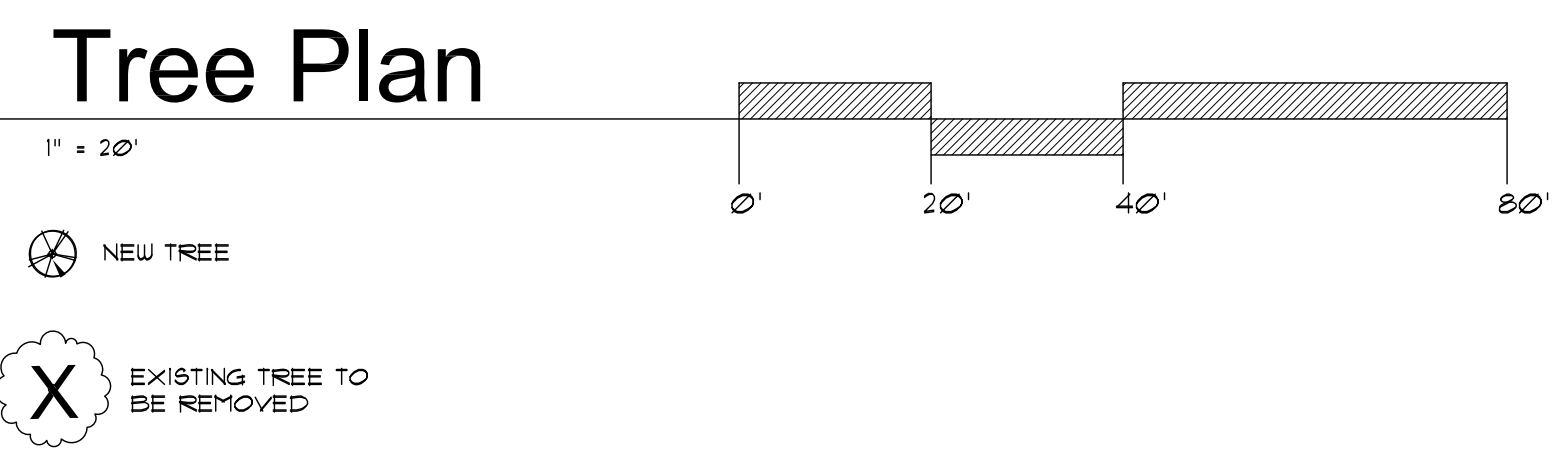
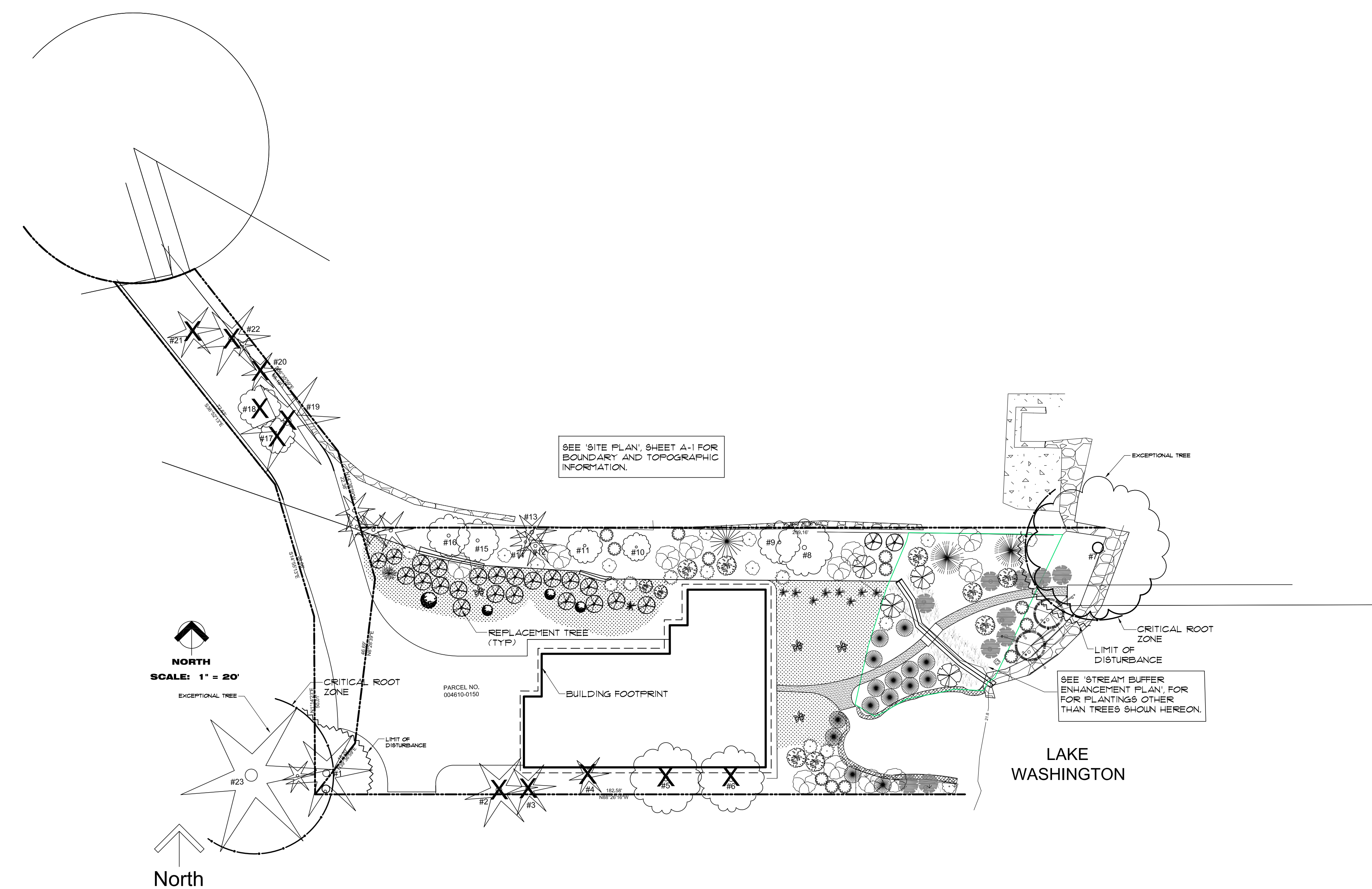
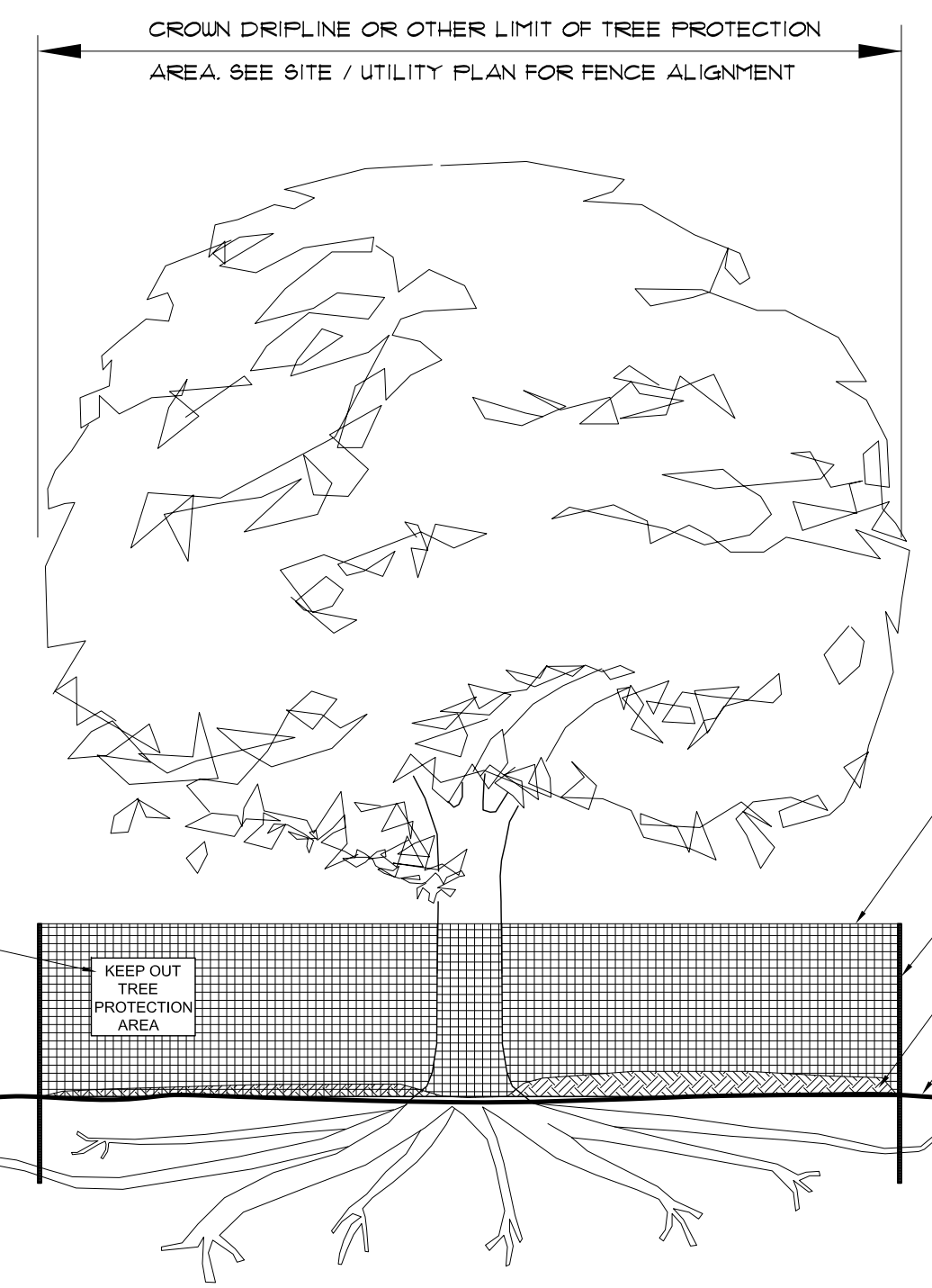


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Tree Inventory						
No.	Species	Common Name	DBH	RDL Rise/Sl Drip/line	Comments	Retain / Remove
1	THUJA PLICATA	WESTERN RED CEDAR	28 IN.	12 FT	NORMAL VIGOR	RETAIN
2	PINUS SP.	PINE	22 IN.	6 FT	POOR VIGOR	REMOVE
3	PINUS SP.	PINE	16 IN.	6 FT	POOR VIGOR	REMOVE
4	PINUS SP.	PINE	18 IN.	6 FT	POOR VIGOR	REMOVE
5	POPULUS TRICHOCARPA	LOMBARDY POPLAR	32 IN.	10 FT	POOR VIGOR	REMOVE
6	POPULUS TRICHOCARPA	LOMBARDY POPLAR	35 IN.	9 FT	POOR VIGOR	REMOVE
7	SALIX BABYLONICA	WEeping WILLOW	36 IN.	20 FT	POOR VIGOR	RETAIN
8	BETULA PapyRIFERA	PAPERBARK BIRCH	16 IN.	12 FT	FAIR VIGOR	RETAIN
9	BETULA PapyRIFERA	PAPERBARK BIRCH	12 IN.	12 FT	NORMAL VIGOR	RETAIN
10	FRUNUS BLIREANA	FLOWERING PLUM	8 IN.	15 FT	SENEsCENT	RETAIN
11	FRUNUS BLIREANA	FLOWERING PLUM	12 IN.	15 FT	SENEsCENT	RETAIN
12	THUJA PLICATA	WESTERN RED CEDAR	12 IN.	10 FT	NORMAL VIGOR	RETAIN
13	THUJA PLICATA	WESTERN RED CEDAR	14 IN.	15 FT	NORMAL VIGOR	RETAIN
14	THUJA PLICATA	WESTERN RED CEDAR	10 IN.	10 FT	NORMAL VIGOR	RETAIN
15	BETULA PapyRIFERA	PAPERBARK BIRCH	12 IN.	15 FT	NORMAL VIGOR	RETAIN
16	BETULA PapyRIFERA	PAPERBARK BIRCH	12 IN.	15 FT	NORMAL VIGOR	RETAIN
17	BETULA PapyRIFERA	PAPERBARK BIRCH	10 IN.	10 FT	NORMAL VIGOR	REMOVE
18	BETULA PapyRIFERA	PAPERBARK BIRCH	12 IN.	10 FT	NORMAL VIGOR	REMOVE
19	PINUS SP.	PINE	18 IN.	15 FT	FAIR VIGOR	REMOVE
20	PINUS SP.	PINE	12 IN.	10 FT	FAIR VIGOR	REMOVE
21	CALOCEDRUS DECURRENS	INCENSE CEDAR	16 IN.	10 FT	GOOD VIGOR	REMOVE
22	PINUS SP.	PINE	22 IN.	15 FT	NORMAL VIGOR	REMOVE
23	SEQUOIA SEMPREVIRENS	COAST REDWOOD	66 IN.	20 FT	ON NEIGHBOR PROPERTY RDL ON SUBJECT PROPERTY	RETAIN



- Notes:
- NO PRUNING SHALL BE PERFORMED UNLESS UNDER THE DIRECTION OF AN ARBORIST.
 - NO EQUIPMENT SHALL BE STORED OR OPERATED INSIDE THE PROTECTIVE FENCING, INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 - NO STORAGE OF MATERIALS SHALL OCCUR INSIDE THE PROTECTIVE FENCING.
 - REFER TO SITE / UTILITY PLAN FOR ANY MODIFICATIONS TO TREE PROTECTION AREA.
 - UNAUTHORIZED ACTIVITIES IN TREE PROTECTION AREA MAY REQUIRE EVALUATION BY PRIVATE ARBORIST TO IDENTIFY IMPACTS AND MITIGATION REQUIRED.
 - EXPOSED ROOTS, FOR ROOTS LARGER THAN 1" DAMAGED DURING CONSTRUCTION, MAKE CLEAN STRAIGHT CUT TO REMOVED DAMAGED PORTION AND INFORM ARBORIST.
- TREE PROTECTION FENCE:
 HIGH DENSITY POLYETHYLENE FENCING WITH 35"x15" OPENINGS, COLOR ORANGE. STEEL POSTS INSTALLED AT 8' ON CENTER.
 2" x 6" STEEL POSTS OR APPROVED EQUAL.
 5" THICK LAYER OF MULCH.
 MAINTAIN EXISTING GRADE WITH THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS.

Tree Protection Zone (TPZ)

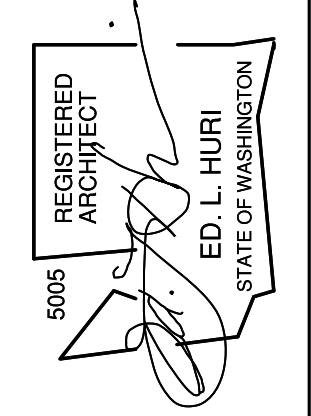
- THIS FENCE SHALL NOT BE REMOVED / MOVED FROM THE APPROVED LOCATION WITHOUT WRITTEN AUTHORIZATION FROM THE CITY ARBORIST AND SUPERVISION BY THE PROJECT ARBORIST.
- NO PRUNING SHALL BE PERFORMED UNLESS UNDER THE DIRECTION OF THE PROJECT ARBORIST.
- NO GRADING, EXCAVATION, STORAGE (MATERIALS, EQUIPMENT, VEHICLES, ETC.), OR OTHER UNPERMITTED ACTIVITY SHALL OCCUR INSIDE THE PROTECTIVE FENCING.
- UNAUTHORIZED ACTIVITIES IN TREE PROTECTION AREAS MAY REQUIRE IMMEDIATE EVALUATION BY THE PROJECT ARBORIST TO IDENTIFY IMPACTS AND POTENTIAL MITIGATION.
- PENALTIES FOR DAMAGING OR REMOVING A SAVED TREE MAY BE A FINE UP TO THREE TIMES THE VALUE OF THE TREE PLUS RESTORATION (MCC 19.10.160).
- ANY WORK IN APPROVED TPZ MUST BE WITH THE PERMISSION OF THE CITY ARBORIST (206) 275-1112, johnkenney@mercergov.org.

REVISED

The Valentin Residence

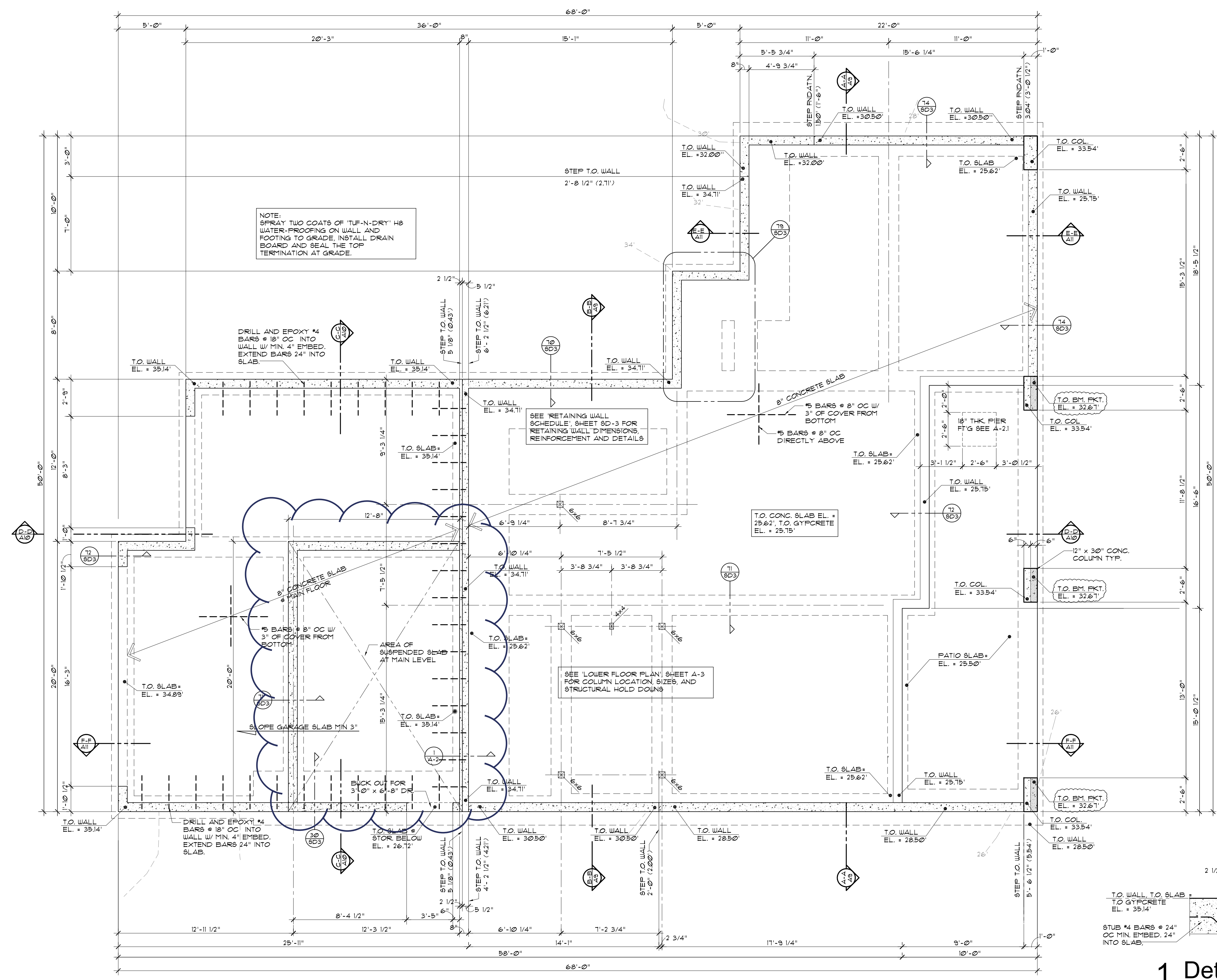
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NOTE:
 SPRAY TWO COATS OF 'TUF-N-DRY' #8 WATER-PROOFING ON WALL AND FOOTING TO GRADE. INSTALL DRAIN BOARD AND SEAL THE TOP TERMINATION AT GRADE.

DRILL AND EPOXY #4 BARS @ 18" OC INTO WALL W/ MIN. 4" EMBED. EXTEND BARS 24" INTO SLAB.

SEE RETAINING WALL SCHEDULE, SHEET SD-3 FOR RETAINING WALL DIMENSIONS, REINFORCEMENT AND DETAILS

SEE LOWER FLOOR PLAN, SHEET A-3 FOR COLUMN LOCATION, SIZES, AND STRUCTURAL HOLD DOWNS

North
 1/4" = 1'-0"
 T.O. SLAB ELEV. = 25.15' (25'-9")

Foundation Notes

SITEWORK:
 EXCAVATE AND DISPOSE OF TOPSOIL, ORGANIC MATERIAL, LOOSE NATIVE MATERIAL AND OTHER DELETERIOUS MATERIAL WITHIN FIVE FEET OF THE BUILDING.
 FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH OR COMPACTED STRUCTURAL FILL.
 STRUCTURAL FILL SHALL BE GRAVEL BORROW OR APPROVED WELL GRADE BANKRUN GRAVEL (MAXIMUM 4" ROCK SIZE WITH NO FROZEN SOIL, ORGANIC OR DELETERIOUS MATERIAL), OR LEAN CONCRETE (FC = 2000 PSI). GRAVEL SHALL BE PLACED IN 16" MAXIMUM LIFTS AND COMPACTED TO 95% RELATIVE DENSITY PER ASTM D-1557.

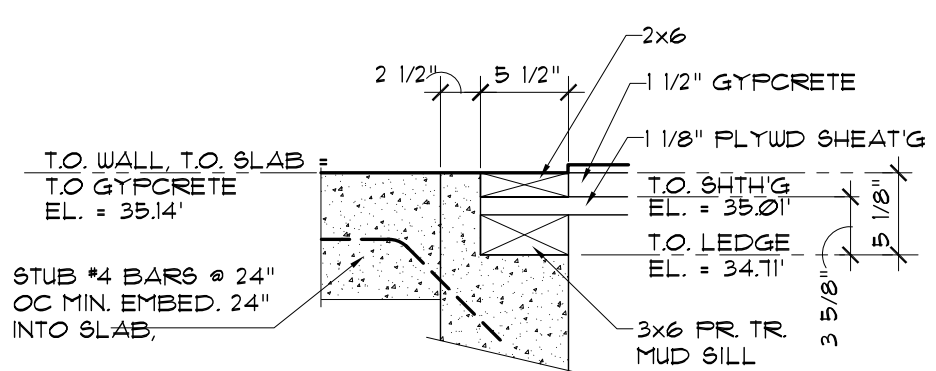
CAST IN PLACE CONCRETE:
 MIX, DELIVER AND PLACE ALL CONCRETE IN ACCORDANCE WITH ASTM C-34, ACI 304, ACI 305, ACI 306 AND ACI 318.
 ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 12" BELOW THE UNDISTURBED GROUND SURFACE BUT MUST EXTEND BELOW THE FROST LINE AS SPECIFIED IN IRC TABLE R301.2(1).
 TOP OF CONCRETE FOUNDATION SLAB SHALL EXTEND ABOVE THE FINISH GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 6".
 WOOD FRAMING SHALL BEAR UPON A 3x6 PRESSURE TREATED MUD SILL TYPICAL. ANCHOR BOLT SIZE AND SPACING SHALL BE IN ACCORDANCE TO THAT SHOWN ON THE SHEARWALL SCHEDULE AND NOTES.

HOLD DOWNS:
 STRUCTURAL HOLD DOWNS ARE SHOWN AND NOTED ON THE FOUNDATION PLAN, SHEET A-4. FOUNDATION CONTRACTOR SHALL CONFIRM AND VERIFY LOCATION OF ALL HOLD DOWNS PRIOR TO PLACEMENT OF CONCRETE.
DAMP-PROOFING:
 FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE DAMP-PROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE.
COLUMNS:
 WOOD COLUMNS SHALL BE PROTECTED FROM DECAY AS SET FORTH IN SECTION R-313 (IRC).

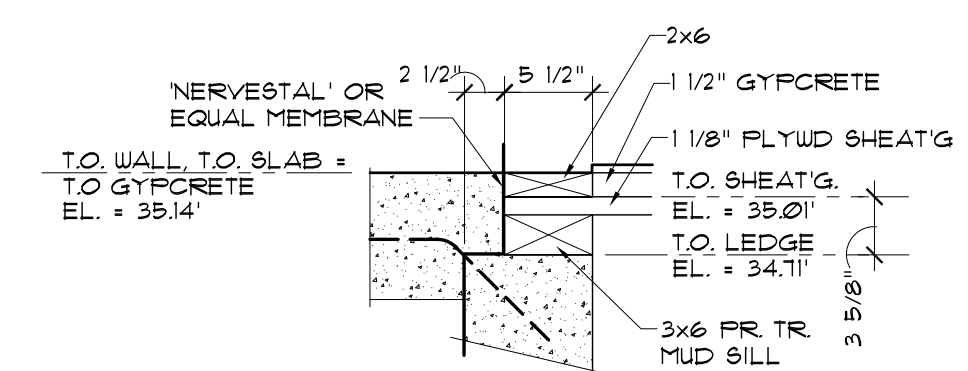
GENERAL:
 SLOPE ALL DRAIN LINES AT 2% MINIMUM TOWARD OUTLET. PROVIDE CLEAN OUTS OR CONTROL STRUCTURES AS APPROPRIATE.
 ALL DRAINAGE PIPING AND STRUCTURES SUBJECT TO INSPECTION PRIOR TO BACKFILLING.
 ROOF AND FOOTING DRAINS MAY BE COMBINED BEYOND THE LOWEST POINT OF THE FOOTING DRAIN.
 USE SAND COLLARS AT CB CONNECTIONS TO PVC PIPE.
ROOF DRAINS:
 NUMBER AND SIZE SHALL BE IN CONFORMANCE WITH THE INTERNATIONAL RESIDENTIAL CODE.
 DOWN SPOUTS SHALL BE TIED INTO A NON-PERFORATED, RIGID, SMOOTH BORE PIPE, WHICH DRAINS TO AN APPROVED STORM SYSTEM.

DRAIN PIPE SHALL MEET THE STANDARDS FOR D1219 FOR PVC PIPE OR GR F-405 FOR SMOOTH BORE HDPE PIPE.
 PROVIDE CLEAN OUTS AT THE UPPER END OF THE SYSTEM AND AT EACH CUMULATIVE CHANGE OF DIRECTION IN EXCESS OF 135 DEGREES.
 ALL PIPE FITTINGS SHALL BE OF THE SAME MATERIAL AS THE STRAIGHT PIPE. GLUED JOINTS SHALL USE A BONDING AGENT RECOMMENDED BY THE MANUFACTURER.

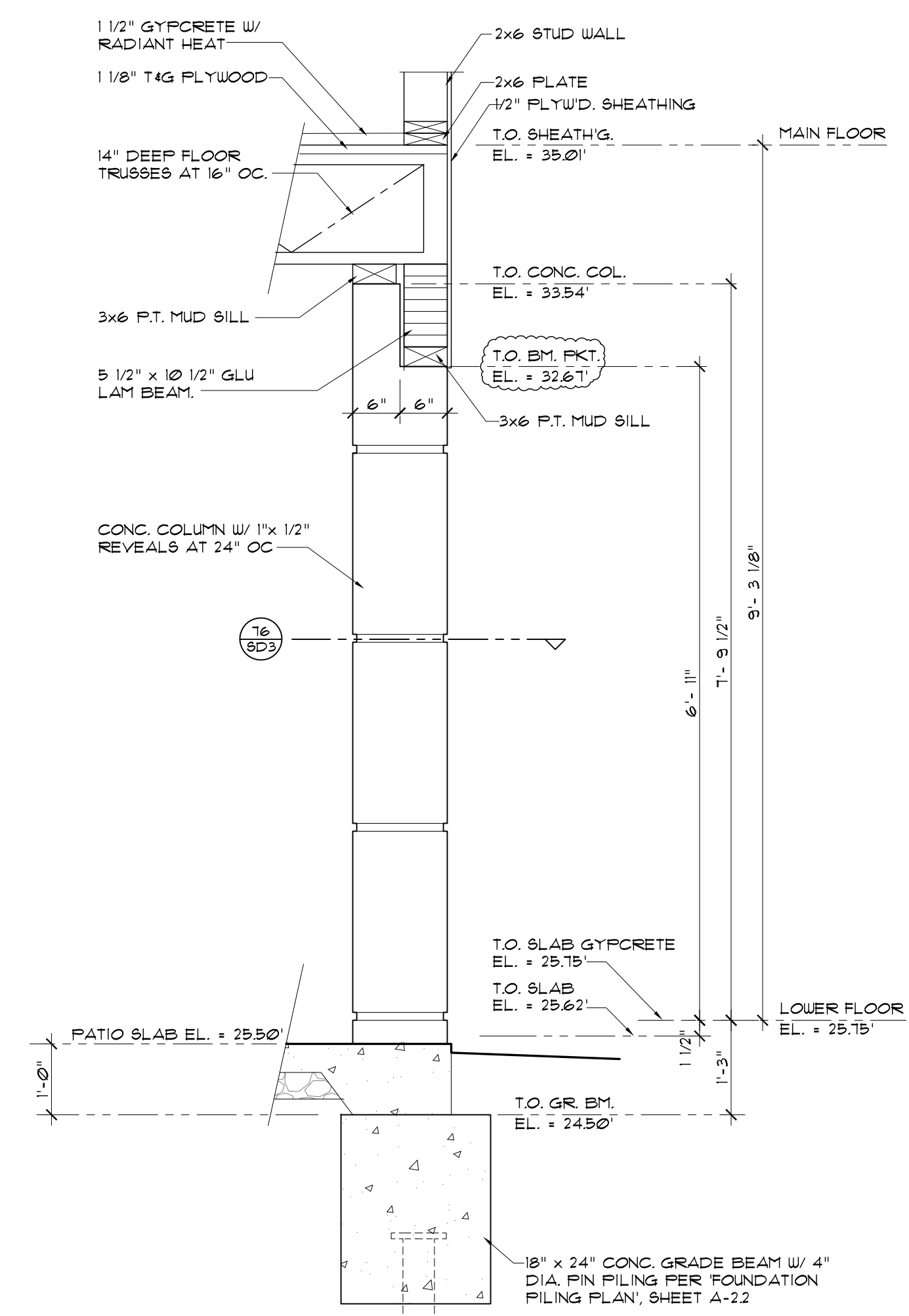
DRAINS SHALL BE CONSTRUCTED OF PERFORATED PIPE INSTALLED AT THE BASE OF THE FOOTING.
 DRAIN PIPE SHALL MEET THE STANDARDS FOR D1219 FOR PVC PIPE, WITH THE PERFORATIONS DIRECTED DOWNWARD. GRANULAR BACKFILL SHALL BE PLACED AROUND AND ABOVE THE FOOTING DRAIN TO A MIN. DEPTH OF 12" OVER DRAIN PIPE. A FILTER FABRIC SHALL BE USED TO PREVENT SOIL PARTICLES FROM ENTERING THE FOOTING DRAIN. IT IS PREFERABLE THAT THE FABRIC BE PLACED BETWEEN THE GRANULAR FILL AND THE NATIVE SOILS.



1. Detail w/ Ledge
 1" = 1'-0"



Detail w/o Ledge
 1" = 1'-0"



Conc. Col. Detail
 3/4" = 1'-0"

REVISED: 10/20/19
 ADDED STORAGE ROOM UNDER GARAGE PER OWNER
 REVISED: 08/20/20
 AUGUST 28, 2020
 LOWERED LOWER FLOOR SLAB 1 1/2" AND ADDED LOWER FLOOR RADIANT HEAT.
 AUGUST 28, 2020
 UPDATED WINDOW PER KOLBE AND KOLBE WINDOW PACKAGE
 AUGUST 28, 2020
 UPDATED FOUNDATION PER CLIENT
 SEPTEMBER 10, 2020
 UPDATED ELEVATION OF BEAM POCKETS.

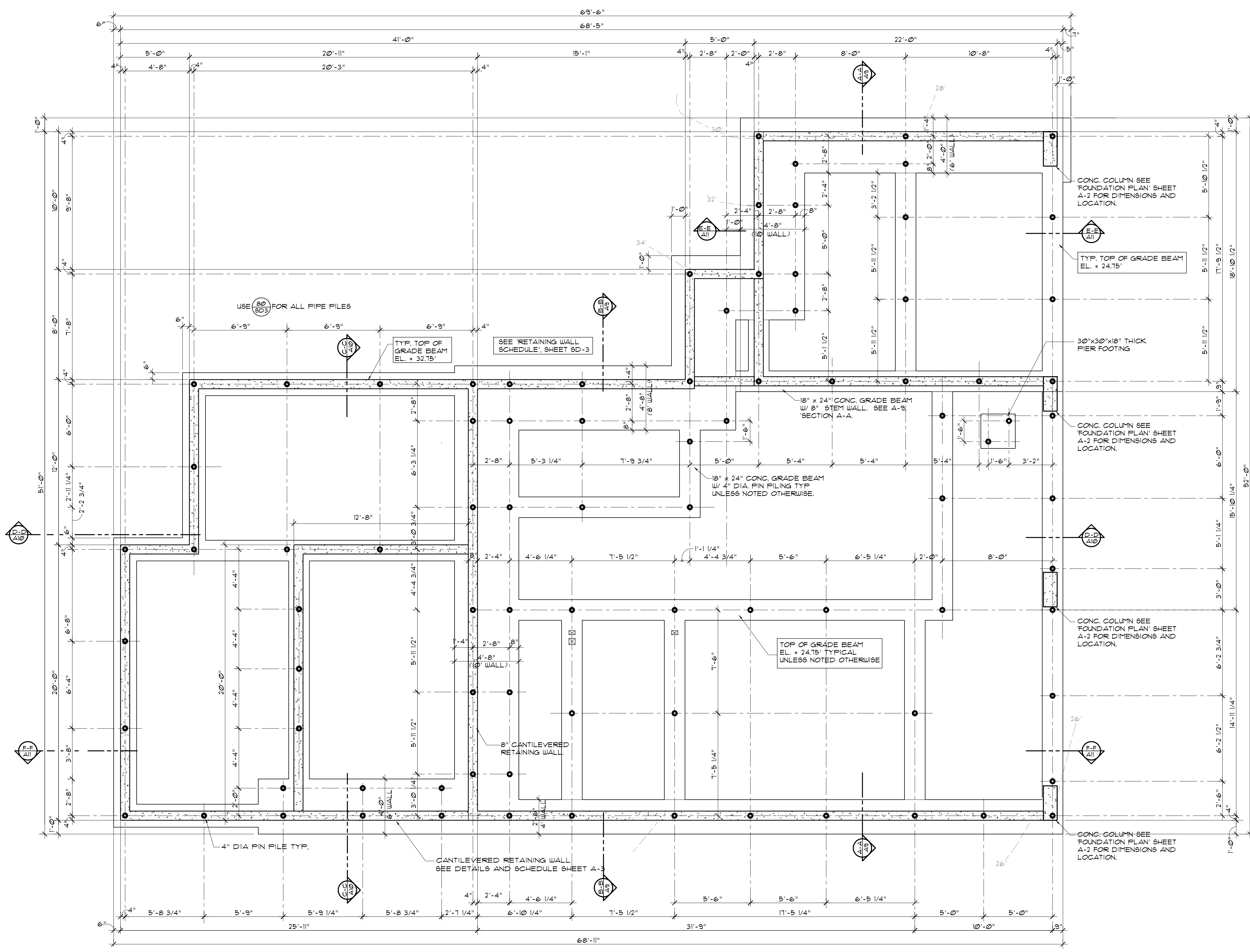
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REGISTERED ARCHITECT
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 STATE OF WASHINGTON

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Foundation Pin Piling Plan

North
 1/4" = 1'-0"

● DENOTES 4" DIA PIN FILE

THIS PLAN FOR PILING LAYOUT ONLY. SEE FOUNDATION PLAN, SHEET A2 FOR ALL OTHER DIMENSIONS, ELEVATIONS, HOLD DOWNS AND RELATED INFORMATION

REFER TO LOWER AND MAIN FLOOR PLANS (SHEETS A-4 AND A-6) FOR HOLD DOWN LOCATIONS RELATIVE TO OPENINGS.

— DENOTES WIDTH OF FOOTING FROM RETAINING WALL SCHEDULE.

— DENOTES WALL HEIGHT FROM RETAINING WALL SCHEDULE.

USE (80/803) FOR ALL PIPE FILES

Footing Schedule	
F 1.5	1' - 6" x 1' - 6" x 10" THK W/ (2) #4 EW.
F 2.0	2' - 0" x 2' - 0" x 10" THK W/ (2) #4 EW.
F 2.5	2' - 6" x 2' - 6" x 10" THK W/ (2) #4 EW.
F 3.0	3' - 0" x 3' - 0" x 12" THK W/ (3) #4 EW.
F 3.5	3' - 6" x 3' - 6" x 12" THK W/ (3) #4 EW.

Foundation Notes

- NETWORK:**
- EXCAVATE AND DISPOSE OF TOPSOIL, ORGANIC MATERIAL, LOOSE NATIVE MATERIAL AND OTHER DELETERIOUS MATERIAL WITHIN FIVE FEET OF THE BUILDING.
- FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH OR COMPACTED STRUCTURAL FILL.
- STRUCTURAL FILL SHALL BE GRAVEL BORROW OR APPROVED WELL GRADE BANKRUN GRAVEL (MAXIMUM 4" ROCK SIZE WITH NO FROZEN SOIL, ORGANIC OR DELETERIOUS MATERIAL) OR LEAN CONCRETE (f'c = 2000 psi). GRAVEL SHALL BE PLACED IN 16" MAXIMUM LIFTS AND COMPACTED TO 95% RELATIVE DENSITY PER ASTM D-1557.
- CAST IN PLACE CONCRETE:**
- MIX, DELIVER AND PLACE ALL CONCRETE IN ACCORDANCE WITH ASTM C-94, ACI 304, ACI 305, ACI 306 AND ACI 318.
- ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 12" BELOW THE UNDISTURBED GROUND SURFACE BUT MUST EXTEND BELOW THE FROST LINE AS SPECIFIED IN IRC TABLE R302(1).
- TOP OF CONCRETE FOUNDATION SLAB SHALL EXTEND ABOVE THE FINISH GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 6".
- WOOD FRAMING SHALL BEAR UPON A 3x6 PRESSURE TREATED MUD SILL TYPICAL. ANCHOR BOLT SIZE AND SPACING SHALL BE IN ACCORDANCE TO THAT SHOWN ON THE SHEARWALL SCHEDULE AND NOTES.
- HOLD DOWNS:**
- STRUCTURAL HOLD DOWNS ARE SHOWN AND NOTED ON THE FOUNDATION PLAN, SHEET A-2 AND FLOOR PLANS A-4 AND A-6. FOUNDATION CONTRACTOR SHALL CONFIRM AND VERIFY LOCATION OF ALL HOLD DOWNS PRIOR TO PLACEMENT OF CONCRETE.
- DAMP PROOFING:**
- FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE.
- COLUMNS:**
- WOOD COLUMNS SHALL BE PROTECTED FROM DECAY AS SET FORTH IN SECTION R-319 (I.R.C.).
- GENERAL:**
- SLOPE ALL DRAIN LINES AT 2% MINIMUM TOWARD OUTLET. PROVIDE CLEAN OUTS OR CONTROL STRUCTURES AS APPROPRIATE.
- ALL DRAINAGE PIPING AND STRUCTURES SUBJECT TO INSPECTION PRIOR TO BACKFILLING.
- ROOF AND FOOTING DRAINS MAY BE COMBINED BEYOND THE LOWEST POINT OF THE FOOTING DRAIN.
- USE SAND COLLARS AT C.B. CONNECTIONS TO P.V.C. PIPE.
- ROOF DRAINS:**
- NUMBER AND SIZE SHALL BE IN CONFORMANCE WITH THE INTERNATIONAL RESIDENTIAL CODE.
- DRAIN SPOUTS SHALL BE TIED INTO A NON-PERFORATED, RIGID, SMOOTH BORE PIPE, WHICH DRAINS TO AN APPROVED STORM SYSTEM.
- DRAIN PIPE SHALL MEET THE STANDARDS FOR D2129 FOR PVC PIPE OR GR F-405 FOR SMOOTH BORE HDPE PIPE.
- PROVIDE CLEAN OUTS AT THE UPPER END OF THE SYSTEM AND AT EACH CUMULATIVE CHANGE OF DIRECTION IN EXCESS OF 135 DEGREES.
- ALL PIPE FITTINGS SHALL BE OF THE SAME MATERIAL AS THE STRAIGHT PIPE. GLEUED JOINTS SHALL USE A BONDING AGENT RECOMMENDED BY THE MANUFACTURER.
- FOOTING DRAINS:**
- FOOTING DRAINS SHALL BE INSTALLED AROUND ALL FOUNDATIONS WHICH ENCLOSE A CRAWLSPACE, CELLAR, BASEMENT, GARAGE OR OTHER BUILDING SPACE.
- DRAINS SHALL BE CONSTRUCTED OF PERFORATED PIPE INSTALLED AT THE BASE OF THE FOOTING.
- DRAIN PIPE SHALL MEET THE STANDARDS FOR D2129 FOR PVC PIPE WITH THE PERFORATIONS DIRECTED DOWNWARD. GRANULAR BACKFILL SHALL BE PLACED AROUND AND ABOVE THE FOOTING DRAIN TO A MIN. DEPTH OF 12" OVER DRAIN PIPE. A FILTER FABRIC SHALL BE USED TO PREVENT SOIL PARTICLES FROM ENTERING THE FOOTING DRAIN. IT IS PREFERABLE THAT THE FABRIC BE PLACED BETWEEN THE GRANULAR FILL AND THE NATIVE SOILS.

REVISED
 MARCH 20, 2021
 ADDED STORAGE ROOM UNDER GARAGE PER OWNER

The Valentin Residence

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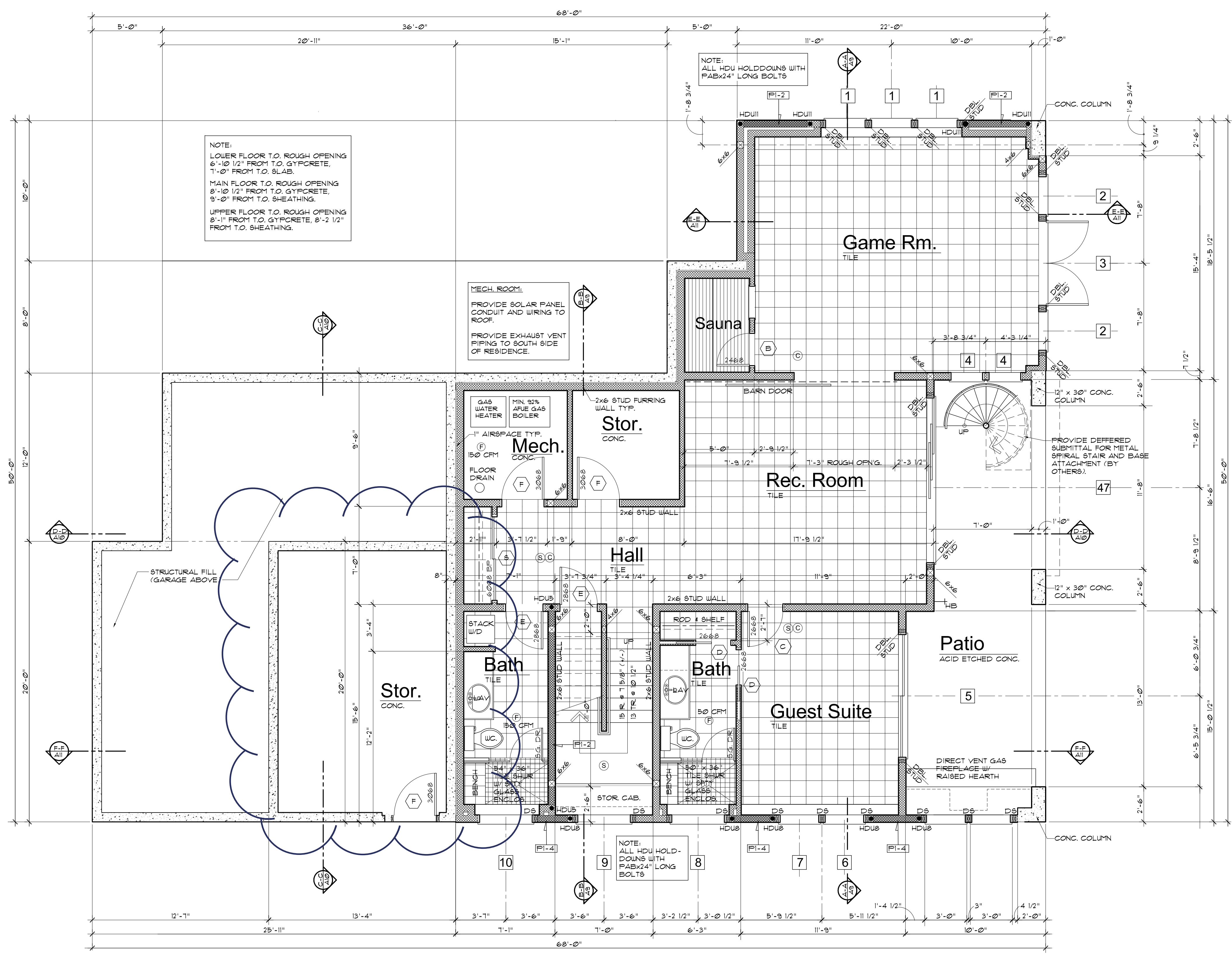
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OF THIRTEEN

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Lower Floor Plan 1,775 sf

1/4" = 1'-0" T.O. GYPCRETE ELEV. = 25.15' (25'-3") 2,059 SF INCL. PATIO (284 SF)
 T.O. SLAB ELEV. = 25.60' (25'-7 1/2")

- Legend:**
- DENOTES SIMPSON HOLD DOWN AS NOTED
 - DENOTES SIMPSON STRAP (VERT.) AS NOTED
 - SW-# SHEAR WALL PANEL NO. (SEE SCHEDULE)
 - DENOTES STUD WALL FRAMING
 - DENOTES SHEAR PANEL
 - F EXHAUST FAN (SEE SIZING NOTES)
 - S 110V SMOKE DETECTOR W/ BATTERY BACK UP.
 - C CARBON MONOXIDE DETECTOR
 - 102'-6" DENOTES FLR. ELEV. (T.O. SLAB/ T.O. SHTG.)
 - DS DOWN SPOUT
 - H HOSE BIBB
 - 4"x4"x3/16" STEEL COLUMN
 - DS DOUBLE STUD
 - 1 DENOTES WINDOW SCHEDULE REFERENCE

General Notes:

ALL EXTERIOR WALLS OR WALLS BETWEEN HEATED AND UNHEATED SPACES SHALL BE 2 x 6 STUDS @ 16" OC, TYPICAL UNLESS NOTED OTHERWISE (UNO.) WITH 6 x 10 HEADERS AT ALL OPENINGS IN BEARING WALLS UNO. (SEE FRAMING PLANS).

ALL INTERIOR WALLS SHALL BE 2 x 4 STUDS @ 16" OC, TYP. UNO. WITH 4 x 10 HEADERS (BEARING WALLS), UNO.

ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING UNO.

BUILDING OFFSET DIMENSIONS: F.O. FRAMING + F.O. CONCRETE AT FOUNDATION WALLS TYP. UNO.

PLATE HEIGHT THIS FLOOR = 8'-0" TYP. (UNO.)

SOLID BLOCK ALL SUPPORTS AND FIRE BLOCK ALL PLUMBING PENETRATIONS AND LOCATIONS REQUIRED BY R302.11 PROVIDE FIRE BLOCKING TO ALL CONCEALED DRAFT OPENINGS TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN FLOORS.

SEE FLOOR FRAMING PLANS FOR HEADER NOTATIONS AND ALL COLUMN / BEAM SIZES AND LOCATIONS.

ALL HOLD DOWNS ARE TO BE SIMPSON (TYPE AND SIZE AS NOTED ON PLANS AND SHEAR WALL SCHEDULE). SEE FLOOR FOUNDATION AND FRAMING PLANS FOR LOCATION AND TYPE OF ALL SHEAR WALL PANEL, TYPE AND ANCHOR BOLT BRACING AT PANELS ALL STRAP TIE DOWNS SHALL HAVE A MINIMUM 1 1/2" EDGE COVER, PROVIDE TRIPLE 2x STUDS AS REQUIRED FOR PROPER PLACEMENT.

Window Schedule

CONTRACTOR AND / OR WINDOW SUPPLIER SHALL CONFIRM ALL WINDOW SIZES, OPERATION AND TYPE PRIOR TO PLACING ORDER. ALL GLAZING WITHIN 18" OF THE FIN. FLOOR TO BE TEMP / SAFETY GLASS.

MARK	MANUFACTURER	QTY.	TYPE	FRAME SIZE	ROUGH OPENING	LOCATION	COMMENTS
1	KOLBE & KOLBE	3	PIC.	36" x 18"	36 1/2" x 18 1/2"	GAME ROOM	
2		2	PIC/ AWNG	36" x 72"	36 1/2" x 72 1/2"	GAME ROOM	TEMP. / SAFETY GLASS
3		1	FR. DOORS	74 25/32" x 82"	75 9/32" x 82 1/2"	GAME ROOM	TEMP. / SAFETY GLASS
4		2	PIC / AWNG	36" x 72"	36 1/2" x 72 1/2"	GAME ROOM	
5		1	SL. GL. DR.	108" x 82"	108 1/2" x 82 1/2"	GUEST SUITE	TEMP. / SAFETY GLASS
6		1	CSMT.	36" x 42"	36 1/2" x 42 1/2"	GUEST SUITE	
7		1	CSMT.	36" x 42"	36 1/2" x 42 1/2"	GUEST SUITE	
8		1	AWNING	47 1/2" x 18"	48" x 18 1/2"	BATH	TEMP. / SAFETY GLASS
9		1	PIC	48" x 60"	48 1/2" x 60 1/2"	STAIRWAY	
10		1	AWNING	47 1/2" x 18"	48" x 18 1/2"	BATH	TEMP. / SAFETY GLASS
11		8	PIC/ AWNG	36" x 99"	36 1/2" x 99 1/2"	DINING, GREAT RM	
12		3	PIC	36" x 18"	36 1/2" x 18 1/2"	DINING, GREAT RM	
13		1	PIC / PIC	47 1/2" x 99"	48" x 99 1/2"	GREAT RM	
14		1	SLIDER	48" x 69"	48 1/2" x 69 1/2"	KITCHEN	KITCHEN WINDOWS: SILLS ALIGN W/ T.O. COUNTER TOP (VERIFY VERTICAL DIMENSION)
15		2	PIC	72" x 69"	72 1/2" x 69 1/2"	KITCHEN	
16		2	AWNING	60" x 69"	60 1/2" x 69 1/2"	KITCHEN	
17		1	AWNING	24" x 36"	24 1/2" x 36 1/2"	POWDER	
18		1	PIC	24" x 18"	24 1/2" x 18 1/2"	POWDER	
19		4	PIC	11 1/2" x 71 1/2"	12" x 72"	GARAGE	
20		4	PIC	11 1/2" x 17 1/2"	12" x 18"	GARAGE	
21		2	PIC	37 1/2" x 17 1/2"	38" x 18"	GARAGE	
22		1	PIC	18" x 60"	18 1/2" x 60 1/2"	HALL	
23		1	CSMT.	36" x 54"	36 1/2" x 54 1/2"	HALL	
24		1	CSMT.	36" x 54"	36 1/2" x 54 1/2"	HALL	
25		2	PIC	36" x 18"	36 1/2" x 18 1/2"	MASTER	
26		4	AWNING	36" x 18"	36 1/2" x 18 1/2"	MASTER	
27		1	SL. GL. DR.	108" x 96 1/2"	108 1/2" x 97"	MASTER	TEMP. / SAFETY GLASS
28		1	CSMT.	24" x 42"	24 1/2" x 42 1/2"	MASTER BATH	
29		1	CSMT.	30" x 42"	30 1/2" x 42 1/2"	MASTER BATH	
30		1	CSMT.	18" x 42"	18 1/2" x 42 1/2"	MASTER BATH	
31		1	AWNING	48" x 60"	48 1/2" x 60 1/2"	MASTER BATH	
32		1	AWNING	48" x 60"	48 1/2" x 60 1/2"	MASTER BATH	TEMP. / SAFETY GLASS
33		1	CSMT / PIC	36" x 78"	36 1/2" x 78 1/2"	MOA BR	
34		2	CSMT / AWNG	36" x 78"	36 1/2" x 78 1/2"	MOA BR	
35		1	CSMT / PIC	36" x 60"	36 1/2" x 60 1/2"	MOA BR	
36		2	CSMT / AWNG	36" x 78"	36 1/2" x 78 1/2"	MOA BR	
37		1	AWNING	47 1/2" x 18"	48" x 18 1/2"	BATH	TEMP. / SAFETY GLASS
38		1	PIC / AWNG	48" x 78"	48 1/2" x 78 1/2"	STAIR	
39		2	CSMT	36" x 60"	36 1/2" x 60 1/2"	MARCUS BR	
40		1	CSMT	36" x 60"	36 1/2" x 60 1/2"	MARCUS BR	
41		1	AWNING	47 1/2" x 18"	48" x 18 1/2"	BATH	TEMP. / SAFETY GLASS
42		2	CSMT	36" x 60"	36 1/2" x 60 1/2"	BR 4	
43		2	CSMT	36" x 60"	36 1/2" x 60 1/2"	BR 4	
44		1	AWNING	30" x 42"	30 1/2" x 42 1/2"	LAUNDRY	
45		1	AWNING	30" x 42"	30 1/2" x 42 1/2"	LAUNDRY	
46	KOLBE & KOLBE	1	PIC	30" x 42"	30 1/2" x 42 1/2"	LAUNDRY	
47	LA CANTINA DOORS	1	STACK'G GL. DRS.	143" x 82"	144 1/2" x 82 3/4"	REC RM.	TEMP. / SAFETY GLASS
48	LA CANTINA DOORS	1	STACK'G GL. DRS.	143" x 106"	144 1/2" x 106 1/2"	DINING	TEMP. / SAFETY GLASS

Door Schedule

CONTRACTOR AND / OR WINDOW SUPPLIER SHALL CONFIRM ALL WINDOW SIZES, OPERATION AND TYPE PRIOR TO PLACING ORDER.

MARK	QTY.	SIZE	TYPE	LOCATION	COMMENTS
A	2	2'-2" x 6'-8"	INT. CSMT	CLOSETS	
B	2	2'-4" x 6'-8"	INT. CSMT.	PAN., SAUNA	
C	3	2'-6" x 6'-8"	INT. CSMT.	PDR., ENTRY CLOS.	
D	4	2'-6" x 6'-8"	POCKET	GUEST BA., PANTRY, MUD ROOM	
E	2	2'-8" x 6'-8"	INT. CSMT	STAIR, LAUN.	
F	4	3'-0" x 6'-8"	CSMT	GAR., MECH., STOR	SOLID CORE W/ SELF CLOSER AT GARAGE AND EXT. STOR/INT. CSMT. AT MECH AND STOR.
G	1	4'-0" x 6'-8"	BI-FOLD	LAUN.	
H	1	6'-0" x 8'-0"	PIVOT DR. W/ SIDELITE	FOYER	MFR. TO PROVIDE EXACT LAYOUT BASED ON ALLOWABLE ROUGH OPENING.
I	1	8'-0" x 8'-0"	O/H GARAGE	GARAGE	W/ ELECTRIC OPENER
J	1	16'-0" x 8'-0"	O/H GARAGE	GARAGE	W/ ELECTRIC OPENER
K	1	2'-2" x 8'-0"	POCKET	WIC	
L	1	2'-4" x 8'-0"	POCKET	M. BATH	
M	6	2'-6" x 8'-0"	INT. CSMT.	BR 2, BR 3, BR 4.	
N	2	2'-6" x 8'-0"	POCKET	BR 2 BATH	
O	1 PR.	2'-6" x 8'-0"	INT. CSMT.	MASTER	
P	1	3'-0" x 8'-0"	INT. CSMT.	LAUNDRY	
Q	2	3'-6" x 8'-0"	BI-PASS	HALL	
R	1	4'-0" x 8'-0"	BI-PASS	BR 4	
S	1	6'-0" x 6'-8"	BIPASS	HALL	
T	1	4'-0" x 6'-8"	BIFOLD	MUD ROOM	

GLAZED DOORS NOTED ON WINDOW SCHEDULE

Typical Construction

ROOF:
 STANDING SEAM METAL ROOF
 1/2" PLYWOOD SHEATHING
 SHED ROOF TRUSSES (SPACING PER PLAN)
 1 1/8" T & G PLYWOOD SHEATHING
 EPDM ROOF MEMBRANE, FULLY ADHERED.
 "HUNTER" TAPERED PANELS (1/2" / FT)
 1/2" PLYWOOD SHEATHING
 1/4" DEEP FLAT TRUSSES @ 16" OC
 MIN. R-49 BATT OR BLOW-IN INSULATION
 5/8" GYPSUM WALLBOARD (GWB.)

FLOORS:
 FINISH FLOOR VARIES (SEE FLOOR PLANS)
 1 1/2" GYPCRETE W/ RADIANT HEATING
 1 1/8" T & G PLYWOOD SHEATHING
 1/4" DEEP FLOOR TRUSSES @ 16" OC
 "HUNTER" TAPERED PANELS (AS REQUIRED)
 1/2" PLYWOOD SHEATHING
 1/4" DEEP FLAT TRUSSES @ 16" OC
 MIN. R-49 BATT OR BLOW-IN INSULATION
 5/8" GYPSUM WALLBOARD (GWB.) @ CEILINGS.

LOWER FLOOR CONC. SLAB:
 8" CONC. SLAB W/ RADIANT HEAT AND 5 BARS EA. WAY PER FOUNDATION PLAN, SHT A-2
 R-10 RIGID INSULATION
 MIN. 20 MIL VAPOR BARRIER
 MIN. 6" COMPACTED GRAVEL BASE

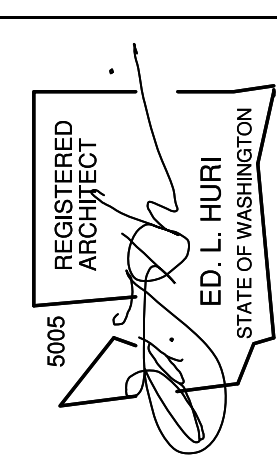
WALLS:
 "HARDIE-PANEL" OR EQUAL SIDING
 VERTICAL METAL SIDING
 STONE VENEER
 "TYVEC" OR EQUAL BUILDING WRAP
 1/2" CDX PLYWOOD SHEATHING
 2 x 6 STUDS @ 16" OC
 MIN. R-21 BATT INSULATION
 1/2" GYPSUM WALL BOARD (GWB.)

GARAGE CONC. SLAB:
 8" CONC. SLAB W/ 5 BARS EA. WAY
 PER FOUNDATION PLAN, SHT A-2
 MIN. 20 MIL VAPOR BARRIER
 MIN. 6" COMPACTED GRAVEL BASE

MARCH 20, 2021: ADDED STORAGE BELOW GARAGE PER OWNER. ADDED DOOR TO SCHEDULE
 REVISED
 AUGUST 18, 2020: LOWERED LOWER FLOOR SLAB 1" TO MEET PERMITS. ADDED DOOR TO SCHEDULE.
 AUGUST 18, 2020: ADDED DOOR TO SCHEDULE PER OWNER AND KOLBE WINDOW PACKAGE.
 SEPT. 10, 2020: REVISED FINISH WALL AT GAME ROOM TO REFLECT FOUNDATION MODIFICATION PER CLIENT.

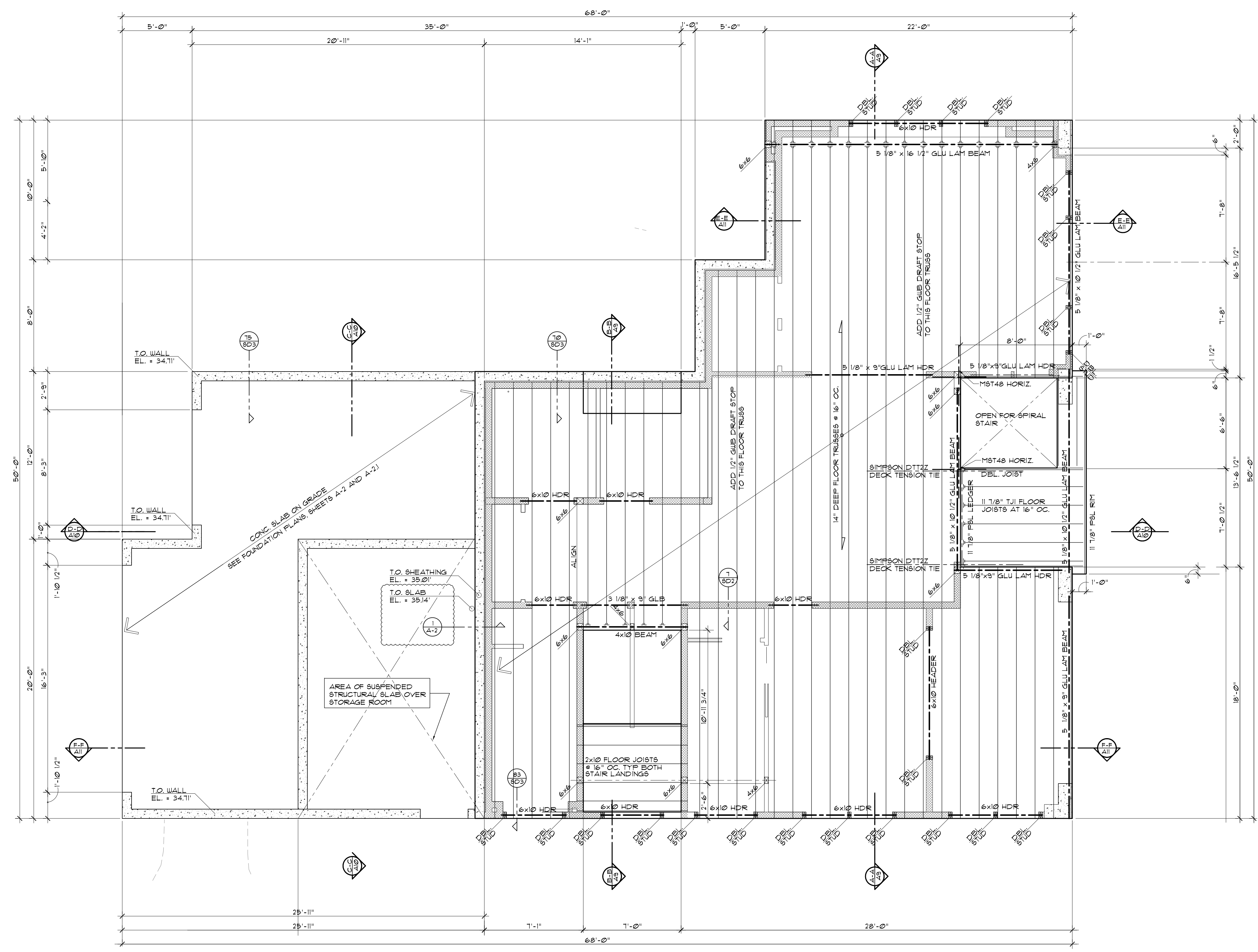
The Valentin Residence

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val 11-01
 E.L.H.
 FEB. 11, 2019
 PLOTTED:
 MAR. 22, 2021

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 FEB. 7, 2019
 FEB. 9, 2019
 MAY 27, 2019
 AUG 28, 2020
 SEPT 6, 2020
 MAR 22, 2021



Main Floor Framing Plan

North 1/4" = 1'-0"

Framing Notes:

GENERAL:
 THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1 1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON CONCRETE OR MASONRY.
 JOIST FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM OF 3' AND SHALL BE NAILED TOGETHER WITH A MINIMUM OF THREE (3) 10d FACE NAILS.
 JOIST FRAMING TO THE SIDE OF A BEAM OR GIRDER SHALL BE SUPPORTED BY SIMPSON LUG HANGERS, BEAM / COLUMN USE CCG TYPE HANGERS, BEAM / BEAM USE SIMPSON HICQ TYPE UNLESS NOTED OTHERWISE (UN.O.).
 JOISTS SHALL BE SUPPORTED Laterally AT THE ENDS BY FULL DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS OR BY ATTACHMENT TO A HEADER, RM JOIST OR TO AN ADJOINING STUD OR SHALL OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.

FRAMING LUMBER:
 PROVIDE S4S, S-DRY, ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED.
 NAIL IN ACCORDANCE WITH IBC TABLE 23-04.3) OR AS INDICATED ON THE DRAWINGS.
 USE FULL HEIGHT STUDS AND USE MULTIPLE STUDS TO ACHIEVE FULL BEARING UNDER BEAM ENDS OR POSTS IN WALL UNLESS NOTED OTHERWISE ON DRAWINGS.
BEAMS:
 AISC COMBINATION 24F-V4 FOR SINGLE SPANS AND 24F-V8 FOR CONTINUOUS MULTIPLE SPANS; MANUFACTURER'S STANDARD CAMBER.

NOTE:
 ALL FLOOR FRAMING SHALL BE 14" DEEP FLOOR TRUSSES AT 16" OC TYPICAL UNLESS NOTED OTHERWISE W/ 1 1/8" T&G PLYWOOD SHEATHING AND 1 1/2" GYPCRETE

LAMINATED VENEER LUMBER (LVL):
 WEYERHAEUSER MICRO-LAM OR APPROVED ALTERNATE PRODUCTS SHALL BE PROVEN BY TESTING AS DEMONSTRATED BY ICCO OR NER ACCEPTANCE.
PARALLEL STRAND LUMBER (PSL):
 WEYERHAEUSER PARALLAM OR APPROVED ALTERNATE PRODUCTS SHALL BE PROVEN BY TESTING AS DEMONSTRATED BY ICCO OR NER ACCEPTANCE.
PLYWOOD WEB JOISTS:
 WEYERHAEUSER AS INDICATED ON THE DRAWINGS OR AN APPROVED ALTERNATE PLYWOOD WEB JOISTS SHALL BE MANUFACTURED WITH APA STRUCTURAL PLYWOOD, MACHINE STRESS RATED OR MICRO-LAM LUMBER FLANGES AND WATERPROOF GLUES.

METAL PLATE WOOD TRUSSES:
 TRUSSES BE DESIGNED AND FACTORY MANUFACTURED IN CONFORMANCE WITH T&G METAL PLATE CONNECTORS SHALL BE ICC APPROVED. TOP CHORDS SHALL BE DOUGLAS FIR - LARCH.
 TRUSS MANUFACTURER SHALL PROVIDE DRAWINGS AND CALCULATIONS, INCLUDING PLACING PLANS AND STRESS DIAGRAMS, FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION.
SHEARWALLS:
 SEE 'SHEARWALL NOTES' AND SCHEDULE.
 SHEARWALLS WITH NAIL SPACING OF 4" OC OR TIGHTER SHALL BE FRAMED WITH 3x STUDS AND PLATES.

FLOOR SHEATHING:
 FLOOR SHEATHING SHALL BE 1 1/8" TONGUE AND GROOVE (T&G) APA RATED PLYWOOD, GLUED AND SCREWED TO FLOOR JOISTS.
 ADHESIVES SHALL CONFORM TO A.P.A. SPECIFICATION A.F.01. PROVIDE T&G EDGES ON LONG PANEL EDGES. SCREWS SHALL BE XXX AT 6" ON CENTER AT PANEL EDGES AND 10" ON CENTER AT INTER-MEDIATE SUPPORTS.
 PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS SHALL BE STAGGERED 4'-0".

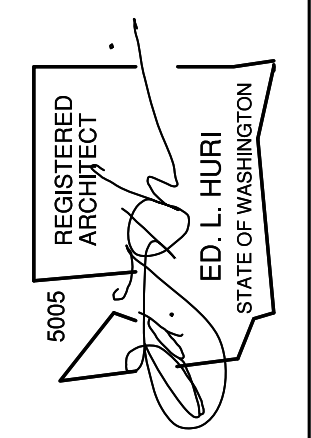
REVISED: 6.2021
 ADDED STORAGE ROOM UNDER GARAGE PER OWNER

REVISED
 SEPTEMBER 6, 2020
 16' NORTH WALL OF GARAGE ROOM AS REQUIRED BY MODIFIED FOUNDATION STEPS PER CLIENT.
 OCTOBER 19, 2020
 REVISED TOP OF SLAB ELEVATION AT EAST PLAN AND DETAILS

The Valentin Residence

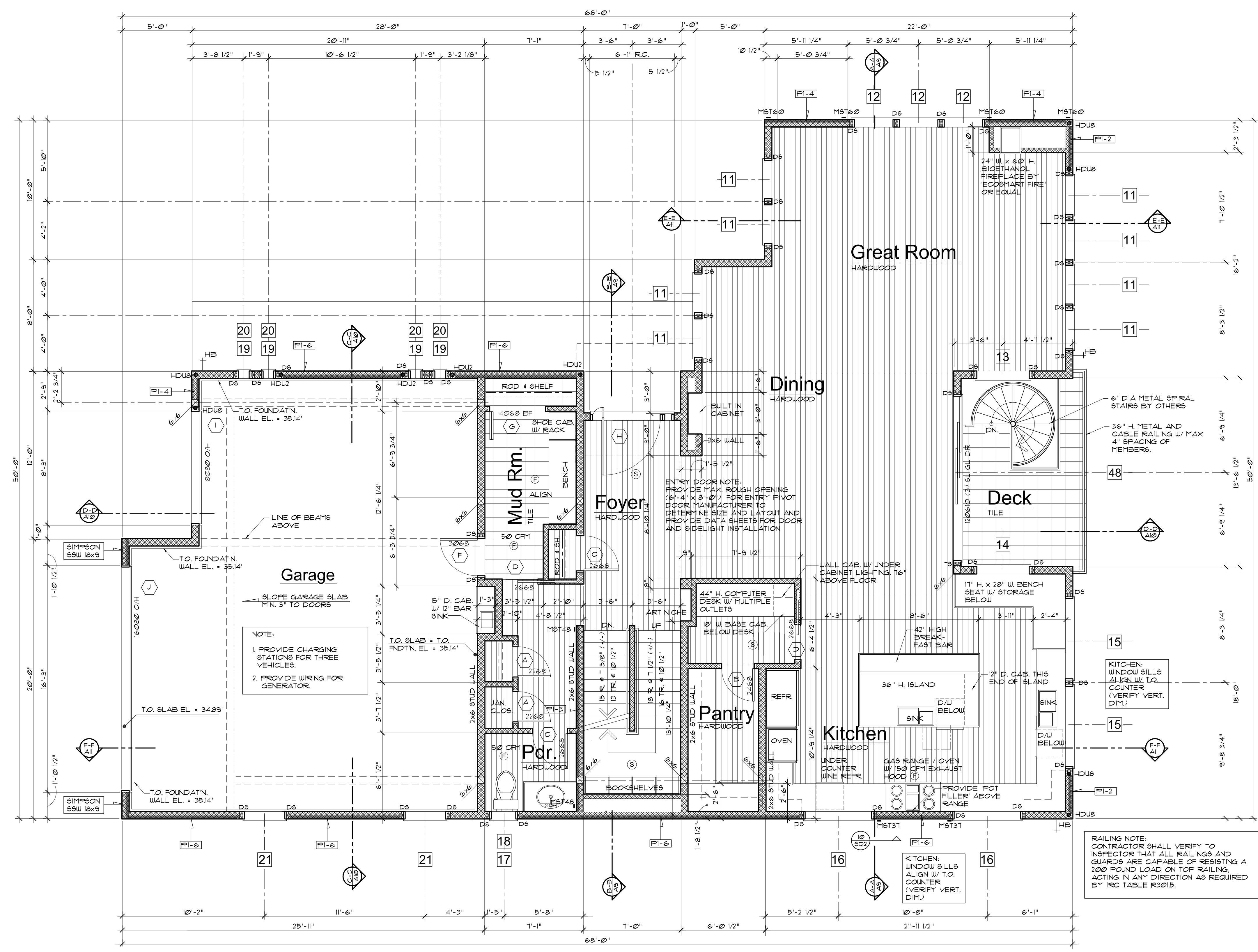
Parcel No. 004610-0150 and 004610-00151
 4350 E. Mercer Way Parcel No. 004610-0150 Mercer Island, Washington 98040

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Shearwall Schedule:

SHEAR WALL TYPE	NAIL SIZE	EDGES	FIELD	TOP PLATE LTP4 NAIL G.	TOP FL. LTP4 SPACING	BLOCK'G REQ'D	PLATE ANCHORS	MIN. PLATE SIZE	SOLE PLATE NAILING	HEM-FIR #/FT.	DOUG-FIR #/FT.
FI-6	10d	6"	12"	N/A	24"	Yes	5/8" dia @ 32" O.C.	2x	(2) 16d @ 10" O.C.	219	310
FI-5	10d	5"	12"	N/A	18"	Yes	5/8" dia @ 32" O.C.	2x	(2) 16d @ 8" O.C.	348	350
FI-4	10d	4"	12"	N/A	16"	Yes	5/8" dia @ 24" O.C.	3x	(2) 16d @ 7" O.C.	418	460
FI-3	10d	3"	12"	N/A	12"	Yes	5/8" dia @ 24" O.C.	3x	(2) 16d @ 5" O.C.	545	600
FI-2	10d	2"	12"	N/A	8"	Yes	5/8" dia @ 16" O.C.	3x	(3) 16d @ 5" O.C.	713	770
FI-2-6	10d	6"	12"	N/A	12"	Yes	5/8" dia @ 16" O.C.	3x	(2) 16d @ 5" O.C.	558	620
FI-2-4	10d	4"	12"	N/A	8"	Yes	5/8" dia @ 16" O.C.	3x	(3) 16d @ 5" O.C.	836	920
FI-2-3	10d	3"	12"	N/A	6"	Yes	5/8" dia @ 12" O.C.	3x	(4) 16d @ 5" O.C.	1020	1200
FI-2-2	10d	2"	12"	N/A	4"	Yes	5/8" dia @ 12" O.C.	3x	(4) 16d @ 4" O.C.	1426	1540

NOTE:
 FOR ALL SHEARWALL PANELS WITH EDGE NAILING OF 4" OC OR LESS (FI-4 OR BELOW), 3x STUDS ARE REQUIRED WHERE JOINT BETWEEN TWO ADJACENT PANELS FALL ON AN INDIVIDUAL STUD.

Shearwall Schedule Notes:

- G1 - GYPSUM WALLBOARD ONE SIDE
 G2 - GYPSUM WALLBOARD TWO SIDES
 FI - 1/2" PLYWOOD OR A.P.A. RATED SHEATHING ONE SIDE
 1/2" PLYWOOD OR A.P.A. RATED SHEATHING TWO SIDES
- WHEN ALLOWABLE SHEAR WALL VALUES EXCEED 350 pcf, 3x MINIMUM STUDS REQUIRED AT ADJOINING PANEL EDGES (16 FI-4 DESIGNATION OR BELOW).
- NAILS SHALL BE 10d COMMON, UNLESS NOTED OTHERWISE.
- WHERE PLYWOOD IS TWO SIDES OF WALL, PANEL EDGES SHALL FALL ON SEPARATE STUDS EACH SIDE.
- ALL PANEL EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING UNLESS NOTED OTHERWISE. INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY FOR PLYWOOD OR A.P.A. RATED SHEATHING. GYPSUM SHEAR WALLS SHALL BE INSTALLED WITH PANELS RUNNING HORIZONTALLY. SPACE NAILS AT 12" ON CENTER AT INTERMEDIATE SUPPORTS.
- TYPICAL EXTERIOR WALL SHALL BE 1/2" PLYWOOD OR 1/2" A.P.A. RATED SHEATHING (UNLESS NOTED OTHERWISE) WITH NAILS SPACED AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER IN FIELD. BLOCK ALL PANEL EDGES.
- TYPICAL INTERIOR WALL SHALL BE 1/2" GYPSUM WALLBOARD UNLESS NOTED OTHERWISE. NAIL WITH 5d COOLER NAILS AT 12" ON CENTER ALL STUDS AND PLATES. BLOCK ALL PANEL EDGES.

5/8" GYPSUM WALLBOARD, NAIL WITH 6d COOLER NAILS AT 12" ON CENTER ALL PANEL EDGES AND PLATES.
 8. TYPICAL ANCHOR BOLTS TO BE 5/8" DIAMETER, HOT DIPPED GALVANIZED AT 12" ON CENTER UNLESS NOTED OTHERWISE. ALL BOLTS MUST HAVE 3x3 HDG SQUARE WASHERS INSTALLED.
 9. MABAT MUD SILL ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS. USE SPACING PROVIDED FOR ANCHOR BOLTS.
 10. ALL FRAMING HOLD DOWNS AND CLIPS TO BE SIMPSON BRAND OR EQUIVALENT.
 11. DO NOT OVER DRIVE NAILS INTO SHEATHING.
ROOF AND FLOOR SHEATHING:
 ROOF SHEATHING SHALL BE 1/2" A.P.A. RATED PLYWOOD OR AS NOTED ON PLANS. NAILING SHALL BE 8d COMMON NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS.
 FLOOR SHEATHING SHALL BE 1/2" A.P.A. RATED PLYWOOD SCREED AND GLEUED TO SUPPORTS. ADHESIVES SHALL CONFORM TO A.P.A. SPECIFICATION (AFG 01). PROVIDE TONGUE AND GROOVE EDGES AT LONG PANEL EDGES. SCREWS SHALL BE 6d ON CENTER AT PANEL EDGES AND 10" ON CENTER AT INTERMEDIATE SUPPORTS. PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOIST STAGGERED 4'-0".
HOLDDOWNS:
 PROVIDE HOLDDOWNS TO FOUNDATION AT END OF WALLS WHERE SHOWN ON PLANS.

Window Notes:

SEE WINDOW SCHEDULE, SHEET A-3.

WINDOWS SHOWN ARE 'GENERIC' SIZES. ONCE A MANUFACTURER IS CHOSEN, SAID MANUFACTURER SHALL SUPPLY A MODIFIED WINDOW SCHEDULE TO THE OWNER AND ARCHITECT FOR APPROVAL PRIOR TO PLACING WINDOW ORDER.

CONTRACTOR OR WINDOW SUPPLIER / MANUFACTURER SHALL VERIFY ALL ROUGH OPENINGS PRIOR TO ORDERING WINDOWS.

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE DOOR OR WINDOW APPROVED FOR EMERGENCY EGRESS. EGRESSES IN WINDOWS ARE NOTED ON EXTERIOR ELEVATIONS.

EGRESSES IN WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF NOT LESS THAN 5.7 SQ. FT. THE MINIMUM OPENABLE HEIGHT SHALL BE 24". THE MINIMUM OPENABLE WIDTH SHALL BE 20". THE OPENABLE HEIGHT X THE OPENABLE WIDTH SHALL NOT BE LESS THAN 5.7 SQ. FEET.

SAFETY GLAZING IS REQUIRED FOR ALL INTERIOR AND EXTERIOR GLASS SUBJECT TO HUMAN IMPACT. WINDOW SUPPLIER / MANUFACTURER TO VERIFY THOSE WINDOWS REQUIRING SAFETY GLAZING.

EACH PANE OF SAFETY GLASS MUST BE IDENTIFIED BY A PERMANENT LABEL THAT INDICATES THE MANUFACTURER OR INSTALLER. WHEN TEMPERED GLASS IS USED AS SAFETY GLAZING, THE IDENTIFICATION SHALL BE ETCHED OR CERAMIC FIRED AND THE MARKING MUST REMAIN VISIBLE WHEN THE UNIT OF GLASS IS INSTALLED.

ARTIFICIAL LIGHTING PER IRC R303.1, EXCEPTION 2 SHALL BE INSTALLED IN ANY HABITABLE ROOM WITH AGGREGATE GLAZING OF LESS THAN 8% OF FLOOR AREA.

Typical Construction

ROOF:
 STANDING SEAM METAL ROOF
 1/2" PLYWOOD SHEATHING
 SHED ROOF TRUSSES (SPACING PER PLAN)
 1 1/8" T & G PLYWOOD SHEATHING
 EPDM ROOF MEMBRANE, FULLY ADHERED.
 HUNTER TAPERED PANELS (1/2" / FT)
 1/2" PLYWOOD SHEATHING
 14" DEEP FLAT TRUSSES @ 16" OC
 MIN. R-49 BATT OR BLOW-IN INSULATION
 5/8" GYPSUM WALLBOARD (GWB.)

FLOORS:
 FRAMED FLOORS:
 FINISH FLOOR VARIES (SEE FLOOR PLANS)
 1 1/2" GYPCRETE W/ RADIANT HEATING
 1 1/8" T & G PLYWOOD SHEATHING
 14" DEEP FLOOR TRUSSES @ 16" OC
 MIN. R-38 BATT INSULATION (AS REQUIRED)
 1/2" GYPSUM WALLBOARD (GWB.) & GELINGS.
 LOWER FLOOR CONC. SLAB:
 8" CONC. SLAB W/ RADIANT HEAT AND 5 BARS EA. WAY PER FOUNDATION PLAN, SHT A-2
 R-10 RIGID INSULATION
 MIN. 20 MIL VAPOR BARRIER
 MIN. 6" COMPACTED GRAVEL BASE

WALLS:
 HARDIE-PANEL OR EQUAL SIDING
 VERTICAL METAL SIDING
 STONE VENEER
 "TYVEC" OR EQUAL BUILDING WRAP
 1/2" CDX PLYWOOD SHEATHING
 2 x 6 STUDS @ 16" OC
 MIN. R-21 BATT INSULATION
 1/2" GYPSUM WALL BOARD (GWB.)

Garage Conc. Slab:
 8" CONC. SLAB W/ 5 BARS EA. WAY PER FOUNDATION PLAN, SHT A-2
 MIN. 20 MIL VAPOR BARRIER
 MIN. 6" COMPACTED GRAVEL BASE

Main Floor Plan 1,661 sf

NOTE:
 LOWER FLOOR T.O. ROUGH OPENING 6'-10 1/2" FROM T.O. GYPCRETE, 11'-0" FROM T.O. SLAB.
 MAIN FLOOR T.O. ROUGH OPENING 8'-10 1/2" FROM T.O. GYPCRETE, 9'-0" FROM T.O. SHEATHING.
 UPPER FLOOR T.O. ROUGH OPENING 8'-11" FROM T.O. GYPCRETE, 8'-2 1/2" FROM T.O. SHEATHING.

Legend:

- DENOTES SIMPSON HOLD DOWN AS NOTED
- DENOTES SIMPSON STRAP (VERT.) AS NOTED
- SW-# DENOTES SHEAR WALL PANEL NO. (SEE SCHEDULE)
- STUD DENOTES STUD WALL FRAMING
- SH DENOTES SHEAR PANEL
- F DENOTES EXHAUST FAN (SEE SIZING NOTES)
- S DENOTES 110V SMOKE DETECTOR W/ BATTERY BACK UP
- C DENOTES CARBON MONOXIDE DETECTOR
- 102'-6" DENOTES FLR. ELEV. (T.O. SLAB/ T.O. 9TH'G.)
- DS DENOTES DOWN SPOUT
- HB DENOTES HOSE BIBB
- DS DENOTES DOUBLE STUD
- T6 DENOTES TRIPLE STUD
- 1 DENOTES WINDOW SCHEDULE REFERENCE

General Notes:

ALL EXTERIOR WALLS OR WALLS BETWEEN HEATED AND UNHEATED SPACES SHALL BE 2 x 6 STUDS @ 16" OC. TYPICAL UNLESS NOTED OTHERWISE (UNO.) WITH 6 x 10 HEADERS AT ALL OPENINGS IN BEARING WALLS UNO. (SEE FRAMING PLANS).

ALL INTERIOR WALLS SHALL BE 2 x 4 STUDS @ 16" OC. TYP. UNO. WITH 4 x 10 HEADERS (BEARING WALLS) UNO.

ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING UNO.

BUILDING OFFSET DIMENSIONS, F.O. FRAMING = F.O. CONCRETE AT FOUNDATION WALLS TYP. UNO.

PLATE HEIGHT THIS FLOOR = 10' - 1 1/2" TYP. FROM SHEATHING, TYP. UNLESS NOTED OTHERWISE.

SOLID BLOCK ALL SUPPORTS AND FIRE BLOCK ALL PLUMBING PENETRATIONS AND LOCATIONS REQUIRED BY R302.1. PROVIDE FIRE BLOCKING TO ALL CONCEALED DRAFT OPENINGS TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN FLOORS.

SEE FLOOR FRAMING PLANS FOR HEADER NOTATIONS AND ALL COLUMN / BEAM SIZES AND LOCATIONS.

ALL HOLD DOWNS ARE TO BE SIMPSON (TYPE AND SIZE AS NOTED ON PLANS AND SHEAR WALL SCHEDULE). SEE FLOOR FOUNDATION AND FRAMING PLANS FOR LOCATION AND TYPE OF ALL SHEAR WALL PANEL TYPE AND ANCHOR BOLT SPACING AT PANELS. ALL STRAP TIE DOWNS SHALL HAVE A MINIMUM 1 1/2" EDGE COVER. PROVIDE TRIPLE 2x STUDS AS REQUIRED FOR PROPER PLACEMENT.

REVISED
 AUGUST 28, 2020, UPDATED WINDOWS PER KOLBE AND KOLBE WINDOW PACKAGE

The Valentin Residence

Parcel No. 004610-0150 and 004610-00151
 4350 E. Mercer Way Parcel No. 004610-0150/Mercer Island, Washington 98040

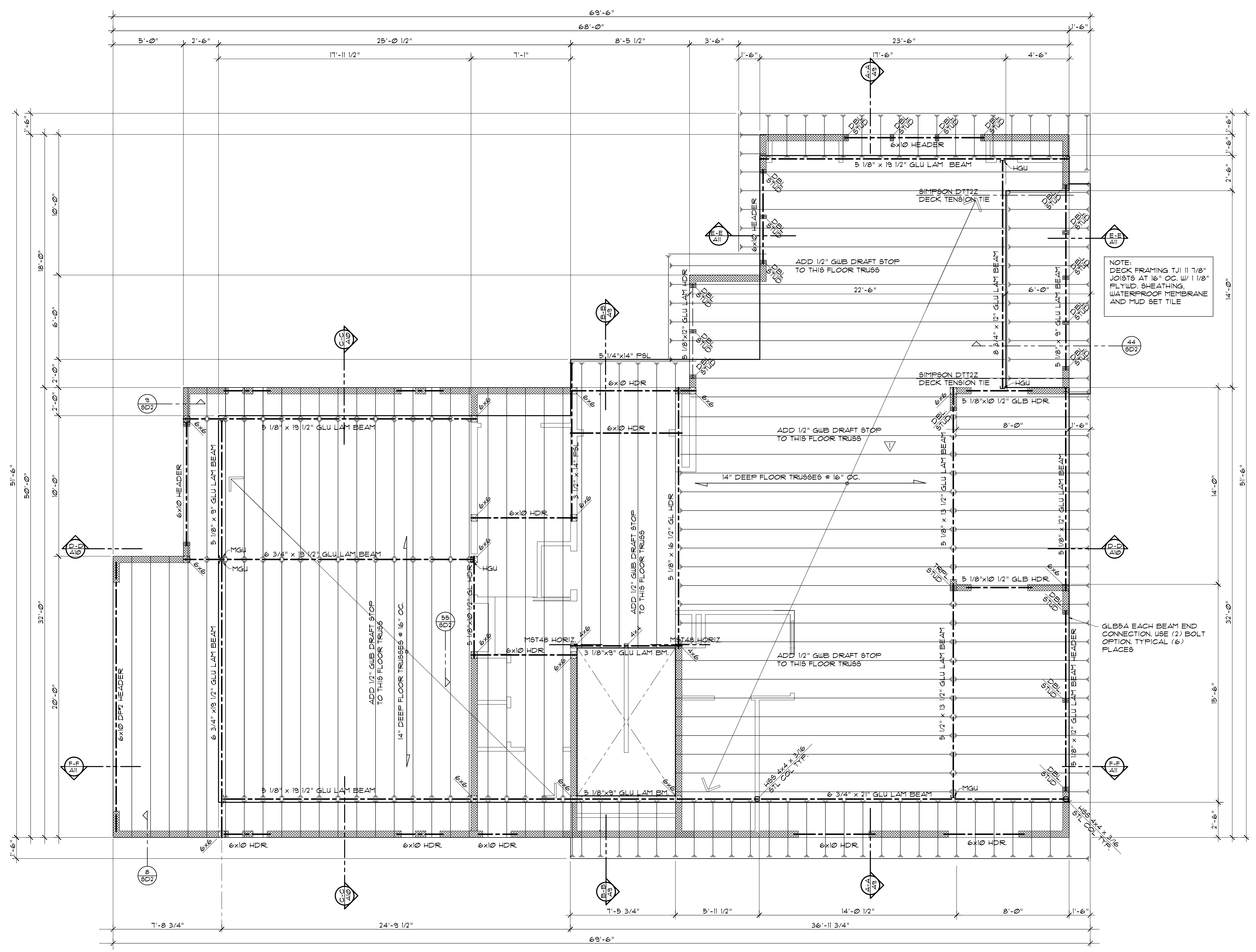
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 FEB. 4, 2019
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 AUG 28, 2020
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Upper Floor Framing Plan

North
 1/4" = 1'-0"
 T.O. SHEATHING EL. = 35.01' / T.O. GYPCRETE EL. = 35.14'

Framing Notes:

GENERAL:
 THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1 1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON CONCRETE OR MASONRY.
 JOIST FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM OF 3" AND SHALL BE NAILED TOGETHER WITH A MINIMUM OF THREE (3) 10d FACE NAILS.
 JOIST FRAMING TO THE SIDE OF A BEAM OR GIRDER SHALL BE SUPPORTED BY SIMPSON LUG HANGERS, BEAM / COLUMN USE CCG TYPE HANGERS, BEAM / BEAM USE SIMPSON HUGQ TYPE UNLESS NOTED OTHERWISE (UNO).
 JOISTS SHALL BE SUPPORTED Laterally AT THE ENDS BY FULL DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS OR BY ATTACHMENT TO A HEADER, RIM JOIST OR TO AN ADJOINING STUD; OR SHALL OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.

FRAMING LUMBER:
 PROVIDE S4S, S-DRY. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE PRESERVATIVE TREATED.
 NAIL IN ACCORDANCE WITH IBC TABLE 23-04.9.1 OR AS INDICATED ON THE DRAWINGS.
 USE FULL HEIGHT STUDS AND USE MULTIPLE STUDS TO ACHIEVE FULL BEARING UNDER BEAM ENDS OR ROOSTS IN WALL UNLESS NOTED OTHERWISE ON DRAWINGS.
BEAMS:
 AITC COMBINATION 24F-V4 FOR SINGLE SPANS AND 24F-V8 FOR CONTINUOUS MULTIPLE SPANS; MANUFACTURER'S STANDARD CAMBER.

LAMINATED VENEER LUMBER (LVL):
 WEYERHAEUSER MICRO-LAM OR APPROVED ALTERNATE. PRODUCTS SHALL BE PROVEN BY TESTING AS DEMONSTRATED BY ICBO OR NER ACCEPTANCE.
PARALLEL STRAND LUMBER (PSL):
 WEYERHAEUSER PARALLAM OR APPROVED ALTERNATE. PRODUCTS SHALL BE PROVEN BY TESTING AS DEMONSTRATED BY ICBO OR NER ACCEPTANCE.
PLYWOOD WEB JOISTS:
 WEYERHAEUSER AS INDICATED ON THE DRAWINGS OR AN APPROVED ALTERNATE. PLYWOOD WEB JOISTS SHALL BE MANUFACTURED WITH APA STRUCTURAL PLYWOOD, MACHINE STRESS RATED OR MICRO-LAM LUMBER FLANGES AND WATERPROOF GLUES.

METAL PLATE WOOD TRUSSES:
 TRUSSES SHALL BE DESIGNED AND FACTORY MANUFACTURED IN CONFORMANCE WITH TPI-88. METAL PLATE CONNECTORS SHALL BE ICC APPROVED. TOP CHORDS SHALL BE DOUGLAS FIR - LARCH.
 TRUSS MANUFACTURER SHALL PROVIDE DRAWINGS AND CALCULATIONS, INCLUDING PLACING PLANS AND STRESS DIAGRAMS, FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION.
SHEARWALLS:
 SEE 'SHEARWALL NOTES' AND SCHEDULE.
 SHEARWALLS WITH NAIL SPACING OF 4" OC OR TIGHTER SHALL BE FRAMED WITH 3x STUDS AND PLATES.

FLOOR SHEATHING:
 FLOOR SHEATHING SHALL BE 1 1/8" TONGUE AND GROOVE (T&G) A.P.A. RATED PLYWOOD, GLUED AND SCREWED TO FLOOR JOISTS.
 ADHESIVES SHALL CONFORM TO A.P.A. SPECIFICATION AFG-01. PROVIDE T&G EDGES ON LONG PANEL EDGES. SCREWS SHALL BE XXX AT 6" ON CENTER AT PANEL EDGES AND 10" ON CENTER AT INTERMEDIATE SUPPORTS.
 PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOISTS SHALL BE STAGGERED 4'-0".

NOTE:
 ALL FLOOR FRAMING SHALL BE 14" DEEP FLOOR TRUSSES @ 16" OC. TYPICAL UNLESS NOTED OTHERWISE W/ 1 1/8" T&G PLYWOOD SHEATHING AND 1 1/2" GYPCRETE W/ RADIANT HEAT.

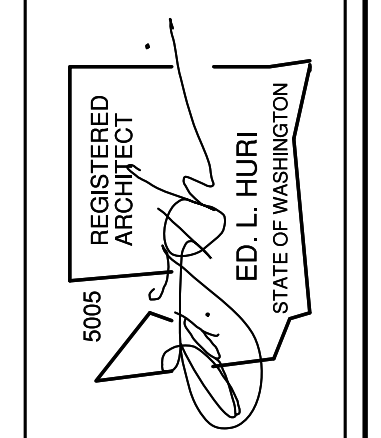
NOTE:
 DECK FRAMING TJI 11 7/8" JOISTS AT 16" OC W/ 1 1/8" PLYWOOD SHEATHING, WATERPROOF MEMBRANE AND MUD SET TILE

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The Valentin Residence

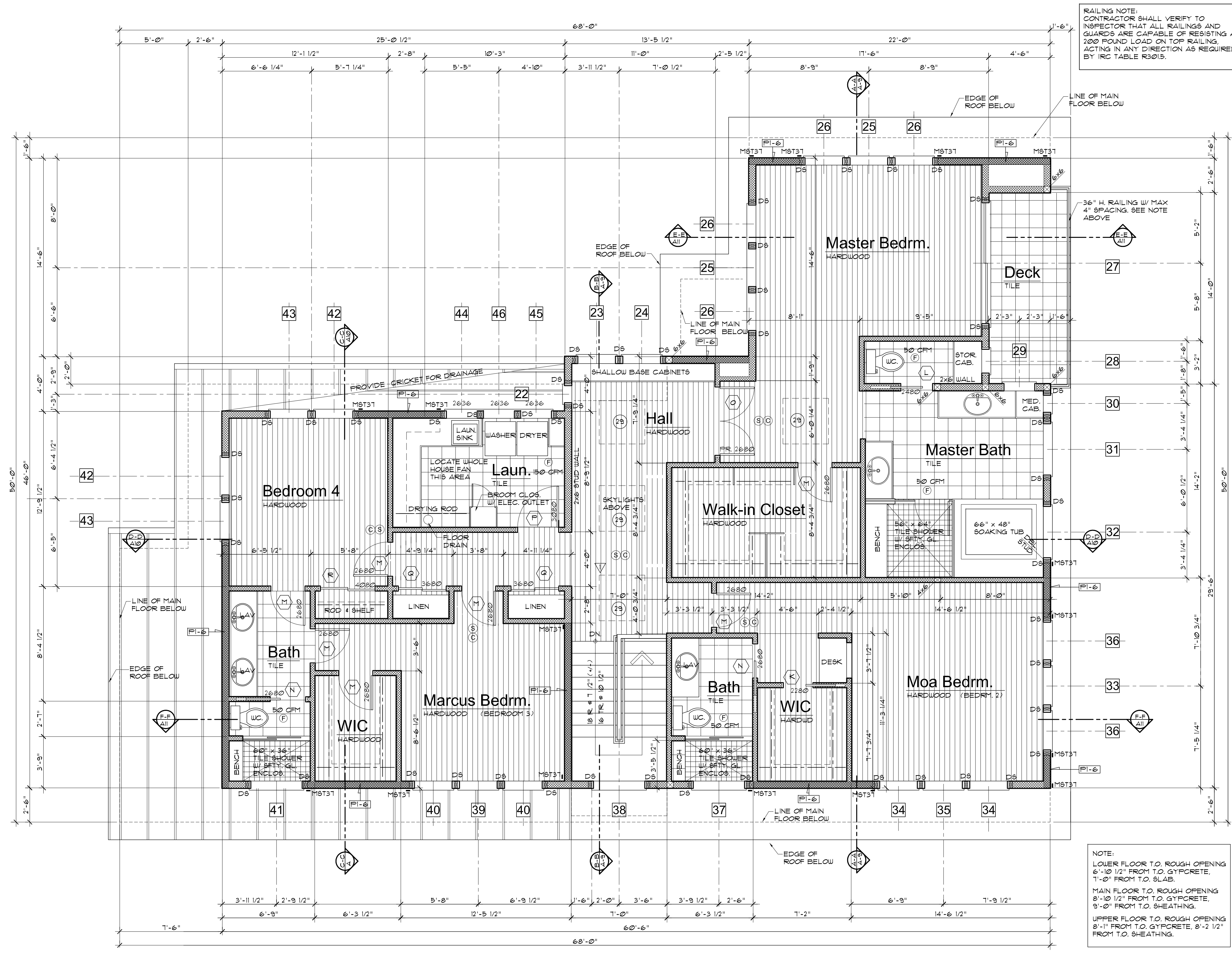
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Whole House Ventilation System:

WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1507.3.1 THROUGH M1507.3.3.

INTEGRATED WHOLE-HOUSE VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT THE RATE CALCULATED USING SECTION M1507.3.3. INTEGRATED FORCED AIR VENTILATION SYSTEMS SHALL DISTRIBUTE OUTDOOR AIR TO EACH HABITABLE SPACE THROUGH THE FORCED AIR SYSTEM DUCTS. INTEGRATED FORCED AIR VENTILATION SYSTEM SHALL HAVE AN OUTDOOR INLET DUCT CONNECTING A TERMINAL ELEMENT ON THE OUTSIDE OF THE BUILDING TO THE RETURN AIR PLenum OF THE FORCED AIR HANDLER. THE OUTDOOR AIR INLET CONNECTION TO THE RETURN AIR STREAM SHALL BE LOCATED UPSTREAM OF THE FORCED AIR SYSTEM BLOWER AND SHALL NOT CONNECT DIRECTLY INTO THE FURNACE CABINET TO PREVENT SHOCK TO THE HEAT EXCHANGER. THE SYSTEM SHALL BE EQUIPPED WITH A MOTORIZED DAMPER CONNECTED TO THE AUTOMATIC VENTILATION CONTROL AS SPECIFIED IN SECTION M1507.3.2. THE REQUIRED FLOW RATE SHALL BE VERIFIED BY FIELD TESTING WITH A FLOW HOOD OR A FLOW MEASURING STATION.

TABLE M1507.3.1(1)
 CONT. WHOLE HOUSE MECH. VENT. SYSTEM AIR FLOW REQ'TS

DUELLING UNIT FLOOR AREA (SQ. FT.)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	>7
< 1500	30	45	60	75	90
1501-3,000	45	60	75	90	105
3,001-4,500	60	75	90	105	120
4,501-6,000	75	90	105	120	135
6,001-15,000	90	105	120	135	150
>15,000	105	120	135	150	165

TABLE M1507.3.2
 TABLE M1507.3.2(1)
 INTERMITTENT CONT. WHOLE HOUSE MECH. VENT. RATE FACTORS

PERCENTAGE PER 4 HR. SEGMENT	TABLE M1507.3.2(1) INTERMITTENT CONT. WHOLE HOUSE MECH. VENT. RATE FACTORS				
	25%	33%	50%	66%	75%
FACTOR	4	3	2	1.5	1.0

MECHANICAL VENTILATION RATE:
 THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR TO EACH DWELLING UNIT AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1507.3.1(1). FOR FLOOR AREA OVER 6,000 SQ. FT. AND FIVE BEDROOMS + 120 CFM (CONTINUOUSLY OPERATING FAN). FOR INTERMITTENTLY OPERATING VENTILATION SYSTEM, THE RATE SHALL BE THE COMBINATION OF ITS DELIVERED CAPACITY FROM TABLE M1507.3.1(1) AND ITS VENTILATION EFFECTIVENESS AND DAILY FRACTIONAL OPERATION TIME FROM TABLE M1507.3.2(1).

AIRFLOW RATE REQUIREMENTS PER M1507.3.1(1): 120cfm.
 RATE FACTOR AT 25% PER M1507.3.2(1): 4
 120CFM x 4 = 480 CFM.

Source Specific Exhaust Ventilation:

REQUIRED IN EACH KITCHEN, BATHROOM, WATER CLOSET COMPARTMENT, LAUNDRY ROOM AND ROOMS WHERE WATER VAPOR OR COOKING ODOR IS PRODUCED.

MINIMUM SOURCE SPECIFIC VENTILATION REQUIREMENTS

	BATH/TOILET ROOMS	KITCHENS
INTERMITTENT OPERATION	50 CFM	100 CFM
CONTINUOUS OPERATION	20 CFM	25 CFM

Typical Construction

ROOF:
 STANDING SEAM METAL ROOF
 1/2" PLYWOOD SHEATHING
 SHED ROOF TRUSSES (SPACING PER PLAN)
 OR
 EPDM ROOF MEMBRANE FULLY ADHERED.
 HUNTER TAPERED PANELS (1/2" / FT)
 1/2" PLYWOOD SHEATHING
 14" DEEP FLAT TRUSSES @ 16" OC
 MIN. R-19 BATT OR BLOU-IN INSULATION
 5/8" GYPSUM WALLBOARD (GWB.)

WALLS:
 HARDIE-PANEL OR EQUAL SIDING
 VERTICAL METAL SIDING
 STONE VENEER
 TYPICAL OR EQUAL BUILDING WRAP
 1/2" CDX PLYWOOD SHEATHING
 2 x 6 STUDS @ 16" OC
 MIN. R-21 BATT INSULATION
 1/2" GYPSUM WALL BOARD (GWB.)

FLOORS:
 FRAMED FLOORS:
 FINISH FLOOR VARIES (SEE FLOOR PLANS)
 1 1/2" GYPCRETE W/ RADIANT HEATING
 1 1/8" T & G PLYWOOD SHEATHING
 14" DEEP FLAT TRUSSES @ 16" OC
 MIN. R-38 BATT INSULATION (AS REQUIRED)
 1/2" GYPSUM WALLBOARD (GWB.) @ CEILINGS.

LOWER FLOOR CONC. SLAB:
 8" CONC. SLAB W/ RADIANT HEAT AND 5 BARS EA. WAY PER FOUNDATION PLAN, SHT A-2
 R-10 RIGID INSULATION
 MIN. 20 MIL VAPOR BARRIER
 MIN. 6" COMPACTED GRAVEL BASE

GARAGE CONC. SLAB:
 8" CONC. SLAB W/ 5 BARS EA. WAY PER FOUNDATION PLAN, SHT A-2
 MIN. 20 MIL VAPOR BARRIER
 MIN. 6" COMPACTED GRAVEL BASE

Shearwall Schedule Notes:

- G1 - GYPSUM WALLBOARD ONE SIDE
 G2 - GYPSUM WALLBOARD TWO SIDES
 F1 - 1/2" PLYWOOD OR A.P.A. RATED SHEATHING ONE SIDE
 F2 - 1/2" PLYWOOD OR A.P.A. RATED SHEATHING TWO SIDES
- WHEN ALLOWABLE SHEAR WALL VALUES EXCEED 350 plf, 3x MINIMUM STUDS REQUIRED AT ADJOINING PANEL EDGES (i.e. FI-4 DESIGNATION OR BELOW).
- NAILS SHALL BE 10d COMMON, UNLESS NOTED OTHERWISE.
- WHERE PLYWOOD IS TWO SIDES OF WALL, PANEL EDGES SHALL FALL ON SEPARATE STUDS EACH SIDE.
- ALL PANEL EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING UNLESS NOTED OTHERWISE. INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY FOR PLYWOOD OR A.P.A. RATED SHEATHING. GYPSUM SHEAR WALLS SHALL BE INSTALLED WITH PANELS RUNNING HORIZONTALLY. SPACE NAILS AT 12" ON CENTER AT INTERMEDIATE SUPPORTS.
- TYPICAL EXTERIOR WALL SHALL BE 1/2" PLYWOOD OR 5/8" A.P.A. RATED SHEATHING (UNLESS NOTED OTHERWISE), WITH NAILS SPACED AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER IN FIELD. BLOCK ALL PANEL EDGES.
- TYPICAL INTERIOR WALL SHALL BE 1/2" GYPSUM WALLBOARD UNLESS NOTED OTHERWISE. NAIL WITH 5d COOLER NAILS AT 12" ON CENTER ALL STUDS AND PLATES. BLOCK ALL PANEL EDGES.
- OR
- 5/8" GYPSUM WALLBOARD NAIL WITH 6d COOLER NAILS AT 12" ON CENTER ALL PANEL EDGES AND PLATES.
- TYPICAL ANCHOR BOLTS TO BE 5/8" DIAMETER, HOT DIPPE GALVANIZED AT 12" ON CENTER UNLESS NOTED OTHERWISE. ALL BOLTS MUST HAVE 3x3 HDG SQUARE WASHERS INSTALLED.
- MASAT MUD SILL ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS. USE SPACING PROVIDED FOR ANCHOR BOLTS.
- ALL FRAMING HOLD DOWNS AND CLIPS TO BE SIMPSON BRAND OR EQUIVALENT.
- DO NOT OVER DRIVE NAILS INTO SHEATHING.
- ROOF AND FLOOR SHEATHING:
 ROOF SHEATHING SHALL BE 1/2" A.P.A. RATED PLYWOOD OR AS NOTED ON PLANS. NAILING SHALL BE 8d COMMON NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS.
 FLOOR SHEATHING SHALL BE 1 1/8" A.P.A. RATED PLYWOOD SCREWED AND GLUED TO SUPPORTS. ADHESIVES SHALL CONFORM TO A.P.A. SPECIFICATION APG 01. PROVIDE TONGUE AND GROOVE EDGES AT LONG PANEL EDGES. SCREWS SHALL BE AT 6" ON CENTER AT PANEL EDGES AND 10" ON CENTER AT INTERMEDIATE SUPPORTS.
 PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOIST STAGGERED 4'-0".
- HOLDDOWNS:
 PROVIDE HOLDDOWNS TO FOUNDATION AT END OF WALLS WHERE SHOWN ON PLANS.

Upper Floor Plan 2,062 sf
 DECK ADD'L. = 84 SF
 T.O. SHEATHING EL. = 46.40' / T.O. GYPCRETE EL. = 46.53'
 1/4" = 1'-0"

- Legend:**
- DENOTES SIMPSON HOLD DOWN AS NOTED
 - DENOTES SIMPSON STRAP (VERT.) AS NOTED
 - SW-# SHEAR WALL PANEL NO. (SEE SCHEDULE)
 - DENOTES STUD WALL FRAMING
 - DENOTES SHEAR PANEL
 - F EXHAUST FAN (SEE SIZING NOTES)
 - S 10V SMOKE DETECTOR W/ BATTERY BACK UP.
 - C CARBON MONOXIDE DETECTOR
 - 100-# DENOTES FLR. ELEV. (T.O. SLAB/ T.O. SHING.)
 - DS DOWN SPOUT
 - HB HOSE BIBB
 - DS DOUBLE STUD
 - TS TRIPLE STUD
 - 1 DENOTES WINDOW SCHEDULE REFERENCE

General Notes:

ALL EXTERIOR WALLS OR WALLS HEATED AND UNHEATED SPACES SHALL BE 2 x 6 STUDS @ 16" OC. TYPICAL UNLESS NOTED OTHERWISE (UNO.) WITH 6 x 10 HEADERS AT ALL OPENINGS IN BEARING WALLS UNO. (SEE FRAMING PLANS).

ALL INTERIOR WALLS SHALL BE 2 x 4 STUDS @ 16" OC. TYP. UNO. WITH 4 x 10 HEADERS (BEARING WALLS) UNO.

ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING UNO.

BUILDING OFFSET DIMENSIONS: F.O. FRAMING = F.O. CONCRETE AT FOUNDATION WALLS TYP. UNO.

PLATE HEIGHT THIS FLOOR = 9'-1 1/2" FROM SHEATHING TYP. UNLESS NOTED OTHERWISE.

SOLID BLOCK ALL SUPPORTS AND FIRE BLOCK ALL PLUMBING PENETRATIONS AND LOCATIONS REQUIRED BY R302.11. PROVIDE FIRE BLOCKING TO ALL CONCEALED DRAFT OPENINGS TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN FLOORS.

SEE FLOOR FRAMING PLANS FOR HEADER NOTATIONS AND ALL COLUMN / BEAM SIZES AND LOCATIONS.

ALL HOLD DOWNS ARE TO BE SIMPSON (TYPE AND SIZE AS NOTED ON PLANS AND SHEAR WALL SCHEDULE). SEE FLOOR FOUNDATION AND FRAMING PLANS FOR LOCATION AND TYPE OF ALL SHEAR WALL PANEL TYPE AND ANCHOR BOLT SPACING AT PANELS. ALL STRAP TIE DOWNS SHALL HAVE A MINIMUM 1 1/2" EDGE COVER. PROVIDE TRIPLE 2x STUDS AS REQUIRED FOR PROPER PLACEMENT.

Shearwall Schedule:

SHEAR WALL TYPE	NAIL SIZE	EDGES	FIELD	TOP PLATE NAIL/G	TOP PL. LTR4 SFP4	BLOCK'G REQ'D.	PLATE ANCHORS	MIN. PL. SIZE	SOLE PLATE NAILING	HEM-PLATE #/FL.	DOUG-PLATE #/FL.
FI-6	10d	6"	12"	N/A	24"	Yes	5/8" dia @ 32" O.C.	2x	(2) 16d @ 10" O.C.	278	310
FI-5	10d	5"	12"	N/A	18"	Yes	5/8" dia @ 32" O.C.	2x	(2) 16d @ 8" O.C.	348	350
FI-4	10d	4"	12"	N/A	16"	Yes	5/8" dia @ 24" O.C.	3x	(2) 16d @ 7" O.C.	418	460
FI-3	10d	3"	12"	N/A	12"	Yes	5/8" dia @ 24" O.C.	3x	(2) 16d @ 5" O.C.	545	600
FI-2	10d	2"	12"	N/A	8"	Yes	5/8" dia @ 16" O.C.	3x	(3) 16d @ 5" O.C.	713	770
FI-6	10d	6"	12"	N/A	24"	Yes	5/8" dia @ 16" O.C.	3x	(2) 16d @ 5" O.C.	558	620
FI-4	10d	4"	12"	N/A	8"	Yes	5/8" dia @ 16" O.C.	3x	(3) 16d @ 5" O.C.	836	920
FI-3	10d	3"	12"	N/A	6"	Yes	5/8" dia @ 12" O.C.	3x	(4) 16d @ 5" O.C.	1090	1200
FI-2	10d	2"	12"	N/A	4"	Yes	5/8" dia @ 12" O.C.	3x	(4) 16d @ 4" O.C.	1426	1540

NOTE:
 FOR ALL SHEARWALL PANELS WITH EDGE NAILING OF 4" OC. OR LESS (FI-4 OR BELOW), 3x STUDS ARE REQUIRED WHERE JOINT BETWEEN TWO ADJACENT PANELS FALL ON AN INDIVIDUAL STUD.

REVISIONS
 AUGUST 18, 2020
 UPDATED WINDOWS PER KOLBE AND KOLBE WINDOW PACKAGE

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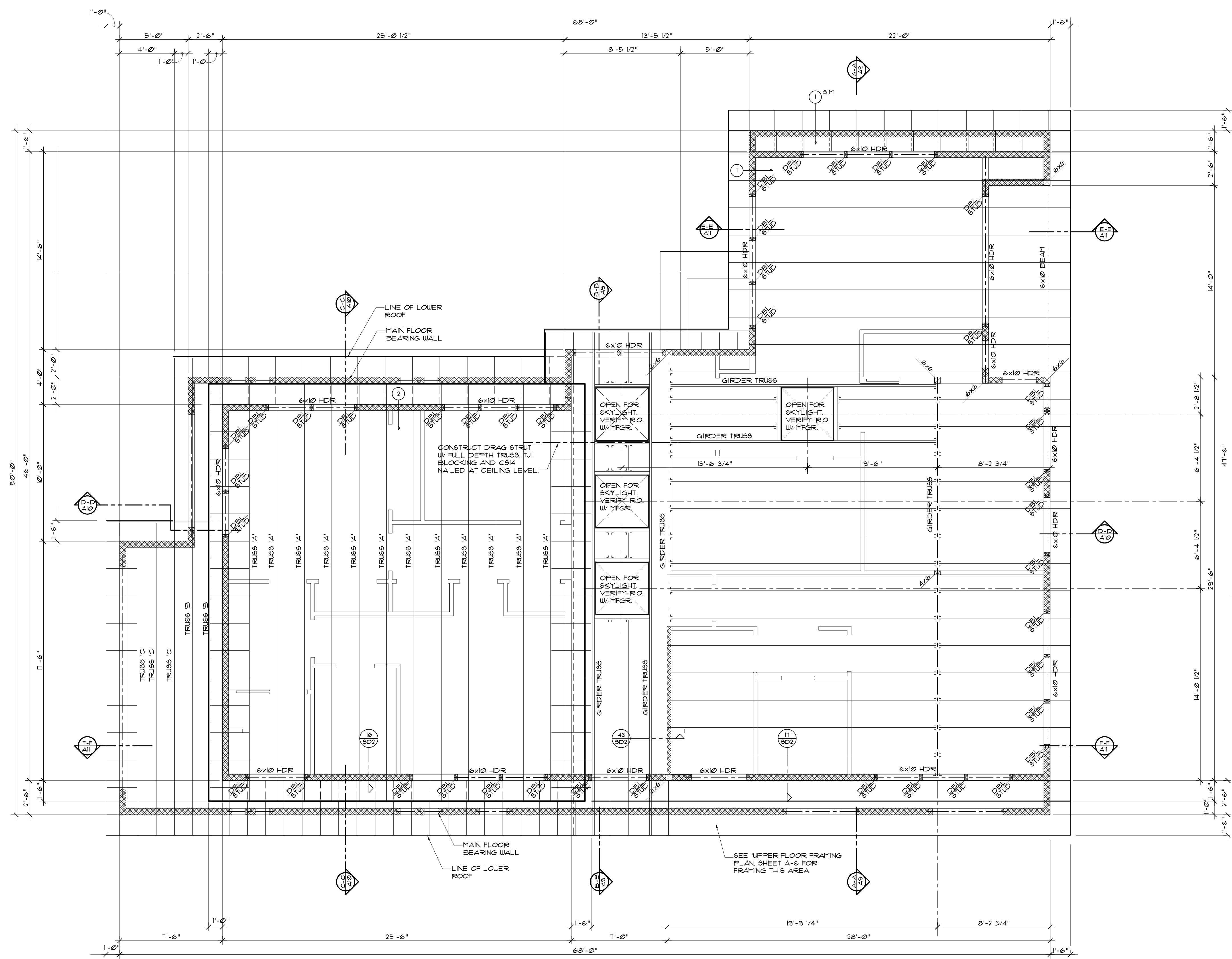
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Roof Framing Plan



Roof Framing Notes

ROOF FRAMING SHALL BE MANUFACTURED TRUSSES W/ SPACING AS NOTED ON PLAN. ROOF SHALL HAVE A SLOPE OF THREE QUARTERS OF ONE UNIT VERTICAL PER EVERY TWELVE UNITS HORIZONTAL (3/4:12) TYPICAL. SEE BUILDING EXTERIOR ELEVATIONS AND BUILDING SECTIONS FOR ROOF SLOPES.

ROOF SHEATHING SHALL BE MINIMUM 1/2" CDX PLYWOOD WITH AN APA RATING 24/0, NAIL WITH 10d NAILS @ 6" OC. AT PANEL EDGES AND 12" OC. IN FIELD.

WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH APPROVED ENGINEERING PRACTICES. THE DESIGN AND MANUFACTURE OF METAL PLATE CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI. THE TRUSS DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL.

TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND TO PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS FOR THE BUILDING AND AS NOTED ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS.

TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, SPLICED OR OTHERWISE ALTERED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT, ENGINEER OR TRUSS MANUFACTURER.

ROOF TRUSSES SHALL BEAR MANUFACTURERS STAMP AND SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS AND THE LAYOUT SHOWN HEREON. TRUSS MANUFACTURER SHALL NOTIFY THE ARCHITECT AND ENGINEER PRIOR TO MODIFYING THE TRUSS LAYOUT SHOWN HERE.

TRUSS MANUFACTURER SHALL SIZE AND PROVIDE ALL REQUIRED METAL BRACKETS AND HANGERS FOR THE PROPER INSTALLATION OF THE ROOF FRAMING SYSTEM. CONNECTIONS BETWEEN ENGINEERED ROOF MEMBERS SHALL BE DESIGNED BY THE TRUSS MANUFACTURER OR THEIR DESIGN PROFESSIONAL.

ROOFING TO BE 'STANDING BEAM' METAL OR EQUAL ROOFING ON SLOPED ROOFS, INSTALLED STRICTLY TO MANUFACTURERS SPECIFICATIONS AND ACCEPTED INDUSTRY STANDARDS. ROOFING ON 'FLAT' ROOFS TO BE TORCH DOWN OR EQUAL.

ALL GLU LAMINATED BEAMS SHALL BE 24F-V3 UNLESS NOTED OTHERWISE ON PLAN OR IN ENGINEERING DETAILS.

BEARING WALLS ARE SHOWN SHADED. ALL HEADERS ARE TO BE 6x10 DF # (EXTERIOR WALLS) AND 4x10 DF # (INTERIOR WALLS) TYPICAL. ALL BEARING WALLS UNLESS NOTED OTHERWISE ON ROOF FRAMING PLAN.

TYPICAL PLATE HEIGHT FROM TOP OF SHEATHING (UNLESS NOTED OTHERWISE) SHOWN ON BUILDING SECTIONS AND ELEVATIONS.

Roof Ventilation

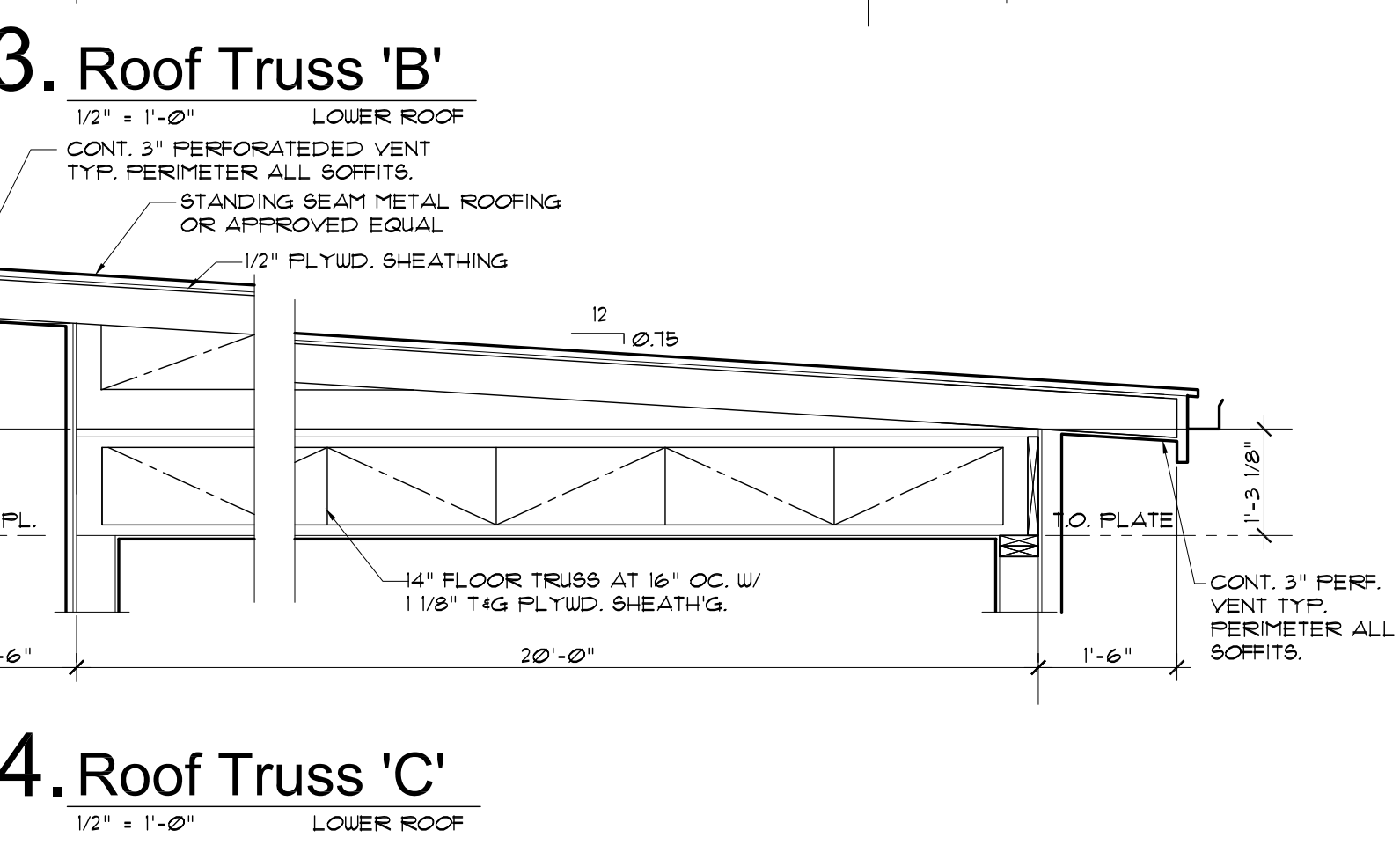
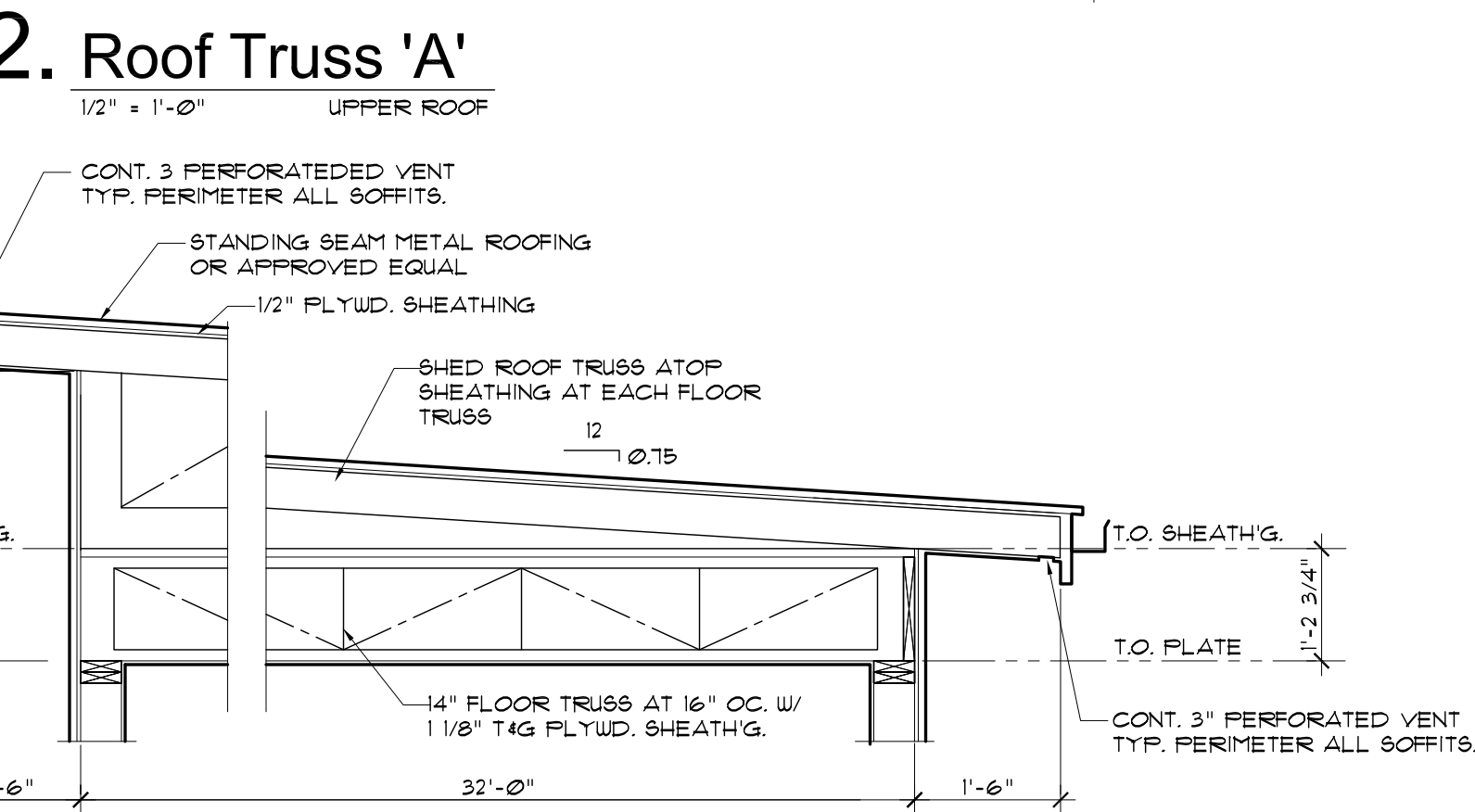
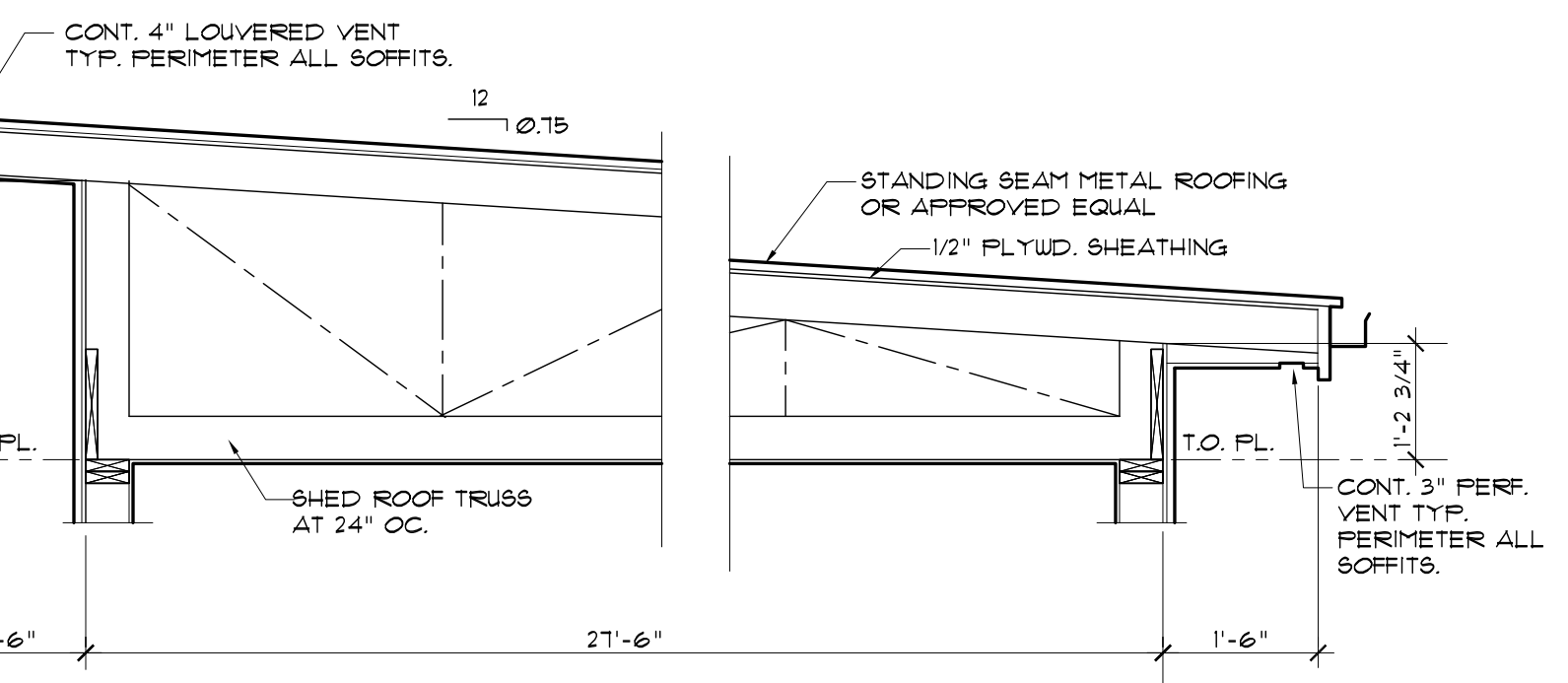
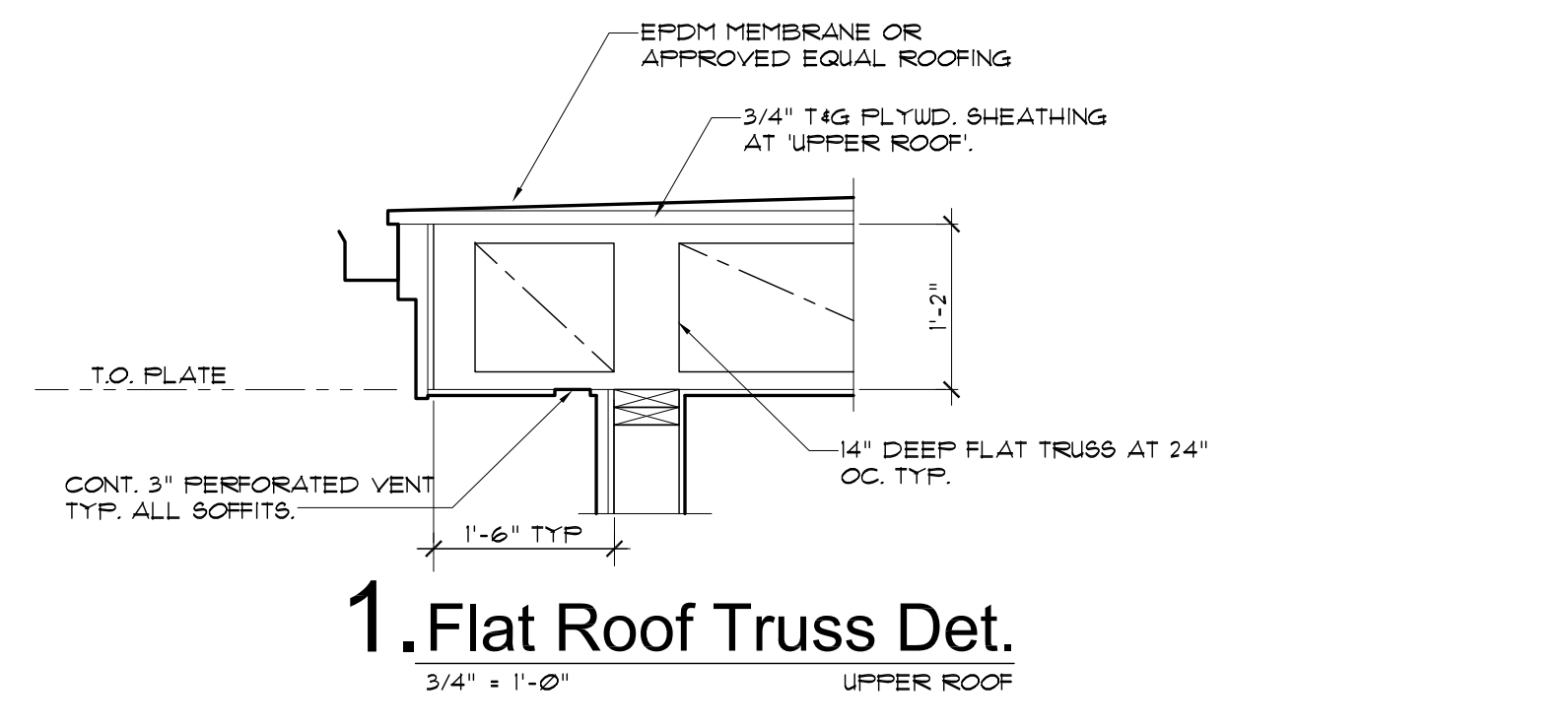
CONTINUOUS 3" PERFORATED SOFFIT VENT BY VULCAN VENTS OR EQUAL @ 0.1 SF OF FREE VENT AREA PER LIN. FOOT OF VENT.

UPPER SLOPED ROOF AREA = 840 SF
 2,440 / 150 = 16.27 SF REQ'D.
 PERIMETER CONT. 3" VENTS = 230 LF
 VENT @ 0.1 SF / LIN. FT. = [23.0 SF]

LOWER SLOPED ROOF AREA = 392 SF
 392 / 150 = 2.61 SF REQ'D.
 PERIMETER CONT. 3" VENTS = 80 LF
 VENT @ 0.1 SF / LIN. FT. = [8.0 SF]

FLAT ROOF AREA = 1,142 SF
 1,142 SF / 150 = 7.61 SF
 PERIMETER CONT. 3" VENTS = 147 LF
 VENT @ 0.1 SF / LIN. FT. = [14.7 SF]

TOTAL VENT AREA REQ'D. = 16.27 + 2.71 + 13.04 SF
 TOTAL VENT AREA = 29.0 + 2.03 = 49.3 SF.



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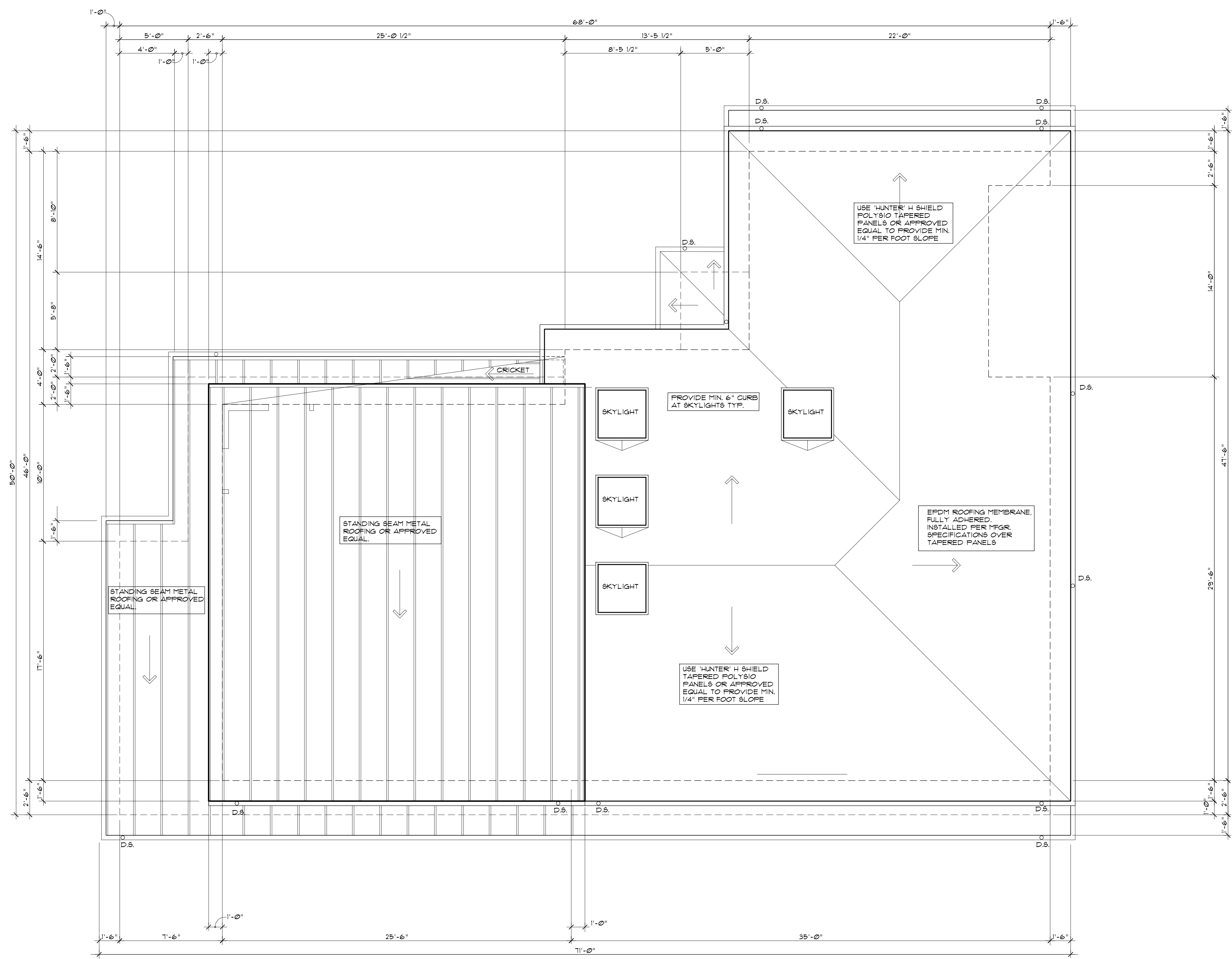
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 SEPT 6, 2020
 MAR 22, 2021



Roof Drainage Plan



1/4" = 1'-0"

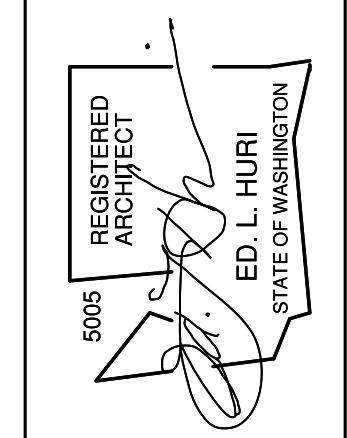
ETHYLENE PROPYLENE DIENE TERPOLYMER (EPDM) SINGLE PLY ROOFING MEMBRANE TYPICAL UNLESS OTHERWISE NOTED.

REVISED

The Valentin Residence

Parcel No. 004610-0150 and 004610-00151
 4350 E. Mercer Way Parcel No. 004610-0150 Mercer Island, Washington 98040

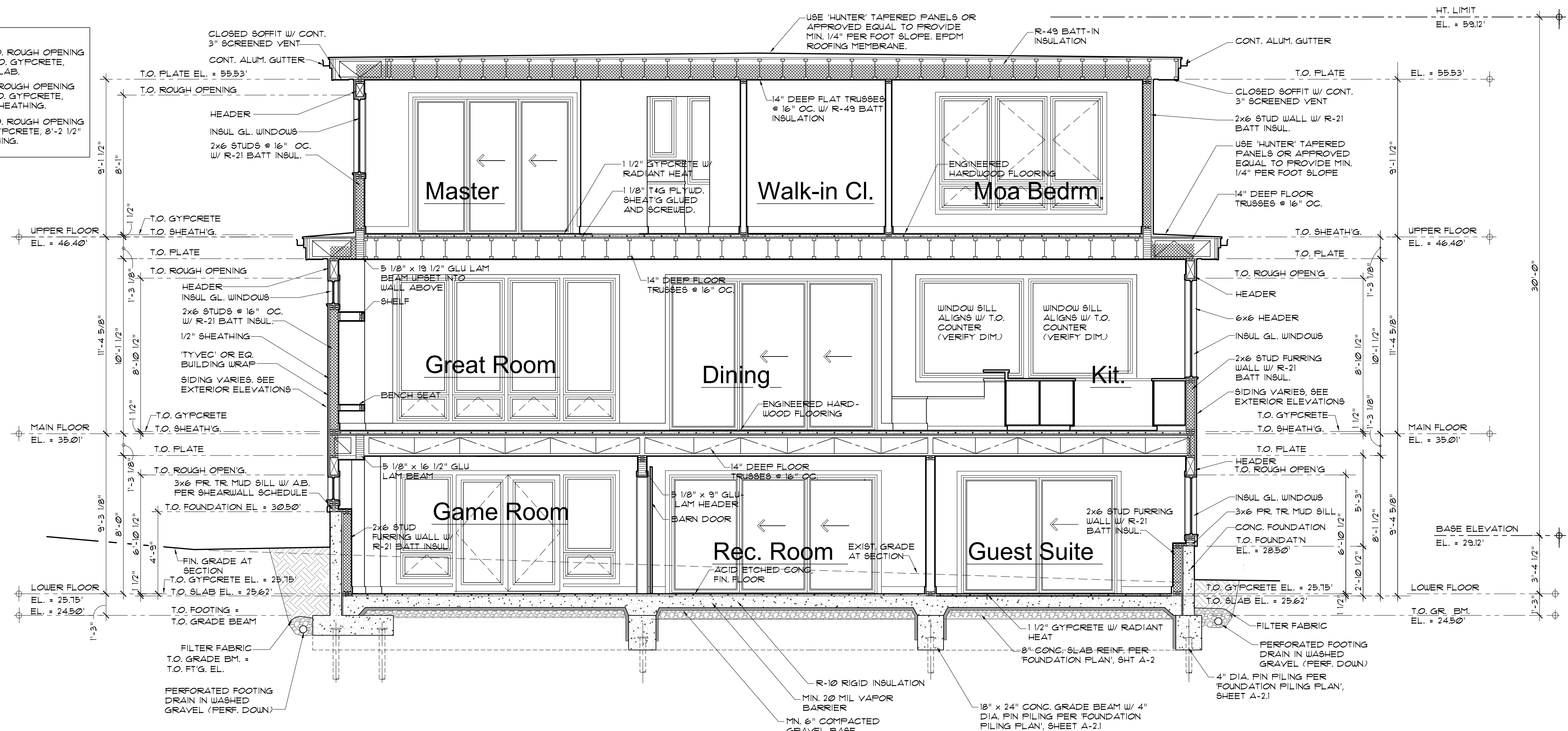
Ed. L. Huri, Architect
 6908 - 168th St. SW., Lynnwood, WA. 98037
 Architectural Design & Planning
 (425) 286-3985 e-huri@msn.com



val 17-01
 E.L.H.
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 PLOTTED:
 MAR. 22, 2021

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NOTE:
 LOWER FLOOR T.O. ROUGH OPENING
 6'-10 1/2" FROM T.O. GYPCRETE,
 7'-0" FROM T.O. SLAB.
 MAIN FLOOR T.O. ROUGH OPENING
 8'-10 1/2" FROM T.O. GYPCRETE,
 9'-0" FROM T.O. SHEATHING.
 UPPER FLOOR T.O. ROUGH OPENING
 8'-11" FROM T.O. GYPCRETE, 8'-2 1/2"
 FROM T.O. SHEATHING.

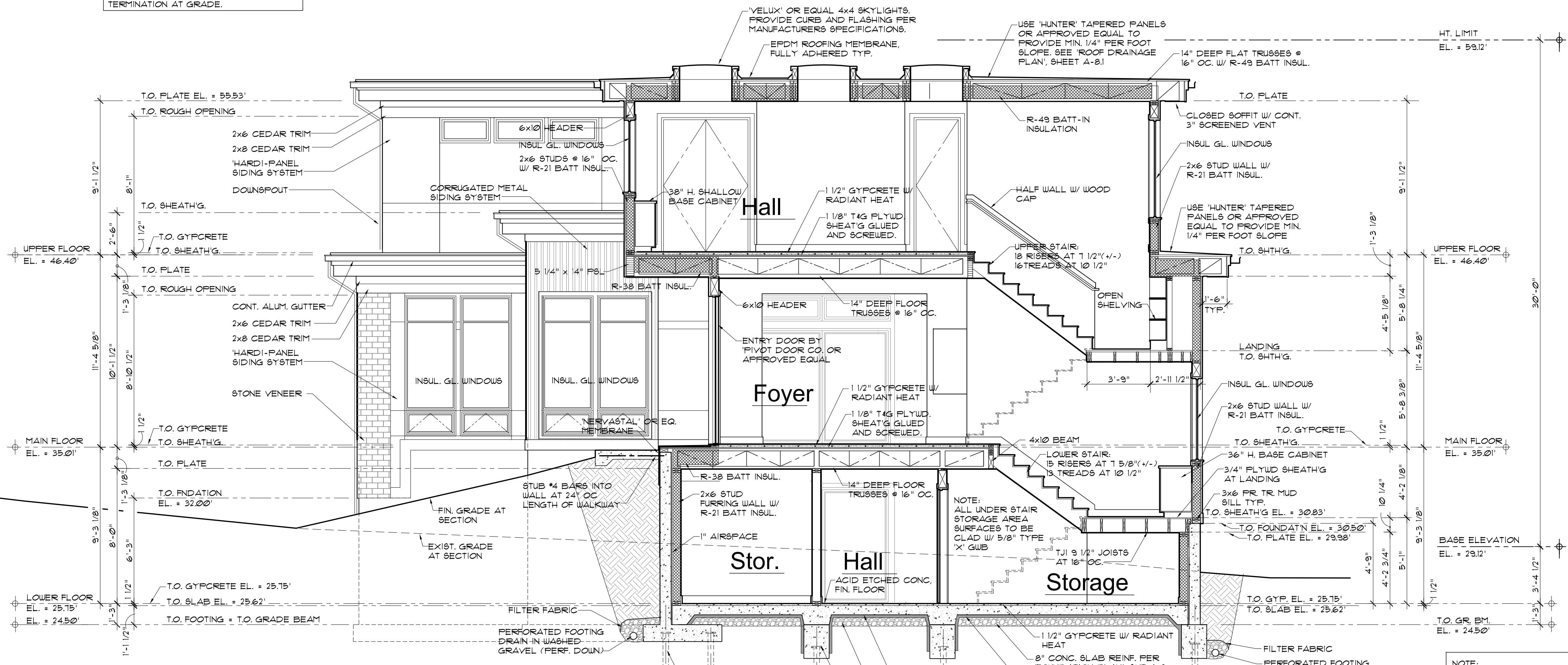


NOTE:
 SPRAY TWO COATS OF TUF-N-DRY™ H8
 WATER-PROOFING ON WALL AND
 FOOTING TO GRADE. INSTALL DRAIN
 BOARD AND SEAL THE TOP
 TERMINATION AT GRADE.

Typical Construction

- ROOF:
 STANDING SEAM METAL ROOF
 1/2" PLYWOOD SHEATHING
 SHED ROOF TRUSSES (SPACING PER PLAN)
 -OR-
 EPDM ROOF MEMBRANE, FULLY ADHERED,
 "HUNTER" TAPERED PANELS (1/2" / FT)
 1/2" PLYWOOD SHEATHING
 14" DEEP FLAT TRUSSES @ 16" OC
 MIN. R-49 BATT OR BLOW-IN INSULATION
 5/8" GYPSUM WALLBOARD (GWB.)
- WALLS:
 "HARDIE-PANEL" OR EQUAL SIDING
 VERTICAL METAL SIDING
 STONE VENEER
 "TYVEC" OR EQUAL BUILDING WRAP
 1/2" CDX PLYWOOD SHEATHING
 2 x 6 STUDS @ 16" OC
 MIN. R-21 BATT INSULATION
 1/2" GYPSUM WALL BOARD (GWB.)
- FLOORS:
 FRAMED FLOORS:
 FINISH FLOOR VARIES (SEE FLOOR PLANS)
 1 1/2" GYPCRETE W/ RADIANT HEATING
 1 1/8" T & G PLYWOOD SHEATHING
 14" DEEP FLOOR TRUSSES @ 16" OC
 MIN. R-38 BATT INSULATION (AS REQUIRED)
 1/2" GYPSUM WALLBOARD (GWB.) @ CEILINGS.
- LOWER FLOOR CONC. SLAB:
 8" CONC. SLAB W/ RADIANT HEAT AND #5
 BARS EA. WAY PER FOUNDATION PLAN, SHT A-2
 R-10 RIGID INSULATION
 MIN. 20 MIL VAPOR BARRIER
 MIN. 6" COMPACTED GRAVEL BASE
- GARAGE CONC. SLAB:
 8" CONC. SLAB W/ #5 BARS EA. WAY
 PER FOUNDATION PLAN, SHT A-2
 MIN. 20 MIL VAPOR BARRIER
 MIN. 6" COMPACTED GRAVEL BASE

Section A-A
 1/4" = 1'-0"



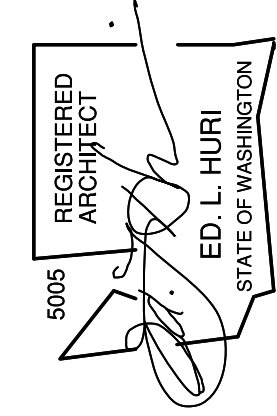
NOTE:
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 6'-10 1/2" FROM T.O. GYPCRETE,
 7'-0" FROM T.O. SLAB.
 MAIN FLOOR T.O. ROUGH OPENING
 8'-10 1/2" FROM T.O. GYPCRETE,
 9'-0" FROM T.O. SHEATHING.
 UPPER FLOOR T.O. ROUGH OPENING
 8'-11" FROM T.O. GYPCRETE, 8'-2 1/2"
 FROM T.O. SHEATHING.

Section B-B
 1/4" = 1'-0"

REVISED
 AUGUST 28, 2020:
 LOWERED LOWER FLOOR SLAB 1/2" AND ADDED
 GYPCRETE FOR RADIANT HEAT.
 AUGUST 28, 2020:
 UNDOING CHANGES PER KOLBE AND KOLBE
 SEPTEMBER 09, 2020:
 UPDATED FOUNDATION AT SOUTH WALL PER CLIENT

The Valentin Residence
 Parcel No. 004610-0150 and 004610-001151
 4350 E. Mercer Way Parcel No. 004610-0150 Mercer Island, Washington 98040

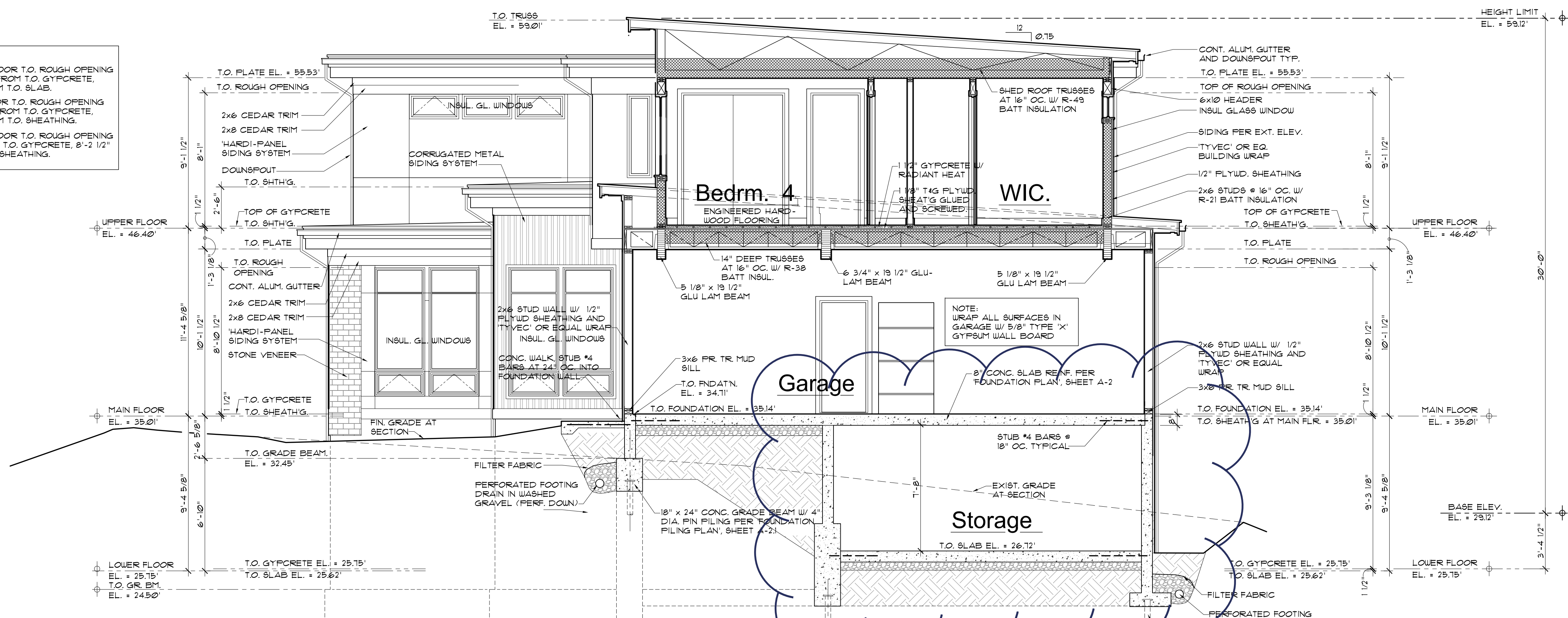
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NOTE:
 LOWER FLOOR T.O. ROUGH OPENING
 6'-10 1/2" FROM T.O. GYPCRETE,
 3'-0" FROM T.O. SLAB.
 MAIN FLOOR T.O. ROUGH OPENING
 8'-10 1/2" FROM T.O. GYPCRETE,
 3'-0" FROM T.O. SHEATHING.
 UPPER FLOOR T.O. ROUGH OPENING
 8'-1" FROM T.O. GYPCRETE, 8'-2 1/2"
 FROM T.O. SHEATHING.



Section C-C
 1/4" = 1'-0"

Typical Construction

ROOF:
 STANDING SEAM METAL ROOF
 1/2" PLYWOOD SHEATHING
 SHED ROOF TRUSSES (SPACING PER PLAN)
 -OR-
 EPDM ROOF MEMBRANE, FULLY ADHERED,
 "HUNTER" TAPERED PANELS (1/2" / FT)
 1/2" PLYWOOD SHEATHING
 14" DEEP FLAT TRUSSES @ 16" OC
 MIN. R-49 BATT OR BLOW-IN INSULATION
 5/8" GYPSUM WALLBOARD (GWB.)

WALLS:
 "HARDIE-PANEL" OR EQUAL SIDING
 VERTICAL METAL SIDING
 STONE VENEER
 "TYVEC" OR EQUAL BUILDING WRAP
 1/2" CDX PLYWOOD SHEATHING
 2 x 6 STUDS @ 16" OC
 MIN. R-21 BATT INSULATION
 1/2" GYPSUM WALL BOARD (GWB.)

FLOORS:
 FRAMED FLOORS:
 FINISH FLOOR VARIES (SEE FLOOR PLANS)
 1 1/2" GYPCRETE W/ RADIANT HEATING
 1 1/8" T & G PLYWOOD SHEATHING
 14" DEEP FLOOR TRUSSES @ 16" OC
 MIN. R-38 BATT INSULATION (AS REQUIRED)
 1/2" GYPSUM WALLBOARD (GWB.) @ CEILING.

LOWER FLOOR CONC. SLAB:
 8" CONC. SLAB W/ RADIANT HEAT AND 5
 BARS EA. WAY PER FOUNDATION PLAN, SHT A-2
 R-10 RIGID INSULATION
 MIN. 20 MIL VAPOR BARRIER
 MIN. 6" COMPACTED GRAVEL BASE

GARAGE CONC. SLAB:
 8" CONC. SLAB W/ 5 BARS EA. WAY
 PER FOUNDATION PLAN, SHT A-2
 MIN. 20 MIL VAPOR BARRIER
 MIN. 6" COMPACTED GRAVEL BASE

REVISED: 12/24/19 9:20AM
 ADDED STORAGE ROOM UNDER GARAGE PER OWNER

REVISED:
 AUGUST 28, 2020
 LOWERED LOWER FLOOR SLAB 1/2" AND ADDED
 GYPCRETE FOR RADIANT HEAT.
 AUGUST 28, 2020
 UPDATED WINDOWS PER KOLBE AND KOLBE
 WINDOW PACKAGE.

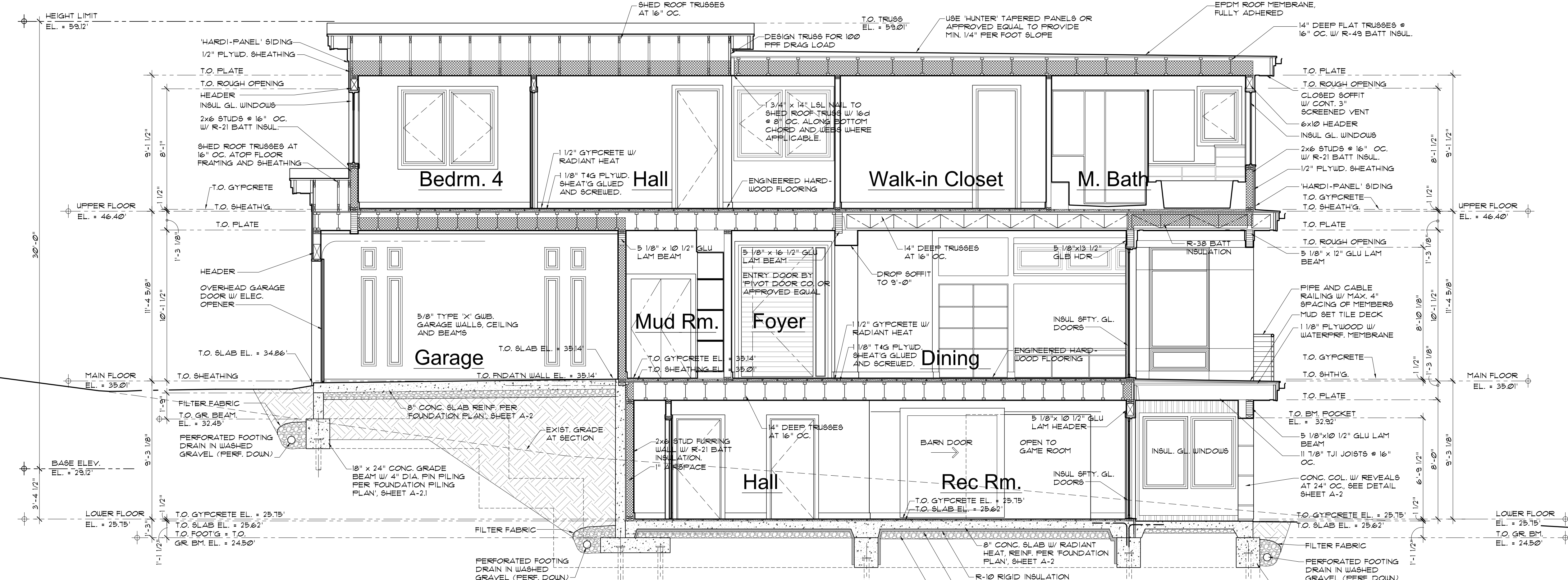
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REGISTERED ARCHITECT
 ED. L. HURI
 STATE OF WASHINGTON

val 11-21
 ELH
 FEB. 11, 2019
 PLOTTED:
 MAR. 22, 2021

A-10
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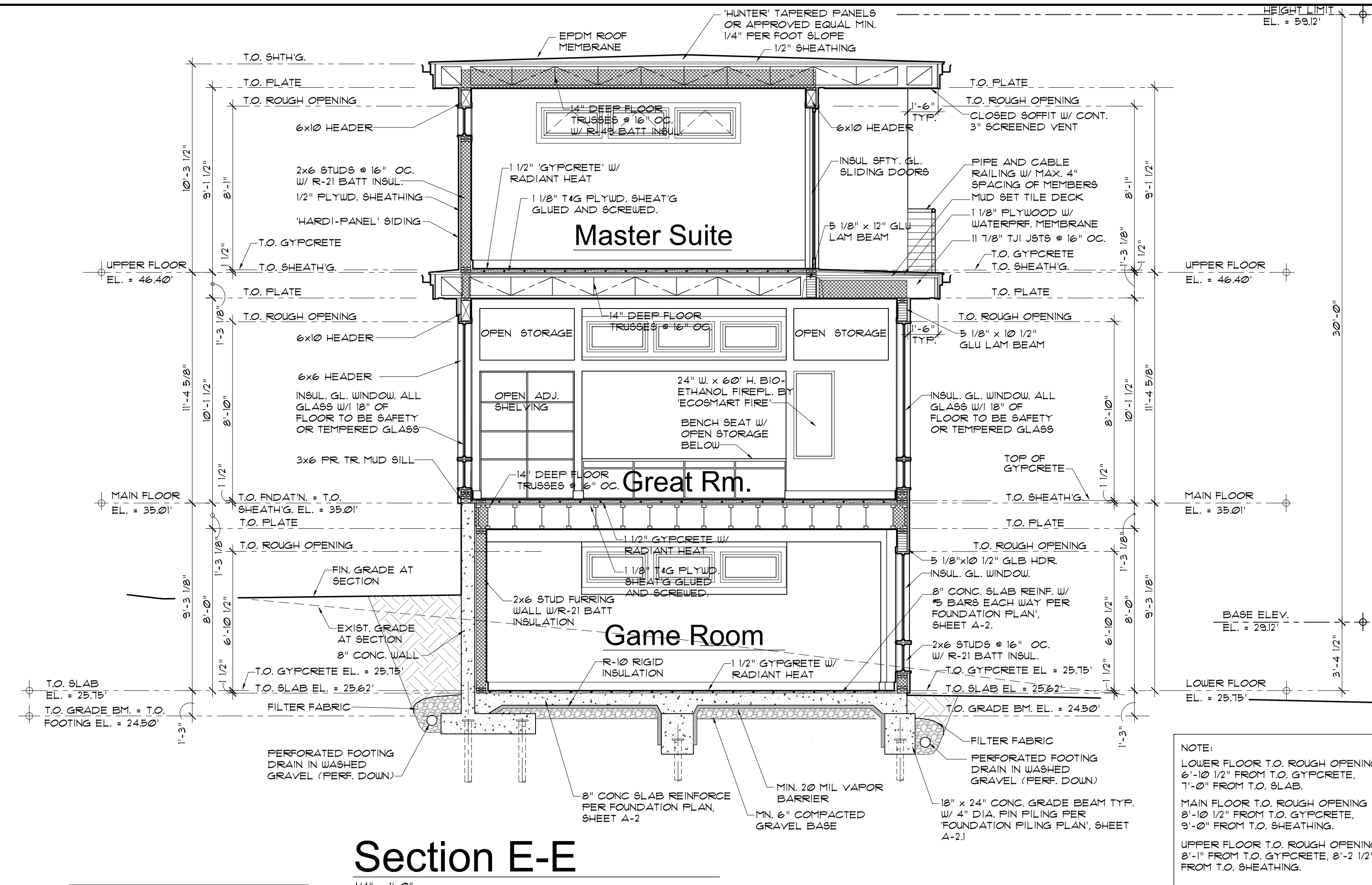


Section D-D
 1/4" = 1'-0"

NOTE:
 SPRAY TWO COATS OF DAMP-PROOFING
 ON WALL AND FOOTING TO GRADE.
 INSTALL DRAIN BOARD AND SEAL THE
 TOP TERMINATION AT GRADE.

NOTE:
 LOWER FLOOR T.O. ROUGH OPENING
 6'-10 1/2" FROM T.O. GYPCRETE,
 1'-0" FROM T.O. SLAB.
 MAIN FLOOR T.O. ROUGH OPENING
 8'-10 1/2" FROM T.O. GYPCRETE,
 3'-0" FROM T.O. SHEATHING.
 UPPER FLOOR T.O. ROUGH OPENING
 8'-1" FROM T.O. GYPCRETE, 8'-2 1/2"
 FROM T.O. SHEATHING.

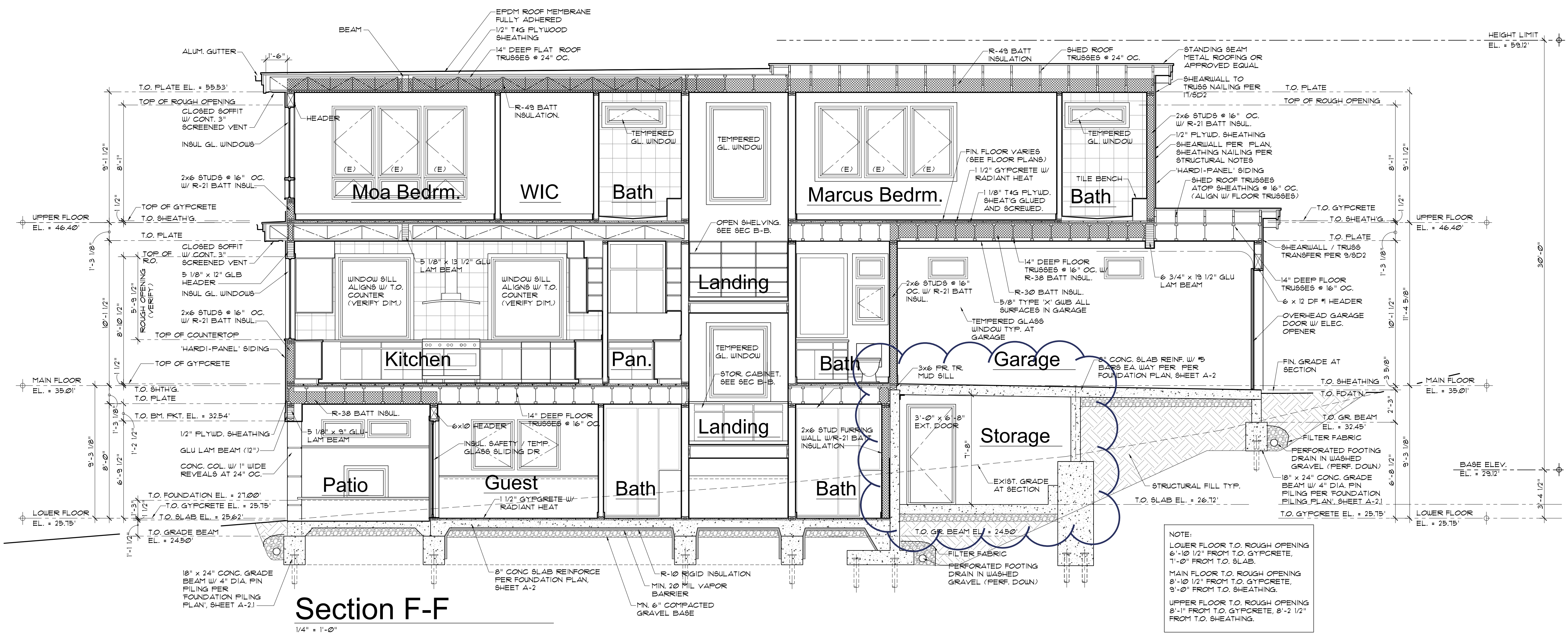
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Typical Construction

- ROOF:**
 STANDING BEAM METAL ROOF
 1/2" FLYWOOD SHEATHING
 SHED ROOF TRUSSES (SPACING PER PLAN)
 OR
 EPDM ROOF MEMBRANE FULLY ADHERED.
 HUNTER TAPERED PANELS (1/2" / FT)
 1/2" FLYWOOD SHEATHING
 14" DEEP FLAT TRUSSES @ 16" OC
 MIN. R-49 BATT OR BLOW-IN INSULATION
 5/8" GYPSUM WALLBOARD (GWB.)
- WALLS:**
 HARDIE-PANEL' OR EQUAL SIDING
 VERTICAL METAL SIDING
 STONE VENEER
 TYVEC' OR EQUAL BUILDING WRAP
 1/2" CDX FLYWOOD SHEATHING
 2 x 6 STUDS @ 16" OC
 MIN. R-21 BATT INSULATION
 1/2" GYPSUM WALL BOARD (GWB.)
- FLOORS:**
FRAMED FLOORS:
 FINISH FLOOR VARIES (SEE FLOOR PLANS)
 1 1/2" GYPCRETE W/ RADIANT HEATING
 1 1/8" T & G FLYWOOD SHEATHING
 14" DEEP FLOOR TRUSSES @ 16" OC
 MIN. R-38 BATT INSULATION (AS REQUIRED)
 1/2" GYPSUM WALLBOARD (GWB.) @ CEILINGS.
- LOWER FLOOR CONC. SLAB:**
 8" CONC. SLAB W/ RADIANT HEAT AND #5 BARS EA. WAY PER FOUNDATION PLAN, SHT A-2
 R-10 RIGID INSULATION
 MIN. 20 MIL VAPOR BARRIER
 MIN. 6" COMPACTED GRAVEL BASE
- GARAGE CONC. SLAB:**
 8" CONC. SLAB W/ #5 BARS EA. WAY PER FOUNDATION PLAN, SHT A-2
 MIN. 20 MIL VAPOR BARRIER
 MIN. 6" COMPACTED GRAVEL BASE

NOTE:
 SPRAY TWO COATS OF DAMP-PROOFING ON WALL AND FOOTING TO GRADE. INSTALL DRAIN BOARD AND SEAL THE TOP TERMINATION AT GRADE.

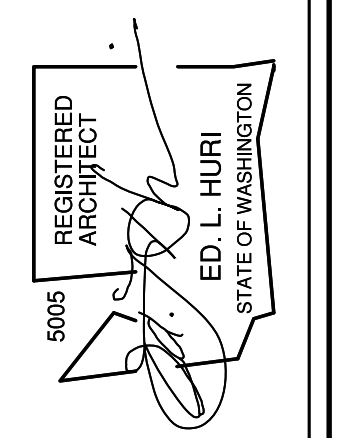


REVISED:
 MARCH 20, 2021:
 ADDED STORAGE ROOM UNDER GARAGE PER OWNER

REVISED:
 AUGUST 28, 2020:
 LOWERED LOWER FLOOR SLAB 1 1/2" AND ADDED GYPCRETE FOR RADIANT HEAT.
 AUGUST 28, 2020:
 UPDATED WINDOWS PER KOLBE AND KOLBE WINDOW SEPT 6, 2020:
 UPDATED FOUNDATION STEPS PER CLIENT

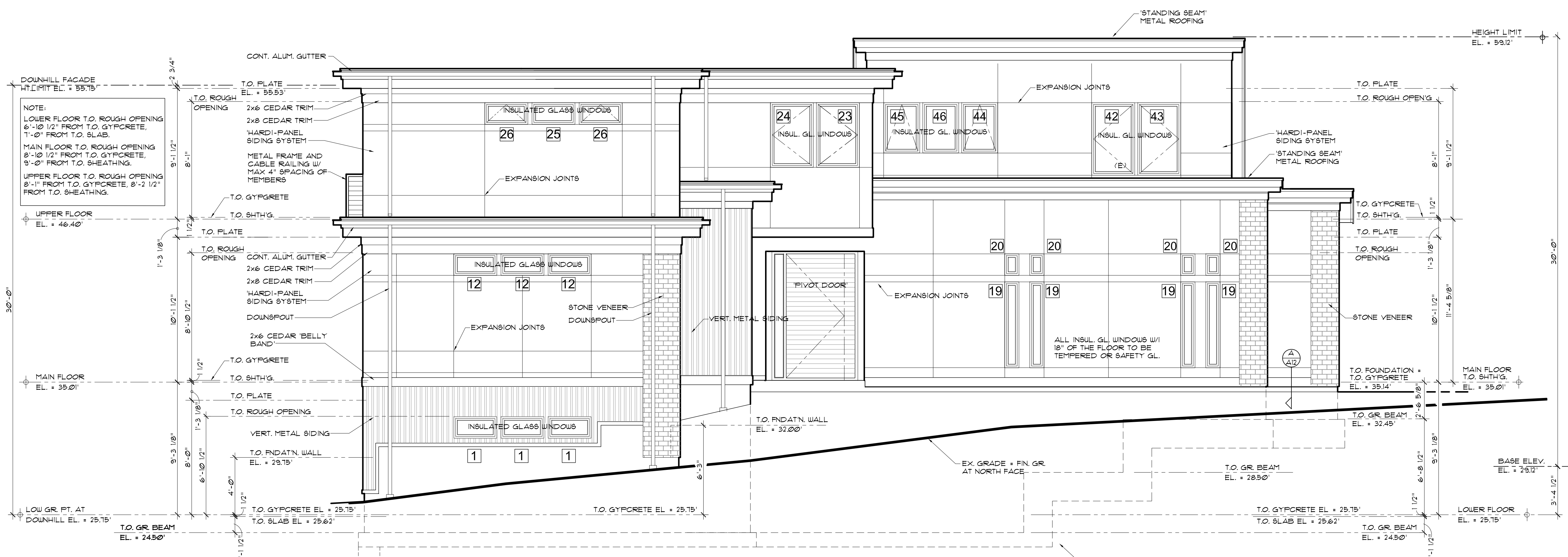
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North

1/4" = 1'-0"
 1 DENOTES WINDOW SCHEDULE REFERENCE

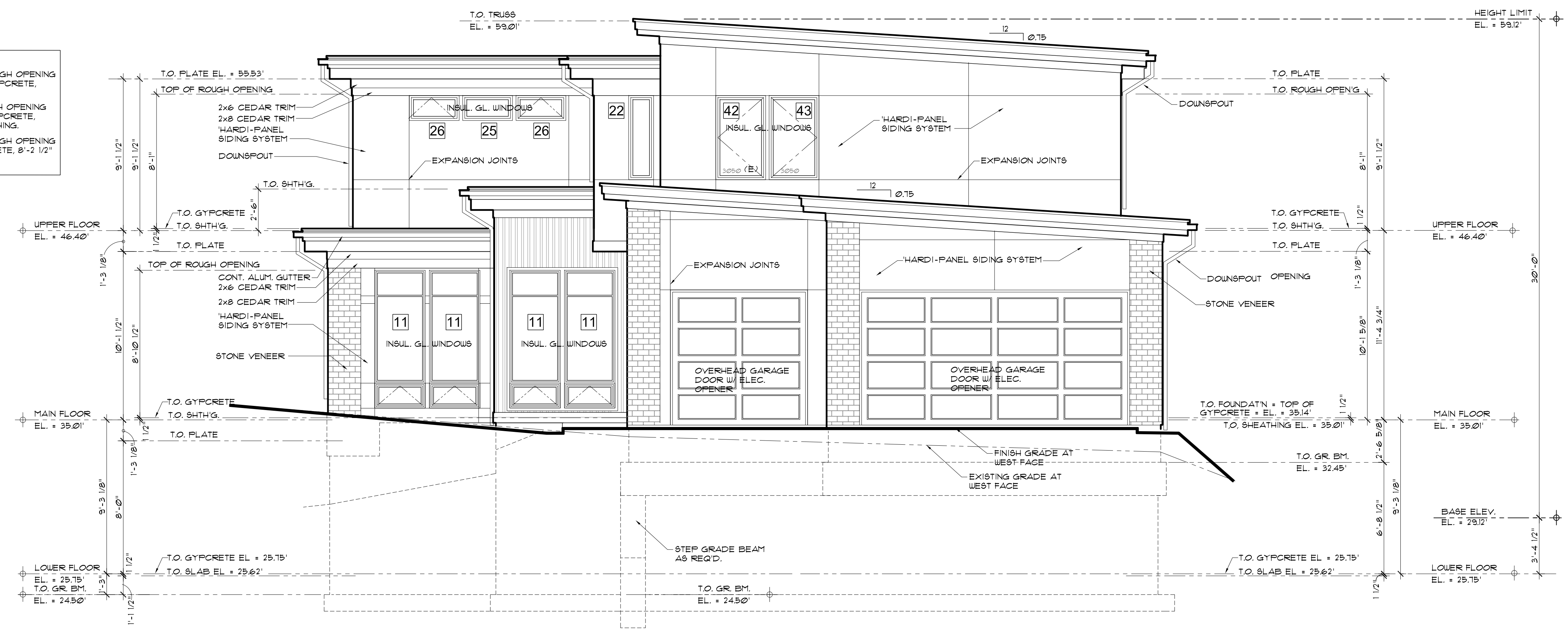
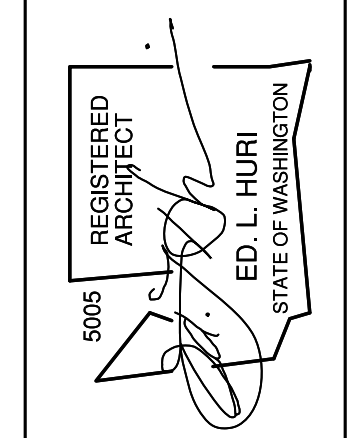
Typical Construction

- ROOF:**
 STANDING BEAM METAL ROOF
 1/2" PLYWOOD SHEATHING
 SHED ROOF TRUSSES (SPACING PER PLAN)
 -OR-
 EPDM ROOF MEMBRANE, FULLY ADHERED,
 "HANTER" TAPERED PANELS (1/2" / FT)
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 14" DEEP FLAT TRUSSES @ 16" OC
 MIN. R-49 BATT OR BLOW-IN INSULATION
 5/8" GYPSUM WALLBOARD (GWB.)
- WALLS:**
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 VERTICAL METAL SIDING
 STONE VENEER
 "TYVEC" OR EQUAL BUILDING WRAP
 1/2" CDX PLYWOOD SHEATHING
 2 x 6 STUDS @ 16" OC
 MIN. R-21 BATT INSULATION
 1/2" GYPSUM WALL BOARD (GWB.)
- FLOORS:**
 FRAMED FLOORS:
 FINISH FLOOR VARIES (SEE FLOOR PLANS)
 1 1/2" GYPCRETE W/ RADIANT HEATING
 1 1/8" 1/4 G PLYWOOD SHEATHING
 14" DEEP FLOOR TRUSSES @ 16" OC
 MIN. R-38 BATT INSULATION (AS REQUIRED)
 1/2" GYPSUM WALLBOARD (GWB.) @ CEILING.
- LOWER FLOOR CONC. SLAB:**
 8" CONC. SLAB W/ RADIANT HEAT AND #5
 BARS EA. WAY PER FOUNDATION PLAN, SHT A-2
 R-10 RIGID INSULATION
 MIN. 20 MIL VAPOR BARRIER
 MIN. 6" COMPACTED GRAVEL BASE
- GARAGE CONC. SLAB:**
 8" CONC. SLAB W/ #5 BARS EA. WAY
 PER FOUNDATION PLAN, SHT A-2
 MIN. 20 MIL VAPOR BARRIER
 MIN. 6" COMPACTED GRAVEL BASE

REVISED
 AUGUST 25, 2020:
 LOWERED LOWER FLOOR SLAB 1 1/2" AND ADDED
 GYPCRETE FOR RADIANT HEAT.
 AUGUST 28, 2020:
 PLACED INSULATED WINDOW PER KOLBE AND KOLBE WINDOW
 PACKAGE
 SEPTEMBER 6, 2020:
 UPDATED FOUNDATION STEPS PER OWNER

The Valentin Residence
 Parcel No. 004610-0150 and 004610-001151
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West

1/4" = 1'-0"
 1 DENOTES WINDOW SCHEDULE REFERENCE

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NOTE:
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 6'-10 1/2" FROM T.O. GYPCRETE,
 7'-0" FROM T.O. SLAB.
 MAIN FLOOR T.O. ROUGH OPENING
 8'-10 1/2" FROM T.O. GYPCRETE,
 9'-0" FROM T.O. SHEATHING.
 UPPER FLOOR T.O. ROUGH OPENING
 8'-1" FROM T.O. GYPCRETE, 8'-2 1/2"
 FROM T.O. SHEATHING.

NOTE:
 CONTRACTOR SHALL VERIFY TO
 INSPECTOR THAT ALL RAILINGS AND
 GUARDS ARE CAPABLE OF RESISTING A
 200 POUND LOAD ON TOP RAILING,
 ACTING IN ANY DIRECTION AS REQUIRED
 BY IRC TABLE R301.5.

Typical Construction

ROOF:
 STANDING SEAM METAL ROOF
 1/2" PLYWOOD SHEATHING
 SHED ROOF TRUSSES (SPACING PER PLAN)
 OR
 EPDM ROOF MEMBRANE FULLY ADHERED.
 'HUNTER' TAPERED PANELS (1/2" / FT)
 1/2" PLYWOOD SHEATHING
 14" DEEP FLAT TRUSSES @ 16" OC
 MIN. R-49 BATT OR BLOW-IN INSULATION
 5/8" GYPSUM WALLBOARD (GWB.)

WALLS:
 'HARDI-PANEL' OR EQUAL SIDING
 VERTICAL METAL SIDING
 STONE VENEER
 'TYVEC' OR EQUAL BUILDING WRAP
 1/2" CDX PLYWOOD SHEATHING
 2 x 6 STUDS @ 16" OC
 MIN. R-21 BATT INSULATION
 1/2" GYPSUM WALL BOARD (GWB.)

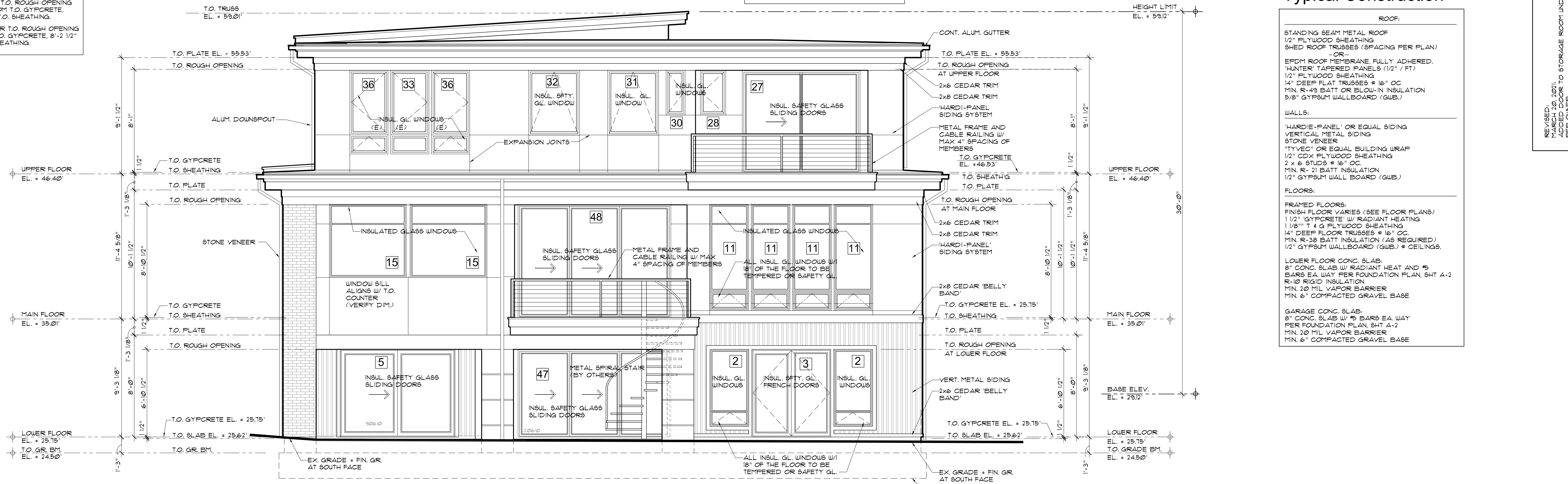
FLOORS:
 FRAMED FLOORS:
 FINISH FLOOR VARIES (SEE FLOOR PLANS)
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 1 1/8" T & G PLYWOOD SHEATHING
 14" DEEP FLOOR TRUSSES @ 16" OC
 MIN. R-38 BATT INSULATION (AS REQUIRED)
 1/2" GYPSUM WALLBOARD (GWB.) @ CEILINGS.

LOWER FLOOR CONC. SLAB:
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 BARS EA. WAY PER FOUNDATION PLAN, SHT A-2
 MIN. R-10 RIGID INSULATION
 MIN. 20 MIL VAPOR BARRIER
 MIN. 6" COMPACTED GRAVEL BASE

GARAGE CONC. SLAB:
 8" CONC. SLAB W/ 5 BARS EA. WAY
 PER FOUNDATION PLAN, SHT A-2
 MIN. 20 MIL VAPOR BARRIER
 MIN. 6" COMPACTED GRAVEL BASE

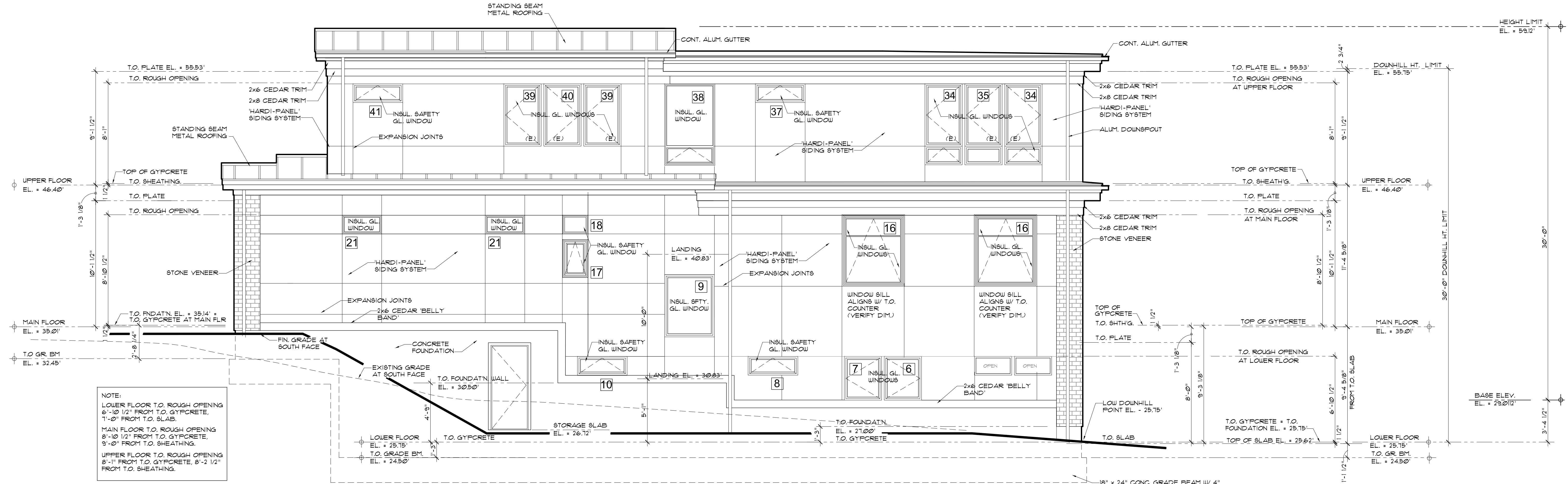
REVISED: 8/20/2019
 ADDED DOOR TO STORAGE ROOM UNDER GARAGE
 PER OWNER

REVISED:
 AUGUST 28, 2020
 LOWERED LOWER FLOOR SLAB 1 1/2" AND ADDED
 GYPCRETE FOR RADIANT HEAT.
 REVISED: 3/22/2021
 UPDATED WINDOWS PER KOLBE AND KOLBE WINDOW
 PACKAGE
 SEPTEMBER 9, 2020
 REVISED: 10/20/2020
 ADDED FOUNDATION TRUSSES PER CLIENT. ADDED
 MILLIONS TO HIGHER WINDOWS PER CLIENT.



East

1/4" = 1'-0"
 1 DENOTES WINDOW SCHEDULE REFERENCE



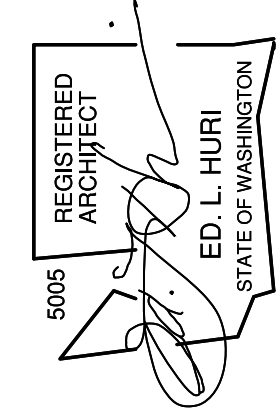
South

1/4" = 1'-0"
 1 DENOTES WINDOW SCHEDULE REFERENCE

NOTE:
 LOWER FLOOR T.O. ROUGH OPENING
 6'-10 1/2" FROM T.O. GYPCRETE,
 7'-0" FROM T.O. SLAB.
 MAIN FLOOR T.O. ROUGH OPENING
 8'-10 1/2" FROM T.O. GYPCRETE,
 9'-0" FROM T.O. SHEATHING.
 UPPER FLOOR T.O. ROUGH OPENING
 8'-1" FROM T.O. GYPCRETE, 8'-2 1/2"
 FROM T.O. SHEATHING.

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