

TAM CEM Residence Addition & Alteration



TAM CEM - RESIDENCE
Addition & Alteration
4215 Holly Ln, Mercer Island, WA 98040

SYMBOL LEGEND:

1

1

GRIDLINE

FACE OF SHEATHING / STUD (FOS)

FACE OF STUD

FACE OF FINISH

VERTICAL DATUM

DIMENSION

WALL THICKNESS DESIGNATION

USED FOR NON-TYPICAL CONDITIONS, REFER TO WALL ASSEMBLY FOR CLARIFICATION

CONSTRUCTION KEYNOTE

DEMOLITION KEYNOTE

SMOKE DETECTOR
(IBC-SECTION 907.2.10)
NOTE: ALL SMOKE DETECTORS TO BE "PHOTOELECTRIC SMOKE ALARM" TYPE PER SECTION IBC/IFC 907.2.10.3

CARBON MONOXIDE DETECTOR
(IBC - SECTION 915)

EXHAUST FAN
MIN. 50 CFM FOR BATHROOM AND LAUNDRY;
MIN. 100 CFM FOR KITCHEN, WITH DIRECT VENT TO EXTERIOR

DOOR SYMBOL

WINDOW SYMBOL

SECTION REFERENCE

DETAIL REFERENCE

ELEVATION REFERENCE

DRAWING NUMBER & TITLE

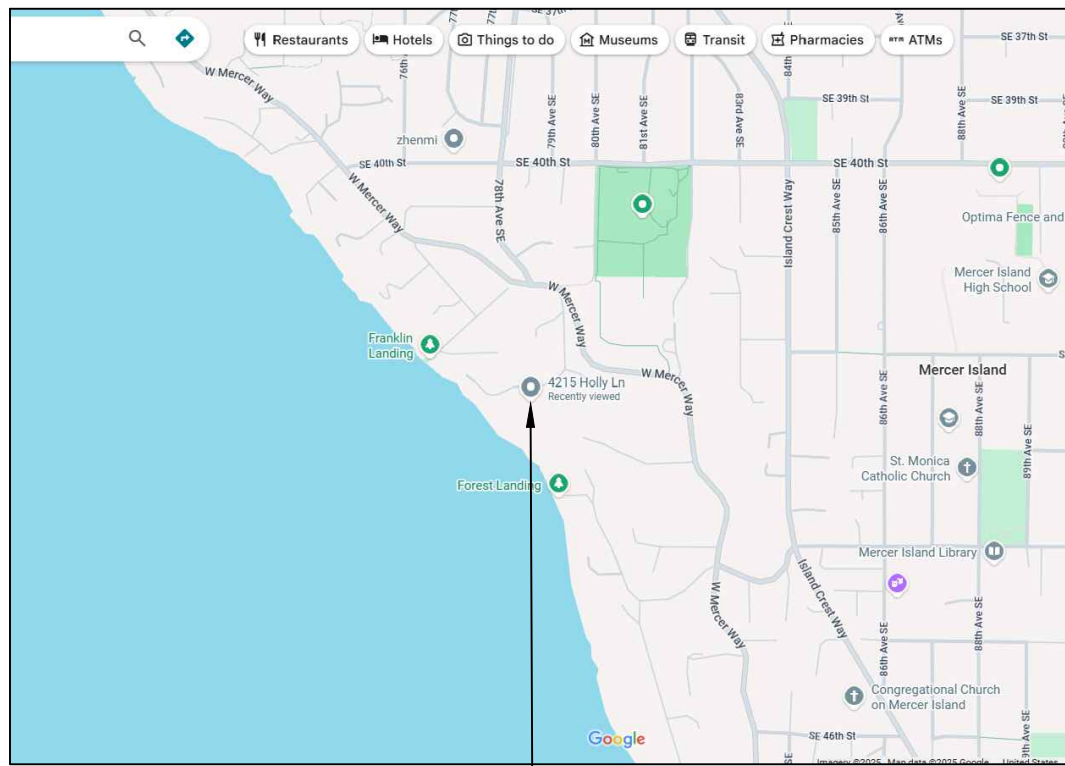
TITLE

NORTH ARROW

REVISION TAG & CLOUD

ABBREVIATIONS:

ABV	ABOVE	FOS	FACE OF STUD	REBAR	REINFORCEMENT BAR
AFF	ABOVE FINISH FLOOR	FRMG	FRAMING	REFR	REFRIGERATOR
BLDG	BUILDING	FRZR	FREEZER	REQD	REQUIRED
BLKG	BLOCKING	FT	FOOT	REQTS	REQUIREMENTS
BM	BEAM	FTG	FOOTING	RAFT	RAFTER
BOT	BOTTOM	FV	FIELD VERIFY	RO	ROUGH OPENING
CIPC	CAST-IN-PLACE CONCRETE	FV	FOUNDATION VENT	R.O.W.	RIGHT-OF-WAY
CL	CENTERLINE	GA	GAUGE	RFT	RIP-TO-FIT
CLG	CEILING	GB	GYPNUM BOARD	RTS	RIP-TO-SLOPE
CLR	CLEAR	GLB	GLULAM BEAM	RV	RIM VENT
CMD	CARBON MONOXIDE DETECTOR	GSM	GALVANIZED SHEET METAL	SC	SOLID CORNER
CO	CLEANOUT	HDR	HEADER	SD	SMOKE DETECTOR
CONC	CONCRETE	HGR	HANGER	SF	SQUARE FEET
CONT	CONTINUOUS	h	HIGH	SG	SAFETY GLAZING
D	DRYER	HT	HEIGHT	SHWR	SHOWER
DBLE	DOUBLE	HVAC	HEATING, VENTILATION, & AIR-CONDITIONING	SIM	SIMILAR
DEMO	DEMOLISH	IG	INSULATED GLASS	SPEC	SPECIFICATIONS
DIA	DIAMETER	INT	INTERIOR	SQ FT	SQUARE FEET
DN	DOWN	LAV	LAVATORY	SQ IN	SQUARE INCHES
DP	DEEP	LBS	POUNDS	STD	STANDARD
DP	DIMENSION POINT	LF	LINEAR FEET	SUBFLR	SUBFLOOR
DS	DOWNSPOUT	LO	LOW	T&G	TONGUE & GROOVE
DTL	DETAIL	MAX	MAXIMUM	THK	THICK
DW	DISHWASHER	MFR	MANUFACTURER	TOPO	TOPOGRAPHY
(E)	EXISTING	MIN	MINIMUM	TOW	TOP OF WALL
EA	EACH	(N)	NEW	TYP	TYPICAL
ELEV	ELEVATION	N/A	NOT APPLICABLE	UNO	UNLESS NOTED OTHERWISE
EQ	EQUAL	NIC	NOT IN CONTRACT	VTO	VENT TO OUTSIDE
EXT	EXTERIOR	O/	OVER	w	WIDE
EW	EACH WAY	OC	ON CENTER	W	WASHER
*EW	EGRESS WINDOW	OG	OBSOLETE GLAZING	W/	WITH
FDN	FOUNDATION	OH	OVERHANG	WC	WATER CLOSET
FG	FINISH GRADE	P.L.	PROPERTY LINE	WFC	WOOD FRAME CONSTRUCTION
FIN	FINISH	PL	PLATE	WH	WATER HEATER
FL	FLUSH	PT	POINT	WIC	WALK-IN-CLOSET
FLR	FLOOR	PTW	PRESERVATIVE TREATED WOOD	WP	WORK POINT
FOF	FACE OF FINISH			WWF	WELDED WIRE FABRIC



VICINITY PLAN:

SCALE: NOT TO SCALE

SITE LOT AREA

LOT AREA: (0.58 ACRES) 25,059 S.F.

PROJECT SQUARE FOOTAGES:

EXISTING RESIDENCE	
(E) FINISHED BASEMENT AREA:	1,160 SF
(E) 1ST FLOOR AREA:	1,740 SF
(E) DECK AREA:	310 SF
(E) OPEN PORCH AREA:	70 SF
(E) DETACHED GARAGE AREA:	1,190 SF
(E) EXERCISE ROOM AREA:	600 SF
(E) BONUS ROOM (TO BE CONVERTED TO LIVING):	600 SF
EXISTING TOTAL LIVING AREA:	2,900 SF
PROPOSED RESIDENCE	
(E) FINISHED BASEMENT AREA:	1,160 SF
(E) 1ST FLOOR AREA:	1,740 SF
(E) DECK AREA:	310 SF
(E) OPEN PORCH AREA:	70 SF
(E) DETACHED GARAGE AREA:	1,190 SF
(E) EXERCISE ROOM AREA:	600 SF
PROPOSED BASEMENT ADDITION AREA:	455 SF
PROPOSED 1ST FLOOR ADDITION AREA:	713 SF
PROPOSED 2ND FLOOR ADDITION AREA + (E) BONUS ROOM:	1,256 SF
PROPOSED COVERED PORCH AREA:	209 SF
PROPOSED UPPER GARAGE LEVEL AREA:	875 SF
EXISTING + PROPOSED TOTAL LIVING AREA:	6,199 SF

PROJECT CONTACT INFORMATION:

OWNER:
Sibay Cem & Minh Tam
4215 Holly Ln.
Mercer Island, WA 98040

PROJECT COORDINATOR:
Calvin Tam
10040 Sand Point Way NE
Seattle, WA 98125

PROJECT PROPERTY INFORMATION:

PROJECT ADDRESS:
4215 Holly Ln.
Mercer Island, WA 98040

LEGAL DESCRIPTION:
ROGERS HOLLY LANE ADD LOT 4 T&W POR LOT 1 BEG SW COR SD LOT 4 TH S 35-08-12 E 10 FT TH N 54-51-48 E 88 FT TH N 35-08-12 W 10 FT TO COMMON PROPERTY LN OF LOTS 1 & 4 TH S 54-51-48 W ALG SD COMMON PROPERTY LN 88 FT TO BEG T&W UND INT IN COMMUNITY TR T&W POR OF LOT 3 ELY OF LN BEG AT NE COR SD LOT 3 TH SWLY ALG NLY LN SD LOT 3 DIST 31 FT TO TPOB TH S 09-08 E 41.6 FT TH S 01-50-40 E 36 FT TH S 10-32-34 E 110.50 FT TO S LOT 3 & TERM SD LN AKA LOT 4 RR MI BLA 86-03-03 REC NO 8604109002

ASSESSOR'S TAX NUMBER:
738900-0040

LAND USE ZONE:
R-15

PROJECT DESCRIPTION:
BUILDING ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE AND INTERIOR ALTERATION.

CODE INFORMATION:

APPLICABLE CODES (AS AMENDED BY WA STATE, KING COUNTY & LOCAL JURISDICTION):

2021 INTERNATIONAL RESIDENTIAL CODE (IRC)

2021 NATIONAL ELECTRICAL CODE

2021 UNIFORM PLUMBING CODE (UPC)

MECHANICAL CODE PER 2018 (IRC)

WASHINGTON STATE ENERGY CODE, 2018 EDITION (WSEC)

WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE, 2018 EDITION (VIAQ)

OCCUPANCY: GROUP R-3 (SINGLE-FAMILY RESIDENTIAL)

SPRINKLER SYSTEM REQUIREMENT:

PROJECT SHALL INSTALL AN APPROVED RESIDENTIAL FIRE SPRINKLER SYSTEM. SEPARATE PLANS AND PERMITS REQUIRED FOR SUBMISSION BY THE INSTALLING CONTRACTOR. (A NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND CoMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. THIS SYSTEM REQUIRES A MINIMUM OF 1" WATER METER AND 1" WATER SUPPLY LINE.)

NOTE: IF APPLICABLE FOR PROJECT SCOPE.

ELECTRICAL PLAN AND SYSTEM TO BE DESIGNED BY INSTALLING CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODES & REGULATIONS.

PLUMBING PLAN AND SYSTEM TO BE DESIGNED BY INSTALLING CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODES & REGULATIONS.

HEATING & MECHANICAL VENTILATION SYSTEM TO BE DESIGNED BY INSTALLING CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODES & REGULATIONS.

ELECTRICAL, PLUMBING & HVAC TO BE UNDER SEPARATE PERMIT SUBMITTAL.

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S9.4 GARAGE BONUS ROOM SECTION

SURVEY

1 TOPOGRAPHIC/BOUNDARY SURVEY

2 TOPOGRAPHIC/BOUNDARY SURVEY

Permit Set

Job # 24-028

Description	Date
Permit Intake	10/07/24
Correction 01	02/04/25
Correction 02	03/06/25
Resubmittal	11/10/25

Permit No. 2510-181

Drawn:
Stamp/Approval:

Sheet Name:

GENERAL
INFORMATION

Sheet No:

T1.0

1. VERIFY WITH LOCAL JURISDICTION IF A FIRST GROUND DISTURBANCE INSPECTION IS REQUIRED PRIOR TO START OF WORK ON ALL SITES WITH LAND DISTURBING ACTIVITY.
2. THE APPLICANT SHALL DESIGNATE AN EROSION AND SEDIMENT CONTROL (ESC) SUPERVISOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs). FOR LARGE CONSTRUCTION PROJECTS, THE ESC SUPERVISOR SHOULD BE A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL). PROVIDE THE NAME AND PHONE NUMBER OF THE ESC SUPERVISOR TO THE SITE INSPECTOR AT THE FIRST GROUND DISTURBANCE INSPECTION.
3. BMPs SHALL BE INSTALLED PRIOR TO STARTING CONSTRUCTION TO ENSURE SEDIMENT-LADEN WATER DOES NOT LEAVE THE PROJECT SITE OR ENTER ROADSIDE DITCHES, STORM DRAINS, SURFACE WATERS, OR WETLANDS.
4. THE BMPs INCLUDED IN THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT BMPs ARE MODIFIED AS NEEDED FOR UNEXPECTED STORM EVENTS OR OTHER UNFORESEEN CIRCUMSTANCES, AND TO ACCOUNT FOR CHANGING SITE CONDITIONS.
5. ANY AREAS OF DISTURBED SOIL THAT WILL NOT BE WORKED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED BMPs METHODS (E.G. STRAW, MULCH, PLASTIC COVERING, COLD MIX, ETC.).
6. GRADING AND/OR SOIL DISTURBING ACTIVITIES MAY BE LIMITED OR PROHIBITED FOR CERTAIN SITES SUBJECT TO ECA STANDARDS (I.E. ECA STEEP SLOPES, LANDSIDE PRONE AREAS, ETC.) BETWEEN OCTOBER 31ST AND APRIL 1ST. VERIFY WITH LOCAL JURISDICTION FOR COMPLIANCE REQUIREMENTS.
7. CITY STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AT ALL TIMES. NO MATERIAL SHALL BE STORED ON CITY STREETS OR SIDEWALKS.
8. POLLUTION CONTROL MEASURES SHALL BE FOLLOWED TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER ENTERS ANY STORM DRAINAGE FACILITIES OR OTHERWISE LEAVES THE PROJECT SITE. ANY HAZARDOUS MATERIALS OR LIQUID PRODUCTS THAT HAVE THE POTENTIAL TO POLLUTE RUNOFF SHALL BE STORED AND DISPOSED OF PROPERLY.
9. ENSURE THAT WASHOUT FROM CONCRETE TRUCKS IS PERFORMED OFF-SITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND, OR TO STORM DRAINS OR OPEN DITCHES. DO NOT DUMP EXCESS CONCRETE ONSITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS.
10. ALL AREAS OF DISTURBED SOIL SHALL BE FULLY STABILIZED WITH THE APPROPRIATE SOIL AMENDMENT AND COVER MEASURES AT COMPLETION OF THE PROJECT. TYPICAL COVER MEASURES INCLUDE LANDSCAPING OR HYDROSEED WITH MULCH.

THIS PLAN IS REQUIRED FOR ALL PROJECTS WITH GREATER THAN 750 SQUARE FEET OF LAND DISTURBING ACTIVITIES.

SHOW TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES (BMPs) IN THE PLAN VIEW OF THIS SHEET THAT WILL ACCOMPLISH THE MINIMUM REQUIREMENTS DESCRIBED IN THE NARRATIVE BELOW.

THE BMPs SHOWN IN THE PLAN VIEW OF THIS PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL BMPs ARE REQUIRED WHEN MINIMUM CONTROLS ARE NOT SUFFICIENT TO PREVENT EROSION OR TRANSPORT OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE.

- MARK CLEARING LIMITS
- DELINEATE ENVIRONMENTALLY CRITICAL AREAS
- RETAIN TOP LAYER AND NATIVE VEGETATION
- ESTABLISH CONSTRUCTION ACCESS
- PROTECT DOWNSTREAM PROPERTIES AND RECEIVING WATERS
- PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE SITE
- STABILIZE SOILS
- PROTECT SLOPES
- PROTECT STORM DRAINS
- STABILIZE CHANNEL AND OUTLETS
- CONTROL POLLUTANTS
- CONTROL DEWATERING
- MAINTAIN AND INSPECT BMPs
- EXECUTE CONSTRUCTION STORMWATER CONTROL PLAN
- MINIMIZE OPEN TRENCHES
- PHASE THE PROJECT
- INSTALL PERMANENT FLOW CONTROL AND WATER QUALITY FACILITIES
- PROTECT STORMWATER BMPs PRIOR TO, DURING, AND AFTER CONSTRUCTION

AT THE END OF PROJECT, ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL BELOW AND PROBE TO 12-INCHES AT THE SITE FINAL INSPECTION.

> LABEL ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE WITHIN THE SITE AS ONE OF THE FOLLOWING: SA (SOIL AMENDMENT AREA) OR ND (NON-DISTURBED AREA). SEE DEFINITIONS BELOW. DO NOT REFERENCE AN ALTERNATE PLAN SHEET.

- NON-DISTURBED AREA (ND): VEGETATED AREAS THAT WILL NOT BE SUBJECT TO LAND DISTURBING ACTIVITY DO NOT REQUIRE SOIL AMENDMENT IF THEY ARE FENCED AND CONTINUOUSLY PROTECTED THROUGHOUT CONSTRUCTION. THE FENCING MUST BE IN PLACE AT THE FIRST GROUND DISTURBANCE INSPECTION. THIS WILL BE MONITORED BY THE DPO SITE INSPECTOR. NO SOIL AMENDMENT IS INCLUDED IN THESE AREAS. MATERIALS STORAGE IS ALLOWED IN THESE AREAS UNTIL FINAL INSPECTION. LABEL THESE AREAS AS (ND) IN THE PLAN VIEW.
- SOIL AMENDMENT AREA (SA): VEGETATED OR COMPOST AREAS (TURF AND LANDSCAPE) MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL AND THE SUBSTRATE MUST BE LOADED TO A MINIMUM DEPTH OF 12 INCHES PRIOR TO THE FIRST SITE FINAL INSPECTION. THIS INCLUDES AREAS IMPACTED BY CLEARING AND GRADING, STABILIZING, SITE ACCESS, PATHWAYS AND MATERIALS OR EQUIPMENT STORAGE. LABEL THESE AREAS AS (SA) IN THE PLAN VIEW.

(SQUARE FEET) X 0.0062 = (CUBIC YARDS)
 AREA REQUIRING AMENDMENT (SA) REQUIRED COMPOST

The diagram illustrates two types of planting beds: **PLANTING BEDS** and **TURF (LAWN) AREAS**.

PLANTING BEDS:

- Top layer: 2"-4" MULCH (hatched pattern)
- Second layer: 3" OF COMPOST INCORPORATED INTO SOIL TO 8" DEPTH OR 8" OF IMPORT TOPSOIL (SEE NOTE 3) (dotted pattern)
- Third layer: SUBSOIL SCARIFIED 4" BELOW COMPOST AMENDED LAYER (12" BELOW SOIL SURFACE, OR AS DETERMINED BY THE CITY) (cross-hatched pattern)
- Total depth: 12"

TURF (LAWN) AREAS:

- Top layer: GRASS: SEED OR SOD (grass blades)
- Second layer: 1 3/4" OF COMPOST INCORPORATED INTO SOIL TO 8" DEPTH OR 8" OF IMPORT TOPSOIL (SEE NOTE 3) (dotted pattern)
- Third layer: SUBSOIL SCARIFIED 4" BELOW COMPOST AMENDED LAYER (12" BELOW SOIL SURFACE) OR AS DETERMINED BY THE CITY (cross-hatched pattern)
- Total depth: 12"

SYMBOL: (SA) AREA REQUIRING SOIL AMENDMENT (ND) NON-DISTURBED AREA (SOIL AMENDMENT NOT REQUIRED)

NOTE: ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF RUN

SYMBOL: (FF)

IF USED, STABILIZE THE INLET AND OUTLET OF THE TEMPORARY CULVERT WITH QUARRY SPALLS

TEMPORARY 12" DUCTILE IRON CULVERT REQUIRED IF CONSTRUCTION ACCESS CROSSES A DRAINAGE DITCH

EXIST. ROAD

LENGTH PER THE OPD SITE DEVELOPMENT INSPECTOR

R=25' MIN.

4"-8" QUARRY SPALLS (RECYCLED CONCRETE IS NOT ALLOWED)

GEO-TEXTILE FABRIC

12" MIN. THICKNESS

15' MIN.

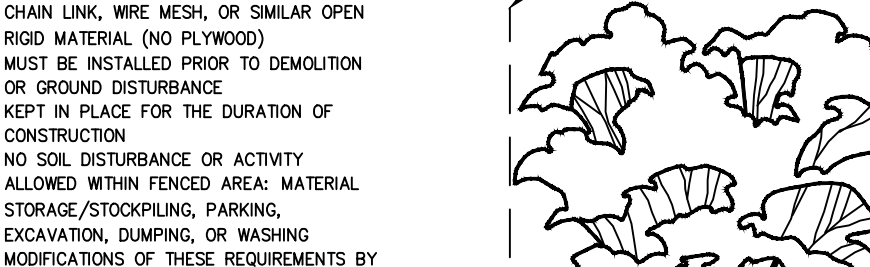
STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS. RECYCLED CONCRETE IS NOT ALLOWED.

SYMBOL: 

TREE & VEGETATION PROTECTION

FENCE PROTECTION FENCING AND SIGN

1. CHAIN LINK, WIRE MESH, OR SIMILAR OPEN RIGID MATERIAL (NO PLYWOOD)
2. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
3. KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
4. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA. MATERIAL STORAGE, STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING
5. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SDC PLANNER ONLY
6. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MIST
7. USE 3/4 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS



VEGETATION PROTECTION

1. ORANGE MESH OR SIMILAR OPEN MATERIAL
2. MINIMIZE CONSTRUCTION ZONE
3. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN

TREE & VEGETATION FENCING AROUND ENTIRE Drip LINE ON PERMIT SITE. ALTERNATIVE TREE PROTECTION APPROVED

SYMBOL:  

END TO PRESENT FLOW ARROW (TYP.)

UP SLOPE

DOWN SLOPE

EXCESS SOCK MATERIAL, DRAIN IN AND TIED OFF AT STAKE (TYP.)

DISTURBED AREA

LENGTH VARIES

CONTOUR LINE (TYP.)

PLAN VIEW

SPACING VARIES (TYP.) SEE NOTE 3

2" x 2" x 3" WOODEN STAKE

COMPOST SOCK - SEE NOTE

DETAIL

2" x 3" WOODEN STAKE, SPACED EVERY 3' O.C. (TYP.)

DISTURBED AREA

PROTECTED AREA

SECTION A

(SHOWN AS SLOPE PROTECTION)

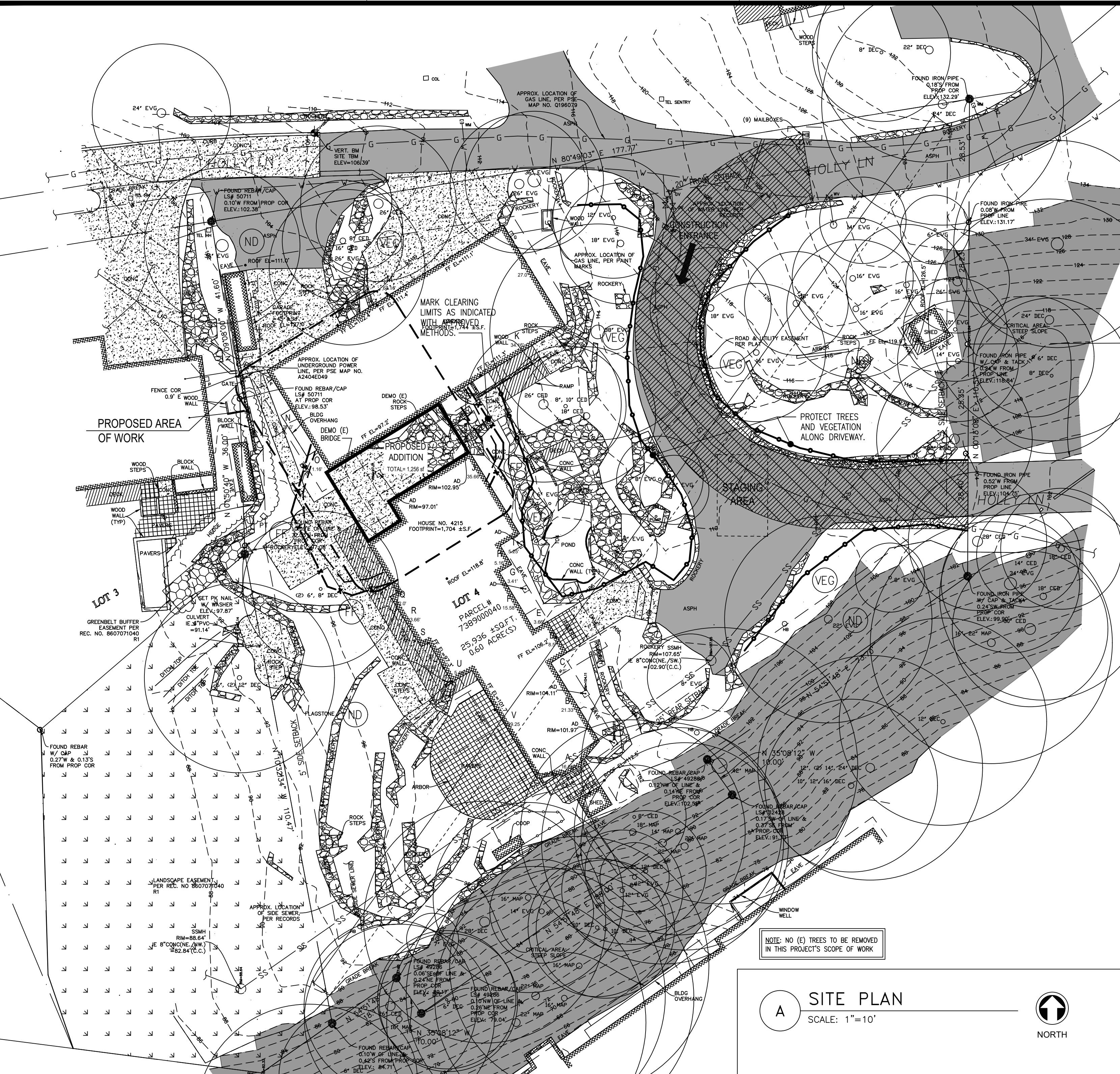
1. COMPOST SOCK SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9-14.4(9). COMPOST SOCK SHALL BE A MINIMUM 6" (150 mm) IN DIAMETER AND SIZED TO SUIT CONDITIONS AS SPECIFIED BY THE ENGINEER.
2. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINE.
3. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
4. MAY BE USED IN PLACE OF FILTER FENCE FOR

SYMBOL:  

Diagram 1 (Top): A cross-section of a slope stabilization method. The slope is covered with a straw wattle. A 6 MIL (MIN) CLEAR PLASTIC SHEETING is applied over the wattle. Anchor weights with stakes are used to secure the sheeting. A soil berm is formed at the top of the slope. Straw bales are placed along the top edge. A conveyer runoff system is shown, with a 10' MAX. dimension indicating the distance from the top of the slope to the runoff point. The runoff is directed to an approved location.

Diagram 2 (Bottom): A cross-section of a slope stabilization method. The slope is covered with a toe in sheeting in a 4" trench, set back from the bottom of the slope. The trench is backfilled with washed rock. A 6 MIL (MIN) CLEAR PLASTIC SHEETING is applied over the toe in sheeting. Anchor weights with stakes are used to secure the sheeting. A conveyer runoff system is shown, with a 10' MAX. dimension indicating the distance from the top of the slope to the runoff point. The runoff is directed to an approved location. A 3' MIN. dimension is shown for the toe in sheeting. A 10' MAX. dimension is shown for the distance from the top of the slope to the runoff point. The runoff is directed to an approved location.

SYMBOL: 



NOTE: THIS PLAN IDENTIFIES THE MINIMUM MEASURES REQUIRED; ADDITIONAL MEASURES MAY BE REQUIRED BASED ON CONSTRUCTION METHODS AND ACTUAL AREA OF DISTURBANCE

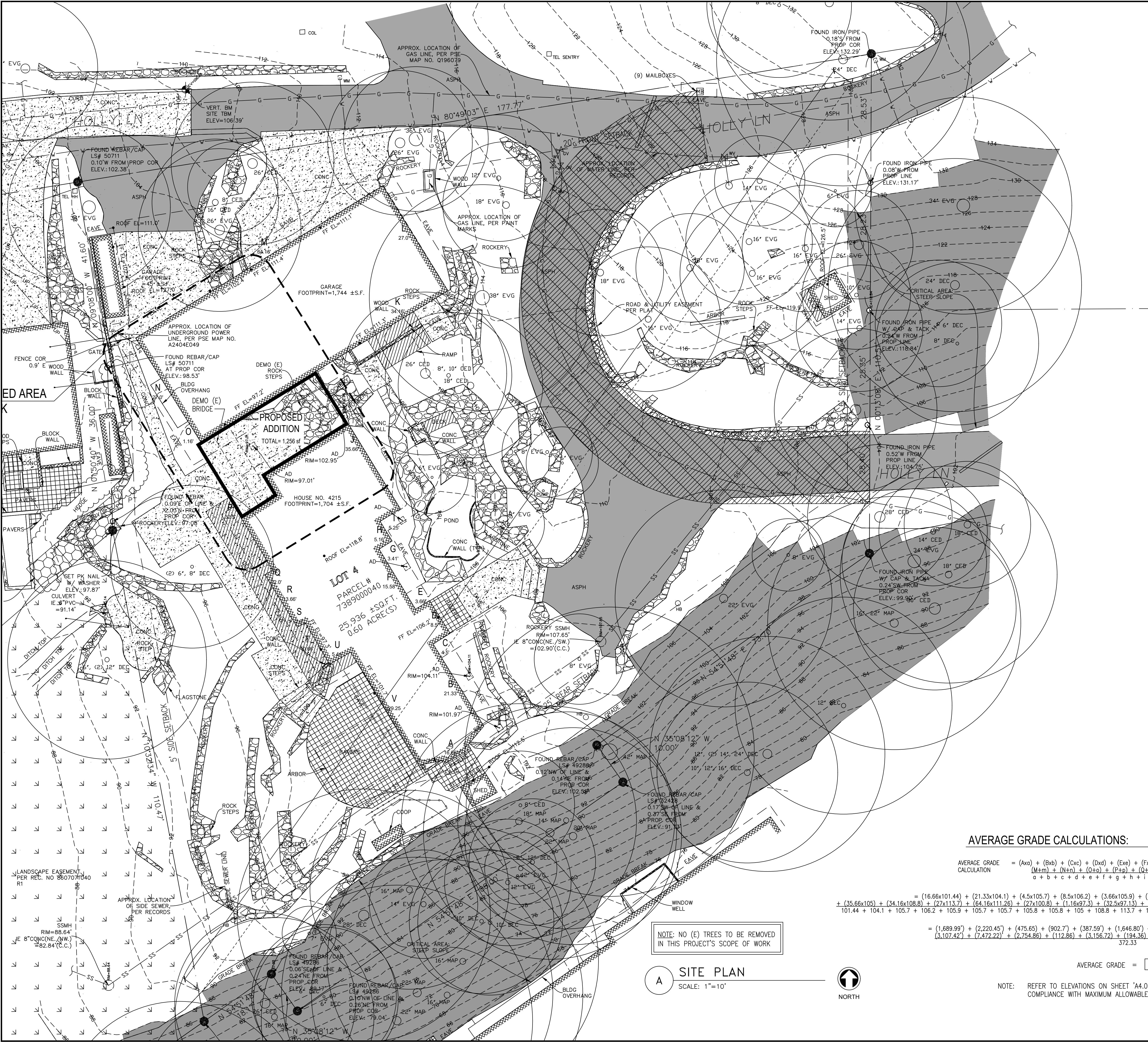
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4215 Holly Ln, Mercer Island, WA 98040

Description	Date
Permit Intake	10/07/24
Correction 01	02/04/25
Correction 02	03/06/25
Resubmittal	11/10/25

Drawn:
Stamp/Approval:

TESC &
SOIL PLAN

T2.0



SITE LOT AREA
LOT AREA: (0.58 ACRES) 25,059 S.F.

LOT SLOPE CALCULATIONS:

(HIGHEST ELEVATION POINT OF LOT - LOWEST ELEVATION POINT OF LOT) / HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS = LOT SLOPE

(130-90) / 247 = 16.19% LOT SLOPE



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SITE PLAN

Sheet No:
T3.0

AVERAGE GRADE CALCULATIONS:

AVERAGE GRADE CALCULATION = (Axa) + (Bxb) + (Cxc) + (Dxd) + (Exe) + (Fxf) + (Gxg) + (Hxh) + (Ixi) + (Jxj) + (Kxk) + (Lxl) + (Mxm) + (Nxn) + (Oxo) + (Pxp) + (Qxq) + (Rxr) + (Sxs) + (Txt) + (Uxu) + (Vxv)
a + b + c + d + e + f + g + h + i + j + k + l + m + n + r + s + t + u + v

= (16.66x101.44) + (21.33x104.1) + (4.5x105.7) + (8.5x106.2) + (3.66x105.9) + (15.58x105.7) + (3.41x105.7) + (5.16x105.8) + (5.25x105.8) + (35.66x105) + (34.16x108.8) + (27x113.7) + (64.16x111.26) + (27x100.8) + (1.16x97.3) + (32.5x97.13) + (2x97.18) + (13.66x97.16) + (2x97.19) + (10.66x97.2) + (5.41x101.5) + (29.25x101.6) 101.44 + 104.1 + 105.7 + 106.2 + 105.9 + 105.7 + 105.7 + 105.8 + 105.8 + 105 + 108.8 + 113.7 + 111.26 + 100.8 + 97.3 + 97.13 + 97.18 + 97.16 + 97.19 + 97.2 + 101.5 + 101.6

= (1,689.99) + (2,220.45) + (475.65) + (902.7) + (387.59) + (1,646.80) + (360.43) + (545.92) + (555.45) + (3,744.3) + (3,716.6) + (3,107.42) + (7,472.22) + (2,734.86) + (112.86) + (3,156.72) + (134.36) + (1,327.20) + (194.38) + (1,327.2) + (549.11) + (2,971.8) 372.33

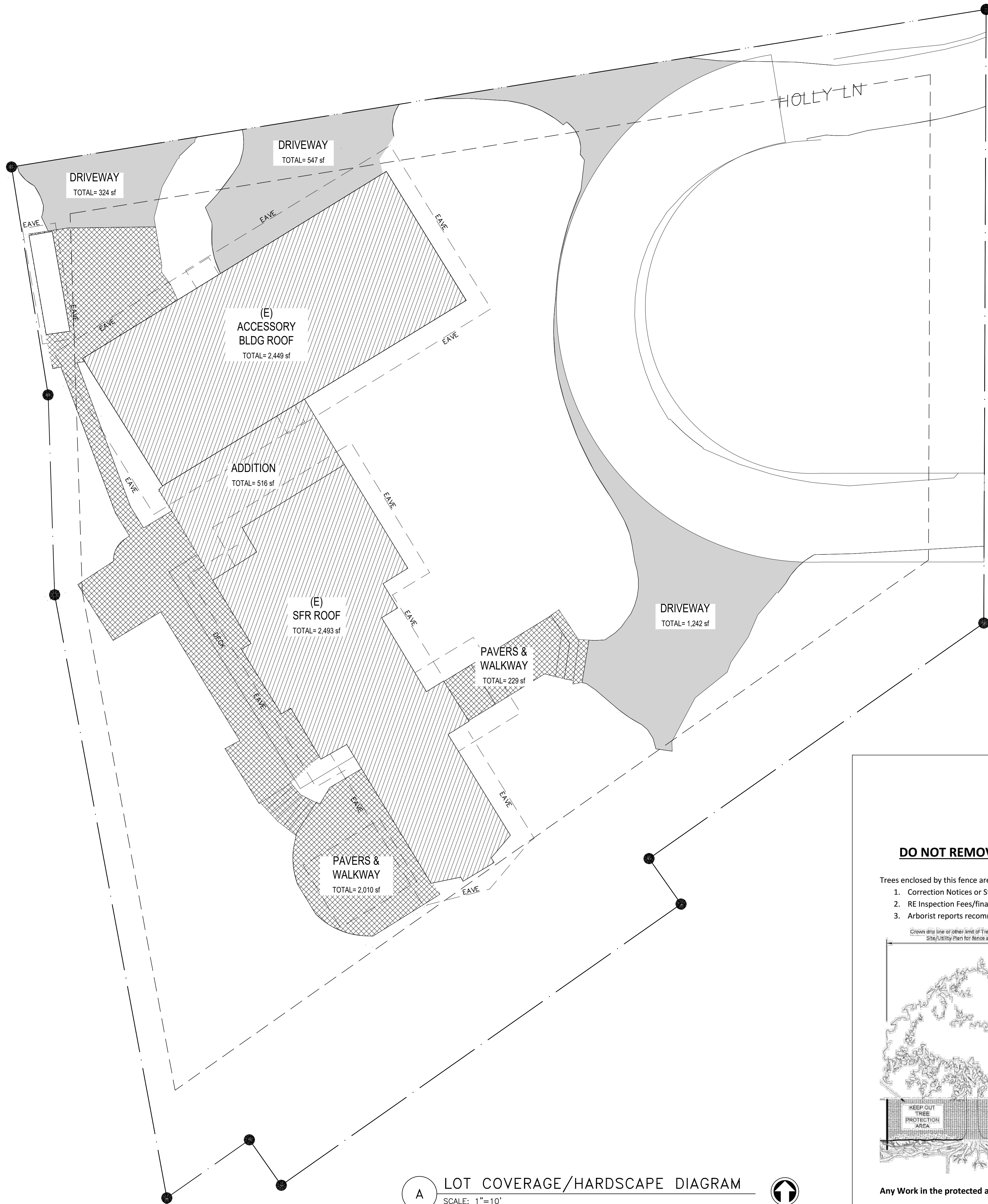
AVERAGE GRADE = 105'

NOTE: REFER TO ELEVATIONS ON SHEET 'A4.0' FOR GRAPHICAL DEPICTION OF COMPLIANCE WITH MAXIMUM ALLOWABLE HEIGHT LIMITS

NOTE: NO (E) TREES TO BE REMOVED IN THIS PROJECT'S SCOPE OF WORK

SITE PLAN
SCALE: 1"=10'





A LOT COVERAGE/HARDSCAPE DIAGRAM
SCALE: 1"=10'

SITE LOT AREA

LOT AREA: (0.58 ACRES) 25,059 S.F.

GROSS FLOOR AREA CALCULATION:	
(E) HOUSE BASEMENT FLOOR LEVEL	1,160 SF
(E) HOUSE 1ST FLOOR LEVEL	1,740 SF
(E) DETACHED GARAGE	1,190 SF
PROPOSED BASEMENT FLOOR LEVEL ADDITION	455 SF
PROPOSED 1ST FLOOR LEVEL ADDITION	713 SF
PROPOSED 2ND FLOOR LEVEL ADDITION	1,256 SF
PROPOSED UPPER GARAGE LEVEL ADDITION	875.0 SF
TOTAL GROSS FLOOR AREA:	7,389 SF
TOTAL LOT SF:	25,059 SF
% OF LOT:	29.49% OKAY
MAXIMUM ALLOWABLE GROSS AREA:	40%

MAXIMUM LOT COVERAGE:	
(E) HOUSE ROOF	2,493 SF
(E) ACCESSORY BUILDING ROOF AREA	2,449 SF
PROPOSED ADDITION ROOF	516 SF
(E) DRIVEWAY PAVING	2,113 SF
TOTAL LOT COVERAGE:	7,055 SF
TOTAL LOT SF:	25,059 SF
% OF LOT:	30.21%
MAXIMUM LOT COVERAGE:	35%

HARDSCAPE LOT COVERAGE:	
(E) UNCOVERED ELEVATED DECK & BRIDGE	592 SF
(E) UNCOVERED PATIO SW CORNER OF BLDG	484 SF
(E) UNCOVERED DECK & BRIDGE TO BE REMOVED	(141) SF
(E) WALKWAYS, MAIN ENTRY & BACKYARD	1,753 SF
TOTAL HARDSCAPE LOT COVERAGE:	2,688 SF
TOTAL LOT SF:	25,059 SF
AREA BORROWED FROM LOT COVERAGE:	484 SF
% OF LOT:	10.72%
MAXIMUM LOT COVERAGE:	9%

TREE PROTECTION AREA (TPZ)

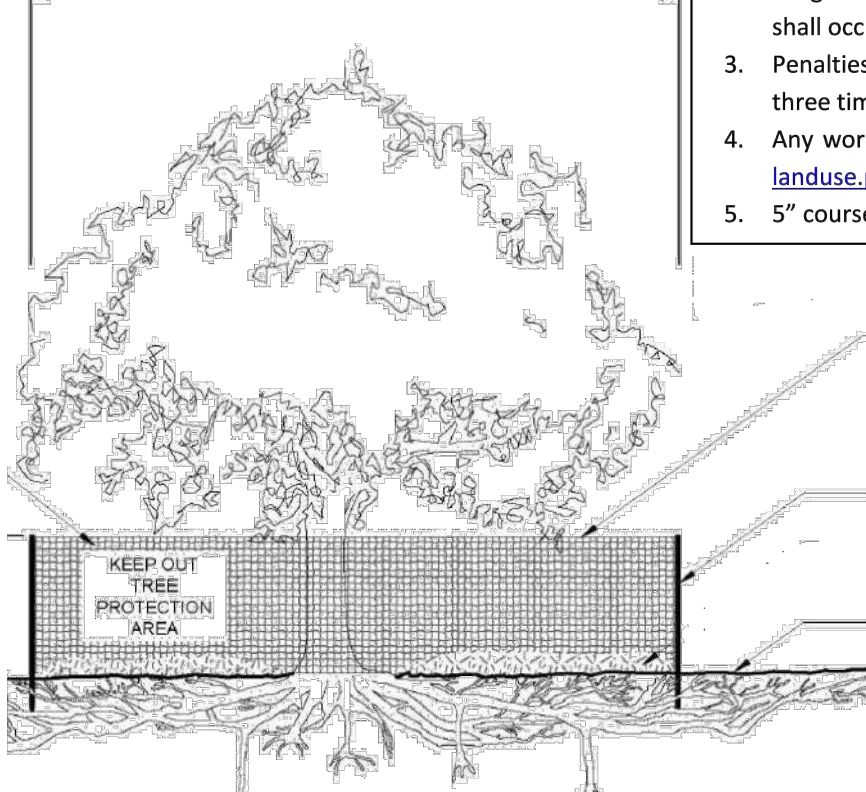
KEEP OUT!

DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees/financial penalties
3. Arborist reports recommending mitigation

Crown drip line or other limit of Tree Protection area. See Site/Utility Plan for fence alignment.



- Notes
1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
 2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
 3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
 4. Any work in approved TPZ must be with the permission of the Land Use and Planning Division at landuse.planning@mercergov.org
 5. 5" course woodchips within the tree protection zone, but not against the tree trunk.

Tree protection fence: 4-6" chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indication on the plans

Any Work in the protected area must be with the permission of the Land Use and Planning Division at landuse.planning@mercergov.org

Permit Set

Job # 24-028

Description	Date
Permit Intake	10/07/24
Correction 01	02/04/25
Correction 02	03/06/25
Resubmittal	11/10/25

Permit No. 2510-181

Drawn:
Stamp/Approval:

Sheet Name:

SITE
CALCULATIONS

Sheet No:

T4.0

2021 WASHINGTON STATE ENERGY CODE (WAC 51-11R)
PRESCRIPTIVE COMPONENT TABLE R402.1.3 – ZONE 5 AND MARINE 4

LOCATION	INSULATION REQUIREMENTS
Fenestration ^{b,j} U-Factor	U=0.30 or Better
Skylight ^b U-Factor	U=0.50 or Better
Ceiling R-Value	R-60 or Better
Ceiling Vaulted ^e R-Value	R-38 or Better
Wood Frame Wall ^{b,i} R-Value	R-20+5ci or R-13+10ci or Better
Floor R-Value	R-30 or Better
Below-Grade ^{e,h} Wall R-Value	R-10/15/21 int + 5TB
Slab ^{d,f} R-Value and Depth	R-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.

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.

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.

f. R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.

g. For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.

h. Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing inches on center, 78 percent of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

- i. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, R13+10" means R-13 cavity insulation plus R-10 continuous insulation.

j. A maximum U-factor of 0.32 shall apply to vertical fenestration products installed in buildings located above 4000 feet in elevation above sea level, or in windborne debris regions where protection of openings is required under Section R301.2.1.2 of the International Residential Code.

2021 WASHINGTON STATE ENERGY CODE CHAPTER 4
ADDITIONAL ENERGY EFFICIENCY REQUIREMENT PER SECTION R406.2 & R406.3

FROM TABLE 406.2 ENERGY EQUALIZATION CREDITS:

TYPE 4: For heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) or C403.3.2(9) 3.0 CREDITS
or
Air to water heat pump units that are configured to provide both heating and cooling and are rated in accordance with AHRI 550/590

FROM TABLE 406.3 ENERGY CREDITS:

OPTION 2.1: AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 1.0 CREDITS

Compliance based on Section R402.4.1.2:
Reduce the tested air leakage to 2.0 air changes per hour maximum at 50 Pascals, or for R-2 Occupancies, optional compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.25 cfm/ft² maximum at 50 Pascals
and

All whole house ventilation requirements as determined by Section M1505.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.65.

OPTION 3.3: HIGH EFFICIENCY HVAC 0.5 CREDITS

Air-source, centrally ducted heat pump with minimum (HSPF 9.5) HSPF2 8.5.

OPTION 7.1: APPLIANCE PACKAGE OPTION 0.5 CREDITS

All of the following appliances shall be new and installed in the dwelling unit and shall meet the following standards:

- 1) Dishwasher, standard – Energy Star rated, Most Efficient 2021 or Dishwasher, compact – Energy Star rated (Version 6.0)
- 2) Refrigerator (if provided) – Energy Star rated (Version 5.1)
- 3) Washing machine (Residential) – Energy Star rated (Version 8.1)
- 4) Dryer – Energy Star rated, Most Efficient 2022

NOTE: BUILDER TO COMPLETE AND POST THE BELOW "COMPLIANCE CERTIFICATE" AT DESIGNATED LOCATION FOR FINAL INSPECTION

2018 WSEC Residential Energy Compliance Certificate (Effective February 1, 2021)

Property address: _____

Builder/registered design professional name: _____

Builder/reg. design pro. signature: _____

Conditioned floor area: _____ ft² (per building permit)

R-Values (R303.1.1)

Ceiling/Vaulted R-_____ Floors: Over unconditioned space R-_____

Attic: Attic R-_____ Slab-on-grade floor R-_____

Walls: Above grade R-_____ Fully insulated slab? Y/N (Circle one)

Below, int. R-_____ Doors: R-_____, R-_____, R-_____

Below, ext. R-_____

U-Value of Windows, Skylights and Doors (R303.1.1.3)

Average area weighted U-value from Glazing Worksheet _____ Average U-_____

Fuel Normalization (Tables R406.2) and Energy Credits (Table R406.3)

System Type Number (1 to 5) _____ (Select one)

Energy Credits selected (1 to 7) _____

Fuel Normalization Credit _____ + Total Energy Credits _____ = Total Credits _____

Heating, Cooling and Domestic Hot Water

System Type (Manufacturer and Model Number) _____ Efficiency _____

Heating

Cooling

DHW

Drain water heat recovery

Onsite Renewable Energy Electric Power System

System type _____ System design capacity _____ kW

Rated annual generation _____ kWh/yr

Appliances

Manufacturer and Model

Energy Star?

(Circle one)

Dish washer

Refrigerator

Washer

Dryer

Vent or unvented? _____ If vented, CEF rating _____

Gas fireplace / heating stove (Section R402.4.2)

Fireplace efficiency (FE) _____

Heating or Decorative? (Circle one)

HVAC System Duct Leakage Testing (R403.3)

Circle one

All ductwork and air handler in conditioned space? (See Option 4.2) Y or N

All ductwork in unconditioned spaces buried and tested at 3% total leakage, and air handler in conditioned space? (See Option 4.1.) Y or N

All ductwork & air handler outside conditioned space insulated to minimum R-5? Y or N

Air handler present at duct leakage test? (Total leakage 4% if yes, 3% if no) Y or N

HVAC leakage to outside test conducted at final? Y or N

Do HVAC duct leakage tests include GPS and time stamp verification? Y or N

HVAC system leakage test calculated design target: _____ CFM @ 25 Pa

HVAC system leakage test measured results: _____ CFM @ 25 Pa

Building Leakage Testing (R402.4.1.2)

Dwelling unit leakage test calculated design target: _____ ACH @ 50 Pa

Dwelling unit leakage test, measured results: _____ ACH @ 50 Pa

Whole Building Leakage test (R2 corridor only) design target: _____ CFM/sq ft @ 50 Pa

Whole Building Leakage test (R2 corridor only) measured: _____ CFM/sq ft @ 50 Pa

Do building leakage tests include GPS and time stamp verification? Y or N

Whole House Ventilation System Measured Flow Rates (M1505.4 IRC-WA) Circle one

Are the system controls correctly labeled? Y or N

The Whole House Ventilation (WHV) system operation and maintenance (O&M) Y or N

Instructions were provided to the building owner? Y or N

Provided to: _____ on _____ (date)

Whole House Ventilation System Type: (Circle one)

(1) Whole house exhaust fan, location _____

(2) Balanced HRV/ERV, location _____

For R2 low-rise, serves more than one unit? Y or N

(3) Supply or HRV WHV integral to the air handler. Describe system control sequence of operations or reference to design submittal: _____

Specify run-time: _____ hours per day _____ CFM

WHV calculated design minimum flow rate per plan submittal: _____

WHV measured min flow rate at commissioning: Exhaust _____ CFM, Supply _____ CFM

Do WHV flow tests include GPS & time stamp verification? Y or N

HRV/ERV sensible heat recovery efficiency: _____

Commissioning Notes: _____

Other Mandatory Requirements

Circle one

Are other mandatory requirements of WSEC-R have been met? Y or N

CUT LINE



TAM CEM - RESIDENCE
Addition & Alteration
4215 Holly Ln, Mercer Island, WA 98040

Addition & Alteration
Ln, Mercer Island, WA 98040

4215 Holly Ln, Mercer Island, WA 98040

Permit Set

Job # 24-028

Description	Date
Permit Intake	10/07/24
Correction 01	02/04/25
Correction 02	03/06/25
Resubmittal	11/10/25

Permit No. 2510-181

Drawn:

Sheet Name:

ENERGY FORM

Sheet No:

T5.0

WHOLE HOUSE MECHANICAL VENTILATION (M1505.4):

EACH DWELLING UNIT SHALL BE EQUIPPED WITH A VENTILATION SYSTEM. THE WHOLE–HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.4.

M1505.4.1 SYSTEM DESIGN

THE WHOLE–HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY FANS, ONE OR MORE EXHAUST FANS, OR AN ERV/HRV WITH INTEGRAL FANS, ASSOCIATED DUCTS AND CONTROLS. WHOLE–HOUSE MECHANICAL VENTILATION SYSTEM WITH SUPPLY AND EXHAUST FANS PER SECTIONS M1505.4.1.2, M1505.4.1.3, M1505.4.1.4, AND M1505.4.1.5. LOCAL EXHAUST FANS ARE PERMITTED TO SERVE AS PART OF THE WHOLE–HOUSE VENTILATION SYSTEM WHEN PROVIDED WITH THE PROPER CONTROLS PER SECTION M1505.4.2. THE SYSTEMS SHALL BE DESIGNED AND INSTALLED TO EXHAUST AND/OR SUPPLY THE MINIMUM OUTDOOR AIRFLOW RATES PER SECTION M1505.4.3 AS MODIFIED BY THE WHOLE–HOUSE VENTILATION SYSTEM COEFFICIENTS IN SECTION M1505.4.3.1 WHERE APPLICABLE. THE WHOLE–HOUSE VENTILATION SYSTEM SHALL OPERATE CONTINUOUSLY AT THE MINIMUM VENTILATION RATE DETERMINED PER SECTION M1505.4.2 UNLESS CONFIGURED WITH INTERMITTENT OFF CONTROLS PER SECTION M1505.4.3.2.

M1505.4.1.1 WHOLE–HOUSE SYSTEM COMPONENT REQUIREMENTS

WHOLE–HOUSE VENTILATION SUPPLY AND EXHAUST FANS SPECIFIED IN THIS SECTION SHALL HAVE A MINIMUM EFFICACY AS PRESCRIBED IN THE WASHINGTON STATE ENERGY CODE. DESIGN AND INSTALLATION OF THE SYSTEM OR EQUIPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH MANUFACTURERS’ INSTALLATION INSTRUCTIONS. WHOLE–HOUSE VENTILATION FANS SHALL BE RATED FOR SOUND AT NO LESS THAN THE MINIMUM AIRFLOW RATE REQUIRED BY SECTION M1505.4.3.1. VENTILATION FANS SHALL BE RATED FOR SOUND AT A MAXIMUM OF 1.0 SONE. THIS SOUND RATING SHALL BE AT A MINIMUM OF 0.1 IN. W.C. (25 PA) STATIC PRESSURE IN ACCORDANCE WITH HVI PROCEDURES SPECIFIED IN SECTIONS M1505.4.1.2 AND M1505.4.1.3.

EXCEPTION: HVAC AIR HANDLERS, ERV/HRV UNITS, AND REMOTE MOUNTED FANS NEED NOT MEET THE SOUND REQUIREMENTS. TO BE CONSIDERED FOR THIS EXCEPTION, A REMOTE MOUNTED FAN MUST BE MOUNTED OUTSIDE THE HABITABLE SPACES, BATHROOMS, TOILETS, AND HALLWAYS, AND THERE MUST BE AT LEAST 4 FEET (1.3 M) OF DUCTWORK BETWEEN THE FAN AND THE INTAKE GRILLE.

THE WHOLE–HOUSE SUPPLY FAN SHALL PROVIDE DUCTED OUTDOOR VENTILATION AIR TO EACH HABITABLE SPACE WITHIN THE RESIDENTIAL UNIT.

EXCEPTION: INTERIOR JOINING SPACES PROVIDED WITH A 30 CFM WHOLE–HOUSE TRANSFER FAN OR A PERMANENT OPENING WITH AN AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE INTERIOR ADJOINING SPACE BUT NOT LESS THAN 25 SQUARE FEET DO NOT REQUIRE DUCTED OUTDOOR VENTILATION AIR TO BE SUPPLIED DIRECTLY TO THE SPACE. WHOLE–HOUSE TRANSFER FANS SHALL MEET THE SONE RATING OF SECTION M1505.4.1.1 AND SHALL HAVE WHOLE–HOUSE VENTILATION CONTROLS THAT COMPLY WITH SECTION M1505.4.2.

M1505.4.1.2 EXHAUST FANS

EXHAUST FANS REQUIRED SHALL BE DUCTED DIRECTLY TO THE OUTSIDE. EXHAUST AIR OUTLETS SHALL BE DESIGNED TO LIMIT THE PRESSURE DIFFERENCE TO THE OUTSIDE AND EQUIPPED WITH BACKDRAFT DAMPERS OR MOTORIZED DAMPERS IN ACCORDANCE WITH THE WASHINGTON STATE ENERGY CODE. EXHAUST FANS SHALL BE TESTED AND RATED IN ACCORDANCE WITH THE AIRFLOW AND SOUND RATING PROCEDURES OF THE HOME VENTILATING INSTITUTE (HVI 915, HVI LOUDNESS TESTING AND RATING PROCEDURE, HVI 916, HVI AIRFLOW TEST PROCEDURE, AND HVI 920, HVI PRODUCT PERFORMANCE CERTIFICATION PROCEDURE, AS APPLICABLE). EXHAUST FANS REQUIRED IN THIS SECTION MAY BE USED TO PROVIDE LOCAL VENTILATION. BATHROOM EXHAUST FANS THAT ARE DESIGNED FOR INTERMITTENT EXHAUST AIRFLOW RATES HIGHER THAN THE CONTINUOUS EXHAUST AIRFLOW RATES IN TABLE M1505.4.3.2 SHALL BE PROVIDED WITH OCCUPANCY SENSORS OR HUMIDITY SENSORS TO AUTOMATICALLY OVERRIDE THE FAN TO THE HIGH SPEED AIRFLOW RATE. THE EXHAUST FANS SHALL BE TESTED AND THE TESTING RESULTS SHALL BE SUBMITTED AND POSTED IN ACCORDANCE WITH SECTION M1505.4.1.6.

M1505.4.1.3 SUPPLY FANS

SUPPLY FANS USED IN MEETING THE REQUIREMENTS OF THIS SECTION SHALL SUPPLY OUTDOOR AIR FROM INTAKE OPENINGS IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE SECTIONS 401.4 AND 401.5. WHEN DESIGNED FOR INTERMITTENT OFF OPERATION, SUPPLY SYSTEMS SHALL BE EQUIPPED WITH MOTORIZED DAMPERS IN ACCORDANCE WITH THE WASHINGTON STATE ENERGY CODE. SUPPLY FANS SHALL BE TESTED AND RATED IN ACCORDANCE WITH THE AIRFLOW AND SOUND RATING PROCEDURES OF THE HOME VENTILATING INSTITUTE (HVI 915, HVI LOUDNESS TESTING AND RATING PROCEDURE, HVI 916, HVI AIRFLOW TEST PROCEDURE, AND HVI 920, HVI PRODUCT PERFORMANCE CERTIFICATION PROCEDURE, AS APPLICABLE). WHERE OUTDOOR AIR IS PROVIDED BY SUPPLY FAN SYSTEMS THE OUTDOOR AIR SHALL BE FILTERED. THE FILTER SHALL BE ACCESSIBLE FOR REGULAR MAINTENANCE AND REPLACEMENT. THE FILTER SHALL HAVE A MINIMUM EFFICIENCY RATING VALUE (MERV) OF AT LEAST 8.

M1505.4.1.4 BALANCED WHOLE–HOUSE VENTILATION SYSTEM

A BALANCED WHOLE–HOUSE VENTILATION SYSTEM SHALL INCLUDE BOTH SUPPLY AND EXHAUST FANS. THE SUPPLY AND EXHAUST FANS SHALL HAVE AIRFLOW THAT IS WITHIN 10 PERCENT OF EACH OTHER. THE TESTED AND BALANCED TOTAL MECHANICAL EXHAUST AIRFLOW RATE IS WITHIN 10 PERCENT OR 5 CFM, WHICHEVER IS GREATER, OF THE TOTAL MECHANICAL SUPPLY AIRFLOW RATE. THE FLOW RATE TEST RESULTS SHALL BE SUBMITTED AND POSTED IN ACCORDANCE WITH SECTION M1505.4.1.7. THE EXHAUST FAN SHALL MEET THE REQUIREMENTS OF SECTION M1505.4.1.2. THE SUPPLY FAN SHALL MEET THE REQUIREMENTS OF SECTION M1505.4.1.3. BALANCED VENTILATION SYSTEMS WITH BOTH SUPPLY AND EXHAUST FANS IN A PACKAGED PRODUCT, SUCH AS AN ERV/HRV SHALL MEET THE REQUIREMENTS OF HVI 920, AS APPLICABLE. LOCAL EXHAUST SYSTEMS THAT ARE NOT A COMPONENT OF THE WHOLE–HOUSE MECHANICAL VENTILATION SYSTEM ARE EXEMPT FROM THE BALANCED AIRFLOW CALCULATION.

M1505.4.1.5 FURNACE INTEGRATED SUPPLY

SYSTEMS USING SPACE HEATING AND/OR COOLING AIR HANDLER FANS FOR OUTDOOR AIR SUPPLY DISTRIBUTION ARE NOT PERMITTED.

EXCEPTION: AIR HANDLER FANS SHALL HAVE MULTISPEED OR VARIABLE SPEED SUPPLY AIRFLOW CONTROL CAPABILITY WITH A LOW SPEED OPERATION NOT GREATER THAN 25 PERCENT OF THE RATED SUPPLY AIRFLOW CAPACITY DURING VENTILATION ONLY OPERATION. OUTDOOR AIR INTAKE OPENINGS MUST MEET THE PROVISIONS OF SECTIONS R303.5 AND R303.6 AND MUST INCLUDE A MOTORIZED DAMPER THAT IS ACTIVATED BY THE WHOLE–HOUSE VENTILATION SYSTEM CONTROLLER. THE MOTORIZED DAMPER MUST BE CONTROLLED TO MAINTAIN THE OUTDOOR AIRFLOW INTAKE AIRFLOW WITHIN 10 PERCENT OF THE WHOLE–HOUSE MECHANICAL EXHAUST AIRFLOW RATE. THE FLOW RATE FOR THE OUTDOOR AIR INTAKE MUST BE TESTED AND VERIFIED AT THE MINIMUM VENTILATION FAN SPEED AND THE MAXIMUM HEATING OR COOLING FAN SPEED. THE RESULTS OF THE TEST SHALL BE SUBMITTED AND POSTED IN ACCORDANCE WITH SECTION M1505.4.1.7.

M1505.4.1.6 TESTING

WHOLE–HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE TESTED, BALANCED AND VERIFIED TO PROVIDE A FLOW RATE NOT LESS THAN THE MINIMUM REQUIRED BY SECTIONS M1505.4.3 AND M1505.4.4.1. TESTING SHALL BE PERFORMED ACCORDING TO THE VENTILATION EQUIPMENT MANUFACTURER’S INSTRUCTIONS, OR

WHOLE HOUSE MECHANICAL VENTILATION (M1505.4):

BY USING A FLOW HOOD, FLOW GRID, OR OTHER AIRFLOW MEASURING DEVICE AT THE MECHANICAL VENTILATION FAN’S INLET TERMINALS, OUTLET TERMINALS OR GRILLES OR IN THE CONNECTED VENTILATION DUCTS. WHERE REQUIRED BY THE BUILDING OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL AND BE POSTED IN THE DWELLING UNIT PER SECTION M1505.4.1.7.

M1505.4.1.7 CERTIFICATE

A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE MECHANICAL CONTRACTOR, TEST AND BALANCE CONTRACTOR OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM, OR AN APPROVED LOCATION INSIDE THE BUILDING. WHEN LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL, OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE FLOW RATE DETERMINED FROM THE DELIVERED AIRFLOW OF THE WHOLE–HOUSE MECHANICAL VENTILATION SYSTEM AS INSTALLED AND THE TYPE OF MECHANICAL WHOLE–HOUSE VENTILATION SYSTEM USED TO COMPLY WITH SECTION M1505.4.3.1.

M1505.4.2 SYSTEM CONTROLS

THE WHOLE–HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT COMPLY WITH THE FOLLOWING:

1. THE WHOLE–HOUSE VENTILATION SYSTEM SHALL BE CONTROLLED WITH MANUAL SWITCHES, TIMERS OR OTHER MEANS THAT PROVIDE FOR AUTOMATIC OPERATION OF THE VENTILATION SYSTEM THAT ARE READILY ACCESSIBLE BY THE OCCUPANT;
2. WHOLE–HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE OFF OF THE SYSTEM BY THE OCCUPANT DURING PERIODS OF POOR OUTDOOR AIR QUALITY. CONTROLS SHALL INCLUDE PERMANENT TEXT OR A SYMBOL INDICATING THEIR FUNCTION. RECOMMENDED CONTROL PERMANENT LABELING TO INCLUDE TEXT SIMILAR TO THE FOLLOWING: "LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR," MANUAL CONTROLS SHALL BE READILY ACCESSIBLE BY THE OCCUPANT;
3. WHOLE–HOUSE VENTILATION SYSTEMS SHALL BE CONFIGURED TO OPERATE CONTINUOUSLY EXCEPT WHERE INTERMITTENT OFF CONTROLS AND SIZING ARE PROVIDED IN ACCORDANCE WITH SECTION M1505.4.3.2.

M1505.4.3 MECHANICAL VENTILATION RATE

THE WHOLE–HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION 15–1.

EQUATION 15–1
VENTILATION RATE IN CUBIC FEET PER MINUTE = (0.01 x TOTAL SQUARE FOOT AREA OF HOUSE) + [7.5 x (NUMBER OF BEDROOMS + 1)] BUT NOT LESS THAN 30 CFM FOR EACH DWELLING UNIT.

TABLE M1505.4.3(1)
CONTINUOUS WHOLE–HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOMS				
	0–1	2	3	4	5 OR MORE
	AIRFLOW IN CFM				
< 500	30	30	35	45	50
501–1,000	30	35	40	50	55
1,001–1,500	30	40	45	55	60
1,501–2,000	35	45	50	60	65
2,001–2,500	40	50	55	65	70
2,501–3,000	45	55	60	70	75
3,001–3,500	50	60	65	75	80
3,501–4,000	55	65	70	80	85
4,001–4,500	60	70	75	85	90
4,501–5,000	65	75	80	90	95

For SI: 1 square foot = 0.0929 m2, 1 cubic foot per minute = 0.0004719 m³/s.

TABLE M1505.4.3(2)
SYSTEM COEFFICIENT C_{SYSTEM}

SYSTEM TYPE	DISTRIBUTED	NOT DISTRIBUTED
BALANCE	1.0	1.25
NOT BALANCED	1.25	1.5

M1505.4.3.2 INTERMITTENT OFF OPERATION

WHOLE–HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE PROVIDED WITH ADVANCED CONTROLS THAT ARE CONFIGURED TO OPERATE THE SYSTEM WITH INTERMITTENT OFF OPERATION SHALL OPERATE FOR A LEAST TWO HOURS IN EACH FOUR–HOUR SEGMENT. THE WHOLE–HOUSE VENTILATION AIRFLOW RATE DETERMINED IN ACCORDANCE WITH SECTION M1505.4.3 AS CORRECTED BY SECTION M1505.4.3.1 IS MULTIPLIED BY THE FACTOR DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3.2.

TABLE M1505.4.3.2
INTERMITTENT WHOLE–HOUSE MECHANICAL VENTILATION RATE FACTORS^{a, b}

RUN–TIME PERCENTAGE IN EACH 4–HOUR SEGMENT	50%	66%	75%	100%
FACTOR ^c	2	1.5	1.3	1.0

- For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.
- Extrapolation beyond the table is prohibited.

M1505.4.4 LOCAL EXHAUST RATES

LOCAL EXHAUST SYSTEMS SHALL BE DESIGNED TO HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIRFLOW RATE DETERMINED IN ACCORDANCE WITH TABLE M1505.4.4(1). IF THE LOCAL EXHAUST FAN IS INCLUDED IN THE WHOLE–HOUSE VENTILATION SYSTEM, IN ACCORDANCE WITH SECTION 1505.4.1, THEN THE EXHAUST FAN SHALL BE CONTROLLED TO OPERATE AS SPECIFIED IN SECTION M1505.4.2.

TABLE M1505.4.4(1)
MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE– AND TWO–FAMILY DWELLINGS

AREA TO BE EXHAUSTED	EXHAUST RATES	
	INTERMITTENT	CONTINUOUS
KITCHEN	100 CFM	30 CFM
BATHROOM – TOILET ROOMS	50 CFM	20 CFM

NOTE: REFER TO TABLE M1505.4.4(2) FOR PRESCRIPTIVE EXHAUST DUCT SIZING.

EMERGENCY ESCAPE AND RESCUE:

ONE WINDOW (OR DOOR) IN THE BASEMENT, A HABITABLE ATTIC, AND IN EACH BEDROOM, MUST MEET THESE REQUIREMENTS (IRC R310):

- THE MINIMUM NET CLEAR OPEN AREA IS 5.7 SQUARE FEET, (HOWEVER, OPENINGS AT GRADE FLOOR MAY BE A MINIMUM OF 5 SQUARE FEET).
- THE MINIMUM CLEAR OPEN WIDTH IS 20"
- THE MINIMUM CLEAR OPEN HEIGHT IS 24"
- THE MAXIMUM ALLOWED SILL HEIGHT IS 44"

- THE INSIDE OF THE WINDOW WELLS MUST BE A MINIMUM OF 9 SQUARE FEET IN AREA, WITH A MINIMUM 3' WIDTH, AND MUST ALLOW THE WINDOW TO OPEN ALL THE WAY. A LADDER IS REQUIRED IF THE BOTTOM OF THE WINDOW WELL IS MORE THAN 44" BELOW THE ADJACENT GROUND.
- WINDOW OPENING CONTROL DEVICES CANNOT BE LOCATED MORE THAN 70" ABOVE THE FINISHED FLOOR.

SAFETY GLAZING FOR DOORS & WINDOWS:

SAFETY GLAZING IS GENERALLY REQUIRED AS FOLLOWS (IRC R308.4):

- GLAZING IN OR WITHIN 24" OF THE ARC OF A DOOR.
- GLAZING CLOSE TO THE FLOOR.
- GLAZING ADJACENT TO STAIRS AND STAIR LANDINGS.
- GLAZING NEAR WET FLOOR SURFACES.

ROOF VENTILATION:

VENTILATION IS REQUIRED ON THE COLD SIDE OF ATTIC/ROOF INSULATION (IRC R806). SEE IRC R806.5 FOR UNVENTED ROOF CONSTRUCTION REQUIREMENTS

- THE VENTILATION OPENINGS MUST HAVE AT LEAST 1 SQUARE FOOT OF VENTING PER 150 SQUARE FEET OF AREA BEING VENTED. THIS CAN BE REDUCED TO 1 SQUARE FOOT OF VENTING PER 300 SQUARE FEET OF ARE TO BE VENTED IF YOU PROVIDE VENTILATORS IN THE UPPER PORTION OF THE AREA TO BE VENTED.
- THE VENT MUST HAVE AT LEAST 1" OF AIR SPACE ABOVE THE ROOF INSULATION.
- CROSS–VENTILATION IS REQUIRED.

ATTIC ACCESS:

ATTIC ACCESS (IRC R807).

- THE ATTIC OPENING MUST BE AT LEAST 22" x 30".
- THE ATTIC HEADROOM MUST BE AT LEAST 30" AT THE ACCESS POINT TO THE ATTIC.

CRAWL SPACE VENTILATION:

VENTILATION IS REQUIRED IN CRAWLSPACE (IRC R408).

- CROSS–VENTILATION IS REQUIRED IN CRAWL SPACES. (SEE ALSO SRC R317.1 FOR CRAWL SPACE CLEAR HEIGHTS: 18" MINIMUM FOR JOISTS; 12" MINIMUM FOR WOOD GIRDERS WITHOUT PRESSURE TREATING.)
- THE MINIMUM AREA OF CROSS–VENTILATION OPENINGS IS 1 SQUARE FOOT PER 300 SQUARE FEET OF CRAWL SPACE AREA.

CRAWL SPACE ACCESS:

CRAWLSPACE ACCESS (IRC R408.4).

- THE MINIMUM CRAWL SPACE ACCESS OPENING IS 24" x 18" THROUGH A FLOOR OR 24" x 16" THROUGH THE WALL.

FIRE & DRAFTSTOPS:

(IRC R302.11 AND I302.12)

- FIREBLOCKING AND DRAFT STOPS ARE REQUIRED IN FLOORCEILINGASSEMBLIES SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET.
- FIRE BLOCKS ARE REQUIRED BETWEEN CONNECTED, CONCEALED SPACES PER R302.11.

ROOM DIMENSION REQUIREMENTS:

(IRC R304 AND R305):

- THE REQUIRED CEILING HEIGHT IS 7'–0" MINIMUM FOR HABITABLE SPACES. THE MINIMUM CEILING HEIGHT FOR BATHROOMS, LAUNDRY ROOMS, BASEMENTS AND HALLWAYS IS 6 FEET 8 INCHES.
- ROOMS WITH SLOPED CEILINGS MUST MEET THE MINIMUM HEIGHT FOR AT LEAST 50% OF THE AREA (AREAS WITH CEILINGS LESS THAN 5' HIGH DON'T COUNT TOWARDS THE MINIMUM REQUIRED ROOM AREA).
- WHEN A BATHROOM HAS A SLOPING CEILING, A MINIMUM 6'–8" HEIGHT AT THE CENTER LINE OF BATHROOM FIXTURES IS REQUIRED.
- HABITABLE ROOMS SHALL BE NOT LESS THAN 70 SQUARE FEET (EXCEPT KITCHENS).
- HABITABLE ROOMS SHALL NOT BE LESS THAN 7'–0" IN ANY HORIZONTAL DIRECTION (NOT REQUIRED FOR CLOSETS, STORAGE, KITCHENS OR UTILITY ROOMS).

BUILDING SEPARATION REQUIREMENTS:

FOR WALLS, OPENINGS AND EAVES CLOSE TO THE PROPERTY LINE YOU NEED TO FOLLOW THESE SEPARATION REQUIREMENTS (IRC R302.1):

- A ONE–HOUR FIRE–RATED WALL IS REQUIRED IF THE WALL IS LESS THAN 5' FROM THE PROPERTY LINE. (CARPORT POSTS DEFINE AN EXTERIOR WALL, AND THE SPACE BETWEEN POSTS IS CONSIDERED AN OPENING.) SEE THE DESCRIPTION IN THE ADJACENT BOX FOR A TYPICAL ONE HOUR RATED WALL.
- NO OPENINGS (DOORS AND WINDOWS) ARE ALLOWED IN WALLS LESS THAN 3' FROM THE PROPERTY LINE.
- OPENINGS IN THE WALL CAN'T EXCEED 25% OF THE TOTAL WALL AREA OF THE STORY IN WALLS THAT ARE 3' TO 5' FROM THE PROPERTY LINE.
- EAVES ARE NOT ALLOWED TO BE CLOSER THAN 2' TO THE PROPERTY LINE.
- UNDER–EAVE OR SOFFIT VENTS ARE NOT ALLOWED IN EAVES LESS THAN 5' FROM THE PROPERTY LINE; INSTEAD, SOLID BLOCKING IS REQUIRED FROM THE TOP OF THE WALL FRAMING TO THE ROOF SHEATHING.

GARAGE FIRE SEPARATION REQUIREMENT:

(IRC R302.5.1 AND TABLE R302.6):

- 1/2" REGULAR GYPSUM BOARD (ON THE GARAGE SIDE) IS REQUIRED AT WALLS SEPARATING THE GARAGE FROM THE DWELLING, INCLUDING GARAGES LESS THAN 3' FROM A DWELLING UNIT ON THE SAME LOT.
- WHEN A DWELLING IS ABOVE A GARAGE, THE GARAGE CEILINGS MUST BE COVERED WITH 5/8" TYPE X GYPSUM BOARD. THE STRUCTURE SUPPORTING THE DWELLING UNIT (WALLS, BEAMS AND POSTS) MUST BE COVERED WITH 1/2" REGULAR GYPSUM BOARD.
- DOORS BETWEEN A GARAGE AND A DWELLING MUST BE 1–3/8" THICK (MINIMUM) SOLID WOOD OR STEEL (SOLID OR HONEY–COMB CORE), OR BE A 20–MINUTE FIRE–RATED DOOR. THE DOOR MUST ALSO BE SELF–CLOSING.
- NO FIRE SEPARATION IS REQUIRED BETWEEN A CARPORT AND DWELLING UNIT. (CARPORTS HAVE AT LEAST TWO OPEN SIDES WITH NO PORTION OF THE DWELLING LOCATED ABOVE. SEE R309.2).

STAIR REQUIREMENTS:

STAIRS MUST MEET THE FOLLOWING REQUIREMENTS (IRC R311.7).

- MINIMUM OF 36" CLEAR WIDTH.
- MAXIMUM OF 7–3/4" RISER (HEIGHT OF EACH STEP).
- MINIMUM OF 10" TREAD DEPTH (A TREAD NOSING MAY BE REQUIRED).
- MINIMUM OF 6'–8" HEADROOM CLEAR.
- HANDRAIL WITH A 34'–38" HEIGHT.
- HANDRAIL GRASPING DIMENSION OF AT LEAST 1–1/4" AND NO MORE THAN 2".
- WINDING STAIR TREADS: EACH STEP MUST BE AT LEAST 10" MEASURED 12" FROM THE NARROWEST POINT AND AT LEAST 6" AT THE NARROWEST POINT.

GUARDRAILS & WINDOW FALL PROTECTION:

GUARDRAILS MUST MEET THE FOLLOWING REQUIREMENTS (IRC R312).

- A GUARD (GUARDRAIL) IS REQUIRED FOR WALKING SURFACES 30" ABOVE ADJACENT GRADE OR FLOOR.
- MINIMUM OF 36" FOR THE GUARD HEIGHT.
- MAXIMUM OF 4" CLEAR SPACE BETWEEN INTERMEDIATE RAILS IN GUARDS.
- FALL PROTECTION IS REQUIRED FROM OPERABLE WINDOWS MORE THAN 6 FEET ABOVE GRADE, WHEN LOWEST EDGE OF WINDOW OPENING IS WITHIN 24" OF FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

SMOKE ALARM:

THE FOLLOWING RULES APPLY FOR SMOKE ALARMS (IRC R314).

- YOU MUST INSTALL SMOKE ALARMS IN NEW CONSTRUCTION AND EXISTING DWELLING UNITS.
- THE ALARMS MUST BE POWERED BY INTERCONNECTED BUILDING WIRING, AND HAVE BATTERY BACK–UP IN NEW CONSTRUCTION AND NEW ADDITIONS.
- SMOKE ALARMS MAY BE BATTERY–POWERED IF YOU ARE ALTERING OR REPAIRING A DWELLING UNIT, EXCEPT WHEN YOU CAN INSTALL INTERCONNECTED BUILDING WIRING WITHOUT REMOVING THE INTERIOR FINISHES.
- ALARMS ARE REQUIRED IN SLEEPING ROOMS, OUTSIDE SLEEPINGAREAS, AND ON OTHER FLOORS (INCLUDING BASEMENTS). AN ALARM OUTSIDE OF THE BEDROOMS MUST BE CLEARLY AUDIBLE IN THE BEDROOMS. SHOW THE ALARM LOCATION ON YOUR PLANS.
- HEAT ALARM: A HEAT DETECTOR OR HEAT ALARM RATED FOR AMBIENT OUTDOOR TEMPERATURES AND HUMIDITY IS REQUIREDFOR NEW GARAGES ATTACHED TO OR LOCATED UNDER NEW OR EXISTING DWELLINGS.

CARBON MONOXIDE ALARM:

INSTALL CARBON MONOXIDE ALARMS ACCORDING TO THESE REQUIREMENTS (SEE IRC R315)

- YOU MUST INSTALL CARBON MONOXIDE ALARMS IN NEW CONSTRUCTION AND IN EXISTING DWELLING UNITS.
- CARBON MONOXIDE ALARMS ARE REQUIRED OUTSIDE SLEEPINGAREAS, AND ON ALL FLOORS (INCLUDING BASEMENTS). SHOW THE ALARM LOCATION(S) ON YOUR PLANS



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CODE NOTES

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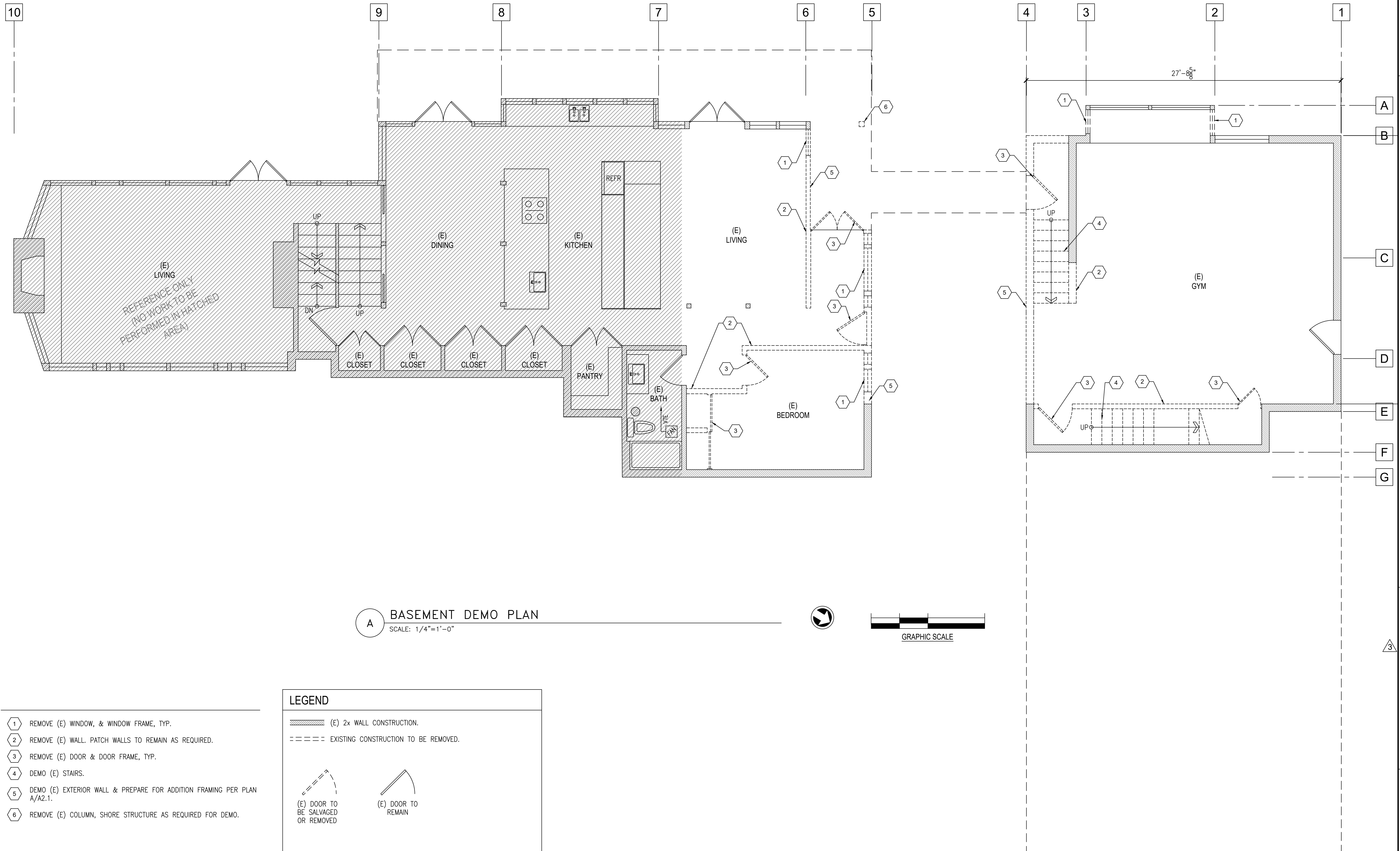
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**BASEMENT
DEMO PLAN**

Sheet No:

A1.1



A BASEMENT DEMO PLAN
SCALE: 1/4"=1'-0"

- 1 REMOVE (E) WINDOW, & WINDOW FRAME, TYP.
- 2 REMOVE (E) WALL. PATCH WALLS TO REMAIN AS REQUIRED.
- 3 REMOVE (E) DOOR & DOOR FRAME, TYP.
- 4 DEMO (E) STAIRS.
- 5 DEMO (E) EXTERIOR WALL & PREPARE FOR ADDITION FRAMING PER PLAN A/A2.1.
- 6 REMOVE (E) COLUMN, SHORE STRUCTURE AS REQUIRED FOR DEMO.

LEGEND

(E) 2x WALL CONSTRUCTION.
 EXISTING CONSTRUCTION TO BE REMOVED.

(E) DOOR TO BE SALVAGED OR REMOVED
 (E) DOOR TO REMAIN

(E) WINDOW TO BE SALVAGED OR REMOVED
 (E) WINDOW TO REMAIN

(E) INDICATES EXISTING FIXTURE

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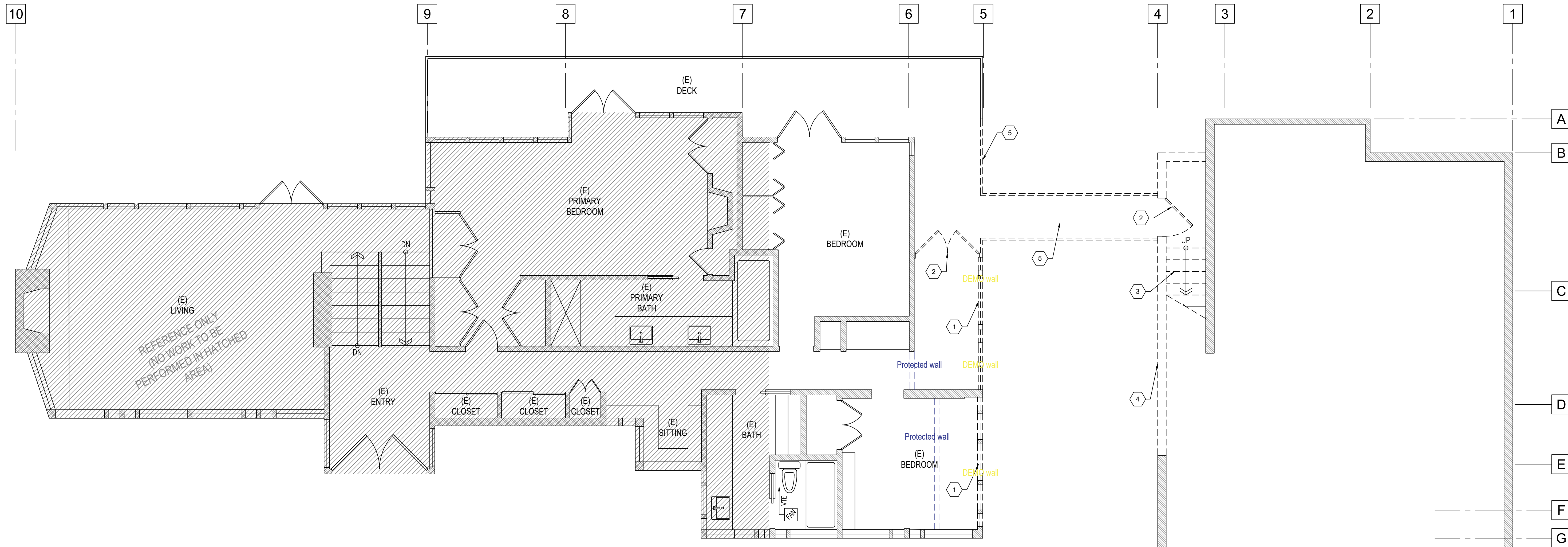
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**1ST FLOOR
DEMO PLAN**

Sheet No:

A1.2



A 1ST FLOOR DEMO PLAN
SCALE: 1/4"=1'-0"

LEGEND

- (E) 2x WALL CONSTRUCTION.
 EXISTING CONSTRUCTION TO BE REMOVED.
- (E) DOOR TO BE SALVAGED OR REMOVED
 (E) DOOR TO REMAIN
- (E) WINDOW TO BE SALVAGED OR REMOVED
 (E) WINDOW TO REMAIN
- (E) INDICATES EXISTING FIXTURE

- 1 REMOVE (E) WINDOW, & WINDOW FRAME, TYP.
2 REMOVE (E) DOOR & DOOR FRAME, TYP.
3 DEMO (E) STAIRS.
4 DEMO (E) EXTERIOR WALL & PREPARE FOR ADDITION FRAMING PER PLAN A/A2.1.
5 DEMO & REMOVE (E) DECK PORTION & BRIDGE TO RECONFIGURE PER PLAN A/A2.2. SHORE STRUCTURE AS REQUIRED FOR DEMO.

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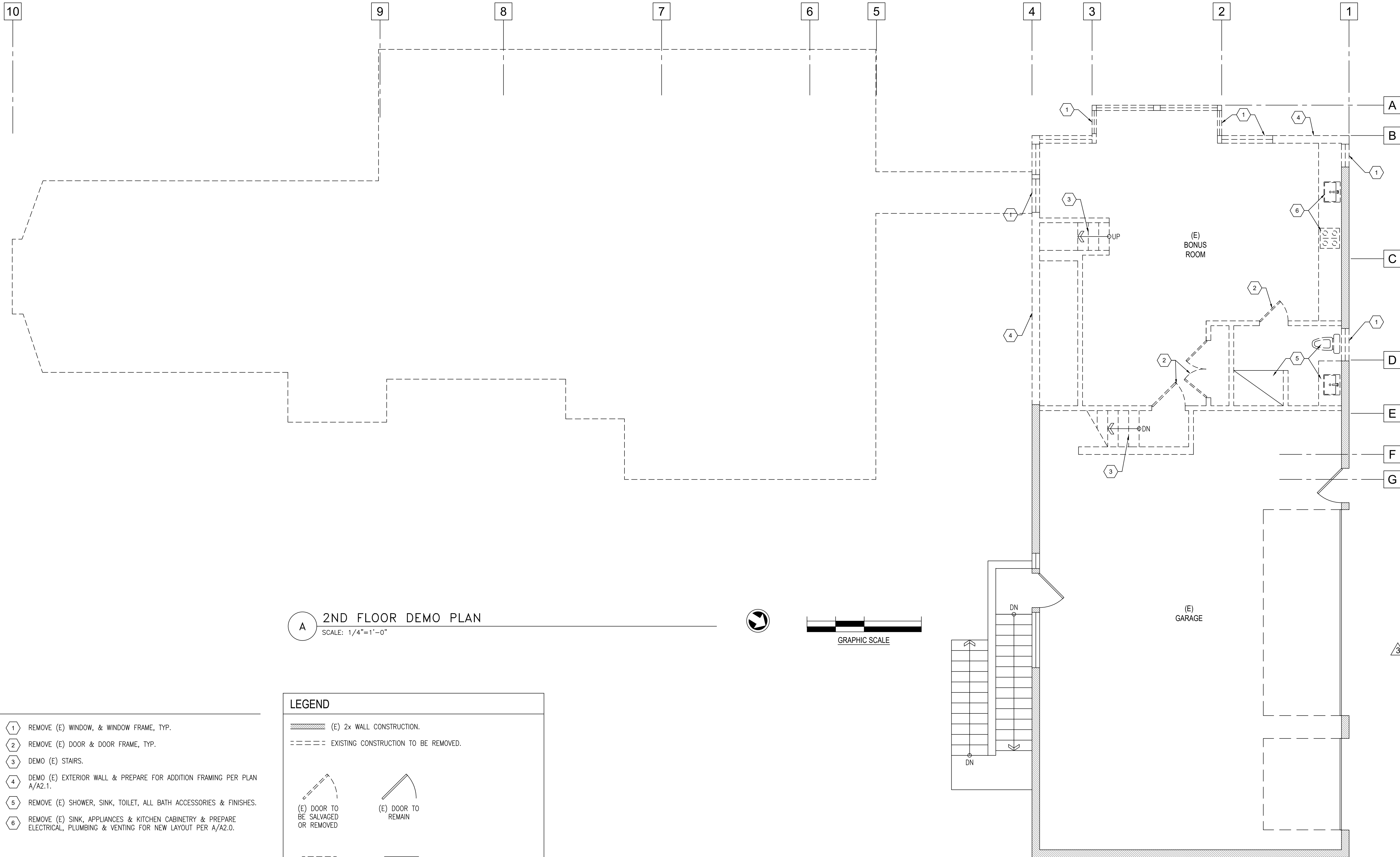
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2ND FLOOR
DEMO PLAN

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A1.3



A 2ND FLOOR DEMO PLAN
SCALE: 1/4"=1'-0"

- LEGEND**
- (E) 2x WALL CONSTRUCTION.
 - EXISTING CONSTRUCTION TO BE REMOVED.
 - (E) DOOR TO BE SALVAGED OR REMOVED
 - (E) DOOR TO REMAIN
 - (E) WINDOW TO BE SALVAGED OR REMOVED
 - (E) WINDOW TO REMAIN
 - (E) INDICATES EXISTING FIXTURE

- 1 REMOVE (E) WINDOW, & WINDOW FRAME, TYP.
- 2 REMOVE (E) DOOR & DOOR FRAME, TYP.
- 3 DEMO (E) STAIRS.
- 4 DEMO (E) EXTERIOR WALL & PREPARE FOR ADDITION FRAMING PER PLAN A/A2.1.
- 5 REMOVE (E) SHOWER, SINK, TOILET, ALL BATH ACCESSORIES & FINISHES.
- 6 REMOVE (E) SINK, APPLIANCES & KITCHEN CABINETRY & PREPARE ELECTRICAL, PLUMBING & VENTING FOR NEW LAYOUT PER A/A2.0.



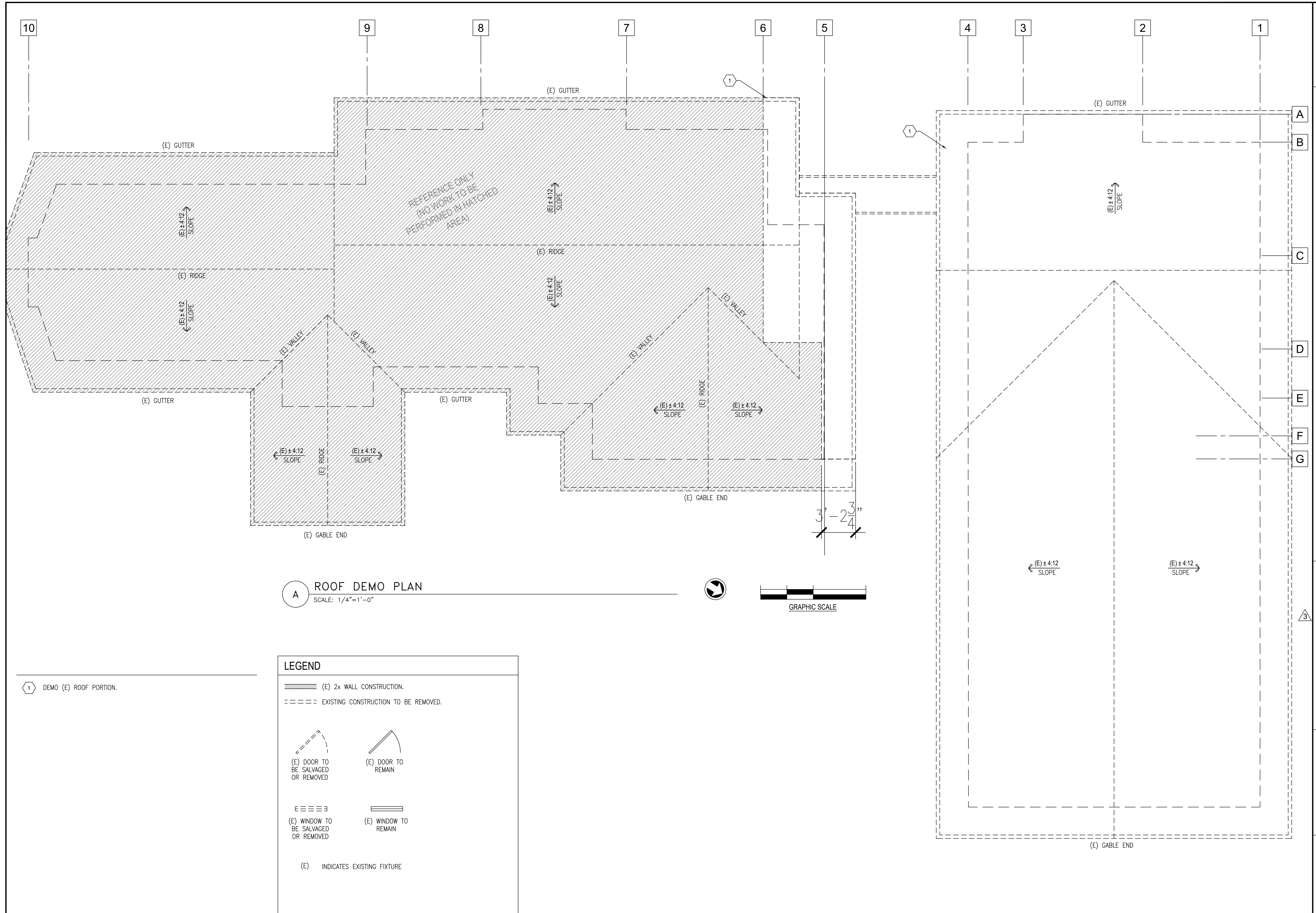
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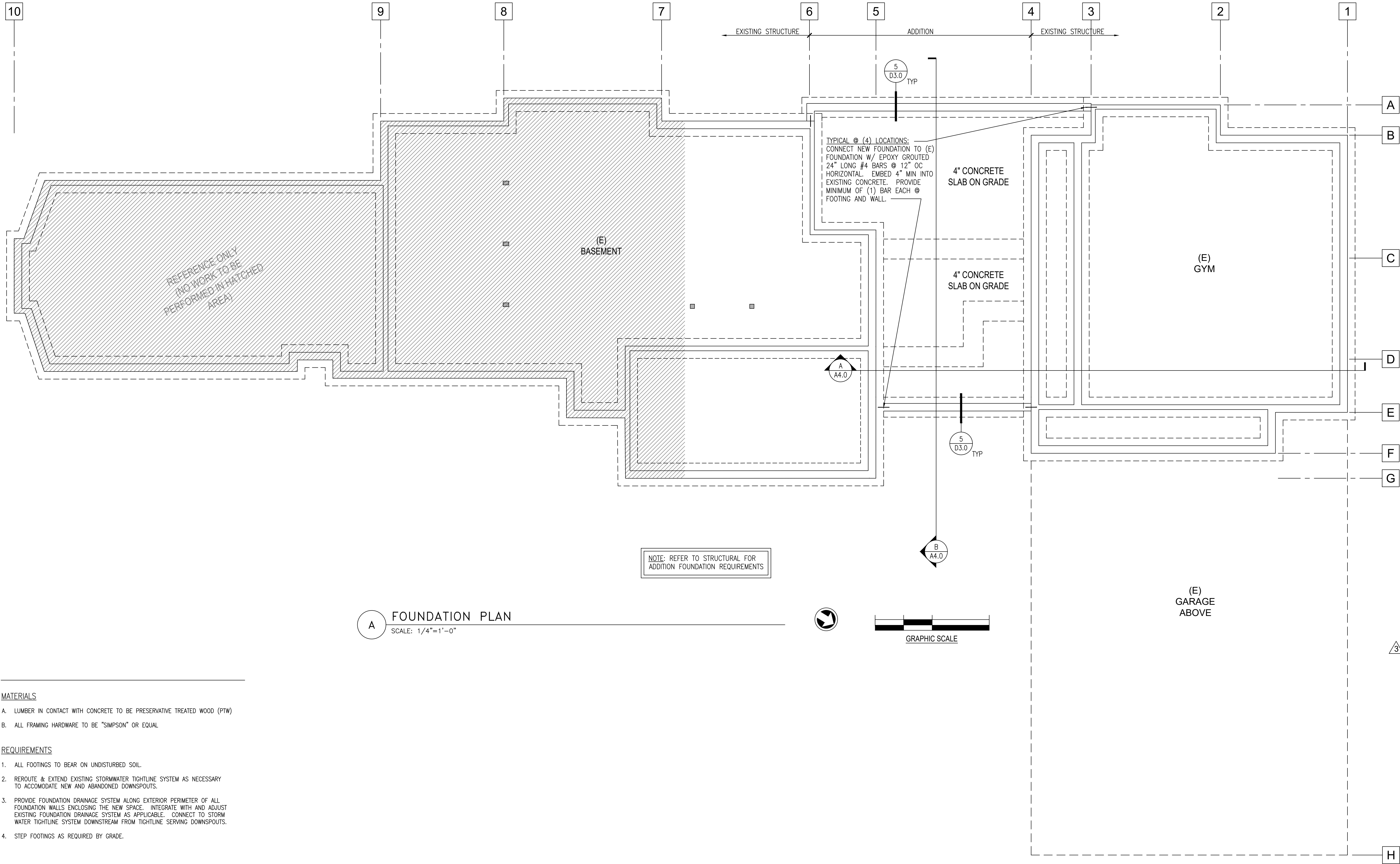
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ROOF DEMO PLAN

A1.4





- MATERIALS**
- A. LUMBER IN CONTACT WITH CONCRETE TO BE PRESERVATIVE TREATED WOOD (PTW)
- B. ALL FRAMING HARDWARE TO BE "SIMPSON" OR EQUAL
- REQUIREMENTS**
1. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL.
 2. REROUTE & EXTEND EXISTING STORMWATER TIGHTLINE SYSTEM AS NECESSARY TO ACCOMODATE NEW AND ABANDONED DOWNSPOUTS.
 3. PROVIDE FOUNDATION DRAINAGE SYSTEM ALONG EXTERIOR PERIMETER OF ALL FOUNDATION WALLS ENCLOSING THE NEW SPACE. INTEGRATE WITH AND ADJUST EXISTING FOUNDATION DRAINAGE SYSTEM AS APPLICABLE. CONNECT TO STORM WATER TIGHTLINE SYSTEM DOWNSTREAM FROM TIGHTLINE SERVING DOWNSPOUTS.
 4. STEP FOOTINGS AS REQUIRED BY GRADE.

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FOUNDATION
PLAN

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A2.0

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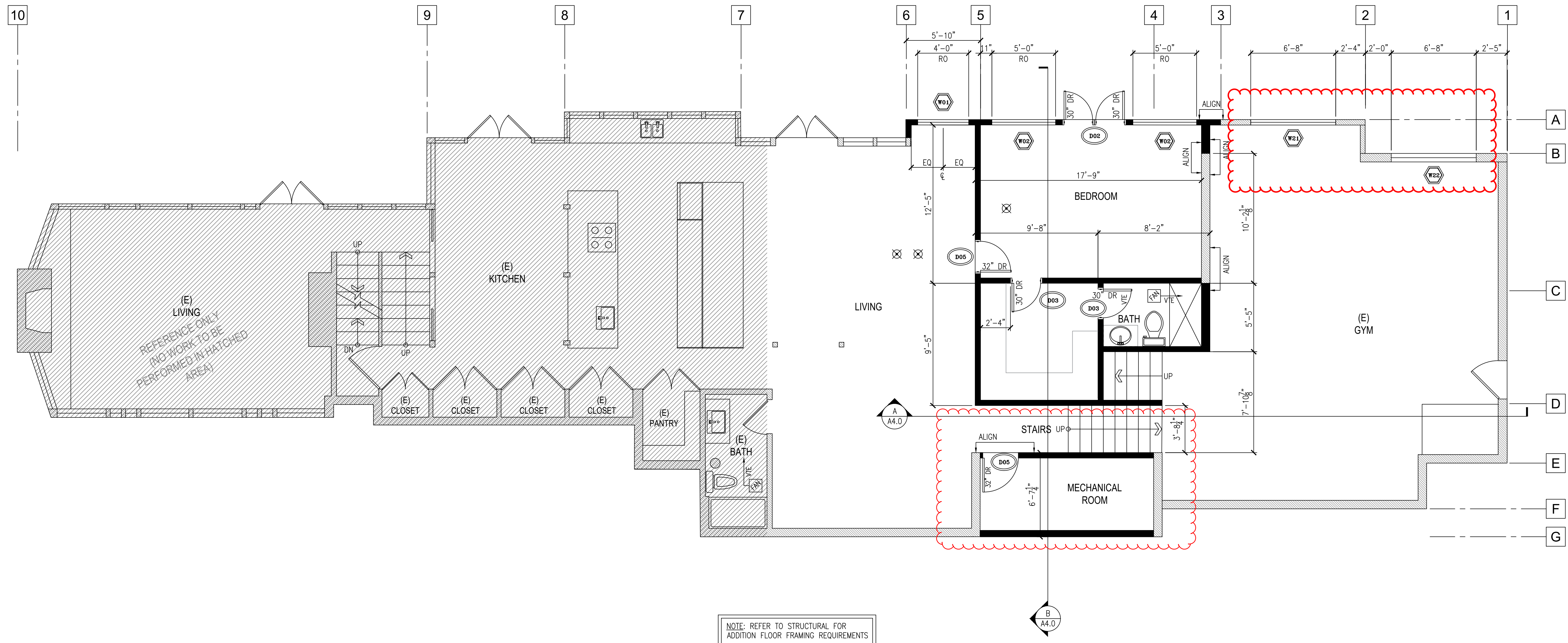
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BASEMENT FLOOR PLAN

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A2.1



BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

LEGEND

(E) 2x WALL CONSTRUCTION.	SMOKE DETECTOR (IRC - SECTION R314)
2x6 EXTERIOR WALL CONSTRUCTION (W/ R-21 INSULATION).	NOTE: REFER TO SECTION R314.3 FOR LOCATIONS AND R314.4 FOR INTERCONNECTION REQUIREMENTS. ALARMS TO BE HARDWIRED EXCEPT WHEN INSTALLED IN ACCORDANCE WITH SECTION R314.2.2 SHALL BE PERMITTED TO BE BATTERY POWERED. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
2x4 INTERIOR WALL CONSTRUCTION.	CARBON MONOXIDE DETECTOR (IRC - SECTION R315)
(E) 2x WALL CONSTRUCTION. FIELD VERIFY THICKNESS AND ADDED FURRING TO MEETING R-21 INSULATION VALUE.	NOTE: PER R314.5 COMBINATION ALARMS. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS
INFILL WALL TO MATCH EXISTING ASSEMBLY.	EXHAUST FANS: MIN. 50 CFM FOR BATHROOM AND LAUNDRY; MIN. 100 CFM FOR KITCHEN, WITH DIRECT VENT TO EXTERIOR (VTE).
DOOR SIZE	(E) INDICATES EXISTING FIXTURE
DOOR NUMBER	
NEW OR RELOCATED DOOR	
(E) DOOR TO REMAIN	
NOTE: DOOR TO MATCH EXISTING UNO	
WINDOW NUMBER	
NEW OR RELOCATED WINDOW	
(E) WINDOW TO REMAIN	

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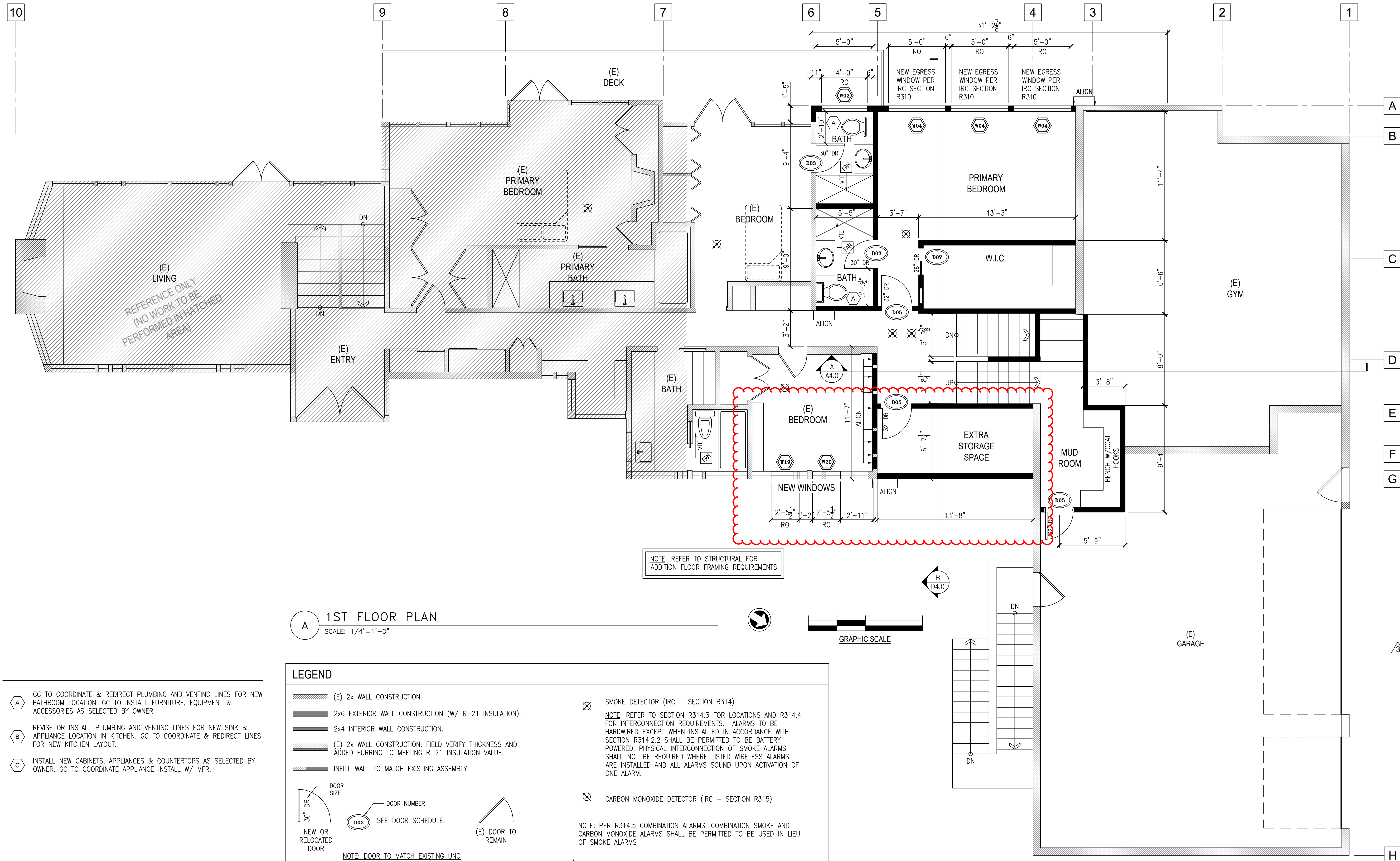
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1ST FLOOR PLAN

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A2.2



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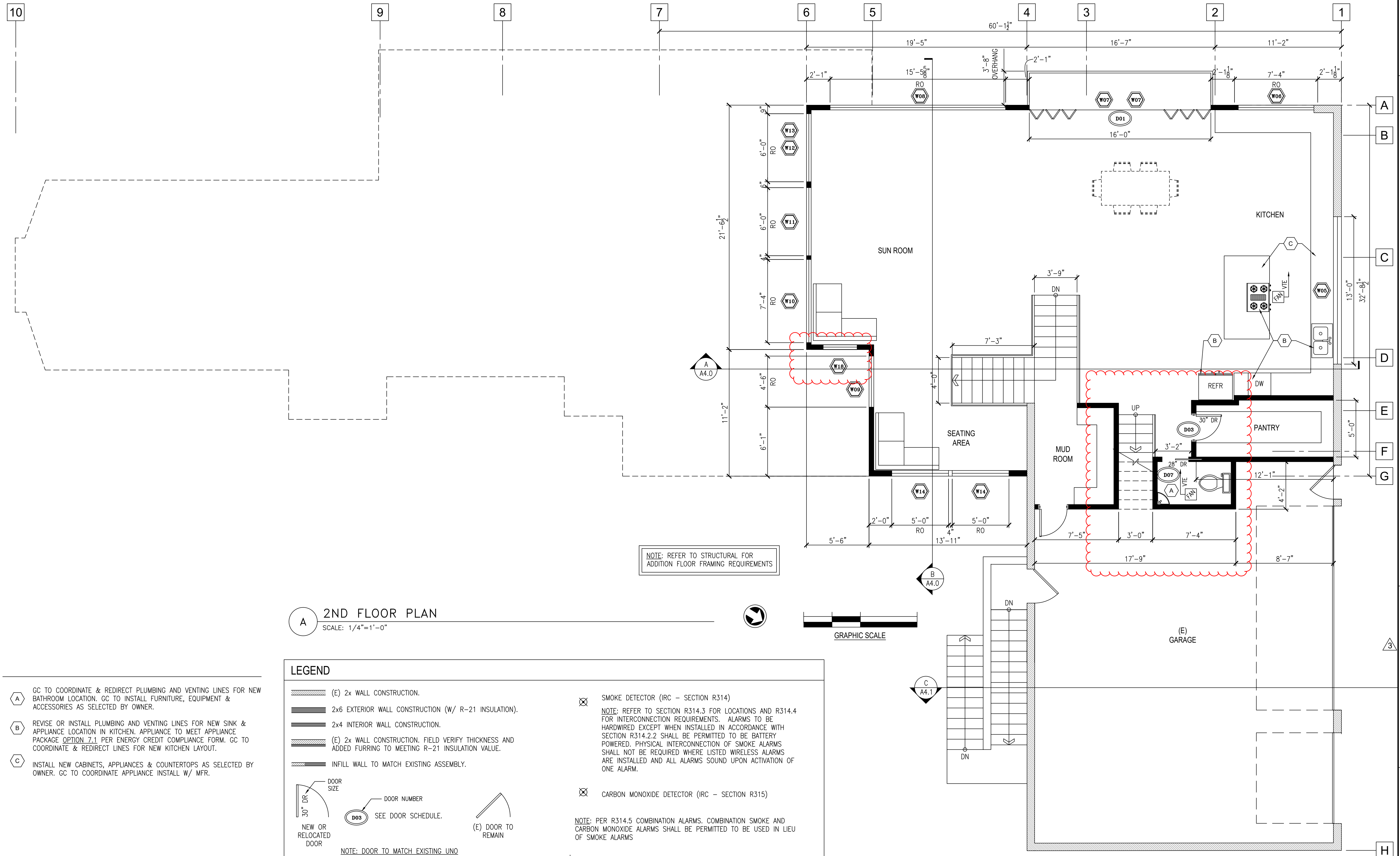
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2ND FLOOR PLAN

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A2.3



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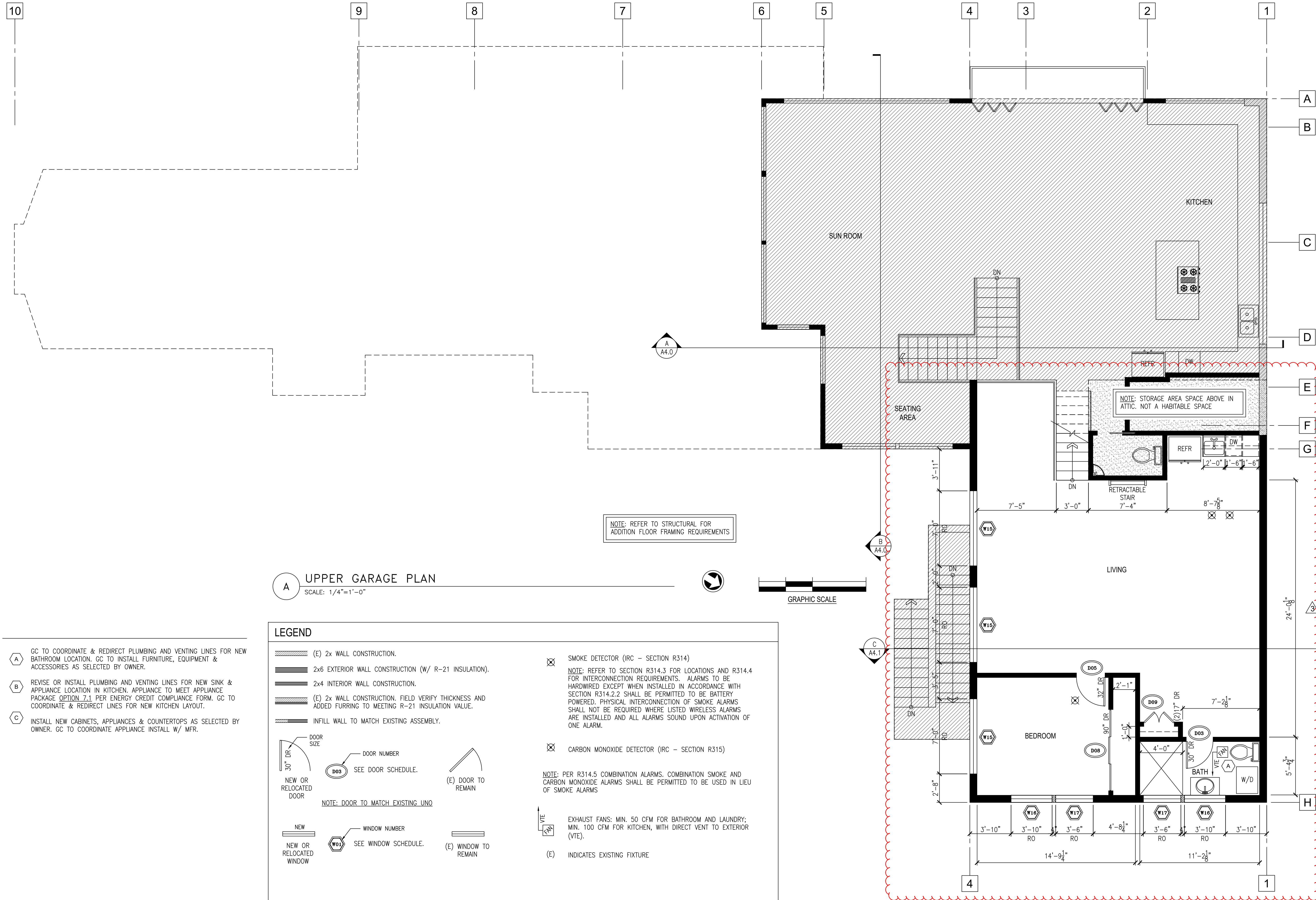
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**UPPER
GARAGE PLAN**

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A2.3.1

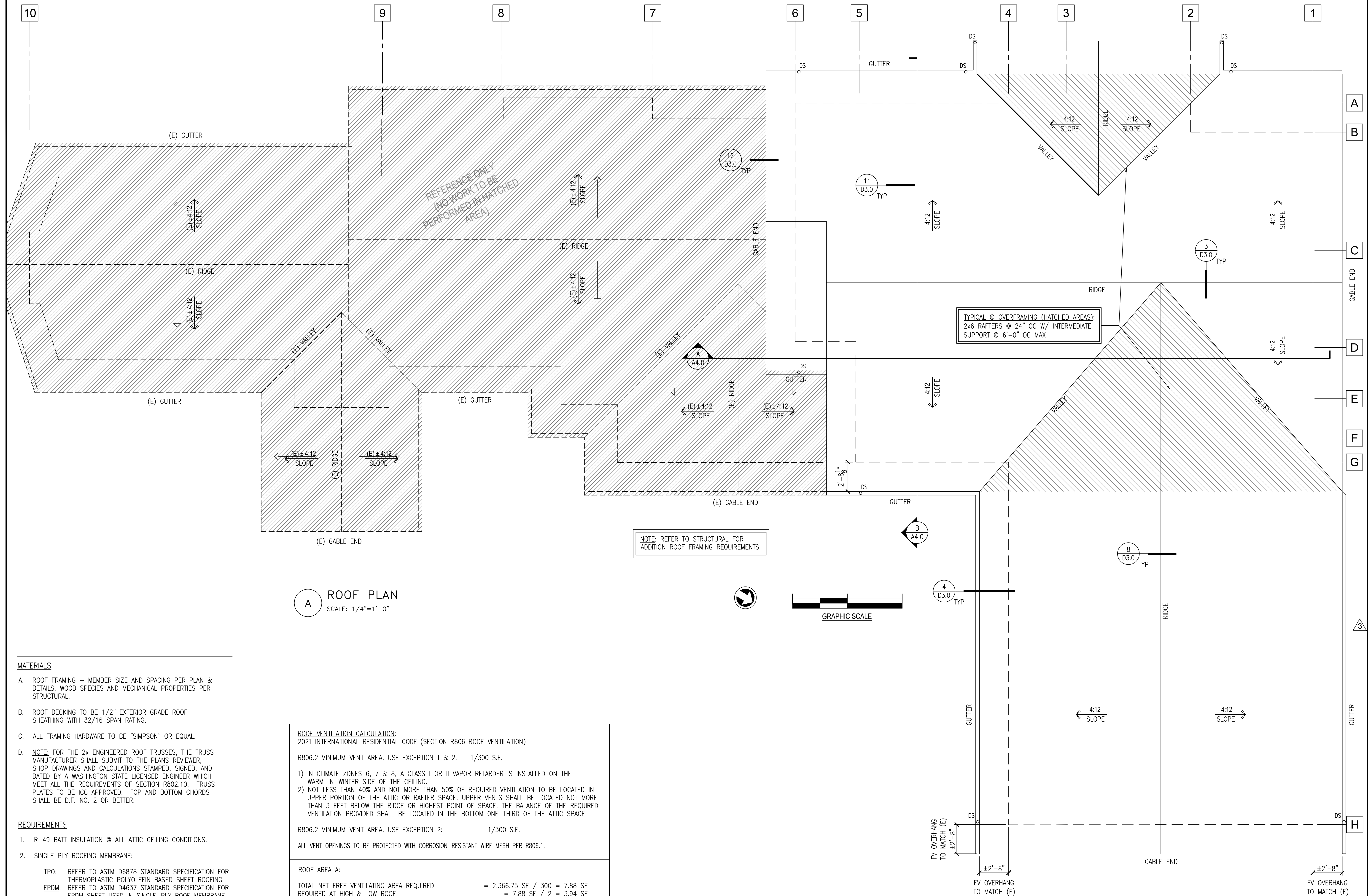




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A2.4



- A. ROOF FRAMING – MEMBER SIZE AND SPACING PER PLAN & DETAILS, WOOD SPECIES AND MECHANICAL PROPERTIES PER STRUCTURAL.
- B. ROOF DECKING TO BE 1/2" EXTERIOR GRADE ROOF SHEATHING WITH 32/16 SPAN RATING.
- C. ALL FRAMING HARDWARE TO BE "SIMPSON" OR EQUAL.
- D. NOTE: FOR THE 2x ENGINEERED ROOF TRUSSES, THE TRUSS MANUFACTURER SHALL SUBMIT TO THE PLANS REVIEWER, SHOP DRAWINGS AND CALCULATIONS STAMPED, SIGNED, AND DATED BY A WASHINGTON STATE LICENSED ENGINEER WHO WILL MEET ALL THE REQUIREMENTS OF SECTION R802.10. TRUSS PLATES TO BE ICC APPROVED. TOP AND BOTTOM CHORDS SHALL BE D.F. NO. 2 OR BETTER.

3. PROVIDE FIREBLOCKING PER SECTION R602.8.

TOTAL NET FREE VENTILATING AREA PROVIDED OKAY = 16.85 SF



CONSTRUCTION
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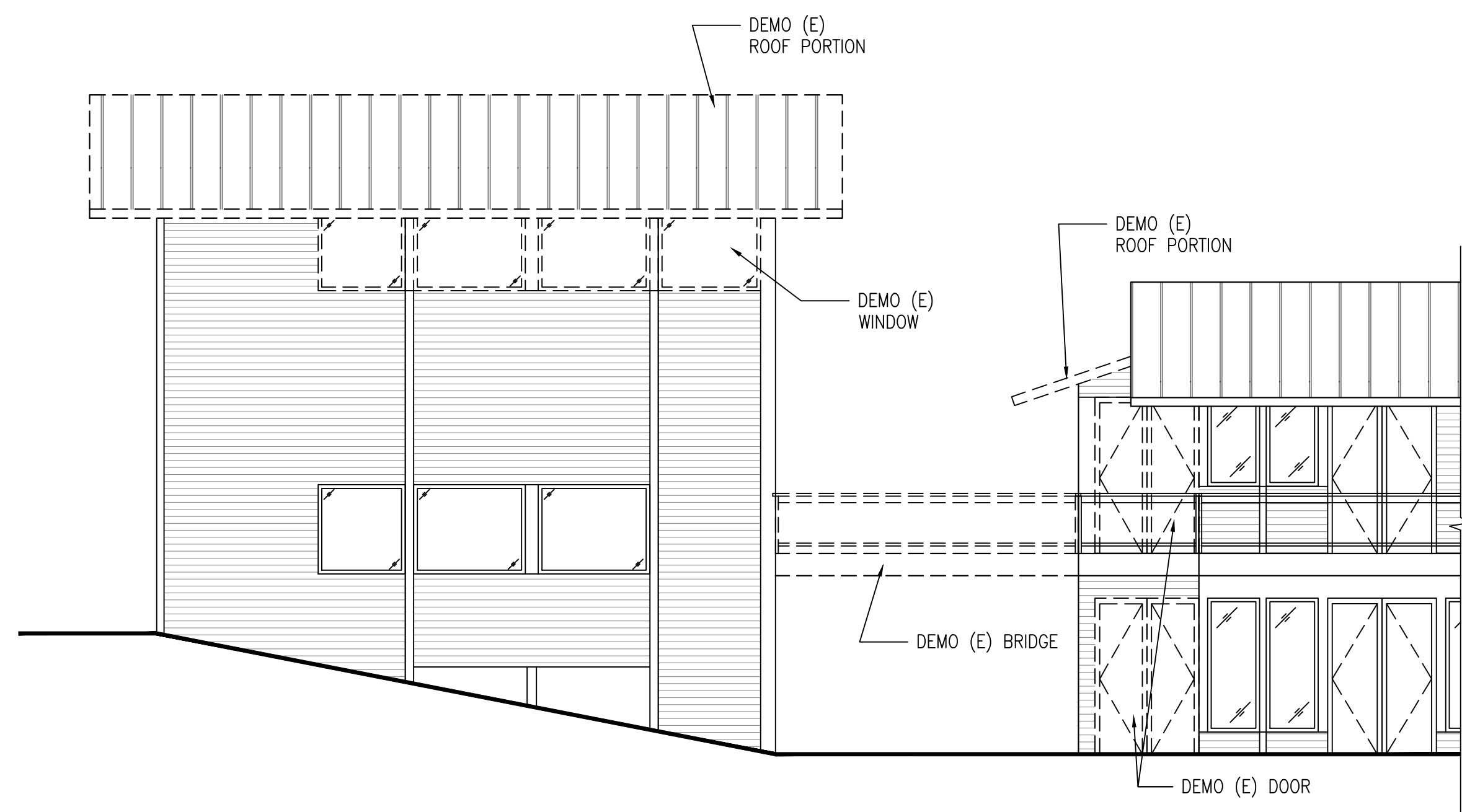
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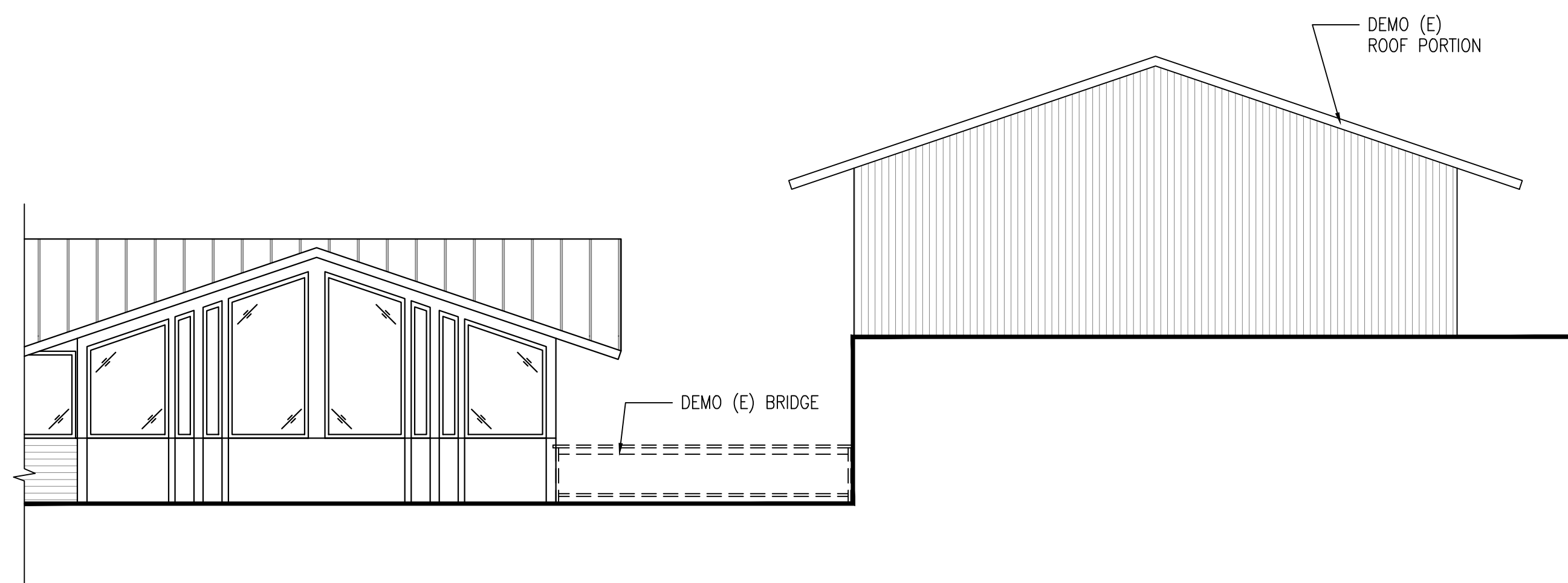
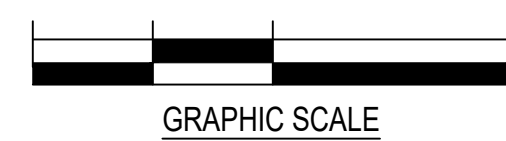
EXISTING
ELEVATIONS

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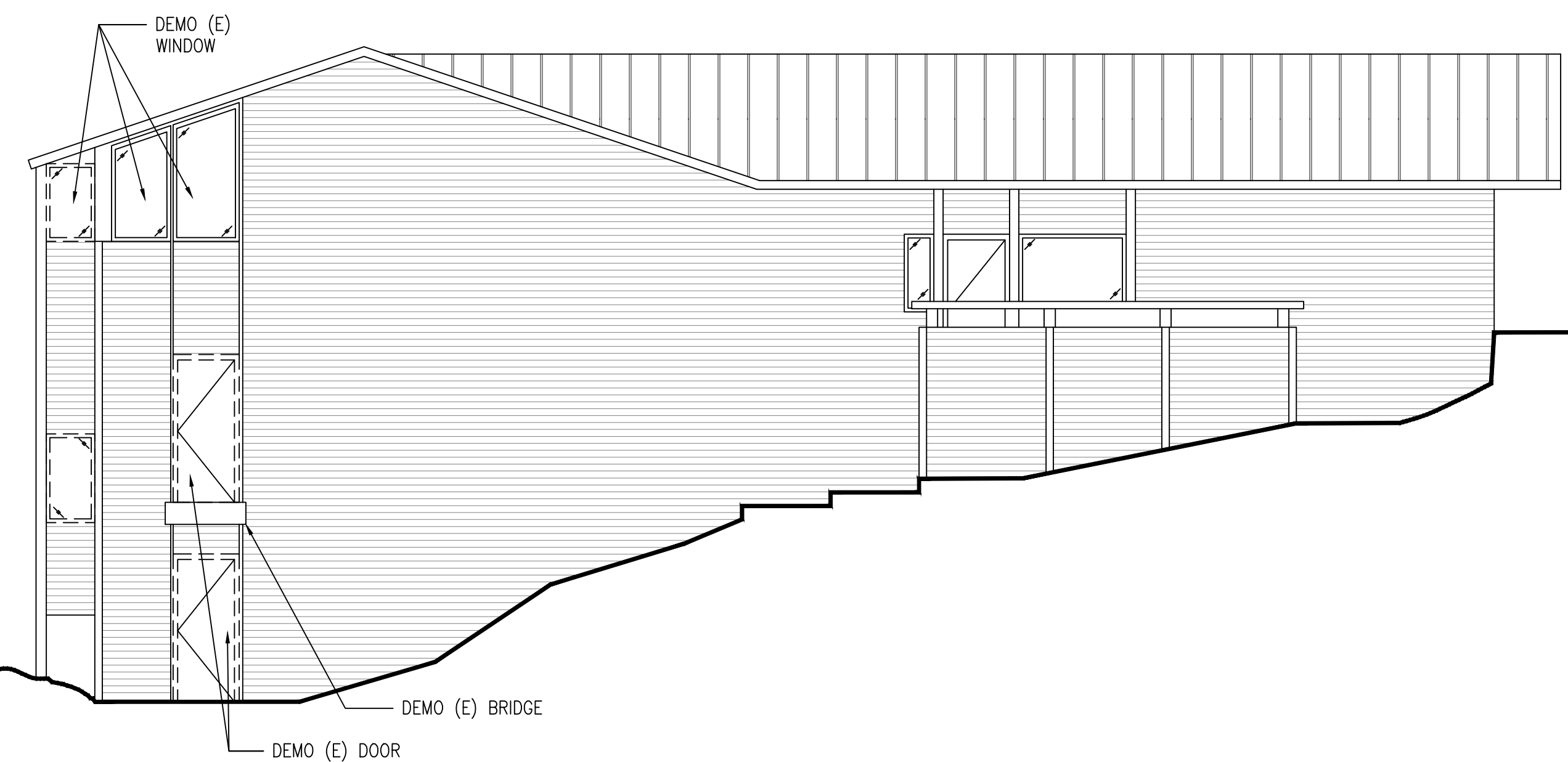
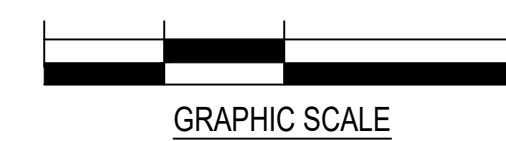
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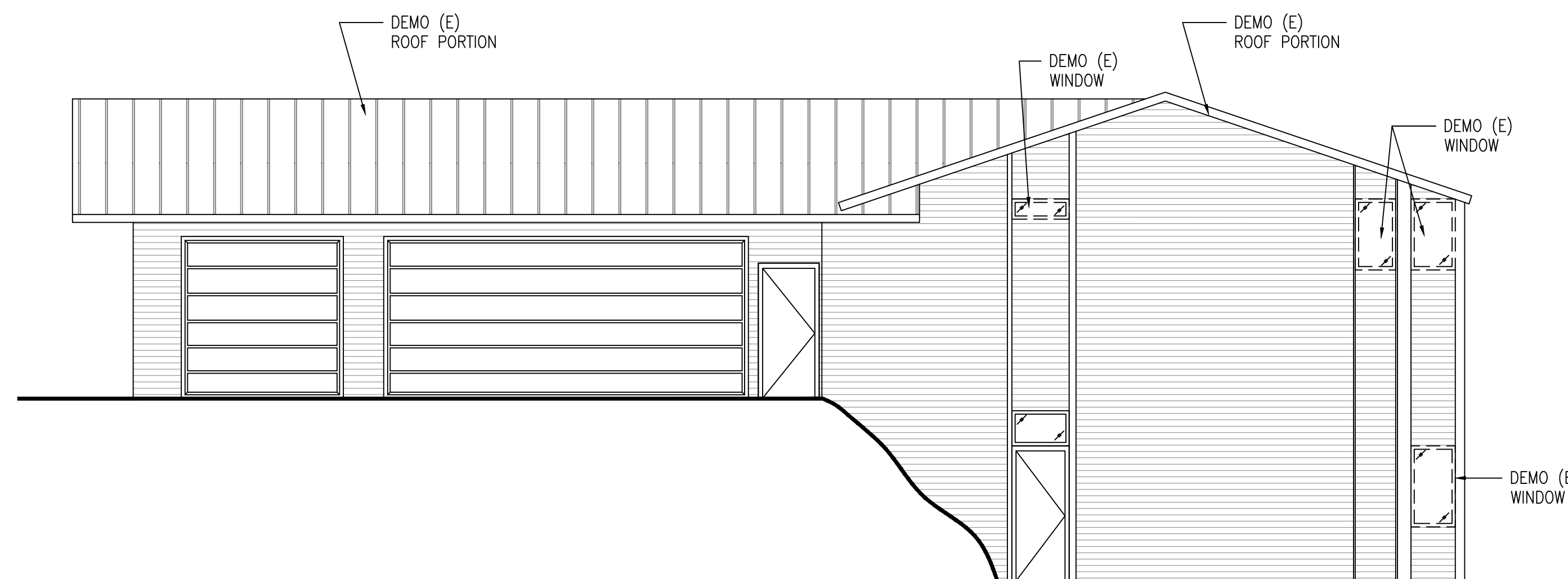
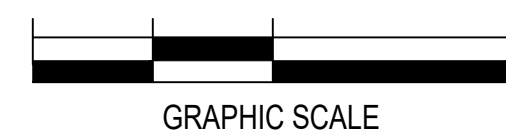
D EXISTING WEST ELEVATION
SCALE: 3/16"=1'-0"



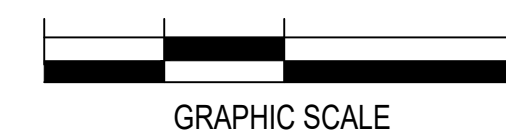
B EXISTING EAST ELEVATION
SCALE: 3/16"=1'-0"



C EXISTING SOUTH ELEVATION
SCALE: 3/16"=1'-0"



A EXISTING NORTH ELEVATION
SCALE: 3/16"=1'-0"





CONSTRUCTION
AND REMODELING

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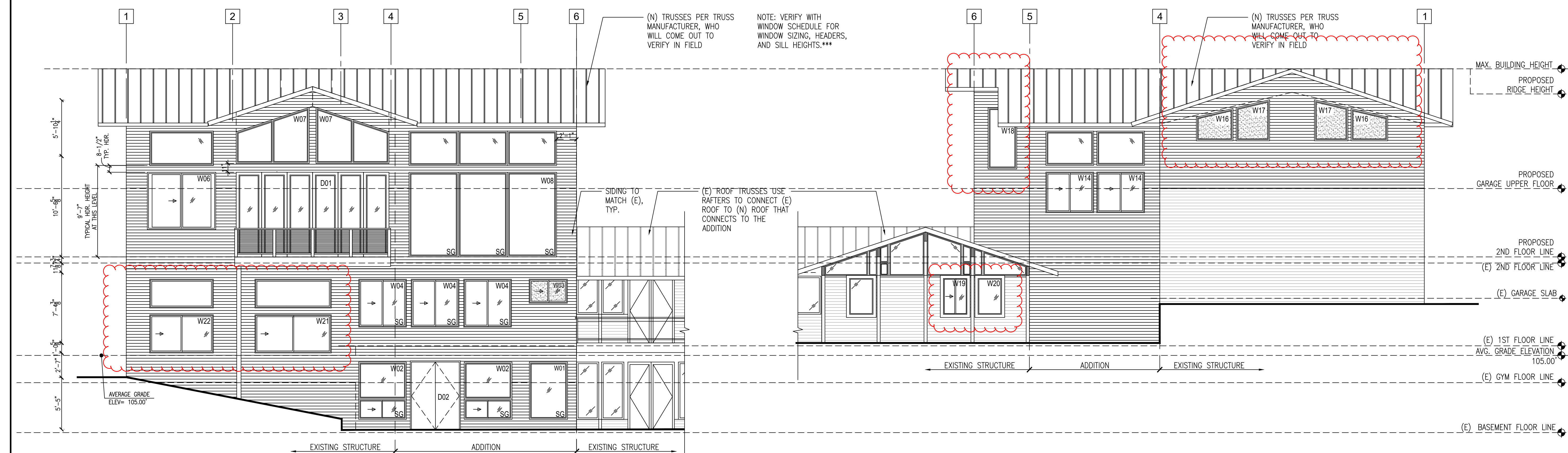
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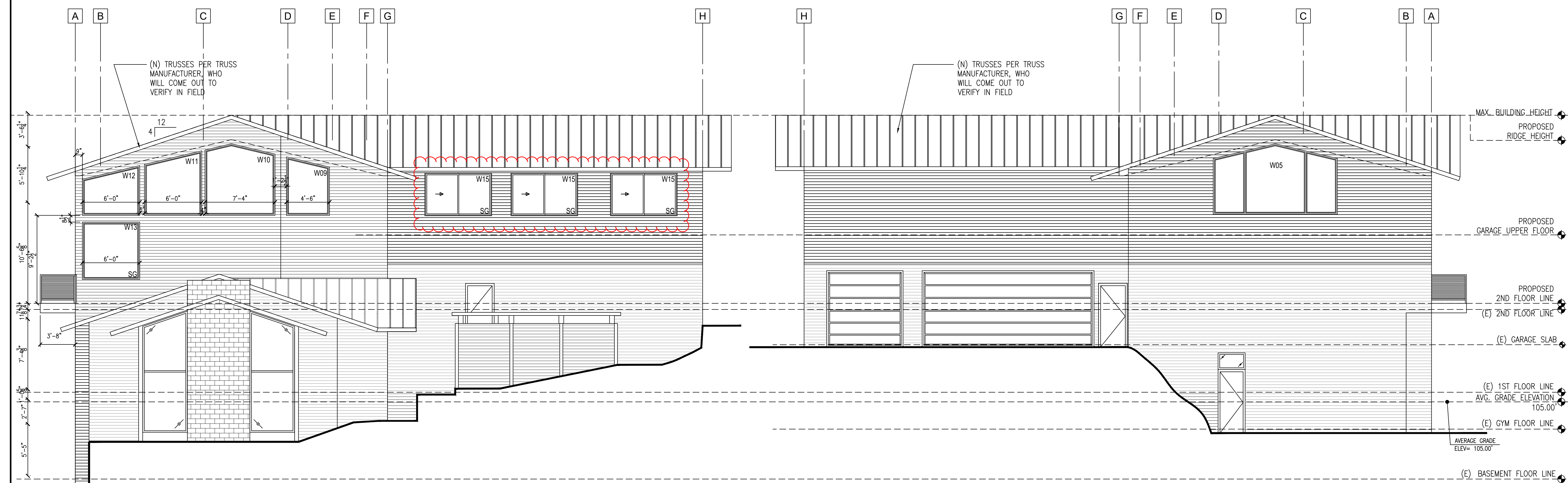
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D WEST ELEVATION
SCALE: 3/16"=1'-0"

B EAST ELEVATION
SCALE: 3/16"=1'-0"



C SOUTH ELEVATION
SCALE: 3/16"=1'-0"

A NORTH ELEVATION
SCALE: 3/16"=1'-0"

Permit Set	
Job # 24-028	
Description	Date
Permit Intake	10/07/24
Correction 01	02/04/25
Correction 02	03/06/25
Resubmittal	11/10/25

Permit No. 2510-181

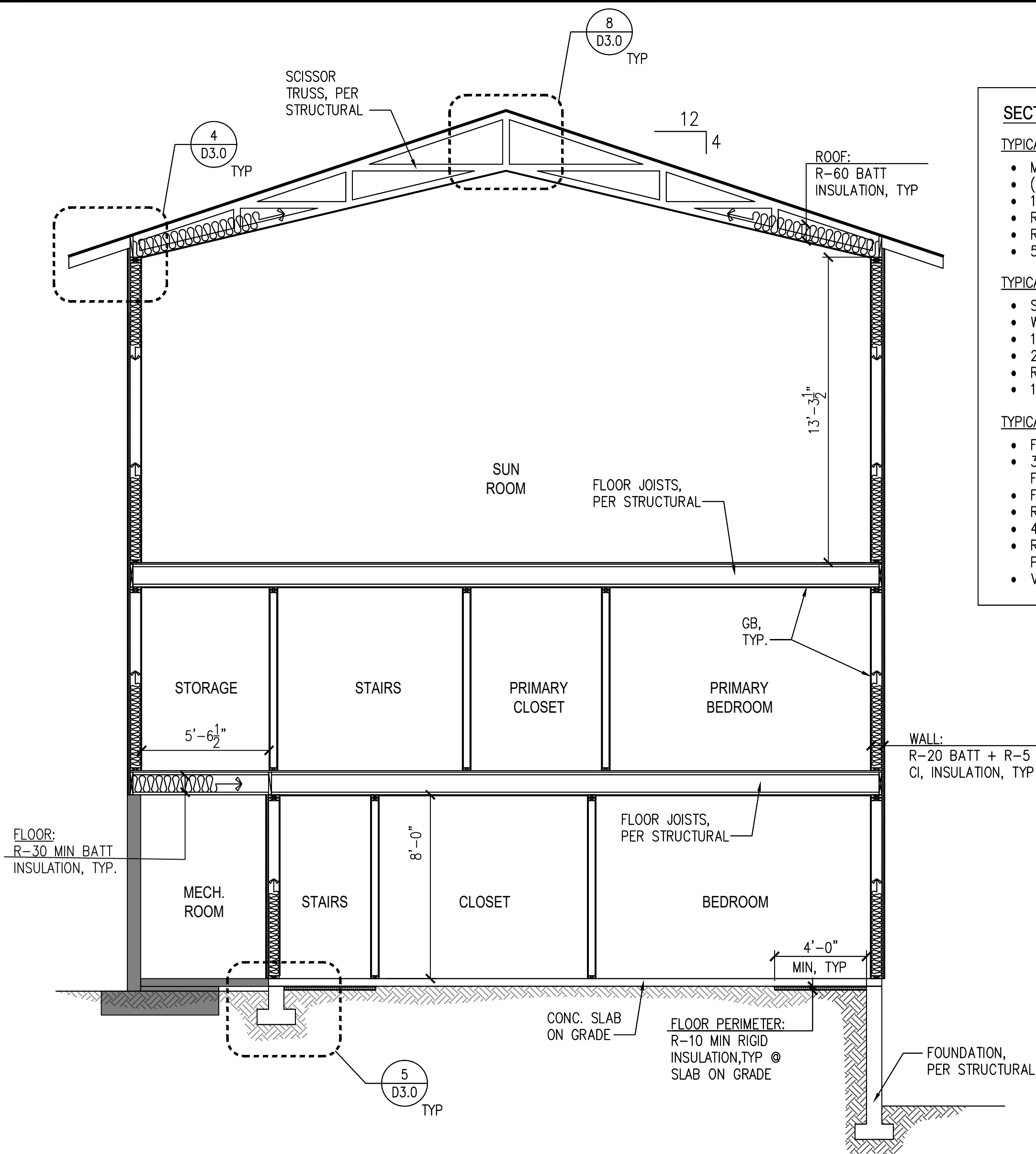
Drawn:
Stamp/Approval:

Sheet Name:

SECTIONS

Sheet No:

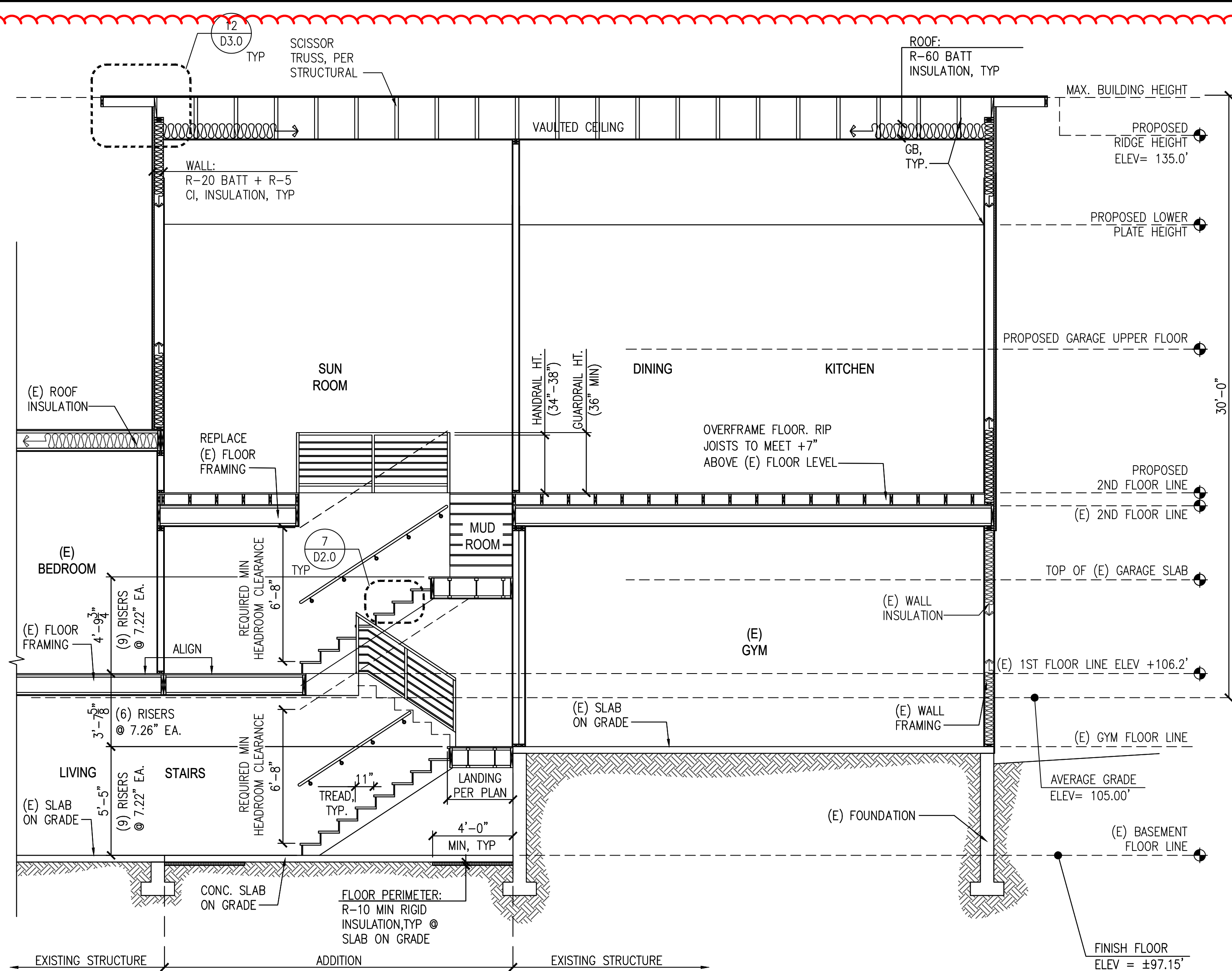
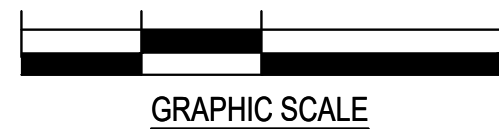
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B

BUILDING SECTION

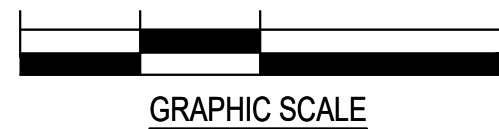
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A

BUILDING SECTION

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



TAM CEM - RESIDENCE
Addition & Alteration
4215 Holly Ln, Mercer Island, WA 98040

Permit Set	
Job # 24-028	
Description	Date
Permit Intake	10/07/24
Correction 01	02/04/25
Correction 02	03/06/25
Resubmittal	11/10/25

Permit No. 2510-181

Drawn:
Stamp/Approval:

Sheet Name:

SECTION

Sheet No:

A4.1

SECTION NOTES:

TYPICAL ROOF CONSTRUCTION

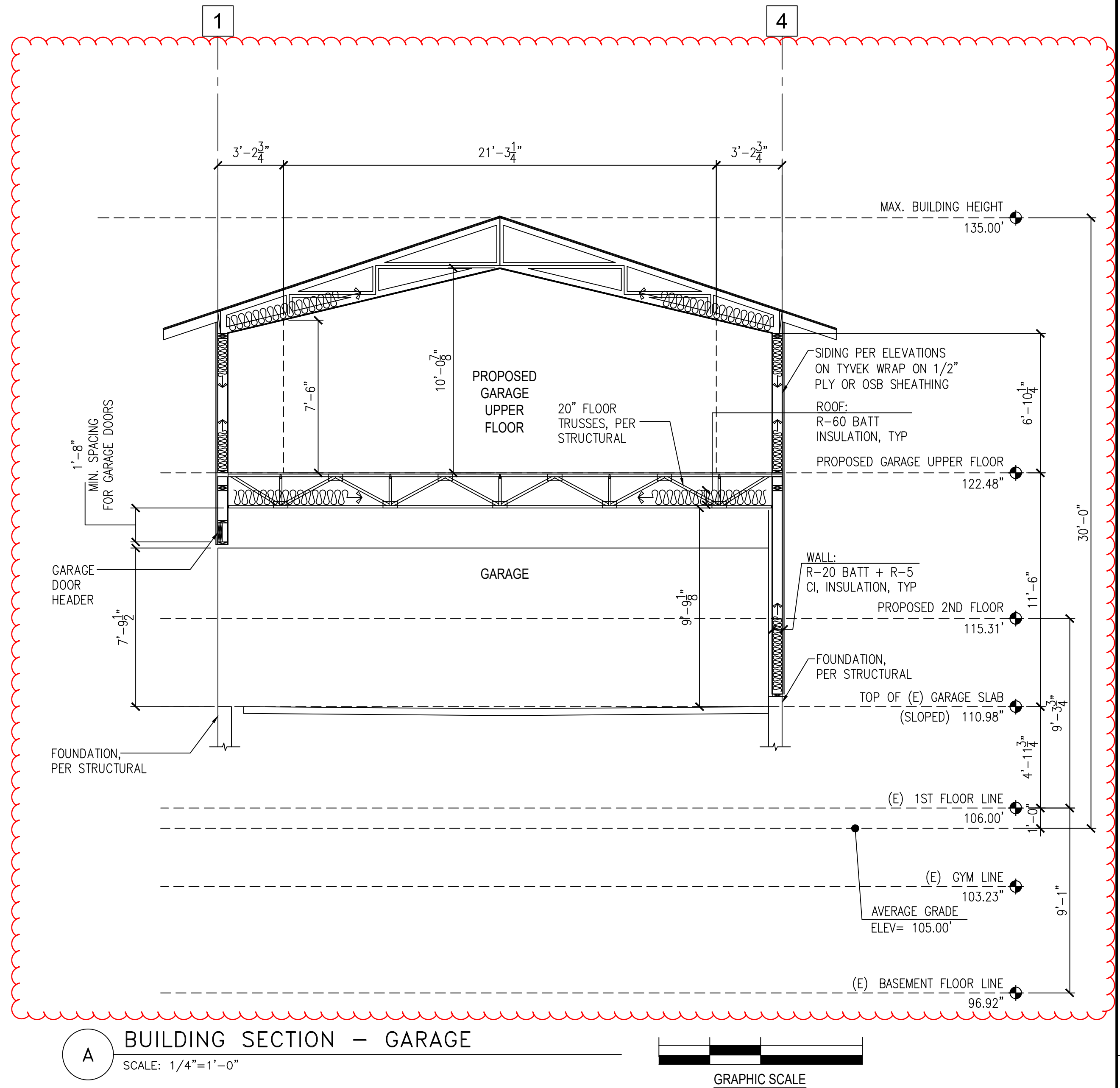
- METAL ROOF TO MATCH (E).
- (1) LAYER OF UNDERLAYMENT (PER MFR).
- 1/2" EXTERIOR GRADE ROOF SHEATHING.
- ROOF FRAMING PER PLAN.
- R-60 BATT INSULATION AT RAFTERS.
- 5/8" GB.

TYPICAL WALL CONSTRUCTION

- SIDING PER ELEVATIONS.
- WEATHER-RESISTANT BARRIER MEMBRANE.
- 1/2" EXTERIOR GRADE SHEATHING.
- 2x STUDS @ 16" OC (SEE PLAN FOR SIZE).
- R-20 BATT + R-5 CI INSULATION.
- 1/2" GB

TYPICAL FLOOR CONSTRUCTION

- FLOOR FINISHES PER OWNER.
- 3/4" PLYWOOD SUBFLOOR GLUED AND NAILED OVER FLOOR JOISTS.
- FLOOR JOISTS PER STRUCTURAL.
- R-30 BATT INSULATION.
- 4" CONCRETE SLAB ON GRADE.
- R-10 MIN. RIGID INSULATION, 4'-0" MIN. @ PERIMETER.
- VAPOR BARRIER OVER GRADE.



Permit Set

Job # 24-028

Description	Date
Permit Intake	10/07/24
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Correction 02	03/06/25
Resubmittal	11/10/25

Permit No. 2510-181

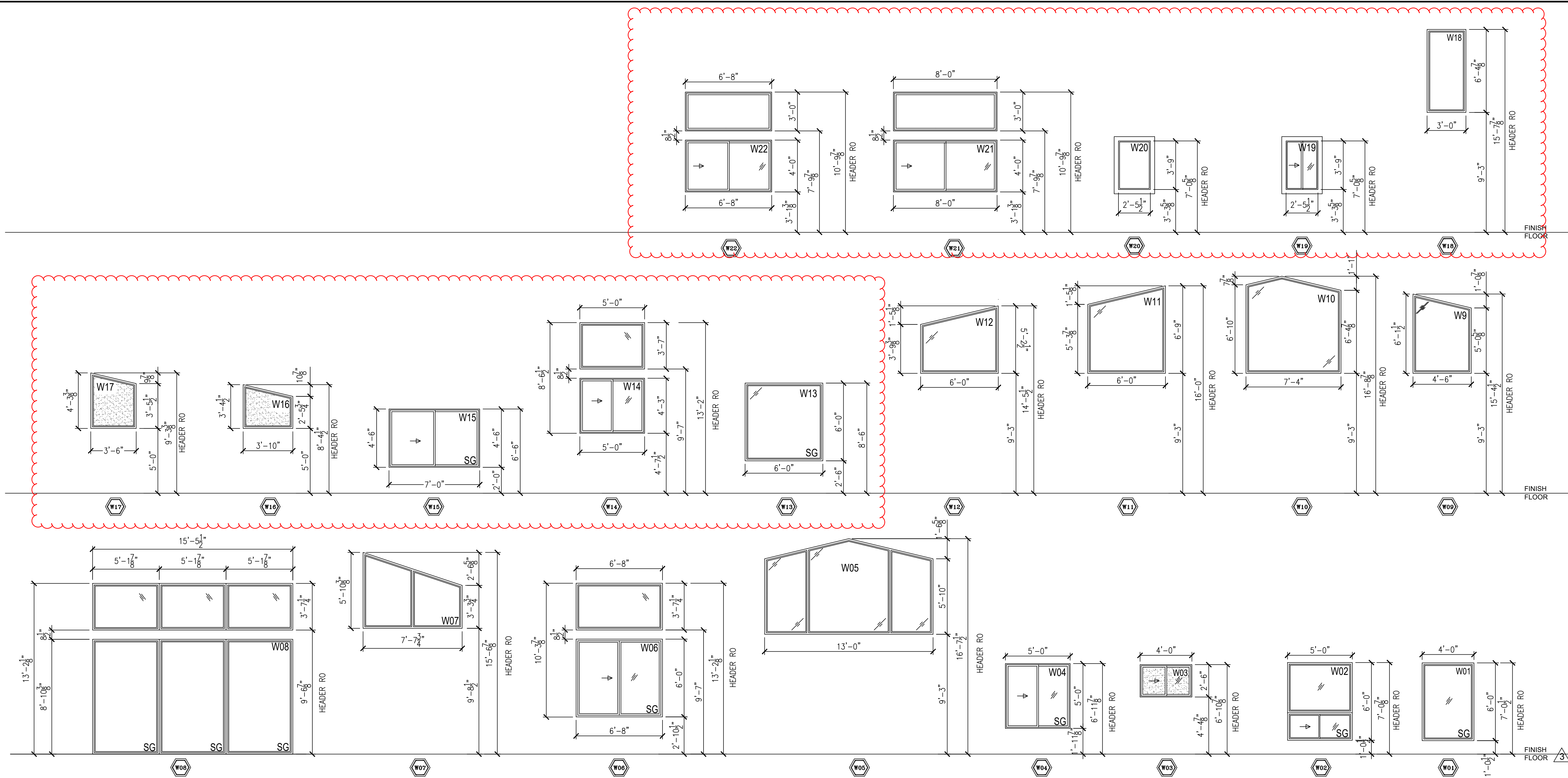
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Sheet Name:

SCHEDULES

Sheet No:

D1.0

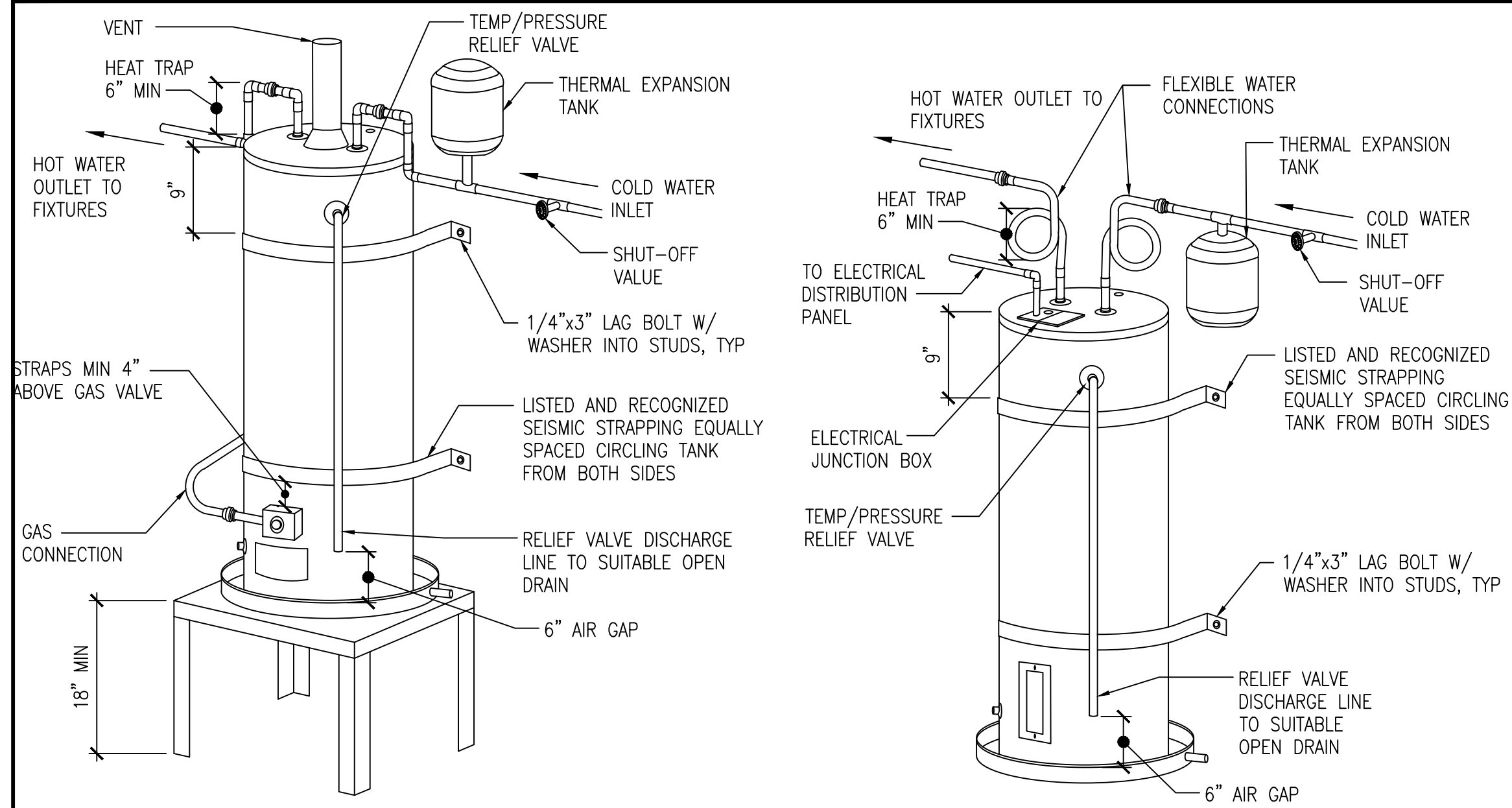


WINDOW SCHEDULE

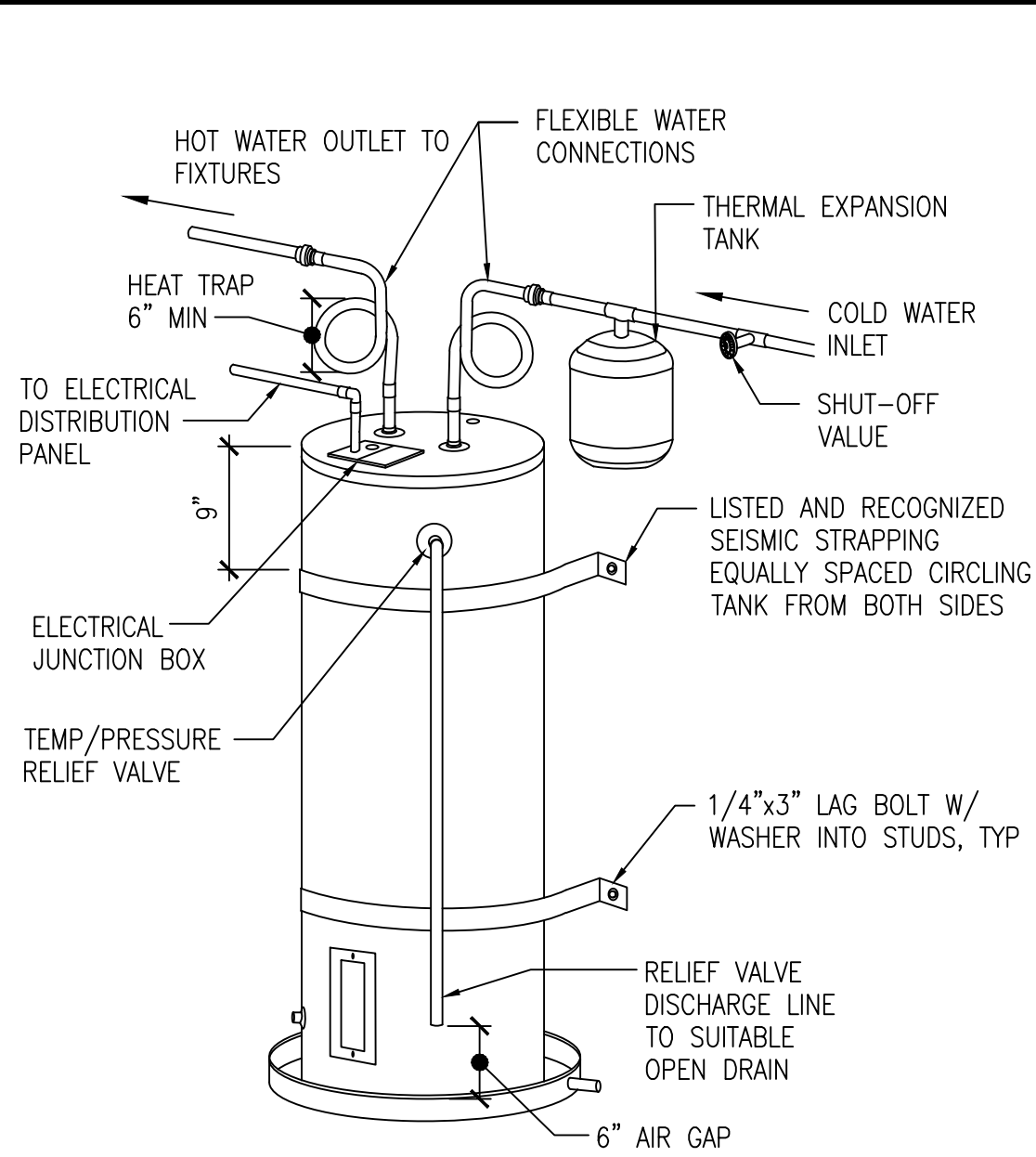
IDEN	TYPE	MATERIAL	SIZE		ROUGH OPENING		QUANTITY	TOTAL AREA	SPEC	DESCRIPTION
			WIDTH	HEIGHT	WIDTH	HEIGHT				
W01	FIXED	VINYL	4'-0"	6'-0"	PER ELEVATION		1	24.00 SF	(A)	SG REQUIRED
W02	COMBO	VINYL	5'-0"	6'-0"	PER ELEVATION		2	30.00 SF	(A)	COMBO (FIX & SLIDER). SG REQUIRED. SEE ELEVATIONS
W03	SLIDER	VINYL	4'-0"	2'-6"	PER ELEVATION		1	10.00 SF	(A)	PRIVACY GLAZING
W04	SLIDER	VINYL	5'-0"	5'-0"	PER ELEVATION		3	75.00 SF	(A)	SG REQUIRED
W05	FIXED	VINYL	13'-0"	PER ELEV.	PER ELEVATION		1	85.83 SF	(A)	
W06	COMBO	VINYL	6'-8"	PER ELEV.	PER ELEVATION		1	64.00 SF	(A)	COMBO (FIX & SLIDER). SEE ELEVATIONS
W07	FIXED	VINYL	7'-7 3/4"	PER ELEV.	PER ELEVATION		2	70.14 SF	(A)	
W08	FIXED	VINYL	15'-5 1/2"	PER ELEV.	PER ELEVATION		1	192.71 SF	(A)	COMBO. SG REQUIRED. SEE ELEVATIONS
W09	FIXED	VINYL	4'-6"	PER ELEV.	PER ELEVATION		1	25.13 SF	(A)	
W10	FIXED	VINYL	7'-4"	PER ELEV.	PER ELEVATION		1	51.56 SF	(A)	
W11	FIXED	VINYL	6'-0"	PER ELEV.	PER ELEVATION		1	36.24 SF	(A)	
W12	FIXED	VINYL	6'-0"	PER ELEV.	PER ELEVATION		1	26.96 SF	(A)	
W13	FIXED	VINYL	6'-0"	6'-0"	PER ELEVATION		1	36.00 SF	(A)	SG REQUIRED
W14	COMBO	VINYL	5'-0"	PER ELEV.	PER ELEVATION		2	78.34 SF	(A)	COMBO (FIX & SLIDER). SEE ELEVATIONS
W15	SLIDER	VINYL	7'-0"	4'-6"	PER ELEVATION		3	94.50 SF	(A)	SG REQUIRED
W16	FIXED	VINYL	3'-10"	PER ELEV.	PER ELEVATION		2	22.48 SF	(A)	PRIVACY GLAZING
W17	FIXED	VINYL	3'-6"	PER ELEV.	PER ELEVATION		2	26.80 SF	(A)	PRIVACY GLAZING
W18	FIXED	VINYL	3'-0"	6'-4 7/8"	PER ELEVATION		1	19.22 SF	(A)	
W19	SLIDER	VINYL	2'-5 1/2"	3'-9"	PER ELEVATION		1	9.22 SF	(A)	TO MATCH EXISTING WINDOWS PER ELEVATION
W20	FIXED	VINYL	2'-5 1/2"	3'-9"	PER ELEVATION		1	9.22 SF	(A)	TO MATCH EXISTING WINDOWS PER ELEVATION
W21	COMBO	VINYL	8'-0"	PER ELEV.	PER ELEVATION		1	56.00 SF	(A)	COMBO (FIX & SLIDER). SG REQUIRED. SEE ELEVATIONS
W22	COMBO	VINYL	6'-8"	PER ELEV.	PER ELEVATION		1	46.67 SF	(A)	COMBO (FIX & SLIDER). SG REQUIRED. SEE ELEVATIONS
TOTAL QUANTITY							31	1,096.21 SF	TOTAL AREA (SQUARE FEET)	
NOTES: (1)										
SPECIFICATION: (A) ALL VERTICAL FENESTRATION TO HAVE U-FACTOR = 0.30 MAX OR BETTER (PER ENERGY CREDIT OPTION 1.3); NFRC-CERTIFIED										

DOOR SCHEDULE (MFR & MODEL OR EQUAL)

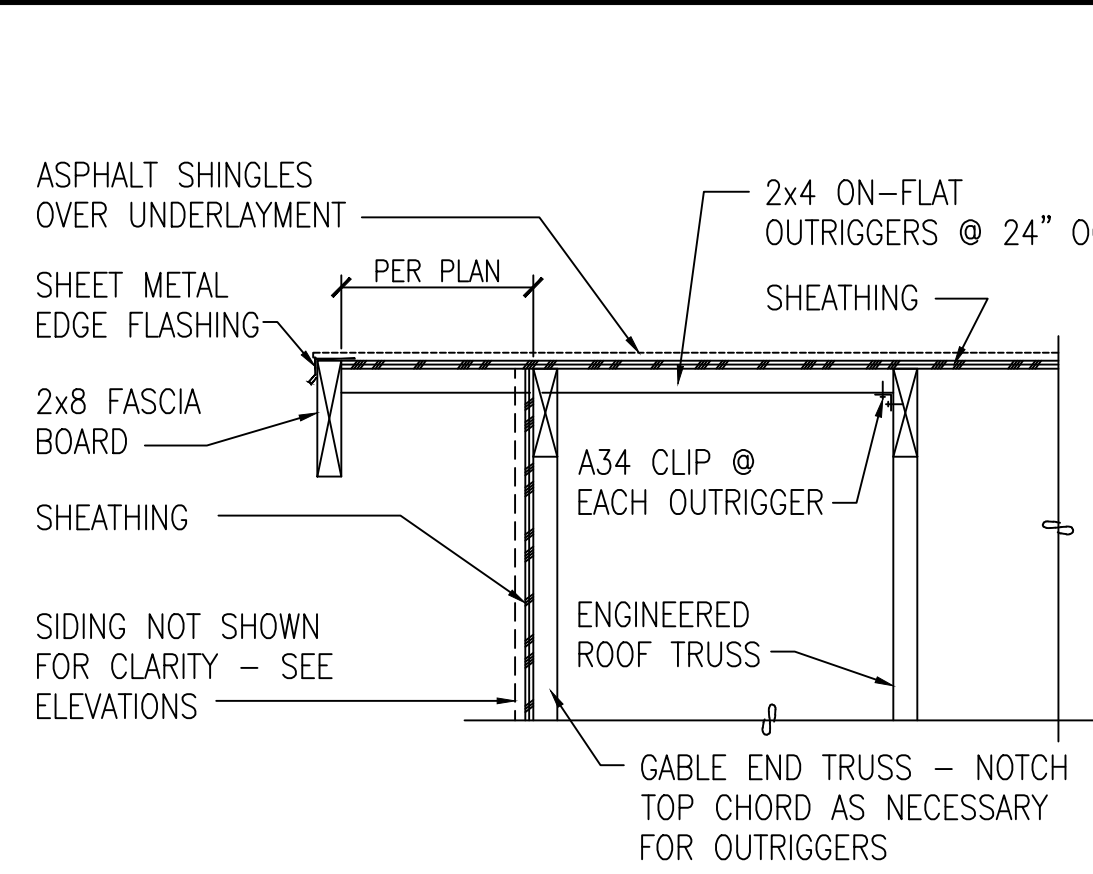
IDEN	TYPE	DOOR SIZE		ROUGH OPENING		MATERIAL	QUANTITY	TOTAL AREA	U-FACTOR (MIN OR BETTER NFRC-CERTIFIED)	DESCRIPTION
		WIDTH	HEIGHT	WIDTH	HEIGHT					
D01	FOLDABLE DOOR	16'-0"	8'-0"	16'-2"	8'-2.5"	FIBERGLASS WOODCLAD	1	129.33	0.30	INSULATED DOOR, FULL RELITE, SG REQUIRED REFER TO ELEVATION FOR DOOR & RELITE CONFIGURATION
D02	FRENCH DOORS	5'-0"	7'-0"	5'-2"	7'-2.5"	FIBERGLASS WOODCLAD	1	35.00	0.30	INSULATED
D03	SINGLE PANEL	2'-6"	6'-8"	2'-8"	6'-10.5"	WOOD	6	-	-	-
D05	SINGLE PANEL	2'-8"	6'-8"	2'-10"	6'-10.5"	WOOD	6	-	-	-
D07	POCKET PANEL	2'-4"	6'-8"	2'-6"	6'-10.5"	WOOD	2	-	-	-
D08	3 PANEL SLIDER	7'-6"	6'-8"	7'-8"	6'-10.5"	WOOD	1	-	-	-
D09	FRENCH DOOR	2'-10"	6'-8"	3'-0"	6'-10.5"	WOOD	1	-	-	-
NOTES: 1) VERIFY WITH DOOR MFR FOR ACTUAL ROUGH OPENING REQUIREMENTS.							NOTES: (A) ALL VERTICAL FENESTRATION TO HAVE U-FACTOR = 0.30 OR BETTER (ENERGY CREDIT OPTION 1.3); NFRC-CERTIFIED			



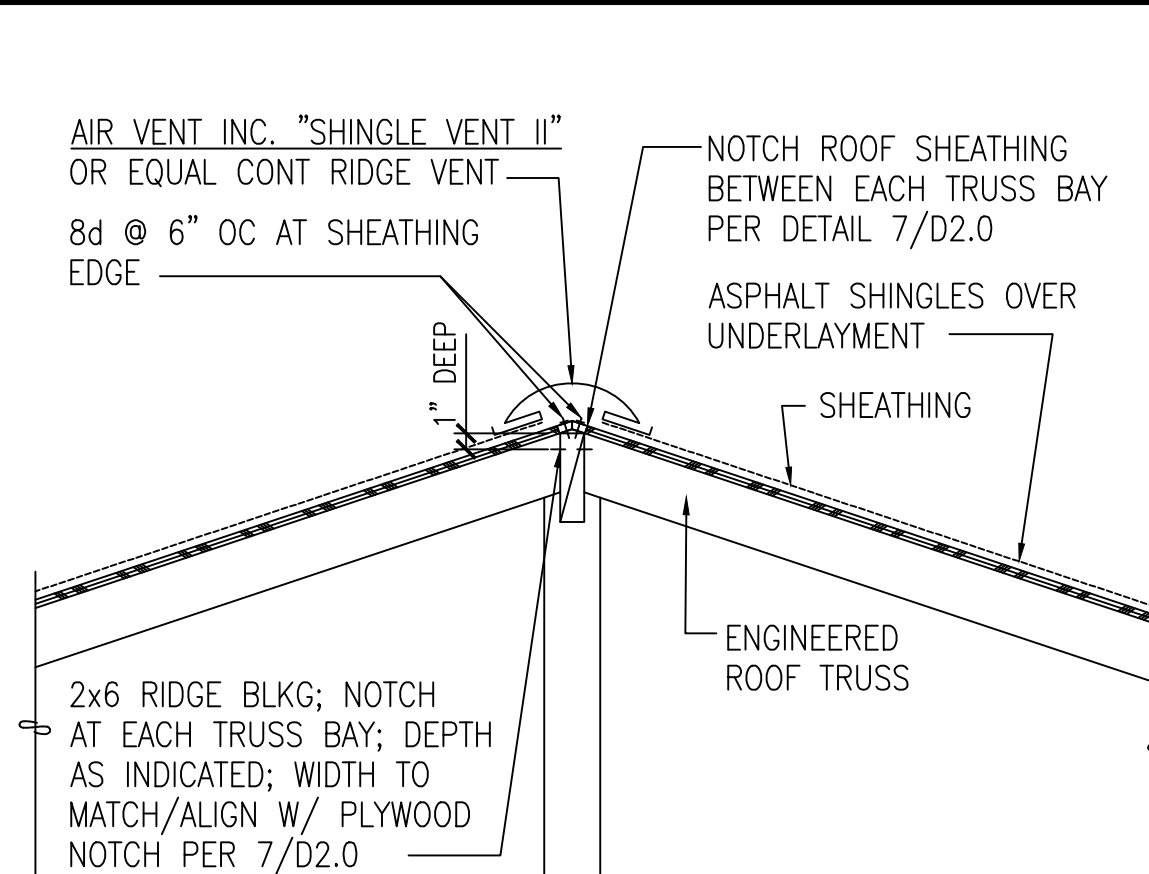
18 WATER HEATER SEISMIC STRAPPING
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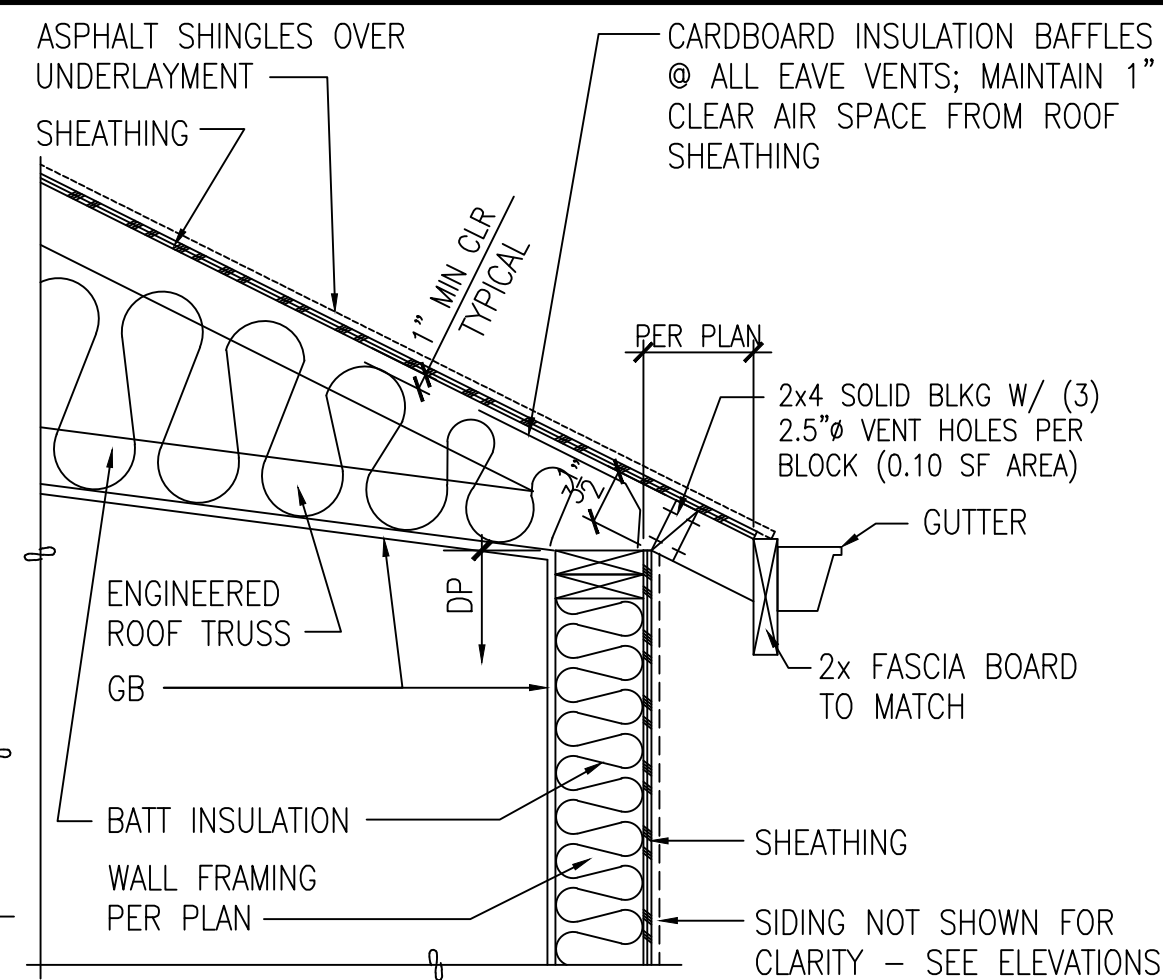
19 WATER HEATER SEISMIC STRAPPING
SCALE: 3/4"=1'-0"



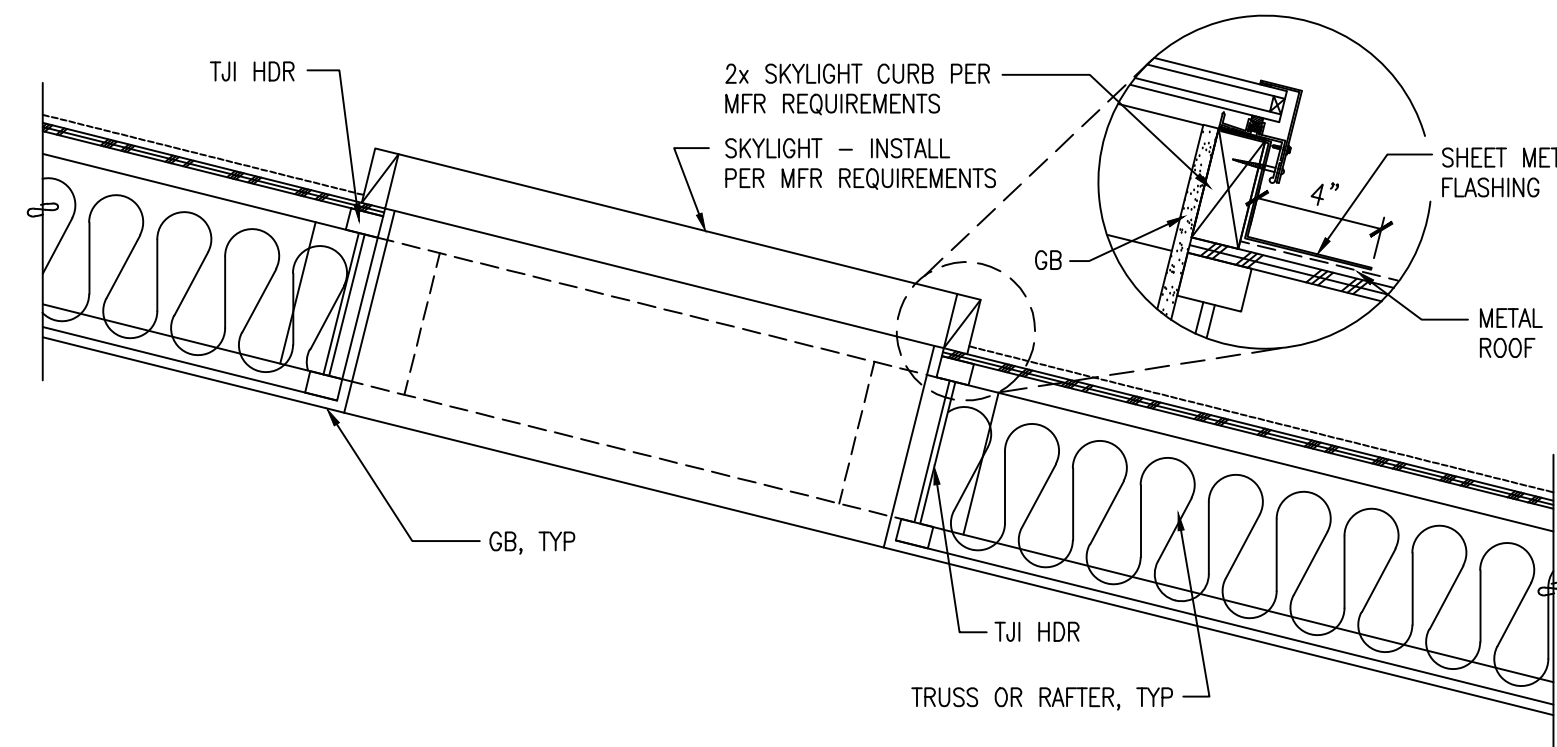
12 DETAIL
SCALE: 1"=1'-0"



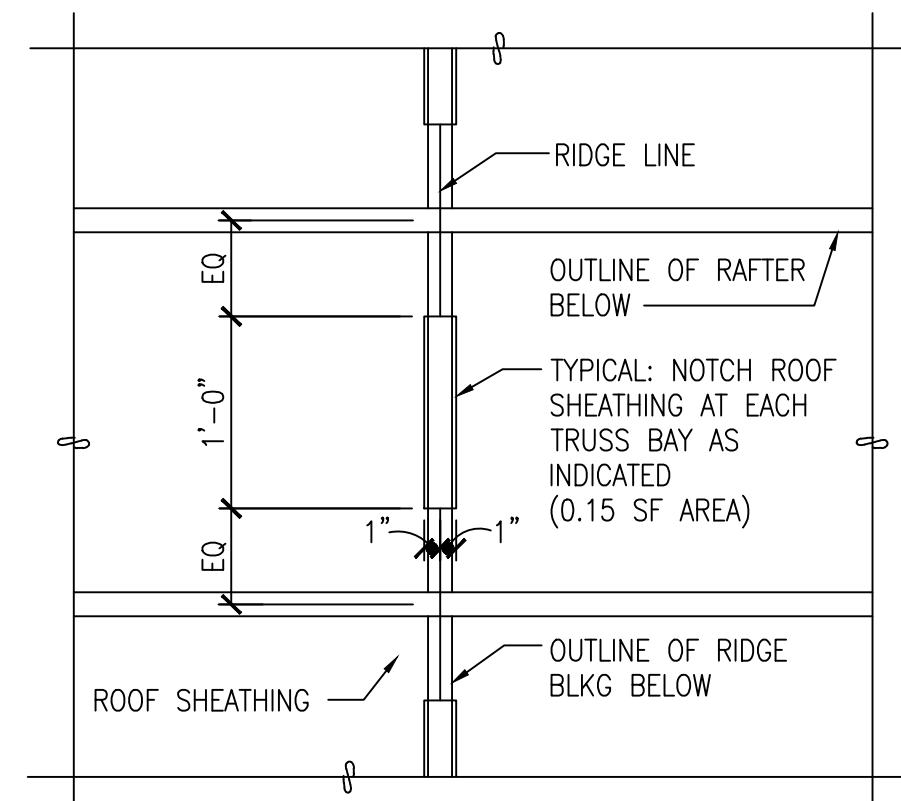
8 DETAIL
SCALE: 1"=1'-0"



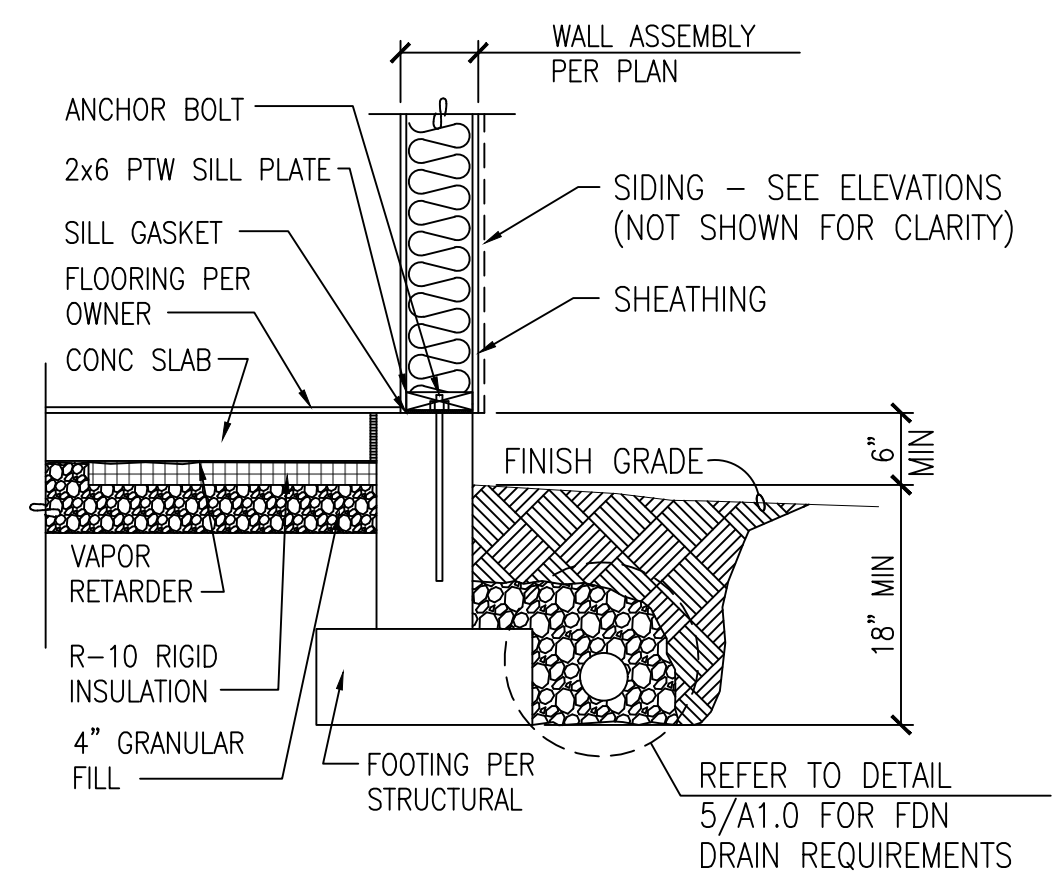
4 DETAIL
SCALE: 1"=1'-0"



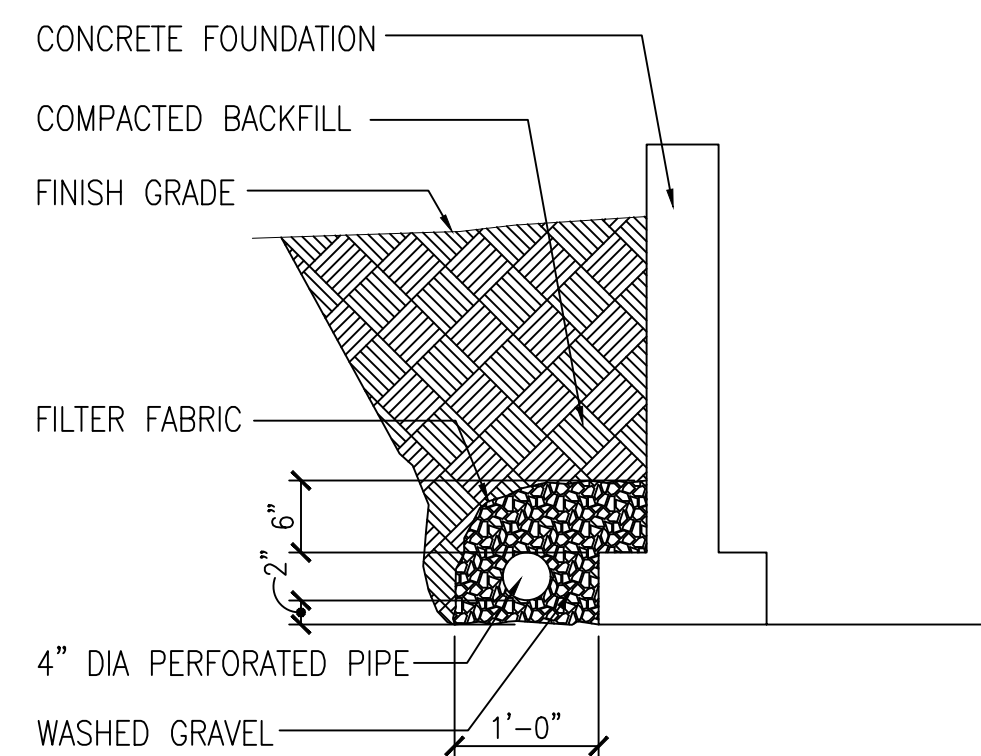
11 DETAIL
SCALE: 1"=1'-0"



3 DETAIL
SCALE: 1"=1'-0"

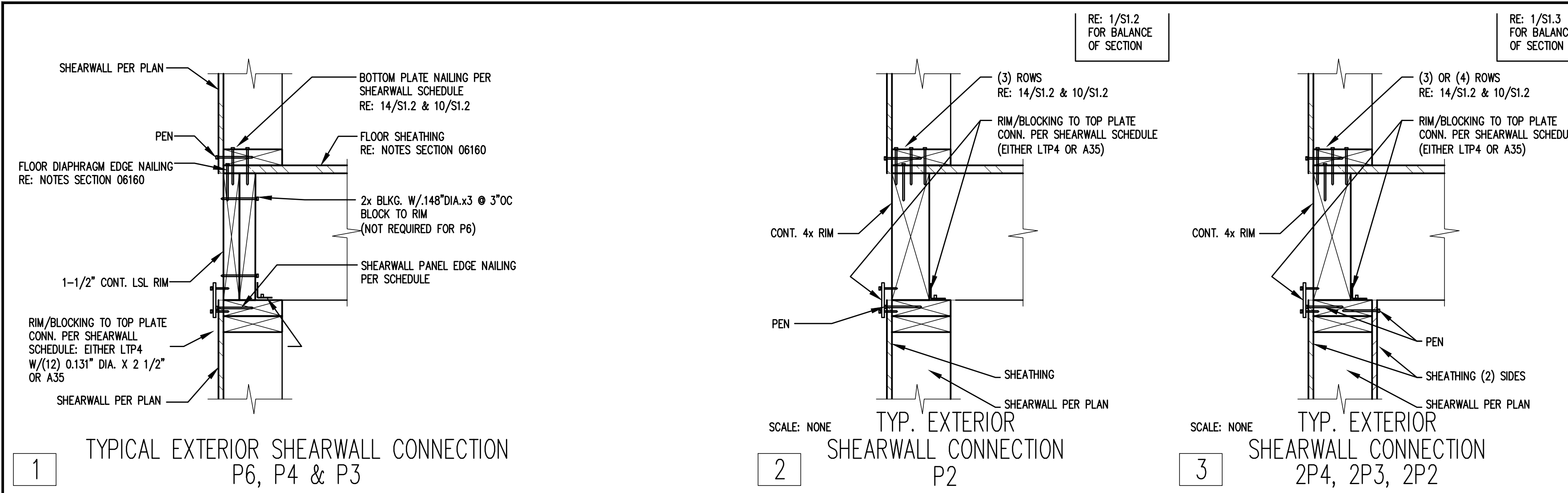


5 DETAIL
SCALE: 3/4"=1'-0"



1 FOUNDATION DRAINAGE SYSTEM
SCALE: 3/4"=1'-0"

Description	Date
Permit Intake	10/07/24
Correction 01	02/04/25
Correction 02	03/06/25
Resubmittal	11/10/25



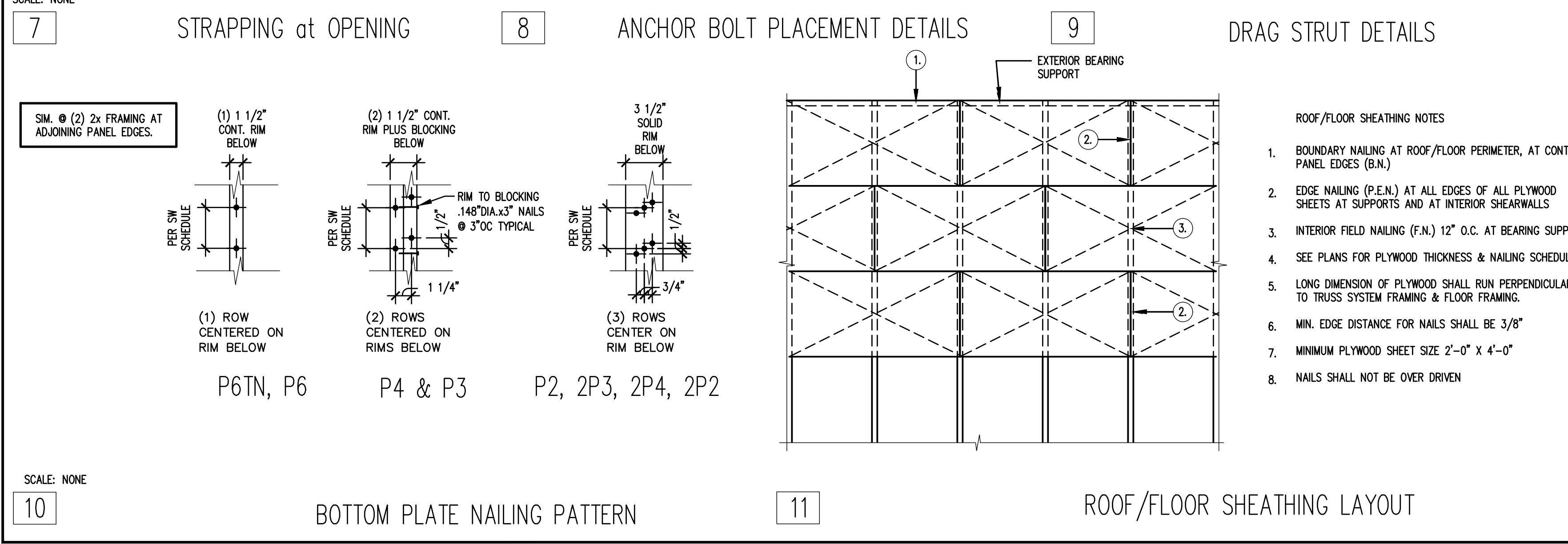
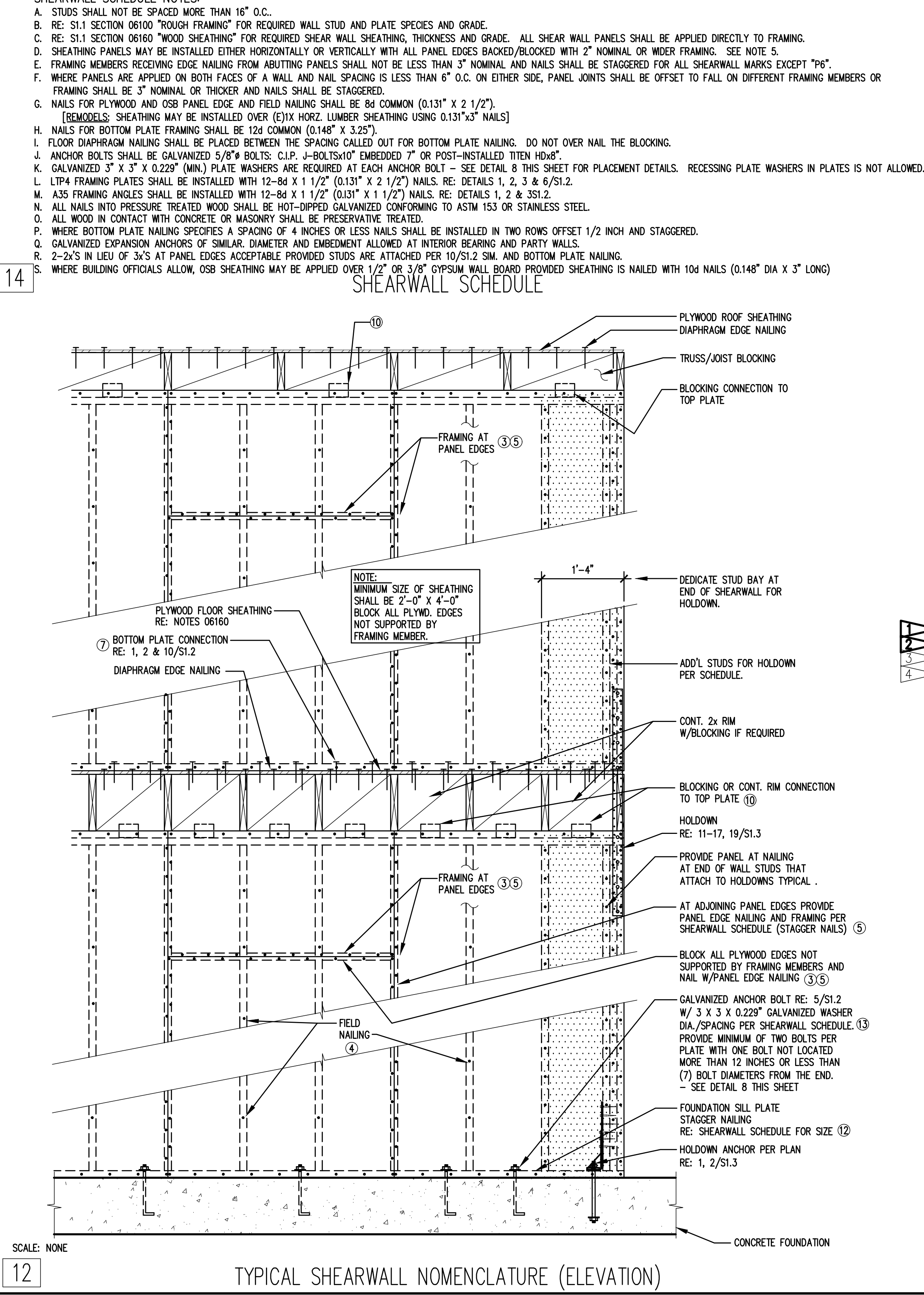
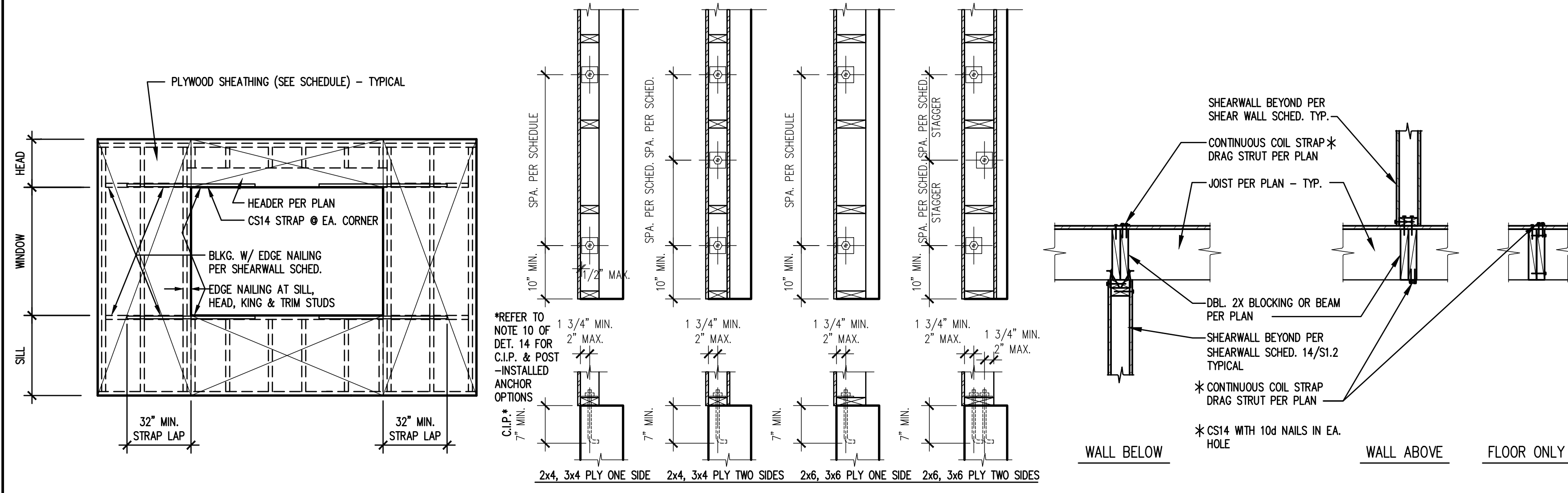
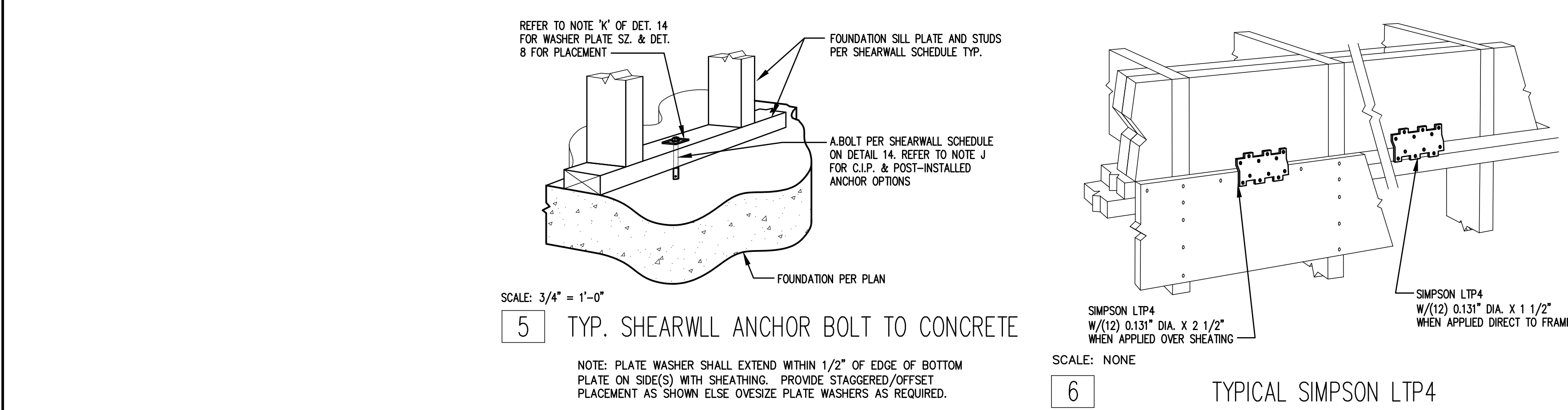
⑦ REFER TO DETAIL 12

SHEARWALL SCHEDULE – 7/16" APA RATED SHEATHING

WALL TYPE	SHEATHING	PANEL EDGE NAILING ③	FIELD NAILING ④	BOTTOM PLATE NAILING ⑦		RIM OR BLOCKING TO TOP PLATE CONN.			FRAMING AT ADJOINING PANEL EDGES ⑤	FOUNDATION SILL PLATE ⑫	ANCHOR BOLT SPACING 5/8" DIA. 7' EMBED ⑬
				ROWS	SPACING	0.148"x3.25" TOENAIL	LTP4 DIRECT TO FRAMING	A35 ONLY ⑩			
UNMARKED EXTERIOR	7/16" SHT. ONE SIDE	6" O.C.	12" O.C.	(1)	4" O.C.	N/A	24" O.C.	24" O.C.	2x	2x 3x	48" O.C. 48" O.C.
P6	7/16" SHT. ONE SIDE	4" O.C.	12" O.C.	(2)	6" O.C.	N/A	16" O.C.	16" O.C.	(2)2x OR 3x	2x 3x	32" O.C. 40" O.C.
P4	7/16" SHT. ONE SIDE	3" O.C.	12" O.C.	(2)	4" O.C.	N/A	16" O.C.	12" O.C.	(2)2x OR 3x	2x 3x	24" O.C. 22" O.C.
P3	7/16" SHT. ONE SIDE	2" O.C.	12" O.C.	(3)	6" O.C.	N/A	12" O.C.	10" O.C.	(2)2x OR 3x	2x 3x	18" O.C. 24" O.C.
2P4	7/16" SHT. BOTH SIDES	4" O.C.	12" O.C.	(3)	5" O.C.	N/A	10" O.C.	8" O.C.	(2)2x OR 3x	2x 3x	16" O.C. 20" O.C.
2P3	7/16" SHT. BOTH SIDES	3" O.C.	12" O.C.	(3)	4" O.C.	N/A	8" O.C.	6" O.C.	(2)2x OR 3x	2x 3x	12" O.C. 16" O.C.
2P2	7/16" SHT. BOTH SIDES	2" O.C.	12" O.C.	(3)	3" O.C.	N/A	6" O.C.	5" O.C.	(2)2x OR 3x	2x 3x	8" O.C. 12" O.C.
PF	APA SITE-BUILT PORTAL FRAME PER DETAIL REFERENCED ON PLAN										
WSWH_X_	SIMPSON STRONG-WALL; REFER TO DETAILS REFERENCED IN PLANS										

SHEARWALL SCHEDULE NOTES:

- STUDS SHALL NOT BE SPACED MORE THAN 16" O.C.
- RE: S1.1 SECTION 06100 "ROUGH FRAMING" FOR REQUIRED WALL STUD AND PLATE SPECIES AND GRADE.
- RE: S1.1 SECTION 06100 "WOOD SHEATHING" FOR REQUIRED SHEAR WALL SHEATHING, THICKNESS AND GRADE. ALL SHEAR WALL PANELS SHALL BE APPLIED DIRECTLY TO FRAMING.
- SHEATHING PANELS MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY WITH ALL PANEL EDGES BACKED/BLOCKED WITH 2" NOMINAL OR WIDER FRAMING. SEE NOTE 5.
- FRAMING MEMBERS RECEIVING EDGE NAILING FROM ADJUTING PANELS SHALL NOT BE LESS THAN 3" NOMINAL AND NAILS SHALL BE STAGGERED FOR ALL SHEARWALL MARKS EXCEPT "P6".
- WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED.
- NAILS FOR PLYWOOD AND OSB PANEL EDGE AND FIELD NAILING SHALL BE 8d COMMON (0.131" X 2 1/2").
- [REMODELS] SHEATHING MAY BE INSTALLED OVER (EXIST. HORIZ. LUMBER SHEATHING USING 0.131"x3" NAILS]
- NAILS FOR BOTTOM PLATE FRAMING SHALL BE 12d COMMON (0.148" X 3.25").
- FLOOR DIAPHRAGM NAILING SHALL BE PLACED BETWEEN THE SPACING CALLED OUT FOR BOTTOM PLATE NAILING. DO NOT OVER NAIL THE BLOCKING.
- ANCHOR BOLTS SHALL BE GALVANIZED 5/8" BOLTS. C.I.P. J-BOLTS 10" EMBEDDED 7" OR POST-INSTALLED TITEN HDx8".
- GALVANIZED 3" X 3" X 0.229" (MIN.) PLATE WASHERS ARE REQUIRED AT EACH ANCHOR BOLT – SEE DETAIL 8 THIS SHEET FOR PLACEMENT DETAILS. RECESSING PLATE WASHERS IN PLATES IS NOT ALLOWED.
- LTP4 FRAMING PLATES SHALL BE INSTALLED WITH 12-8d X 1 1/2" (0.131" X 2 1/2") NAILS. RE: DETAILS 1, 2, 3 & 6/S1.2.
- A35 FRAMING ANGLES SHALL BE INSTALLED WITH 12-8d X 1 1/2" (0.131" X 2 1/2") NAILS. RE: DETAILS 1, 2, 3 & S1.2.
- ALL NAILS INTO PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED CONFORMING TO ASTM 153 OR STAINLESS STEEL.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED.
- WHERE BOTTOM PLATE NAILING SPECIFIES A SPACING OF 4 INCHES OR LESS NAILS SHALL BE INSTALLED IN TWO ROWS OFFSET 1/2 INCH AND STAGGERED.
- GALVANIZED EXPANSION ANCHORS OF SIMILAR DIAMETER AND EMBEDMENT ALLOWED AT INTERIOR BEARING AND PARTY WALLS.
- 2-2x5 IN LIEU OF 3x5 AT PANEL EDGES ACCEPTABLE PROVIDED STUDS ARE ATTACHED PER 10/S1.2 SIM. AND BOTTOM PLATE NAILING.
- WHERE BUILDING OFFICIALS ALLOW, OSB SHEATHING MAY BE APPLIED OVER 1/2" OR 3/8" GYPSUM WALL BOARD PROVIDED SHEATHING IS NAILED WITH 10d NAILS (0.148" DIA X 3" LONG)



TAM CEM - RESIDENCE
Addition & Alteration
4215 Holly Ln, Mercer Island, WA 98040

Permit Set

Job # 24-028 TE# 24307

Description	Date
Permit Intake	10/07/24
Correction 01	02/04/25
Correction 02	03/06/25
Field Rev	06/11/25
Field Rev	10/02/25

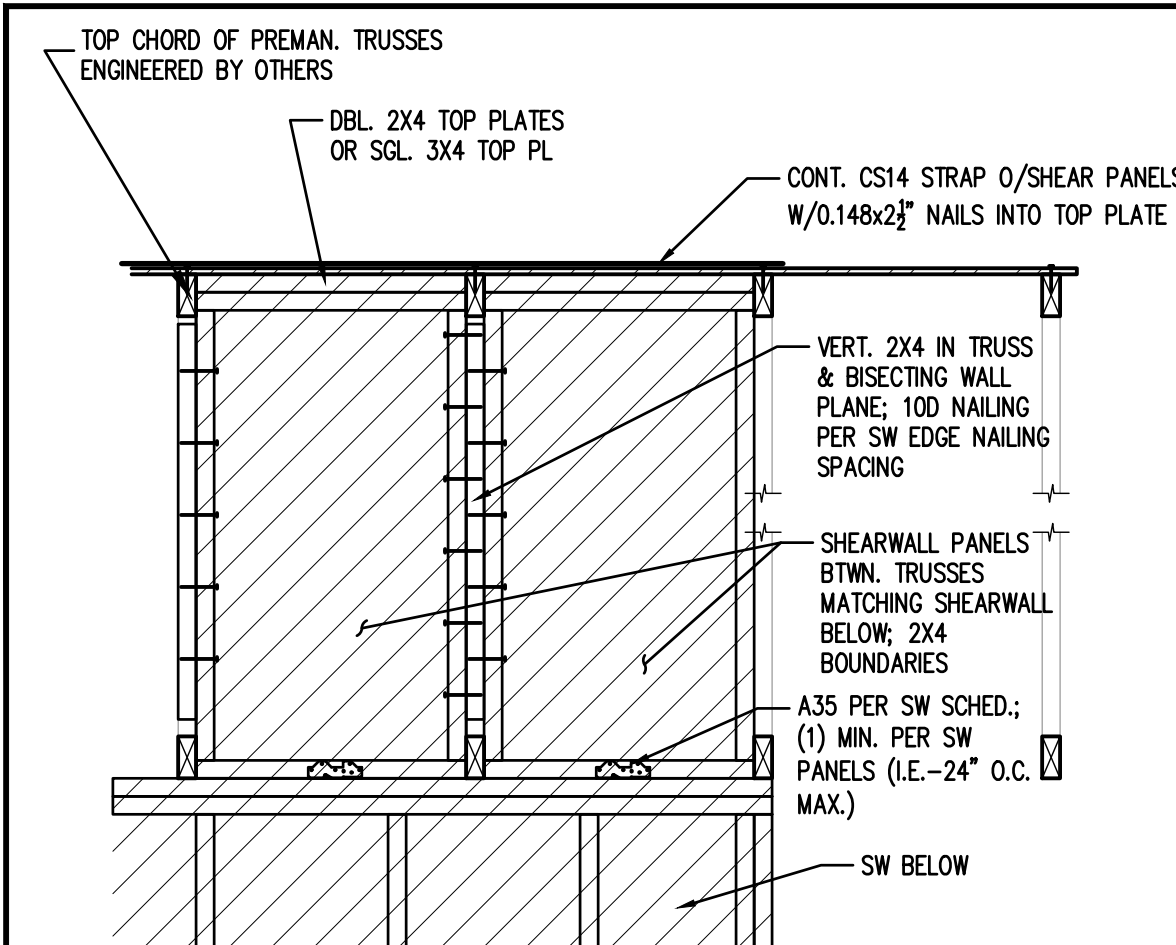
Permit No.: 2407-213

Drawn: nels@trygstadeng.com
Stamp/Approval: (208)262-6884

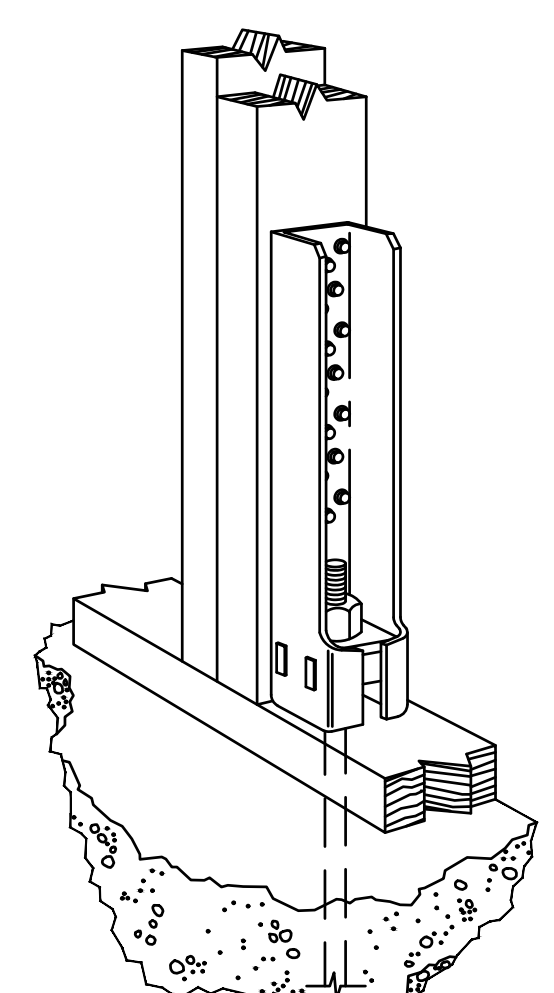
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Sheet No: S1.2

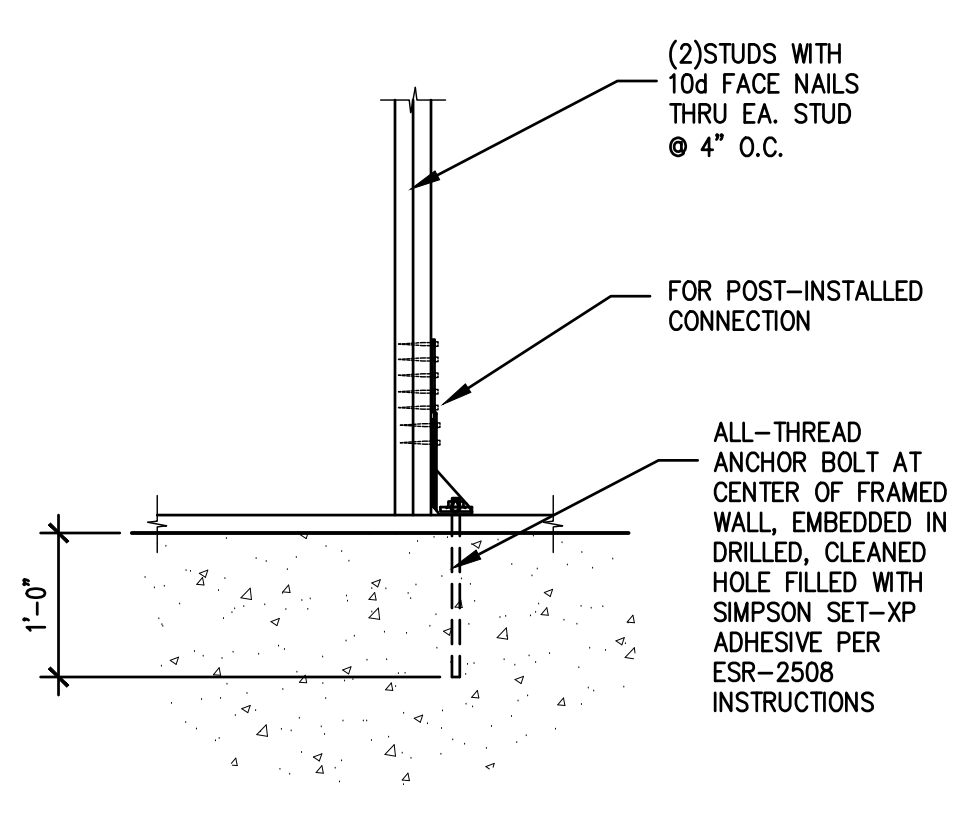
Trygstad ENGINEERING
nels@trygstadeng.com
(208)262-6884



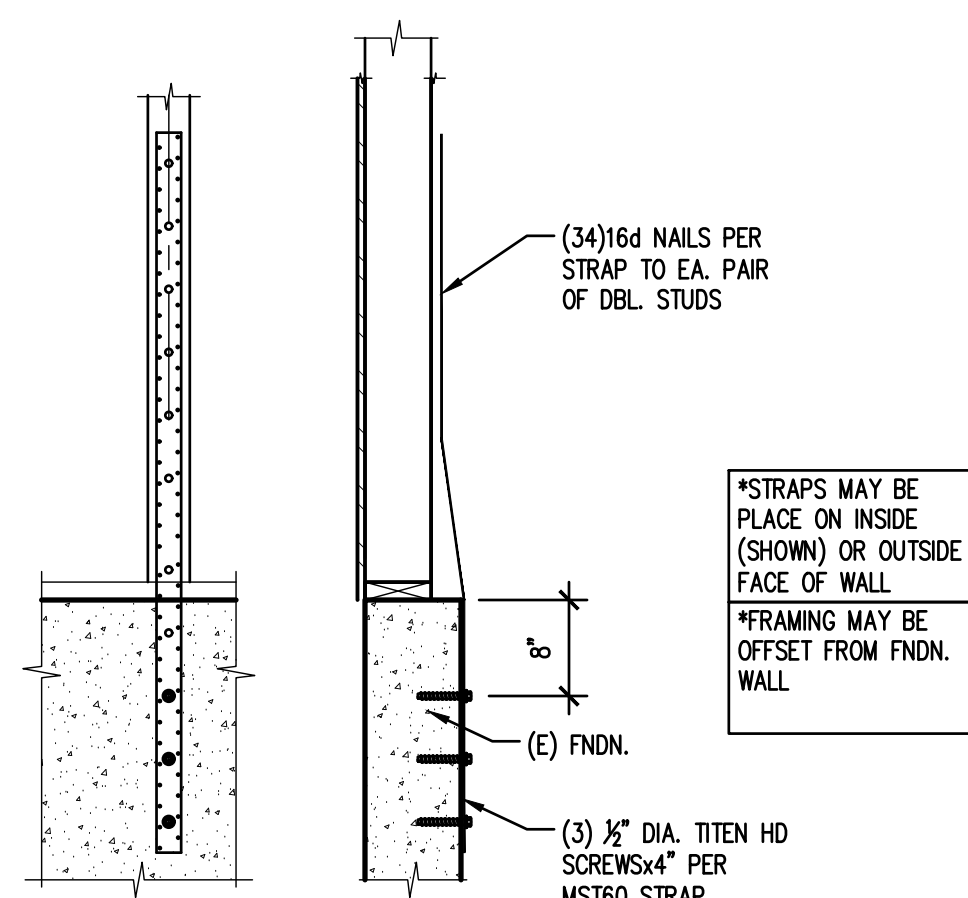
1 ATTIC SHEATHING BTWN. TRUSSES



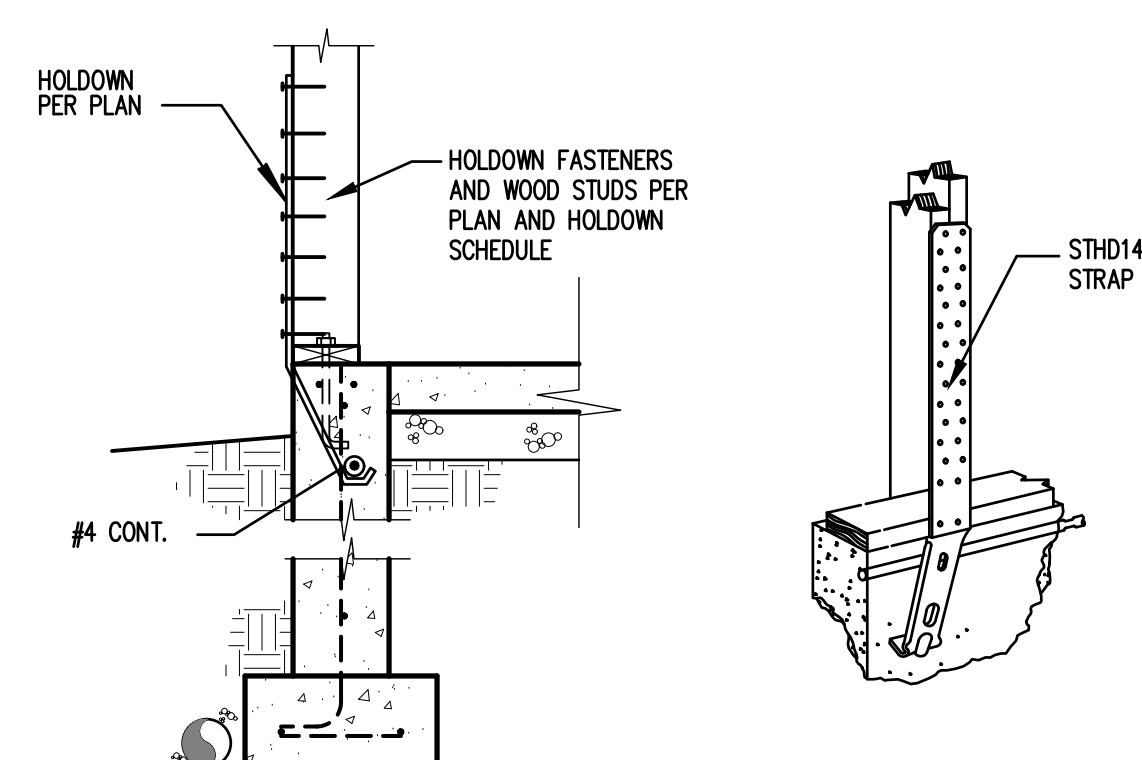
11 HDQ8 HOLD DOWN



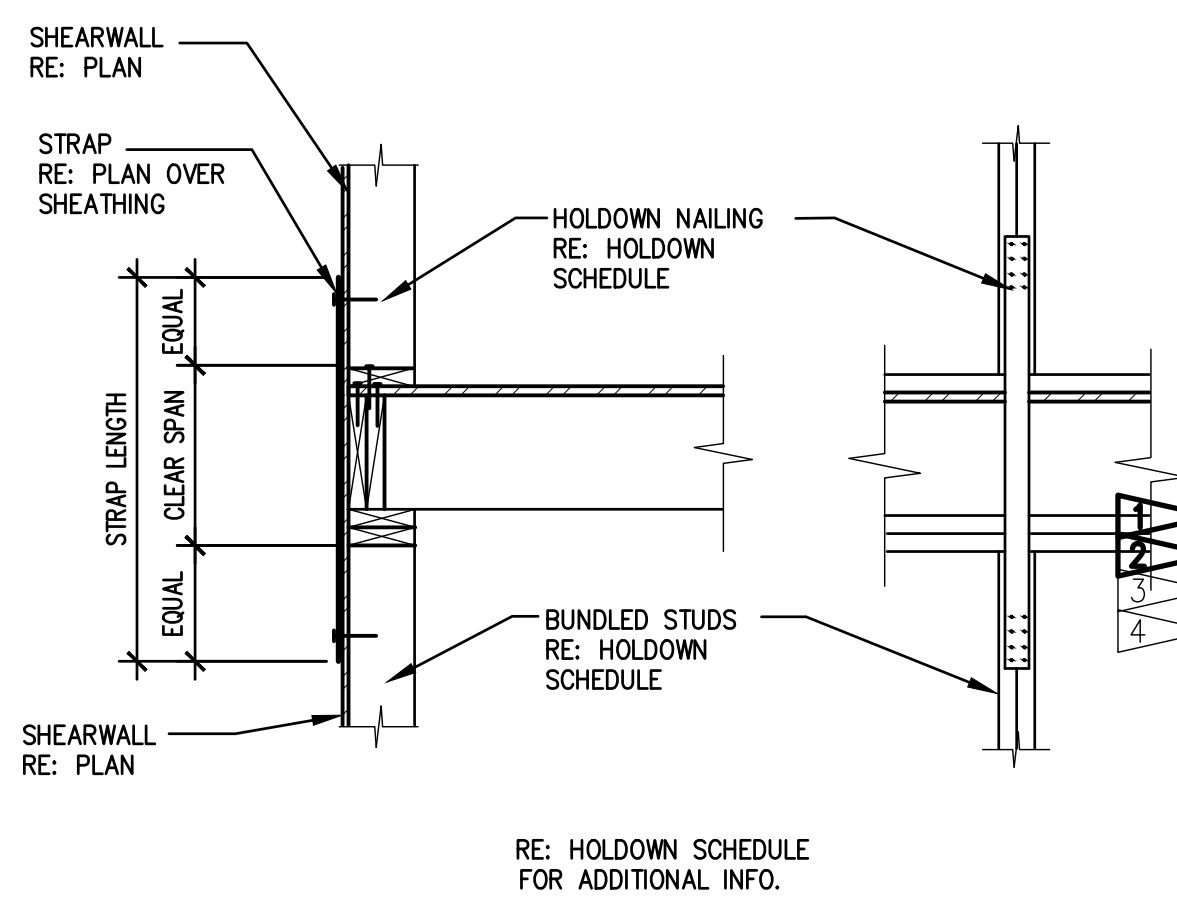
12 POST-INSTALLED HOLD DOWN



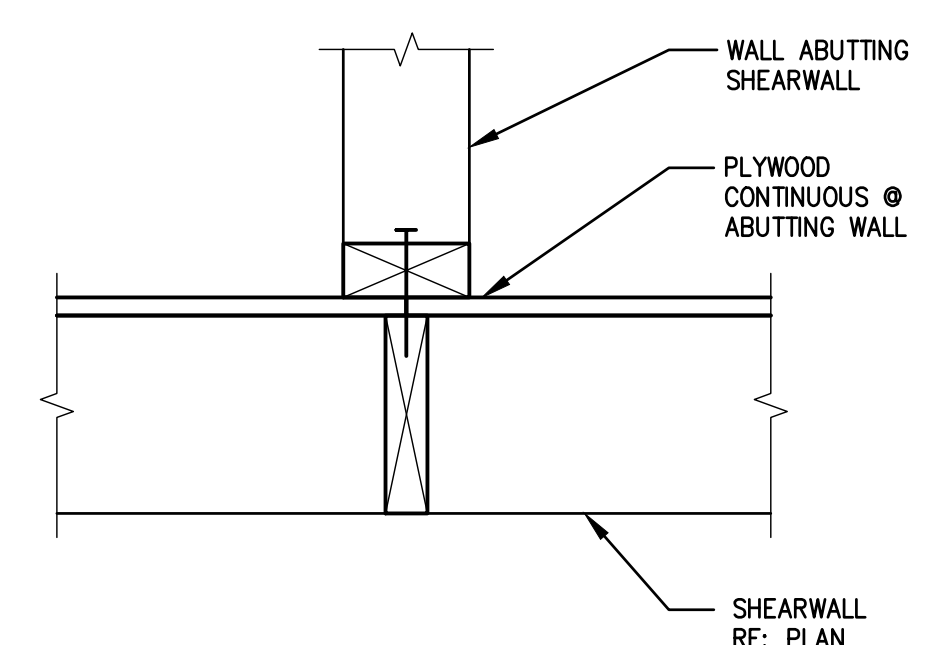
13 NEW HOLD DOWN



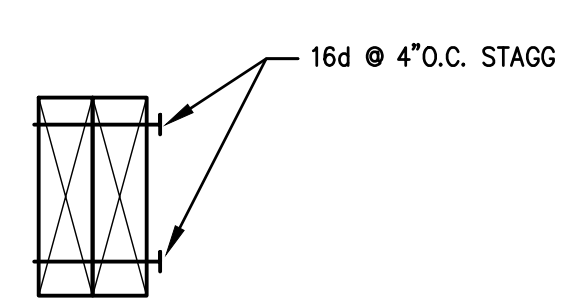
14 EXTERIOR HOLDOWN @ FOUNDATION



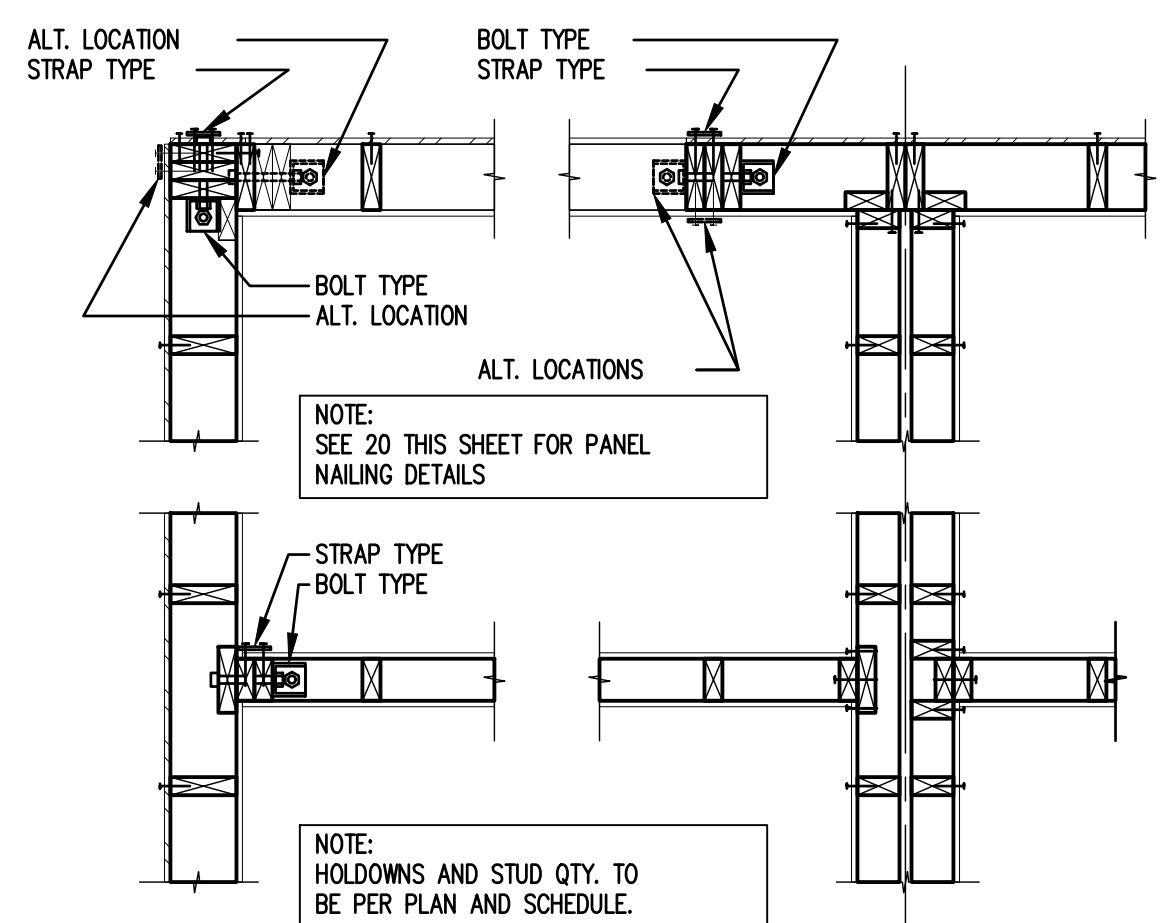
15 EXTERIOR HOLDOWN @ FLOOR



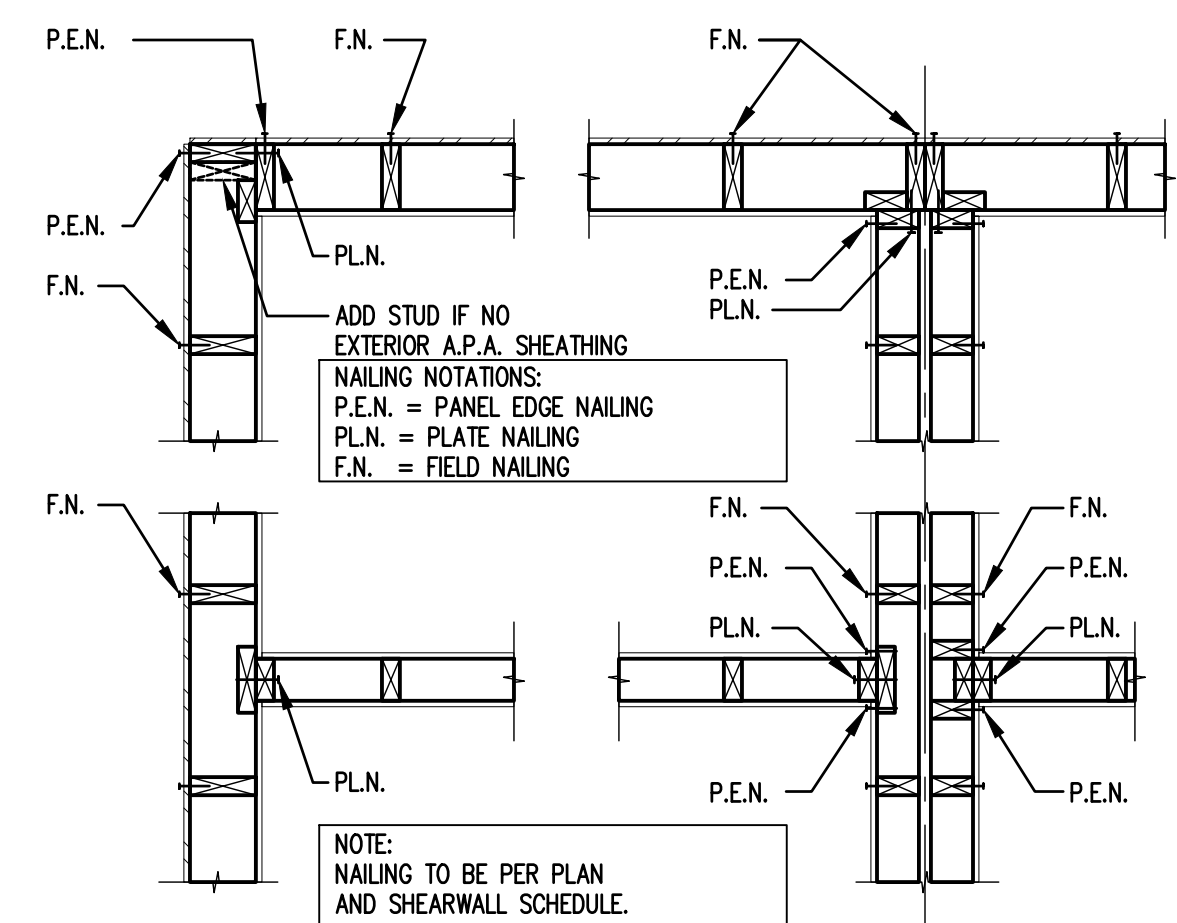
16 TYP. ABUTTING WALL



18 TYP. MULTIPLE STUD ATTACHMENT



19 HOLDOWN PLACEMENTS



20 STRUCTURAL SHEARWALL INTERSECTIONS

HOLDOWN & FASTENER SCHEDULE					
HARDWARE TYPE	WOOD MEMBER/POST		FASTENERS	NOTES	DETAILS
	2X4 WALL	2X6 WALL			
CS14	2X4	2X6	(13) 10d PER END	16" MIN. LAP PER END	15/S1.3
STHD14	(2)2X4	(2)2X6	(30) 12d	16" MIN. LAP PER END	14/S1.3
MST60	(2)2X4	(2)2X6	(36) 16d	--	13/S1.3
HTT5	(2)2X4	(2)2X6	(26) 0.148x3	5/8" DIA. ANCHOR BOLT	12/S1.3
HDQ8	(2)2X4	(2)2X6	(20)SDS25300 SCREWS	SSTB28 (C.I.P.)	11/S1.3

- HOLDOWN & FASTENER NOTES:
- HOLDOWNS SHALL BE AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY.
 - 16D = .162" DIA. X 3 1/2" LONG.
 - HTT5 ANCHOR MAY BE REPLACED WITH POST-INSTALLED 5/8" DIA. THREADED ROD EMBEDDED IN 3/4" DRILLED, CLEANED HOLE X 15" DEEP WITH SIMPSON "SET" OR "AT" ADHESIVE (RE: TEMPERATURE LIMITS ON PRODUCT); HDQ8 HOLD DOWN AND ANCHOR IS TO BE REPLACED WITH POST-INSTALLED STRAPS INSTALLED PER DETAIL 6.
 - SCREWS ARE SDS 1/4" X 2 1/2" MANUFACTURED BY SIMPSON STRONG-TIE COMPANY.
 - HOLDOWNS ANCHORS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE.
 - ANCHOR BOLT NUT SHOULD BE FINGER-TIGHT PLUS 1/3 - 1/2" TURN WITH HAND WRENCH. CARE SHOULD BE TAKEN TO NOT OVER-TORQUE THE NUT. IMPACT WRENCHES SHOULD NOT BE USED.
 - HDU HOLDOWNS SHALL BE INSTALLED CENTERED ALONG THE WIDTH OF THE ATTACHED POST.
 - RE: NOTES SECTION 06100 "ROUGH FRAMING" FOR THE REQUIRED POST SPECIES AND GRADE.
 - HOLDOWNS ATTACH TO SHEARWALL END POST OR TO POST WITH STRAP ABOVE. LOCATE PER STRUCTURAL PLANS AND ARCHITECTURAL DIMENSIONS. INSTALL PER SIMPSON INSTALLATION RECOMMENDATIONS.

10 HOLDOWN & FASTENER SCHEDULE

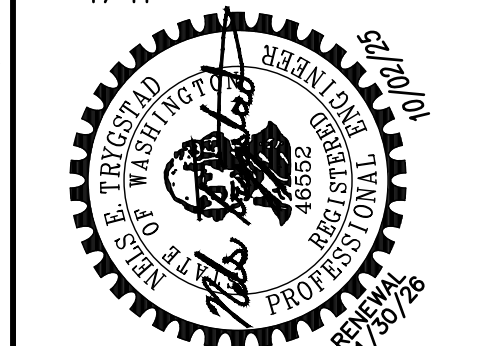
Permit Set
Job # 24-028 TE# 24307

Description	Date
Permit Intake	10/07/24
Correction 01	02/04/25
Correction 02	03/06/25
Field Rev	06/11/25
Field Rev	10/02/25

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HOLD DOWN SCHEDULE & NOTES

Sheet No:

S1.3

SPECIAL INSPECTIONS, TESTING and STRUCTURAL OBSERVATION SCHEDULE

GENERAL NOTE:

1. SCREENED/HALFTONE ITEMS DO NOT APPLY FOR THIS BUILDING. THEY ARE SHOWN FOR REFERENCE AS THE CODE TABLE ITEMS MAY REFERENCE TO THEM.

TABLE 1705.3 REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION					
	VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	IBC REFERENCE
1.	INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS AND PLACEMENT.	-	X	ACI 318: 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2.	INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1705.2.2, ITEM 5b.	-	-	AWS D1.4, ACI 318: 26.6.4	-
3.	INSPECTION OF ANCHORS CAST IN CONCRETE.	-	X	ACI 318: 17.8.2	-
4.	INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.	-	X	-	-
	a. ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	X	-	ACI 318: 17.8.2.4	-
	b. MECHANICAL AND ADHESIVE ANCHORS NOT DEFINED IN 4a.	-	X	ACI 318: 17.8.2	-
5.	VERIFYING USE OF REQUIRED DESIGN MIX.	-	X	ACI 318: CH 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6.	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF CONCRETE.	X	-	ASTM C 172, ASTM C 31, ACI 318: 26.4, 26.12	1908.10
7.	INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8.	INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 26.5.3 - 26.5.5	1908.9
9.	INSPECTION OF PRESTRESSED CONCRETE:				
	a. APPLICATION OF PRESTRESSING FORCES.	X	-	ACI 318: 26.10	-
	b. GROUTING OF BONDED PRESTRESSING TENDONS IN THE SEISMIC-FORCE-RESISTING SYSTEM.	X	-	ACI 318: 26.10	-
10.	ERECTION OF PRECAST CONCRETE MEMBERS.	-	X	ACI 318: CH 26.8	-
11.	VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENSONS IN POST TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-	X	ACI 318: 26.11.2	-
12.	INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	-	X	ACI 318: 26.11.1.2(b)	-

IBC 2021 SECTION 1705.5 INSPECTIONS FOR WOOD CONSTRUCTION	
	INSPECTIONS REQUIRED
1705.5	SPECIAL INSPECTIONS OF PREFABRICATED WOOD STRUCTURAL ELEMENTS AND ASSEMBLIES SHALL BE IN ACCORDANCE WITH IBC 1704.2.5
1705.5.1	HIGH-LOAD DIAPHRAGMS (ALL DESIGNATED DIAPHRAGMS PER IBC 2306.2) SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OF IBC 1704.2. THE FOLLOWING SHALL BE INSPECTED:
	a. WOOD STRUCTURAL PANEL SHEATHING - CONFIRM GRADE AND THICKNESS PER APPROVED CONSTRUCTION DOCUMENTS
	b. VERIFY SIZE OF FRAMING MEMBERS AT ADJOINING PANEL DEGES
	c. VERIFY NAIL OR STAPLE DIAMETER AND LENGTH
	d. VERIFY NUMBER OF FASTENER LINES AND THE SPACING BETWEEN EACH FASTENER LINE AND AT EDGE MARGINS
1705.5.2	FOR METAL-PLATE-CONNECTED WOOD TRUSSES SPANNING 60FT OR MORE, THE SPECIAL INSPECTOR SHALL VERIFY THAT THE TEMPORARY RESTRAINT/BRACING AND PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT/BRACING ARE INSTALLED ACCORDING TO THE APPROVED TRUSS SUBMITTAL PACKAGE
1705.12.2	SEISMIC RESISTING ELEMENTS: PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM - INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG-STRUTS, BRACES AND HOLDOWNS - EXCEPT THAT SUCH IS NOT REQUIRED WHERE THE FASTENER SPACING IS MORE THAN 4"OC.

IBC 2021 TABLE 1705.6 REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS			
	VERIFICATION AND INSPECTION TASK	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1	VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
3	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X
4	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACITON OF COMPACTED FILL.	X	-
5	PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

OSSC 2019 SECTION 1705.12.5 REQUIRED SPECIAL INSPECTIONS OF ARCHITECTURAL COMPONENTS			
	VERIFICATION AND INSPECTION TASK	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1	ERECTION AND FASTENING OF EXTERIOR CLADDING, INTERIOR AND EXTERIOR NONBEARING WALLS, AND EXTERIOR VENEER.	-	X

INSPECTION SCHEDULE NOTES:

- ITEMS MARKED WITH AND "X" SHALL BE INSPECTED IN ACCORDANCE WITH IBC 1704 AND 1705 BY A CERTIFIED SPECIAL INSPECTOR FROM AN AGENCY APPROVED BY THE JURISDICTION.
- SPECIAL INSPECTION SHALL NOT BE REQUIRED FOR WORK PERFORMED IN AN APPROVED FABRICATOR'S PER IBC 1705.2 VERIFY APPROVAL WITH JURISDICTION PRIOR TO FABRICATION.
- CONTINUOUS SPECIAL INSPECTION REQUIRES THE INSPECTOR SHALL BE ONSITE AT ALL TIMES AND THAT WORK REQUIRING SPECIAL INSPECTION IS PERFORMED. PERIODIC SPECIAL INSPECTION SHALL ALLOW INSPECTION AT THE INTERVALS NECESSARY TO CONFORM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH THE REQUIREMENTS.
- ALL WELDS SHALL BE VISUALLY INSPECTED.
- ALL COMPLETE PENETRATION WELDS SHALL BE TESTED ULTRASONICALLY.
- PERIODIC SPECIAL INSPECTION SHALL BE ALLOWED FOR SHOP WELDING OF ASTM A706 REINFORCEMENT NO. 5 OR SMALLER USED FOR EMBEDDED ITEMS, PROVIDED THAT, THE MATERIALS AND THE QUALIFICATIONS OF WELDING PROCEDURES AND WELDERS ARE VERIFIED PRIOR TO THE START OF WORK, THAT PERIODIC INSPECTIONS ARE MADE OF WORK IN PROGRESS, AND THAT A VISUAL INSPECTION OF ALL WELDS IS MADE PRIOR TO SHIPMENT OF SHOP WELDED ITEMS.
- STRUCTURAL OBSERVATION SHALL MEAN THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY THE ENGINEER OF RECORD FOR THE GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS AT SIGNIFICANT CONSTRUCTION STAGES AND AT COMPLETION OF THE STRUCTURAL FRAMING SYSTEM PRIOR TO COVER. THE CONTRACTOR SHALL PROVIDE AT LEAST TWO WORKING DAYS NOTICE TO THE ENGINEER OF RECORD PRIOR TO COVERING OF SYSTEMS REQUIRING OBSERVATION. STRUCTURAL OBSERVATION BY THE ENGINEER OF RECORD DOES NOT REPLACE OR WAIVE REQUIREMENTS FOR BUILDING INSPECTION BY THE JURISDICTION NOR REQUIREMENTS FOR SPECIAL INSPECTIONS.
- STRUCTURAL OBSERVATION FOR CONCRETE CONSTRUCTION SHALL CONSIST OF OBSERVATION AT OR NEAR THE COMPLETION OF FORMWORK, REBAR, AND PT TENDON PLACEMENT AND PRIOR TO CONCRETE PLACEMENT ON ALL PT SLABS.
- STRUCTURAL OBSERVATION FOR WOOD CONSTRUCTION SHALL CONSIST OF OBSERVATION AT OR NEAR THE COMPLETION OF THE FIRST ELEVATED WOOD FLOOR FOR ANCHOR BOLT AND HOLDOWN INSTALLATION, SHEATHING AND STRAPPING NAILING. AND AT OR NEAR COMPLETION OF THE ROOF FRAMING PRIOR TO PLACEMENT OF THE ROOFING.
- THE SPECIAL INSPECTOR SHALL PROVIDE THE BUILDING OFFICIAL, OWNER, ARCHITECT, ENGINEER OF RECORD, AND CONTRACTOR WITH COPIES OF ALL REPORTS AND TEST RESULTS (IBC 1704.2.4)

THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON EMPLOYED BY AN APPROVED AGENCY. THE SPECIAL INSPECTOR SHALL KEEP RECORDS OF INSPECTIONS AND FURNISH THEM TO THE BUILDING OFFICIAL AND THE ENGINEER OF RECORD ON A REGULAR BASIS. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND THE CORRECTION OF ANY DISCREPANCIES SHALL BE PROVIDED PRIOR TO COMPLETION OF BUILDING FINISHES. WHERE FABRICATION OF STRUCTURAL COMPONENTS AND ASSEMBLES IS BEING PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP, SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE REQUIRED EXCEPT WHERE THE FABRICATOR IS REGISTERED AND APPROVED TO DO SUCH WORK WITHOUT SPECIAL INSPECTION IN ACCORDANCE WITH IBC SECTION 1704.2.2. PERIODIC INSPECTION ALLOWS INSPECTION AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS. CONTINUOUS SPECIAL INSPECTION REQUIRES THAT THE INSPECTOR BE ONSITE AT ALL TIMES THAT WORK REQUIRING SPECIAL INSPECTION IS PERFORMED.

TABLE 1705.2 REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION			
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD (a)
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS, AND WASHERS.			
a. IDENTIFICATION MARKINGS CONFORMING TO ASTM STANDARDS AND SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	--	X	AISC 360, SECTION A3.3 AND APPLICABLE ASTM MATERIAL STANDARDS
b. MANUFACTURERS CERTIFICATE OF COMPLIANCE REQUIRED	--	X	--
2. INSPECTION OF HIGH STRENGTH BOLTING			
a. SNUG TIGHT JOINTS	--	X	AISC 360 SECTION M2.5
b. PRESTENSIONED AND SLIP CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMARKING, TWIST-OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION	--	X	
c. PRESTENSIONED AND SLIP CRITICAL JOINTS USING TURN-OF-NUT WITHOUT MATCHMARKING, TWIST-OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION	X	--	
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL			
a. FOR STRUCTURAL STEEL, IDENTIFICATION MARKINGS TO CONFORM TO AISC 360	--	X	AISC 360, SECTION N2.1
b. FOR OTHER STEEL, IDENTIFICATION MARKINGS TO CONFORM TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	--	X	APPLICABLE ASTM MATERIAL STANDARDS
c. MANUFACTURER'S CERTIFIED TEST REPORTS	--	X	--
4. MATERIAL VERIFICATION OF COLD FORMED STEEL DECK			
c. MANUFACTURER'S CERTIFIED TEST REPORTS	--	X	--
5. MATERIAL VERIFICATION OF WELD FILLER MATERIALS			
a. IDENTIFICATION MARKINGS TO CONFORM TO CONFORM TO AWS STANDARD SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS	--	X	AISC 360, SECTION A3.5 AND APPLICABLE AWS A5 DOCUMANTS
c. MANUFACTURER'S CERTIFICATION OF COMPLIANCE REQUIRED	--	X	--
6. INSPECTION OF WELDING			
a. STRUCTURAL STEEL AND COLD FORMED STEEL DECK			
1. COMPLETE AND PARTIAL PENETRATION GROOVE WELDS	X	--	AWS D1.1
2. MULTIPLE PASS FILLET WELDS	X	--	
3. SINGLE PASS FILLET WELDS > 5/16"	X	--	
4. PLUG AND SLOT WELDS	X	--	AWS D1.3
5. SINGLE PASS FILLET WELDS < 5/16"	--	X	
6. FLOOR AND ROOF DECK WELDS			
b. REINFORCING STEEL			
1. VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A706	--	X	AWS D1.4, ACI 318 SECTION 4.2.2
2. REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES OF INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL STRUCTURAL WALLS OF CONCRETE AND SHEAR REINFORCMENT	X	--	
3. SHEAR REINFORCEMENT	X	--	
4. OTHER REINFORCING STEEL	--	X	
7. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE			
a. DETAILS SUCH AS BRACING AND STIFFENING	--	X	--
b. MEMBER LOCATION	--	X	
c. APPLICATION OF JOINT DETAILS AT EACH SECTION	--	X	

- a. WHERE APPLICABLE, SEE ALSO SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE



TAM CEM - RESIDENCE

Addition & Alteration
4215 Holly Ln, Mercer Island, WA 98040

Permit Set

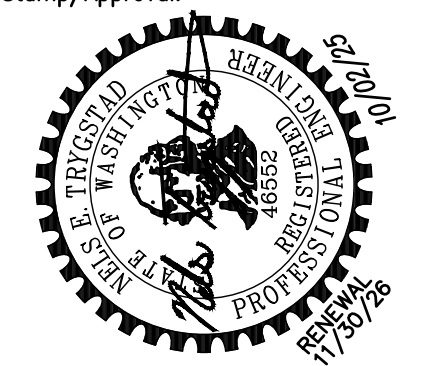
Job # 24-028 TE# 24307

Description	Date
Permit Intake	10/07/24
Correction 01	02/04/25
Correction 02	03/06/25
Field Rev	06/11/25
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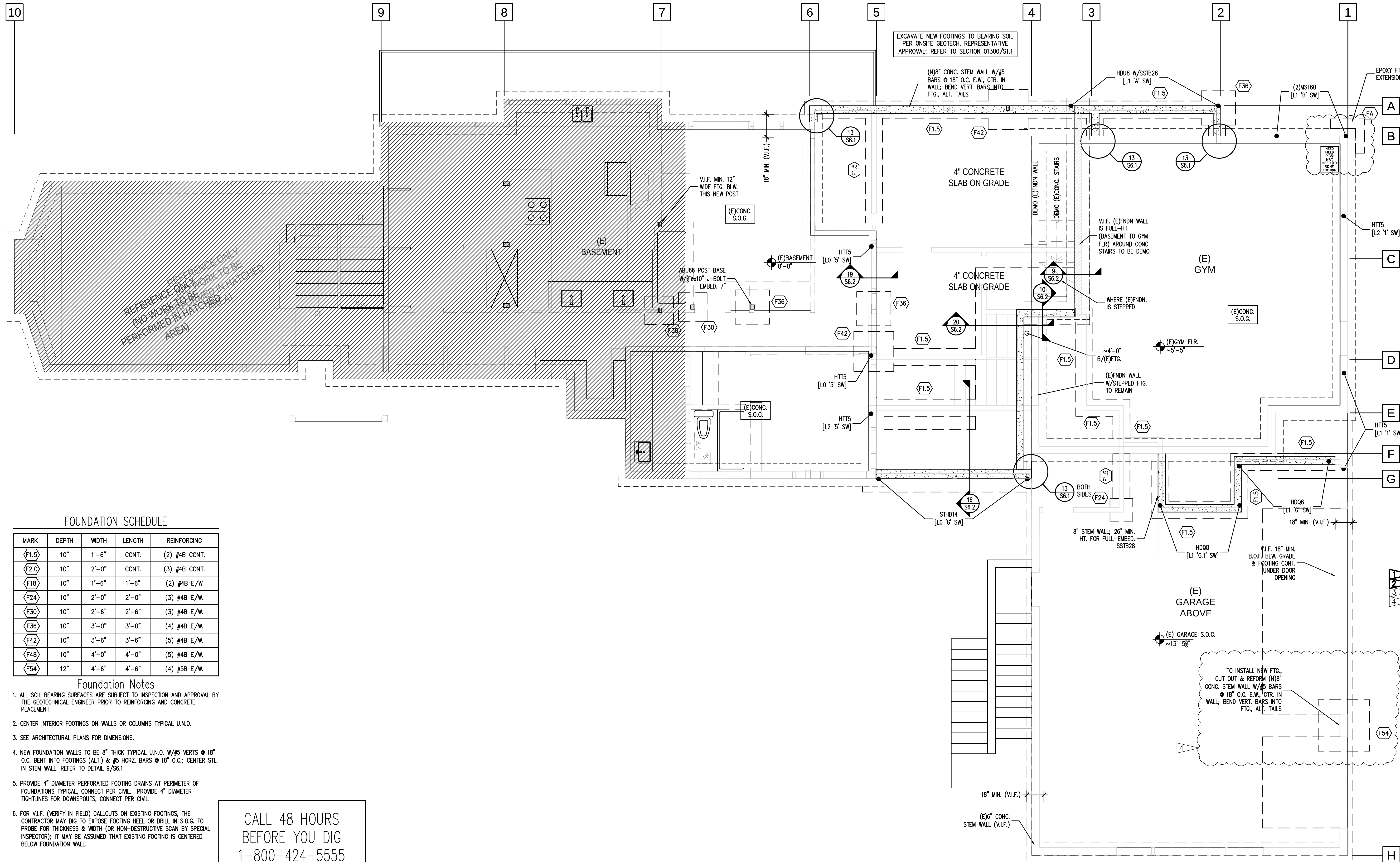
SPECIAL
INSPECTION
TABLES

Sheet No:

S1.4

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FOUNDATION SCHEDULE

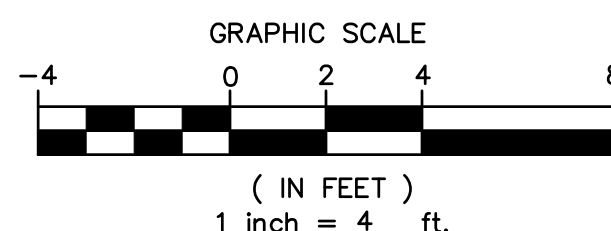
MARK	DEPTH	WIDTH	LENGTH	REINFORCING
F1.5	10"	1'-6"	CONT.	(2) #4B CONT.
F2.0	10"	2'-0"	CONT.	(3) #4B CONT.
F18	10"	1'-6"	1'-6"	(2) #4B E/W
F24	10"	2'-0"	2'-0"	(3) #4B E/W
F30	10"	2'-6"	2'-6"	(3) #4B E/W
F36	10"	3'-0"	3'-0"	(4) #4B E/W
F42	10"	3'-6"	3'-6"	(5) #4B E/W
F48	10"	4'-0"	4'-0"	(5) #4B E/W
F54	12"	4'-6"	4'-6"	(4) #5B E/W

Foundation Notes

- ALL SOIL BEARING SURFACES ARE SUBJECT TO INSPECTION AND APPROVAL BY THE GEOTECHNICAL ENGINEER PRIOR TO REINFORCING AND CONCRETE PLACEMENT.
- CENTER INTERIOR FOOTINGS ON WALLS OR COLUMNS TYPICAL U.N.O.
- SEE ARCHITECTURAL PLANS FOR DIMENSIONS.
- NEW FOUNDATION WALLS TO BE 8" THICK TYPICAL U.N.O. W/#5 VERTS @ 18" O.C. BENT INTO FOOTINGS (ALT.) & #5 HORIZ. BARS @ 18" O.C.; CENTER STL. IN STEM WALL. REFER TO DETAIL 9/S6.1
- PROVIDE 4" DIAMETER PERFORATED FOOTING DRAINS AT PERIMETER OF FOUNDATIONS TYPICAL. CONNECT PER CIVIL. PROVIDE 4" DIAMETER TIGHTLINES FOR DOWNSPOUTS, CONNECT PER CIVIL.
- FOR V.I.F. (VERIFY IN FIELD) CALLOUTS ON EXISTING FOOTINGS, THE CONTRACTOR MAY DIG TO EXPOSE FOOTING HEEL OR DRILL IN S.O.G. TO PROBE FOR THICKNESS & WIDTH (OR NON-DESTRUCTIVE SCAN BY SPECIAL INSPECTOR); IT MAY BE ASSUMED THAT EXISTING FOOTING IS CENTERED BELOW FOUNDATION WALL.

CALL 48 HOURS
BEFORE YOU DIG
1-800-424-5555

Note:
PLANS PREPARED USING
ARCHITECTURAL BACKGROUNDS
RECEIVED 09/29/2025



Foundation Plan

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



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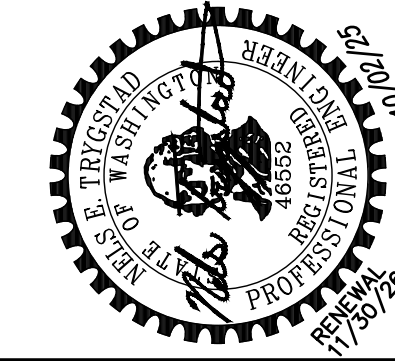
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FOUNDATION
PLAN

Sheet No:

S2.1

TAM CEM - RESIDENCE

Addition & Alteration
4215 Holly Ln, Mercer Island, WA 98040

Permit Set

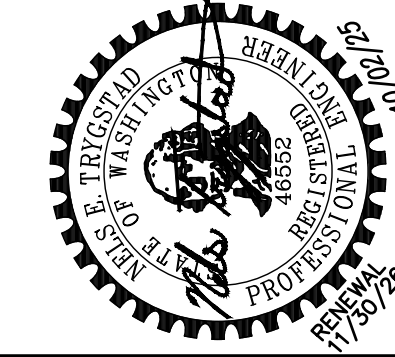
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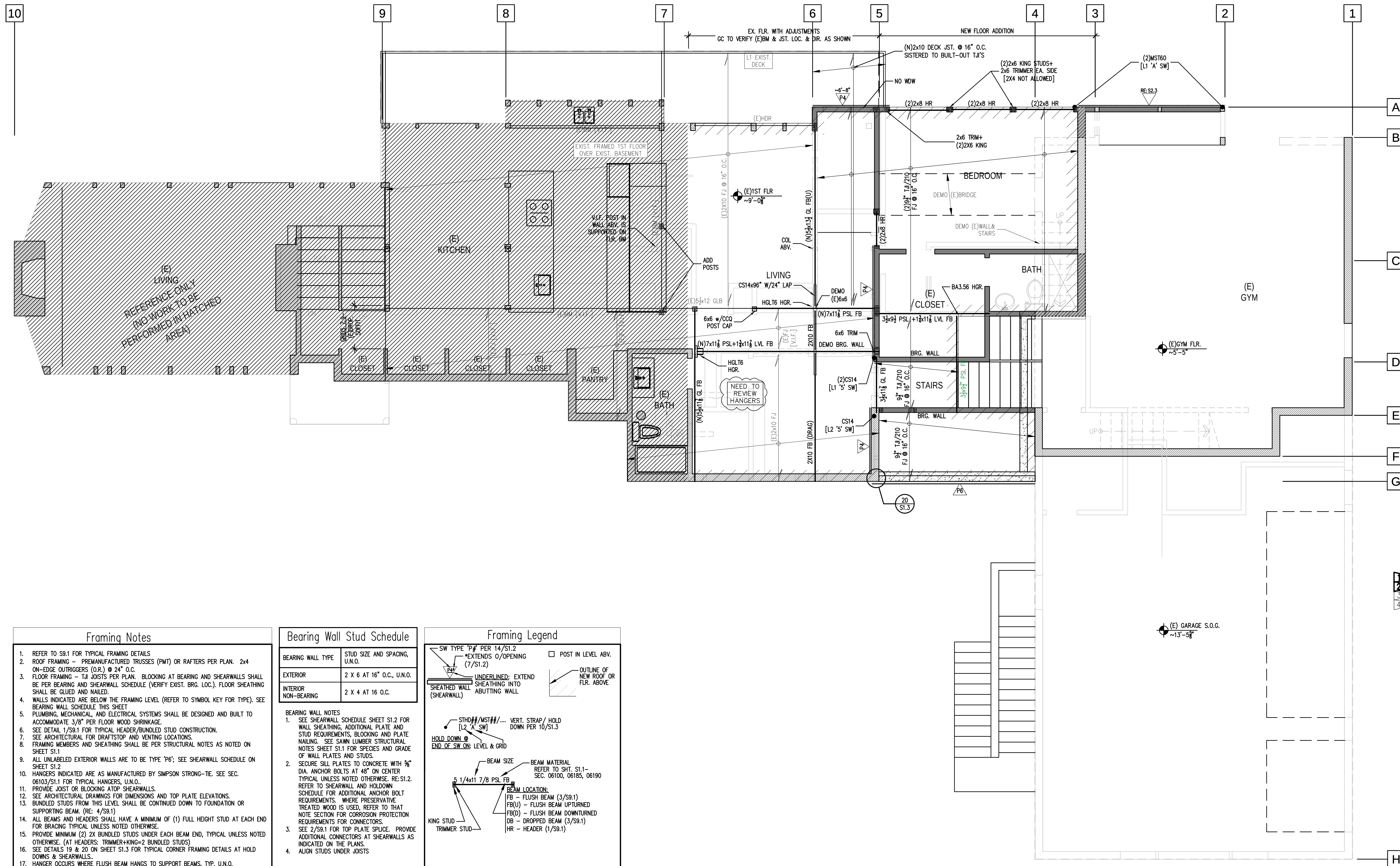


Sheet Name:

**MAIN FLOOR
FRAMING
PLAN**

Sheet No:

S2.2



Framing Notes

- REFER TO S9.1 FOR TYPICAL FRAMING DETAILS
- ROOF FRAMING - PREMANUFACTURED TRUSSES (PMT) OR RAFTERS PER PLAN. 2x4 ON-EDGE OUTRIGGERS (O.R.) @ 24" O.C.
- FLOOR FRAMING - 1A JOISTS PER PLAN. BLOCKING AT BEARING AND SHEARWALLS SHALL BE PER BEARING AND SHEARWALL SCHEDULE (VERIFY EXIST. BRG. LOC.). FLOOR SHEATHING SHALL BE GLUED AND NAILED.
- WALLS INDICATED ARE BELOW THE FRAMING LEVEL (REFER TO SYMBOL KEY FOR TYPE). SEE BEARING WALL SCHEDULE THIS SHEET
- PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS SHALL BE DESIGNED AND BUILT TO ACCOMMODATE 3/8" PER FLOOR WOOD SHRINKAGE.
- SEE DETAIL 1/S9.1 FOR TYPICAL HEADER/BUNDLED STUD CONSTRUCTION.
- SEE ARCHITECTURAL FOR DRAFTSTOP AND VENTING LOCATIONS.
- FRAMING MEMBERS AND SHEATHING SHALL BE PER STRUCTURAL NOTES AS NOTED ON SHEET S1.1
- ALL UNLABELED EXTERIOR WALLS ARE TO BE TYPE 'P6'; SEE SHEARWALL SCHEDULE ON SHEET S1.2
- HANGERS INDICATED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE. SEE SEC. 06103/S1.1 FOR TYPICAL HANGERS, U.N.O.
- PROVIDE JOIST OR BLOCKING AT TOP SHEARWALLS.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND TOP PLATE ELEVATIONS.
- BUNDLED STUDS FROM THIS LEVEL SHALL BE CONTINUED DOWN TO FOUNDATION OR SUPPORTING BEAM. (RE: 4/S9.1)
- ALL BEAMS AND HEADERS SHALL HAVE A MINIMUM OF (1) FULL HEIGHT STUD AT EACH END FOR BRACING TYPICAL UNLESS NOTED OTHERWISE.
- PROVIDE MINIMUM (2) 2X BUNDLED STUDS UNDER EACH BEAM END, TYPICAL UNLESS NOTED OTHERWISE. (AT HEADERS: TRIMMER+KING=2 BUNDLED STUDS)
- SEE DETAILS 19 & 20 ON SHEET S1.3 FOR TYPICAL CORNER FRAMING DETAILS AT HOLD DOWNS & SHEARWALLS.
- HANGER OCCURS WHERE FLUSH BEAM HANGS TO SUPPORT BEAMS, TYP. U.N.O.

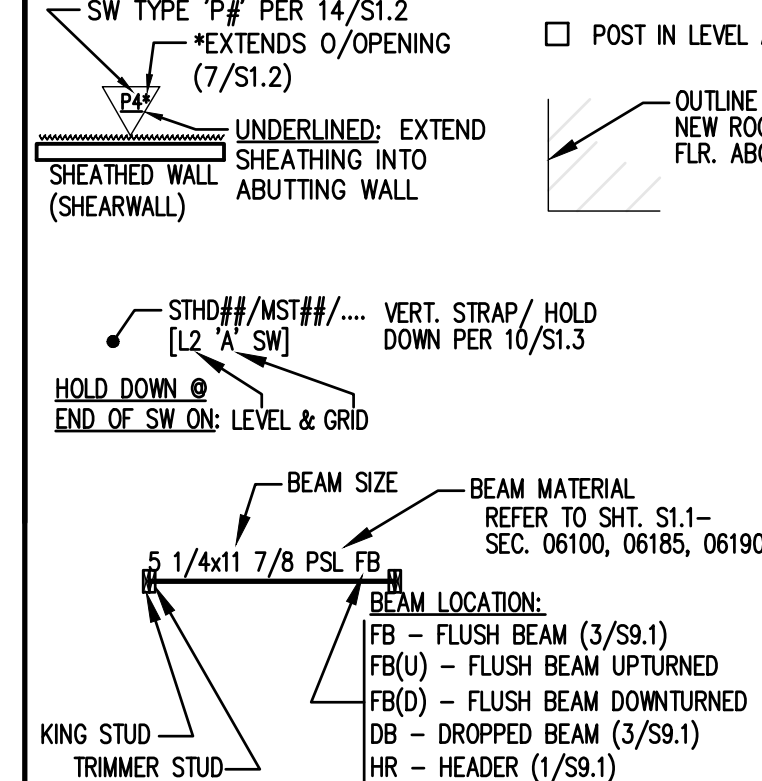
Bearing Wall Stud Schedule

BEARING WALL TYPE	STUD SIZE AND SPACING, U.N.O.
EXTERIOR	2 X 6 AT 16" O.C., U.N.O.
INTERIOR NON-BEARING	2 X 4 AT 16 O.C.

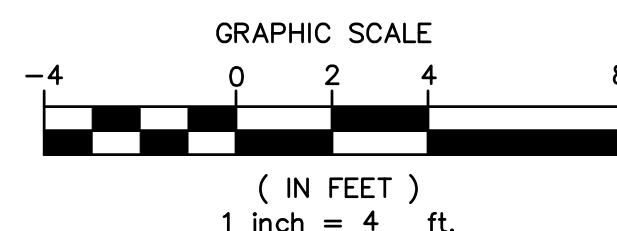
BEARING WALL NOTES

- SEE SHEARWALL SCHEDULE SHEET S1.2 FOR WALL SHEATHING, ADDITIONAL PLATE AND STUD REQUIREMENTS, BLOCKING AND PLATE NAILING. SEE SAWN LUMBER STRUCTURAL NOTES SHEET S1.1 FOR SPECIES AND GRADE OF WALL PLATES AND STUDS.
- SECURE SILL PLATES TO CONCRETE WITH 5/8" DIA. ANCHOR BOLTS AT 48" ON CENTER TYPICAL UNLESS NOTED OTHERWISE. RE:S1.2. REFER TO SHEARWALL AND HOLDDOWN SCHEDULE FOR ADDITIONAL ANCHOR BOLT REQUIREMENTS. WHERE PRESERVATIVE TREATED WOOD IS USED, REFER TO THAT NOTE SECTION FOR CORROSION PROTECTION REQUIREMENTS FOR CONNECTORS.
- SEE 2/S9.1 FOR TOP PLATE SPLICE. PROVIDE ADDITIONAL CONNECTORS AT SHEARWALLS AS INDICATED ON THE PLANS.
- ALIGN STUDS UNDER JOISTS

Framing Legend



Note:
PLANS PREPARED USING
ARCHITECTURAL BACKGROUNDS
RECEIVED 09/29/2025



Main Floor Framing Plan

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



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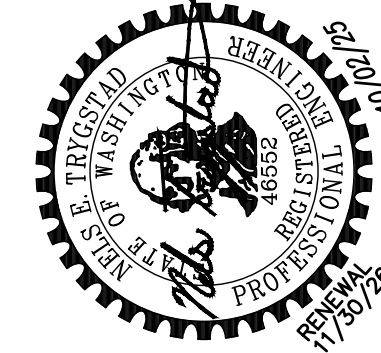
Addition & Alteration
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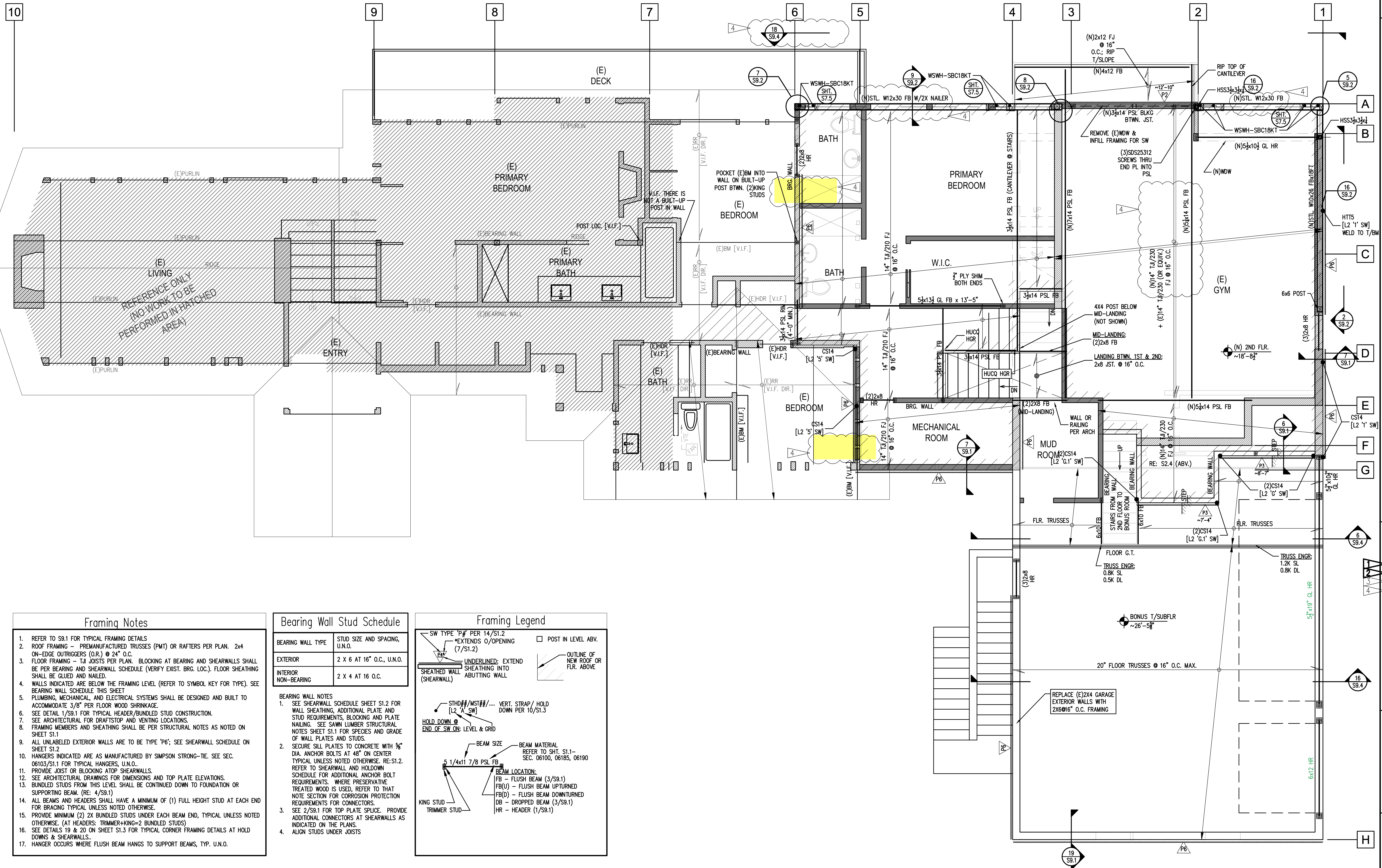


Sheet Name:

SECOND FLOOR
FRAMING
PLAN

Sheet No:

S2.3



Framing Notes

- REFER TO S9.1 FOR TYPICAL FRAMING DETAILS
- ROOF FRAMING - PREMANUFACTURED TRUSSES (PMT) OR RAFTERS PER PLAN. 2x4 ON-EDGE OUTRIGGERS (O.R.) @ 24" O.C.
- FLOOR FRAMING - 14 JOISTS PER PLAN. BLOCKING AT BEARING AND SHEARWALLS SHALL BE PER BEARING AND SHEARWALL SCHEDULE (VERIFY EXIST. BRG. LOC.). FLOOR SHEATHING SHALL BE GLUED AND NAILED.
- WALLS INDICATED ARE BELOW THE FRAMING LEVEL (REFER TO SYMBOL KEY FOR TYPE). SEE BEARING WALL SCHEDULE THIS SHEET
- PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS SHALL BE DESIGNED AND BUILT TO ACCOMMODATE 3/8" PER FLOOR WOOD SHRINKAGE.
- SEE DETAIL 1/S9.1 FOR TYPICAL HEADER/BUNDLED STUD CONSTRUCTION.
- SEE ARCHITECTURAL FOR DRAFTSTOP AND VENTING LOCATIONS.
- FRAMING MEMBERS AND SHEATHING SHALL BE PER STRUCTURAL NOTES AS NOTED ON SHEET S1.1
- ALL UNLABELED EXTERIOR WALLS ARE TO BE TYPE "P6"; SEE SHEARWALL SCHEDULE ON SHEET S1.2
- HANGERS INDICATED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE. SEE SEC. 06103/S1.1 FOR TYPICAL HANGERS, U.N.O.
- PROVIDE JOIST OR BLOCKING ATOP SHEARWALLS.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND TOP PLATE ELEVATIONS.
- BUNDLED STUDS FROM THIS LEVEL SHALL BE CONTINUED DOWN TO FOUNDATION OR SUPPORTING BEAM. (RE: 4/S9.1)
- ALL BEAMS AND HEADERS SHALL HAVE A MINIMUM OF (1) FULL HEIGHT STUD AT EACH END FOR BRACING TYPICAL UNLESS NOTED OTHERWISE.
- PROVIDE MINIMUM (2) 2X BUNDLED STUDS UNDER EACH BEAM END, TYPICAL UNLESS NOTED OTHERWISE. (AT HEADERS: TRIMMER+KING=2 BUNDLED STUDS)
- SEE DETAILS 19 & 20 ON SHEET S1.3 FOR TYPICAL CORNER FRAMING DETAILS AT HOLD DOWNS & SHEARWALLS.
- HANGER OCCURS WHERE FLUSH BEAM HANGS TO SUPPORT BEAMS, TYP. U.N.O.

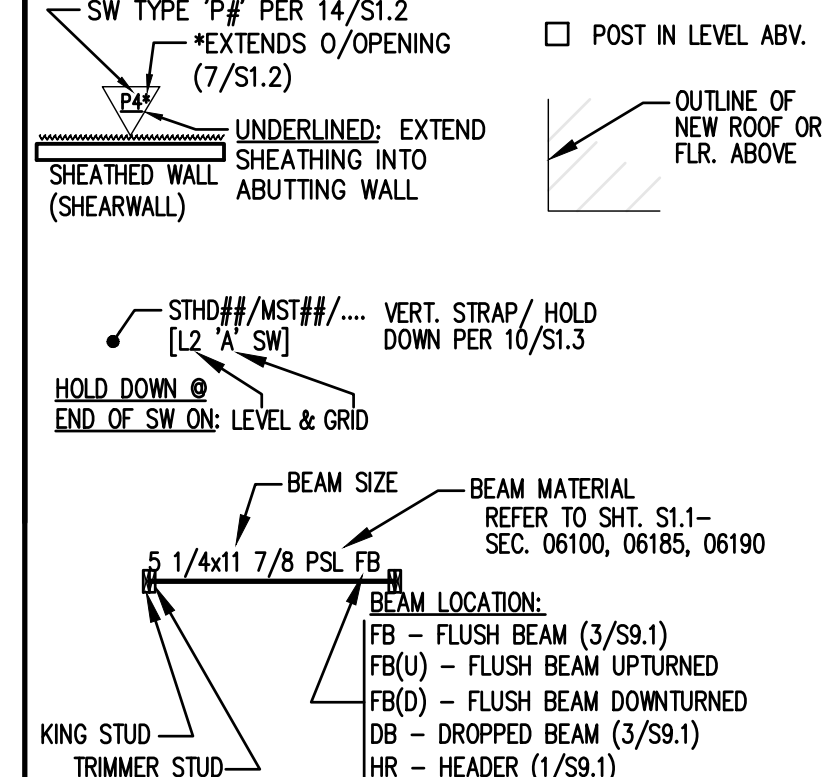
Bearing Wall Stud Schedule

BEARING WALL TYPE	STUD SIZE AND SPACING, U.N.O.
EXTERIOR	2 X 6 AT 16" O.C., U.N.O.
INTERIOR NON-BEARING	2 X 4 AT 16" O.C.

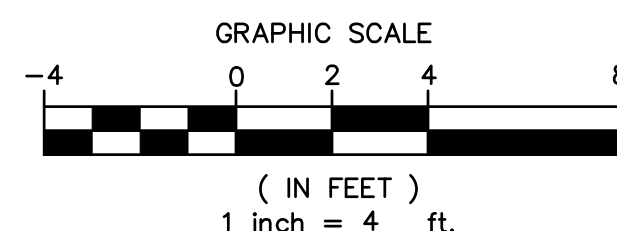
BEARING WALL NOTES

- SEE SHEARWALL SCHEDULE SHEET S1.2 FOR WALL SHEATHING, ADDITIONAL PLATE AND STUD REQUIREMENTS, BLOCKING AND PLATE NAILING. SEE SAWN LUMBER STRUCTURAL NOTES SHEET S1.1 FOR SPECIES AND GRADE
- SECURE SILL PLATES TO CONCRETE WITH 5/8" DIA. ANCHOR BOLTS AT 48" ON CENTER TYPICAL UNLESS NOTED OTHERWISE. RE: S1.2. REFER TO SHEARWALL AND HOLDOWN SCHEDULE FOR ADDITIONAL ANCHOR BOLT REQUIREMENTS. WHERE PRESERVATIVE TREATED WOOD IS USED, REFER TO THAT NOTE SECTION FOR CORROSION PROTECTION REQUIREMENTS FOR CONNECTORS.
- SEE 2/S9.1 FOR TOP PLATE SPLICE. PROVIDE ADDITIONAL CONNECTORS AT SHEARWALLS AS INDICATED ON THE PLANS.
- ALIGN STUDS UNDER JOISTS

Framing Legend

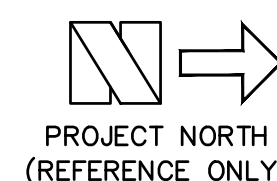


Note:
PLANS PREPARED USING
ARCHITECTURAL BACKGROUNDS
RECEIVED 09/29/2025



Second Floor Framing Plan

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



TAM CEM - RESIDENCE

Addition & Alteration
4215 Holly Ln, Mercer Island, WA 98040

Permit Set

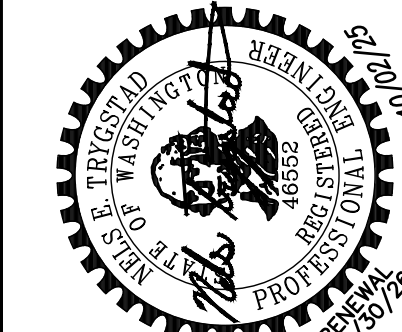
Job # 24-028 TE# 24307

Description	Date
Permit Intake	10/07/24
Correction 01	02/04/25
Correction 02	03/06/25
Field Rev	06/11/25
Field Rev	10/02/25



Permit No.: 2407-213

Drawn:
Stamp/Approval:

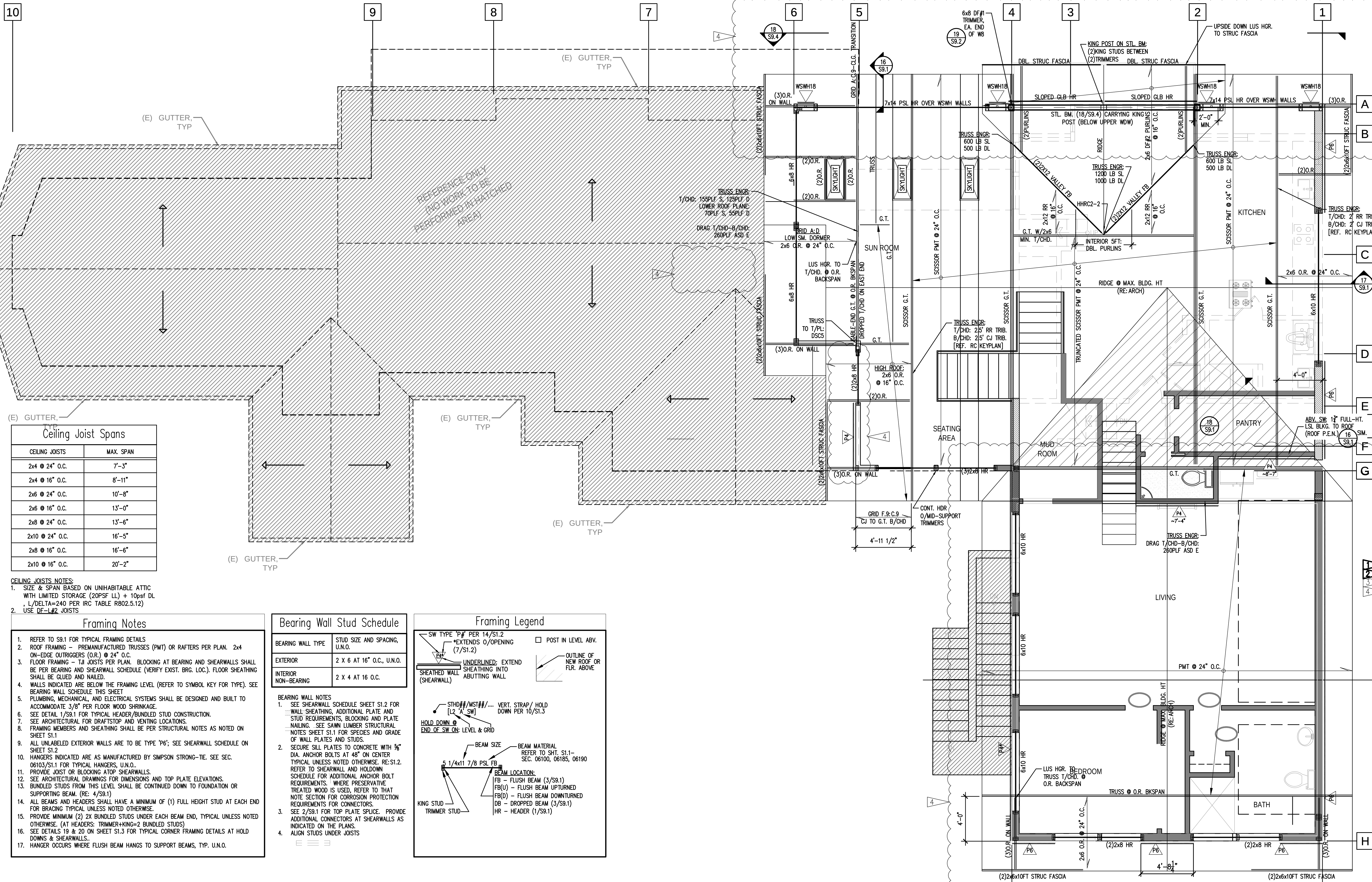


Sheet Name:

ROOF
FRAMING
PLAN

Sheet No:

S2.4



Ceiling Joist Spans	
CEILING JOISTS	MAX. SPAN
2x4 @ 24" O.C.	7'-3"
2x4 @ 16" O.C.	8'-11"
2x6 @ 24" O.C.	10'-8"
2x6 @ 16" O.C.	13'-0"
2x8 @ 24" O.C.	13'-6"
2x8 @ 16" O.C.	16'-6"
2x10 @ 24" O.C.	20'-2"

- CEILING JOISTS NOTES:**
1. SIZE & SPAN BASED ON UNINHABITABLE ATTIC WITH LIMITED STORAGE (20PSF LL) + 10psf DL L/Delta=240 PER IRC TABLE R802.5.12)
 2. USE DF-L#2 JOISTS

Framing Notes

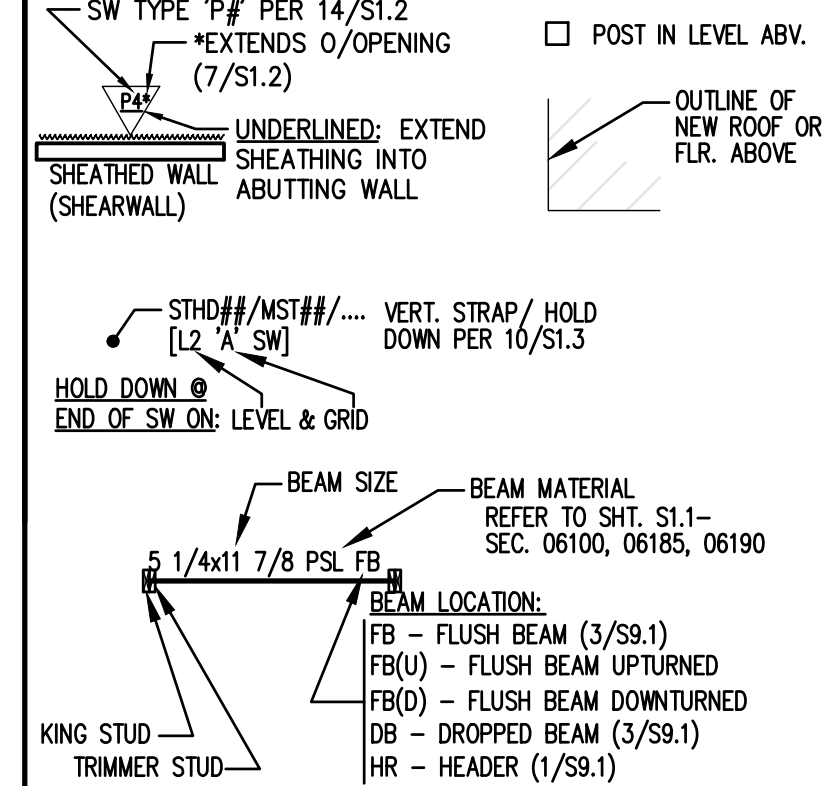
1. REFER TO S9.1 FOR TYPICAL FRAMING DETAILS
2. ROOF FRAMING - PREMANUFACTURED TRUSSES (PMT) OR RAFTERS PER PLAN. 2x4 ON-EDGE OUTRIGGERS (O.R.) @ 24" O.C.
3. FLOOR FRAMING - 1x12 JOISTS PER PLAN. BLOCKING AT BEARING AND SHEARWALLS SHALL BE PER BEARING AND SHEARWALL SCHEDULE (VERIFY EXIST. BRG. LOC.). FLOOR SHEATHING SHALL BE GLUED AND NAILED.
4. WALLS INDICATED ARE BELOW THE FRAMING LEVEL (REFER TO SYMBOL KEY FOR TYPE). SEE BEARING WALL SCHEDULE THIS SHEET
5. PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS SHALL BE DESIGNED AND BUILT TO ACCOMMODATE 3/8" PER FLOOR WOOD SHRINKAGE.
6. SEE DETAIL 1/59.1 FOR TYPICAL HEADER/BUNDLED STUD CONSTRUCTION.
7. SEE ARCHITECTURAL FOR DRAFTSTOP AND VENTING LOCATIONS.
8. FRAMING MEMBERS AND SHEATHING SHALL BE PER STRUCTURAL NOTES AS NOTED ON SHEET S1.1
9. ALL UNLABELED EXTERIOR WALLS ARE TO BE TYPE 'P6'; SEE SHEARWALL SCHEDULE ON SHEET S1.2
10. HANGERS INDICATED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE. SEE SEC. 06103/S1.1 FOR TYPICAL HANGERS, U.N.O.
11. PROVIDE JOIST OR BLOCKING ATOP SHEARWALLS.
12. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND TOP PLATE ELEVATIONS.
13. BUNDLED STUDS FROM THIS LEVEL SHALL BE CONTINUED DOWN TO FOUNDATION OR SUPPORTING BEAM. (RE: 4/S9.1)
14. ALL BEAMS AND HEADERS SHALL HAVE A MINIMUM OF (1) FULL HEIGHT STUD AT EACH END FOR BRACING TYPICAL UNLESS NOTED OTHERWISE.
15. PROVIDE MINIMUM (2) 2x BUNDLED STUDS UNDER EACH BEAM END, TYPICAL UNLESS NOTED OTHERWISE. (AT HEADERS: TRIMMER-KING=2 BUNDLED STUDS)
16. SEE DETAILS 19 & 20 ON SHEET S1.3 FOR TYPICAL CORNER FRAMING DETAILS AT HOLD DOWNS & SHEARWALLS.
17. HANGER OCCURS WHERE FLUSH BEAM HANGS TO SUPPORT BEAMS, TYP. U.N.O.

Bearing Wall Stud Schedule

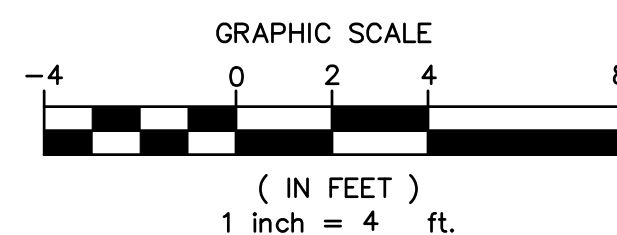
BEARING WALL TYPE	STUD SIZE AND SPACING, U.N.O.
EXTERIOR	2 X 6 AT 16" O.C., U.N.O.
INTERIOR NON-BEARING	2 X 4 AT 16" O.C.

- BEARING WALL NOTES**
1. SEE SHEARWALL SCHEDULE SHEET S1.2 FOR WALL SHEATHING, ADDITIONAL PLATE AND STUD REQUIREMENTS, BLOCKING AND PLATE NAILING. SEE SAWN LUMBER STRUCTURAL NOTES SHEET S1.1 FOR SPECIES AND GRADE OF WALL PLATES AND STUDS.
 2. SECURE SILL PLATES TO CONCRETE WITH 5/8" DIA. ANCHOR BOLTS AT 48" ON CENTER TYPICAL UNLESS NOTED OTHERWISE. RE: S1.2. REFER TO SHEARWALL AND HOLDOWN SCHEDULE FOR ADDITIONAL ANCHOR BOLT REQUIREMENTS. WHERE PRESERVATIVE TREATED WOOD IS USED, REFER TO THAT NOTE SECTION FOR CORROSION PROTECTION REQUIREMENTS FOR CONNECTORS.
 3. SEE 2/S9.1 FOR TOP PLATE SPLICE. PROVIDE ADDITIONAL CONNECTORS AT SHEARWALLS AS INDICATED ON THE PLANS.
 4. ALIGN STUDS UNDER JOISTS

Framing Legend

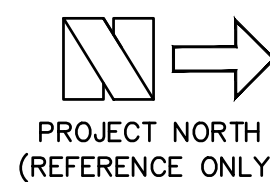


Note:
PLANS PREPARED USING
ARCHITECTURAL BACKGROUNDS
RECEIVED 09/29/2025



Roof Framing Plan

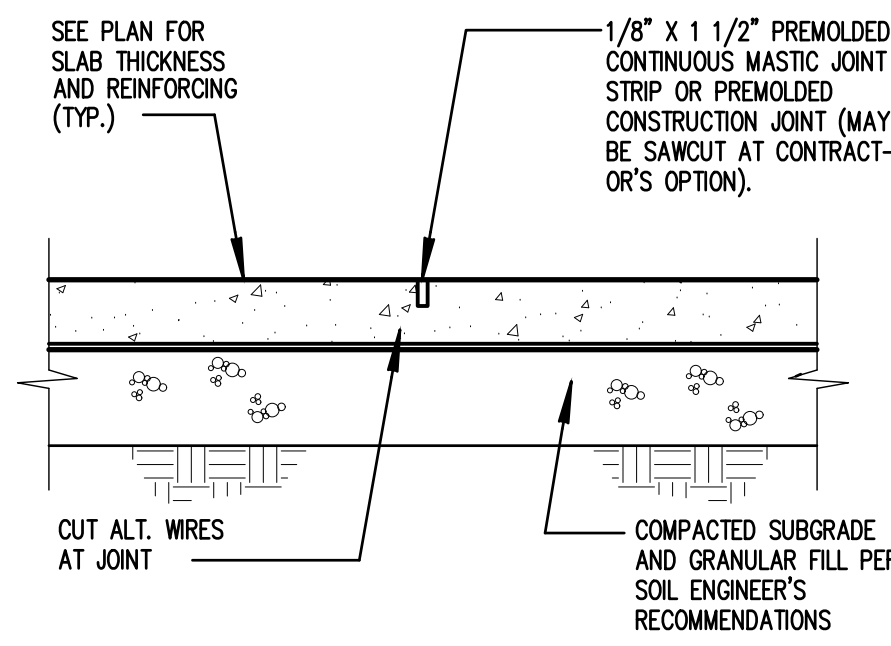
SCALE: 1/4" = 1'-0"



BAR SIZE	LAP CLASS	F'c = 3000PSI		F'c = 4000PSI		F'c = 5000PSI	
		TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	A	17	14	15	12	14	12
	B	23	17	20	15	18	14
#4	A	23	18	20	16	18	14
	B	30	23	26	20	23	18
#5	A	29	22	25	19	22	17
	B	37	29	32	25	29	22
#6	A	35	27	30	23	27	21
	B	45	35	39	30	35	27
#7	A	63	48	54	42	49	37
	B	81	63	70	54	63	49
#8	A	72	55	62	48	55	43
	B	93	72	80	62	72	55
#9	A	81	62	70	54	63	48
	B	105	81	91	70	81	63

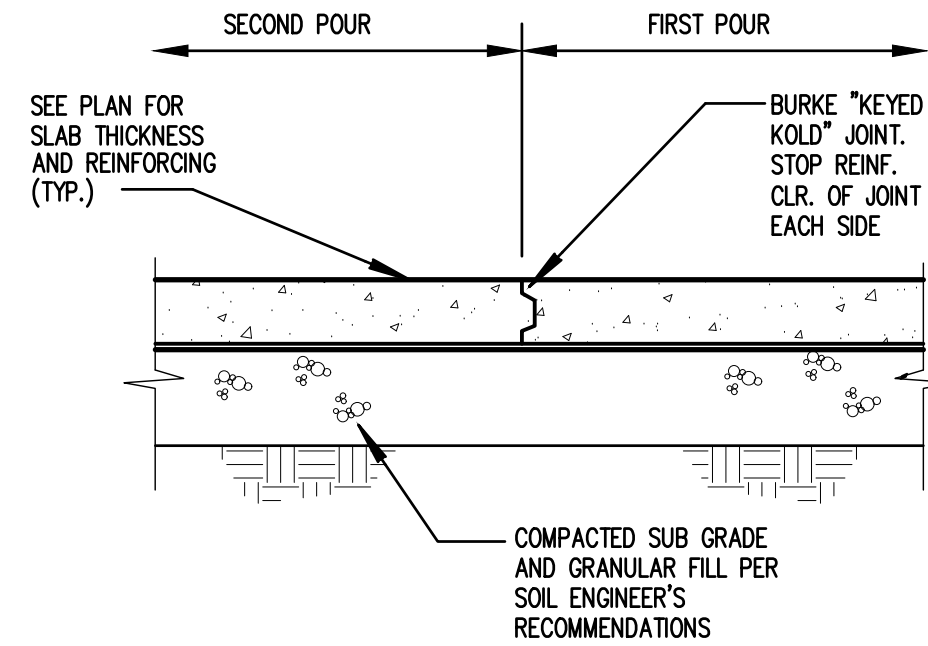
1. LENGTHS SHOWN ARE IN INCHES.
2. TENSION LAP SPLICES SHALL BE CLASS B UNLESS ONE HALF OR LESS OF THE TOTAL REINFORCEMENT IS SPLICED WITHIN THE REQUIRED LAP LENGTH.
3. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
4. TENSION LAP SPLICE SHOWN ABOVE ARE FOR CONCRETE COVER GREATER THAN OR EQUAL TO BAR DIAMETER AND CENTER TO CENTER SPACING GREATER THAN TWO BAR DIAMETERS (SPACING AND COVER CASE 1).
5. INCREASE LAP SPLICE LENGTH BY 1.5 FOR EPOXY COATED REINFORCEMENT.
6. INCREASE LAP SPLICE LENGTH BY 1.3 FOR LIGHT WEIGHT CONCRETE.
7. COMPRESSION LAP SPLICES SHALL BE A MINIMUM OF 30 BAR DIAMETERS UNLESS OTHERWISE SHOWN ON THE DRAWINGS.

1 LAP SPLICE SCHEDULE



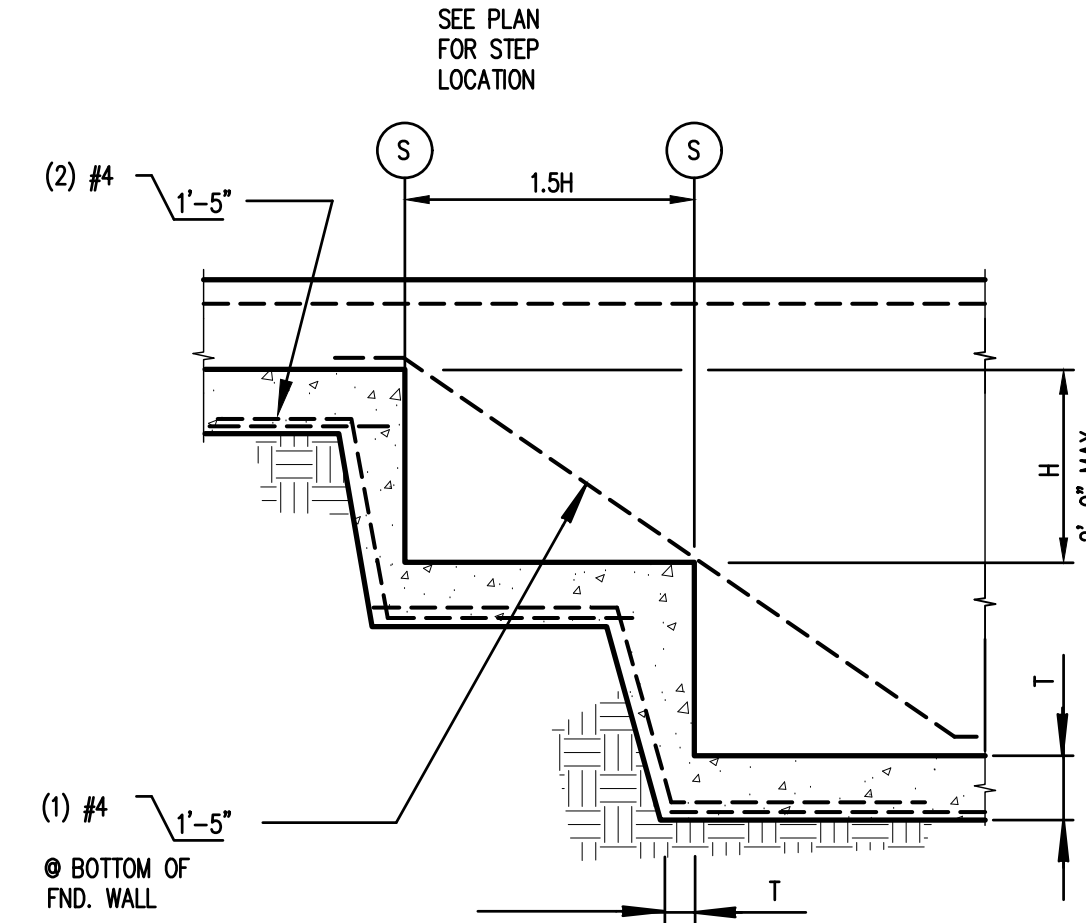
PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 400 SQUARE FEET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

2 TYPICAL CONTROL JOINT

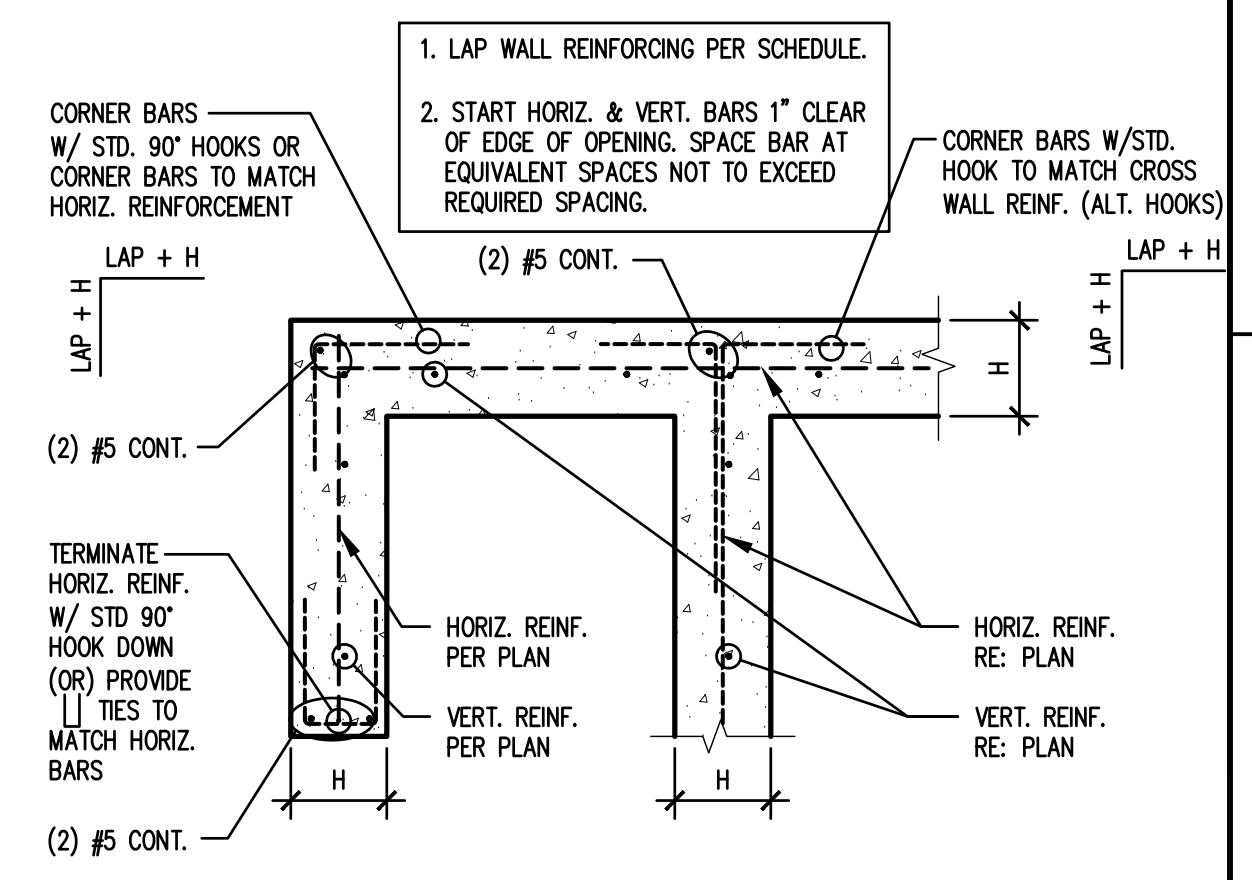


PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 400 SQUARE FEET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

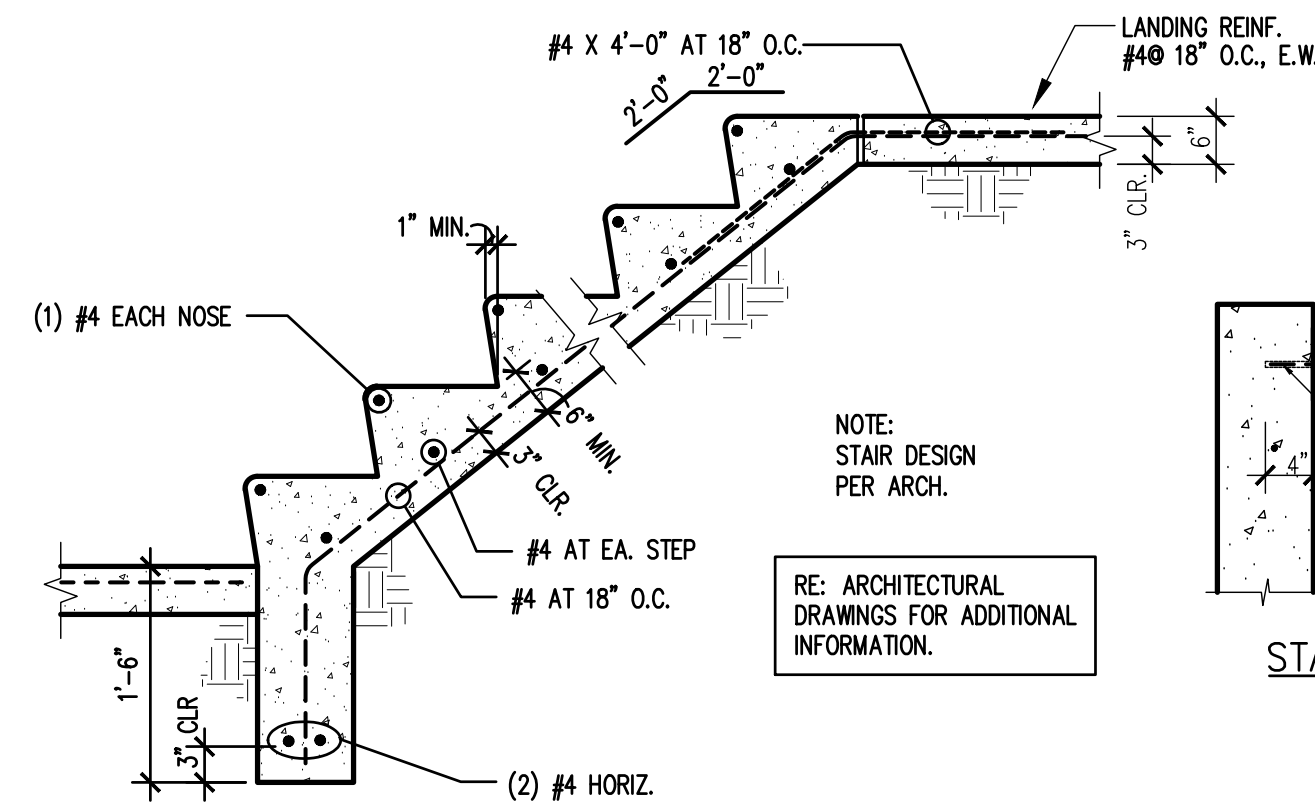
3 TYPICAL CONSTRUCTION JOINT



4 TYPICAL STEPPED FOOTING

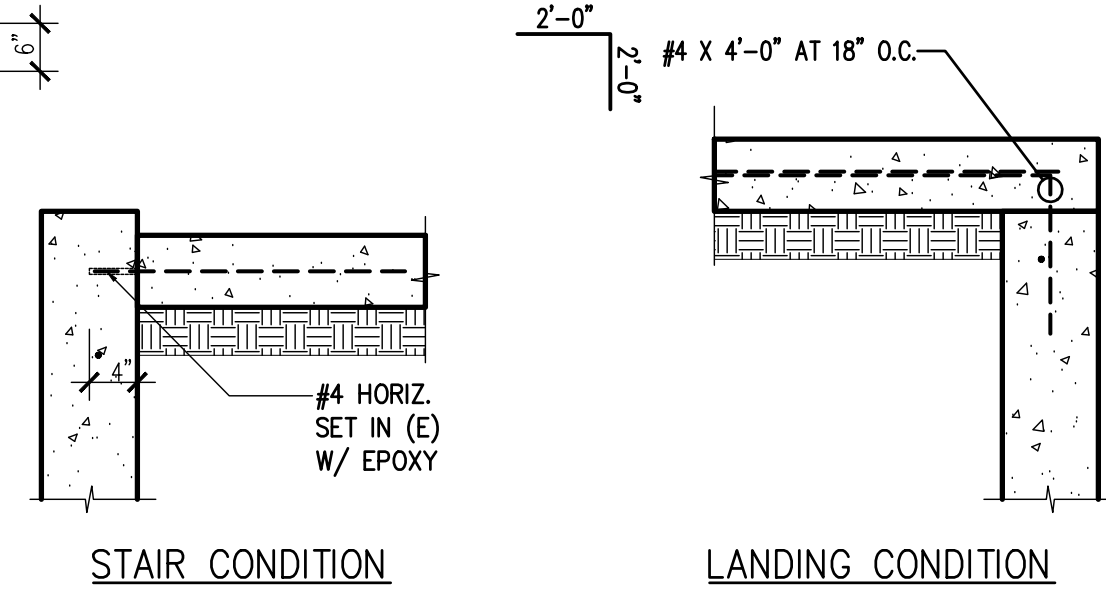


5 SGL. CURTAIN WALL REINF. PLACEMENT

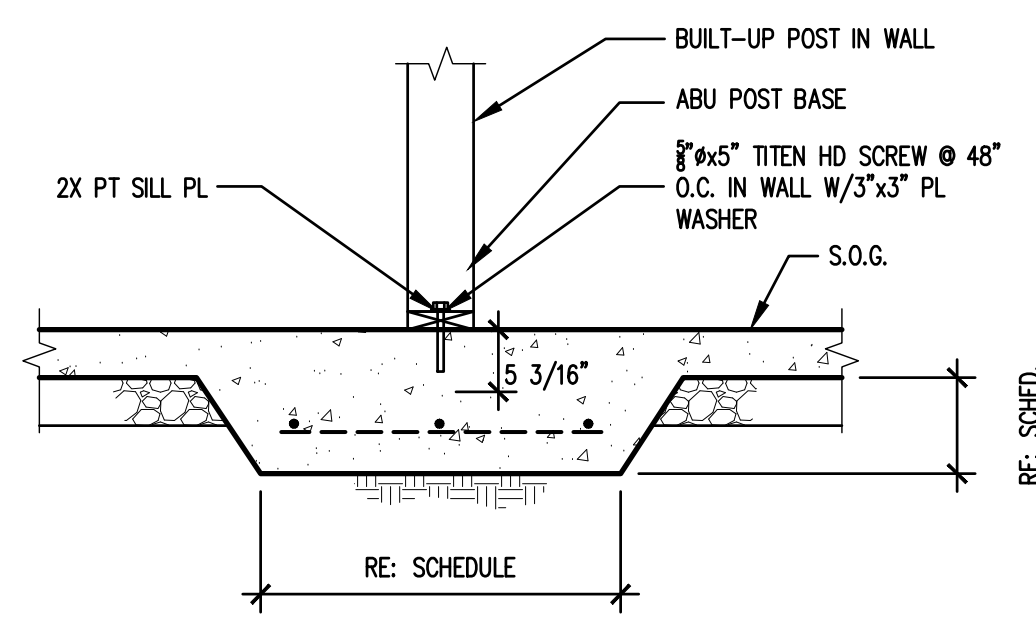


NOTE:
STAIR DESIGN
PER ARCH.

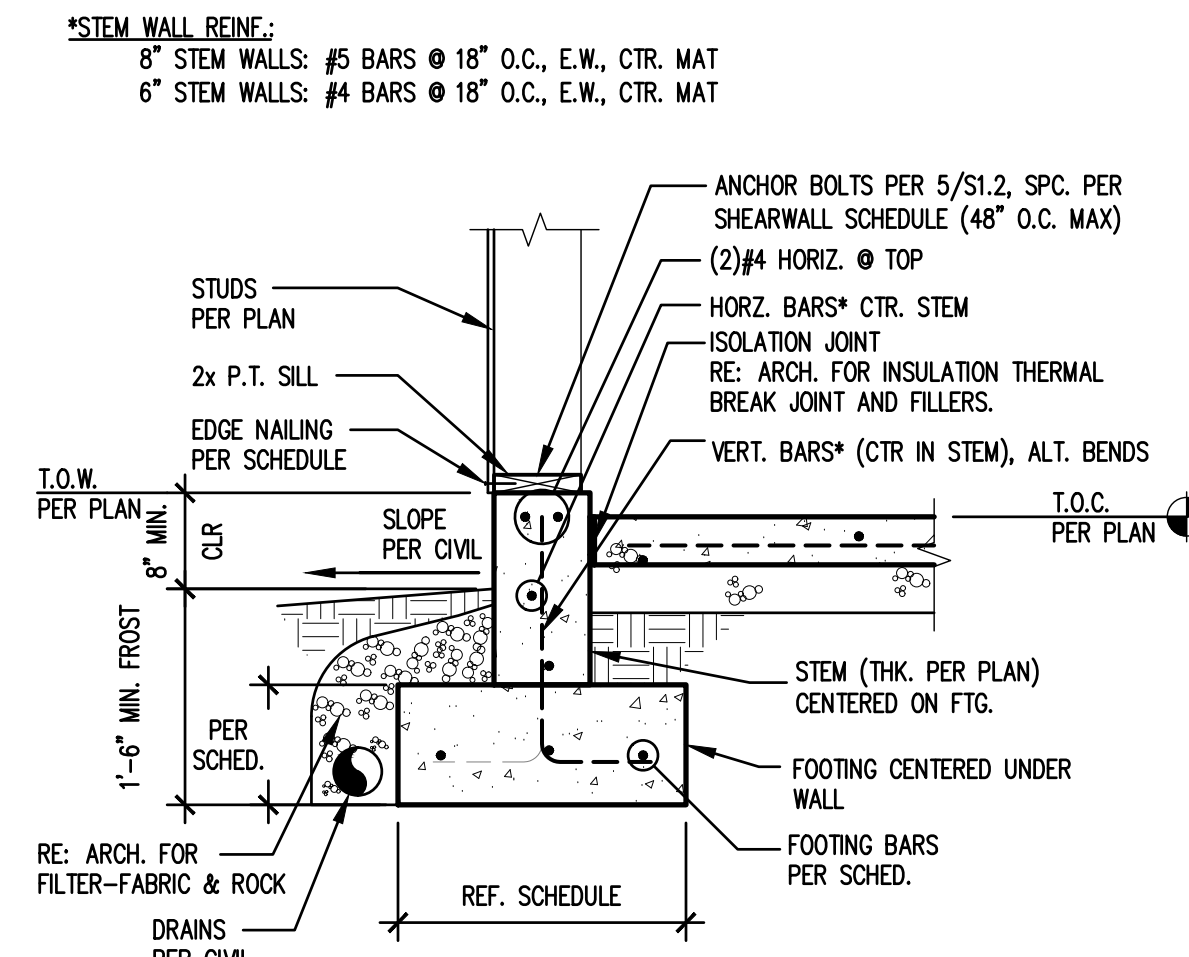
RE: ARCHITECTURAL
DRAWINGS FOR ADDITIONAL
INFORMATION.



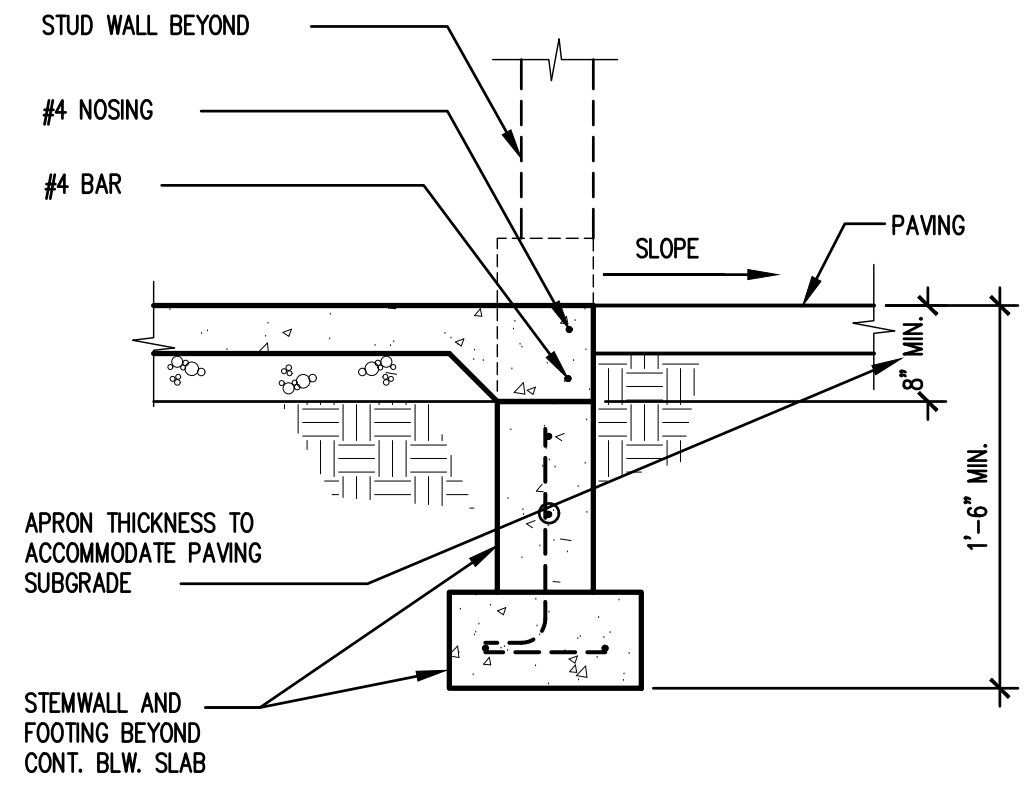
STAIR CONDITION



8 TYPICAL INTERIOR POST ON SLAB

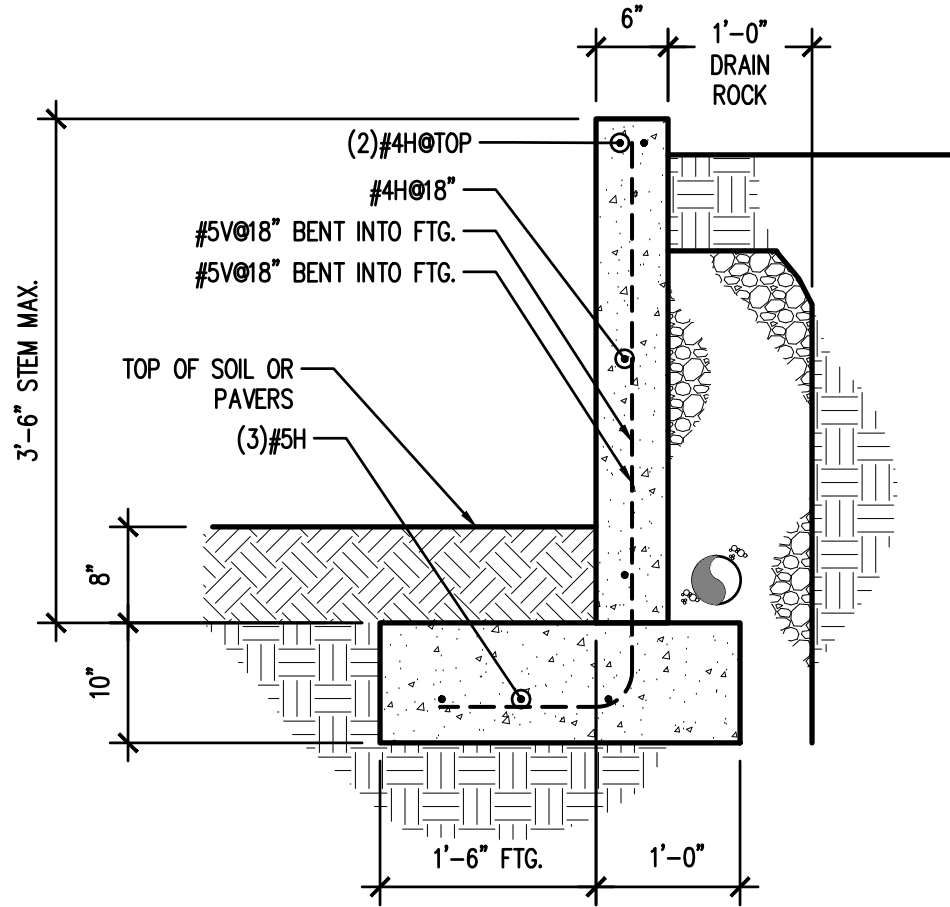


9 TYPICAL EXTERIOR FOOTING

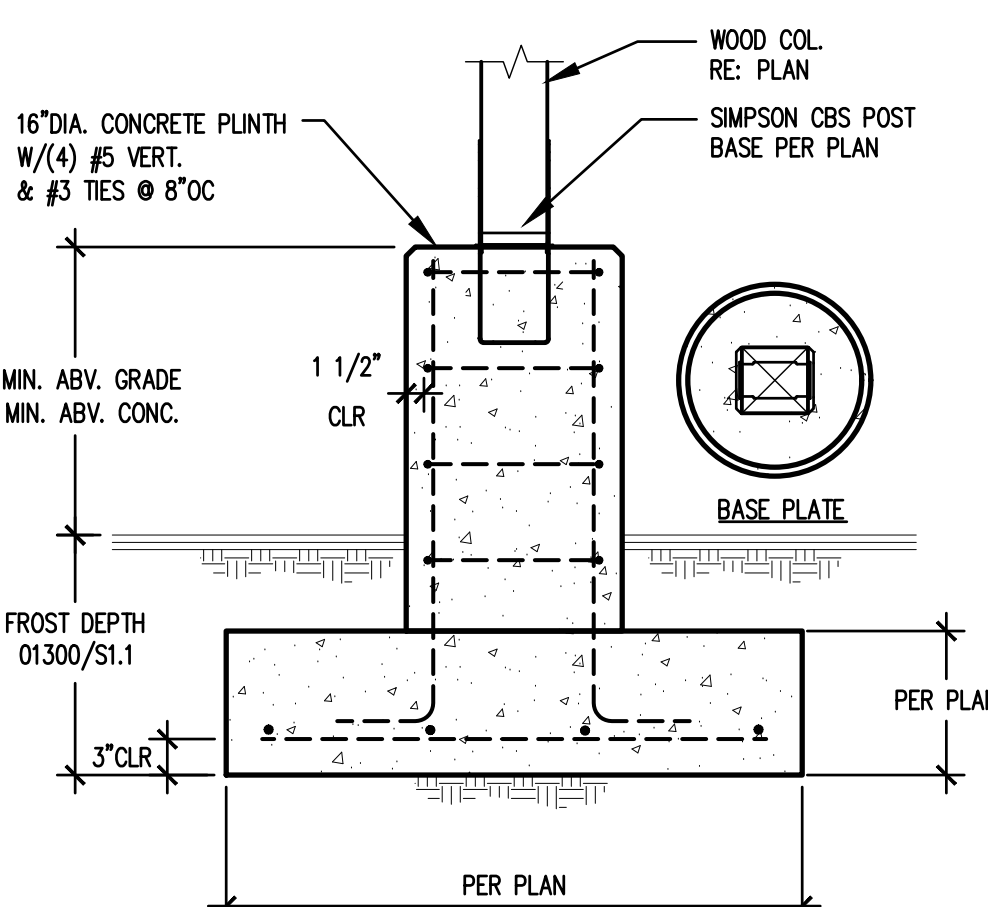


10 GARAGE APRON

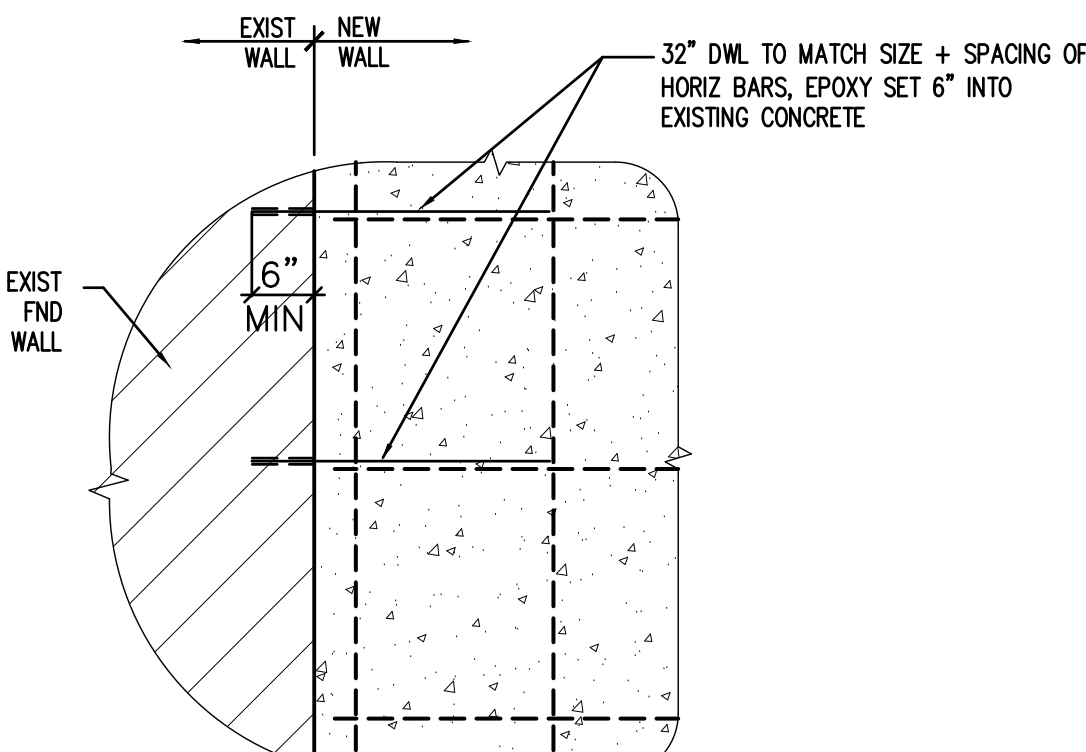
6 CONCRETE STAIRS ON GROUND



11 RETAINING WALL



12 TYP. WOOD COL. ON CONC. PLINTH



13 NEW FOUNDATION TO EXIST. FND CONN.

Permit Set

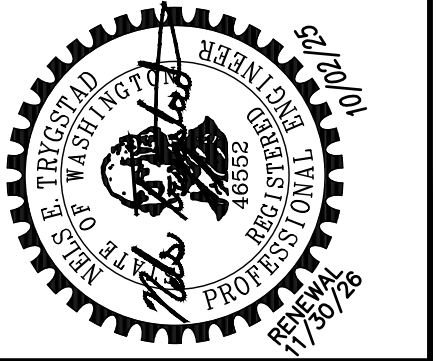
Job # 24-028 TE# 24307

Description	Date
Permit Intake	10/07/24
Correction 01	02/04/25
Correction 02	03/06/25
Field Rev	06/11/25
Field Rev	10/02/25

Trygstad
ENGINEERING
nels@trygstadeng.com
(208)262-6884

Permit No.: 2407-213

Drawn:
Stamp/Approval:



Sheet Name:

FOUNDATION
DETAILS

Sheet No:

S6.1



16 GRID G RETAINING WALL

18 GRID A FNDN. WALL

9 GRID 3 FOUNDATION @ OLD STAIRS

10 GRID C.5 FOUNDATION @ OLD STAIRS

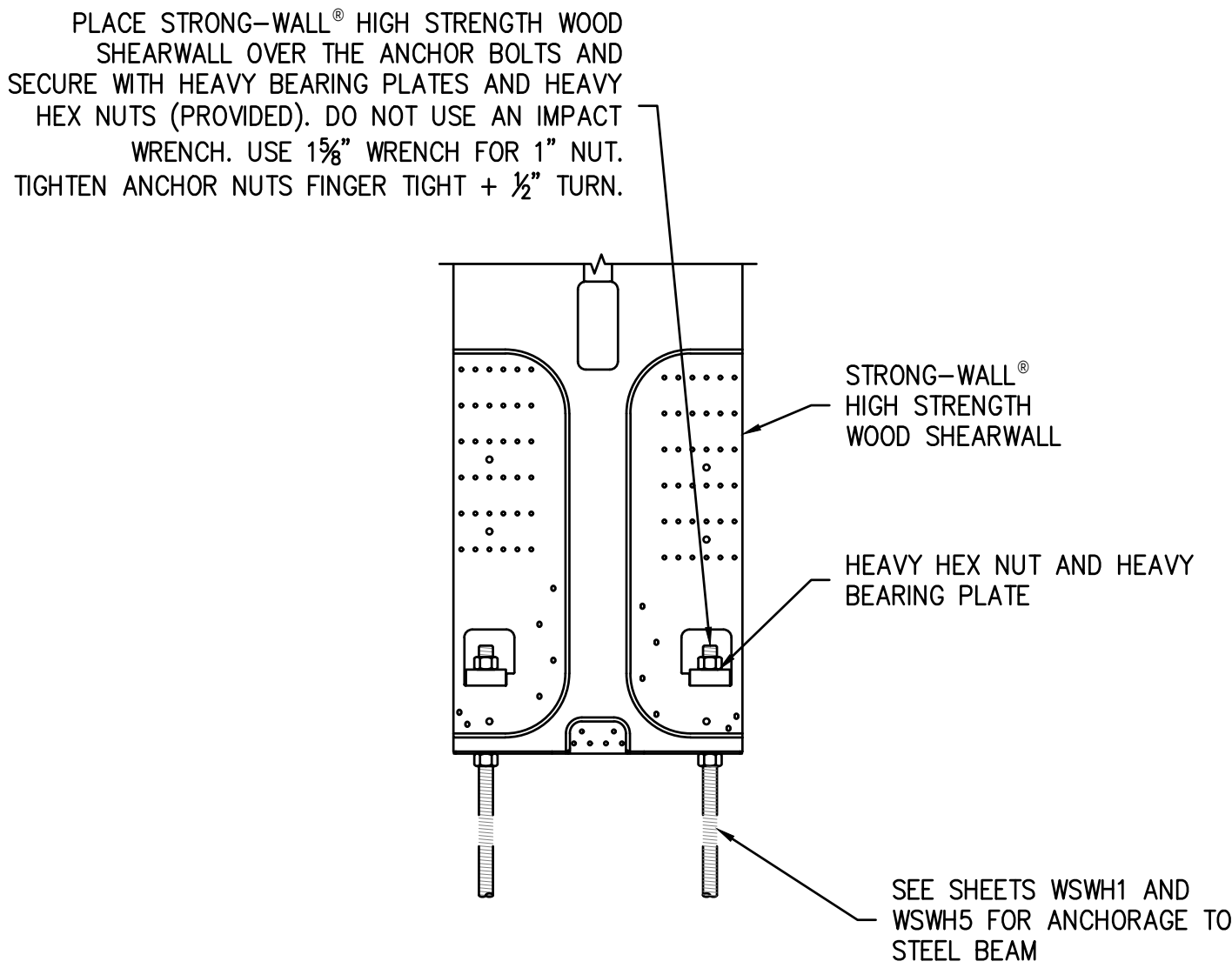
20 GRID 4 FOUNDATION

S6.2

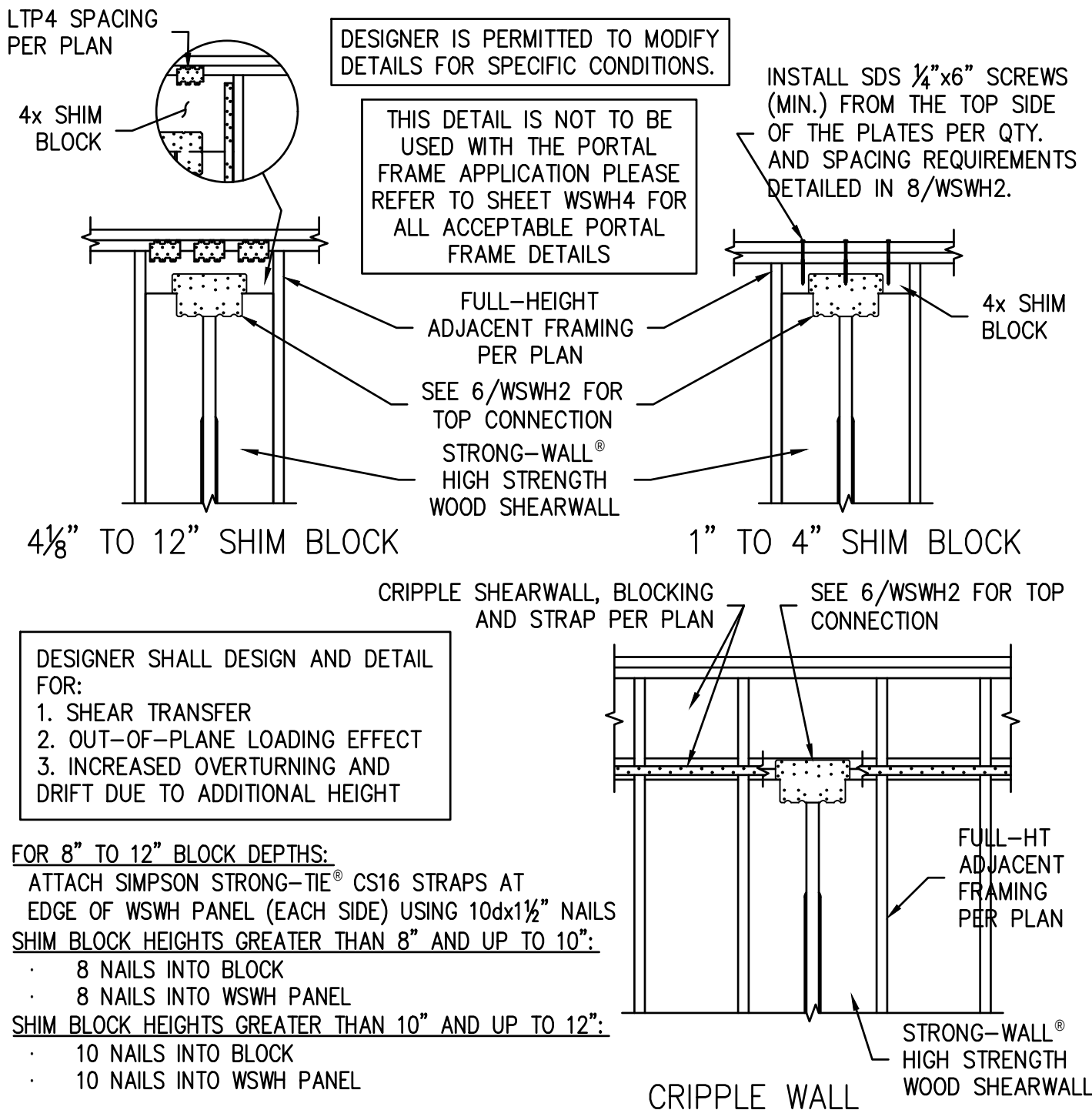
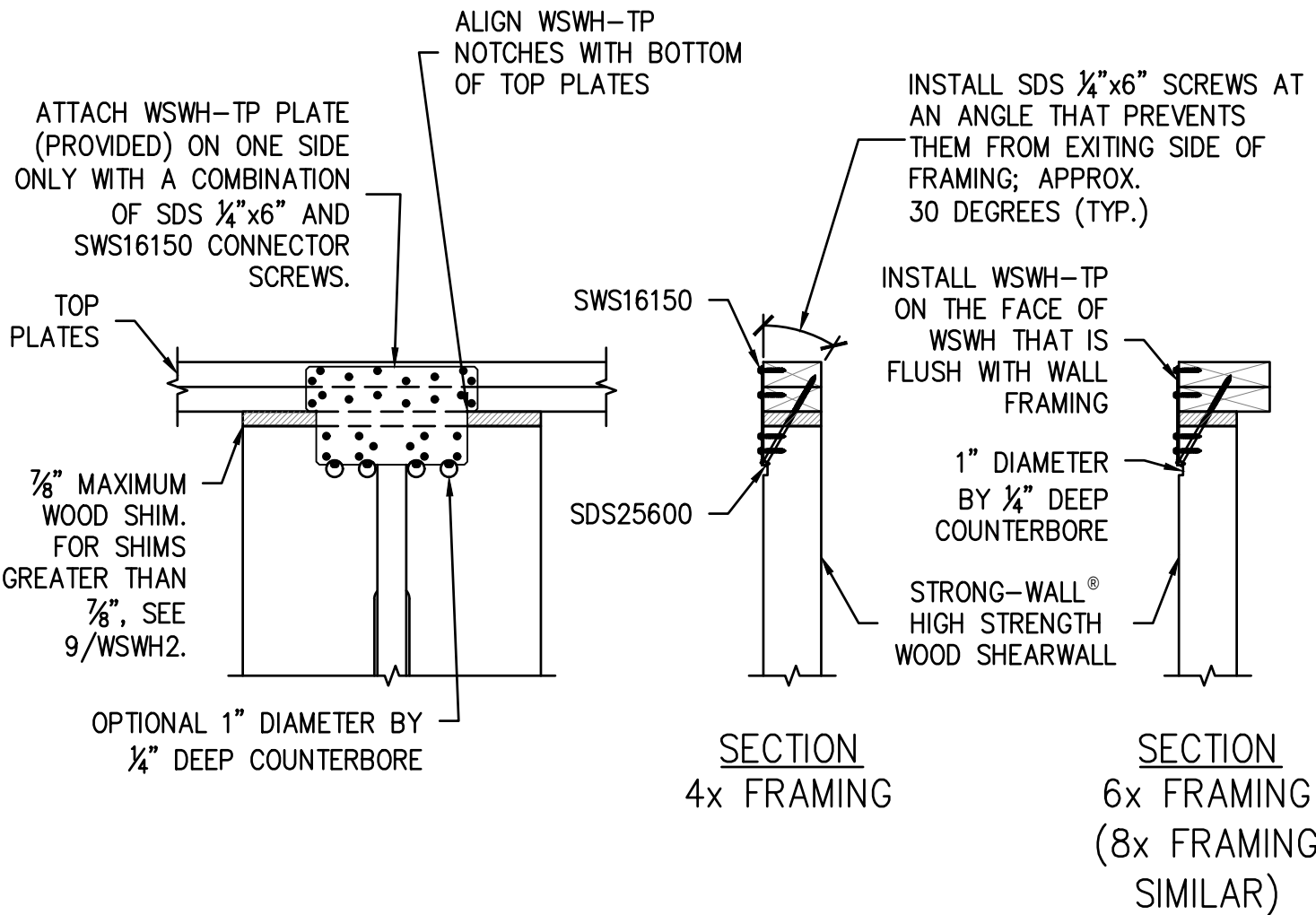
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS		TOTAL WALL WEIGHT (lb.)
			QUANTITY	DIA. (in.)	
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH18x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH18x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370
WSWH24x16	24	192	2	1	420
WSWH18x20	18	240	2	1	390
WSWH24x20	24	240	2	1	520

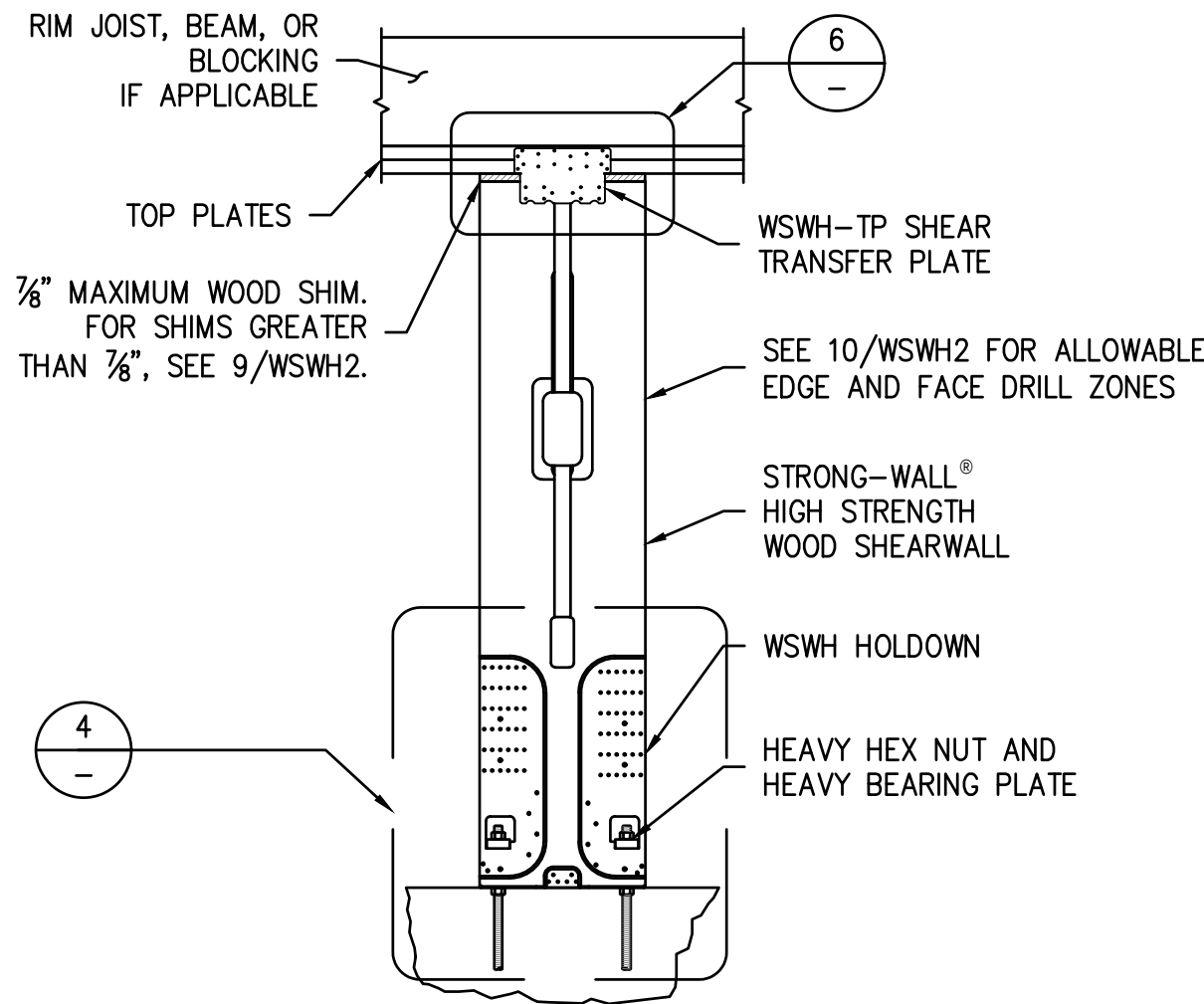
- NOTES :
- FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74½".
 - ALL PANELS COME WITH PRE-ATTACHED HOLDOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
 - ALL PANELS ARE ¾" THICK.



MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8



1 STRONG-WALL® WSWH MODELS

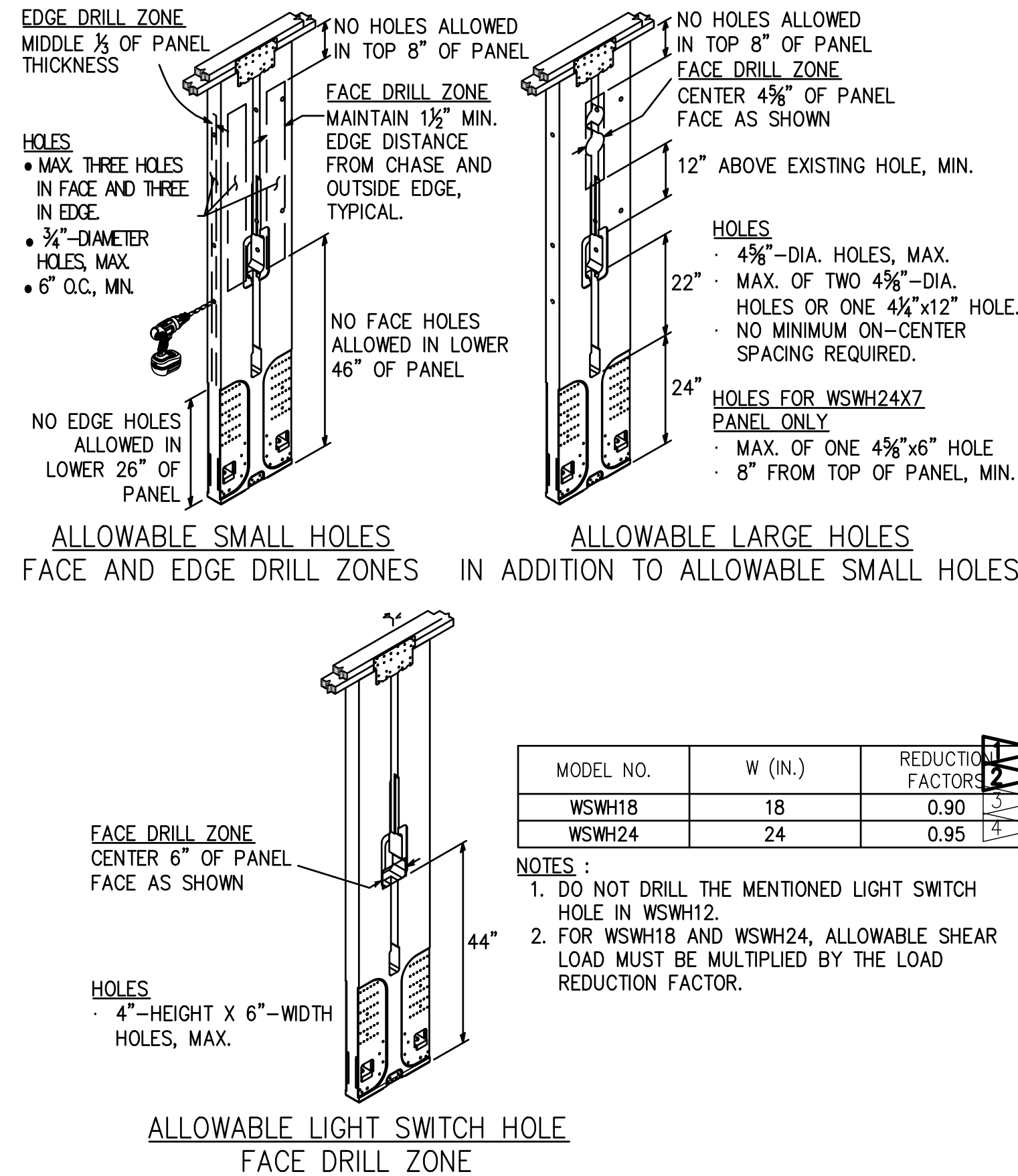


2 SINGLE STORY WSWH ON CONCRETE

4 STANDARD INSTALLATION BASE CONNECTION

6 TOP CONNECTION

9 TOP OF WALL HEIGHT ADJUSTMENTS



10 TRIM ZONE AND ALLOWABLE HOLES

- STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001-2008 REGISTERED COMPANY.
- USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
- THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
- ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SB SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE DESIGNER.
- SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
- ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.
- SEE ICC-ES ESR-2652 OR CITY OF LOS ANGELES RR25730 AS APPLICABLE FOR ADDITIONAL INFORMATION.

11 NOTES



TAM CEM - RESIDENCE

Addition & Alteration
4215 Holly Ln, Mercer Island, WA 98040

Permit Set

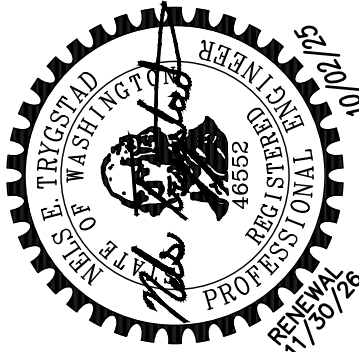
Job # 24-028 TE# 24307

Description	Date
Permit Intake	10/07/24
Correction 01	02/04/25
Correction 02	03/06/25
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Permit No.: 2407-213

Drawn:
Stamp/Approval:

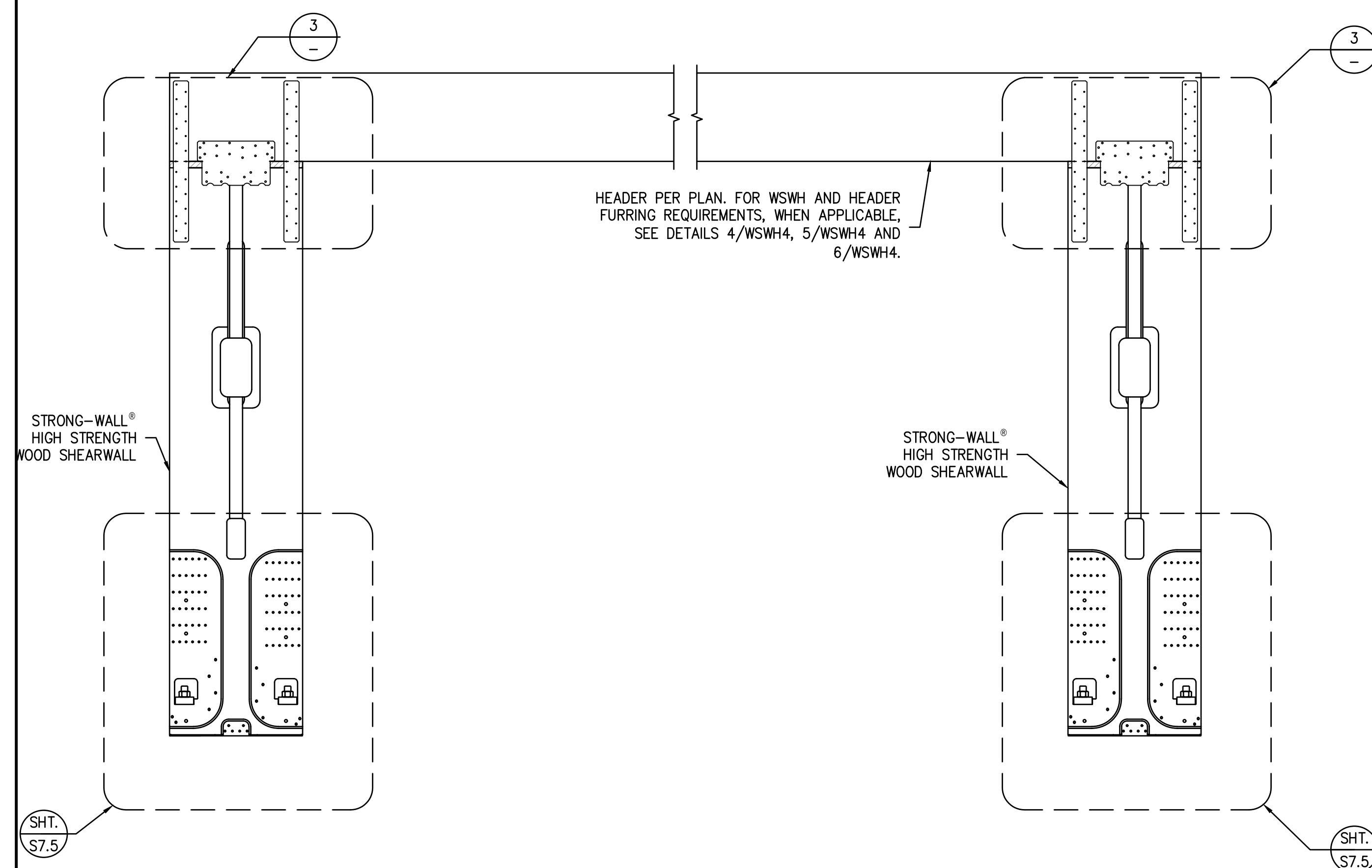
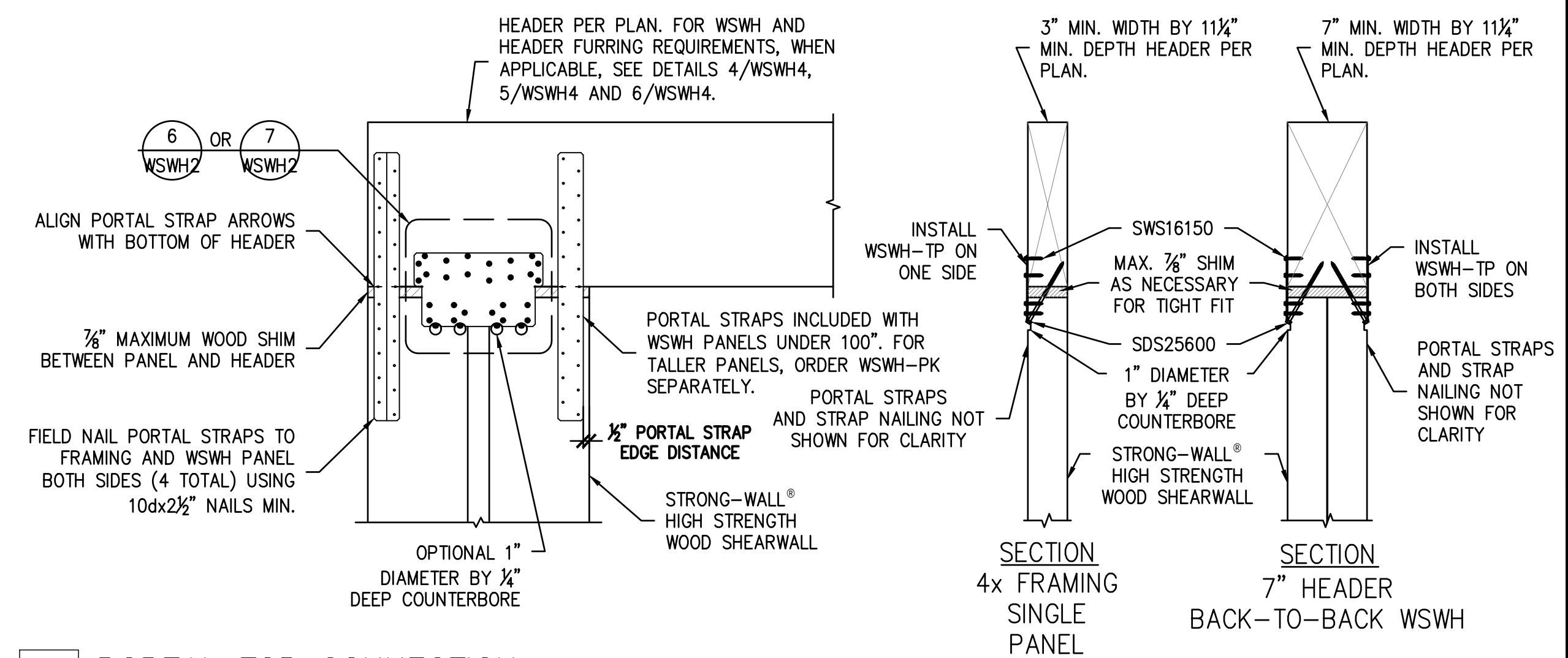


Sheet Name:

SHT. WSWH2
STRONGWALL
FRAMING
DETAILS

Sheet No:

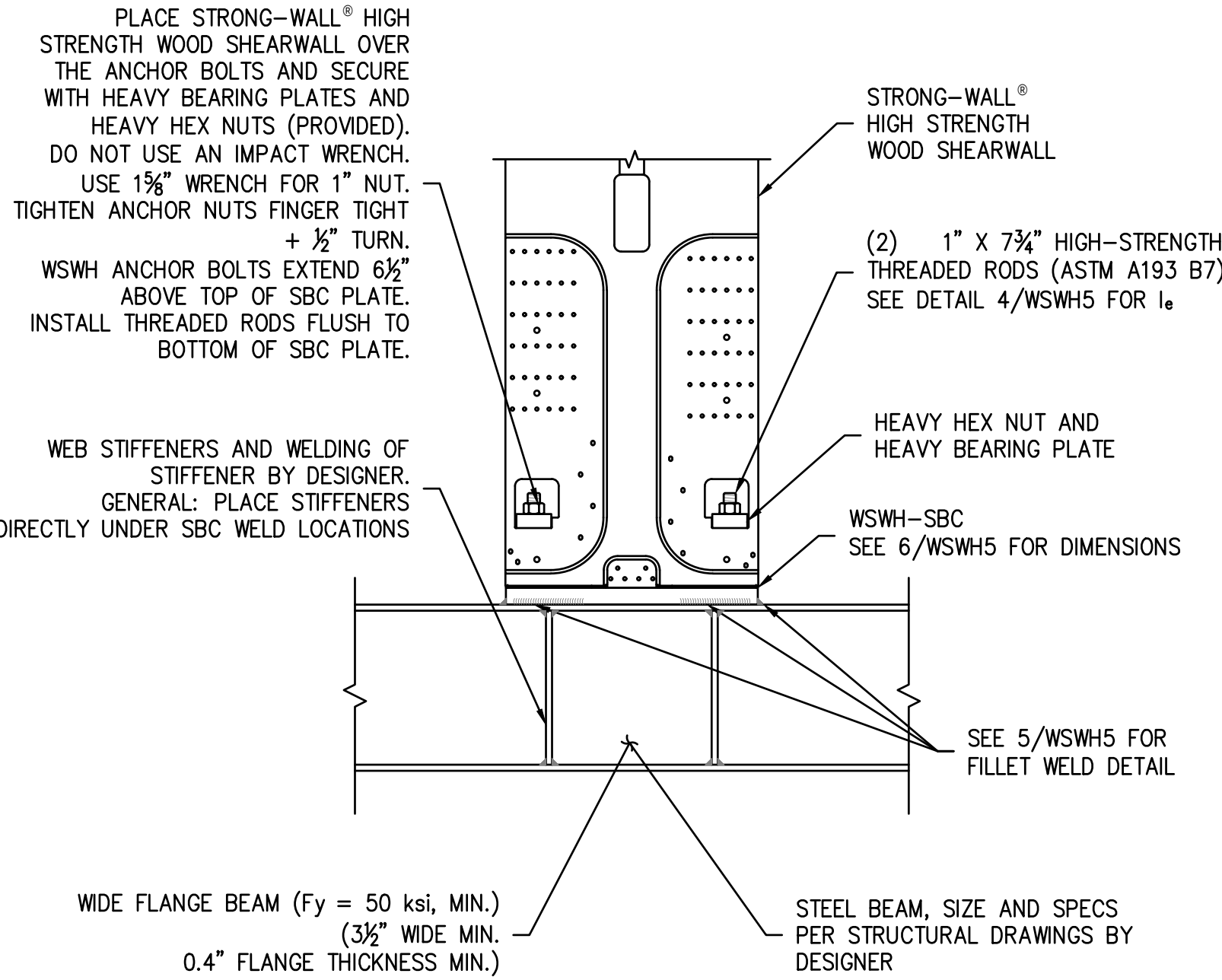
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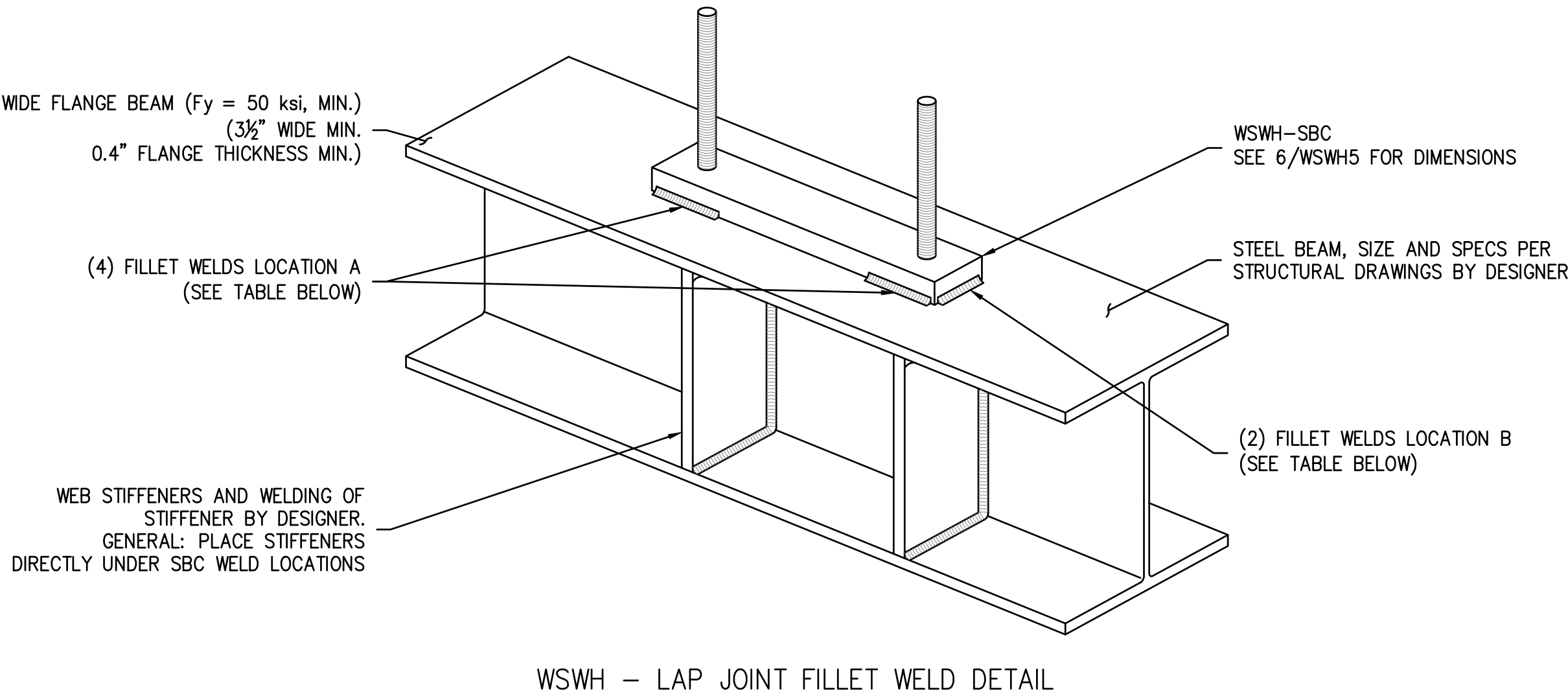
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS		TOTAL WALL WEIGHT (lb.)
			QUANTITY	DIA. (in.)	
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WSWH18x20	18	240	2	1	390
WSWH24x20	24	240	2	1	520

- NOTES :
- FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74½".
 - ALL PANELS COME WITH PRE-ATTACHED HOLDOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
 - ALL PANELS ARE 3½" THICK.



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



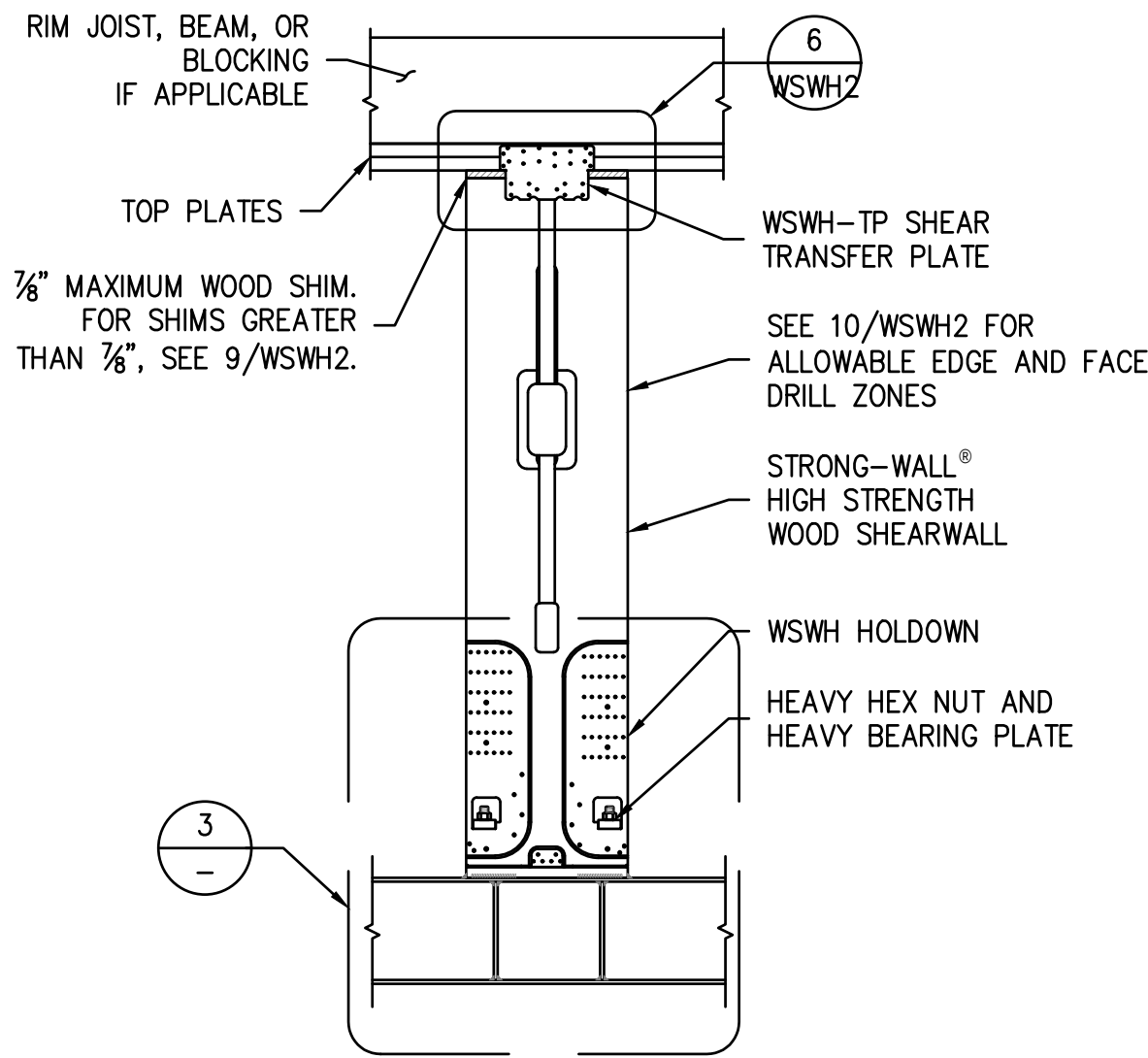
WALL MODEL	SBC PLATE MODEL	FILLET WELD SIZE (in.) x LENGTH (in.)		TOTAL WELD LENGTH (in.)
		LOCATION A	LOCATION B	
WSWH12	WSWH-SBC12-PL	⅝ x 4	⅝ x 3	22
WSWH18	WSWH-SBC18-PL	⅝ x 5	⅝ x 3	26
WSWH24	WSWH-SBC24-PL	⅝ x 5	⅝ x 3	26

- NOTES :
- TOTAL WELD LENGTH REFERS TO THE LENGTH OF THE WELD FOR BOTH SIDES OF THE WALL.

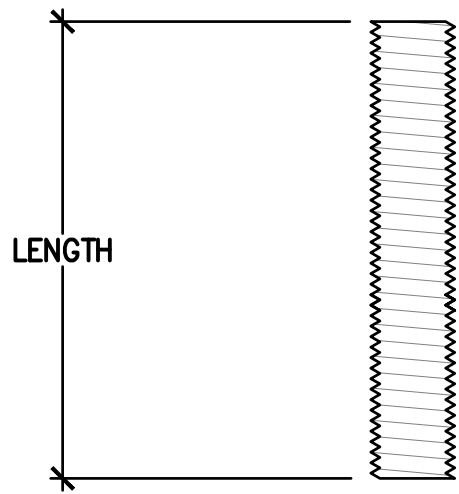
1 STRONG-WALL® WSWH MODELS

3 WSWH ON STEEL BEAM BASE CONNECTION

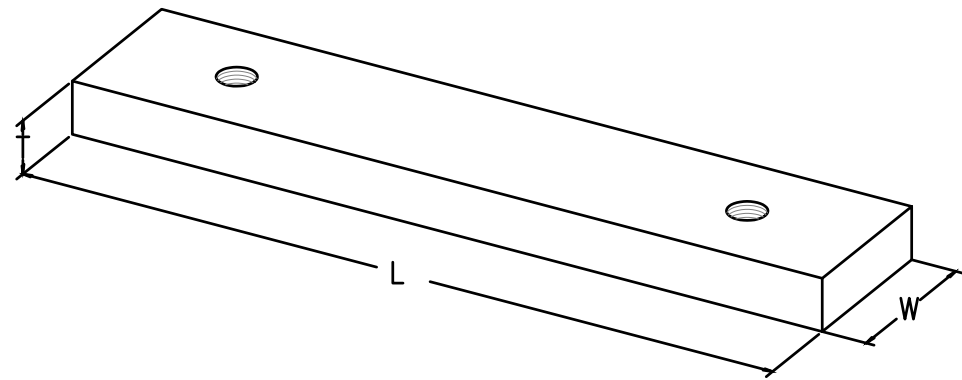
5 WSWH ON STEEL BEAM FILLET WELD DETAIL



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH
WSWH12, WSWH18 AND WSWH24	WSWHAB1X7.75" HS	1"	7¾"



WSWH-TO-STEEL-BEAM CONNECTOR (SBC)

WALL MODEL	SBC PLATE MODEL	SBC PLATE SIZE		
		LENGTH, L (in.)	WIDTH, W (in.)	THICKNESS, T (in.)
WSWH12	WSWH-SBC12-PL	12½	3½	1¼
WSWH18	WSWH-SBC18-PL	18	3½	1¼
WSWH24	WSWH-SBC24-PL	24	3½	1¼

- NOTES :
- TOTAL WELD LENGTH REFERS TO THE LENGTH OF THE WELD FOR BOTH SIDES OF THE WALL.

2 SINGLE STORY WSWH ON STEEL BEAM

4 WSWH ON STEEL BEAM ANCHOR BOLTS

6 WSWH ON STEEL BEAM CONNECTOR (SBC)

WALL MODEL	WSWH STEEL BEAM CONNECTOR KIT MODEL	CONTENTS
WSWH12	WSWH-SBC12KT	(1) WSWH-SBC PLATE (2) 1"x7¾" THREADED RODS (ASTM A193 B7)
WSWH18	WSWH-SBC18KT	
WSWH24	WSWH-SBC24KT	

- NOTES :
- TWO HEAVY HEX NUTS AND TWO HEAVY BEARING PLATES ARE INCLUDED WITH EACH WALL.

7 WSWH STEEL BEAM CONNECTION KIT

Permit Set

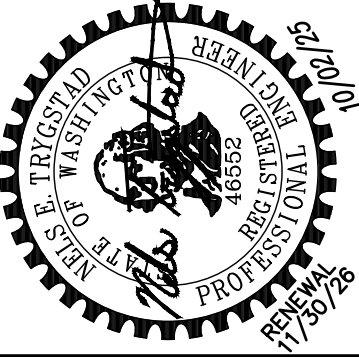
Job # 24-028 TE# 24307

Description	Date
Permit Intake	10/07/24
Correction 01	02/04/25
Correction 02	03/06/25
Field Rev	06/11/25
Field Rev	10/02/25

2
3
4

Permit No.: 2407-213

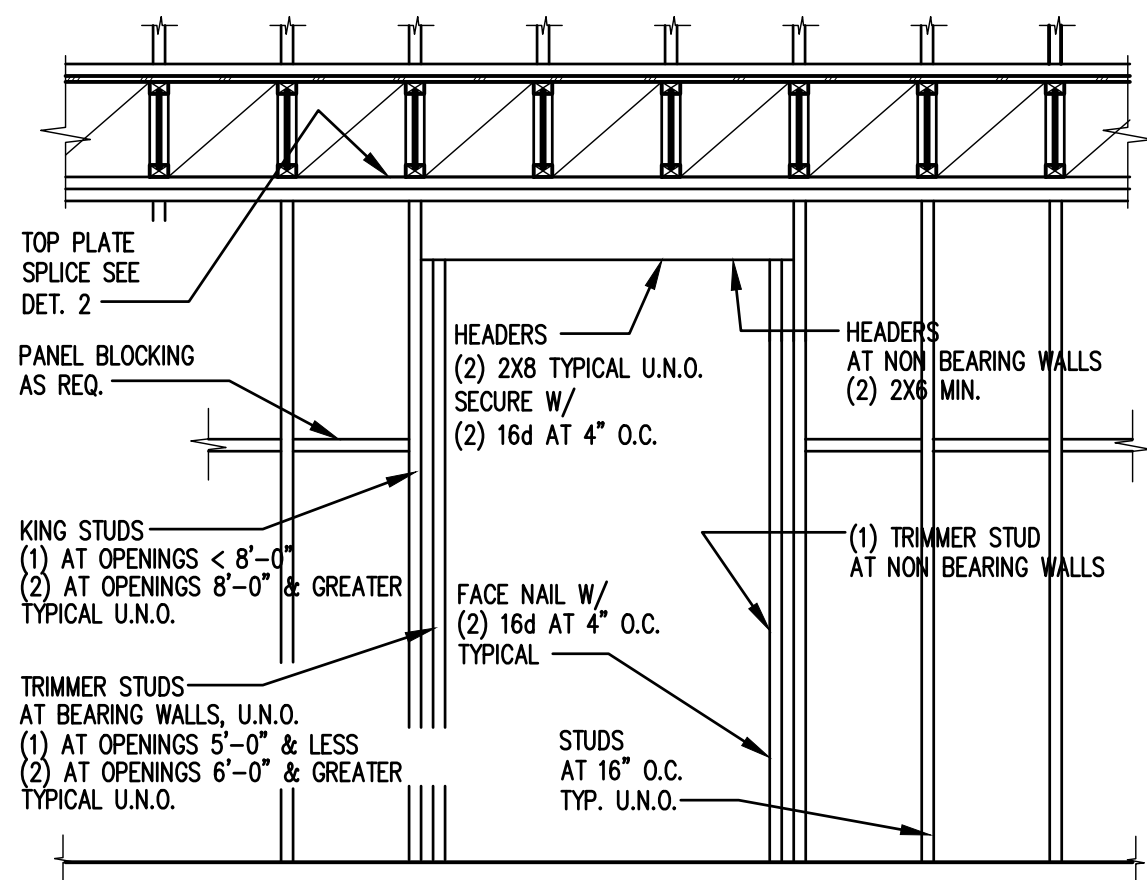
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Stamp/Approval:



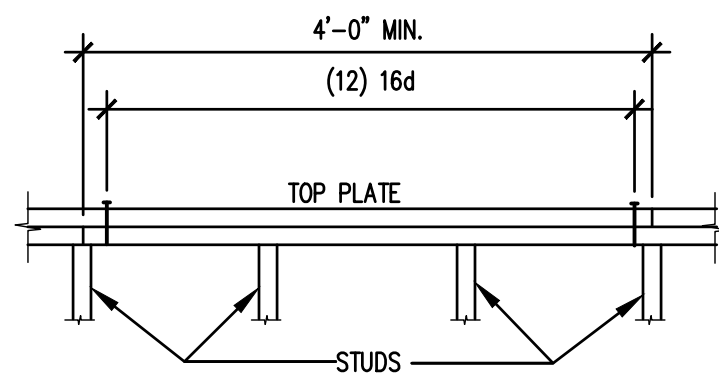
Sheet Name:

SHT. WSWH5
STRONGWALL
FRAMING
DETAILS

Sheet No:

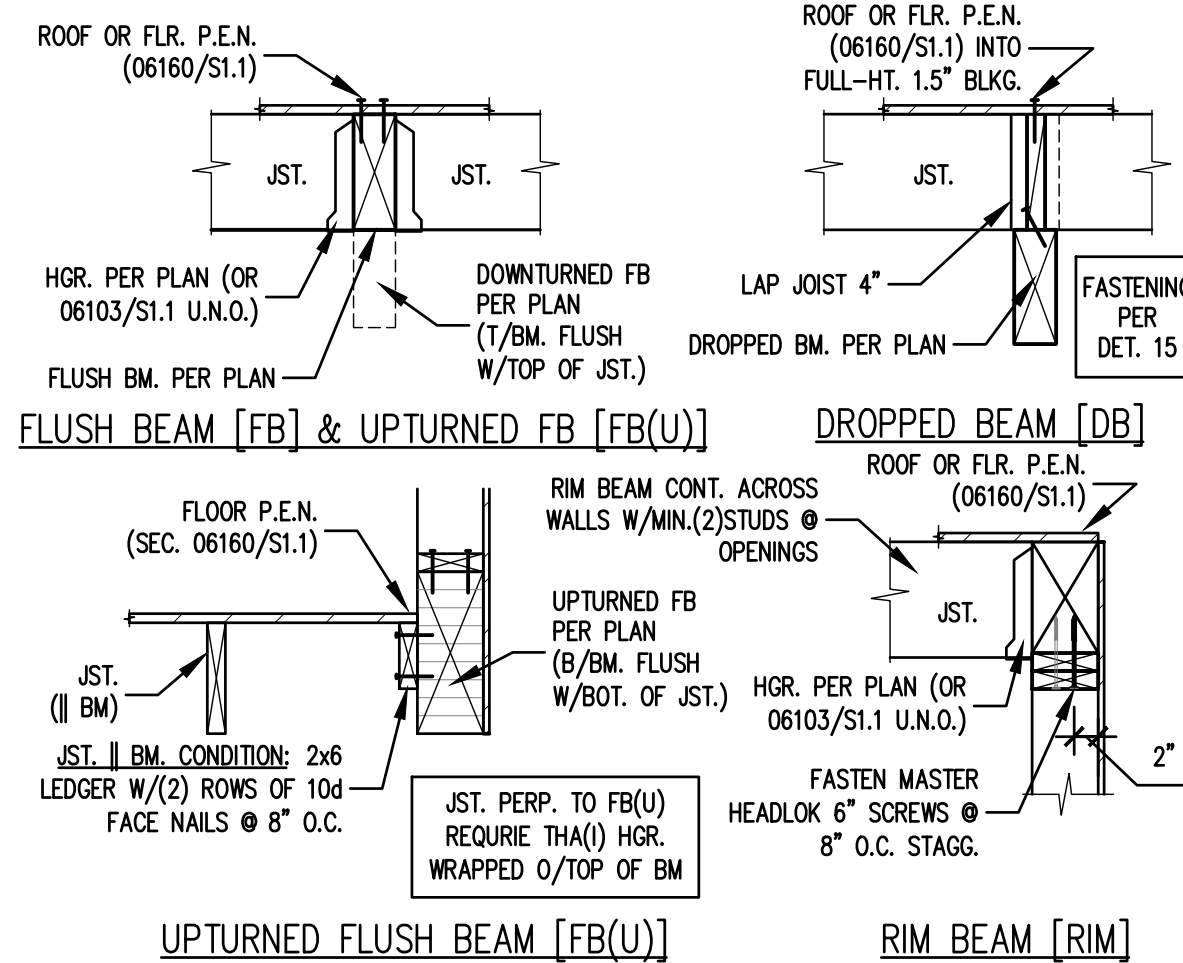


1 TYPICAL HEADER at WALL

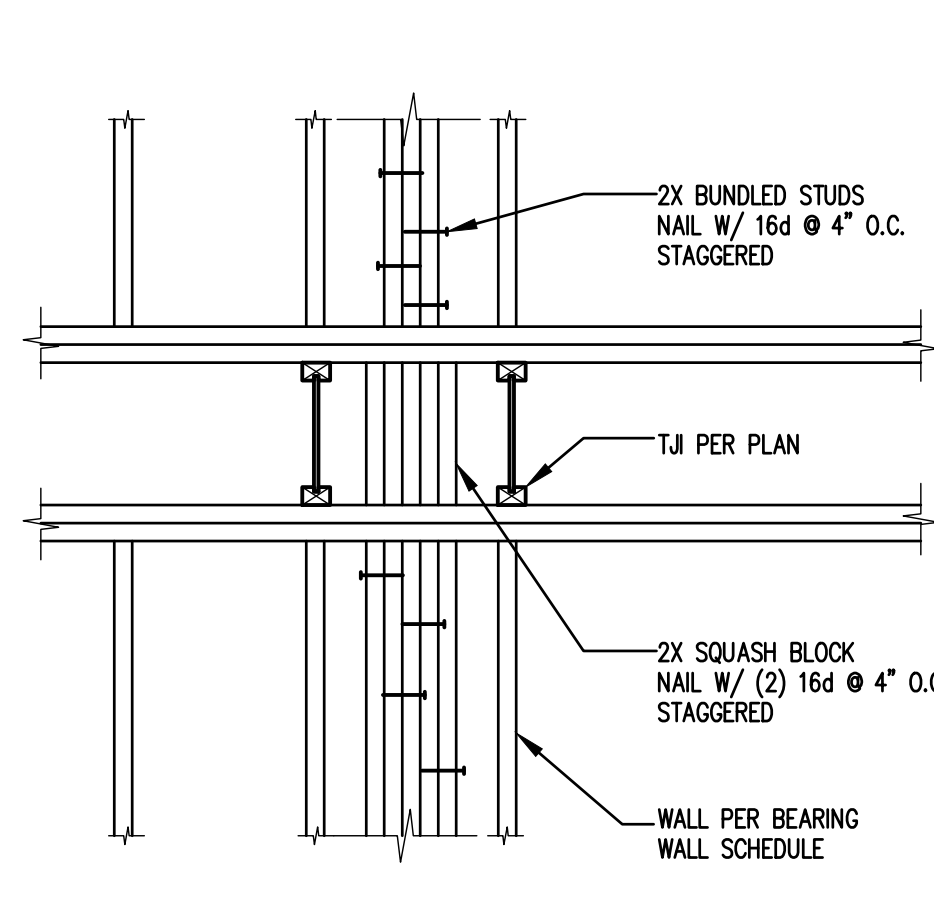


TOP PLATE SPICE NOTES
 1. SPICE AND NAIL TOP PLATES AS SHOWN AT ALL EXTERIOR, PLUMBING, PARTY AND SHEARWALLS AT EACH FLOOR LEVEL AND AT ROOF.
 2. PROVIDE (2) LSTA 36 STRAP W/(26) 10d NAIL ONE EACH SIDE WHERE DRILLED HOLES EXCEED THE FOLLOWING: 1" FOR 2x4 3" FOR 2x6 WALL PLATES. CENTER ALL HOLES MINIMUM EDGE DISTANCE = 1 1/4"

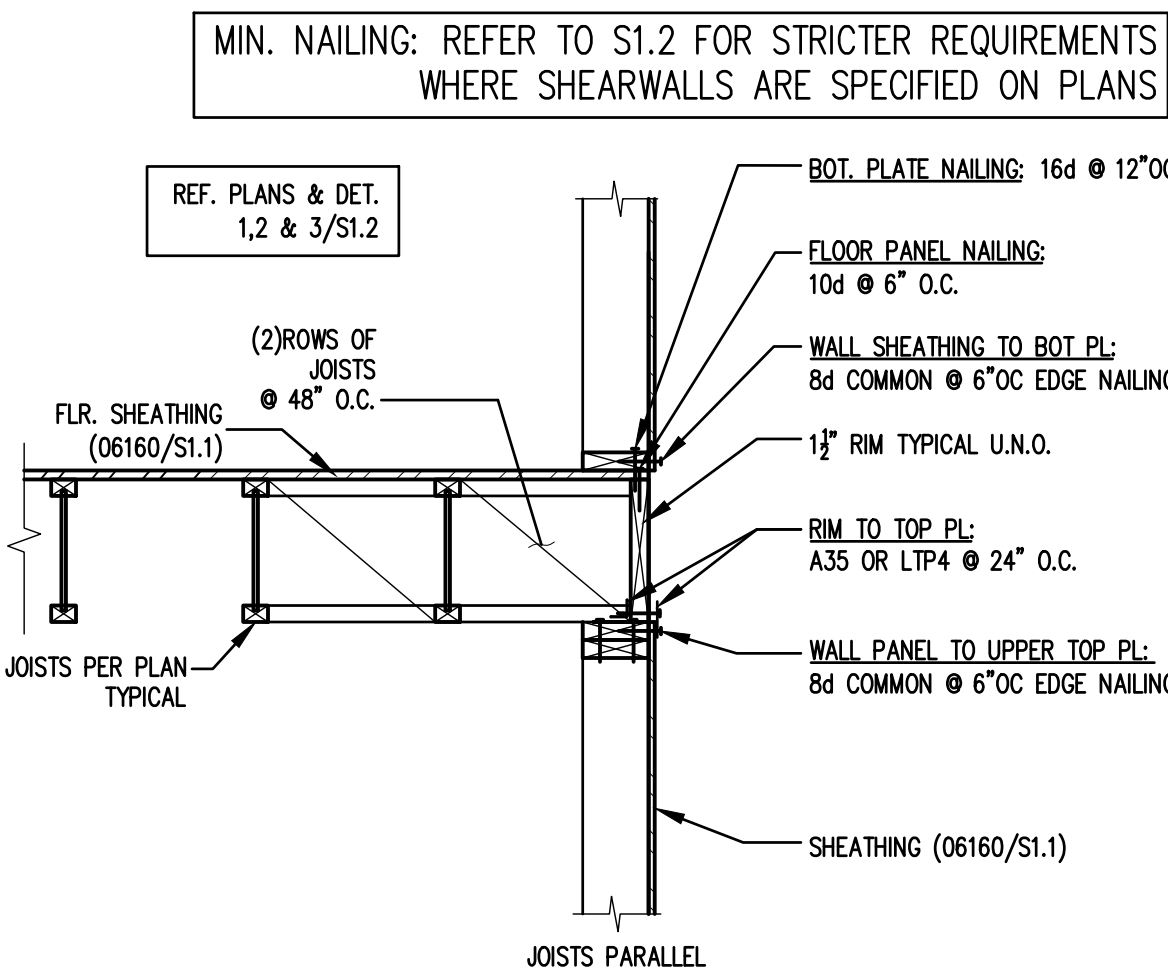
2 TYPICAL TOP PLATE SPICE



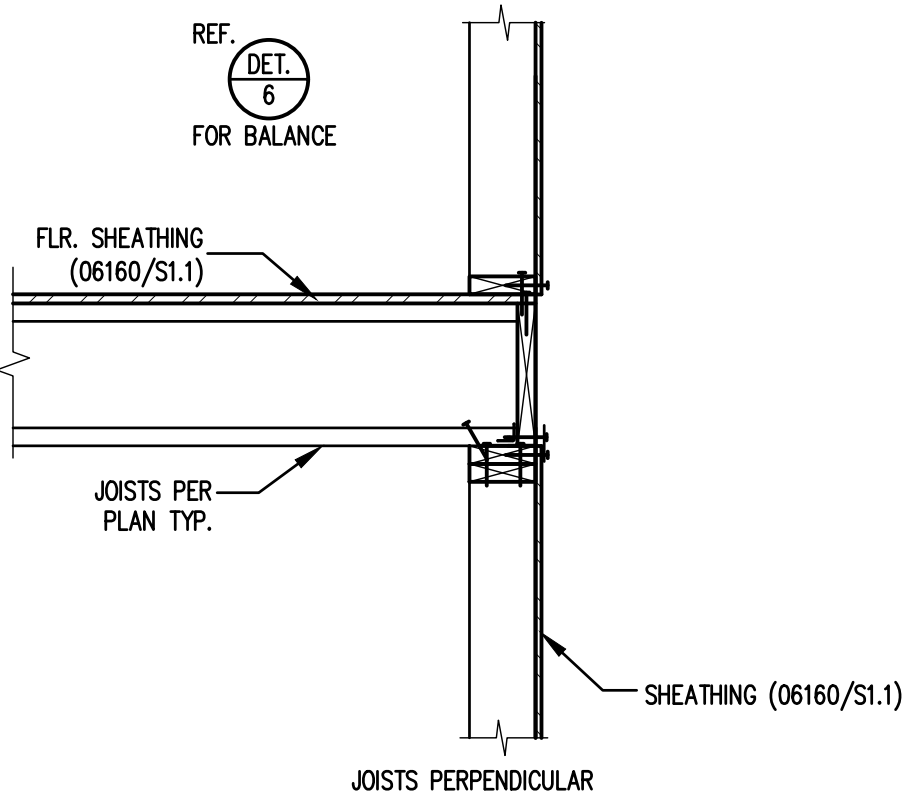
3 TYPICAL WOOD BEAM CONNECTIONS



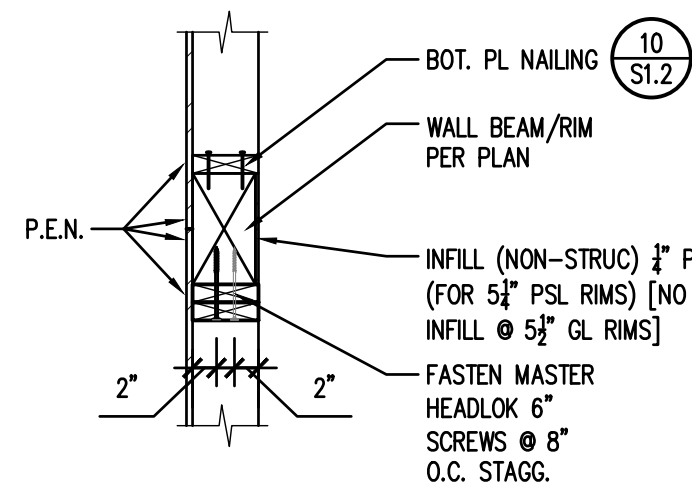
4 TYPICAL BLOCKING at BUNDLED STUDS



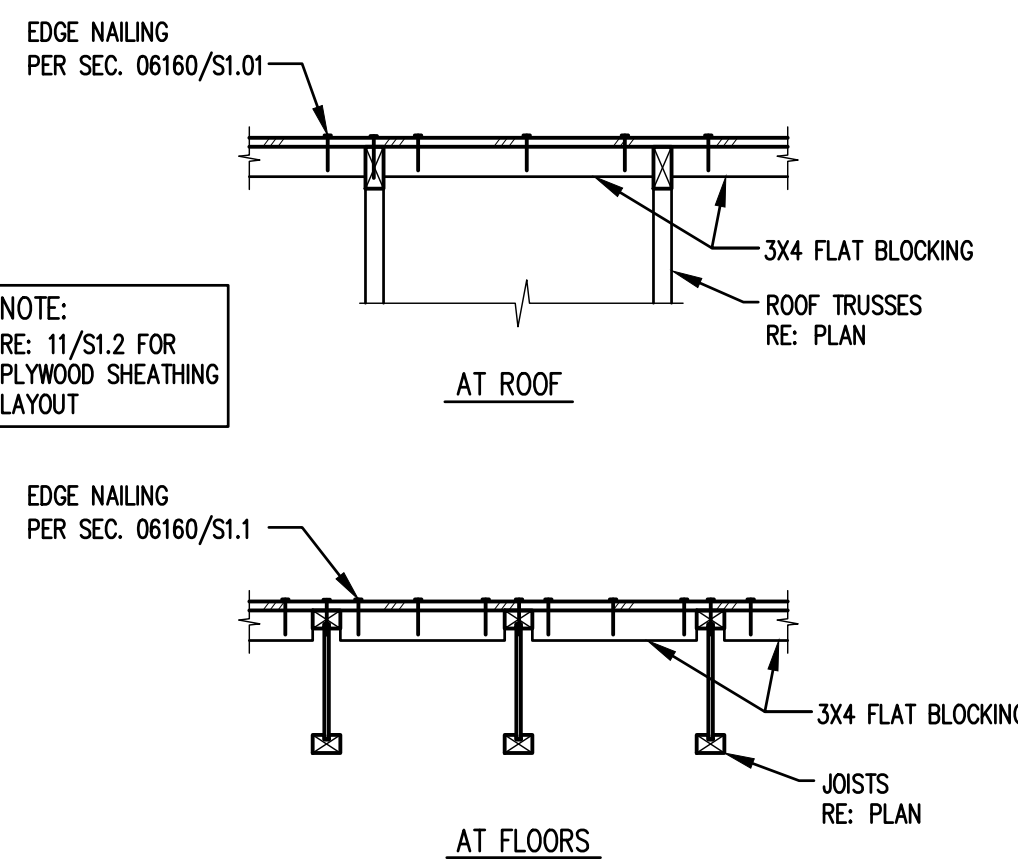
6 TYPICAL JOISTS PARALLEL TO WALL



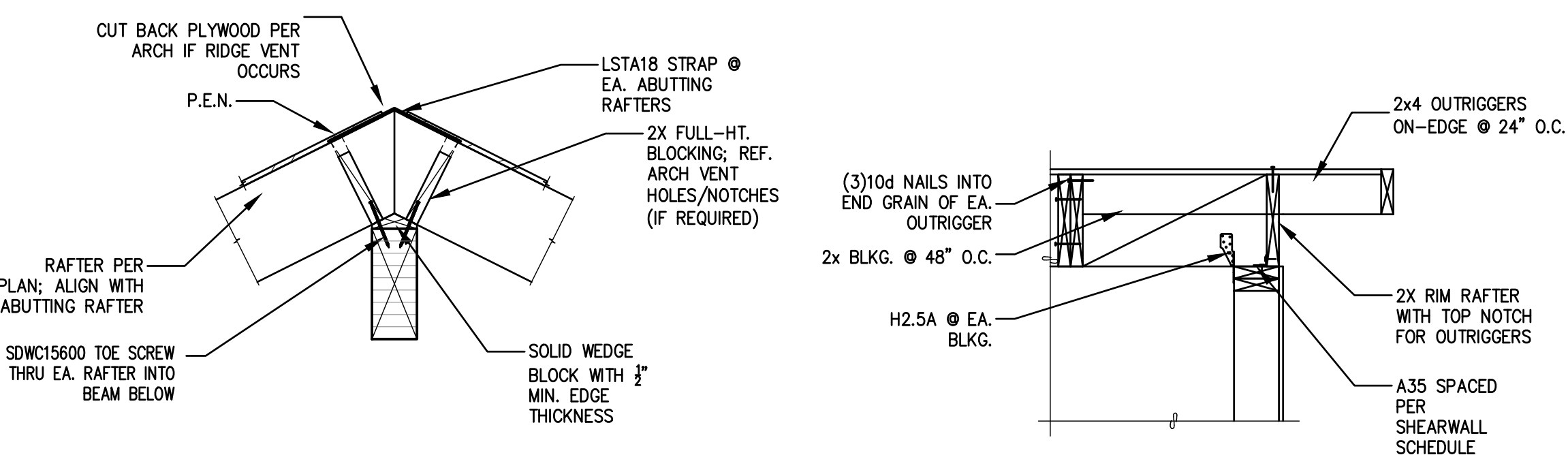
7 TYPICAL JOISTS PERPENDICULAR TO WALL



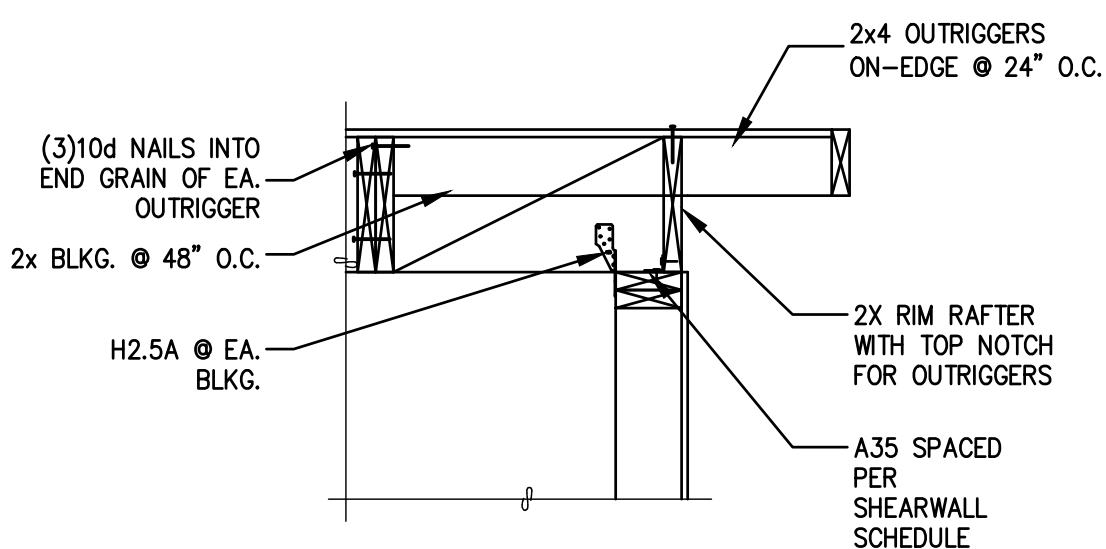
8 RIM BEAM @ STAIRS WELL



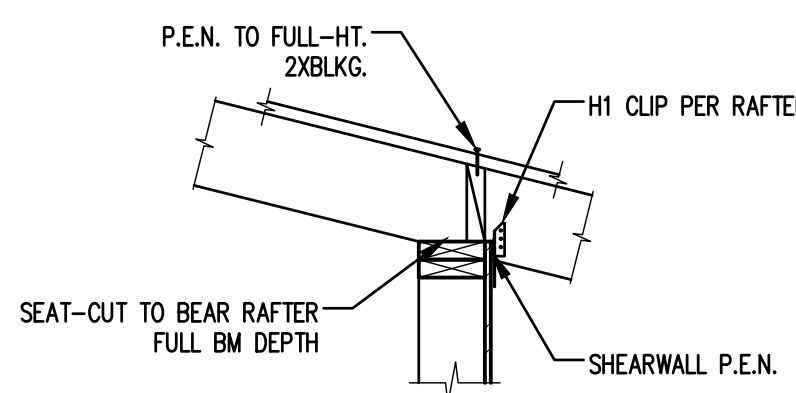
9 TYPICAL DIAPHRAGM FLAT BLOCKING



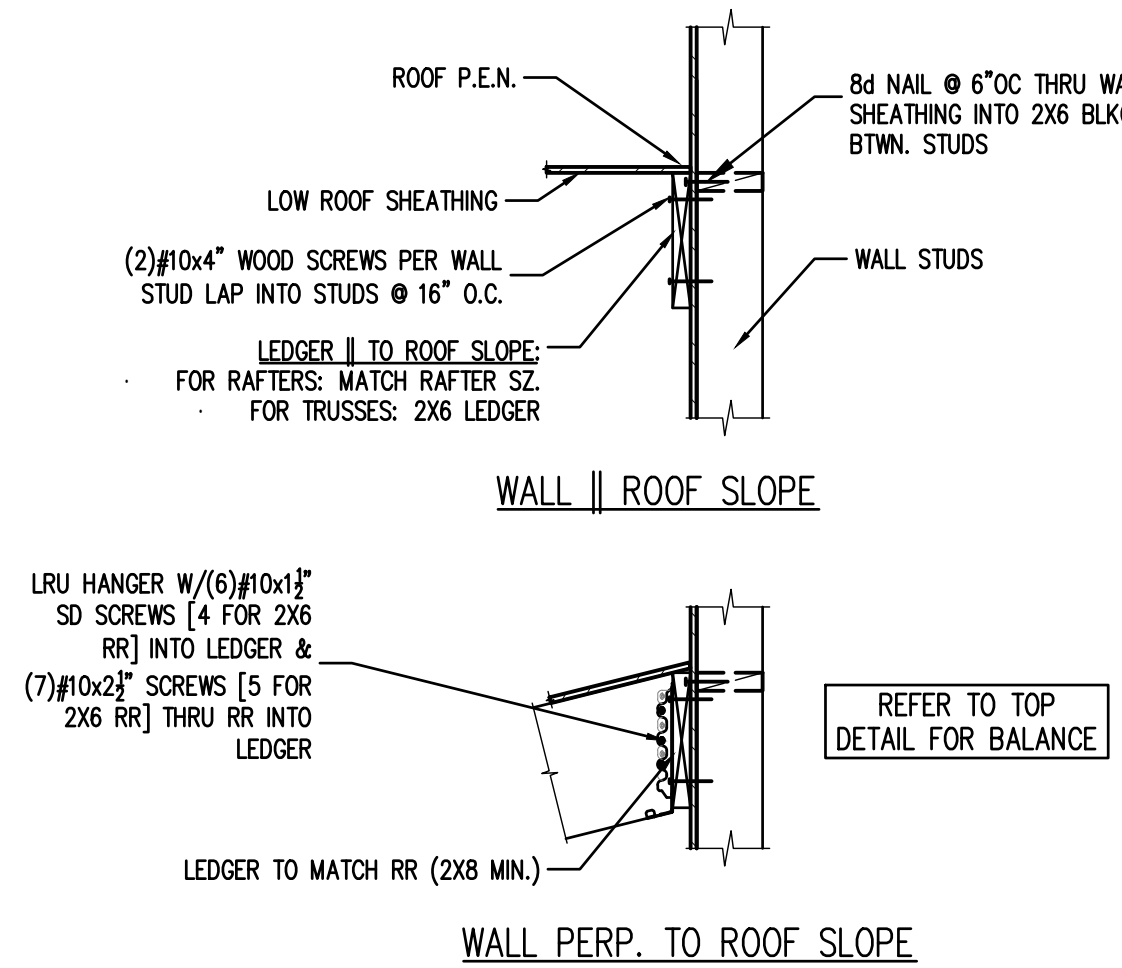
11 RAFTERS TO DROPPED RIDGE BEAM



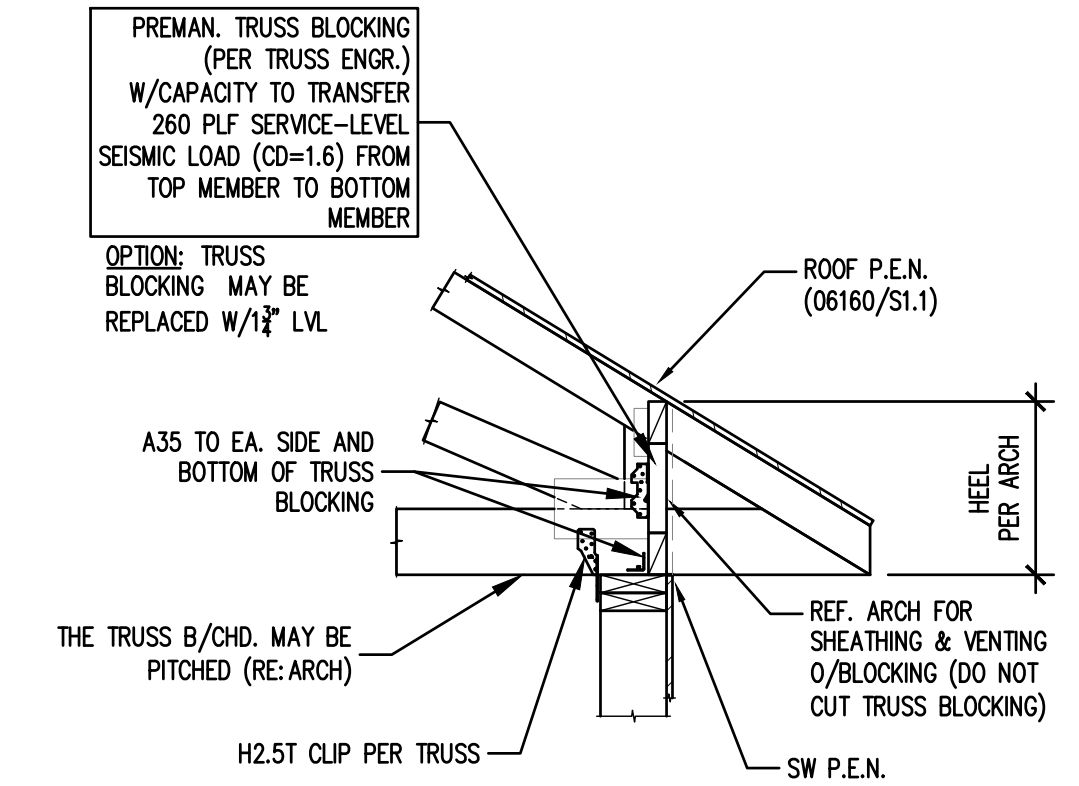
12 TYP. OUTRIGGER TO WALL



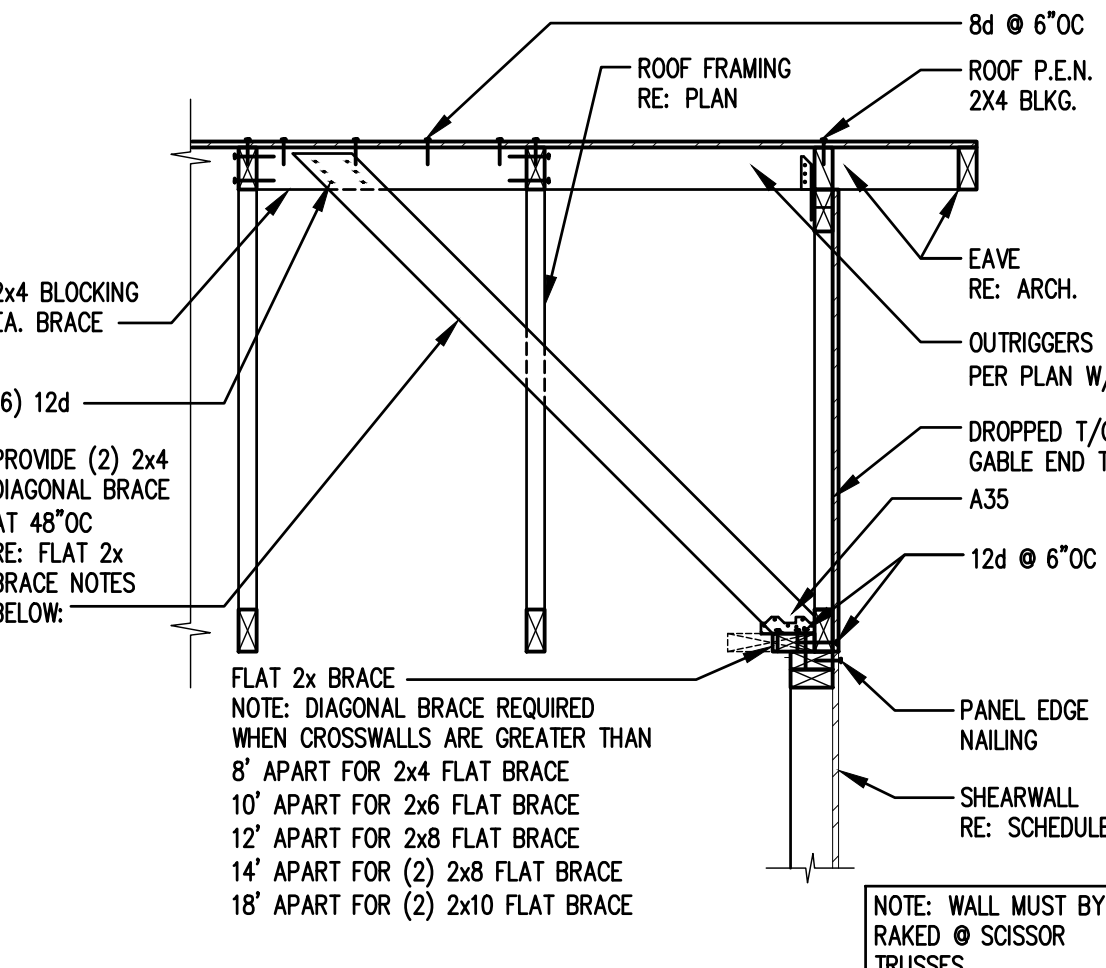
13 ROOF RAFTERS TO WALL



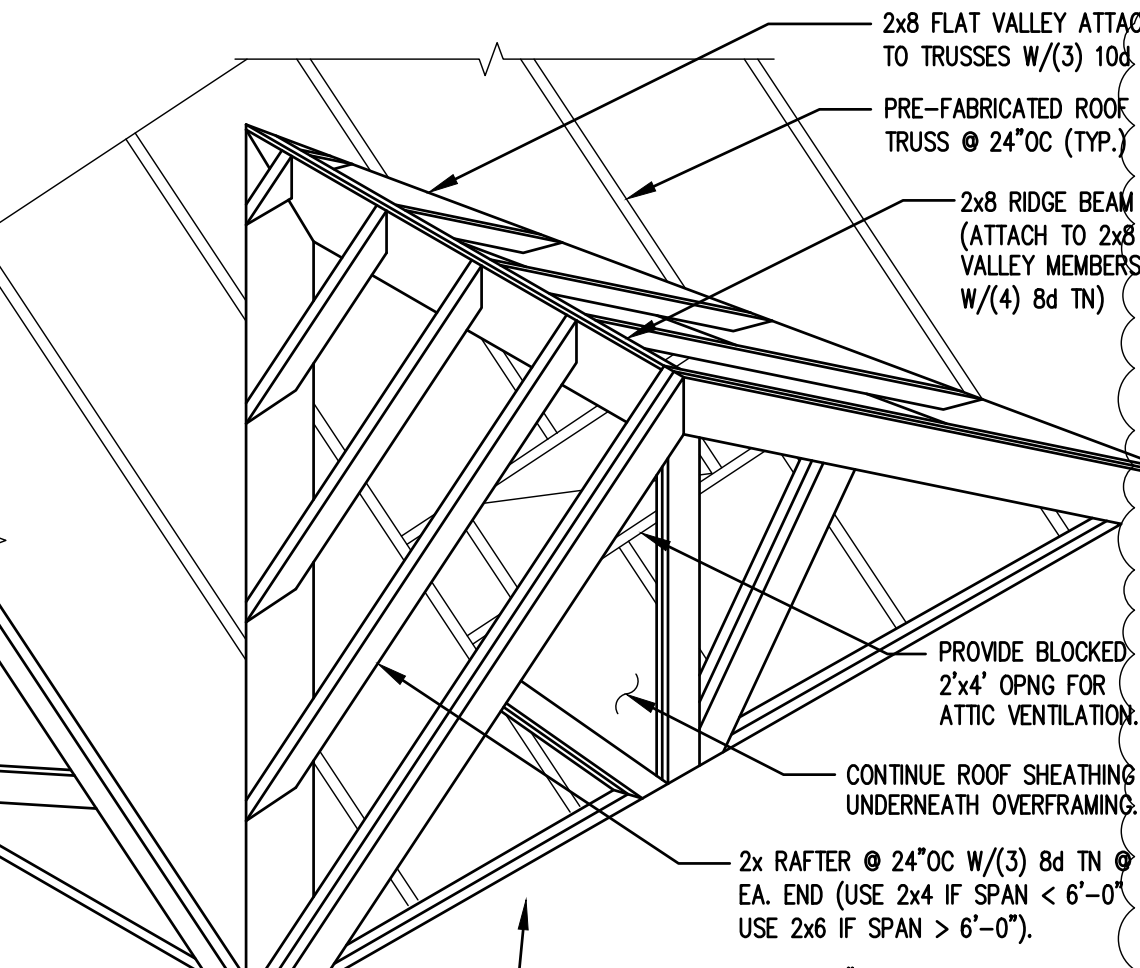
14 LOW ROOF TO WALL || ROOF SLOPE



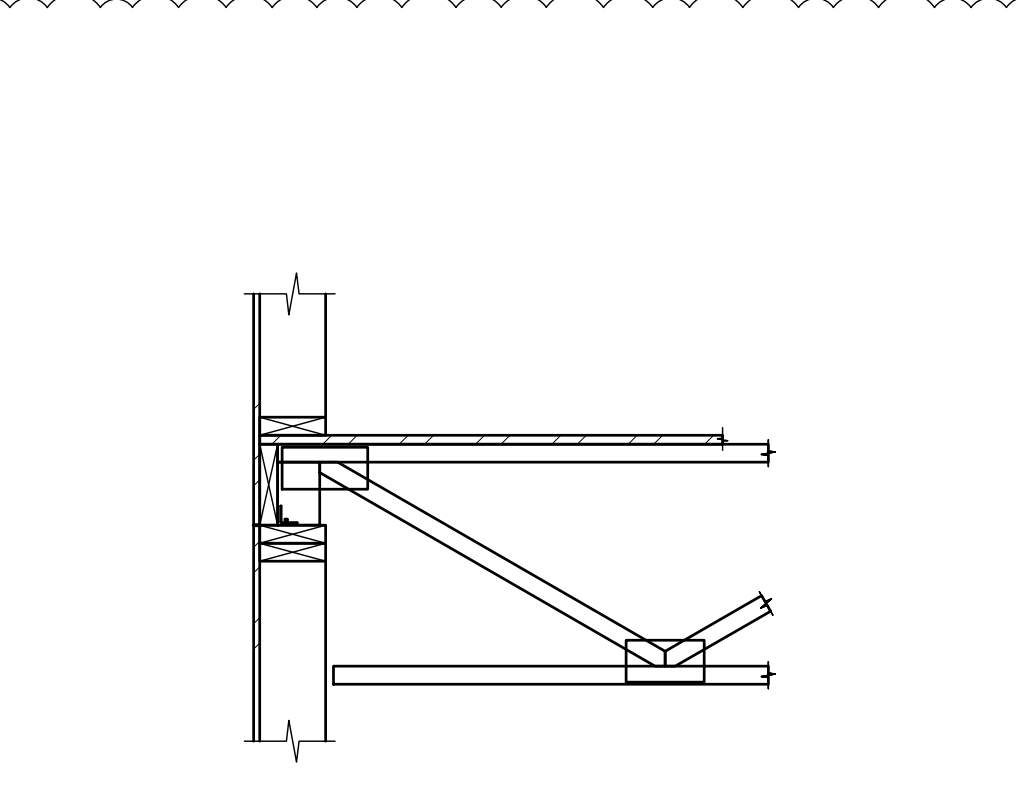
16 TRUSS TO WALL



17 TYPICAL TRUSS BRACING AT END WALLS



18 OVERFRAMING



19 GARAGE FLOOR TRUSSES PERP. TO WALL

FASTENING SCHEDULE (BC TABLE 2304.10.1)		
CONNECTION	FASTENING (s, m)	LOCATION
1. JOIST TO SILL OR ORDER	(3) 8d COMMON (3) 3" X 0.131" NAILS	TOENAIL TOENAIL
2. BRIDGING TO JOIST	(3) 8d COMMON (3) 3" X 0.131" NAILS	TOENAIL EA. END TOENAIL EA. END
3. 1X8 OR LESS SUBFLOOR TO JST.	(2) 8d COMMON	FACE NAIL
4. 1X6 OR LESS SUBFLOOR TO JST.	(3) 8d COMMON	FACE NAIL
5. 2" SUBFLOOR TO JST./ORDER	(2) 16d COMMON	BLIND & FACE NAIL
6. SOLE PLATE TO JST. OR BLKG.	16d AT 16" O.C. 3" X 0.131" NAILS AT 8" O.C.	TYP. FACE NAIL TYP. FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	(3) 16d COMMON AT 16" O.C. (4) 3" X 0.131" NAILS AT 16" O.C.	BRACED WALL PANELS BRACED WALL PANELS
7. TOP PLATE TO STUD	(2) 16d COMMON (3) 3" X 0.131" NAILS	END NAIL END NAIL
8. STUD TO SOLE PLATE	(4) 8d COMMON (4) 3" X 0.131" NAILS (2) 16d COMMON (3) 3" X 0.131" NAILS	TOENAIL TOENAIL END NAIL END NAIL
9. DOUBLE STUDS	16d COMMON AT 24" O.C. 3" X 0.131" NAILS AT 8" O.C.	FACE NAIL FACE NAIL
10. DOUBLE TOP PLATES	16d COMMON AT 16" O.C. 3" X 0.131" NAIL AT 12" O.C.	TYP. FACE NAIL TYP. FACE NAIL
DOUBLE TOP PLATE SPICE	(8) 16d COMMON (12) 3" X 0.131" NAILS	LAP SPICE LAP SPICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3) 8d COMMON (3) 3" X 0.131" NAILS	TOENAIL TOENAIL
12. RIM JOIST TO TOP PLATE	8d COMMON AT 6" O.C. 3" X 0.131" NAILS AT 6" O.C.	TOENAIL TOENAIL
13. TOP PLATES, CORNER LAPS AND INTERSECTIONS	(2) 16d COMMON (3) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON AT 16" O.C.	ALONG EDGE
15. CEILING JOISTS TO PLATE	(3) 8d COMMON (5) 3" X 0.131" NAILS	TOENAIL TOENAIL
16. CONTINUOUS HEADER TO STUD	(4) 8d COMMON	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SECTION 2308.10.4.1)	(3) 16d COMMON MIN. TABLE 2308.10.4.1 (4) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS (SECTION 2308.10.4.1)	(3) 16d COMMON MIN. TABLE 2308.10.4.1 (4) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
19. RAFTER TO PLATE (SECTION 2308.10.1) (TABLE 2308.10.1)	(3) 8d COMMON (3) 3" X 0.131" NAILS	TOENAIL TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	(2) 8d COMMON (2) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
21. 1"x8" SHEATHING TO EACH BEARING	(2) 8d COMMON	FACE NAIL
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING	(3) 8d COMMON	FACE NAIL
23. BUILT UP CORNER STUDS	16d COMMON 3" X 0.131" NAILS	24" O.C. 16" O.C.
24. BUILT UP ORDER AND BEAMS	16d COMMON AT 32" O.C. 3" X 0.131" NAILS AT 24" O.C.	FACE NAIL TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
25. 2" PLANKS	16d COMMON (2) 20d COMMON (3) 3" X 0.131" NAILS	FACE NAIL FACE NAIL AT ENDS AND
26. COLLAR TIE TO RAFTER	(3) 10d COMMON (4) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
27. JACK RAFTER TO HIP	(3) 10d COMMON (4) 3" X 0.131" NAILS (2) 16d COMMON (3) 3" X 0.131" NAILS	TOENAIL TOENAIL FACE NAIL FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	(2) 16d COMMON (3) 3" X 0.131" NAILS (2) 16d COMMON (3) 3" X 0.131" NAILS	TOENAIL TOENAIL FACE NAIL FACE NAIL
29. JOIST TO BAND JOIST	(3) 16d COMMON (5) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
30. LEDGER STRIP	(3) 16d COMMON (4) 3" X 0.131" NAILS	FACE NAIL FACE NAIL
31. WOOD STRUCTURAL PANELS TO FRAMING SUBFLOOR TO FRAMING	SEE SHEARWALL SCHEDULE SEE STRUCTURAL NOTES	SHEET S1.10 SECTION 06160

15 FASTENING SCHEDULE

16 TRUSS TO WALL

17 TYPICAL TRUSS BRACING AT END WALLS

18 OVERFRAMING

19 GARAGE FLOOR TRUSSES PERP. TO WALL

20 GARAGE FLOOR TRUSSES || WALL

Permit Set	
Job # 24-028	TE# 24307
Description	Date
Permit Intake	10/07/24
Correction 01	02/04/25
Correction 02	03/06/25
Field Rev	06/11/25
Field Rev	10/02/25

Trygstad ENGINEERING
 nels@trygstadeng.com
 (208)262-6884

Permit No.: 2407-213

Drawn:
 Stamp/Approval:

Sheet Name:
FRAMING DETAILS

Sheet No:
S9.1

Permit Set	
Job # 24-028	TE# 24307
Description	Date
Permit Intake	10/07/24
Correction 01	02/04/25
Correction 02	03/06/25
Field Rev	06/11/25
Field Rev	10/02/25

**Trygstad
ENGINEERING**
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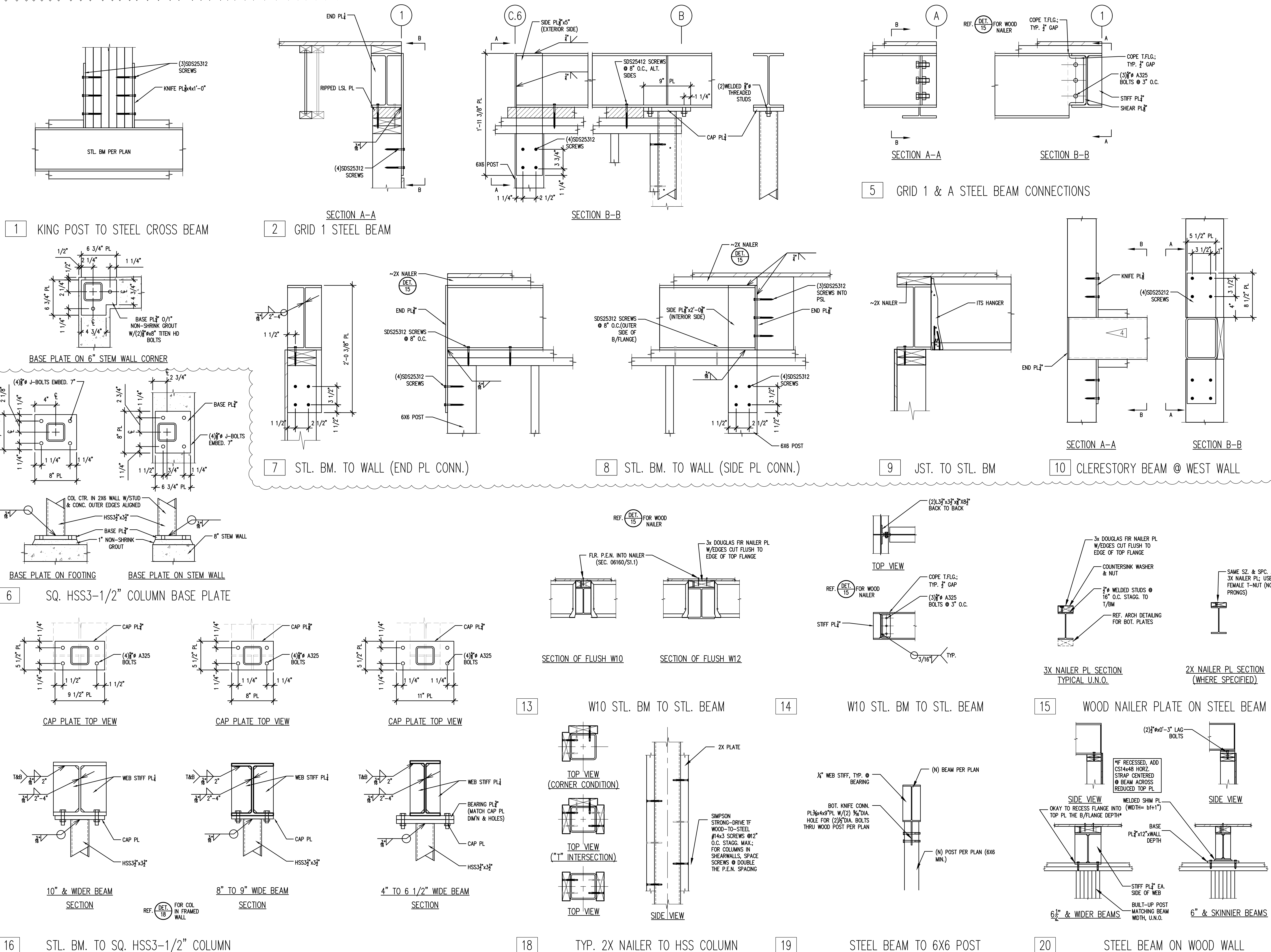
Permit No.: 2407-213

Drawn:
Stamp/Approval:

PROFESSIONAL SEAL
Nels Trygstad
P.E. No. 2407-213
EXPIRATION DATE 12/31/26

Sheet Name:
STEEL FRAMING DETAILS

Sheet No:
S9.2



TAM CEM - RESIDENCE
Addition & Alteration
4215 Holly Ln, Mercer Island, WA 98040

Permit Set	
Job # 24-028	TE# 24307
Description	Date
Permit Intake	10/07/24
Correction 01	02/04/25
Correction 02	03/06/25
Field Rev	06/11/25
Field Rev	10/02/25

**Trygstad
ENGINEERING**
nels@trygstadeng.com
(208)262-6884

Permit No.: 2407-213

Drawn:
Stamp/Approval:

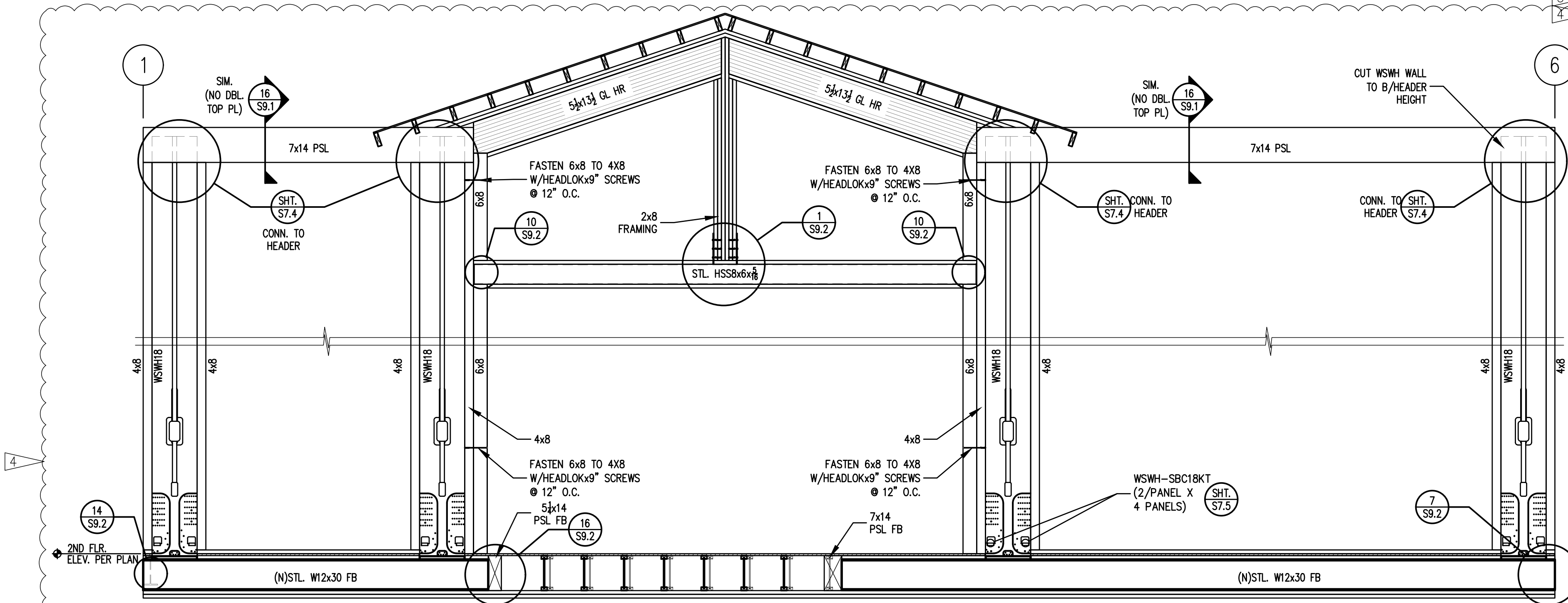
(Professional Engineer Seal)

Sheet Name:

**GARAGE
BONUS ROOM
SECTIONS**

Sheet No:

S9.4



18 GRID A UPPER LEVEL WALL @ KITCHEN AND LIVING ROOM GENERAL (APPROXIMATION) ELEVATION

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20190531001116)

LOT 4RR OF MERCER ISLAND BOUNDARY LINE REVISION NO. 86-03-03, AS PER SURVEY RECORDED UNDER RECORDING NUMBER 8604109002;

(BEING A REVISION OF LOT(S) 2, 3 AND 4, ROGER'S HOLLY LANE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 79 OF PLATS, PAGE(S) 16 AND 17, IN KING COUNTY, WASHINGTON);

ALSO THAT PORTION OF LOT 1 OF ROGER'S HOLLY LANE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 79 OF PLATS, PAGE(S) 16 AND 17, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 OF ROGER'S HOLLY LANE ADDITION;

THENCE SOUTH 35°08'12" EAST, A DISTANCE OF 10 FEET;

THENCE NORTH 54°51'48" EAST, A DISTANCE OF 88 FEET;

THENCE NORTH 35°08'12" WEST, A DISTANCE OF 10 FEET TO THE COMMON PROPERTY LINE OF LOT(S) 1 AND 4;

THENCE SOUTH 54°51'48" WEST ALONG SAID COMMON PROPERTY LINE, A DISTANCE OF 88 FEET TO THE POINT OF BEGINNING;

ALSO AN UNDIVIDED 1/8 INTEREST IN THE "COMMUNITY TRACT" OF ROGER'S HOLLY LANE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 79 OF PLATS, PAGE(S) 16 AND 17, IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR PRIVATE ROAD AS DELINEATED ON THE FACE OF SAID PLAT;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT;

TOGETHER WITH A COMMUNITY BEACH, DOCK AND WALKWAY EASEMENT AS GRANTED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 6712851;

TOGETHER WITH A PEDESTRIAN ACCESS AND DOCK USE EASEMENT AS GRANTED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 7410020628;

AND TOGETHER WITH AN EASEMENT FOR LANDSCAPING, AIR, LIGHT AND VIEW AS GRANTED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 8607071040.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

ACCEPTED A BEARING OF N 57°20'13" E, BETWEEN FOUND IRON PIPE AND REBAR WITH CAP, PER REF. 1

REFERENCES

- R1. RECORD OF SURVEY VOL 49, PG 79, RECORDING NUMBER 8604109002
- R2. PLAT OF ROGER'S HOLLY LANE ADDITION, VOL 79, PAGE 16
- R3. SHORT SUBDIVISION NO 99-0166, VOL 132, PG 41; RECORDING NUMBER 19990909900002

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

SITE TEMP. BENCHMARK
DESCRIPTION: PK NAIL W/ RED WASHER
LOCATION: 26.5'E & 16.4'N OF THE NW PROP. COR.
ELEVATION: 106.39'

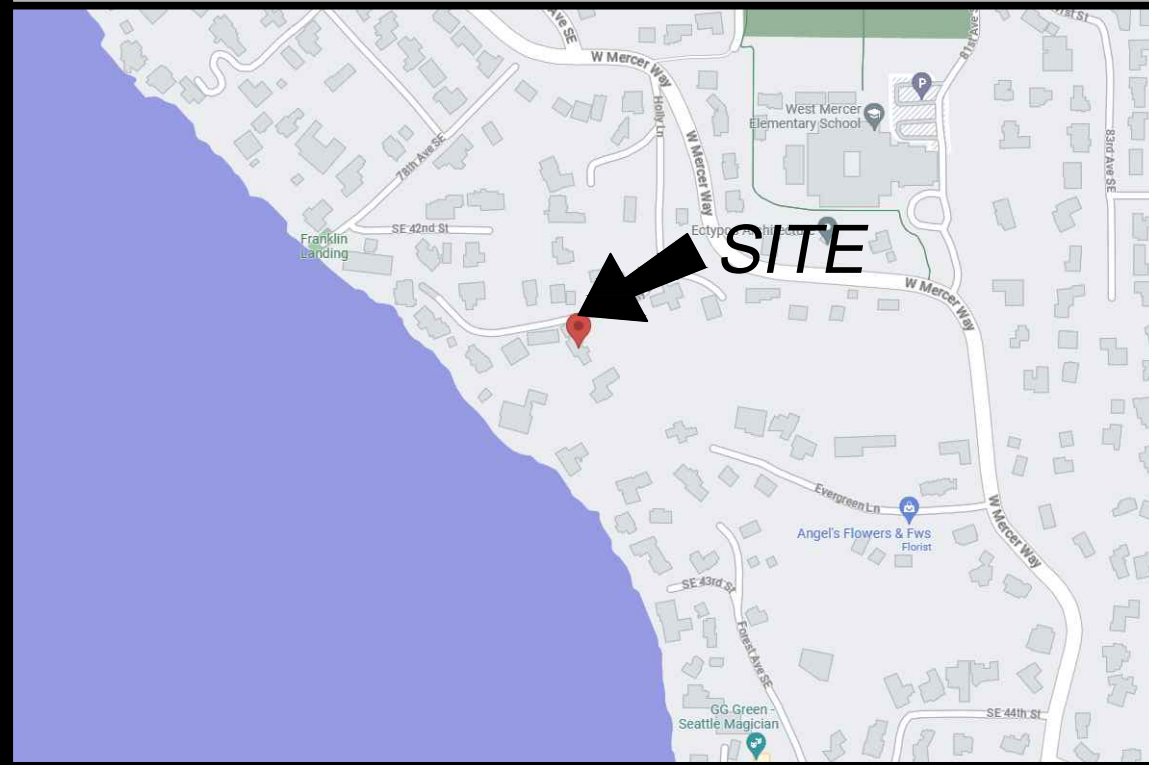
SURVEYOR'S NOTES

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2023. 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.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 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).
- SUBJECT PROPERTY TAX PARCEL NO. 738900-0040
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 25.936 ±S.F. (0.60 ACRES)
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
- EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
- 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.

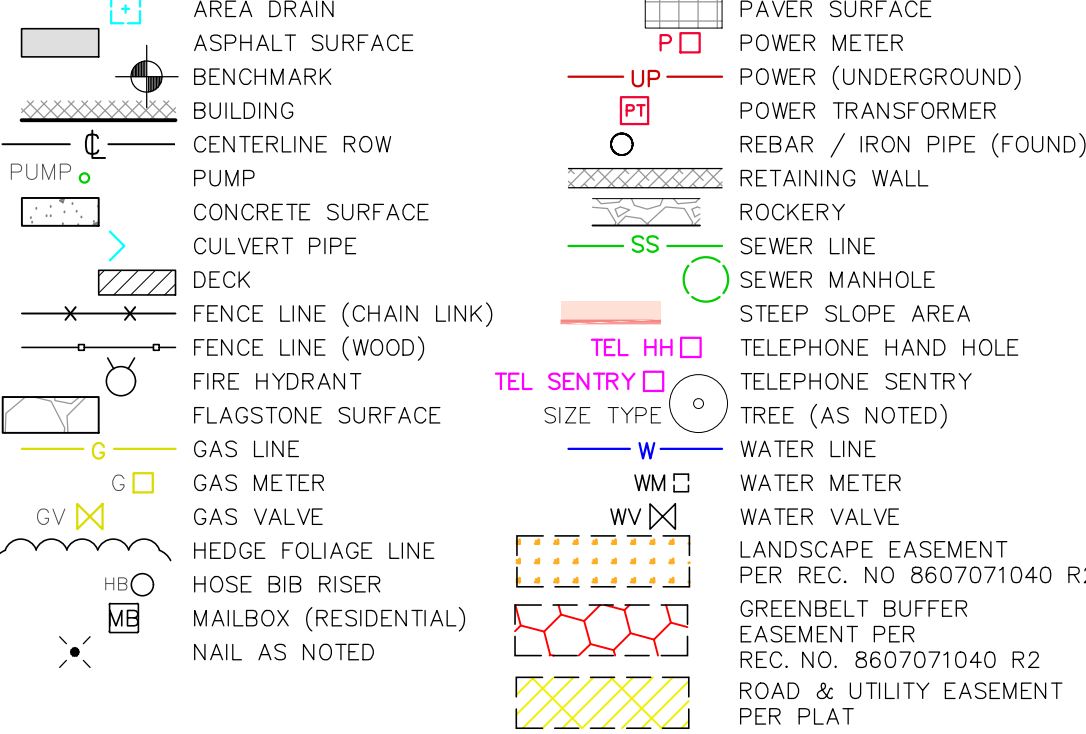
TOPOGRAPHIC & BOUNDARY SURVEY

VICINITY MAP

N.T.S.

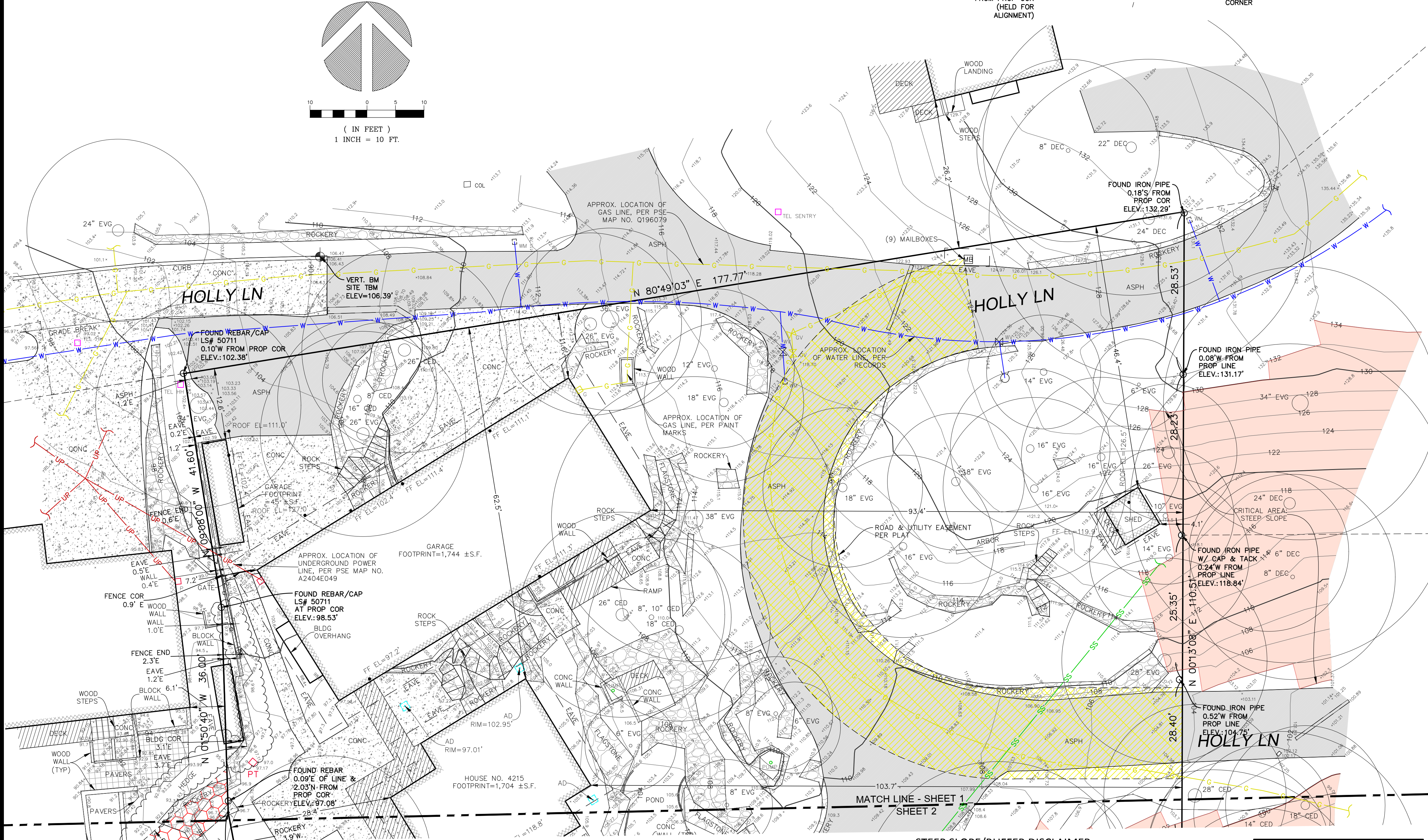
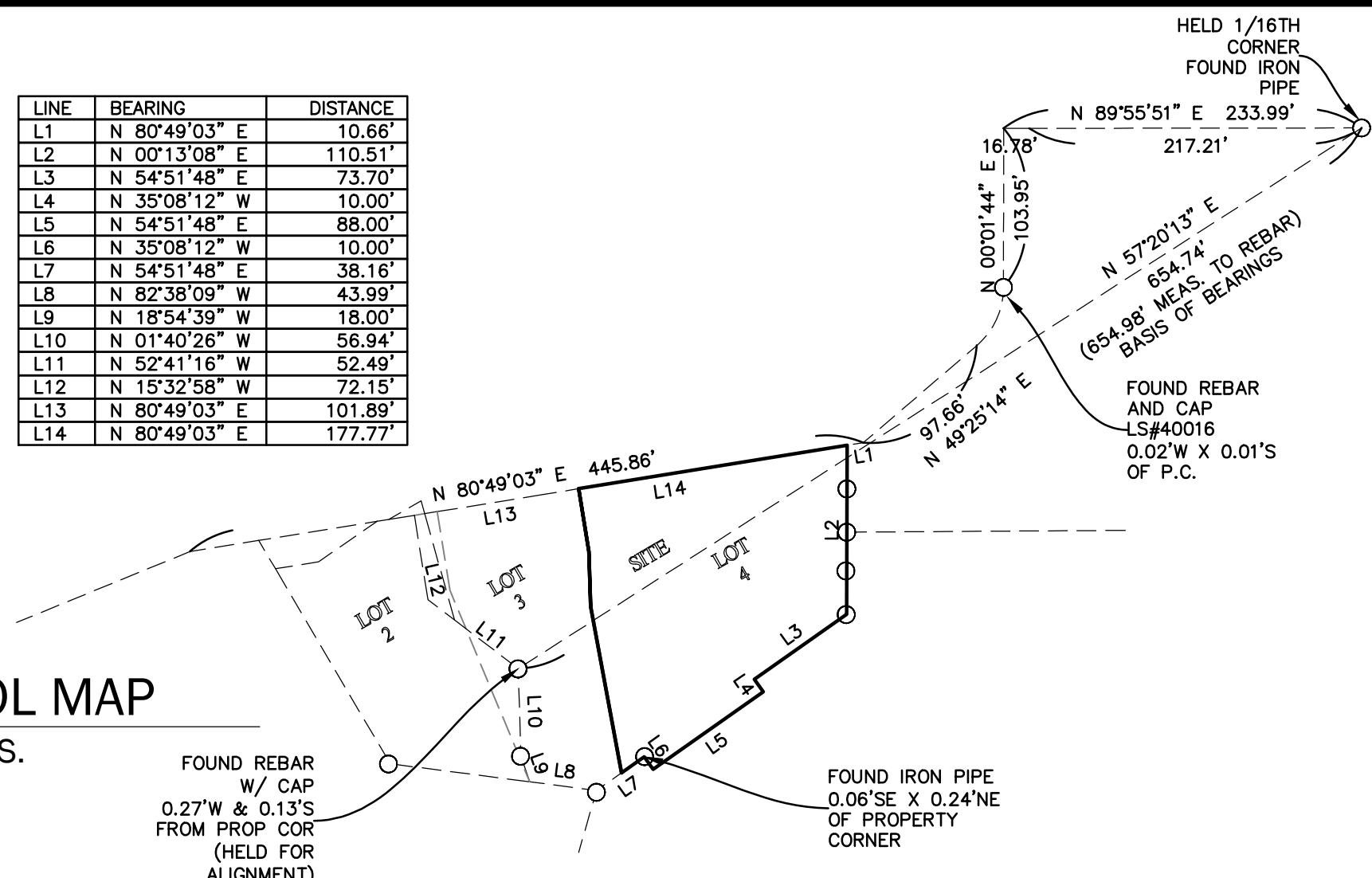


LEGEND



CONTROL MAP

N.T.S.



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

SW 1/4	NE 1/4
SECTION: 13	
TOWNSHIP: 24N	
RANGE: 04E, W.M.	
COUNTY: KING	

TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 738900-0040

F&M CONSTRUCTION

4215 HOLLY LN

MERCER ISLAND, WA 98040



TERRANE

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

JOB NUMBER: 10407

DATE: 10/27/23

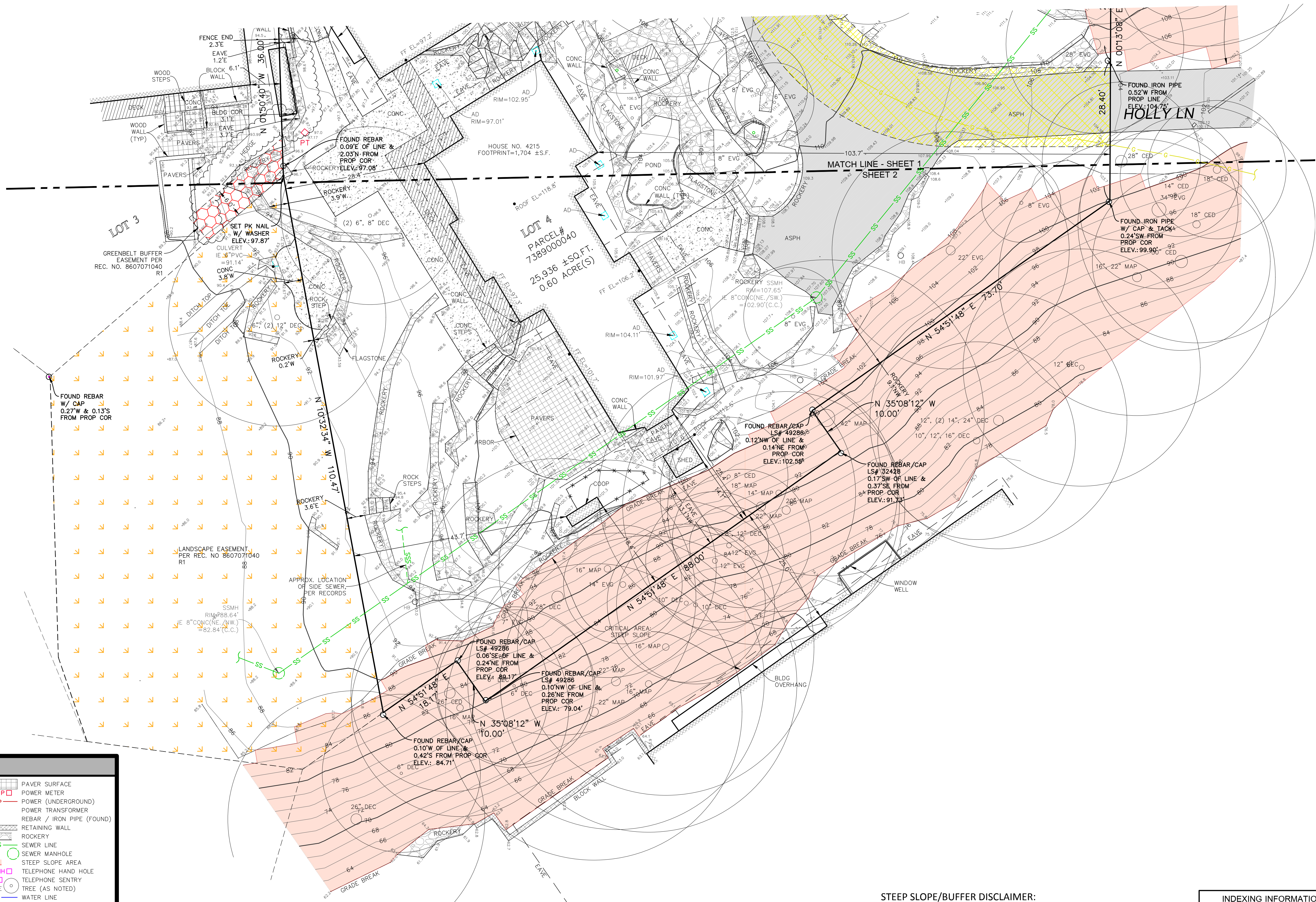
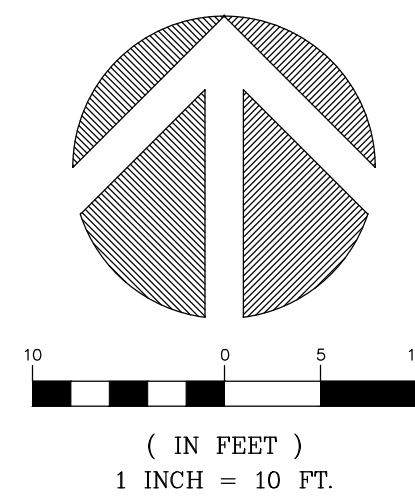
SCALE: 1" = 10'

REVISION HISTORY

SHEET NUMBER

1 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY



LEGEND

- | | | | |
|--|-------------------------|--|-------------------------------------|
| | AREA DRAIN | | PAVER SURFACE |
| | ASPHALT SURFACE | | POWER METER |
| | BENCHMARK | | POWER (UNDERGROUND) |
| | BUILDING | | POWER TRANSFORMER |
| | CENTERLINE ROW | | REBAR / IRON PIPE (FOUND) |
| | PUMP | | RETAINING WALL |
| | CONCRETE SURFACE | | ROCKERY |
| | CULVERT PIPE | | SEWER LINE |
| | DECK | | SEWER MANHOLE |
| | FENCE LINE (CHAIN LINK) | | STEEP SLOPE AREA |
| | FENCE LINE (WOOD) | | TELEPHONE HAND HOLE |
| | FIRE HYDRANT | | TELEPHONE SENTRY |
| | FLAGSTONE SURFACE | | TREE (AS NOTED) |
| | GAS LINE | | WATER LINE |
| | GAS METER | | WATER METER |
| | GAS VALVE | | WATER VALVE |
| | HEDGE FOLIAGE LINE | | LANDSCAPE EASEMENT |
| | HOSE BIB RISER | | PER REC. NO. 8607071040 R2 |
| | MAILBOX (RESIDENTIAL) | | GREENBELT BUFFER EASEMENT |
| | NAIL AS NOTED | | EASEMENT PER REC. NO. 8607071040 R2 |
| | | | ROAD & UTILITY EASEMENT |
| | | | PER PLAT |

STEEL SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEL 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 STEEL SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEL 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

SW	1/4	NE	1/4
SECTION:	13	TOWNSHIP:	24N
RANGE:	04E, W.M.	COUNTY:	KING

TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 7389000040

F&M CONSTRUCTION

4215 HOLLY LN

MERCER ISLAND, WA 98040



TERRANE

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

JOB NUMBER:	10407
DATE:	10/27/23
DRAFTED BY:	IDV / RPM
CHECKED BY:	TMM/WMS/EJG
SCALE:	1"= 10'

REVISION HISTORY

SHEET NUMBER

2 OF 2

We are the measure | terrane.net