BUILDING CODE COMPLIANCE

CITY OF MERCER ISLAND ADOPTED CODES:
MICC - MERCER ISLAND CITY CODE
IBC 2015 – INTERNATIONAL BUILDING CODE
IRC 2015 – INTERNATIONAL RESIDENTIAL CODE
IMC 2015 – INTERNATIONAL MECHANICAL CODE
IFC 2015 – INTERNATIONAL FIRE CODE
IECC 2015 – INTERNATIONAL ENERGY CONSERVATION CODE
2015 WASHINGTON STATE ENERGY CODE

BUILDING CODE ANALYSIS

PROPOSED USE/OCCUPANCY:
R-15: SINGLE-FAMILY DWELLING PER MICC 19.02.020 /
R-3 RESIDENTIAL GROUP PER IBC 310.5
PARKING REQUIREMENTS:
RESIDENTIAL – (3) PASSENGER AUTOMOBILE PARKING SPACES, AT LEAST (2) COVERED PER MICC 19.02.020.G.1
TYPE OF CONSTRUCTION:
RESIDENTIAL R: TYPE V-B (UNPROTECTED WOOD FRAME) PER IBC TABLE 503
PARKING U: TYPE V-B (UNPROTECTED WOOD FRAME) PER IBC TABLE 503
FIRE RESISTANCE FOR BUILDING ELEMENTS:
TYPE V-B: UNPROTECTED WOOD FRAME
EXTERIOR WALLS: 0 HR. (PER IBC TABLE 601) 0-1 HR. PER IBC TABLE 602 FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE
BEARING & NON-BEARING WALL CONSTRUCTION: 0 HR. (PER IBC TABLE 601)
EXISTING BUILDING SPRINKLER REQUIREMENTS:
PER MICC 17.02.020
AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE RESIDENCE WHEN THE CONSTRUCTION VALUE OF ALL ADDITIONS, ALTERATIONS OR REPAIRS PERFORMED WITHIN A SIXTY-MONTH PERIOD EXCEEDS 50% OF THE VALUE OF THE RESIDENCE.

BUILDING SETBACKS:

MICC 19.02.020.C.1

FRONT YARD (19.02.020.C.1.A):
MINIMUM 20 FEET

REAR YARD (19.02.020.C.1.B):
MINIMUM 25 FEET

SIDE YARD (19.02.020.C.1.C):
FOR LOTS WITH A WIDTH OF MORE THAN 90 FEET, THE SUM OF THE SIDE YARDS' DEPTH SHALL BE A WIDTH THAT IS EQUAL TO AT LEAST 17% OF THE LOT WIDTH.

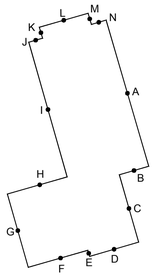
128'-9 1/4" X 0.17 = 21'-10 3/4"

MINIMUM SIDE YARD DEPTH ABUTTING AN INTERIOR LOT LINE IS 5 FEET OR 33% OF THE AGGREGATE SIDE YARD TOTAL DEPTH, WHICHEVER IS GREATER.

MINIMUM SIDE YARD REQUIRED
21'-10 3/4" X .33 = 7'-2 3/4"

VARIABLE SIDE YARD REQUIRED
21'-10 3/4" - 7'-2 3/4" = 14'-8"

AVERAGE BUILDING ELEVATION CALCULATIONS:



AVERAGE BUILDING ELEVATION IS CALCULATED USING THE MIDPOINT, MEASURED HORIZONTALLY, OF EXTERIOR WALLS OF THE STRUCTURE.

	MIDPOINT ELEVATION		SEGMENT LENGTH	
A	203.83'	X	60.28'	= 12,286.87
B	207.00'	X	12.08'	= 2,500.56
C	209.00'	X	27.79'	= 5,808.11
D	214.00'	X	20.19'	= 4,320.66
E	214.00'	X	2.48'	= 530.72
F	214.00'	X	24.58'	= 5,260.12
G	214.00'	X	30.17'	= 6,456.38
H	214.00'	X	24.58'	= 5,260.12
I	210.00'	X	55.49'	= 11,652.90
J	203.50'	X	5.64'	= 1,147.74
K	203.50'	X	4.58'	= 932.03
L	203.50'	X	20.08'	= 4,086.28
M	203.50'	X	4.58'	= 932.03
N	203.50'	X	6.12'	= 1,245.42

(TOTAL LENGTH X AVG. ELEV) ÷ TOTAL LENGTH: 62,419.94 ÷ 298.64'

AVG BUILDING ELEVATION: 209.01'

HEIGHT LIMITS
MICC 19.02.202.E BUILDING HEIGHT LIMIT
THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED THIRTY FEET (30') IN HEIGHT ABOVE AVERAGE BUILDING ELEVATION TO THE HIGHEST POINT OF THE ROOF.

MAXIMUM ALLOWABLE BUILDING HEIGHT:
ELEV = 239.01'

ZONING ANALYSIS

LOT SLOPE CALCULATION:

PER MERCER ISLAND CITY CODE SECTION 19.16.010, LOT SLOPE IS THE ELEVATION DIFFERENCE DIVIDED BY HORIZONTAL DISTANCE MULTIPLIED BY 100.

HIGHEST ELEVATION =	240'
LOWEST ELEVATION =	190'
ELEVATION DIFFERENCE =	50'
HORIZONTAL DIFFERENCE BETWEEN HIGHEST AND LOWEST POINTS =	112'
LOT SLOPE = (50 / 112) X 100	45%

LOT COVERAGE CALCULATION:

PER MERCER ISLAND CITY CODE SECTION 19.02.020.F MAXIMUM LOT COVERAGE (HOUSE, DRIVING SURFACES & ACCESSORY BUILDINGS) IS 30% OF LOT AREA FOR A LOT WITH A SLOPE 30% TO 50%.

A. GROSS LOT AREA (PER KING COUNTY TAX ASSESSOR) =	44,220 SQ.FT.
B. NET LOT AREA (LESS ACCESS EASEMENT) =	43,143SQ.FT.
C. ALLOWED LOT COVERAGE AREA =	12,943 SQ.FT.
D. ALLOWED LOT COVERAGE =	30%
E. EXISTING LOT COVERAGE:	
1. MAIN STRUCTURE ROOF AREA =	3,370 SQ.FT.
2. ACCESSORY BUILDING ROOF AREA =	1,387 SQ.FT.
3. VEHICULAR USE =	6,445 SQ.FT.
4. COVERED PATIOS/COVERED DECKS =	0 SQ.FT.
5. TOTAL EXISTING LOT COVERAGE:	11,063 SQ.FT.
F. (TOTAL LOT COVERAGE AREA REMOVED) =	0 SQ.FT.
G. PROPOSED ADJUSTMENT FOR SINGLE-STORY =	0 SQ.FT.
H. PROPOSED ADJUSTMENT FOR FLAG LOT =	0 SQ.FT.
I. PROPOSED NEW LOT COVERAGE:	
1. MAIN STRUCTURE NEW ROOF AREA =	1,026 SQ.FT.
2. ACCESSORY BUILDING NEW ROOF AREA =	0 SQ.FT.
3. NEW VEHICULAR USE AREA =	-536 SQ.FT.
4. NEW COVERED PATIOS/COVERED DECKS =	0 SQ.FT.
5. TOTAL NEW PROPOSED LOT COVERAGE:	490 SQ.FT.
J. TOTAL PROJECT LOT COVERAGE AREA =	12,363 SQ.FT.
K. PROPOSED LOT COVERAGE AREA =	29%

ZONING ANALYSIS (CONT'D)

HARDSCAPE CALCULATION:

PER MERCER ISLAND CITY CODE SECTION 19.02.020.F.3.b.i UP TO 9% OF THE NET LOT AREA MAY CONSIST OF HARDSCAPE AREAS. THE HARDSCAPE DOES NOT INCLUDE DRIVING SURFACES OR BUILDINGS.
IN ADDITION, UNUSED LOT COVERAGE MAY ALSO BE IMPROVED WITH HARDSCAPE.

A. GROSS LOT AREA (PER KING COUNTY TAX ASSESSOR) =	44,220 SQ.FT. 43,143 SQ.FT.
B. NET LOT AREA (LESS ACCESS EASEMENT) =	1,036 SQ.FT.
C. AREA BORROWED FROM LOT COVERAGE =	
D. ALLOWED HARDSCAPE AREA = 9% OF LOT AREA + C =	11% 4,919 SQ.FT.
E. ALLOWED HARDSCAPE AREA =	
F. TOTAL EXISTING HARDSCAPE AREA:	1,471 SQ.FT.
1. UNCOVERED DECKS =	0 SQ.FT.
2. UNCOVERED PATIOS =	241 SQ.FT.
3. WALKWAYS =	47 SQ.FT.
4. STAIRS =	170 SQ.FT.
5. ROCKERIES & RETAINING WALLS =	0 SQ.FT.
6. OTHER	
7. TOTAL EXISTING HARDSCAPE AREA (F1+F2+F3+F4+F5+F6) =	1,929 SQ.FT.
G. (TOTAL HARDSCAPE AREA REMOVED) =	
H. TOTAL NEW HARDSCAPE AREA:	0 SQ.FT.
1. UNCOVERED DECKS =	0 SQ.FT.
2. UNCOVERED PATIOS =	0 SQ.FT.
3. WALKWAYS =	0 SQ.FT.
4. STAIRS =	0 SQ.FT.
5. ROCKERIES & RETAINING WALLS =	0 SQ.FT.
6. OTHER	
7. TOTAL NEW HARDSCAPE AREA (F1+F2+F3+F4+F5+F6) =	0 SQ.FT. 1,929 SQ.FT.
I. TOTAL PROJECT HARDSCAPE AREA = (F7-G)+H7 =	4%
J. TOTAL PROJECT HARDSCAPE AREA = (I/D)X100 =	

GROSS FLOOR AREA CALCULATIONS:

PER MERCER ISLAND CITY CODE SECTION 19.02.020.D

BUILDING AREA	EXISTING AREA	REMOVED AREA	NEW/ ADDITION	TOTAL
UPPER FLOOR	1294 S.F	0 S.F	669 S.F	1963 S.F
MAIN FLOOR	2446 S.F.	0 S.F.	0 S.F.	2446 S.F.
GROSS BASEMENT	2562 S.F.	92 S.F.	0 S.F.	2470 S.F.
GARAGE/CARPORT	0 S.F.	0 S.F.	742 S.F.	742 S.F.
TOTAL FLOOR AREA	6302 S.F.	92 S.F.	1411 S.F.	7621 S.F.
ACCESSORY BUILDINGS 150% GFA MODIFIER (MAIN & UPPER FLOOR X2)	1031 S.F. 0 S.F.	0 S.F. 0 S.F.	0 S.F. 320 S.F.	1031 S.F. 320 S.F.
2ND STORY ROOFED DECK	0 S.F.	O S.F.	166 S.F.	166 S.F.
TOTAL BUILDING AREA	7333 S.F.	92 S.F.	1897 S.F.	9132 S.F.

A. LOT AREA (NET) =	43,143 S.F
B. ZONE =	R-15,
C. ALLOWED GROSS FLOOR AREA =	12,000 S.F.
D. ALLOWED GROSS FLOOR AREA =	45%
E. PROPOSED GROSS FLOOR AREA =	9132 S.F.
F. PROPOSED GROSS FLOOR AREA =	21%

PROJECT INFORMATION

OWNER:
MAYA & PIERRE NADER

PROJECT ADDRESS:
5472 WEST MERCER WAY
MERCER ISLAND, WA 98040

LAND USE ZONE:
R-15

ASSESSOR'S PARCEL NUMBER:
294890-0051

LEGAL DESCRIPTION:
GROVELAND PARK ADD POR OF VAC BLKS 4 & 5 & OF VAC BIXBY ST DAF BEG ON N LN OF S 150 FT OF SD BLK 5 S 88-46-43 W 136.01 FT FR E LN OF SE 1/4 OF SEC 24-24-04 TH CONT S 88-46-43 W ALG SD N LN 382.15 FT TH N 16-55-38 E 103.6 FT TH N 13-12-16 E 10 FT TAP ON CURVE RAD PT OF WHICH BEARS N 13-12-16 E 168 FT TH ELY ALG LFT CURVE 26.66 FT TH NELY ALG LFT CURVE RAD 49 FT DIST OF 72.72 FT TH S 80-55-29 E 10 FT TH S 74-01-23 E 137.23 FT TH S 88-46-43 E 160.43 FT TAP ON CURVE RAD PT OF WHICH BEARS S 80-24-52 W 32 FT TH SWLY ALG RGT CURVE 42.11 FT TH S 65-49-15 W 11.87 FT TH S 01-13-17 W 72 FT TO BEG
PLAT BLOCK: 4 &
PLAT LOT: VAC

CONTRACTOR:
PETER DAVIS BUILDERS LLC
CONTACT: PETER DAVIS
720 SOUTHEAST 24TH ST, SUITE #1
MERCER ISLAND, WA 98040
P: (206) 391-5045
F: (206) 391-8809

VICINITY PLAN

SHEET INDEX

SITE 1	SITE PLAN, PROJECT INFORMATION, ZONING NOTES, VICINITY PLAN
SITE 2	UTILITY SITE PLAN
SURVEY	SURVEY
D0	BASEMENT DEMOLITION PLAN
D1	LEVEL ONE DEMOLITION PLAN
D2	LEVEL TWO DEMOLITION PLAN
A1	BASEMENT PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	ROOF PLAN
A5	DOOR SCHEDULE
A6	NORTH & WEST ELEVATIONS
A7	SOUTH & EAST ELEVATIONS
A8	WINDOW SCHEDULE
A9	SECTIONS A & B
A10	SECTIONS C & D
A11	DETAILS
A12	WINDOW INSTALLATION DETAILS
S1.0 - S4.0	STRUCTURAL PLANS & DETAILS

KEY

B / A1 — BUILDING SECTION

2 / A1 — SECTION DETAIL

*ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE

5805 REGISTERED ARCHITECT
PATRICIA LYNN BRENNAN
STATE OF WASHINGTON

Patricia Brennan
ARCHITECTS
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Pontius
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Suite 117
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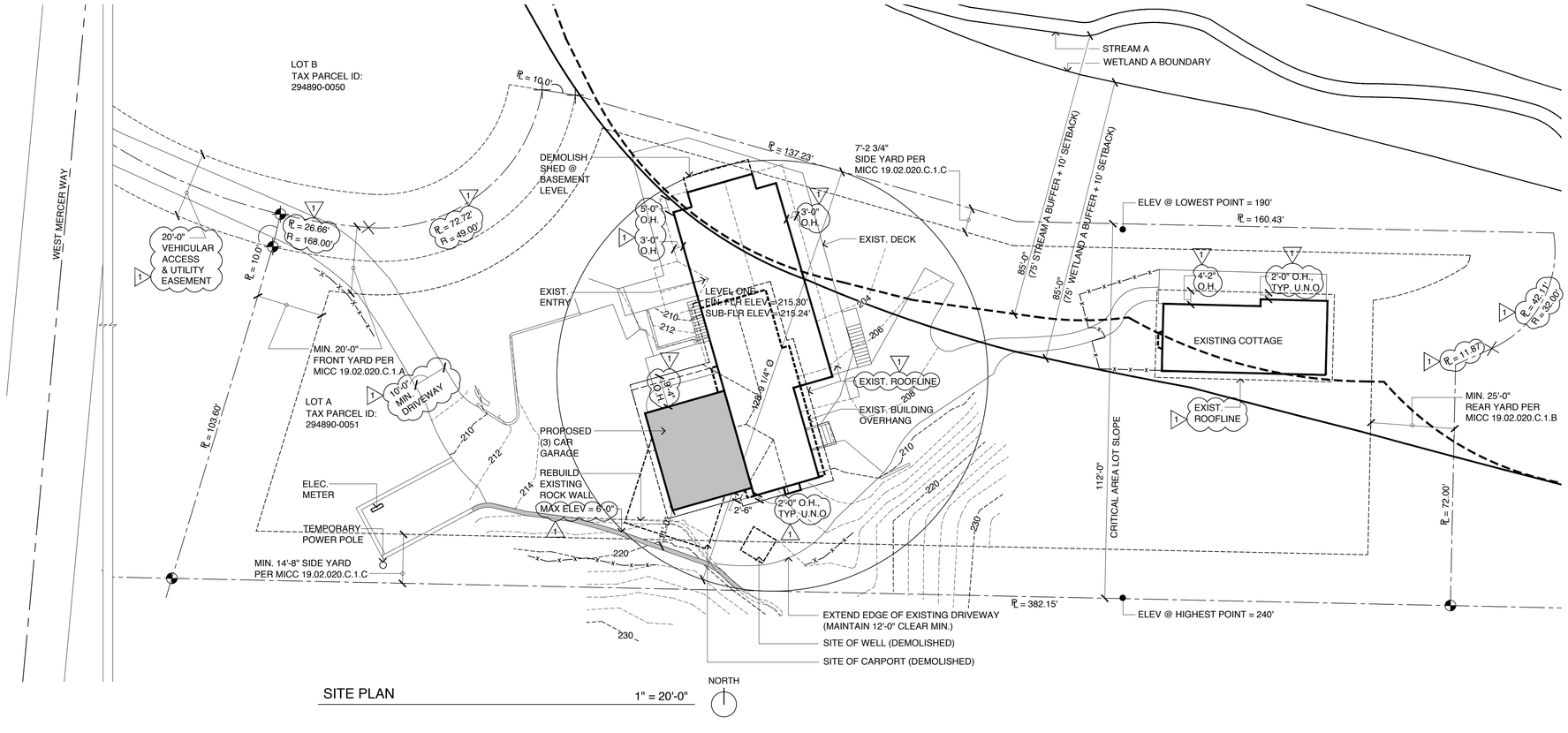
Washington
98109
Phone
206.328.2886
Fax
206.328.2981

1 CORRECTION #1
Date: 07/27/2020
Date: 02/27/2020



SITE PLAN 1" = 20'-0"

Nader Residence

5472 West Mercer Way
Mercer Island, WA 98040

SITE 1

PIPE

CATCH BASIN 27b-7

PROPOSED LOCATION OF WATER METER / VERIFY W/CITY OF MERCER ISLAND

℄ = 130.75'

℄ = 473.42'

℄ = 38.29'

FIRE HYDRANT

℄ = 25.34'

10' EASEMENT FOR WATER & GAS / KING COUNTY RECORDING INSTRUMENT NUMBER: 20200604000527

LOT B
TAX PARCEL ID:
294890-0050

℄ = 10.0'

℄ = 137.23'

℄ = 129.73'
R = 168.00'

30'-0" R.O.W.

WEST MERCER WAY

WATER MAIN

DITCH

℄ = 210.44'

EXISTING DRIVEWAY

20'-0" VEHICULAR ACCESS & UTILITY EASEMENT

℄ = 26.66'
R = 168.00'

℄ = 72.72'
R = 49.00'

EXTENT OF EASEMENT FOR WATER & GAS

PROPOSED WATER & GAS LINES TO HOUSE

5'-0"

℄ = 160.43'

EXIST. DECK

EXIST. ENTRY

204

206

208

210

212

TAX PARCEL ID:
294890-0046

5476 W. MERCER WY

℄ = 10.0'

10'-0" MIN. DRIVEWAY

EXISTING COTTAGE

℄ = 42.11'
R = 32.00'

℄ = 11.87'

LOT A
TAX PARCEL ID:
294890-0051

℄ = 103.60'

PROPOSED (3) CAR GARAGE

EXIST. BUILDING OVERHANG

PROPOSED WATER & GAS LINES TO COTTAGE

EXIST. ROOFLINE

ELEC. METER

TEMPORARY POWER POLE

214

220

230

2'-6"

℄ = 72.00'

CATCH BASIN 28b-62

PIPE

℄ = 110.00'

℄ = 382.15'

EXTEND EDGE OF EXISTING DRIVEWAY (MAINTAIN 12'-0" CLEAR MIN.)

SITE UTILITY PLAN

1" = 20'-0"

NORTH

5805 REGISTERED ARCHITECT
PATRICIA LYNN BRENNAN
STATE OF WASHINGTON

Patricia Brennan
ARCHITECTS

224
Pontius
Avenue
North
Suite 117
Seattle
Washington
98109

Phone
206.328.2886
Fax
206.328.2981

1 CORRECTION #1
Date: 07/27/2020
Date: 02/27/2020

Nader Residence

5472 West Mercer Way
Mercer Island, WA 98040

SITE
2

TOPOGRAPHIC & BOUNDARY SURVEY

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 294890-0050 & 294890-0051.
5. TOTAL SUBJECT PROPERTY AREA PER THIS SURVEY IS 130,377 ±S.F. (2.99 ACRES)
   FOR PARCEL# 294890-0050, AREA=85,704 ±S.F. (1.97 ACRES)
   FOR PARCEL# 294890-0051, AREA=44,673 ±S.F. (1.02 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20060403002415)

PARCEL A

THAT PORTION OF THE SOUTH HALF OF BLOCK 4 AND THAT PORTION OF BLOCK 5 OF THE VACATED PLAT OF" GROVELAND PARK ADDITION, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, LYING EAST OF WEST MERCER WAY;

EXCEPT THE SOUTH 150 FEET OF SAID BLOCI5 5;

TOGETHER WITH THAT PORTION OF VACATED BIXBY STREET AND VACATED SECTION AVENUE, WHICH ATTACHED UPON VACATION BY OPERATION OF LAW;

ALSO EXCEPT THAT PORTION OF BLOCKS 4 AND 5, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER SECTION CORNER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.;
THENCE SOUTH 1°15'34" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 13.37 FEET TO AN INTERSECTION WITH THE EASTERLY PRODUCTION OF THE NORTH LINE OF THE SOUTH 150.00 FEET OF SAID BLOCK 5;
THENCE NORTH 88°46'43" WEST, ALONG SAID EASTERLY PRODUCTION AND SAID NORTH LINE, 136.01 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°46'43" WEST ALONG THE NORTH LINE OF THE SOUTH 150 FEET OF SAID BLOCK 5 TO THE EAST LINE OF WEST MERCER WAY;
THENCE NORTH 5°29'56" EAST ALONG SAID EAST LINE 210.44 FEET.;
THENCE SOUTH 32°32'40" EAST 35.34 FEET TO A POINT OF CURVATURE TO THE LEFT AND A RADIUS OF 168.00 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 156.41 FEET TO A POINT ON SAID CURVE FROM WHICH THE RADIAL CENTER BEARS NORTH 13°12'16" EAST 168.00 FEET;
THENCE EASTERLY AND NORTHERLY, ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS, 49.00 FEET FOR A DISTANCE OF 72.72 FEET TO A POINT FROM WHICH THE RADIAL CENTER OF SAID CURVE BEARS NORTH 80°55'29" WEST;
THENCE SOUTH 80°55'29" EAST, 10.00 FEET;
THENCE SOUTH 74°01'43", EAST, 137.23 FEET;
THENCE SOUTH 88°46'43" EAST, 160.43 FEET TO A POINT ON A CURVE, THE RADIAL CENTER OF WHICH BEARS SOUTH 80°24'52" WEST DISTANT 32.00 FEET;
THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, 42.11 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 65°49'15" WEST, 11.87 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 1°13'17" WEST;
THENCE SOUTH 1°13'17" WEST, 72.00 FEET TO THE TRUE POINT OF BEGINNING;

AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES 20 FEET IN WIDTH, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER SECTION CORNER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, WM.;
THENCE SOUTH 1°15'34" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24 FOR A DISTANCE OF 13.37 FEET TO AN INTERSECTION WITH THE EASTERLY PRODUCTION OF THE NORTH LINE OF THE SOUTH 150 FEET OF SAID BLOCK 5;

LEGAL DESCRIPTION

THENCE NORTH 88°46'43" WEST ALONG SAID EASTERLY PRODUCTION AND SAID NORTH LINE 628.16 FEET TO THE EAST LINE Of WEST MERCER WAY;
THENCE NORTH 5°29'56" EAST ALONG SAID EAST LINE 210.44 FEET TO THE TRUE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;
THENCE SOUTH 32°32'40" EAST 35.34 FEET TO A POINT OF CURVATURE TO THE LEFT OF RADIUS 168.00 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC & SAID CURVE 156.41 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 49.00 FEET FOR A DISTANCE OF 72.72 FEET TO A POINT FROM WHICH THE RADIAL CENTER OF SAID CURVE BEARS NORTH 80°55'29" WEST AND THE END OF THIS CENTERLINE DESCRIPTION;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT;

ALSO TOGETHER WITH AN EASEMENT FOR INGRESS; EGRESS AND UTILITIES OVER, ACROSS AND UNDER THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF THE FOREGOING DESCRIBED 20 FOOT EASEMENT;
THENCE SOUTH 5°29'56" WEST 16.23 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY MARGIN OF SAID EASEMENT; SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 32°32'40" EAST ALONG SAID EASEMENT MARGIN 22.56 FEET TO A POINT ON A CURVE, THE RADIAL CENTER Of WHICH BEARS SOUTH 57°27'20" WEST DISTANT 7.78 FEET THEREFROM;
THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT 19.28 FEET TO A POINT HEREINAFTER TO BE REFERRED TO AS POINT "X";
THENCE NORTH 5°29'56" EAST TO THE TRUE POINT OF BEGINNING;

AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THAT PORTION OF SAID SOUTH HALF OF VACATED BLOCK 4, WHICH MAY LIE BETWEEN THE WESTERLY LINE OF THE FOREGOING DESCRIBED EASEMENTS AND THE EASTERLY LINE OF WEST MERCER WAY, WHICH LIES SOUTHERLY OF THE NORTHWESTERLY PRODUCTION OF THE NORTHEASTERLY LINE OF THE FOREGOING DESCRIBED 20 FOOT EASEMENT, AND WHICH LIES NORTHERLY OF A POINT HERETOFORE REFERRED TO AS POINT "X" IN THE FOREGOING DESCRIBED EASEMENT.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF THE SOUTH HALF OF BLOCK 4 AND THAT PORTION OF BLOCK 5 OF THE VACATED PLAT OF GROVELAND PARK ADDITION, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, LYING EAST OF WEST MERCER WAY;

EXCEPT THE SOUTH 150 FEET OF SAID BLOCK 5;

TOGETHER WITH THAT PORTION OF VACATED BIXBY STREET AND VACATED SECTION AVENUE, WHICH ATTACHED UPON VACATION BY OPERATION OF LAW, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

BEGINNING AT THE EAST QUARTER SECTION OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.;
THENCE SOUTH 1°15'34" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 13.37 FEET TO AN INTERSECTION WITH THE EASTERLY PRODUCTION OF THE NORTH LINE OF THE SOUTH 150.00 FEET OF SAID BLOCK 5;
THENCE NORTH 88°46'43" WEST, ALONG SAID EASTERLY PRODUCTION AND SAID NORTH LINE, 136.01 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°46'43" WEST, 382.15 FEET;
THENCE NORTH 16°55'38" EAST, 103.60 FEET;
THENCE NORTH 13°12'16" EAST, 10.00 FEET TO A POINT ON A CURVE, THE RADIAL CENTER OF WHICH BEARS NORTH 13°12'16" EAST DISTANT 168.00 FEET;
THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, 26.66 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE EASTERLY AND NORTHERLY, ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS, 49.00 FEET FOR A DISTANCE OF 72.72 FEET TO A POINT FROM WHICH THE RADIAL CENTER OF SAID CURVE BEARS NORTH 80°55'29" WEST;
THENCE SOUTH 80°55'29" EAST, 10.00 FEET;
THENCE SOUTH 74°01'43" EAST, 137.23 FEET;
THENCE SOUTH 88°46'43" EAST, 160.43 FEET TO A POINT ON A CURVE, THE RADIAL CENTER OF WHICH BEARS SOUTH 80°24'52" WEST DISTANT 32.00 FEET;
THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, 42.11 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 65°49'15" WEST, 11.87 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING SEARS SOUTH 1°13'17" WEST;
THENCE SOUTH 1°13'17" WEST, 72.00 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES 20 FEET IN WIDTH, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER SECTION CORNER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.;
THENCE SOUTH 1°15'34" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24 FOR A DISTANCE OF 13.37 FEET TO AN INTERSECTION WITH THE EASTERLY PRODUCTION OF THE NORTHLINE OF THE SOUTH 150 FEET OF SAID BLOCK 5;
THENCE NORTH 88°46'43" WEST ALONG SAID EASTERLY PRODUCTION AND SAID NORTH LINE 628.16 FEET TO THE EAST LINE OF WEST MERCER WAY;
THENCE NORTH 5°29'56" EAST ALONG SAID EAST LINE 210.44 FEET TO THE TRUE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;
THENCE SOUTH 32°32'40" EAST 35.34 FEET TO A POINT OF CURVATURE TO THE LEFT OF RADIUS 168.00 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 156.41 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 49.00 FEET FOR A DISTANCE OF 72.72 FEET TO A POINT FROM WHICH THE RADIAL CENTER OF SAID CURVE BEARS NORTH 80°55'29" WEST AND THE END OF THIS CENTERLINE DESCRIPTION;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT;

LEGAL DESCRIPTION

ALSO TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF THE FOREGOING DESCRIBED 20 FOOT EASEMENT;
THENCE SOUTH 5°29'56" WEST 16.23 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY MARGIN OF SAID EASEMENT; SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 32°32'40" EAST ALONG SAID EASEMENT MARGIN 22.56 FEET TO A POINT ON A CURVE, THE RADIAL CENTER OF WHICH BEARS SOUTH 57°27'20" WEST DISTANT 7.78 FEET THEREFROM;
THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT 19.28 FEET TO A POINT HEREINAFTER TO BE REFERRED TO AS POINT "X";
THENCE NORTH 5°29'56" EAST TO THE TRUE POINT OF BEGINNING;

AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THAT PORTION OF SAID SOUTH HALF OF VACATED BLOCK 4, WHICH MAY LIE BETWEEN THE WESTERLY LINE OF THE FOREGOING DESCRIBED EASEMENTS AND THE EASTERLY LINE OF WEST MERCER WAY, WHICH LIES SOUTHERLY OF THE NORTHWESTERLY PRODUCTION OF THE NORTHEASTERLY LINE OF THE FOREGOING DESCRIBED 20 FOOT EASEMENT, AND WHICH LIES NORTHERLY OF A POINT HERETOFORE REFERRED TO AS POINT "X" IN THE FOREGOING DESCRIBED EASEMENT.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

A BEARING OF N 88°48'18" W BETWEEN FOUND MONUMENTS ON THE SOUTH LINE OF WESTSIDE GROVE.

REFERENCES

R1. WESTSIDE GROVE, VOL. 97, PGS. 101-102, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD88 PER CITY OF MERCER ISLAND BENCHMARK 3142
FOUND "1"" BRASS PLUG IN CONC, (DN 1.3')" PC W.MERCER WAY & BROOK BAY RD.
ELEVATION ON PLUG = 155.728'

LEGEND

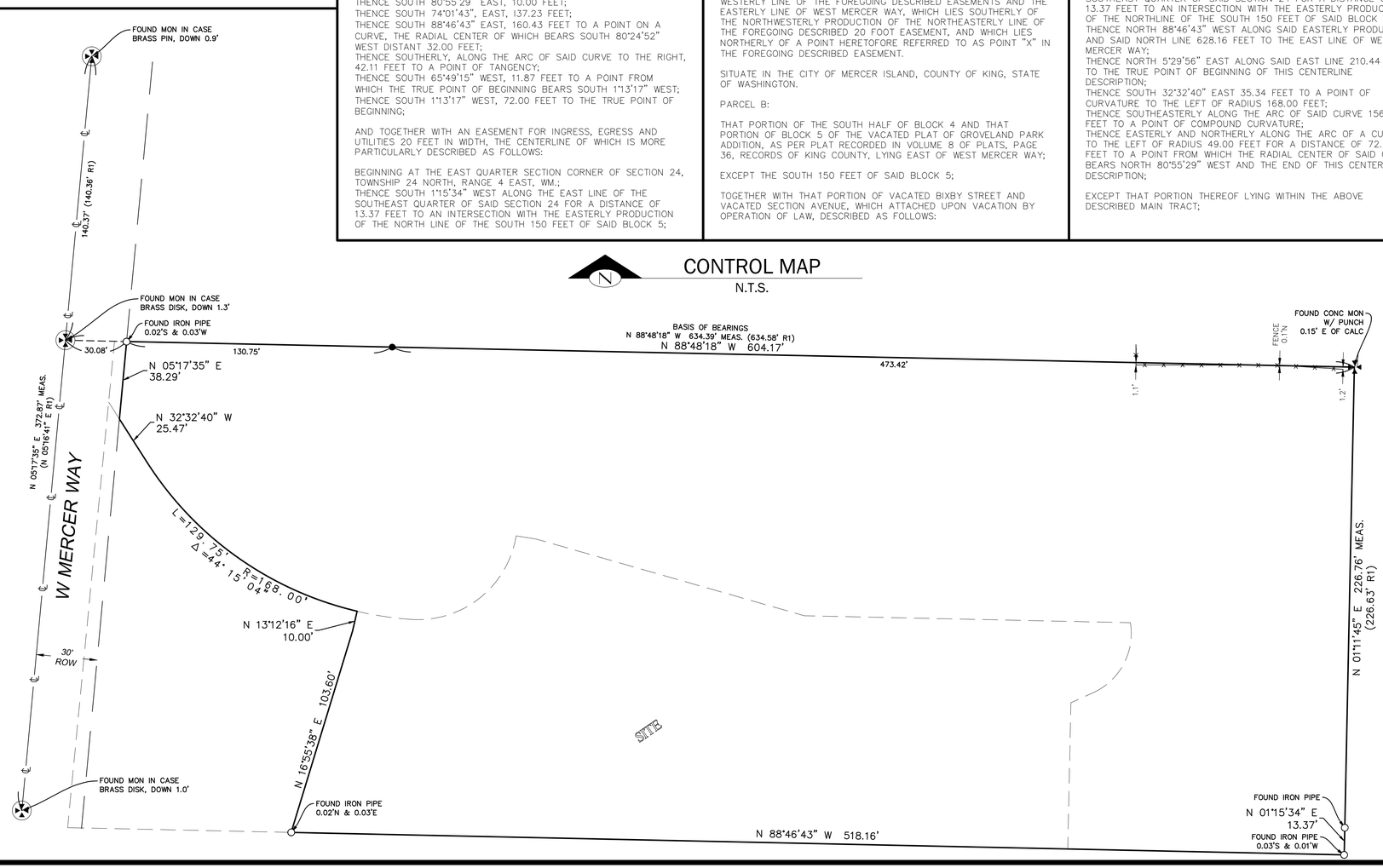
DECK	FENCE LINE (CHAIN LINK)
AREA DRAIN	FENCE LINE (WOOD)
ASPHALT SURFACE	GAS METER
BRICK SURFACE	INLET (TYPE 1)
BOL BOLLARD	NAIL AS NOTED
BUILDING	PST POST
CENTERLINE ROW	HB HOSE BIB RISER
CONCRETE SURFACE	SD STORM DRAIN LINE
RETAINING WALL	SIZE TYPE TREE (AS NOTED)
MONUMENT IN CASE (FOUND)	WM WATER METER
MONUMENT (SURFACE, FOUND)	YARD LIGHT
IRON PIPE AS NOTED (FOUND)	

VICINITY MAP

N.T.S.

CONTROL MAP

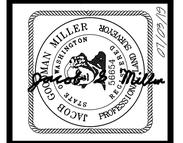
N.T.S.



measure success

TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4 OF NE 1/4 SEC 24, TWP. 24N., RGE 04E., W.M.
PARCEL NO. 2948900050 & 2948900051

NADER RESIDENCE
5472 W MERCER WAY
MERCER ISLAND, WA 98040



07/29/19

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	160748
DATE:	7/3/19
DRAFTED BY:	IDV-GKD
CHECKED BY:	JGM
SCALE:	N.T.S.

REVISION HISTORY

SHEET NUMBER
1 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND

	DECK		FENCE LINE (CHAIN LINK)
	AREA DRAIN		FENCE LINE (WOOD)
	ASPHALT SURFACE	G	GAS METER
	BRICK SURFACE		INLET (TYPE 1)
BOL	BOLLARD		NAIL AS NOTED
	BUILDING	PST	POST
	CENTERLINE ROW	HB	HOSE BIB RISER
	CONCRETE SURFACE	SD	STORM DRAIN LINE
	RETAINING WALL	SIZE TYPE	TREE (AS NOTED)
	MONUMENT IN CASE (FOUND)	WM	WATER METER
	MONUMENT (SURFACE, FOUND)		YARD LIGHT
	IRON PIPE AS NOTED (FOUND)		

(IN FEET)
1 INCH = 10 FT.

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

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4 OF NE 1/4 SEC 24, TWP. 24N., RGE 04E., W.M.
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DATE:	7/3/19
DRAFTED BY:	IDV-GKD
CHECKED BY:	JGM
SCALE:	1"= 10'

REVISION HISTORY

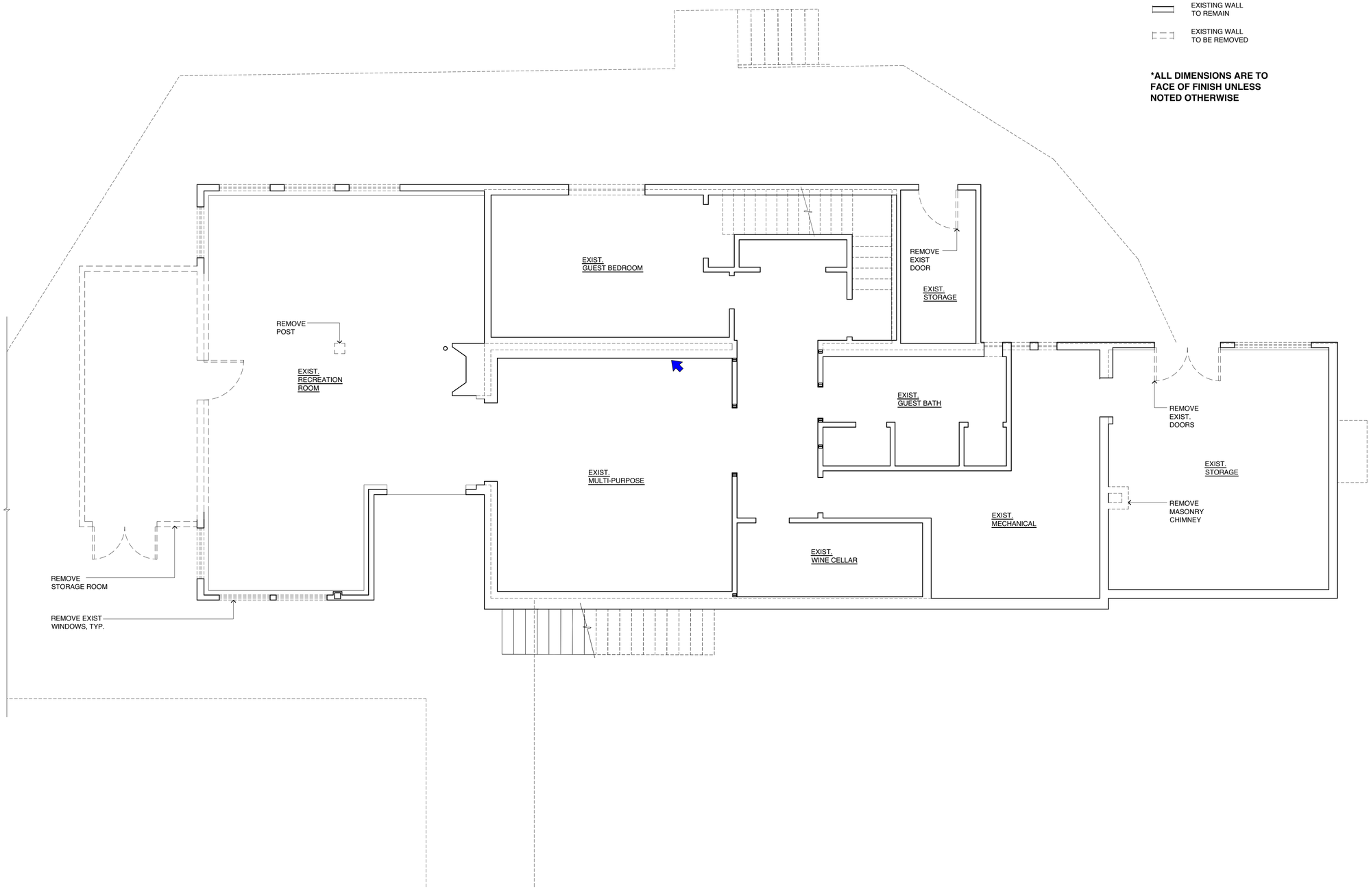
SHEET NUMBER
2 OF 2

WALL LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

***ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE**



BASEMENT DEMOLITION PLAN 1/4" = 1'-0"

NORTH

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Date: 02/27/2020

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D0

WALL LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

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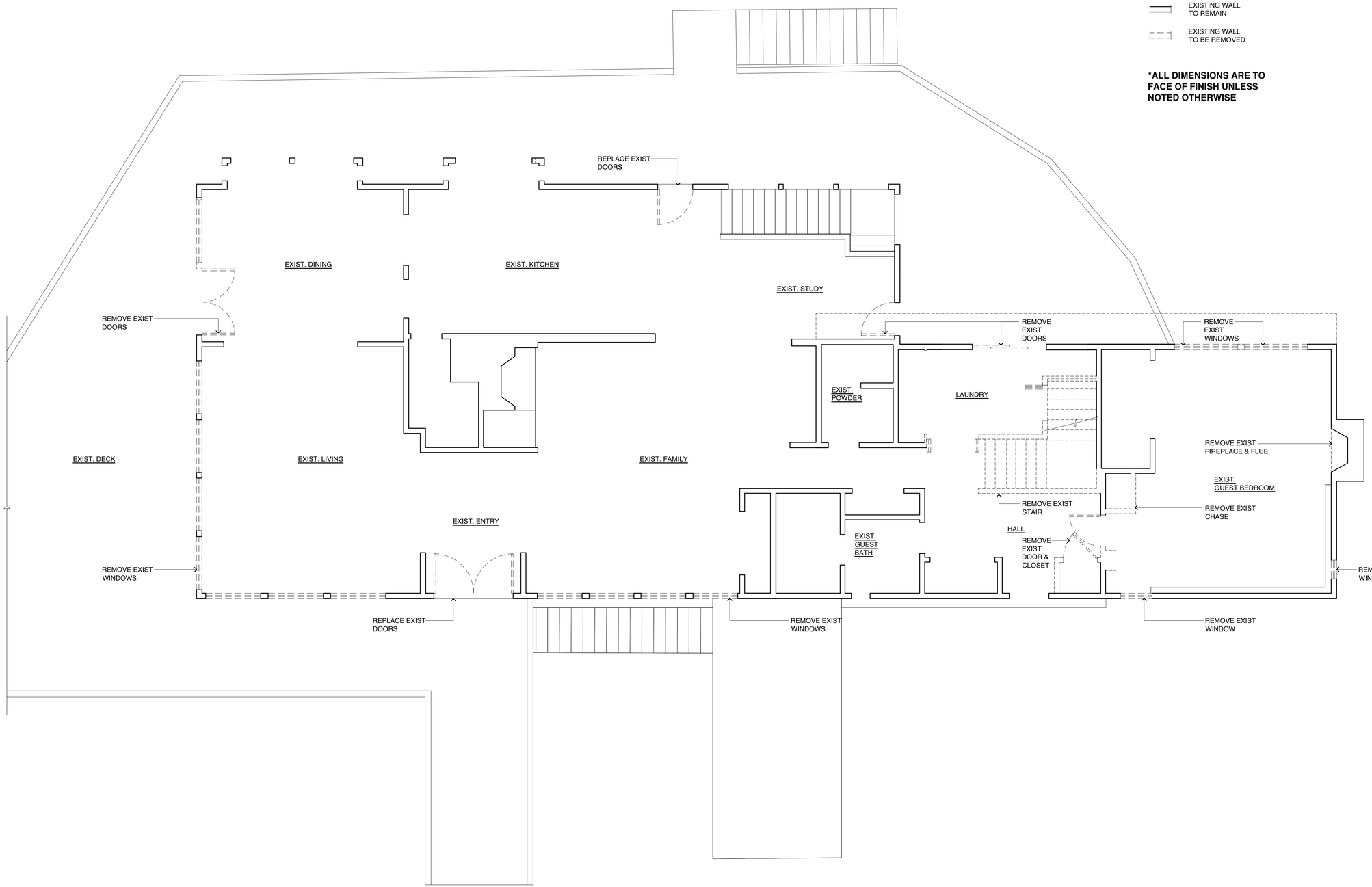

LEVEL ONE DEMOLITION PLAN 1/4" = 1'-0"

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D1

WALL LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

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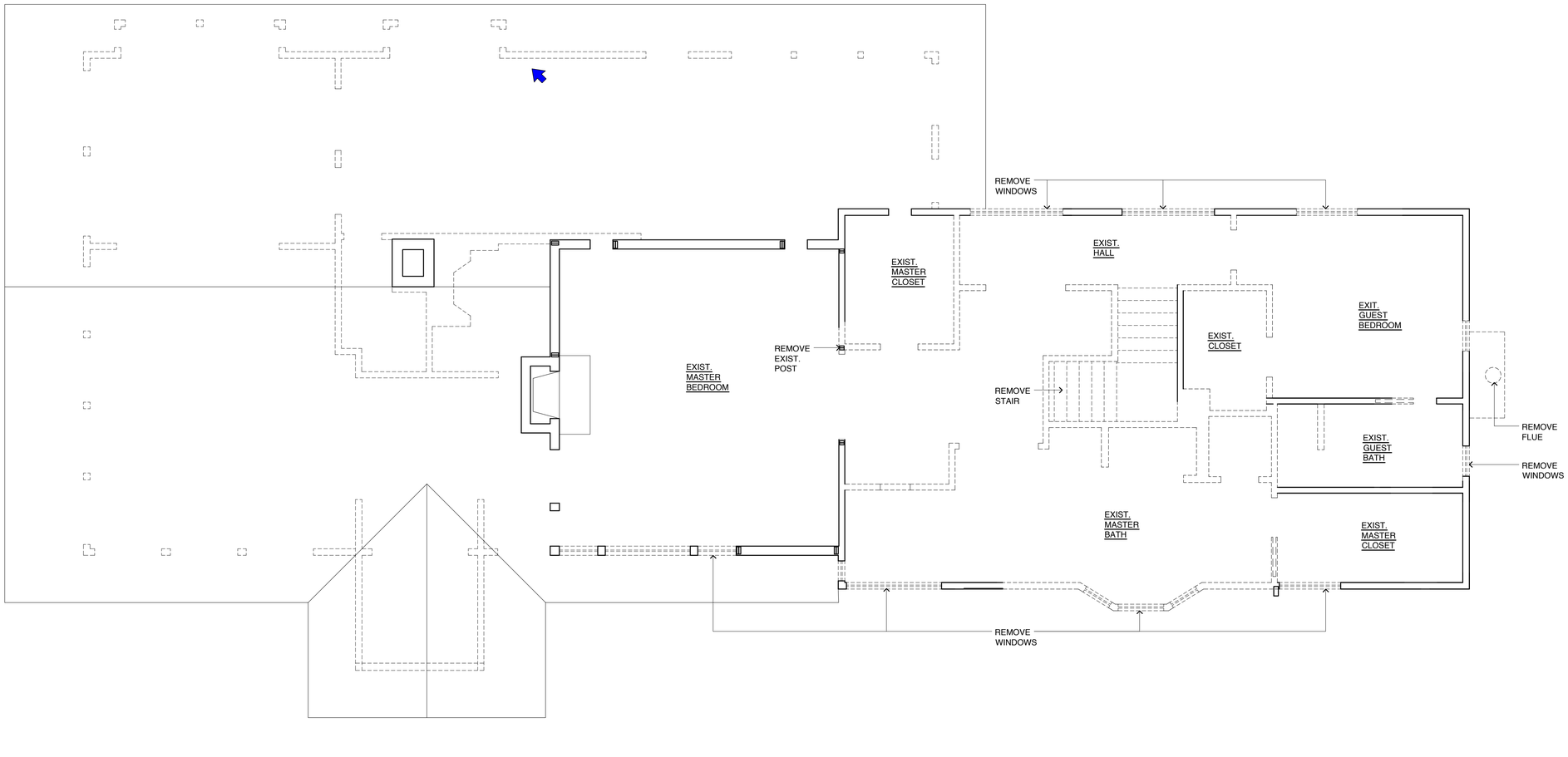

LEVEL TWO DEMOLITION PLAN 1/4" = 1'-0"

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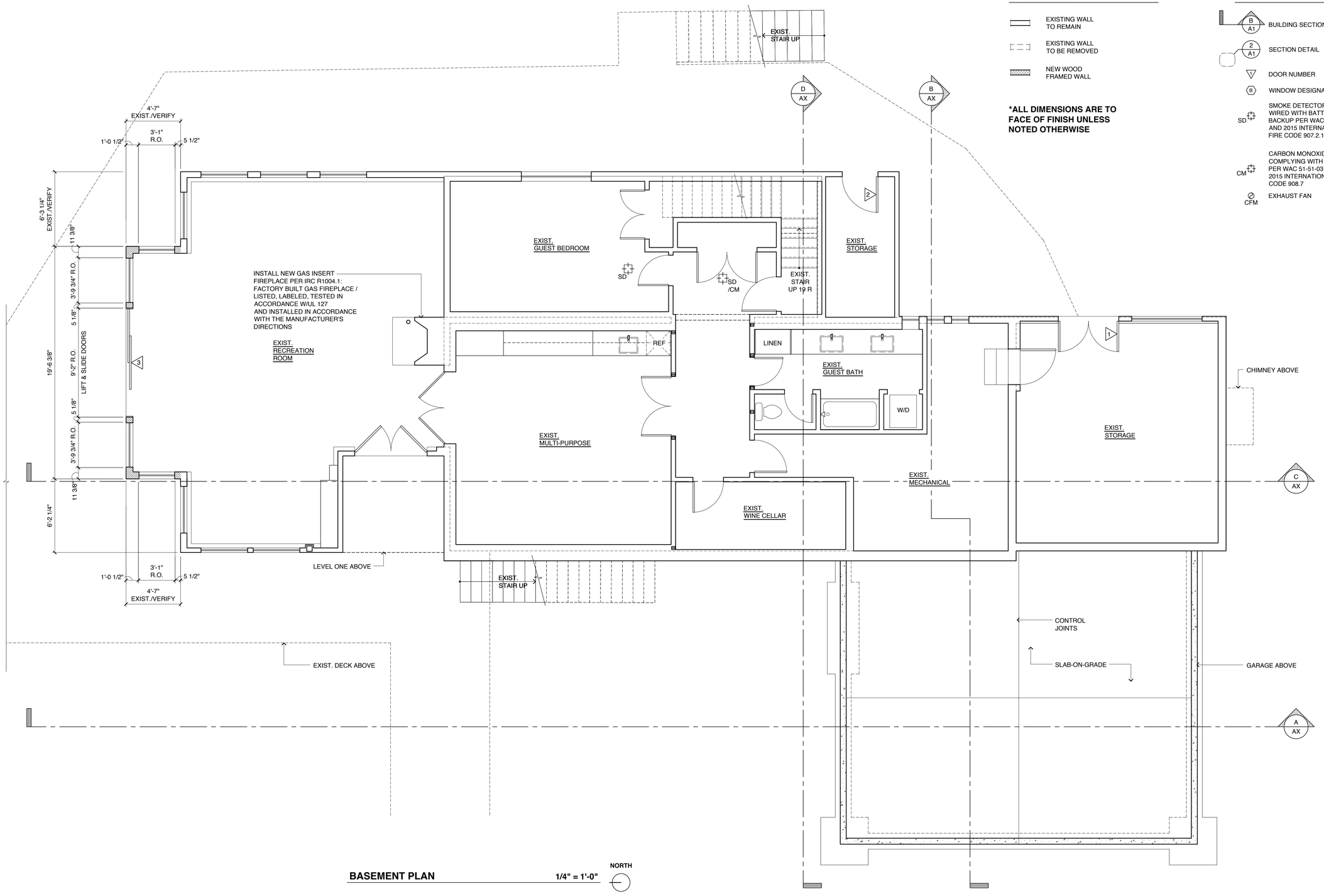
D2



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

NORTH

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WOOD FRAMED WALL

***ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE**

KEY

- B / A1 — BUILDING SECTION
- 2 / A1 — SECTION DETAIL
- DOOR NUMBER
- B — WINDOW DESIGNATION
- SD — SMOKE DETECTOR / HARD WIRED WITH BATTERY BACKUP PER WAC 51-51-0314 AND 2015 INTERNATIONAL FIRE CODE 907.2.11
- CM — CARBON MONOXIDE ALARM COMPLYING WITH UL 2034 PER WAC 51-51-0315 AND 2015 INTERNATIONAL FIRE CODE 908.7
- CFM — EXHAUST FAN

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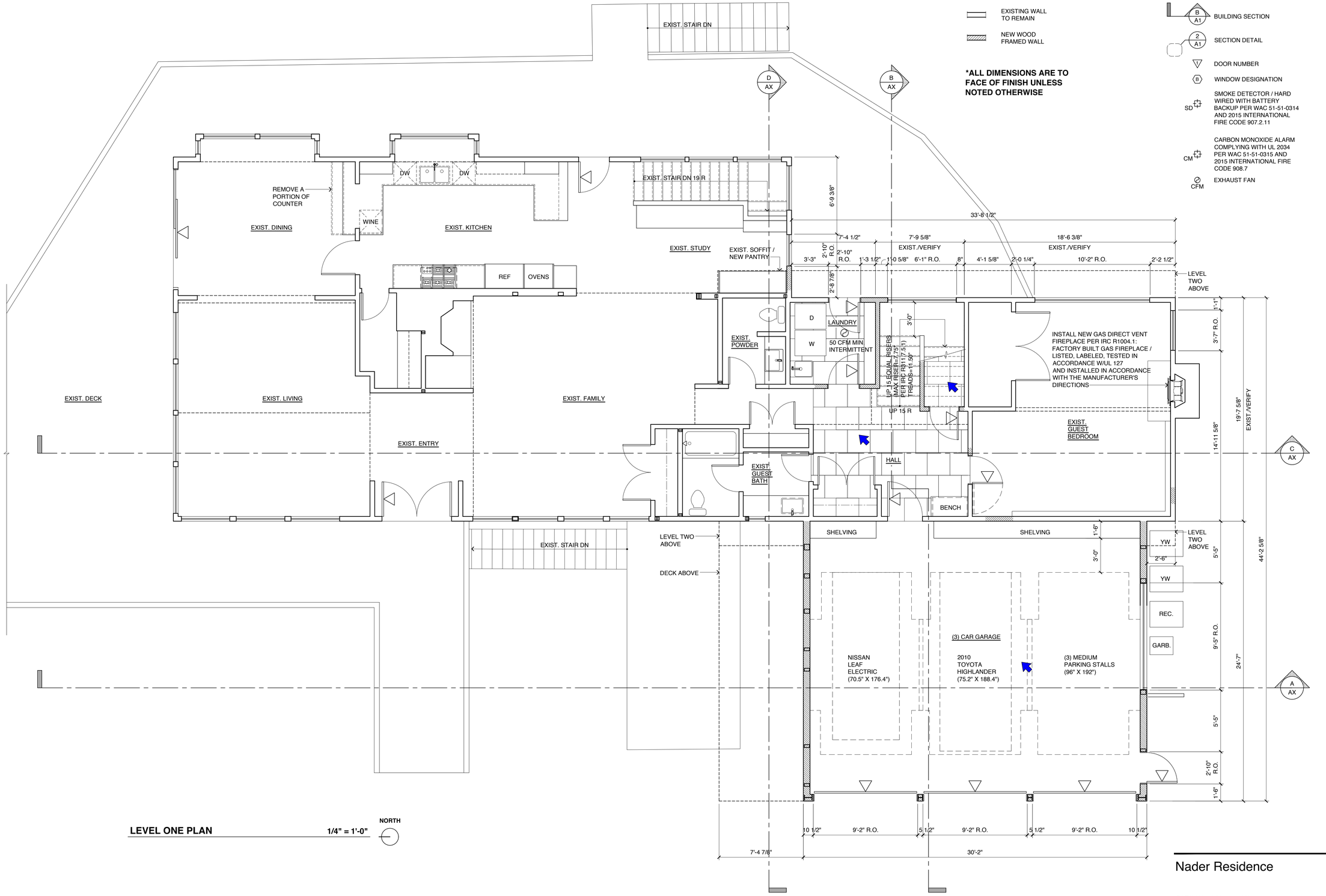
A1



WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW WOOD FRAMED WALL

***ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE**

KEY

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- 2 / A1 — SECTION DETAIL
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- CFM — EXHAUST FAN

LEVEL ONE PLAN 1/4" = 1'-0"

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A2

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW WOOD FRAMED WALL

***ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE**

KEY

- B / A1 — BUILDING SECTION
- 2 / A1 — SECTION DETAIL
- DOOR NUMBER
- B — WINDOW DESIGNATION
- SD — SMOKE DETECTOR / HARD WIRED WITH BATTERY BACKUP PER WAC 51-51-0314 AND 2015 INTERNATIONAL FIRE CODE 907.2.11
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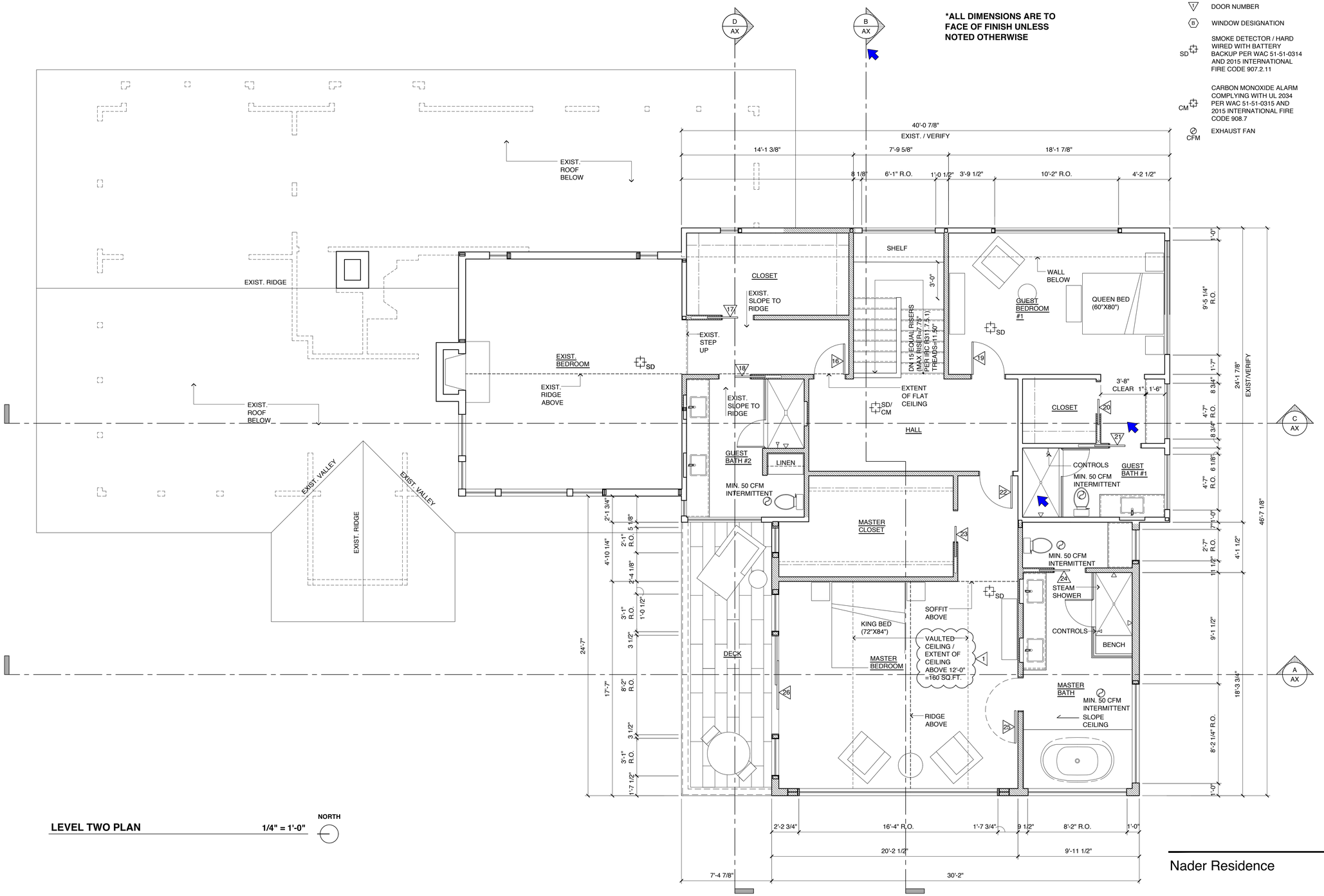

LEVEL TWO PLAN

1/4" = 1'-0"

NORTH

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A3

KEY

B / A1 — BUILDING SECTION

2 / A1 — SECTION DETAIL

WALL LEGEND

WALLS BELOW

***ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE**

ROOF VENTILATION CALCULATION

SQUARE FOOTAGE OF ROOF AREA TO BE VENTILATED:
895 SQ. FT.

TOTAL NET FREE AREA
MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTILATED SPACE PER IRC R806.2

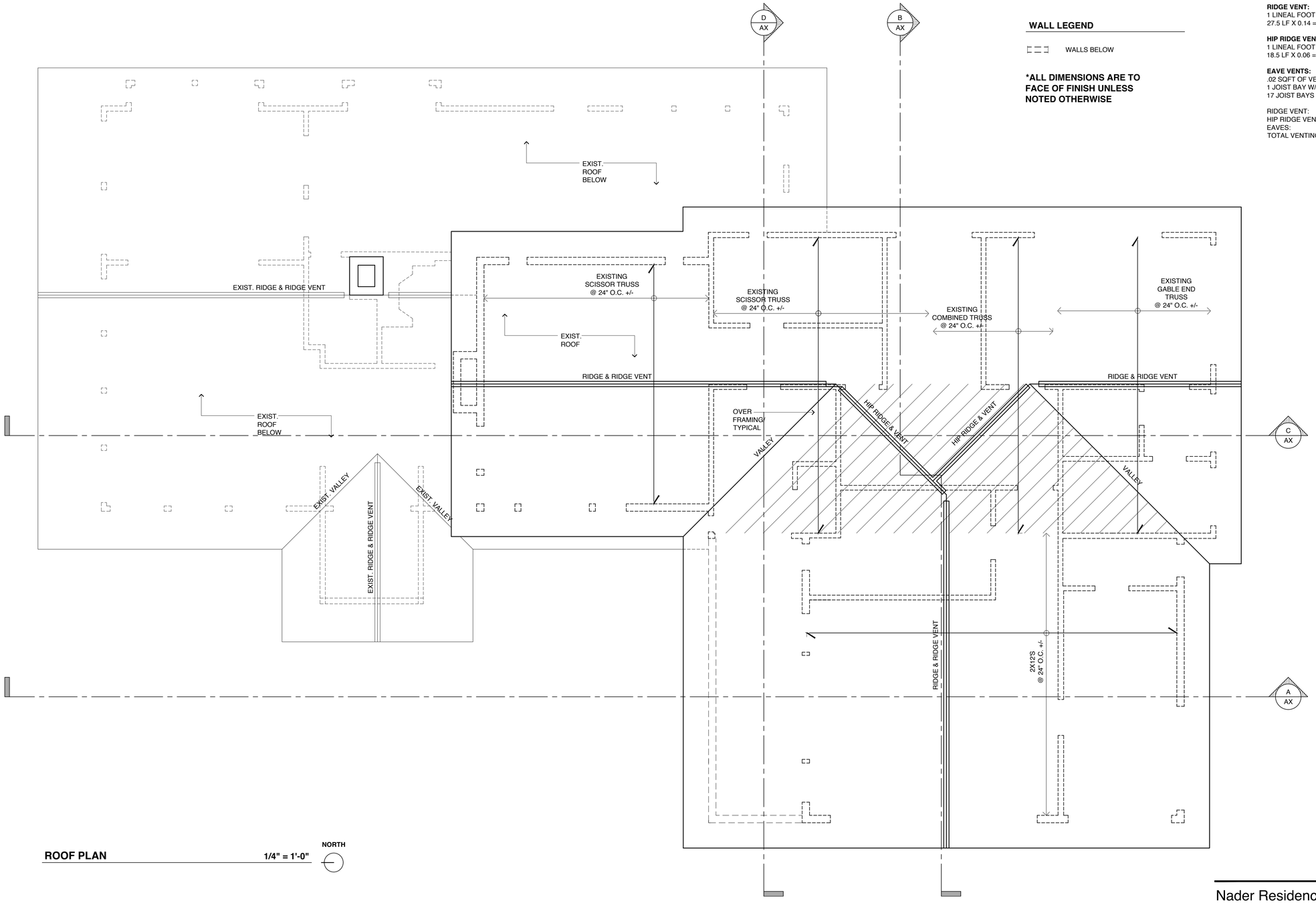
VENTING AREA REQUIRED 895 SQ. FT. / 150 = **5.97 SQ.FT.**

RIDGE VENT:
1 LINEAL FOOT OF RIDGE VENT = 0.14 SQ. FT OF VENTILATION
27.5 LF X 0.14 = **3.85 SQ. FT**

HIP RIDGE VENT:
1 LINEAL FOOT OF HIP RIDGE VENT = 0.06 SQ. FT OF VENTILATION
18.5 LF X 0.06 = **1.11 SQ. FT**

EAVE VENTS:
.02 SQFT OF VENTILATION PROVIDED PER V-NOTCH @ EAVE
1 JOIST BAY W/ 3 V-NOTCH PER BAY = 0.06 SQ. FT.
17 JOIST BAYS X 0.06 SQ. FT = **1.02 SQ. FT.**

RIDGE VENT:	3.85 SQ. FT.
HIP RIDGE VENT:	1.11 SQ. FT.
EAVES:	1.02 SQ. FT.
TOTAL VENTING PROVIDED:	**5.98 SQ. FT.**



ROOF PLAN 1/4" = 1'-0"

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A4

DOOR SCHEDULE

MARK	FRAME SIZE	THK	U-VALUE	REMARKS
1	5'-1" X 6'-8" (PAIR)	1-3/4"		VERIFY EXIST. OPENING
2	3'-0" X 6'-8"	1-3/4"		VERIFY EXIST. OPENING
3	9'-0" X 6'-8"	1-3/4"	0.30	LIFT SLIDE PATIO DOOR
4	6'-1 3/8" X 6'-8" (PAIR)	1-3/4"	0.30	CUSTOM ENTRY DOOR / VERIFY EXIST. OPENING
5	10'-4" X 6'-9 1/4"	1-3/4"	0.30	LIFT SLIDE PATIO DOOR
6	2'-8" X 6'-8"	1-3/4"	0.30	CUSTOM STORE DOOR / VERIFY EXIST. OPENING
7	2'-8" X 6'-8"	1-3/4"	0.30	CUSTOM STORE DOOR
8	2'-8" X 7'-0"	1-3/4"	0.30	CUSTOM STORE DOOR
9	9'-0" X 8'-0"	1-3/4"	0.30	CUSTOM GARAGE DOOR
10	9'-0" X 8'-0"	1-3/4"	0.30	CUSTOM GARAGE DOOR
11	9'-0" X 8'-0"	1-3/4"	0.30	CUSTOM GARAGE DOOR
12	3'-0" X 6'-8"	1-3/4"		SMOKE GASKET & SELF-CLOSING HARDWARE
13	2'-8" X 6'-8"	1-3/8"		SOLID CORE FLUSH / MATCH EXISTING
14	2'-6" X 6'-8"	1-3/8"		SOLID CORE FLUSH / MATCH EXISTING
15	2'-8" X 6'-8"	1-3/8"		SOLID CORE FLUSH / MATCH EXISTING
16	2'-6" X 6'-8"	1-3/8"		SOLID CORE FLUSH / MATCH EXISTING
17	2'-6" X 6'-8"	1-3/8"		POCKET DOOR / MATCH EXISTING
18	2'-6" X 6'-8"	1-3/8"		POCKET DOOR / MATCH EXISTING
19	2'-8" X 6'-8"	1-3/8"		SOLID CORE FLUSH / MATCH EXISTING
20	2'-6" X 6'-8"	1-3/8"		POCKET DOOR / MATCH EXISTING
21	2'-6" X 6'-8"	1-3/8"		POCKET DOOR / MATCH EXISTING
22	2'-8" X 6'-8"	1-3/8"		SOLID CORE FLUSH / MATCH EXISTING
23	2'-6" X 6'-8"	1-3/8"		POCKET DOOR / MATCH EXISTING
24	2'-6" X 6'-8"	1-3/8"		POCKET DOOR / MATCH EXISTING
25	2'-8" X 6'-8"	1-3/8"		SOLID CORE FLUSH / MATCH EXISTING
26	8'-0" X 7'-0"	1-3/4"	0.30	LIFT SLIDE PATIO DOOR

DOOR SCHEDULE NOTES:

1. MAXIMUM U-VALUE, VERTICAL GLAZING: 0.30 PER WSEC TABLE R402.1.1
2. MAXIMUM U-VALUE, OPAQUE DOORS: 0.30 PER WSEC TABLE R402.1.1
3. ALL GLAZING IN DOORS TO BE SAFETY GLASS, SAFETY GLASS TO BE PERMANENTLY MARKED.
4. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING.
5. **CONTRACTOR TO VERIFY EXISTING OPENINGS.**

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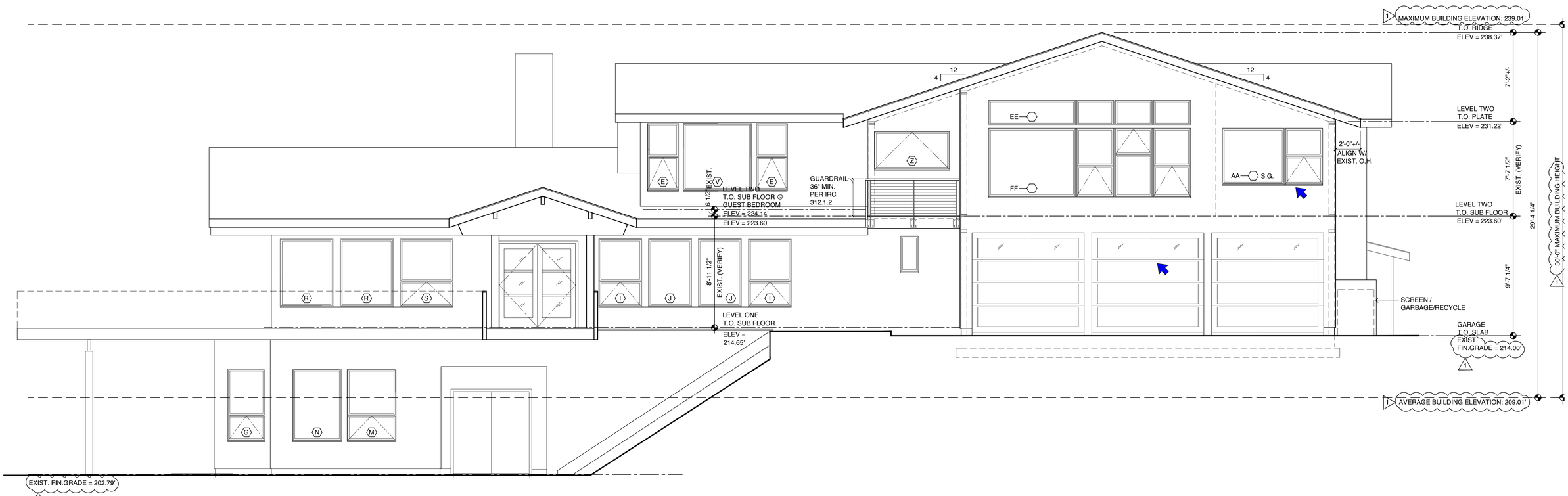

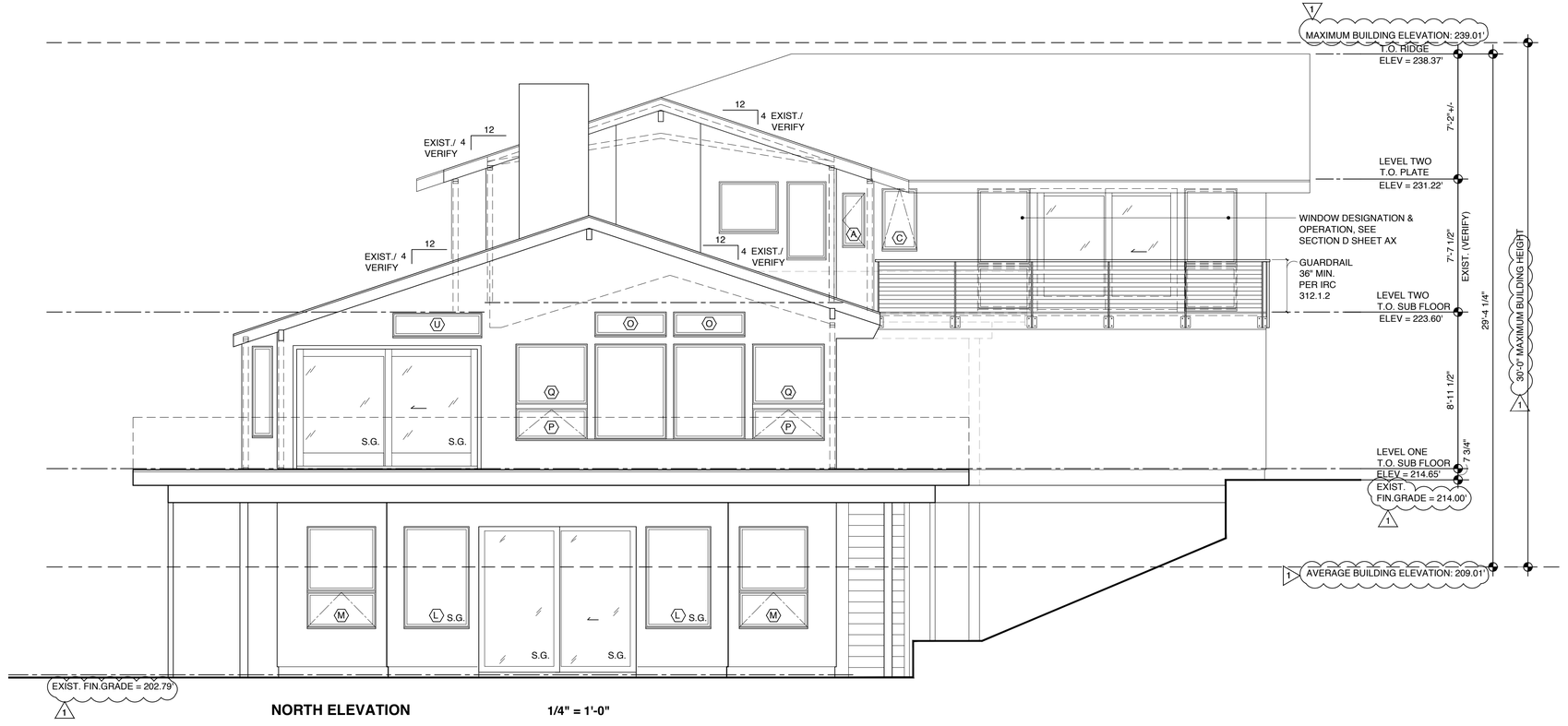

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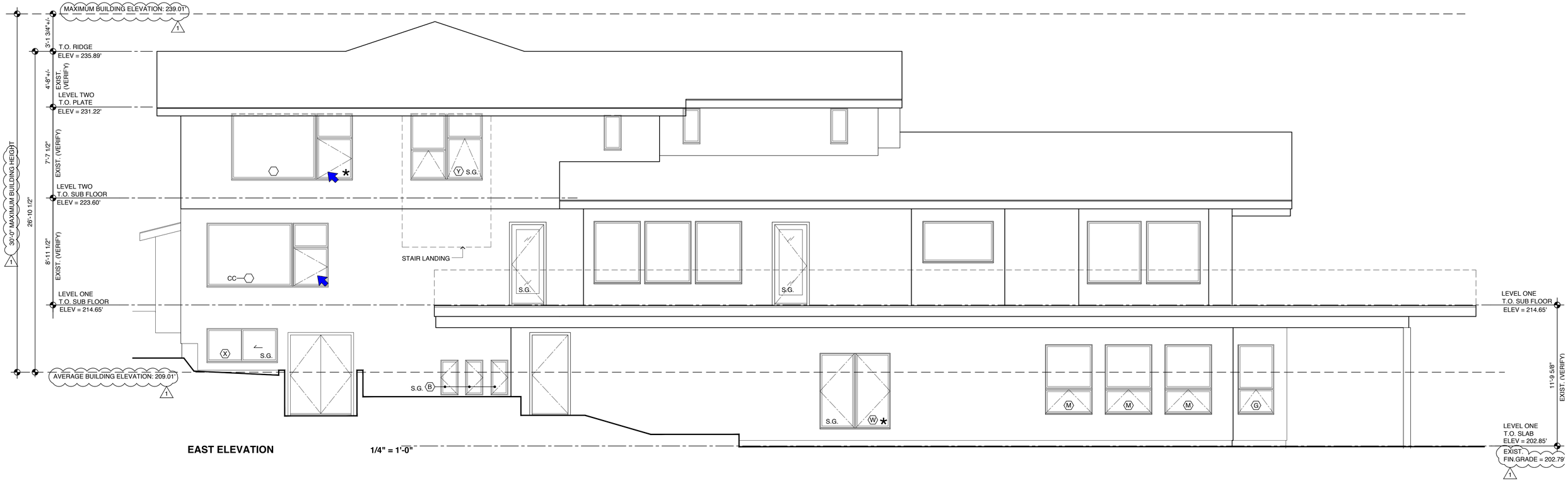
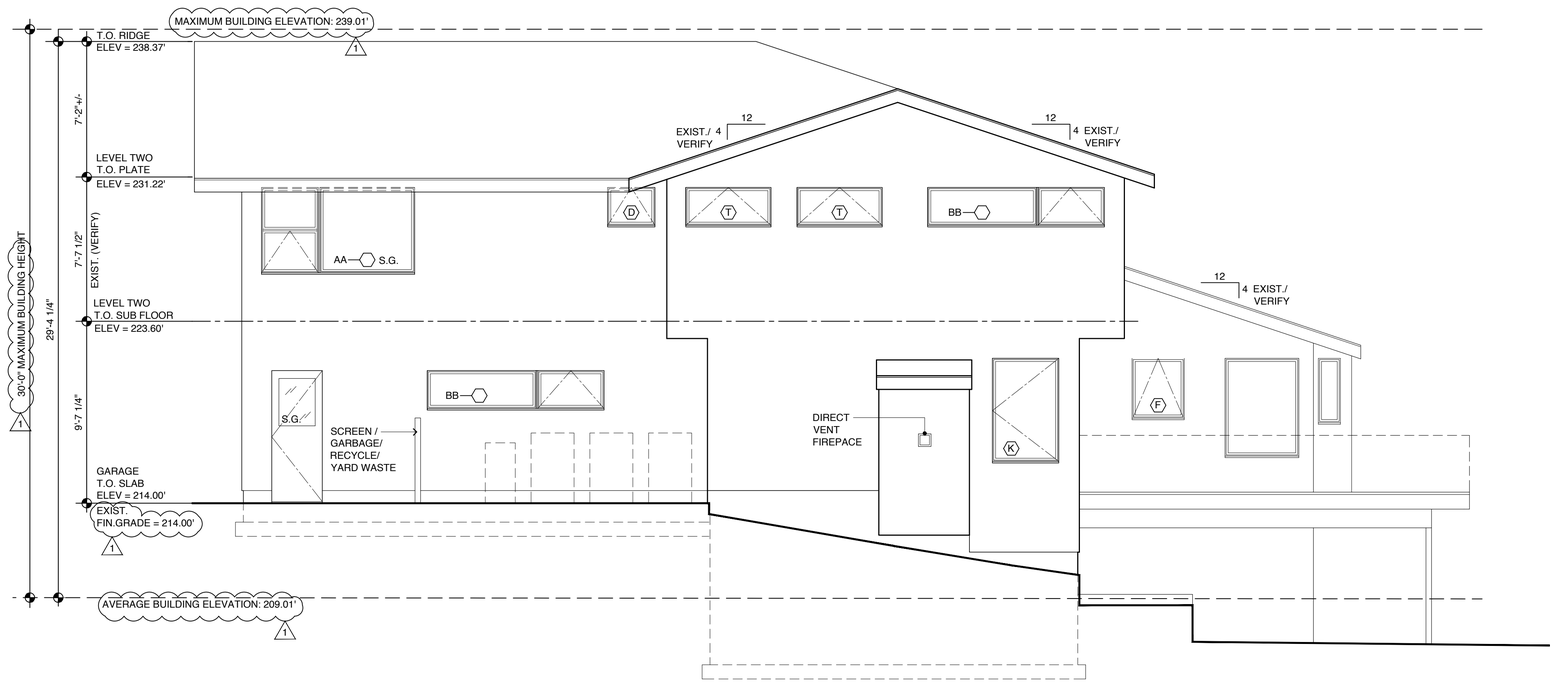


EAST ELEVATION 1/4" = 1'-0"



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

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A7

WINDOW SCHEDULE

	MARK	NET SIZE W/ R.O. IF NEW	LOCATIONS	OPERATION	REMARKS	QTY
	A	1'-3 1/4" X 3'-0 1/2"	GUEST BATH #2	CASEMENT	VERIFY EXIST. OPENING	1
	B	1'-5 1/2" X 2'-11"	BASEMENT MECHANICAL & BASEMENT GUEST BATH	AWNING	VERIFY EXIST. OPENINGS	3
	C	2'-0" X 3'-6" (2'-1" X 3'-6 1/2" R.O.)	MASTER CLOSET	AWNING		1
	D	2'-6" X 2'-0" (2'-7" X 2'-0 1/2" R.O.)	MASTER BATH	AWNING		1
●	E	2'-6" X 5'-4 1/2"	GUEST BEDROOM #2	FIXED/AWNING	VERIFY EXIST. OPENINGS	2
	F	2'-9" X 3'-2" (2'-10" X 3'-2 1/2" R.O.)	EXIST. STUDY	AWNING		1
●	G	3'-0" X 5'-9 1/8" (2'-1" X 5'-9 5/8" R.O.)	EXIST. EXERCISE ROOM	FIXED/AWNING		2
●	H	3'-0" X 7'-0" (3'-1" X 7'-0 1/2" R.O.)	MASTER BEDROOM	FIXED/AWNING		2
●	I	3'-5" X 5'-5 1/4"	EXIST. FAMILY	FIXED/AWNING	VERIFY EXIST. OPENINGS	2
	J	3'-5" X 5'-5 1/4"	EXIST. FAMILY	FIXED	VERIFY EXIST. OPENINGS	2
	K	3'-6" X 5'-5 1/4" (3'-7" X 5'-5 3/4" R.O.)	OFFICE	CASEMENT		1
	L	3'-8 3/4" X 5'-9 1/8" (3'-9 3/4" X 5'-9 5/8" R.O.)	EXIST. EXERCISE ROOM	FIXED		2
●	M	3'-11" X 5'-9 1/8"	EXIST. EXERCISE ROOM	FIXED/AWNING	VERIFY EXIST. OPENINGS	6
	N	3'-11" X 5'-9 1/8"	EXIST. EXERCISE ROOM	FIXED	VERIFY EXIST. OPENINGS	1
	O	4'-1" X 1'-4" (4'-2" X 1'-4 1/2" R.O.)	EXIST. LIVING	FIXED	VERIFY EXIST. OPENINGS	2
	P	4'-1" X 3'-5 1/4"	EXIST. LIVING	AWNING	VERIFY EXIST. OPENINGS	2
	Q	4'-1" X 1'-9"	EXIST. LIVING	FIXED	VERIFY EXIST. OPENINGS	2
	R	4'-3" X 5'-5 1/4"	EXIST. LIVING	FIXED	VERIFY EXIST. OPENINGS	2
●	S	4'-3" X 5'-5 1/4"	EXIST. LIVING	FIXED/AWNING	VERIFY EXIST. OPENINGS	1
	T	4'-6" X 2'-0" (4'-7" X 2'-0 1/2" R.O.)	GUEST BEDROOM #1	AWNING		2
	U	5'-1" X 1'-4"	EXIST. DINING	FIXED	VERIFY EXIST. OPENINGS	1
	V	5'-6" X 5'-4 1/2"	GUEST BEDROOM #2	FIXED	VERIFY EXIST. OPENINGS	1
	W	5'-10 1/2" X 6'-3 1/8"	EXIST. BASEMENT BEDROOM	CASEMENT	VERIFY EXIST. OPENINGS	1
	X	5'-11" X 2'-9 1/2"	EXIST. BASEMENT STORAGE	SLIDER	VERIFY EXIST. OPENINGS	1
●	Y	6'-0" X 5'-6" (6'-1" X 5'-6 1/2" R.O.)	STAIRWELL	(2) FIXED/ (2) AWNING		1
	Z	6'-0 1/2" X 3'-0 1/2"	GUEST BATH #2	AWNING	VERIFY EXIST. OPENINGS	1
●	AA	8'-1" X 5'-6" (8'-2" X 4'-6 1/2" R.O.)	MASTER BATH	PICTURE / FIXED / AWNING		2
●	BB	8'-1" X 5'-6" (8'-2" X 5'-6 1/2" R.O.)	GARAGE / GUEST BEDROOM #1	FIXED/AWNING		2
●	CC	10'-1 1/2" X 5'-3" (10'-2 1/2" X 5'-3 1/2" R.O.)	OFFICE	PICTURE / FIXED / AWNING		1
●	DD	10'-1 1/2" X 5'-6" (10'-2 1/2" X 5'-6 1/2" R.O.)	GUEST BEDROOM #1	PICTURE / FIXED / AWNING		1
●	EE	16'-3" X 2'-0" (16'-4" X 2'-0 1/2" R.O.)	MASTER BEDROOM	(4) FIXED		1
●	FF	16'-3" X 5'-6" (16'-4" X 5'-6 1/2" R.O.)	MASTER BEDROOM	PICTURE / (3) FIXED / (3) AWNING		1
					TOTAL	52

WINDOW SCHEDULE NOTES:

1. **WINDOW MANUFACTURER/SERIES: WINDSOR PINNACLE CLAD**
2. **● REFER TO WINDOW TYPES FOR MULLED UNIT BREAK-UP.**
4. CUSTOM WINDOW SIZES TO BE FIELD VERIFIED PRIOR TO ORDERING.
5. SEE EXTERIOR ELEVATIONS FOR WINDOW OPERATIONS.
6. ★ DENOTES EGRESS WINDOW. PROVIDE EGRESS WINDOWS PER 2015 IRC.
7. TEMPERED GLASS TO BE USED IN THE FOLLOWING LOCATIONS:
   - WITHIN 18" OF FLOOR
   - WITHIN 24" OF ANY DOOR
   - OVER A TUB OR SHOWER
   - WITHIN 36" OF STAIR LANDINGS
   - WITHIN 60" OF THE BOTTOM TREAD OF STAIRS
   - **REFER TO ELEVATIONS FOR S.G. DESIGNATION**
8. GLAZING SHALL BE NFRC-CERTIFIED AND ALL TEMPERED GLASS SHALL BE PERMANENTLY MARKED AS SUCH
9. ALL WINDOWS TO BE INSULATED UNITS, DOUBLE LOW-E WITH ARGON AND 1/2" AIR SPACE, MAX. U-VALUE = .30 (VERTICAL)
10. SATIN ETCHED GLAZING AS FOLLOWS:
    .
    .

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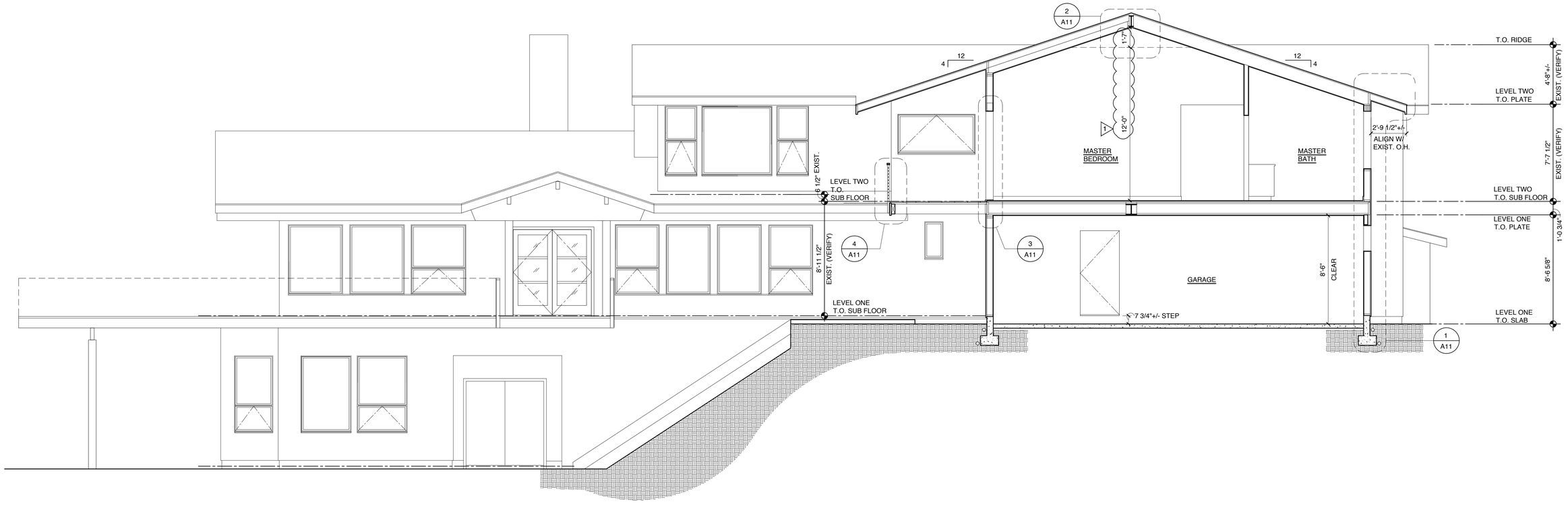
1 CORRECTION #1
Date: 07/27/2020
Date: 02/27/2020

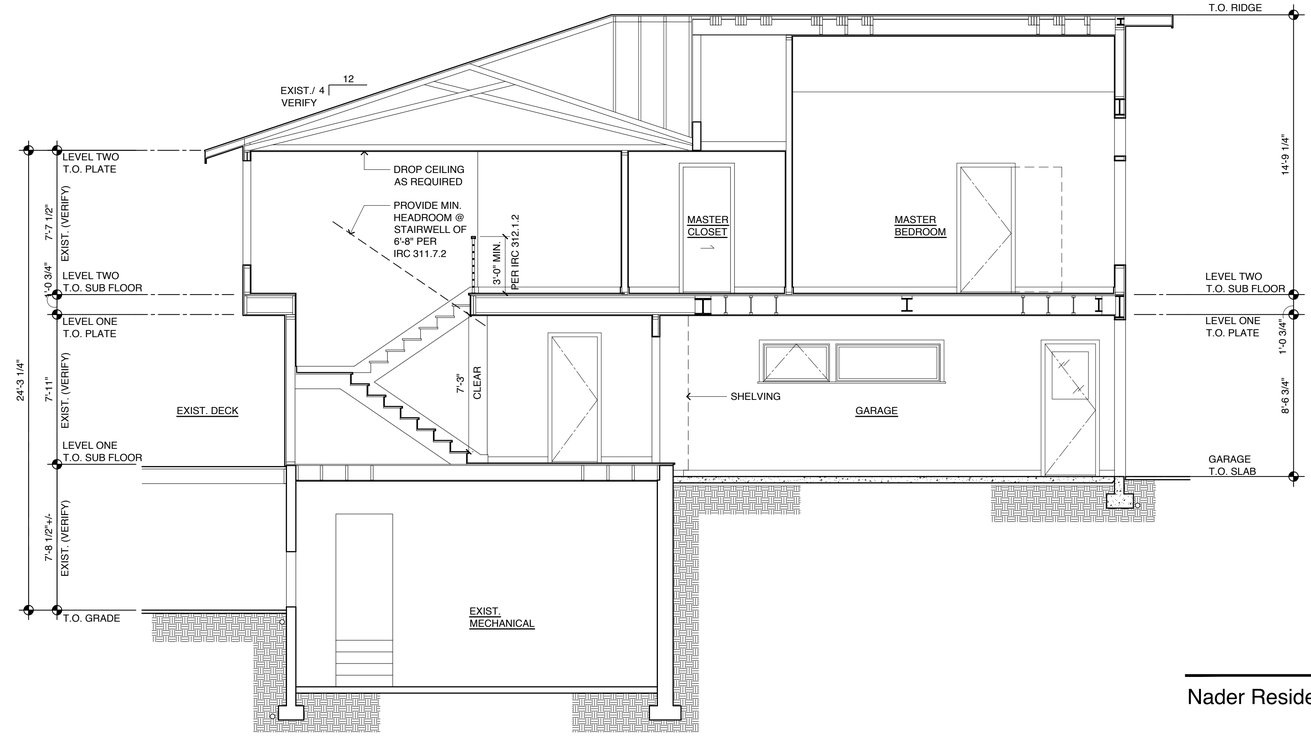
Nader Residence

5472 West Mercer Way
Mercer Island, WA 98040

A8



SECTION A LOOKING EAST **1/4" = 1'-0"**



SECTION B LOOKING SOUTH **1/4" = 1'-0"**

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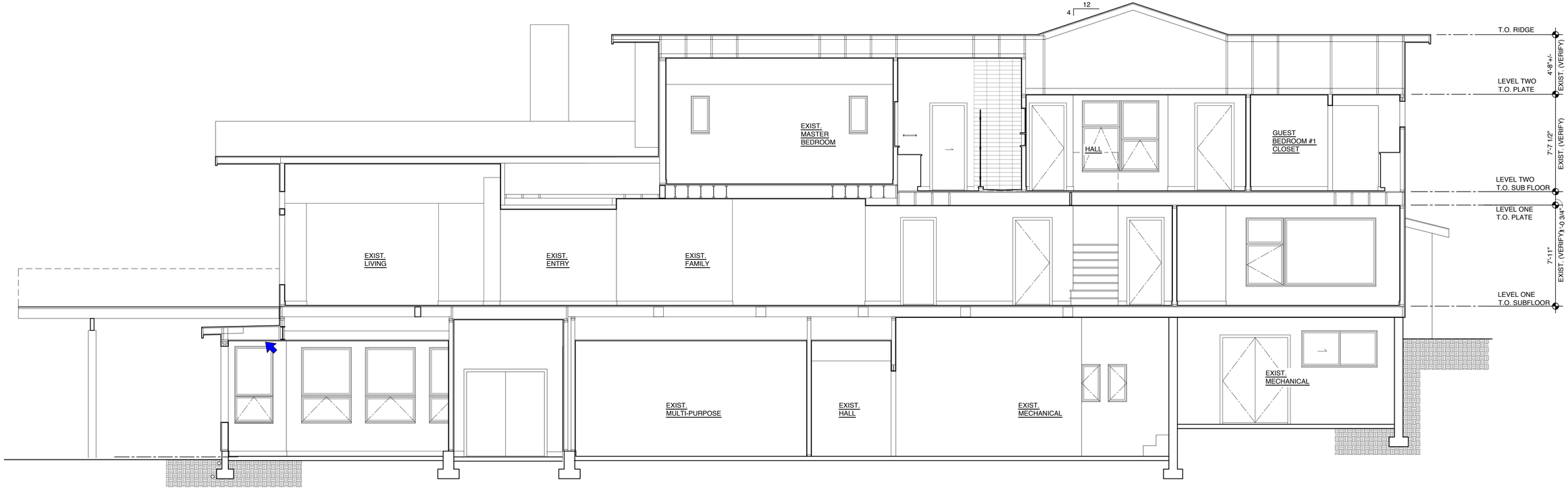
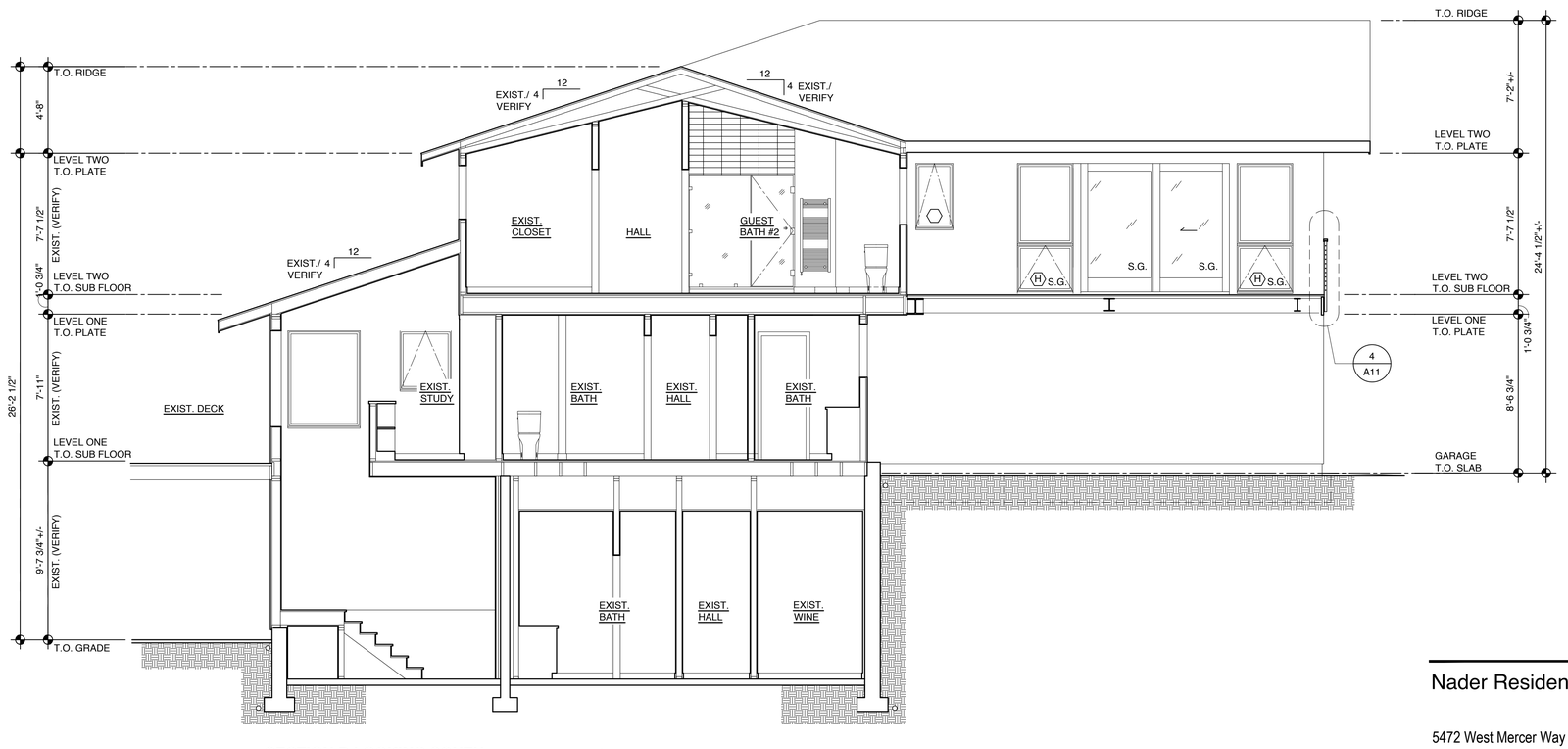


SECTION C LOOKING EAST 1/4" = 1'-0"



SECTION D LOOKING SOUTH 1/4" = 1'-0"

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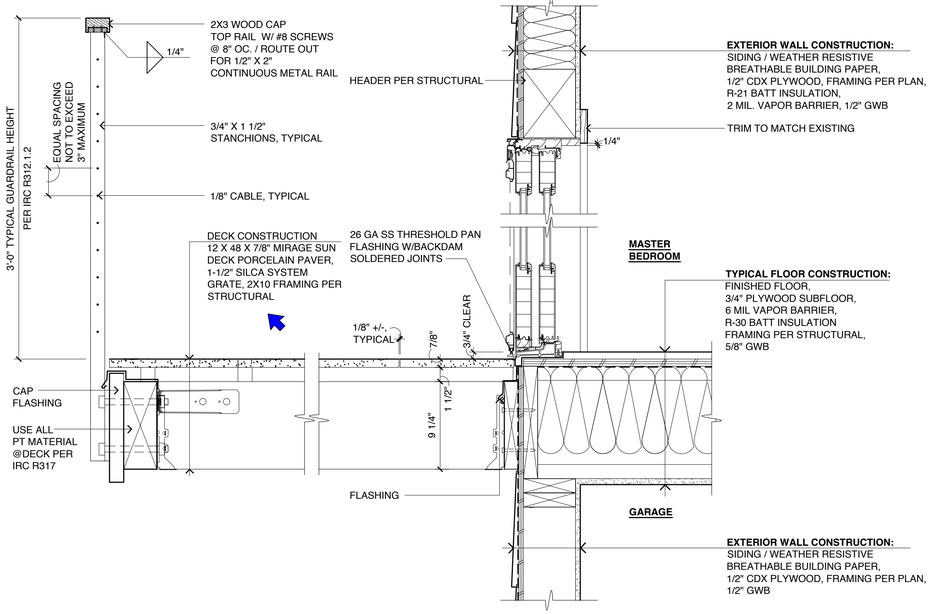
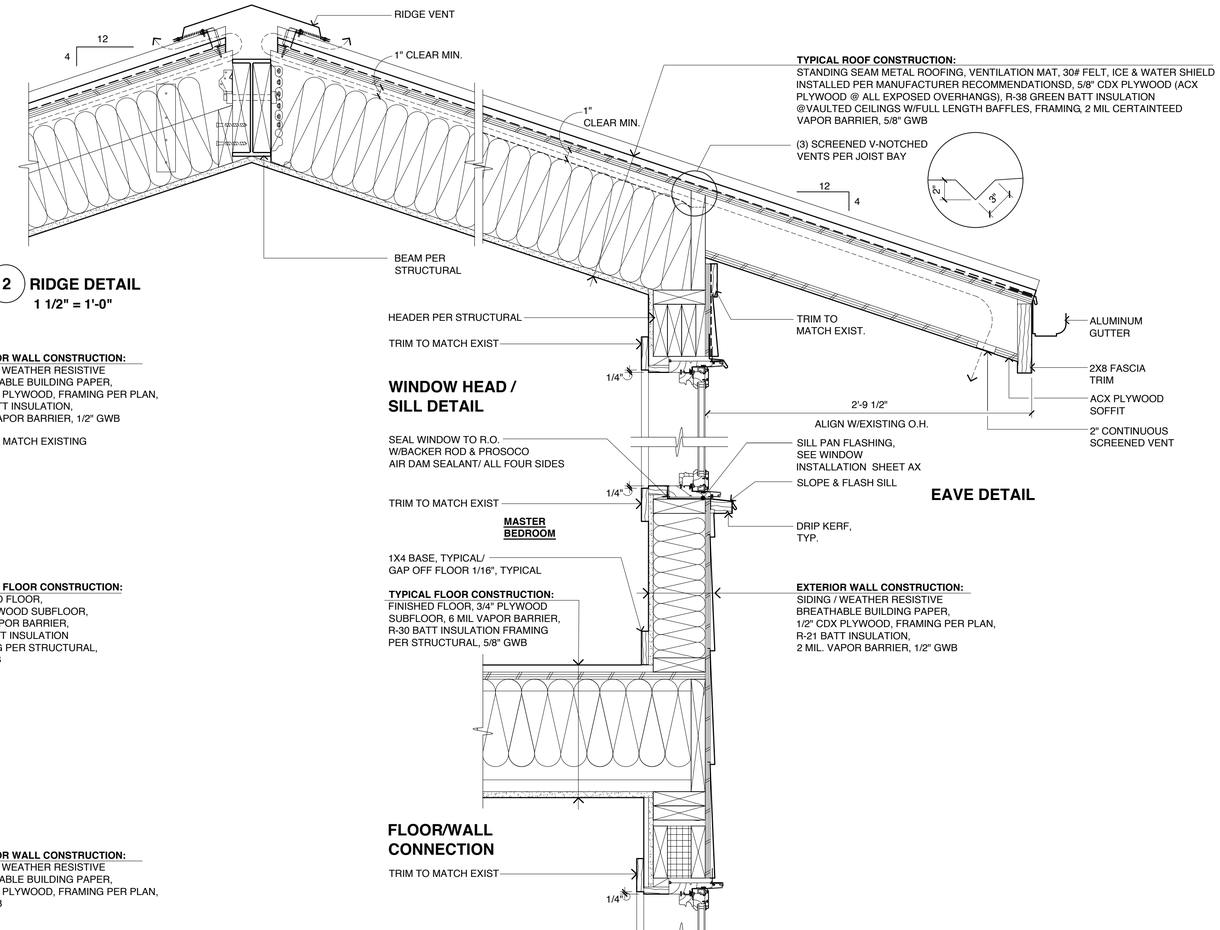


4 DECK RAILING CONNECTION
1 1/2" = 1'-0"

3 DECK/WALL CONNECTION / DOOR HEAD & SILL DETAIL
1 1/2" = 1'-0"



1 TYPICAL WALL SECTION SECTION
1 1/2" = 1'-0"

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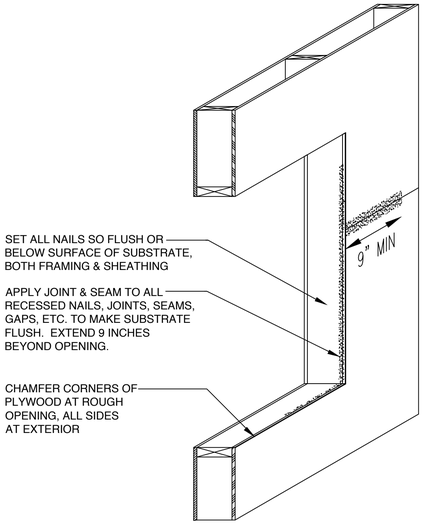
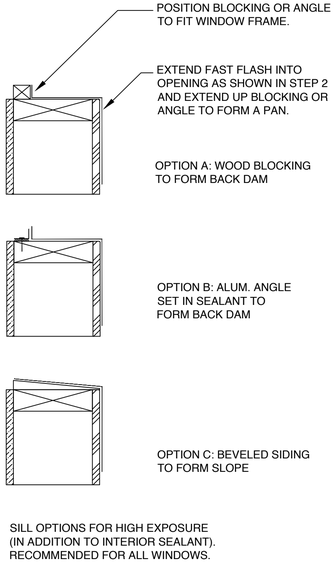
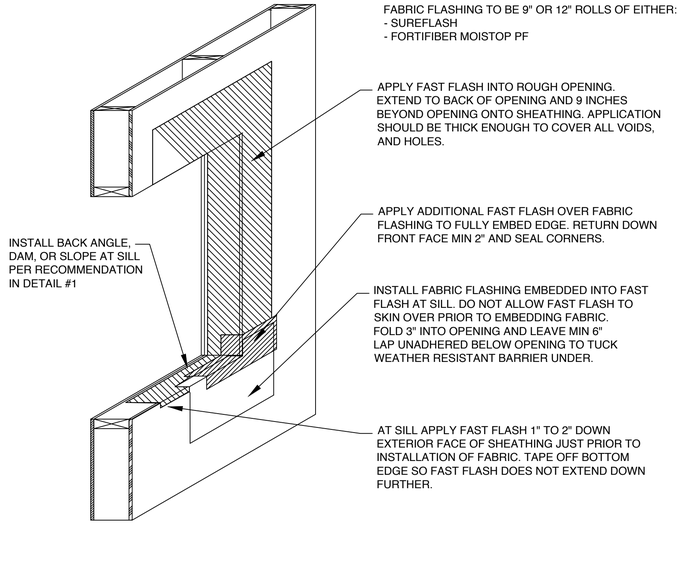


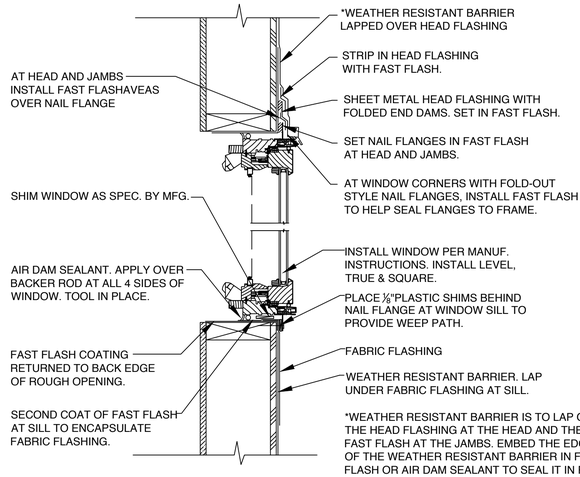
1 PREP OPENING AND APPLY JOINT AND SEAM
N.T.S.



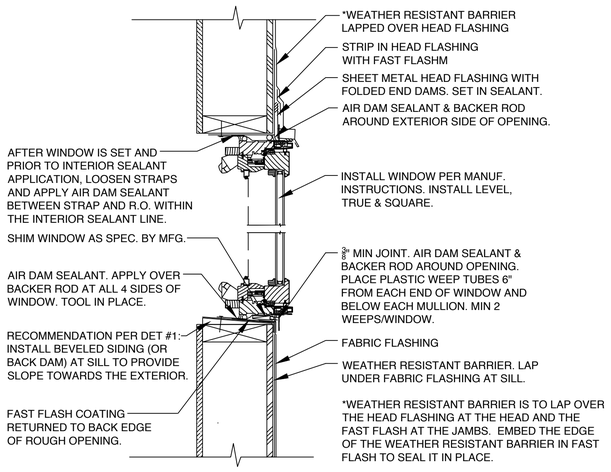
SILL OPTIONS FOR HIGH EXPOSURE
(IN ADDITION TO INTERIOR SEALANT).
RECOMMENDED FOR ALL WINDOWS.



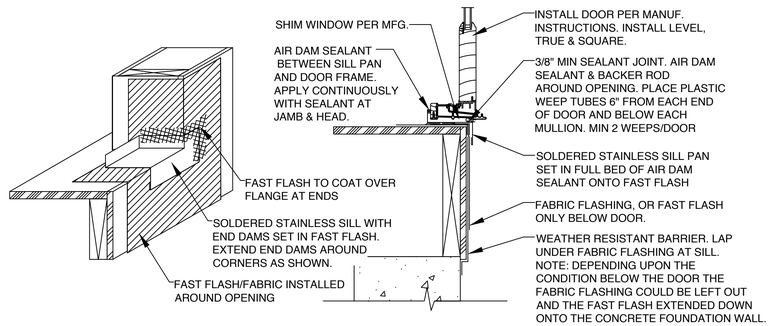
2 COAT OPENING & INSTALL FABRIC AT SILL
N.T.S.



3A WINDOW INSTALLATION/HEAD FLASHING/WRB
N.T.S.



3B WINDOW INSTALLATION/HEAD FLASHING/WRB - NO NAIL FLANGE
N.T.S.



3C DOOR SILL
N.T.S.

NOTES:

1. ALL STAPLES AND OTHER FASTENERS AT WINDOWS INSTALLATION TO BE CORROSION-RESISTANT (STAINLESS STEEL OR APPROVED EQUAL).
2. WINDOW FLASHING MUST WRAP OPENINGS
3. WINDOW AND DOOR FLASHING AND WATERPROOFING TO BE INSPECTED PRIOR TO INSTALLATION OF UNIT.

WINDOW AND DOOR INSTALLATION DETAILS

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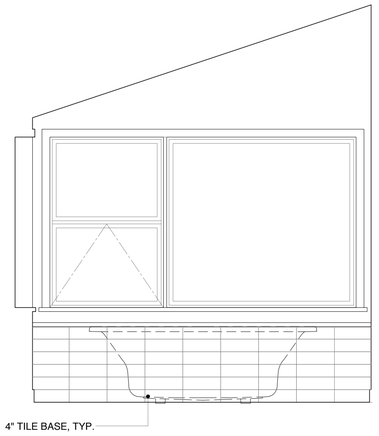
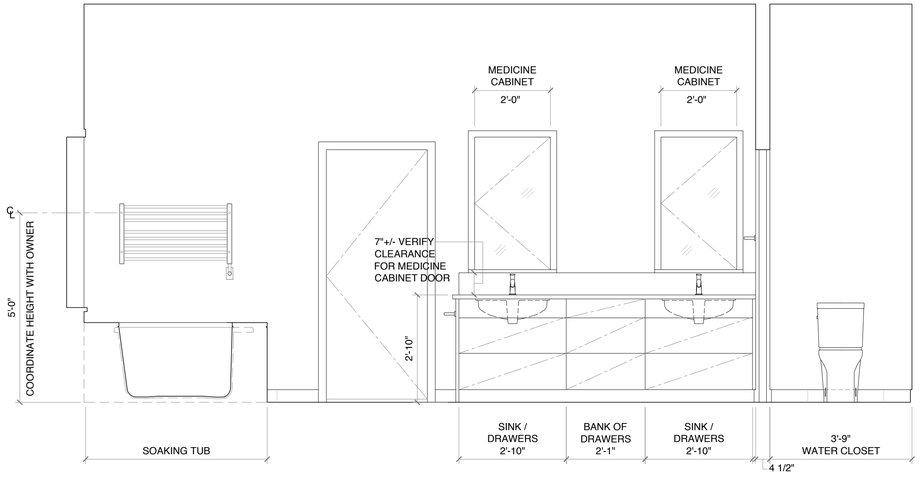
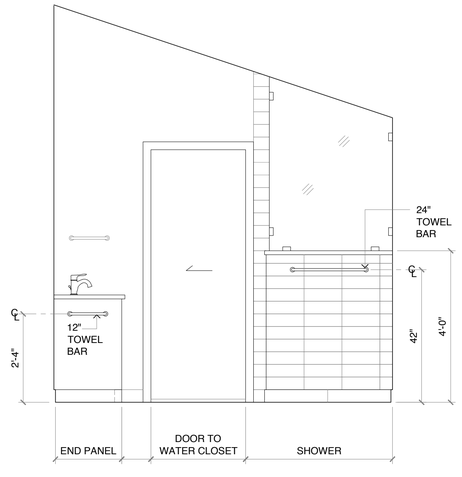


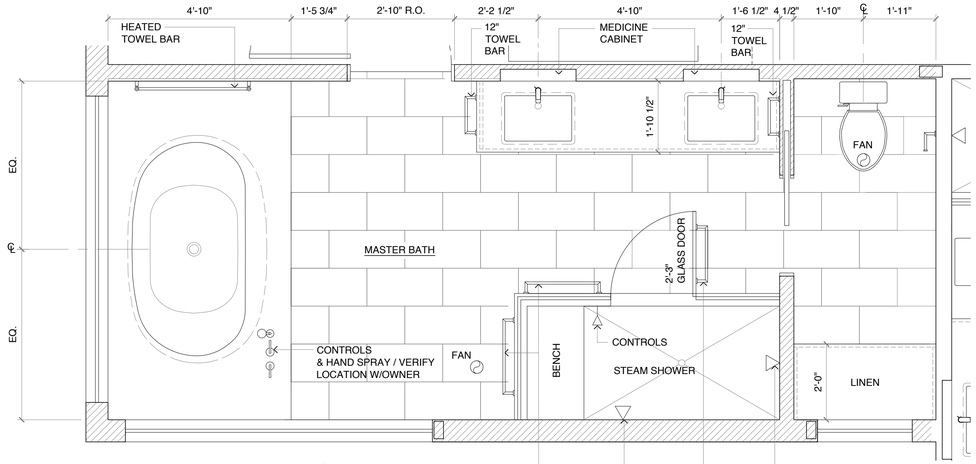
LOOKING WEST 1/2" = 1'-0"



LOOKING NORTH 1/2" = 1'-0"

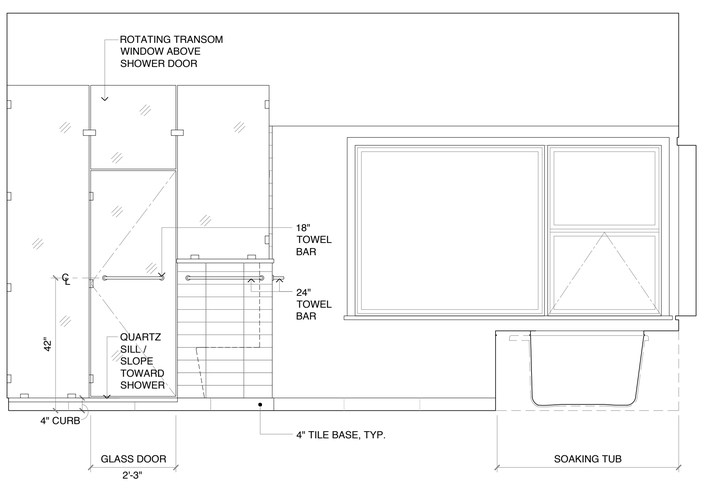


LOOKING EAST 1/2" = 1'-0"



MASTER BATH PLAN
1/2" = 1'-0"

NORTH



LOOKING SOUTH 1/2" = 1'-0"

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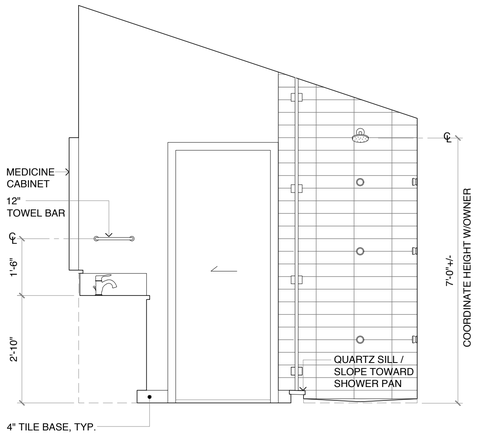
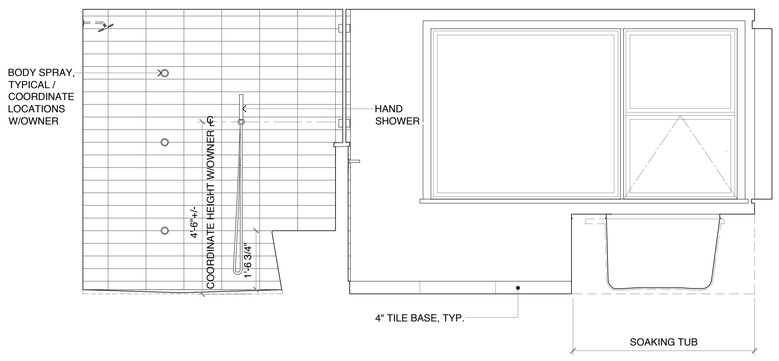
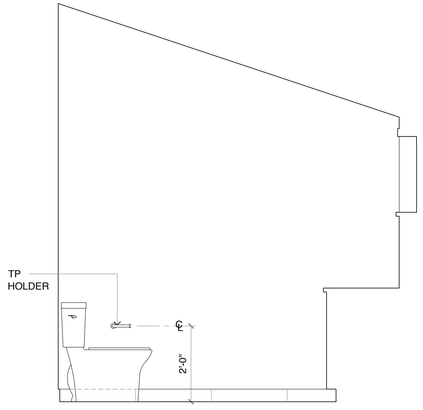


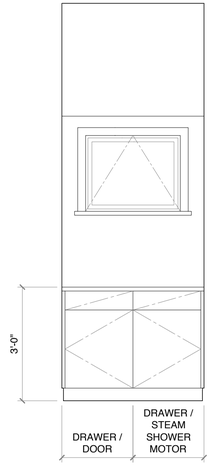
LOOKING EAST 1/2" = 1'-0"



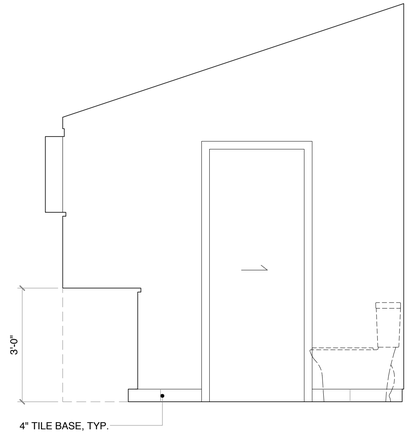
LOOKING SOUTH 1/2" = 1'-0"



LOOKING EAST 1/2" = 1'-0"



LOOKING SOUTH 1/2" = 1'-0"



LOOKING WEST 1/2" = 1'-0"

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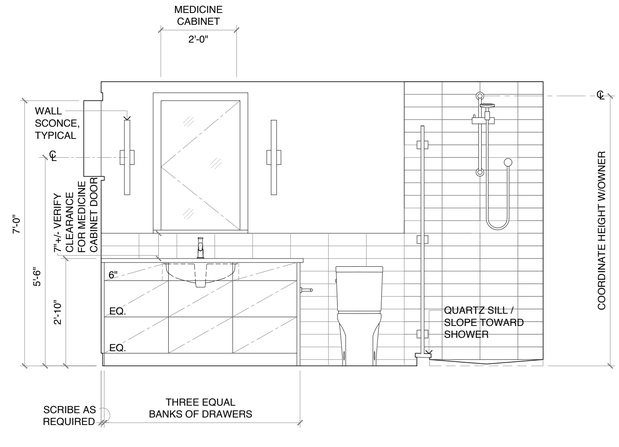
A14



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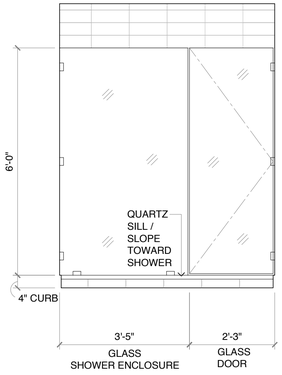

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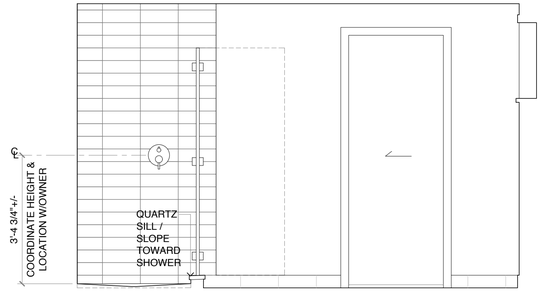

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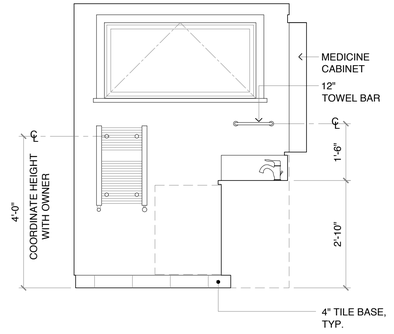

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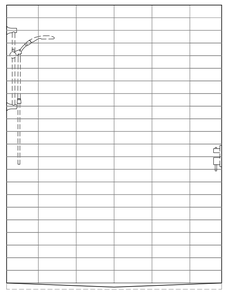

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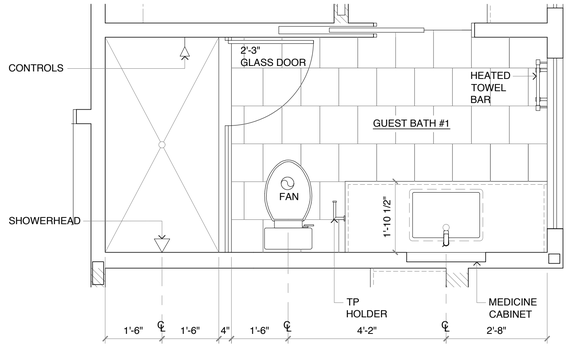

GUEST BATH #1 PLAN
1/2" = 1'-0"

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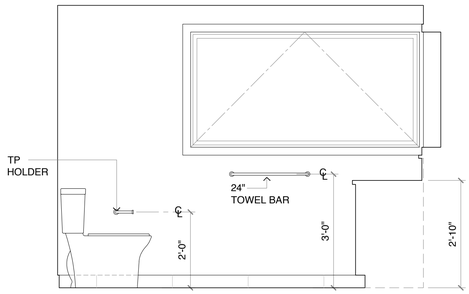

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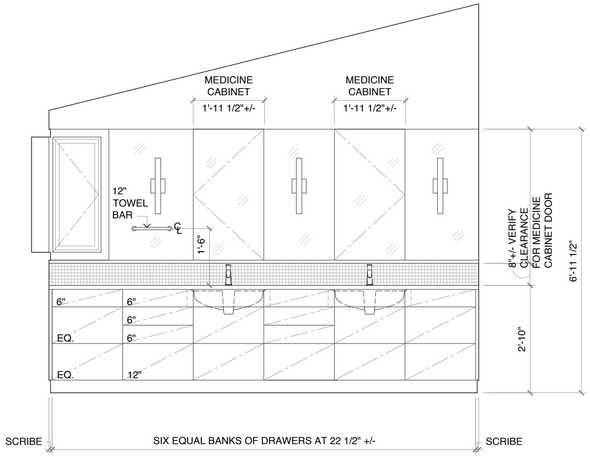

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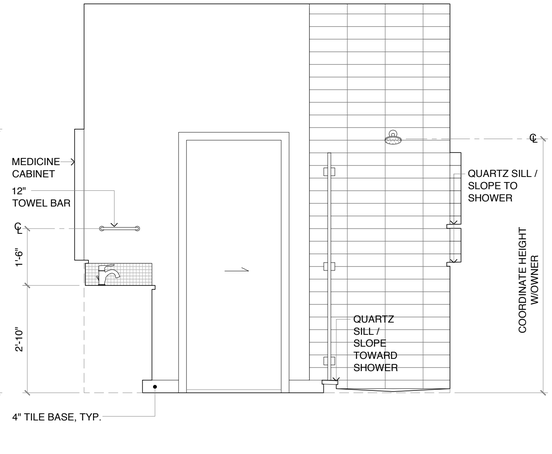

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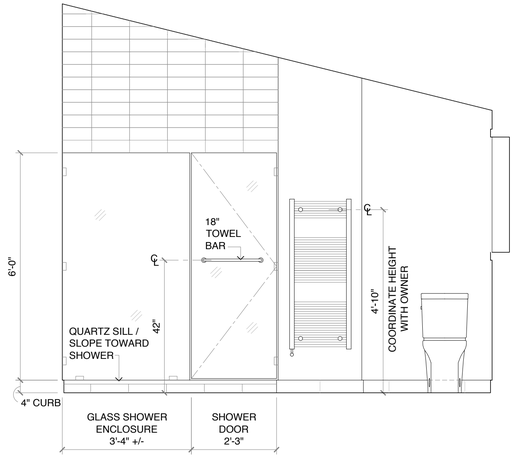

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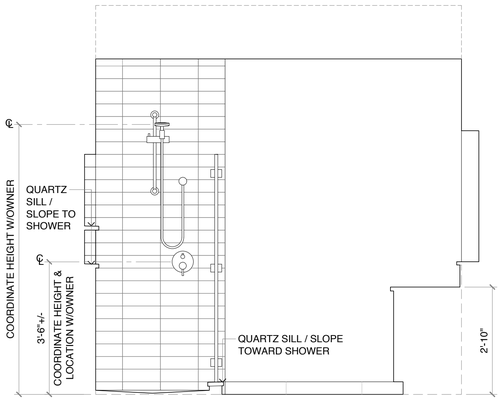

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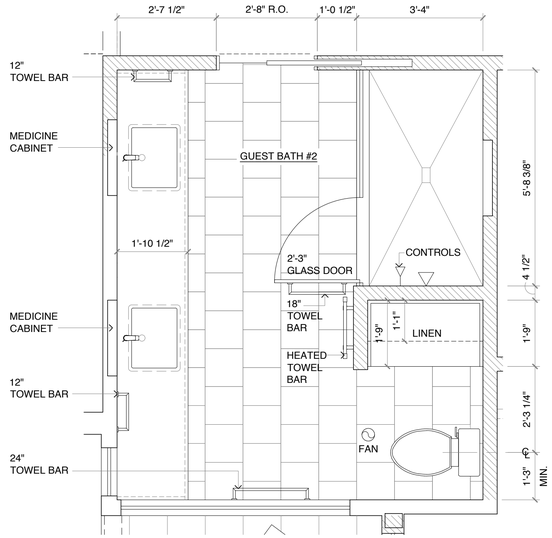
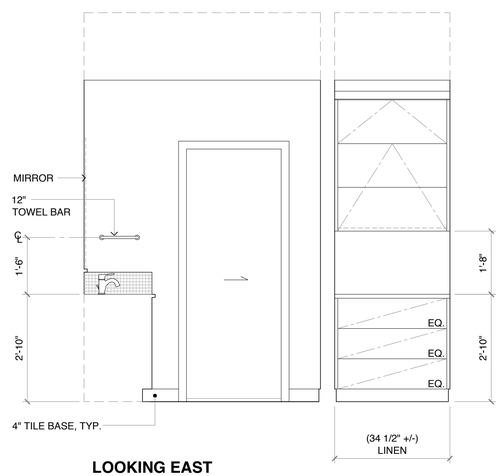


GUEST BATH #2 PLAN
1/2" = 1'-0"

NORTH



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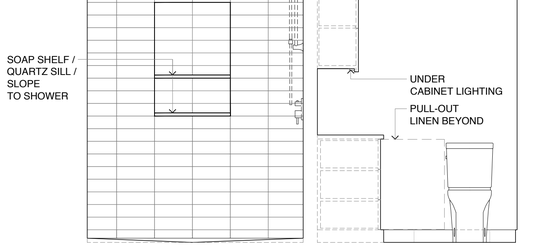

LOOKING SOUTH

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1 CORRECTION #1
Date: 07/27/2020
Date: 02/27/2020

Nader Residence

5472 West Mercer Way
Mercer Island, WA 98040

A16

GENERAL STRUCTURAL NOTES
(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (2015 EDITION), & LOCAL BUILDING CODE MODIFICATIONS TO THE INTERNATIONAL BUILDING CODE.

2. DESIGN LOADING CRITERIA:

FLOOR LIVE LOAD (RESIDENTIAL). . . . . .40 PSF
FLOOR LIVE LOAD (DECK) . . . . . .60 PSF
ROOF SNOW LOAD (Pf). . . . . .25 PSF

WIND:
BASIC WIND SPEED (3-SECOND GUST) . . . . . .110 MPH
WIND IMPORTANCE FACTOR (Iw). 1.0
WIND EXPOSURE C
TOPOGRAPHICAL FACTOR (Kzt). 1.22

EARTHQUAKE:
LAT. / LONG. . . . . .47.553 / -122.228
SEISMIC IMPORTANCE FACTOR (Ie) 1.0
SEISMIC USE GROUP. I
MAPPED SPECTRAL RESPONSE (Ss/S1) 1.46g/0.51g
SPECTRAL RESPONSE COEF. (SDS/SD1). 0.97g/0.51g
SEISMIC FORCE RESISTING SYSTEM. . . . .PLYWOOD SHEAR WALLS
DESIGN BASE SHEAR. 18.28k
SEISMIC RESPONSE COEFICIENT (Cs) 0.149
SEISMIC DESIGN CATEGORY . . . . . D
RESPONSE MODIFICATION FACTOR (R). 6.5
ANALYSIS PROCEDURE . . . . . EQUIVALENT LATERAL FORCE

REFERENCE: USGS NATIONAL SEISMIC HAZARD MAPPING PROJECT, 2008 DATA

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST VERIFIED. CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION. THE CONTRACTOR SHALL BRING ALL CONFLICTS AND DISCREPANICES TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.

5. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE RETAINED UNDAMAGED WHERE NOTED ON THE PLANS. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF. ALL NEW OPENINGS THROUGH EXISTING CONCRETE OR MASONRY WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

8. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 109 AND 1704 OF THE INTERNATIONAL BUILDING CODE AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS.

   A. STRUCTURAL STEEL FABRICATION AND ERECTION (INCLUDING FIELD WELDING AND HIGH-STRENGTH FIELD BOLTING)
   B. EPOXY GROUTED INSTALLATIONS

9. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

   A. STRUCTURAL STEEL
   B. PLYWOOD WEB JOISTS

   APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.

GEOTECHNICAL

10. FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

    FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS NOTED OTHERWISE, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

    ALLOWABLE SOIL PRESSURE . . . . . 2,000 PSF
    LATERAL EARTH PRESSURE . . . . . 35 PCF

CONCRETE

11. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905 AND ACI 301. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF F'C = 2,500 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS.

    THE MINIMUM AMOUNTS OF CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH IBC 1905.1.3. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

    ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 19.3.2.1 OF THE ACI 318.

12. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 40, FY = 40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

13. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318. LAP ALL CONTINUOUS REINFORCEMENT 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

14. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
    A. FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE . . .3"
    B. ALL OTHER SURFACES . . . . . .1 1/2"

15. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

ANCHORAGE

16. EPOXY-GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH "SET-XP" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ESR 2508.

17. TITEN HD ANCHORS SPECIFIED ON THE DRAWINGS SHALL CONSIST OF "TITEN HD" HEAVY DUTY SCREW ANCHORS AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ESR 2713.

STEEL

18. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE LATEST EDITIONS OF THE AISC SPECIFICATIONS AND CODES:

    A. SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 360)

    B. CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (AISC 303)

    C. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS. BOLTS IN SHEAR OR BEARING TYPE CONNECTIONS NEED ONLY BE TIGHTENED TO THE SNUG TIGHT CONDITION PER SECTION 8(C).

19. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING MINIMUM STANDARDS. PLATES, ANGLES, AND CHANNELS SHALL CONFORM TO ASTM A36, FY = 36 KSI. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, FY = 50 KSI. STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, FY = 35 KSI. SQUARE OR RECTANGULAR STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, FY = 46 KSI. ANCHOR BOLTS AND CONNECTION BOLTS SHALL CONFORM TO ASTM A307. THREADED ROD AND STUDS SHALL CONFORM TO ASTM A36.

20. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED.

WOOD

21. FRAMING LUMBER SHALL BE KILN DRIED OR MC-15, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS:	(2X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, FB = 850 PSI
	(3X & 4X MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASE VALUE, FB = 1000 PSI
STRUCTURAL LIGHT FRAMING: (INCL. 3X AND 4X POSTS)		DOUGLAS FIR NO. 2 MINIMUM BASE VALUE, FB = 900 PSI
BEAMS AND STRINGERS: (INCL. 6X AND LARGER)		DOUGLAS FIR NO. 1 MINIMUM BASE VALUE, FB = 1350 PSI
POSTS AND TIMBERS: (6X6 AND LARGER)		DOUGLAS FIR NO. 1 MINIMUM BASE VALUE, FC = 1000 PSI
STUDS, PLATES & MISC. FRAMING:		DOUGLAS FIR OR HEM-FIR STANDARD GRADE
2X6 STUDS AND PLATES:		HEM-FIR NO.3/ STUD GRADE

22. ENGINEERED LUMBER MEMBERS SHALL BE MANUFACTURED UNDER A PROCESS BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPROPRIATE NER REPORT AND GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER.

PSL	FB = 2900 PSI	E = 2000 KSI	FV = 290 PSI	NER-292
LSL	FB = 2250 PSI	E = 1500 KSI	FV = 285 PSI	NER-481
LVL	FB = 2600 PSI	E = 1800 KSI	FV = 285 PSI	NER-126

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE WEYERHAUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

ALL PROPOSED HOLE SIZES AND LOCATIONS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL TWO WORKING DAYS PRIOR TO DRILLING HOLES.

23. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAUSER CORPORATION AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS, STIFFENERS, ETC., SHALL BE DETAILED AND FURNISHED BY THE MANUFACTURER. SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

ALL HOLES SHALL CONFORM TO THE MANUFACTURERS SPECIFICATIONS. IF THREE OR FEWER HOLES ARE PROPOSED FOR A SINGLE JOIST, HOLES SHALL CONFORM TO THE WEYERHAUSER ILEVEL TJI ALLOWABLE HOLE CHART. IF MORE THEN THREE HOLES ARE PROPOSED FOR ONE SINGLE JOIST, ALL HOLE SIZES AND LOCATIONS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL TWO WORKING DAYS PRIOR TO DRILLING HOLES.

24. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH APA STANDARDS. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND SPAN RATING MAY BE USED IN LIEU OF PLYWOOD.

    A. ROOF SHEATHING SHALL BE 1/2" (NOM.) WITH SPAN RATING 24/0.
    B. FLOOR SHEATHING SHALL BE 3/4" (NOM.) WITH SPAN RATING 40/20.
    C. WALL SHEATHING SHALL BE 1/2" (NOM.) WITH SPAN RATING 24/0.

    REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING.

25. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY. ALL WOOD EXPOSED TO WEATHER WITHOUT THE ADEQUATE PROTECTION OF A ROOF OR EAVE SHALL BE AN APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR PRESSURE TREATED. SUCH MEMBERS INCLUDE HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS, AND DECKING; OR VERTICAL MEMBERS SUCH AS POSTS, POLES, AND COLUMNS.

26. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR MOST RECENT CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. HANGERS IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE EITHER STAINLESS STEEL (SST300), POST HOT-DIPPED GALVANIZED(HDG) OR GALVANIZED WITH A MINIMUM OF 1.85OZ ZINC PER SQUARE INCH (ZMAX).

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

SIZE	LENGTH	DIAMETER
6D	2"	0.113"
8D	2-1/2"	0.131"
10D	3"	0.148"
12D	3-1/4"	0.148"
16D	3-1/2"	0.162"

    IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL. NAILS SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

28. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN:

    A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

    B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2X4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2X6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2X8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16D NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16D NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16D AT 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE SIX 16D NAILS AT 4" O.C. EACH SIDE OF JOINT. ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4'-0" O.C. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16D @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5D COOLER NAILS FOR 1/2" GWB AND 6D COOLER NAILS FOR 5/8" GWB. WHEN NOT OTHERWISE NOTED, PROVIDE 1/2" (NOM.) APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8D @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8D @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

    C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16D NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH METAL JOIST HANGERS IN ACCORDANCE WITH TIMBER CONNECTOR NOTE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16D @ 12" O.C. STAGGERED. UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND NAILED WITH 8D NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ALL ROOF AND FLOOR SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16D @ 12" O.C. UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PLYWOOD PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.

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5472 West Mercer Way
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Issue Date	Issue Description
6/18/20	Permit Submittal
7/27/20	Site Wall Revisions

Building Department Approval

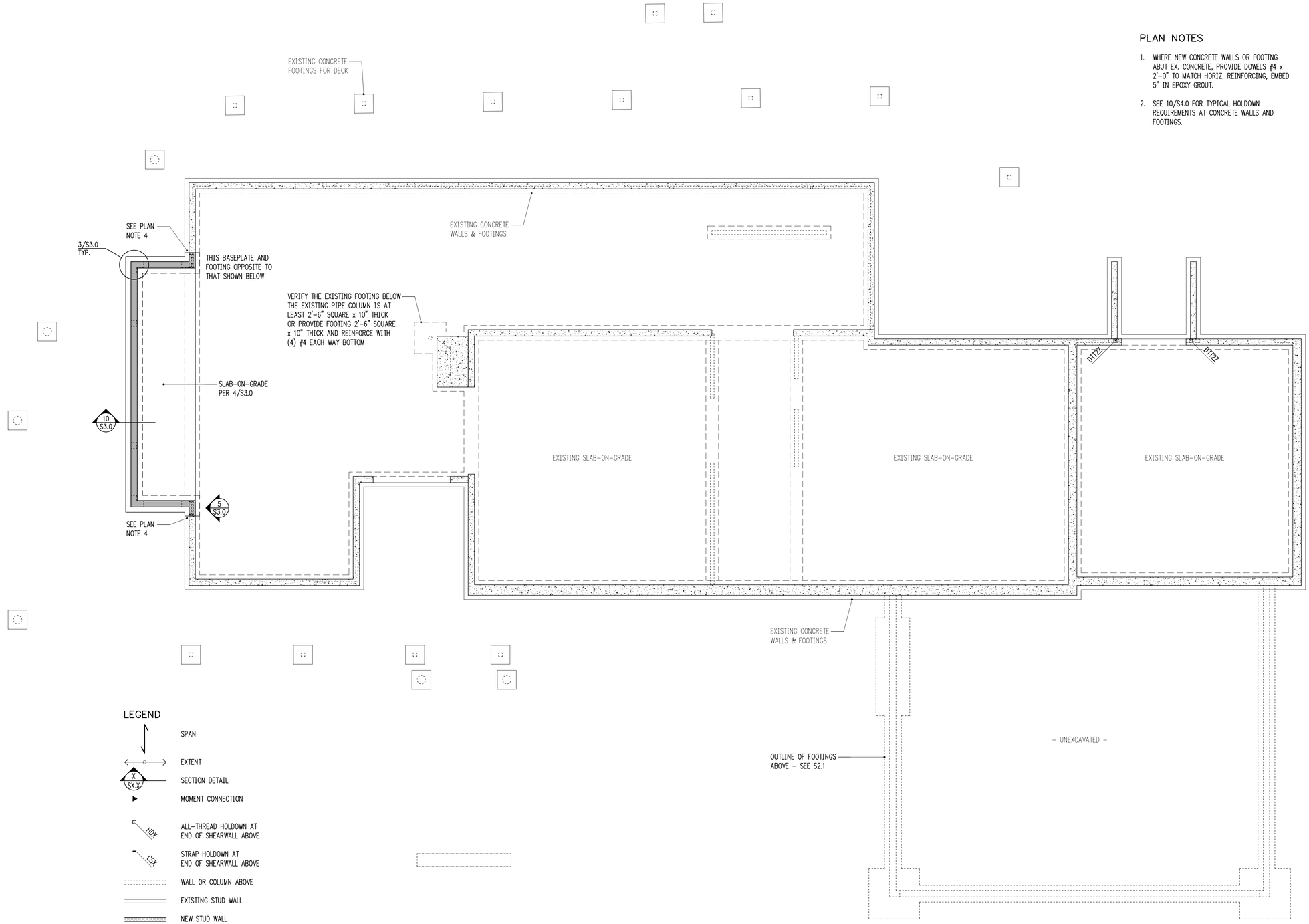
Drawing Title
GENERAL STRUCTURAL NOTES

Drawing Number
S1.0

NADER RESIDENCE

PLAN NOTES

1. WHERE NEW CONCRETE WALLS OR FOOTING ABUT EX. CONCRETE, PROVIDE DOWELS #4 x 2'-0" TO MATCH HORIZ. REINFORCING, EMBED 5" IN EPOXY GROUT.
2. SEE 10/S4.0 FOR TYPICAL HOLDOWN REQUIREMENTS AT CONCRETE WALLS AND FOOTINGS.



LEGEND

- SPAN
- EXTENT
- X / SX.X — SECTION DETAIL
- MOMENT CONNECTION
- HDX — ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE
- CSX — STRAP HOLDOWN AT END OF SHEARWALL ABOVE
- WALL OR COLUMN ABOVE
- EXISTING STUD WALL
- NEW STUD WALL
- EXISTING MASONRY WALL
- EXISTING CONCRETE WALL
- NEW CONCRETE WALL

1 / S2.0 FOUNDATION PLAN
scale: 1/4" = 1'-0"

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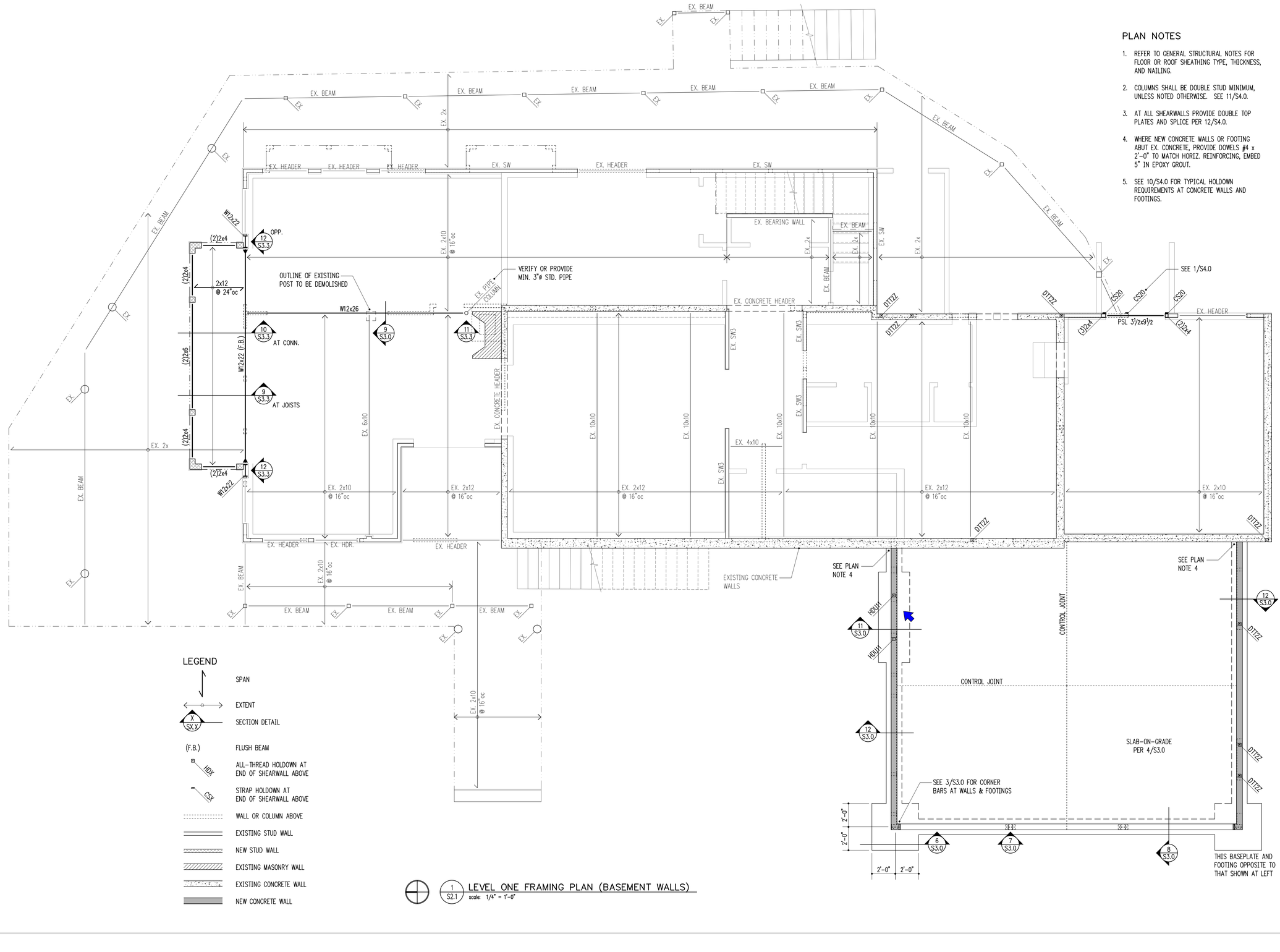
Drawing Title

FOUNDATION PLAN

Drawing Number

S2.0

NADER RESIDENCE



PLAN NOTES

1. REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
2. COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.
3. AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.
4. WHERE NEW CONCRETE WALLS OR FOOTING ABUT EX. CONCRETE, PROVIDE DOWELS #4 x 2'-0" TO MATCH HORIZ. REINFORCING, EMBED 5" IN EPOXY GROUT.
5. SEE 10/S4.0 FOR TYPICAL HOLDOWN REQUIREMENTS AT CONCRETE WALLS AND FOOTINGS.

LEGEND

- SPAN
- EXTENT
- X / SX.X — SECTION DETAIL
- (F.B.) — FLUSH BEAM
- HDX — ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE
- CSX — STRAP HOLDOWN AT END OF SHEARWALL ABOVE
- WALL OR COLUMN ABOVE
- EXISTING STUD WALL
- NEW STUD WALL
- EXISTING MASONRY WALL
- EXISTING CONCRETE WALL
- NEW CONCRETE WALL

1 / S2.1 LEVEL ONE FRAMING PLAN (BASEMENT WALLS)
scale: 1/4" = 1'-0"

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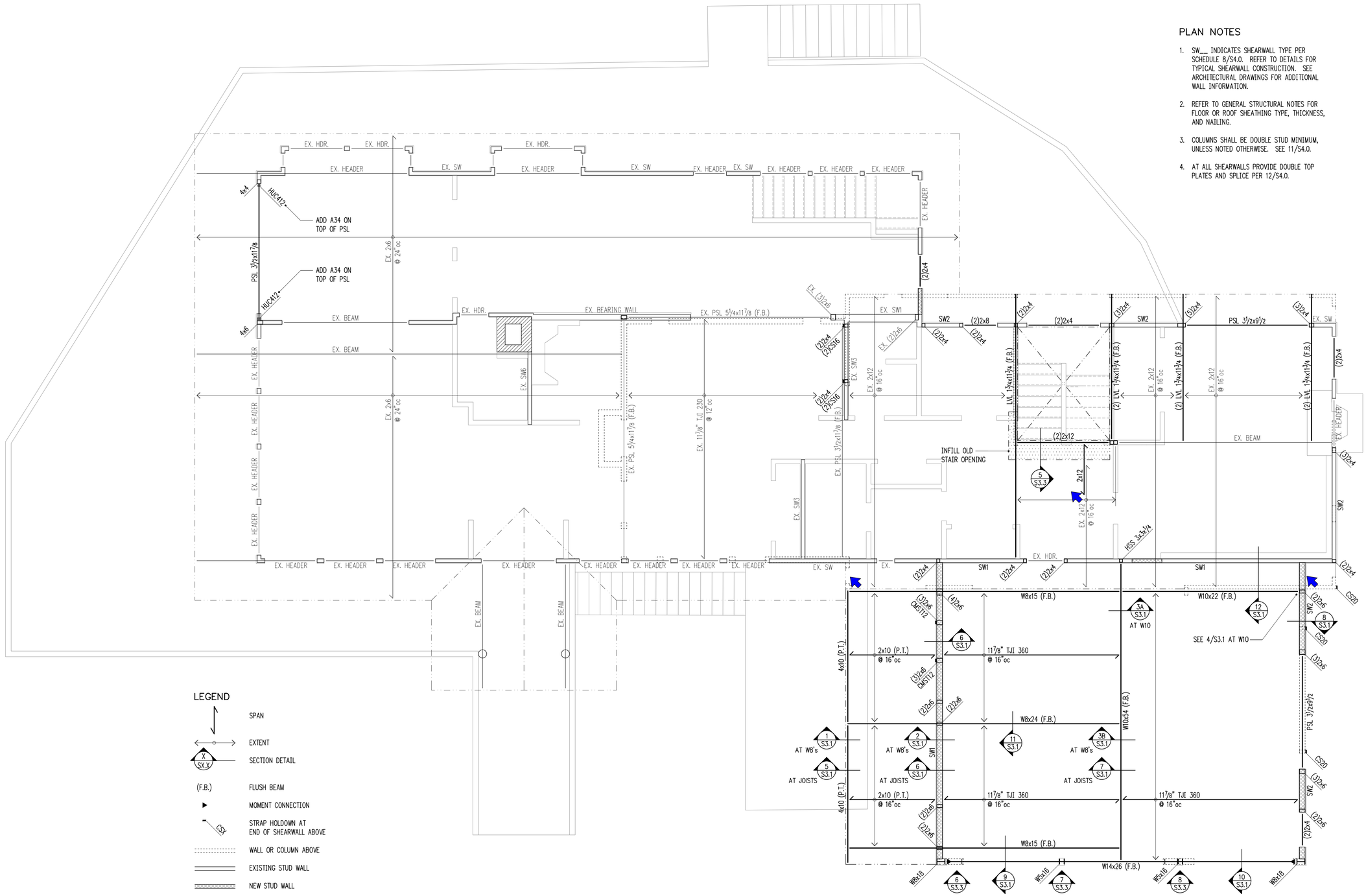
Drawing Title

LEVEL ONE FRAMING PLAN

Drawing Number

S2.1

NADER RESIDENCE



PLAN NOTES

1. SW__ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S4.0. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
2. REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
3. COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.
4. AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.

LEGEND

- SPAN
- EXTENT
- X / SX.X — SECTION DETAIL
- (F.B.) — FLUSH BEAM
- MOMENT CONNECTION
- CSX — STRAP HOLDOWN AT END OF SHEARWALL ABOVE
- WALL OR COLUMN ABOVE
- EXISTING STUD WALL
- NEW STUD WALL
- EXISTING MASONRY WALL
- EXISTING CONCRETE WALL
- NEW CONCRETE WALL

1 / S2.2 LEVEL TWO FRAMING PLANS (LEVEL ONE WALLS)
scale: 1/4" = 1'-0"

HV

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7/27/20

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Issue Date	Issue Description
6/18/20	Permit Submittal
7/27/20	Site Wall Revisions

Building Department Approval

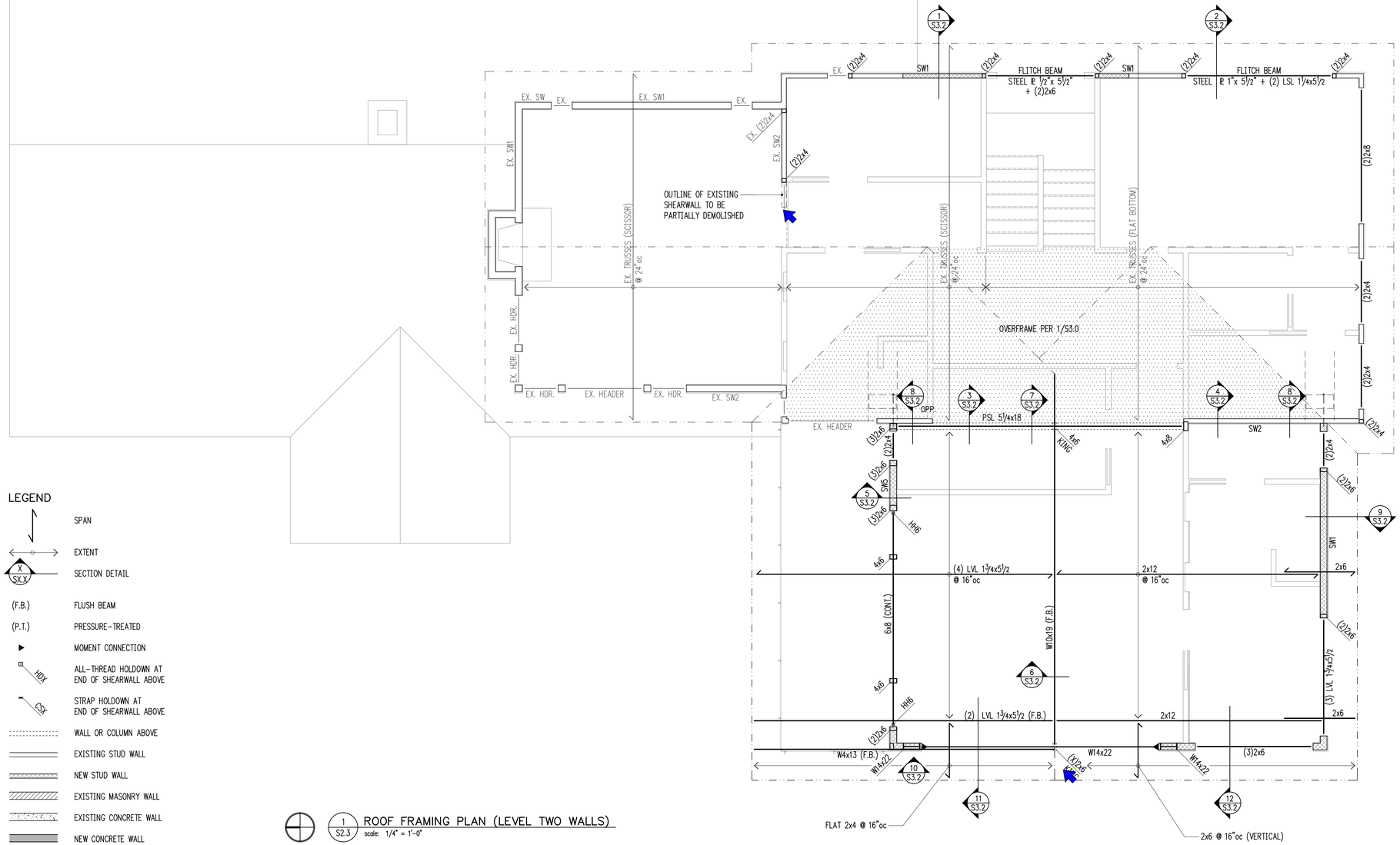
Drawing Title
LEVEL TWO FRAMING PLAN

Drawing Number
S2.2

NADER RESIDENCE

PLAN NOTES

1. SW__ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S4.0. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
2. REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
3. COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.
4. AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.



LEGEND

- SPAN
- EXTENT
- SECTION DETAIL (X / SX.X)
- (F.B.) FLUSH BEAM
- (P.T.) PRESSURE-TREATED
- MOMENT CONNECTION
- HDX — ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE
- CSX — STRAP HOLDOWN AT END OF SHEARWALL ABOVE
- WALL OR COLUMN ABOVE
- EXISTING STUD WALL
- NEW STUD WALL
- EXISTING MASONRY WALL
- EXISTING CONCRETE WALL
- NEW CONCRETE WALL

1 S2.3 ROOF FRAMING PLAN (LEVEL TWO WALLS)
scale: 1/4" = 1'-0"

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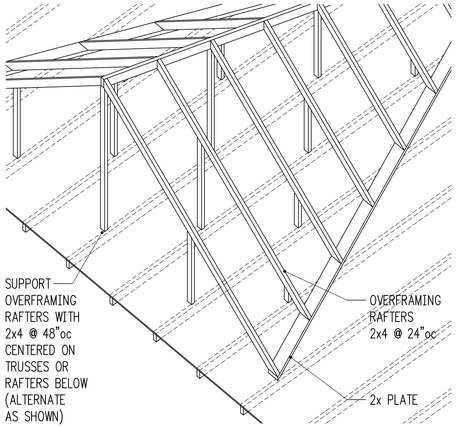
Drawing Title
ROOF FRAMING PLAN

Drawing Number
S2.3

NADER RESIDENCE

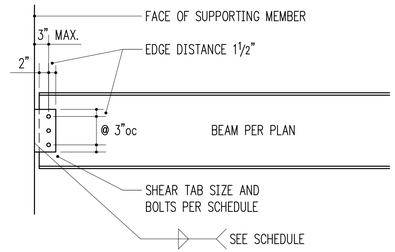


3/8" = 1'–0" 1

SHEAR TAB SCHEDULE

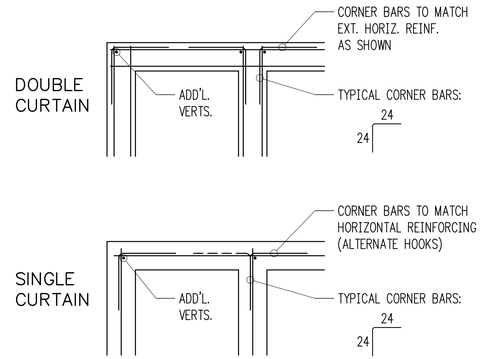
BEAM SIZE	# BOLTS	BOLT SIZE	℄ THICK.	WELD SIZE	CAPACITY
W8, W10	(2)	¾"ø	¼"	5/16"	16,300 lb
W14	(3)	¾"ø	¼"	5/16"	25,600 lb

BOLT TYPE SHALL BE A325N. PLATE MATERIAL SHALL BE A36.



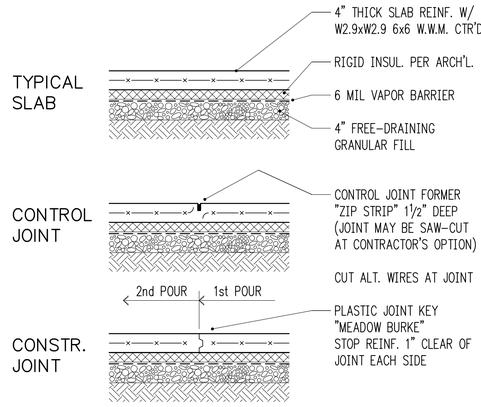
TYPICAL SHEAR TAB CONNECTION

3/4" = 1'–0" 2



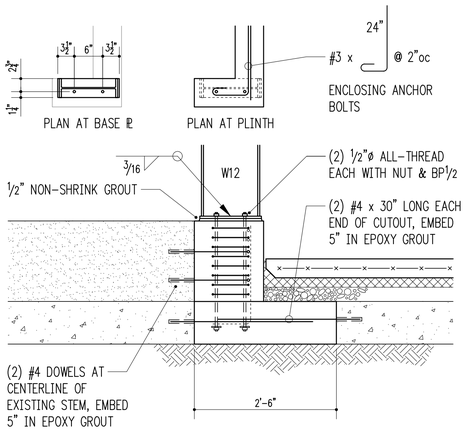
TYPICAL CORNER BARS AT CONCRETE WALLS

3/4" = 1'–0" 3

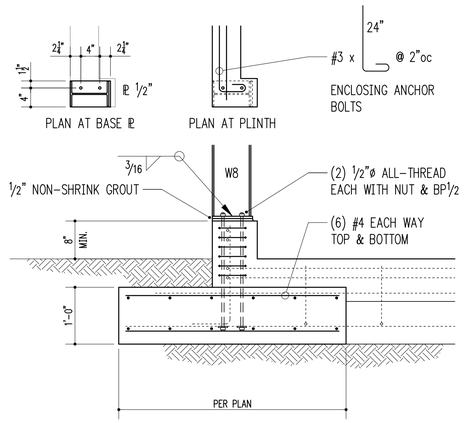


SLAB–ON–GRADE (INSULATED)

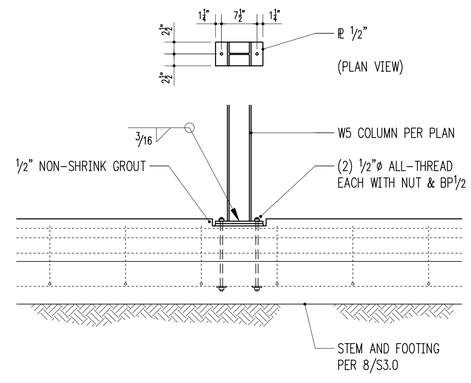
3/4" = 1'–0" 4



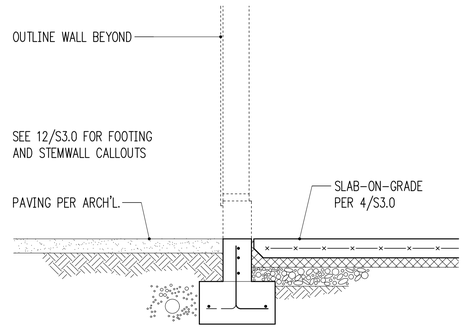
3/4" = 1'–0" 5



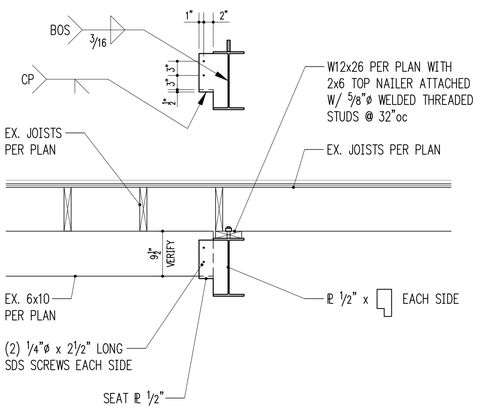
3/4" = 1'–0" 6



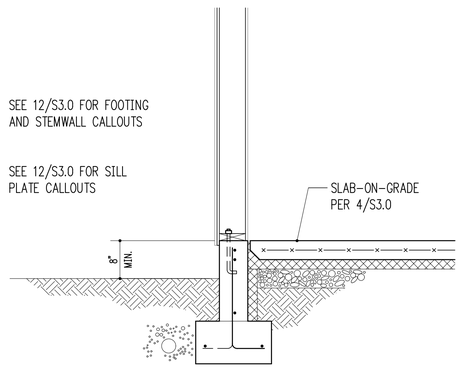
3/4" = 1'–0" 7



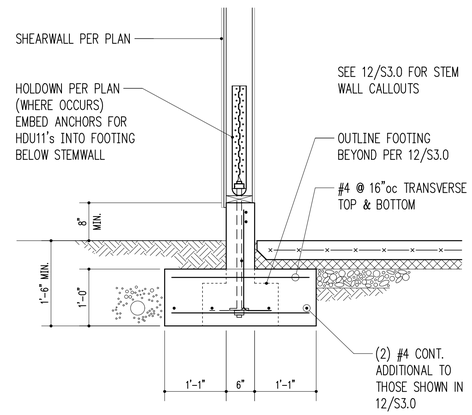
3/4" = 1'–0" 8



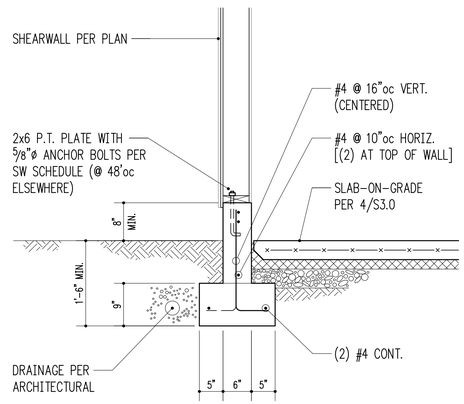
3/4" = 1'–0" 9



3/4" = 1'–0" 10



3/4" = 1'–0" 11



3/4" = 1'–0" 12

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Drawing Title

STRUCTURAL DETAILS

Drawing Number

S3.0

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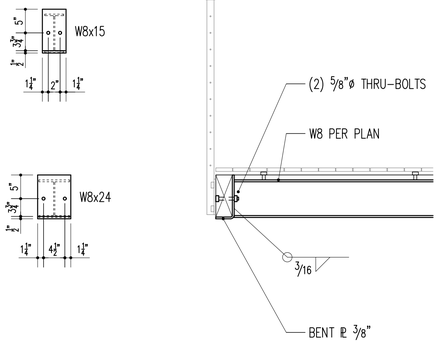
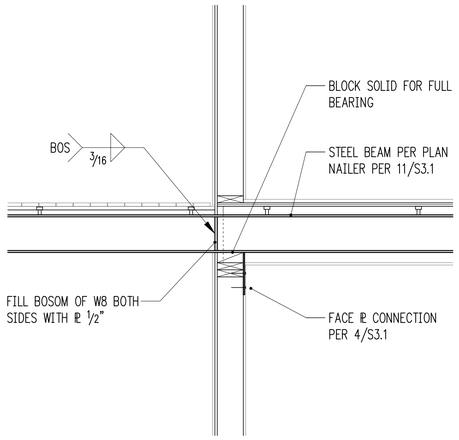
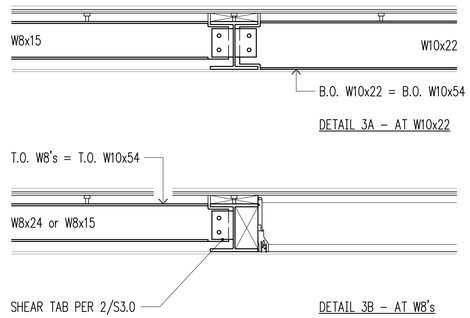


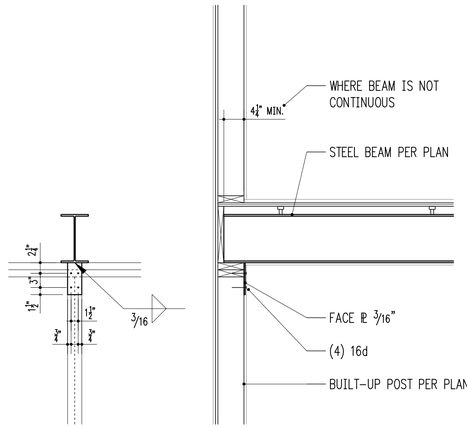
3/4" = 1'-0" 1



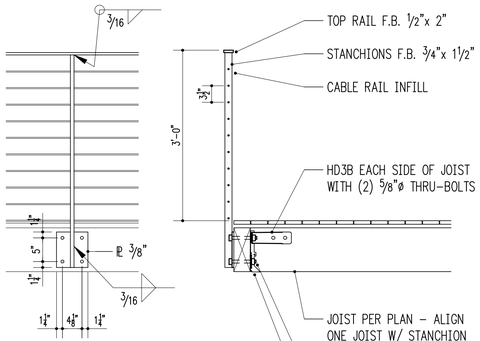
3/4" = 1'-0" 2



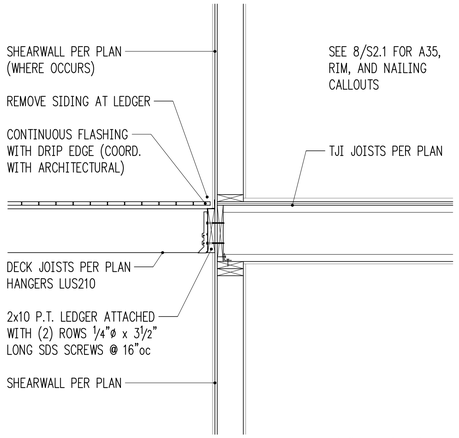
3/4" = 1'-0" 3



3/4" = 1'-0" 4



3/4" = 1'-0" 5



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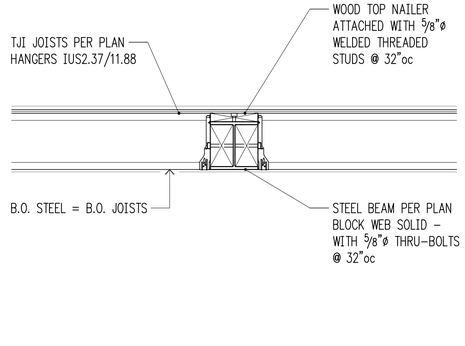
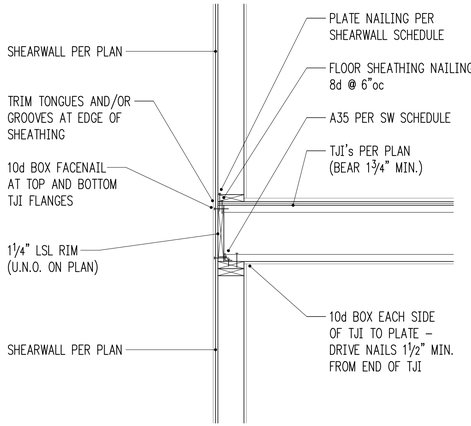
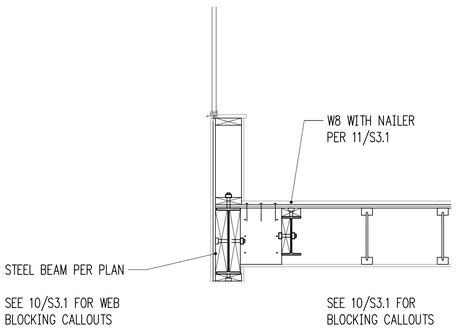


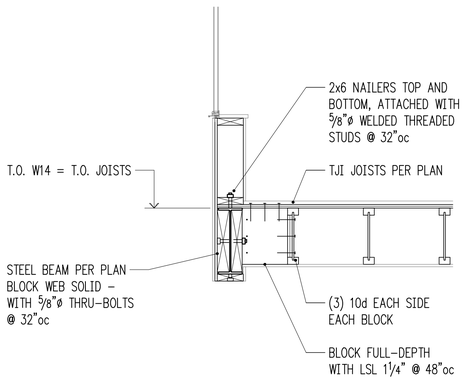
3/4" = 1'-0" 7



3/4" = 1'-0" 8



3/4" = 1'-0" 9



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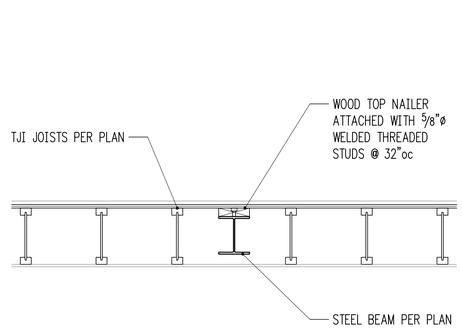
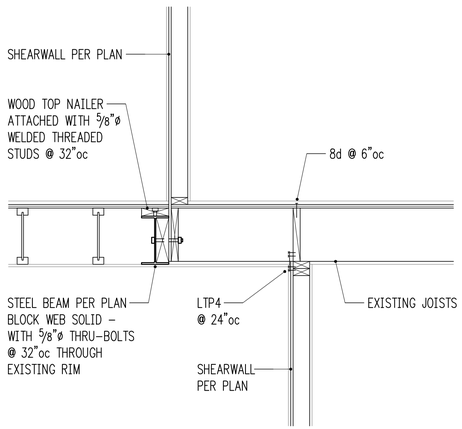


3/4" = 1'-0" 11



3/4" = 1'-0" 12

HV

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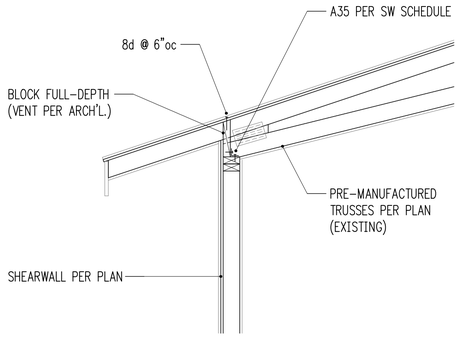
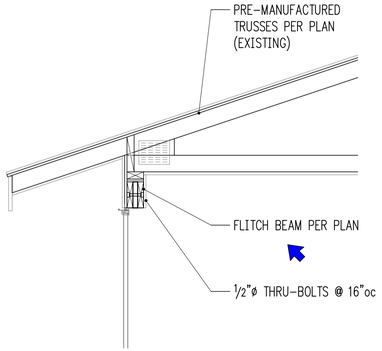


3/4" = 1'-0" 1



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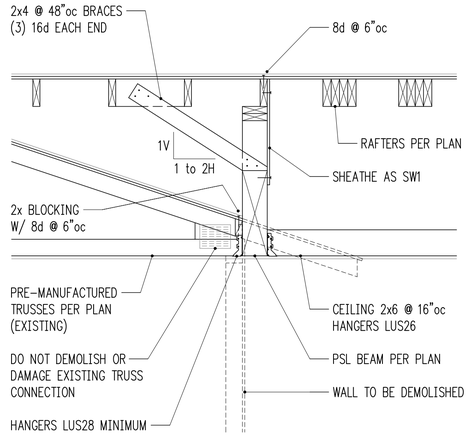
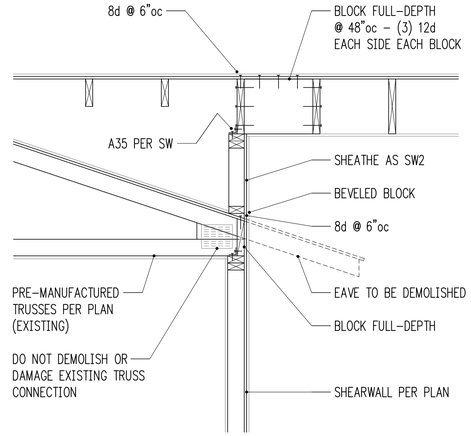


3/4" = 1'-0" 3



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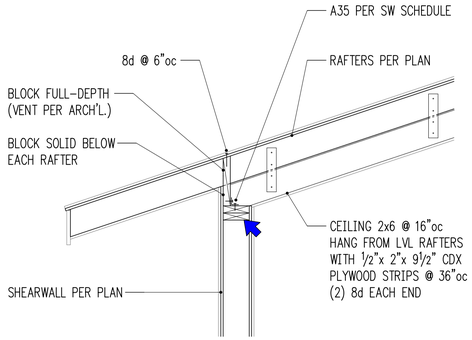

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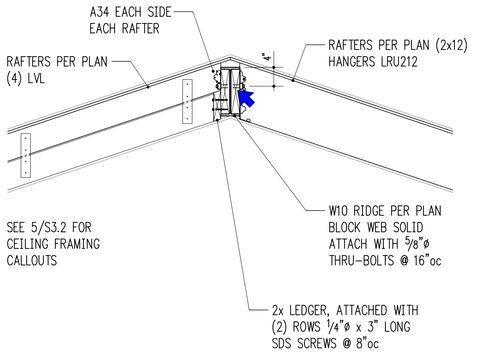

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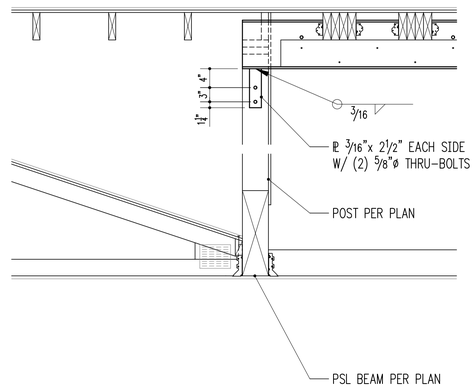

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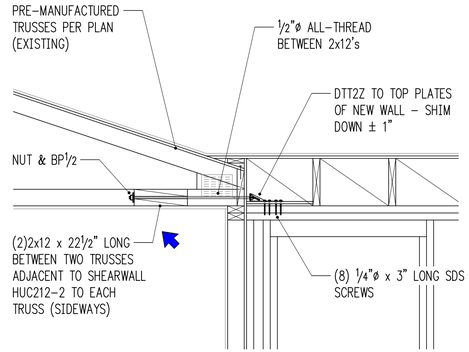
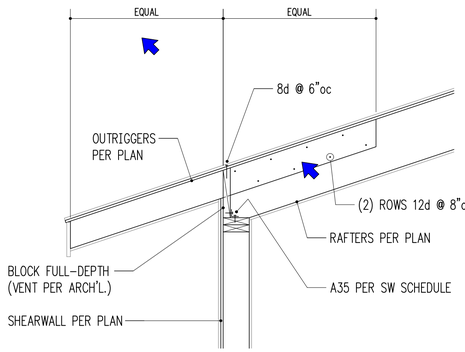
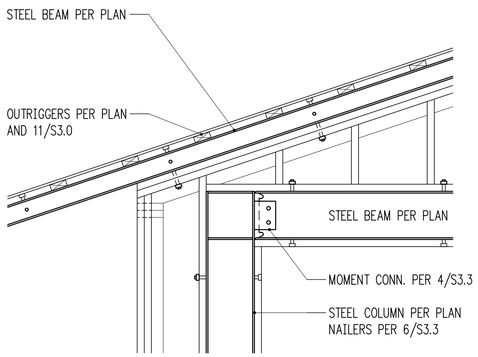


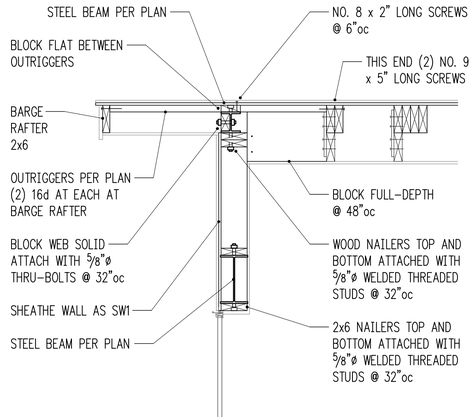
3/4" = 1'-0" 8



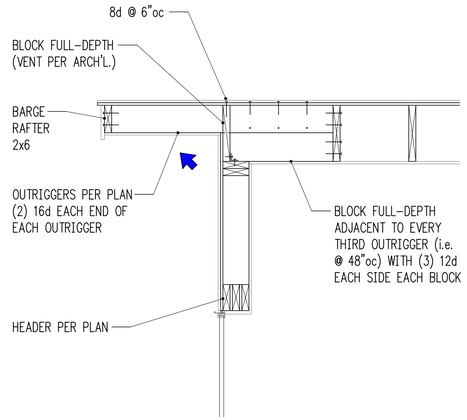
3/4" = 1'-0" 9



3/4" = 1'-0" 10



3/4" = 1'-0" 11



3/4" = 1'-0" 12

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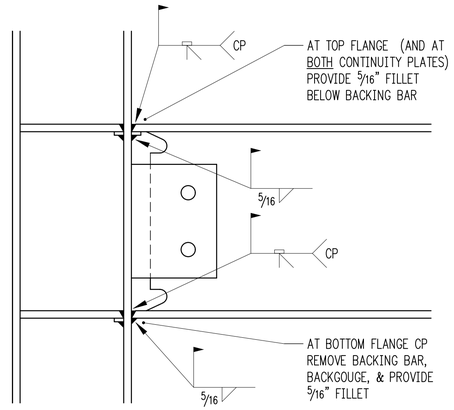
Drawing Title

STRUCTURAL DETAILS

Drawing Number

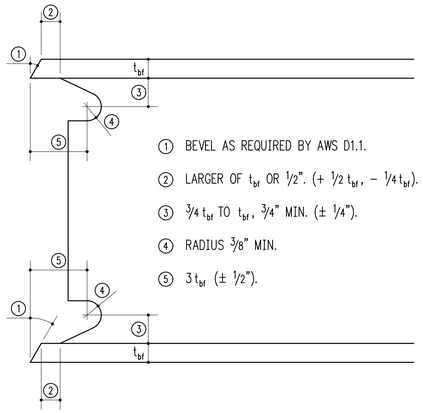
S3.2

NADER RESIDENCE



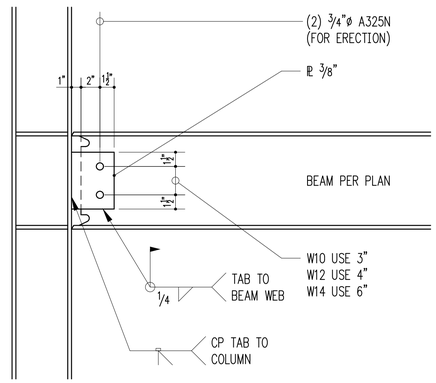
CP (COMPLETE PENETRATION) WELD REQUIREMENTS

3" = 1'-0" 1



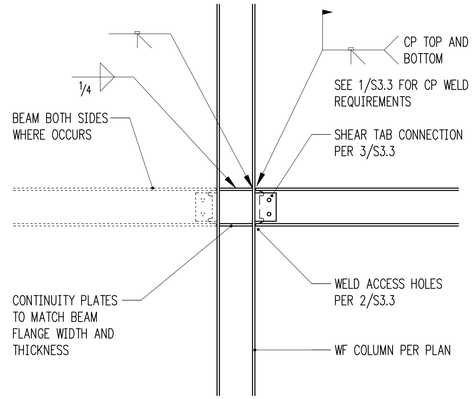
WELD ACCESS HOLES

NO SCALE 2



SHEAR TAB – MOMENT FRAMES

1-1/2" = 1'-0" 3



MOMENT CONN. – COLUMN STRONG AXIS

3/4" = 1'-0" 4

3/4" = 1'-0" 5

3/4" = 1'-0" 6

3/4" = 1'-0" 7

3/4" = 1'-0" 8

3/4" = 1'-0" 9

3/4" = 1'-0" 10

3/4" = 1'-0" 11

3/4" = 1'-0" 12

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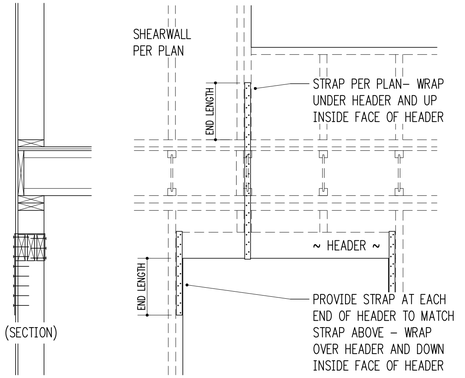
Issue Date	Issue Description
6/18/20	Permit Submittal
7/27/20	Site Wall Revisions

Building Department Approval

Drawing Title
STRUCTURAL DETAILS

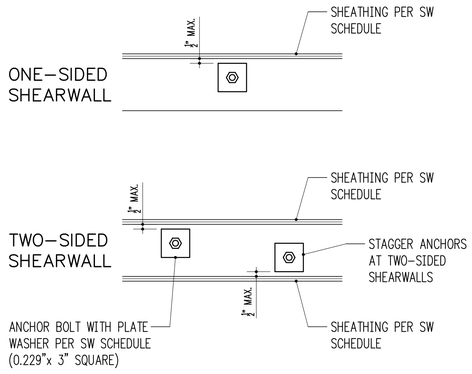
Drawing Number
S3.3

NADER RESIDENCE



TYPICAL STRAPPED HEADER

3/4" = 1'–0" 1



TYPICAL SHEARWALL ANCHOR BOLT PLACEMENT

1–1/2" = 1'–0" 2

SHEARWALL SCHEDULE

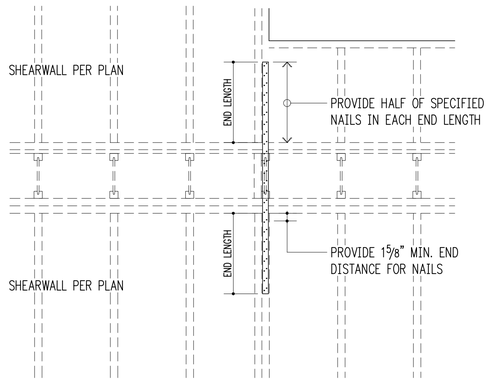
MARK	SHEATHING[1]	STUDS AT ABUTTING PANEL EDGES[2]	PANEL EDGE NAILING[3,4]	RIM JOIST OR BLOCKING TO TOP PLATE		BOTTOM PLATE ATTACHMENT		
				SOLID RIM	TJI RIM	BOTTOM PLATE TO RIM JOIST BELOW[4]	ANCHOR BOLT TO CONCRETE[5]	SILL PLATE AT FOUND.
SW1	15/32" CDX PLYWOOD	2x	8d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	16d @ 6"oc	5/8"ø @ 48"oc	2x
SW2	15/32" CDX PLYWOOD	2x	8d @ 4"oc	A35 @ 15"oc	16d @ 4"oc	16d @ 4"oc	5/8"ø @ 32"oc	2x
SW3	15/32" CDX PLYWOOD	3x	8d @ 3"oc	A35 @ 12"oc	N/A – USE SOLID RIM	16d @ 3"oc	5/8"ø @ 16"oc	2x
SW4	15/32" CDX PLYWOOD	3x	8d @ 2"oc	A35 @ 9"oc	N/A – USE SOLID RIM	16d @ 2"oc	5/8"ø @ 12"oc	2x
SW5	15/32" CDX PLYWOOD BOTH SIDES	3x	8d @ 3"oc	A35 @ 6"oc	N/A – USE SOLID RIM	(2) ROWS 16d @ 3"oc	5/8"ø @ 16"oc	3x
SW6	15/32" CDX PLYWOOD BOTH SIDES	3x	8d @ 2"oc	A35 @ 4½"oc	N/A – USE SOLID RIM	(2) ROWS 16d @ 2"oc	5/8"ø @ 12"oc	3x

1. WALL SHEATHING SHALL CONSIST OF APA RATED PLYWOOD WITH SPAN RATING 24/0. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF PANELS. 7/16" APA RATED SHEATHING (OSB) MAY BE USED IN PLACE OF 15/32" CDX.
2. STUDS AT ABUTTING PANEL EDGES MAY CONSIST OF (2)2x STUDS IN PLACE OF 3x STUDS – NAIL (2)2x STUDS TOGETHER WITH BOTTOM PLATE ATTACHMENT NAILING.
3. BLOCK ALL PANEL EDGES W/ 2x4 FLAT, ATTACH W/ PANEL EDGE NAILING. TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS. END STUDS SHALL RECEIVE PANEL EDGE NAILING. INTERMEDIATE STUDS SHALL BE 2x STUDS. NAIL SHEATHING TO INTERMEDIATE FRAMING MEMBERS WITH 8d @ 12"oc.
4. 8d NAILS SHALL BE 0.131" DIAMETER x 2½" (COMMON). 16d NAILS SHALL BE 0.135" DIAMETER x 3½" (BOX).
5. ANCHORS TO CONCRETE SHALL CONSIST OF CAST–IN–PLACE ANCHOR BOLTS, EXPANSION BOLTS, EPOXY GROUTED ALL–THREADS, OR TITEN HD HEAVY DUTY SCREW ANCHORS. CAST–IN–PLACE ANCHOR BOLTS HAVE A 7" EMBED AND SHALL BE J–BOLTS OR SHALL HAVE A HEX NUT AT THE BOTTOM END. EXPANSION BOLTS SHALL HAVE 5" EMBED AND SHALL NOT BE USED AT STEM WALL LOCATIONS WITH EDGE DISTANCE LESS THAN 5" (INSTEAD, USE EPOXY GROUTED ALL–THREADS OR TITEN HD ANCHORS). EPOXY GROUTED ANCHORS SHALL HAVE 5" EMBED AND 2½" MIN. EDGE DISTANCE. TITEN HD ANCHORS SHALL HAVE 3½" EMBED AND 1¾" MIN. EDGE DISTANCE. AT ALL ANCHOR BOLTS, PROVIDE STEEL PLATE WASHERS THAT ARE A MINIMUM OF 0.229" (3 GAUGE) x 3"x 3" (SIMPSON BP5/8–3 OR SIMILAR). PLACE BOLTS PER ANCHOR BOLT PLACEMENT DETAIL.

STRAP SCHEDULE

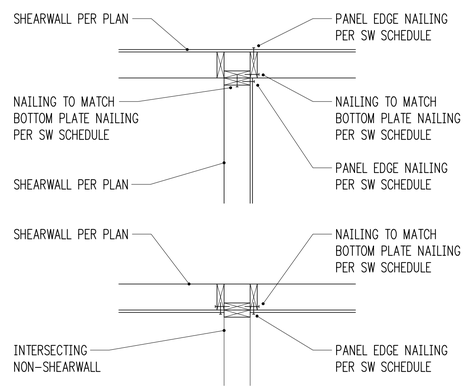
MARK	END LENGTH	NAILS	NAIL SPACING
CMST12	44"	(98) 10d x 3"	1¾"
CMST14	34"	(76) 10d x 3"	1¾"
CMSTC16	25"	(58) 12d x 3¼"	1½"
CS14	19"	(36) 8d x 2½"	2¹⁄₁₆"
CS16	14"	(26) 8d x 2½"	2¹⁄₁₆"
CS18	12"	(22) 8d x 2½"	2¹⁄₁₆"
CS20	9"	(16) 8d x 2½"	2¹⁄₁₆"
CS22	8"	(14) 8d x 2½"	2¹⁄₁₆"

1. 10d AND 12d DIAMETER = 0.148"; 8d DIAMETER = 0.131".
2. USE HALF OF THE REQUIRED NAILS IN EACH MEMBER BEING CONNECTED (i.e. IN EACH END LENGTH).

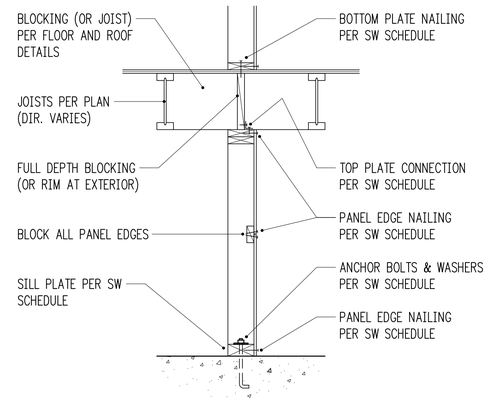


TYPICAL STRAP HOLDOWN AT FLOOR

3/4" = 1'–0" 6



TYPICAL SHEARWALL INTERSECTIONS



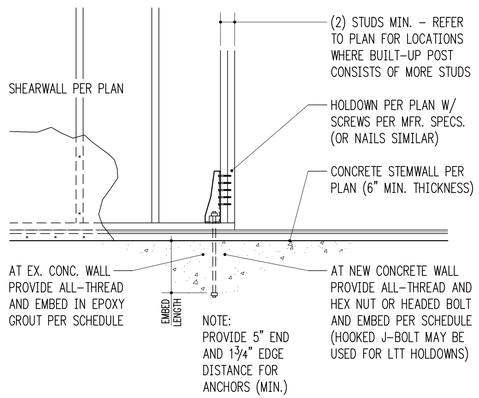
TYPICAL SHEARWALL SECTION

3/4" = 1'–0" 8

HOLDOWN SCHEDULE

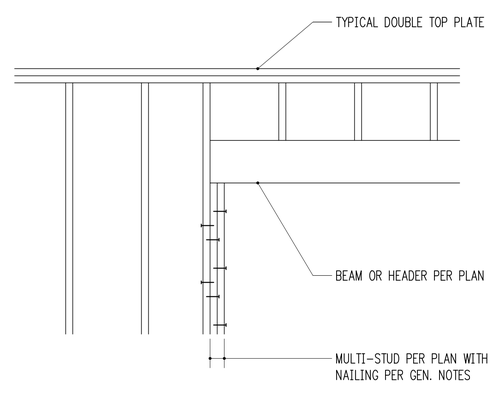
MARK	FASTENERS TO STUDS[1]	ANCHOR DIA.[2]	EMBEDMENT LENGTH	
			EPOXY[3]	CAST–IN[4]
DTT2Z	(8) ¼"ø x 1½" SCREWS	½"	12"	12"
HDU11	(30) ¼"ø x 2½" SCREWS	1"	N/A	9"[5]

1. SCREWS SHALL BE SIMPSON "SDS" TYPE SCREWS, INSTALL PER SIMPSON RECOMMENDATIONS.
2. PROVIDE A36 OR A307 ALL–THREAD AT EPOXY & CAST–IN ANCHORS.
3. PROVIDE SIMPSON "SET–XP" EPOXY PER GENERAL STRUCTURAL NOTES. SPECIAL INSPECTION IS REQUIRED.
4. AT CAST–IN ANCHORS PROVIDE HEAVY HEX NUT AT BOTTOM OF ALL–THREAD.
5. NOTED EMBEDMENT FOR HDU11 ANCHORS IS INTO FOOTING BELOW STEMWALL. THESE ANCHORS MUST BE CAST–IN–PLACE.



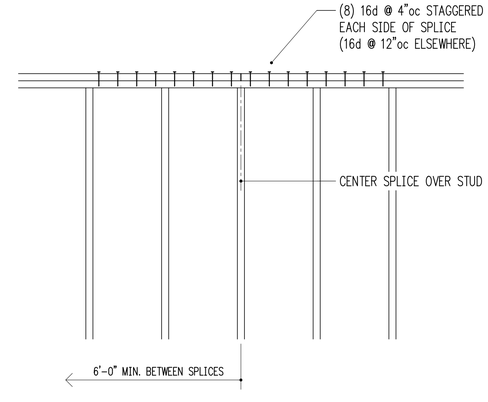
TYPICAL HOLDOWN AT CONCRETE

3/4" = 1'–0" 10



TYPICAL MULTIPLE–STUD POST CONSTRUCTION

3/4" = 1'–0" 11



TYPICAL TOP PLATE SPLICE CONSTRUCTION

3/4" = 1'–0" 12

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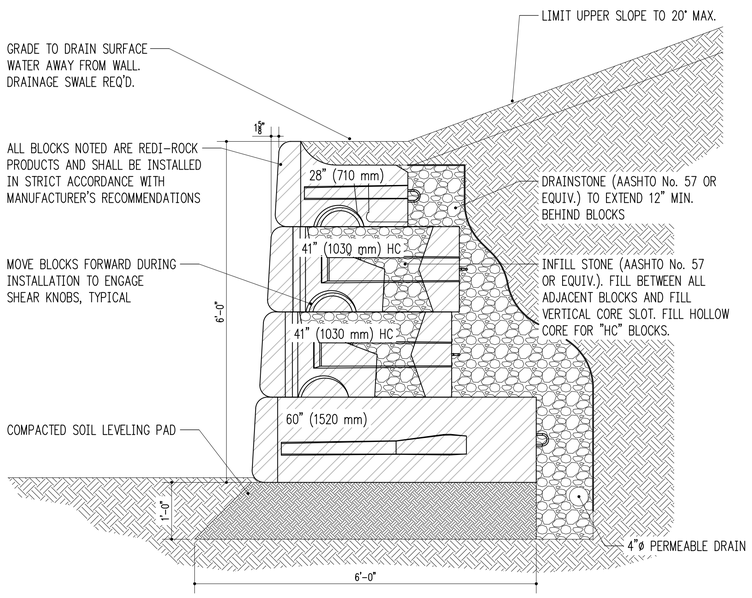
NADER RESIDENCE

3/4" = 1'-0" 2

3/4" = 1'-0" 5

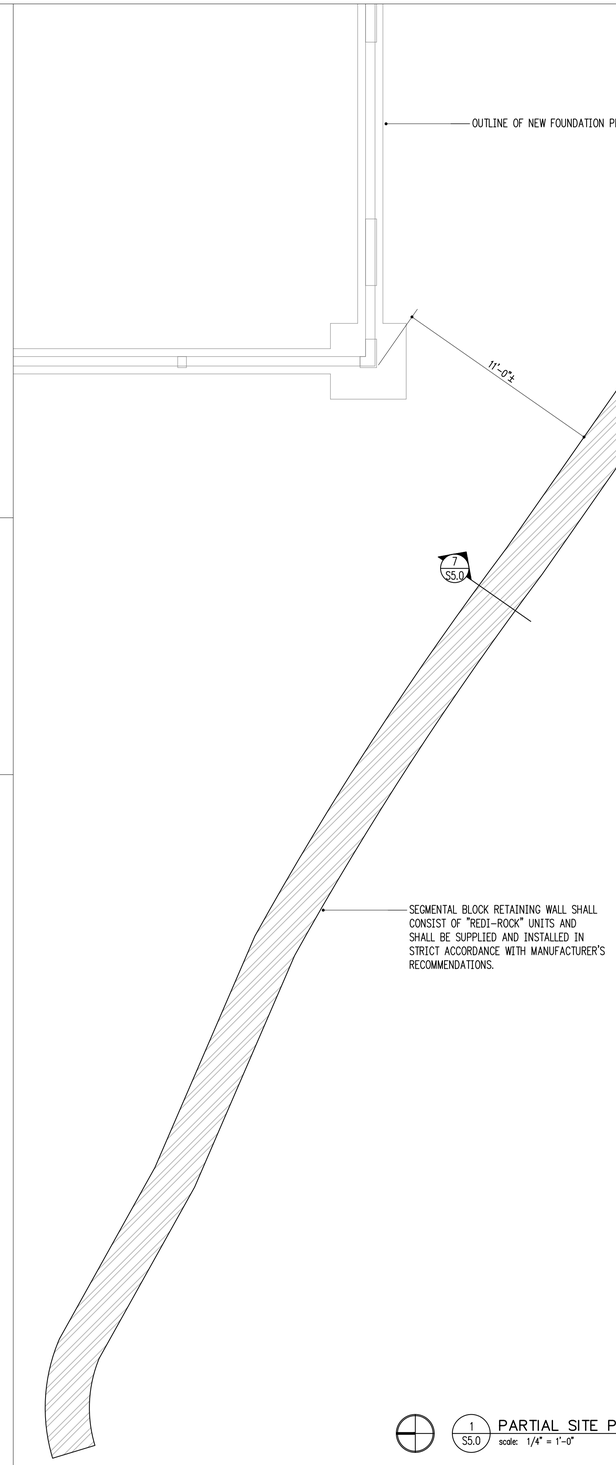
3/4" = 1'-0" 3

3/4" = 1'-0" 6



3/4" = 1'-0" 4

3/4" = 1'-0" 7



1 S5.0 PARTIAL SITE PLAN
scale: 1/4" = 1'-0"

LEGEND

- SPAN
- EXTENT
- X / SX.X — SECTION DETAIL
- MOMENT CONNECTION
- HDX — ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE
- STRAP HOLDOWN AT END OF SHEARWALL ABOVE
- WALL OR COLUMN ABOVE
- EXISTING STUD WALL
- NEW STUD WALL
- EXISTING MASONRY WALL
- EXISTING CONCRETE WALL
- NEW CONCRETE WALL
- NEW BLOCK WALL

HV

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