

**GENERAL NOTES**

- CODE COMPLIANCE**  
ALL WORK SHALL COMPLY WITH THE 2015 IBC, 2015 IMC, 2015 IFGC, 2015 UFC, 2015 IPMC, 2008 NEC, 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A117.1, AND WITH ALL LOCAL CODES AND ORDINANCES.
- DIMENSIONS**  
A. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK.  
B. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.  
C. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.
- DOCUMENT REVIEW/VERIFICATION**  
CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK.
- ROUGH OPENINGS/BACKING**  
VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS. FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS.  
FURRING:  
PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.  
6. **GRADES**: VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDINGS(S).  
7. **FLOOR LINES**: "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.  
8. **REPETITIVE FEATURES**: OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.  
9. **DOORS**:  
DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.  
10. **WOOD MEMBERS IN CONTACT WITH CONCRETE, AND/OR EXPOSED TO WEATHER**: TO BE PRESSURE TREATED, TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 8" TYPICAL.  
11. **FRAMING**:  
ALL NEW INTERIOR FRAME PARTITIONS TO BE 2X4 @ 16" O.C. & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2X6 @ 16" O.C., UNLESS OTHERWISE NOTED. VERIFY W STRUCTURAL DRAWINGS. EXISTING EXTERIOR WALLS ARE 2X4 STUDS @ 16" O.C. AND ARE TO REMAIN.  
12. **VENTILATION**:  
VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM UTILITY ROOM FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 24 GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED.  
13. **FLUES**: FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.  
14. **DOWNSPOUTS**: LOCATE NEW DOWNSPOUTS ON ROOF PLANS & ELEVATIONS.  
15. **OTHER DOCUMENTATION**: REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES, AND SYMBOLS.  
16. **PROTECTION**:  
PROTECT ALL EXISTING FINISHES AND SURFACES. ANY DAMAGE WILL BE REPAIRED WITHOUT ADDITIONAL COST TO OWNER.  
17. **PERMITS**:  
SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT.  
18. **ROOFING**:  
PROVIDE NEW ROOFING TO MATCH EXISTING.  
19. **EXHAUST DUCTS**:  
PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS. PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE ROOM PER UMC 703.  
20. **APPLIANCES**:  
CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.  
21. **WATER FLOW**:  
SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.  
22. **SMOKE DETECTORS**:  
SMOKE & CARBON MONOXIDE THROUGHOUT NEW CONSTRUCTION. TO BE MONITORED PER FIRE DEPARTMENT REQUIREMENTS.  
23. **FIREBLOCKING**:  
FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION PER 2015 IRC SECTION R302.11, SPECIFICALLY: 1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, 2) AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, 3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT T.O. & B.O. RUN, 4) AT OPENINGS AROUND VENTS, PIPES, ETC. AT CEILING AND FLOOR LEVEL.

**ENERGY NOTES**

- CODE:** 2015 W.S.E.C. & 2015 IBC, WAC 51-11R CLIMATIC ZONE: ZONE #4 - MARINE
- SPACE HEAT TYPE:** NATURAL GAS, FORCED AIR SYSTEM THERMAL STANDARDS: UNLIMITED OPTION FOR OPENINGS.
- INSULATION VALUES:** WALLS: R-21 FLOORS (OVER UNHEATED SPACES): R-30 SLAB-ON-GRADE: R-10
- PRESCRIPTIVE METHOD:** WALLS: R-21 VAULTED CEILINGS: R-49 VAULTED CEILINGS: R-38 FLOORS (OVER UNHEATED SPACES): R-30 SLAB-ON-GRADE: R-10
- AIR INFILTRATION:** MANUFACTURED DOORS/WINDOWS: CONFORM TO SECTION R402.4.3 OF THE WASHINGTON STATE ENERGY CODE
- EXTERIOR JOINTS/OPENINGS:** SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE
- MOISTURE CONTROL:** WALLS: VAPOR RETARDER BONDED TO BATT INSULATION; INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH. OR, VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE)
- ATTICS/CEILINGS:** VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE). INSTALL CONTINUOUSLY
- VENTILATION:** CRAWL SPACE: 6 MIL POLYETHYLENE
- HEATING & COOLING:** AIR SOURCE HEAT PUMP W/ MIN HSPF OF 9.0
- TEMP. CONTROL:** FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FAHRENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE.
- DUCT INSULATION:** THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH SECTION R403.3.1 OF THE WASHINGTON STATE ENERGY CODE.
- a. ALL HEATING DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MIN. OF R-8. ALL SEAM JOINTS SHALL BE TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER WISEC.
- b. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10, WITH INSULATION DESIGNED TO BE USED BELOW GRADE.
- LIGHTING:** RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED.
- PIPE INSULATION:** ALL HOT WATER PIPES, AND NON-RECIRCULATING COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE, SHALL BE INSULATED TO R-3 MIN. PLUMBING OR MECHANICAL CANNOT DISPLACE THE REQUIRED INSULATION.
- WHOLE HOUSE VENTILATION:** WHOLE HOUSE VENTILATION SYSTEM:  
a. WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY EXHAUST FAN PROVIDING 320 CFM RUNNING INTERMITTENTLY PER 2015 IRC TABLE M1507.3.3 (1&2). FAN SHALL BE LESS THAN 35 WATT PER CFM AND CONNECTED TO A 24 HOUR CLOCK TIMER AND HAVE A SONE RATING OF LESS THAN 1.0. VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM.  
b. SYSTEM SHALL HAVE A 5"Ø SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND INSULATED W/ R-4 MIN IN HEATED AREAS.  
c. SHALL HAVE A FILTER WITH A MERV OF AT LEAST 6 INSTALLED IN AN EASILY ACCESSIBLE LOCATION.  
d. FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES, MIN 10' FROM PLUMBING OR APPLIANCE VENTS, AWAY FROM ROOMS W/ FUEL BURNING APPLIANCES, AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES.  
e. AIRFLOW FOR WHOLE HOUSE EXHAUST FAN SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS 1/2" ABOVE FINISHED FLOOR, TYP.
- PLUMBING FIXTURES:** ALL PLUMBING FIXTURES SHALL CONFORM TO ROW 19.27.170  
ALL TOILETS 1.6 GPM MAX URINALS 1.0 GPM MAX  
SHOWERHEADS < 1.75 GPM FAUCETS < 1.75 GPM  
LAVATORIES < 1.0 GPM

**PROJECT DATA**

**PROJECT ADDRESS:** 4307 E MERCER WAY  
MERCER ISLAND 98040

**PROPERTY TAX ID NUMBER:** 546110-0090

**SCOPE OF WORK:** RENOVATION OF EXISTING GARAGE INTO NEW LIVING ROOM. ADDITION OF NEW CARPORT. INSTALLATION OF NEW NANA-DOOR AND NANA-WINDOW. INTERIOR REMODEL OF EXISTING BEDROOM INTO NEW MASTER BATH, INCLUDING NEW BUMPOUT UNDER EXISTING ROOF.

**ZONING:** R-15

**CONSTRUCTION TYPE:** TYPE V B

**SEISMIC ZONE:** 3

**NUMBER OF STORIES:** 1 STORY + DAYLIGHT BASEMENT

**FIRE PROTECTION:** NONE

**BUILDING HEIGHT:** MAX. 30 FT ABOVE AVERAGE BUILDING ELEV.

**GROSS FLOOR AREA:** 12,000 SF OR 40 % LOT AREA, WHICHEVER IS LESS

**LOT AREA:** 11,183 SF

**SETBACKS:** FRONT LOT LINE = 20 FT  
REAR LOT LINE = 25 FT  
SIDE LOT LINES = LOTS >90' WIDTH: SUM OF 17% LOT WIDTH, BOTH >5 FT

**PROJECT TEAM**

**OWNER:** ANDRE MARSHALL  
4307 E. MERCER WAY  
MERCER ISLAND, WA 98040  
PHONE: 206.588.2075  
EMAIL: ANDREMARSHALLJR@GMAIL.COM

**CONTRACTOR:** BETTER BUILDERS  
4800 CALIFORNIA AVE SW  
SEATTLE, WA 98116  
PHONE: 206.588.2075  
CONTACT: [REDACTED]

**ARCHITECT:** STURMAN ARCHITECTS, INC.  
9 - 103RD AVE NE SUITE 203  
BELLEVUE, WA 98004  
PHONE: 425.451.7003  
CONTACT: BRAD STURMAN

**STRUCTURAL:** CASH M. CARR TECHNICAL SERVICES  
-  
-  
PHONE: -  
CONTACT: CASH M. CARR

**SHEET INDEX**

- A1.0 COVER SHEET - GENERAL & ENERGY NOTES, LEGAL, PROJECT DATA, CUT-FILL CALC, INDEX, SITE PLAN
- C1-0 EROSION & CONSTRUCTION STORMWATER CONTROL NOTES AND DETAILS
- A2.0 LOWER FLOOR PLAN
  - A2.1 MAIN FLOOR PLAN
  - A2.2 ROOF PLAN
- A3.0 EXTERIOR ELEVATIONS
- A3.1 EXTERIOR ELEVATIONS
- A4.0 BUILDING SECTIONS
- A4.1 BUILDING SECTIONS
- A5.0 WALL SECTIONS
- S-1 ENGINEERING PLAN
- S-2 CARPORT PLAN
- S-3 RETROFIT SHEAR WALL DETAIL
- S-4 STRUCTURAL DETAILS
- S-5 STRUCTURAL DETAILS
- S-6 STRUCTURAL DETAILS
- S-7 STRUCTURAL DETAILS
- AB-1 AS-BUILT LOWER FLOOR PLAN
- AB-2 AS-BUILT MAIN FLOOR PLAN

**GROSS FLOOR AREA**

MAX GFA FOR R-15 IS EITHER 12,000 SQUARE FEET OR 40% OF THE LOT AREA, WHICHEVER IS LESS

40% OF 11,183 SF = 4,473.2 SF, SO THIS IS THE MAX ALLOWABLE GFA.

2741.5 SF OF GROSS FLOOR AREA IS LESS THAN MAXIMUM 4,473.2 SF

**LEGAL DESCRIPTION**

MERCERWOOD PARK ADD LESS POR WLY OF LN RNG 5 07-01-36 W FR PT ON RD MGN 8 FT NE OF MOST WLY COR  
PLAT BLOCK:  
PLAT LOT: 9

**CUT/FILL**

CUT = 0 C.Y.  
FILL = 0 C.Y.

**2015 WSEC CREDITS**

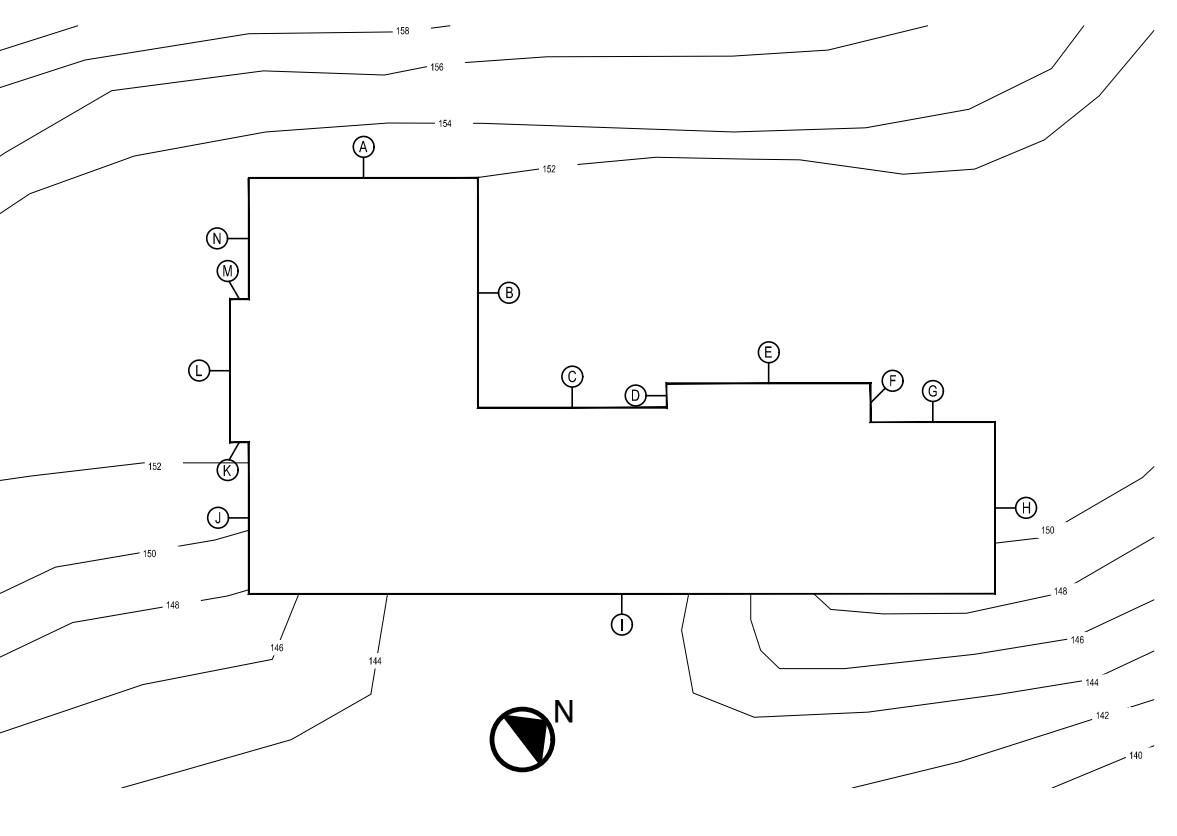
THIS PROJECT IS ADDING LESS THAN 500 SF OF CONDITIONED FLOOR AREA SO A CREDIT OF .5 IS REQUIRED.

| CREDITS       | OPTION | DESCRIPTION             |
|---------------|--------|-------------------------|
| .5            | 5A     | EFFICIENT WATER HEATING |
| TOTAL CREDITS | .5     |                         |

**VICINITY MAP**



**ABE KEY PLAN** NO SCALE



**LOT COVERAGE (IMPERVIOUS AREA)**

|                               | GROSS LOT S.F. | MAIN STRUCT. & ROOF S.F. | DRIVES/PARKING | TOTAL LOT COVERAGE   | % LOT COVERAGE |
|-------------------------------|----------------|--------------------------|----------------|----------------------|----------------|
| EXISTING IMPERVIOUS AREA      | 11,183 SF      | 2440 SF                  | 2240.6 SF      | 4680.6 SF            | 41.9 %         |
| PROPOSED IMPERVIOUS AREA      |                | 2725.8 SF                | 1102.6 SF      | 3828.4 SF            | 34.2 %         |
| NET GAIN/LOSS IMPERVIOUS AREA |                | +285.8 SF                | -1137.4 SF     | -852.2 SF            | -7.7 %         |
| % ALLOWED IMPERVIOUS AREA     |                |                          |                | 3914.05 SF ALLOWABLE | 35 %           |

|                           | SITE STEPS | DECK     | PATIO   | FRONT WALK | TOTAL HARDSCAPE   | % HARDSCAPE |
|---------------------------|------------|----------|---------|------------|-------------------|-------------|
| EXISTING                  | 77.4 SF    | 595.4 SF | 483 SF  | 0 SF       | 1155.8 SF         | 10.3 %      |
| PROPOSED                  | 75 SF      | 595.4 SF | 0 SF    | 141 SF     | 811.4 SF          | 7.3 %       |
| NET GAIN/LOSS             | -2.4 SF    | +0 SF    | -483 SF | +141 SF    | -344.4 SF         | -3 %        |
| % ALLOWED IMPERVIOUS AREA |            |          |         |            | 1007 SF ALLOWABLE | 9 %         |

HIGHEST EL.: 168.0'  
LOWEST EL.: 140.0'  
ELEVATION DIFFERENCE = 28.0'

28.0' DIVIDED BY 146.35' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = .19

LOT SLOPE IS 19%, WHICH IS GREATER THAN 15%, SO LOT COVERAGE ALLOWED IS 35%.

ADDITIONAL 9% OF LOT SIZE WILL DETERMINE ALLOWABLE HARDSCAPE SURFACE

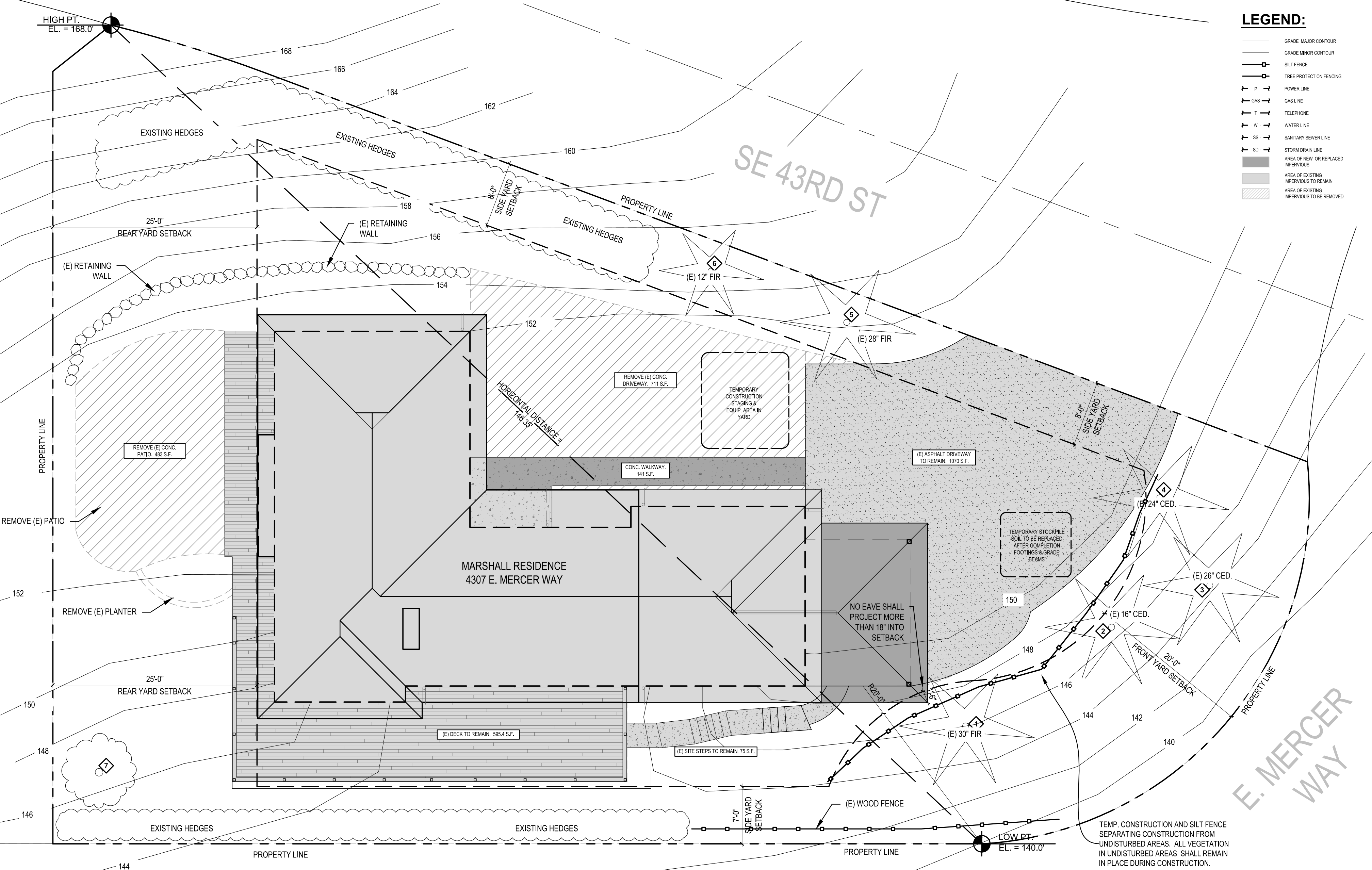
**AVERAGE BUILDING ELEVATION**

|   | Wall Length   | Elevation Pt. | Wall Length X Elev. Pt. |
|---|---------------|---------------|-------------------------|
| A | 24            | 152.0         | 3648                    |
| B | 24            | 152.0         | 3648                    |
| C | 19.71         | 152.0         | 2995.92                 |
| D | 2.54          | 152.0         | 386.08                  |
| E | 21.31         | 152.0         | 3239.12                 |
| F | 4.06          | 152.0         | 617.12                  |
| G | 13            | 152.0         | 1976                    |
| H | 17.92         | 151.0         | 2705.92                 |
| I | 77.94         | 142.0         | 11067.48                |
| J | 15.83         | 151.0         | 2390.33                 |
| K | 2             | 152.5         | 305                     |
| L | 14.94         | 152.0         | 2270.88                 |
| M | 2             | 152.0         | 304                     |
| N | 12.62         | 152.0         | 1925.84                 |
|   | <b>251.92</b> | <b>2116.5</b> | <b>37479.69</b>         |

Average Building Elevation: 251.92

**BUILDING AREA**

|                   | LOWER FLOOR | MAIN FLOOR | HEATED SUB-TOTAL | ATTACHED GARAGE | ATTACHED CARPORT | GRAND TOTAL | UNHEATED DECKS |
|-------------------|-------------|------------|------------------|-----------------|------------------|-------------|----------------|
| EXISTING HOUSE:   | 789.5 SF    | 1454.3 SF  | 2243.8 SF        | 497.7 SF        | 0 SF             | 2741.5 SF   | 595.4 SF       |
| PROPOSED CHANGES: | +0 SF       | +497.7 SF  | +497.7 SF        | -497.7 SF       | +232.6 SF        | +232.6 SF   | +0 SF          |
| PROPOSED HOUSE:   | 789.5 SF    | 1952 SF    | 2741.5 SF        | 0 SF            | 232.6 SF         | 2974.1 SF   | 595.4 SF       |



**LEGEND:**

- GRADE MAJOR CONTOUR
- GRADE MINOR CONTOUR
- SILT FENCE
- TREE PROTECTION FENCING
- POWER LINE
- GAS LINE
- TELEPHONE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- AREA OF NEW OR REPLACED IMPERVIOUS
- AREA OF EXISTING IMPERVIOUS TO REMAIN
- AREA OF EXISTING IMPERVIOUS TO BE REMOVED

**MARSHALL RESIDENCE PERMIT SET**  
4307 EAST MERCER WAY  
MERCER ISLAND, WA 98040

**GENERAL NOTES SITE PLAN**

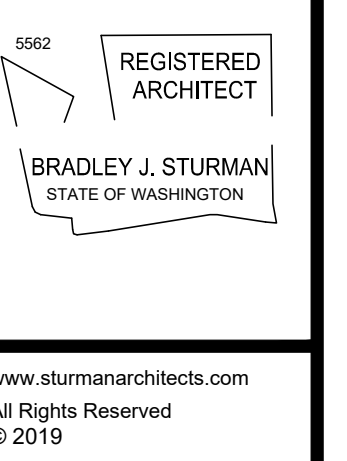
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SHEET: **A1.0** OF

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

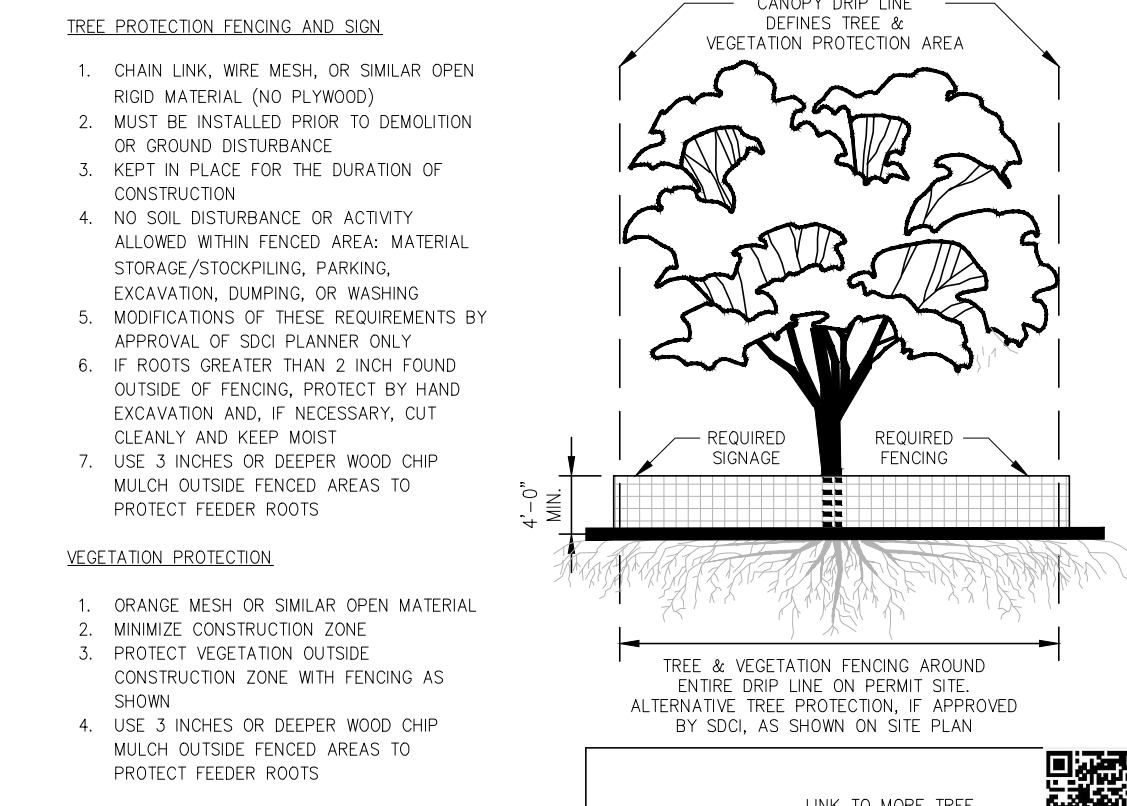
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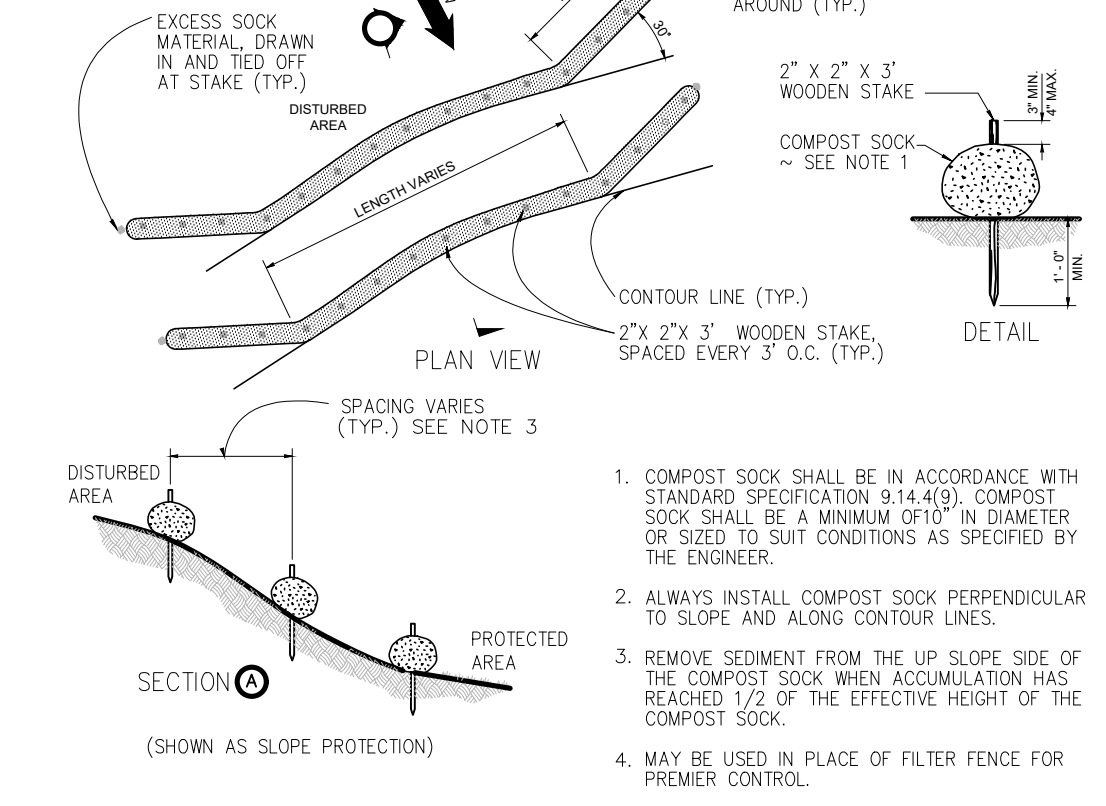


**TREE & VEGETATION PROTECTION**



SYMBOL:

**COMPOST SOCK**



SYMBOL:

**EROSION AND SEDIMENTATION CONTROL NOTES**

- NOT USED
- NOT USED
- PERIMETER PROTECTION MAY BE USED AS THE SOLE FORM OR TREATMENT WHEN THE FLOWPATH MEETS THE CRITERIA LISTED BELOW. IF THESE ARE NOT MET, PERIMETER PROTECTION SHALL ONLY BE USED AS A BACKUP TO A SEDIMENT TRAP OR POND.
 

| AVERAGE SLOPE   | SLOPE PERCENT | FLOWPATH LENGTH |
|-----------------|---------------|-----------------|
| 1.5H:1V OR LESS | 67% OR LESS   | 100 FEET        |
| 2H:1V OR LESS   | 50% OR LESS   | 115 FEET        |
| 4H:1V OR LESS   | 25% OR LESS   | 150 FEET        |
| 6H:1V OR LESS   | 16.7% OR LESS | 200 FEET        |
| 10H:1V OR LESS  | 10% OR LESS   | 250 FEET        |
- THE CONTRACTOR SHALL STABILIZE DENUDED AREAS AND SOIL STOCKPILES AS FOLLOWS: DENUDED AREAS SHALL BE COVERED BY MULCH, SOD, PLASTIC, OR OTHER BMP'S APPROVED BY THE ENGINEER. WHERE POSSIBLE NATURAL VEGETATION SHALL BE MAINTAINED FOR EROSION AND SEDIMENT CONTROL.
- AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, THE EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND/OR ALTERED AS REQUIRED TO ENSURE CONTINUING EROSION/SEDIMENT CONTROL.
- EVERY EFFORT SHALL BE MADE TO CLOSE UTILITY TRENCHES BY THE END OF THE DAY AND MATERIAL EXCAVATED DURING UNDERGROUND UTILITY CONSTRUCTION SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES (WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS).
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE IN OPERATION, AND THE POTENTIAL FOR EROSION HAS PASSED.
- AT A MINIMUM, EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE MAINTAINED MONTHLY, OR FOLLOWING EACH RUNOFF-PRODUCING STORM, TO ENSURE PROPER OPERATION OF ALL EROSION AND SEDIMENT CONTROL FACILITIES. SEDIMENT SHALL BE REMOVED FROM BMP'S WHEN IT REACHES D-FOOT DEPTH.
- THE PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAN. TRACKING OF MUD AND DEBRIS FROM THE SITE WILL NOT BE ALLOWED. FAILURE TO COMPLY WITH THIS CONDITION MAY RESULT IN ALL WORK ON SITE BEING STOPPED.
- THE WASHINGTON STATE CLEAN AIR ACT REQUIRES THE USE OF ALL KNOWN AVAILABLE, AND REASONABLE MEANS OF CONTROLLING AIR POLLUTION, INCLUDING DUST. DUST CAN BE CONTROLLED BY WETTING EXPOSED SOILS, WASHING TRUCK WHEELS BEFORE THEY LEAVE THE SITE, AND INSTALLING AND MAINTAINING ROCK CONSTRUCTION ENTRANCES. CONSTRUCTION VEHICLE TRACK-OUT IS A MAJOR SOURCE OF DUST AND ANY EVIDENCE OF TRACK-OUT CAN TRIGGER FINES FROM THE DEPARTMENT OF ECOLOGY OF THE PUGET SOUND AIR POLLUTION CONTROL AGENCY.
- NOT USED
- THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL BMP'S WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THEY ARE NO LONGER NECESSARY.

**PRIOR TO BEGINNING CLEARING OR GRADING**

- INSTALL THE SLIT FENCE AS INDICATED ON THE SITE PLAN & SHEET C1.0
- PLACE A THICK LAYER OF STRAW OR MULCH ON ALL AREAS OF BARE SOIL OUTSIDE OF THE PLANNED NEW CONSTRUCTION. THIS IS PARTICULARLY IMPORTANT IN THE SOUTH, LOW END OF THE LOT.
- INSTALL PRE MANUFACTURED SILT SOCKS IN THE TWO EXISTING CATCH BASINS LOCATED SOUTH & EAST OF THE SITE. THIS CATCH BASIN PROTECTION MUST BE CHECKED PERIODICALLY, & CLEANED AS NECESSARY, TO PREVENT THE SILT SOCKS FROM BECOMING OVERLOADED WITH SILT & DEBRIS FROM SURFACE RUNOFF.
- CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE, AS SHOWN ON SHEET C1.0 OF THE DRAWINGS, WHEREVER TRUCKS WILL DRIVE OFF AP PAVED SURFACES TO IMPORT OR EXPORT DEBRIS & SOIL.

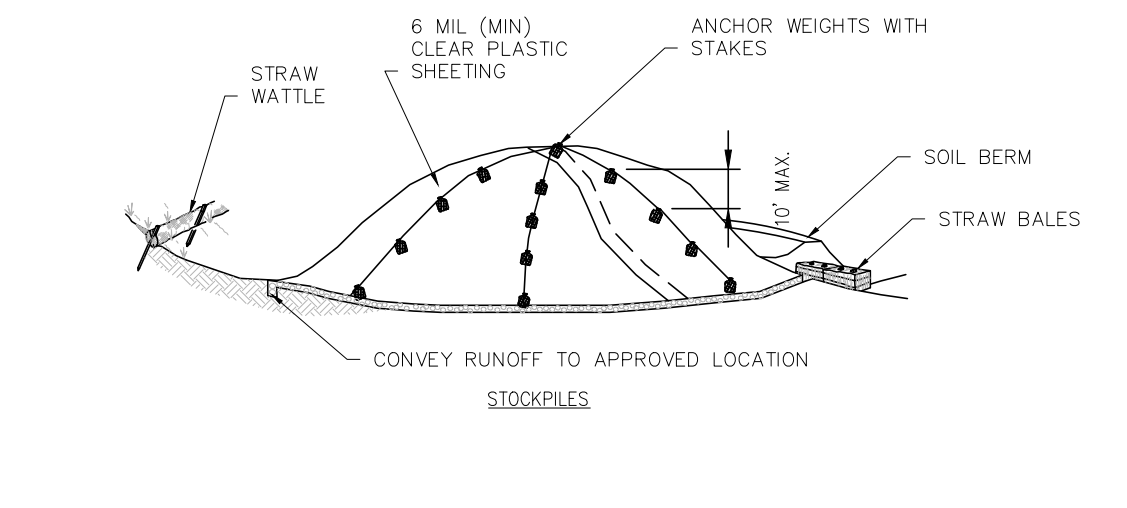
**DURING GRADING AND CONSTRUCTION**

- COVER ANY SOIL STOCKPILES WITH PLASTIC SHEETING THAT IS STAKED OR WEIGHTED TO PREVENT IT FROM BLOWING AWAY.
- ALLOW NO RUNOFF FROM THE EXCAVATION FOR THE SOUTHERN ADDITION TO FLOW ACROSS THE GROUND SURFACE TOWARD THE SOUTH. THIS MAY REQUIRE CREATING A SOIL BERM ALONG THE SOUTHERN EDGE OF THE EXCAVATION. IF SILTY RUNOFF COLLECTS IN THE EXCAVATION, IT MAY NEED TO BE PUMPED TO A TEMPORARY HOLDING TANK FOR DISPOSAL OFF SITE.
- FOLLOWING CONSTRUCTION OF THE FOUNDATION WALLS, PROCEED IMMEDIATELY WITH INSTALLATION OF DRAINAGE & WATER PROOFING, THEN COMPLETION OF BACKFILLING.
- SPREAD STRAW OR MULCH AGAIN ON ALL BARE SOIL OUTSIDE OF THE BACKFILLED FOUNDATIONS, UNLESS PERMANENT LANDSCAPING & VEGETATION WILL BE IMMEDIATELY ESTABLISHED.

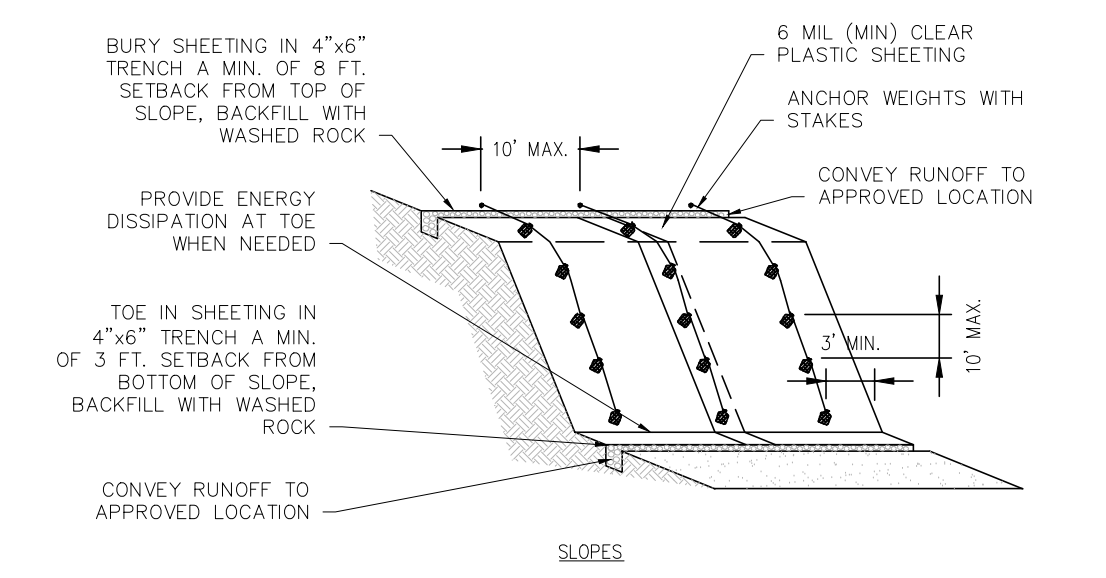
**CONSTRUCTION STORMWATER CONTROL (CSC) NOTES**

- BMP'S SHALL BE INSTALLED PRIOR TO STARTING CONSTRUCTION TO ENSURE SEDIMENT-LADEN WATER DOES NOT LEAVE THE PROJECT SITE OR ENTER ROADSIDE DITCHES, STORM DRAINS, SURFACE WATERS, OR WETLANDS.
- THE BMP'S INCLUDED IN THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT BMP'S ARE MODIFIED AS NEEDED FOR UNEXPECTED STORM EVENTS OR OTHER UNFORESEEN CIRCUMSTANCES, AND TO ACCOUNT FOR CHANGING SITE CONDITIONS.
- ANY AREAS OF DISTURBED SOIL THAT WILL NOT BE WORKED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED BMP'S METHODS (E.G. STRAW, MULCH, PLASTIC COVERING, COLD MIX, ETC.).
- CITY STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AT ALL TIMES.
- POLLUTION CONTROL MEASURES SHALL BE FOLLOWED TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER ENTERS ANY STORM DRAINAGE FACILITIES OR OTHERWISE LEAVES THE PROJECT SITE. ANY HAZARDOUS MATERIALS OR LIQUID PRODUCTS THAT HAVE THE POTENTIAL TO POLLUTE RUNOFF SHALL BE STORED AND DISPOSED OF PROPERLY.
- ENSURE THAT WASHOUT FROM CONCRETE TRUCKS IS PERFORMED OFF-SITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND, OR TO STORM DRAINS OR OPEN DITCHES. DO NOT DUMP EXCESS CONCRETE ONSITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS.
- ALL AREAS OF DISTURBED SOIL SHALL BE FULLY STABILIZED WITH THE APPROPRIATE SOIL AMENDMENT AND COVER MEASURES AT COMPLETION OF THE PROJECT. TYPICAL COVER MEASURES INCLUDE LANDSCAPING OR HYDROSEED WITH MULCH.

**STOCKPILE AND EXPOSED SLOPE COVERING**

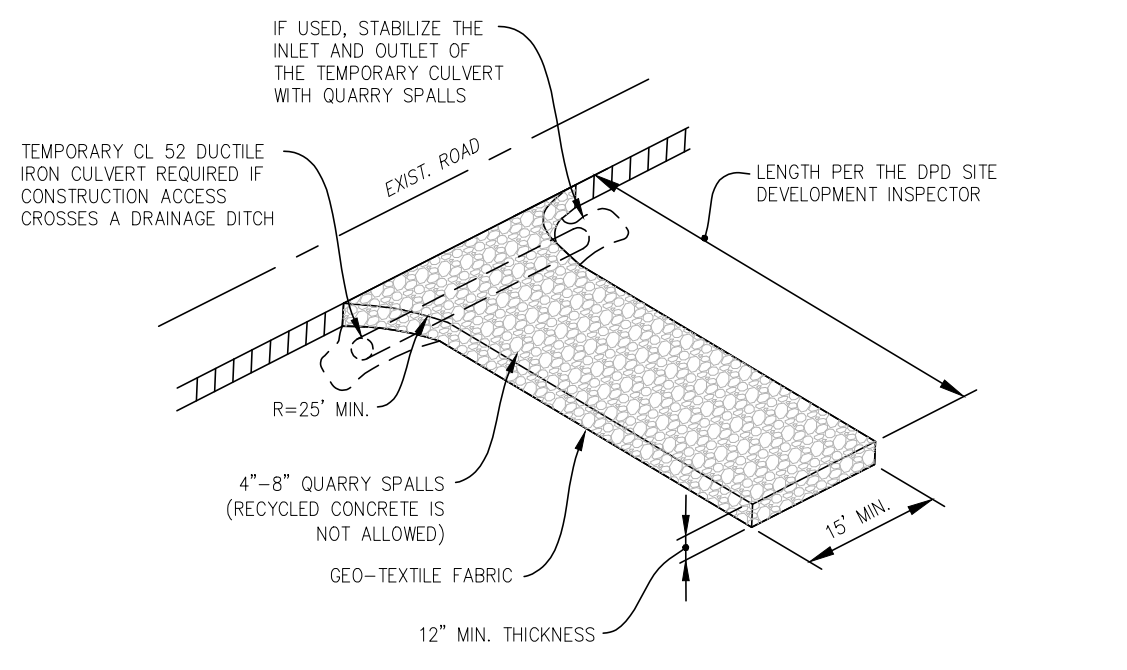


SYMBOL:



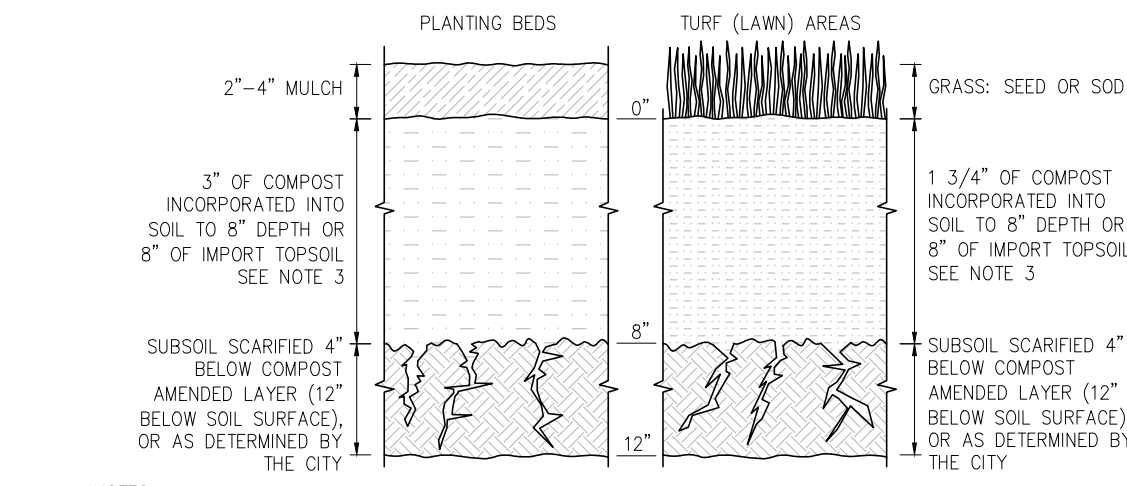
SYMBOL:

**STABILIZED CONSTRUCTION ACCESS**



SYMBOL:

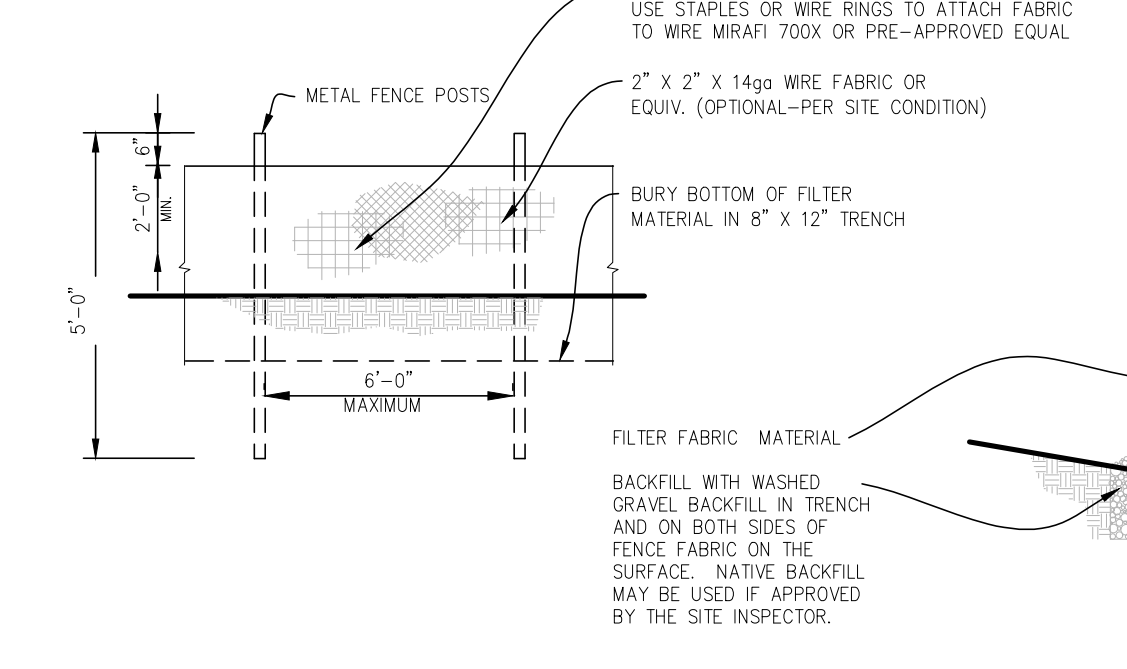
**SOIL AMENDMENT**



- NOTES:
- POST CONSTRUCTION SOIL AMENDMENT IS REQUIRED ON ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE WHERE SOIL IS DISTURBED DURING CONSTRUCTION.
  - SOIL AMENDMENT MUST PASS A 12 INCH MINIMUM PROBE TEST.
  - IMPORT TOPSOIL, IF USED, MUST MEET THE REQUIREMENTS OF THE 2016 SEATTLE STORMWATER MANUAL, VOL. 1, SECTIONS 5.1.5.1 AND 5.1.5.3.

SYMBOL:

**FILTER FENCE**



SYMBOL:

**COVER MEASURES**

| TEMPORARY EROSION CONTROL SEED MIX:                              |          |          |               |
|--|----------|----------|---------------|
|  | % WEIGHT | % PURITY | % GERMINATION |
| ANNUAL OR PERENNIAL RYE (LOLIUM MULTIFLORUM OR LOLIUM PERENNE)   | 40       | 98       | 90            |
| REDDTOP OR COLONIAL BENTGRASS (AGROSTIS ALBA OR AGROSTIS TENUIS) | 10       | 92       | 85            |

COVER METHODS INCLUDE THE USE OF MULCH, EROSION CONTROL NETS AND BLANKETS, PLASTIC COVERING, SEEDING, AND SODDING. MULCH AND PLASTIC SHEETING ARE PRIMARILY INTENDED TO PROTECT DISTURBED AREAS FOR A SHORT PERIOD OF TIME, TYPICALLY DAYS TO A FEW MONTHS. SEEDING AND SODDING ARE MEASURES FOR AREAS THAT ARE TO REMAIN UNWORKED FOR MONTHS.

| PERMANENT SEED MIX:   |          |          |               | REMARKS   |
|---|----------|----------|---------------|---|
|   | % WEIGHT | % PURITY | % GERMINATION |   |
| PERENNIAL RYE BLEND (LOLIUM PERENNE)  | 70       | 98       | 90            | THIS MIX IS PROVIDED AS JUST ONE RECOMMENDED POSSIBILITY. LOCAL SUPPLIERS SHOULD BE CONSULTED FOR THEIR RECOMMENDATIONS BECAUSE THE APPROPRIATE MIX DEPENDS ON A VARIETY OF FACTORS, INCLUDING EXPOSURE, SOIL TYPE, SLOPE, AND EXPECTED FOOT TRAFFIC. |
| CHEWINGS AND RED FESCUE BLEND (FESTUCA RUBRA VAR. COMMUTATA OR FESTUCA RUBRA) | 30       | 98       | 90            |   |

| MULCH STANDARDS AND GUIDELINES: |  |   |   |
|---------------------------------|--|---|---|
| MULCH MATERIAL                  | QUALITY STANDARDS  | APPLICATION RATES                                       | REMARKS   |
| STRAW                           | AIR-DRIED; FREE FROM UNDESIRABLE SEED AND COARSE MATERIAL. | 2"-3" THICK; 2-3 BALES PER 1000 SF OR 2-3 TONS PER ACRE | COST-EFFECTIVE PROTECTION WHEN APPLIED WITH ADEQUATE THICKNESS. HAND-APPLICATION GENERALLY REQUIRES GREATER THICKNESS THAN BLOWN STRAW. STRAW SHOULD BE CRIMPED TO AVOID WIND BLOW. THE THICKNESS OF STRAW MAY BE REDUCED BY HALF WHEN USED IN CONJUNCTION WITH SEEDING.  |
| CHIPPED SITE VEGETATION         | AVERAGE SIZE SHALL BE SEVERAL INCHES.                      | 2" MINIMUM THICKNESS                                    | THIS IS A COST-EFFECTIVE WAY TO DISPOSE OF DEFRIS FROM CLEARING AND GRUBBING, AND IT ELIMINATES THE PROBLEMS ASSOCIATED WITH BURNING. GENERALLY, IT SHOULD NOT BE USED ON SLOPES ABOVE APPROXIMATELY 10% BECAUSE OF ITS TENDENCY TO BE TRANSPORTED BY RUNOFF. IT IS NOT RECOMMENDED WITHIN 200 FEET OF SURFACE WATERS. IF SEEDING IS EXPECTED SHORTLY AFTER MULCH, THE DECOMPOSITION OF THE CHIPPED VEGETATION MAY TIE UP NUTRIENTS IMPORTANT TO GRASS ESTABLISHMENT. |

**INTERCEPTOR DIKE AND SWALE NOTES AND FIGURES**

- INTERCEPTOR DIKES AND SWALES ARE REQUIRED IN THE FOLLOWING SITUATIONS:
- AT THE TOP OF ALL SLOPES IN EXCESS OF 3H:1V AND WITH MORE THAN 20 FEET OF VERTICAL RELIEF.
  - AT INTERVALS ON ANY SLOPE THAT EXCEEDS THE DIMENSIONS SPECIFIED IN THIS SECTION FOR THE HORIZONTAL SPACING OF DIKES AND SWALES.
  - INTERCEPTOR DIKES AND SWALES SHALL BE SPACED HORIZONTALLY AS FOLLOWS:
 

| AVERAGE SLOPE  | SLOPE PERCENT | FLOWPATH |
|----------------|---------------|----------|
| 20H:1V OR LESS | 3-5%          | 300 FEET |
| (10 TO 20)H:1V | 5-10%         | 200 FEET |
| (4 TO 10)H:1V  | 10-25%        | 100 FEET |
| (2 TO 4)H:1V   | 25-50%        | 50 FEET  |
  - FOR SLOPES STEEPER THAN 2H:1V WITH MORE THAN 10 FEET OF VERTICAL RELIEF, BENCHES MAY BE CONSTRUCTED OR CLOSER SPACED INTERCEPTOR DIKES OR SWALES CAN BE USED. WHICHEVER MEASURE IS CHOSEN, THE SPACING AND CAPACITY OF THE MEASURES MUST BE DESIGNED BY THE ENGINEER AND THE DESIGN MUST INCLUDE PROVISIONS FOR EFFECTIVELY INTERCEPTING THE HIGH VELOCITY RUNOFF ASSOCIATED WITH STEEP SLOPES.
  - IF THE DIKES OR SWALES INTERCEPTS RUNOFF FROM THE DISTURBED AREAS, IT SHALL DISCHARGE TO A STABLE CONVEYANCE SYSTEM THAT ROUTES THE RUNOFF TO AN ACCEPTABLE BMP. IF THE DIKE OR SWALE INTERCEPTS RUNOFF THAT ORIGINATES FROM UNDISTURBED AREAS, IT SHALL DISCHARGE TO A STABLE CONVEYANCE SYSTEM THAT ROUTES THE RUNOFF DOWNSLOPE OF ANY DISTURBED AREAS AND RELEASE THE WATER AT A STABILIZED OUTLET.
  - CONSTRUCTION TRAFFIC OVER TEMPORARY DIKES AND SWALES SHALL BE MINIMIZED.

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

PERMIT SET 05/30/19

PLOT DATE: 5/30/2019 FILE NAME:

**STURMAN ARCHITECTS**

TEL (425) 451-7003

9 1033rd Avenue NE Suite 203 Bellevue, WA 98004

REGISTERED ARCHITECT

BRADLEY J. STURMAN STATE OF WASHINGTON

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**MARSHALL RESIDENCE PERMIT SET**

**4307 EAST MERCER WAY MERCER ISLAND, WA 98040**

**EROSION & CONSTRUCTION STORMWATER CONTROL NOTES AND DETAILS**

REVISIONS:

|   |           |                       |
|---|-----------|-----------------------|
| 1 | 2019-5-30 | PERMIT CORRECTIONS #1 |
|---|-----------|-----------------------|

DRAWN BY: KE

CHECKED BY: BJS

SHEET **C1.0** OF

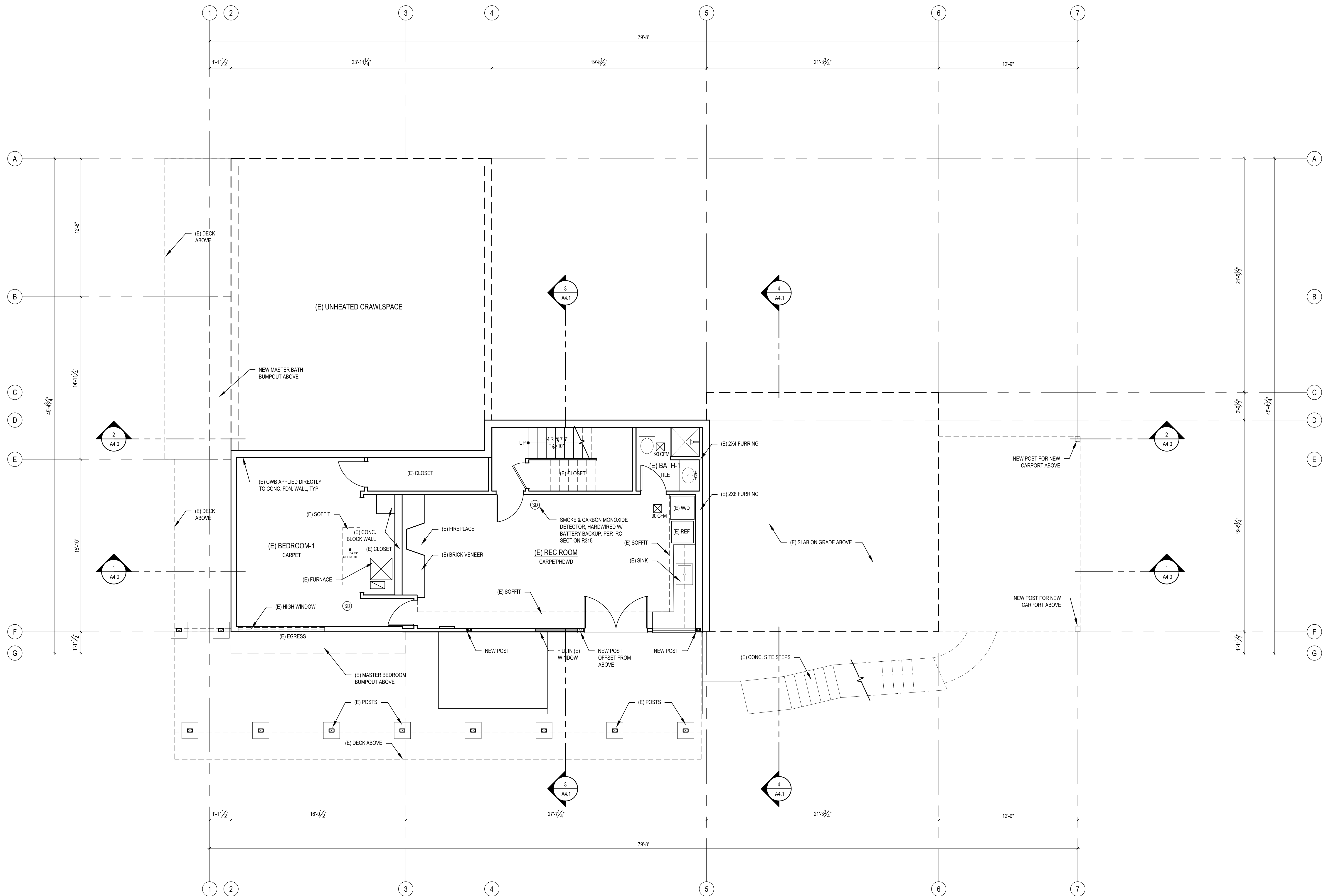


| REVISIONS: | DATE     | DESCRIPTION           |
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| 1          | 05/30/19 | PERMIT CORRECTIONS #1 |
| 2          |          |                       |
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| 7          |          |                       |

DRAWN BY: KE  
CHECKED BY: BJS

SHEET  
**A2.0**

OF



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

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

PERMIT SET 05/30/19  
PLOT DATE: 5/30/2019 FILE NAME:

**CRAWLSPACE CALCULATIONS**

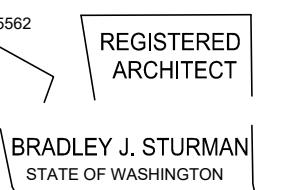
428 SF / 300 = 1.43 SF  
 1.43 SF X 144 = 205.92 SQ. IN.  
 68 SQ. IN. STND. VENT.  
 205.92 / 68 = 3.03 VENTS REQ

USE APPROVED CLASS I VAPOR RETARDER  
 PER IBC R408.2, EXCEPTION.



TEL (425) 451-7003

9 103rd Avenue NE  
 Suite 203  
 Bellevue, WA 98004



BRADLEY J. STURMAN  
 STATE OF WASHINGTON

**MARSHALL RESIDENCE  
 PERMIT SET**  
 4307 EAST MERCER WAY  
 MERCER ISLAND, WA 98040

**MAIN FLOOR PLAN**

REVISIONS:

| # | DATE       | DESCRIPTION           |
|---|------------|-----------------------|
| 1 | 2019-05-30 | PERMIT CORRECTIONS #1 |
| 2 |            |                       |
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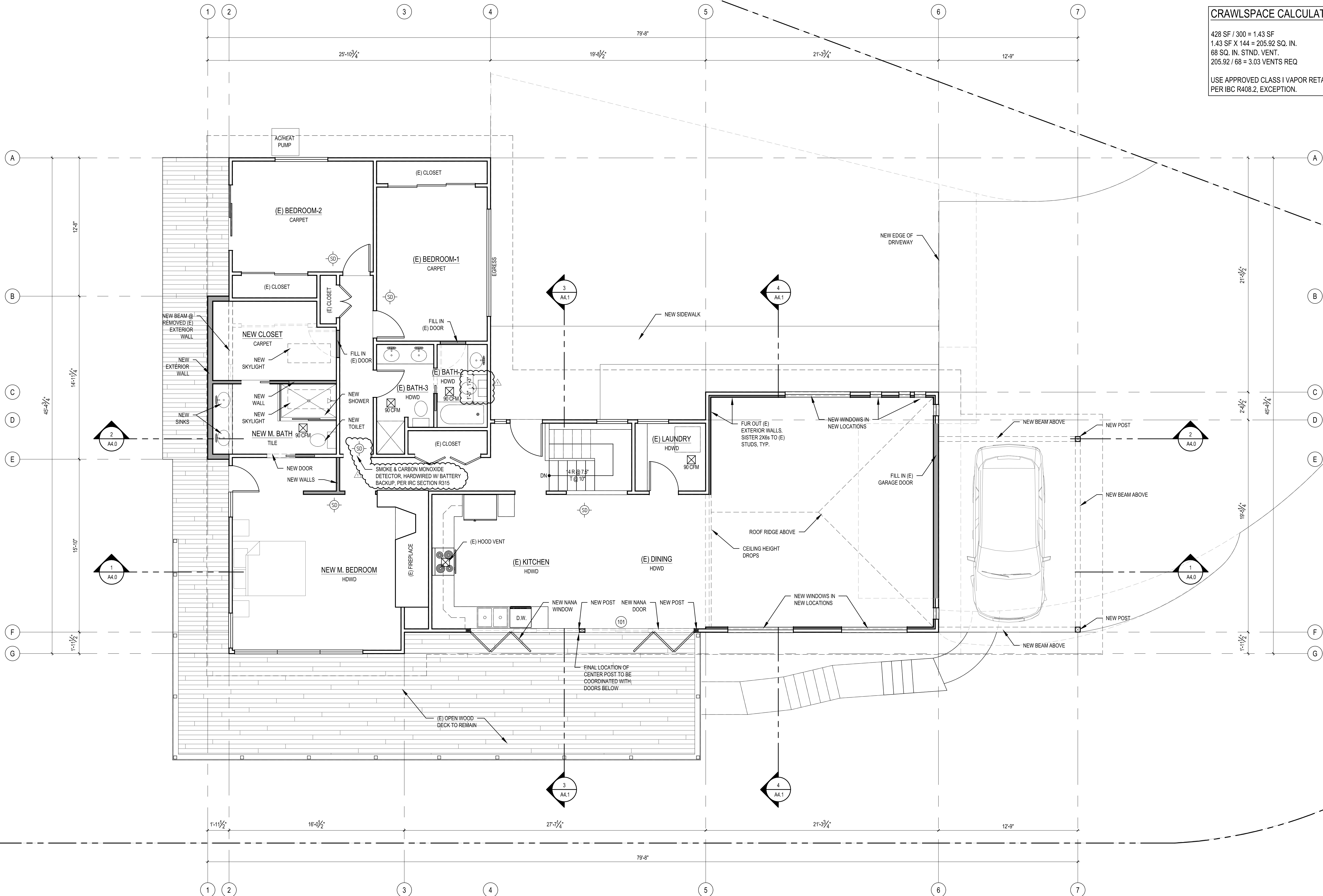
DRAWN BY: KE  
 CHECKED BY: BJS

SHEET  
**A2.1**

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

PERMIT SET: 05/30/19  
 PLOT DATE: 5/30/2019 FILE NAME:

**MAIN FLOOR PLAN**  
 SCALE: 1/4" = 1'



OF

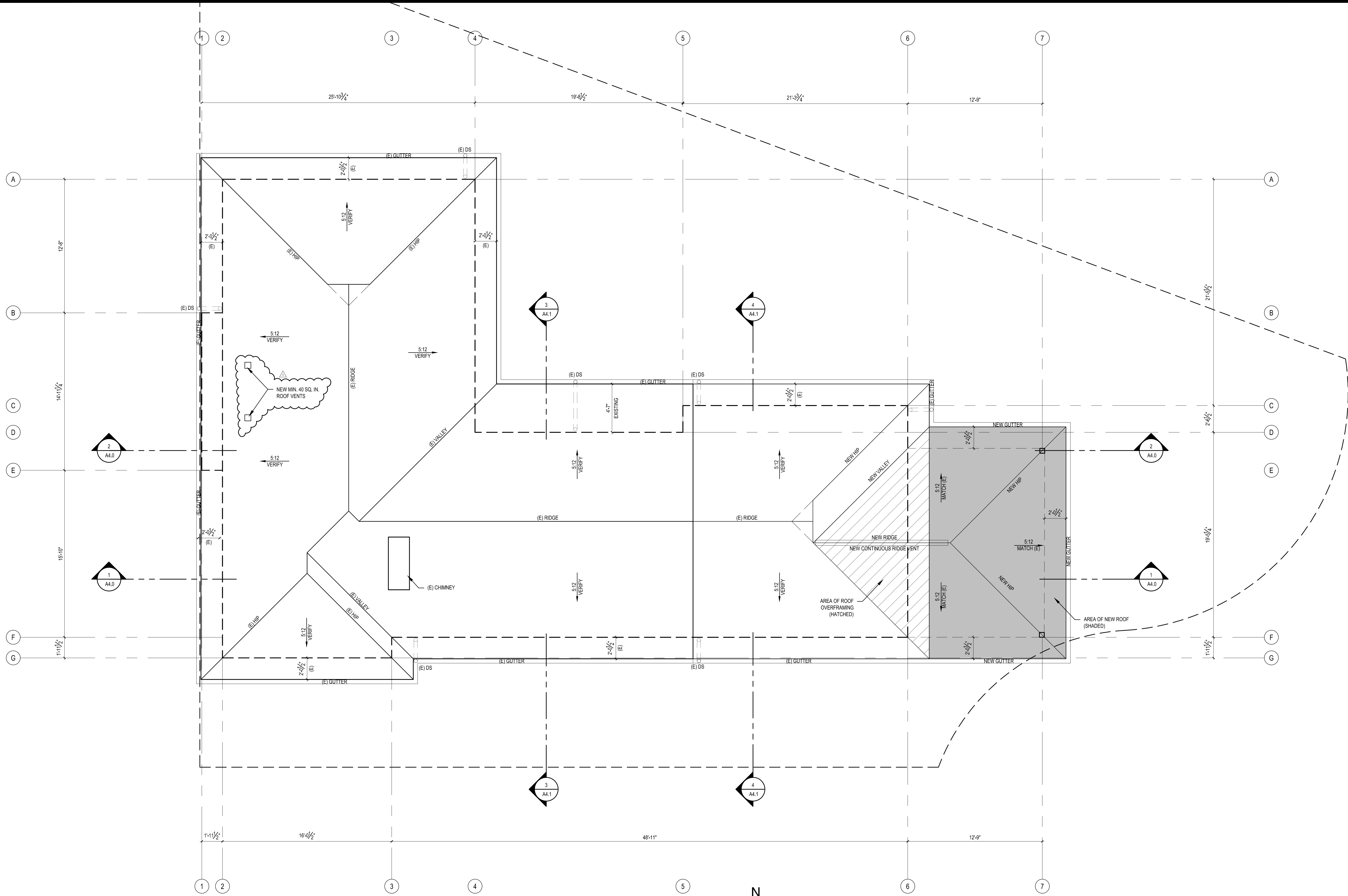


REVISIONS:

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DRAWN BY: KE  
CHECKED BY: BJS

SHEET  
**A2.2**  
OF

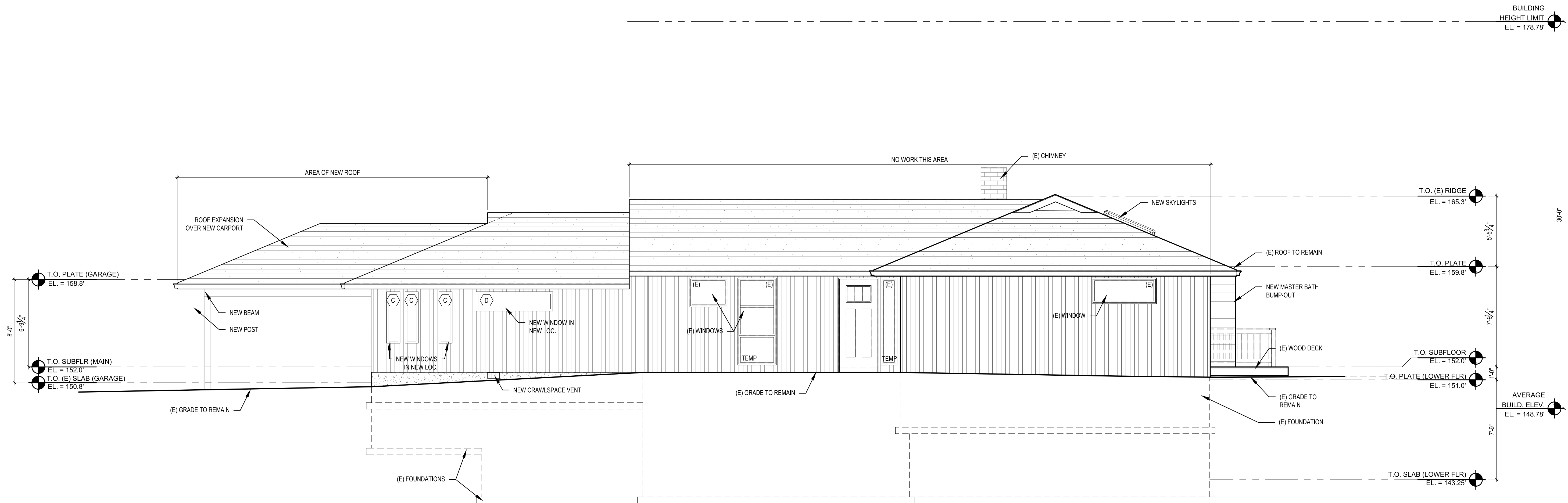


**ROOF PLAN**  
SCALE: 1/4" = 1'-0"

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

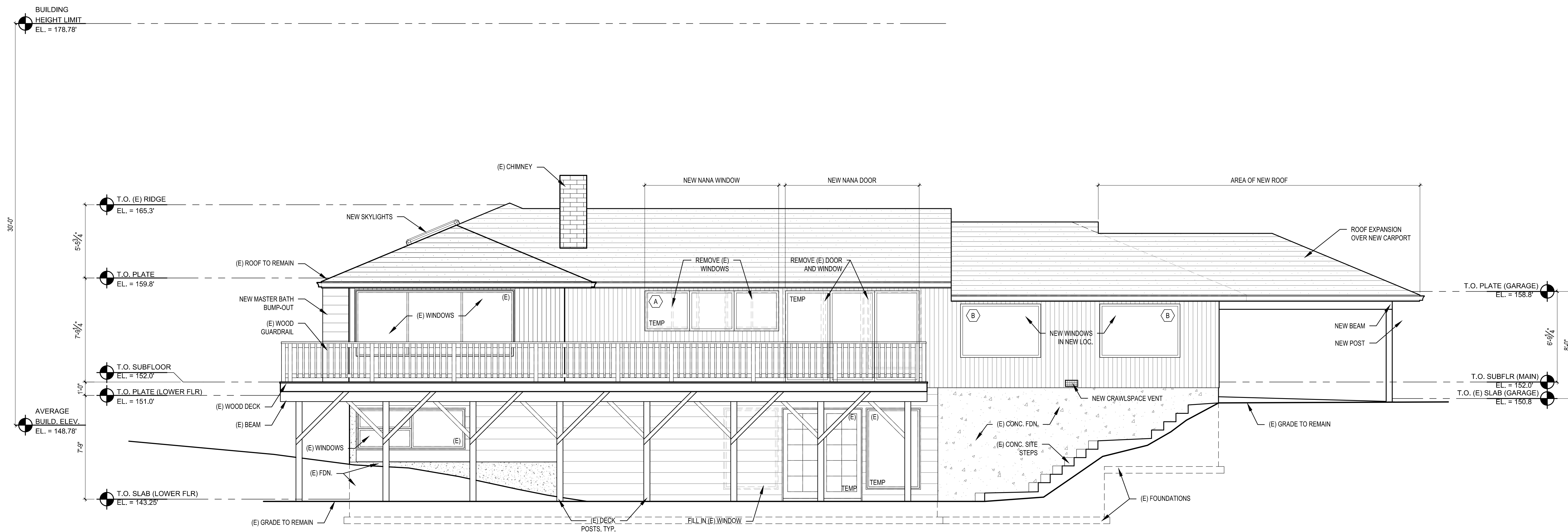
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| PERMIT SET           | 05/30/19   |
| PLOT DATE: 5/30/2019 | FILE NAME: |





**① NORTHWEST EXT. ELEVATION**

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



**② SOUTHEAST EXT. ELEVATION**

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

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

PERMIT SET 05/30/19

PLOT DATE: 5/30/2019

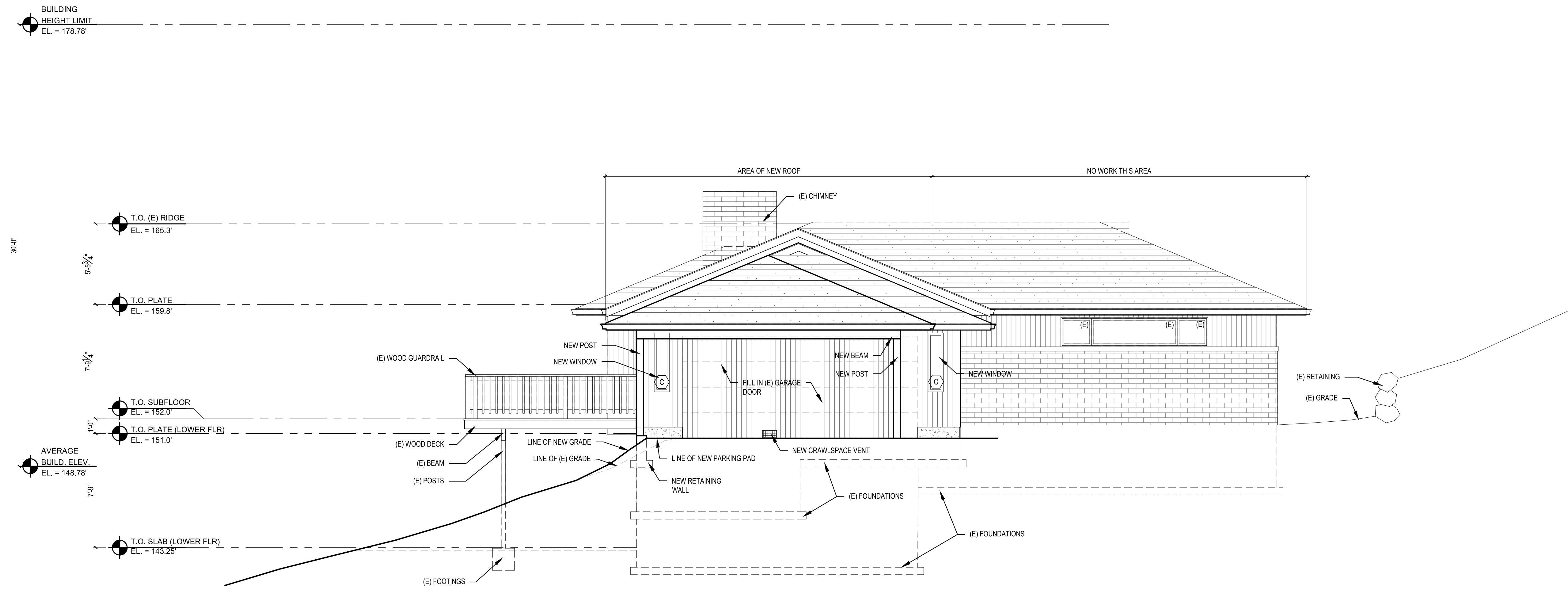
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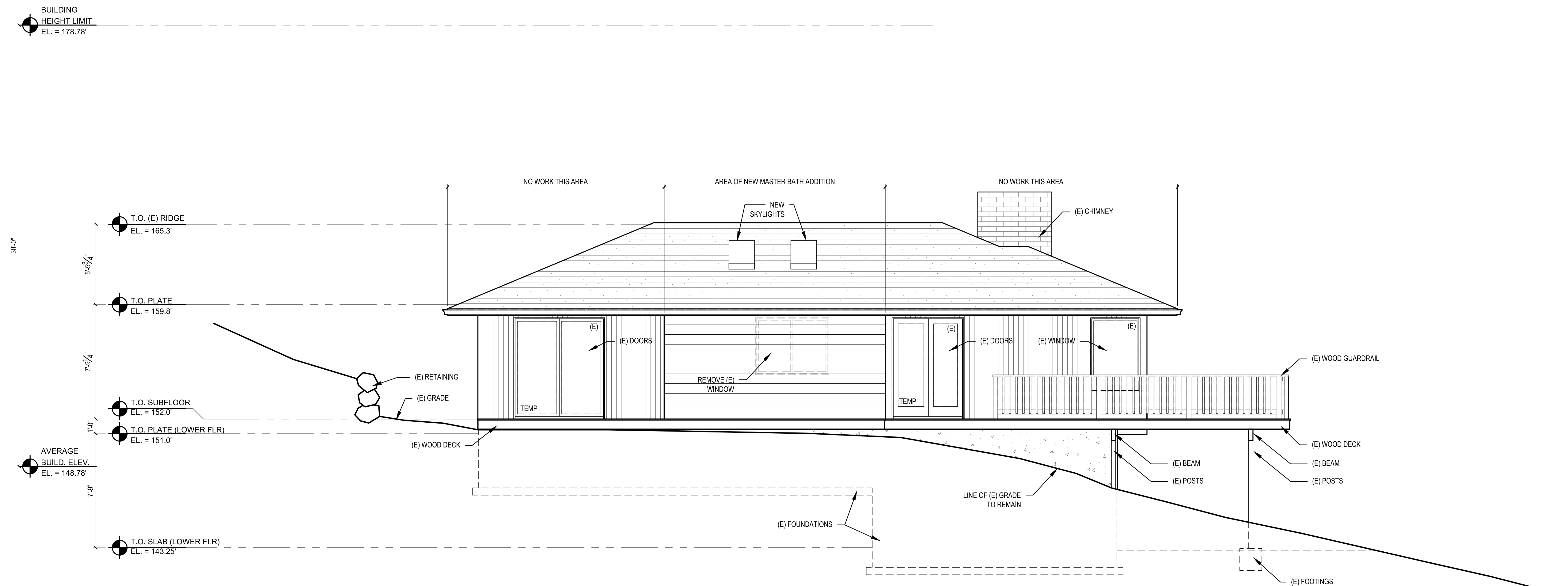
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DRAWN BY: KE  
CHECKED BY: BJS

SHEET  
**A3.1**  
OF



**③ NORTHEAST EXT. ELEVATION**  
SCALE: 1/4" = 1'-0"



**④ SOUTHWEST EXT. ELEVATION**  
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
PERMIT SET 05/30/19  
PLOT DATE: 5/30/2019 FILE NAME:



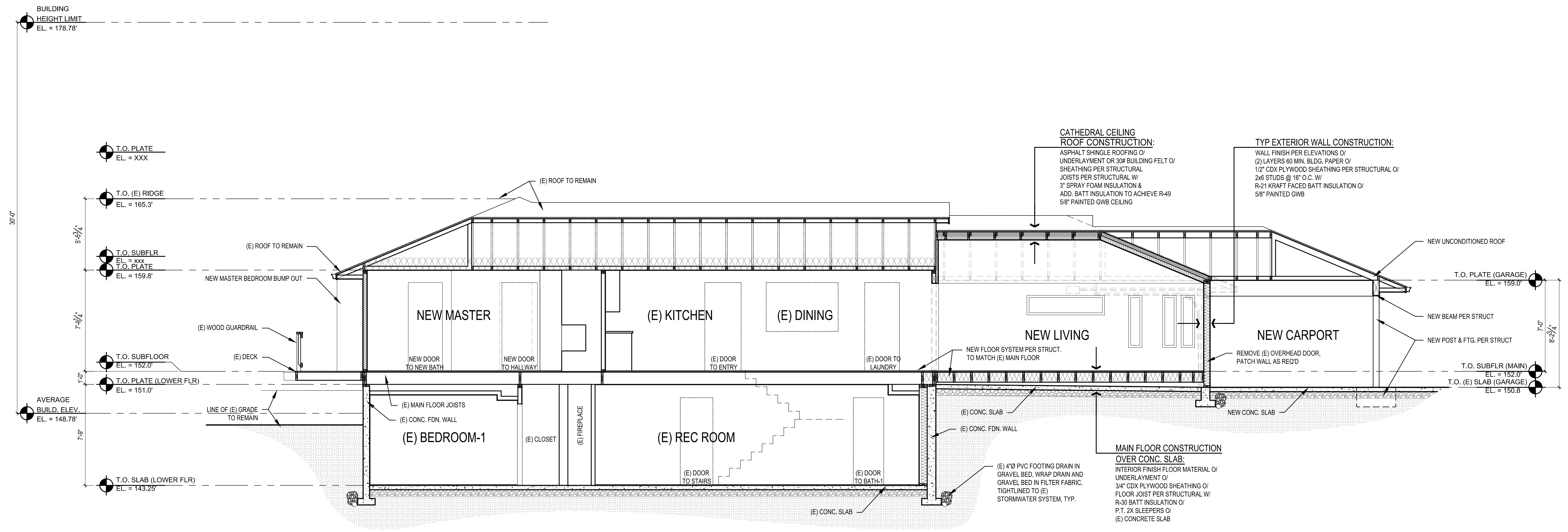
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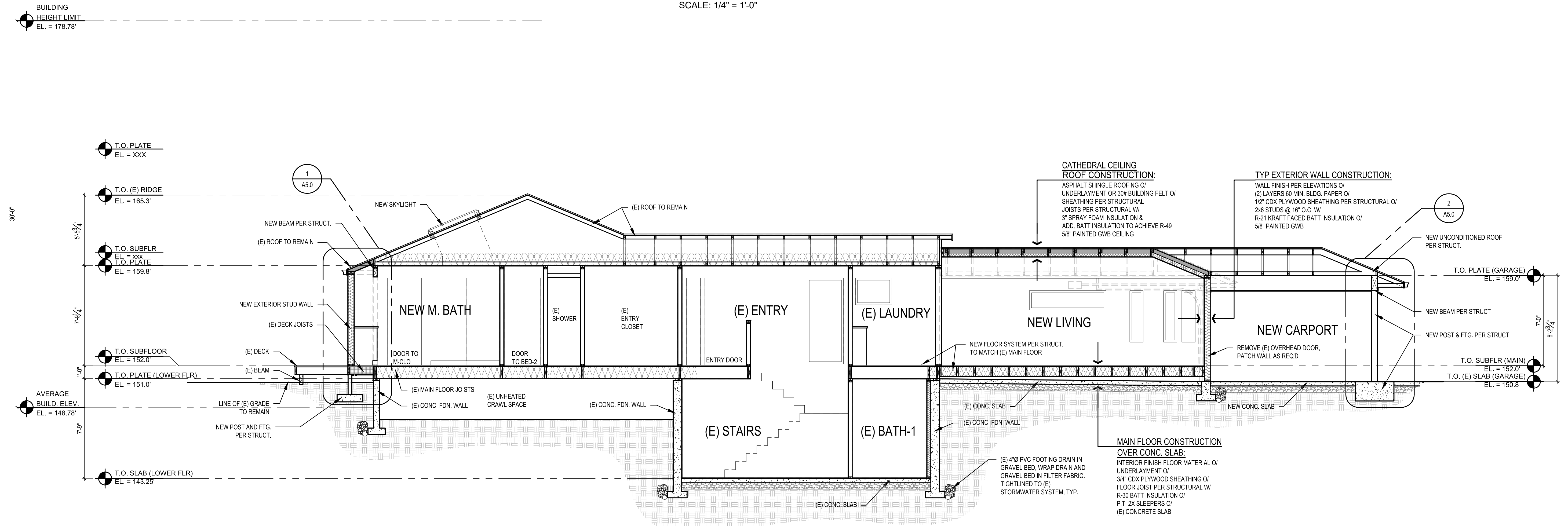
DRAWN BY: KE  
CHECKED BY: BJS

SHEET  
**A4.0**

OF



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



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

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

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| PERMIT SET           | 05/30/19   |
| PLOT DATE: 5/30/2019 | FILE NAME: |

REVISIONS:

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| 1  | 2019-05-30 PERMIT CORRECTIONS #1 |
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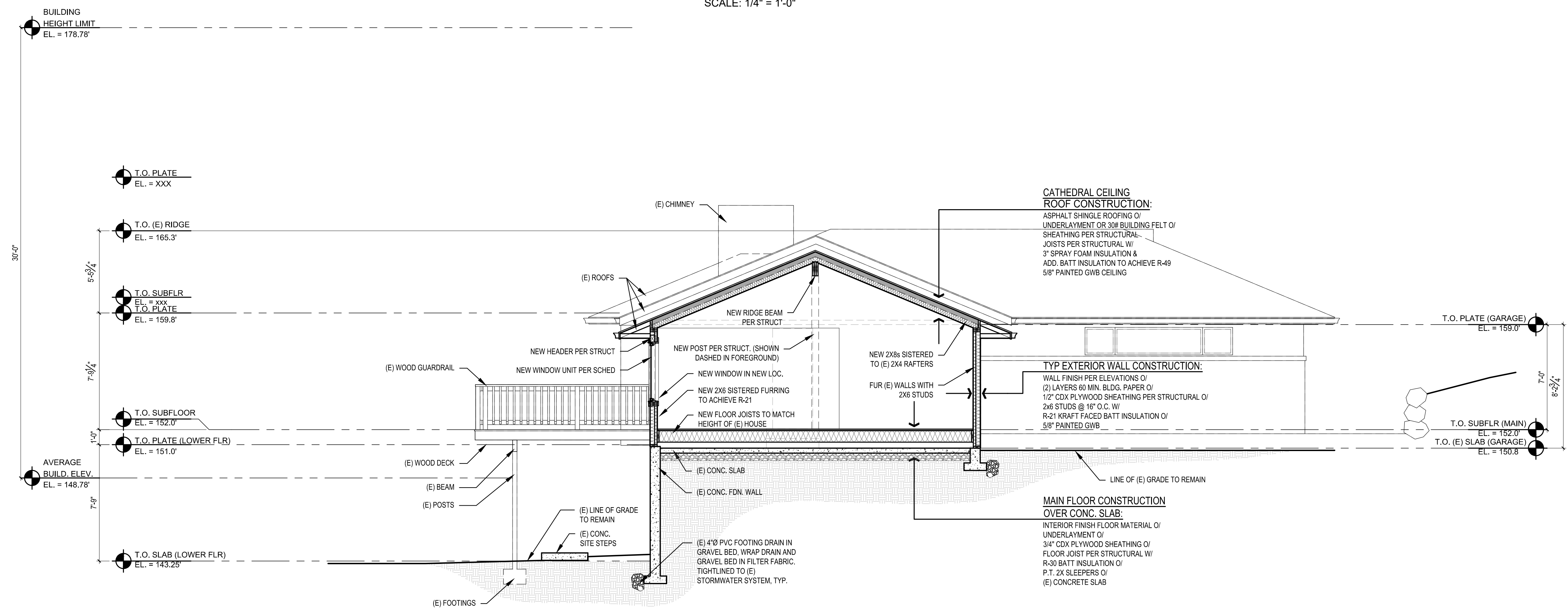
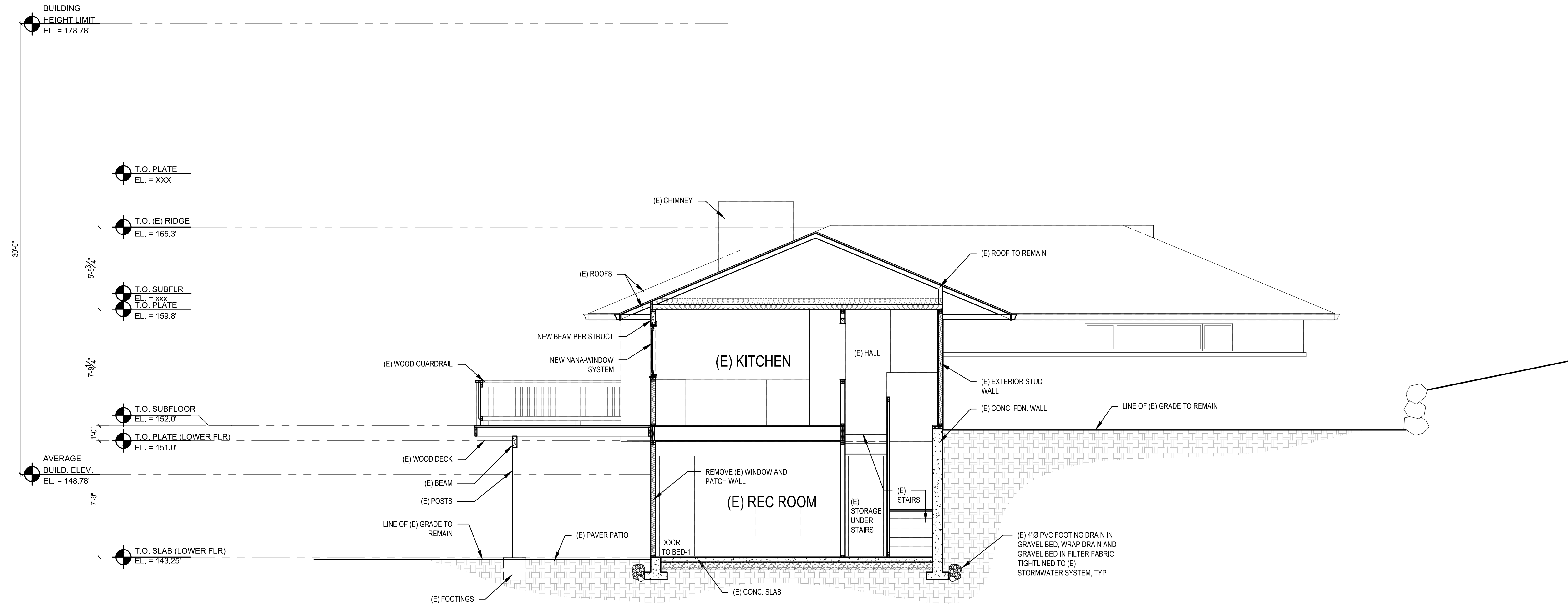
DRAWN BY: KE

CHECKED BY: BJS

SHEET

**A4.1**

OF



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

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| PERMIT SET           | 05/30/19   |
| PLOT DATE: 5/30/2019 | FILE NAME: |



REVISIONS:

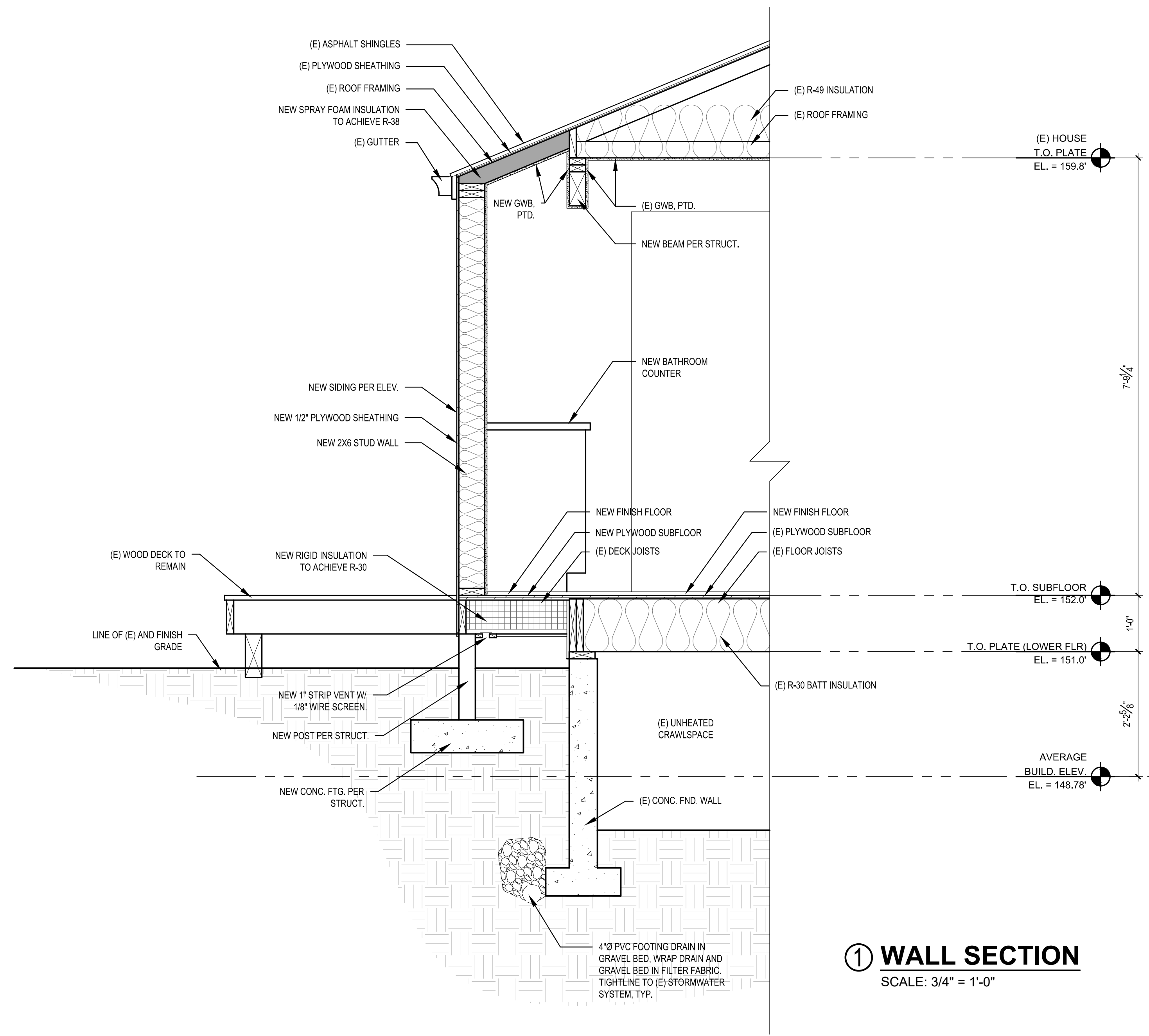
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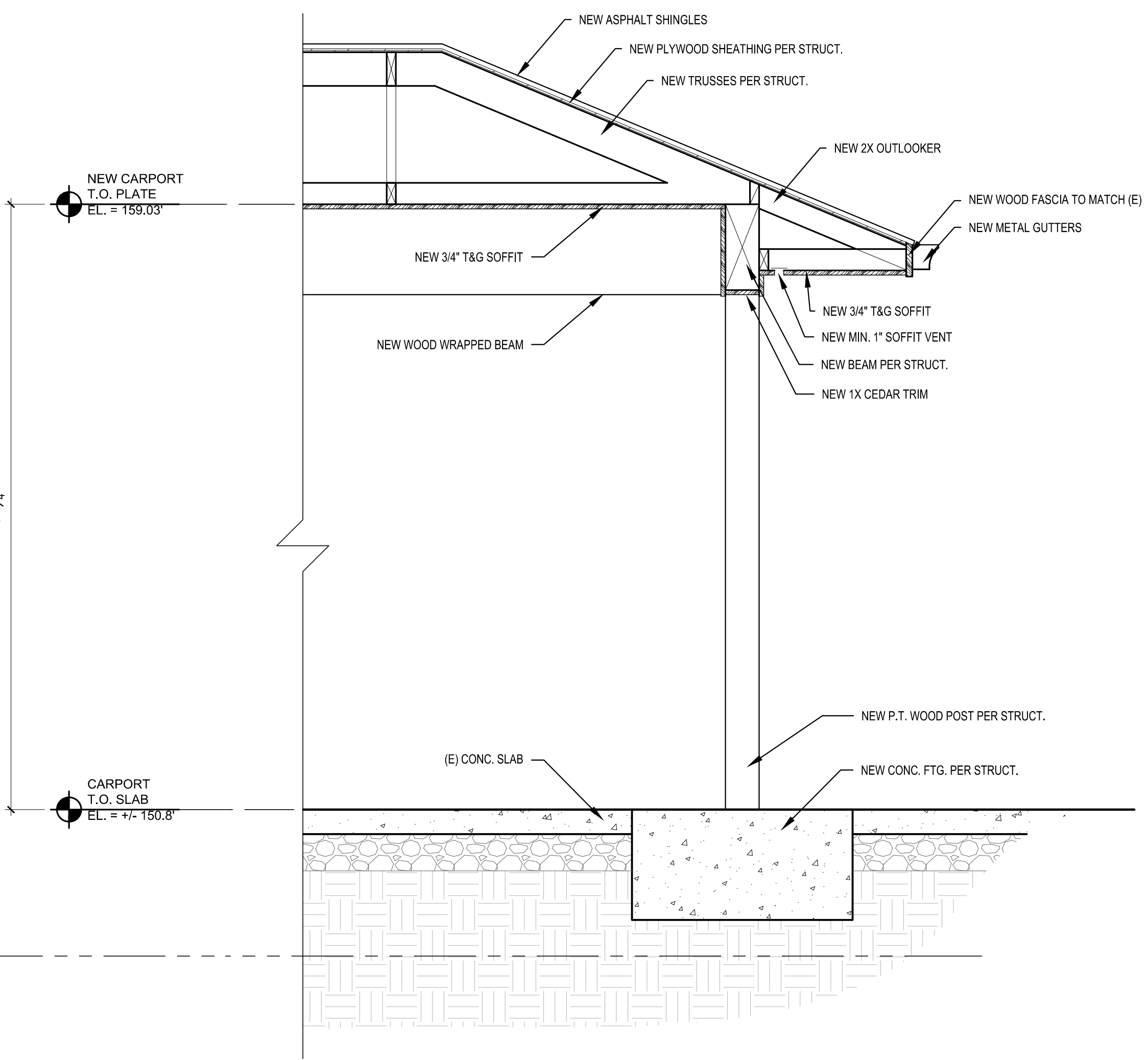
SHEET  
**A5.0**

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

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| PERMIT SET           | 05/30/19   |
| PLOT DATE: 5/30/2019 | FILE NAME: |



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



**② WALL SECTION**  
SCALE: 3/4" = 1'-0"



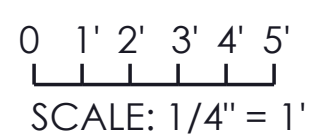
# DESIGN CRITERIA

SOIL: 1500 psf  
 SNOW: 25 psf  
 ROOF LIVE LOAD: 20 psf  
 FLOOR LOADS: 40 psf  
 DECK LOADS: 60 psf  
 FLOOR LIVE LOAD: 40 psf  
 DESIGN WIND SPEED, 3-SECOND GUST: 110 mph  
 WIND EXPOSURE CATEGORY: B  
 WIND CALCULATION METHOD: 2015SBC, ASCE 7-10  
 WIND SPEED UP FACTOR (Kzt): 1.0  
 SEISMIC ANALYSIS PROCEDURE USED: 2012SBC, ASCE 7-10  
 SEISMIC DESIGN CATEGORY: D  
 SITE CLASS: D

- NOTES:
1. CONCRETE MIN. STRENGTH 2500 PSI
  2. ALL GLB SHALL HAVE A MODULUS OF ELASTICITY OF 1800psi OR GREATER
  3. ALL GLB SHALL HAVE A MINIMUM Fd OF 1850 PSI.
  4. ALL TIMBER SHALL BE HF2 OR BETER UNLESS OTHERWISE SPECIFIED.
  5. ALL TIMBER SHALL BE PRESURE TREATED WHERE WITHIN 6" OF GROUND.
  6. CODES REFERENCED: 2015 IBC, 2015 IRC.

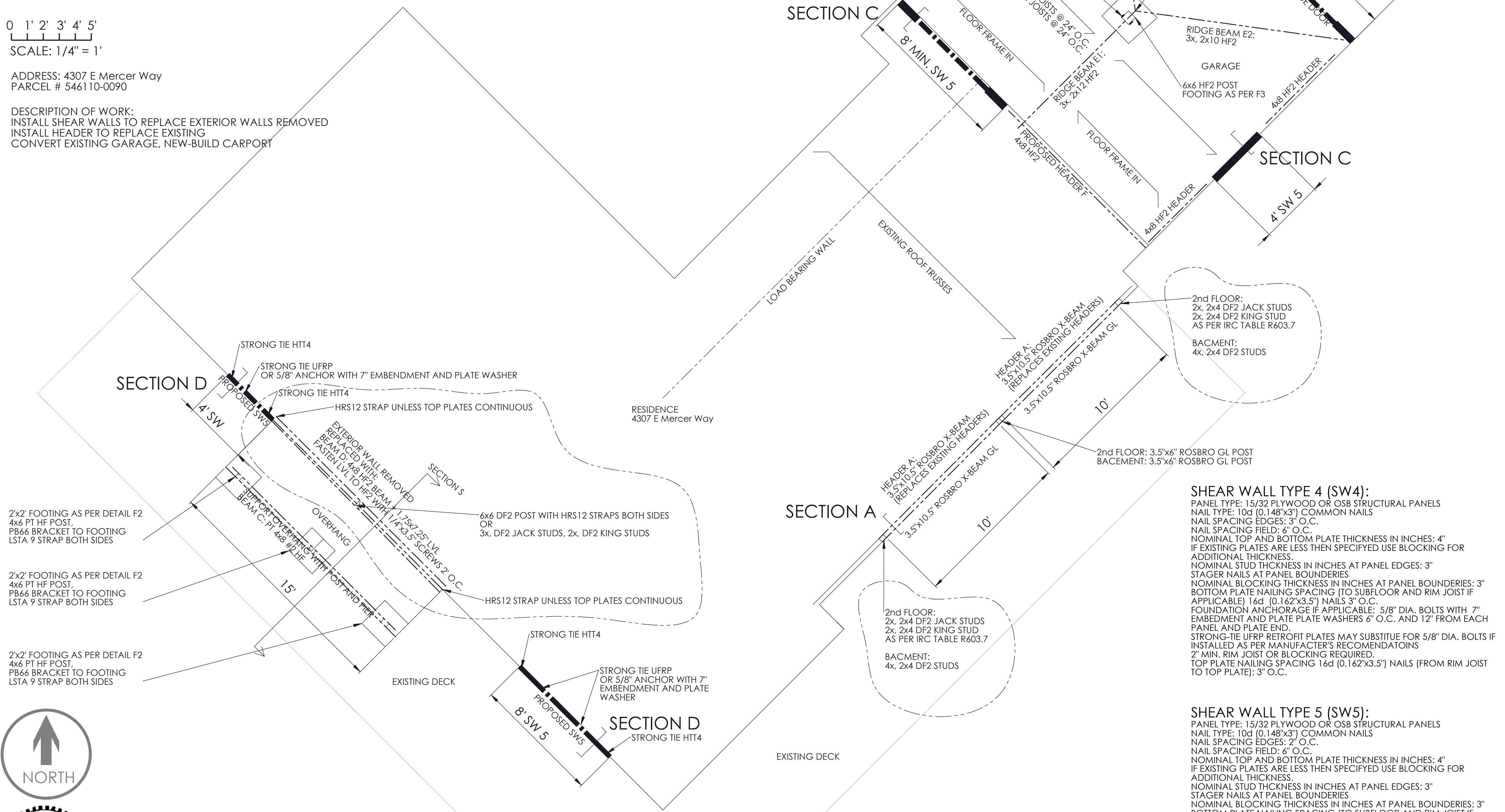
# ENGINEERING PLAN

DRAWN BY: CASH M. CARR  
 DATE: 5/25/2019  
 PAGE NUMBER: 1



ADDRESS: 4307 E Mercer Way  
 PARCEL # 546110-0090

DESCRIPTION OF WORK:  
 INSTALL SHEAR WALLS TO REPLACE EXTERIOR WALLS REMOVED  
 INSTALL HEADER TO REPLACE EXISTING  
 CONVERT EXISTING GARAGE, NEW-BUILD CARPORT



2'x2' FOOTING AS PER DETAIL F2  
 4x6 PT HF POST,  
 PB66 BRACKET TO FOOTING  
 LSTA 9 STRAP BOTH SIDES

2'x2' FOOTING AS PER DETAIL F2  
 4x6 PT HF POST,  
 PB66 BRACKET TO FOOTING  
 LSTA 9 STRAP BOTH SIDES

2'x2' FOOTING AS PER DETAIL F2  
 4x6 PT HF POST,  
 PB66 BRACKET TO FOOTING  
 LSTA 9 STRAP BOTH SIDES



**SHEAR WALL TYPE 4 (SW4):**  
 PANEL TYPE: 15/32 PLYWOOD OR OSB STRUCTURAL PANELS  
 NAIL TYPE: 10d (0.148"x3") COMMON NAILS  
 NAIL SPACING EDGES: 3" O.C.  
 NAIL SPACING FIELD: 6" O.C.  
 NOMINAL TOP AND BOTTOM PLATE THICKNESS IN INCHES: 4"  
 IF EXISTING PLATES ARE LESS THEN SPECIFIED USE BLOCKING FOR ADDITIONAL THICKNESS.  
 NOMINAL STUD THCKNESS IN INCHES AT PANEL EDGES: 3"  
 STAGER NAILS AT PANEL BOUNDARIES  
 NOMINAL BLOCKING THICKNESS IN INCHES AT PANEL BOUNDARIES: 3"  
 BOTTOM PLATE NAILING SPACING (TO SUBFLOOR AND RIM JOIST IF APPLICABLE) 16d (0.162"x3.5") NAILS 3" O.C.  
 FOUNDATION ANCHORAGE IF APPLICABLE: 5/8" DIA. BOLTS WITH 7" EMBEDMENT AND PLATE PLATE WASHERS 6" O.C. AND 12" FROM EACH PANEL AND PLATE END.  
 STRONG-TIE UFRP RETROFIT PLATES MAY SUBSTITUTE FOR 5/8" DIA. BOLTS IF INSTALLED AS PER MANUFACTURER'S RECOMENDATOINS  
 2" MIN. RIM JOIST OR BLOCKING REQUIRED.  
 TOP PLATE NAILING SPACING 16d (0.162"x3.5") NAILS (FROM RIM JOIST TO TOP PLATE): 3" O.C.

**SHEAR WALL TYPE 5 (SW5):**  
 PANEL TYPE: 15/32 PLYWOOD OR OSB STRUCTURAL PANELS  
 NAIL TYPE: 10d (0.148"x3") COMMON NAILS  
 NAIL SPACING EDGES: 2" O.C.  
 NAIL SPACING FIELD: 6" O.C.  
 NOMINAL TOP AND BOTTOM PLATE THICKNESS IN INCHES: 4"  
 IF EXISTING PLATES ARE LESS THEN SPECIFIED USE BLOCKING FOR ADDITIONAL THICKNESS.  
 NOMINAL STUD THCKNESS IN INCHES AT PANEL EDGES: 3"  
 STAGER NAILS AT PANEL BOUNDARIES  
 NOMINAL BLOCKING THICKNESS IN INCHES AT PANEL BOUNDARIES: 3"  
 BOTTOM PLATE NAILING SPACING (TO SUBFLOOR AND RIM JOIST IF APPLICABLE) 16d (0.162"x3.5") NAILS 3" O.C.  
 FOUNDATION ANCHORAGE IF APPLICABLE: 5/8" DIA. BOLTS WITH 7" EMBEDMENT AND PLATE PLATE WASHERS 4" O.C. AND 12" FROM EACH PANEL AND PLATE END.  
 STRONG-TIE UFRP RETROFIT PLATES MAY SUBSTITUTE FOR 5/8" DIA. BOLTS IF INSTALLED AS PER MANUFACTURER'S RECOMENDATOINS  
 3" MIN. RIM JOIST OR BLOCKING REQUIRED.  
 TOP PLATE NAILING SPACING 16d (0.162"x3.5") NAILS (FROM RIM JOIST TO TOP PLATE): 2" O.C.





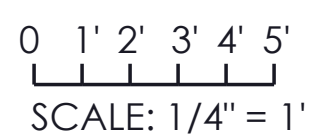
NOTE:

# CARPORT PLAN

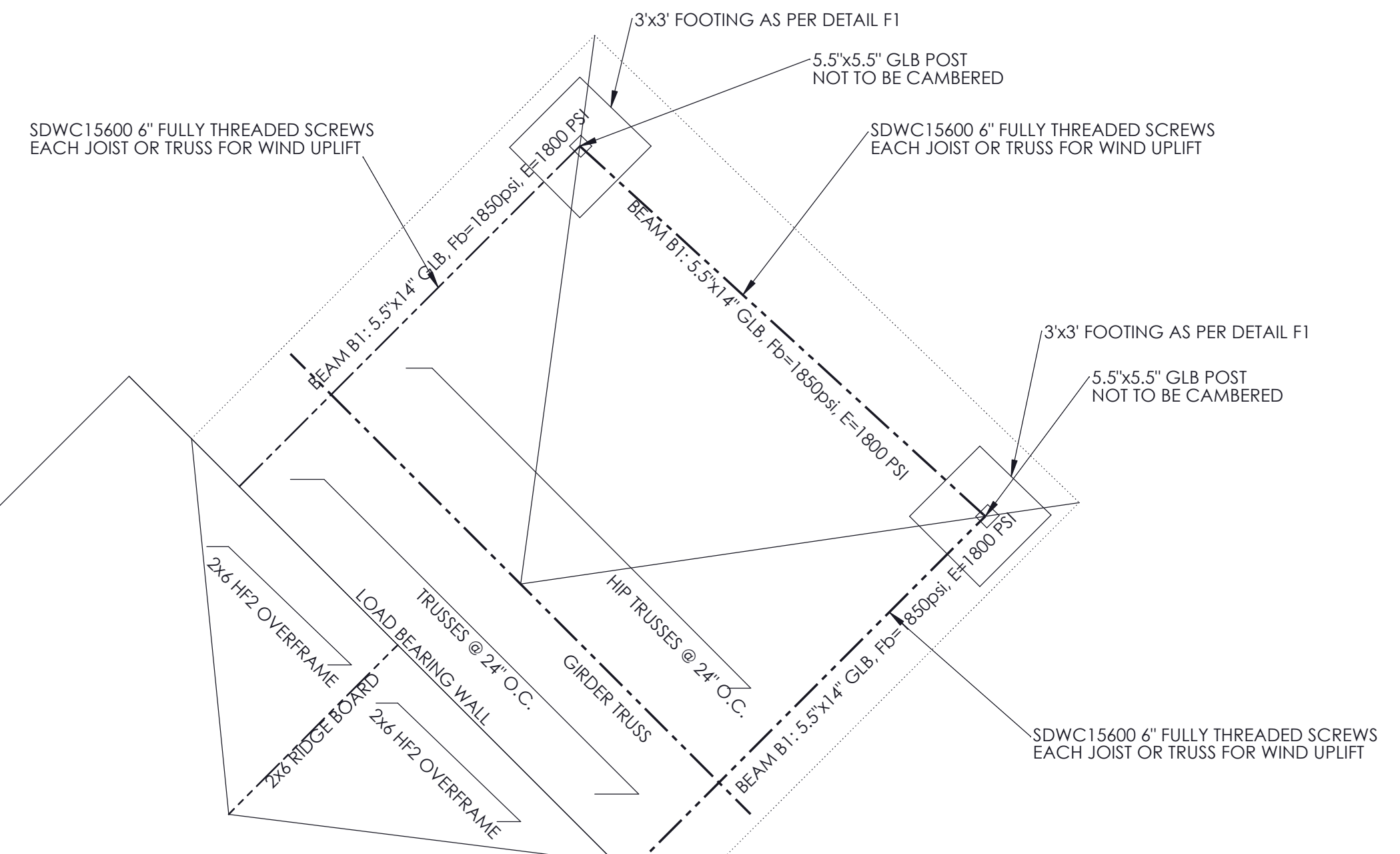
DRAWN BY: CASH M. CARR

DATE: 2/27/2018

PAGE NUMBER: 2



NOTE: TRUSSES TO BE DESIGNED BY MANUFATERER





# RETROFIT SHEAR WALL DETAIL

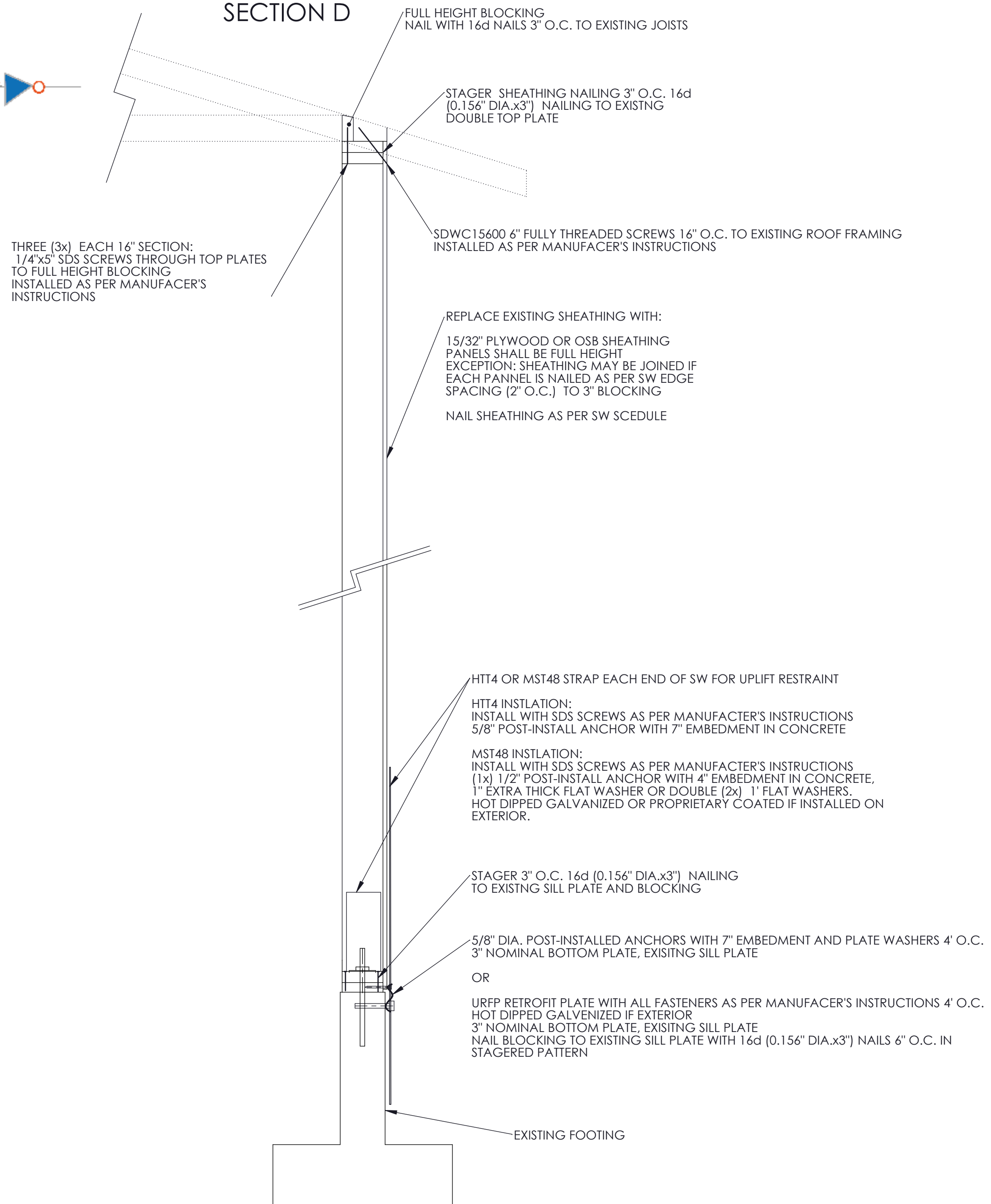
DRAWN BY: CASH M. CARR

DATE: 2/27/2018

PAGE NUMBER: 3

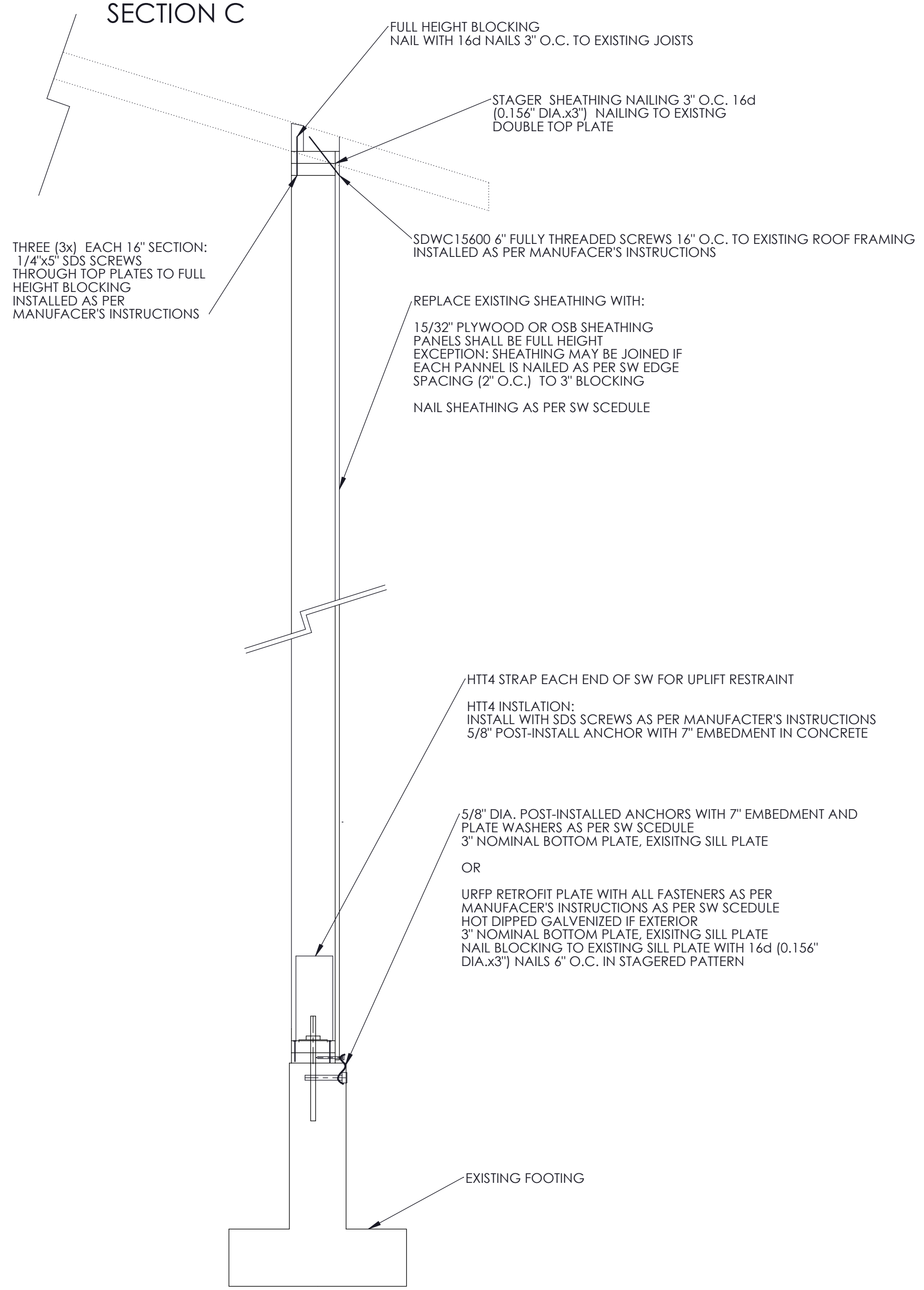
## SOUTH SW RETROFIT

### SECTION D



## GARAGE SW RETROFIT

### SECTION C



SCALE: 1" = 1'

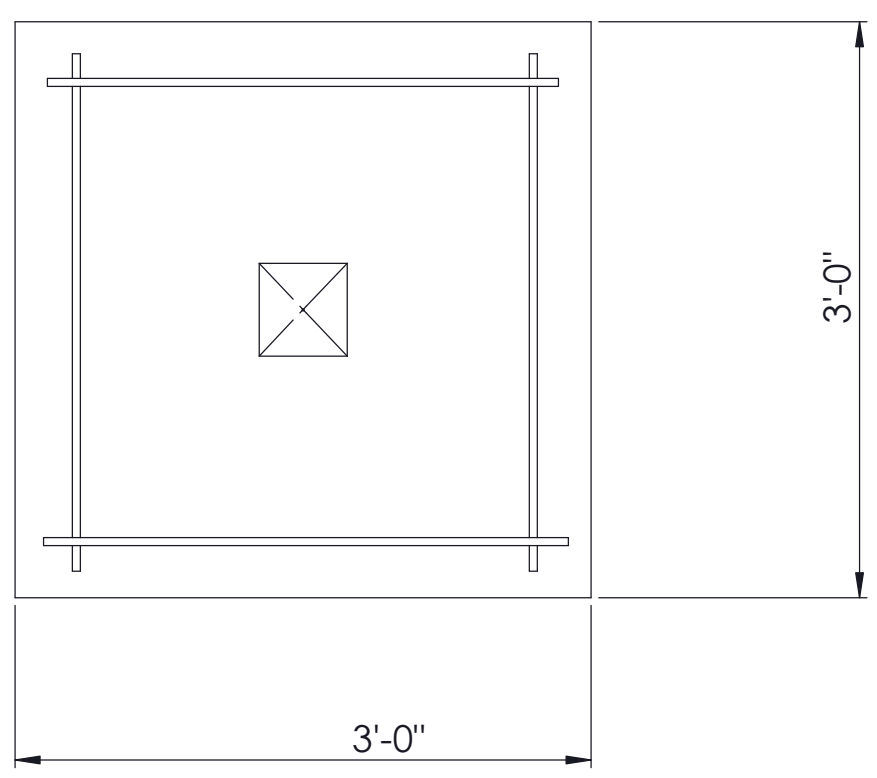
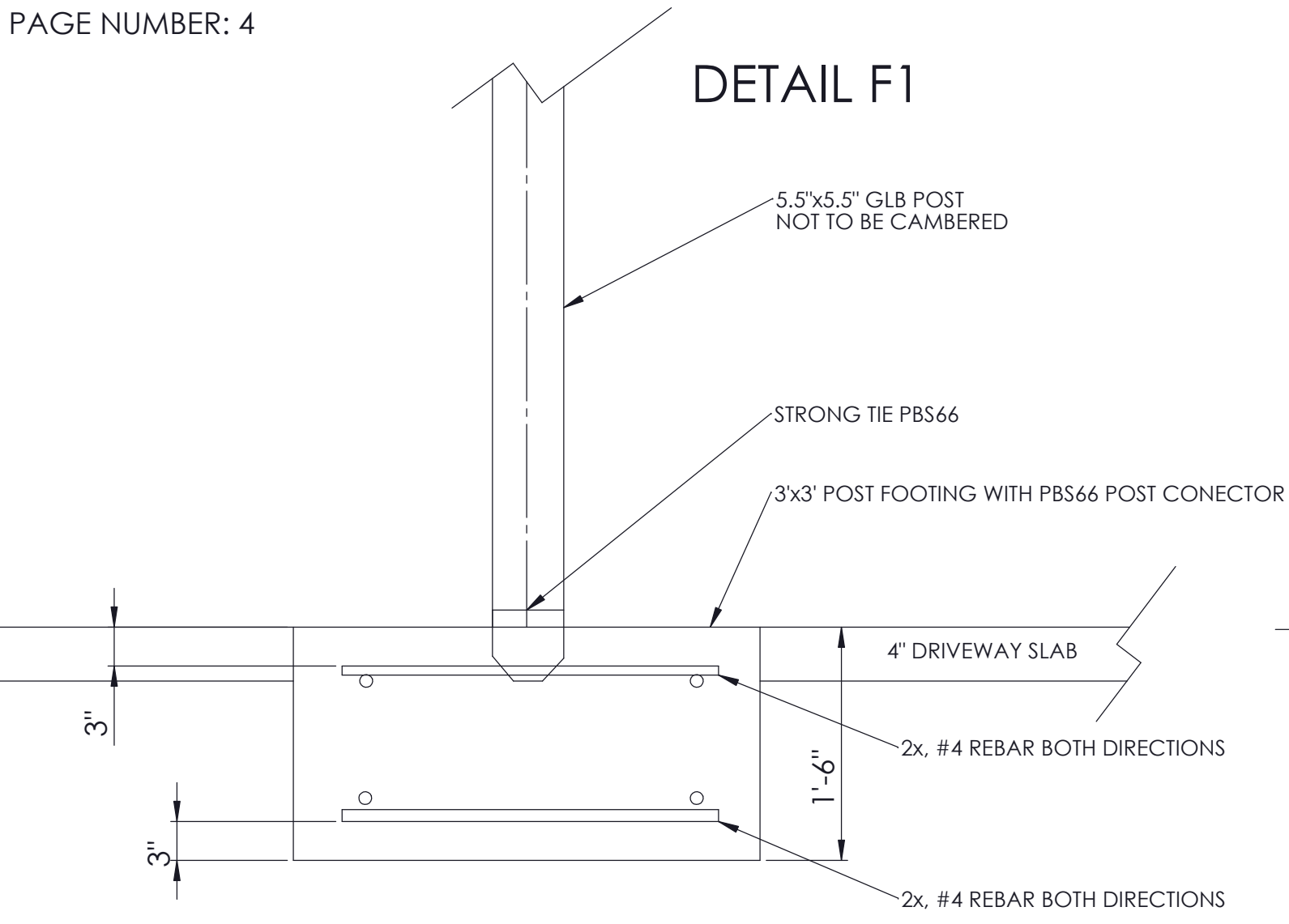


PROPOSED GARAGE DOOR FRAME IN SW DETAIL

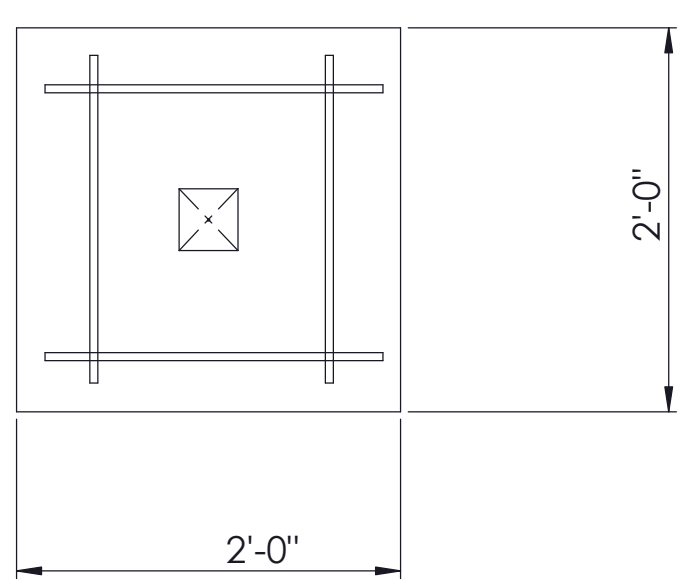
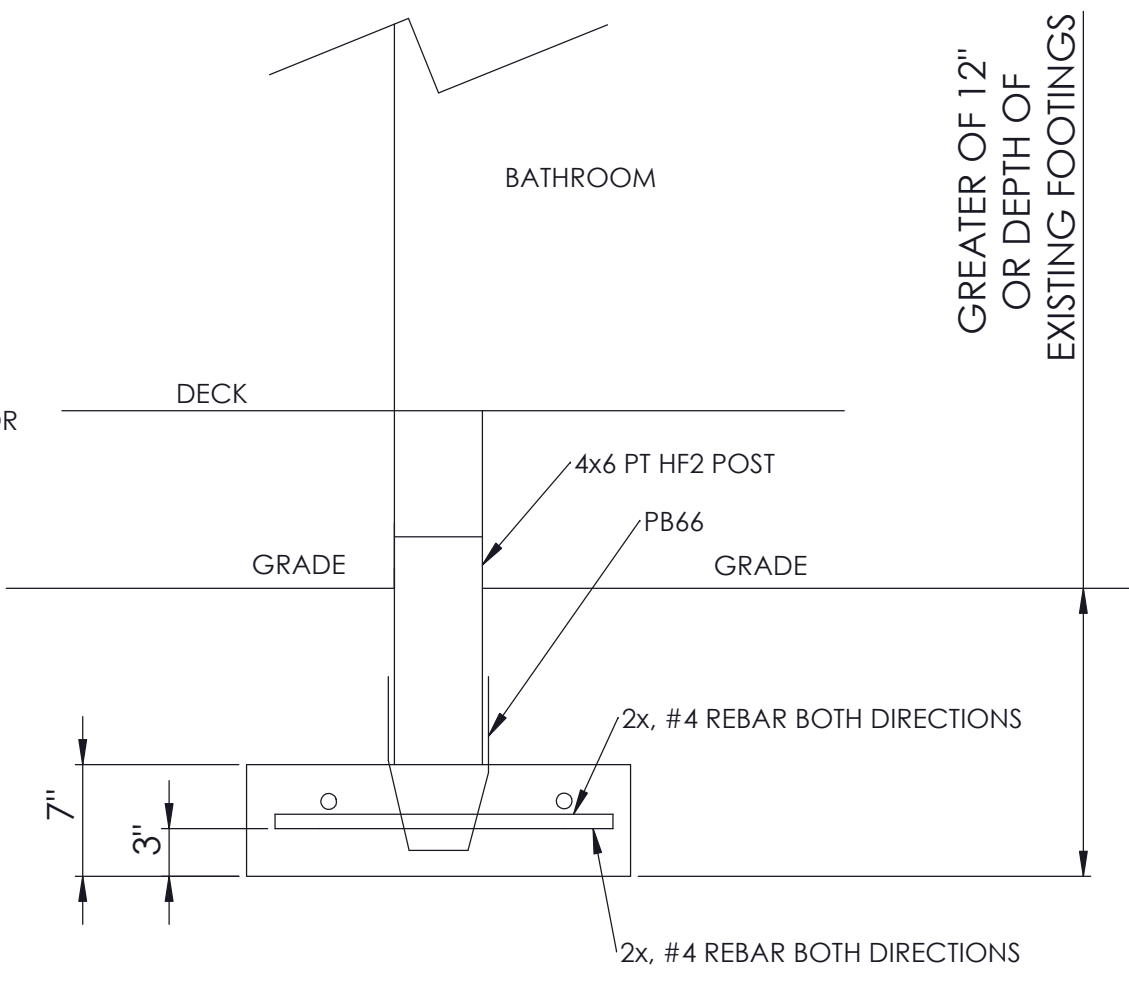
PROPOSED FOOTING DETAILS

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DETAIL F1

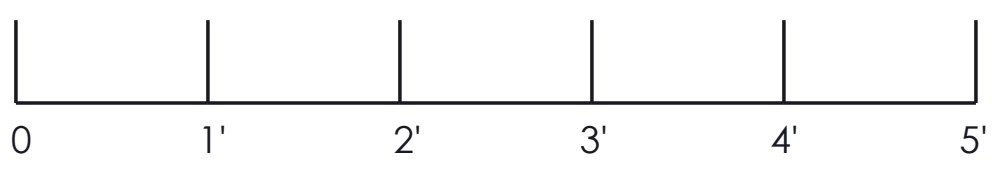
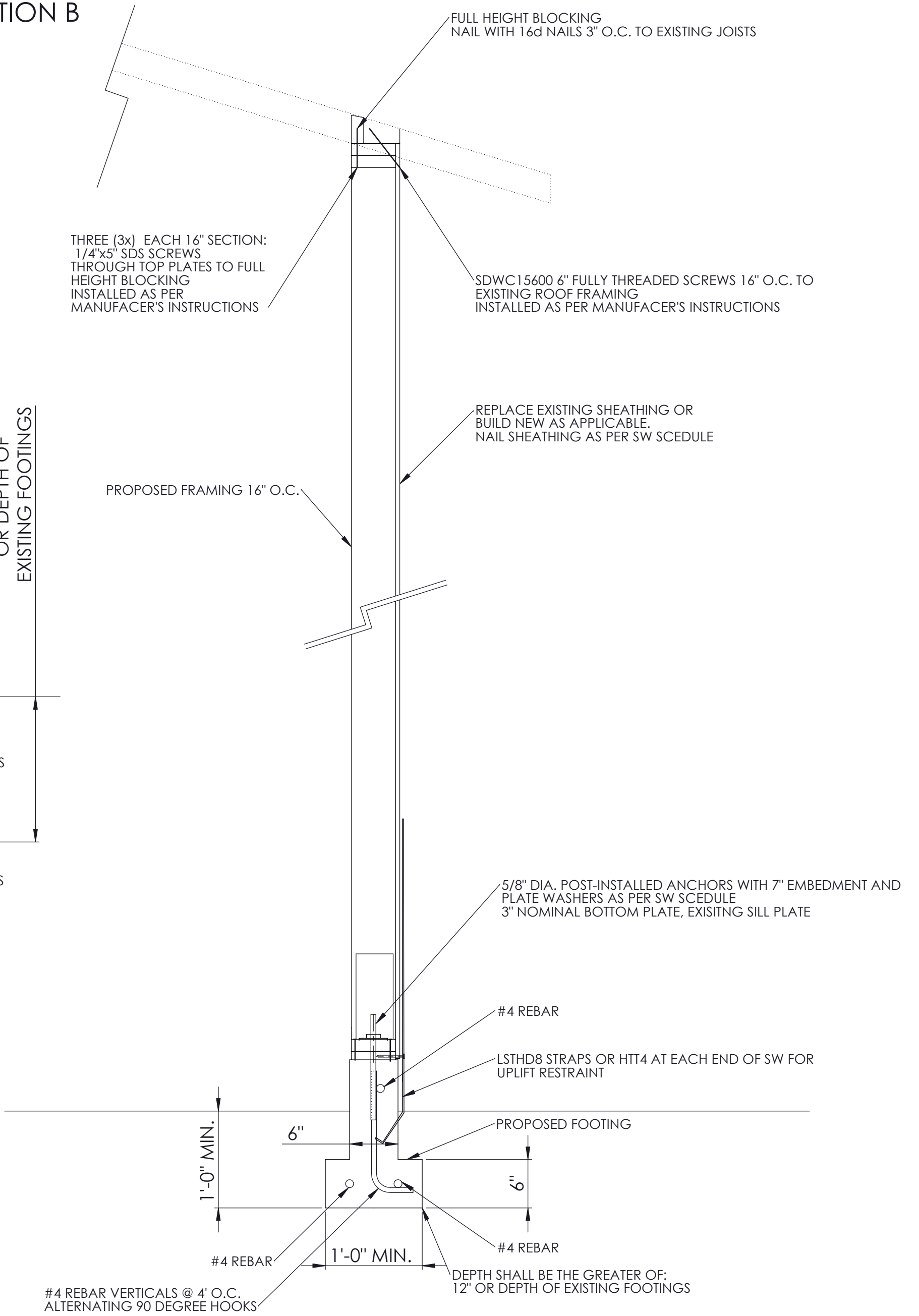


DETAIL F2



GARAGE FRAME-IN SW RETROFIT

SECTION B

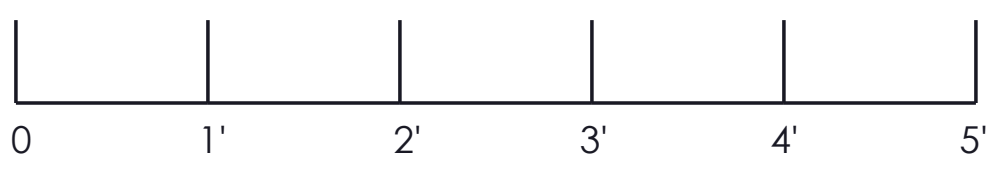
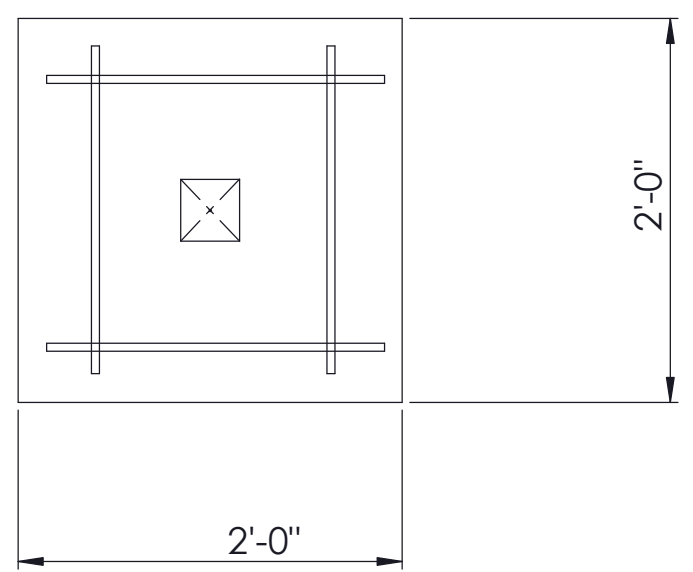
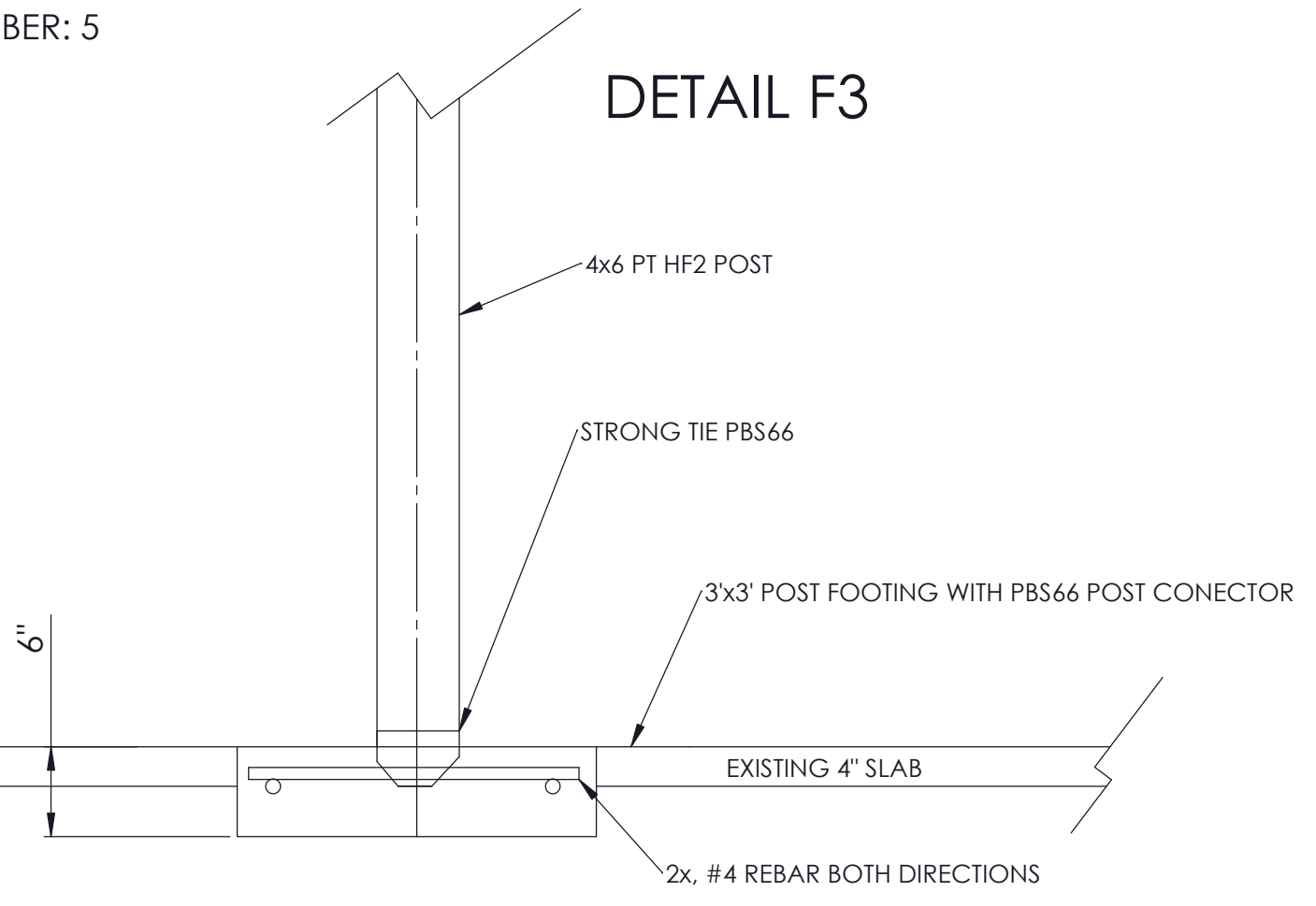


SCALE: 1" = 1'

FLOOR FRAMING DETAIL



DETAIL F3



SCALE: 1" = 1'

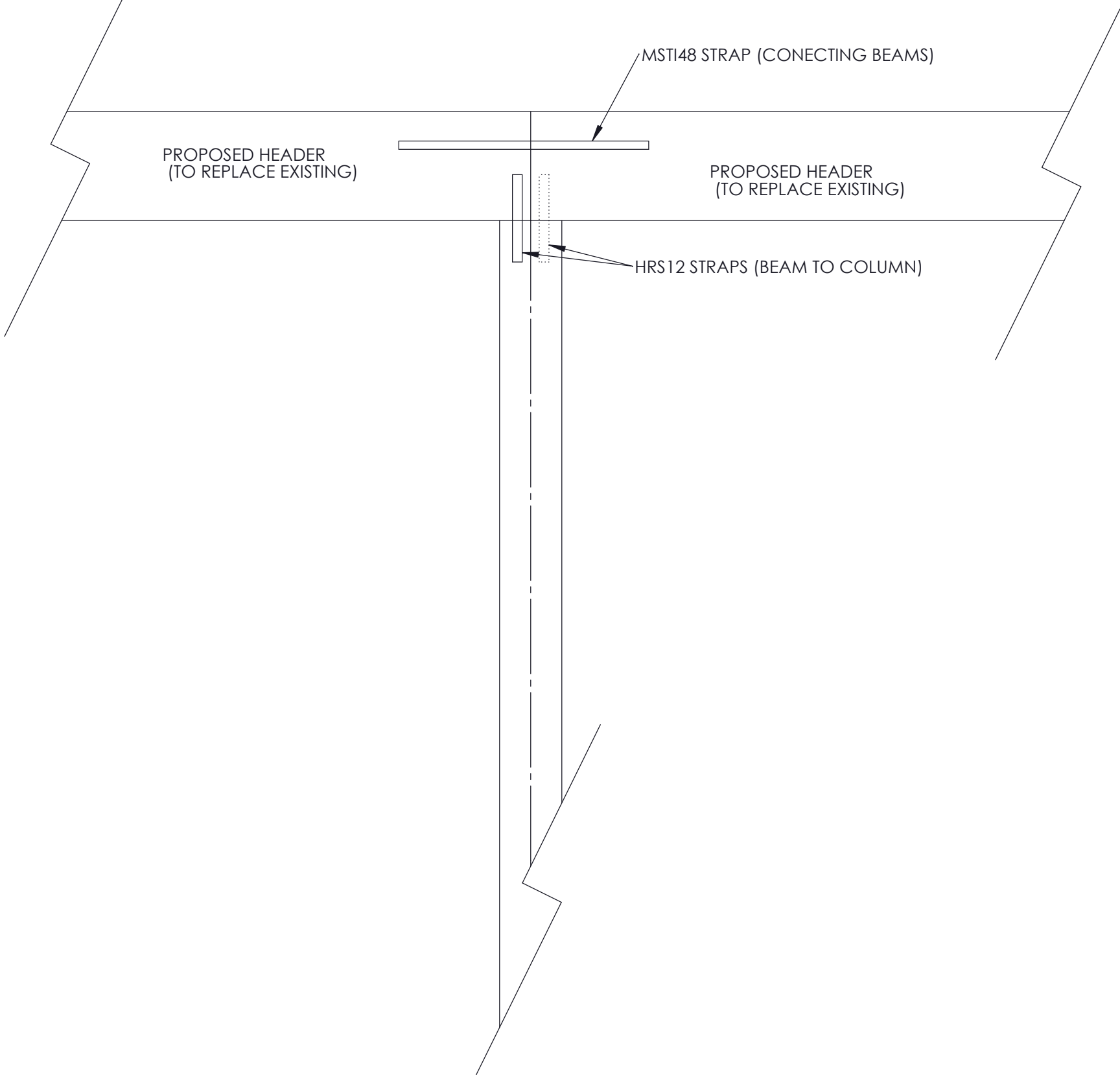




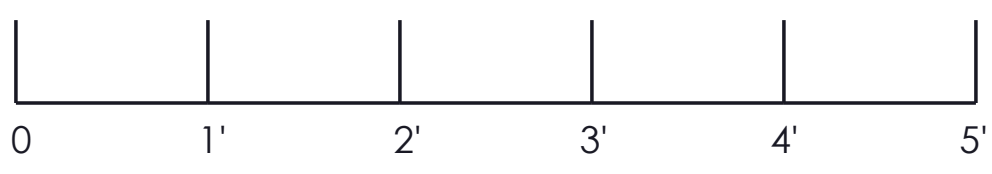
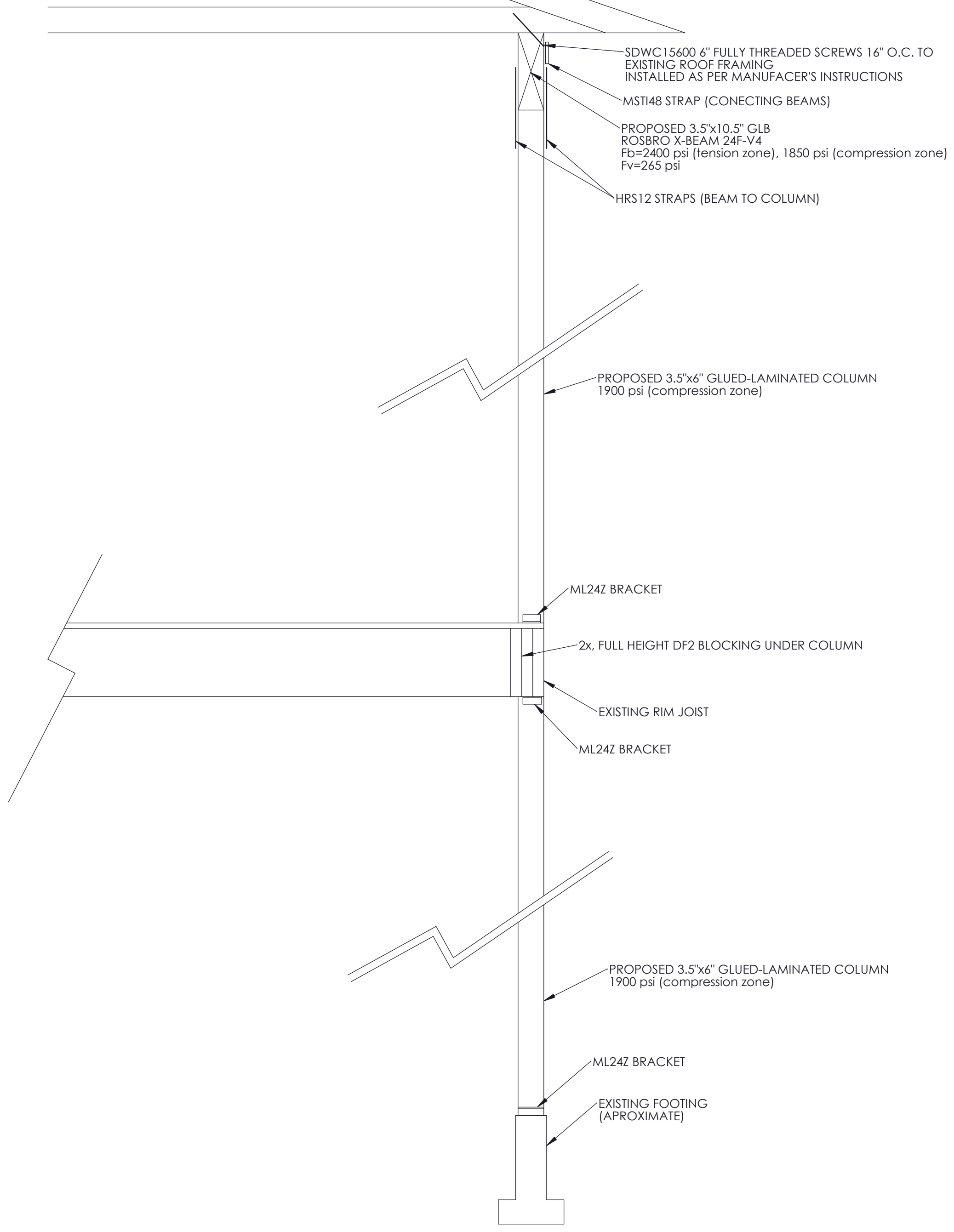
# HEADER DETAIL

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DATE: 2/27/2018  
PAGE NUMBER: 6

## HEADER TO COLUMN CONNECTION DETAIL B



## HEADER A DETAIL SECTION A



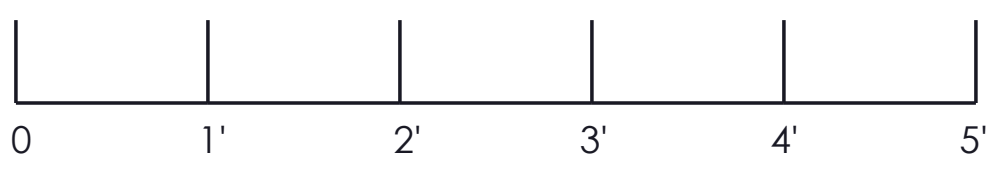
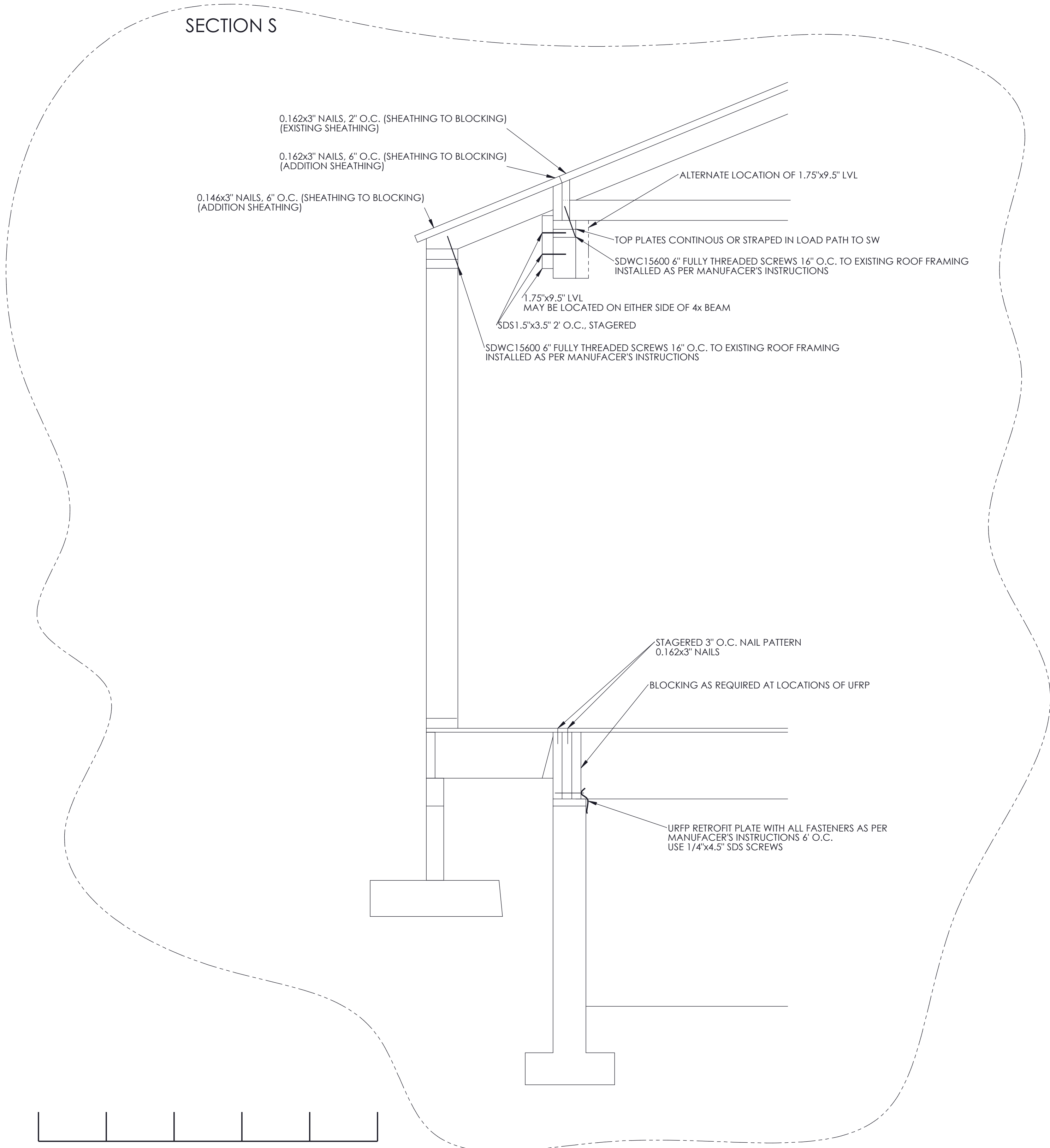
SCALE: 1" = 1'



# SHEAR TRANSFER DETAIL

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DATE: 5/26/2019  
PAGE NUMBER: 7

## SECTION S



SCALE: 1" = 1'



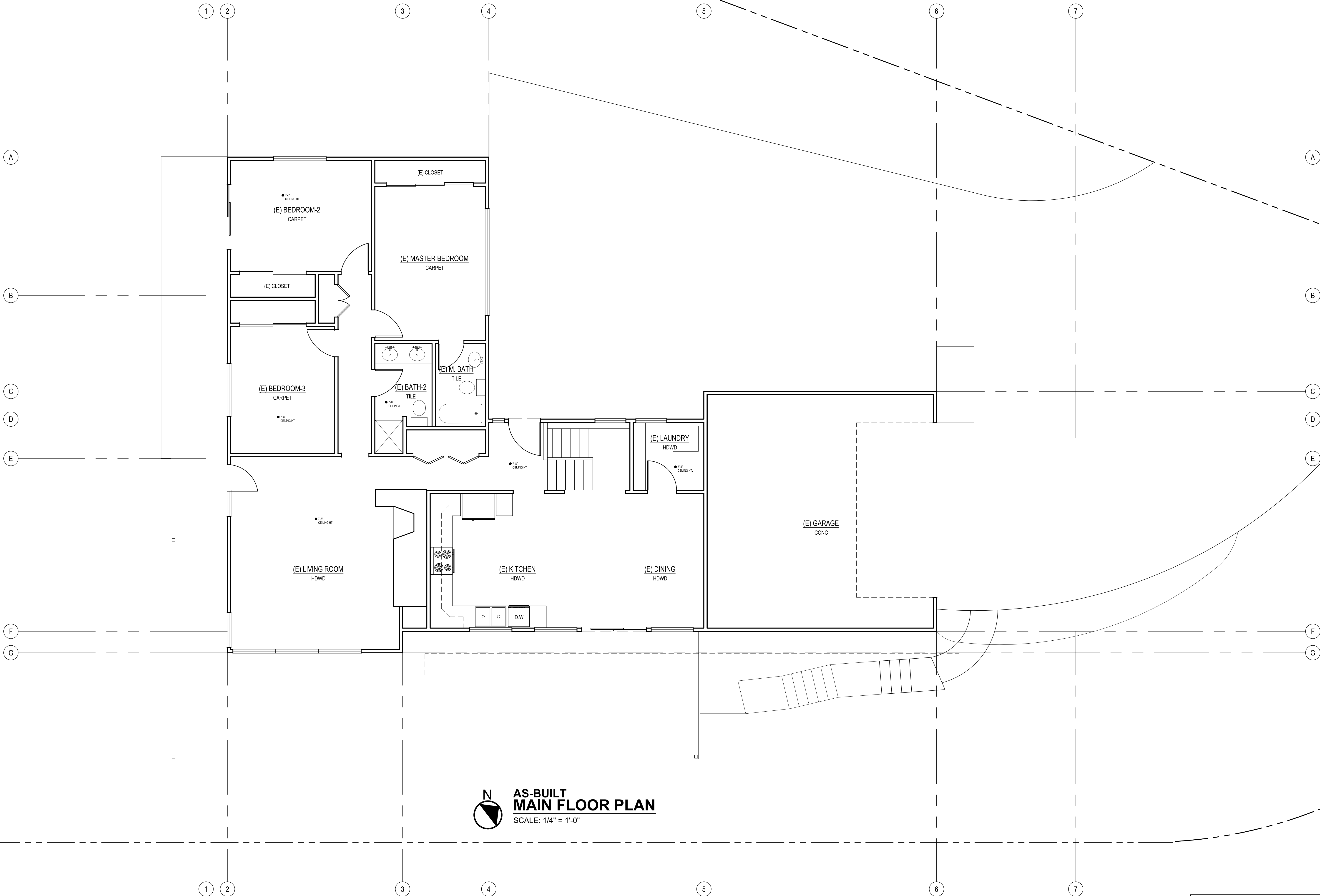




| REVISIONS: | 2019-05-30 PERMIT CORRECTIONS #1 |
|------------|----------------------------------|
| 1          |                                  |
| 2          |                                  |
| 3          |                                  |
| 4          |                                  |
| 5          |                                  |
| 6          |                                  |
| 7          |                                  |

DRAWN BY: KE  
CHECKED BY: BJS

SHEET  
**AB-2**  
OF



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

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

PERMIT SET: 05/30/19

PLOT DATE: 5/30/2019 FILE NAME: