



# GENERAL NOTES

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### 1. <u>CODES/REGULATIONS:</u>

- -CONSTRUCTION TO CONFORM TO THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC), WASHINGTON STATE LAWS AND REGULATIONS, CURRENT WASHINGTON STATE RESIDENTIAL ENERGY CODE AND VARIOUS CODES IMPOSED BY LOCAL AUTHORITIES. -A SEPARATE PERMIT MAY BE REQUIRED FOR PLUMBING, ELECTRICAL, AND/OR MECHANICAL WORK AS APPLICABLE.
- -A COPY OF THE APPROVED PERMIT PLANS MUST BE ON THE JOB SITE DURING CONSTRUCTION.
- 2. <u>CONTRACTOR'S RESPONSIBILITY:</u> -PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES.
- -DO NOT SCALE CONTRACT DOCUMENTS.

-IF ANY DISCREPANCIES IN THE DRAWINGS OR FROM THE CODES ARE NOTED, ARCHITECT IS TO BE NOTIFIED IMMEDIATELY. -ALL CHANGES MADE BY THE CONTRACTOR SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. -THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, SAFETY PRECAUTIONS, ACTS OR

OMISSIONS OR PERFORMANCE OF THE CONTRACTOR. -CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE AND WEATHERPROOFING OF THE ENTIRE BUILDING, ITS COMPONENT EQUIPMENT, AND PARTS. -ALL STRUCTURAL SYSTEMS SUCH AS WOOD TRUSSES WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLER.

-ALL WORK MUST FOLLOW CURRENT RRP RULES AND REQUIREMENTS AS DEFINED BY THE EPA AND THE STATE OF WASHINGTON. -ALL WASTE AND REFUSE CAUSED IN CONNECTION WITH THE WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF BY THE CONTRACTOR. THE PREMISES SHALL BE LEFT CLEAR AND CLEAN TO THE SATISFACTION OF THE OWNER.

-CONTRACTOR SHALL DESIGN AND INSTALL SHORING AS REQUIRED TO PERFORM WORK. ENGINEERING, CONSTRUCTION AND SAFETY OF THE SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 3. <u>SOILS:</u>

-FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 2,000 PSF OR PER GEOTECHNICAL REPORT. ALL FOOTINGS SHALL BE CAST ON UNDISTURBED FIRM NATURAL SOIL OR COMPACTED SOIL OF 2,000 PSF BEARING CAPACITY AT LEAST 1-6" BELOW LOWEST ADJACENT GRADE, AND FREE OF ORGANIC MATERIALS. FOOTING EXCAVATION SHALL BE FREE OF LOOSE SOILS, DEBRIS, AND FREE WATER AT ALL TIMES. THIS OFFICE TAKES NO RESPONSIBILITY IN VERIFYING THE ACCURACY OF ENGINEERING DATA SUPPLIED BY OTHERS.

### 4. ATTIC REQUIREMENTS:

-APPLY ROOFING IN ACCORDANCE WITH IRC CHAPTER 9. PROVIDE ATTIC VENTILATION AS INDICATED ON DRAWINGS AND AS OUTLINED IN IRC SEC R806. -THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300 PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATION LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OF CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. (IRC SEC R806). -ATTIC ACCESS: MINIMUM 22" x 30" WITH MINIMUM 30" HEADROOM, UNOBSTRUCTED, READILY ACCESSIBLE OPENING. IRC SEC R807. ACCESS DOORS SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

-IN ROOMS NOT PROVIDED WITH AN OPERABLE WINDOW OF 1.5 SQ. FT. OR GREATER, A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR SHALL BE PROVIDED.

-VENT DRYER, BATH FANS, AND RANGES/OVENS TO THE OUTSIDE. 5. <u>VENTILATION:</u>

-VENT FANS SHALL TERMINATE AT THE EXTERIOR OF THE BUILDING PER IRC SECTION M1502.3 AND IMC SECTION 501.3.

-INSULATE ALL DUCTS OUTSIDE OF CONDITIONED SPACE PER WA STATE ENERGY CODE. -KITCHEN RANGE HOODS: RANGE HOODS CAPABLE OF EXHAUSTING MORE THAN 400 CFM REQUIRE MAKE-UP AIR PER IRC M1503.4.

6. <u>GLAZING:</u>

-TO BE IN COMPLIANCE WITH IRC SEC R308 AND WASHINGTON STATE SAFETY GLASS LAW, EXCEPTIONS ARE AS OUTLINED IN IRC SEC R308. -GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SUCH AS GLASS IN DOORS, GLAZING WITHIN 24" ON EITHER SIDE OF A DOOR OPENING, GLAZING CLOSER THAN 18" TO A FLOOR, SHOWER DOORS AND TUB ENCLOSURES SHALL BE WIRE REINFORCED, TEMPERED GLASS, LAMINATED SAFETY GLASS OR SHATTER RESISTANT PLASTIC.

-SLIDING GLASS DOORS TO BE SAFETY GLAZING, LAMINATED OR TEMPERED GLASS.

-SHOWER ENCLOSURES SHALL BE APPROVED WIRE REINFORCED, TEMPERED OR LAMINATED SAFETY GLASS OR SHATTER RESISTANT PLASTIC. -GLAZING WITHIN 18" OF FLOOR AND GREATER THAN 18" IN LEAST DIMENSION SHALL COMPLY WITH IMPACT LOADS. SEE PLANS.

-ALL EXTERIOR WALL GLAZING SHALL BE DOUBLE GLAZED, UNLESS NOTED OTHERWISE, AND COMPLY WITH STATE OF WASHINGTON ENERGY CODE.

-EGRESS IN EVERY SLEEPING ROOM SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24", MINIMUM NET CLEAR OPENING WIDTH OF 20" AND A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. IRC SEC R310. 7. <u>ENERGY:</u>

-ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO IRC REQUIREMENTS AND THE WASHINGTON STATE ENERGY CODE, LATEST EDITION. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK.

-APPLICATION AND INSTALLATIONS OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS. -BUILDING AIR LEAKAGE TESTING, PER SEC 502.4.5, IS REQUIRED PRIOR TO FINAL INSPECTION. THE TEST RESULTS SHALL BE POSTED ON THE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE.

-EACH DWELLING UNIT IS TO HAVE ONE PROGRAMMABLE THERMOSTAT FOR REGULATION OF TEMPERATURE PER SEC 503.8.1. -A SIGNED AFFADAVIT DOCUMENTING THE DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION. -DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION.

-MINIMUM 75% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS PER SEC 404.1.

-WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THE THERMOSTAT SHALL ALLOW FO, AT A MINIMUM, A 5-2 PROGRAMMABLE SCHEDULE (WEEKDAYS/WEEKENDS) AND BE CAPABLE OF PROVIDING AT LEAST TWO PROGRAMMABLE SETBACKS PER DAY. 8. <u>STAIRS:</u>

-MINIMUM HEADROOM 6'-8"; MINIMUM TREAD 10"; MAXIMUM RISER 7 3/4"

-HANDRAIL: REQUIRED AT ALL STAIRS WITH MORE THAN 4 RISERS PER IRC 311.7.8. MINIMUM 34" AND MAXIMUM 38" ABOVE TREAD NOSING. OPEN SIDES OF STAIRS MORE THAN 30" ABOVE ADJACENT FLOOR SHALL HAVE HANDRAILS AND GUARDRAILS. HANDRAIL TO BE 11/4"-2" CROSS SECTIONAL DIMENSION AND 11/2" AWAY FROM WALL. -GUARDRAIL: SHALL BE MIN 36" IN HEIGHT WHERE ADJACENT SURFACE OR GRADE IS 30" OR MORE BELOW. RAILINGS SHALL BE SPACED TO NOT ALLOW THE PASSAGE OF A 4" SPHERE PER IRC 312.1.

-INSTALL FIRE BLOCKING AT MID-STRINGER SPAN AND AT WALL ALIGN STRINGER. -COVER WALLS AND SOFFITS OF USABLE SPACE UNDER STAIR WITH 5/8" TYPE "X" GYPSUM WALLBOARD.

9. INSULATION: -INSULATION TO MEET THE CURRENT WASHINGTON STATE ENERGY CODE REQ'TS FOR TABLE R402.1.1, TABLE R402.1.3 AND SECTION R402. REFER TO PRESCRIPTIVE TABLE ON SHEET

-EXISTING WALLS THAT ARE OPENED DURING A REMODEL TO BE INSULATED WITH R-21 BATT (FOR 2x6 WALLS) AND R-15 HIGH DENSITY BATT (FOR 2x4 WALLS) UNLESS NOTED

OTHERWISE. -WALLS TO BE INSULATED WITH MINIMUM R-21 INSULATION. BELOW GRADE WALLS TO BE INSULATED WITH MINIMUM R-21 INSULATION, ALLOW FOR THERMAL BREAK BETWEEN FLOOR

SLAB AND BASEMENT WALL UNLESS NOTED OTHERWISE. -ROOF AND CEILING INSULATED WITH R-49 BLOWN-IN AT FLAT CEILINGS AND R-38 H.D. BATT AT VAULTED AREAS UNLESS NOTED OTHERWISE.

-ROOF: ALLOW FOR A MINIMUM 1" CLEAR BETWEEN TOP OF INSULATION AND BOTTOM OF SHEATHING FOR VENTING UNLESS NOTED OTHERWISE.

-VENTING IS REQUIRED IN EACH JOIST SPACE. WHERE CONTINUOUS VENTING WITH A JOIST SPACE IS INTERRUPTED BY A HEADER (FOR EXAMPLE AT A SKYLIGHT OR HIP), PROVIDE (2) 1 1/2" VENTING HOLES AT THE TOP OF THE RAFTER AT THE HEADER TO ALLOW FOR CONTINUOUS THRU-VENTING INTO THE NEXT JOIST SPACE UNLESS NOTED OTHERWISE. -FLOORS: INSULATED WITH R-30 BATT INSULATION OVER UNHEATED SPACE UNLESS NOTED OTHERWISE.

-SLAB-ON-GRADE: PROVIDE EXTRUDED RIGID CLOSED CELL R-10 INSULATION. INSULATION TO PROVIDE THERMAL BREAK BETWEEN SLAB AND FOOTING AND RUN FROM THE TOP OF THE SLAB TO THE BOTTOM OF THE FOOTING. INSULATION MAY BE INTERRUPTED FOR 6" EVERY 2'-O" TO ALLOW FOR DOWELING TO TIE SLAB AND FOOTING TOGETHER. UNLESS NOTED OTHERWISE.

### 10. GARAGE SEPARATION:

-REQUIRES 1/2" GWB ON THE GARAGE SIDE. 5/8" TYPE 'X' GWB WHERE THERE IS LIVING SPACE ABOVE. SUPPORTING COLUMNS, WALLS AND BEAMS USE 1/2" GWB PER IRC R302.6 -OPENINGS INTO A GARAGE: OPENINGS INTO A GARAGE SHALL HAVE A SOLID WOOD OR HONEYCOMB-CORE STEEL DOOR NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE RATING. DOORS SHALL BE EQUIPPED WITH A SELF-CLOSING DEVICE PER IRC R302.5.1.

11. <u>VAPOR BARRIERS:</u>

-AN APPROVED VAPOR BARRIER SHALL BE INSTALLED AT EXTERIOR WALLS AND AT ALL ROOF DECKS, BELOW ENCLOSED JOIST SPACES WHERE CEILING FINISHES ARE DIRECTLY INSTALLED TO JOISTS, AND ANY OTHER WALL OR CEILING SURFACES WHICH RECEIVE INSULATION. THIS VAPOR BARRIER MAY BE A COMPONENT OF THE INSULATION MATERIAL. APPLICATION AND INSTALLATIONS OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS. 12. FIRE SAFETY:

-SMOKE ALARMS/DETECTORS (S.D.): SMOKE ALARMS/DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, IN THE AREA OUTSIDE THE SLEEPING ROOM AND IN OTHER

LOCATIONS PER IRC R314. POWER SOURCE AND INTERCONNECTION PER IRC. -CARBON MONOXIDE DETECTORS (C.M.D.): SHALL HAVE AN APPROVED CARBON MONOXIDE ALARM INSTALLED OUTSIDE OF EACH SLEEPING AREA IN DWELLING UNITS AND IN EACH LEVEL IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS PER IRC315. SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE, NFPA 720-2012 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

-CARBON MONOXIDE DETECTION SYSTEMS PER IRC 315.2 THAT INCLUDE CARBON MONOXIDE DETECTORS AND AUDIBLE NOTIFICATION APPLIANCES, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THIS SECTION FOR CARBON MONOXIDE ALARMS AND NFPA 720-2012, SHALL BE PERMITTED. THE CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH UL 2075. WHERE A HOUSEHOLD CARBON MONOXIDE DETECTION SYSTEM IS INSTALLED, IT SHALL BECOME A PERMANENT FIXTURE OF THE OCCUPANCY.

13. CERTIFICATE & TESTING

- A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR WITHIN THREE FEET OF THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL, OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF WALLS, FOUNDATION (SLAB, BELOW-GRADE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTRIFICATE SHALL LIST THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.

- THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

**14.** <u>FIRE SPRINKLERS</u> - INSTALL FIRE SPRINKLER SYSTEM TO ALL AREAS OF DWELLING UNIT. DESIGN TO BE PROVIDED BY OTHERS.

- SPRINKLERS SHALL BE LISTED RESIDENTIAL SPRINKLERS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPRINKLER MANUFACTURER'S INSTALLATION INSTRUCTIONS. - THE SPRINKLER SYSTEM SHALL BE DESIGNED BY A WASHINGTON STATE CERTIFIED SPRINKLER DESIGNER AND INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION STANDARD (NFPA) 13D SYSTEM.

PRESCRIPTIVE REQUIREMENTS - ALL CLI			
LOCATION	R-VALUE	U-FA	
FENESTRATION U-FACTOR	N/A	0.28	
SKYLIGHT U-FACTOR	N/A	0.50	
GLAZED FENESTRATION SHGC	N/A	N/A	
CEILING	49	0.02	
WOOD FRAME WALL	21 INT	0.05	
MASS WALL R-VALUE	21/21	0.05	
FLOOR	38	0.02	
BELOW GRADE WALL	10/15/21 INT + TB	0.04	
SLAB R-VALUE AND DEPTH	10, 2 FT	N/A	

# PROJECT INFORMATION

PROJECT OWNER:	TROY WERELIUS 8452 N MERCER WAY MERCER ISLAND WA 98040	
PROJECT ARCHITECT: PROJECT DESIGNER:	HEIDI HELGESON LISA MONTALVO H2D ARCHITECTURE + DESIGN 23020 EDMONDS WAY, #113 EDMONDS, WA 98020	
STRUCTURAL ENGINE	ER: TODD VALENTINE HARRIOTT VALENTINE ENGINEERS 1932 1ST AVENUE, SUITE 720 SEATTLE, WA 98101 206-624-4762 X 27	
PROJECT DESCRIPTIC	DN: INTERIOR AND REMODEL FOR EXISTING HOME. ADD ADDITION.	
PROJECT ADDRESS:	8452 NORTH MERCER WAY	
TAX LOT NUMBER:	5452600010	
LEGAL DESCRIPTION:	MERCER PARK LANE TGW UND INT IN TRS A B C T IN POR LOT 5 SD PLAT LY NLY OF FOLG DESC LN LOT 5 TH N 73-54-57 E 67.31 FT TH N 41-48-01 E 1 TPOB TH S 61-41-59 E 15.43 FT TH N 41-48-01 E T OF 2ND CL SH LDS & TERMINUS OF SD LN , LOT 1	BEG AT NW COR 12.82 FT TO
LAND USE C	CODE COMPLIANCE STATISTICS	
ZONE:	R-15	
CRITICAL AREAS:	TYPE 11 CULVERT WATER COURSE, POTENTIAL SLIDE, SEI EROSION HAZARD	SMIC, AND
LOT COVERAGE:	LOT AREA:	11,630 SF
	EXISTING HOUSE & ROOF: EXISTING DRIVEWAY:	2413.1 SF 884 SF

NEW ADDITION: PROPOSED LOT COVERAGE: ALLOWED LOT COVERAGE:

\*\*REFER TO SHEET 02 FOR ADDITIONAL LAND USE CALCULATIONS

<u>REQ'D SETBACKS</u> :	FRONT: REAR SETBACK: SIDE SETBACK:	20' 25' 10' STREET SIDE, 5' INTERIOR SIDE
PARKING:	3 EXISTING PARKING SPACES TO	REMAIN: 2 COVERED, 1 UNCOVERED
BUILDING HEIGHT INFORMATION:	BUILDING HEIGHT LIMIT = 30' REFER TO SHEET A2.0 AND A2.1 FC HEIGHT INFORMATION	DR DETAILED
MAXIMUM GROSS FLOOR AREA RATIO:	40% NET LOT AREA 11630 SF X 40% = 4652 SF ALLOW EXISTING F.A.R. = 3916.4 SF PROPOSED F.A.R = 4463.5 SF	IED

# ENERGY CREDIT INFORMATION

ENERGY CREDIT FROM WASHINGTON STATE ENERGY CODE TABLE 406.2 MEDIUM DWELLING UNIT: 3.5 CREDITS

EXISTING GRAVEL PARKING:

EXISTING TOTAL LOT COVERAGE:

### ALL DWELLING UNITS NOT INCLUDED IN SMALL OR LARGE.

1a EFFICIENT BUILDING ENVELOPE: 0.5 CREDITS PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS: VERTICAL FENESTRATION U = 0.28FLOOR R-38

SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB

3a HIGH EFFICIENCY HVAC EQUIPMENT: 1.0 CREDITS GAS, PROPANE, OR OIL-FIRED FURNACE WITH MINIMUM AFUE OF 94% GAS, PROPANE, OR OIL-FIRED BOILER WITH MINIMUM AFUE OF 92%

# 5a EFFICIENT WATER HEATING: 0.5 CREDITS

ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0GPM OR LESS.

5C EFFICIENT WATER HEATING: 1.5 CREDITS GAS, PROPANE, OR OIL WATER HEATER WITH A MINIMUM EF OF 0.91

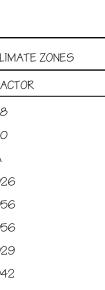
# SHEET INDEX

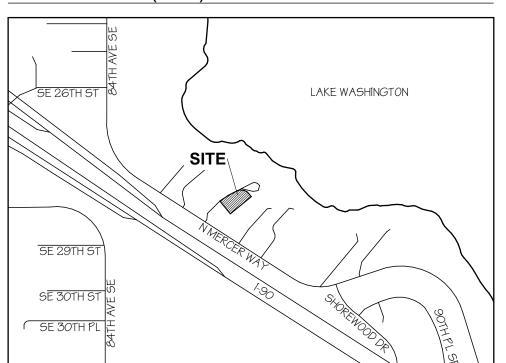
01 02 SURVEY	
03 A1.0	HARDSCAPE AND IMPERVIOUS SURFACE DIAGRAM LOWER FLOOR DEMOLITION PLAN
A1.1	MAIN FLOOR DEMOLITION PLAN
A1.2	UPPER FLOOR DEMOLITION PLAN
A1.3	LOWER FLOOR PLAN
A1.4	MAIN FLOOR PLAN
A1.5	UPPER FLOOR PLAN
A1.6 A1.7	ROOF PLAN WINDOW AND DOOR SCHEDULES
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A3.1	BUILDING SECTIONS
A4.0	WALL SECTIONS
A4.1 A4.2	WALL SECTION TYP. DETAILS
A5.0	INTERIOR ELEVATIONS
A5.1	INTERIOR ELEVATIONS
A5.2	INTERIOR ELEVATIONS
A5.3	INTERIOR ELEVATIONS
A5.4	INTERIOR ELEVATIONS
51.0 CD 0	GENERAL STRUCTURAL NOTES
52.0 52.1	FOUNDATION PLAN MAIN FLOOR FRAMING PLAN
52.2	SECOND FLOOR FRAMING PLAN
52.3	ROOF FRAMING PLAN
53.0	STRUCTURAL DETAILS
54.0	STRUCTURAL DETAILS
E1.0	LOWER FLOOR ELECTRICAL PLAN
E1.1	MAIN FLOOR ELECTRICAL PLAN

# VICINITY MAP (NTS)

E1.2

UPPER FLOOR ELECTRICAL PLAN





WERELIUS RESIDENCE 8452 NORTH MERCER WAY MERCER ISLAND WA 98040

385.8 SF

63 51

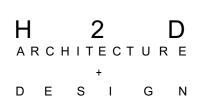
3682.9 SF

3745.9 SF (32.2%)

11,630 SF X 40% = 4,652 SF...OK







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

DATE: 7/26/2019 REVISED: 5/4/2020

# PERMIT SET

PROJECT INFORMATION, VICINITY MAP, GENERAL NOTES, AS-BUILT PLANS

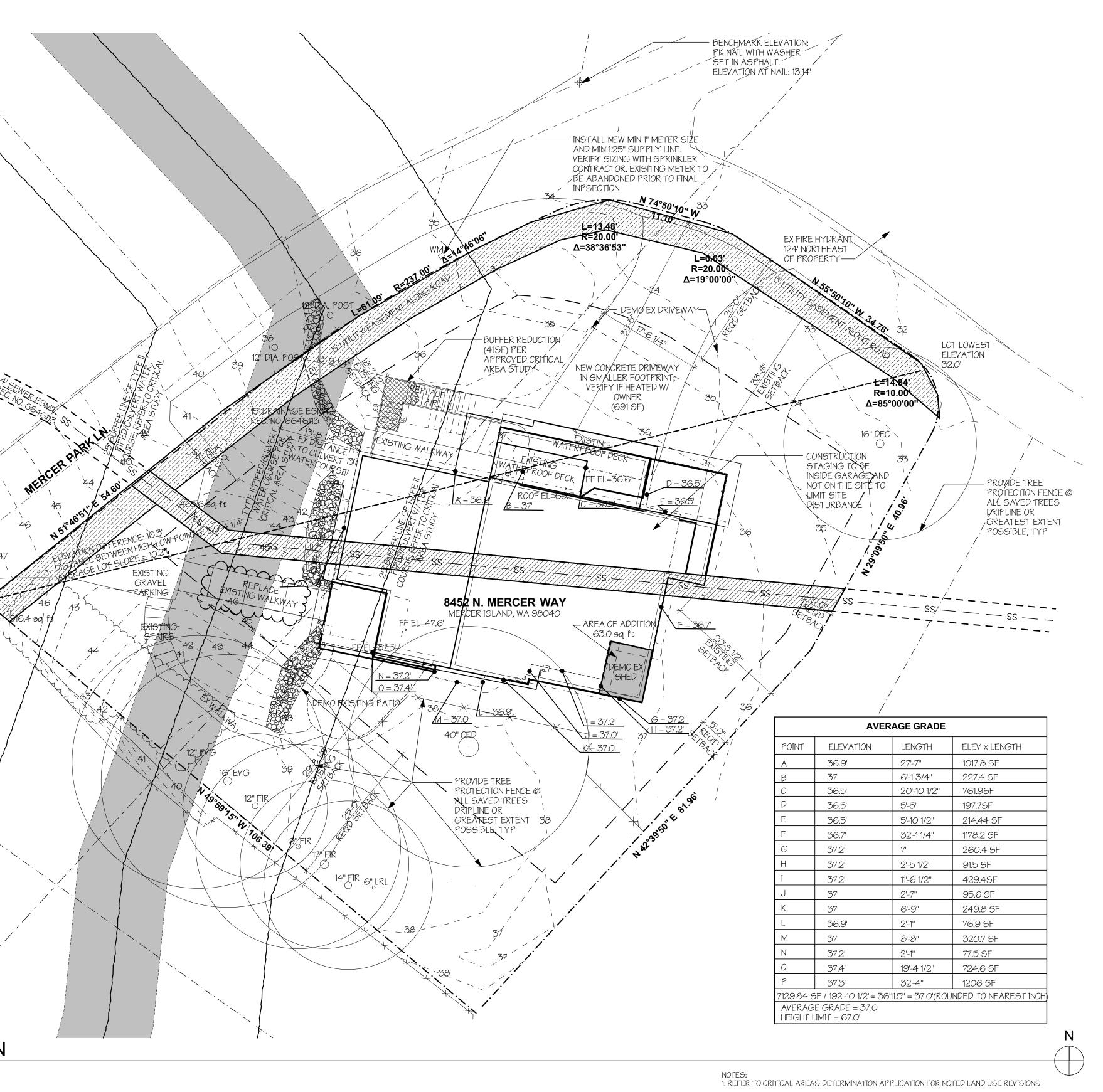
<u>EXISTING</u> HARDSCAPE:	EXISTING DECKS: EXISTING WALKWAYS: EXISTING EXTERIOR STAIRS: EXISTING PATIO: TOTAL EX HARDSCAPE COVERAGE: ALLOWED HARDSCAPE COVERAGE: 11,630 SF X 9% =	259.3 SF 285.7 SF 71.1 SF 180.3 SF 749.5 SF 1,046.7 SF0K
PROPOSED HARDSCAPE:	PROPOSED DECKS: EXISTING WALKWAYS: EXISTING EXTERIOR STAIRS: EXISTING PATIO: TOTAL PROP. HARDSCAPE COVERAGE: ALLOWED HARDSCAPE COVERAGE: 11,630 SF X 9% =	145.9 SF 285.7 SF 71.1 SF 180.3 SF 636.1 SF (5.5%) 1,046.7 SF0K
EXISTING IMPERVIOUS SURFACE:		2,442.3 SF 217.8 SF 874.2 SF 434.4 SF 385.8 SF 285.7 SF 115.1 SF 177.3 SF 156.3 SF 06.4 SF (43.9%) 0% = 4,652 SF
PROPOSED IMPERVIOUS SURFACE:	PROPOSED HOUSE/ROOF: PROPOSED DECKS: PROPOSED DECKS: PROPOSED DRIVEWAY: EXISTING STREET ON PROPERTY: EXISTING GRAVEL PARKING: EXISTING WALKWAYS TO REMAIN: EXISTING WALKWAYS TO BE REPLACED: PROPOSED STAIRS: EXISTING ROCKERIES: TOTAL PROPOSED IMPERVIOUS SURFACE: ALLOWED IMPERVIOUS SURFACE: 11,630 SF X 4	
٤	TOTAL NEW + REPLACED IMPERVIOUS SURFACE:	1109.9 SF 🚽
hunn	······	mm

 $\wedge$ SITE PLAN

SCALE: 1" = 10'

LOT HIGHEST ELEVATION 48.3'

PMV

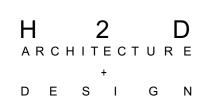


POINT	ELEVATION	LENGTH	ELEV X LENGTH
Ą	36.9'	27'-7"	1017.8 SF
3	37'	6'-1 3/4"	227.4 SF
0	36.5'	20'-10 1/2"	761.95F
)	36.5'	5'-5"	197.75F
-	36.5'	5'-10 1/2"	214.44 SF
5	36.7'	32'-1 1/4"	1178.2 SF
9	37.2'	7'	260.4 SF
-	37.2'	2'-5 1/2"	91.5 SF
	37.2'	11'-6 1/2"	429.45F
J	37'	2'-7"	95.6 SF
<	37'	6'-9"	249.8 SF
_	36.9'	2'-1"	76.9 SF
M	37'	8'-8"	320.7 SF
N	37.2'	2'-1"	77.5 SF
)	37.4'	19'-4 1/2"	724.6 SF
P	37.3'	32'-4"	1206 SF

SIDENCE WAY WA 98040 MERCER AND Ц 8452 NORTH I MERCER ISLA WERELIUS







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

DATE: 7/26/2019 REVISED: 5/4/2020

# PERMIT SET

SITE PLAN



(PER STATUTORY WARRANTY DEED REC. NO. 20150528001341)

LOT 1, MERCER PARK LANE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 92 OF PLATS, PAGE 37, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

# BASIS OF BEARINGS

N 51°46'51" E ALONG THE MONUMENTED CENTERLINE OF MERCER PARK LANE PER NAD 1983/91, WASHINGTON STATE PLANE COORDINATES, NORTH ZONE.

# REFERENCES

R1 MERCER PARK LANE, RECORDED IN VOLUME 92 OF PLATS, PAGE 37, RECORDS OF KING COUNTY, WASHINGTON. R2 SUNNYBANK, RECORDED IN VOLUME 29 OF PLATS, PAGE 31, RECORDS OF KING COUNTY, WASHINGTON.

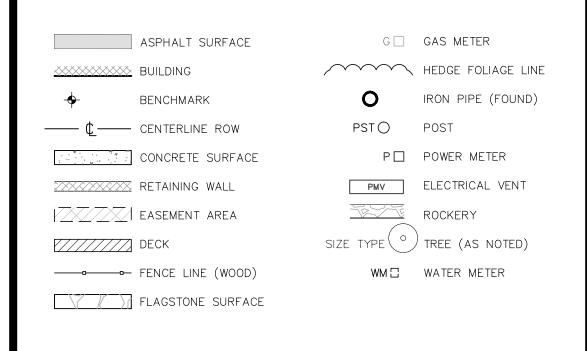
# VERTICAL DATUM

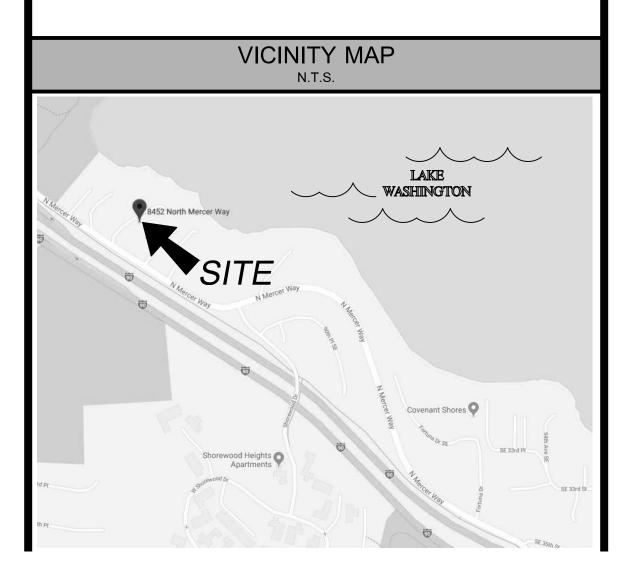
NAVD(88) PER CITY OF MERCER ISLAND BENCHMARK NO. 9609 FOUND 2.5" DIA. CONC. FILLED IRON PIPE W/ TACK, FOUND ON CENTERLINE OF N. MERCER WAY @ WEST END OF CENTER PARK LANE. ELEV: 75.68'

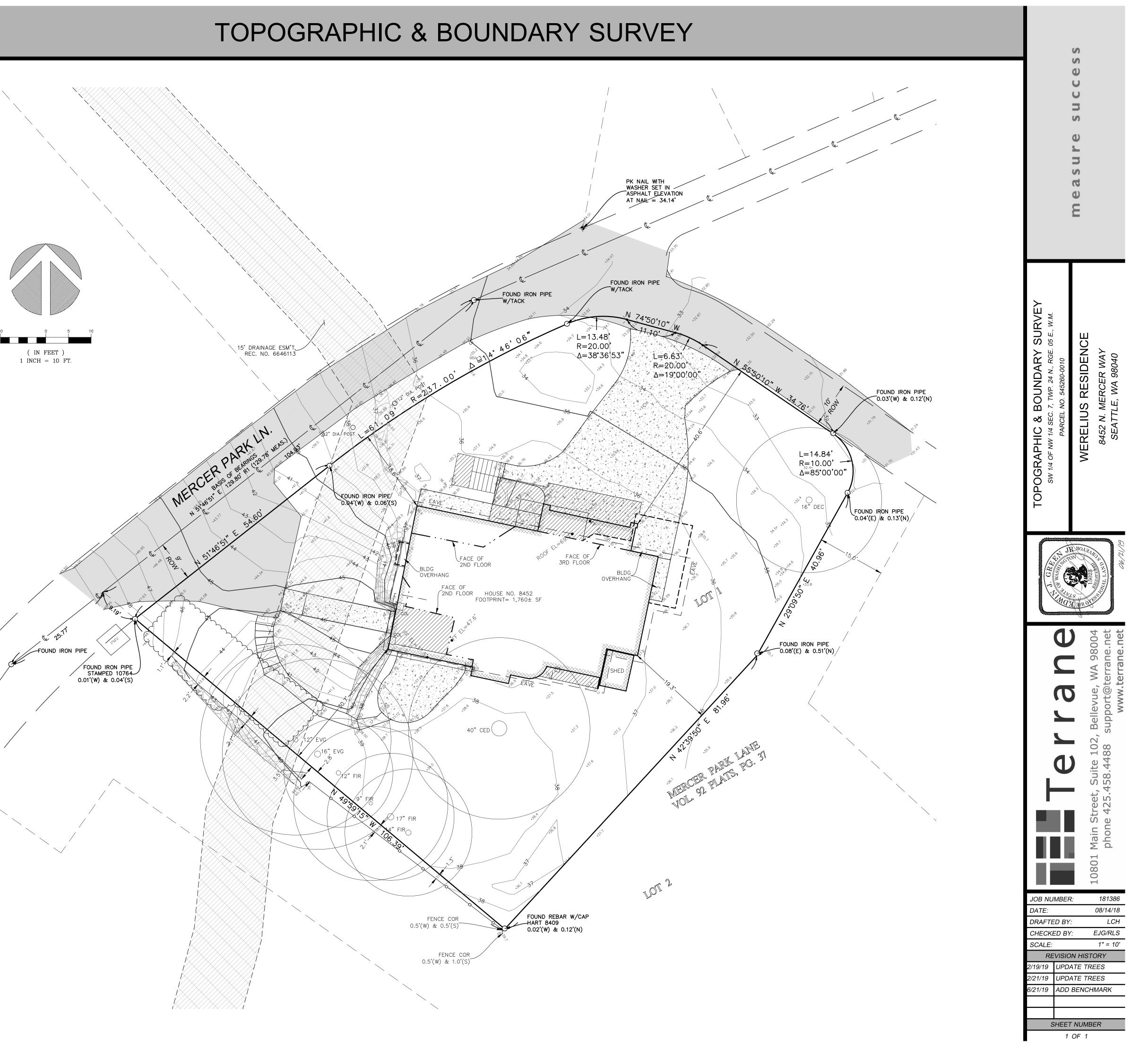
# SURVEYOR'S NOTES

- 1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN AUGUST OF 2018. 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. SUBJECT PROPERTY TAX PARCEL NO. 545260-0010
- 4. SUBJECT PROPERTY AREA PER THIS SURVEY IS 11,627± S.F. (0.27± ACRES)
- 5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
- 6. 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.

# LEGEND



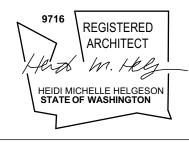




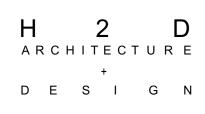


REPLACED IMPERVIOUS SURFACE NEW IMPERVIOUS SURFACE

# SIDENCE WAY WA 98040 MERCER AND К Ш NORTH WERELIUS MERCER ISL 8452







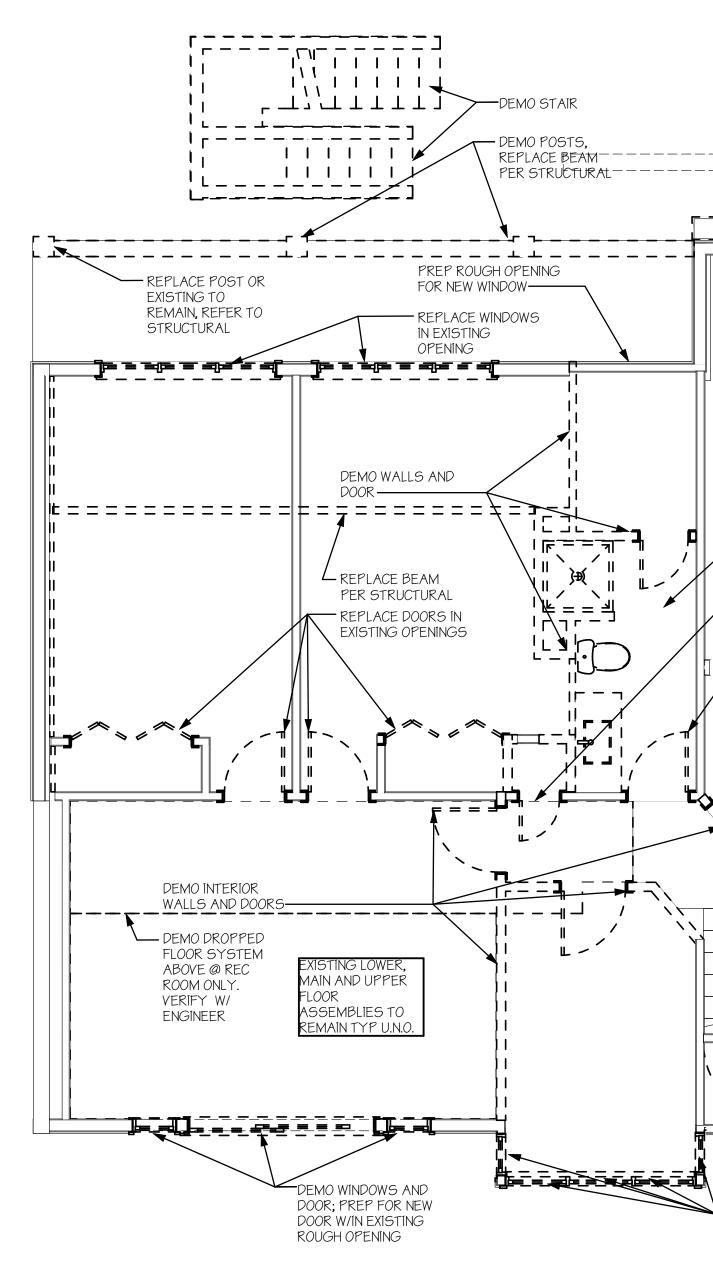
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DATE: 7/26/2019 REVISED: 5/4/2020

# PERMIT SET

HARDSCAPE AND IMPERVIOUS SURFACE DIAGRAM

03



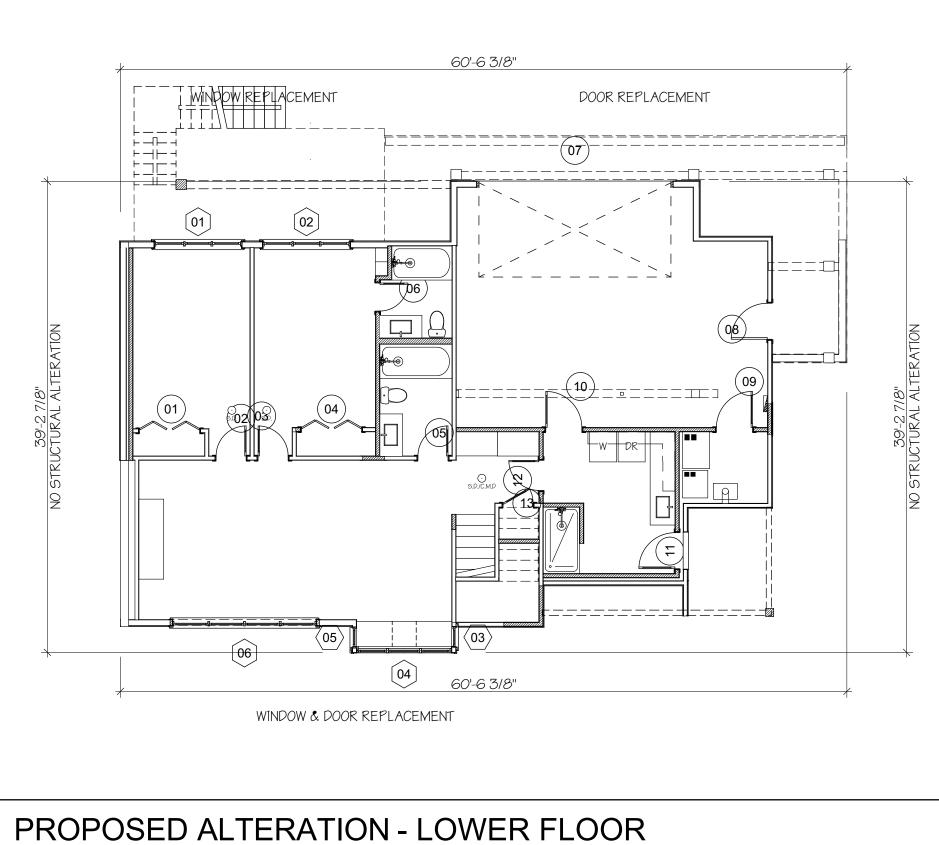
# LOWER FLOOR DEMO PLAN SCALE: 1/4" = 1'-0" EXISTING WALLS

### \_\_\_\_\_ · EXISTING BEAMS ABOVE TO REMAIN -- REPLACE GARAGE - DOOR IN EXISTING ROUGH OPENING DEMO WALLS AND DOOR -----DEMO BATH FINISHES AND = =, = FIXTURES - \_ \_ \_ \_ \_ \_ \_ - DEMO DOOR AND REPLACE DOOR IN PREP OPENING FOR EXISTING ROUGH INFILL OPENING------<sup>\_\_</sup>------\_\_\_\_ REPLACE DOORS IN EXISTING OPENINGS DEMO WINDOW; PREPARE FOR INFILL -EX POSTS AND BEAM TO REMAIN —— -DEMO FURNACE AND WATER HEATER \_\_\_\_Ľ DEMO WALLS $\mathbf{\gamma}$ <sub>┲</sub><u>╶</u>┙ |┌─┢ \_\_\_\_ $\sim$ \_ \_\_ \_\_ \_ \_\_\_\_ DEMO EX SHED -\_\_\_\_ \_\_\_\_ ~ RELOCATE ELECTRICAL PANEL -PREP ROUGH OPENING FOR NEW REPLACE WINDOWS DOOR -DEMO CURVED

WALL @ STAIR

OPENINGS, TYP





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

TOTAL STRUCTURAL ALTERATIONS (ALL FLOORS):



# EXTERIOR WALL STRUCTURAL ALTERATION DIAGRAM - 40% THRESHOLD

TOTAL LENGTH OF LOWER FLOOR EXISTING EXTERIOR WALLS: 199'-6 1/2" LENGTH OF LOWER FLOOR WALLS WITH STRUCTURAL ALTERATIONS: 6'-8" = 3.3%

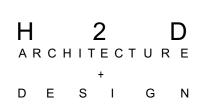
TOTAL COMBINED LENGTH OF EXISTING EXTERIOR WALLS @ ALL FLOORS: 538-71/4"

TOTAL COMBINED LENGTH OF WALLS @ ALL FLOORS WITH STRUCTURAL ALTERATIONS: 207'-0 3/4"= 38.4%

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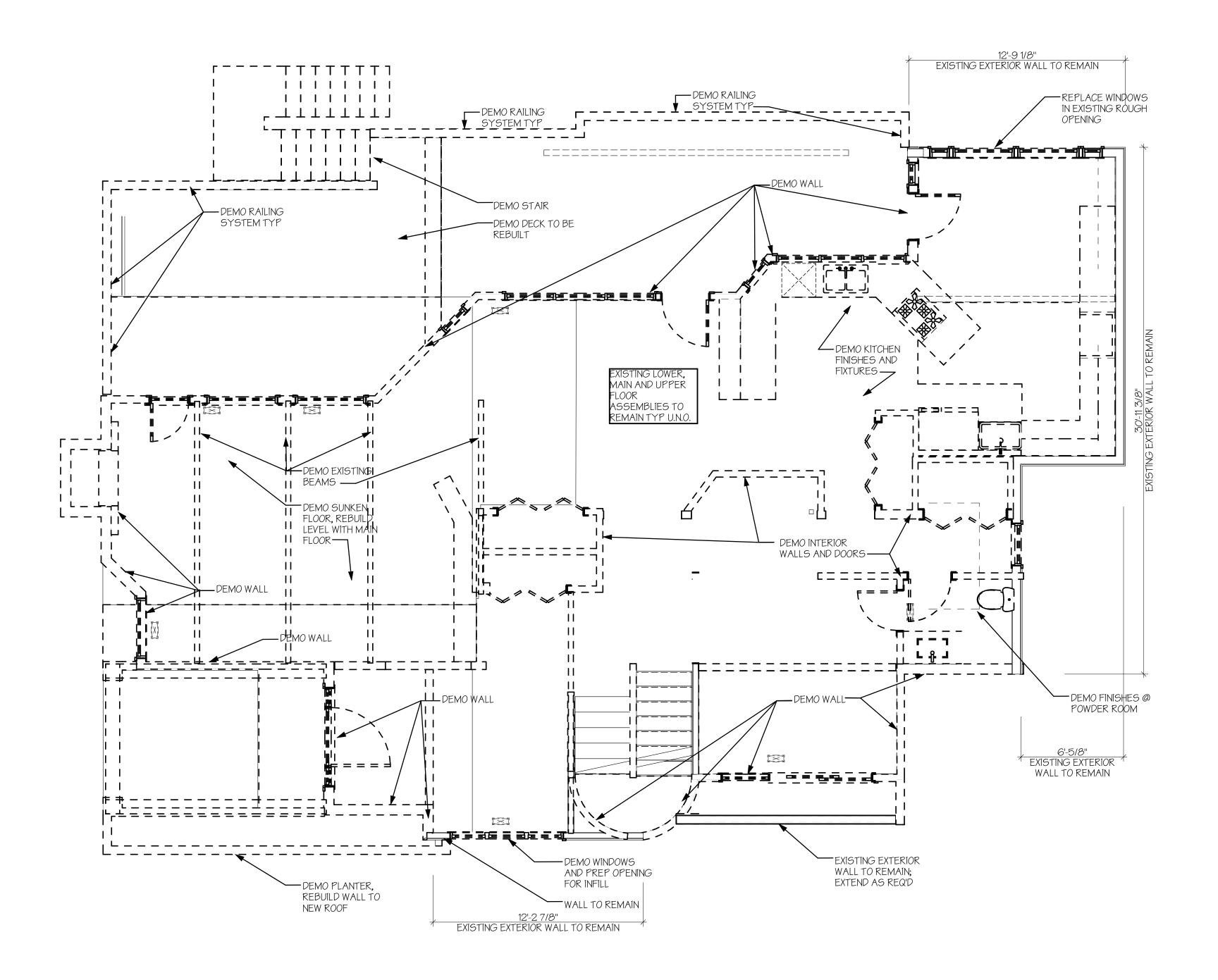


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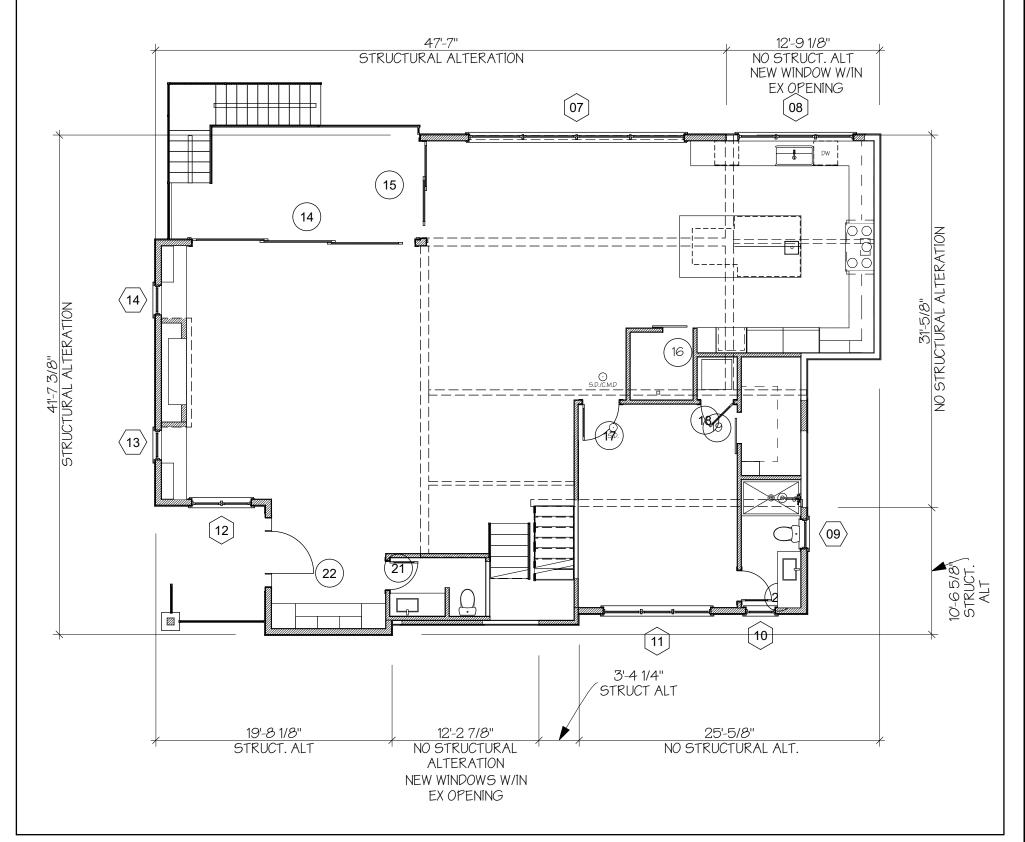
# PERMIT SET

DEMOLITION PLAN LOWER FLOOR



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

EXISTING WALLS



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

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TOTAL LENGTH OF MAIN FLOOR EXISTING EXTERIOR WALLS: 203'-10 5/8" LENGTH OF MAIN FLOOR WALLS WITH STRUCTURAL ALTERATIONS: 122'-10 5/8"= 60.3%

TOTAL STRUCTURAL ALTERATIONS (ALL FLOORS): TOTAL COMBINED LENGTH OF EXISTING EXTERIOR WALLS @ ALL FLOORS: 538-71/4" TOTAL COMBINED LENGTH OF WALLS @ ALL FLOORS WITH STRUCTURAL ALTERATIONS: 207'-0 3/4"= 38.4%



# **PROPOSED ALTERATION - MAIN FLOOR**







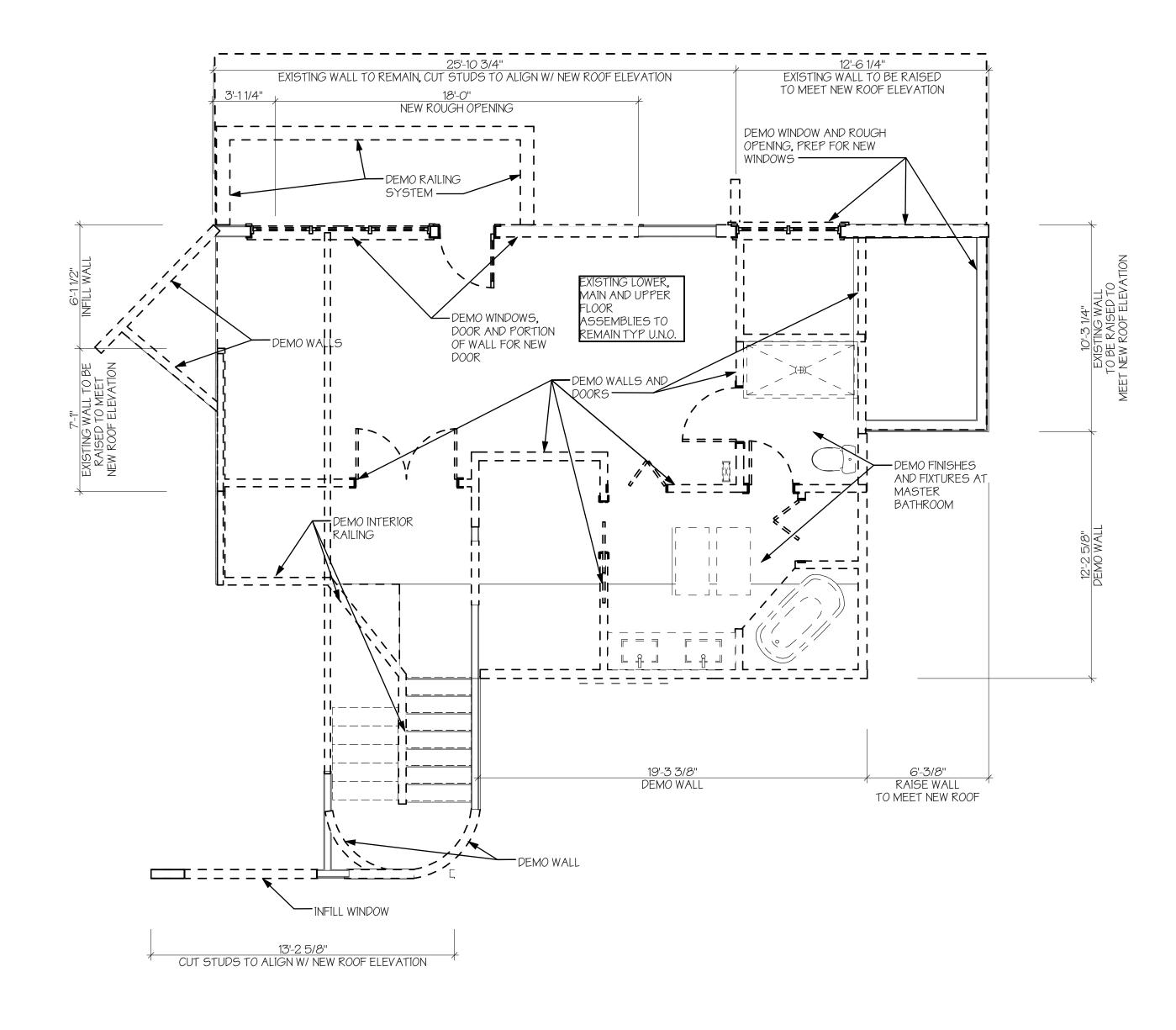


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# PERMIT SET

DEMOLITION PLAN MAIN FLOOR

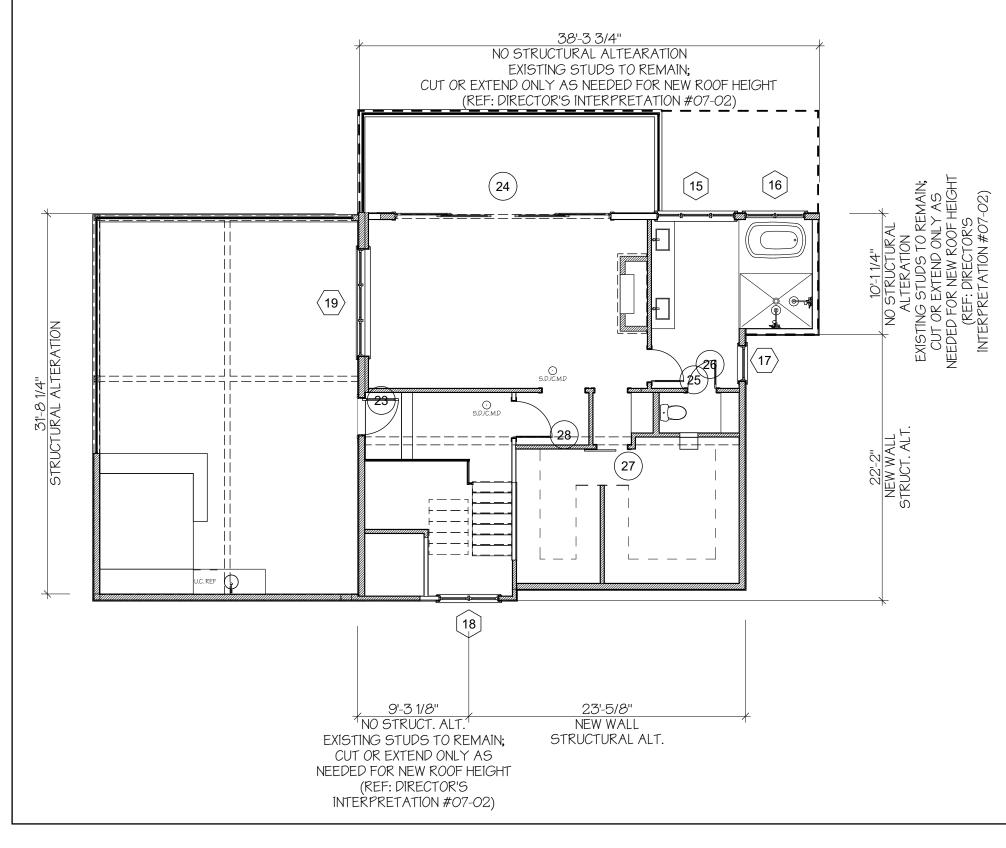


# UPPER FLOOR DEMO PLAN

EXISTING WALLS

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

# EXTERIOR WALL STRUCTURAL ALTERATION DIAGRAM - 40% THRESHOLD



# PROPOSED ALTERATION - UPPER FLOOR

TOTAL LENGTH OF UPPER FLOOR EXISTING EXTERIOR WALLS: 135'-2 1/8'' LENGTH OF UPPER FLOOR EXTERIOR WALLS WITH STRUCTURAL ALTERATIONS: 77'-6 1/8'' = 57.3% \*REFER TO DSG POLICY MEMORANDUM ADMINISTRATIVE INTERPRETATION #07-02\*

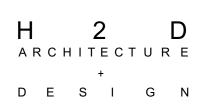
TOTAL STRUCTURAL ALTERATIONS (ALL FLOORS): TOTAL COMBINED LENGTH OF EXISTING EXTERIOR WALLS @ <u>ALL FLOORS</u>: 538'-7 1/4" TOTAL COMBINED LENGTH OF WALLS @ <u>ALL FLOORS</u> WITH STRUCTURAL ALTERATIONS: 207'-0 3/4"= 38.4**%** 



WERELIUS RESIDENCE 8452 NORTH MERCER WAY MERCER ISLAND WA 98040





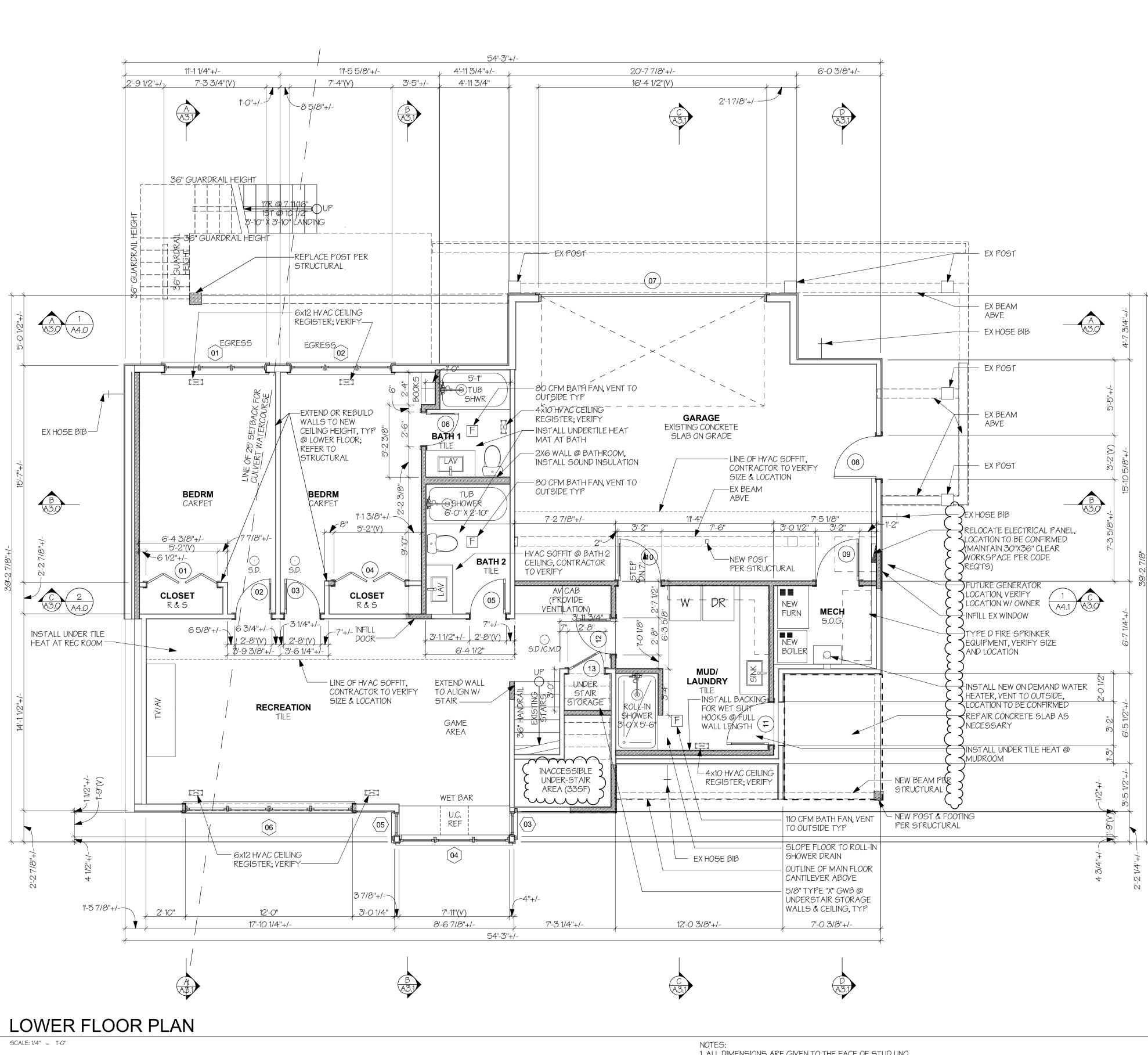


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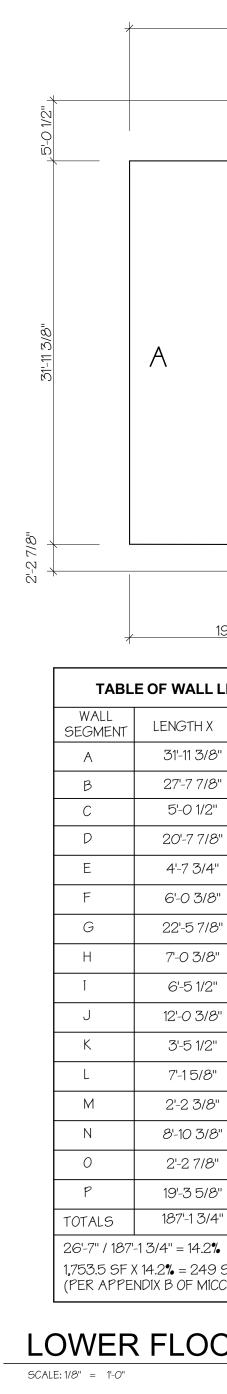
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# PERMIT SET

DEMOLITION UPPER FLOOR PLAN



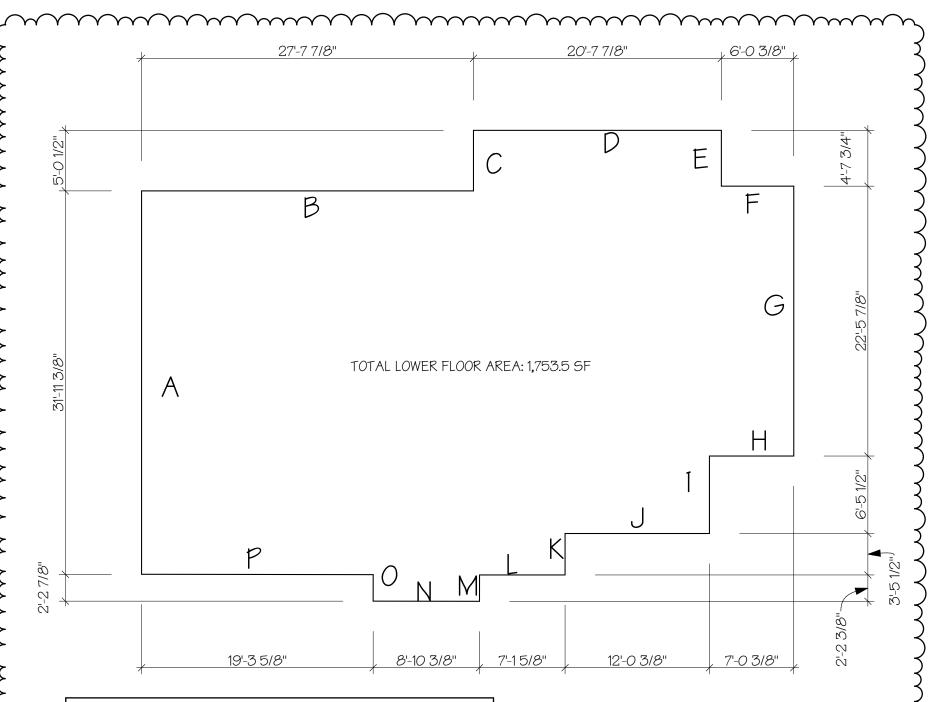
EXISTING WALLS NEW OR MODIFIED WALLS



NEW HVAC NOTE
1. INSTALL NEW HYD
FLOOR WALL RADIA
WITH MINIMUM AFUE
MAIN AND UPPER JO
2. PROVIDE SHUT O
APPLIANCE.
3. INSTALL NEW FO
COOLING AND VENTI
4. PER IRC 1506.3.5
VENTILATION SYST
AIR SYSTEM.
5. INTEGRATED WH
SHALL OPERATE CO
ALLOW OPERATION
NEED TO OPERATE I
BE AFFIXED TO THE
HOUSE VENTILATION
6. CONTINUOUS WH
MINIMUM AIRFLOW F
TABLE M1507.3.5.

Ν

- 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 AND SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH IRC R3153 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 6. UNDERCUT INTERIOR DOORS 1/2" MINIMUM TO PROVIDE AIR FLOW TO ALL HABITABLE SPACES.



# TABLE OF WALL LENGTHS AND COVERAGE

LENGTH X	COVERAGE =	RESULT
31'-11 3/8"	76.8%	24'-6 1/2"
27'-7 7/8"	0%	<i>O</i> '
5'-0 1/2"	0%	<i>O</i> '
20'-7 7/8"	0%	<i>O</i> '
4'-7 3/4"	0%	<i>O</i> '
6'-0 3/8"	0%	<i>O</i> '
22'-5 7/8"	0%	<i>O</i> '
7'-0 3/8"	0%	<i>O</i> '
6'-5 1/2"	0%	<i>O</i> '
12'-0 3/8"	0%	<i>O</i> '
3'-5 1/2"	0%	<i>O</i> '
7'-15/8''	0%	<i>O</i> '
2'-2 3/8"	0%	<i>O</i> '
8'-10 3/8"	0%	<i>O</i> '
2'-2 7/8"	0%	<i>O</i> '
19'-3 5/8"	10.6%	2'-0 1/2"
187'-1 3/4"	NA	26'-7"

1,753.5 SF X 14.2% = 249 SF EXCLUDED FROM THE GFA (PER APPENDIX B OF MICC TITLE 19)

# LOWER FLOOR GFA EXEMPTION

# NOTES:

EW HYDRONIC RADIANT SYSTEM @ LOWER RADIATORS WITH HIGH EFFICIENCY BOILER, JM AFUE OF 92%, VENT TO OUTSIDE TYPICAL. PER JOIST TRACK RADIANT HEAT SYSTEM. SHUT OF VALVE @ CONNECTION TO

NEW FORCED AIR FURNACE TO PROVIDE D VENTILATION TO ALL FLOORS OF THE HOME. 506.3.5: PROVIDE WHOLE HOUSE SYSTEM INTEGRATED WITH THE FORCED

FED WHOLE HOUSE VENTILATION SYSTEM ATE CONTINUOUSLY. PROVIDE CONTROLS TO ATION OF VENTILATION SYSTEM WITHOUT ERATE HEATING SYSTEM. A LABEL SHALL TO THE CONTROLS THAT READS "WHOLE ILATION (SEE OPERATING INSTRUCTIONS)". DUS WHOLE HOUSE MECHANICAL VENTILATION RFLOW RATE OF 90 CFM. REFER TO IRC

# GAS WATER HEATER NOTES:

I. INSTALL NEW TANKLESS GAS WATER HEATER; RHEEM HIGH EFFICIENCY 11.0 GPM INDOOR NATURAL GAS FANKLESS WATER HEATER WITH RECIRCULATION PUMP, #RTGH-RH11DVLN W/ 0.94 EFF (CONFIRM SELECTION W/ OWNER PRIOR TO PURCHASING) 2. PROVIDE SHUTOFF VALVE @ CONNECTION TO

APPLIANCE. 3. PER IRC M1307.2 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

# VENTILATION NOTES:

WHOLE HOUSE VENTILATION TO BE INTEGRATED INTO THE FORCED AIR SYSTEM TO MEET IRC M1507.3.5. PROVIDE CONTINUOUS AIRFLOW OF 90CFM.

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:	1,446.2 SF			

### **CONDITIONED FLOOR AREA** (MEASURED FROM THE INSIDE OF EXTERIOR WALLS) EXISTING LOWER FLOOR AREA 921.6 SF 214.9 SF EXISTING GARAGE CONVERTED TO CONDITIONED AREA: TOTAL CONDITIONED AREA AT LOWER FLOOR: 1136.5 SF







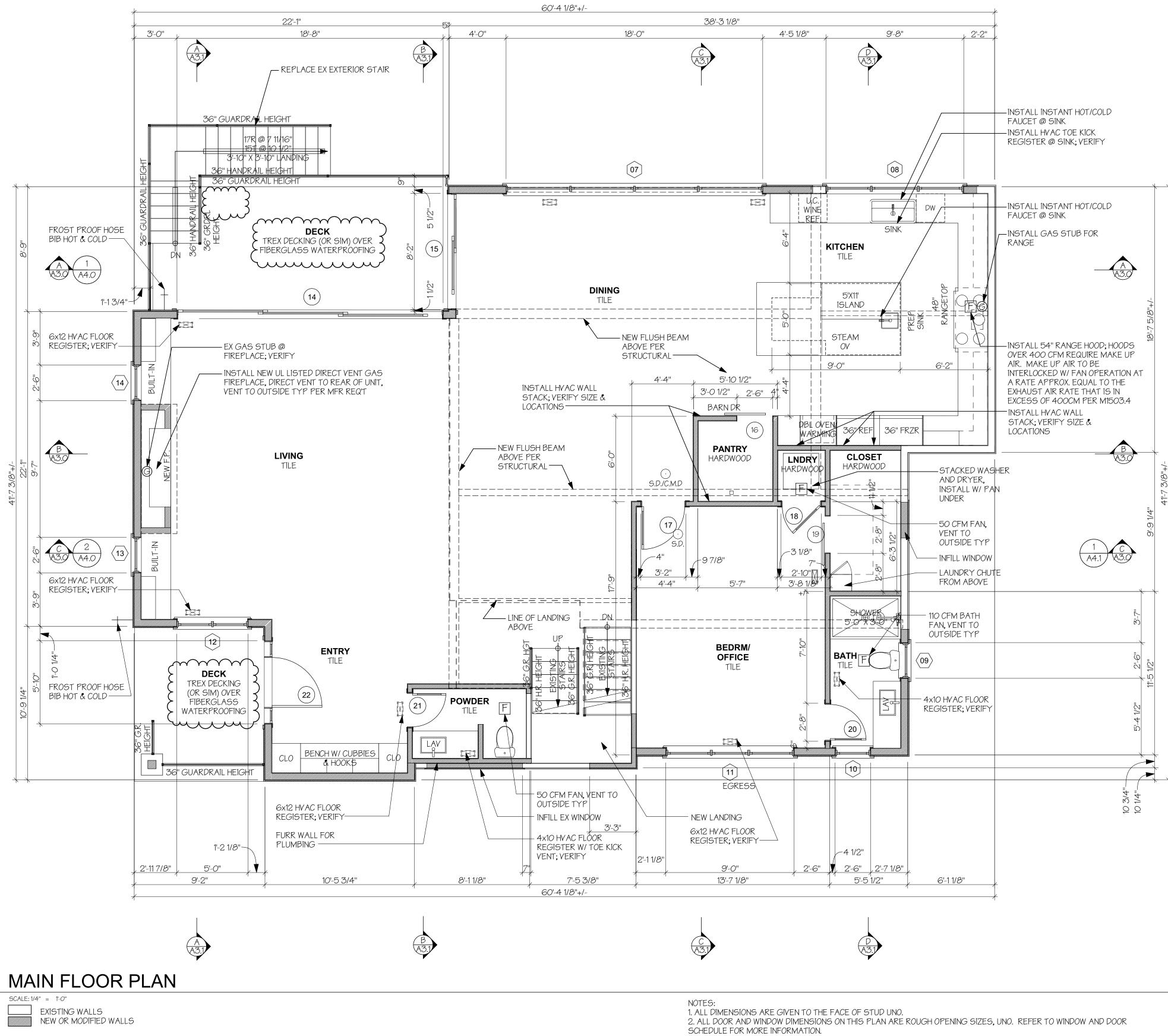
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# PERMIT SET

LOWER FLOOR PLAN



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

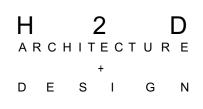
SUPPLY AND PROVIDE BATTERY BACKUP AS REQUIRED. 5. INSTALL CARBON MONOXIDE ALARMS (C.M.D.) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. THE ALARM AND SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH SRC R3153 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS

WERELIUS RESIDENC	8452 NORTH MERCER WAY	<b>MERCER ISLAND WA 98040</b>
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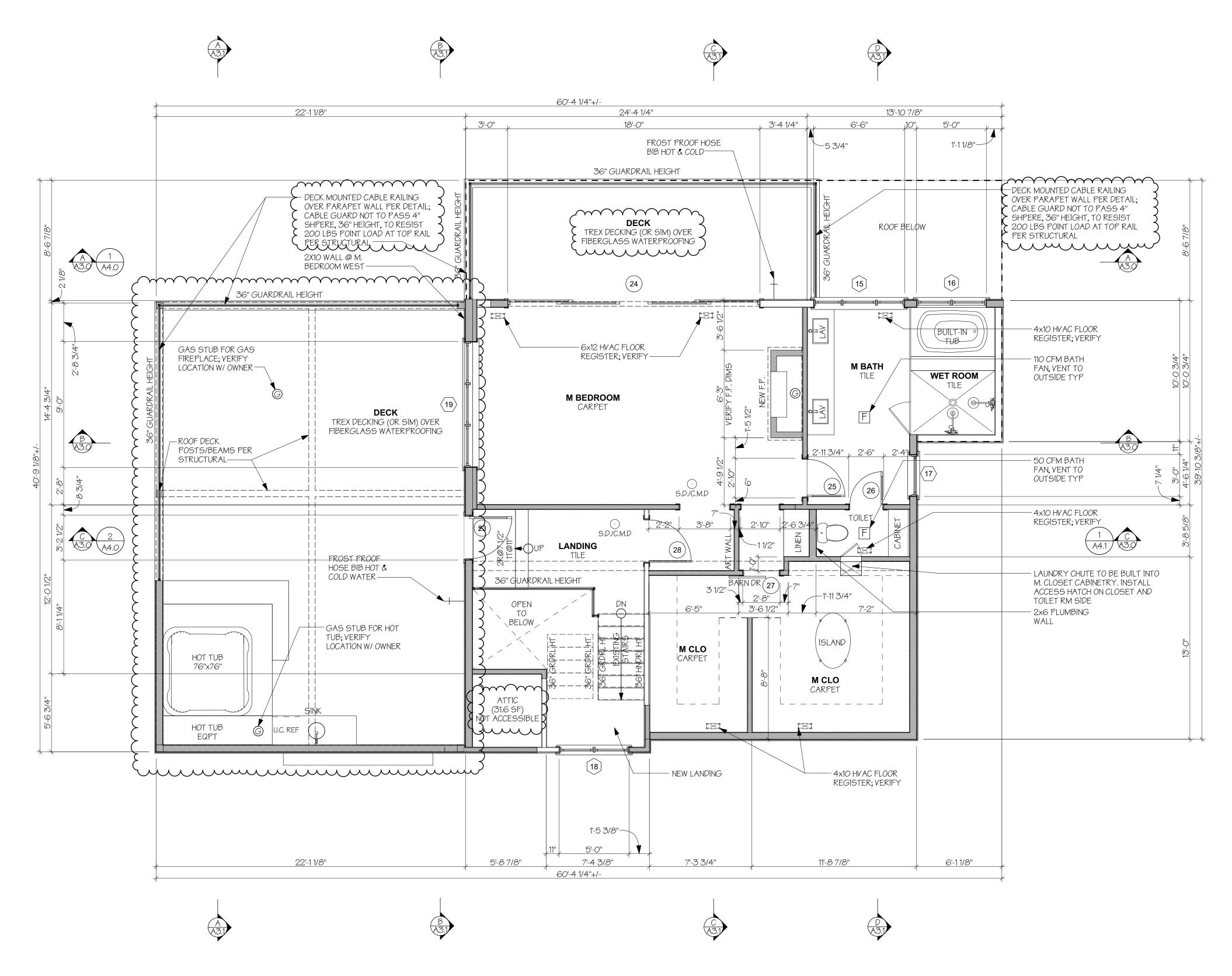
# PERMIT SET

MAIN FLOOR PLAN

A1.4

GROSS FLOOR AREA (MEASURED FROM THE OUTSIDE OF EX	XTERIOR WALLS)
EXISTING MAIN FLOOR AREA:	1,564.3 SF
EXISTING AREA DEMOLISHED:	(-19.4 SF)
NEW ADDITION:	487.2 SF
TOTAL GROSS FLOOR AREA AT MAIN FLOOR:	2 <b>,</b> 032.1 SF
TOTAL GROSS FLOOR AREA (ALL FLOORS):	4636.4 SF
MAXIMUM ALLOWED FLOOR AREA RATIO:	4652 SF

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# UPPER FLOOR PLAN



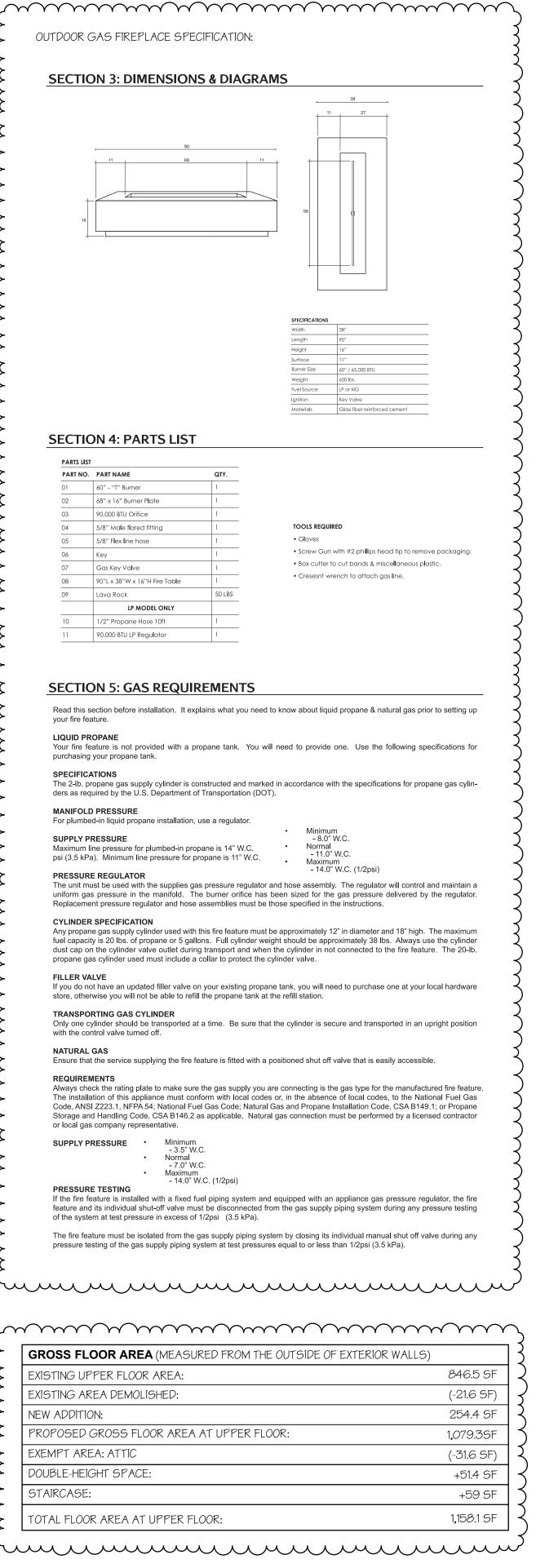
EXISTING WALLS NEW OR MODIFIED WALLS N

 ALL DIMENSIONS ARE GIVEN TO THE FACE OF STUD UNO.
 ALL DOOR AND WINDOW DIMENSIONS ON THIS PLAN ARE ROUGH OPENING SIZES, UNO. REFER TO WINDOW AND DOOR SCHEDULE FOR MORE INFORMATION.

NOTES:

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 AND SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH IRC R3153 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS

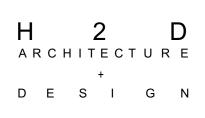


CONDITTIONED FLOOR AREA (MEASURED FROM THE INSIDE OF EXTERIOR	R WALLS)
EXISTING UPPER FLOOR AREA:	684.1 SF
EXISTING AREA DEMOLISHED:	(-21.6 SF)
NEW ADDITION:	223.5 SF
DOUBLE HEIGHT SPACE AT UPPER LEVEL (COUNT AT 100%)	51.4SF
TOTAL CONDITIONED AREA AT UPPER FLOOR:	907.6 SF
TOTAL FLOOR AREA AT UPPER FLOOR:	959 SF

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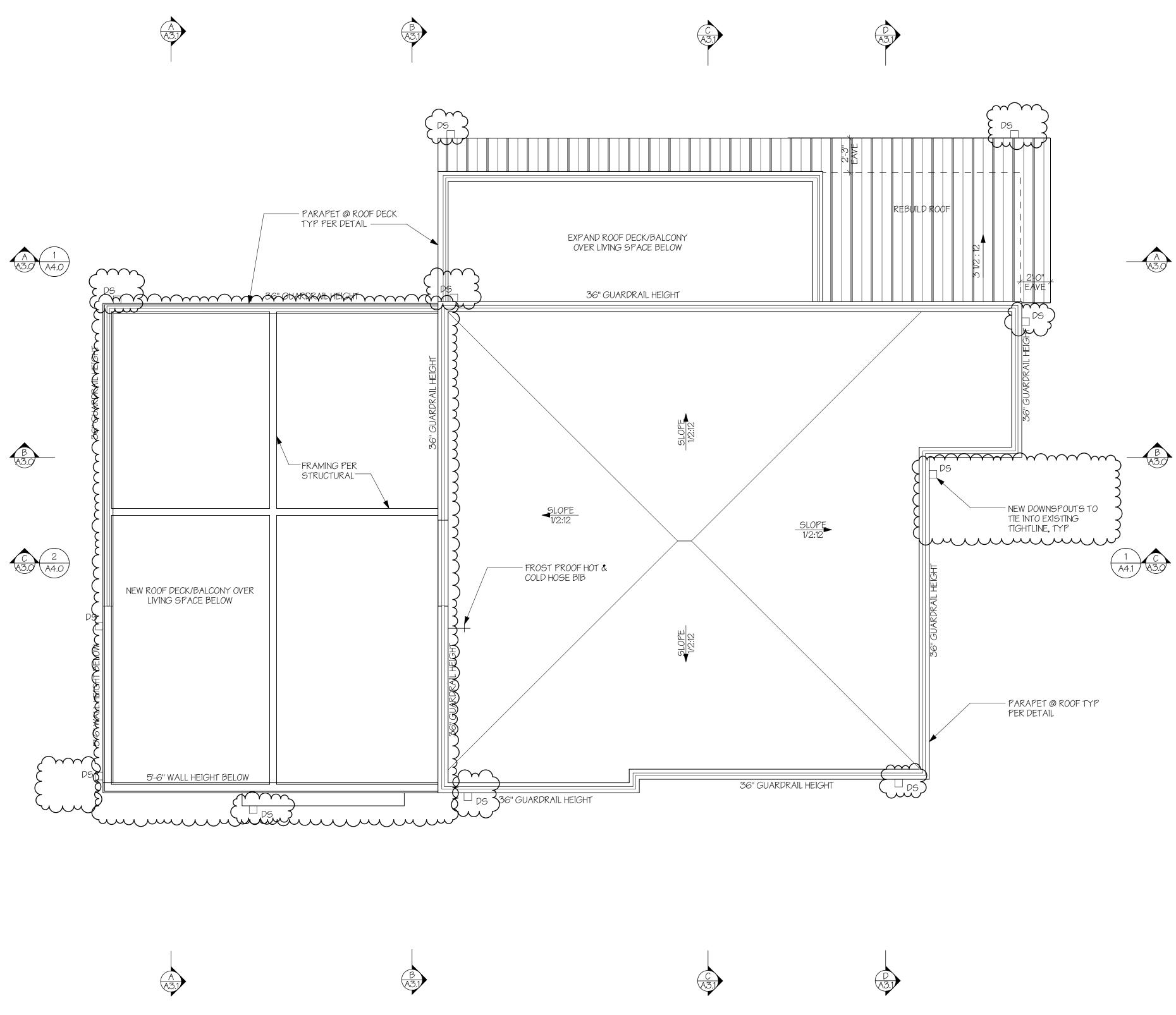


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# PERMIT SET

UPPER FLOOR PLAN





ROOF PLAN

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

# A1.6

ROOF PLAN

# PERMIT SET

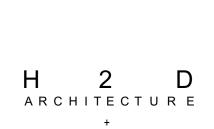
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RESIDENCE AND WA 98040 MERCER WAY WERELIUS 8452 NORTH MERCER ISL

					DOOR SCHE	EDULE				
		R.O. DIMENSI	ONS *SEE NOTE 1	DOOR LEAF	DIMENSIONS			AREA		
	ID	WIDTH	HEIGHT	W	HT	- TYPE	THICK	(SF)	NOTES	U-VAL
LOWER FLOOR		-								•
	01	5'-2"	6'-10 1/2"	5'-0''	6'-8"	BI-FOLD	0'-1 3/8"	0.00	PR 2'-6" DRS; VERIFY FIT IN EX R.O.	
	02	2'-8"	6'-10 1/2"	2'-6"	6'-8"	SWING	0'-1 3/8"	0.00	VERIFY FIT IN EX R.O.	
	03	2'-8"	6'-10 1/2"	2'-6"	6'-8"	SWING	0'-1 3/8"	0.00	VERIFY FIT IN EX R.O.	
	04	5'-2"	6'-10 1/2"	5'-0"	6'-8"	BI-FOLD	0'-1 3/8"	0.00	PR 2'-6" DRS	
	05	2'-8"	6'-10 1/2"	2'-6"	6'-8"	SWING	0'-1 3/8"	0.00		
	06	2'-6"	6'-10 1/2"	2'-4"	6'-8"	SWING	0'-1 3/8"	0.00		
	07	16'-4 1/2"	8'-2 1/4"	16'-0''	8'-0''	ROLL-UP	0'-13/4"	0.00	GARAGE DOOR, VERIFY FIT IN EX R.O.	
	08	3'-2"	6'-10 1/2"	3'-0"	6'-8"	SWING I	0'-1 3/4"	0.00	VERIFY FIT IN EX R.O.	
	09	3'-2"	6'-10 1/2"	3'-0''	6'-8"	SWING	0'-1 3/8"	0.00	1-3/8" S.C. 20 MIN RATED DR W/ SELF CLOSER	
	10	3'-2"	6'-10 1/2"	3'-0''	6'-8"	SWING	0'-1 3/8"	0.00	1-3/8" S.C. 20 MIN RATED DR W/ SELF CLOSER	
	11	3'-2"	6'-10 1/2"	3'-0"	6'-8"	SWING II	0'-1 3/4"	20.00	TEMP. TRANSLUCENT	
	12	2'-8"	6'-10 1/2"	2'-6"	6'-8"	SWING	0'-1 3/8"	0.00		
	13	2'-8"	6'-10 1/2"	2'-6"	6'-8"	SWING	0'-1 3/8"	0.00	VERIFY H.H. @ UNDERSTAIR STORAGE	
MAIN FLOOR						1				
	14	18'-8"	7'-4 1/2"	18'-6"	7'-2"	LIFT & SLIDE	0'-1 3/4"	113.00	OXX, LIFT & SLIDE; TEMPERED	0.30
	15	8'-2"	7'-4 1/2"	8'-0''	7'-2''	5.G.D. 1	0'-1 3/4"	46.70	XO TEMPERED	0.30
	16	2'-7"	6'-10 1/2"	2'-10''	7'-0''	BARN	0'-1 3/8"	0.00	OVERSIZE LEAF BY 4"	
	17	3'-2"	6'-10 1/2"	3'-0''	6'-8"	SWING	0'-1 3/8"	0.00		
	18	2'-10''	6'-10 1/2"	2'-8"	6'-8"	SWING	0'-1 3/8"	0.00		
	19	2'-8"	6'-11''	2'-10''	7'-0''	BARN	0'-1 3/8"	0.00	OVERSIZE LEAF BY 4"	
	20	2'-8"	6'-10 1/2"	2'-6"	6'-8"	SWING	0'-1 3/8"	0.00		
	21	2'-6"	6'-10 1/2"	2'-4"	6'-8"	SWING	0'-1 3/8"	0.00		
	22	5'-10"	8'-2 1/2"	3'-6"	8'-0''	SWING III	0'-1 3/4"	46.70	OVERSIZE ENTRY W/ SIDELITES; TEMPERED	
UPPER FLOOR										
	23	3'-2 1/2"	6'-9 1/4"	3'-0''	6'-8"	SWING II	0'-1 3/4"	20.00	TEMPERED GLAZING; STORE DOOR	0.20
	24	18'-0''	7'-3 3/4"	17'-8''	7'-0"	S.G.D. 11	0'-1 3/4"	110.00	OXXO TEMPERED GLAZING	0.20
	25	2'-10"	6'-10 1/2"	2'-8"	6'-8"	SWING	0'-1 3/8"	0.00		
	26	2'-6"	6'-10 1/2"	2'-4"	6'-8"	SWING	0'-1 3/8"	0.00		
	27	2'-8"	6'-10 1/2"	3'-2"	7'-O''	BARN	0'-1 3/8"	0.00		
	28	3'-2"	6'-10 1/2"	3'-0"	6'-8"	SWING	0'-1 3/8"	0.00		
TOTAL EXTERI	IOR DOOR ARI				ļ	I		356.40	1	

MANUFACTURER: INTERIOR: SIMPSON OR EQUAL, SOLID CORE 1 PANEL DOORS (TO BE SELECTED) EXTERIOR: SIERRA PACIFIC OR EQUAL ALUMINUM CLAD EXTERIOR WITH PRIMED PINE INTERIOR (TO BE SELECTED)

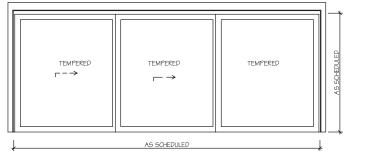
NOTES:

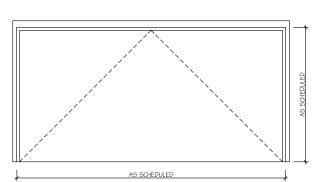
1. VERIFY ROUGH OPENING SIZES WITH SELECTED MANUFACTURER REQUIREMENTS

SEE ELEVATIONS FOR CONFIGURATION
 VERIFY ALL SIZES AND ROUGH OPENINGS PRIOR TO CONSTRUCTION
 CONTACT ARCHITECT IMMEDIATELY WITH QUESTIONS

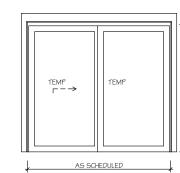
5. ALL GLAZING AT DOORS TO BE TEMPERED.

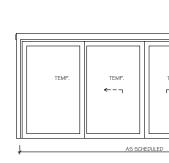
EXTERIOR DOORS:



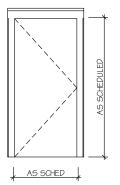


ROLL-UP





LIFT & SLIDE



AS SCHED

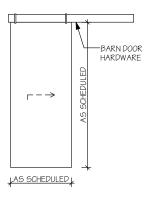
<u>SWING 11</u>

<u>SWING III</u>

AS SCHEDULED

INTERIOR DOORS:

<u>SWING I</u>

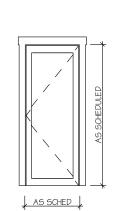


BARN



AS SCHED.

BI-FOLD



SWING

<u>S.G.D. 1</u>

<u>S.G.D. 11</u>

				W	/INDOW	SCHED	JLE		
	ID	ROUGH O	PENING *SEE NOTE 1	ROUGH HEAD	TYPE	OPER	ODED AREA	NOTES	
	ID WIDTH HEIGHT		FROM SUBFLR.	ITPE	OPER	(SF)	NOTES	U-VAL	
LOWER FLOOR	•							•	•
	01	7'-4"	4'-0"	6'-10 1/2"	А	C/P/C	29.30	EGRESS. VERIFY FIT IN EX R.O.	0.30
	02	7'-4"	4'-0"	6'-10 1/2"	А	C/P/C	29.30	EGRESS. VERIFY FIT IN EX R.O.	0.30
	03	1'-9''	3'-6"	6'-10 1/2"	В	С	6.20	VERIFY FIT IN EX R.O. WIDTH	0.30
	04	7'-11''	3'-6"	6'-10 1/2"	С	P/P/P	27.70	VERIFY FIT IN EX R.O. WIDTH	0.30
	05	1'-9''	3'-6"	6'-10 1/2"	В	С	6.20	VERIFY FIT IN EX R.O. WIDTH	0.30
	06	12'-0"	5'-0"	6'-10 1/2"	D	P/P/P/P	60.00	VERIFY FIT IN EX R.O. WIDTH	0.30
MAIN FLOOR			ŀ		•		•		•
	07	18'-0''	7'-0"	7'-0"	D	P/P/P/P	96.30	TEMPERED GLAZING	0.30
	08	9'-8"	3'-6"	7'-2 1/2"	А	C/P/C	33.80		0.30
	09	2'-6"	2'-6"	6'-10 1/2"	E	А	6.25	TRANSLUCENT	0.30
	10	2'-6"	2'-6"	6'-10 1/2"	E	А	6.25	TEMPERED, TRANSLUCENT	0.30
	11	9'-0''	4'- <i>O</i> ''	6'-10 1/2"	А	C/P/C	36.00	EGRESS	0.30
	12	5'-0"	4'-6"	8'-0"	F	P/P	22.50		0.30
	13	2'-6"	4'-6"	8'-0"	G	P	11.25		0.30
	14	2'-6"	4'-6"	8'-0"	G	P	11.25		0.30
UPPER FLOOR	I	4		1				1	
	15	6'-6"	3'-6"	7'-2 1/2"	А	C/P/C	22.80		0.30
	16	5'-0"	3'-6"	7'-2 1/2"	Н	P/P	17.50	TEMPERED. UPPER: CLEAR; LOWER: TRANSLUCENT	0.30
	17	3'-0"	4'-O''	7'-2 1/2"	Ĩ	P	12.00	UPPER:CLEAR; LOWER: TRANSLUCENT	0.30
	18	5'-0"	8'-0"	7'-2 1/2"	F	P/P	40.00	TEMPERED	0.30
	19	9'-0''	2'-0''	7'-2 1/2"	J	A/P/A	22.80	VERIFY ALIGN H.H. W/ DOOR #26	0.30
TOTAL EXTERIOR	WINDO	W AREA:	Ι	1	<b>I</b>	I	497.40		

MANUFACTURER: ANDERSEN, MILGARD, OR EQUAL (TO BE SELECTED) SERIES: ALUMINUM CLAD EXTERIOR WITH PRIMED PINE INTERIOR

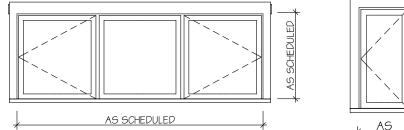
NOTES:

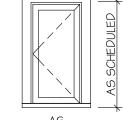
1. VERIFY ROUGH OPENING SIZES WITH SELECTED MANUFACTURER REQUIREMENTS 2. SEE ELEVATIONS FOR CONFIGURATION

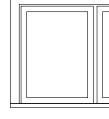
3. VERIFY ALL SIZES AND ROUGH OPENINGS PRIOR TO CONSTRUCTION

4. VERIFY EXISTING ROUGH OPENINGS WHERE WINDOWS ARE BEING REPLACED IN THE EXISTING OPENINGS PRIOR TO ORDERING THE WINDOWS 5. CONTACT ARCHITECT IMMEDIATELY WITH QUESTIONS

6. TRANSLUCENT GLASS TO BE SATIN ETCH. PROVIDE GLASS SAMPLE TO OWNER/ARCH FOR APPROVAL PRIOR TO ORDERING







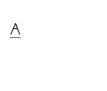


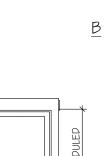




AS SCHEDULED

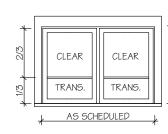
F





AS SCHED

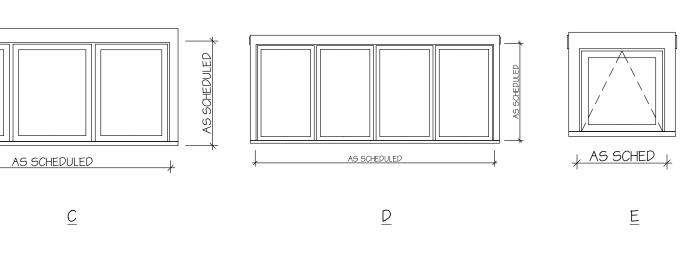
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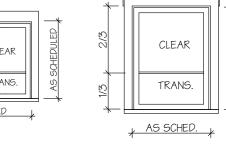




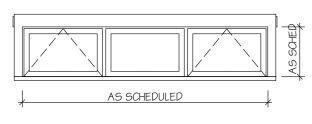


KEY A = AWNINGC = CASEMENTH.S. = HORIZONTAL SLIDER P = PICTURES.H. = SINGLE HUNG H = HOPPER







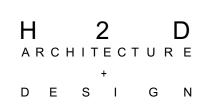


J

SIDENCE WAY 0 9804 MERCER MA AND ШК NORTH WERELIUS ISL MERCER 8452





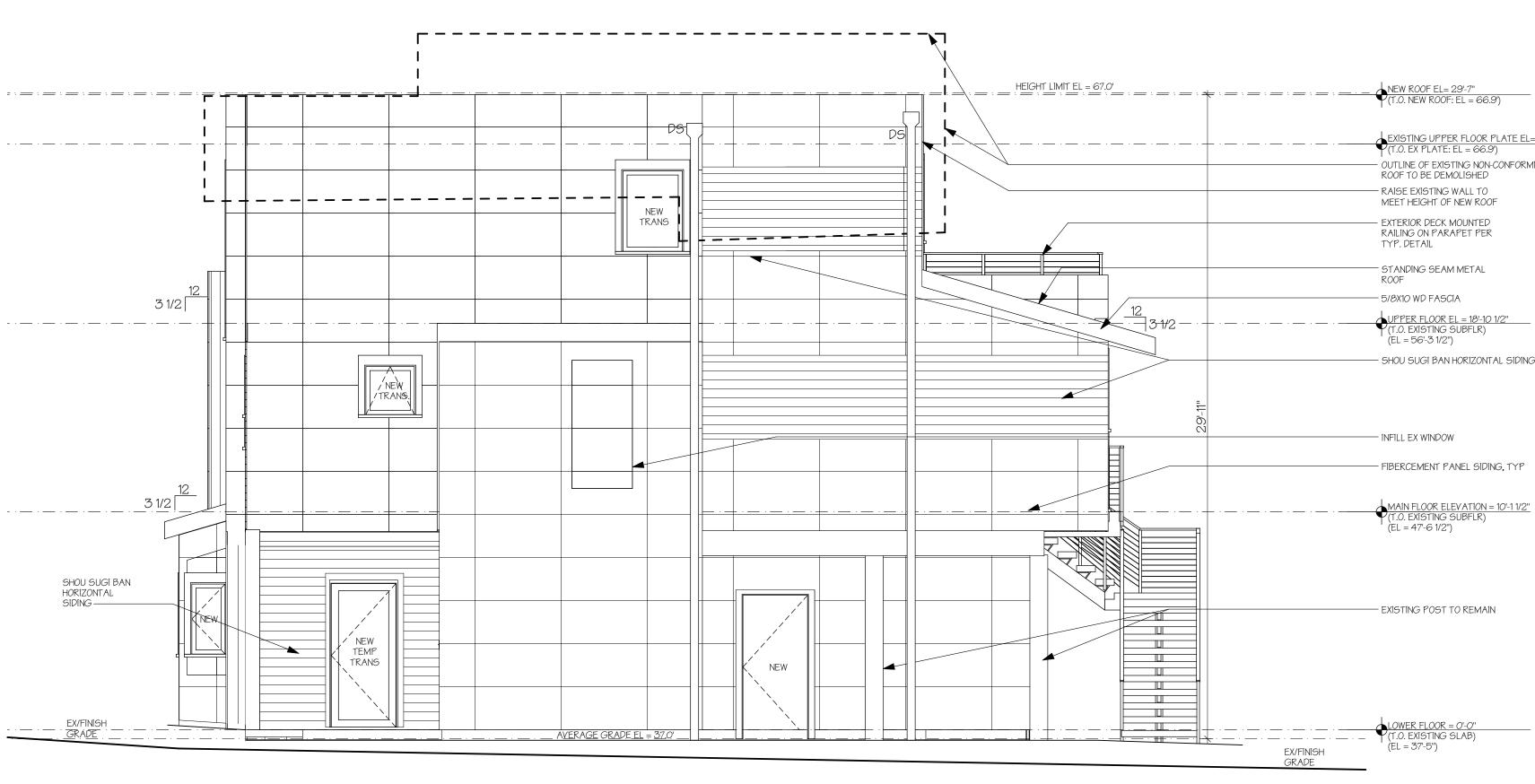


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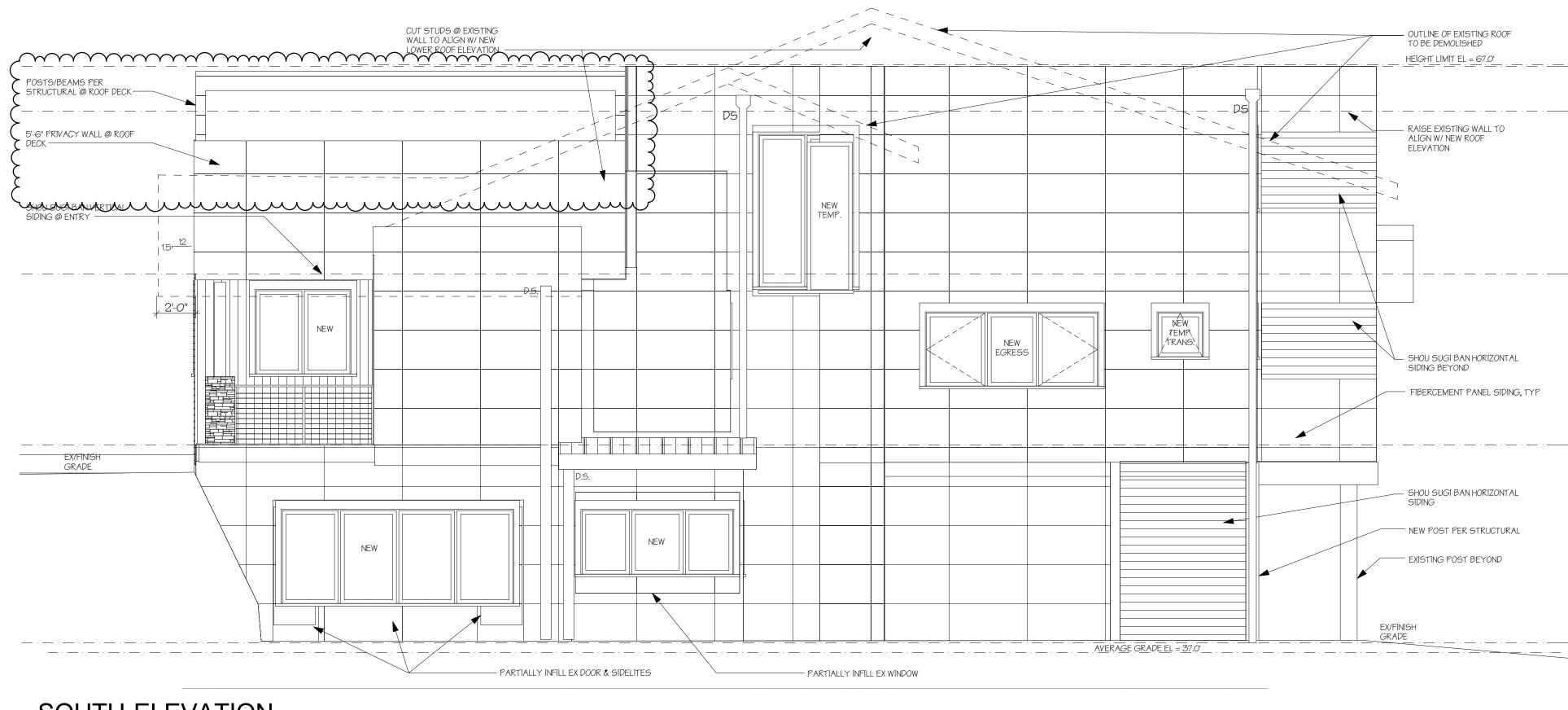
DATE: 7/26/2019 REVISED: 5/4/2020

# PERMIT SET

WINDOW AND DOOR SCHEDULES



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



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

# A2.0

# EXTERIOR ELEVATIONS

DATE: 7/26/2019

# PERMIT SET

REVISED: 5/4/2020

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NORTH

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WA 98040

AND

MERCER ISL

# 

# - FIBERCEMENT PANEL SIDING, TYP

— INFILL EX WINDOW

- NEW ROOF EL= 29'-7" (T.O. NEW ROOF: EL = 66.9')

UPPER FLOOR EL = 18-10 1/2" (T.O. EXISTING SUBFLR) (EL = 56'-3 1/2")

MAIN FLOOR ELEVATION = 10'-1 1/2" (T.O. EXISTING SUBFLR)

(EL = 47'-6 1/2'')

EXISTING UPPER FLOOR PLATE EL= 27'-31/2''(T.O. EX PLATE: EL = 66.9')

— SHOU SUGI BAN HORIZONTAL SIDING

# UPPER FLOOR EL = 18'-10 1/2" (T.O. EXISTING SUBFLR) (EL = 56'-3 1/2")

— 5/8X10 WD FASCIA

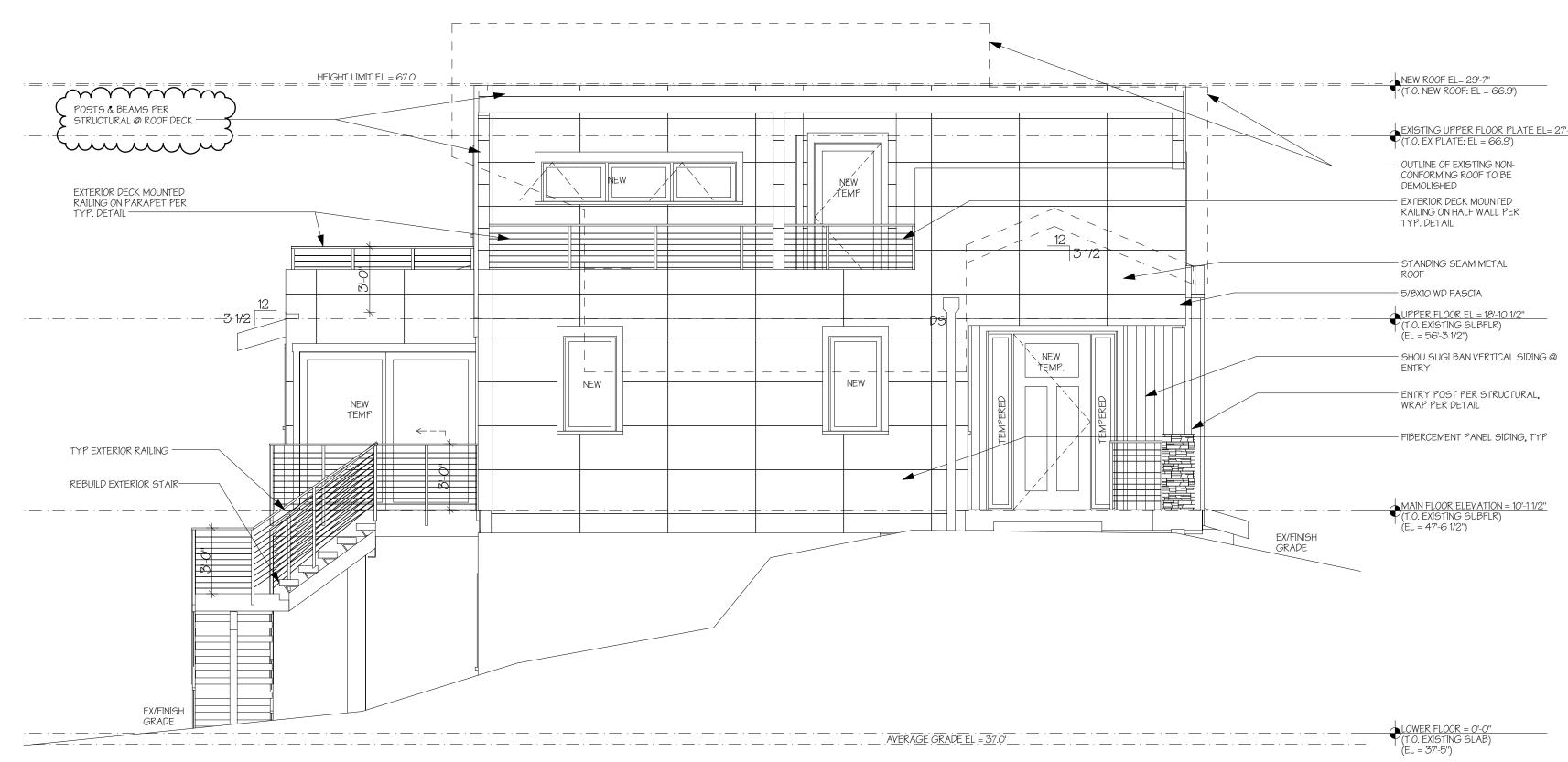
# 

# - EXTERIOR DECK MOUNTED RAILING ON PARAPET PER

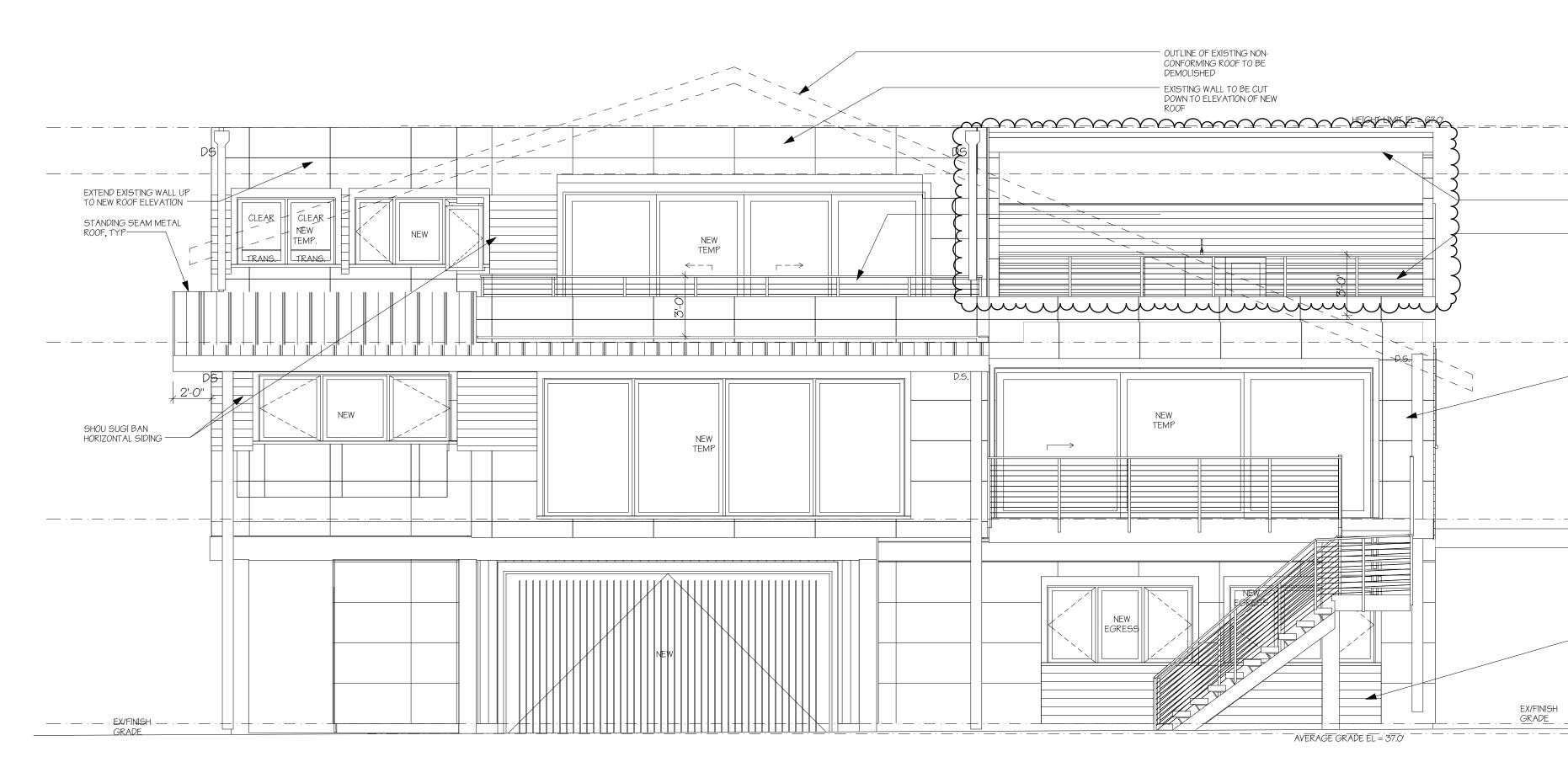
- RAISE EXISTING WALL TO MEET HEIGHT OF NEW ROOF

# - OUTLINE OF EXISTING NON-CONFORMING ROOF TO BE DEMOLISHED

EXISTING UPPER FLOOR PLATE EL= 27-3 1/2" (T.O. EX PLATE: EL = 66.9)



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



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

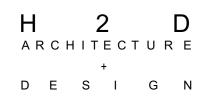
A2.1

EXTERIOR ELEVATIONS

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SIDENCE WAY WA 98040 MERCER AND ШК NORTH WERELIUS MERCER ISI 8452

EXISTING UPPER FLOOR PLATE EL= 27'-31/2''(T.O. EX PLATE: EL = 66.9')

EXISTING UPPER FLOOR PLATE EL= 27'-3 1/2"

— POSTS & BEAMS PER STRUCTURAL @ ROOF DECK

UPPER FLOOR EL = 18'-10 1/2" (T.O. EXISTING SUBFLR)

- FIBERCEMENT PANEL SIDING, TYP

MAIN FLOOR ELEVATION = 10'-1 1/2" (T.O. EXISTING SUBFLR)

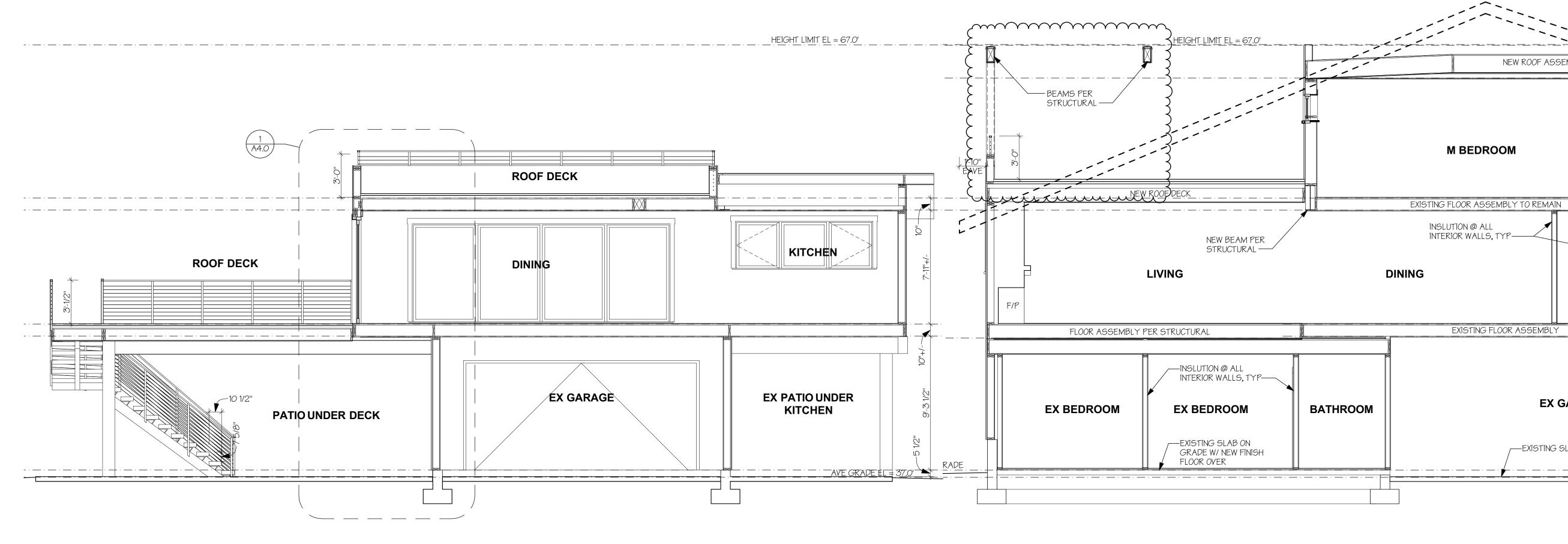
- SHOU SUGI BAN HORIZONTAL SIDING

(EL = 47'-6 1/2'')

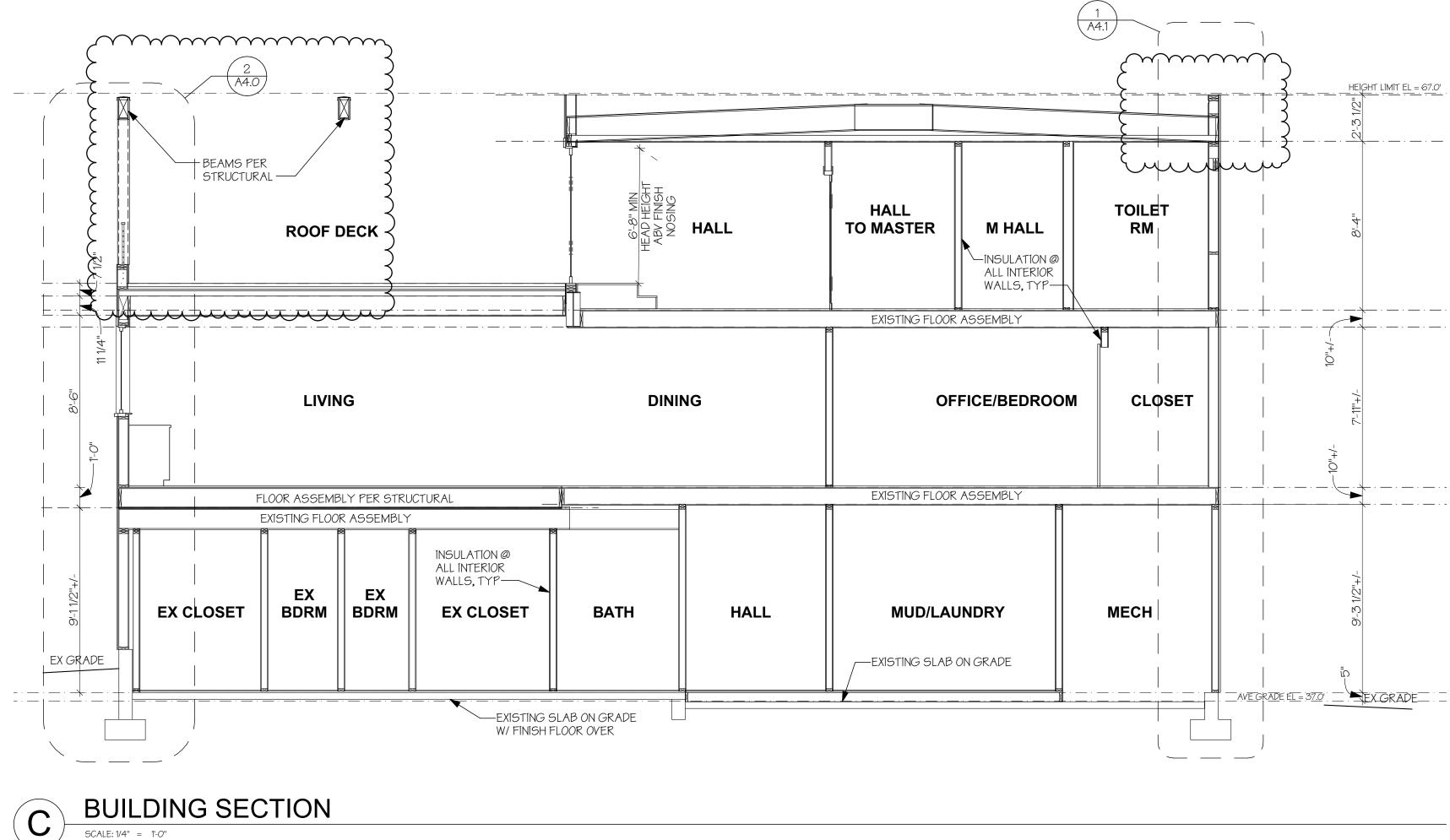
(EL = 56'-3 1/2'')

EXTERIOR DECK MOUNTED RAILING ON PARAPET PER TYP. DETAIL

\_\_\_\_\_NEW ROOF EL= 29'-7" (T.O. NEW ROOF: EL = 66.9')



A BUILDING SECTION SCALE: 1/4" = 1-0"



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

\_\_\_ · \_\_\_ · \_\_\_

NEW ROOF ASSEMBLY

PANTRY

EX GARAGE

**M BEDROOM** 

EXISTING FLOOR ASSEMBLY

LNDRY

**M BATH** 

CLOSET

EXISTING BEAM AVE GRADE EL = 37.0

EX GRADE

- EXISTING NON-CONFORMING ROOF TO BE DEMOLISHED

SIDENCE WA 98040 WAY MERCER AND Ц WERELIUS 8452 NORTH MERCER ISI

9716 REGISTERED ARCHITECT IEIDI MICHELLE HELGES



Н 2 D ARCHITECTUR E DESIGN

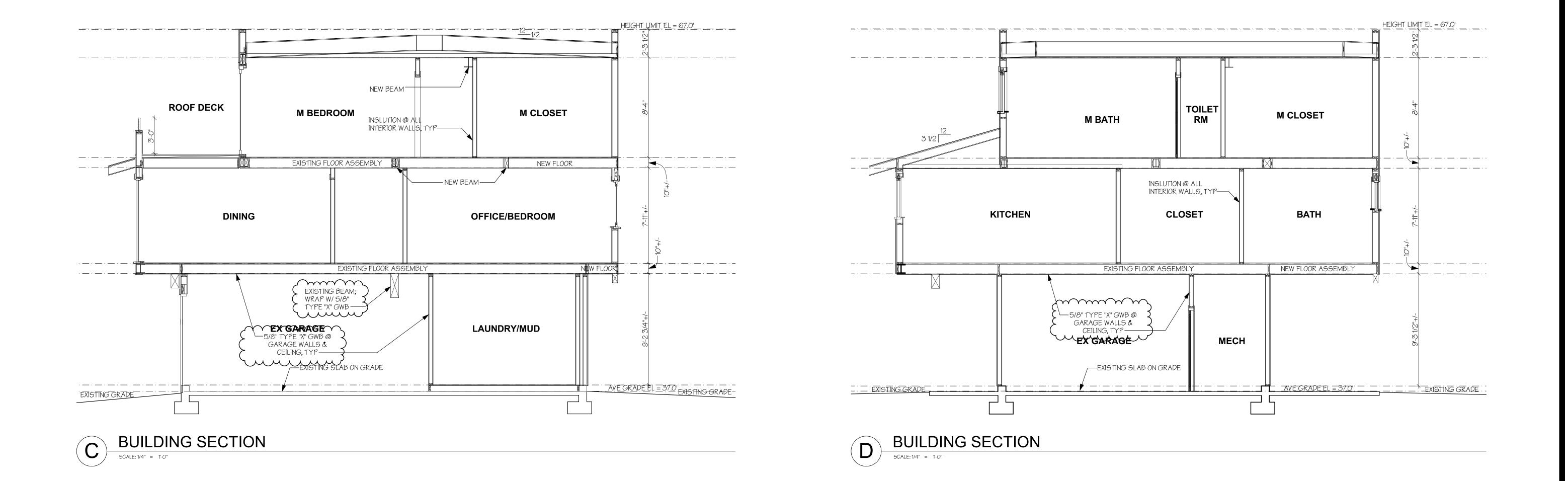
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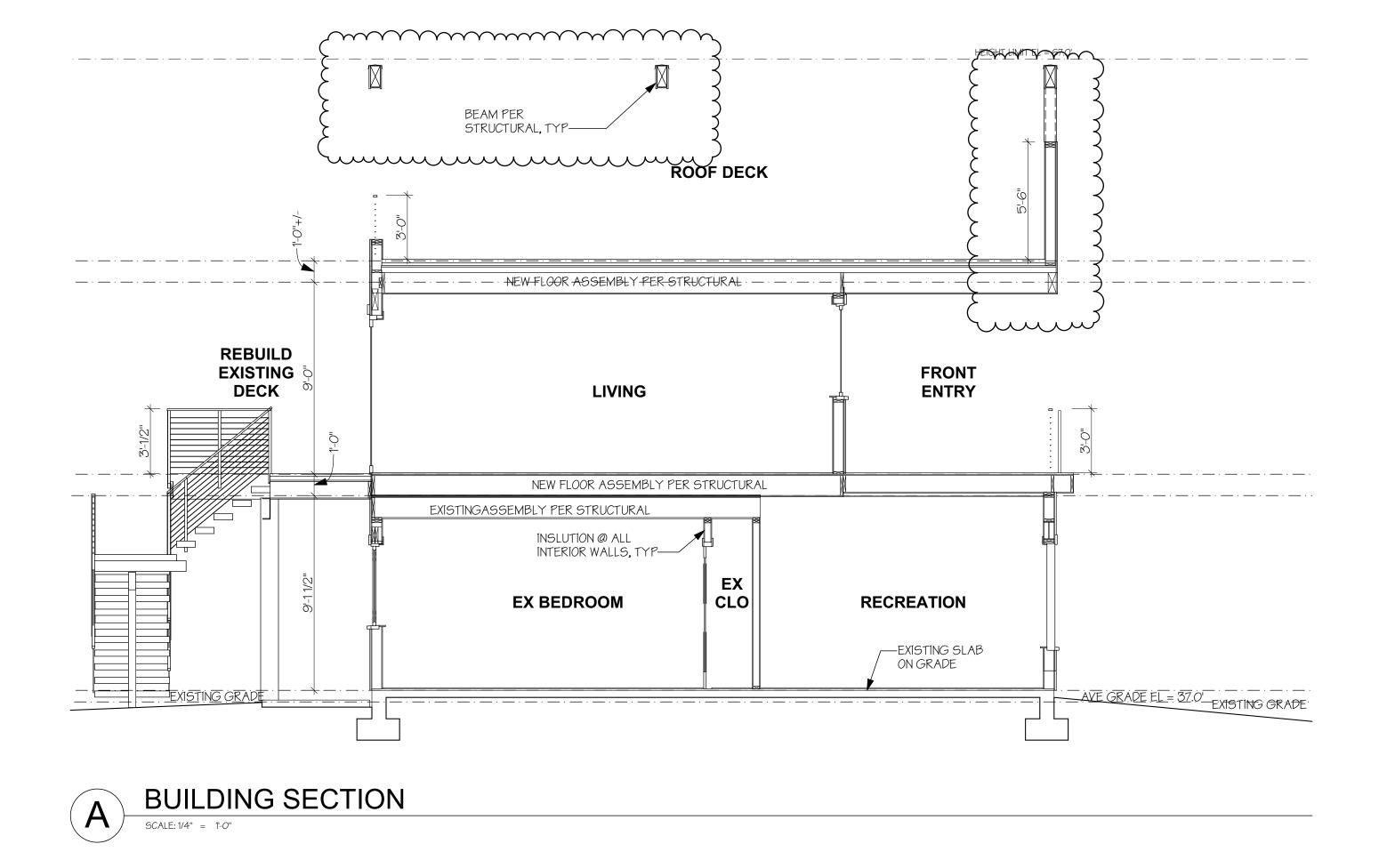
DATE: 7/26/2019 REVISED: 5/4/2020

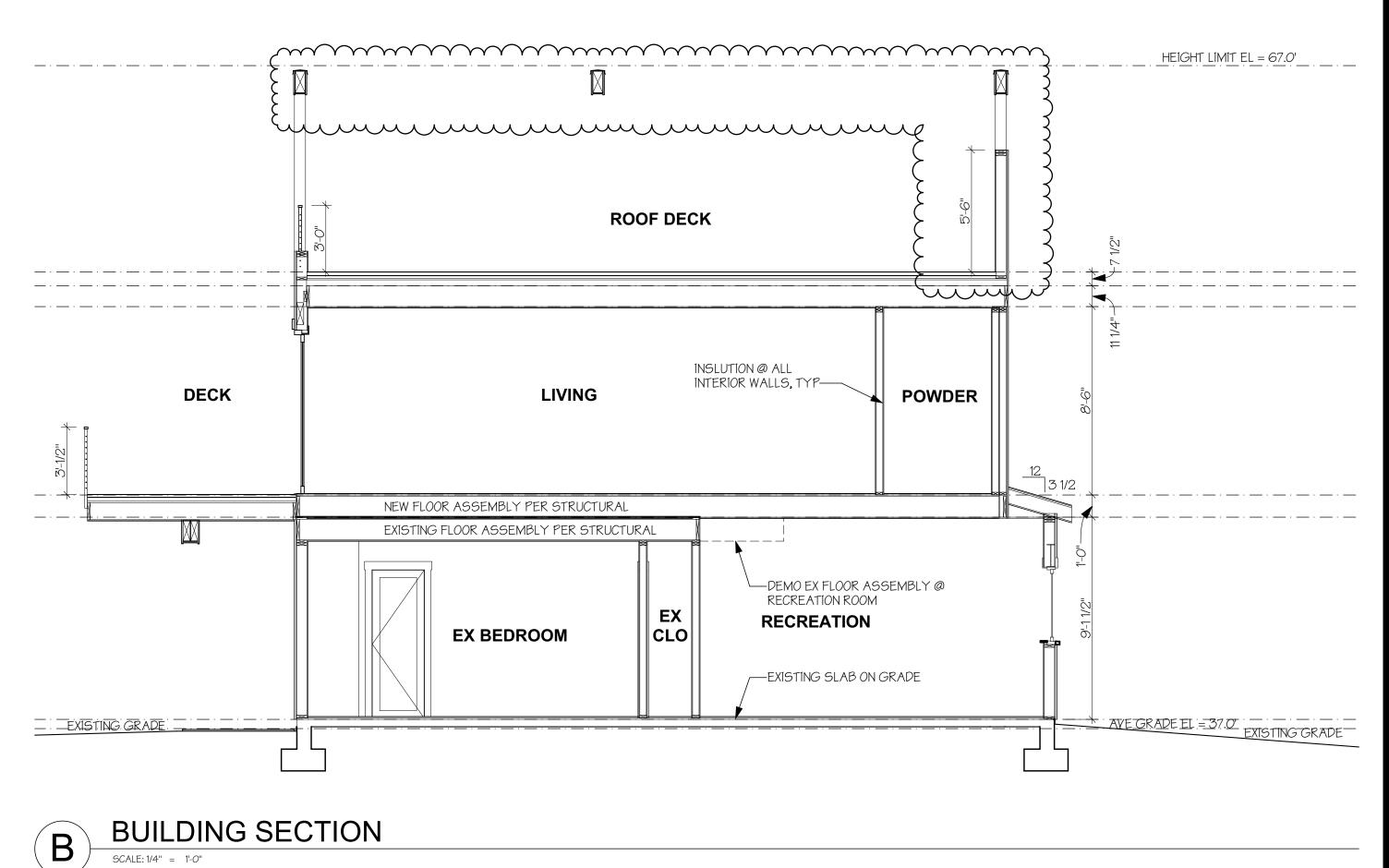
# PERMIT SET

**BUILDING SECTIONS** 

A3.0











DATE: 7/26/2019 REVISED: 5/4/2020

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# WERELIUS RESIDENCE 8452 NORTH MERCER WAY MERCER ISLAND WA 98040

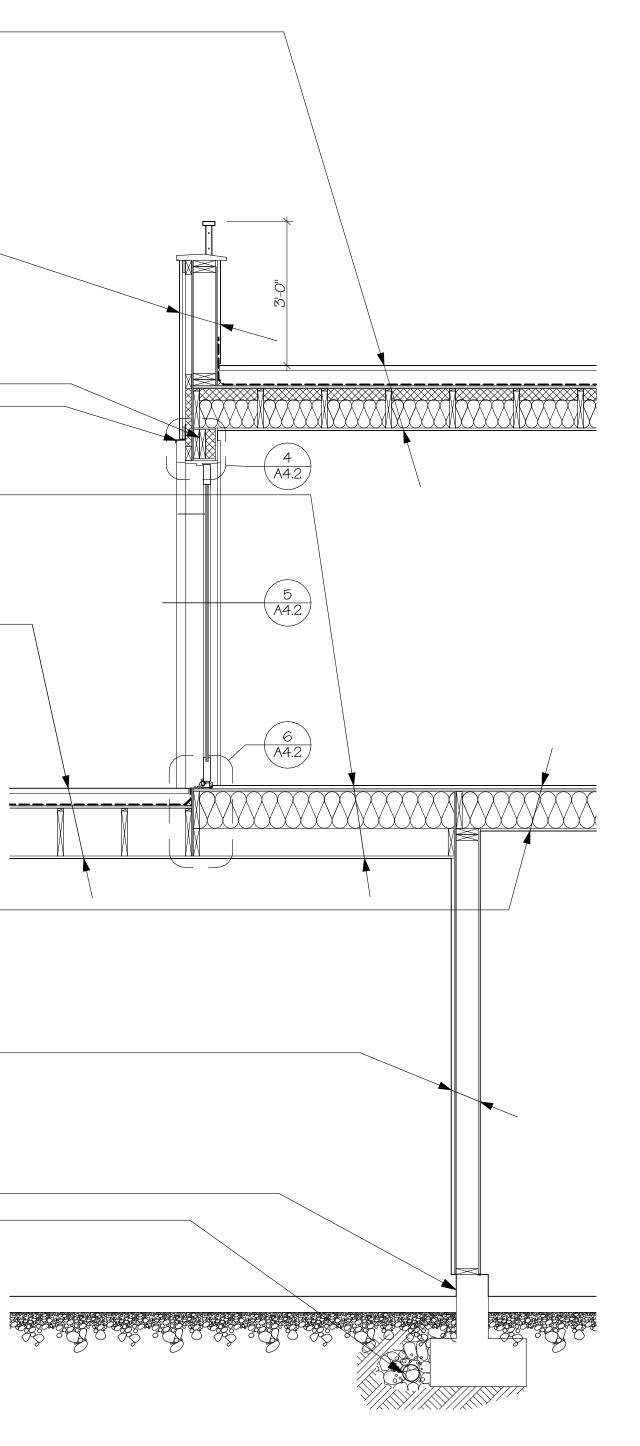
-TREX DECKING (OR SIMILAR) -P.T. SLEEPERS PER STRUCTURAL	
HIBERGLASSWATERPROPHING STOTEM; SLOPEMINH 44:12	
-MARINE GRADE PLYWOOD OR PER STRUCTURAL AND MANUFACTURER -SLEEPERS CUT TO SLOPE (VERIFY W/ STRUCTURAL)	
-SLEEPERS CUT TO SLOPE (VERIFT W/ STRUCTURAL) -FRAMING PER STRUCTURAL	
-MIN R-38 INSULATION: 3" CLOSED CELL SPRAY FOAM INSULATION (R-19 +/-) W/ MIN R-19	
UNFACED BATT OR BLOWN-IN INSULATION; NON VENTED	
-5/8" GWB -PVA PRIMER	
TYP ROOF DECK PARTIAL WALL ASSEMBLY	
-CEDAR SIDING -3/4" VENTED AIRSPACE W/ 1X4 P.T. FURRING STRIPS @ 16" O.C.	
-3/4 VEINTED AIRSTACE W/ 124 F.T. FURRING STRIFS @ 16 O.C. -11/2" FURRING (FLUSH W/ EXTERIOR RIGID INSULATION BELOW)	
-HENRY BLUESKIN VP100 BUILDING WRAP OR BETTER	
-CDX PLYWOOD SHEATHING PER STRUCTURAL -2X6 FRAMING PER STRUCTURAL	
-ZAB FRAMING FER STRUCTURAL -CDX PLYWOOD SHEATHING PER STRUCTURAL	
-HENRY BLUESKIN VP100 BUILDING WRAP OR BETTER	
-CEDAR SIDING	
HEADER PER STRUCTURAL W/ R-10 FOAM	
METAL FLASHING OVER WD TRIM, TYP-	
TYP NEW MAIN FLOOR ASSEMBLY OVER UNCONDITIONED SPACE	
-FINISH FLOOR	
-PLYWOOD SHEATHING PER STRUCTURAL	
-FRAMING PER STRUCTURAL -R-38 BATT INSULATION	
-FURRED FRAMING TO MATCH CEILING HEIGHT @ ROOF DECKS	
-1/2" T&G CEDAR SOFFIT	
TYR WATERPROOF DECK ASSEMBLY	
-P.T. SLEEPERS PER STRUCTURAL	
_MBEROLASSWATERPROOMINGSKSTEM;SLOPEMIN1/4".12	
-MARINE GRADE PLYWOOD OR PER STRUCTURAL AND MANUFACTURER	
-SLEEPERS CUT TO SLOPE (VERIFY W/ STRUCTURAL) -FRAMING PER STRUCTURAL	
-1/2" T&G CEDAR SOFFIT	
	IXI \ IXI
TYP NEW MAIN FLOOR ASSEMBLY OVER UNCONDITIONED SPACE	
-FINISH FLOOR	
-PLYWOOD SHEATHING PER STRUCTURAL	
-PLYWOOD SHEATHING PER STRUCTURAL -FRAMING PER STRUCTURAL	
-PLYWOOD SHEATHING PER STRUCTURAL -FRAMING PER STRUCTURAL -R-38 BATT INSULATION	
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<ul> <li>-PLYWOOD SHEATHING PER STRUCTURAL</li> <li>-FRAMING PER STRUCTURAL</li> <li>-R-38 BATT INSULATION</li> <li>-5/8" GWB (5/8" TYPE 'X' GWB @ AREAS OVER GARAGE)</li> <li>-PVA PRIMER</li> </ul> <b>TYP EX EXTERIOR WALL ASSEMBLY @ GARAGE</b> -CEDAR SIDING -S/4" VENTED AIRSPACE W/ 1X4 P.T. FURRING STRIPS @ 16" O.C11/2" FURRING (FLUSH W/ EXTERIOR RIGID INSULATION BELOW) -HENRY BLUESKIN VP100 BUILDING WRAP OR BETTER EXISTING SHEATHING OR PER STRUCTURAL EXISTING FRAMING -Y/A PRIMER EXIST CONCRETE FOUNDATION AND FOOTING TO REMAIN OR PER STRUCTURAL	
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BEAM PER STRUCTURAL, WRAP W/ SIDING -

POST BEYOND PER STRUCTURAL, WRAP W/ SIDING-



METAL FLASHING OVER WD TRIM, TYP-

BEAM PER STRUCTURAL  $^-$ 

BEAM PER STRUCTURAL, WRAP W/ SIDING

TYP WATERPROOF ROOF DECK ASSEMBLY PER 1/A4.0-

TYP ROOF DECK PARTIAL WALL ASSEMBLY PER 1/A4.0 --

## TYP NEW FLOOR ASSEMBLY

-FINISH FLOOR -PLYWOOD SHEATHING PER STRUCTURAL -FRAMING PER STRUCTURAL -INSULATION -5/8" GWB

## TYP MAIN FLOOR EXTERIOR WALL ASSEMBLY

- -CEDAR SIDING -3/4" VENTED AIRSPACE W/ 1X4 P.T. FURRING STRIPS @ 16" O.C.
- -1 1/2" RIGID INSULATION -HENRY BLUESKIN VP100 BUILDING WRAP OR BETTER -CDX PLYWOOD SHEATHING PER STRUCTURAL
- -2X6 FRAMING PER STRUCTURAL

-R-21 BATT INSULATION -1/2" GWB -PVA PRIMER

### TYP LOWER FLOOR CONDITIONED EXTERIOR WALL ASSEMBLY

- -CEDAR SIDING -3/4" VENTED AIRSPACE W/ 1X4 P.T. FURRING STRIPS @ 16" O.C. -1 1/2" RIGID INSULATION -HENRY BLUESKIN VP100 BUILDING WRAP OR BETTER -CDX PLYWOOD SHEATHING PER STRUCTURAL

- -EXISITNG FRAMING
- -R-21 BATT INSULATION -2X4 FRAMING FURRING WALL
- -R-21 RIGID INSULATION @ EXISTING CONCRETE STEM WALL
- -1/2" GWB -PVA PRIMER

# TYP EXISTING CONCRETE SLAB ON GRADE

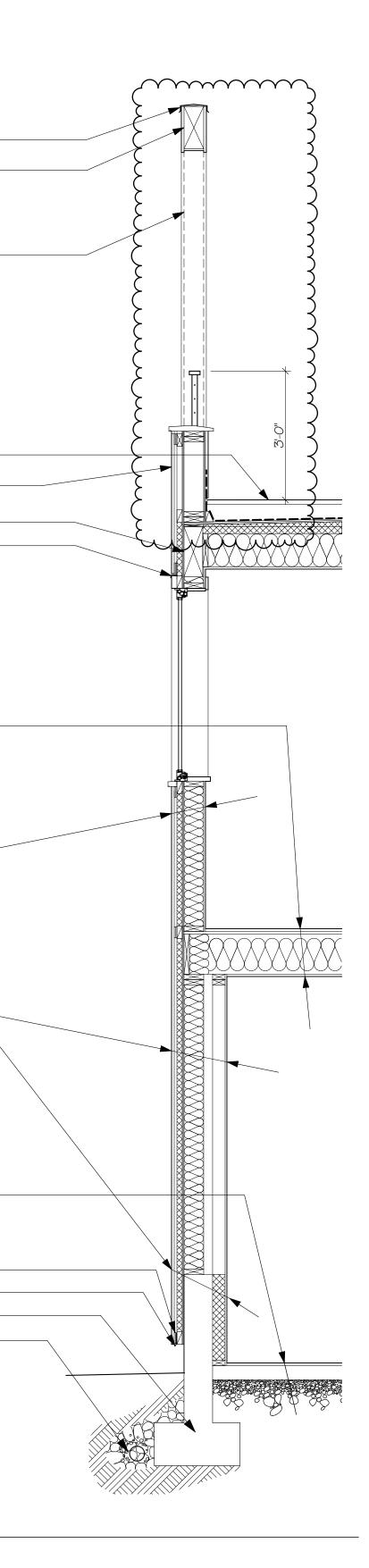
- -FINISH FLOORING
- -EXISTING SLAB ON GRADE

COR-A-VENT SV-5-----

METAL DRIP EDGE W/ MIN 1/4" GAP -----

EXIST CONCRETE FOUNDATION AND FOOTING TO REMAIN OR PER STRUCTURAL EXIST FOOTING DRAIN TO REMAIN (VERIFY) -

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



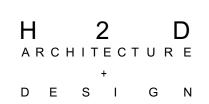
WALL SECTIONS

# PERMIT SET

DATE: 7/26/2019 REVISED: 5/4/2020

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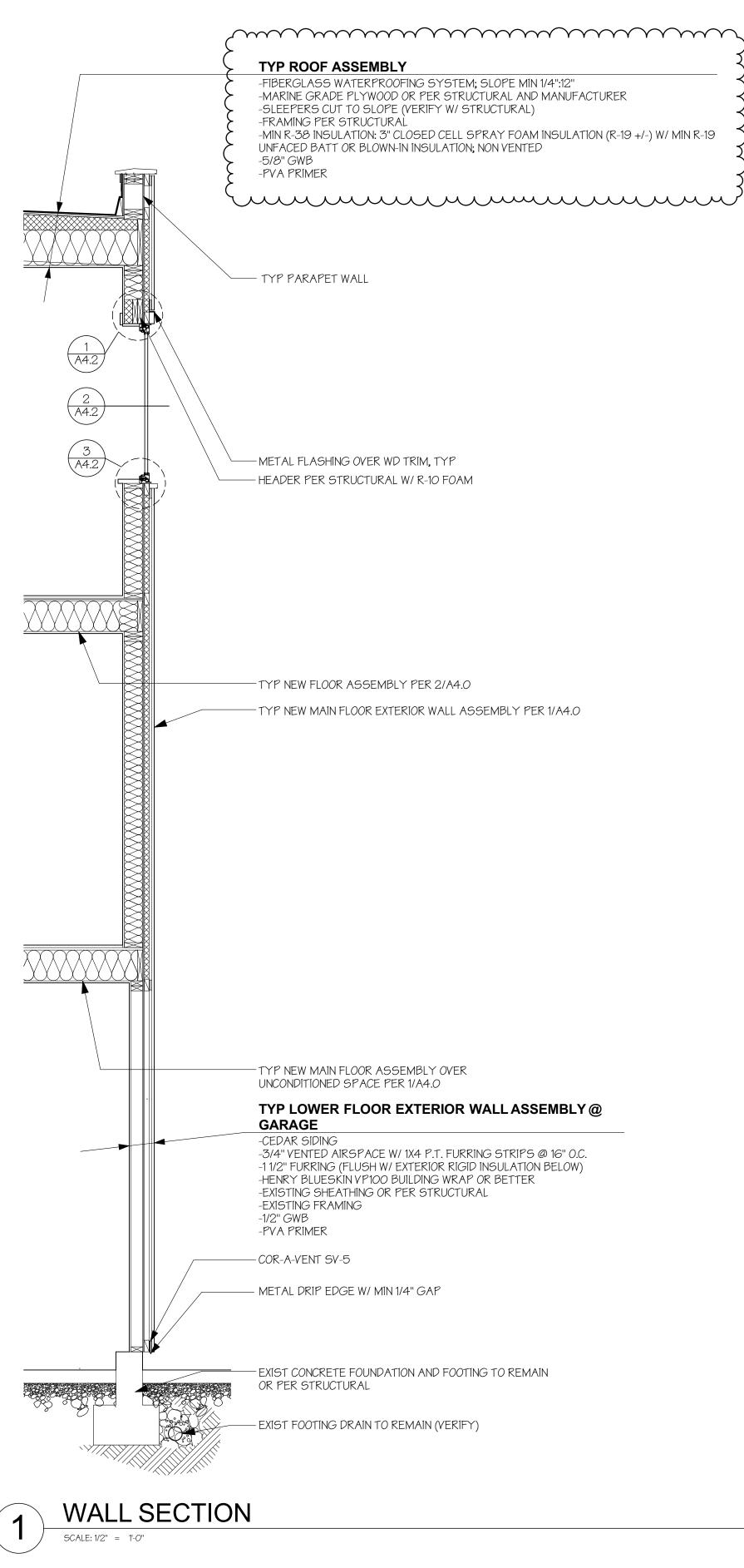
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9716 REGISTERED ARCHITECT Herd M. Hel HEIDI MICHELLE HELGESON STATE OF WASHINGTON

SIDENCE WAY WA 98040 MERCER AND ШК NORTH WERELIUS MERCER ISI 8452



WATERPROOF DECKING SPECIFICATIONS: mmm



# GPO-3

flame and toxicity characteristics. Govt. Spec I-24768/6. Standard color - red. Physical Barcol Hardne Specific Grav Density, Lbs/I Water Absorp UL Flammabil Flame Resista

### Radiant Pane Smoke Densit Tunnel Test, Temperature Mechanic Tensile Streng Flexural Stren Modulus of Ela

Compressive Bond Strength Shear Strengt Impact Streng



	Electrica
	Dielectric S
	Dielectric S
	Arc Resista
,	Comparativ
	Inline Plane
	Dielectric C
	Dissipation
	Unless othe test method

and the customer.



GPO-3



	Test Method	Unit	Result
dness	Barcol	Scale	62
avity	D-792		1.80
ıs/In <sup>3</sup>		Lbs/Cu. In.	0.065
prption, %	D-229	%	0.20
bility, File# E81893	UL94	Class	94V-O
stance, Seconds			
Ignition Time	D-229	Seconds	130
Burning Time	D-229	Seconds	33
nel	E-162	Flame Spread	5.0
sity at 4.0 minutes, flaming	E-662	Optical Density	0.33
t, 1/4" Thickness	E-84	Flame Spread	<25
re Class*		Degrees C	160
cal			
ength, <i>PSI</i>	D-638	PSI	9,000
ength, <i>PSI</i>	D-790	PSI	18,000
Elasticity in Flexure, <i>PSI</i>	D-790	X106PSI	1.50
ve Strength, <i>PSI</i>	D-695	PSI	30,000
gth, 1/2" Thickness, <i>PSI</i>	D-229	PSI	1400
ngth, <i>PSI</i>	D-732	PSI	14,000
ength, Izod Edgewise	D-256	Ft lbs/In. Notch	8.0

Page 1 of 2

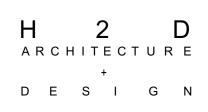
ENGINEERING haysite haysite reinforced plastics DATA H900 12/8/2009 Strength, ⊥, Short Time In Oil 1/16", VPM D-149 VPM 450 Strength, Parallel, Step-By-Step In Oil, KV D-149 55.0 KV D-495 190 tance, *Seconds* Seconds CTI 600+ tive Track Index Seconds ne Track Resistance -D-2303 Minutes 1000 Constant @60HZ D-150 5.20 D-150 0.06 on Factor @ 60 Hz herwise indicated, all properties published are based on test performed on standard ASTM test samples and according to ASTM

hods. 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

SIDENC 98040 WAY ER MA RCI AND Б Ш Ш  $\geq$ S  $\overline{\mathbb{S}}$ WERELIU NOR<sup>-</sup> MERCER 8452







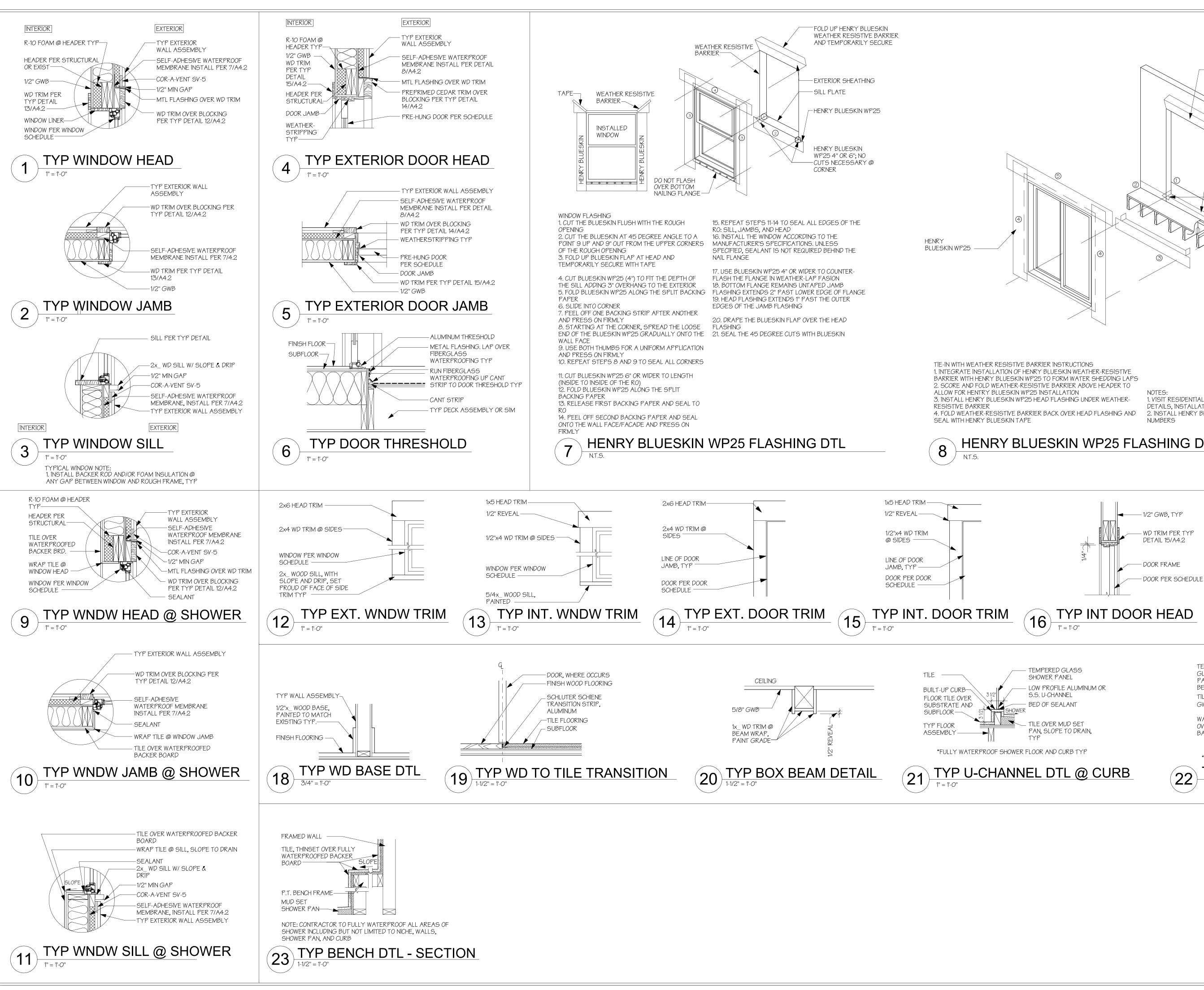
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DATE: 7/26/2019 REVISED: 5/4/2020

# PERMIT SET

WALL SECTION

Page 2 of 2



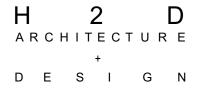
A4.2

TYP. DETAILS

# PERMIT SET

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DOOR PER SCHEDULE

— DOOR JAMB

— 1/2" GWB

- LOW PROFILE ALUMINUM

PLAN VIEW

OR S.S. U-CHANNEL

- FRAMED WALL

(17) TYP INT DOOR JAMB

TILE

TYP U-CHANNEL @ WALL

— WD TRIM PER TYP

DETAIL 15/A4.2



# 8 HENRY BLUESKIN WP25 FLASHING DTL @ EXTERIOR

■ 1/2" GWB, TYP

WD TRIM PER TYP

- DOOR PER SCHEDULE

DETAIL 15/A4.2

- DOOR FRAME

NOTES: 1. VISIT RESIDENTIAL.HENRY.COM FOR THE MOST CURRENT DETAILS, INSTALLATION VIDEOS AND PRODUCT DATA SHEETS 2. INSTALL HENRY BLUESKIN WP25 IN ORDER AS SHOWN BY NUMBERS

TEMPERED CLEAR

BED OF SEALANT

\*FULLY WATERPROOF SHOWER WALLS TYP

GLASS SHOWER

WATERPROOFING

BACKER BOARD-

OVER CEMENT

PANEL -

TILE

GWB

(22)

-FOLD UP BLUESKIN WEATHER-RESISTIVE BARRIER & TEMPORARILY SECURE -WEATHER-RESISTIVE BARRIER -SILL PLATE -HENRY BLUESKIN WP25 @ CORNER -HENRY BLUESKIN SEAL TOP OF JOISTS UNDER DECKING

SIDI WA SCI **AND** Ш  $\geq$ S S NOR ER  $\mathbf{O}$ **MER** 8452 **VE** 

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ENCI

20150     20150     20150     20150       1     - A., KYERGA, ARMANSEP, EEGO, AD CREATED HING, CONTONE OF HING, STUDIES, STUDIES, STUDIES, CONTONE OF HING, CONTONE OF HING, STUDIES, STUDIES, STUDIES, CONTONE OF HING, STUDIES, CONTONE OF HING, STUDIES, STUDIES, STUDIES, CONTONE, CONTONE, CONTONE OF HING, STUDIES, STUDIES, STUDIES, STUDIES, STUDIES, CONTONE, CONTONE, STUDIES, S		RAL STRUCTURAL NOTES FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)		ALLOW LATER
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2. Fishe Look (ESTMAL)       193         The LY LOO (ESTMAL)       100         THE LY LOO (ESTMAL)       100 <td>1.</td> <td>DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (2015 EDITION),</td> <td></td> <td>CONCR</td>	1.	DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (2015 EDITION),		CONCR
F DO LYC 100 (VESTIGNILL)       44 PP         F DO LYC 100 (VESTIGNILL)       54 PP	2.	DESIGN LOADING CRITERIA:		PSI A
PALE     ADD     PALE     ADD     PALE       PALE     PALE     PALE     PALE     PALE       PALE     PALE		FLOOR LIVE LOAD (RESIDENTIAL DECKS)		THE M IF A THE B
Lear FLOW: LLT / LLW - LLW - 100 STREET - 100 - 100 STREET - 10		BASIC WIND SPEED (3-SECOND GUST)		FINE MENT ACCOR RECOR CONTR
SELENCE FREE RESISTION STELL       P-WOO RELEAR MULLS       EREM         DESIGN RES REPAIL       DESIGN RES REPAIL       DESIGN RES REPAIL         SELENCE RESONANCE CHEVELONE       DESIGN RES REPAIL       DESIGN RES REPAIL         SELENCE RESONANCE CHEVELONE       DESIGN RES REPAIL       DESIGN RESONANCE CHEVELONE         SELENCE RESONANCE CHEVELONE       DESIGN RESONANCE CHEVELONE       DESIGN RESONANCE CHEVELONE         SELENCE RESONANCE CHEVELONE       DESIGN RESONANCE CHEVELONE       DESIGN RESONANCE CHEVELONE         SELENCE RESONANCE SELENCE THE CHEVELONE RESONANCE RESULT RESETTOR CHEVELONE       DESIGN RESONANCE CHEVELONE       DESIGN RESONANCE CHEVELONE         SELENCE RESONANCE R		LAT. / LONG		ALL C ENTRA C618.
<ul> <li>HESPIGE MODELCATTOR ACTOR (R)</li></ul>		SEISMIC FORCE RESISTING SYSTEM: PLYWOOD SHEAR WALLS DESIGN BASE SHEAR		GRADE
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DEMOLITION DEBRIS SMUL NOT BE ALLOWED TO DAMAGE OR OPERADD HE EXISTING STRUCTURE. LUIT CONSTRUCTION LOOKING (INCLUDING DEBULITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF. ALL NEW OPENINGS THROUGH EXISTING CONDECT OR MISSING WILLS, SLABS AND BEAMS SHALL BE ACCOMPLETED BY SAY CUTTING "MEREVER POSSIBLE.       STEEL         6.       CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPARIENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCOUNTACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE WETHINGS, TECHNIQUES, SEQUENCES OR PROCEDUES REQUIRED TO PREVENT THE WORK THE STRUCTURAL ENDERNIES IN THE ALL FINAL CONNECTIONS AND THE WETHINGS, TECHNIQUES, SEQUENCES OR PROCEDUES REQUIRED TO PREVENT THE WORK THE STRUCTURAL ENDERNIES AND THE SPECIFIC WORKING COMPLETED IN AND/OR DIRECT RESPONSIBILITY TOR THE SPECIFIC WORKING COMPLETE ONLY AND/OR DIRECT RESPONSIBILITY TOR THE SPECIFIC WORKING COMPLETE ONLY TRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR RECENT METALTING SEATURE DETORMETTER ACTING AND/OR OF MAR AND RELATING AND THE SITUATIONS GAT THE ROUTED STRUCTURE, CON- CONTRACTORS, OR OTHER ENTITIES OF DERSONS AT THE ROUTED STATL SECTION. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT SPECIFICATIONS BY A QUALIFICID TESTING SCHALL BE UNDIVIDED IN RECENT AND DETAILS SHALL BE STRUCTURES OF THE OWNER. THE ARCHITECT, AND THE PROJUCCT SPECIFICATIONS BY A QUALIFICID TESTING SCHALL BUILDING DETAINTANT.       9.         8.       SPECIFICATION OF EPREVEND AT THE ROUTION OF THE SOLUCES OF THE ARCHITED, AND RECENTION AND STRUCTURE, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULT.       90.         9.       SAUGU AND AND THE AND THE SOLUCE AND AND THE BUILDING DEPARTMENT.       90.         9.	5.	DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING	16.	"STRO INSTA
STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN       THE L         ACCORDANCE WITH THE PLANS.       A. S         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 COMPITIONS AT THE STITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CON- TRACTOR, THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT AWI HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CON- TRACTOR, THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT AWI HAZARDS RESULTING THE PROJECT SITE.       19.         8. SPECIAL INSPECTION OF EPOXY CROUTED INSTALLATIONS STALL BE FORMER CON- CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.       19.         8. SPECIAL INSPECTION OF EPOXY CROUTED INSTALLATIONS BUTHAL DE PROVIDED IN MIDE ACCORDANCE WITH SECTIONS 109 AND 1704 OF THE INTERNATIONAL BUILDING CODE PIFE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED SUMMER BUTHET ARCHITECT, AND BUTHONE DEARTHINGT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS.       20.       ALL IN BE PEP PRECU ACCORDANCE AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.       21.       FRANT FORMA BUILDING DEPARTMENT.       21.       FR		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		"SET- AND I
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<ul> <li>8. SPECIAL INSPECTION OF FPOXY GROUTED INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 109 AND 1704 OF THE INTERNATIONAL BUILDING CODE AND THE SPECIFICATIONS BY A QUALIFIED TESTING ACENCY DESIGNARED SQUAR BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, GRADE STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH TO AS COPIES OF ALL INSPECTION AND TEST RESULTS.</li> <li>9. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.</li> <li>A. STRUCTURAL STRELL</li> <li>4. STRUCTURAL STEEL</li> <li>5. GEOTECHNICAL</li> <li>6. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.</li> <li>10. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER FOOTINGS SHALL BEAR ON SOLID UNDISTURED EARTH (CONTROLLED, COMMENDATIONS GIVEN IN THE SOIL DARD OF AND LOWEST ADJACENT FIN- (INCL ISSUED GRADE, FOOTING DEFINS/ELEVATIONS OF FOOTINGS BEARD FOR SUBSURFACE DRAINAGE, SNOTED ARE MINIMUM AND FOR QUIDANCE ONLY. THE ACTUAL ELEVATIONS WITH THE (INCL ISSUED GRADE, FOOTING DEFINS/ELEVATIONS OF POTINGS BEAMS OF FOOTINGS AND THE SOILS REPORT.</li> </ul>	7.	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 CON- TRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CON-	19.	B. C C. S B T
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### VABLE SOIL PRESSURE. . . . . . . . . 1200 PSF RAL EARTH PRESSURE . . . . . . . . . . . 45 PCF

REPORT REFERENCE: PANGEO INCORPORATED, FILE NO. 19–150

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

MINIMUM AMOUNTS OF CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CON-E. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CE-RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN RDANCE WITH ACI 301. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH RACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY SPECIFIED PERFORMANCE.

CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-VINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 19. 3. 2. 1 OF THE 318.

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

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

RETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS: FOOTINGS AND OTHER UNFORMED SURFACES. EARTH FACE . . . 3" 

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

VSION BOLTS INTO CONCRETE AND GROUTED MASONRY UNITS SHALL BE ONG-BOLT" ANCHORS AS MANUFACTURED BY THE SIMPSON COMPANY AND ALLED IN STRICT ACCORDANCE WITH ICC ESR 1771, INCLUDING MINIMUM DMENT REQUIREMENTS.

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

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

SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 360)

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

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).

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

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

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

ISTS: (2X MEMBERS) (3X & 4X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, FB = 850 PSI DOUGLAS FIR NO. 1 MINIMUM BASE VALUE, FB = 1000 PSI
RUCTURAL LIGHT FRAMING:	DOUGLAS FIR NO. 2
NCL. 3X AND 4X POSTS)	MINIMUM BASE VALUE, FB = 900 PSI
AMS AND STRINGERS:	DOUGLAS FIR NO. 1
NCL. 6X AND LARGER)	MINIMUM BASE VALUE, FB = 1350 PSI
STS AND TIMBERS:	DOUGLAS FIR NO. 1
K6 AND LARGER )	MINIMUM BASE VALUE, FC = 1000 PSI
JDS, PLATES & MISC. FRAMING:	DOUGLAS FIR OR HEM-FIR STANDARD GRADE

2X6 STUDS AND PLATES:

2X AND 3X T & G DECKING

HEM-FIR NO. 3/ STUD GRADE

HEM-FIR COMMERICAL DEX. MINIMUM BASE VALUE, FB = 1350 PSI

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 SUB-MITTED 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. UN-LESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEA-SONED 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 MINI-MUM OF 1.850Z ZINC PER SQUARE INCH (ZMAX). UNLESS NOTED OTHERWISE, ALL LUMBER JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS, AND ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITT" OR "IUT" SERIES JOIST HANGERS.
- 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. TONGUE AND GROOVE STRUCTURAL ROOF AND FLOOR DECKING SHALL BE INSTALLED AS FOLLOWS: 2X DECKING SHALL BE TOENAILED THROUGH THE TONGUE AND FACENAILED WITH ONE 16D NAIL PER PIECE PER SUPPORT. 3X AND 4X DECKING SHALL BE

TOENAILED WITH ONE 40D NAIL AND FACENAILED WITH ONE 60D NAIL PER SUPPORT. COURSES SHALL BE SPIKED TOGETHER WITH 8" SPIKES AT 30" O.C. (MAXIMUM) AND AT 10" (MAXIMUM) FROM EACH END OF EACH PIECE. SPIKES SHALL BE INSTALLED IN PREDRILLED EDGE HOLES.

- 29. 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 COL-UMNS 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'-O" 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. INDIVI-DUAL 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 TO-GETHER 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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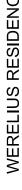
Issue Date	Issue Description
6/18/19	Permit
7/16/19	Framing Revisions
7/26/19	Framing Revisions
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4/3/20	Framing Revisions
4/17/20	Construction
4/24/20	Trellis Revisions

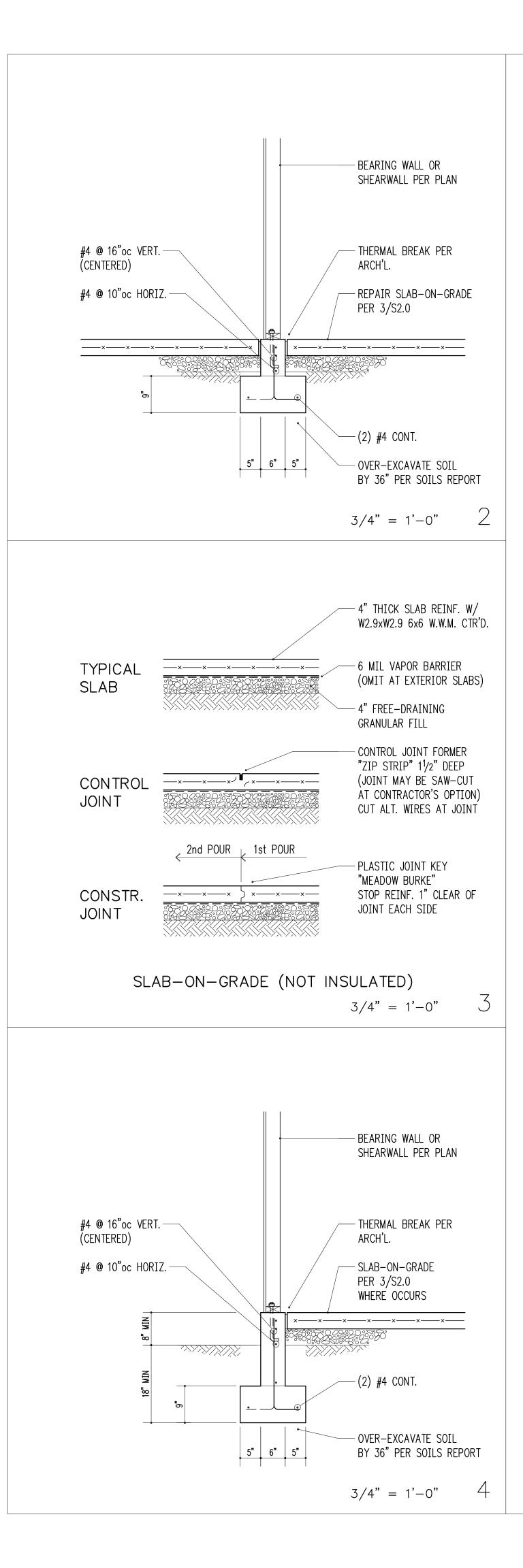
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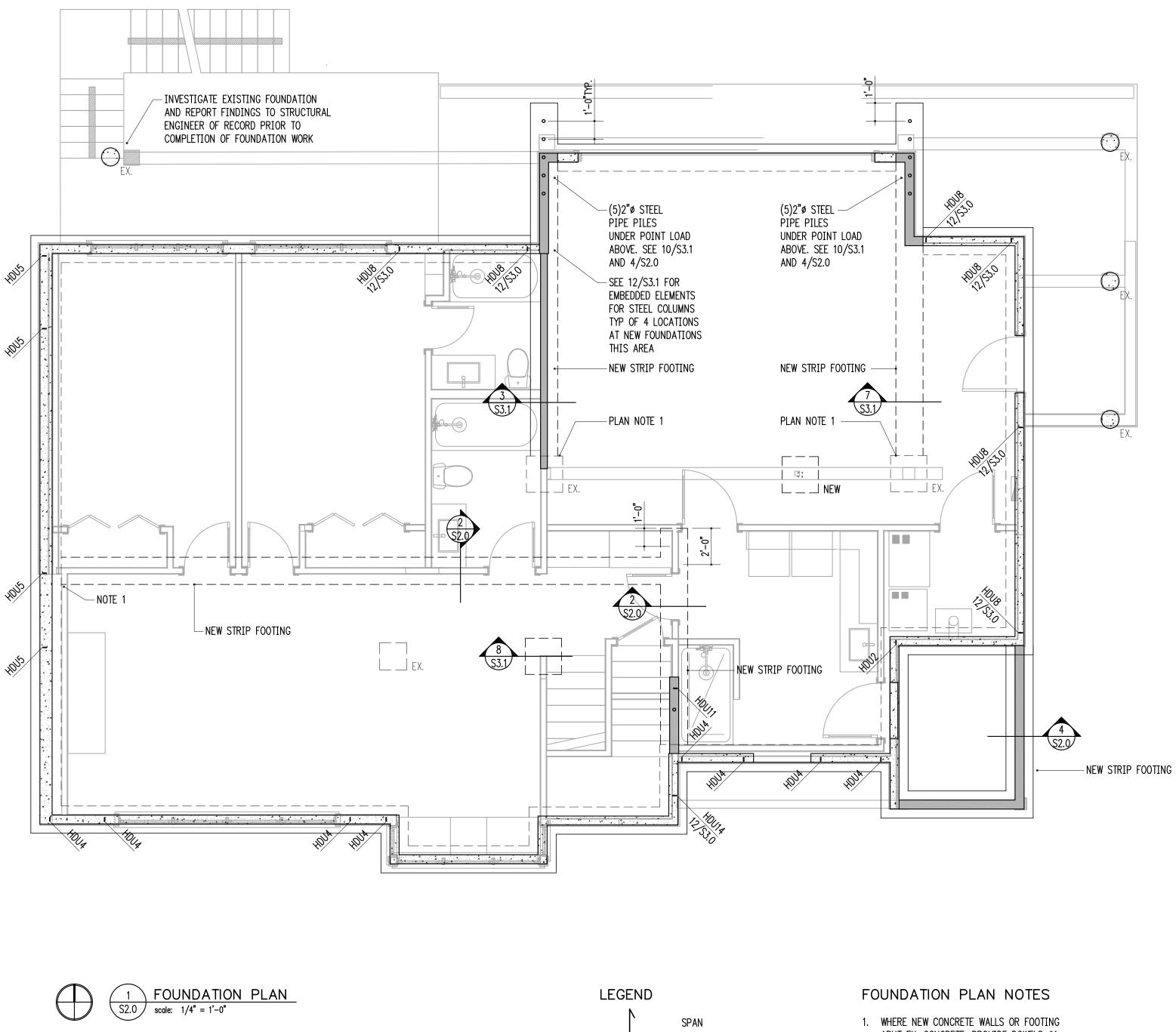
Drawing Title **GENERAL STRUCTURAL** NOTES

Drawing Number

**S1.0** 









### HANGER SCHEDULE

Member <b>(Flat only)</b>	HANGER	FACE NAILING	$\begin{array}{l} CAPACITY\\ (Cd = 1.0) \end{array}$		
2x10 or 2x12	LUS210	10d COMMON	1275 lb		
(2)2x10	HUS210-2	0.162x3 <sup>1</sup> /2	2110 lb		
4x10	HUC410	0.162x3 <sup>1</sup> /2	2680 lb		
11 <sup>7</sup> /8" TJI 560	IUS3.56/11.88	10d COMMON	1405 lb		
(2) 1 <sup>3</sup> /4x9 <sup>1</sup> /4 LVL	HUC410	0.162x3 <sup>1</sup> /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.  $\longleftrightarrow$  EXTENT

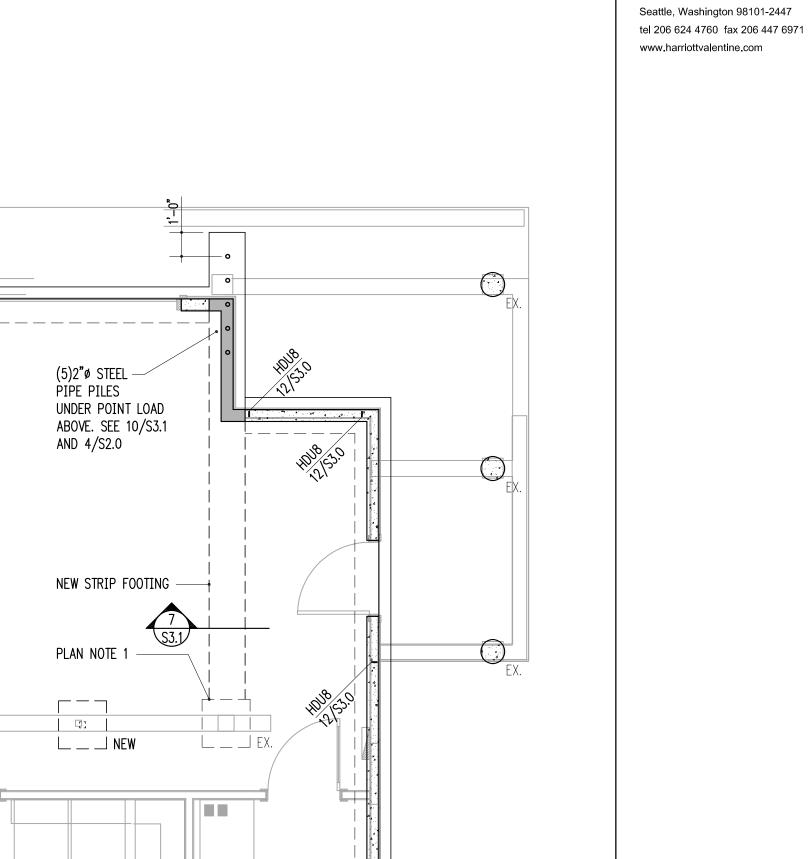
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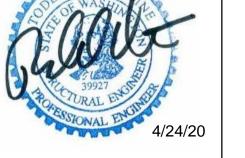
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4/24/20	Trellis Revisions

Building Department Approval

Drawing Title

FOUNDATION PLAN

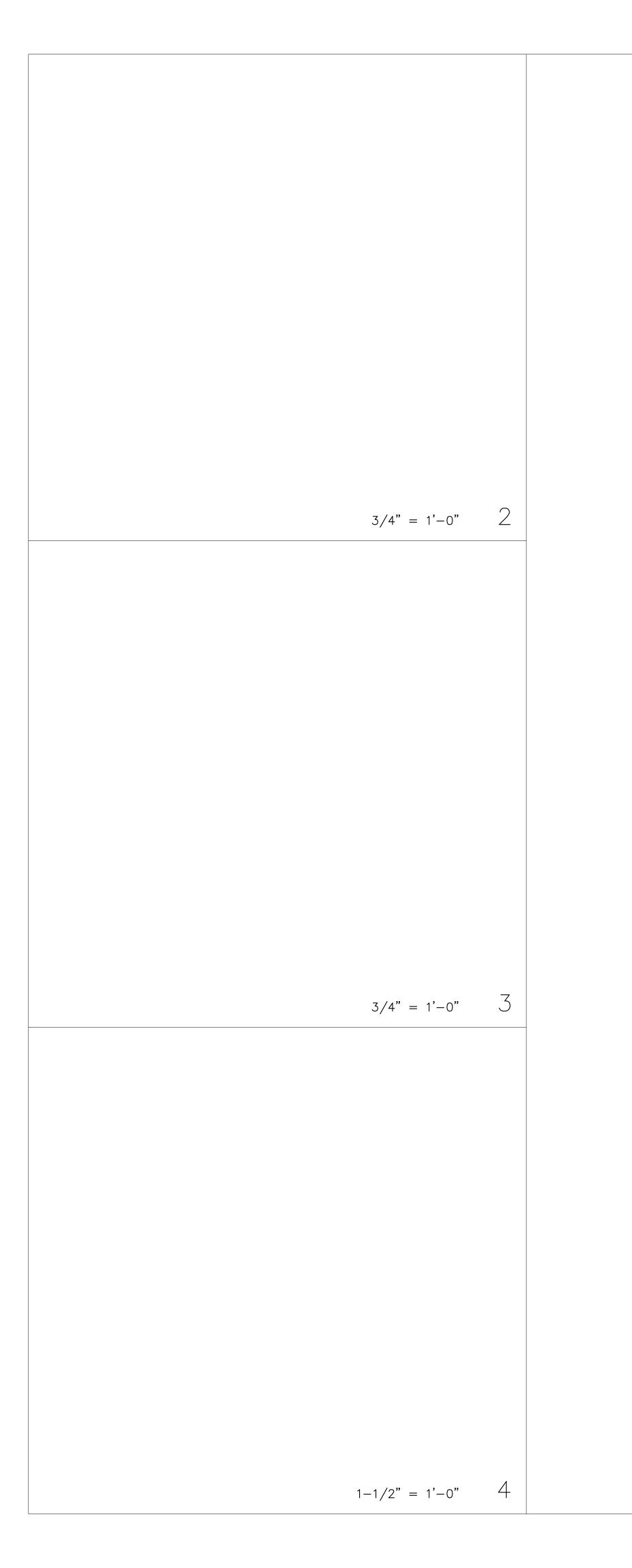
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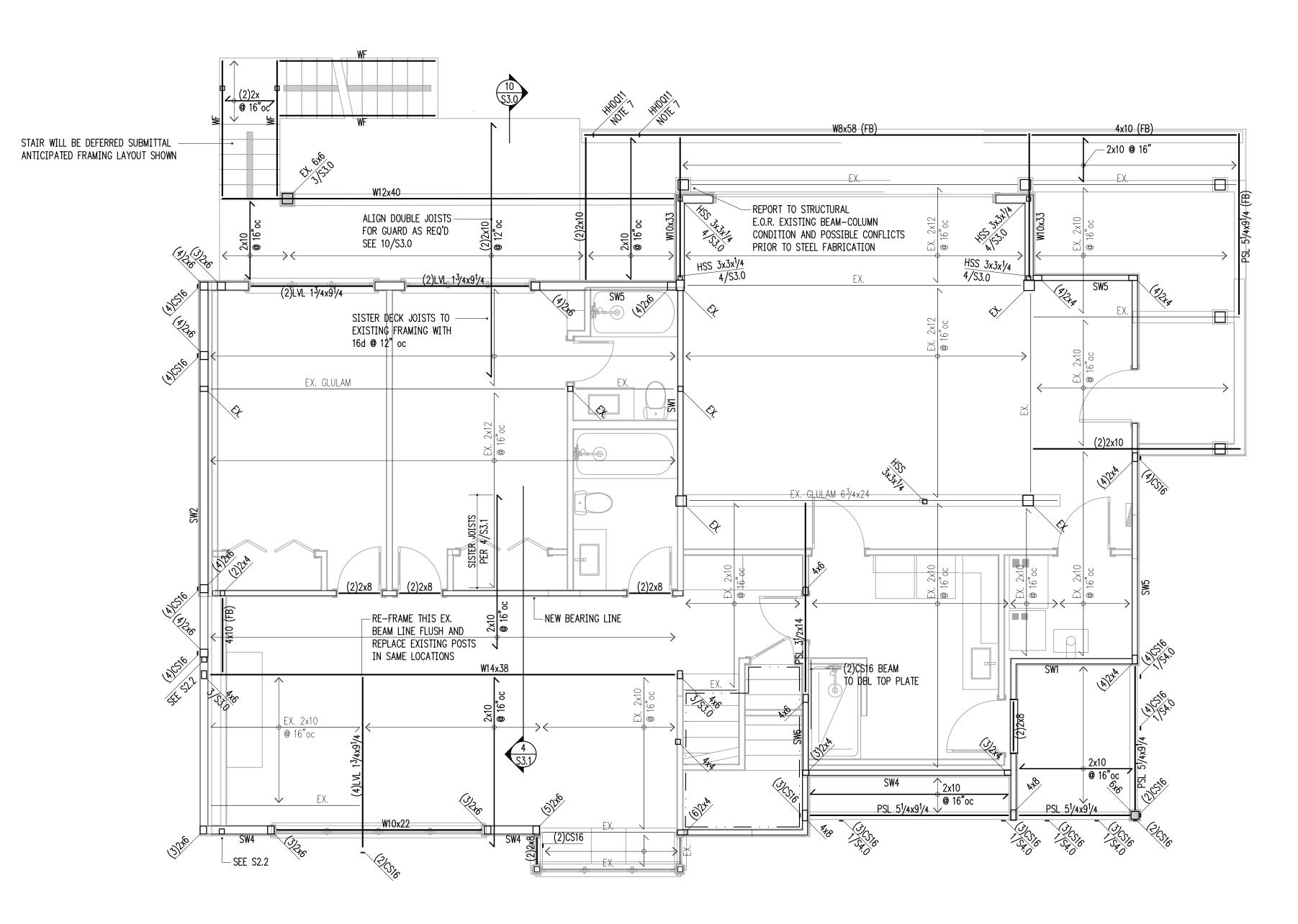
- SECTION DETAIL
- FLUSH BEAM
- PRESSURE-TREATED
- COLUMN ABOVE
- COLUMN BELOW
- NEW STRUCTURAL WALL
- EXISTING STRUCTURAL WALL
- NEW CONCRETE WALL
- EXISTING CONCRETE WALL

ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE

STRAP HOLDOWN AT END OF SHEARWALL ABOVE

- 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







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

# HANGER SCHEDULE

Member <b>(Flat only)</b>	HANGER	FACE NAILING	$\begin{array}{l} CAPACITY\\ (Cd = 1.0) \end{array}$		
2x10 or 2x12	LUS210	10d COMMON	1275 lb		
(2)2x10	HUS210-2	0.162x3 <sup>1</sup> /2	2110 lb		
4x10	HUC410	0.162x3 <sup>1</sup> /2	2680 lb		
11 <sup>7</sup> /8" TJI 560	IUS3.56/11.88	10d COMMON	1405 lb		
(2) 1 <sup>3</sup> /4x9 <sup>1</sup> /4 LVL	HUC410	0.162x3 <sup>1</sup> /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.



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- $\longleftrightarrow$  EXTENT
  - SECTION DETAIL
  - FLUSH BEAM
  - 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

### FRAMING 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.
- 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.
- CS\_\_\_ INDICATES COILED STRAP TYPE PER SCHEDULE 6/S4.0. REFER TO DETAILS FOR TYPICAL STRAP ASSEMBLY.
- 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



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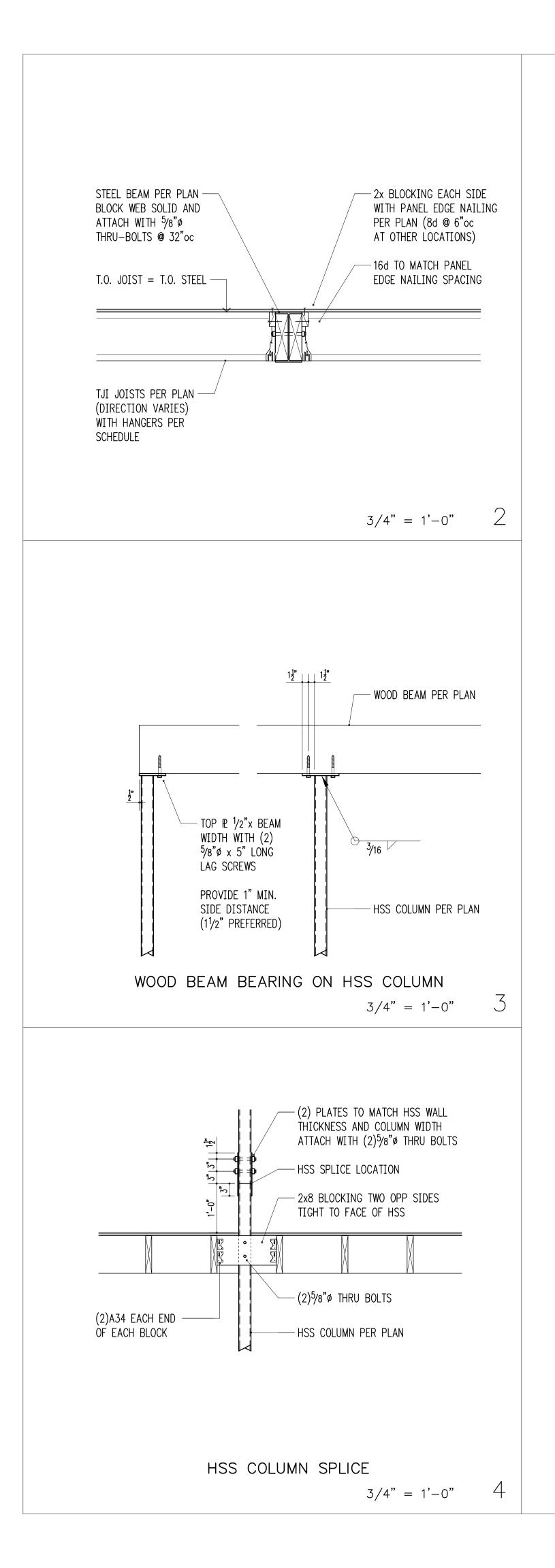
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6/18/19	Permit
7/16/19	Framing Revisions
7/26/19	Framing Revisions

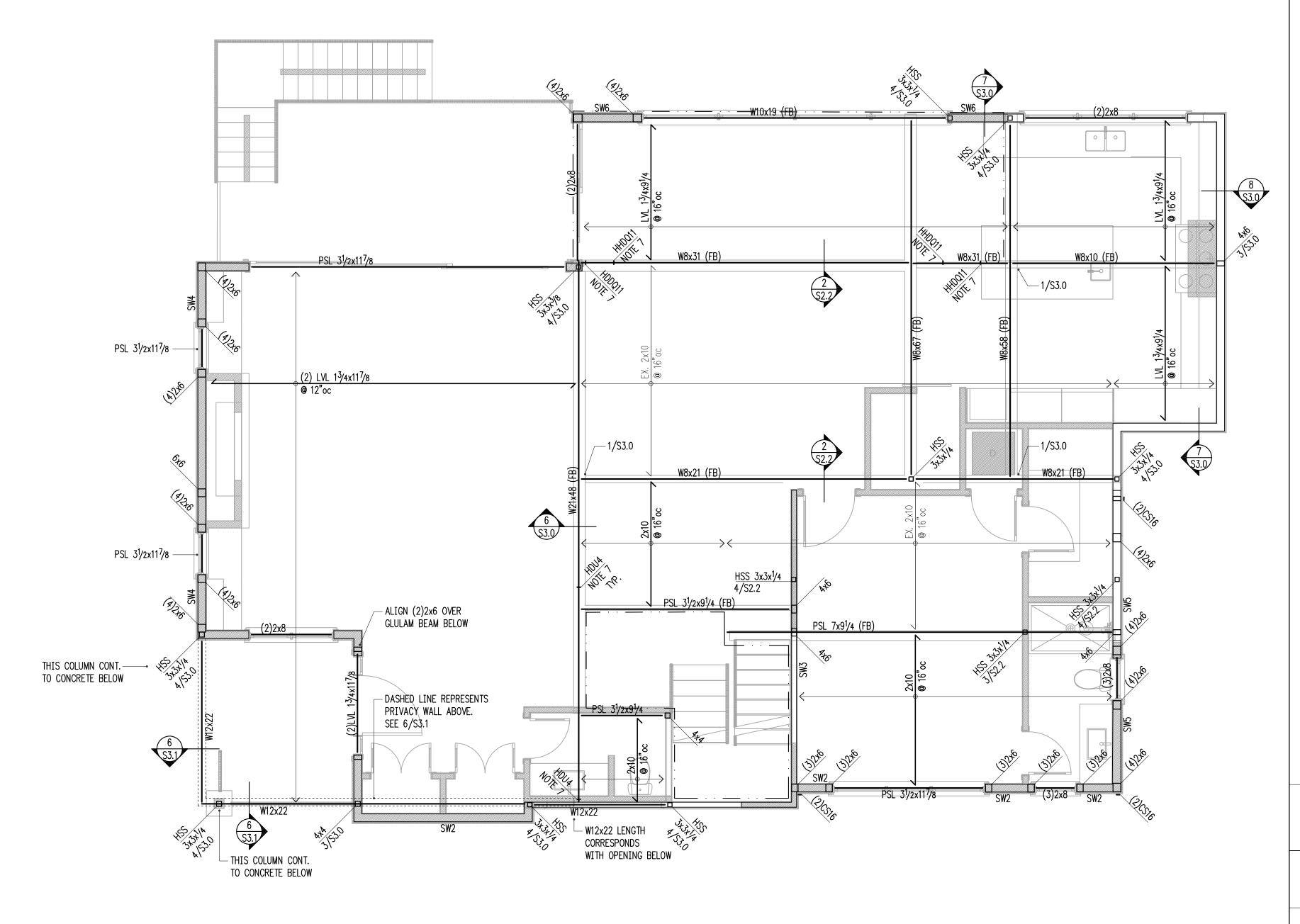
Framing Revisions
Corrections #1
Framing Revisions
Construction
Trellis Revisions

Building Department Approval

Drawing Title MAIN FLOOR FRAMING PLAN

Drawing Number





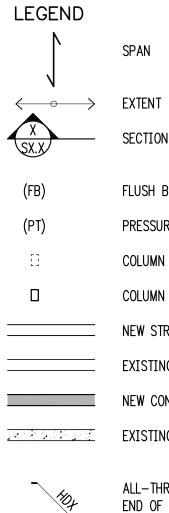


### SECOND FLOOR FRAMING PLAN (MAIN FLOOR WALLS) S2.2 / scale: 1/4" = 1'-0"

# HANGER SCHEDULE

Member <b>(Flat only)</b>	HANGER	FACE NAILING	$\begin{array}{l} CAPACITY\\ (Cd = 1.0) \end{array}$		
2x10 or 2x12	LUS210	10d COMMON	1275 lb		
(2)2x10	HUS210-2	0.162x3 <sup>1</sup> /2	2110 lb		
4x10	HUC410	0.162x3 <sup>1</sup> /2	2680 lb		
11 <sup>7</sup> /8" TJI 560	IUS3.56/11.88	10d COMMON	1405 lb		
(2) 1 <sup>3</sup> /4x9 <sup>1</sup> /4 LVL	HUC410	0.162x3 <sup>1</sup> /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.



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### SPAN

- SECTION DETAIL
- FLUSH BEAM
- 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

### FRAMING 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.
- 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

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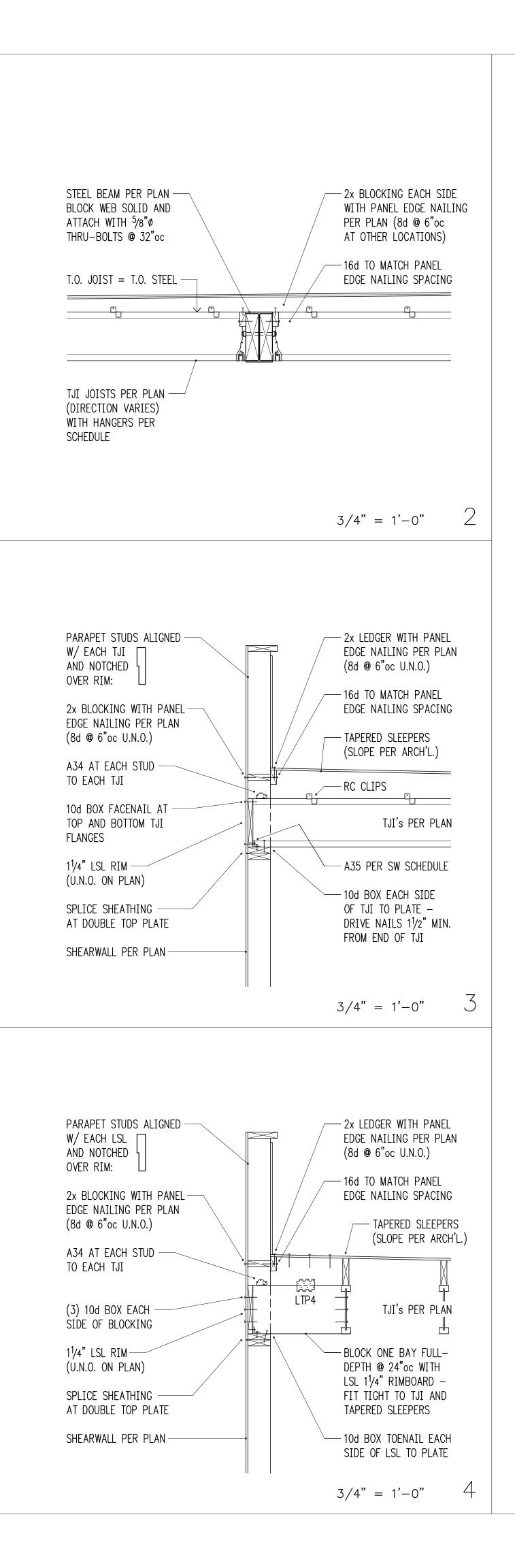
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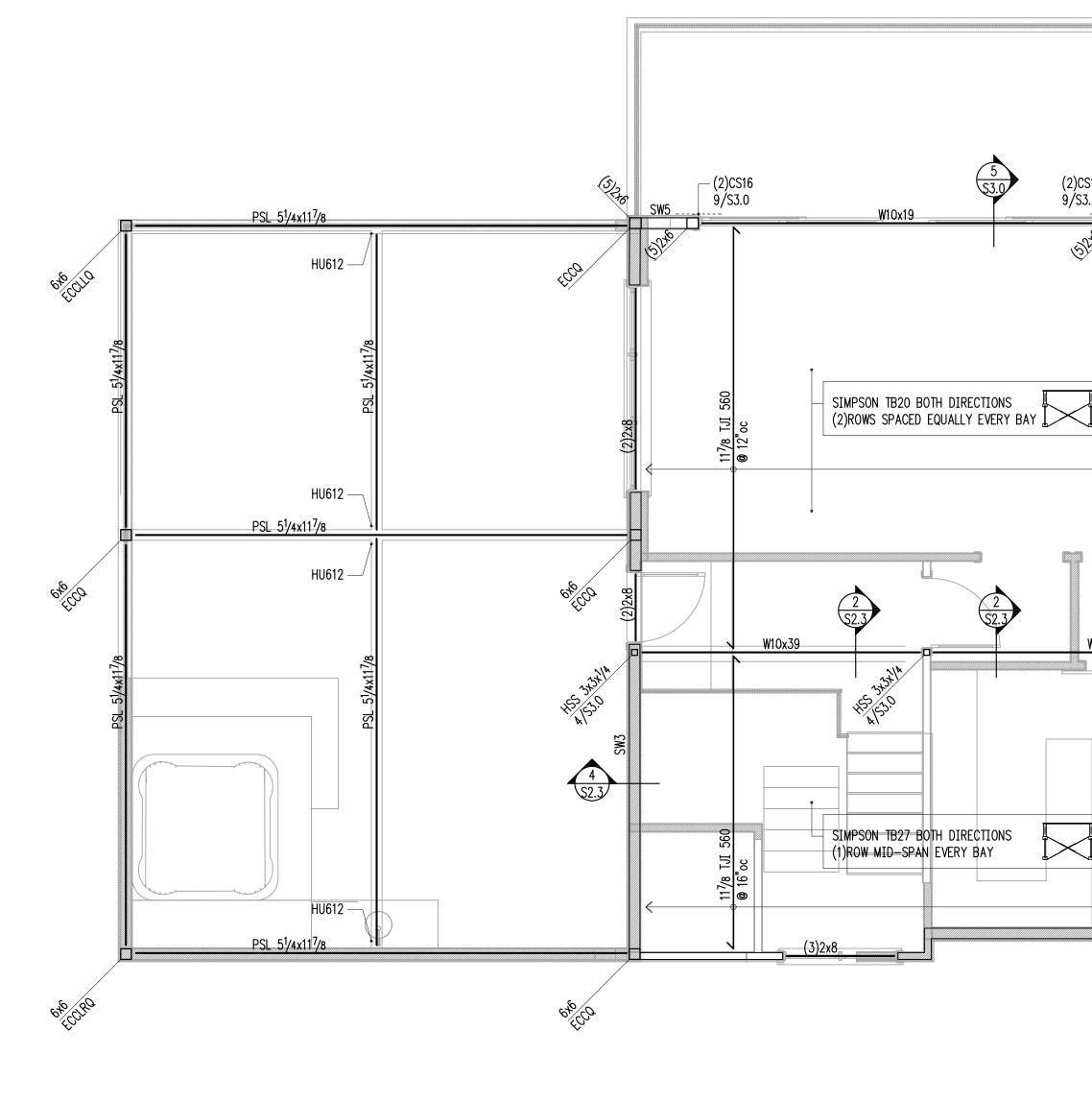
Building Department Approval

Drawing Title SECOND FLOOR FRAMING PLAN

Drawing Number

**S2.2** 





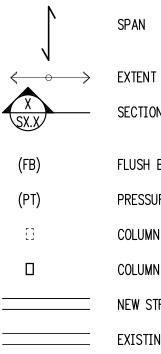


### ROOF FRAMING PLAN (SECOND FLOOR WALLS) S2.3 / scale: 1/4" = 1'-0"

# HANGER SCHEDULE

Member <b>(Flat only)</b>	HANGER	FACE NAILING	$\begin{array}{l} CAPACITY\\ (Cd = 1.0) \end{array}$		
2x10 or 2x12	LUS210	10d COMMON	1275 lb		
(2)2x10	HUS210-2	0.162x3 <sup>1</sup> /2	2110 lb		
4x10	HUC410	0.162x3 <sup>1</sup> /2	2680 lb		
117⁄8" TJI 560	IUS3.56/11.88	10d COMMON	1405 lb		
(2) 1 <sup>3</sup> /4x9 <sup>1</sup> /4 LVL	HUC410	0.162x3 <sup>1</sup> /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.



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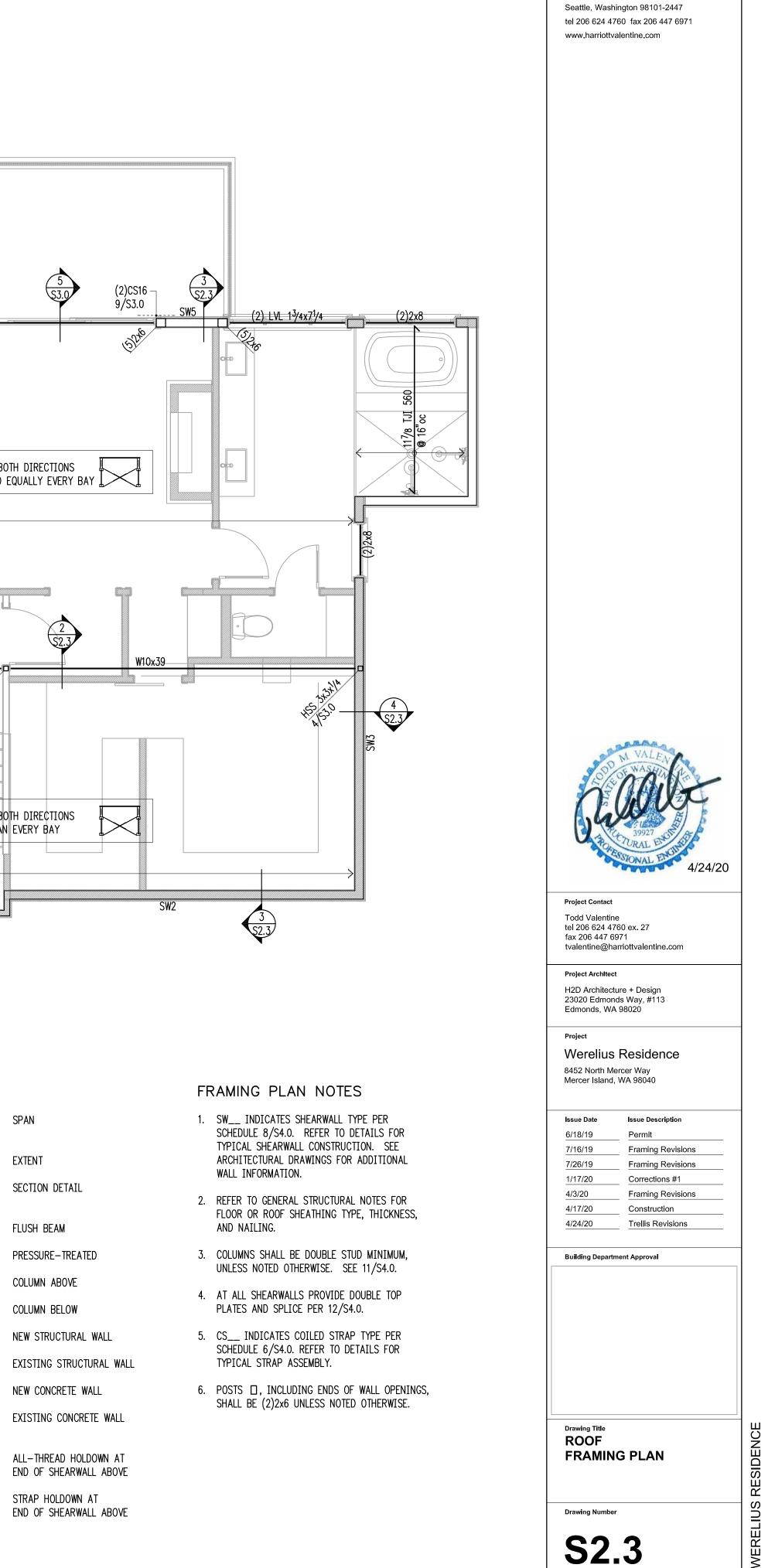
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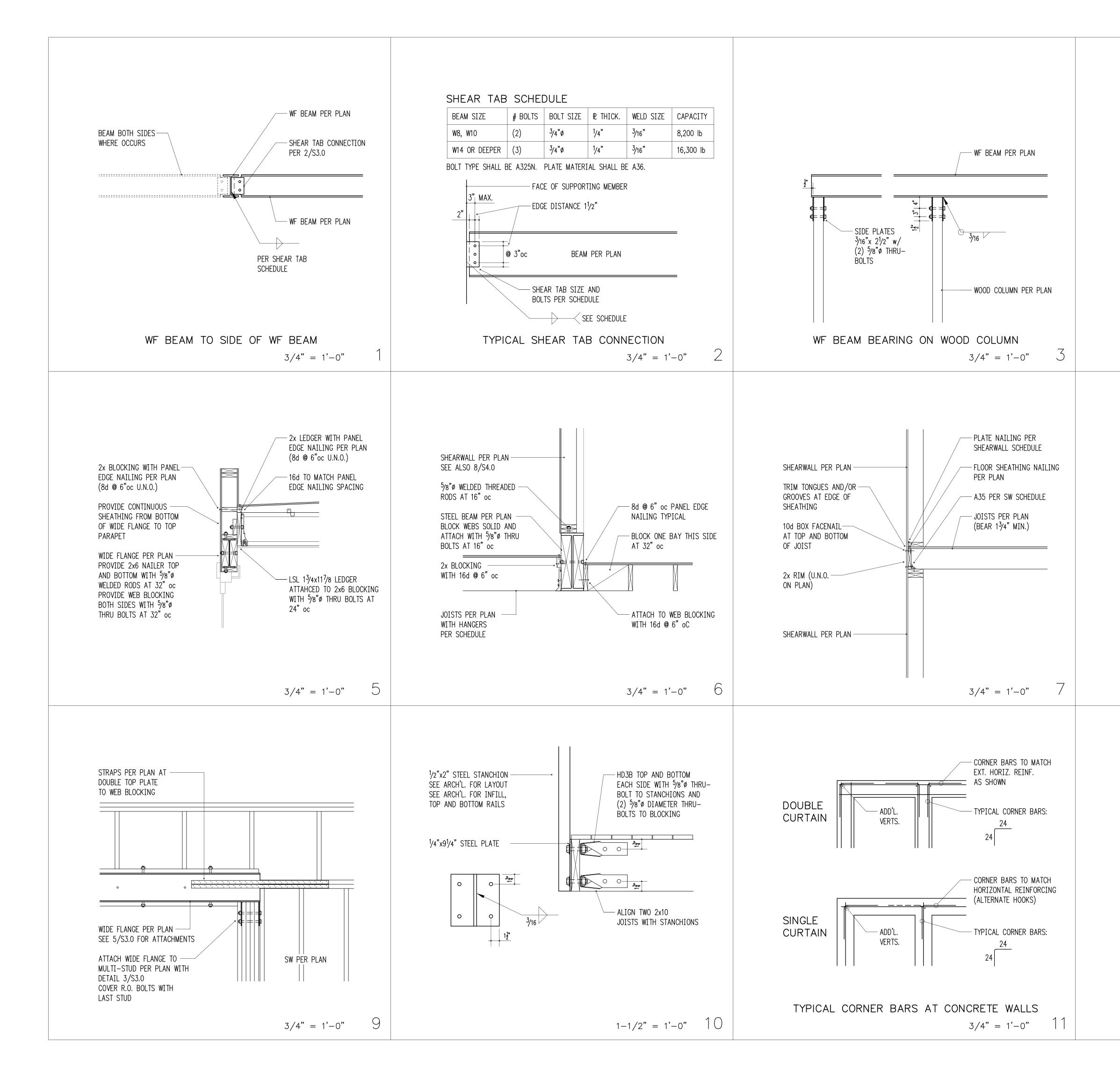
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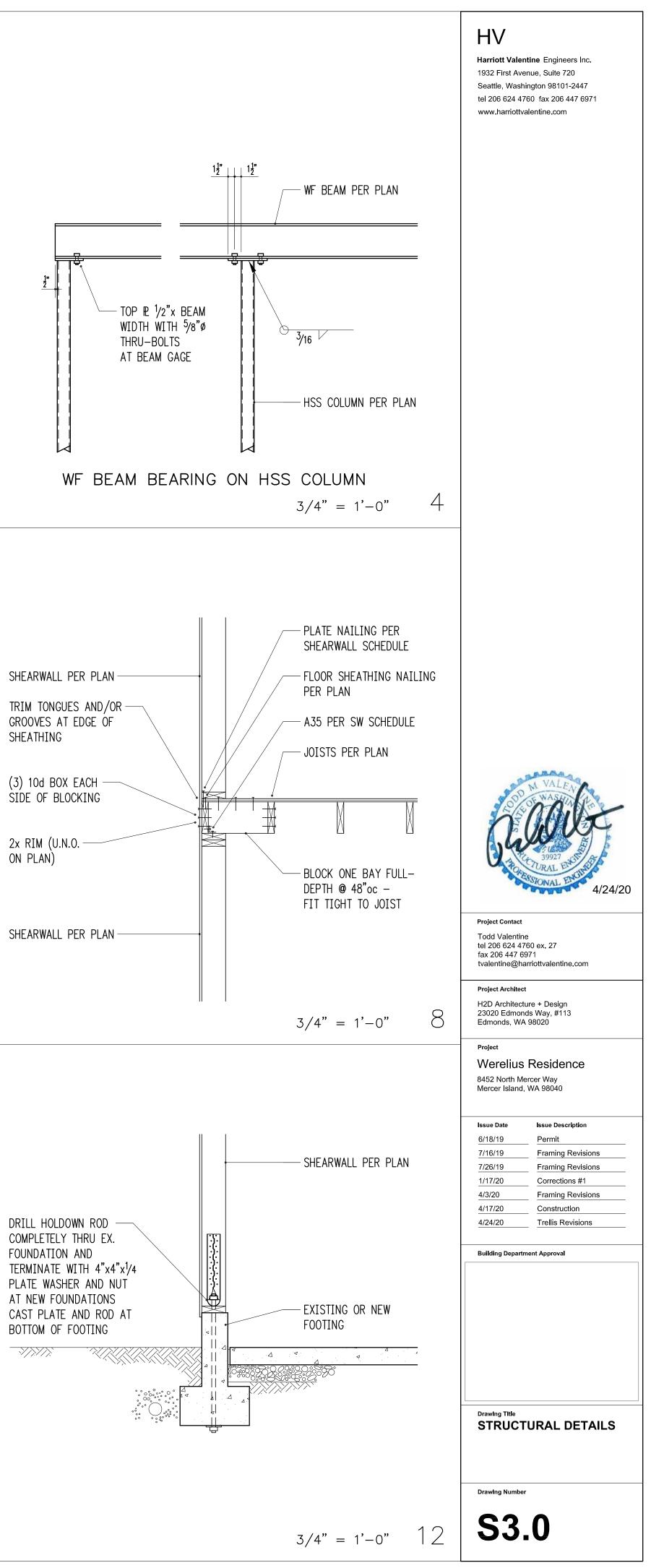
FLUSH BEAM



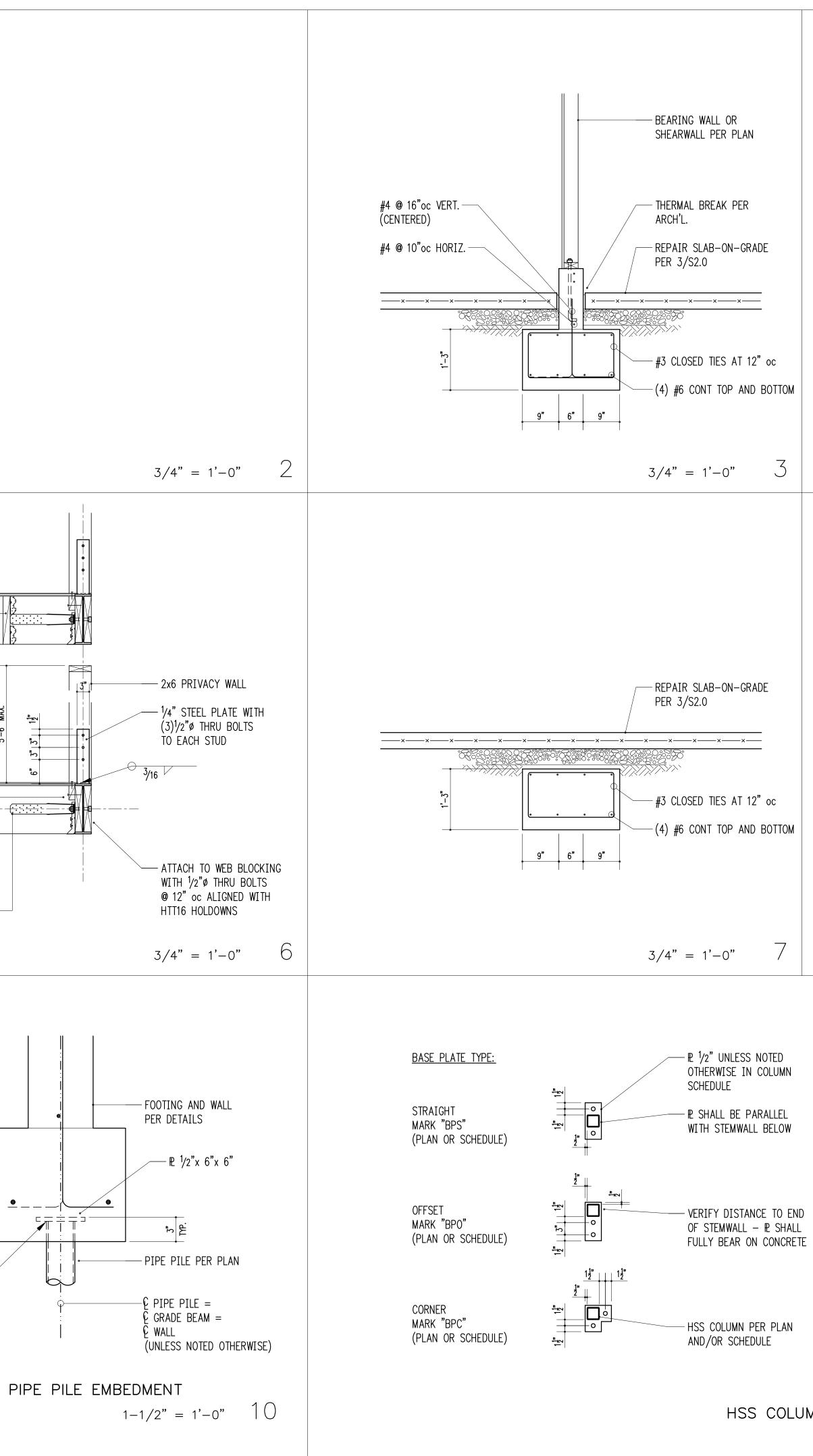
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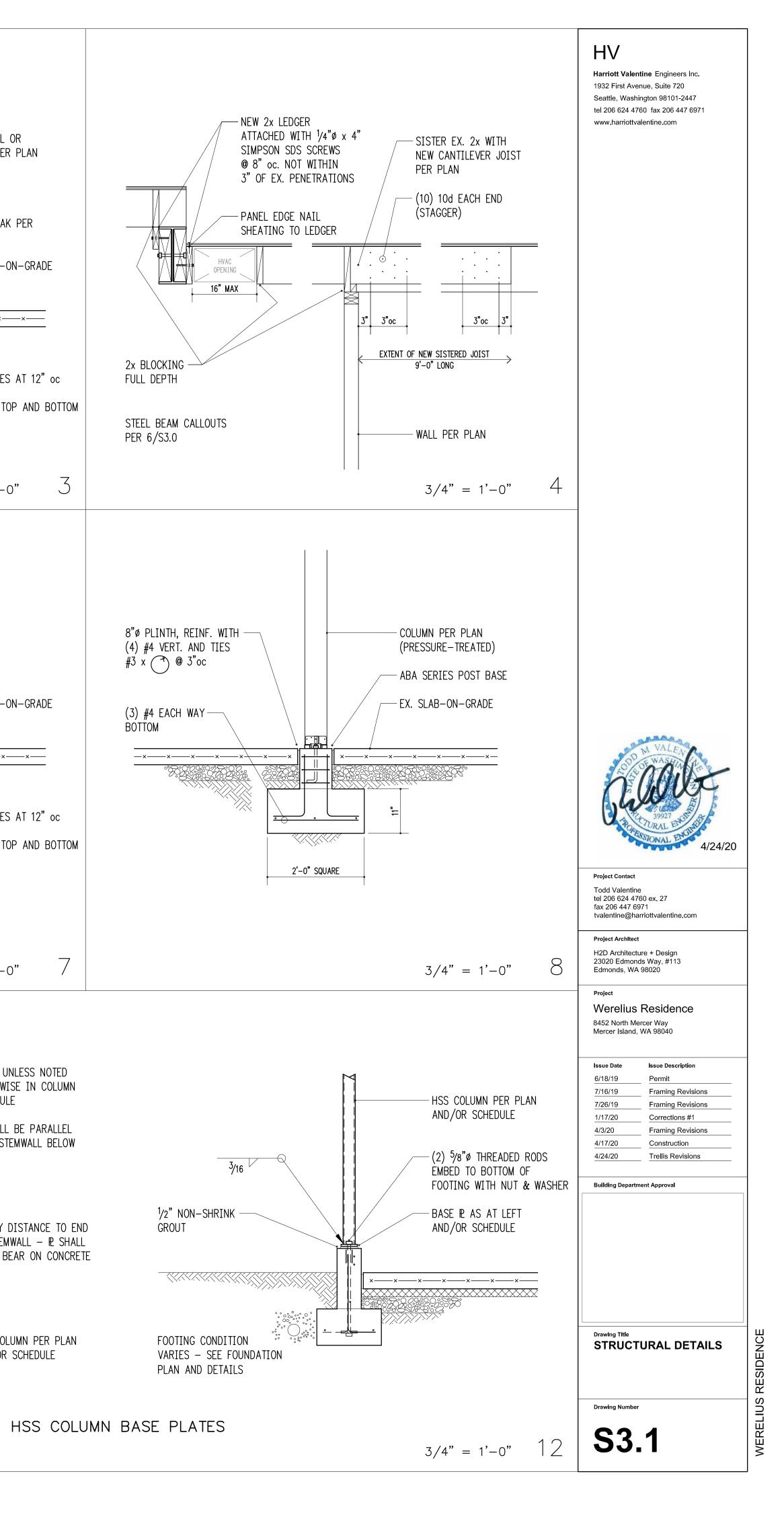
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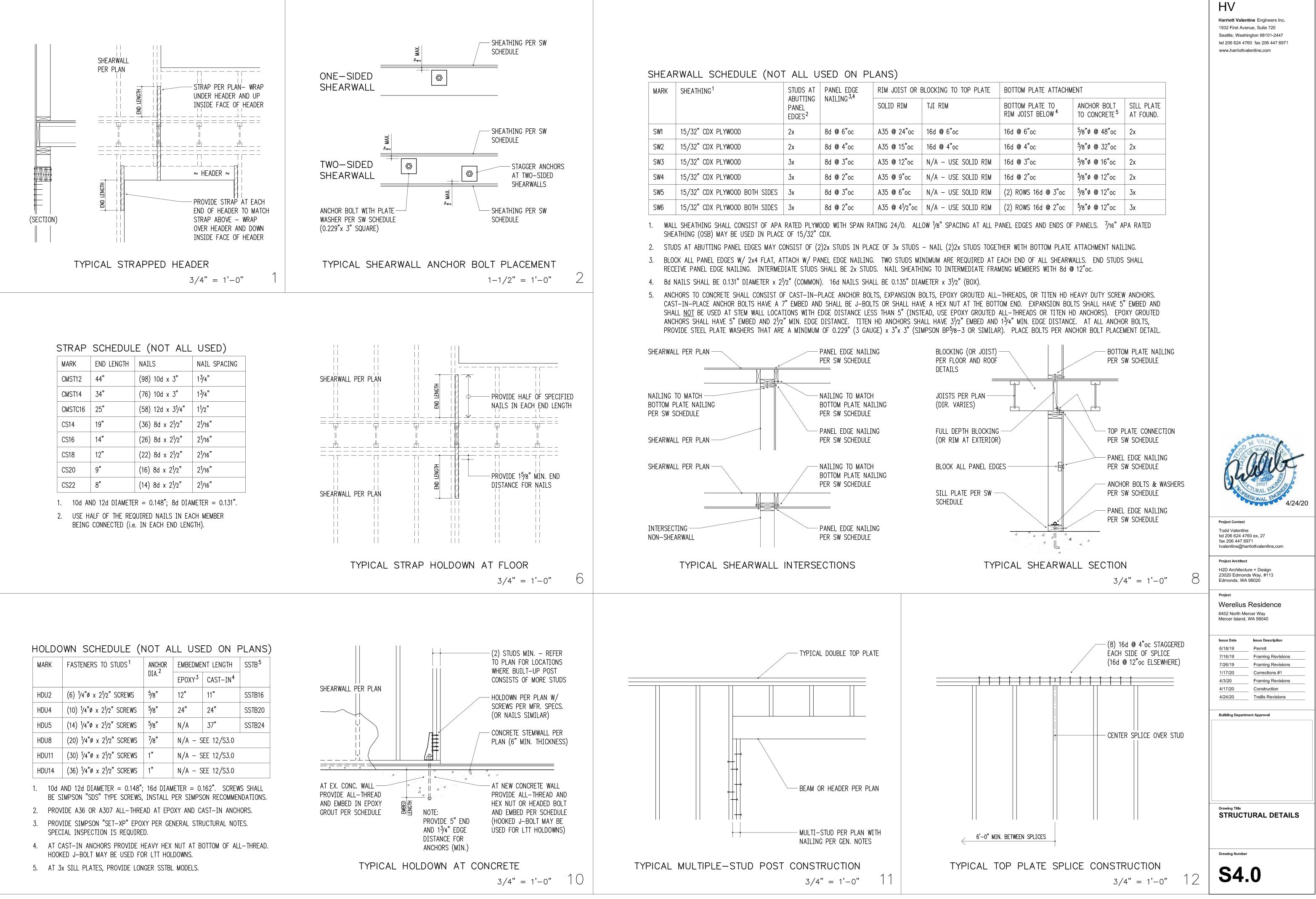


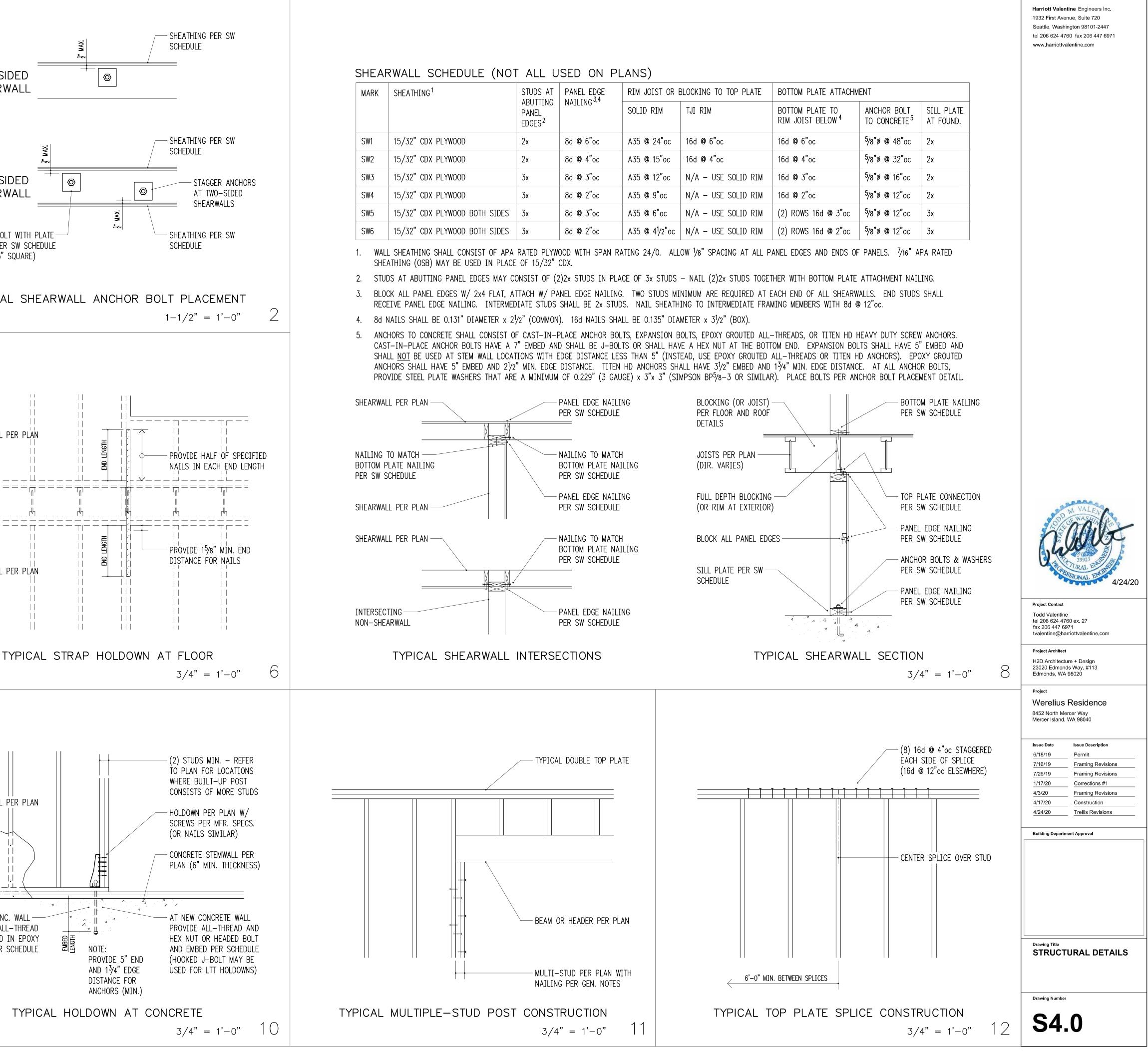


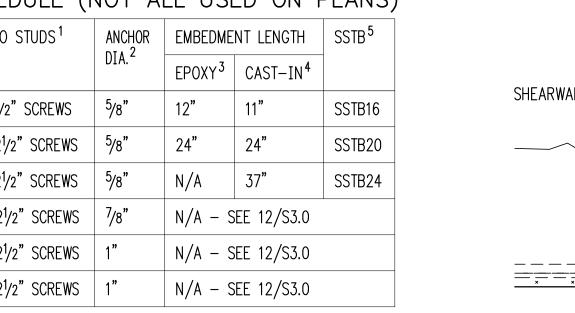
WHERE JOISTS ARE PARALLEL TO	1	3/4" = 1'-0"		
WF BEAM PROVIDE BLOCKING TO MATCH JOISTS AND (2)A35	5	3/4" = 1'-0"		
3/16				
TYPICAL	9	3/4" = 1'-0"		

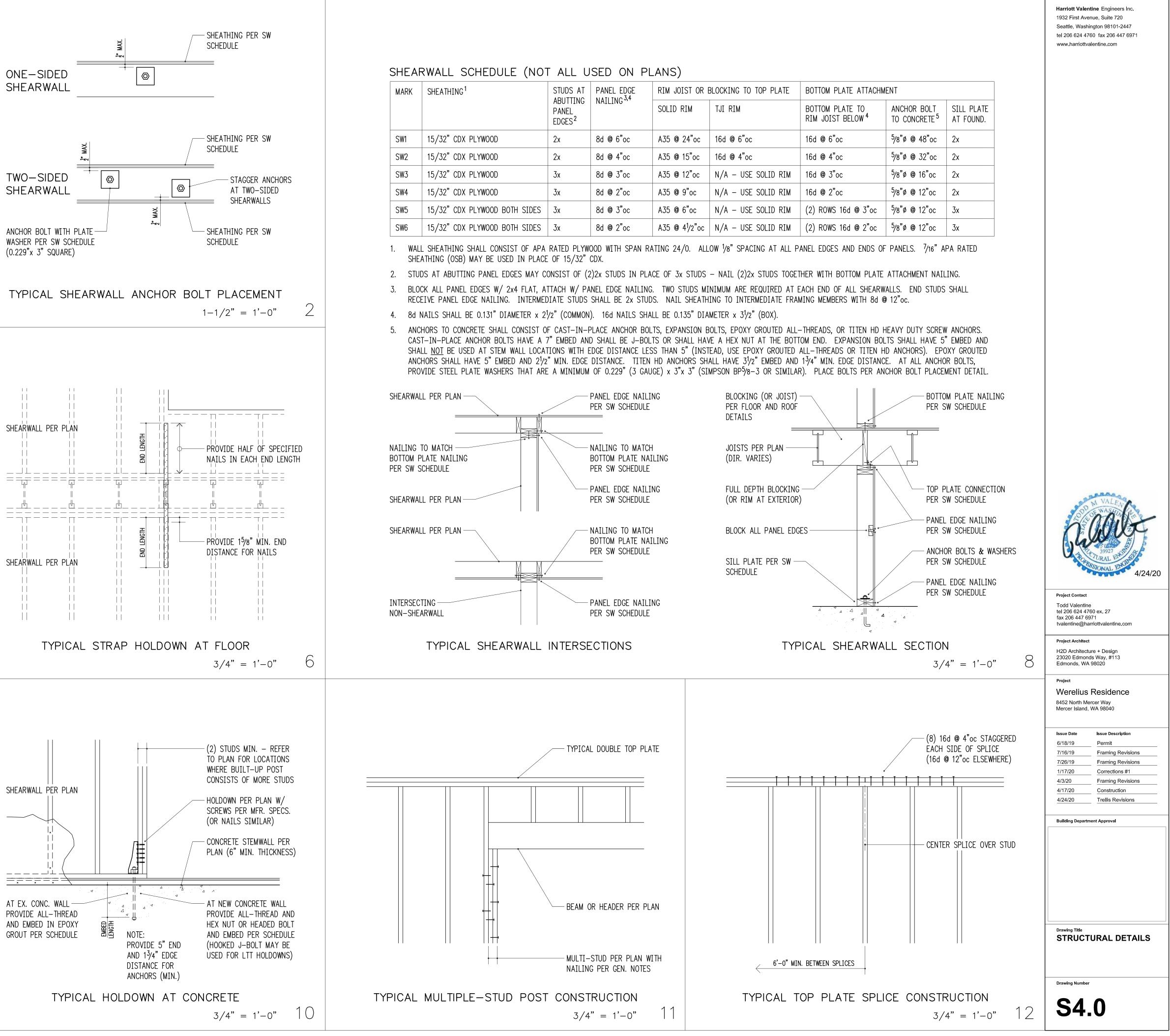












st or e	BLOCKING TO TOP PLATE	BOTTOM PLATE ATTACHMENT				
IM	TJI RIM	BOTTOM PLATE TO RIM JOIST BELOW <sup>4</sup>	ANCHOR BOLT TO CONCRETE <sup>5</sup>	SILL PLATE AT FOUND.		
4"oc	16d @ 6"oc	16d @ 6"oc	<sup>5</sup> ⁄8"ø @ 48"oc	2x		
5"oc	16d @ 4"oc	16d @ 4"oc	<sup>5</sup> ⁄8"ø @ 32"oc	2x		
2"oc	N/A – USE SOLID RIM	16d @ 3"oc	<sup>5</sup> ⁄8"ø @ 16"oc	2x		
"oc	N/A – USE SOLID RIM	16d @ 2"oc	<sup>5</sup> ⁄8"ø @ 12"oc	2x		
	N/A – USE SOLID RIM	(2) ROWS 16d @ 3"oc	<sup>5</sup> ⁄8"ø @ 12"oc	3x		
- <sup>1</sup> /2"oc	N/A – USE SOLID RIM	(2) ROWS 16d @ 2"oc	<sup>5</sup> /8"ø @ 12"oc	3x		