ABBREVIATIONS

ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ALT	ALTERNATE
ANC	ANCHOR, ANCHORAGE
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
B/I	BUILT IN
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BOT	BOTTOM
BO	BOTTOM OF
BM	BEAM
BSMT	BASEMENT
BTWN	BETWEEN
CAB	CABINET
CB	CATCH BASIN
CH	CEILING HEIGHT
CIP	CAST IN PLACE
CJ	CONTROL JOINT
C/L	CENTER LINE
CLOS	CLOSET
CLG	CEILING
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS OR CONTINUE
CP	CENTERPOINT
CPT	CARPET
CSMT	CASEMENT
CT	CERAMIC TILE
CU	CUBIC
DBL	DOUBLE
DEM	DEMOLISH, DEMOLITION
DIAG	DIAGONAL
DIAM	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DRN	DRAIN
DRY	CLOTHES DRYER
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
(E)	EXISTING
EA	EACH
EF	EXHAUST FAN
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FIN	FINISH
FLG	FLASHING
FLR	FLOOR
FND	FOUNDATION
FOF	FACE OF FRAMING
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FP	FIREPLACE
FRMG	FRAMING
FRZ	FREEZER
FT	FOOT
FTG	FOOTING
GA	GAGE, GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACT(OR)
GLB	GLUE LAMINATED BEAM
GR	GRADE
GRT	GROUT
GWB	GYPSUM WALL BOARD
HB	HOSE BIBB
HD	HEAD
HDWD	HARDWOOD
HOR	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATING & AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDE
INS	INSULATION
INT	INTERIOR
JST	JOIST
JT	JOINT
LAMG	LAMINATED GLASS
LAV	LAVATORY
LIN	LINOLEUM
MAX	MAXIMUM
MBR	MASTER BEDROOM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MTL	METAL
MW	MICROWAVE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
OV	OVEN
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PNL	PANEL
PTD	PAINTED
PR	PAIR
PT	PRESSURE TREATED
PLYWD	PLYWOOD
R	RISER
R/A	RETURN AIR
R&S	ROD AND SHELF
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PNL	PANEL
PTD	PAINTED
PR	PAIR
PT	PRESSURE TREATED
PLYWD	PLYWOOD
R	RISER
R/A	RETURN AIR
R&S	ROD AND SHELF
RECT	RECTANGULAR
REF	REFRIGERATOR
REINF	REINFORCING
REQD	REQUIRED
RF	ROOF
RM	ROOM
RO	ROUGH OPENING
S/A	SUPPLY AIR
SGL	SAFETY GLAZING
SCHED	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SHTG	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STN	STAIN(ED)
STOR	STORAGE
STR	STRUCTURAL
SYS	SYSTEM
T	TREAD
T&G	TONGUE & GROOVE
TBD	TO BE DETERMINED
TEL	TELEPHONE
TG	TEMPERED GLASS
THD	THRESHOLD
THK	THICK(NESS)
TOC	TOP OF CONCRETE
TOM	TOP OF MASONRY
TOS	TOP OF SHEATHING
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VP	VENEER PLASTER
VR	VAPOR RETARDER
VT	VINYL TILE
W	WIDTH
W/	WITH
W/O	WITH OUT
WASH	CLOTHES WASHER
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WG	WIRE GLASS
WP	WATER PROOF
WT	WEIGHT

SYMBOL KEY

- 1 / A3.1 — DRAWING # / SHEET # — SECTION
- 1 / A7.1 — DRAWING # / SHEET # — SECTION DETAIL
- 1 / A7.1 — DRAWING # / SHEET # — DETAIL REFERENCE
- 001-W1 — DOOR / WINDOW NUMBER
- 1 / 4 A9.0 2 / 3 — INTERIOR ELEVATION
- 43.00' / (43.00') — SPOT ELEVATION (EXISTING ELEVATION)
- LEVEL / ELEV # — VERTICAL ELEVATION
- ROOM NAME / 204 — ROOM REFERENCE
- ℄ — CENTER LINE
- EF — EXHAUST FAN
- CO — CARBON MONOXIDE DETECTOR
- SD — SMOKE DETECTOR
- FINISH WOOD
- ROUGH WOOD
- CONCRETE
- SOIL
- BATT INSULATION
- RIGID INSULATION
- SPRAY FOAM INSULATION
- PLYWOOD
- COMPACTED GRAVEL
- 6 — DOOR TYPE
- I — WINDOW TYPE
- 1 — REVISION (ONLY MOST RECENT REVISION SHOWN CLOUDED)

PROJECT INFORMATION

PROJECT DESCRIPTION
MAIN FLOOR INTERIOR REMODEL AT KITCHEN, FAMILY ROOM, LIVING ROOM & ENTRY. REPLACE WOOD DECK WITH NEW STONE PAVER DECK WITH GUARDRAILS & NEW STAIR TO NEW STONE PAVED LOWER TERRACE. REPLACE LOWER LEVEL WINDOWS @ BEDROOMS AND REC ROOM PER DRAWINGS.

ASSESSOR'S PARCEL NUMBER
252404-9049

LEGAL DESCRIPTION
POR GL 3 BEG S 89-52-00 W 3805 FT OF E 1/4 COR OF SEC TH N 25-46-12 E 64.29 FT TH N 80-59-39 W TO SH OF LK WASH TH SWLY ALG SD SH LN TO S LN GL 3 TH ELY TO BEG & SH LDS ADJ LESS BEG SE COR THOF TH N 25-46-12 E 13.34 FT TH S 89-52-00 W 48.92 FT TH S 00-08-00 E 2 FT TO TPOB TH CONT S 00-08-00 E 10 FT TO S LN THOF TH WLY ALG SD S LN 67.20 FT TO WLY EDGE OF EXISTING CONCRETE CURB TH N 05-35-00 E 10.05 FT TH N 89-52-00 E 66.20 FT TO TPOB

LAND USE CODE REVIEW

CODE STANDARD

CITY OF MERCER ISLAND TITLE 19 UNIFIED LAND DEVELOPMENT CODE

SEE A0.2 FOR LOT COVERAGE, GROSS FLOOR AREA DIAGRAMS & STRUCTURAL WALL ALTERATION CALCULATION

ZONING: R15

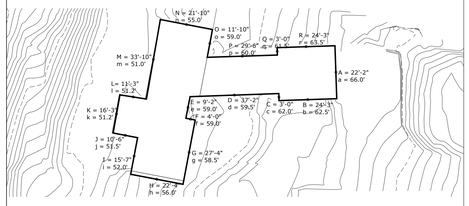
MAXIMUM GROSS FLOOR AREA:	10,710 SF
LOT AREA =	26,775 SF
VEHICLE EASEMENT AREA =	(552) SF
NET LOT AREA =	26,223 SF

LOT COVERAGE CALCULATION: SEE A0.2

HOUSE - YARDS	REQUIRED	EXISTING	PROPOSED
FRONT	20'-0"	108'-0"	NO CHANGE
SIDE NORTH	5'-0"	6'-1"	NO CHANGE
SIDE SOUTH	10'-0"	13'-9 1/2"	NO CHANGE
SHORELINE	25'-0"	99'-6"	NO CHANGE

MAXIMUM STRUCTURE HEIGHT

AVERAGE BUILDING GRADE: 19,132.25 / 332.34 = 57.57'
MAX ALLOWABLE HEIGHT: 87.57' (30 FT ABOVE AVERAGE BUILDING GRADE)
EXISTING HEIGHT :77.41' (NO CHANGE)



BUILDING CODE REVIEW

CODE STANDARD

INTERNATIONAL RESIDENTIAL CODE WITH WASHINGTON STATE CODE COUNCIL AMENDMENTS, 2015 EDITION

PROPOSED STRUCTURE

OCCUPANCY:	R-3
BUILDING TYPE:	V-B
NUMBER OF STORIES:	1 + BASEMENT
GROSS FLOOR AREAS:	SEE 2/A0.2

ENERGY CODE NOTES

COMPLIANCE BY 2015 WASHINGTON STATE ENERGY CODE

CHAPTER 3 GENERAL REQUIREMENTS

TABLE R301.1 CLIMATE ZONE DESIGNATIONS BY STATE & COUNTY
KING COUNTY, WASHINGTON - 4C

EXTERIOR DESIGN CONDITIONS TABLE C-1
SEATTLE OUTDOOR DESIGN TEMP HEATING 24 F
SEATTLE OUTDOOR DESIGN TEMP COOLING 83 F

CHAPTER 4 RESIDENTIAL ENERGY EFFICIENCY

R401.3 CERTIFICATE
A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH SEC R401.3 IS REQUIRED TO BE COMPLETED BY THE BUILDER AND PERMANENTLY POSTED WITHIN 3'-0" OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION. PROVIDE INSULATION R-VALUES AND FENESTRATION U-VALUES FOR ALL NEW ASSEMBLIES ONLY.

R402.1 GENERAL (PRESCRIPTIVE)
THE BUILDING ENVELOPE SHALL MEET THE REQUIREMENTS OF SECTIONS R402.1.1 THROUGH 402.1.4.

TABLE R402.1.1 INSULATION & FENESTRATION BY COMPONENT

	REQ'D VALUE	PROPOSED
FENESTRATION	U-0.30	U-0.30 AVG
CEILING	R-38 / R-49	R-38 / R-49
WOOD FRAME WALL	R-21	R-15*
FLOOR	R-30	R-30

TABLE R402.4.1.1 AIR BARRIER & INSULATION INSTALLATION
A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.

TO THE MAXIMUM EXTENT POSSIBLE, ALL WALL CAVITIES EXPOSED FROM CONSTRUCTION ACTIVITY SHALL BE FULLY INSULATED TO THE LEVELS INDICATED ABOVE.

R402.4.1.2 TESTING
FOR NEW CONDITIONED SPACES ONLY, PROVIDE BUILDING AIR LEAKAGE TESTING, DEMONSTRATING THE AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR.

R402.4.3 AIR LEAKAGE OF FENESTRATION
NEW WINDOWS & SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SF, & SWINGING DOORS NO LESS THAN 0.5 CFM PER SF WHEN TESTED ACCORDING TO NFRC 400. THE TEST RESULTS SHALL BE POSTED PER R401.3.

R402.4.4 RECESSED LIGHTING
RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE TYPE IC-RATED & CERTIFIED UNDER ASTM E283 AS HAVING AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED AT A 1.57 PSF PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

VENTILATION AND INDOOR AIR QUALITY
PER R403.6.1 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY: MECHANICAL VENTILATION SYSTEM FAN SHALL MEET THE EFFICACY REQUIREMENTS IN TABLE R403.6.1 & VENTILATION REQUIREMENTS PER M1507.3.
MECHANICAL WHOLE HOUSE VENTILATION INTEGRATED WITH A FORCED-AIR SYSTEM SHALL BE PROVIDED PER M1507.3.5 WITH VENTILATION AIRFLOW RATE OF 90 CFM MIN PER TABLE M1507.3.3(1).
MECHANICAL PERMIT TO BE SUBMITTED SEPARATELY.

LAUNDRY ROOM SOURCE SPECIFIC EXHAUST FANS TO BE CONTINUOUS OPERATING WITH 110 CFM MIN @ 0.25 INCHES WATER GAUGE.

ALL OTHER SOURCE SPECIFIC EXHAUST FANS LOCATED IN BATHROOMS & POWDER AREAS TO BE 50 CFM MIN @ 0.25 INCHES WATER GAUGE.

SOURCE SPECIFIC EXHAUST FAN AT KITCHEN HOOD TO BE 940 CFM @ 0.25 INCHES WATER GAUGE. MECHANICAL SYSTEM IS TO PROVIDE MAKEUP AIR SUFFICIENT TO MEET THE REQUIREMENTS OF IRC M1503.4.

R404.1 LIGHTING EQUIPMENT
MINIMUM OF 75% OF ALL NEW, PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS
ALTERATIONS (REMODELS) DO NOT NEED TO OBTAIN ENERGY CREDITS FROM TABLE R406.2.
EXISTING HEATING / COOLING SYSTEM & HOT WATER SYSTEM TO REMAIN.

CHAPTER 5 EXISTING BUILDINGS

R501.3 ALTERATIONS
ALTERATIONS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL CONFORM TO THE PROVISIONS OF THIS CODE AS THEY RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTION(S) OF THE EXISTING BUILDING OR BUILDING SYSTEM TO COMPLY WITH THIS CODE

* EXCEPTIONS - EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM R-15.

ALTERATIONS SHALL BE SUCH THAT THE EXISTING STRUCTURE USES NO MORE ENERGY THAN THE STRUCTURE PRIOR TO THE ALTERATION.

THE CODE OFFICIAL MAY APPROVE DESIGNS OF ALTERATIONS WHICH DO NOT FULLY CONFORM TO ALL OF THE REQUIREMENTS OF THIS CODE WHERE IN THE OPINION OF THE BUILDING OFFICIAL FULL COMPLIANCE IS PHYSICALLY IMPOSSIBLE AND/OR ECONOMICALLY IMPRACTICAL AND:
1. THE ALTERATION IMPROVES THE ENERGY EFFICIENCY OF THE BUILDING.

DRAWING INDEX

PROJECT DIRECTORY

PROJECT ADDRESS
7179 HOLLY HILL DR
MERCER ISLAND, WA 98040

PROJECT OWNERS
BRUCE & ANN VANDERWALL
7179 HOLLY HILL DR
MERCER ISLAND, WA 98040

ARCHITECT
CONARD ROMANO ARCHITECTS
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STRUCTURAL ENGINEER
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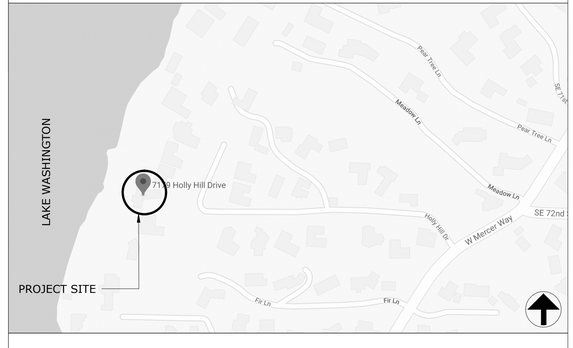
(206) 624-4760

GENERAL CONTRACTOR
PRESTIGE RESIDENTIAL CONTRACTORS
CONTACT: PAT RADWICK
1200 S ANGELO ST., SUITE A
SEATTLE, WA 98108
(206) 722-1540

VICINITY MAP



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VANDERWALL RESIDENCE
7179 HOLLY HILL DRIVE
MERCER ISLAND, WA 98040

7046 REGISTERED ARCHITECT
JAMES PATRICK ROMANO
STATE OF WASHINGTON

stamp

File Name: VAND A0.1 general info
Plot Date: 1/26/21
Project ID: VAND
Drawn: EV
Checked: JR

mark	date	issue description
	1/26/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

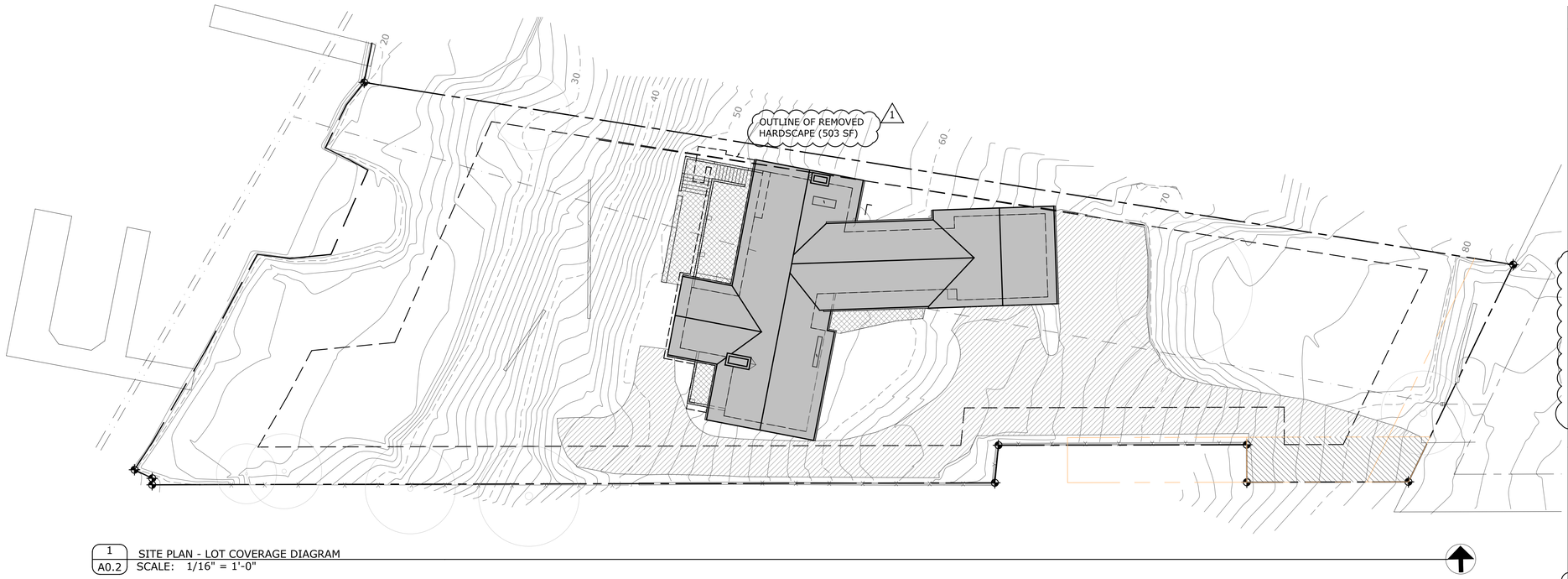
GENERAL PROJECT INFO

0 1
if scale is not 1", this drawing has been enlarged or reduced

sheet title

A0.1

sheet number



1 / A0.2 SITE PLAN - LOT COVERAGE DIAGRAM
SCALE: 1/16" = 1'-0"

LOT COVERAGE CALCULATIONS:

LOT AREA = 26,775 SF

VEHICLE EASEMENT AREA = (552) SF

NET LOT AREA = 26,223 SF

LOT COVERAGE CALCULATION:
LOT SLOPE: (85'-19' / 286.25') * 100 = 23.0%

MAX ALLOWED LOT COVERAGE (35%) = 9,178 SF
REQUIRED LANDSCAPING (65%) = 17,045 SF

EXISTING LOT COVERAGE (32.2%) = 8,458 SF
- 3,809 SF HOUSE
- 4,649 SF DRIVING SURFACE

PROPOSED LOT COVERAGE (32.2%) = 8,444 SF
- 3,795 SF HOUSE
- 4,649 SF DRIVING SURFACE

MAX ALLOWED HARDSCAPE AREA (9%) = 2,409 SF

EXISTING HARDSCAPE AREA (2.4%) = 632 SF
- 503 SF DECKS & STAIRS
- 88 SF ENTRY WALKWAY
- 41 SF RETAINING WALL

PROPOSED HARDSCAPE AREA (3.0%) = 790 SF
- 194 SF LOWER TERRACE
- 115 SF STAIR
- 337 SF UPPER DECK
- 103 ENTRY WALKWAY *
  * 14 SF NEW FROM REMOVED ROOF
- 41 SF (E) RETAINING WALL
- (503) SF (E) REMOVED

1

GROSS FLOOR AREA CALCULATIONS: (SEE 2/A0.2)

ZONING: R-15
MAXIMUM GROSS FLOOR AREA: 10,710 SF (40%)

EXISTING GROSS FLOOR AREA: 3,710 SF (14.1%)
- 885 SF BASEMENT
- 2,825 SF MAIN FLOOR

PROPOSED GROSS FLOOR AREA: 3,747 SF (14.2%)
- 885 SF BASEMENT
- 2,862 SF MAIN FLOOR

TOTAL NET NEW HARDSCAPE & GFA: 194 SF*
- 37 SF NEW GFA
- 157 SF NEW HARDSCAPE

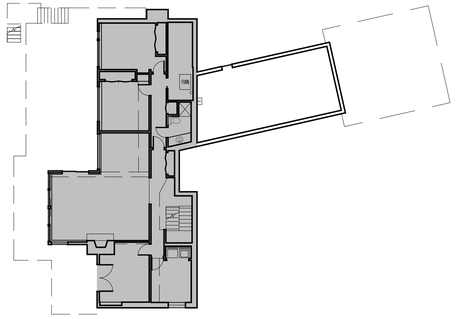
* NET NEW DEVELOPMENT AREA < 500 SF DOES NOT REQUIRE SHORELINE NATIVE VEGETATION PLANTING PER MICC 19.13.050(K)(4)

1

TOTAL STRUCTURAL WALL ALTERATION CALCULATION: (SEE 3/A0.2)

LF OF EXISTING EXTERIOR WALL = 547.41 LF
LF OF EXTERIOR WALL BEING ALTERED = 35.83 LF

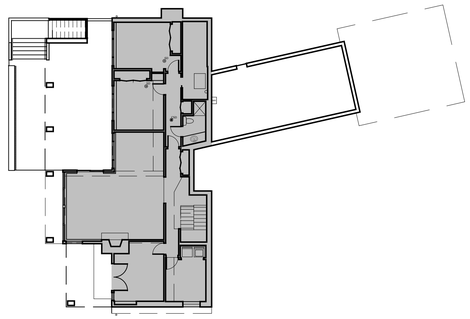
TOTAL % OF EXTERIOR WALL ALTERATION = 6.54%



EXISTING BASEMENT

(E) AREA BOUND BY EXTERIOR FACE = 1,596 SF
AREA EXCLUDED PER APPENDIX B = (711) SF

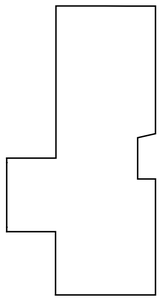
(E) BASEMENT GROSS FLOOR AREA = 885 SF



PROPOSED BASEMENT

PROPOSED AREA BOUND BY EXTERIOR FACE = 1,596 SF
AREA EXCLUDED PER APPENDIX B = (711) SF

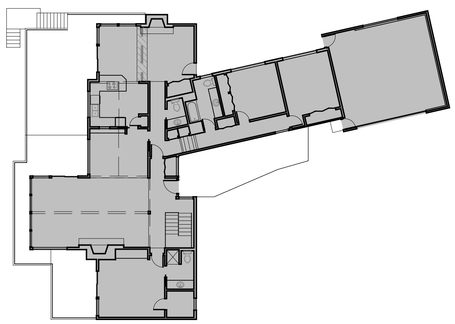
PROPOSED BASEMENT GROSS FLOOR AREA = 885 SF (NO CHANGE)



BASEMENT STRUCTURAL WALL ALTERATION CALC

LF OF EXISTING EXTERIOR WALL = 202.72 LF
LF OF EXTERIOR WALL BEING ALTERED = 0.00 LF

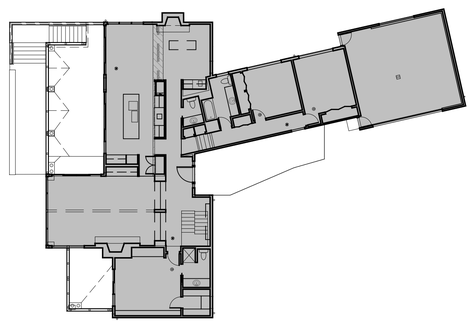
% OF BASEMENT WALL ALTERATION = 0.00%



EXISTING MAIN FLOOR

(E) AREA BOUND BY EXTERIOR FACE = 2,783 SF
150% AREA FOR 12'-16'CLNG = 42 SF

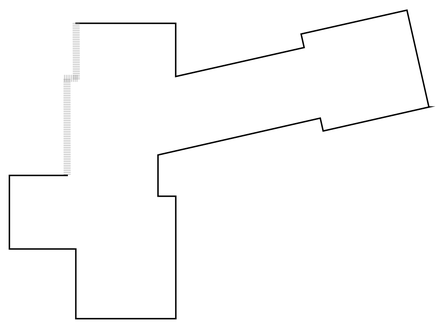
(E) MAIN FLOOR GROSS FLOOR AREA = 2,825 SF



PROPOSED MAIN FLOOR

PROPOSED AREA BOUND BY EXTERIOR FACE = 2,808 SF
150% AREA FOR 12'-16'CLNG = 54 SF

PROPOSED MAIN FLOOR GROSS FLOOR AREA = 2,862 SF



MAIN FLOOR STRUCTURAL WALL ALTERATION CALC

LF OF EXISTING EXTERIOR WALL = 340.41 LF
LF OF EXTERIOR WALL BEING ALTERED = 35.83 LF

% OF MAIN FLOOR WALL ALTERATION = 10.5%

2 / A0.2 GROSS FLOOR AREA CALCULATIONS
SCALE: 1/16" = 1'-0"

3 / A0.2 STRUCTURAL WALL ALTERATION CALCULATION
SCALE: 1/16" = 1'-0"

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7046 REGISTERED ARCHITECT
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mark	date	issue description
1	1/26/21	BUILDING PERMIT
	5/28/21	PERMIT CORRECTIONS

Issue For: PERMIT

sheet info

LAND USE CALCS

0 1
if scale is not 1", this drawing has been enlarged or reduced

sheet title

A0.2

sheet number

BOUNDARY and TOPOGRAPHY SURVEY

7179 HOLLY HILL DRIVE
MERCER ISLAND, WA. 98040
APN: 252404-9049

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 3, SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 3 FROM WHICH POINT THE EAST QUARTER CORNER OF SAID SECTION BEARS NORTH 89°52'00" EAST A DISTANCE OF 3805.00 FEET;
THENCE NORTH 25°46'12" EAST 64.29 FEET;
THENCE NORTH 80°59'39" WEST 301 FEET, MORE OR LESS TO THE SHORE OF LAKE WASHINGTON;
THENCE SOUTHWESTERLY ALONG SAID SHORE LINE 115 FEET MORE OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 3;
THENCE NORTH 89°52'00" EAST ALONG SAID SOUTH LINE 326 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

TOGETHER WITH SHORE LANDS OF SECOND CLASS SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING UPON THE ABOVE DESCRIBED PROPERTY;

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 3 FROM WHICH POINT THE EAST QUARTER CORNER OF SAID SECTION BEARS NORTH 89°52'00" EAST A DISTANCE OF 3805.00 FEET;
THENCE NORTH 25°46'12" EAST 13.34 FEET;
THENCE SOUTH 89°52'00" WEST 48.92 FEET;
THENCE SOUTH 0°08'00" EAST 2 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 0°08'00" EAST 10 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 3;
THENCE SOUTH 89°52'00" WEST 67.20 FEET TO THE WESTERLY EDGE OF AN EXISTING CURB;
THENCE NORTH 5°35'00" EAST ALONG SAID WESTERLY EDGE 10.05 FEET TO A POINT WHICH BEARS SOUTH 89°52'00" WEST FROM THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT OVER THAT PORTION OF GOVERNMENT LOT 4 IN SAID SECTION AS DESCRIBED IN THAT CERTAIN INSTRUMENT DATED MAY 12, 1939, FILED MAY 16, 1939 AND RECORDED UNDER RECORDING NUMBER 3045514;

ALSO:

TOGETHER WITH AN EASEMENT OVER THAT PART OF THE FOLLOWING DESCRIBED PORTION OF GOVERNMENT LOT 3, SAID SECTION 25, NECESSARY TO PROVIDE A CONTINUOUS ROADWAY TO CONNECT WITH THE STRIP OF LAND DESCRIBED IN THE EASEMENT OVER SAID GOVERNMENT LOT 4, HEREINABOVE SET FORTH, SAID PORTION OF SAID LOT 3 BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 3, DISTANT 312 FEET WESTERLY FROM ITS INTERSECTION WITH THE NORTHWESTERLY MARGINAL LINE OF WEST MERCER WAY;
RUNNING THENCE SOUTH 89°52'00" WEST, ALONG SAID SOUTH BOUNDARY LINE, 734.11 FEET TO A POINT DISTANT 3805.0 FEET WESTERLY FROM THE EAST QUARTER CORNER OF SAID SECTION 25;
THENCE NORTH 25°46'12" EAST 134.29 FEET;
THENCE SOUTH 64°13'48" EAST 20 FEET;
THENCE SOUTH 25°46'12" WEST 79.29 FEET TO A POINT OF CURVE;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20 FEET A DISTANCE OF 40.46 FEET TO A POINT OF TANGENCY ON A LINE 12 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID GOVERNMENT LOT 3;
THENCE SOUTH 0°08'00" EAST 12 FEET TO THE PLACE OF BEGINNING.

THE ABOVE DESCRIPTION TAKEN FROM A ALTA COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY UNDER ORDER NUMBER 1318244 DATED JANUARY 20, 2011.

NORTH

BASIS OF BEARINGS: DEED RECORDED UNDER REC. No. 5930299 RECORDS OF KING COUNTY, WASHINGTON

SCALE: 1" = 10'

0 10' 20' 40'

CITY OF MERCER ISLAND ZONING:

ZONE: R15 (15,000 S.F. MINIMUM)
WATERFRONT SETBACK: 25 FEET (FROM OHW)
FRONT SETBACK: 20 FEET
SIDE YARD SETBACK: 15 FEET TOTAL
5 FOOT + 10 FOOT ABUTTING STREET)
REAR SETBACK: 25 FOOT
MAXIMUM BUILDING HEIGHT: 30 FEET
MAXIMUM GROSS FLOOR AREA: 45% OF NET LOT AREA

SURFACE AREAS:

TOTAL PROPERTY AREA: 26,775 S.F.
BUILDING AREA: 2655 S.F.
PAVEMENT IMPERVIOUS AREA: 5535 S.F.
25' SETBACK FROM OHW AREA: 3630 S.F.

LEGEND

SET REBAR & CAP PLS No. 29536	SET 08/05/2015
FOUND REBAR & CAP / IRON PIPE AS NOTED	FOUND 7/24, 2015
SET LINE HUB-TACK & DISC PLS No. 29536	SET 08/05/2015
SET TACK & DISC PLS No. 29536	SET 08/05/2015
FOUND MONUMENT AS NOTED	FOUND 7/22, 2015
CALCULATED POSITION	

BENCHMARK + VERTICAL DATUM:

CITY OF MERCER ISLAND BENCHMARK NUMBER 3185
CASED BRASS MONUMENT AT THE INTERSECTION OF WEST MERCER WAY AND SE 72ND STREET
CENTER OF SECTION 25,T.24N.,R.04E.,W.M.
ELEVATION = 175.37 FEET

DATUM: NAVD 88

TJC SURVEYING
1189 McKinley Street / PO Box 366
Enumclaw, WA. 98022
ph: 206-940-0253
www.tjclandsurveying.com
tom@tjclandsurveying.com

SHEET 1 OF 1
FILE NO 2015-19TOPO

TITLE: BOUNDARY + TOPOGRAPHY

ADDRESS: 7179 HOLLY HILL DRIVE, MERCER ISLAND, WA 98040

THOMAS J. COLETTI · STATE OF WASHINGTON · 29536 · REGISTERED PROFESSIONAL LAND SURVEYOR

DATE SEALED

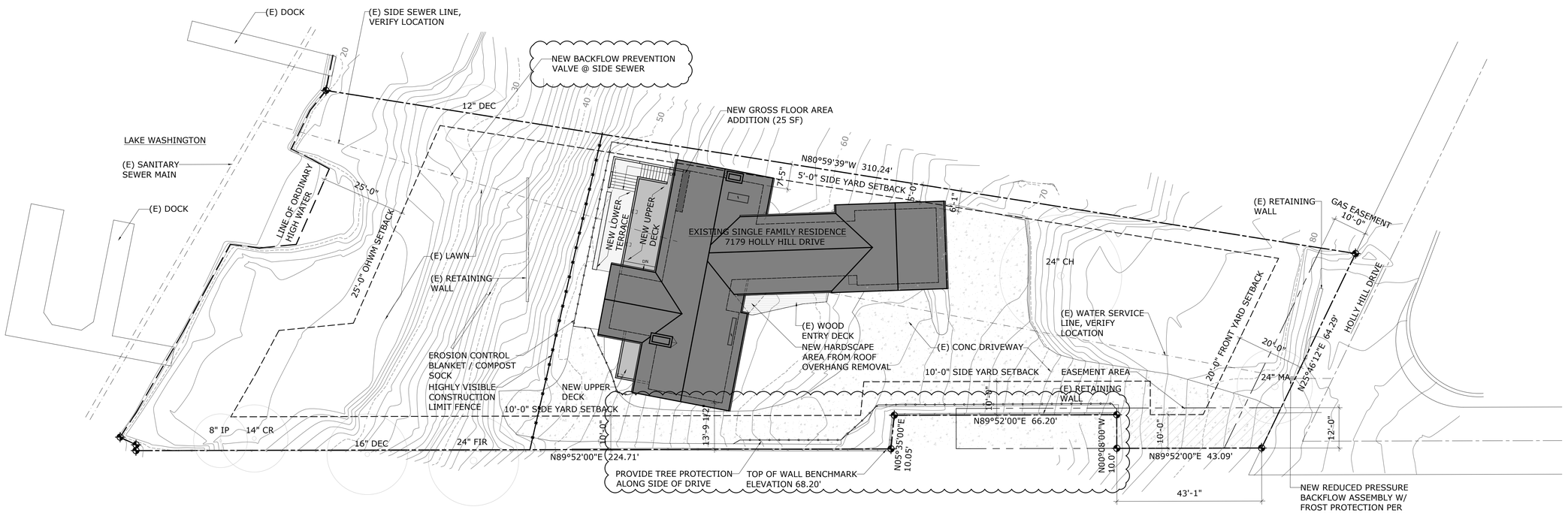
REV NO	REVISION DESCRIPTION	DATE	BY

FILED BOOK 153
DRAWN TJC
CHECKED TJC
SEC 25 T 24N R 04E WM
DISC NO 2015-19TOPO
DATE AUGUST 18, 2015
SCALE 1" = 10'

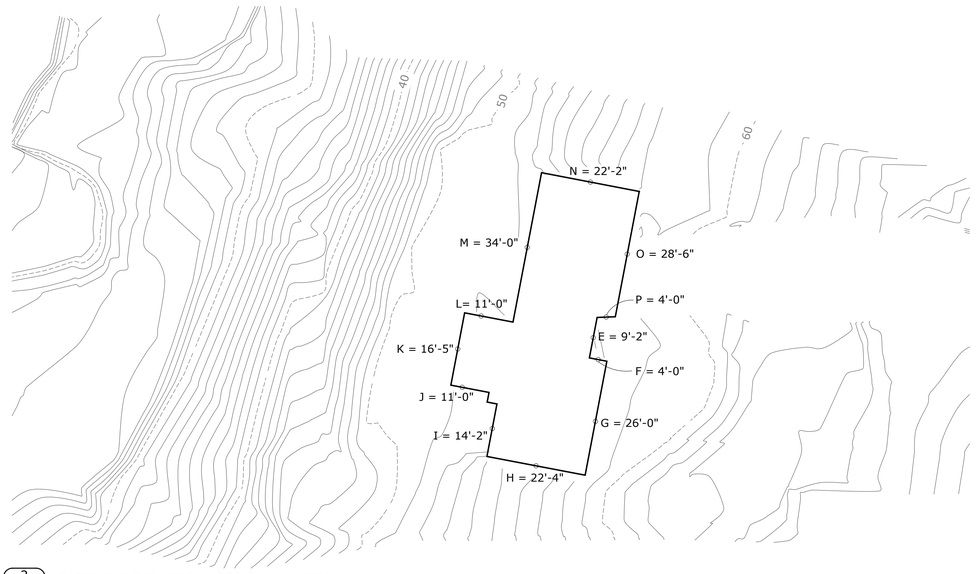
SITE INFORMATION

ASSESSOR'S PARCEL NUMBER: 252404-9049

LEGAL DESCRIPTION:
POR GL 3 BEG S 89-52-00 W 3805 FT OF E 1/4 COR OF SEC TH N 25-46-12 E 64.29 FT TH N 80-59-39 W TO SH OF LK WASH TH SWLY ALG SD SH LN TO S LN GL 3 TH ELY TO BEG & SH LDS ADJ LESS BEG SE COR THOF TH N 25-46-12 E 13.34 FT TH S 89-52-00 W 48.92 FT TH S 00-08-00 E 2 FT TO TPOB TH CONT S 00-08-00 E 10 FT TO S LN THOF TH WLY ALG SD S LN 67.20 FT TO WLY EDGE OF EXISTING CONCRETE CURB TH N 05-35-00 E 10.05 FT TH N 89-52-00 E 66.20 FT TO TPOB



1 A1.1 SITE PLAN
SCALE: 1/16" = 1'-0"



2 A1.1 BASEMENT EXCLUSION AREA CALCULATION
SCALE: 1/16" = 1'-0"

BASEMENT AREA CALCULATION: APPENDIX B

WALL SEGMENT	LENGTH	% COVERAGE	% RESULT
E	9.16	100%	9.16
F	4.00	100%	4.00
G	26.00	100%	26.00
H	22.33	48%	10.72
I	14.16	0%	0.00
J	11.00	0%	0.00
K	16.41	0%	0.00
L	11.00	0%	0.00
M	34.00	0%	0.00
N	22.16	36%	7.98
O	28.50	100%	28.50
P	4.00	100%	4.00

TOTAL WALL LENTGH (FT)	202.72	
SUM RESULTS		90.36
TOTAL BASEMENT AREA (SF)	1596	
EXCLUDED BASEMENT AREA (SF)		711.37
BASEMENT GROSS FLOOR AREA (SF)		884.63

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JAMES PATRICK ROMANO
STATE OF WASHINGTON

stamp

File Name: VAND A1.0 site plan
Plot Date: 1/26/21
Project ID: VAND
Drawn: SW
Checked: JR

mark	date	issue description
1	1/26/21	BUILDING PERMIT
	5/28/21	PERMIT CORRECTIONS

Issue For: PERMIT

sheet info

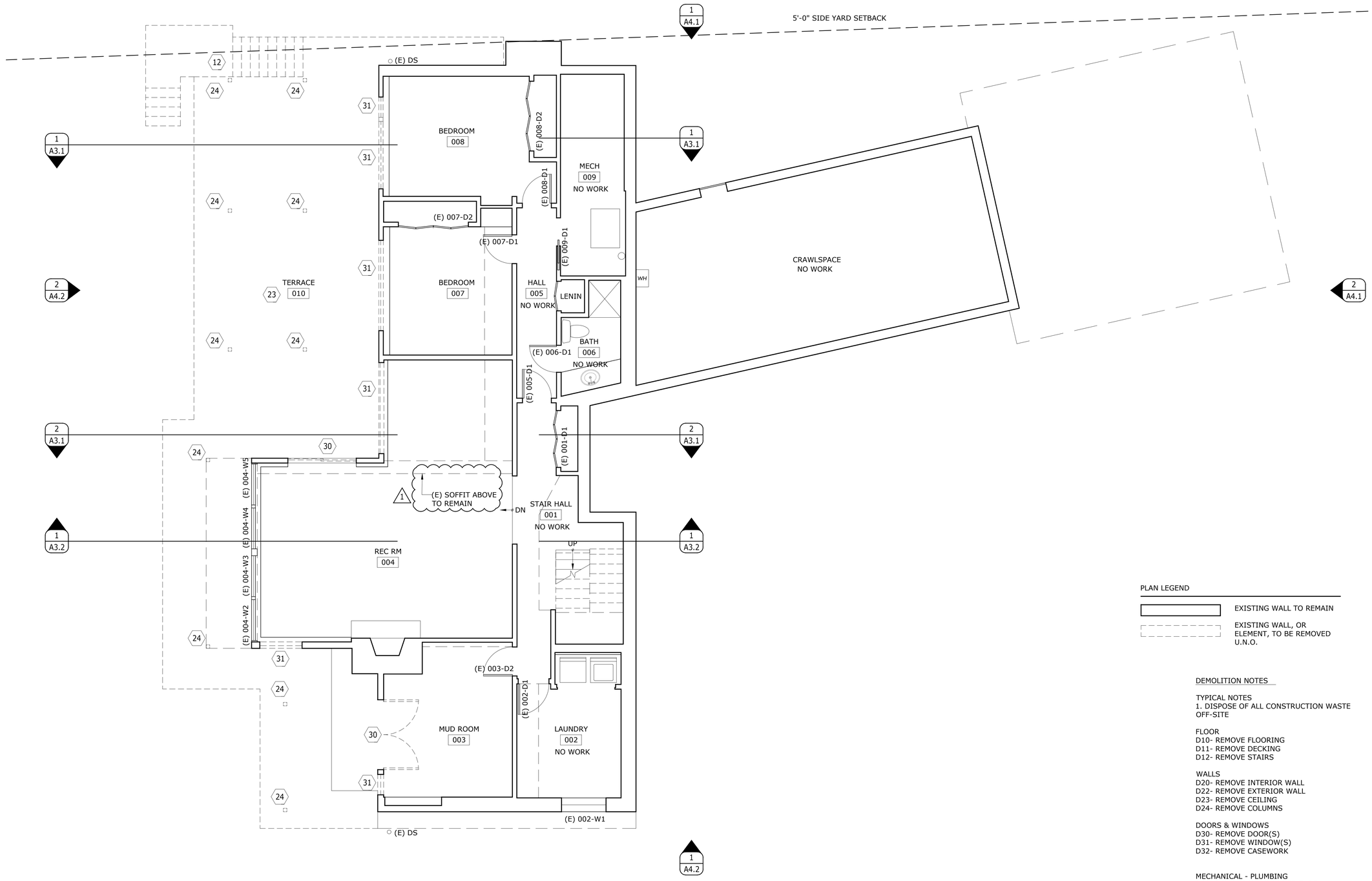
ARCH SITE PLAN

0 1
if scale is not 1", this drawing has been enlarged or reduced

sheet title

A1.1

sheet number



1 AD2.1 LOWER FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

PLAN LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL, OR ELEMENT, TO BE REMOVED U.N.O.

DEMOLITION NOTES

TYPICAL NOTES
1. DISPOSE OF ALL CONSTRUCTION WASTE OFF-SITE

FLOOR
D10- REMOVE FLOORING
D11- REMOVE DECKING
D12- REMOVE STAIRS

WALLS
D20- REMOVE INTERIOR WALL
D22- REMOVE EXTERIOR WALL
D23- REMOVE CEILING
D24- REMOVE COLUMNS

DOORS & WINDOWS
D30- REMOVE DOOR(S)
D31- REMOVE WINDOW(S)
D32- REMOVE CASEWORK

MECHANICAL - PLUMBING
D60- REMOVE PLUMBING FIXTURE

FIXTURES
D70- REMOVE FIXTURE/APPLIANCE

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File Name: VAND A2.0 Floor Plans
Plot Date: 1/26/21
Project ID: VAND
Drawn: EV
Checked: JR

mark	date	issue description
1	1/26/21	BUILDING PERMIT
	5/28/21	PERMIT CORRECTIONS

Issue For: PERMIT

sheet info

LOWER FLOOR DEMO PLAN

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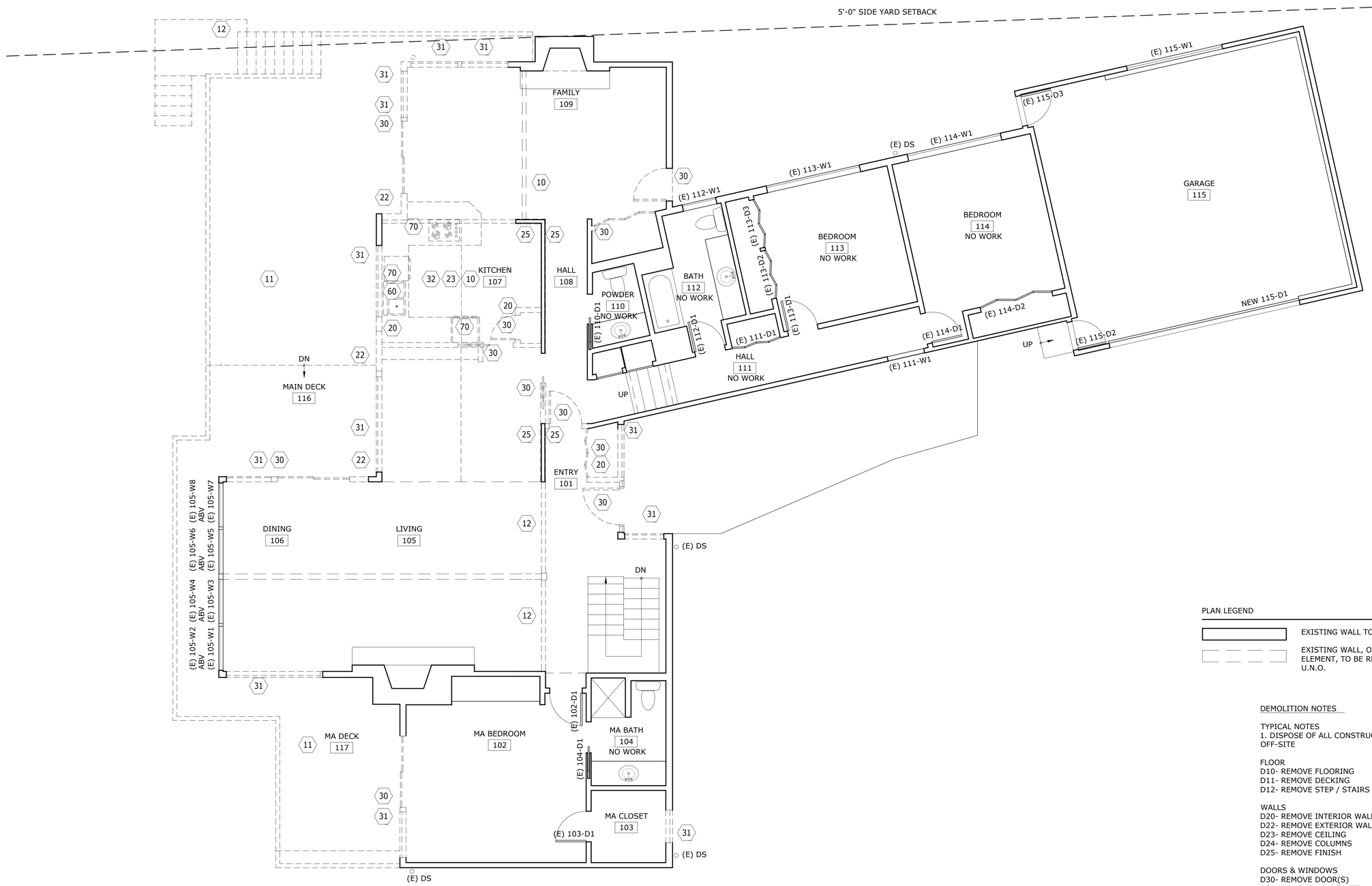
sheet title

AD2.1

sheet number



1 AD2.2 MAIN FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

PLAN LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL, OR ELEMENT, TO BE REMOVED U.N.O.

DEMOLITION NOTES

TYPICAL NOTES
1. DISPOSE OF ALL CONSTRUCTION WASTE OFF-SITE

FLOOR
D10- REMOVE FLOORING
D11- REMOVE DECKING
D12- REMOVE STEP / STAIRS

WALLS
D20- REMOVE INTERIOR WALL
D22- REMOVE EXTERIOR WALL / ROOF
D23- REMOVE CEILING
D24- REMOVE COLUMNS
D25- REMOVE FINISH

DOORS & WINDOWS
D30- REMOVE DOOR(S)
D31- REMOVE WINDOW(S)
D32- REMOVE CASEWORK

MECHANICAL - PLUMBING
D60- REMOVE PLUMBING FIXTURE

FIXTURES
D70- REMOVE FIXTURE/APPLIANCE

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File Name: VAND A2.0 Floor Plans
Plot Date: 1/22/21
Project ID: VAND
Drawn: EV
Checked: JR

mark	date	issue description

Issue For: PERMIT

sheet info

MAIN FLOOR DEMO PLAN

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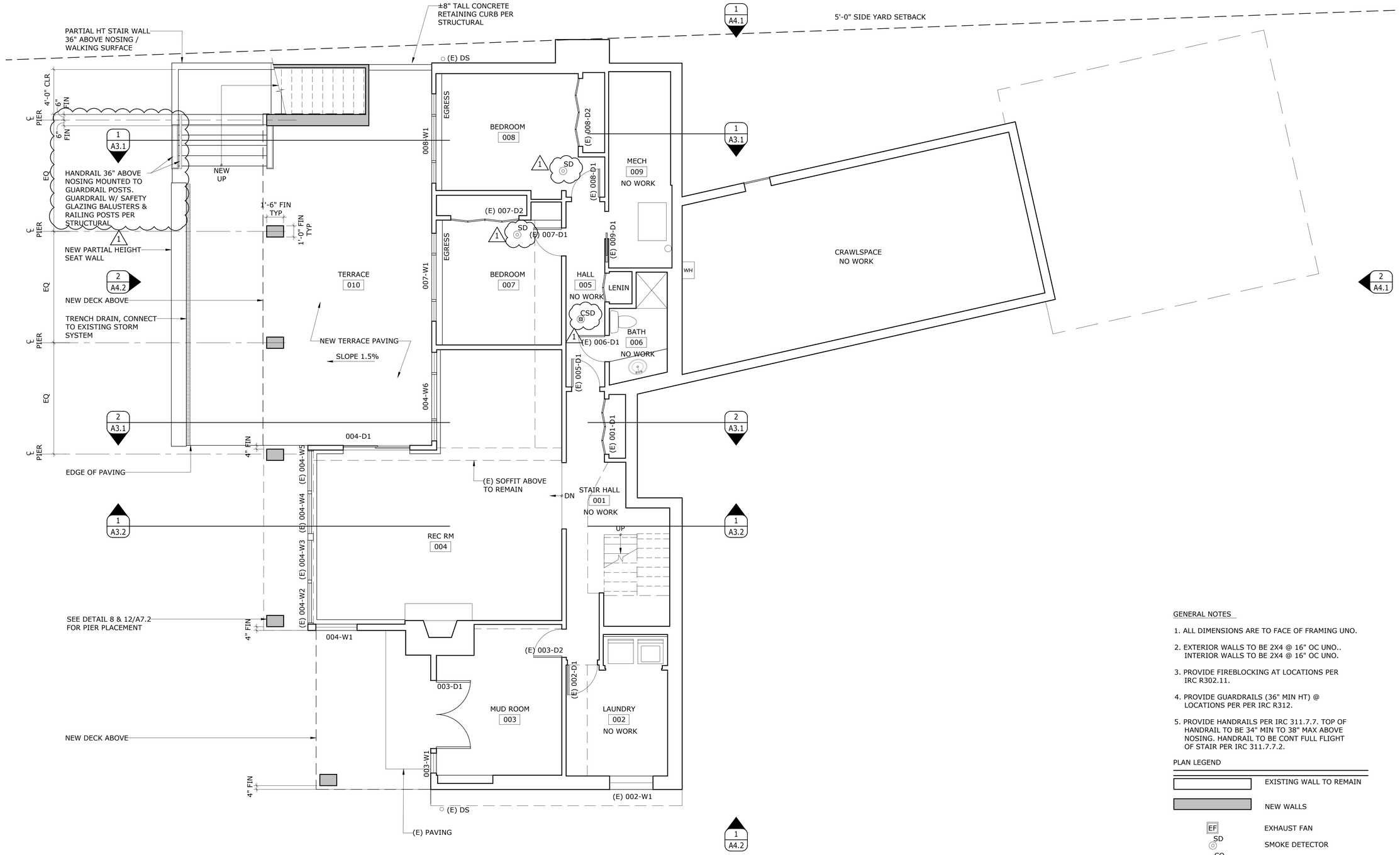
sheet title

AD2.2

PRELIMINARY
NOT FOR CONSTRUCTION

sheet number



1 A2.1 LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING UNO.
2. EXTERIOR WALLS TO BE 2X4 @ 16" OC UNO.. INTERIOR WALLS TO BE 2X4 @ 16" OC UNO.
3. PROVIDE FIREBLOCKING AT LOCATIONS PER IRC R302.11.
4. PROVIDE GUARDRAILS (36" MIN HT) @ LOCATIONS PER PER IRC R312.
5. PROVIDE HANDRAILS PER IRC 311.7.7. TOP OF HANDRAIL TO BE 34" MIN TO 38" MAX ABOVE NOSING. HANDRAIL TO BE CONT FULL FLIGHT OF STAIR PER IRC 311.7.7.2.

PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALLS
- EF — EXHAUST FAN
- SD — SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR
- CSD — COMBO SMOKE /CARBON DETECTOR
- H — HEAT DETECTOR
- DO — GARAGE DOOR OPENER

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File Name: VAND A2.0 Floor Plans
Plot Date: 1/26/21
Project ID: VAND
Drawn: EV
Checked: JR

mark	date	issue description
1	1/26/21	BUILDING PERMIT
	5/28/21	PERMIT CORRECTIONS

Issue For: PERMIT

sheet info

LOWER FLOOR PLAN

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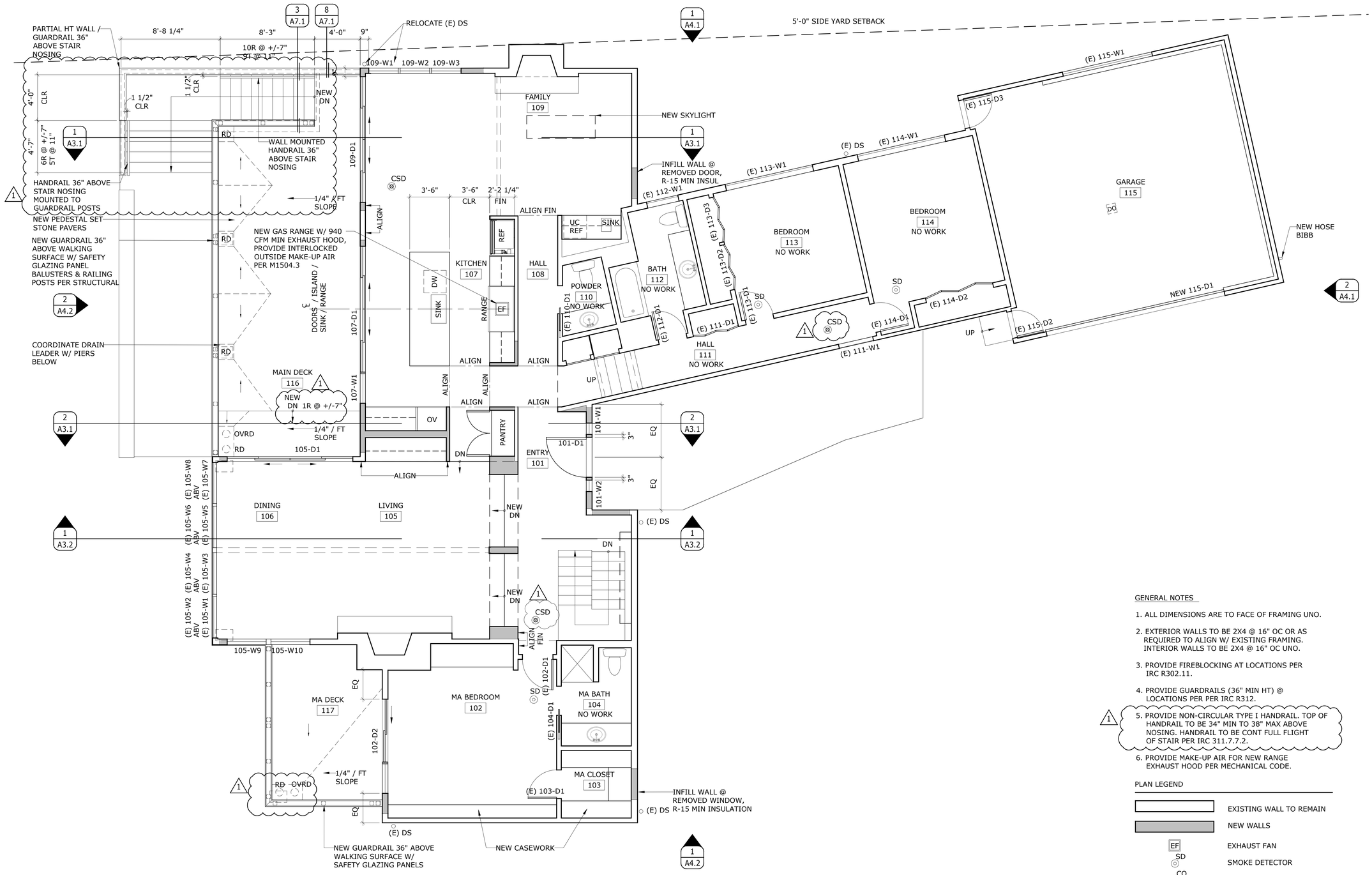
sheet title

A2.1

sheet number



1 A2.2 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING UNO.
2. EXTERIOR WALLS TO BE 2X4 @ 16" OC OR AS REQUIRED TO ALIGN W/ EXISTING FRAMING. INTERIOR WALLS TO BE 2X4 @ 16" OC UNO.
3. PROVIDE FIREBLOCKING AT LOCATIONS PER IRC R302.11.
4. PROVIDE GUARDRAILS (36" MIN HT) @ LOCATIONS PER PER IRC R312.
5. PROVIDE NON-CIRCULAR TYPE I HANDRAIL. TOP OF HANDRAIL TO BE 34" MIN TO 38" MAX ABOVE NOSING. HANDRAIL TO BE CONT FULL FLIGHT OF STAIR PER IRC 311.7.7.2.
6. PROVIDE MAKE-UP AIR FOR NEW RANGE EXHAUST HOOD PER MECHANICAL CODE.

PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALLS
- EF — EXHAUST FAN
- SD — SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR
- CSD — COMBO SMOKE /CARBON DETECTOR
- H — HEAT DETECTOR
- DO — GARAGE DOOR OPENER

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mark	date	issue description
1	1/26/21	BUILDING PERMIT
	5/28/21	PERMIT CORRECTIONS

Issue For: PERMIT

sheet info

MAIN FLOOR PLAN

0 1
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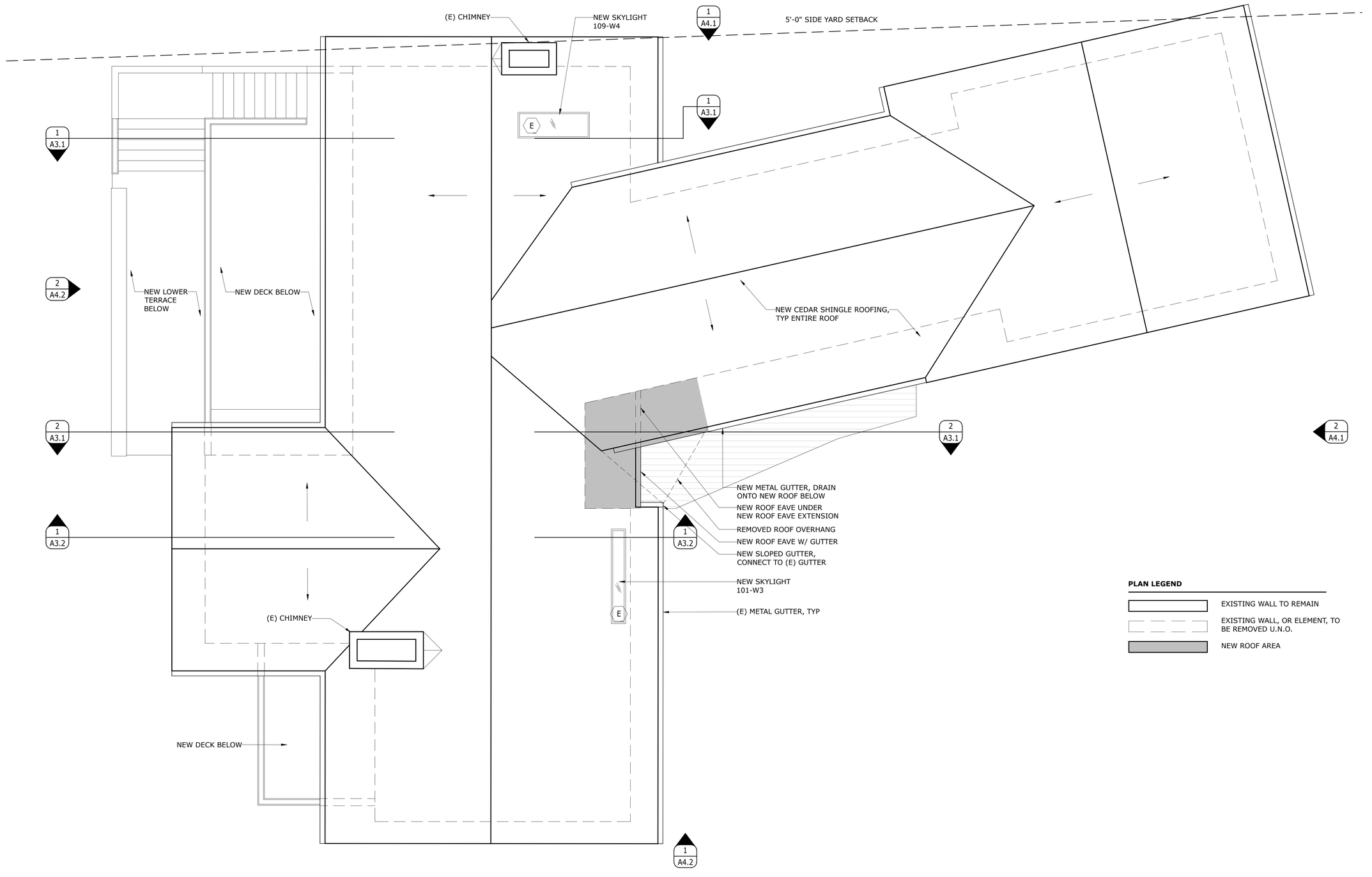
sheet title

A2.2

sheet number



1 / A2.3 ROOF PLAN
SCALE: 1/4" = 1'-0"

PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL, OR ELEMENT, TO BE REMOVED U.N.O.
- NEW ROOF AREA

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File Name: VAND A2.0 Floor Plans
Plot Date: 1/26/21
Project ID: VAND
Drawn: EV
Checked: JR

mark	date	issue description
	1/26/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

ROOF PLAN

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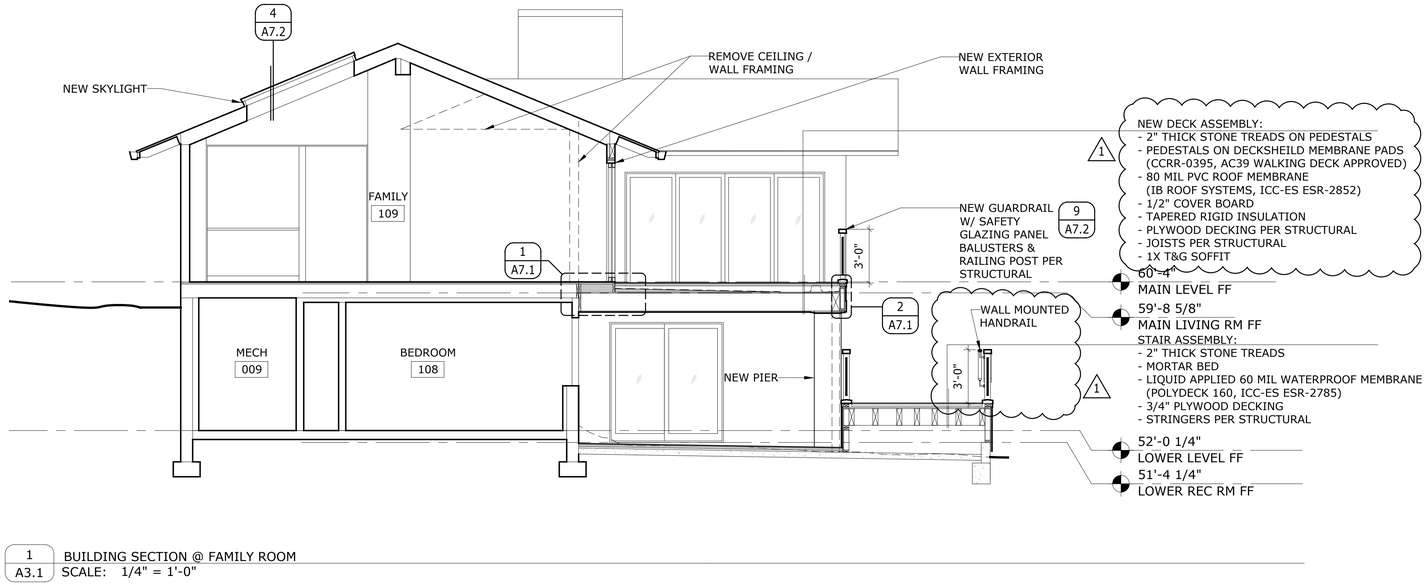
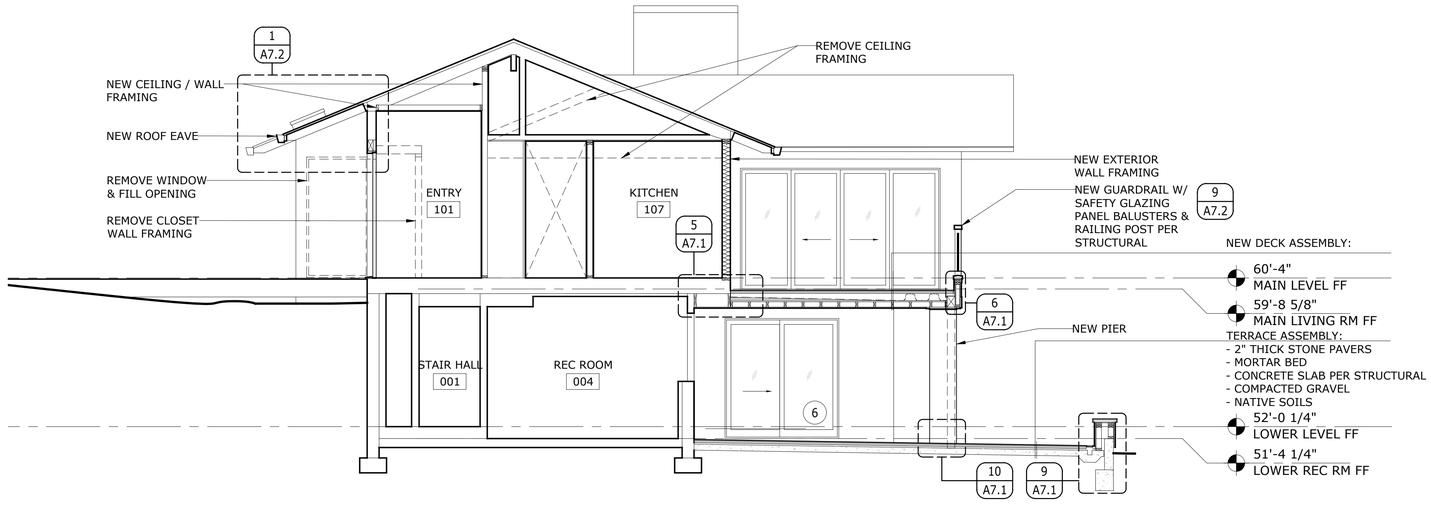
sheet title

A2.3

sheet number



1 / A3.1 BUILDING SECTION @ FAMILY ROOM
SCALE: 1/4" = 1'-0"



2 / A3.1 BUILDING SECTION @ KITCHEN
SCALE: 1/4" = 1'-0"

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File Name: VAND A3.0 Building Sect
Plot Date: 1/26/21
Project ID: VAND
Drawn: SW
Checked: JR

mark	date	issue description
1	1/26/21	BUILDING PERMIT
	5/28/21	CORRECTIONS 01

Issue For: PERMIT

sheet info

BUILDING SECTIONS

0 1
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sheet title

A3.1

sheet number

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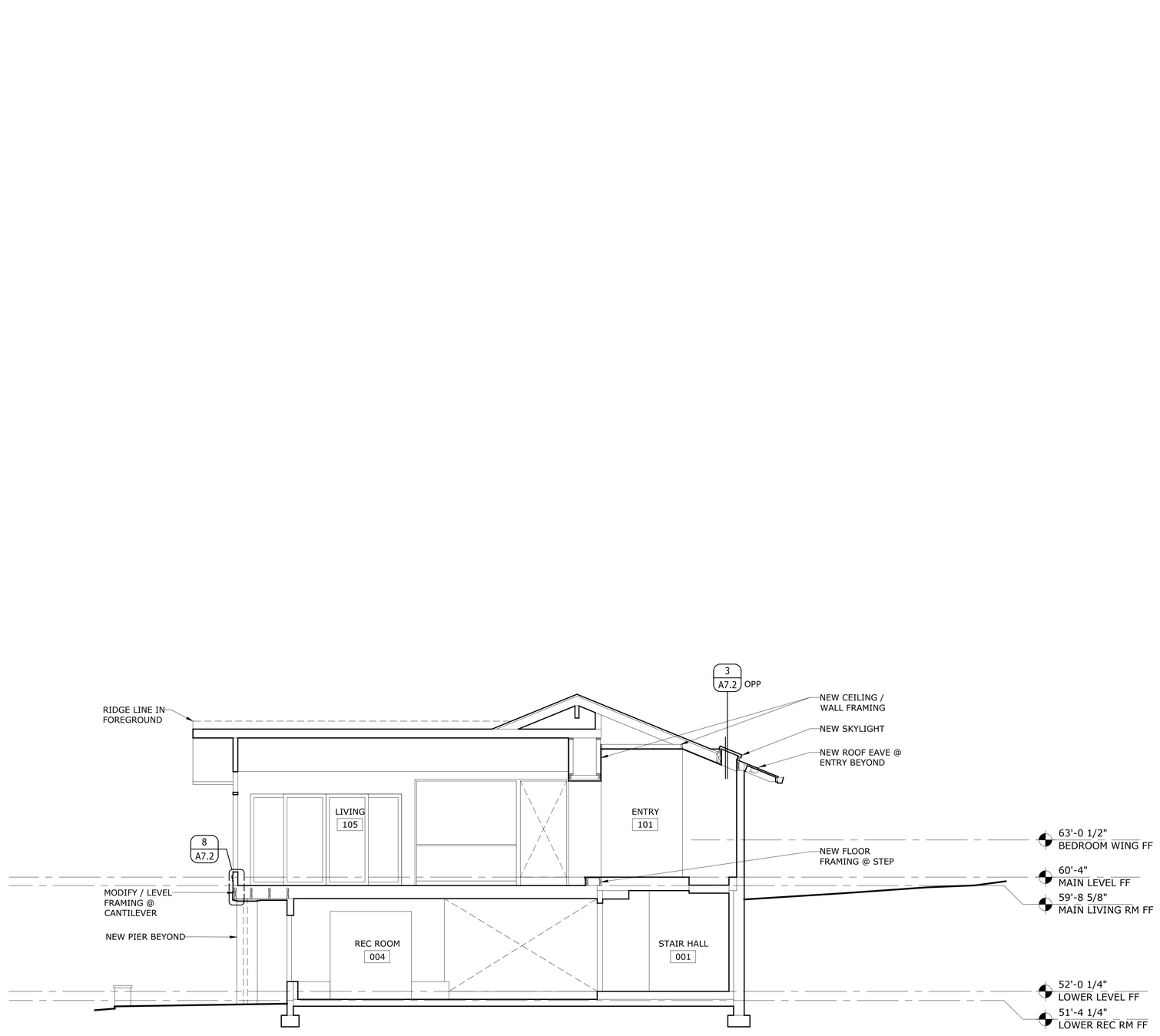

1 / A3.2 BUILDING SECTION @ LIVING ROOM
SCALE: 1/4" = 1'-0"

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File Name: VAND A3.0 Building Sect
Plot Date: 1/26/21
Project ID: VAND
Drawn: SW
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mark	date	issue description
	1/26/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

BUILDING SECTION

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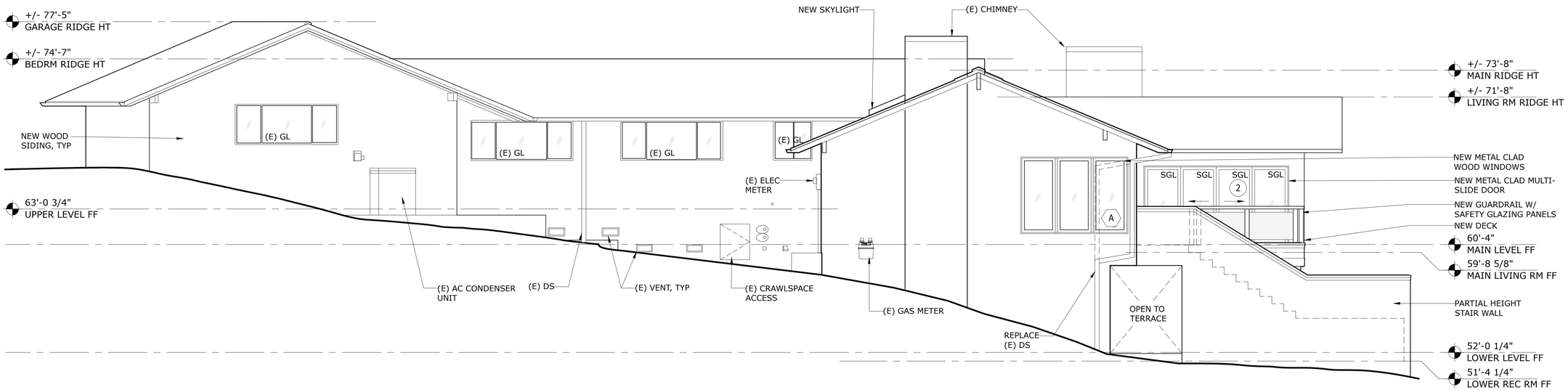
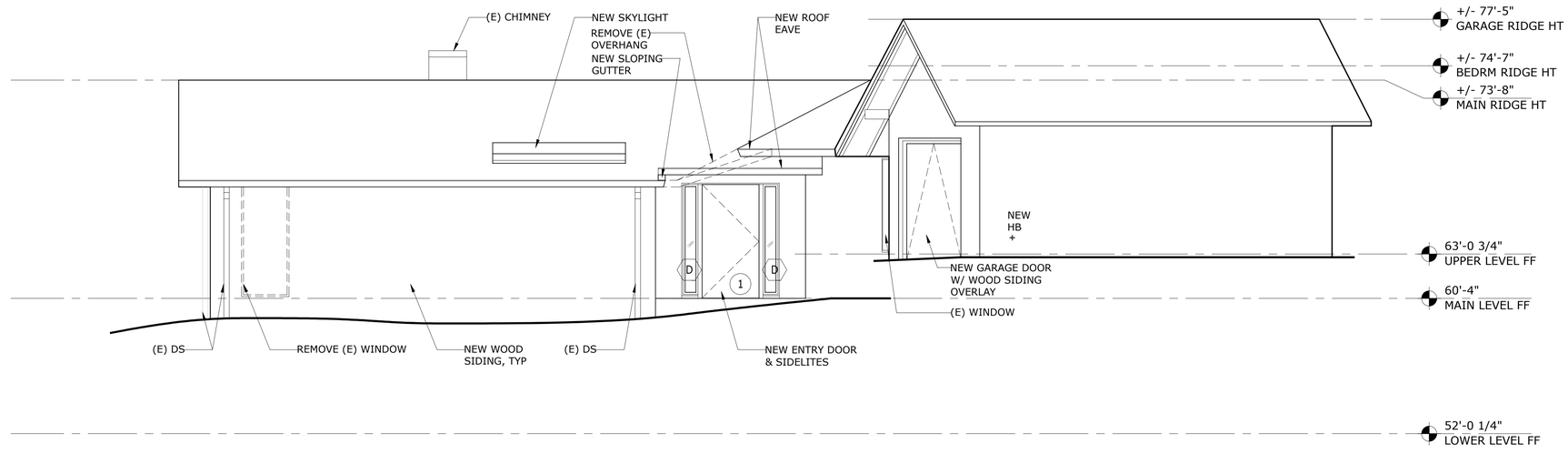
sheet title

A3.2

sheet number



1 A4.1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A4.1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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stamp

File Name: VAND A4.0 Ext. Elevations
Plot Date: 1/26/21
Project ID: VAND
Drawn: SW
Checked: JR

mark	date	issue description
	1/26/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

EXTERIOR ELEVATION

0 1
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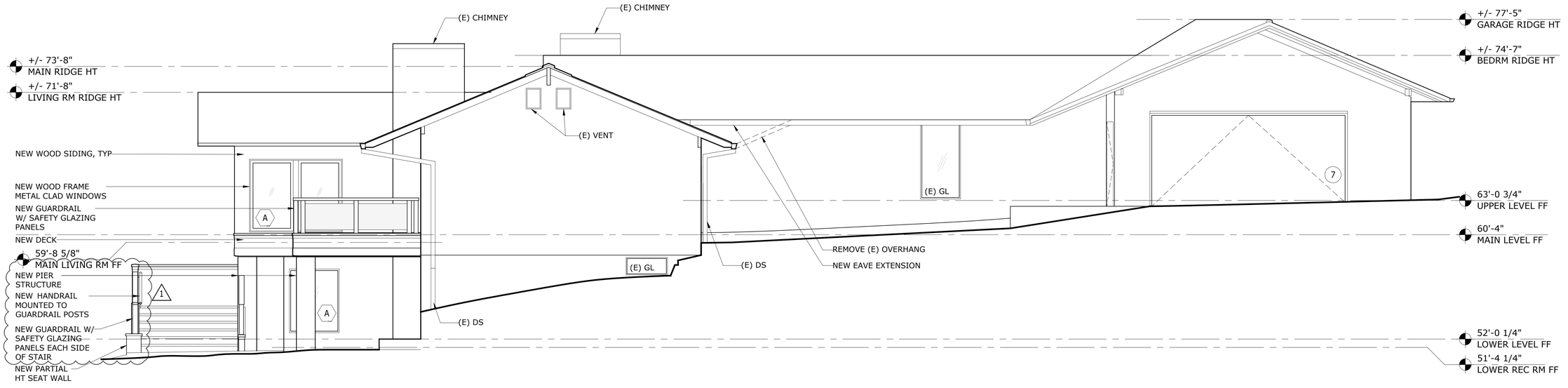
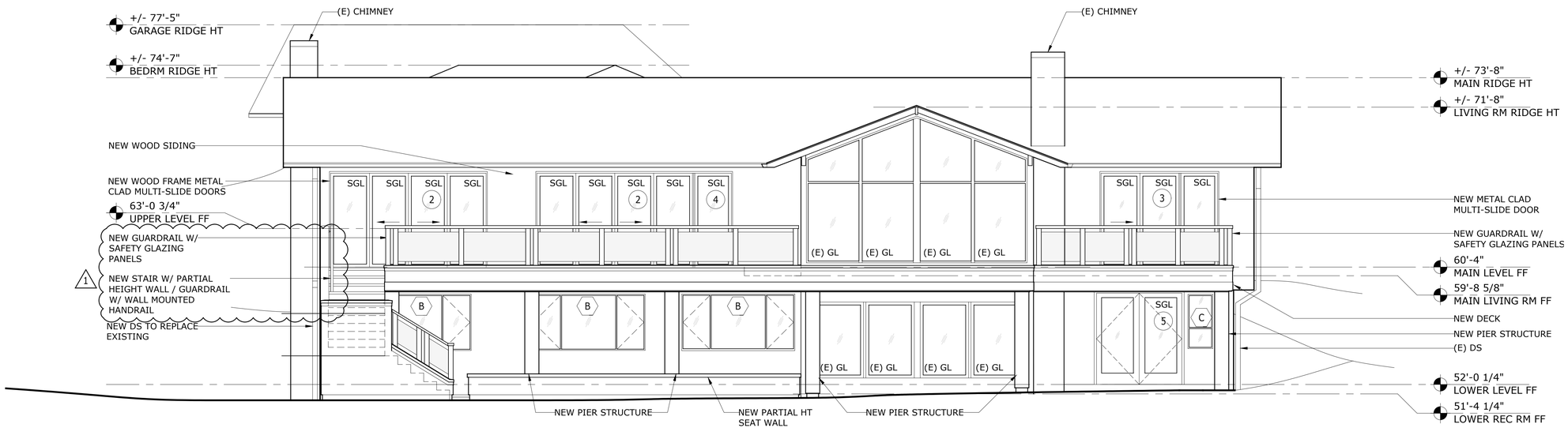
sheet title

A4.1

sheet number



1 / A4.2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 / A4.2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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File Name: VAND A4.0 Ext. Elevations
Plot Date: 1/26/21
Project ID: VAND
Drawn: SW
Checked: JR

mark	date	issue description
1	1/26/21	BUILDING PERMIT
	5/28/21	PERMIT CORRECTIONS

Issue For: PERMIT

sheet info

EXTERIOR ELEVATION

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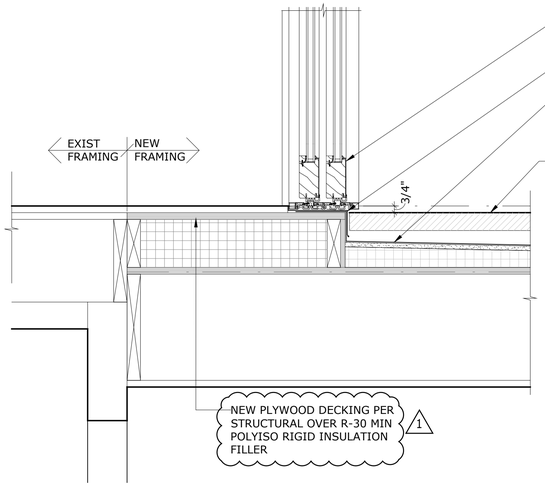
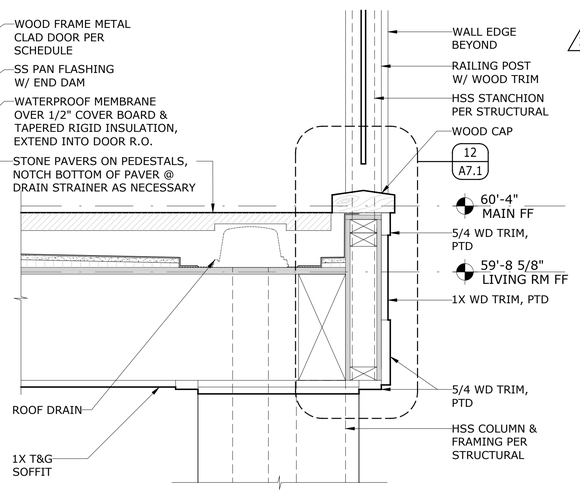
sheet title

A4.2

sheet number



1 A7.1 MAIN DECK @ WALL DETAIL
1 1/2" = 1'-0"



2 A7.1 MAIN DECK COPING DETAIL
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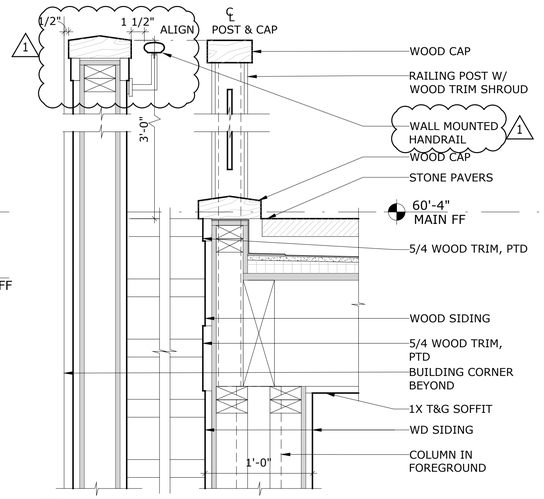
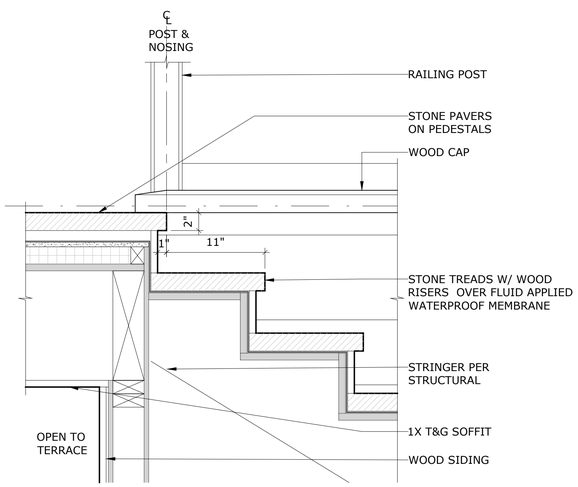
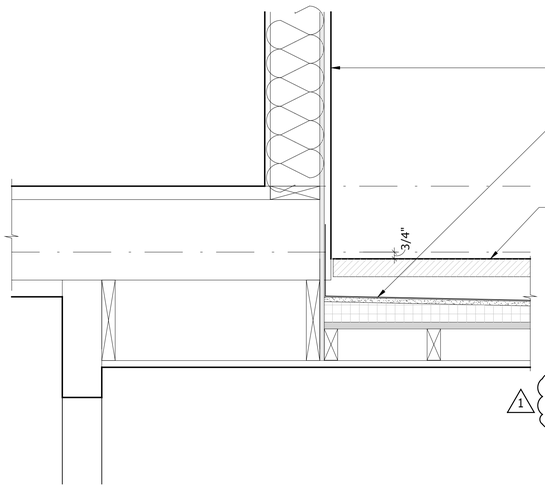


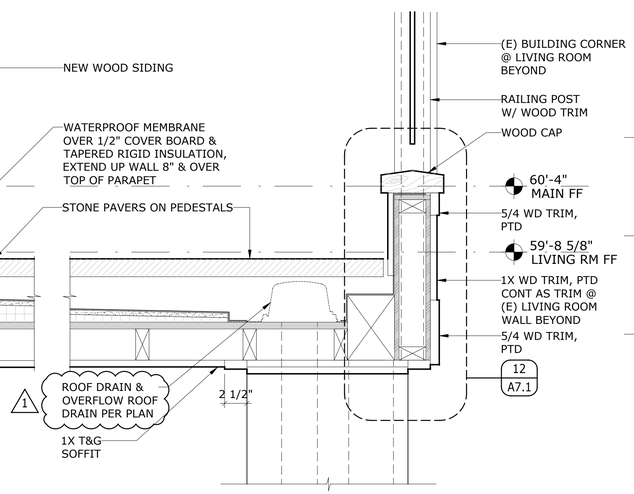
3 A7.1 PARTIAL HEIGHT WALL & PIER WALL @ STAIR DETAIL
1 1/2" = 1'-0"



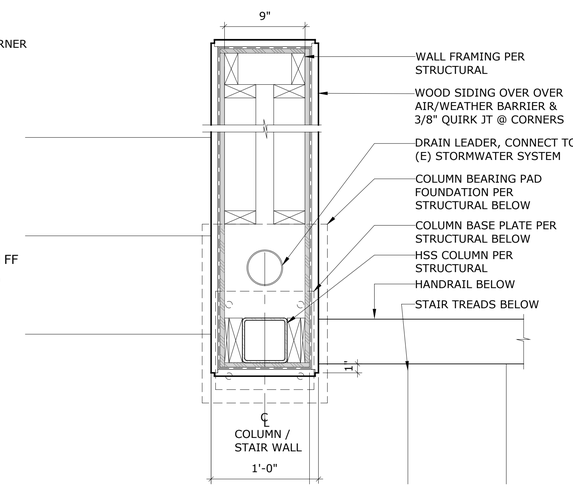
4 A7.1 STAIR SECTION & NOSING DETAIL
1 1/2" = 1'-0"



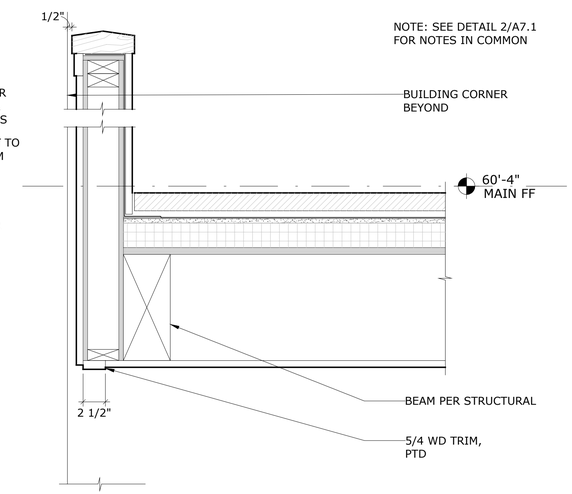
5 A7.1 LOWER DECK @ WALL DETAIL
1 1/2" = 1'-0"



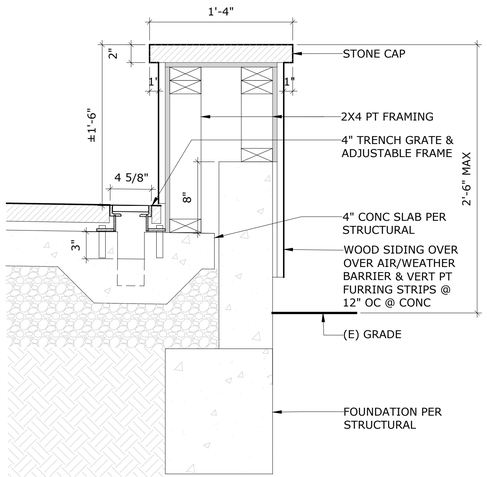
6 A7.1 LOWER DECK COPING DETAIL
1 1/2" = 1'-0"



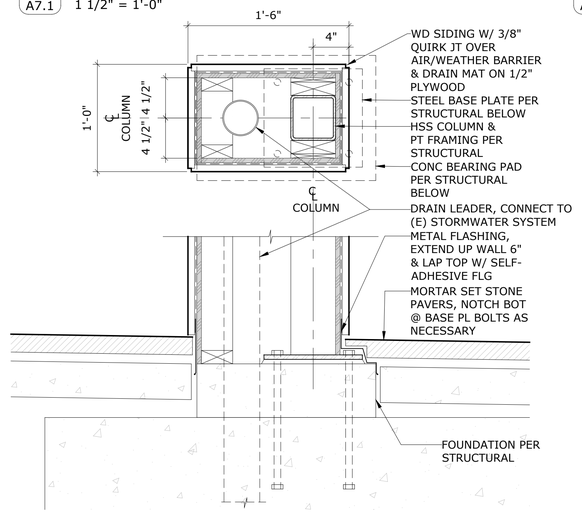
7 A7.1 STAIR WALL ENLARGED PLAN DETAIL
1 1/2" = 1'-0"



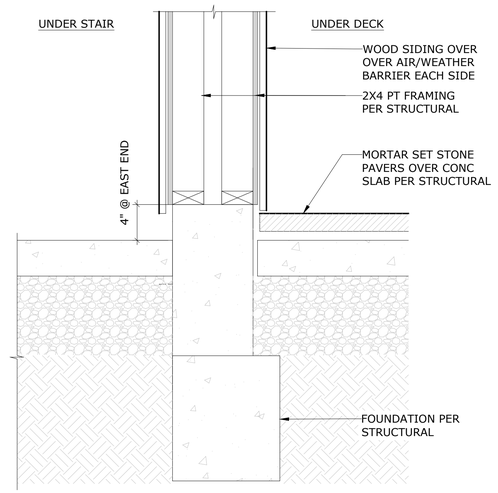
8 A7.1 OPENING @ LOWER TERRACE & STAIR WALL
1 1/2" = 1'-0"



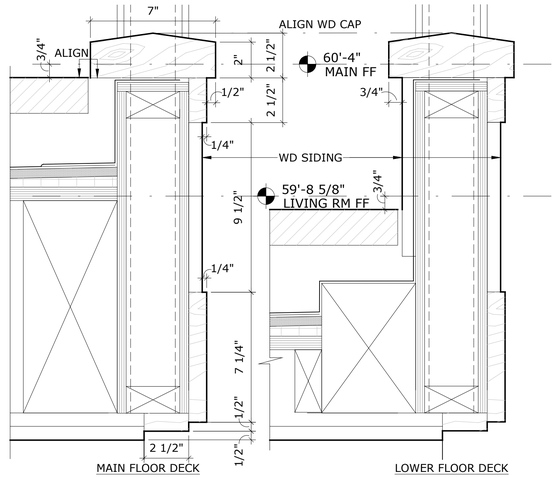
9 A7.1 PARTIAL HEIGHT SEAT WALL DETAIL
1 1/2" = 1'-0"



10 A7.1 BASE OF DECK PIER DETAIL
1 1/2" = 1'-0"



11 A7.1 BASE OF WALL @ STAIR DETAIL
1 1/2" = 1'-0"



12 A7.1 DECK EDGE DETAILS
3" = 1'-0"

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MERCER ISLAND, WA 98040

7046 REGISTERED ARCHITECT
JAMES PATRICK ROMANO
STATE OF WASHINGTON

stamp

File Name: VAND A7.0 EXT DETAILS
Plot Date: 1/26/21
Project ID: VAND
Drawn: EV
Checked: JR

mark	date	issue description
1	1/26/21	BUILDING PERMIT
	5/28/21	PERMIT CORRECTIONS

Issue For: PERMIT

sheet info

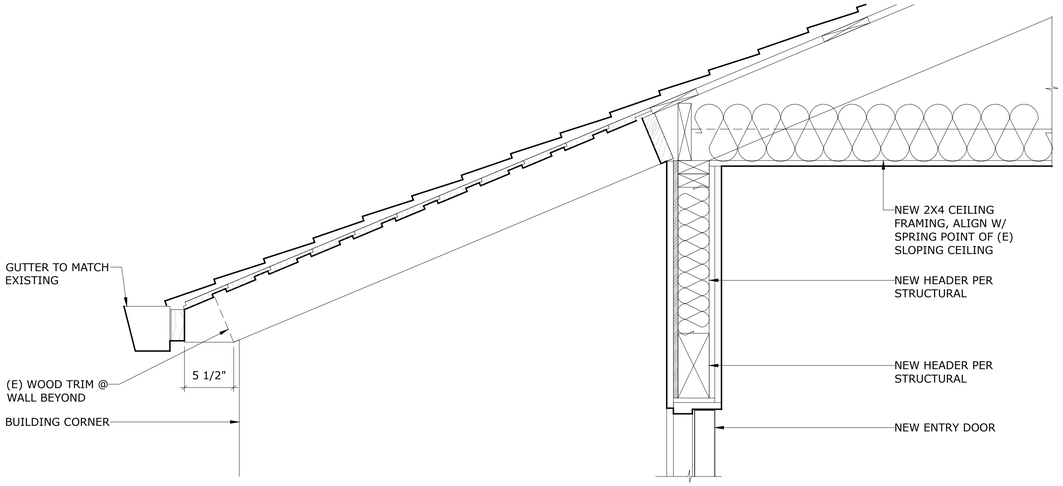
EXTERIOR DETAILS

0 1
if scale is not 1", this drawing has been enlarged or reduced

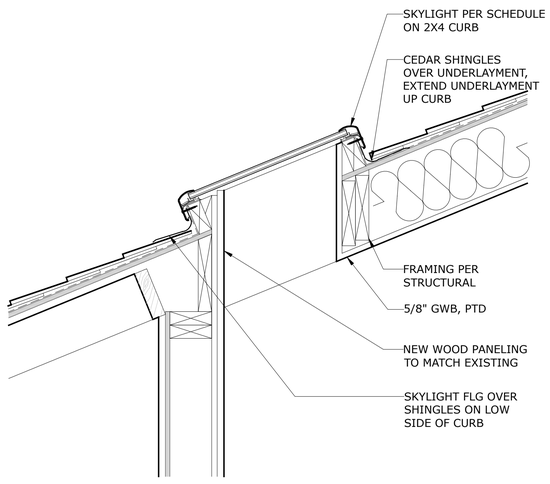
sheet title

A7.1

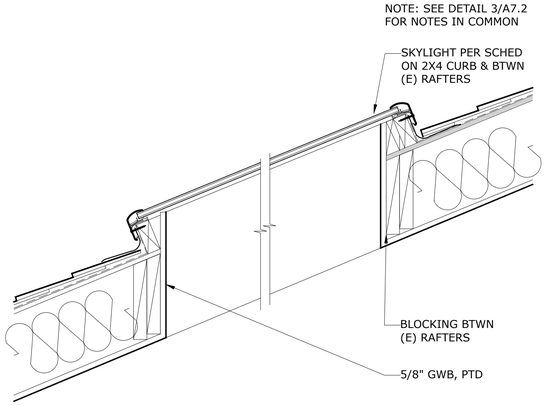
sheet number



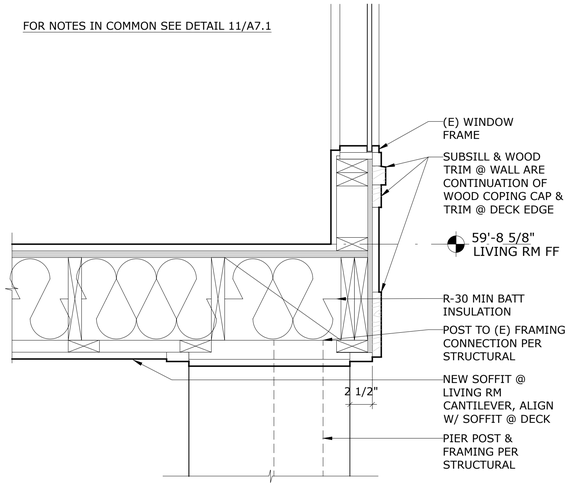
1 A7.2 ENTRY ROOF EAVE DETAIL
1 1/2" = 1'-0"



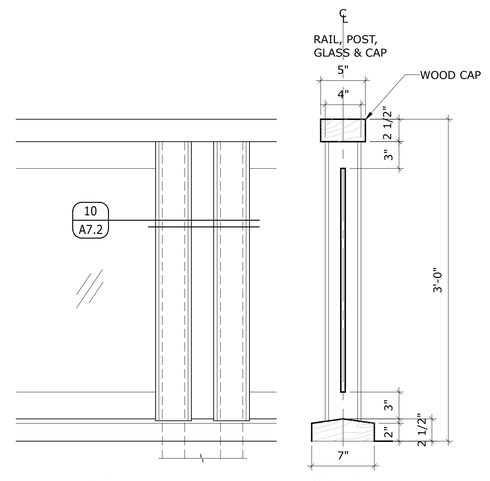
3 A7.2 ENTRY SKYLIGHT CURB DETAIL
1 1/2" = 1'-0"



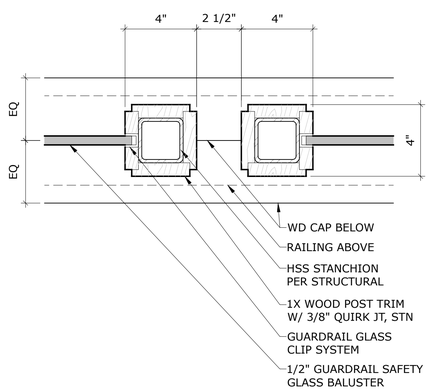
4 A7.2 FAMILY RM SKYLIGHT CURB DETAIL
1 1/2" = 1'-0"



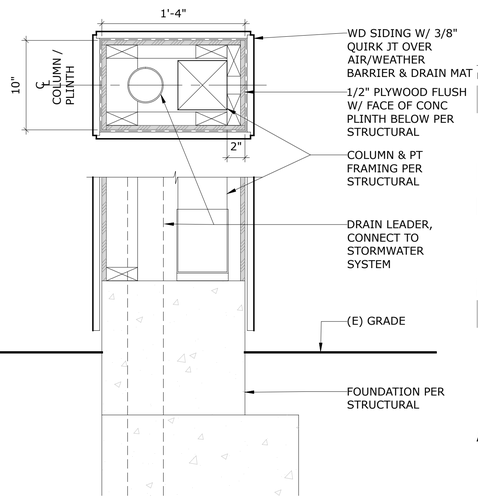
8 A7.2 LIVING RM SUB SILL DETAIL
1 1/2" = 1'-0"



9 A7.2 DECK RAILING POST & CAP DETAIL
1 1/2" = 1'-0"



10 A7.2 PLAN POST DETAIL
3" = 1'-0"



12 A7.1 LIVING ROOM POST PIER DETAIL
1 1/2" = 1'-0"

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File Name: VAND A7.0 EXT DETAILS
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Checked: JR

mark	date	issue description
	1/26/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

EXTERIOR DETAILS

0 1
if scale is not 1", this drawing has been enlarged or reduced

sheet title

A7.2

sheet number

EXTERIOR DOOR & WINDOW SCHEDULE

FLOOR	ROOM	DOOR #	DOOR TYPE	WDW #	WDW TYPE	MANUFACTURER MODEL NO.	OPERATION TYPE	MUNTIN	SCREEN	PROPERTIES				* GLAZING		** ENERGY								COMMENTS - SEE LEGEND
										THK	MTL	INT FIN	EXT FIN	THK	TYPE	*** ROUGH OPENING			AREA (SF)	FRAME SIZE			U-VALUE	UA	
																WIDTH	X	HEIGHT		WIDTH	X	HEIGHT			
LOWER	LAUNDRY 002			002-W1	-	EXISTING TO REMAIN																			
	MUD ROOM 003	003-D1	5			MARVIN ULTIMATE	OUTSWING			1 3/4"	WD	PTD	FAC	1"	LOW-E 272	75"	X	80 1/2"	41.93	74"	X	80"	0.30	12.58	1, 5
				003-W1	C	MARVIN ULTIMATE	SINGLE HUNG			MANF	WD	PTD	FAC	1"	LOW-E 272	25"	X	48 1/2"	8.42	24"	X	48"	0.29	2.442	1, 5
	REC RM 004	004-D1	6			MARVIN ULTIMATE, PATIO SLIDER	OX			1 3/4"	WD	PTD	FAC	1"	LOW-E 272	75"	X	80 1/2"	41.93	74"	X	80"	0.30	12.58	1, 5
				004-W1	A	MARVIN ULTIMATE	FIXED			MANF	WD	PTD	FAC	1"	LOW-E 272	49"	X	60 1/2"	20.59	48"	X	60"	0.29	5.97	1, 5
				004-W2	-	EXISTING TO REMAIN																			
				004-W3	-	EXISTING TO REMAIN																			
				004-W4	-	EXISTING TO REMAIN																			
				004-W5	-	EXISTING TO REMAIN																			
				004-W6	B	MARVIN ULTIMATE	CASEMENT / FIXED			MANF	WD	PTD	FAC	1"	LOW-E 272	99"	X	49 1/2"	34.03	96"	X	48"	0.29	9.869	5, 6
	BEDROOM 007			007-W1	B	MARVIN ULTIMATE	CASEMENT / FIXED			MANF	WD	PTD	FAC	1"	LOW-E 272	99"	X	49 1/2"	34.03	96"	X	48"	0.29	9.869	5, 6
	BEDROOM 008			008-W1	B	MARVIN ULTIMATE	CASEMENT / FIXED			MANF	WD	PTD	FAC	1"	LOW-E 272	99"	X	49 1/2"	34.03	96"	X	48"	0.29	9.869	5, 6
MAIN	ENTRY 101	101-D1	1			CUSTOM	INSWING			2 1/4"	WD	STN	STN	-		39"	x	86"	23.29	44 1/2"	x	85 1/2"	0.46	10.71	2, 4
				101-W1	D	CUSTOM	FIXED			2 1/4"	WD	STN	STN	1"	LOW-E 272	13"	x	86"	7.76	12"	x	85 1/2"	0.30	2.329	1
				101-W2	D	CUSTOM	FIXED			2 1/4"	WD	STN	STN	1"	LOW-E 272	13"	x	86"	7.76	12"	x	85 1/2"	0.30	2.329	1
				101-W3	E	CRYSTALITE, 4348 MED FRAME				MANF	MTL	FAC	FAC	1"	LOW-E 272	99"	x	21 1/2"	14.78	98"	x	20 1/2"	0.49		8
	MA BEDROOM 102	102-D1	3			MARVIN ULTIMATE, MULTI-SLIDE	OXO			1 3/4"	WD	PTD	FAC	1"	LOW-E 272	100"	x	82"	56.94	99"	x	81 1/2"	0.30	17.08	1
	LIVING 105	105-D1	2			MARVIN ULTIMATE, MULTI-SLIDE	OX-XO			1 3/4"	WD	PTD	FAC	1"	LOW-E 272	135"	x	82"	76.88	134"	x	81 1/2"	0.30	23.06	1
				105-W1	-	EXISTING TO REMAIN																			
				105-W2	-	EXISTING TO REMAIN																			
				105-W3	-	EXISTING TO REMAIN																			
				105-W4	-	EXISTING TO REMAIN																			
				105-W5	-	EXISTING TO REMAIN																			
				105-W6	-	EXISTING TO REMAIN																			
				105-W7	-	EXISTING TO REMAIN																			
				105-W8	-	EXISTING TO REMAIN																			
				105-W9	A	MARVIN ULTIMATE	FIXED			MANF	WD	PTD	FAC	1"	LOW-E 272	44"	x	70"	21.39	43"	x	69.5"	0.29	6.203	1
				105-W10	A	MARVIN ULTIMATE	FIXED			MANF	WD	PTD	FAC	1"	LOW-E 272	44"	x	70"	21.39	43"	x	69.5"	0.29	6.203	1
	KITCHEN 107	107-D1	2			MARVIN ULTIMATE, MULTI-SLIDE	OX-XO			1 3/4"	WD	PTD	FAC	1"	LOW-E 272	135"	x	82"	76.88	134"	x	81 1/2"	0.30	23.06	1
				107-W1	A	MARVIN ULTIMATE	FIXED			MANF	WD	PTD	FAC	1"	LOW-E 272	34"	x	82"	19.36	33"	x	81 1/2"	0.29	5.61	1
	FAMILY 109	109-D1	-			MARVIN ULTIMATE	OX-XO			1 3/4"	WD	PTD	FAC	1"	LOW-E 272	135"	x	82"	76.88	134"	x	81 1/2"	0.30	23.06	1
				109-W1	A	MARVIN ULTIMATE	FIXED			MANF	WD	PTD	FAC	1"	LOW-E 272	34"	x	72 1/2"	17.12	33"	x	72"	0.29	4.96	1
				109-W2	A	MARVIN ULTIMATE	FIXED			MANF	WD	PTD	FAC	1"	LOW-E 272	34"	x	72 1/2"	17.12	33"	x	72"	0.29	4.96	1
				109-W3	A	MARVIN ULTIMATE	FIXED			MANF	WD	PTD	FAC	1"	LOW-E 272	34"	x	72 1/2"	17.12	33"	x	72"	0.29	4.96	1
				109-W4	E	CRYSTALITE, 4348 MED FRAME	FIXED			MANF	MTL	FAC	FAC	1"	LOW-E 272	75"	x	30"	15.63	74"	x	29"	0.49		8
	HALL 111			111-W1	-	EXISTING TO REMAIN																			
	BATH 112			112-W1	-	EXISTING TO REMAIN																			
	BEDROOM 113			113-W1	-	EXISTING TO REMAIN																			
	BEDROOM 114			114-W1	-	EXISTING TO REMAIN																			
	GARAGE 115	115-D1	7			NW GARAGE DOOR, OR EQ	OVHD SECTIONAL			MANF	WD	PTD	FAC	1"	LOW-E 272	192"	x	85"	113.33	192"	x	84"			1, 3, 7
		115-D2	-			EXISTING TO REMAIN																			
		115-D3	-			EXISTING TO REMAIN																			
				115-W1	-	EXISTING TO REMAIN																			

SUB TOTAL AREA =	798.58	
EXEMPT GLAZING AREA =	30.41	
EXEMPT DOOR AREA =	113.33	
TOTAL CALCULATED AREA =	654.84	= 197.73
TOTAL AREA-WEIGHTED AVERAGE U-FACTOR (TOTAL UA / TOTAL CALC AREA) :		0.30

COMMENTS LEGEND

* ALL GLAZING TO HAVE DUAL LOW-E COATING; CARDINAL 272 - SURFACE
** BUILDER SHALL SUPPLY CERTIFICATION FROM WINDOW MANUFACTURER TO THE BUILDING INSPECTOR SHOWING COMPLIANCE WITH THE SCHEDULE (FOR ENERGY COMPLIANCE & SAFETY GLAZING)
*** ROUGH OPENING SIZE IS FOR ENERGY CODE CALCULATIONS ONLY. CONTRACTOR TO DETERMINE R.O. TO ACCOMMODATE WEATHERPROOFING ASSEMBLY
1. TEMPERED SAFETY GLAZING
2. WOOD SLAB DOOR & FRAME DEFAULT U-FACTOR BASED ON 2015 SEC TABLE R303.1.3(2)
3. ENERGY CODE OPAQUE DOOR EXEMPTION / NON-CONDITIONED SPACE; NOT INCLUDED IN UA CALCULATION
4. DOOR LEAF SIZE IS NOT THE FRAME SIZE
5. NEW WINDOW / DOOR INSTALLED IN EXISTING ROUGH OPENING; VERIFY FRAME SIZE.
6. MULTIPLE FACTORY MULLED FRAMES.
7. OVERLAY GARAGE DOOR W/ SIDING TO MATCH NEW HOUSE SIDING.
8. SKYLIGHT < 16 SF & < 12-FT ABOVE WALKING SURFACE. GLAZING 3/16" MAX THICKNESS & FULLY TEMPERED INBOARD PANE; SCREEN NOT REQUIRED. AREA NOT INCLUDED IN TOTAL UA CALCULATION. SKYLIGHT U-FACTOR = 0.50 MAX.

INTERIOR DOOR SCHEDULE

FLOOR	DOOR NUMBER	FROM - TO	DOOR OPENING SIZE	TYPE	OPERATION	DOOR PROPERTIES				LOCK TYPE	STOP TYPE	COMMENTS
						THK	MTL	INT FIN	EXT FIN			
MAIN LEVEL	107-D1	KITCHEN 107 - PANTRY CLOSET	4'-0"	A	PAIR-SWING	1 3/4"	WD			-		STILE AND RAIL TO MATCH EXISTING

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JAMES PATRICK ROMANO
STATE OF WASHINGTON

stamp

File Name: VAND A8.0 schedule
Plot Date: 1/26/21
Project ID: VAND
Drawn: EV
Checked: JR

mark	date	issue description
	1/26/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

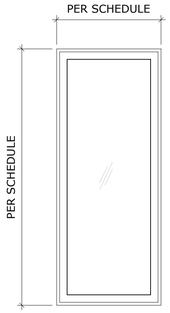
DOOR & WINDOW SCHEDULE

0 1
if scale is not 1", this drawing has been enlarged or reduced

sheet title

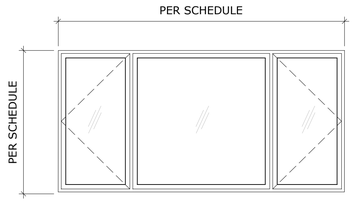
A8.1

sheet number



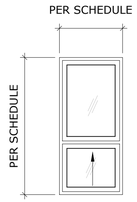
A

WOOD FRAME METAL CLAD WINDOW
W/ INSULATED GLAZING
(SAFETY GLAZING PER SCHEDULE)



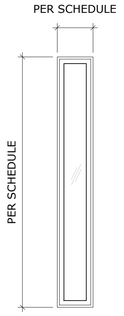
B

MULTIPLE WOOD FRAME METAL CLAD
WINDOW FACTORY MULLED W/
INSULATED GLAZING
(SAFETY GLAZING PER SCHEDULE)



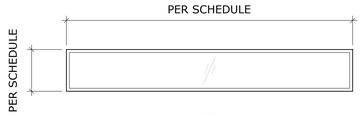
C

WOOD FRAME METAL CLAD,
SINGLE HUNG WINDOW W/
INSULATED SAFETY GLAZING



D

CUSTOM WOOD FRAME
SIDELITE W/ INSULATED
SAFETY GLAZING



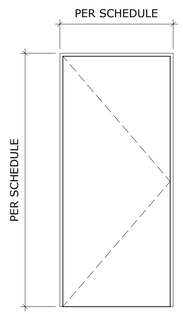
E

ALUM FRAME SKYLIGHT
W/ INSULATED GLAZING

SHEET NOTES:

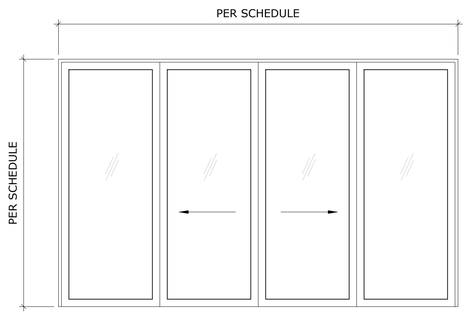
1. REFER TO FLOOR PLANS FOR DOOR SWING DIRECTION.
2. REFER TO ELEVATIONS FOR WINDOW SWING DIRECTION.
   EMERGENCY ESCAPE & RESCUE:
   EGRESS OPENINGS MUST MEET THESE
   REQUIREMENTS: (REFER TO FOR EGRESS WINDOWS)
   5.7 SQ FT MIN NET CLEAR OPENING
   (5 SF MIN NET AT GRADE FLOOR OPENINGS)
   20" MIN CLEAR OPEN WIDTH
   24" MIN CLEAR OPEN HEIGHT
   44" MAX SILL HEIGHT
3. SECURITY REQUIREMENTS TO BE PROVIDED:
   A. EXT DOORS: MIN 1/2" THROW ON DEAD BOLT OR DEAD LATCH.
   B. EXT DOORS: VISITOR OBSERVATION PORT
   C. WINDOWS: LOCKABLE WHERE WITHIN 10 FT OF GRADE.
4. SAFETY GLAZING AS REQUIRED BY SRC R308.4. REFER TO PLANS & A8.1 FOR REQUIRED SAFETY GLAZING LOCATIONS.
5. ALL WINDOW & DOOR HEADERS TO BE INSULATED WITH R-10 INSULATION

EXTERIOR WINDOW TYPES



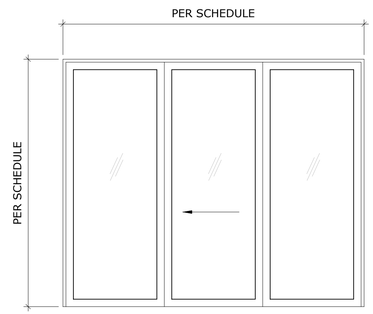
1

CUSTOM SOLID CORE,
INSWING WOOD DOOR



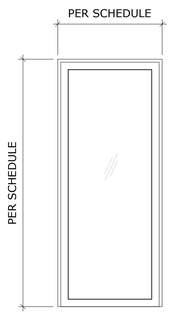
2

OX-XO WOOD FRAME METAL
CLAD MULTI-SLIDE DOOR, W/
INSULATED SAFETY GLAZING



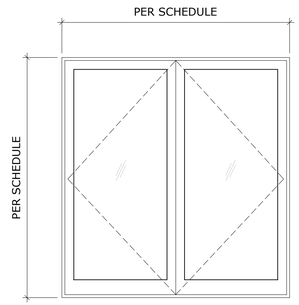
3

OXO WOOD FRAME METAL CLAD
MULTI-SLIDE DOOR, W/
INSULATED SAFETY GLAZING



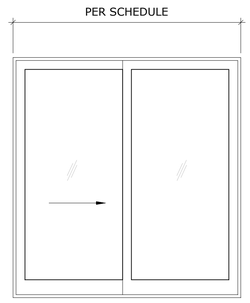
4

WOOD FRAME METAL CLAD,
FIXED DOOR PANEL W/
INSULATED SAFETY GLAZING



5

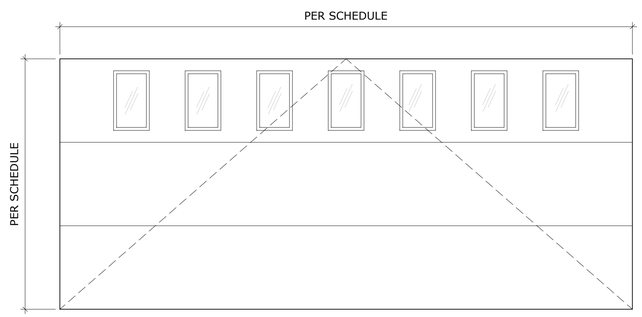
WOOD FRAME METAL CLAD,
OUTSWING FRENCH DOOR W/
INSULATED SAFETY GLAZING



6

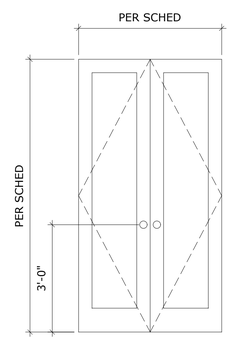
WOOD FRAME METAL CLAD,
PATIO SLIDER W/
INSULATED SAFETY GLAZING

EXTERIOR DOOR TYPES



7

WOOD FRAME OVERHEAD SECTIONAL GARAGE
DOOR W/ INSULATED SAFETY GLAZING &
APPLIED SIDING TO MATCH HOUSE



DOOR TYPE A

PAIR, WOOD RECESSED
PANEL SWING DOORS, STILE
& RAILS TO MATCH (E)

INTERIOR DOOR TYPE

CONARD ROMANO ARCHITECTS
514 - 28th Avenue East
Seattle Washington 98112
206 329 4227
www.conardromano.com

VANDERWALL RESIDENCE
7179 HOLLY HILL DRIVE
MERCER ISLAND, WA 98040

7046 REGISTERED ARCHITECT
JAMES PATRICK ROMANO
STATE OF WASHINGTON

stamp

File Name: VAND A8.0 schedule
Plot Date: 1/26/21
Project ID: VAND
Drawn: EV
Checked: JR

mark	date	issue description
	1/26/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

DOOR & WINDOW SCHEDULE

0 1
if scale is not 1", this drawing has been enlarged or reduced

sheet title

A8.2

sheet number

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

CRITERIA

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

2. DESIGN LOADING CRITERIA:

FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
DECK LIVE LOAD (RESIDENTIAL)	60 PSF
ROOF SNOW LOAD (Pf)	25 PSF
WIND:	
BASIC WIND SPEED (3-SECOND GUST)	110 MPH
WIND IMPORTANCE FACTOR (Iw)	1.0
WIND EXPOSURE	C
TOPOGRAPHICAL FACTOR (Kzt)	1.00
EARTHQUAKE:	
LAT. / LONG.	47.539 / -122.243
SEISMIC IMPORTANCE FACTOR (Ie)	1.0
SEISMIC USE GROUP	II
MAPPED SPECTRAL RESPONSE (Ss/S1)	1.47g/0.56g
SPECTRAL RESPONSE COEF. (SDS/SD1)	0.98g/0.56g
SEISMIC FORCE RESISTING SYSTEM:	PLYWOOD SHEAR WALLS
DESIGN BASE SHEAR	15.7k
SEISMIC RESPONSE COEFICIENT (Cs)	0.151
SEISMIC DESIGN CATEGORY	D
RESPONSE MODIFICATION FACTOR (R)	6.5
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE

REFERENCE: SEAOC/OSHPD WEBSITE DESIGN TOOL

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

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

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

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

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

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

   A. CONCRETE CONSTRUCTION-REINFORCING MATERIAL AND INSTALLATION
   B. STRUCTURAL STEEL FABRICATION AND ERECTION (INCLUDING FIELD WELDING AND HIGH-STRENGTH FIELD BOLTING)
   C. EXPANSION BOLTS AND THREADED EXPANSION INSERTS
   D. EPOXY GROUTED INSTALLATIONS
   E. AUGERCAST PILE, CAISSON, OR DRIVEN PILE INSTALLATION

9. STRUCTURAL OBSERVATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 1702 AND 1709 OF THE SEATTLE OR INTERNATIONAL BUILDING CODE FOR THOSE STRUCTURAL ELEMENTS THAT FORM THE LATERAL-FORCE-RESISTING SYSTEM, AS FOLLOWS:

   A. PLYWOOD ROOF AND FLOOR DIAPHRAGMS, INCLUDING COLLECTORS
   B. PLYWOOD SHEARWALLS, INCLUDING STRAPS AND HOLDOWNS

   THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD ADEQUATE NOTICE TO SCHEDULE APPROPRIATE SITE VISITS FOR STRUCTURAL OBSERVATION, AS FOLLOWS:

   A. DURING FOUNDATION AND CONCRETE CONSTRUCTION - AFTER REBAR, HOLDOWN AND ANCHOR BOLT PLACEMENT, BUT PRIOR TO CONCRETE PLACEMENT.
   B. DURING FRAMING - AFTER HOLDOWN AND STRAP INSTALLATION, AND AFTER SHEARWALL AND DIAPHRAGM NAILING, BUT PRIOR TO COVER WITH INTERIOR OR EXTERIOR FINISHES, INCLUDING ROOFING AND BUILDING PAPER.

   STRUCTURAL OBSERVATION MEANS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY THE REGISTERED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY SECTION 110, 1704 OR OTHER SECTIONS OF THE CODE. THE OWNER SHALL EMPLOY THE ENGINEER RESPONSIBLE FOR THE STRUCTURAL DESIGN TO PERFORM STRUCTURAL OBSERVATION.

   OBSERVED DEFICIENCIES WILL BE REPORTED IN WRITING TO THE ARCHITECT AND CONTRACTOR. RECOMMENDATIONS FOR MITIGATION OF DEFICIENCIES WILL BE INCLUDED IN THESE REPORTS. THE CONTRACTOR SHALL MITIGATE ANY DEFICIENCIES FOUND AND PROVIDE THE ENGINEER OF RECORD ADEQUATE NOTICE TO SCHEDULE APPROPRIATE SITE VISITS TO OBSERVE THE MITIGATION OF THE DEFICIENCIES.

   AT THE CONCLUSION OF THE WORK INCLUDED IN THE PERMIT, THE STRUCTURAL OBSERVER WILL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS NOTED ABOVE HAVE BEEN MADE AND WILL IDENTIFY ANY REPORTED DEFICIENCIES WHICH TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE HAVE NOT BEEN MADE.

GEOTECHNICAL

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 UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

    ALLOWABLE SOIL PRESSURE. . . . . NOT APPLICABLE- SEE PIPE PILE NOTES
    LATERAL EARTH PRESSURE . . . . . 45 PCF-ASSUMED

    SOILS REPORT REFERENCE: GEOTECH CONSULTANTS NO. JN20343

11. PIPE PILE INSTALLATION SHALL CONFORM STRICTLY WITH THE RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. THE GEOTECHNICAL SPECIAL INSPECTOR SHALL CONTINUOUSLY OBSERVE INSTALLATION OF THE PILES. PIPE PILES SHALL BE DRIVEN TO REFUSAL, WHERE REFUSAL IS DEFINED AS BELOW:

HAMMER MODEL	HAMMER WEIGHT	REFUSAL
JACK HAMMER	90 LB	FINAL PENETRATION RATE OF 1-INCH OR LESS FOR ONE MINUTE OF CONTINUOUS DRIVING
RHINO HAMMER	140 LB	

    PIPE PILE AXIAL CAPACITY IS 3 TONS (6,000 LB).

    PIPE PILES SHALL BE 2" DIAMETER, SCHEDULE 80 (0.218" WALL), AND SHALL CONFORM TO ASTM A53, GRADE A, FY = 30 KSI.

CONCRETE

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

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

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

13. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

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

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

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

ANCHORAGE

17. EXPANSION BOLTS INTO CONCRETE AND GROUTED MASONRY UNITS SHALL BE "STRONG-BOLT" ANCHORS AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ESR 1771, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS.

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

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

STEEL

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

    A. SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 360)

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

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

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

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

WOOD

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

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

24. 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.

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

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

26. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH APA STANDARDS.

    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.

27. 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.

28. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR MOST RECENT CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MIN.) AS MEMBERS CONNECTED.

    CONNECTORS OUTSIDE OF THE BUILDING ENVELOPE (E.G. EAVES) SHALL BE EITHER STAINLESS STEEL (SST300), POST HOT-DIP GALVANIZED(HDG) OR GALVANIZED WITH A MINIMUM OF 1.85OZ ZINC PER SQUARE INCH (ZMAX).

    CONNECTORS IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD THAT IS EXPOSED TO WEATHER (E.G. DECKS) SHALL BE STAINLESS STEEL (SST300).

    CONNECTORS IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD THAT IS WITHIN THE BUILDING ENVELOPE (E.G. LEDGERS AND SILLS) SHALL BE EITHER STAINLESS STEEL SST300), POST HOT-DIP GALVANIZED(HDG) OR GALVANIZED WITH A MINIMUM OF 1.85OZ ZINC PER SQUARE INCH (ZMAX).

    FASTENERS USED WITH STAINLESS STEEL CONNECTORS SHALL BE STAINLESS STEEL (TYPE 303, 304, 305, OR 316). FASTENERS FOR HOT-DIP GALVANIZED OR ZMAX CONNECTORS SHALL BE HOT-DIP GALVANIZED.

GENERAL STRUCTURAL NOTES -CONTINUED NEXT SHEET

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Issue Date	Issue Description
1/25/2021	Permit Submittal
1 05/27/21	Corrections 1

Building Department Approval

Drawing Title
GENERAL STRUCTURAL NOTES

Drawing Number
S1.0

VANDERWALL RESIDENCE

GENERAL STRUCTURAL NOTES -CONTINUED FROM PREVIOUS SHEET

29. 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.

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

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

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

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

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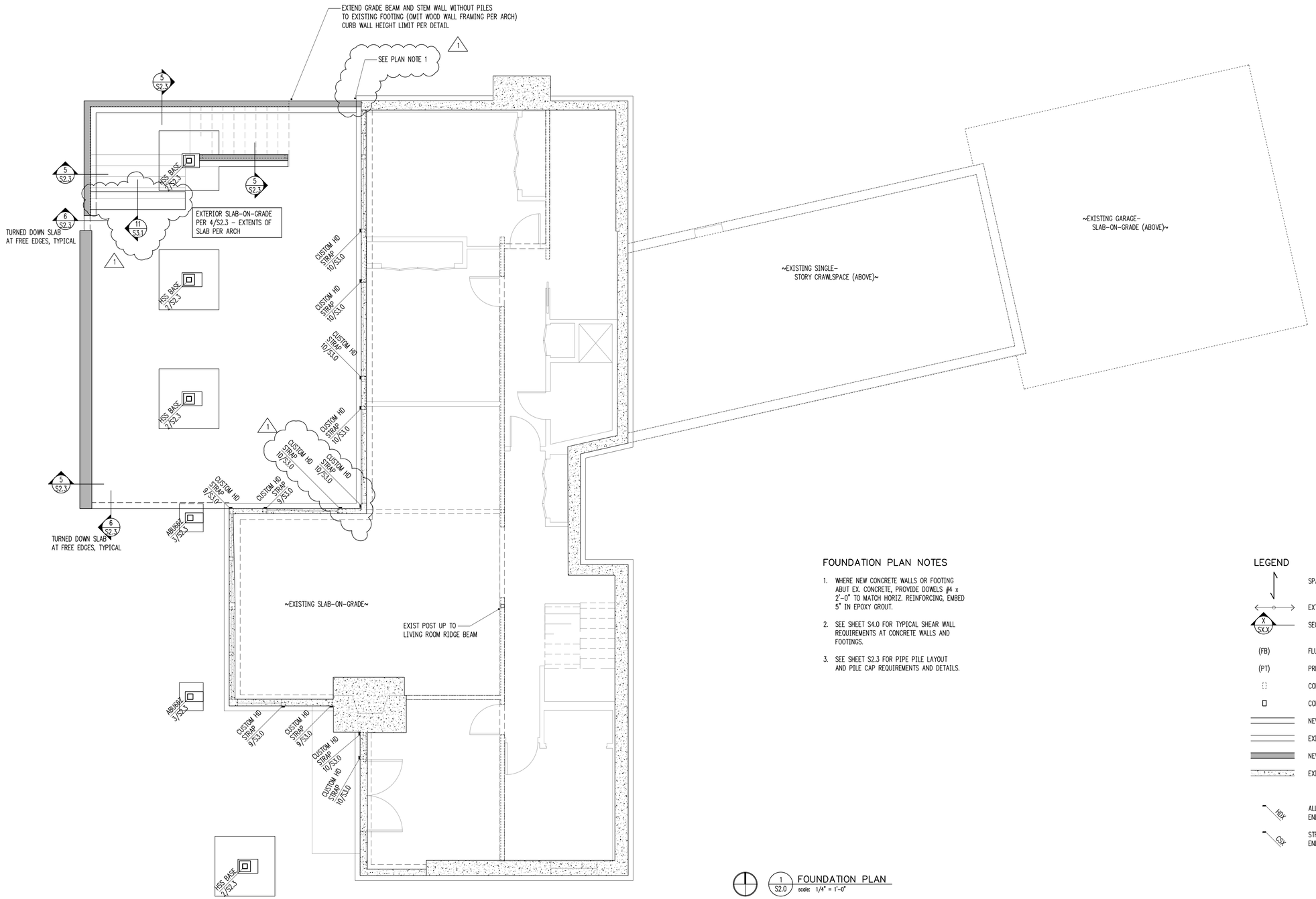
Issue Date	Issue Description
1/25/2021	Permit Submittal
1 05/27/21	Corrections 1

Building Department Approval

Drawing Title
GENERAL STRUCTURAL NOTES

Drawing Number
S1.1

VANDERWALL RESIDENCE



FOUNDATION PLAN NOTES

1. WHERE NEW CONCRETE WALLS OR FOOTING ABUT EX. CONCRETE, PROVIDE DOWELS #4 x 2'-0" TO MATCH HORIZ. REINFORCING, EMBED 5" IN EPOXY GROUT.
2. SEE SHEET S4.0 FOR TYPICAL SHEAR WALL REQUIREMENTS AT CONCRETE WALLS AND FOOTINGS.
3. SEE SHEET S2.3 FOR PIPE PILE LAYOUT AND PILE CAP REQUIREMENTS AND DETAILS.

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

LEGEND

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

NOTE!! EXISTING FOUNDATION AS INDICATED ON THIS PLAN IS 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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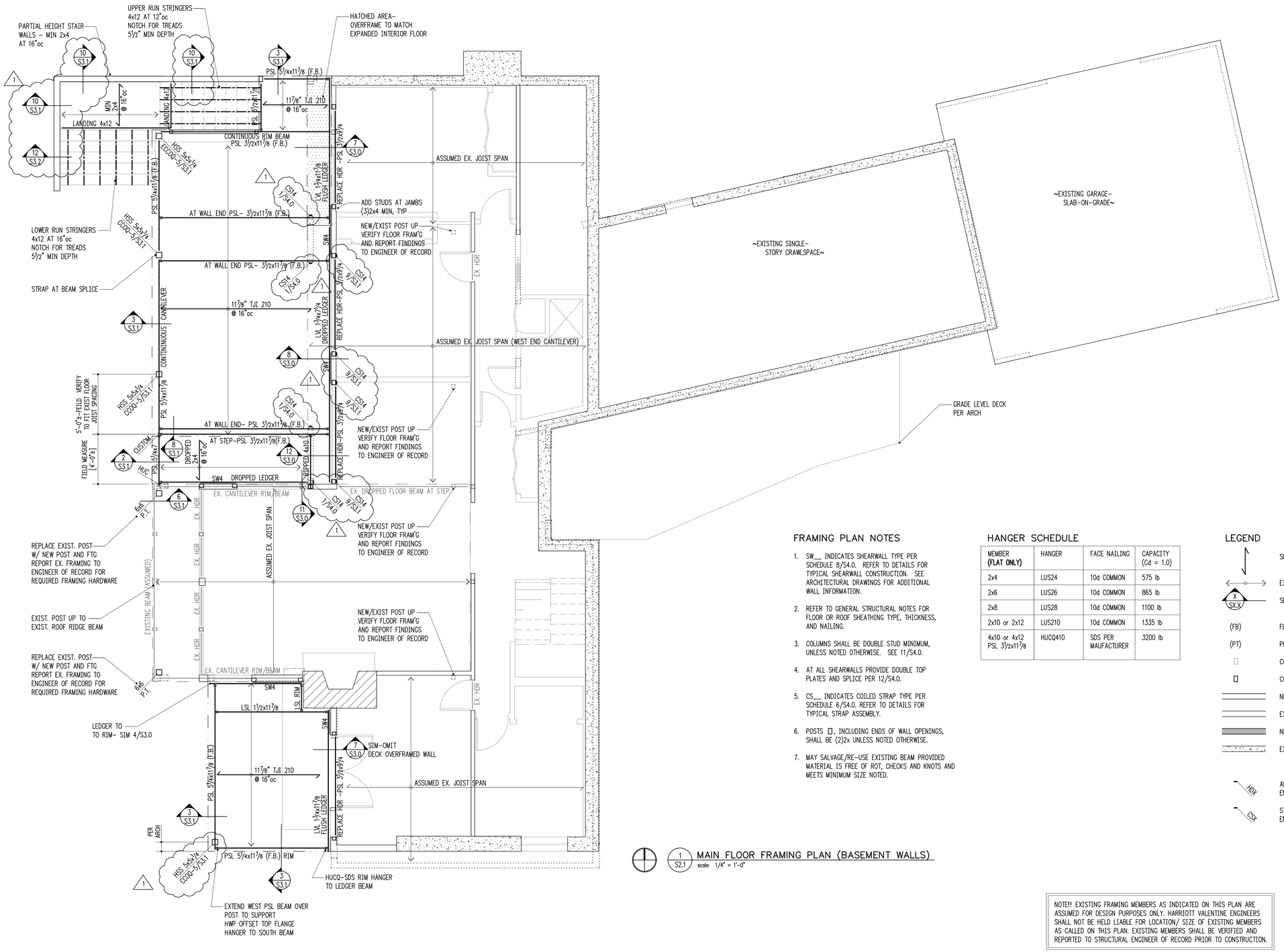
Drawing Title
FOUNDATION PLAN

Drawing Number
S2.0

VANDERWALL RESIDENCE



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

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)2x UNLESS NOTED OTHERWISE.
7. MAY SALVAGE/RE–USE EXISTING BEAM PROVIDED MATERIAL IS FREE OF ROT, CHECKS AND KNOTS AND MEETS MINIMUM SIZE NOTED.

HANGER SCHEDULE

MEMBER (FLAT ONLY)	HANGER	FACE NAILING	CAPACITY (Cd = 1.0)
2x4	LUS24	10d COMMON	575 lb
2x6	LUS26	10d COMMON	865 lb
2x8	LUS28	10d COMMON	1100 lb
2x10 or 2x12	LUS210	10d COMMON	1335 lb
4x10 or 4x12 PSL 3½x11⅞	HUCQ410	SDS PER MAUFACTURER	3200 lb

LEGEND

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

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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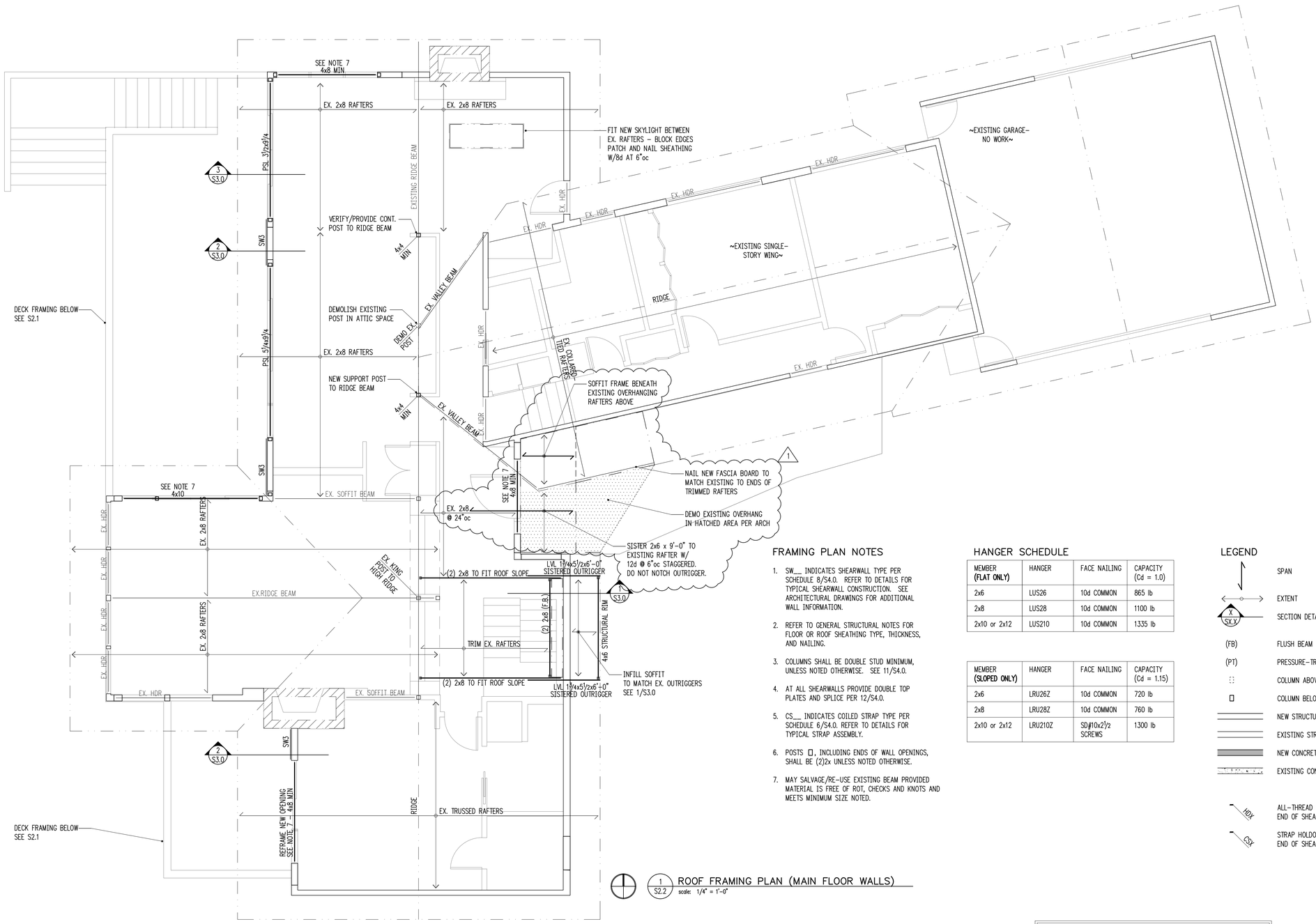
Building Department Approval

Drawing Title
MAIN FLOOR FRAMING PLAN

Drawing Number
S2.1

VANDERWALL RESIDENCE



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

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)2x UNLESS NOTED OTHERWISE.
7. MAY SALVAGE/RE-USE EXISTING BEAM PROVIDED MATERIAL IS FREE OF ROT, CHECKS AND KNOTS AND MEETS MINIMUM SIZE NOTED.

HANGER SCHEDULE

MEMBER (FLAT ONLY)	HANGER	FACE NAILING	CAPACITY (Cd = 1.0)
2x6	LUS26	10d COMMON	865 lb
2x8	LUS28	10d COMMON	1100 lb
2x10 or 2x12	LUS210	10d COMMON	1335 lb

MEMBER (SLOPED ONLY)	HANGER	FACE NAILING	CAPACITY (Cd = 1.15)
2x6	LRU26Z	10d COMMON	720 lb
2x8	LRU28Z	10d COMMON	760 lb
2x10 or 2x12	LRU210Z	SDȸ10x2½ SCREWS	1300 lb

LEGEND

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

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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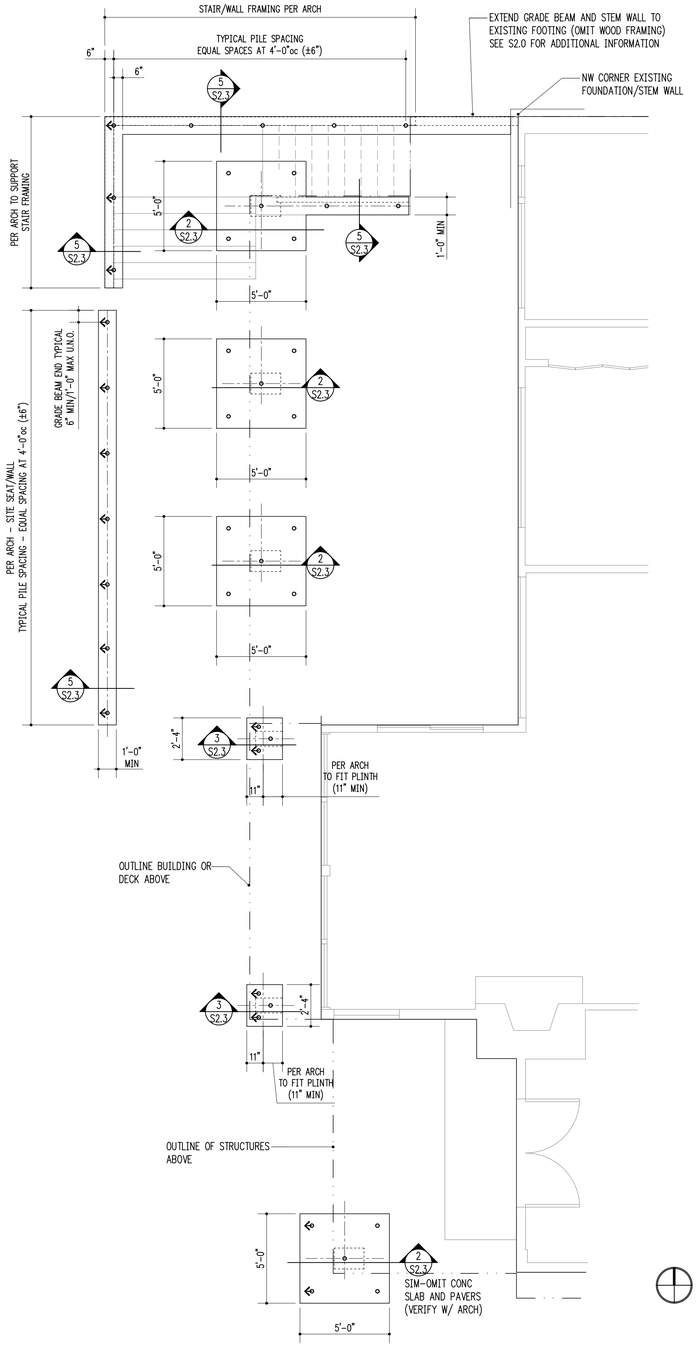
1/25/2021	Permit Submittal
1 05/27/21	Corrections 1

Building Department Approval

Drawing Title
ROOF
FRAMING PLAN

Drawing Number
S2.2

VANDERWALL RESIDENCE



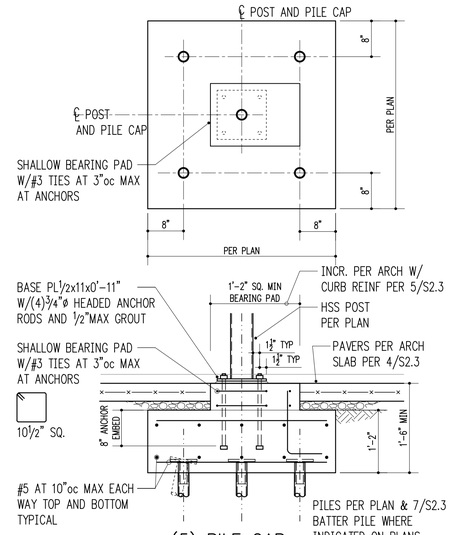
PILE LAYOUT PLAN NOTES

1. VERIFY GRADE BEAM AND FRAMING LOCATIONS WITH ARCHITECTURAL DRAWINGS.
2. SEE GENERAL NOTES SHEET S1.0 FOR GEOTECHNICAL, PILE INSTALLATION AND STEEL REQUIREMENTS.

LEGEND

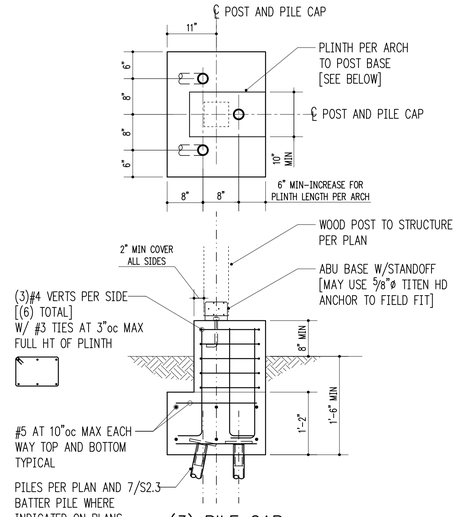
- SECTION DETAIL
- 2"ø SCHED 80 PIPE PILE
- BATTERED PILE (IN DIRECTION OF ARROW) MAX SLOPE 1H/5V; MIN SLOPE 1H/6V
- COLUMN ABOVE

1 S2.3 PIPE PILE LAYOUT PLAN
scale: 1/4" = 1'-0"



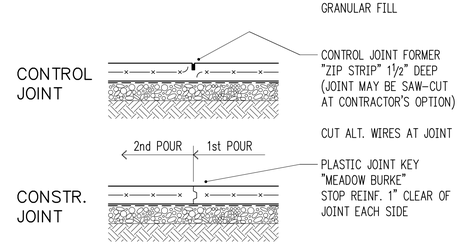
(5) PILE CAP

3/4" = 1'-0" 2



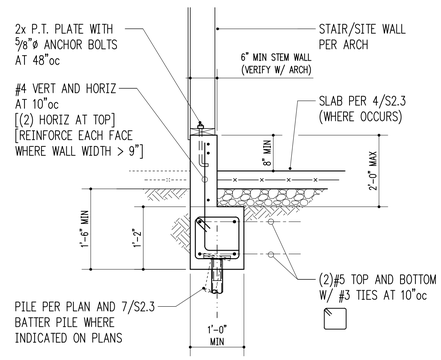
(3) PILE CAP

3/4" = 1'-0" 3



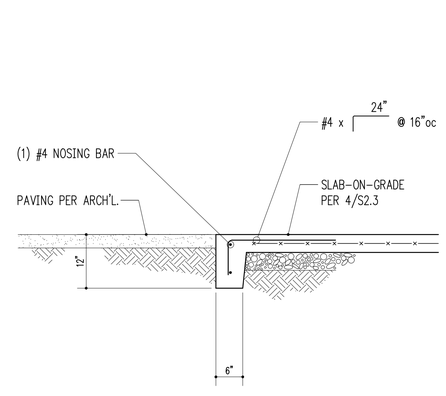
SLAB–ON–GRADE (NOT INSULATED)

3/4" = 1'-0" 4

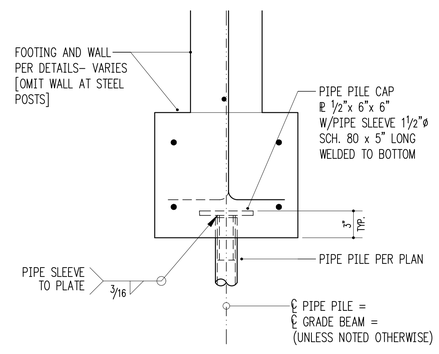


LINEAR FOOTING CAP

3/4" = 1'-0" 5



3/4" = 1'-0" 6



TYPICAL PIPE PILE EMBEDMENT

1–1/2" = 1'-0" 7

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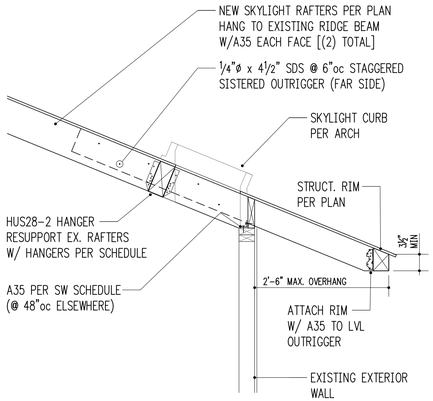
1 05/27/21	Corrections 1

Building Department Approval

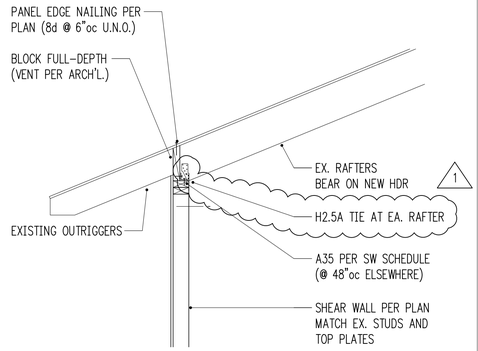
Drawing Title
PIPE PILE LAYOUT PLAN AND DETAILS

Drawing Number
S2.3

VANDERWALL RESIDENCE



3/4" = 1'-0" 1



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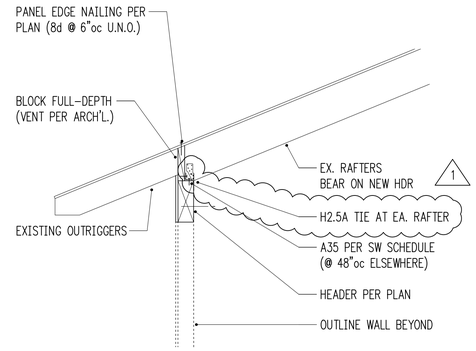

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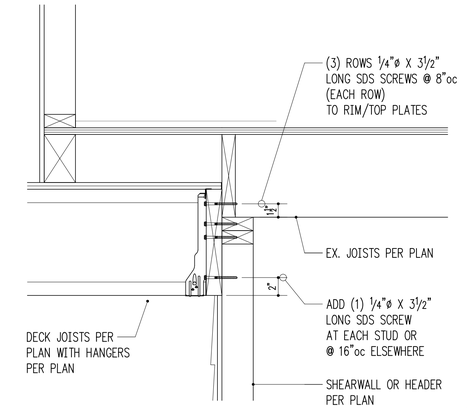
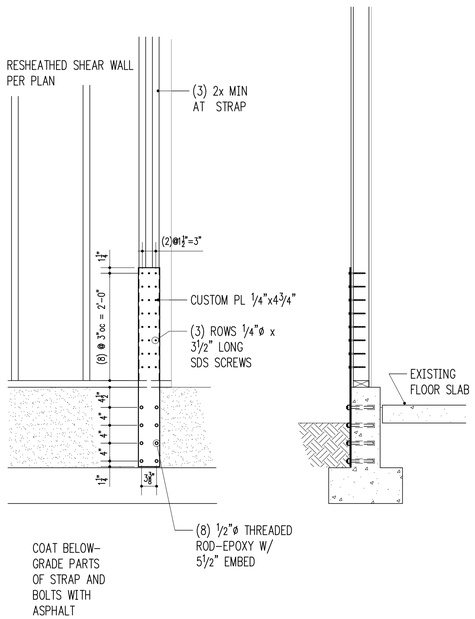


1-1/2" = 1'-0" 4



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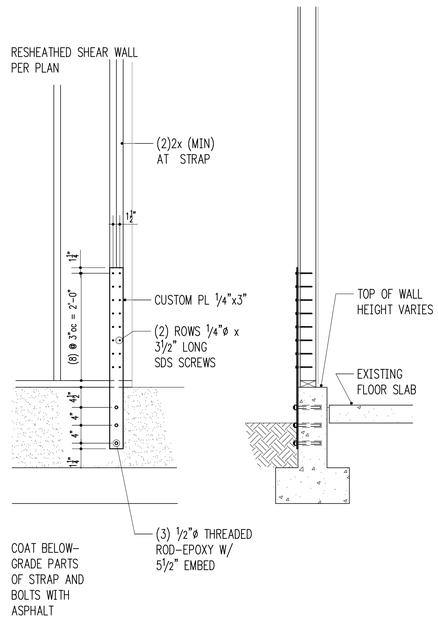

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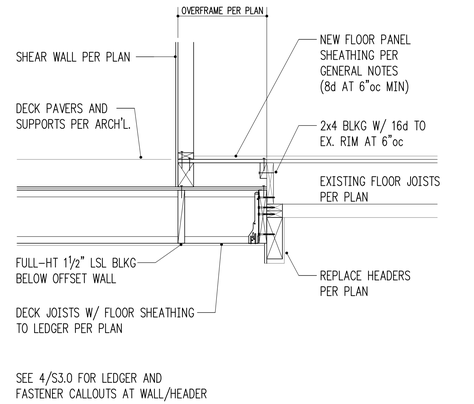

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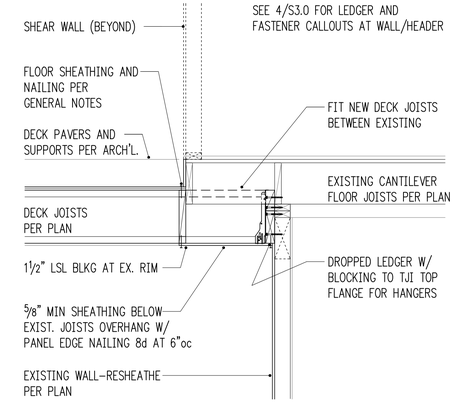

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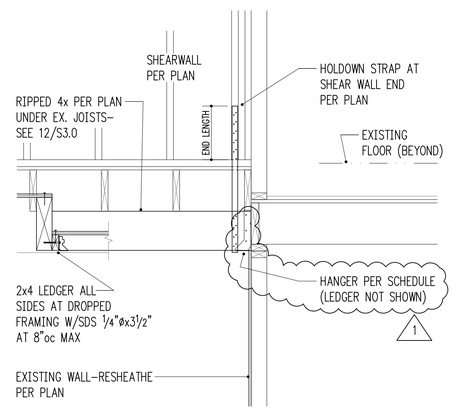

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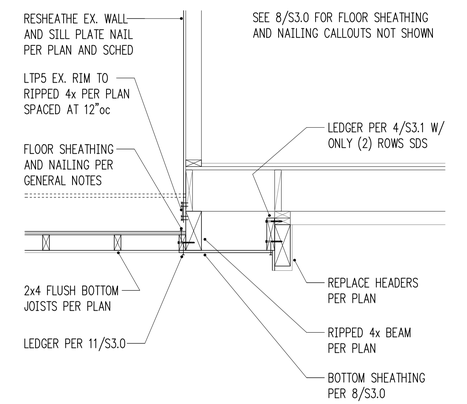

3/4" = 1'-0" 12

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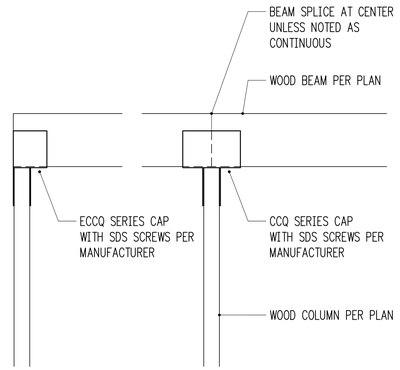
Drawing Title
STRUCTURAL DETAILS

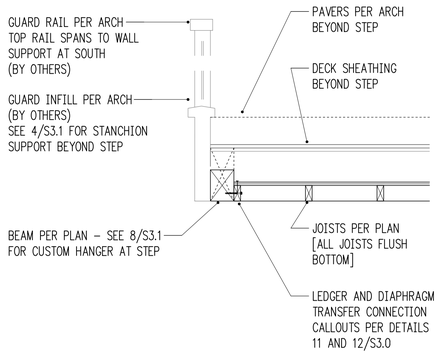
Drawing Number
S3.0

VANDERWALL RESIDENCE

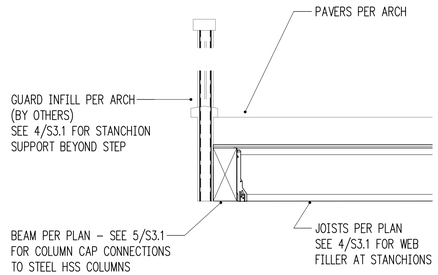


WOOD BEAM BEARING ON WOOD COLUMN

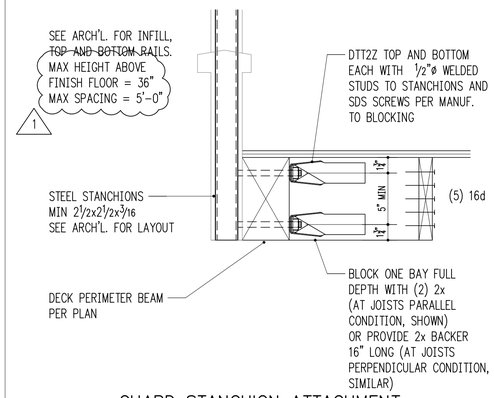
3/4" = 1'-0" 1



3/4" = 1'-0" 2

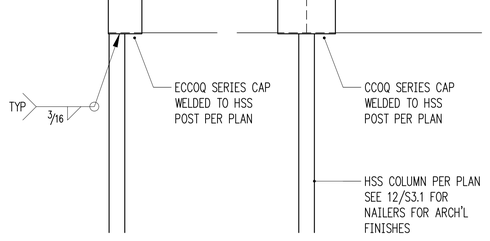


3/4" = 1'-0" 3



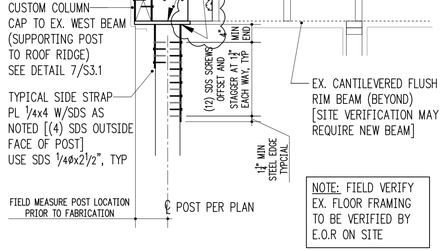
GUARD STANCHION ATTACHMENT

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



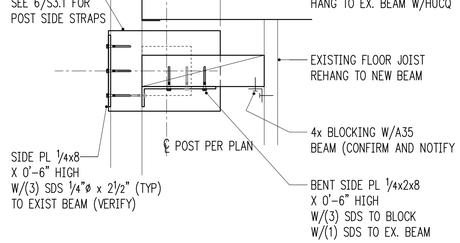
WOOD BEAM BEARING ON HSS COLUMN

3/4" = 1'-0" 5



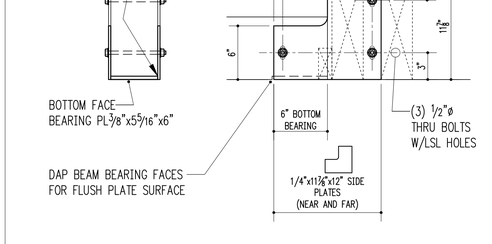
RESUPPORT LIVING ROOM CANTILVER

3/4" = 1'-0" 6



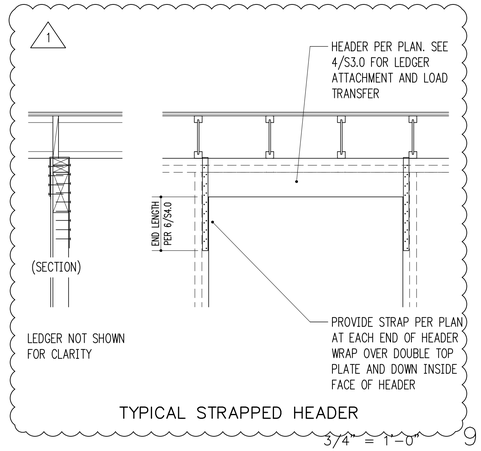
CUSTOM COLUMN CAP

1-1/2" = 1'-0" 7



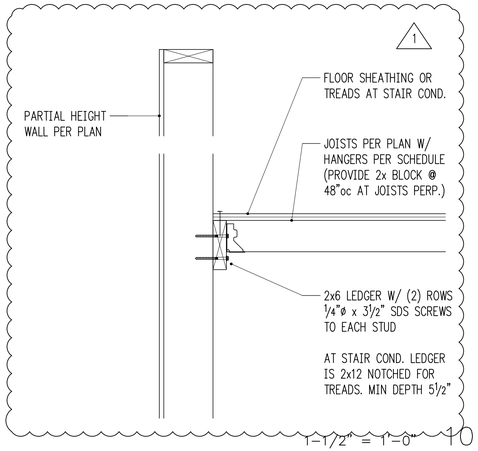
CUSTOM BEAM HINGE HANGER

1-1/2" = 1'-0" 8

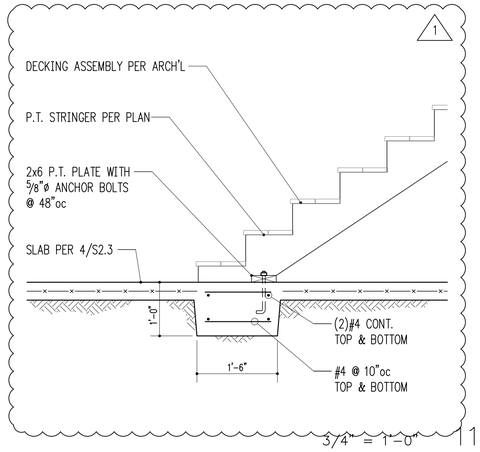


TYPICAL STRAPPED HEADER

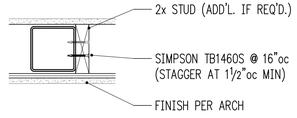
3/4" = 1'-0" 9



1-1/2" = 1'-0" 10



3/4" = 1'-0" 11



HSS COLUMN NAILERS

1-1/2" = 1'-0" 12

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Mercer Island, WA 98040

Issue Date	Issue Description
1/25/2021	Permit Submittal
1 05/27/21	Corrections 1

Building Department Approval

Drawing Title
STRUCTURAL DETAILS

Drawing Number
S3.1

VANDERWALL RESIDENCE

DETAIL NOT USED

3/4" = 1'-0" 1

DETAIL NOT USED

3/4" = 1'-0" 2

DETAIL NOT USED

3/4" = 1'-0" 3

DETAIL NOT USED

3/4" = 1'-0" 4

DETAIL NOT USED

3/4" = 1'-0" 5

DETAIL NOT USED

3/4" = 1'-0" 6

DETAIL NOT USED

3/4" = 1'-0" 7

DETAIL NOT USED

3/4" = 1'-0" 8

DETAIL NOT USED

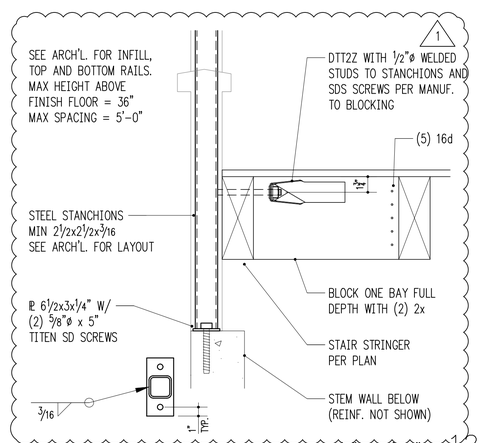
3/4" = 1'-0" 9

DETAIL NOT USED

3/4" = 1'-0" 10

DETAIL NOT USED

3/4" = 1'-0" 11



1-1/2" = 1'-0" 12

HV

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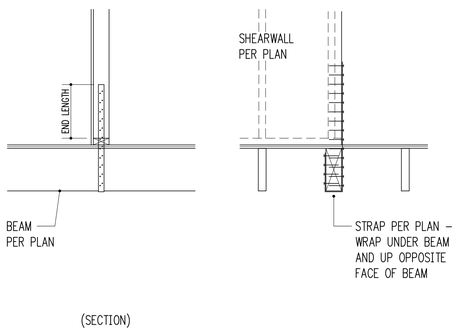
STRUCTURAL DETAILS

Drawing Number

S3.2

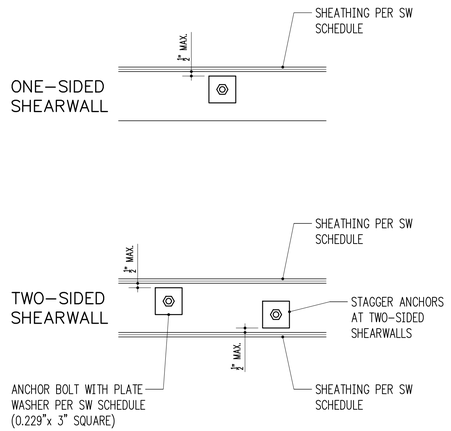
VANDERWALL RESIDENCE



(SECTION)

TYPICAL STRAP AT BEAM (PERPENDICULAR)

3/4" = 1'–0" 1



TYPICAL SHEARWALL ANCHOR BOLT PLACEMENT

1–1/2" = 1'–0" 2

SHEARWALL SCHEDULE (NOT ALL USED ON PLANS)

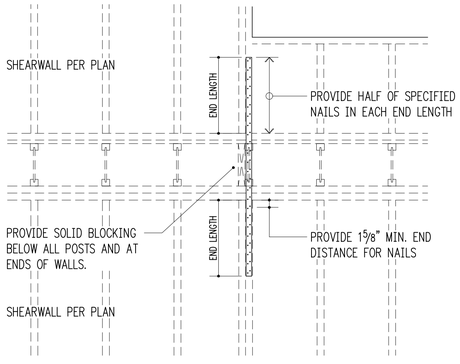
MARK	SHEATHING[1]	STUDS AT ABUTTING PANEL EDGES[2]	PANEL EDGE NAILING[3,4]	RIM JOIST OR BLOCKING TO TOP PLATE		BOTTOM PLATE ATTACHMENT		
				SOLID RIM	TJI RIM	BOTTOM PLATE TO RIM JOIST BELOW[4]	ANCHOR BOLT TO CONCRETE[5]	SILL PLATE AT FOUND.
SW1	15/32" CDX PLYWOOD	2x	8d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	16d @ 6"oc	5/8"ø @ 48"oc	2x
SW2	15/32" CDX PLYWOOD	2x	8d @ 4"oc	A35 @ 15"oc	16d @ 4"oc	16d @ 4"oc	5/8"ø @ 32"oc	2x
SW3	15/32" CDX PLYWOOD	3x	8d @ 3"oc	A35 @ 12"oc	N/A – USE SOLID RIM	16d @ 3"oc	5/8"ø @ 16"oc	2x
SW4	19/32" CDX PLYWOOD	3x	10d @ 2"oc	A35 @ 6"oc	N/A – USE SOLID RIM	16d @ 2"oc	5/8"ø @ 9"oc	2x
SW5	NOT USED							
SW6	NOT USED							

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

STRAP SCHEDULE (NOT ALL USED)

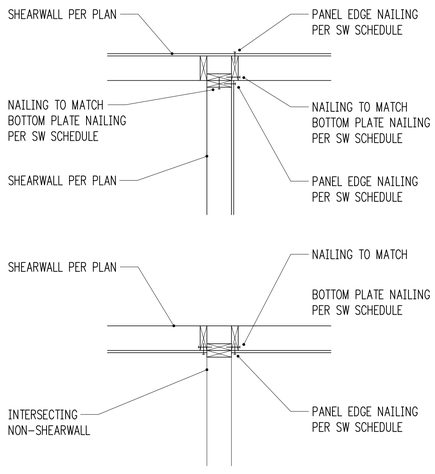
MARK	END LENGTH	NAILS	NAIL SPACING
CMST12	44"	(98) 10d x 3"	1¾"
CMST14	34"	(76) 10d x 3"	1¾"
CMSTC16	25"	(58) 12d x 3¼"	1½"
CS14	19"	(36) 8d x 2½"	2⅛"
CS16	14"	(26) 8d x 2½"	2⅛"
CSHP18	12"	(22) 8d x 2½"	2⅛"
CS20	9"	(16) 8d x 2½"	2⅛"

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

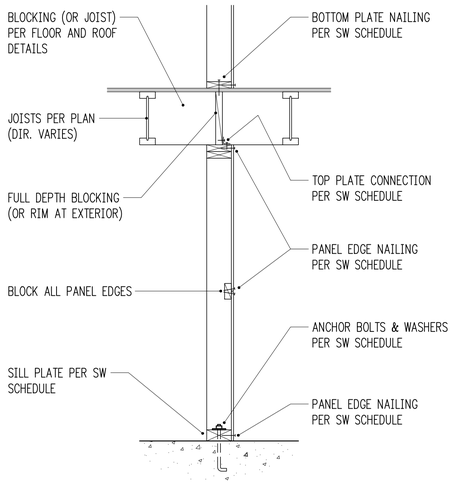


TYPICAL STRAP HOLDOWN AT FLOOR

3/4" = 1'–0" 6



TYPICAL SHEARWALL INTERSECTIONS

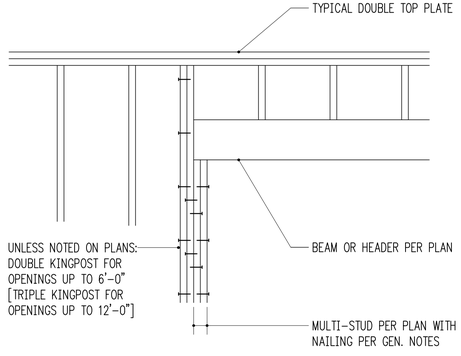


TYPICAL SHEARWALL SECTION

3/4" = 1'–0" 8

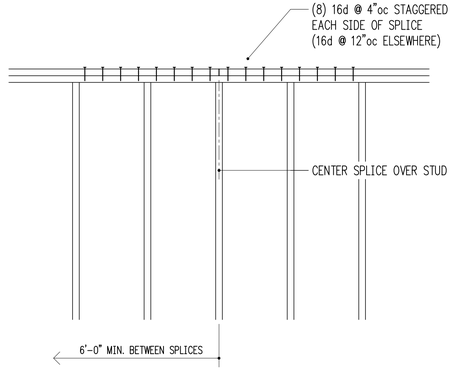
DETAIL NOT USED

3/4" = 1'–0" 10



TYPICAL MULTIPLE–STUD POST CONSTRUCTION

3/4" = 1'–0" 11



TYPICAL TOP PLATE SPLICE CONSTRUCTION

3/4" = 1'–0" 12

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