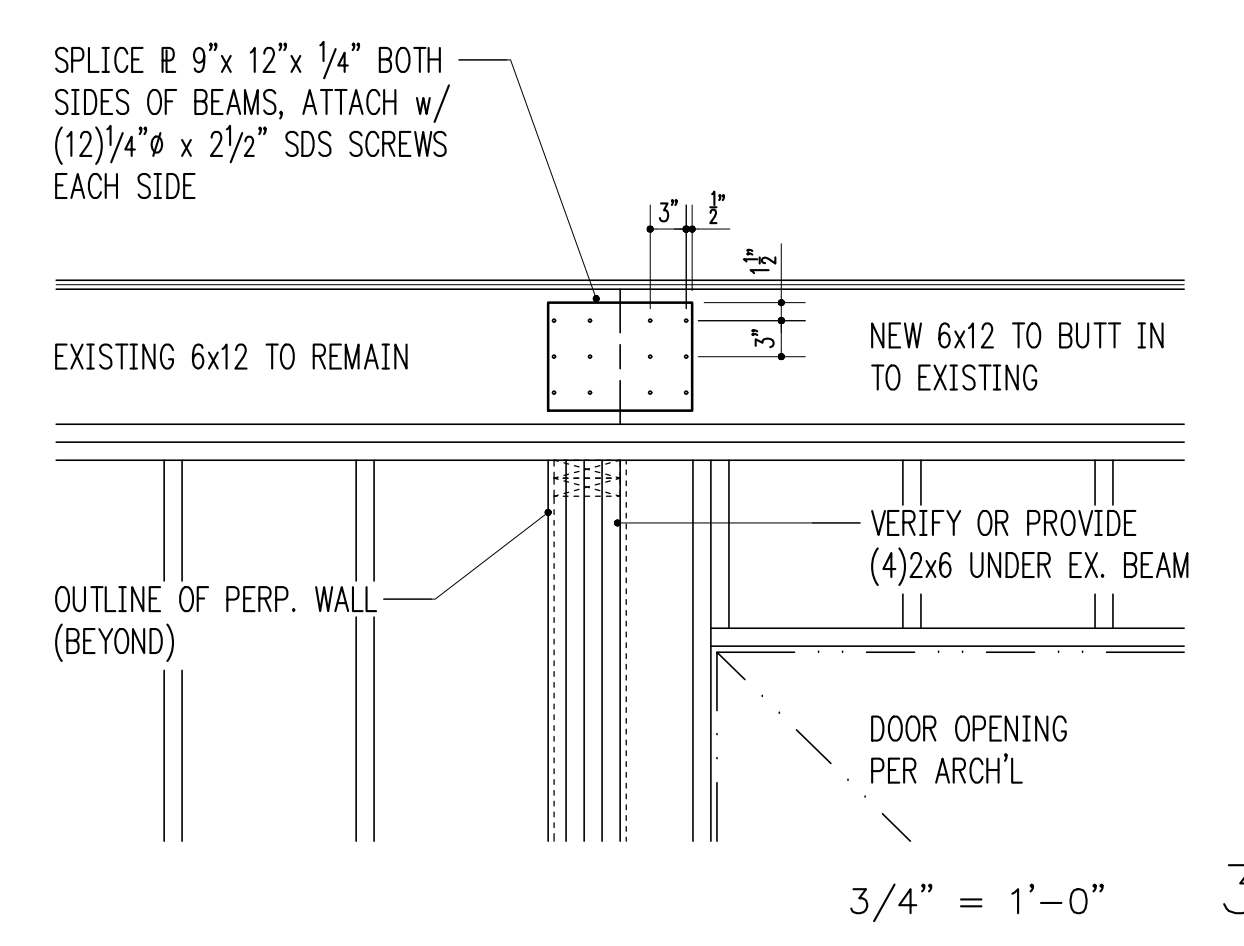
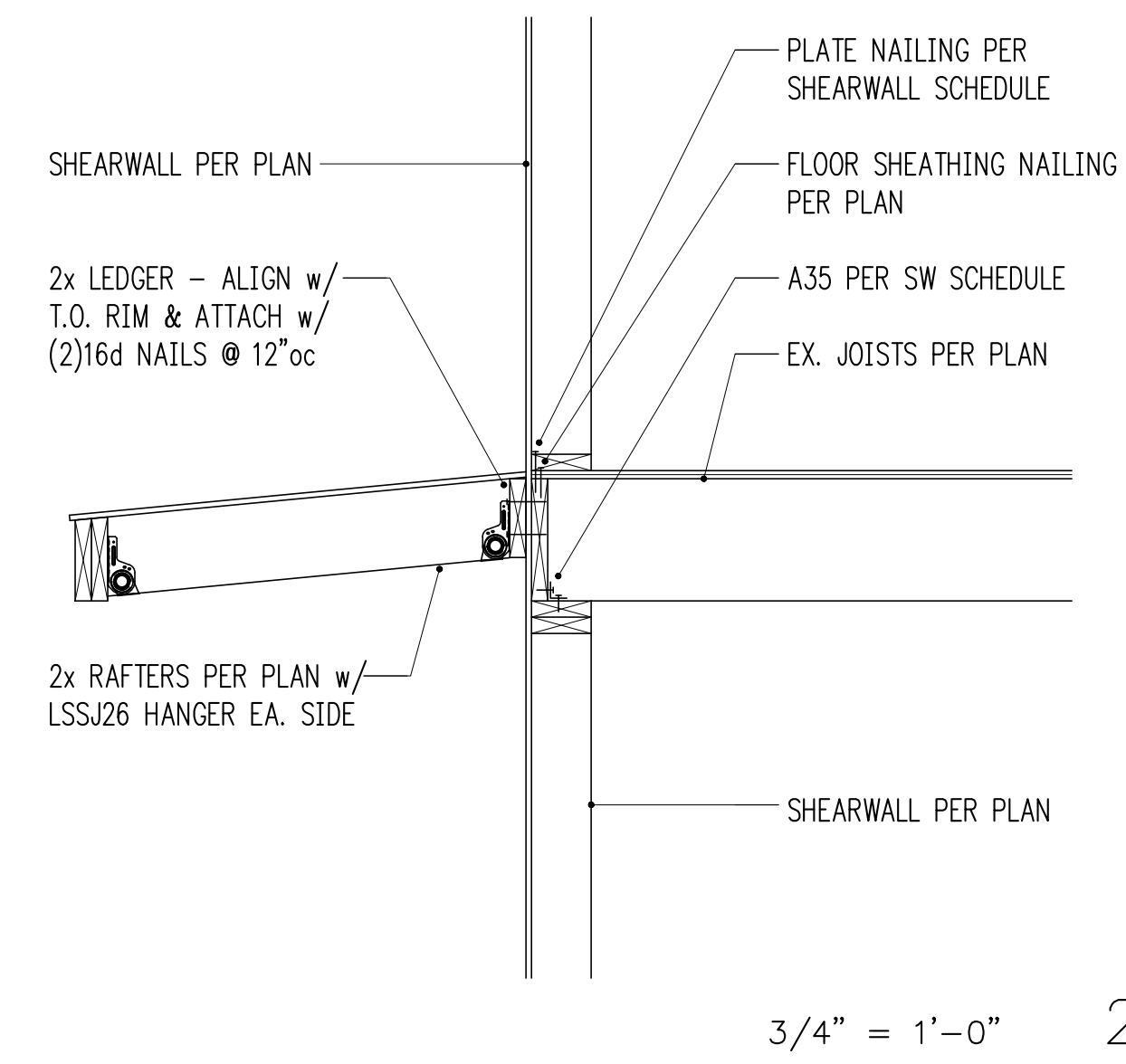
Drawing Number

S2.1

BARBER RESIDENCE



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



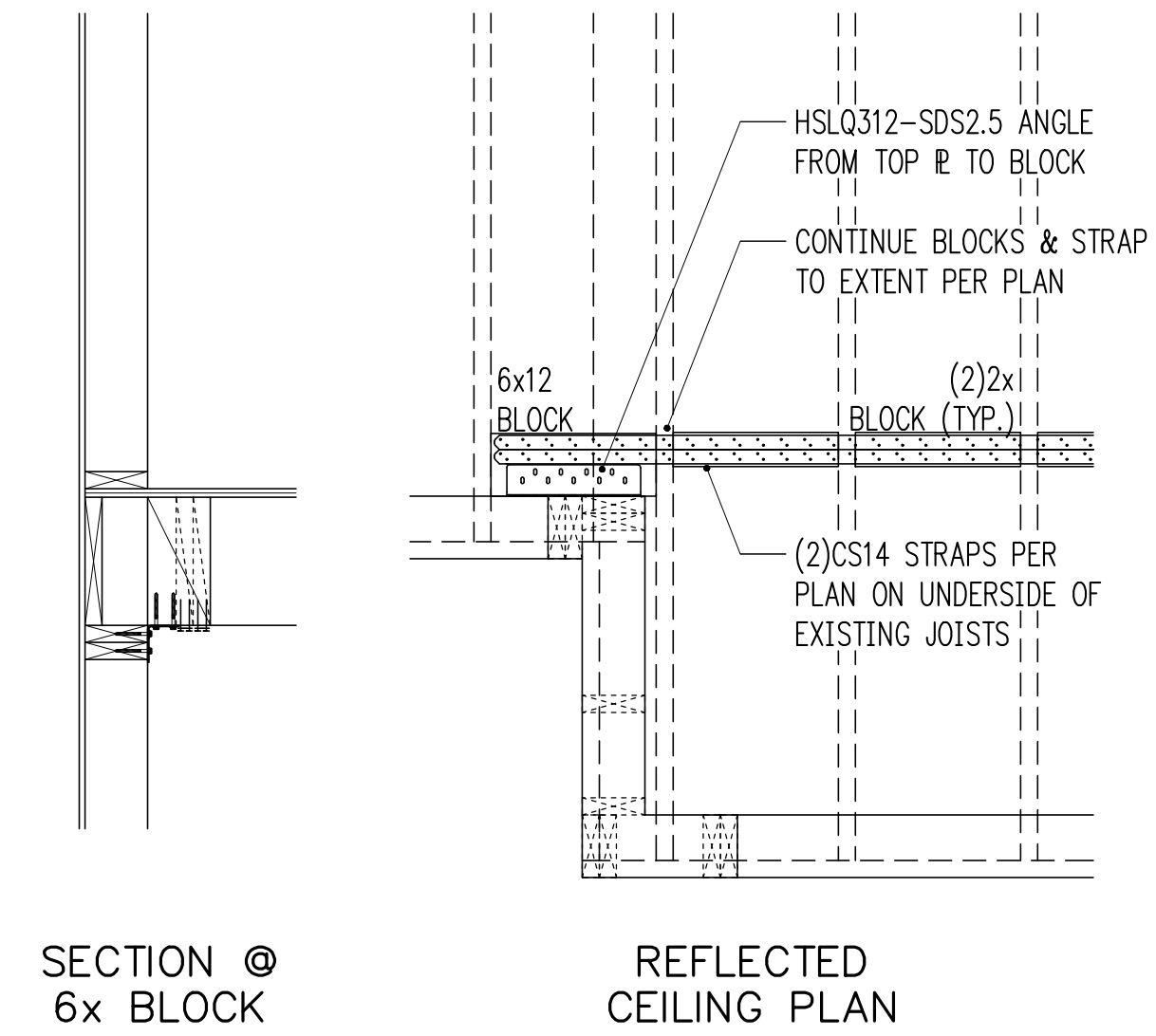
LEGEND

	SPAN
	EXTENT
	SECTION DETAIL
(FB)	FLUSH BEAM
(PT)	PRESSURE-TREATED
	COLUMN ABOVE
	COLUMN BELOW
	NEW STRUCTURAL WALL
	EXISTING STRUCTURAL WALL
	NEW CONCRETE WALL
	EXISTING CONCRETE WALL

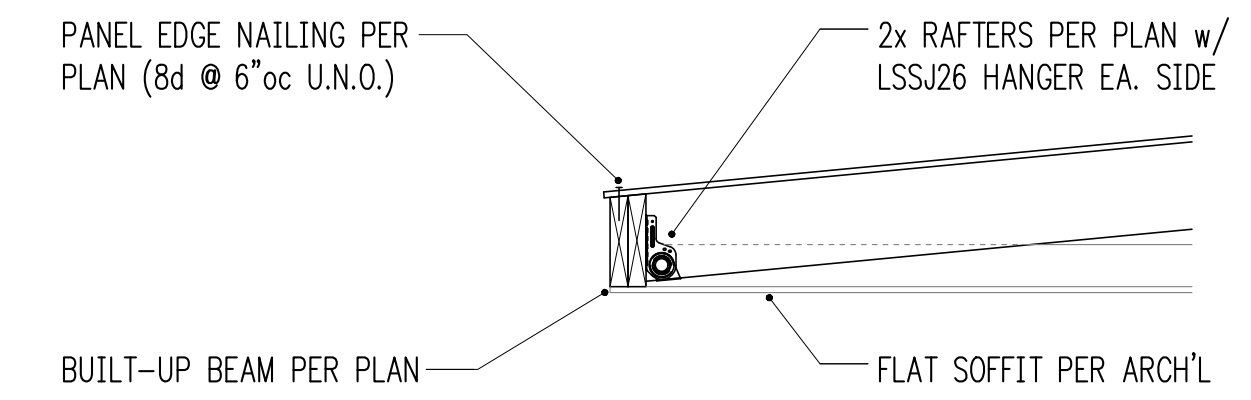
WHERE NOTED, TAPER FROM 2x12 (NOM.) AT FACE OF WALL TO 2x8 (NOM.) AT FASCIA

3/4" = 1'-0" 1

3/4" = 1'-0" 2



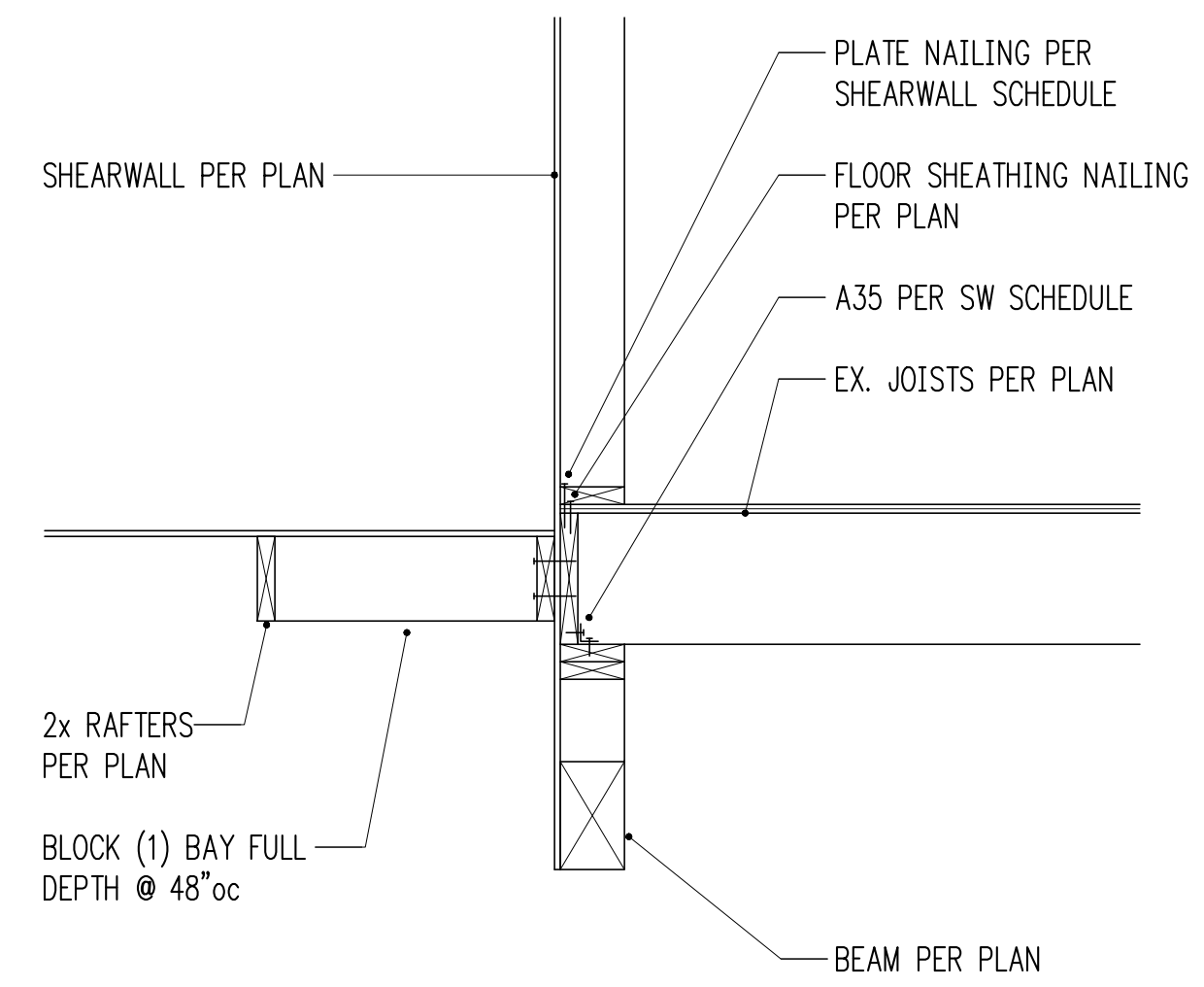
3/4" = 1'-0" 3



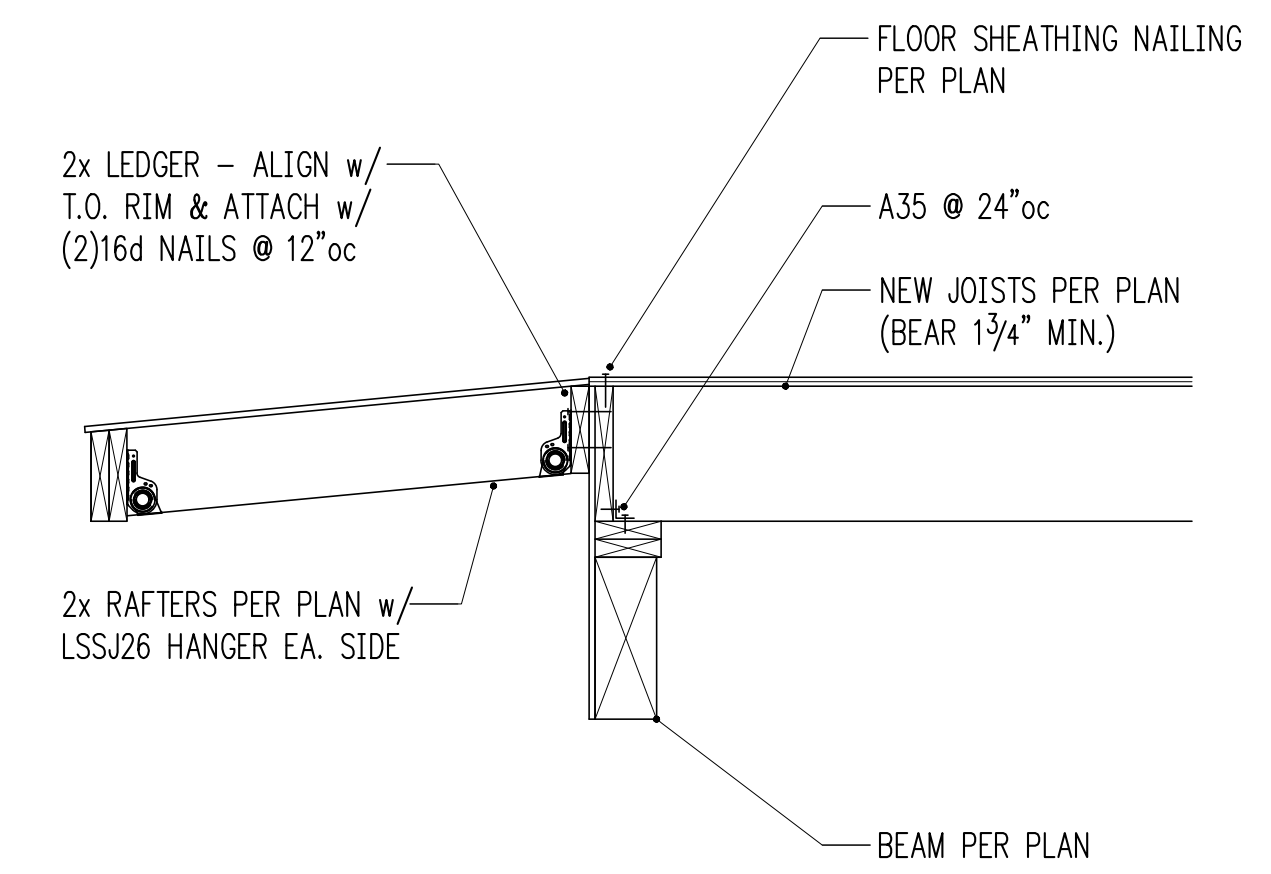
3/4" = 1'-0" 4

3/4" = 1'-0" 5

3/4" = 1'-0" 6



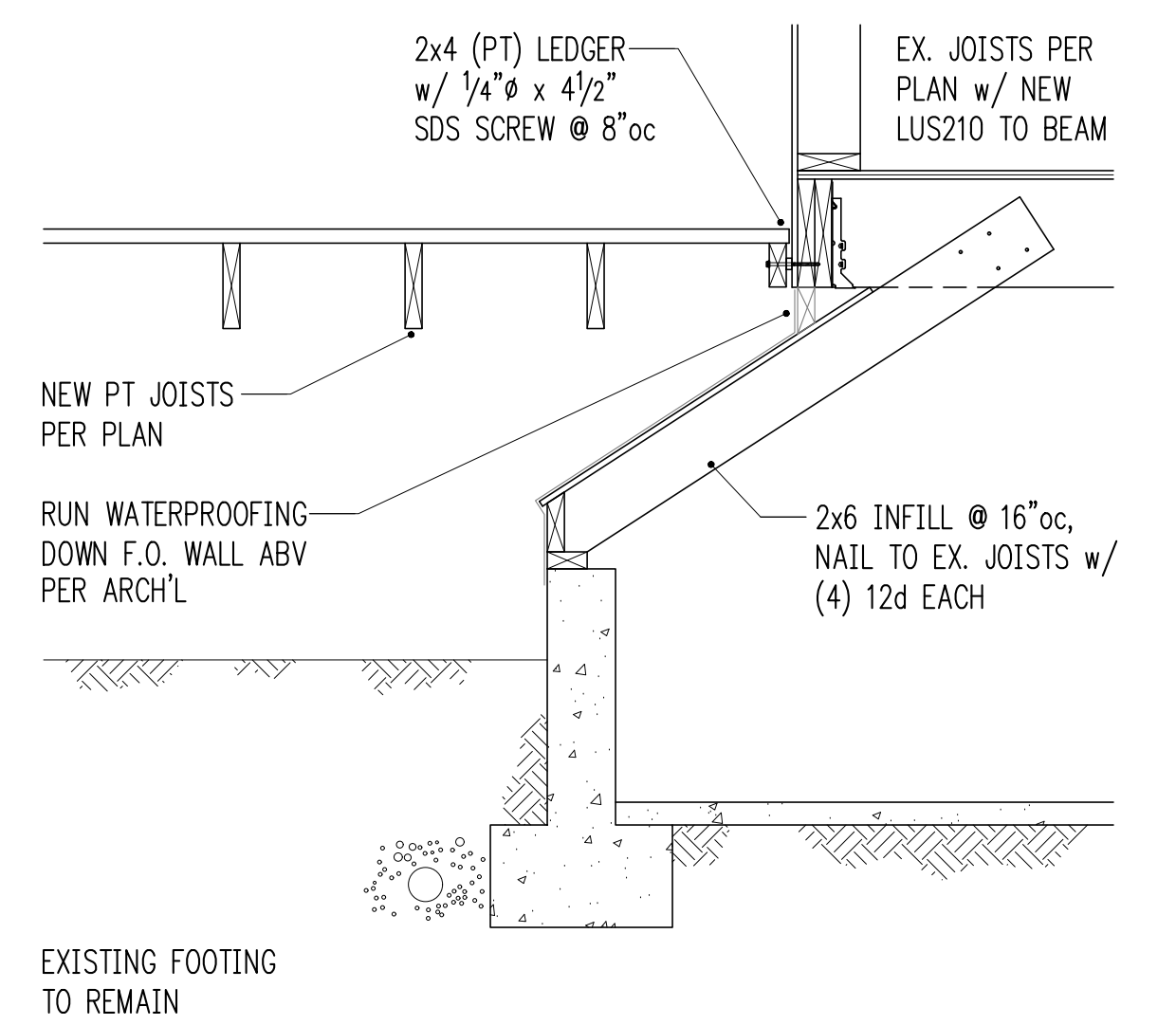
3/4" = 1'-0" 7



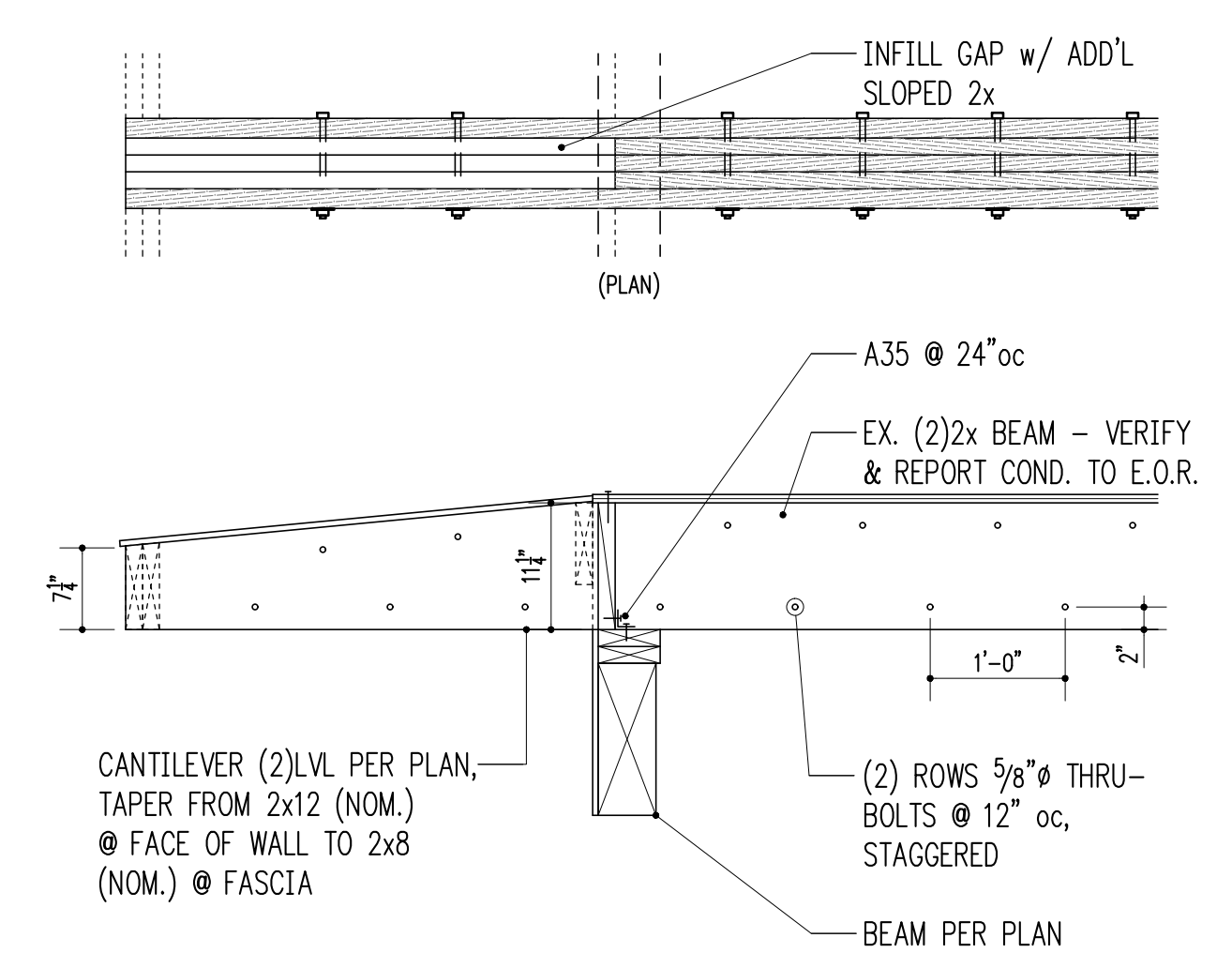
3/4" = 1'-0" 8

3/4" = 1'-0" 9

3/4" = 1'-0" 10



3/4" = 1'-0" 11



3/4" = 1'-0" 12



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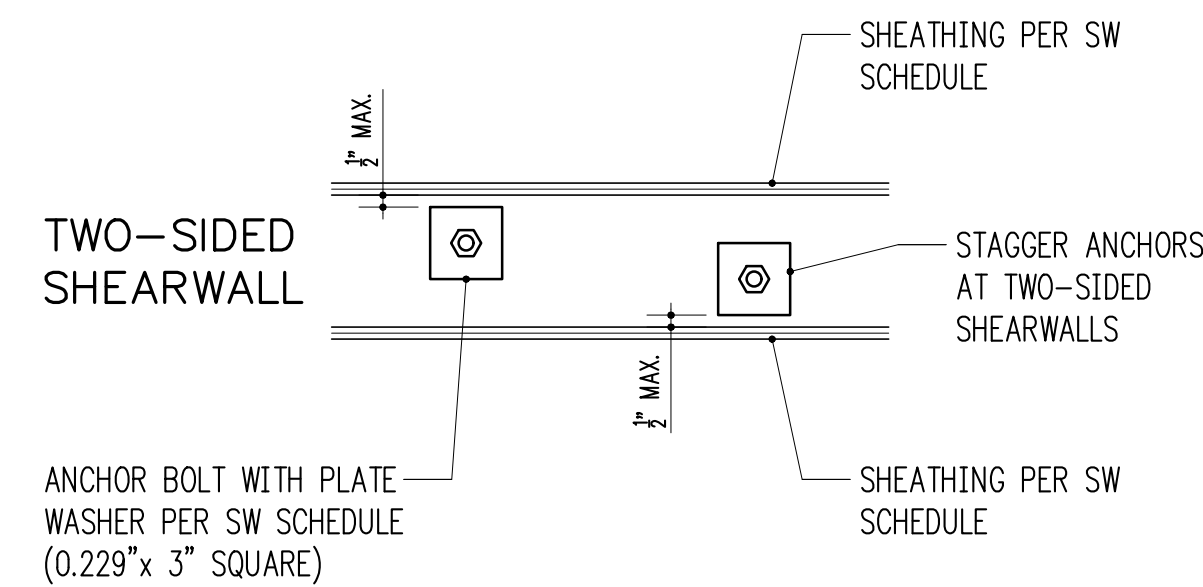
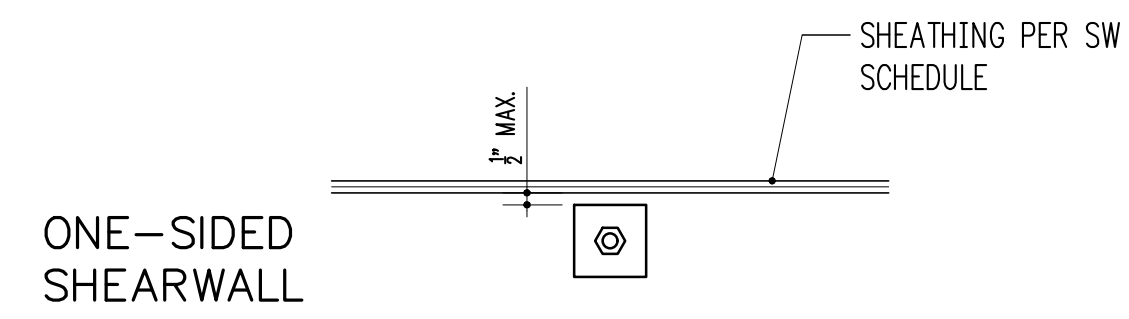
Issue Date	Issue Description
7/16/2025	Permit Set

Building Department Approval

Drawing Title
STRUCTURAL DETAILS

Drawing Number

S3.0

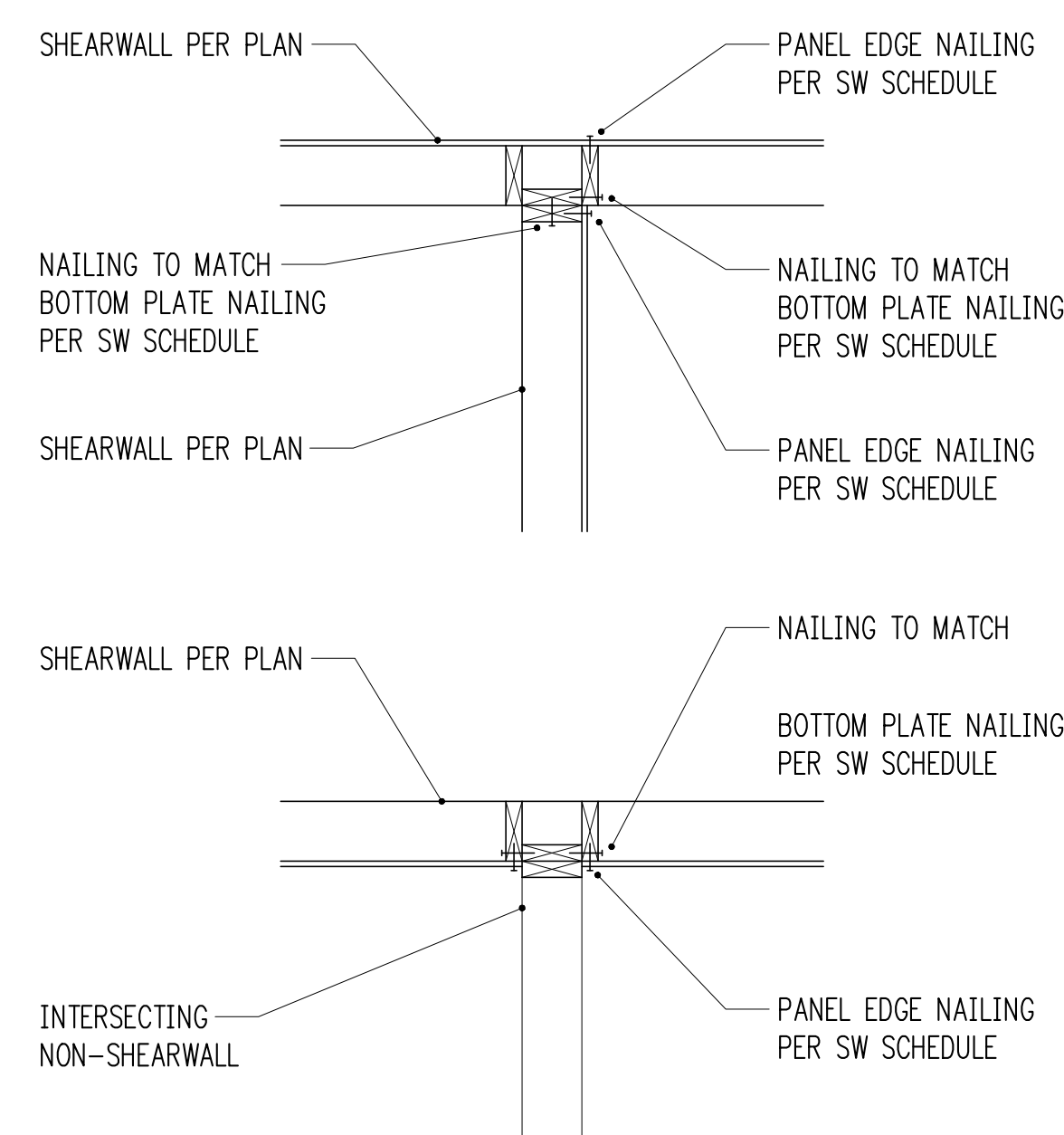


TYPICAL SHEARWALL ANCHOR BOLT PLACEMENT
3/4" = 1'-0" 1

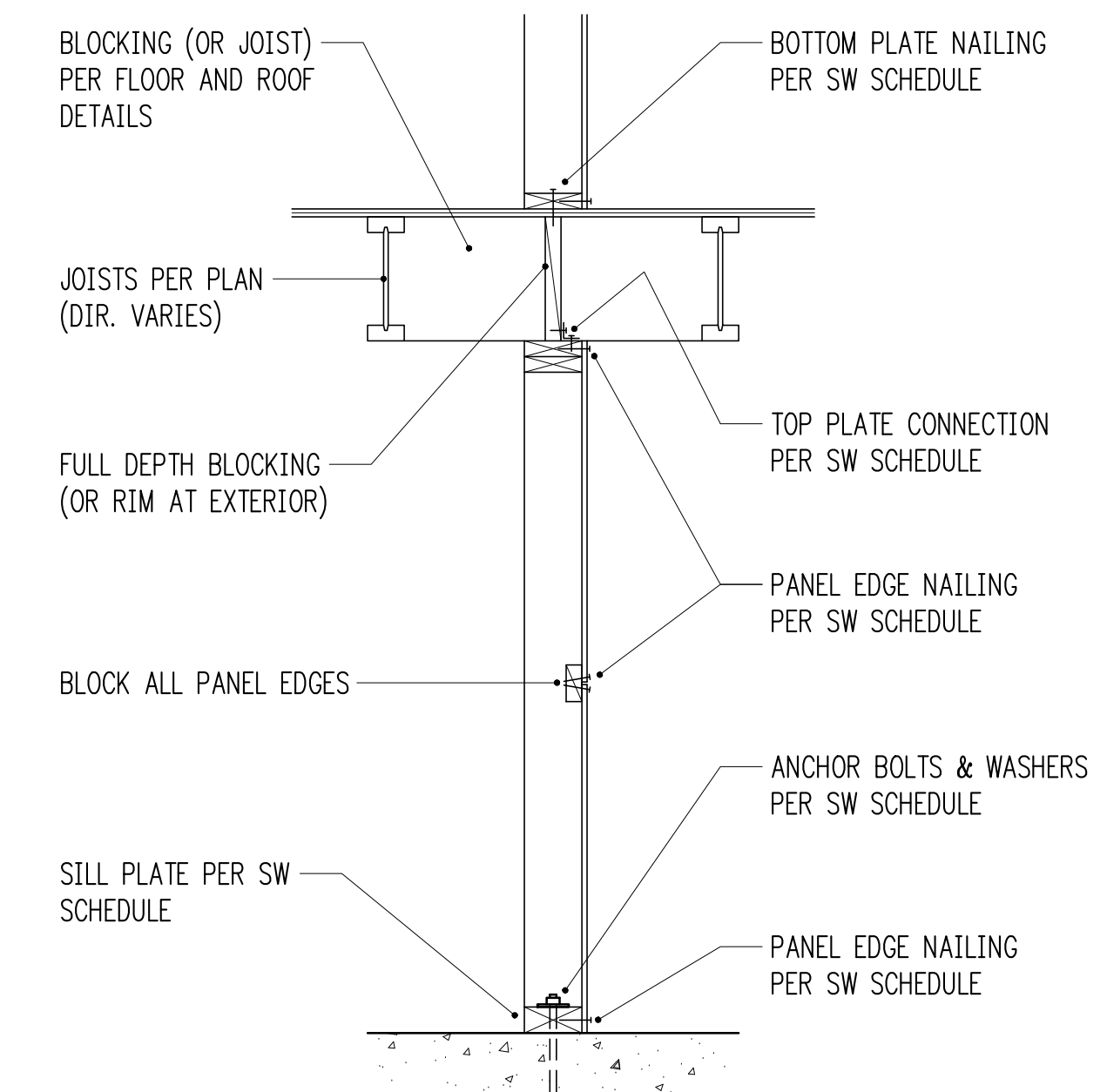
SHEARWALL SCHEDULE (NOT ALL USED ON PLANS)

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

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



TYPICAL SHEARWALL INTERSECTIONS
3/4" = 1'-0" 2

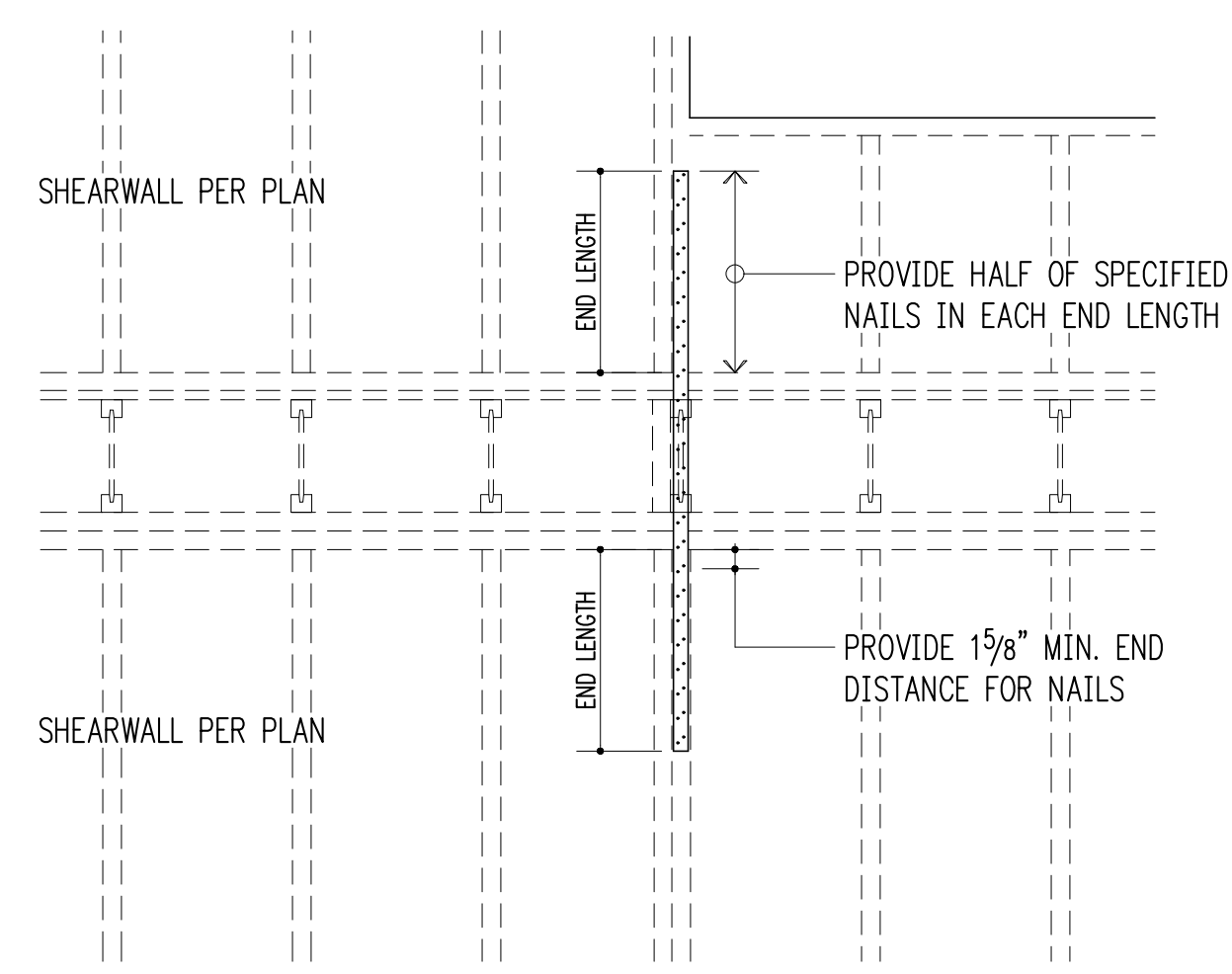


TYPICAL SHEARWALL SECTION
3/4" = 1'-0" 3

STRAP SCHEDULE (NOT ALL USED)

MARK	END LENGTH	NAILS	NAIL SPACING
CMST12	44"	(98) 10d x 3"	1 3/4"
CMST14	34"	(76) 10d x 3"	1 3/4"
CMSTC16	25"	(58) 12d x 3 1/4"	1 1/2"
CS14	19"	(36) 8d x 2 1/2"	2 1/16"
CS16	14"	(26) 8d x 2 1/2"	2 1/16"
CS18	12"	(22) 8d x 2 1/2"	2 1/16"
CS20	9"	(16) 8d x 2 1/2"	2 1/16"
CS22	8"	(14) 8d x 2 1/2"	2 1/16"

- 10d AND 12d DIAMETER = 0.148"; 8d DIAMETER = 0.131".
- USE HALF OF THE REQUIRED NAILS IN EACH MEMBER BEING CONNECTED (i.e. IN EACH END LENGTH).

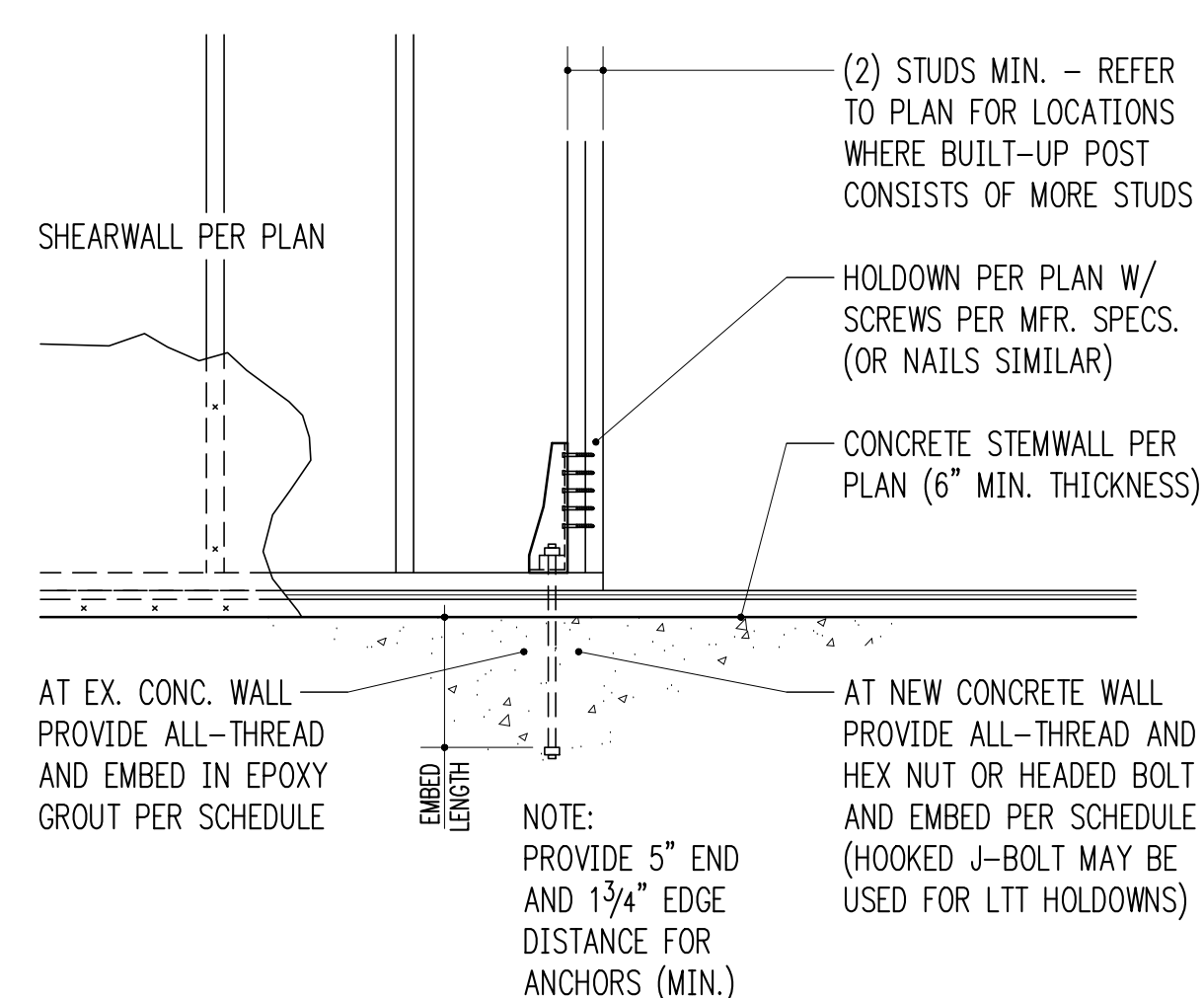


TYPICAL STRAP HOLDOWN AT FLOOR
3/4" = 1'-0" 4

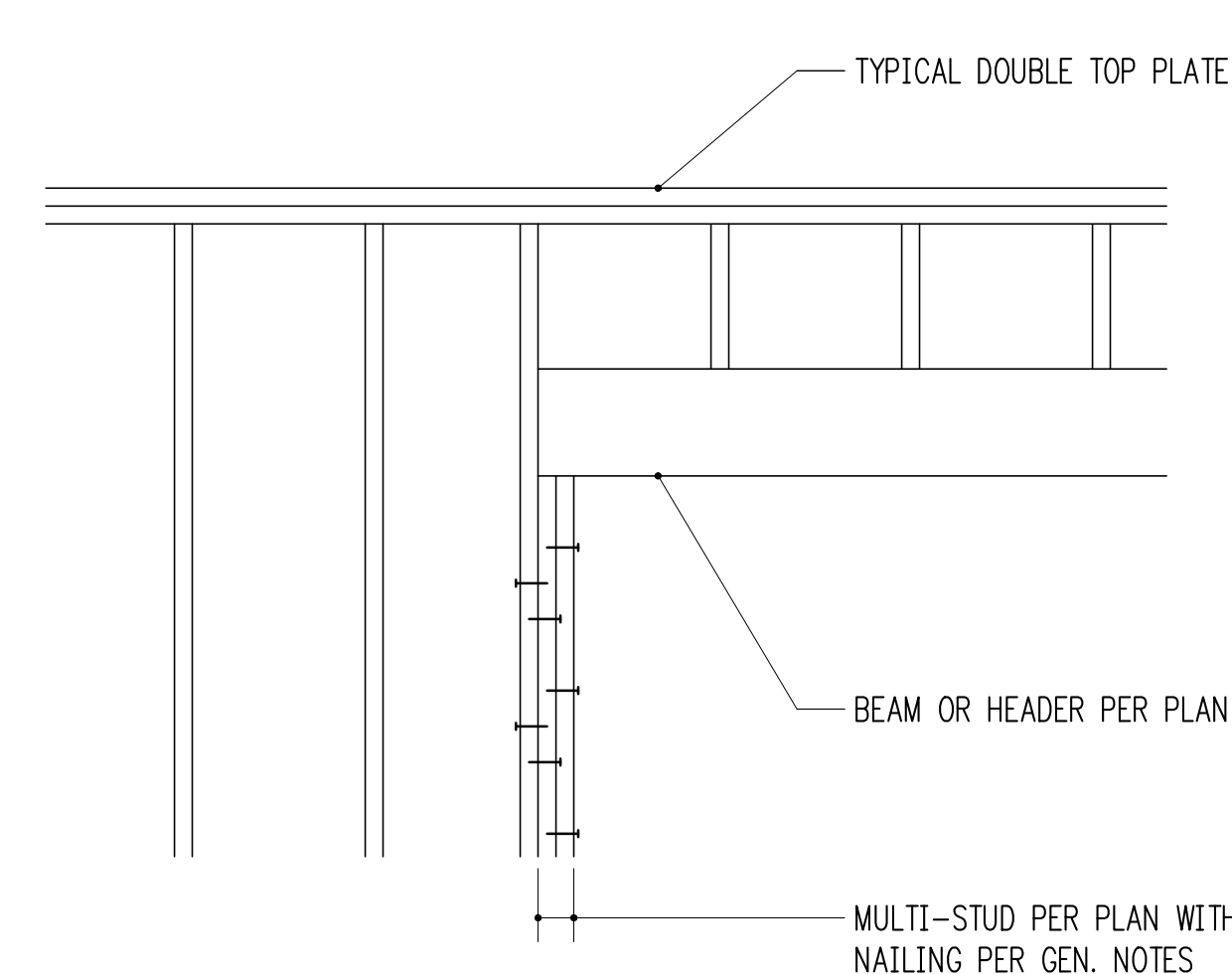
HOLDOWN SCHEDULE (NOT ALL USED)

MARK	FASTENERS TO STUDS ¹	ANCHOR DIA. ²	EMBEDMENT LENGTH		SSTB ⁵
			EPOXY ³	CAST-IN ⁴	
LTT19	(8) 10d x 3" NAILS	5/8"	8"	7"	SSTB16
LTT20B	(10) 10d x 3" NAILS	5/8"	12"	7"	SSTB16
HDU2	(6) 1/4" x 2 1/2" SCREWS	5/8"	12"	11"	SSTB16
HDU4	(10) 1/4" x 2 1/2" SCREWS	5/8"	N/A	24"	SSTB20
HDU5	(14) 1/4" x 2 1/2" SCREWS	5/8"	N/A	37"	SSTB24
HDU8	(20) 1/4" x 2 1/2" SCREWS	7/8"	N/A	42"	SSTB28

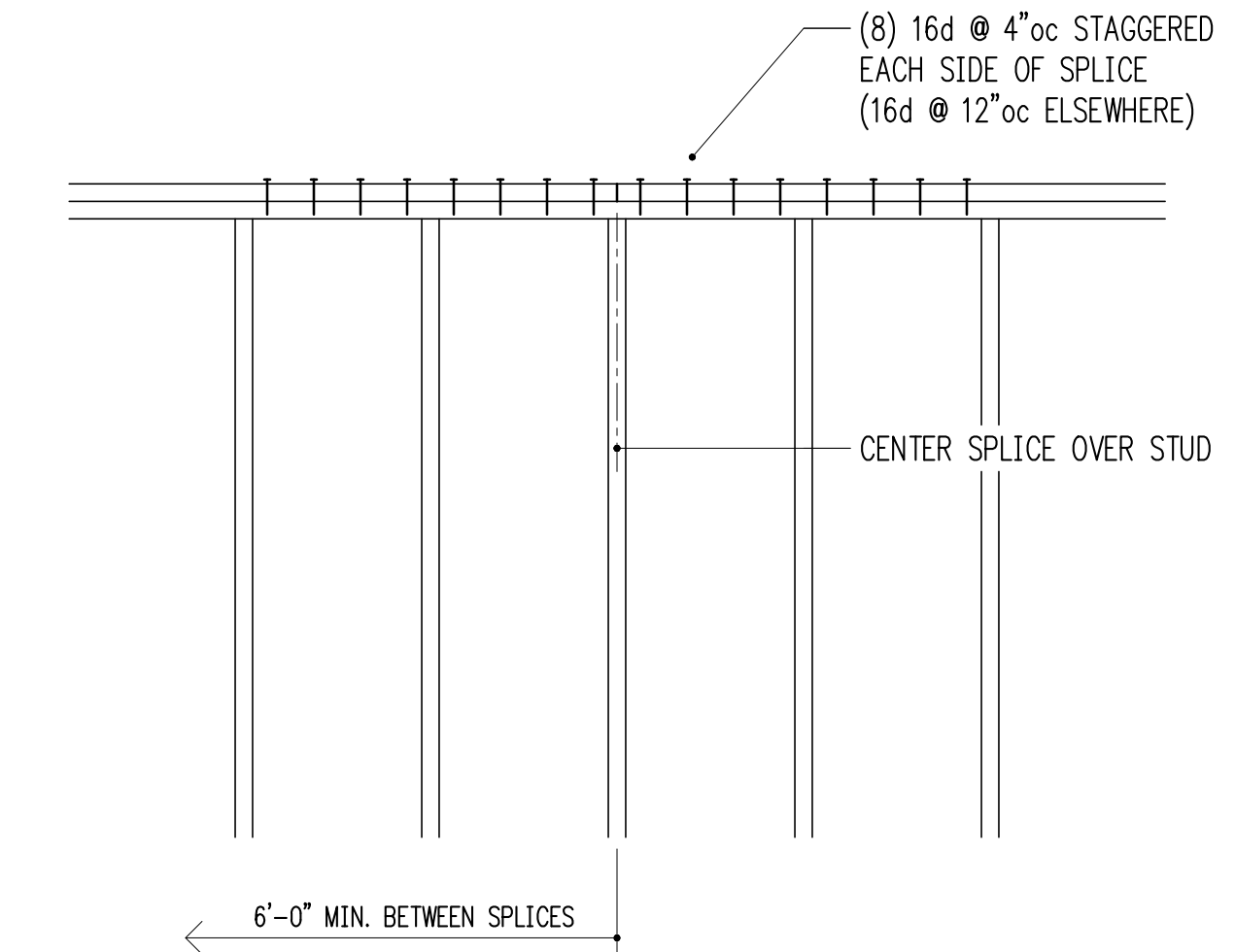
- 10d AND 12d DIAMETER = 0.148"; 16d DIAMETER = 0.162". SCREWS SHALL BE SIMPSON "SDS" TYPE SCREWS, INSTALL PER SIMPSON RECOMMENDATIONS.
- PROVIDE A36 OR A307 ALL-THREAD AT EPOXY AND CAST-IN ANCHORS.
- PROVIDE SIMPSON "SET-XP" EPOXY PER GENERAL STRUCTURAL NOTES. SPECIAL INSPECTION IS REQUIRED.
- AT CAST-IN ANCHORS PROVIDE HEAVY HEX NUT AT BOTTOM OF ALL-THREAD. HOOKED J-BOLT MAY BE USED FOR LTT HOLDDOWNS.
- AT 3x SILL PLATES, PROVIDE LONGER SSTBL MODELS.



TYPICAL HOLDOWN AT CONCRETE
3/4" = 1'-0" 5



TYPICAL MULTIPLE-STUD POST CONSTRUCTION
3/4" = 1'-0" 6



TYPICAL TOP PLATE SPLICE CONSTRUCTION
3/4" = 1'-0" 7



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