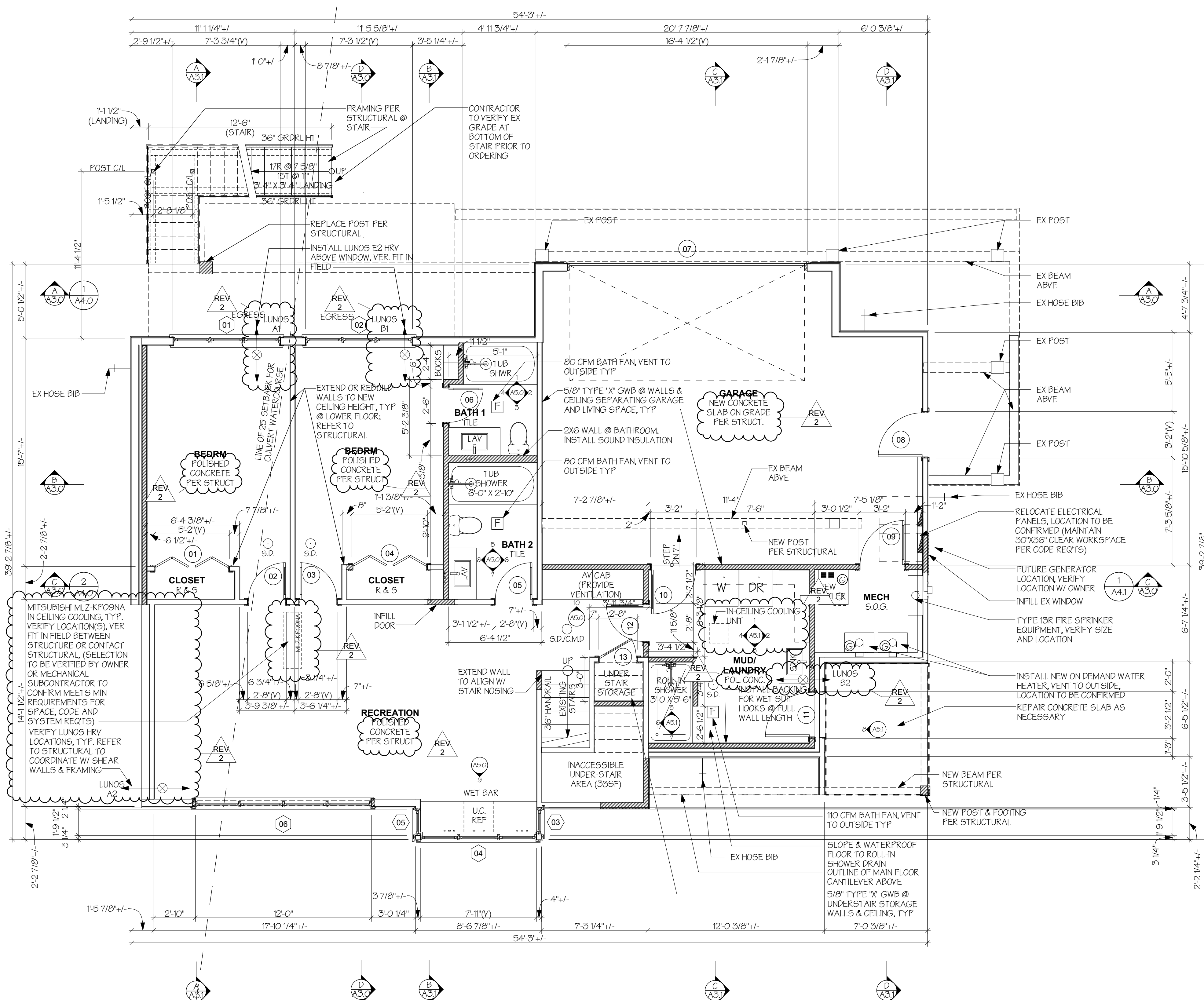


REFER TO S2.0A FOR FOUNDATION PIPE PILES



**LOWER FLOOR PLAN**

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

EXISTING WALLS  
NEW OR MODIFIED WALLS

**GROSS FLOOR AREA (MEASURED FROM THE OUTSIDE OF EXTERIOR WALLS)**

EXISTING/PROPOSED GROSS LOWER FLOOR AREA:	1,739.2 SF
EXEMPT AREA: BELOW GRADE	(-249 SF)
EXEMPT AREA: UNDER STAIR	(-34 SF)
TOTAL GROSS FLOOR AREA AT LOWER FLOOR:	1,456.2 SF

**CONDITIONED FLOOR AREA (MEASURED FROM THE INSIDE OF EXTERIOR WALLS)**

EXISTING LOWER FLOOR AREA	921.6 SF
EXISTING GARAGE CONVERTED TO CONDITIONED AREA:	214.9 SF
TOTAL CONDITIONED AREA AT LOWER FLOOR:	1,136.5 SF

- NOTES:
- ALL DIMENSIONS ARE GIVEN TO THE FACE OF STUD WALL.
  - ALL DOOR AND WINDOW DIMENSIONS ON THIS PLAN ARE ROUGH OPENING SIZES, UNO. REFER TO WINDOW AND DOOR SCHEDULE FOR MORE INFORMATION.
  - SEE ATTACHED WSEC FORMS FOR ENERGY CODE COMPLIANCE INFORMATION.
  - INSTALL SMOKE DETECTORS (S.D.) AT LOCATIONS SHOWN. HARDWARE AND INTERCONNECT DETECTORS TO POWER SUPPLY AND PROVIDE BATTERY BACKUP AS REQUIRED.
  - INSTALL CARBON MONOXIDE ALARMS (C.M.D.) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. THE ALARM AND SHALL BE LISTED AS COMPLYING WITH UL 2004 AND SHALL BE INSTALLED IN ACCORDANCE WITH IRC R3103 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  - UNDERCUT INTERIOR DOORS 1/2" MINIMUM TO PROVIDE AIR FLOW TO ALL HABITABLE SPACES.

**TABLE OF WALL LENGTHS AND COVERAGE**

WALL SEGMENT	LENGTH X	COVERAGE =	RESULT
A	31'-11 3/8"	76.8%	24'-6 1/2"
B	27'-7 7/8"	0%	0
C	5'-0 1/2"	0%	0
D	20'-7 7/8"	0%	0
E	4'-7 3/4"	0%	0
F	6'-0 3/8"	0%	0
G	22'-5 7/8"	0%	0
H	7'-0 3/8"	0%	0
I	6'-5 1/2"	0%	0
J	12'-0 3/8"	0%	0
K	3'-5 1/2"	0%	0
L	7'-1 5/8"	0%	0
M	2'-2 3/8"	0%	0
N	8'-10 3/8"	0%	0
O	2'-2 7/8"	0%	0
P	19'-3 5/8"	10.6%	2'-0 1/2"
TOTALS	187'-1 3/4"	NA	26'-7"

26'-7" / 187'-1 3/4" = 14.2%  
1,739.5 SF X 14.2% = 249 SF EXCLUDED FROM THE GFA (PER APPENDIX B OF MICC TITLE 19)

**LOWER FLOOR GFA EXEMPTION**

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

**NEW HVAC NOTES:**

- INSTALL NEW IN-SLAB HYDRONIC RADIANT SYSTEM @ LOWER FLOOR WITH NATURAL GAS VITOCHELL 300 HIGH EFFICIENCY 22.0 GPM INDOOR NATURAL GAS TANKLESS WATER HEATER WITH RECIRCULATION PUMP, W/ 0.95 EFF. (SELECTION TO BE VERIFIED BY OWNER OR MECHANICAL SUBCONTRACTOR TO CONFIRM MEETS MIN REQUIREMENTS FOR SPACE, CODE AND SYSTEM REQ'TS).
- PROVIDE SHUTOFF VALVE @ CONNECTION TO APPLIANCE.
- PER IRC M1507.2 ANCHOR OR STRAP WATER HEATER APPLIANCE TO RESIST HORIZONTAL DISPLACEMENT CAUSED BY EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER 1/3RD AND LOWER 1/3RD OF THE APPLIANCE'S VERTICAL DIMENSIONS. AT THE LOWER POINT, THE STRAPPING SHALL MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE CONTROLS.
- INSTALL MITSUBISHI ML2-KF09A RECESSED CEILING CASSETTE COOLING SYSTEM AT MAIN AND LOWER FLOOR (SELECTION TO BE VERIFIED BY OWNER OR MECHANICAL SUBCONTRACTOR TO CONFIRM MEETS MIN REQUIREMENTS FOR SPACE, CODE AND SYSTEM REQ'TS). LOCATIONS PER PLAN. INSTALL MITSUBISHI SLZ-KF09A AT LOWER FLOOR LAUNDRY. VERIFY SELECTION WITH OWNER PRIOR TO PURCHASE. VERIFY LOCATION PRIOR TO INSTALL (SELECTION TO BE VERIFIED BY OWNER OR MECHANICAL SUBCONTRACTOR TO CONFIRM MEETS MIN REQUIREMENTS FOR SPACE, CODE AND SYSTEM REQ'TS).
- PER IRC M1507.3.3 PROVIDE CONTINUOUSLY OPERATING VENTILATION SYSTEM USING LUNOS E2 DUCTLESS HRV SYSTEM OR APPROVED EQUAL.
- UNDERCUT INTERIOR DOORS MINIMUM 1/2" FOR AIR FLOW TO ALL HABITABLE SPACES.
- PROVIDE 6 PAIRS OF LUNOS E2 HRV TO MEET MINIMUM VENTILATION REQUIREMENTS. INSTALL 2 PAIRS PER FLOOR. VERIFY LAYOUT AND CONFIGURATION WITH MFR TO MEET MINIMUM VENTILATION REQUIREMENTS. (SELECTION TO BE VERIFIED BY OWNER OR MECHANICAL SUBCONTRACTOR TO CONFIRM MEETS MIN REQUIREMENTS FOR SPACE, CODE AND SYSTEM REQ'TS)

**GAS WATER HEATER NOTES:**

- INSTALL NEW TANKLESS GAS WATER HEATER; VITOCHELL 300 HIGH EFFICIENCY 22.0 GPM INDOOR NATURAL GAS TANKLESS WATER HEATER WITH RECIRCULATION PUMP, W/ 0.95 EFF. (SELECTION TO BE VERIFIED BY OWNER OR MECHANICAL SUBCONTRACTOR TO CONFIRM MEETS MIN REQUIREMENTS FOR SPACE, CODE AND SYSTEM REQ'TS).
- PROVIDE SHUTOFF VALVE @ CONNECTION TO APPLIANCE.
- PER IRC M1507.2 ANCHOR OR STRAP WATER HEATER APPLIANCE TO RESIST HORIZONTAL DISPLACEMENT CAUSED BY EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER 1/3RD AND LOWER 1/3RD OF THE APPLIANCE'S VERTICAL DIMENSIONS. AT THE LOWER POINT, THE STRAPPING SHALL MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE CONTROLS.

**VENTILATION REQUIREMENTS**

6 PAIRS OF LUNOS E = 90+/- CFM @ CONTINUOUS OPERATION (PROVIDE 2 PAIRS PER FLOOR)

← ⊗ → LUNOS E<sup>2</sup>HRV

VERIFY VENTILATION SYSTEM MEETS MINIMUM REQUIREMENTS OF IRC SECTION M1507.3. VERIFY REQ'TS PER MFR.



REV 2

**WERELIUS RESIDENCE**  
8452 NORTH MERCER WAY  
MERCER ISLAND WA 98040



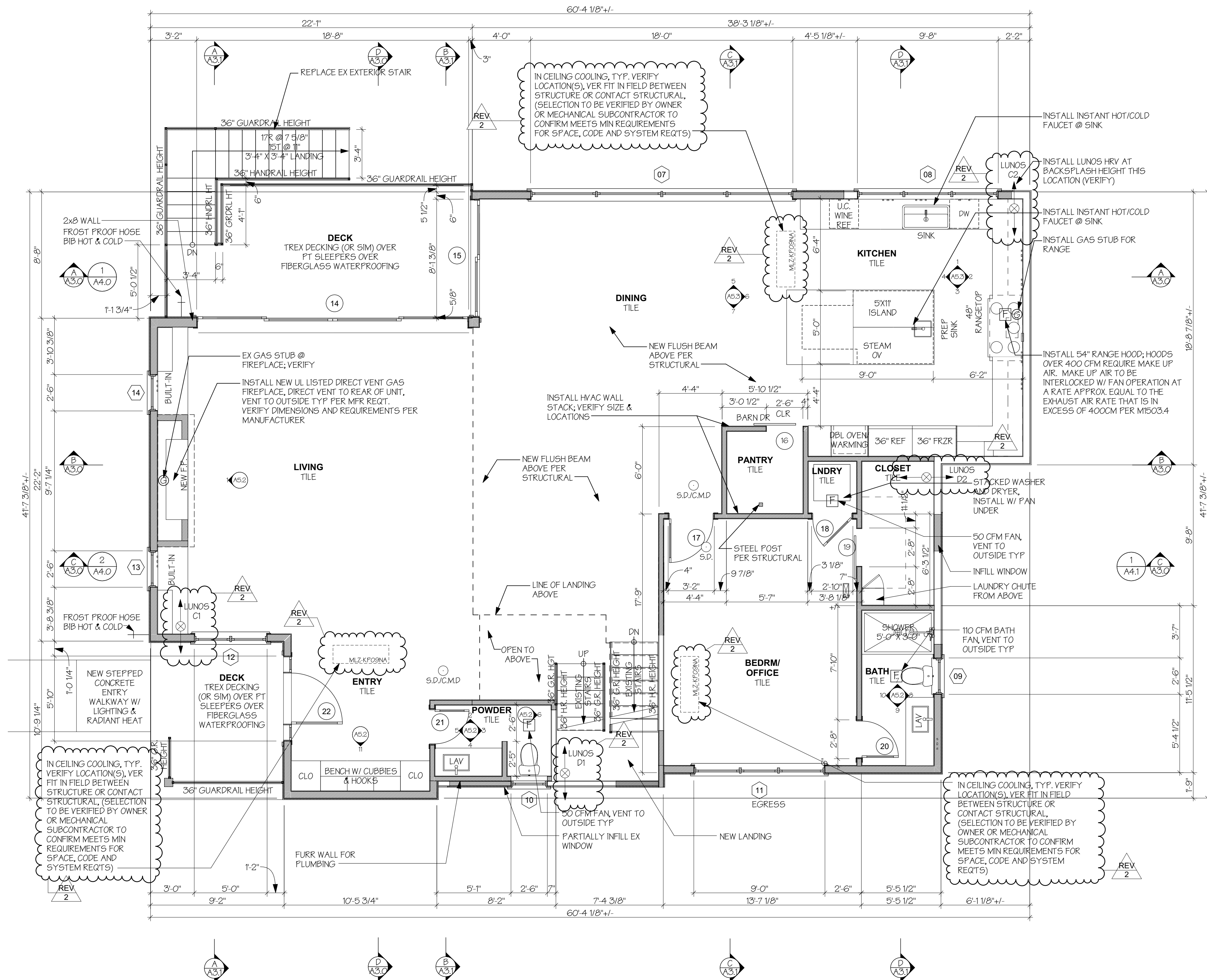
**H 2 D**  
ARCHITECTURE  
+  
DESIGN

23020 EDMONDS WAY, #113  
EDMONDS, WA 98020  
P. 206.542.3734  
www.h2darchitects.com

DATE: 7/26/2019  
REV 1: 11/14/2020  
REV 2: 2/19/2021

PERMIT SET

LOWER FLOOR PLAN



**MAIN FLOOR PLAN**

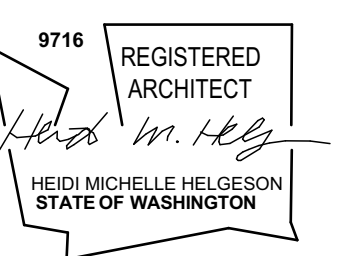
SCALE: 1/4" = 1'-0"  
 [Symbol] EXISTING WALLS  
 [Symbol] NEW OR MODIFIED WALLS

**NOTES:**  
 1. ALL DIMENSIONS ARE GIVEN TO THE FACE OF STUD UNO.  
 2. ALL DOOR AND WINDOW DIMENSIONS ON THIS PLAN ARE ROUGH OPENING SIZES, UNO. REFER TO WINDOW AND DOOR SCHEDULE FOR MORE INFORMATION.  
 3. SEE ATTACHED WSEC FORMS FOR ENERGY CODE COMPLIANCE INFORMATION.  
 4. INSTALL SMOKE DETECTORS (S.D.) AT LOCATIONS SHOWN. HARDWIRE AND INTERCONNECT DETECTORS TO POWER SUPPLY AND PROVIDE BATTERY BACKUP AS REQUIRED.  
 5. INSTALL CARBON MONOXIDE ALARMS (C.M.D.) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. THE ALARM SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH IRC R3153 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

GROSS FLOOR AREA (MEASURED FROM THE OUTSIDE OF EXTERIOR WALLS)	
EXISTING MAIN FLOOR AREA:	1,564.3 SF
EXISTING AREA DEMOLISHED:	(19.4 SF)
NEW ADDITION:	487.2 SF
<b>TOTAL GROSS FLOOR AREA AT MAIN FLOOR:</b>	<b>2,032.1 SF</b>
TOTAL GROSS FLOOR AREA (ALL FLOORS):	4646.4 SF
MAXIMUM ALLOWED FLOOR AREA RATIO:	4652 SF

CONDITIONED FLOOR AREA (MEASURED FROM THE INSIDE OF EXTERIOR WALLS)	
EXISTING MAIN FLOOR AREA:	1479.8 SF
EXISTING AREA DEMOLISHED:	(19.4 SF)
NEW ADDITION:	394.6 SF
<b>TOTAL CONDITIONED AREA AT MAIN FLOOR:</b>	<b>1874.4 SF</b>
EXISTING UNCOVERED DECK TO BE REBUILT:	190.2 SF
EXISTING COVERED PORCH TO HAVE NEW FINISHES:	97.6 SF
<b>TOTAL CONDITIONED FLOOR AREA:</b>	<b>3918.5 SF</b>
TOTAL CONDITIONED FLOOR AREA (ALL FLOORS):	4463.5 SF

**WERELIUS RESIDENCE**  
 8452 NORTH MERCER WAY  
 MERCER ISLAND WA 98040



**H 2 D**  
 ARCHITECTURE  
 +  
 DESIGN

23020 EDMONDS WAY, #113  
 EDMONDS, WA 98020  
 P. 206.542.3734  
 www.h2darchitects.com

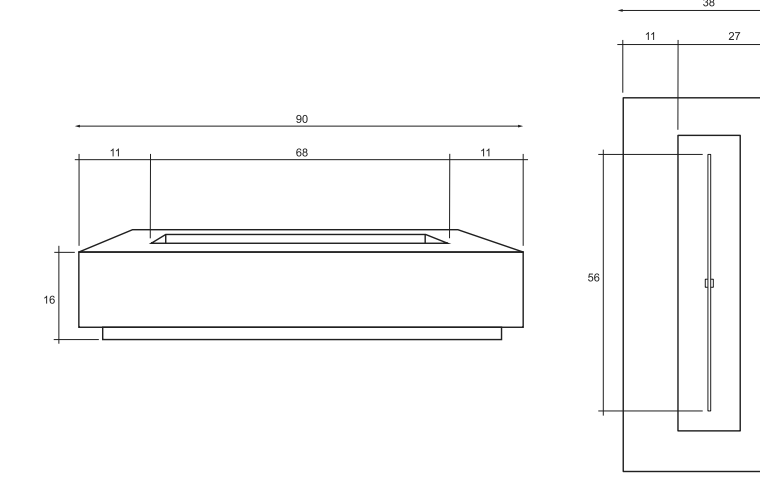
DATE: 7/26/2019  
 REV 1: 11/14/2020  
 REV 2: 2/19/2021

**PERMIT SET**

MAIN FLOOR PLAN



SECTION 3: DIMENSIONS & DIAGRAMS



SPECIFICATIONS	
Width	36"
Length	48"
Height	36"
Surface	11'
Burner Size	87" / 45,000 BTU
Weight	450 lbs.
Finish/Stone	12" x 12"
Ignition	Electronic
Material	Cast Iron w/ reinforced cement

SECTION 4: PARTS LIST

PART NO.	PART NAME	QTY.
01	48" x 11" Burner	1
02	48" x 16" Burner Plate	1
03	70,000 BTU Orifice	1
04	5/8" Middle Barbed fitting	1
05	5/8" Max line hose	1
06	Key	1
07	Gas Key Valve	1
08	1/2" x 3/8" x 1 1/4" Fire Tablets	1
09	Lava Rock	50 LBS
IF MODEL ONLY		
10	1/2" Propane Hose 100'	1
11	90,000 BTU LP Regulator	1

TOOLS REQUIRED

- Gloves
- Screw Gun with #2 Phillips head tip to remove packaging
- Box cutter to cut bands & miscellaneous plastic
- Crescent wrench to attach gas line

SECTION 5: GAS REQUIREMENTS

Read this section before installation. It explains what you need to know about liquid propane & natural gas prior to setting up your fire feature.

**LIQUID PROPANE**  
Your fire feature is not provided with a propane tank. You will need to provide one. Use the following specifications for purchasing your propane tank.

**SPECIFICATIONS**  
The 2-lb. propane gas supply cylinder is constructed and marked in accordance with the specifications for propane gas cylinders as required by the U.S. Department of Transportation (DOT).

**MANIFOLD PRESSURE**  
For plumbed-in liquid propane installation, use a regulator.

**SUPPLY PRESSURE**  
Maximum line pressure for plumbed-in propane is 14" W.C.  
Normal - 11.0" W.C.  
Minimum - 3.5 KPa. Minimum line pressure for propane is 11" W.C.

**PRESSURE REGULATOR**  
The unit must be used with the supplies gas pressure regulator and hose assembly. The regulator will control and maintain a uniform gas pressure in the manifold. The burner orifice has been sized for the gas pressure delivered by the regulator. Replacement pressure regulator and hose assemblies must be those specified in the instructions.

**CYLINDER SPECIFICATION**  
Any propane gas supply cylinder used with this fire feature must be approximately 12" in diameter and 18" high. The maximum fuel capacity is 20 lbs. of propane or 5 gallons. Full cylinder weight should be approximately 38 lbs. Always use the cylinder dust cap on the cylinder valve outlet during transport and when the cylinder is not connected to the fire feature. The 20-lb. propane gas cylinder used must include a collar to protect the cylinder valve.

**FILLER VALVE**  
If you do not have an updated filler valve on your existing propane tank, you will need to purchase one at your local hardware store, otherwise you will not be able to refill the propane tank at the refill station.

**TRANSPORTING GAS CYLINDER**  
Only one cylinder should be transported at a time. Be sure that the cylinder is secure and transported in an upright position with the control valve turned off.

**NATURAL GAS**  
Ensure that the service supplying the fire feature is fitted with a positioned shut off valve that is easily accessible.

**REQUIREMENTS**  
Always check the rating plate to make sure the gas supply you are connecting is the gas type for the manufactured fire feature. The installation of this appliance must conform with local codes or, in the absence of local codes, to the National Fuel Gas Code, ANSI Z223.1, NFPA 54, National Fuel Gas Code, Natural Gas and Propane Installation Code, CSA B149.1, or Propane Storage and Handling Code, CSA B146.2 as applicable. Natural gas connection must be performed by a licensed contractor or local gas company representative.

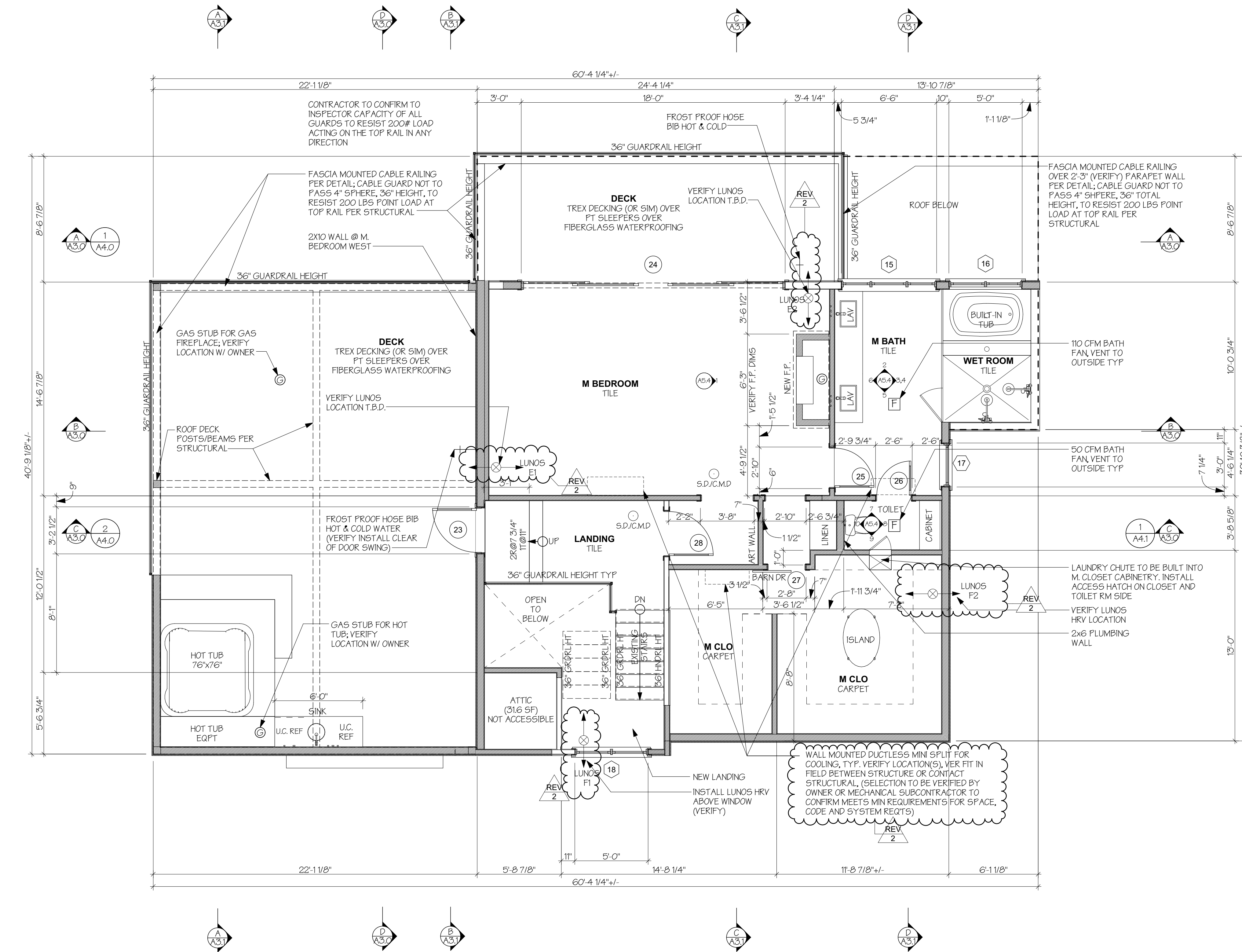
**SUPPLY PRESSURE**  
Minimum - 3.5" W.C.  
Normal - 7.0" W.C.  
Maximum - 14.0" W.C. (12psi)

**PRESSURE TESTING**  
If the fire feature is installed with a fixed fuel piping system and equipped with an appliance gas pressure regulator, the fire feature and its individual shut-off valve must be disconnected from the gas supply piping system during any pressure testing of the system at test pressure in excess of 1/2psi (3.5 kPa).

The fire feature must be isolated from the gas supply piping system by closing its individual manual shut off valve during any pressure testing of the gas supply piping system at test pressures equal to or less than 1/2psi (3.5 kPa).

GROSS FLOOR AREA (MEASURED FROM THE OUTSIDE OF EXTERIOR WALLS)	
EXISTING UPPER FLOOR AREA:	846.5 SF
EXISTING AREA DEMOLISHED:	(-216 SF)
NEW ADDITION:	254.4 SF
PROPOSED GROSS FLOOR AREA AT UPPER FLOOR:	1,079.35F
EXEMPT AREA: ATTIC	(-316 SF)
DOUBLE-HEIGHT SPACE:	+514 SF
STAIRCASE:	+59 SF
TOTAL FLOOR AREA AT UPPER FLOOR:	1,581.5F

CONDITIONED FLOOR AREA (MEASURED FROM THE INSIDE OF EXTERIOR WALLS)	
EXISTING UPPER FLOOR AREA:	684.1 SF
EXISTING AREA DEMOLISHED:	(-216 SF)
NEW ADDITION:	223.5 SF
DOUBLE HEIGHT SPACE AT UPPER LEVEL (COUNT AT 100%)	514.5F
TOTAL CONDITIONED AREA AT UPPER FLOOR:	907.6 SF
TOTAL FLOOR AREA AT UPPER FLOOR:	959 SF



UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"  
 [Symbol] EXISTING WALLS  
 [Symbol] NEW OR MODIFIED WALLS

- NOTES:
1. ALL DIMENSIONS ARE GIVEN TO THE FACE OF STUD UNO.
  2. ALL DOOR AND WINDOW DIMENSIONS ON THIS PLAN ARE ROUGH OPENING SIZES, UNO. REFER TO WINDOW AND DOOR SCHEDULE FOR MORE INFORMATION.
  3. SEE ATTACHED WSEC FORMS FOR ENERGY CODE COMPLIANCE INFORMATION.
  4. INSTALL SMOKE DETECTORS (S.D.) AT LOCATIONS SHOWN HARDWARE AND INTERCONNECT DETECTORS TO POWER SUPPLY AND PROVIDE BATTERY BACKUP AS REQUIRED.
  5. INSTALL CARBON MONOXIDE ALARMS (C.M.D.) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. THE ALARM AND SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH IRC R3153 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS

WERELIUS RESIDENCE  
 8452 NORTH MERCER WAY  
 MERCER ISLAND WA 98040



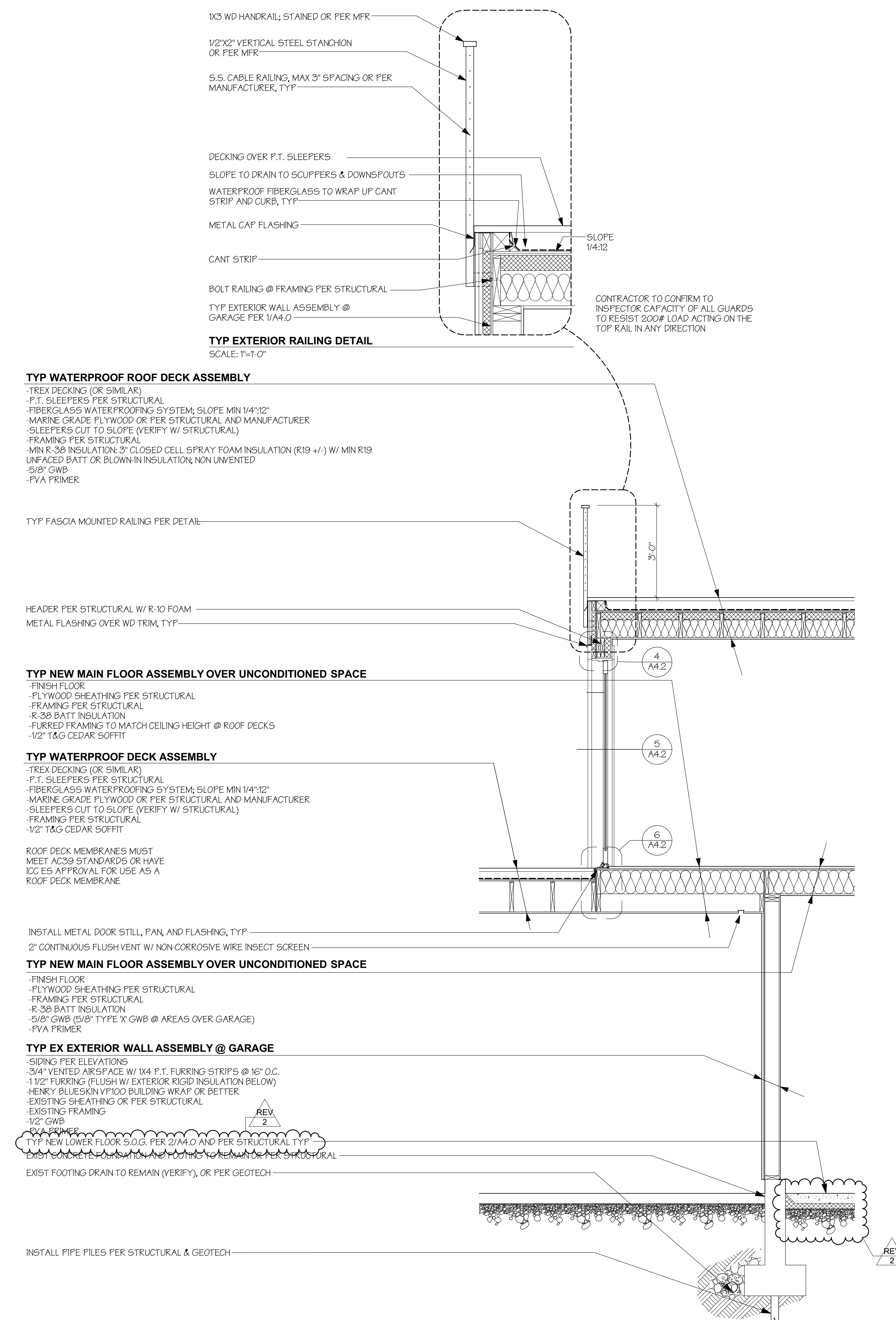
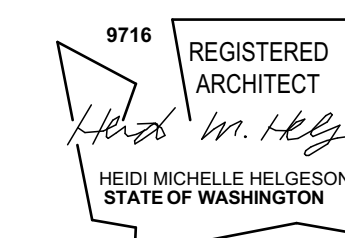
H 2 D  
 ARCHITECTURE  
 +  
 DESIGN

23020 EDMONDS WAY, #113  
 EDMONDS, WA 98020  
 P. 206.542.3734  
 www.h2darchitects.com

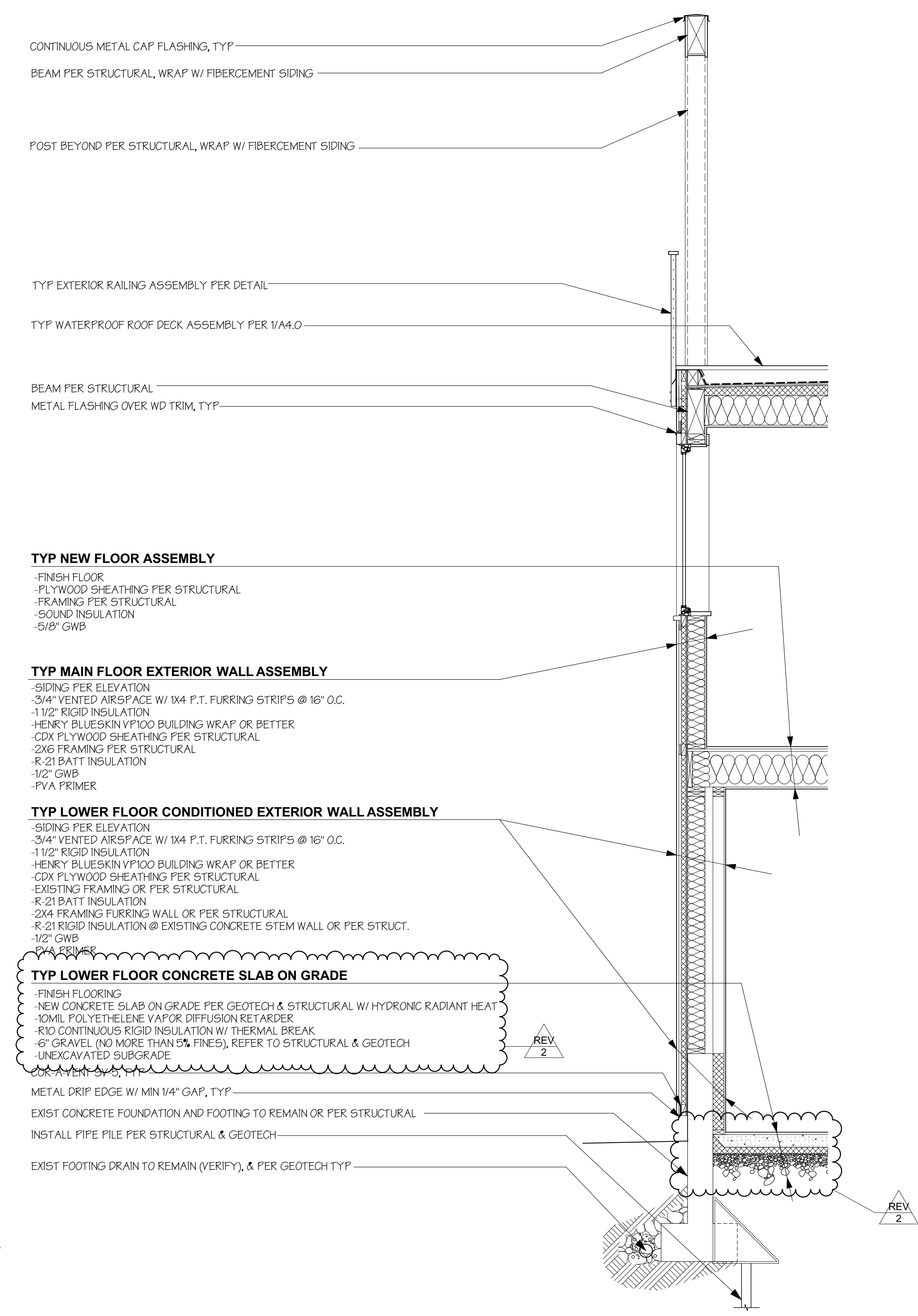
DATE: 7/26/2019  
 REV 1: 11/14/2020  
 REV 2: 2/19/2021

PERMIT SET

UPPER FLOOR PLAN

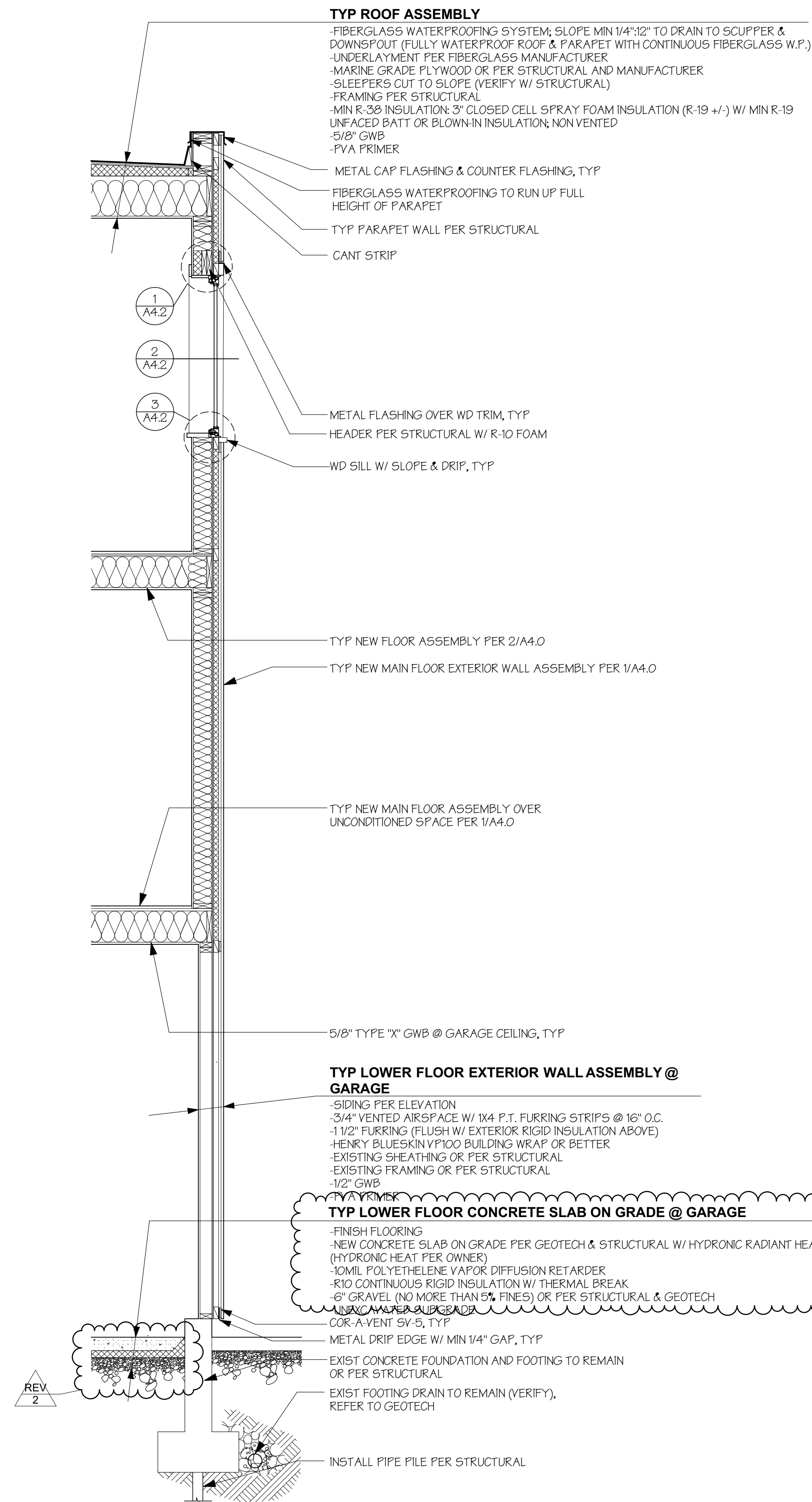


1 WALL SECTION  
SCALE: 1/2" = 1'-0"

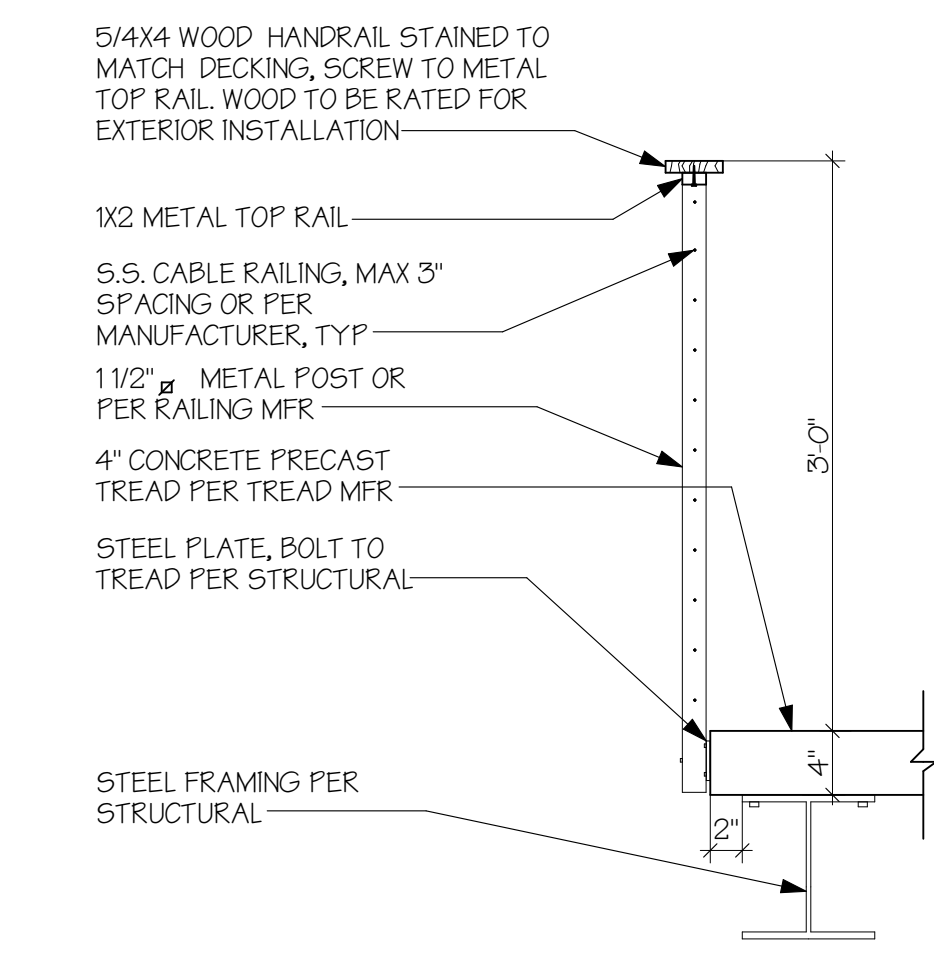


2 WALL SECTION  
SCALE: 1/2" = 1'-0"





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



**2 EXTERIOR STAIR DETAIL**  
SCALE: 1/2" = 1'-0"

**haysite** ENGINEERING  
reinforced plastics DATA

GPO-3 H900 12/8/2009

H900 is recognized throughout the world as a reliable, consistent GPO-3 material. Standard size sheets are available in thicknesses ranging from .094" to 2.00". H900 also exhibits excellent smoke, flame and toxicity characteristics. Govt. Spec I-24768/6. Standard color - red.

Physical	Test Method	Unit	Result	
Barcol Hardness	Barcol	Scale	62	
Specific Gravity	D-792		1.80	
Density, Lbs./In <sup>3</sup>		Lbs./Cu. In.	0.065	
Water Absorption, %	D-229	%	0.20	
UL Flammability, File# E81893	UL94	Class	94V-0	
Flame Resistance, Seconds	Ignition Time	D-229	Seconds	130
	Burning Time	D-229	Seconds	33
Radiant Panel	E-162	Flame Spread	5.0	
Smoke Density at 4.0 minutes, flaming	E-662	Optical Density	0.33	
Tunnel Test, 1/4" Thickness	E-84	Flame Spread	<25	
Temperature Class*	--	Degrees C	160	
<b>Mechanical</b>				
Tensile Strength, PSI	D-638	PSI	9,000	
Flexural Strength, PSI	D-790	PSI	18,000	
Modulus of Elasticity in Flexure, PSI	D-790	X10 <sup>4</sup> PSI	1.50	
Compressive Strength, PSI	D-695	PSI	30,000	
Bond Strength, 1/2" Thickness, PSI	D-229	PSI	1400	
Shear Strength, PSI	D-732	PSI	14,000	
Impact Strength, Izod Edgewise	D-256	Ft lbs/in. Notch	8.0	

**haysite** ENGINEERING  
reinforced plastics DATA

GPO-3 H900 12/8/2009

Electrical			
Dielectric Strength, J, Short Time In Oil 1/16", VPM	D-149	VPM	450
Dielectric Strength, Parallel, Step-By-Step In Oil, KV	D-149	KV	55.0
Arc Resistance, Seconds	D-495	Seconds	190
Comparative Track Index	CTI	Seconds	600+
Inline Plane Track Resistance -	D-2303	Minutes	1000
Dielectric Constant @60HZ	D-150		5.20
Dissipation Factor @ 60 Hz	D-150		0.06

Unless otherwise indicated, all properties published are based on test performed on standard ASTM test samples and according to ASTM test methods. Values shown are for test samples made from production materials and they are believed to be conservative. No warranty is to be construed, however, in fabricated or molded form, parts may vary considerably from this standard test data. Where specific or unusual applications arise, test should be made on actual parts, and test procedures agreed upon between Haysite Reinforced Plastics and the customer.

WERELIUS RESIDENCE  
8452 NORTH MERCER WAY  
MERCER ISLAND WA 98040



H 2 D  
ARCHITECTURE  
+  
DESIGN

23020 EDMONDS WAY, #113  
EDMONDS, WA 98020  
P. 206.542.3734  
www.h2darchitects.com

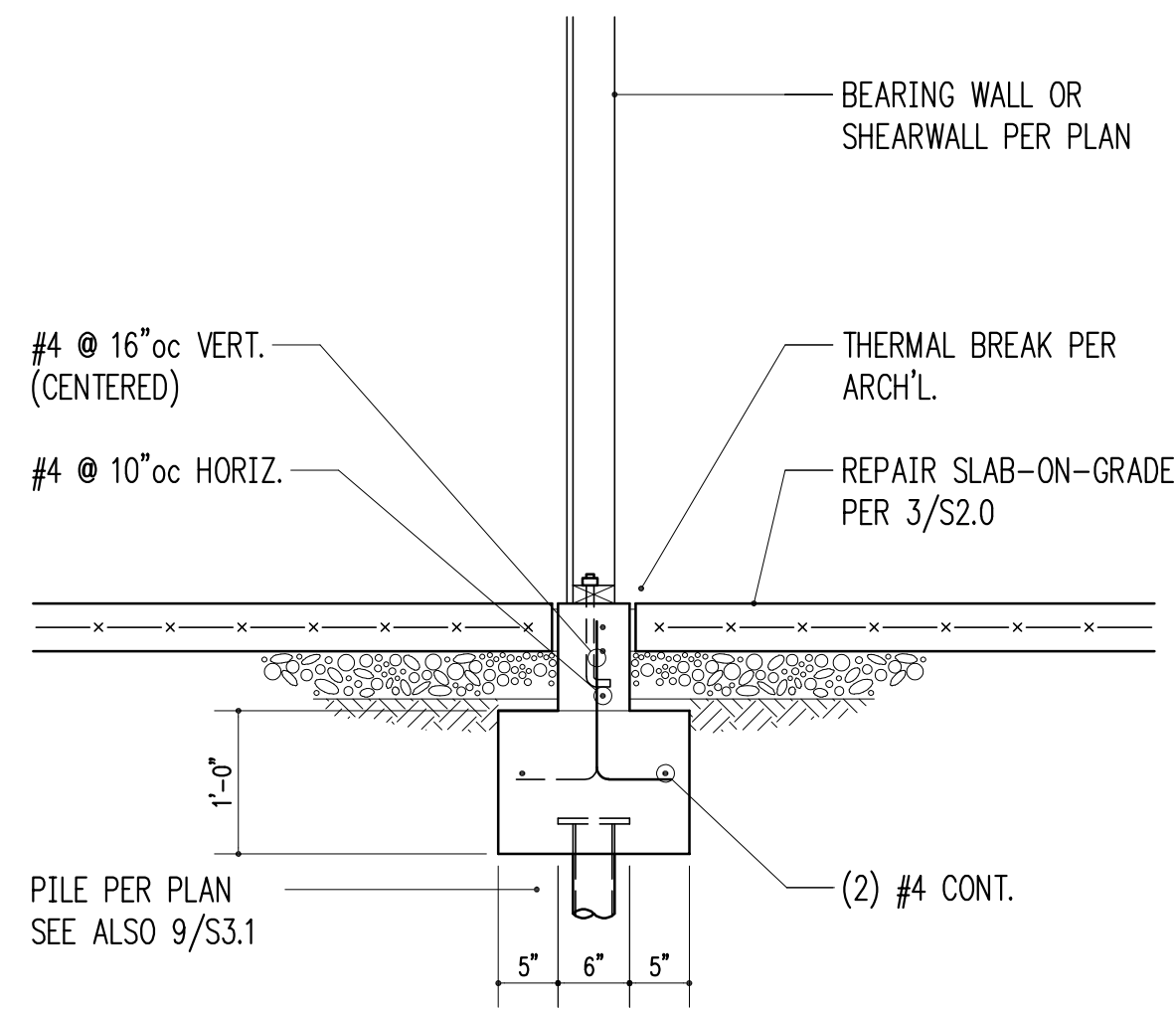
DATE: 7/26/2019  
REV 1: 11/14/2020  
REV 2: 2/9/2021

PERMIT SET

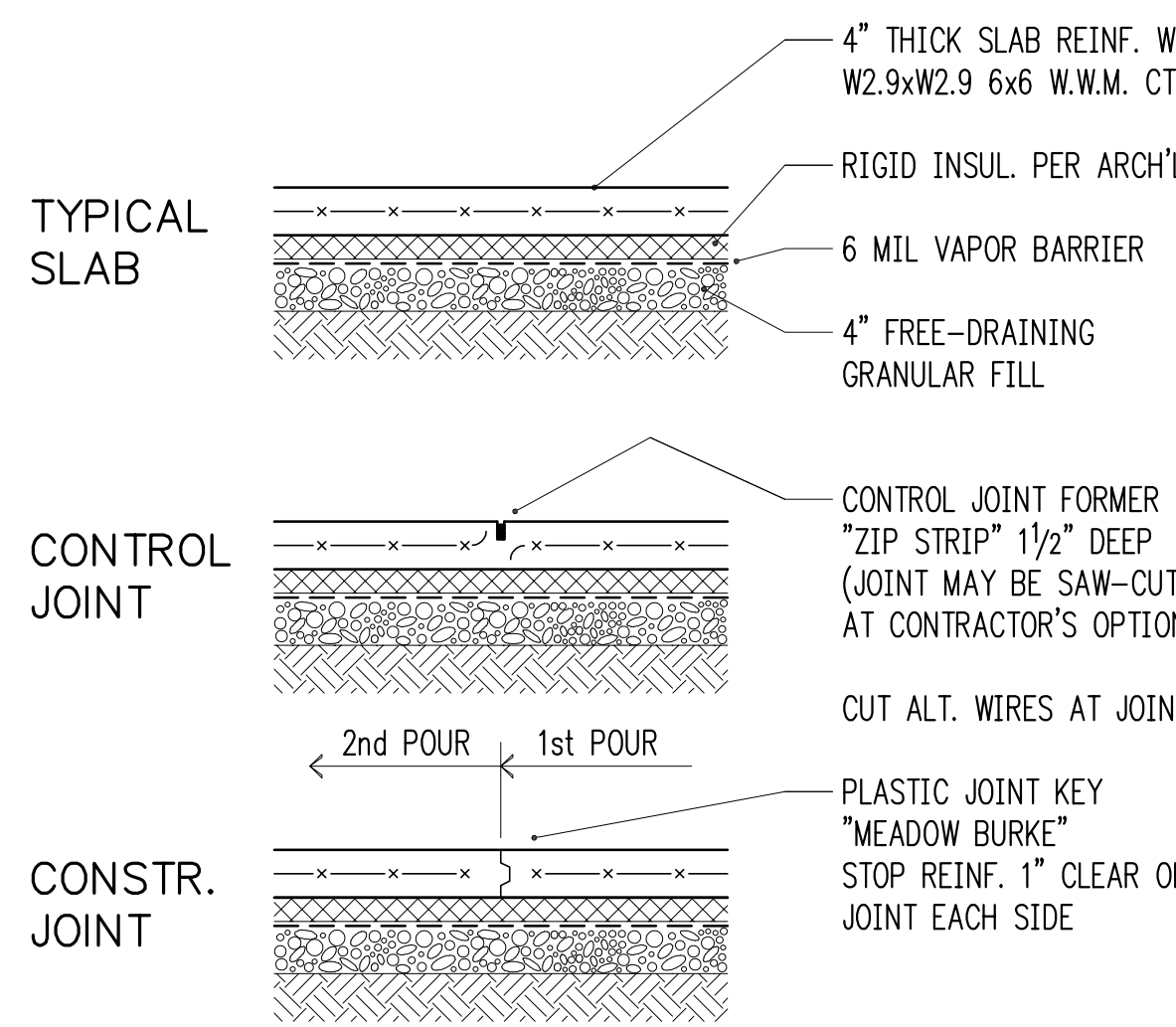
WALL SECTION

A4.1

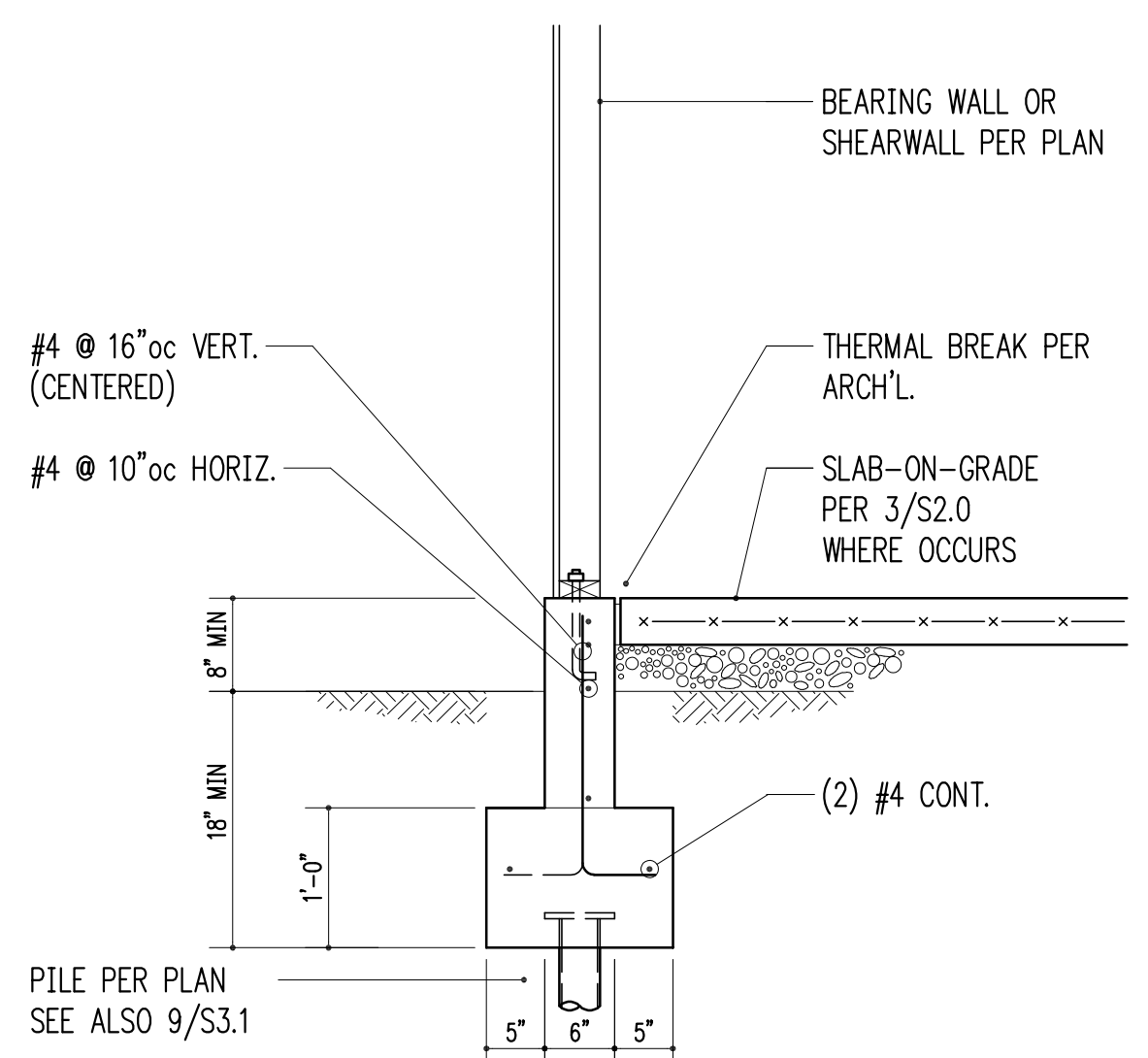




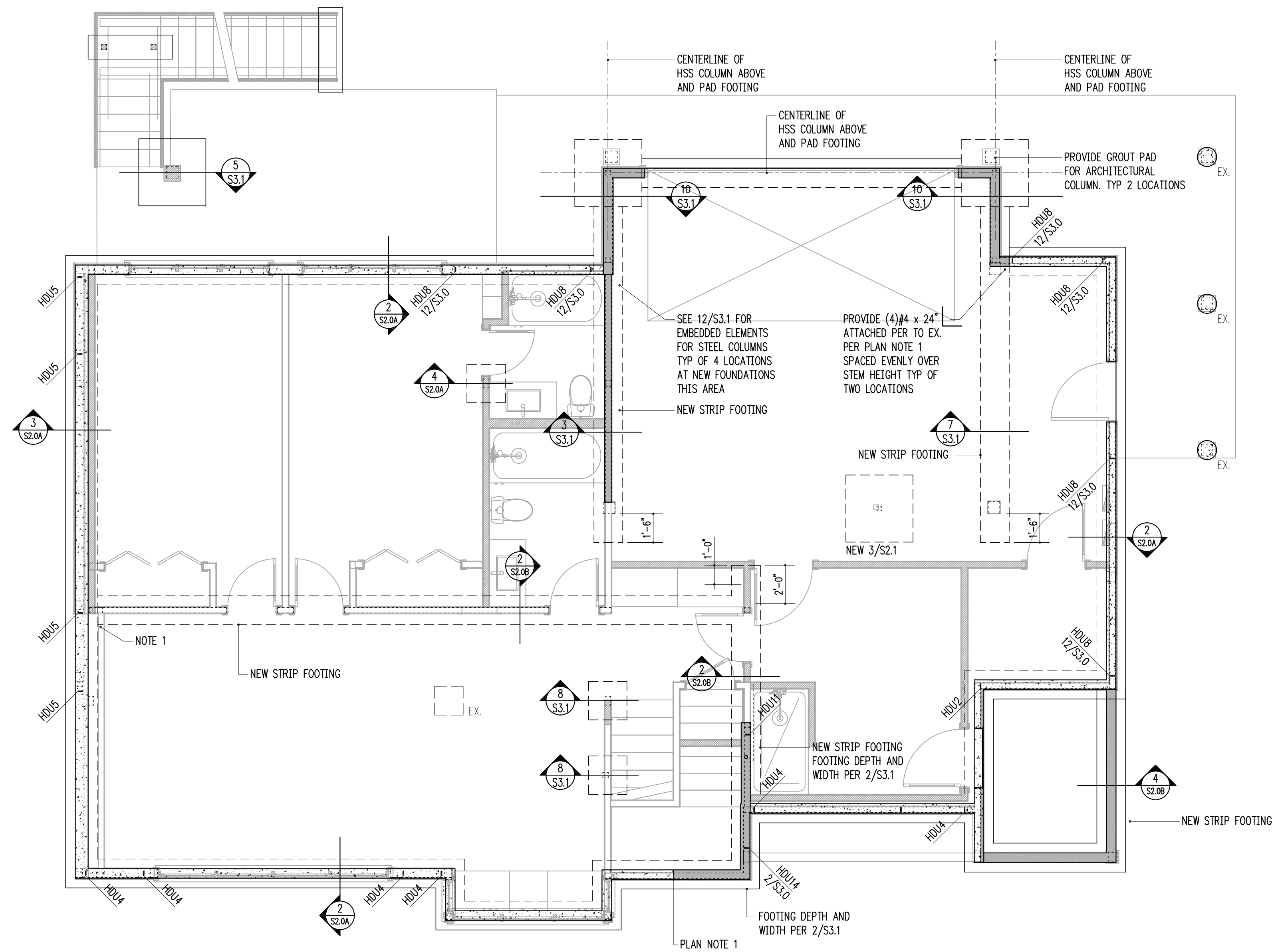
3/4" = 1'-0" 2



SLAB-ON-GRADE (INSULATED)  
3/4" = 1'-0" 3



3/4" = 1'-0" 4



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

HANGER SCHEDULE

MEMBER (FLAT ONLY)	HANGER	FACE NAILING	CAPACITY (Cd = 1.0)
2x10 or 2x12	LUS210	10d COMMON	1275 lb
(2)2x10	HUS210-2	0.162x3/2	2110 lb
4x10	HUC410	0.162x3/2	2680 lb
11 7/8" TJI 560	IUS3.56/11.88	10d COMMON	1405 lb
(2) 1 3/4"x9 1/4" LVL	HUC410	0.162x3/2	2680 lb

NOTE! EXISTING FRAMING MEMBERS AS INDICATED ON THIS PLAN ARE ASSUMED FOR DESIGN PURPOSES ONLY. HARRIOTT VALENTINE ENGINEERS SHALL NOT BE HELD LIABLE FOR LOCATION/ SIZE OF EXISTING MEMBERS AS CALLED ON THIS PLAN. EXISTING MEMBERS SHALL BE VERIFIED AND REPORTED TO STRUCTURAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

LEGEND

- SPAN
- EXTENT
- SECTION DETAIL
- (FB) FLUSH BEAM
- (PT) PRESSURE-TREATED
- COLUMN ABOVE
- COLUMN BELOW
- NEW STRUCTURAL WALL
- EXISTING STRUCTURAL WALL
- NEW CONCRETE WALL
- EXISTING CONCRETE WALL
- ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE
- STRAP HOLDOWN AT END OF SHEARWALL ABOVE

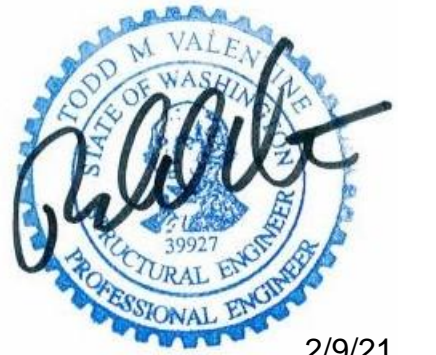
FOUNDATION PLAN NOTES

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.
3. SLAB-ON-GRADE SHALL BE PLACED AND CURED FOR A MINIMUM OF SEVEN DAYS BEFORE RETAINING WALLS ARE BACKFILLED. SEE RETAINING WALL DETAILS FOR SPECIFIC CONFIGURATION.
4. SEE 11/S3.0 FOR CORNER REINFORCING AT NEW CONCRETE STEMS AND FOOTINGS

THIS SHEET ENTIRELY REVISED

HV

Harrriott Valentine Engineers Inc.  
1932 First Avenue, Suite 720  
Seattle, Washington 98101-2447  
tel 206 624 4760 fax 206 447 6971  
www.harrriottvalentine.com



2/9/21

Project Contact  
Todd Valentine  
tel 206 624 4760 ex. 27  
fax 206 447 6971  
tvalentine@harrriottvalentine.com

Project Architect  
H2D Architecture + Design  
23020 Edmonds Way, #113  
Edmonds, WA 98020

Project  
Werelius Residence  
8452 North Mercer Way  
Mercer Island, WA 98040

Issue Date	Issue Description
6/18/19	Permit
7/16/19	Framing Revisions
7/26/19	Framing Revisions
1/17/20	Corrections #1
4/3/20	Framing Revisions
4/17/20	Construction
4/24/20	Trellis Revisions
6/1/20	Corrections #2
8/17/20	Revisions
8/31/20	Foundation Revisions
10/8/20	Framing Revisions
10/14/20	Pin Pile Revision
11/13/20	Revisions
11/30/20	Revisions
2/9/21	Revisions

Building Department Approval

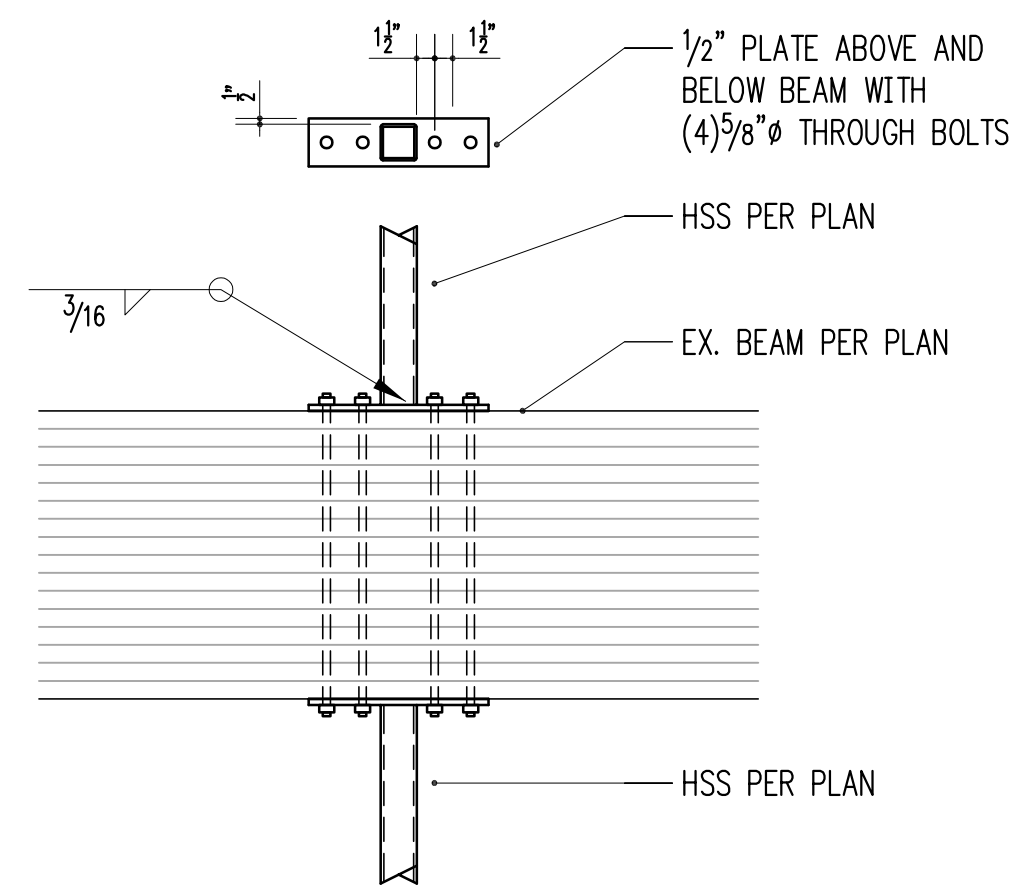
Drawing Title  
FOUNDATION PLAN

Drawing Number

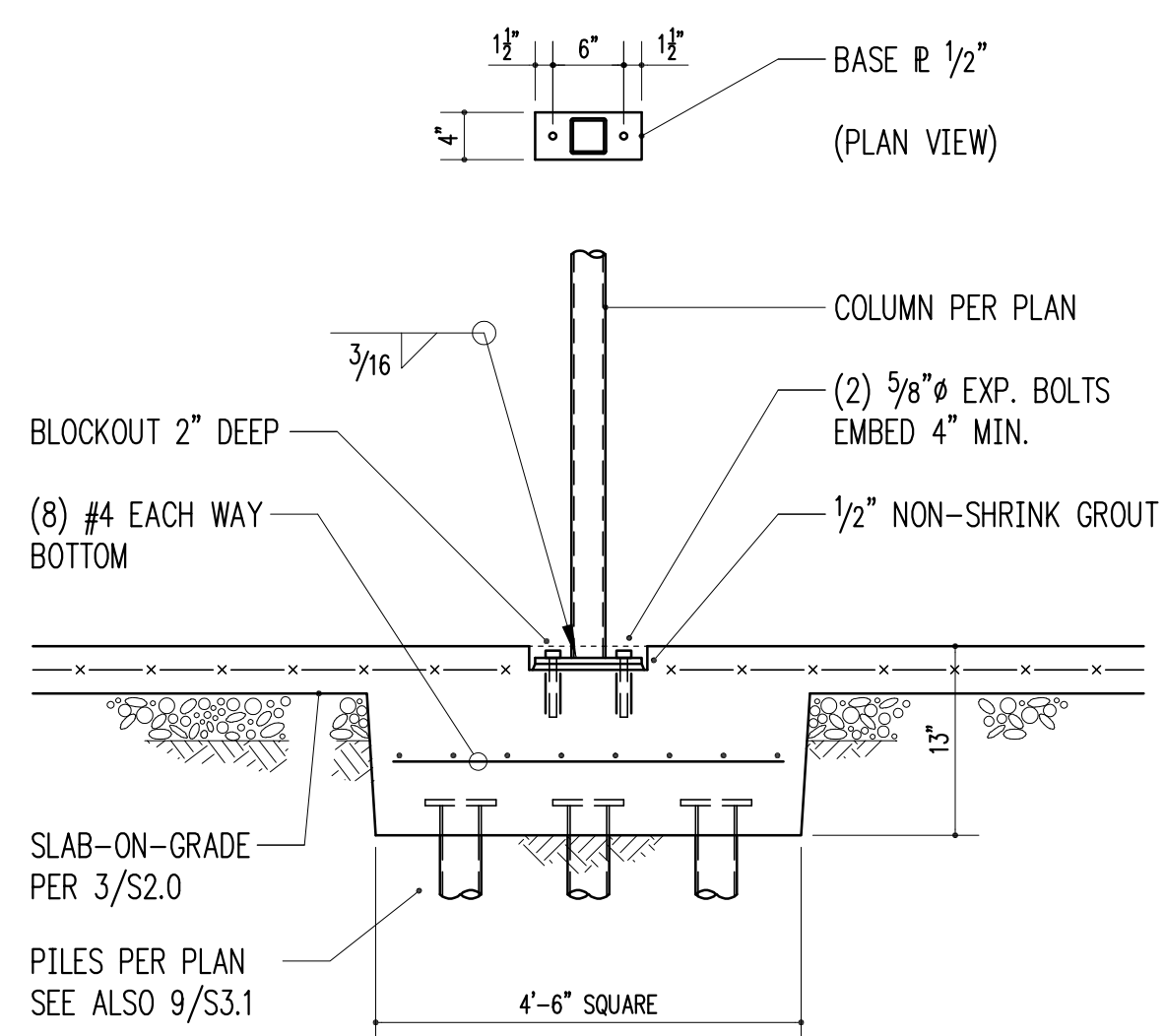
S2.0B

WERELIUS RESIDENCE

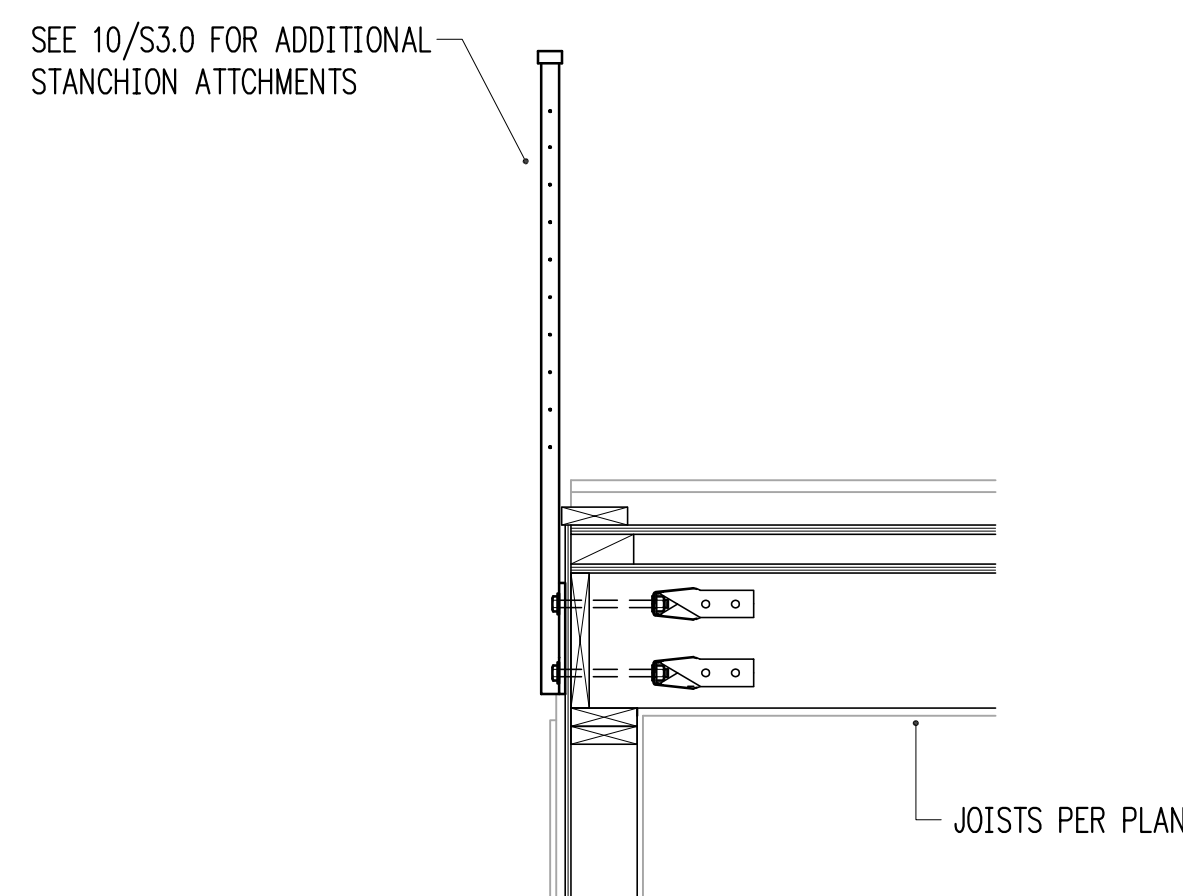




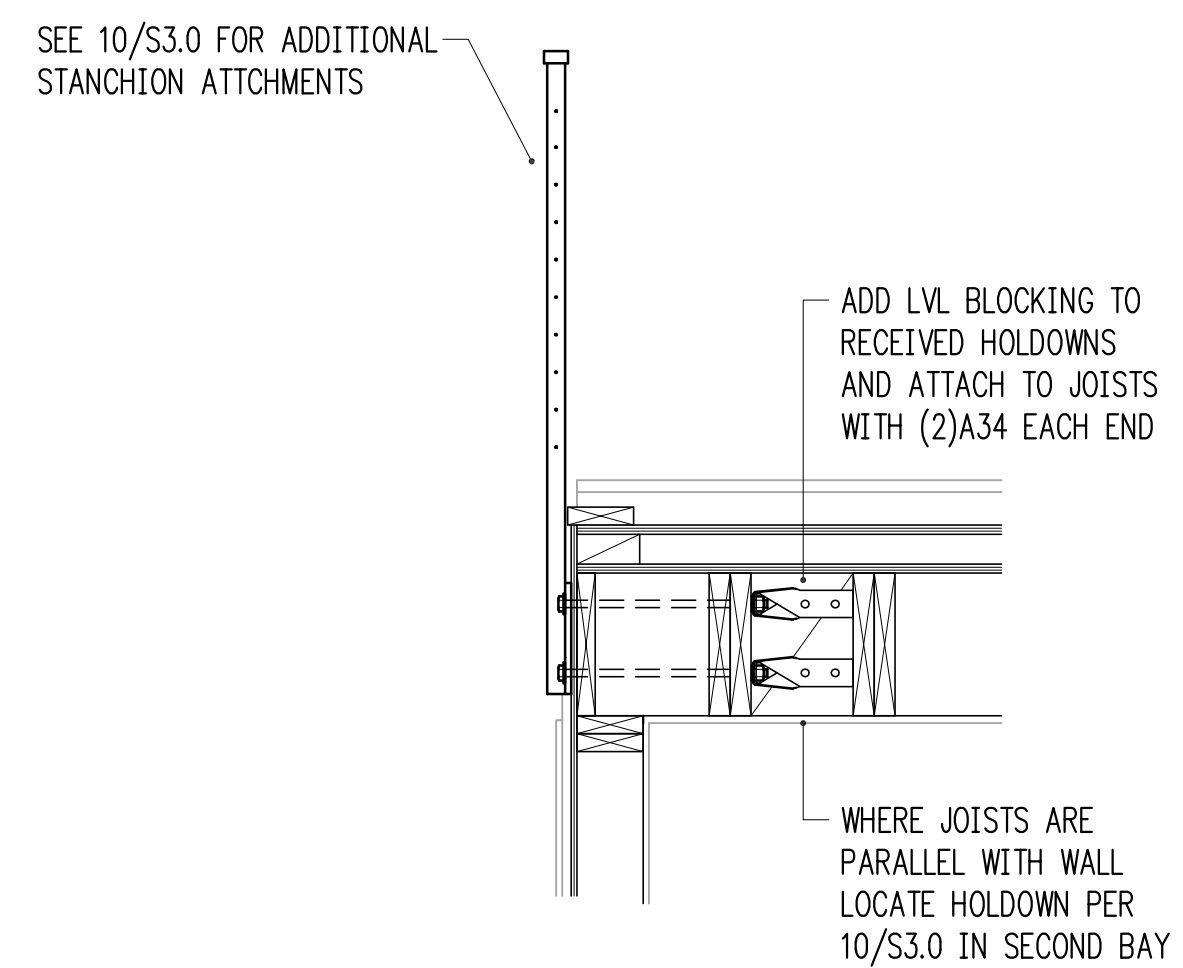
3/4" = 1'-0" 2



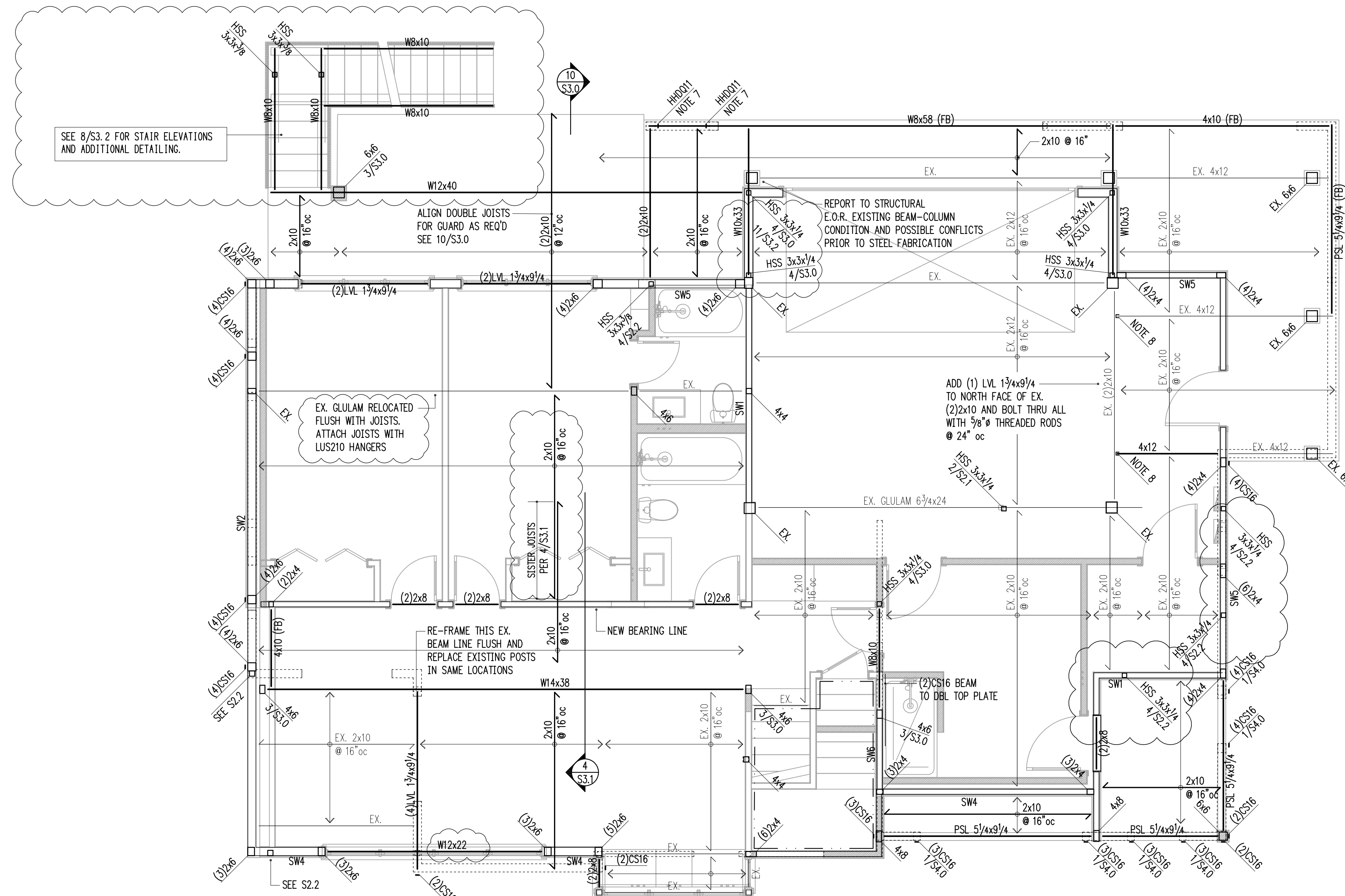
3/4" = 1'-0" 3



1-1/2" = 1'-0" 4



1-1/2" = 1'-0" 5



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

HANGER SCHEDULE

MEMBER (FLAT ONLY)	HANGER	FACE NAILING	CAPACITY (Cd = 1.0)
2x10 or 2x12	LUS210	10d COMMON	1275 lb
(2)2x10	HUS210-2	0.162x3/2	2110 lb
4x10	HUC410	0.162x3/2	2680 lb
11 7/8" TJI 560	IUS3.56/11.88	10d COMMON	1405 lb
(2) 1 3/4x9 1/4 LVL	HUC410	0.162x3/2	2680 lb

NOTE!! EXISTING FRAMING MEMBERS AS INDICATED ON THIS PLAN ARE ASSUMED FOR DESIGN PURPOSES ONLY. HARRIOTT VALENTINE ENGINEERS SHALL NOT BE HELD LIABLE FOR LOCATION/ SIZE OF EXISTING MEMBERS AS CALLED ON THIS PLAN. EXISTING MEMBERS SHALL BE VERIFIED AND REPORTED TO STRUCTURAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

LEGEND

- SPAN
- EXTENT
- SECTION DETAIL
- (FB) FLUSH BEAM
- (PT) PRESSURE-TREATED
- COLUMN ABOVE
- COLUMN BELOW
- NEW STRUCTURAL WALL
- EXISTING STRUCTURAL WALL
- NEW CONCRETE WALL
- EXISTING CONCRETE WALL
- ALL-THREAD HOLD-DOWN AT END OF SHEARWALL ABOVE
- STRAP HOLD-DOWN AT END OF SHEARWALL ABOVE

FRAMING PLAN NOTES

1. SW\_ INDICATES SHEARWALL TYPE PER SCHEDULE 9/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.
5. CS\_ INDICATES COILED STRAP TYPE PER SCHEDULE 6/S4.0. REFER TO DETAILS FOR TYPICAL STRAP ASSEMBLY.
6. POSTS □, INCLUDING ENDS OF WALL OPENINGS, SHALL BE (2)2x6 UNLESS NOTED OTHERWISE.
7. WELD THREADED RODS FOR HOLD DOWNS AND BOTTOM PLATE ATTACHMENT TO STEEL BEAMS BELOW.
8. WHERE NOTED ON PLAN ATTACH 4x12 TO BEAM ABOVE WITH SIMPSON THA426 TRUSS HANGER



Project Contact  
 Todd Valentine  
 tel 206 624 4760 ex. 27  
 fax 206 447 6971  
 tvalentine@harriottvalentine.com

Project Architect  
 H2O Architecture + Design  
 23020 Edmonds Way, #113  
 Edmonds, WA 98020

Project  
**Werelius Residence**  
 8452 North Mercor Way  
 Mercer Island, WA 98040

Issue Date	Issue Description
6/18/19	Permit
7/16/19	Framing Revisions
7/26/19	Framing Revisions
1/17/20	Corrections #1
4/3/20	Framing Revisions
4/17/20	Construction
4/24/20	Trellis Revisions
6/1/20	Corrections #2
8/17/20	Revisions
8/31/20	Foundation Revisions
10/8/20	Framing Revisions
10/14/20	Pin Pile Revision
11/13/20	Revisions
11/30/20	Revisions
2/9/21	Revisions

Building Department Approval

Drawing Title  
**MAIN FLOOR FRAMING PLAN**

Drawing Number

**S2.1**