

RESIDENTIAL GENERAL NOTES

- 1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FULLY AWARE OF ANY AND ALL CONDITIONS RELATED TO THE SITE AND EXISTING CONDITIONS THAT MAY AFFECT THE COST OF SCHEDULING CONSTRUCTION ACTIVITIES, PRIOR TO SUBMITTING BID.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE INCLUDING SOIL CONDITIONS AND CONDITIONS RELATED TO THE EXISTING UTILITIES AND SERVICES BEFORE COMMENCING WORK AND BE RESPONSIBLE FOR SAME. ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
3. DO NOT SCALE DRAWINGS OR DETAILS - USE GIVEN DIMENSIONS, CHECK DETAILS FOR LOCATION OF ALL ITEMS NOT DIMENSIONED ON PLANS. DIMENSION ON PLANS ARE FACE OF FRAMING OR CENTER CENTER LINE OF COLUMNS TYPICALLY. DOOR AND CASING OPENINGS WITHOUT DIMENSIONS ARE TO BE SIX (6) INCHES FROM FACE OF ADJACENT WALL OR CENTERED BETWEEN WALLS.
4. THE DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.
5. BUILDING SYSTEMS AND COMPONENTS NOT SPECIFICALLY DETAILED SHALL BE INSTALLED, AS PER MINIMUM MANUFACTURERS RECOMMENDATIONS. NOTIFY THE ARCHITECT OF ANY RESULTING CONFLICTS.
6. ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND ORDINANCES. IN CASE OF ANY CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN.
7. INSTALL DUST BARRIERS AND OTHER PROTECTION AS REQUIRED TO PROTECT INSTALLED FINISHES AND FACILITIES.
8. PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS, ETC. ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE IN THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEER(S) OR OTHER SUPPLEMENTARY DRAWINGS SHALL BE BROUGHT TO THE OWNERS ATTENTION IN WRITING.
9. THIS PROJECT CONTAINS GLAZING THAT WILL BE SUBJECT TO FEDERAL AND LOCAL GLAZING STANDARDS AND THE GLAZING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ADHERENCE TO THESE REQUIREMENTS. IF THE GLAZING SUBCONTRACTOR FINDS ANYTHING IN THE DOCUMENTS NOT IN COMPLIANCE WITH THE STANDARDS, HE/SHE SHALL BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
10. ALL GLAZING IN HAZARDOUS LOCATIONS, DEFINED BY THE 2015 IRC SEC. R308.1 & R308.4, SHALL BE SAFETY GLAZING, INCLUDING BUT NOT LIMITED TO THE SAFETY GLAZING IDENTIFIED IN THE CONSTRUCTION DOCUMENTS. THERE SHALL BE NO EXPOSED FRISTS, CONDUITS, DUCTS, VENTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED, UNLESS NOTED AS EXPOSED CONSTRUCTION ON DRAWINGS. OFFSET STUDS WHERE REQUIRED, SO THAT FINISHED WALL SURFACE WILL BE FLUSH.
11. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
12. CARRY ALL FOOTINGS TO SOLID, UNDISTURBED ORIGINAL EARTH. REMOVE ALL UNSUITABLE MATERIAL UNDER FOOTINGS AND SLAB AND REPLACE WITH CONCRETE OR WITH COMPACTED FILL AS DIRECTED BY ARCHITECT.
13. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE 2015 IRC.
14. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE UNLESS DECAY RESISTANT HEARTWOOD OF CEDAR OR REDWOOD IS USED. FASTENERS FOR PRESSURE TREATED WOOD SHALL BE HOT DIPPE GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
15. PROVIDE FIRE BLOCKING VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET, AND AS REQUIRED FOR CONCEALED SPACES UNDER 2015 IRC SEC. R602.8 & R602.11.
16. NAIL GYPSUM WALLBOARD TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH COOLER NAILS @ 7 INCHES O.C. MAXIMUM SPACING UNLESS SHOWN OTHERWISE. USE 5d FOR 1/2 INCH WALLBOARD, 6d FOR 3/8 INCH WALLBOARD.
17. PROVIDE GALVANIC INSULATION BETWEEN DISSIMILAR METALS.
18. STRUCTURAL, ELECTRICAL, MECHANICAL AND ENERGY NOTES ARE LOCATED WITHIN THIS SET OF DRAWINGS.
19. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES TO THE SITE PRIOR TO BEGINNING ANY SITE IMPROVEMENTS.
20. NO MATERIALS FROM THE WORK ARE TO BE STOCK PILED ON THE PUBLIC RIGHT-OF-WAYS. ALL RUBBISH AND DEBRIS IS TO BE REMOVED FROM THE SITE. ADJACENT PROPERTIES, STREETS AND WALKS ARE TO BE PROTECTED FROM DAMAGE AT ALL TIMES.
21. ALL DOWN SPOUTS AND ROOF DRAINS TO BE CONNECTED TO STORM SEWER BY TIGHTLINE UNLESS SITE CONDITIONS ALLOW FOR DRYWELLS OR SURFACE DRAINAGE AND UNLESS NOTED OTHERWISE IN CONSTRUCTION DOCUMENTS.
22. ALL DIMENSIONS ARE FACE OF STUD WALL, CENTERLINE OF COLUMN, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
23. THE CONTRACTOR SHALL SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT PRIOR TO BUILDING OCCUPATION.
24. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES DURING THE COURSE OF THE PROJECT.
25. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY ANY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGES ORDERS ON THE PREMISES AT ALL TIMES. SAID PLANS ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
26. THE CONTRACTOR AND/OR THE SUBCONTRACTORS SHALL APPLY FOR, OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES EXCEPT FOR THE BUILDING PERMIT. ALL CONSTRUCTION SHALL COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC), 2015 IBC, 2015 ASCE, 2015 SDPMS, 2015 WSEC, AND BCC.
27.
28.

PLUMBING NOTES

- 1. ALL PLUMBING WORK IS TO BE BIDDER DESIGNED AND SHALL COMPLY WITH APPLICABLE CODES INCLUDING BUT NOT LIMITED TO: THE CODES REFERENCED IN GENERAL NOTE #24.
2. PROVIDE PRESSURE RELIEF VALVE FOR HOT WATER TANK. DRAIN TO THE OUTSIDE OF THE BUILDING WITH DRAIN END NOT MORE THAN TWO FEET NOR LESS THAN 6 INCHES ABOVE THE GROUND, POINTING DOWN.
3. HOT WATER TANKS HAVING FLEXIBLE PIPE CONNECTIONS AND OVER FOUR FEET TALL SHALL BE STRAPPED DOWN TO PREVENT OVERTURN IN AN EARTHQUAKE. HOT WATER HEATERS LOCATED IN GARAGES SHALL BE ELEVATED PER 2015 IRC P2801.6.
4. PROVIDE AN APPROVED BACK FLOW PREVENTION DEVICE AT ALL HOSE BIBS. CONTRACTOR SHALL PROVIDE A DWP AND WATER DISTRIBUTION RISER DIAGRAM FOR COUNTY AND ARCHITECT REVIEW.
5. EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEAN OUT AT ITS UPPER TERMINAL.
6. CONTRACTOR TO PROVIDE HORIZONTAL DRAINAGE PIPING THAT MEETS UPC FOR SLOPE REQUIREMENTS.

ELECTRICAL NOTES

- 1. ALL WORK PER COUNTY AND STATE CODES AND APPLICABLE ORDINANCES. OBTAIN AND PAY FOR PERMITS.
2. ALL ELECTRICAL WORK IS TO BE BIDDER DESIGNED AND SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO THE CODES REFERENCED IN GENERAL NOTE #24.
3. WIRING METHODS SHALL BE AS PERMITTED BY "CODE" AND INSTALLATION PER "NECA" STANDARDS.
4. USE OF ALUMINUM WIRE IS LIMITED TO SIZE #4 AND LARGER.
5. ALL DEVICES TO BE SPECIFICATION GRADE.
6. ALL NEW ELECTRICAL PANELS OR LOAD CENTERS TO BE PROTECTED ON LINE SIDE BY CURRENT LIMITING FUSES.
7. ALL RECEPTACLES SHALL BE AT 15 INCHES FROM FINISHED FLOOR TO BOTTOM OF BOX UNLESS NOTED OTHERWISE.
8. ALL SWITCHES SHALL BE 42 INCHES FROM FINISHED FLOOR TO BOTTOM OF BOX UNLESS NOTED OTHERWISE.
9. LOCATE RECEPTACLES PER 2015 IRC.
10. PROVIDE GROUND FAULT CIRCUIT INTERCEPTORS. (GFCI) PER 2015 IRC.
11. PROVIDE LIGHTING OUTLETS PER 2015 IRC.
12. VERIFY ALL RECEPTACLE, SWITCH, AND FIXTURE LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

DESIGN CRITERIA

Table with columns for LIVE LOADS, DEAD LOADS, SEISMIC LOADS, and WIND LOADS. Includes values for floor, roof, frost, and various load factors.

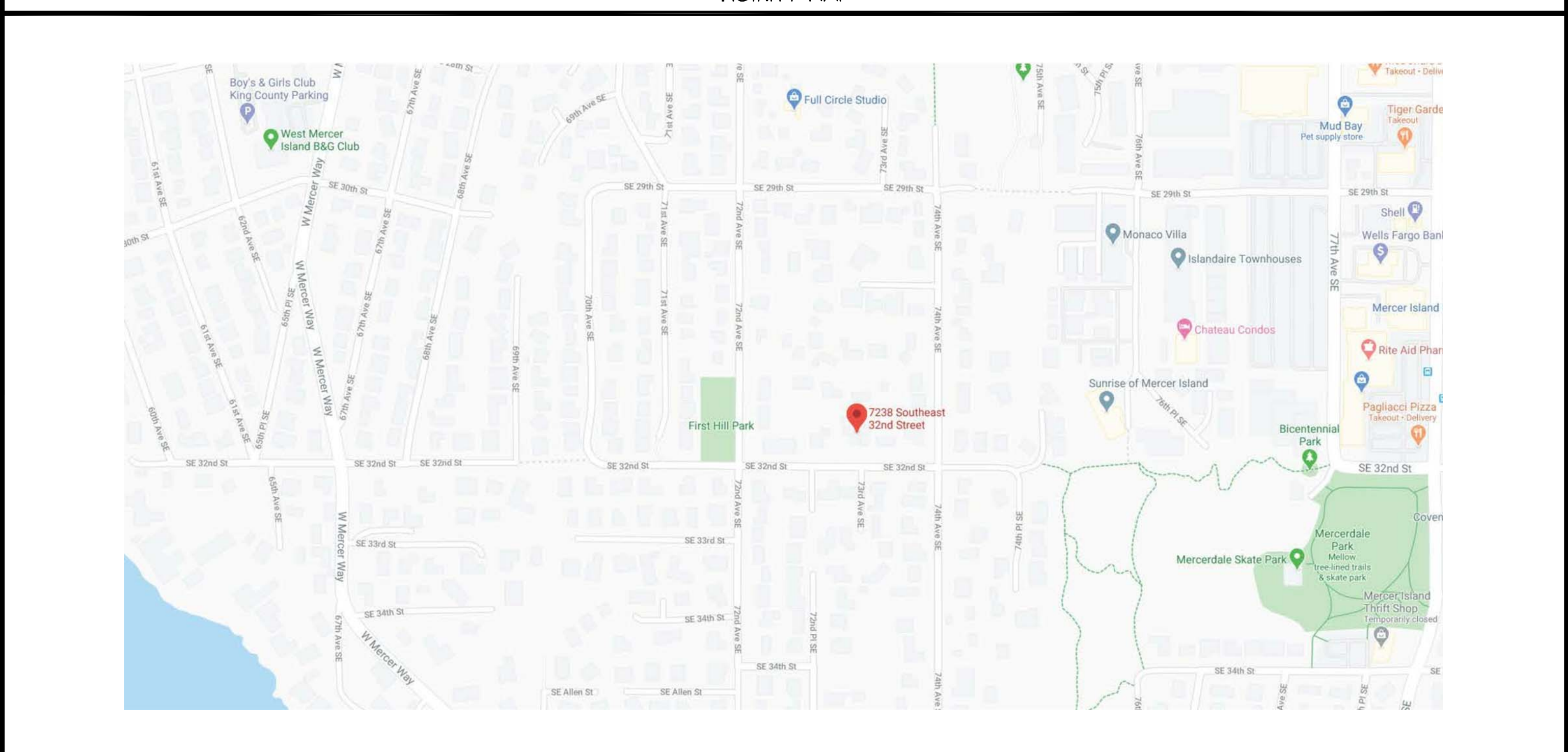
DESIGN DATA

Table with columns for ROOF LOADS, FLOOR LOADS, DECK LOADS, SOIL, WEATHERING POTENTIAL, 4" BEAM, 6" BEAM, 4" POST, 6" POST, JOISTS / RAFTERS & STUDS, SLU-LAM BEAMS, and NOTE.

GENERAL STRUCTURAL NOTES

- A. GENERAL
1. ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS AND THE INTERNATIONAL BUILDING CODE (2015 EDITION). CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK. STRUCTURAL DESIGN OF THE BUILDING IS BASED ON RESISTANCE TO DEAD LOADS, CODE SPECIFIED LATERAL LOADS AND MAXIMUM EXPECTED SERVICE LOADS. NO CONSIDERATION HAS BEEN GIVEN TO LOADS WHICH WILL BE INDUCED BY ERECTION PROCEDURES.
B. CONCRETE
1. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH (fc) OF AT LEAST 3000 PSI, FOR WEATHERING. THE MIX SHALL CONTAIN NOT LESS THAN 5 1/2 SACKS OF CEMENT PER CUBIC YARD. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615. ALL #4 BARS SHALL BE GRADE 60, fy = 60 KSI. ALL #5 BARS SHALL BE GRADE 60, fy = 60 KSI. LAP ALL CONTIGUOUS REINFORCING 30 BAR DIAMETERS FOR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND GRADE BEAM INTERSECTIONS. ANCHOR BOLTS TO BE MINIMUM 3/4" DIAMETER "J" BOLTS EMBED A MINIMUM OF 1 INCHES OR PER SHEAR WALL SCHEDULE.
C. CARPENTRY
1. FRAMING LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLB STANDARD GRADING RULES FOR THE WEST COAST LUMBER, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS: STUDS, PLATES & MISC. LT. FRAMING: HEM-FIR STD OR BETTER BEAMS AND HEADERS; 2.0E PSL Fd=2400 PSI OR 1.5E LSL Fd=2250 PSI JOISTS: TJI PREFABRICATED WOOD JOISTS SHALL BE AS MANUFACTURED BY TRUSS JOIST MACMILLAN CORPORATION OR APPROVED EQUAL. JOISTS SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURERS PUBLISHED SPECIFICATIONS.
2. SHEATHING
ROOF SHEATHING: 1/2" OSB APA RATED SHEATHING (48 / 24). LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. PROVIDED PLY CLIPS AT PANEL EDGES MIDWAY BETWEEN RAFTERS. NAILING SHALL BE 10d BOX AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE ON THE PLANS. PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.
3. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
4. NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICG APPROVAL FOR EQUAL OR GREATER CAPACITIES. VERIFY THAT THE DIMENSIONS OF THE SUPPORTING MEMBER ARE SUFFICIENT TO RECEIVE THE SPECIFIED FASTENERS.
5. WOOD FRAMING NOTES - THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS. 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 2304.9.1 OF THE INTERNATIONAL BUILDING CODE.

VICINITY MAP



CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

Table with columns for TERMITE, DECAY, WEATHERING, OUTSIDE DESIGN TEMP-HEAT/COOL, ICE-SHIELD REQUIRED, FLOOD HAZARDS, AIR FREEZING INDEX, MEAN ANNUAL TEMP, and SLIGHT TO MODERATE, MODERATE, NA, 53°F.

MECHANICAL & ENERGY NOTES

- 1. ALL MECHANICAL WORK TO BE BIDDER DESIGNED AND SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO: THE CODES REFERENCED IN GENERAL NOTE #24.
2. THE MECHANICAL WORK, WHILE BIDDER DESIGNED, MUST ADHERE TO ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.
3. VENTILATION OF ALL AREAS SHALL BE IN CONFORMANCE WITH THE IRC AND WSEC AND ALL EXTERIOR JOINTS AROUND WINDOWS AND DOORS, OPENINGS BETWEEN WALLS AND ROOF OR FOUNDATIONS, OPENINGS AT PENETRATIONS, AND ALL OTHER SUCH OPENINGS SHALL BE SEALED, CALKED, GASKETED OR WEATHER STRIPPED TO LIMIT AIR LEAKAGE PER THE WASHINGTON STATE ENERGY CODE.
4. EXTERIOR DOORS ARE TO BE 1-1/2 INCH SOLID CORE WITH FULL WEATHER STRIP AND THRESHOLD. ALL GLAZING IN EXTERIOR DOORS IS TO BE DOUBLE GLAZED WITH SAFETY GLASS.
5. ALL EXTERIOR GLAZING IS TO BE DOUBLE GLAZED.
6. KING COUNTY IS IN CLIMATE ZONE I.

Table with columns for COMPONENT and REQUIRED INSULATION VALUE. Lists requirements for floors, ceilings, exterior walls, below grade walls, slabs, glazing, and doors.

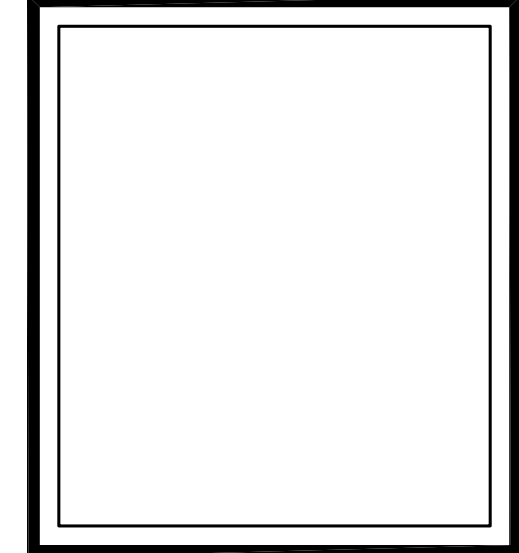
- 8. SLAB ON GRADE FLOORS SHALL HAVE R-10 PERIMETER RIGID INSULATION.
9. ALL ROOF/CEILING AND DECK/CEILING AREAS SHALL HAVE INSTALLED R-44 BATT INSULATION. SINGLE JOIST VAULTED CEILING AREAS SHALL HAVE INSTALLED R-38C HIGH DENSITY BATT INSULATION.
10. GLAZING AREA ALLOWED IS UNLIMITED, GROUP R-3 ONLY.
11. ALL FURTHER CALCULATIONS ARE TO BE PROVIDED BY THE MECHANICAL CONTRACTOR WHEN APPLICATION FOR A MECHANICAL PERMIT IS MADE.
12. THE BUILDING MECHANICAL SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF THE WASHINGTON STATE ENERGY CODE.
13. PROVIDE COMBUSTION VENTILATION AND DILUTION FOR THE FORCED AIR FURNACE AND OTHER GAS APPLIANCES PER 2015 IRC AND WSEC.
14. PROVIDE VENTING THROUGH THE ROOF FOR ALL GAS HEATING APPLIANCES IN ACCORDANCE WITH THE HEATING APPLIANCE MANUFACTURER'S RECOMMENDATIONS, THE VENT MANUFACTURER'S RECOMMENDATIONS, AND THE IRC.
15. PROVIDE DUCT INSULATION AS REQUIRED BY THE WSEC.
16. SOURCE SPECIFIC VENTILATION: VENTILATION (EXHAUST) SHALL BE PROVIDED IN BATHROOMS, WATER CLOSET, KITCHENS, LAUNDRY ROOMS, SPA & POOL ROOMS AND OTHER ROOMS WHERE EXCESS WATER VAPOR OR COOKING ODOR ARE PRODUCED, AS REQUIRED BY THE IRC AND WSEC. BATHROOMS: 50 CFM MIN; KITCHENS 100 CFM MIN.
17. WHOLE HOUSE VENTILATION: A WHOLE HOUSE VENTILATION SYSTEM SHALL BE INSTALLED, OF EITHER INTERMITTENT OR CONTINUOUS OPERATION, AS REQUIRED BY THE WSEC.
18. WSEC R402.4.1.2 REQUIRES THE DWHELLING UNIT TO BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING MUST BE CONDUCTED WITH A BLOWER DOOR AT PRESSURE OF 2" W.G. (50 PASCALS).
19. AIR BARRIER AND INSULATION INSTALLATION REQUIREMENTS PER WSEC TABLE R402.4.1.1.
20. DUCTS MUST BE LEAK TESTED IN ACCORDANCE WITH WSU R5-33 USING THE MAX. DUCT LEAKAGE RATES SPECIFIED. DUCT TIGHTNESS MUST BE VERIFIED BY EITHER THE POST CONSTRUCTION TEST OR ROUGH-IN TEST PER WSEC R403.2.2. TOTAL LEAKAGE MUST BE LESS THAN OR EQUAL TO 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 W.G. (25 Pa.) ACROSS THE ENTIRE SYSTEM.
21. A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES MUST BE HIGH EFFICIENCY LAMPS PER WSEC R404.1.
22. EXHAUST FANS PROVIDING WHOLE HOUSE VENTILATION MUST HAVE A FLOW RATING AT 25" WATER GAUGE PER WSEC R507.3.4.1. WHOLE HOUSE EXHAUST FAN MUST HAVE A SONE RATING OF 1.0 OR LESS MEASURED AT 0.1 WATER GAUGE PER IRC 1507.3.4.

PROJECT INFORMATION

Table with columns for PROJECT ADDRESS, PARCEL NUMBER, LEGAL DESCRIPTION, BUILDING DEPARTMENT & PLANS REVIEWER, OWNER, ARCHITECT, SURVEYOR, BUILDING CONSTRUCTION TYPE, OCCUPANCY GROUP, ZONING, BUILDING CODE, ENERGY CODE & COMPLIANCE OPTIONS.

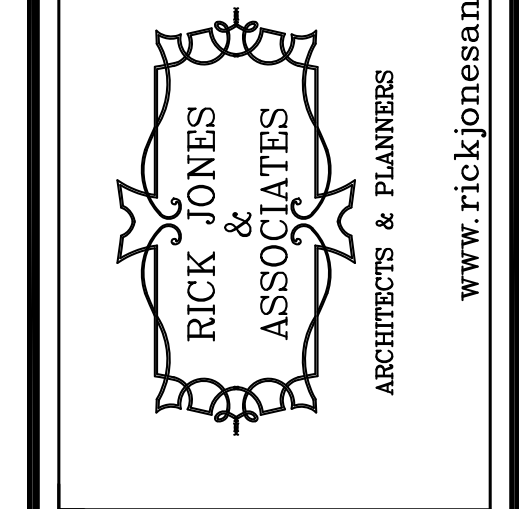
SHEET INDEX

Table with columns for sheet number and description. Lists sheets A-0 through S-1, including cover sheet, site plan, elevations, floor plan, sections, wall details, and structural details.



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(425) 442-2028

P.O. Box 1187
North Bend, WA 98045
www.rickjonesandassociates.com



project: MILLER RESIDENCE
7238 SE 32ND ST
MERCER ISLAND, WA 98040
date: 08-25-20
permit:
revisions: 02-17-21

drawn by: RLM
checked by: RLJ

SHEET A0 OF A5

COVER SHEET

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.

GROSS FLOOR AREA CALCULATIONS

LOT SIZE	
16128 SF	
16128 SF x .40 = 6451 SF ALLOWED	
MAIN FLOOR	
2007 SF	
UPPER FLOOR	
2218 SF	
TOTAL LIVING AREA	
4225 SF	
GARAGE	
785 SF	
TOTAL	
5010 SF	
5010 < 6451 SF	

LOT COVERAGE CALCULATIONS

LOT SIZE	
16128 SF	
MAXIMUM LOT COVERAGE AREA	
40% ALLOWED	
16128 SF x .40 = 6451 SF	
6451 SF MAXIMUM ALLOWED	
HOUSE/PORCH/COVERED PATIO & GARAGE IV EAVES	
3359 SF	
DRIVEWAY	
1675 SF	
EXISTING SHED	
204 SF	
TOTAL LOT COVERAGE	
5308 SF	
5308 SF / 16128 SF = 32.9%	
EXISTING IMPERVIOUS AREA	
AREA TO BE DEMOLISHED 7864 SF	
SHED TO REMAIN 204 SF	

AVERAGE BUILDING ELEVATION

LOCATION	ELEV.	LENGTH	AREA
A	318.33	43.5	13847.36
B	318.5	13	4140.5
C	319	2	638
D	314.33	19	6061.27
E	319.5	6.5	2076.75
F	320	13	4160
G	314.75	16.5	5275.88
H	320	22	7040
I	320	1.5	480
J	320	24	7680
K	320	3	960
L	320	8.5	2720
M	320	20.5	6560
N	319.75	2	639.5
O	319	45	14355
	318.33	240	76640.26

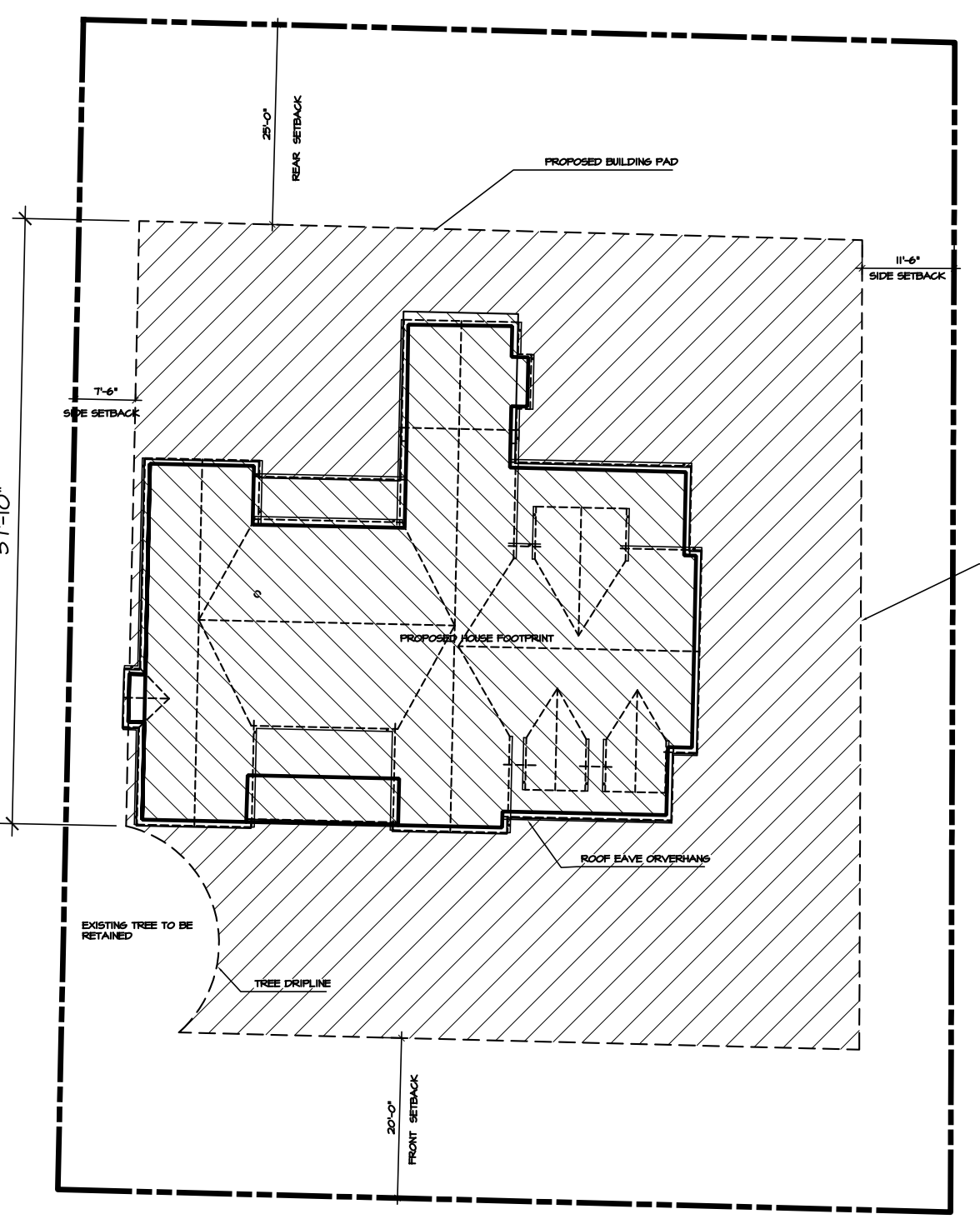
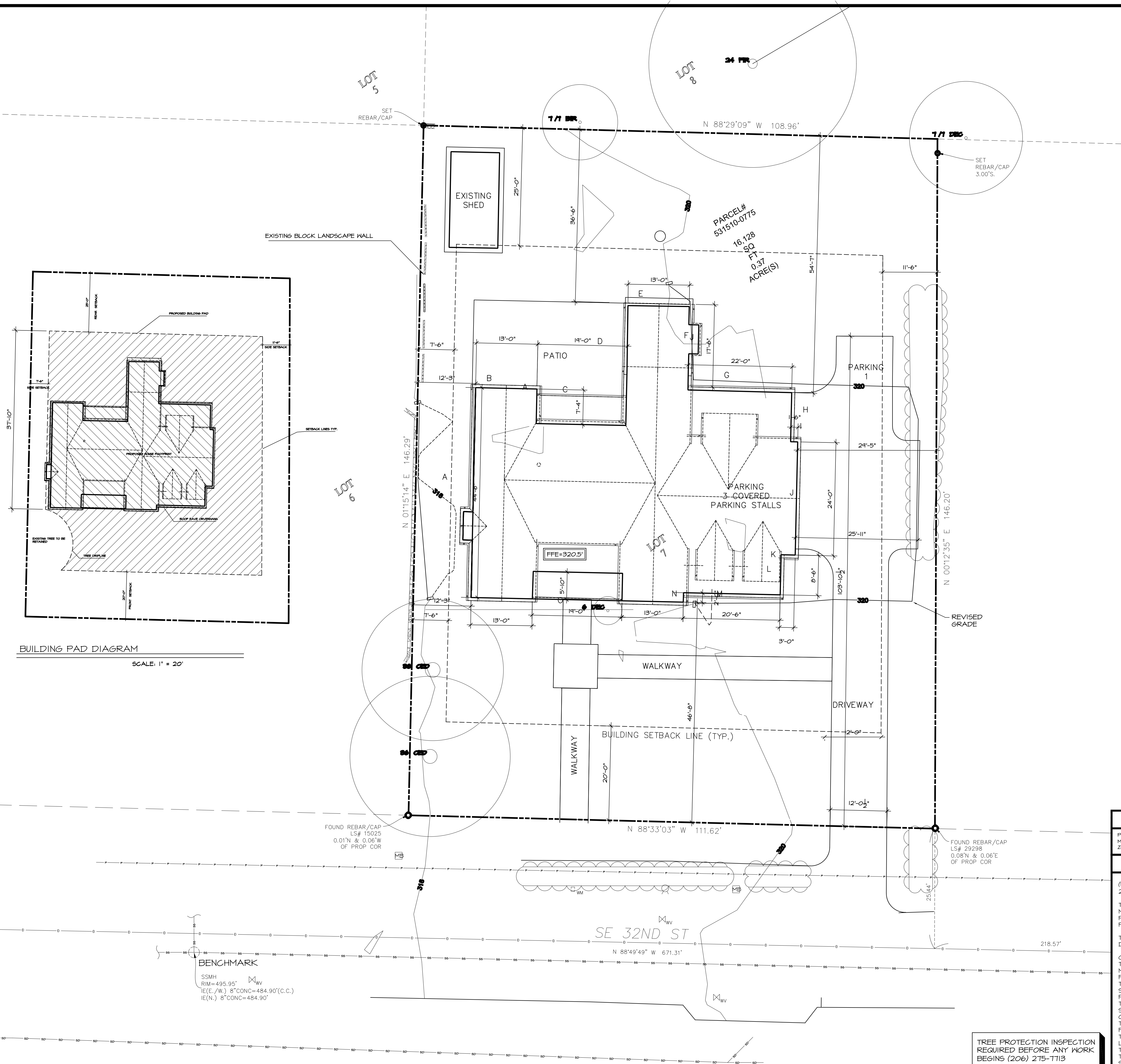
76640.26 / 240 = 319.33
 ABE = 319.33 MAX HEIGHT 319.33+30=349.33

HARDSCAPE

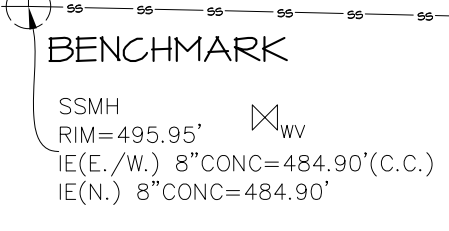
LOT SIZE	
16128 SF	
HARDSCAPE ALLOWED 3% ± UNUSED COVERAGE	
EXISTING HARDSCAPE TO BE REMOVED	419 SF
NEW HARDSCAPE + EXISTING	1101.9 SF
2544.1 SF MAXIMUM ALLOWED	
UNCOVERED PATIO	
534 SF	
WALKWAY	
554 SF	
EXISTING BLOCK LANDSCAPE WALLS	
8.9 SF	
TOTAL HARDSCAPE AREA	
1101.9 SF	
1101.9 SF / 16128 SF = 6.8%	

CUT AND FILL

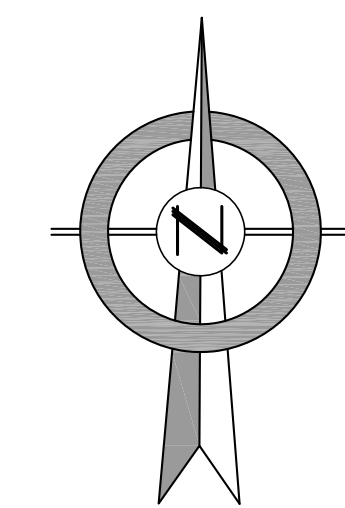
CUT 23 YRDS.
 FILL 26 YRDS.



BUILDING PAD DIAGRAM
 SCALE: 1" = 20'



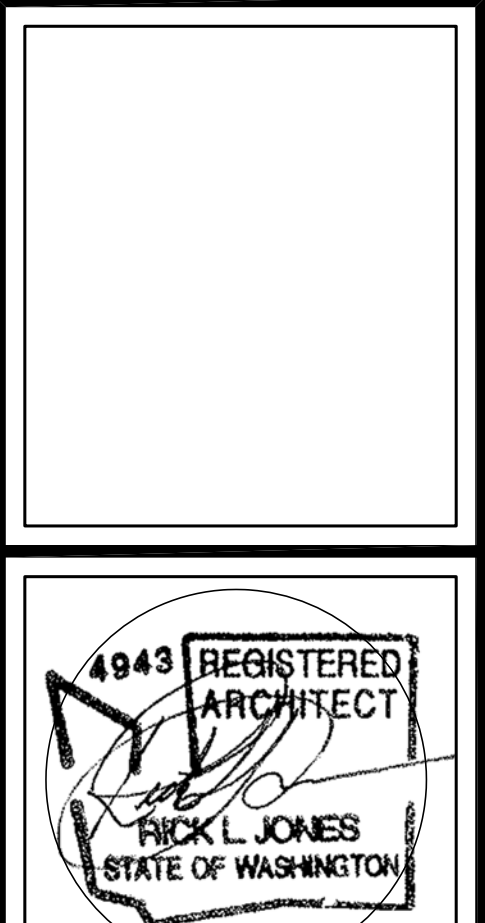
TREE PROTECTION INSPECTION
 REQUIRED BEFORE ANY WORK
 BEGINS (206) 275-7713



PARCEL INFO	
PARCEL NO:	531510-0775
MAP NO:	20-15-24050-0014
ZONING:	R 9.6
LEGAL DESCRIPTION	
(PER STATUTORY WARRANTY DEED RECORDING# 2019120000566)	
THE WEST 100 FEET OF LOT 7 IN BLOCK 9 OF MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF SAID LOT 7, DESCRIBED AS FOLLOWS:	
COMMENCING AT THE SOUTHWEST CORNER OF LOT 7; THENCE NORTH 88°34'01" WEST ALONG THE NORTH MARGIN OF SOUTHEAST 32ND STREET FOR 100.06 FEET;	
THENCE NORTH 88°34'01" WEST CONTINUING ALONG SAID NORTH MARGIN FOR 88.96 FEET TO THE TRUE POINT OF BEGINNING;	
THENCE NORTH 88°34'01" WEST CONTINUING ALONG SAID NORTH MARGIN FOR 11.0 FEET TO THE EAST LINE OF THE WEST 100 FEET OF SAID LOT 7;	
THENCE NORTH 01°12'05" EAST ALONG SAID EAST LINE FOR 146.09 FEET TO THE NORTH LINE OF SAID LOT 7;	
THENCE SOUTH 88°24'50" EAST ALONG SAID NORTH LINE FOR 8.50 FEET;	
THENCE SOUTH 00°11'36" WEST FOR 146.11 FEET TO THE TRUE POINT OF BEGINNING;	
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.	

SITE PLAN

SCALE: 1" = 10'-0"



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 ARCHITECTS & PLANNERS
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Project: **MILLER RESIDENCE**
7238 SE 32ND ST
MERCER ISLAND, WA 98040

date: 08-25-20
 permit:
 revisions:
 02-17-21

drawn by: RLM
 checked by: RLJ

02-17-21

SHEET
 OF

SITE PLAN

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SOUTH ELEVATION

CUT AND FILL

CUT 23 YRDS.
FILL 26 YRDS.

SQUARE FOOTAGE'S

MAIN FLOOR	2007 SF
UPPER FLOOR	2218 SF
LIVING SPACE TOTAL	4225 SF
GARAGE	785 SF

NOTES

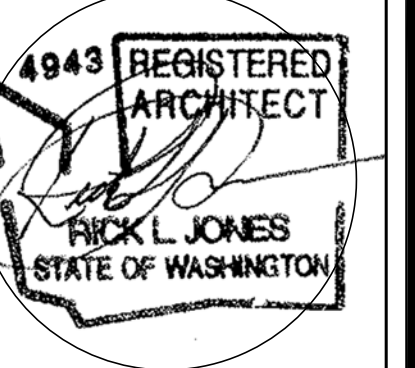
1. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR CEDAR.
2. CAULK AND SEAL ALL WINDOW / DOOR AND EXTERIOR ENVELOPE PENETRATIONS.
3. GLAZING PER STATE ENERGY CODE.
4. SEPARATE PERMITS ARE REQUIRED FOR FENCES, PLUMBING, MECHANICAL AND ELECTRICAL.
5. 50% OF ROOF VENTING SHALL OCCUR IN EAVES AS BIRD BLOCKING.
6. REFER TO ALL ELEVATIONS FOR TYPICAL NOTES.
7. S.G. = SAFETY GLASS

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

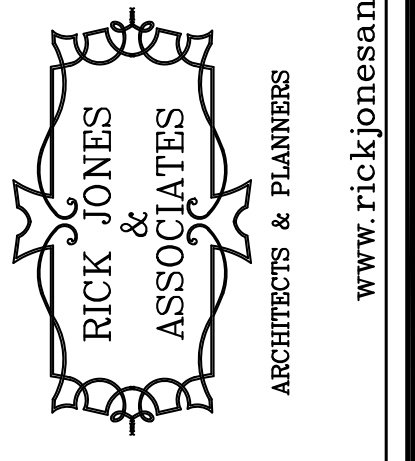


WEST ELEVATION

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



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Project: MILLER RESIDENCE
7238 SE 32ND ST
MERCER ISLAND, WA 98040

date: 08-25-20
permit:
revisions:
02-17-21

drawn by: RLJ
checked by: RLJ

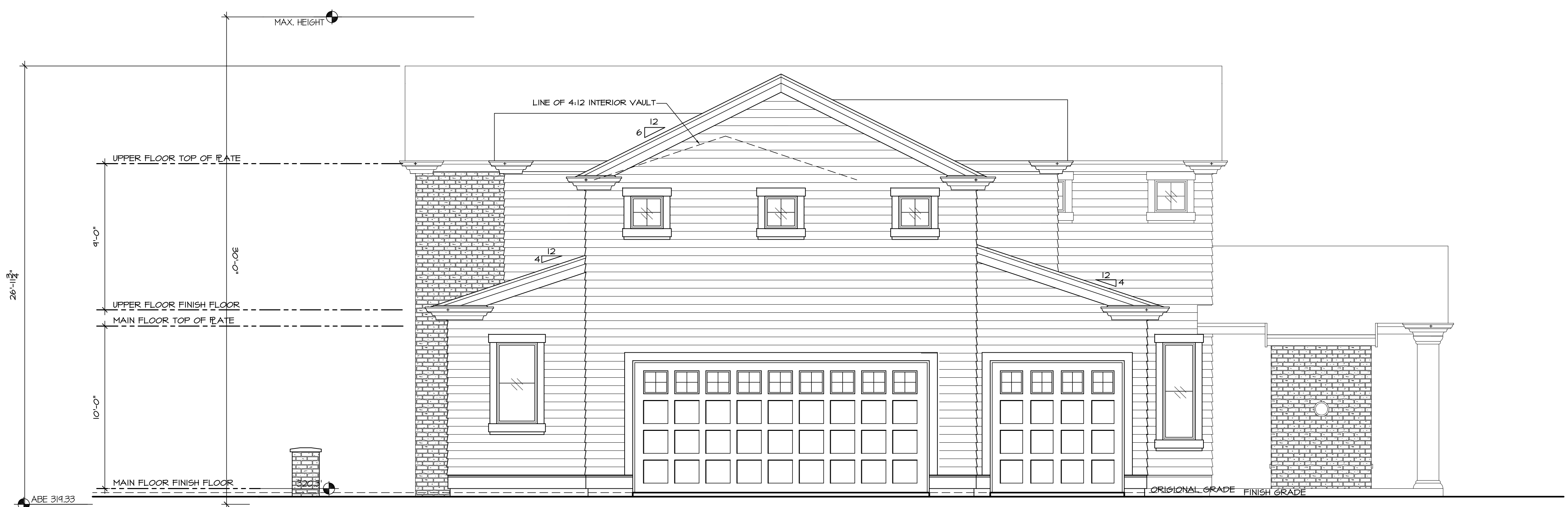
SHEET
A1
OF
A5

ELEVATIONS

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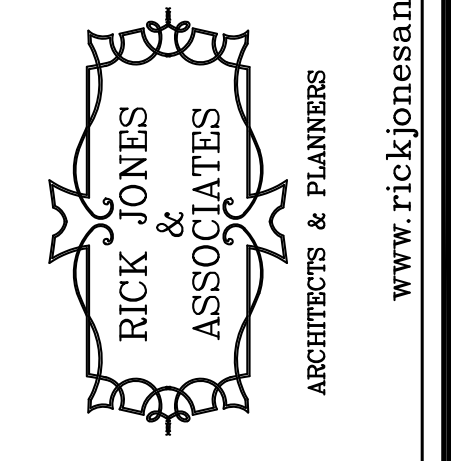
NORTH ELEVATION



EAST ELEVATION



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drawn by: RLM
 checked by: RLJ

SHEET
A2
 OF
A5

ELEVATIONS

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GENERAL NOTES

- ALL EXTERIOR WARM WALL TO BE 2x6 STUDS 16" O.C., TYPICAL, WITH R-21 INSULATION.
- ALL HEADERS ON MAIN FLOOR TO BE 4x8 DOUGLAS FIR #2 UNLESS NOTED OTHERWISE.
- FUR-OUT HEADERS TO MATCH 2x6 WALLS.
- PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS.
- IN-LINE FRAMING - SINGLE TOP PLATE STRAP @ SPLICES AND CORNERS, EXCEPT AS NOTED FOR SHEAR TRANSFER.
- ALL GUARDRAILS PER MANUFACTURERS SPECIFICATIONS, SUPPORTS CAPABLE OF RESISTING LATERAL LOAD OF 200 PLF APPLIED IN ANY DIRECTION AT ANY PART ALONG THE TOP OF RAIL.
- ALL EXTERIOR STAIRWAYS AND UNCOVERED DECKS SHALL BE PRESSURE TREATED OR CEDAR.
- FASTENERS INTO OR IN CONTACT WITH PRESSURE-TREATED OR FIRE-RETARDANT WOOD SHALL BE OF TRIPLE ZINC ZMAX (G185 PER ASTM A653) HOT DIP GALVANIZED (ASTM A123 FOR CONNECTORS AND ASTM 153 FOR FASTENERS AND ANCHORS), SIMPSON T-17 WOOD CONNECTORS AND ASTM 153 FOR FASTENERS AND ANCHORS). SIMPSON T-17 WOOD CONNECTORS AND ASTM 153 FOR FASTENERS AND ANCHORS ARE REQUIRED TO BE PROVIDED WITH A MINIMUM OF R-10 INSULATION, PER TABLE 402.1.1 FOOTNOTE K.
- CORNERS OF STUD WALLS ARE TO BE FULLY INSULATED.
- DWELLING IS TO BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 3 AIR CHANGES PER HOUR (BLOWER DOOR TEST).
- A PERMANENT CERTIFICATE IS REQUIRED TO BE COMPLETED AND POSTED ON OR WITHIN 3 FEET OF THE ELECTRICAL DISTRIBUTION PANEL AND LIST THE FOLLOWING:
R-VALUES
U-VALUES
RESULTS FROM DUCT SYSTEM AIR LEAKAGE TESTING.
RESULTS FROM BLOWER DOOR TEST, TYPES AND EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.
- MAKEUP AIR MUST BE PROVIDED AT A RATE OF APPROX. EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS MUST BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.

GARAGE NOTES
GARAGE SEPARATION PER IRC TABLE R302.6

- NOT LESS THAN 1/2" GMB SEPARATING THE GARAGE FROM THE RESIDENCE AND ATTIC.
- 1/2" GMB AT THE STRUCTURE SUPPORTING THE FLOOR/CEILING ASSEMBLIES PART OF THIS SEPARATION INCLUDING BEAMS AND POSTS AND BEARING WALLS.
- INSULATE ALL WARM WALLS AND CEILING.
- USE 1 LAYER 5/8" TYPE "X" GMB AT CEILING WHERE HABITABLE ROOMS ARE ABOVE.
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SHALL BE CONSTRUCTED OF NO. 26 GAUGE SHEET STEEL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE SOLID WOOD DOORS NOT LESS THAN 1-3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" OR 20-MINUTE FIRE-RATED DOORS AND EQUIPPED WITH A SELF CLOSING DEVICE PER R302.5.1.

HEATING NOTES

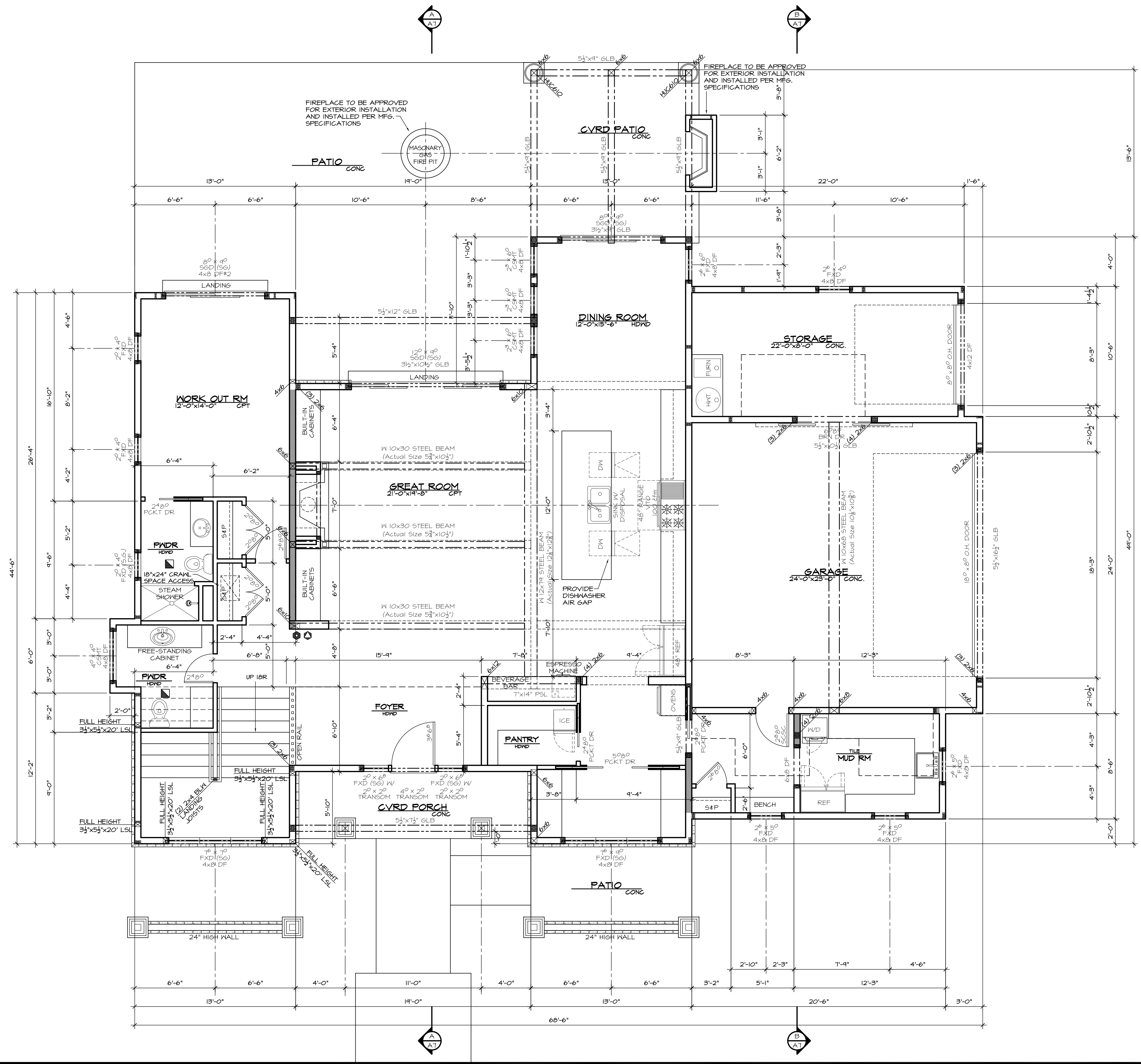
- INSTALLATION PER ASHRAE 90A-2008
- ALL PILOTS, BURNERS AND SWITCHES TO BE A MINIMUM OF 18" ABOVE SLAB.
- PROVIDE 1/2" PLATFORM OF 2 LAYERS 3/4" PLYWOOD (1 LAYER IF PLATFORM IS ON SLAB).
- WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF THE WATER HEATER.
- GAS WATER HEATER MIN. EF. OF .91 OR ELECTRIC WATER HEATER MIN. EF. OF .2.0.
- AIR SOURCE FURNACE MIN. AFUE OF 94.

FIREPLACE NOTES

- 10" CLEARANCE FIREPLACE WITH DIRECT VENT.
- FACTORY BUILT FIREPLACE SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND SHALL HAVE APPROVAL LABEL ATTACHED.
- FIREPLACES AND STOVES MUST BE D.O.E. APPROVED AND BE TESTED, CERTIFIED AND LABELED AS SUITABLE FOR USING DURING A FIRST STAGE BURN BAN.

CRAWL SPACE VENTILATION CALCS

2007 SF OF CRAWL SPACE AREA
2007 SF / 150 = 13.38
13.38 / .75 = 17.84 SF
17.84 SF x 144 IN/SF = 2568.96 SI
2568.96 SI TOTAL VENT AREA REQUIRED
VENT AREA = 128 SI
2568.96 / 128 = 21 NUMBER OF VENTS REQUIRED



MAIN FLOOR PLAN

Table 1: Foyer Roof Venting

ROOF VENTING CALCULATIONS	
Roof Area:	130 sq./ft. x 144 sq./in./300 = 62.4 sq./in.
Ventilation Required:	130 sq./ft. x 144 sq./in./300 = 62.4 sq./in.
50% At 36" minimum Above Eave (max 50%):	= 31.2 sq./in.
50% At Eaves:	= 31.2 sq./in.
1 Roof Jacks @ 50 sq./in. Each:	= 50 sq./in.
0 Standard Comp Ridge Vent @ 17 sq./in./ft.:	= 0 sq./in.
0 Continuous Softie Vent @ 10 sq./in./ft.:	= 0 sq./in.
0 Side Roof Half Vent @ 8.5 sq./in./ft.:	= 0 sq./in.
0 Lineal Ft of Eave Venting @ 3.3 sq./in./ft.:	= 0 sq./in.
(3) 2" dia. Holes per block @ each bay:	
19 Lineal Ft of Eave Venting @ 1.65 sq./in./ft.:	= 31.35 sq./in.
(3) 2" dia. Holes per block @ alt. bays:	
0 Continuous Softie Vent @ 10 sq./in./ft.:	= 0 sq./in.
0 Gable End Vent (12 in. x 12 in.) x 70%:	= 0 sq./in.
0 Cupola Vent (30 in. x 32 in.) x 45%:	= 0 sq./in.
0 Gable End Vent (18 in. x 24 in.) x 70%:	= 0 sq./in.
0 Gable End Vent (24 in. x 24 in.) x 70%:	= 0 sq./in.
Total Venting @ 36" (min.) Above Eaves:	= 50 sq./in.
Total Venting @ Eaves:	= 31.35 sq./in.
TOTAL SQ./IN. OF VENTING PROVIDED	= 81.35 sq./in.

Table 2: Mud Room Roof Venting

ROOF VENTING CALCULATIONS	
Roof Area:	99 sq./ft. x 144 sq./in./300 = 47.52 sq./in.
Ventilation Required:	99 sq./ft. x 144 sq./in./300 = 47.52 sq./in.
50% At 36" minimum Above Eave (max 50%):	= 23.76 sq./in.
50% At Eaves:	= 23.76 sq./in.
1 Roof Jacks @ 50 sq./in. Each:	= 50 sq./in.
0 Standard Comp Ridge Vent @ 17 sq./in./ft.:	= 0 sq./in.
0 Metal Roof Ridge Vent @ 29 sq./in./ft.:	= 0 sq./in.
0 Side Roof Half Vent @ 8.5 sq./in./ft.:	= 0 sq./in.
0 Lineal Ft of Eave Venting @ 3.3 sq./in./ft.:	= 0 sq./in.
(3) 2" dia. Holes per block @ each bay:	
20.5 Lineal Ft of Eave Venting @ 1.65 sq./in./ft.:	= 33.825 sq./in.
(3) 2" dia. Holes per block @ alt. bays:	
0 Continuous Softie Vent @ 10 sq./in./ft.:	= 0 sq./in.
0 Gable End Vent (12 in. x 12 in.) x 70%:	= 0 sq./in.
0 Gable End Vent (12 in. x 24 in.) x 70%:	= 0 sq./in.
0 Gable End Vent (18 in. x 24 in.) x 70%:	= 0 sq./in.
0 Gable End Vent (24 in. x 24 in.) x 70%:	= 0 sq./in.
Total Venting @ 36" (min.) Above Eaves:	= 50 sq./in.
Total Venting @ Eaves:	= 33.825 sq./in.
TOTAL SQ./IN. OF VENTING PROVIDED	= 83.825 sq./in.

Table 3: Shearwall Notes

SHEARWALL NOTES	
1.	ALL EXTERIOR WALLS TO BE PI-6 U.O.
2.	REFER TO S2.2 & S2.3 FOR MAIN FLOOR SHEAR WALL CALL OUTS & HOLD-DOWNS.
3.	SEE SHEETS S1.0, & S3.0-S3.3 FOR SHEARWALL SCHEDULE, NOTES, AND TYPICAL DETAILS.

Table 4: Legend

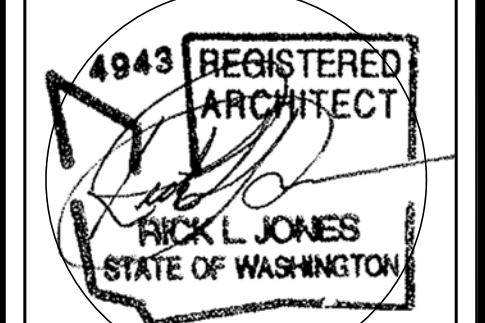
LEGEND	
	INDICATES BEARING WALL
	FAN (VENT TO OUTSIDE) 50 CFM MIN. TYP. 150 CFM AT LAUNDRY ROOM
	SMOKE DETECTOR I10V INTERCONNECTED, HARD-WIRED W/ BATTERY BACK-UP
	CARBON MONOXIDE DETECTOR I10V INTERCONNECTED, HARD-WIRED W/ BATTERY BACK-UP

Table 5: Energy Credits

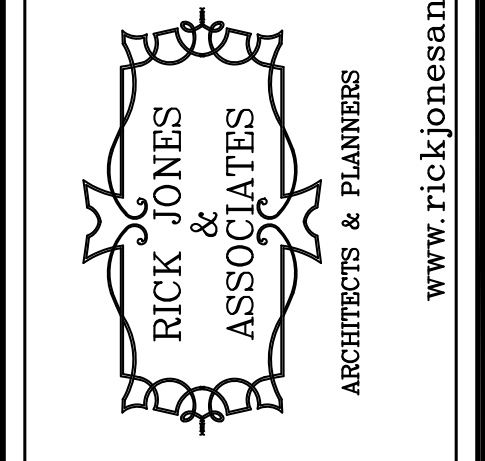
OPT	DESCRIPTION
2a	AIR LEAKAGE ≤ 3.0 ACH @ 50pa
3a	94% AFUE GAS FURNACE
5a	KITCHEN SINKS AND SHOWERHEADS ≤ 1.75 GPM, LAVATORY FAUCETS ≤ 1.0 GPM
5c	GAS WATER HEATER ≥ 0.91 EF

Table 6: Scale and Dimensions

LIVING SPACE	2007 SF	SCALE:
GARAGE/STRG	785 SF	1/4" = 1'-0"



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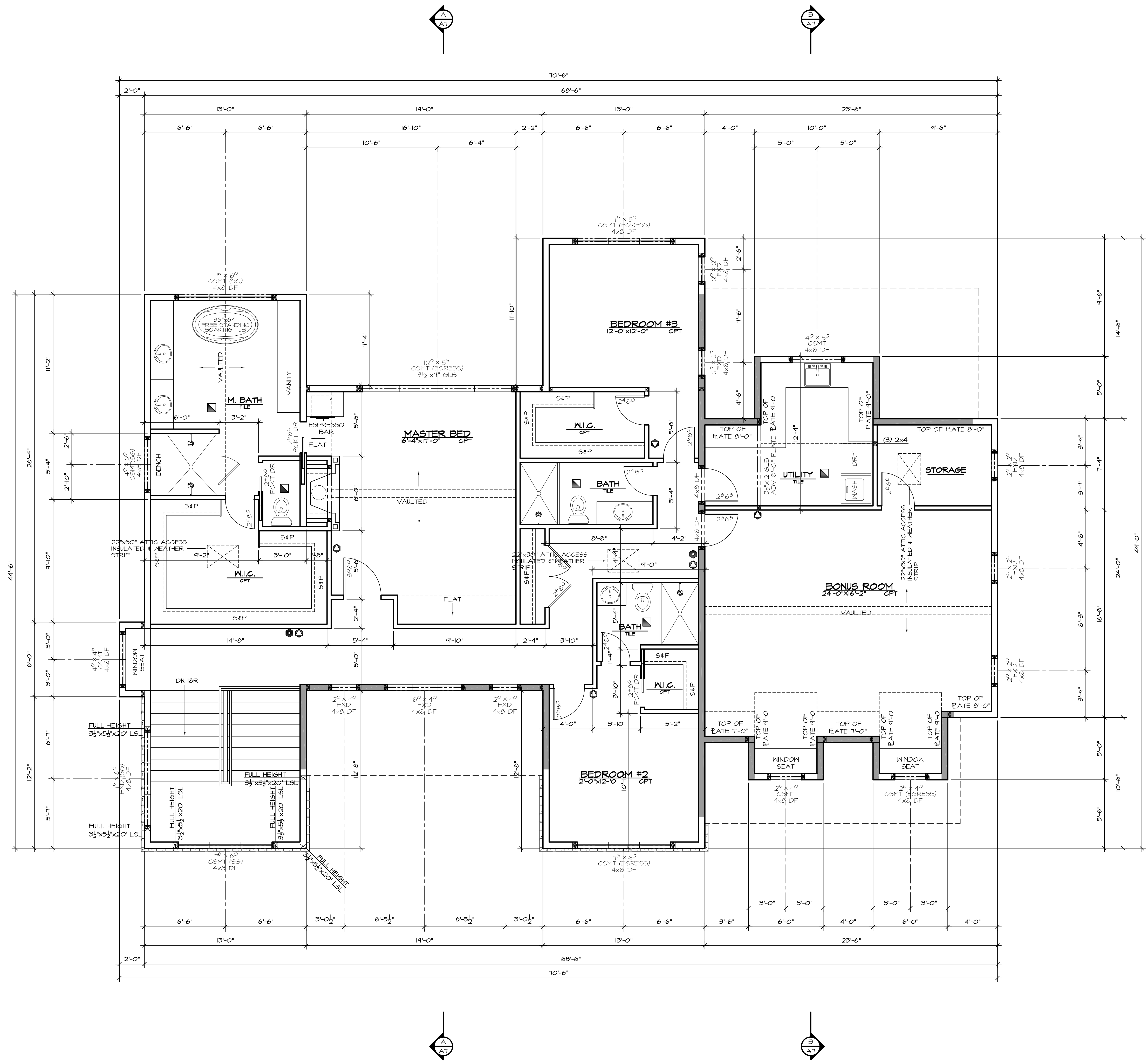
date: 08-25-20
permit:
revisions: 02-17-21

drawn by: RLM
checked by: RLJ

SHEET
OF
A3
A5

MAIN FLOOR PLAN

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GENERAL NOTES

- ALL EXTERIOR WARM WALL TO BE 2x6 STUDS 16" O.C., TYPICAL, WITH R-21 INSULATION.
- ALL HEADERS ON UPPER FLOOR TO BE 4x8 DOUGLAS FIR #2 UNLESS NOTED OTHERWISE.
- FUR-OUT HEADERS TO MATCH 2x6 WALLS.
- PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS.
- ALL GUARDRAILS PER MANUFACTURERS SPECIFICATIONS, SUPPORTS CAPABLE OF RESISTING LATERAL LOAD OF 200 PLF APPLIED IN ANY DIRECTION AT ANY PART ALONG THE TOP OF RAIL.
- TUB/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF SURROUNDS TO +12" FROM DRAIN. GLAZING INCLUDING WINDOWS WITHIN +12" OF DRAIN SHALL BE SAFETY GLASS. SHOWER FLOW IS LIMITED TO 2.5 GAL/MIN. WOOD FRAMING TO BE PROTECTED FROM WATER SPLASH AND MOISTURE.
- ALL BATHROOM FANS, KITCHEN HOOD, AND DRYER DUCTS SHALL BE EXHAUSTED THRU THE ATTIC TO THE ROOF OR THRU THE FLOOR SYSTEM TO AN OUTSIDE WALL. ALL WALL DUCTS SHALL TERMINATE AT LEAST 36" FROM A WINDOW OPENING.
- TUB AND SHOWERS VALVES TO BE PROVIDED WITH THERMOSTATIC CONTROL FOR SCALD/THERMAL SHOCK PROTECTION. MAXIMUM SETTING OF 120°F.

FIREPLACE NOTES

- 10" CLEARANCE FIREPLACE WITH DIRECT VENT. FACTORY BUILT FIREPLACE SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND SHALL HAVE APPROVAL LABEL ATTACHED.
- FIREPLACES AND STOVES MUST BE D.O.E. APPROVED AND BE TESTED, CERTIFIED AND LABELED AS SUITABLE FOR USING DURING A FIRST STAGE BURN BAN.

SHEARWALL NOTES

- ALL EXTERIOR WALLS TO BE P1-6 U.N.O.
- REFER TO S2.2 & S2.3 FOR UPPER FLOOR SHEAR WALL CALL OUTS, HOLD-DOWNS, & STRAPS.
- SEE SHEETS S1.0, & S3.0-S3.3 FOR SHEARWALL SCHEDULE, NOTES, AND TYPICAL DETAILS

LEGEND

- INDICATES BEARING WALL
- FAN (VENT TO OUTSIDE) 50 CFM MIN. TYP. 150 CFM AT LAUNDRY ROOM
- SMOKE DETECTOR I10V INTERCONNECTED, HARD-WIRED W/ BATTERY BACK-UP
- CARBON MONOXIDE DETECTOR I10V INTERCONNECTED, HARD-WIRED W/ BATTERY BACK-UP

ENERGY CREDITS

OPT	DESCRIPTION
2a	AIR LEAKAGE ≤ 3.0 ACH @ 50pa
3a	94% AFUE GAS FURNACE
5a	KITCHEN SINKS AND SHOWERHEADS ≤ 1.75 GPM, LAVATORY FAUCETS ≤ 1.0 GPM
5c	GAS WATER HEATER ≥ 0.91 EF

Table 1: Main Roof Venting

ROOF VENTING CALCULATIONS

Roof Area: 1693 sq. ft. x 144 sq./in./300 = 812.64 sq./in.
 Ventilation Required: 1693 sq. ft. x 144 sq./in./300 = 812.64 sq./in.
 50% At 36" minimum Above Eave (max 50%) = 406.32 sq./in.
 50% At Eaves = 406.32 sq./in.

8 Roof Jacks @ 50 sq./in. Each = 400 sq./in.
 0 Standard Comp Ridge Vent @ 17 sq./in./ft. = 0 sq./in.
 0 Continuous Soffit Vent @ 10 sq./in./ft. = 0 sq./in.
 0 Side Roof Half Vent @ 8.5 sq./in./ft. = 0 sq./in.
 132 Lineal Ft of Eave Venting @ 3.3 sq./in./ft. = 435.6 sq./in.
 (3) 2" dia. Holes per block @ each bay
 0 Lineal Ft of Eave Venting @ 1.65 sq./in./ft. = 0 sq./in.
 (3) 2" dia. Holes per block @ alt. bays
 0 Continuous Soffit Vent @ 10 sq./in./ft. = 0 sq./in.
 0 Gable End Vent (12 in. x 12 in.) x 70% = 0 sq./in.
 0 Cupola Vent (30 in. x 32 in.) x 45% = 0 sq./in.
 0 Gable End Vent (18 in. x 24 in.) x 70% = 0 sq./in.
 0 Gable End Vent (24 in. x 24 in.) x 70% = 0 sq./in.
Total Venting @ 36" (min.) Above Eaves = 400 sq./in.
Total Venting @ Eaves = 435.6 sq./in.

Table 2: Bonus Room Roof Venting

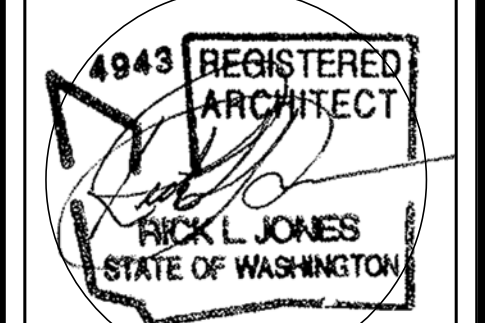
ROOF VENTING CALCULATIONS

Roof Area: 689 sq. ft. x 144 sq./in./300 = 330.72 sq./in.
 Ventilation Required: 689 sq. ft. x 144 sq./in./300 = 330.72 sq./in.
 50% At 36" minimum Above Eave (max 50%) = 165.36 sq./in.
 50% At Eaves = 165.36 sq./in.

3 Roof Jacks @ 50 sq./in. Each = 150 sq./in.
 0 Standard Comp Ridge Vent @ 17 sq./in./ft. = 0 sq./in.
 0 Metal Roof Ridge Vent @ 29 sq./in./ft. = 0 sq./in.
 0 Side Roof Half Vent @ 8.5 sq./in./ft. = 0 sq./in.
 49 Lineal Ft of Eave Venting @ 3.3 sq./in./ft. = 161.7 sq./in.
 (3) 2" dia. Holes per block @ each bay
 0 Lineal Ft of Eave Venting @ 1.65 sq./in./ft. = 0 sq./in.
 (3) 2" dia. Holes per block @ alt. bays
 0 Continuous Soffit Vent @ 10 sq./in./ft. = 0 sq./in.
 0 Gable End Vent (12 in. x 12 in.) x 70% = 0 sq./in.
 0 Gable End Vent (12 in. x 24 in.) x 70% = 0 sq./in.
 0 Gable End Vent (18 in. x 24 in.) x 70% = 0 sq./in.
 0 Gable End Vent (24 in. x 24 in.) x 70% = 0 sq./in.
Total Venting @ 36" (min.) Above Eaves = 160 sq./in.
Total Venting @ Eaves = 161.7 sq./in.
TOTAL SQ./IN. OF VENTING PROVIDED = 311.7 sq./in.

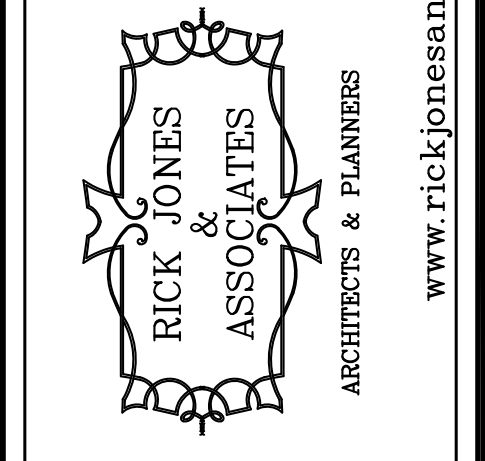
UPPER FLOOR PLAN

LIVING SPACE 2218 SF SCALE: 1/4" = 1'-0"



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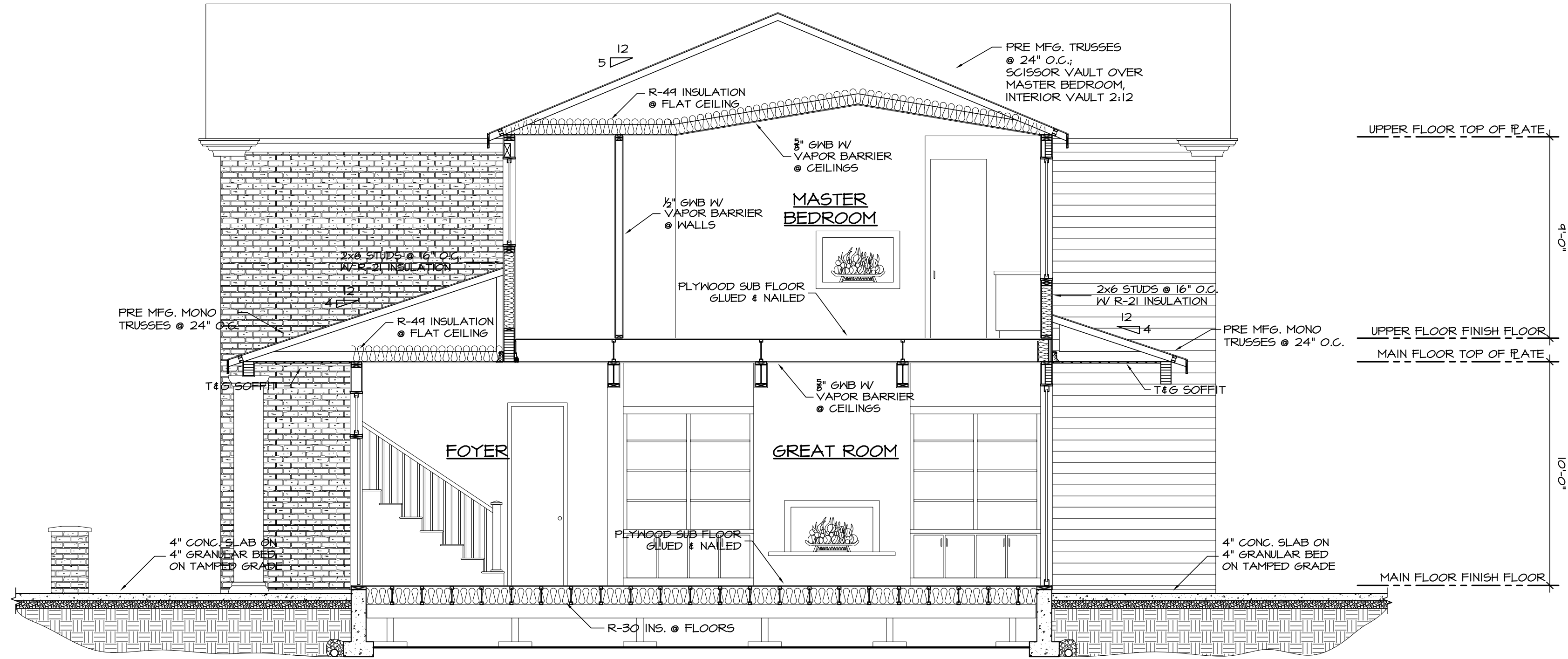
date: 08-25-20
 permit:
 revisions:
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drawn by: RLM
 checked by: RLJ

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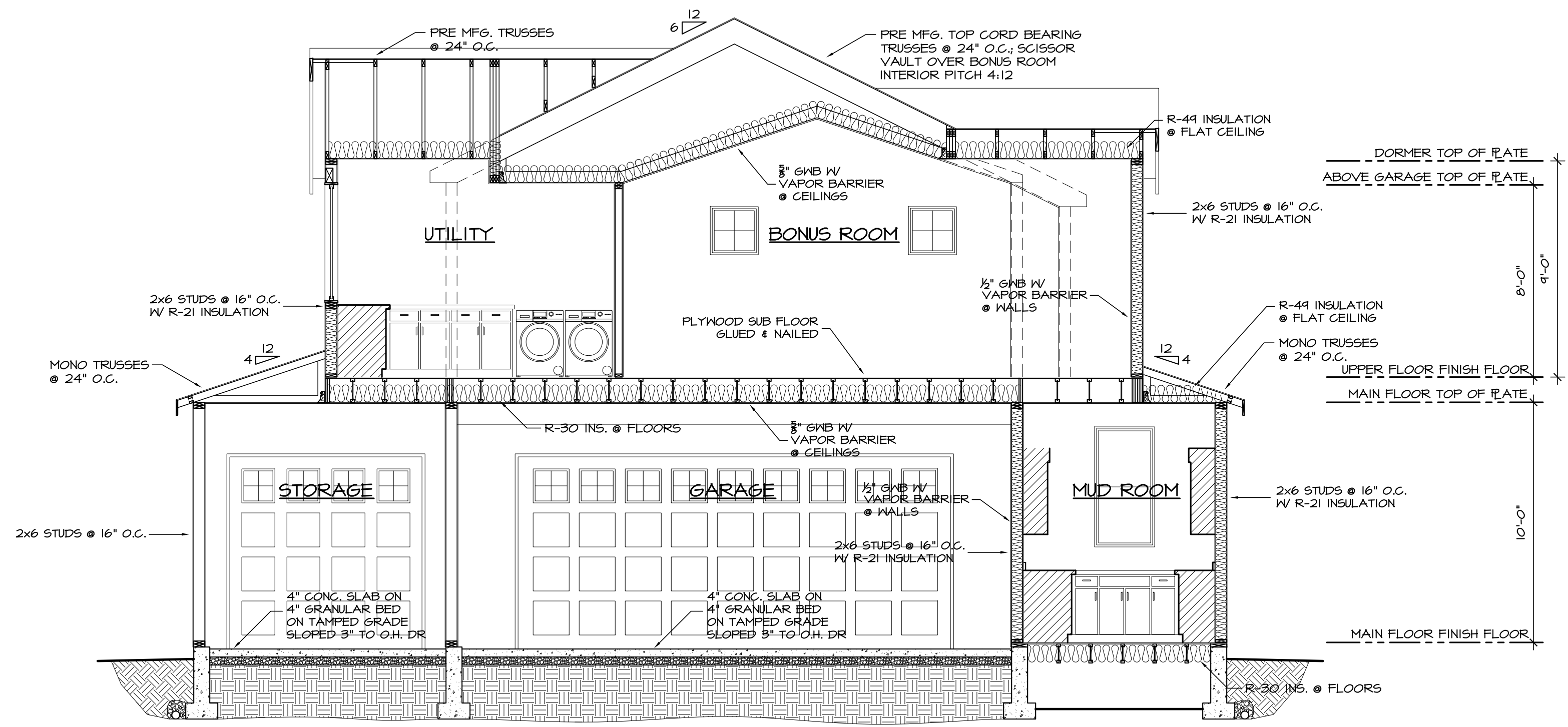
UPPER FLOOR PLAN

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SECTION A

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

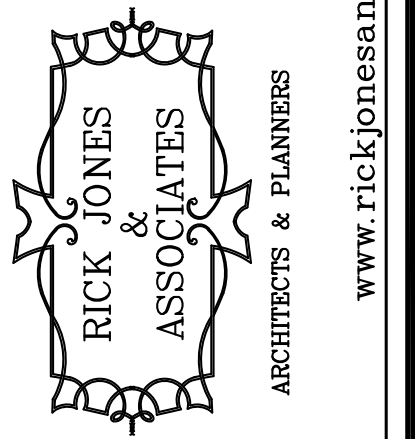


SECTION B

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



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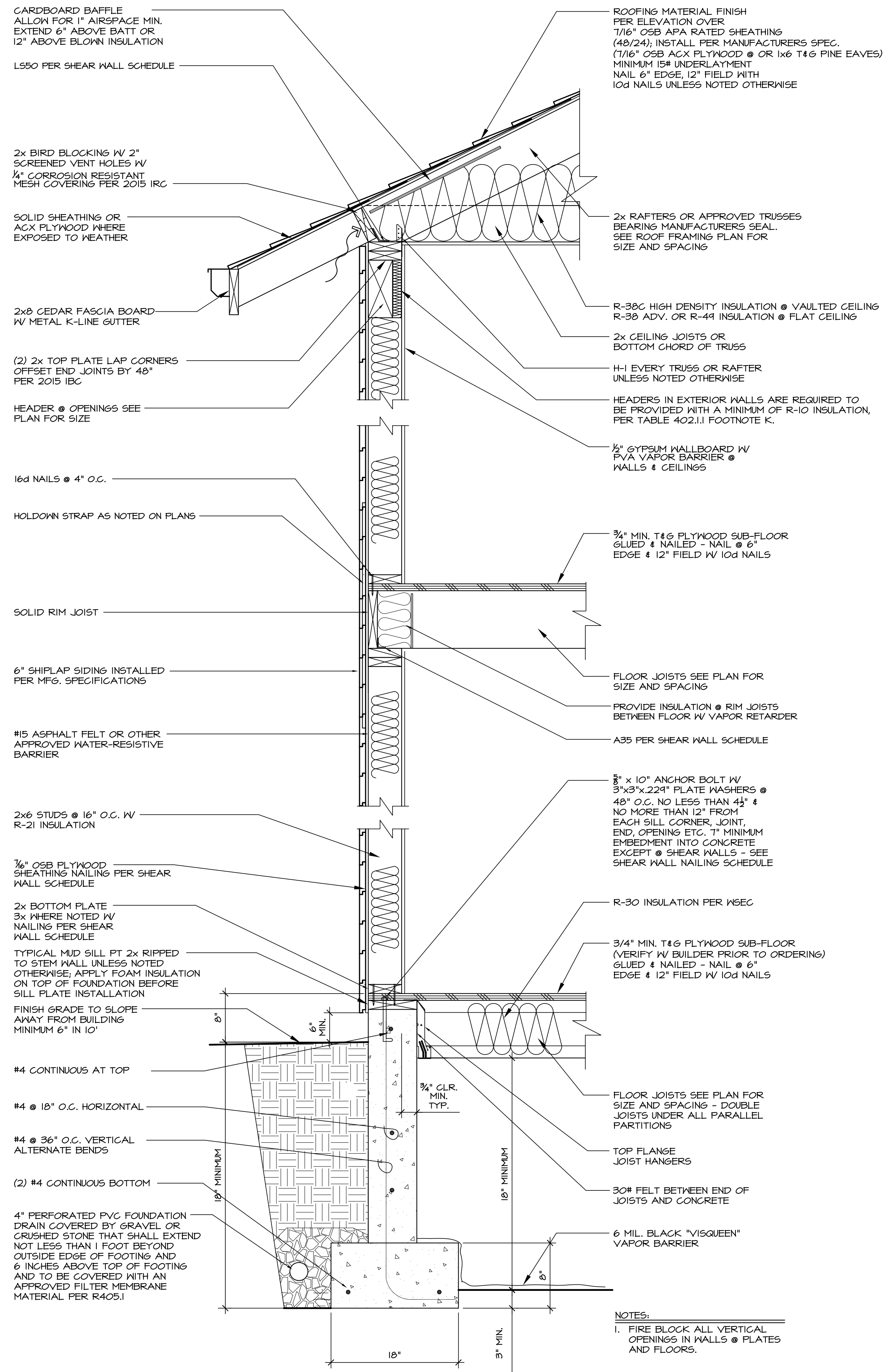
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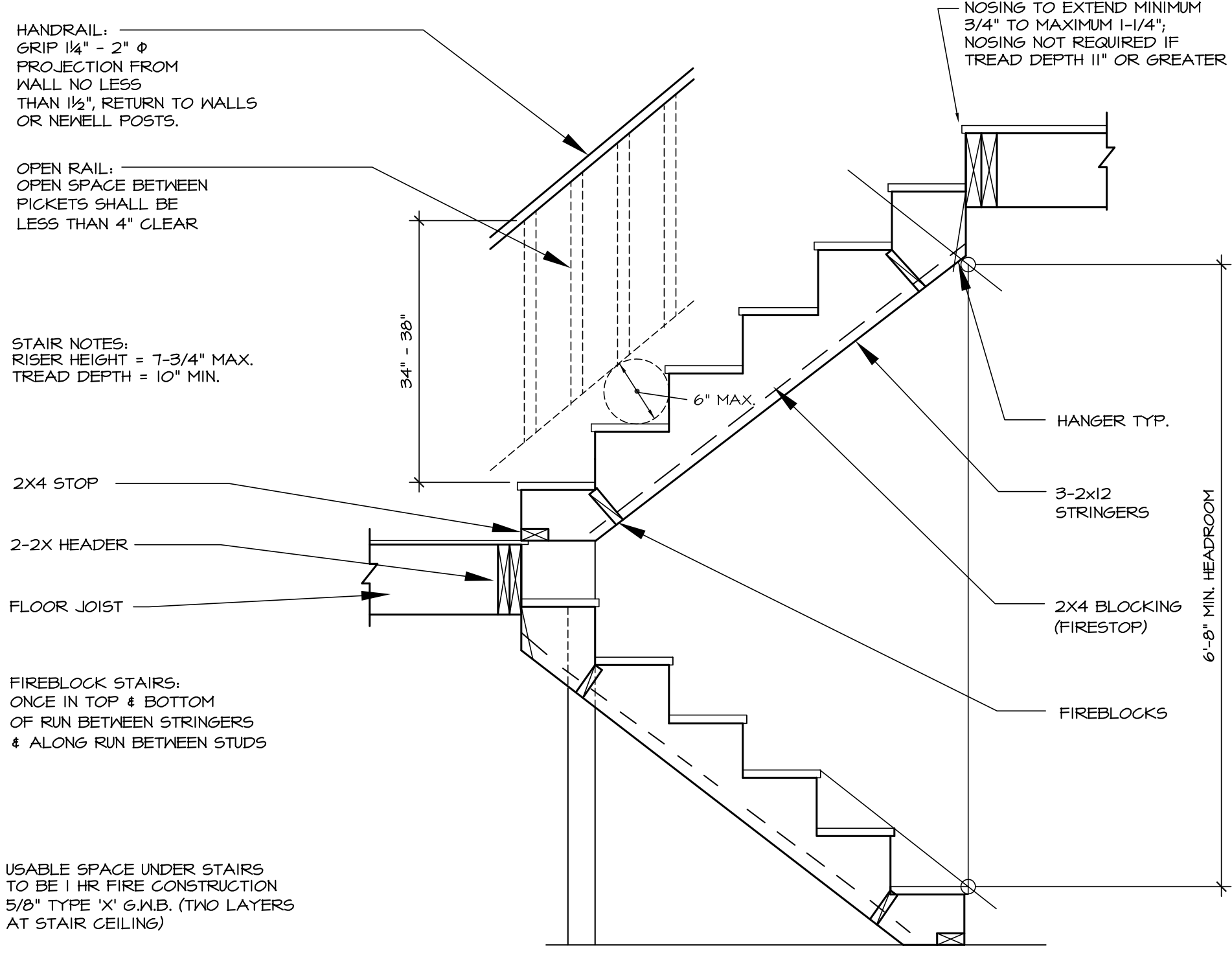
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SECTIONS



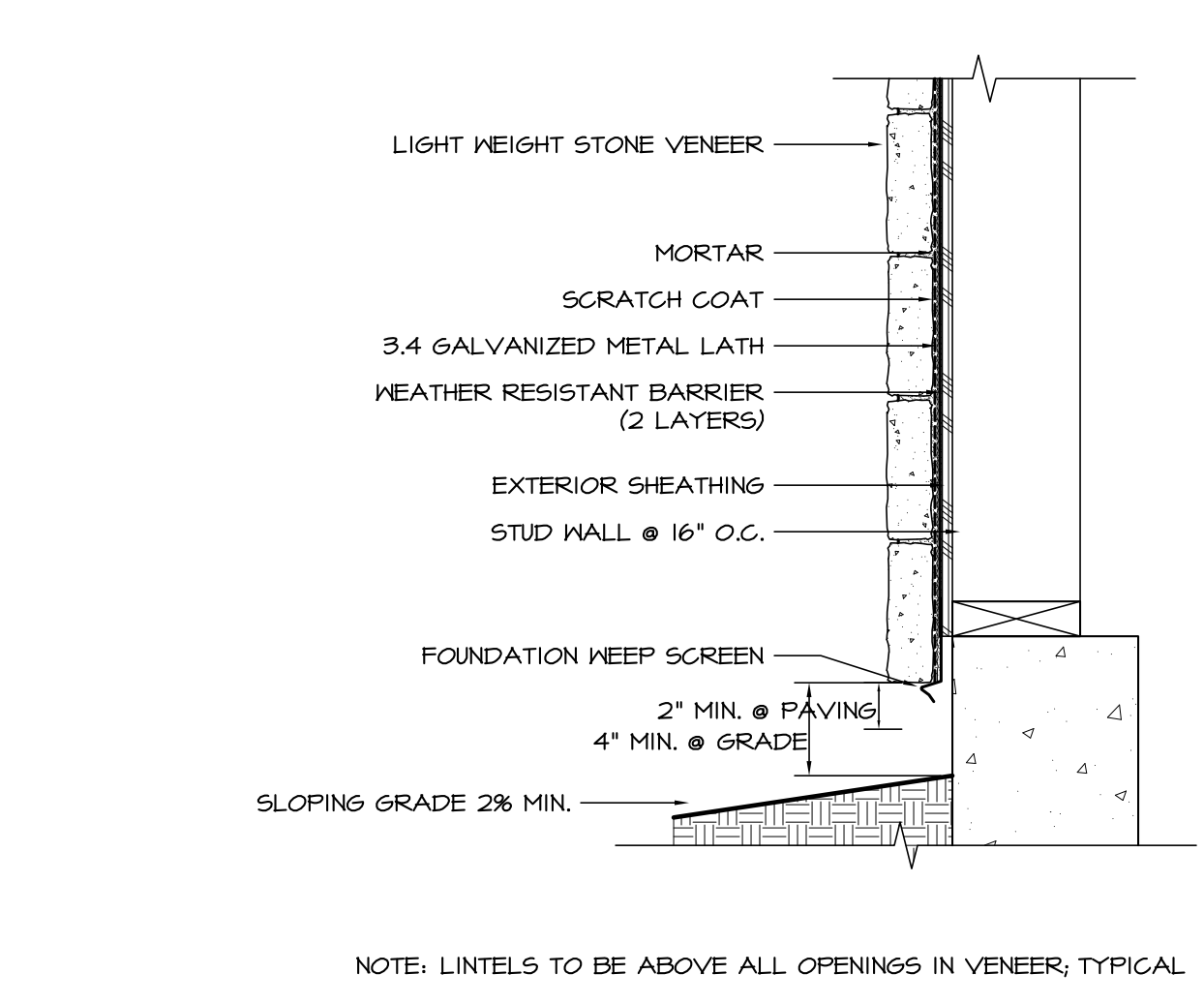
1 TYPICAL WALL SECTION

SCALE: N.T.S.



2 TYPICAL STAIR SECTION

SCALE: 3/4" = 1'-0"



3 STONE VENEER DETAIL

SCALE: N.T.S.

4

SCALE: N.T.S.

5

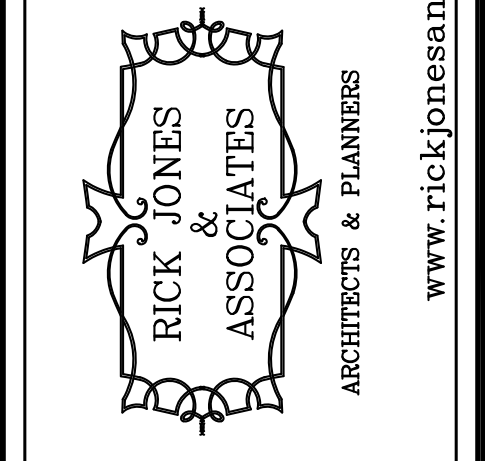
SCALE: N.T.S.



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DETAILS

STRUCTURAL NOTES

CODE:
DESIGN IS IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (I.B.C.) AS AMENDED BY THE LOCAL BUILDING DEPARTMENT.

LIVE LOADS:
ROOF..... 25 PSF
FLOOR..... 40 PSF
DECKS..... 60 PSF

LATERAL:
WIND..... BASIC WIND SPEED, 110 MPH
(ASCE 7-10 Ch. 26-27) EXPOSURE CATEGORY, B
(DIRECTIONAL PROCEDURE) $K_{zt} = 1.60$

SEISMIC:
(ASCE 7-10 Ch. 12.14) $S_s = 140.6$
 $S_{ds} = 112.5$
(SIMPLIFIED METHOD) SEISMIC DESIGN CATEGORY, D
SITE CLASS, D
SITE COEFFICIENT, $F_a = 1.2$

FOUNDATIONS:
ASSUMED BEARING CAPACITY OF 1500PSF. ALL EXTERIOR FOOTINGS SHALL EXTEND A MINIMUM OF 1'-6" BELOW ADJACENT EXTERIOR FINISHED GRADE.

CAST-IN-PLACE CONCRETE:
 $F'_c = 3000$ PSI @ 28 DAYS, MINIMUM 5½ SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND A MAXIMUM OF 6½ GALLONS OF WATER PER 94# SACK OF CEMENT. $F'_c = 3000$ PSI IS USED FOR EXPOSURE PURPOSES ONLY. MAXIMUM SIZED AGGREGATE IS 1" MAXIMUM SLUMP IS 4". ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE. ALL REINFORCED STEEL BOWLS, ANCHOR BOLTS AND OTHER INSERTS SHALL BE SECURED IN POSITION PRIOR TO POURING CONCRETE. ANCHOR BOLTS FOR SILL PLATES TO FOUNDATION WALLS SHALL BE A MINIMUM OF ¾" WITH A MINIMUM OF 7" EMBEDMENT INTO CONCRETE AND A MAXIMUM SPACING OF 48" O.C. MINIMUM OF 2 BOLTS PER SILL PLATE. ONE BOLT TO BE PLACED WITHIN 12" OF EACH END OF THE SILL PLATE.

REINFORCING STEEL:
ALL REINFORCING STEEL SHALL BE PLACED IN CONFORMANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION BY CRSI. DEFORMED REINFORCING STEEL BARS SHALL CONFORM TO ASTM GRADE 60. ALL REINFORCING BAR BENDS SHALL BE MADE COLD, WITH A MINIMUM RADIUS OF 6 BAR DIAMETERS. CORNER BARS (2"-0" BEND) SHALL BE PROVIDED FOR ALL HORIZONTAL REINFORCEMENT. LAP ALL BARS A MINIMUM OF 48 BAR DIAMETERS UNLESS NOTED OTHERWISE. UNLESS NOTED OTHERWISE ON THE DRAWINGS REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM COVER:

CONCRETE CAST AGAINST EARTH..... 3"
CONCRETE EXPOSED TO EARTH OR WEATHER
#6 THRU #18 BARS..... 2"
#5 BAR AND SMALLER..... 1½"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER
#11 BAR AND SMALLER..... ¾"
SLAB ON GRADE (FROM THE SURFACE)..... 1½"

WELDED WIRE FABRIC (WWF):
WWF SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED ONE CROSSWIRE PLUS 2" (i.e. 8" FOR 6X6 MESH). WWF SHALL BE CHAIRCED IN POSITION WITH A MAXIMUM CHAIR SPACING OF 4"

STRUCTURAL STEEL:
STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE A.I.S.C. SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS (14th EDITION). STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM DESIGNATION A992 UNLESS NOTED OTHERWISE. SQUARE AND RECTANGULAR STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM DESIGNATION A500, GRADE B. STEEL PIPE SHALL CONFORM TO ASTM DESIGNATION A53, TYPE E OR S, GRADE B ($F_y = 46,000$ PSI). WELDING SHALL BE IN ACCORDANCE WITH THE STRUCTURAL WELDING CODE LAWS. ALL WELDING SHALL BE BY CERTIFIED WELDERS (W.A.B.O. OR EQUAL) USING E60 OR E70 ELECTRODES. SHOP DRAWINGS OF ALL STRUCTURAL STEEL WORK SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION. ALL STEEL MEMBERS SHALL BE GIVEN ONE SHOP COAT OF APPROVED PRIMER. SURFACES TO BE EMBEDDED IN CONCRETE, FIREPROOFED OR FIELD WELDED SHALL NOT BE PRIMED. ALL BOLTS SHALL BE A325 UNLESS NOTED OTHERWISE. ALL ANCHOR BOLTS SHALL BE ASTM A307.

STATEMENT OF SPECIAL INSPECTION REQUIREMENTS:
SPECIAL INSPECTIONS PER IBC CHAPTER 1704 SHALL BE PERFORMED ON THE FOLLOWING BUILDING COMPONENTS:

- ALL STRUCTURAL STEEL SHALL BE PERIODICALLY INSPECTED TO VERIFY MEMBER SIZE, GRADE, AND INSTALLATION PER PLAN. ANY ON SITE WELDING SHALL BE INSPECTED BY AN AWS D1.1 QUALIFIED INSPECTOR. CONTINUOUS INSPECTION IS NOT REQUIRED IF THE PROCEDURES AND QUALIFICATIONS OF THE WELDERS ARE VERIFIED PRIOR TO THE START OF THE WORK. TESTING AGENCY AND CREDENTIALS TO BE PROVIDED FOR APPROVAL UPON CONTRACT AGREEMENT.

PRESSURE TREATED WOOD:
ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, EARTH, OR EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED WOOD IN ACCORDANCE WITH AWPA U1 AND M4 STANDARDS.

MISCELLANEOUS HARDWARE:
ALL MISCELLANEOUS HANGERS AND HARDWARE TO BE SIMPSON OR APPROVED EQUAL. ALL HANGERS SHALL BE FASTENED TO WOOD WITH PROPER NAILS AND ALL NAIL HOLES FILLED. ALL NAILS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED PER ASTM STANDARD 153 AND I.B.C. SECTION 2304.9.5. ALL METAL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE ZMAX (HDG PER ASTM A653, CLASS G-185) OR EQUAL.

FLOOR SHEATHING:
FLOOR SHEATHING SHALL BE ¾" TONGUE AND GROOVE, A.P.A. RATED SHEATHING WITH A SPAN RATING OF 48/24. WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS. UNLESS NOTED OTHERWISE, NAIL WITH 10d COMMON NAILS @ 6" O.C. AT SUPPORTED PANEL EDGES, AND @ 12" O.C. AT INTERMEDIATE SUPPORTS.

ROOF SHEATHING:
ROOF SHEATHING SHALL BE 1½" A.P.A. RATED PLYWOOD OR 7/8" OSB A.P.A. RATED SHEATHING WITH A SPAN RATING OF 32/16. WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS. UNLESS NOTED OTHERWISE, NAIL WITH 8d COMMON NAILS @ 6" O.C. AT SUPPORTED PANEL EDGES, AND @ 12" O.C. AT INTERMEDIATE SUPPORTS.

WALL SHEATHING:
WALL SHEATHING SHALL BE ½" A.P.A. RATED PLYWOOD OR 7/8" OSB A.P.A. RATED SHEATHING WITH A SPAN RATING OF 24/0. PANEL END JOINTS SHALL OCCUR AT SUPPORTS. NAIL ALL PANEL EDGES WITH 8d COMMON NAILS @ 6" O.C. AT SUPPORTED PANEL EDGES AND @ 12" O.C. AT INTERMEDIATE SUPPORTS.

FLOOR FRAMING:
PROVIDE FULL DEPTH BLOCKING FOR JOIST AT THE SUPPORTS. FLUSH BEAMS (FB) AND HEADERS NOT CALLED OUT ON THE PLANS SHALL BE (2) 2x8 DOUG-FIR #2. ALL LAMINATED BEAMS SHALL BE SPIKED TOGETHER WITH 16d NAILS @ 6" O.C. STAGGERED.

BEARING WALL FRAMING:
ALL DOOR AND WINDOW HEADERS NOT CALLED OUT ON THE PLANS SHALL BE 4x8 DOUGLAS-FIR #2 WITH (1) CRIPPLE STUD AND (1) KING STUD ON EACH END FOR OPENINGS 5' AND LESS AND (2) CRIPPLE STUDS AND (1) KING STUD ON EACH END FOR OPENINGS GREATER THAN 5'. ALL COLUMNS NOT CALLED OUT ON THE PLANS SHALL BE A MINIMUM OF TWO LAMINATED STUDS. NAIL LAMINATED COLUMNS TOGETHER WITH (2) 16d NAILS @ 12" O.C. WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATES AND BOTTOM PLATES TO EACH STUD WITH MINIMUM (2) 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d NAILS AT 16" O.C. STAGGERED. LAP AND FACE NAIL NAIL TOP PLATES WITH (3) 16d NAILS @ EACH CORNER AND INTERSECTION. STAGGER TOP PLATE SPLICES A MINIMUM OF 48" AND NAIL w/ (4) 16d NAILS EACH SIDE OF SPLICE. FACE NAIL BOTTOM PLATE WITH (2) 16d NAILS AT 16" O.C. OR PER SHEARWALL SCHEDULE. PROVIDE (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER AT CONTACT SURFACES BETWEEN ALL WOOD AND CONCRETE.

PRE-MANUFACTURED FLOOR JOIST:
JOIST SHALL BE MANUFACTURED IN A PLANT APPROVED FOR FABRICATION BY THE BUILDING DEPARTMENT AND UNDER THE SUPERVISION OF AN APPROVED THIRD PARTY INSPECTION AGENCY. EACH JOIST SHALL BE IDENTIFIED BY A STAMP INDICATING THE JOIST TYPE, C.A.B.O. NER REPORT NUMBER, MANUFACTURERS NAME, PLANT NUMBER, AND THE INDEPENDENT INSPECTION AGENCY LOGO AND EVALUATION REPORT NUMBER.

PRE-MANUFACTURED ROOF TRUSSES:
ROOF TRUSSES SHALL BE FABRICATED OF DOUGLAS-FIR/LARCH OR HEM-FIR. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS STAMPED, SIGNED AND DATED BY A WASHINGTON STATE LICENSED STRUCTURAL ENGINEER. ALL TRUSS PLATES AND CONNECTORS SHALL BE I.C.B.O. APPROVED. VERIFY MECHANICAL UNIT LOADS AND LOCATIONS WITH SUPPLIER AND FURNISH ADDITIONAL TRUSSES AS REQUIRED. SUBMIT TRUSS SHOP DRAWINGS TO CITY AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

GLUED-LAMINATED TIMBERS:
LAMINATED TIMBERS SHALL BE DOUGLAS-FIR/LARCH KILN DRIED STRESS GRADED COMBINATION 24F-V4 ($F_b = 2400$ PSI, $F_c = 109$ PSI) FOR SIMPLE SPANS AND 24F-V8 FOR CANTILEVER AND CONTINUOUS BEAMS. A.I.T.C. CERTIFICATE OF PERFORMANCE REQUIRED. COLUMNS SHALL CONFORM TO TO A.I.T.C. STANDARDS 117.

STRUCTURAL TIMBERS:
ALL GRADES SHALL CONFORM TO WMPA GRADING RULES FOR WESTERN LUMBER, LATEST EDITION. PROVIDE CUT WASHERS UNDER ALL NUTS AND BOLTS BEARING AGAINST WOOD. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL STRUCTURAL LUMBER SHALL BE AS NOTED BELOW:

FRAMING GRADES:
2x ROOF RAFTERS..... DOUG-FIR/LARCH #2..... $F_b = 900$ PSI
2x FLOOR/DECK JOIST..... DOUG-FIR/LARCH #2..... $F_b = 900$ PSI
4x BEAMS..... DOUG-FIR/LARCH #2..... $F_b = 900$ PSI
6x BEAMS..... DOUG-FIR/LARCH #1..... $F_b = 1350$ PSI
4x COLUMNS..... DOUG-FIR/LARCH #1..... $F_b = 1000$ PSI
6x COLUMNS..... DOUG-FIR/LARCH #1..... $F_b = 1200$ PSI
2x STUDS..... HEM-FIR..... $F_b = 675$ PSI
LSL..... LSL 1.55E..... $F_b = 2325$ PSI
LVL..... LVL 2.0E..... $F_b = 2600$ PSI
PSL..... PSL 2.2E..... $F_b = 2900$ PSI
CLB..... GLU-LAM (24F-V4)..... $F_b = 2400$ PSI

MARK	EDGE	FIELD	SILL PLATE ANCHORS	BOTTOM PLATE NAILING	TOP PLATE CONNECTION			SHEAR (PLF)		
					JOIST (Ø)	RAFTER OR TRUSS	W/ HI	W/O HI	WIND	SEISMIC
P1-6	8d @ 6"	8d @ 12"	¾" @ 48"	(2) 16d @ 14"	A35 @ 29"		RBC @ 18"		339	260
P1-4 (6)	8d @ 4"	8d @ 12"	¾" @ 48"	(2) 16d @ 9"	A35 @ 20"		RBC @ 31"		494	353
P1-3 (6)	8d @ 3"	8d @ 12"	¾" @ 36"	(2) 16d @ 7"	A35 @ 15"		RBC @ 18"		637	455
P1-2 (6)	8d @ 2"	8d @ 12"	¾" @ 26"	(2) 16d @ 5"	A35 @ 12"		RBC @ 11"		781	595
P2-3 (6,7)	8d @ 3"	8d @ 12"	¾" @ 18"	(2) 16d @ 3"	A35 @ 7"		RBC @ 6"	(2) RBC @ 10"	1199	911
P2-2 (6,7)	8d @ 2"	8d @ 12"	¾" @ 12"	(2) 16d @ 2"	A35 @ 7"		RBC @ 6"	(2) RBC @ 10"	1664	1190
P1-2-10d (6)	10d @ 2"	10d @ 12"	¾" @ 22"	(2) 16d @ 4"	A35 @ 10"		RBC @ 9"		1011	716
P2-2-10d (6)	10d @ 2"	10d @ 12"	¾" @ 10"	(2) 16d @ 2"	A35 @ 6"	(2) RBC @ 5"	(2) RBC @ 4"		2004	1432
P2-2-¾" (6)	10d @ 2"	10d @ 12"	¾" @ 10"	(2) 16d @ 2"	A35 @ 6"	(2) RBC @ 5"	(2) RBC @ 4"		2264	1740

- NOTES:
- ALL EXTERIOR WALLS TO BE "P1-6" SHEARWALL UNLESS NOTED OTHERWISE.
 - NAILS TO HAVE A MINIMUM DIAMETER OF 0.131" FOR 8d AND 0.148" FOR 10d, AND 0.135 FOR 16d.
 - ALL PANEL EDGES TO BE BACKED WITH 2" NOMINAL OR WIDER FRAMING.
 - "P1" INDICATES PLYWOOD ON ONE SIDE OF SHEARWALL ONLY, "P2" INDICATES PLYWOOD ON BOTH SIDES.
 - ANCHOR BOLTS SHALL HAVE A 3"x3"x½" STEEL PLATE WASHER THAT EXTENDS TO WITHIN ½" OF THE EDGE OF THE BOTTOM PLATE ON THE SHEATHED SIDE. WHERE 2x6 SHEARWALLS ARE SHEATHED ON BOTH SIDES, LARGER PLATE WASHERS WILL BE REQUIRED IN ORDER TO MEET THE ½" EDGE DISTANCE REQUIREMENT.
 - FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR A BUILT-UP MEMBER STITCH NAILED TOGETHER PER THE BOTTOM PLATE NAILING PATTERN IN THE SHEARWALL SCHEDULE.
 - PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER NAILS ON EACH SIDE SHALL BE STAGGERED.
 - AT CONTRACTORS DISCRETION LTP FRAMING ANCHORS MAY BE USED IN LIEU OF THE A35.

1 PLYWOOD/OSB SHEARWALL SCHEDULE (HEM FIR FRAMING) ^(1, 2, 3, 4, 5)

Stoney Point Engineering

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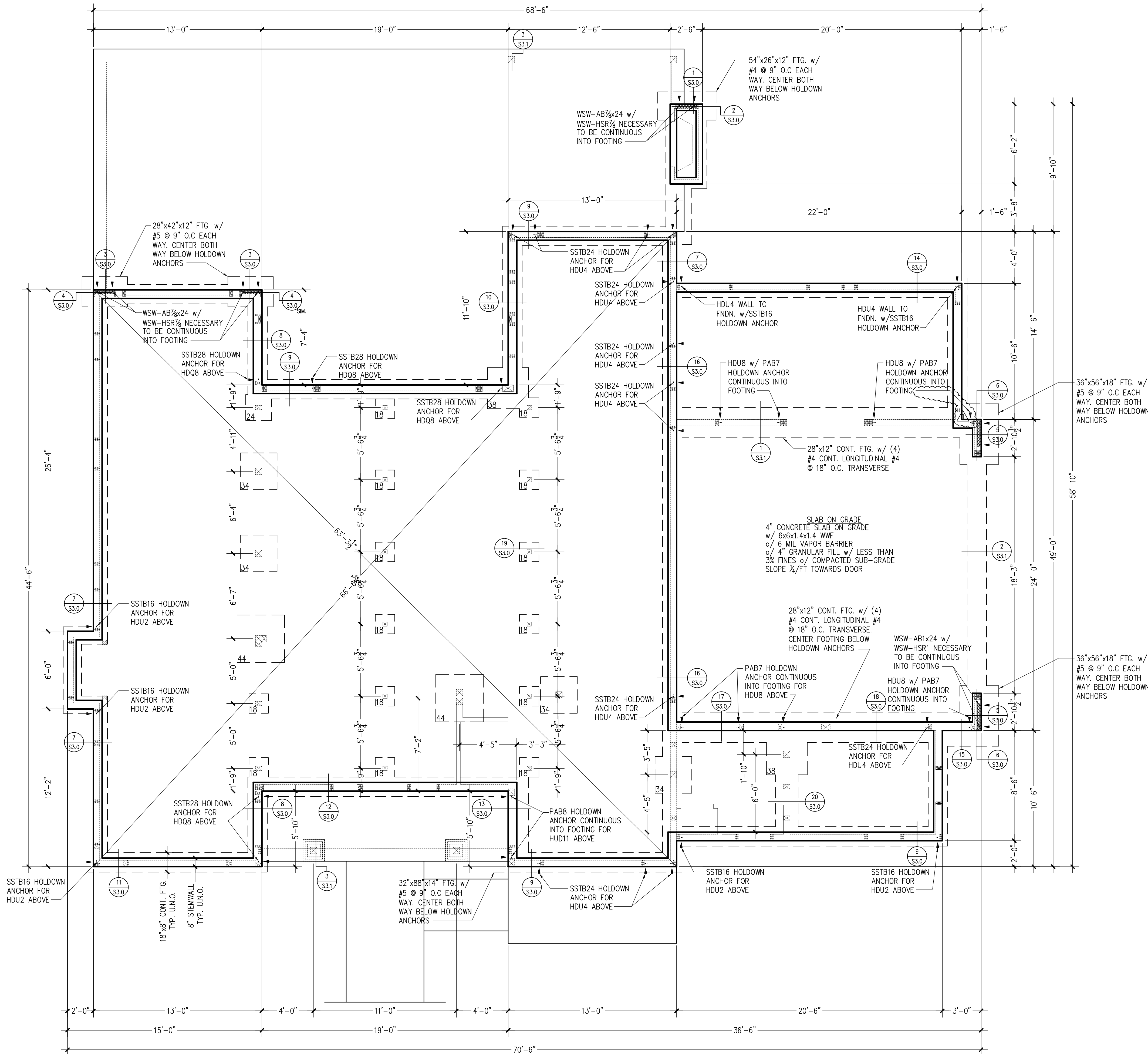
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20-024

S1.0

STRUCTURAL
DETAILS



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

FOUNDATION PLAN NOTES

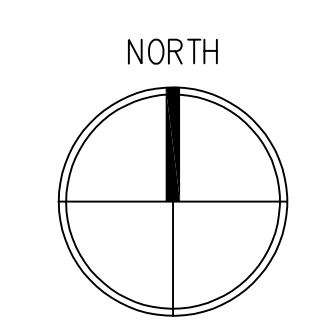
1. PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE CONTACT STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
3. ALL FOOTINGS TO HAVE A MINIMUM DEPTH OF 18" BELOW FINISH GRADE. ASSUMED BEARING PRESSURE OF 1500 PSF.
4. STEP FOUNDATION PER SITE CONDITIONS.
5. CONCRETE COMPRESSIVE STRENGTH $f'c = 3,000$ PSI, GRADE 40 REINFORCEMENT.
6. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, EARTH, OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
7. VERIFY ALL DIMENSIONS AND FIELD CONDITIONS.
8. PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENINGS HAVE BEEN INSTALLED.
9. CONCRETE PROTECTION FOR REINFORCEMENT:
 - a. 3" CAST AGAINST EARTH.
 - b. 1 1/2" EXPOSED TO EARTH OR WEATHER.
 - c. 3/4" NOT EXPOSED TO EARTH OR WEATHER.
10. METAL FRAMING CONNECTORS SPECIFIED ARE MANUFACTURED BY THE SIMPSON COMPANY. SEE LATEST CATALOG EDITION. INSTALL PER SPECS. USE ONLY EQUIVALENT SUBSTITUTIONS.
11. ALL METAL CONNECTORS SUPPORTED BY PRESSURE TREATED MATERIAL SHALL BE "ZMAX" (G185 HDG PER ASTM A653) OR EQUIVALENT AND FASTENERS SHALL BE PER ASTM A153.

SHEARWALL NOTES

1. ALL EXTERIOR WALLS TO BE P1-6 U.N.O.
2. P1-X DENOTES SHEARWALL MARK. MARK IS ON SIDE OF WALL TO BE SHEATHED U.N.O.
3. \blacktriangle DENOTES LOCATION OF THE STRAP PER PLAN
4. \bullet DENOTES LOCATION HOLDOWN PER PLAN.
5. SEE SHEETS S1.0, & S3.0-S3.3 FOR SHEARWALL SCHEDULE, NOTES AND TYP. DETAILS

FOOTING SCHEDULE

- 18 18"x18"x8" CONC. FTG. w/ (3) #4 EACH WAY
- 24 24"x24"x10" CONC. FTG. w/ (3) #4 EACH WAY
- 34 34"x34"x10" CONC. FTG. w/ (4) #4 EACH WAY
- 44 44"x44"x10" CONC. FTG. w/ (5) #4 EACH WAY



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MAIN FLOOR FRAMING PLAN

SCALE 1/2" = 1'-0"

MAIN FLOOR FRAMING PLAN NOTES

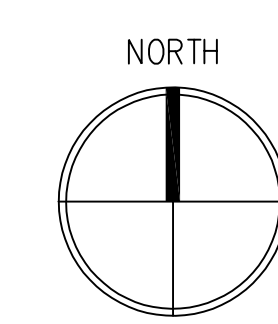
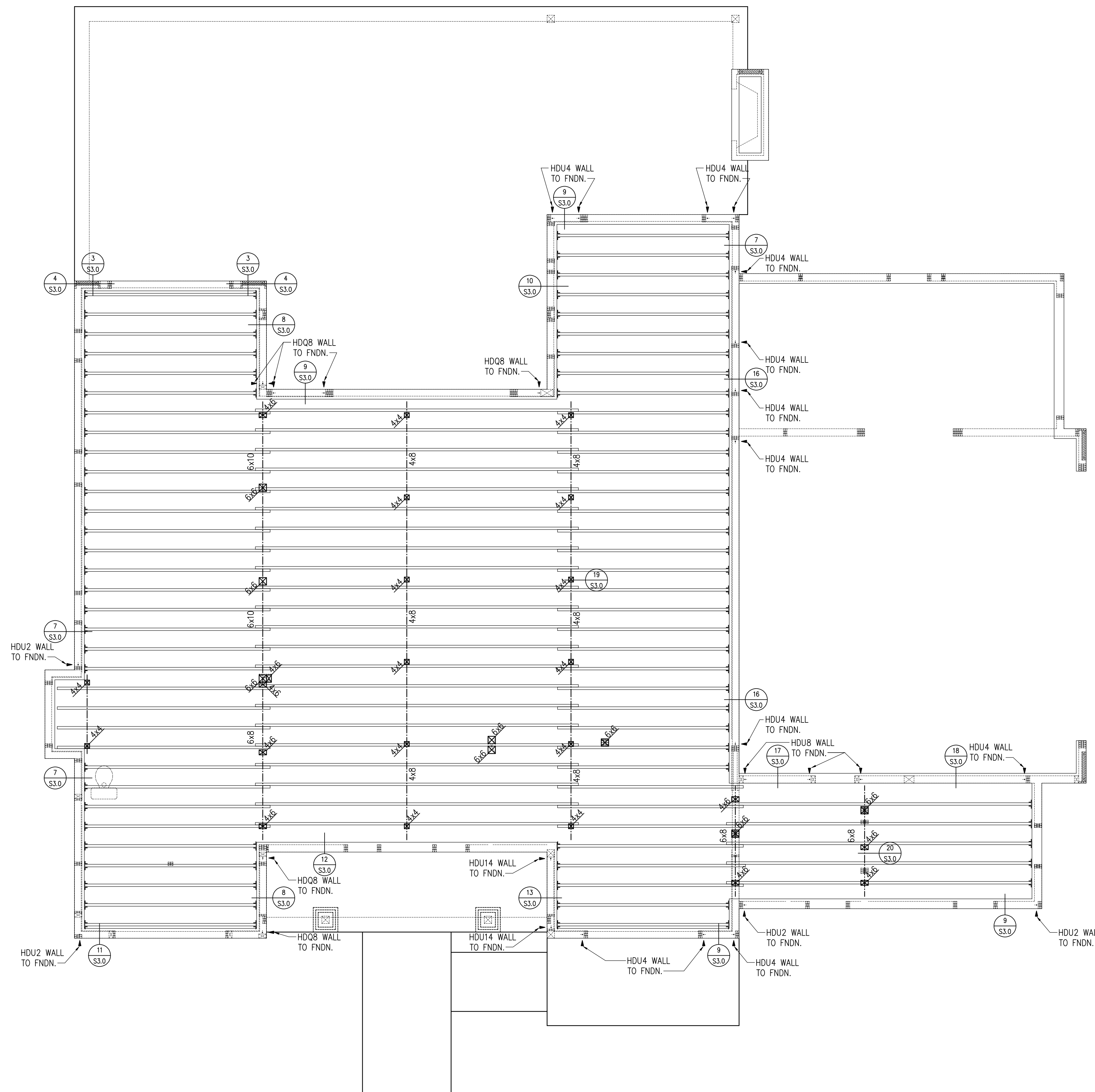
1. PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE NOTIFY STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
2. ALL EXTERIOR WALLS TO BE FRAMED WITH 2x6 H.F. (STUD GRADE OR BETTER).
3. ALL FRAME NAILING TO COMPLY WITH TABLE 2304.10.1, 2015 I.B.C. BLOCK ALL APA RATED SHEATHING EDGES AND NAIL WITH 8d AT 6" O.C. TYPICAL, U.N.O. ON SHEAR WALL SCHEDULE. NAILING INTO PRESSURE TREATED MATERIAL SHALL BE HOT-DIP GALVANIZED PER ASTM A153.
4. ALL HEADERS, (HDR), TO BE 4x8 D.F.#2 TYP. U.N.O.
5. ALL FLOOR JOIST TO BE 9 1/2" TJI 210 @ 16" O.C. TYP. U.N.O. PROVIDE SOLID BLOCKING BELOW ALL POINT LOADS ABOVE
6. DENOTES MINIMUM REQUIRED NUMBER OF STUDS NEEDED FOR BEARING UNDER BEAMS AND BELOW WINDOW HEADERS. DOES NOT INCLUDE KING STUDS. MAY BE REPLACED w/ SOLID SAWN LUMBER OF SAME SECTION. TYPICAL, U.N.O.
7. ENGINEERED LUMBER SPECIFIED SHALL MEET OR EXCEED THE DESIGN STRESS VALUES INDICATED ON SHEET S1.0. INSTALL PER MFG. RECOMMENDATIONS. THESE DRAWINGS ONLY SHOW SIZE, SPAN, AND SPACING.

SHEARWALL NOTES

1. ALL EXTERIOR WALLS TO BE P1-6 U.N.O.
2. DENOTES SHEARWALL MARK. MARK IS ON SIDE OF WALL TO BE SHEATHED U.N.O.
3. DENOTES LOCATION OF TIE STRAP PER PLAN
4. DENOTES LOCATION HOLDOWN PER PLAN.
5. SEE SHEETS S1.0, & S3.0-3.3 FOR SHEARWALL SCHEDULE, NOTES AND TYP. DETAILS

LEGEND

- DENOTES INTERIOR LOWER FLOOR BEARING WALLS
- DENOTES LOWER FLOOR WALLS
- DENOTES BEAMS, HEADERS



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20-024

S2.1
 MAIN FLOOR FRAMING PLAN



UPPER FLOOR FRAMING PLAN

SCALE 1/2" = 1'-0"

UPPER FLOOR FRAMING PLAN NOTES

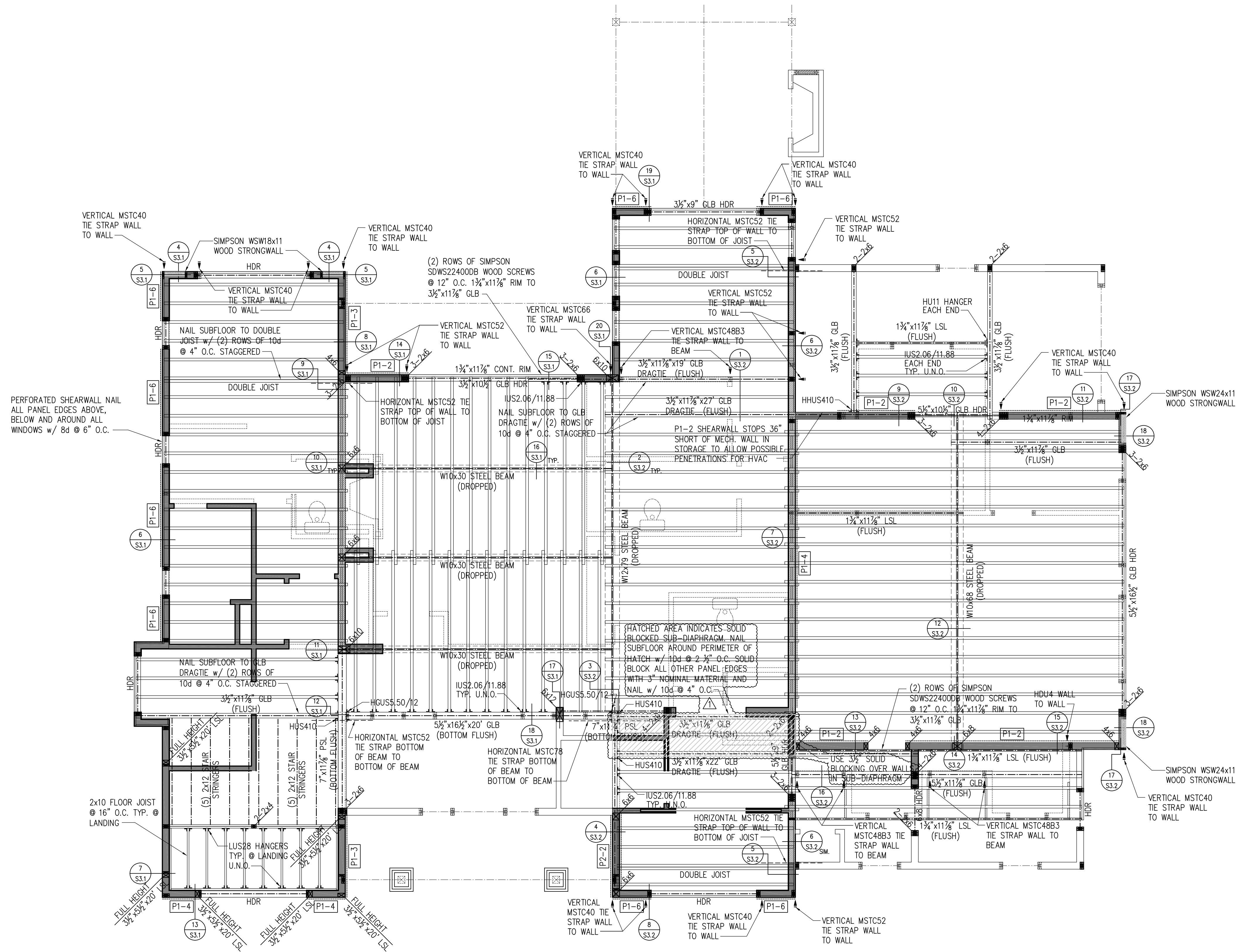
- PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE NOTIFY STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
- ALL EXTERIOR WALLS TO BE FRAMED WITH 2x6 DOUG-FIR (STUD GRADE OR BETTER).
- ALL FRAME NAILING TO COMPLY WITH TABLE 2304.10.1, 2015 I.B.C. BLOCK ALL APA RATED SHEATHING EDGES AND NAIL WITH 8d AT 6" O.C. TYPICAL, U.N.O. ON SHEAR WALL SCHEDULE. NAILING INTO PRESSURE TREATED MATERIAL SHALL BE HOT-DIP GALVANIZED PER ASTM A153.
- ALL HEADERS, (HDR), TO BE 4x8 D.F.#2 TYP. U.N.O.
- ALL FLOOR JOIST TO BE 11 1/2" TJI 210 @ 16 O.C. TYP. U.N.O. PROVIDE SOLID BLOCKING BELOW ALL POINT LOADS ABOVE
- DENOTES MINIMUM REQUIRED NUMBER OF STUDS NEEDED FOR BEARING UNDER BEAMS AND BELOW WINDOW HEADERS. DOES NOT INCLUDE KING STUDS. MAY BE REPLACED w/ SOLID SAWN LUMBER OF SAME SECTION. TYPICAL, U.N.O.
- ENGINEERED LUMBER SPECIFIED SHALL MEET OR EXCEED THE DESIGN STRESS VALUES INDICATED ON SHEET S1.0. INSTALL PER MFG. RECOMMENDATIONS. THESE DRAWINGS ONLY SHOW SIZE, SPAN, AND SPACING.

SHEARWALL NOTES

- ALL EXTERIOR WALLS TO BE P1-6 U.N.O.
- P1-X DENOTES SHEARWALL MARK. MARK IS ON SIDE OF WALL TO BE SHEATHED U.N.O.
- ▲ DENOTES LOCATION OF TIE STRAP PER PLAN
- DENOTES LOCATION HOLDOWN PER PLAN.
- SEE SHEETS S1.0, & S3.0-S3.3 FOR SHEARWALL SCHEDULE, NOTES AND TYP. DETAILS

LEGEND

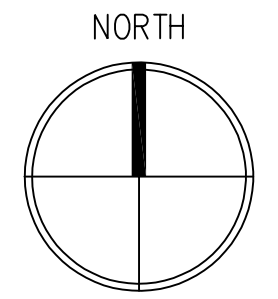
- DENOTES INTERIOR MAIN FLOOR BEARING WALLS
- DENOTES MAIN FLOOR WALLS
- DENOTES BEAMS, HEADERS



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S2.2
 UPPER FLOOR FRAMING PLAN



ROOF FRAMING PLAN

SCALE 1/2" = 1'-0"

ROOF FRAMING NOTES

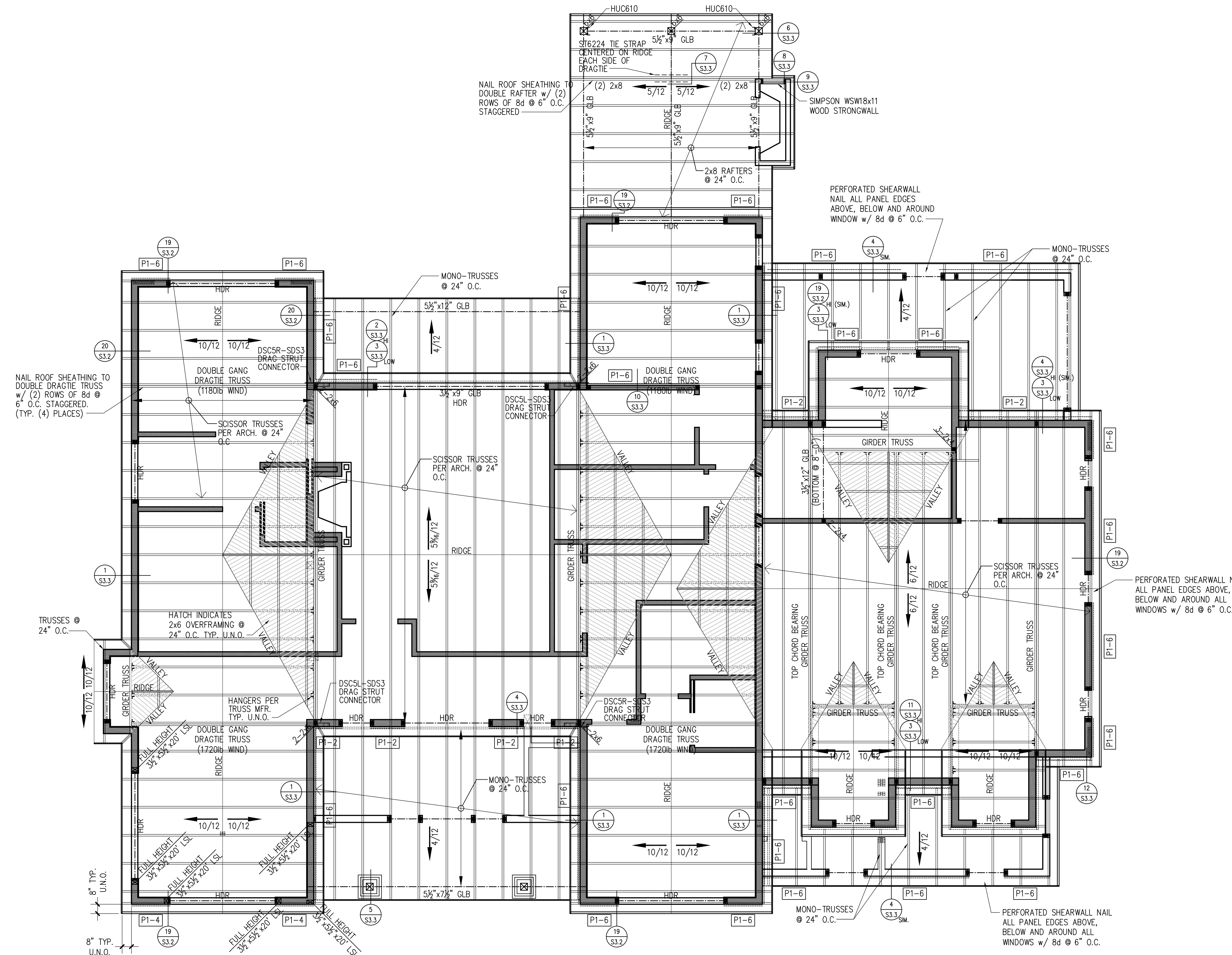
1. PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE NOTIFY STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
2. ALL EXTERIOR WALLS TO BE FRAMED WITH 2x6 DOUG-FIR (STUD GRADE OR BETTER).
3. ALL FRAME NAILING TO COMPLY WITH TABLE 2304.10.1, 2015 I.B.C. BLOCK ALL APA RATED SHEATHING EDGES AND NAIL WITH 8d AT 6" O.C. TYPICAL, U.N.O. ON SHEAR WALL SCHEDULE. NAILING INTO PRESSURE TREATED MATERIAL SHALL BE HOT-DIP GALVANIZED PER ASTM A153.
4. ALL HDRS TO BE 4x8 D.F.#2 TYPICAL U.N.O.
5. ROOF FRAMING TO BE PRE-MANUFACTURED COMMON ROOF TRUSSES @ 24" O.C. TYPICAL U.N.O.
6. ■ DENOTES MINIMUM REQUIRED NUMBER OF STUDS NEEDED FOR BEARING UNDER BEAMS AND BELOW WINDOW HEADERS. DOES NOT INCLUDE KING STUDS. MAY BE REPLACED w/ SOLID SAWN LUMBER OF SAME SECTION. TYPICAL U.N.O.
7. ROOF PITCH TO BE AS NOTED ON PLANS
8. CONTRACTOR TO VERIFY LOCATION OF ALL ROOF SUPPORT BRACING AND POSTING AND PROVIDE ADEQUATE BEARING TO FOUNDATION.
9. ENGINEERED LUMBER SPECIFIED SHALL MEET OR EXCEED DESIGN STRESS VALUES INDICATED ON SHEET S1.0. INSTALL PER MFG. RECOMMENDATIONS. THESE DRAWINGS ONLY SHOW SIZE, SPAN, AND SPACING.

SHEARWALL NOTES

1. ALL EXTERIOR WALLS TO BE P1-6 U.N.O.
2. ■ DENOTES SHEARWALL MARK. MARK IS ON SIDE OF WALL TO BE SHEATHED U.N.O.
3. ▲ DENOTES LOCATION OF TIE STRAP PER PLAN
4. ● DENOTES LOCATION OF HOLDOWN PER PLAN
5. SEE SHEETS S1.0, & S3.0-S3.3 FOR SHEARWALL SCHEDULE, NOTES AND TYP. DETAILS

LEGEND

- DENOTES INTERIOR BEARING WALLS
- DENOTES BEAMS, HEADERS



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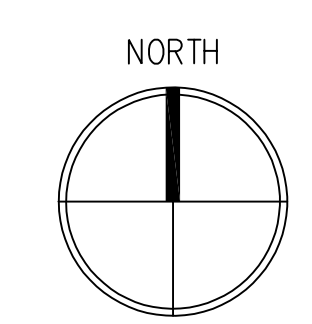
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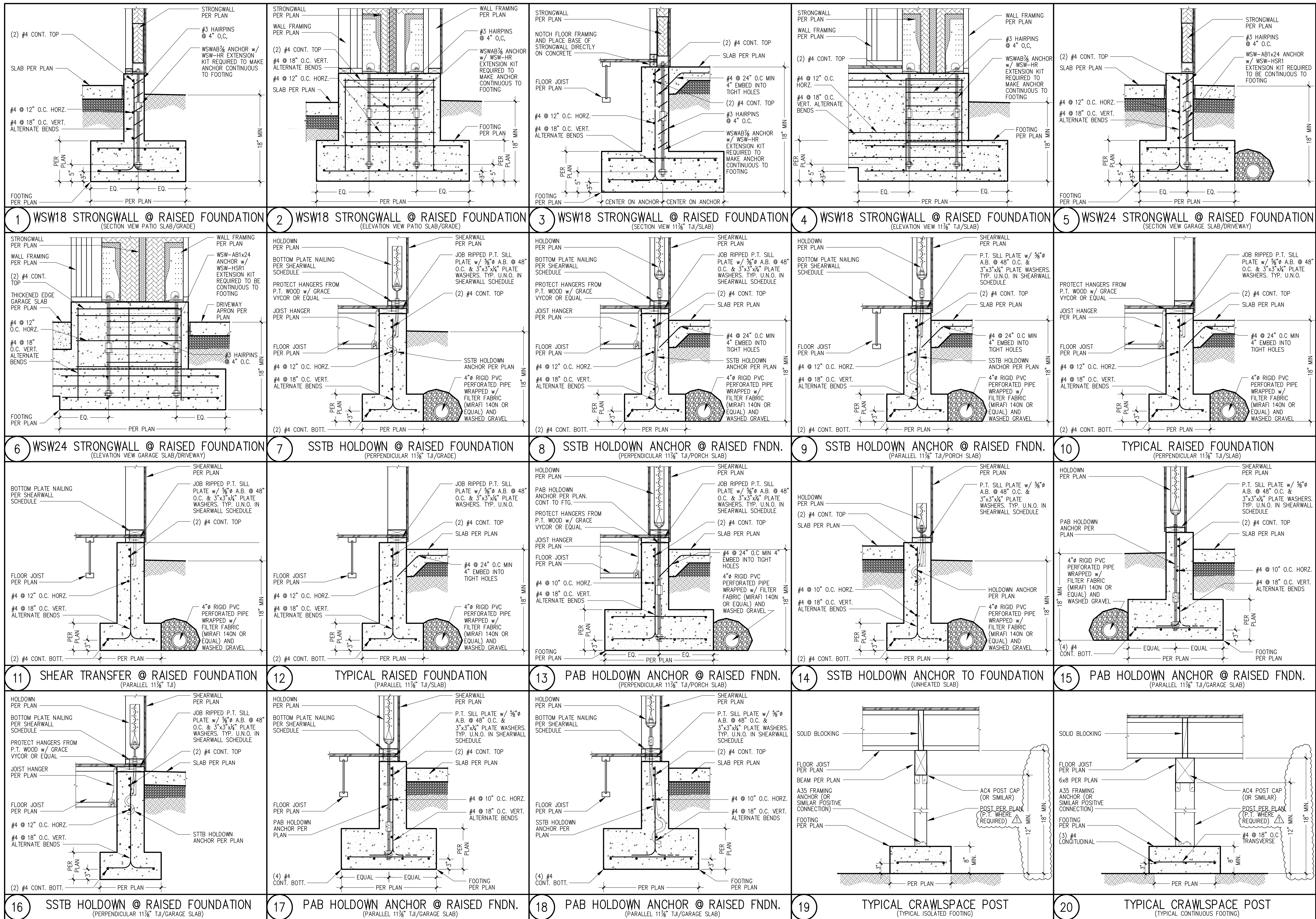
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S2.3

ROOF FRAMING PLAN





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 Office: 425-644-9500



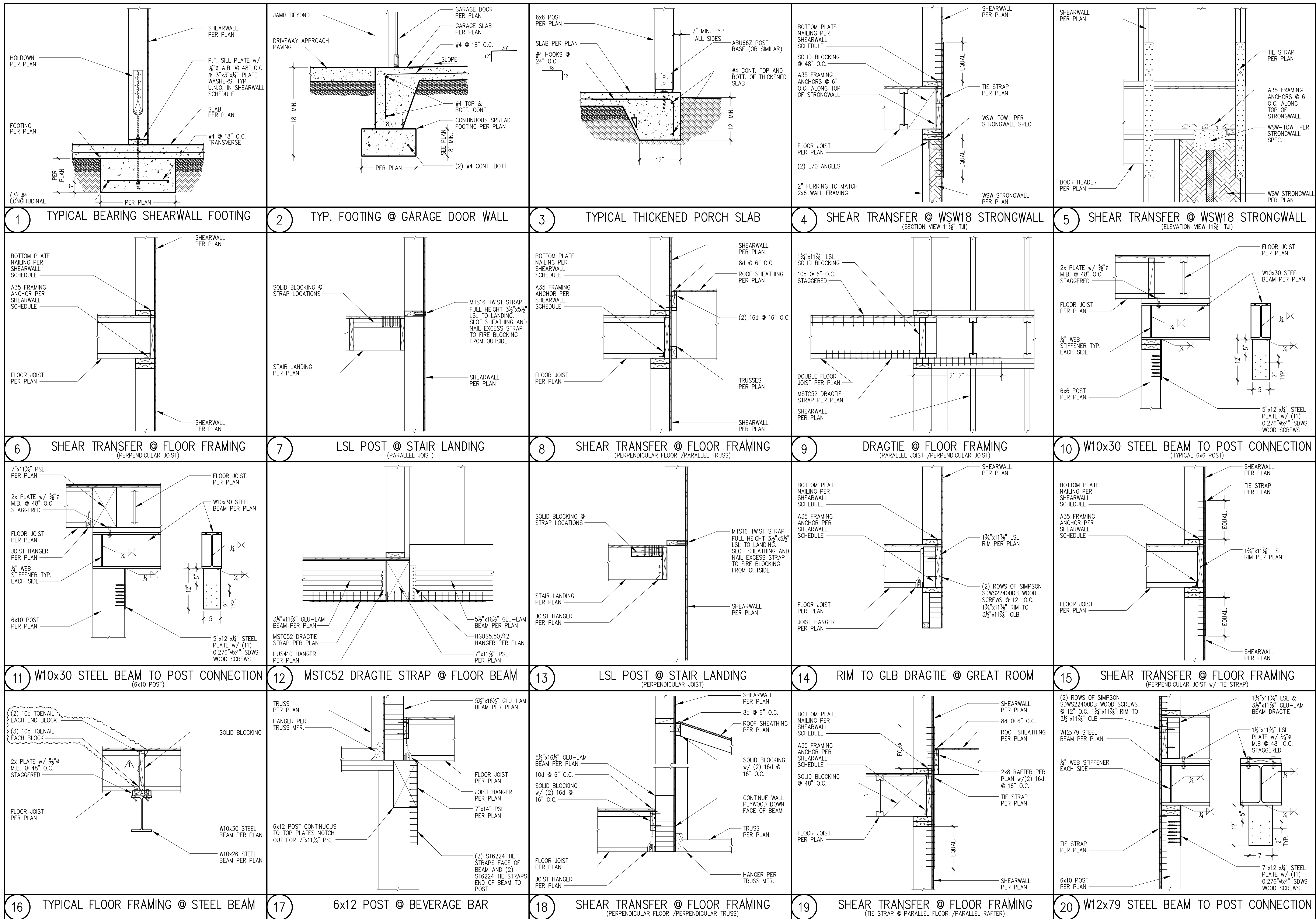
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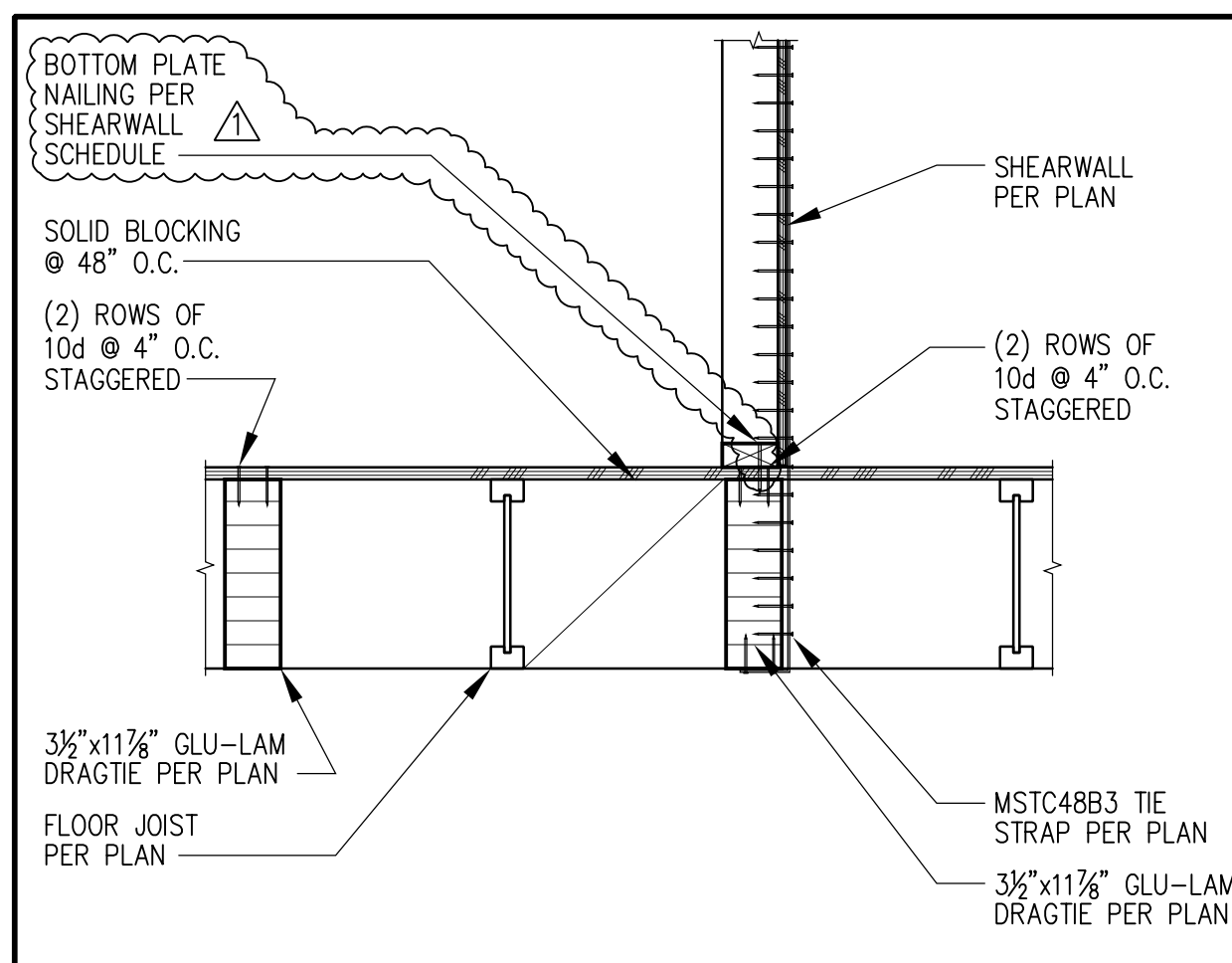


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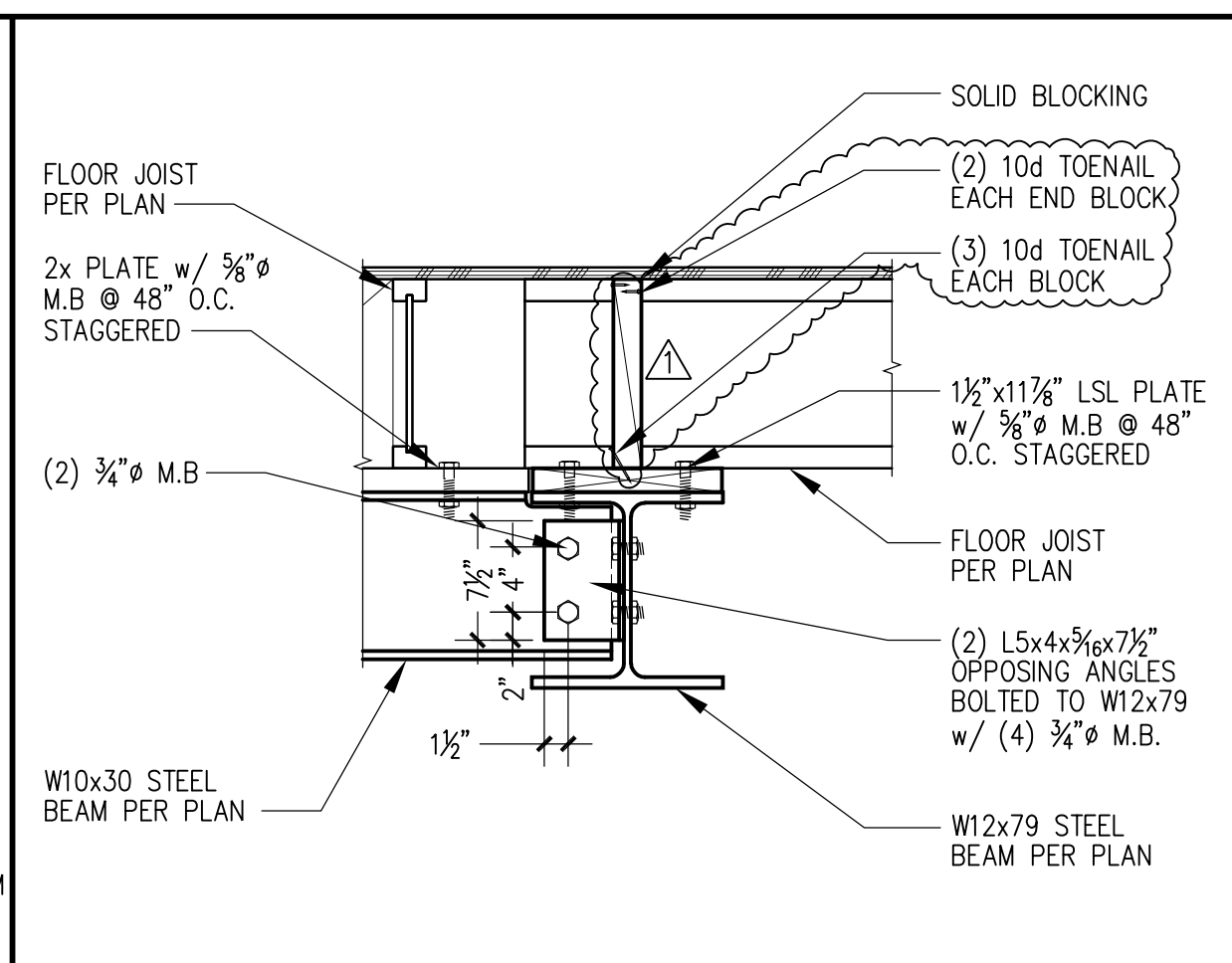
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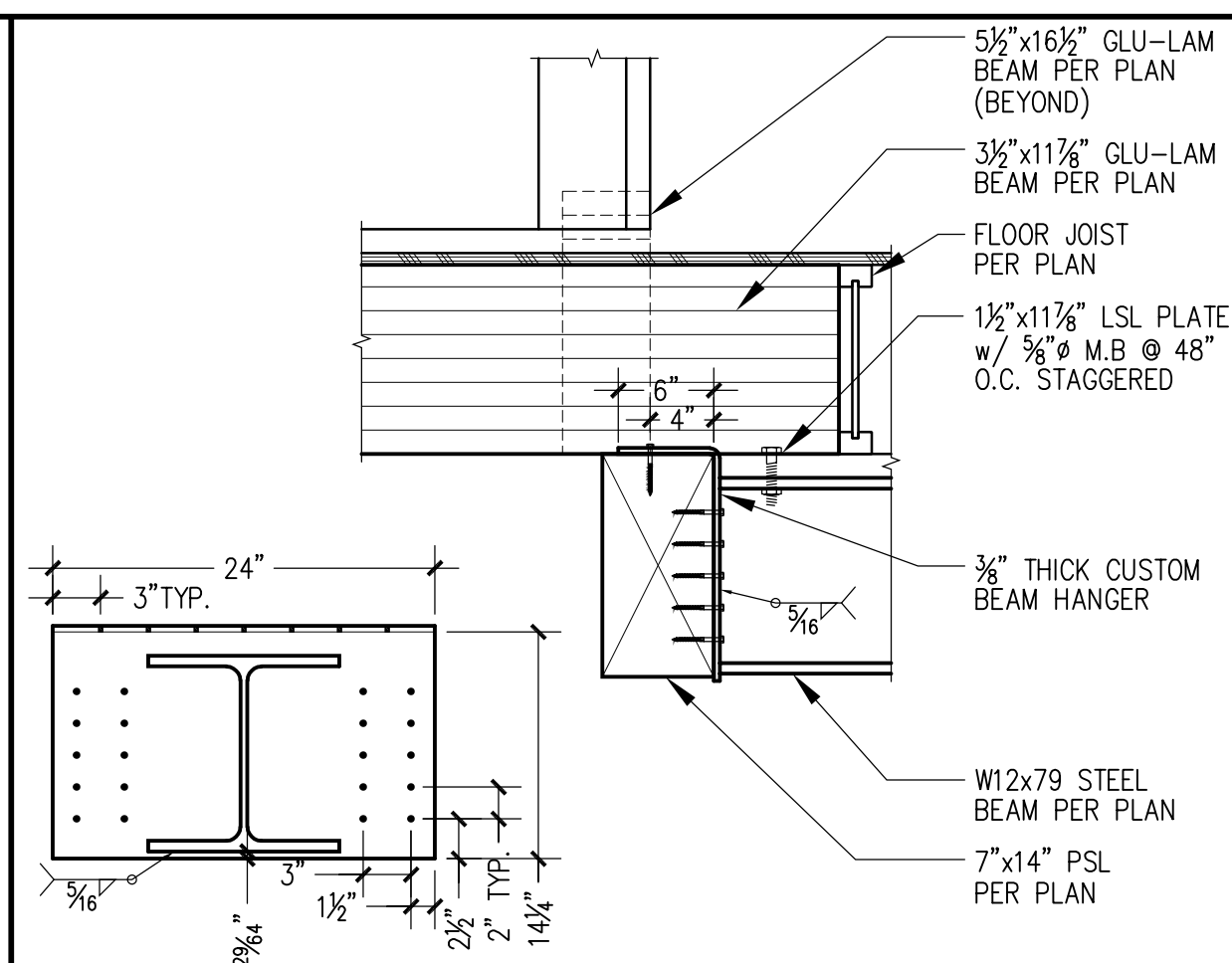
S3.1
 STRUCTURAL DETAILS



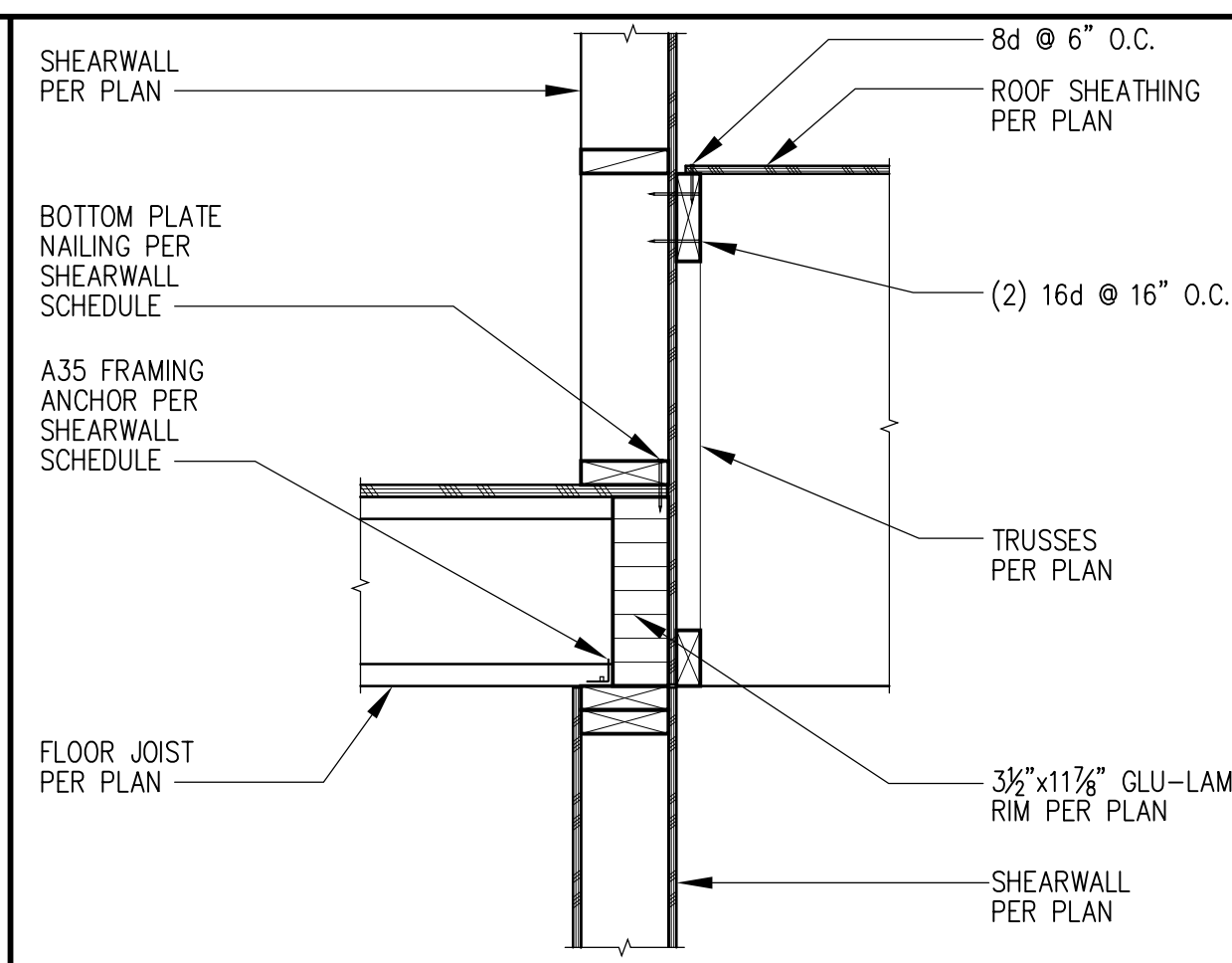
1 MSTC48B3 STRAP @ FLOOR FRAMING



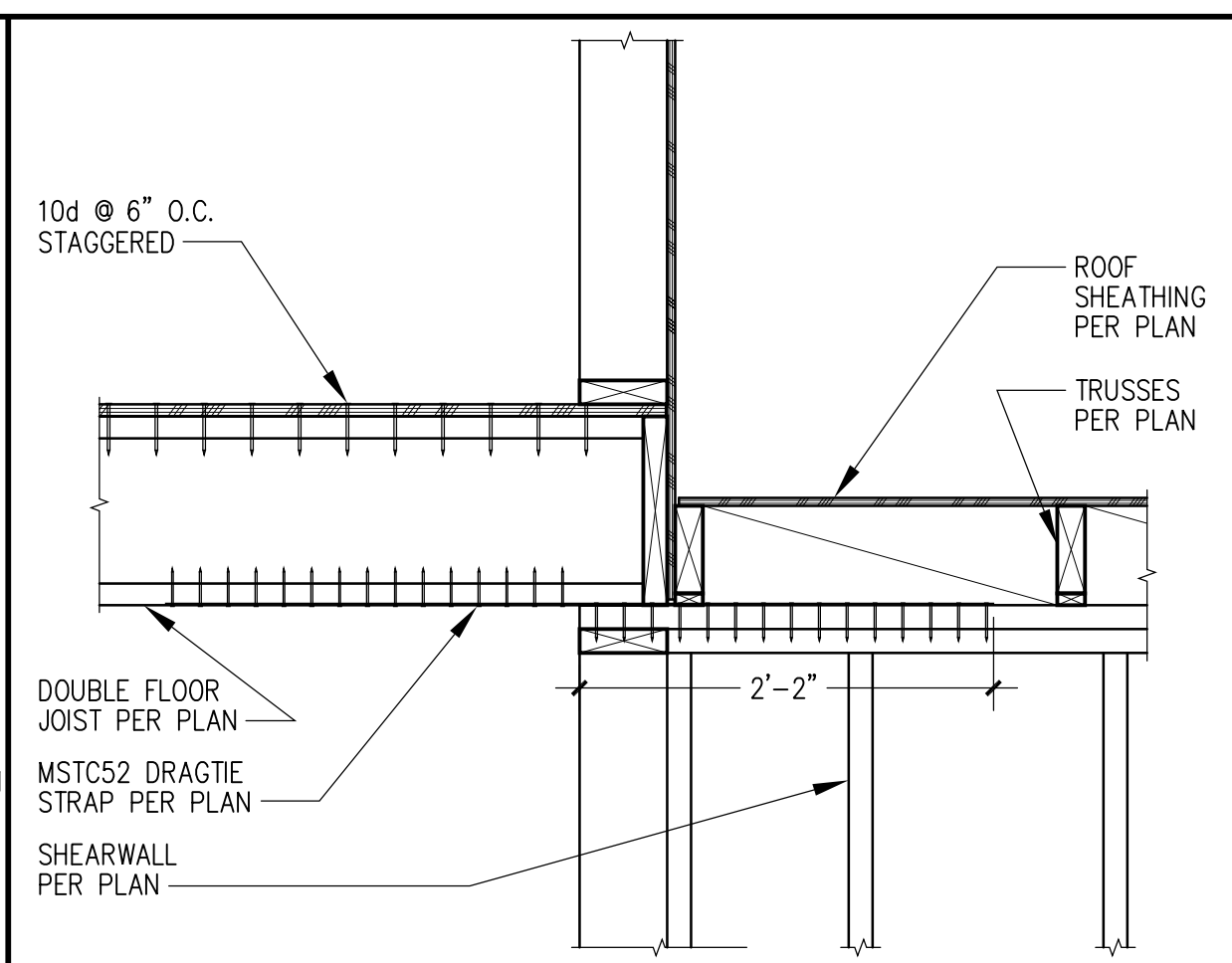
2 W10x30-W12x79 STEEL BEAM CONNECTION



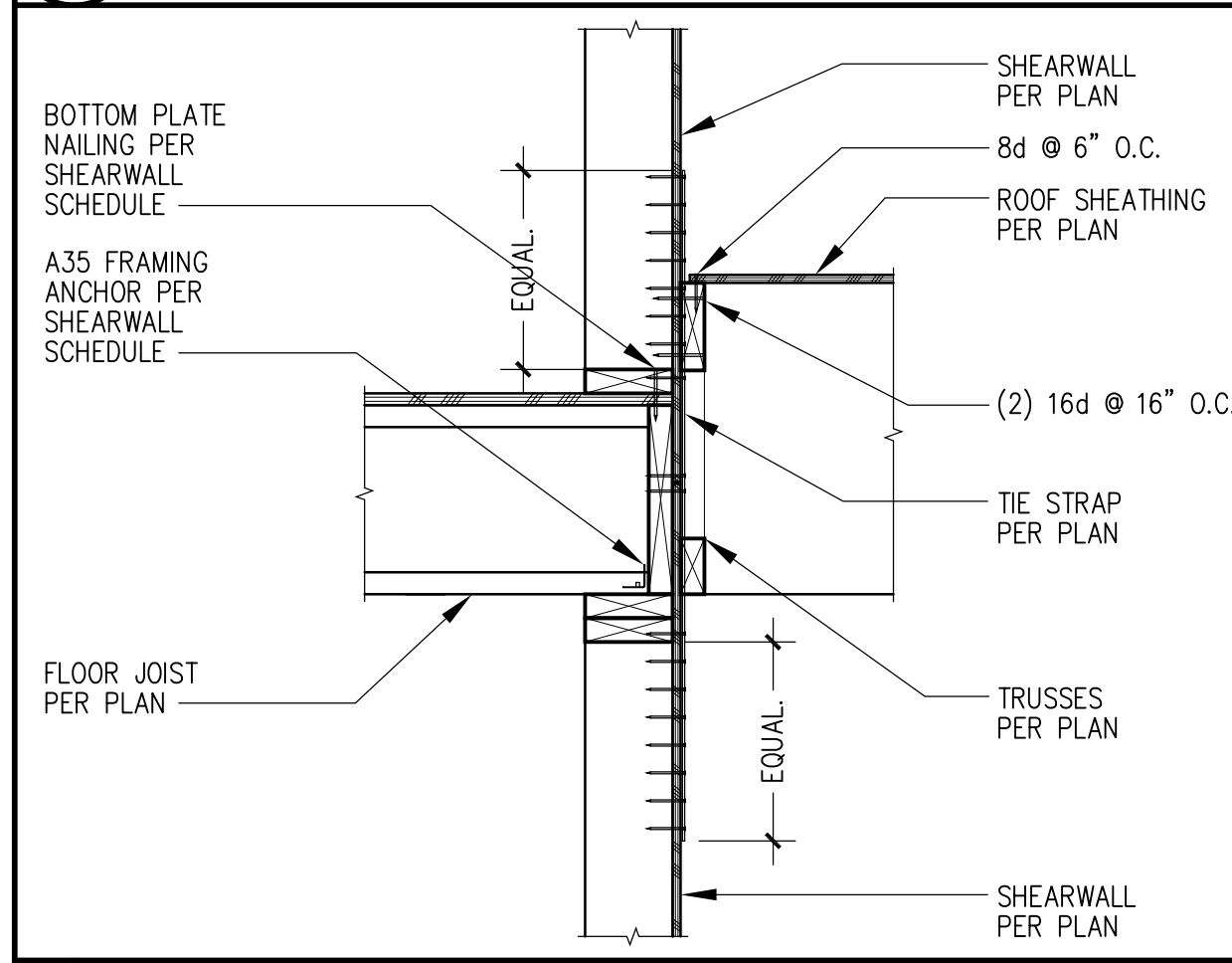
3 W12x79 TO PSL HEADER @ BEVERAGE BAR



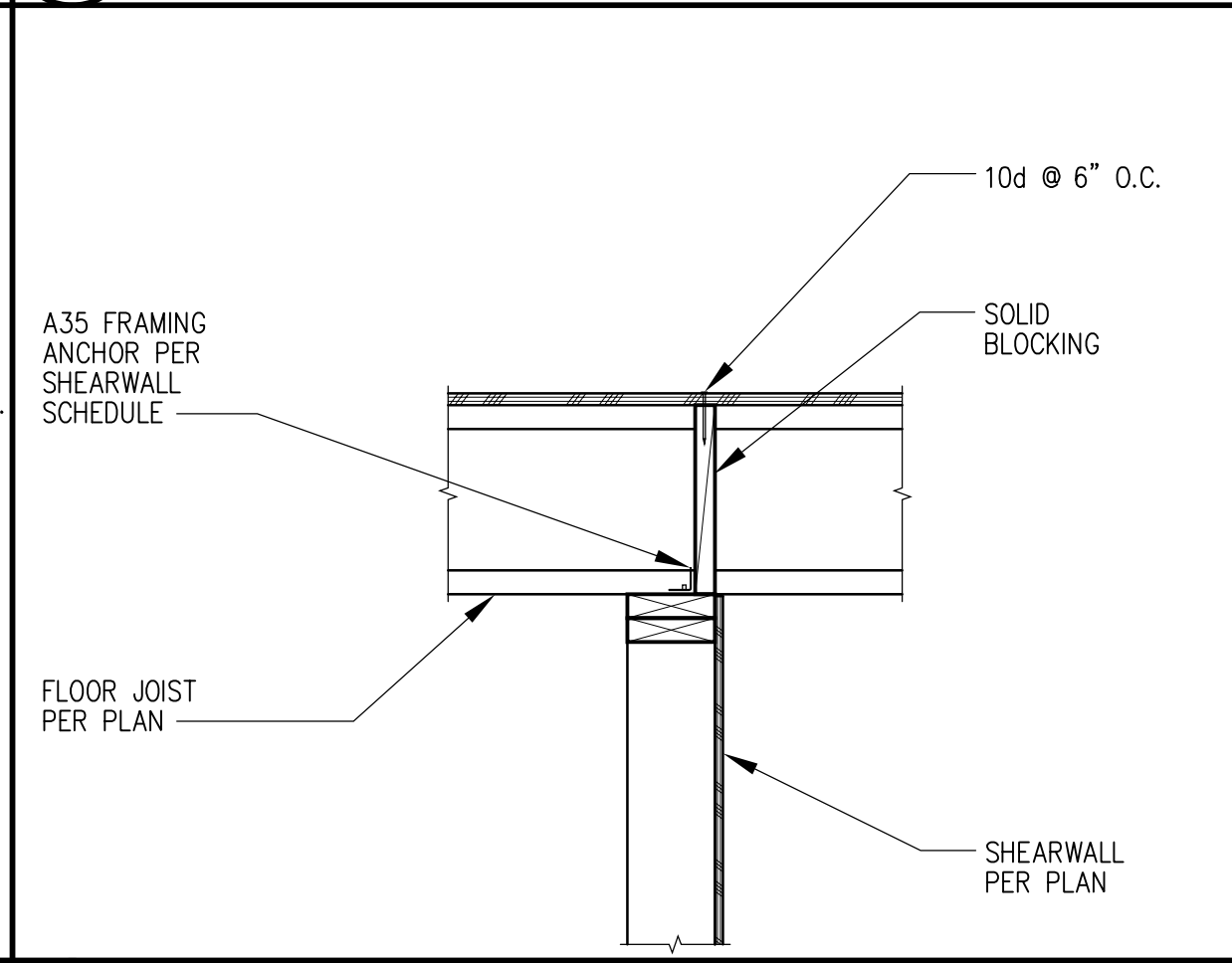
4 SHEAR TRANSFER @ FLOOR FRAMING (PERPENDICULAR FLOOR & DRAGTIE / PARALLEL TRUSS)



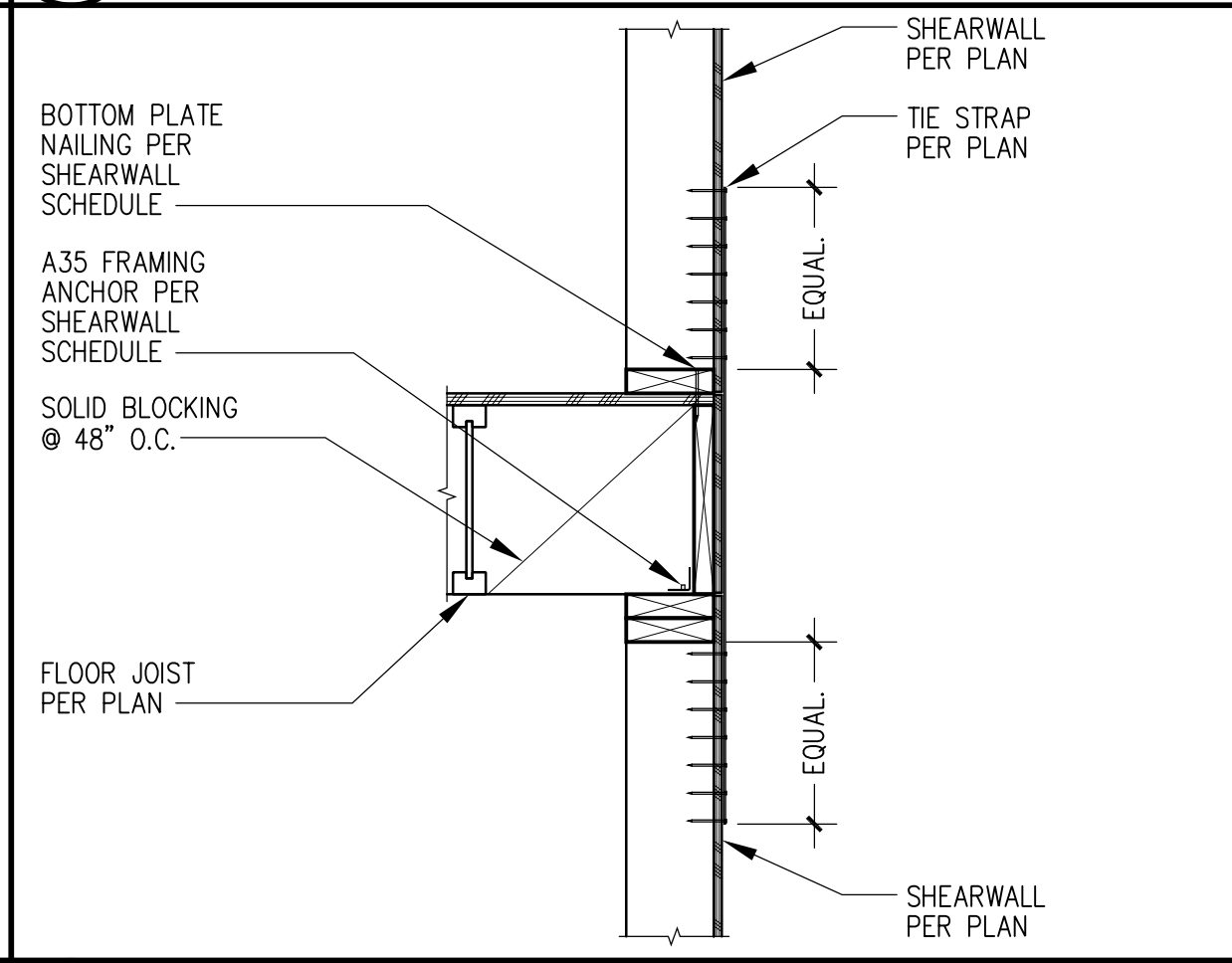
5 DRAGTIE @ ROOF FRAMING (PARALLEL JOIST/PERPENDICULAR TRUSS)



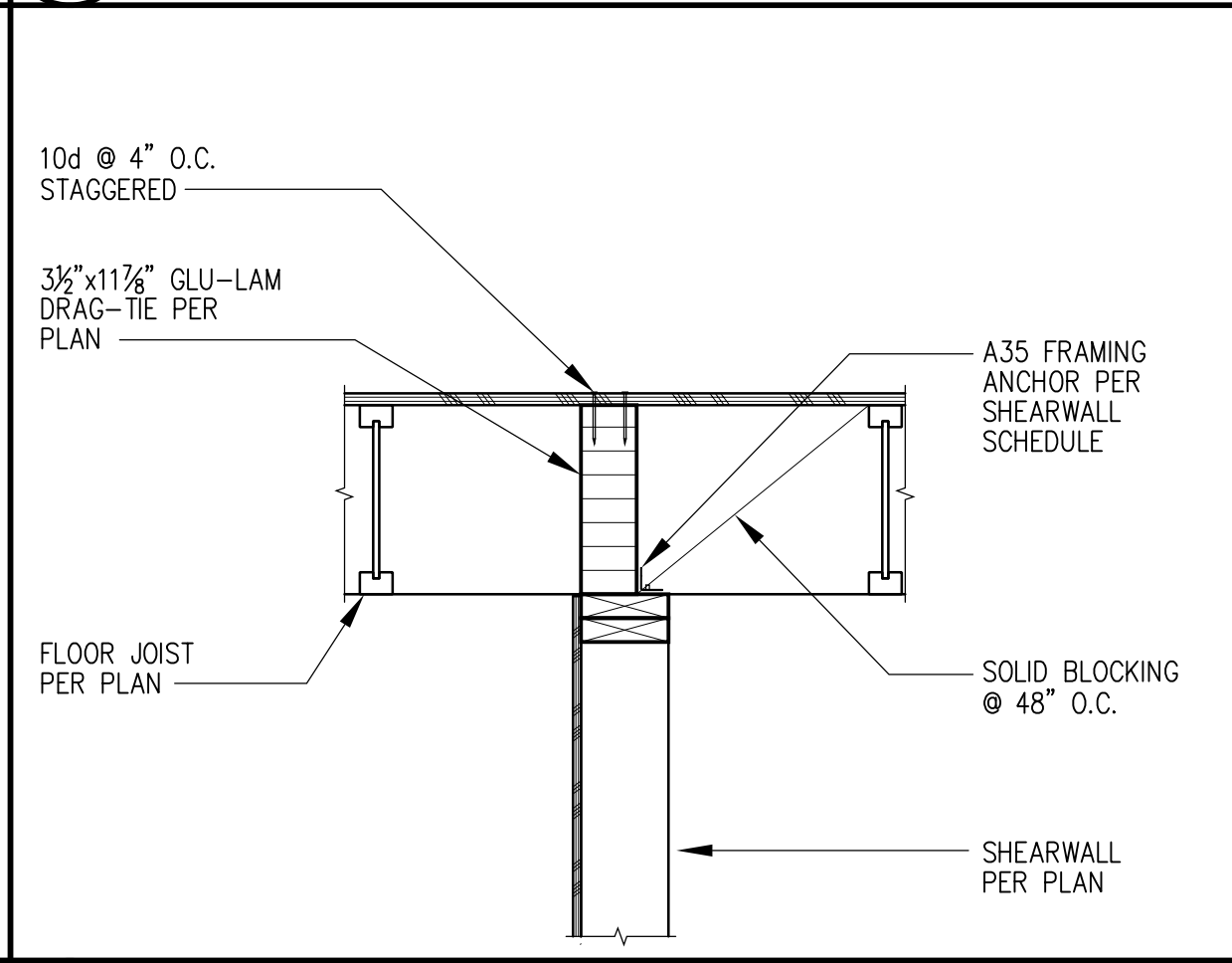
6 SHEAR TRANSFER @ FLOOR FRAMING (TIE STRAP @ PERPENDICULAR FLOOR / PARALLEL TRUSS)



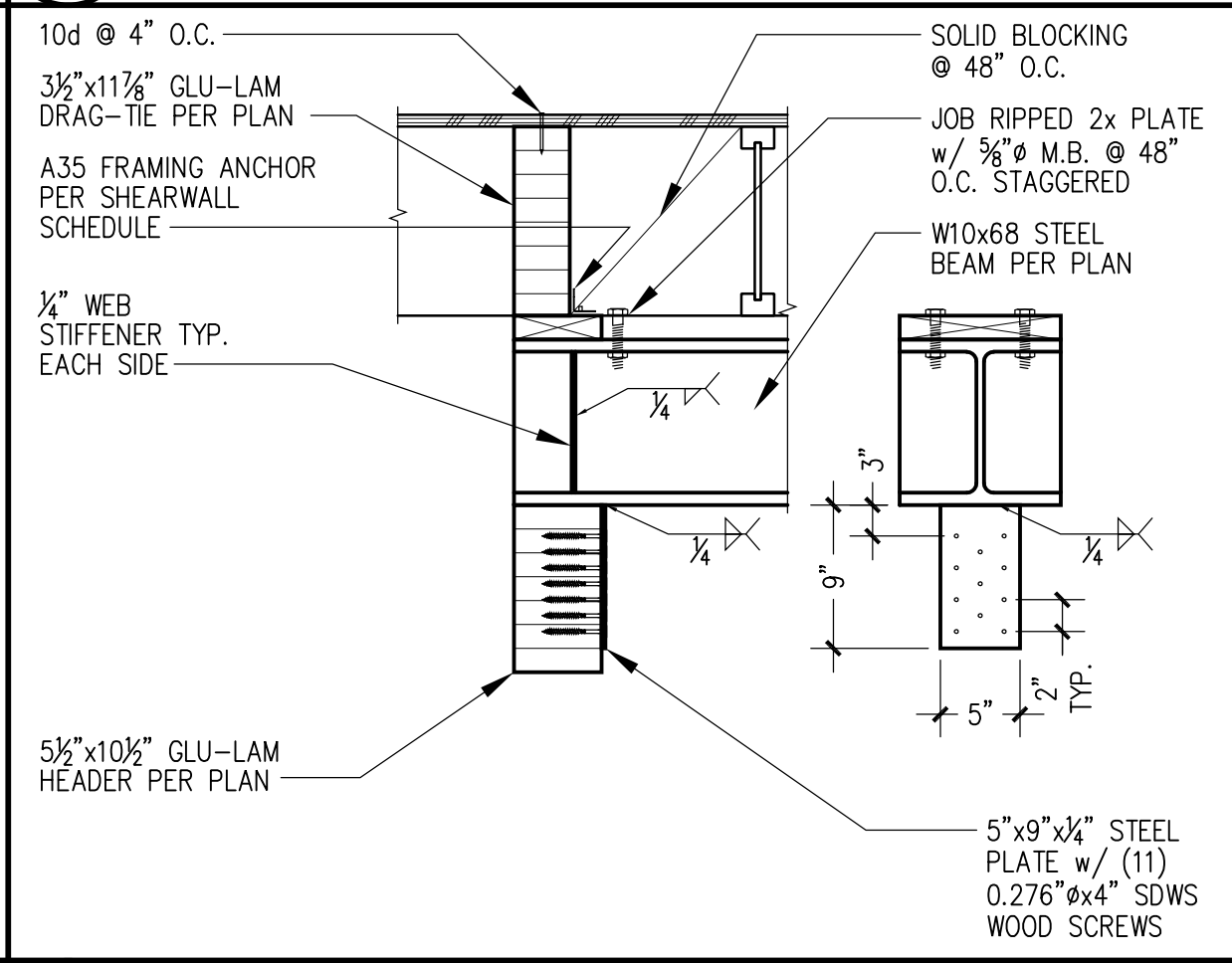
7 SHEAR TRANSFER @ FLOOR FRAMING (INTERIOR PERPENDICULAR JOIST)



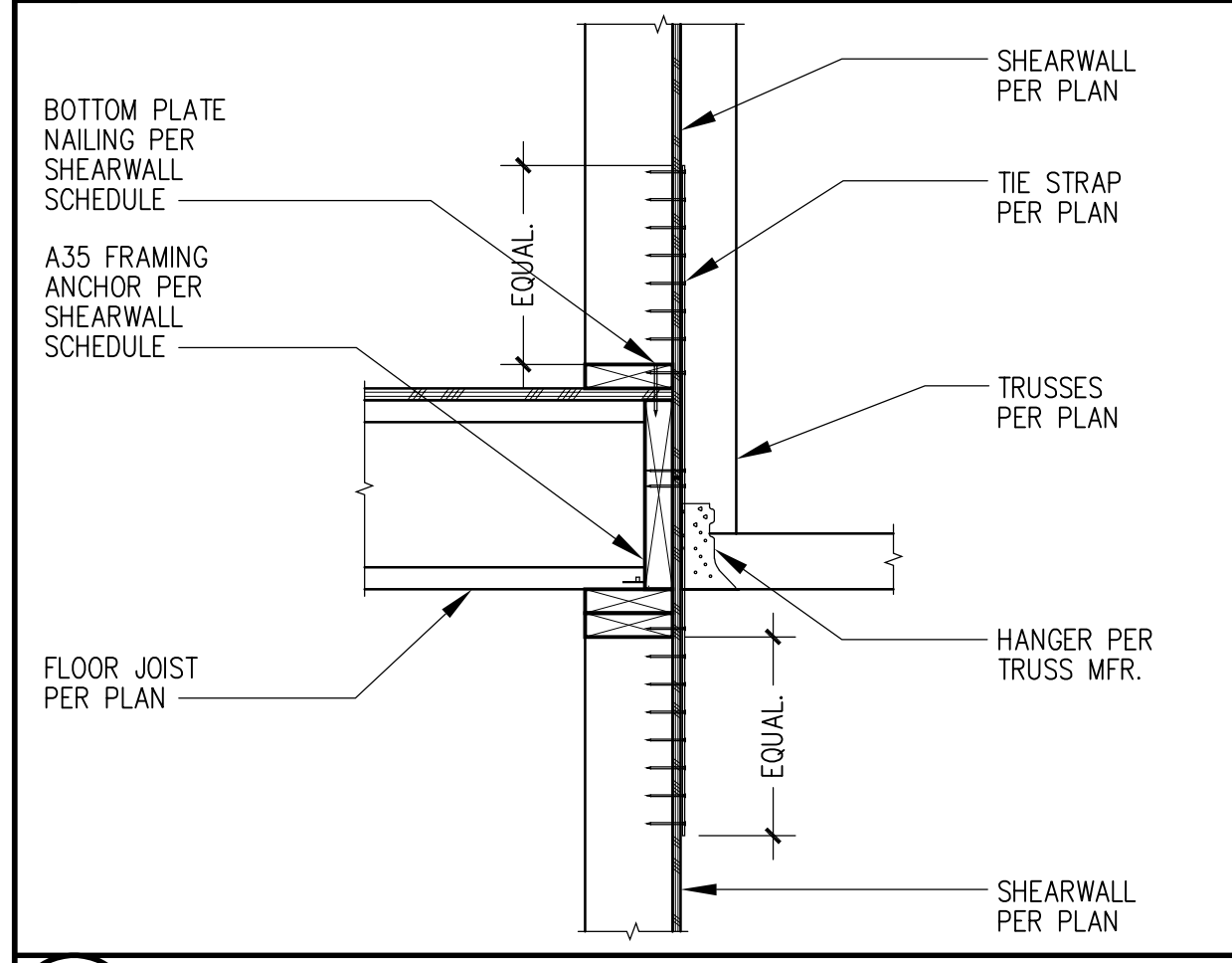
8 SHEAR TRANSFER @ FLOOR FRAMING (PARALLEL JOIST w/ TIE STRAP)



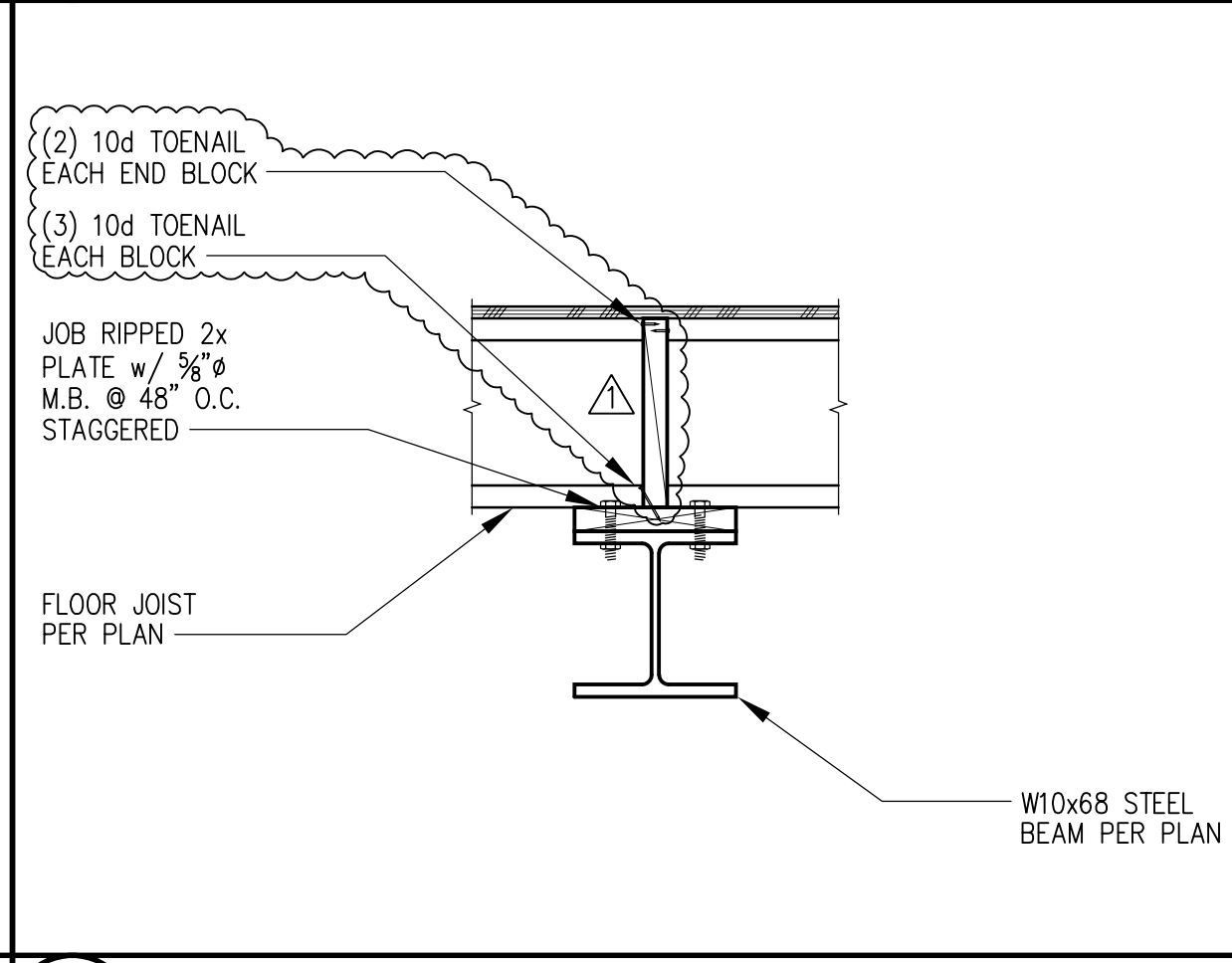
9 SHEAR TRANSFER @ FLOOR FRAMING (INTERIOR PARALLEL JOIST / GLU-LAM DRAGTIE)



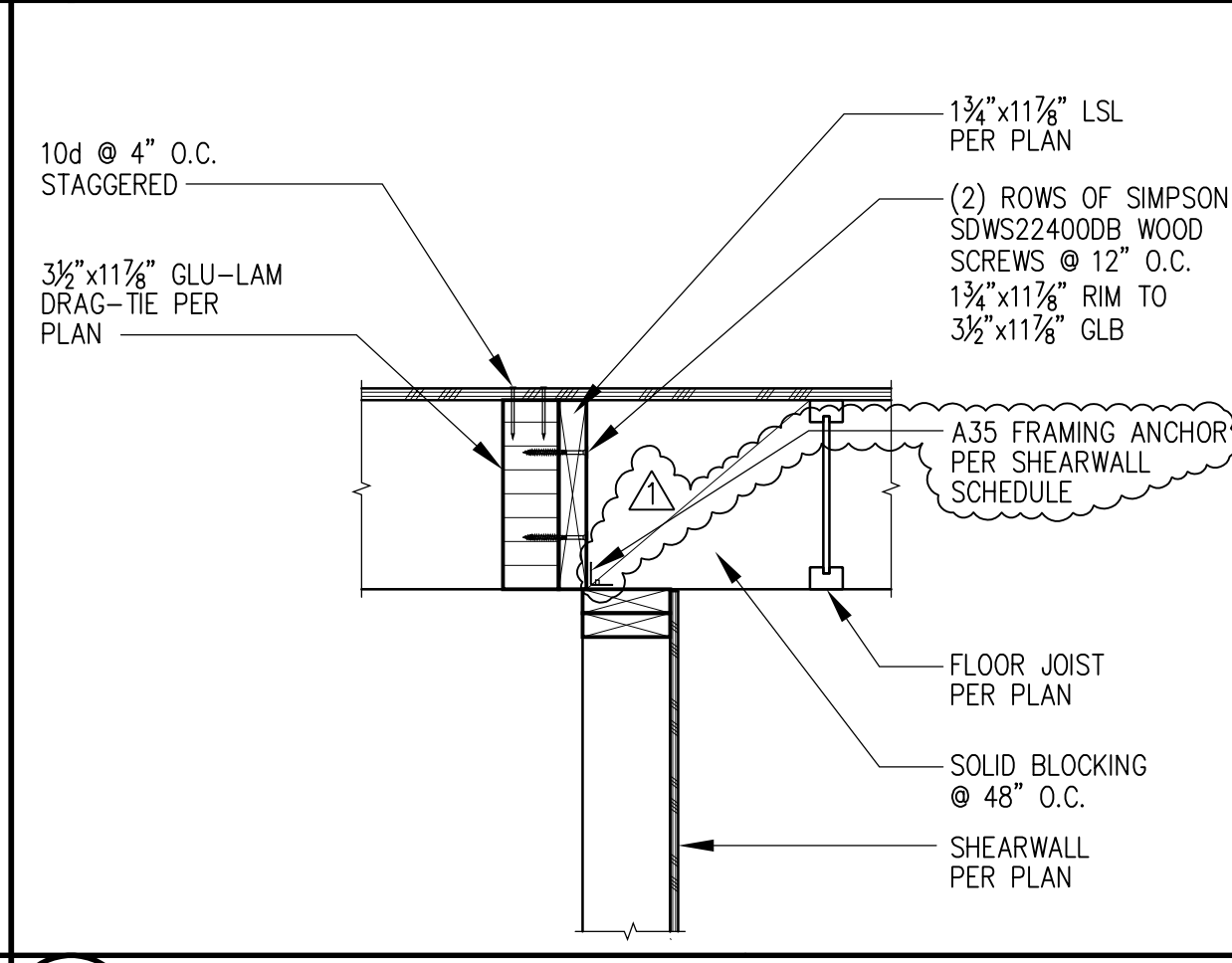
10 W10x68 STEEL BEAM TO HEADER CONNECTION



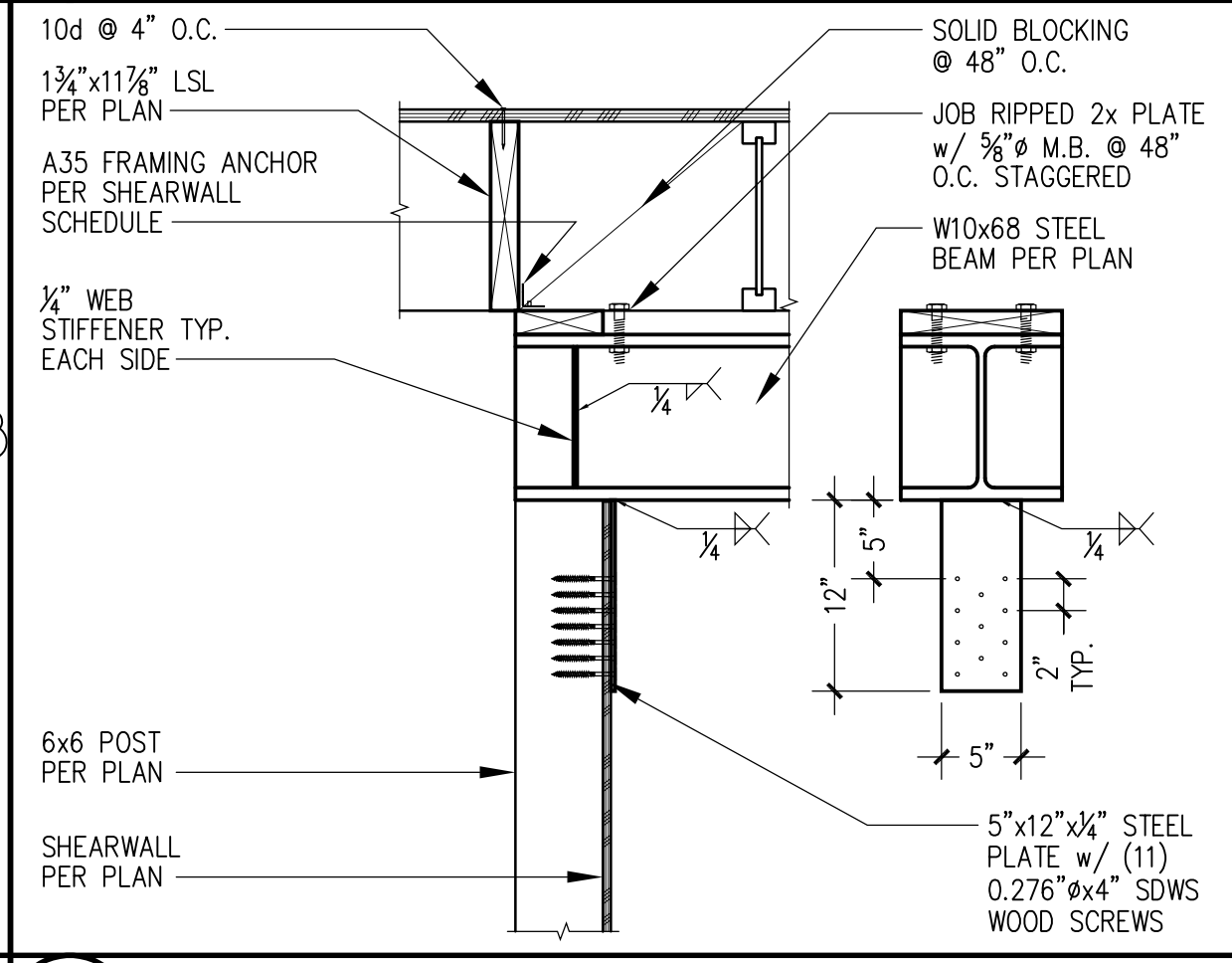
11 SHEAR TRANSFER @ FLOOR FRAMING (TIE STRAP @ PERPENDICULAR FLOOR / PERPENDICULAR TRUSS)



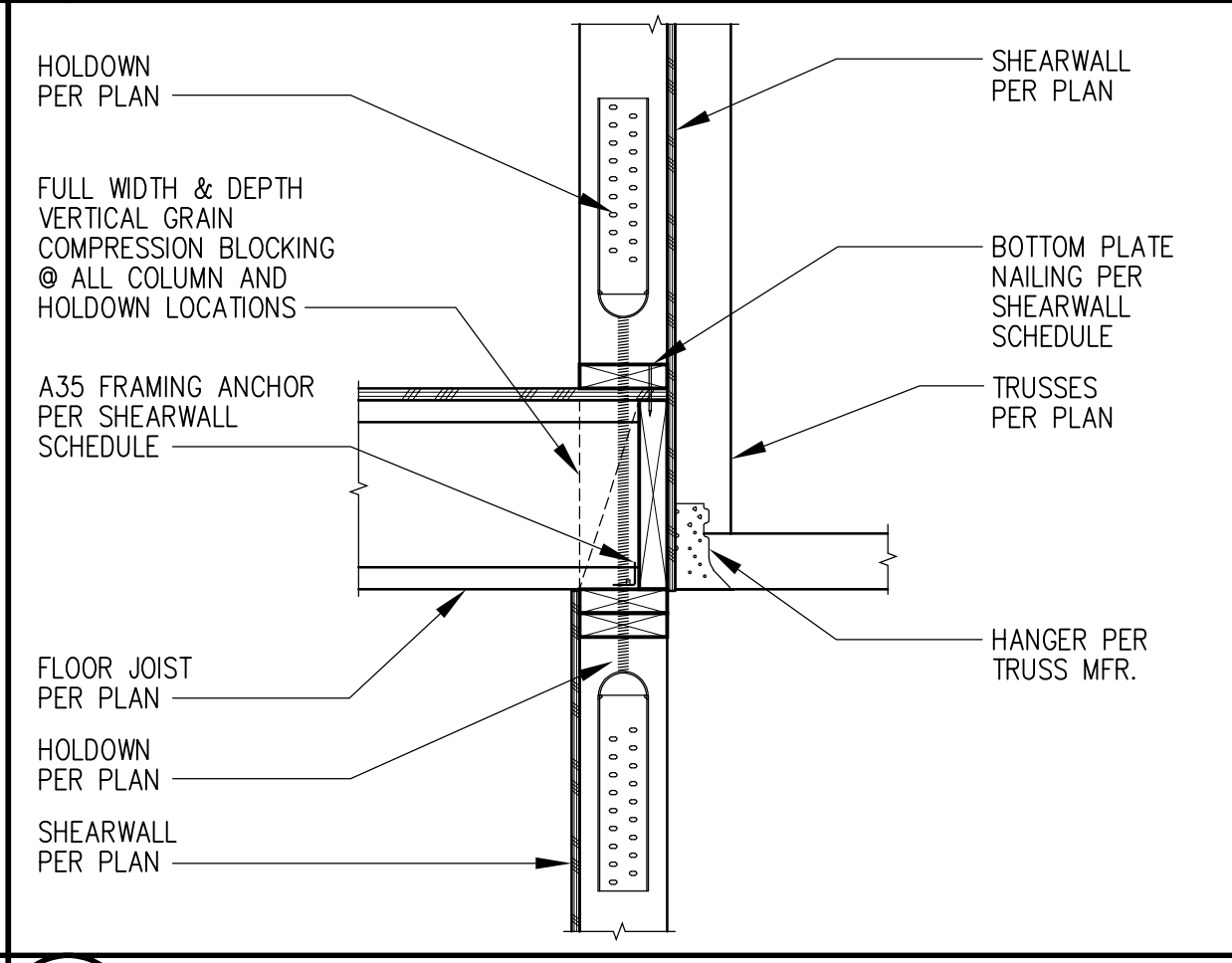
12 SECTION @ W10x68 STEEL BEAM



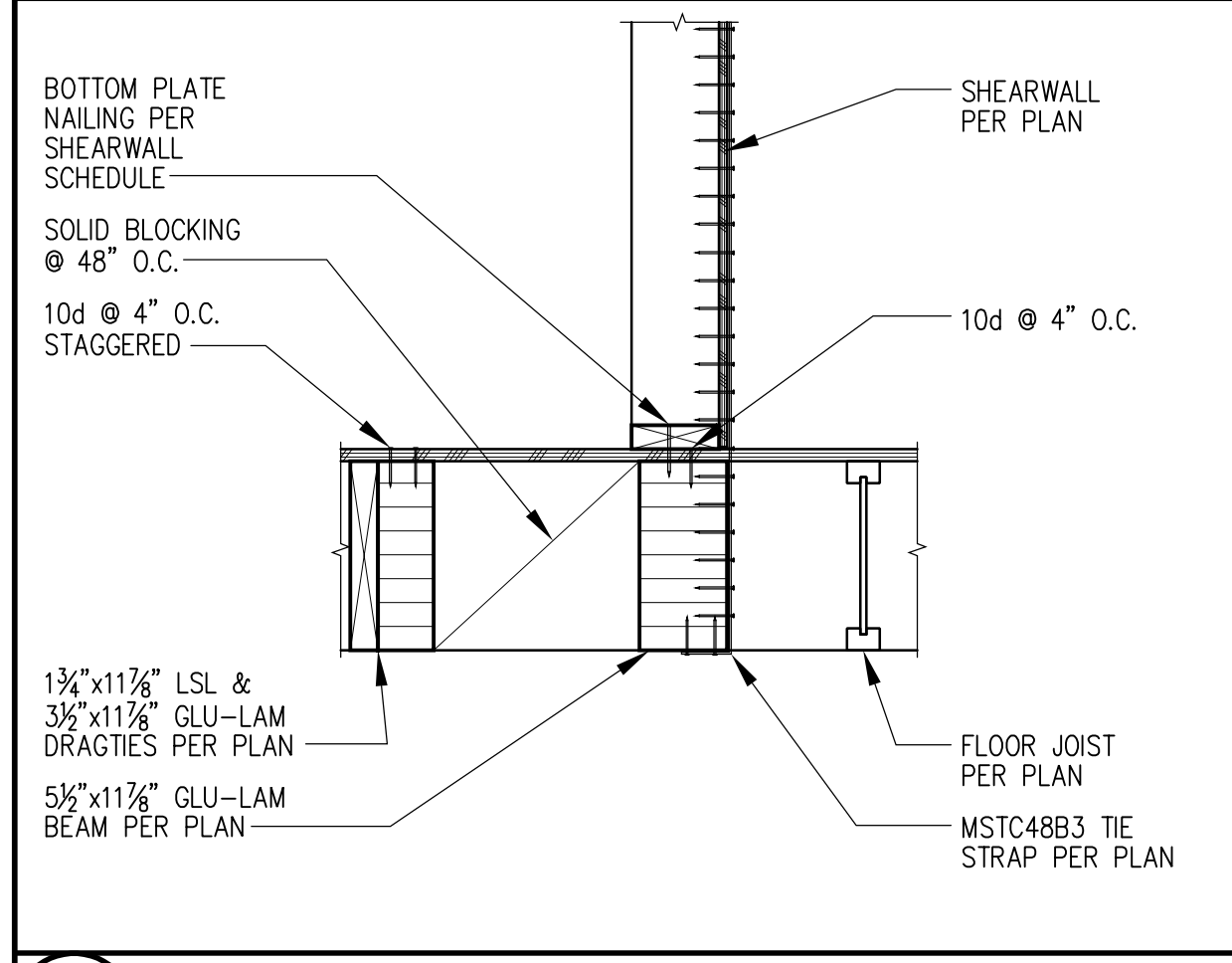
13 SHEAR TRANSFER @ FLOOR FRAMING (INTERIOR PARALLEL JOIST w/ 3/2\"/>



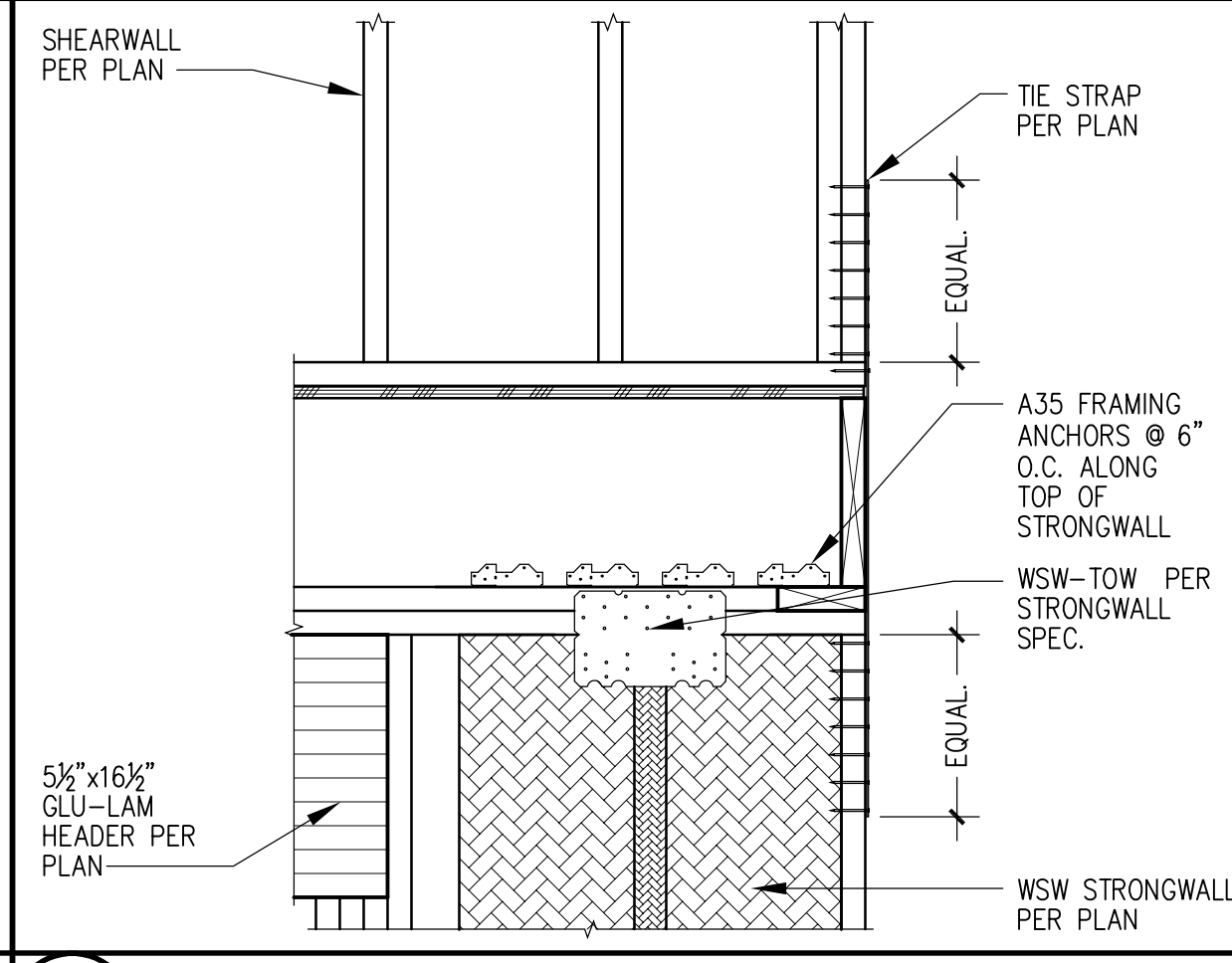
14 W10x68 STEEL BEAM TO POST CONNECTION



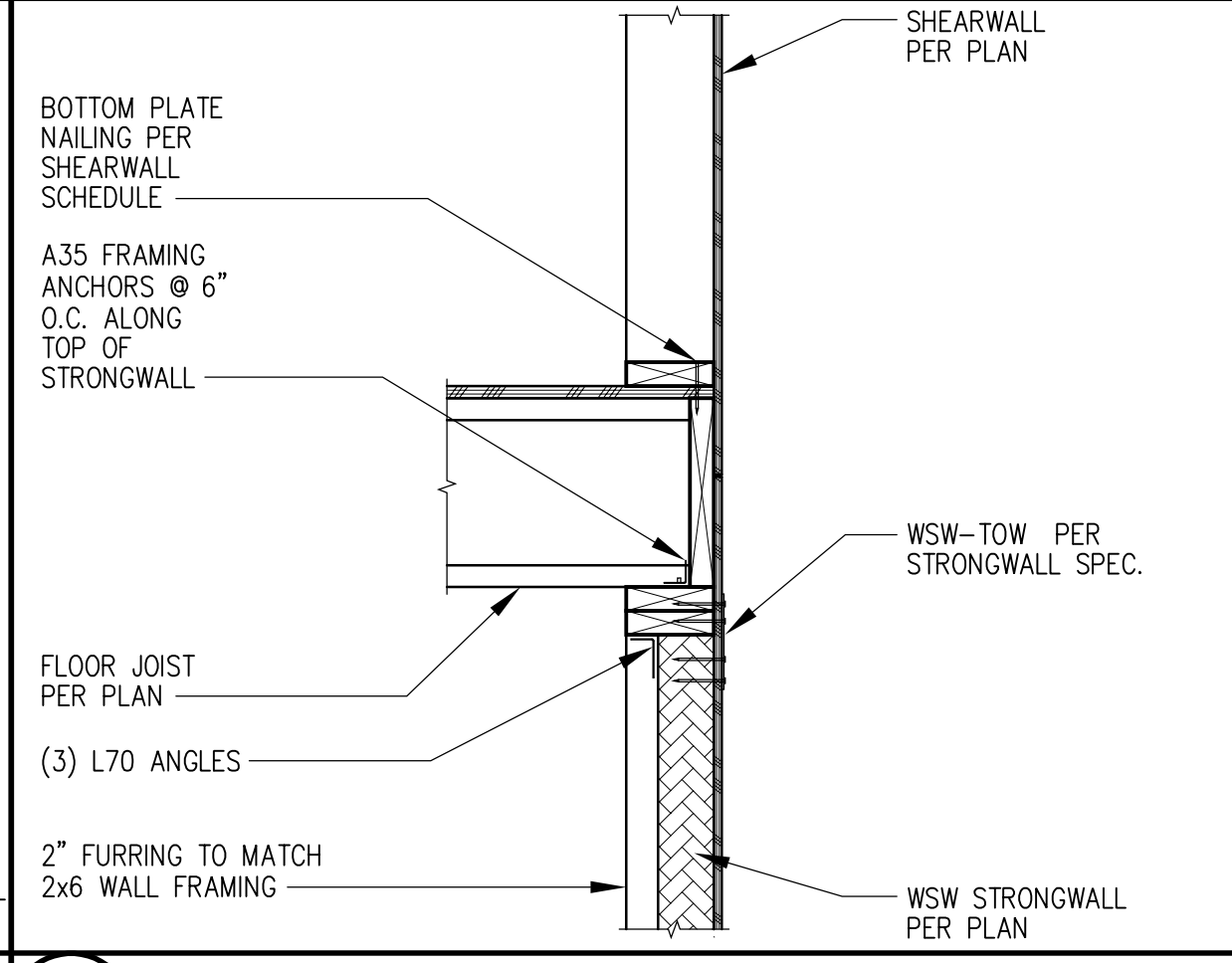
15 SHEAR TRANSFER @ FLOOR FRAMING (HOLDOWN @ PERPENDICULAR FLOOR / PERPENDICULAR TRUSS)



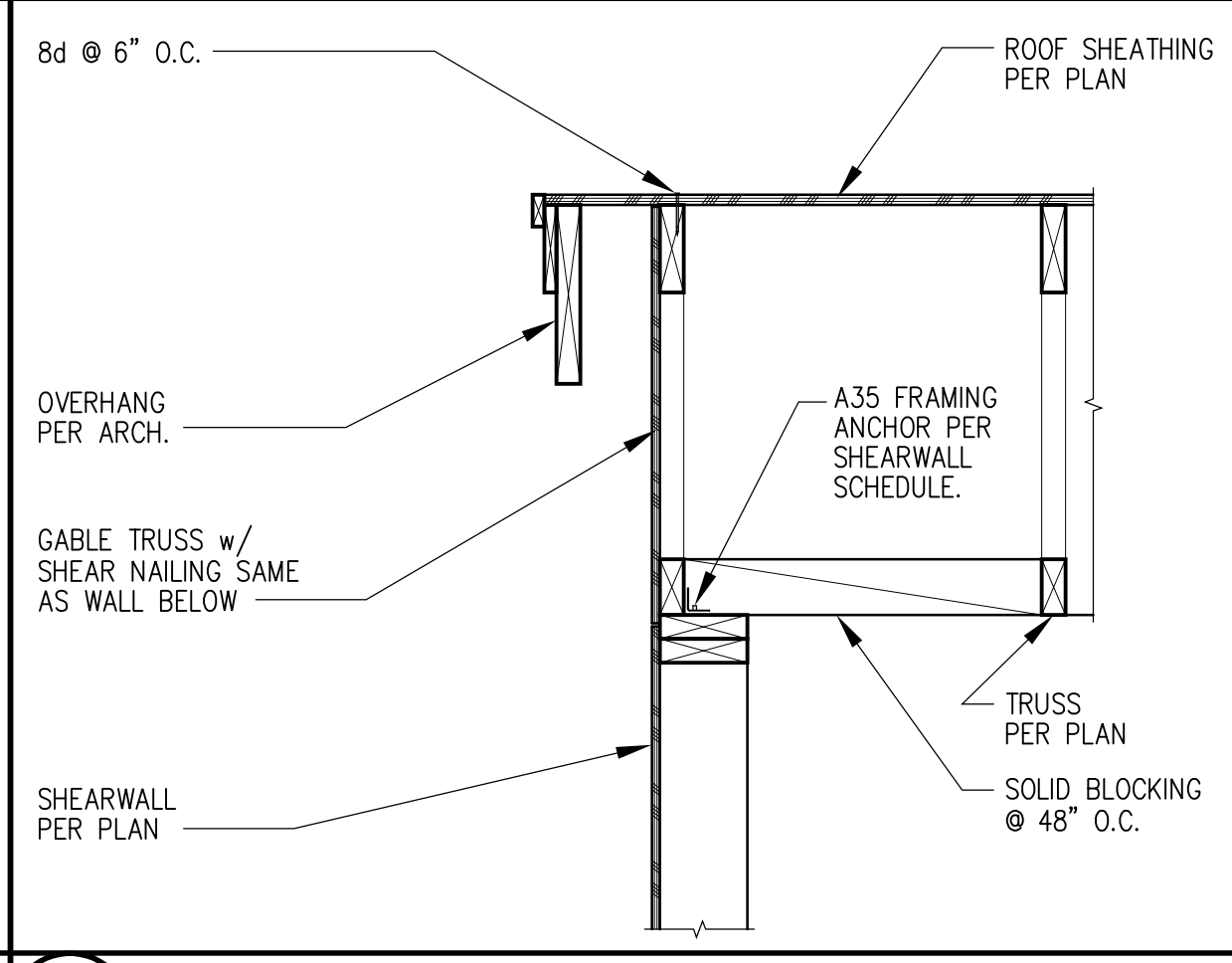
16 MSTC48B3 STRAP @ FLOOR FRAMING



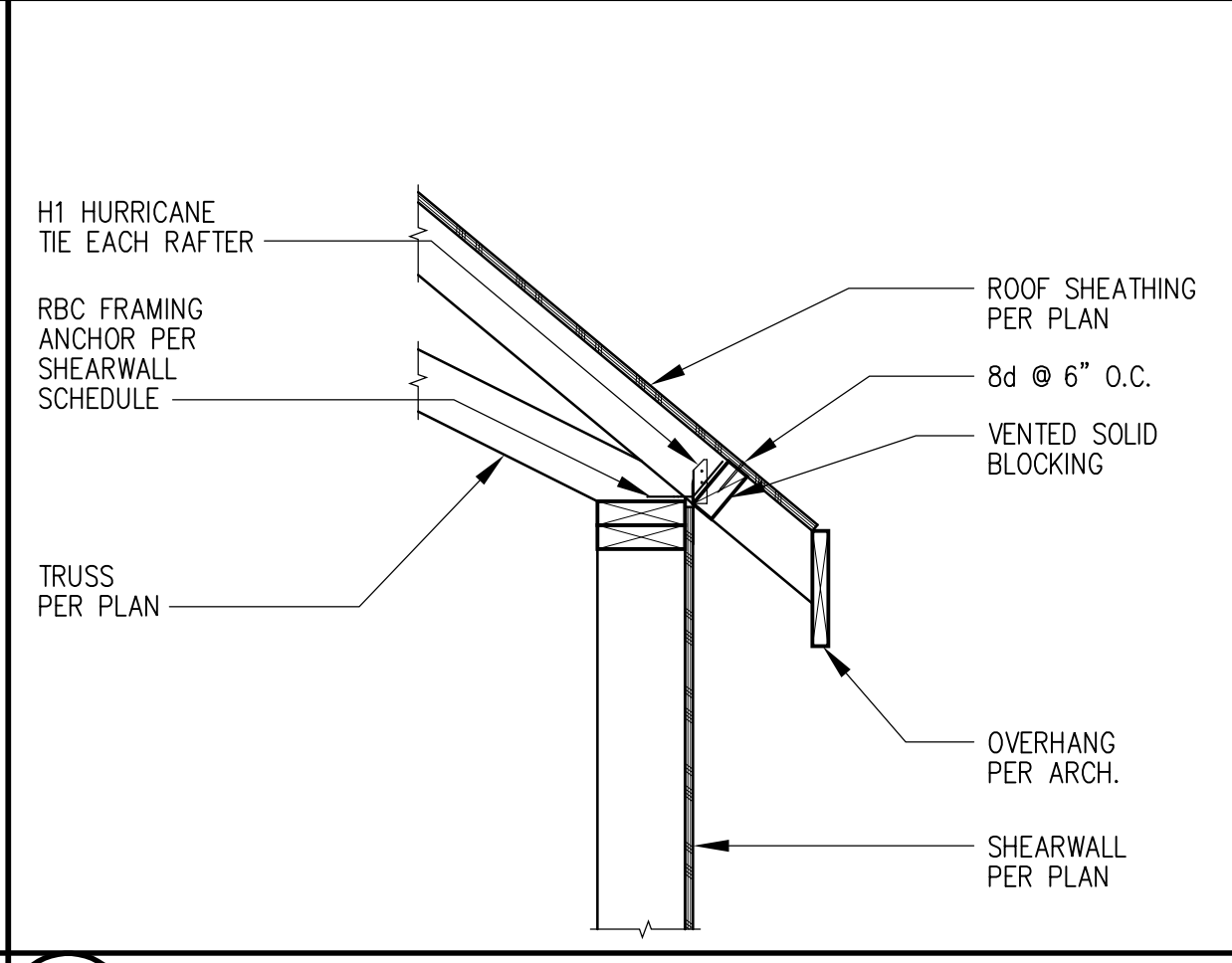
17 SHEAR TRANSFER @ WSW24 STRONGWALL (ELEVATION VIEW 11 1/2\"/>



18 SHEAR TRANSFER @ WSW24 STRONGWALL (SECTION VIEW 11 1/2\"/>

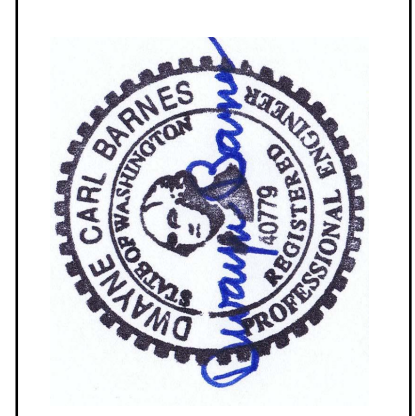


19 SHEAR TRANSFER @ GABLE



20 SHEAR TRANSFER @ EAVE (TYPICAL 10:12 SOISSOR TRUSS)

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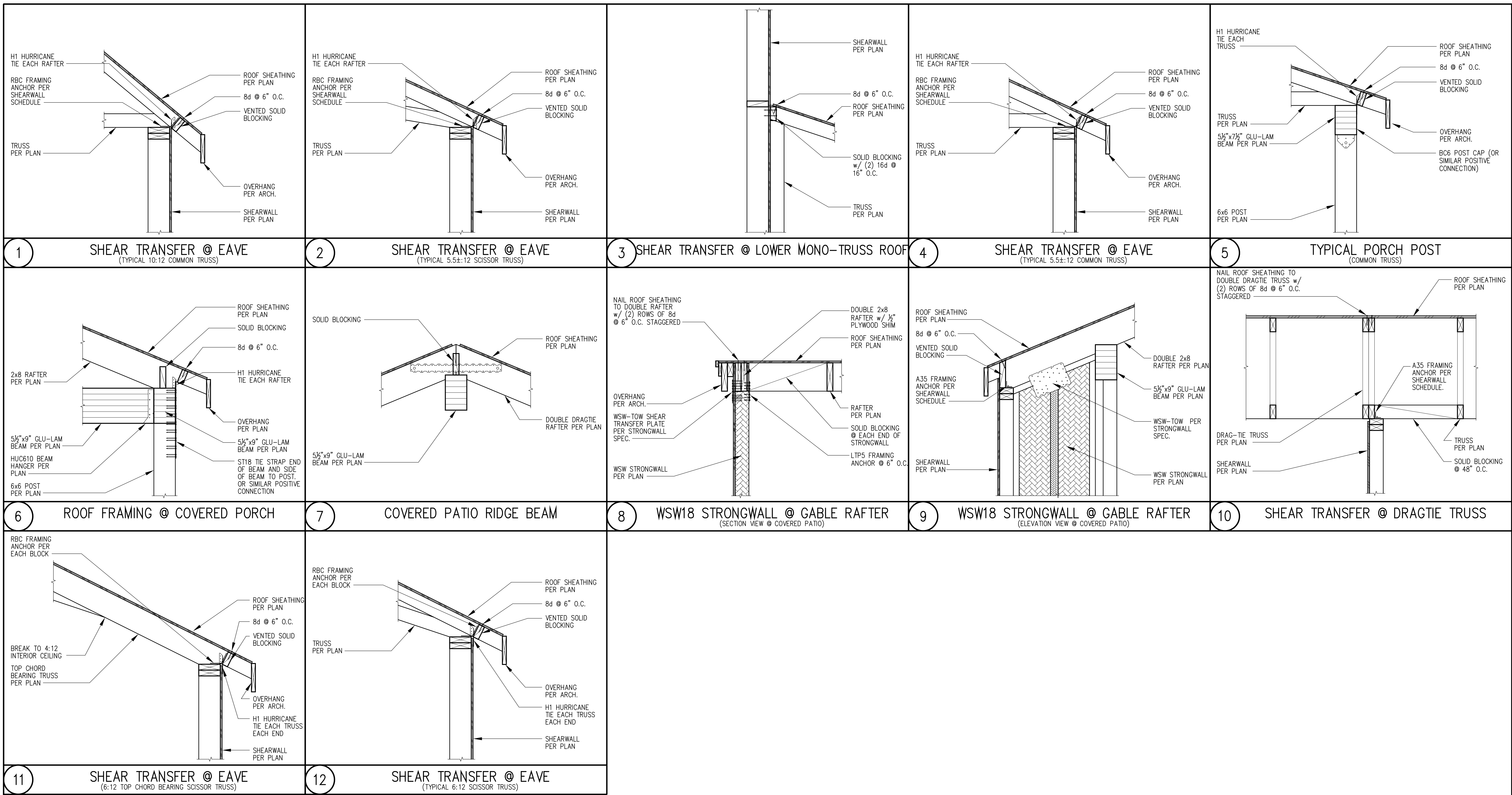
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STRUCTURAL DETAILS



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