PROJECT CONTACTS

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STRUCTURAL ENGINEER: MALSAM TSANG STRUCTURAL TERRANE 10801 MAIN STREET, SUITE 102 ENGINEERING 122 S JACKSON ST, SUITE 210 BELLEVUE, WA 98003 CONTACT: KATHERINE RYG SEATTLE, WA 98104 PHONE (425) 233-6091 CONTACT: MARC MALSAM

1941 1ST AVENUE SOUTH #2E GEOTECH CONSULTANTS, INC. 2401 10TH AVE E SEATTLE, WA 98102 CONTACT: MARC R. MCGINNIS

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DRAWING INDEX SURVEYOR: A0.1 GENERAL INFO & SITE PLAN

A0.2 CODE DIAGRAMS A0.3 CODE NOTES A0.4 RENDERINGS A1.1 MAIN FLOOR PLAN SECOND FLOOR PLAN ROOF PLAN A2.1 EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS WINDOW & DOOR SCHEDULE A2.3 PRESCRIPTIVE ENERGY WORKSHEET S3.2 & VAPOR BARRIER/INSUL NOTES

CALCS

A3.2 BUILDING SECTIONS

BUILDING SECTIONS & VENTING

S1.0 PIN PILE PLAN FOUNDATION & MAIN FLOOR FRAMING PLAN UPPER FLOOR FRAMING PLAN ROOF FRAMING PLAN STRUCTURAL DETAILS STRUCTURAL DETAILS STRUCTURAL DETAILS S3.1 STRUCTURAL DETAILS STRUCTURAL DETAILS TESC TEMPORARY EROSION &

TS SURVEY

- - 32 34" EVG

(31) 36" EVG

S0.1

STRUCTURAL NOTES

SEDIMENT CONTROL

PROJECT DATA

PROJECT DESCRIPTION: 6551 81ST AVENUE SE IS AN EXISTING ONE-STORY SINGLE FAMILY HOME W/ ATTACHED GARAGE. THE REMODEL WILL INCLUDE EXTERIOR AND INTERIOR ALTERATIONS TO PORTIONS OF THE MAIN HOUSE, REPLACEMENT OF AN EXISTING KITCHEN BUMPOUT W/ A NEW BUMPOUT, & A TWO STORY ADDITION TO THE SOUTH. AN ATTACHED SHED WILL BE REPLACED WITH INTERIOR HEATED SPACE. A PORTION OF THE EXISTING HOUSE WILL BE CONVERTED TO UNHEATED GARAGE SPACE.

PROJECT ADDRESS: 6551 81ST AVE SE MERCER ISLAND, 98040

LEGAL DESCRIPTION:

PROJECT INFO:

> PIPED WATERCOURSE

 $\sqrt{24'-11\frac{1}{4}''}$

(10) 12" FIR

9) 12" DEC

8 3", 7" DEC

7 (2) 13" EVG

6 8", 11", 12", 13" EVG

YEAR BUILT: 1974

LOT SQ FT: 14,250 SF

(2) 6" DEC

LOT 161, MERCER RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 61 OF PLATS, PAGE(S) 44 AND 45, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

(14) 10" EVG

(13) 4", 6", 8" DEC

 $31'-5\frac{1}{5}''$

(15) 8"/EVG

DEMO

(16) 8" DEC

PLANTER /

∠(E) DECK NOT TO

← (E) STEP DN

CHANGE—

• TOTAL (E) FOOTPRINT: 2,903 SF (INCL KITCHEN CANTILEVER) •• (E) COND. BLDG: 2,323 SF

•• (E) GARAGE: 436 SF •• (E) ATTACHED SHED: 144 SF

33 18" EVG

AREA & FOOTPRINT SQUARE FOOTAGES:

• TOTAL NEW + EXIST'G BLDG FOOTPRINT: 3,364 SF

• TOTAL NEW + EXIST'G BLDG AREA: 3,955 SF •• NEW UPPER FLOOR: 591 SF (AREA INCLUDES STAIR & HALLWAY ATRIUM) •• N+E GARAGE: 434 SF

> •• N+E MAIN FLOOR SPACE: 2,930 SF MAIN FLR ALTERATIONS/ADDITIONS ARE AS FOLLOWS: KITCHEN BUMPOUT REWORK: 27.6 SF

SO. MAIN FLR ADDN: 448 SF EAST SHED CONVERSION: 144 SF

34) 16"_EVG

NEW HEAT PUMP

(E) ELEV 199.5'

(E) ELEV 201.4'

14,250 SF

EXIST'G/FIN GRADE

EXIST'G/FIN GRADE

EXIST'G/FIN GRADE

(35) 13" CED

GARAGE TO ENTRY CONVERSION: 28 SF

 SIDE YARD: •• CALC PER 19.02.020.C.1.c.i.(b) FOR LOTS WITH A LOT WIDTH OF MORE THAN 90 FEET, THE SUM OF THE SIDE YARDS' WIDTH SHALL BE A WIDTH THAT IS EQUAL TO AT LEAST 17 PERCENT OF THE LOT WIDTH: •• SIDE YARD A + SIDE YARD B > 17% OF LOT WIDTH (.17 x

95'—0"**)** •• SIDE YARD A + SIDE YARD B > 16'-1 3/4" •• MINIMUM SIDE YARD WIDTH: THE MINIMUM SIDE YARD WIDTH IS FIVE FEET OR 33% OF THE AGGREGATE SIDE YARD FOTAL WIDTH, WHICHEVER IS GREATER. LEGEND

———— (E) TOPOGRAPHY

NEW

ASPHALT

(E) ASPHALT

TO REMAIN

SURFACE

(E) OR NEW

ROCKERY

38 2", (3) 3", (2) 4", 5", 6" DEC

└(E) DRIVEWAY

CHANGE

HYDRANT

6", 7" DEC 🖁

11" DEC $_{\odot}$

8" DEC

SITE PLAN

NEW CONCRETE

AREA OF ADDITION OR

AREA TO BE REPLACED

N 88 22 05 W 30.00

BUILDING OUTLINE @

FOUNDATION

..... DEMOLISH

—··—··— SETBACK

FIRE HYDRANT

WATER METER

POWER METER

GAS METER

MANHOLE

ELEVATION

NEW|TREE

(E) POWER POLE

SANITARY SEWER

PROPERTY CORNER

(E) TREE TO REMAIN

W/ID#&DASHED

DRIP LINE, U.N.O; REFER

TO ARBORIST REPORT

•• $3396 \text{ OF } 16^{\circ}-1 \text{ } 3/4" = 5'-4 \text{ } 5/8" \text{ (SIDE YARD A); } 7'-8 \text{ } 3/4"$ PROVIDED •• \$696 OF $16'-1\ 3/4" = 10'-9\ 1/4"$ (SIDE YARD B); $12^2-4"$

PROVIDED '

(37) 18" FIR

36 16" FIR (17)23" CED

/50'-2"\ 10'-9 1/4" SIDE YARD "B" SETBACK (2/3 OF TOTAL SIDE YARD WIDTH) 200 P UP UP

DEVELOPMENT INFO:

PROPERTY IS ZONED R-9.6

LANDSLIDE AREA

WIND EXPOSURE,

WIND SPEED—UP,

MAX HARDSCAPE: 9%

FRONT YARD: 20' MIN

REAR YARD: 25' MIN

SEISMIC

SETBACKS:

PARCEL NUMBER: 545280-0805

MAX BUILDING COVERAGE: 40%

PIPED WATERCOURSE: 45' MIN

MAPPED CRITICAL HAZARD AREAS:

• WATER < 10' BELOW GROUND SURFACE

CONSTRUCTION TYPE: V-B

r-----(E) ELEV-199.8' EXIST'G/FIN GRADE _======== (E) ELEV 200.2' EXIST'G/FIN GRADE

X-DASHED LINE OF REQUIRED PARKING SPOT TYP (E) ELEV 201.6'
EXIST'G/FIN GRADE (NOT CHANGE) MERCER ISLAND, WA 98040

PRIMARY ENTRANCE 194", 6" DEC (E) ELEV 200.2' EXIST'G/FIN GRADE -PARCEL #5452800805 — (E) RAISED REMOVED

(E) ELEV 200' EXIST'G/FIN GRADE

— DASHED LINE OF ROOF EAVE W/ 6" GUTTER ABOVE TYP/

-(E) TREE TO BE

PLANTER TO BE (E) ELEV 200.5' EXIST'G/FIN GRADE 20 3", (\$) 8", 9" DEC 39 11" EVG (E) ELEV 200.5' EXIST'G/FIN GRADE XIST'G/FIN GRADE

ALLISON W. HOGUI STATE OF WASHINGTO

BUILDING DEPT STAMP

FLOISAND STUDIO

1941 1st avenue south, 2e

seattle, wa 98134

PROJECT OWNER

6551 81ST AVENUE SE

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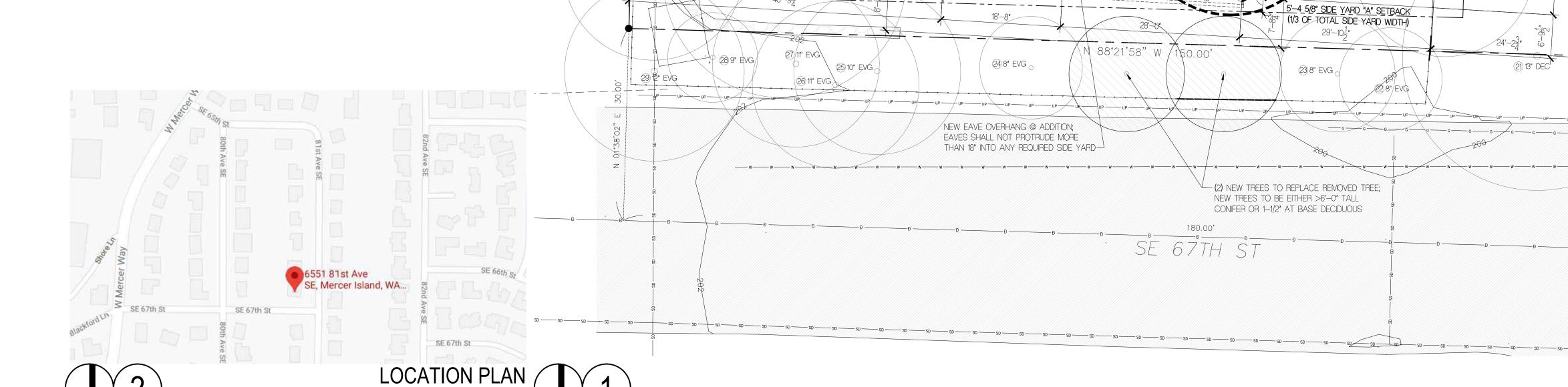
10801 MAIN STREET, SUITE 102

CONTACT: MARC MALSAM

CONTACT: ALLISON HOGUE

ph 206.634.0136

SITE PLAN



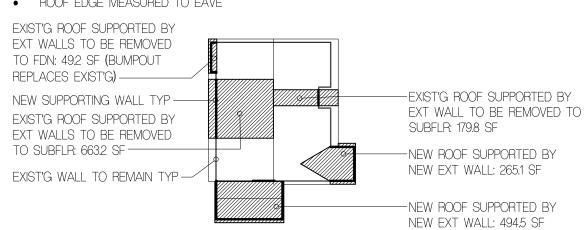
. 4 32" EVG

TOTAL NEW + REPLACED HARDSURFACE:

49.2 SF + 663.2 SF + 179.8 SF + 265.1 SF + 494.5 SF = **1651.8 SF** 1651.8 SF < 2000 SF NEW PLUS REPLACED HARD SURFACE; THEREFORE OKAY

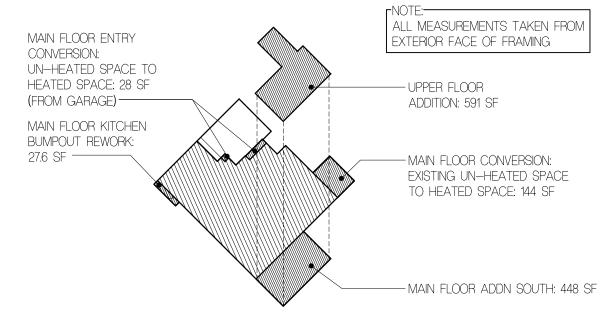
 NOTE: MERCER ISLAND BASES REPLACED HARD SURFACE ON REMOVAL OF EXTERIOR WALLS DOWN TO THE FOUNDATION **OR** SUBFLR

ROOF EDGE MEASURED TO EAVE

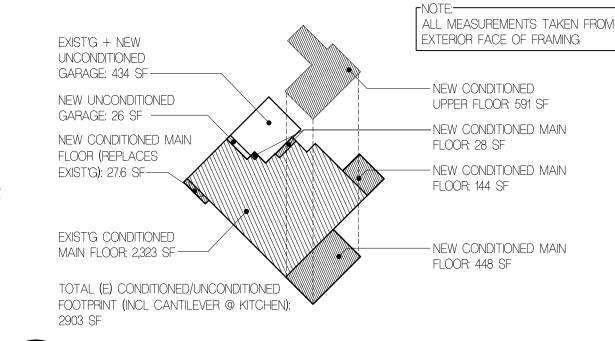


NEW + REPLACED HARD SURFACE

	1 = 40
	SF
EXISTING HOUSE (INCL KITCHEN CANTILEVER)	2,903
MAIN FLOOR ADDITION OR ALTERATION	
KITCHEN BUMP OUT	27.6 SF
SOUTH ADDITION	448.0 SF
ENTRY CONVERSION	28 SF
EAST SHED CONVERSION	144 SF
TOTAL MAIN FLOOR ADDITION OR ALTERATION	647,6 SF
SECOND FLOOR ADDITION	591
TOTAL ADDITION/ALTERATION	1,238.6
TOTAL HOUSE SF	3,955



	SF
EXISTING MAIN FLOOR CONDITIONED SPACE	2,323
EXISTING MAIN FLOOR UNCONDITIONED (GARAGE)	431
NEW MAIN FLOOR CONDITIONED SPACE	
@ KITCHEN	27.6
@ ENTRY	28
@ EAST	144
@ SOUTH	448
NEW MAIN FLOOR UNCONDITIONED SPACE (@ GARAGE)	26
NEW SECOND FLOOR CONDITIONED	591
TOTAL NEW CONDITIONED	1,238.6
TOTAL CONDITIONED	3,521
TOTAL NEW UNCONDITIONED	26
TOTAL UNCONDITIONED	434



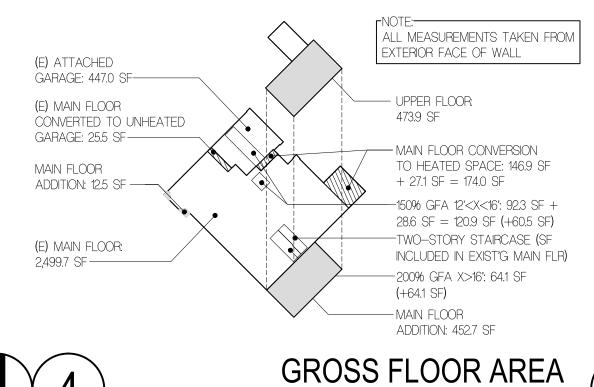
CONDITIONED SPACE

14,250

AREAS OF ADDITION

BUILDING AREA	EXISTING AREA	REMOVED AREA	NEW/ADD	SF
UPPER FLOOR	_	_	473.9	473.9
MAIN FLOOR	2,499.7	25.5	492.3	2,966.
GROSS BASEMENT AREA	_	_	_	-
GARAGE/CARPORT	447.0	27.1	25.5	445.4
TOTAL FLOOR AREA	2,946.7	52.6	991.7	3,885.
ACCESSORY BUILDINGS	_	_	_	
ACCESSORY DWELLING UNIT	_	_	_	_
2ND & 3RD STORY ROOFED DECKS	_	-	_	_
BASEMENT AREA EXCLUDED	_	-	_	_
150% GFA MODIFIER* (MAIN AND UPPER FLOOR x2)	_	_	_	60.5
200% GFA MODIFIER* (MAIN AND UPPER FLOOR x2)	_	_	_	64.1
STAIRCASE GFA MODIFIER* (x2 FOR A THREE STORY STAIRCASE, x3 FOR A FOUR STORY STAIRCASE)	_	_	_	
TOTAL BUILDING AREA				4,010.
A. LOT AREA				14,250
B. ZONE				R-9.6
C. ALLOWED GROSS FLOOR AREA				5,700
D. ALLOWED GROSS FLOOR AREA %				40%
E. PROPOSED GROSS FLOOR AREA				4,010.
F. PROPOSED GROSS FLOOR AREA %				28.196

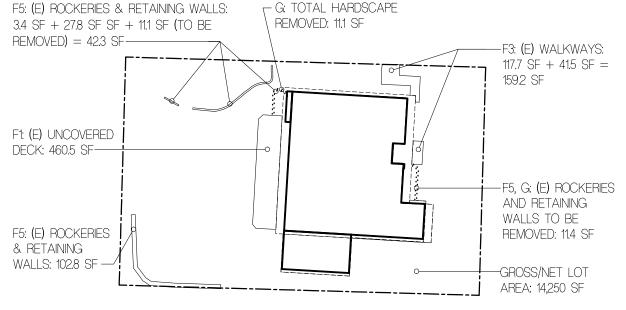
NOTE: PER 19.16.010 DEFINITIONS, GROSS FLOOR AREA IS THE TOTAL SQUARE FOOTAGE OF FLOOR AREA BOUNDED BY THE EXTERIOR FACES OF THE BUILDING. PER 19:16.010B, GFA INCLUDES DETACHED ACCESSORY BUILDINGS WITH A GROSS FLOOR AREA OVER 120 SF. (THEREFORE, EXIST'G ACCESSORY STRUCTURES NOT INCLUDED).

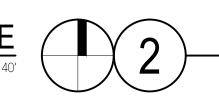


B. NET LOT AREA 14,250 C. AREA BORROWED FROM LOT COVERAGE D. ALLOWED HARDSCAPE AREA = 9% OF LOT AREA + C 9% E. ALLOWED HARDSCAPE AREA 1,282.5 F. TOTAL EXISTING HARDSCAPE AREA 1. UNCOVERED DECKS 460.5 2. UNCOVERED PATIOS 159.2 3. WALKWAYS 4. STAIRS _ 5. ROCKERIES AND RETAINING WALLS 156.5 6. OTHER _ 7. TOTAL EXISTING HARDSCAPE AREA (F1 + F2 + F3 + F4 + F5 + F6) 776.2 22.5 G. (TOTAL HARDSCAPE AREA REMOVED) H. TOTAL NEW HARDSCAPE AREA 1. UNCOVERED DECKS 2. UNCOVERED PATIOS _ 3. WALKWAYS _ 4. STAIRS _ 5. ROCKERIES AND RETAINING WALLS _ 6. OTHER _ 7. TOTAL NEW HARDSCAPE AREA (H1 + H2 + H3 + H4 + H5 + H6) 753.7 I. TOTAL PROJECT HARDSCAPE AREA = (F7 - G) + H7J. TOTAL PROJECT HARDSCAPE AREA = (I/D) X 100 5.3%

A. GROSS LOT AREA

NOTE: PER 19:16.010 DEFINITIONS, HARDSCAPE IS THE SOLID, HARD, ELEMENTS OR STRUCTURES THAT ARE INCORPORATED INTO LANDSCAPING. THE HARDSCAPE INCLUDES, BUT IS NOT LIMITED TO, STRUCTURES OTHER THAN BUILDINGS, PAVED AREAS OTHER THAN DRIVING SURFACES, STAIRS, WALKWAYS, DECKS, PATIOS, AND SIMILAR CONSTRUCTED ELEMENTS... MEASUREMENTS PER SURVEY.





E2: (E) ACCESSORY

AREA: 47.7 SF ----

(E) COVERED DECK

UNDER (E) ROOF

INCLUDED IN E1 (E)

MAIN ROOF AREA-

EAVE: 161.7 SF

(E) ACCESSORY

BUILDING ROOF

AREA: 32.8 SF-----

BUILDING ROOF

IMPERVIOUS SURFACE

DEVELOPMENT.

A1: (E) IMPERVIOUS

STRUCTURE): 47.7 SF

A1: (E) IMPERVIOUS

SURFACE TO BE

REMAIN (MAIN

ROOF): 2856 SF

SURFACE TO

(ACCESSORY

REMAIN

A1: (E) IMPERVIOUS SURFACE TO

REMAIN (ROCKERIES & RETAINING

A1: (E) IMPERVIOUS SURFACE TO

A. GROSS LOT AREA

B. NET LOT AREA

REMAIN (RETAINING WALL): 102.8 SF-

C. ALLOWED LOT COVERAGE AREA

1. MAIN STRUCTURE ROOF AREA

2. ACCESSORY BUILDING ROOF AREA

F. (TOTAL LOT COVERAGE AREA REMOVED)

TOTAL NEW LOT COVERAGE AREA:

1. MAIN STRUCTURE ROOF AREA

4. COVERED PATIOS AND COVERED DECKS

H. PROPOSED ADJUSTMENT FOR FLAG LOT

2. ACCESSORY STRUCTURE ROOF AREA

4. COVERED PATIOS AND COVERED DECKS

J. TOTAL PROJECT LOT COVERAGE = (E5 - F) + 15

K. PROPOSED LOT COVERAGE = (J/B) X 100

5. TOTAL NEW LOT COVERAGE (11 + 12 + 13 + 14)

5. TOTAL EXISTING LOT COVERAGE (E1 + E2 + E3 + E4)

G. PROPOSED ADJUSTMENT FOR SINGLE STORY (AREA)

3. VEHICULAR USE (DRIVEWAY, PAVED ACCESS EASEMENTS, PARKING)

3. VEHICULAR USE (DRIVEWAY, PAVED ACCESS EASEMENTS, PARKING)

GROSS/NET LOT

AREA: 14,250 SF ---

NOTE: MAIN STRUCTURE ROOF AREAS INCLUDE GUTTERS. MEASUREMENTS PER SURVEY.

D. ALLOWED LOT COVERAGE

E. EXISTING LOT COVERAGE

WALLS): 3.4 SF + 27.8 SF = 30.2 SF

A1: (E) IMPERVIOUS SURFACE TO REMAIN

A4: (N) IMPERVIOUS SURFACE

NET INCREASE IN IMPERVIOUS SURFACE

REASONABLY ALLOW VEHICULAR TRAVEL;

MEASURED TO EAVE (EXCLUDES GUTTERS).

HOT TUBS, AND OTHER SIMILAR RECREATIONAL FACILITIES;

A3: (E) IMPERVIOUS

REPLACED: 239.4 SF

SURFACE (ROOF) TO BE

TOTAL IMPERVIOUS SURFACE

A2: (E) IMPERVIOUS SURFACE TO BE REMOVED

A3: (E) IMPERVIOUS SURFACE TO BE REPLACED

NET INCREASE OF 458.7 SF < 500 SF; THEREFORE NO STORMWATER REVIEW

NOTE: PER 19.16.010 DEFINITIONS, IMPERVIOUS SURFACES INCLUDE WITHOUT LIMITATION THE FOLLOWING:

1. BUILDINGS — THE FOOTPRINT OF THE BUILDING AND STRUCTURES INCLUDING ALL EAVES;

2. VEHICULAR USE — DRIVEWAYS, STREETS, PARKING AREAS AND OTHER AREAS, WHETHER

4. RECREATION FACILITIES - DECKS, PATIOS, PORCHES, TENNIS COURTS, SPORT COURTS, POOLS,

5. MISCELLANEOUS - ANY OTHER STRUCTURE OR HARD SURFACE WHICH EITHER PREVENTS OR

6. PER OCTOBER 26, 2020 EMAIL WITH RUJI DING, SENIOR DEVELOPMENT ENGINEER, UNCOVERED,

7. PER NOVEMBER 3, 2020 EMAIL WITH RUJI DING, SENIOR DEVELOPMENT ENGINEER, ROOF EDGE IS

- A2: (E) IMPERVIOUS SURFACE

TO BE REMOVED (RETAINING

WALL): 11 SF + 11 SF = 22 SF

└ A4: (N) IMPERVIOUS SURFACE: 458.7 SF

IMPERVIOUS SURFACE

RETARDS THE ENTRY OF WATER INTO THE SOIL MANTLE AS UNDER NATURAL CONDITIONS PRIOR TO

DEVELOPMENT, OR CAUSES WATER TO RUN OFF THE SURFACE IN GREATER QUANTITIES OR AT AN

INCREASED RATE OF FLOW FROM PRESENT FLOW RATE UNDER NATURAL CONDITIONS PRIOR TO

PERVIOUS WOOD DECK OVER GRASS/DIRT IS NOT CONSIDERED AS IMPERVIOUS SURFACE.

CONSTRUCTED OF GRAVEL, PAVERS, PAVEMENTS, CONCRETE OR OTHER MATERIALS, THAT CAN

3. SIDEWALKS - PAVED PEDESTRIAN WALKWAYS, SIDEWALKS AND BIKE PATHS;

LOT COVERAGE

EXISTING SF FINAL SF 2,390 2,795 MAIN FLOOR INTERIOR LOWER FLOOR INTERIOR OTHER FLOORS INTERIOR 532.1 BASEMENT INTERIOR ATTACHED GARAGE INTERIOR 420.3 415.5 COVERED DECKS INTERIOR 155.8 150 ALL MEASUREMENTS TAKEN FROM 2,966.1 3,892.60 INTERIOR FACE OF WALL GWB (E) ATTACHED GARAGE: 420.3 SF-

MEASUREMENTS

OTHER INTERIOR

3,674.7

-77.6

532.9

458.7

4,588.7

458.7

— A1: (E) IMPERVIOUS

=638 SF

SURFACE TO REMAIN

(DRIVEWAY, WALKWAY):

119 SF + 474 SF +45 SF

- A3: (E) IMPERVIOUS

REPLACED: 293.5 SF

A2: (E) IMPERVIOUS

SURFACE (ROOF) TO

14,250

14,250

5,800

40% OF LOT

3,509.1

80.5

467.9

4,057.5

42.1

476.8

476.8

4,492.2

31.5%

STRUCTURE ROOF

AREA: 3,509.1 SF

— E3: (E) VEHICULAR

-F: LOT COVERAGE

ROOF): 42.1 SF

1: NEW MAIN

STRUCTURE ROOF

AREA: 468.0 SF +

8.8 SF = 476.8 SF

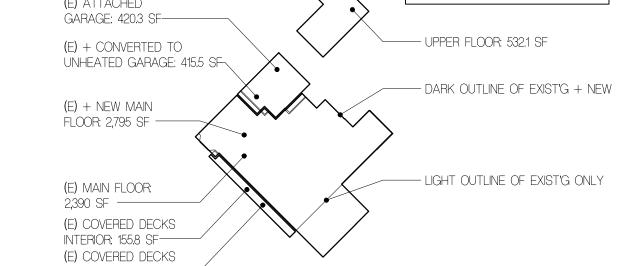
REMOVED (EXISTING

USE: 467.9 SF

BE REMOVED (MAIN ROOF): 55.6 SF

SURFACE (ROOF) TO BE

TOTALS



AFTER ADDN: 150 SF RESIDENTIAL FIRE AREA 9

A. AVERAGE BUILDING ELEVATION (ABE) CALCULATIONS LOCATED ON SHEET # A0.2 B. ALLOWABLE BUILDING HEIGHT (ABE + 30 FT) 230.1' 23'-6" (224'-10 1/4" C. PROPOSED BUILDING HEIGHT D. BENCHMARK ELEVATION 200.3 FOUND PK NAKL E. DESCRIBE BENCHMARK LOCATION .04'S OF PROPERTY CORNER F. SLOPING LOT (DOWNHILL SIDE) — MAXIMUM HEIGHT OF TOP EXTERIOR WALL 18'-2 3/4" (218.22') FACADE ABOVE LOWEST EXISTING GRADE (30FT MAX) G. ABE AND ALLOWABLE BUILDING HEIGHT SHOWN ON ELEVATIONS PLAN SHEET # A2.1-A2.2 H. TOPO-SURVEY ACCURACY ATTESTED ON PLAN SHEET # TS

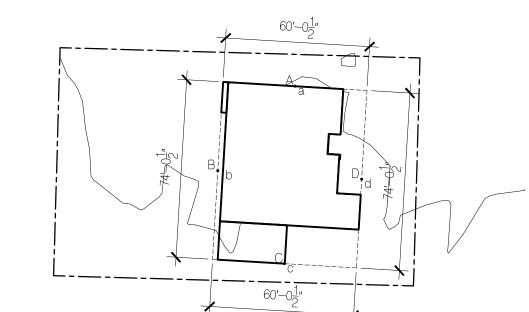
MAY DUILDING LIEGUT

			MAX BUILDI	<u>NG HEIGHT</u>
WALL	EXIST'G	FINISH	WALL SEGMENT	MID-POINT ELEV = EXIST'G OR FINISH GRADE
SEGMENT	GRADE	GRADE	LENGTH	WHICHEVER IS LOWER; EXIST'G GRADES
A	200.1'	200.1'	a = 60.0' $b = 74.0'$ $c = 60.0'$ $d = 74'$	SHOWN ARE FROM TS TOPOGRAPHIC
B	199.84'	199.84'		SURVEY. NEW GRADES ARE SHOWN ON SITE
C	200.2'	200.2'		PLAN AND EXT. ELEV; REFER TO EXT ELEV
D	200.3'	200.3'		FOR ADD'L INFO @ MID-POINT LOCATIONS

CALCULATION: (200.1)(60)+(199.84)(74)+(200.2)(60)+(200.3)(74) 60+74+60+74=

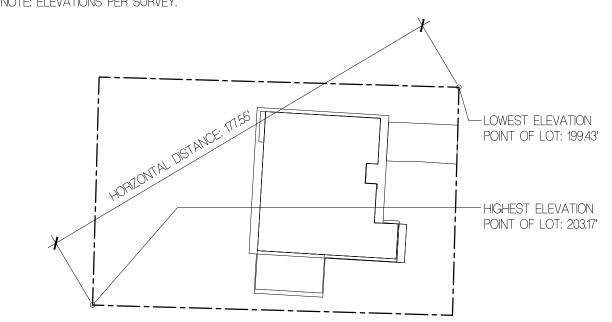
53,628.36 = 200.1 AVERAGE BUILDING ELEVATION 200.1' (ABE) + 30' (BASE HEIGHT LIMIT) = 230.1' MAX

BUILDING HEIGHT



BUILDING HEIGHT

HIGHEST ELEVATION POINT OF LOT	203.17'
LOWEST ELEVATION POINT OF LOT	199.43'
ELEVATION DIFFERENCE	3.74'
HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS	177.55'
LOT SLOPE	2.196
NOTE: FLEVATIONS PER SURVEY.	·



LOT SLOPE

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HARPER RESIDENCE

6551 81ST AVENUE SE MERCER ISLAND, WA 98040

PROFESSIONAL STAMP



BUILDING DEPT STAMP

PERMIT

CODE DIAGRAMS

GENERAL NOTES

SPECIFICATIONS.

- 1. ALL WORK TO COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE' WITH CITY & STATE AMENDMENTS.
- 2. ALL APPLICABLE CODE, ORDINANCES AND MINIMUM STRUCTURAL REQUIREMENTS TAKE PRECEDENCE OVER ALL DRAWINGS, NOTES AND
- 3. CONTRACTOR MUST CONTACT ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES IN CONTRACT DOCUMENTS OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK.
- 4. CONTRACTOR TO VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK.
- 5. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF/HERSELF WITH ALL ASPECTS OF THE WORK PRIOR TO CONTRACTING WITH THE OWNER TO PERFORM THE WORK.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS FOR THE WORK.
- 7. GUARANTEE ON ALL MATERIALS AND WORKMANSHIP TO BE (1) YEAR FROM DATE OF COMPLETION UNLESS NOTED OTHERWISE IN CONTRACT.
- 8. REPETITIVE FEATURES MAY BE DRAWN ONLY ONCE, BUT SHALL BE PROVIDED AS IF DRAWN IN FULL.
- 9. DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE OR CENTERLINE OF INTERIOR COLUMNS UNLESS NOTED OTHERWISE.
- 10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING MECHANICAL. ELECTRICAL, AND PLUMBING CONTRACTORS AND NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES IN FRAMING PRIOR TO PROCEEDING WITH WORK.
- 11. THESE DRAWINGS ARE DESIGN-BUILD IN THE AREAS OF MECHANICAL, ELECTRICAL AND PLUMBING.
- 12. DO NOT SCALE DRAWINGS.

JOB SITE SAFETY / ASBESTOS

- 1. THE ARCHITECT HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS.
- 2. BY PERFORMING PERIODIC SITE VISITS THE ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION SAFETY PRECAUTIONS.
- 3. THE ARCHITECT IS NOT RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR OR THE CONTRACTOR'S EMPLOYEES OR EMPLOYEES OF SUPPLIERS OR SUBCONTRACTORS, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL OR OCCUPANCY BY ANY PERSON.
- 4. ASBESTOS; FEDERAL REQUIREMENTS AND LOCAL REGULATIONS (REGULATION III, ARTICLE 4, AIR POLLUTION CONTROL AGENCY) REQUIRE THAT AN ASBESTOS SURVEY BE CONDUCTED PRIOR TO BEGINNING WORK ON MOST RENOVATIONS AND ON ALL DEMOLITION PROJECTS. THIS REQUIRED SURVEY MUST BE POSTED AT THE WORK SITE. THE PUGET SOUND CLEAN AIR AGENCY ALSO REQUIRES A NOTICE OF INTENT TO PERFORM A DEMOLITION BE FILED WITH THE CLEAN AIR AGENCY BEFORE ANY DEMOLITION PROJECT MAY BE STARTED. IF ANY ASBESTOS IS IDENTIFIED IN THE WORK AREA. IT MUST EITHER BE PROPERLY ABATED PRIOR TO ANY WORK IN THE AREA. OR NOT DISTURBED BY THE RENOVATION OR DEMOLITION ACTIVITIES. ALL ASBESTOS MUST BE PROPERLY REMOVED IN COMPLIANCE WITH THE REGULATIONS PRIOR TO ANY FULL DEMOLITION OF A STRUCTURE.

SITE WORK

- 1. ALL EXCAVATION AND FILL SHALL BE STORED AND PROTECTED SUCH AS TO PREVENT RUN OFF OR MATERIAL TO ADJACENT PROPERTIES.
- 2. NEW FOOTING DRAINS TO BE SEPARATE FROM ROOF AND STORMWATER
- 3. NEW DOWNSPOUT DRAINS TO BE 4" DIAMETER TIGHTLINE UNLESS NOTED OTHERWISE.
- 4. NEW FOOTING DRAINS, AS REQUIRED BY CITY OFFICIALS, TO BE 4"

DIAMETER PERFORATED PIPE UNLESS NOTED OTHERWISE.

EARTH WORK

- 1. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN BY THE GEOTECHNICAL AND STRUCTURAL ENGINEER. FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL 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. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE STRUCTURAL NOTES AND GEOTECHNICAL REPORT.
- TEMPORARY EXCAVATION SLOPES PER GEOTECHNICAL.
- 2. FINAL GRADES SHALL SLOPE AWAY FROM HOUSE, CONCENTRATED RUNOFF ON SOFTSCAPE SURFACE SHALL BE AVOIDED.
- 3. SOILS EXPOSED DURING CONSTRUCTION SHALL BE STABILIZED BY PERMANENT SEEDING AND PLANTING.

SEASONAL DEVELOPMENT LIMITATION

- 1. LAND CLEARING, GRADING, FILLING, AND FOUNDATION WORK ARE NOT PERMITTED BETWEEN OCTOBER 1 AND APRIL 1 ON LOTS CONSIDERED AS AN EROSION, POTENTIAL SLIDE, OR STEEP SLOPE HAZARD. A WAIVER TO THIS SEASONAL DEVELOPMENT LIMITATION MAY BE GRANTED IF COMPELLING JUSTIFICATION IS DEMONSTRATED AND SUPPORTED BY A GEOTECHNICAL EVALUATION OF THE SITE AND PROPOSED CONSTRUCTION ACTIVITIES.
- 2. NO CUTTING OF TREES LOCATED IN GEOLOGIC HAZARD AREAS OR PROTECTED 32. 2018 WSEC & IRC PRESCRIPTIVE ENERGY CODE COMPLIANCE: REFER TO A2.4. SLOPE AREAS IS ALLOWED BETWEEN OCTOBER 1 AND APRIL 1 UNLESS:
- A. AN ADMINISTRATIVE WAIVER HAS BEEN GRANTED: OR B. IT IS REQUIRED DUE TO AN EMERGENCY SITUATION INVOLVING IMMEDIATE DANGER TO LIFE OR PROPERTY. THE CITY ARBORIST MAY GRANT AN ADMINISTRATIVE WAIVER TO THIS SEASONAL DEVELOPMENT LIMITATION IF THE CITY ARBORIST DETERMINES THAT SUCH ENVIRONMENTALLY SENSITIVE AREAS WILL NOT BE ADVERSELY IMPACTED BY THE PROPOSED CUTTING AND THE APPLICANT DEMONSTRATES COMPELLING JUSTIFICATION BY A GEOTECHNICAL EVALUATION OF THE SITE. THE CITY ARBORIST MAY REQUIRE HYDROLOGY, SOILS AND STORM WATER RETENTION STUDIES, EROSION CONTROL MEASURES, RESTORATION PLANS, AND/OR AN INDEMNIFICATION/RELEASE AGREEMENT. (MICC 19.10.110)

ENERGY NOTES

- 1. ALL WORK TO COMPLY WITH 2018 WASHINGTON STATE ENERGY CODE.
- 2. APPENDIX C: DESIGN CONDITIONS FOR SIZING HVAC: OUTSIDE DESIGN TEMP HEATING IS 24 DEGREES FAHRENHEIT. OUTDOOR DESIGN TEMP COOLING IS 83 DEGREES FAHRENHEIT.
- 3. R303.1.1 INSULATION CERTIFICATION: CONTRACTOR TO PROVIDE CERTIFICATION LISTING TYPE, MFR & R-VALUE OF INSULATION.
- 4. R303.1.1.1 INSULATION MARKERS: THICKNESS OF BLOWN IN INSULATION SHALL BE WRITTEN IN INCHES ON MARKERS EVERY 300 SF MIN THROUGHOUT ATTIC.
- 5. R401.3: A PERMANENT COMPLIANCE CERTIFICATE SHALL BE POSTED IN MECHANICAL CLOSET.
- 6. TABLE 402.1.1 FOOTNOTE "e" CEILING R VALUE: INSUL MAY BE REDUCED TO R-38 @ SINGLE RAFTER OR JOIST-VAULTED CLGs WHERE FULL DEPTH INSUL EXTENDS OVER THE TOP PLATE OF THE EXTERIOR WALL.
- 7. TABLE 402.1.1 FOOTNOTE "h" INTERMEDIATE FRMG; DENOTES FRMG & INSUL PER SECTION A103.2.2 INCL STANDARD FRMG 16" OC, 78% OF WALL CAVITY INSULATED. ALL EXTERIOR HEADERS TO BE INSULATED W/ MIN R-10 INSULATION.
- 8. R402.21 CLGs W/ ATTIC SPACES: R-38 MAY BE INSTALLED WHERE FULL DEPTH INSUL EXTENDS OVER THE 4. LOCATE DUCT TERMINATIONS FOR CLOTHES DRYER EXHAUST PER 2018 TOP PLATE OF THE EXTERIOR WALL..
- 9. R402.2.1.1 LOOSE FILL INSUL IN ATTIC: OPEN-BLOWN OR LOOSE FILL INSUL MAY BE USED WHERE CLG SLOPE DOES NOT EXCEED 3:12 & MIN 30" FROM T.O. CLG JOIST/BOTTOM CHORD TO U/S OF ROOF SHTG.
- 10. R402.23 EAVE BAFFLE: A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT & EAVE VENTS WHERE AIR PERMEABLE INSUL USED IN VENTED ATTICS.
- 11. R402.2.4 ACCESS HATCHES & DOORS: FROM CONDITIONED TO UNCONDITIONED SPACES SHALL BE WEATHER STRIPPED & INSULATED TO LEVEL EQUIVALENT TO ADJACENT INSUL.
- 12. R402.2.7 FLOORS: FLOOR INSUL SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT W/ THE U/S OF THE SUBFLR. INSUL SUPPORTS INSTALLED MAX 24" OC. FDN VENTS SHALL BE PLACED SO TOP OF VENT IS 7. ALL HEATING DUCTS IN UNCONDITIONED SPACES ARE TO BE INSULATED BELOW FLR INSUL.
- 12.1. R402.2.7 FLOORS EXCEPTION: A PERMANENTLY ATTACHED BAFFLE MAY BE INSTALLED AT A 30 DEGREE ANGLE FROM HORIZ WHERE FDN VENTS ARE NOT BELOW THE FLR INSUL.
- 13. R402.3.1 U-FACTOR: AN AREA WEIGHTED AVERAGE OF FENESTRATION PRODUCTS SHALL BE PERMITTED TO SATISFY THE U-FACTOR REQUIREMENTS.
- 14. R402.3.3 GLAZED FENESTRATION EXCEPTION: MAX 15 SF OF GLAZED FENESTRATION MAY BE EXEMPT FROM R402.1.1.
- 15. R402.3.4 OPAQUE DOOR EXEMPTION: ONE SIDE HINGED OPAQUE DOOR ASSEMBLY UP TO 24 SF MAY BE
- EXEMPT FROM R402.1.1. 16. TABLE 402.4.1.1 AIR BARRIER & INSUL INSTALLATION REQUIREMENTS; AIR BARRIERS AND INSUL MUST BE
- INSTALLED IN ACCORDANCE WITH THE TABLE; REFER TO 2/A2.4.
- 17. R402.4.1.2 TESTING: DWELLING UNIT SHALL BE TESTED & VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR.
- 18. R402.4.2.1 GAS FIREPLACE EFFICIENCY: GAS FIREPLACE HEATERS RATED TO ANSI Z21.88 SHALL BE LISTED & LABELED WITH FE OF 50% OR GREATER. VENTED GAS FIREPLACES CERTIFIED TO ANSI Z21.50 SHALL BE LISTED & LABELED.
- 19. P402.4.4 COMBUSTION AIR OPENINGS: APPLIANCES & COMBUSTION AIR OPENINGS SHALL BE LOCATED OUTSIDE THERMAL ENVELOPE OR IN A SEALED & INSULATED ROOM ISOLATED FROM THERMAL ENVELOPE PER R402.1.1. COMBUSTION AIR DUCTS SHALL BE INSULATED WHERE IT PASSES THROUGH CONDITIONED SPACE TO MIN R-8.
- 19.1. EXCEPTIONS: DIRECT VENT APPLIANCES WITH BOTH INTAKE/EXHAUST PIPES INSTALLED CONT TO THE OUTSIDE.
- 20. R402.4.5 RECESSED LIGHTING: ALL RECESSED LUMINAIRES SHALL BE TYPE IC-RATED & SEALED WITH A GASKET OF CALK BTWN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE.
- 21. PAO3.1.1 PROGRAMMABLE THERMOSTATS FOR FORCED AIR FURNACES: AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THE THERMOSTAT SHALL ALLOW FOR, AT A MIN, A 5-2 PROGRAMMABLE SCHEDULE (WEEKDAYS/WEEKENDS) AND BE CAPABLE OF PROVIDING AT LEAST TWO PROGRAMMABLE SETBACK PERIODS PER DAY.
- 22. R403.3.1 DUCT INSUL: DUCTS OUTSIDE THE THERMAL ENVELOPE SHALL BE INSULATED TO A MIN OF R-8.
- 23. R403.3.2 SEALING: DUCTS, AIR HANDLERS, & FILTER BOXES SHALL BE SEALED PER IMC OR IRC.
- 24. R403.3.3 DUCT TESTING: DUCTS SHALL BE LEAK TESTED IN ACCORDANCE W/ WSU RS-33 USING THE MAX DUCT LEAKAGE RATES SPECIFIED.
- 24.1. EXCEPTIONS: TOTAL LEAKAGE TEST NOT REQD IF DUCTS & AIR HANDLERS ARE LOCATED ENTIRELY IN THERMAL ENVELOPE. FOR FORCED AIR DUCTS, A MAX OF 10 LINEAR FT OF RETURN & 5 LINEAR FT OF SUPPLY DUCTS MAY BE LOCATED OUTSIDE OF CONDITIONED SPACE. JOINTS OF METALLIC DUCTS MUST BE SEALED WITH MASTIC. FLEX DUCTS MAY NOT BE SPLICED & CONNECTIONS MUST BE MADE WITH NYLON STRAPS. DUCTS LOCATED IN CRAWL SPACES DO NOT QUALIFY.
- 242. A WRITTEN REPORT OF RESULTS SHALL BE SIGNED BY THE TESTING PARTY & PROVIDED TO THE CODE OFFICIAL.
- 25. R403.3.5 BUILDING CAVITIES: INSTALLATION OF DUCTS IN EXTERIOR WALLS, FLOORS OR CEILINGS SHALL NOT DISPLACE REQUIRED ENVELOPE INSULATION.
- 26. R403.3.6 DUCTS BURIED W/IN CLG INSULATON: SUPPLY/RETURN DUCTS SHALL BE INSULATED TO NO LESS THAN R-8. THE SUM OF CLG INSULATION ABOVE & BELOW THE DUCT SHALL NOT BE LESS THAN R-19, EXCLUDING THE DUCT INSUL.
- 26.1. EXCEPTION: SUPPLY DUCT LESS THAN 3' FROM SUPPLY OUTLET ARE NOT REQD TO COMPLY.
- 27. R403.3.7 DUCTS LOCATED IN CONDITIONED SPACE: TO BE CONSIDERED IN CONDITIONED SPACE, DUCTS SHALL COMPLY WITH ONE OF THE FOLLOWING:
- 27.1. ALL DUCT SYSTEMS LOCATED COMPLETELY WITHIN THE CONT AIR BARRIER & THERMAL ENVELOPE. 27.2. ALL HEATING, COOLING, & VENTING COMPONENTS INSTALLED INSIDE THE CONDITIONED SPACE. COMBUSTION EQUIP TO BE DIRECT VENT OR SEALED COMBUSTION.
- 27.3. FOR FORCED AIR, A MAX OF 10 LINEAR FT OF RETURN & 5 LINEAR FT OF SUPPLY DUCT INSULATED TO R-8 IS PERMITTED OUTSIDE THE CONDITIONED SPACE. METALLIC DUCT JOINTS TO BE SEALED WITH MASTIC. FLEX DUCTS MAY NOT CONTAIN SPLICES & CONNECTIONS MUST BE MADE W/ NYLON
- 28. R403.5.3 HOT WATER PIPE INSUL: INSUL FOR HOT WATER PIPE SHALL HAVE A MIN THERMAL RESISTANCE OF R-3. AN IBC INTERPRETATION STATES THAT INSUL CAN BE DISCONTINUOUS WHERE PASSING THROUGH FRAMING MEMBERS OR WHERE NECESSARY TO PASS ANOTHER PIPE IN A STUD SPACE.
- R403.5.5 ELECTRIC WATER HEATER INSULATION: ALL ELECTRIC WATER HEATERS IN UNHEATED SPACE OR ON CONC FLRS SHALL BE PLACED ON AN INCOMPRESSIBLE, INSULATED SURFACE WITH A MIN OF R-10.

30. R403.6.1 MECHANICAL VENTILATION: SHALL BE INSTALLED IN ACCORDANCE WITH THE WASHINGTON STATE

- AMENDMENTS TO THE 2019 INTERNATIONAL RESIDENTIAL CODE. 31. R404.1 LIGHTING EQUIPMENT: A MIN OF 90% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES
- SHALL BE HIGH EFFICACY.
- 33. WASHINGTON STATE ENERGY CODE TABLE 406.2 ENERGY CREDITS: REFER TO A2.4.

MECHANICAL & VENTILATION NOTES

- 1. ALL WORK TO COMPLY WITH 2018 INTERNATIONAL MECHANICAL CODE CPT 4 AND 2018 INTERNATIONAL RESIDENTIAL CODE CHAPTER 15 EXHAUST SYSTEMS.
- 2. LOCAL EXHAUST FANS SHALL BE LOCATED IN ALL KITCHENS, BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS. PER IRC M1507.4. BATHROOMS, TOILET ROOMS, INDOOR SWIMMING POOLS AND SPAS SHALL HAVE A MECHANICAL EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS. KITCHENS SHALL HAVE AN EXHAUST RATE OF 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS. DUCTING SHALL TERMINATE OUTSIDE THE BUILDING.
- 3. INTERMITTENT WHOLE HOUSE VENTILATION INTEGRATED WITH A FORCED AIR SYSTEM PER IRC M1507.3.5: WHOLE HOUSE VENTILATION SYSTEM TO OPERATE INTERMITTENTLY PER 2015 IMC M1507.3.3 (2) WITH A RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT OF 33% AND FACTOR OF 3. MECH VENTILATION SYSTEM FAN EFFICACY PER TABLE R403.6.1: @ MINIMUM AIR FLOW RATE OF 90 CFM, MIN EFFICACY TO BE 2.8 CFM/WATT.
- IRC M1502.
- 5. PER R303.5.1: OUTDOOR AIR INTAKE SHALL BE LOCATED A MIN. OF 10 FEET AWAY FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT EXCEPT WHERE INTAKE IS LOCATED 3' BELOW CONTAMINANT SOURCE.
- 6. PER M1506.3: EXHAUST OPENINGS SHALL TERMINATE:
- A. NOT LESS THAN 3' FROM PROPERTY LINES. B. 3' FROM OPERABLE AND NON-OPERABLE OPENINGS IN THE BUILDING C. 10' FROM MECHANICAL AIR INTAKES EXCEPT WHERE OPENING IS LOCATED 3' ABOVE AN AIR INTAKE.
- WITH A MIN. OF R-8. ALL DUCTWORK SEAM JOINTS ARE TO BE SEALED AND FASTENED WITH A MINIMUM OF FASTENERS.
- 8. FOR SYSTEMS USING AN EXHAUST FAN, INTERIOR DOORS MUST BE UNDERCUT A MINIMUM OF ONE HALF INCH ABOVE THE FINISH FLOOR

GLAZING NOTES

- 1. ALL GLAZING TO BE (2) PANE INSULATED GLASS OR BETTER UNLESS NOTED OTHERWISE.
- 2. ALL SAFETY GLASS TO BE LABELED.

SHOP DRAWINGS

- 1. SHOP DRAWINGS ARE REVIEWED FOR DESIGN INTENT ONLY.
- 2. THE CONTRACTOR IS TO REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT OR STRUCTURAL ENGINEER.
- 3. SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS AND CLARIFICATIONS REGARDING SHOP DRAWINGS.

MOISTURE PROTECTION

- 1. PROVIDE PRESSURE TREATED PLATES BETWEEN CONCRETE AND FRAMING.
- 2. PROVIDE MINIMUM OF 12" CLEAR BETWEEN WOOD GIRDERS AND EARTH.
- 3. PROVIDE A MINIMUM OF 18" CLEAR BETWEEN WOOD JOISTS AND EARTH. 4. PROVIDE MINIMUM OF 8" CLEAR BETWEEN WOOD POSTS AND EARTH.
- 5. PROVIDE MINIMUM OF 1" CLEAR BETWEEN WOOD POSTS AND CONCRETE
- 6. CAULK ALL OPENINGS THOROUGHLY.
- 7. FLASH ALL OPENINGS WITH A MINIMUM OF 26 GAUGE GALVANIZED STEEL TO ACCEPTABLE INDUSTRY STANDARDS.
- 8. ROOF VALLEY FLASHING TO BE MINIMUM 28 GAUGE GALVANIZED STEEL OVER 36" WIDE #5 UNDERLAYMENT.
- 9. ALL ROOF FLASHING TO EXTEND 4" MINIMUM UNDERNEATH ADJACENT MATERIALS.
- 10. MOISTURE CONTROL AT CRAWLSPACE CONCRETE WALLS. U.N.O.: APPLY TWO COATS OF ASPHALT EMULSION TO EXTERIOR OF ALL BELOW-GRADE CONCRETE WALLS. APPLY TO CLEAN, DRY SURFACE AND EXTEND 6" ABOVE TOP OF GRADE. USE "MIRAFI" OR EQUAL DRAIN MATERIAL AT BASEMENT WALLS WHERE REQUIRED TO PROVIDE PROTECTION AGAINST MOISTURE.
- 11. PROVIDE LIQUID FLASHING WRAPS AT ALL EXTERIOR OPENINGS TO MAKE THEM WEATHERTIGHT

IMPORTANT NOTE:

CODE CITATIONS & NOTES ARE PROVIDED FOR REFERENCE. THEY ARE NOT COMPREHENSIVE NOR ARE THEY A SUBSTITUTE FOR THE CODE ITSELF. ALL APPLICABLE CODES & REGULATIONS TAKE PRECEDENCE OF NOTES PROVIDED. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE MOST RECENT CODE REQUIREMENTS.

FIRE PROTECTION

FIRE RATED.

REQUIREMENTS:

- 1. FIRE SEPARATION TO BE HORIZONTAL AND VERTICAL INCLUDING ALL STRUCTURAL MEMBERS SUPPORTING THE FIRE SEPARATION.
- 2. ALL ENCLOSED USABLE SPACE UNDER STAIRWAYS SHALL BE PROTECTED ON ENCLOSED SIDE WITH (1) LAYER OF 1/2" GWB MIN.
- 3. DOORS SEPARATING THE GARAGE AND LIVING SPACES TO BE SELF CLOSING AND SOLID CORE NOT LESS THAN 1 3/8" THICK OR 20 MINUTE
- 4. PROVIDE 5/8" TYPE X GWB @ CEILING AND 1/2" GWB @ WALLS AT GARAGE.
- 5. SMOKE DETECTORS SHALL BE HARDWIRED TO BUILDING POWER, SHALL HAVE BATTERY BACKUP AND BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM ACTIVATES ALL ALARMS IN THE UNIT..
- 6. SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE SLEEPING AREAS AND ON EACH ADDITIONAL STORY OF THE DWELLING.
- 7. A MINIMUM OF (1) SMOKE DETECTOR AND (1) CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON EACH FLOOR.
- 8. FIRESTOPPING SHALL CONSIST OF 2" NOMINAL LUMBER.
- 9. FIRESTOPPING AND DRAFTSTOPPING IS REQUIRED IN THE FOLLOWING PLACES:
- CONCEALED SPACE AT ALL FLOOR AND CEILING LEVELS AND AT 10 FT INTERVALS ALONG THE LENGTH OF THE WALL.
- INTERCONNECTS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (IE SOFFITS).
- CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN.
- 10. ROCK WOOL AROUND ALL OPENINGS FOR VENTS, PIPES, DUCTS, ETC. 11. EMERGENCY EGRESS WINDOWS SHALL MEET THE FOLLOWING

CLEAR OPEN WIDTH 20" (MINIMUM) CLEAR OPEN HEIGHT 24" (MINIMUM) CLEAR OPEN AREA 5.7 S.F. (MINIMUM)RC (5.0 S.F. MIN @ GRND LEVEL) SILL HEIGHT 44" (MAXIMUM)

- 12. PREFABRICATED FIREPLACES SHALL BEAR UL OR ICC SEAL OF APPROVAL AND SHALL BE INSTALLED PER MANUFACTURER INSTRUCTIONS.
- 13. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE
- 14. 13D RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED. A 1" MIN WATER METER & 1" MIN SERVICE LINE IS REQD. A WATER FLOW ALARM SHALL BE REQUIRED.

SAFETY AND SECURITY

- 1. DEADBOLTS WITH A MINIMUM THROW OF 1/2" AND A VIEWPORT OR GLASS SIDE LITE ARE REQUIRED AT ALL EXTERIOR DOORS.
- 2. DEADBOLTS OR APPROVED LOCKING DEVICES ARE REQUIRED ON ALL SLIDING DOORS.
- 3. ALL LOCKS SHALL BE OPENABLE WITHOUT ANY SPECIAL KNOWLEDGE OR
- EFFORT.
- 4. WINDOWS WITHIN 10'-0" OF GRADE SHALL BE PROVIDED WITH LATCHING
- 5. STAIRWAYS TO MEET THE FOLLOWING REQUIREMENTS (FOR OCCUPANCIES LESS THAN 10):

STAIR WIDTH 36" (MINIMUM) TREAD DEPTH 10" (MINIMUM) RISER HEIGHT 7-3/4" (MAXIMUM) HEADROOM 80" (MINIMUM) HANDRAIL HEIGHT 34"-38" ABOVE NOSING TYPE 1 HANDRAIL GRASP 1-1/4" (MINIMUM) TO 2" (MAXIMUM)

- 6. @ OPEN SIDES OF STAIRS, GUARDS SHALL BE NOT LESS THAN 36" TALL. WHERE GUARDS SERVE AS HANDRAILS, THE TOP OF THE GUARD SHALL BE BETWEEN 34"-38". ALL MEASUREMENTS TAKEN VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
- 7. REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A 4" DIA SPHERE; @ OPEN SIDED STAIRS, OPENINGS MAY NOT EXCEED 4 3". THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF A 6" DIA SPHERE.
- 8. PER TABLE R301.5: GUARD IN-FILL COMPONENTS, BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50LB ON AN AREA EQUAL TO 1 SF. GUARDS AND HANDRAILS SHALL BE DESIGNED TO WITHSTAND A 200LB SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
- 9. HANDRAILS SHALL BE CONTINUOUS WITHIN A FLIGHT OF STAIRS FROM A POINT DIRECTLY ABOVE THE TOP RISER TO A POINT DIRECTLY ABOVE THE LOWEST RISER PER R311.7.8 HANDRAILS. PROVIDE A CONTINUOUS HANDRAIL FOR STAIRWAYS OF 4 OR MORE RISERS.
- 10. RETURN HANDRAIL TO NEWELL POST OR WALL UNO. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BTWN WALL AND HANDRAILS. SLIGHTLY EASE ALL HANDRAIL EDGES TO NOT LESS THAN A RADIUS OF .01".
- 11. INTERIOR AND EXTERIOR STAIRS MUST BE ILLUMINATED BY AN ARTIFICIAL LIGHT SOURCE AT EACH LANDING OR OVER EACH STAIRWAY SECTION.
- 12. BASEMENTS AND EVERY SLEEPING ROOM MUST HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE OR RESCUE OPENING.
- 13. SCREENS OVER EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH MINIMUM OPENING SIZES AND BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQ'D FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.
- 14. WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISH GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN OF 24" ABOVE THE FINISH FLOOR. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.
- 15. AT LEAST ONE 3' WIDE EXTERIOR ENTRANCE MUST HAVE A LOCK THAT CAN BE OPENED FROM THE INSIDE WITHOUT A KEY OR ANY SPECIAL

KNOWLEDGE OR EFFORT.

ABBREVIATIONS

BEDROOMS AND ON ALL FLOORS.

	A II II 40000	5 144	EACH MANA		DI ATE
#	NUMBER	EW	EACH WAY	PL	PLATE
	AT ANGLIOD DOLT	EXIST'G/E	EXISTING	PLY	PLYWOOD
AB	ANCHOR BOLT	EXT	EXTERIOR	PT	PRESSURE TREATED
ADJ	ADJUSTABLE	FC	FACE	PTD	PAINTED
AFF	ABOVE FINISH FLOOR	FDN	FOUNDATION	R	RADIUS
ALT	ALTERNATE	FIN	FINISH	REINF	REINFORCEMENT
ALUM	ALUMINUM	FLASH'G	FLASHING	REQD	REQUIRED
ARCH'L	ARCHITECTURAL	FLR	FLOOR	RM	ROOM
BTWN	BETWEEN	FO	FACE OF	RO	ROUGH OPENING
BLDG	BUILDING	FRMG	FRAMING	SC	SOLID CORE
BLKG	BLOCKING	FTG	FOOTING	SF	SQUARE FEET
BM	BEAM	GEN	GENERAL	SHTG	SHEATHING
BOT	BOTTOM	GALV	GALVANIZED	SOG	SLAB ON GRADE
BSBL	BUILDING SETBACK LINE	GFI	GROUND FAULT INTERRUPTER	SQ	SQUARE
CAB	CABINET	GLB	GLU—LAM BEAM	STD	STAINED
CL	CENTERLINE	GWB	GYPSUM WALL BOARD	STL	STEEL
CTRD	CENTERED	HDR	HEADER	STRUCT	STRUCTURAL
CLG	CEILING	HORIZ	HORIZONTAL	SUBFLR	SUBFLOOR
CLR	CLEAR	HT	HEIGHT	SW	SHEARWALL
COL	COLUMN	INFO	INFORMATION	TBD	ITO BE DETERMINED
CONC	CONCRETE	INSUL	INSULATION	TO	TOP OF
CONN	CONNECT/CONNECTION	INT	INTERIOR	TYP	TYPICAL
CONST	CONSTRUCTION	LWR	LOWER	UPR	UPPER
CONT	CONTINUOUS	MFR	MANUFACTURER	UNO	UNLESS NOTED OTHERWISE
CPT	CARPET	MAF	MECHANICALLY ATTACHED	VB	VAPOR BARRIER
DBL	DOUBLE		FLASHING	VERT	VERTICAL
DTL	DETAIL	MAX	MAXIMUM	VG	VERTICAL GRAIN
DIA	DIAMETER	MTL	METAL	VIF	VERIFY IN FIELD
DIM	DIMENSION	MIN	MINIMUM	W/	WITH
DN	DOWN	MVIS	MASONRY VENEER INSTALLATION	WD	WOOD
DS	DOWNSPOUT		SYSTEM (THIN BRICK)	W	WIDE
EA	EACH	NIC	NOT IN CONTRACT	WIN	WINDOW
ELEC	ELECTRICAL	NTS	NOT TO SCALE	WRB	WEATHER RESISTIVE BARRIER
EL/ELEV	ELEVATION	0/	OVER	WWF	WELDED WIRE FABRIC
EQ	EQUAL	OC	ON CENTER	WTS	WELDED THREADED STUD
	·· · -			** 1 0	

OWNER SUPPLIED

CONTRACTOR INSTALLED

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PROFESSIONAL STAMP



BUILDING DEPT STAMP

CODE NOTES ENERGY CREDITS

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ISSUE	DATE
PERMIT	5.12.21

RENDERINGS

A0.4



LEGEND

NEW 2x_ STUD WALL @ 16" OC @ INT; NEW 2x_ STUD WALL OR NON-STRUCTURAL FURRING W/ R-23 BATT INSUL @ EXTERIOR (U.N.O.): REFER TO STRUCTURAL

EXISTING WALL, INCLUDES WINDOWS TO BE PATCHED THAT DON'T EXTEND TO SUBFLR

ROOM DESCRIPTION, NUMBER AND FLOOR MATERIAL

ODS DOWNSPOUT

WINDOW/SKYLIGHT; SEE SCHEDULE 1/A2.3 & 2/A2.3; REFER TO 1/A2.3 FOR EGRESS WINDOW CALLOUT

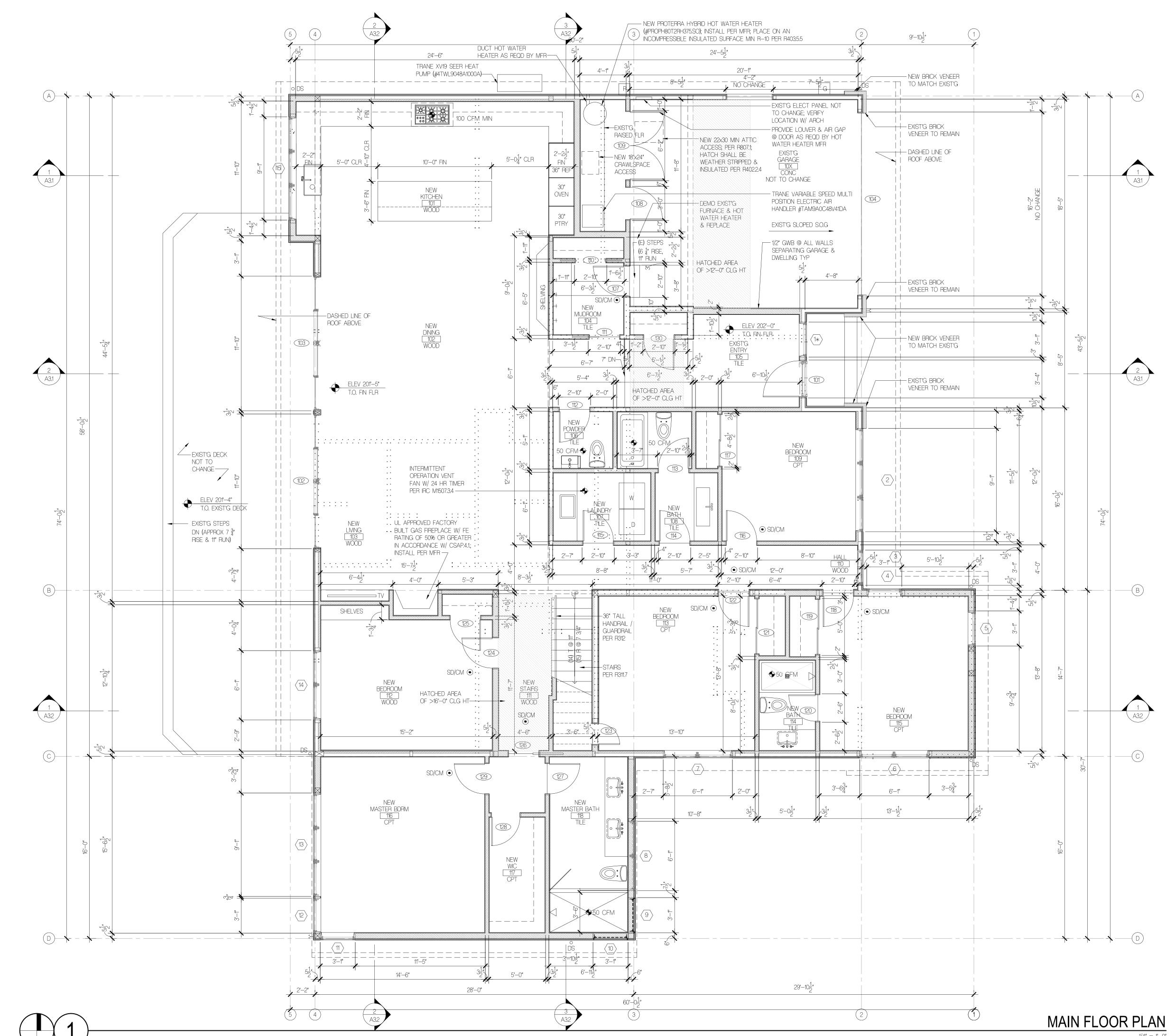
NEW DOOR; EXTERIOR DOOR SCHEDULE 2/A2.3

SD/CM COMBINED SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

*X CFM EXHAUST FAN

GENERAL NOTES

- 1. SEE A0.2 FOR EGRESS, STAIR, HANDRAIL/GUARDRAIL REQ.
- 2. PROVIDE 1/2" AIR SPACE MIN BTWN WOOD FRAMING & CONC WALL.S.
- 3. MINIMUM 90% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LAMPS. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY LUMINAIRES.
- 4. RECESSED LUMINAIRES INSTALLED IN THE BLDG THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BTWN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE TYPE IC-RATED AND LABELED CERTIFIED UNDER ASTM E283 AND SHALL HAVE A LABEL ATTACHED SHOWING COMPLIANCE WITH THIS TEST METHOD. ALL RECESSED LUMINAIRES SHALL BE SEALED W/ A GASKET OR CAULK BTWN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
- 5. A SMOKE DETECTOR & CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON ALL FLOORS.
- 5. PATCH GWB AS REQUIRED IN AREAS NOT SUBJECT TO REMODEL.
- 6. EXISTING 2X4 WALLS DIMENSIONED AS 2X6; CONTRACTOR TO ADD 2" FURRING TO INTERIOR FACE OF FRAMING TO INSULATE WALLS TO R-21 TYP.
- 7. DOORS BETWEEN A GARAGE & DWELLING MUST BE SELF-CLOSING & 1 3/8" THICK MIN SOLID WOOD OR STEEL OR BE A 20 MIN FIRE—RATED DOOR.
- 8.. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE RESIDENCE PER AV107.2. SYSTEM SHALL MEET THE REQUIREMENTS OF NFPA 13D.



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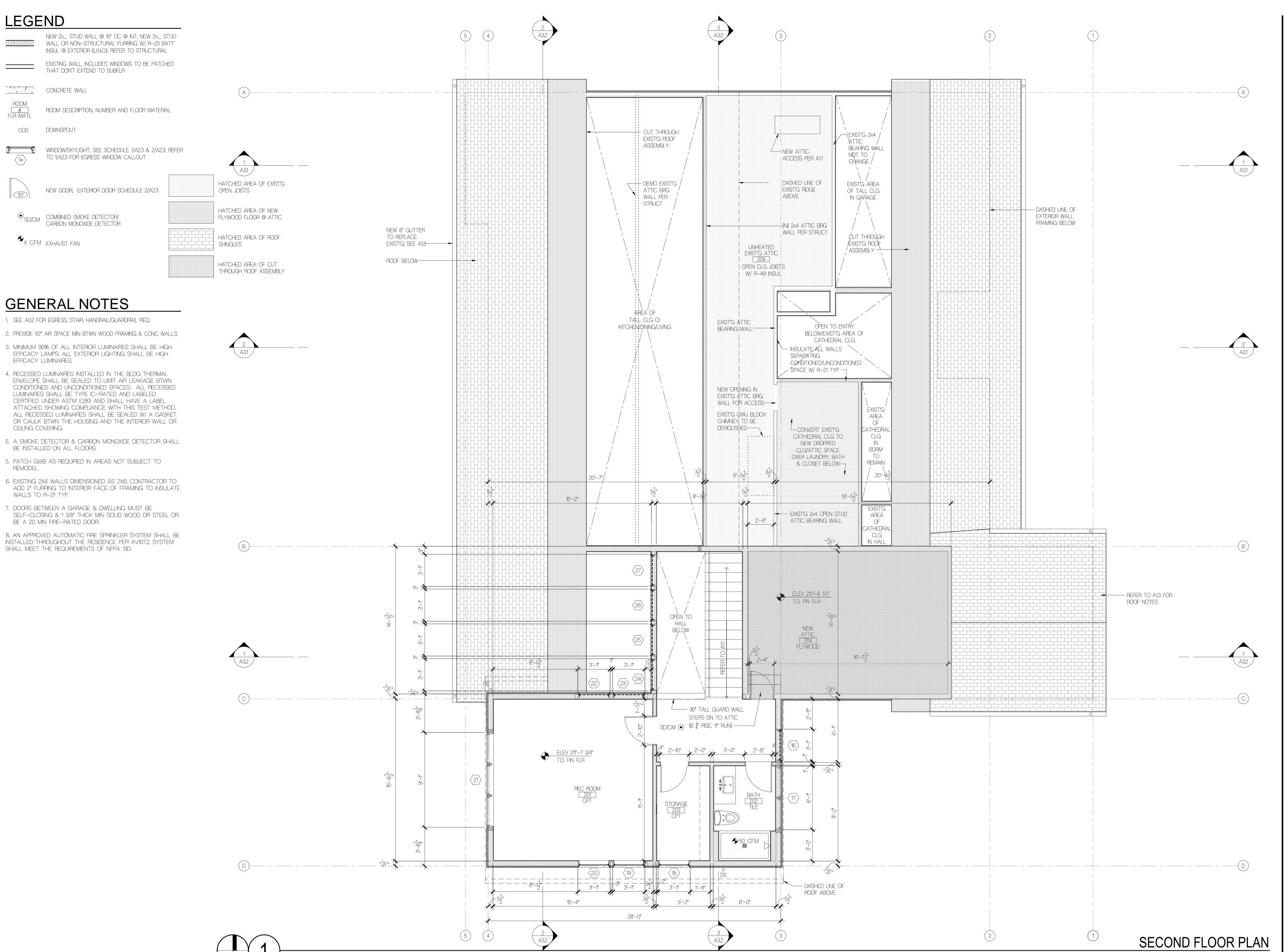
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PERMIT

MAIN FLOOR PLAN



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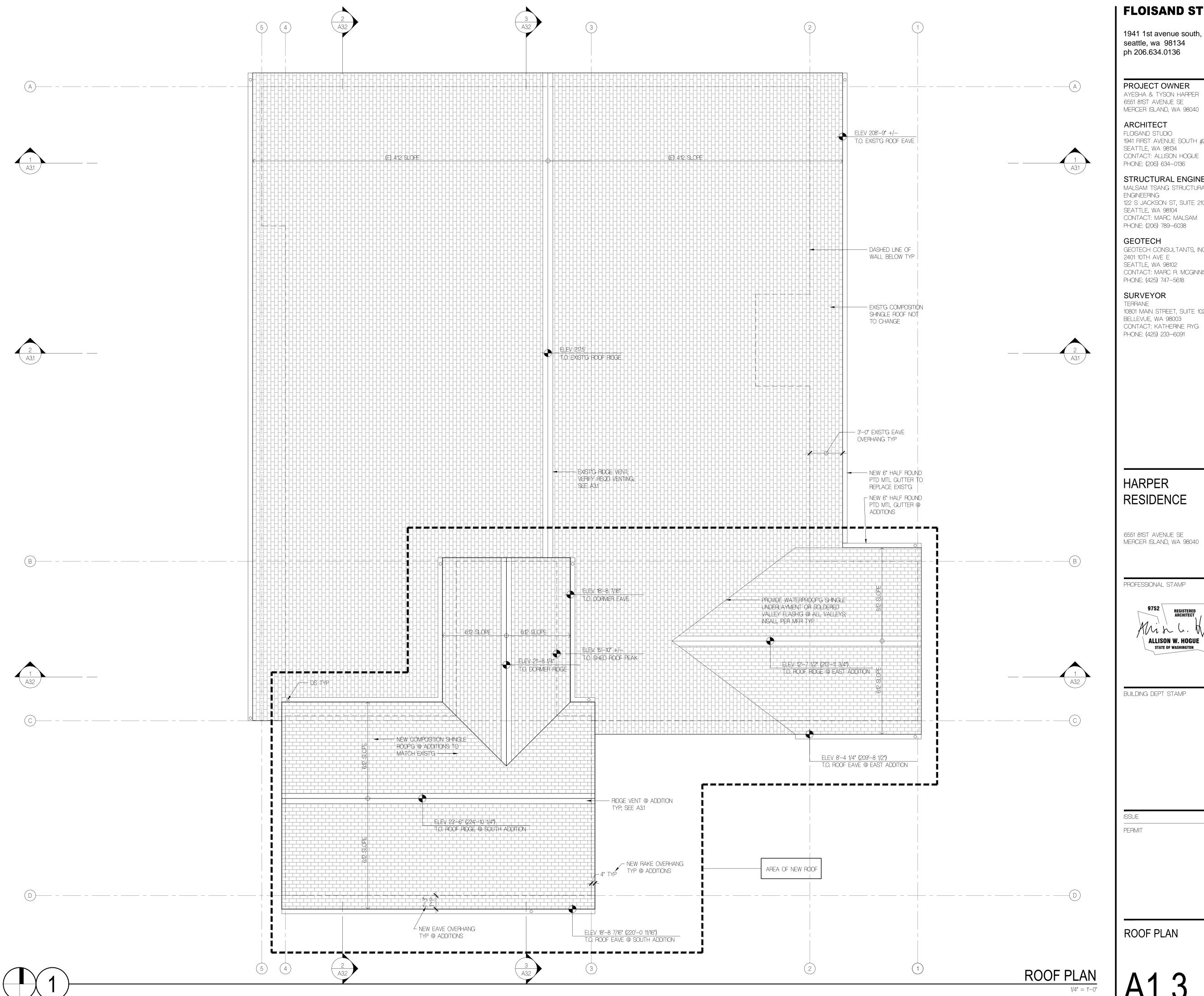


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ISSUE DATE
PERMIT 5.12.21

SECOND FLOOR PLAN

A1.2



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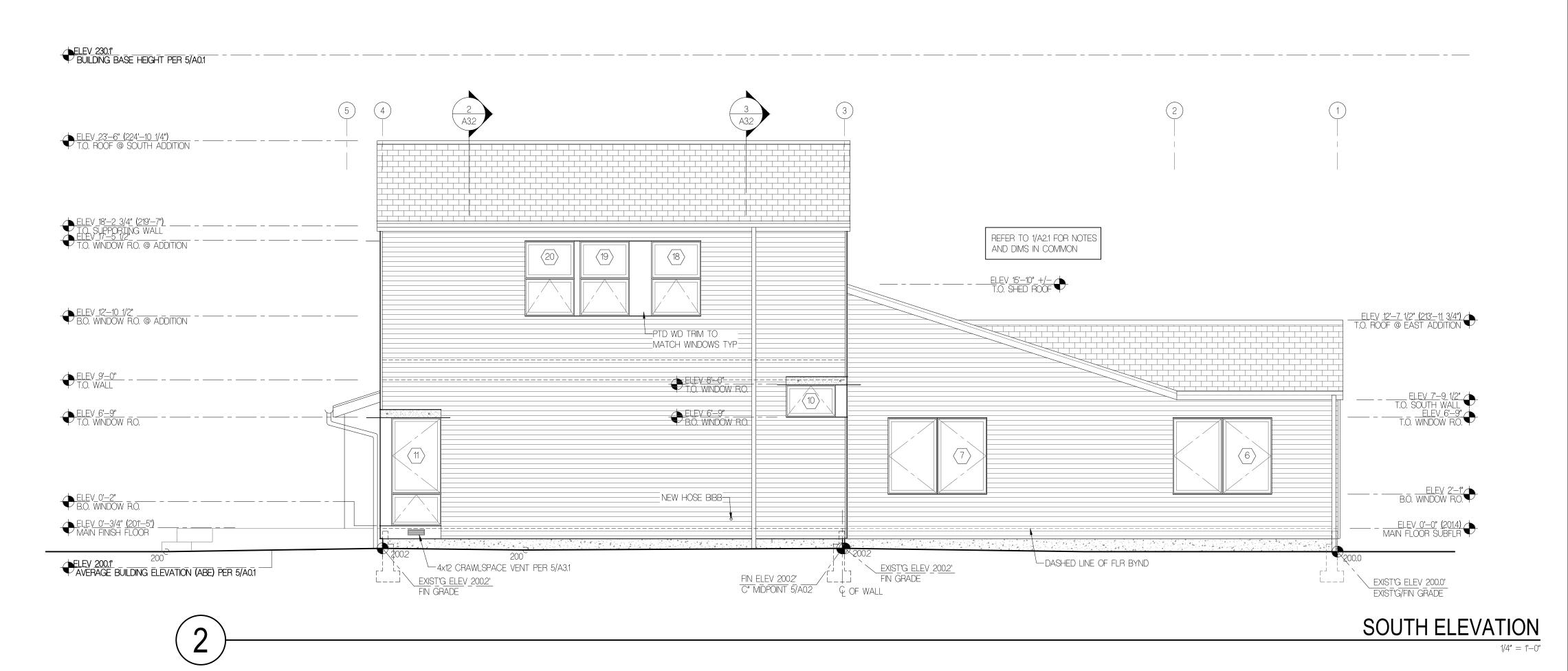
STRUCTURAL ENGINEER

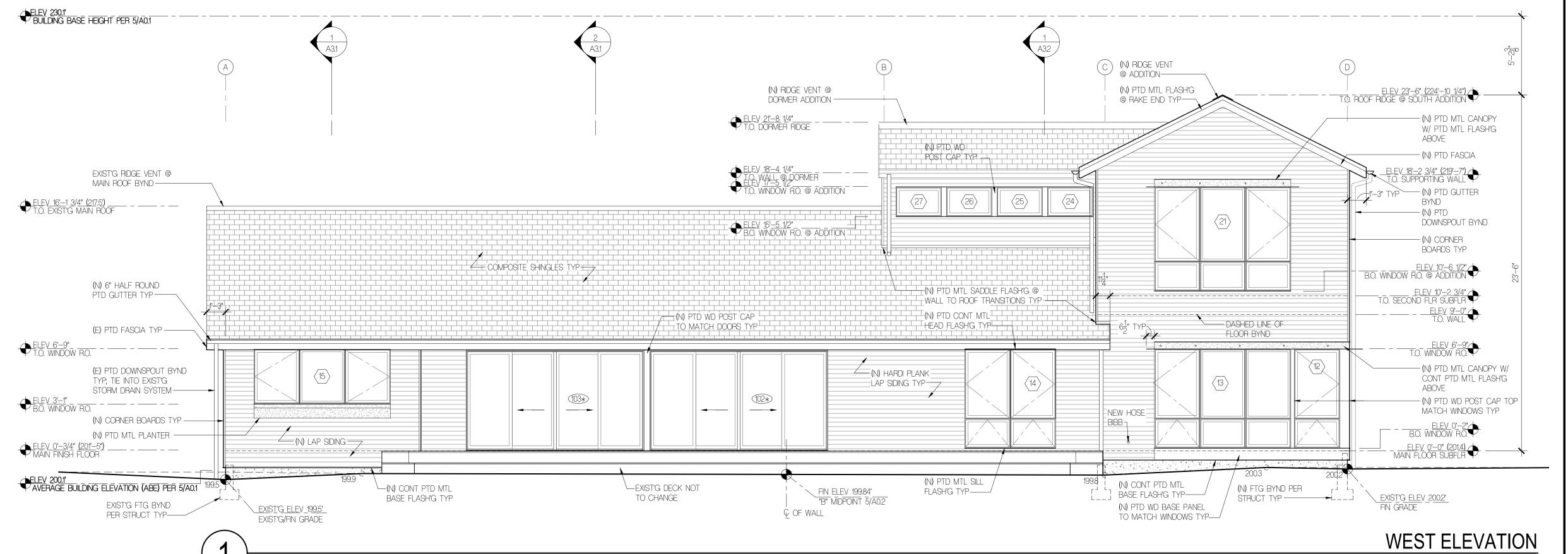
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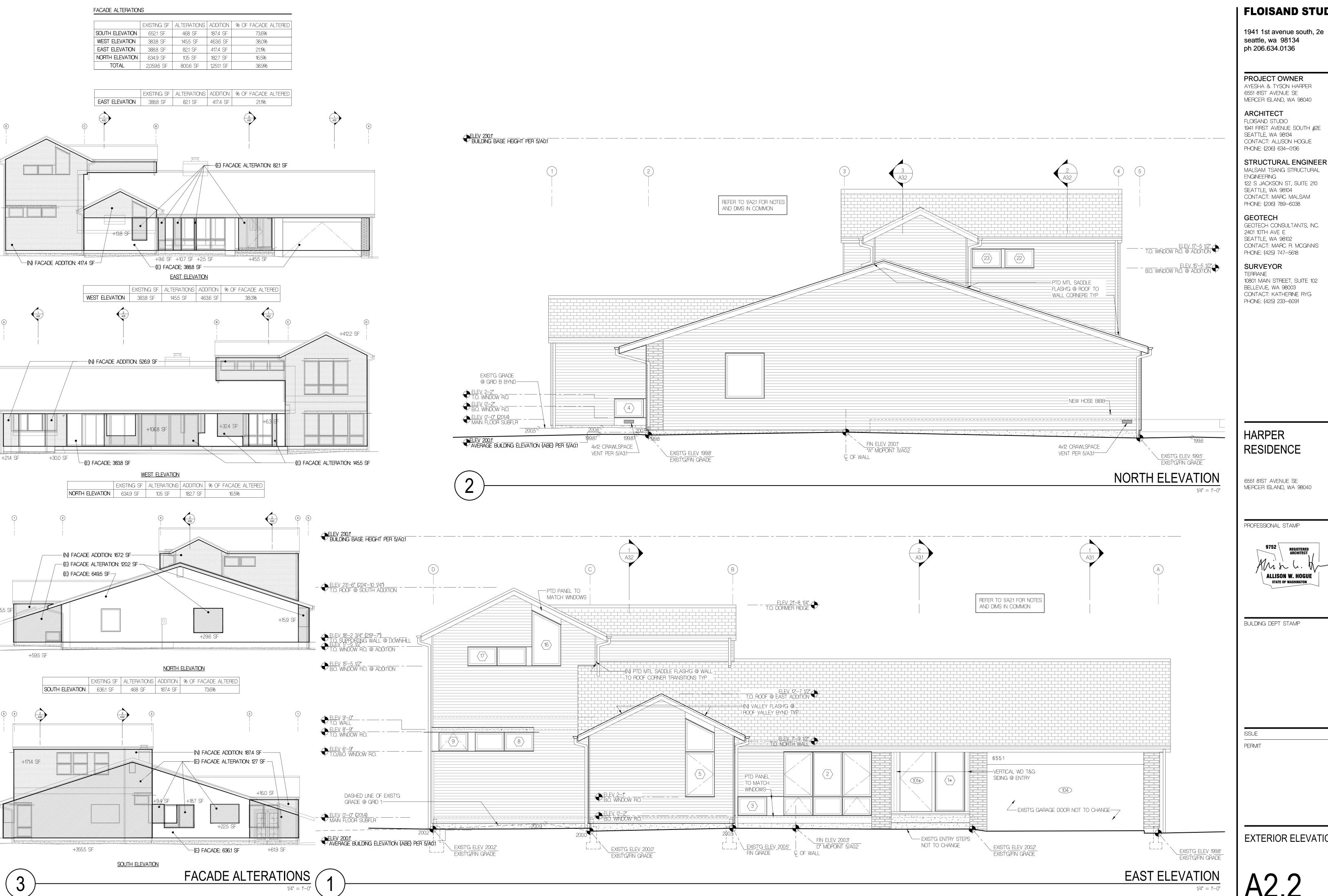
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PERMIT

ISSUE DATE

EXTERIOR ELEVATIONS

A2.1



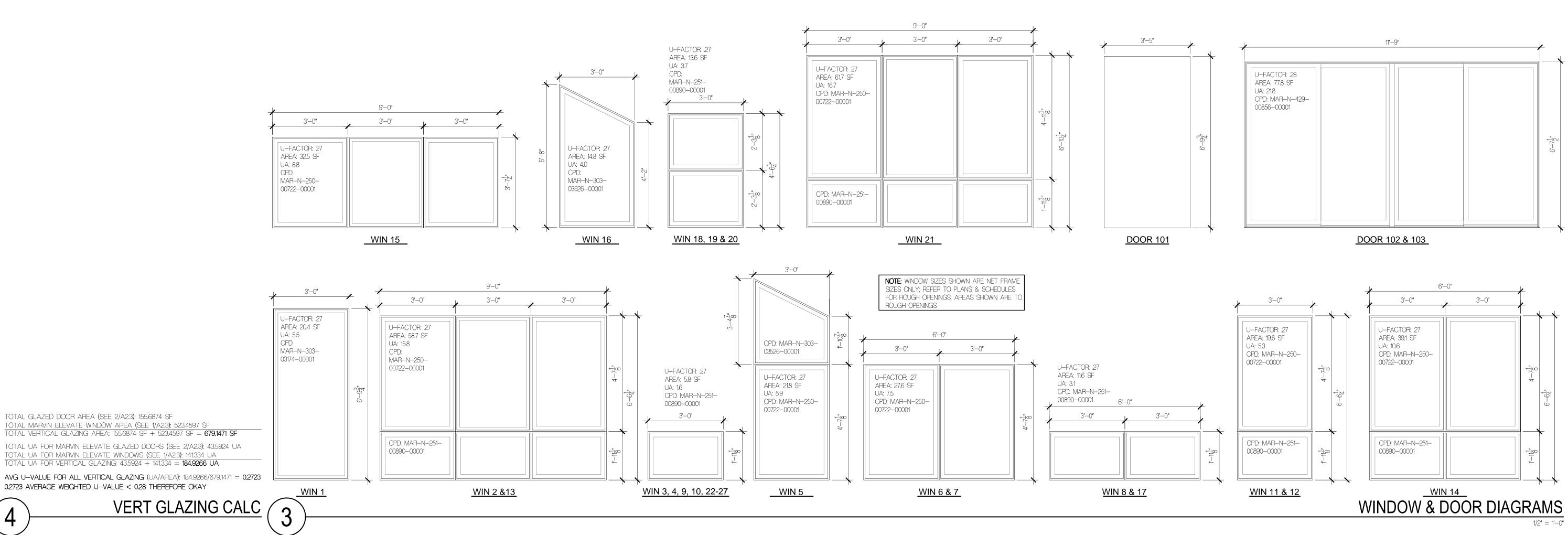
1941 1st avenue south, 2e

1941 FIRST AVENUE SOUTH #2E

GEOTECH CONSULTANTS, INC. CONTACT: MARC R. MCGINNIS



EXTERIOR ELEVATIONS



1. U-VALUES PROVIDED ARE NFRC CERTIFIED & FROM WINDOW / DOOR MANUFACTURER.

3. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS AFTER FRAMING IS COMPLETE AND PRIOR TO ORDERING

5. VERIFY THAT ALL EGRESS WINDOWS MEET IRC REQUIREMENTS: MIN. 5.7 SF; 20" CLEAR OPEN WIDTH; 24" MIN

WINDOWS; WHERE WINDOW JAMBS BUTT INTO PERPENDICULAR WALLS, CONTRACTOR TO CONFIRM REQ'D

WINDOWS ARE REFERENCED ON PLANS AND EXTERIOR ELEVATIONS.

CLEARANCES TO ADJACENT EXTERIOR CLADDING ASSEMBLIES.

CLEAR OPEN HEIGHT; 44" MAX SILL HEIGHT.

4. PROVIDE TEMPERED GLASS WHERE REQUIRED BY THE IBC/IRC.

EXTERIOR WINDOW SCHEDULE: FOLLOW 2018 WSEC, TABLE R402.1: BUILDING THERMAL ENVELOPE (PRESCRIPTIVE)

J	MARK	(W x H) MFR REQ'D ROUGH OPENING		(W x H) NET FRAME SIZE	OPERATION	CPD	MFR	MODEL	TYPE/MTL	U-FACTOR	SHGC	VT	AREA	UA	JAMB DEPTH	GLASS TYPE	EXT FINISH	INT FINISH REMARKS
	1	3'-1" × 6'-10 1/4"	3'-1" × 6'-10 1/2"	3'-0" × 6'-9 3/4"	12	(13)	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.35	.6	20.4	5.5	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
	2	9'-1" × 6'-6 3/4"	9'-1" × 6'-7"	9'-1" × 6'-6 1/4"	12	13	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	58.7	15.8	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
	3	3'-1" × 1'-11 5/8"	3'-1" × 2'-0"	3'-0" × 1'-11 1/8"	12	13	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	5.8	1.6	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
	4	3'-1" × 1'-11 5/8"	3'-1" × 2'-0"	3'-0" × 1'-11 1/8"	12	(13)	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	5.8	1.6	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
60	5	3'-1" × VARIES	3'-1" × VARIES	3'-0" × VARIES	12	(13)	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	21.8	5.9	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
6MQ	6	6'-1" × 4'-7 5/8"	6'-1" × 4'-8"	3'-0" × 4'-7 1/8"	12	13	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	27.6	7.5	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
MINDOWS	7	6'-1" × 4'-7 5/8"	6'-1" × 4'-8"	3'-0" × 4'-7 1/8"	12	13	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	27.6	7.5	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
FLOOR	8	6'-1" × 1'-11 5/8"	6'-1" x 2'-0"	6'-0" × 1'-11 1/8"	12	13	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	11.6	3.1	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
) F(9	3'-1" × 1'-11 5/8"	3'-1" × 2'-0"	3'-0" × 1'-11 1/8"	12	13	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	5.8	1.6	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
MAIN	10	3'-1" × 1'-11 5/8"	3'-1" × 2'-0"	3'-0" × 1'-11 1/8"	12	13	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	5.8	1.6	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
	11	3'-1" × 6'-6 3/4"	3'-1" × 7'-0"	3'-0" × 6'-6 1/4"	12	13	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	19.6	5.3	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
	12	3'-1" × 6'-6 3/4"	3'-1" × 7'-0"	3'-0" × 6'-6 1/4"	12	(13)	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	19.6	5.3	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
	13	9'-1" × 6'-6 3/4"	3'-1" × 7'-0"	9'-0" × 6'-6 1/4"	12	13	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	58.7	15.8	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
	14	6'-1" × 6'-6 3/4"	3'-1" × 7'-0"	6'-0" × 6'-6 1/4"	12	(13)	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	39.1	10.6	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
	15	9'-1" x 3'-7 3/4"	3'-1" × 3'-8"	9'-0" × 3'-7 1/4"	12	(13)	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	32.5	8.8	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
	16	3'-1" × VARIES	3'-1" × VARIES	3'-0" × VARIES	12	(13)	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	14.8	4.0	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
	17	6'-1" × 1'-11 5/8"	6'-1" x 2'-0"	6'-0" × 1'-11 1/8"	12	(13)	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	11.6	3.1	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
	18	6'-1" × 4'-6 3/4"	6'-1" × 4'-7"	6'-0" × 4'-6 1/4"	12	(13)	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	13.6	3.7	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
S N	19	6'-1" × 4'-6 3/4"	6'-1" × 4'-7"	6'-0" × 4'-6 1/4"	12	(13)	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	13.6	3.7	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
SMODNIM	20	6'-1" × 4'-6 3/4"	6'-1" × 4'-7"	6'-0" × 4'-6 1/4"	12	13	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	13.6	3.7	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
₩ 	21	9'-1" × 6'-10 3/4"	9'-1" x 6'-11"	9'-0" × 6'-10 1/4"	12	13	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	61.7	16.7	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
FLOOR	22	3'-1" × 1'-11 5/8"	3'-1" × 2'-0"	3'-0" × 1'-11 1/8"	12	13	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	5.8	1.6	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
MAIN F	23	3'-1" × 1'-11 5/8"	3'-1" × 2'-0"	3'-0" × 1'-11 1/8"	12	13	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	5.8	1.6	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
Ž	24	3'-1" × 1'-11 5/8"	3'-1" × 2'-0"	3'-0" × 1'-11 1/8"	12	13	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	5.8	1.6	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
	25	3'-1" × 1'-11 5/8"	3'-1" × 2'-0"	3'-0" × 1'-11 1/8"	12	13	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	5.8	1.6	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
	26	3'-1" × 1'-11 5/8"	3'-1" × 2'-0"	3'-0" × 1'-11 1/8"	12	13	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	5.8	1.6	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
	27	3'-1" × 1'-11 5/8"	3'-1" × 2'-0"	3'-0" × 1'-11 1/8"	12	13	MARVIN E	ELEVATE	ALUM EXT/WOOD INT	.27	.30	.51	5.8	1.6	4 9/16"	LOW E2 W/ ARGON	EBONY	WHITE
P	AVG U-VA	LUE FOR VERTICAL (GLAZING: REFER TO	O 4/A2.3							TOT	ΓAL	523.4597	141.334				

EXTERIOR DOOR SCHEDULE: FOLLOW 2018 WSEC, TABLE R402.1.1: BUILDING THERMAL ENVELOPE (PRESCRIPTIVE)

					,				• • • • •									
MARK	(W x H) MFR REQ'D ROUGH OPENING	(W x H) ACTUAL ROUGH OPENING	(W x H) NET FRAME SIZE	OPERATION	CPD	MFR	MODEL	TYPE/MTL	U-FACTOR	SHGC	VT	AREA	UA	JAMB DEPTH	GLASS TYPE	EXT FINISH	INT FINISH	SAFETY GLAZING
001 ④	3'-6" x 6'-10 1/4"	3'-6" x 6'-10 1/2"	3'-3" × 6'-10 3/4"	9		SIMPSON	49900	WOOD	6	6		23.3		4 9/16"	N/A	WOOD	WOOD	N/A
002	11'-10" × 6'-8"	11'-10" × 6'-9"	11'-9" × 6'-7 1/2"	9	10	MARVIN	ELEVATE SLIDING PATIO DOOR	ALUM EXT/WOOD INT	.28	.33	.58	77.8	21.8	4 9/16"	LOW E2 W/ ARGON	EBONY	BLACK	YES
003	11'-10" × 6'-8"	11'-10" × 6'-9"	11'-9" × 6'-7 1/2"	9	10	MARVIN	ELEVATE SLIDING PATIO DOOR	ALUM EXT/WOOD INT	.28	.33	.58	77.8	21.8	4 9/16"	LOW E2 W/ ARGON	EBONY	BLACK	YES
	TOTAL 155.6874 4										43.5924							

8. INTERIOR GLAZING PROFILE TO BE SQUARE.

10. REFER TO 3/A23 FOR NET FRAME SIZES, OPERATION, AND CPD NUMBERS.

9. REFER TO EXT ELEVS FOR OPERATIONS.

TOTAL VERTICAL GLAZING U-VALUE: REFER TO 4/A2.3

TOTAL GLAZED DOOR AREA (SEE 2/A2.3): 155.6874 SF

TOTAL MARVIN ELEVATE WINDOW AREA (SEE 1/A2.3): 523.4597 SF

TOTAL UA FOR MARVIN ELEVATE WINDOWS (SEE 1/A2.3): 141.334 UA

0.2723 AVERAGE WEIGHTED U-VALUE < 0.28 THEREFORE OKAY

1. U-VALUES PROVIDED ARE NFRC CERTIFIED & FROM WIN/DOOR MFR AND/OR WSEC.

2. DOORS ARE REFERENCED ON PLANS AND EXTERIOR ELEVATIONS.

3. CONTRACTOR TO VERIFY ALL RO'S AFTER FRAMING IS COMPLETE AND PRIOR TO ORDERING DOORS; WHERE DOOR JAMBS BUT INTO PERPENDICULAR WALLS, CONTRACTOR TO CONFIRM REQ'D CLEARANCES TO ADJACENT EXTERIOR CLADDING ASSEMBLIES.

4. ALL EXTERIOR DOORS TO RECEIVE DEAD BOLT OR DEAD LATCH WITH MINIMUM 1/2" THROW.

5. PROVIDE TEMPERED GLASS WHERE REQUIRED BY THE IBC/IRC.

6. PER WSEC R402.3.4, ONE SIDE HINGED OPAQUE DOOR ASSEMBLY UP TO 24 SF IS EXEMPTED FROM THE U FACTOR

REQUIREMENTS IN R402.1. 7. INSTALLATION OPTION TO BE NAIL FIN.

EXTERIOR DOOR SCHEDULE

WINDOW SCHEDULE

6. INCLUDES $\frac{1}{2}$ SHIM FOR R.O. @ EACH JAMB; $\frac{3}{4}$ OVERALL SHIM @ HEAD & SILL. 7. WINDOW HARDWARE COLOR TO BE MATTE BLACK.

13. REFER TO 3/A2.3 FOR NET FRAME SIZES, OPERATIONS, AND CPD NUMBERS.

8. WINDOW SCREEN COLOR TO BE EBONY.

12. REFER TO EXT ELEVS FOR OPERATION.

10. INTERIOR GLAZING PROFILE TO BE SQUARE.

11. INSTALLATION METHOD TO BE W/ NAILING FIN.

9. REFER TO PLANS FOR CONDITIONED SPACE REQUIREMENTS.

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PROFESSIONAL STAMP



BUILDING DEPT STAMP

WINDOW SCHEDULE & DIAGRAMS

TABLE R402.4.1.1 (continued) AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA*	INSULATION CRITERIA*
Rim Joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking or floor framing cavity insulation shall be permitted to be in contact with the topside of sheathing or continuous insulation installed on the underside of floor framing and extend from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I, black vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit and installed to the correct density without any voids or gaps or compression, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls. There shall be no voids or gaps or compression where cut to fit. Insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior wall	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.	
HVAC register boots	HVAC supply and return register boots shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

IC = insulation contact

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

Prescriptive Checklist for the 2018 Washington State Energy Code - Residential

TABLE R402.4.1.1

COMPONENT	AIR BARRIER CRITERIA*	INSULATION CRITERIA®
General Requirements	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.
Cavity insulation installation		All cavities in the thermal envelope shall be filled with insulation. The density of the insulation shall be at the manufacturers' product recommendation and said density shall be maintained for all volume of each cavity. Batt type insulation will show a voids or gaps and maintain an even density for the entire cavity. Batt insulation shall be installed in the recommended cavity depth. Where a obstruction in the cavity due to services, blocking, bracing or other obstruction exists, the batt product where be cut to fit the remaining depth of the cavity. Where the batt is cut around obstructions, loose fill insulation shall be placed to fill any surface or concealed voids, and at the manufacturers' specified density. Where faced batt is used, the installation tabs must be stapled to the face of the stud. There shall be no compression to the batt at the edges the cavity due to inset stapling installation tabs. Insulation that upon installation readic conforms to available space shall be installed filling the entire cavity and within the manufacturers' density recommendation.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier Batt insulation installed in attic roof assemblies may be compressed at exterior wall lines to allow for required attic ventilation.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance R-3 per inch minimum. Exterior thermal envelope insulation of framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.	

Prescriptive Checklist for the 2018 Washington State Energy Code - Residential

AIR BARRIER & INSULATION INSTALLATION

2018 Washington State Energy Code – Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington

	Summary of Table	R406.2 (co	nt.)						
Energy Options	Energy Credit Option Descriptions (cont.)	Credits - se Credit Option Descriptions (cont.) energy opt each cat							
5.1 ^d	Efficient Water Heating	0.5							
5.2	Efficient Water Heating	0.5							
5.3	Efficient Water Heating	1.0							
5.4	Efficient Water Heating	1.5							
5.5	Efficient Water Heating	2.0	•	ProTerra POPH80 T2 RH375-SC					
5.6	Efficient Water Heating	2.5							
6.1 ^e	Renewable Electric Energy (3 credits max)	1.0							
7.1	Appliance Package	0.5							
	Total Credits		4.5	CLEAR FORM					

Single Family – New & Additions (effective February 1, 2021)

a. An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area or 500 W,

Please print only pages 1 through 3 of this worksheet for submission to your building official.

- whichever is bigger, may be installed in the dwelling unit. b. Equipment listed in Table C403.3.2(4) or C403.3.2(5) c. Equipment listed in Table C403.3.2(1) or C403.3.2(2)
- d. You cannot select more than one option from any category EXCEPT in category 5. Option 5.1 may be combined
- with options 5.2 through 5.6. See Table 406.3. e. 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max.

See the complete Table R406.2 for all requirements and option descriptions.

2018 Washington State Energy Code – Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family – New & Additions (effective February 1, 2021)

Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

- 1. Small Dwelling Unit: 3 credits
- Dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area.
- Additions to existing building that are greater than 500 sf of heated floor area but less than 1,500 sf. 2. Medium Dwelling Unit: 6 credits
- All dwelling units that are not included in #1 or #3
- 3. Large Dwelling Unit: 7 credits Dwelling units exceeding 5,000 sf of conditioned floor area
- 4. Additions less than 500 square feet: 1.5 credits All other additions shall meet 1-3 above

Before selecting your credits on this Summary table, review the details in Table 406.3 (Single Family), on page 4.

	Summary of T	able R406.2		
Heating Options	FUEL Normalization Descriptions		User Notes	
1	Combustion heating minimum NAECAb	0.0		
2	Heat pump ^c	1.0	•	
3	Electric resistance heat only - furnace or zonal	-1.0		
4	DHP with zonal electric resistance per option 3.4	0.5		
5	All other heating systems	-1.0		
Energy Options	Energy Credit Option Descriptions	energy option	select ONE on from each gory ^d	
1.1	e udee	0.5		
1.2	Efficient Building Envelope	1.0		
1.3	Efficient Building Envelope	0.5		
1.4	Efficient Building Envelope	1.0		
1.5	Efficient Building Envelope	2.0		
1.6	Efficient Building Envelope	3.0		
1.7	Efficient Building Envelope	0.5		
2.1	Air Leakage Control and Efficient Ventilation	0.5		
2.2	Air Leakage Control and Efficient Ventilation	1.0		
2.3	Air Leakage Control and Efficient Ventilation	1.5		
2.4	Air Leakage Control and Efficient Ventilation	2.0		
3.1ª	High Efficiency HVAC	1.0		
3.2	High Efficiency HVAC	1.0		
3.3ª	High Efficiency HVAC	1.5		
3.4	High Efficiency HVAC	1.5		
3.5	High Efficiency HVAC	1.5	•	Trane XV19
3.6ª	High Efficiency HVAC	2.0		
4.1	High Efficiency HVAC Distribution System	0.5		
4.2	High Efficiency HVAC Distribution System	1.0		

2018 Washington State Energy Code – Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family – New & Additions (effective February 1, 2021)

These requirements apply to all IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Instructions: This single-family project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Provide all information from the following tables as building permit drawings: Table R402.1 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and 406.3 - Energy Credits.

Authorized Representative AM	on Hym	Date 051221
·	All Climate Zones (Table R402.1.	1)
	R-Value a	U-Factor ^a
Fenestration U-Factor ^b	n/a	0.30
Skylight U-Factor ^b	n/a	0.50
Glazed Fenestration SHGC b,e	n/a	n/a
Ceiling ^e	49 ^j	0.026
Wood Frame Wall ^{g,h}	21 int	0.056
Floor	30	0.029
Below Grade Wall c,h	10/15/21 int + TB	0.042
Slab ^{d,f} R-Value & Depth	10, 2 ft	n/a

R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity that is less a than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix

the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at

- Table A101.4 shall not be less than the *R*-value specified in the table. b The fenestration *U*-factor column excludes skylights. "10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on
- c the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall. d R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.
- For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall. R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter
- f slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics. For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for
- g climate zone 5 of ICC 400. Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard h framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10

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PRESCRIPTIVE ENERGY WORKSHEET & NOTES

Prescriptive Path – Single Family

2018 Washington State Energy Code-R

2018 Washington State Energy Code-R Prescriptive Path – Single Family

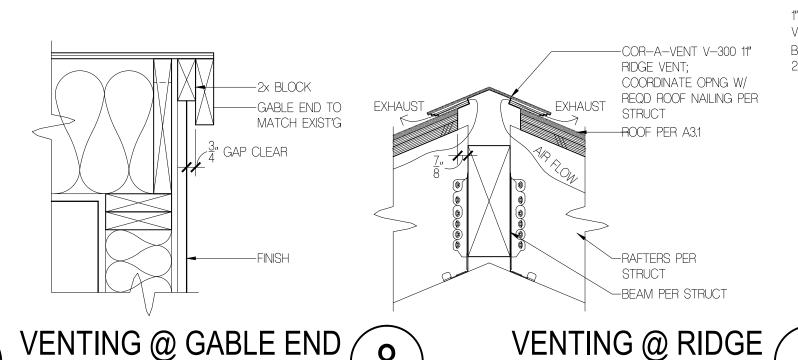
Prescriptive Path – Single Family

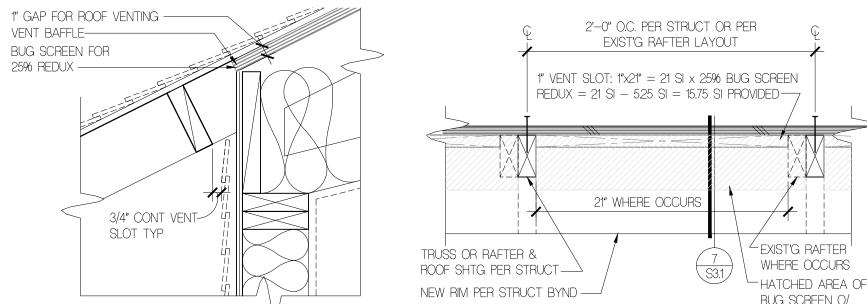
insulation.

2018 Washington State Energy Code-R

13

PRESCRIPTIVE ENERGY



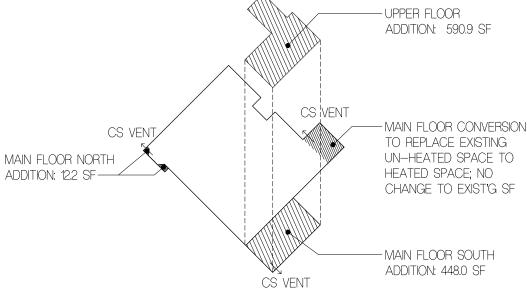


DAMPROOF'G AND EARTH-

CALCULATIONS	SF
EXISTING HOUSE CRAWL SPACE AREA	2,903.4
MAIN FLOOR CRAWL SPACE ADDITION	
@ KITCHEN	12.2 SF
© SOUTH	448.0 SF
TOTAL MAIN FLOOR CRAWL SPACE ADDITION	460.2
TOTAL CRAWL SPACE	3,363.6
REQUIRED CRAWL SPACE VENTING: 1 SF PER 1500 SF OF CRAWL SPACE AREA PER R40	8.2 EXCEPTION.

3,363,6 SF OF TOTAL CRAWL SPACE / 1500 = 2.24 SF OF REQUIRED CRAWL SPACE VENTING; REFER TO EXTERIOR ELEVATIONS FOR SIZE AND LOCATIONS.

NOTE: COVER VENTILATION OPENINGS FOR THEIR HEIGHT & WIDTH W/ APPROVED MATERIALS LISTED IN R408.2; OPENINGS SHALL NOT EXCEED 1/4".



- MAIN FLOOR CONVERSION

REQUIRED ROOF VENTING NEVA = NET FREE VENT AREA

1) <u>PRIMARY ROOF:</u>

ROOF AREA: 2,629.3 SF = 378,619.2 SI REQ'D ROOF VENTING: 378,619.2 SI / 300 = 1,262.1 SI USEABLE VENT AREA REQD @ RIDGE: 1,262.1 SI / 2 = 631.1 SI = 315.6 SIUSEABLE VENT AREA REQ'D @ EACH EAVE: 631.1 SI / 2

- AT RIDGE, (E) RIDGE VENT TO REMAIN & VERIFY MIN 631.1 SI OF VENTING PROVIDED
- AT RIM, MATCH (E) & VERIFY MIN 315.6 SI OF VENTING PROVIDED. • AT FRIEZE BLOCK, MATCH EXIST'G VENT - 3/4" SKIP SHTG GAP ABOVE BLOCK
- 22.5 LINEAL INCHES BETWEEN RAFTERS X 3/4" TALL GAP = **16 SI**; 16 SI PROVIDED > 10.9 SI REQD PER BAY; THEREFORE OKAY

2) <u>South addition roof</u>

ROOF AREA: 460.8 SF = 66,355.2 SIREQ'D ROOF VENTING: 66,355.2 SI / 300 = 221.2 SI

USEABLE VENT AREA REQD @ RIDGE: 221.2 SI / 2 = 110.6 SIUSEABLE VENT AREA REQ'D @ EACH EAVE: 110.6 SI / 2 = 55.3 SI +25% FOR BUG SCREEN VENTING = 69.125 SI **

** MATCH RIDGE VENTING @ MINIMUM

- AT RIDGE, USE COR-A-VENT V-300 W/ 13.5 SI/LF NFVA 28'-0" LINEAL FT OF RIDGE x 13.5 SI/LF = 378 SI; 378 SI PROVIDED > 110.6 SI REQ'D; THEREFORE OK
- AT SOUTH RIM, PROVIDE VENT SLOT EACH BAY PER DETAIL 6 & 7/A3.1
- 28'-0" LINEAL FT OF EAVE / 24" RAFTER BAYS = 14 RAFTER BAYS; 69.125 SI / @ 14 RAFTER BAYS = 5.0 SI/BAY REQD
- AT NORTH RIM, PROVIDE VENT SLOT EACH BAY PER DETAIL 6 & 7/A3.1 $15'-7 \frac{1}{2}" + 3'-1 \frac{3}{4}" = 18'-9 \frac{1}{4}"$ LINEAL FT OF EAVE / 24" RAFTER BAYS = 9 BAYS; 69.125 SI / @ 9 RAFTER BAYS = 7.7 SI/BAY REQD; 15.75 SI (MIN) PROVIDED THEREFORE OKAY
- AT FRIEZE BLOCK, PROVIDE 3/4" CONT GAP PER 7/A3.1 22 LINEAL INCHES BETWEEN RAFTERS X 3/4" TALL GAP = 16 SI; 16 SI PROVIDED > 5.0 SI @ SOUTH; 7.7 SI @ NORTH; THEREFORE OK

3) DORMER ADDITION ROOF:

ROOF AREA: 130.4 SF = 18,777.6 SIREQ'D ROOF VENTING: 18,777.6 SI / 300 = 62.6 SI

USEABLE VENT AREA REQD @ RIDGE: 62.6 SI / 2 = 15.7 SI +25% FOR BUG SCREEN VENTING = 19.625 SI ** USEABLE VENT AREA REQ'D @ EACH EAVE: 31.3 SI / 2 ** MATCH RIDGE VENTING @ MINIMUM

- AT RIDGE, USE COR-A-VENT V-300 W/ 13.5 SI/LF NFVA
- 18'-8 3/4" LINEAL FT OF RIDGE \times 13.5 SI/LF = 252.8 SI; 252.8 SI PROVIDED > 62.6 SI REQ'D; THEREFORE OK
- AT EAST & WEST RIM, PROVIDE VENT SLOT EACH BAY PER DETAIL 6 & 7/A3.1 14'-1 1/2" LINEAL FT OF EAVE / 24" RAFTER BAYS = 7 RAFTER BAYS; 19.625 SI / @ 7 RAFTER BAYS = **28 SI/BAY REQD**; 15.75 SI (MIN) PROVIDED THEREFORE OK
- AT FRIEZE BLOCK, PROVIDE 3/4" CONT GAP PER 7/A3.1

22 LINEAL INCHES BETWEEN RAFTERS X 3/4" TALL GAP = 16 SI; 16 SI PROVIDED > 2.25 SI REQD PER BAY; THEREFORE OK

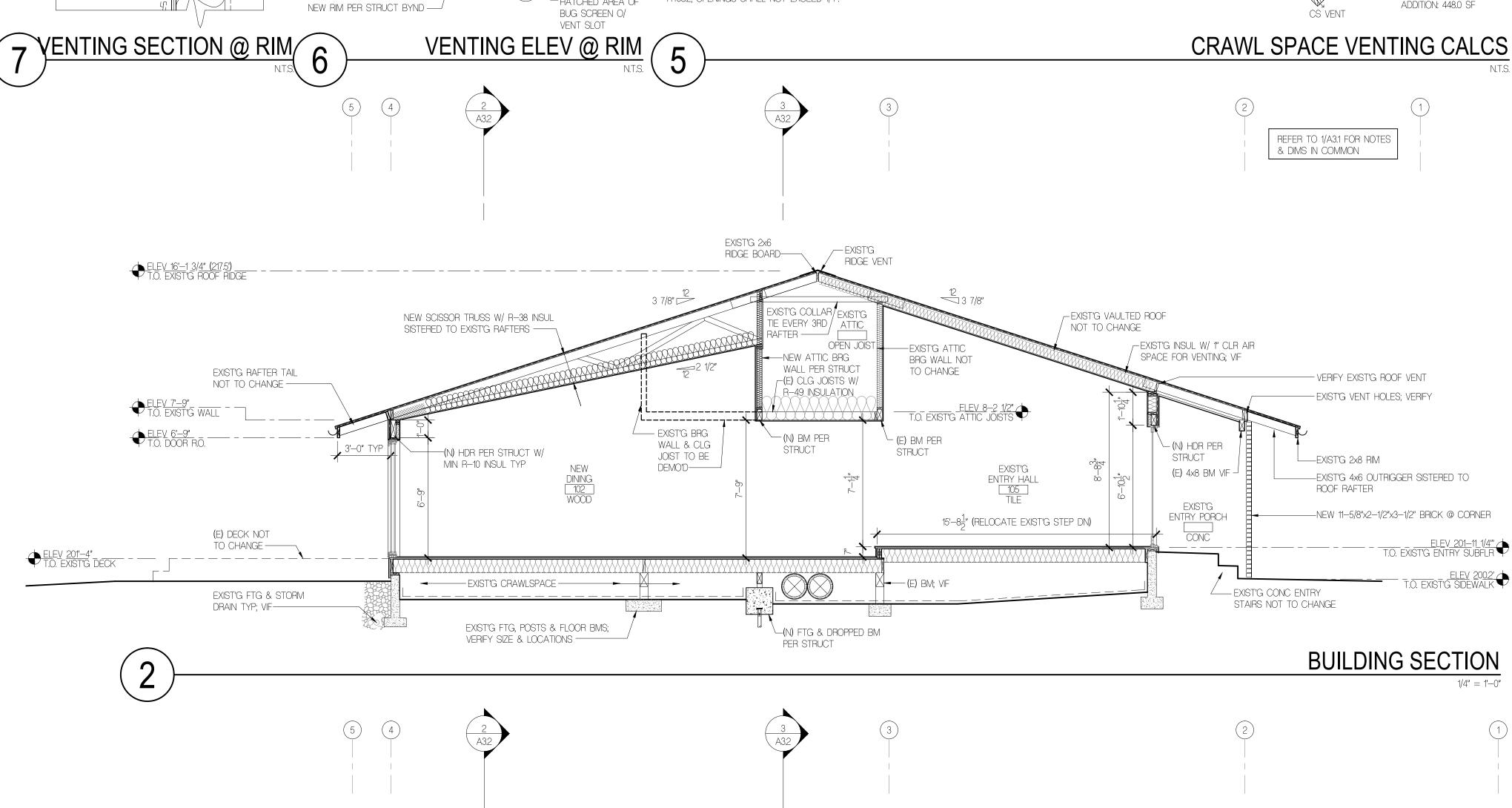
(4) <u>REPLACED EAST ROOF:</u>

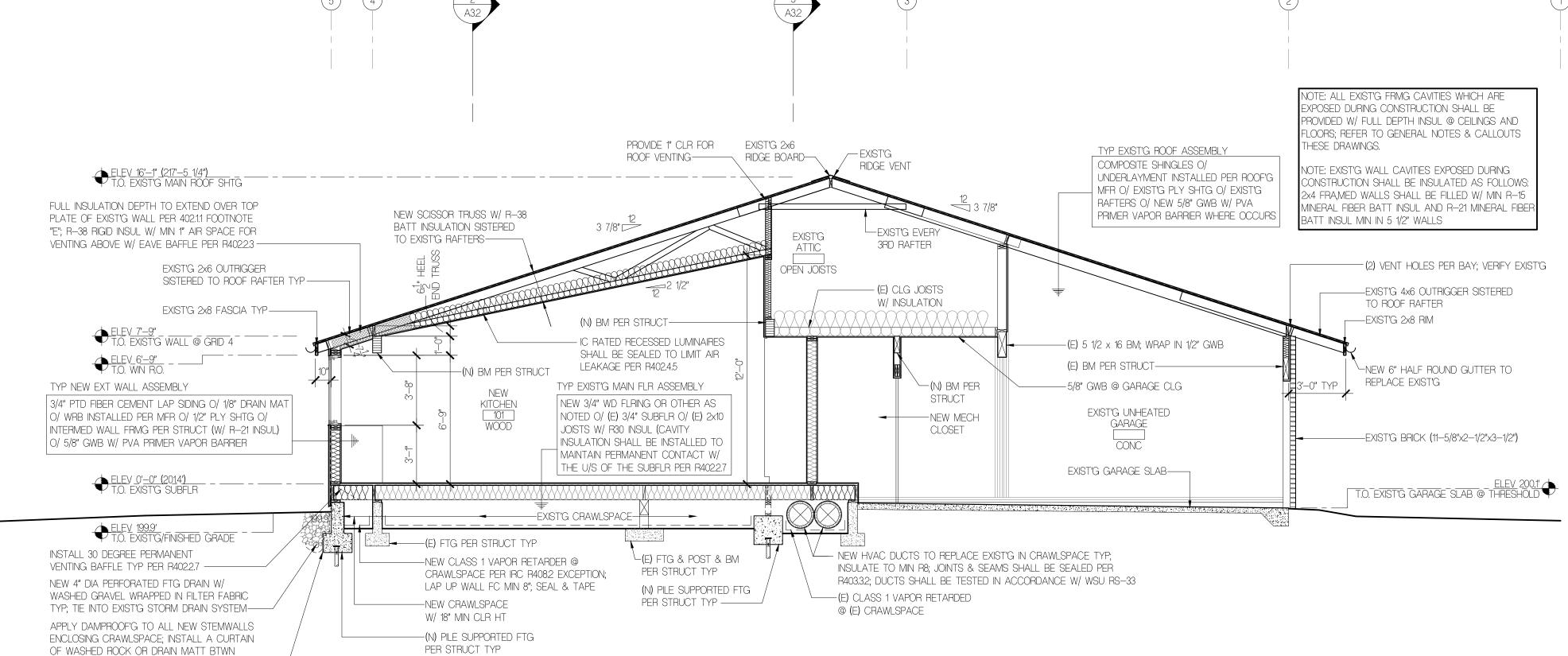
ROOF AREA: 142.4 SF = 20,505.6 SIREQ'D ROOF VENTING: 20,404.6 SI / 300 = 68.4 SI

USEABLE VENT AREA REQ'D @ PEAK: 68.4 SI / 2 = 34.2 SI= 17.1 SI + 25% FOR BUG SCREEN VENTING = 21.375 SI

- USEABLE VENT AREA REQ'D @ EAVE: 34.2 SI / 2
- AT RIDGE, USE COR-A-VENT V-300 W/ 13.5 SI/LF NFVA 22'-6" LINEAL FT OF RIDGE x 13.5 SI/LF = 303.75 SI; 303.75 SI PROVIDED > 68.4 SI REQ'D; THEREFORE OK
- AT NORTH & SOUTH RIM, PROVIDE VENT SLOT EACH BAY PER DETAIL 6 & 7/A3.1 9'-10 1/2" LINEAL FT OF EAVE / 24" RAFTER BAYS = 5 RAFTER BAYS; 21.375 SI / @ 5 RAFTER BAYS = **4.275 SI/BAY REQD**; 15.75 SI PROVIDED THEREFORE OK
- AT FRIEZE BLOCK, PROVIDE 3/4" CONT GAP PER 7/A3.1 22 LINEAL INCHES BETWEEN RAFTERS X 3/4" TALL GAP = 16 SI; 16 SI PROVIDED > 4.275 SI REQD PER BAY; THEREFORE OK

ROOF VENTING CALCS MATCH EXIST'G ---- EXIST'G ROOF RIDGE VENT & AREA: 2,629.3 SF VERIFY MIN 631.1 SI VENTING----NEW ROOF AREA: 130.4 SF----REPLACE EXIST'G AREA: 142.4 SF - PROVIDE DCI PRODUCTS SMART VENT SHED ROOF VENT (OR EQUIVALENT) FOR 9NFA WHERE GABLE ROOF BUTTS INTO DORMER WALL NEW ROOF NEW ROOF AREA: 450.8 SF---AREA: 450.8 SF





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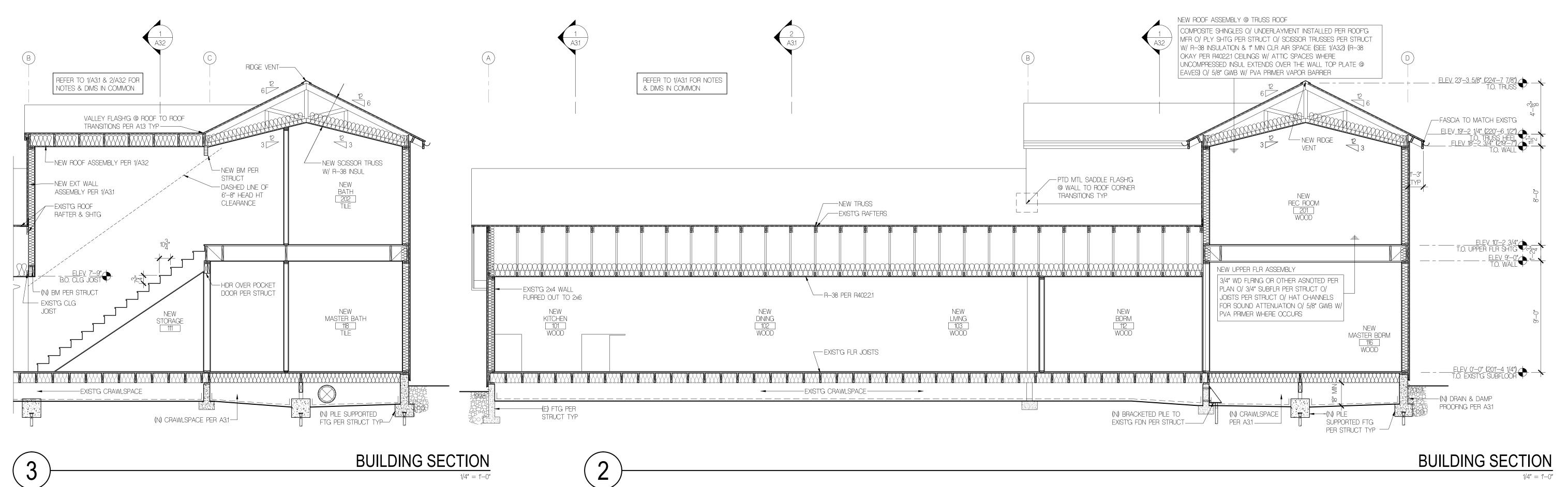
PERMIT 5.12.21

BUILDING SECTIONS

BUILDING SECTION

ROOF VENTING DIAGRAM

28'-0"



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REFER TO 1/A3.1 FOR NOTES & DIMS IN COMMON

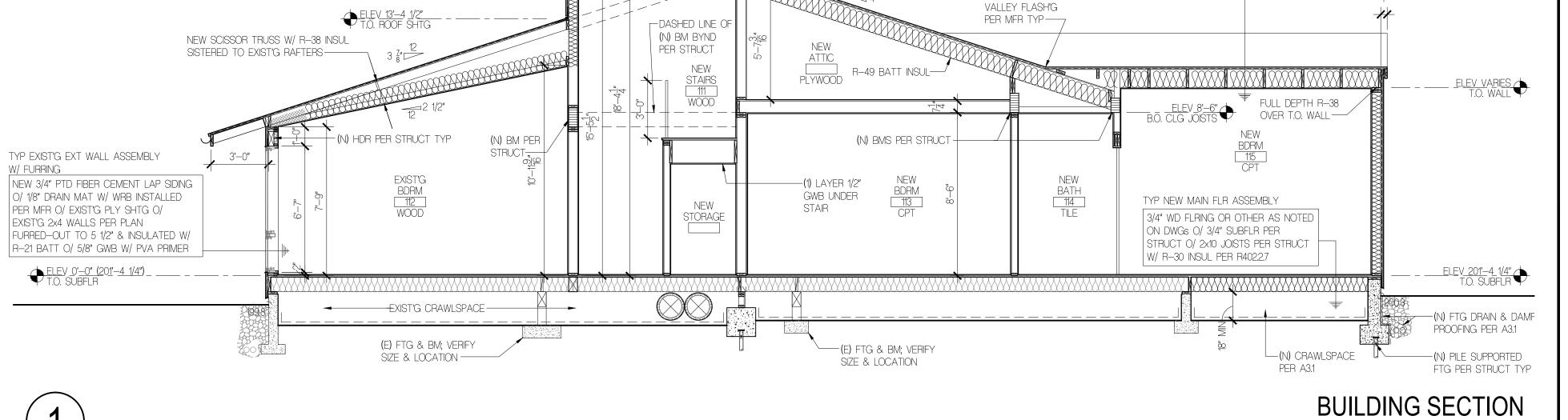


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ISSUE DATE

BUILDING SECTIONS

A3.2



NEW ROOF ASSEMBLY @ CONVENTIONALLY FRAMED ROOF

GWB W/ PVA PRIMER VAPOR BARRIER WHERE OCCURS

______ELEV 15'-9 1/16" T.O. RAFTER @ SHED PEAK

O/ PLY SHTG PER STRUCT O/ RAFTERS PER STRUCT W/ R-38
INSULATION W/ 1" MIN CLR AIR SPACE (PROVIDE CROSS VENTILATION
BETWEEN BAYS AS REQD PER A3.1) W/ FULL LENGTH BAFFLES O/ 5/8"

COMPOSITE SHINGLES O/ UNDERLAYMENT INSTALLED PER ROOF'G MFR

—DCI PRODUCTS SMART VENT SHED ROOF VENT OR EQUIVALENT

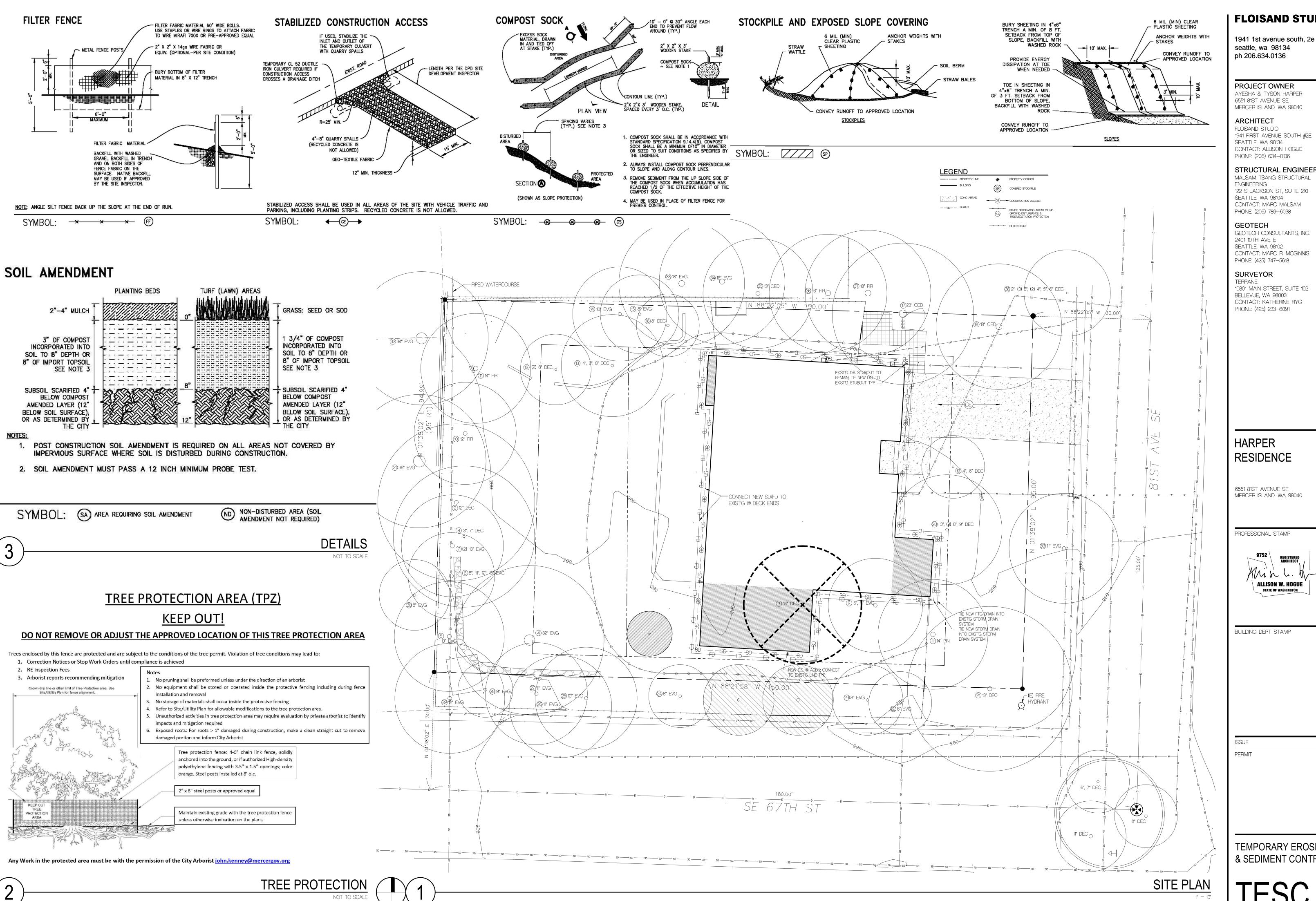
RIDGE VENT

R-38 RIGID

INSUL @ RAFTER PLUMB CUT TYP—

AN EAVE BAFFLE SHALL BE PER A13 — INSTALLED ADJACENT TO RIDGE BM & ROOF EAVE VENTS PER R40223 — JOISTS PER STRUCT—

NEW FASCIA TO MATCH EXIST'G_/



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TEMPORARY EROSION & SEDIMENT CONTROL

GENERAL STRUCTURAL NOTES

(THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS)

<u>CRITERIA</u>

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC) 2018

2. DESIGN LOADING CRITERIA

FLOOR LIVE LOAD (RESIDENTIAL)		40 PSF
FLOOR LIVE LOAD (RESIDENTIAL DECKS AND BA	ALCONIES)	60 PSF
SNOW		25 PSF
WIND	METHOD - DIRECTIONAL	PROCEDU

Kzt=1.6, GCpi=0.18, 110 MPH (RISK CATEGORY II), EXPOSURE "C"

EARTHQUAKE ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS SDC D, SITE CLASS D, le=1.0, Ss=1.467, S1=0.508, Sds=1.174, Cs=0.181, R=6.5,

SEISMIC DESIGN BASE SHEAR Vsx=20.9 KIPS

- 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.
- PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS, VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTIONS, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- 5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS, CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTOR'S 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 CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER. CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
- 7. CONTRACTOR—INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
- 9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION FOR THE INSPECTORS USE AND REFERENCE.

10. 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 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.

PASSIVE PRESSURE 300 PCF 2" DIAMETER EXTRA STRONG PIPE PILE CAPACITY 3 TONS

SOILS REPORT REFERENCE: FOUNDATION, LANDSLIDE, AND EROSION HAZARD CONSIDERATIONS,

DATED JANUARY 7, 2021 BY GEOTECH CONSULTANTS, INC. JN 20503.

11. 2" DIAMETER EXTRA STRONG PIPE PILES SHALL BE DRIVEN TO REFUSAL REFUSAL SHALL BE DEFINED AS LESS THAN 1" PENETRATION IN (60)SECONDS DURING CONTINUOUS DRIVING OF A 90-LB JACK HAMMER UNDER THE FULL EFFORT OF THE OPERATOR. PIPE PILES SHALL BE INSTALLED IN STRICT ACCORDANCE TO SOILS ENGINEER'S REQUIREMENTS. STEEL PIPE SHALL CONFORM TO ASTM A53, GRADE A OR B, Fy = 35 KSI. PILES SHALL BE DRIVEN IN NOMINAL SECTIONS AND CONNECTED WITH COMPRESSION FITTED SLEEVE COUPLERS. PIPE JOINTS SHOULD NOT BE WELDED TOGETHER. PILES SHALL BE PLACED WITHIN 3" OF SPECIFIED LOCATION. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRIVING PILES.

<u>RENOVATION</u>

- 12. 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 BE VERIFIED.
- 13. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION AND/OR DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE, LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 20 PSF.
- 14. CONTRACTOR SHALL CHECK FOR DRYROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.
- 15. WHERE NEW EXCAVATIONS EXTEND BELOW AND UNDERMINE EXISTING FOOTINGS THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROVIDE TEMPORARY SUPPORT TO THE STRUCTURE AND EXISTING FOUNDATION AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE TO INSTALL ALL TEMPORARY SUPPORT AS REQUIRED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

<u>CONCRETE</u>

16. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318 AND ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF t'c = 2500 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. STRUCTURAL DESIGN IS BASED ON A CONCRETE STRENGTH OF 1'C = 2500 PSI, THEREFORE NO CONCRETE STRENGTH TESTING REQUIRED. CONCRETE EXPOSURE CATEGORIES ARE F1, S0, W0, AND C1.

- 17. THE MINIMUM AMOUNTS OF CEMENT MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL (2)WEEKS PRIOR TO PLACING ANY CONCRETE. THE 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 318-14 SECTION 26.12. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. 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.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, fy = 60 KSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fv = 40 KSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, fy = 60 KSI.
- 19. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #6 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-14, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

20. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH

FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER) FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER) 1-1/2" COLUMN TIES OR SPIRALS AND BEAM STIRRUPS 1—1/2′′

SLABS AND WALLS (INT FACE) GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

21. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.

<u>ANCHORAGE</u>

- CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, 22. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" EPOXY ADHESIVE AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2508 AND IAPMO-UES REPORT ER-265. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A36, UNO.
 - 23. HEAVY DUTY THREADED CONCRETE ANCHORS SPECIFIED ON THE DRAWINGS SHALL BE "TITEN HD SCREW ANCHOR" AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2713 AND ESR-1056, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.
 - 24. EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "STRONG-BOLT 2" ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT CONFORMANCE TO ICC-ES REPORT ESR-3037 AND IAPMO-UES REPORT ER-240, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.
 - 25. DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE (PDPWL-300MG, 0.145" DIAMETER, UNO) AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2138. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1", UNO. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE.

<u>wood</u>

26. ALL 2x LUMBER SHALL BE KILN DRIED OR MC-19, AND ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2x, 3x, 4x MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 900 PS
BEAMS	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 875 PSI
POSTS	(4x MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fc = 600 PSI

STUDS, PLATES AND MISC FRAMING

2300 PSI, Fb = 2000 PSI, E = 1900 KSI.

PROPERTIES:

27. GLULAM MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. ALL CANTILEVER GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO.

GLUED LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 3, L2D GRADE, Fc =

DOUGLAS FIR-LARCH NO 2

28. MANUFACTURED LUMBER, PSL, LVL, AND LSL, SHALL BE MANUFACTURED UNDER A PROCESS APPROVED 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 PSL, LVL, AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE

LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM

 $Fb = 2900 \ PSI \qquad E = 2000 \ KSI \qquad Fv = 290 \ PSI$ LVL (2.0E) $Fb = 2600 \, PSI \, E = 2000 \, KSI \, Fv = 285 \, PSI$ LSL (1.55E) Fb = 2325 PSI E = 1550 KSI Fv = 310 PSI PSL COLUMN (1.8E) Fc = 2500 PSI E = 1800 KSI Fv = 190 PSI

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE TRUS-JOIST 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 CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS

PROVIDED.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

- 29. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE TRUS-JOIST CORPORATION. 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 CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.
- PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION", ANSI/TPI 1 BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

25 PSF

TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	40 PSF
WIND UPLIFT (TOP CHORD)	20 PSF
BOTTOM CHORD LIVE LOAD	10 PSF
ADOTTONA OLIODO LIVE LOAD DOCO	NIOT AOT

TOP CHORD LIVE LOAD

(BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD)

REFER TO PLAN FOR ADDITIONAL LOADING

TRUSSES SHALL BE DESIGNED TO NOT ALLOW LIMITED STORAGE PER IBC TABLE 1607.1. WEBS SHALL BE CONFIGURED SO THAT ALL OPENINGS ARE SMALLER THAN 24" WIDE x 42"

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC, SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS, USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ROOF OVER-FRAMING, ETC SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

31. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS-1 OR PS-2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD

WALL SHEATHING SHALL BE 7/16" or 1/2" (NOMINAL) WITH SPAN RATING 24/0

FLOOR SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

WATERPROOF DECK SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

FLAT ROOF SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

ROOF SHEATHING SHALL BE 1/2" OR 7/16" (NOMINAL) WITH SPAN RATING 32/16 FOR ROOFS WITH A PITCH GREATER THAN 2:12

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

- 32. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE—TREATED WITH AN APPROVED PRESERVATIVE OR (2) AYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.
- 33. PRESSURE TREATED WOOD (INCLUDES PRESERVATIVE AND FIRE TREATED) SHALL BE TREATED PER AWPA STANDARDS. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO RETENTION OF 0.25 PCF. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS WITHOUT AMMONIA IN DIRECT CONTACT WITH ACQ-A TO A RETENTION LEVEL OF 0.40 PCF), CBA-A (UP TO A RETENTION LEVEL OF 0.41 PCF), CA-B (UP TO A RETENTION LEVEL OF 0.21 PCF), SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS WITH AMMONIA IN DIRECT CONTACT WITH ACQ-A (OVER A RETENTION LEVEL OF 0.40 PCF), CBA-A (OVER A RETENTION LEVEL OF 0.41 PCF), CA-B (OVER A RETENTION LEVEL OF 0.21 PCF), OR WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.
- 34. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2019. EQUIVALENT 38. ELECTRICAL, MECHANICAL, PLUMBING, AND DRAINAGE SYSTEMS SHALL BE DESIGNED TO DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT 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.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIU" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT (2)MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

35. WOOD FASTENERS

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	TYPE	LENGTH	DIAME
8d	COMMON	2-1/2"	0.131
10d	GUN	3"	0.131
12d	GUN	3—1/4′′	0.131
16d	GUN	3-1/2"	0.131

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 — PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG SCREWS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2018 EDITION) WITH A LEAD BORE HOLE OF 60-70% OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE PLATES/MEMBERS. BOLTS SHALL NOT BE FORCIBLY DRIVEN.

- C. SDS AND SDWS SCREWS CALLED OUT ON PLAN ARE TIMBER SCREWS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. SCREWS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. LAG SCREWS ARE NOT AN EQUIVALENT
- 36. WOOD FRAMING NOTES THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE
- A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC, THE AITC "TIMBER CONSTRUCTION MANUAL", AND THE AF&PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, SHALL CONFORM TO TABLE 2304.10.1. OF THE IBC, UNO. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
- B. WALL FRAMING: REFER TO ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16"oc, UNO. (2)STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. (2)2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS IN STRUCTURAL WALLS, UNO. NAIL MULTI-MEMBER HEADERS WITH (2)ROWS 10d AT 12"oc. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE AND BOTTOM PLATE TO EACH STUD WITH (3)10d NAILS. FACE NAIL DOUBLE TOP PLATES WITH 10d AT 12"oc AND LAP MINIMUM 4"-0" AT JOINTS AND PROVIDE (12)10d NAILS AT 4"oc EACH SIDE OF JOINT. AT TOP PLATE INTERSECTIONS PROVIDE (3)10d FACE

- ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH (2) ROWS OF 12d NAILS AT 16"oc, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"oc EMBEDDED 7" MINIMUM, UNO. THERE SHALL BE A MINIMUM OF (2)BOLTS PER PLATE SECTION WITH (1)BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4-1/2" FROM EACH END OF THE PLATE SECTION. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH (2) ROWS OF 10d AT 16" oc. UNLESS NOTED OTHERWISE, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH #6 x 1-1/4" TYPE S OR W SCREWS AT 12"oc. UNLESS NOTED OTHERWISE, 7/16" or 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS AT 6"OC AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS AT 12"oc. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.
- C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS, UNO. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAL TIMBER JOISTS TO SUPPORTS WITH (3)10d NAILS AND NAIL TJI JOISTS TO SUPPORTS WITH (2)10d NAILS. ATTACH JOISTS TO BEAMS WITH SIMPSON JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH (2)ROWS 10d AT 12"oc. TOENAIL RIM JOIST TO TOP PLATE WITH 10d AT 6"oc. TOENAIL BLOCKING BETWEEN JOISTS TO TOP PLATE WITH (3)10d NAILS.

UNLESS NOTED OTHERWISE ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS WITH END JOINTS STAGGERED, AND NAILED AT 6"oc WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND AT 12" OC TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 10d AT 12"oc, UNO.

- 37. NOTCHES AND HOLES IN WOOD FRAMING:
- A. SAWN LUMBER JOISTS AND RAFTERS: NOTCHES AT THE ENDS OF JOISTS SHALL NOT EXCEED 1/4 THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED 1/6 THE JOIST DEPTH, BE LONGER THAN 1/3 THE JOIST DEPTH, OR BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. HOLES SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER SHALL NOT EXCEED 1/3 THE JOIST DEPTH. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL BE LOCATED A MINIMUM OF 2" FROM ANY NOTCH.
- B. EXTERIOR AND BEARING WALLS: WOOD STUDS ARE PERMITTED TO BE NOTCHED TO A DEPTH NOT EXCEEDING 1/4 OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH IS PERMITTED IN WOOD STUDS. HOLES SHALL NOT BE WITHIN 5/8" TO THE EDGE OF THE STUD. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL NOT BE LOCATED AT THE SAME SECTION AS A NOTCH.
- C. CUTS, NOTCHES, AND HOLES IN MANUFACTURED LUMBER, PREFABRICATED PLYWOOD WEB JOISTS, AND PREFABRICATED TRUSSES ARE PROHIBITED EXCEPT WHERE NOTED ON STRUCTURAL PLANS OR PERMITTED BY MANUFACTURER'S RECOMMENDATIONS.
- ACCOMMODATE THE DIFFERENTIAL SHRINKAGE OR MOVEMENT OF THE WOOD STRUCTURE (3/8" PER FLOOR).

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PROFESSIONAL STAMP



BUILDING DEPT STAMP

STRUCTURAL NOTES

PLAN NOTES: (TYPICAL, UNLESS NOTED OTHERWISE)

- 1. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
- 2. REFER TO SOILS REPORT FOR ADDITIONAL PILE INSTALLATION REQUIREMENTS.
- 3. CONTRACTOR TO VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS, SURVEY DRAWINGS, AND EXISTING SITE CONDITIONS.
- 4. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

PILE SPECIFICATIONS

- 1. 2" DIAMETER EXTRA STRONG PIPE PILES SHALL BE DRIVEN TO REFUSAL. REFUSAL SHALL BE DEFINED AS LESS THAN 1" PENETRATION IN 60 SECONDS DURING CONTINUOUS DRIVING OF A 90-LB JACK HAMMER UNDER THE FULL EFFORT OF THE OPERATOR.
- 2. STEEL PIPE SHALL CONFORM TO ASTM A53, GRADE A OR B, Fy=35 KSI. PILES SHALL BE DRIVEN IN NOMIMAL SECTIONS AND CONNECTED WITH COMPRESSION FITTED SLEEVE COUPLERS. PIPE JOINTS ARE NOT ALLOWED TO BE WELDED TOGETHER.
- 3. PIPE PILES NEED TO BE PLACED WITHIN 3" OF SPECIFIED LOCATION. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRIVING PILES.

STRUCTURAL LEGEND

EXISTING CONC WALL

NEW CONC WALL

EXISTING FOOTING

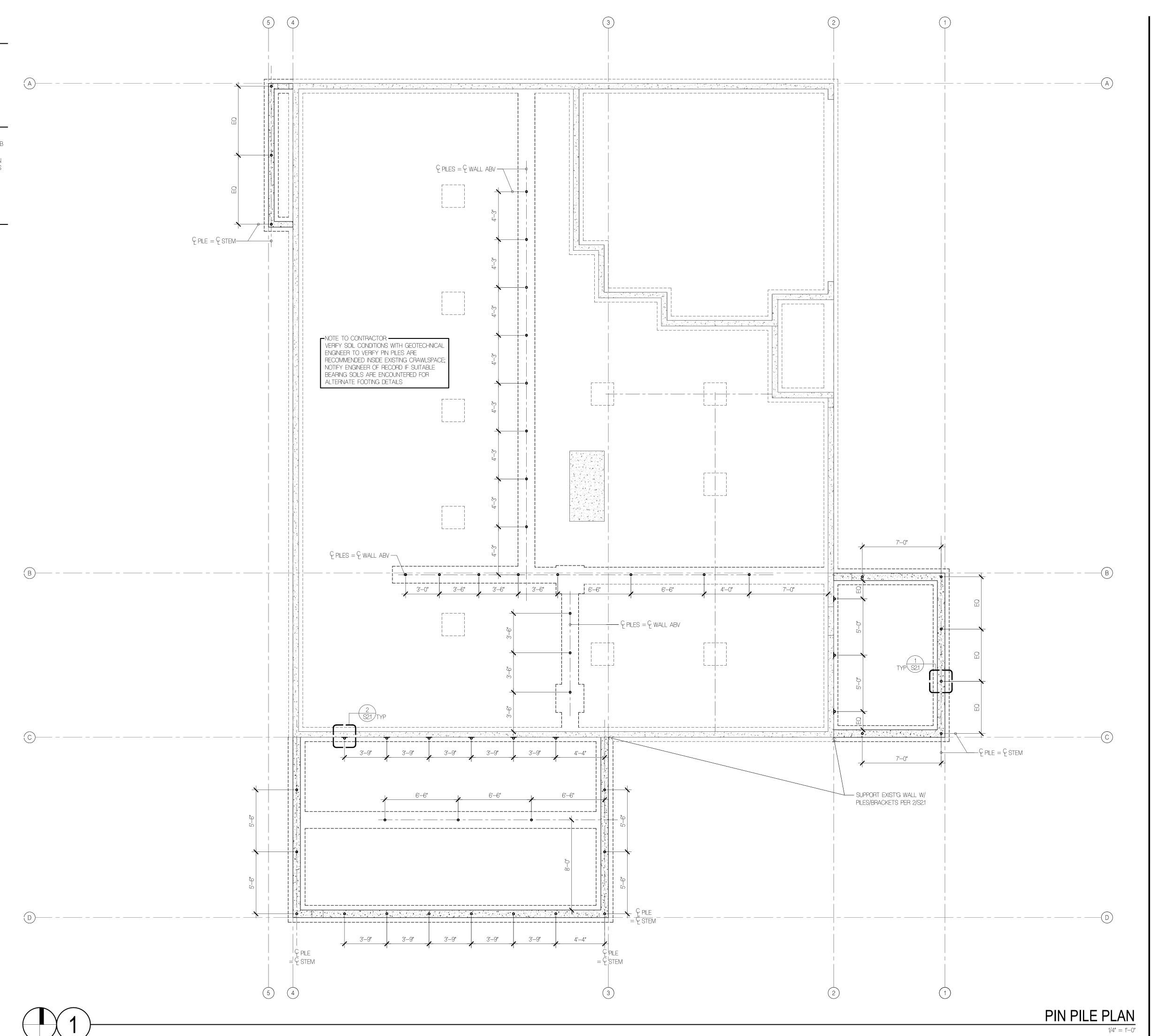
NEW FOOTING

FOR EMBEDMENT INTO FOOTING

2" DIA EXTRA—STRONG PIPE PILE
W/ BRACKET PER 2/S2.1

2" DIA EXTRA-STRONG PIPE PILE

(3-TON CAPACITY) REFER TO 1/S2.1



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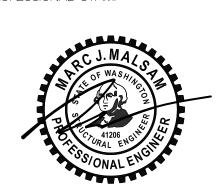
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DATE DATE

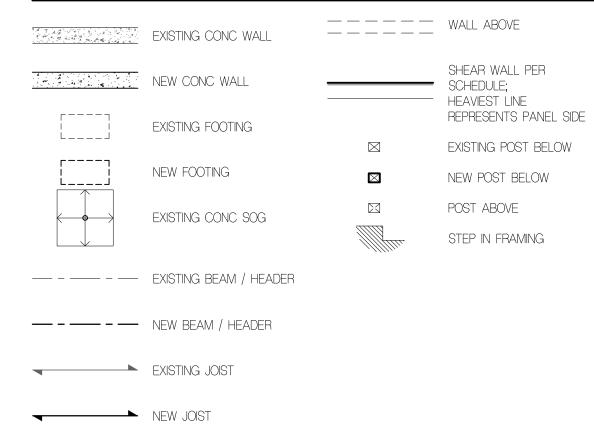
PIN PILE PLAN

S1.0

FOUNDATION PLAN NOTES: (TYPICAL, UNLESS NOTED OTHERWISE)

- 1. EXISTING CRAWLSPACE FOUNDATIONS ARE SHOWN FOR REFERENCE. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF EXISTING FOUNDATION ELEMENTS WHERE MINIMUM SIZE IS SPECIFIED - NOTIFY ENGINEER OF DISCREPANCIES FROM ASSUMED CONDITIONS. BOTTOM OF ALL NEW EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, UNO.
- 2. REFER TO SHEET \$2.0 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.
- 3. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 2x10's AT 16" O.C., UNO. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
- 4. GLUE AND NAIL FLOOR SHEATHING W/8d AT 6" O.C. AT FRAMED PANEL EDGES AND AT 12" O.C.
- 5. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S3.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
- 6. ALL HEADERS SHALL BE 4x10, UNO. PROVIDE PT 4X6 POSTS AT SPLICES, PT 4X4 POSTS
- ELSEWHERE, UNO. REFER TO DETAIL 4/S2.1 FOR ADDITIONAL REQUIREMENTS. 7. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
- 8. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

STRUCTURAL LEGEND

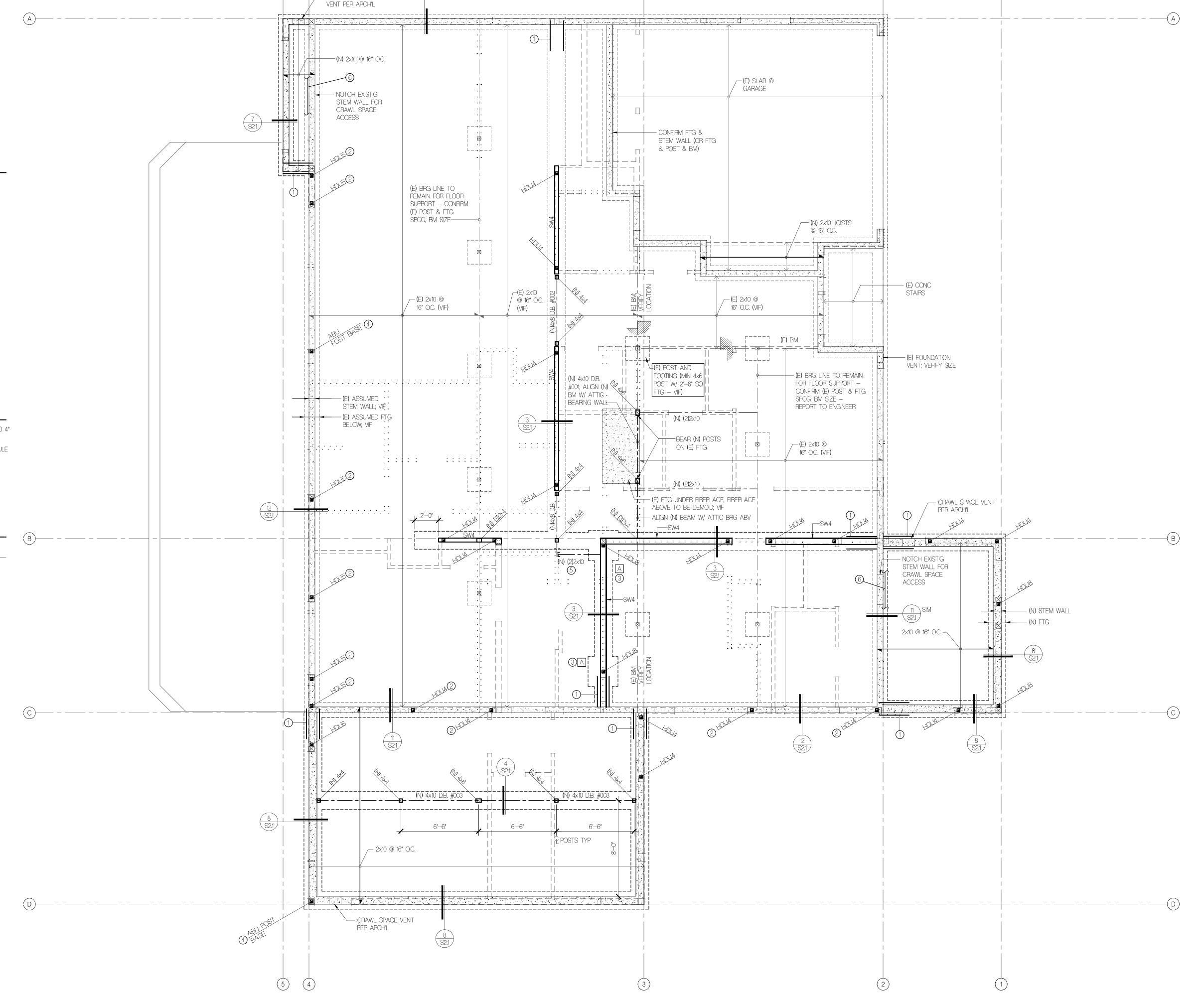


FOOTNOTES

- #4 x 2'-6" DOWELS TO MATCH HORIZ WALL AND FOOTING REINFORCING EPOXY GROUT EMBED 4" MIN - NO SPECIAL INSPECTION REQ'D
- 2 EPOXY EMBED HOLDOWN ANCHOR BOLT IN EXISTING STEM WALL PER EPOXY HOLDOWN SCHEDULE
- 3 CENTER FOOTING ON HOLDOWN ANCHOR ROD
- 4 ANCHOR POST BASE W/ 5/8" ANCHOR ROD EPOXY GROUT EMBED 8"
- (5) PROVIDE (N) DBL JOIST WHERE (N) STAIR STRINGERS BEAR ON FLOOR FRAMING
- 6 VERIFY (E) RIM IS CONTINUOUS OVER CUT-IN ACCESS LOCATION

FOOTING SCHEDULE

MARK	SIZE	REINF
A	2'-6"SQ x 16"DP	(3)#4 EA WAY, TOP AND BOTTOM



5 4

— CRAWL SPACE

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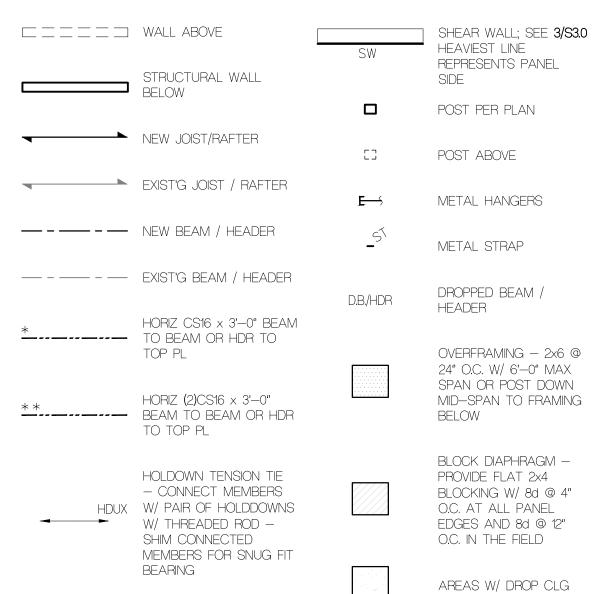
FOUNDATION & MAIN FLOOR FRAMING

FOUNDATION & MAIN FLOOR FRAMING PLAN

UPPER FLOOR & LOW ROOF FRAMING PLAN NOTES (TYPICAL, UNLESS NOTED OTHERWISE)

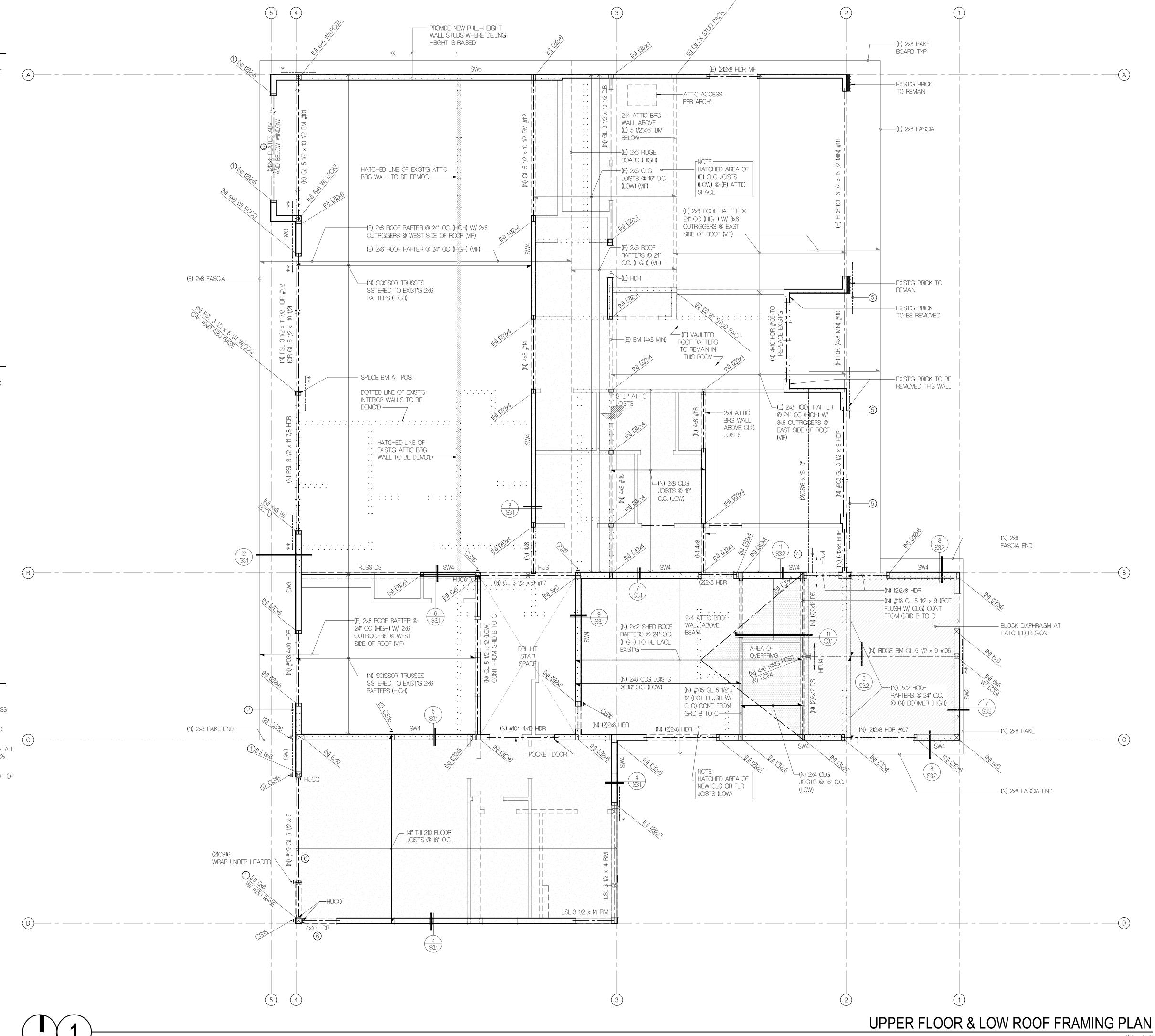
- 1. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 14" TJI 210's AT 16" O.C., UNO. PROVIDE DBL JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
- 2. GLUE AND NAIL FLOOR SHEATHING W/8d AT 6" O.C. AT FRAMED PANEL EDGES AND AT 12" O.C. IN THE FIELD, UNO.
- 3. TYPICAL NEW TRUSS ROOF FRAMING CONSISTS OF 7/16" OR 1/2" APA RATED SHEATHING (SPAN RATING 32/16) OVER PREFABRICATED TRUSSES SISTERED TO EXISTING RAFTER FRAMING WITH (2)10d AT 12" O.C. PROVIDE H2.5A CLIPS EACH END OF ALL TRUSSES, H2.5A EACH SIDE OF ALL MULTIPLE TRUSSES, UNO. REFER TO ARCHITECTURAL DRAWINGS FOR TRUSS PROFILE.
- 4. TYPICAL NEW RAFTER ROOF FRAMING CONSISTS OF 7/16" OR 1/2" APA RATED SHEATHING (SPAN RATING 32/16) OVER 2x12's AT 24" O.C., UNO. PROVIDE H2.5A CLIPS EACH END OF ALL RAFTERS, H2.5 EACH SIDE OF ALL MULTIPLE RAFTERS, UNO.
- 5. NAIL ROOF SHEATHING W/ 8d AT 6" O.C. AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12" O.C. IN THE FIELD, UNO.
- 6. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S3.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
- 7. ALL HEADERS REQUIRED ARE SHOWN ON PLAN. REFER TO DETAIL 8/S3.0 FOR ADDITIONAL REQUIREMENTS.
- 8. PROVIDE (2) BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS, BEAMS, AND GIRDER TRUSSES 6'-0" IN LENGTH AND OVER, UNO.
- 9. WHERE POSTS OCCUR PROVIDE SOLID VERTICAL GRAIN BLOCKING SOLID THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
- 10. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16" O.C. AT EXTERIOR WALLS AND 2x4's OR 2x6's AT 16" O.C. AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
- 11. REFER TO SHEET S3.0 FOR TYPICAL WOOD FRAMING DETAILS.
- 12. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
- 13. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

STRUCTURAL LEGEND



FOOTNOTES

- (1) PROVIDE (2)A35 TOP AND BOTTOM OF POST, UNO
- PROVIDE HORIZ CS16 OVER WALL SHEATHING, LAP LOW TOP PLATE 1'-6" MIN AND EXTEND ACROSS REMAINDER OF SHEARWALL NAIL TO SNUG-FIT FLAT 2x BLKG BTWN STUDS
- 3 FRAME OPENING W/ DBL TOP PLATE ABOVE WINDOW AND (2)2x6 AT WINDOW SILL CLIP SILL TO FULL—HT JAMB STUDS W/ (2)A35 EA END
- PROVIDE (2) BAYS FULL-DEPTH 4x BLKG EXTEND HOLDOWN TENSION TIE TO SECOND BAY; INSTALL HORIZ (2)CS16 STRAPS OVER ROOF SHEATHING AND NAIL INTO 4x BLOCKS AND SNUG-FIT FLAT 2x BLOCKING SEE 11/S3.2.
- (5) PROVIDE HORIZ CS16 STRAP FROM HEADER TO HEADER LAP EACH HEADER 1'-6" AND NAIL TO TOP PLATES BETWEEN HEADERS
- 6 FRAME HDR DIRECTLY ABOVE OPENING



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PROFESSIONAL STAMP



STRUCTURAL CONTENTS ONLY

BUILDING DEPT STAMP

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UPPER FLOOR & LOW ROOF FRAMING PLAN

S1.2

ADDN ROOF FRAMING NOTES (TYPICAL, UNLESS NOTED OTHERWISE) 1. TYPICAL ROOF FRAMING CONSISTS OF 7/16" or 1/2" APA RATED SHEATHING (SPAN RATING 32/16) OVER PREFABRICATED TRUSSES OR 2x12'S AT 24" O.C., UNO. PROVIDE H2.5A CLIPS EACH END OF ALL TRUSSES, H2.5A EACH SIDE OF ALL MULTIPLE TRUSSES, UNO. REFER TO ARCHITECTURAL DRAWINGS FOR TRUSS PROFILE. 2. TYPICAL CRICKET FRAMING CONSISTS OF 3/4" APA RATED SHEATHING (SPAN RATING 48/24) OVER 2x SLEEPERS AT 24" O.C. TOENAIL SLEEPERS W/ (2)10d AT 24" O.C. OVER TYPICAL ROOF FRAMING. PROVIDE VENTING BELOW CRICKET ROOF FRAMING AS REQUIRED. 3. NAIL ROOF SHEATHING W/8d AT 6" O.C. AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12" O.C. IN THE FIELD, UNO. 4. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO. 5. ALL HEADERS REQUIRED ARE SHOWN ON PLAN. REFER TO DETAIL 8/S3.0 FOR ADDITIONAL REQUIREMENTS, 6. PROVIDE (2) BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS, BEAMS, AND GIRDER TRUSSES 6'-0" IN LENGTH AND OVER, UNO. 7. WHERE POSTS OCCUR PROVIDE SOLID VERTICAL GRAIN BLOCKING SOLID THRU FLOOR TO MATCHING SUPPORTS BELOW. 8. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16" O.C. AT EXTERIOR WALLS AND 2x4's OR 2x6's AT 16" O.C. AT INTERIOR WALLS PER ARCH DRAWINGS, UNO. 9. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS. 10. REFER TO GENERAL STRUCTURAL NOTES SHEET \$1.0 FOR ADDITIONAL REQUIREMENTS. 11. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. STRUCTURAL LEGEND WALL BELOW SHEAR WALL; SEE **3/S3.0** HEAVIEST LINE REPRESENTS PANEL SIDE → NEW JOIST/RAFTER POST PER PLAN METAL HANGERS ————— BLOCKING DROPPED BEAM / D.B./HDR HORIZ CS16 x 3'-0" HEADER The second of th TO TOP PL DRAG STRUT — NAIL THRU SHEATHING W/ 8d HORIZ (2)CS16 × 3'-0" @ 4" O.C. INTO ENTIRE BEAM TO BEAM OR HDR LENGTH OF MEMBER TO TOP PL OVERFRAMING — 2x6 @ 24" O.C. W/ 6'-0" MAX SPAN OR POST DOWN MID-SPAN TO FRAMING BELOW **FOOTNOTES** _(N) 2x8 RAKE BOARD 1 CLIP POST TO SLOPED TO PLATE W/ (2)LS50 AND TO BOTTOM PLATE W/ (2)A35 TO MATCH EXIST'G 2) PROVIDE PC6Z POST CAP TO SLOPED 4x12 RIM (SEE 12/S3.2) AND CLIP TO BOTTOM PL W/ (2)A35 3 TRUSS MFR TO DESIGN FOR 800 LBS POINT LOAD AND PROVIDE VERT MEMBER TO RECEIVE HANGER (B)-4 SHEATHE AND NAIL TRUSS PER SW6 - DRILL TO VENT AS REQUIRED 5 PROVIDE HORIZ CS16 NAILED TO BOTTOM OF FULL DEPTH 2x BLOCKING - WRAP UP OUTSIDE OF 4x12 RIM (SEE 12/S3.2) (N) 2x8 FASCIA — 2x12 RAFTERS @ 24" O.C. HEADERS TO REPLACE TOP PLATES AT - ALL EXTERIOR WALL SW6 WINDOWS, CLIP ALL WINDOW JAMB PER PLAN NOTE, UNO FRAMING TO HEADER W/ A35 - STRAP AREA OF OVERFRAMING HEADER TO ADJACENT TOP PLATES W/ HORIZ CS16 x 3'-0" - CONT GL 3 1/2 x 9 HDR/D.B. #204 -(N) 2x8 FASCIA TO MATCH EXIST'G -(N) 2x12 @ 24" O.C. (HIGH) TWIST STRAP FROM TRUSS D.S. TO TOP - 4x12 RIM (SHOWN (N) 2x8 RAKE BOARD PLATE/TOP OF HDR ----OFFSET FOR CLARITY) TO MATCH EXIST'G --(N) #201 (2)2x10 BLOCKING -Day Ad (N) SCISSOR TRUSSES -(N) #202 4x10 HDR W/ 2x6 OUTRIGGERS @ 24" O.C. (HIGH) — (N) 2x12 @ 24" O.C. (HIGH) (N) #205 CONT 4x10 HDR -(N) 2x8 RAKE BOARD TO MATCH EXIST'G - (N) 2x8 FASCIA TO MATCH EXIST'G

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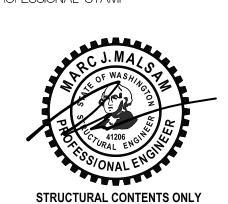
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ADDN ROOF FRAMING PLAN

S1.3

ADDN ROOF FRAMING PLAN



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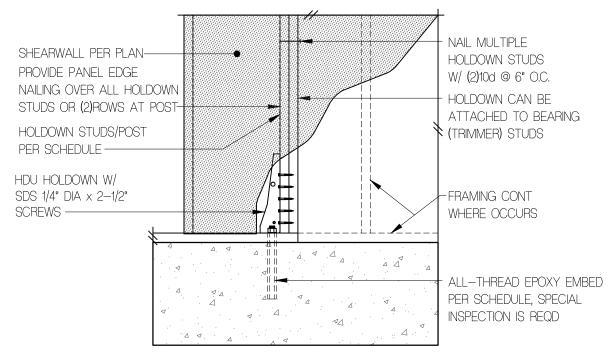
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SHEARWALL PER PLAN PROVIDE PANEL EDGE NAILING OVER ALL HOLDOWN STUDS OR (2)ROWS AT POST- HOLDOWN STUDS PER SCHEDULE HOLDOWN POST PER PLAN — NO ADDITIONAL KING STUDS REQD HDU HOLDOWN W/ SDS 1/4" DIA × 2—1/2" SCREWS CONT #4 × 6'—0" EA SIDE OF AB (WRAP AROUND CORNER AS REQD) AT HDU8 SB PER SCHEDULE		NAIL MULTIPLE HOLDOWN STUDS W/ (2)10d @ 6" O.C. HOLDOWN CAN BE ATTACHED TO BEARING (TRIMMER) STUDS AT HOLDOWN POST PROVIDE ADDITIONAL BEARING (TRIMMER) STUDS PER PLAN FRAMING CONT WHERE OCCURS SSTB PER SCHEDULE ALL—THREAD PER SCHEDULE PLATE WASHER PER SCHEDULE
--	--	--

HDU EPOXY HOLDOWN SCHEDULE						
PLAN	AT STEMWAL	L	AT FOOT	NG ③	HD F	POST (2)
MARK	AB ①	EMBED	ALL-THREAD	EMBED	4x WALL	6x WAL
HDU2	5/8" DIA ALL—THREAD	12"	5/8" DIA	8"	(2)2x4	(2)2x6
HDU4	5/8" DIA ALL—THREAD	12"	5/8" DIA	8"	(2) 2x4	(2) 2x6
HDU5	5/8" DIA ALL—THREAD	12"	5/8" DIA	8"	(2) 2x4	(2) 2x6
HDU8	7/8" DIA ALL—THREAD	16"	_	_	4x6	6x6

TYP HDU EPOXY HOLDOWN

① A307 ALL-THREAD AND MAINTAIN 1-3/4" EDGE DISTANCE

2 MINIMUM SIZE OF POST UNO ON FRAMING PLANS

③ MINIMUM 1'-6" WIDE x 1'-0" DEEP FOOTING

CONCRETE

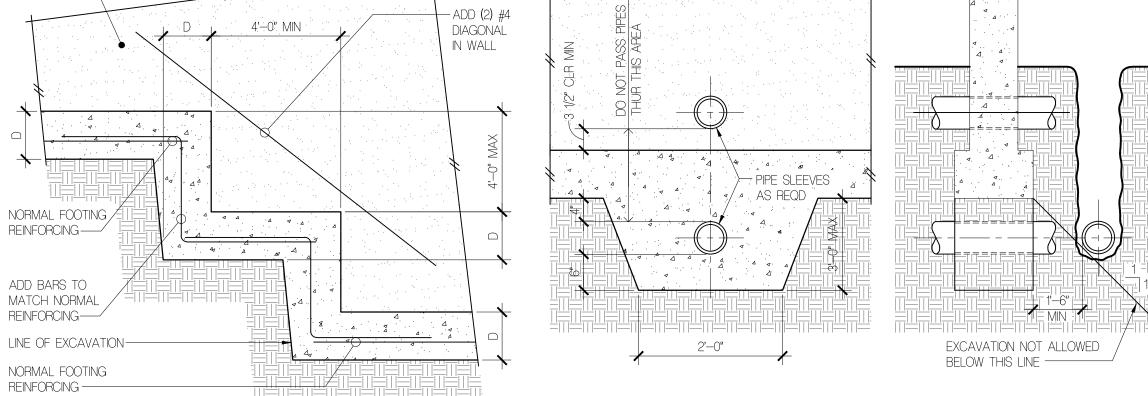
- PLAN MARK
- HDU HOLDOWN SCHEDULE AT STEMWALL AT FOOTING (1) HD POST ② | EMBED | ALL-THREAD | WASHER | EMBED | 4x WALL | 6x WALL HDU2 | 5/8" DIA — SSTB16(L) | 12—5/8" | 5/8" DIA | 1—3/4"SQ x 1/2 | 9" | (2)2x4 | (2)2x6 HDU4 |5/8" DIA — SB5/8 x 24 | 18" | 5/8" DIA 1-3/4"SQ x 1/2 | 9" | (2)2x4 | (2)2x6 HDU5 | 5/8" DIA — SB5/8 x 24 | 18" | 5/8" DIA | 1-3/4"SQ x 1/2 | 9" | (2)2x4 | (2)2x6 HDU8 | 7/8" DIA — SB7/8 x 24 | 18" | 7/8" DIA | 2-1/2"SQ x 1/2 | 12" | 4x6 | 6x6

TYP HDU HOLDOWN

- ① A307 ALL-THRD w/ PLATE WASHER PER SCHEDULE AND DOUBLE NUT BOT OR
- EQUIVALENT SIMPSON PAB 2 MINIMUM SIZE OF POST UNO ON FRAMING PLANS

NOT USED NOT USED





APPROVED BY THE

ARCHITECT.

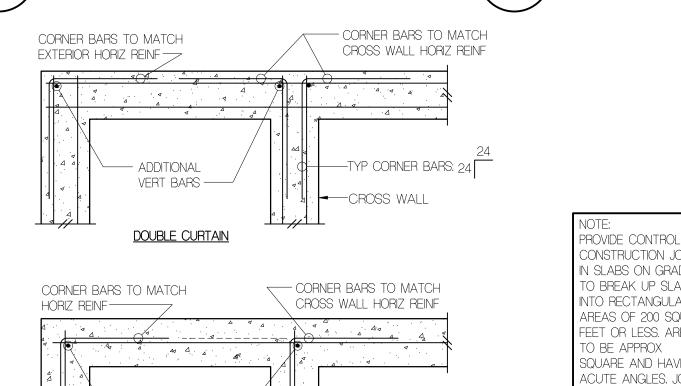


BUILDING DEPT STAMP

PIPE & TRENCH LOCATIONS

3/4" = 1'-0"

6 NOT USED TYP STEPPED FOOTING NOT USED 8



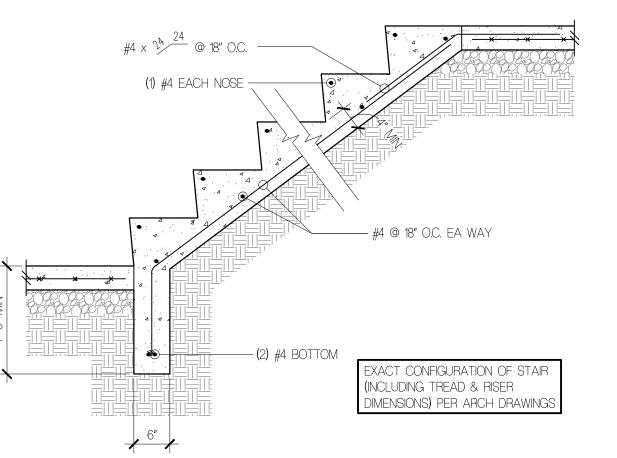
—TYP CORNER BARS: 24

CROSS WALL

	BURKE "KEYKOLD" JOINT STOP REINFORCING (TYP) REINF 1-1/2" CLEAR OF JOINT EACH SIDE	
	CONSTRUCTION JOINT — PLASTIC VAPOR BARRIER AND	
NOTE: PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE	COMPACTED GRANULAR FILL PER PLAN	
TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 200 SQUARE FEET OR LESS. AREAS TO BE APPROX SQUARE AND HAVE NO	SEE PLAN FOR SLAB THICKNESS AND REINFORCING (TYP) CONTRACTOR'S OPTION) THICKNESS AND CONTRACTOR'S OPTION)	1'-6" MIN
ACUTE ANGLES. JOINT LOCATIONS TO BE		د

→ PLASTIC VAPOR BARRIER AND COMPACTED GRANULAR FILL PER PLAN

SECOND POUR FIRST POUR



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TYP CONCRETE **DETAILS**

NOT USED

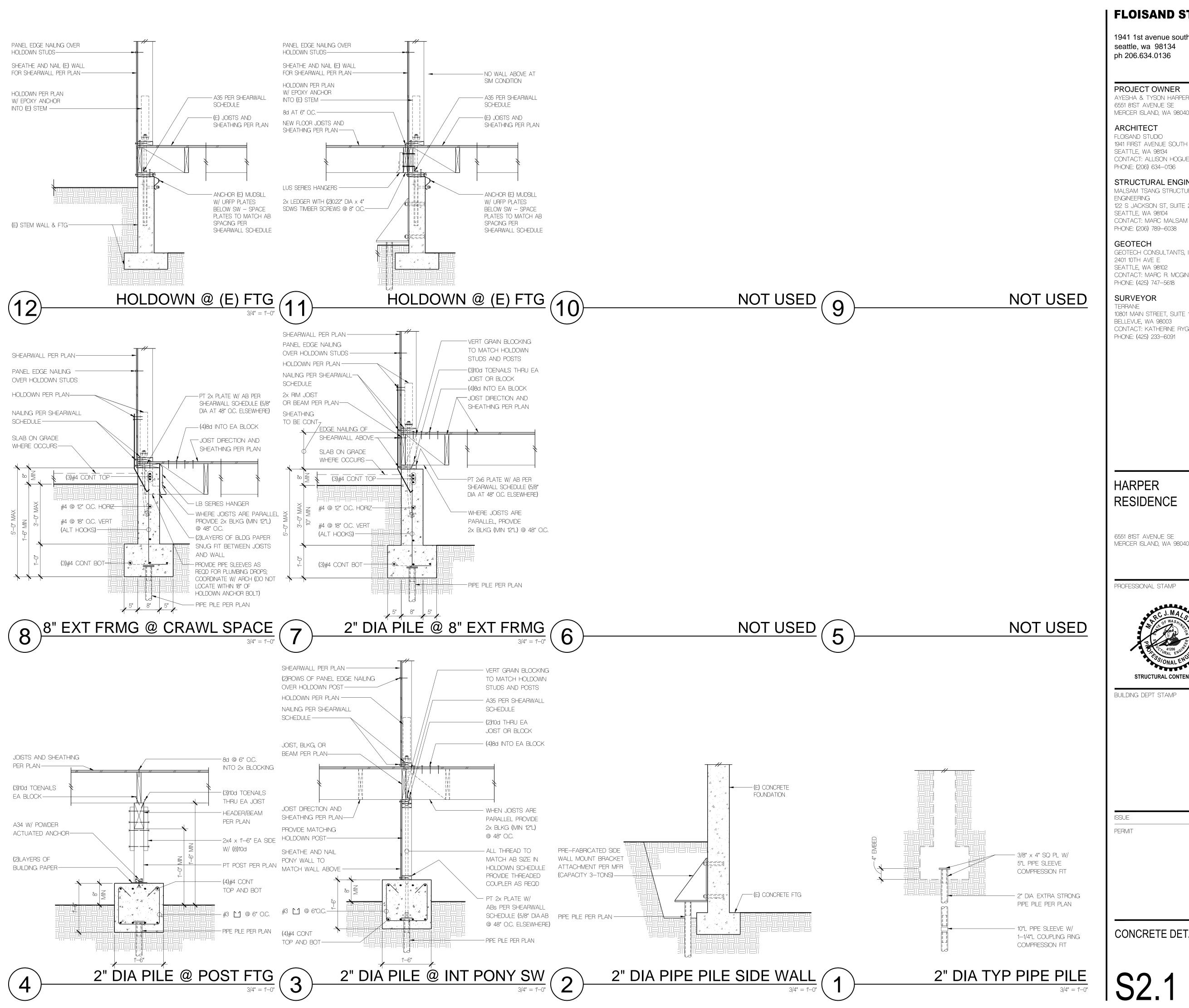
SINGLE CURTAIN TYP CORNER BARS @ CONC

----ADDITIONAL

TYP SLAB ON GRADE (

CONTROL JOINT

TYP STAIR ON GRADE



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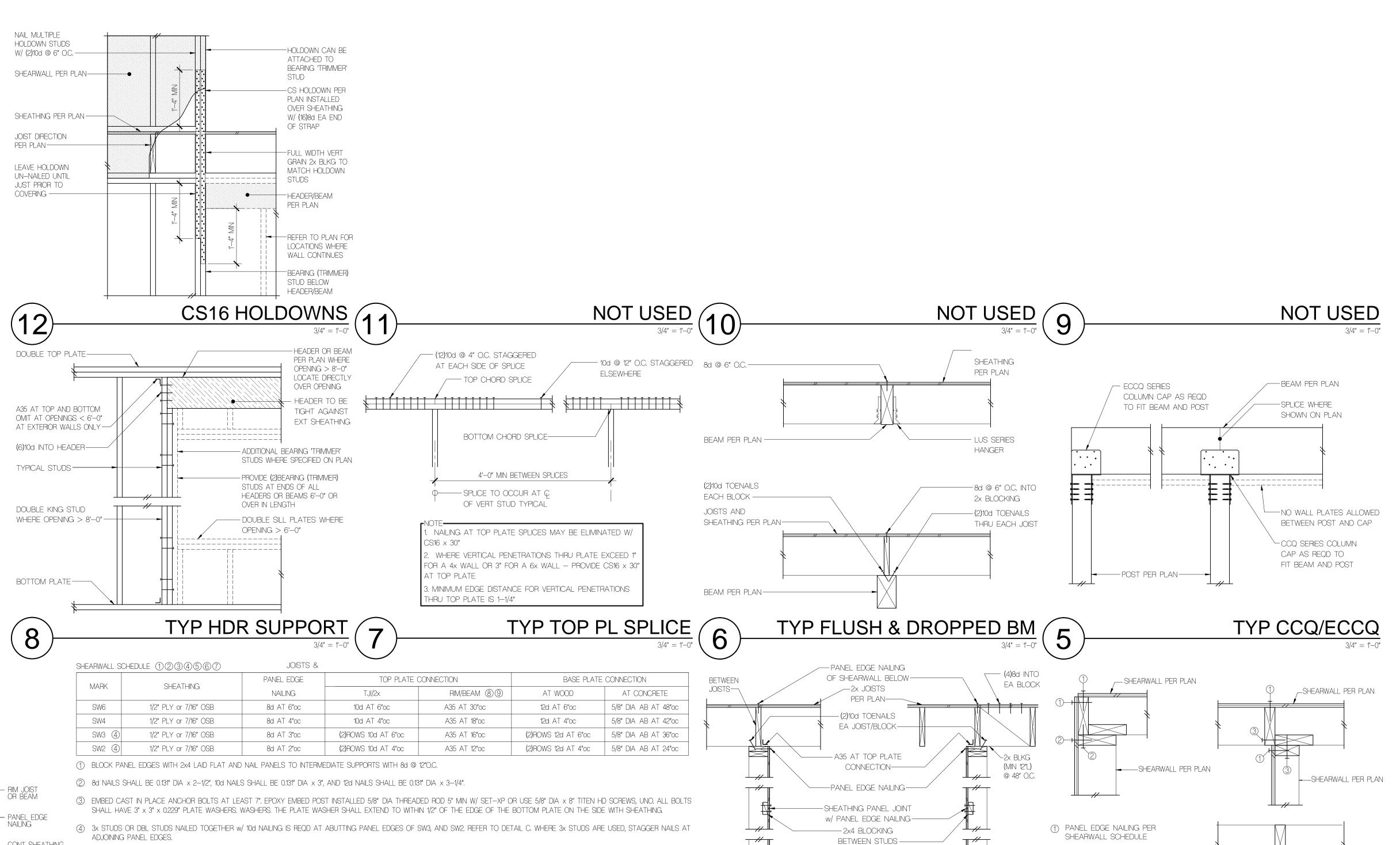
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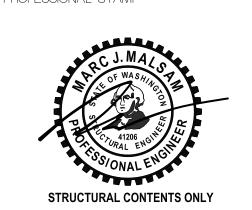
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TYPICAL WOOD FRAMING DETAILS

L SHEARWALL

PER PLAN

SHEARWALL NAILING DTLS /

<u>DETAIL A</u>

BETWEEN RIM AND AND WALL BELOW

—10d NAILING PER SCHEDULE

----- SHEATHING EDGE

- EDGE NAILING OVER EA STUD

<u>DETAIL B</u>

<u>DETAIL C</u>

PLAN VIEW AT ABUTTING PANEL EDGES OF SW3 AND SW2

SHEARWALL SCHEDULE

(7) NAILS SHALL NOT BE SPACED LESS THAN 3/8" FROM EDGES OF SHEATHING. SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEADS ARE FLUSH WITH SHEATHING (NOT COUNTERSUNK).

(5) TWO STUDS MINIMUM OR POST PER PLAN ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.

(8) LTP4's INSTALLED OVER SHEATHING WITH 8d (0.131" DIA x 2-1/2") NAILS MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.

6 ALL NEW EXTERIOR WALLS SHALL BE SW6, UNLESS NOTED OTHERWISE.

9 A35's OR LTP4's MAY BE ELIMINATED PER DETAIL A OR DETAIL B.

TYP SHEARWALL

NON-BEARING WALL

PANEL EDGE NAILING-

-BOTTOM PLATE

CONNECTION -

SEE SHEARWALL SCHEDULE FOR ALI

VAILING AND CONNECTIONS, UNO

TYP SW INTERSECTIONS

(2) 10d NAILING PER SHEARWALL

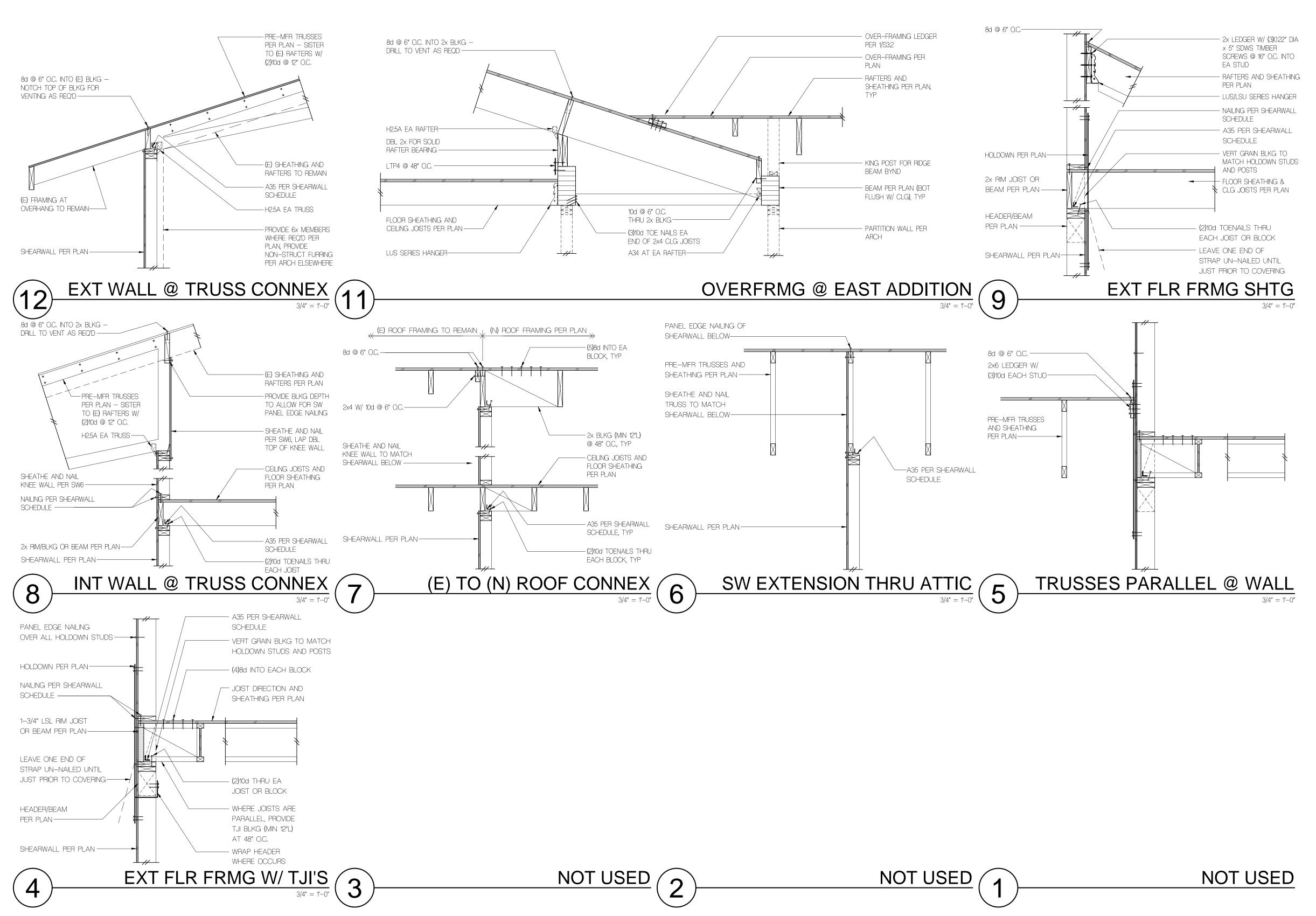
(3) 10d NAILING PER SHEARWALL

NON-SHEARWALLS

SCHEDULE OF HIGHER CAPACITY

SHEARWALL or 10d AT 12"oc AT

SCHEDULE



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WOOD FRAMING DETAILS

S3.1

PLAN BETWEEN RAFTERS -PC6Z POST CAP NAIL STRAP THRU ALL HOLES AT OPP SIDE OF RIM AS REQ'D CS16 PER PLAN, WRAP UP FACE OF RIM BEAM AND NAIL TO BOTTOM OF (E) SHTG AND BLKG BEYOND RAFTERS PER PLAN 4 -----DBL 2x DRAG STRUT PER PLAN - LOCATE -4x12 RIM PER PLAN SECOND BAY OF WHERE ROOF PLANES BLOCKING -----ANGLED FULL-HT (2) BAYS 4x BLKG-WINDOW OPNG -6x6 POST PER PLAN 2x LEDGER W/ (3)10d @ 16" O.C.-**ELEVATION VIEW** FOR CALLOUTS IN COMMON REFER TO 8/S3.2 NOT USED (NEW TO EXIST'G ROOF DTL **ELEV @ EAST ADDITION** NOT USED _____8d @ 6" O.C. RAFTERS AND SHEATHING RAFTERS AND SHEATHING — A35 @ 36" O.C. PER PLAN — RAFTERS AND SHEATHING PER PLAN — — A35 @ 36" O.C. — A35 @ 36" O.C. PER PLAN-PER PLAN ----2x4 OUTLOOKERS LAID FLAT - SLOT FOR RIDGE 1" MIN AIR GAP (1—1/2" MAX) — — (5)8d INTO EA BLOCK @ 24" O.C. (WHERE OVERHANG 1" MIN AIR GAP (1—1/2" MAX) — VENT AS REQD IS LESS THAN 6", NO 2x BLKG BETWEEN EACH RAFTER (2)10d THRU EA 2x BLKG BETWEEN EACH RAFTER OUTLOOKERS REQD)-1" GAP FOR VENTING-LUS/LSU SERIES OUTLOOKER HANGER FASCIA PER ARCH-2x BLKG W/ 8d @ 6" O.C.— RAFTER OR BEAM 2x BLKG W/ 8d @ 6" O.C.— PER PLAN NOTCH TO - (2)10d TOENAILS LET OUTLOOKERS THRU-(2)10d TOENAILS EA RAFTER FASCIA PER ARCH-EA RAFTER FASCIA PER ARCH-H2.5A EACH RAFTER 3/4" MIN AIR GAP (1—1/2" MAX) --H2.5A EACH RAFTER — 2x BLKG @ 48" O.C. 3/4" MIN AIR GAP (1-1/2" MAX)-H2.5A EACH SIDE OF H2.5A EACH SIDE OF (MIN 18"L) PER ARCH MULTIPLE RAFTERS PER ARCH PER ARCH MULTIPLE RAFTERS (2)10d TOENAILS THRU POST PER PLAN W/ (1'-6" MAX) - HEADER/BEAM (2)A35 TO HEADER -EA BLOCK PER PLAN SHEARWALL PER PLAN — SHEARWALL PER PLAN — RIDGE BEAM - HEADER/BEAM PER PLAN PER PLAN BEAM AND POST **EXT BEARING WALL** EXT NON-BEARING WALL RIDGE BM W/ LUS/LSU 8 ----8d AT 6" O.C. PRE-MFR TRUSSES AND PRE-MFR TRUSSES AND SHEATHING PER PLAN PRE-MFR TRUSSES AND SHEATHING PER PLAN-_2x4 OUTLOOKERS SHEATHING PER PLAN-___ 2x4 BLKG W/ **(2)**10d THRU PER ARCH LAID FLAT AT 24" O.C. TRUSS TOP CHORD EA END 1" MIN AIR GAP (1-1/2" MAX) -1" MIN AIR GAP (1—1/2" MAX) — NOTCH TO LET (1'-6" MAX) AND (5)8d THRU SHEATHING OUTLOOKERS THRU 2x BLKG (DRILL TO VENT AS REQD) SCISSOR TRUSS 2x BLKG W/ 8d @ 6" O.C. — WHERE OCCURS W/ 8d @ 6" O.C.— — (2)10d EA 8d @ 6" O.C.— A35 AT 36" O.C. OUTLOOK 2x BLKG BETWEEN 2x BLKG BETWEEN 2x6 LEDGER W/ EA TRUSS — - A35 @ 36" O.C. ∠— (6)10d THRU (3)10d EACH TRUSS -BLOCK INTO FASCIA PER ARCH-FASCIA PER BRACE ARCH-FASCIA PER ARCH── 3/4" MIN AIR GAP (1—1/2" MAX)— — SCISSOR TRUSS A34 (BRACE 3/4" MIN AIR GAP (1—1/2" MAX) — WHERE OCCURS TO TOP PLATE)-PER ARCH PRE-MFR TRUSSES AND - H2.5A EACH TRUSS H2.5A EACH TRUSS H2.5A EACH SIDE OF SHEATHING PER PLAN — H2.5A EACH SIDE OF MULTIPLE TRUSSES MULTIPLE TRUSSES 2x4 ((2)2x4 WHERE LENGTH - HEADER/BEAM — GABLE END TRUSS EXCEEDS 6'-0") BRACE POST PER PLAN W/ PER PLAN SHEARWALL PER PLAN-SHEATHE AND NAIL REQD ONLY AT 8'-0" O.C. MAX (2)A35 TO HEADER-PER SW6 NAIL **(2)**2x4 w/ **(2)**10d @ 12" O.C. SHEARWALL PER PLAN-

INTERMED HEEL @ BM

-(2)CS16 STRAPS OVER

ROOF SHEATHING PER

PLAN

- NAIL STRAPS THRU

FLAT 2x6 BLOCKING

-RIDGE BEAM PER

INTERMED HEEL @ EXT WALL

EVERY OTHER HOLE INTO

___A35 AT 36" O.C.

EXT NON-BEARING WALL

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WOOD FRAMING **DETAILS**

OVERFRAMING CONNEX

