

## ENERGY CODE

CALCULATIONS BASED ON CHAPTER 51-11R WAC  
2021 WASHINGTON STATE ENERGY CODE, RESIDENTIAL PROVISIONS

### PRESCRIPTIVE REQUIREMENTS

#### SECTION R402 BUILDING THERMAL ENVELOPE, TABLE R402.1.3 FOR CLIMATE ZONE 4C

FENESTRATION (GLAZING) U-FACTOR MAX	0.30
SKYLIGHT U-FACTOR MAX	0.50
CEILING R-VALUE	ATTIC R-60
WOOD FRAME WALL R-VALUE	SINGLE RAFTER OR JOIST-VAULTED CEILING R-38
FLOOR R-VALUE	R-20 CAVITY+ R-5 CONT OR R-13 CAVITY+ R-10 CONT R-30
BELOW-GRADE WALL	EXT CONT INSUL R-10 INT CONT INSUL R-15
SLAB R-VALUE & DEPTH	CAVITY INSUL R-21+ R-5 TB* R-10, 4 FT PERIMETER

\*TB-THERMAL BREAK BETWEEN FLOOR SLAB AND BASEMENT WALL

R406.3 Additional energy efficiency requirements. Each dwelling unit in a residential building shall comply with sufficient options from Tables R406.2 and R406.3 so as to achieve the following minimum number of credits:

1. Small Dwelling Unit: Dwelling units less than 1500 square feet in conditioned floor area with less than 300 square feet of fenestration area. Additions to existing building greater than 500 square feet of heated floor area but less than 1500 square feet.	5.0 credits
2. Medium Dwelling Unit: All dwelling units that are not included in #1, #3 or #4.	8.0 credits
3. Large Dwelling Unit: Dwelling units exceeding 5000 square feet of conditioned floor area.	9.0 credits
4. Dwelling units serving R-2 occupancies:	6.5 credits
5. Additions 150 square feet to 500 square feet:	2.0 credits

#### R406.3 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS

1. Small Dwelling Unit **MIN 5 CREDITS**

PROVIDE: TABLE 406.2 FUEL EQUALIZATION CREDITS

#### SYSTEM TYPE OF PRIMARY HEATING SOURCE

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) 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

PROVIDE: TABLE 406.3 ENERGY CREDITS

3.6 HIGH EFFICIENCY HVAC EQUIPMENT A centrally ducted air source cold climate variable capacity heat pump (ccVHP) found on the NEEP ccVHP qualified product list with a minimum of 10 HSPF may be used to satisfy this requirement.	1.0 CREDIT
5.4 EFFICIENT WATER HEATING Water heating system shall include one of the following: Energy Star rated gas or propane water heater with a minimum UEF of 0.91	1.0 CREDITS
<b>TOTAL</b>	<b>5.0 CREDITS</b>

## ENERGY CODE NOTES

- A PERMANENT CERTIFICATE PER R401.3 CERTIFICATE, SHALL BE COMPLETED BY THE BUILDER 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 COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN INSULATION MIN R-VALUES & FENESTRATION REQ'D BY COMPONENTS TABLE R402.1.3 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA LISTED IN THE TABLE.
- THE BUILDING SHALL COMPLY TO ENERGY CODE SECTION R403.3.7 BUILDING CAVITIES, R402.7 FLOOR INSULATION, AND R404.1 LIGHTING EQUIPMENT OR AS PER THE REQUIREMENTS OF THE CITY/TOWN OF JURISDICTION.
- AIR LEAKAGE, R402.4. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.6.
- AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM PER R403.1 CONTROLS.
- DUCTS AND AIR HANDLERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS R403.3.1 THROUGH R403.3.7. DUCTS IN UNCONDITIONED SPACES, R-8 FOR DUCTS 3" DIA AND LARGER AND NOT LESS THAN R-6 FOR DUCTS SMALLER THAN 3" DIA
- DUCT TESTING, SECTION R403.3.5. DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33, USING THE MAXIMUM DUCT LEAKAGE RATES SPECIFIED
- ELECTRIC WATER HEATER INSULATION, R403.5.6. ALL ELECTRIC WATER HEATERS IN UNCONDITIONED SPACES, OR ON CONCRETE FLOORS IN CONDITIONED SPACES, SHALL BE PLACED ON AN INSULATED SURFACE WITH A MINIMUM THERMAL RESISTANCE OF R-10, AND A MINIMUM COMPRESSIVE STRENGTH OF 40 PSI OR ENGINEERED TO SUPPORT THE APPLIANCE
- GAS FIREPLACE EFFICIENCY, R403.7.1. ALL GAS FIREPLACE HEATERS RATED TO ANSI Z21.88 SHALL BE LISTED AND LABELED WITH A FIREPLACE EFFICIENCY (FE) RATINGS OF 50 PERCENT OR GREATER IN ACCORDANCE WITH CSA P.4.1. VENTED GAS FIREPLACES (DECORATIVE APPLIANCES) CERTIFIED TO ANSI Z21.50 SHALL BE LISTED AND LABELED, INCLUDING THEIR FE RATINGS, IN ACCORDANCE WITH CSA P.4.1.
- MECHANICAL VENTILATION, W5EC R403.6. THE BUILDINGS SHALL BE PROVIDED WITH MECHANICAL VENTILATION THAT MEETS THE REQUIREMENTS OF SECTION M1505 IN IRC OR IBC, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING. WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM PER 1505.4.3 MECHANICAL VENTILATION RATE W/ DISTRIBUTED BALANCED & 90% RUN TIME, WHOLE HOUSE VENTILATION INTEGRATED WITH A FORCED AIR SYSTEMS PROVIDE 150 CFM
- MAX HEAT EQUIPMENT OUTPUT --- Btu/Hour PER WASHINGTON STATE HEATING SYSTEM SIZE WORKSHEET.

# DICKINSON RESIDENCE



## GENERAL NOTES

1. GENERAL NOTES DO NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITIES DOCUMENTED IN AIA FORM A201 GENERAL CONDITIONS AND SUPPLEMENTAL GENERAL CONDITIONS OR INFORMATION CONTAINED WITHIN THE CONTRACT DOCUMENTS.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES TO ASSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS.

### CODES

3. ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND ORDINANCES. ANY CONFLICT WHERE THE METHOD OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE APPLICABLE CODE OR ORDINANCES, THE CODE OR ORDINANCES SHALL GOVERN. IN THE EVENT THIS OCCURS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. CURRENT EDITIONS OF THE CODE ARE LISTED HERE FOR GENERAL REFERENCE, BUT DO NOT RELEASE THE CONTRACTOR FROM CONFORMING TO ALL APPLICABLE BUILDING CODES AND ORDINANCES AND THEIR SUBSECTIONS.

### APPLICABLE CODES PER CITY/COUNTY REQUIREMENTS:

2021 INTERNATIONAL BUILDING CODE (IBC) - WAC 51-50  
2021 INTERNATIONAL RESIDENTIAL CODE (IRC) - WAC 51-51  
2021 INTERNATIONAL MECHANICAL CODE (IMC) - WAC 51-52  
2021 WASHINGTON STATE ENERGY CODE - WAC 51-11C & WAC 51-11R  
2021 UNIFORM PLUMBING CODE (UPC) - WAC 51-52 & WAC 51-57  
2021 INTERNATIONAL FIRE CODE (IFC) - WAC 51-54A  
2021 INTERNATIONAL FUEL GAS CODE (NFGC) - WAC 51-52  
2021 NFPA 13

### CONSULTANT'S DRAWINGS

4. CONSULTANT DRAWINGS INCLUDING BUT NOT LIMITED TO STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND INTERIOR DESIGN ARE SUPPLEMENTARY TO THE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES IDENTIFIED BETWEEN THE CONSULTANT'S DRAWINGS WITH A WRITTEN REQUEST FOR CLARIFICATION. WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

### CONSTRUCTION

5. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE NOT SPECIFICALLY INDICATED, BUT ARE OF A SIMILAR CHARACTER TO DETAILS SHOWN. SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY THE ARCHITECT.  
6. THE CONTRACTOR SHALL INVESTIGATE EXISTING CONDITIONS BEFORE BEGINNING WORK.  
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT INDICATED IN THE CONTRACT DOCUMENTS, AND PROVIDED BY OTHERS.  
8. THE CONTRACTOR SHALL PROVIDE ALL BLOCKING, BUCK-OUTS, BACKING AND JACKS AS REQUIRED FOR THE WORK, UNLESS NOTED OTHERWISE.  
9. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR INSPECTING THE WORKMANSHIP OF SUBCONTRACTORS PRECEDING. DISCREPANCIES IN PROCEEDING WORK SHALL BE REPORTED TO THE CONTRACTOR IMMEDIATELY. FAILURE TO DO SO IN A TIMELY MANNER SHALL BE CONSTRUED AS ACCEPTANCE OF THAT WORK.  
10. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT WORK CAUSED BY THE SUBCONTRACTOR, ITS AGENTS, OR EMPLOYEES. SUBCONTRACTOR SHALL REPAIR SAID DAMAGE AT THE SUBCONTRACTOR'S EXPENSE.  
11. THE USE OF WORD "PROVIDE" SHALL ALWAYS MEAN, "FURNISH, INSTALL, CONNECT OR SECURE" AS REQUIRED.  
12. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS AND TRADE ASSOCIATES ACCEPTED STANDARDS.

## MECHANICAL & ENERGY GENERAL NOTES

1. ALL GLAZING SHALL BE DOUBLE GLAZED PER SPECIFICATIONS.  
2. ALL METAL DUCT JOINTS TO BE SEALED WITH DUCT SEALANT AND TESTED.  
3. ALL OPENINGS IN THE EXTERIOR WALLS SHALL BE SEALED OR WEATHERSTRIPPED AS APPROPRIATE TO LIMIT AIR LEAKAGE.  
4. BATT INSULATION SHALL BE CAREFULLY INSTALLED TO AVOID TEARING OR RIPPING THE VAPOR BARRIER. ALL JOINTS (BETWEEN BATT SPLICES) AND TEARS SHALL BE SEALED. ALL JOINTS (BETWEEN BATT SPLICES) AND TEARS SHALL BE SEALED WITH DUCT TAPE (OR OTHER APPROVED MATERIAL).  
5. SHOWERS SHALL BE EQUIPPED WITH FLOW-CONTROL DEVICES THAT LIMIT TOTAL FLOW TO A MAXIMUM OF 2.5 GPM PR SHOWERHEAD.  
6. FACTORY-BUILT WINDOWS SHALL BE RATED AND TESTED BY THE ASTM STANDARD E 283-73 LISTING AIR LEAKAGE RATES.  
7. R-10 DUCT INSULATION REQUIREMENTS PER WESC TABLE 5-11.  
8. ALL FAN DUCTING TO BE SMOOTH WALL 26-GAUGE OR HEAVIER.  
9. FUEL FOR WATER AND SPACE HEATING SHALL BE GAS.  
10. SERVICE WATER HEATER SHALL HAVE A LABEL WHICH STATES THAT IT COMPLIES WITH 1987 THE NATIONAL APPLIANCE ENERGY CONSERVATION ACT.  
11. ALL WATER SERVICE PIPING SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH LOCAL CODE.  
12. CONTINUOUS APPROVED VAPOR BARRIERS SHALL BE INSTALLED ON THE HEATED SIDE OF ALL INSULATION INSTALLED.  
13. ONLY ONE DUCT IS ALLOWED PER JOIST BAY FOR BATH, KITCHEN OR LAUNDRY ROOM VENT FANS.  
14. ALL HVAC AND MECHANICAL CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE W5EC AND V1AQ REGULATIONS.

### DRAWING STANDARDS / DIMENSIONS

13. DO NOT SCALE DRAWINGS; USE WRITTEN DIMENSIONS. IN THE EVENT THAT DISCREPANCIES ARE FOUND IN THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY CLARIFY SAID CONDITION WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

14. ALL INFORMATION RELATED TO EXISTING CONDITIONS HAS BEEN REPRESENTED TO THE BEST KNOWLEDGE OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES THAT WOULD EFFECT THE CONSTRUCTION OF THE PROJECT BEFORE STARTING THE WORK.

15. DIMENSIONS ARE TO THE FACE OF FRAMING, FACE OF CONCRETE, GRID LINES, OR CENTERLINE OF COLUMNS, DOORS AND WINDOWS UNLESS NOTED OTHERWISE.

16. VERIFY SIZE AND LOCATION OF AND PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, ANCHORS, INSERTS, ROUGH BLOCKS AND BACKING FOR SURFACE MOUNTED ITEMS.

17. PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND ELECTRICAL IN ALL FINISHED AREAS.

18. ALL SWING DOORS NOT LOCATED BY DIMENSIONS ON PLANS OR DETAILS SHALL BE 4" FROM FACE OF STUD TO EDGE OF ROUGH OPENINGS OR CENTERED BETWEEN ROOM PARTITIONS AS SHOWN.

19. PLANS ARE DRAWN ASSUMING THE FOLLOWING ROUGH OPENINGS:

- SWINGING DOORS: NOMINAL SIZE +2"
- BI-FOLD DOORS: NOMINAL SIZE + 1 1/2"
- BI-PASS DOORS: NOMINAL SIZE +0"
- WINDOWS: NOMINAL SIZE +0"

20. PROVIDE CAULKING BETWEEN SOLE PLATES AND SUBFLOOR AND BETWEEN RIM JOISTS AT BOTH TOP PLATE AND SUBFLOOR.

21. SAFETY GLAZING: WINDOW MFR. SHALL PROVIDE TEMPERED SAFETY GLAZING WHERE REQUIRED BY IRC R308.4

22. SKYLIGHTS SHALL COMPLY WITH IRC R308.6

23. REFER TO ARCHITECT'S STANDARDS FOR SYMBOLS AND ABBREVIATIONS IN SPECIFICATION MANUAL FOR CLARITY OF DRAWINGS. IF A SYMBOL OR ABBREVIATION IS IDENTIFIED IN THE SPEC MANUAL THAT IS IN DISCREPANCY WITH THE STANDARDS THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION.

24. DEFERRED SUBMITTALS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDER DESIGN AND FOR SUBMITTING DRAWINGS AND/OR SPECIFICATIONS TO THE CITY/TOWN OF JURISDICTION AS DEFERRED SUBMITTALS FOR THE FOLLOWING:

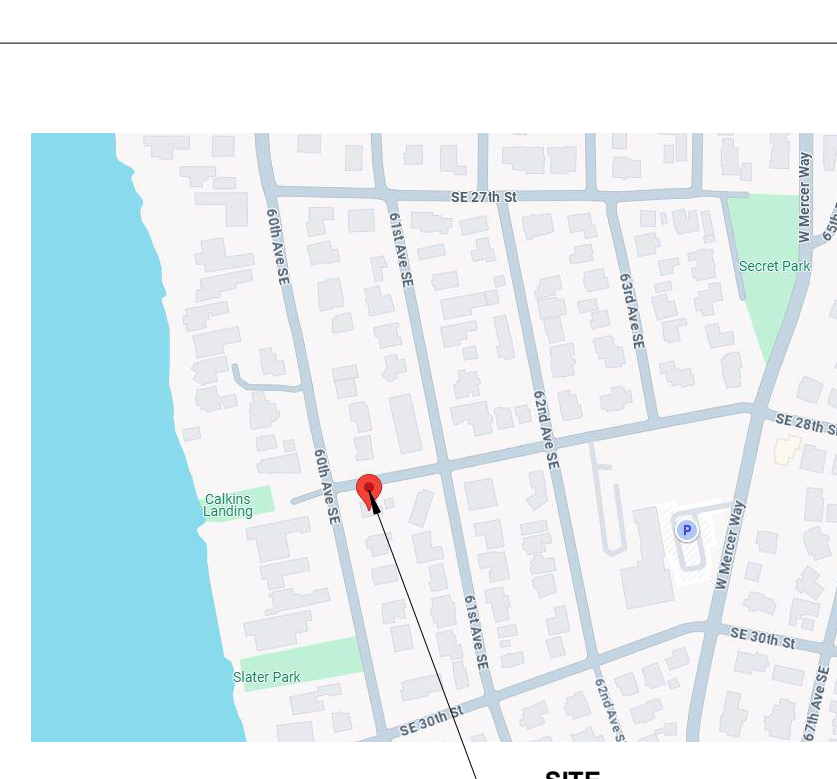
- PLUMBING
- ELECTRICAL
- HVAC, MECHANICAL SYSTEMS
- AUTOMATIC SPRINKLER SYSTEMS, VERIFY

THESE SUBMITTALS SHALL BE PROVIDED TO THE CITY PRIOR TO COMMENCING ANY WORK ON THE SYSTEM.

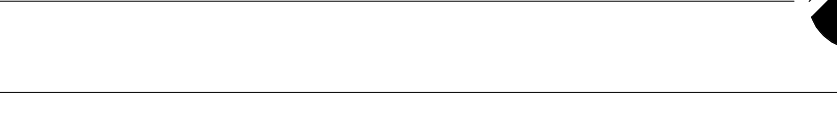
25. ALL FASTENERS, CONNECTORS & HANGERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD ARE REQUIRED TO BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153 OR BE STAINLESS STEEL.

26. REPETITIVE FEATURES NOT FULLY SHOWN OR NOTED ON THE DRAWINGS SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.

### VICINITY MAP



### VICINITY MAP



## PROJECT TEAM

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## PROJECT DATA

<b>PROJECT NAME:</b>	DICKINSON RESIDENCE
<b>PROJECT ADDRESS:</b>	2800 60TH AVE. SE., MERCER ISLAND
<b>PROJECT LEGAL DESCRIPTION:</b>	EAST SEATTLE ADD N 1/2 OF 14 ALL 15-16, PLAT BLOCK: 15, PLAT LOT: 14-15-16
<b>TAX PARCEL #:</b>	217450-2670
<b>LOT AREA:</b>	7,502 SF (PER KING COUNTY RECORD)
<b>JURISDICTION:</b>	CITY OF MERCER ISLAND
<b>LAND USE ZONING:</b>	R-8.4
<b>OCCUPANCY GROUPS:</b>	R-3 SINGLE FAMILY RESIDENCE
<b>TYPE OF CONSTRUCTION:</b>	VB

## PROJECT SCOPE OF WORK

EXISTING STRUCTURES TO REMAIN; MAINTAIN THE EXISTING LEGAL NON-CONFORMANCE OF FRONT YARD SETBACK ALONG THE STREET FRONTAGE ON SE 28TH STREET. CONSTRUCT ADDITION ATTACHED TO THE SOUTHERN SIDE OF THE EXISTING STRUCTURE. THE EXISTING NON-CONFORMING CARPORT IN THE EASTERN REAR YARD IS TO REMAIN.

BASED ON CITY OF MERCER ISLAND CODE SECTION 19.01.050 NONCONFORMING STRUCTURES, SITES, LOTS, AND USES, SUBSECTION (D) (b) (i)

"DETACHED SINGLE-FAMILY DWELLING, A LEGALLY NONCONFORMING DETACHED SINGLE-FAMILY DWELLING MAY BE INTENTIONALLY ALTERED OR ENLARGED WITHOUT LOSING ITS LEGAL NONCONFORMING STATUS AS LONG AS NO MORE THAN 40 PERCENT OF THE LENGTH OF THE DWELLING'S EXISTING EXTERIOR WALLS, EXCLUDING ATTACHED ACCESSORY BUILDINGS, IS STRUCTURALLY ALTERED. ANY PORTION OF THE LENGTH OF EXISTING WALLS THAT IS STRUCTURALLY ALTERED SHALL BE INCLUDED IN CALCULATING THE 40 PERCENT THRESHOLD..."

PLEASE SEE SHEET A002 FOR WALL LENGTH CALCULATION.

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

TO ACCOMMODATE THE FIRE SPRINKLER SYSTEM, A MINIMUM OF 1" WATER METER AND 1" WATER SUPPLY LINE ARE REQUIRED.

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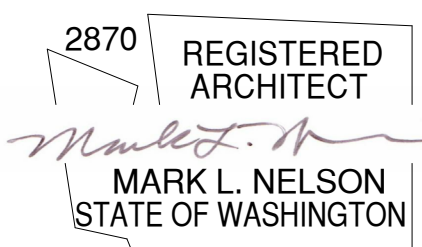
## ABBREVIATIONS

ALT	Above Finish Floor
ALTR	Alternate
APPROX	Approximate
BDRM	Bedroom
BOW	Bottom of Wall
CAB	Cabinet
CONC	Concrete
CPT	Carpet
CSMT	Casement
CTR	Center, Counter
DBL	Double
DIM	Dimension
DN	Down
DR	Door
DS	Downspout
DTL	Detail
DW	Dishwasher
DWG	Drawing
E	Existing
EA	Each
ELEC	Electrical
ELEV	Elevation / Elevator
EQ	Equal
EQUIP	Equipment
EXT	Exterior
FD	Floor Drain
FF	Finish Floor
FFHB	Frish-Free Hose Bibb
FIN	Finish
FL	Floor Line
FLR	Floor / Flooring
G	Guest
GWB	Gypsum Wall Board
GYP	Gypsum
HDR	Header
HDWD	Hardwood
HR	Hour
HT	Height
HW	High Window
HWT	Hot Water Tank
INSUL	Insulation / Insulate
INT	Interior
MECH	Mechanical
MFR	Manufacturer
MIR	Mirror
MISC	Miscellaneous
MTL	Metal
OC	On Center
OHG	Overhead
OVHD	Overhead
O/	Over
OG	Obscure Glass
P	Primary (As in P. Bath)
PLWD	Plywood
R	Riser / Radius
RD	Roof Drain
REF	Refrigerator
REINF	Reinforced / Reinforcement
REQ	Required / Requirement
RO	Rough Opening
SG	Safety Glass
SIM	Similar
SEEC	Specification / Specifications
SS	Stainless Steel
STL	Steel
STRL	Structural
SYS	System
TOW	TOP of Wall
TYP	Typical
UNO	Unless Noted Otherwise
VIF	Verify in Field
W/	With
WD	Wood
WDW	Window
WM	Water Meter
W/O	Without
WT	Weight
YD	Yard



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## PERMIT APPLICATION



**Project:**  
**DICKINSON RESIDENCE**

**25-**  
2800 60th Ave. SE, Mercer Island

**Drawing Title:**  
**COVERSHEET**

**Drawn By:** NC  
**Checked By:** MN  
**Approved By:** MN  
**Issue Date:** 2026-01-26

**Revisions:**

No.	Description	Date
1.	Review comments response	01/26/2026

**Scale:** 12" = 1'-0"

**Sheet No.**

**A001**  
Printed: 1/27/2026 1:24:12 PM

# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING NO. 2011083000996)  
 THE NORTH HALF OF LOT 14 AND ALL OF LOTS 15 AND 16, BLOCK 15, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE(S) 23, IN KING COUNTY, WASHINGTON.

## BASIS OF BEARINGS

ACCEPTED THE BEARING OF N12°07'50"W BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF 61ST AVE SE, PER REFERENCE NO. 2.

## REFERENCES

- R1 EAST SEATTLE ADDITION, RECORDED IN VOLUME 3 OF PLATS, PAGE 22, RECORDS OF KING COUNTY, WASHINGTON.
- R2 RECORD OF SURVEY, RECORDED IN BOOK 195 OF SURVEYS, PAGE 140, RECORDS OF KING COUNTY, WASHINGTON.
- R3 RECORD OF SURVEY, RECORDED IN BOOK 106 OF SURVEYS, PAGE 290, RECORDS OF KING COUNTY, WASHINGTON.
- R4 RECORD OF SURVEY, RECORDED IN BOOK 51 OF SURVEYS, PAGE 139, RECORDS OF KING COUNTY, WASHINGTON.

## VERTICAL DATUM

NAVD 88 PER CITY OF MERCER ISLAND BENCHMARK NO. 47160-1086  
 DESCRIPTION: 1" CON MON W/ 3/8 PLUG  
 LOCATION: AT @ INTX SE 28TH ST & 60TH AVE SE  
 ELEVATION: 49.549'  
 SITE TEMP. BENCHMARK  
 DESCRIPTION: PK NAIL W/ RED WASHER  
 LOCATION: 20.6'N & 51.2'W FROM THE SW PROP COR  
 ELEVATION: 49.93'

## SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN NOVEMBER OF 2024. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES. TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 2174502670
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 7,502 S.F. (0.17 ACRES)
6. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

## TITLE COMMITMENT NOTE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY'S "ALTA HOMEOWNER'S POLICY", ORDER NO. 0281352-ETU, DATED OCTOBER 30, 2024. IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "ALTA HOMEOWNER'S POLICY". TERRANE, INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

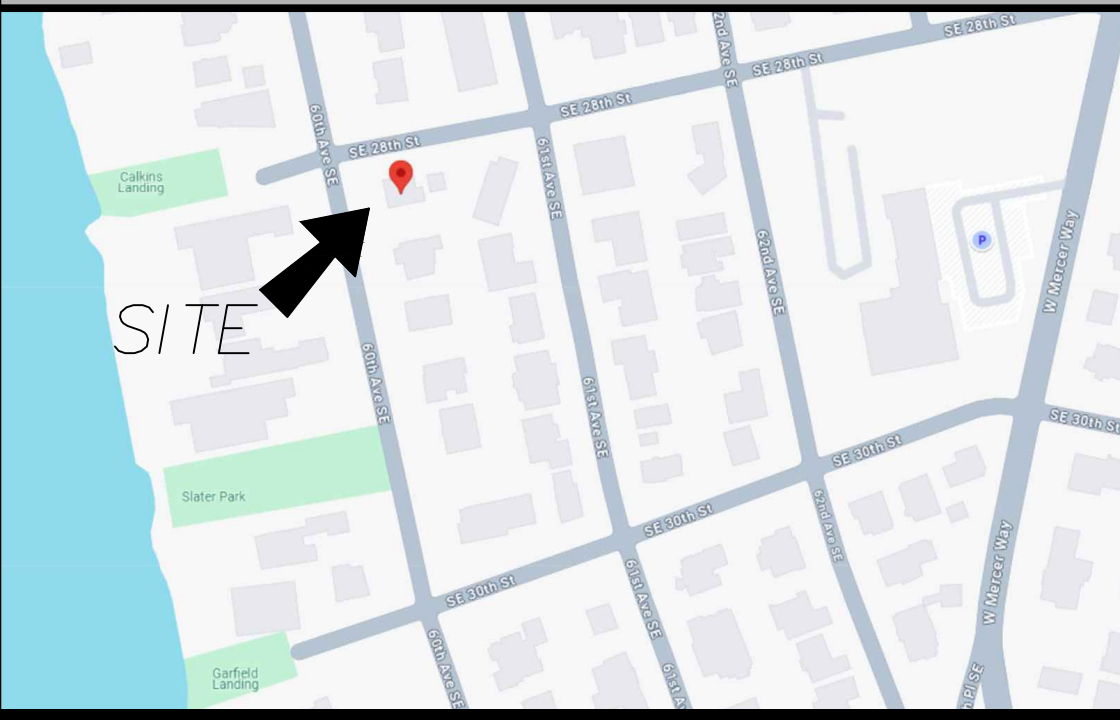
## SCHEDULE B ITEMS

1. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF EAST SEATTLE; RECORDING NO: 25503  
 "BLANKET IN NATURE"

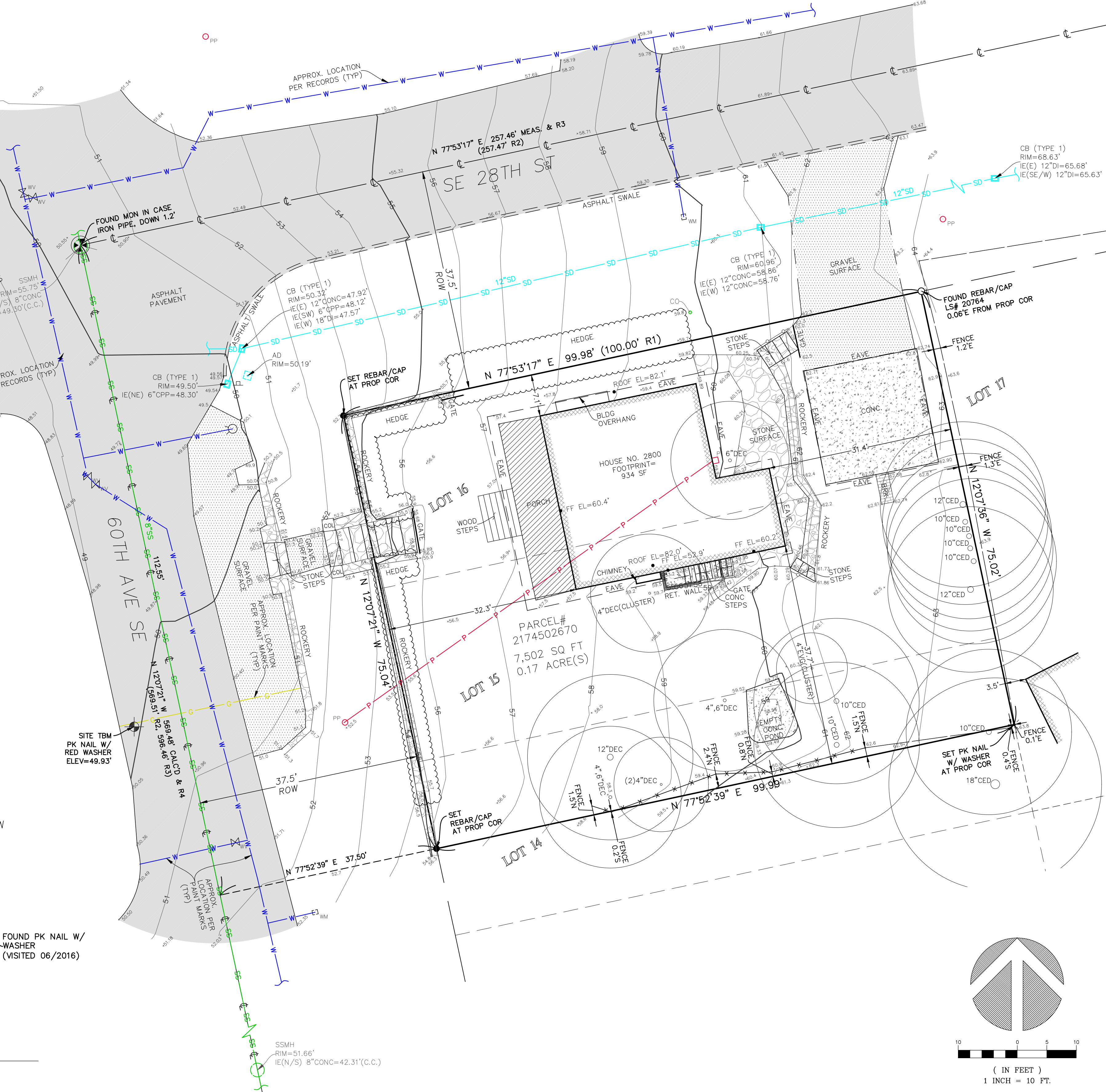
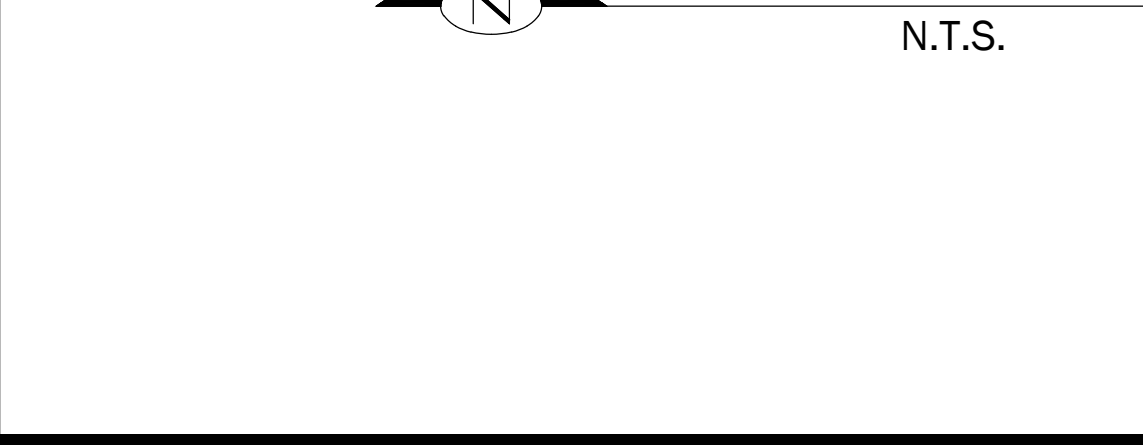
## LEGEND

	BENCHMARK BRASS DISC (FOUND)		CONCRETE SURFACE
	CENTERLINE ROW		DECK
	FENCE LINE (CHAIN LINK)		FLAGSTONE SURFACE
	FENCE LINE (IRON)		GRAVEL SURFACE
	FENCE LINE (WOOD)		ROCKERY
	MONUMENT (IN CASE, FOUND)		HANDRAIL
	MONUMENT (SURFACE, FOUND)		GAS LINE
	NAIL AS NOTED		POWER METER
	PROPERTY LINES (ADJACENT)		POWER POLE W/ LIGHT
	PROPERTY LINE (SUBJECT)		POWER (OVERHEAD)
	REBAR AS NOTED (FOUND)		AREA DRAIN
	RETAINING WALL		INLET (TYPE 1)
	RIGHT-OF-WAY LINES		STORM DRAIN LINE
	BUILDING		CLEANOUT
	TREE (AS NOTED)		SEWER MANHOLE
	HEDGE FOLIAGE LINE		SEWER LINE
	ASPHALT SURFACE		FIRE HYDRANT
	BRICK SURFACE		WATER METER
			WATER VALVE
			WATER LINE

## VICINITY MAP N.T.S.



## 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	
SE 1/4 NE 1/4	SECTION: 11
	TOWNSHIP: 24N
	RANGE: 04E, W.M.
	COUNTY: KING

**TERRANE**

11235 SE 6th St, Suite 130  
 Bellevue, WA 98004  
 p: 425-458-4488 | e: info@terrane.net

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY  
 PARCEL NO. 2174502670  
 2800 60TH AVE SE  
 2800 60TH AVENUE SOUTHEAST  
 MERCER ISLAND, WA 98040

JOB NUMBER: 241953  
 DATE: 11/06/24  
 DRAFTED BY: LSA  
 CHECKED BY: WMS/TMM  
 SCALE: 1" = 10'  
 REVISION HISTORY  
 11/11/24 TITLE REVIEW

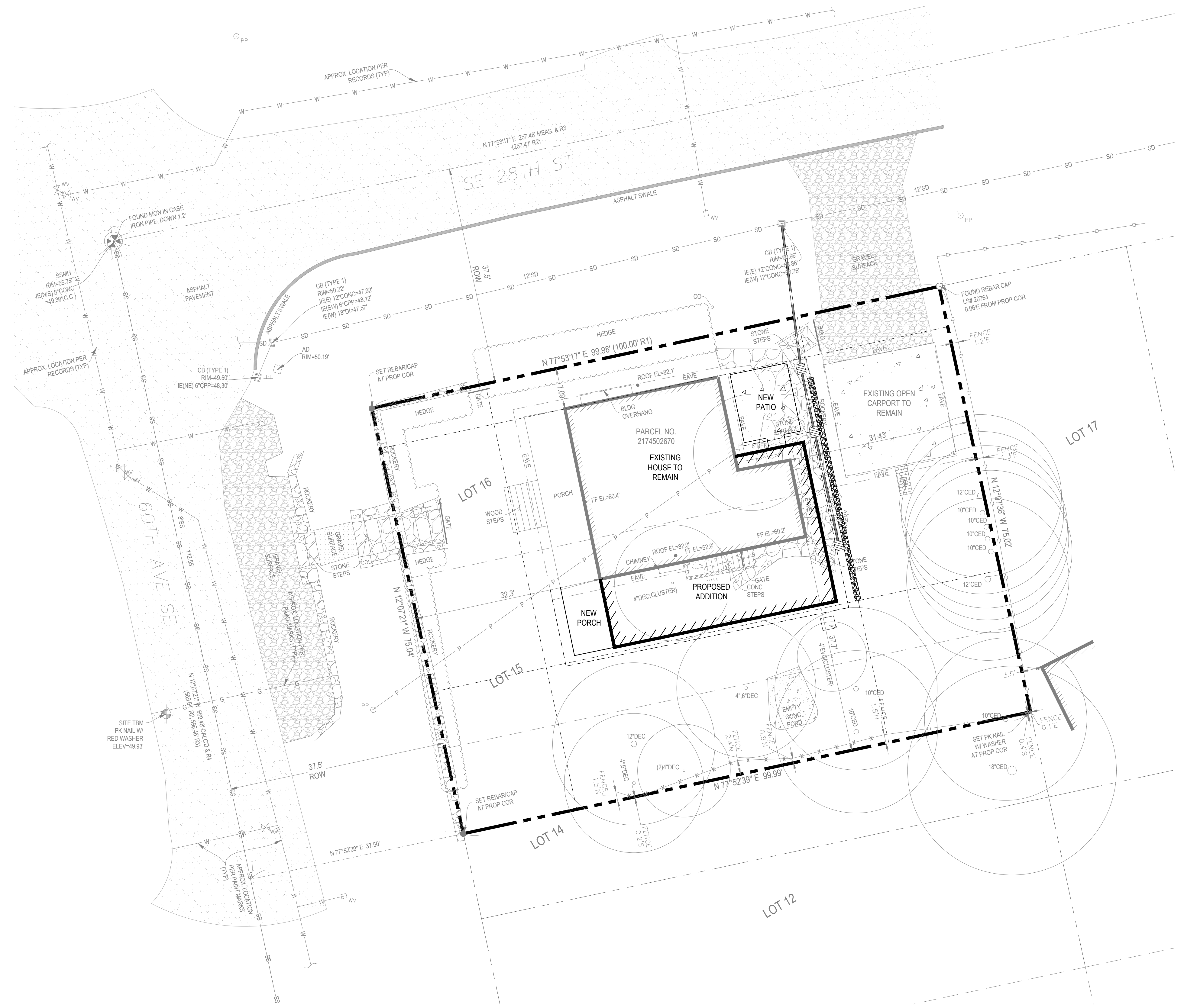
SHEET NUMBER  
 1 OF 1

# DICKINSON RESIDENCE

## THE SE 1/4 OF THE NE 1/4, SECTION 11, TOWNSHIP 24N, RANGE 04 E, W.M., KING COUNTY, WASHINGTON

- GENERAL NOTES**
- UNLESS OTHERWISE SPECIFIED ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT), "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION", CURRENT EDITION.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROCURE ALL APPLICABLE PERMITS, LICENSES AND CERTIFICATES RELATIVE TO THE TRADES TO COMPLETE THE PROJECT AND FOR THE USE OF SUCH WORK WHEN COMPLETED. COMPLIANCE SHALL BE AT ALL LEVELS, FEDERAL, STATE, AND COUNTY RELATING TO THE PERFORMANCE OF THIS WORK.
  - IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND OTHER RELATED, OR REQUIRED, PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE MUNICIPALITY'S RIGHT-OF-WAY.
  - CALL THE UNDERGROUND LOCATE LINE (811) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.
  - NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR DISCREPANCIES.
  - PERFORM ALL WORK WITHOUT DAMAGE TO ANY FACILITIES TO REMAIN. DAMAGE AS A RESULT OF CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE OWNER.
  - REPLACE ALL EXISTING SURVEY MONUMENTS WHICH ARE DISTURBED, LOST OR DESTROYED DURING CONSTRUCTION WITH THE PROPER MONUMENT BY A LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON.

- SURVEY DATA**
- LEGAL DESCRIPTION**  
EAST SEATTLE ADD N 1/2 OF 14 ALL 15-16, PLAT BLOCK: 15, PLAT LOT: 14-15-16
  - VERTICAL DATUM**  
NAVD 88 PER CITY OF MERCER ISLAND BENCHMARK NO. 47160-1086  
DESCRIPTION: 1" CON MON W/ 3/8 PLUG  
LOCATION: AT C.L. INTX SE 28TH ST & 60TH AVE SE  
ELEVATION: 49.549'
  - SITE TEMP. BENCHMARK**  
DESCRIPTION: PK NAIL W/ RED WASHER  
LOCATION: 20.6'N & 51.2'W FROM THE SW PROP COR  
ELEVATION: 49.93'



**SITE DATA**

PARCEL NUMBER:	2174502670
SITE ADDRESS:	2800 60TH AVE. SE, MERCER ISLAND, WA 98040
SITE AREA:	7,502 SF (PER SURVEY)

**PROJECT TEAM**

<b>ENGINEER:</b>	TRAV STORY, PE COLUMBIA NORTHWEST 249 N. ELDER ST, MOSES LAKE, WA 98837 (253) 579-2212 TRAV.STORY@CNWENG.COM
<b>ARCHITECT:</b>	MARK L. NELSON, AIA 1233 EVERGREEN POINT ROAD MEDINA, WASHINGTON 98039 (206) 617-8069
<b>SURVEYOR:</b>	TERRANE 10801 MAIN STREET, SUIT 102 BELLEVUE, WA 98004 (425) 458-4488 INFO@TERRANE.NET

**811**  
Know what's below.  
Call before you dig.

SCALE: 1" = 10'

MARK	REVISION DESCRIPTION	DATE



DRAWN BY	VT
DESIGN BY	TS
CHECK BY	TS
PROJECT MGR	TS

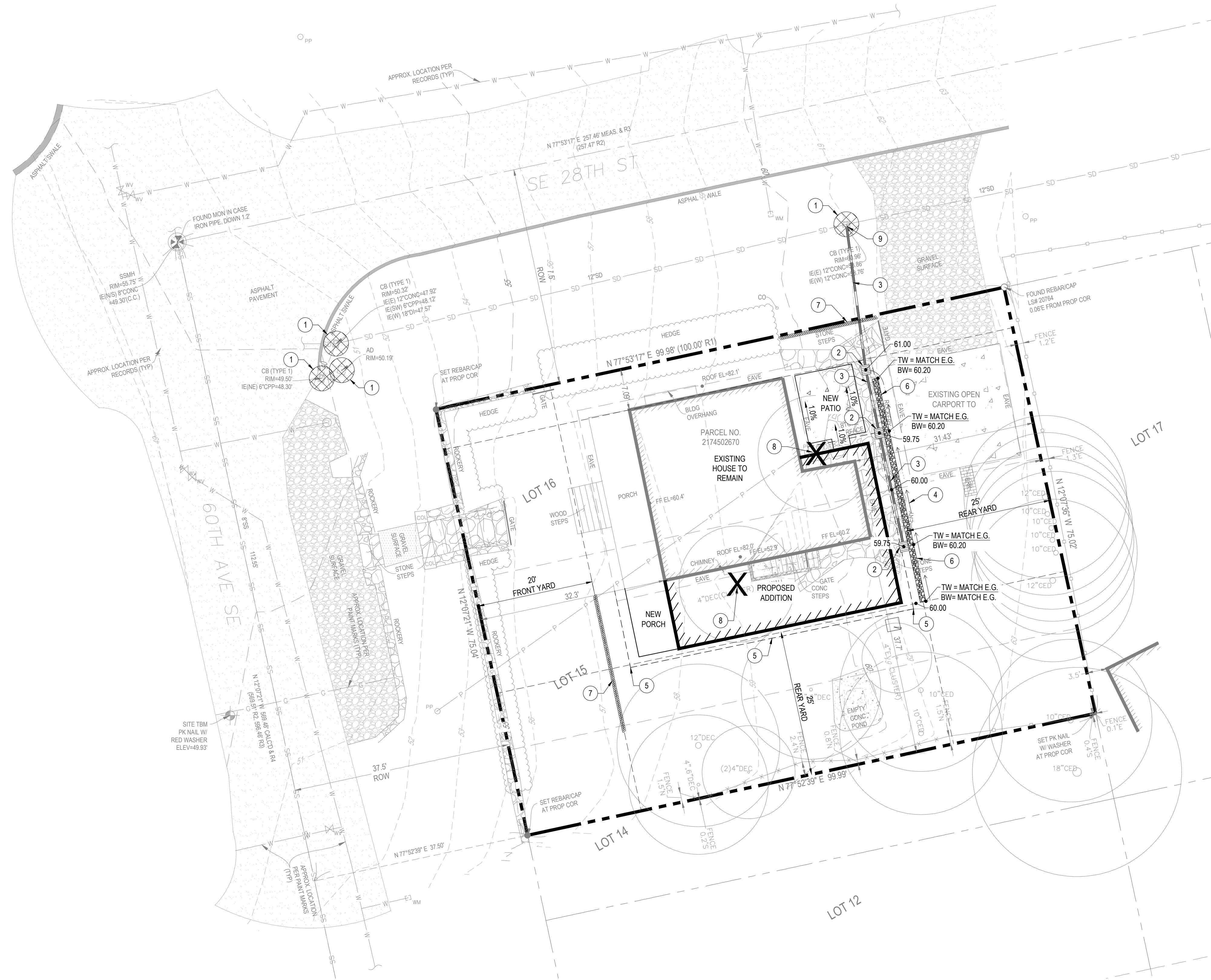
**DICKINSON RESIDENCE**  
CIVIL PLANS  
COVER SHEET

DRAWING NO.	C01
PROJECT NO.	25.053
DATE:	11/24/25
SHEET NO.	01 OF 02

P:\proj\11/24/25\25.053\25.053.DICKINSON RESIDENCE.DWG SHEET C01 COVER SHEET.dwg  
 11/24/25 11:12 AM  
 TRAVEST G. STORY

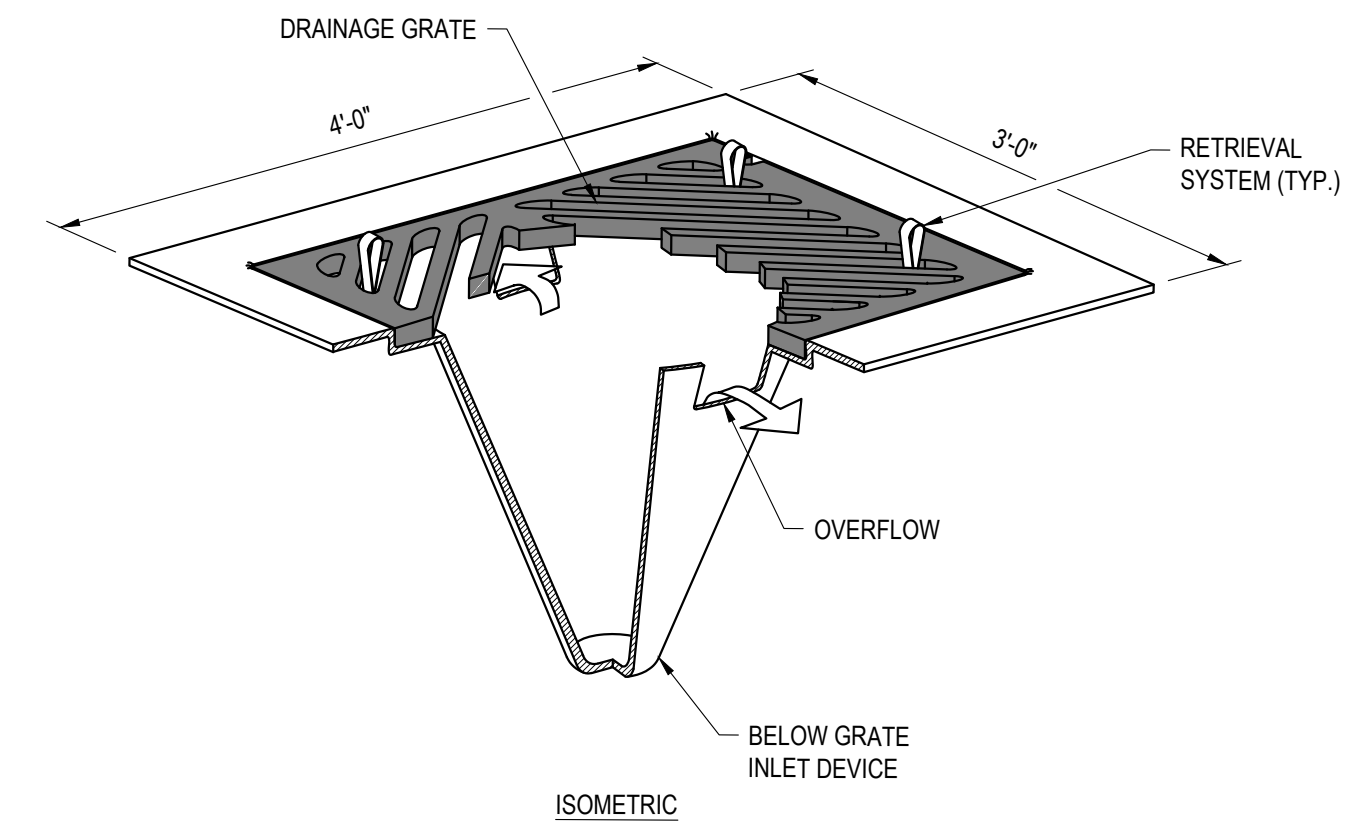
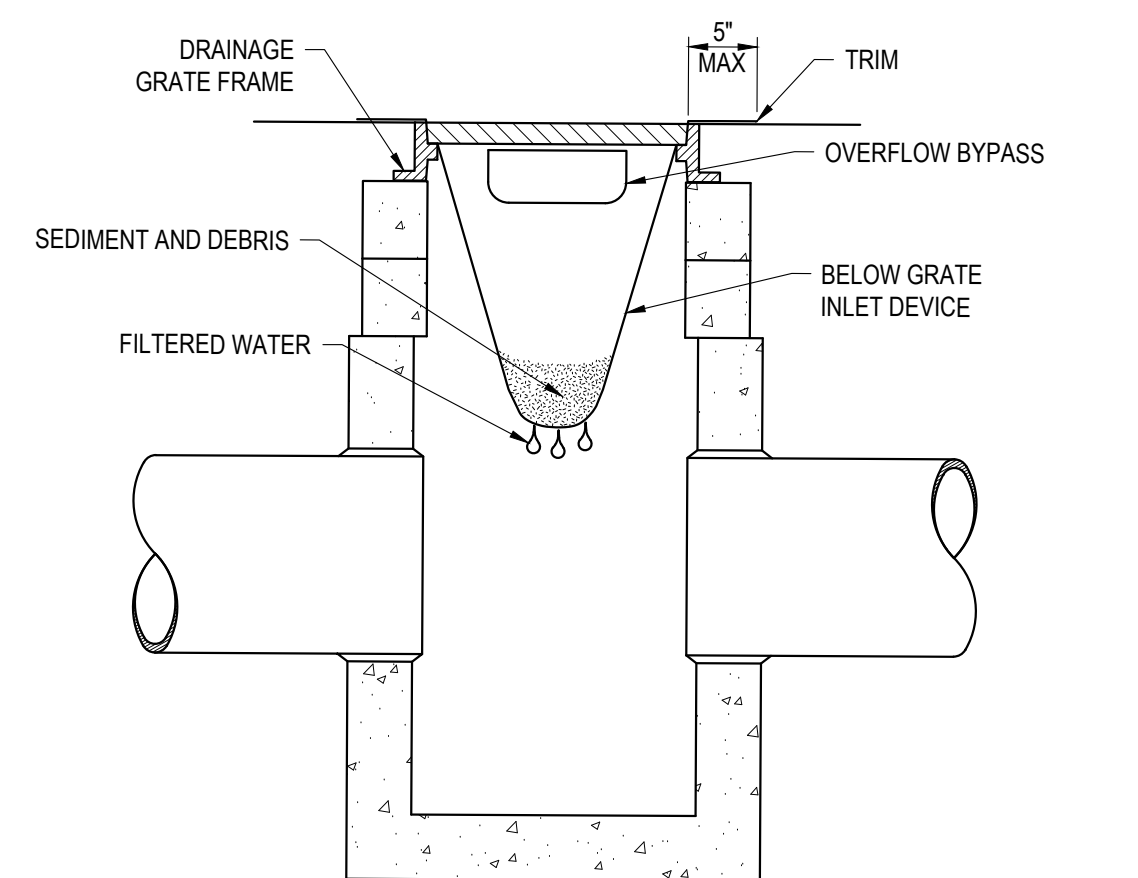
# DICKINSON RESIDENCE

THE SE 1/4 OF THE NE 1/4, SECTION 11, TOWNSHIP 24N, RANGE 04 E, W.M., KING COUNTY, WASHINGTON



- ### CONSTRUCTION NOTES
- 1 PROVIDE TEMPORARY INLET PROTECTION. INSTALL PRIOR TO COMMENCING EARTHWORK ACTIVITIES. REMOVE AFTER SITE HAS BEEN PERMANENTLY STABILIZED.
  - 2 PROVIDE YARD DRAIN. RIM TO MATCH F.G.
  - 3 PROVIDE 4" PVC (SDR 35) @ 0.50%
  - 4 GRADE TO DRAIN @ 2.0% (MIN.)
  - 5 PROVIDE DOWNSPOUT AT EXISTING GRADE
  - 6 PROVIDE ROCKERY WALL (MAXIMUM HEIGHT = 48")
  - 7 PROVIDE TEMPORARY STRAW WADDLE. REMOVE AFTER THE SITE HAS BEEN PERMANENTLY STABILIZED.
  - 8 REMOVE TREE
  - 9 CONNECT TO EXISTING CATCH BASIN; IE = 58.76

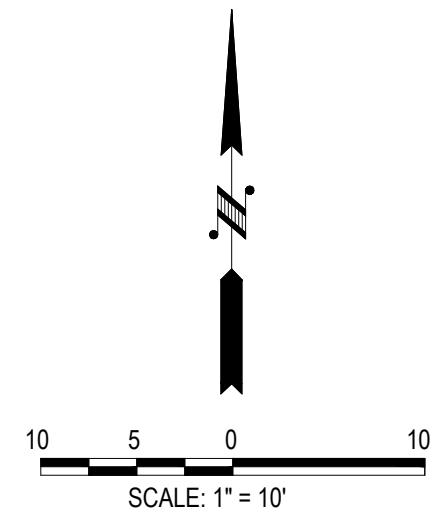
- ### CB INLET PROTECTION NOTES
1. FILTERS SHALL BE REMOVED AND CLEANED OR REPLACED AFTER EACH STORM EVENT.
  2. EMPTY THE CONTAINMENT AREA WHEN THE INLET PROTECTION IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED.
  3. IF USING OPTIONAL OIL ABSORBENTS, REPLACE ABSORBENT WHEN NEAR SATURATION.
  4. SIZE THE BELOW GRADE INLET DEVICE FOR THE STORM WATER STRUCTURE THAT IT WILL SERVE.
  5. THE REMOVAL SYSTEM MUST ALLOW REMOVAL OF THE DEVICE WITHOUT SPILLING THE COLLECTED MATERIAL.



1 STORM DRAIN INLET PROTECTION  
SCALE: N.T.S.



Know what's below.  
Call before you dig.

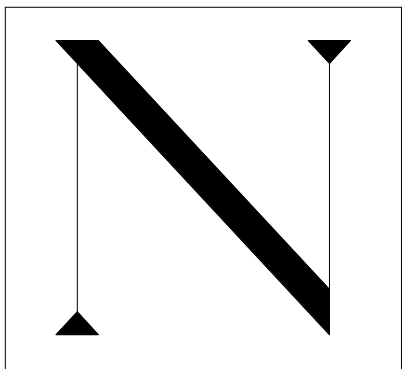


DRAWN BY VT  
DESIGN BY TS  
CHECK BY TS  
PROJECT MGR TS

**TSANG RESTAURANT**  
CIVIL PLANS  
CIVIL PLAN

DRAWING NO. C02  
PROJECT NO. 25.063  
DATE: 11/24/25  
SHEET NO. 02 OF 02

MARK	REVISION DESCRIPTION	DATE



**NELSON**  
ARCHITECTURE

Mark L. Nelson AIA  
Principal  
1233 Evergreen Point Road  
Medina, Washington 98039  
Telephone (206) 617-8069  
Facsimile (425) 454-7803

# PERMIT APPLICATION

2870 REGISTERED ARCHITECT  
*Mark L. Nelson*  
MARK L. NELSON  
STATE OF WASHINGTON

Project:  
**DICKINSON RESIDENCE**

25-  
2800 60th Ave. SE, Mercer Island

Drawing Title:  
**TREE PLAN**  
Drawn By: **NC**  
Checked By: **MN**  
Approved By: **MN**  
Issue Date: **2026-01-26**

Revisions:  
**No. Description Date**  
1. Review comments response 01/26/2026

Scale: **As indicated**  
Sheet No.

# T 001

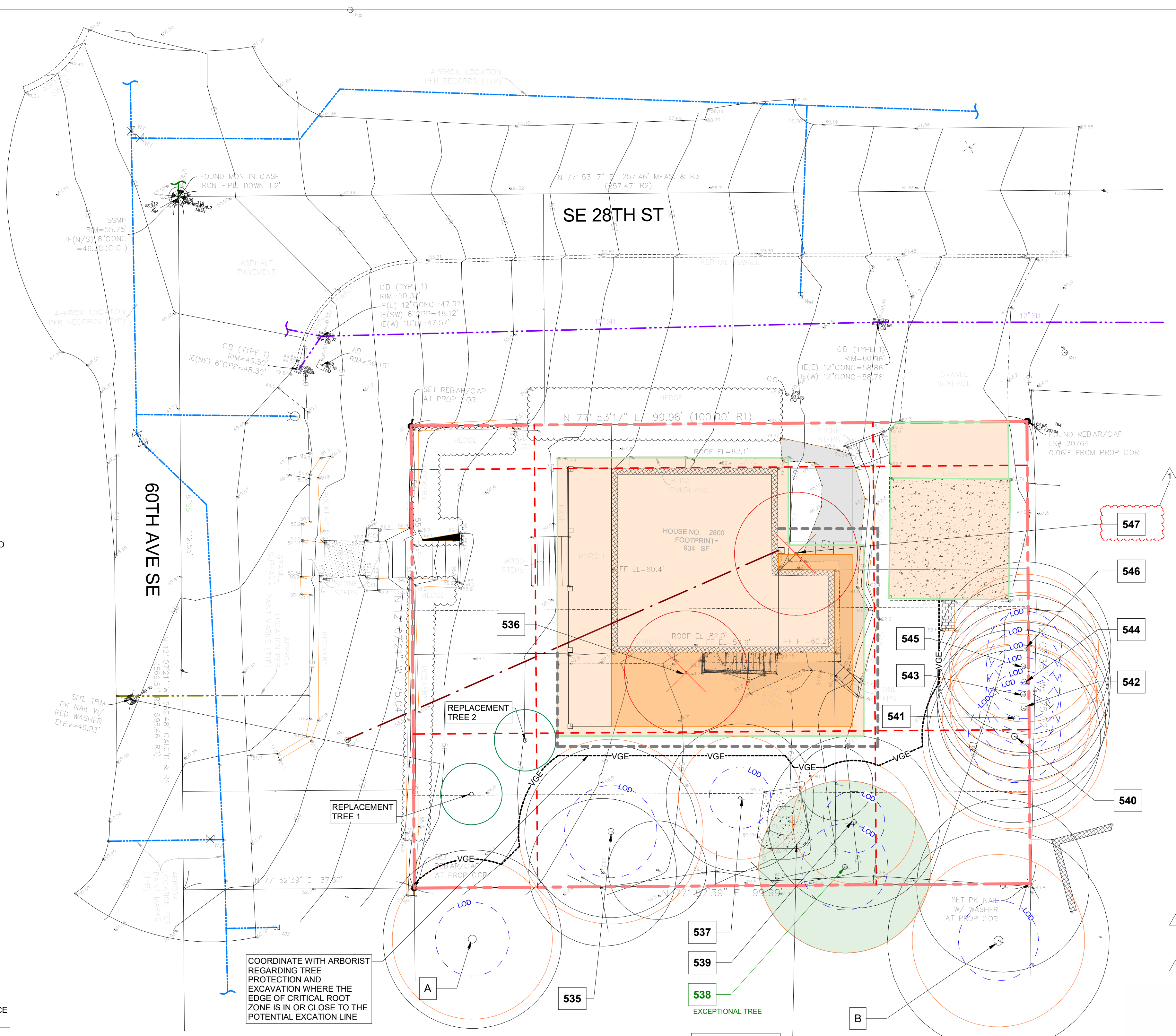
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### TREE PLAN LEGEND

- EXISTING BUILDING FOOTPRINT
- ADDITION
- EDGE OF ROOF
- LOT COVERAGE
- EXISTING HARDSCAPE AREAS TO REMAIN
- NEW HARDSCAPE
- EXISTING ROCKERY TO REMAIN
- EXISTING HARDSCAPE TO BE REMOVED
- SETBACK/EASEMENT
- PROPERTY LINE
- WATER LINE
- SANITARY SEWER LINE
- POWER LINE
- GAS LINE
- STORM LINE
- EXCAVATION LIMIT
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- REPLACEMENT TREE
- LIMIT OF DISTURBANCE
- CRITICAL ROOT ZONE OF ADJACENT PROPERTY TREE
- EXCEPTIONAL TREE
- TREE PROTECTION FENCE

## 1 TREE PLAN

1" = 10'-0"



COORDINATE WITH ARBORIST REGARDING TREE PROTECTION AND EXCAVATION WHERE THE EDGE OF CRITICAL ROOT ZONE IS IN OR CLOSE TO THE POTENTIAL EXCAVATION LINE

SCALE 1"=10'-0"  
0 2.5 5 10 20



INVENTORY OF THE EXISTING TREES IS BASED ON THE ARBORIST REPORT. FOR ADDITIONAL DETAILS, PLEASE SEE THE ARBORIST REPORT AND THE TREE INVENTORY FORM

TREE INVENTORY							
#	TREE	DBH INCH.	TYPE	EXISTING TO REMAIN	REMOVE	NEW	NOTES
535	COMMON PLUM	15	LARGE	X			
536	WINTER CAMELLIA	15	LARGE		X		
537	FULLMOON MAPLE	10	LARGE	X			
538	SHORE PINE	14	LARGE	X			EXCEPTIONAL
539	ENGLISH YEW	14	LARGE	X			
540	LEYLAND CYPRESS	14	LARGE	X			
541	LEYLAND CYPRESS	14	LARGE	X			
542	LEYLAND CYPRESS	14	LARGE	X			
543	LEYLAND CYPRESS	14	LARGE	X			
544	LEYLAND CYPRESS	14	LARGE	X			
545	LEYLAND CYPRESS	14	LARGE	X			
546	LEYLAND CYPRESS	14	LARGE	X			
547	MAPLE	5	-		X		
A	NORWAY MAPLE	14	LARGE	X			ON ADJACENT LOT
B	WESTERN REDCEDAR	14	LARGE	X			ON ADJACENT LOT
1	DOUGLAS MAPLE (PNW NATIVE)	1.5	-			X	REPLACEMENT
2	PACIFIC DOGWOOD (PNW NATIVE)	1.5	-			X	REPLACEMENT

### TREE PROTECTION AREA (TPZ)

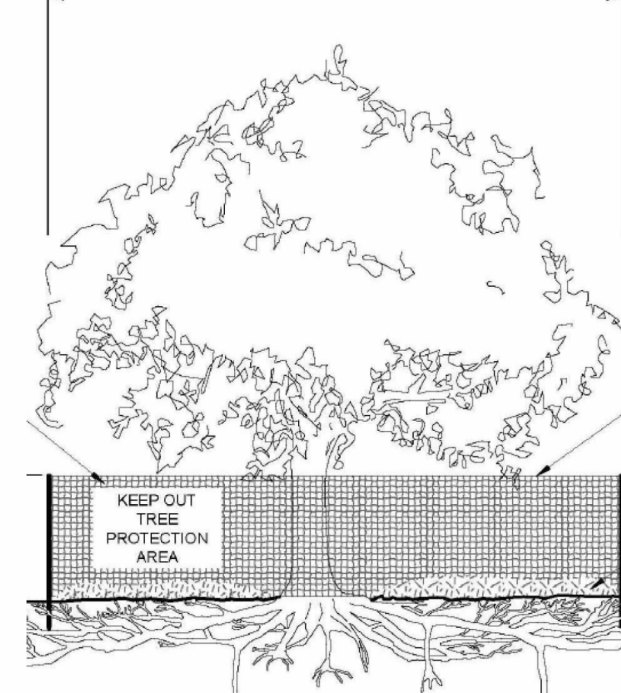
## KEEP OUT!

**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 dip 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](mailto: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

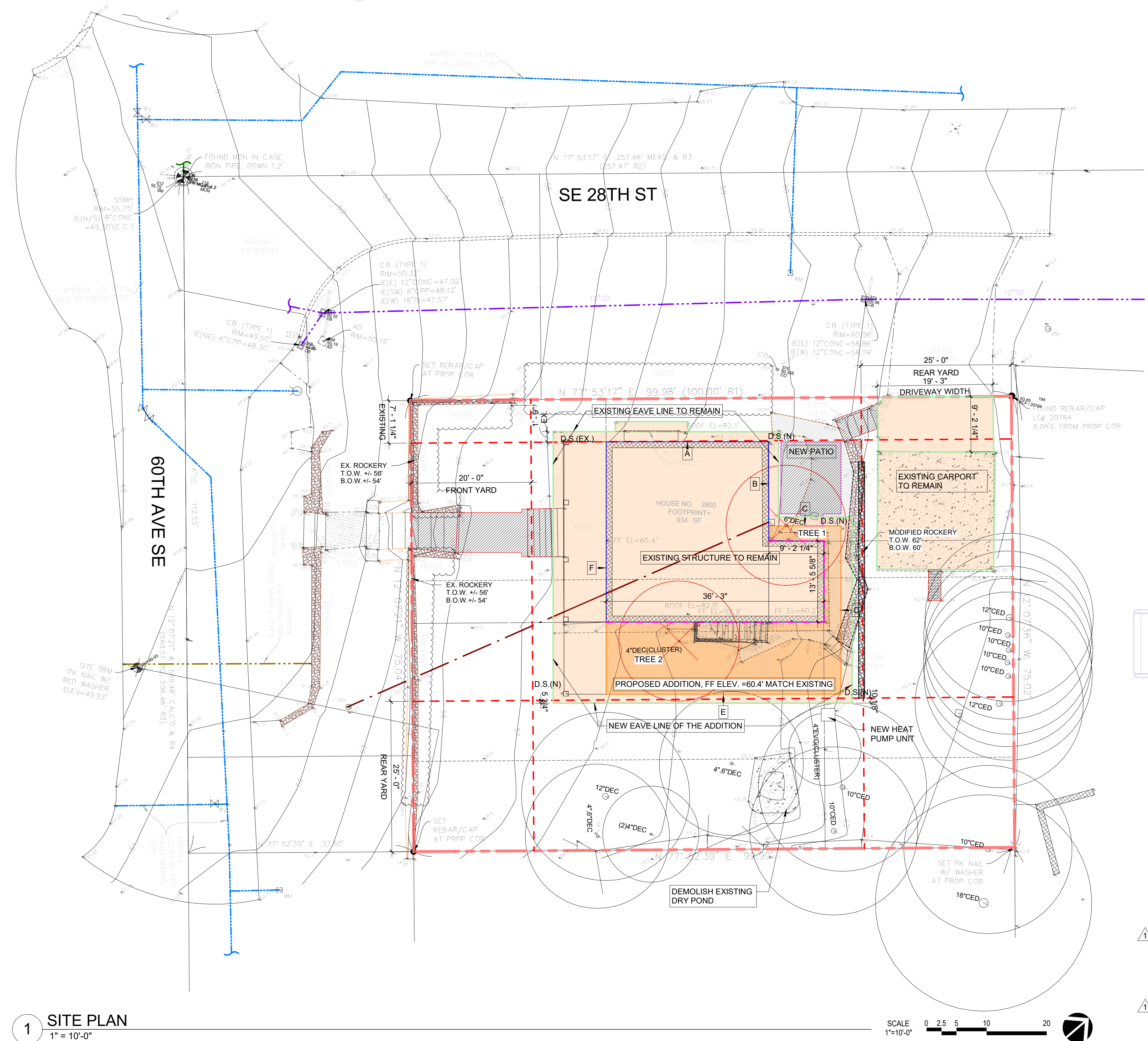
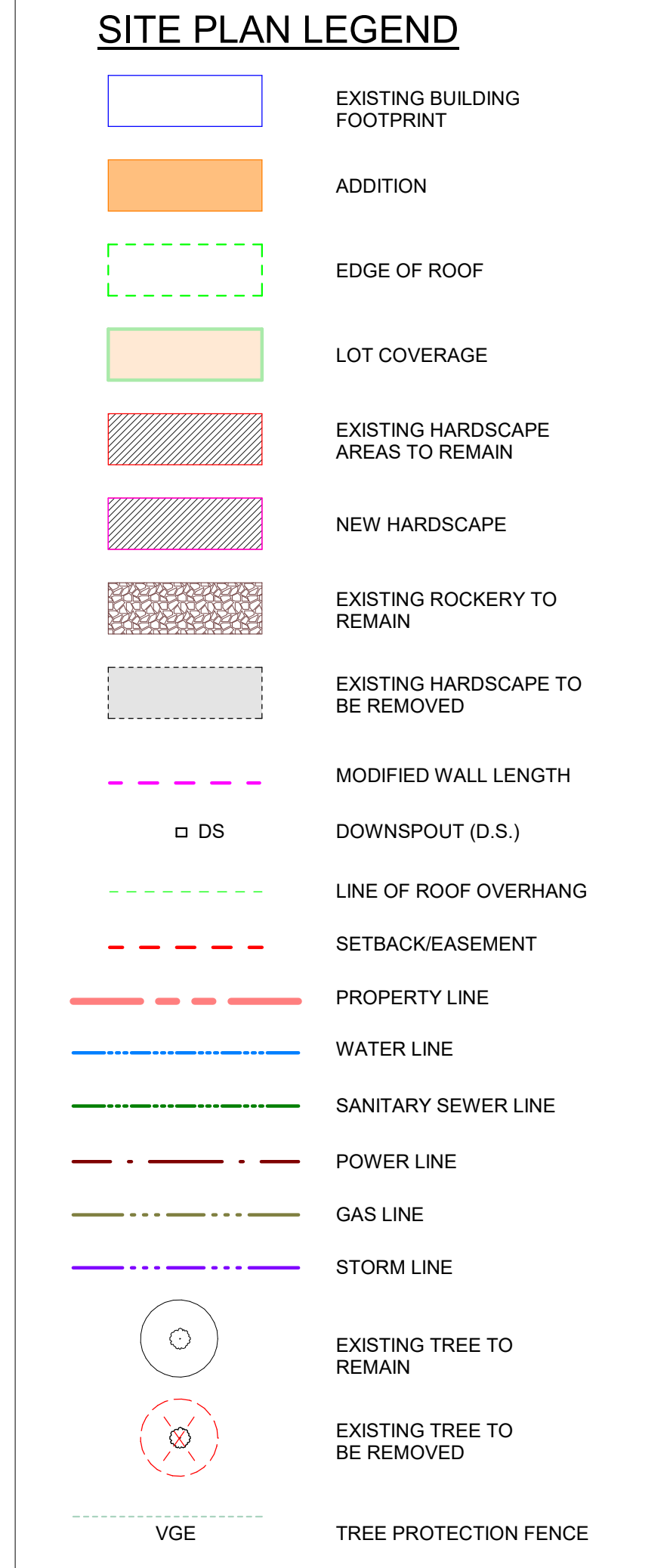
Maintain existing grade with the tree protection fence unless otherwise indication on the plans

Any Work in the protected area must be with the permission of the Land Use and Planning Division at [landuse.planning@mercergov.org](mailto:landuse.planning@mercergov.org)

**GENERAL SITE NOTES**  
 1. SITE INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY DATED ON 11/06/2024.  
 2. SEE COVER SHEET A001 FOR ADDITIONAL PROJECT DATA & CONTACT INFORMATION.

**TREE PROTECTION DURING CONSTRUCTION**  
 1. THE CONTRACTOR SHALL FOLLOW BEST PRACTICES TO PROTECT ANY TREE SCHEDULED TO BE RETAINED AND ALL TREES ON ADJACENT PROPERTY FROM DAMAGE. ALL TREES TO BE RETAINED WILL BE TAGGED BY THE CONTRACTOR PER TREE PLAN. SHOULD THE CONTRACTOR AT ANY TIME HAVE CONCERNS OR QUESTIONS ABOUT ANY TREE HE IS TO CONTACT THE OWNER IMMEDIATELY AND THE OWNER WILL CONSULT WITH HIS LANDSCAPE ARCHITECT AND/OR ARBORIST TO INSPECT THE TREE IN QUESTIONS AND PROVIDE THEIR RECOMMENDATIONS.

**CLEARING AND GRADING NOTES**  
 1. CLEAR SITE OF VEGETATION AS REQUIRED FOR EXCAVATION OF HOUSE. PROTECT SLOPES AND CLEARED AREAS PER THE PROJECT SITE JURISDICTION REQUIREMENT.  
 2. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF IMPROVEMENTS ON ADJACENT PROPERTIES. COORDINATE WITH NEIGHBORS AS REQUIRED.  
 3. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF JURISDICTION STANDARDS.  
 4. ALL EXISTING UTILITIES SHOWN ON PLAN WERE OBTAINED FROM FIELD SURVEY. CONTRACTOR IS RESPONSIBLE FOR SITE VERIFICATION OF ALL UTILITY LOCATIONS AND CONDITIONS.  
 5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TELEPHONE, GAS, POWER AND CABLE UTILITIES PRIOR TO CONSTRUCTION SO THAT UTILITIES CAN PREPARE NECESSARY PLANS FOR THE EXTENSION OF THEIR RESPECTIVE SYSTEMS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THESE ACTIVITIES DURING CONSTRUCTION.  
 6. EROSION CONTROL CONTRACTOR TO INSTALL CONTINUOUS SILT FENCING @ BOUNDARY OF CLEARED/DISTRIBUTED AREA PER THE CITY OF JURISDICTION STANDARDS.



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

**HARDSCAPE**

PER MERCER ISLAND CODE 19.02.020 (F) (3) (b) (i) (a) MAX. HARDSCAPE FOR LOTS 8400 SF OR LESS = THE LESSER OF 755 SF OR 12% OF NET LOT AREA:

7502 X 12% = 900.24 SF > 755 SF; USE 755 SF

HARDSCAPE AREAS:	EXISTING SF	EX. TO BE REMOVED SF	NEW HARDSCAPE AREA:
• UNCOVERED PATIO	206.7	-206.7	121.3
• WALK PATHS	153.7	-36.6	
• STAIRS	108.5	-20.8(COVERED BY THE ADDITION)	39.3
• ROCKERY	151	-61	
• CONCRETE POND	69	-69	
<b>TOTAL:</b>	<b>688.9</b>	<b>-394.1</b>	<b>160.6</b>

**TOTAL PROPOSED: EXISTING - REMOVED + NEW = 688.9 - 394.1 + 160.6 = 455.4 455.4 SF/ 7502 SF = 0.06...6%**

**PARKING**

PER MERCER ISLAND CODE SECTION 19.02.020(G)(2):  
 SINGLE-FAMILY DWELLING WITH A GROSS FLOOR AREA LESS THAN 3000 SF SHALL AT LEAST PROVIDE (2) PARKING SPACES SUFFICIENT IN SIZE TO PARK PASSENGER VEHICLES.  
 EXISTING PARKING: CARPORT PARKING FOR TWO VEHICLES

**MAX. BUILDING HEIGHT**

AVERAGE BUILDING ELEVATION			
	MID POINT ELEVATION	WALL LENGTH	WEIGHTED SUM OF MID-POINT ELEVATION:
A	59'	27'	1593
B	59.9'	13.9'	832.61
C	60.4'	12'	724.8
D	60.8'	28'	1702.4
E	57.9'	39'	2258.1
F	57.7'	41.9'	2417.63
<b>TOTAL =</b>	<b>161.8'</b>	<b>9528.54</b>	

AVERAGE = 9628.54 / 161.8 = 58.9'

**MAXIMUM BUILDING HEIGHT ELEVATION = 58.9' + 30' = 88.9'**

**LOT COVERAGE**

LOT SLOPE: 63.85'-52.7' = 11.15%; 11.15%/100' = 0.1115 = 11%; LOT AREA: 7502 SF

THE ALLOWED MAXIMUM LOT COVERAGE IS 40%; LANDSCAPING 60% PER MERCER ISLAND CODE SECTION 19.02.020 (F)

ALLOWED LOT COVERAGE = 7502 X 40% = 3000.8 SF

DEFINITION OF "LOT COVERAGE, MAXIMUM" PER MERCER ISLAND CODE: "THE MAXIMUM AREA OF A RESIDENTIALLY ZONED LOT THAT MAY BE COVERED BY A COMBINATION OF BUILDINGS, INCLUDING EAVES AND ROOF OVERHANGS, AND VEHICULAR DRIVING SURFACES."

LOT COVERAGE ELEMENTS:	EXISTING SF	NEW SF
• BLDG. & ROOF, GUTTER, OVERHANGS	1406.1	686.8
• DRIVEWAY	175.5	
• CARPORT	380	
<b>TOTAL:</b>	<b>1961.6</b>	<b>686.8</b>
<b>TOTAL ALLOWED:</b>	<b>3000.8 SF</b>	<b>TOTAL PROPOSED: 2648.4 sf</b>

**PROJECT DATA**

**PROJECT NAME:** DICKINSON RESIDENCE  
**PROJECT ADDRESS:** 2800 60TH AVE. SE., MERCER ISLAND  
**PROJECT LEGAL DESCRIPTION:** EAST SEATTLE ADD N 1/2 OF 14 ALL 15-16, PLAT BLOCK: 15, PLAT LOT: 14-15-16

**TAX PARCEL #:** 217450-2670  
**LOT AREA:** 7,502 SF (PER SURVEY)  
**JURISDICTION:** CITY OF MERCER ISLAND  
**LAND USE ZONING:** R-8.4  
**OCCUPANCY GROUPS:** R-3 SINGLE FAMILY RESIDENCE  
**TYPE OF CONSTRUCTION:** VB

**PROJECT SCOPE OF WORK**

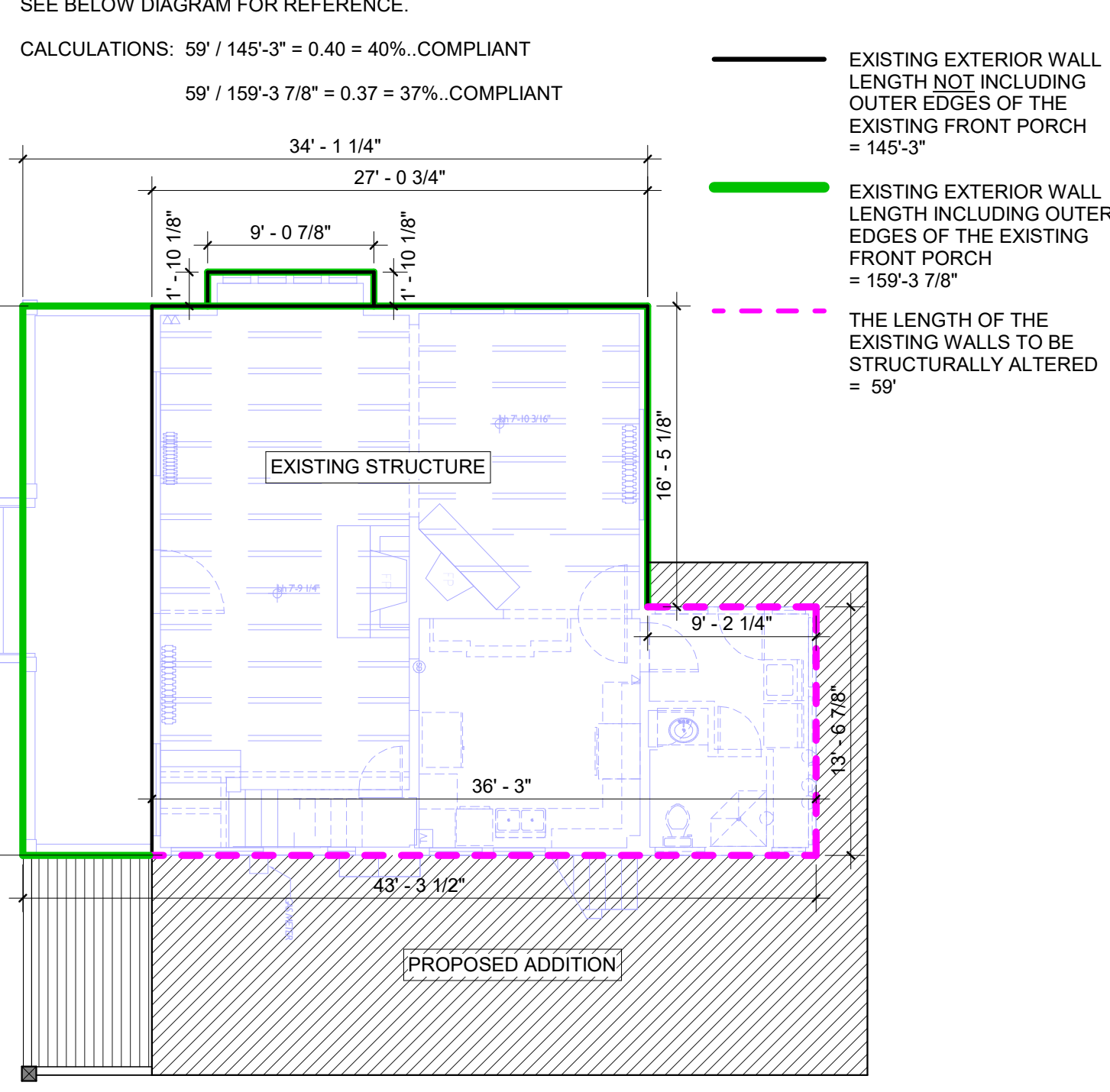
EXISTING STRUCTURES TO REMAIN: MAINTAIN THE EXISTING LEGAL NON-CONFORMANCE OF FRONT YARD SETBACK ALONG THE STREET FRONTAGE ON SE 28TH STREET. CONSTRUCT ADDITION ATTACHED TO THE SOUTHERN SIDE OF THE EXISTING STRUCTURE. THE EXISTING NON-CONFORMING CARPORT IN THE EASTERN REAR YARD IS TO REMAIN.

BASED ON CITY OF MERCER ISLAND CODE SECTION 19.01.050 NONCONFORMING STRUCTURES, SITES, LOTS, AND USES, SUBSECTION (D) (b) (i)

"DETACHED SINGLE-FAMILY DWELLING. A LEGALLY NONCONFORMING DETACHED SINGLE-FAMILY DWELLING MAY BE INTENTIONALLY ALTERED OR ENLARGED WITHOUT LOSING ITS LEGAL NONCONFORMING STATUS AS LONG AS NO MORE THAN 40 PERCENT OF THE LENGTH OF THE DWELLING'S EXISTING EXTERIOR WALLS, EXCLUDING ATTACHED ACCESSORY BUILDINGS, IS STRUCTURALLY ALTERED. ANY PORTION OF THE LENGTH OF EXISTING WALLS THAT IS STRUCTURALLY ALTERED SHALL BE INCLUDED IN CALCULATING THE 40 PERCENT THRESHOLD..."

SEE BELOW DIAGRAM FOR REFERENCE.

CALCULATIONS: 59' / 145'-3" = 0.40 = 40% .COMPLIANT  
 59' / 159'-3 7/8" = 0.37 = 37% .COMPLIANT



**GROSS FLOOR AREA**

ALLOWED GROSS FLOOR AREA PER CITY OF MERCER ISLAND CODE:  
 40% OF LOT AREA = 7502 SF X 40% = 3000.8 SF

	HEATED AREA:	EXISTING SF	NEW SF	PROPOSED SF	%
HEATED AREA:	MAIN FLOOR	893.3	536.1	1429.4	
	STAIR TO UPPER FL.	40.7		40.7	
	UPPER FLOOR	717.9	316.6	1034.5	
<b>TOTAL HEATED:</b>	<b>1651.9</b>	<b>852.7</b>	<b>2504.6</b>		
UN-HEATED AREA:	BASEMENT	499.8		499.8	
	STAIR TO MAIN FL.	40.7		40.7	
	EXISTING CARPORT EXCLUDED	380	-496	380	
<b>TOTAL UN-HEATED:</b>	<b>424.5</b>		<b>424.5</b>		
<b>TOTAL PROPOSED:</b>	<b>2076.4</b>	<b>852.7</b>	<b>2929.1</b>	<b>39%</b>	

**BASEMENT EXCLUDED = 496 SF, SEE CALCULATION BELOW**  
**TOTAL GFA = 1651.9 + 852.7 + (540.5 - 496) + 380 = 2929.1 SF; 2929.1/7502 = 0.39 = 39%**

**BASEMENT FLOOR AREA CALCULATION**

	LENGTH x	COVERAGE	RESULT
1	14'	90%	12.6%
2	10.6'	96%	10.1%
3	2.6'	95%	2.47%
4	8.1'	92%	7.5%
5	16.1'	100%	16.1%
6	11.1'	100%	11.1 %
7	27'	95%	25.7%
8	30'	80 %	24 %
<b>TOTALS:</b>	<b>119.5'</b>	<b>NA</b>	<b>109.6%</b>

**EXISTING BASEMENT AREA = 540.5 SF;  
 540.5 X (109.6/119.5) = 496 SF TO BE EXCLUDED FROM GFA**

**NELSON ARCHITECTURE**

Mark L. Nelson AIA  
 Principal  
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 Facsimile (425) 454-7803

**PERMIT APPLICATION**

2870 REGISTERED ARCHITECT  
 MARK L. NELSON  
 STATE OF WASHINGTON

Project:  
**DICKINSON RESIDENCE**

25-  
 2800 60th Ave. SE, Mercer Island

Drawing Title:  
 SITE PLAN

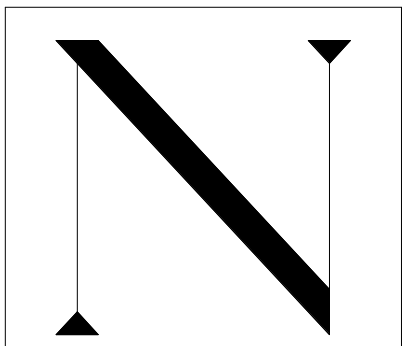
Drawn By: NC  
 Checked By: MN  
 Approved By: MN

Issue Date: 2026-01-26

Revisions:  
 No. Description Date  
 1. Review comments response 01/26/2026

Scale: As indicated  
 Sheet No.

**A002.1**  
 Printed: 1/27/2026 1:24:51 PM



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**PERMIT APPLICATION**

2870 REGISTERED ARCHITECT  
*Mark L. Nelson*  
MARK L. NELSON  
STATE OF WASHINGTON

Project:  
**DICKINSON RESIDENCE**

25-  
2800 60th Ave. SE, Mercer Island

Drawing Title:  
**IMPERVIOUS & HARD SURFACES**

Drawn By: NC  
Checked By: MN  
Approved By: MN

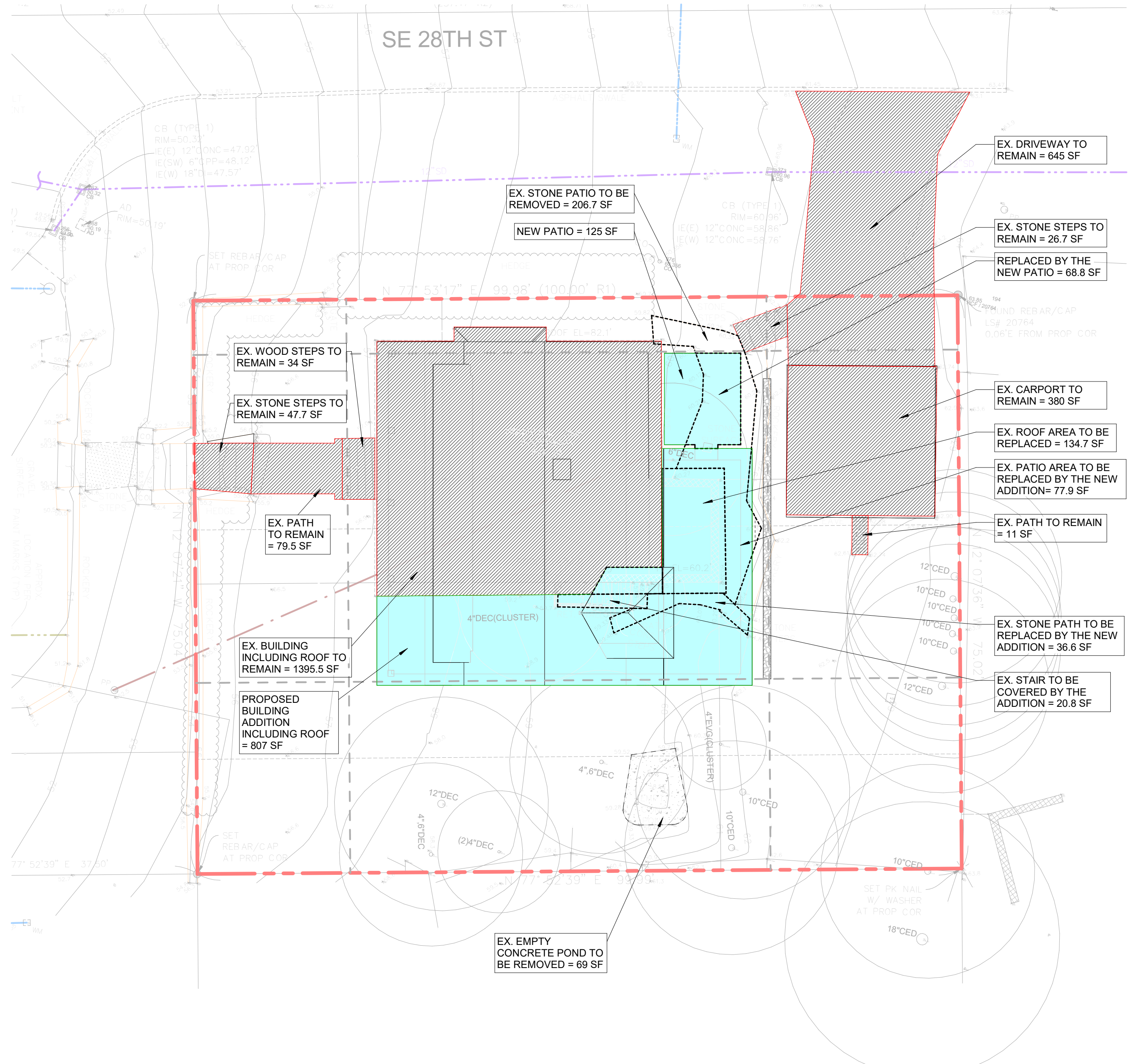
Issue Date: 2025-12-22

Revisions:  
No. Description Date

Scale: 1" = 10'-0"  
Sheet No.

**A002.2**

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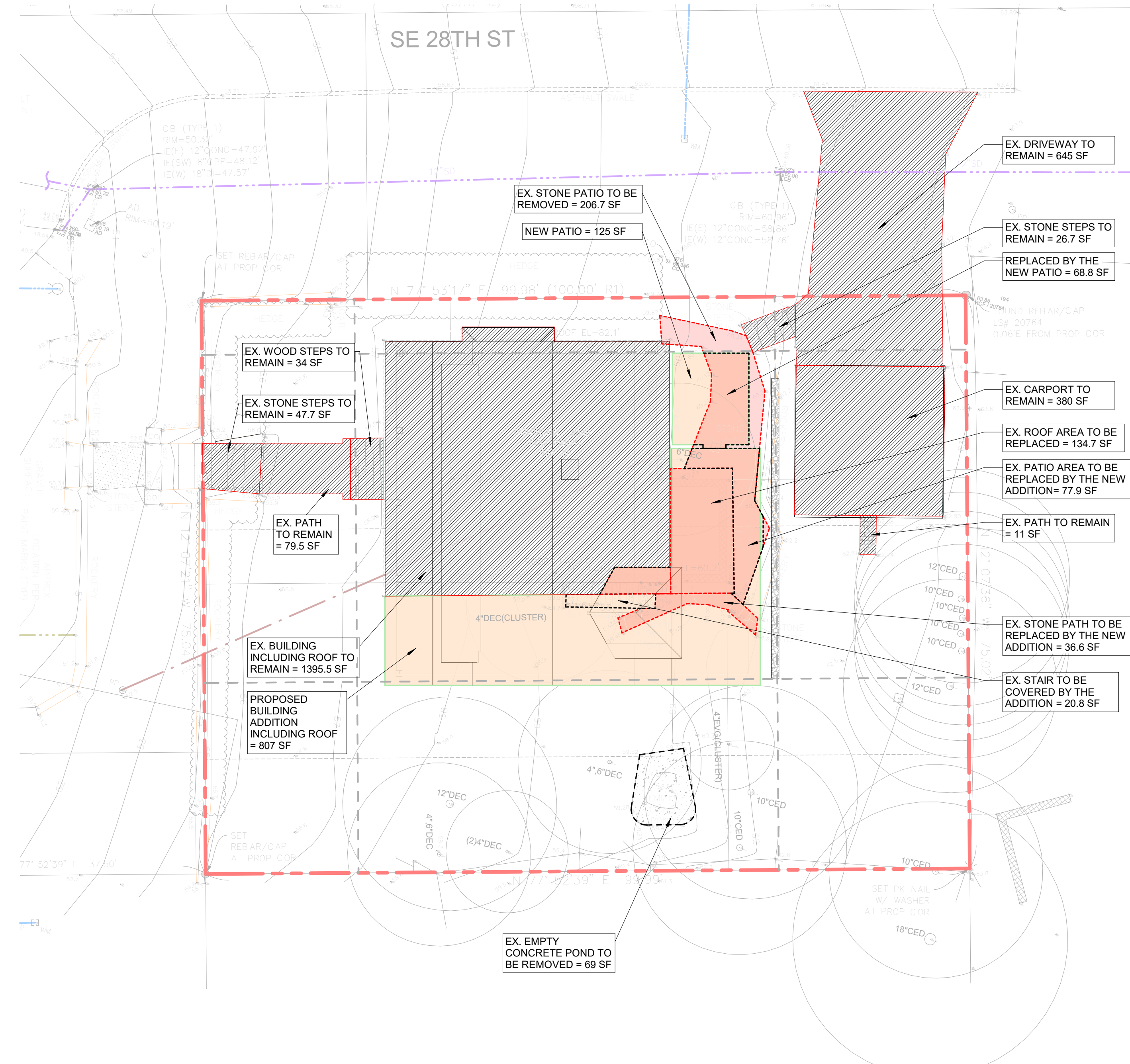
2 HARD SURFACE DIAGRAM  
1" = 10'-0"

HARD SURFACE CALCULATION				
	EXISTING (SF):	REMOVE (SF):	NEW AND REPLACED (SF):	REPLACED BY NEW (SF):
BUILDING INCLUDING ROOF	1395.5	163.7	836	163.7
DRIVEWAY	645	0	0	0
CARPORT	380	0	0	0
PATIO	206.7	206.7	125	68.8
				77.9
STONE PATH (EAST)	36.6	36.6	0	36.6
STONE STEPS (EAST)	26.7	0	0	0
BRICK PATH (EAST)	11	0	0	0
STONE STEPS (WEST)	47.7	0	0	0
PAVED PATH (WEST)	79.5	0	0	0
WOOD STEPS (WEST)	34	0	0	0
EXTERIOR STAIR	20.8	20.8	0	20.8
CONCRETE POND	69	69	0	0
PERMEABLE PAVING	0	0	0	0
VEGETATED ROOF	0	0	0	0
SUBTOTAL:	2952.5	496.8	961	367.8

TOTAL PROPOSED HARD SURFACE AREA:  
EXISTING + NEW - REMOVED = 2952.5 - 496.8 + 961 = 3416.7 SF  
TOTAL NEW AND REPLACED HARD SURFACE AREA: 961 SF < 2,000 SF

**LEGEND**

- EX. HARD SURFACES TO BE REMOVED
- REPLACED HARD SURFACES
- NEW HARD SURFACES
- EXISTING HARD SURFACES TO REMAIN



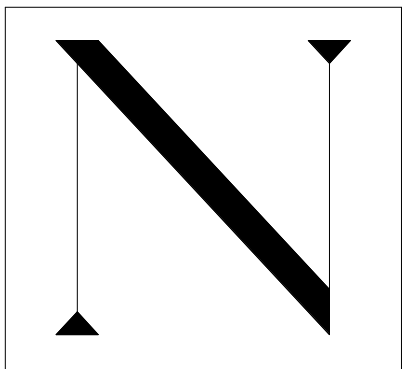
1 IMPERVIOUS SURFACE DIAGRAM  
1" = 10'-0"

IMPERVIOUS SURFACE CALCULATION				
	EXISTING (SF):	REMOVE (SF):	NEW AND REPLACED (SF):	REPLACED BY NEW (SF):
BUILDING INCLUDING ROOF	1395.5	163.7	836	163.7
DRIVEWAY	645	0	0	0
CARPORT	380	0	0	0
PATIO	206.7	206.7	125	68.8
				77.9
STONE PATH (EAST)	36.6	36.6	0	36.6
STONE STEPS (EAST)	26.7	0	0	0
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STONE STEPS (WEST)	47.7	0	0	0
PAVED PATH (WEST)	79.5	0	0	0
WOOD STEPS (WEST)	34	0	0	0
EXTERIOR STAIR	20.8	20.8	0	20.8
CONCRETE POND	69	69	0	0
SUBTOTAL:	2952.5	496.8	961	367.8

TOTAL PROPOSED IMPERVIOUS AREA:  
EXISTING + NEW - REMOVED = 2952.5 - 496.8 + 961 = 3416.7 SF  
NET INCREASE OF IMPERVIOUS AREA: 3416.7 - 2952.5 = 464.2 SF

**LEGEND**

- EX. IMPERVIOUS SURFACES TO BE REMOVED
- REPLACED IMPERVIOUS SURFACES
- NEW IMPERVIOUS SURFACES
- EXISTING IMPERVIOUS SURFACES TO REMAIN



**NELSON**  
ARCHITECTURE

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**PERMIT APPLICATION**

2870 REGISTERED ARCHITECT  
*Mark L. Nelson*  
MARK L. NELSON  
STATE OF WASHINGTON

Project:  
**DICKINSON RESIDENCE**

25-  
2800 60th Ave. SE, Mercer Island

Drawing Title:  
MAIN FLOOR PLAN

Drawn By: NC

Checked By: Checker

Approved By: Approver

Issue Date: 2025-12-22

Revisions:

No.	Description	Date

Scale: 1/4" = 1'-0"  
Sheet No.

**A101**

Printed: 2/22/2025 1:58:58 PM

- FLOOR PLAN NOTES:**
- TYPICAL WALL CONSTRUCTION:
    - EXTERIOR WALLS - 2X6 STUDS @ 16" O.C. UNO BY STRUCTURAL ENGINEER
    - INTERIOR WALLS - 2X4 & 2X6 STUDS @ 16" O.C. SEE STRUCTURAL DRAWINGS FOR INFORMATION
  - 2X6 STUDS @ PLUMBING WALLS & POCKET DOORS, TYP UNO BY STRUCTURAL ENGINEER
  - ALL SWING DOORS NOT LOCATED BY DIMENSIONS ON PLANS OR DETAILS SHALL BE 4" FROM FACE OF STUD TO EDGE OF ROUGH OPENING OR CENTERED BETWEEN ROOM PARTITIONS AS SHOWN, U.N.O.
  - VENT ALL FANS AND DRYER VENTS TO EXTERIOR, TYP
  - BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR

- SMOKE, HEAT, & CARBON MONOXIDE ALARM NOTES BASED ON 2021 IRC:**
- SMOKE ALARMS, HEAT DETECTORS, AND HEAT ALARMS SHALL COMPLY WITH NFPA 72 AND IRC R314
  - LOCATE SMOKE ALARMS PER PLANS AND IRC R314.3
  - SMOKE ALARM NEAR COOKING APPLIANCES SHALL BE INSTALLED PER IRC R314.3.1
  - MULTIPLE SMOKE ALARMS TO BE INTERCONNECTED PER IRC R314.4; PER IRC R314.4.1, HEAT DETECTOR/ALARM SHALL BE CONNECTED TO AN ALARM OR SMOKE ALARM THAT IS INSTALLED IN THE DWELLING
  - SMOKE ALARMS TO BE HARD-WIRED WITH BATTERY BACK-UP PER IRC 314.6
  - LOCATE CARBON MONOXIDE ALARMS (CMA) PER PLANS AND IRC 315.1; A COMBINATION FIRE AND CARBON MONOXIDE DETECTOR IS ACCEPTABLE
  - CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND IRC 315 AND ITS SUB-SECTIONS

- FIREPLACE NOTES:**
- FIREPLACE TO BE A PRE-MANUFACTURED FIREPLACE WITH CHIMNEY, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, AND IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODE REQUIREMENTS

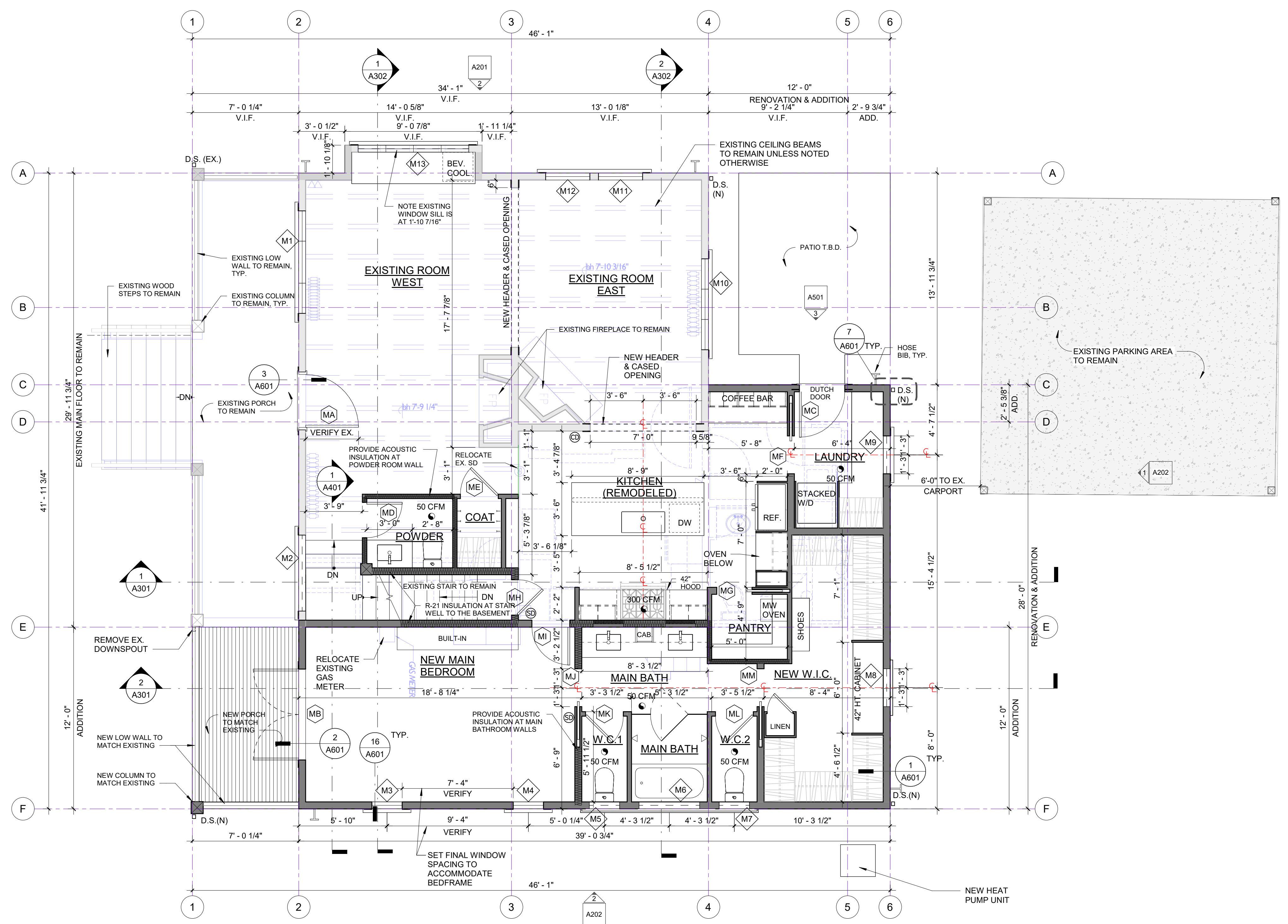
**FLOOR PLAN LEGEND:**

	WOOD FRAME WALL
	CONCRETE WALL
	EXISTING WOOD FRAME WALL TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	WINDOW TAG
	DOOR TAG
	DETAIL TAG
	BUILDING SECTION
	RECESSED EXHAUST FAN
	SMOKE ALARM
	CARBON MONOXIDE ALARM
	DOWNSPOUT
	FFHB

**MAIN FLOOR HEATED AREA:**

- EXISTING 934 SF
- NEW ADDITION 536.1 SF

**TOTAL: 1,470.1 SF**



**TABLE M1505.4.3.2 INTERMITTENT OFF WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS<sup>a, b</sup>**

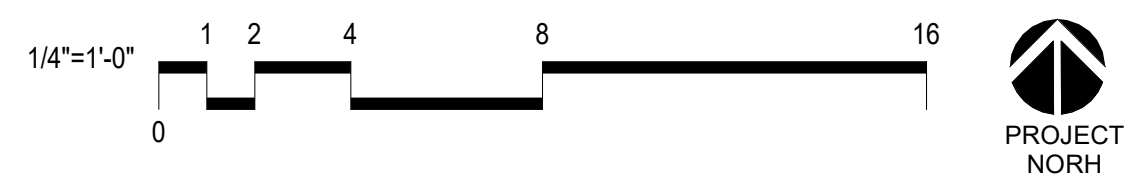
Run-time % in Each 4-hour Segment	50%	66%	75%	100%
Factor <sup>a</sup>	2	1.5	1.3	1.0

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

**TABLE M1505.4.3(1) WHOLE-HOUSE MECHANICAL VENTILATION AIRFLOW RATE**

DWELLING UNIT FLOOR AREA (square feet)	NUMBER OF BEDROOMS				
	0-1	2	3	4	5 or more
<b>Airflow in CFM</b>					
< 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

1 MAIN FLR.  
1/4" = 1'-0"





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- FLOOR PLAN NOTES:**
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    - INTERIOR WALLS - 2X4 & 2X6 STYDS @ 16" O.C. SEE STRUCTURAL DRAWINGS FOR INFORMATION
    - 2X6 STYDS @ PLUMBING WALLS & POCKET DOORS, TYP UNO BY STRUCTURAL ENGINEER
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  - VENT ALL FANS AND DRYER VENTS TO EXTERIOR, TYP
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**FLOOR PLAN LEGEND:**

	WOOD FRAME WALL
	CONCRETE WALL
	EXISTING WOOD FRAME WALL TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	WINDOW TAG
	DOOR TAG
	DETAIL TAG
	BUILDING SECTION
	RECESSED EXHAUST FAN
	SMOKE ALARM
	CARBON MONOXIDE ALARM
	DOWNSPOUT
	FFHB

**UPPER FLOOR HEATED AREA:**

- EXISTING 717.9 SF
- NEW ADDITION 316.6 SF

**TOTAL: 1,034.5 SF**

**PERMIT APPLICATION**

2870 REGISTERED ARCHITECT  
*Mark L. Nelson*  
MARK L. NELSON  
STATE OF WASHINGTON

Project:  
**DICKINSON RESIDENCE**

25-  
2800 60th Ave. SE, Mercer Island

Drawing Title:  
UPPER FLOOR PLAN

Drawn By: NC  
Checked By: MN  
Approved By: MN

Issue Date: 2025-12-22

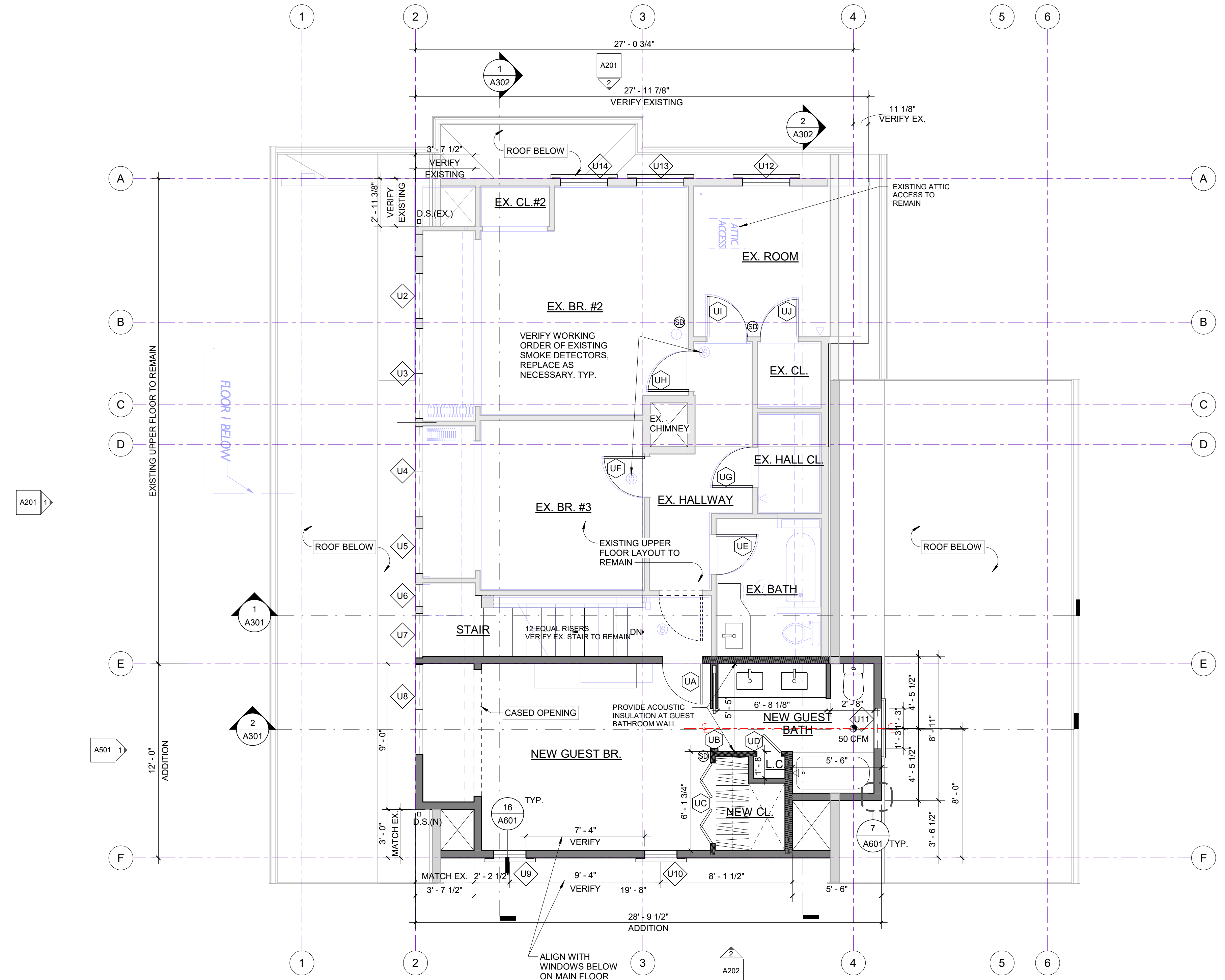
Revisions:

No.	Description	Date

Scale: 1/4" = 1'-0"  
Sheet No.

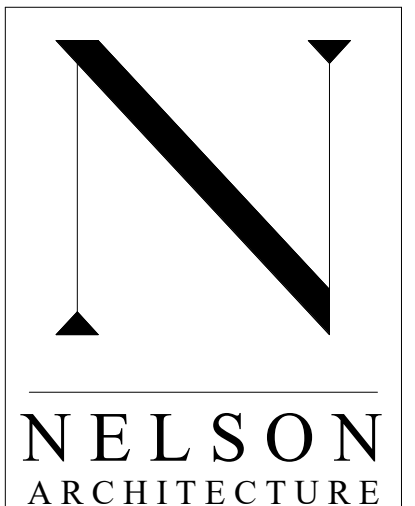
**A102**

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1 UPPER FLR.  
1/4" = 1'-0"





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**PERMIT APPLICATION**

2870 REGISTERED ARCHITECT  
MARK L. NELSON  
STATE OF WASHINGTON

Project:  
**DICKINSON RESIDENCE**

25-  
2800 60th Ave. SE, Mercer Island

Drawing Title:  
BASEMENT PLAN

Drawn By: NC  
Checked By: MN  
Approved By: MN

Issue Date: 2025-12-22

Revisions:  
No. Description Date

Scale: 1/4" = 1'-0"  
Sheet No.

**A103**

Printed: 2/22/2025 1:59:09 PM

- FLOOR PLAN NOTES:**
- TYPICAL WALL CONSTRUCTION:
    - EXTERIOR WALLS - 2X6 STUDS @ 16" O.C. UNO BY STRUCTURAL ENGINEER
    - INTERIOR WALLS - 2X4 & 2X6 STUDS @ 16" O.C. SEE STRUCTURAL DRAWINGS FOR INFORMATION
  - 2X6 STUDS @ PLUMBING WALLS & POCKET DOORS, TYP UNO BY STRUCTURAL ENGINEER
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**FOUNDATION NOTES:**

- EXISTING BASEMENT TO REMAIN, EXISTING FOUNDATION TO REMAIN UNLESS NOTED OTHERWISE
- NEW FOUNDATION PER STRUCTURAL DESIGN. PLEASE SEE STRUCTURAL DRAWINGS/ CALCULATION FOR DETAILS.

**CRAWL SPACE NOTES:**

- CONCRETE FOUNDATION WALLS AND FOOTINGS PER STRUCTURAL DOCUMENT
- SEE ADDITIONAL NOTES ON SHEET A301 BUILDING SECTIONS

**CRAWL SPACE VENT CALCULATION:**

PER 2021 IRC R408.2 THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SF FOR EACH 300 SF OF UNDER FLOOR AREA.

- EXISTING CRAWL SPACE TO REMAIN = 252 SF**  
252 SF/ 300 SF = 0.84 SF NET AREA OF VENTILATION

VERIFY EXISTING OR PROVIDE:  
FOUNDATION VENT: (2) 16"X8" w/ 15"X7" OPENING = 0.729 SF X 2 = 1.46 SF > 0.84 SF...OK

- EXPANDED CRAWL SPACE = 177.9 SF**  
177.9 SF/ 300 SF = 0.6 SF NET AREA OF VENTILATION

PROVIDE: (1) FOUNDATION VENT 16"X8" w/ 15"X7" OPENING = 0.729 SF > 0.6 SF...OK

- NEW CRAWL SPACE = 396 SF**  
396 SF/ 300 SF = 1.32 SF NET AREA OF VENTILATION

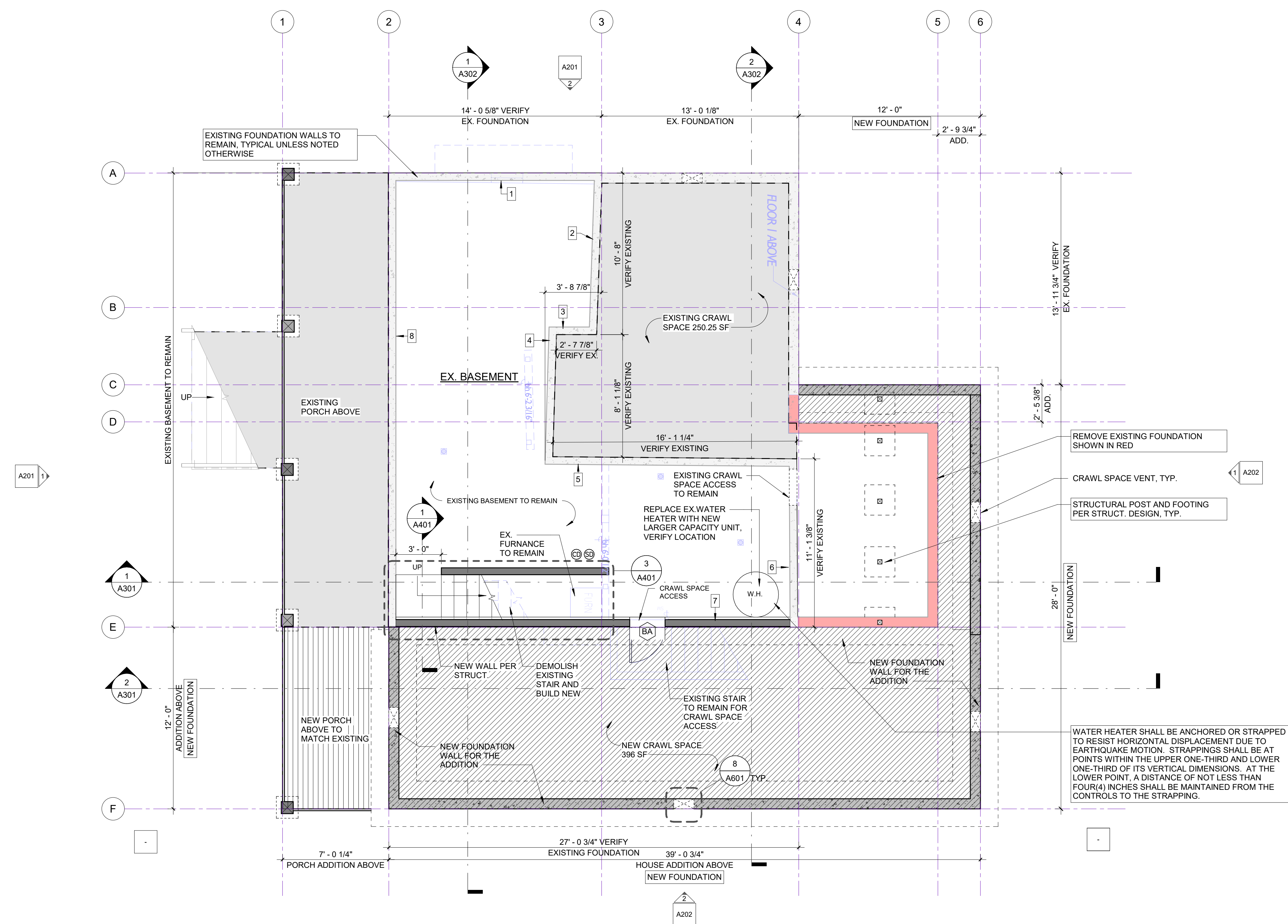
PROVIDE: (3) FOUNDATION VENTS, 16"X8" w/ 15"X7" OPENING = 0.729 SF X 3 = 2.2 SF > 1.32 SF...OK

**FLOOR PLAN LEGEND:**

	WOOD FRAME WALL
	CONCRETE WALL
	EXISTING WOOD FRAME WALL TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	WINDOW TAG
	DOOR TAG
	DETAIL TAG
	BUILDING SECTION
	RECESSED EXHAUST FAN
	SMOKE ALARM
	CARBON MONOXIDE ALARM
	DOWNSPOUT
	FFHB

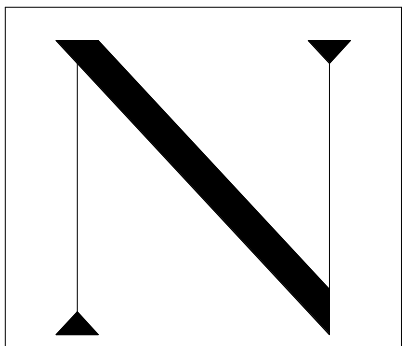
**BASEMENT AREA:**

EXISTING: 540.5 SF



**1 BASEMENT**  
1/4" = 1'-0"





**NELSON**  
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**ROOF PLAN NOTES:**

- SEE STRUCTURAL FOR ROOF FRAMING PLANS.
- REFER TO MECHANICAL/PLUMBING DRAWINGS FOR PIPE PENETRATIONS.
- GENERAL CONTRACTOR SHALL COORDINATE WITH THE DIFFERENT TRADES FOR INSTALLATION OF ROOF PENETRATIONS PRIOR TO INSTALLATION OF THE ROOFING MEMBRANE.
- GENERAL CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING AND SITE UTILITY CONTRACTORS TO ENSURE THAT CONNECTIONS BETWEEN RAIN WATER LEADERS, STOR AND BUILDING SANITARY ARE COMPLETED.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE ON ROOF TO ALL ROOF DRAINS
- CRICKETS MUST MAINTAIN POSITIVE SLOPE TO DRAIN. AT ROOF AND TIE INTO DRAINAGE SYSTEM
- CONTRACTOR TO VERIFY ALL ROOF DRAIN SLOPES AND ROOF DRAIN ELEVATIONS

**VENTILATION CALCULATION:**

**NOTES:**

- D.S. - DOWNSPOUT.
- O.H. - OVERHANG.
- ROOF VENTILATION CALCULATION: CONFIRM WITH IRC R806.
  - (NOT USED) NON-VENTED ROOF: ALL ROOF W/ HYBRID RIGID/BATT INSULATION, NO VENTING REQ'D.

**CALCULATION:**

PER IRC R806.2  
 MIN. VENT AREA = ENCLOSED ATTIC SPACE X 1/150  
 MAIN ROOF ENCLOSED ATTIC SPACE = 1096 SF X 1/150 = 7.3 SF OF NET VENTILATION OPENING AREA IS REQUIRED

- EXISTING ATTIC VENT ON NORTH ELEVATION = 1.65 SF
- PROVIDE 35 LF. OF RIDGE VENT, 35 LF. X 18 SQUARE IN./LF = 4.4 SF
- PROVIDE 8.5 LF OF 1 1/2" LINEAR SOFFIT VENT = 8.5 LF X (1 1/2"/12") = 1 SF
- PROVIDE (3) ATTIC VENTS @60 SQUARE INCH NFA EA. = 1.3 SF

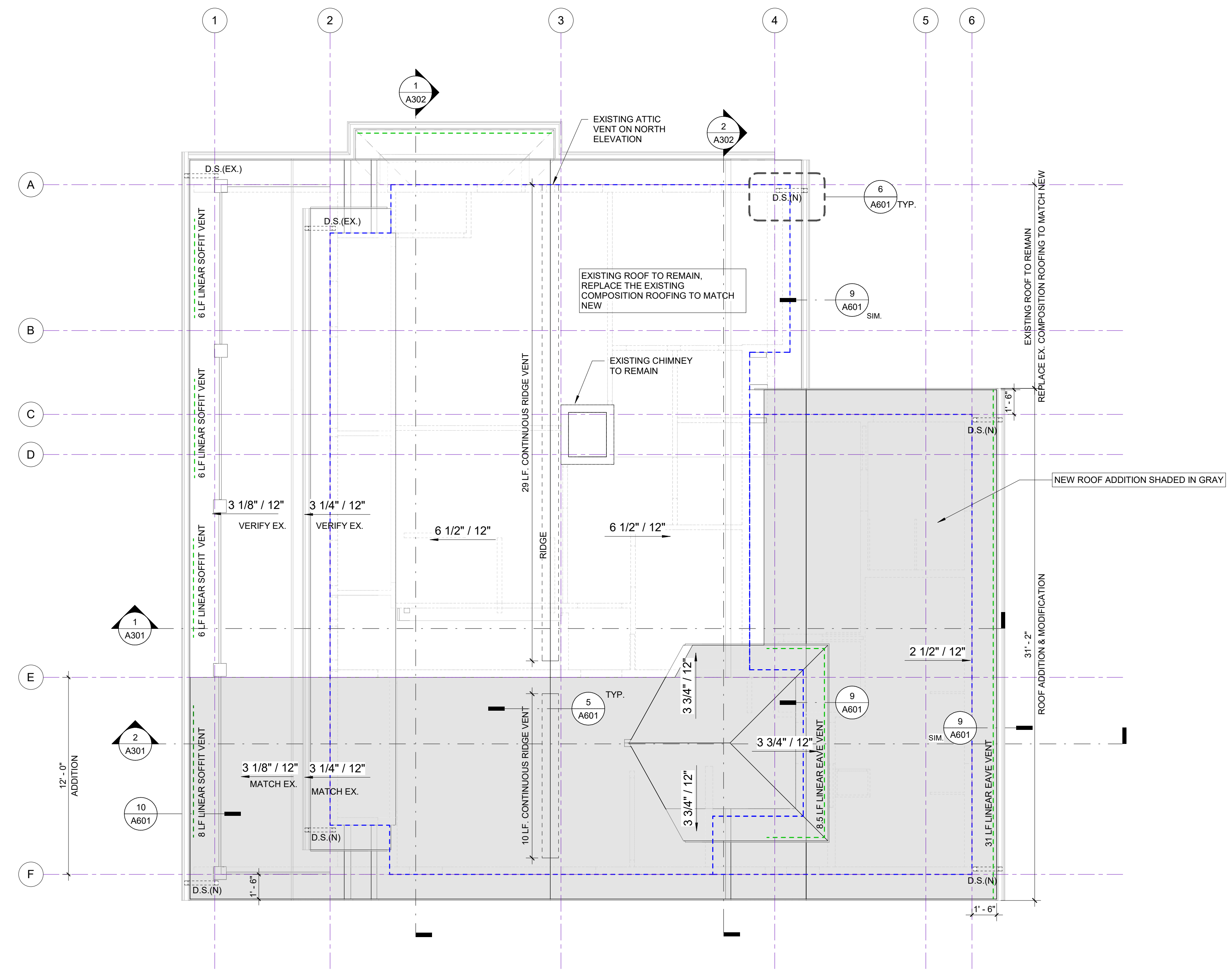
TOTAL PROVIDED = 8.35 SF. OK

LOWER ROOF ENCLOSED ATTIC SPACE = 358 SF X 1/150 = 2.4 SF OF NET VENTILATION OPENING AREA IS REQUIRED

- PROVIDE 31 LF LINEAR SOFFIT VENT = 31 LF X (1 1/2"/12") = 3.9 SF. OK

PORCH ROOF ENCLOSED AREA = 383 SF X 1/150 = 2.5 SF OF NET VENTILATION OPENING AREA IS REQUIRED

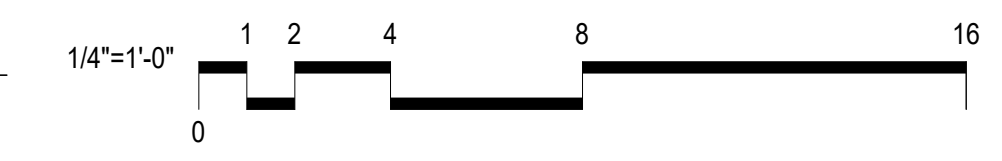
- PROVIDE 26 LF LINEAR SOFFIT VENT = 26 LF X (1 1/2"/12") = 3.25 SF. OK



**ROOF PLAN LEGEND:**

	CONT. SOFFIT EDGE STRIP VENT
	EXTERIOR WALL BELOW
	RIDGE VENT
	LINE OF FACE OF STRUCTURE OF WALL BELOW
	4" METAL GUTTER
	ROOF HYBRID RIGID/BATT INSULATION
	DOWNSPOUT

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



**PERMIT APPLICATION**

2870 REGISTERED ARCHITECT  
 MARK L. NELSON  
 STATE OF WASHINGTON

Project:  
**DICKINSON RESIDENCE**

25-  
 2800 60th Ave. SE, Mercer Island

Drawing Title:  
**ROOF PLAN**

Drawn By: **NC**  
 Checked By: **MN**  
 Approved By: **MN**

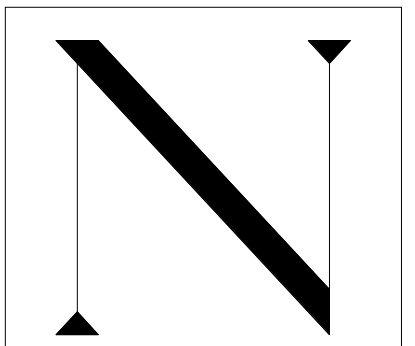
Issue Date: **2025-12-22**

Revisions:

No.	Description	Date

Scale: 1/4" = 1'-0"  
 Sheet No.

**A104**



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### PERMIT APPLICATION

2870 REGISTERED ARCHITECT  
*Mark L. Nelson*  
MARK L. NELSON  
STATE OF WASHINGTON

Project:  
**DICKINSON RESIDENCE**

25-  
2800 60th Ave. SE, Mercer Island

Drawing Title:  
**BUILDING ELEVATIONS**

Drawn By: NC  
Checked By: MN  
Approved By: MN  
Issue Date: 2026-01-26

Revisions:

No.	Description	Date
1.	Review comments response	01/26/2026

Scale: As indicated  
Sheet No.

# A201

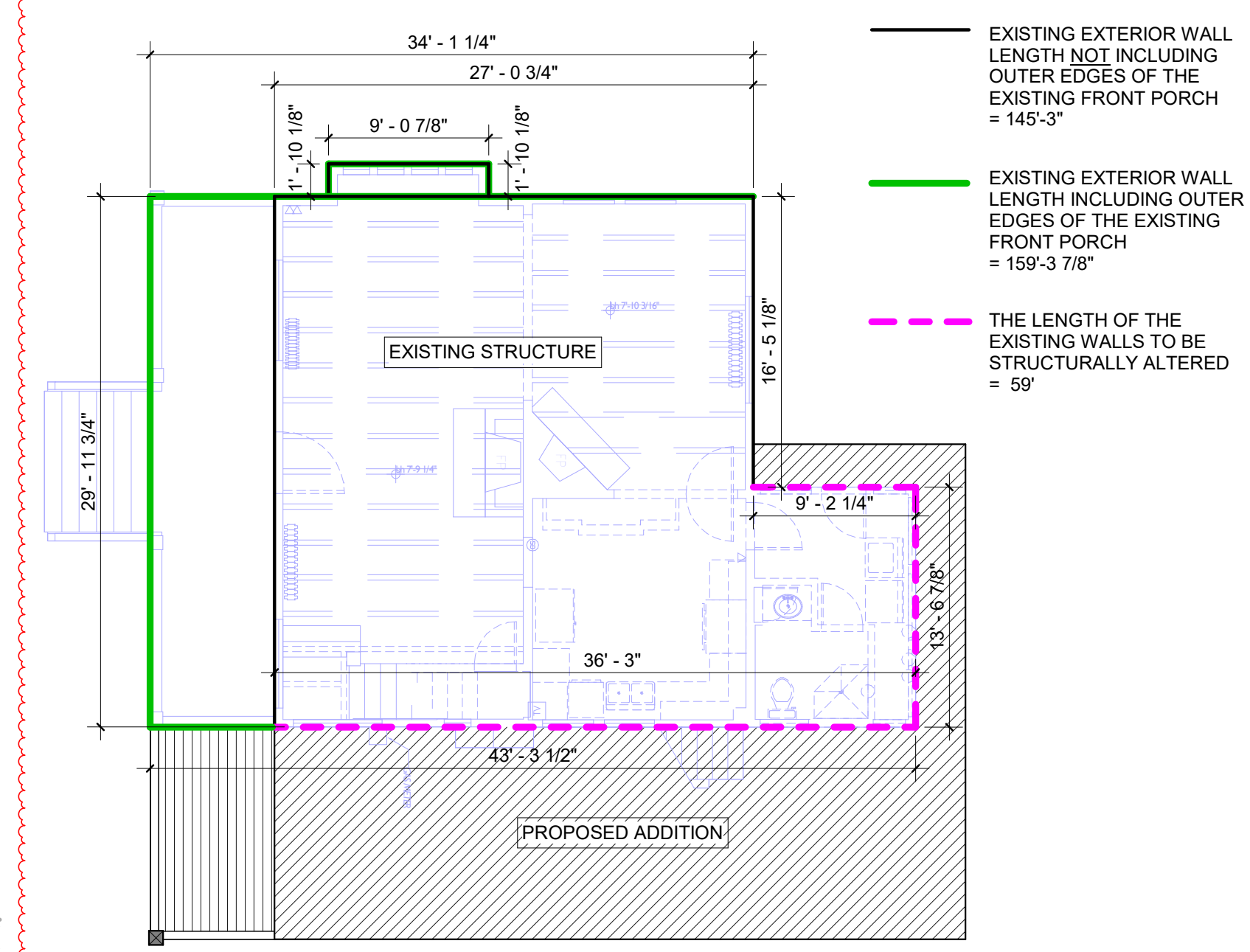
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BASED ON CITY OF MERCER ISLAND CODE SECTION 19.01.050 NONCONFORMING STRUCTURES, SITES, LOTS, AND USES, SUBSECTION (D) (b) (i)

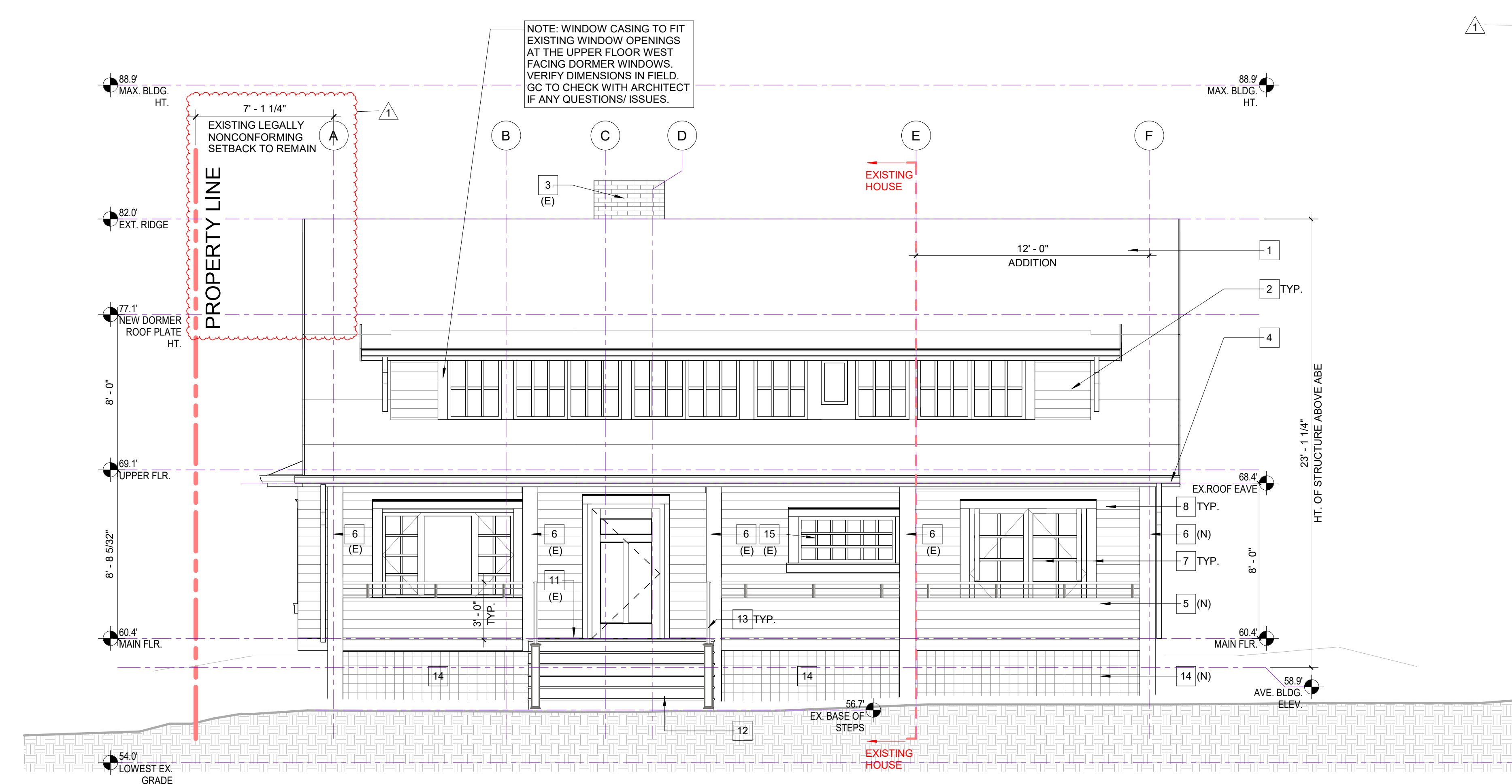
*"DETACHED SINGLE-FAMILY DWELLING. A LEGALLY NONCONFORMING DETACHED SINGLE-FAMILY DWELLING MAY BE INTENTIONALLY ALTERED OR ENLARGED WITHOUT LOSING ITS LEGAL NONCONFORMING STATUS AS LONG AS NO MORE THAN 40 PERCENT OF THE LENGTH OF THE DWELLING'S EXISTING EXTERIOR WALLS, EXCLUDING ATTACHED ACCESSORY BUILDINGS, IS STRUCTURALLY ALTERED. ANY PORTION OF THE LENGTH OF EXISTING WALLS THAT IS STRUCTURALLY ALTERED SHALL BE INCLUDED IN CALCULATING THE 40 PERCENT THRESHOLD..."*

SEE BELOW DIAGRAM FOR REFERENCE.

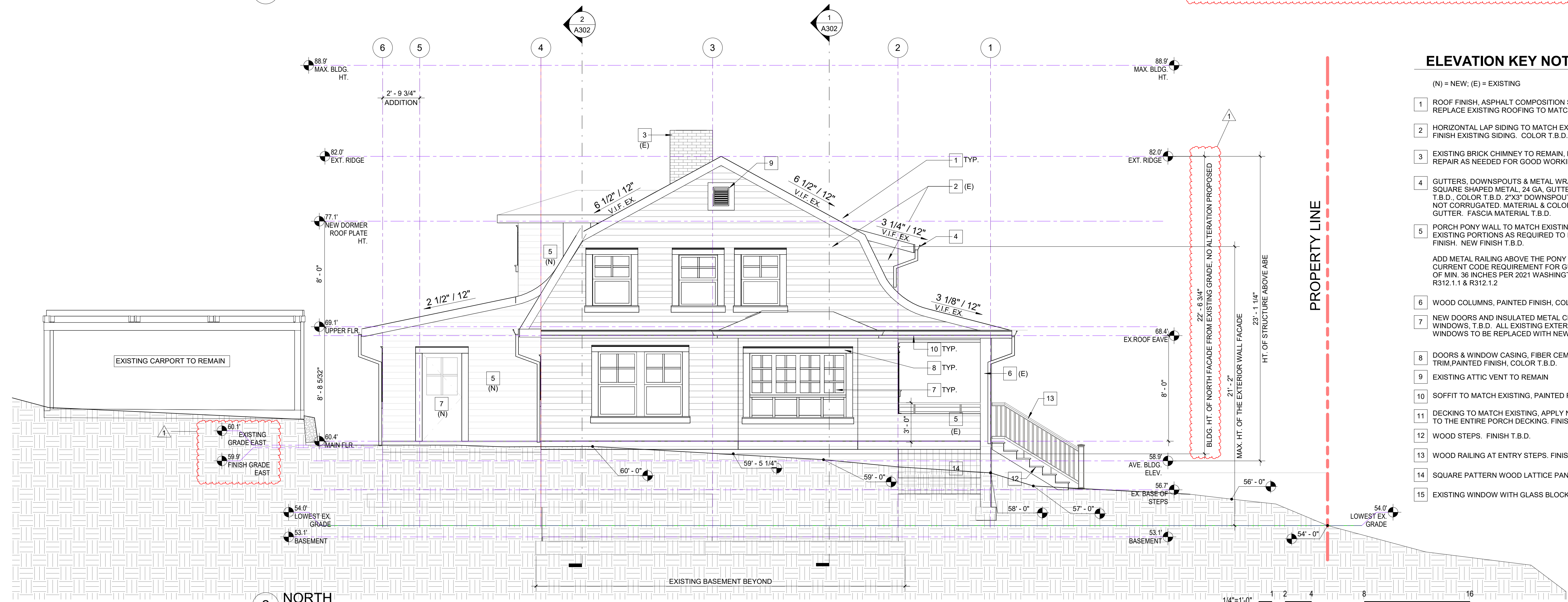
CALCULATIONS:  $59' / 145'-3" = 0.40 = 40\%$ ..COMPLIANT  
 $59' / 159'-3 7/8" = 0.37 = 37\%$ ..COMPLIANT



### ALTERATION WALL LENGTH CALCULATION



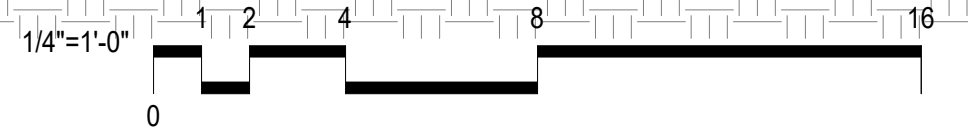
1 WEST  
1/4" = 1'-0"

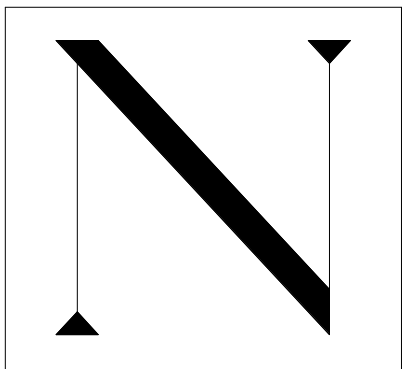


2 NORTH  
1/4" = 1'-0"

### ELEVATION KEY NOTES:

- (N) = NEW; (E) = EXISTING
- ROOF FINISH, ASPHALT COMPOSITION SHINGLES. REPLACE EXISTING ROOFING TO MATCH NEW.
  - HORIZONTAL LAP SIDING TO MATCH EXISTING; RE-FINISH EXISTING SIDING. COLOR T.B.D.
  - EXISTING BRICK CHIMNEY TO REMAIN. PATCH AND REPAIR AS NEEDED FOR GOOD WORKING ORDER
  - GUTTERS, DOWNSPOUTS & METAL WRAP TRIM: CUSTOM SQUARE SHAPED METAL, 24 GA. GUTTERS PRODUCT BY T.B.D., COLOR T.B.D. 2"x3" DOWNSPOUTS, SMOOTH WALL NOT CORRUGATED. MATERIAL & COLOR TO MATCH GUTTER. FASCIA MATERIAL T.B.D.
  - PORCH PONY WALL TO MATCH EXISTING. REPAIR THE EXISTING PORTIONS AS REQUIRED TO RECEIVE NEW FINISH. NEW FINISH T.B.D.  
ADD METAL RAILING ABOVE THE PONY WALL TO MEET CURRENT CODE REQUIREMENT FOR GUARDRAIL HEIGHT OF MIN. 36 INCHES PER 2021 WASHINGTON STATE IRC, SEC. R312.1.1 & R312.1.2
  - WOOD COLUMNS, PAINTED FINISH, COLOR T.B.D.
  - NEW DOORS AND INSULATED METAL CLAD WOOD WINDOWS, T.B.D. ALL EXISTING EXTERIOR DOORS AND WINDOWS TO BE REPLACED WITH NEW.
  - DOORS & WINDOW CASING, FIBER CEMENT OR WOOD TRIM, PAINTED FINISH, COLOR T.B.D.
  - EXISTING ATTIC VENT TO REMAIN
  - SOFFIT TO MATCH EXISTING, PAINTED FINISH T.B.D.
  - DECKING TO MATCH EXISTING, APPLY NEW FINISH TO THE ENTIRE PORCH DECKING. FINISH T.B.D.
  - WOOD STEPS. FINISH T.B.D.
  - WOOD RAILING AT ENTRY STEPS. FINISH T.B.D.
  - SQUARE PATTERN WOOD LATTICE PANEL. FINISH T.B.D.
  - EXISTING WINDOW WITH GLASS BLOCKS.





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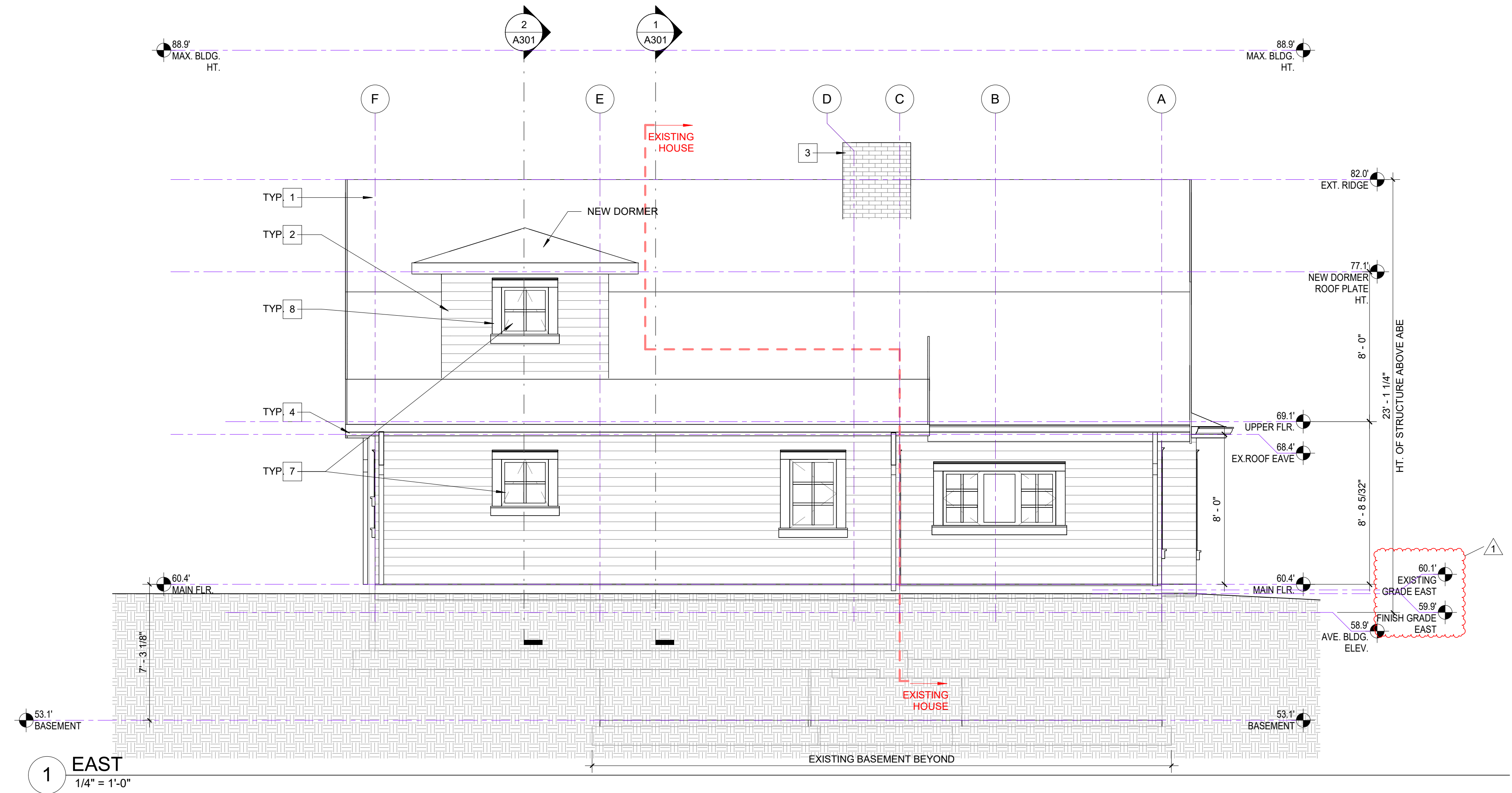
**ELEVATION KEY NOTES:**

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  - DOORS & WINDOW CASING, FIBER CEMENT OR WOOD TRIM, PAINTED FINISH, COLOR T.B.D.
  - EXISTING ATTIC VENT TO REMAIN
  - SOFFIT TO MATCH EXISTING, PAINTED FINISH T.B.D.
  - DECKING TO MATCH EXISTING, APPLY NEW FINISH TO THE ENTIRE PORCH DECKING. FINISH T.B.D.
  - WOOD STEPS. FINISH T.B.D.
  - WOOD RAILING AT ENTRY STEPS. FINISH T.B.D.
  - SQUARE PATTERN WOOD LATTICE PANEL. FINISH T.B.D.
  - EXISTING WINDOW WITH GLASS BLOCKS.

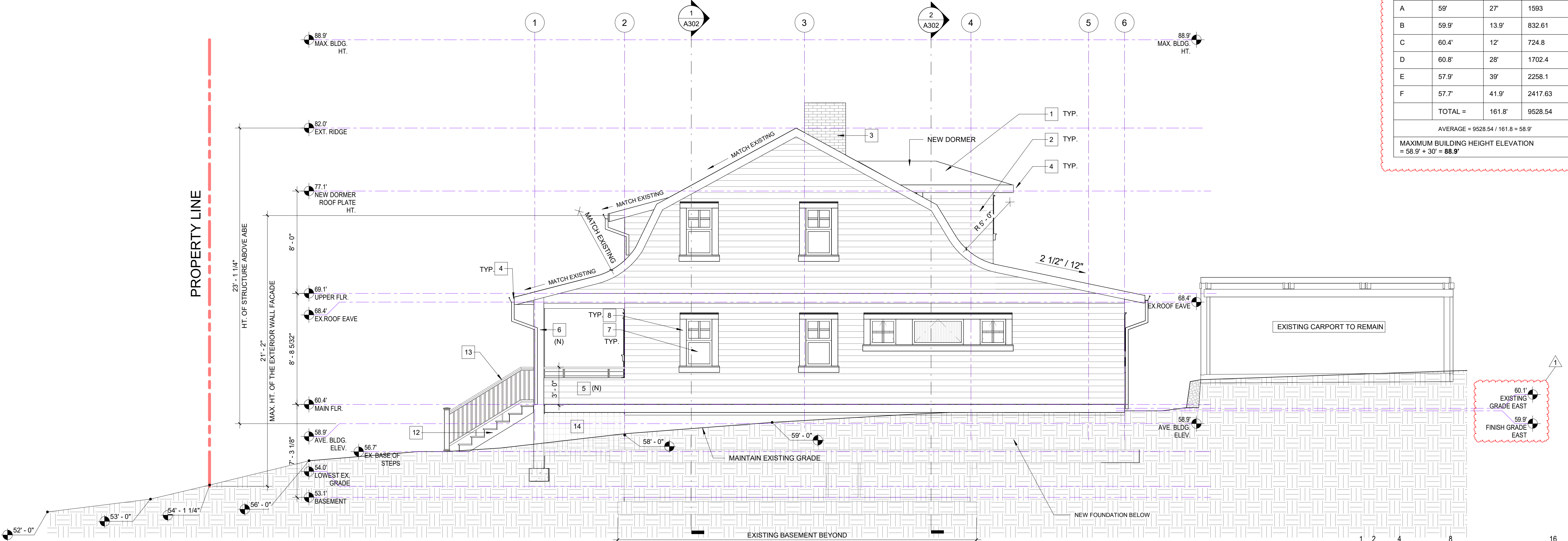
**AVERAGE BUILDING ELEVATION**

SEE A002.1 SITE PLAN FOR MID POINT LOCATIONS

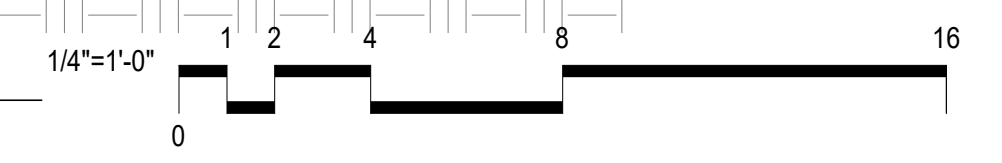
	MID POINT ELEVATION	WALL LENGTH	WEIGHTED SUM OF MID POINT ELEVATION:
A	59'	27'	1593
B	59.9'	13.9'	832.61
C	60.4'	12'	724.8
D	60.8'	28'	1702.4
E	57.9'	39'	2258.1
F	57.7'	41.9'	2417.63
<b>TOTAL =</b>	<b>161.8'</b>		<b>9528.54</b>
AVERAGE = 9528.54 / 161.8 = 58.9'			
MAXIMUM BUILDING HEIGHT ELEVATION = 58.9' + 30' = <b>88.9'</b>			



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



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



**PERMIT APPLICATION**

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*Mark L. Nelson*  
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STATE OF WASHINGTON

Project:  
**DICKINSON RESIDENCE**

25-  
2800 60th Ave. SE, Mercer Island

Drawing Title:  
**BUILDING ELEVATIONS**

Drawn By: NC  
Checked By: MN  
Approved By: MN

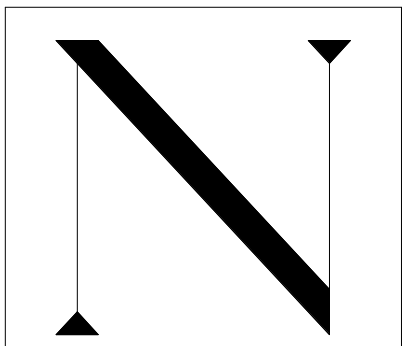
Issue Date: 2026-01-26

Revisions:

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1.	Review comments response	01/26/2026

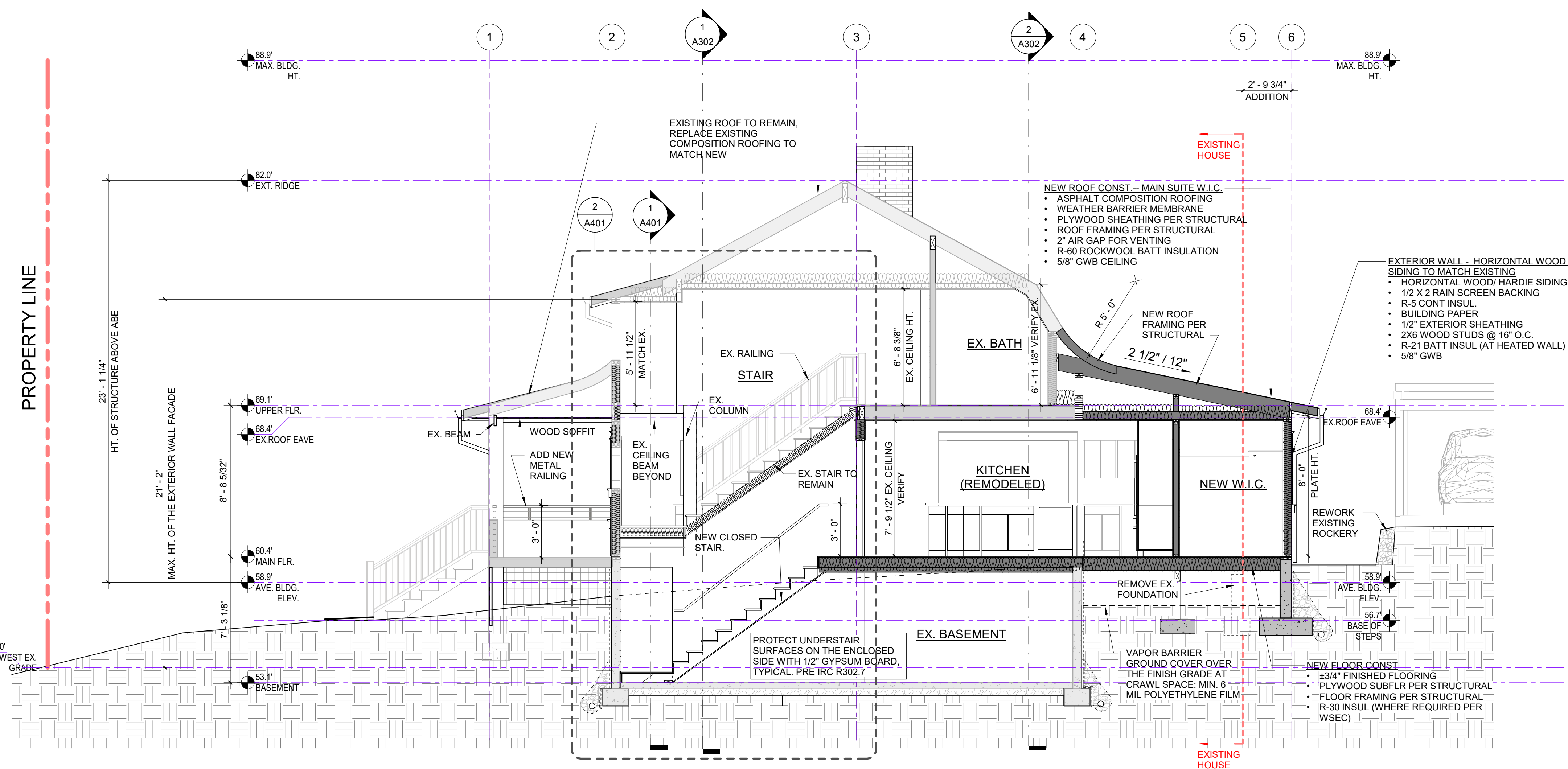
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**A202**

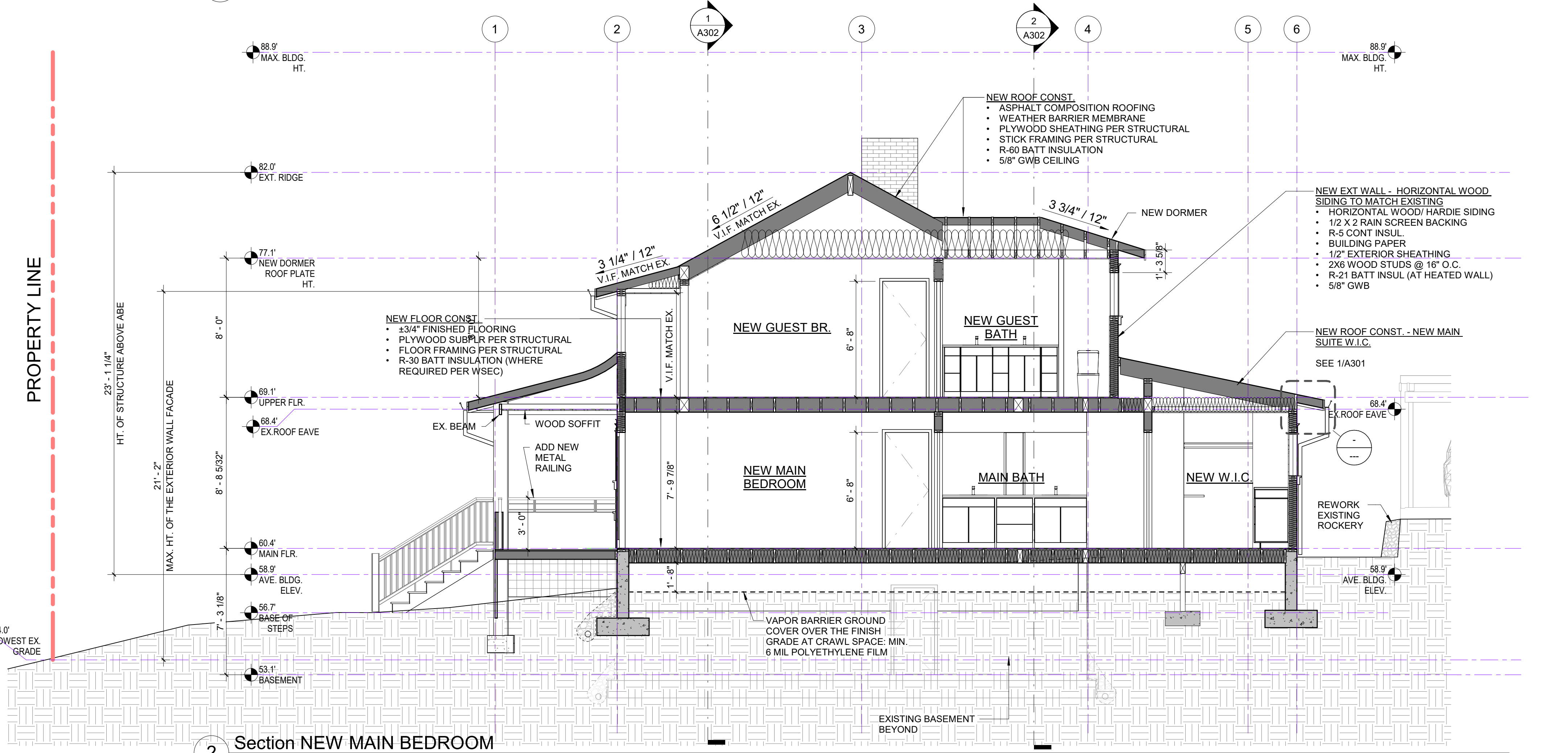


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**1** Section THRU STAIR E-W  
1/4" = 1'-0"



**2** Section NEW MAIN BEDROOM  
1/4" = 1'-0"

**PERMIT APPLICATION**

2870 REGISTERED ARCHITECT  
*Mark L. Nelson*  
MARK L. NELSON  
STATE OF WASHINGTON

Project:  
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2800 60th Ave. SE, Mercer Island

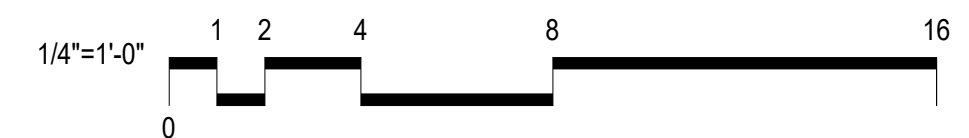
Drawing Title:  
**BUILDING SECTIONS**

Drawn By: NC  
Checked By: MN  
Approved By: MN

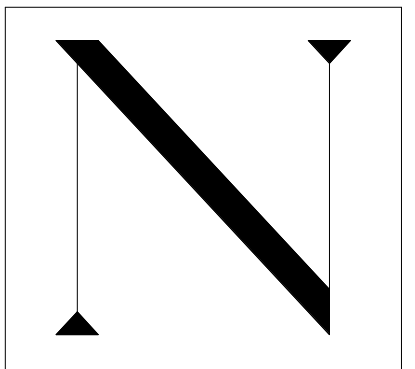
Issue Date: 2025-12-22  
Revisions:

No.	Description	Date

Scale: 1/4" = 1'-0"  
Sheet No.

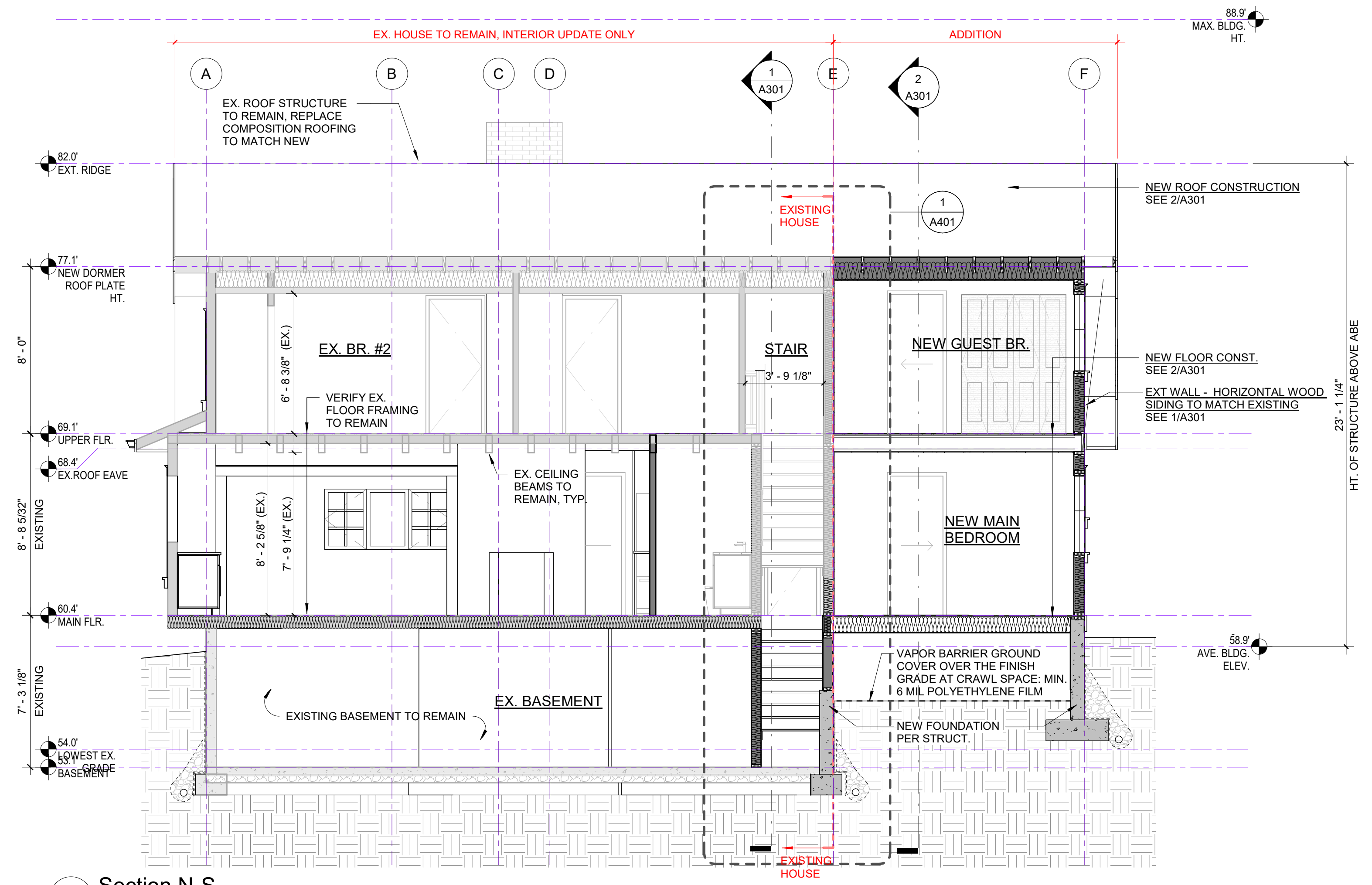


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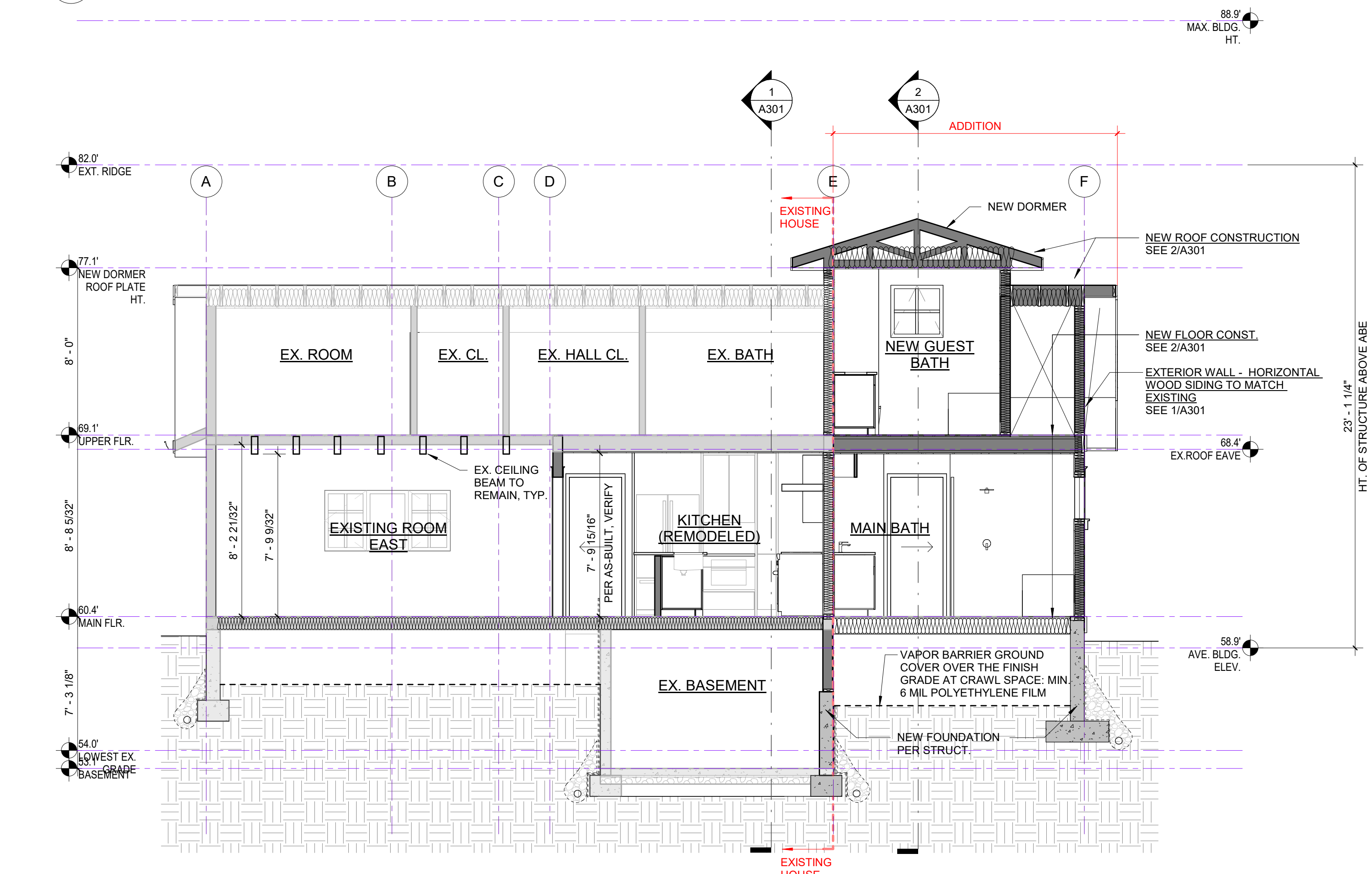


NELSON ARCHITECTURE

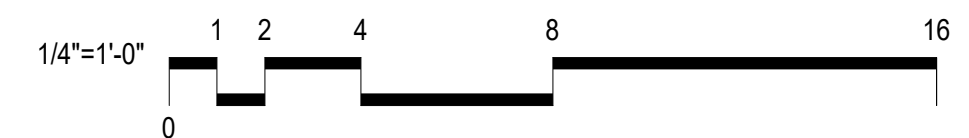
Mark L. Nelson AIA  
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1 Section N-S  
1/4" = 1'-0"



2 Section THRU KITCHEN  
1/4" = 1'-0"



PERMIT APPLICATION

2870 REGISTERED ARCHITECT  
*Mark L. Nelson*  
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STATE OF WASHINGTON

Project:  
**DICKINSON RESIDENCE**

25-  
2800 60th Ave. SE, Mercer Island

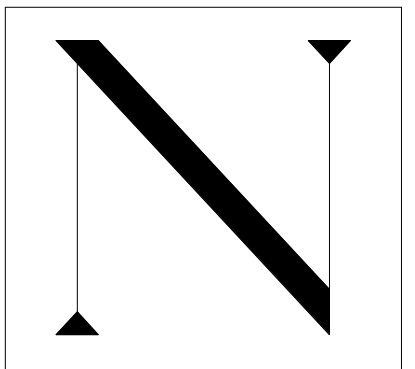
Drawing Title:  
BUILDING SECTIONS

Drawn By: NC  
Checked By: MN  
Approved By: MN  
Issue Date: 2025-12-22

Revisions:  
No. Description Date

Scale: 1/4" = 1'-0"  
Sheet No.

**A302**  
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**PERMIT APPLICATION**

2870 REGISTERED ARCHITECT  
*Mark L. Nelson*  
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STATE OF WASHINGTON

Project:  
**DICKINSON RESIDENCE**

25-  
2800 60th Ave. SE, Mercer Island

Drawing Title:  
**WALL & STAIR SECTION**

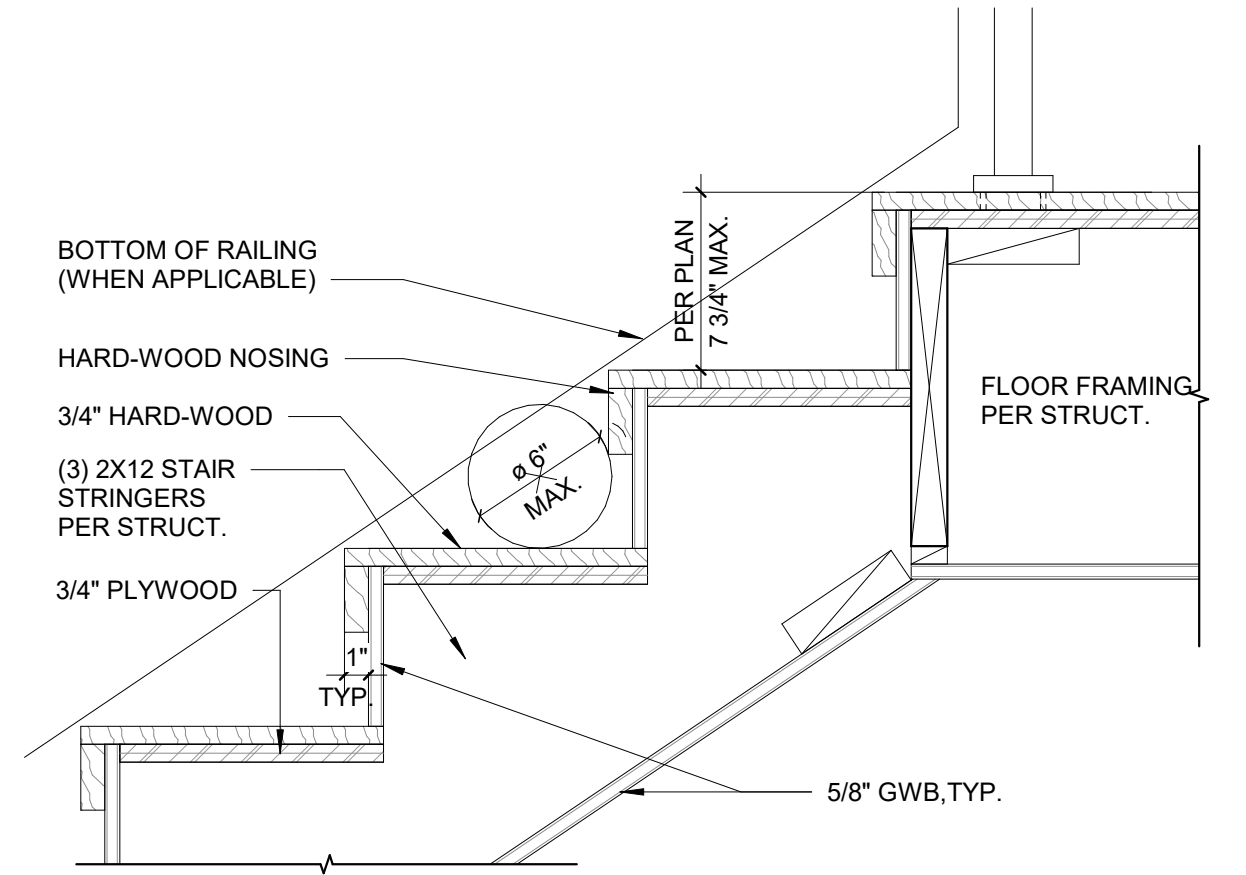
Drawn By: NC  
Checked By: MN  
Approved By: MN

Issue Date: 2025-12-22

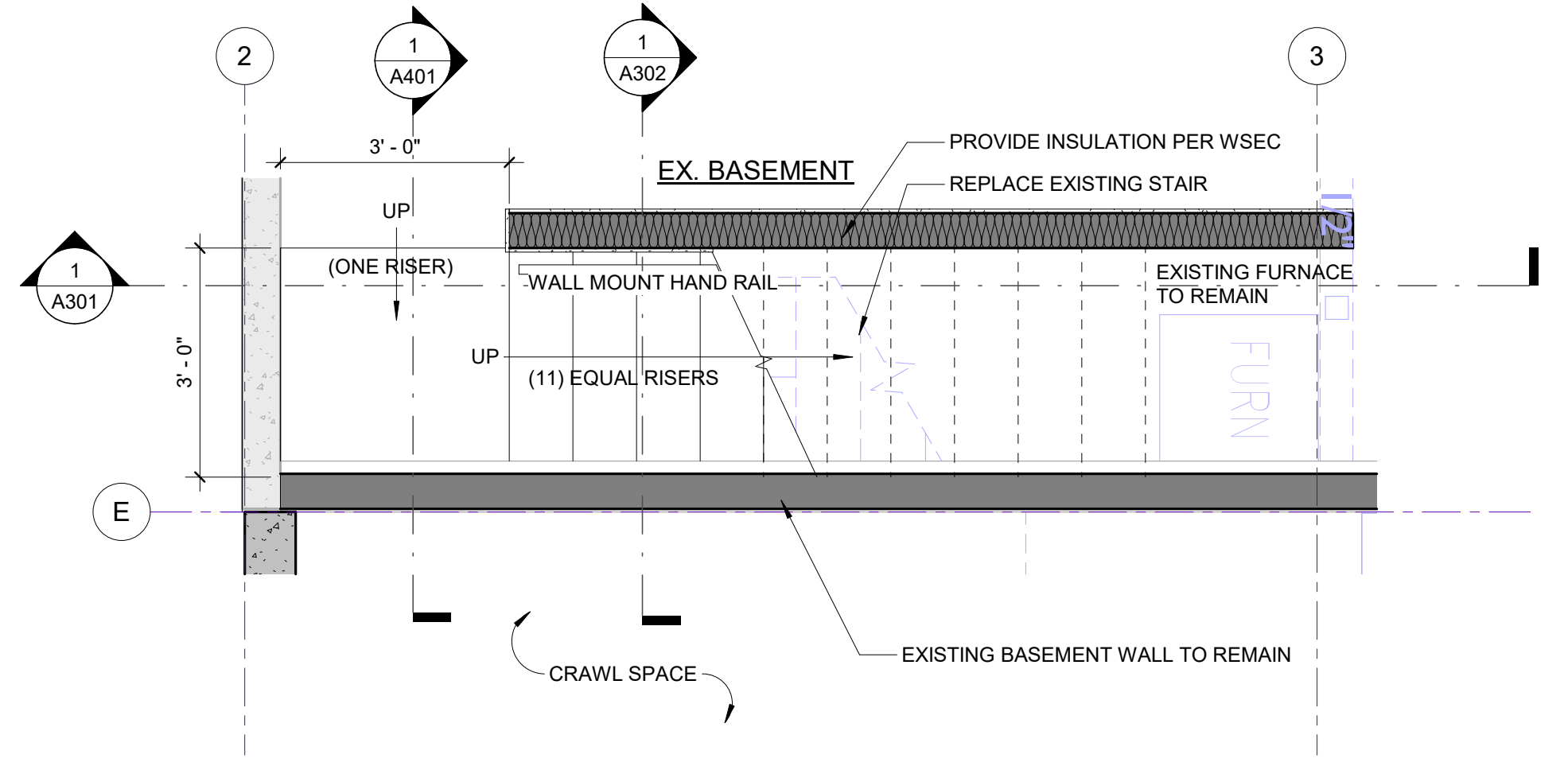
Revisions:  
No. Description Date

Scale: As indicated  
Sheet No.

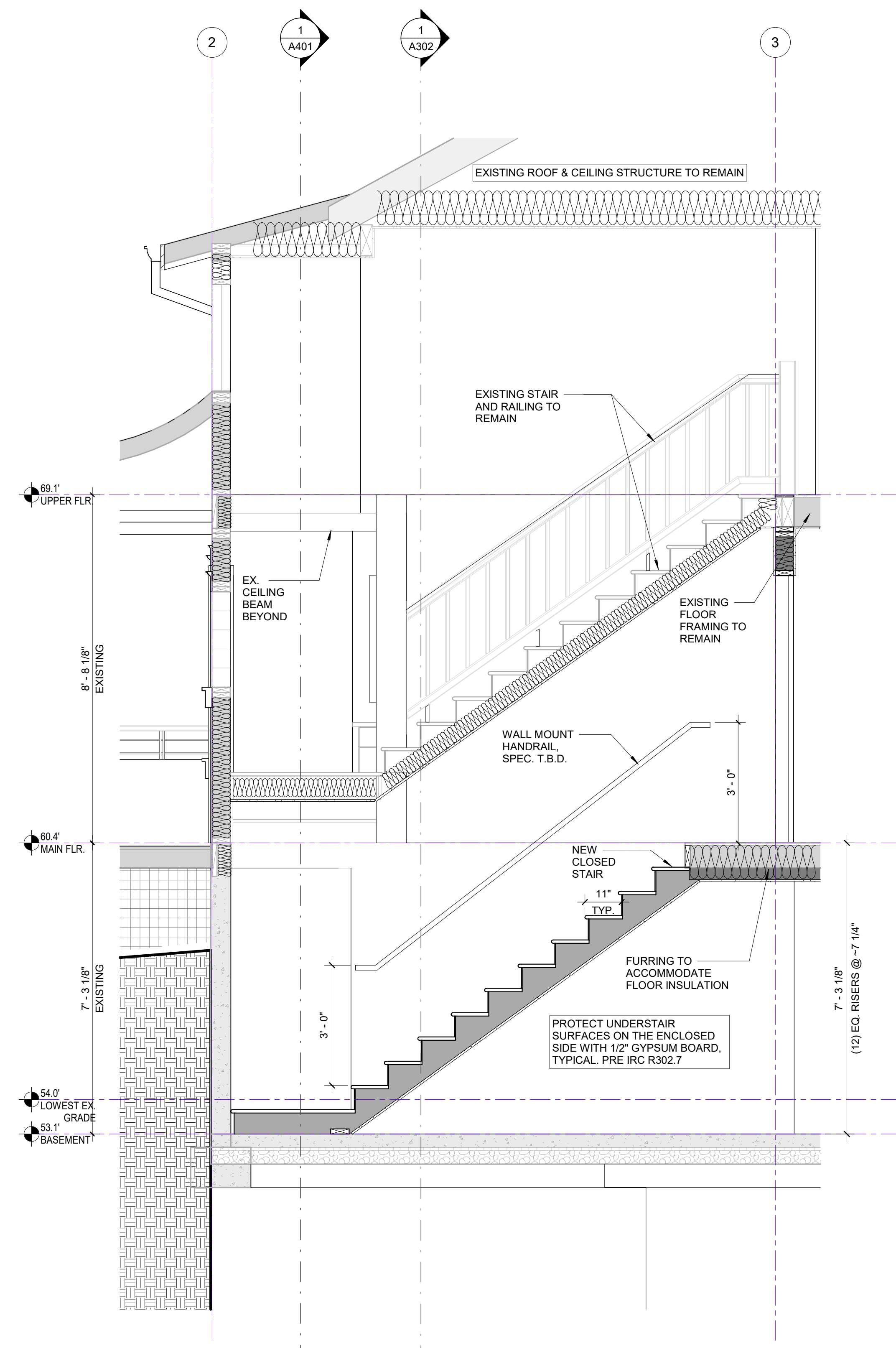
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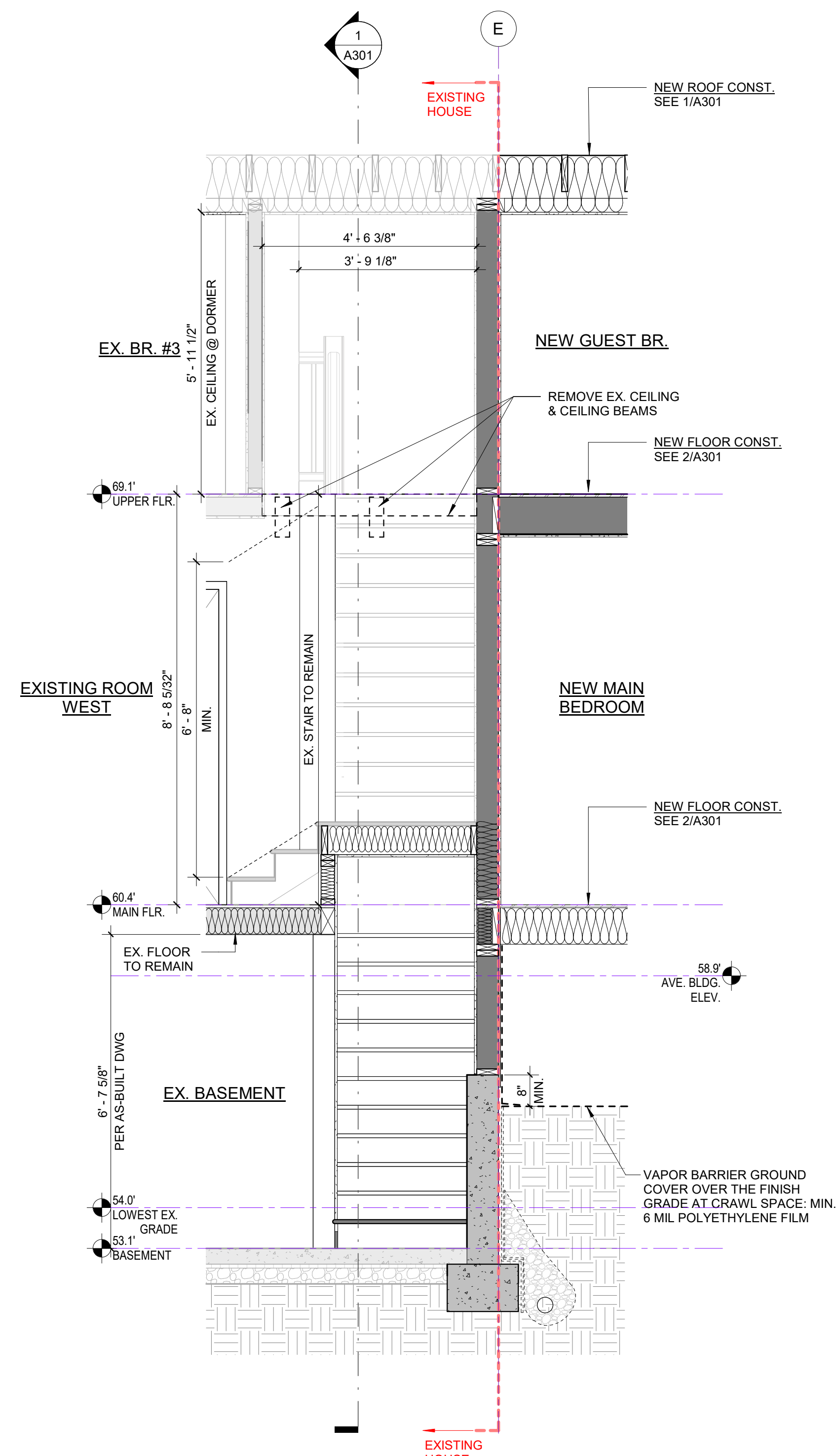
**a** CLOSED STAIR DETAIL  
1/2" = 1'-0"



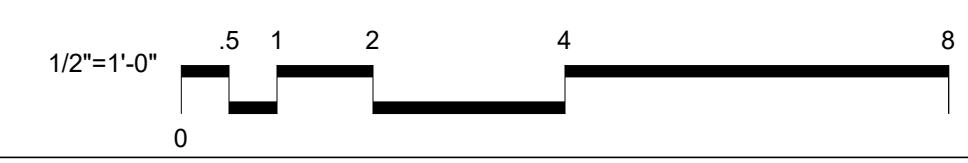
**3** BASEMENT - STAIR PLAN  
1/2" = 1'-0"

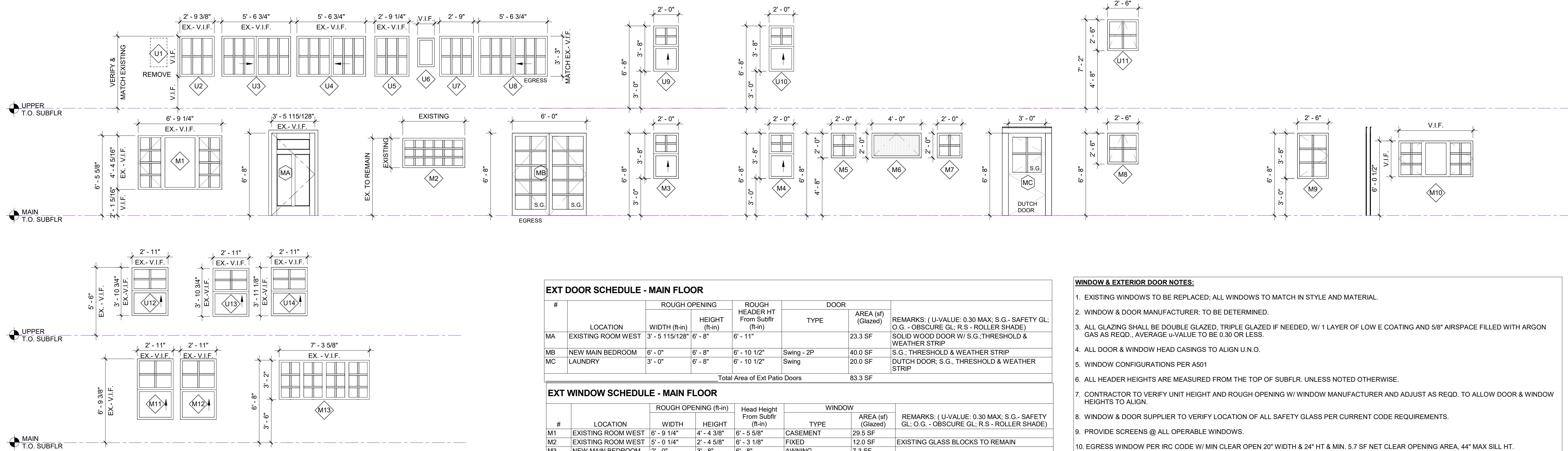


**2** STAIR SECTION  
1/2" = 1'-0"



**1** WALL SECTION THRU STAIR N-S  
1/2" = 1'-0"





**EXT DOOR SCHEDULE - MAIN FLOOR**

#	LOCATION	ROUGH OPENING		ROUGH HEADER HT From Subflr (ft-in)	DOOR TYPE	AREA (sf) (Glazed)	REMARKS: ( U-VALUE: 0.30 MAX; S.G. - SAFETY GL; O.G. - OBSCURE GL; R.S - ROLLER SHADE)
		WIDTH (ft-in)	HEIGHT (ft-in)				
MA	EXISTING ROOM WEST	3'-5 115/128"	6'-8"	6'-11"		23.3 SF	SOLID WOOD DOOR W/ S.G.; THRESHOLD & WEATHER STRIP
MB	NEW MAIN BEDROOM	6'-0"	6'-8"	6'-10 1/2"	Swing - 2P	40.0 SF	S.G.; THRESHOLD & WEATHER STRIP
MC	LAUNDRY	3'-0"	6'-8"	6'-10 1/2"	Swing	20.0 SF	DUTCH DOOR; S.G.; THRESHOLD & WEATHER STRIP
<b>Total Area of Ext Patio Doors</b>						<b>83.3 SF</b>	

**EXT WINDOW SCHEDULE - MAIN FLOOR**

#	LOCATION	ROUGH OPENING (ft-in)		HEAD HEIGHT From Subflr (ft-in)	WINDOW		REMARKS: ( U-VALUE: 0.30 MAX; S.G. - SAFETY GL; O.G. - OBSCURE GL; R.S - ROLLER SHADE)
		WIDTH	HEIGHT		TYPE	AREA (sf) (Glazed)	
M1	EXISTING ROOM WEST	6'-9 1/4"	4'-4 3/8"	6'-5 5/8"	CASEMENT	29.5 SF	
M2	EXISTING ROOM WEST	5'-0 1/4"	2'-4 5/8"	6'-3 1/8"	FIXED	12.0 SF	EXISTING GLASS BLOCKS TO REMAIN
M3	NEW MAIN BEDROOM	2'-0"	3'-8"	6'-8"	AWNING	7.3 SF	
M4	NEW MAIN BEDROOM	2'-0"	3'-8"	6'-8"	AWNING	7.3 SF	
M5	W.C.1	2'-0"	2'-0"	6'-8"	AWNING	4.0 SF	
M6	MAIN BATH	4'-0"	2'-0"	6'-8"	AWNING	8.0 SF	S.G.; O.G.
M7	W.C.2	2'-0"	2'-0"	6'-8"	AWNING	4.0 SF	
M8	NEW W.I.C.	2'-6"	2'-6"	6'-8"	AWNING	6.3 SF	
M9	LAUNDRY	2'-6"	3'-8"	6'-8"	CASEMENT	9.2 SF	
M10	EXISTING ROOM EAST	6'-0"	2'-10 7/8"	6'-0 1/2"	CASEMENT	17.4 SF	
M11	EXISTING ROOM EAST	2'-11"	4'-10 7/8"	6'-9 3/8"	SINGLE HUNG	14.3 SF	
M12	EXISTING ROOM EAST	2'-11"	4'-10 7/8"	6'-9 3/8"	SINGLE HUNG	14.3 SF	
M13	EXISTING ROOM WEST	7'-3 5/8"	3'-2"	6'-8"	FIXED	23.1 SF	
<b>Total Area of Windows</b>						<b>156.7 SF</b>	

**EXT WINDOW SCHEDULE - UPPER FLOOR**

#	LOCATION	ROUGH OPENING (ft-in)		HEAD HEIGHT From Subflr (ft-in)	WINDOW		REMARKS: ( U-VALUE: 0.30 MAX; S.G. - SAFETY GL; O.G. - OBSCURE GL; R.S - ROLLER SHADE)
		WIDTH	HEIGHT		TYPE	AREA (sf) (Glazed)	
U1	EX. BR. #2	1'-4 1/4"	2'-3 7/8"	5'-8 1/8"	FIXED	3.1 SF	REMOVE EXISTING WINDOW
U2	EX. BR. #2	2'-9 3/8"	3'-3"	5'-10"	FIXED	9.0 SF	
U3	EX. BR. #2	5'-6 3/4"	3'-3"	5'-10"	SLIDING	18.1 SF	
U4	EX. BR. #3	5'-6 3/4"	3'-3"	5'-10"	SLIDING	18.1 SF	
U5	EX. BR. #3	2'-9 1/4"	3'-3"	5'-10"	FIXED	9.0 SF	
U6	STAIR	1'-4 1/4"	2'-3 7/8"	5'-8 1/8"	FIXED	3.1 SF	
U7	STAIR	2'-9"	3'-3"	5'-10"	FIXED	8.9 SF	
U8	NEW GUEST BR.	5'-6 3/4"	3'-3"	5'-10"	SLIDING	18.1 SF	EGRESS
U9	NEW GUEST BR.	2'-0"	3'-8"	6'-8"	SINGLE HUNG	7.3 SF	
U10	NEW GUEST BR.	2'-0"	3'-8"	6'-8"	SINGLE HUNG	7.3 SF	
U11	NEW GUEST BATH	2'-6"	2'-6"	7'-2"	AWNING	6.3 SF	S.G.; O.G.
U12	EX. ROOM	2'-11"	3'-10 3/4"	5'-6"	SINGLE HUNG	11.3 SF	
U13	EX. BR. #2	2'-11"	3'-10 3/4"	5'-5 1/4"	SINGLE HUNG	11.3 SF	
U14	EX. BR. #2	2'-11"	3'-11 1/8"	5'-6 1/8"	SINGLE HUNG	11.4 SF	
<b>Total Area of Windows</b>						<b>142.5 SF</b>	

**WINDOW & EXTERIOR DOOR NOTES:**

- EXISTING WINDOWS TO BE REPLACED; ALL WINDOWS TO MATCH IN STYLE AND MATERIAL.
- WINDOW & DOOR MANUFACTURER: TO BE DETERMINED.
- ALL GLAZING SHALL BE DOUBLE GLAZED, TRIPLE GLAZED IF NEEDED, W/ 1 LAYER OF LOW E COATING AND 5/8" AIRSPACE FILLED WITH ARGON GAS AS REQD., AVERAGE u-VALUE TO BE 0.30 OR LESS.
- ALL DOOR & WINDOW HEAD CASINGS TO ALIGN U.N.O.
- WINDOW CONFIGURATIONS PER A501
- ALL HEADER HEIGHTS ARE MEASURED FROM THE TOP OF SUBFLR, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO VERIFY UNIT HEIGHT AND ROUGH OPENING W/ WINDOW MANUFACTURER AND ADJUST AS REQD. TO ALLOW DOOR & WINDOW HEIGHTS TO ALIGN.
- WINDOW & DOOR SUPPLIER TO VERIFY LOCATION OF ALL SAFETY GLASS PER CURRENT CODE REQUIREMENTS.
- PROVIDE SCREENS @ ALL OPERABLE WINDOWS.
- EGRESS WINDOW PER IRC CODE W/ MIN CLEAR OPEN 20" WIDTH & 24" HT & MIN. 5.7 SF NET CLEAR OPENING AREA, 44" MAX SILL HT.
- HARDWARE TYPES T.B.D.
- ALL EXTERIOR DOORS TO HAVE THRESHOLD & WEATHERSTRIP.
- ALL WINDOWS ON WHERE OPERABLE SECTIONS ARE LOCATED WITHIN 36 INCHES OF FINISHED FLOOR AND LOCATED MORE THAN 72 INCH ABOVE THE FINISHED GRADE OR SURFACE BELOW SHALL HAVE LIMITERS TO RESTRICT THE WINDOW OPERATION TO NOT ALLOWING A 4" SPHERE TO PASS THROUGH

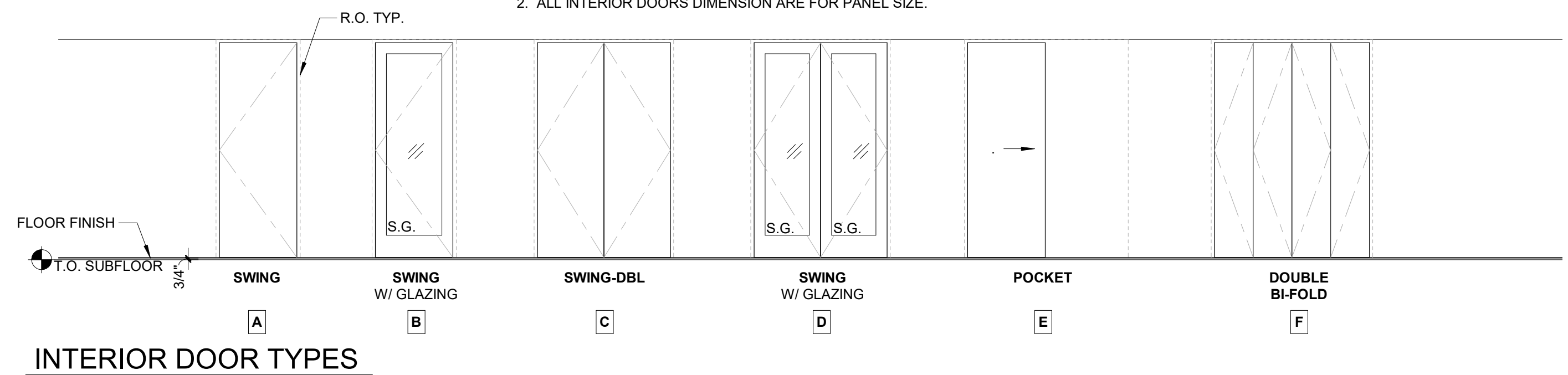
**INT DOOR SCHEDULE - MAIN FLOOR**

#	LOCATION	DOOR SIZE		ROUGH HEADER HEIGHT From Subflr (ft-in)	DOOR TYPE	REMARKS (S.G. Safety Glass; O.G. - Obscure Glass; T&W - Threshold & Weatherstrip)
		Width	Height			
MD	POWDER	2'-4"	6'-8"	6'-10 1/2"	A	
ME	COAT	2'-6"	6'-8"	6'-10 1/2"	A	
MF	KITCHEN (REMODELED)	2'-6"	6'-8"	7'-0 1/2"	E	
MG	PANTRY	2'-4"	6'-8"	7'-0 1/2"	E	
MH	EXISTING ROOM WEST	2'-4"	6'-8"	6'-10 1/2"	A	
MI	NEW MAIN BEDROOM	2'-6"	6'-8"	6'-10 1/2"	A	
MJ	MAIN BATH	2'-6"	6'-8"	7'-0 1/2"	E	MIRROR MOUNT ON THE BATHROOM SIDE FACE OF THE DOOR PANEL
MK	W.C.1	2'-6"	6'-8"	6'-10 1/2"	A	
ML	W.C.2	2'-6"	6'-8"	6'-10 1/2"	A	
MM	MAIN BATH	2'-6"	6'-8"	7'-0 1/2"	E	MIRROR MOUNT ON BOTH FACE OF THE DOOR PANEL

**INT DOOR SCHEDULE - UPPER FLOOR**

#	LOCATION	DOOR SIZE		ROUGH HEADER HEIGHT From Subflr (ft-in)	DOOR TYPE	REMARKS: ( S.G. - SAFETY GL; O.G. - OBSCURE GL)
		Width	Height			
UA	STAIR	2'-6"	6'-8"	6'-10 1/2"	A	
UB	NEW GUEST BATH	2'-6"	6'-8"	7'-0 1/2"	E	
UC	NEW GUEST BR.	5'-0"	6'-8"	6'-10 1/2"	F	
UD	NEW GUEST BATH	1'-6"	6'-8"	6'-10 1/2"	A	
UE	EX. BATH	2'-6"	6'-5 3/8"	EXISTING	A	EXISTING TO REMAIN
UF	EX. BR. #3	2'-6"	6'-5 3/8"	EXISTING	A	EXISTING TO REMAIN
UG	EX. HALLWAY	2'-6"	6'-5 3/8"	EXISTING	A	EXISTING TO REMAIN
UH	EX. BR. #2	2'-6"	6'-5 3/8"	EXISTING	A	EXISTING TO REMAIN
UI	EX. ROOM	2'-6"	6'-8"	EXISTING	A	EXISTING TO REMAIN
UJ	EX. ROOM	2'-4"	6'-8"	EXISTING	A	EXISTING TO REMAIN

- NOTE:**
- ALL INTERIOR DOORS ARE SINGLE PANEL STYLE DOOR UNLESS NOTED OTHERWISE. DOOR FINISH, HARDWARE, AND DOOR ACCESSORIES PER INTERIOR DESIGN SPECIFICATION.
  - ALL INTERIOR DOORS DIMENSION ARE FOR PANEL SIZE.



**INTERIOR DOOR TYPES**

**PERMIT APPLICATION**

2870 REGISTERED ARCHITECT  
MARK L. NELSON  
STATE OF WASHINGTON

Project:  
**DICKINSON RESIDENCE**

25-

2800 60th Ave. SE, Mercer Island

Drawing Title:  
**WINDOW & DOOR SCH**

Drawn By: **NC**

Checked By: **MN**

Approved By: **MN**

Issue Date: **2025-12-22**

Revisions:

No.	Description	Date

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

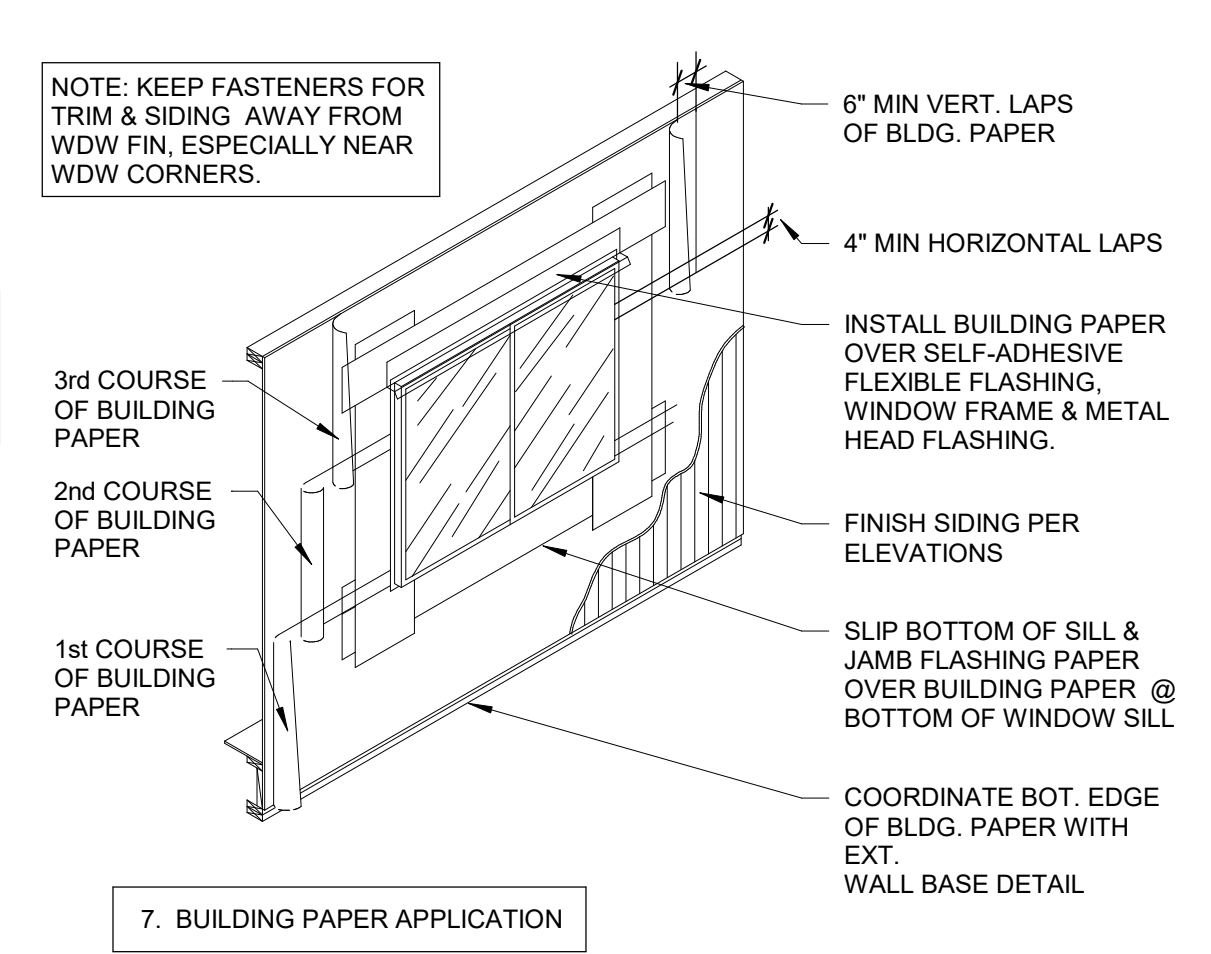
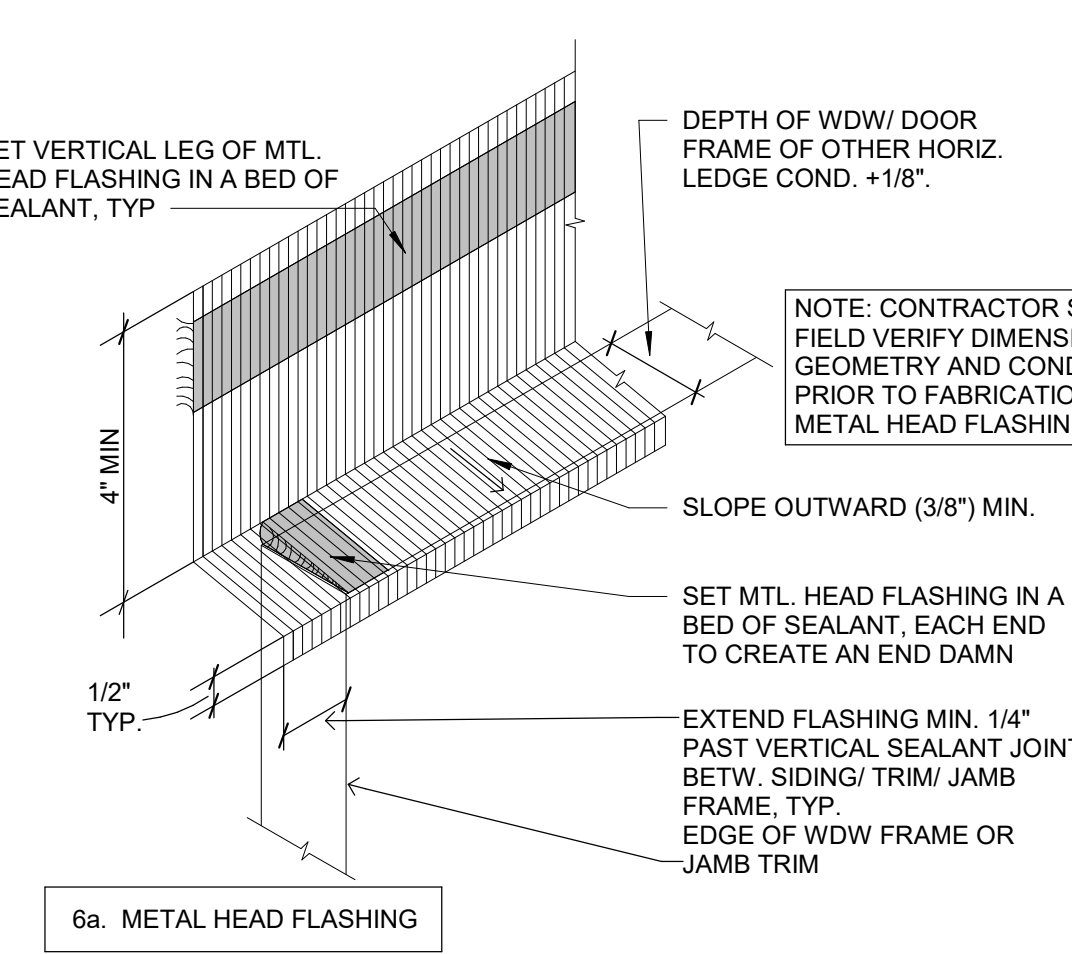
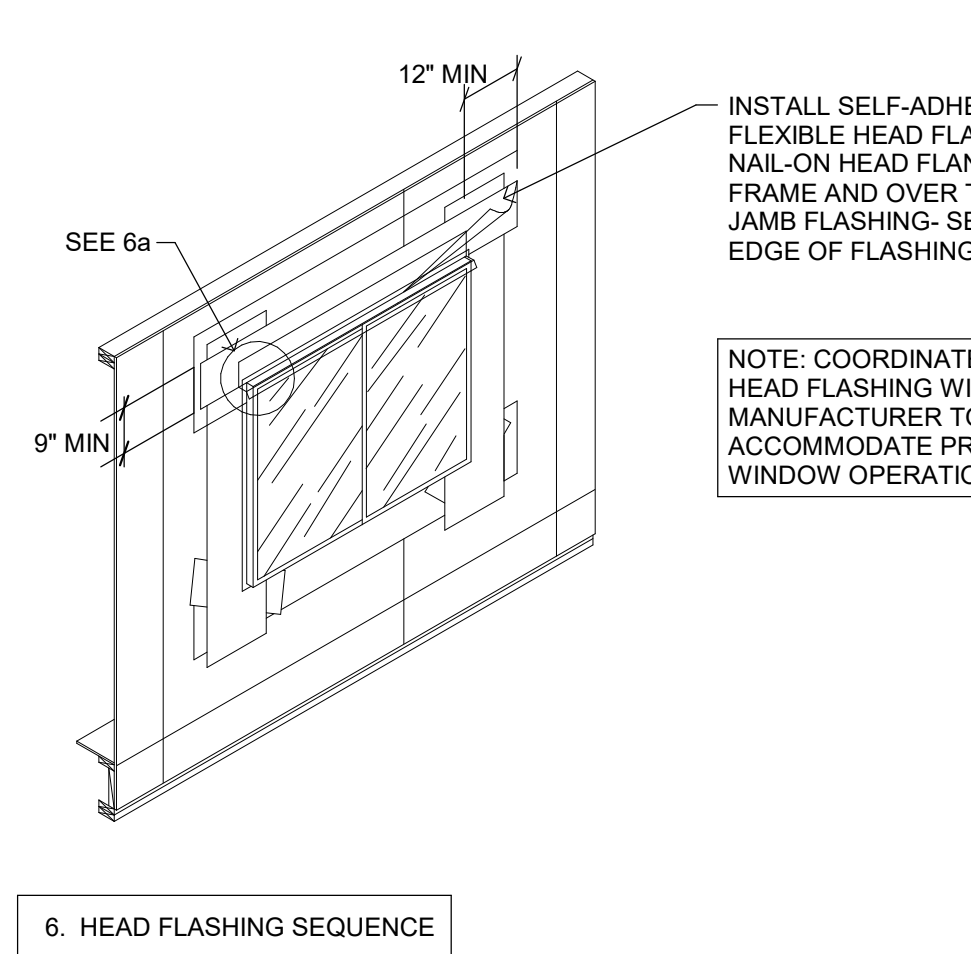
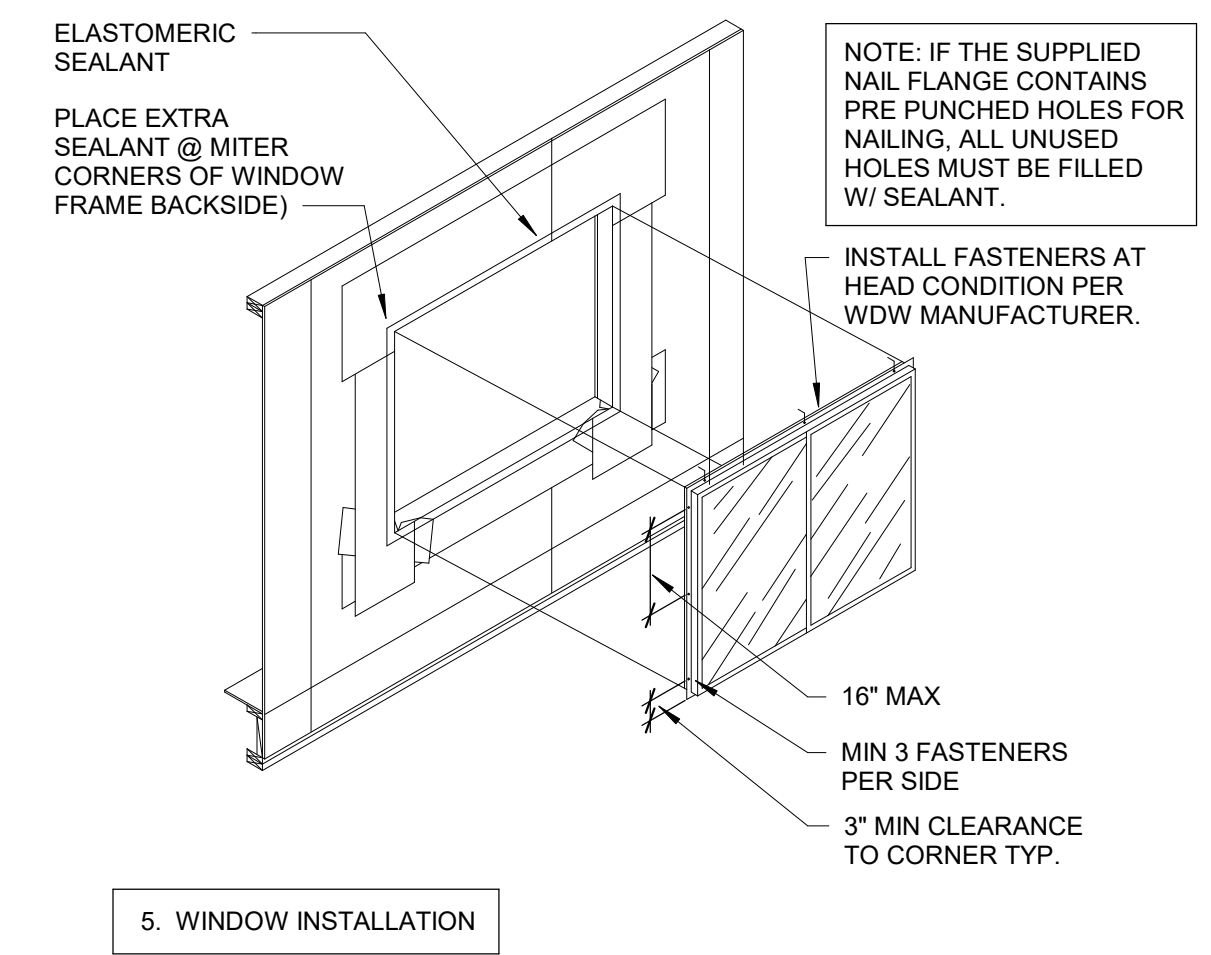
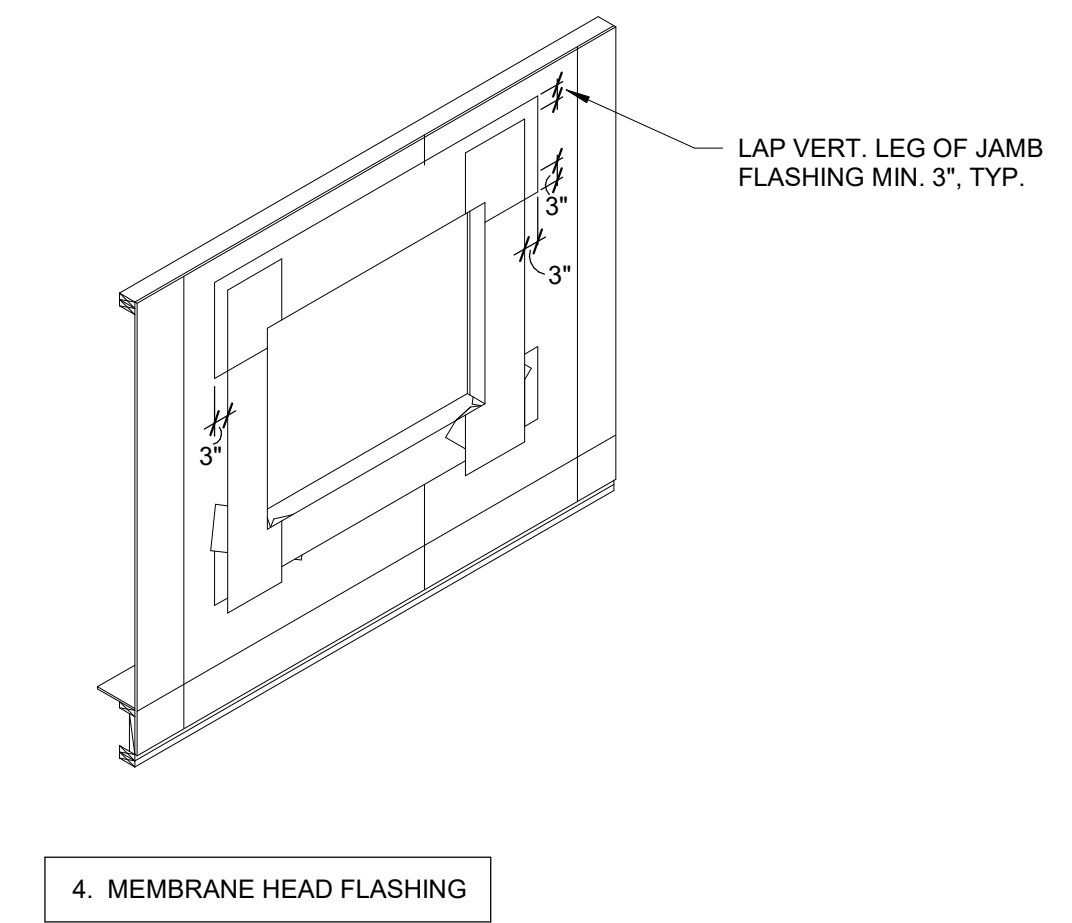
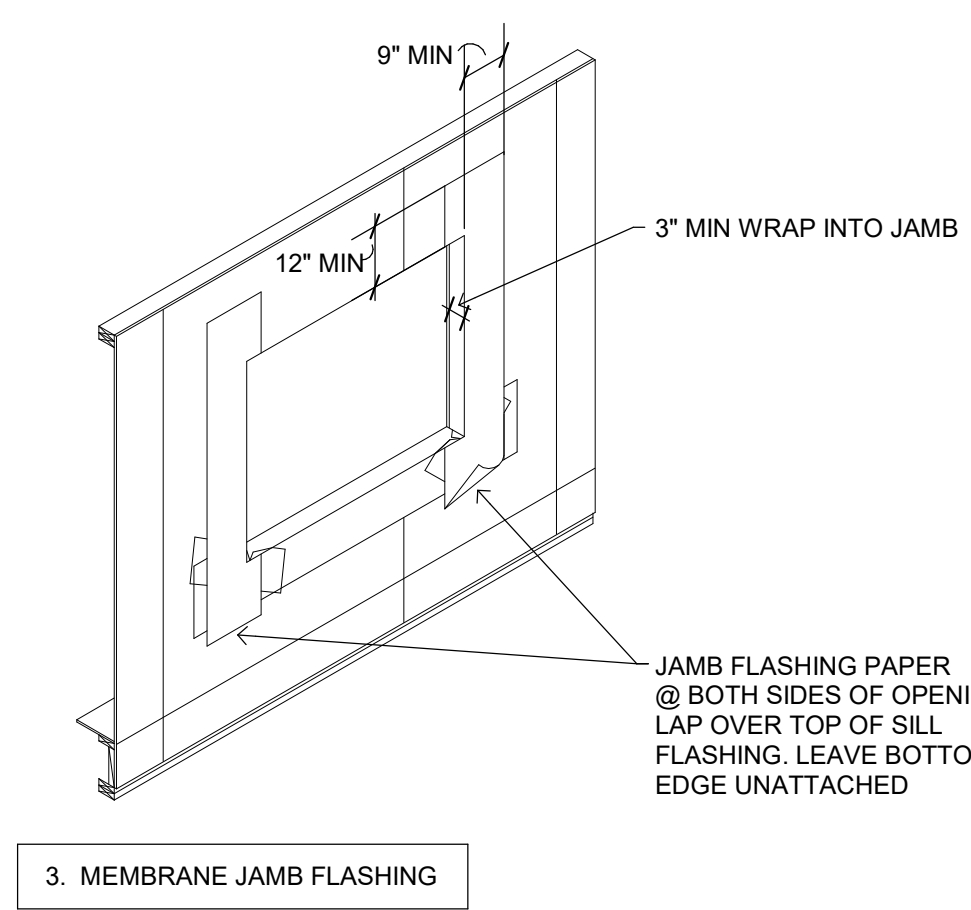
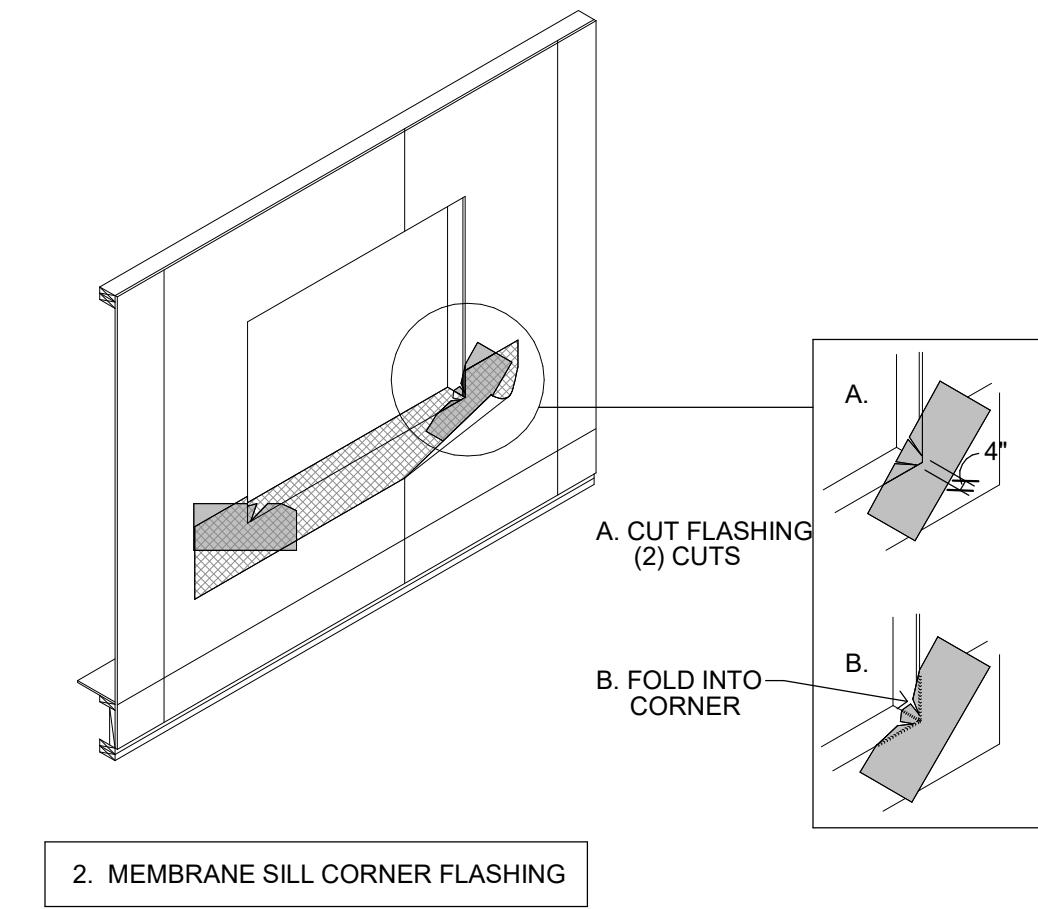
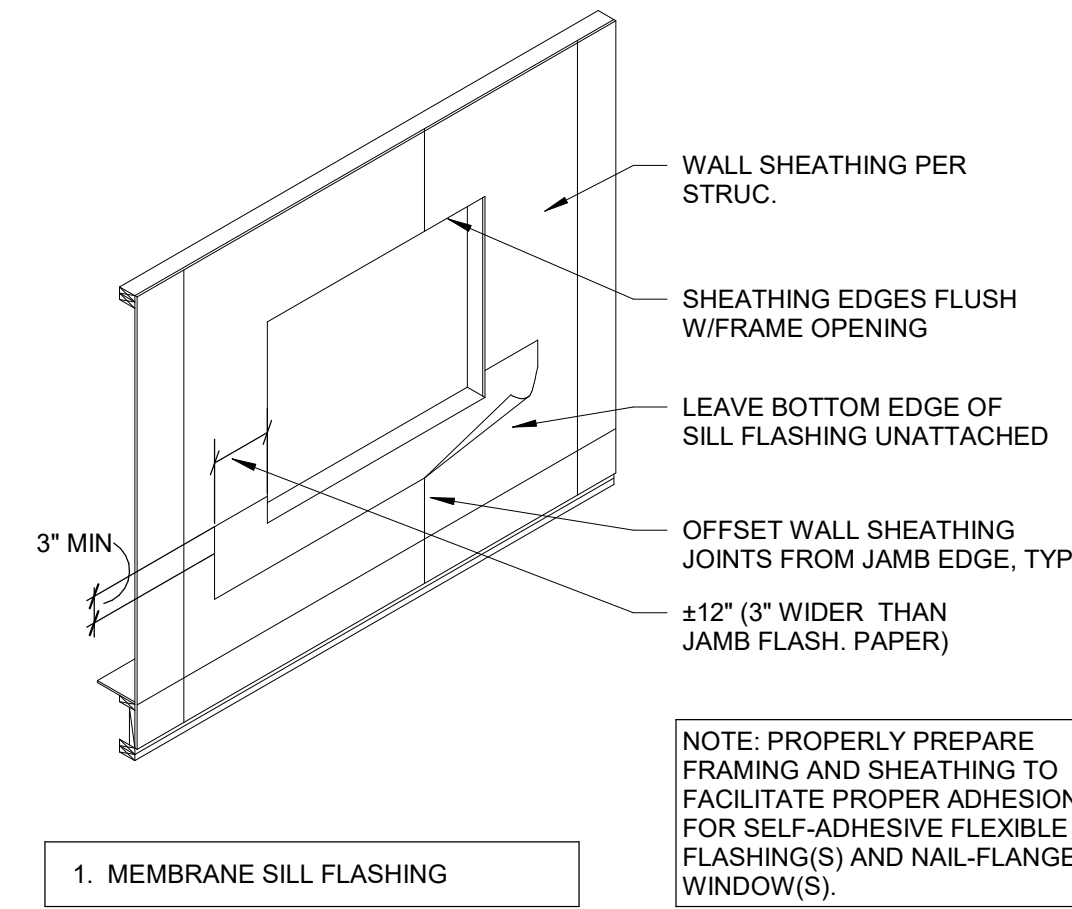
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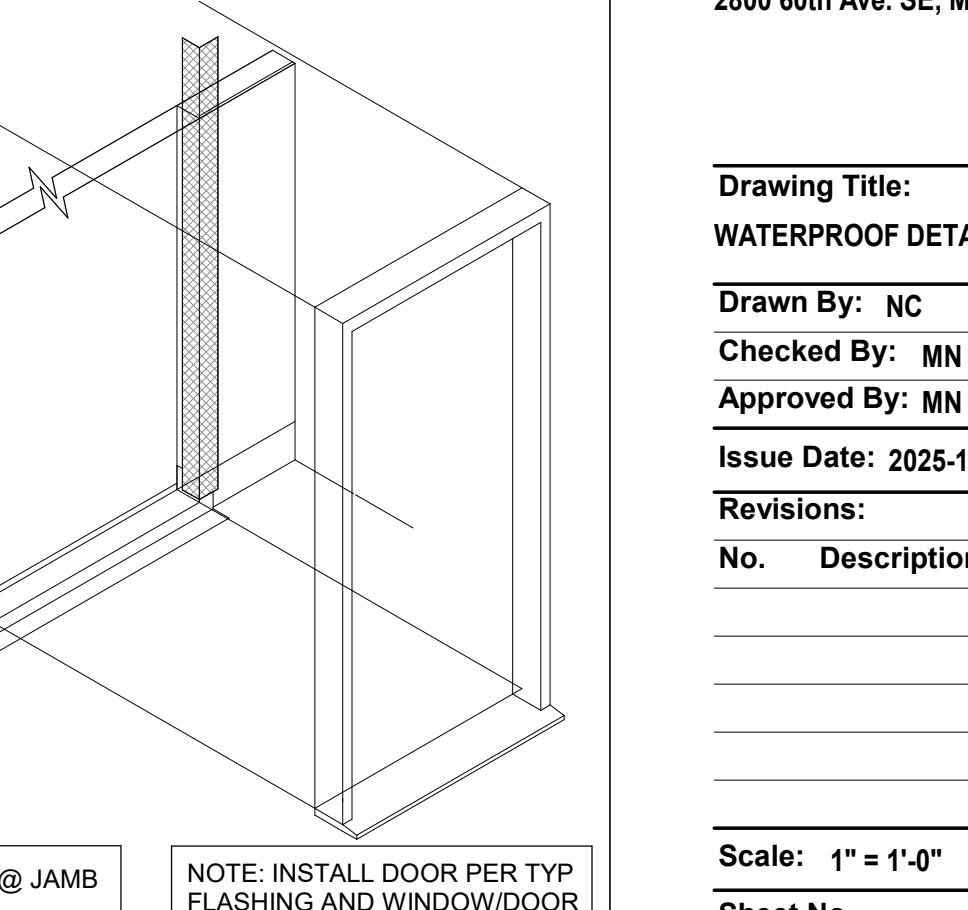
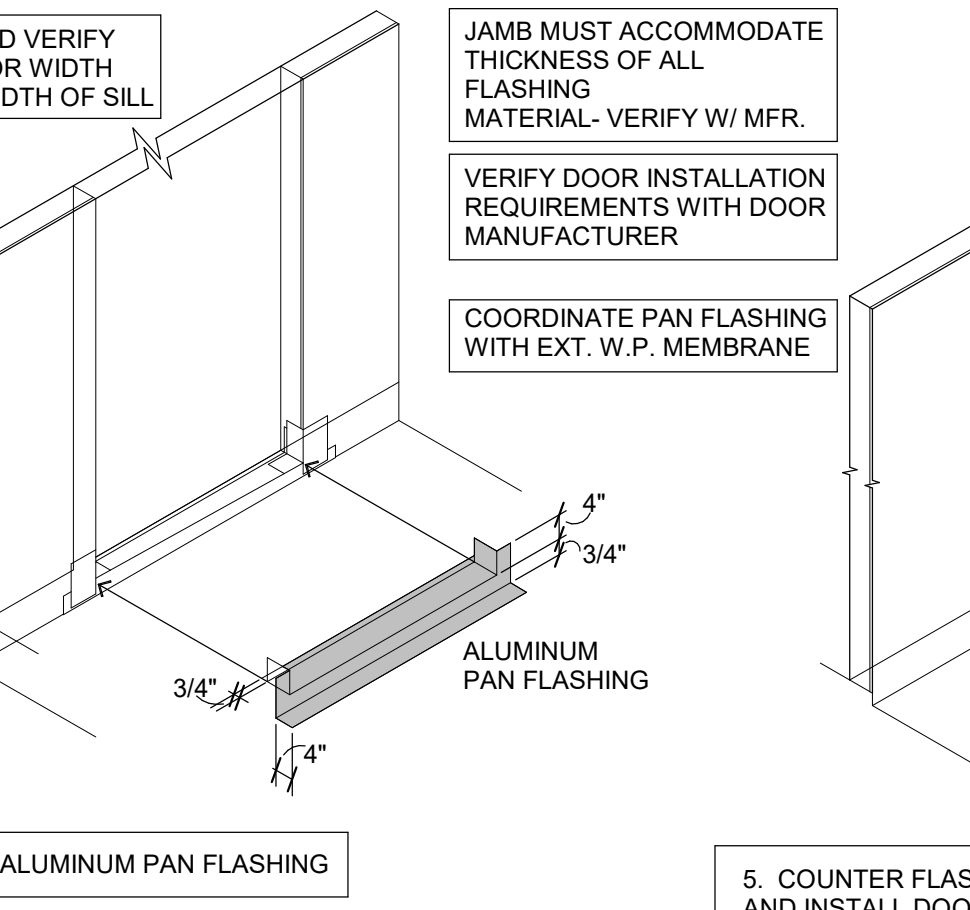
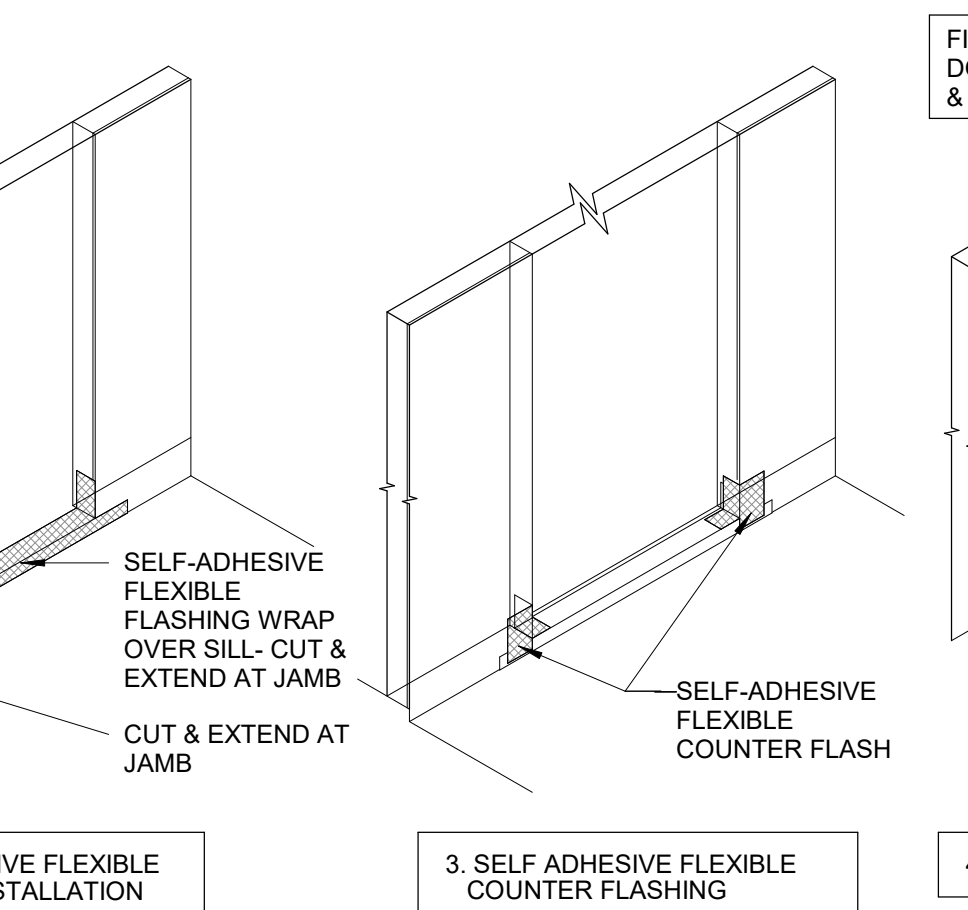
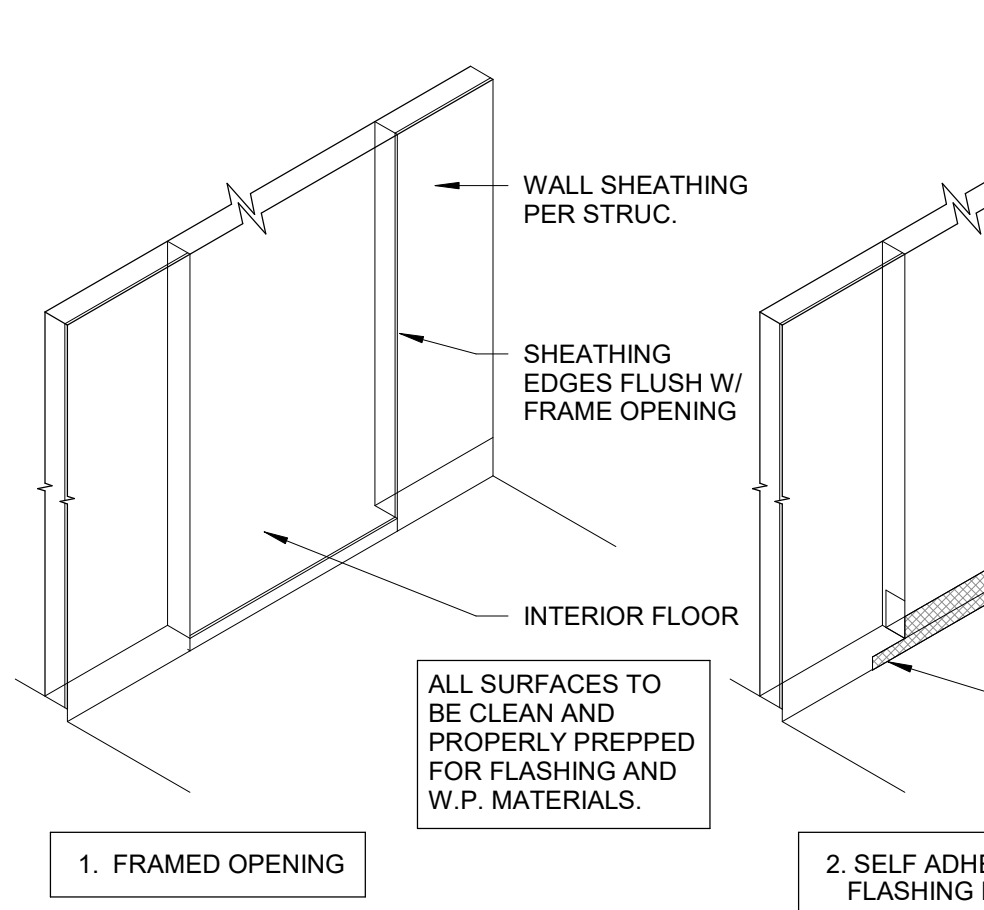
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**INSTALLATION STEPS:**

- CUT AND FOLD SELF-ADHESIVE FLEXIBLE SILL FLASHING INTO FRAME OPENING; LEAVE BOTTOM EDGE OF SILL FLASHING UNATTACHED.
- CUT AND FOLD SELF-ADHESIVE FLEXIBLE CORNER FLASHING INTO BOTH BOTTOM CORNERS OF FRAME OPENING
- CUT AND FOLD SELF-ADHESIVE FLEXIBLE FLASHING INTO JAMB FRAME OPENING; LEAVE BOTTOM EDGES OF JAMB FLASHING UNATTACHED
- CUT AND FOLD SELF-ADHESIVE FLEXIBLE FLASHING INTO HEAD FRAME OPENING.
- SEAL WINDOW FRAME TO OPENING. APPLY CONT. BEAD OF SEALANT WITHIN 1/2" OF EDGE OF OPENING OR APPLY CONT. SEALANT ON BACKSIDE OF WINDOW FLANGES @ HEAD, JAMB & SILL; THEN INSTALL FRAME TO OPENING.  
\*\*CHECK WINDOW FINIS FOR DAMAGE. REPAIR OR REPLACE DAMAGED FINIS.\*\*  
\*\*FASTENERS TO BE STAINLESS STEEL ROOFING NAILS (1 1/2") OR EQUAL. MINIMUM PENETRATION INTO FRAMING TO BE 1"
- WHEN INSTALLING A WINDOW: NAIL BOTTOM CORNER FIRST. SET WINDOW STRAIGHT, PLUMB & LEVEL BEFORE SECURING. PROVIDE CONTINUOUS SUPPORT OR SHIMS UNDER FRAME OF SILL IF REQUIRED BY MFR. FASTEN THROUGH SIDES OF FRAME. DO NOT FASTEN THROUGH HEAD UNLESS PERMITTED BY WINDOW MFR.
- INSTALL BUILDING PAPER FROM THE BOTTOM TO TOP OF THE WALL SHINGLE EACH COARSE TO FACILITATE PROPER DRAINAGE.



**1 FLASHING & NAILFLANGE WINDOWS INSTALLATION**  
1" = 1'-0"



**2 DOOR PAN**  
1" = 1'-0"



**PERMIT APPLICATION**

2870 REGISTERED ARCHITECT  
MARK L. NELSON  
STATE OF WASHINGTON

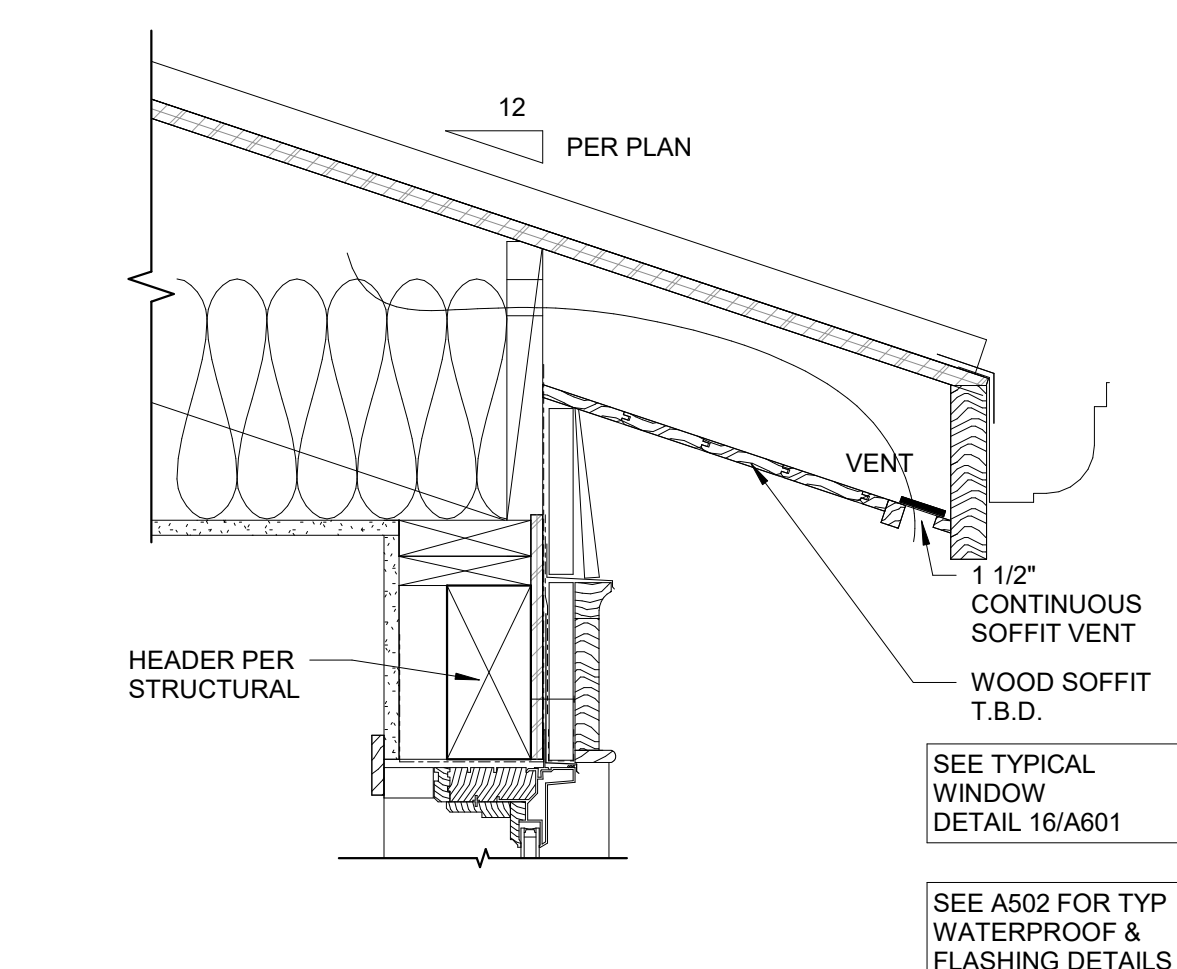
Project:  
**DICKINSON RESIDENCE**

25-  
2800 60th Ave. SE, Mercer Island

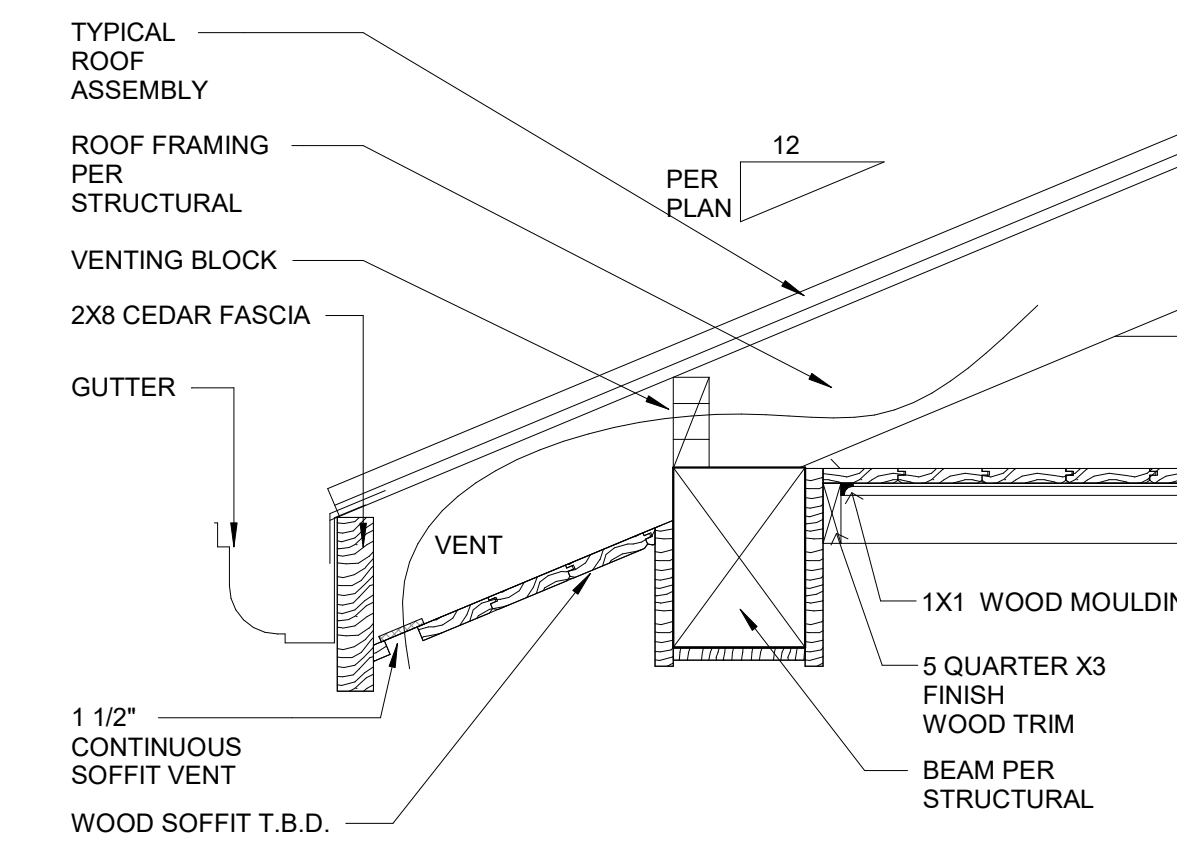
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**WATERPROOF DETAILS**  
Drawn By: NC  
Checked By: MN  
Approved By: MN  
Issue Date: 2025-12-22  
Revisions:

Scale: 1" = 1'-0"  
Sheet No.

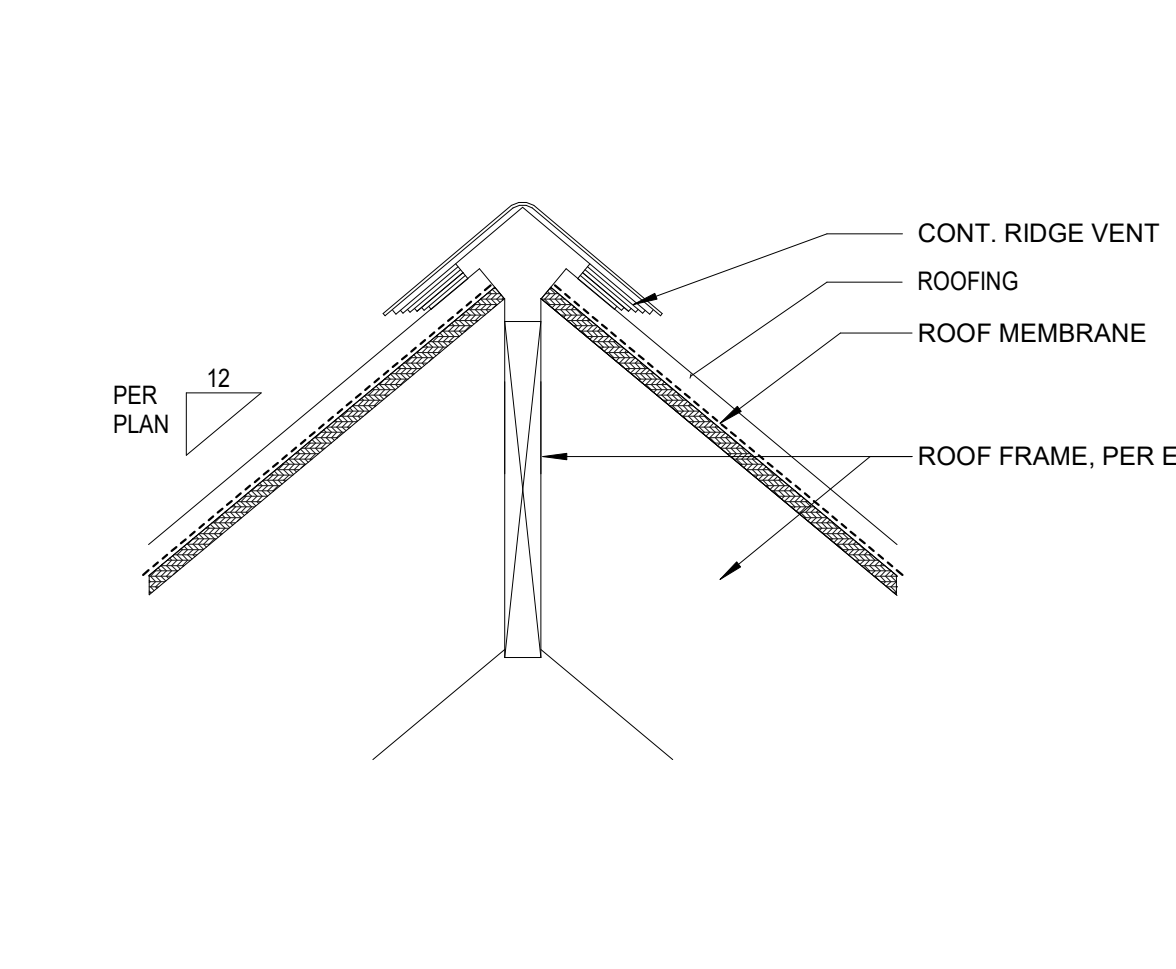
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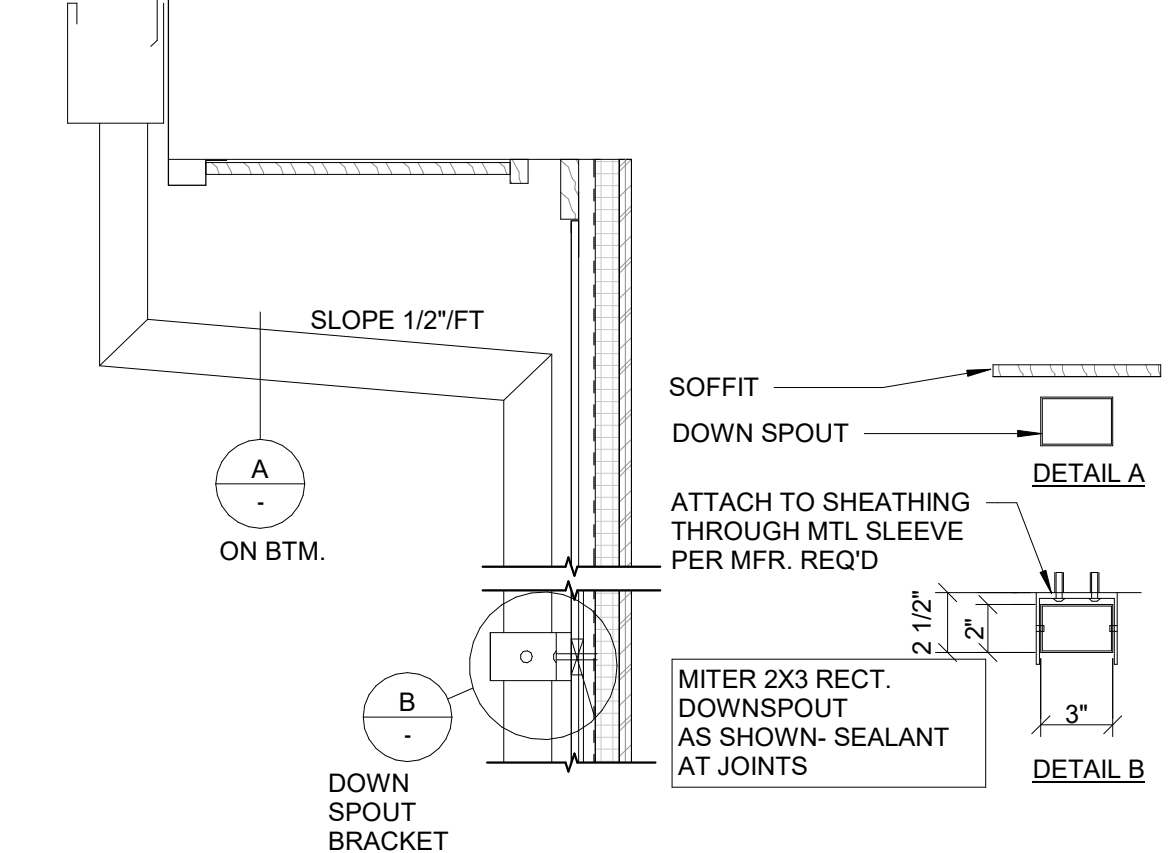
9 EAVE @ DORMER  
1 1/2" = 1'-0"



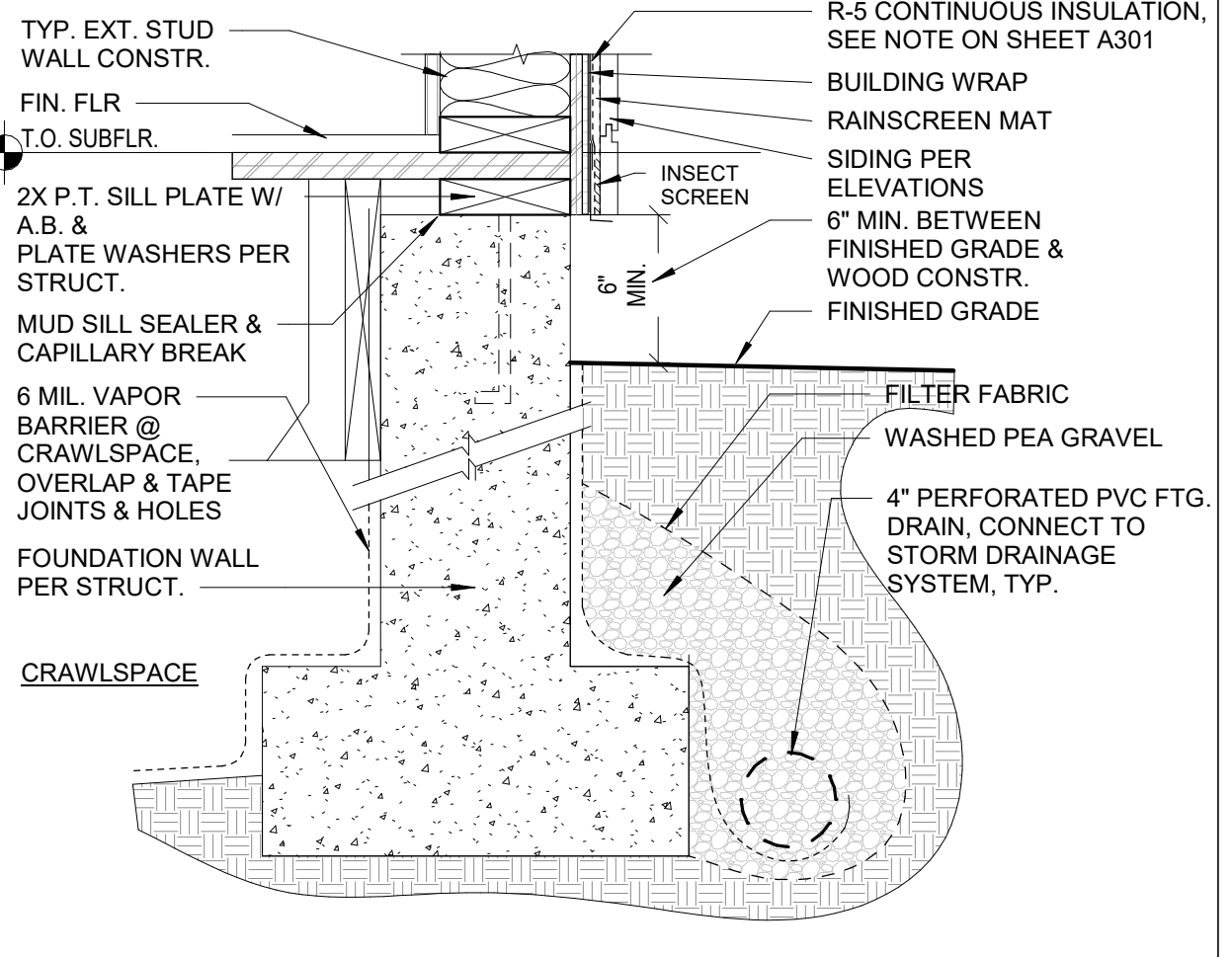
10 EAVE @ FRONT PORCH  
1 1/2" = 1'-0"



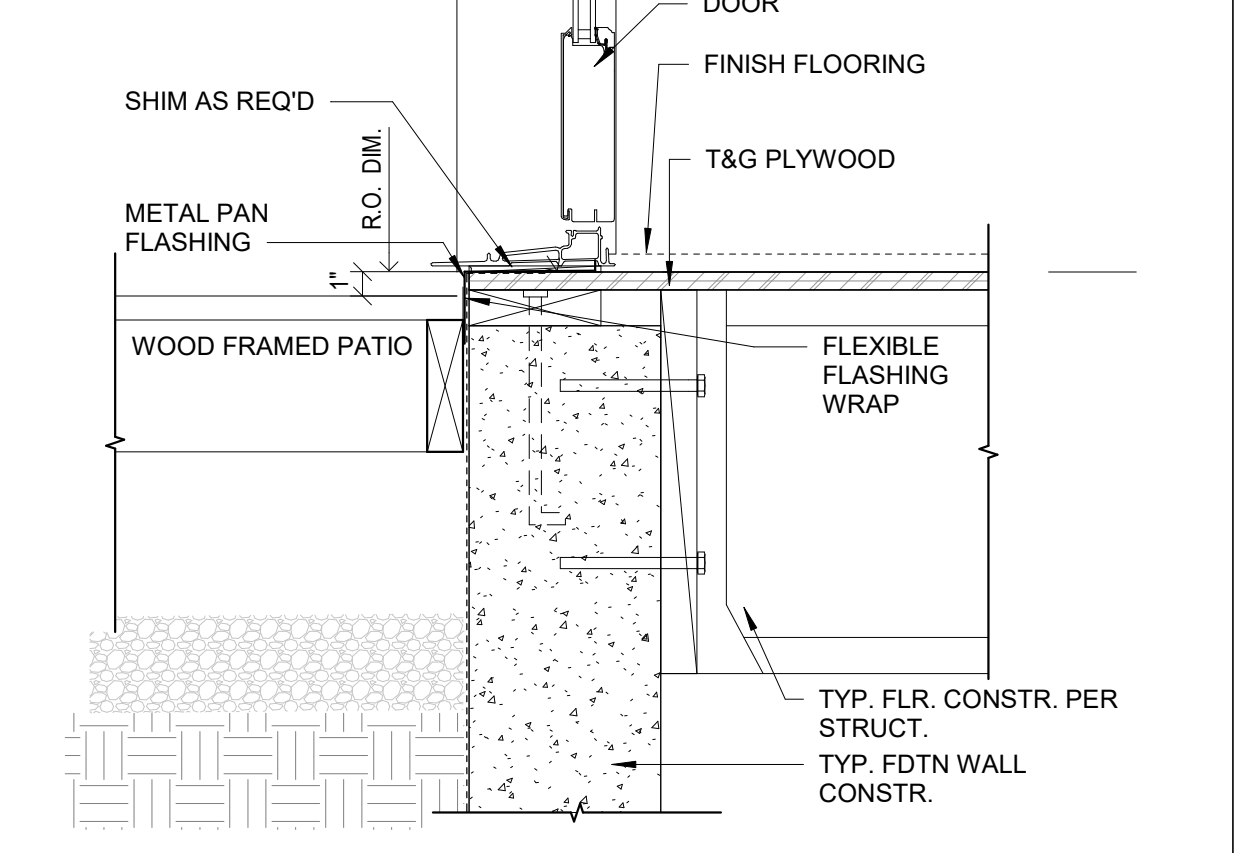
5 RIDGE VENT  
1 1/2" = 1'-0"



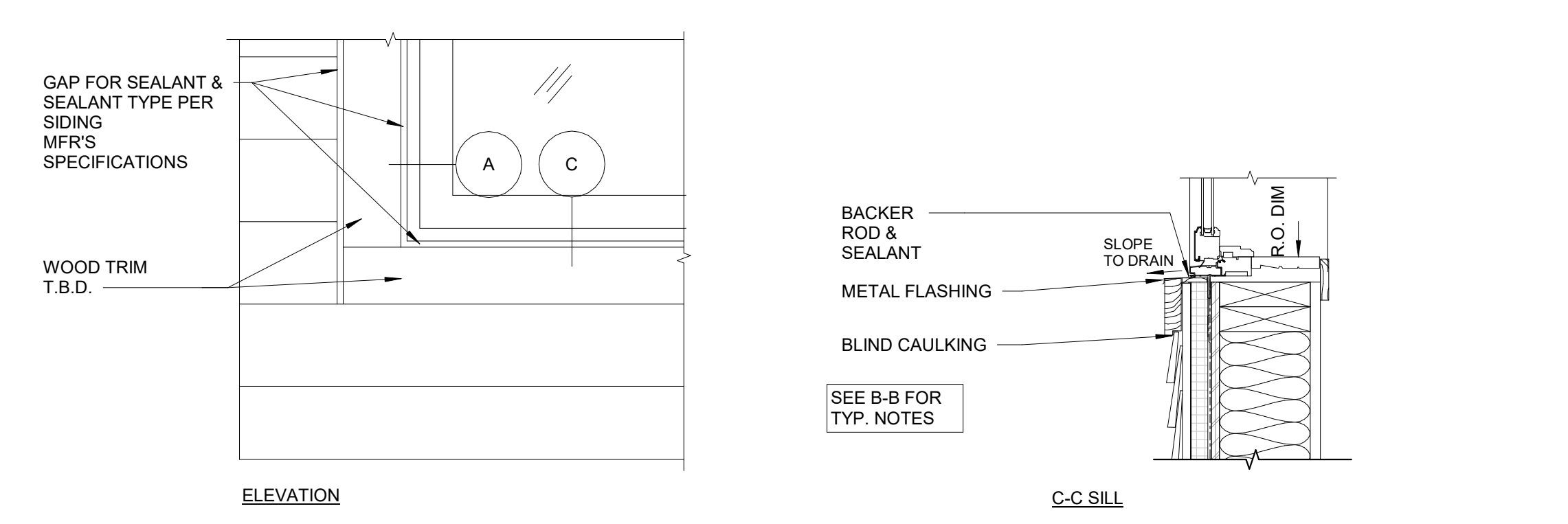
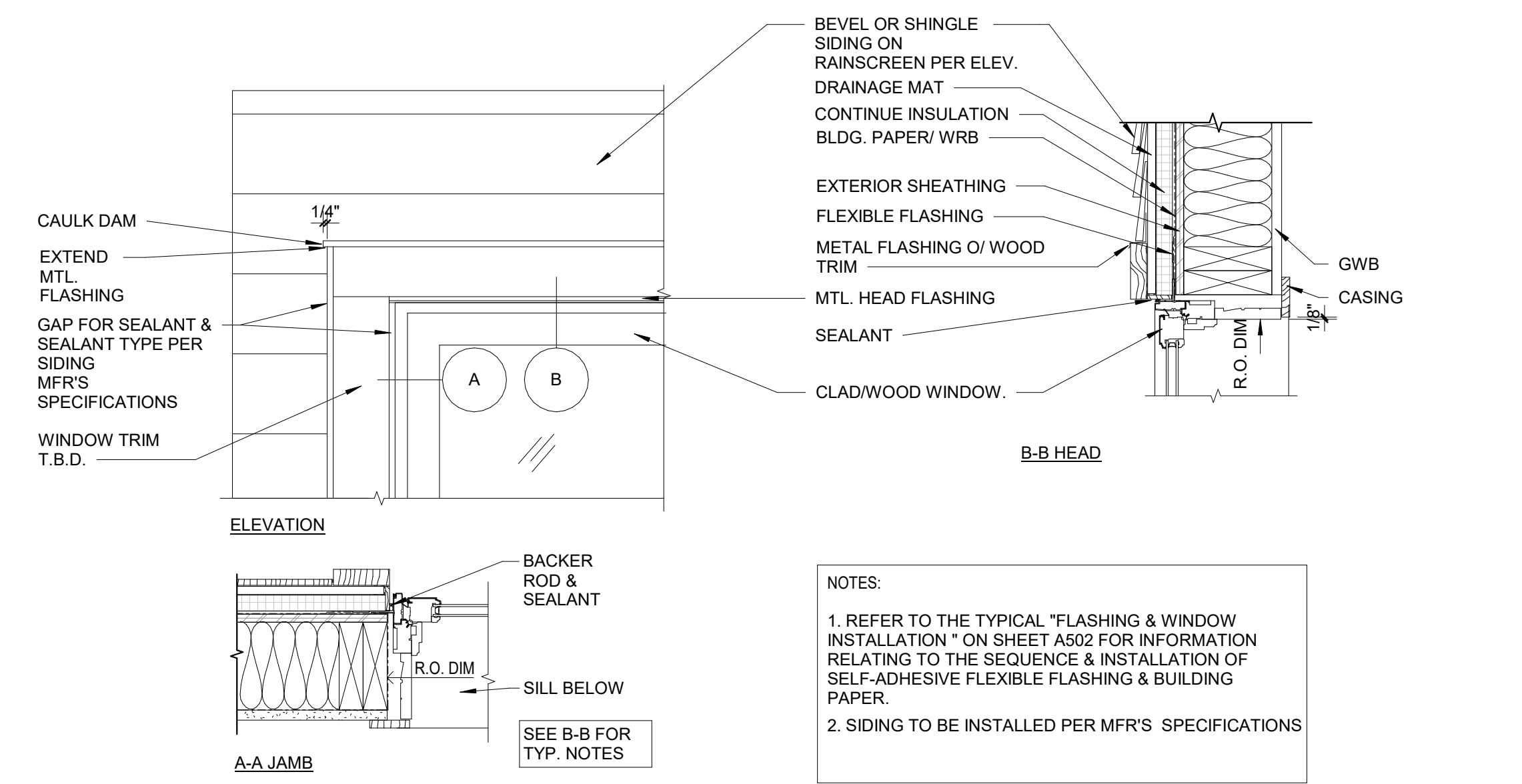
6 TYP. DOWNSPOUT DETAIL  
1 1/2" = 1'-0"



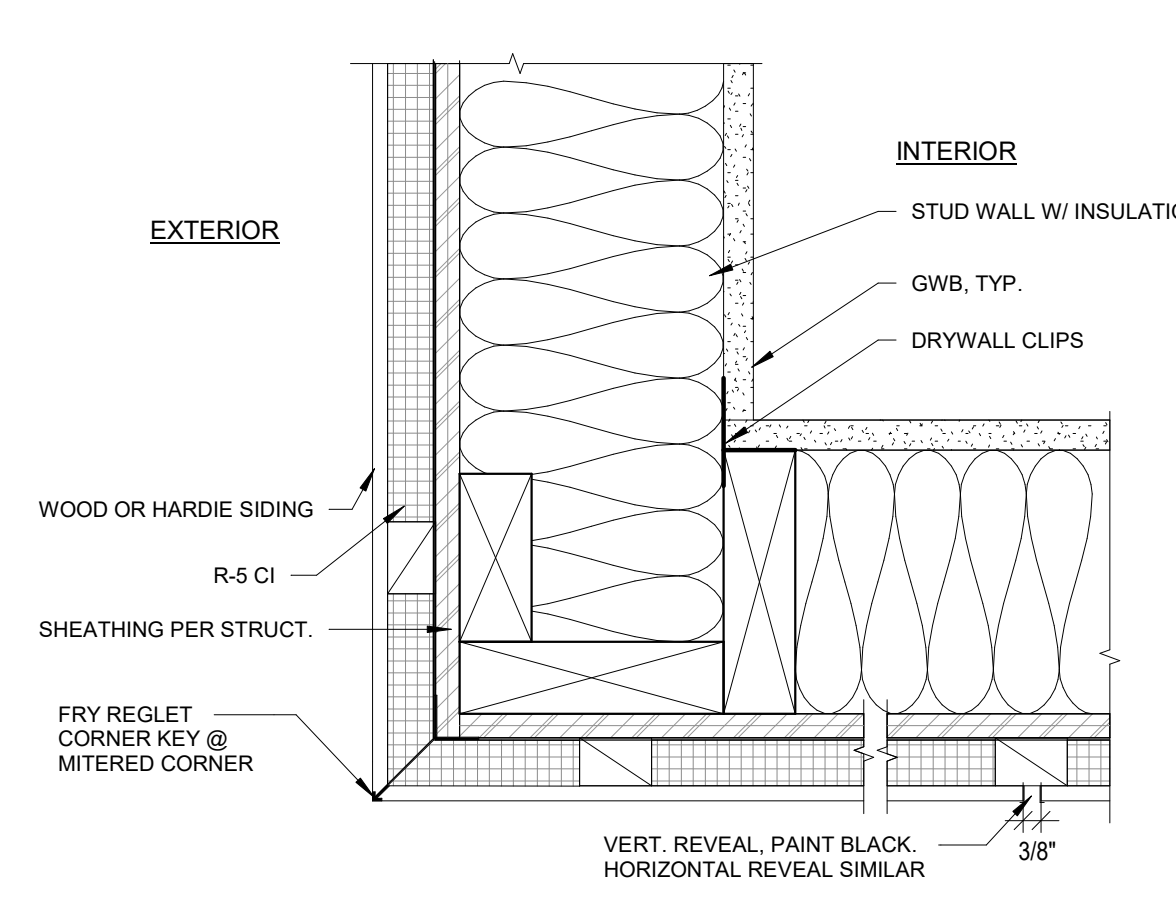
1 FOUNDATION TYP.  
1 1/2" = 1'-0"



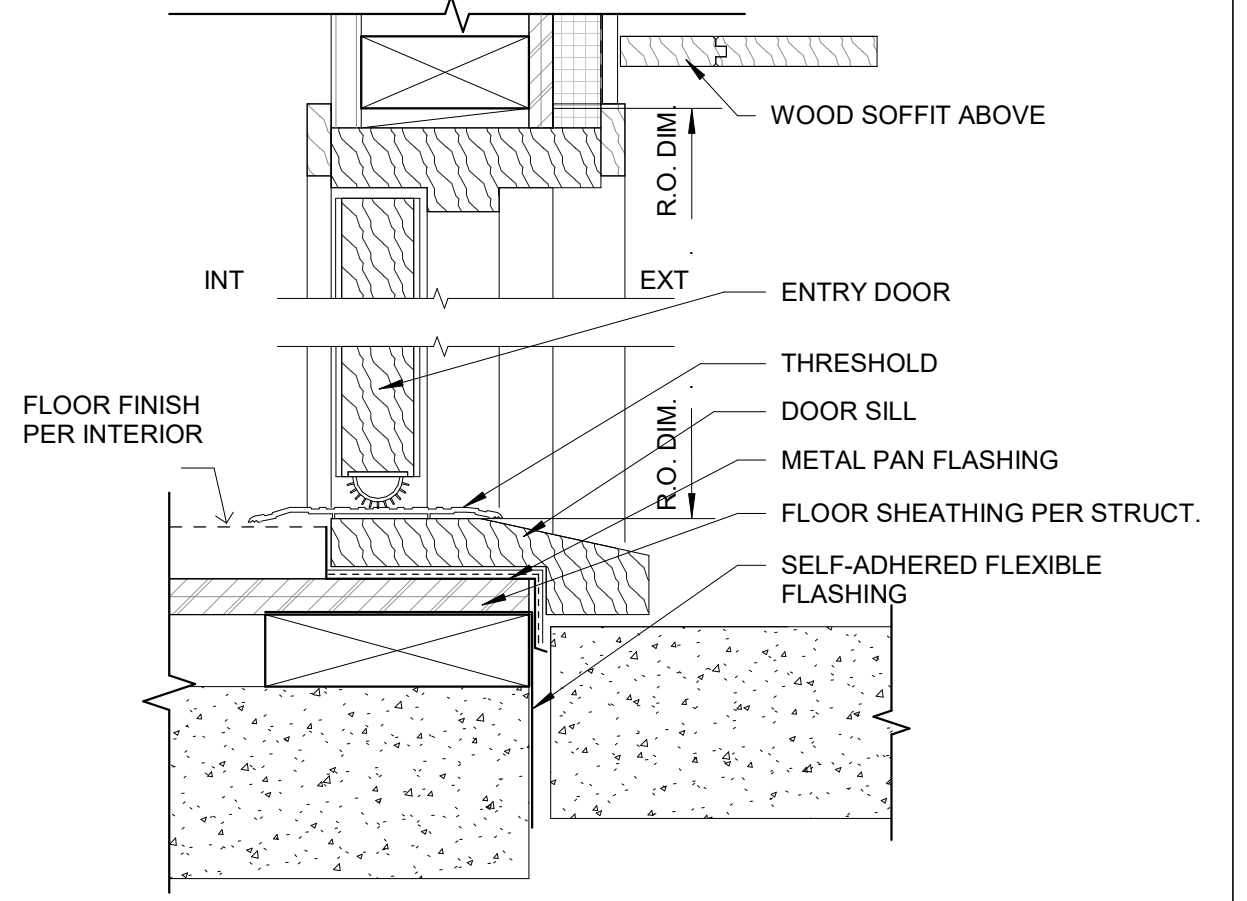
2 PATIO DOOR THRESHOLD - SWING DOOR  
1 1/2" = 1'-0"



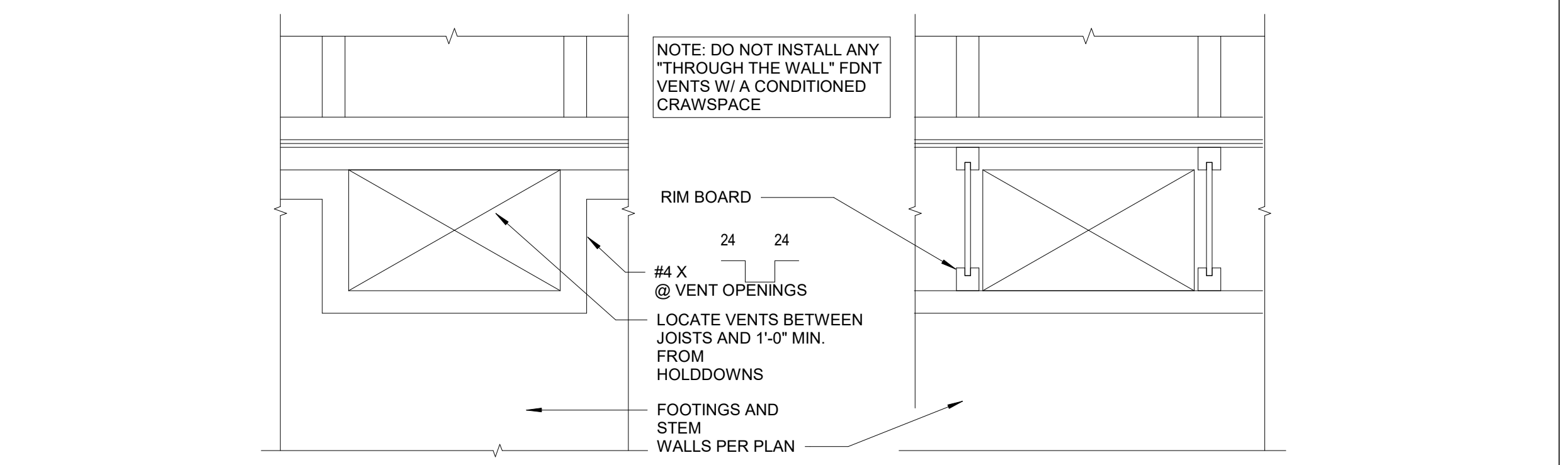
16 TYP. WINDOW DETAIL  
1 1/2" = 1'-0"



7 SIDING CORNER  
3" = 1'-0"



3 ENTRY DOOR THRESHOLD  
3" = 1'-0"



8 CRAWSPACE VENTS - TYP.  
1 1/2" = 1'-0"

**STRUCTURAL NOTES**

**GENERAL REQUIREMENTS & DESIGN CRITERIA**

**BUILDING CODE & REFERENCE STANDARDS:** THE "INTERNATIONAL BUILDING CODE", 2021 EDITION, GOVERNS THE DESIGN AND CONSTRUCTION OF THIS PROJECT. REFERENCE TO A SPECIFIC SECTION IN THE CODE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE ENTIRE MATERIALS REFERENCE STANDARDS NOTED BELOW. THE LATEST EDITION OF THE MATERIALS REFERENCE STANDARDS SHALL BE USED.

**ARCHITECTURAL DRAWINGS:** REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION INCLUDING, BUT NOT LIMITED TO: DIMENSIONS, ELEVATIONS, SLOPES, DOOR AND WINDOW OPENINGS, NON-BEARING WALLS, STAIRS, CURBS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES AND OTHER NONSTRUCTURAL ITEMS.

**STRUCTURAL RESPONSIBILITIES:** THE PE IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE PRIMARY STRUCTURE IN ITS COMPLETED STATE.

**CONTRACTOR RESPONSIBILITIES:** THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA AND WSHA. THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.

**DISCREPANCIES:** IN CASE OF DISCREPANCIES BETWEEN THESE GENERAL NOTES, THE CONTRACT DRAWINGS AND SPECIFICATIONS, AND/OR REFERENCE STANDARDS, THE ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

**SITE VERIFICATION:** THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO FABRICATION AND/OR CONSTRUCTION. CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL UNDERGROUND UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO EXCAVATION OR DRILLING.

**WIND DESIGN:** BASIC WIND SPEED (3-SECOND GUST), V = 85 MPH(ASD); WIND IMPORTANCE FACTOR, IW = 1.0; OCCUPANCY CATEGORY = II; EXPOSURE CATEGORY = B;

**SEISMIC DESIGN:** SEISMIC IMPORTANCE FACTOR IE = 1.0; OCCUPANCY CATEGORY = II; SS = 1.040G; S1 = 0.489G; SITE CLASS = D; SDS = 1.123G; SD1 = 0.489G; SEISMIC DESIGN CATEGORY = D; BASIC SEISMIC FORCE RESISTING SYSTEM = A-13 (BEARING WALL SYSTEMS) LIGHT-FRAMED WALLS WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE; CS = 0.121; R = 6.5; ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE PROCEDURE PER ASCE 7, SEC 12.8.

**SNOW LOAD:** GROUND SNOW LOAD, PG = 25 PSF; FLAT ROOF SNOW LOAD, PF = 25 PSF (DRIFT LOADS CONSIDERED PER ASCE 7 WHERE APPLICABLE); SNOW EXPOSURE FACTOR, CE = 1.0; SNOW IMPORTANCE FACTOR, IS = 1.0; THERMAL FACTOR, CT = 1.0.

<b>LIVE LOADS:</b>		
ROOF (LIVE)	20 PSF	
ROOF (SNOW)	35 PSF	
RESIDENTIAL FLOOR	40 PSF	
RESIDENTIAL DECK	60 PSF	

**DESIGN-BY-OTHERS (DEFERRED SUBMITTALS) LOADS:** ALL PRE-ENGINEERED/FABRICATED/MANUFACTURED OR OTHER PRODUCTS DESIGNED BY OTHERS SHALL BE DESIGNED FOR THE TRIBUTARY DEAD AND LIVE LOADS PLUS WIND, EARTHQUAKE, AND COMPONENT AND CLADDING LOADS WHEN APPLICABLE. DESIGN SHALL CONFORM TO THE PROJECT DRAWINGS AND SPECIFICATIONS, REFERENCE STANDARDS, AND GOVERNING CODE.

ROOF DEAD LOAD	15 PSF
TOP CHORD DEAD LOAD	8 PSF
BOTTOM CHORD DEAD LOAD	7 PSF
TRUSS UPLIFT LOAD (GROSS)	10 PSF

**DEFERRED SUBMITTALS:** ITEMS DESIGNED BY OTHERS SHALL INCLUDE CALCULATIONS, SHOP DRAWINGS AND PRODUCT DATA. DESIGN SHALL BE PREPARED BY THE SSE AND SUBMITTED TO THE ARCHITECT AND SER FOR REVIEW PRIOR TO SUBMISSION TO THE JURISDICTION FOR APPROVAL. THE SSE SHALL SUBMIT TO THE ENGINEER FOR REVIEW CALCULATIONS AND SHOP DRAWINGS THAT ARE STAMPED AND SIGNED BY THE SSE. REVIEW OF THE SSE'S SHOP DRAWINGS IS FOR GENERAL COMPLIANCE WITH DESIGN CRITERIA AND COMPATIBILITY WITH THE DESIGN OF THE PRIMARY STRUCTURE AND DOES NOT RELIEVE THE SSE OF RESPONSIBILITY FOR THAT DESIGN. ALL NECESSARY BRACING, TIES, ANCHORAGE, AND PROPRIETARY PRODUCTS SHALL BE FURNISHED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS OR THE SSE'S DESIGN DRAWINGS AND CALCULATIONS.

**INSPECTIONS:** ALL CONSTRUCTION IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL IN ACCORDANCE WITH IBC SEC 109. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS WITH THE BUILDING OFFICIAL. SUBMIT COPIES OF ALL INSPECTION REPORTS TO THE ENGINEER FOR REVIEW.

**PREFABRICATED CONSTRUCTION:** ALL PREFABRICATED CONSTRUCTION SHALL CONFORM TO IBC SEC 1703.6.

**GEOTECHNICAL INSPECTION:** THE GEOTECHNICAL ENGINEER OR BUILDING OFFICIAL SHALL INSPECT ALL PREPARED SOIL BEARING SURFACES PRIOR TO PLACEMENT OF CONCRETE AND REINFORCING STEEL AND PROVIDE A LETTER TO THE OWNER STATING THAT SOILS ARE ADEQUATE TO SUPPORT THE "ALLOWABLE FOUNDATION PRESSURE" SHOWN BELOW. SOIL VALUES SHALL BE FIELD VERIFIED BY THE BUILDING OFFICIAL OR THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

<b>DESIGN SOIL VALUES:</b>	
ALLOWABLE BEARING PRESSURE (ASSUMED)	1500 PSF
PASSIVE LATERAL PRESSURE	150 PSF/FT
ACTIVE LATERAL PRESSURE (UNRESTRAINED)	35 PSF/FT
ACTIVE LATERAL PRESSURE (RESTRAINED)	50 PSF/FT
COEFFICIENT OF SLIDING FRICTION	0.25

**SLABS-ON-GRADE & FOUNDATIONS:** ALL FOUNDATIONS SHALL BEAR ON STRUCTURAL COMPACTED FILL OR COMPETENT NATIVE SOIL PER THE GEOTECHNICAL REPORT. ALL SLABS-ON-GRADE SHALL BE FOUNDED ON APPROPRIATE SUB-GRADE PREPARATION AS NOTED IN THE GEOTECHNICAL REPORT. EXTERIOR PERIMETER FOOTINGS SHALL BEAR NOT LESS THAN 18 INCHES BELOW FINISH GRADE, OR BY THE GEOTECHNICAL ENGINEER AND THE BUILDING OFFICIAL. INTERIOR FOOTINGS SHALL BEAR NOT LESS THAN 12 INCHES BELOW FINISH FLOOR.

**COMPACTION:** UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER, FOOTINGS SHALL BE PLACED ON COMPACTED MATERIAL AND SHALL BE WELL-GRADED GRANULAR MATERIAL WITH NO MORE THAN 5% PASSING A #20 SIEVE. FILLS PLACED SHALL BE IN MAXIMUM 8" LIFTS AND ALL BEARING SOILS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT USING THE MODIFIED PROCTOR TEST.

**CAST-IN-PLACE CONCRETE & REINFORCEMENT**

**REFERENCE STANDARDS:** CONFORM TO:  
 (1) ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY".  
 (2) IBC CHAPTER 19.  
 (3) ACI 301 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE", SEC 3 "REINFORCEMENT AND REINFORCEMENT SUPPORTS."

**FIELD REFERENCE:** THE CONTRACTOR SHALL KEEP A COPY OF ACI FIELD REFERENCE MANUAL, SP-15, "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301) WITH SELECTED ACI AND ASTM REFERENCES."

**CONCRETE MIXTURES:** CONFORM TO ACI 318 CHAPTER 5 "CONCRETE QUALITY, MIXING, AND PLACING."

**MATERIALS:** CONFORM TO ACI 318 CHAPTER 3 "MATERIALS" FOR REQUIREMENTS FOR CEMENTITIOUS MATERIALS, AGGREGATES, MIXING WATER AND ADMIXTURES.  
 REINFORCING BARS: ASTM A615, GRADE 60, DEFORMED BARS.  
 DEFORMED WELDED WIRE FABRIC: ASTM A497  
 BAR SUPPORTS: CRSI MSP-2, CHAPTER 3 "BAR SUPPORTS."  
 TIE WIRE: 16.5 GAGE OR HEAVIER, BLACK ANNEALED.

**MIX DESIGNS:** PROVIDE A 5-SACK MINIMUM, 28-DAY COMPRESSIVE STRENGTH  $f'_c = 2,500$  PSI CONCRETE MIX WITH MAXIMUM 3/4" AGGREGATE AND 0.50 W/C RATIO FOR ALL ISOLATED POST AND CONTINUOUS WALL FOOTINGS, SLABS-ON-GRADE, AND BASEMENT WALLS EXTENDING NO MORE THAN 8" ABOVE FINISH GRADE. ELEVATION FOR BASEMENT WALLS EXTENDING MORE THAN 8" ABOVE FINISH GRADE AND ALL SITE WALLS, PROVIDE A 5-1/2 SACK MINIMUM  $f'_c = 3,000$  PSI CONCRETE MIX WITH MAXIMUM 3/4" AGGREGATE AND 0.50 W/C RATIO.

**MIX DESIGN NOTES:**  
 (1) W/C RATIO: WATER-CEMENTITIOUS MATERIAL RATIOS SHALL BE BASED ON THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS.  
 (2) CEMENTITIOUS CONTENT: THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL CONFORM TO ACI 301 SEC 4.2.2.8.B. MAXIMUM AMOUNT OF FLY ASH SHALL BE 20% OF TOTAL CEMENTITIOUS CONTENT UNLESS REVIEWED AND APPROVED OTHERWISE BY SER.

- (3) AIR CONTENT: CONFORM TO ACI 301 SEC 4.2.2.4. HORIZONTAL EXTERIOR SURFACES IN CONTACT WITH THE SOIL REQUIRE ENTRAINED AIR. USE "MODERATE EXPOSURE". VERTICAL EXTERIOR SURFACES REQUIRE "MODERATE EXPOSURE". TOLERANCE IS +/- 1-1/2%. AIR CONTENT SHALL BE MEASURED AT POINT OF PLACEMENT.
- (4) SLUMP: CONFORM TO ACI 301 SEC 4.2.2.2. SLUMP SHALL BE DETERMINED AT POINT OF PLACEMENT.
- (5) NON-CHLORIDE ACCELERATOR: NON-CHLORIDE ACCELERATING ADMIXTURE MAY BE USED IN CONCRETE SLABS PLACED AT AMBIENT TEMPERATURES BELOW 50°F AT THE CONTRACTOR'S OPTION.

**FORMWORK:** CONFORM TO ACI 301 SEC 2 "FORMWORK AND FORM ACCESSORIES." REMOVAL OF FORMS SHALL CONFORM TO SEC 2.3.2 EXCEPT STRENGTH INDICATED IN SEC 2.3.2.5 SHALL BE 0.75  $f'_c$ .

**MEASURING, MIXING, AND DELIVERY:** CONFORM TO ACI 301 SEC 4.3.

**HANDLING, PLACING, CONSTRUCTING AND CURING:** CONFORM TO ACI 301 SEC 5.

**REBAR FABRICATION & PLACING:** CONFORM TO ACI 301, SEC 3.2.2 "FABRICATION", AND ACI SP-66 "ACI DETAILING MANUAL." CONFORM TO ACI 301, SEC 3.3.2 "PLACEMENT." PLACING TOLERANCES SHALL CONFORM TO SEC 3.3.2.1 "TOLERANCES."

**SPLICING:** CONFORM TO ACI 301, SEC 3.3.2.7. REFER TO PLANS FOR TYPICAL SPLICES.

**FIELD BENDING:** CONFORM TO ACI 301 SEC 3.3.2.8. "FIELD BENDING OR STRAIGHTENING." BAR SIZES #3 THROUGH #5 MAY BE FIELD BENT COLD THE FIRST TIME. OTHER BARS REQUIRE PREHEATING. DO NOT TWIST BARS.

**CORNER BARS:** PROVIDE MATCHING-SIZED "L" CORNER BARS FOR ALL HORIZONTAL WALL AND FOOTING BARS WITH THE APPROPRIATE SPLICE LENGTH, UNO.

<b>CONCRETE COVER:</b> CONFORM TO THE FOLLOWING COVER REQUIREMENTS FROM ACI 301, TABLE 3.3.2.3:	
CONCRETE CAST AGAINST EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER (#5 & SMALLER)	1-1/2"
BARS IN SLABS AND WALLS	3/4"

**CONSTRUCTION JOINTS:** CONFORM TO ACI 301 SEC 2.2.2.5, 5.1.2.3A, 5.2.2.1, AND 5.3.2.6. CONSTRUCTION JOINTS SHALL BE LOCATED AND DETAILED AS ON THE CONSTRUCTION DRAWINGS. USE OF AN ACCEPTABLE ADHESIVE, SURFACE RETARDER, PORTLAND CEMENT GROUT, OR ROUGHENING THE SURFACE IS NOT REQUIRED UNLESS SPECIFICALLY NOTED ON THE DRAWINGS. WHERE SHEAR BOND IS REQUIRED, ROUGHEN SURFACES TO 1/4" AMPLITUDE.

**WOOD FRAMING**

**REFERENCE STANDARDS:** CONFORM TO:  
 (1) IBC CHAPTER 23 "WOOD".  
 (2) NDS AND NDS SUPPLEMENT - "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION".  
 (3) ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION".

**DEFERRED SUBMITTALS:** SUBMIT PRODUCT DATA AND PROOF OF ICC APPROVAL FOR FRAMING MEMBERS AND FASTENERS THAT HAVE BEEN DESIGNED BY OTHERS. SUBMIT CALCULATIONS PREPARED BY THE SSE IN THE STATE OF WASHINGTON FOR ALL MEMBERS AND CONNECTIONS DESIGNED BY OTHERS ALONG WITH SHOP DRAWINGS. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS AND WEB STIFFENERS SHALL BE DETAILED AND FURNISHED BY THE SUPPLIER. TEMPORARY AND PERMANENT BRIDGING SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DEFLECTION LIMITS SHALL BE AS NOTED UNDER DESIGN LOADS SECTION.

**IDENTIFICATION:** ALL SAWN LUMBER AND PRE-MANUFACTURED WOOD PRODUCTS SHALL BE IDENTIFIED BY THE GRADE MARK OR A CERTIFICATE OF INSPECTION ISSUED BY THE CERTIFYING AGENCY.

**MATERIALS:**  
 - **SAWN LUMBER:** CONFORM TO GRADING RULES OF WMPA, WCLIB OR NLGA. FINGER JOINTED STUDS ACCEPTABLE AT INTERIOR WALLS ONLY.

MEMBER USE	SIZE	SPECIES	GRADE
STUDS & POSTS	2x, 4x	HEM-FIR	NO. 2
RAFTERS	2x4 - 2x10	HEM-FIR	NO. 2
BEAMS	4x8 - 4x12	HEM-FIR	NO. 2
BEAMS	6x8 - 6x12	HEM-FIR	NO. 2
POSTS & TIMBERS	6x, 8x	DOUG-FIR	NO. 2

- **GLUED LAMINATED TIMBER:** CONFORM TO AITC 117 "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUE-LAMINATED TIMBER OF SOFTWOOD SPECIES, MANUFACTURING AND DESIGN" AND ANSI/AITC A190.1 "STRUCTURAL GLUED LAMINATED TIMBER." CAMBER ALL GLUED LAMINATED MEMBERS BEAMS 2000" RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

MEMBER USE	SIZES	SPECIES	STRESS CLASS	USES
BEAMS	ALL	DF/DF	24F-1.8E	SIMPLE SPANS
ALL	DF/DF	24F-1.8E [(-FB)=(+FB)]		CANTILEVER SPANS

- **METAL PLATE CONNECTED WOOD ROOF TRUSSES:** CONFORM TO IBC SEC 2303.4 "TRUSSES."  
 - **WOOD STRUCTURAL SHEATHING (PLYWOOD):** WOOD APA-RATED STRUCTURAL SHEATHING INCLUDES: ALL VENEER PLYWOOD, ORIENTED STRAND BOARD, WATERBOARD, PARTICLEBOARD, 11-11 SIDING, AND COMPOSITES OF VENEER AND WOOD BASED MATERIAL. CONFORM TO PRODUCT STANDARDS PS-1 AND PS-2 OF THE U.S. DEPT. OF COMMERCE AND THE AMERICAN PLYWOOD ASSOCIATION (APA).

LOCATION	THICKNESS	SPAN RATING	PLYWOOD GRADE	EXPOSURE
ROOF	15/32"	32/16	C-D	1
FLOOR	23/32" T&G	24 OC	STURD-I-FLOOR	1
WALLS	15/32"	32/16	C-D	1
WALLS(ALT)	7/16" OSB	24/16	C-D	1

- **JOIST HANGERS AND CONNECTORS:** SHALL BE "STRONG TIE" BY SIMPSON COMPANY OR USP EQUIVALENT AS SPECIFIED IN THEIR LATEST CATALOGS. ALTERNATE CONNECTORS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUIVALENT OR GREATER LOAD CAPACITIES AND ARE REVIEWED AND APPROVED BY THE SER PRIOR TO ORDERING. CONNECTORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE 1/2 OF THE NAILS OR BOLTS IN EACH MEMBER. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE ALL NAILS SHALL BE FULL LENGTH COMMON. NAIL STRIPS TO WOOD FRAMING AS LATE AS POSSIBLE IN THE FRAMING PROCESS TO ALLOW THE WOOD TO SHRINK AND THE BUILDING TO SETTLE.

- **NAILS AND STAPLES:** CONFORM TO IBC SEC 2303.6 "NAILS AND STAPLES." UNLESS NOTED ON PLANS, NAIL PER IBC TABLE 2304.9.1. UNLESS NOTED OTHERWISE ALL NAILS SHALL BE COMMON. NAIL SIZES SPECIFIED ON THE DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
8d	2-1/2"	0.131"
10d	3"	0.148"
(8d & 10d ALTERNATIVE) PASLODE TETRAGRIP NAILS	2-3/8"	0.113"
12d (16d SINKER)	3-1/4"	0.148"
16d	3-1/2"	0.162"

- **LAG BOLTS/BOLTS:** CONFORM TO ASTM A307.

**NAILING REQUIREMENTS:** PROVIDE MINIMUM NAILING IN ACCORDANCE WITH IBC TABLE 2304.9.1 "FASTENING SCHEDULE" EXCEPT AS NOTED ON THE DRAWINGS. NAILING FOR ROOF/FLOOR DIAPHRAGMS/SHEAR WALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF SHEATHING.

**STANDARD LIGHT-FRAME CONSTRUCTION:** UNLESS NOTED ON THE PLANS, CONSTRUCTION SHALL CONFORM TO IBC SEC 2308 "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" AND IBC SEC 2304 "GENERAL CONSTRUCTION REQUIREMENTS."

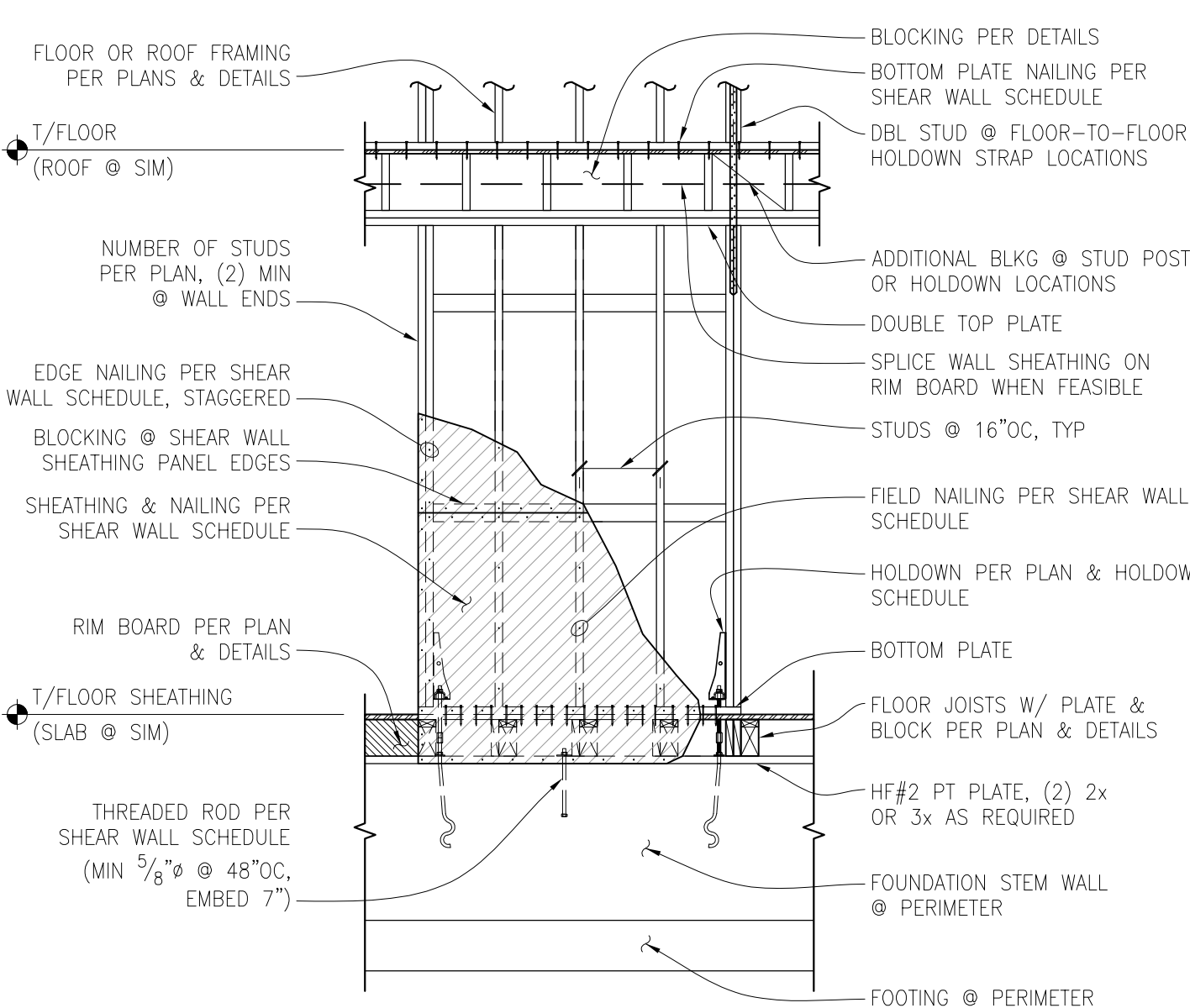
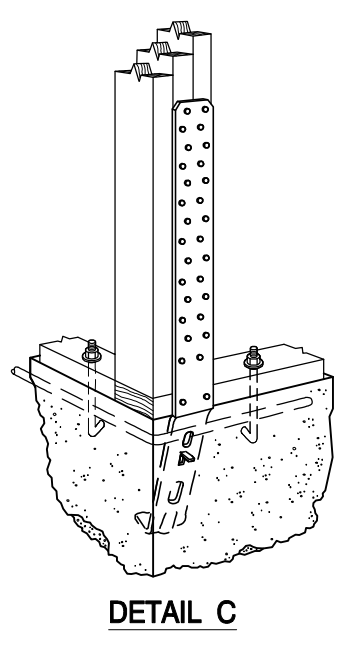
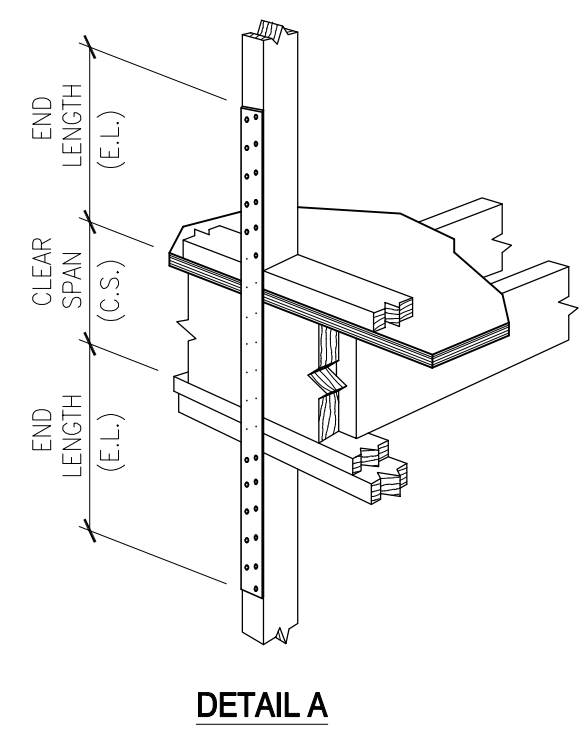
(1) **WALL FRAMING:** UNLESS OTHERWISE NOTED, ALL INTERIOR WALLS SHALL BE 2X4 @ 16"OC AND ALL EXTERIOR WALLS SHALL BE 2X6 @ 16"OC. PROVIDE (2)BUNDLED STUDS MIN AT WALL ENDS AND EACH SIDE OF ALL OPENINGS. UNO, ALL SOLID SAWN LUMBER HEADERS SHALL BE SUPPORTED BY A MINIMUM OF (1)TRIM AND (1)KING STUD AND ALL GULUM OR ENGINEERED WOOD HEADERS BY (2)TRIM AND (2)KING STUDS. AT FRAMED WALLS, UNO, ALL SOLID SAWN LUMBER BEAMS SHALL BE SUPPORTED ON A MINIMUM OF (2) BUNDLED 2X STUDS AND ALL GULUM OR ENGINEERED WOOD BEAMS ON A MINIMUM OF (3) BUNDLED 2X STUDS. STITCH-NAIL BUNDLED STUDS WITH (2)10D @ 12"OC, UNO, ALL INTERIOR AND EXTERIOR HEADERS SHALL BE 4X6. PROVIDE SOLID BLOCKING THRU FLOORS TO SUPPORTS BELOW FOR BEARING WALLS AND POSTS. UNO, ATTACH BOTTOM PLATES OF STUD WALLS TO WOOD FRAMING BELOW WITH 16D @ 12"OC OR TO CONCRETE WITH 5/8"-DIA. ANCHOR BOLTS X 7" EMBEDMENT AT 48"OC. REFER TO SHEAR WALL SCHEDULE FOR SPECIFIC SHEATHING, STUD, AND NAILING REQUIREMENTS AT SHEAR WALLS. UNO, PROVIDE GYPSUM SHEATHING ON INTERIOR SURFACES AND PLYWOOD SHEATHING ON EXTERIOR SURFACES.

- (2) **ROOF/FLOOR FRAMING:** UNLESS OTHERWISE NOTED, PROVIDE DOUBLE JOISTS/RAFTERS UNDER ALL PARALLEL BEARING PARTITIONS AND SOLID BLOCKING AT ALL BEARING POINTS. PROVIDE DOUBLE JOISTS AROUND ALL ROOF/FLOOR OPENINGS. UNO, MULTI-JOISTS/RAFTERS SHALL BE STITCH-NAILED TOGETHER WITH (2)10D @ 12"OC. PROVIDE ROOF SHEATHING EDGE CLIPS CENTERED BETWEEN FRAMING AT UNBLOCKED PLYWOOD EDGES. ALL FLOOR SHEATHING SHALL HAVE TONGUE AND GROOVE JOINTS OR BE SUPPORTED BY SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ROOF/FLOOR SHEATHING. ROOF/FLOOR SHEATHING SHALL BE LAID FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS.

**MOISTURE CONTENT:** WOOD MATERIAL USED FOR THIS PROJECT SHALL HAVE MAXIMUM MOISTURE CONTENT OF 19% EXCEPT FOR THE PRESSURE-TREATED WOOD SILL PLATE.

**PRESERVATIVE TREATMENT:** WOOD MATERIALS ARE REQUIRED TO BE "TREATED WOOD" UNDER CERTAIN CONDITIONS IN ACCORDANCE WITH IBC SEC 2304.11 "PROTECTION AGAINST DECAY AND TERMITES". CONFORM TO THE APPROPRIATE STANDARDS OF THE AMERICAN WOOD-PRESERVERS ASSOCIATION (AWPA) FOR SAWN LUMBER, GLUED LAMINATED TIMBER, ROUND POLES, WOOD PILES AND MARINE PILES. FOLLOW AMERICAN LUMBER STANDARDS COMMITTEE (ALSC) QUALITY ASSURANCE PROCEDURES. PRODUCTS SHALL BEAR THE APPROPRIATE MARK.

**METAL CONNECTORS/PT WOOD:** CK ENGINEERING LLC RECOMMENDS THAT ALL METAL HARDWARE AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER BE STAINLESS STEEL TYPE 316L. AT THE OWNER'S RISK AND DISCRETION, HOT-DIPPED GALVANIZED METAL HARDWARE AND FASTENERS MAY BE INVESTIGATED FOR USE IN LIEU OF STAINLESS STEEL PROVIDED THAT THE FINISH HAS A MINIMUM ZINC CONTENT OF AT LEAST 1.05 OZ/SF AND ITS USE IS COORDINATED BY THE CONTRACTOR AND WOOD SUPPLIER FOR THE EXPECTED ENVIRONMENT AND MOISTURE EXPOSURE FOR APPROPRIATE USE BASED ON THE METHOD OF PRESERVATIVE TREATMENT OF THE WOOD.



**TYPICAL SHEAR WALL ELEVATION**

SCALE: N.T.S.

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MODEL # (1)	ANCHORAGE TYPE (2)(3)	FASTENERS	END STUD REQUIRED (2)(3)	CAPACITY (LBS)	
				DOUG-FIR	HEM-FIR
CS14	FLR-TO-FLR STRAP (E.L.=19")	(30) 10d COMMON	2x STUD	2,490	2,490
MST48	FLR-TO-FLR STRAP (CNTR'D ON C.S.)	(32) 16d COMMON	(2) 2x STUDS	3,960	3,425
LSTDH8/RJ	CAST-IN-PLACE	(16) 16d SINKERS	(2) 2x STUDS <sup>7</sup>	1,975	1,975
STHD10/RJ	CAST-IN-PLACE	(18) 16d SINKERS	(2) 2x STUDS <sup>7</sup>	2,640	2,640
STHD14/RJ	CAST-IN-PLACE	(22) 16d SINKERS	(2) 2x STUDS <sup>7</sup>	3,695	3,695

- NOTES:**
- HOLDOWNS SPECIFIED ARE AS MANUFACTURED BY SIMPSON ANCHOR TIE DOWN CO., INC; ACCEPTABLE EQUIVALENT PRODUCT SUBSTITUTIONS ARE AVAILABLE FROM OTHER MANUFACTURERS WITH SER APPROVAL.
  - LOCATE ALL HOLDOWNS AT ENDS OF ALL SHEAR WALLS & FASTEN TO BUNDLED END STUDS.
  - BUNDLED END STUDS SHOULD BE STITCH-NAILED TOGETHER USING MINIMUM (2) 16d @ 10"OC, UNO.
  - LOCATE "HDU#", "LSTDH#" & "STHD#" HOLDOWNS AT CONCRETE FOUNDATION LEVEL. (DETAIL B & C) LOCATE "CS#", "MST", "MSTC#" & "CMST#" STRAPS AT FLOOR-TO-FLOOR CONNECTIONS. (DETAIL A)
  - ALL HOLDOWN ANCHOR BOLTS SHALL BE MIN 5" FROM CONCRETE WALL ENDS.
  - USE "SSB" FOR 2x SILL PLATES & "SSBL" FOR 3x SILL PLATES.
  - ADDITIONAL END STUD REQUIRED TO MEET MINIMUM 1/2" EDGE DISTANCE FROM CONCRETE CORNER TO "STHD" STRAP. USE "RJ" STYLE WITH "STHD" WHERE RIM JOIST IS PRESENT.
  - INSTALL ALL HOLDOWN HARDWARE PER MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS.

**HOLDOWN SCHEDULE**

SCALE: N.T.S.

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**WOOD-FRAMED SHEAR WALL SCHEDULE**

SW TYPE	SW SHEATHING APA-RATED [1, 2, 12]	NAIL SIZE & SPACING @ PANEL EDGES [4, 5, 6]	RIM JOIST OR BLOCKING ATTACHMENT TO TOP PLATE BELOW [6, 9]	BOTTOM PLATE & EDGE MEMBER REQUIREMENTS [3, 7, 13]		SILL PLATE REQUIREMENTS	SHEAR LOAD CAPACITY (PLF) <sup>10</sup>		
				SHEAR NAILING TO WOOD FRAMING BELOW	BOTTOM PLATE AT FRAMING			ANCHOR BOLT TO CONCRETE FOUNDATION [10]	SILL PLATE AT FOUNDATION [11]
SW-6	15/32" CD-EXT	0.131" @ 2 1/2" @ 6"OC	CLIP @ 18"OC	0.148" @ 3 1/4" @ 6"OC	2x	5/8" @ 48"OC	P.T. 2x	242	
SW-4	15/32" CD-EXT	0.131" @ 2 1/2" @ 4"OC	CLIP @ 14"OC	0.148" @ 3 1/4" @ 4"OC	3x	5/8" @ 32"OC	P.T. 2x	353	
						5/8" @ 48"OC	P.T. 3x [15]		
SW-2	15/32" CD-EXT	0.131" @ 2 1/2" @ 2"OC, STAGGERED	CLIP @ 8"OC	0.148" @ 3 1/4" @ 4"OC & CLIP @ 16"OC	3x	5/8" @ 16"OC	P.T. 2x	595	
						5/8" @ 24"OC	P.T. 3x [15]		

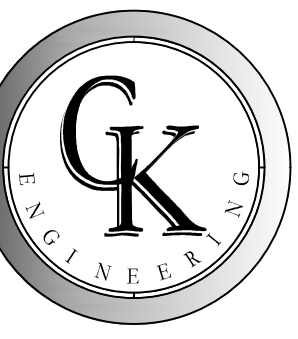
- NOTES:**
- INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY
  - WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2x FRAMING SHALL BE STAGGERED SO THAT JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.
  - BLOCKING IS REQUIRED AT ALL PANEL EDGES.
  - PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY WINDOWS, OR DOORWAYS OR AS DESIGNATED ON PLANS. HOLDOWN REQUIREMENTS PER PLANS.
  - SHEAR WALLS DESIGNATED AS PERFORATED SHEAR WALLS REQUIRE SHEATHING, SHEAR WALL NAILING, ETC. ABOVE AND BELOW ALL OPENINGS.
  - SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. ADDITIONAL INFORMATION PER HOLDOWN SCHEDULE & DETAILS.
  - INTERMEDIATE FRAMING TO BE 2x MINIMUM MEMBERS. ATTACH SHEATHING TO INTERMEDIATE FRAMING WITH 0.148" @ 2"OC NAILS AT 12"OC WHERE STUDS ARE SPACED AT 16"OC AND 0.148" @ 2 1/2" NAILS AT 8"OC WHERE STUDS ARE SPACED AT 24"OC.
  - BASED ON 0.131" @ 1 1/2" NAILS USED TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE 0.131" @ 2" NAILS WHERE INSTALLED OVER SHEATHING.
  - FRAMING CLIPS: SIMPSON "A35" OR "LTP5" OR APPROVED EQUIVALENT.

**WOOD-FRAMED SHEAR WALL SCHEDULE**

SCALE: N.T.S.

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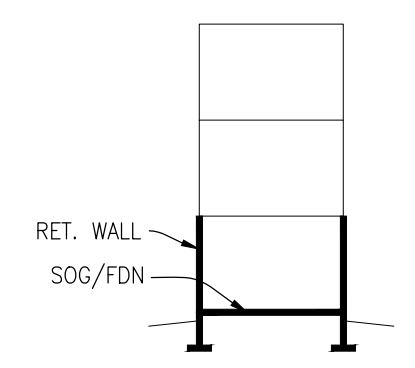
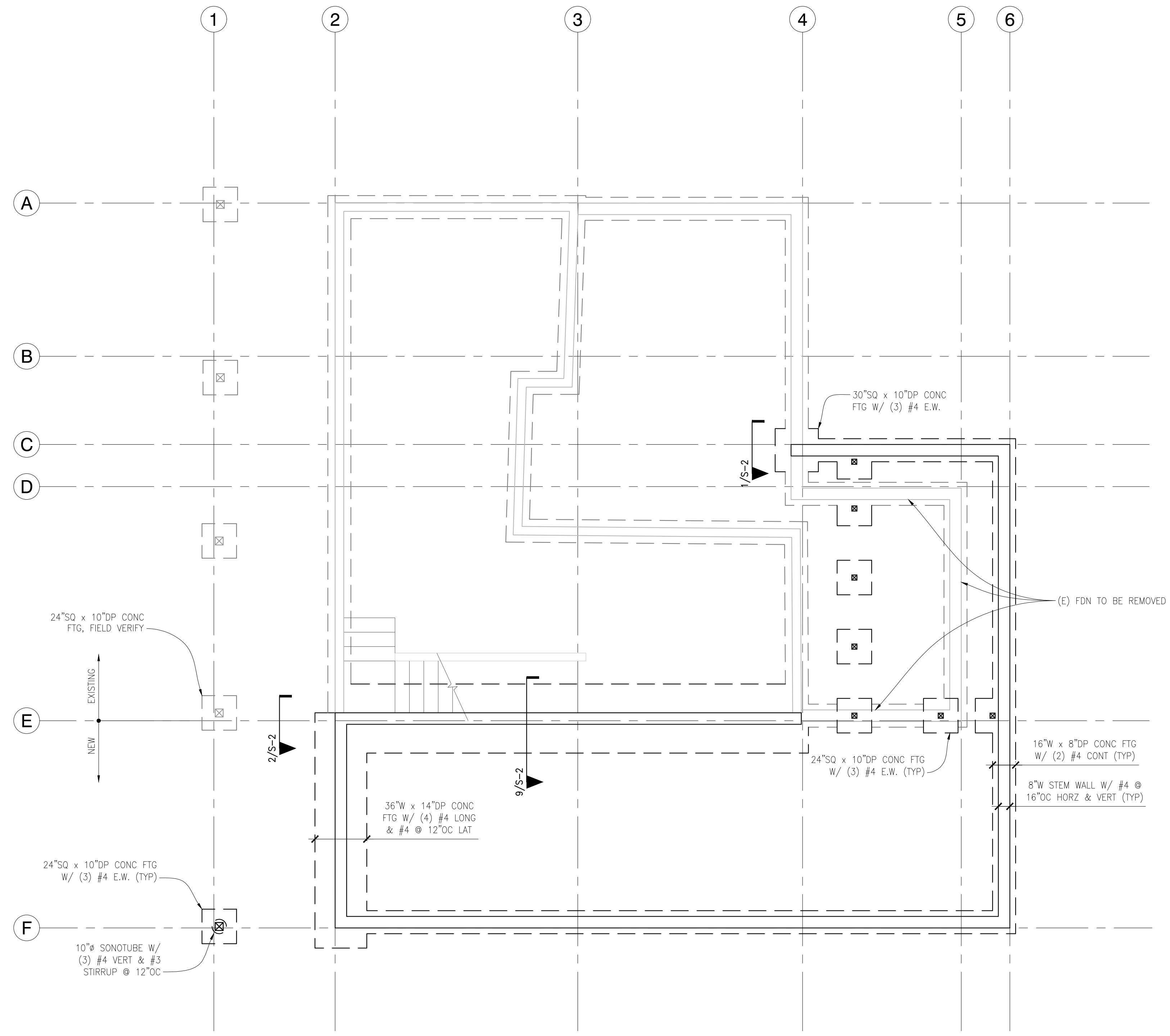


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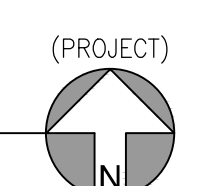
**DICKINSON RESIDENCE**  
 2800 60TH AVE SE  
 MERCER ISLAND, WA 98040



**BUILDING KEY**

**FOUNDATION PLAN**

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



**FOUNDATION PLAN NOTES**

1. REFERENCE S-1.0 FOR STRUCTURAL GENERAL NOTES AND DESIGN CRITERIA.
2. DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. FACE OF STUD EQUALS FACE OF CONCRETE. POSTS, BUNDLED STUDS OR COLUMNS ARE TO BE CENTERED ON FOOTINGS OR WALL PIERS.
3. CONTRACTOR TO COORDINATE CURBS AND ELECTRICAL & MECHANICAL FLOOR OPENINGS & PENETRATIONS WITH ARCHITECTURAL DRAWINGS.
4. THE BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE AND BEAR UPON FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACKFILL.
5. MOISTURE PROOF ALL WALLS BELOW GRADE PER ARCHITECTURAL SPECIFICATIONS.
6. VERIFY POINT LOADS ARE SUPPORTED CONTINUOUSLY THROUGH FLOORS TO THE FOUNDATION.
7. ALL WOOD IN CONTACT WITH WEATHER-EXPOSED CONCRETE OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
8. USE HOT DIPPED GALVANIZED FASTENERS AND EITHER HOT DIPPED GALVANIZED OR ZMAX COATED HANGERS AT CONNECTIONS TO PRESSURE TREATED LUMBER.
9. POST BASE SHALL BE "CB OR AB/UT" TO MATCH POST, TYPICAL, UNO
10. BACKFILL RETAINING WALLS PRIOR TO INSTALLATION OF FLOOR FRAMING ABOVE.

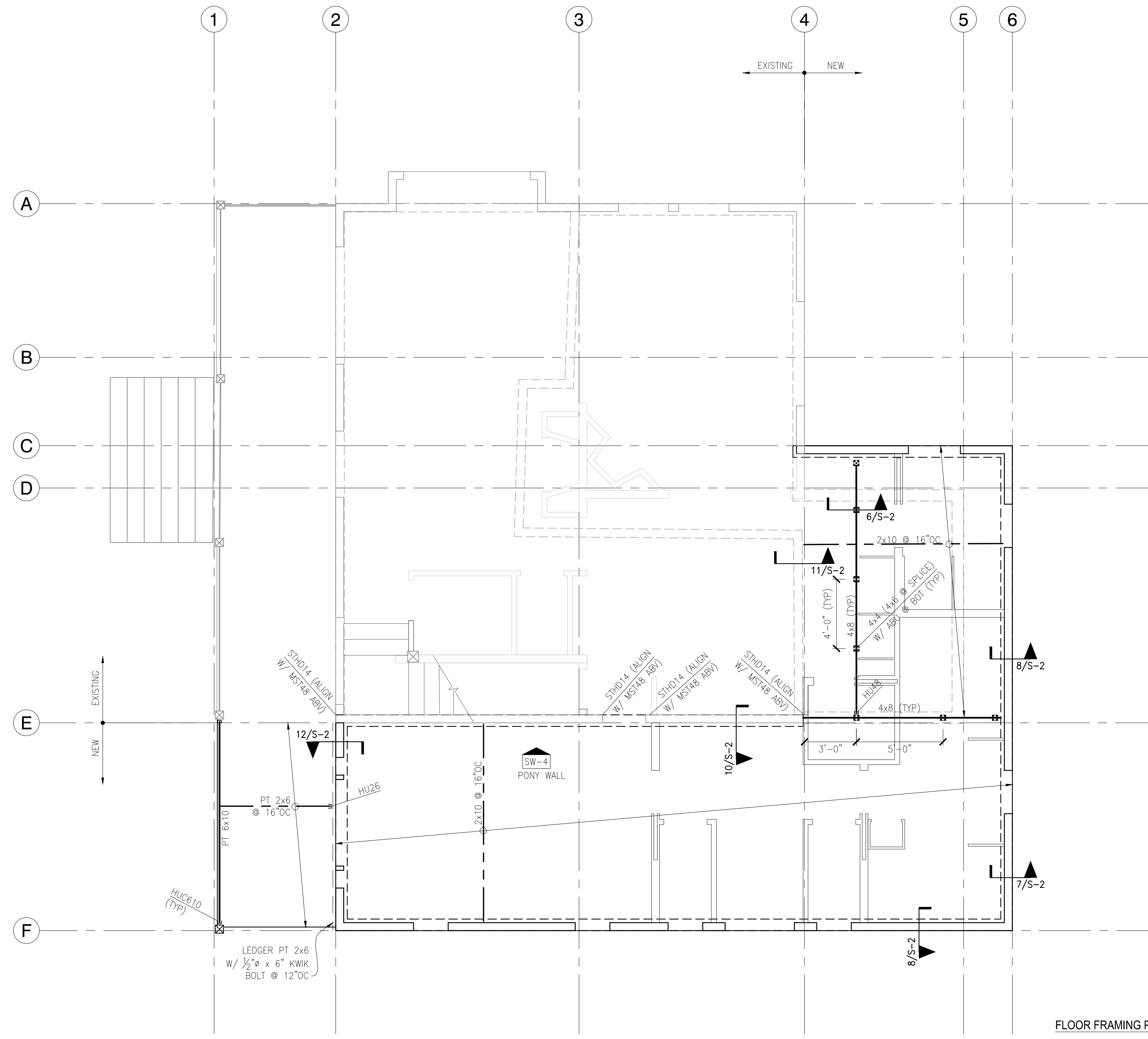
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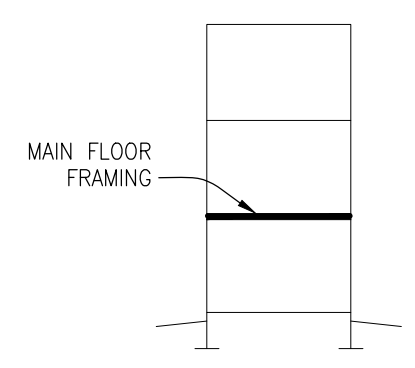
FOUNDATION PLAN

**S-1.1**



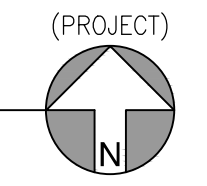
**FLOOR FRAMING PLAN NOTES:**

1. REFERENCE S-1.0 FOR STRUCTURAL GENERAL NOTES, DESIGN CRITERIA.
2. DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. RIMS BELOW SHEAR WALLS, SHALL BE LSL RIMBOARD PER SHEAR WALL SCHEDULE THICKNESS, TYPICAL. ELSEWHERE, RIMS MAY BE 1/4" TIMBERSTRAND MINIMUM, UNO.
4. MATCH BUNDLED STUDS FROM ABOVE TYP, UNO.
5. ALL EXTERIOR WALLS SHALL BE SW-6, UNO ON PLAN. REFERENCE S-1.0 FOR TYPICAL HOLDOWN AND SHEAR WALL SCHEDULE.
6. REFERENCE GENERAL NOTES FOR ALL WOOD-FRAMED, BEARING AND SHEAR WALLS, STUD GRADE, SIZES AND SPACING.
7. FULLY BLOCK FLOOR CAVITY AT ALL POINT LOADS. VERIFY POINT LOADS ARE SUPPORTED CONTINUOUSLY THROUGH FLOORS TO THE FOUNDATION.
8. ALL HEADERS TO BE 4x8 MINIMUM. HEADERS SHALL BE SUPPORTED BY (2)x2 STUDS MINIMUM, UNO ON PLAN. ALL BEAMS TO BE FLUSH FRAMED ON PLAN UNLESS NOTED AS "DROP"
9. TYPICAL TOP PLATE SPLICE: PROVIDE A MINIMUM 48" LAP W/ 16d @ 2"OC STAGGERED.
10. TOP PLATE BEARING WALL ELEVATION PER ARCHITECTURAL DRAWINGS.
11. BLOCKING: PROVIDE SOLID BLOCKING OVER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN (1) FLOOR TRUSS OR CONTINUOUS BLOCKING OVER SHEAR WALLS.
12. POST CAP SHALL BE "AC" TO MATCH POST SIZE, TYPICAL UNO.



**FOUNDATION / MAIN FLOOR FRAMING PLAN**

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



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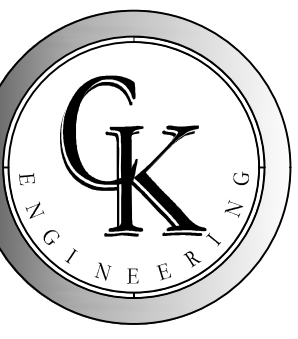
**DICKINSON RESIDENCE**  
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FOUNDATION / MAIN  
 FLOOR FRAMING  
 PLAN  
**S-1.2**

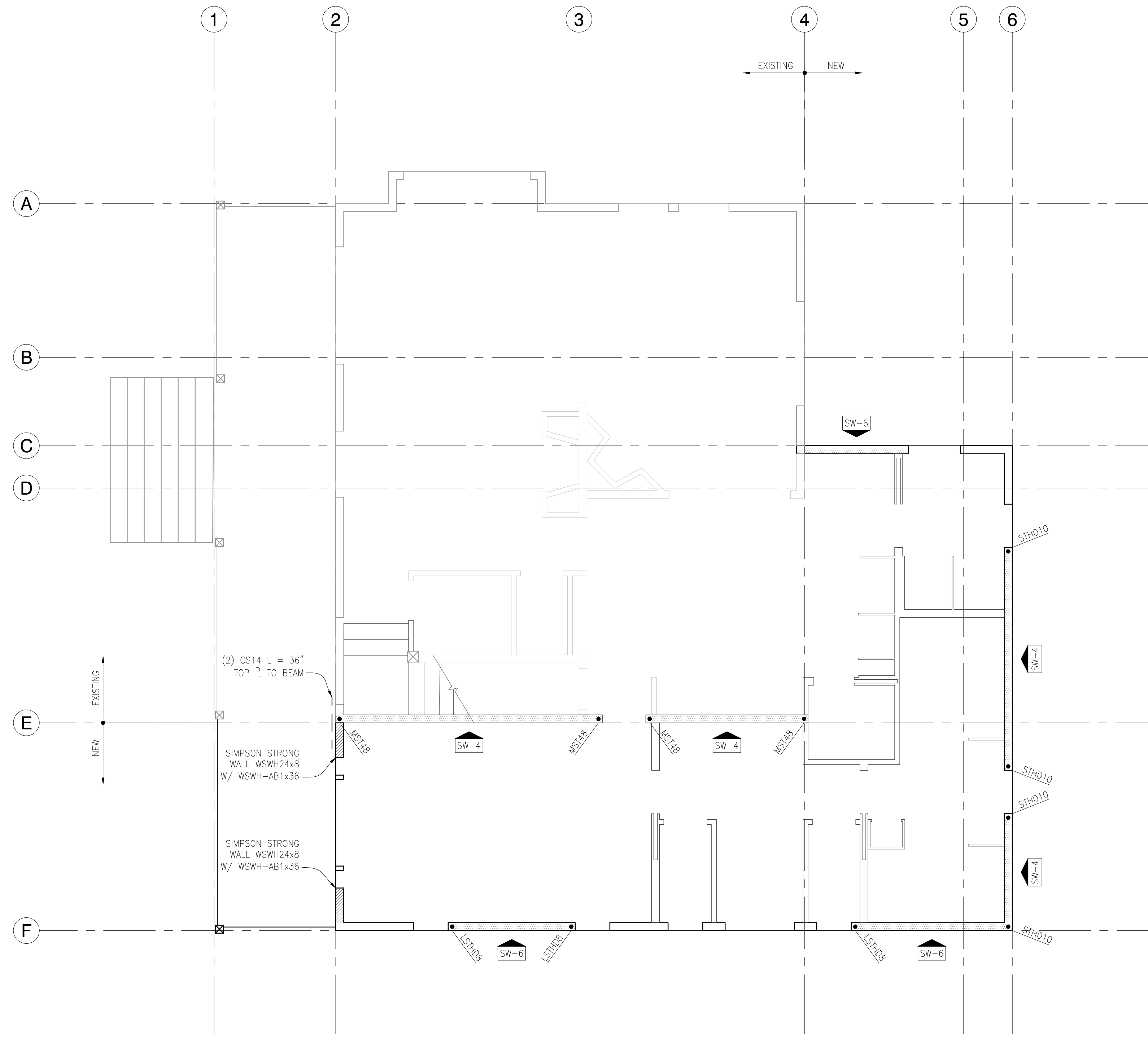


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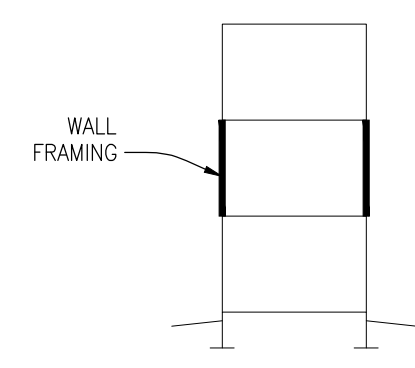
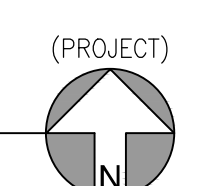
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**MAIN FLOOR SHEAR WALL PLAN**

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



**WALL FRAMING PLAN NOTES**

1. REFERENCE S-1 FOR STRUCTURAL GENERAL NOTES AND DESIGN CRITERIA.
2. DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. VERIFY POINT LOADS ARE SUPPORTED CONTINUOUSLY THROUGH FLOORS TO THE FOUNDATION.
4. ALL WOOD IN CONTACT WITH WEATHER-EXPOSED CONCRETE OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
5. USE HOT DIPPED GALVANIZED FASTENERS AND EITHER HOT DIPPED GALVANIZED OR ZMAX COATED HANGERS AT CONNECTIONS TO PRESSURE TREATED LUMBER.
6. INDICATES WOOD FRAMED SHEAR WALL. REFER TO 12/S-1 FOR SHEAR WALL SHEATHING AND FASTENING REQUIREMENTS. REFERENCE STRUCTURAL GENERAL NOTES FOR WOOD GRADE. ALL EXTERIOR WALLS TO BE SW-6 UNO. REFER TO S-1 FOR TYPICAL SCHEDULES.
7. INDICATES TYPICAL HOLDDOWN PER 8/S-1 UNO.

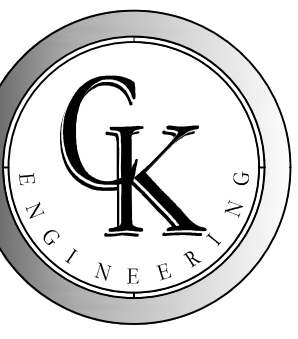
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MAIN FLOOR SHEAR  
 WALL PLAN

**S-1.3**

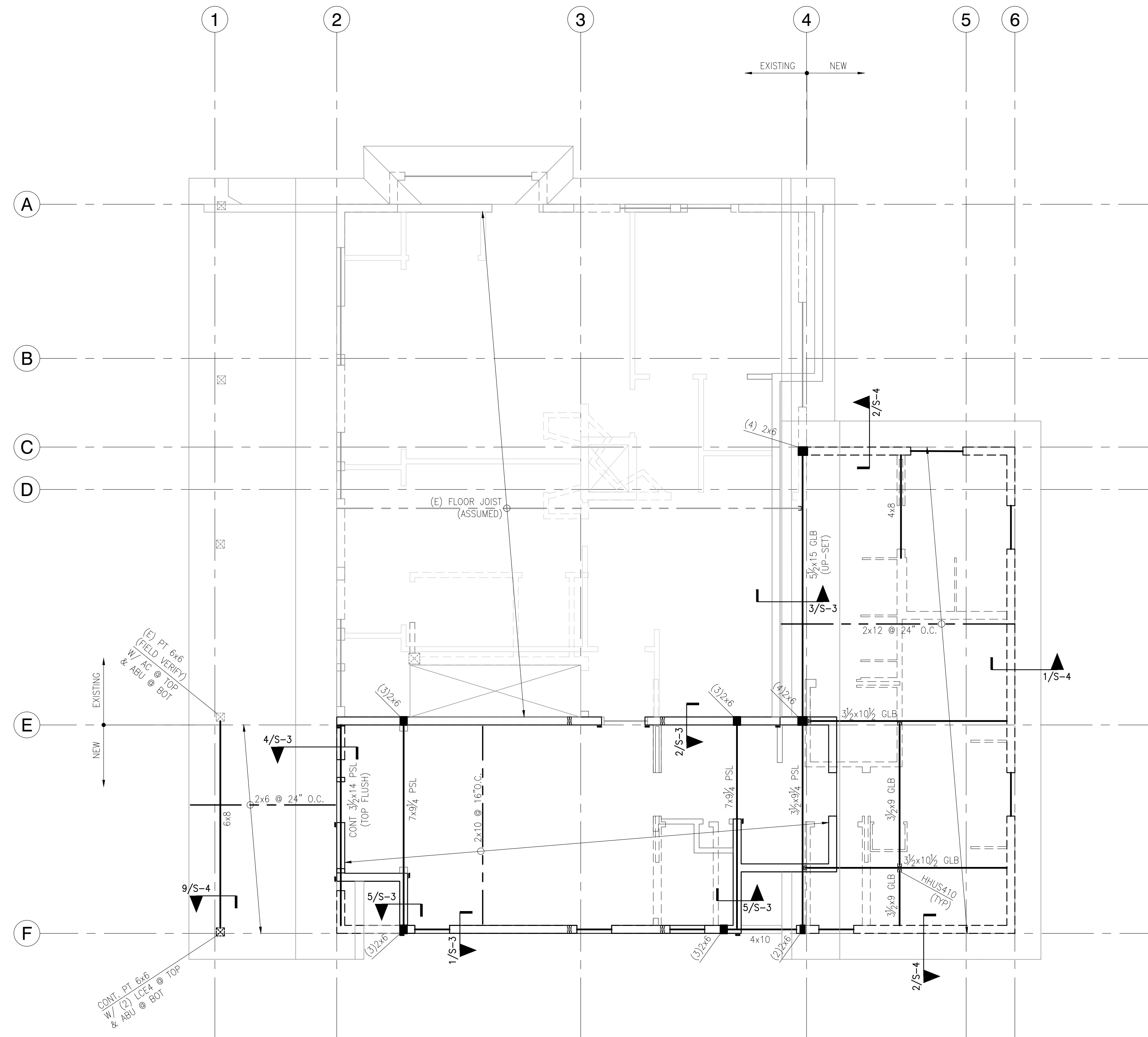


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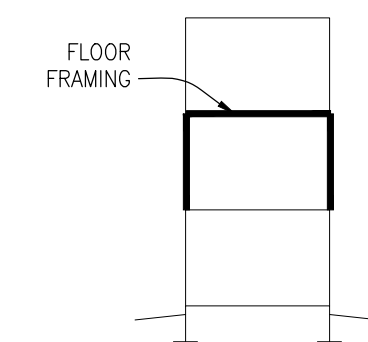
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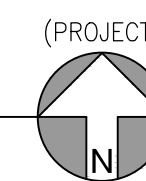
**FLOOR FRAMING PLAN NOTES:**

1. REFERENCE S-1.0 FOR STRUCTURAL GENERAL NOTES, DESIGN CRITERIA.
2. DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. RIMS BELOW SHEAR WALLS, SHALL BE LSL RIMBOARD PER SHEAR WALL SCHEDULE THICKNESS, TYPICAL. ELSEWHERE, RIMS MAY BE 1/2" TIMBERSTRAND MINIMUM, UNO.
4. MATCH BUNDLED STUDS FROM ABOVE TYP, UNO.
5. REFERENCE GENERAL NOTES FOR ALL WOOD-FRAMED, BEARING AND SHEAR WALLS, STUD GRADE, SIZES AND SPACING.
6. FULLY BLOCK FLOOR CAVITY AT ALL POINT LOADS. VERIFY POINT LOADS ARE SUPPORTED CONTINUOUSLY THROUGH FLOORS TO THE FOUNDATION.
7. ALL HEADERS TO BE 4x8 MINIMUM. HEADERS SHALL BE SUPPORTED BY (2)2x STUDS MINIMUM, UNO ON PLAN. ALL BEAMS TO BE FLUSH FRAMED ON PLAN UNLESS NOTED AS "DROP"
8. SUPPORT GLB BEAMS WITH (3)2x STUDS MINIMUM, UNO ON PLAN.
9. TOP PLATE BEARING WALL ELEVATION PER ARCHITECTURAL DRAWINGS.
10. BLOCKING: PROVIDE SOLID BLOCKING OVER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN (1) FLOOR TRUSS OR CONTINUOUS BLOCKING OVER SHEAR WALLS.
11. HANGERS: PARALLAM AND MICROLLAM HANGERS ARE AS SPECIFIED ON PLAN. HANGERS SHALL BE SUPPLIED AND DESIGNED BY JOIST/TRUSS SUPPLIER. HANGERS TO BE SIMPSON ITS HANGERS, UNO.



**MAIN FLOOR ROOF / UPPER FLOOR FRAMING PLAN**

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



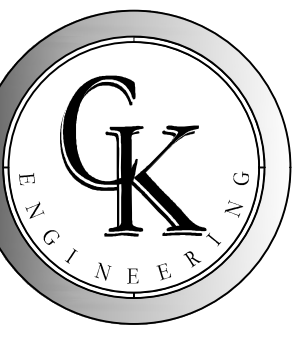
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**MAIN FLOOR ROOF /  
 UPPER FLOOR  
 FRAMING PLAN  
 S-1.4**

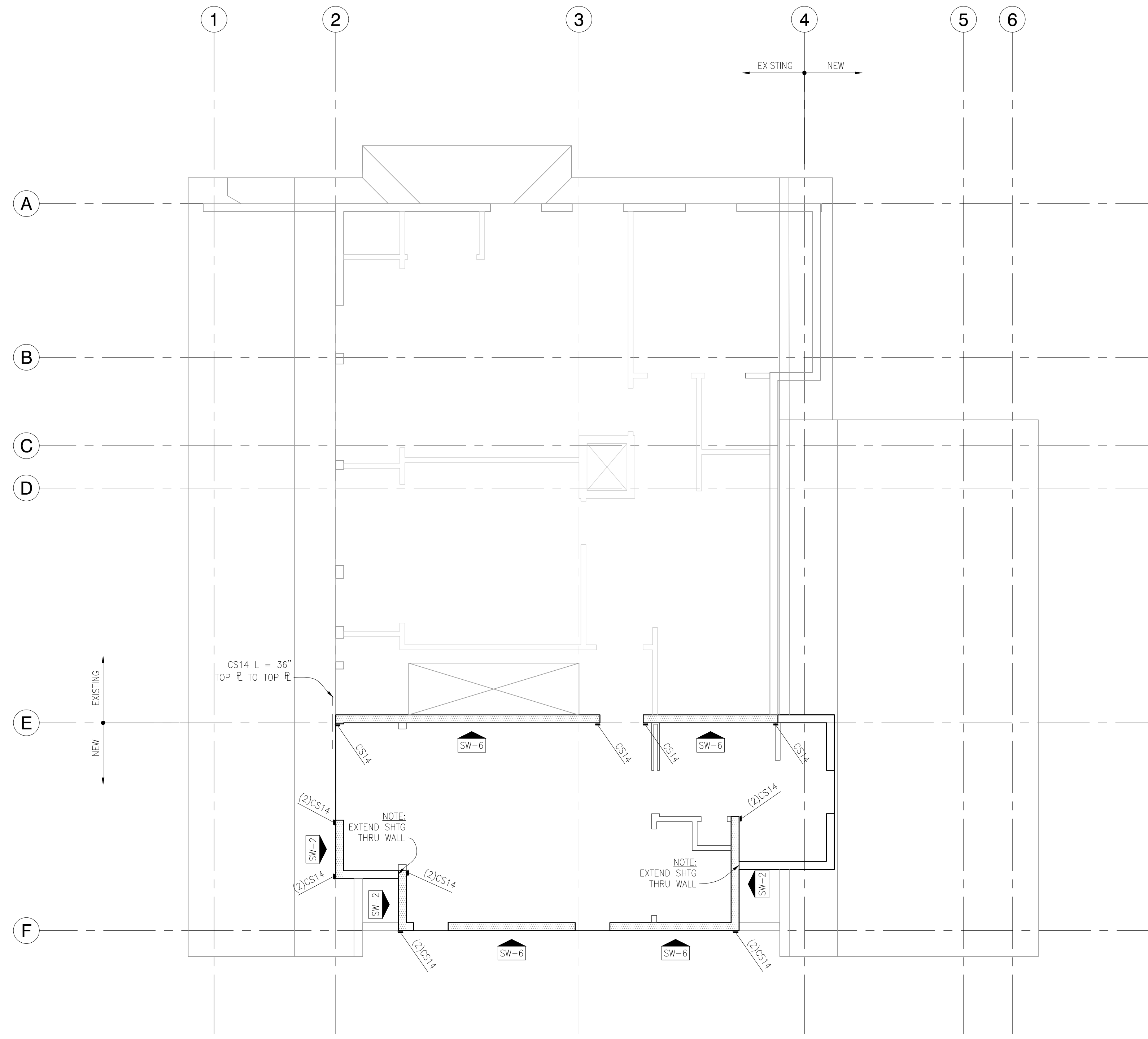


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 Lake Forest Park, WA 98155  
 Phone: (206) 417-0670



10/10/2025



**DICKINSON RESIDENCE**  
 2800 60TH AVE SE  
 MERCER ISLAND, WA 98040

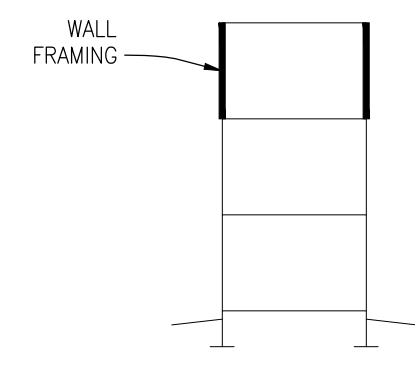


NEW  
 EXISTING

EXISTING  
 NEW

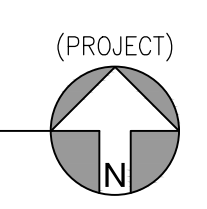
**WALL FRAMING PLAN NOTES**

1. REFERENCE S-1 FOR STRUCTURAL GENERAL NOTES AND DESIGN CRITERIA.
  2. DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
  3. VERIFY POINT LOADS ARE SUPPORTED CONTINUOUSLY THROUGH FLOORS TO THE FOUNDATION.
  4. ALL WOOD IN CONTACT WITH WEATHER-EXPOSED CONCRETE OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
  5. USE HOT DIPPED GALVANIZED FASTENERS AND EITHER HOT DIPPED GALVANIZED OR ZMAX COATED HANGERS AT CONNECTIONS TO PRESSURE TREATED LUMBER.
  6. INDICATES WOOD FRAMED SHEAR WALL. REFER TO 12/S-1 FOR SHEAR WALL SHEATHING AND FASTENING REQUIREMENTS.
  7.  REFERENCE STRUCTURAL GENERAL NOTES FOR WOOD GRADE. ALL EXTERIOR WALLS TO BE SW-6 UNO. REFER TO S-1 FOR TYPICAL SCHEDULES.
  8.  INDICATES TYPICAL HOLDOWN PER 8/S-1 UNO.
9. SHEAR WALL STRAP TIES INDICATED ON THE PLANS ARE TO BE CENTERED OVER WALL TOP PLATE AND/OR HEADER, BLOCKING OR BEAM. CONTRACTOR SHALL COORDINATE ADDITIONAL WALL FURRING REQUIRED AT BEAMS AND POSTS WITH CONNECTORS OR HOLDOWNS THAT EXCEED THE NOMINAL WALL THICKNESS.



**UPPER FLOOR SHEAR WALL PLAN**

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



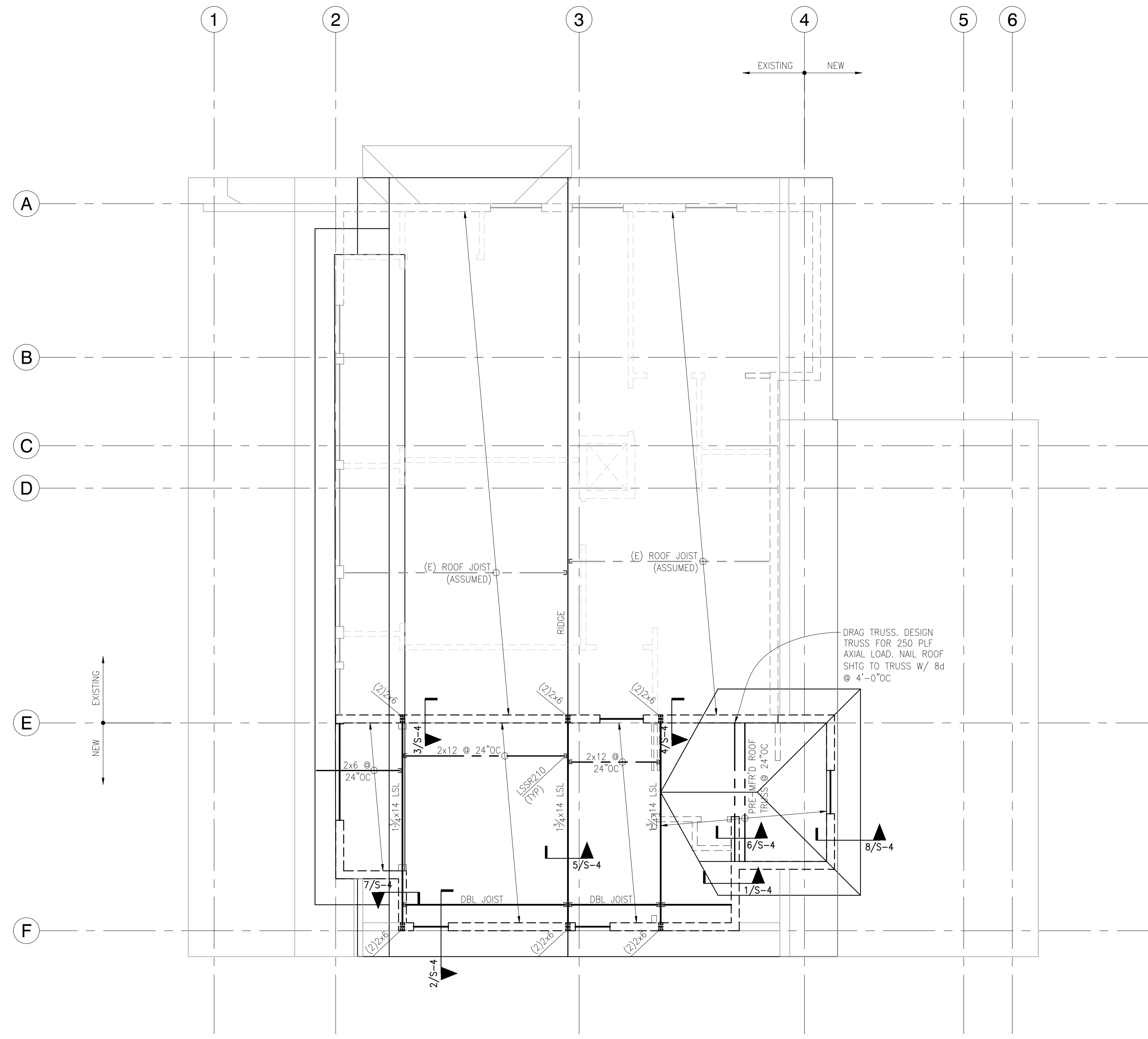
REVISION #	DATE	DESCRIPTION:

Drawn By: PK/TNT  
 Checked By: SC  
 Date: 10.10.25

CK JOB NO.  
 25-010

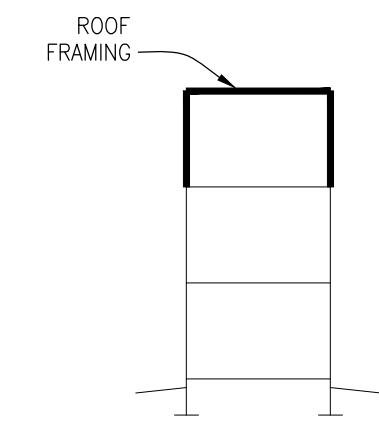
UPPER FLOOR  
 SHEAR WALL PLAN

**S-1.5**



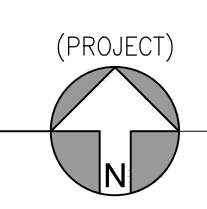
**ROOF FRAMING PLAN NOTES:**

1. REFERENCE S-1.0 FOR STRUCTURAL GENERAL NOTES AND DESIGN CRITERIA.
2. DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. PROVIDE SIMPSON H2.5A AT ALL ROOF FRAMING TO EXTERIOR WALLS, UNO.
4. AT ALL WOOD-FRAMED, BEARING AND SHEAR WALLS, STUD GRADE, SIZES AND SPACING
5. ALL HEADERS TO BE 4x8 MINIMUM. HEADERS SHALL BE SUPPORTED BY (2)2x STUDS MINIMUM, UNO ON PLAN. ALL BEAMS TO BE FLUSH FRAMED ON PLAN UNLESS NOTED AS "DROP".
6. TYPICAL TOP PLATE SPLICE: PROVIDE A MINIMUM 48" LAP W/ 16d @ 6"OC STAGGERED.
7. TOP PLATE BEARING WALL ELEVATION PER ARCHITECTURAL DRAWINGS.
8. BLOCKING: PROVIDE SOLID BLOCKING OVER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN CONTINUOUS BLOCKING OVER SHEAR WALLS.
9. ALL POSTS TO BE (2) 2x6, UNO.



**ROOF FRAMING PLAN**

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



**BUILDING KEY**



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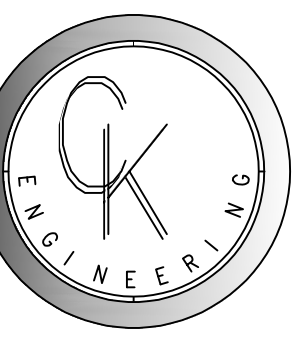
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ROOF FRAMING  
 PLAN

**S-1.6**





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10/10/2025

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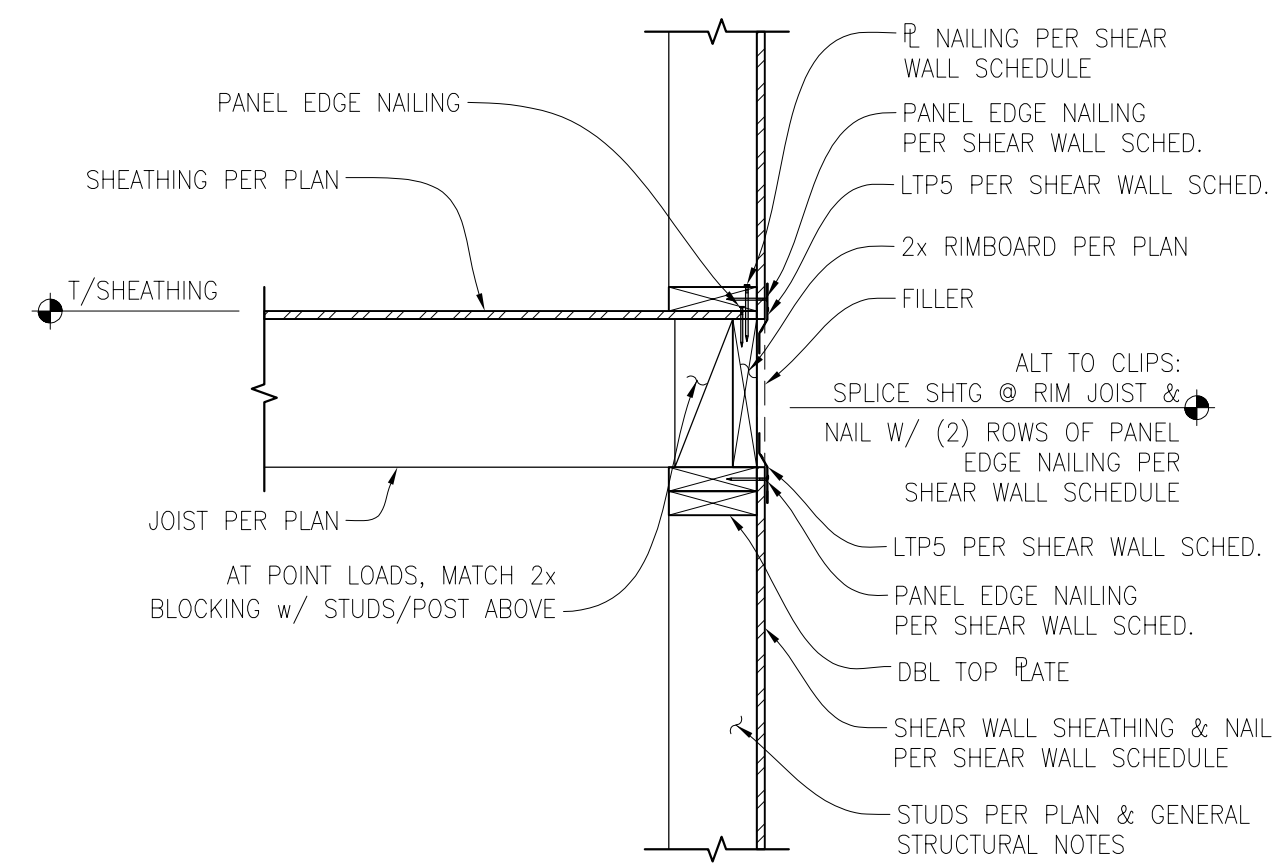
REVISION #	DATE	DESCRIPTION

Drawn By: PK  
 Checked By: SC  
 Date: 10-10-2025

CK JOB NO.  
**25-010**

STRUCTURAL  
 DETAILS

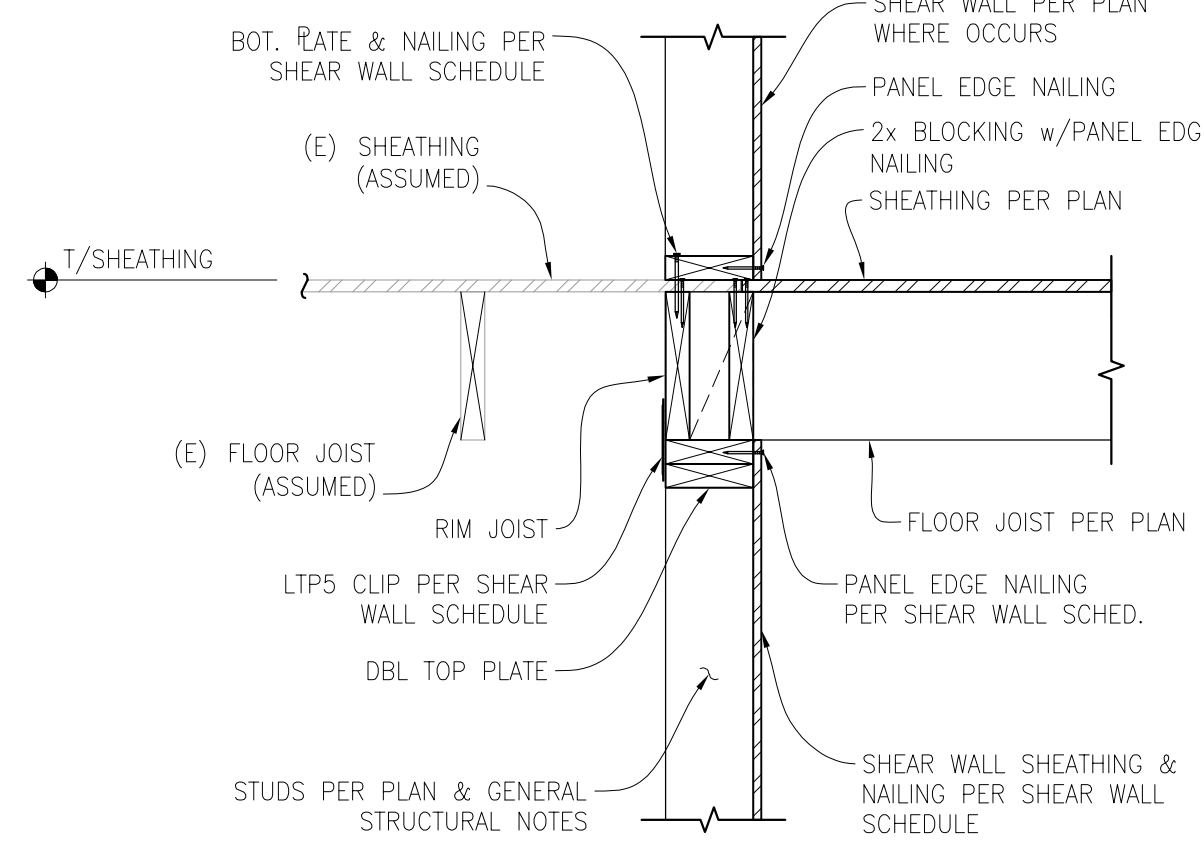
**S-3.0**



**FLOOR JOIST TO SHEAR WALL CONNECTION (JOIST PERPENDICULAR)**

SCALE: 1" = 1'-0"

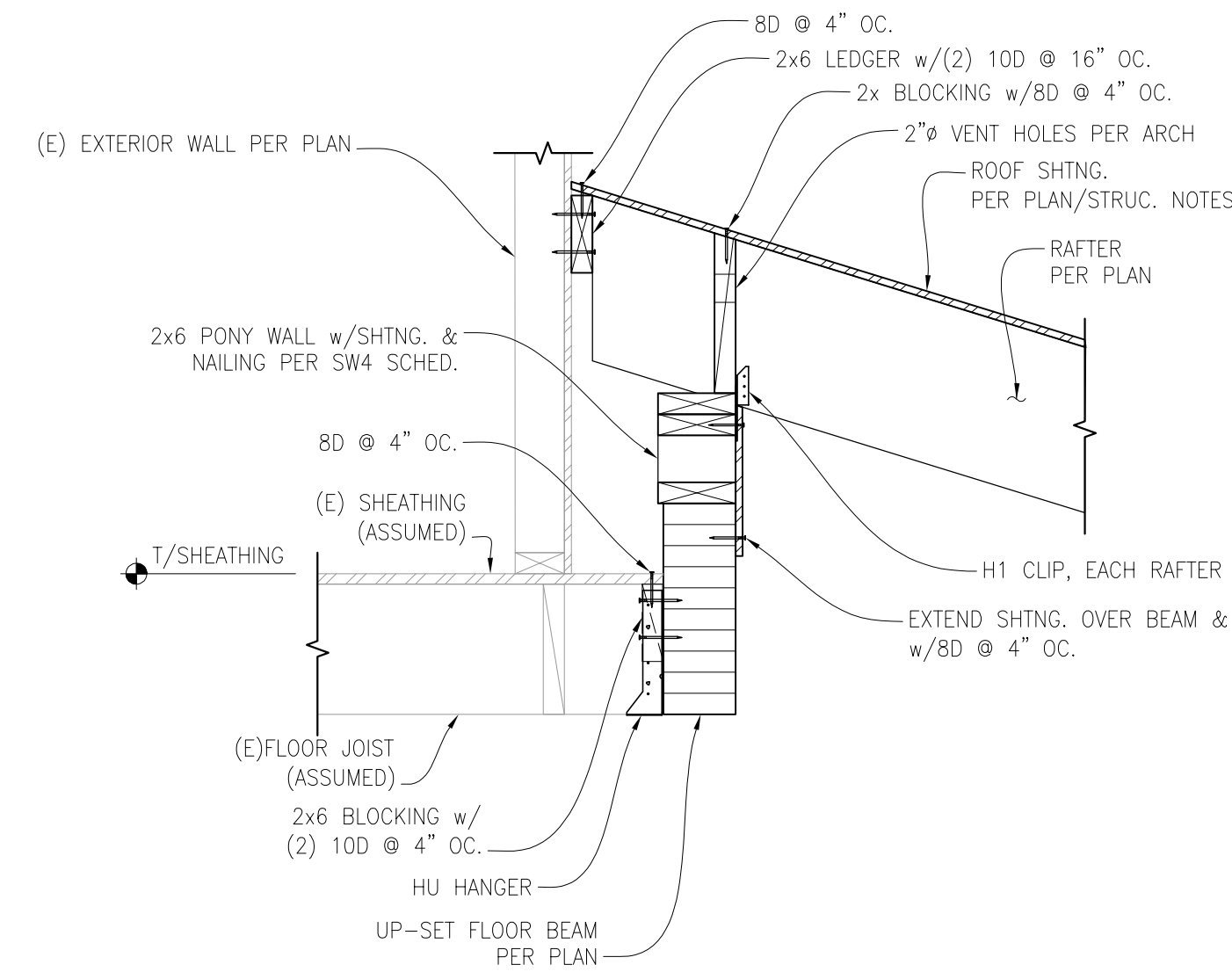
1



**FLOOR JOIST/INT. BEARING/SHEAR WALL CON.**

SCALE: 1" = 1'-0"

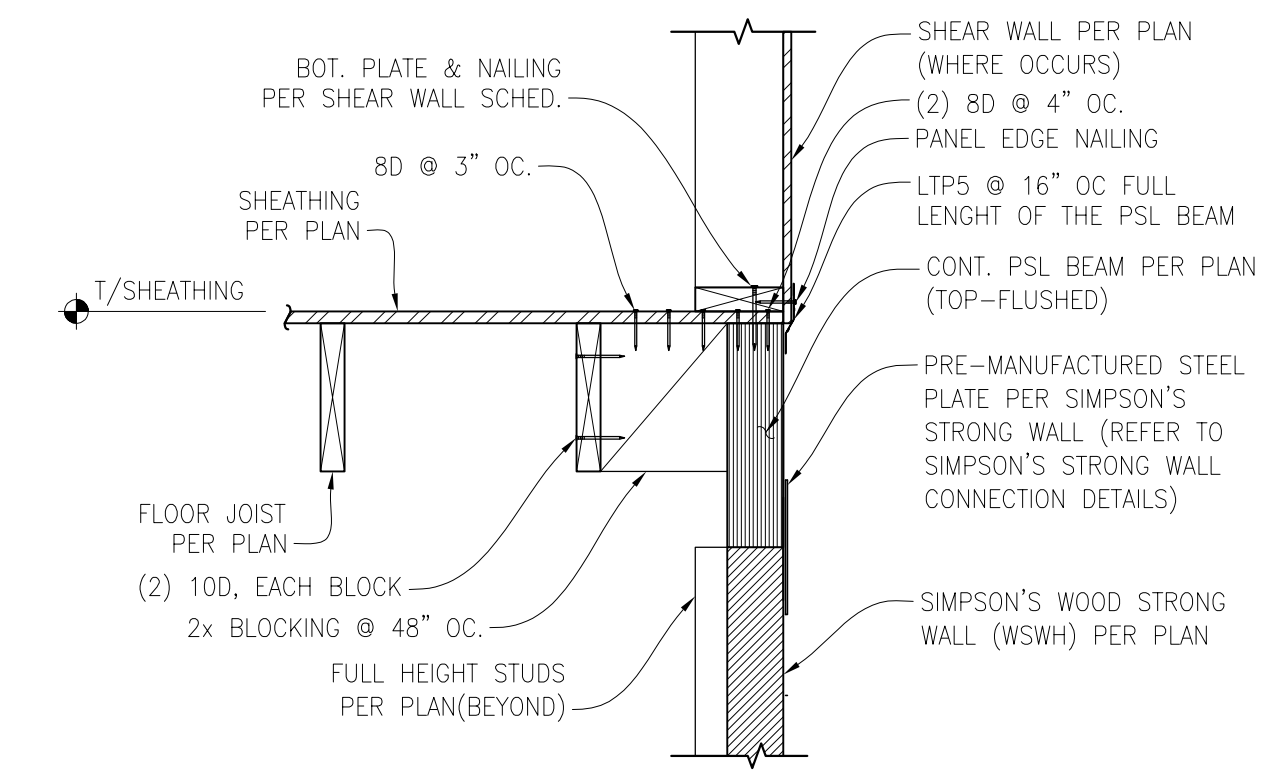
2



**(E) FLOOR JOIST/UP-SET BEAM CONNECTION**

SCALE: 1" = 1'-0"

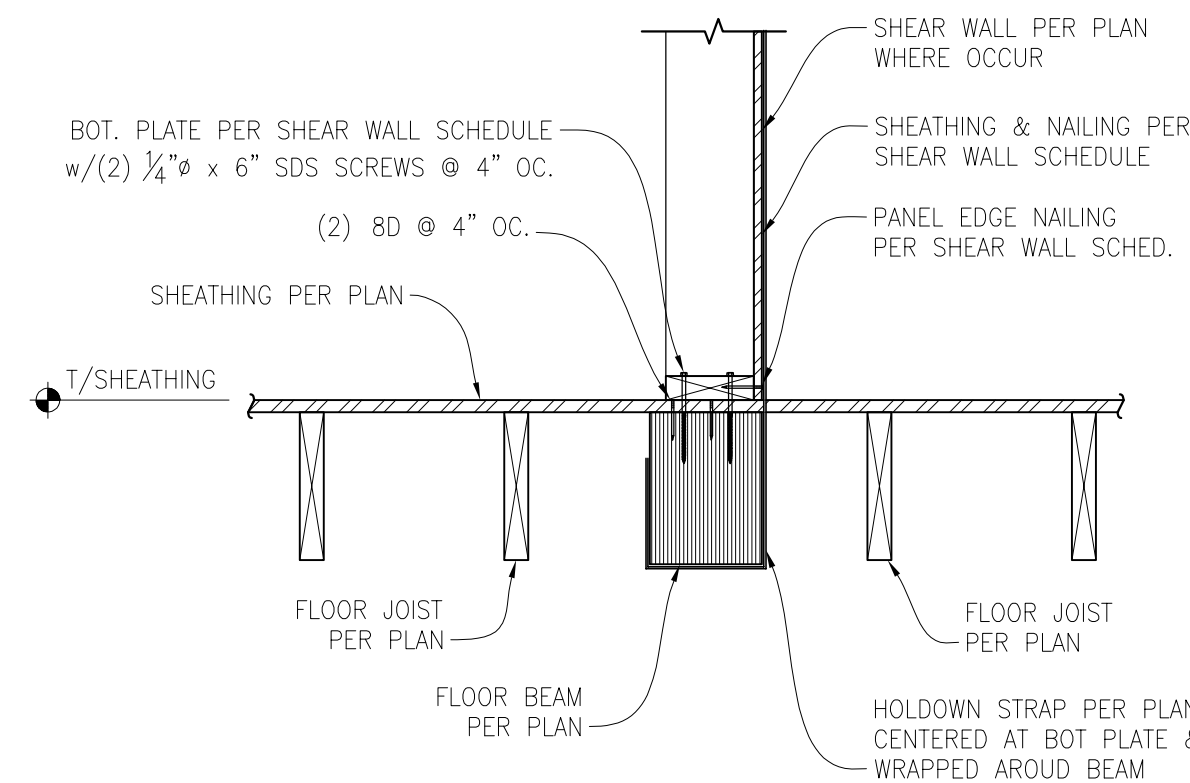
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**UPPER FL. SHEAR WALL TO CONT. FLOOR BEAM SIMPSON'S STRONG WALL CONNECTION**

SCALE: 1" = 1'-0"

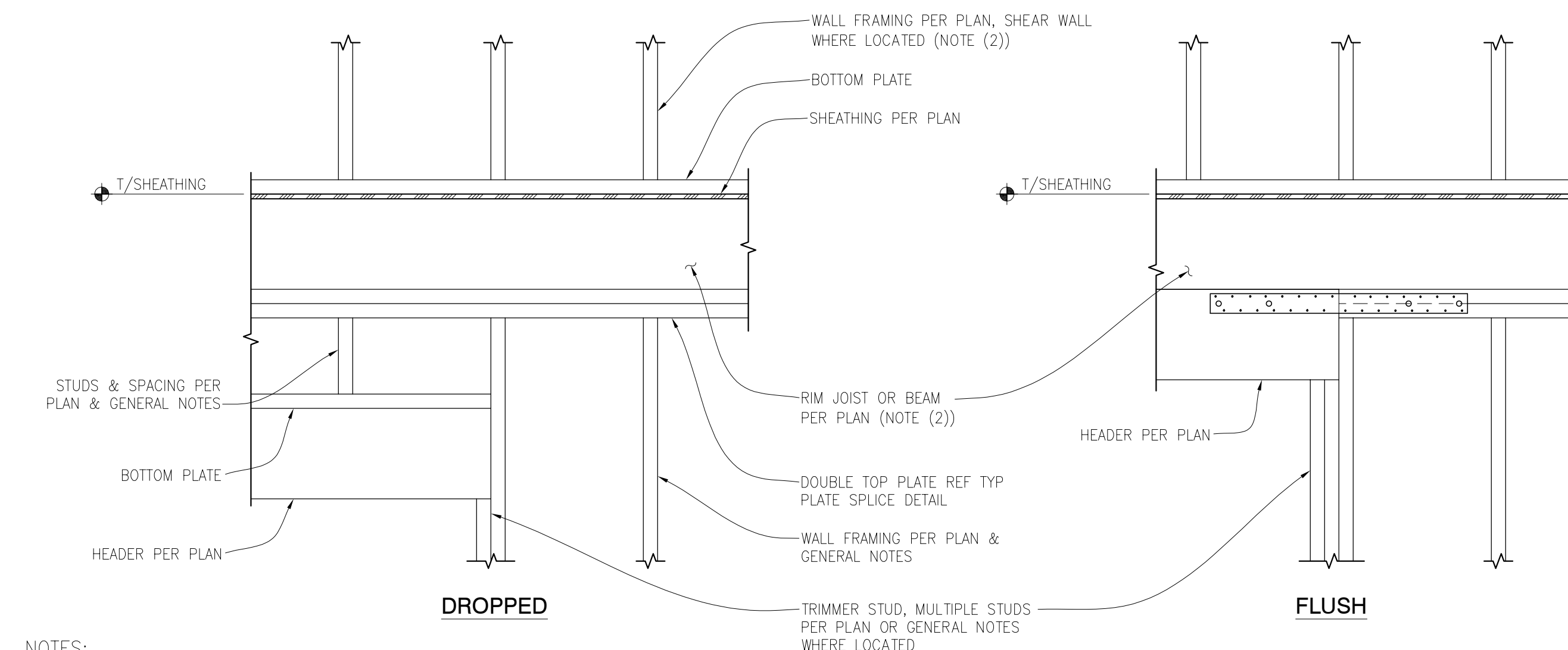
4



**UPPER FL. SHEAR WALL TO BEAM CONNECTION**

SCALE: 1" = 1'-0"

5

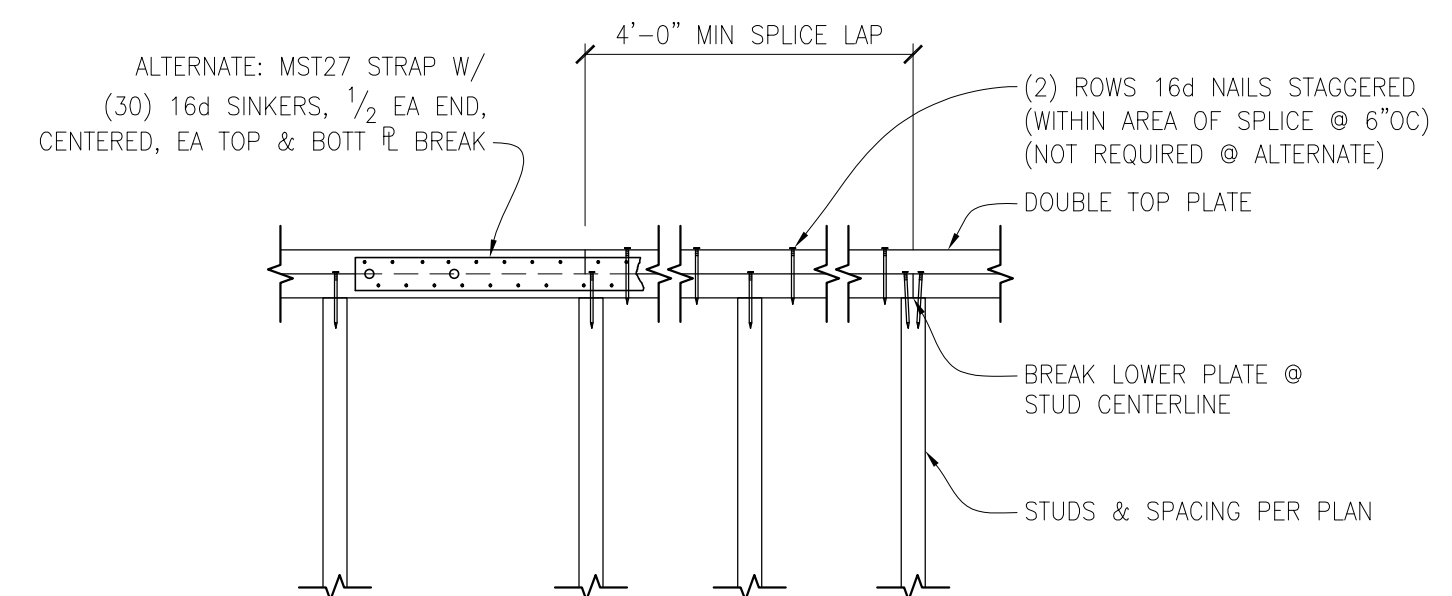


**NOTES:**  
 1. WALL SHEATHING NOT SHOWN FOR CLARITY  
 2. WHERE ROOF ABOVE, RAFTERS OR PRE-MANUFACTURED TRUSSES PER PLAN REPLACES RIM JOIST

**TYPICAL HEADER FRAMING**

SCALE: 1" = 1'-0"

7

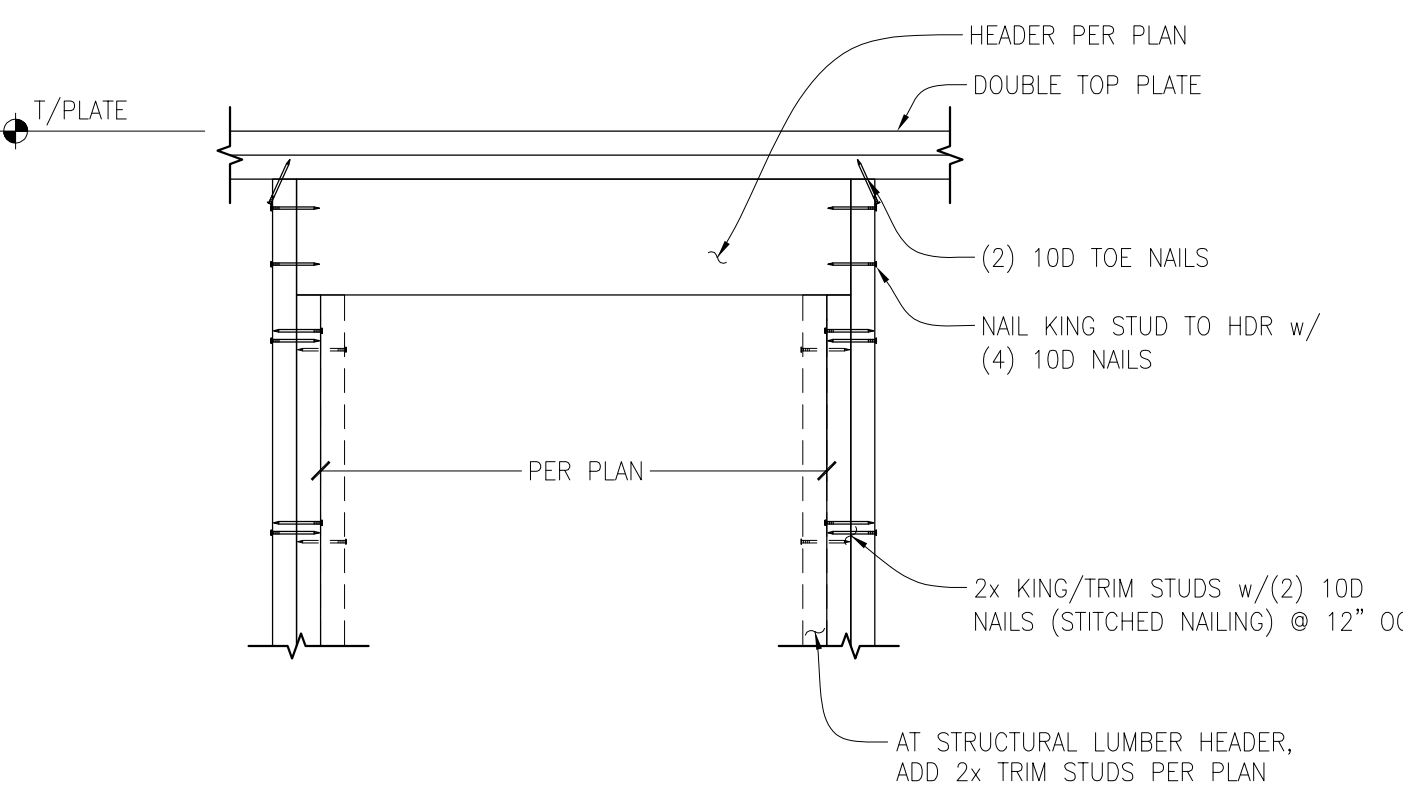


**NOTE:**  
 FLOOR JOISTS NOT SHOWN FOR CLARITY.

**TYPICAL PLATE SPLICE DETAIL**

SCALE: N.T.S.

8

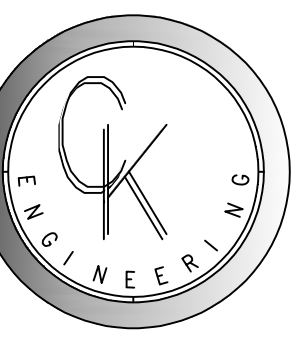


**NOTE:**  
 FLOOR/ROOF FRAMING NOT SHOWN FOR CLARITY.

**TYPICAL HEADER CONNECTION**

SCALE: N.T.S.

9



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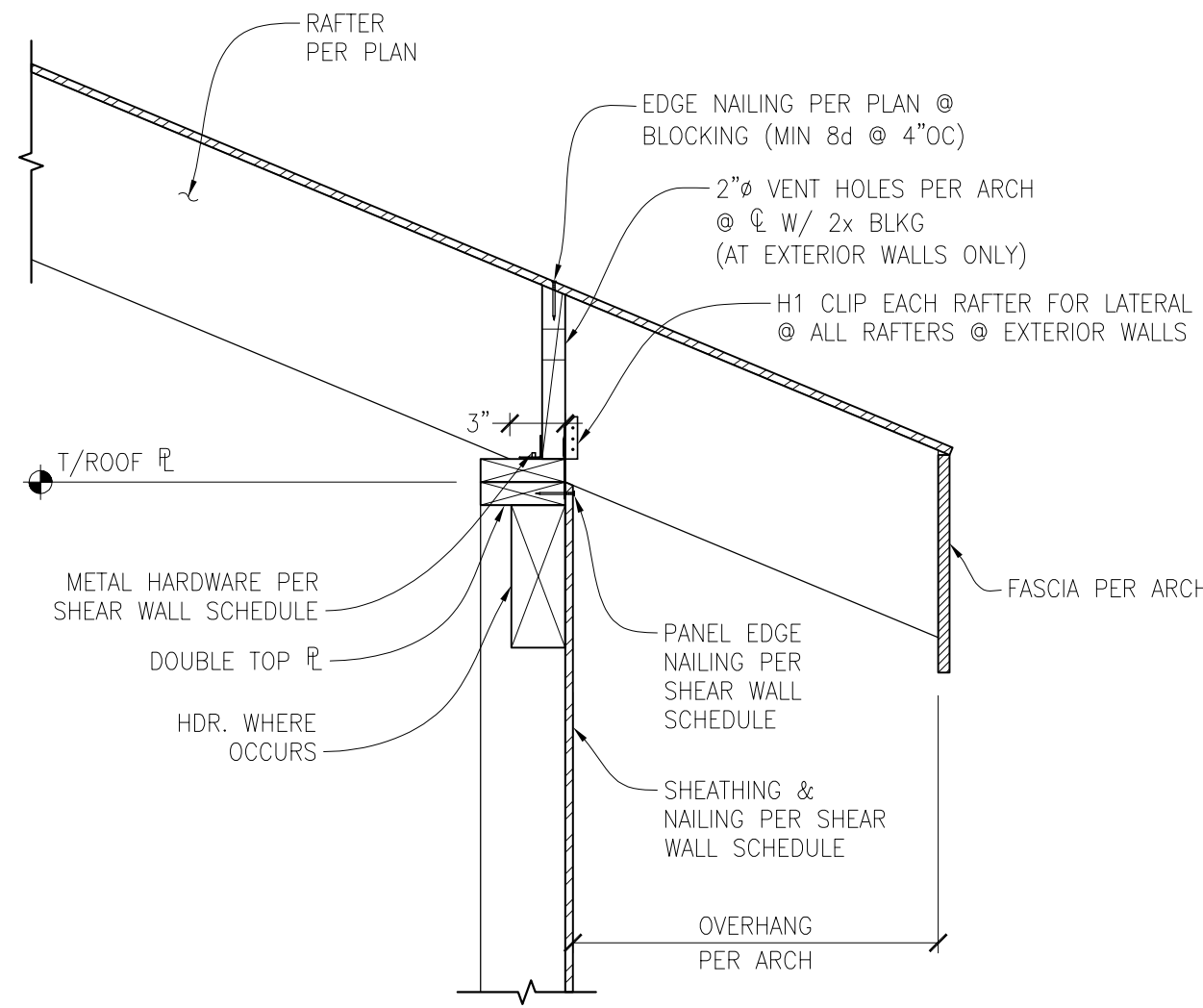
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STRUCTURAL  
 DETAILS

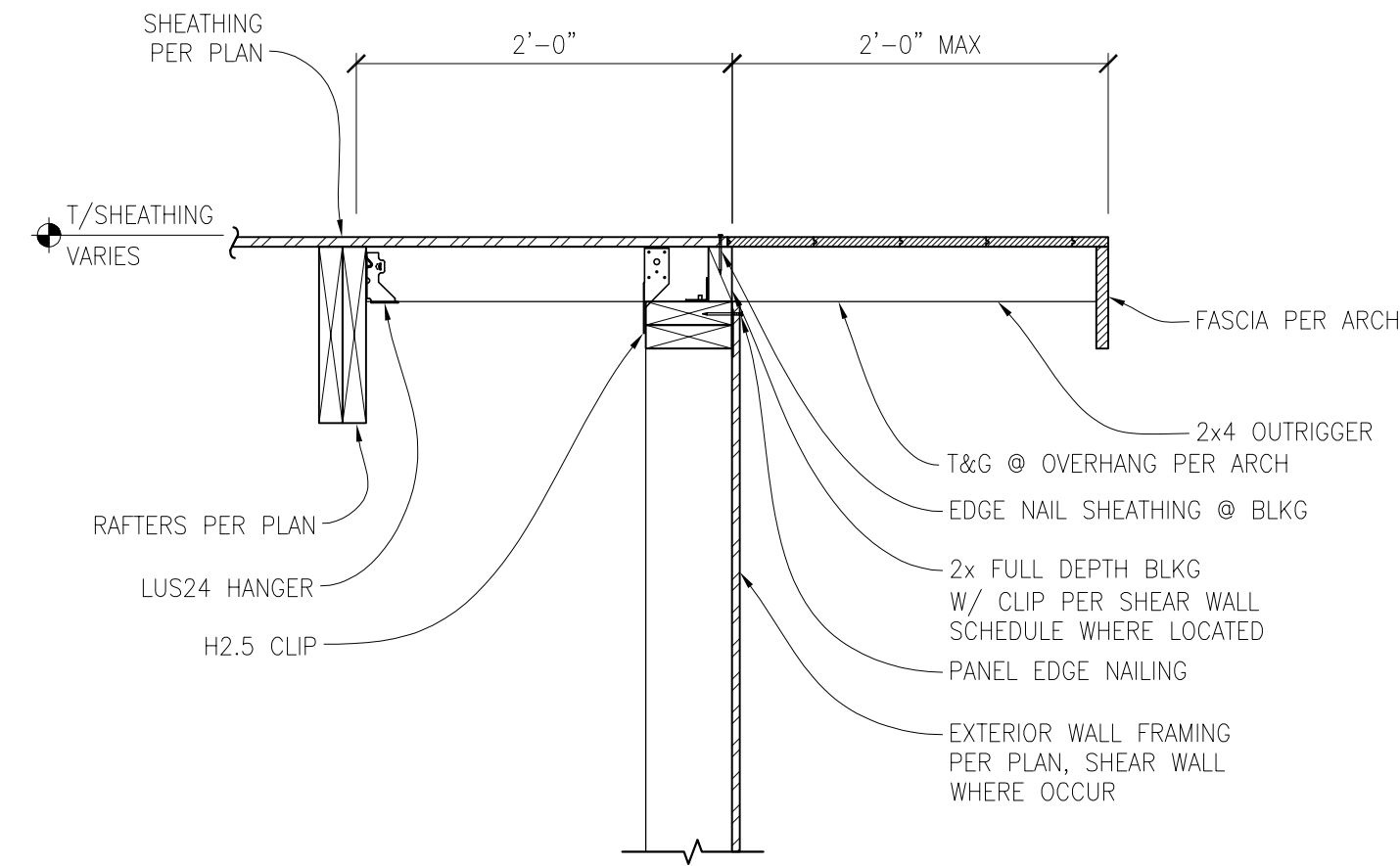
**S-4.0**



**RAFTER TO SHEAR WALL CONNECTION**

SCALE: 1" = 1'-0"

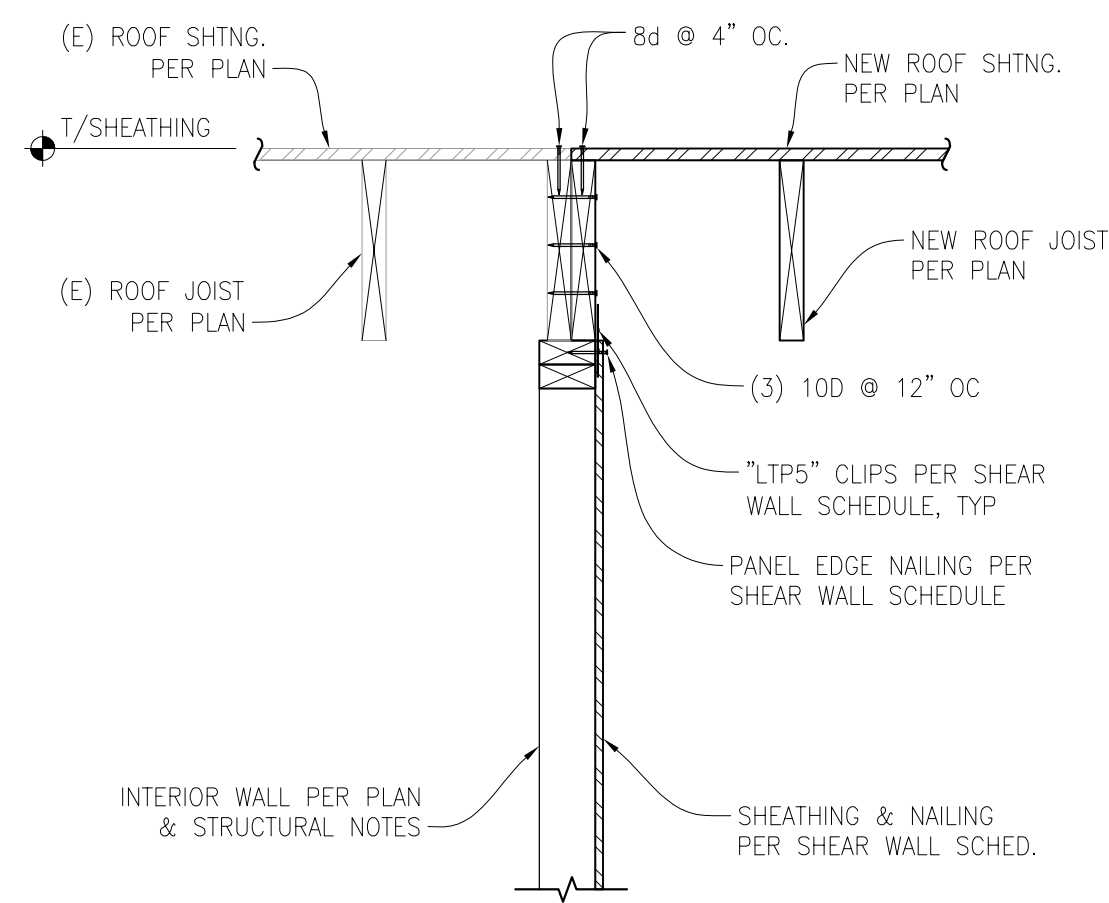
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**TYPICAL OUTRIGGER AT GABLE END**

SCALE: 1" = 1'-0"

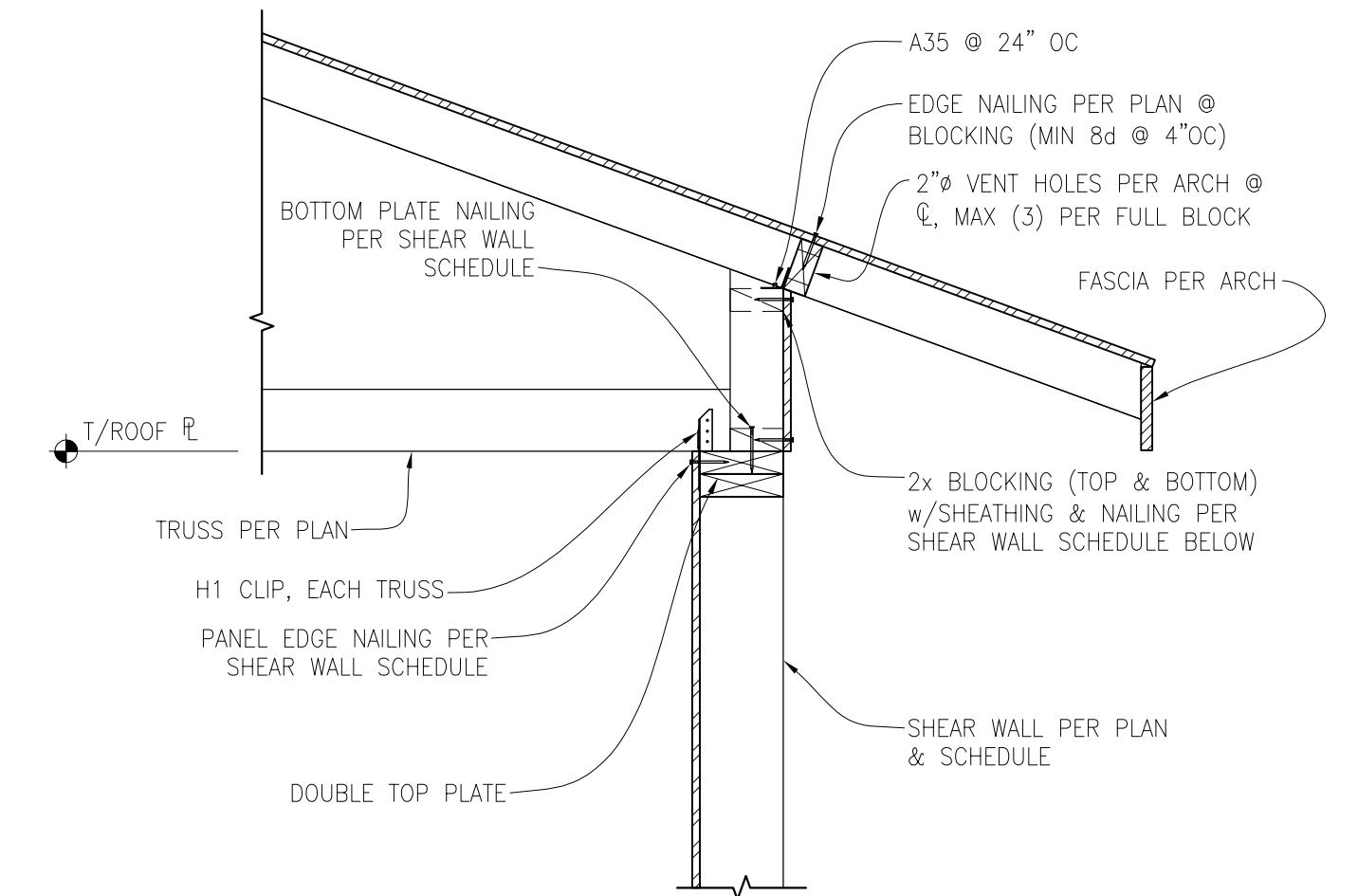
2



**EXISTING ROOF TO NEW ROOF/SHEAR WALL CON.**

SCALE: 1" = 1'-0"

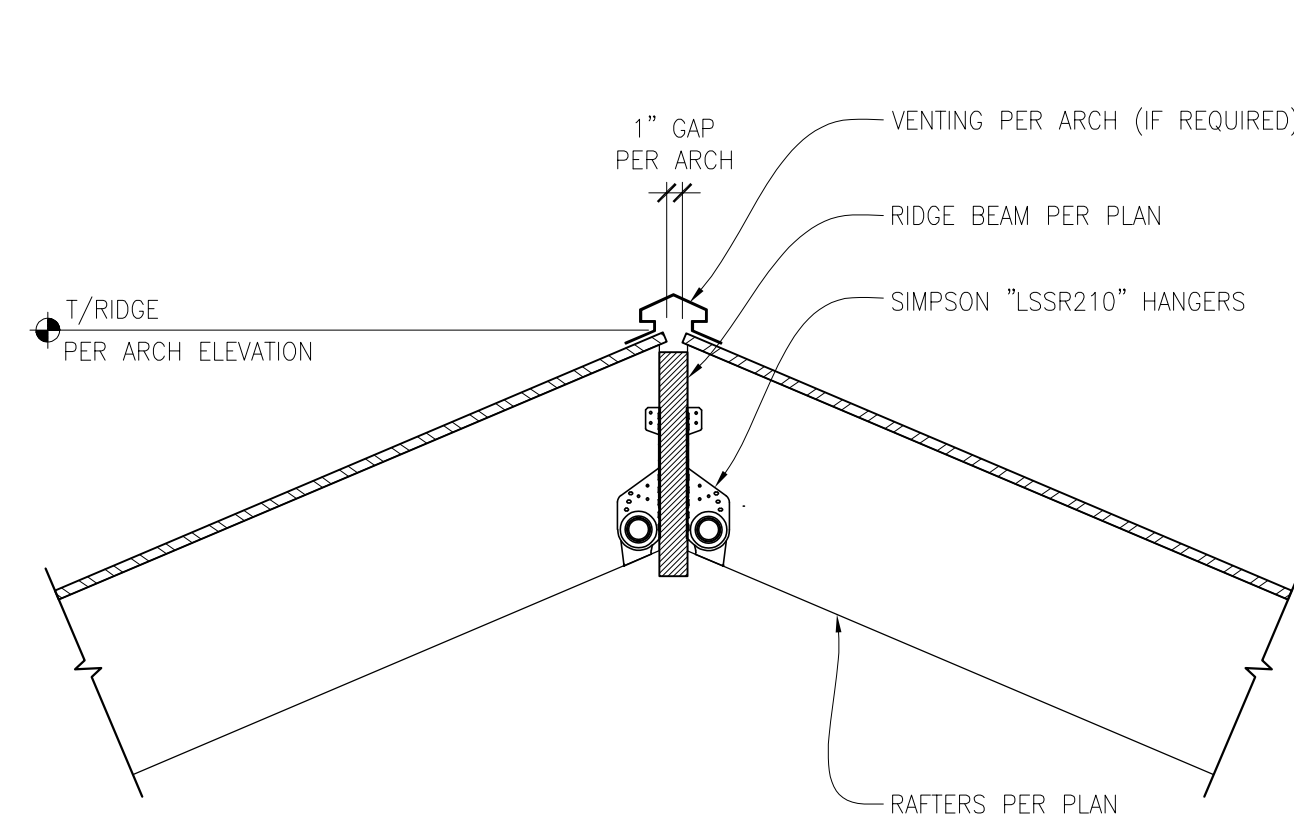
3



**ROOF TRUSS PERPENDICULAR TO EXTERIOR DBL SIDED SHEAR WALL CON.**

SCALE: 1" = 1'-0"

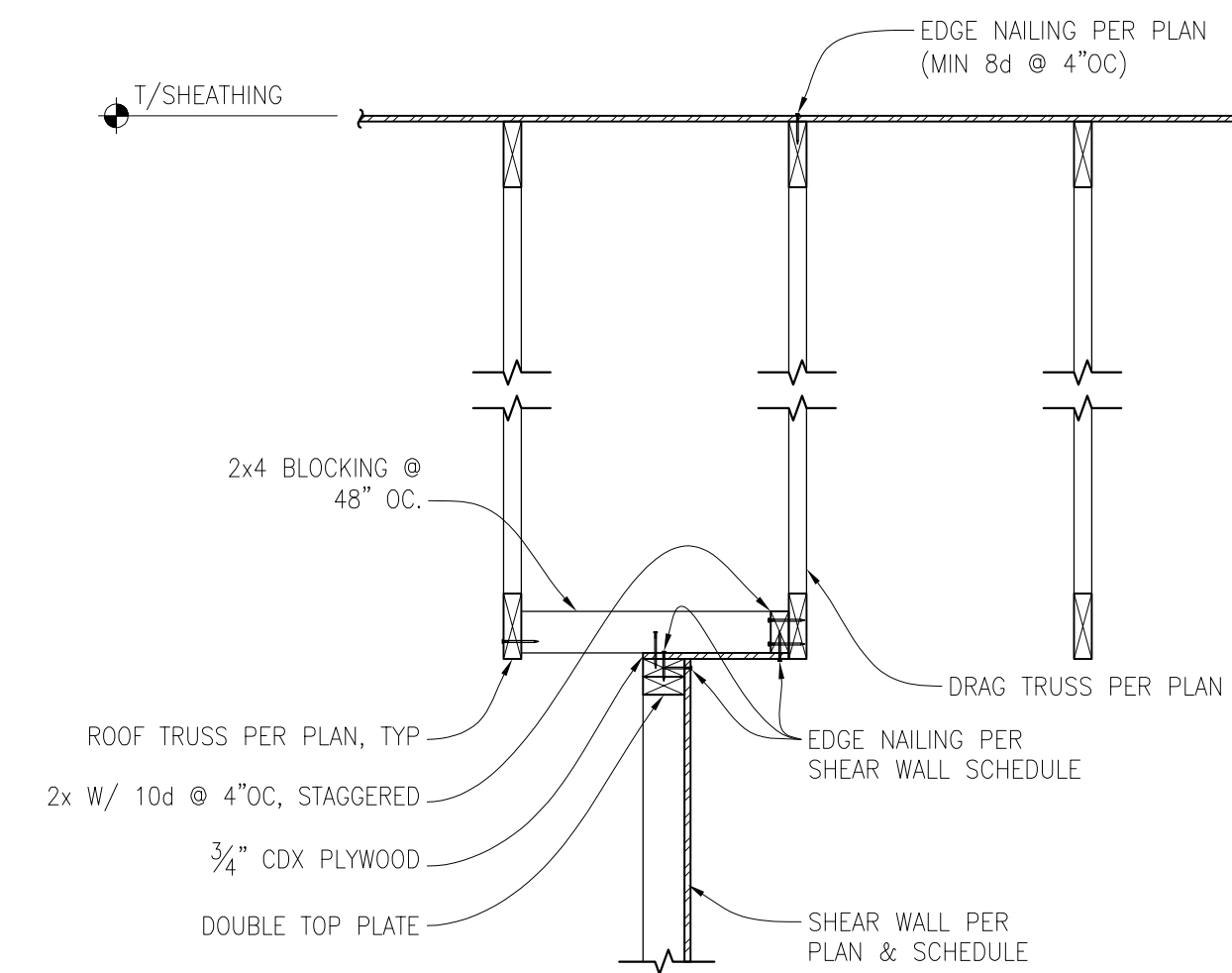
4



**TYPICAL SECTION AT RIDGE BEAM**

SCALE: 1" = 1'-0"

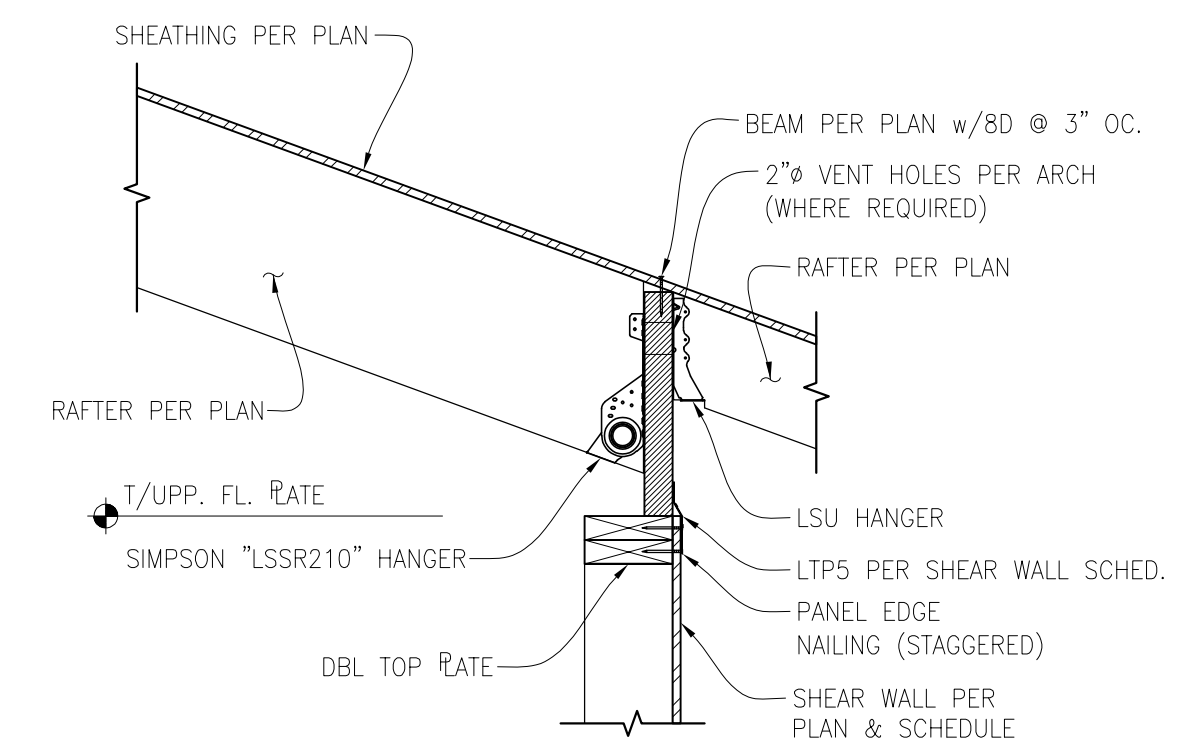
5



**INTERIOR SHEAR WALL PARALLEL TO ROOF TRUSS CONNECTION**

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

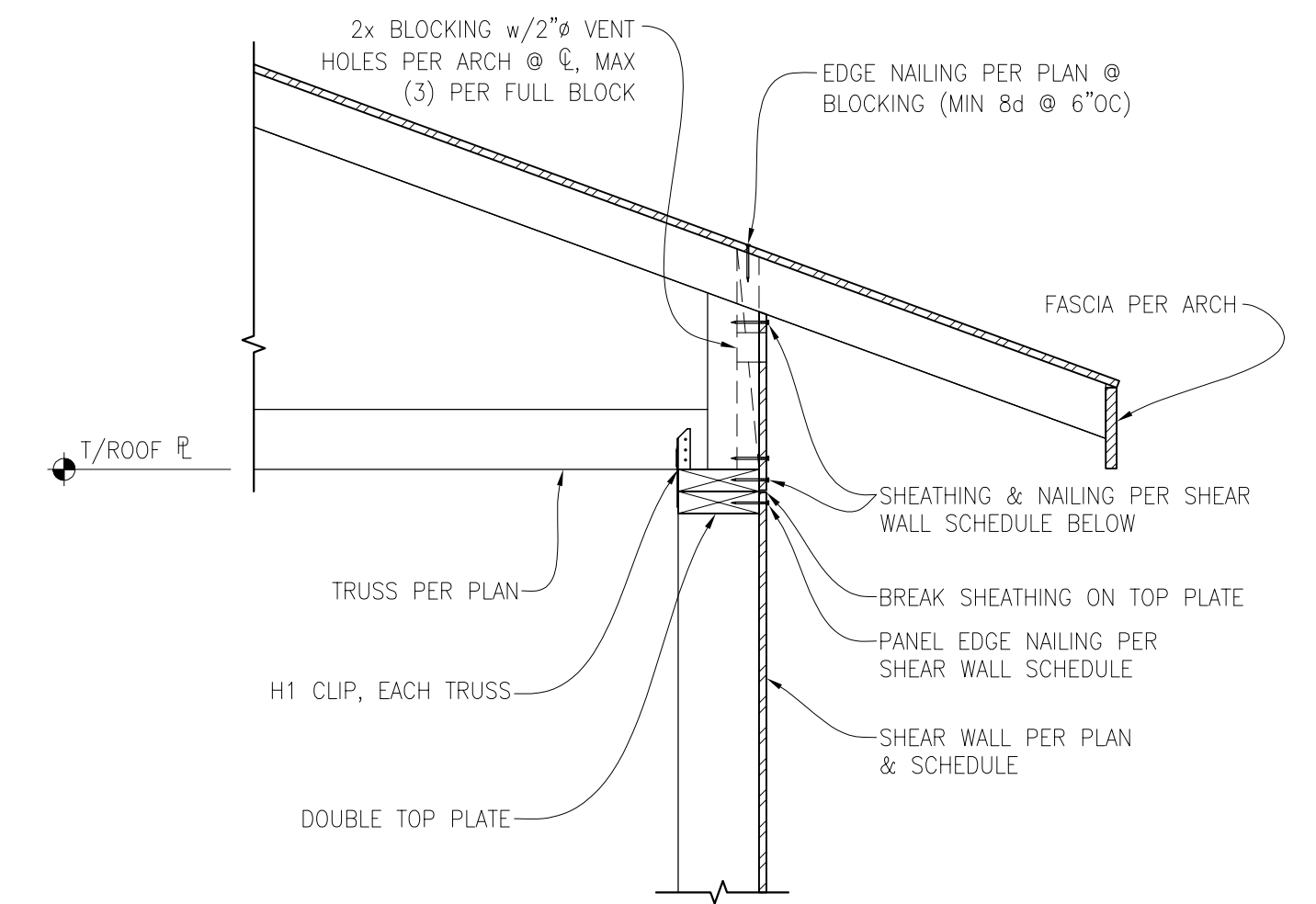
6



**ROOF BEAM TO SHEAR WALL CONNECTION**

SCALE: 1" = 1'-0"

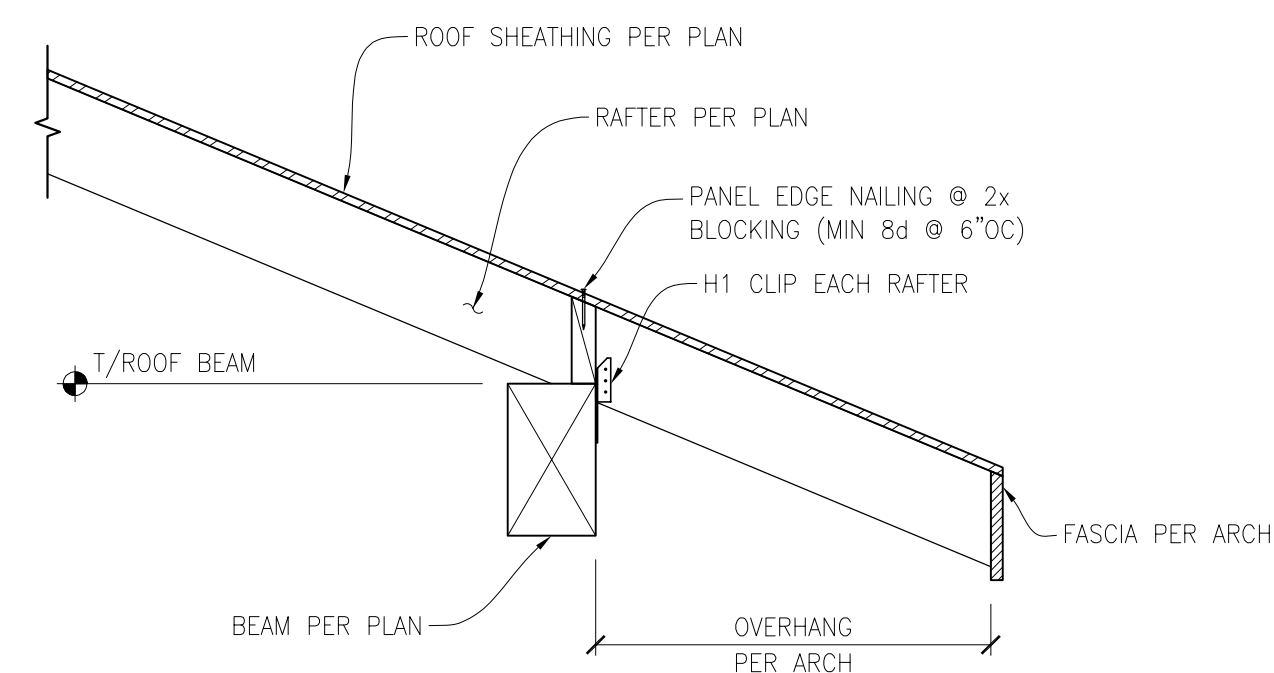
7



**ROOF TRUSS PERPENDICULAR TO EXTERIOR SHEAR WALL CONNECTION**

SCALE: 1" = 1'-0"

8



**EXTERIOR ROOF JOIST TO ROOF BEAM CONNECTION**

SCALE: 1" = 1'-0"

9