

PROPERTY OWNER
Ankita Aras & Sahil Patel
6743 80th Ave SE MERCER ISLAND WA 98040

ARCHITECT
MARLO BROWN ARCHITECTS LLC
509 26TH AVE S SEATTLE WA 98144
CONTACT: MARLO BROWN
INFO@MARLOBROWN.COM
C. 425.577.1824

TAX LOT NUMBER
056550-0080

LEGAL DESCRIPTION
BAXTER ESTATE ADD W 36 FT OF E 74.50 FT OF S 10 FT OF 15 & ALL 16 AKA POR OF MERCER ISLAND LOT LN REV 85-03-05 REC NO 8505309001
Plat Block: 1
Plat Lot: 15-16

SCOPE OF WORK
DEMOLITION OF FOUR EXISTING EXTERIOR SHEDS & SOME HARDSCAPE. INTERIOR REMODEL TO EXISTING SINGLE FAMILY RESIDENCE AND INSTALL OF SOME NEW HARDSCAPE. NEW DADU.

BUILDING CODES
2021 INTERNATIONAL RESIDENTIAL CODE, 2021 INTERNATIONAL BUILDING CODE, 2021 INTERNATIONAL EXISTING BUILDING CODE, WA STATE ENERGY CODE, 2021 UNIFORM PLUMBING CODE, 2021 INTERNATIONAL MECHANICAL CODE, 2021 INTERNATIONAL FUEL GAS CODE, 2021 INTERNATIONAL FIRE CODE, 2021 MERCER ISLAND CITY CODES & AMENDMENTS.

ZONING RESTRICTIONS
ZONE R-15
LOT AREA 19394
NUMBER OF EXISTING DWELLINGS 1

MAX LOT COVERAGE ALLOWED 7757.6 SF
40% LOT SLOPE 13.2%
EXTG LOT COVERAGE HOUSE, CARPORT, EAVES, & GUTTERS 3849 SF
EXTG SHED 1 TO REMAIN 1345F
EXTG SHED 2 TO BE REMOVED -242 SF
EXTGSHED 3 TO BE REMOVED -282 SF
EXTG SHED 4 TO BE REMOVED -53 SF
EXTG SHED 5 TO BE REMOVED -139 SF
EXTG LOT COVERAGE DRIVEWAY 585 SF
EXTG LOT COVERAGE ENTRY WALKWAY 47 SF
EXTG LOT COVERAGE POOL 722 SF
EXTG TOTAL LOT COVERAGE TO REMAIN 5,337 SF
NEW DADU LOT COVERAGE 626 SF
REMAINING AVAILABLE 1,794.6 SF

MAX HARDSCAPE ALLOWED 1745.46 SF
9% AREA BORROWED FROM LOT COVERAGE 1,794.6 SF = 3,540.06 SF
EXTG OPEN SLAT DECK EXEMPT (1124) SF
EXTG UNCOVERED PATIO TO BE REMOVED -268 SF
EXTG UNCOVERED PATIO SOUTH PAD TO BE REMOVED -183 SF
EXTG WALK WAY AROUND POOL 1529
EXTG STAIR TO BE REMOVED -116 SF
EXTG ROCKERIES & RETAINING WALLS EXEMPT (436 SF)
EXTG PAVERS 75% OF TOTAL 239.25 SF
NEW UNCOVERED PATIO 390 SF
NEW UNCOVERED PATIO OUTDOOR SHOWER 57 SF
NEW UNCOVERED PATIO PADS AT DADU 22 SF
NEW STAIRS 105 SF
EXTG & NEW TOTAL HARDSCAPE 2342.25 SF
REMAINING AVAILABLE 1,197.81 SF

SETBACKS
FRONT YARD = 20 FT
REAR YARD = 25 FT

VARIABLE SIDE YARD CALCULATION REQ.
LARGEST CIRCLE = 109.85' DIAMETER x 17% = 18.67 TOTAL SF REQ. FOR SIDE YARD

NORTH SIDE YARD 1 = 7.5 FT
SOUTH SIDE YARD 2 = 11.17 FT

HOUSE ROOF & SHED ON NORTH SIDE NOT TALLER THAN 15 & 18 FT.

HOUSE ROOF ON SOUTH SIDE NOT TALLER THAN 15 & 18 FT.

NON CONFORMING EAVES & HOUSE ON NORTH SIDE YARD SETBACK & SOUTH SIDE YARD SETBACK:
THE PROPOSED STRUCTURAL WORK WILL NOT EXCEED ALTERATION TO 40% OR MORE OF EXISTING EXTERIOR WALLS. THE NON-CONFORMING AREA WILL NOT BE ENLARGED IN ANY WAY INCLUDING HEIGHT.

EXISTING LINEAR FEET OF ALL EXTERIOR WALLS OF PRIMARY SINGLE FAMILY DWELLING = 312 FEET
TOTAL LINEAR FEET TO BE ALTERED = 67 FEET
40% OF 312 FT = 124.8 FT
TOTAL ALTERATION WILL THEREFORE NOT EXCEED ALLOWED.

GROSS FLOOR AREA
40 % 7757.6 SF
EXTG MAIN FLOOR HOUSE 2,699 SF
EXTG SHED 1 126 SF
EXTG SHED 2 TO BE REMOVED -190 SF
EXTG SHED 3 TO BE REMOVED -221 SF
EXTG SHED 4 TO BE REMOVED -53 SF
EXTG SHED 5 TO BE REMOVED -62 SF
NEW DADU 506 SF
TOTAL GROSS FLOOR AREA 3,331 SF
REMAINING 4,426.6 SF

HEIGHT LIMIT 30 FT
FORMULA: AVERAGE BUILDING ELEVATION = (Weighted Sum of the Mid-point Elevations) ÷ (Total Length of Wall Segments)

MAIN RESIDENCE (A x a) through (X x x) added together = 75,245.3405
a through x segments = 320.2066 linear feet

75,245.3405 Weighted Sum of the Mid-point Elevation / 320.2066 ft = 234.98 AVERAGE GRADE

DADU (A x a) through (X x x) added together = 25,308
a through x segments = 114 linear feet

25,308 Weighted Sum of the Mid-point Elevation /114 ft = 222 AVERAGE GRADE

MAIN RESIDENCE SHED 1 (A x a) through (X x x) added together = 10,601.985
a through x segments = 45.082 linear feet

10,601.985 Weighted Sum of the Mid-point Elevation / 45.082 ft = 235.17 AVERAGE GRADE

ECA
SEE GEOTECHNICAL REPORT FOR EROSION INFESABLE FOR INFILTRATION

EASEMENTS
SEE SURVEY

TREE REQUIREMENTS
NEW DADU IS 506 SF THEREFORE 30% OF TREES TO BE RETAINED ON SITE.

TREE #6 TO BE REMOVED FOR DEVELOPMENT WITH 3 REPLACEMENT TREES PROPOSED.

TREES #1, #2, #3 RETAINED IN A ROLLING 5-YEAR PERIOD, WHICH EXCEEDS MINIMUM 30% RETAINED REQUIREMENT. THE 5-YEAR ROLLING PERIOD BEGINS 5-YEARS PRIOR TO THE DATE OF APPLICATION FOR A DEVELOPMENT APPROVAL THAT IS SUBJECT TO TREE RETENTION.

FOLLOWING ANY REMOVAL, NEWLY PLANTED REPLACEMENT TREES TO BE PLANTED BETWEEN OCT 1 & APRIL 1.

REPLACEMENT TREES TO BE PLANTED WITH THE BELOW:
1) LOCATION IN ORDER OF PRIORITY: ON SITE OR ADJACENT TO CRITICAL AREAS
2) PACIFIC NORTHWEST NATIVE TREE
3) CONIFEROUS TREES TO BE AT LEAST 6 FT TALL, DECIDUOUS AT LEAST 1.5" CALIPER.
4) MUST MAINTAIN HEALTH OF REPLACEMENT TREES FOR 5 YEARS AND IF IT DIES IN THAT TIME, REPLACE IT IN KIND.

ANY TREES 10" OR LESS IN DIAMETER CAN BE REMOVED WITHOUT A PERMIT EXCEPT IN CRITICAL AREAS AND THEIR ASSOCIATED BUFFERS, INCLUDING PRUNING & REMOVAL OF NOXIOUS WEEDS.

BALD EAGLES
IF EAGLES ARE OBSERVED ON SITE DURING CONSTRUCTION, CONTRACTOR TO SUBMIT A REPORT IN COORDINATION WITH OWNERS PREPARED BY A WILDLIFE BIOLOGIST THAT DEMONSTRATES THAT THE PROJECT WILL NOT HAVE A NEGATIVE IMPACT ON THE EAGLES. DEVELOPMENT WILL ALSO NEED TO BE CONSISTENT WITH THE REQUIREMENTS OF THE U.S. FISH AND WILDLIFE'S NATIONAL BALD EAGLE MANAGEMENT GUIDELINES (2007).

SOLAR READINESS
300 SF RESERVED ON NEW ROOF AT DADU FOR SOLAR READINESS & SEE STRUCTURAL FOR ADDITIONAL LBS PER SF FOR PHOTOVOLTAIC SYSTEM GRAVITY LOAD TO BE APPLIED TO JOISTS, ROOF, ETC. PRIOR TO INSTALL.

HEATING SYSTEM
RESIDENTIAL ENERGY CREDIT CALCULATIONS
FUEL NORMALIZATION= SYSTEM TYPE 2 HEAT PUMP NORMALIZATION CREDITS = 1.5

ADDITIONAL REQUIREMENTS AND MODIFICATIONS CHOSEN PER SEC R406 TABLE R406.3: ADDITIONS 150-500 HEATED SQUARE FEET = 2.0 CREDITS REQUIRED

CREDIT 1.2 = 1.0: PRESCRIPTIVE COMPLIANCE WITH THE FOLLOWING MODIFICATIONS: VERTICAL FENESTRATION U = 0.25
FLOOR R-38
SLAB ON GRADE R-10 CONTINUOUS

CREDIT 3.2 = 1.0: AIR-SOURCED CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 9.5.

MEET REQUIRED = 2.0 CREDITS

CERTIFICATIONS & TESTS
A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, UTILITY ROOM, OR AN APPROVED LOCATION INSIDE THE BUILDING. WHEN LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF HTE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL, OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST PREDOMINANT R-VALUES, OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION, BELOW GRADE WALLS, AND DUCTS OUTSIDE CONDITIONED SPACES, U-FACTORS FOR FENESTRATION AND THE SHGC OF FENESTRATION, THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING, AND THE RESULTS FROM THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FLOW RATE TEST. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING, WHOLE-HOUSE MECHANICAL VENTILATION, AND SERVICE WATER HEATING APPLIANCES. WHERE GAS-FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE, OR BASEBOARD ELECTRIC HEATER IS INSTALLED IN THE RESIDENCE, THE CERTIFICATE SHALL LIST "GAS-FIRED UNVENTED ROOM HEATER," "ELECTRIC FURNACE" OR "BASEBOARD ELECTRIC HEATER," AS APPROPRIATE. AN EFFICIENCY SHALL OT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES, OR ELECTRIC BASEBOARD HEATERS. THE CODE OFFICIAL MAY REQUIRE THAT DOCUMENTATION FROM ANY REQUIRED TEST RESULTS INCLUDE AN ELECTRONIC RECORD OF THE TIME, DATE, AND LOCATION OF THE TEST. A DATE-STAMPED SMART PHONE PHOTO OR AIR LEAKAGE SOFTWARE MAY BE USED TO SATISFY THIS REQUIREMENT.

PRESCRIPTIVE APPROACH (SEE ABOVE CREDITS FOR MODIFICATIONS TO PRESCRIPTIVE APPROACH REQUIREMENTS)
FENESTRATION U=0.30
SKYLIGHT U=0.50
CEILING R-49
VAULTED CEILING R-38
WOOD FRAME WALL R-21 int
FLOOR R-30
BELOW GRADE WALL R-10/15/21int+5TB
SLAB R-VALUE & DEPTH 10, 2FT

INDOOR AIR QUALITY
MAIN RESIDENCE
-VENTILATION PER SRC 1505.4.3 MECHANICAL WHOLE-HOUSE VENTILATION SYSTEM AT THE RATE OF 30 CFM. RUNTIME PERCENTAGE IN EACH 4-HOUR SEGMENT TO BE 33%, 30 OR 90 CFM. SEE SRC 1505 FOR SYSTEM DESIGN, TESTING, CONTROLS, & CERTIFICATE REQUIREMENTS.

NEW SOURCE SPECIFIC VENTILATION LOCATIONS PER IMC TABLE 403.3:
BATHROOM & LAUNDRY & SPA FANS: MINIMUM 50CFM (INTERMITTENT)
KITCHEN FANS: MINIMUM 100CFM (INTERMITTENT)
*SEE PLANS FOR ACTUAL SIZING. SOURCE SPECIFIC VENTILATION CONTROLLED BY MANUAL SWITCHES AND/OR TIMERS.

MAKE UP AIR
PER SRC M1503.4 MAKEUP AIR REQUIRED WHEN KITCHEN EXHAUST HOOD SYSTEMS ARE CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM & SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE QUIPPED WITH NOT LESS THAN ONE DAMPER. EACH DAMPER SHALL BE A GRAVITY DAMPER OR AN ELECTRICALLY OPERATED DAMPER THAT AUTOMATICALLY OPENS WHEN THE EXHAUST SYSTEM OPERATES. DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR, AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION OR ANY OTHER DUCTS TO CONNECTED TO THE DAMPER BEING INSPECTED, SERVICED, REPAIRED, OR REPLACED.

KITCHEN MAKE UP AIR
KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.

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AIR LEAKAGE TESTING FENESTRATION
PER R402.4.3 WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQ FT AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQ FT WHEN TESTED IN ACCORDANCE WITH NFRC 400 OR AAMA/WDMA/CSA 1011.5.2/IM440 BY AN ACCREDITED LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.
EXCEPTIONS: FIELD-FABRICATED FENESTRATION PRODUCTS AND CUSTOM EXTERIOR FENESTRATION PRODUCTS MANUFACTURED BY A SMALL BUSINESS PROVIDED THEY MEET THE APPLICABLE PROVISIONS OF CHAPTER 23 OF THE INTERNATIONAL BUILDING CODE. ONCE VISUAL INSPECTION HAS CONFIRMED THE PRESENCE OF A GASKET, OPERABLE WINDOWS AND DOORS MANUFACTURED BY SMALL BUSINESS SHALL BE PERMITTED TO BE SEALED OFF AT HTE FRAME PRIOR TO THE TEST.

AIR BARRIERS AND INSULATION INSTALLATION
REFER TO TABLE R402.4.1.1 FOR COMPONENT REQUIREMENTS OF THE SEATTLE RESIDENTIAL ENERGY CODE.

DUCT INSULATION AND HOT WATER PIPE INSULATION AND SEALS
DUCTS SHALL BE INSULATED WITH R-8 OR R-10 IF IN-GROUND AND SHALL NOT DISPLACE REQUIRED EXTERIOR INSULATION AND HOT WATER PIPES WITH R-3. HOT WATER HEATER TO BE PLACED UPON A SURFACE WITH INCOMPRESSIBLE R-10. REFER TO SEATTLE RESIDENTIAL ENERGY CODE OR INTERNATIONAL MECHANICAL CODE AS APPROPRIATE FOR DETAILS RELATED TO SEALING OF DUCTS, AIR HANDLERS, AND FILTER BOXES.

PROGRAMMABLE THERMOSTAT
EACH DWELLING UNIT IS REQ'D TO BE PROVIDED WITH AT LEAST 1 PROGRAMMABLE THERMOSTAT FOR EACH HEATING AND COOLING SYSTEM. WHERE PRIMARY HEATING SYSTEM IS A FORCED AIR FURNACE, AT LEAST ONE T-STAT PER DWELLING UNIT SHALL BE ENERGY STAR CERTIFIED AND CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THE T-STAT SHALL ALLOW FOR AT A MINIMUM 5-2 PROGRAMMABLE SCHEDULE (WEEKDAYS/WEEKENDS) AND BE CAPABLE OF PROVIDING AT LEAST TWO PROGRAMMABLE SET-BACK/SETUP PERIODS PER DAY. THIS T-STAT SHALL INCLUDE THE CAPABILITY TO SET BACK, SET UP, OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55 DEGREES F OR UP TO 85 DEGREES. THE T-STAT SHALL INITIALLY BE PROGRAMMED BY THE MANUFACTURER WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 DEGREES F AND A COOLING TEMPERATURE SET POINT LOWER THAN 78 DEGREES F. THE T-STAT AND/OR CONTROL SYSTEM SHALL HAVE AN ADJUSTABLE DEAD BAND OF NOT LESS THAN 10 DEGREES F. EXCEPTIONS INCLUDE SYSTEMS CONTROLLED BY THE OCCUPANT SENSOR THAT IS CAPABLE OF SHUTTING THE SYSTEM OFF WHENNO OCCUPANT IS SENSED FOR A PERIOD OF UP TO 30 MINUTES, SYSTEMS CONTROLLED SOLELY BY A MANUALLY OPERATED TIMER CAPABLE OF OPERATING THE SYSTEM FOR NO MORE THAN 2 HOURS, AND DUCTLESS MINI-SPLIT HEAT PUMPS SYSTEMS THAT HAVE AN INTEGRAL PROPRIETARY THERMOSTAT.

HEAT PUMP SUPPLEMENTARY HEAT
SEE R403.1.2 FOR REQUIREMENTS IF APPLICABLE.

PILOT LIGHTS
SEE R403.1.3 FOR REQUIREMENTS IF APPLICABLE.

HIGH EFFICACY LUMINAIRES
MINIMUM 100% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES & ALL TO BE IC-RATED.

VAPOR RETARDERS
WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE VAPOR RETARDER REQUIREMENTS OF SECTION R702.7 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 1405.3 OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE, AS APPLICABLE.

INDOOR AIR QUALITY
MAIN RESIDENCE
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GENERAL NOTES
CONTACT ARCHITECT IMMEDIATELY CONCERNING ANY DISCREPANCIES IN THE DRAWINGS PRIOR TO PROCEEDING WITH WORK IN THE AFFECTED AREA.

DO NOT SCALE DRAWINGS.

DIMENSIONS
DIMENSIONS ARE TO FACE OF CONCRETE AND FACE OF FRAMING UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS BEFORE BEGINNING WORK.

CODES
ALL APPLICABLE CODES, ORDINANCES, AND MINIMUM STRUCTURAL REQUIREMENTS TAKE PRECEDENCE OVER ALL DRAWING NOTES, SPECIFICATIONS, AND SIZES.

DRAFTSTOPPING & FIREBLOCKING
PROVIDE APPROVED DRAFTSTOPPING & FIRE BLOCKING IN CONCEALED SPACE BETWEEN CEILING AND FLOOR PER IBC.

SMOKE DETECTORS & CARBON MONOXIDE DETECTORS
ALL SMOKE DETECTORS TO BE HARDWIRED WITH BATTERY BACK-UP PER CODE AND INTERCONNECTED. PROVIDE CARBON MONOXIDE DETECTORS AT ALL LEVELS PER IRC R315.

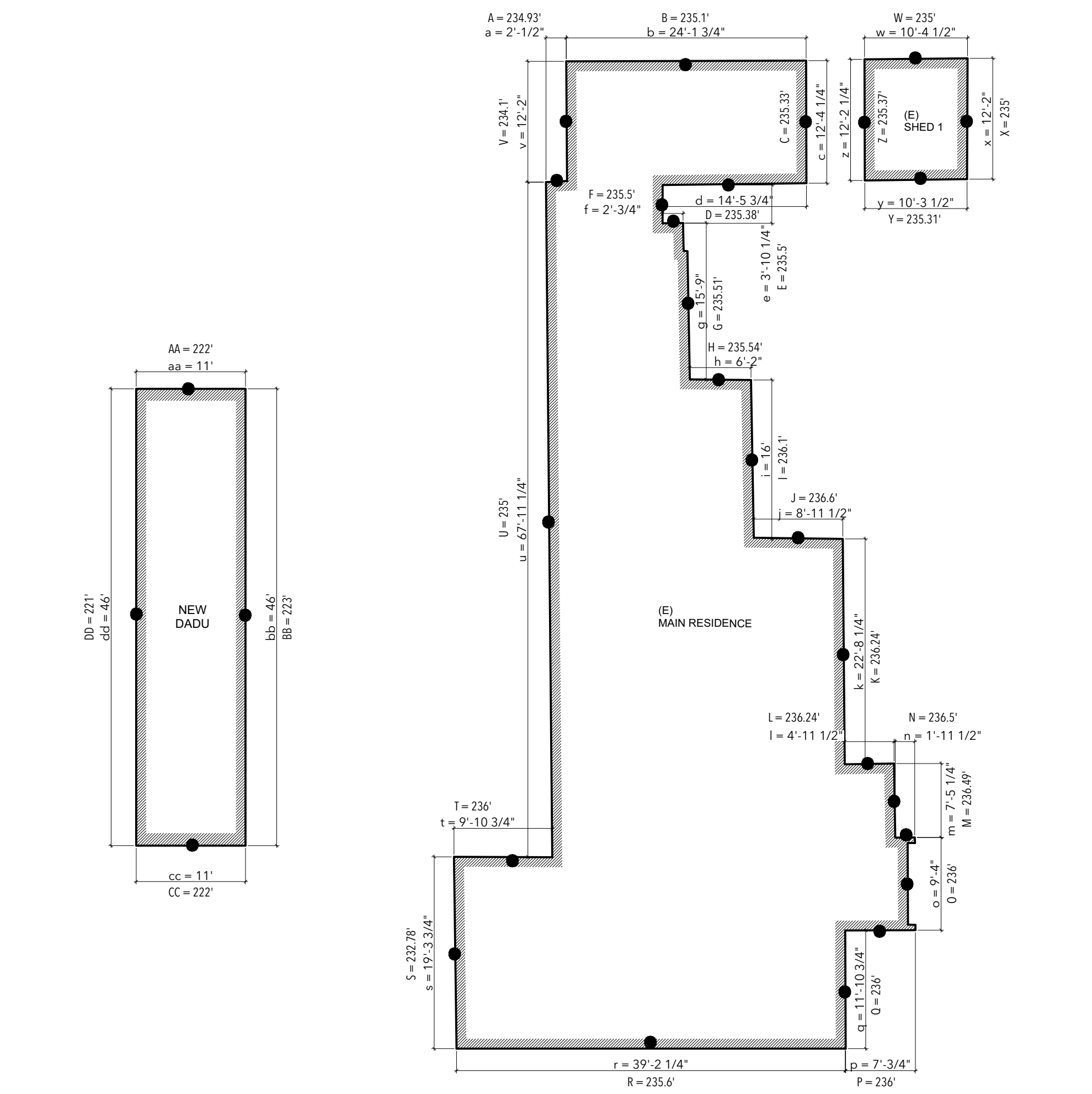
PROVIDE SOLID WOOD BLOCKING FOR SUPPORT AT ALL WALL MOUNTED FIXTURES.

FLASHING
FLASH ALL OPENINGS WITH MINIMUM 26 GAUGE GALVANIZED OR ALUMINUM.

CAULK
CAULK ALL OPENINGS COMPLETELY.

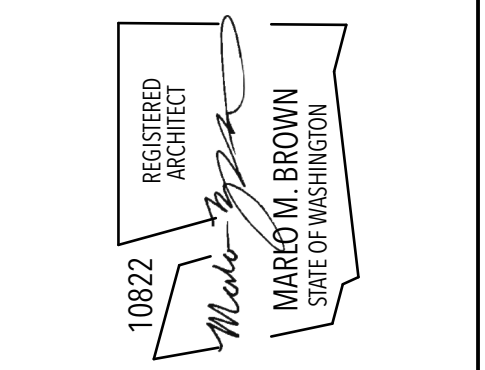
PRESSURE TREATED WOOD
ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.

POOL DESIGN
ARCHITECT IS NOT A POOL DESIGNER & IS NOT LIABLE FOR OWNER INSTALLING ANYTHING NOT APPROVED AND INSTALLED BY CODE TO PROTECT LIFE AND SAFETY. THESE DRAWINGS DO NOT DESIGN A POOL OR ITS ENCLOSURES. ARCHITECT NOT LIABLE FOR OWNER FAILING TO INSTALL A PER CODE ENCLOSURE IF EXISTING DOES NOT MEET CURRENT STANDARDS.



MARLO BROWN ARCHITECTS, LLC
509 26th Ave S
SEATTLE, WA 98144
info@marlobrown.com

PROPERTY OWNERS
ARAS PATEL
6743 80th Ave SE, MERCER
ISLAND WA 98040



ARAS PATEL HOUSE
PROJECT INFO/NOTES
PERMIT SET 1: 16-26

A1

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

LOT 16, BLOCK 1, BAXTER ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 57 OF PLATS, PAGE 45, RECORDS OF KING COUNTY, WASHINGTON TOGETHER WITH THE 36.00 FEET OF WIDTH OF THE EAST 74.50 FEET IN WIDTH OF SOUTH 10.00 FEET IN WIDTH OF LOT 15, BLOCK 1, SAID PLAT OF BAXTER ESTATES PURSUANT TO JUDGMENT TO QUIET TITLE FILED IN KING COUNTY SUPERIOR COURT UNDER CASE NO. 22-2-14635-4. AND ALSO TOGETHER WITH THAT PORTION OF LOT 17 LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 17, THENCE SOUTH 1°25'32" WEST ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 7.43 FEET TO POINT OF BEGINNING OF SAID LINE, THENCE NORTH 88°29'52" WEST 6.06 FEET, THENCE NORTH 77°46'2" WEST ALONG AN EXISTING FENCE LINE 37.72 FEET, THENCE SOUTH 71°53'35" WEST 7.44 FEET, THENCE SOUTH 45°26'30" WEST 4.22 FEET, THENCE NORTH 78°07'08" WEST ALONG AN EXISTING FENCE LINE 31.52 FEET MORE OR LESS TO THE NORTH LINE OF SAID LOT 17 AND THE TERMINUS OF SAID LINE; SAID POINT TO HERINAFTER BE REFERRED TO AS POINT "A". EXCEPT THAT PORTION OF LOT 16, BLOCK 1, BAXTER ESTATES, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE ABOVE DESCRIBED POINT "A", THENCE NORTH 78°07'08" WEST ALONG AN EXISTING FENCE LINE 108.88 FEET MORE OR LESS TO THE WEST LINE OF LOT 16 AND THE TERMINUS OF SAID LINE. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

VICINITY MAP



SCHEDULE B ITEMS

- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF BAXTER ESTATE; RECORDING NO: 4692817
"NOTHING TO PLOT"
- SIDE SEWER EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
 RECORDING DATE: AUGUST 2, 1966
 RECORDING NO.: 6063349
 WIDTH: 4 FEET
 AFFECTS: AN UNDISCLOSED PORTION OF SAID LAND ALONG THE LINE AS CONSTRUCTED
 SAID EASEMENT CONTAINS A PROVISION FOR BEARING A PROPORTIONATE OR EQUAL COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF SAID SIDE SEWER EASEMENT BY THE COMMON USERS.
"PLOTTED APPROXIMATE LOCATION"
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
 RECORDING DATE: SEPTEMBER 5, 1956
 RECORDING NO.: 4727402
"PLOTTED"
- EASEMENT FOR CONCRETE WALKWAY AND DRAINAGE, AND THE TERMS AND CONDITIONS THEREOF:
 RECORDING DATE: JUNE 24, 1985
 RECORDING NO.: 8506240492
 AFFECTS: A PORTION OF LOT 16 AND OTHER PROPERTY
"LOCATION NOT SPECIFIC"
- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY;
 RECORDING NO: 20230309900006
"CURRENT CONDITIONS SHOWN HEREON"

SURVEYOR'S NOTES

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MAY OF 2025. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
- SUBJECT PROPERTY TAX PARCEL NO. 0565500080
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 19,394 S.F. (0.45 ACRES)
- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY'S "GUARANTEE", CERTIFICATE NO. 0292998-ETU, DATED MAY 23, 2025. IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "GUARANTEE". TERRANE, INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
- FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

	BENCHMARK		CULVERT PIPE
	CENTERLINE ROW		INLET (TYPE 1)
	FENCE LINE (CHAIN LINK)		STORM MANHOLE
	FENCE LINE (WOOD)		STORM DRAIN LINE
	IRON PIPE (FOUND)		SEWER MANHOLE
	MONUMENT (IN CASE, FOUND)		SEWER LINE
	NAIL AS NOTED		FIRE DEPT CONNECTION
	PROPERTY LINES (ADJACENT)		FIRE HYDRANT
	PROPERTY LINE (SUBJECT)		WATER METER
	REBAR & CAP (SET)		WATER VALVE
	REBAR AS NOTED (FOUND)		WATER LINE
	RETAINING WALL		BLDGC BUILDING
	RIGHT-OF-WAY LINES		C.C. CENTER CHANNEL
	MAILBOX (RESIDENTIAL)		CB CATCH BASIN
	BUILDING		COL COLUMN
	POST		CONC CONCRETE
	SIGN (AS NOTED)		COR CORNER
	TREE (AS NOTED)		DEC DECIDUOUS
	DITCH (FLOWLINE)		ELEV ELEVATION
	ASPHALT SURFACE		EVG EVERGREEN
	CONCRETE SURFACE		FF FINISH FLOOR
	DECK		G GAS
	PAVER SURFACE		LS# LAND SURVEYOR NUMBER
	ROCKERY		MEAS MEASURED
	STEEP SLOPE AREA		MON MONUMENT
	HANDRAIL		OHP OVERHEAD POWER
	GAS METER		OHT OVERHEAD TELEPHONE
	GAS LINE		PROP PROPERTY
	POWER METER		ROW RIGHT OF WAY
	POWER POLE		SDMH SERVICE DRAIN MANHOLE
	AREA DRAIN		SSMH SANITARY SEWER MANHOLE
			SSS SANITARY SIDE SEWER

BASIS OF BEARINGS

ACCEPTED THE BEARING OF N 01°26'23" E BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF 80TH AVE SE, PER REFERENCE 1.

REFERENCES

- R1. LOT LINE REVISION, VOL. 44, PG. 269.
 R2. RECORD OF SURVEY, VOL. 480, PG. 167, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

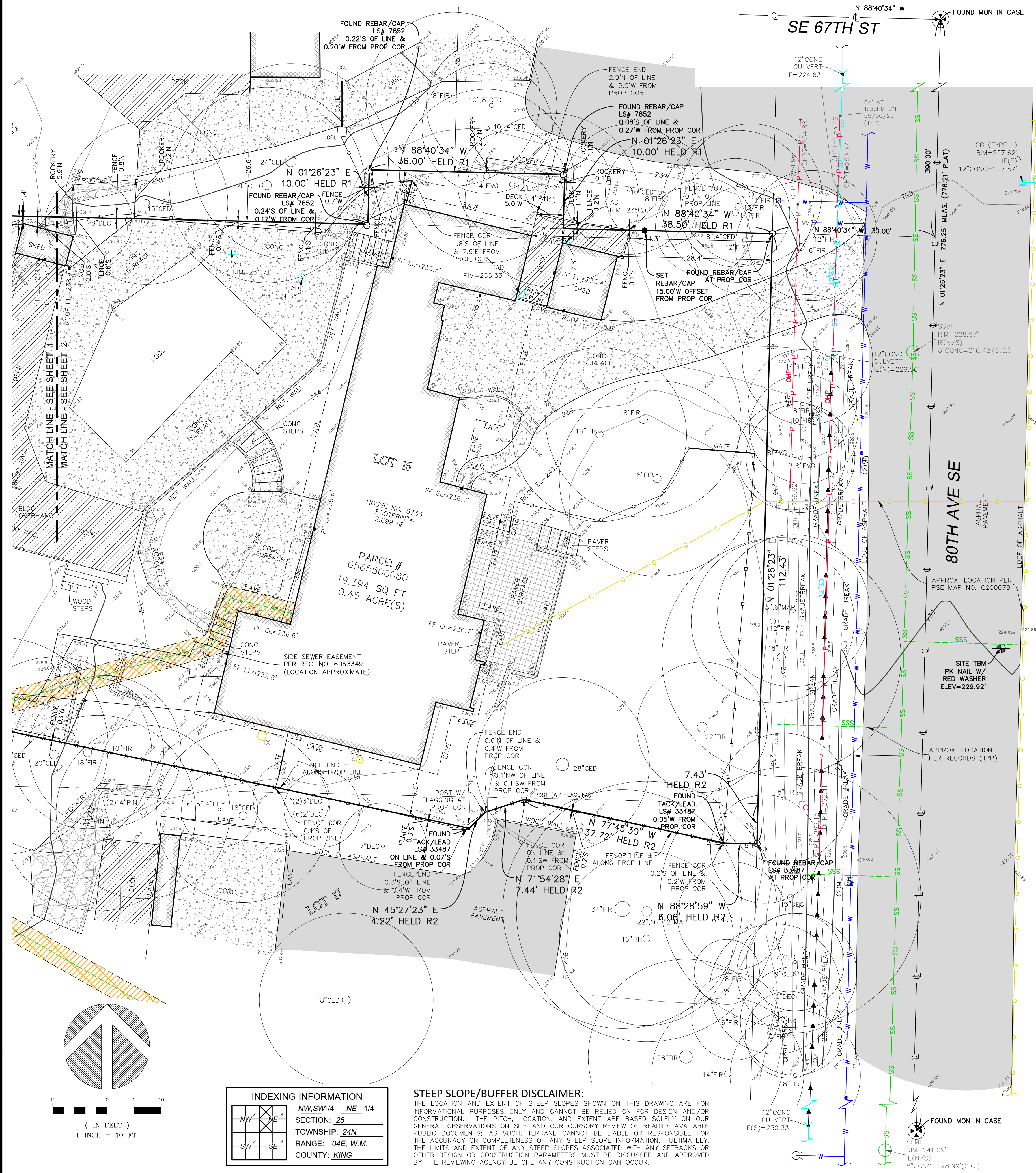
SITE TEMP. BENCHMARK
 DESCRIPTION: PK NAIL W/ RED WASHER
 LOCATION: 36.0'N & 45.0'E FROM THE SE PROPERTY CORNER
 ELEVATION: 229.92'

INDEXING INFORMATION

NW	SW	SE	NE
14	15	16	17
24N	24E	24S	24W
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. 0565500080

6743 80TH AVE SE

6743 80TH AVENUE SOUTHEAST
 MERCER ISLAND, WA 98040



TERRANE

11235 SE 60th St, Suite 130
 Bellevue, WA 98004
 p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	140303
DATE:	06/03/25
DRAFTED BY:	CAS
CHECKED BY:	JPS
SCALE:	1" = 10'
REVISION HISTORY	
06/18/25	ADD SIDE SEWER

SHEET NUMBER
 1 OF 2

We are the measure | terrane.net

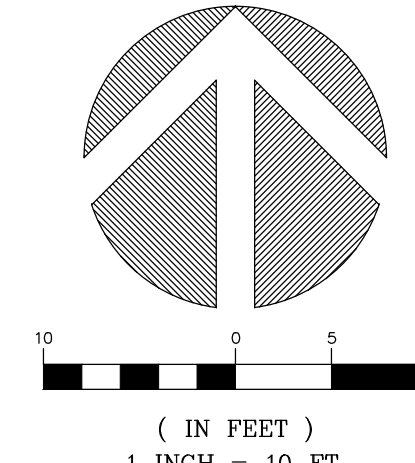
TOPOGRAPHIC & BOUNDARY SURVEY

VICINITY MAP N.T.S.

- | | | | |
|--|---------------------------|--|--------------------------------|
| | BENCHMARK | | CULVERT PIPE |
| | CENTERLINE ROW | | INLET (TYPE 1) |
| | FENCE LINE (CHAIN LINK) | | STORM MANHOLE |
| | FENCE LINE (WOOD) | | STORM DRAIN LINE |
| | IRON PIPE (FOUND) | | SEWER MANHOLE |
| | MONUMENT (IN CASE, FOUND) | | SEWER LINE |
| | NAIL AS NOTED | | FIRE DEPT CONNECTION |
| | PROPERTY LINES (ADJACENT) | | FIRE HYDRANT |
| | PROPERTY LINE (SUBJECT) | | WATER METER |
| | REBAR & CAP (SET) | | WATER VALVE |
| | REBAR AS NOTED (FOUND) | | WATER LINE |
| | RETAINING WALL | | BLDG
BUILDING |
| | RIGHT-OF-WAY LINES | | C.C.
CENTER CHANNEL |
| | MAILBOX (RESIDENTIAL) | | CB
CATCH BASIN |
| | BUILDING | | COL
COLUMN |
| | POST | | CONC
CONCRETE |
| | SIGN (AS NOTED) | | COR
CORNER |
| | TREE (AS NOTED) | | DEC
DECIDUOUS |
| | DITCH (FLOWLINE) | | ELEV
ELEVATION |
| | ASPHALT SURFACE | | EVG
EVERGREEN |
| | CONCRETE SURFACE | | FF
FINISH FLOOR |
| | DECK | | G
GAS |
| | PAVER SURFACE | | LS#
LAND SURVEYOR NUMBER |
| | ROCKERY | | MEAS
MEASURED |
| | STEEP SLOPE AREA | | MON
MONUMENT |
| | HANDRAIL | | OHP
OVERHEAD POWER |
| | GAS METER | | OHT
OVERHEAD TELEPHONE |
| | GAS LINE | | PROP
PROPERTY |
| | POWER METER | | ROW
RIGHT OF WAY |
| | POWER POLE | | SDMH
SERVICE DRAIN MANHOLE |
| | AREA DRAIN | | SSMH
SANITARY SEWER MANHOLE |
| | | | SSS
SANITARY SIDE SEWER |

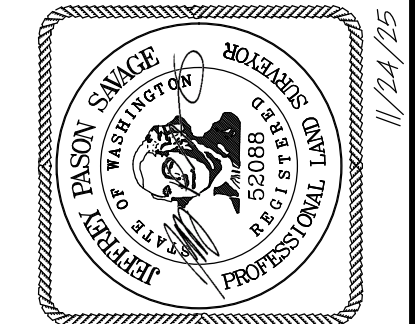
LOT SLOPE:
 LOW POINT ELEVATION = 215.38'
 HIGH POINT ELEVATION = 239.91'
 HORIZONTAL DISTANCE BETWEEN POINTS = 186.37'
 SLOPE = 0.132 (13.2%)

STEEP SLOPE/BUFFER DISCLAIMER:
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INDEXING INFORMATION	
	NW 1/4
	NE 1/4
	SW 1/4
	SE 1/4
SECTION: 25	
TOWNSHIP: 24N	
RANGE: 04E, W.M.	
COUNTY: KING	

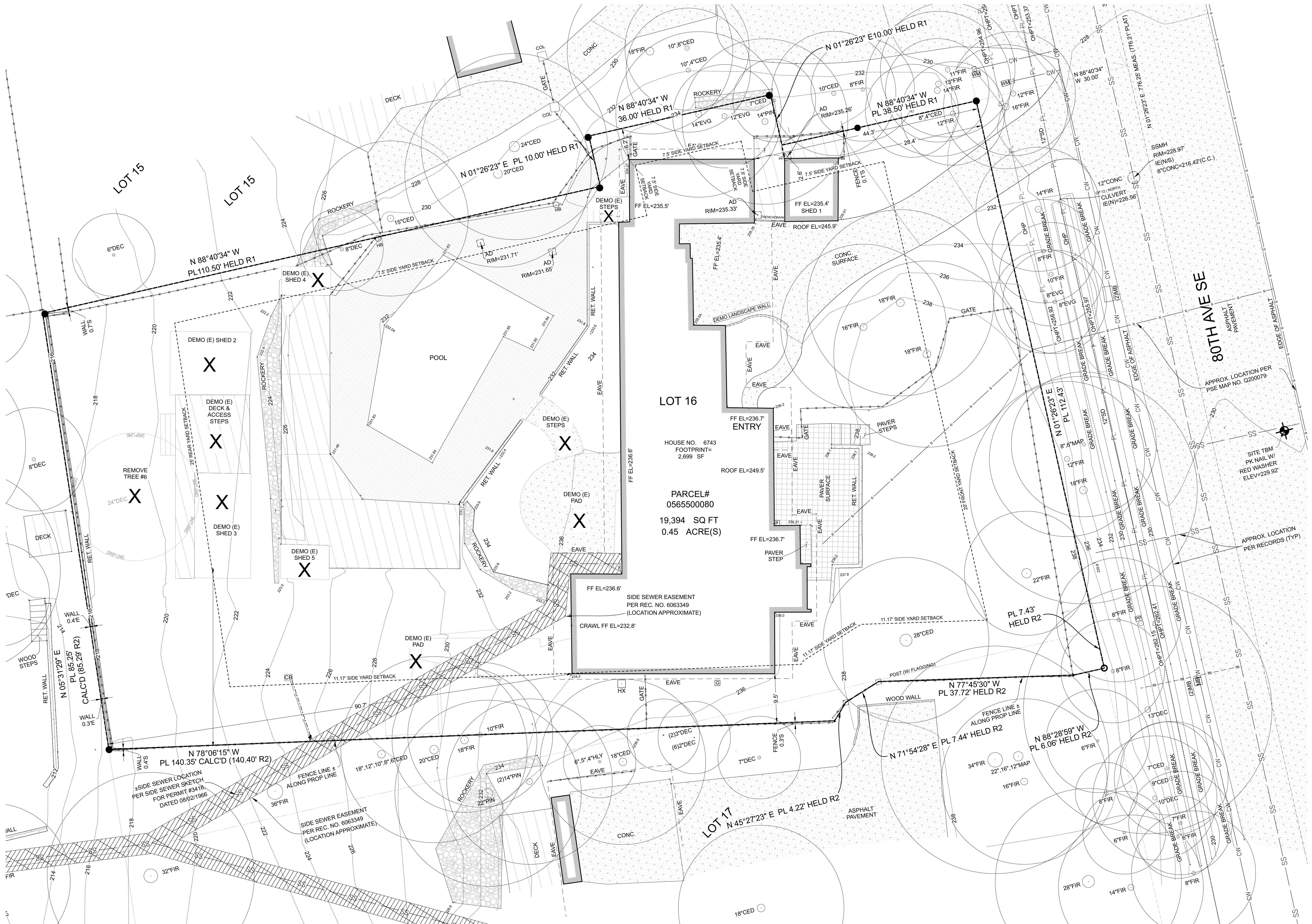
TOPOGRAPHIC & BOUNDARY SURVEY
 PARCEL NO. 0565500080
 6743 80TH AVE SE



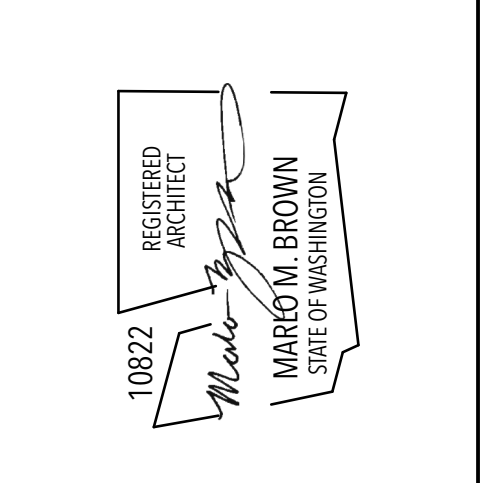
TERRANE
 11235 SE 6th St, Suite 130
 Bellevue, WA 98004
 p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	140303
DATE:	06/03/25
DRAFTED BY:	CAS
CHECKED BY:	JPS
SCALE:	1" = 10'
REVISION HISTORY	
06/18/25	ADD SIDE SEWER
11/24/25	LOT SLOPE CALC
SHEET NUMBER	
2 OF 2	

We are the measure | terrane.net

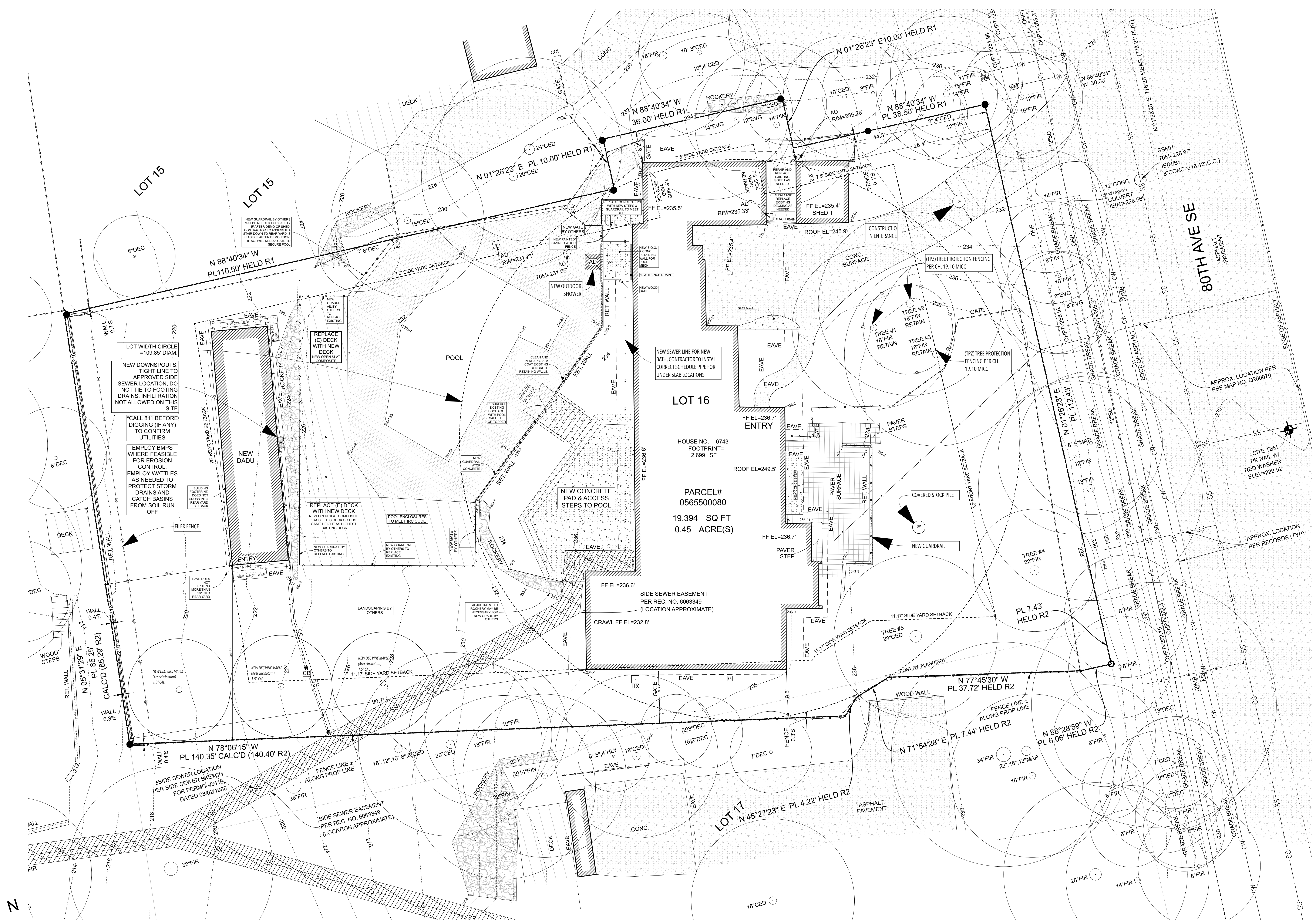


1 SITE PLAN
SCALE: 1/8" = 1'-0"



ARAS PATEL HOUSE
EXTERIOR DEMOLITION PLAN
PERMIT SET 1.16.26

A4

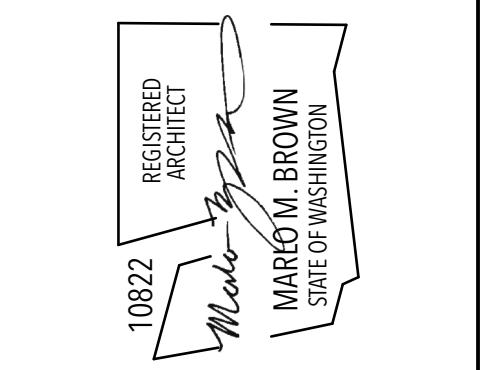


1 SITE PLAN

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

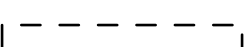

MARLO BROWN ARCHITECTS, LLC
 509 26th AVE S
 SEATTLE, WA 98144
 info@marlobrown.com

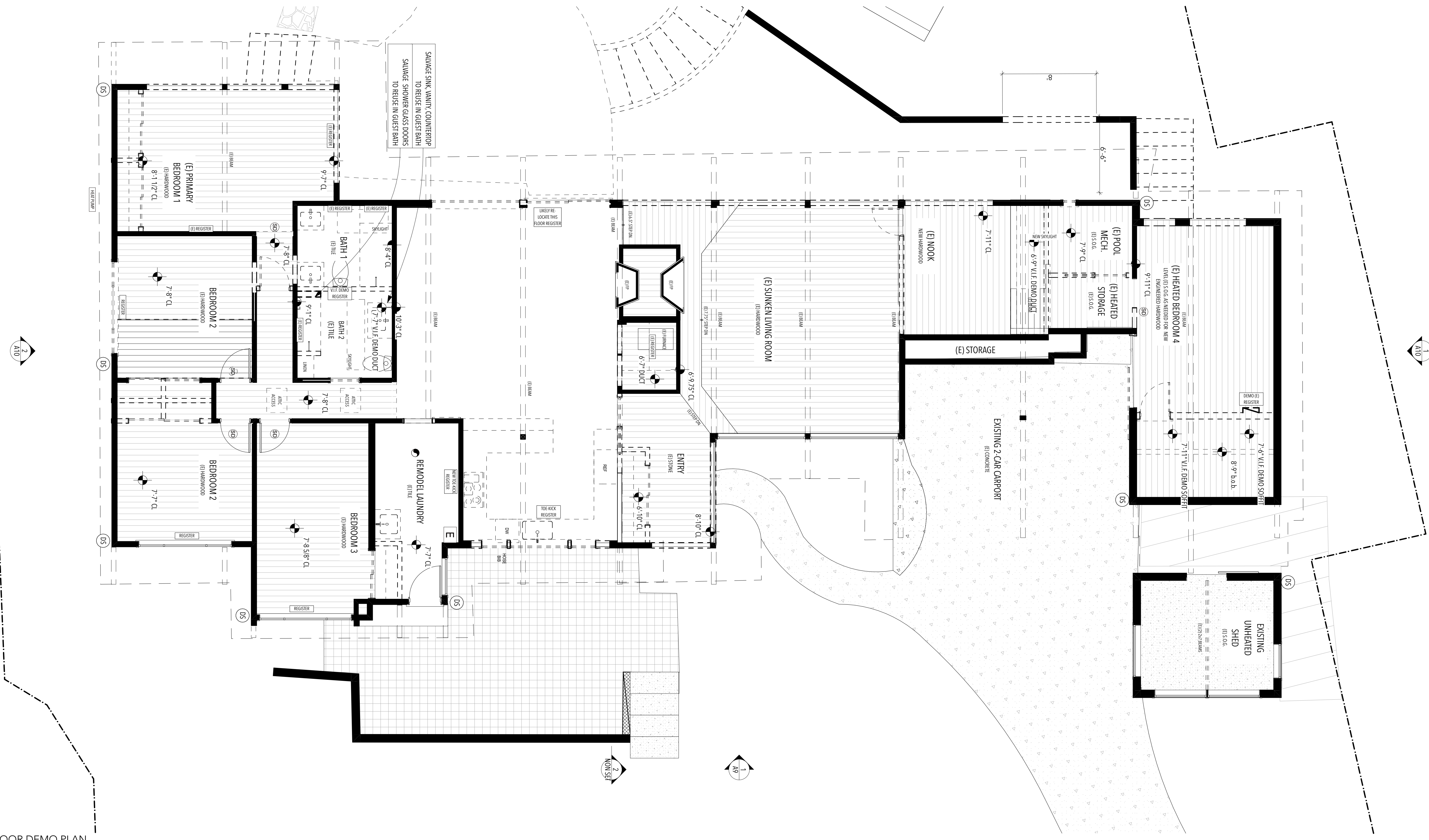
PROPERTY OWNERS
 ARAS PATEL
 6713 80th Ave SE, MERCER
 ISLAND, WA 98040



ARAS PATEL HOUSE
 SITE PLAN
 PERMIT SET 1.16.26

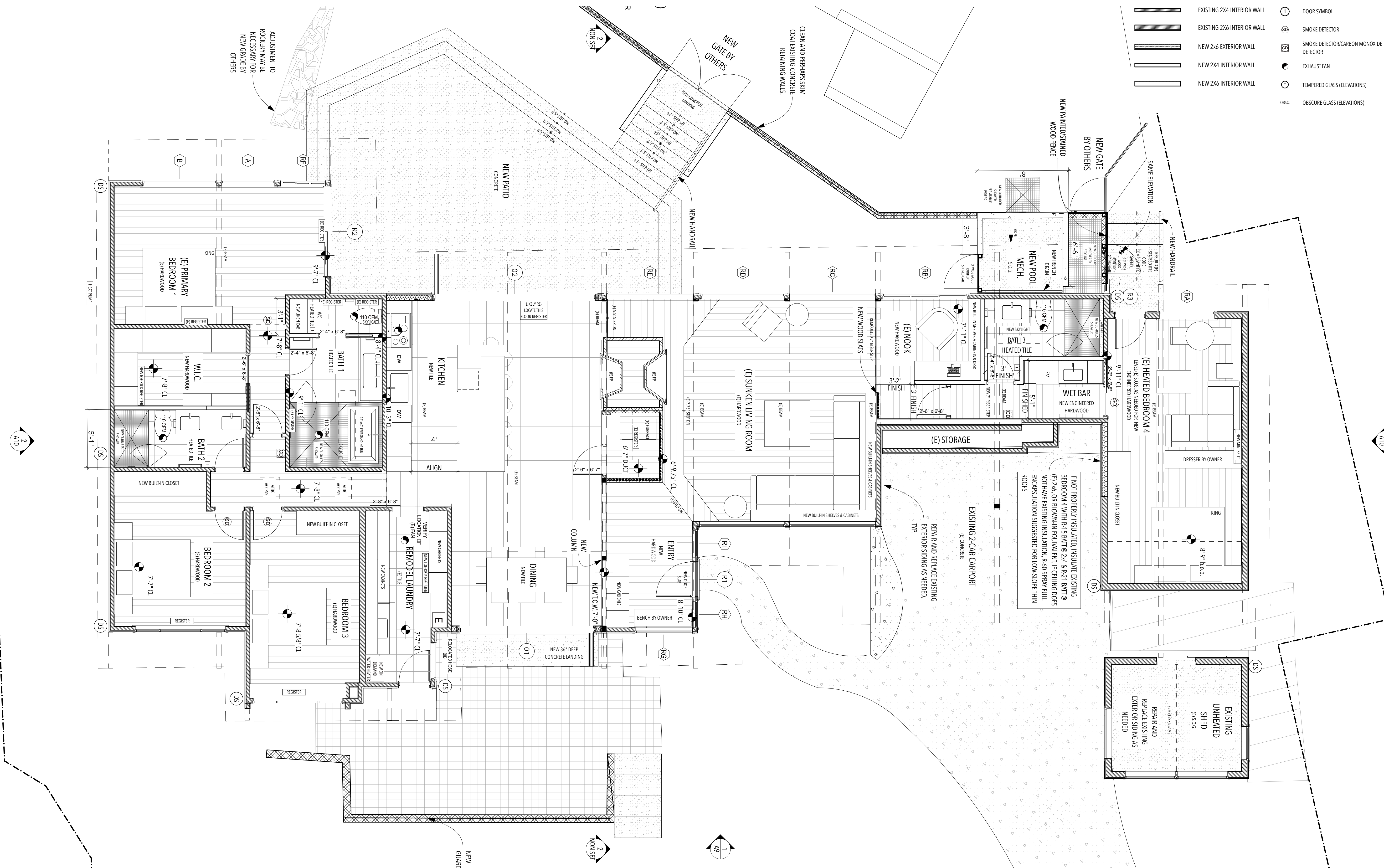
A5

DEMO WALL KEY
 DEMO WALL OR REMOVE WINDOW OR DOOR
 EXISTING WALL



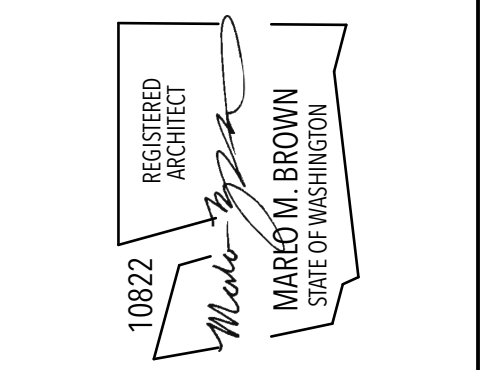
1 1ST FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

- WALL KEY**
- EXISTING CONCRETE WALL
 - NEW 6" CONCRETE WALL
 - EXISTING 2X4 INTERIOR WALL
 - EXISTING 2X6 INTERIOR WALL
 - NEW 2x6 EXTERIOR WALL
 - NEW 2X4 INTERIOR WALL
 - NEW 2X6 INTERIOR WALL
- SYMBOL KEY**
- WINDOW SYMBOL
 - OVERHEAD WINDOW SYMBOL
 - DOOR SYMBOL
 - SMOKE DETECTOR
 - SMOKE DETECTOR/CARBON MONOXIDE DETECTOR
 - EXHAUST FAN
 - TEMPERED GLASS (ELEVATIONS)
 - OBSCURE GLASS (ELEVATIONS)



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 ISLAND, WA 98040

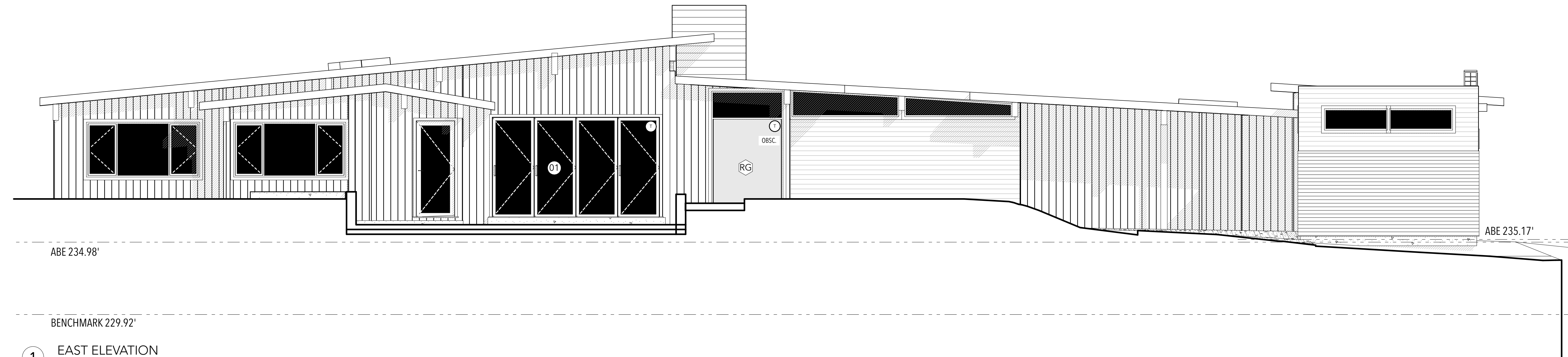


ARAS PATEL HOUSE
 FIRST FLOOR PLAN
 PERMIT SET 1.16.26

A8

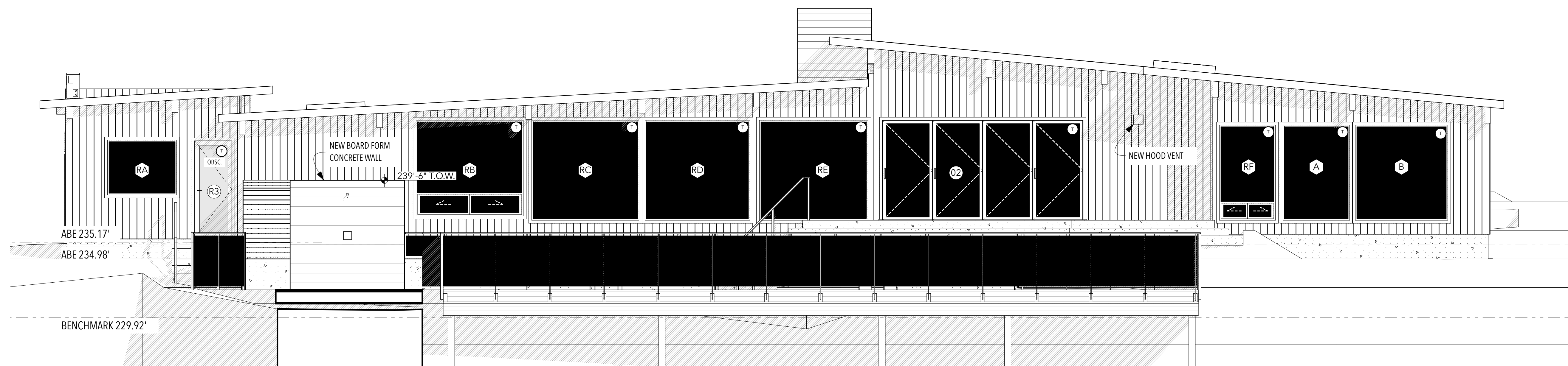
ABE 265.17'

ABE 264.98'

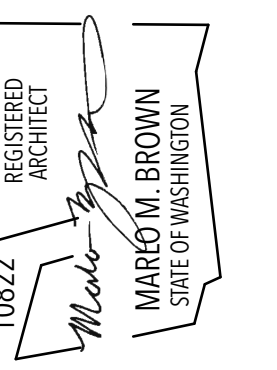


1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

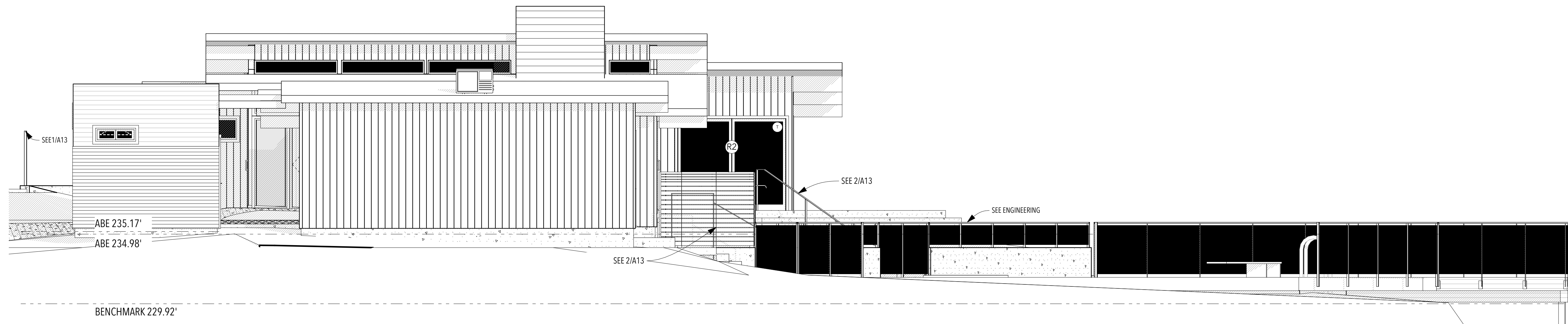
ABE 265.17'
ABE 264.98'



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



ABE 265.17'
ABE 264.98'

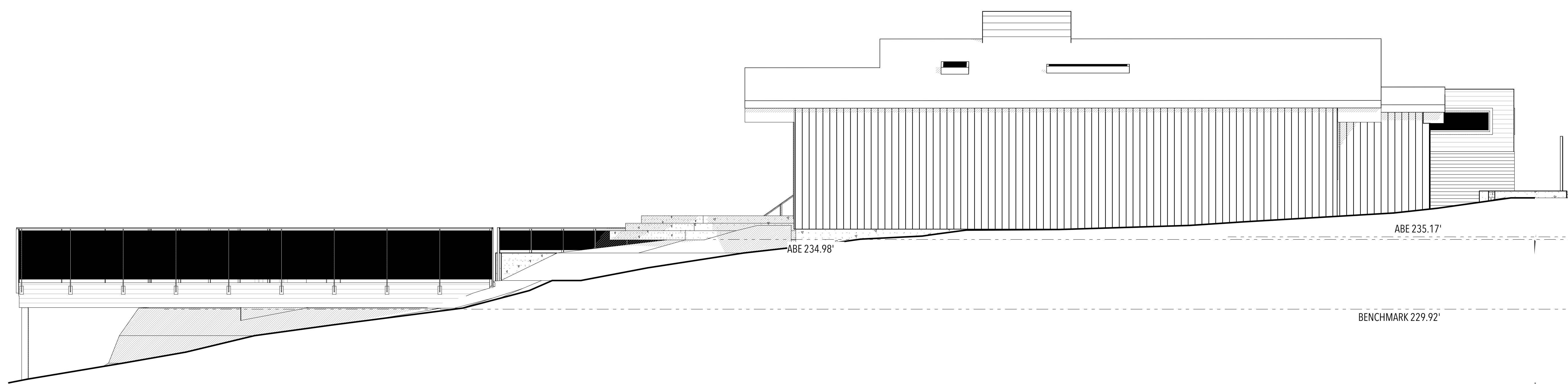


BENCHMARK 229.92'

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

ABE 265.17'

ABE 264.98'



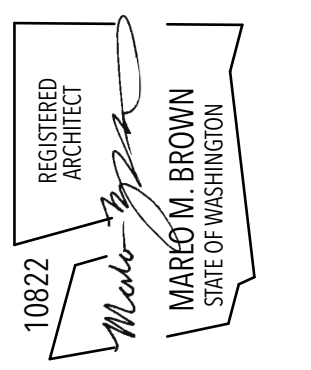
BENCHMARK 229.92'

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



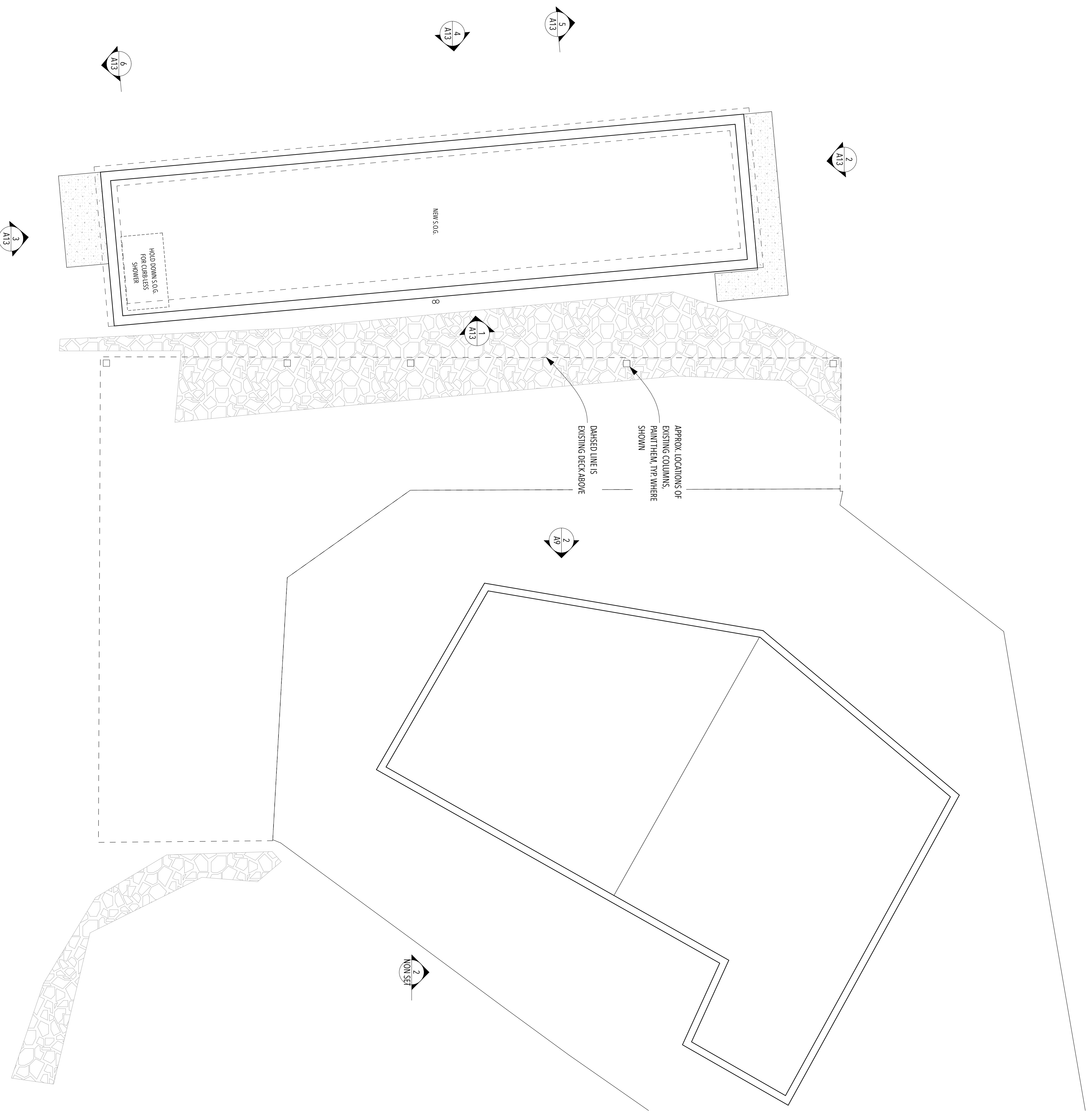
MARLO BROWN ARCHITECTS, LLC
509 26th AVE S
SEATTLE, WA 98144
info@marlobrown.com

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ARAS PATEL
6743 80th Ave SE, MERCER
ISLAND, WA 98040



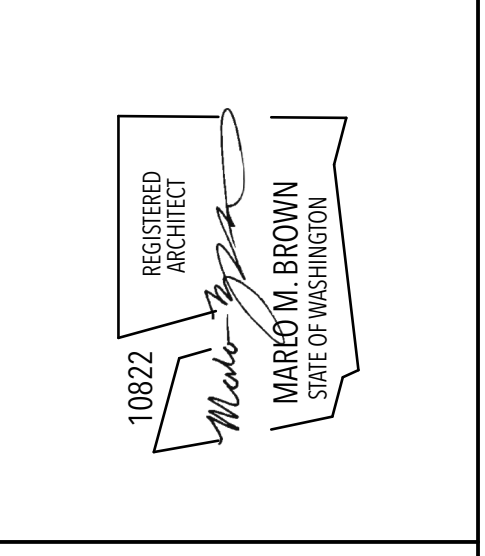
ARAS PATEL HOUSE
ELEVATIONS N/S
PERMIT SET 1.16.26

A10



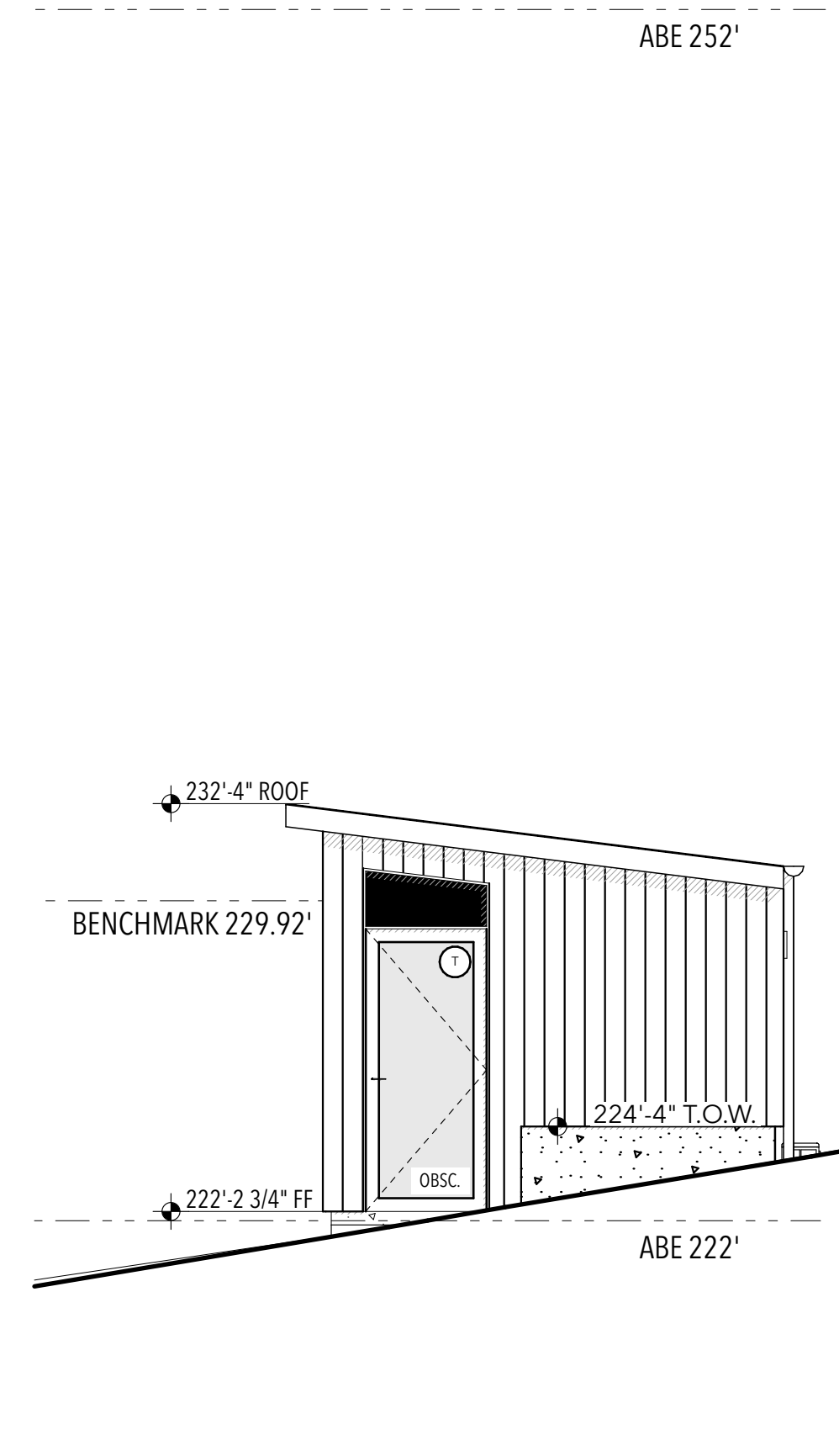
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SEATTLE, WA 98144
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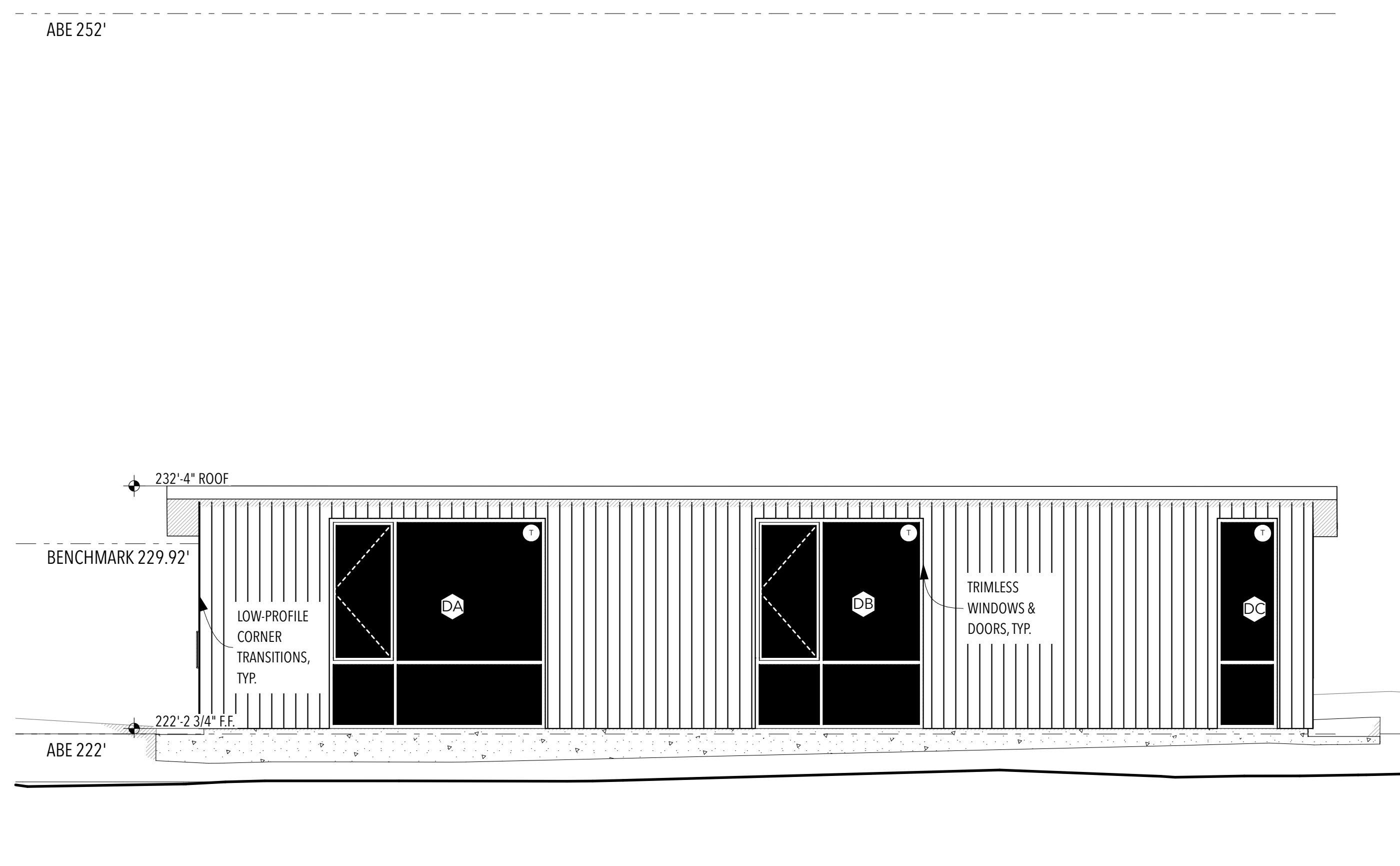


ARAS PATEL HOUSE
DADU FOUNDATION PLAN
PERMIT SET 1.16.26

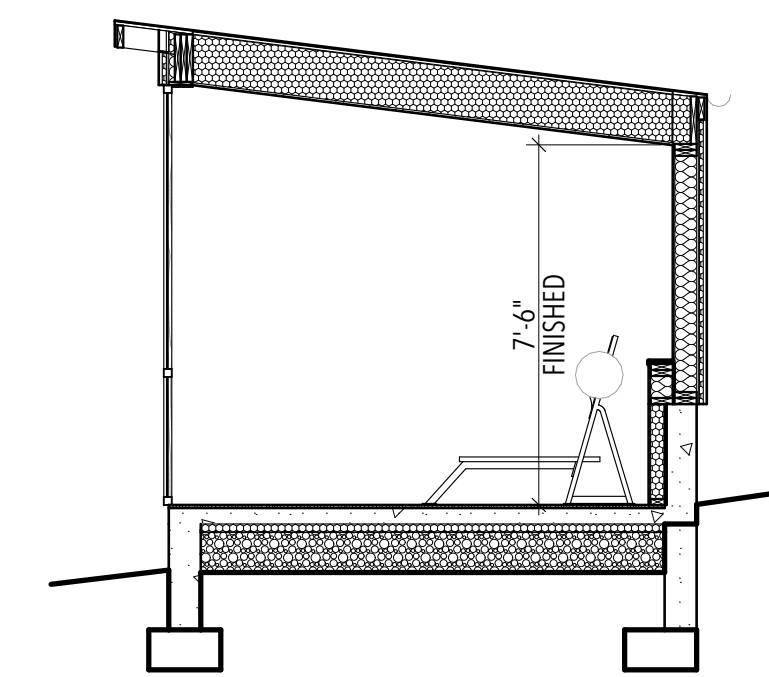
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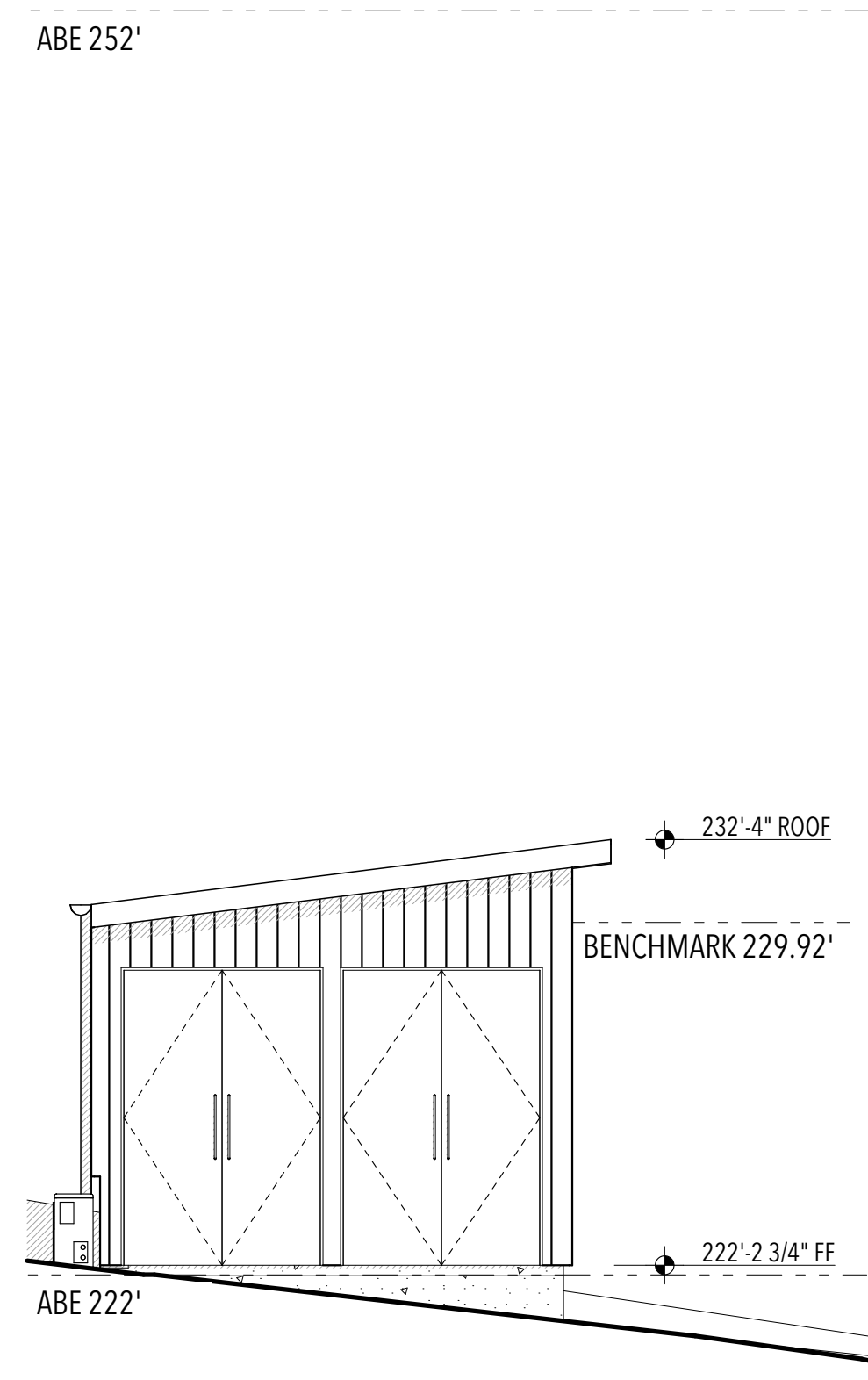
3 DADU SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



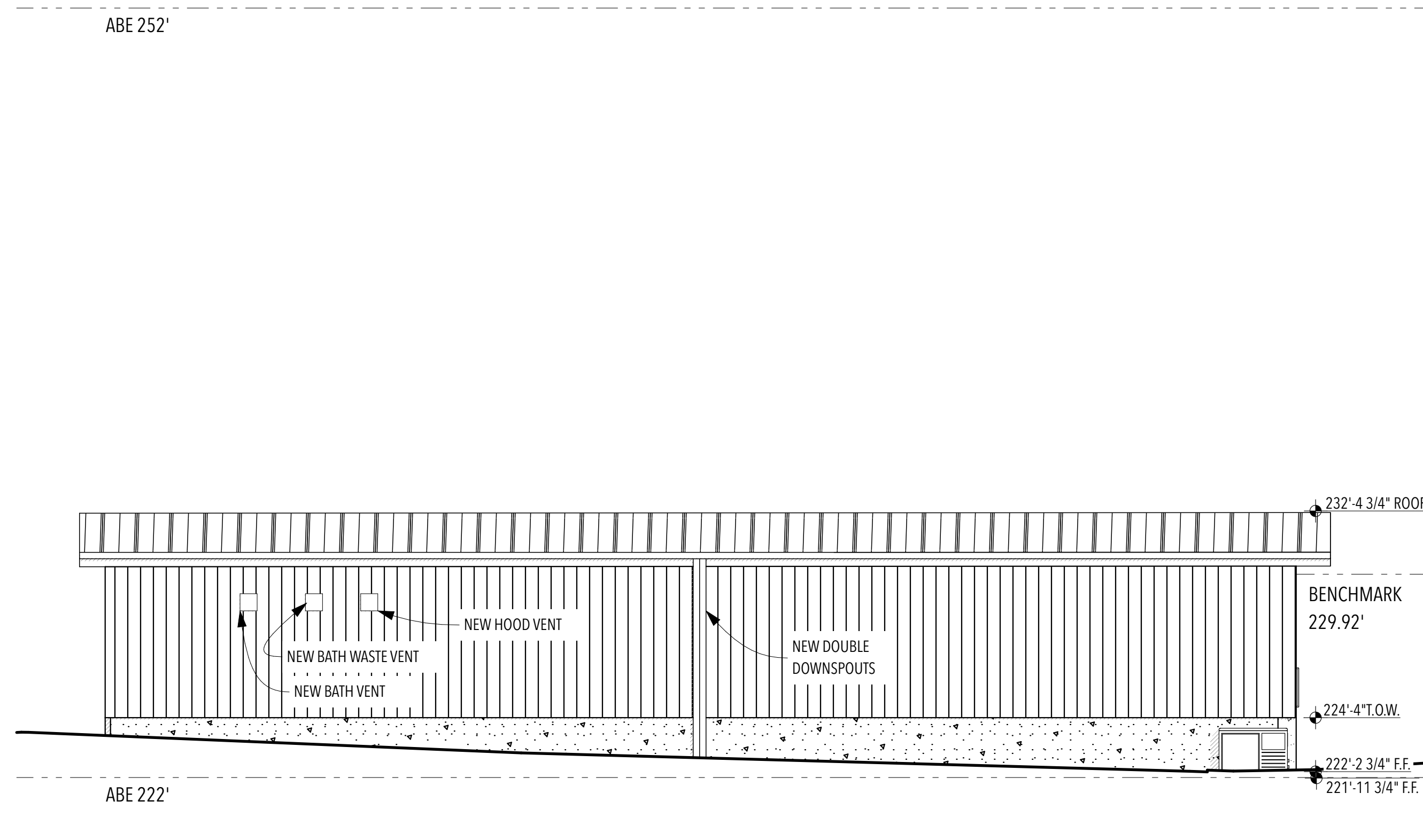
4 DADU WEST ELEVATION
SCALE: 1/4" = 1'-0"



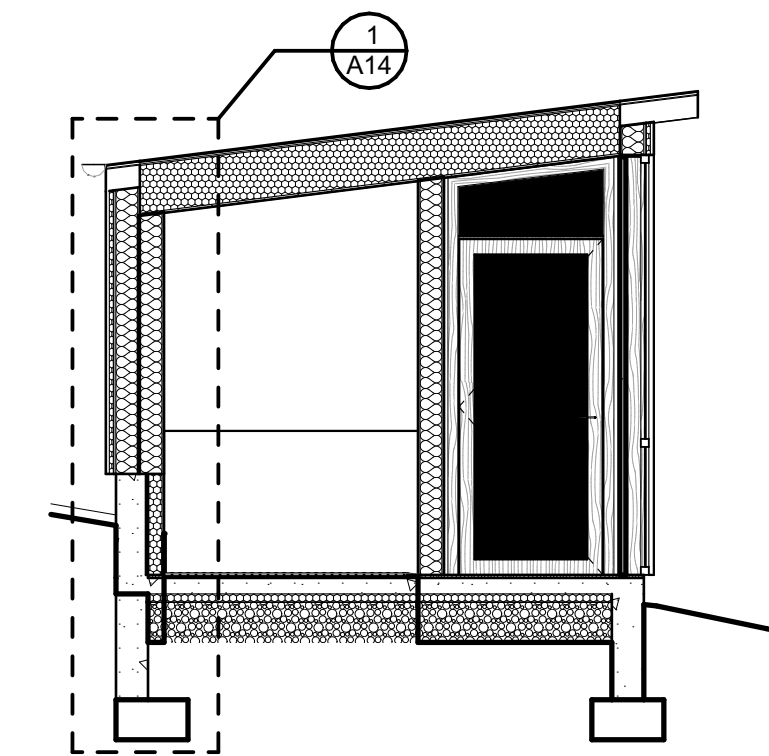
5 N/S SECTION
SCALE: 1/4" = 1'-0"



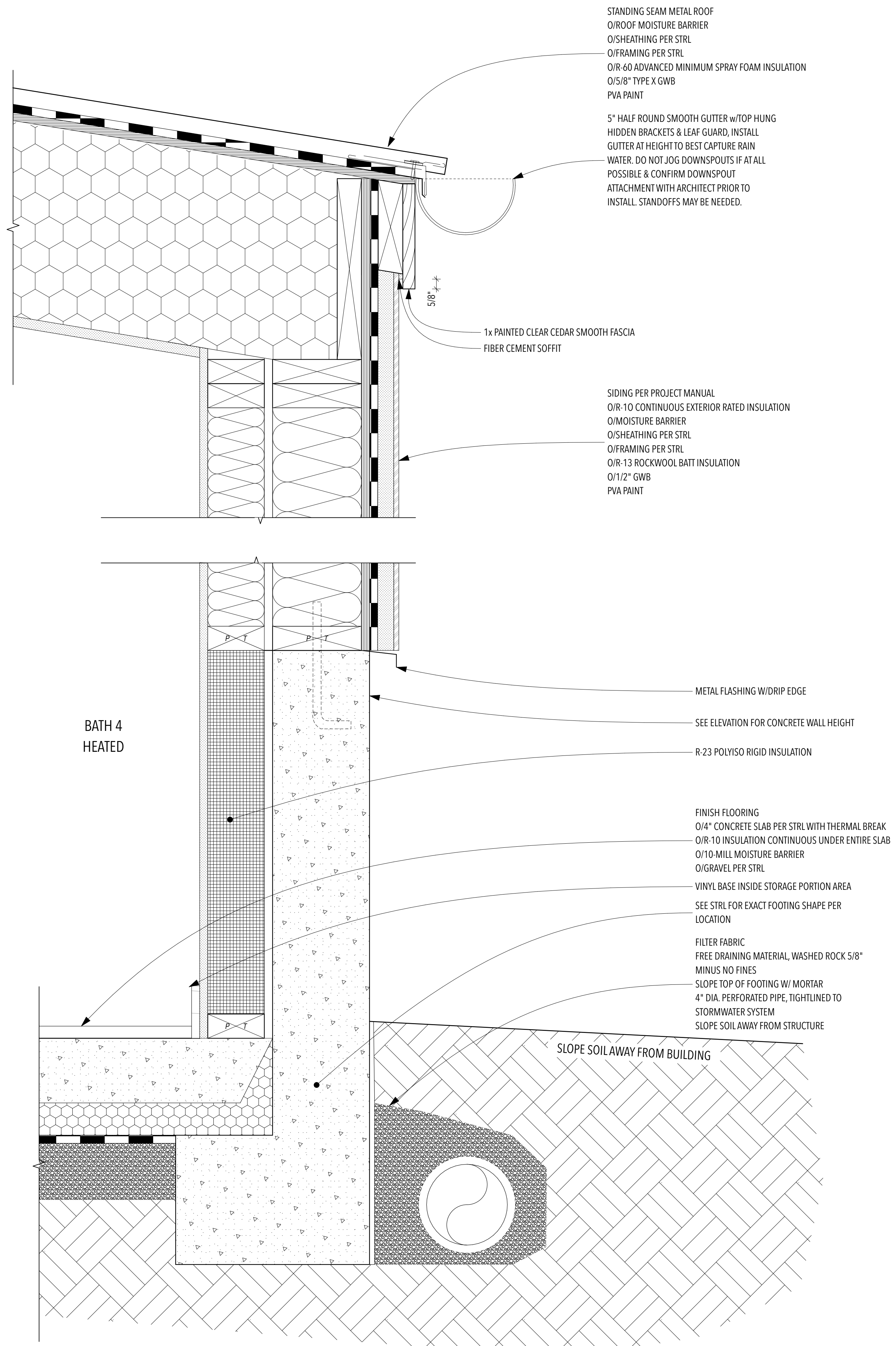
2 DADU NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



6 N/S SECTION
SCALE: 1/4" = 1'-0"



1 TYP. WALL SECTION AT WINDOW WELL
 SCALE: 3/4" = 1'-0"



ICC-ES Evaluation Report

ESR-2642
 Reissued January 2024
 Revised July 2024
 Subject to renewal January 2025

This report also contains:
 - CBC Supplement
 - FBC Supplement
 - SI Supplement

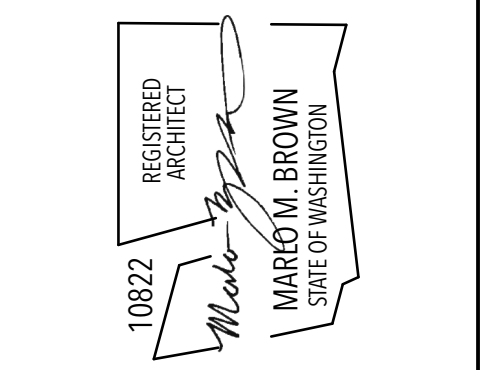
DIVISION: 07 00 00— THERMAL AND MOISTURE PROTECTION Section: 07 21 00— Thermal Insulation Section: 07 25 00— Water-Resistive Barriers/Weather Barriers	REPORT HOLDER: BASF CORPORATION	EVALUATION SUBJECT: BASF CORPORATION WALLTITE® (LWP, MAX, PLUS AND XL) SPRAY-APPLIED INSULATIONS	
--	---	--	--

- 1.0 EVALUATION SCOPE**
- 1.1 Compliance with the following codes:**
- 2021, 2018, 2015, 2012, and 2009 [International Building Code® \(IBC\)](#)
 - 2021, 2018, 2015, 2012, and 2009 [International Residential Code® \(IRC\)](#)
 - 2021, 2018, 2015, 2012 and 2009 [International Energy Conservation Code® \(IECC\)](#)
 - 2013 Abu Dhabi International Building Code (ADIBC)[†]
- [†]The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.
- Other Codes (see Section 8.0)
- Property evaluated:**
- Physical properties
 - Surface burning characteristics
 - Thermal resistance
 - Water vapor transmission
 - Attic and crawl space installation
 - Air permeability
 - Water-resistive barrier
 - Fire-resistance-rated construction
 - Exterior walls in Types I through IV construction
- 1.2 Evaluation to the following green code(s) and/or standards:**
- 2022 [California Green Building Standards Code \(CALGreen\)](#), Title 24, Part 11
 - 2020, 2015, 2012 and 2008 ICC 700 [National Green Building Standard™](#) (ICC 700-2020, ICC 700-2015, ICC 700-2012 and ICC 700-2008)



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 509 26th Ave S
 SEATTLE, WA 98144
 info@marlobrown.com

PROPERTY OWNERS
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 6743 80th Ave SE, MERCER
 ISLAND, WA 98040



ARAS PATEL HOUSE
 DADU ENLARGED WALL SECTION
 PERMIT SET 1.16.26

A14

WINDOW SCHEDULE										
ID	QTY	R.O. SIZE		SILL HT (+/-) VERIFY	TYPE *	NOTES	U	AREA	UA Value	
		WIDTH	HEIGHT							
A	1	4'-8"	6'-8"		F	TEMPERED	0.21	31	6.51	
B	1	6'-5 1/2"	6'-8"		F	TEMPERED	0.21	43	9.03	
DA	1	9'	8'-9"	-14'-5 3/4"	C/F	TEMPERED, FLOOR-AS-SILL	0.25	79	19.75	
DB	1	7'	8'-9"	-14'-5 3/4"	C/F	TEMPERED, FLOOR-AS-SILL	0.25	61	15.25	
DC	1	2'-6"	8'-9"	-14'-5 3/4"	F	TEMPERED, FLOOR-AS-SILL	0.21	22	4.62	
RA	1	4'-10"	3'-10"	1'-9 1/4"	F		0.21	19	3.99	
RB	1	7'-6"	6'-8 1/2"	3 1/2"	F/SL	TEMPERED	0.25	50	12.5	
RC	1	7'-6"	7'		F	TEMPERED	0.21	53	11.03	
RD	1	7'-4"	7'		F	TEMPERED	0.21	51	10.71	
RE	1	7'-7"	7'		F	TEMPERED	0.21	53	11.13	
RF	1	3'-11"	6'-8"		F/SL	TEMPERED	0.25	26	6.5	
RG	1	5'	8'-7 3/4"	2 1/4"	F	TEMPERED, OBSC. REED GLASS	0.21	43	9.03	
RH	1	2'-4"	6'-6"	2 1/4"	F	TEMPERED, OBSC. REED GLASS	0.25	15	3.75	
RI	1	2'-5"	6'-6"	2 1/4"	F	TEMPERED, OBSC. REED GLASS	0.21	16	3.36	
								562 ft²	127.16	

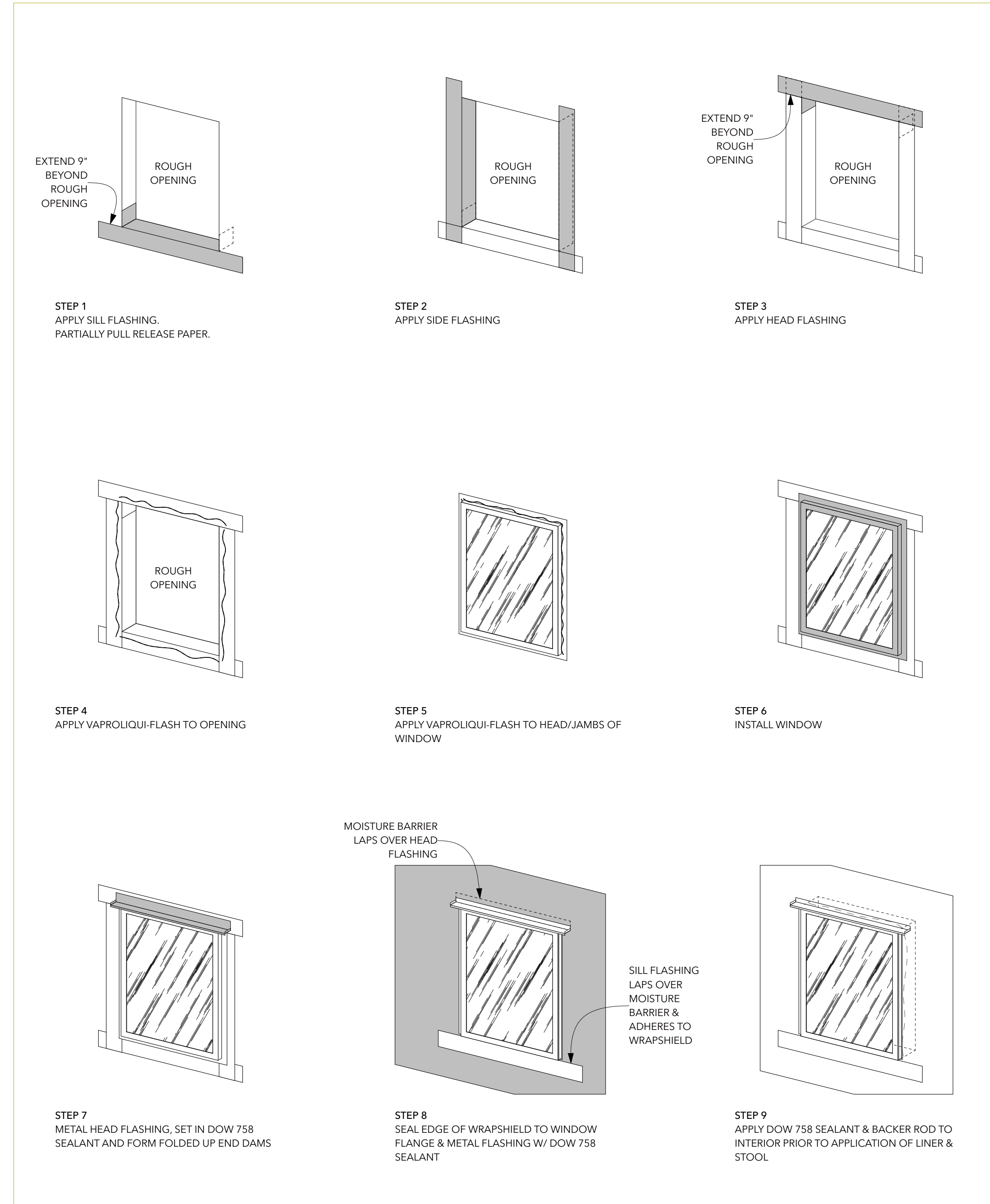
EXTERIOR DOOR SCHEDULE											
ID	QTY	R.O. SIZE (+/-)		PANELS		LEAF LEFT	LEAF RIGHT	NOTES	U	UA	AREA
		W	H	LEFT	RIGHT						
01	1	11'-9 1/2"	7'-3/4"	4	0	2'-11"	2'-11"	LOCKABLE, TEMPERED	0.28	23.24	83
02	1	14'-1 1/2"	7'-3/4"	4	0	3'-6"	3'-6"	LOCKABLE, TEMPERED	0.28	28	100
03	1	3'-1 1/2"	8'-6"	1	0	3'		LOCKABLE, TEMPERED/TRANSOM	0.28	7.56	27
R1	1	3'-1 1/2"	6'-9"	1	0	3'	3'	REPLACE SLAB WITH WOOD	0.00	—	21
R2	1	7'-11 1/2"	6'-8 3/4"	2	0	3'-11"	3'-11"	LOCKABLE, TEMPERED	0.28	15.12	54
R3	1	2'-8 1/2"	6'-9 3/4"	1	0	2'-7"	2'-7"	LOCKABLE, TEMPERED, OBSCUR REED GLASS	0.28	5.04	18
								78.96	303 ft²		

SKYLIGHT SCHEDULE							
ID	QTY	WIDTH	HEIGHT	NOTES	U	UA	AREA
(e)	1	24"	52"				---
(e)	1	72"	18"				---
S1	1	33"	48"	TEMPERED	0.48	5.28	11

WINDOW & DOOR NOTES:

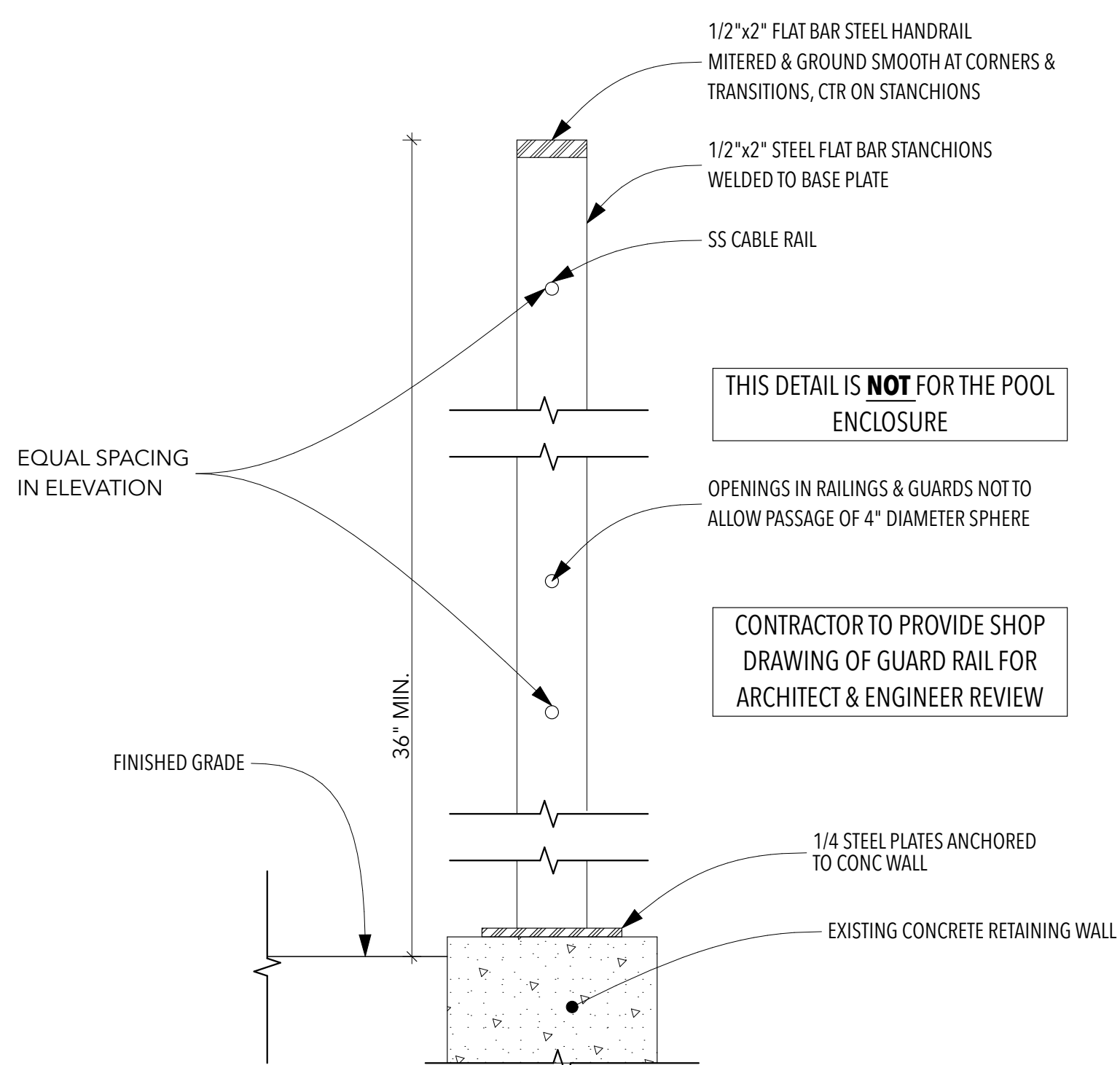
- ALL WINDOW DIMENSIONS ARE TO ROUGH OPENING.
ALL DOOR DIMENSIONS ARE DOOR PANEL DIMENSIONS EXCEPT BI-FOLD DOORS
 - ALL NEW GLAZING AND DOOR U-VALUES PER WASHINGTON STATE ENERGY CODE TABLE R402.1.1 "INSULATION & FENESTRATION REQUIREMENTS FOR GROUP R OCCUPANCY CLIMATE ZONE 4C", 2021 EDITION.
-ALL WINDOW, DOOR, AND OVERHEAD GLAZING TO BE NFRC CERTIFIED PER MANUFACTURER.
 - VERIFY ALL ROUGH OPENINGS IN FIELD PRIOR TO ORDERING.
 - PROVIDE TEMPERED GLASS WHERE REQUIRED BY IRC R308.
(AT LOCATIONS INCLUDING, BUT NOT LIMITED TO THOSE MARKED TEMPERED IN THE SCHEDULE & ELEVATIONS)
- * WINDOW TYPE CODES FOR REFERENCE: (VERIFY OPERATION W/ ELEVATIONS)
F = FIXED, C = CASEMENT, SL = SLIDING

ALL NEW VERTICAL GLAZING: TOTAL AREA = 876 SF TOTAL UA = 211.4 AVERAGE U-VALUE = .24

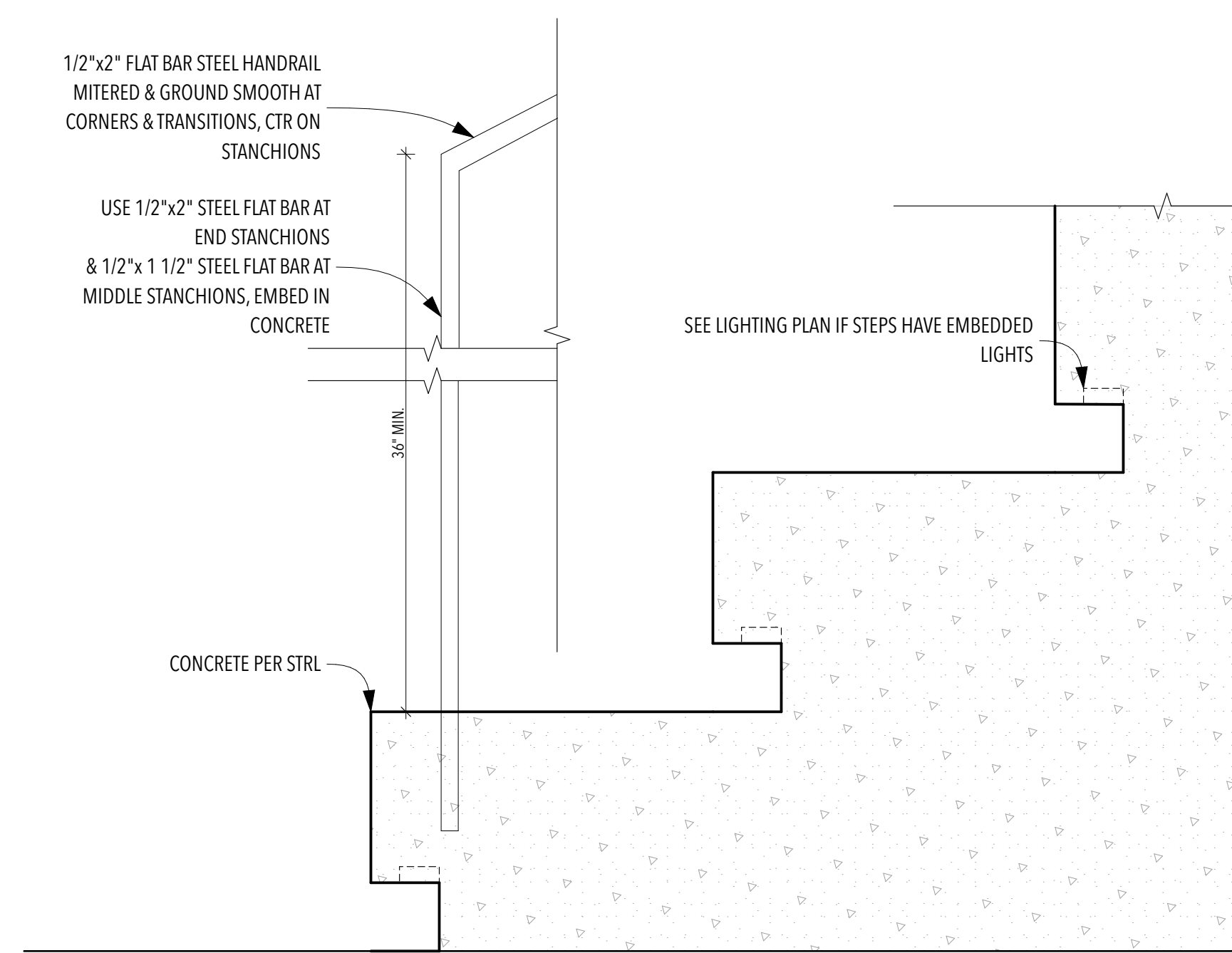


WINDOW FLASHING ASSEMBLY

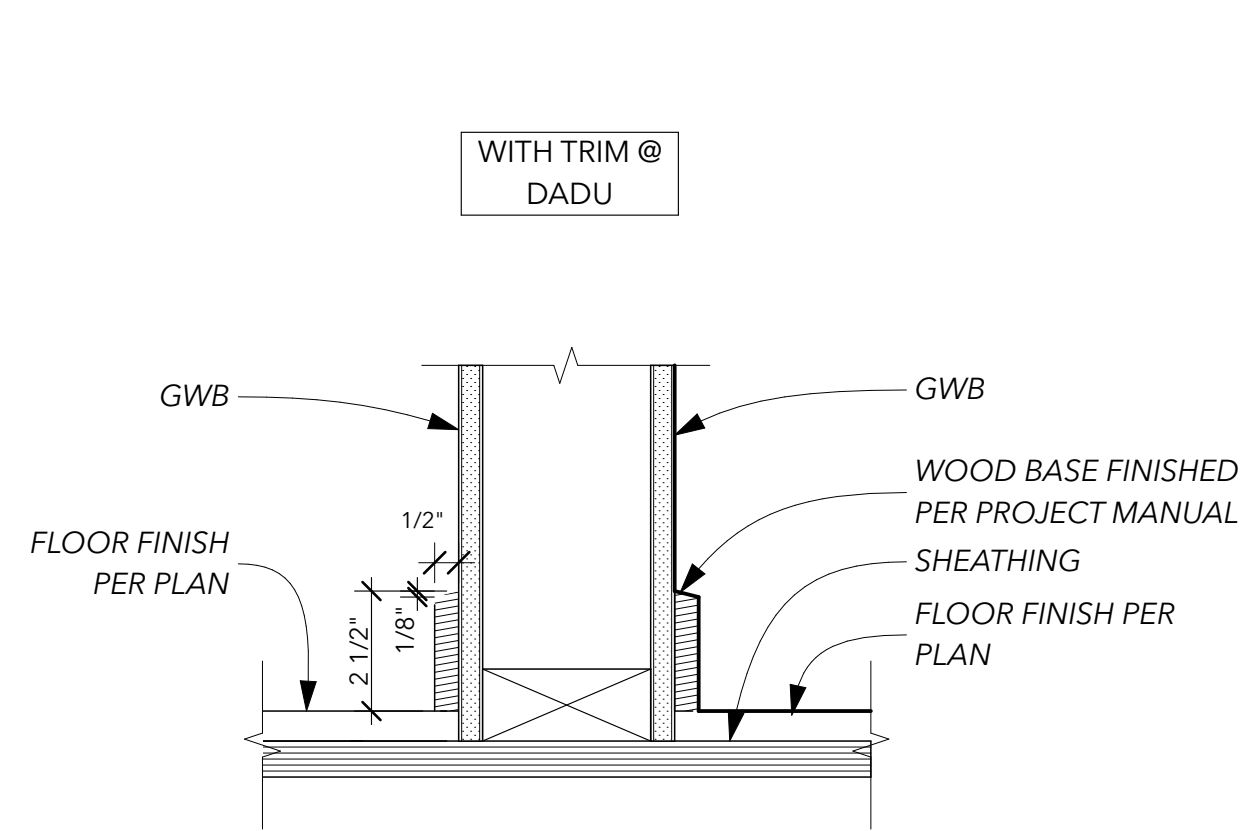
NOT TO SCALE



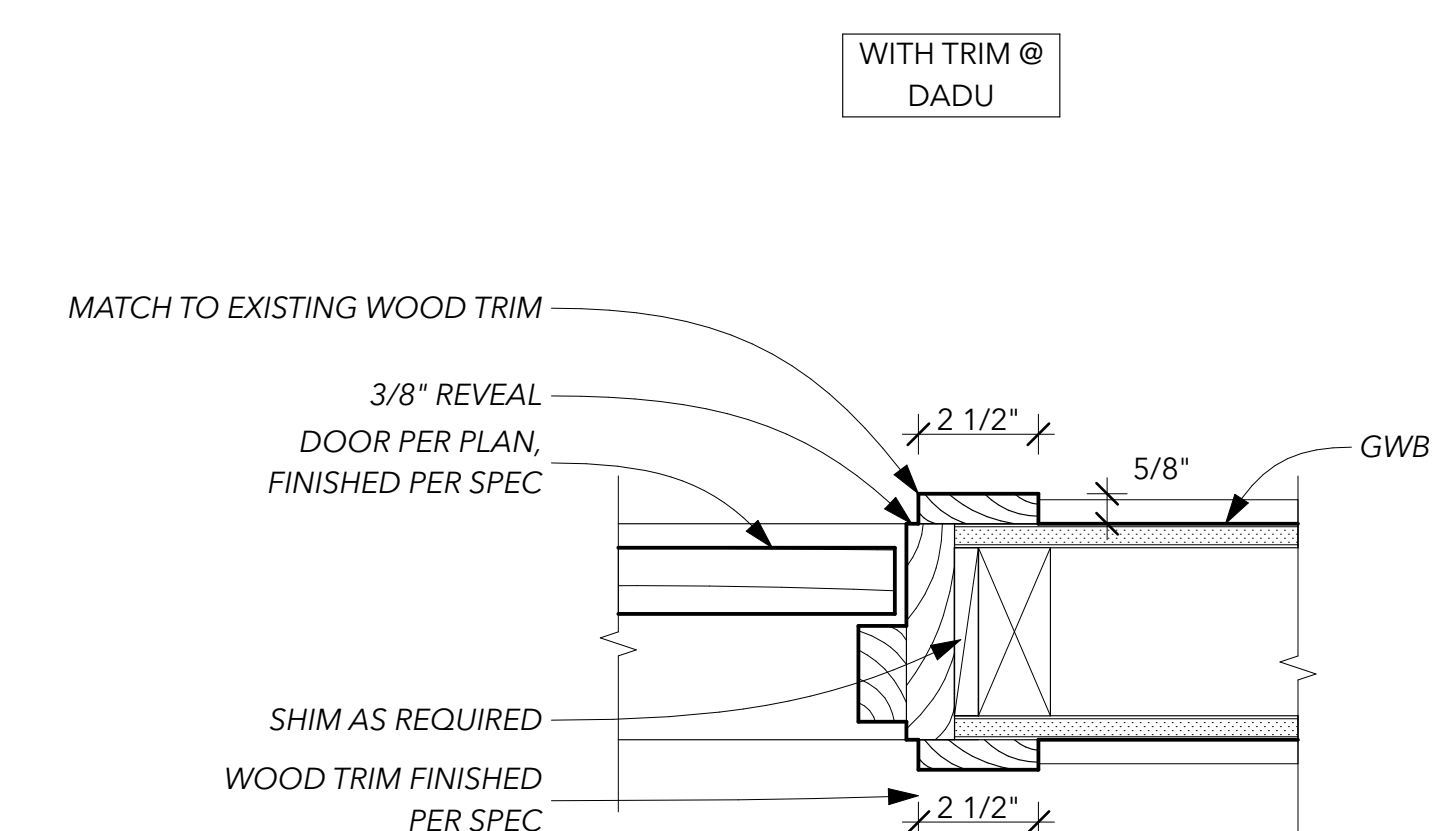
1 TYP. EXT. GUARDRAIL DETAILS
SCALE: 3" = 1'-0"



2 TYP. EXT. GUARDRAIL DETAILS
SCALE: 3" = 1'-0"



3 TYP. BASEBOARD DETAIL
SCALE: 3" = 1'-0"

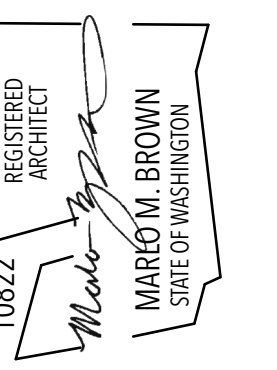


4 TYP. INT. DOOR JAMB
SCALE: 3" = 1'-0"



MARLO BROWN ARCHITECTS, LLC
509 26th AVE S
SEATTLE, WA 98144
info@marlobrown.com

PROPERTY OWNERS
ARAS PATEL
6713 80th Ave SE, MERCER
ISLAND, WA 98040



ARAS PATEL HOUSE
WINDOW & DOOR SCHEDULE & DETAILS
PERMIT SET 1.16.26

A15



Permit#	Address or Lot & Block	
	6743 80th Ave SE	
City	MERCER ISLAND	Zip 98040

These requirements apply to all the IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Instructions: This single-family project uses the requirements of the Prescriptive Path below to incorporate the minimum values listed. Based on the conditioned floor area of the structure, the number of required additional credits must be selected by the permit applicant.

Provide all information from the following tables in as building permit drawings: Table R402.1.2 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and R406.3 Energy Credits.

Authorized Representative Signature	Marlo Brown	Digitally signed by Marlo Brown Date: 2028.01.15 11:44:01 -08'00'	Date	1.15.26
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All Climate Zones Table 402.1.3		
	R-Value ^a	U-Factor ^a
Fenestration U-Factor ^{b,1}	n/a	0.30
Skylight U-Factor ^b	n/a	0.50
Ceiling ^a	60	n/a
Wood Frame Wall ^{a,1}	20+5 or 13+10	n/a
Floor	30	n/a
Below Grade Wall ^{c,h}	10/15/21 int + STB	n/a
Slab ^{d,i} R-Value & Depth	10, 4 ft	n/a

- ^a R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.
- ^b The fenestration U-factor column excludes skylights.
- ^c "10/15/21 +STB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +STB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "STB" means R-5 thermal break between floor slab and basement wall.
- ^d R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.
- ^e For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.
- ^f R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.
- ^g For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.
- ^h Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78 percent of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.
- ⁱ The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "R13+10" means R-13 cavity insulation plus R-10 continuous insulation.
- ^j A maximum U-factor of 0.32 shall apply to vertical fenestration products installed in buildings located above 4000 feet in elevation above sea level, or in windborne debris regions where protection of openings is required under Section R301.2.1.2 of the International Residential Code.

Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

- Small Dwelling Unit: **5.0 credits**
Dwelling units less than 1500 square feet in conditioned floor area with less than 300 square feet of fenestration area. Additions to existing building greater than 500 square feet of heated floor area but less than 1500 square feet.
- Medium Dwelling Unit: **8.0 credits**
All dwelling units that are not included in #1, #3 or #4.
- Large Dwelling Unit: **9.0 credits**
Dwelling units exceeding 5000 square feet of conditioned floor area.
- Dwelling units serving Group R-2 occupancies: **6.5 credits**
Section R401.1 and residential building Section R202 for Group R-2.
- Additions 150 square feet to 500 square feet: **2.0 credits**

The drawings included with the building permit application shall identify which options have been selected and the point value of each option, regardless of whether separate mechanical, plumbing, electrical, or other permits are utilized for the project.

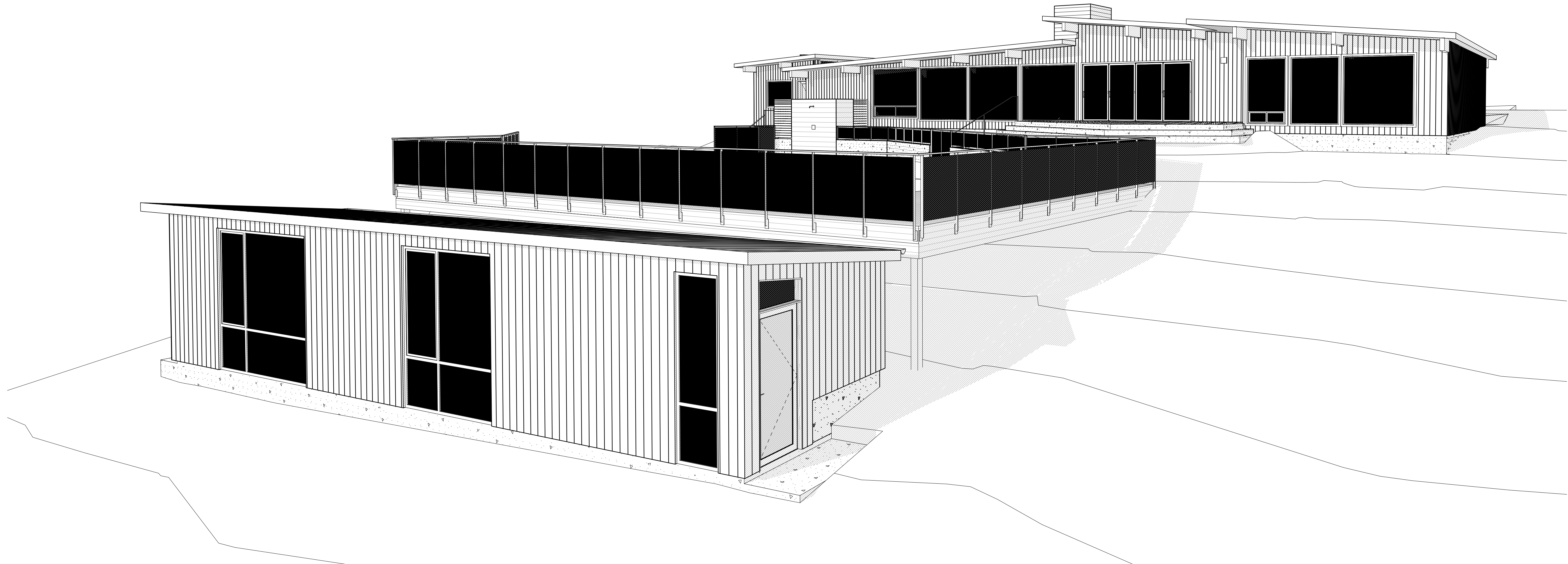
Before selecting your credits on this Summary table, review the details in Table 406.3 (Single Family), on page 4.

System Type	Description of Primary Heating Source	Credits - select ONE system type
1	For combustion heating equipment meeting minimum federal efficiency standards for the equipment listed in Table C403.3.2(5) or C403.3.2(6)	0 <input type="checkbox"/>
2	For an initial heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) and supplemental heating provided by electric resistance or a combustion furnace meeting minimum standards listed in Table C403.3.2(5)b found in the 2021 WSEC- COMMERCIAL ENERGY CODE	1.5 <input checked="" type="checkbox"/>
3	For heating system based on electric resistance only (either forced air or Zonal)	0.5 <input type="checkbox"/>
4 ^a	For heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) or C403.3.2(9) or Air to water heat pump units that are configured to provide both heating and cooling and are rated in accordance with AHRI 550/590	3.0 <input type="checkbox"/>
5	For heating system based on electric resistance with: 1. Inverter-driven ductless mini-split heat pump system installed in the largest zone in the dwelling, or 2. With 2kW or less total installed heating capacity per dwelling	2.0 <input type="checkbox"/>

- a. See Section R401.1 and residential building in Section R202 for Group R-2 scope.
b. The gas back-up furnace will operate as fan-only when the heat pump is operating. The heat pump shall operate at all temperatures above 38°F (3.3°C) (or lower). Below that "changeover" temperature, the heat pump would not operate to provide space heating. The gas furnace provides heating below 38°F (3.3°C) (or lower).
c. Additional points for the HVAC system are included in Table R406.3.

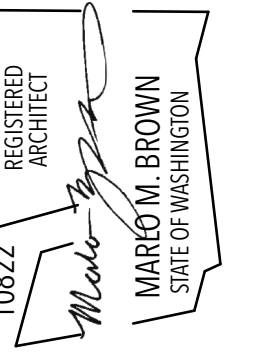
Summary of Table R406.3			
Options	Energy Credit Option Descriptions	Credits – limited to one energy option from each category ^a	Comments:
1.1	Efficient Building Envelope	0.5 <input type="checkbox"/>	
1.2	Efficient Building Envelope	1.0 <input checked="" type="checkbox"/>	
1.3	Efficient Building Envelope	1.5 <input type="checkbox"/>	
1.4	Efficient Building Envelope	2.5 <input type="checkbox"/>	
2.1	Air Leakage Control and Efficient Ventilation	1.0 <input type="checkbox"/>	
2.2	Air Leakage Control and Efficient Ventilation	1.5 <input type="checkbox"/>	
2.3	Air Leakage Control and Efficient Ventilation	2.0 <input type="checkbox"/>	
3.1 ^{a,d}	High Efficiency HVAC	1.0 <input type="checkbox"/>	
3.2 ^a	High Efficiency HVAC	0.5 <input type="checkbox"/>	
3.3 ^{a,d}	High Efficiency HVAC	0.5 <input type="checkbox"/>	
3.4 ^{a,d}	High Efficiency HVAC	1.5 <input type="checkbox"/>	
3.5 ^a	High Efficiency HVAC	1.5 <input type="checkbox"/>	
3.6 ^a	High Efficiency HVAC	1.0 <input type="checkbox"/>	
3.7 ^{a,d,e}	High Efficiency HVAC	2.0 <input type="checkbox"/>	
3.8 ^{a,d}	High Efficiency HVAC	1.0 <input type="checkbox"/>	
3.9 ^a	High Efficiency HVAC	1.5 <input type="checkbox"/>	
3.10	High Efficiency HVAC	2.5 <input type="checkbox"/>	
3.11	High Efficiency HVAC	0.5 <input type="checkbox"/>	
4.1	High Efficiency HVAC Distribution System	0.5 <input type="checkbox"/>	
5.1 ^d	Efficient Water Heating	0.5 <input type="checkbox"/>	
5.2	Efficient Water Heating	0.5 <input type="checkbox"/>	
5.3	Efficient Water Heating	0.5 <input type="checkbox"/>	
5.4	Efficient Water Heating	1.0 <input type="checkbox"/>	
5.5	Efficient Water Heating	1.5 <input type="checkbox"/>	
5.6	Efficient Water Heating	2.0 <input type="checkbox"/>	
5.7	Efficient Water Heating	2.5 <input type="checkbox"/>	
5.8	Efficient Water Heating	2.5 <input type="checkbox"/>	
6.1 ^a	Renewable Electric Energy (4.5 credits max)	0.5-4.5 <input type="checkbox"/>	
7.1	Appliance Package	0.5 <input type="checkbox"/>	
Total Credits		2.0	<input type="button" value="Calculate Total"/>

- a. An alternative heating source sized at a maximum of 0.5 Watts/ft² (equivalent) of heated floor area or 500 Watts, whichever is bigger, may be installed in the dwelling unit.
b. See Section R401.1 and residential building in Section R202 for Group R-2 scope.
c. Option 3.11 can only be taken with Options 3.1 and 3.3. To qualify to claim Option 3.11 with 3.3, the system shall be a 1-2 speed heat pump system. Variable capacity heat pumps are ineligible from claiming this option.
d. This option may only be claimed if serving System Type 4 or 5 from Table R406.2.
e. Primary living areas include living, dining, kitchen, family rooms, and similar areas.
f. Option 3.11 may only be taken with Efficient Water Heating Options 5.1 or 5.2. Equipment sizing for space heating shall be calculated as provided in Section R403.7 with increased capacity to provide a minimum of 75 percent of peak hot water demand or shall be sized in accordance with approved manufacturer's specifications or guidance. Supplementary heat for water heating system shall be in accordance with Section R403.5.7.



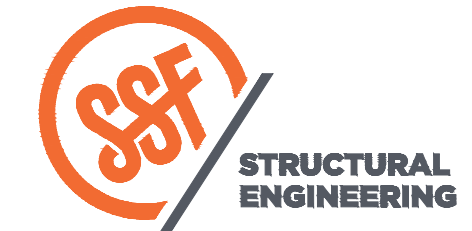
MARLO BROWN ARCHITECTS, LLC
509 26th Ave S
SEATTLE, WA 98144
info@marlobrown.com

PROPERTY OWNERS
ARAS PATEL
6743 80th Ave SE, MERCER
ISLAND, WA 98040



ARAS PATEL HOUSE
ENERGY FORMS
PERMIT SET 1.16.26

A16



STRUCTURAL ENGINEERING
 SEATTLE
 2124 Third Avenue, Suite 100
 Seattle, WA 98121
TACOMA
 1818 Tacoma Ave S., Suite 200
 Tacoma, WA 98402
CENTRAL WASHINGTON
 414 N Pearl Street, Suite 8
 Ellensburg, WA 98926
 206.443.6272
 sseengineers.com
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DESIGN:	LAN
DRAWN:	NHD
CHECKED:	BDM
APPROVED:	BDM

REVISIONS:

DRP:

PROJECT TITLE:

Aras Patel
 6743 80th Ave SE
 Mercer Island, WA 98040

ARCHITECT:

Marlo Brown
 Architects, LLC
 509 26th Ave S
 Seattle, WA 98144

ISSUE:

PERMIT

SHEET TITLE:

General Structural Notes

SCALE:

DATE: January 16, 2026

PROJECT NO: 11712-2025-01

SHEET NO:

S1.1

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2021 EDITION).
- DESIGN LOADING CRITERIA:
 RESIDENTIAL – ONE AND TWO-FAMILY DWELLINGS
 FLOOR LIVE LOAD 40 PSF
 MISCELLANEOUS LOADS
 DECKS 1.5 x AREA SERVED
 ENVIRONMENTAL LOADS
 RISK CATEGORY II
 SNOW . . Ce=1.0, Is=1.0, Ct=1.1, Cs=1.0, Pg=25 PSF, Pf=25 PSF, Ps=25 PSF
 WIND Gcpi=0.18, 98 MPH, EXPOSURE "C"
 EARTHQUAKE . . . ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
 LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS
 SITE CLASS=C, Ss=1.47, Sds=1.17, S1=0.51, SD1=0.47,
 Cs=0.181, SDC D, Ie=1.0, R=6.5
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, 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.
- PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".
- CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.
- ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

QUALITY ASSURANCE

- SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED UNLESS NOTED OTHERWISE.

EXPANSION BOLTS AND THREADED EXPANSION INSERTS	PER MANUFACTURER
EPOXY GROUTED INSTALLATIONS	PER MANUFACTURER

PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS.

CONTINUOUS INSPECTION: INSPECTOR SHALL BE ONSITE AND OBSERVE THE WORK REQUIRING INSPECTION AT ALL TIMES THAT WORK IS PERFORMED.

GEOTECHNICAL

- FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH OR COMPACTED STRUCTURAL FILL AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

ALLOWABLE SOIL PRESSURE (NATIVE SOILS / STRUCTURAL FILL).	2500 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED).	50 PCF/35 PCF
ALLOWABLE PASSIVE EARTH PRESSURE (FS OF 1.5 INCLUDED).	350 PCF
COEFFICIENT OF FRICTION (FS OF 1.5 INCLUDED).	0.35
SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD)	8H PSF

SOILS REPORT REFERENCE:
 GEOTECHNICAL REPORT
 80TH/ AVENUE EXPANSION
 6743 80TH/ AVE SE
 MERCER ISLAND, WA 98144

PREPARED BY:
 TERRA ASSOCIATES
 PROJECT NO. T-9253

RENOVATION

- DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IF EXISTING CONDITIONS DETERMINED DURING WORK VARY FROM THE EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS.
- EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED.

- ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE. CORNERS SHALL NOT BE OVERCUT.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
- SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING.
- WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, DRILL AND EPOXY DOWELS MATCHING THE NEW REINFORCING INTO THE EXISTING CONCRETE WITH 6" EMBED, UNLESS OTHERWISE NOTED ON PLANS.

- CONTRACTOR SHALL CHECK FOR DRY ROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

CONCRETE

- CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS f'c = 2,500 PSI.

- ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-19, TABLE 19.3.2.1 MODERATE EXPOSURE, F1.

- REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, FY = 40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, FY = 60,000 PSI.

- DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315R-18 AND 318-19. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-19, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

- CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER)	2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER).	1-1/2"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS.	1-1/2"
SLABS AND WALLS (INT. FACE).	GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

- CONCRETE WALL REINFORCING—PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

6" WALLS	#4 @ 16 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN
8" WALLS	#4 @ 12 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN
10" WALLS	#4 @ 18 HORIZ.	#4 @ 18 VERTICAL	2 CURTAINS
12" WALLS	#4 @ 16 HORIZ.	#4 @ 18 VERTICAL	2 CURTAINS

- CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.

ANCHORAGE

- EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037 FOR CONCRETE AND IAPMO ER-240 FO MASONRY, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

- EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) INTO CONCRETE SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-36" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG, TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-4057. MINIMUM BASE MATERIAL TEMPERATURE IS 40 DEGREES, F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.

- CONCRETE SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713 (CONCRETE), NO. ESR-1056 (CMU), INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SCREW ANCHORS INTO CONCRETE MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED.

WOOD

- FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD No. 17, GRADING RULES FOR WEST COAST LUMBER, 2018, OR WMPA STANDARD, WESTERN LUMBER GRADING RULES 2021. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2X & 3X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI
BEAMS	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI
POSTS	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
STUDS, PLATES & MISC. FRAMING:		DOUGLAS FIR-LARCH NO. 2 OR HEM-FIR NO. 2

- GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI.

- MANUFACTURED LUMBER, PSL, LVL, AND LSL SHOWN ON PLAN ARE BASED PRODUCTS MANUFACTURED BY THE MEYERHAEUSER CORPORATION IN ACCORDANCE WITH ICC-ES REPORT ESR-1387. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E WS)	Fb = 2900 PSI, E = 2000 KSI, Fv = 290 PSI
LVL (2.0E-2600FB WS)	Fb = 2600 PSI, E = 2000 KSI, Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI, E = 1550 KSI, Fv = 310 PSI

ALTERNATE MANUFACTURED LUMBER MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

- PLYWOOD SHEATHING SHALL BE EXPOSURE 1, PANEL GRADE C-D, AND EITHER SHEATHING, SINGLE-FLOOR, OR STRUCTURAL I GRADE IN CONFORMANCE WITH DOC PS 1 AND PS 2.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.

WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

- ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

- PRESERVATIVE TREATED WOOD SHALL BE PROVIDED PER AWWA STANDARD U1-20 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWWA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWWA UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWWA UC4B.

- FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.

WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER	INTERIOR DRY	G90 GALVANIZED
CONTAINS AMMONIA CARRIER	INTERIOR DRY	G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653
CONTAINS AMMONIA CARRIER	INTERIOR WET	TYPE 304 OR 316 STAINLESS
CONTAINS AMMONIA CARRIER	EXTERIOR	TYPE 304 OR 316 STAINLESS
AZCA	ANY	TYPE 304 OR 316 STAINLESS

INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.

- 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 ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM)AS MEMBERS CONNECTED.

- WOOD FASTENERS

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

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	0.148"
16d BOX	3-1/2"	0.135"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS – PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

- ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

- NOTCHES AND HOLES IN WOOD FRAMING:

- NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

- IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

- NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED.

- WOOD FRAMING NOTES—THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

- ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.2. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

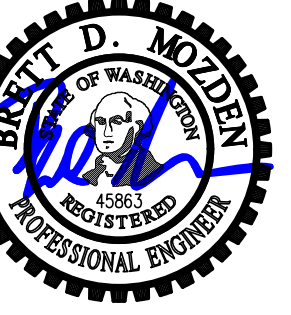
- WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. LAP TOP PLATES AT JOINTS A MINIMUM 4'-0" AND NAIL WITH TWELVE 16d NAILS @ 4" O.C. EACH SIDE JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL)APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES)AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

- FLOOR AND ROOF FRAMING: 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 BETWEEN RAFTERS AND JOISTS AT ALL BEARING POINTS WITH A MINIMUM OF (3) 16d TOE NAILS EACH END. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD



DESIGN: LAN
 DRAWN: NHD
 CHECKED: BDM
 APPROVED: BDM

REVISIONS:

DPD:

PROJECT TITLE:
Aras Patel
 6743 80th Ave SE
 Mercer Island, WA 98040

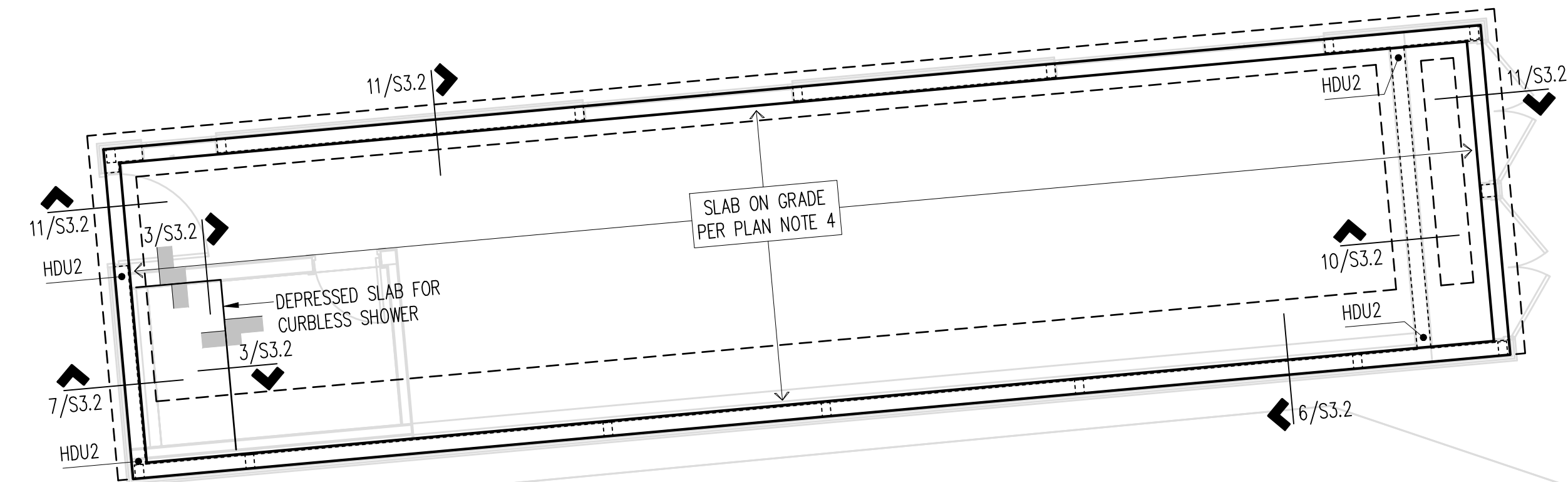
ARCHITECT:
Marlo Brown
 Architects, LLC
 509 26th Ave S
 Seattle, WA 98144

ISSUE:
PERMIT

SHEET TITLE:
**DADU Foundation/
 Deck Framing Plan**

SCALE: 1/4" = 1'-0" U.N.O.
 DATE: January 16, 2026
 PROJECT NO: 11712-2025-01
 SHEET NO:

S2.3



Plan Notes

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
- THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW EXTERIOR GRADE.
- INTERIOR SLABS ON GRADE SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH #3 AT 16" O.C. CENTERED IN SLAB. BELOW SLAB PROVIDE A 10-MIL VAPOR BARRIER OVER 6" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.
- PROVIDE (2) BEARING STUDS AT EACH END OF ALL HEADERS AND BEAMS OVER 3'-0" IN LENGTH, U.N.O.
- PROVIDE AC OR LCE COLUMN CAP AND ABU BASE AT ALL ISOLATED BEAM TO COLUMN CONNECTIONS U.N.O.

Legend

- STRUCTURAL WALL OR POST ABOVE
- STEM WALL & FOOTING
- CHANGE IN ELEVATION
- HDUx HOLDOWN PER 11/S3.1

Foundation/Deck Framing Plan
 Scale: 1/4" = 1'-0"

