

PROJECT DATA

PROJECT ADDRESS: 6805 SE 32ND ST
MERCER ISLAND, WA 98040

PROPERTY TAX ID NUMBER: 935910-0325

SCOPE OF WORK: INTERIOR REMODEL AND ADDITION OF (E) HOUSE WHICH INCLUDES A NEW 141 SF ADDITION ON THE UPPER FLOOR, NEW INTERIOR ELEVATOR, NEW ENTRY ROOF, AND NEW DECK EXPANSION.

ZONING: R-8.4

CONSTRUCTION TYPE: TYPE V B

SEISMIC ZONE: 3

NUMBER OF STORIES: 2 STORY + DAYLIGHT BASEMENT

FIRE PROTECTION: -

BUILDING HEIGHT: 30 FT ABOVE AVERAGE BUILDING ELEVATION (FLAT ROOF)
35 FT ABOVE AVERAGE BUILDING ELEVATION (SLOPED ROOF)

LOT AREA: 22,759 SF

SETBACK: FRONT LOT LINE = 25 FT
REAR LOT LINES = 25 FT
SIDE LOT LINES = 25.1 FT (6.6 FT MIN)

PROJECT TEAM

OWNER: TREEHAVEN LLC
6805 32ND ST
MERCER ISLAND, WA 98040
PHONE: 425.451.7003
CONTACT: BRAD STURMAN

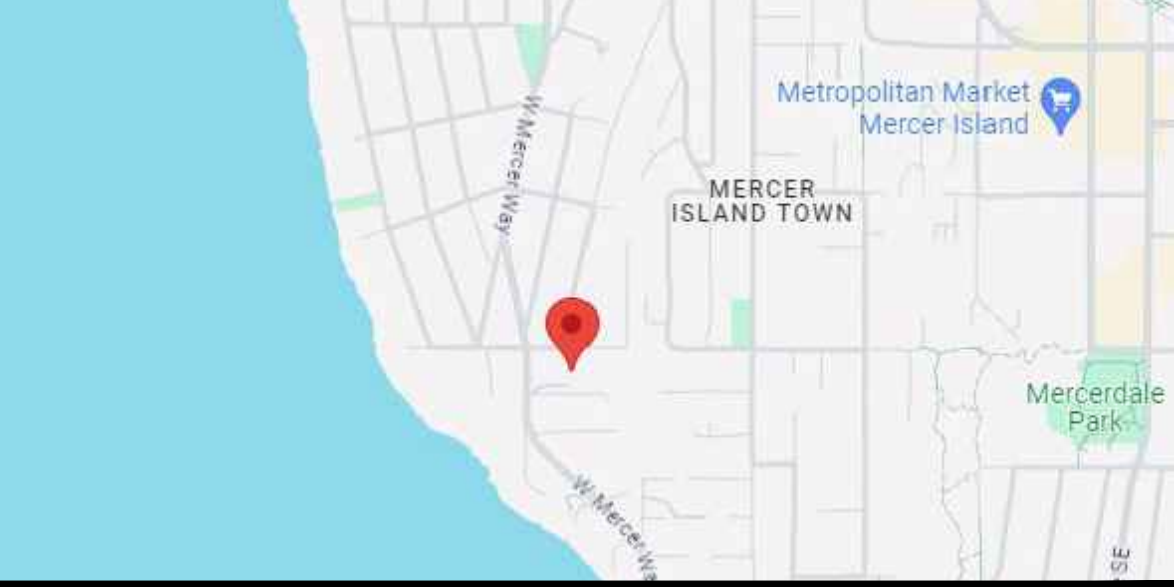
GEOTECH: GEOTECH CONSULTANTS, INC.
2401 10TH AVE E
SEATTLE, WA 98004
PHONE: 425.747.5618
CONTACT: MARC MCGINNIS

ARCHITECT: STURMAN ARCHITECTS, INC.
345 118TH AVE SE, SUITE 130
BELLEVUE, WA 98005
PHONE: 425.451.7003
CONTACT: BRAD STURMAN

STRUCTURAL: ANNEE STRUCTURAL ENGINEERING, LLC
1801 18TH AVE SOUTH
SEATTLE, WA 98144
PHONE: 206.855.5169
CONTACT: MIKE ANNEE

SURVEYOR: TERRANE
10801 MAIN STREET SUITE 102
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: JACOB MILLER

VICINITY MAP



LEGAL DESCRIPTION

WHITE & NOBLES 1ST TO E SEATTLE PARCEL A MERCER ISLAND SHORT PLAT NO 92-06-11 REC NO 8207270004 SD PLAT DAF - LOTS 13 THRU 18 & LOTS 33 THRU 38 & E 6 FT OF LOTS 19 & 32
Plat Block: 2
Plat Lot: 13 THRU 18

GENERAL NOTES

- CODE COMPLIANCE
ALL WORK SHALL COMPLY WITH THE 2021 IRC, 2021 WSEC, 2021 IMC, 2021 IFCC, 2021 UPC, 2021 IPCM, 2020 NEC, 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A17.1, AND WITH ALL LOCAL CODES AND ORDINANCES.
- DIMENSIONS
DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK.
UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER IS 1/4" OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
- VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.
- DOCUMENT REVIEW/VERIFICATION:
CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK
- ROUGH OPENINGS/BACKING:
VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUICKS/BACKING FOR SURFACE-MOUNTED ITEMS.
- FURRING:
PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- GRADES: VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDINGS.
- FLOOR LINES: "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.
- REPETITIVE FEATURES: OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.
- DOORS:
DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR. ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.
- WOOD MEMBERS IN CONTACT WITH CONCRETE, AND/OR EXPOSED TO WEATHER:
TO BE PRESSURE TREATED, TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 8", TYPICAL.
- FRAMING:
ALL NEW INTERIOR FRAME PARTITIONS TO BE 2x4 @ 16" O.C. & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2X6 @ 16" O.C., UNLESS OTHERWISE NOTED. VERIFY W/ STRUCTURAL DRAWINGS.
- VENTILATION:
VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE.
BATHROOM/UTILITY ROOM FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 24 GA. DUCTWORK.
FLEX DUCTING IS NOT ALLOWED.
ALL EXHAUST FANS/VENT HOODS OVER 400CFM SHALL HAVE A MAKE-UP AIR DEVICE W/ DAMPER STARTING AUTOMATICALLY AND RUNNING CONTINUOUSLY WITH THE FAN CAPABLE OF SUPPLYING AN EQUIVALENT AMOUNT OF AIR.
- FLUES: FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.
- DOWNSPOUTS: LOCATE NEW DOWNSPOUTS AS SHOWN ON ROOF PLAN, FLOOR PLANS & ELEVATIONS.
- OTHER DOCUMENTATION:
REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES, AND SYMBOLS.
- PROTECTION:
PROTECT ALL EXISTING FINISHES AND SURFACES. ANY DAMAGE WILL BE REPAIRED WITHOUT ADDITIONAL COST TO OWNER.
- PERMITS:
SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT
- ROOFING: PROVIDE NEW ROOFING TO MATCH EXISTING.
- EXHAUST DUCTS: PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS.
- PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE ROOM PER UMC 703.
- APPLIANCES:
CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING. WATER FLOW:
SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.
SMOKE DETECTORS: SMOKE & CARBON MONOXIDE DETECTORS THROUGHOUT NEW CONSTRUCTION.
- NFPA 72 MONITORED FIRE ALARM SYSTEM:
A NFPA 72- CHAPTER 29 MONITORED FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND COM STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.
- FIRE BLOCKING:
FIRE BLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION PER 2018 IRC SECTION R302.11: 1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, SPECIFICALLY VERTICALLY @ CEILING AND FLOOR LEVELS, AND HORIZONTALLY @ INTERVALS NOT EXCEEDING 10 FEET. 2) AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, 3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT T.O. & B.O. RUN, 4) AT OPENINGS AROUND VENTS, PIPES, ETC. AT CEILING AND FLOOR LEVEL.

DUTY OF COOPERATION

RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, CONTRACTOR, AND STURMAN ARCHITECTS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO STURMAN ARCHITECTS. FAILURE TO DO SO SHALL RELIEVE STURMAN ARCHITECTS FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES.

ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT THE CONSENT OF STURMAN ARCHITECTS ARE UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE STURMAN ARCHITECTS OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING FROM SUCH ACTIONS.

WHOLE HOUSE VENTILATION

- WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY ERVHRV W/ INTEGRAL FANS, PROVIDING MIN. 78 CFM RUNNING CONTINUOUSLY PER 2021 IRC TABLE M1505.4.3 (1&2); FAN SHALL BE LESS THAN .35 WATT PER CFM AND RUN CONTINUOUSLY, AND HAVE A SONE RATING OF LESS THAN 1.0. VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM.
- SYSTEM SHALL HAVE A 5'0" SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND SOUND INSULATED. ALL SUPPLY AND RETURN DUCTS IN INTERIOR SPACES SHALL ALSO BE INSULATED FOR SOUND.
- SHALL HAVE A FILTER WITH A MERV OF AT LEAST 8 INSTALLED IN AN EASILY ACCESSIBLE LOCATION.
- FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES, MIN 10' FROM PLUMBING OR APPLIANCE VENTS, AWAY FROM ROOMS W/ FUEL BURNING APPLIANCES, AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES.
- AIRFLOW FOR WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS 1/2" ABOVE FINISHED FLOOR, TYP.
- WHOLE HOUSE VENTILATION SHALL BE TESTED, BALANCED AND VERIFIED AND A WRITTEN REPORT SHALL BE POSTED AND PROVIDED THE BUILDING OFFICIAL AND CERTIFICATION COMPLETED PER WSEC R403.6.2
- AN EXHAUST FAN WHOLE HOUSE VENTILATION IS NOT ALLOWED WITH AN ERV SYSTEM.

BEDROOMS	4
HEATED SQUARE FOOTAGE	4,045 SF
CFM = 0.01(0.045 SF) + 7.5(4+1 BEDROOMS)	
AIRFLOW (CFM)	77.95 CFM MIN.

GROSS FLOOR AREA (GFA)

LOT SIZE = 22,759 SF
GFA THRESHOLD = 9,103.5 SF (40% LOT AREA) OR 5,000 SF (WHICHEVER IS SMALLER)

EXISTING GFA:
GARAGE = 757.5 SF
GARAGE - ADU = 778.4 SF

BASEMENT:
MAIN FLOOR = 1,229.8 SF
UPPER FLOOR = 1,717.5 SF
12'-16" CEILING HEIGHT = 503.7 SF
16" + CEILING HEIGHT = 597.5 SF
114 SF

BASEMENT EXCLUSION:
GARAGE EXCLUSION = 455 SF
GARAGE EXCLUSION = 393.9 SF

EXISTING TOTAL = 4,849.6 SF

EXISTING TOTAL IS 4,849.6 SF WHICH IS 21.3%

PROPOSED GFA:
GARAGE = 757.5 SF
GARAGE - ADU = 778.4 SF

BASEMENT:
MAIN FLOOR = 1,229.8 SF
UPPER FLOOR = 1,689.2 SF
12'-16" CEILING HEIGHT = 566.1 SF
16" + CEILING HEIGHT = 550.4 SF
99.8 SF

BASEMENT EXCLUSION:
GARAGE EXCLUSION = 455 SF
GARAGE EXCLUSION = 393.9 SF

PROPOSED TOTAL = 4,822.3 SF

PROPOSED TOTAL IS 4,822.3 SF WHICH IS 21.2%.

2021 ENERGY CREDITS

ADDITION IS LESS THAN 150 SF. NO ENERGY CREDITS IS REQUIRED

EXISTING WALL INSULATION

EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION WHILE MAINTAINING CODE REQUIRED VENTILATION CLEARANCES: 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.

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LOT COVERAGE & HARDSCAPE

GROSS LOT AREA IS 22,759 SF

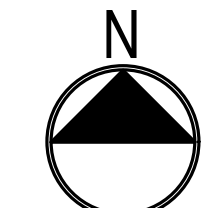
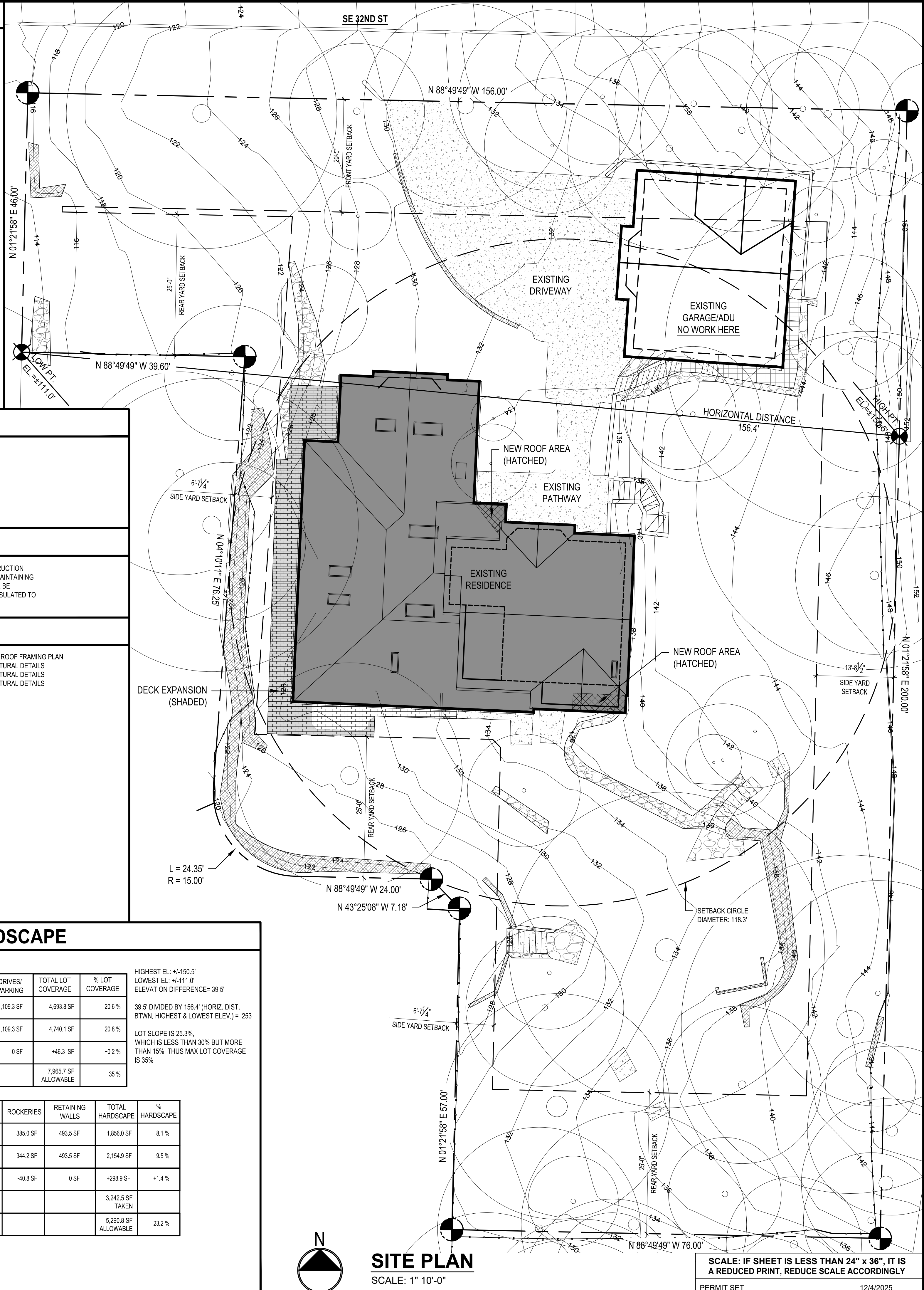
LOT COVERAGE	MAIN STRUCT. & ROOF S.F.	DETACHED GARAGE	DRIVES/ PARKING	TOTAL LOT COVERAGE	% LOT COVERAGE
EXISTING LOT COVERAGE	2,825.3 SF	959.2 SF	1,108.3 SF	4,892.8 SF	20.6 %
PROPOSED LOT COVERAGE	2,671.6 SF	959.2 SF	1,108.3 SF	4,740.1 SF	20.8 %
CHANGE	-463.3 SF	0 SF	0 SF	-463.3 SF	-9.2 %
% ALLOWED LOT COVERAGE				7,865.7 SF ALLOWABLE	35 %

HIGHEST EL: +1150.5'
LOWEST EL: +1111.0'
ELEVATION DIFFERENCE= 39.5'

39.5' DIVIDED BY 156.4' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = 253

LOT SLOPE IS 25.3%, WHICH IS LESS THAN 30% BUT MORE THAN 15%. THUS MAX LOT COVERAGE IS 35%

HARDSCAPE	PATHWAY (PATIO)	DECKS	STAIRS	ROCKERIES	RETAINING WALLS	TOTAL HARDSCAPE	% HARDSCAPE
EXISTING HARDSCAPE	636.1 SF	69.6 SF	271.8 SF	385.0 SF	493.5 SF	1,856.0 SF	8.1 %
PROPOSED HARDSCAPE	619.2 SF	426.2 SF	271.8 SF	344.2 SF	493.5 SF	2,154.9 SF	9.5 %
CHANGE	-16.9 SF	+356.6 SF	0 SF	-40.8 SF	0 SF	+298.9 SF	+1.4 %
SF TAKEN FROM UNUSED LOT COVERAGE						3,242.5 SF TAKEN	
% ALLOWED HARDSCAPE						5,290.8 SF ALLOWABLE	23.2 %



SITE PLAN
SCALE: 1" = 10'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET
12/4/2025

STURMAN ARCHITECTS
345 118TH AVE SE Suite 130
Bellevue, WA 98005
TEL: 425.451.7003

REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON

www.sturmanarchitects.com
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FORD RESIDENCE
6805 SE 32ND ST
MERCER ISLAND, WA 98040

SITE PLAN PROJECT DATA

REVISIONS:

PLOT DATE: 12/4/2025

DRAWN BY: JM

CHECKED BY: BJS

SHEET

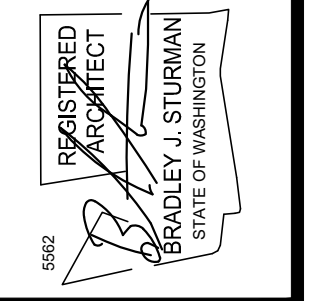
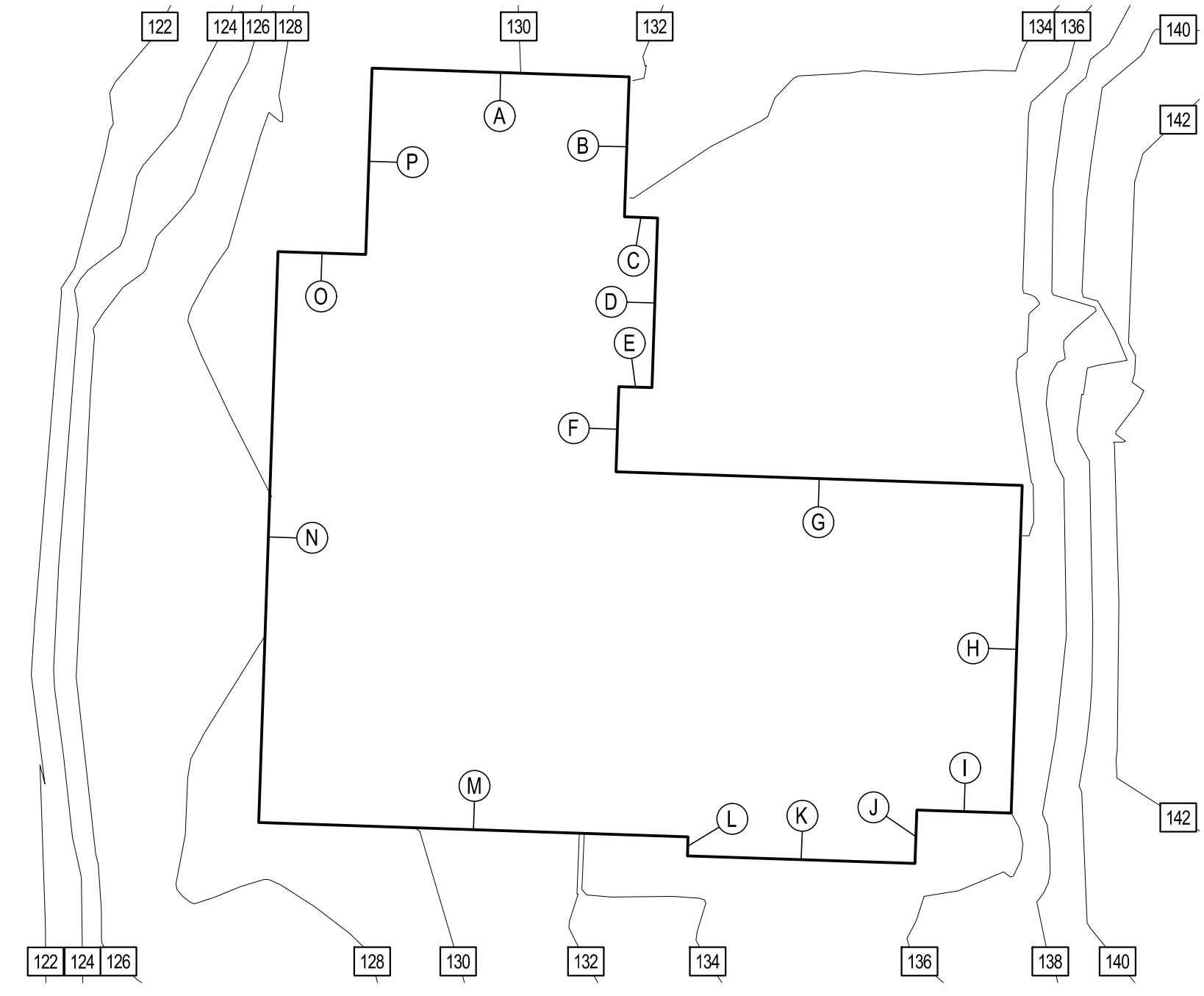
A1.0

ABE CALCULATION (MAIN HOUSE)

BUILDING AREA (HOUSE ONLY)

AVERAGE BUILDING ELEVATION			
	Wall Length	Elevation Pt.	Wall Length X Elev. Pt.
A	18.20	129.90	2364.18
B	9.90	133.50	1321.65
C	2.40	134.40	322.56
D	12.00	135.30	1623.60
E	2.40	135.90	326.16
F	6.00	135.90	815.40
G	28.80	135.20	3893.76
H	23.20	136.60	3169.12
I	6.70	135.70	909.19
J	3.80	135.40	514.52
K	16.10	135.20	2176.72
L	1.30	134.70	175.11
M	30.40	130.60	3970.24
N	40.50	127.70	5171.85
O	6.20	128.20	794.84
P	13.20	128.60	1697.52
	221.10	2132.80	29246.42
29246.42	132.28	Average Building Elevation	
221.10			

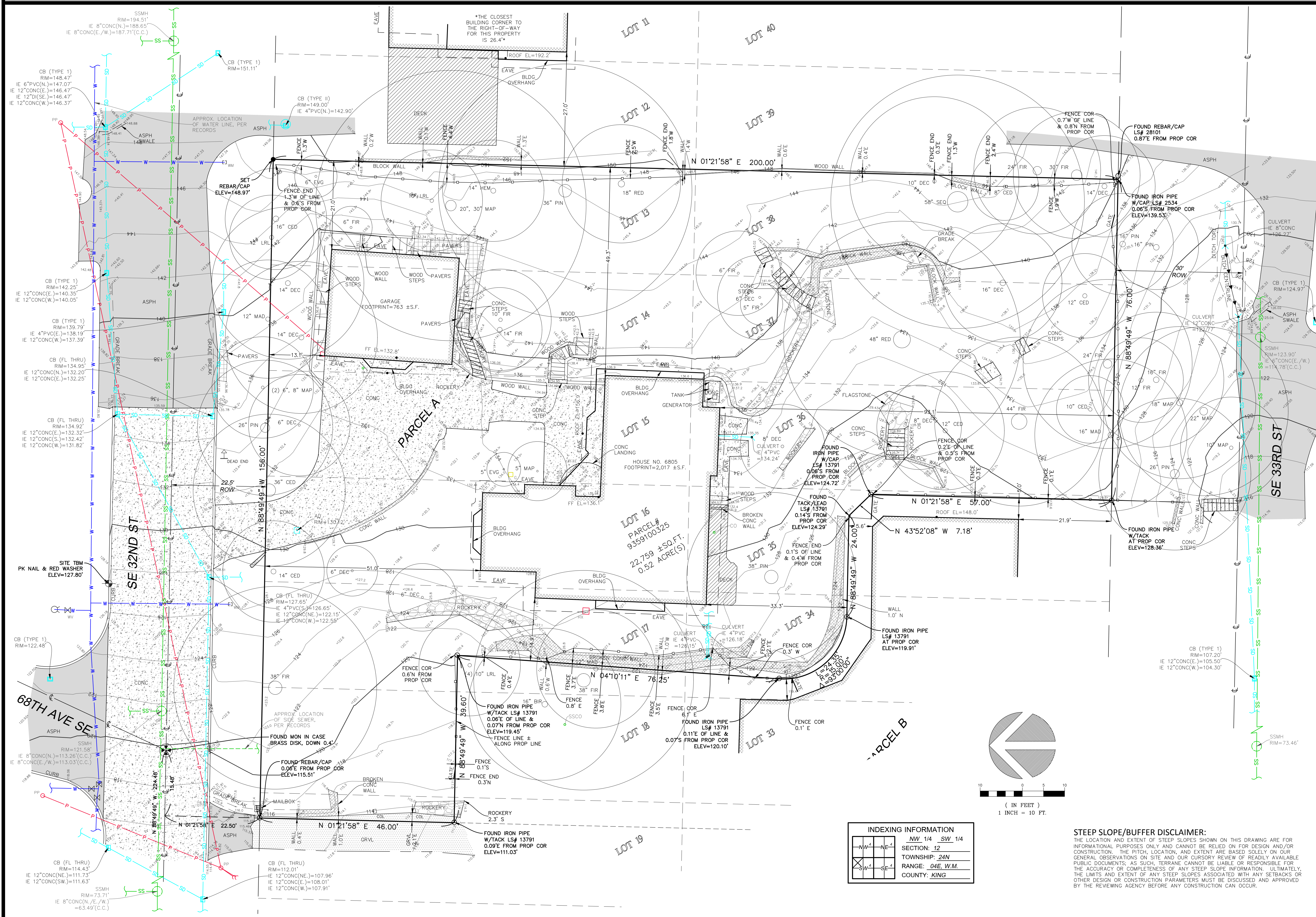
	LOWER FLOOR	MAIN FLOOR	UPPER FLOOR	HEATED SUB-TOTAL
EXISTING SF:	1,229.7 SF	2,055.3 SF	647.4 SF	3,932.4 SF
PROPOSED HOUSE SF:	1,229.7 SF	2,028.8 SF	788.6 SF	4,045.1 SF
CHANGE IN SF:	+0 SF	-26.5 SF	+141.2 SF	+112.7 SF



PROJECT DATA

REVISIONS:	
PLOT DATE:	12/4/2025
DRAWN BY:	JM
CHECKED BY:	BJS
SHEET	

TOPOGRAPHIC & BOUNDARY SURVEY



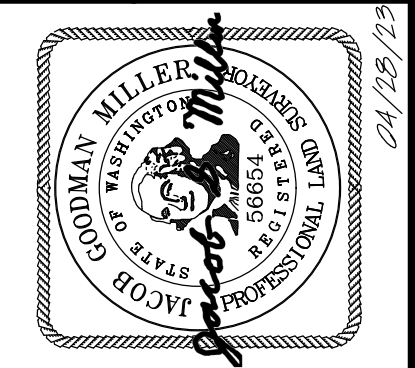
INDEXING INFORMATION	
NW 1/4	SW 1/4
NE 1/4	SE 1/4
SECTION: 12	TOWNSHIP: 24N
RANGE: 04E, W.M.	COUNTY: KING

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

TOPOGRAPHIC & BOUNDARY SURVEY
 PARCEL NO. 9359100325

TREEHAVEN LLC

6805 SE 32ND ST
 MERCER ISLAND, WA 98040

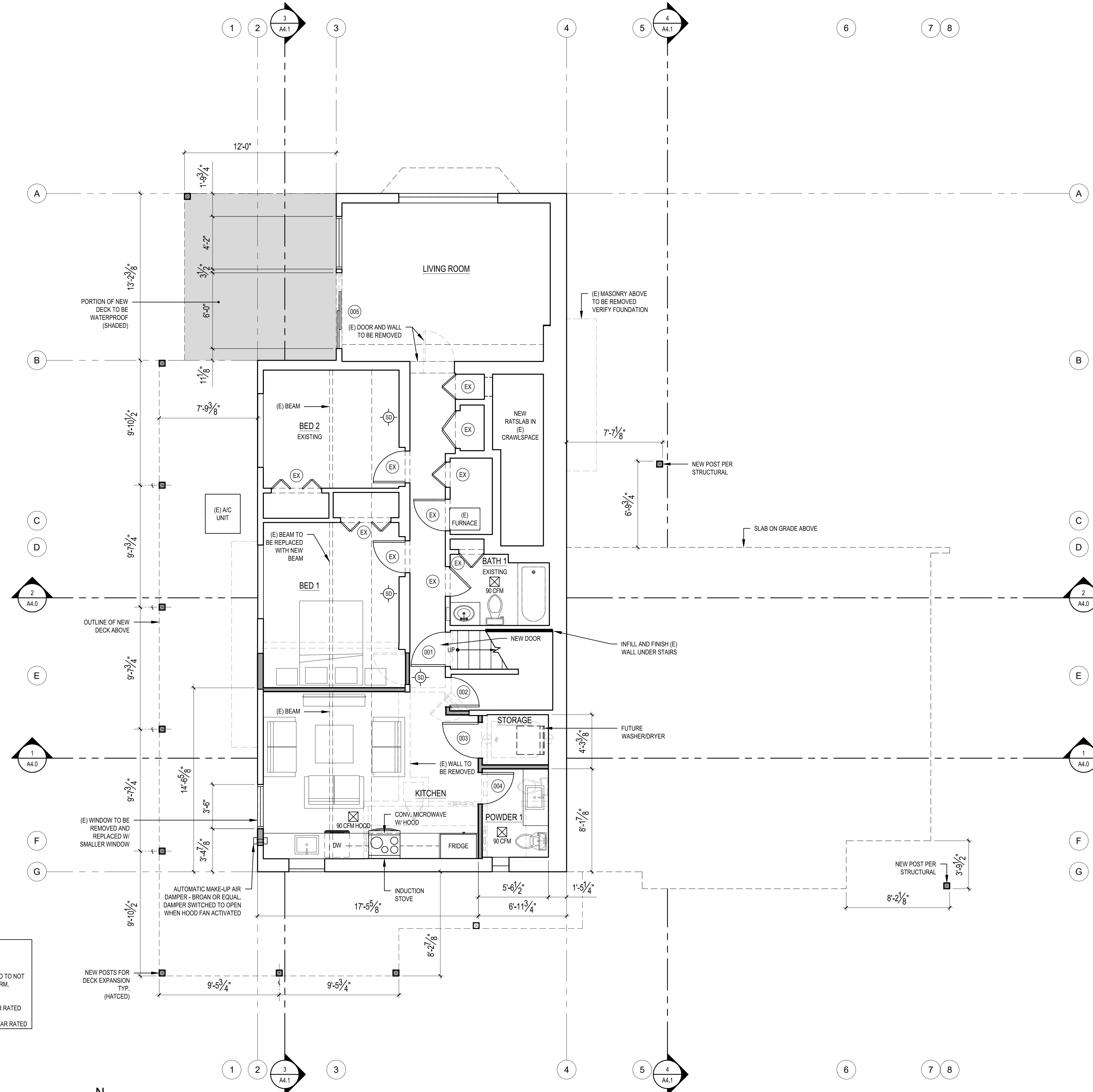


TERRANE

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

JOB NUMBER:	230487
DATE:	04/28/23
DRAFTED BY:	IDV / RPM
CHECKED BY:	TBH / JGM
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	
2 OF 2	

We are the measure | terrane.net



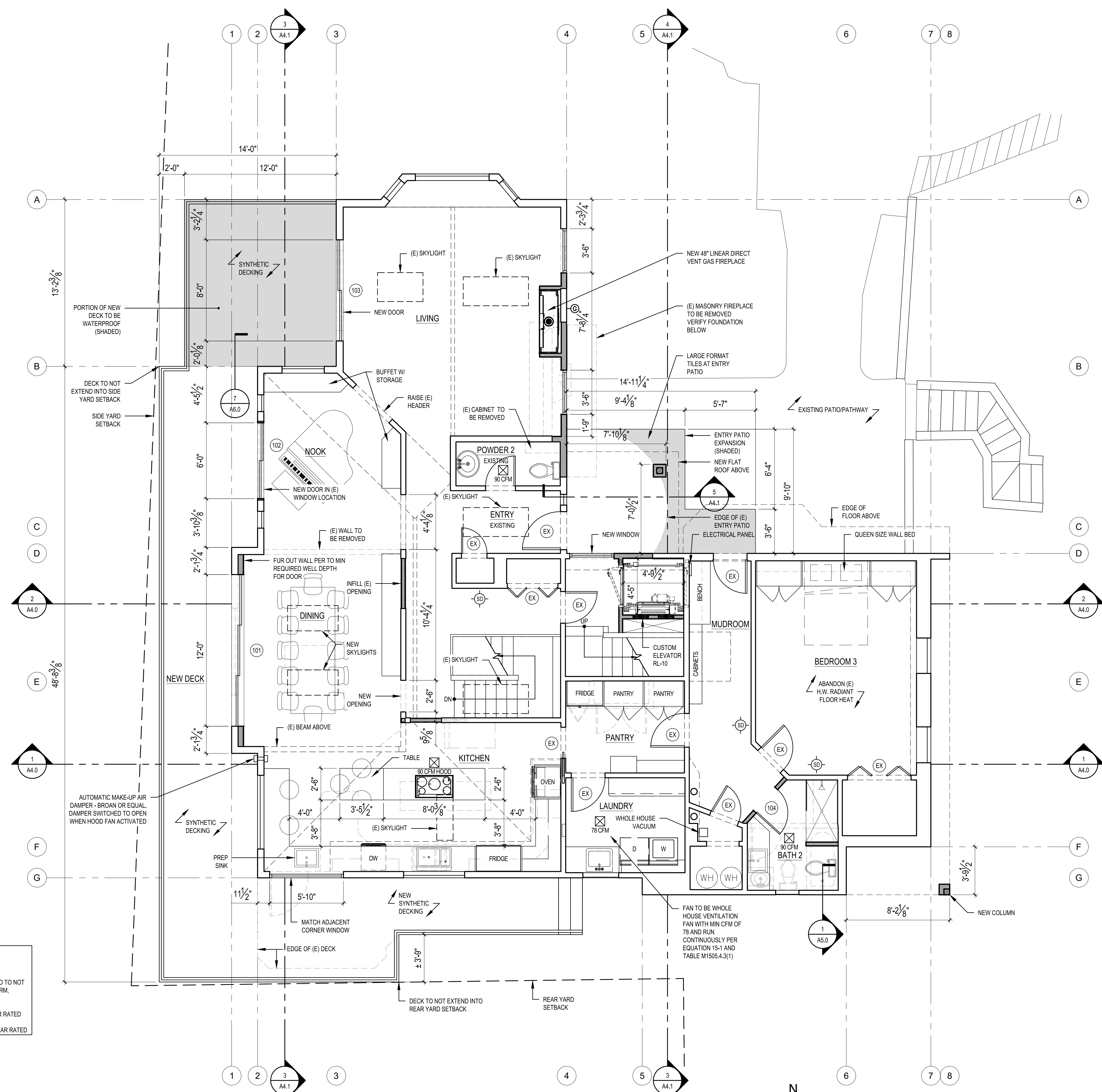
- BASEMENT PLAN NOTES:**
- NEW OR (E) COMBINATION SMOKE/CO2 ALARM. IF (E) IF FOUND TO NOT BE COMBINATION SMOKE/CO2 ALARM, REPLACE WITH ONE.
 - DISHWASHER TO BE ENERGY STAR RATED
 - REFRIGERATOR TO BE ENERGY STAR RATED

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

- WALL PARTITION TYPES:**
N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)
- TYPICAL EXTERIOR WALL**
EXTERIOR WALL FINISH (2) LAYERS 60# BLDG. PAPER @ 1/2" CDX PLYWOOD @ 2x6 WOOD STUDS AT 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION EXCEPT AROUND GARAGE.
 - TYPICAL INTERIOR PARTITION**
U.A.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.
 - TYPICAL FURRED WALL**
2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.
 - 1HR. FIRE RATED WALL**
1 1/2" THK GWB, TYPE 'X' O/ 2x6 WD STUDS @ 16" O.C. PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS--JOINTS EXP OR FIN - PERIM CAULKED-UL DES U305 & U314- JOINTS FIN

REVISIONS:	
PLOT DATE:	12/4/2025
DRAWN BY:	JM
CHECKED BY:	BJS
SHEET	A2.0

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 12/4/2025



- MAIN FLOOR PLAN NOTES:**
- NEW OR (E) COMBINATION SMOKE/CO2 ALARM. IF (E) IF FOUND TO NOT BE COMBINATION SMOKE/CO2 ALARM, REPLACE WITH ONE.
 - DISHWASHER TO BE ENERGY STAR RATED
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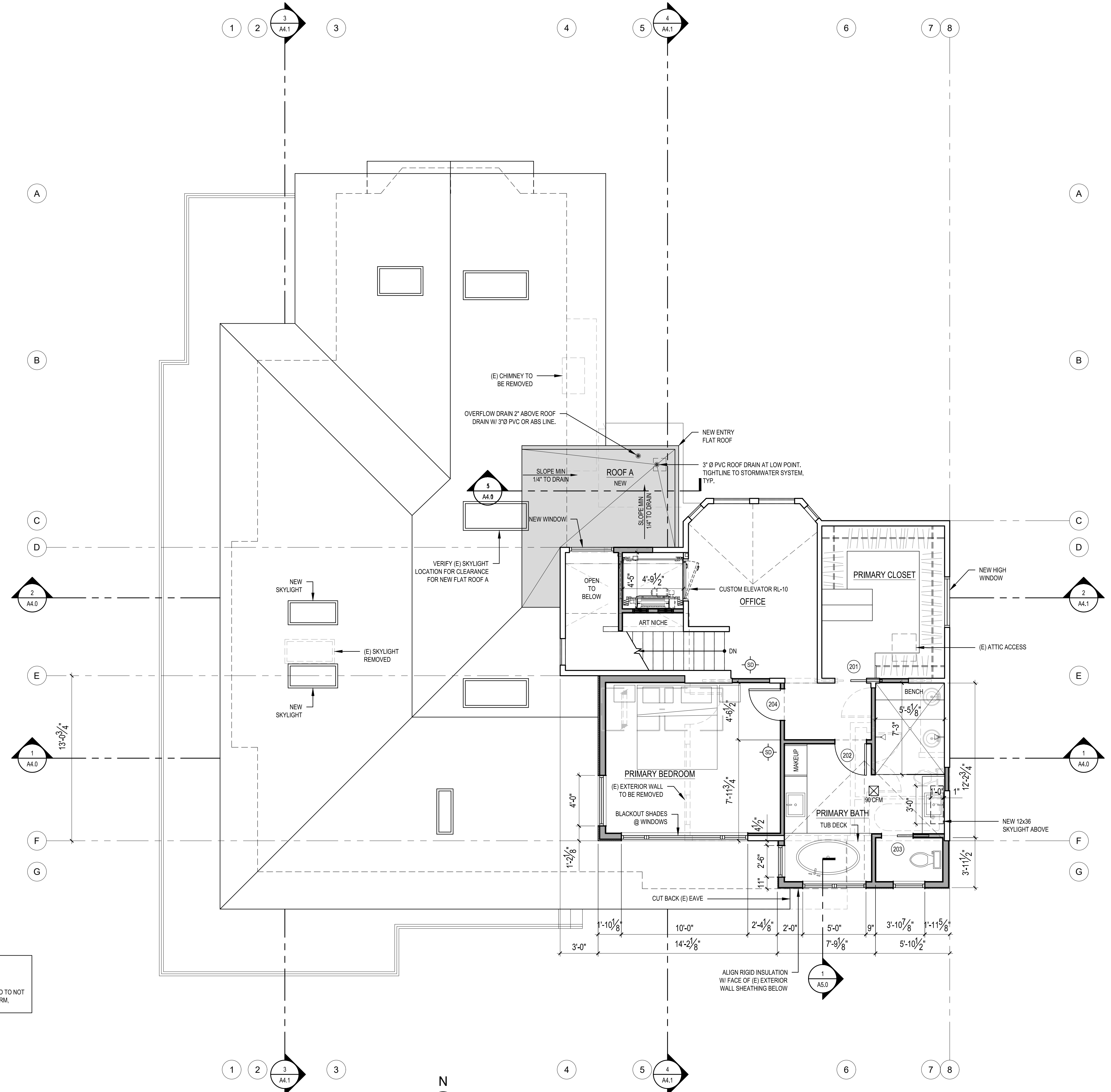
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 - 1HR. FIRE RATED WALL**
1 1/2" THK GMB, TYPE X OF 2X6 WID STUDS @ 16" O.C. PANELS NAILED 7" O.C. - 1.78" CEM CTD NAILS - JOINTS EXP OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS FIN

REVISIONS:

PLOT DATE: 12/4/2025
DRAWN BY: JM
CHECKED BY: BJS

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

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 12/4/2025



UPPER FLOOR PLAN NOTES:

1. NEW OR (E) COMBINATION SMOKE/CO2 ALARM, IF (E) IF FOUND TO NOT BE COMBINATION SMOKE/CO2 ALARM, REPLACE WITH ONE.

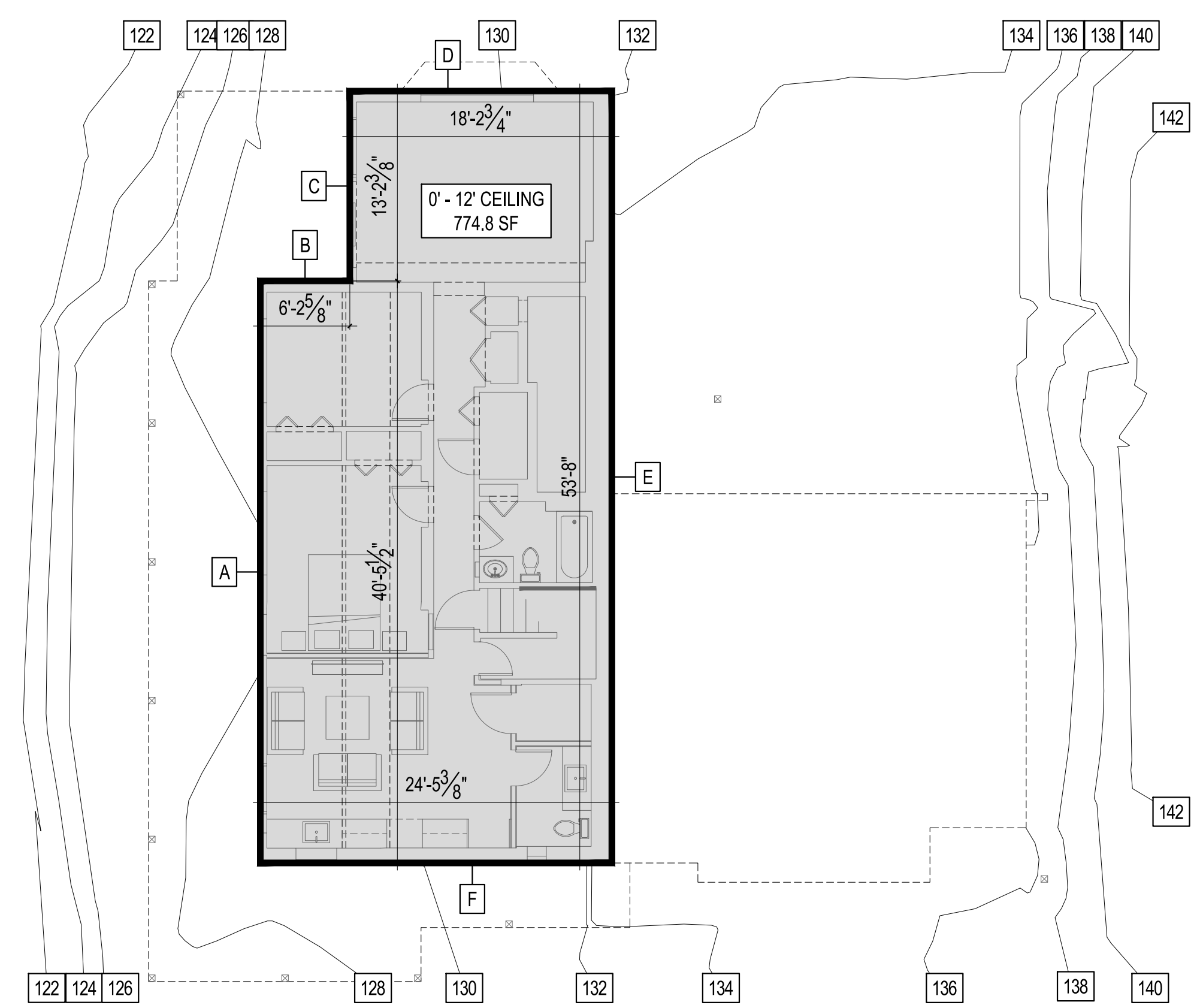
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U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.
 - TYPICAL FURRED WALL**
2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.
 - 1HR. FIRE RATED WALL**
1/2" THK GWB, TYPE X OF 2X6 WID STUDS @ 16" O.C. PANELS NAILED 7" O.C.-1.78" CEM CTD NAILS- JOINTS EXP OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS FIN

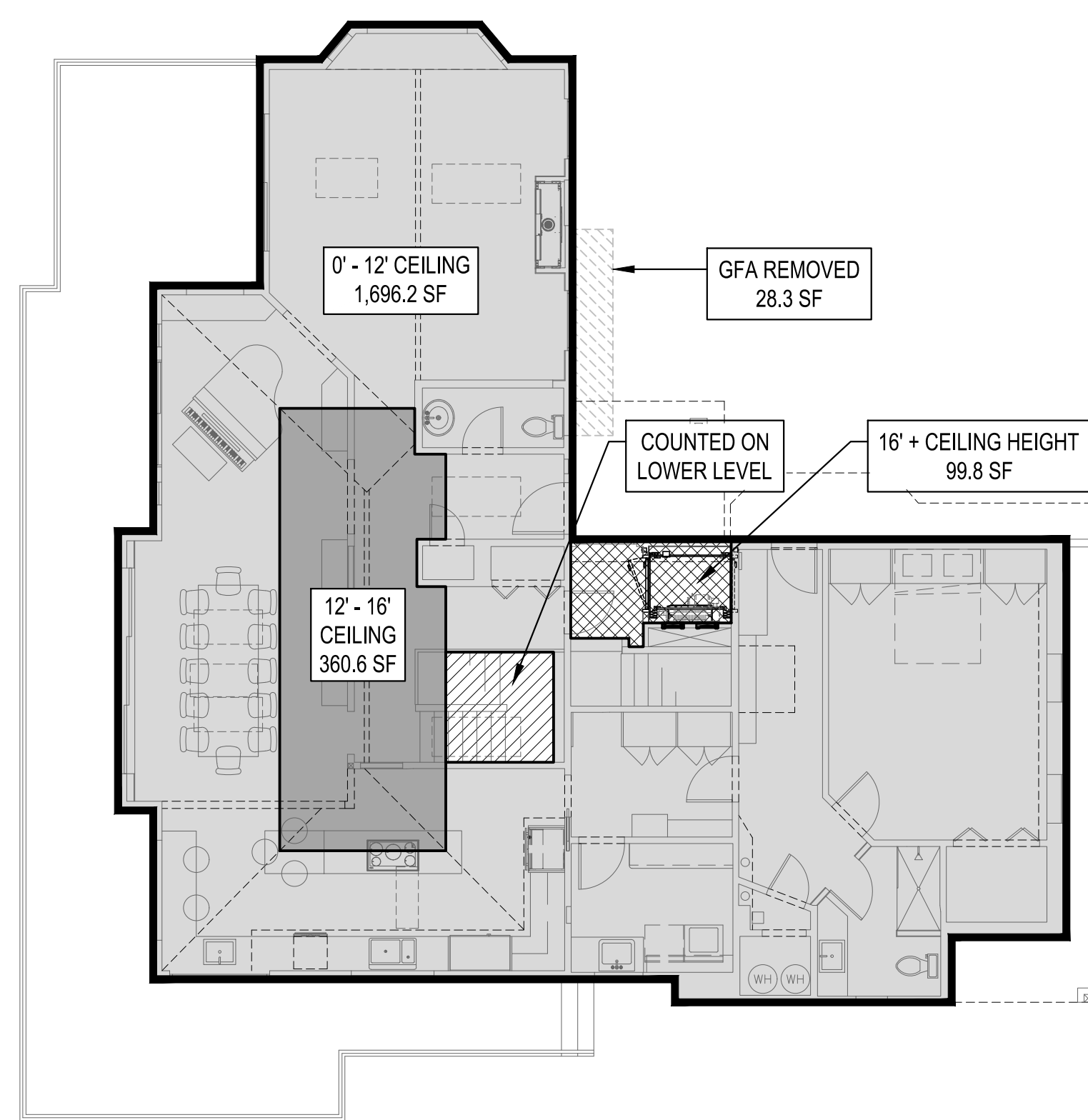
REVISIONS:

PLOT DATE: 12/4/2025
DRAWN BY: JM
CHECKED BY: BJS

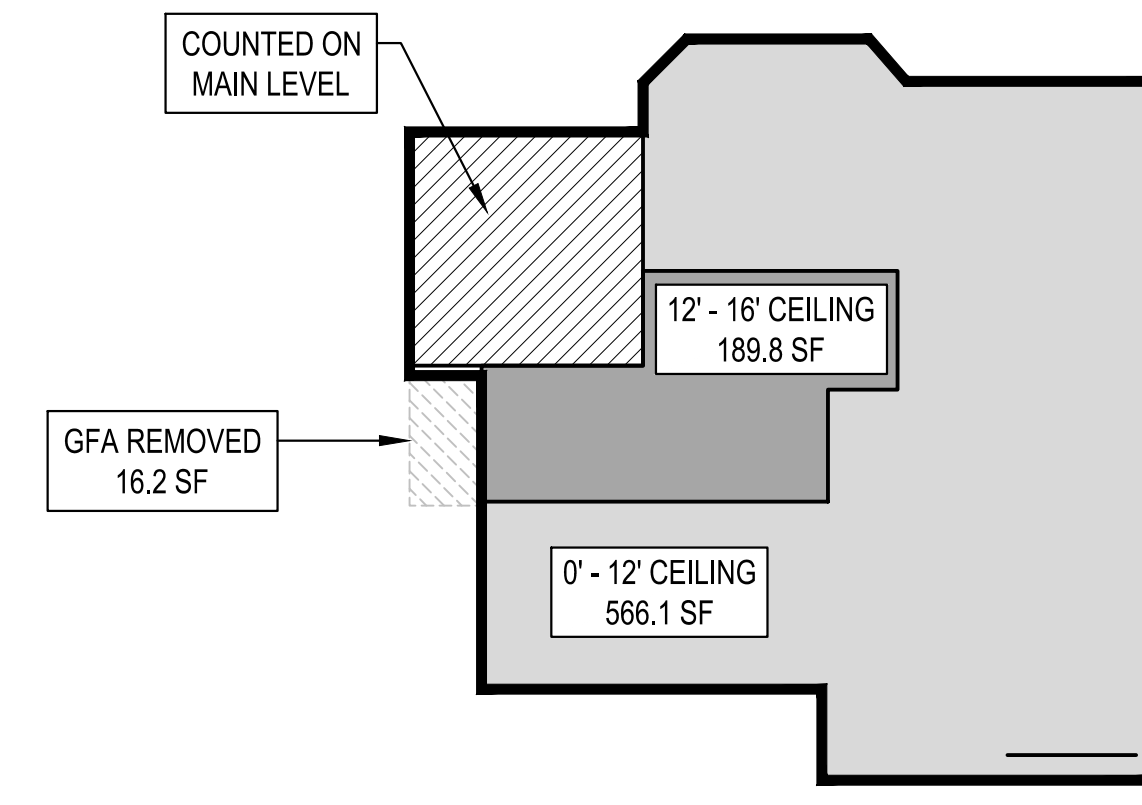
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 12/4/2025



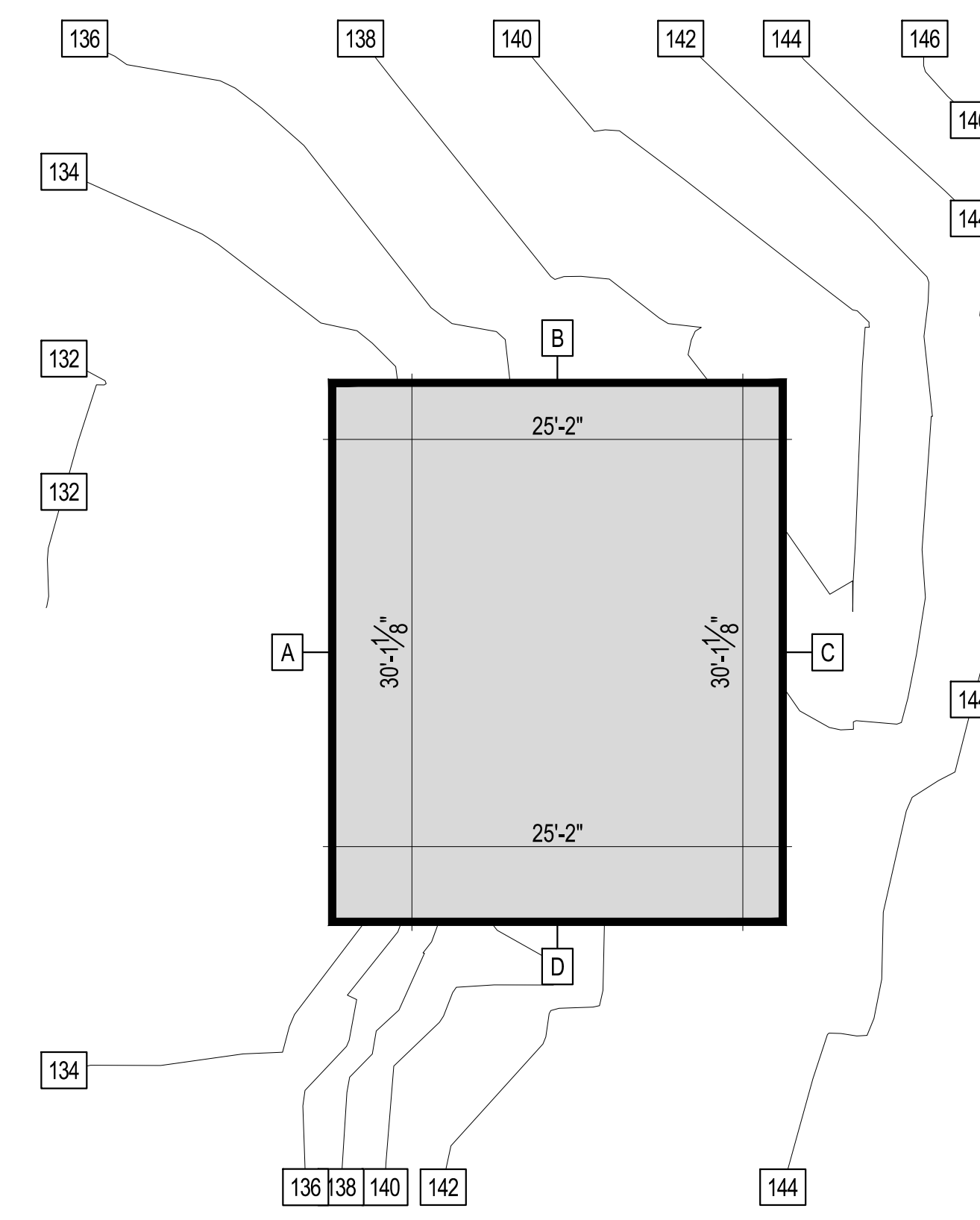
BASEMENT FLOOR
 SCALE: 1/8" = 1'-0"



MAIN FLOOR
 SCALE: 1/8" = 1'-0"



UPPER FLOOR
 SCALE: 1/8" = 1'-0"



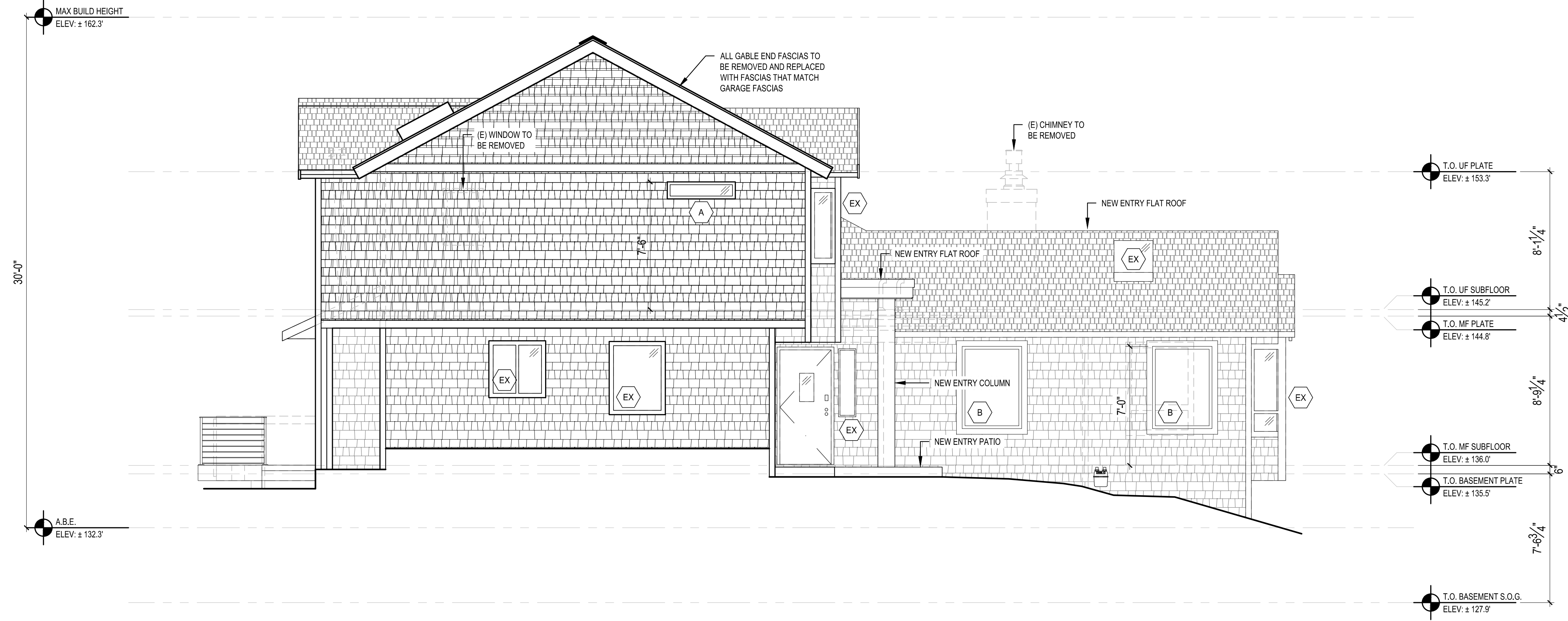
GARAGE FLOOR
 SCALE: 1/8" = 1'-0"

BASEMENT FLOOR AREA CALCULATION			
Basement Floor Area = 1229.8 SF			
Basement Ceiling Height = 7.6 FT			
SEGMENT	LENGTH	COVERAGE	RESULT
A	40.5	0%	0
B	6.2	0%	0
C	13.2	0%	0
D	18.2	15%	2.73
E	53.8	88%	47.2364
F	24.5	32%	7.84
	156.4		57.8064
Portion of excluded Basement Floor Area = X SF			
1,229.80	X	57.8064	
		156.4	
1,229.80	X	37%	
455 SF EXCLUDED			
BASEMENT AREA = 774.8 SF			

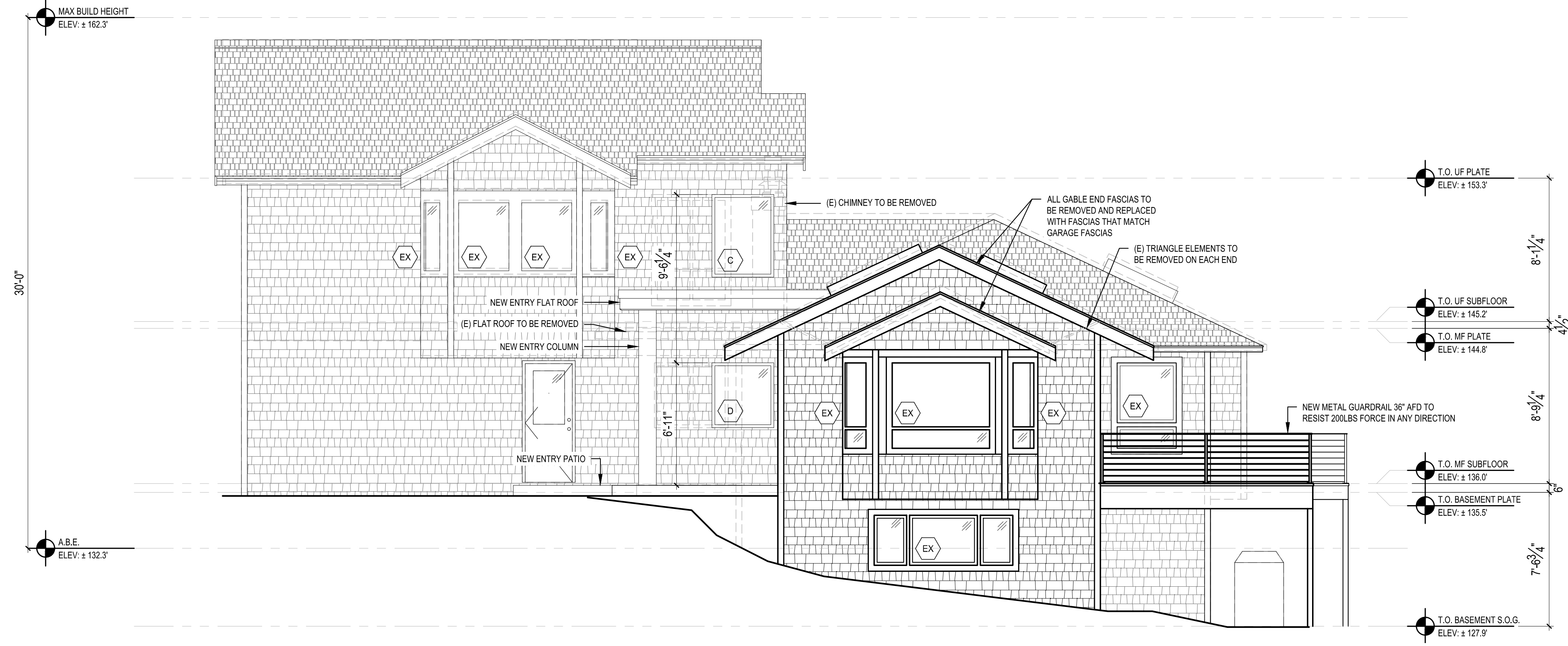
GARAGE FLOOR AREA CALCULATION			
Basement Floor Area = 757.5 SF			
Basement Ceiling Height = 7.6 FT			
SEGMENT	LENGTH	COVERAGE	RESULT
A	30.1	39%	11.6788
B	25.2	91%	22.9068
C	30.1	78%	23.3275
D	25.2	0%	0
	110.6		57.9131
Portion of excluded Basement Floor Area = X SF			
757.50	X	57.9131	
		110.6	
757.50	X	52%	
393.9 SF EXCLUDED			
BASEMENT AREA = 363.6 SF			

PROPOSED GROSS FLOOR AREA			
	PROPOSED FLOOR AREA	LOT SIZE GFA THRESHOLD	= 22,759 SF
			= 9,103.6 SF (40% LOT AREA) OR 5,000 SF WHICHEVER IS LESS
BASEMENT	774.8 SF	PROPOSED GFA	= 4,822.3 SF
MAIN FLOOR	1,689.2 SF	PROPOSED %GFA COVERAGE	= 21.2%
UPPER FLOOR	566.1 SF		
GARAGE	363.6 SF		
GARAGE ADU	778.4 SF		
12' - 16' CEILING HEIGHT (x1.5 MULTIPLIER)	550.4 SF		
16'-0" + CEILING HEIGHT (x2 MULTIPLIER)	99.8 SF		
TOTAL	4,822.3 SF		

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
 PERMIT SET 12/4/2025



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



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

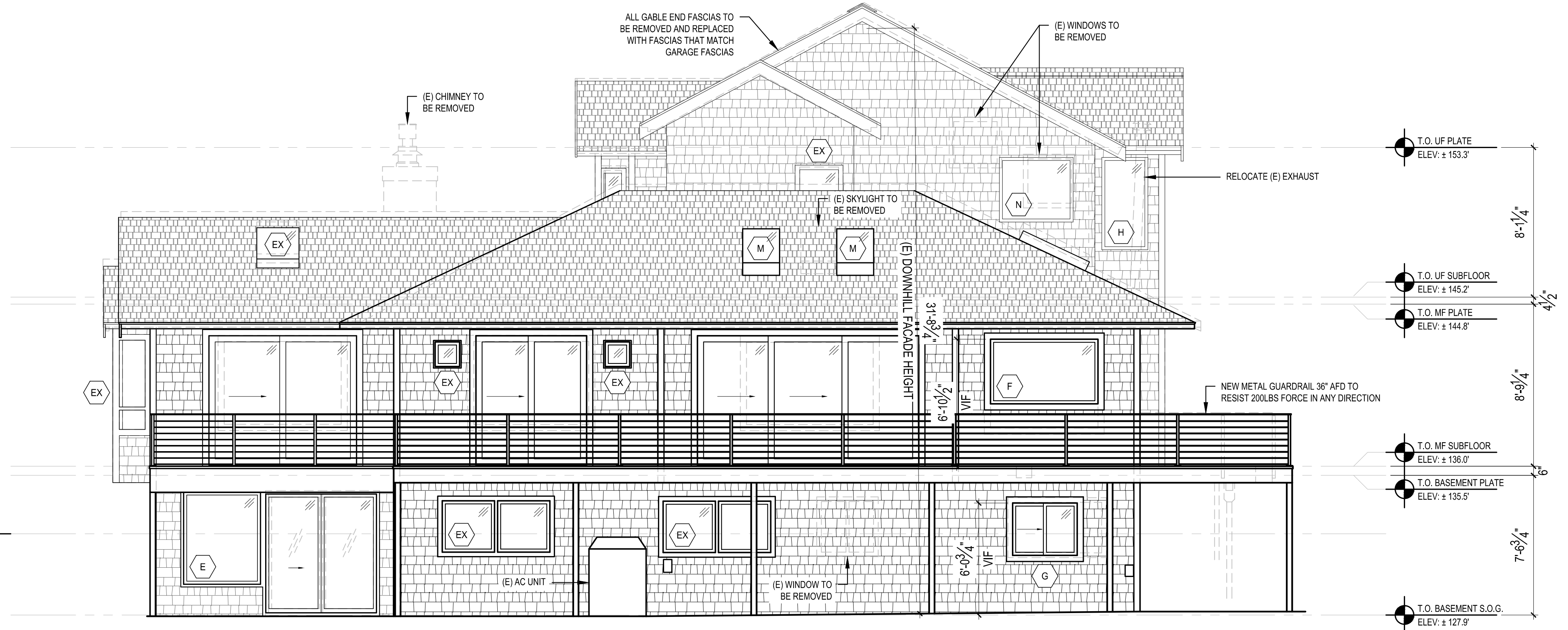
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PLOT DATE:	12/4/2025
DRAWN BY:	JM
CHECKED BY:	BJS
SHEET	

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 12/4/2025

MAX BUILD HEIGHT
ELEV: ± 162.3'

30'-0"

A.B.E.
ELEV: ± 132.3'

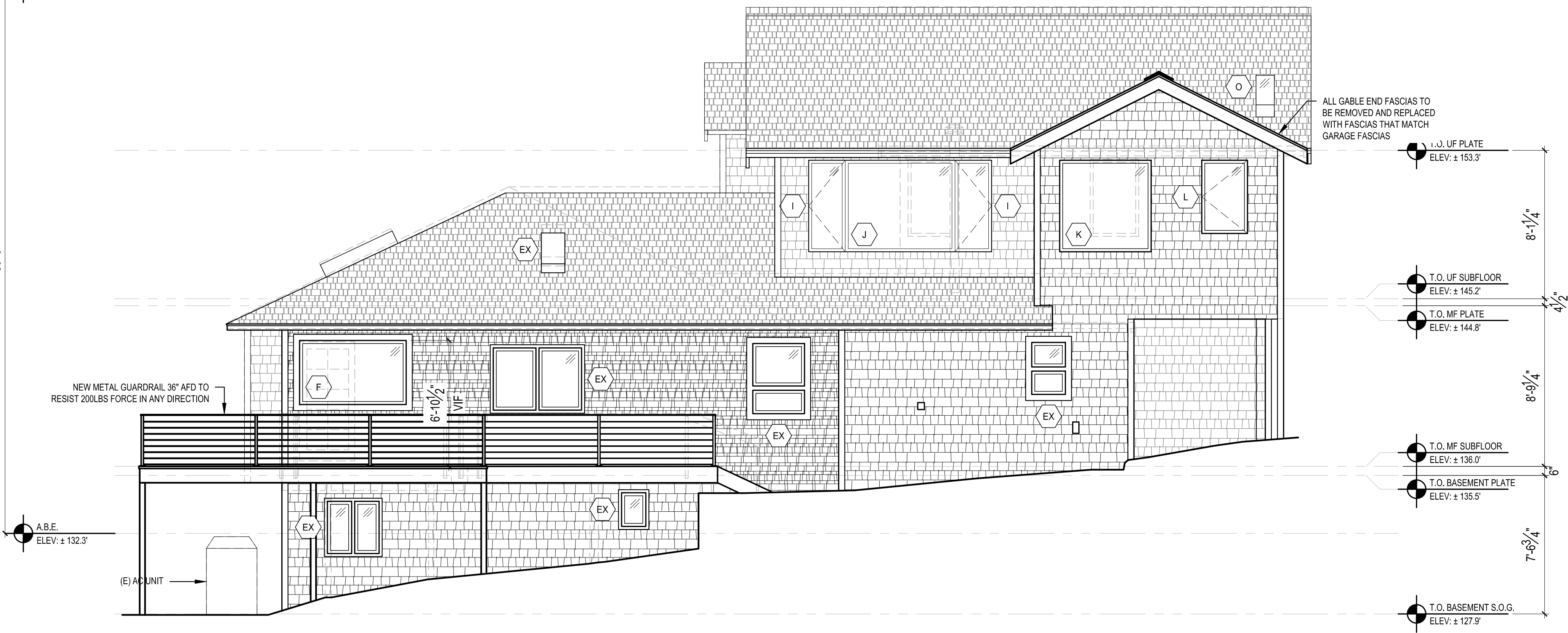


3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

MAX BUILD HEIGHT
ELEV: ± 162.3'

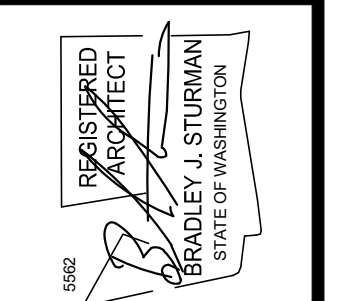
30'-0"

A.B.E.
ELEV: ± 132.3'



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

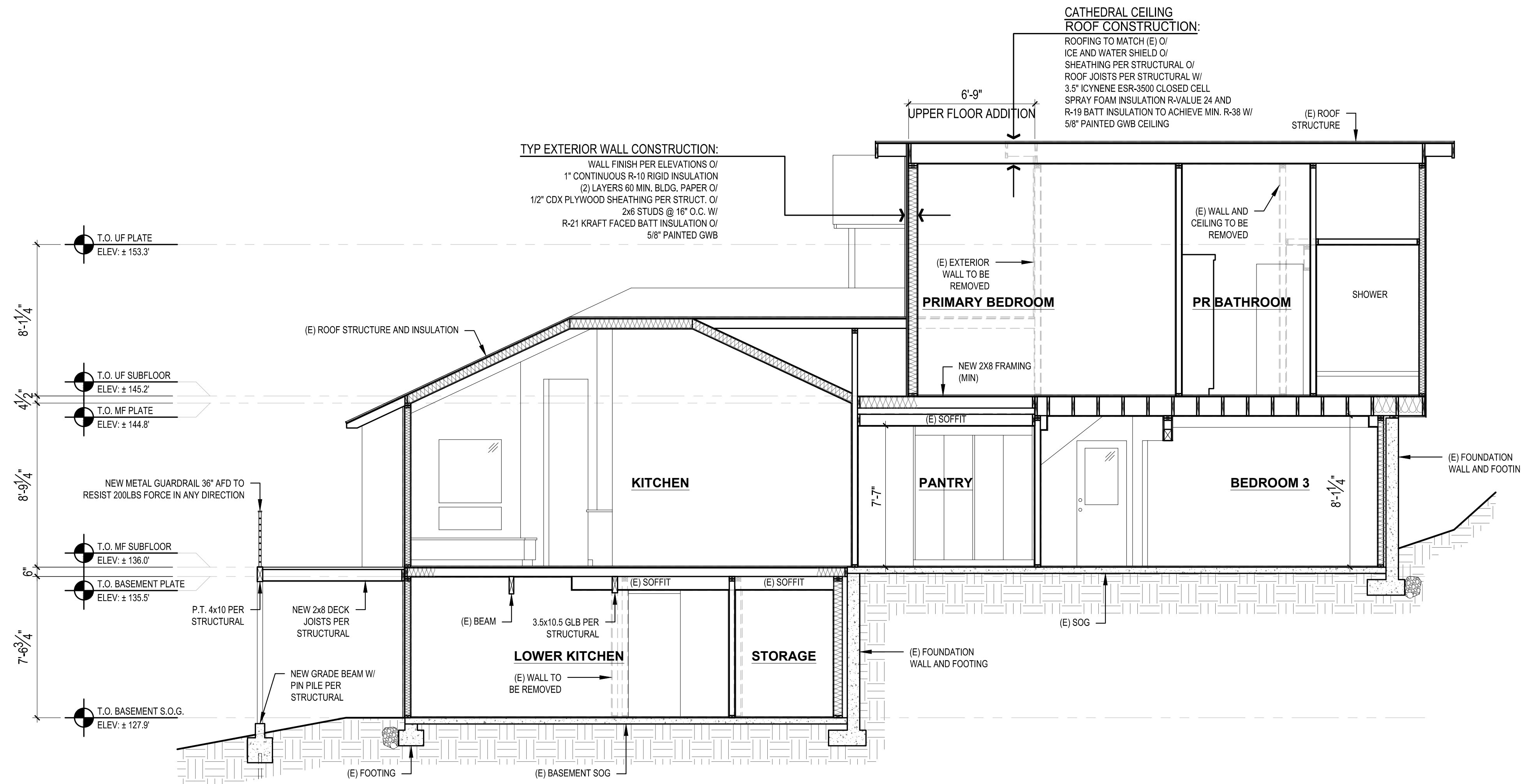
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET



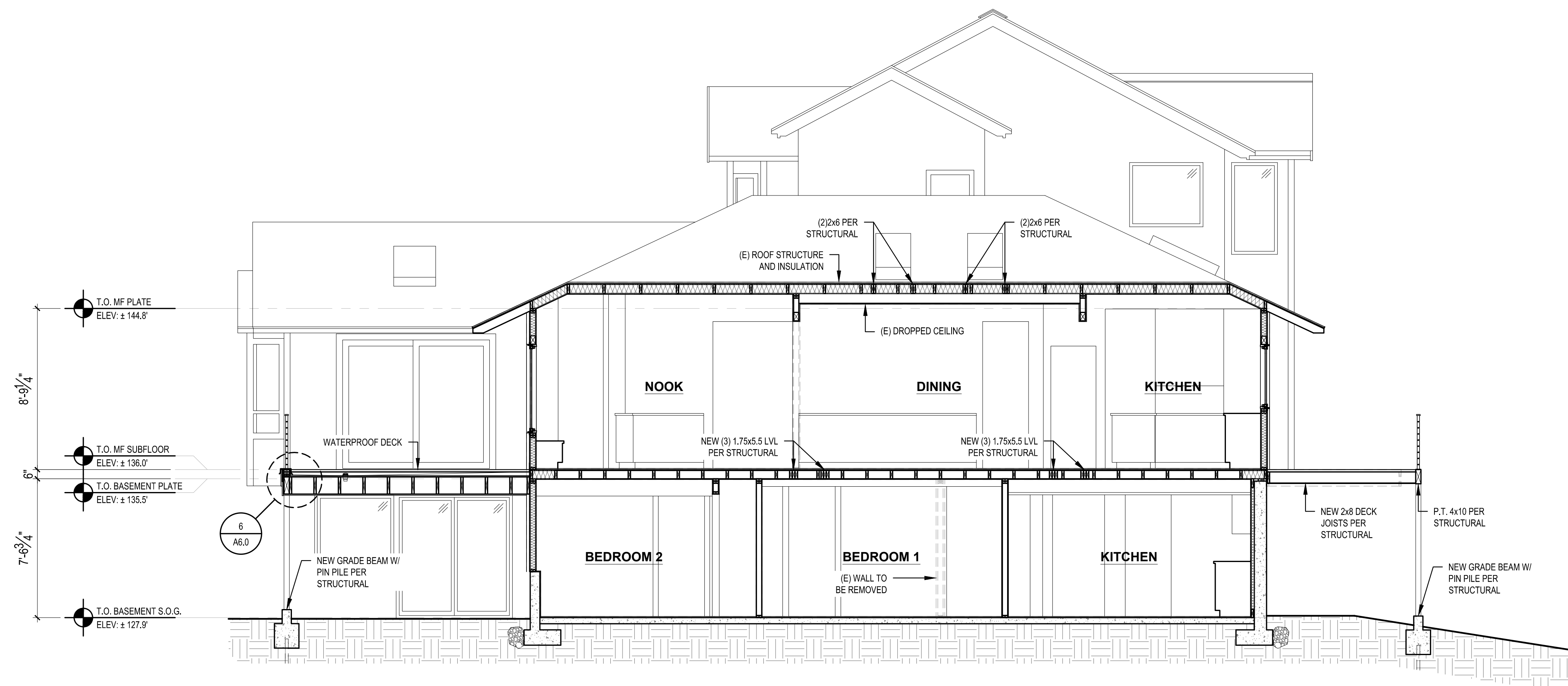
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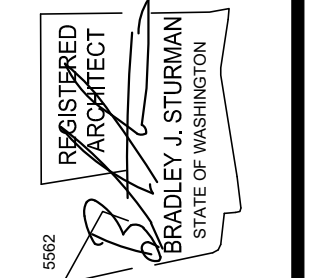


1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 12/4/2025



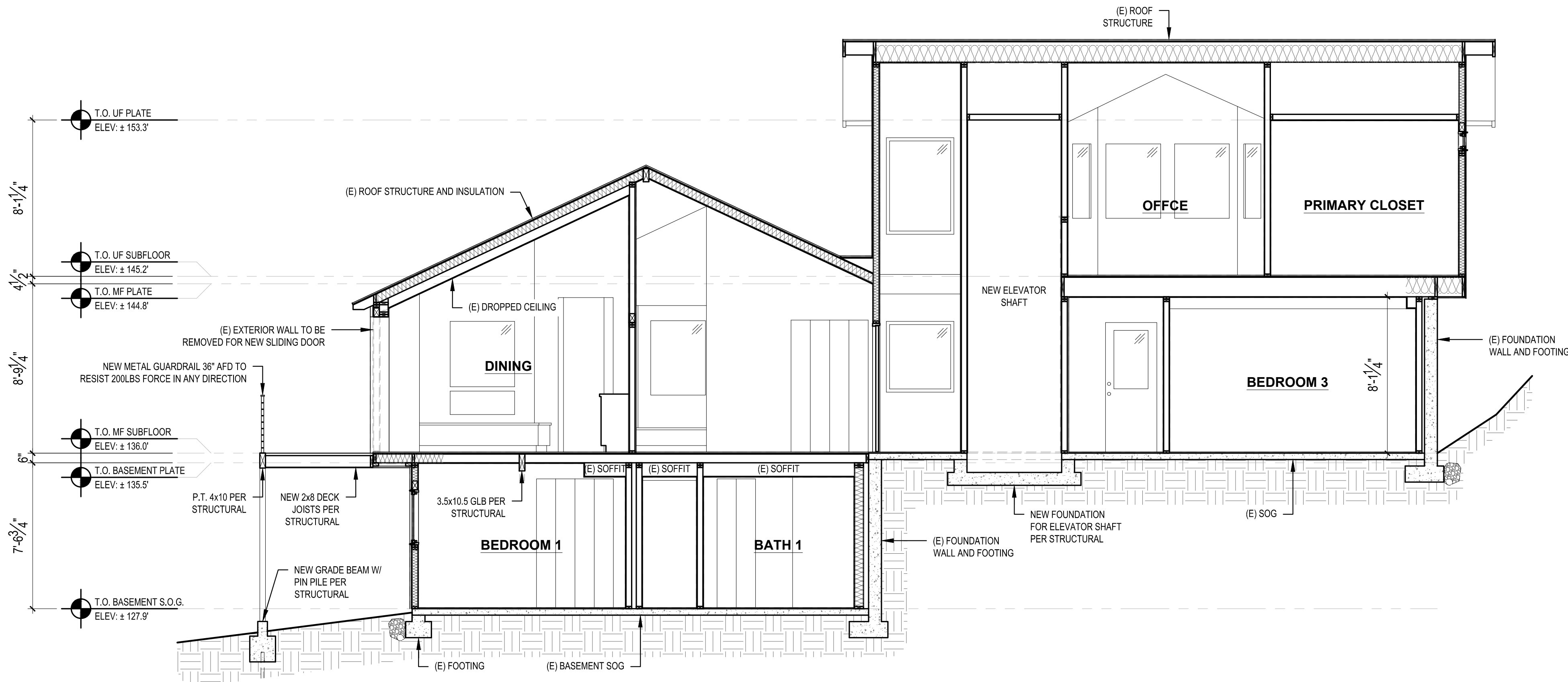
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FORD RESIDENCE
6805 SE 32ND ST
MERCER ISLAND, WA 98040

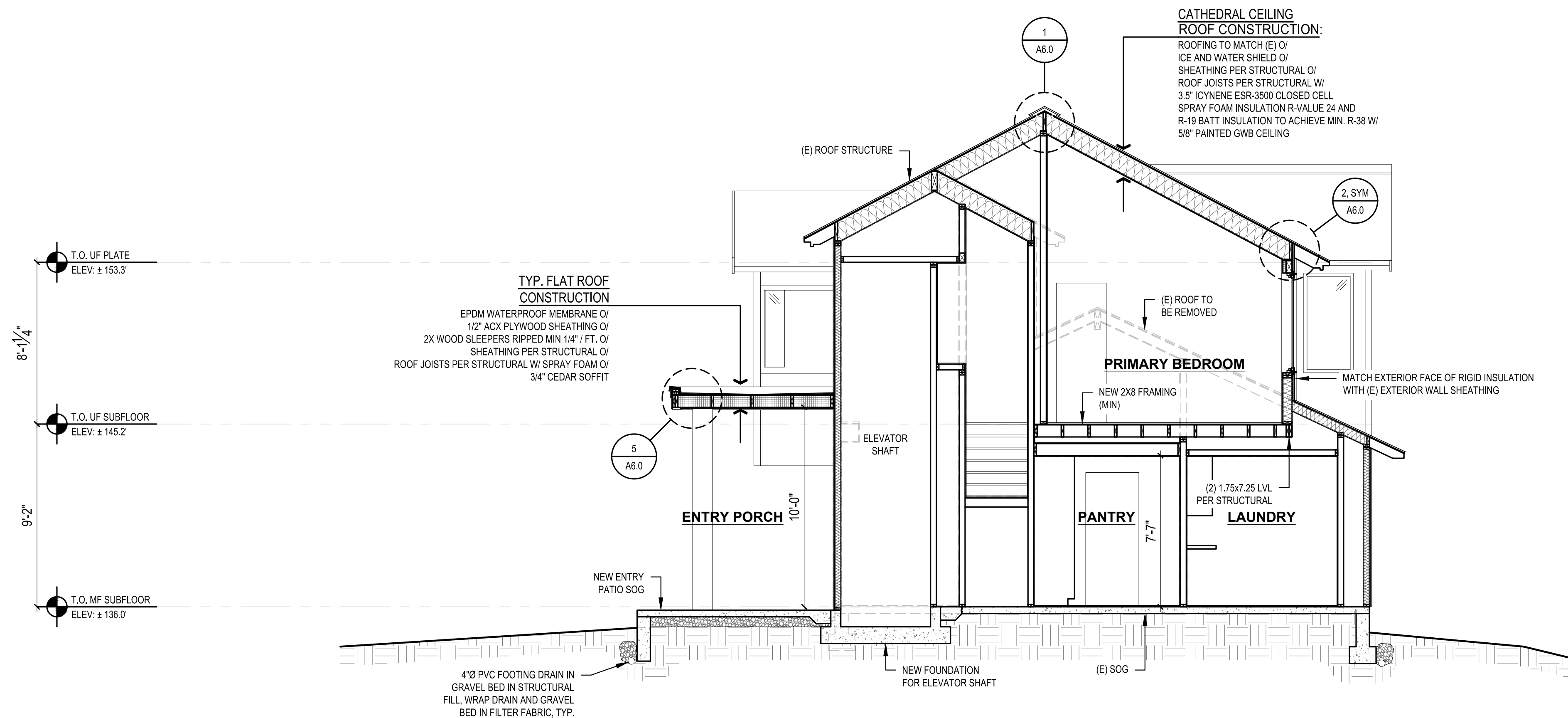
BUILDING SECTIONS

REVISIONS:	
PLOT DATE:	12/4/2025
DRAWN BY:	JM
CHECKED BY:	BJS

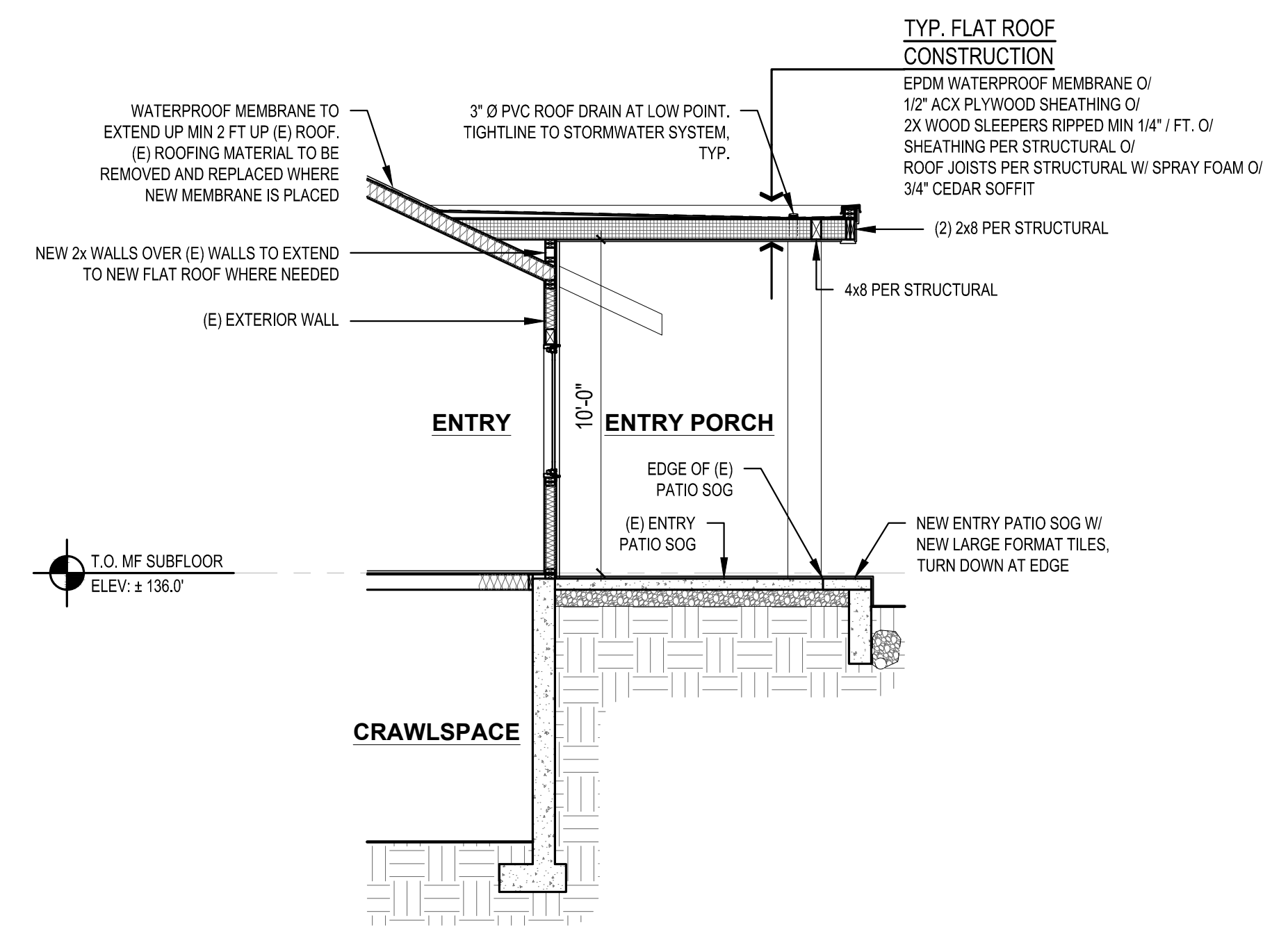
SHEET
A4.0



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

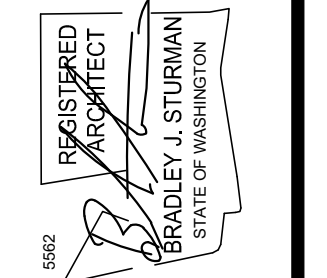


4 BUILDING SECTION
SCALE: 1/4" = 1'-0"



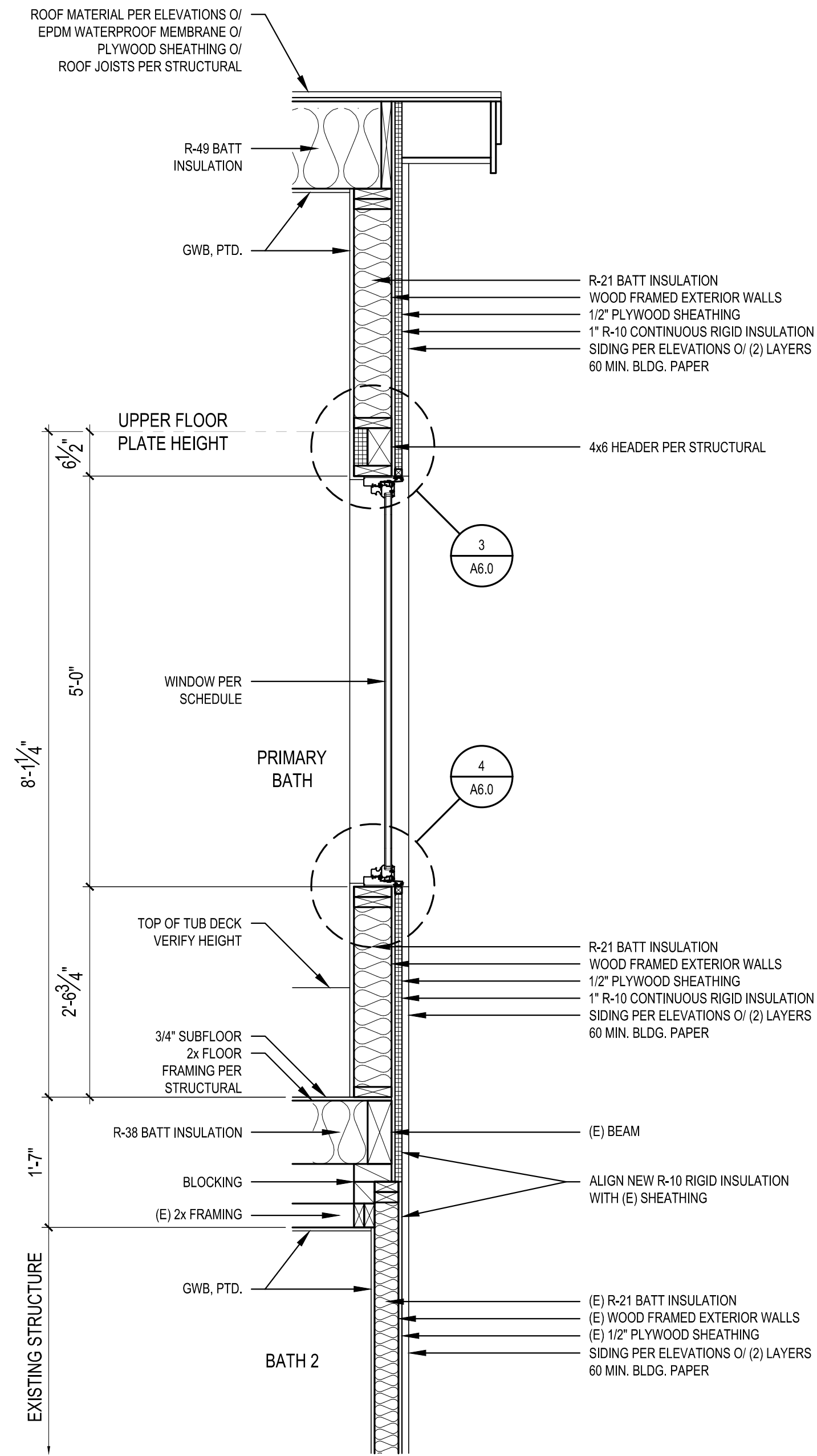
5 BUILDING SECTION
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 12/4/2025

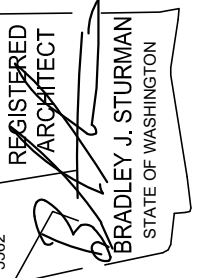


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1 WALL SECTION
SCALE: 3/4" = 1'-0"



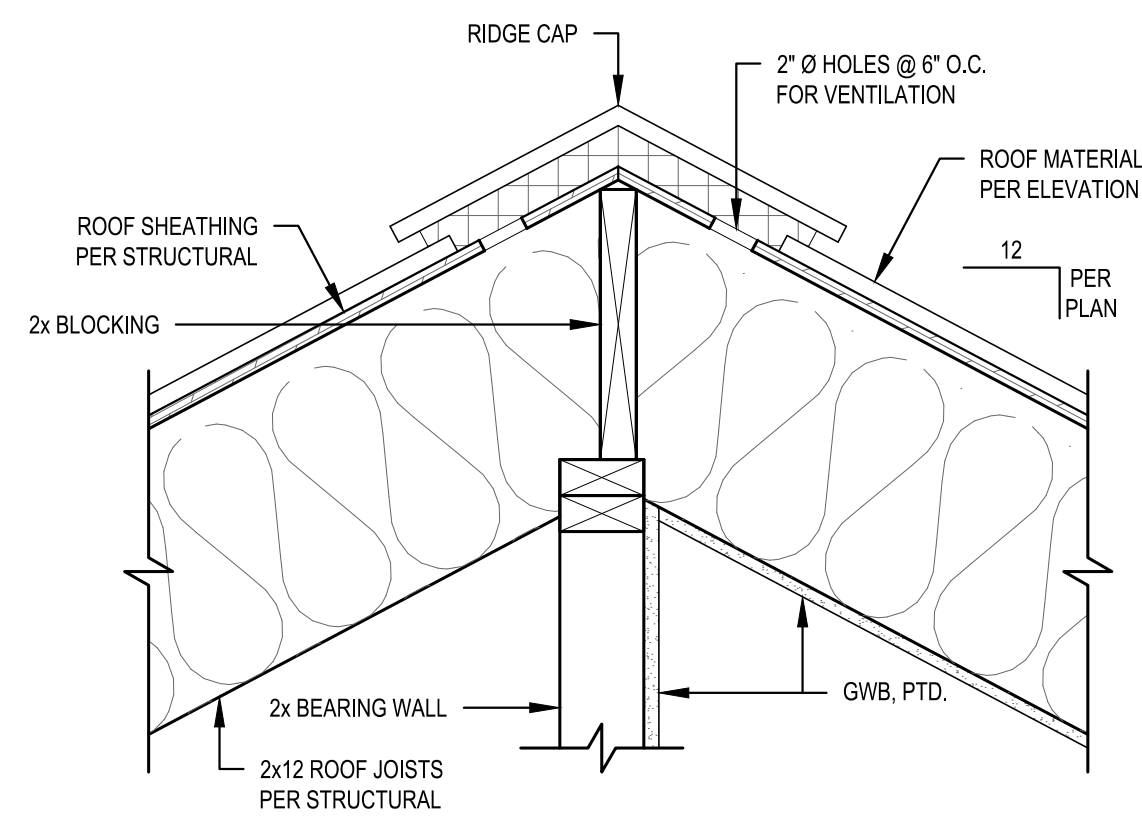
WALL SECTION

REVISIONS:

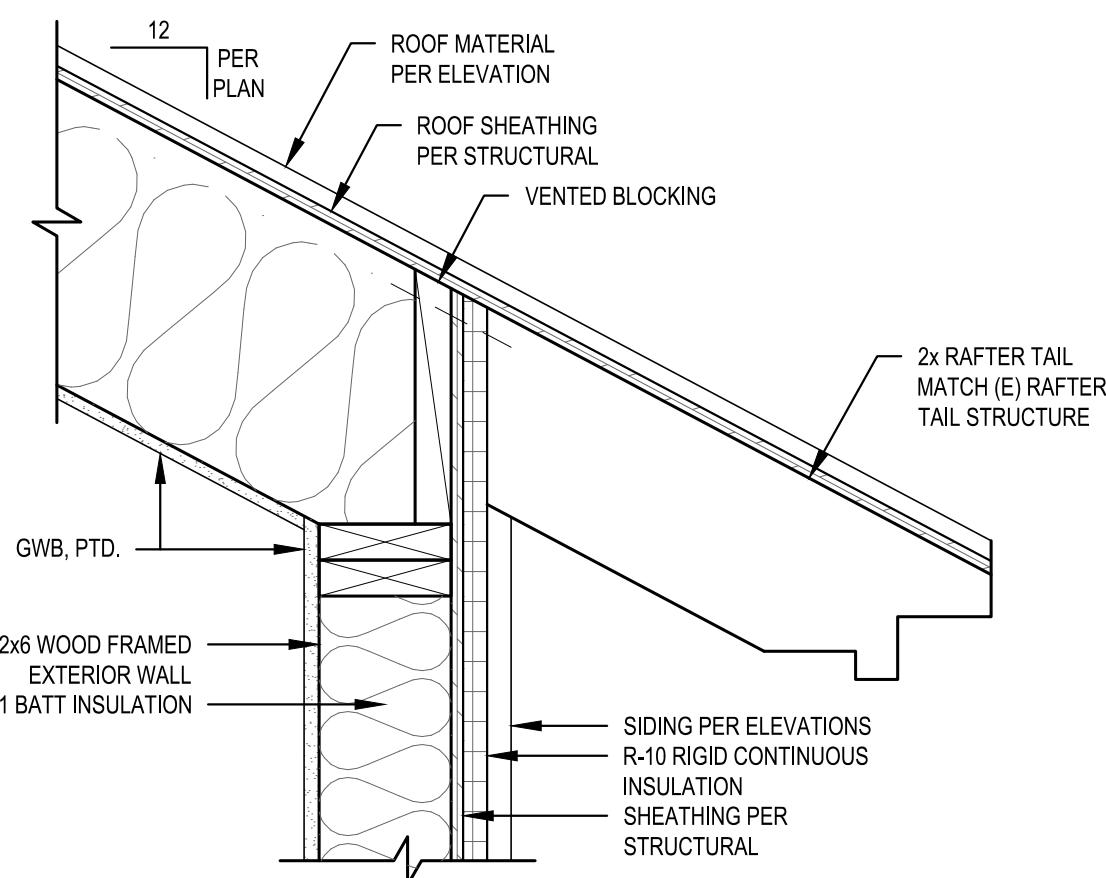
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CHECKED BY: BJS

SHEET
A5.0

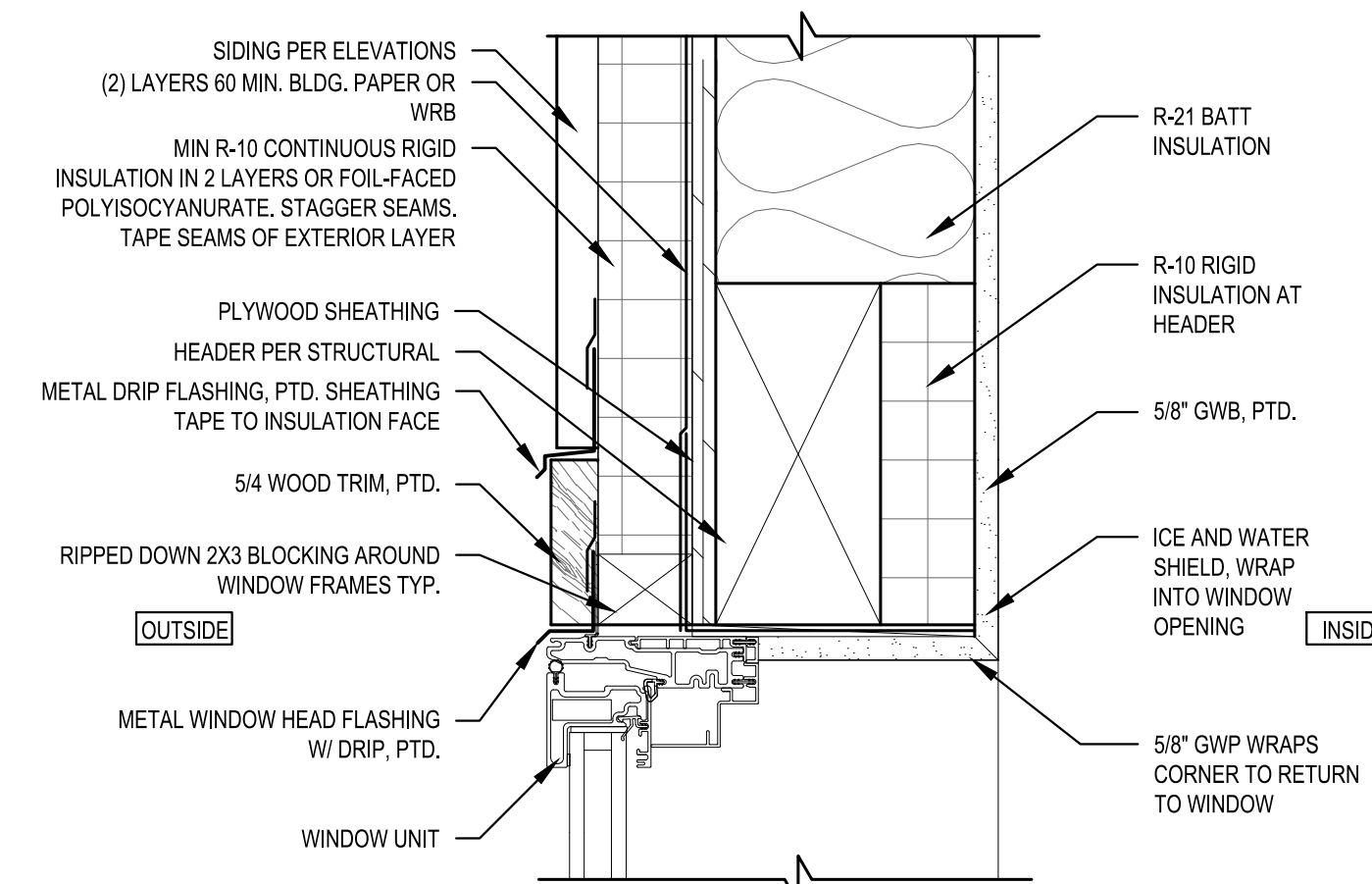
SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 12/4/2025



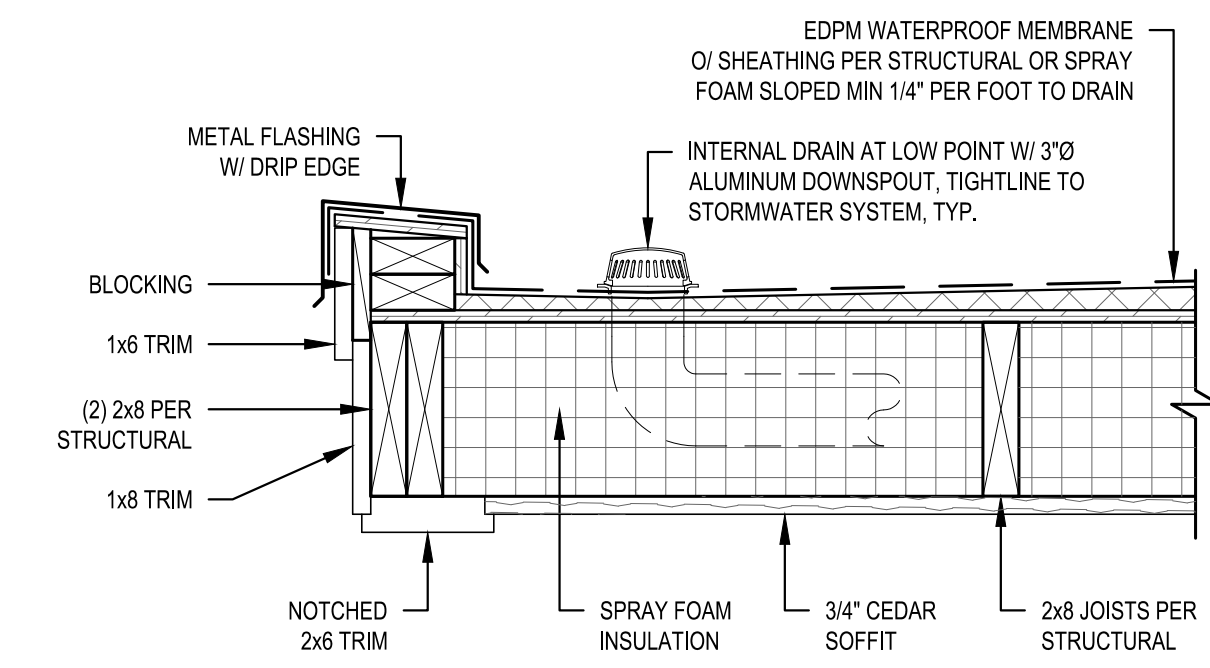
1 RIDGE VENT DETAIL
SCALE: 1 1/2" = 1'-0"



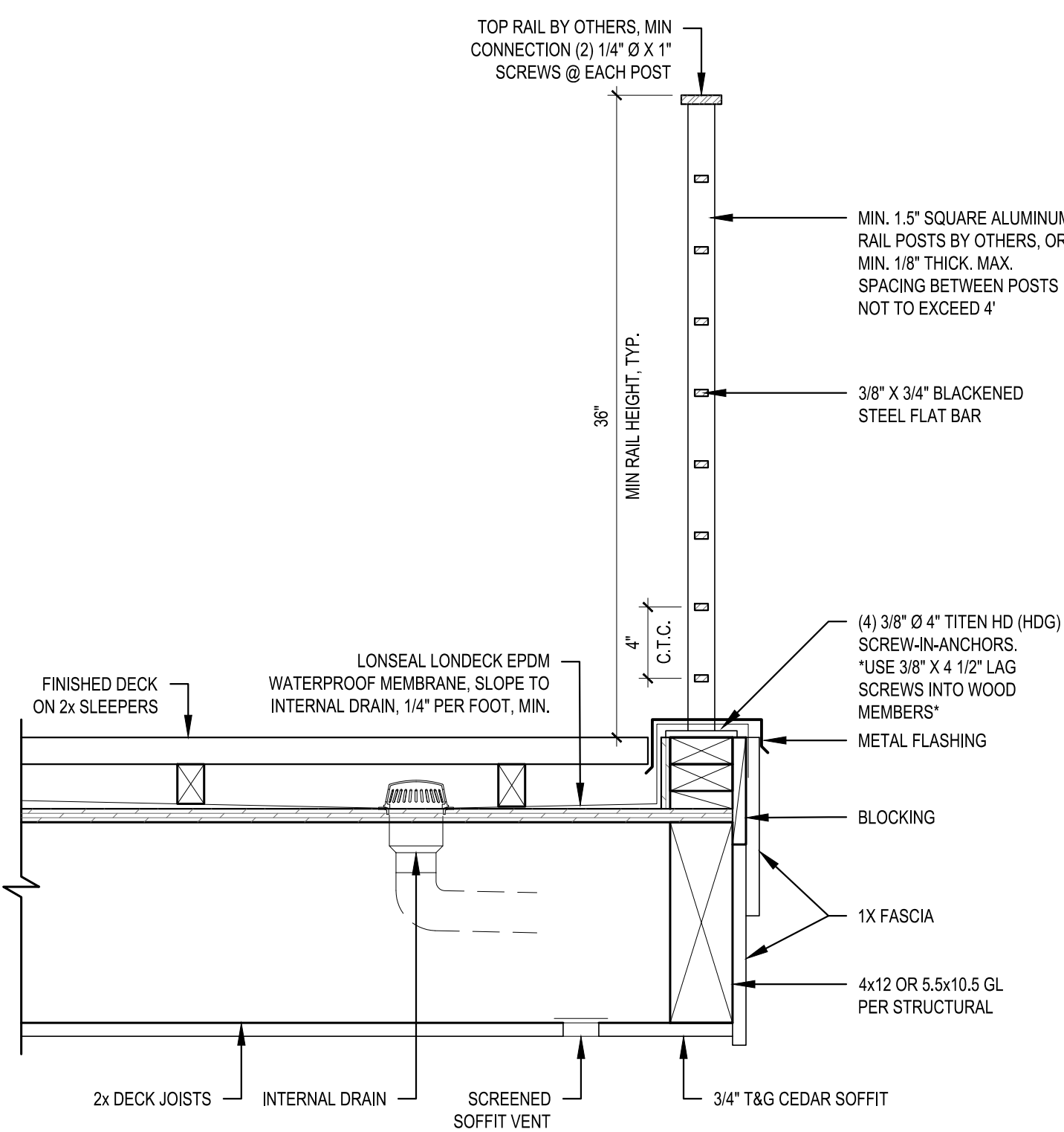
2 EAVE VENT DETAIL
SCALE: 1 1/2" = 1'-0"



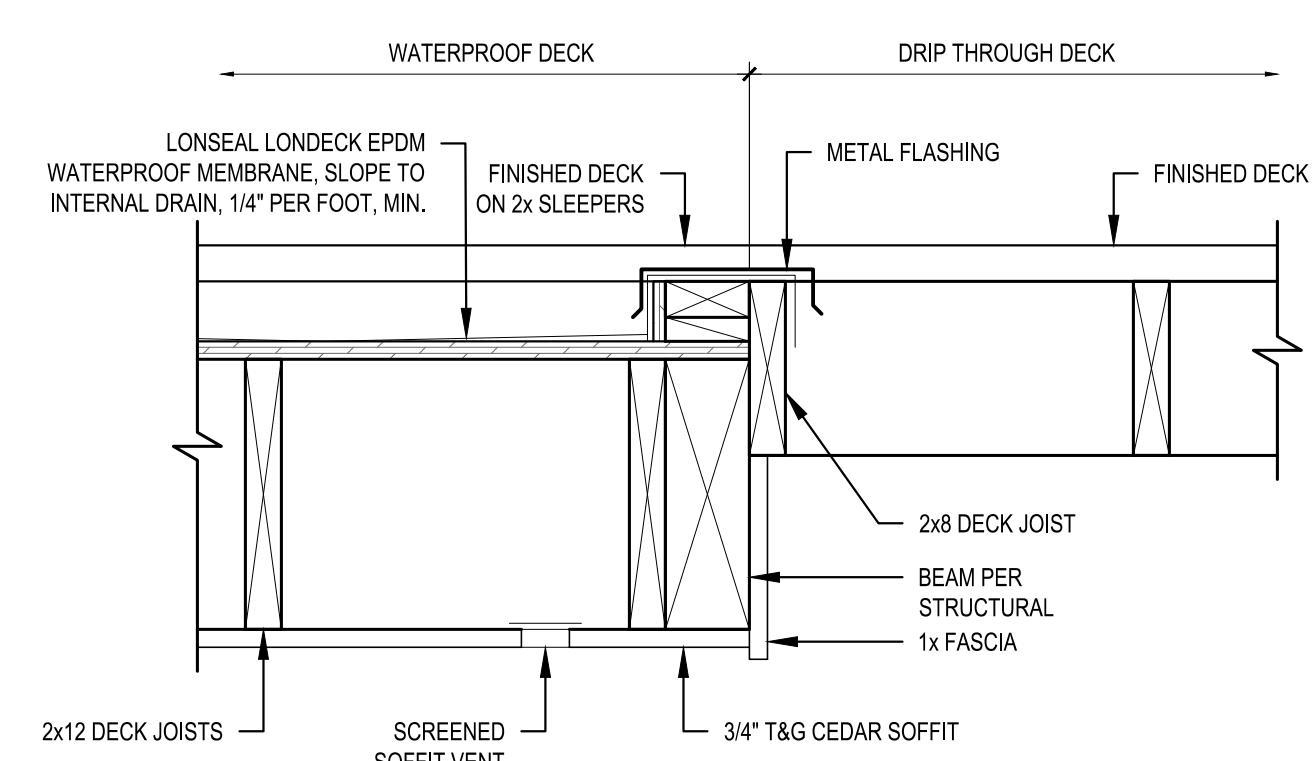
3 TYPICAL WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



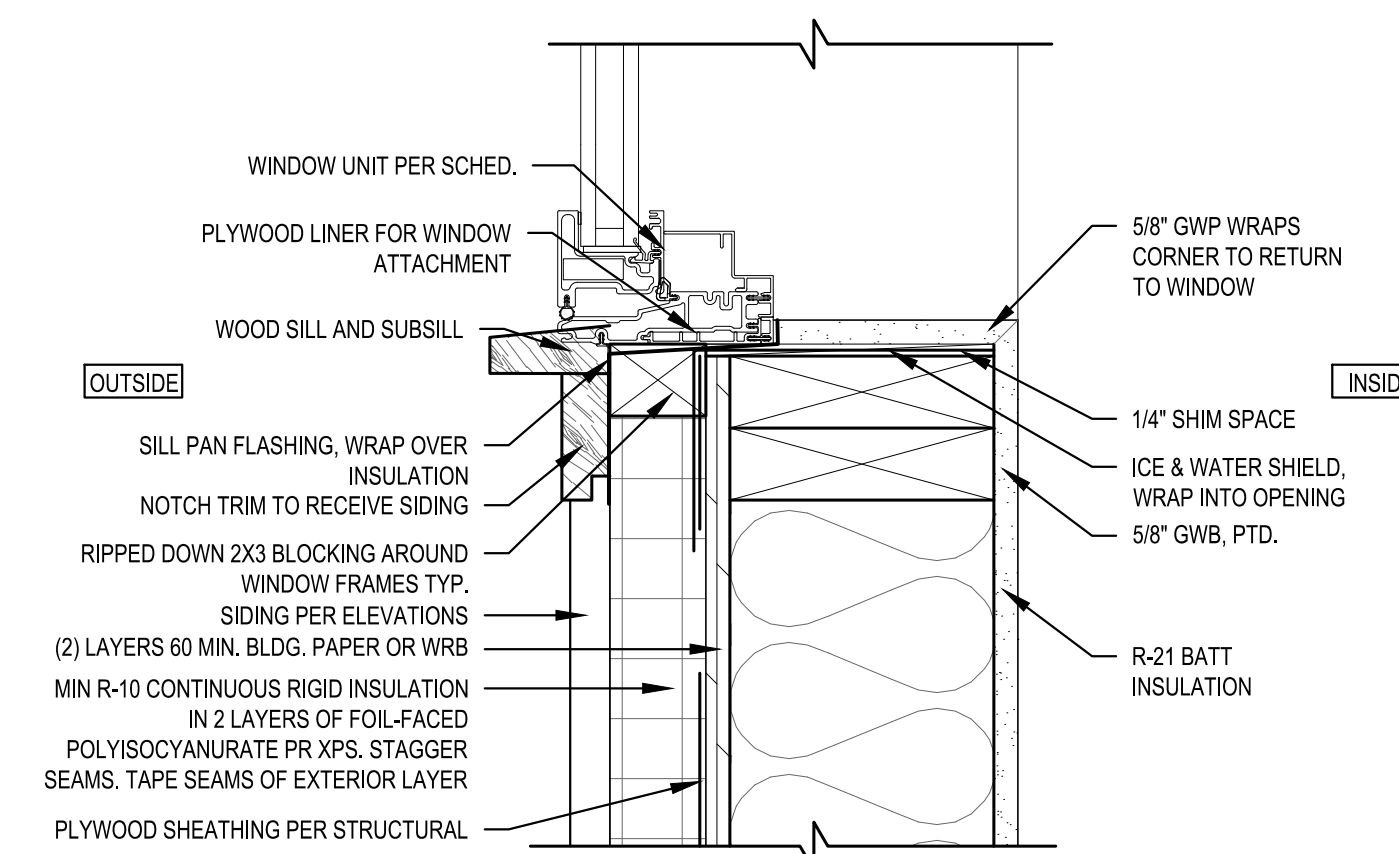
5 FLAT ROOF PARAPET
SCALE: 1 1/2" = 1'-0"



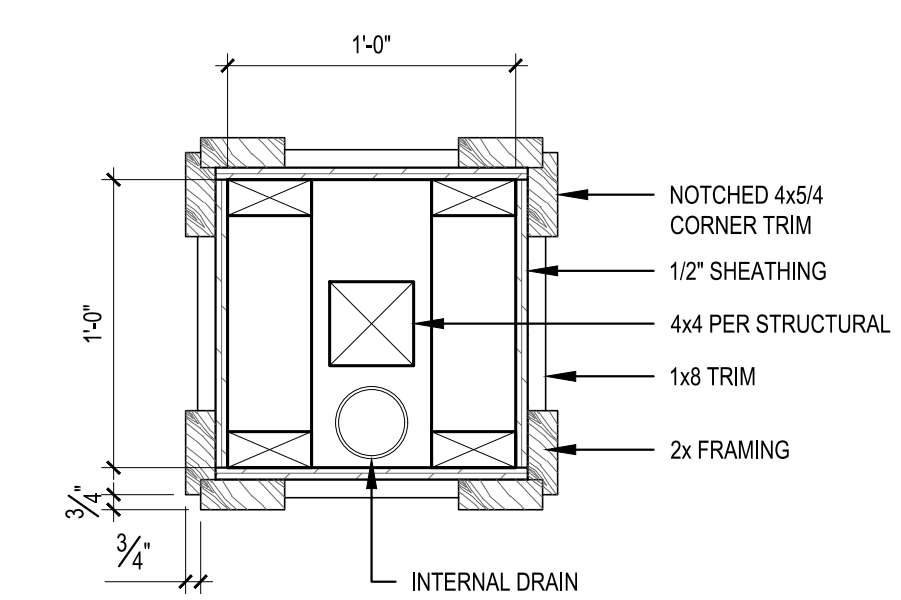
6 WATERPROOF DECK
SCALE: 1 1/2" = 1'-0"



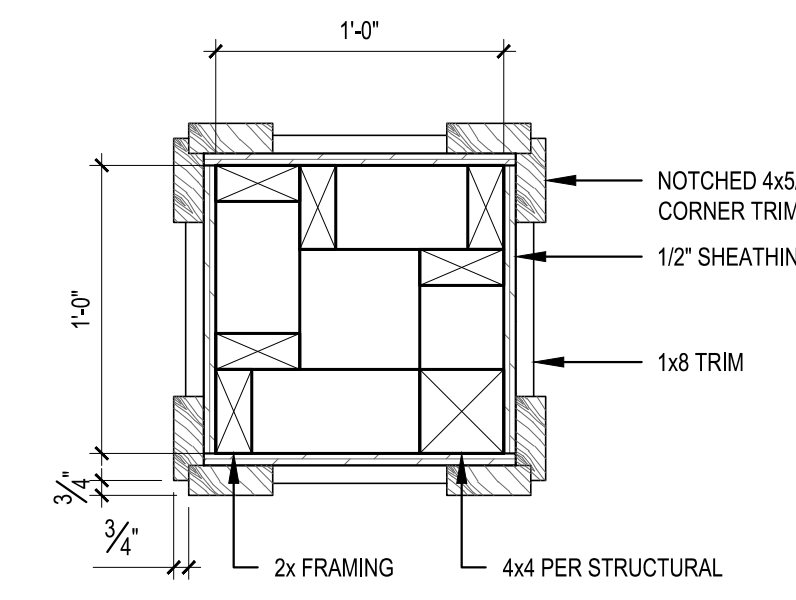
7 WATERPROOF/NON WATERPROOF DECK TRANSITION
SCALE: 1 1/2" = 1'-0"



4 TYPICAL WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



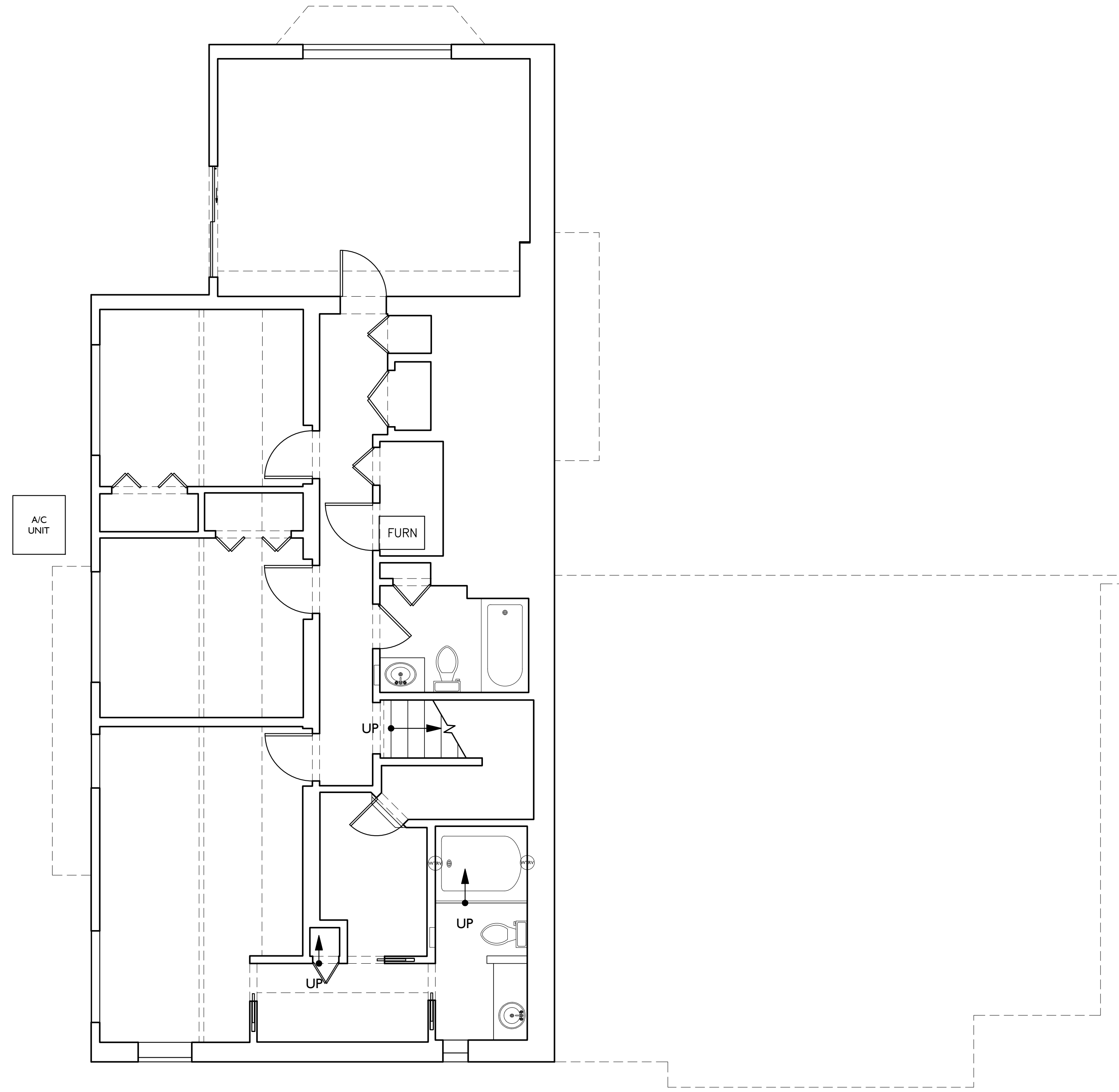
8 ENTRY COLUMN
SCALE: 1 1/2" = 1'-0"

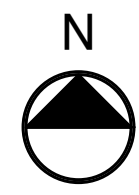


9 COLUMN
SCALE: 1 1/2" = 1'-0"

REVISIONS:

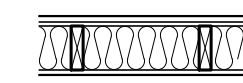
PLOT DATE: 12/4/2025
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SHEET



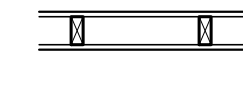

**AS BUILT
BASEMENT PLAN**
 SCALE: 1/4" = 1'-0"

WALL PARTITION TYPES:

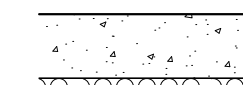
N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)



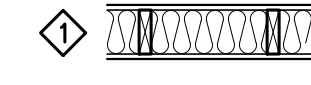
TYPICAL EXTERIOR WALL
 EXTERIOR WALL FINISH @ (2)
 LAYERS 60# BLDG. PAPER @ 1/2"
 CDX PLYWOOD @ 2x6 WOOD
 STUDS AT 16" O.C. w/ 1/2"
 GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT
 INSULATION EXCEPT AROUND GARAGE.



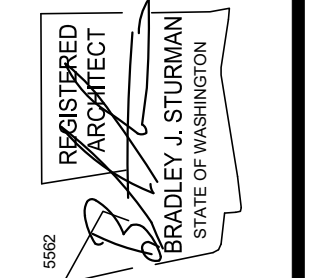
TYPICAL INTERIOR PARTITION
 U.A.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @
 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.



TYPICAL FURRED WALL
 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2"
 GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT
 INSULATION.



1HR. FIRE RATED WALL
 1/2" THK GWB, TYPE 'X' @ 2x6 WD STUDS @ 16" O.C.
 PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS--JOINTS EXP
 OR FIN - PERIM CAULKED-UL DES U305 & U314- JOINTS
 FIN



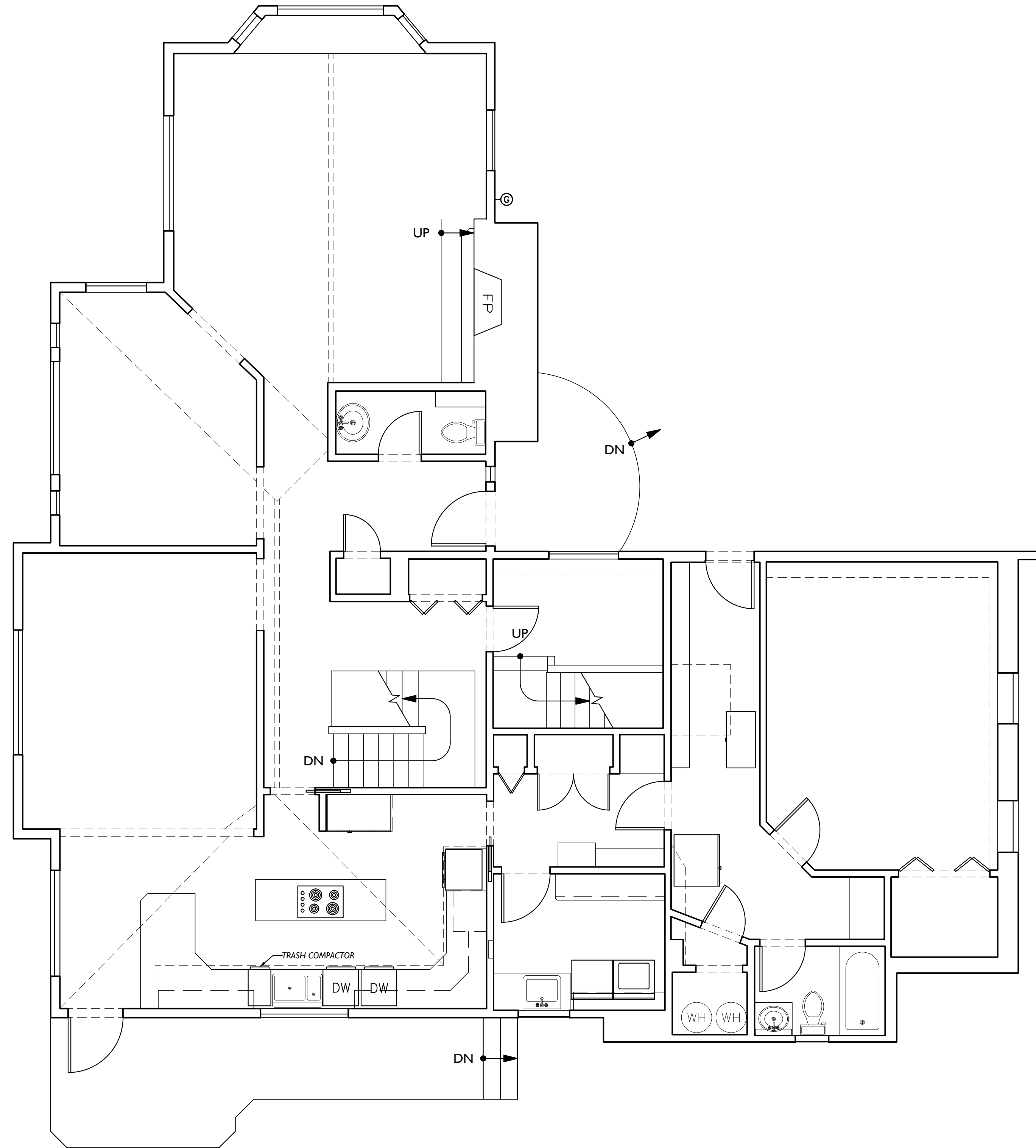
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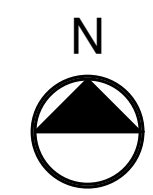
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 CHECKED BY: BJS

SHEET **AB1**

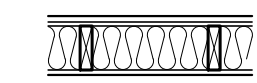
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
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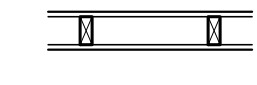

**AS BUILT
MAIN FLOOR PLAN**
 SCALE: 1/4" = 1'-0"

WALL PARTITION TYPES:

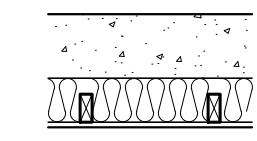
N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)



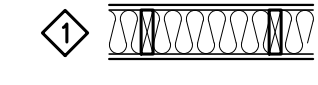
TYPICAL EXTERIOR WALL
 EXTERIOR WALL FINISH of (2)
 LAYERS 60# BLDG. PAPER of 1/2"
 CDX PLYWOOD of 2x6 WOOD
 STUDS AT 16" O.C. w/ 1/2"
 GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT
 INSULATION EXCEPT AROUND GARAGE.



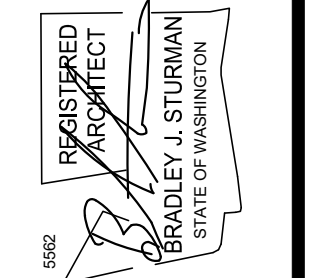
TYPICAL INTERIOR PARTITION
 U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @
 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.



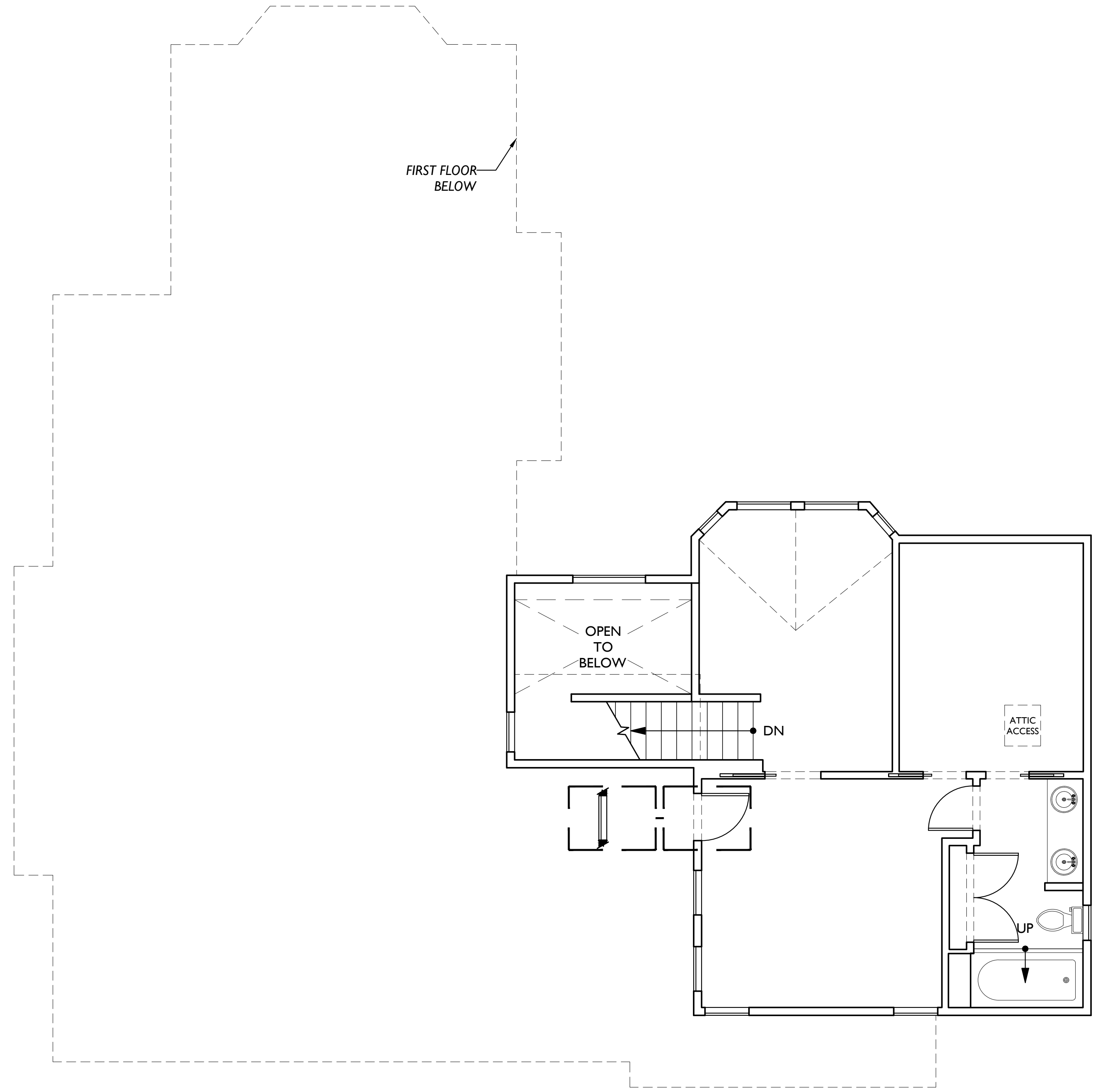
TYPICAL FURRED WALL
 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2"
 GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT
 INSULATION.



1HR. FIRE RATED WALL
 1/2" THK GWB, TYPE 'X' of 2x6 WID STUDS @ 16" O.C.
 PANELS NAILED 7" O.C. - 1.78" CEM CTD NAILS - JOINTS EXP
 OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS
 FIN



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CHECKED BY:	BJM
SHEET	



N
**AS BUILT
 UPPER FLOOR PLAN**
 SCALE: 1/4" = 1'-0"

- WALL PARTITION TYPES:**
 N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)
- TYPICAL EXTERIOR WALL**
 EXTERIOR WALL FINISH of (2)
 LAYERS 60# BLDG. PAPER of 1/2"
 CDX PLYWOOD of 2x6 WOOD
 STUDS AT 16" O.C. w/ 1/2"
 GYPSUM WALLBOARD AT INTERIOR, PROVIDE R-21 BATT
 INSULATION EXCEPT AROUND GARAGE.
 - TYPICAL INTERIOR PARTITION**
 U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @
 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.
 - TYPICAL FURRED WALL**
 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2"
 GYPSUM WALLBOARD AT INTERIOR, PROVIDE R-21 BATT
 INSULATION.
 - 1HR. FIRE RATED WALL**
 1/2" THK GWB, TYPE X OF 2x6 WID STUDS @ 16" O.C.
 PANELS NAILED 7" O.C.-1 7/8" CEM NTD NAILS- JOINTS EXP
 OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS
 FIN

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 STATE OF WASHINGTON

FORD RESIDENCE
 6805 SE 32ND ST
 MERCER ISLAND, WA 98040

**AS BUILT
 UPPER FLOOR PLAN**

REVISIONS:	
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CHECKED BY:	BJS

SHEET
AB3

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
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 PERMIT SET 12/4/2025

General Requirements

All materials, workmanship, design and construction shall conform to the 2021 International Building Code (IBC) and local jurisdiction amendments.

Definitions: The following definitions are used throughout these structural notes:
IBC - Governing code including local amendments
SER - Structural Engineer of Record per these Contract Documents
UNO - Unless otherwise noted

Drawings indicate general and typical details of construction. Typical details and general notes shall apply even if not specifically denoted on plans, UNO. Where conditions are not specifically indicated similar details of construction shall be used, subject to review and approval by the Architect and the SER.

Reference to ASTM and other standards shall refer to the latest edition designated by IBC Chapter 35. Refer to the specifications for information in addition to that covered by these structural notes & drawings.

Warranty: The SER has used that degree of care and skill ordinarily exercised under similar circumstances by members of the profession in this locale and no other warranty, either expressed or implied, is made in connection with rendering professional services.

Design Criteria

BUILDING CATEGORY: Structural Occupancy Category II (Importance factors listed below)

LIVE LOADS:
Roof snow load, $P_f = 25$ psf

Residential:
Uninhabitable attics without storage 10 psf
Habitable attics and sleeping areas 30 psf
Residential floor 40 psf

LATERAL LOADS-WIND: Per ASCE 7-16, Section 27.5
 $I_w = 1.0$; $K_{zt} = 1.00$; $V = 19.5$ kips

Numbering below is per IBC Section 1603.1.4:

- Basic Wind Speed (3-second gust) = 110 mph
- Importance Factor = 1.0
- Exposure = C
- Internal pressure coefficient = +/- 0.18
- Components and Cladding: The following working loads may be used in lieu of calculations:
(Uplift at roof) Zone 1,2e; 18.0 psf
100 sq. ft. Zone 2n,2r,3e; 22.8 psf
Zone 3r; 28.7 psf
(Roof overhangs) Zone 1,2e; 29.1 psf
20 sq. ft. Zone 2n,2r; 40.6 psf
Zone 3e; 44.0 psf
Zone 3r; 50.2 psf
(Walls) Zone 4; 16.6 psf
20 sq. ft. Zone 5; 20.0 psf

LATERAL LOADS-EARTHQUAKE: Per ASCE 7-16, Chapter 11 & IBC 1613

Numbering below is per IBC Section 1603.1.5:

- Importance Factor = 1.0
- Mapped Spectral Response Accelerations, $S_s = 1.410$ g; $S_1 = 0.491$ g
- Site Class = D; $F_a = 1.200$, $F_v = 1.809$
- Spectral Response Coefficients, $S_{ds} = 1.128$ g, $S_{d1} = 0.592$ g
- Seismic Design Category = D
- Basic Seismic Force Resisting System is:
Vertical Elements = Wood Structural Panel Shear Walls
Diaphragms = Wood Structural Panel Diaphragms
- Design Base Shear = 12.2 kips
- Seismic Response Coefficient $C_s = 0.174$
- Response Modification Factor $R = 6.5$
- Analysis Procedure = Equivalent Lateral Force Procedure

Additional Items:
Building Location 47,582 N, 122.274 W
Building Height = 22 feet

Redundancy Factors:
North/South Direction = 1.0 East/West Direction = 1.0

Contractor Execution Requirements

Contractor shall verify all dimensions and all conditions at the job site, including building and site conditions before commencing work, and be responsible for same. All discrepancies shall be reported to the Architect/SER before proceeding with work. Any errors, ambiguities and/or omissions in the contract documents shall be reported to the Architect/SER immediately, in writing. No work is to be started before correction is made.

Contractor shall coordinate all dimensioned openings and slab edges shown on the contract documents. Some dimensions, openings and embedded items are shown on the structural drawings, others may be required. Refer to architectural drawings for all dimensions, wall and floor openings, architectural treatment, embeds required for architectural items, etc. Refer to mechanical, plumbing, electrical, fire protection and civil drawings for size and location of all openings for ducts, piping, conduits, etc.

Do not scale drawings. Use only field verified dimensions. When electronic plan files are provided for the contractor's detailing convenience, it shall be noted that the electronic files are not guaranteed to be dimensionally accurate; the contractor uses them at their own risk. The published paper documents are the controlling Contract Documents. Electronic files of detail sheets and notes will not be provided.

Contract Documents and any materials used in preparation of them, including calculations, are the exclusive property of the SER and can be reproduced only with the permission of the SER.

Contractor initiated changes shall be submitted in writing to the Architect/SER for review and acceptance prior to fabrication/construction. Changes shown on shop drawings only will not satisfy this requirement.

The contractor shall provide temporary bracing as required until all permanent connections have been installed. The contractor is responsible for the strength and stability of all partially completed structures including but not limited to concrete or masonry walls, steel framing and erection aids. The contractor shall be responsible for all required safety standards, safety precautions and the methods, techniques, sequences or procedures required in performing his work. The contractor shall coordinate with the building department for all building department required inspections.

Shop Drawing & Submittal Review

The contractor shall review and stamp the shop drawings & submittals for review. SER will only review submittals for items shown on SER documents. Submittals for Deferred Structural Components will receive cursory review by SER for loads imposed on primary structure. SER will review shop drawings for general conformance with design concept of the project and general compliance with the information given in the Structural Contract Documents. Review of submittals does not constitute approval or acceptance of unauthorized deviation from Contract Documents.

Shop Drawing & Submittal Review (including Deferred Structural Components)

The contractor shall review and stamp the shop drawings & submittals for review. SER will only review submittals for items shown on SER documents. Submittals for Deferred Structural Components will receive cursory review by SER for loads imposed on primary structure. SER will review shop drawings for general conformance with design concept of the project and general compliance with the information given in the Structural Contract Documents. Review of submittals does not constitute approval or acceptance of unauthorized deviation from Contract Documents.

Corrections or comments made on shop drawings during this review do not relieve contractor from compliance with the requirements of the plans and specifications.

Contractor responsible for:

- Reviewing, approving, stamping and signing submittals prior to submittal to Architect and SER
- Timing submittals to allow 10 days of review time for the SER and time for corrections and resubmittal
- Conformance to requirements of the Contract Documents
- Dimensions and quantities
- Verifying information to be confirmed or coordinated
- Information solely for fabrication, safety, means, methods, techniques and sequences of construction
- Coordination of all trades

Resubmittals shall be clouded and dated for all changes to the submittal. Only clouded portions of resubmittal will be reviewed and SER's review stamp applies to only these areas.

Substitutions

Substitutions shall be submitted in writing prior to submittal of shop drawings. Shop drawings bearing substitutions will be rejected. Submit engineering data to substantiate the equivalence of the proposed items. The SER's basic services contract does not include review of substitutions that require re-engineering of the item or adjacent structure. Nor does the SER's contract cover excessive review of proposed substitutions. The fees for making these reviews and/or redesign shall be paid by the contractor. Reviews and approvals shall not be made until authorization is received.

Submittals

Shop drawings and material submittals shall be submitted to the Architect and SER prior to any fabrication or construction for the following structural items. Submittals shall include one reproducible and one copy; reproducible will be marked and returned. If deviations, discrepancies, or conflicts between shop drawings submittals and the contract documents are discovered either prior to or after shop drawing submittals are processed by the SER, the Contract Documents control and shall be followed.

- Structural steel shop and erection drawings
- 1-joint and engineered wood beam floor & roof framing layout & materials list
- Glued laminated members (certificates to be on-site and available upon request)
- Engineered wood beams (certificates to be on-site and available upon request)

Inspection

The building official, upon notification, shall make structural inspections as required by local ordinance. The inspection by the building official per IBC Section 109 will be separate from and in addition to the special inspection and structural observation mentioned subsequently.

Special Inspections

The owner shall retain a Special Inspector to perform the special inspection requirements required by the building official as outlined in IBC Section 1704. See the specifications for additional requirements for special inspection and testing. The architect, structural engineer, and building department shall be furnished with copies of all inspection reports and test results.

The following inspections are required and shall be performed per the building code:

- Steel construction per 1705.2 and AISC 360
- Epoxy installed anchor bolts and holdowns rods: Continuous per Table 1703.3 - #4

Structural Observation

Structural observation is defined as the visual observation of the structural system for general conformance to the Contract Documents at significant construction stages and at completion of the structural system. Structural observation does not include or waive the responsibility for the inspection required by Section 109 or other sections of the IBC.

The owner shall employ a registered design professional to perform structural observation when required by IBC 1709. Observed deficiencies shall be reported in writing to the Architect, special inspector, and contractor. The contractor shall respond to these items in writing indicating how they have been resolved. At the end of the project, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

Construction observation by the SER is for general conformance with structural portions of the permit documents only and is not intended in any way to review the Contractor's construction procedures. The SER has no overall supervisory authority or actual/direct responsibility for the specific working conditions at the site and for any hazards resulting from the action of any trade contractor. The SER has no duty to inspect, supervise, note, correct, or report any health or safety deficiencies to the owner, contractors, or other entities or persons at the project site.

The contractor shall provide the SER adequate notice to schedule site visits for structural observation.

Geotechnical

Report & General Criteria

Criteria outlined in the report listed below was used for the design of the foundations:
Geotechnical Engineering Report, "Foundation and Critical Area Considerations, Proposed House Addition and Deck Expansion, 6805 S.E. 32nd Street, Mercer Island, Washington" dated October 29, 2025 and prepared by Geotech Consultants

Contractor shall be familiar with recommendations in the above-mentioned report prior to start of construction. Allowable soil pressure and lateral earth pressure are assumed and therefore must be verified by a Geotechnical Inspector or the building official. If soils are found to be other than assumed, notify the structural engineer for possible foundation redesign. For wet weather work, see the Geotechnical Report.

All prepared soil-bearing surfaces shall be inspected by the owners Geotechnical Inspector (or building official) prior to placement of reinf. steel & concrete. Inspections shall be made per IBC Table 1705.6.

Unless otherwise noted, footings shall be centered below columns or walls.

Bearing Values

Allowable soil pressure = 2,000 psf

All footings shall bear on undisturbed soil and shall be lowered to firm bearing if suitable soil is not found at elevations shown. Exterior footings shall bear a minimum of 18" below the finished ground surface. Footing elevations shown on plans (or in details) are minimum depths and for guidance only; the actual elevations of footings must be established by the contractor in the field working with the Geotechnical Inspector.

Subgrade Preparation

Prepare subgrade per the Geotechnical Report, summarized as follows: All footings shall be cast on undisturbed firm natural soils that are free of organic materials. Footing excavation shall be free of loose soils, sloughs, debris and free of water at all times. If organic silt and/or fill material is encountered at subgrade elevations, over-excavate a minimum of 2'-0" below the design foundation subgrade elevation prior to placing footings. The over-excavated areas shall be backfilled with structural fill compacted to 95% proctor per ASTM D-1557 or a lean concrete mix.

Drainage

Drainage systems, including foundation, roof and surface drains, shall be installed as directed by the Geotechnical Report and IBC Section 1807. Vapor retarder placed below slab on grade shall conform to ASTM E 1643 and ASTM E 745.

Piles and Piers General Criteria

Pile or pier lengths indicated on drawings are estimated; actual length shall be determined in field by Geotechnical Inspector. For bidding purposes, the contractor shall provide an add/deduct value per foot of pile/pier length. This value shall be applied to variations in actual lengths as compared to estimated lengths.

The contractor shall determine the location of all adjacent underground utilities prior to drilling or driving operations. Hole drilling shall be performed without loss of ground and without endangering previously installed piles. Refer to the Geotechnical Report for recommended drilling or driving procedure. Alternate piles shall be placed and completed so that at least 24 hours are allowed for the concrete to set prior to drilling adjacent piers.

Pile or pier types other than those indicated on the drawings may be submitted as a Substitution. Optional piles must be supported on the same soil strata as the piles shown on the drawings. If the configuration of the piles is different from the contract documents, the modification to the pile caps must also be designed by the contractor and submitted with the Substitution. A 2-week minimum time allowance must be made for the engineer to review all optional pile and pile-cap design.

Inspections shall be made by the Geotechnical Inspector per IBC Table 1705.7.

Pin Piles

Pin piles shall be driven to refusal in bearing strata. For 2" pin piles, refusal shall be defined as less than 1" penetration in 60 seconds during continuous driving with a 90 lb jackhammer under the full effort of the operator. The maximum pile eccentricity shall be 4" unless otherwise noted as 'battered' on the plans for lateral resistance. Pile placement shall be within a 2" tolerance at the top of the pile.

Lateral Loads

Passive earth pressure (factor of safety of 1.5 included) = 300 pcf
Coefficient of friction (factor of safety of 1.5 included) = 0.40

Existing Utilities

The contractor shall determine the location of all adjacent underground utilities prior to any excavation, shoring, pile driving, or pier drilling. Any utility information shown on the plans and details are approximate and not verified by the SER. Contractor is to provide protection of any utilities or underground structures during construction.

Concrete

Cast-in-Place Concrete

Concrete materials shall conform to the following:
Portland cement: Type 1, ASTM C150
Fly ash (if used): ASTM C618 class F or C, quantity less than (by weight) 25% of cement content, and maximum loss on ignition = 1%
Lightweight aggregates: shall not be used without prior approval of SER and building department
Normal weight aggregates: ASTM C33
Sand equivalent: ASTM C33
Water: Potable per ASTM C94
Air entraining admixtures: ASTM C260
Chemical admixtures: ASTM C494
Flowable concrete admixtures: ASTM C1017

Durability requirements of concrete mixes shall conform to building code. These requirements include water-cementitious material ratios, minimum compressive strengths, air entrainment, type of cement, and maximum chloride ion content.

Concrete strength requirements: Strength at 28 days and normal weight concrete, UNO.

Location	Strength f _c (psi)	Max. Aggr. size (inch)	Max. W/C ratio or min cement *
Lean mix soil replacement under fdns	1,500	sand	1-1/2 sack cement
Foundations, grade beams, stem walls	3,000**	1"	per design
Slab on grade, topping slab, stair tread	3,000**	3/4"	0.42 (.45)

** Design strength shown is for weathering purposes only; 2,500 psi strength was used for purposes of structural design. Mixes shall be proportioned to accommodate placement. Slump, W/C ratio, admixtures and aggregate size will be determined by the contractor in accordance with ACI. Mixes will be approved by one of the following criteria.

Mix design is submitted in accordance with ACI 318 Section 5.3.
Mix design is submitted in accordance with ACI 318 Section 5.4.

Admixtures: all concrete, including slab on ground, shall contain an acceptable water-reducing admixture conforming to ASTM C494 and be used in strict accordance with the manufacturer's recommendations.

All concrete which is exposed to freezing/thawing in a moist condition or exposed to deicing chemicals shall contain an air entraining agent, conforming to ASTM C260. The amount of entrained air shall be 5% +/- 1% by volume. Air % is based on 3/4" coarse aggregate; adjust % per ACI 318 for other coarse aggregate sizes. Air-entrainment shall not be used at slabs that will receive a smooth, dense, troweled finish.

Trucks hauling plant-mixed concrete shall arrive on-site with a field ticket indicating the maximum gallons of water that can be added at the site not to exceed the total water content in the approved mix design.

Concrete shall be deposited as nearly as practicable in its final position to avoid segregation due to rehandling or flowing. Concrete shall be thoroughly consolidated by suitable means during placement and shall be thoroughly worked around reinforcement, embedded items, and into corners of forms.

Formwork and Accessories

Concrete construction shall conform to ACI 301 "Specifications for Structural Concrete" and the Building Code, including testing procedures. See specifications and/or architectural documents for formwork requirements. Installation shall adhere to ACI 301. Conduits and pipes of aluminum shall not be embedded in concrete construction.

See architectural drawings for exact locations and dimensions of door and window openings in all concrete walls and for all grooves, notches, chamfers, feature strips, color, texture, and other finish details at all exposed concrete surfaces. Concrete accessories and embedded items shall be coordinated with Architectural and all other Contract Documents and suppliers' drawings before placing concrete. Anchor rods, reinforcing, hardware, etc. shall be firmly tied in place prior to concrete placement; wet-setting of these items are not permitted in concrete.

Refer to Architectural documents for waterstops, dampproofing & soil retaining wall drainage requirements at concrete and concrete joints (construction joints, slab to wall joints, curb to slab joints, etc).

Curing and Finishes

Protect and cure freshly placed concrete per ACI 305 in hot conditions, ACI 306 in cold conditions, and ACI 308 "standard specification for curing concrete". All exposed edges and corners shall have 3/4" chamfer, UNO. Concrete flatwork shall be sloped to provide positive drainage. Coordinate finish with architectural contract documents.

At the time of application of finish materials or special treatment to concrete, moisture content of concrete shall conform to requirements in finish material specifications. Where vapor sensitive coverings are to be placed on slabs on grade, conform strictly to slab covering manufacturer's recommendations regarding vapor retarder and granular fill requirements below the slab.

Reinforcing in Cast-in-Place Walls

See Reinforcement General Notes for more information. Uppermost and lowermost horizontal reinforcing in walls shall be placed within 1/2 of specified spacing from the top and bottom of the wall.

Concrete wall reinforcing - typical UNO:

Wall thickness	horizontal bars	vertical bars	location
8" or less	#4 @ 12"oc	#4 @ 12"oc	@ cl of wall
10" or less	#4 @ 16"oc	#4 @ 16"oc	each face

Concrete protection; provide edge cover as follows. When a thickness of cover required for fire protection is greater than that specified in this section, such greater thickness shall be used:

- Uniformed surfaces cast against and permanently exposed to earth = 3"
 - Formed surfaces exposed to earth or weather: #6 bars or larger = 2"; #5 bars or smaller = 1-1/2"
- Clear spacing between 2 or more parallel layers = 1"

Concrete Crack Maintenance

Cracking occurs in concrete structures due to inherent shrinkage, creep, and the restraining effects of walls and other structural elements. Most cracking due to shrinkage and creep will likely occur over the first two years of the life of the structure; further concrete movement due to variations in temperature may persist. Cracks that result in water penetration will need to be repaired to protect reinforcing. Other cracking may be repaired at the owner's discretion for aesthetic reasons or performance of applied finishes. Prior to repairing cracks, a structural engineer should be consulted to provide direction on which cracks to repair and on whether observed cracks may affect the strength of the structure.

Reinforcement in Concrete

Materials

Reinforcing steel shall conform to ASTM A615 (including supplement S1), Grade 60, $F_y = 60,000$ psi, except any bars specifically so noted on the drawings shall be Grade 40, $F_y = 40,000$ psi.

Welded Wire Reinforcing (WWR) shall conform to ASTM A185. Lap splice adjacent mats of welded wire fabric a minimum of 8" at sides and ends. In equipment pads, use minimum WWR 6x6-W2.1xW2.1, UNO.

Procedures

Reinforcing steel shall be detailed (including hooks and bends) in accordance with ACI 315 "Details and Detailing of Concrete Reinforcement". Lap all reinforcement in accordance with "The Reinforcing Splice and Development Length Schedule" on these documents. If table is not provided, lap all reinforcing by 40 bar diameters. Provide corner bars at all wall and footing intersections.

Reinforcing steel shall be adequately supported to prevent displacement during concrete and grout placement. Bars shall be bent cold. Bars partially embedded in concrete shall not be field bent, unless specifically so detailed or approved by the SER.

Welding or tack welding of reinforcing bars to other bars or to plates, angles, etc, is prohibited, except where specifically approved by the SER.

Anchorage

Post installed anchors shall not be installed without prior approval of engineer of record unless otherwise noted on the plans.

Epoxy-Grouted Items

Epoxy-Grouted Items (threaded rods or reinforcing bar) specified on the drawings shall be installed using "SET-XP" high strength epoxy as manufactured by the Simpson Strong Tie Company. Install in strict accordance with I.C.C. Report No. ESR 2508. Special inspection of installation is required. Rods shall be ASTM A-307 unless otherwise noted.

Expansion Bolts

Expansion bolts into concrete and concrete masonry units shall be "Strong Bolt" as manufactured by the Simpson Strong Tie Company, installed in strict accordance with I.C.C. Report No. ESR-1771, including minimum embedment requirements. Bolts into concrete masonry or brick masonry units shall be into fully grouted cells. Substitutes proposed by contractor shall be submitted for review with ICC reports indicating equivalent or greater load capacities. Special inspection is required for all expansion bolt installation.

Wood

Material Criteria

Framing lumber shall be kiln dried or mc-19 (unless more stringent criteria are required in these notes on the drawings) and graded and marked in conformance with the latest WCLIB standard grading rules for west coast lumber no. 17. Furnish to the following minimum standards:

4x beams & posts	DF #2
6x beams & posts	DF #1
4x treated beams & posts, 6x treated posts	HF kdat #2
2x joists, rafters, built-up beams, headers	HF #2
2x flatwise & edgewise blocking	HF standard
2x studs	HF kd stud
2x plates	HF kd15 standard
2x treated plates/ledgers	HF kdat #2

Moisture Content and Care of Material During Construction

All 2x studs and plates shall be kiln dried. The Contractor shall take measures to minimize exposure of sawn lumber and engineered wood products to moisture during construction. Excessive changes in moisture content during construction may result in swelling and shrinkage of a single story level in the magnitude of 1/2".

- S1.0 General Structural Notes
- S1.1 General Structural Notes and Schedules
- S2.0 Foundation Plan
- S2.1 Main Floor Framing Plan
- S2.2 Lower Roof & Upper Floor Framing Plan
- S2.3 Upper Roof Framing Plan
- S3.0 Structural Details
- S3.1 Structural Details
- S3.2 Structural Details

SHEET INDEX

GENERAL STRUCTURAL NOTES (TYPICAL UNLESS NOTED OTHERWISE ON DRAWINGS)



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Revision Issue Date Drawing Set

11/22/2025 Permit Set

General Structural
Notes

S1.0

Wood Structural Panels

Wood structural panels shall be APA rated sheathing. Plywood shall be grade C-D or Structural II, exterior glue, exposure 1 durability classification, in conformance with USDOC PS 1 or PS 2, ASTM D 5457 and IBC 2304.7 and table 2304.7(2). Oriented strand board (OSB), shall be in accordance with USDOC PS 2, and of equivalent thickness, exposure rating and span rating and may be used in lieu of plywood pending OSB substitution approval by Architect. See plans for thickness, panel identification index and nailing requirements. Unless otherwise noted on plans:

Roof sheathing shall be 15/32" with span rating 32/16
 Floor sheathing shall be 23/32" with span rating 48/24
 Wall sheathing shall be 15/32" with span rating 24/0

Structural Composite Lumber

Manufactured lumber, PSL, LVL, and LSL, shall be manufactured under a process approved by the national research board. Each piece shall bear a stamp or stamps noting the name and plant number of the manufacturer, the grade, the national research board number, and the quality control agency. All PSL, LVL and LSL lumber shall be manufactured in accordance ICC Report ESR-1387. LVL lumber shall be manufactured using veneer glued with a waterproof of the requirements of ASTM D2559 with all grain parallel with the length of the member. The members shall have the following minimum properties:

LVL (2.0E) Beams Fb = 2,600 psi, E = 2,000 ksi, Fv = 285 psi

Design shown on plans is based on ILevel/Trus-Joist products manufactured by the Weyerhaeuser Corporation. Alternate manufacturers may be used subject to review and approval by the Architect and Structural Engineer of Record, alternate joist hangers and other hardware may be substituted for items shown provided they have ICC approval for equal or greater load capacities. All joist hangers and other hardware shall be compatible in size with members provided.

Glue Laminated Material

Glued laminated members shall be fabricated in conformance with AITC 117 and APA-EWS Y117, Stress Class 24F-1.9E. Each member shall bear an AITC identification mark and shall be accompanied by an AITC certificate of conformance. All simple span beams shall be Douglas fir combination 24F-V4, Fb = 2,400 psi, Fv = 265 psi and all cantilevered beams and columns shall be Douglas fir combination 24F-V8, Fb = 2,400 psi, Fv = 265 psi unless otherwise noted. Camber all simple span glu laminated beams to 3,500' radius or zero camber, unless shown otherwise on the plans.

Treated Wood

All wood framing in direct contact with concrete or masonry, exposed to weather, or that rest on exterior foundation walls and are located within 8" of earth, shall be pressure-treated with an approved preservative per IBC section 2303.1.8. Cut or drilled sections of treated material shall be treated with an approved preservative per IBC section 2303.1.8. See IBC section 2304.11 for additional requirements.

Metal Products in Contact with Treated Lumber

Simpson hardware in contact with ACQ, CA, or CBA pressure-preservative treated wood shall have a Zmax finish (G185 HDG per ASTM A653) or shall be post hot-dip galvanized (per ASTM A123 for connectors and ASTM A153 for fasteners) unless otherwise noted. Exception: type 304 or 316 stainless steel connectors and fasteners are required for the following applications:

- ACQ, CA, or CBA treatments with ammonia where members are used in exterior applications.
- all ACZA treatments
- retention levels greater than 0.40 pcf for ACQ, 0.41 pcf for CBA-A, or 0.21 pcf for CA-B treatments.

Stainless steel connectors require matching stainless steel fasteners. Zmax and post hot-dip galvanized connectors require fasteners galvanized per ASTM A153. Thru-bolts and anchor rods used in dry conditions shall be permitted to be of mechanically deposited zinc coated steel with coating weights in accordance with ASTM B 695, class 55 minimum. See IBC section 2304.9.5 and "framing connectors" notes on this sheet for additional requirements.

Framing Connectors

Timber connectors called out by letters and numbers shall be "strong-tie" by Simpson company, as specified in their catalog number C-C-2021. Equivalent devices by other manufacturers may be substituted, provided they have ICBO approval for equal or greater load capacities. Provide number and size of fasteners as specified by manufacturer. Connectors shall be installed in accordance with the manufacturer's recommendations. Where connector straps connect two members, place one-half of the nails or bolts in each member. All bolts in wood members shall conform to ASTM A307. Provide washers under the heads and nuts of all bolts and lag screws bearing on wood. Unless otherwise noted, all nails shall be as called out below. Unless otherwise noted on the drawings use the following hangers:

2x or 2-2x member to flush wood beam/ledger LUS
 2x member to sill plate or steel/flush wood beam LB
 2-2x member to sill plate or steel/flush wood beam B
 4x, LSL/LVL/PSL beam to flush wood beam/ledger MIU max
 4x, LSL/LVL/PSL beam to sill plate or steel beam HWU
 Interior 4x or 6x post to concrete below ABU w/ 5/8" dia. anchor rod w/ 7" embed
 Treated 4x or 6x post to concrete below CBSQ-SDS2HDG
 4x or 6x post to wood beam above PC/EPC
 wood beam to wood beam that bears on post HUCTF

Fasteners

Shall conform to the following requirements, UNO. Splitting shall be avoided at all wood fasteners:

Steel to wood or wood to wood connection bolts ASTM A307
 Anchor rods (w/ threaded ends & welded nut) ASTM F1554 grade 36 (typical UNO)
 Lag screws NDS section 11.1.3
 Wood screws NDS section 11.1.4
 Nails NDS section 11.1.5

Nail sizes are specified as follows. If the contractor proposes the use of alternate nails, they shall submit nail specifications to the Structural Engineer of Record (prior to construction) for review and acceptance.

Simpson hardware typical UNO see catalog
 MSTC holdown straps direct to studs 0.148 x 1-1/2"
 MSTC holdown straps over shear wall sheathing to studs 0.148 x 2-1/4"
 CS collector straps 0.131 x 2-1/2"
 hangers w/ 16d or 10d options 0.162 x 3-1/2"
 floor sheathing typical 0.131 deformed shank x 2-1/2"
 roof sheathing typical 0.131 x 2-1/2"
 stud wall APA sheathing 15/32 sheathing 0.148 x 2-1/4"
 member to member face nailing typical UNO 0.131 x 3"
 bottom plate to framing below typical UNO 0.131 x 3-1/4"
 toe nailing typical UNO 0.131 x 3"

Sheathing fasteners shall be driven so that head or crown is flush with sheathing surface. 3/8" min. edge distance shall be maintained on sheathing fasteners.

Spaced fasteners specified on the drawings shall begin at 1/2 specified spacing from the ends of the members, unless otherwise noted. Provide (2) fasteners minimum each member, typ. Anchor rods from sill plates to concrete shall begin a min. of 6" and a max. of 12" from each end of each piece of sill plate.

Thru-bolt and anchor rod holes shall be at least 1/32" but no more than 1/16" larger than bolt/rod diameter. Clearance holes for lag screw shanks shall have the same diameter as the lag shank and the same penetration depth as the length of the unthreaded shank. Lead holes for threaded portion of lag screws shall have a diameter of 55 to 60% of lag screw shank diameter and shall extend the length of the threaded portion of the lag screw.

Stair and Stair Landing Framing Requirements

4'-0" maximum width UNO

Landings: span 2x6 joists @ 16"oc in short direction of landing. At full height wood studs, provide 2x6 continuous ledger w/ (3) 0.131 x 3-1/4" nails to each stud. At concrete walls, provide treated 2x6 continuous ledger w/ 5/8" diameter anchor rods @ 16"oc. Embed 5". Where landing edge is not supported by beam, full height stud wall, or full height concrete wall, provide 2x4 @ 16" cripple wall from landing edge to slab on grade below.

Stringers 9'-0" in length or less: provide 2x12 stringers at center and sides of stair. Notch to 5-1/2" minimum depth and provide HUS26 hangers to supporting beams. At center stringer, sister 2x6 ea. side of stringer and at side stringers, sister 2x6 one side of stringer. End sistered 2x6's short of hangers. Stringers 11'-6" to 14'-0" in length: provide 1-3/4 x 14 LVL 1.9E stringers at center and sides of stair. Notch to 8" minimum depth and provide HU7 hangers to supporting beams. At center stringer, sister 2x8 ea. side of stringer and at side stringers, sister 2x8 one side of stringer. End sistered 2x8's short of hangers.

Where stringers bear on top of wood floor framing below, provide (2) L570 clip at bottom of stringer. Where stringers bear on concrete slab, provide 2x treated sill plate w/ 5/8" exp. bolt at each stringer (embed 3-1/8").

General Wood Framing Criteria (UNO in previous sections)

All wood framing details not shown otherwise shall be constructed to the minimum standards of section 2308 of the IBC. Minimum nailing, unless otherwise noted, shall conform to table 2304.9.1 of the IBC. Unless otherwise noted, all nails shall be common. Coordinate the size and location of all openings with Mechanical and Architectural drawings. Provide washers under the heads and nuts of all bolts, anchor rods, and lag screws bearing on wood, unless otherwise noted. Installation of lag screws shall conform to NDS section 11.1.3. Bolts, anchor rods, and lag screws shall be centered in members, uno.

All structural stud walls (bearing or shear walls) shown and not otherwise noted shall be 2x4 studs @ 16"oc at interior walls and 2x6 @ 16"oc at exterior walls. See Architectural drawings for differing wall widths and for framing at nonstructural walls. Two studs minimum shall be provided at the end of all walls and at each side of all openings, and below beam bearing points. Solid blocking for 4x/6x wood posts and multi-stud posts shall be provided through intermediate levels to supports below. Provide continuous solid blocking at mid-height of all stud walls over 10'-0" in height and at mid-height of walls with sheathing on one side only (i.e. Each side of party walls).

All stud walls shall have their lower wood plates attached to wood framing below with 0.131 x 3-1/4" nails @ 8"oc or bolted to concrete with 5/8" diameter anchor rods @ 6'-0"oc for structures not exceeding 2 stories and @ 4'-0" for all other structures unless otherwise noted. Embed anchor rods 7" unless otherwise noted. Individual members of built-up posts shall be nailed to each other with 0.131 x 3" nails @ 8"oc staggered.

Refer to the plans and shear wall schedule for required sheathing and nailing. When not otherwise noted, provide gypsum wallboard on interior surfaces nailed to all studs, top and bottom plates and blocking with nails at 7" oc. Use #6 x 1-5/8" screws for 1/2" GWB and #6 x 1-7/8" screws for 5/8" GWB. Provide 15/32" APA rated sheathing on exterior surfaces nailed at all panel edges (block unsupported edges), top and bottom plates with 0.148 x 2-1/4" nails @ 6"oc and to all intermediate studs and blocking @ 12"oc. Allow 1/8" gap at all APA sheathing panel edges and ends. (see details where larger gap is required).

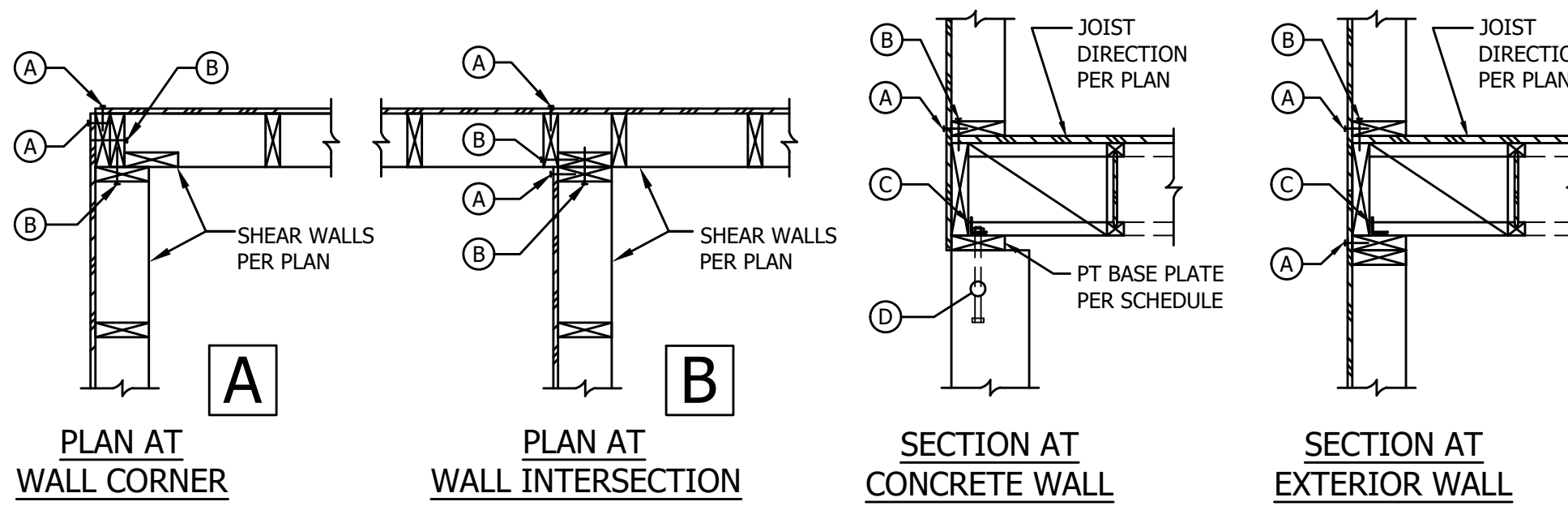
At exterior walls, provide flat wise 2x6 at all door heads and window sills and heads, unless otherwise noted. (provide flat wise 2-2x6 where opening width is greater than 6'-0" and less than 9'-6", unless otherwise noted). Provide (3) 0.131 x 3" toenails each end of each 2x6 member.

Provide double joists under all parallel partitions that extend over more than half the joist length and around all openings in floors or roofs unless otherwise noted. Provide solid blocking at all bearing points.

Toenail joists to supports with (3) 0.131 x 3" nails. Attach timber joists to flush headers or beams with Simpson metal joist hangers in accordance with notes above. Individual members of multi-joist beams shall be nailed to each other with (2) rows of 0.131 x 3" nails @ 12"oc.

Unless otherwise noted on the plans, APA sub-flooring and roof sheathing shall be laid up with grain (strength axis) perpendicular to supports (joists, trusses, etc.) and in a staggered pattern. Nails shall be @ 6"oc to framed panel edges, @ 4"oc over shear walls and @ 12"oc to intermediate supports. See notes above for nail sizes. All sub-flooring edges shall have approved tongue-and-groove joints or shall be supported with solid blocking/framing. Plywood clips are recommended at all roof sheathing edges (solid blocking/framing is not required at panel edges unless specifically noted in the structural drawings or required by the roofing manufacturer). Glue sub-flooring to all supports with adhesive conforming to APA spec. AFG-01 in accordance with the manufacturer's recommendations. Allow 1/8" gap at all panel edges and ends of floor and roof sheathing. Where blocked floor and roof diaphragms are indicated, provide flat 2x blocking at all unframed panel edges and nail with edge nailing specified.

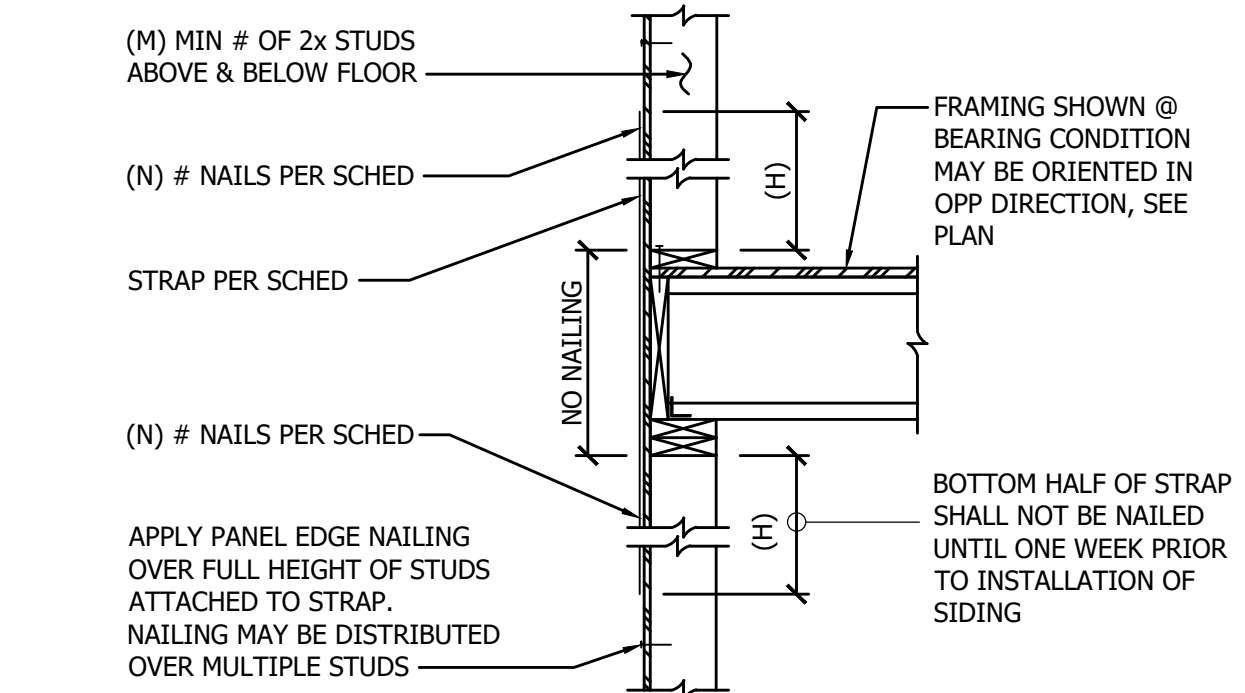
SHEAR WALL SCHEDULE								
MARK	SHEATHING	PANEL EDGE NAILING (A)	TOP PLATE NAILING (B)	A35 CLIPS (C)	MUDSILL TO CONCRETE (D)		CAPACITY (PLF)	
					2x6 P.T.	3x6 P.T.	SEISMIC	WIND
SW6	1/2" PLYWOOD	0.131" @ 6"oc	0.131" @ 6"oc	A35 @ 24"oc	3/4" Ø AB @ 48"oc	3/4" Ø AB @ 64"oc	260	270
SW4	1/2" PLYWOOD	0.131" @ 4"oc	0.131" @ 4"oc	A35 @ 16"oc	3/4" Ø AB @ 32"oc	3/4" Ø AB @ 48"oc	350	398
SW3	1/2" PLYWOOD	0.131" @ 3"oc	0.131" @ 3"oc	A35 @ 12"oc	3/4" Ø AB @ 16"oc	3/4" Ø AB @ 32"oc	512	540



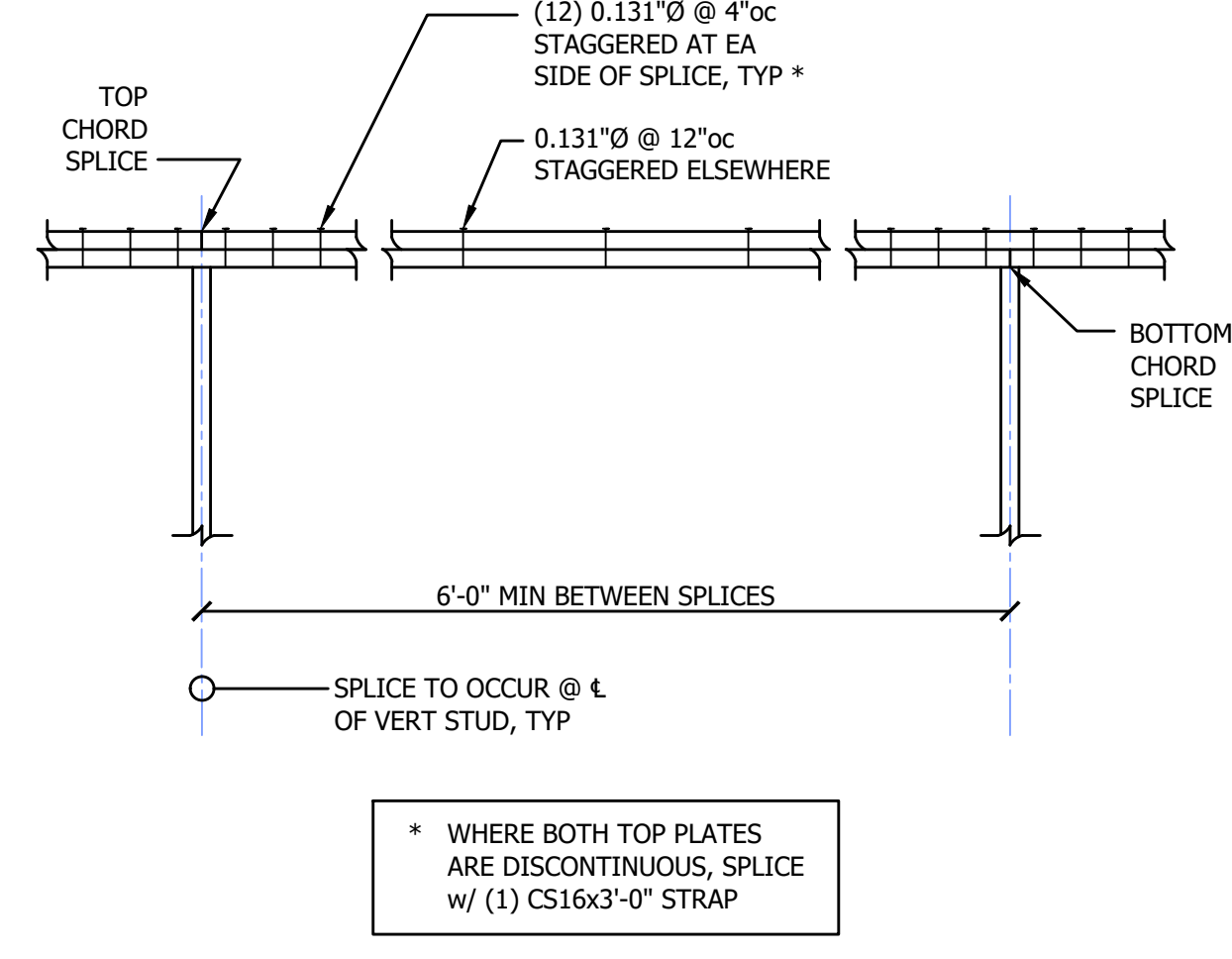
- NOTES:
- ALL EXTERIOR WALLS SHALL BE SW6 (TYP, UNO). WALL FRAMING SHALL BE 2x HF (UNO) STUDS @ 16"oc BLOCK ALL PANEL EDGES WITH 2x LAID FLAT. ALL STUDS ATTACHED TO STRAPS OR HOLDOWNS SHALL BE PANEL-EDGE NAILED. NAIL TO ALL INTERMEDIATE SUPPORTS WITH 0.131" Ø @ 12"oc SHEATHING SHALL BE MIN. 1/4" OSB OR PLYWOOD.
 - PANEL EDGE NAILS SHALL BE A MINIMUM OF 2 3/8" IN LENGTH. PLATE NAILS SHALL BE A MINIMUM OF 3" IN LENGTH.
 - LTP4 OR LSS0 CLIPS MAY BE SUBSTITUTED FOR A35 CLIPS.
 - EMBED ANCHOR BOLTS 7" MIN. ALL BOLTS SHALL HAVE 3x3x3/4" PLATE WASHERS (EDGE OF WASHER SHALL BE WITHIN 1/2" OF SHEATHING). EACH MUDSILL SHALL HAVE A MINIMUM OF (2) ANCHOR BOLTS WITH (1) BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4 1/2" TO EACH END. SIMPSON TITEN HD SCREWS, SIMPSON STRONG-BOLT OR HILTI KWIK-BOLT TZ EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS w/ 5" MIN EMBED.

1 Shear Wall Schedule
 3/4" = 1'-0"

STRAP SCHEDULE				
MARK	H	N	M	HF CAPACITY
CS16	14"	(13) 0.131"	1	1,705#



2 Strap Schedule
 3/4" = 1'-0"

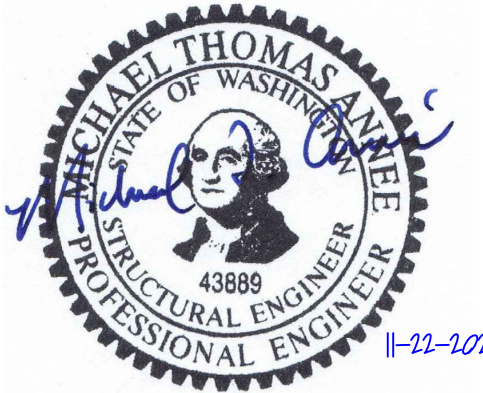
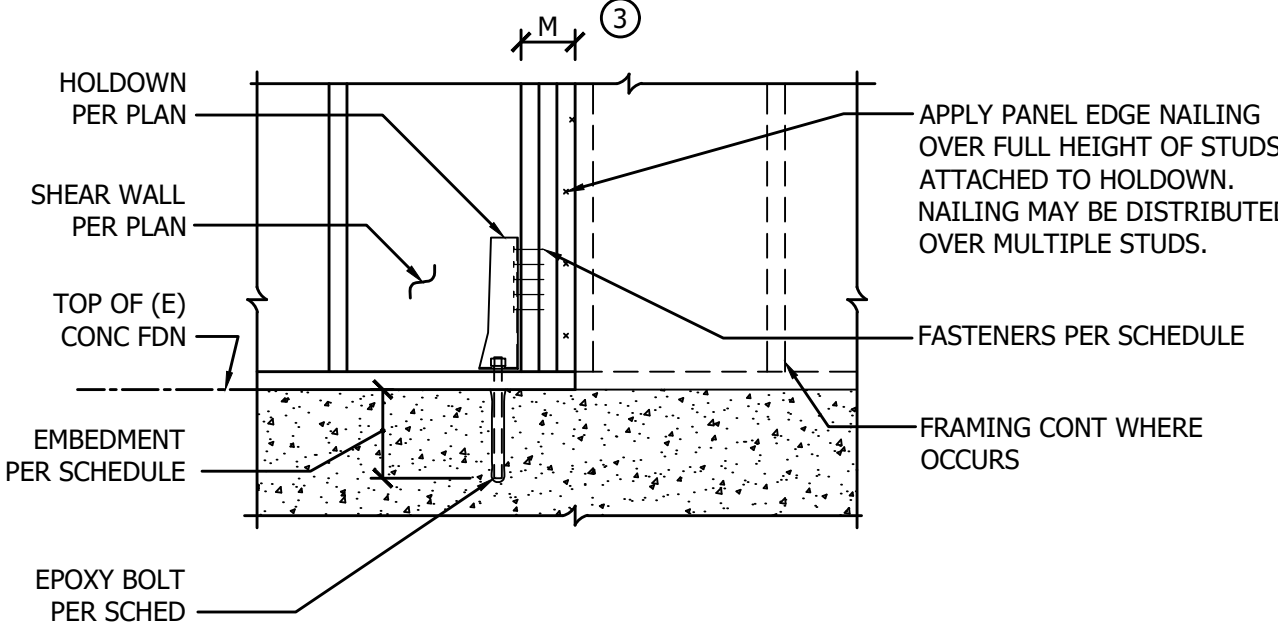


3 Top Plate Splice, Typ.
 3/4" = 1'-0"

HOLDOWN SCHEDULE ① ② ③								
MARK	FASTENERS	M ③	STEM WALL			FOOTING/STRUCT. SLAB		CAPACITY
			ANCHOR ROD	EMBEDMENT	EDGE DISTANCE	EMBEDMENT	EDGE DISTANCE	
HDU2	(6) SDS4"x2 1/2"	3"	3/4" Ø	12"	3"	5"	7"	2,645#

- PLACEMENT OF ANCHOR ROD IS BASED ON SIMPSON SET-3 EPOXY.
- INSTALL ALL HOLDOWNS AND EPOXY PER MANUFACTURER'S INSTRUCTIONS.
- DEPTH OF WOOD FRAMING MEMBER ATTACHED TO HOLDOWN. MEMBERS SHALL BE HEM-FIR UNLESS NOTED OTHERWISE NOTED.
- MIN 6" CONCRETE WALL THICKNESS REQUIRED
- SEE X/SX.X FOR HOLDOWN TO BEAM APPLICATIONS



4 Retrofit Holdown Schedule
 3/4" = 1'-0"

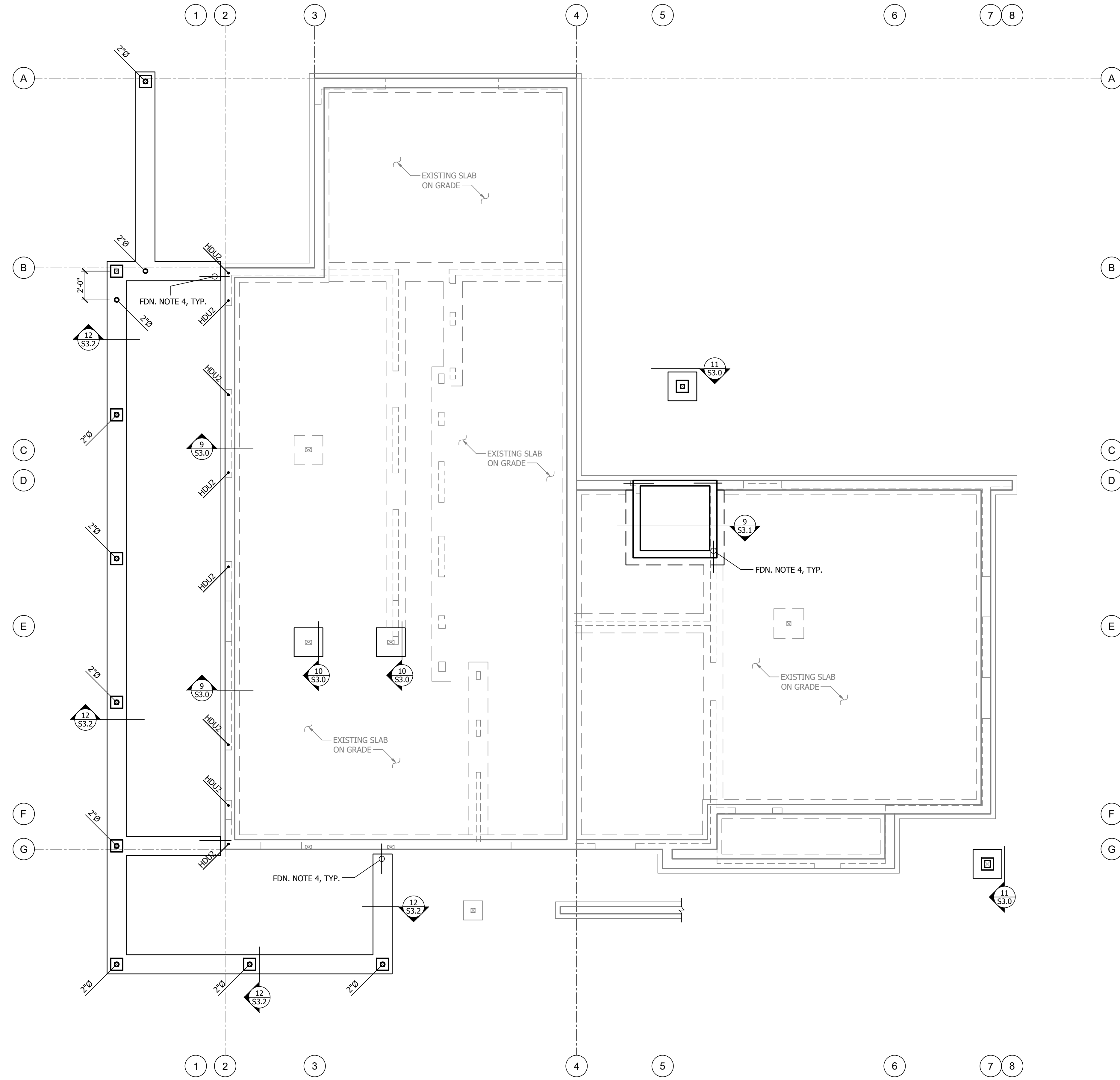


GENERAL FRAMING NOTES:

- ALL LSI/PSL BEAMS SHALL BE FLUSH AND ALL HEADERS DROPPED, UNO. SEE 3/S3.1 FOR TYPICAL POST-TO-BEAM CONNECTIONS
- TYP. HEADERS SHALL BE 4x6 DF#2, UNO, SEE 4/S3.1 FOR INSTALLATION.
- PROVIDE (2) BEARING STUDS UNDER EACH END OF ALL BEAMS AND (1) 2x TRIMMER (BEARING) STUD AND (1) 2x KING (FULL-HEIGHT) STUD AT EACH END OF ALL HEADERS, UNO. NAIL STUDS TOGETHER PER GENERAL STRUCTURAL NOTES.
- PROVIDE SOLID BEARING BELOW ALL POINT LOADS ABOVE.
- STUD WALLS SHALL BE 2x HF STUDS @ 16"oc. UNO. SEE SHEAR WALL, HOLDOWN AND STRAP SCHEDULES ON S1.1 FOR ADDITIONAL REQUIREMENTS AT SHEAR WALL FRAMING.
- AT BREAKS IN DOUBLE TOP PLATE OF ALL EXTERIOR WALLS AND ALL SHEAR WALLS SEE DETAIL 3/S1.1.
- SWX - INDICATES SHEAR WALL PER SCHEDULE 1/S1.1. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW, EXTERIOR WALLS SHALL BE SHEATHED PER SW6, UNO.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

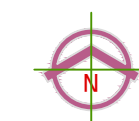
FOUNDATION NOTES:

- STRUCTURAL SLAB ON GRADE SHALL BE MIN. 6" THICK w/ #5 @ 9"oc REINF. AT CENTERLINE IN PRIMARY DIRECTION AND #4 @ 18"oc IN TRANSVERSE DIR.
-  - INDICATES ANCHOR ROD/HOLDOWN LOCATED AT END OF SHEAR WALL ABOVE, SEE SCHEDULE ON 4/S1.1.
-  - INDICATES 2" DIAMETER, SCHEDULE 80, PIN PILE (3 TON). THE GEOTECHNICAL INSPECTOR SHALL BE CONTINUOUSLY PRESENT DURING PIN PILE INSTALLATION AND TESTING.
- EMBED ALL HORIZONTAL REINFORCEMENT MIN OF 4" INTO (E) CONCRETE w/ SIMPSON SET-XP EPOXY. EXTEND REINFORCEMENT 24" OR HOOK.



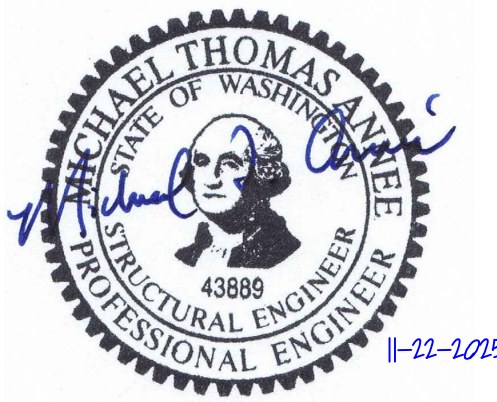
Foundation Plan

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



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Revision Issue Date Drawing Set

11/22/2025 Permit Set

Foundation Plan

S2.0

GENERAL FRAMING NOTES:

- ALL PSL/LSL BEAMS SHALL BE FLUSH AND ALL HEADERS DROPPED, UNO. SEE 3/S3.1 FOR TYPICAL POST-TO-BEAM CONNECTIONS
- TYP. HEADERS SHALL BE 4x6 DF#2, UNO, SEE 4/S3.1 FOR INSTALLATION.
- PROVIDE (2) BEARING STUDS UNDER EACH END OF ALL BEAMS AND (1) 2x TRIMMER (BEARING) STUD AND (1) 2x KING (FULL-HEIGHT) STUD AT EACH END OF ALL HEADERS, UNO. NAIL STUDS TOGETHER PER GENERAL STRUCTURAL NOTES.
- PROVIDE SOLID BEARING BELOW ALL POINT LOADS ABOVE.
- STUD WALLS SHALL BE 2x HF STUDS @ 16"oc, UNO. SEE SHEAR WALL, HOLDOWN AND STRAP SCHEDULES ON S1.1 FOR ADDITIONAL REQUIREMENTS AT SHEAR WALL FRAMING.
- AT BREAKS IN DOUBLE TOP PLATE OF ALL EXTERIOR WALLS AND ALL SHEAR WALLS SEE DETAIL 3/S1.1.
- SWX - INDICATES SHEAR WALL PER SCHEDULE 1/S1.1. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW6, UNO.
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- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

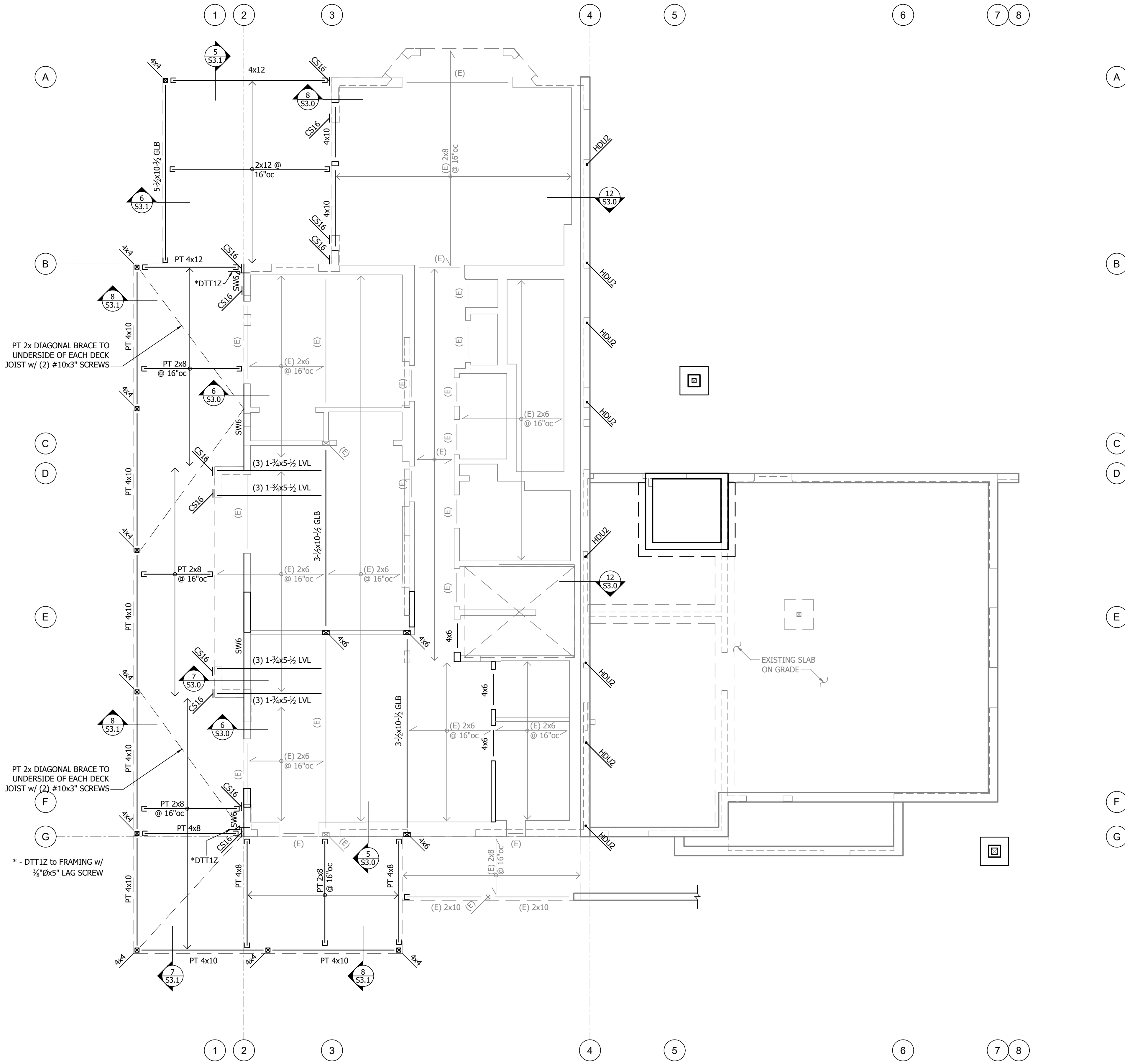
FLOOR FRAMING NOTES:

- NEW FLOOR SHEATHING (where required) SHALL BE MIN. 3/4" APA RATED SHEATHING (48/24). NAIL @ ALL PANEL EDGES AND OVER ALL SHEAR WALLS w/ 0.113" @ 6"oc AND 12"oc TO ALL INTERMEDIATE FRAMING. PLACE LONG DIRECTION OF PLYWOOD PERPENDICULAR TO JOISTS DIRECTION, STAGGER PANEL JOINTS.
- EXISTING FLOOR FRAMING IS 2x6 AND 2x8 JOISTS @ 16"oc, DIRECTION PER PLAN.
- INDICATES STRAP AT END OF SHEAR WALL ABOVE, SEE SCHEDULE ON 2/S1.1.
- INDICATES HOLDOWN LOCATED AT END OF SHEAR WALL ABOVE, SEE SCHEDULE ON 4/S1.1.

FOUNDATION NOTES:

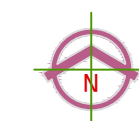
- TYPICAL SLAB ON GRADE AT INTERIOR SHALL BE 4" THICK. REINFORCE ALL SLABS w/ WWF 4x4 - W2.9xW2.9 AT CENTERLINE.
- INDICATES HOLDOWN LOCATED AT END OF SHEAR WALL ABOVE, SEE SCHEDULE ON 4/S1.1. SEE S2.1 FOR HOLDOWN CALL-OUTS AT RODS.
- TYPICAL PAD FOOTINGS SHALL BE 2'-0" SQ. x 10" D. w/ (2) #4 EW, 3" CLR. OF BTM, SEE DETAIL 10 & 11/S3.0.

HANGER SCHEDULE	
MEMBER	HANGER
2x6	LUS28
(2)2x6	LUS26-2
2x8/2x10	LUS28
(2)2x8/(2)2x10	HUC28-2
2x12	LUS210
4x8	HU48
PT 2x8	LUSZ28
PT 4x8	HUCZ48
PT 4x12	HUCZ412
5-1/2x10-1/2 GLB	HUCQZ610



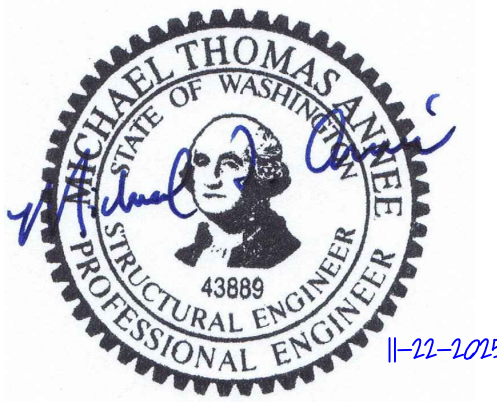
Main Floor Framing & Foundation Plan

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



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11/22/2025 Permit Set

Main Floor Framing Plan

S2.1

GENERAL FRAMING NOTES:

- ALL PSL/LSL BEAMS SHALL BE FLUSH AND ALL HEADERS DROPPED, UNO. SEE 3/S3.1 FOR TYPICAL POST-TO-BEAM CONNECTIONS
- TYP. HEADERS SHALL BE 4x6 DF#2, UNO, SEE 4/S3.1 FOR INSTALLATION.
- PROVIDE (2) BEARING STUDS UNDER EACH END OF ALL BEAMS AND (1) 2x TRIMMER (BEARING) STUD AND (1) 2x KING (FULL-HEIGHT) STUD AT EACH END OF ALL HEADERS, UNO. NAIL STUDS TOGETHER PER GENERAL STRUCTURAL NOTES.
- PROVIDE SOLID BEARING BELOW ALL POINT LOADS ABOVE.
- STUD WALLS SHALL BE 2x HF STUDS @ 16"oc, UNO. SEE SHEAR WALL, HOLD-DOWN AND STRAP SCHEDULES ON S1.1 FOR ADDITIONAL REQUIREMENTS AT SHEAR WALL FRAMING.
- AT BREAKS IN DOUBLE TOP PLATE OF ALL EXTERIOR WALLS AND ALL SHEAR WALLS SEE DETAIL 3/S1.1.
- SWX - INDICATES SHEAR WALL PER SCHEDULE 1/S1.1. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW6, UNO.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

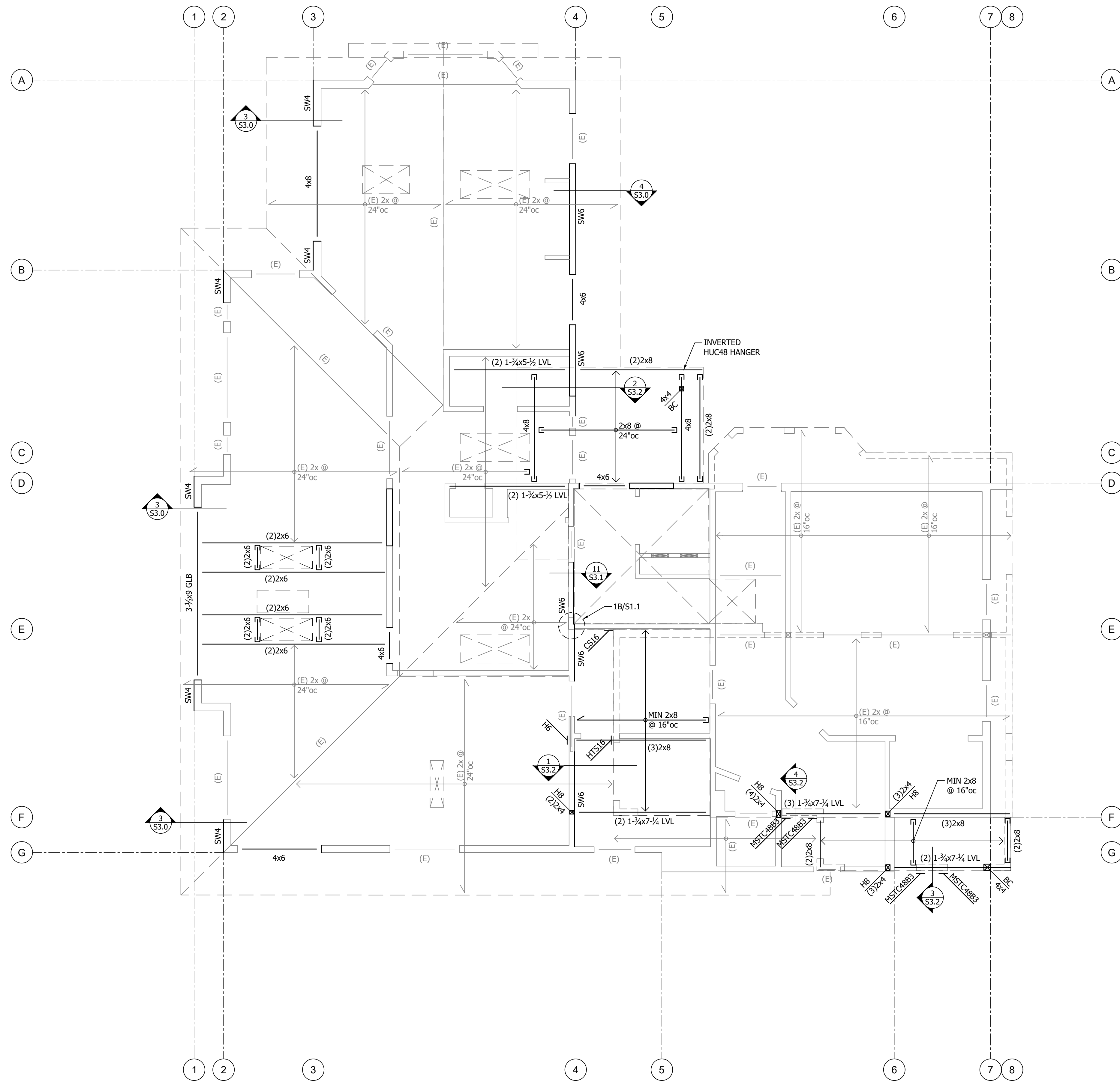
ROOF FRAMING NOTES:

- ROOF SHEATHING SHALL BE 1/2" APA RATED SHEATHING (32/16). NAIL @ ALL FRAMED PANEL EDGES AND OVER ALL SHEAR WALLS w/0.131" @ 6"oc AND 12"oc TO ALL INTERMEDIATE FRAMING. PLACE LONG DIRECTION OF PLYWOOD PERPENDICULAR TO JOISTS DIRECTION, STAGGER PANEL JOINTS.
- TYPICAL ROOF FRAMING SHALL BE 2x12 HF#2 RAFTERS @ 24"oc UNO.
- INDICATES 4x4 DF#2 KING POST w/ BC POST CAP AT TOP & BTM.

FLOOR FRAMING NOTES:

- FLOOR SHEATHING SHALL BE MIN. 2 3/8" APA RATED SHEATHING (48/24). NAIL @ ALL PANEL EDGES AND OVER ALL SHEAR WALLS w/0.113" @ 6"oc AND 12"oc TO ALL INTERMEDIATE FRAMING. PLACE LONG DIRECTION OF PLYWOOD PERPENDICULAR TO JOISTS DIRECTION, STAGGER PANEL JOINTS.
- TYPICAL FLOOR FRAMING SHALL BE MIN. 2x8 HF#2 @ 16"oc, DIRECTION PER PLAN.
- INDICATES STRAP AT END OF SHEAR WALL ABOVE, SEE SCHEDULE ON 2/S1.1.

HANGER SCHEDULE	
MEMBER	HANGER
2x6	LUS28
(2)2x6	LUS26-2
2x8/2x10	LUS28
(2)2x8/(2)2x10	HUC28-2
2x12	LUS210
4x8	HU48
PT 2x8	LUSZ28
PT 4x8	HUCZ48
PT 4x12	HUCZ412
5-1/2x10-1/2 GLB	HUCQZ610



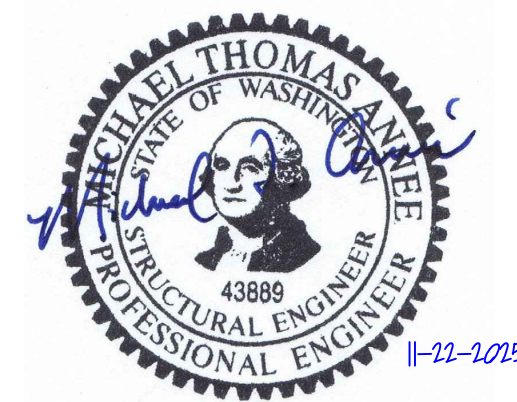
Lower Roof & Upper Floor Framing Plan

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



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Revision Issue Date Drawing Set

11/22/2025 Permit Set

Lower Roof & Upper Floor Framing Plan

S2.2

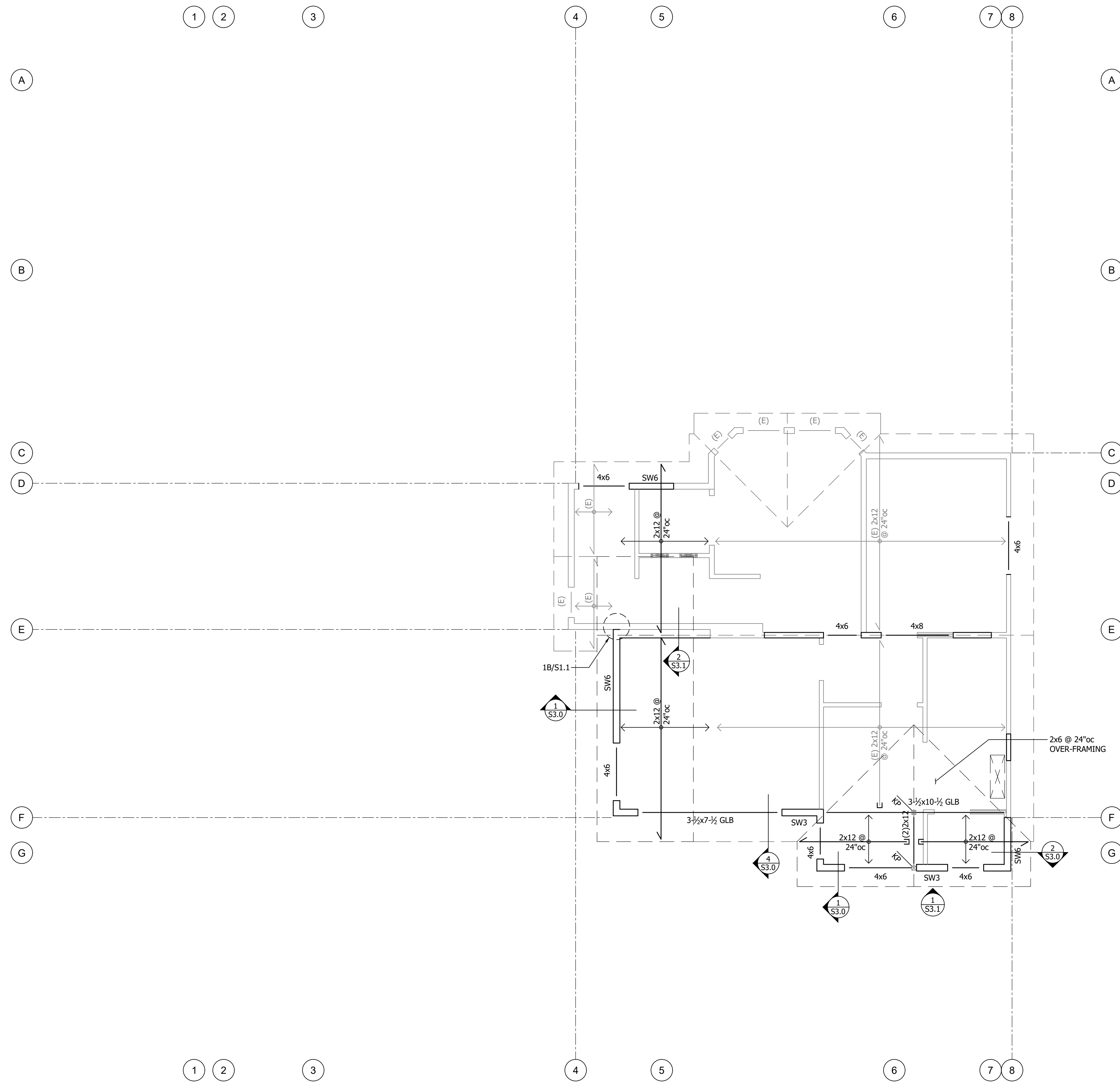
GENERAL FRAMING NOTES:

- ALL PSL/LSL BEAMS SHALL BE FLUSH AND ALL HEADERS DROPPED, UNO. SEE 3/S3.1 FOR TYPICAL POST-TO-BEAM CONNECTIONS
- TYP. HEADERS SHALL BE 4x6 DF#2, UNO, SEE 4/S3.1 FOR INSTALLATION.
- PROVIDE (2) BEARING STUDS UNDER EACH END OF ALL BEAMS AND (1) 2x TRIMMER (BEARING) STUD AND (1) 2x KING (FULL-HEIGHT) STUD AT EACH END OF ALL HEADERS, UNO. NAIL STUDS TOGETHER PER GENERAL STRUCTURAL NOTES.
- PROVIDE SOLID BEARING BELOW ALL POINT LOADS ABOVE.
- STUD WALLS SHALL BE 2x HF STUDS @ 16"oc, UNO. SEE SHEAR WALL, HOLDOWN AND STRAP SCHEDULES ON S1.1 FOR ADDITIONAL REQUIREMENTS AT SHEAR WALL FRAMING.
- AT BREAKS IN DOUBLE TOP PLATE OF ALL EXTERIOR WALLS AND ALL SHEAR WALLS SEE DETAIL 3/S1.1.
- SWX - INDICATES SHEAR WALL PER SCHEDULE 1/S1.1. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW6, UNO.
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- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

ROOF FRAMING NOTES:

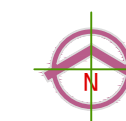
- ROOF SHEATHING SHALL BE 1/2" APA RATED SHEATHING (32/16). NAIL @ ALL FRAMED PANEL EDGES AND OVER ALL SHEAR WALLS w/0.131" @ 6"oc AND 12"oc TO ALL INTERMEDIATE FRAMING. PLACE LONG DIRECTION OF PLYWOOD PERPENDICULAR TO JOISTS DIRECTION, STAGGER PANEL JOINTS.
- TYPICAL ROOF FRAMING SHALL BE 2x12 HF#2 RAFTERS @ 24"oc UNO.
- INDICATES 4x4 DF#2 KING POST w/ BC POST CAP AT TOP & BTM.

HANGER SCHEDULE	
MEMBER	HANGER
2x6	LUS28
(2)2x6	LUS26-2
2x8/2x10	LUS28
(2)2x8/(2)2x10	HUC28-2
2x12	LUS210
4x8	HU48
PT 2x8	LUSZ28
PT 4x8	HUCZ48
PT 4x12	HUCZ412
5-1/2x10-1/2 GLB	HUCQZ610



Upper Roof Framing Plan

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



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Revision Issue Date Drawing Set

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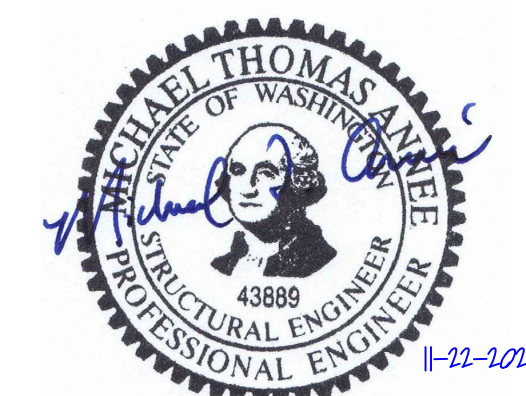
Upper Roof Framing Plan

S2.3



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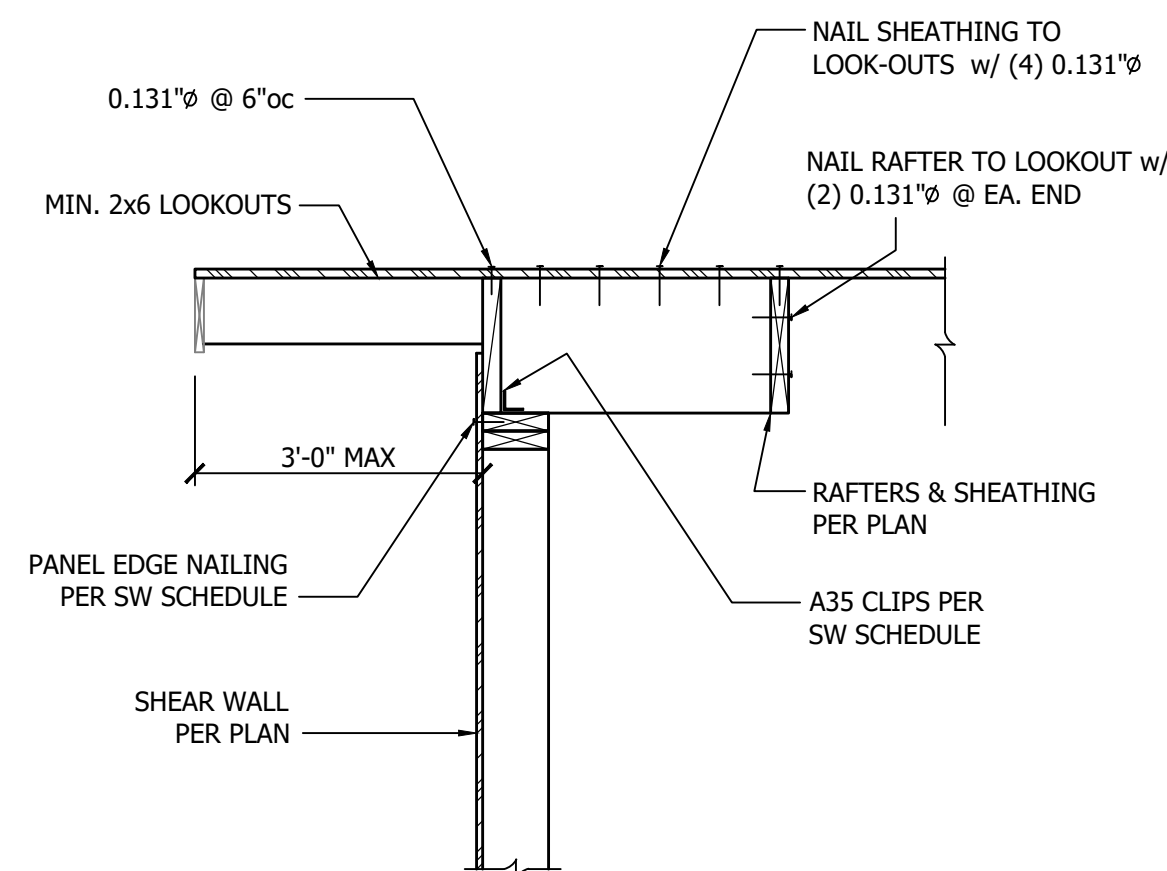
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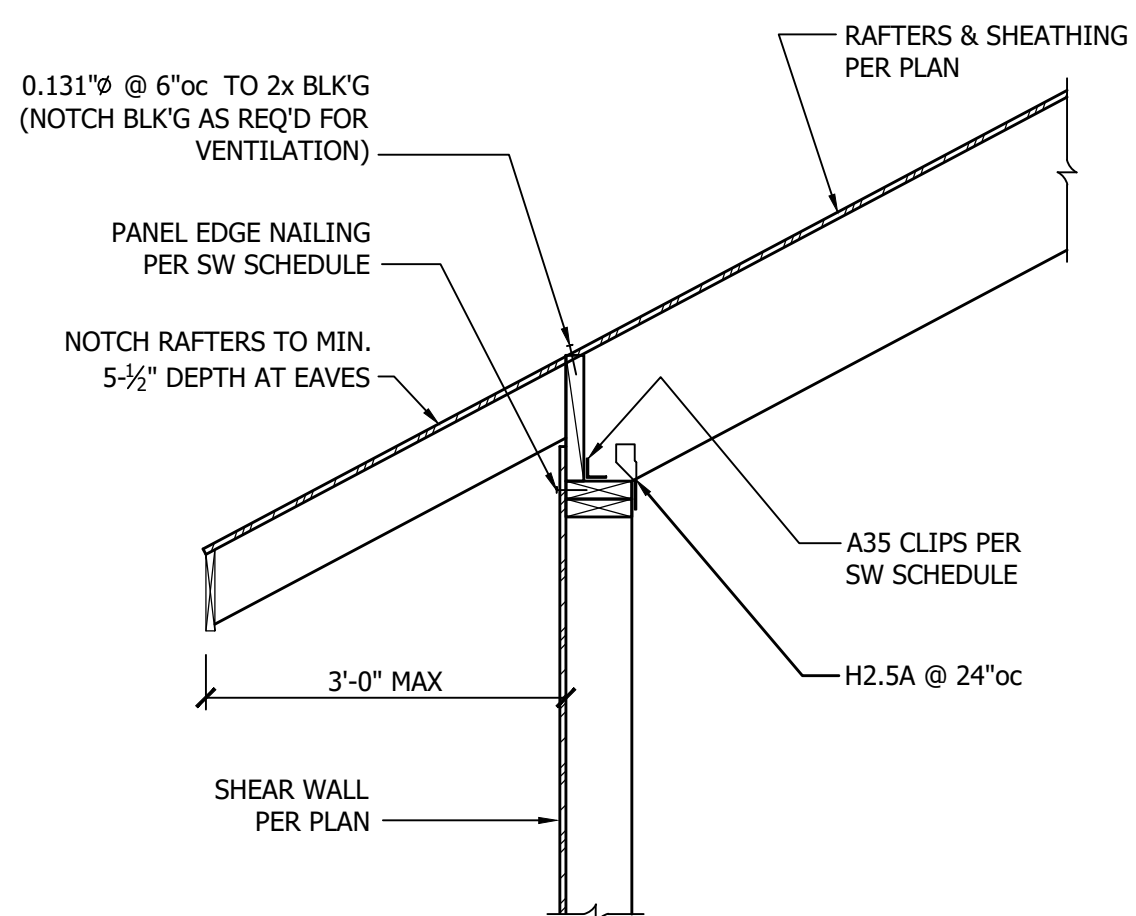
11/22/2025 Permit Set

Structural Details

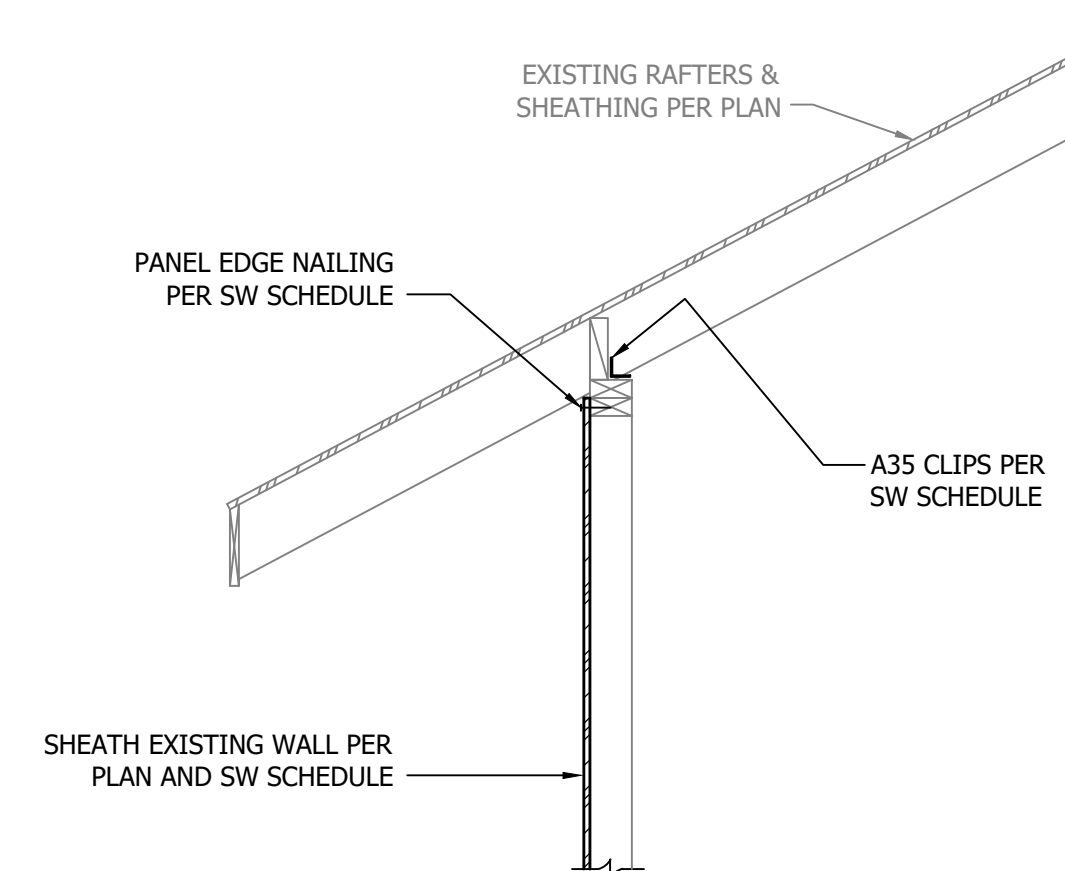
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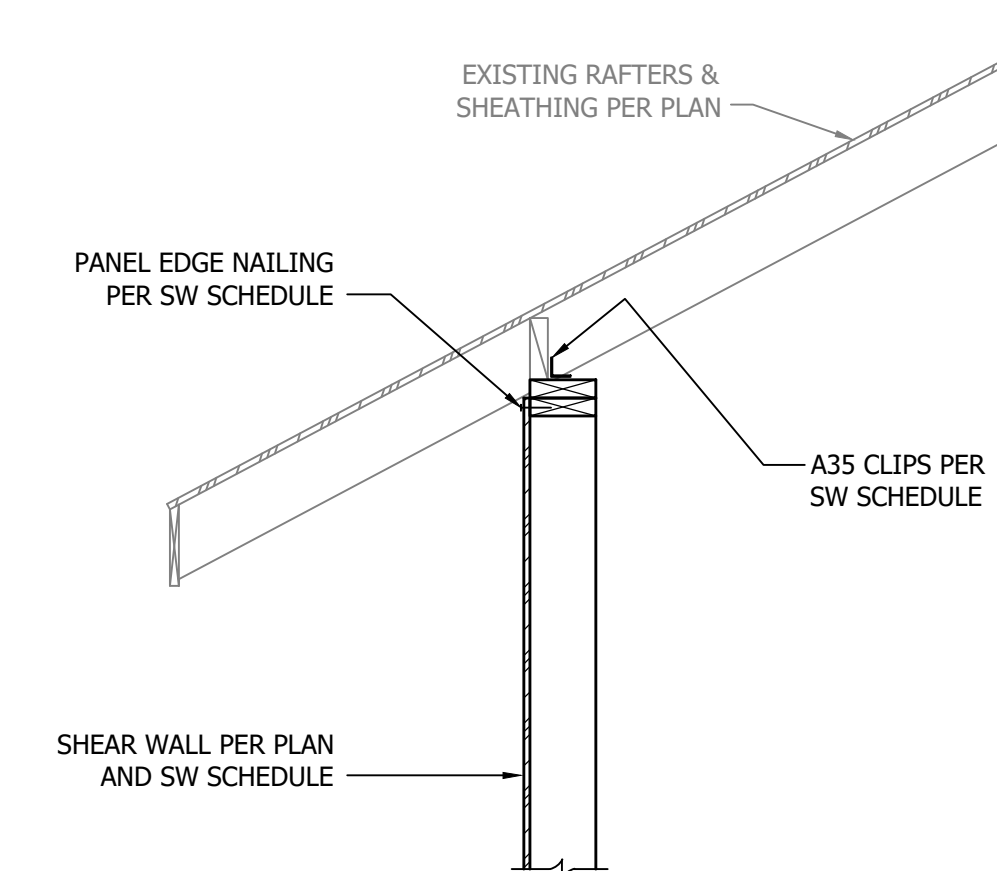
1 2x Rafter Parallel to Exterior Wall
3/4" = 1'-0"



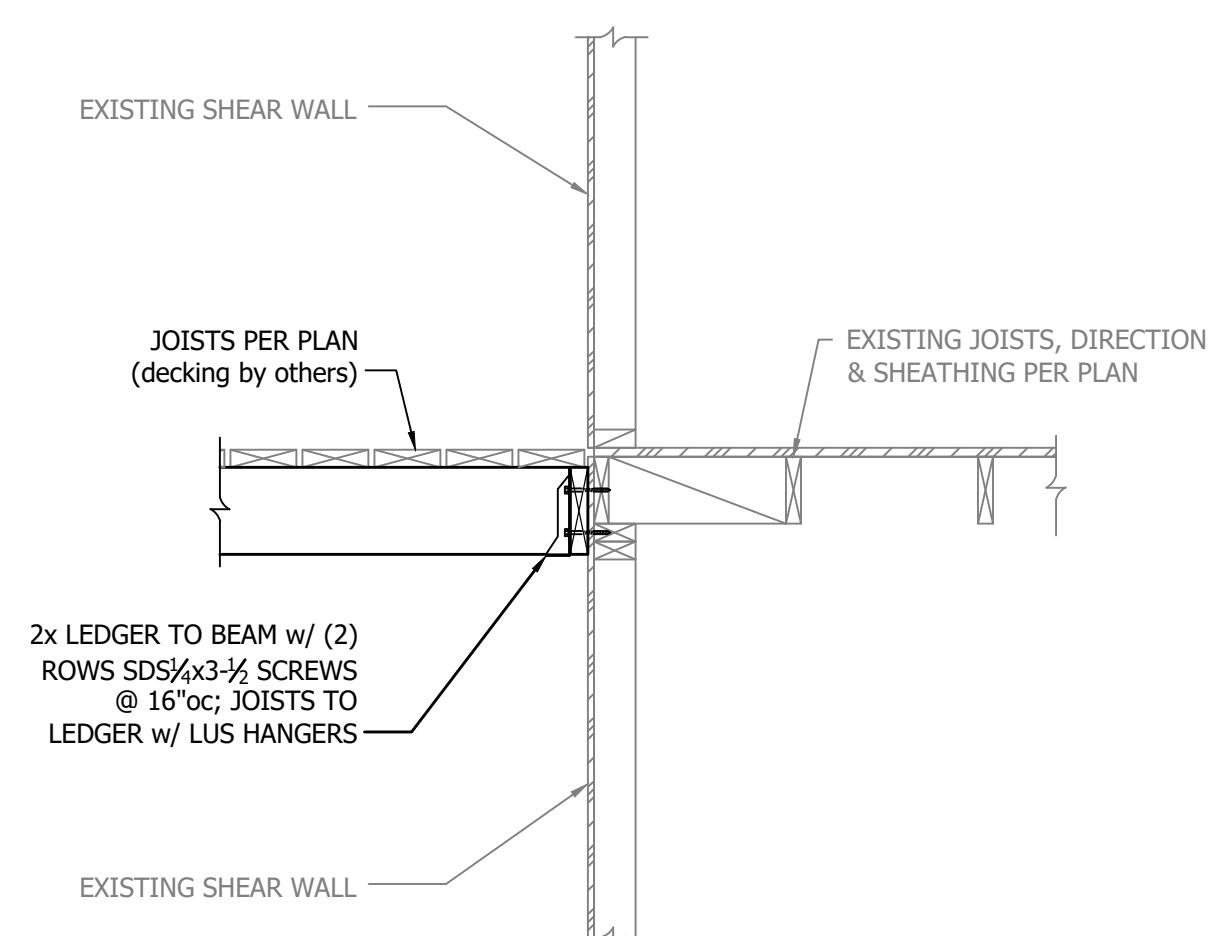
2 2x Rafters Perp. to Exterior Wall
3/4" = 1'-0"



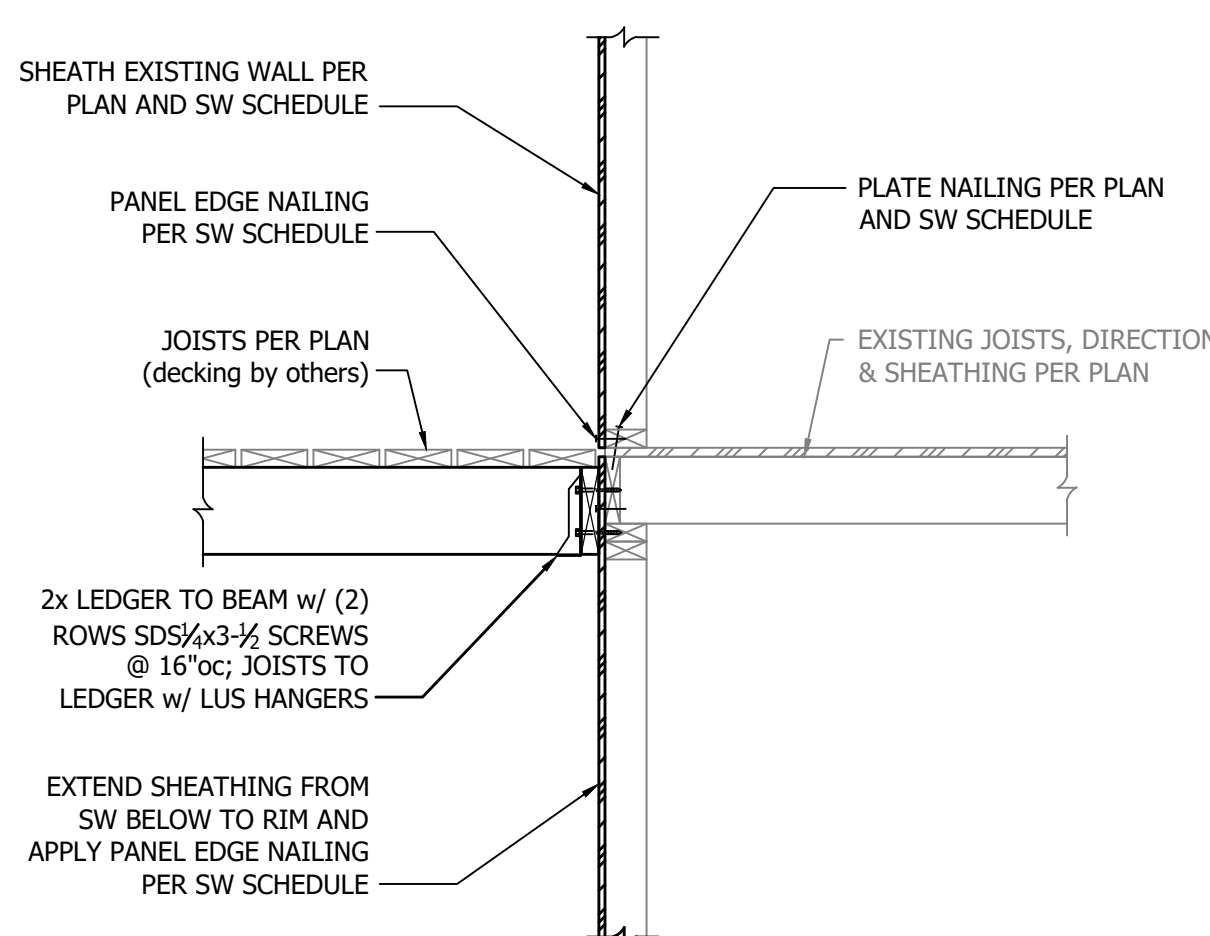
3 2x Rafters Perp. to Existing Wall
3/4" = 1'-0"



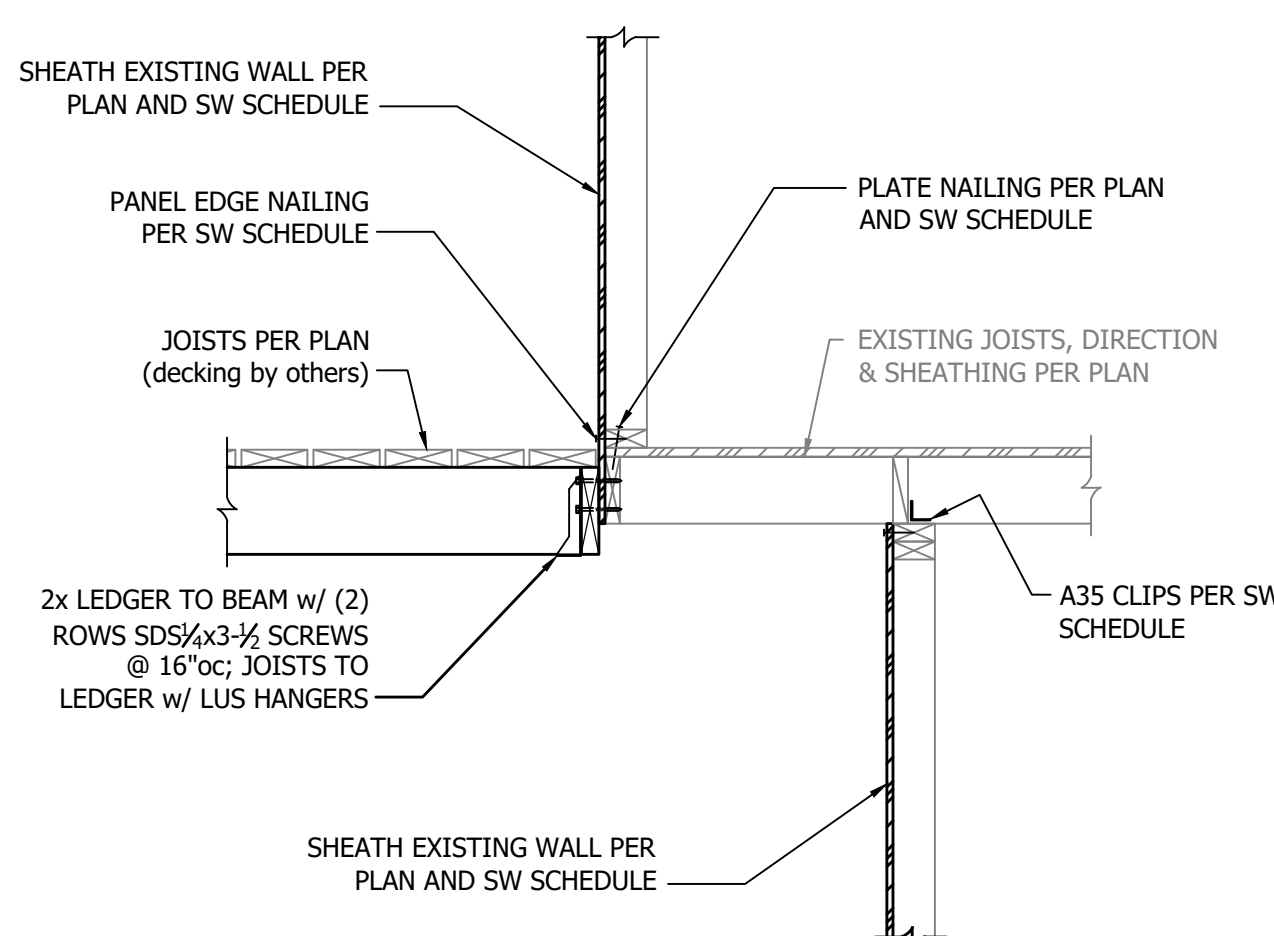
4 2x Rafters Perp. to New Shear Wall
3/4" = 1'-0"



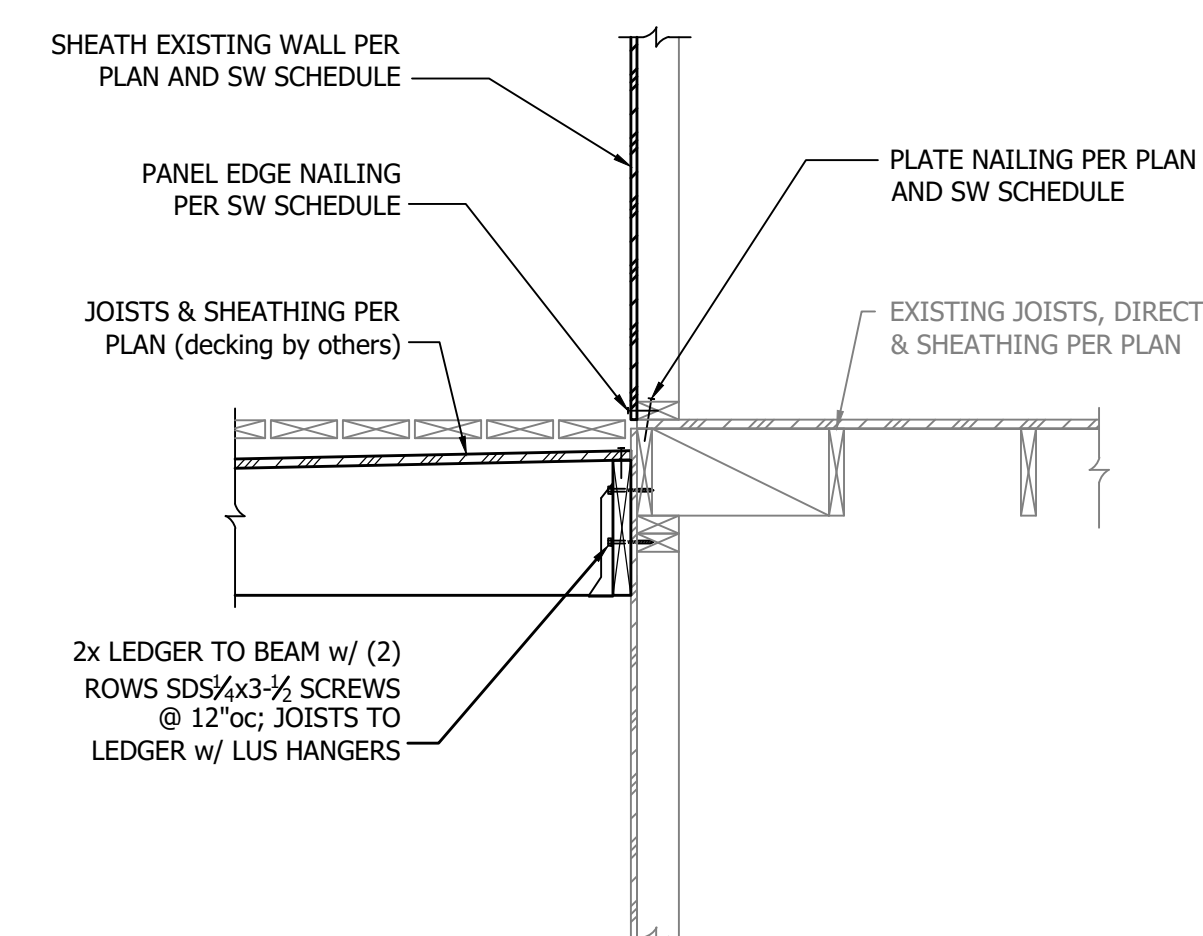
5 Deck Framing at Perp. to (E) Joists
3/4" = 1'-0"



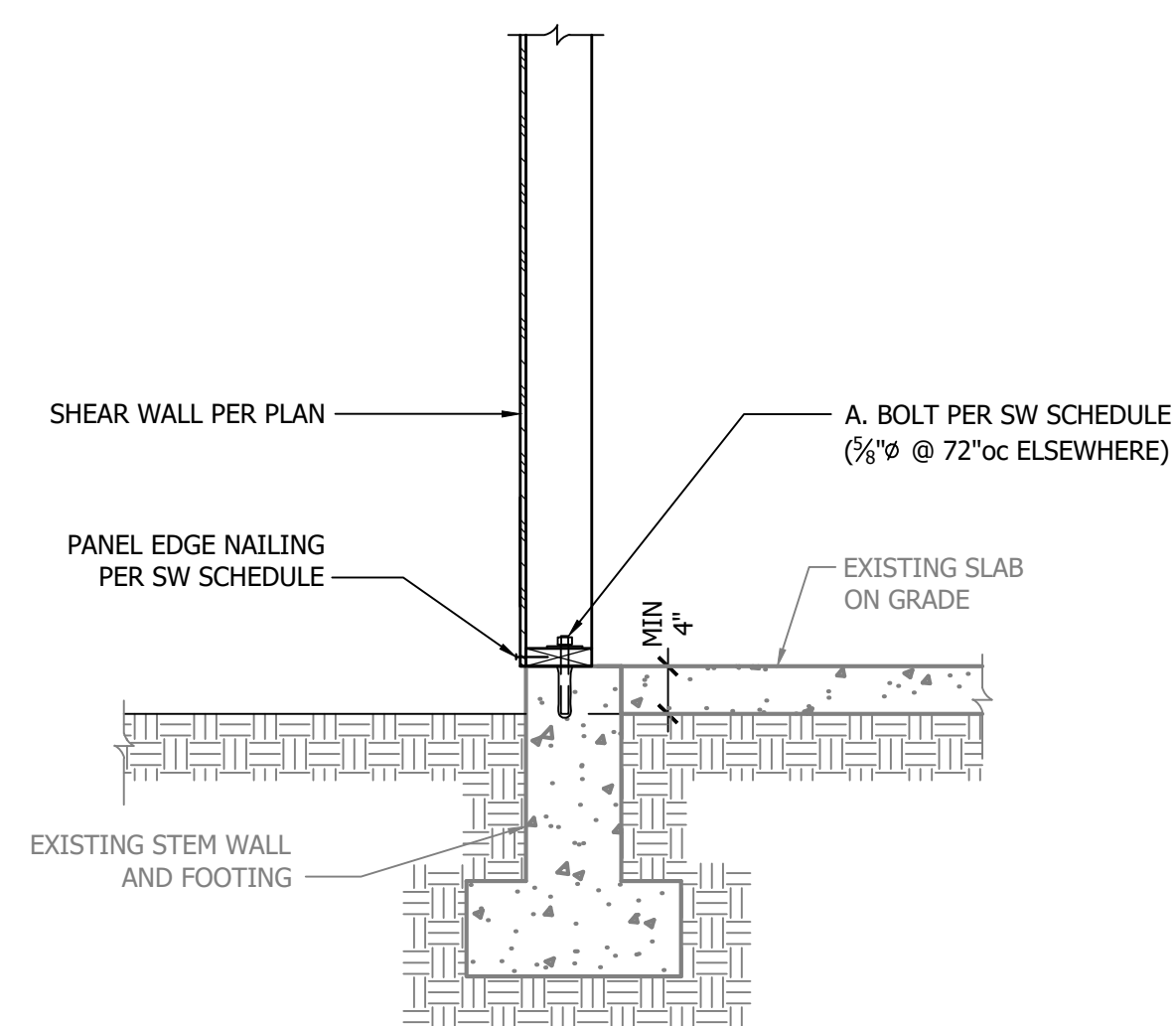
6 New Deck Framing to (E) Exterior Wall
3/4" = 1'-0"



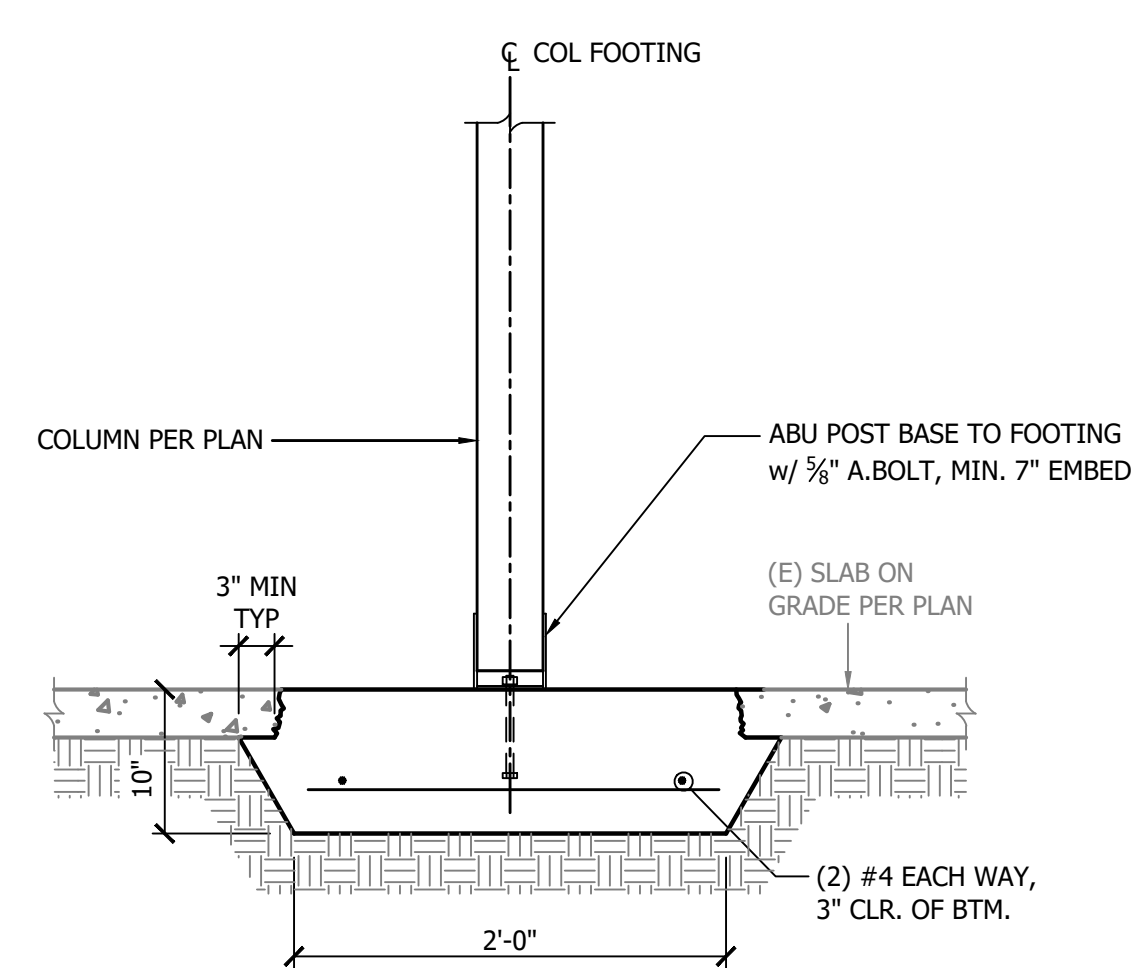
7 New Deck Framing to (E) Cantilevered Floor
3/4" = 1'-0"



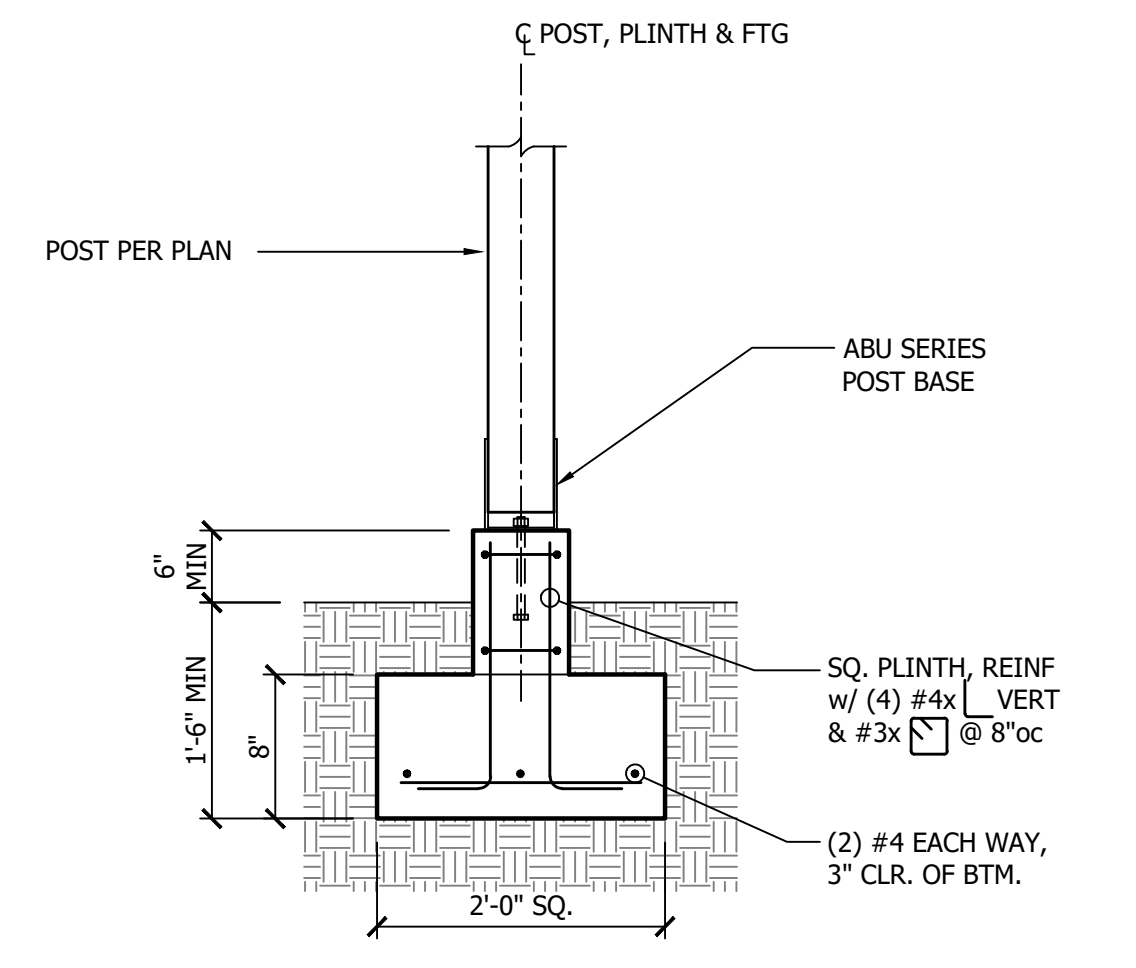
8 Waterproof Deck Framing at Perp. (E) Joists
3/4" = 1'-0"



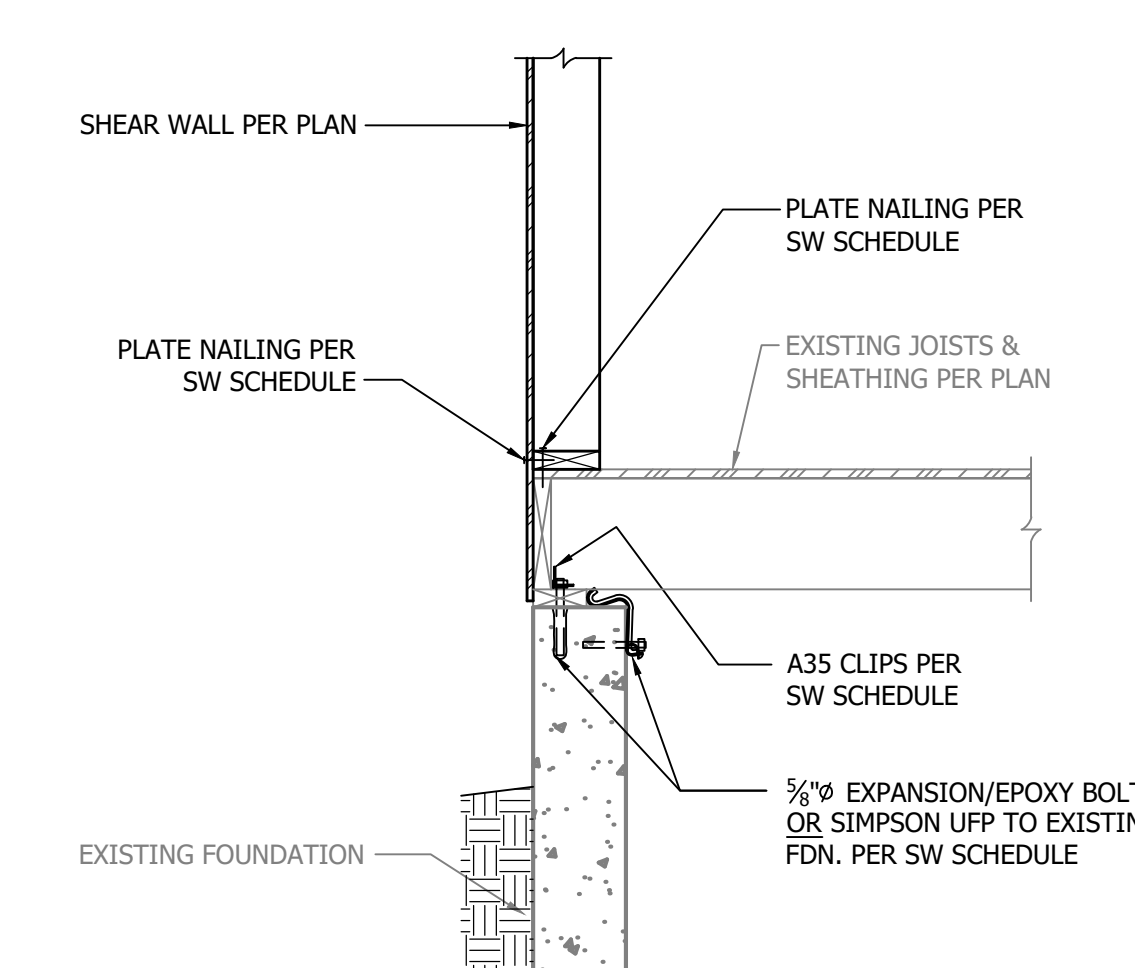
9 Shear Wall to Exterior Foundation Wall
3/4" = 1'-0"



10 Isolated Post Footing @ Existing SOG
1-1/2" = 1'-0"

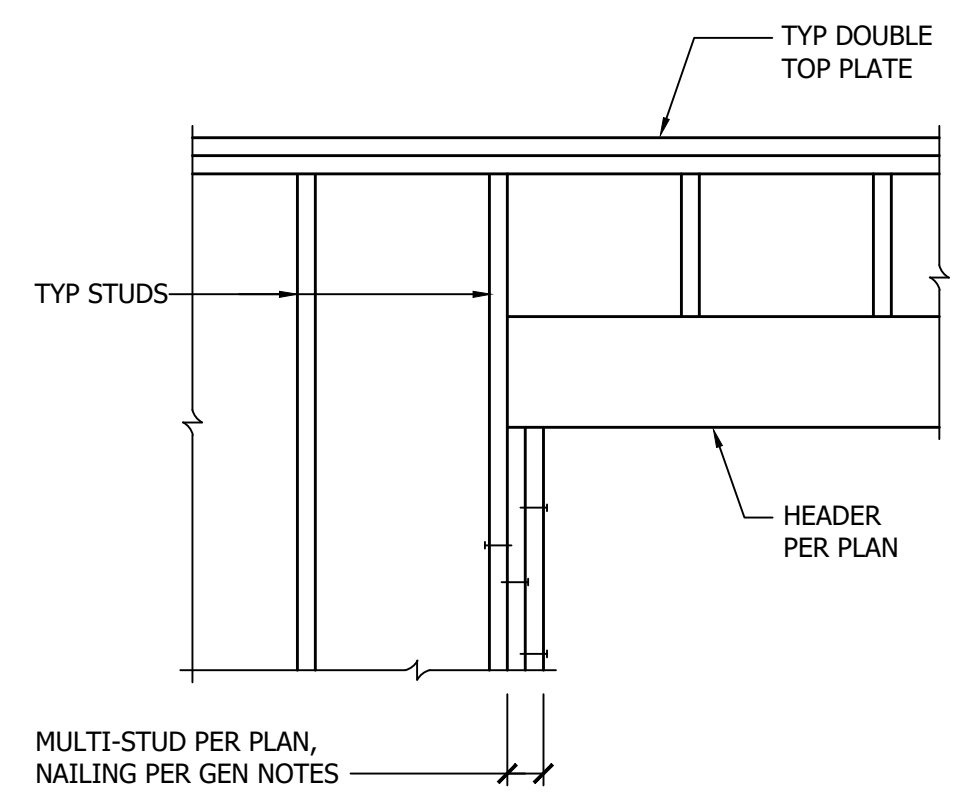
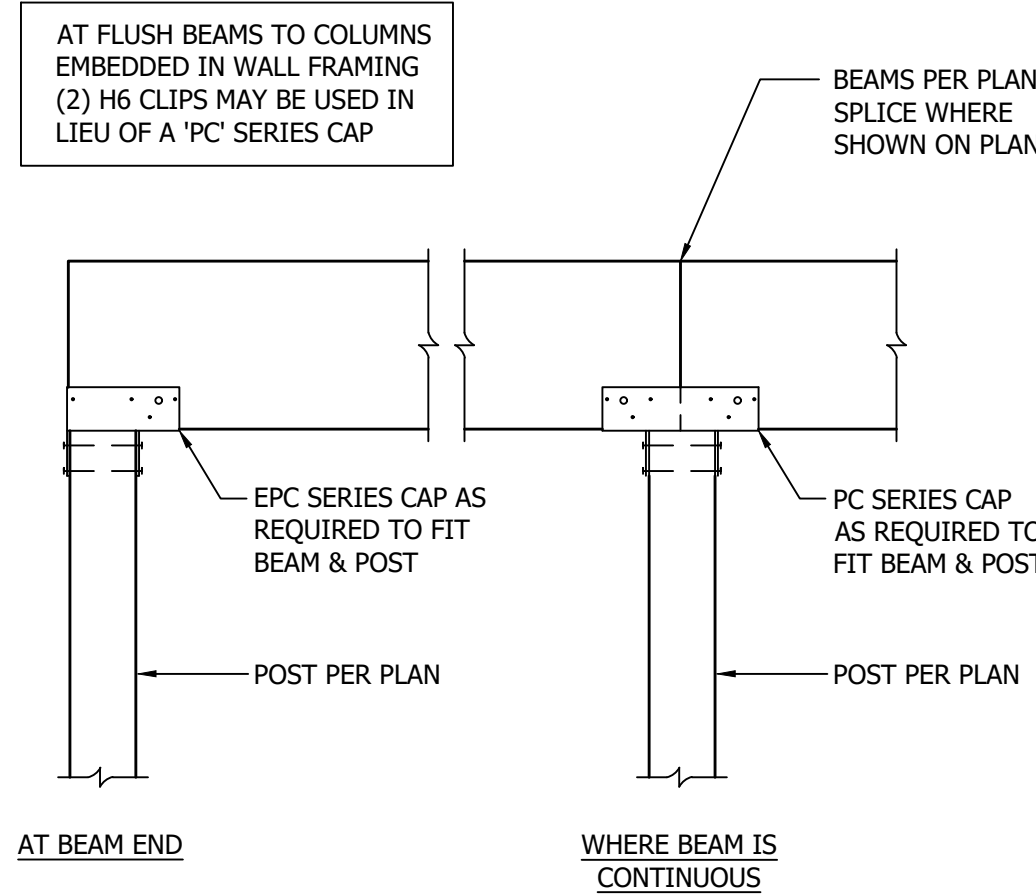
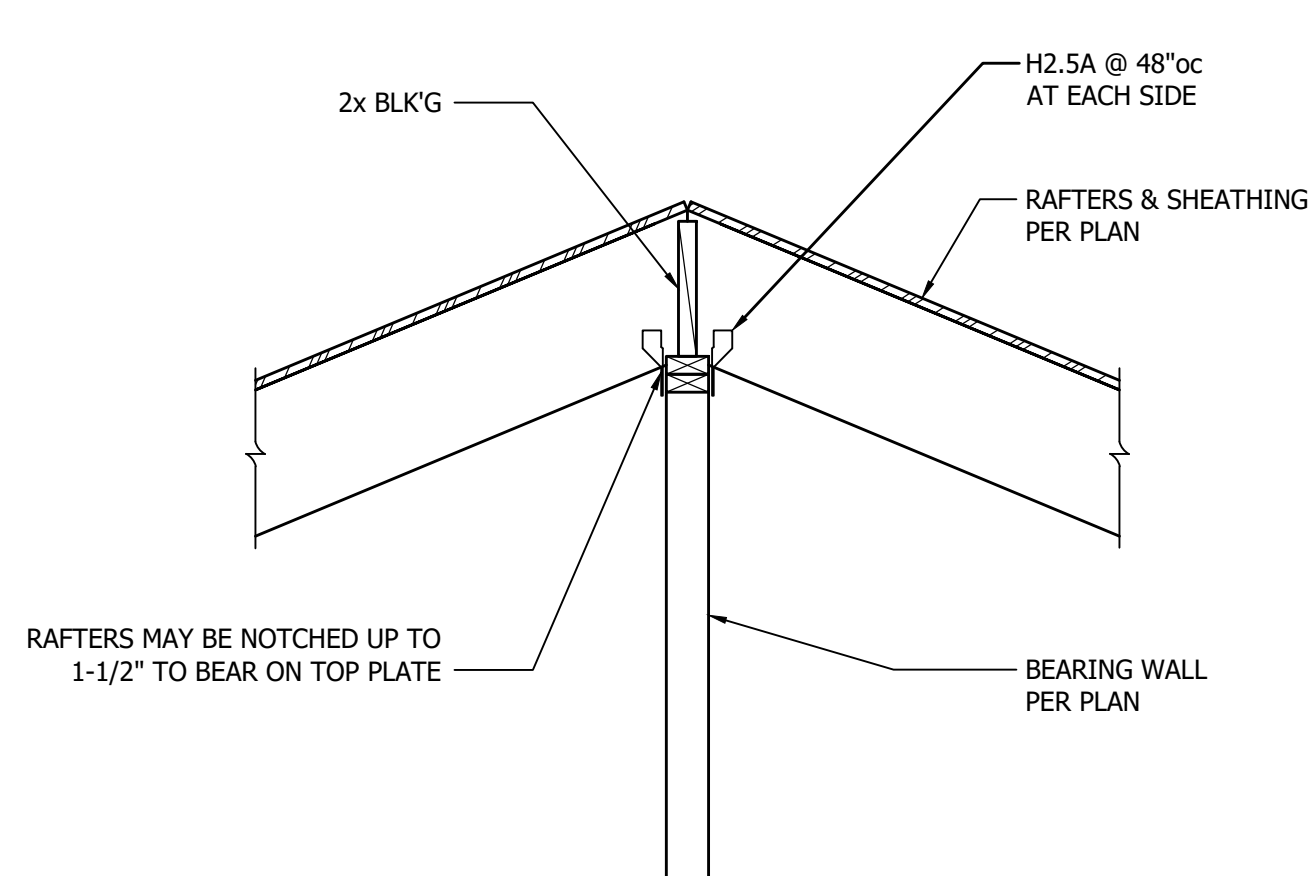
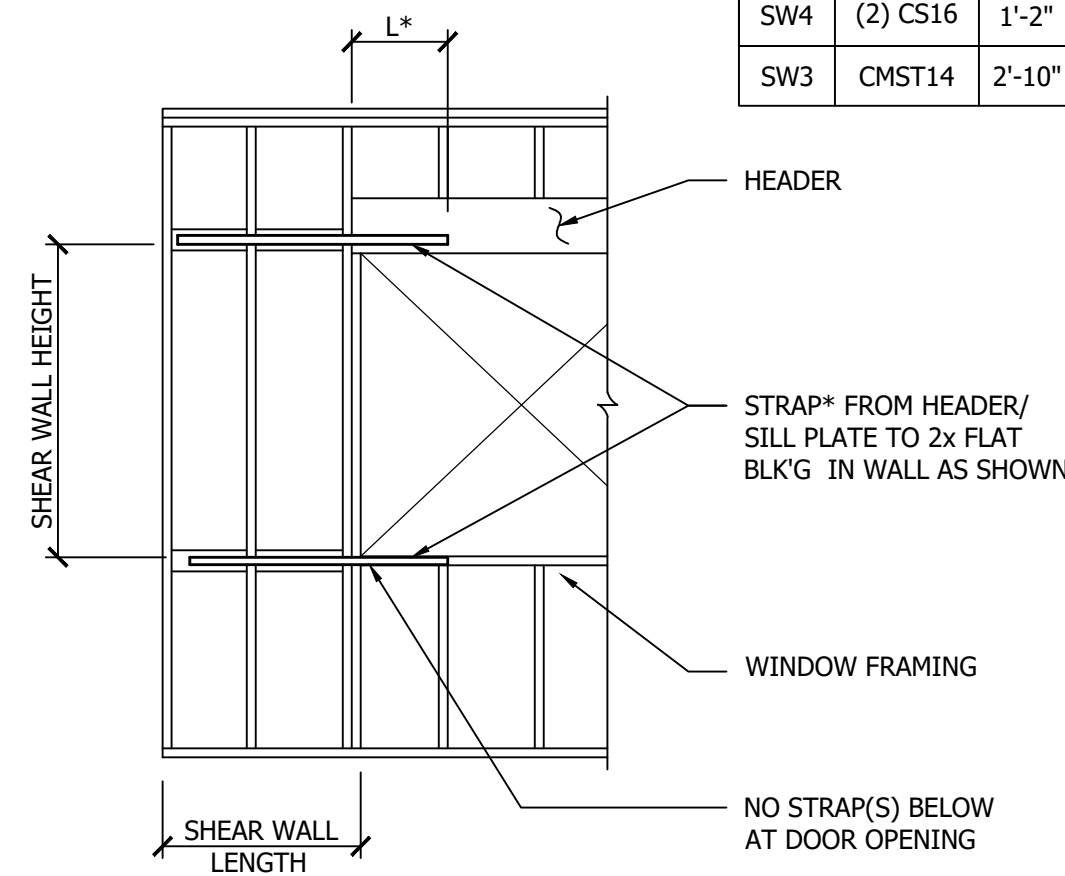


11 Isolated Post Footing
3/4" = 1'-0"



12 Existing 2x Joist Parallel to Existing Foundation
3/4" = 1'-0"

SW	* - STRAP	* - L
SW6	CS16	1'-2"
SW4	(2) CS16	1'-2"
SW3	CMST14	2'-10"

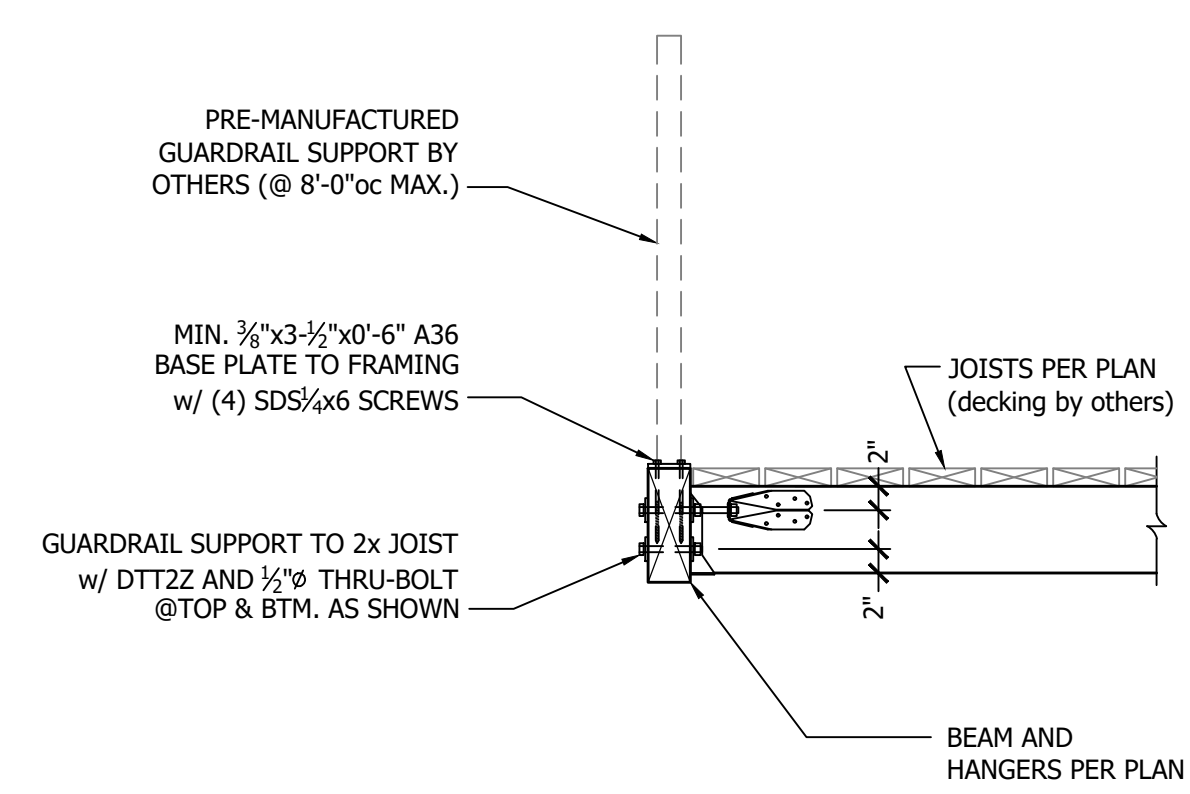
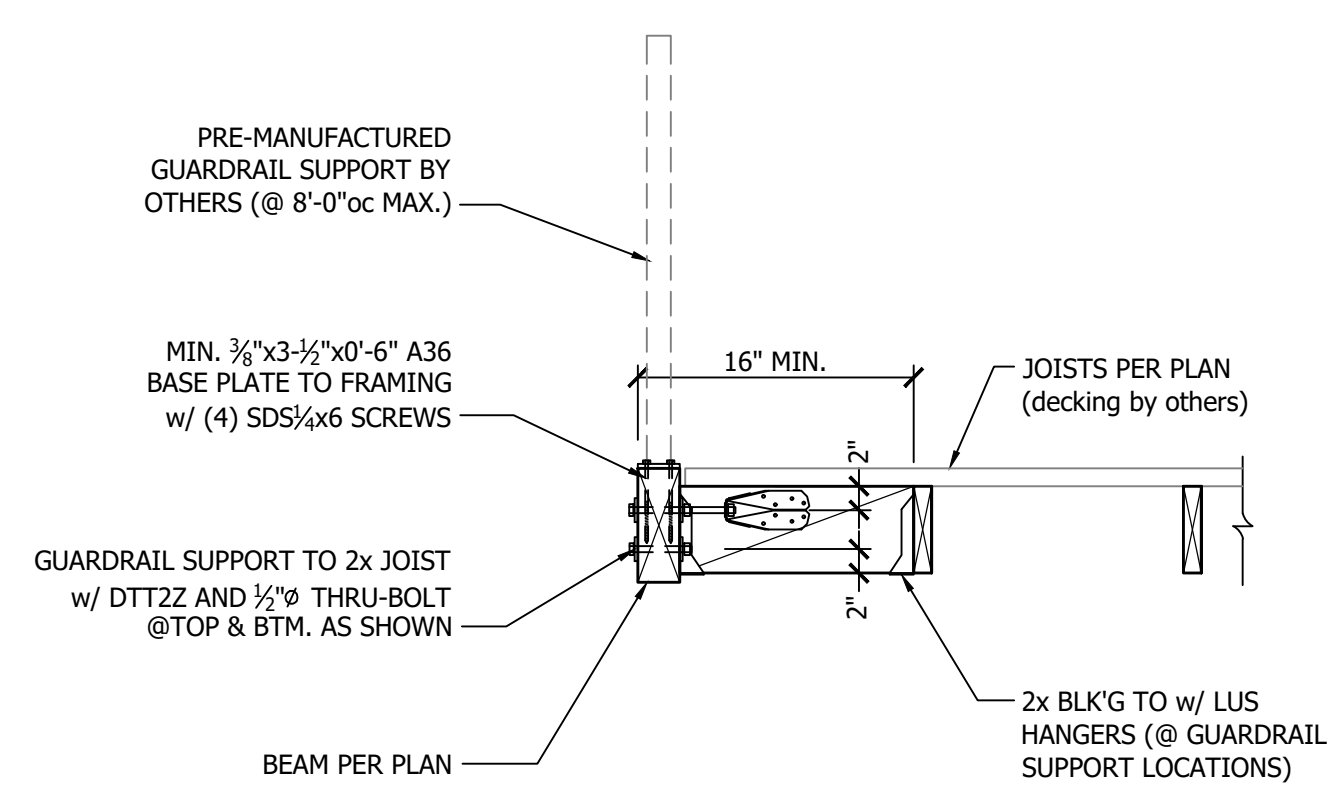
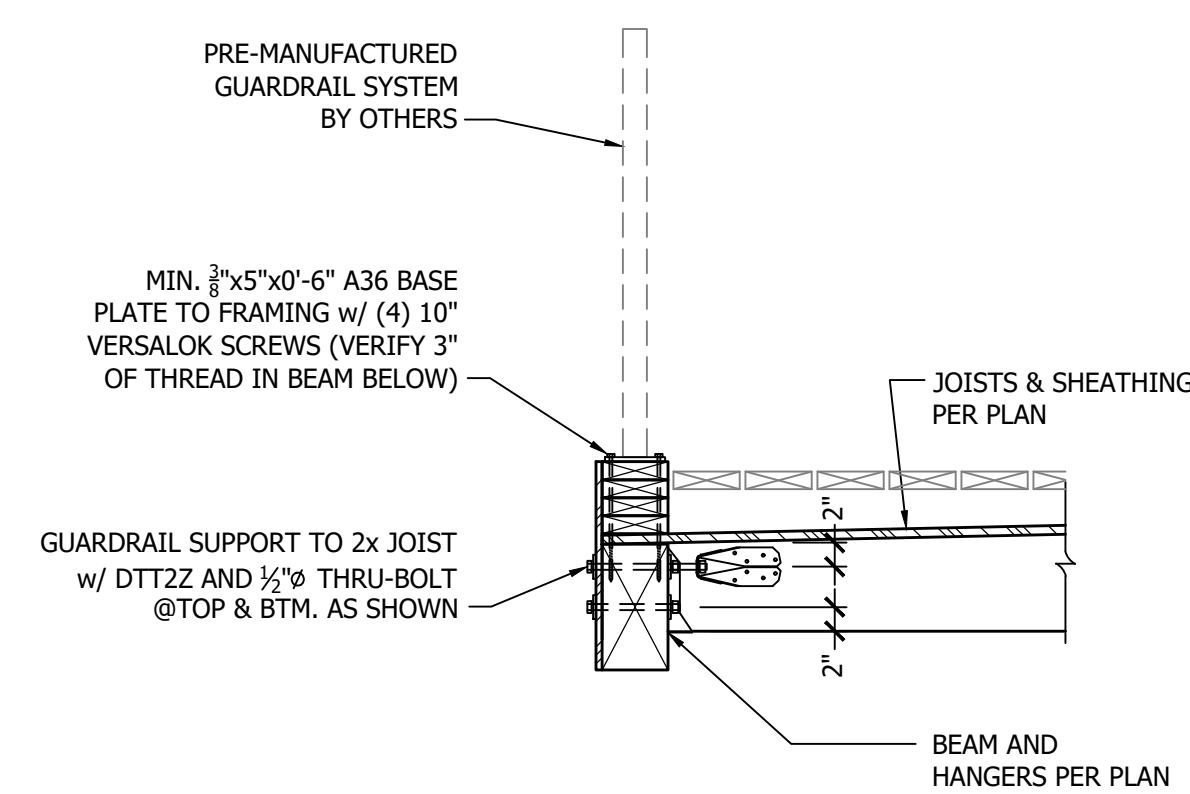
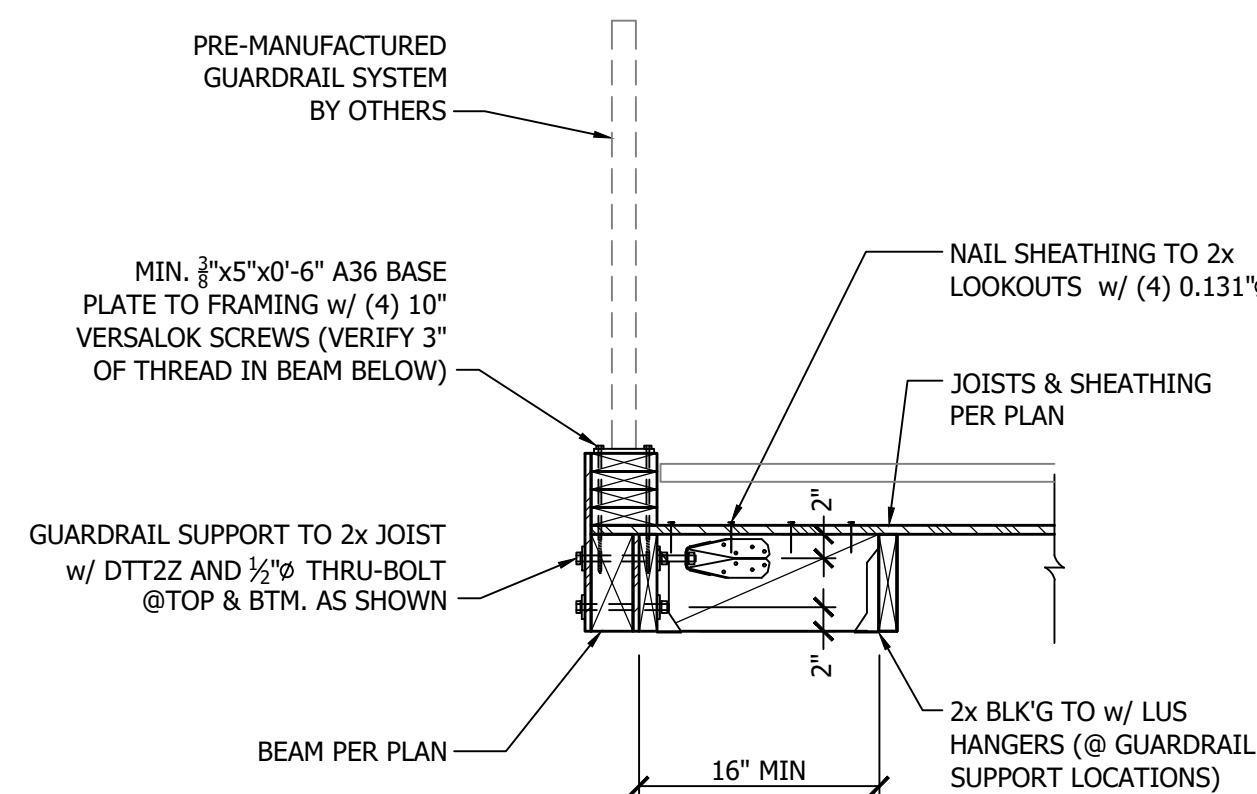


1 Force Transfer at Opening
3/8" = 1'-0"

2 2x Rafters at Flush Ridge Beam
3/4" = 1'-0"

3 Wood Beam to Wood Column, Typ.
3/4" = 1'-0"

4 Header Support, Typ.
3/4" = 1'-0"

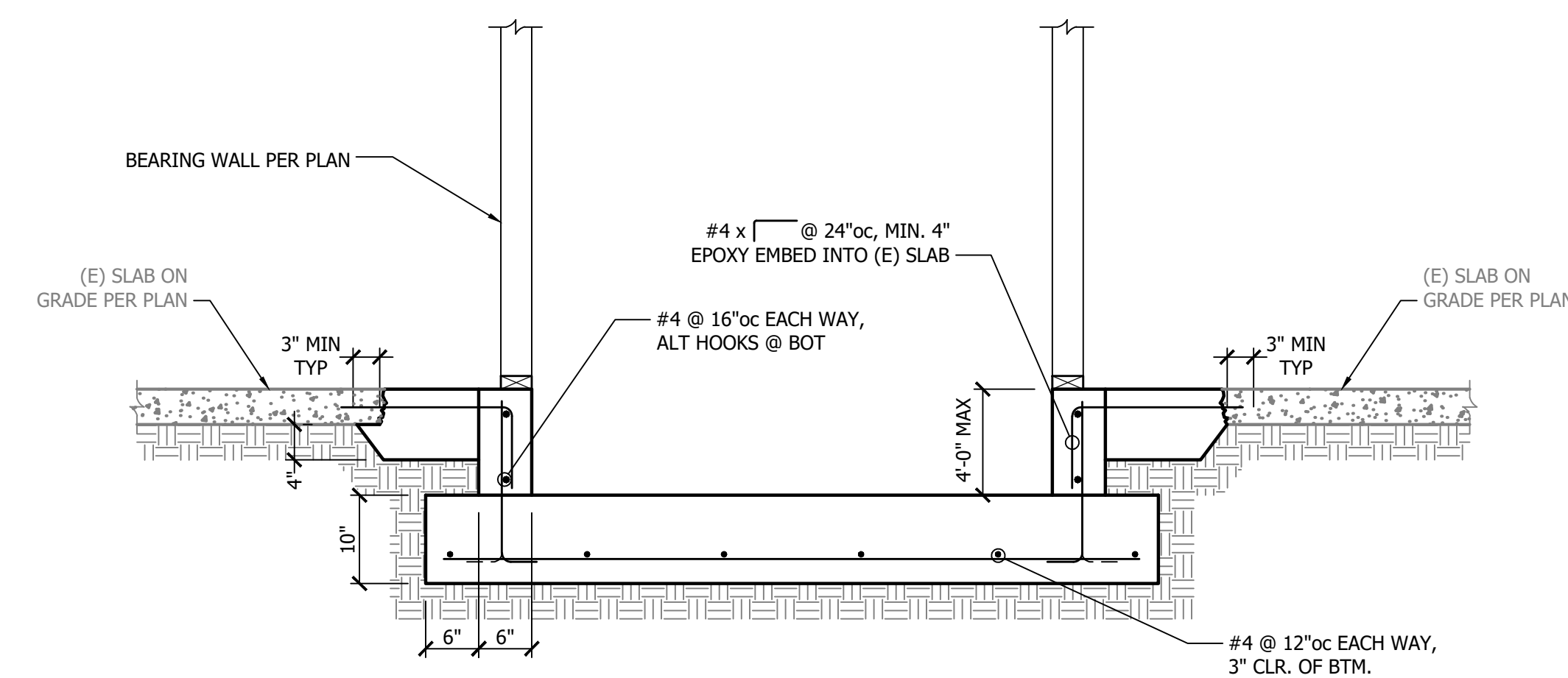


5 Guardrail at Edge of Deck II to Joists
3/4" = 1'-0"

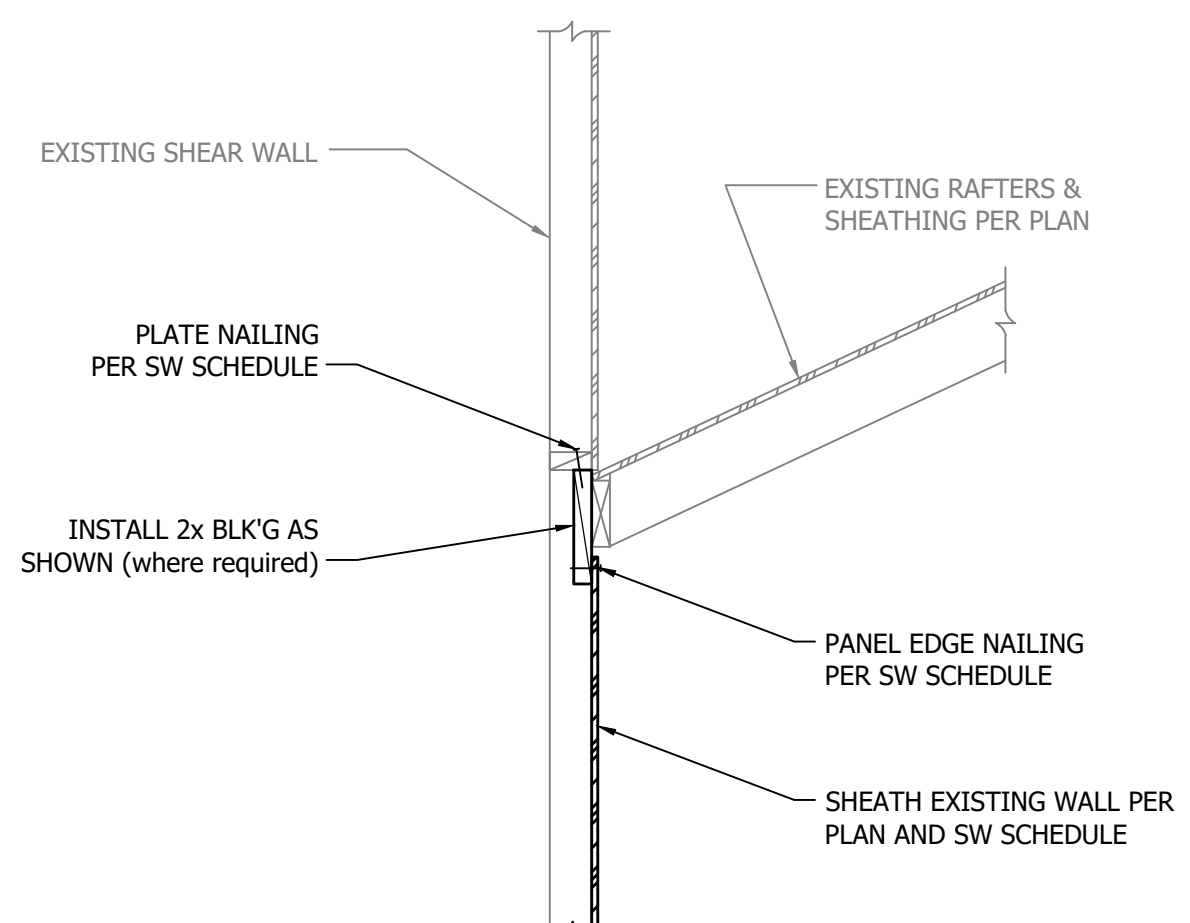
6 Guardrail at Deck Beam
3/4" = 1'-0"

7 Guardrail Support at Beam Parallel to Joists
3/4" = 1'-0"

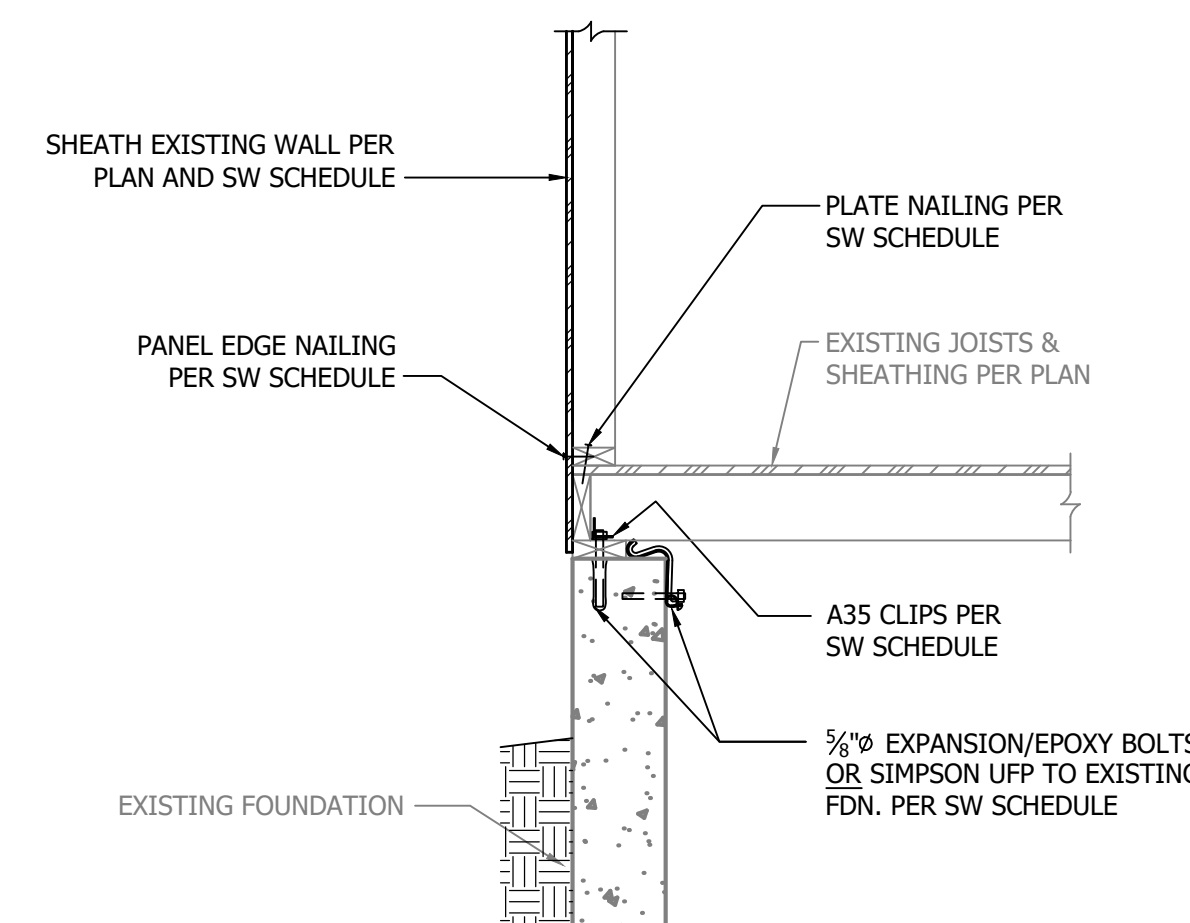
8 Guardrail Support at Beam
3/4" = 1'-0"



9 New Sunken Footing
3/4" = 1'-0"



11 New Shear Wall Sheathing at Interior
3/4" = 1'-0"



12 Existing 2x Joist Perp. to Existing Foundation
3/4" = 1'-0"



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Ford Residence

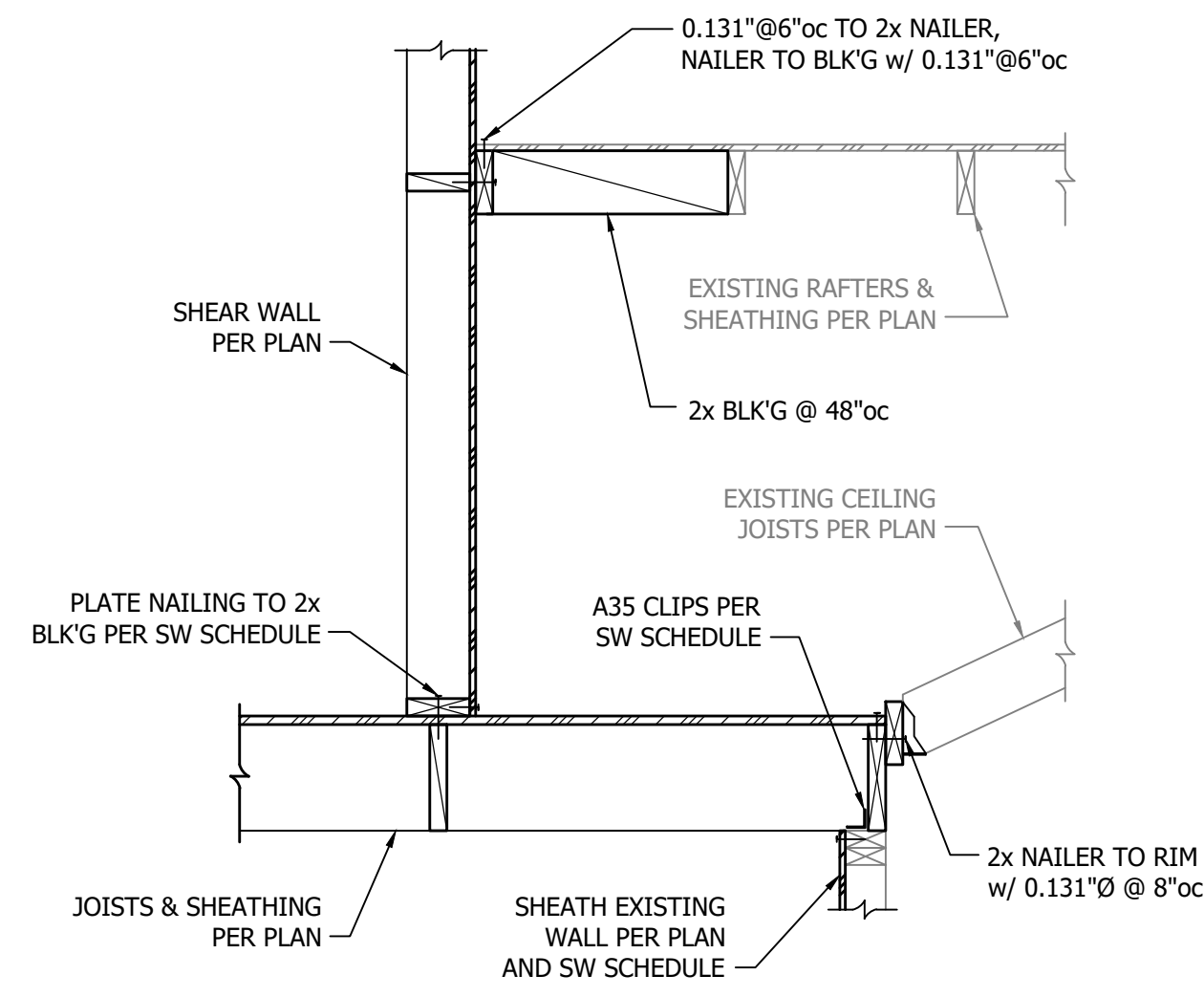
6805 SE 32nd St, Mercer Island, WA 98040

Revision Issue Date Drawing Set

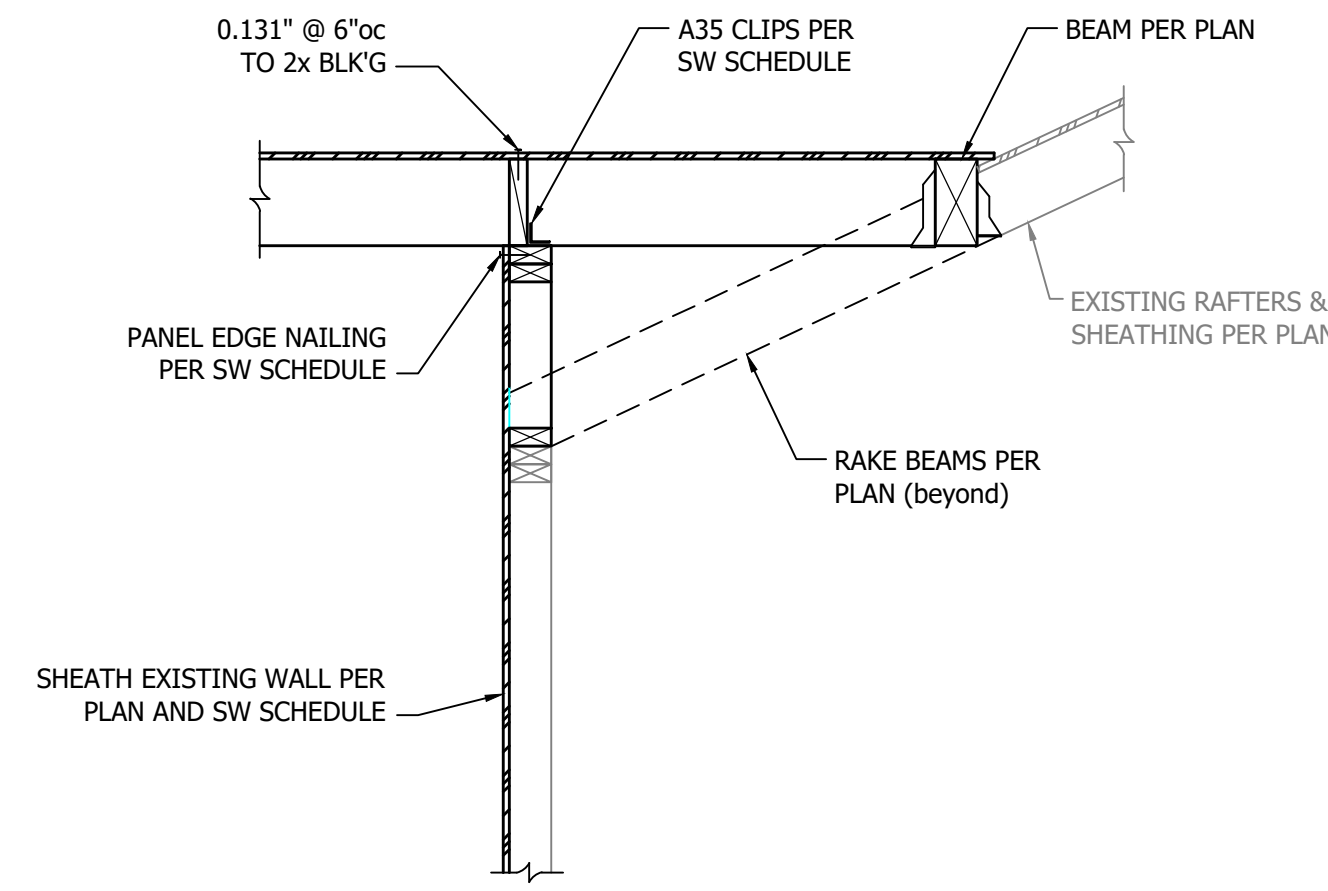
11/22/2025 Permit Set

Structural Details

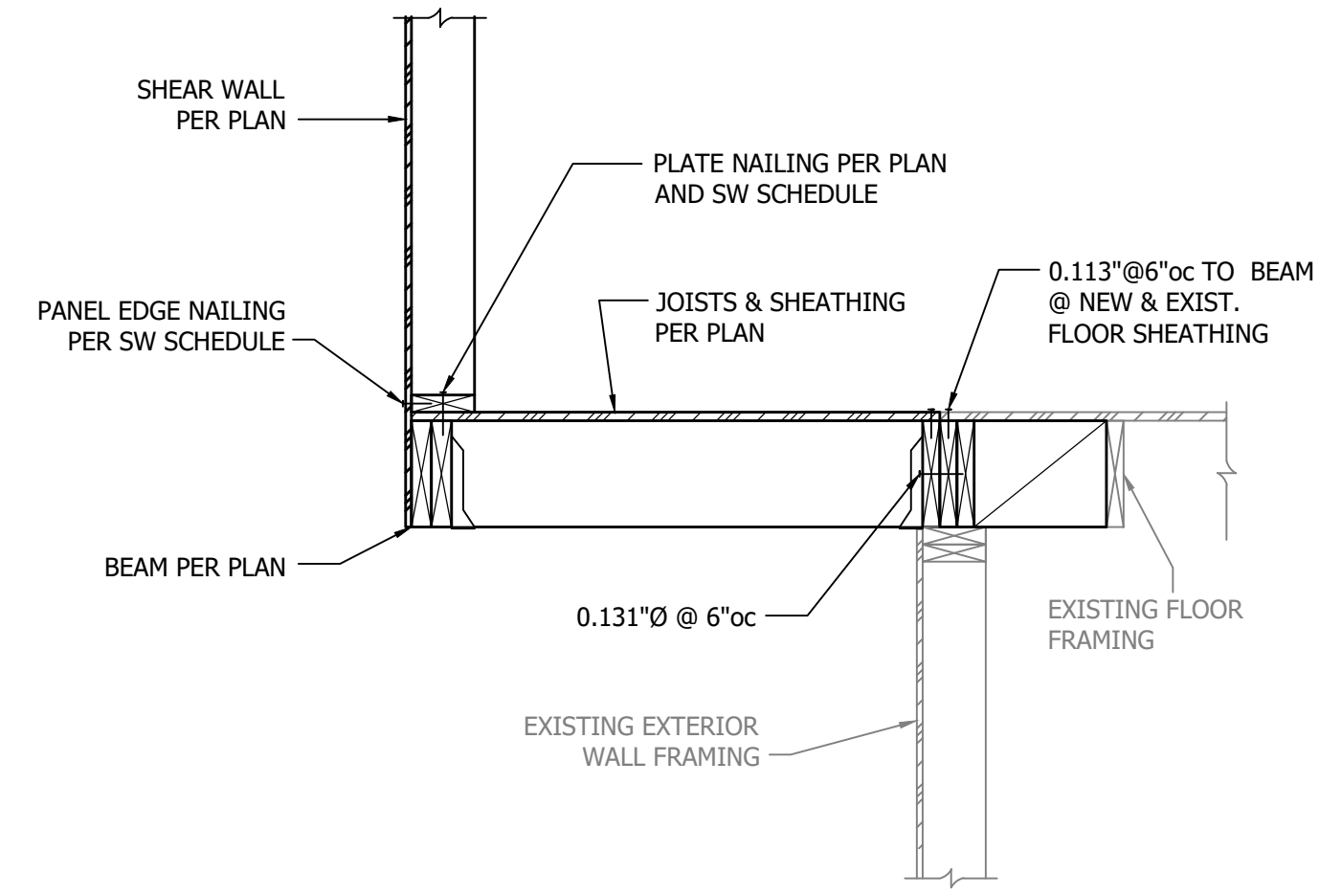
S3.1



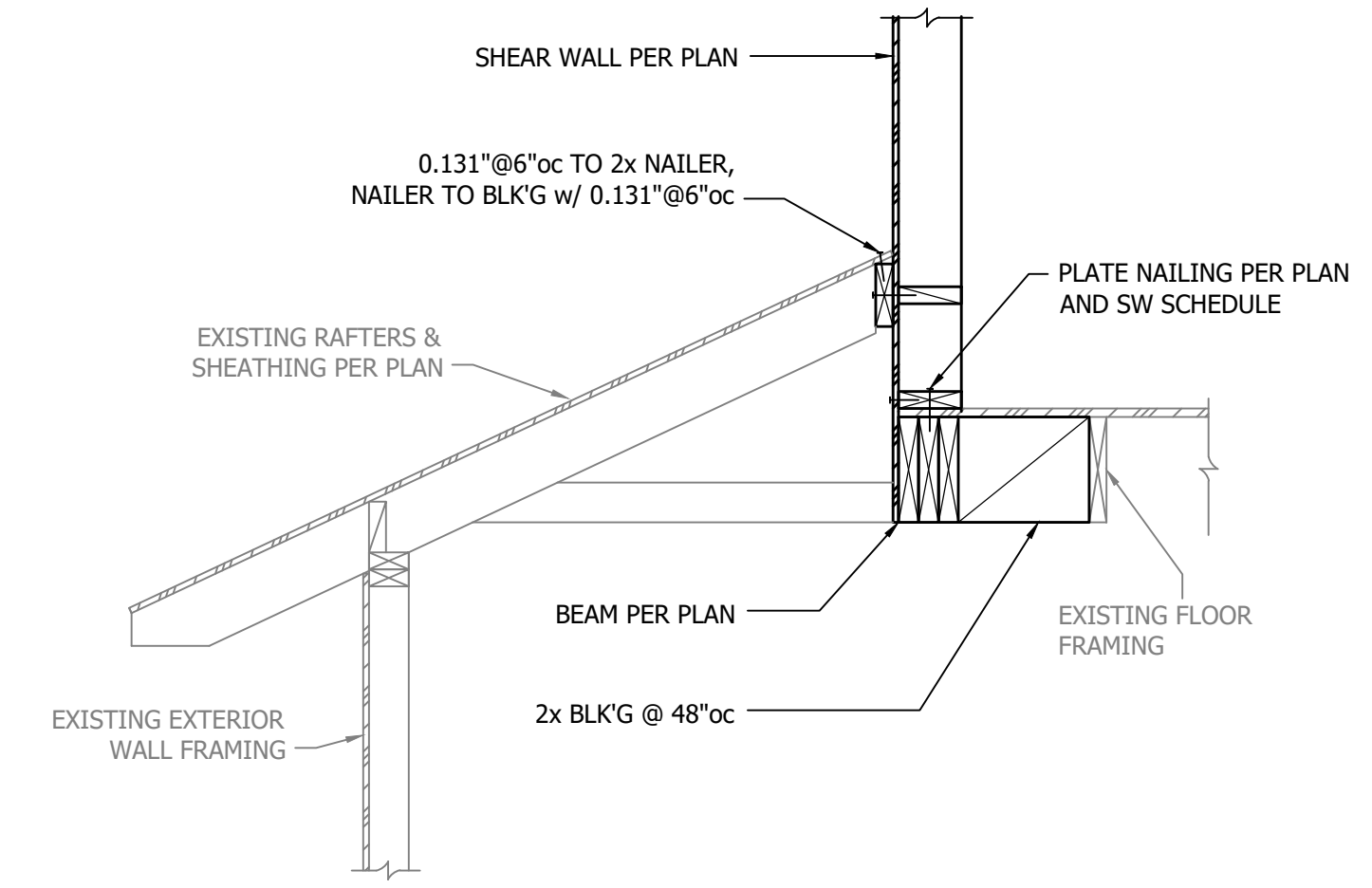
1 Shear Transfer at New Floor Framing
3/4" = 1'-0"



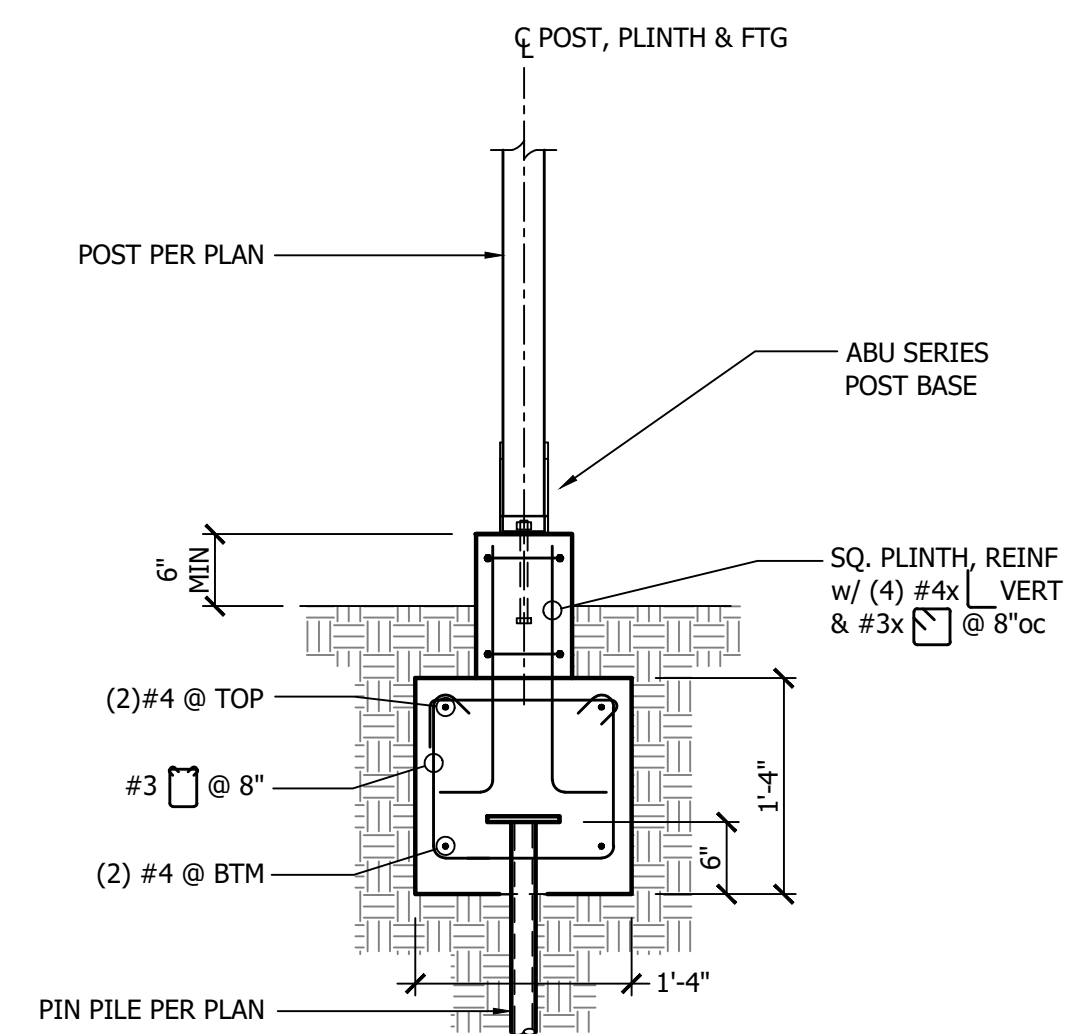
2 New Entry Roof Framing at Existing Roof
3/4" = 1'-0"



3 New Beam & Wall Framing at Exist. Upper Floor
3/4" = 1'-0"



4 New Beam & Wall Framing at Lower Roof
3/4" = 1'-0"

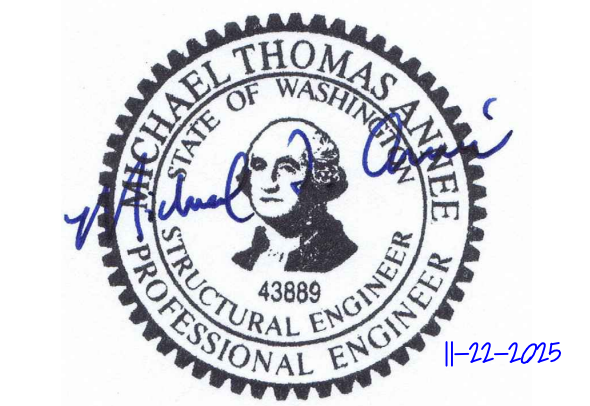


12 Crawlspace Post & Footing at Grade Beam
3/4" = 1'-0"



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Structural Details

S3.2