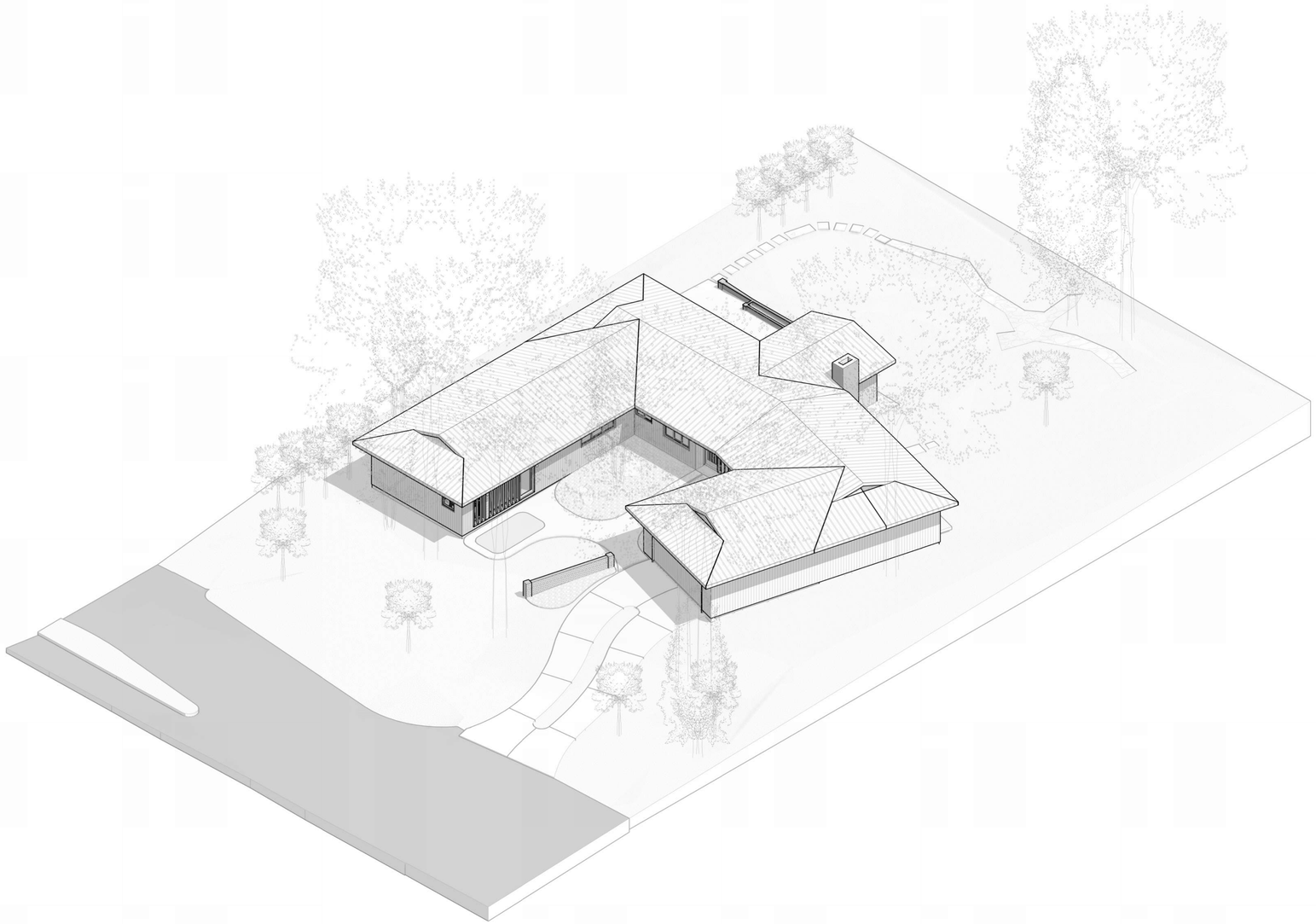
srs.
srs. architecture, pllc.

24006.00
MERCER MODERN

01.07.2026
PERMIT REVISION 1



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OWNER

Jacob Fure-Slocum and Sidney Beaumaster

8621 SE 63rd St.
Mercer Island, WA, 98040

Jacob Fure-Slocum
fs.jacob@gmail.com
507.649.1866

Sidney Beaumaster
sidneybeaumaster@gmail.com
612.850.8561

ARCHITECT

srs. Architecture

416 N 45th St. Ste 203
Seattle, WA. 98103

Bryan Samuel, RA, NCARB.
bryan@srsarchitecture.com
862.432.1987

CONTRACTOR

TBD

SITE SURVEYOR

Terrane

11235 SE 6th Street, Ste 130
Bellevue, WA. 98004

Darin Kudrna
darink@terrane.net
425.458.4488

STRUCTURAL

PCS Structural Solutions

1011 Western Avenue, Ste 810
Seattle, WA. 98104

Ted Ryan, S.E.
tryan@pcs-structural.com
206.292.5076

ARBORIST

Tree Solutions Inc.

2940 Westlake Ave N, Ste 200
Seattle, WA 98109

Julian Garcia, ISA
julian@treesolutions.net
210.896.5606

DRAWING SYMBOLS

ELEVATION CALLOUT

LEVEL MARKER

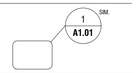
SECTION CALLOUT

SPOT ELEVATION (RELATIVE)

SPOT ELEVATION (ACTUAL)

REVISION CLOUD

PLAN DETAIL CALLOUT



ROOM TAG

MATERIAL TAG

DOOR TAG

WALL TAG

FLOOR / ROOF TAG

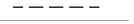
CEILING TAG

LIGHTING FIXTURE TAG

PLUMBING FIXTURE TAG / APPLIANCE TAG

GLAZING TAG

EXISTING CONSTRUCTION TO REMAIN



EXISTING CONSTRUCTION TO BE DEMOLISHED

NEW CONSTRUCTION

1-HR FIRE RATING

2-HR FIRE RATING

3-HR FIRE RATING

ALIGN OBJECTS

CHANGE IN ELEVATION

NORTH ARROW

PRIMARY ENTRY

OTHER ENTRY

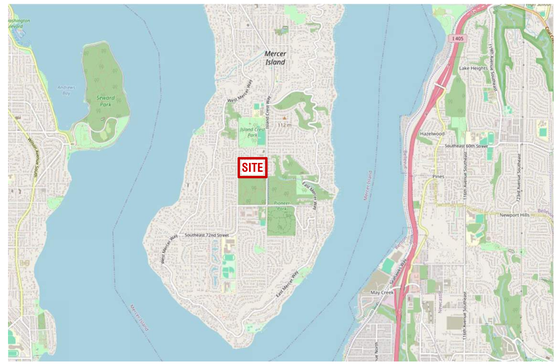
CENTER LINE

ABBREVIATIONS

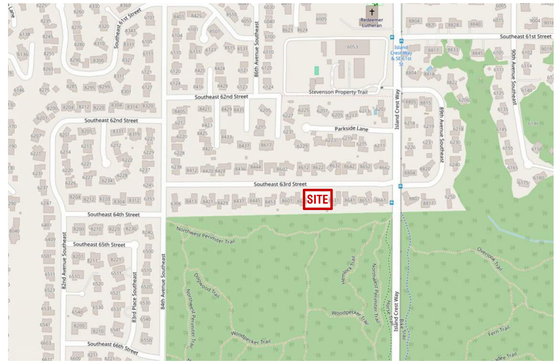
A NON-EXHAUSTIVE LIST OF COMMONLY USED ABBREVIATIONS THAT MAY BE USED IN THIS DRAWING SET. ADVISE THE ARCHITECT WHERE INTENT IS NOT CLEARLY PERCEIVED PRIOR TO PROCEEDING WITH WORK.

&	AND
ACCESS	ACCESSORY
ACOUS	ACOUSTIC(AL)
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ANNUNC	ANNUNCIATOR
ANOD	ANODIZED
APPL	APPLIANCE
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AVG	AVERAGE
BD	BOARD
BHMP	BUILDING HEIGHT MEASURING POINT
BLDG	BUILDING
BLKG	BLOCKING
BOLLD	BOLLARD
BRDLM	BROADLOOM
BU	BUILT UP
CAB	CABINET
CEM	CEMENT(ITIOUS)
CER	CERAMIC
CIP	CAST-IN-PLACE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COATG	COATING
COILG	COILING
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS(ATION)
CONTR	CONTRACT(OR)
COV	COVER
CPT	CARPET
$	DOLLAR (US CURRENCY)
DBL	DOUBLE
DEPT	DEPARTMENT
DES	DESIGN(ED)
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DR	DOOR
DSCON	DISCONNECT
DWG	DRAWER
E	EAST
ELAST	ELASTOMERIC
ELEC	ELECTRICAL
EMBED	EMBEDD(ED)(ING)
ENGR	ENGINEER(ED)
ENTR	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXPS	EXPOSED(D)
EXT	EXTERIOR
FAB	FABRICATION
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FE&C	FIRE EXTINGUISHER AND CABINET
FHC	FIRE HOSE AND CABINET
FIN	FINISH
FLDG	FOLDING
FLR	FLOOR(ING)
FPLC	FIREPLACE
FR	FIRE RAT(ING)(ED)
FRMG	FRAMING
FURN	FURNITURE
FWC	FABRIC WALL COVERING
FXD	FIXED
FXTR	FIXTURE
GA	GAUGE
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLAS FIBER REINFORCED PLASTER
GL	GLASS
GR	GRAD(E)(ING)
GYP	GYPSUM
HD	HEAD
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HVAC	HEATING, VENTILATIING, AND AIR CONDITIONING
INFILTR	INFILTRATION
INFO	INFORMATION
INSTRUM	INSTRUMENT(ATION)
INSUL	INSULATION
INT	INTERIOR
INTLK	INTERLOCK(ING)
JAN	JANITOR
KIT	KITCHEN
LAV	LAVATORY
LB	POUND
LP	LOW POINT
LT	LIGHT
LVLG	LEVELING
LVT	LOUVER
£	BRITISH POUND (CURRENCY)
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFD	MANUFACTURED
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLWK	MILLWORK
MOIST	MOISTURE
MOT	MOTOR(IZED)
MTD	MOUNTED
N	NORTH
NE	NORTH-EAST
NIC	NOT IN CONTRCT
NO	NUMBER
NTS	NOT TO SCALE
NW	NORTH-WEST
OPNG	OPENING(S)
OPR	OPERABLE
ORD	OVERFLOW ROOF DRAIN
ORNA	ORNAMENTAL
OVFL	OVERVLOW
OVHD	OVERHEAD
PBD	PARITICLE BOARD
PEDR	PEDESTRIAN
PERF	PERFORATED
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLSTC	PLASTIC
PLYWD	PLYWOOD
PNL	PANEL
POLYST	POLYSTRENE
PORT	PORTABLE
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRTECN	PROTECTION
PTN	PARTITION
RD	ROOF DRAIN
RDL	ROOF DRAIN LEADER
RDR	READER
RECES	RECESSED
RECPT	RECEPTACLE
REF	REFER(ENCE)
REFL	REFLECTED
REFR	REFRIGERATOR
REINF	REINFORCED(D)(ING)(MENT)
REQD	REQUIRED
RESIL	RESILIENT
RESIS	RESIST(ANT)(IVE)
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SA	SELF-ADHERED
SAF	SELF-ADHERED FLASHING
SCR	SCRIBE
SE	SOUTH-EAST
SECUR	SECURITY
SF	SQUARE FEET
SG	SINGLE
SHORG	SHORING
SIM	SIMILAR
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRFR	STOREFRONT
STRUCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPENDED
SW	SOUTH-WEST
SYS	SYSTEM(S)
T&G	TOUNGUE AND GROOVE
THK	THICK
TLT	TOILET
TRAF	TRAFFIC
TRANS	TRANSPARENT
TRTD	TREATED
TYP	TYPICAL
UNDRLAY	UNDERLAYMENT
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
VEH	VECHICLE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WRB	WEATHER RESISTIVE BARRIER
WT	WEIGHT
WTRPRF	WATERPROOFING

LOCATION MAP



VICINITY MAP



GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH APPLICABLE LAND USE AND BUILDING CODES AS AMENDED BY AUTHORITIES HAVING JURISDICTION.

2. CONTRACTORS ARE ADVISED TO READ AND FAMILARIZE THEMSELVES WITH THE GENERAL INFORMATION PROVIDED IN THIS SHEET PRIOR TO REVIEW OF THE PLANS, ELEVATIONS AND DETAILS. ADVISE THE ARCHITECT WHERE INTENT IS NOT CLEARLY PERCEIVED, PRIOR TO PROCEEDING WITH WORK.

3. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.

4. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

5. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATIONS.

6. DIMENSIONS ARE TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE.

7. A MONITORED FIRE ALARM SYSTEM COMPLYING WITH NFPA 72 CHAPTER 29 AND CITY OF MERCER ISLAND STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE DEPARTMENT PERMIT IS REQUIRED. 1

srs.

24006.00

MERCER MODERN

8621 SE 63RD ST.
MERCER ISLAND, WA, 98040

Drawing Set.
PERMIT REVISION 1

01.07.2026

Revisions.

1	01.07.26	PERMIT REVISION 1

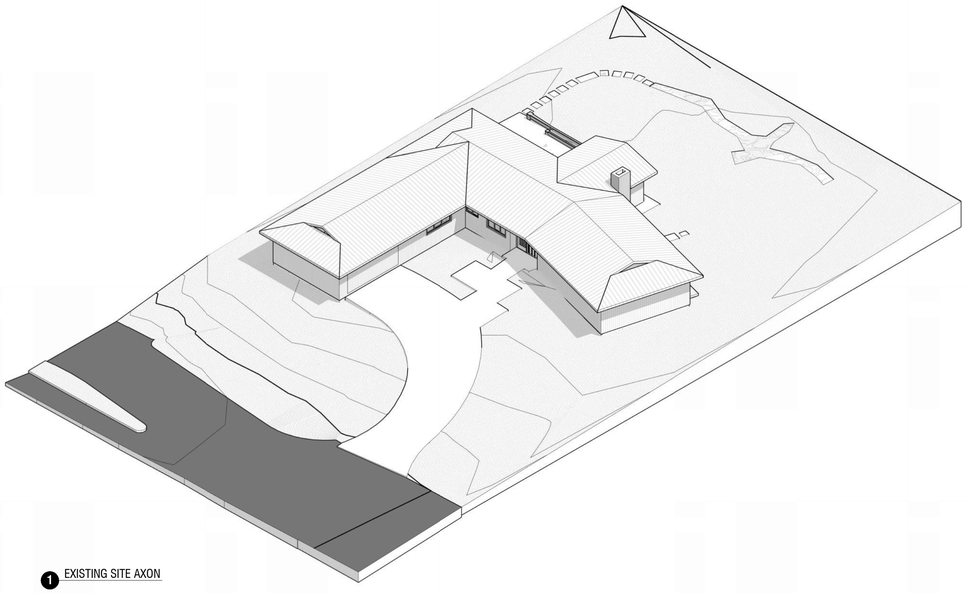
24006880
REGISTERED ARCHITECT
BRYAN J. SAMUEL
STATE OF WASHINGTON

1

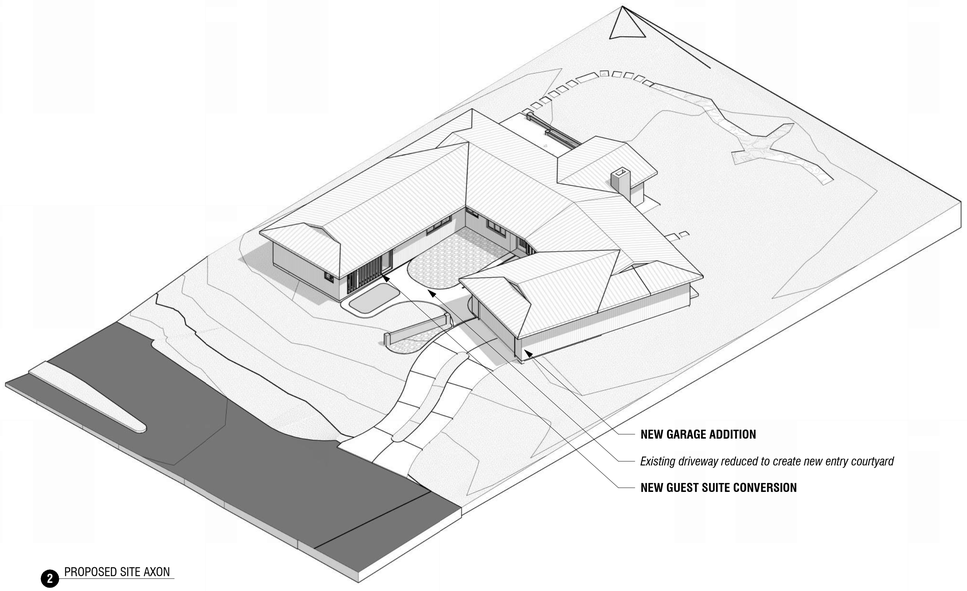
Sheet.
GENERAL INFORMATION

A0.00

NOTE: RENDERINGS AND AXONS SHOWN ARE CONCEPTUAL IN NATURE AND MAY CONTAIN INACCURACIES. ALWAYS REFER TO SCALED DRAWINGS FOR DESIGN DIRECTION.



1 EXISTING SITE AXON



2 PROPOSED SITE AXON

EXTERIOR APPROACH

GUEST SUITE INTERIOR

SITE DESCRIPTION

THE MERCER MODERN PROJECT IS LOCATED AT 8621 SE 63RD STREET IN MERCER ISLAND, WASHINGTON. THE SITE IS BORDERED BY SINGLE FAMILY RESIDENCES TO THE EAST AND WEST, WITH SE 63RD STREET ALONG THE NORTH. PIONEER PARK DIRECTLY ABUTS THE SITE TO THE SOUTH. THE PROPERTY HAS A GENTLE SLOPE DOWN TOWARD THE STREET AND CONTAINS AN EXISTING SINGLE FAMILY RESIDENCE WITH A DRIVEWAY AND ATTACHED GARAGE. THERE ARE MANY LARGE MATURE TREES THROUGHOUT THE SITE.

PROJECT DESCRIPTION

THE MERCER MODERN PROJECT IS A RENOVATION AND ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE AT 8621 SE 63RD STREET IN MERCER ISLAND, WASHINGTON. THE SCOPE INCLUDES:

- CONVERSION OF THE EXISTING UNCONDITIONED GARAGE INTO A CONDITIONED GUEST SUITE FOR THE OWNER'S PARENTS;
- RENOVATIONS TO THE EXISTING LAUNDRY AND BATHROOM;
- ADDITION OF A NEW ENCLOSED TWO-CAR GARAGE WITH ELECTRIC VEHICLE CHARGING CAPACITY;
- WHOLE HOUSE UTILITY UPGRADES TO UTILITIES
- SITEWORK AND LANDSCAPING INCLUDES CREATION OF AN ENTRY COURTYARD, REDUCTION OF THE EXISTING DRIVEWAY, AND THE REMOVAL OF SIGNIFICANT TREES WITH REPLACEMENT PLANTINGS.

PROGRAM (NSF)

ROOM SCHEDULE - CONDITIONED

100	**GREAT ROOM**	290 SF
101	**BEDROOM**	116 SF
102	**BATHROOM**	60 SF
103	**HALLWAY**	62 SF
104	**UTILITIES**	35 SF
105	**POWDER**	21 SF
		584 SF

ROOM SCHEDULE - UNCONDITIONED

120	**GARAGE**	420 SF
		420 SF

SYSTEMS NARRATIVE

STRUCTURAL SYSTEM:

- EXISTING CONCRETE SLAB ON GRADE AND EXTERIOR WOOD WALL STRUCTURE TO BE RETAINED. EXISTING STICK-BUILT ROOF TRUSSES REINFORCED OR REPLACED AS INDICATED.
- NEW GARAGE STRUCTURE TO BE SLAB ON GRADE WITH WD STUD WALLS AND WD ROOF TRUSSES.
- SEE STRUCTURAL DRAWINGS FOR DETAILS

HVAC SYSTEM:

- EXISTING GAS-FIRED FURNACE TO BE REPLACED WITH WHOLE-HOUSE HEAT PUMP.
- EXISTING DUCTWORK TO BE RECONFIGURED AS REQUIRED FOR NEW EQUIPMENT.
- WHOLE-HOUSE VENTILATION PROVIDED BY CONTINUOUS EXHAUST FAN SYSTEM PER WSRC M1505.4.1.2. EXHAUST FAN SHALL BE DUCTED DIRECTLY TO EXTERIOR, EQUIPPED WITH BACKDRAFT DAMPER, AND HVI-RATED FOR AIRFLOW AND SOUND.

ELECTRICAL

- HOUSE TO BE CONNECTED TO ELECTRIC GRID.
- EXISTING INTERIOR-MOUNTED ELECTRIC PANEL TO BE REPLACED AND RELOCATED WITH EXTERIOR-RATED MODEL.
- LED LIGHTING FIXTURES THROUGHOUT.

WATER

- NEW WHOLE-HOUSE ELECTRIC HEAT PUMP WATER HEATER SYSTEM.
- EXISTING GAS-FIRED WATER HEATER MAY BE RETAINED OR REMOVED.
- SUPPLEMENTAL TANKLESS ELECTRIC WATER HEATER MAY BE PROVIDED IF PLUMBING RUNS EXCEED PRACTICAL LIMITS.

FIRE ALARM

- NEW HOUSEHOLD FIRE ALARM SYSTEM REQUIRED PER NFPA 72 CHAPTER 29, AS THE REMODEL CONSTRUCTION VALUATION IS GREATER THAN 10% AND LESS THAN 50% OF THE EXISTING RESIDENCE VALUATION PER FIRE MARSHAL'S VALUATION FORM.

BUILDING ENVELOPE

- UPGRADE EXISTING GARAGE ENVELOPE AS PART OF GUEST SUITE CONVERSION
- RETAIN EXISTING EXTERIOR FINISHES WHERE FEASIBLE
- SEE ASSEMBLIES SHEET

EXTERIOR FINISHES

- FACADE: PAINTED CEDAR SIDING TO MATCH EXISTING
- ROOF: STANDING SEAM METAL TO MATCH EXISTING
- SOFFIT: PAINTED CEDAR SOFFIT TO MATCH EXISTING

INTERIOR FINISHES

- BATHROOM WALLS: CERAMIC OR PORCELAIN TILE
- OTHER WALLS: PAINTED DRYWALL
- BATHROOM FLOORS: CERAMIC OR PORCELAIN TILE
- GARAGE FLOORS: EPOXY
- OTHER FLOORS: HARDWOOD FLOORS TO MATCH EXISTING
- CEILINGS: PAINTED DRYWALL
- CASEWORK / MILLWORK: FINISH WOOD VENEER, TBD.

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24006.00

MERCER MODERN

8621 SE 63RD ST.
MERCER ISLAND, WA, 98040

Drawing Set.
PERMIT REVISION 1

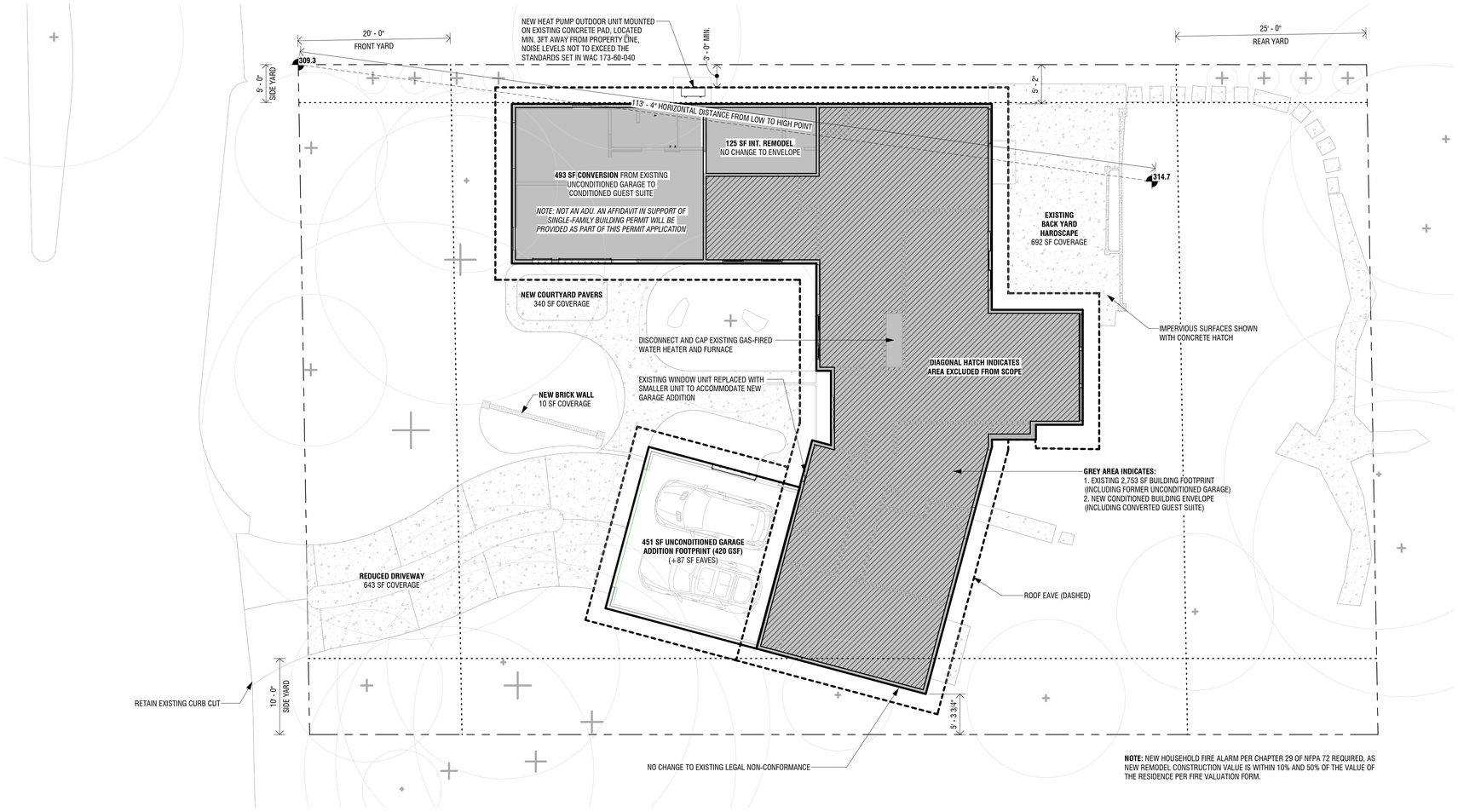
01.07.2026

Revisions.

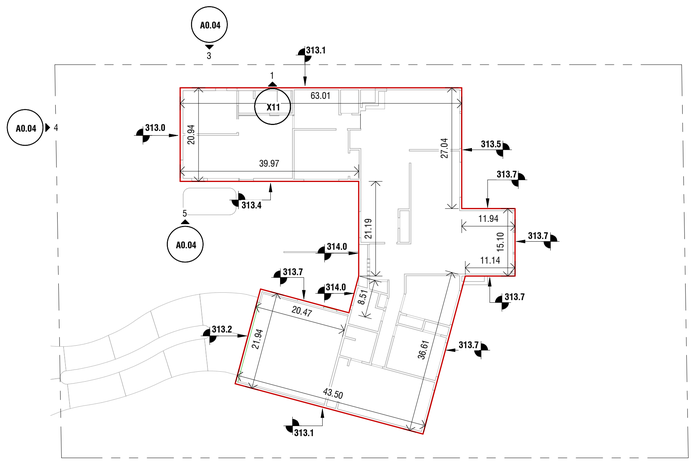
24006880
REGISTERED ARCHITECT
BRYAN J. SAMUEL
STATE OF WASHINGTON

Sheet.
PROJECT NARRATIVE AND RENDERINGS

A0.01



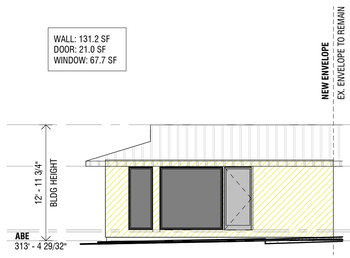
1 ZONING SITE PLAN
1/8" = 1'-0"



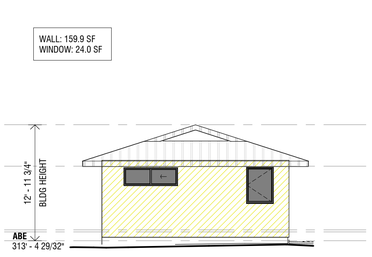
2 SITE PLAN - AVERAGE BUILDING ELEVATION
1/16" = 1'-0"

AVERAGE BUILDING ELEVATION
WEIGHTED SUM OF THE MID-POINT ELEVATIONS / TOTAL LENGTH

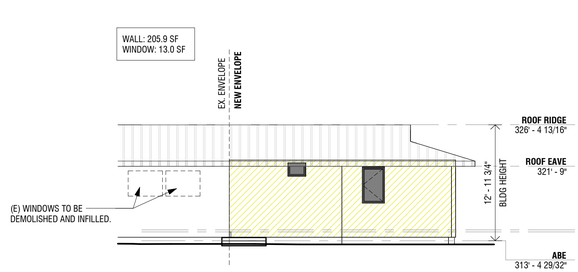
[(313.0*20.94) + (313.1*63.01) + (313.5*27.04) + (313.7*11.94) + (313.7*15.10) + (313.7*11.14) + (313.7*36.61) + (313.1*43.50) + (313.2*21.94) + (313.7*20.47) + (314.0*8.51) + (314.0*21.19) + (313.4*39.97)] / (341.36)
=(6,554.22 + 19,728.43 + 8,477.04 + 3,745.58 + 4,736.87 + 3,494.62 + 11,484.56 + 13,619.85 + 6,871.61 + 6,421.44 + 2,672.14 + 6,653.66 + 12,526.60) / (341.36)
=(106,686.62) / (341.36)
=**313.41**



5 WEST ELEVATION - HEIGHT AND ENVELOPE
1/8" = 1'-0"



4 NORTH ELEVATION - HEIGHT AND ENVELOPE
1/8" = 1'-0"



3 EAST ELEVATION - HEIGHT AND ENVELOPE
1/8" = 1'-0"

PROJECT INFORMATION

ADDRESS:	8621 SE 63RD STREET, MERCER ISLAND, WA. 98040.
PARCEL NUMBER:	545430-0120
LOT SIZE:	12,342 SF (0.28 ACRES)
ZONE:	R-9.6
YEAR BUILT:	1964

LEGAL DESCRIPTION:
LOT 12, MERCER VISTA NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75 OF PLATS, PAGE 50, IN KING COUNTY, WASHINGTON .

AUTHORITY HAVING JURISDICTION

NAME:	CITY OF MERCER ISLAND COMMUNITY PLAN. & DEV.
ADDRESS:	9611 SE 36TH STREET, MERCER ISLAND, WA. 98040.
PHONE:	206-275-7605
EMAIL:	EPERMIT.TECH@MERCERISLAND.GOV

APPLICABLE CODES

2021 WASHINGTON STATE RESIDENTIAL CODE (WSRC)
2021 WASHINGTON STATE MECHANICAL CODE (WSMC)
2021 UNIFORM PLUMBING CODE (UPC)
2021 WASHINGTON STATE FIRE CODE (WSFC)
2021 WASHINGTON STATE EXISTING BUILDING CODE (WSEBC)
2021 WASHINGTON STATE ENERGY CODE (WSEC-R)

ZONING CONSTRAINTS

COVERAGE:

• SITE SLOPE:	4.76% (5.4' ELEVATION / 113.33' DISTANCE)
• ALLOWED:	4,936 SF (40%)
• (E) BLDG + EAVES:	3,437 SF (INCLUDES EX. GARAGE)
• (N) BLDG + EAVES ADD:	538 SF (GARAGE ADDITION)
• DRIVEWAY:	643 SF (PREVIOUSLY 1048 SF)
• PROPOSED LOT COV.	4,618 SF (37.4%)
• (E) HARDSCAPE:	692 SF
• (N) HARDSCAPE:	350 SF
• HARDSCAPE EXEMPT:	1111 SF MAX. (9%)
• REMAINING:	318 SF + 69 SF HARDSCAPE EXEMPTION

GFA:

• TOTAL ALLOWED:	40% OF NET LOT AREA (4,936 SF)
• EXISTING:	2,607 SF (SFR + GARAGE)
• PROPOSED:	3,027 SF (SFR + GUEST SUITE + GARAGE)

MAX. HEIGHT:	30 FT

SETBACKS:

• FRONT:	20 FT (10FT FOR GARAGE)
• SIDE (SINGLE):	5 FT
• SIDE (TOTAL):	15 FT
• REAR:	25 FT

PARKING:	TWO PARKING SPACES (MIN. 8' x 20') REQUIRED. GARAGE OR CARPORT IS NOT REQUIRED.

MISCELLANEOUS:
ONE DETACHED ACCESSORY BUILDING WITH A MAX. GFA OF 200 SF AND MAX. HEIGHT OF 12' MAY BE ERECTED IN THE REAR YARD SETBACK

CODE INFORMATION

OCCUPANCY:	R-3
CONSTRUCTION:	TYPE V-B
HEIGHT:	40 FT MAX. (WITHOUT SPRINKLER)
STORIES:	MAX. 3 ABOVE GRADE PLANE
AREA:	UNLIMITED

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24006.00

MERCER MODERN

8621 SE 63RD ST.
MERCER ISLAND, WA, 98040

Drawing Set.
PERMIT REVISION 1

01.07.2026

Revisions.

24006880 REGISTERED ARCHITECT
KEVAN J. SAMUEL
STATE OF WASHINGTON

Scale: As indicated

Sheet.
ZONING AND CODE ANALYSIS

A0.04

TREE PROTECTION AND REPLACEMENT GENERAL NOTES

- SEE ARBORIST'S REPORT AND ADDENDUM FOR FURTHER DETAILS
- ALL OFFSITE TREES TO BE RETAINED.
- ALL NON-REGULATED (NR) TREES ARE INTENDED TO BE RETAINED UNLESS OTHERWISE NOTED, BUT MAY BE PRUNED, RELOCATED, OR REMOVED AS NEEDED TO ACCOMMODATE CONSTRUCTION ACTIVITIES
- PER CORRESPONDENCE WITH CITY OF MERCER ISLAND ASSISTANT PLANNER TONY NEWTON, "THE EXCEPTIONAL LARGE TREE, TREE 403 WILL BE ELIGIBLE TO BE REMOVED AS PART OF YOUR SCOPE OF WORK." (T. NEWTON, *RE:MEETING FOLLOW-UP*, EMAIL, MAY 30, 2025)
- PER ARBORIST ADDENDUM, "TREE 404 (ACER PALMATUM) IS DEAD...BECAUSE TREE 404 IS DEAD, THE NECESSARY TREE CREDITS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT PROJECT AT THE ABOVE MENTIONED ADDRESS DECREASES FROM 14 TO 12 CREDITS." (J. GARCIA - TREE SOLUTIONS INC., *RE: TREE INVENTORY AND ASSESSMENT*, ARBORIST REPORT ADDENDUM, MAY 5, 2025.)
- THE REMOVAL OF REGULATED, EXCEPTIONAL TREES 402 AND 403 REQUIRES 12 REPLACEMENT TREES AND/OR FEES-IN-LIEU.
- ALL CONIFEROUS REPLACEMENT TREES WILL BE 6' TALL, AND ALL DECIDUOUS REPLACEMENT TREES WILL BE 1.5" CALIPER.
- REPLACEMENT TREES SHALL PRIMARILY BE SPECIES NATIVE TO THE PACIFIC NORTHWEST.
- "RIGHT TREE, RIGHT PLACE" PRINCIPLES WILL BE APPLIED TO PLANTINGS CONSIDERING THE SPECIES' SOIL TYPE PREFERENCES, GROWTH HABITS, SHADE TOLERANCE, AND SIZES AT MATURITY.
- ADJUST PLANTING LOCATIONS IF ROOTS OF EXISTING TREES GREATER THAN 2-INCHES DIAMETER WILL REQUIRE CUTTING IN ORDER TO PLANT TREES.
- INSTALL LANDSCAPE PLANTINGS AFTER ALL OTHER CONSTRUCTION AND SITE WORK IS COMPLETED.
- TREES MUST BE PLANTED IN WET SEASON BETWEEN OCTOBER 1 THROUGH APRIL 1.
- WATER NEW PLANTINGS 2-3 TIMES PER MONTH FROM JUNE THROUGH SEPTEMBER FOR THE FIRST THREE YEARS AFTER PLANTING.
- MAINTAIN ALL REPLACEMENTS IN A HEALTHY CONDITION FOR FIVE YEARS AFTER PLANTING. REPLANT ANY TREE THAT DIES, BECOMES DISEASED, OR IS REMOVED DURING FIRST FIVE-YEAR TIME PERIOD.
- ALL REMOVED TREES MUST BE FELLED DIRECTIONALLY OR BE PIECED DOWN BY AN ISA CERTIFIED ARBORIST TO AVOID DAMAGE TO ADJACENT RETAINED TREES.
- ALL RETAINED, ON-SITE TREES AND ALL OFF-SITE TREES MUST BE PROTECTED DURING CONSTRUCTION TO THE STANDARDS OUTLINED IN MICC 19.10.080.
- SUPPLEMENTAL IRRIGATION SHOULD ALSO BE IMPLEMENTED WITHIN THE TPZ DURING THE DRY SUMMER MONTHS FROM JUNE THROUGH SEPTEMBER. IRRIGATION SHOULD RUN ONCE PER WEEK AND SHOULD WET THE SOIL TO A DEPTH OF 8 INCHES BELOW THE MULCH LAYER. CONTINUED SUMMERTIME IRRIGATION IS ALSO RECOMMENDED FOR THE 3 YEARS FOLLOWING CONSTRUCTION.

EXISTING TREE SCHEDULE

Tree Solutions Inc
Consulting Arborists

Table of Trees
8621 SE 63rd St
Mercer Island, WA

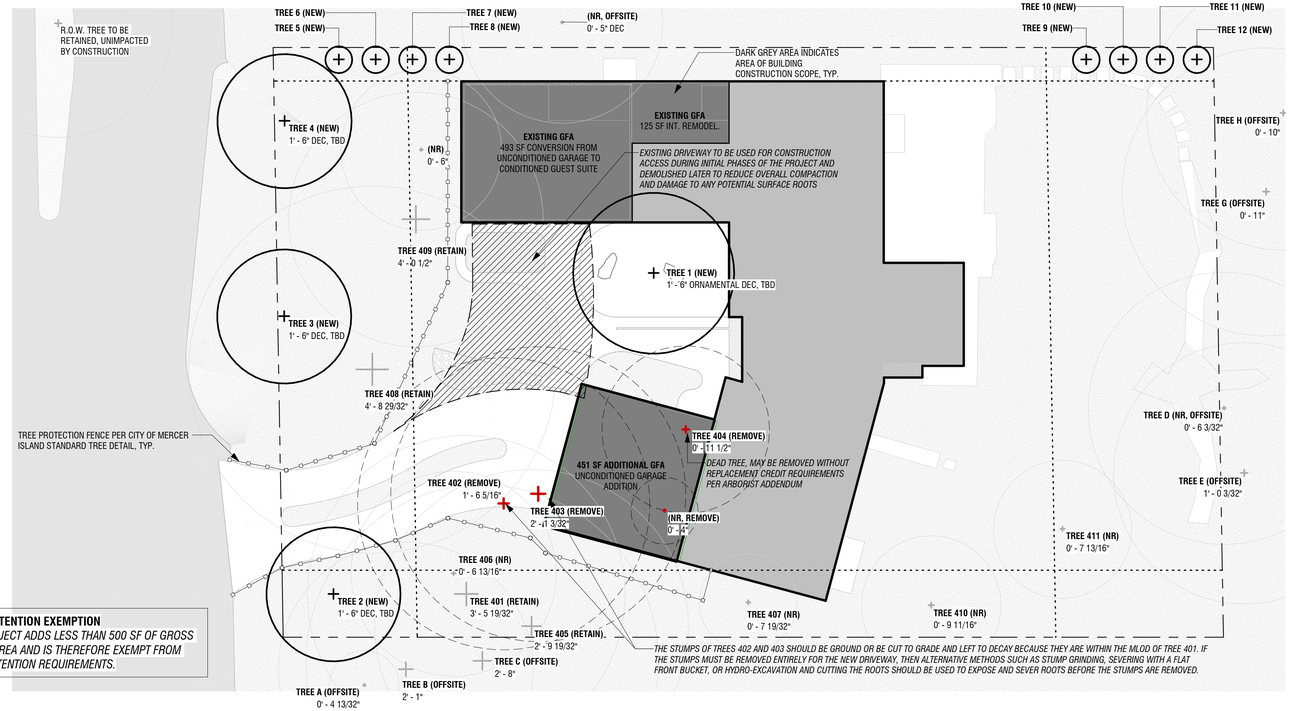
Arborist: JG
Date of Inventory: 02.06.2025
Table Prepared: 02.28.2025

DSH (Diameter at Standard Height) is measured 4.5 feet above grade, or as specified in the Guide for Plant Appraisal, 10th Edition , published by the Council of Tree and Landscape Appraisers.
DSH for multi-stem trees are noted as a single stem equivalent, which is calculated using the method defined in the Guide for Plant Appraisal, 10th Edition .
Letters are used to identify trees on neighboring property with overhanging canopies.
Minimum Limit of Disturbance (MLOD) is defined as 5 times trunk diameter or 6 feet, whichever is greater.
Recommended Limit of Disturbance (RLOD) is 8 times trunk diameter or greater depending on tree species and/or condition.
Dripline is measured from the center of the tree to the outermost extent of the canopy.

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Dripline (feet)	Exceptional Threshold	Exceptional	24-inch DSH or Greater	Grove	MLOD (feet)	RLOD (feet)	Proposed Action	Notes
Large (regulated) trees															
401	*Pseudotsuga menziesii*	*Douglas-fir*	41.6	35.9,21	Good	Fair	23.7	*30.0*	Exceptional - Size	Yes	Grove	17	28	Impacted	Pitching along north side of trunk up to 12 feet; 2 Phoeolus fruiting bodies found at base and 2 feet away on west/southwest side; smaller stem has broken top
402	*Tsuga heterophylla*	*Western hemlock*	18.3		Good	Good	21.8	*24.0*	Exceptional - Grove	-	Grove	8	15	Remove	1.5 feet west of existing driveway
403	*Tsuga heterophylla*	*Western hemlock*	25.1		Good	Good	22.0	*24.0*	Exceptional - Size	Yes	Grove	10	21	Remove	3 feet southwest of existing driveway; heavy cone set
404 (Dead)	*Acer palmatum*	*Japanese maple*	11.5	4.5,4.5,3.5, 4,3.9,4.9	Fair	Good	12.5	*12.0*	-	-		6	8	Remove	3 feet north of existing house; tree is dead as of April 2025
405	*Pseudotsuga menziesii*	*Douglas-fir*	33.6		Good	Good	23.4	*30.0*	Exceptional - Size	Yes	Grove	14	22	Impacted	-
408	*Thuja plicata*	*Western redcedar*	56.9		Good	Good	27.4	*30.0*	Exceptional - Size	Yes	Grove	24	47	Retain	Appears very healthy; little to no flagging; full canopy; codominant stems at 30 feet
409	*Thuja plicata*	*Western redcedar*	48.5		Good	Good	19.0	*30.0*	Exceptional - Size	Yes	Grove	20	40	Retain	4.5 feet north of existing garage
Small (non-regulated) trees															
406	*Acer circinatum*	*Vine maple*	6.8	5.3,2.5,2.9, 1.5,1	Good	Good	15.3	*8.0*	-	-		6	5	Retain	Phototropic growth to south
407	*Magnolia grandiflora*	*Southern magnolia*	7.6	6,3,3,3	Good	Good	7.3	*16.0*	-	-		6	5	Retain	Clearance pruned away from existing house; 2 feet from foundation
410	*Magnolia stellata*	*Star magnolia*	9.7	6,4.5,1.5,2	Good	Good	10.4	-	-	-		6	6	Retain	-
411	*Prunus x subhirtella 'Pendula'*	*Weeping flowering cherry*	7.8		Fair	Good	10.3	-	-	-		6	5	Impacted	Potential impact from future pavilion if area is regraded
Off-site trees															
A	*Acer palmatum*	*Japanese maple*	4.4	3,2,2.5	Good	Good	5.2	*12.0*	-	-		6	3	Retain	-
B	*Pseudotsuga menziesii*	*Douglas-fir*	25.0		Good	Good	19.0	*30.0*	Exceptional - Grove	Yes	Grove	10	17	Retain	Broken top
C	*Thuja plicata*	*Western redcedar*	32.0		Good	Good	26.3	*30.0*	Exceptional - Size	Yes	Grove	13	21	Impacted	2 large buttress roots growing to east
D	*Acer circinatum*	*Vine maple*	6.1	3,3.5,4	Good	Good	20.3	*8.0*	-	-		6	4	Retain	Very close to southern property line
E	*Acer circinatum*	*Vine maple*	12.1	6,5,3,7	Good	Good	19.5	*8.0*	Exceptional - Size	-		6	8	Retain	Phototropic lean to north
F	*Acer macrophyllum*	*Bigleaf maple*	12.0		Good	Fair	38.5	*30.0*	-	-		6	8	Retain	Overhanging canopy
G	*Prunus emarginata var. mollis*	*Bitter cherry*	11.0		Good	Good	21.5	-	-	-		6	7	Retain	Slight corrected lean to northeast
H	*Acer macrophyllum*	*Bigleaf maple*	10.0		Good	Fair	20.4	*30.0*	-	-		6	7	Retain	Broken top

NEW TREE SCHEDULE

TREE TAG	TREE SPECIES	COMMENTS
1	ORNAMENTAL DEC, TBD	1.5" CALIPER MIN.
2	DEC, TBD	1.5" CALIPER MIN.
3	DEC, TBD	1.5" CALIPER MIN.
4	DEC, TBD	1.5" CALIPER MIN.
5	COLUMNAR CONIF, TBD	6' TALL MIN. GREEN ARROW ALASKA CEDAR, WOODWARD COLUMNAR JUNIPER, OR SIMILAR NATIVE COLUMNAR/HEDGEROW SPECIES
6	COLUMNAR CONIF, TBD	6' TALL MIN. GREEN ARROW ALASKA CEDAR, WOODWARD COLUMNAR JUNIPER, OR SIMILAR NATIVE COLUMNAR/HEDGEROW SPECIES
7	COLUMNAR CONIF, TBD	6' TALL MIN. GREEN ARROW ALASKA CEDAR, WOODWARD COLUMNAR JUNIPER, OR SIMILAR NATIVE COLUMNAR/HEDGEROW SPECIES
8	COLUMNAR CONIF, TBD	6' TALL MIN. GREEN ARROW ALASKA CEDAR, WOODWARD COLUMNAR JUNIPER, OR SIMILAR NATIVE COLUMNAR/HEDGEROW SPECIES
9	COLUMNAR CONIF, TBD	6' TALL MIN. GREEN ARROW ALASKA CEDAR, WOODWARD COLUMNAR JUNIPER, OR SIMILAR NATIVE COLUMNAR/HEDGEROW SPECIES
10	COLUMNAR CONIF, TBD	6' TALL MIN. GREEN ARROW ALASKA CEDAR, WOODWARD COLUMNAR JUNIPER, OR SIMILAR NATIVE COLUMNAR/HEDGEROW SPECIES
11	COLUMNAR CONIF, TBD	6' TALL MIN. GREEN ARROW ALASKA CEDAR, WOODWARD COLUMNAR JUNIPER, OR SIMILAR NATIVE COLUMNAR/HEDGEROW SPECIES
12	COLUMNAR CONIF, TBD	6' TALL MIN. GREEN ARROW ALASKA CEDAR, WOODWARD COLUMNAR JUNIPER, OR SIMILAR NATIVE COLUMNAR/HEDGEROW SPECIES

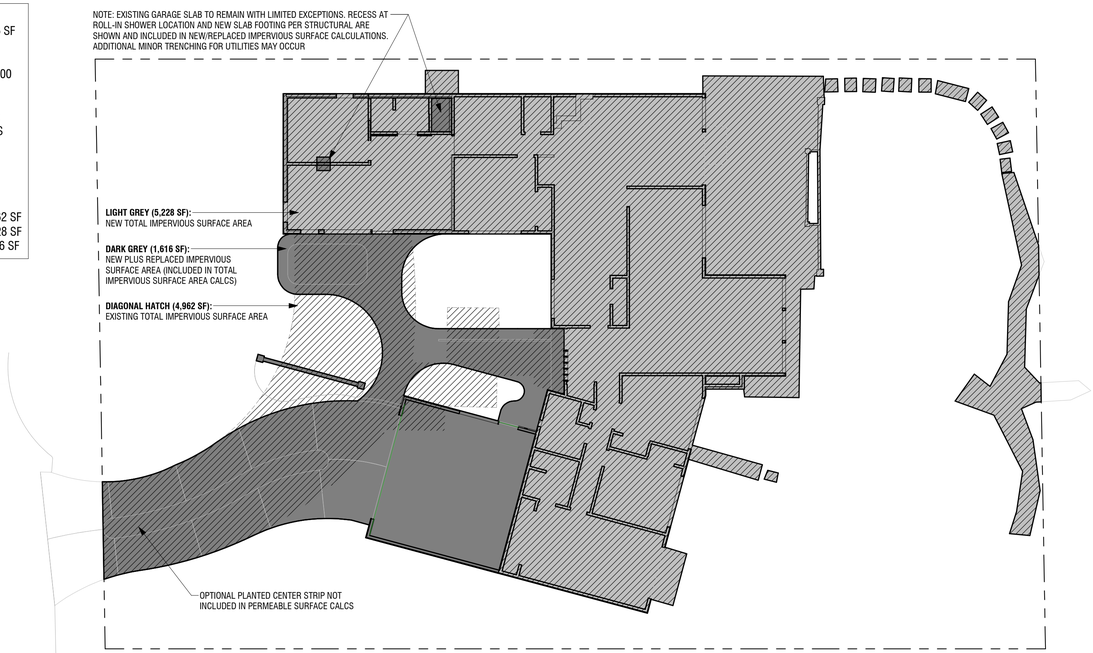


TREE RETENTION EXEMPTION
THE PROJECT ADDS LESS THAN 500 SF OF GROSS FLOOR AREA AND IS THEREFORE EXEMPT FROM TREE RETENTION REQUIREMENTS.

1 TREE REPLACEMENT SITE PLAN
3/32" = 1'-0"

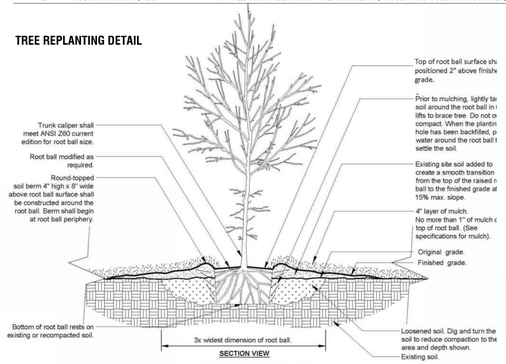
STORMWATER NOTES
PROJECT RESULTS IN A NET INCREASE OF 266 SF IMPERVIOUS SURFACE (BELOW 500 SF THRESHOLD) AND 1,616 SF OF NEW PLUS REPLACED IMPERVIOUS SURFACE (BELOW 2,000 SF THRESHOLD). BASED ON MERCER ISLAND REQUIREMENTS, THE PROJECT DOES NOT TRIGGER PERMANENT ON-SITE STORMWATER MANAGEMENT FACILITIES. DISTURBED AREA IS <7,000 SF AND NO CRITICAL AREAS ARE IMPACTED; THEREFORE A CSWPP IS NOT ANTICIPATED.

NET INCREASE CALCULATIONS
a. (E) TOTAL IMPERVIOUS SURFACES: 4,962 SF
b. (N) TOTAL IMPERVIOUS SURFACES: 5,228 SF
c. NET INCREASE: +266 SF



2 TEMPORARY EROSION & SEDIMENT CONTROL PLAN
3/32" = 1'-0"

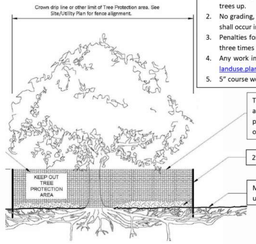
TREE REPLANTING DETAIL



TREE PROTECTION FENCING DETAIL

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



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

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

2" x 6" steel posts or approved equal

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

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

srs.

24006.00

MERCER MODERN

8621 SE 63RD ST.
MERCER ISLAND, WA, 98040

Drawing Set.
PERMIT REVISION 1

01.07.2026

Revisions.

24006880
REGISTERED ARCHITECT
BRYAN J. SAMUEL
STATE OF WASHINGTON

Scale: As indicated

Sheet.
ADDITIONAL SITE PLAN DRAWINGS

A0.05

Project Information
493 sf conversion of an existing unconditioned garage space into a conditioned guest suite.

Contact Information
Bryan Samuel, RA, NCARB.
bryan@srsarchitecture.com
862.432.1987

Messages / Comments * **RESULT= PASS**

Note: Review required for custom entries: - Flat/Vaulted Ceilings

UA Reduction = 1.63, Proposed UA is better than baseline by 1%

-

Whole House Mechanical Ventilation Airflow Rate: 58.5 CFM with Run Time Percent of 75%, Unbalanced, Not Distributed

* Results assume your inputs are complete and correct. Results do not constitute an approval. Analysis should be reviewed by your AHJ.

ANALYSIS SET UP

What code compliance pathway are you using?	Total UA Alternative, Whole Building Trade Off Analysis
Project Building Type?	Addition / Remodel / Alteration
Occupancy Type?	R3 Single family dwellings and townhouses
Code Version?	WSEC 2021
Classification:	Addition 150 sf to 500 sf – 493 sq. ft.
Baseline Description:	Code Baseline - Maximum baseline window area is 15% of floor area.
About Your Selection:	No exempt window or door areas
	-

RESULTS - Comparison of Baseline and Proposed Design **

Component Performance, R occupancies	Baseline Design U *	Baseline Design Area	Baseline Design UA	Proposed Design U	Proposed Design Area	Proposed Design UA
Doors U =	0.300	21	6.3	0.300	21	6.3
Overhead Glazing U =	0.500	0	0.0		0	0.0
Vertical Glazing U =	0.300	74	22.2	0.292	89	25.9
Flat/Vaulted Ceilings U =	0.024	493	11.9	0.026	493	12.8
Wall (above grade) U =	0.056	512	28.7	0.045	497	22.4
Floors over Crawlspace U =	0.029	0	0.0		0	0.0
Slab on Grade F =	0.540	89	48.2	0.540	89	48.2
Below Grade Wall U =	N/A	0			0	0.0
Below Grade Slab F =	N/A	0			0	0.0

* Values from Table R402.1.2 (Oct 2023)

Baseline UA Total	117.2	Proposed UA Total	115.6
Required Credits	2.0	Proposed Credits	5.0 from Tables 406.2 and 406.3
		UA Percent Reduction	1%
		UA Reduction	1.6

** Results assume your inputs are complete and correct. Results do not constitute an approval. Analysis should be reviewed by your AHJ.

Table R406.2 Energy Equalization Credits

System No.	Full Description	Select System Type	Fuel Normalization Credits (406.2)	Energy Credits (406.3)	Total Credits (406.2 & 406.3)
4	For heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) or Table 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	Variable Refrigerant Heat Pump or Air-to-Water Heat Pump	3.0	2.0	5.0

Table R406.3 Energy Credits

Option No.	Category	Select Options	Energy Credits	Brief Description of Selected Options*
1	Efficient Building Envelope	Not Selected	0.0	-
2	Air Leakage Control and Efficient Ventilation	Not Selected	0.0	0.00
3.1 -3.10	High Efficiency HVAC		0.0	
3.11	High Efficiency HVAC: Smart Thermostat		0.0	
4	High Efficiency HVAC Distribution System		0.0	
5.1	Efficient Water Heating: Drain Heat Recovery		0.0	
5.2	Efficient Water Heating: Compact Hot Water Distribution	Not Selected	0.0	-
5.3-5.8	Efficient Water Heating	Option 5.6	2.0	Electric heat pump water heater meeting NEEA Tier 3.
6	Renewable Electric Energy	kWh	Not Selected	0.0	
7	Appliance Package	Not Selected	0.0	-
		Energy Credits	2.0	

*Refer to WSEC 2021 Table R406.3 for complete option descriptions and requirements https://sbcc.wa.gov/state-codes-regulations-guidelines/state-building-code/energy-code

THERMAL ENVELOPE DETAILS - Proposed Design

Conditioned Floor Area, Proposed Design	493 sq. ft
Classification	Addition 150 sf to 500 sf
Notes	Existing unconditioned garage

Exterior Doors

Plan ID	Component Description	Ref.	Door U	Qt.	Width Feet	Width Inch	Height Feet	Height Inch	Area	UA
W front d	Code Baseline, U=0.30	-	0.30	1	3	0	7	0	21	6.3
									0	0.0
									0	0.0
									0	0.0
									0	0.0
									0	0.0
									0	0.0
									0	0.0
									0	0.0
									0	0.0
								Sum of Area and UA	21	6.3
								Exterior Doors Area Weighted U		0.300

Overhead Glazing

Plan ID	Component Description	Ref.	Glazing U	Qt.	Width Feet	Width Inch	Height Feet	Height Inch	Area	UA
									-	
									-	
									-	
									-	
									-	
								Sum of Area and UA	0.0	0
								Overhead Glazing Area Weighted U		

Vertical Glazing Schedule Rows to Show 16

	Plan ID	Component Description	Ref.	Glazing U	Qt.	Width Feet	Width Inch	Height Feet	Height Inch	Area	UA
1	W Entry D	U=0.30 (Code Baseline)	Table 406.2	0.30	1	7	0	7	0	49.0	14.70
2	W Entry D	U=0.30 (Code Baseline)	Table 406.2	0.30	1	2	0	1	0	2.7	0.80
3	N Dining	U=0.28 (2018 1.3, 1.7)	Table 406.2	0.28	1	3	0	4	0	12.0	3.36
4	N Clerest	U=0.28 (2018 1.3, 1.7)	Table 406.2	0.28	1	6	0	2	0	12.0	3.36
5	E Bedroo	U=0.28 (2018 1.3, 1.7)	Table 406.2	0.28	1	2	0	4	0	10.0	2.80
6	E Bathro	U=0.28 (2018 1.3, 1.7)	Table 406.2	0.28	1	2	0	1	0	3.0	0.84
7										-	-
8										-	-
9										-	-
10										-	-
11										-	-
12										-	-
13										-	-
14										-	-
15										-	-
16										-	-
								Sum of Area and UA	88.7	25.9
								Vertical Glazing Area Weighted U		0.292
								Vertical Glazing and Doors Area Weighted U		0.293

1

Flat/Vaulted Ceilings

Plan ID	Component Description	Ref.	Attic U	Area	UA
Vault	NEW 2x10 Ceiling Upgrade	Custom	0.026	493	12.8
			Sum of Area and UA	493	12.8
			Area Weighted U-Value		0.026

Refer to WSEC R402.1.1

Walls (Above Grade)

Plan ID	Component Description	Ref.	Wall U	Net Area	UA
North	R15 cavity+R8 foam STD 2X4W Lap	10-5	0.045	160	7
West	R15 cavity+R8 foam STD 2X4W Lap	10-5	0.045	131	6

1

FLAT/VAULTED CEILING CUSTOM INPUT

NOTE: ALL R-VALUES AND FILM COEFFICIENTS ARE TAKEN FROM WSEC-C APPENDIX A, TABLE A101.5. WHERE MATERIALS ARE NOT LISTED IN TABLE A101.5, VALUES SHALL BE TAKEN FROM THE DOE RESCHECK MATERIALS LIBRARY. IN CASES WHERE NEITHER SOURCE PROVIDES A VALUE, PUBLISHED MANUFACTURER SPECIFICATIONS MAY BE USED.

Assembly Path U-Value Calculator

Unvented flash-and-batt roof

Path 1	*Existing Framing Path through 2x4s*		
Percentage:	**7.00%**	Total R:	***28.29***
Component	**Inches**	**R/inch**	**Total R**
Exterior Air Film			0.17
Roof Sheathing			0.83
2x4 Wood Joist	3.5	1.25	4.38
Dense Pack BIB	5.75	3.8	21.85
BLANK			0.00
1/2" Gypsum Board			0.45
Interior Air Film			0.61

Path 2	*New Framing Path through 2x10s*		
Percentage:	**7.00%**	Total R:	***13.62***
Component	**Inches**	**R/inch**	**Total R**
Exterior Air Film			0.17
Roof Sheathing			0.83
2x10 Wood Joist	9.25	1.25	11.56
BLANK			0.00
1/2" Gypsum Board			0.45
Interior Air Film			0.61

Path 3			*Cavity Path*
Percentage:	**86.00%**	Total R:	***46.66***
Component	**Inches**	**R/inch**	**Total R**
Exterior Air Film			0.17
Roof Sheathing			0.83
ccSPF	3.5	6.5	22.75
Dense Pack BIB	5.75	3.8	21.85
1/2" Gypsum Board			0.45
Interior Air Film			0.61

Total U Value Calculator

Path	Percentage	Path R	Weighted U
Path 1	7.00%	28.29	0.0025
Path 2	7.00%	13.62	0.0051
Path 3	86.00%	46.66	0.0184
Total U Value			**0.0260**

srs.

24006.00

MERCER MODERN

8621 SE 63RD ST.
MERCER ISLAND, WA, 98040

Drawing Set.
PERMIT REVISION 1

01.07.2026

Revisions.

1 01.07.26 PERMIT REVISION 1

24006880 REGISTERED ARCHITECT BRYAN J. SAMUEL STATE OF WASHINGTON

Scale:

Sheet.
ENERGY CODE ANALYSIS

A0.06

ASSEMBLY GENERAL NOTES

1

1. SEE FINISH SCHEDULE FOR FINISH DETAILS
2. SEE STRUCTURAL DRAWINGS FOR SIZING AND SPECIFICATIONS OF STRUCTURAL MEMBERS AT LOAD-BEARING ASSEMBLIES
3. ALL SOURCES OF AIR LEAKAGE IN THE BUILDING ENVELOPE ARE TO BE SEALED, CAULKED, GASKETED, OR WEATHER STRIPPED TO MINIMIZE AIR LEAKAGE PER 2021 WSEC-R402.4
4. GC TO PROVIDE BLOWER DOOR TEST TO QUANTIFY THE AIR TIGHTNESS OF THE BUILDING ENCLOSURE
5. THE APPLICATION OF INSULATION FOR BUILDING THEMRAL ENVELOPES SHALL COMPLY WITH 2021 WSEC-R402.1
6. FINISH LAYERS MAY BE OMITTED AT NON-VISIBLE SURFACES WHERE NOT REQUIRED FOR ACOUSTIC OR FIRE PROTECTION PURPOSES. EXCEPTION: EXTEND FINISH FLOOR UNDER CASEWORK AND CABINETRY UNLESS NOTED OTHERWISE.
7. PROVIDE ADA COMPLIANT THRESHOLDS AT ALL FINISH FLOOR TRANSITIONS
8. WRAP PLUMBING PIPE WITH SOUND ATTENUATION BATT
9. COMPOSITE OR PVC SLEEPERS ARE AN ACCEPTABLE SUBSTITUTE FOR PT SLEEPERS.
10. VAPOR BARRIER TO BE MIN. 10 MIL THICKNESS, UNLESS NOTED OTHERWISE
11. PROVIDE MOISTURE-RESISTANT FINISHES AT DAMP, WET, AND BELOW-GRADE AREAS.

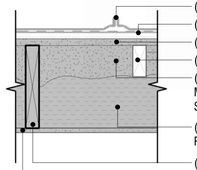
NEW CONSTRUCTION ELEMENTS ARE HIGHLIGHTED IN GREY

ROOF ASSEMBLIES

1

R1

UPGRADED EXISTING ROOF



- (E) STANDING SEAM ROOF TO REMAIN
- (E) ROOF SHEATHING + MEMBRANE LAYERS TO REMAIN.
- (E) ROOF PURLINS TO REMAIN
- (E) ROOF STRUCTURE TO REMAIN PER STRUCTURAL
- (N) MIN. 3 1/2" CLOSED-CELL SPRAY FOAM INSULATION, R-6.5/IN., MIN. R-23, IN DIRECT CONTACT WITH UNDERSIDE OF (E) ROOF SHEATHING AND BETWEEN (E) PURLINS.
- (N) MIN. 5 3/4" DENSE PACK BLOWN-IN CELLULOSE INSULATION, R-3.8/INCH, MIN. R-22, INSTALLED DIRECTLY BELOW SPRAY FOAM
- (N) REINFORCING WD STRUCTURE, SEE STRUCTURAL
- (N) 5/8" GWB CEILING, SEALED JOINTS, PERIMETER TRANSITIONS AND PENETRATIONS.

ROOF ASSEMBLY NOTES

DESCRIPTION.
- UNVENTED FLASH-AND-BATT ROOF ASSEMBLY AT THE GARAGE CONVERSION AREA ONLY, DESIGNED IN ACCORDANCE WITH WSRC SECTION R806.5.
- ASSEMBLY IS INTENDED TO MEET CURRENT ENERGY CODE REQUIREMENTS WHILE RETAINING THE EXISTING ROOFLINE, ACCOMMODATING VAULTED INTERIOR CEILINGS, AND PROVIDING CONTROLLED MOISTURE MANAGEMENT
- MOISTURE AND DECAY PROTECTION IS PROVIDED BY CONTROLLING CONDENSATION AT THE ROOF SHEATHING THROUGH AIR-IMPERMEABLE INSULATION AT THE UNDERSIDE OF THE SHEATHING AS REQUIRED BY WSRC R806.5.1.3

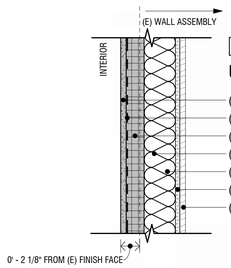
EXISTING ROOF.
- EXISTING ROOF COVERING AND ROOF SHEATHING ARE RETAINED; EXISTING FRAMING IS UPGRADED PER STRUCTURAL DRAWINGS. PROPOSED WORK DOES NOT ALTER EXTERIOR ROOF GEOMETRY OR ROOFLINE.
- EXISTING ROOF ASSEMBLY CONSISTS OF A CONTINUOUS ATTIC VOLUME FRAMED WITH STICK-BUILT TRUSSES AND HISTORICALLY VENTILATED THROUGH DUTCH GABLE VENTS, RELYING ON INCIDENTAL AIR MOVEMENT RATHER THAN DEFINED AIR AND VAPOR CONTROL LAYERS. THE ROOF HAS PERFORMED UNDER THIS CONDITION WITHOUT EVIDENCE OF SYSTEMIC MOISTURE DAMAGE OR DECAY.
- DUE TO MODERN INSULATION REQUIREMENTS, THE INTRODUCTION OF VAULTED CEILINGS, AND THE DESIRE TO RETAIN THE EXISTING ROOFLINE, THE PRIOR VENTED STRATEGY CANNOT BE MAINTAINED AT THE GARAGE CONVERSION AREA; THE ROOF ASSEMBLY THEREFORE TRANSITIONS TO A DEFINED UNVENTED APPROACH THAT DOES NOT RELY ON UNCONTROLLED AIR LEAKAGE FOR MOISTURE MANAGEMENT.
- AS PART OF THE RENOVATION, THE ATTIC VOLUME IS SUBDIVIDED THROUGH AIR SEALING TO SEPARATE THE GARAGE CONVERSION ROOF AREA FROM THE REMAINING ATTIC, AND A NEW RELIEF VENT IS PROVIDED TO MAINTAIN VENTILATION OF THE REMAINING ATTIC AREA FORMERLY SERVED BY THE SEALED DUTCH GABLE VENT.
- PRIOR TO SPRAY FOAM INSTALLATION, THE CONTRACTOR IS TO INVESTIGATE EXISTING ROOF SHEATHING AND FRAMING FOR SIGNS OF MOISTURE OR DETERIORATION AND NOTIFY THE ARCHITECT OF ANY CONDITIONS REQUIRING REVIEW BEFORE PROCEEDING.

CONDENSATION CONTROL
- CONDENSATION CONTROL IS ACHIEVED THROUGH AIR-IMPERMEABLE INSULATION AT THE UNDERSIDE OF THE ROOF SHEATHING, DEFINED AIR SEALING PLANES, AND CONTROLLED VAPOR TRANSMISSION.
- CLOSED CELL SPRAY FOAM AT THE UNDERSIDE OF THE ROOF SHEATHING SERVES AS THE PRIMARY CONDENSATION CONTROL LAYER BY LIMITING INTERIOR AIR MOVEMENT TO THE ROOF DECK AND MAINTAINING SHEATHING TEMPERATURE ABOVE THE INTERIOR AIR DEW POINT UNDER WINTER CONDITIONS, CONSISTENT WITH THE INTENT OF WSRC R806.5.1.3 (SEE INSULATION).
- EXISTING ROOF FRAMING AND SHEATHING ARE INSPECTED DURING EXPOSURE PRIOR TO SPRAY FOAM APPLICATION FOR SIGNS OF MOISTURE OR DETERIORATION; SPRAY FOAM INSULATION IS APPLIED ONLY TO DRY, SOUND SUBSTRATES. ANY CONDITIONS INCONSISTENT WITH THIS REQUIREMENT ARE TO BE REPORTED TO THE ARCHITECT FOR REVIEW PRIOR TO PROCEEDING. BASED ON VISUAL OBSERVATION AT THE TIME OF DESIGN, THE EXISTING ROOF STRUCTURE APPEARS TO BE IN GOOD CONDITION
- ADDITIONAL MOISTURE CONTROL IS PROVIDED BY LIMITING INTERIOR AIR TRANSPORT INTO THE ASSEMBLY (SEE AIR SEALING) WHILE ALLOWING INWARD DRYING THROUGH CONTROLLED VAPOR DIFFUSION RATHER THAN RELYING ON BULK AIR MOVEMENT.

INSULATION
- ROOF INSULATION IS PROVIDED AS A FLASH-AND-BATT ASSEMBLY WITH A TOTAL NOMINAL R-VALUE OF R-45; ENERGY CODE COMPLIANCE ACHIEVED VIA THE WSEC-R TOTAL UA PATH (SEE SHEET A0.06).
- CLOSED CELL SPRAY FOAM IS INSTALLED AT THE UNDERSIDE OF THE ROOF SHEATHING TO PROVIDE AIR-IMPERMEABLE INSULATION IN DIRECT CONTACT WITH THE ROOF DECK AS REQUIRED FOR UNVENTED ENCLOSED RAFTER ASSEMBLIES PER WSRC R806.5.1.3, AND IS SIZED TO MEET THE MINIMUM R-VALUE FOR CONDENSATION CONTROL IN TABLE R806.5 (CLIMATE ZONE 4C: R-10 MINIMUM).
- CLOSED CELL SPRAY FOAM THICKNESS IS 3.5 INCHES, ASSUMED R-6.5 PER INCH, PROVIDING NOMINAL R-23 AT THE ROOF DECK.
- ADDITIONAL INSULATION IS PROVIDED BELOW THE SPRAY FOAM USING DENSE PACK CELLULOSE, 5.75 INCHES THICK, ASSUMED R-3.8 PER INCH, PROVIDING NOMINAL R-22. DENSE PACK INSULATION REMAINS IN FULL CONTACT WITHIN THE CAVITY BELOW THE FOAM LAYER.
- THE COMBINATION OF AIR-IMPERMEABLE INSULATION AT THE ROOF DECK AND ADDITIONAL CAVITY INSULATION BELOW PROVIDES CONDENSATION CONTROL AT THE ROOF SHEATHING WHILE INCREASING OVERALL THERMAL PERFORMANCE

AIR SEALING
- THE PRIMARY AIR BARRIER IS THE CLOSED CELL SPRAY FOAM LAYER AT THE UNDERSIDE OF THE ROOF SHEATHING, CONTINUOUS ACROSS THE UNVENTED ROOF AREA.
- A SECONDARY AIR SEAL PLANE IS PROVIDED AT THE INTERIOR CEILING USING CONTINUOUS GYPSUM BOARD. TRANSITIONS AT PERIMETER CONDITIONS AND INTERFACES WITH EXISTING CONSTRUCTION ARE SEALED TO LIMIT AIR LEAKAGE INTO THE ROOF ASSEMBLY.
- PENETRATIONS THROUGH THE CEILING PLANE ARE INTENTIONALLY MINIMIZED AS A DESIGN STRATEGY. WHERE PENETRATIONS ARE UNAVOIDABLE, THEY ARE DETAILED AND SEALED IN ACCORDANCE WITH WSEC-R402.4 TO MAINTAIN AIR BARRIER CONTINUITY AND LIMIT MOISTURE TRANSPORT INTO THE ROOF ASSEMBLY.
- THE UNVENTED ROOF AREA IS AIR-SEALED AT ALL BOUNDARIES TO ISOLATE IT FROM THE ADJACENT VENTED ATTIC SPACE. THIS SEPARATION PREVENTS AIR EXCHANGE BETWEEN ASSEMBLIES WITH DIFFERING MOISTURE, TEMPERATURE, AND PRESSURE REGIMES AND ALLOWS EACH ROOF ASSEMBLY TO PERFORM AS INTENDED.

EXTERIOR WALL ASSEMBLIES



W1

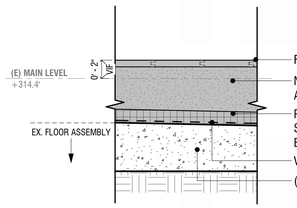
UPGRADED EXISTING WALL

- (N) INTERIOR FINISH. SEE FINISH SCHEDULE
- (N) SMART VAPOR RETARDER MEMBRANE (IF THERE IS NO EXISTING WRB)
- (N) MINERAL WOOL INSULATION, 2", MIN. R-8
- (N) CAVITY INSULATION, MIN. R-15
- (E) WD STUDS TO REMAIN (2X4 ASSUMED)
- (E) SHEATHING TO REMAIN
- (E) EXTERIOR SIDING TO REMAIN

FLOOR ASSEMBLIES

F1

SELF-LEVELED FLOOR



- FINISH FLOORING, PER MANUFACTURER RECOMMENDATIONS. SEE FINISH SCHEDULE.
- NONSTRUCTURAL LIGHTWEIGHT CONCRETE FLOOR FILL WITH CEMENTITIOUS SELF-LEVELING FINISH TOPPING, THICKNESS VARIES TO ACCOMMODATE EXISTING SLAB ELEVATION DIFFERENCES AND ACHIEVE LEVEL FINISH. PERIMETER ISOLATION STRIP PROVIDED PER MFR.
- RIGID INSULATION, HIGH-DENSITY XPS, MIN R-7.5, COMPRESSIVE STRENGTH 25 PSI MINIMUM. USE 40 PSI AT LOCATIONS SUBJECT TO CONCENTRATED LOADS (E.G. CASEWORK, APPLIANCES). AT TRENCHING, RETAIN MINIMUM 1/2" INSULATION COVER, BACKFILLED TO RESTORE FLUSH SURFACE AND CONTINUITY.
- VAPOR BARRIER, 10 MIL MIN.
- (E) CONCRETE SLAB ON GRADE, SLOPED TO GARAGE DOOR. SURFACE CLEANED, CRACKS REPAIRED, SELECTIVE GRINDING AT HIGH SPOTS

1

srs.

24006.00

MERCER MODERN

8621 SE 63RD ST.
MERCER ISLAND, WA, 98040

Drawing Set.
PERMIT REVISION 1

01.07.2026

Revisions.

1	01.07.26	PERMIT REVISION 1

24006880 REGISTERED ARCHITECT
BRYAN J. SAMUEL
STATE OF WASHINGTON

Scale: 1 1/2" = 1'-0"

Sheet.
BUILDING ENCLOSURE ASSEMBLIES

A0.10

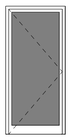
DOOR AND HARDWARE GENERAL NOTES

1. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
2. ALL DOOR, WINDOW, HARDWARE, AND TRIM SELECTIONS TO BE REVIEWED BY OWNER AND ARCHITECT.
3. ALL DOOR PANELS SHALL BE FINISHED TO WALL FINISH UNLESS NOTED OTHERWISE.
4. ALL DOOR TRIM FINISHES TO MATCH DOOR PANEL FINISH UNLESS NOTED OTHERWISE.
5. ALL DOOR FRAME FINISHES TO MATCH DOOR PANEL FINISH UNLESS NOTED OTHERWISE.
6. DOOR THRESHOLDS, IF PROVIDED, SHALL BE 1/2 INCH MAXIMUM PER 2010 ADA 404.2.5 AND COMPLY WITH 2010 ADA 303.
7. ALL DOOR HARDWARE TO COMPLY WITH OPERATION STANDARDS AS PROVIDED IN 2010 ADA 309.4
8. OPERABLE PARTS OF DOOR HARDWARE SHALL BE 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND PER 2010 ADA 404.2.7.
9. ALL EXTERIOR DOORS TO BE WRAPPED, SEALED, CAULKED, GASKETED, AND/OR TAPED IN AN APPROVED MANNER TO COMPLY WITH AIR LEAKAGE REQUIREMENTS PRESCRIBED PER 2021 WSEC-R R402.4.4
10. ALL GLAZING IN DOORS SHALL BE TEMPERED PER 2021 WSRC R308.4.1 AND IDENTIFIED PER 2021 WSRC R308.1.
11. FLASH ALL EXTERIOR FENESTRATION PER MANUFACTURER'S INSTRUCTIONS.
12. SEE ENERGY CODE ANALYSIS FOR U-FACTOR REQUIREMENTS

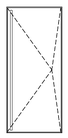
EXTERIOR DOOR TYPES

SEE FENESTRATION ELEVATIONS FOR ALL EXTERIOR DOOR DIMENSION

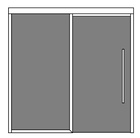
TYPE X1
SWING, SINGLE



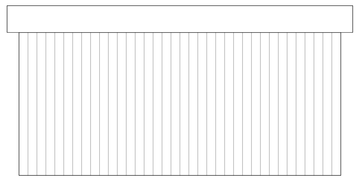
TYPE X2
SWING, SINGLE, GLAZED



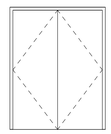
TYPE X3
PIVOT



TYPE X4
SLIDING, XO, GLAZED

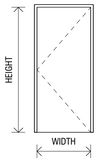


TYPE X5
EXISTING GARAGE

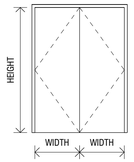


TYPE X6
SWING, DOUBLE

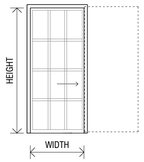
INTERIOR DOOR TYPES



TYPE N1
SWING, SINGLE



TYPE N2
SWING, DOUBLE



TYPE N3
POCKET or BARN (SHOJI SCREEN)

DOOR SCHEDULE - EXTERIOR (SEE ENERGY CODE ANALYSIS FOR U-VALUES)

TAG	TYPE	OPERATION	DIMENSIONS HEIGHT	DIMENSIONS WIDTH	MATERIAL FRAME	MATERIAL PANEL	HARDWARE	COMMENTS	PHASE DEMOLISHED
Existing									
x004	X5	GARAGE	7' - 0"	16' - 0"		FIBERGLASS	GARAGE	EXISTING TO BE REUSED	New Construction
x005	X1	SWING, SINGLE	6' - 8"	2' - 8"		GLASS		EXISTING TO BE DEMOLISHED, SALVAGE IF FEASIBLE	New Construction
New Construction									
100	X2	SWING, SINGLE	7' - 0"	3' - 0"		GLASS			None
120	X5	GARAGE	7' - 0"	16' - 0"		FIBERGLASS	GARAGE	REUSE EXISTING GARAGE DOOR	None
120.1	X1	SWING, SINGLE	7' - 0"	3' - 0"		FIBERGLASS			None

DOOR SCHEDULE - INTERIOR

TAG	TYPE	OPERATION	PANEL DIMENSIONS WIDTH	PANEL DIMENSIONS HEIGHT	MATERIAL FRAME	MATERIAL PANEL	HARDWARE	COMMENTS	PHASE DEMOLISHED
Existing									
x009	N1	SWING, SINGLE	2' - 6"	6' - 8"	WD	SOLID CORE WD		EXISTING TO BE DEMOLISHED. SALVAGE IF FEASIBLE	New Construction
x010	N1	SWING, SINGLE	2' - 4"	6' - 8"	WD	SOLID CORE WD		EXISTING TO BE DEMOLISHED. SALVAGE IF FEASIBLE	New Construction
New Construction									
101	N3	POCKET or BARN	3' - 0"	7' - 0"	WD	WD AND GLASS		SLIDING SHOJI SCREEN DOOR, TBD	None
102	N1	SWING, SINGLE	3' - 0"	7' - 0"	WD	SOLID CORE WD			None
103	N1	SWING, SINGLE	3' - 0"	7' - 0"	WD	SOLID CORE WD		TRIMLESS FLUSH DOOR WITH CONCEALED FRAME AND MAGNETIC HOLD OPEN	None
104.1	N2	SWING, DOUBLE	2' - 6"	7' - 0"	WD	SOLID CORE WD			None
104.2	N2	SWING, DOUBLE	2' - 6"	7' - 0"	WD	SOLID CORE WD			None
105	N1	SWING, SINGLE	2' - 4"	6' - 8"	WD	SOLID CORE WD		REUSE SALVAGED DOOR IF FEASIBLE	None

WINDOW SCHEDULE (SEE ENERGY CODE ANALYSIS FOR U-VALUES)

TAG	COUNT	DESCRIPTION	DIMENSIONS WIDTH	DIMENSIONS HEIGHT	COMMENTS	PHASE DEMOLISHED
Existing						
xS	1	SLIDER, FROSTED GLASS	2' - 6"	1' - 10"	EXISTING TO BE DEMOLISHED	New Construction
xT	1	TRIPLE SLIDER, FROSTED GLASS	5' - 5"	1' - 10"	EXISTING TO BE DEMOLISHED	New Construction
xU	2	SLIDER, FROSTED GLASS	3' - 10"	2' - 10"	EXISTING TO BE DEMOLISHED	New Construction
New Construction						
CM-1	1	CASEMENT	3' - 0"	4' - 0"	INSECT SCREEN	None
CM-2	1	CASEMENT	2' - 6"	4' - 0"	EGRESS WDW, INSECT SCREEN	None
FX-3	1	FIXED	2' - 8"	7' - 0"	SIMILAR TO EXISTING ENTRY WDW, DETAILS AND UNIT SIZING TBD, TEMPERED	None
FX-4	1	FIXED	7' - 0"	7' - 0"	SIMILAR TO EXISTING ENTRY WDW, DETAILS AND UNIT SIZING TBD, TEMPERED	None
FX-5	1	FIXED	6' - 0"	7' - 0"	SIMILAR TO EXISTING ENTRY WDW, DETAILS AND UNIT SIZING TBD, TEMPERED, NO THERMAL REQUIREMENT	None
FX-6	1	FIXED	1' - 0"	6' - 6"	FROSTED GLASS, TEMPERED	None
FX-7	1	FIXED	2' - 0"	1' - 6"	CLERESTORY WINDOW	None
SL-1	1	SLIDER	6' - 0"	2' - 0"	INSECT SCREEN	None

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24006.00

MERCER MODERN

8621 SE 63RD ST.
MERCER ISLAND, WA, 98040

Drawing Set.
PERMIT REVISION 1

01.07.2026

Revisions.

24006880 REGISTERED ARCHITECT
BRYAN J. SAMUEL
STATE OF WASHINGTON

FF&E GENERAL NOTES

1. FINISH INFORMATION PROVIDED IN FINISH FLOOR PLANS, REFLECTED CEILING PLANS, AND INTERIOR ELEVATIONS SUPERSEDE INFORMATION PROVIDED IN ROOM FINISH SCHEDULE LIST BELOW. VERIFY WITH ARCHITECT WHERE UNCLEAR.
2. VERIFY ALL FINISH, FIXTURE, AND EQUIPMENT SELECTIONS WITH ARCHITECT AND OWNER.
3. PRODUCT REFERENCES PROVIDED ARE INDICATIVE OF THE DESIGN INTENT AND ARE NOT PROPRIETARY SPECIFICATIONS. THE CONTRACTOR MAY PROPOSE ALTERNATE SELECTIONS; HOWEVER, ALL SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT AND THE OWNER.
4. LUMINAIRES SHALL BE LED, ENERGY STAR COMPLIANT, WITH A COLOR TEMPERATURE OF 2700K AND A MINIMUM CRI OF 90, UNLESS NOTED OTHERWISE.
5. IF A REMOTE DRIVER IS REQUIRED, PLEASE CONFIRM LOCATION AND ACCESS STRATEGY WITH ARCHITECT PRIOR TO INSTALLATION.
6. PROVIDE HAND TOWEL HOOKS AND TOILET PAPER HOLDERS AT ALL BATHROOMS, AND PROVIDE TOWEL HOOKS/RODS AT BATHROOMS WITH A SHOWER, UNLESS OTHERWISE NOTED.

ROOM SCHEDULE

#	ROOM NAME	NET AREA	CONDITIONING	WALL FINISH	FLOOR FINISH	CEILING FINISH	BASE FINISH
(E) MAIN LEVEL							
100	GREAT ROOM	290 SF	CONDITIONED	PT-1	WD-1	PT-1	
101	BEDROOM	116 SF	CONDITIONED	PT-1	WD-1	PT-1	
102	BATHROOM	60 SF	CONDITIONED	TL-1	TL-1	PT-2	
103	HALLWAY	62 SF	CONDITIONED	PT-1	WD-1	PT-1	
104	UTILITIES	35 SF	CONDITIONED			PT-1	
105	POWDER	21 SF	CONDITIONED	TL-2	TL-2	PT-1	
120	GARAGE	420 SF	UNCONDITIONED	PT-1	CN-1	PT-1	

FINISH SCHEDULE

TAG	DESCRIPTION	PRODUCT REFERENCE / DESCRIPTION	COMMENTS
CN-1	EPOXY FINISH OVER CONC. SLAB	TBD	
MT-1	STANDING SEAM METAL ROOFING	TBD	MATCH EXISTING
PN-1	FIBER CEMENT PANEL	TBD	NOT USED
PT-1	GYPSUM WALL BOARD, PAINTED	TBD	WARM OFF-WHITE PAINT, TBD
PT-2	MOISTURE RESISTANT GWB or CEMENT BOARD, PTD	TBD	CEMENT BOARD OVER SHOWER AREAS
SS-1	SOLID SURFACE	TBD	
ST-1	HONED GRANITE, SEALED	TBD	
TL-1	PORCELAIN TILE, 8" X 8", STACKED	TBD	
TL-2	CERAMIC TILE	TBD	
WD-1	WOOD, INTERIOR - HARDWOOD FLOORS	TBD	MATCH EXISTING
WD-4	WOOD, INTERIOR - CASEWORK	TBD	
WD-6	WOOD, EXTERIOR - DECKING PLANKS	TBD	NOT USED
WD-7	WOOD, EXTERIOR - PTD CEDAR	TBD	MATCH EXISTING

APPLIANCE SCHEDULE

#	ROOM NAME	TAG	APPLIANCE	PRODUCT REFERENCE / DESCRIPTION	COMMENTS
(E) MAIN LEVEL					
100	GREAT ROOM	CT-1	2 BURNER ELECTRIC CERAMIC STOVETOP		
100	GREAT ROOM	RF-2	UNDERCOUNTER REFRIGERATOR DRAWERS		PANEL READY
104	UTILITIES	WS-1	WASHING MACHINE		REUSE EXISTING
104	UTILITIES	DR-1	CLOTHES DRYER		REUSE EXISTING
104	UTILITIES	HP-1	HEAT PUMP AIR HANDLING UNIT		MEETS FEDERAL STANDARDS AS LISTED IN TABLE C403.3.2(2) OR TABLE (9)

PLUMBING FIXTURES + FITTINGS SCHEDULE

#	ROOM NAME	TAG	FIXTURE	PRODUCT REFERENCE	COMMENTS
(E) MAIN LEVEL					
100	GREAT ROOM	KS-2	KITCHEN FAUCET AND SINK		
102	BATHROOM	TL-1	TOILET		
102	BATHROOM	ST-1	ROLL-IN SHOWER		TILED SHOWER FLR, SLOPED TO LINEAR DRAIN. TOP-HUNG SLIDING GLASS DR
102	BATHROOM	SK-1	BATHROOM SINK		SEMI RECESSED OVERHANGING BASIN
102	BATHROOM	SH-2	WALL-MOUNT SHOWER HEAD		
102	BATHROOM	SH-1	SHOWER HANDSPRAYER		
102	BATHROOM	SC-1	SHOWER CONTROLS		
102	BATHROOM	SB-1	FLOATING SHOWER BENCH		TILED TO MATCH SHOWER
102	BATHROOM	GB-1	TOILET GRAB BARS		
104	UTILITIES	WH-1	ELECTRIC HEAT PUMP WATER HEATER		MEETS TIER III NEEA ADVANCED WATER HEATING SPECIFICATION
105	POWDER	TL-2	TOILET		REUSE EXISTING
105	POWDER	SK-2	BATHROOM SINK		
120	GARAGE	SK-3	UTILITY SINK	.	REUSE EXISTING LAUNDRY SINK

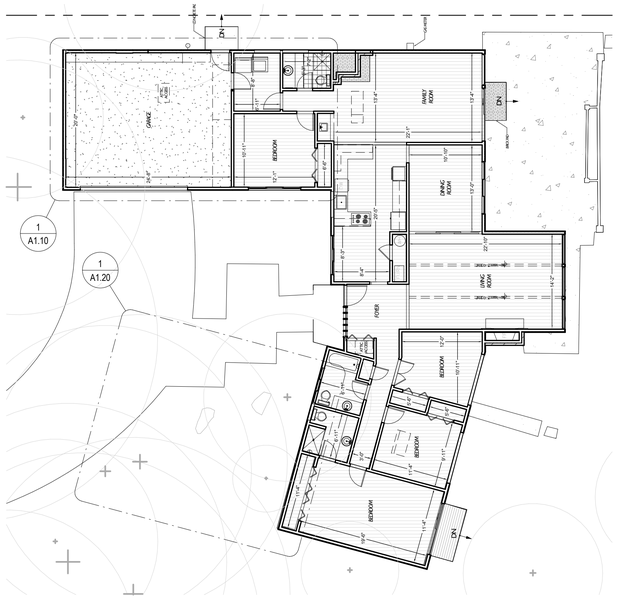
LIGHTING SCHEDULE

TAG	LIGHT FIXTURE	PRODUCT REFERENCE	COMMENTS
L1	CYLINDER SURFACE MOUNT LIGHT	TBD	DAMP-RATED
L2	RECESSED DOWNLIGHT, DAMP-RATED	CSL ECO	DAMP-RATED
L3	RECESSED DOWNLIGHT, WET-RATED	CSL ECO 3"	WET-RATED
L4	FLUSH MOUNT VENT	PANASONIC WHISPER WITH FITTES EXHAUST MOUNT LITE	
L5	TRACK LIGHTING	TBD	
L6	WALL SCONCE	FLOS GLO-BALL OR SIMILAR	
L9	EXTERIOR WALL SCONCE	TBD	

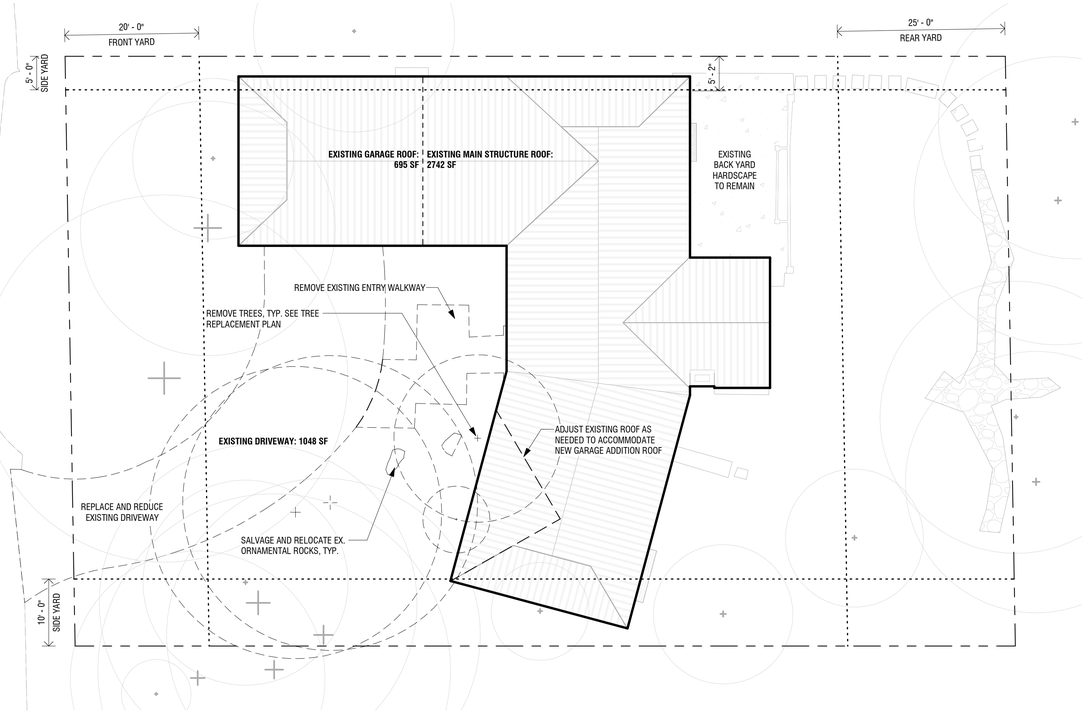
Scale: As indicated

Sheet.
PROJECT SCHEDULES

A0.20



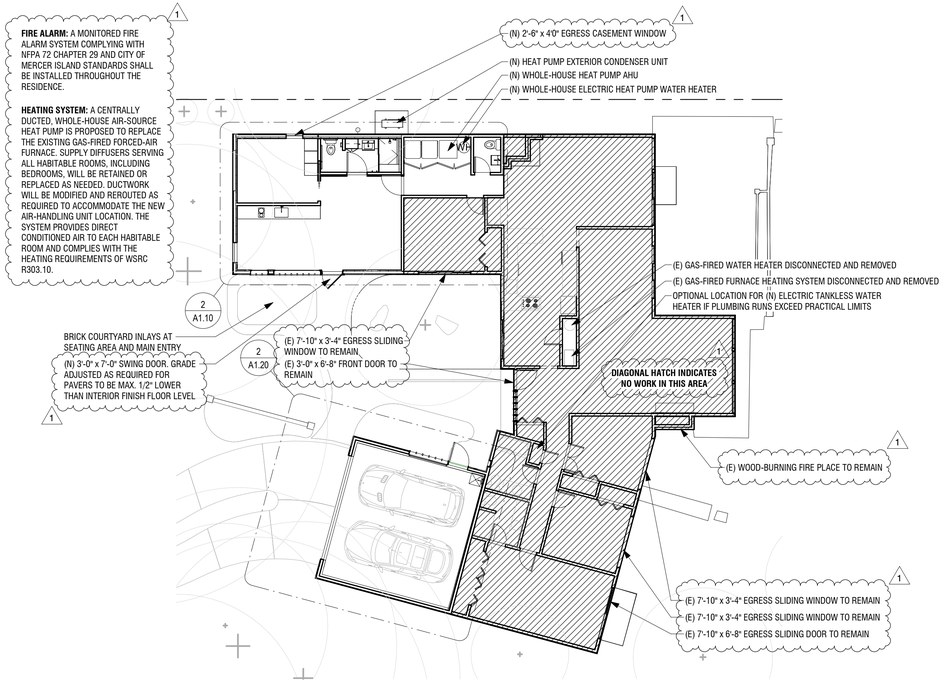
3 EXISTING OVERALL FLOOR PLAN
3/32" = 1'-0"



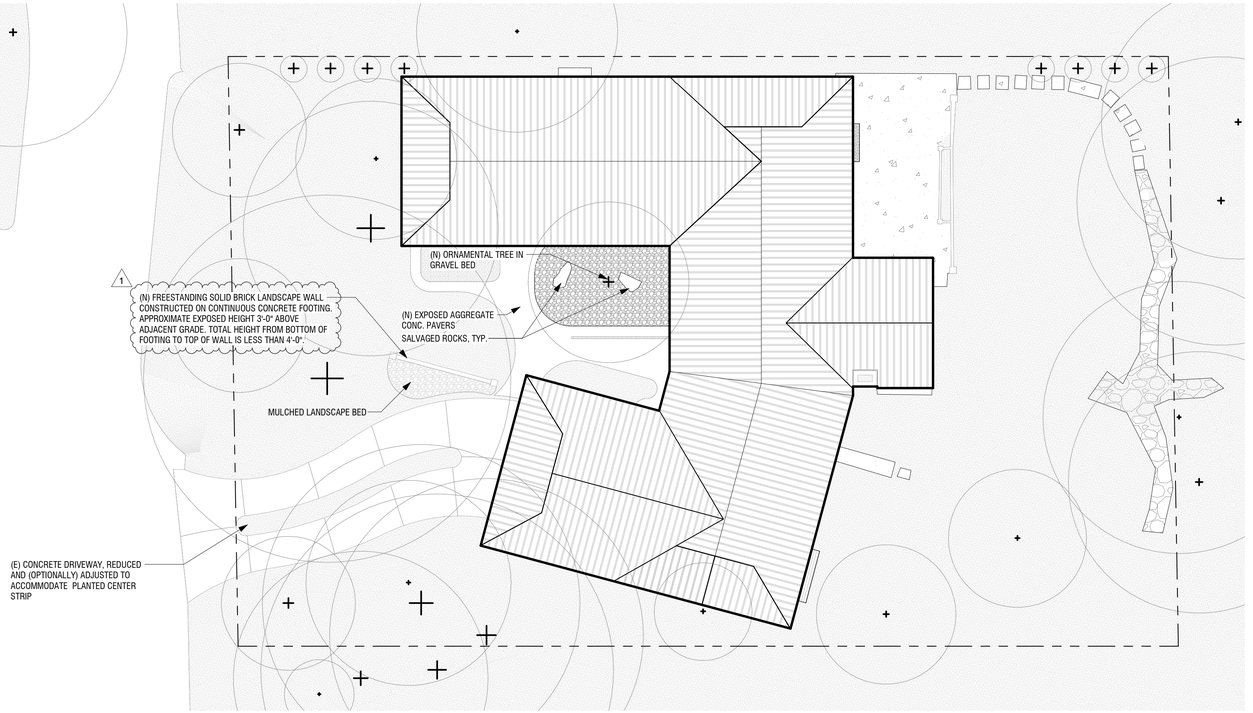
1 DEMOLITION SITE PLAN
3/32" = 1'-0"

FIRE ALARM: A MONITORED FIRE ALARM SYSTEM COMPLYING WITH NFPA 72 CHAPTER 29 AND CITY OF MERCER ISLAND STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE.

HEATING SYSTEM: A CENTRALLY DUCTED, WHOLE-HOUSE AIR-SOURCE HEAT PUMP IS PROPOSED TO REPLACE THE EXISTING GAS-FIRED FORCED-AIR FURNACE. SUPPLY DIFFUSERS SERVING ALL HABITABLE ROOMS, INCLUDING BEDROOMS, WILL BE RETAINED OR REPLACED AS NEEDED. DUCTWORK WILL BE MODIFIED AND REROUTED AS REQUIRED TO ACCOMMODATE THE NEW AIR-HANDLING UNIT LOCATION. THE SYSTEM PROVIDES DIRECT CONDITIONED AIR TO EACH HABITABLE ROOM AND COMPLIES WITH THE HEATING REQUIREMENTS OF WSRC R303.10.



4 PROPOSED OVERALL FLOOR PLAN
3/32" = 1'-0"



2 PROPOSED SITE PLAN
3/32" = 1'-0"

srs.

24006.00

MERCER MODERN

8621 SE 63RD ST.
MERCER ISLAND, WA, 98040

Drawing Set.
PERMIT REVISION 1

01.07.2026

Revisions.

1 01.07.26 PERMIT REVISION 1

24006880 REGISTERED ARCHITECT
BRYAN J. SAMUEL
STATE OF WASHINGTON

Scale: 3/32" = 1'-0"

Sheet.
SITE PLAN

A1.00

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS ON PLANS ARE TO FACES OF STRUCTURE UNO.
2. VERIFY ALL EXISTING DIMENSIONS IN FIELD

ROOF PLAN GENERAL NOTES

1. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF
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   a. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING OR SIMILAR.
   b. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES, AND OTHER SIMILAR CREATURES.
   c. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE
   d. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, BLOCKING, BRIDGING AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN A 1-INCH (25 MM) SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
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   b. WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.

RCP GENERAL NOTES

1. LIGHT FIXTURES TO CONFORM TO CODE REQUIRED EFFICIENCY STANDARDS
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3. AT GWB CEILINGS, PROVIDE METAL AIR SUPPLY AND RETURN GRILLS.
4. MOUNT BOTTOM OF LIGHT SWITCHES AT 42" AFF. UNLESS NOTED OTHERWISE
5. FURNITURE BELOW SHOWN FOR REFERENCE ONLY
6. ROOF AND CEILING ASSEMBLIES FORM PART OF THE CONTINUOUS AIR BARRIER. ALL PENETRATIONS THROUGH THE CEILING PLANE, INCLUDING RECESSED LIGHTING FIXTURES AND MINI-SPLIT CEILING CASSETTES, ARE AIR SEALED AND INSULATED TO MAINTAIN CONTINUITY OF THE THERMAL AND AIR BARRIER PER WSEC-R402.4 AND TABLE R402.4.1.1. AIRTIGHT OR INSULATION-CONTACT RATED FIXTURES ARE USED WHERE APPLICABLE. INTERFACES AT PENETRATIONS, FRAMING, AND SHEATHING ARE SEALED TO LIMIT AIR LEAKAGE AND REDUCE CONDENSATION POTENTIAL.
7. SMOKE ALARMS PROVIDED PER WSRC R314 AT EACH SLEEPING ROOM, OUTSIDE SLEEPING AREAS, AND AT EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS. ALARMS HARDWIRED WITH BATTERY BACKUP, PERMANENTLY WIRED, INTERCONNECTED, AND COMPLIANT WITH NFPA 72. LOW-VOLTAGE SYSTEMS PER NFPA 29 PERMITTED SUBJECT TO FIRE MARSHAL APPROVAL.
8. CARBON MONOXIDE ALARMS PROVIDED PER IRC R315 AT EACH STORY AND OUTSIDE SLEEPING AREAS IN DWELLING UNITS WITH FUEL-FIRED APPLIANCES AND/OR ATTACHED GARAGES.
9. GFCI PROTECTION SHALL BE PROVIDED FOR THE BRANCH CIRCUIT OR OUTLET SUPPLYING DISHWASHERS, RANGES, OVENS, DRYERS, MICROWAVE OVENS, AND OTHER APPLIANCES RATED 150 VOLTS OR LESS PER 2023 WSEC SECTION 210.8(D)
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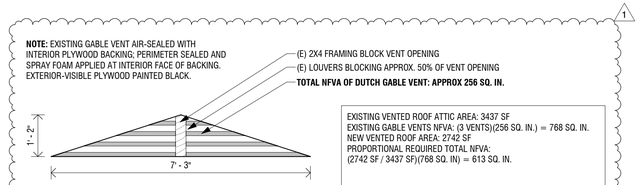
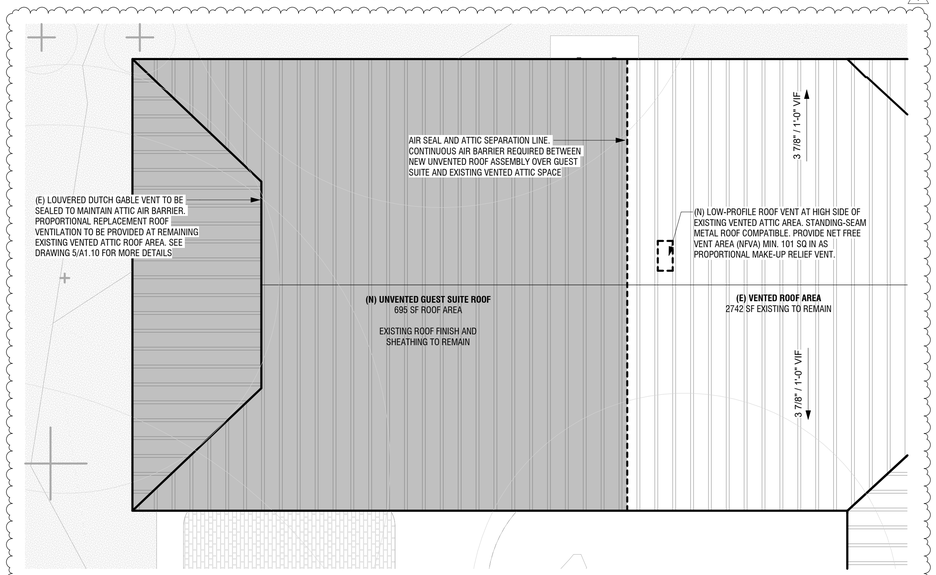
ROOM AREAS

CONDITIONED			
100	**GREAT ROOM**	290 SF	
101	**BEDROOM**	116 SF	
102	**BATHROOM**	60 SF	
103	**HALLWAY**	62 SF	
104	**UTILITIES**	35 SF	
105	**POWDER**	21 SF	
			1004 SF
UNCONDITIONED			
120	**GARAGE**	420 SF	
			1004 SF

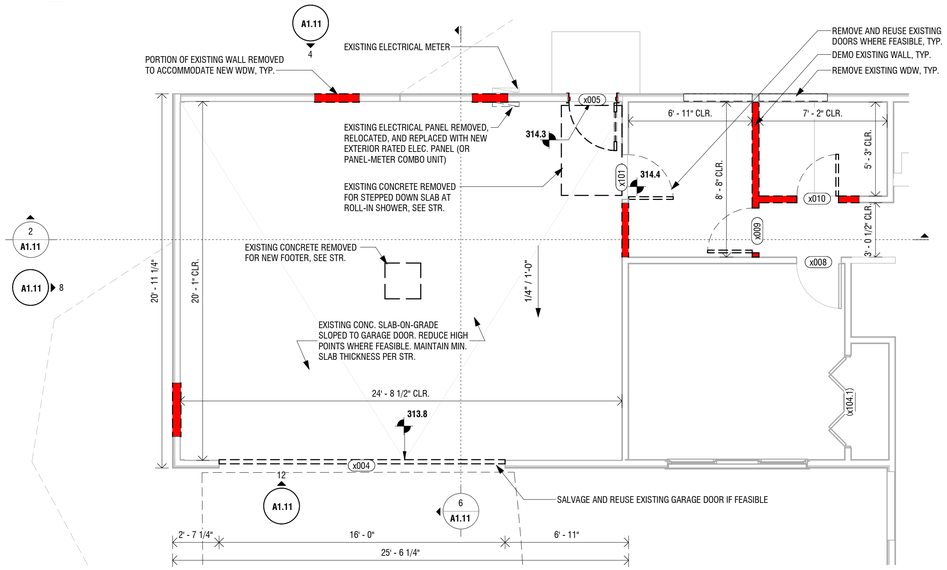


5 EXISTING GABLE VENT REPLACEMENT
1/2" = 1'-0"

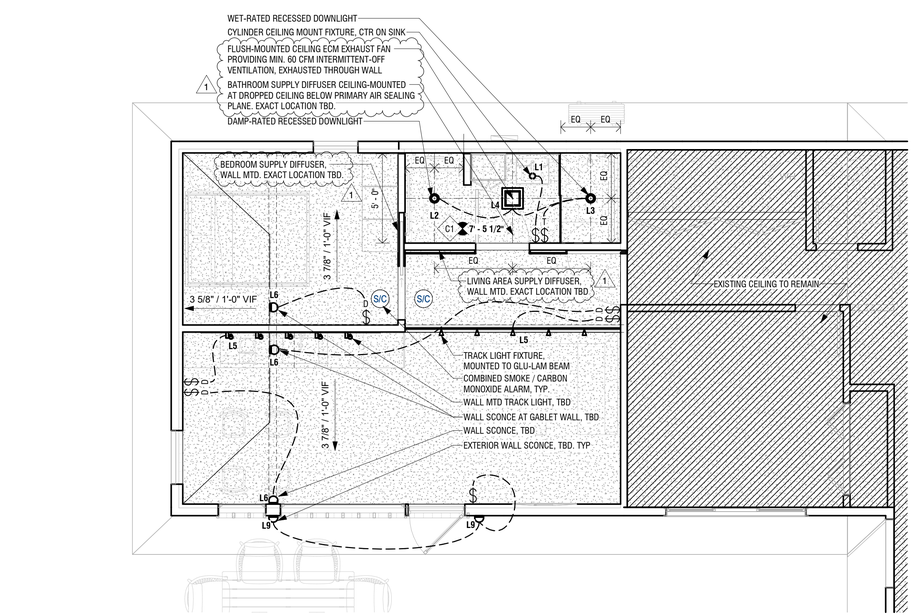


3 GUEST SUITE - ROOF PLAN
1/4" = 1'-0"

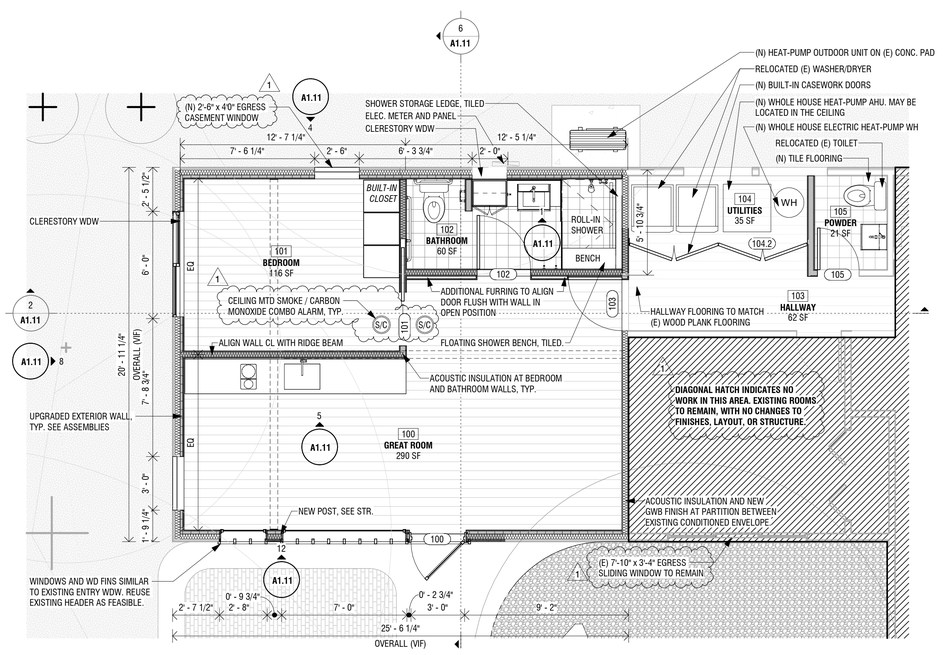
FLOOR PLAN LEGEND
- EXISTING TO BE DEMOLISHED
- EXISTING TO REMAIN
- NEW CONSTRUCTION



1 GUEST SUITE - DEMOLITION FLOOR PLAN
1/4" = 1'-0"



4 GUEST SUITE - REFLECTED CEILING PLAN
1/4" = 1'-0"



2 GUEST SUITE - FLOOR PLAN
1/4" = 1'-0"

srs.

24006.00

MERCER MODERN

8621 SE 63RD ST.
MERCER ISLAND, WA, 98040

Drawing Set.
PERMIT REVISION 1

01.07.2026

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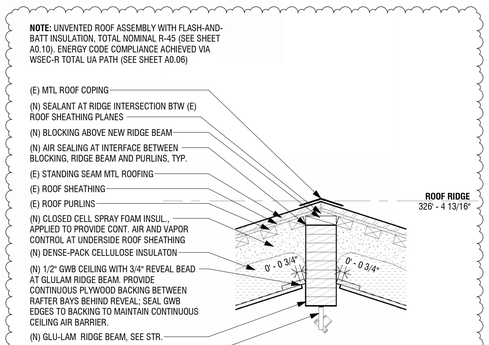
1 01.07.26 PERMIT REVISION 1

24006880 REGISTERED ARCHITECT
BRYAN J. SAMUEL
STATE OF WASHINGTON

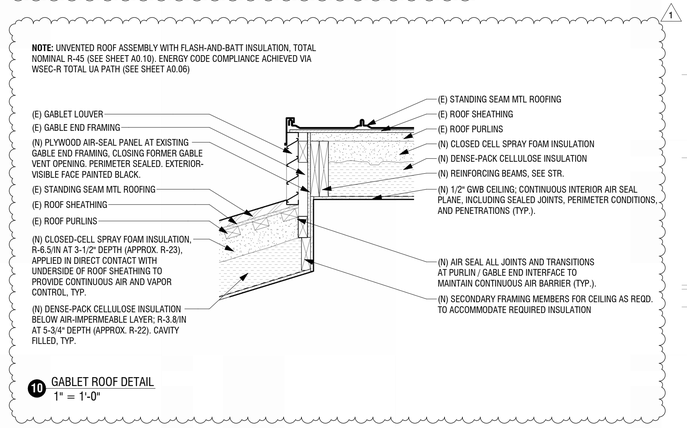
Scale: As indicated

Sheet.
GUEST SUITE DRAWINGS

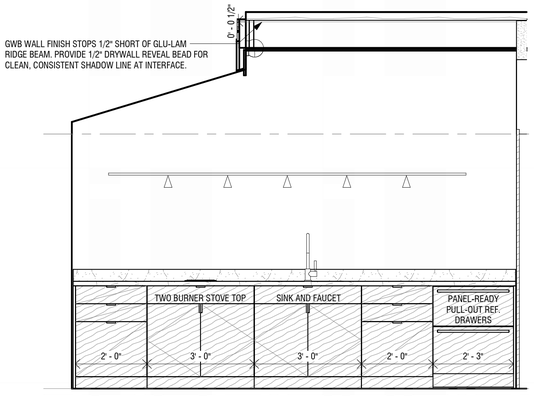
A1.10



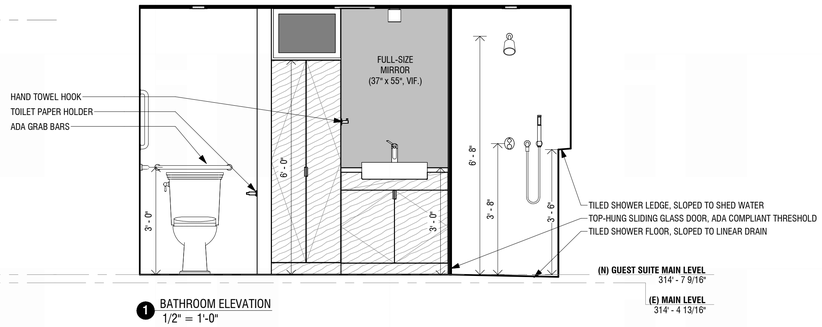
9 RIDGE BEAM CEILING DETAIL
1" = 1'-0"



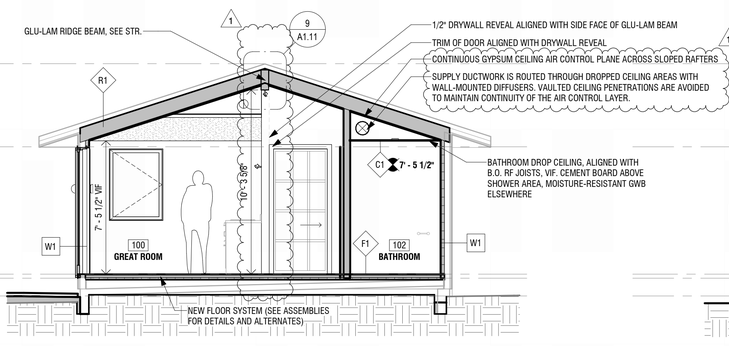
10 GABLET ROOF DETAIL
1" = 1'-0"



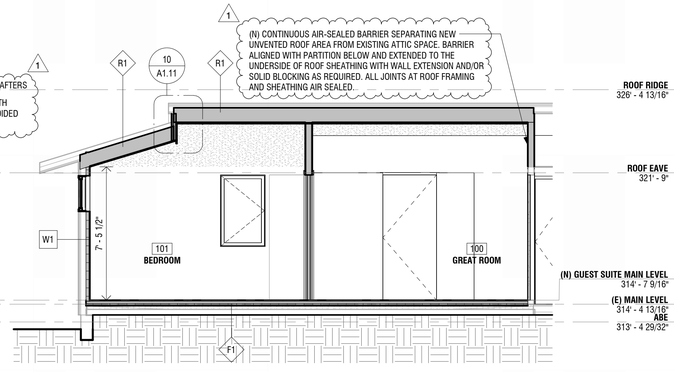
5 KITCHEN ELEVATION
1/2" = 1'-0"



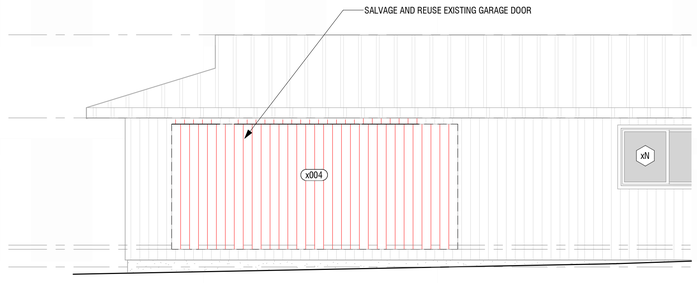
1 BATHROOM ELEVATION
1/2" = 1'-0"



6 GUEST SUITE TRANSVERSE SECTION
1/4" = 1'-0"

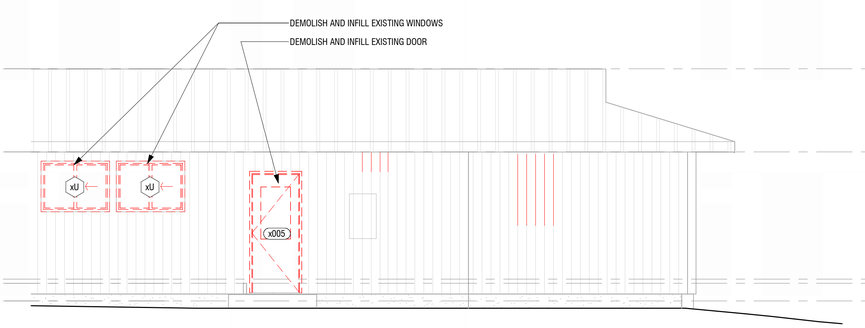


2 GUEST SUITE LONGITUDINAL SECTION
1/4" = 1'-0"

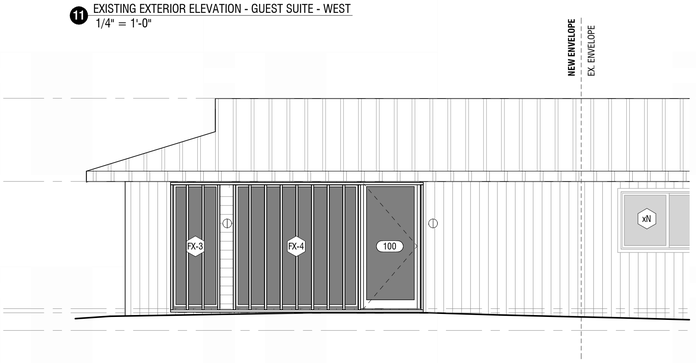


11 EXISTING EXTERIOR ELEVATION - GUEST SUITE - WEST
1/4" = 1'-0"

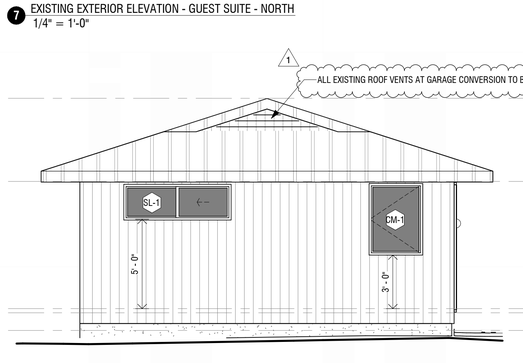
7 EXISTING EXTERIOR ELEVATION - GUEST SUITE - NORTH
1/4" = 1'-0"



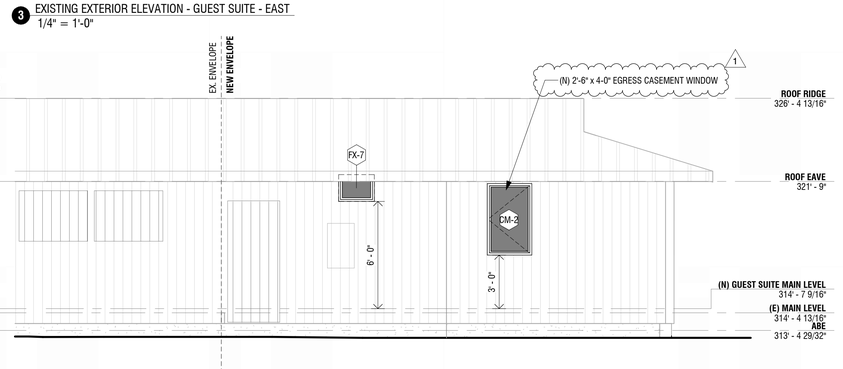
3 EXISTING EXTERIOR ELEVATION - GUEST SUITE - EAST
1/4" = 1'-0"



12 GUEST SUITE - WEST ELEVATION
1/4" = 1'-0"



8 GUEST SUITE - NORTH ELEVATION
1/4" = 1'-0"



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

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MERCER MODERN

8621 SE 63RD ST.
MERCER ISLAND, WA, 98040

Drawing Set.
PERMIT REVISION 1

01.07.2026

Revisions.

1 01.07.26 PERMIT REVISION 1

24006880
REGISTERED ARCHITECT
BRYAN J. SAMUEL
STATE OF WASHINGTON

Scale: As indicated

Sheet.
GUEST SUITE DRAWINGS

A1.11

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105	**POWDER**	21 SF
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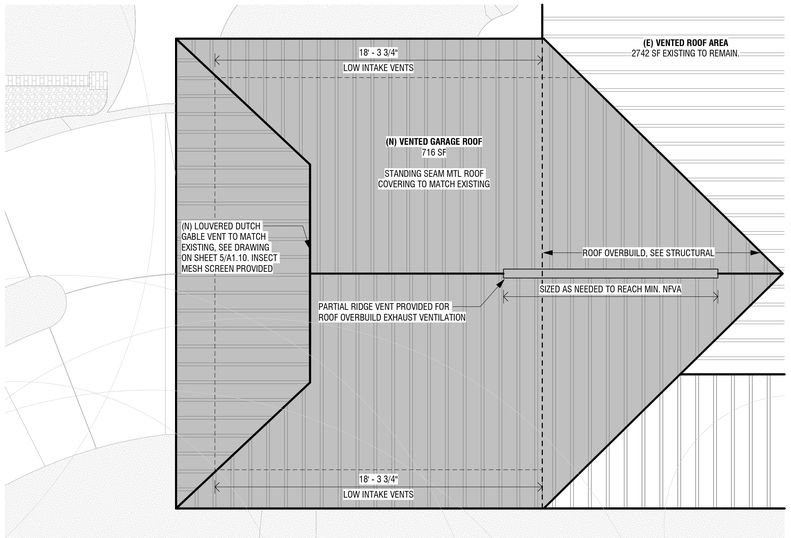
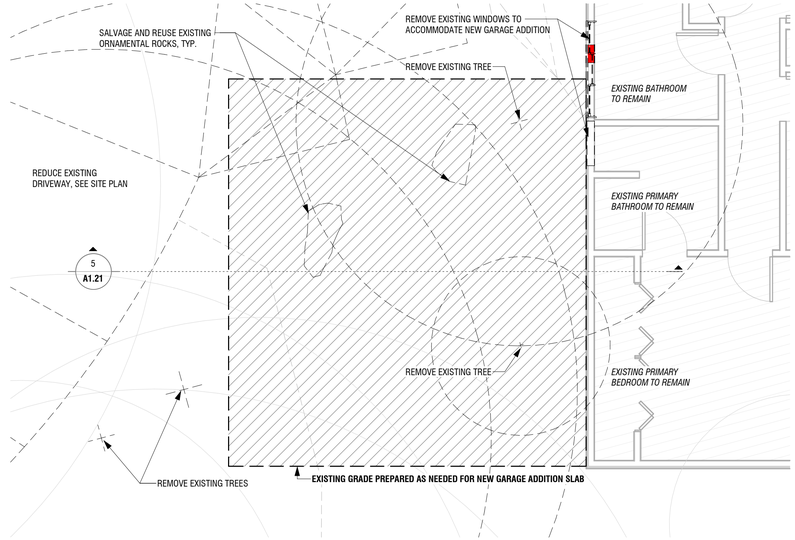
120	**GARAGE**	420 SF
		1004 SF

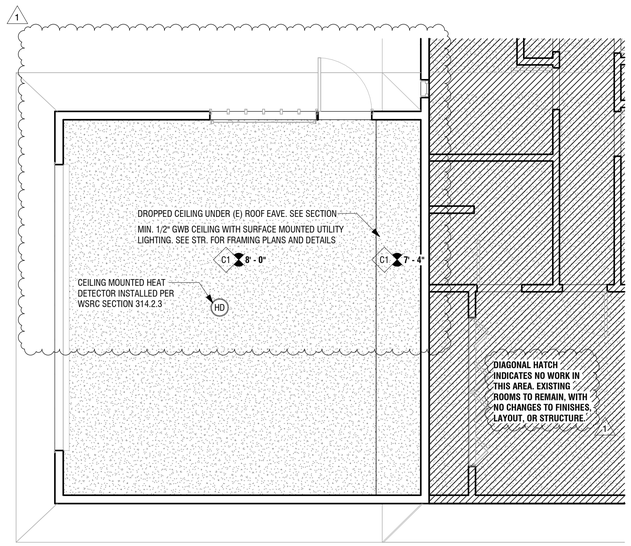
VENTED ROOF AREA: 716 SF
NFVA REQUIRED: (716 SF / 150) x 144 si/SF = **687 si MIN.**



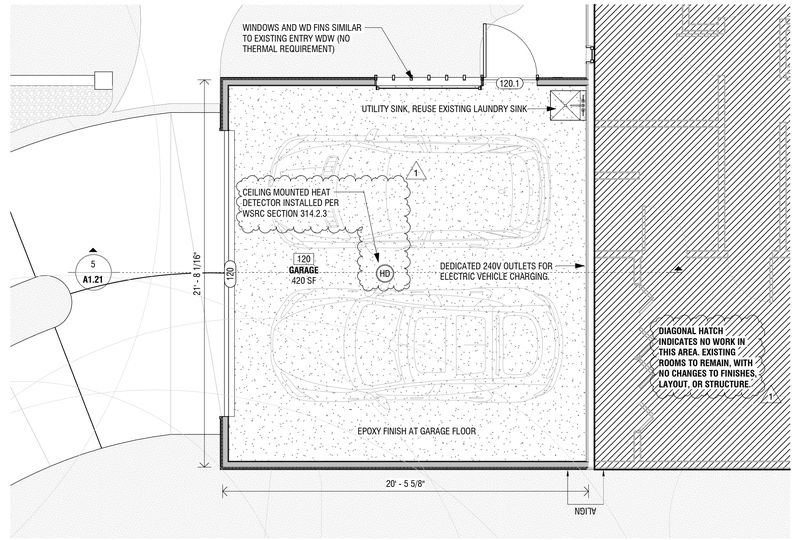
3 GARAGE ADDITION - ROOF PLAN
1/4" = 1'-0"



1 GARAGE ADDITION - EXISTING FLOOR PLAN
1/4" = 1'-0"



4 GARAGE ADDITION - REFLECTED CEILING PLAN
1/4" = 1'-0"



2 GARAGE ADDITION - PROPOSED FLOOR PLAN
1/4" = 1'-0"

srs.

24006.00

MERCER MODERN

8621 SE 63RD ST.
MERCER ISLAND, WA, 98040

Drawing Set.
PERMIT REVISION 1

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1	01.07.26	PERMIT REVISION 1

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BRYAN J. SAMUEL
STATE OF WASHINGTON

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

Sheet.
GARAGE ADDITION DRAWINGS

A1.20

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24006.00

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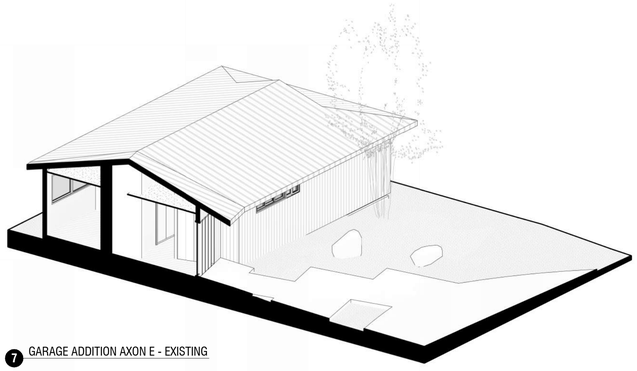
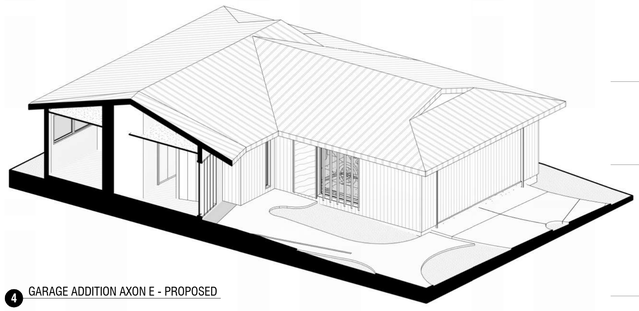
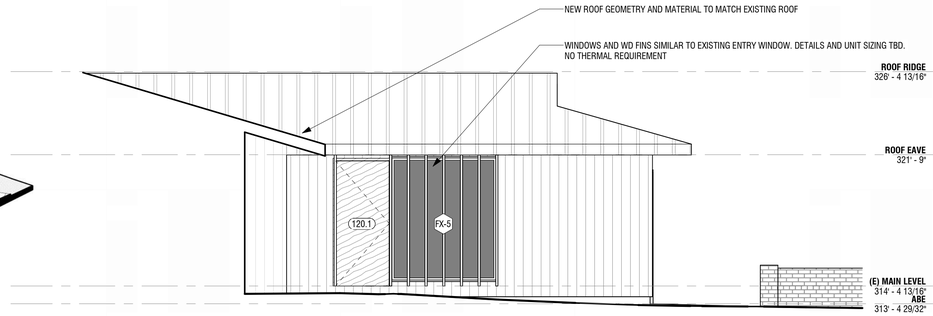


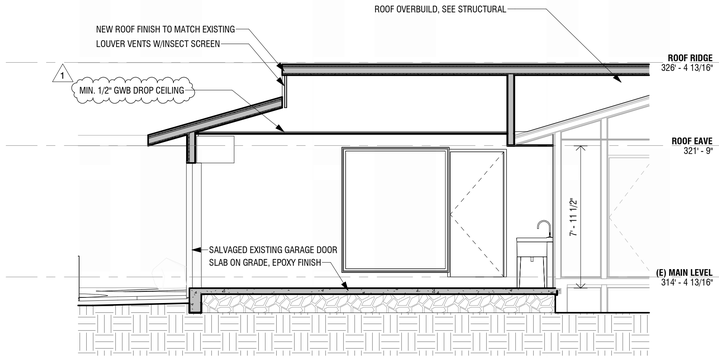
7 GARAGE ADDITION AXON E - EXISTING



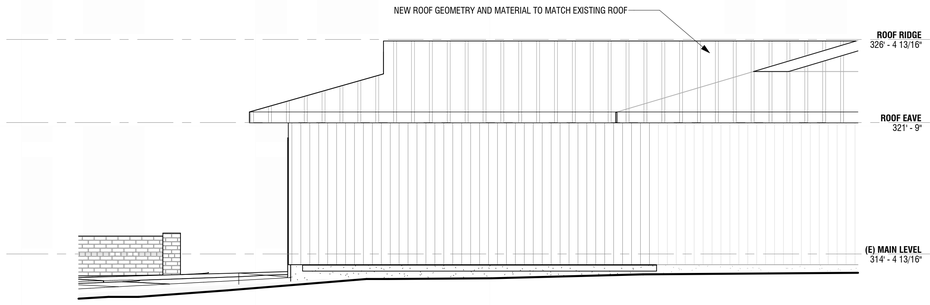
4 GARAGE ADDITION AXON E - PROPOSED



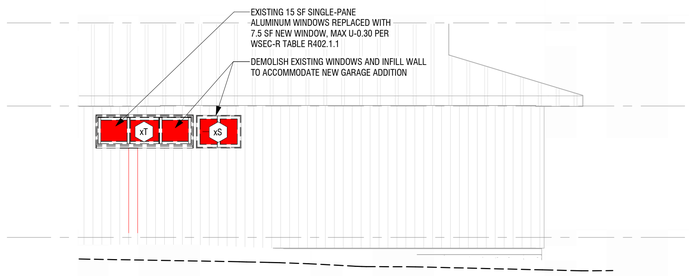
1 PROPOSED EXTERIOR ELEVATION - GARAGE ADDITION - EAST
1/4" = 1'-0"



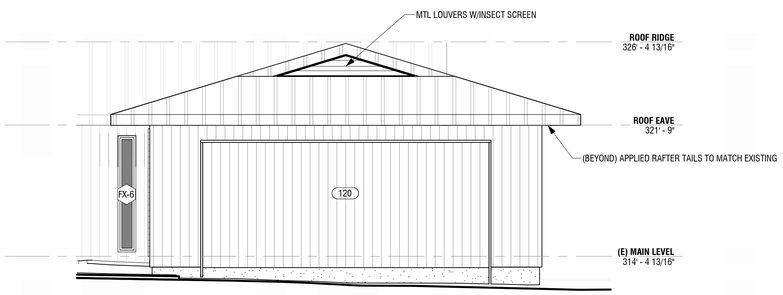
5 GARAGE ADDITION LONGITUDINAL SECTION
1/4" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION - GARAGE ADDITION - WEST
1/4" = 1'-0"



6 EXISTING EXTERIOR ELEVATION - GARAGE ADDITION - NORTH
1/4" = 1'-0"



3 PROPOSED EXTERIOR ELEVATION - GARAGE ADDITION - NORTH
1/4" = 1'-0"

24006880
REGISTERED ARCHITECT
BRYAN J. SAMUEL
STATE OF WASHINGTON

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

Sheet.
GARAGE ADDITION DRAWINGS

A1.21

GENERAL NOTES

ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATIONS, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. THE STRUCTURE HAS BEEN DESIGNED TO RESIST CODE SPECIFIED VERTICAL AND LATERAL FORCES AFTER THE CONSTRUCTION OF ALL STRUCTURAL ELEMENTS HAS BEEN COMPLETED. STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THIS RESPONSIBILITY INCLUDES BUT IS NOT LIMITED TO JOB SITE SAFETY; ERECTION MEANS, METHODS, AND SEQUENCES; TEMPORARY SHORING, FORMWORK, BRACING; USE OF EQUIPMENT AND CONSTRUCTION PROCEDURES.

CONSTRUCTION OBSERVATION BY THE STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE WITH DESIGN ASPECTS ONLY AND IS NOT INTENDED IN ANY WAY TO REVIEW THE CONTRACTOR'S CONSTRUCTION PROCEDURES.

STANDARDS
ALL METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED AND ADOPTED BY THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION.

APPLICABLE STRUCTURAL PROVISIONS:

2021 IRC WITH ENGINEERING OF PORTIONS PER SECTION R301.1.3 PER THE 2021 INTERNATIONAL BUILDING CODE.

DESIGN CRITERIA

VERTICAL LOADS

AREA	DESIGN DEAD LOAD	LIVE LOAD
ROOF	20 PSF	25 PSF (SNOW)
WOOD TRUSSES	20 PSF	25 PSF (SNOW)

(1) LIVE LOAD REDUCTION NOT PERMITTED EXCEPT AS NOTED IN IBC SECTION 1607.12.

SNOW: (MINIMUM ROOF SNOW LOAD = 25 PSF)

RAIN INTENSITY:

RAIN INTENSITY, *i* = 2.8 (IN/HR)

LATERAL FORCES

WIND:

IRC
WIND SPEED = 110 MPH

IBC
THE BUILDING MEETS THE CRITERIA TO USE THE "ENCLOSED, PARTIALLY ENCLOSED, AND OPEN BUILDING OF ALL HEIGHTS PROCEDURE" PER ASCE 7-16.

- EXPOSURE CATEGORY = B
- BASIC WIND SPEED, (3 SEC. GUST), V = 98 MPH
- RISK CATEGORY OF BUILDING PER IBC TABLE 1604.5 = II
- INTERNAL PRESSURE COEFFICIENT (ENCLOSED) = ± 0.18
- COMPONENTS AND CLADDING LOADS, BASED ON EFFECTIVE WIND AREA = 10 SF.

ZONE	DESIGN WIND PRESSURE (PSF)
ROOF OVERHANG	
2	-48.0
3	-57.3
ROOF	
1	+16.0 / -30.7
2	+16.0 / -43.1
3	+16.0 / -43.1
WALL	
4	+18.3 / -19.8
5	+18.3 / -24.5

1. VALUES SHOWN IN TABLE ARE GROSS ULTIMATE WIND PRESSURES.

SEISMIC: (ASCE 7-16) V = CsW

WHERE $C_s = \frac{S_{DS}}{(\frac{R}{I_e})}$; WITH

C_s MINIMUM = $0.044\, S_{DS} I_e \geq 0.01$

OR

C_s MINIMUM = $\frac{0.5S_1}{\frac{R}{I_e}}$ FOR $S_1 > 0.6g$

C_s MAXIMUM = $\frac{S_{D1}}{T(\frac{R}{I_e})}$ FOR $T \leq T_L$

OR

C_s MAXIMUM = $\frac{S_{D1}T_L}{T^2(\frac{R}{I_e})}$ FOR $T > T_L$

SEISMIC IMPORTANCE FACTOR, Ie = 1.0
RISK CATEGORY OF BUILDING PER IBC TABLE 1604.5 = II
SPECTRAL RESPONSE ACCELERATIONS Ss = 1.46 & S_1 = 0.759
SITE CLASS PER TABLE 20.3-1 = D
DESIGN SPECTRAL RESPONSE ACCELERATIONS S_{DS} = 1.168 & S_{D1} = 1.366
SEISMIC DESIGN CATEGORY = D
W = EFFECTIVE SEISMIC WEIGHT OF BUILDING = 14.1 KIPS
ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE PROCEDURE
RESPONSE MODIFICATION FACTOR PER TABLE 12.2-1, R = 6.5
Cs = 0.18
DESIGN BASE SHEAR V = 2.54 KIPS

FOUNDATION DESIGN CRITERIA

ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF (ASSUMED)

PASSIVE RESISTANCE: 200 PCF (INCLUDES F.O.S. ≥ 1.5) (ASSUMED)
COEFFICIENT OF FRICTION: .35 (INCLUDES F.O.S. ≥ 1.5) (ASSUMED)
*1/3 INCREASE ALLOWED FOR SEISMIC OR WIND LOADING

ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH OR "STRUCTURAL BACKFILL". NATIVE EARTH BEARING SHALL BE SURFACE COMPACTED. AREAS OVER-EXCAVATED SHALL BE BACKFILLED WITH LEAN CONCRETE (f'c= 2000 PSI) OR "STRUCTURAL BACKFILL". AREAS DESIGNATED "STRUCTURAL BACKFILL" SHALL BE FILLED WITH APPROVED WELL-GRADED BANKRUN MATERIAL. MAXIMUM SIZE OF ROCK 4". FROZEN SOIL, ORGANIC MATERIAL AND DELETERIOUS MATTER NOT ALLOWED. COMPACT TO AT LEAST 95% OF ITS MAXIMUM DENSITY AS DETERMINED BY ASTM D1557. PROVIDE DRAINAGE AND DEWATERING AROUND ALL WORK TO AVOID WATER-SOFTENED FOOTINGS.

FREE DRAINING BACKFILL MATERIAL FOR RETAINING & BASEMENT WALLS

A CLEAN, FREE DRAINING, WELL GRADED GRANULAR MATERIAL CONFORMING TO ASTM D2487 GW OR SW WHOSE MAXIMUM PARTICLE SIZE DOES NOT EXCEED 3/4" AND WHOSE FINES CONTENT (MATERIAL PASSING THE NO. 200 SIEVE) DOES NOT EXCEED 5%,

WITH A MAXIMUM DUST RATIO $\frac{\%\text{ PASSING U.S. NO. 200 SIEVE}}{\%\text{ PASSING U.S. NO. 40 SIEVE}} = 2/3$ MAX.

CONCRETE

CONCRETE: ALL CONCRETE MIXES SHALL BE NORMAL WEIGHT, UNLESS NOTED OTHERWISE. MODERATE WEATHERING POTENTIAL SHALL BE MADE WITH PORTLAND CEMENT SHALL BE MADE WITH PORTLAND CEMENT ASTM C-150 TYPE II OR TYPE I OR ASTM C595 - TYPE IL PORTLAND LIMESTONE CEMENT, COARSE AND FINE AGGREGATE ASTM C-33, WATER CLEAN AND POTABLE AND SHALL BE READY MIXED PER ASTM C-94. CEMENT IN CONCRETE EXPOSED TO EARTH SHALL BE TYPE II OR TYPE IL-MS. NO ALUMINUM (CONDUIT, MISCELLANEOUS ITEMS, ETC.) SHALL BE EMBEDDED IN ANY CONCRETE. COORDINATE FORMWORK AND FINISH TYPES ACCEPTABLE TO THE OWNER.

ITEM	DESIGN f'c (PSI) (AT 28 DAYS U.N.O.)	MAX. W/C RATIO	MIN. FLYASH OR SLAG (PCY)	AGGREGATE GRADING ASTM AASHTO	NOTES
SLAB ON GRADE	2500	0.45	100	57 OR 67	1
FOUNDATIONS - UNO	2500	0.50	--	57 OR 67	
STEM WALLS	2500	0.45	100	57 OR 67	

CONCRETE MIX NOTES:

1. FIBROUS CONCRETE REINFORCEMENT SHALL BE "FIBERMESH 150HP" MANUFACTURED BY SIKA OR PRE-APPROVED EQUAL AND SHALL CONFORM TO ASTM C1116 TYPE III AND SHALL BE 100 PERCENT VIRGIN POLYPROPYLENE, FIBRILLATED FIBERS CONTAINING NO REPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE SECONDARY REINFORCEMENT. DOSAGE SHALL FOLLOW MANUFACTURER'S RECOMMENDATION BUT NOT LESS THAN 1.5 LB/CU. YD.

2. PROVIDE 3000 PSI AT 28 DAYS MINIMUM FOR DURABILITY AT BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND FOR ALL GARAGE FLOOR SLABS. CONCRETE SHALL BE AIR ENTRAINED CONFORMING TO ASTM C-260. TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5% OR MORE THAN 7%.

PLACE CONCRETE: PER ACI 304 AND CONFORM TO ACI 305 AND 306 FOR HOT AND COLD WEATHER PLACEMENT AND CURING PROTECTION. USE INTERIOR MECHANICAL VIBRATORS WITH 7000 RPM MINIMUM FREQUENCY. DO NOT OVER-VIBRATE. CONCRETE SHALL BE POURED MONOLITHICALLY BETWEEN CONSTRUCTION OR EXPANSION JOINTS. PROTECT ALL FRESHLY PLACED CONCRETE FROM PREMATURE DRYING, EXCESSIVE HOT OR COLD TEMPERATURE FOR SEVEN DAYS AFTER POURING.

ATTACHMENT OF NEW CONCRETE TO EXISTING: WHERE SHOWN, ROUGHEN CONCRETE TO A MINIMUM AMPLITUDE OF 1/4" USING IMPACT HAMMER. REMOVE ALL LOOSE OR DAMAGED CONCRETE, THOROUGHLY FLUSH ALL SURFACES WITH POTABLE WATER, AIR BLAST WITH OIL FREE COMPRESSED AIR TO REMOVE ALL WATER.

GROUT

NON-SHRINK GROUT: GROUT SHALL CONFORM TO CRD-C621. F'c = 5000 PSI IN 28 DAYS. FILL OR PACK ENTIRE SPACE UNDER PLATES OR SHAPES. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PREPARATION, INSTALLATION, AND CURING. 28-DAY MINIMUM STRENGTH SHALL BE 7,500 PSI MINIMUM.

REINFORCING STEEL

REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. DETAIL, FABRICATE AND PLACE PER ACI 315 AND ACI 378. LAP SPLICES SHALL BE 48 BAR DIAMETERS UNLESS NOTED OTHERWISE. PROVIDE CORNER BARS AT ALL HORIZONTAL BARS IN FOOTINGS AND WALLS. WELDED WIRE REINFORCEMENT SHALL CONFORM TO A185. LAP ONE FULL MESH ON SIDES AND ENDS BUT NOT LESS THAN 8 INCHES. PLACE AT MID-DEPTH OF SLAB OR AS SHOWN.

POST-INSTALLED ANCHORS

POST-INSTALLED ANCHORS: SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH REBAR. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. INSTALLER SHALL BE QUALIFIED AND TRAINED BY THE MANUFACTURER. HOLES SHALL BE HAMMER DRILLED ONLY (ROTARY DRILLED ONLY AT UNREINFORCED MASONRY - NO HAMMER TOOLS).

SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW, SHALL BE SUBMITTED FOR APPROVAL A MINIMUM OF 2 WEEKS PRIOR TO BID, ALONG WITH CALCULATIONS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER (LICENSED IN THE STATE OF THE PROJECT) DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE.

CONCRETE ANCHORS:
- ADHESIVE ANCHORS: HILTI HIT-HY 200 V3 (ICC-ESR-4868), HILTI HIT-RE 500 V3 (ICC-ESR-3814), DEWALT PURE 110+ (ICC-ESR-3298) OR SIMPSON SET-3G (ICC-ESR-4057) OR PRE-APPROVED EQUAL.
  - *CONCRETE SHALL BE A MINIMUM OF 21 DAYS OLD AT TIME OF INSTALLATION.
  - *CONCRETE SHALL BE IN THE TEMPERATURE RANGE AS REQUIRED BY THE CONCRETE MANUFACTURER.
  - *HOLE SHALL BY HAMMER-DRILLED ONLY.
  - *DO NOT INSTALL IN WATER-FILLED HOLES.
  - *INSTALLER OF HORIZONTAL OR UPWARDLY INCLINED (ANY POSITION EXCEPT DIRECTLY DOWNWARD) ANCHORS SHALL ALSO BE CERTIFIED BY THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM.
- EXPANSION ANCHORS: KWIKBOLT TZ2 (ICC ESR-4266) BY HILTI, INC., OR PRE-APPROVED EQUAL.
- SCREW ANCHORS: KWIK HUS-EZ (ICC ESR-3027) BY HILTI, INC., OR PRE-APPROVED EQUAL.

STRUCTURAL STEEL

DETAILING, FABRICATION AND ERECTION

ALL WORKMANSHIP SHALL CONFORM TO THE AISC MANUAL OF STEEL CONSTRUCTION, 15TH EDITION.

MATERIAL PROPERTIES

ANCHOR BOLTS (A.B.): ASTM F1554, GRADE 55, UNLESS OTHERWISE NOTED, ASTM F1554, GRADE 105 WHERE INDICATED.

ADHESIVE ANCHOR RODS: FULLY THREADED ASTM F1554, GRADE 36 UNLESS NOTED OTHERWISE.

CARPENTRY:

NAILS: CONNECTION DESIGNS ARE BASED ON NAILS WITH THE FOLLOWING PROPERTIES:

PENNYWEIGHT	DIAMETER (INCHES)	LENGTH (INCHES)
8d	0.131	2-1/2
10d	0.148	3
16d	0.148	3-1/4
20d	0.192	4

ALL NAILS AND STAPLES SHALL CONFORM TO ASTM F1667 INCLUDING SUPPLEMENT 1. FOR DIAPHRAGM OR SHEAR WALL NAILING THE FOLLOWING FASTENER TYPES MAY BE USED AT EQUIVALENT SPACING TO THAT SPECIFIED ON PLANS.

FASTENER TYPE	DIAMETER (INCHES)	LENGTH (INCHES)
8d COMMON WIRE	0.131	2-1/2
8d "HOT DIPPED GALV. BOX"	0.113	2-1/2
10d COMMON WIRE	0.148	3
10d "HOT DIPPED GALV. BOX"	0.128	3

STRUCTURAL DRAWING INDEX

srs. architecture. Bryan Samuel + Gijoon Paris Sim

24006.00

MERCER MODERN

8621 SE 63RD ST.
MERCER ISLAND, WA, 98040

Drawing Set.
PERMIT

10.17.2025

Revisions.

PCS Structural Solutions
Seattle | Tacoma | Portland
www.pcs-structural.com

Scale: 12" = 1'-0"

Sheet.
GENERAL NOTES

S0.01

WOOD SHEATHING (STRUCTURAL): SHEATHING SHALL BE PLYWOOD OR ORIENTED STRAND BOARD. PLYWOOD SHEATHING SHALL BE 5-PLY MINIMUM WHERE INDICATED AS 3/4" OR THICKER. WOOD SHEATHING SHALL BE "STRUCTURAL I" CONFORMING TO PS1-19 AND/OR PS2-18. ALL PANELS SHALL BEAR THE STAMP OF AN APPROVED GRADING AGENCY. SPAN RATING SHALL BE PROVIDED AS FOLLOWS: ROOF FRAMING AT 24"O.C. (32/16); WALLS (32/16); ALL WOOD SHEATHED WALLS SHALL BE BLOCKED AT ALL PANEL EDGES UNLESS NOTED OTHERWISE.

GLUE-LAMINATED MEMBERS: CONFORM TO ANSI/APA A190.1. MEMBERS SHALL BE COMBINATION 24F-V4 DOUGLAS FIR (DF) FOR SIMPLE SPANS; AND 24F-V8 DF FOR CANTILEVERED AND/OR CONTINUOUS SPANS (Fb= 2400 PSI, Fv=265 PSI, E=1.8X10^6 PSI); AND DF COMBINATION 2 FOR COLUMNS. ARCHITECTURAL APPEARANCE GRADE WHERE EXPOSED TO VIEW; INDUSTRIAL APPEARANCE GRADE WHERE NOT EXPOSED TO VIEW. ALL MEMBER TO HAVE EXTERIOR GLUE AND HAVE AITC OR APA-EWS STAMP. CAMBER AS SHOWN ON STRUCTURAL DRAWINGS.

FRAMING LUMBER: STANDARDS. EACH PIECE SHALL BEAR THE GRADE TRADEMARK OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB), WESTERN WOOD PRODUCTS ASSOCIATION (WWPA), OR OTHER AGENCY ACCREDITED BY THE AMERICAN LUMBER STANDARD COMMITTEE (ALSC) TO GRADE UNDER ALSC CERTIFIED GRADING RULES.

SPECIES AND GRADE (BASE DESIGN VALUE)
1. 6x BEAMS AND HEADERS. "DOUG FIR-LARCH" NO. 1 (Fb=1350 PSI, Fv=170 PSI)
2. 2x TO 4x JOISTS, PURLINS AND HEADERS. "DOUG FIR-LARCH" NO. 2 (Fb=900 PSI, Fv=180 PSI) OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fv=150 PSI)
3. 6x POSTS AND COLUMNS. "DOUG FIR-LARCH" NO. 1 (Fc=1000 PSI)
4. EXTERIOR STUDS, INTERIOR BEARING WALLS AND 4x COLUMNS. "DOUG FIR-LARCH" NO. 2 (Fb= 900 PSI, Fc= 1350 PSI) OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fc=1350 PSI).
5. INTERIOR NON-BEARING STUD WALLS. "DOUG FIR-LARCH" NO. 2 (Fb=900 PSI. Fc=1350 PSI) OR "HEM-FIR" NO. 1 (Fb=975 PSI, Fc=1350 PSI)

STRUCTURAL COMPOSITE LUMBER (SCL): SHALL BE MANUFACTURED BY REDBUILT LLC., OR PRE-APPROVED EQUAL IN ACCORDANCE WITH APPROVED SHOP AND INSTALLATION DRAWINGS CONFORMING TO A CURRENT ICC EVALUATION REPORT.

MINIMUM DESIGN VALUES:
1. 2x SCL: Fb = 1700 PSI, Fv = 285 PSI, E = 1300 KSI
2. 1-3/4" SCL: Fb = 2600 PSI, Fv = 285 PSI, E = 1800 KSI
3. 3-1/2" SCL: Fb = 2900 PSI, Fv = 285 PSI, E = 2000 KSI
4. 5-1/4" SCL: Fb = 2900 PSI, Fv = 285 PSI, E = 2000 KSI
5. RIMBOARD:APA/EWS PERFORMANCE RATED RIM (PRR-401)

PRESERVATIVE TREATED WOOD REQUIREMENTS:

TREATMENTS OTHER THAN THOSE LISTED BELOW ARE NOT PERMITTED.

		APPLICATION	SPECIFIED MATERIAL	PRESERVATIVE TREATMENT (1)	CONNECTORS & FASTENERS (2)(3)
EXPOSURE	DRY	FOUNDATION SILL PLATES, TOP PLATES & LEDGERS ON CONCRETE OR MASONRY WALLS (4)	2x, 4x, 6x (FIR), OR GLULAM (SP)	SBX	GALV (G60)
				ACQ, CBA, CA	GALV (G185)
	WET	FRAMING, DECKING, POSTS & LEDGERS	2x, & 4x (FIR)	ACQ, CBA, CA	GALV (G185)
			2x, & 4x (CEDAR)	NONE	GALV (G90)
		BEAMS & COLUMNS	6x (FIR), OR GLULAM (SP)	ACQ, CBA, CA	GALV (G185)
			6x OR GLULAM (CEDAR)	NONE	GALV (G90)

1. CCA: CHROMATED COPPER ARSENATE NOT PERMITTED
   SBX: DOT SODIUM BORATE
   ACQ: ALKALINE COPPER QUAT
   CBA & CA: COPPER AZOLE
   FIR: DOUG-FIR OR HEM-FIR
   SP: SOUTHERN PINE

2. CONNECTORS: JOIST HANGERS, STRAPS, FRAMING CONNECTORS, COLUMN CAPS AND BASES, ETC.
   FASTENERS: MACHINE BOLTS, ANCHOR BOLTS AND LAG SCREWS WITH ASSOCIATED PLATE WASHERS AND NUTS. NAILS, SPIKES, WOOD SCREWS, ETC.

3. G60, G90 & G185 PER ASTM A653 FOR COLD-FORMED STEEL CONNECTORS. BATCH/POST HOT-DIP GALVANIZED PER ASTM A123 FOR CONNECTORS. HOT-DIP GALVANIZED PER ASTM A153 FOR FASTENERS OR MECHANICALLY GALVANIZED FASTENERS PER ASTM B695, CLASS 55 OR GREATER.

GENERAL REQUIREMENTS: PROVIDE MINIMUM NAILING PER IBC TABLE 2304.10.1 OR MORE, AS OTHERWISE SHOWN. STAGGER ALL NAILING TO PREVENT SPLITTING OF WOOD MEMBERS. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED WITH THE EXCEPTION OF INTERIOR CONCRETE TOPPINGS ON WOOD FLOOR SYSTEMS. HOLES AND CUTS IN 3x OR 4x PLATES SHOULD BE TREATED WITH A 9% SOLUTION OF COPPER NAPHTHENATE. BOLT HOLES IN WOOD MEMBERS SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. PROVIDE CUT WASHERS WHERE BOLT HEADS, NUTS AND LAG SCREW HEADS BEAR ON WOOD. PROVIDE A MINIMUM 3"x3"x0.229" PLATE WASHER ON ALL ANCHOR BOLTS WHICH CONNECT MUD SILLS TO FOUNDATION. DO NOT NOTCH OR DRILL STRUCTURAL MEMBERS, EXCEPT AS ALLOWED BY IBC SECTIONS 2308.4.2.4, 2308.5.9, 2308.5.10 AND 2308.7.4 OR AS RESTRICTED BY PLANS OR DETAILS, OR AS APPROVED PRIOR TO INSTALLATION. REFER TO PRESERVATIVE TREATED WOOD REQUIREMENTS IN THESE GENERAL NOTES FOR GALVANIZING REQUIREMENTS FOR CONNECTORS AND FASTENERS.

FASTENING SCHEDULE FOR WOOD STRUCTURAL MEMBERS		
ITEM	TYPE.	CONNECTION
RAFTER OR TRUSS TO TOP PLATE	TOENAIL & CONNECTOR	(3) 16d H2.5 @ 48" O.C.
CEILING JOIST TO TOP PLATE	TOENAIL	(3) 8d
CEILING JOIST TO PARALLEL RAFTER	FACE NAIL	(3) 16d
CEILING JOIST: LAP OVER PARTITION	FACE NAIL	(3) 16d
COLLAR TIE	FACE NAIL	(3) 16d
BLOCKING TO RAFTER	TOENAIL	(3) 8d
RIM BOARD TO RAFTER	END NAIL	(2) 16d
TOP PLATE TO TOP PLATE	FACE NAIL	(2) 16d @ 12" O.C.
TOP PLATE AT INTERSECTIONS	FACE NAIL	(4) 16d
TOP PLATE LAP	FACE NAIL	(8) 16d
STUD TO STUD	FACE NAIL	(2) 16d @ 24" O.C.
HEADER TO HEADER	FACE NAIL	16d @ 16" O.C. EA. EDGE
TOP OR BOTTOM PLATE TO STUD	END NAIL	(2) 16d
STUD TO SOLE PLATE	TOE NAIL END NAIL	(4) 8d (2) 16d
BOTTOM PLATE TO FLOOR JOIST AT BRACED PANEL	TOE NAIL FACE NAIL	16d @ 16" O.C. (3) 16d @ 16" O.C.
JOISTS TO TOP PLATE, SILL OR GIRDER	TOE NAIL	(4) 8d
BRIDGING TO JOIST	TOE NAIL	(2) 8d
BLOCKING TO JOISTS	TOE NAIL	(3) 8d
BLOCKING TO TOP PLATE	TOE NAIL	(3) 8d
RIM JOIST TO JOIST	FACE NAIL	(3) 16d
RIM JOIST TO SILL OR TOP PLATE	CONNECTOR	A35 @ 24" O.C.
CONTINUOUS HEADER TO STUD	CONNECTOR	A35
BUILT-CORNER STUDS	FACE NAIL	16d @ 24" O.C.
BUILT-UP BEAMS (PER LAYER)	FACE NAIL	16d @ 16" O.C. EA. EDGE
RAFTERS TO RIDGE BOARD	TOE NAIL FACE NAIL	(4) 16d (3) 16d
RAFTERS TO HIP	TOE NAIL FACE NAIL	(4) 16d (3) 16d

FRAMING CONNECTORS: SHALL HAVE ICC APPROVAL AND BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, SAN LEANDRO, CA., OR PRE-APPROVED EQUAL. PROVIDE MAXIMUM SIZE AND QUANTITY OF NAILS OR BOLTS PER MANUFACTURER, EXCEPT AS NOTED OTHERWISE. PROVIDE LEAD HOLES AS REQUIRED TO PREVENT SPLITTING OF WOOD MEMBERS. REFER TO PRESERVATIVE TREATED WOOD REQUIREMENTS IN THESE GENERAL NOTES FOR GALVANIZING REQUIREMENTS FOR CONNECTORS AND FASTENERS.

LAG SCREWS: SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1. LAG SCREWS SHALL BE OF A DIAMETER INDICATED ON DRAWINGS WITH A MINIMUM OF 8x DIA. EMBEDMENT IN SUPPORTING MEMBER UNLESS NOTED OTHERWISE. CLEARANCE HOLE FOR THE SHANK SHALL BE THE SAME DIAMETER AS THE SHANK AND THE SAME DEPTH OF PENETRATION AS THE UNTHREADED PORTION OF THE SHANK. THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 60 TO 75 PERCENT OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. THE THREADED PORTION OF THE SCREW SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A WRENCH. SOAP OR OTHER LUBRICANT SHALL BE USED ON THE SCREWS OR IN THE LEAD HOLE TO FACILITATE INSERTION AND PREVENT DAMAGE TO THE SCREW. LAG SCREWS SHALL NOT BE DRIVEN WITH A HAMMER. REFER TO PRESERVATIVE TREATED WOOD REQUIREMENTS IN THESE GENERAL NOTES FOR GALVANIZING REQUIREMENTS FOR CONNECTORS AND FASTENERS.

METAL-PLATE-CONNECTED WOOD TRUSSES: SHALL BE MANUFACTURED AND INSTALLED WITHIN THE JURISDICTION REQUIREMENTS, AND DESIGNED AND DETAILED IN ACCORDANCE WITH ANSI/TP-1, INCLUDING BRACING AND WIND UPLIFT. PROVIDE 2x6 TOP CHORDS, AND 2x4 BOTTOM CHORDS AND WEBS, UNLESS COORDINATED AND APPROVED. TRUSSES SHALL BE DESIGNED TO CARRY THE LOADS LISTED IN THE DESIGN CRITERIA AND ANY ADDITIONAL LOADS INDICATED ON THE FRAMING PLANS AND DETAILS. TRUSSES INDICATED ON PLANS ARE FOR TYPICAL UNIFORMLY LOADED CONDITIONS. MANUFACTURER SHALL PROVIDE ADDITIONAL OR SPECIAL TRUSSES AS REQUIRED TO SUPPORT SPECIAL LOADING CONDITIONS AS INDICATED ON DRAWINGS. PROVIDE INSTALLATION FRAMING PLANS AND DRAWINGS.

PROVIDE CERTIFICATE OF CONFORMANCE FROM AN INDEPENDENT TESTING LABORATORY OR A LICENSED PROFESSIONAL ENGINEER CERTIFYING THAT THEY HAVE INSPECTED THE FINISHED TRUSSES AND THAT ALL TRUSSES ARE CONSTRUCTED IN CONFORMANCE WITH THE TRUSS DESIGN DRAWINGS.

ABBREVIATION LIST			
@	AT	HDR	HEADER
A.B.	ANCHOR BOLT	HGR	HANGER
ADD'L	ADDITIONAL	HORIZ.	HORIZONTAL
A.F.F.	ABOVE FINISH FLOOR	HSS	HOLLOW STRUCTURAL SECTION
ALT.	ALTERNATE	HT	HEIGHT
ARCH.	ARCHITECTURAL	INT.	INTERIOR
BLD'G	BUILDING	JST	JOIST
BLK'G	BLOCKING	JT	JOINT
BM	BEAM	L	ANGLE
B.O.F.	BOTTOM OF FOOTING	L.F.R.S.	LATERAL FORCE-RESISTING SYSTEM
BOT.	BOTTOM	L.L.	LIVE LOAD
BRB	BUCKLING RESTRAINED BRACE	LLH	LONG LEG HORIZONTAL
BRG	BEARING	LLV	LONG LEG VERTICAL
BTWN	BETWEEN	LOC.	LOCATION
B.U.	BUILT UP	LSL	LAMINATED STRAND LUMBER
(C=)	CAMBER	LVL	LAMINATED VENEER LUMBER
CANT.	CANTILEVER	MAX.	MAXIMUM
CFS	COLD-FORMED STEEL	M.B.	MACHINE BOLT
C.J.	CONTROL/CONSTRUCTION JOINT	MECH.	MECHANICAL
℄	CENTERLINE	MEZZ.	MEZZANINE
CLR.	CLEARANCE	MFR	MANUFACTURER
CLT	CROSS-LAMINATED TIMBER	MIN.	MINIMUM
CMU	CONCRETE MASONRY UNIT	MISC.	MISCELLANEOUS
COL.	COLUMN	MTL	METAL
CONC.	CONCRETE	MT SCREW	MASS TIMBER SCREW
CONN.	CONNECTION	N.F.	NEAR FACE
CONST.	CONSTRUCTION	N.S.	NEAR SIDE
CONT.	CONTINUOUS	NTS	NOT TO SCALE
CONTR.	CONTRACTOR	O.C.	ON CENTER
COORD.	COORDINATE	OPN'G	OPENING
C.P.	COMPLETE PENETRATION	OPP.	OPPOSITE
CTR'D	CENTERED	P.A.F.	POWDER ACTUATED FASTENER
C.Y.	CUBIC YARD	PERP.	PERPENDICULAR
DBL.	DOUBLE	PL	PLATE
DCW	DEMAND CRITICAL WELD	P.P.	PARTIAL PENETRATION
D.F.	DOUGLAS FIR	P.P.T.	PRESERVATIVE PRESSURE TREATED
DIA. OR ⌀	DIAMETER	P.S.F.	POUNDS PER SQUARE FOOT
DIAG.	DIAGONAL	PSL	PARALLAM
DIM.	DIMENSION	P.T.	POST TENSION
D.L.	DEAD LOAD	PW.	PLYWOOD
DLT	DOWEL-LAMINATED TIMBER	REINF.	REINFORCEMENT
DWG	DRAWING	REQ'D	REQUIRED
DWL	DOWEL	SCHED.	SCHEDULE
(E)	EXISTING	SCL	STRUCTURAL COMPOSITE LUMBER
EA.	EACH	SHT'G	SHEATHING
E.F.	EACH FACE	SIM.	SIMILAR
EL.	ELEVATION	S.O.G.	SLAB ON GRADE
ELEV.	ELEVATOR	SQ.	SQUARE
ENGR	ENGINEER	STD	STANDARD
EQ.	EQUAL	STIFF.	STIFFENER
E.W.	EACH WAY	STL	STEEL
EXP.	EXPANSION	STRUCT.	STRUCTURAL
EXT.	EXTERIOR	T&B	TOP & BOTTOM
FDN	FOUNDATION	T&G	TONGUE AND GROOVE
F.F.	FAR FACE	THR'D	THREADED
FLR	FLOOR	T.O.F.	TOP OF FOOTING
F.O.M.	FACE OF MASONRY	T.O.S.	TOP OF STEEL
F.O.S.	FACE OF STUD	TRT'D	TREATED
FRM'G	FRAMING	TYP.	TYPICAL
F.R.T.	FIRE RETARDANT TREATED	U.N.O.	UNLESS NOTED OTHERWISE
F.S.	FAR SIDE	U.T.	ULTRASONIC TESTED
FTG	FOOTING	VERT.	VERTICAL
GA.	GAGE/GAUGE	W/	WITH
GALV.	GALVANIZED	W.P.	WORK POINT
GL.	GLULAM	WT	WEIGHT
GR.	GRADE	W.W.R.	WELDED WIRE REINFORCING
GWB	GYPSUM WALL BOARD		

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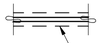
Scale: 12" = 1'-0"

Sheet.
GENERAL NOTES

S0.02

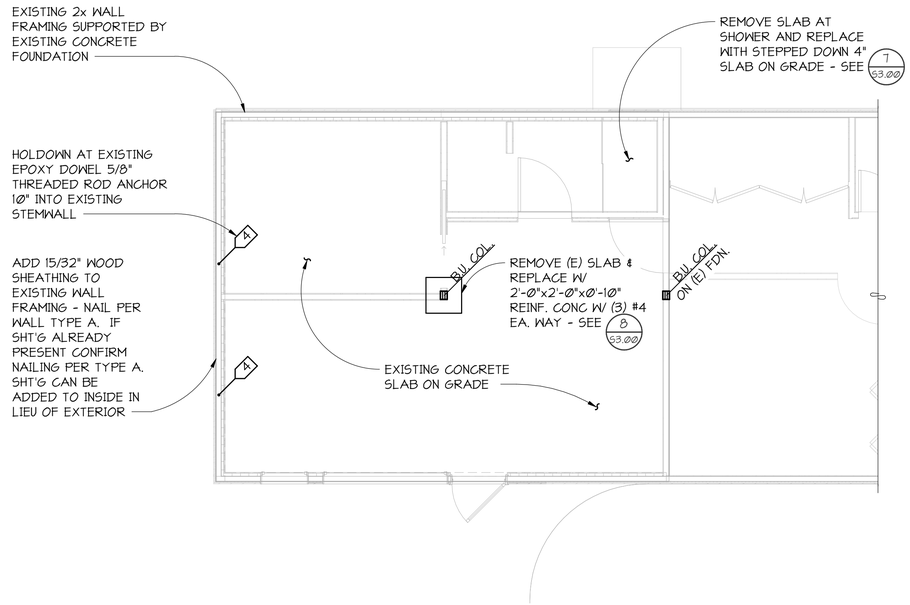
FOUNDATION NOTES

1.  INDICATES WOOD STUD WALL. 2x6 WOOD STUDS SPACED AT 16" ON CENTER MAXIMUM UNLESS NOTED OTHERWISE.
2. INDICATES CONCRETE WALL FOOTING 1'-6" UNLESS NOTED OTHERWISE. SEE S3.00 FOR TYPICAL FOOTING DETAILS.
3.  INDICATES WOOD STUD WALL TYPE. SEE 4/S4.00 FOR SCHEDULE.
4.  INDICATES WOOD STUD BUILT-UP COLUMN. SEE 2/S4.00 FOR TYPICAL DETAIL.
5. [ ] INDICATES SPECIAL BUILT-UP WOOD STUD COLUMN REQUIREMENTS UNDER HEADER. FOR TYPICAL FRAMING REQUIREMENTS AT OPENING IN STRUCTURAL WALLS SEE S4.00 FOR TYPICAL DETAIL.
6.  INDICATES HOLDOWN. SEE 7/S4.01 FOR SCHEDULE.
7. ALL CONSTRUCTION SHALL CONFORM TO THE 2021 INTERNATIONAL RESIDENTIAL CODE UNLESS NOTED OTHERWISE. THIS INCLUDES, BUT IS NOT LIMITED TO, BRACED WALL PANEL CONSTRUCTION AND ATTACHMENT, BLOCKING REQUIREMENTS, ATTACHMENT OF WALLS ABOVE AND BELOW FLOOR FRAMING, ETC.

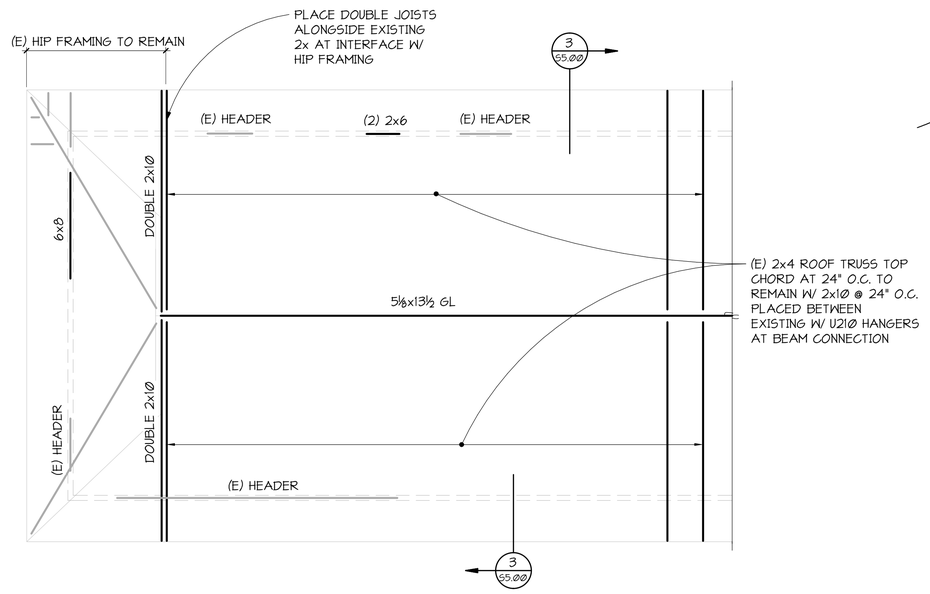
ROOF FRAMING NOTES

1. ROOF DIAPHRAGM NAILING:

   19/32" WOOD SHEATHING NAILED WITH 10d AT 6" ON CENTER AT SUPPORTED EDGES AND 8d AT 10" ON CENTER AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). FACE GRAIN PERPENDICULAR TO SUPPORTS.
2.  INDICATES OVERLAY FRAMING PER 2/S5.00. OVERLAY FRAMED AREAS SHALL BE BUILT UPON FRAMING WITH SHEATHING ALREADY ATTACHED.
3. ALL ROOF LOADINGS ARE BASED ON THE GIRDER TRUSS LOCATIONS SHOWN ON THE PLANS. IF GIRDER LOCATIONS DIFFER ON SHOP DRAWINGS ADDITIONAL ENGINEERING MAY BE REQUIRED.
4. ALL CONSTRUCTION SHALL CONFORM TO THE 2021 INTERNATIONAL RESIDENTIAL CODE UNLESS NOTED OTHERWISE. THIS INCLUDES, BUT IS NOT LIMITED TO, BRACED WALL PANEL CONSTRUCTION AND ATTACHMENT, BLOCKING REQUIREMENTS, ATTACHMENT OF WALLS ABOVE AND BELOW FLOOR FRAMING, ETC.



1 / S1.11 GUEST SUITE FOUNDATION PLAN
1/4" = 1'-0"



2 / S1.11 GUEST SUITE ROOF FRAMING PLAN
1/4" = 1'-0"

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Sheet.
GUEST SUITE FOUNDATION AND ROOF FRAMING PLANS

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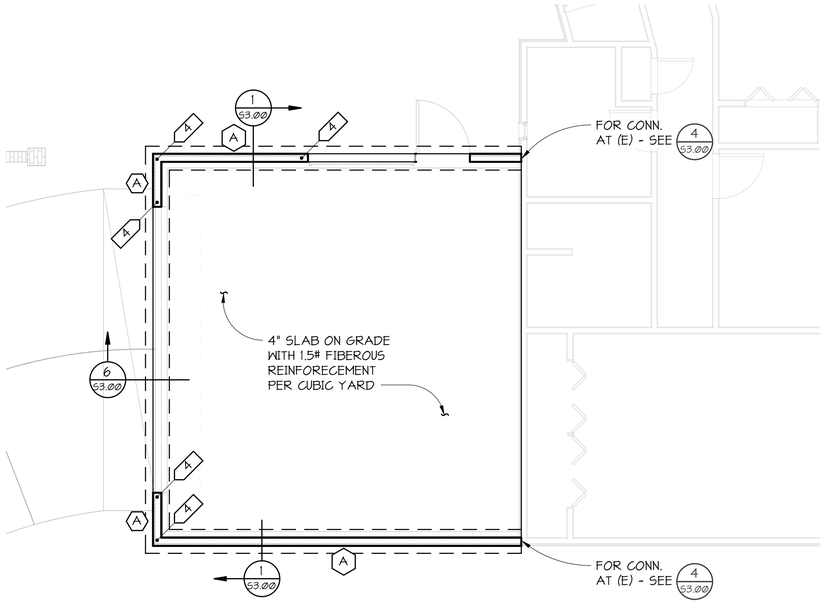
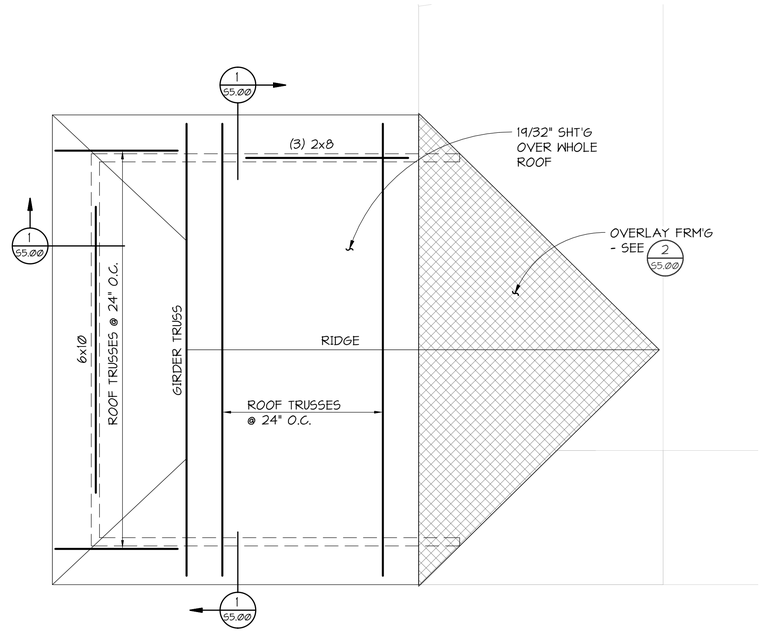


1 S1.12 GARAGE FOUNDATION PLAN
1/4" = 1'-0"



2 S1.12 GARAGE ROOF FRAMING PLAN
1/4" = 1'-0"

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

Sheet.
GARAGE
FOUNDATION
AND ROOF
FRAMING PLANS

S1.12

C:_Revit Models\25348 Mercer Modern R2025 (Central)_tryan7YKH5.rvt

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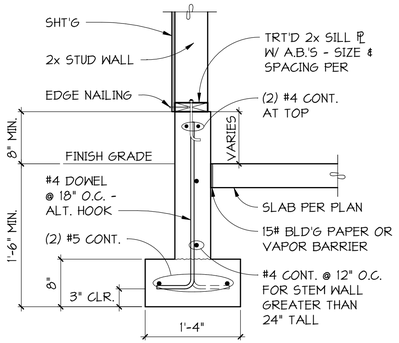
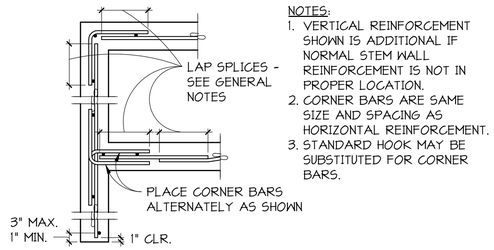


TYPICAL FOUNDATION AT GARAGE EXTERIOR STUD WALL

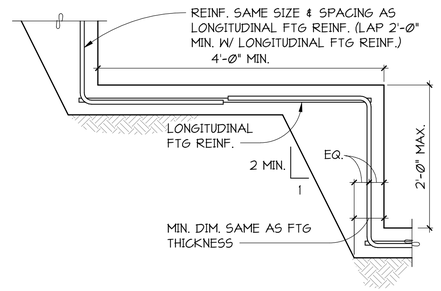
1 / S3.00 SECTION
NO SCALE



NOTES:
1. VERTICAL REINFORCEMENT SHOWN IS ADDITIONAL IF NORMAL STEM WALL REINFORCEMENT IS NOT IN PROPER LOCATION.
2. CORNER BARS ARE SAME SIZE AND SPACING AS HORIZONTAL REINFORCEMENT.
3. STANDARD HOOK MAY BE SUBSTITUTED FOR CORNER BARS.

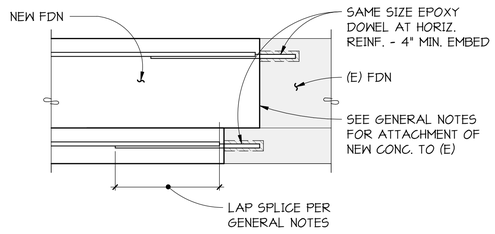
TYPICAL REINFORCING PLACEMENT PLAN FOR CONCRETE STEM WALLS

2 / S3.00 SECTION
NO SCALE



TYPICAL STEPPED FOOTING

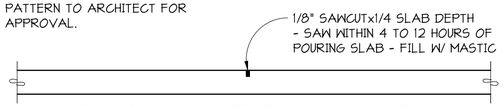
3 / S3.00 DETAIL
NO SCALE



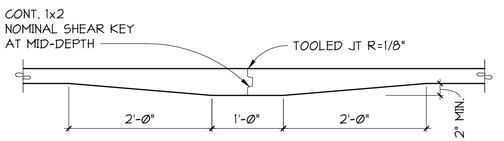
FOUNDATION TRANSITION

4 / S3.00 SECTION
NO SCALE

NOTE:
LOCATE JOINT'S AT NON-BEARING WALLS WHERE POSSIBLE - SUBMIT PATTERN TO ARCHITECT FOR APPROVAL.

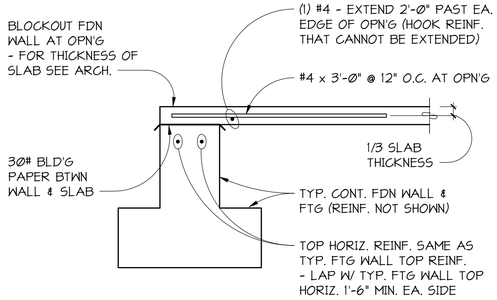


TYPICAL CONTROL JOINT FOR FIBER REINFORCED SLAB ON GRADE



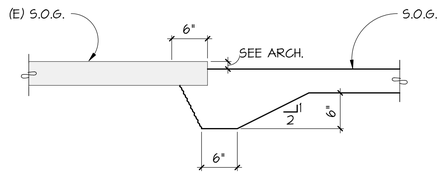
TYPICAL CONSTRUCTION JOINT FOR FIBER REINFORCED SLAB ON GRADE

5 / S3.00 SECTION
NO SCALE

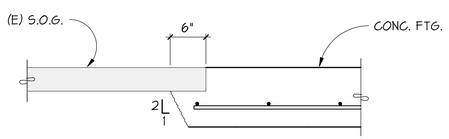


TYPICAL SLAB AT EXTERIOR OPENING

6 / S3.00 SECTION
NO SCALE



7 / S3.00 SECTION
1" = 1'-0"



8 / S3.00 SECTION
1" = 1'-0"

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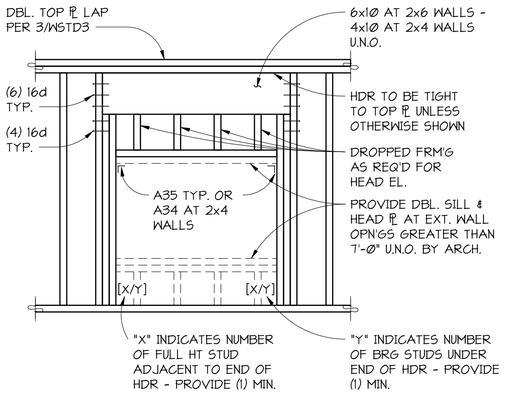
FOUNDATION DETAILS

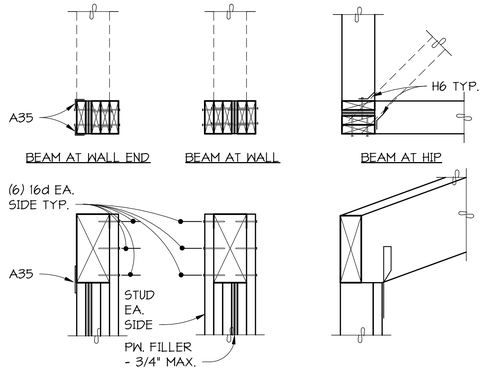
S3.00



TYPICAL STUD WALL CONSTRUCTION AT HEADER

1 / S4.00 SECTION

NO SCALE



TYPICAL BUILT-UP COLUMN AT BEAM PERPENDICULAR TO WALL

2 / S4.00 DETAIL

NO SCALE

DIAPHRAGM NAILING SCHEDULE			
DIAPHRAGM TYPE	LOCATION	NAILS	SPACING
ROOF DIAPHRAGM 19/32" SHEATHING UNBLOCKED UNLESS NOTED OTHERWISE	DIAPHRAGM BOUNDARY	10d	6" O.C.
	FIELD NAILS	10d	10" O.C.
	SUPPORTED PANEL EDGES	10d	6" O.C.

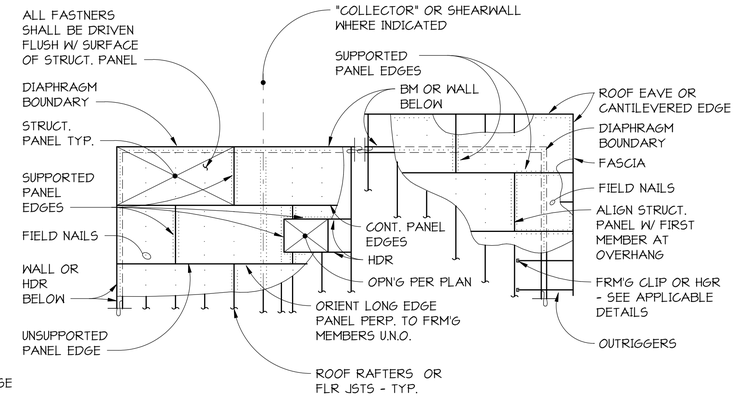
NOTES:

1. PROVIDE (2) ROWS OF SPECIFIED DIAPHRAGM BOUNDARY NAILING OVER INTERIOR SHEAR WALLS AND THE FULL LENGTH OF "COLLECTORS" WHERE INDICATED.
2. AT BLOCKED DIAPHRAGMS PROVIDE 2x4 FLATWISE BLOCKING WITH "Z2" CLIPS AT EACH END AT ALL UNSUPPORTED PANEL EDGES. USE 2x4 STRUCTURAL COMPOSITE LUMBER FLATWISE BLOCKING IN LIEU OF SOLID SAWN WHERE NAILING SIZE OR SPACING EXCEEDS 10d @ 4" O.C.
3. NAILS INDICATED ARE COMMON WIRE OR GALVANIZED BOX NAILS. NAIL SIZES OTHER THAN THOSE INDICATED IN THE GENERAL NOTES ARE NOT PERMITTED.

TYPICAL DIAPHRAGM NAILING

3 / S4.00 SCHEDULE

NO SCALE



STUD WALL CONSTRUCTION SCHEDULE											
SHEAR WALL REQUIREMENTS											
MARK	WALL SHEATHING NOTE 2	SIDES WITH SHEATHING	SHEATHING NAILS NOTE 3	EDGE NAILING ON CENTER	EDGE FRAMING NOTE 5	FIELD NAILING ON CENTER	BOTTOM PLATE	BOTTOM PLATE NAILING	5/8" ANCHOR BOLT SPACING NOTE 6	RIM/BLOCKING CONNECTOR TO TOP PLATE BELOW	RIM/BLOCKING WIDTH BELOW NOTE 7
⟨A⟩	15/32"	(1)	10d	6"	2x	12"	2x	16d @ 8" O.C.	48"	A35 @ 24" O.C.	1 1/2" SCL

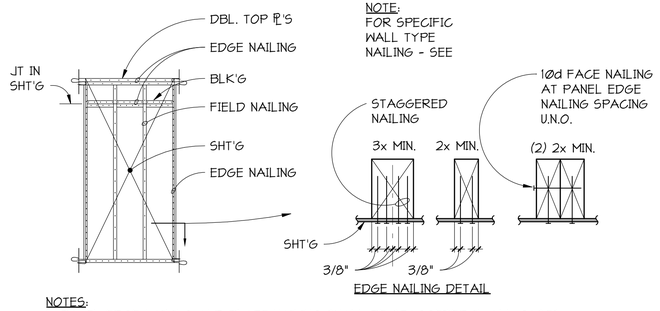
NOTES:

CHARACTER INDICATES SPECIAL SHEAR WALL REQUIREMENTS PER TABLE

1. ⟨X⟩ INDICATES SPECIAL STRUCTURAL WALL MARK. ALL WALLS SHOWN ON STRUCTURAL DRAWINGS ARE 2x6 AT 16" ON CENTER UNLESS DESIGNATED SPECIAL. STUD LAYOUT SHALL MATCH FRAMING MEMBER LAYOUT ABOVE WHERE APPLICABLE.
2. ALL DESIGNATED SHEAR WALLS SHALL BE BLOCKED AT ALL SHEATHING EDGES. EDGE NAILING APPLIES TO ALL TOP AND BOTTOM PLATES, VERTICAL JOINTS, HORIZONTAL BLOCKED JOINTS, WALL CORNERS, AND HOLDOWN ANCHORED STUDS.
3. NAILS INDICATED ARE COMMON WIRE OR GALVANIZED BOX NAILS. NAIL SIZES OTHER THAN THOSE INDICATED IN THE GENERAL NOTES ARE NOT PERMITTED.
4. WHERE BEAMS OR HEADERS FRAME INTO WALLS AND A COLUMN IS NOT CALLED OUT, PROVIDE BUILT-UP COLUMNS PER 2/S4.00 FOR BEAM PERPENDICULAR TO WALL.
5. PROVIDE 3x OR DOUBLE 2x MEMBERS FACE NAILED PER 5/S4.00 AT ALL ABUTTING PANEL EDGES WHERE INDICATED.
6. EMBED ANCHORS 7" MINIMUM. SEE GENERAL NOTES FOR PLATE WASHER AND GALVANIZING REQUIREMENTS AND 4/S4.01 FOR TYPICAL ANCHOR PLACEMENT.
7. SEE GENERAL NOTES FOR RIM PERFORMANCE REQUIREMENTS.

4 / S4.00 SCHEDULE

NO SCALE



EDGE NAILING DETAIL

NOTES:

1. PANEL EDGE NAILING AND PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
2. SHEATHING JOINT SHALL OCCUR AT COMMON MEMBER UNLESS IT OCCURS AT A SPECIFIED DOUBLE MEMBER.
3. EDGE NAILING APPLIES TO AREAS INDICATED AND AT HOLDOWN ANCHORED STUDS.

TYPICAL SHEAR WALL NAILING

5 / S4.00 SCHEDULE

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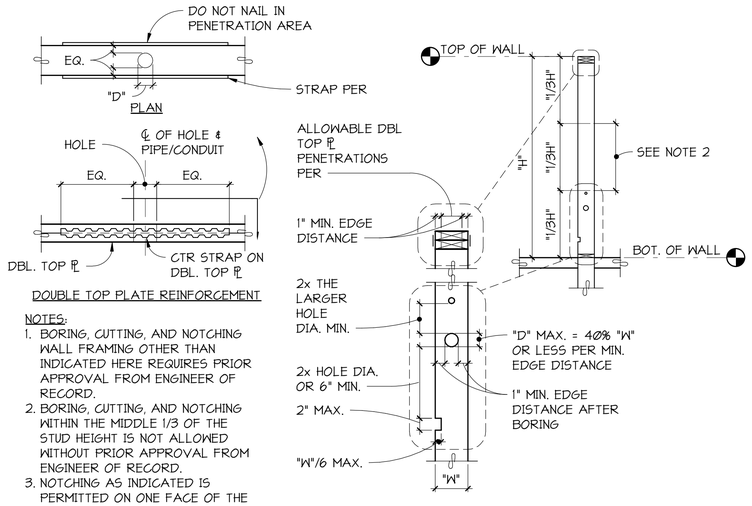
WALL FRAMING DETAILS

S4.00



DOUBLE TOP PLATE REINFORCEMENT

NOTES:

1. BORING, CUTTING, AND NOTCHING WALL FRAMING OTHER THAN INDICATED HERE REQUIRES PRIOR APPROVAL FROM ENGINEER OF RECORD.
2. BORING, CUTTING, AND NOTCHING WITHIN THE MIDDLE 1/3 OF THE STUD HEIGHT IS NOT ALLOWED WITHOUT PRIOR APPROVAL FROM ENGINEER OF RECORD.
3. NOTCHING AS INDICATED IS PERMITTED ON ONE FACE OF THE WALL ALONE.
4. MAXIMUM BORED HOLE DIAMETER IN STUD "D" MAXIMUM. LIMITED TO 25%. "W" AT BUILT-UP STUDS, AND HOLDOWN ANCHORED STUDS.

ALLOWABLE LOAD BEARING/SHEARWALL STUD BORING, CUTTING, AND NOTCHING

1 S4.01 **DETAIL** NO SCALE

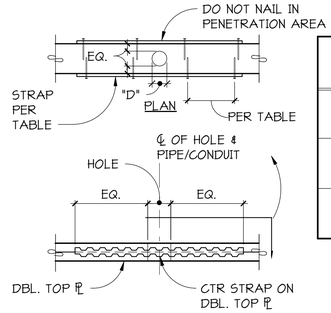
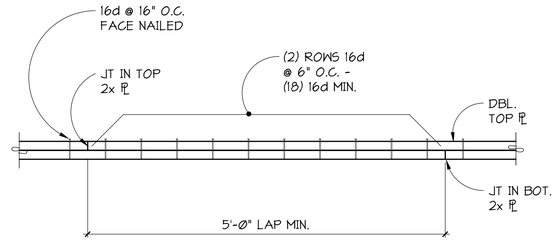


PLATE SIZE	HOLE DIAMETER "D" INCHES	STRAP
2x4	Ø" < "D" < 1" 1" ≤ "D" ≤ 2¼"	NO STRAP REQUIRED (2) ST2215 WITH (8) 16d EACH END
2x6	Ø" < "D" < 2½" 2½" ≤ "D" ≤ 3⅝"	NO STRAP REQUIRED (2) ST2215 WITH (8) 16d EACH END
2x8	Ø" < "D" < 2½" 2½" ≤ "D" ≤ 4"	NO STRAP REQUIRED (2) ST6224 WITH (12) 16d EACH END

TYPICAL REINFORCING AT WALL DOUBLE TOP PLATE PENETRATIONS

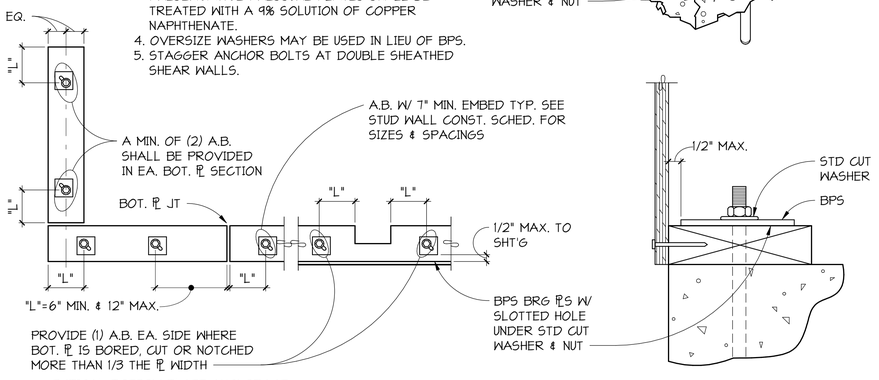
2 S4.01 **DETAIL** NO SCALE



3 S4.01 **SECTION** NO SCALE

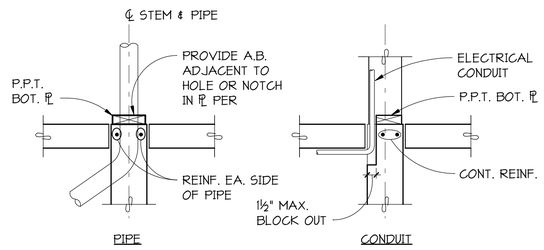
NOTES:

1. BOTTOM SILL PLATE SHALL BE PRESERVATIVE PRESSURE TREATED. SEE GENERAL NOTES FOR GALVANIZED REQUIREMENTS FOR CONNECTORS AND FASTENERS.
2. HOLES IN BOTTOM PLATE SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.
3. HOLES, CUTS, AND NOTCHES IN 3x OR 4x PRESERVATIVE PRESSURE PLATES SHALL BE TREATED WITH A 9% SOLUTION OF COPPER NAPHTHENATE.
4. OVERSIZE WASHERS MAY BE USED IN LIEU OF BPS.
5. STAGGER ANCHOR BOLTS AT DOUBLE SHEATHED SHEAR WALLS.



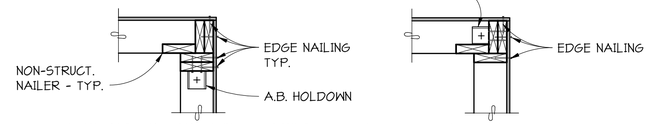
TYPICAL BOTTOM PLATE ANCHORAGE

4 S4.01 **DETAIL** NO SCALE



TYPICAL VERTICAL PENETRATIONS IN STEM WALL

5 S4.01 **DETAIL** NO SCALE



TYP. ANCHOR BOLT HOLDOWN AT CORNER

ALTERNATE HOLDOWN LOCATION AT CORNER

6 S4.01 **PLAN DETAIL** NO SCALE

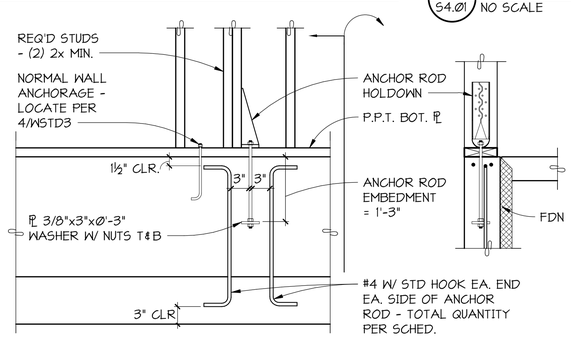
HOLDOWN SCHEDULE

MARK	HOLDOWN[2]	FOUNDATION ANCHOR ROD TYPE [1] ANCHOR ROD [3] DIAMETER	ANCHOR ROD [3] REINFORCEMENT[4]	REQUIRED STUDS	REFERENCED DETAILS
2	HDU2	5/8"	(2) #4	(2) 2x	2/S4.01
4	HDU4	5/8"	(2) #4	(2) 2x	2/S4.01
5	HDU5	5/8"	(2) #4	(2) 2x	2/S4.01
8	HDU8	7/8"	(2) #4	(3) 2x	2/S4.01
11	HDU11	1"	(2) #4	6x	2/S4.01
14	HDU14	1"	(4) #4	6x	2/S4.01

NOTES:

1. ALL HOLDOWNS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL-THREAD ROD ASTM A36 WITH 3"x3"x3/8" PLATE WITH DOUBLE NUTS AT FOUNDATION.
3. EMBEDMENT MAY REQUIRE STEPPING DOWN FOOTING PER 1/CF01 TO ACHIEVE REQUIRED EMBEDMENT.

7 S4.01 **SCHEDULE** NO SCALE



TYPICAL FOUNDATION ANCHOR ROD HOLDOWN

8 S4.01 **DETAIL** NO SCALE

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MERCER MODERN

8621 SE 63RD ST.
MERCER ISLAND, WA, 98040

Drawing Set.
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Revisions.

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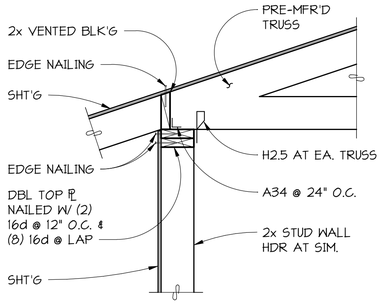
Scale: 1" = 1'-0"

Sheet.
WALL FRAMING DETAILS

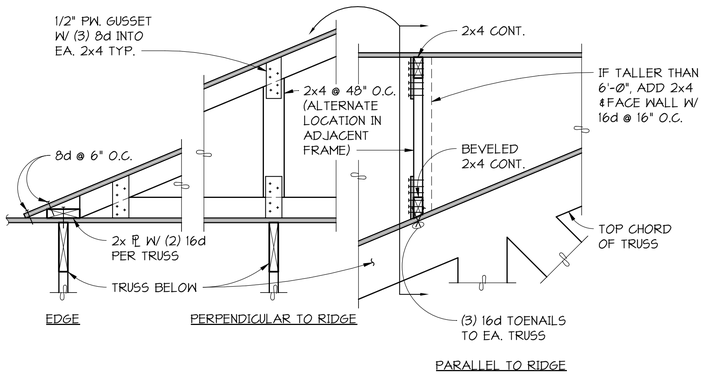
S4.01



TYPICAL TRUSS BEARING AT STUD WALL

1 S5.00 SECTION

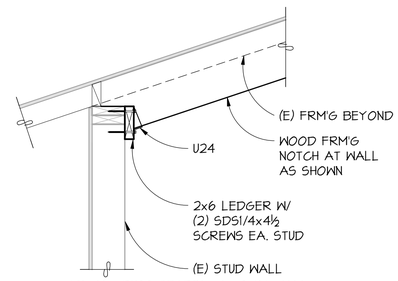
NO SCALE



TYPICAL OVERLAY FRAMING

2 S5.00 SECTION

NO SCALE



TYPICAL TRUSS BEARING AT STUD WALL

3 S5.00 SECTION

1" = 1'-0"

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ROOF FRAMING
DETAILS

S5.00

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