

ABBREVIATIONS					PROJECT INFORMATION					ENERGY CODE REQUIREMENTS					DRAWING INDEX				
ADJ	ADJUSTABLE	FLG	FLASHING	PTD	PAINTED	PROJECT DESCRIPTION EXISTING RESIDENCE MAIN FLOOR TO BE REMOVED. EXISTING BASEMENT TO REMAIN AND BE MODIFIED. NEW SINGLE FAMILY RESIDENCE UTILIZING A PORTION OF THE EXISTING BASEMENT FOUNDATION.	WASHINGTON STATE ENERGY CODE, 2018 EDITION					A0.1	GENERAL INFO	STRUCTURAL DRAWINGS					
AFF	ABOVE FINISH FLOOR	FLR	FLOOR	PR	PAIR		ENERGY CODE COMPLIANCE COMPLIANCE IS BY PRESCRIPTIVE APPROACH					A0.2	LAND USE & AREA CALCS	S1.0	GENERAL STRUCTURAL NOTES				
ALUM	ALUMINUM	FND	FOUNDATION	PT	PRESSURE TREATED		BUILDING THERMAL ENVELOPE					--	SURVEY						
ALT	ALTERNATE	FOF	FACE OF FRAMING	PLYWD	PLYWOOD		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.							S2.0	PIN PILE PLAN				
ANC	ANCHOR, ANCHORAGE	FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	R	RISER		ASSESSOR'S PARCEL NUMBER 5456000490	REQUIRED U-VALUES & INSULATION R-VALUES					C1.0	TESC PLAN & TREE RETENTION	S2.1	BASEMENT FOUNDATION PLAN			
ARCH	ARCHITECT(URAL)			R/A	RETURN AIR			PROPOSED VALUES					C1.2	TESC NOTES & DETAILS	S2.2	MAIN FLOOR FRAMING & UPPER FOUNDATION PLAN			
ASPH	ASPHALT			R&S	ROD AND SHELF			GLAZING - OVERHEAD U-0.50 U-0.49					C2.0	DRAINAGE / CIVIL PLAN	S2.3	ROOF FRAMING PLAN			
B/I	BUILT IN	FP	FIREPLACE	RECT	RECTANGULAR			VERTICAL FENESTRATION U-0.30 AVG U-0.28					C3.5	BMP DETAILS					
BD	BOARD	FRMG	FRAMING	REF	REFRIGERATOR			ATTIC R-49 N/A							S3.0	TYPICAL CONCRETE DETAILS			
BIT	BITUMINOUS	FRZ	FREEZER	REINF	REINFORCING			SINGLE RAFTER CEILING R-38 R-38							S3.1	CONCRETE DETAILS			
BLDG	BUILDING	FT	FOOT	REQD	REQUIRED		WALL - ABOVE GRADE R-21 R-21					A2.1	LOWER FLOOR PLAN	S4.0	TYPICAL WOOD FRAMING DETAILS				
BLKG	BLOCKING	FTG	FOOTING	RF	ROOF		WALL - BELOW GRADE R-21 N-21					A2.2	MAIN FLOOR PLAN	S4.1	WOOD FRAMING DETAILS				
BOT	BOTTOM	GA	GAGE, GAUGE	RM	ROOM		FLOOR R-30/U=0.029 R-38					A2.3	ROOF PLAN	S4.2	WOOD FRAMING DETAILS				
BO	BOTTOM OF	GALV	GALVANIZED	RO	ROUGH OPENING		SLAB-ON-GRADE R-10 R-10												
BM	BEAM	GC	GENERAL CONTRACT(OR)	S/A	SUPPLY AIR		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.												
BSMT	BASEMENT	GLB	GLUE LAMINATED BEAM	SGL	SAFETY GLAZING		NOTE: REFER TO SHEET A8.1 & SUBMITTED ENERGY CODE FENESTRATION SCHEDULE FOR INFORMATION DEMONSTRATING ENERGY CODE COMPLIANCE OF PROPOSED EXTERIOR DOORS AND WINDOWS.					A3.1	BUILDING SECTIONS						
BTWN	BETWEEN	GR	GRADE	SCHED	SCHEDULE		REQUIRED ENERGY CREDITS					A3.2	BUILDING SECTIONS						
CAB	CABINET	GRT	GROUT	SD	STORM DRAIN		MEDIUM DWELLING UNIT: 6 CREDITS REQUIRED					A3.3	BUILDING SECTIONS						
CB	CATCH BASIN	GWB	GYPSUM WALL BOARD	SECT	SECTION		ENERGY CREDITS TO BE OBTAINED VIA THE FOLLOWING OPTIONS FROM TABLE 406.3:					A4.1	EXTERIOR ELEVATIONS						
CH	CEILING HEIGHT	HB	HOSE BIBB	SF	SQUARE FEET		SYSTEM TYPE 2:					A4.2	EXTERIOR ELEVATIONS						
CIP	CAST IN PLACE	HD	HEAD	SHT	SHEET		FOR AN INITIAL HEATING SYSTEM USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.2(1)C OR C403.3.2(2)					A4.3	EXTERIOR ELEVATIONS						
CJ	CONTROL JOINT	HDWD	HARDWOOD	SHTG	SHEATHING		OPTION 1.3 BUILDING ENVELOPE:					A5.1	WALL SECTIONS						
C/L	CENTER LINE	HOR	HORIZONTAL	SHWR	SHOWER		VERTICAL FENESTRATION U = 0.28					A5.2	WALL SECTIONS						
CLOS	CLOSET	HT	HEIGHT	SIM	SIMILAR		FLOOR R-38					A5.3	WALL SECTIONS						
CLG	CEILING	HVAC	HEATING, VENTILATING & AIR CONDITIONING	SOG	SLAB ON GRADE SPECIFICATION(S)		SLAB ON GRADE R-10 PERIMETER & UNDER ENTIRE SLAB					A5.4	WALL SECTIONS						
CLR	CLEAR(ANCE)			SQ	SQUARE		BELOW GRADE SLAB R-10 PERIMETER & UNDER ENTIRE SLAB												
CMU	CONCRETE MASONRY UNIT	ID	INSIDE DIAMETER	SS	STAINLESS STEEL		OPTION 2.1 AIR LEAKAGE CONTROL:					A7.1	EXTERIOR DETAILS						
CO	CLEAN OUT	INCL	INCLUDE	STD	STANDARD		REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAX AT 50 PASCALS AND ALL WHOLE HOUSE VENTILATION SYSTEM USING FURNACE INCLUDING AN ECM MOTOR.					A8.1	WINDOW / DOOR SCHEDULE						
COL	COLUMN	INS	INSULATION	STL	STEEL		OPTION 3.5 HIGH EFFICIENCY HVAC EQUIP:					A8.2	WINDOW / DOOR TYPES						
CONC	CONCRETE	INT	INTERIOR	STN	STAIN(ED)		AIR-SOURCE CENTRALLY DUCTED HEAT PUMP WITH MIN HSPF OF 11.0.												
CONST	CONSTRUCTION	JST	JOIST	STOR	STORAGE		OPTION 4.2 HIGH EFFICIENCY HVAC DISTRIBUTION:												
CONT	CONTINUOUS OR CONTINUE	JT	JOINT	STR	STRUCTURAL		HVAC EQUIP AND ASSOCIATED DUCT SYSTEM(S) INSTALL SHALL COMPLY W/ REQUIREMENTS OF SECTION R403.3.7												
CP	CENTERPOINT	LAGM	LAMINATED GLASS	SYS	SYSTEM		OPTION 5.1 EFFICIENT WATER HEATING:												
CPT	CARPET	LAV	LAVATORY	T	TREAD		DRAIN WATER HEAT RECOVERY UNITS SHALL BE INSTALLED AND HAS A MIN EFFICIENCY OF 40%. UNITS SHALL BE RATED IN ACCORDANCE W/ CSA B55.1 OR IAPMO IGC 346-2017.												
CSM	CASEMENT	LIN	LINOLEUM	T&G	TONGUE & GROOVE		OPTION 5.3 EFFICIENT WATER HEATING:												
CT	CERAMIC TILE	MAX	MAXIMUM	TBD	TO BE DETERMINED		ENERGY STAR RATED GAS OR PROPANE WATER HEATER W/ A MIN UEF OF 0.91.												
CU	CUBIC	MBR	MASTER BEDROOM	TEL	TELEPHONE		TOTAL PROVIDED:												
DBL	DOUBLE	MECH	MECHANICAL	TG	TEMPERED GLASS		VENTILATION AND INDOOR AIR QUALITY												
DEM	DEMOLISH, DEMOLITION	MFR	MANUFACTURER	THD	THRESHOLD		ALL SOURCE SPECIFIC EXHAUST FANS LOCATED IN BATHROOMS, POWDER AND LAUNDRY AREAS TO BE 90 CFM MIN @ 0.25 INCHES WATER GAUGE.												
DIAG	DIAGONAL	MIN	MINIMUM	THK	THICK(NESS)		SOURCE SPECIFIC EXHAUST FAN AT KITCHEN HOOD TO BE A MIN OF 940 CFM @ 0.25 INCHES WATER GAUGE. MECHANICAL SYSTEM IS TO PROVIDE MAKEUP AIR SUFFICIENT TO MEET THE REQUIREMENTS OF IRC M1503.6.												
DIAM	DIAMETER	MO	MASONRY OPENING	TG	TONGUE & GROOVE		PER WSEC R401.3 AN INSULATION CERTIFICATE IS REQUIRED:												
DIM	DIMENSION	MTL	METAL	TOC	TOP OF CONCRETE		THE GENERAL CONTRACTOR SHALL COMPLETE AND POST A "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION & INCLUDE THE PREDOMINATE R-VALUES, U-VALUES OF FENESTRATION, RESULTS FROM DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING, THE RESULTS FROM THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FLOW RATE TEST, AND THE TYPES AND EFFICIENCIES OF HEATING/COOLING/WHOLE-HOUSE MECHANICAL VENTILATION/WATER HEATING EQUIPMENT.												
DN	DOWN	MW	MICROWAVE	TOM	TOP OF MASONRY		PER M1505.4.1.1, WHOLE-HOUSE VENTILATION FANS MUST BE RATED FOR SOUND AT A MAXIMUM OF 1.0 SONE. THIS SOUND RATING SHALL BE AT A MINIMUM OF 0.1 IN. W.C. STATIC PRESSURE IN ACCORDANCE WITH HVI PROCEDURES SPECIFIED IN IRC M1505.4.1.2 AND M1505.4.1.3.												
DR	DOOR	NIC	NOT IN CONTRACT	TOS	TOP OF SHEATHING		PER WSEC R402.1 VENTED GAS FIREPLACES CERTIFIED TO ANSI Z21.50 SHALL BE LISTED AND LABELED, INCLUDING THEIR FE RATINGS IN ACCORDANCE WITH CSA P.4.1.												
DRN	DRAIN	NTS	NOT TO SCALE	TOW	TOP OF WALL		PER WSEC R402.4.1.2 BLOWER DOOR TESTING: AIR LEAKAGE SHALL NOT EXCEED 3.0 AIR CHANGES/ HOUR, AND SHALL BE TESTED PER WASEC R402.4.1.2. THE GENERAL CONTRACTOR SHALL PROVIDE A WRITTEN REPORT OF THE TEST RESULTS, SIGNED BY THE TESTING PARTY, TO THE BUILDING INSPECTOR, PRIOR TO APPROVED FINAL INSPECTION.												
DRY	DRY CLOTHES DRYER	OC	ON CENTER	TYP	TYPICAL		PER WSEC R403.1.1 PROVIDE A PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT PER WASEC R403.1.1.												
DS	DOWNSPOUT	OD	OUTSIDE DIAMETER	UNO	UNLESS NOTED OTHERWISE		PER WSEC R403.3.3 DUCT TESTING NEW CONSTRUCTION:												
DTL	DETAIL	OPNG	OPENING	VCT	VINYL COMPOSITION TILE		DUCT LEAKAGE SHALL BE TESTED PER WSU RS-33.												
DWG	DRAWING	OPP	OPPOSITE	VERT	VERTICAL		THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "DUCT LEAKAGE AFFIDAVIT FOR NEW CONSTRUCTION" TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION."												
(E)	EXISTING	OV	OVEN	VIF	VERIFY IN FIELD		PER WSEC R404 ELECTRICAL POWER AND LIGHTING SYSTEMS:												
EA	EACH	PERP	PERPENDICULAR	VP	VENEER PLASTER		A MINIMUM OF 90% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.												
EF	EXHAUST FAN	PL	PLATE	VR	VAPOR RETARDER														
EL	ELEVATION	PLAM	PLASTIC LAMINATE	VT	VINYL TILE														
ELEC	ELECTRIC(AL)	PLAS	PLASTER	W	WIDTH														
ELEV	ELEVATOR	PNL	PANEL	W/	WITH														
EQ	EQUIPMENT	PTD	PAINTED	W/O	WITH OUT														
EQUIP	EQUIPMENT	PR	PAIR	WASH	WATER CLOSET														
EXT	EXTERIOR	PT	PRESSURE TREATED	WC	WOOD CLOSET														
FD	FLOOR DRAIN	PLYWD	PLYWOOD	WD	WOOD														
FE	FIRE EXTINGUISHER	R	RISER	WDW	WINDOW														
FF	FINISH FLOOR	R/A	RETURN AIR	WG	WIRE GLASS														
FIN	FINISH	R&S	ROD AND SHELF	WP	WATER PROOF														
		PLAM	PLASTIC LAMINATE	WT	WEIGHT														
		PLAS	PLASTER																
		PNL	PANEL																
SYMBOL KEY					BUILDING CODE REVIEW					TOTAL PROVIDED:					VICINITY MAP				
1 A3.1	DRAWING # SHEET #	SECTION		FINISH WOOD	CODE STANDARD					6 CREDITS									
1 A7.1	DRAWING # SHEET #	SECTION DETAIL		ROUGH WOOD	INTERNATIONAL RESIDENTIAL CODE WITH WASHINGTON STATE CODE COUNCIL AMENDMENTS, 2018 EDITION														
1 A7.1	DRAWING # SHEET #	DETAIL REFERENCE		CONCRETE	PROPOSED STRUCTURE OCCUPANCY: R-3														
001-W1	DOOR / WINDOW NUMBER			SOIL	BUILDING TYPE: V-B														
4 A9.0	INTERIOR ELEVATION			BATT INSULATION	NUMBER OF STORIES: 1 + BASEMENT														
43.00' (43.00')	SPOT ELEVATION (EXISTING ELEVATION)			RIGID INSULATION	FLOOR AREAS:														
LEVEL ELEV #	VERTICAL ELEVATION			SPRAY FOAM INSULATION	LOWER LEVEL = 1,188 SF														
ROOM NAME 204	ROOM REFERENCE			PLYWOOD	MAIN FLOOR = 2,913 SF														
CL	CENTER LINE			COMPACTED GRAVEL	COVERED ENTRY / DECK = 211 SF														
EF	EXHAUST FAN				TOTAL HEATED AREA = 3,593 SF														
CO	CARBON MONOXIDE DETECTOR				LOWER LEVEL - 1,188 SF														
SD	SMOKE DETECTOR				MAIN LEVEL - 2,405 SF														
					GARAGE AREA (UNHEATED) = 508 SF														
					GROSS FLOOR AREAS: SEE 3/A0.2														
					FIRE CODE REVIEW														
					NFPA 13D FIRE SPRINKLER SYSTEM WITH A MONITORED NFPA 72, CHAPTER 29, FIRE ALARM SYSTEM AS A CODE ALTERNATIVE REQUEST DUE TO NO TURN AROUND DEFICIENCY.														
					ALL REQUIREMENTS OF NFPA 13D FIRE SPRINKLER SYSTEM AND THE FOLLOWING ADDITIONS AND MODIFICATIONS ARE REQUIRED.														
					WATER SUPPLY:														
					A 1" MINIMUM WATER METER AND 1" MINIMUM SERVICE LINE IS REQUIRED FOR ALL 13D STANDARD SPRINKLER SYSTEMS. THIS IS THE MINIMUM REQUIREMENT AND THE SPRINKLER CALCULATIONS FOR THE PROJECT SHALL DETERMINE THE ACTUAL METER AND SERVICE LINE SIZE. THE PLUMBING CODE MAY STILL REQUIRE A LARGER SIZE. A WATER METER PERMIT WILL NOT BE ISSUED UNTIL THE SPRINKLER PERMIT IS APPROVED. TO REDUCE DELAYS, SPRINKLER PLANS SHALL BE COMPLETED AS EARLY IN THE PROCESS AS POSSIBLE.														
					WATER FLOW ALARM:														
					THE SPRINKLER SYSTEM SHALL HAVE INSTALLED A MEANS OF NOTIFICATION FOR A WATER FLOW EVENT.														
					INTERIOR: YOU MAY CONNECT THE WATER FLOW SWITCH TO THE SOUNDER SIDE OF THE LINE VOLTAGE SMOKE ALARMS. FIREX SMOKE DETECTORS USE PART # 0498 AND KIDDE WITH RELAY/POWER SUPPLY MODULE SM120X ARE CURRENTLY APPROVED FOR THIS PURPOSE.														
					IF YOU CANNOT INTERFACE THE WATER FLOW SWITCH TO SMOKE ALARMS THEN A SEPARATE HORN OR BELL IS REQUIRED TO BE LOCATED ON EACH LEVEL INCLUDING THE BASEMENT OR LOWEST LEVEL OF THE STRUCTURE FOR OCCUPANT WATER-FLOW NOTIFICATION TO A MINIMUM OF 75 DBA IN THE SLEEPING ROOMS.														
					EXTERIOR: AN EXTERIOR GRADE 8" POTTER BELL OR EQUIVALENT SHALL BE INSTALLED.														
					GARAGE ENTRY DOOR COVERAGE:														
					A MINIMUM OF ONE HEAD SHALL BE INSTALLED ON THE GARAGE SIDE OF THE DOOR LEADING INTO THE RESIDENCE FROM AN ATTACHED GARAGE.														
					SPRINKLER SYSTEM DRAIN:														
					THE SYSTEM DRAIN SHALL BE PIPED ALL THE WAY TO THE EXTERIOR OF THE BUILDING AND NOT CAUSE DAMAGE TO LANDSCAPING WHILE WATER IS FLOWING. HOSE CONNECTIONS ARE NOT ALLOWED.														
					SPARE HEAD BOX:														
					A CABINET CONTAINING A MINIMUM OF TWO SPARE HEADS OF EACH TYPE AND A SPRINKLER WRENCH SHALL BE PROVIDED.														
					STORAGE ROOM:														
					ANY CRAWLSPACE THAT HAS A CONCRETE FLOOR AND A FULL SIZE DOOR SHALL BE PRESUMED TO BE A FUTURE STORAGE ROOM AND SPRINKLER COVERAGE SHALL BE PROVIDED.														

CONARD ROMANO
ARCHITECTS

DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98040



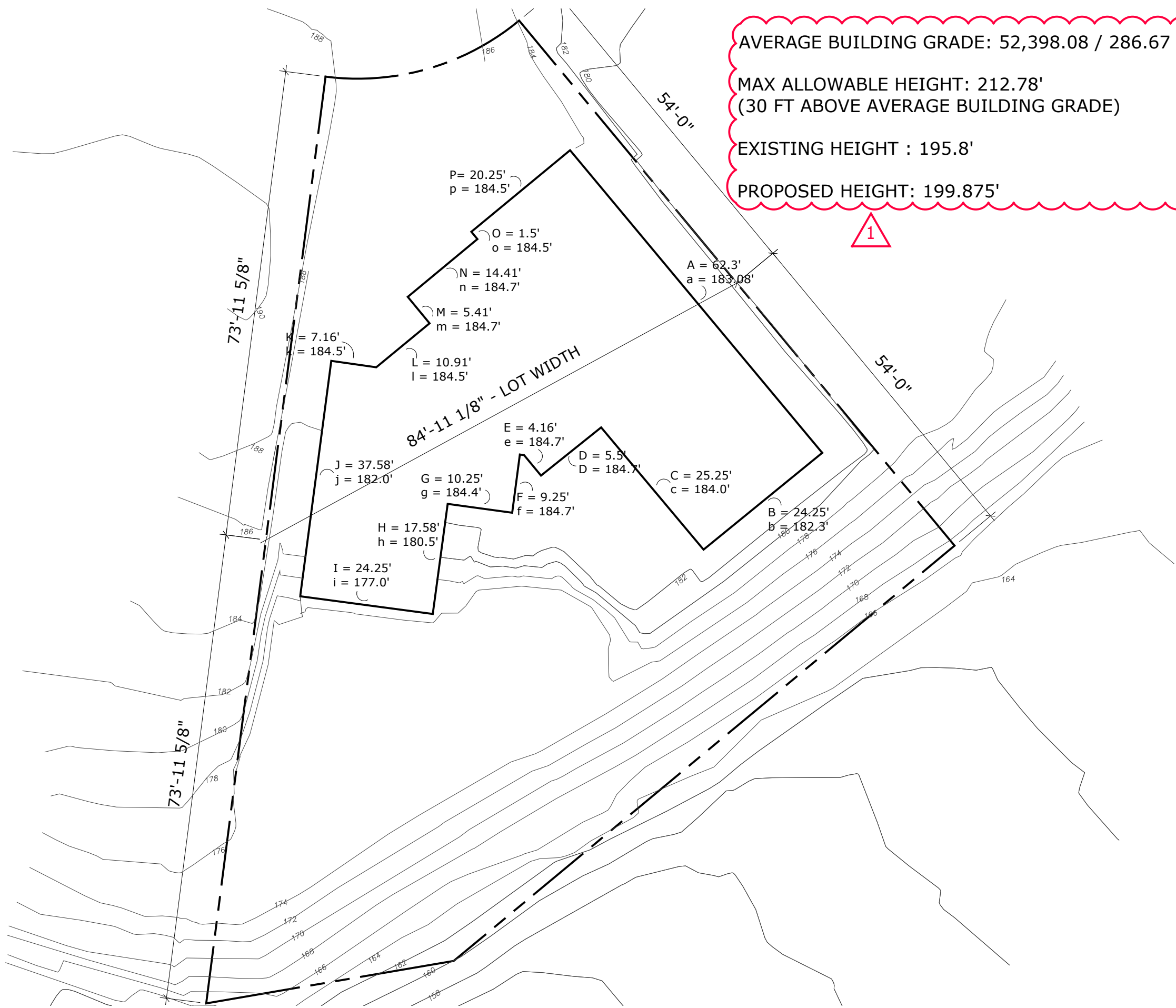
stamp		
File Name: A0.1 general info		
Plot Date: 9/27/21		
Project ID: DAY		
Drawn: EV		
Checked: JR		
mark	date	issue description
1	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT
	3/10/22	PERMIT CORRECTION 01
Issue For: PERMIT		
sheet info		

GENERAL PROJECT INFO

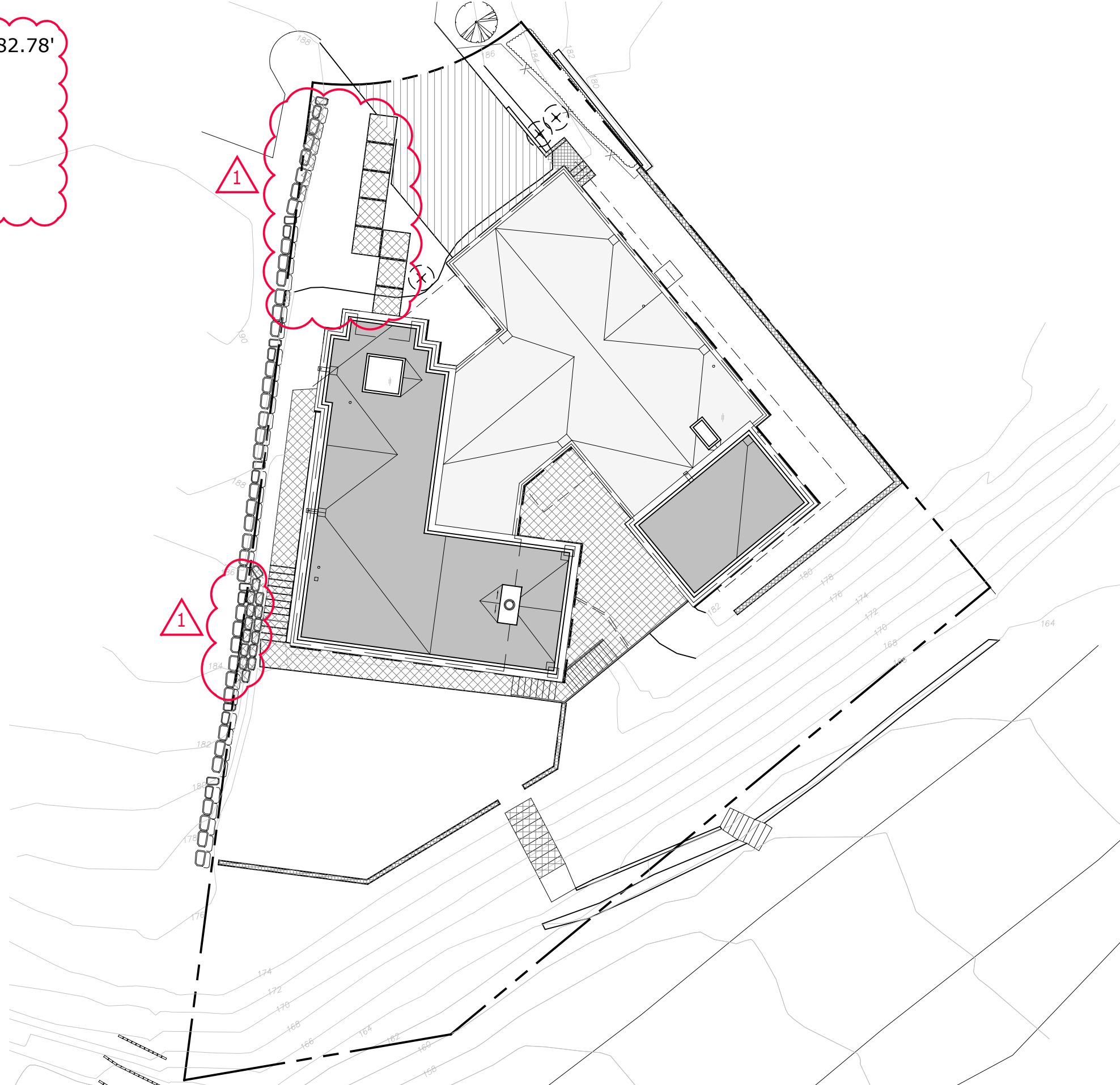
0"=1"
if scale is not 1", this drawing has been enlarged or reduced
sheet title

A0.1

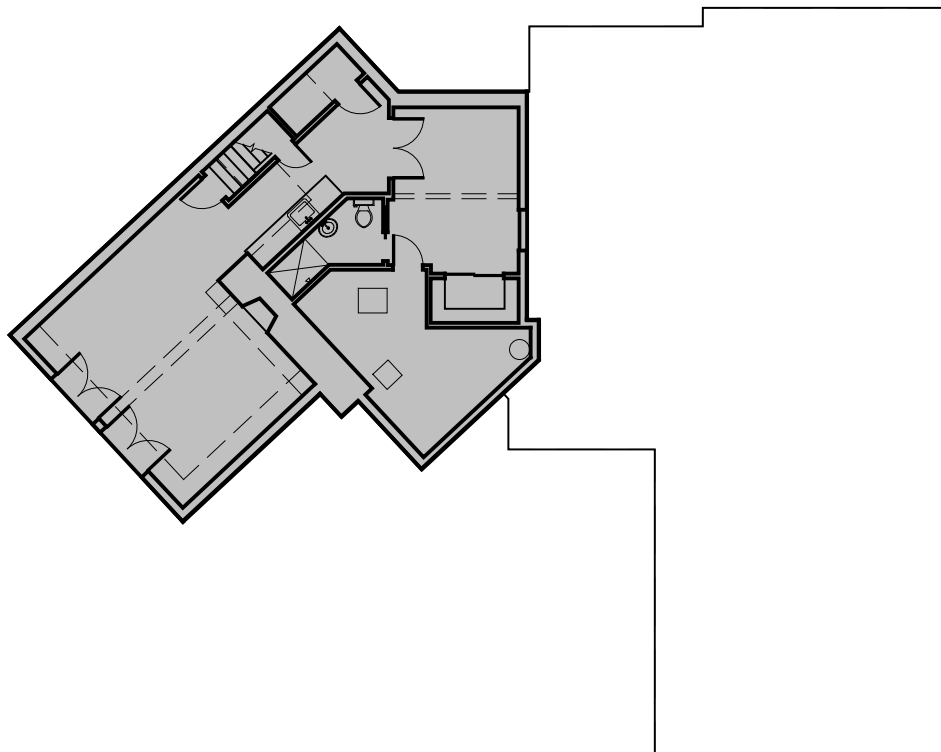
sheet number



1 SITE PLAN - LOT WIDTH & AVERAGE GRADE DIAGRAM
A0.2 SCALE: 1/16" = 1'-0"



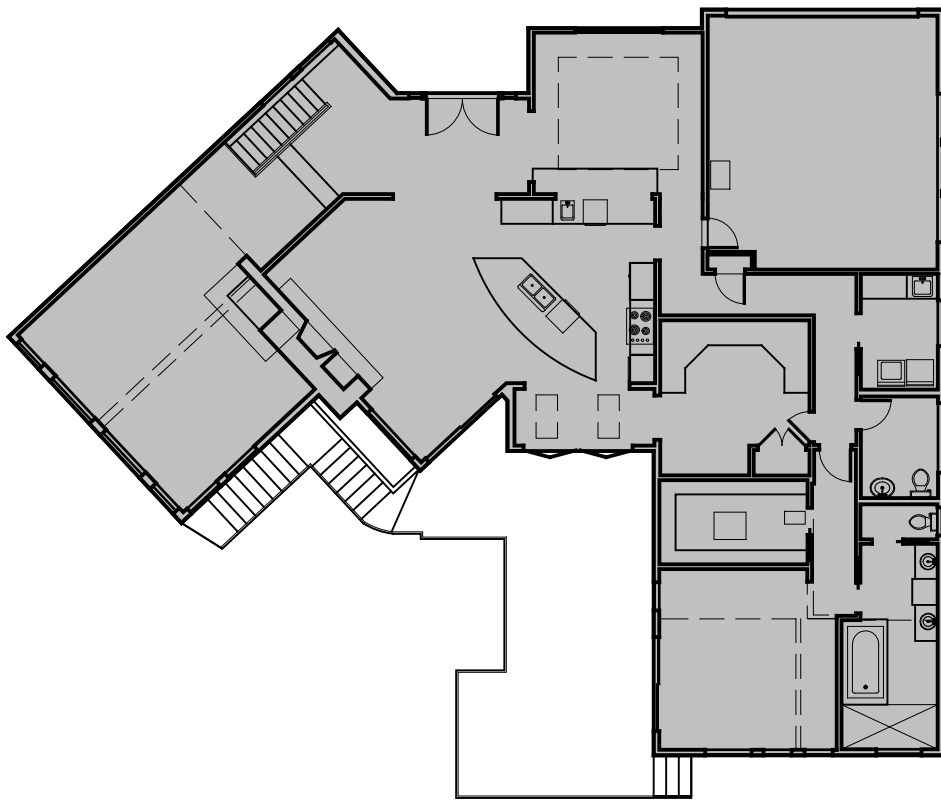
2 SITE PLAN - LOT COVERAGE DIAGRAM
A0.2 SCALE: 1/16" = 1'-0"



EXISTING BASEMENT

(E) AREA BOUND BY EXTERIOR FACE = 1,039 SF
AREA EXCLUDED PER APPENDIX B = (567) SF

(E) BASEMENT GROSS FLOOR AREA = 472 SF

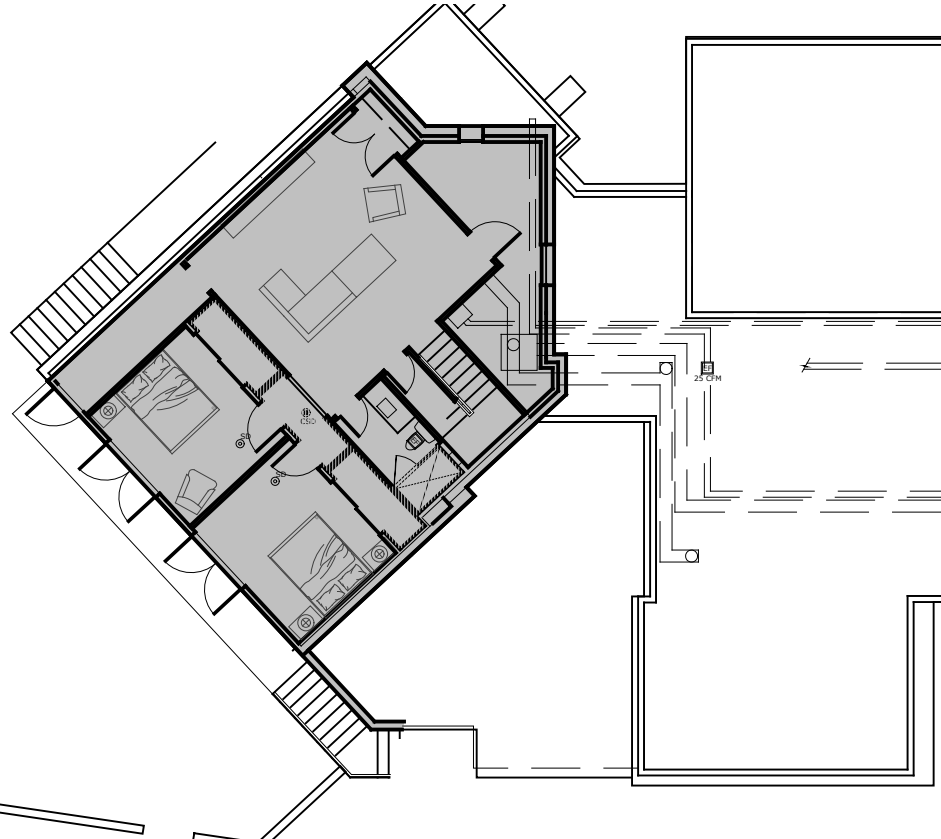


EXISTING MAIN FLOOR

(E) AREA BOUND BY EXTERIOR FACE = 2,913 SF
AREA OF STAIR = (26 SF)

(E) MAIN FLOOR GROSS FLOOR AREA = 2,887 SF

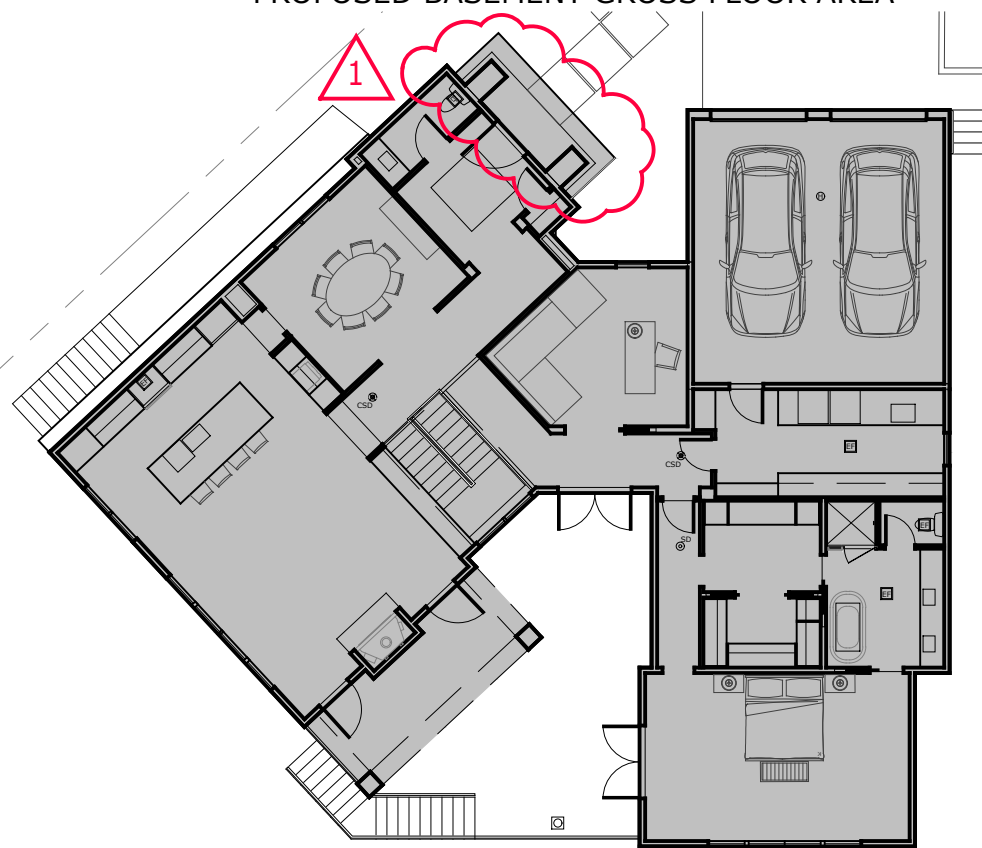
3 GROSS FLOOR AREA CALCULATIONS
A0.2 SCALE: 1/16" = 1'-0"



PROPOSED BASEMENT

PROPOSED AREA BOUND BY EXTERIOR FACE = 1,188 SF
AREA EXCLUDED PER APPENDIX B = (756) SF

PROPOSED BASEMENT GROSS FLOOR AREA = 432 SF



PROPOSED MAIN FLOOR

PROPOSED AREA BOUND BY EXTERIOR FACE = 2,913 SF
COVERED DECK = 151 SF
COVERED ENTRY = 60 SF
AREA OF STAIR = (67 SF)

PROPOSED MAIN FLOOR GROSS FLOOR AREA = 3,057 SF

LOT COVERAGE CALCULATIONS:			
LOT AREA =	10,536 SF		
LOT COVERAGE CALCULATION: LOT SLOPE: (188.5'-164.4' / 148') * 100 =	16.3%		
MAX ALLOWED LOT COVERAGE (35%) =	3,688 SF		
REQUIRED LANDSCAPING (65%) =	6,848 SF		
EXISTING LOT COVERAGE (32.2%) =	3,399 SF		
- 2,923 SF HOUSE			
- 476 SF DRIVING SURFACE			
PROPOSED LOT COVERAGE (34.9%) =	3,679 SF		
- 3,225 SF HOUSE			
- 454 SF DRIVING SURFACE			
MAX ALLOWED HARDSCAPE AREA (9%) =	948 SF		
EXISTING HARDSCAPE AREA (23.4%) =	2,475 SF		
- 531 SF UPPER DECK & STAIR			
- 149 SF ENTRY WALK			
- 112 SF WALKWAY			
- 75 SF RETAINING WALL			
- 1,258 SF POOL DECK			
- 40 SF SITE STAIRS			
- 48 SF STAIRS ON SLOPE			
- 262 SF ROCKERY			
PROPOSED HARDSCAPE AREA (8.7%) =	917 SF		
- 128 SF ENTRY WALK			
- 271 SF UPPER TERRACE & STAIRS			
- 40 SF NEW PARTIAL HEIGHT SEAT WALL			
- 224 SF WALKWAYS			
- 23 SF DRIVEWAY STAIR			
- 36 SF REPOURED SITE STAIRS			
- 48 SF EXISTING STAIRS ON SLOPE			
- 75 SF EXISTING RETAINING WALL			
- 72 SF EXISTING ROCKERY TO REMAIN			
GROSS FLOOR AREA CALCULATIONS: (SEE 3/A0.2)			
ZONING: R-8.4			
MAXIMUM GROSS FLOOR AREA:	4,214 SF (40%)		
EXISTING GROSS FLOOR AREA:	3,359 SF (31.9%)		
- 472 SF BASEMENT			
- 2,887 SF MAIN FLOOR			
PROPOSED GROSS FLOOR AREA:	3,489 SF (33.1%)		
- 432 SF BASEMENT			
- 3,057 SF MAIN FLOOR			

EXISTING BASEMENT AREA CALCULATION: APPENDIX B			
WALL SEGMENT	LENGTH	% COVERAGE	% RESULT
A	37.5	50%	18.75
B	7.16	100%	7.16
C	10.66	100%	10.66
D	22.33	100%	22.33
E	30.83	55%	16.96
F	30.60	0%	0.00

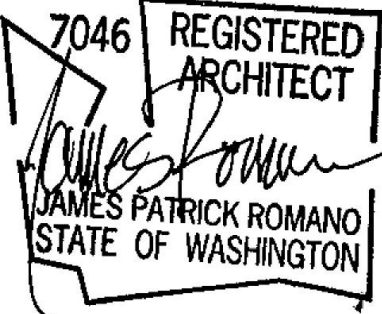
TOTAL WALL LENGTH (FT)	139.08	
SUM RESULTS	75.86	
TOTAL BASEMENT AREA (SF)	1039	
EXCLUDED BASEMENT AREA (SF)	566.69	
BASEMENT GROSS FLOOR AREA (SF)	472.31	

NEW BASEMENT AREA CALCULATION: APPENDIX B			
WALL SEGMENT	LENGTH	% COVERAGE	% RESULT
A	37.5	50%	18.75
B	7.16	100%	7.16
C	10.66	100%	10.66
D	22.33	100%	22.33
E	30.83	100%	30.83
F	32.60	0%	0.00

TOTAL WALL LENGTH (FT)	141.08	
SUM RESULTS	89.73	
TOTAL BASEMENT AREA (SF)	1188	
EXCLUDED BASEMENT AREA (SF)	755.59	
BASEMENT GROSS FLOOR AREA (SF)	432.41	

CONRAD ROMANO ARCHITECTS

DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98040



stamp


File Name: A0.1 general info

Plot Date: 9/27/21

Project ID: DAY

Drawn: EV

Checked: JR

mark	date	issue description
	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT
	3/10/22	PERMIT CORRECTION 01

Issue For: PERMIT

sheet info

LAND
USE
CALCS

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

A0.2

sheet number

measure success

VICINITY MAP
N.T.S.

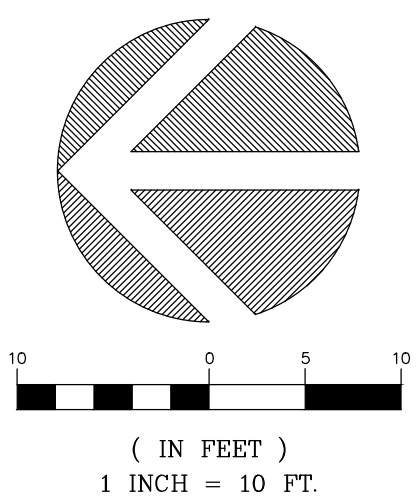
HELD A PLAT BEARING OF N 39°37'55" W BETWEEN FOUND
MONUMENTS SHOWN HEREON.

R1. PLAT, VOL. 52, PGS. 32-33,
RECORDS OF KING COUNTY, WASHINGTON.

NAVD88 PER CITY OF MERCER ISLAND BENCHMARK NO. 4022
FOUND BRASS PIN IN CONC "SAC MON 98TH PL SE, OPP HSE
#9839.
ELEVATION ON PIN = 186.024'

	AREA DRAIN		PAVER SURFACE
	ASPHALT SURFACE		POST
	BUILDING		POWER METER
	CENTERLINE ROW		POWER (UNDERGROUND)
	CONCRETE SURFACE		POWER VAULT
	RETAINING WALL		REBAR AS NOTED (FOU)
	DECK		REBAR & CAP (SET)
	FENCE LINE (WOOD)		ROCKERY
	FIRE HYDRANT		SEWER LINE
	GAS LINE		SEWER MANHOLE
	GAS METER		STORM DRAIN LINE
	GRAVEL SURFACE	TEL SENTRY	TELEPHONE SENTRY
	HEDGE FOLIAGE LINE		WATER LINE
	INLET (TYPE I)		WATER METER
	MAILBOX (RESIDENTIAL)		WATER VALVE
	MONUMENT IN CASE (FOUND)		AC UNIT
	MONUMENT (EMPTY)		STEEP SLOPE AREA


1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN THE AUGUST OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES. TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 5456000490.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 10,536± S.F. (0.24 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.



TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 5456000490

DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98040



Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	7174
DATE:	08/27/2021
DRAFTED BY:	JAK
CHECKED BY:	JGM
SCALE:	1"= 10'

REVISION HISTORY

--	--

--	--

--	--

--	--

--	--

SHEET NUMBER

1 OF 1

STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS. AS SUCH, TERRACE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. NOTWITHSTANDING, ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

INDEXING INFORMATION

NE 1/4 NE 1/4
SECTION: 18
TOWNSHIP: 24N
RANGE: 05E, W.M.
COUNTY: KING

CRITICAL AREA MAPPING

-POTENTIAL LANDSLIDE HAZARD
-POTENTIAL EROSION HAZARD

ALL CRITICAL AREAS ADDRESSED BY THE GEOTECHNICAL ENGINEER
MARK MCGINNIS, GEOTECH CONSULTANTS, INC

MAXIMUM SLOPES (PER GEOTECH)

TEMPORARY SLOPES 1:1
PERMANENT SLOPES 2.5:1

EROSION CONTROL LEGEND

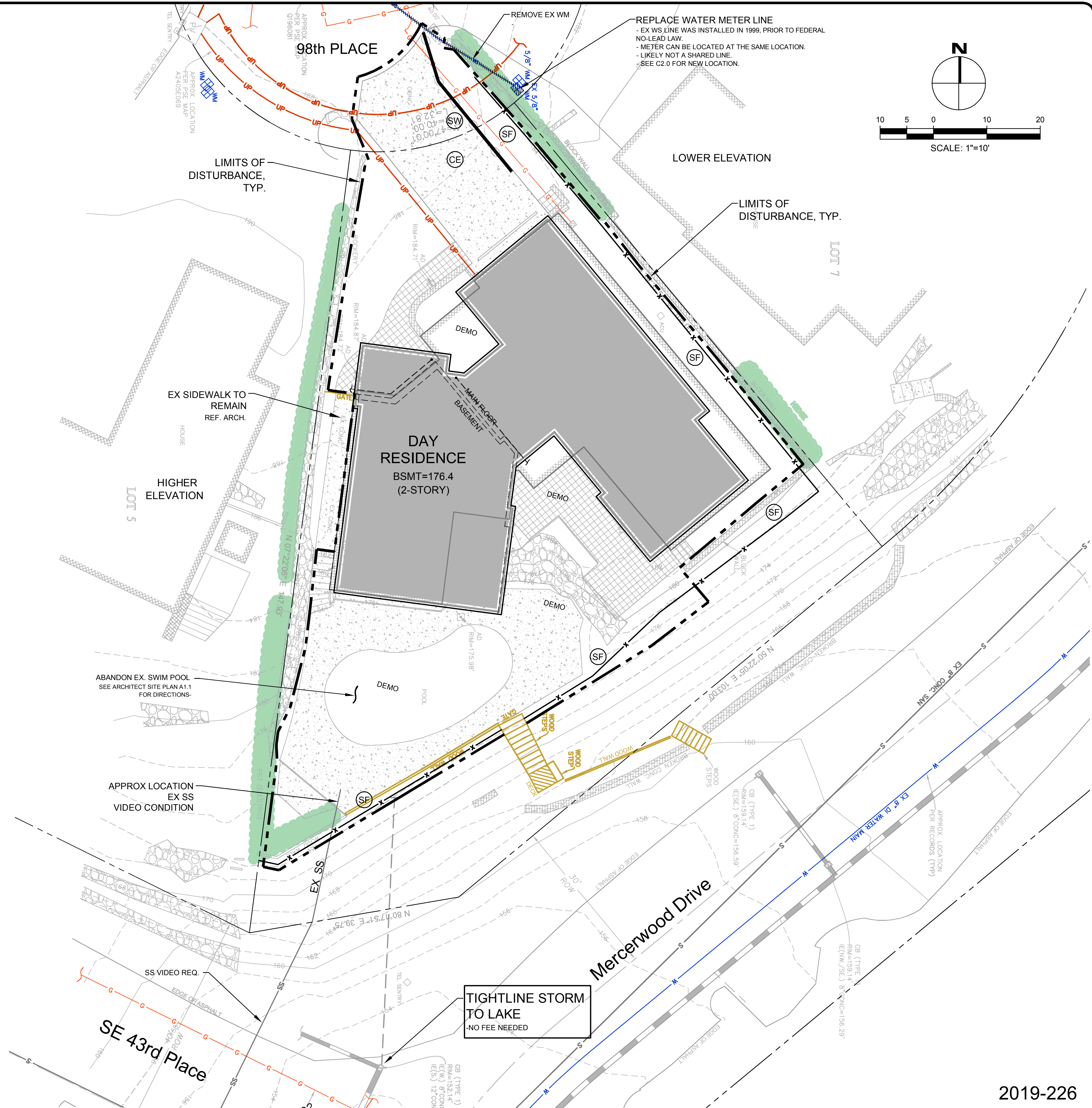
LIMITS OF DISTURBANCE		
FILTER FABRIC FENCE (SILT FENCE)	CK E.03 (SF)	— x — x —
STABILIZED CONSTRUCTION ENTRANCE	CK E.01 (CE)	— [CE] —
CATCH BASIN INLET PROTECTION	CK D.21 (IP)	— [IP] —
INTERCEPTOR SWALE SEE COR DWG 504, TYPE A TEMPORARY SWALE	(IS)	— [IS] —
TREE PROTECTION FENCING	CK R.49 (TP)	— [TP] —
CHECK DAM	(CD)	— [CD] —
STRAW WATTLES	(SW)	— [SW] —
		USE AS NEEDED

COMPOST SOIL NOTE

MINIMUM 10% ORGANIC MATTER -
COMPOST SOIL & MULCH REQUIRED

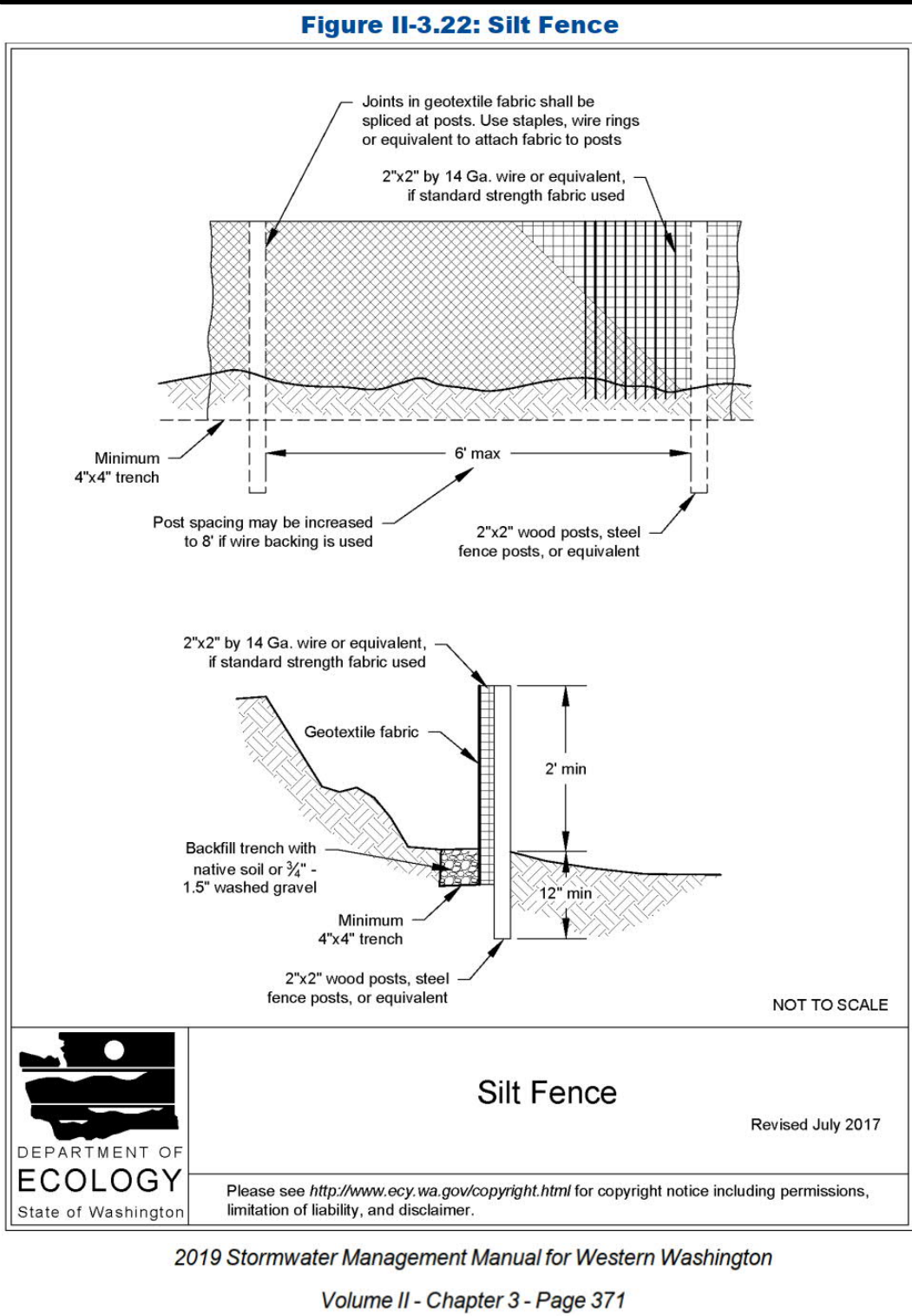
SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER
CONSTRUCTION



SILT FENCE DETAIL

DOE



RECOMMENDED CONSTRUCTION SEQUENCE

A DETAILED CONSTRUCTION SEQUENCE IS NEEDED TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE APPLIED AT THE APPROPRIATE TIMES. A RECOMMENDED CONSTRUCTION SEQUENCE IS PROVIDED BELOW:

- HOLD AN ONSITE PRE-CONSTRUCTION MEETING.
- POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).
- FLAG OR FENCE CLEARING LIMITS.
- INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
- GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- CONSTRUCT SEDIMENT PONDS AND TRAPS.
- GRADE AND STABILIZE CONSTRUCTION ROADS.
- CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- RELOCATE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH CITY OF MERCER ISLAND TESC REQUIREMENTS.
- COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) OR TWO DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
- STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
- SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPS IF APPROPRIATE.

DENUDED AREAS REQUIREMENTS

APRIL 1 TO SEPT 30
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF CONSTRUCTION. PLEASE READ ALL CITY TESC NOTES ON SHEET C1.2.

OCT 1 TO MARCH 31
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. IF AN EROSION PROBLEM ALREADY EXISTS ON THE SITE, OTHER COVER PROTECTION AND EROSION CONTROL WILL BE REQUIRED.

EROSION CONTROL NOTES

D.8.2 STANDARD ESC PLAN NOTES

THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS. AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED; HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED. FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE NUMBERED 1, 2, 4, 5, 6, ETC.

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.

3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.

4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.

5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.

6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY CITY OF MERCER ISLAND.

7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.

8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).

9. ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.

10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.

11. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.

12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.

13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.

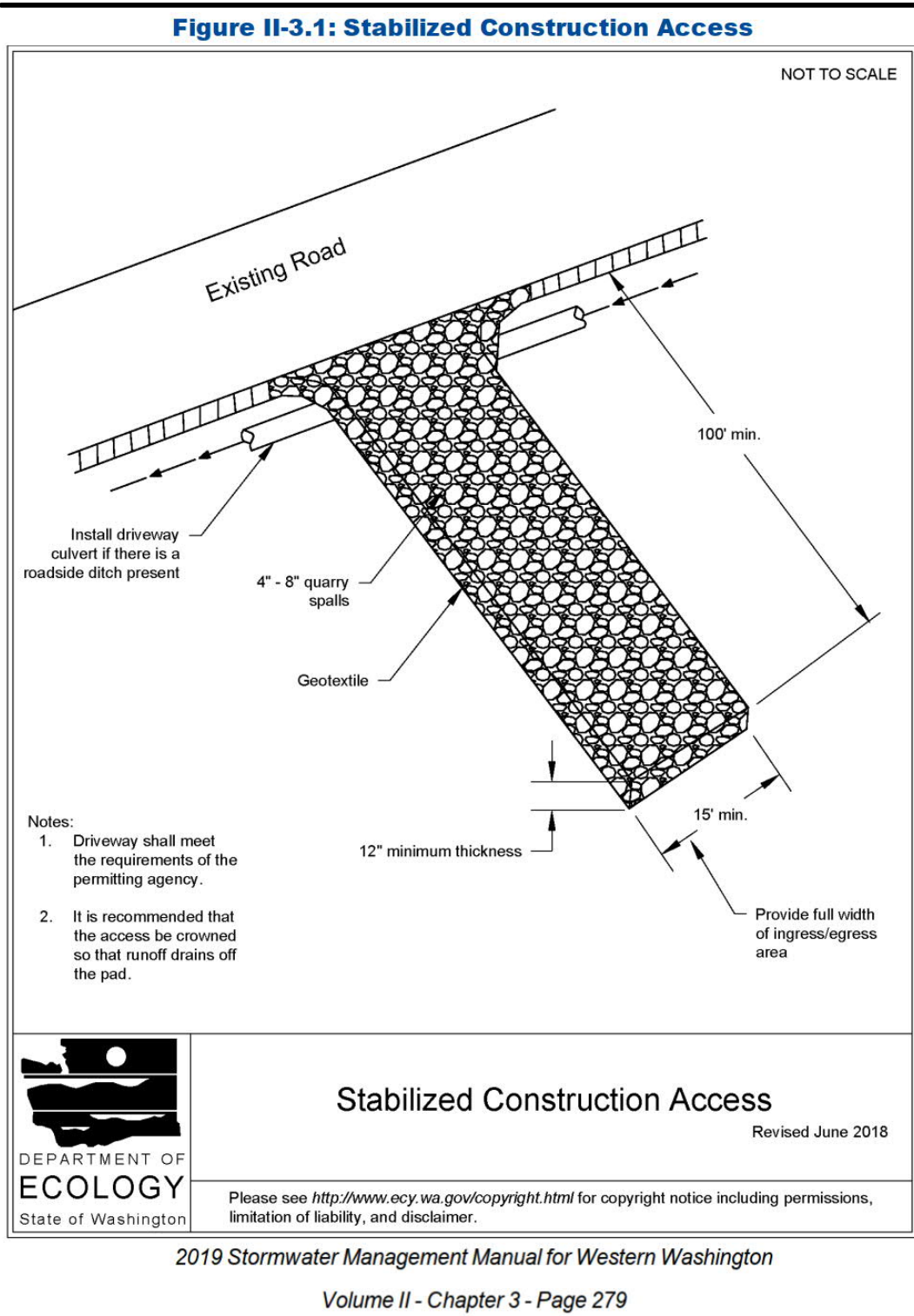
14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

CITY NOTES

- ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.
- APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.
- CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASINS/INLETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION AREA. CATCH BASIN FILTERS SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND APPROVED BY THE CITY INSPECTOR. CATCH BASIN FILTERS SHOULD BE INSPECTED FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. IF THE FILTER BECOMES CLOGGED, IT SHOULD BE CLEANED OR REPLACED.
- CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITES.
- AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.424.5555
- DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED
- EROSION CONTROL: ALL "LAND DISTURBING ACTIVITY" IS SUBJECT TO PROVISIONS OF MERCER ISLAND ORDINANCE 95C-118 "STORM WATER MANAGEMENT." SPECIFIC ITEMS TO BE FOLLOWED AT YOUR SITE.
- PROTECT ADJACENT PROPERTIES FROM ANY INCREASED RUNOFF OR SEDIMENTATION DUE TO THE CONSTRUCTION PROJECT THROUGH THE USE OF APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMP) EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT TRAPS, SEDIMENT PONDS, FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIOENGINEERED SWALES.
- CONSTRUCTION ACCESS TO THE SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM DRAINS.
- PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.
- ALL EXPOSED SOILS SHALL REMAIN DENUDED FOR NO LONGER THAN SEVEN (7) DAYS AND SHALL BE STABILIZED WITH MULCH, HAY, OR THE APPROPRIATE GROUND COVER. ALL EXPOSED SOILS SHALL BE COVERED IMMEDIATELY DURING ANY RAIN EVENT.
- INSTALLATION OF CONCRETE DRIVEWAYS, TREES, SHRUBS, IRRIGATION, BOULDERS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL, AND AN ENCROACHMENT AGREEMENT AND RIGHT OF WAY PERMIT FROM THE SENIOR DEVELOPMENT ENGINEER.
- OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER. CONSTRUCTION OF NEW GUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSTREAM CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THIS PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.
- POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
- REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.
- ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.
- SILENT FENCE: CLEAN AND PROVIDE REGULAR MAINTENANCE OF THE SILT FENCE. THE FENCE IS TO REMAIN VERTICAL AND IS TO FUNCTION PROPERLY THROUGHOUT THE TERM OF THE PROJECT.
- WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.
- REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
- THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED. ALTERNATELY, A PRESSURE TEST OF THE SIDE SEWER, FROM SEWER MAIN TO POINT OF CONNECTION, MAY BE SUBSTITUTED FOR THE VIDEO INSPECTION.
- NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.
- POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
- THE LIMITS AND EXTENDS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZE THE PROJECT.

CONSTRUCTION ENTRANCE

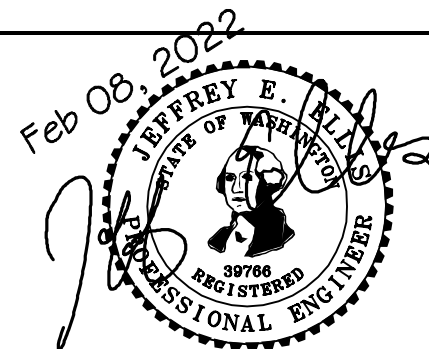
DOE



NO.	DATE	BY	REVISIONS

APPLICANT
LESLIE AND RICHARD DAY

DATE: Feb 08, 2022
JOB# 2002
DRAFTED: SS DESIGN: DE
DIGITAL SIGNATURE



CIVIL ENGINEERING
SOLUTIONS

102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

TESC & CITY NOTES
TESC DETAILS

DAY RESIDENCE
9843 MERCERWOOD DRIVE, MERCER ISLAND, WA 98040

2019-226

DRAWING NO:
C1.2

APN 545600-0490
2019-226

SANITARY SEWER IMPROVEMENTS

- 1 -
2 -6" SDR 35 PVC SANITARY SEWER(SS) @ MIN 1.0 %.
3 -
4 -
7 -

WATER IMPROVEMENTS

- 10 -EW SF RESIDENTIAL WATER SERVICE & METER PIT. CONFIRM REQUIRED SIZE WITH BUILDING PERMIT REVIEW. INSTALL PER MERCER ISLAND DETAIL W-13, W-14, OR W-14A DEPENDING ON SIZE REQUIREMENT.
11 -1.5" 250 PSI PRIVATE HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER.
12 -
14 -

STORM DRAIN

- 20 -4" STORM DRAIN (3034 PVC) @ MIN 2 % GRADE
21 -4" FOUNDATION DRAIN (3034 PVC) @ MIN 1 % GRADE
22 -6" STORM DRAIN (3034 PVC) @ MIN 2 % GRADE
23 -
24 -
25 -
26 -

28 -
29 -

STORM DRAIN STRUCTURES

- 30 -
31 -
32 -
33 -
34 -
35 -24" YARD DRAIN (OR EQUAL) WITH SOLID LID
36 -6" WIDE NDS DURASLOPE CHANNEL DRAIN KIT OR EQUAL. . CLASS B VEHICLE RATED GRATE.
39 -
40 -TYPE 40 CATCH BASIN. IN DRIVEWAY ADD WATER QUALITY RISER TEE FOR EXITING PIPE (OR DOWNTURNED ELBOW).
41 -
43 -
46 -
47 -
48 -

STORM BMP's

- 50 -COMPOST AMENDED SOIL TO ALL DISTURBED AREAS (SEE DETAIL SHEET C3.5). TILL 2-3" OF COMPOST INTO UPPER 8" OF SOIL. LOOSEN COMPACTED SUBSOIL, IF NEEDED BY RIPPING TO 12" DEPTH. MULCH LANDSCAPE BEDS AFTER PLANTING.
51 -
52 -
53 -
54 -
55 -
56 -
57 -
58 -

PRIVATE PVC STORM STRUCTURES

- 103 -
101 -
102 -
103 -24" PVC BASIN & GRATE (OR EQUAL). H20 RATED GRATE IN DRIVEWAY LOCATIONS.
104 -
105 -
106 -

SURVEYOR

TOPOGRAPHIC & BOUNDARY SURVEY BY:
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE 425.458.4488
www.terrane.net

VERTICAL DATUM

NAVD88 PER CITY OF MERCER ISLAND BENCHMARK # 4022
SEE SURVEY

LEGAL DESCRIPTION

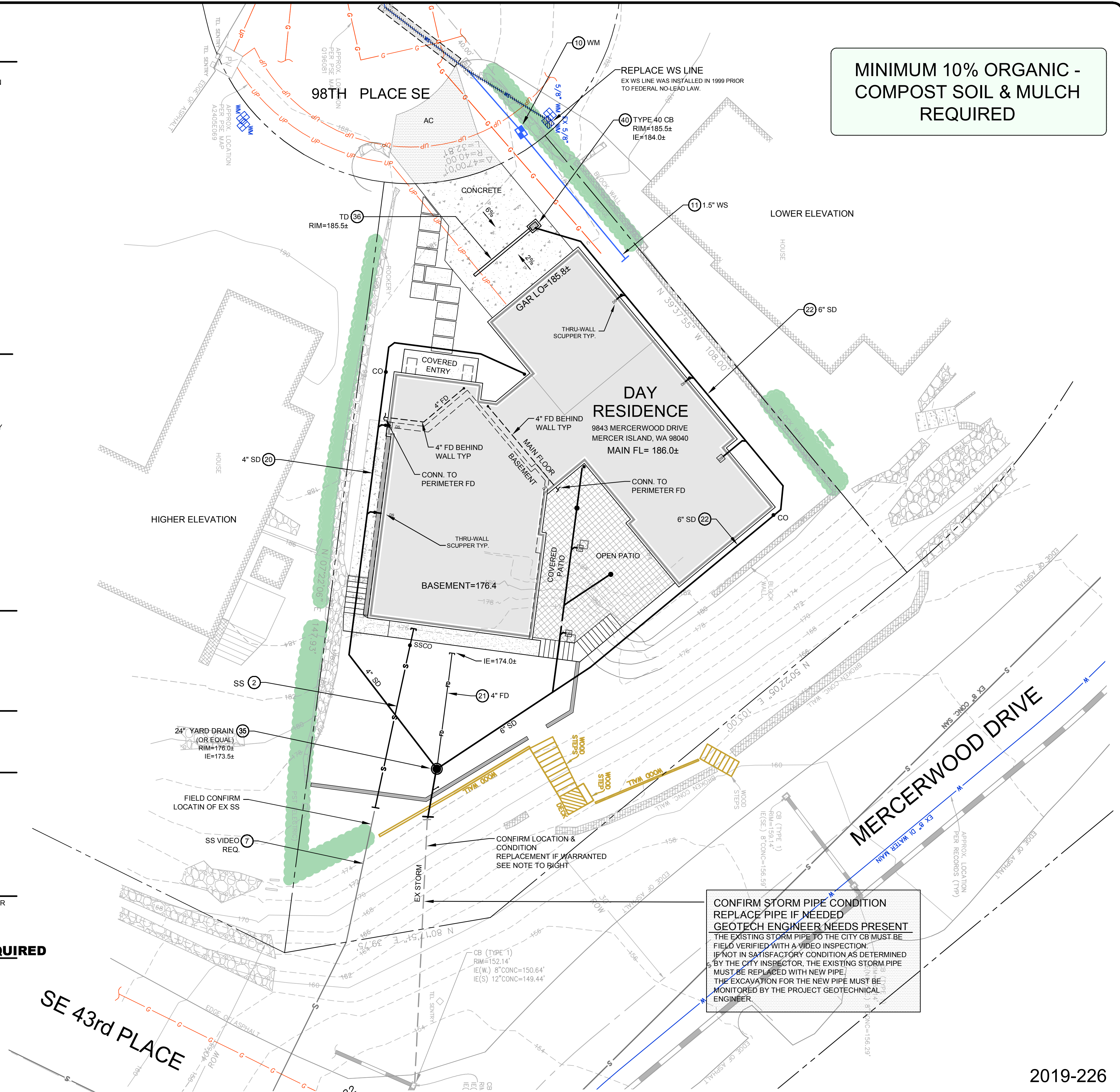
(PER STATUTORY WARRANTY DEED RECORDING #20160506001304)
LOT 6 IN BLOCK N OF MERCER WOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52 OF PLATS, PAGES 32 AND 33, RECORDS OF KING COUNTY, WASHINGTON.

SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.

POST CONST. SOIL INSPECTION REQUIRED

A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER.
THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.



MINIMUM 10% ORGANIC -
COMPOST SOIL & MULCH
REQUIRED

NO.	DATE	BY	REVISIONS	APPLICANT LESLIE AND RICHARD DAY	DATE: Feb 14, 2022 JOB# 2002 DRAFTED: DE DESIGN: DE DIGITAL SIGNATURE	CIVIL ENGINEERING SOLUTIONS 102 NW CANAL STREET PHONE: 206.930.0342 SEATTLE, WA 98107 DUFFY@CESOLUTIONS.US	DRAINAGE / CIVIL PLAN DAY RESIDENCE 9843 MERCERWOOD DRIVE, MERCER ISLAND, WA 98040	DRAWING NO: C2.0 APN 545600-0490 2019-226

MINIMUM 10%
ORGANIC
COMPOST SOIL &
MULCH REQUIRED

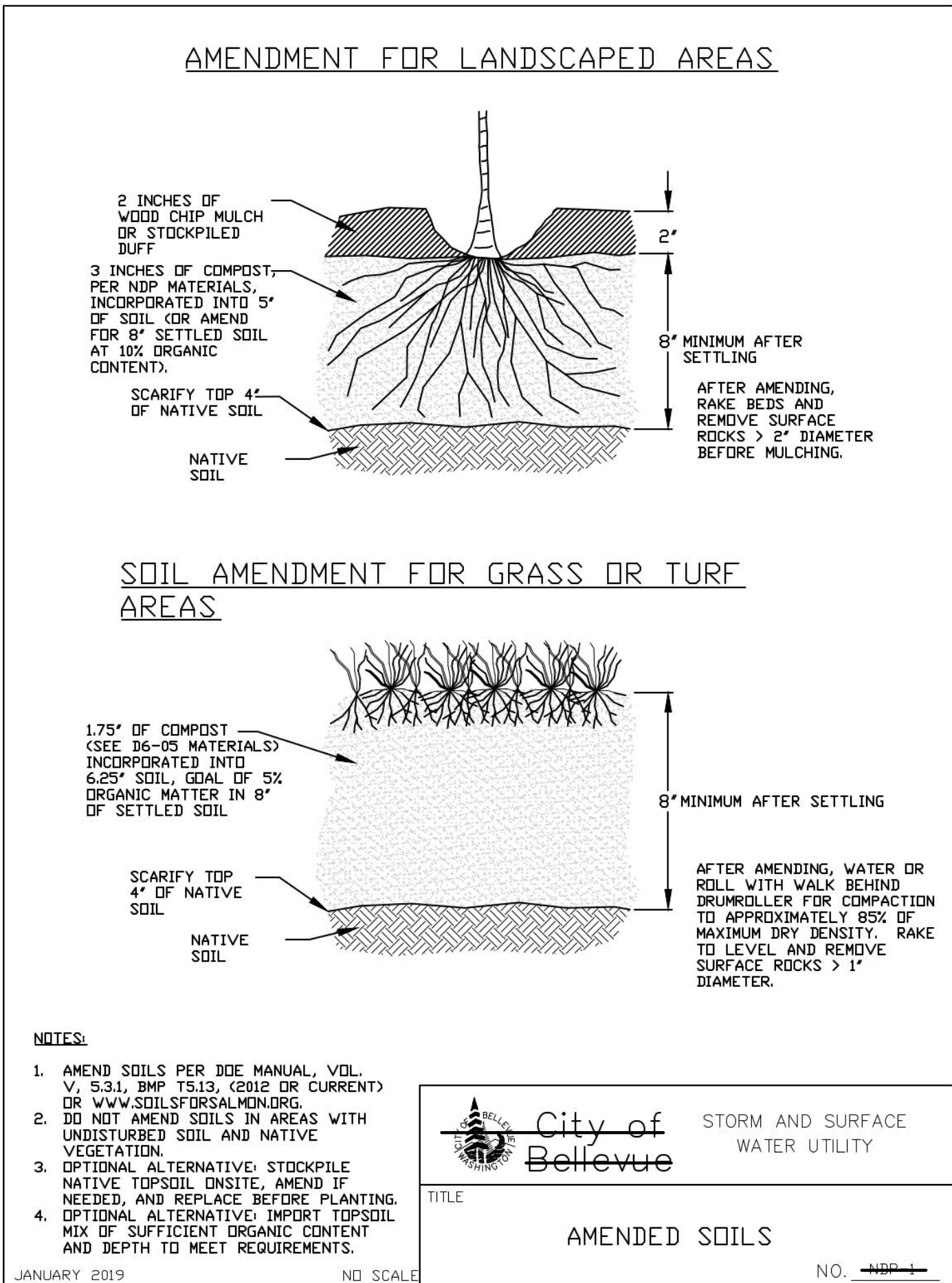
SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS
AFTER CONSTRUCTION. SEE DETAIL BELOW.

SOIL INSPECTION REQUIRED BY ENGINEER

A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED
SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER.
THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.

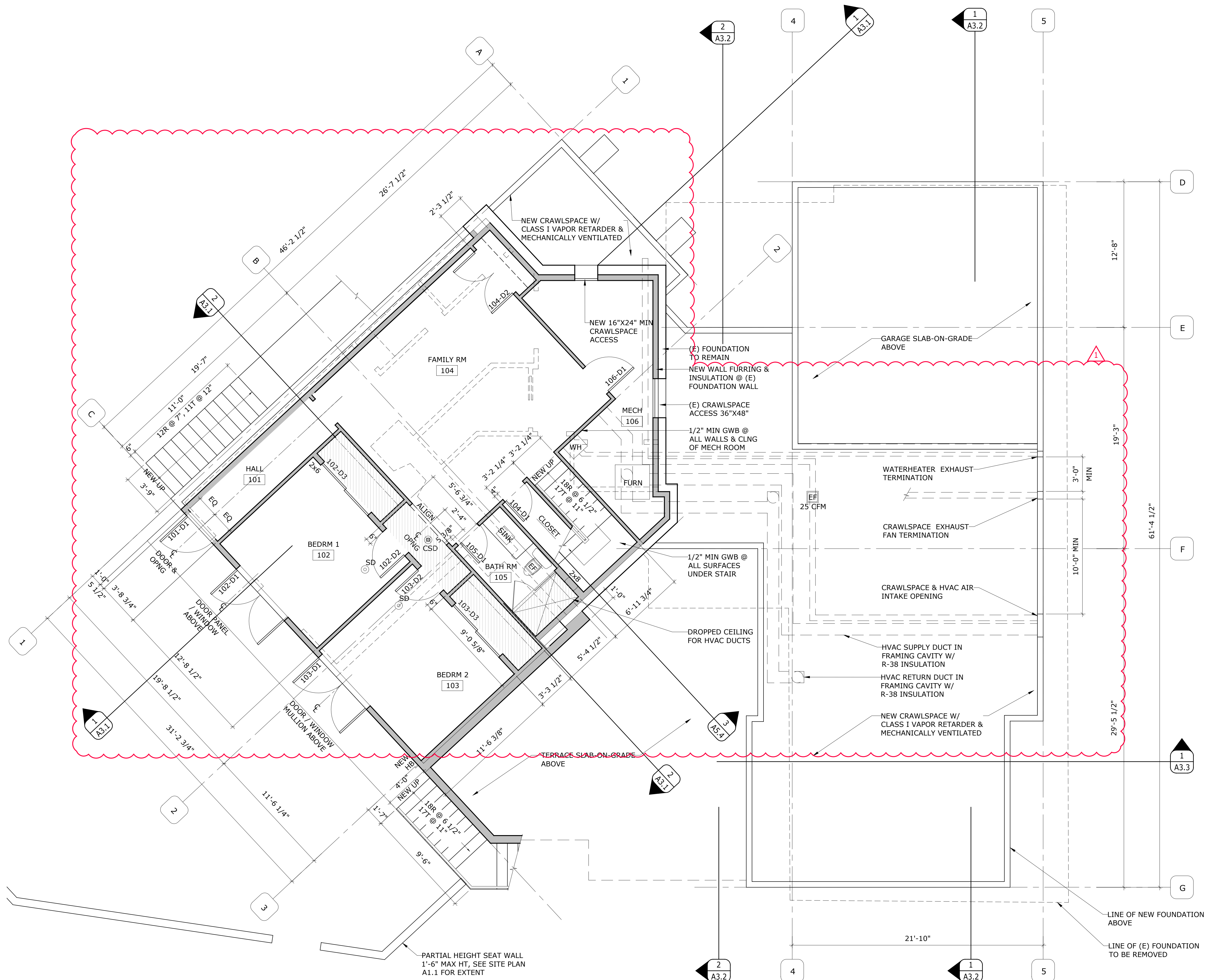
COMPOST AMENDED SOIL SPEC



2019-226

NO.	DATE	BY	REVISIONS	APPLICANT LESLIE AND RICHARD DAY	DATE: Feb 08, 2022 JOB# 2002 DRAFTED: SS DESIGN: SS DIGITAL SIGNATURE	CIVIL ENGINEERING SOLUTIONS 102 NW CANAL STREET PHONE: 206.930.0342 SEATTLE, WA 98107 DUFFY@CESOLUTIONS.US	STORMWATER BMP DETAILS DAY RESIDENCE 9843 MERCERWOOD DRIVE, MERCER ISLAND, WA 98040	DRAWING NO: C3.5 APN 545600-0490 2019-226





- GENERAL NOTES
- ALL DIMENSIONS ARE TO FACE OF FRAMING UNO.
 - EXTERIOR WALLS TO BE 2X6 @ 16" OC UNO; INTERIOR WALLS TO BE 2X4 @ 16" OC UNO.
 - INTERIOR DOOR ROUGH OPENING 5 3/8" FROM ADJACENT WALL FRAMING UNO.
 - PROVIDE FIREBLOCKING AT LOCATIONS PER IRC R302.11.
 - PROVIDE GUARDRAILS (36" MIN HT) @ LOCATIONS PER PER IRC R312. CLEAR SPACES < 4".
 - PROVIDE HANDRAILS PER IRC 311.7.7. TOP OF HANDRAIL TO BE 34" MIN TO 38" MAX ABOVE NOSING. HANDRAIL TO BE CONT FULL FLIGHT OF STAIR PER IRC 311.7.7.2 & 4" MAX PICKET SPACING.
 - CRAWL SPACE MECHANICALLY VENTED PER IRC R408.3.
 - PROVIDE MIN 16"X24" ACCESS DOOR TO CRAWL SPACE PER IRC R408.4.
 - FACTORY BUILT FIREPLACES SHALL BE LISTED, LABELED, TESTED & INSTALLED IN ACCORDANCE W/ UL 127.
 - PROVIDE EXTERIOR AIR SUPPLY FOR FACTORY BUILT FIREPLACES PER IRC 1006.
 - PROVIDE SEISMIC STRAPPING AT WATER HEATER PER IRC M1307.2.
 - DIRECT VENT APPLIANCES SHALL BE PROVIDED COMBUSTION, VENTILATION & DILUTION AIR IN ACCORDANCE W/ APPLIANCE MANUFACTURER & PER IRC G2407.1.
 - SMOKE ALARMS & CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED SO IF ONE ALARM IS ACTUATED ALL ALARMS ARE ACTUATED PER R314.4 & R315.5.
 - UNVENTED CRAWL SPACE - EXPOSED EARTH IS COVERED W/ A CONTINUOUS CLASS I VAPOR RETARDER. JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6" & SHALL BE SEALED OR TAPED. THE EDGES OF THE VAPOR RETARDER SHALL EXTEND NOT LESS THAN 6" UP THE STEM WALL & SHALL BE ATTACHED & SEALED TO THE STEM WALL. A RADON SYSTEM SHALL BE INSTALLED THAT MEETS THE REQUIREMENTS OF APPENDIX F.
- CRAWLSPACE VENTILATION CALCULATIONS
- MECHANICALLY VENTILATED CRAWLSPACE RATE REQUIRED = 1 CFM / 50 SF OF CRAWLSPACE AREA.
- ENTRY CRAWLSPACE AREA = 85 SF
BEDROOM CRAWLSPACE AREA = 1,047 SF
TOTAL CRAWLSPACE AREA = 1,132 SF
- CRAWLSPACE VENTILATION RATE:
1,132 SF / 50 SF = 22.64 CFM

- PLAN LEGEND
- EXISTING WALL TO REMAIN
 - EXISTING WALL, OR ELEMENT TO BE REMOVED U.N.O.
 - NEW WALL FRAMING
 - EXHAUST FAN
 - HEAT DETECTOR
 - SMOKE DETECTOR
 - CARBON MONOXIDE DETECTOR
 - COMBO SMOKE / CARBON DETECTOR

CONARD ROMANO
ARCHITECTS

DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98040

7046 REGISTERED ARCHITECT
JAMES PATRICK ROMANO
STATE OF WASHINGTON

stamp		
File Name: DAY A2.1 Basement Floor Plan		
Plot Date: 9/27/21		
Project ID: DAY		
Drawn: EV		
Checked: JR		
mark	date	issue description
1	7/23/21	PRE-APP MEETING
2	9/27/21	BUILDING PERMIT
3	3/10/22	PERMIT CORRECTION 01

Issue For: PERMIT

sheet info

LOWER FLOOR PLAN

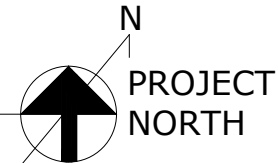
0" 1" 2" 3" 4" 5" 6" 7" 8" 9" 10"

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

sheet title

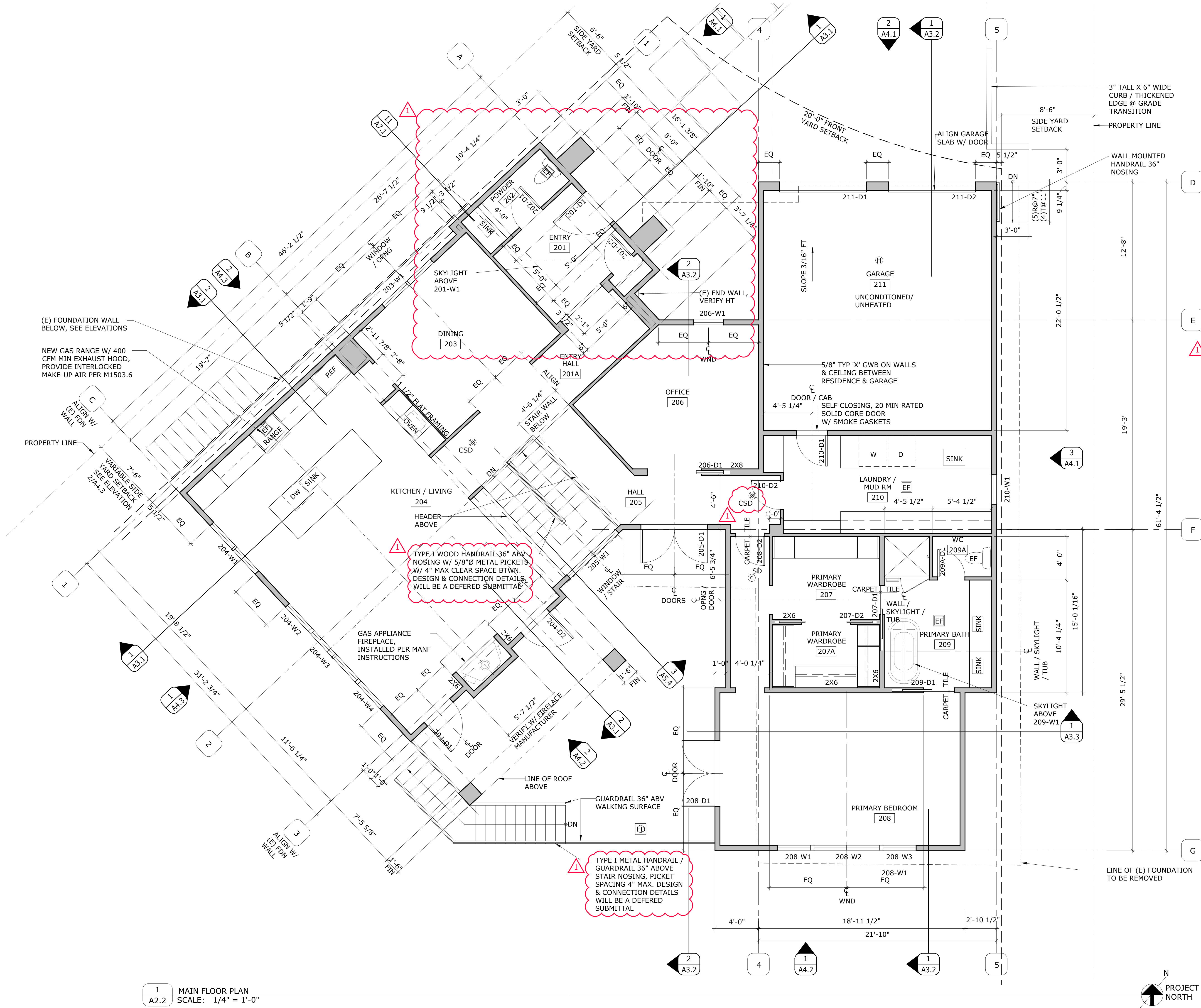
A2.1

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



sheet number

© Conard Romano Architects, PLLC

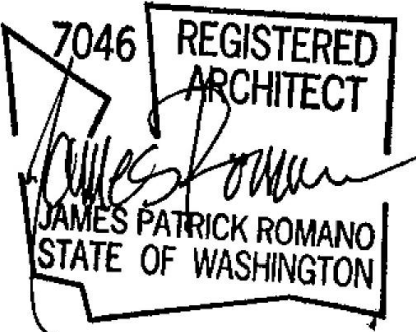


- GENERAL NOTES
1. ALL DIMENSIONS ARE TO FACE OF FRAMING UNO.
 2. EXTERIOR WALLS TO BE 2X6 @ 16" OC UNO; INTERIOR WALLS TO BE 2X4 @ 16" OC UNO.
 3. INTERIOR DOOR ROUGH OPENING 5 3/8" FROM ADJACENT WALL FRAMING UNO.
 4. PROVIDE FIREBLOCKING AT LOCATIONS PER IRC R302.11.
 5. PROVIDE GUARDRAILS (36" MIN HT) @ LOCATIONS PER PER IRC R312. CLEAR SPACES < 4".
 6. PROVIDE HANDRAILS PER IRC 311.7.7. TOP OF HANDRAIL TO BE 34" MIN TO 38" MAX ABOVE NOSING. HANDRAIL TO BE CONT FULL FLIGHT OF STAIR PER IRC 311.7.2 & 4" MAX PICKET SPACING. CRAWL SPACE MECHANICALLY VENTED PER IRC R408.3.
 7. PROVIDE MIN 16"X24" ACCESS DOOR TO CRAWL SPACE PER IRC R408.4.
 8. FACTORY BUILT FIREPLACES SHALL BE LISTED, LABELED, TESTED & INSTALLED IN ACCORDANCE W/ UL 127.
 9. PROVIDE EXTERIOR AIR SUPPLY FOR FACTORY BUILT FIREPLACES PER IRC 1006.
 10. PROVIDE SEISMIC STRAPPING AT WATER HEATER PER IRC M1307.2.
 11. DIRECT VENT APPLIANCES SHALL BE PROVIDED COMBUSTION, VENTILATION & DILUTION AIR IN ACCORDANCE W/ APPLIANCE MANUFACTURER & PER IRC G2407.1.
 12. SMOKE ALARMS & CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED SO IF ONE ALARM IS ACTUATED ALL ALARMS ARE ACTUATED PER R314.4 & R315.5.

- PLAN LEGEND
- EXISTING WALL TO REMAIN
 - EXISTING WALL, OR ELEMENT, TO BE REMOVED U.N.O.
 - NEW WALL FRAMING
 - HEAT DETECTOR
 - SMOKE DETECTOR
 - CARBON MONOXIDE DETECTOR
 - COMBO SMOKE / CARBON DETECTOR
 - MOTION DETECTOR

CONARD ROMANO ARCHITECTS

DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98040



stamp		
File Name: DAY A2.2 Main Plan		
Plot Date: 9/27/21		
Project ID: DAY		
Drawn: EV		
Checked: JR		
mark	date	issue description
1	7/23/21	PRE-APP MEETING
2	9/27/21	BUILDING PERMIT
3	3/10/22	PERMIT CORRECTION 01
Issue For: PERMIT		
sheet info		

MAIN
FLOOR
PLAN

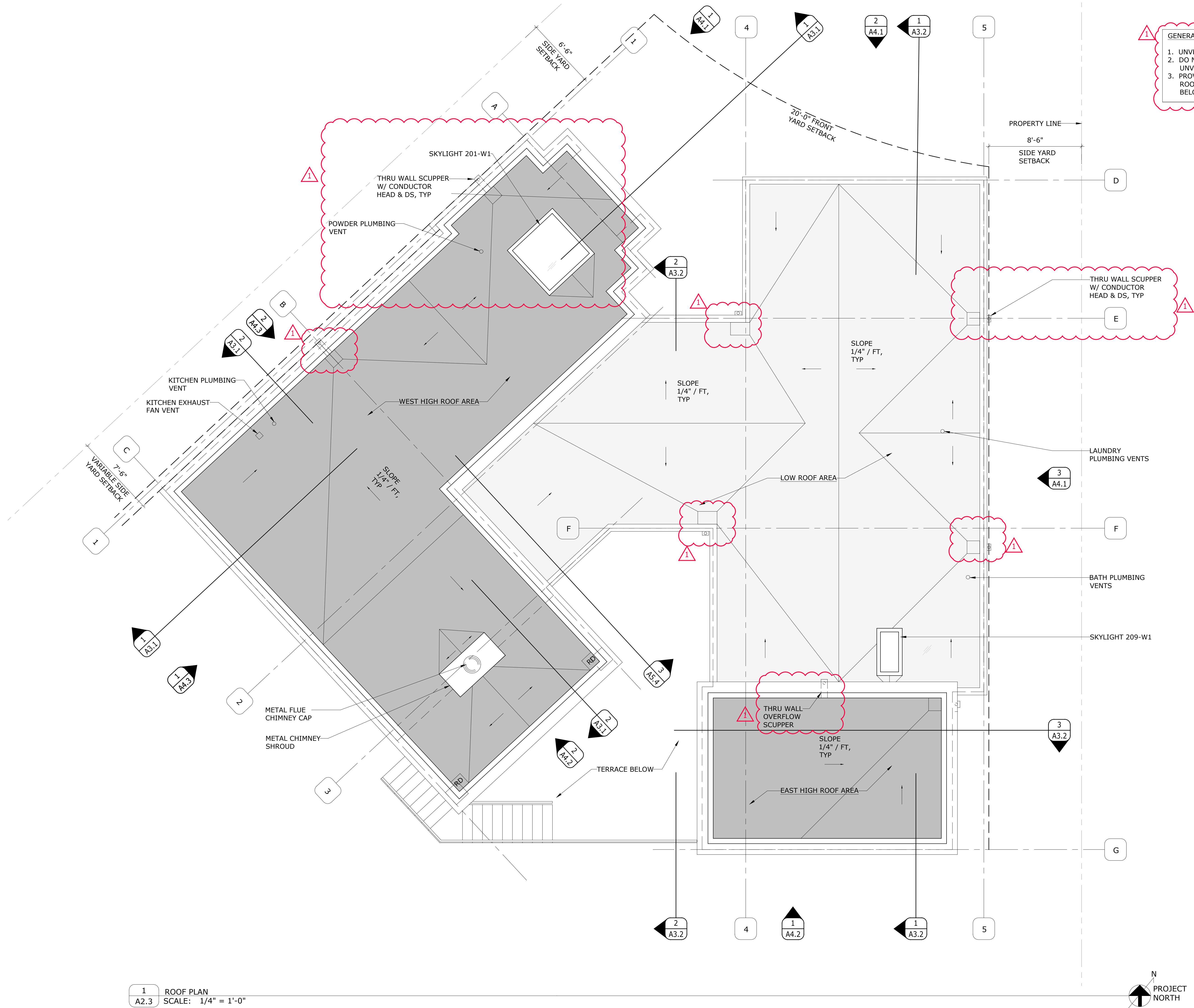
if scale is not 1", this drawing
has been enlarged or reduced

sheet title

A2.2

sheet number

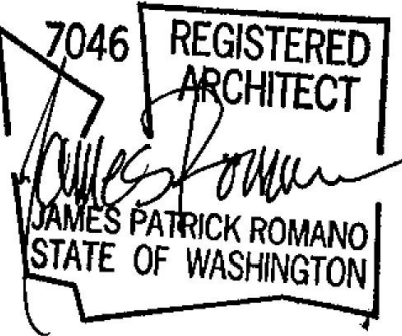
© Conard Romano Architects, PLLC



- GENERAL NOTES:**
- UNVENTED ROOF ASSEMBLY PER R806.5.
 - DO NOT INSTALL VAPOR BARRIER ON CEILING SIDE OF UNVENTED ROOF ASSEMBLY.
 - PROVIDE AIR IMPERMEABLE SPRAY FOAM ON UNDERSIDE OF ROOF SHEATHING WITH R-21 BATT INSULATION DIRECTLY BELOW.

CONARD ROMANO ARCHITECTS

DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98040



stamp		
File Name: DAY A2.3 Roof Plan		
Plot Date: 9/27/21		
Project ID: DAY		
Drawn: EV		
Checked: JR		
mark	date	issue description
1	7/23/21	PRE APP MEETING
	9/27/21	BUILDING PERMIT
	3/10/22	PERMIT CORRECTION 01
Issue For: PERMIT		
sheet info		

ROOF PLAN

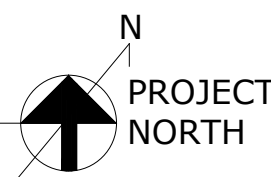
0 1
if scale is not 1", this drawing has been enlarged or reduced
sheet title

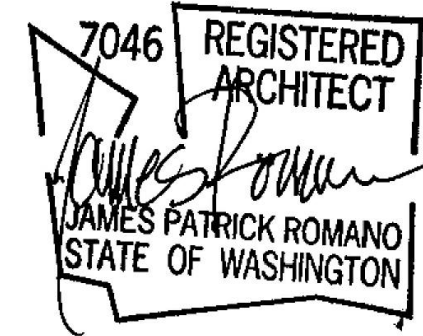
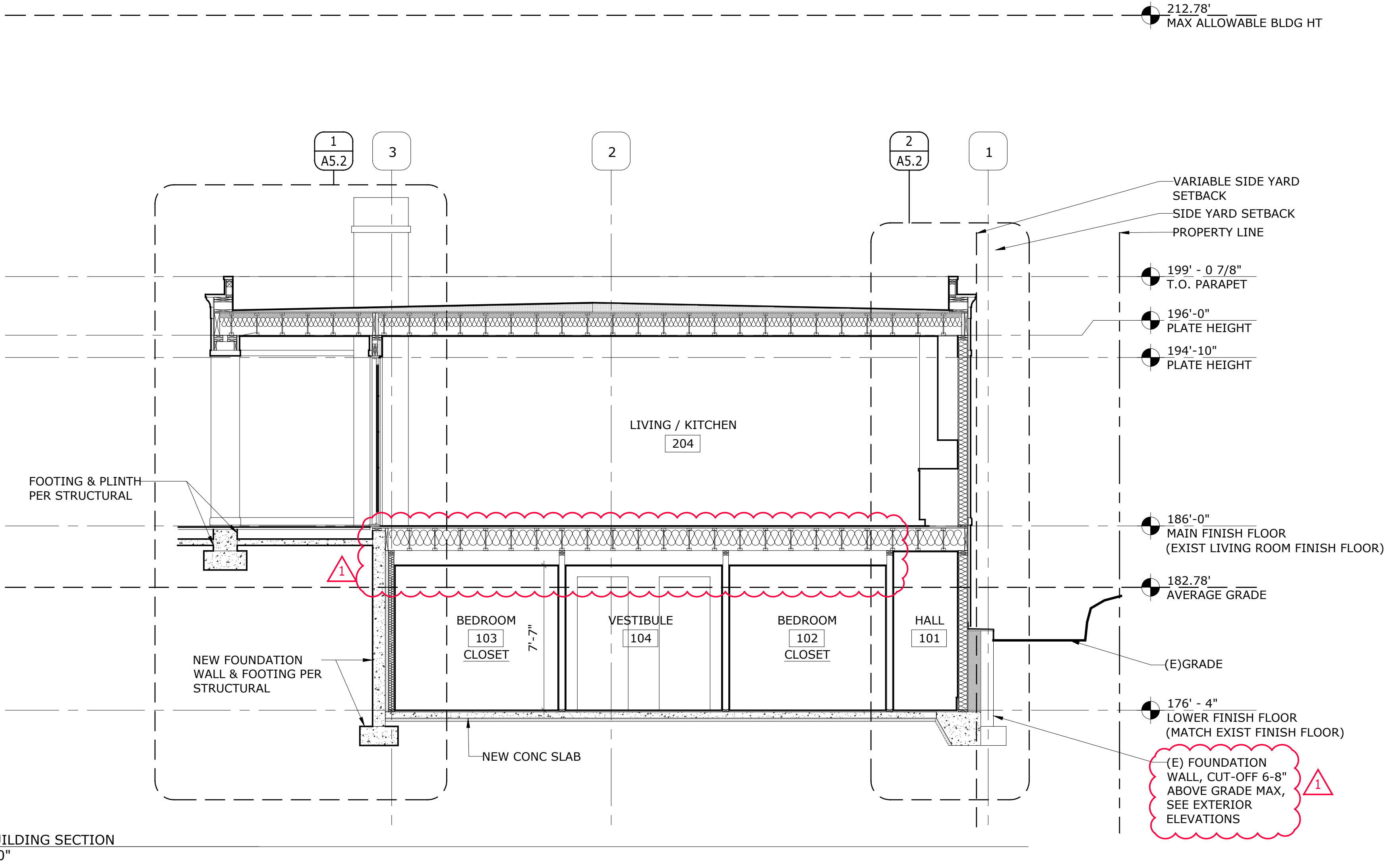
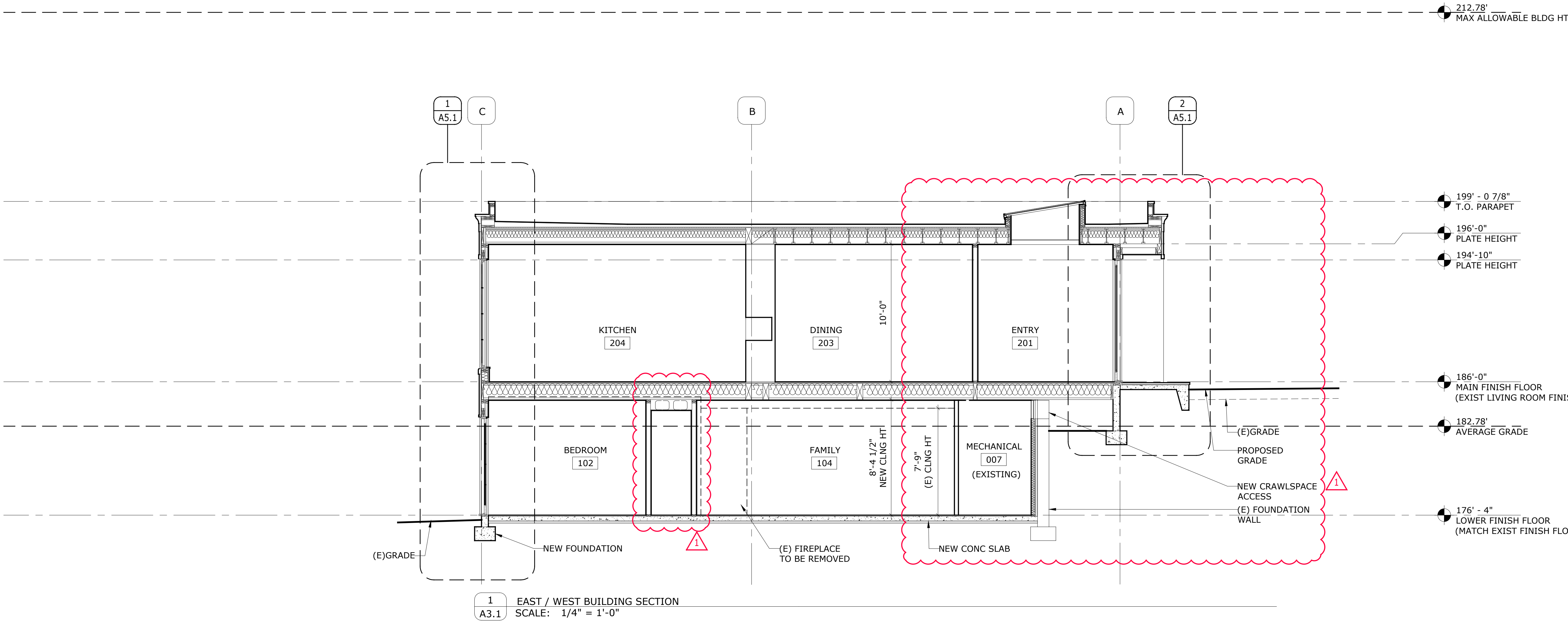
A2.3

sheet number

© Conard Romano Architects, PLLC

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



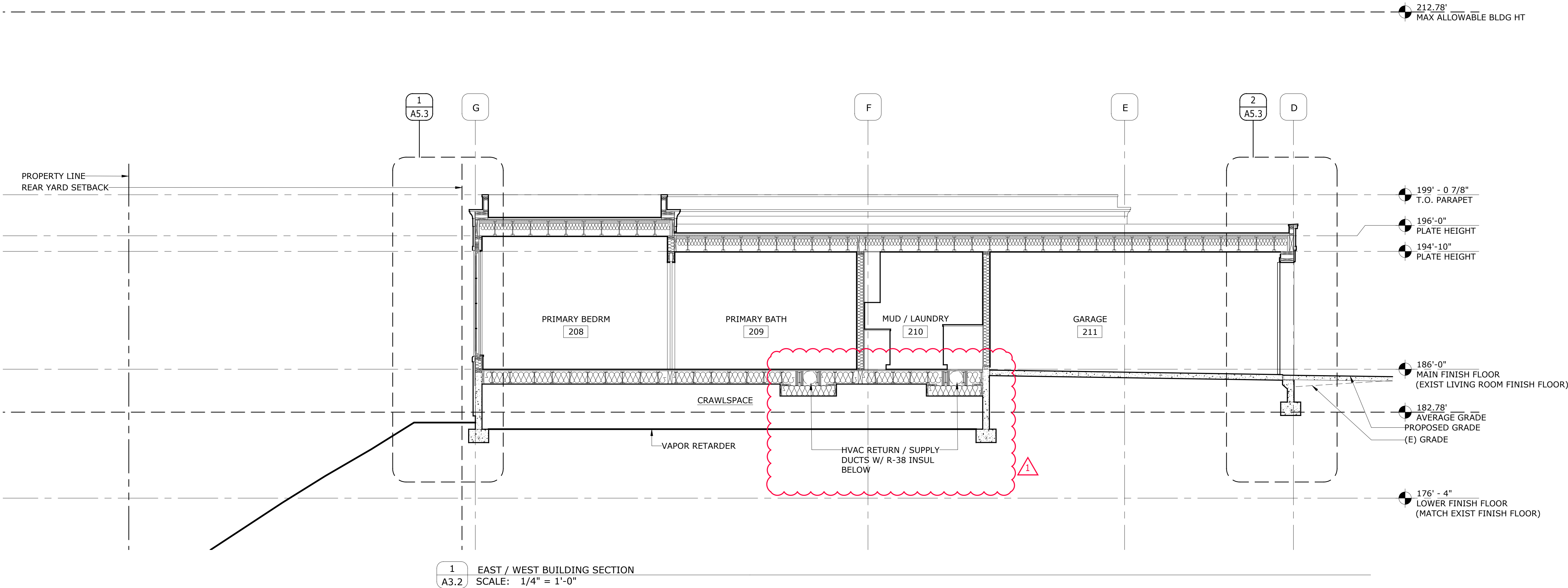


stamp		
File Name: DAY A3.1 Sections		
Plot Date: 9/27/21		
Project ID: DAY		
Drawn: EV		
Checked: JR		
mark	date	issue description
	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT
1	3/10/22	PERMIT CORRECTION 01
Issue For: PERMIT		
sheet info		

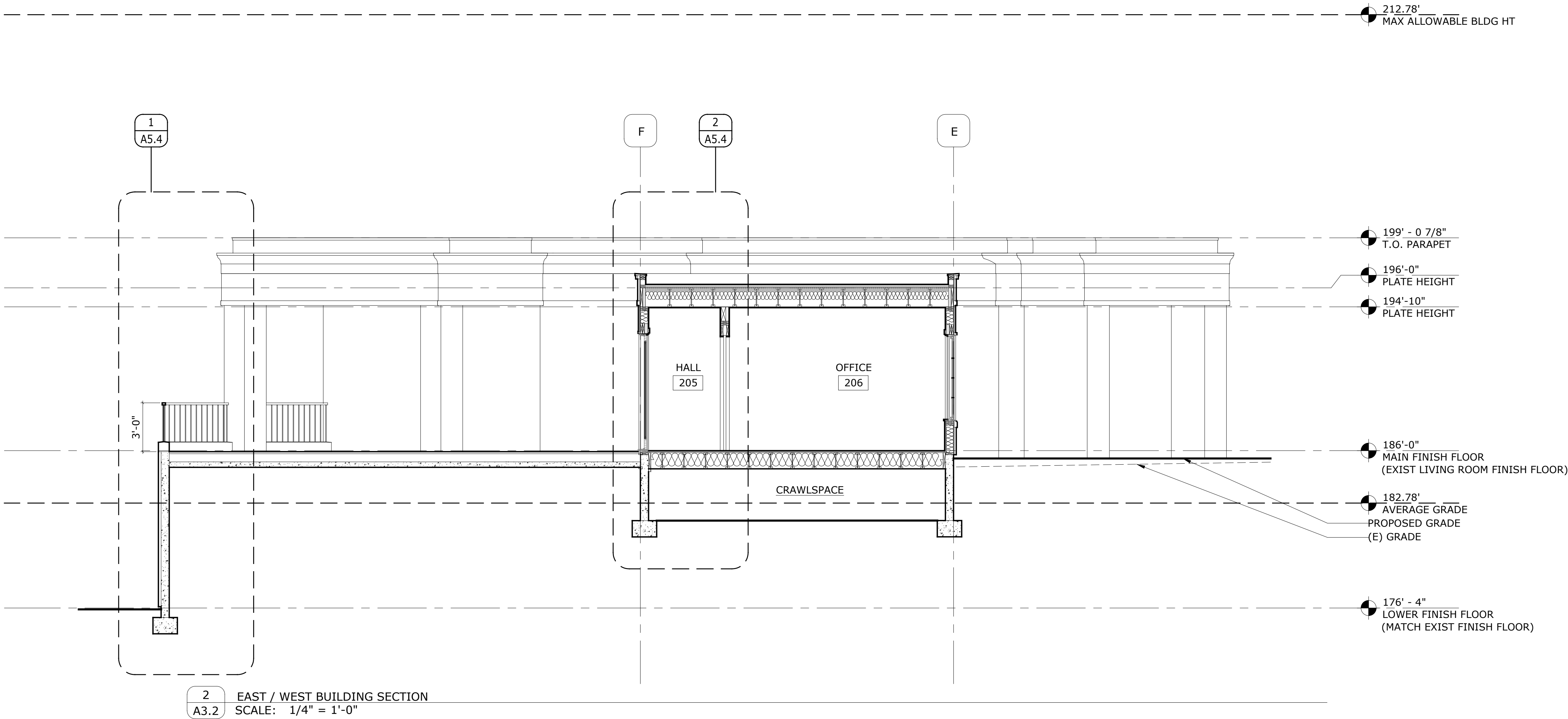
BUILDING SECTIONS

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

A3.1



1 EAST / WEST BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 EAST / WEST BUILDING SECTION
SCALE: 1/4" = 1'-0"

CONARD ROMANO ARCHITECTS

DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98040

514 - 38th Avenue East
Seattle, Washington 98112
206 329 4427
www.conardromano.com



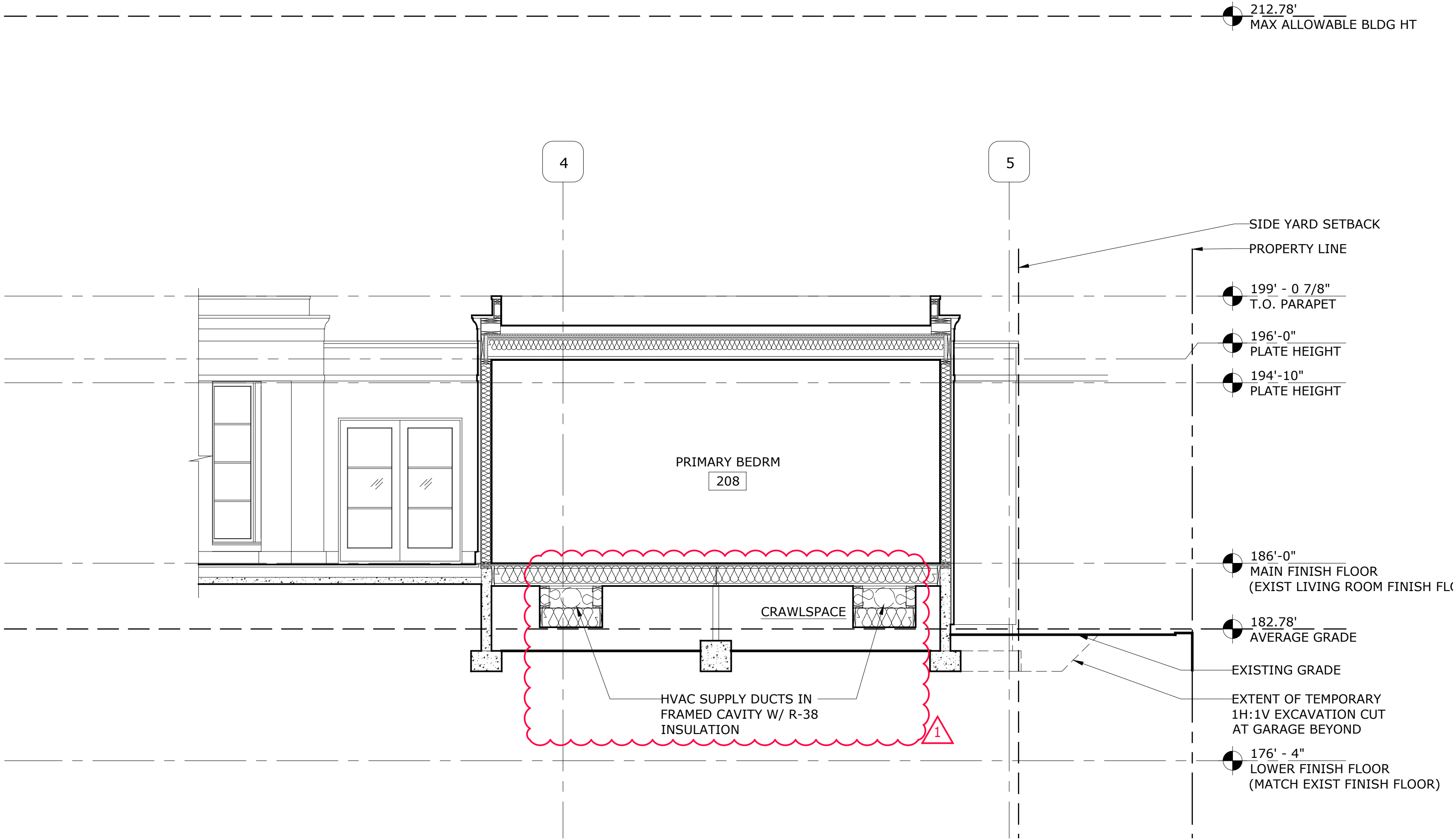
stamp		
File Name: DAY A3.1 Sections		
Plot Date: 9/27/21		
Project ID: DAY		
Drawn: EV		
Checked: JR		
mark	date	issue description
	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT
	3/10/22	PERMIT CORRECTION 01
Issue For: PERMIT		
sheet info		

BUILDING SECTIONS

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

A3.2

sheet number

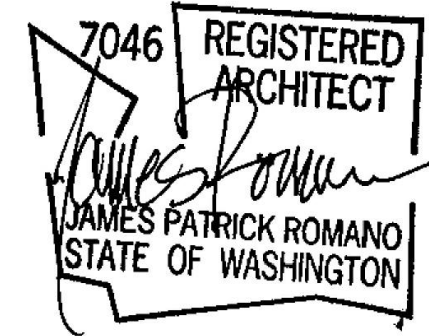


1 NORTH BUILDING SECTION
A3.3 SCALE: 1/4" = 1'-0"

CONARD ROMANO
ARCHITECTS

DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98040

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



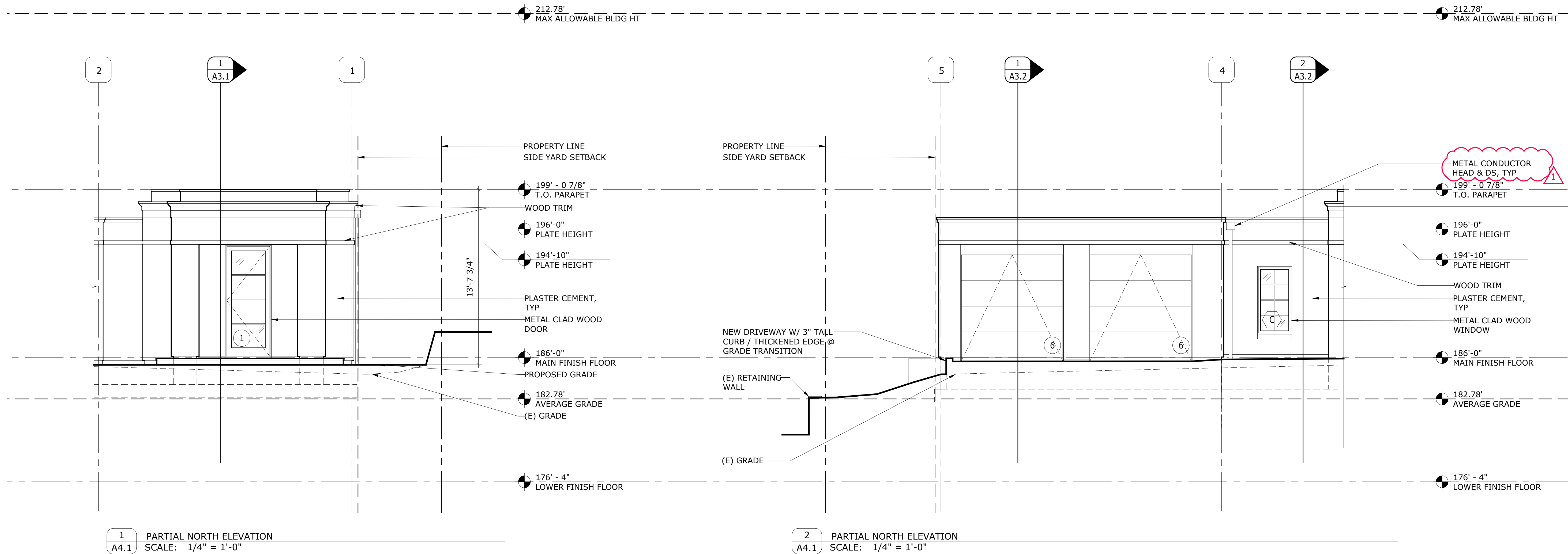
stamp		
File Name: DAY A3.1 Sections		
Plot Date: 9/27/21		
Project ID: DAY		
Drawn: EV		
Checked: JR		
mark	date	issue description
	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT
	3/10/22	PERMIT CORRECTION 01
Issue For: PERMIT		
sheet info		

BUILDING SECTIONS

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

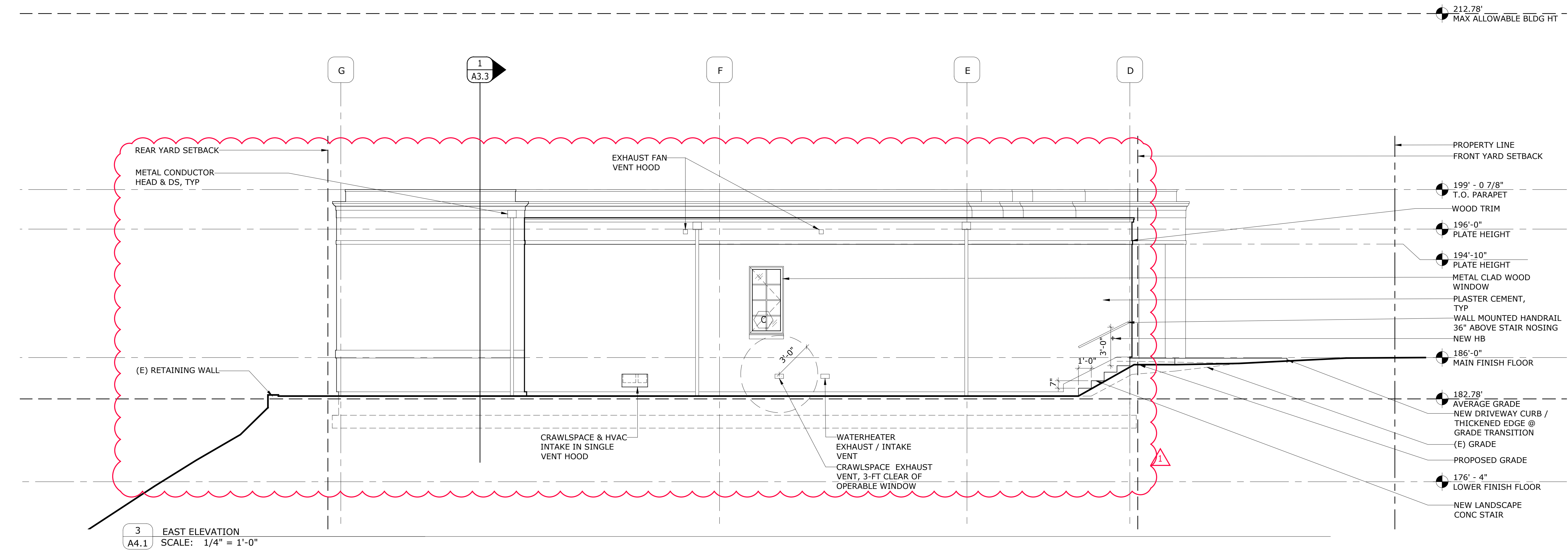
A3.3

sheet number



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

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



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



stamp		
File Name: DAY A4.1 Elevations		
Plot Date: 9/27/21		
Project ID: DAY		
Drawn: EV		
Checked: JR		
mark	date	issue description
1	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT
	3/10/22	PERMIT CORRECTION 01
Issue For: PERMIT		
sheet info		

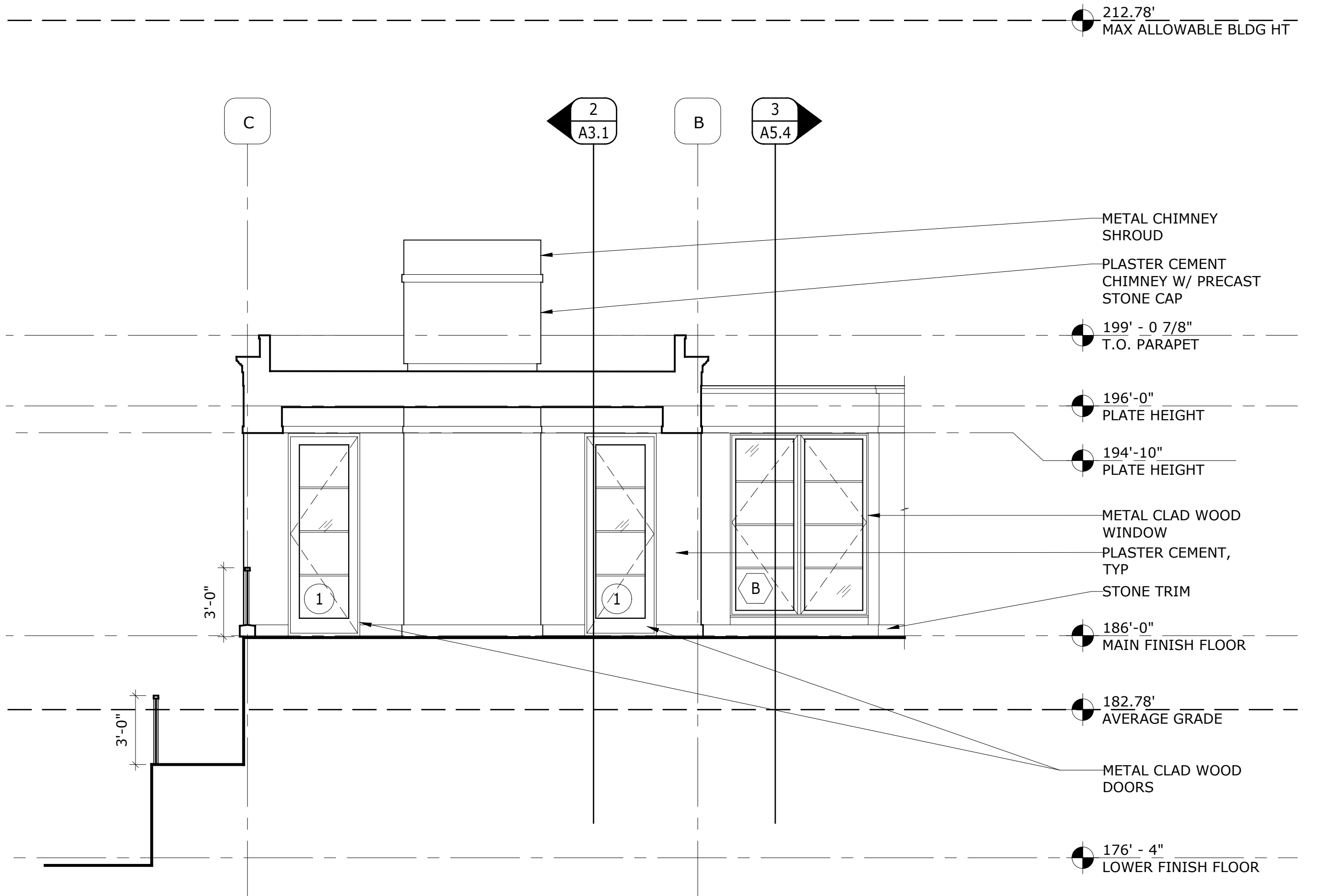
EXTERIOR ELEVATIONS

0" 1" 2"
if scale is not 1", this drawing
has been enlarged or reduced
sheet title

A4.1



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

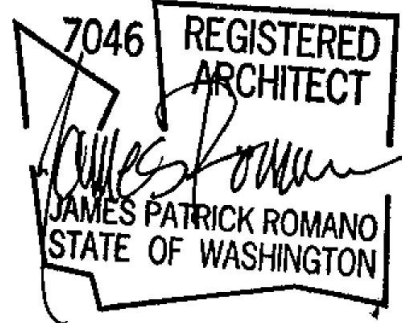


2 PARTIAL EAST ELEVATION @ TERRACE
A4.2 SCALE: 1/4" = 1'-0"


CONARD ROMANO
ARCHITECTS

DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98040

514 - 28th Avenue East
Seattle, Washington 98112
206 299 4227
www.conardromano.com



stamp

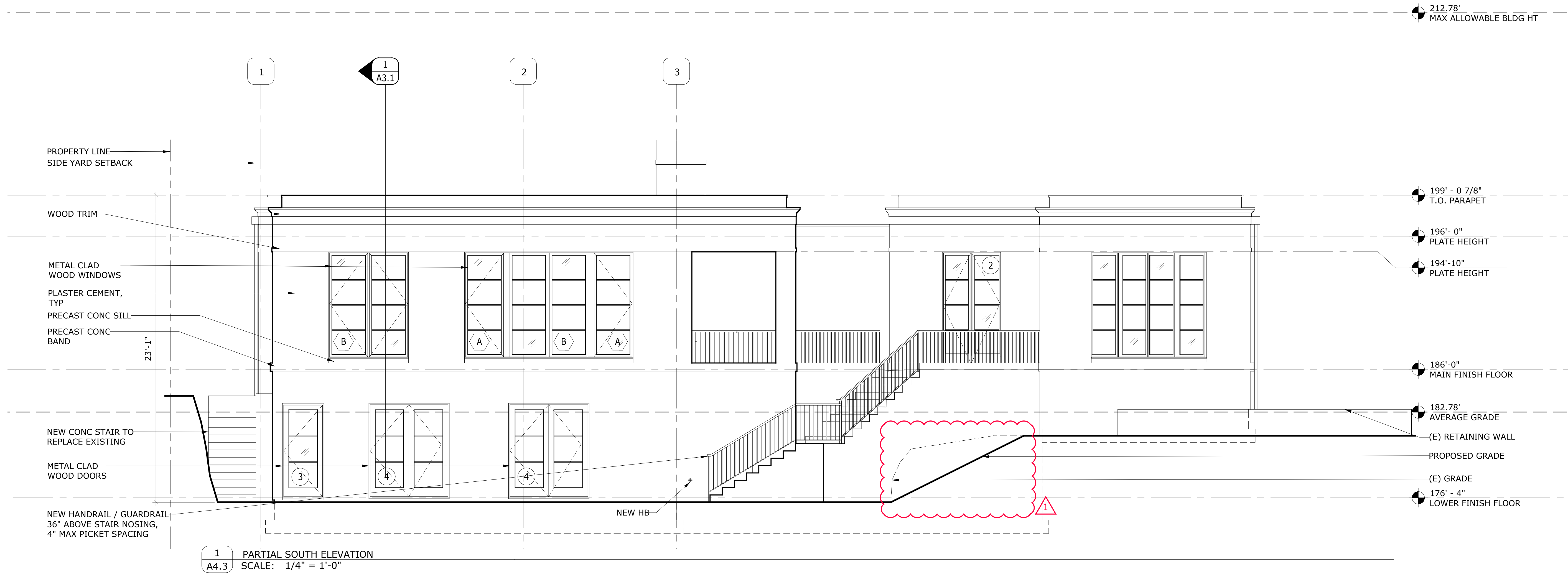
File Name: DAY A4.1 Elevations			
Plot Date: 9/27/21			
Project ID: DAY			
Drawn: EV			
Checked: JR			
mark	date	issue description	
	7/23/21	PRE-APP MEETING	
	9/27/21	BUILDING PERMIT	
	3/10/22	PERMIT CORRECTION 01	
Issue For: PERMIT			
sheet info			

EXTERIOR ELEVATIONS

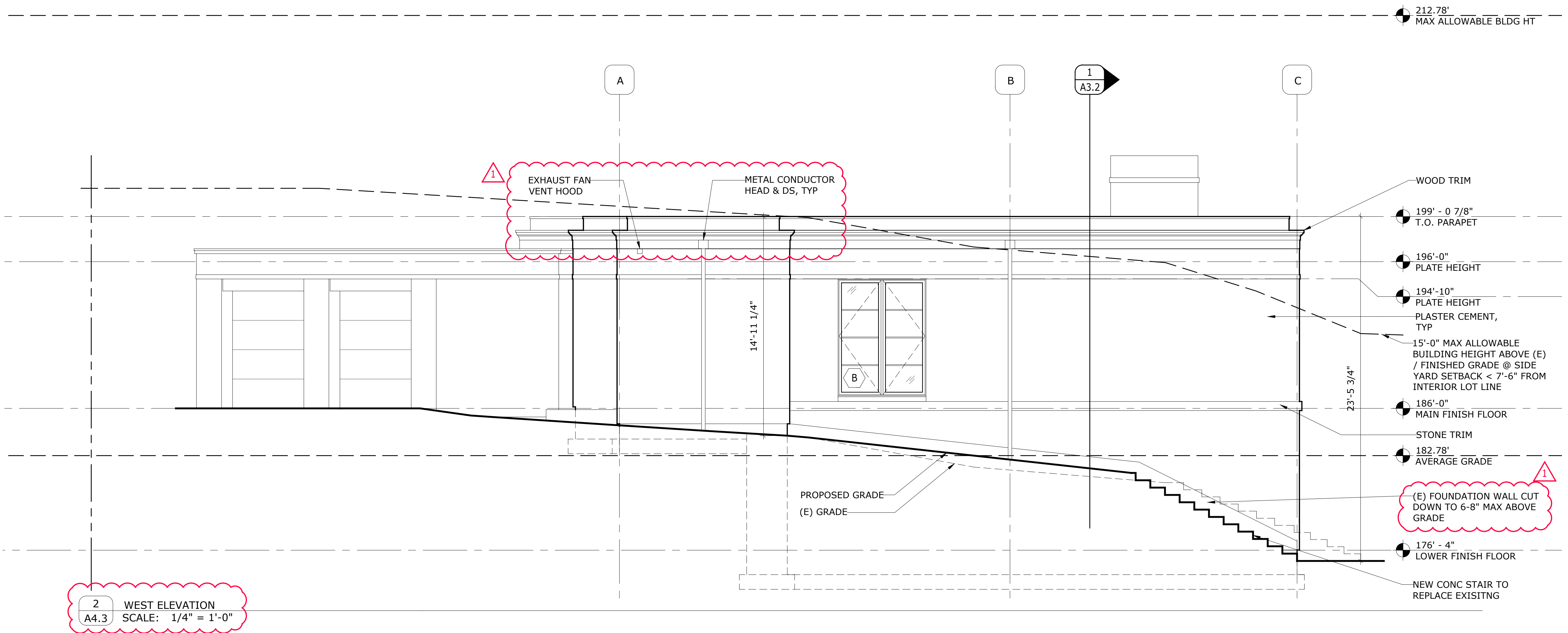
0 1
if scale is not 1", this drawing
has been enlarged or reduced
sheet title

A4.2

sheet number



1 PARTIAL SOUTH ELEVATION
A4.3 SCALE: 1/4" = 1'-0"

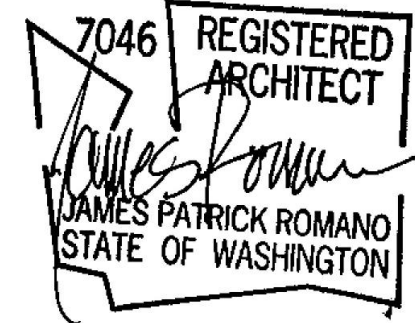


2 WEST ELEVATION
A4.3 SCALE: 1/4" = 1'-0"

CONARD ROMANO
ARCHITECTS

DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98040

514 - 28th Avenue East
Seattle, Washington 98112
206 299 4277
www.conardromano.com



stamp		
File Name: DAY A4.1 Elevations		
Plot Date: 9/27/21		
Project ID: DAY		
Drawn: EV		
Checked: JR		
mark	date	issue description
1	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT
	3/10/22	PERMIT CORRECTION 01
Issue For: PERMIT		
sheet info		

EXTERIOR ELEVATIONS

0" 1" 2" 3" 4" 5" 6" 7" 8" 9" 10"
if scale is not 1", this drawing has been enlarged or reduced
sheet title

A4.3

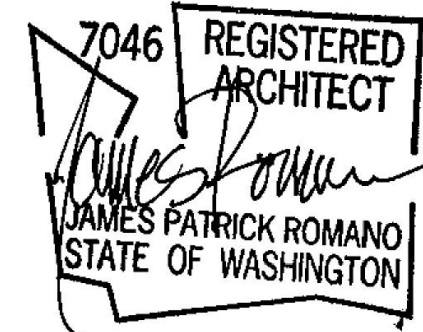
sheet number

212.78'
MAX ALLOWED BLDG HT

CONARD ROMANO
ARCHITECTS

DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98040

514 - 28th Avenue East
Seattle, Washington 98112
206 299 4227
www.conardromano.com



stamp

File Name: DAY A5.0 Wall Sections

Plot Date: 9/27/21

Project ID: DAY

Drawn: SW

Checked: JR

mark	date	issue description
1	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT
	3/10/22	PERMIT CORRECTION 01

Issue For: PERMIT

sheet info

WALL SECTIONS

0 1

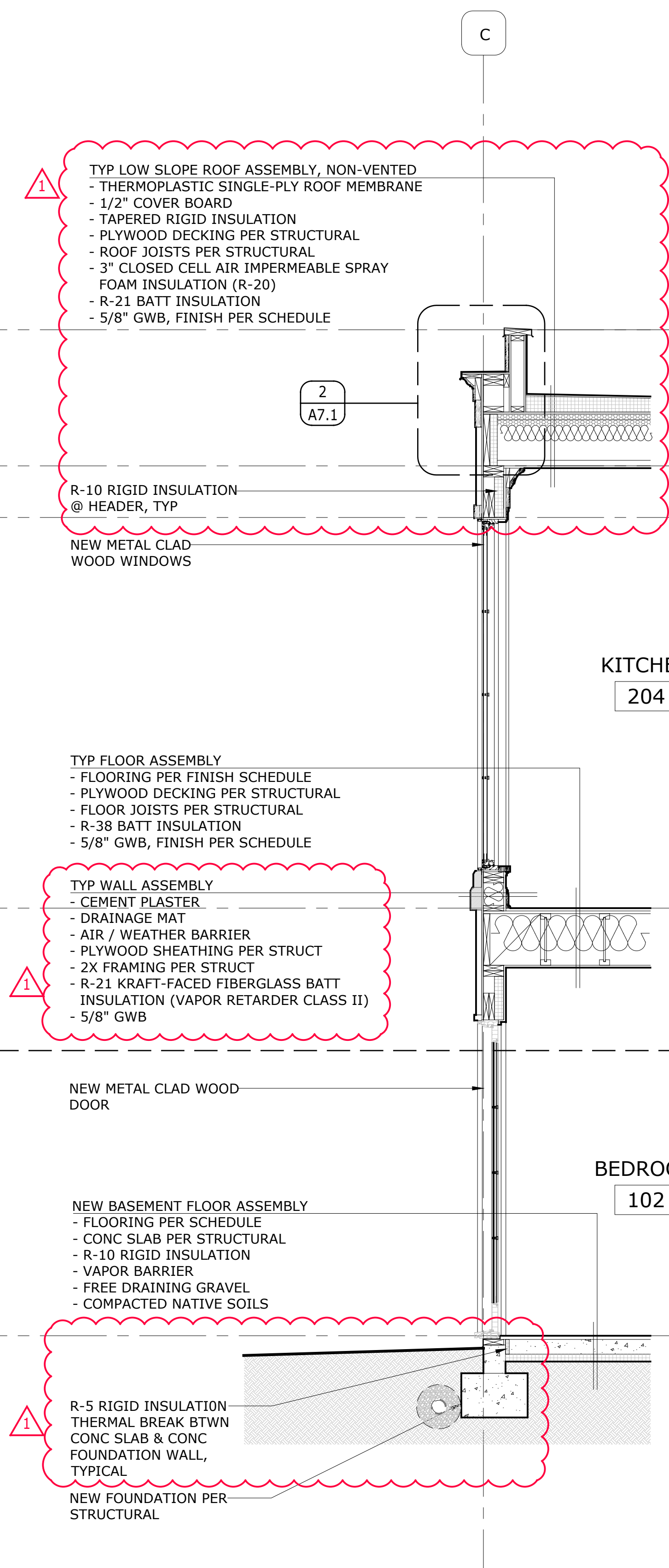
if scale is not 1", this drawing
has been enlarged or reduced

sheet title

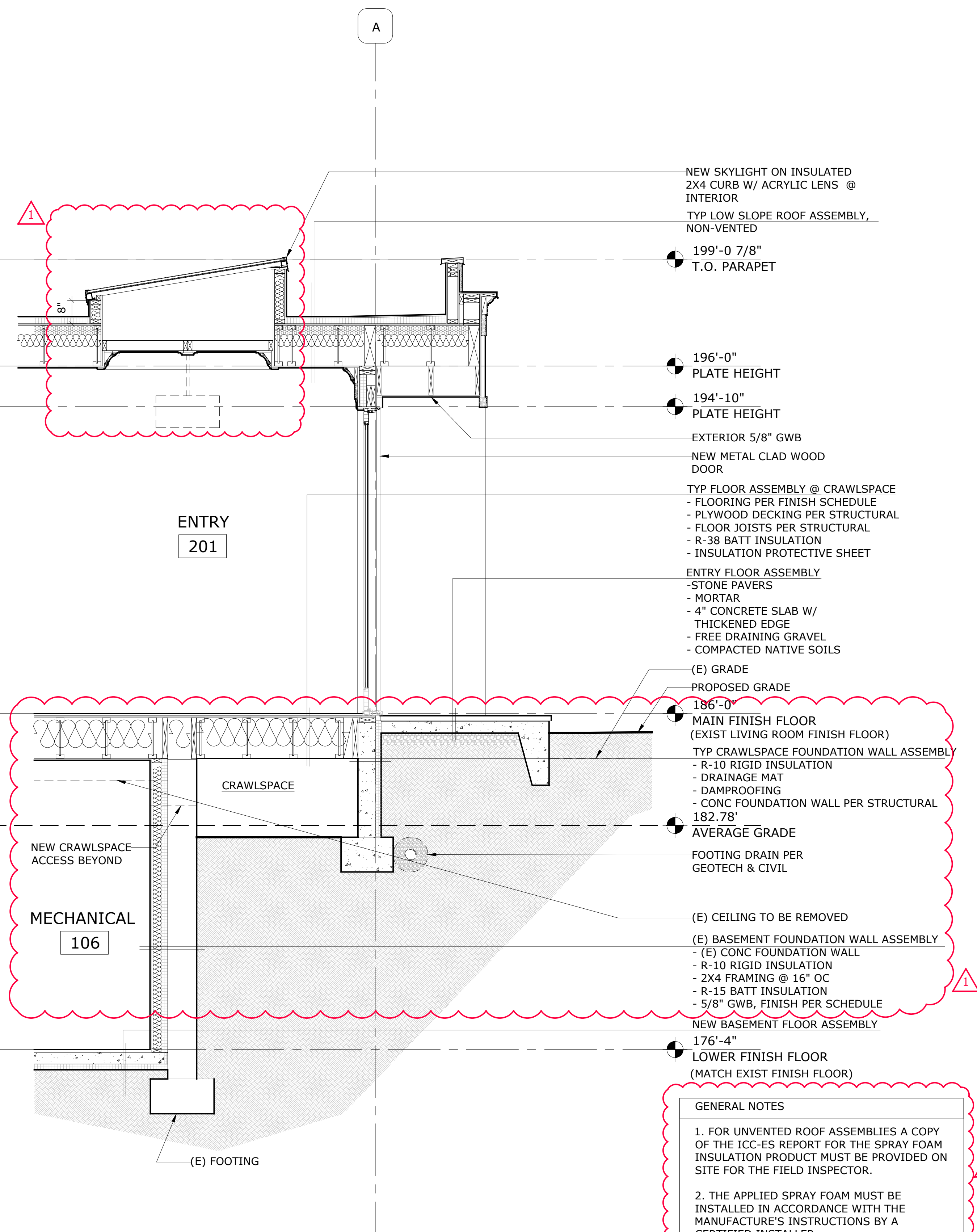
A5.1

sheet number

© Conard Romano Architects, PLLC

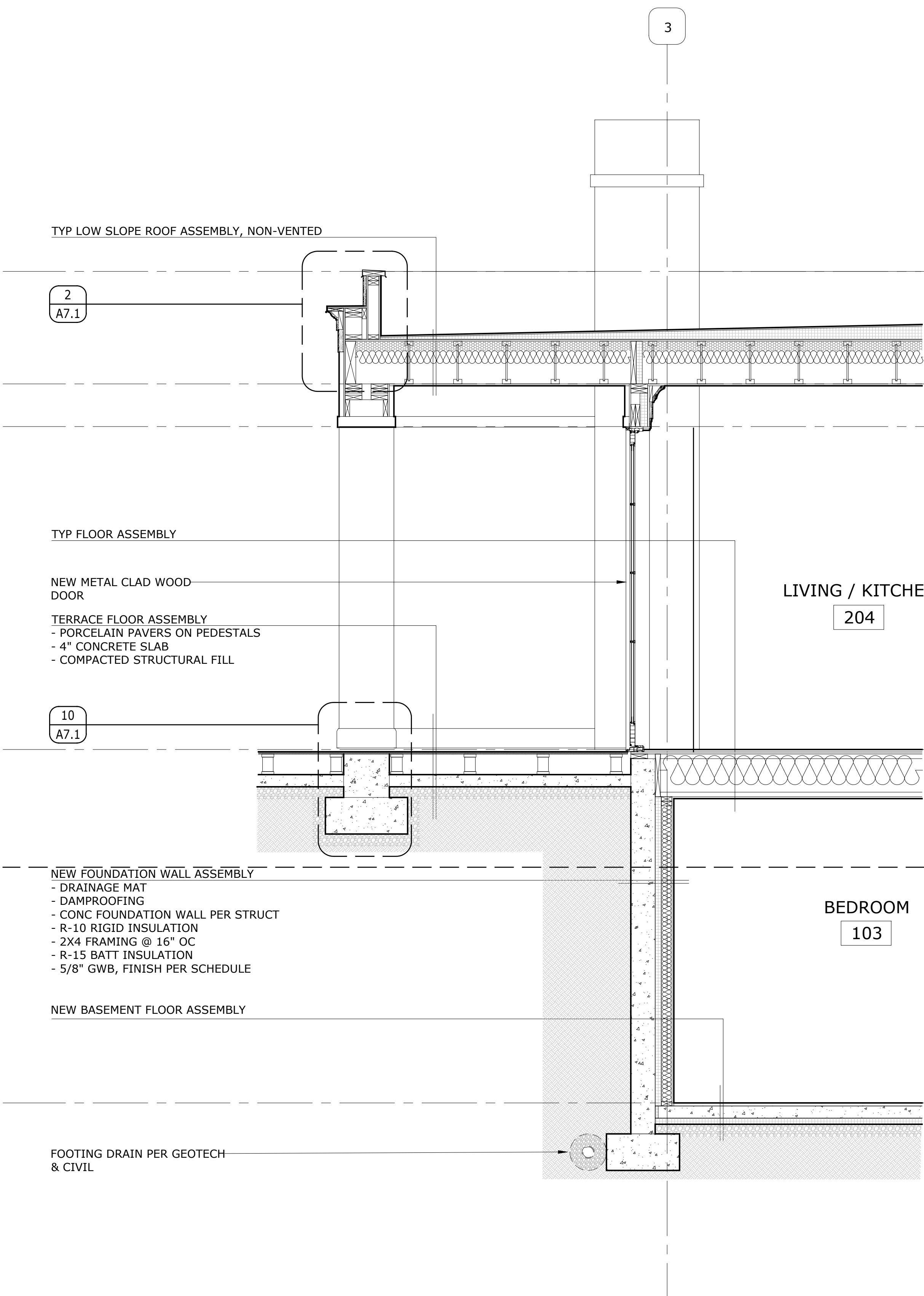


1 EAST WALL SECTION @ WINDOW WALL
A5.1 SCALE: 1/2" = 1'-0"



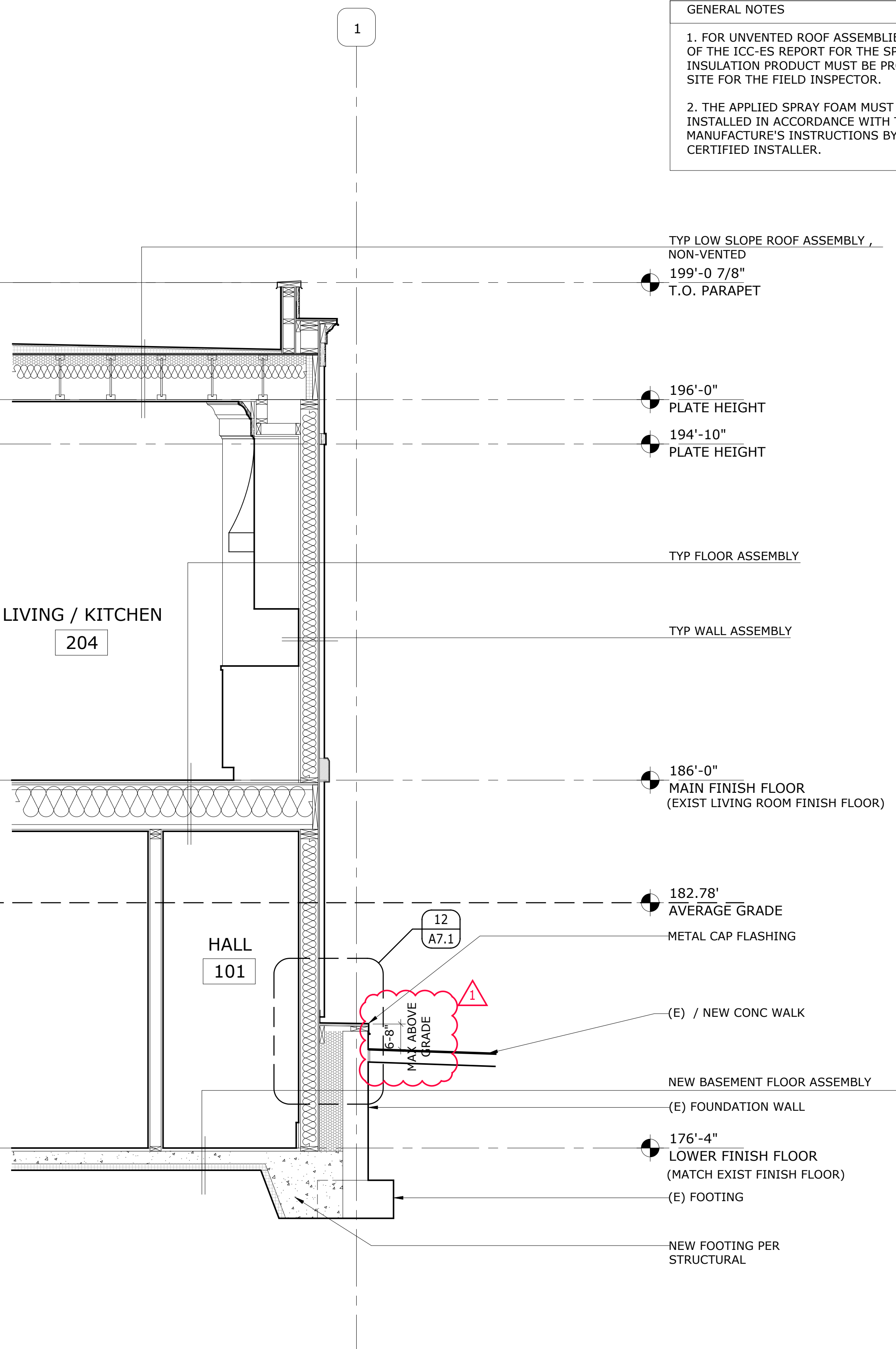
2 WEST WALL SECTION @ TERRACE
A5.1 SCALE: 1/2" = 1'-0"

212.78'
MAX ALLOWED BLDG HT



1
A5.2

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



2
A5.2

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

GENERAL NOTES

1. FOR UNVENTED ROOF ASSEMBLIES A COPY OF THE ICC-ES REPORT FOR THE SPRAY FOAM INSULATION PRODUCT MUST BE PROVIDED ON SITE FOR THE FIELD INSPECTOR.

2. THE APPLIED SPRAY FOAM MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S INSTRUCTIONS BY A CERTIFIED INSTALLER.

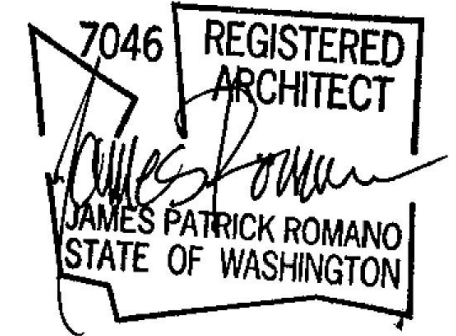
CONARD ROMANO

A R C H I T E C T S

DAY RESIDENCE

9843 MERCERWOOD DRIVE

MERCER ISLAND, WA 98040



stamp		
File Name: DAY A5.0 Wall Sections		
Plot Date: 9/27/21		
Project ID: DAY		
Drawn: SW		
Checked: JR		
mark	date	issue description
1	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT
	3/10/22	PERMIT CORRECTION 01
Issue For: PERMIT		
sheet info		

WALL SECTIONS

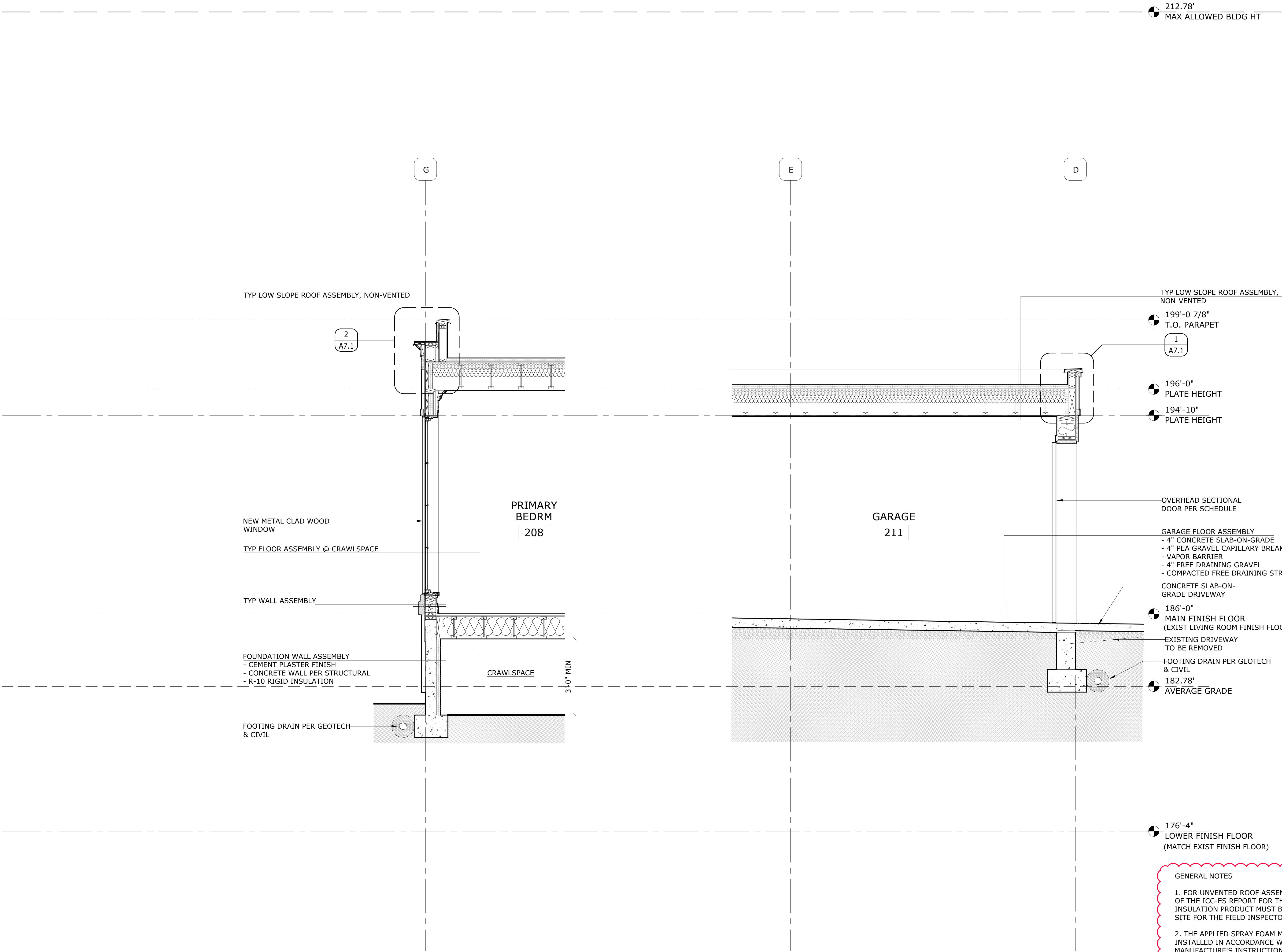
0 1

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

sheet title

A5.2

sheet number



1 SOUTH WALL SECTION @ PRIMARY BEDRM
SCALE: 1/2" = 1'-0"

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

212.78'
MAX ALLOWED BLDG HT

TYP LOW SLOPE ROOF ASSEMBLY, NON-VENTED
199'-0 7/8"
T.O. PARAPET
196'-0"
PLATE HEIGHT
194'-10"
PLATE HEIGHT

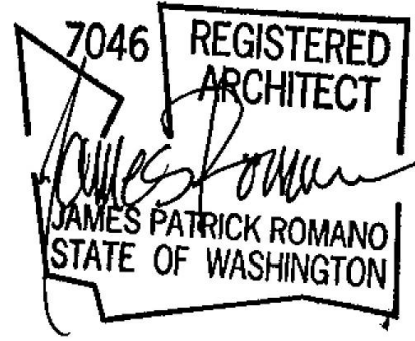
OVERHEAD SECTIONAL
DOOR PER SCHEDULE
GARAGE FLOOR ASSEMBLY
- 4" CONCRETE SLAB-ON-GRADE
- 4" PEA GRAVEL CAPILLARY BREAK
- VAPOR BARRIER
- 4" FREE DRAINING GRAVEL
- COMPACTED FREE DRAINING STRUCTURAL FILL
CONCRETE SLAB-ON-
GRADE DRIVEWAY
186'-0"
MAIN FINISH FLOOR
(EXIST LIVING ROOM FINISH FLOOR)
EXISTING DRIVEWAY
TO BE REMOVED
FOOTING DRAIN PER GEOTECH
& CIVIL
182.78'
AVERAGE GRADE

176'-4"
LOWER FINISH FLOOR
(MATCH EXIST FINISH FLOOR)

GENERAL NOTES
1. FOR UNVENTED ROOF ASSEMBLIES A COPY OF THE ICC-ES REPORT FOR THE SPRAY FOAM INSULATION PRODUCT MUST BE PROVIDED ON SITE FOR THE FIELD INSPECTOR.
2. THE APPLIED SPRAY FOAM MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S INSTRUCTIONS BY A CERTIFIED INSTALLER.

CONARD ROMANO
ARCHITECTS

DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98040



stamp		
File Name: DAY A5.0 Wall Sections		
Plot Date: 9/27/21		
Project ID: DAY		
Drawn: SW		
Checked: JR		
mark	date	issue description
1	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT
	3/10/22	PERMIT CORRECTION
Issue For: PERMIT		
sheet info		

WALL SECTIONS

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

A5.3

sheet number



stamp

File Name: DAY A5.0 Wall Sections		
Plot Date: 9/27/21		
Project ID: DAY		
Drawn: SW		
Checked: JR		
mark	date	issue description
	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT
	3/10/22	PERMIT CORRECTION 01

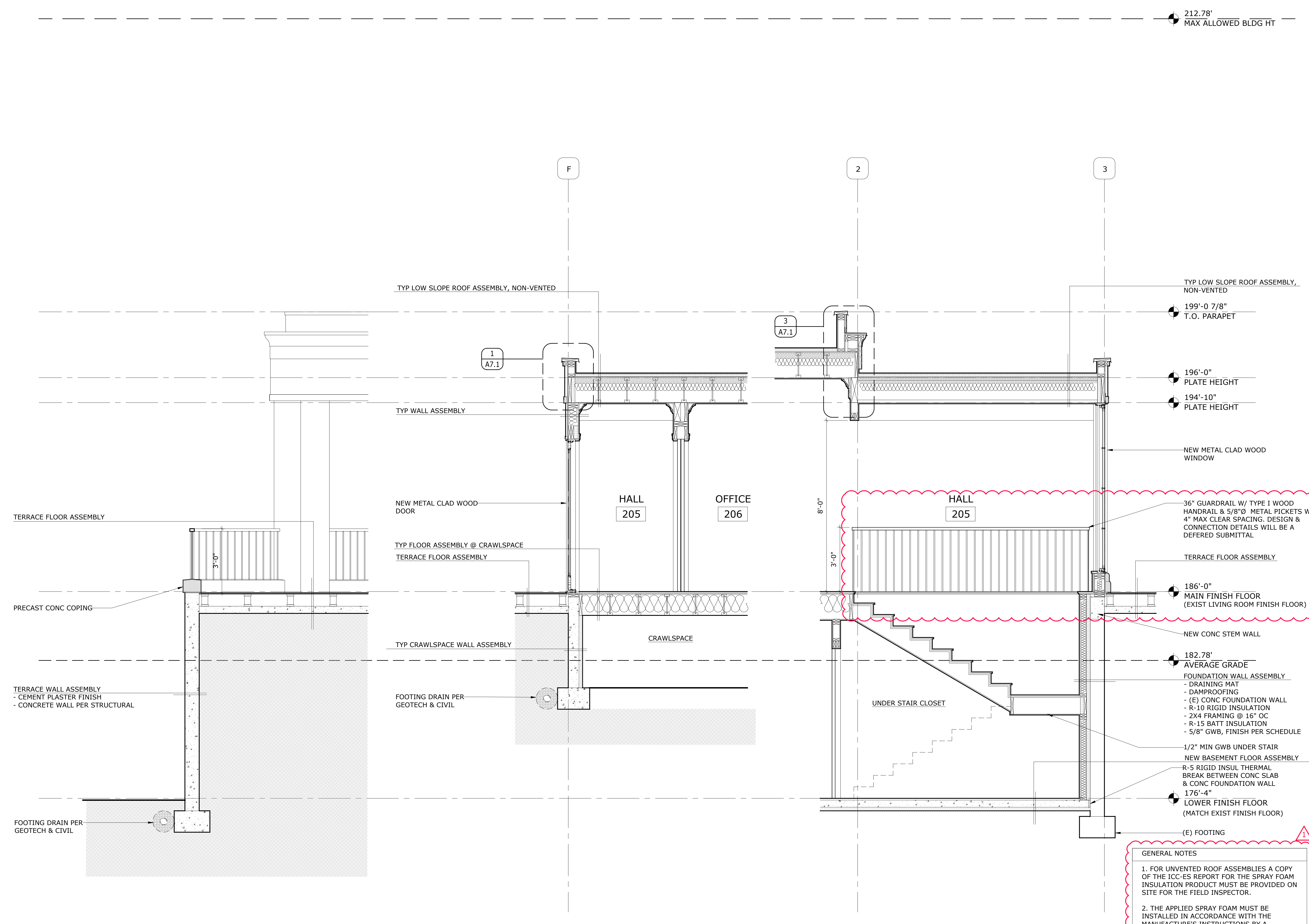
Issue For: PERMIT
sheet info

WALL SECTIONS

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

A5.4

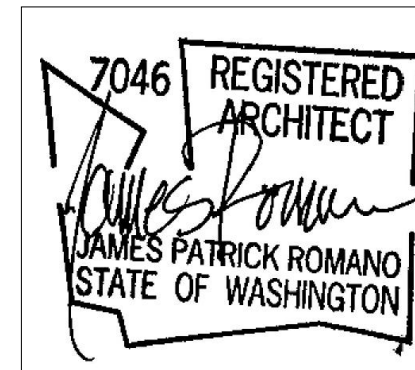
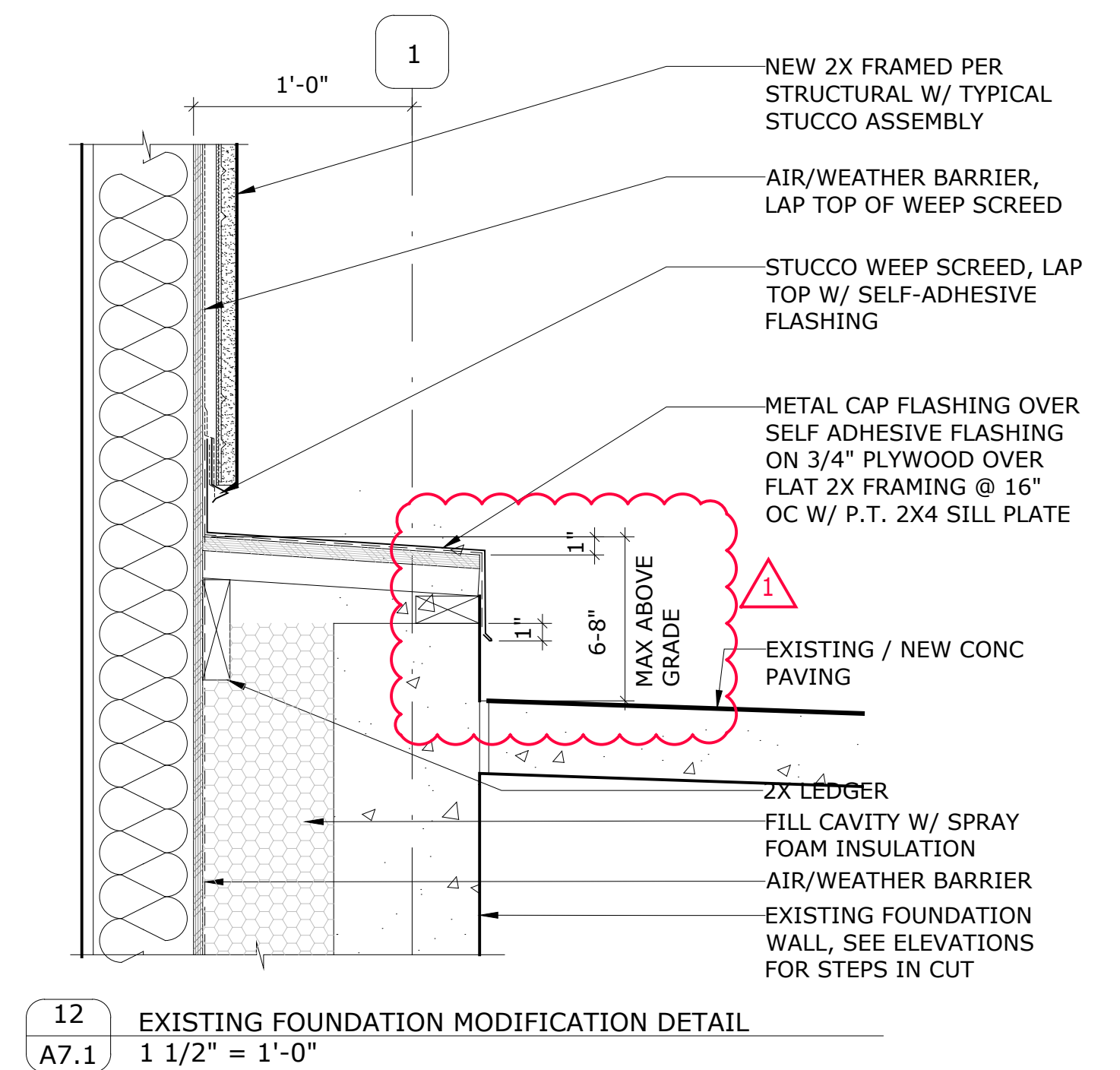
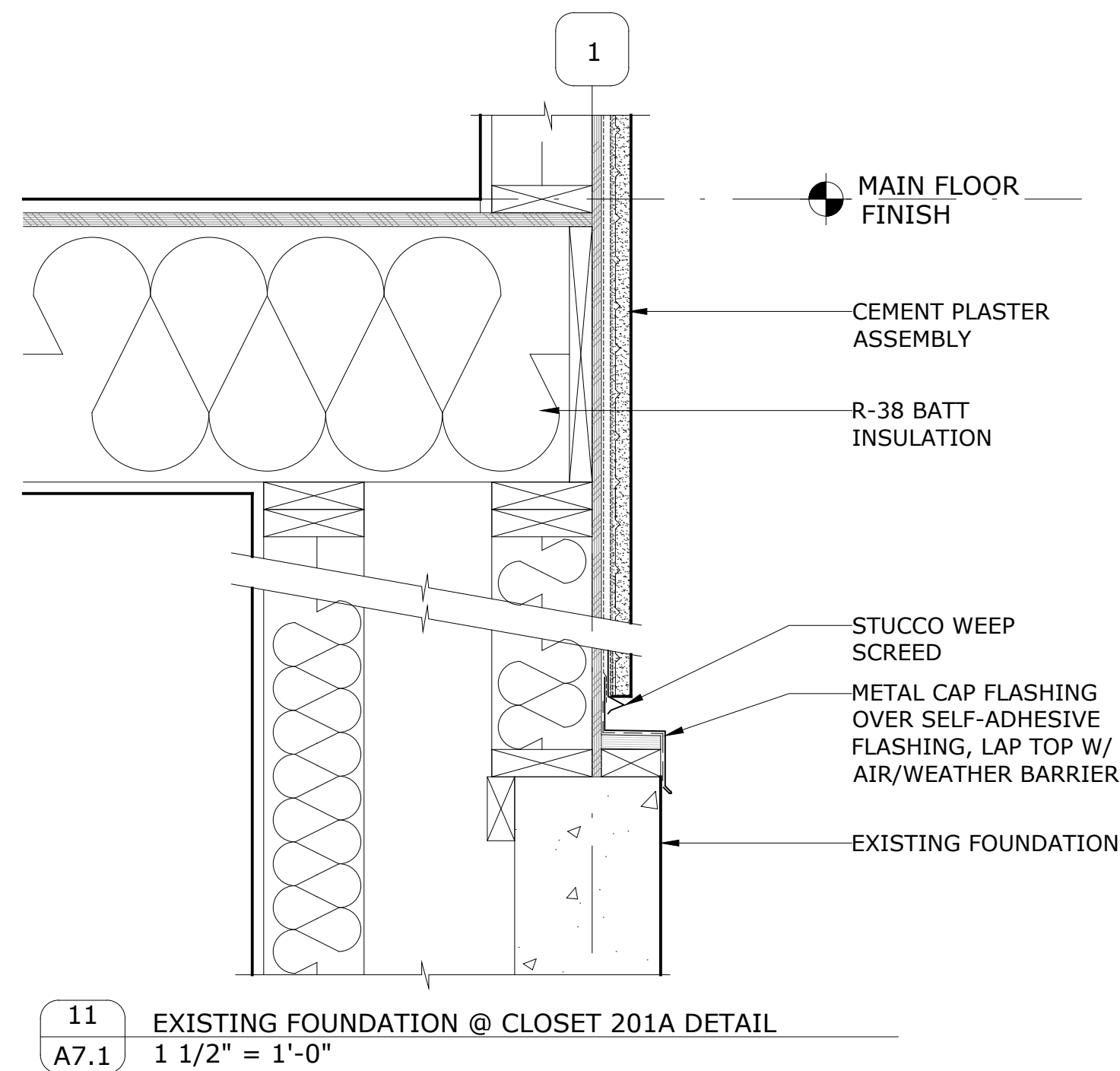
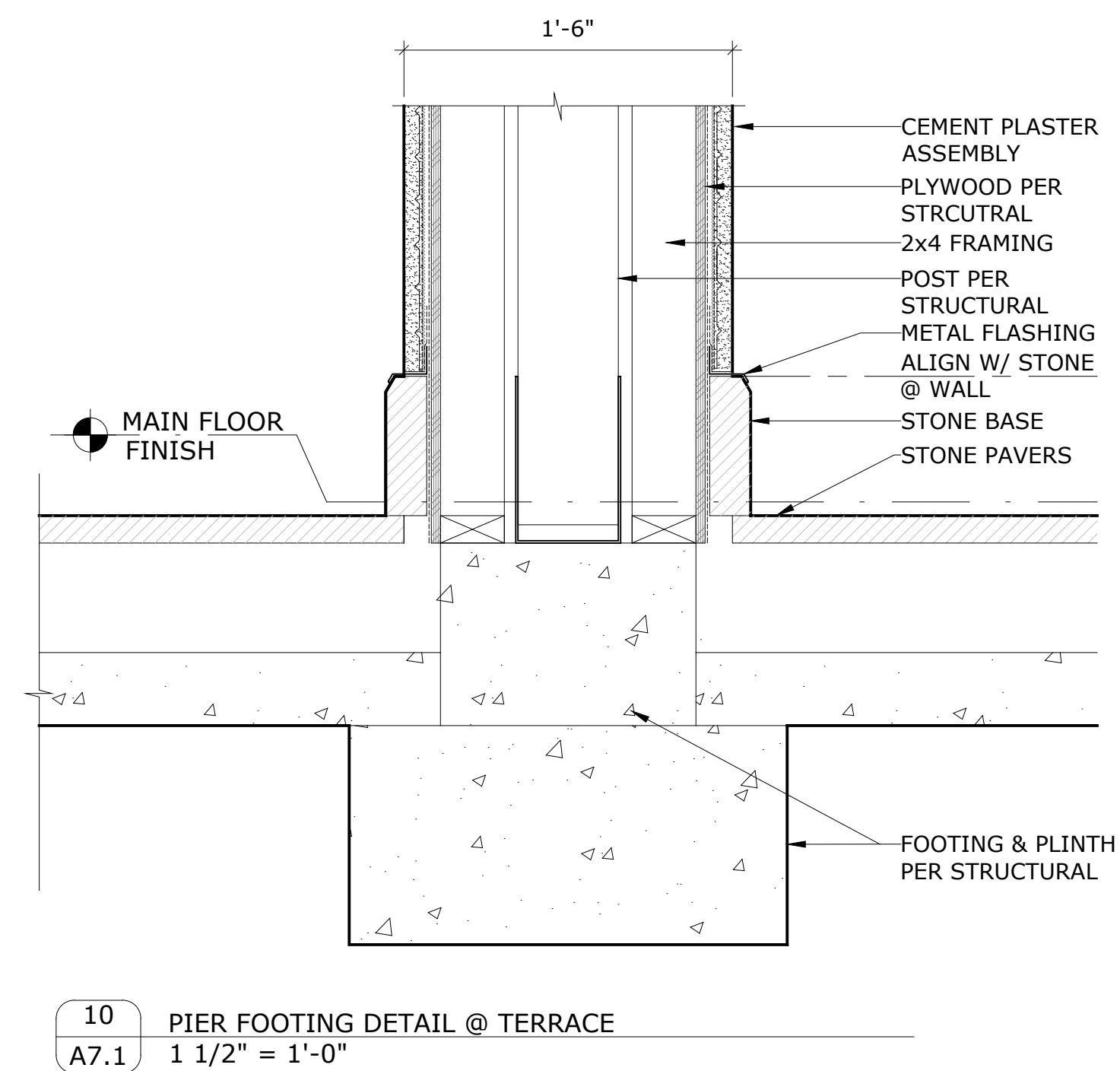
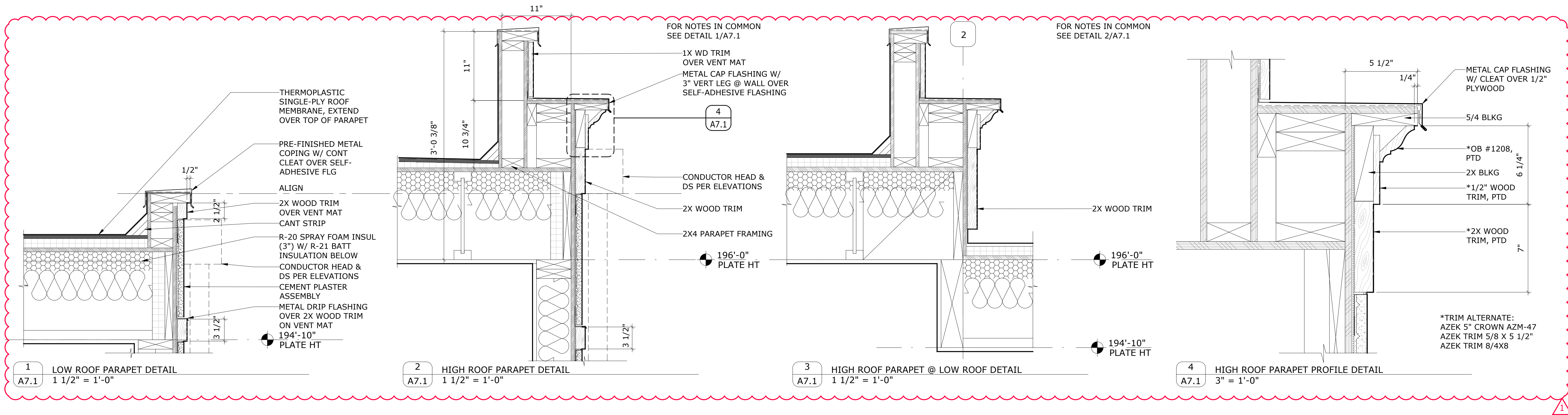
sheet number



1 A5.4	SOUTH WALL SECTION @ TERRACE WALL SCALE: 1/2" = 1'-0"	2 A5.4	SOUTH WALL SECTION @ HALL SCALE: 1/2" = 1'-0"	3 A5.4	EAST WALL SECTION @ STAIR SCALE: 1/2" = 1'-0"
-----------	--	-----------	--	-----------	--

GENERAL NOTES

1. FOR UNVENTED ROOF ASSEMBLIES A COPY OF THE ICC-ES REPORT FOR THE SPRAY FOAM INSULATION PRODUCT MUST BE PROVIDED ON SITE FOR THE FIELD INSPECTOR.
2. THE APPLIED SPRAY FOAM MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S INSTRUCTIONS BY A CERTIFIED INSTALLER.



stamp

File Name: A7.0 Ext Details
Plot Date: 9/27/21
Project ID: DAY
Drawn: EV
Checked: JR

mark	date	issue description
1	9/27/21	BUILDING PERMIT
	3/10/22	PERMIT CORRECTION 01

Issue For: PERMIT
sheet info

EXTERIOR DETAILS

0" 1" 2" 3" 4" 5" 6" 7" 8" 9" 10" 11" 12" 13" 14" 15" 16" 17" 18" 19" 20" 21" 22" 23" 24" 25" 26" 27" 28" 29" 30" 31" 32" 33" 34" 35" 36" 37" 38" 39" 40" 41" 42" 43" 44" 45" 46" 47" 48" 49" 50" 51" 52" 53" 54" 55" 56" 57" 58" 59" 60" 61" 62" 63" 64" 65" 66" 67" 68" 69" 70" 71" 72" 73" 74" 75" 76" 77" 78" 79" 80" 81" 82" 83" 84" 85" 86" 87" 88" 89" 90" 91" 92" 93" 94" 95" 96" 97" 98" 99" 100"

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

sheet title

A7.1

sheet number

CONARD ROMANO
ARCHITECTS


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

DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98040


7046 REGISTERED ARCHITECT
JAMES PATRICK ROMANO
STATE OF WASHINGTON

stamp

File Name: DAY A8.0 schedule
 Plot Date: 9/27/21
 Project ID: DAY
 Drawn: EV
 Checked: JR

mark	date	issue description
	9/27/21	BUILDING PERMIT
	3/10/22	PERMIT CORRECTION 0

DOOR & WINDOW SCHEDULE

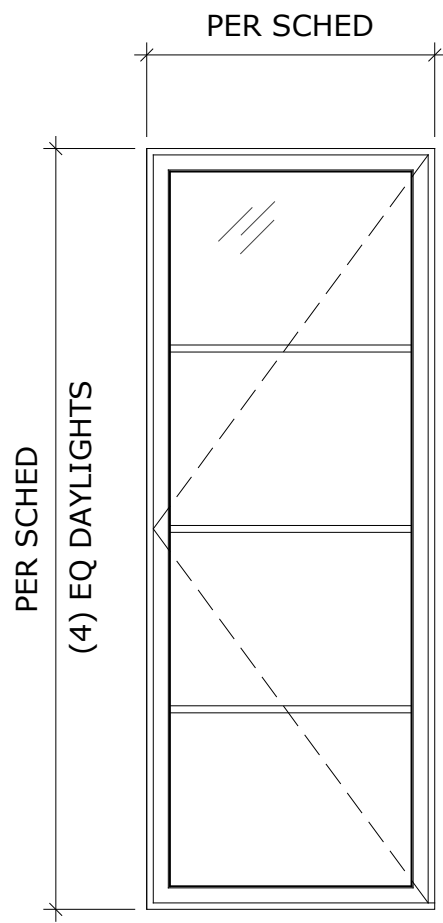
0  1

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

sheet title

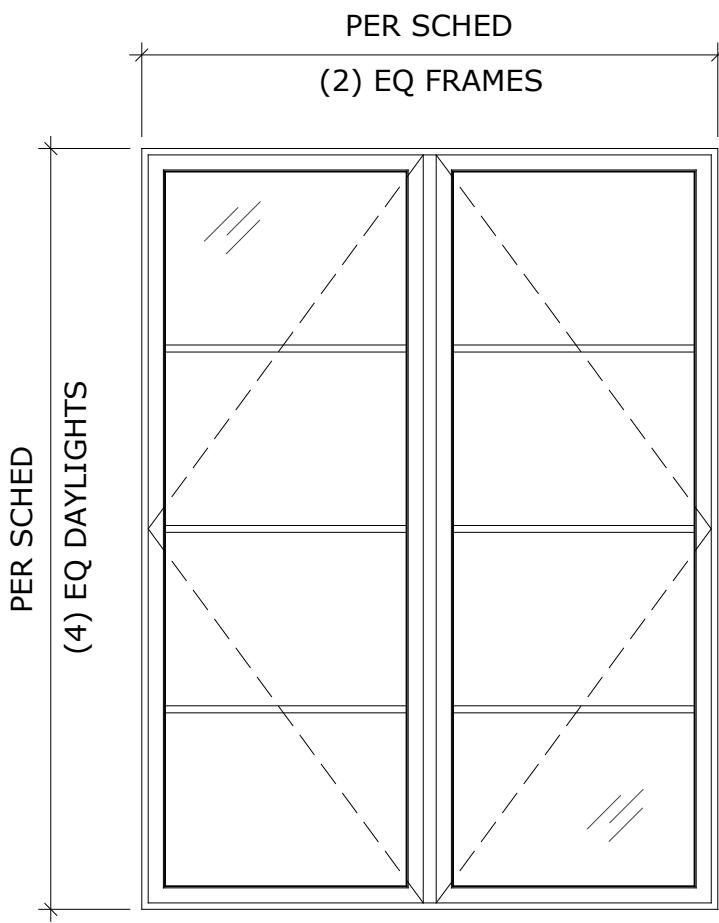
A8.1

© Conrad Romano Architects, PLLC



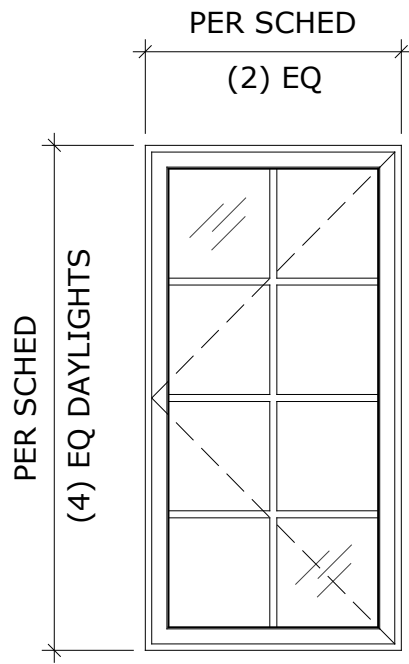
A

WOOD FRAME METAL CLAD WINDOW W/
INSULATED SAFETY GLAZING &
SIMULATED DIVIDED LITES



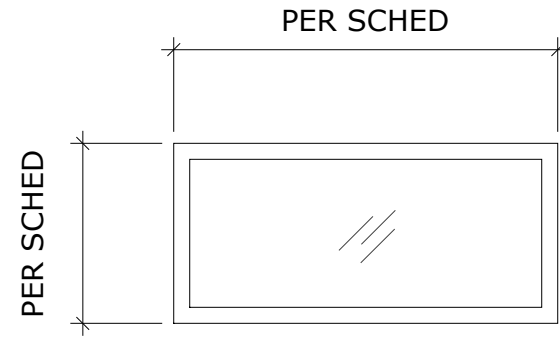
B

TWO WOOD FRAME METAL CLAD
WINDOWS FACTORY MULLED W/
INSULATED SAFETY GLAZING &
SIMULATED DIVIDED LITES



C

WOOD FRAME METAL CLAD WINDOW W/
INSULATED GLAZING & SIMULATED
DIVIDED LITES

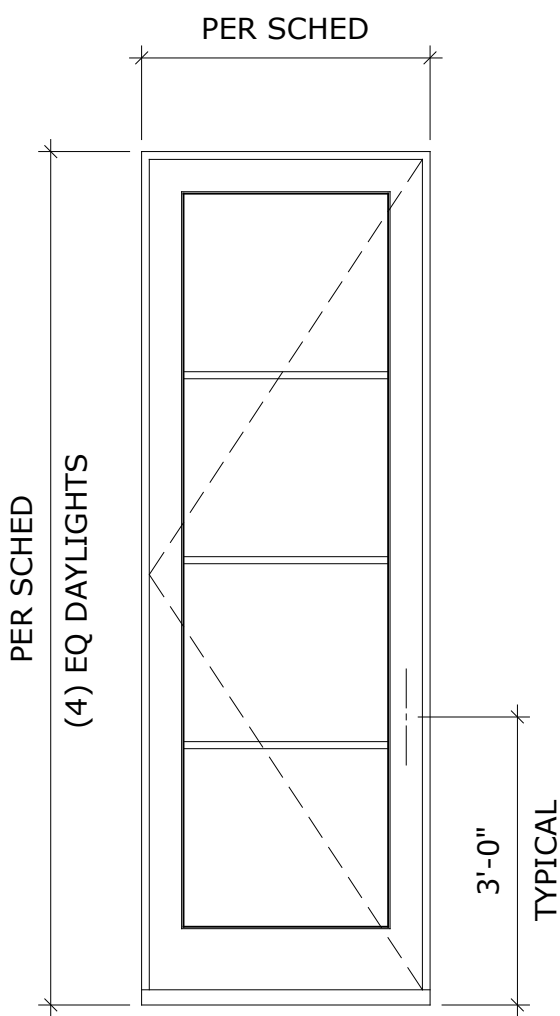


D

ALUM FRAME, FIXED SKYLIGHT W/
LAMINATED INNER PANE & TEMPERED
OUTER PANE, INSULATED GLAZING

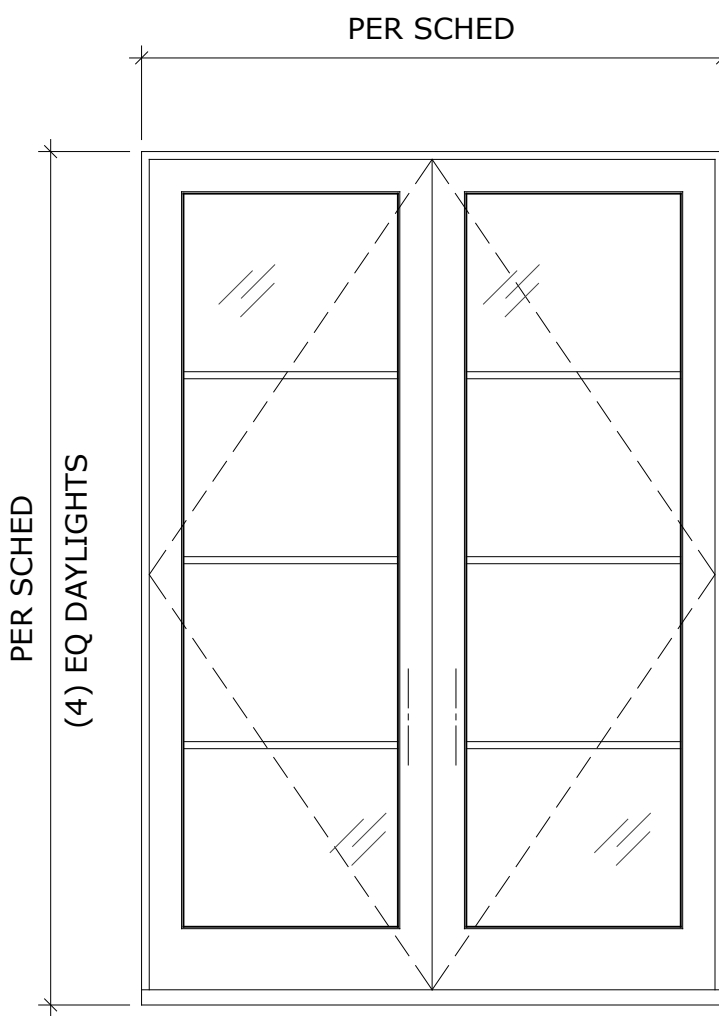
- SHEET NOTES:
- REFER TO FLOOR PLANS FOR DOOR SWING DIRECTION.
 - REFER TO ELEVATIONS FOR WINDOW SWING DIRECTION.
EMERGENCY ESCAPE & RESCUE:
EGRESS OPENINGS MUST MEET THESE
REQUIREMENTS: (REFER TO FOR EGRESS WINDOWS)
5.7 SQ FT MIN NET CLEAR OPENING
20" MIN CLEAR OPEN WIDTH
24" MIN CLEAR OPEN HEIGHT
44" MAX SILL HEIGHT
 - SECURITY REQUIREMENTS TO BE PROVIDED:
A. EXT DOORS: MIN 1/2" THROW ON DEAD BOLT OR DEAD
LATCH.
B. WINDOWS: LOCKABLE WHERE WITHIN 10 FT OF
GRADE.
 - SAFETY GLAZING AS REQUIRED BY IRC R308.4. REFER TO
PLANS & A8.1 FOR REQUIRED SAFETY GLAZING
LOCATIONS.
 - ALL WINDOW & DOOR HEADERS TO BE INSULATED WITH
R-10 INSULATION
 - WINDOW LIMITING HARDWARE REQUIRED AT WINDOWS
WITH SILLS LESS THAN 24" ABOVE THE FLOOR. LIMITING
HARDWARE IS TO RESTRICT THE INITIAL WINDOW
OPENING TO 4" MAX., AND BE RELEASABLE WITH NO
MORE THAN 15 LBS OF FORCE TO OPEN MORE FULLY.
REFER TO A8.1 FOR REQUIRED LIMITING HARDWARE
LOCATIONS & A4.1 - A4.4 FOR ADDITIONAL SILL HEIGHT
INFO.

EXTERIOR WINDOW TYPES



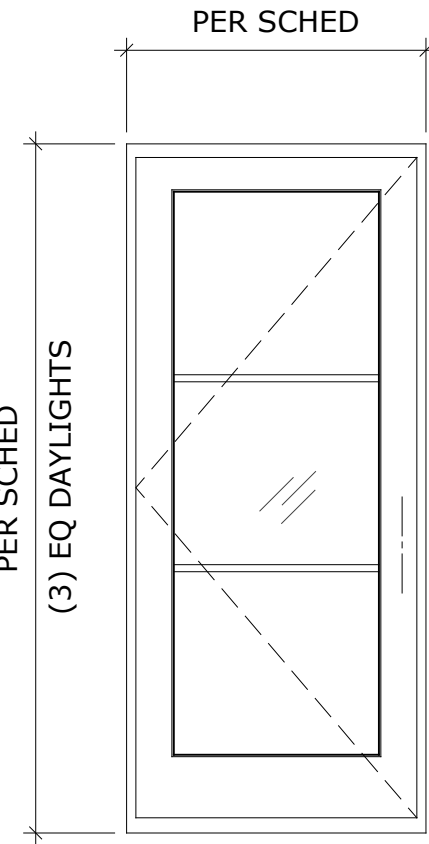
1

WOOD FRAME METAL CLAD SWING
DOOR, W/ INSULATED SAFETY
GLAZING & SIMULATED DIVIDED LITES
(INSWING / OUTSWING PER SCHED)



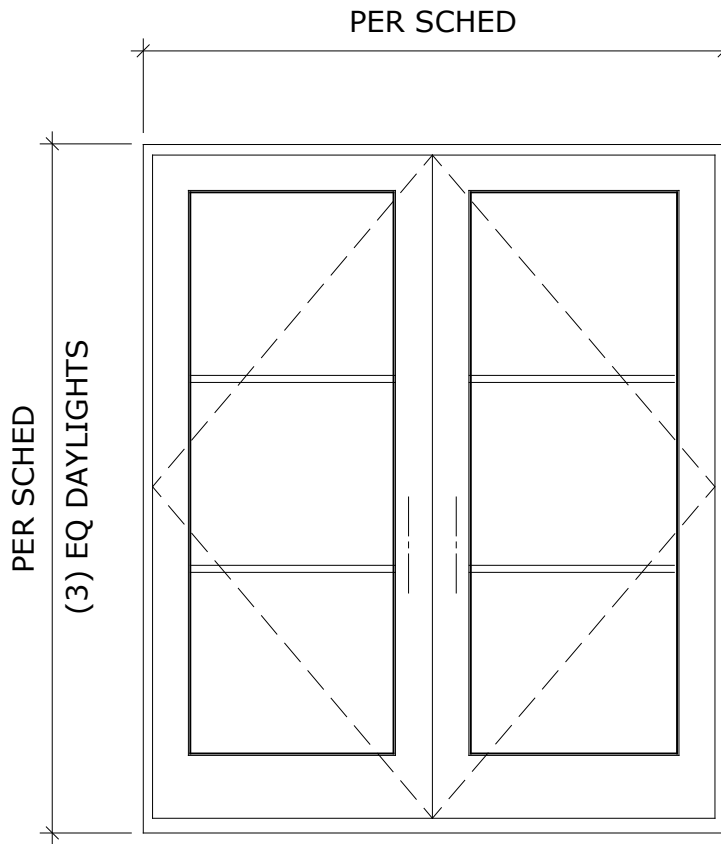
2

WOOD FRAME METAL CLAD
PAIR SWING DOOR, W/
INSULATED SAFETY GLAZING &
SIMULATED DIVIDED LITES



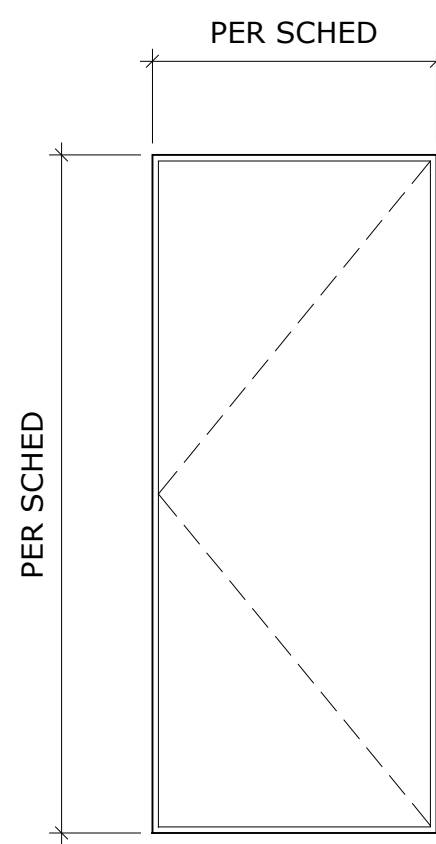
3

WOOD FRAME METAL CLAD SWING
DOOR, W/ INSULATED SAFETY
GLAZING & SIMULATED DIVIDED LITES
(INSWING / OUTSWING PER SCHED)



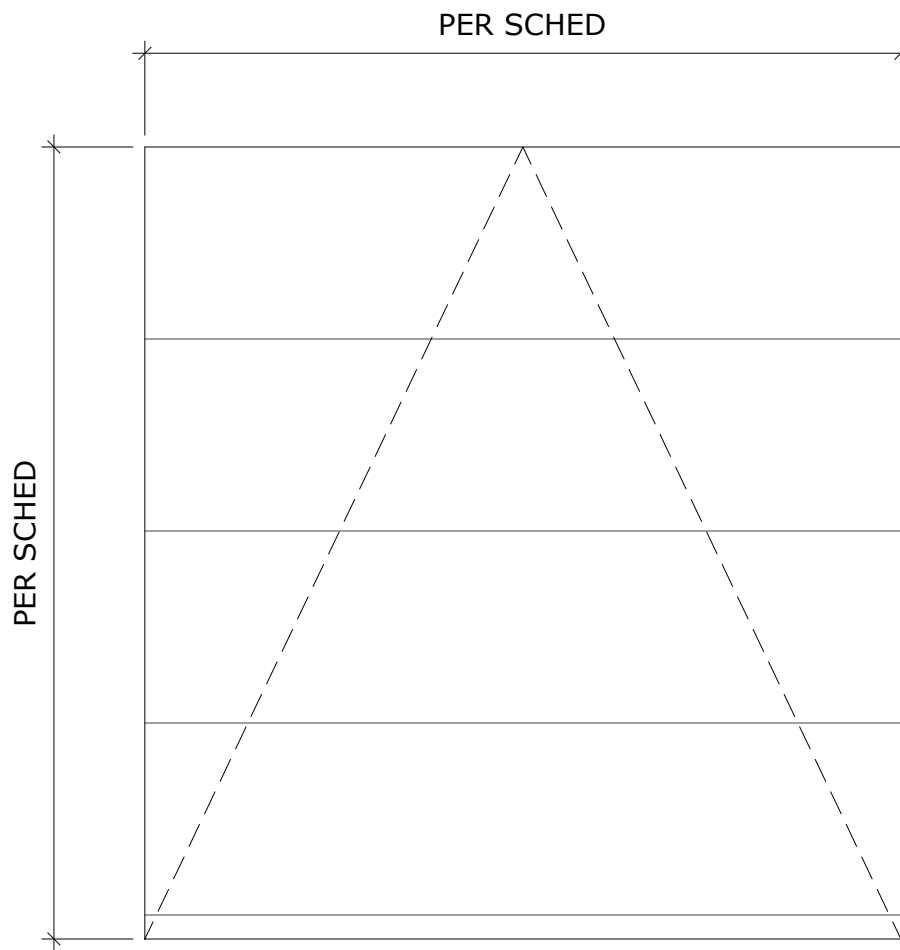
4

WOOD FRAME METAL CLAD
PAIR SWING DOOR, W/
INSULATED SAFETY GLAZING &
SIMULATED DIVIDED LITES



5

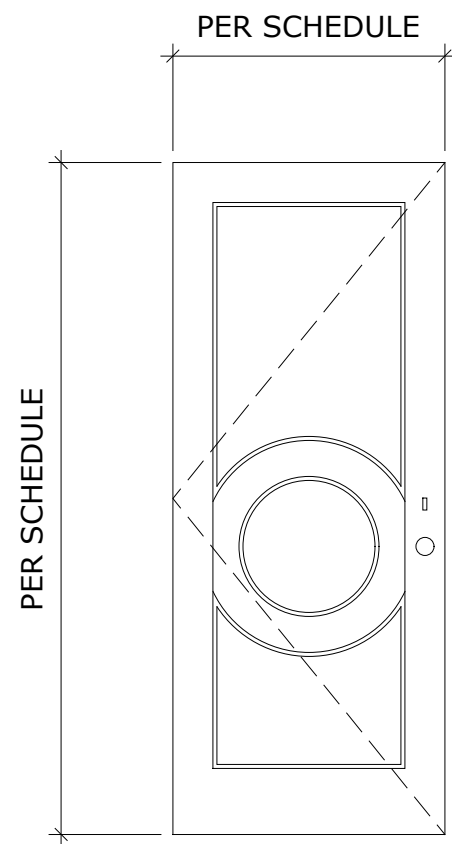
SELF CLOSING, 20 MIN RATED
SOLID CORE DOOR
W/ SMOKE GASKETS



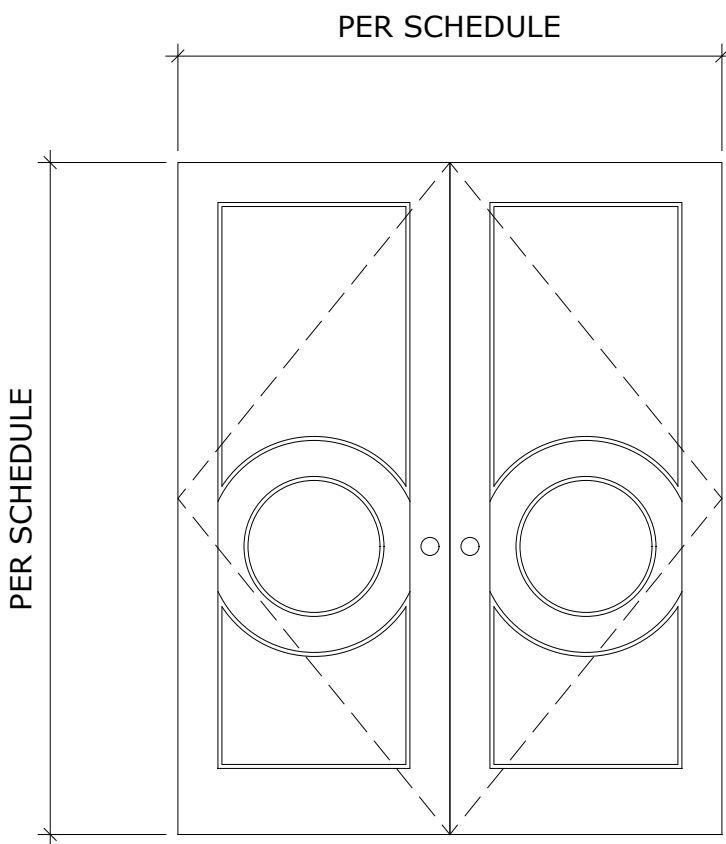
6

INSULATED WOOD OVERHEAD
SECTIONAL GARAGE DOOR

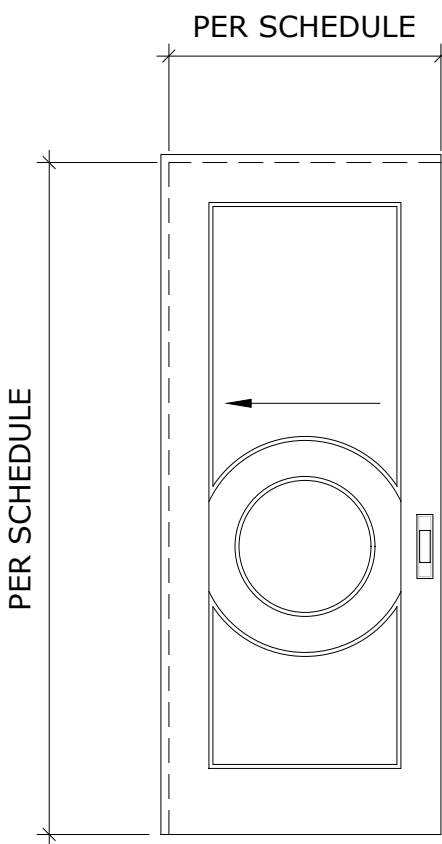
EXTERIOR DOOR TYPES



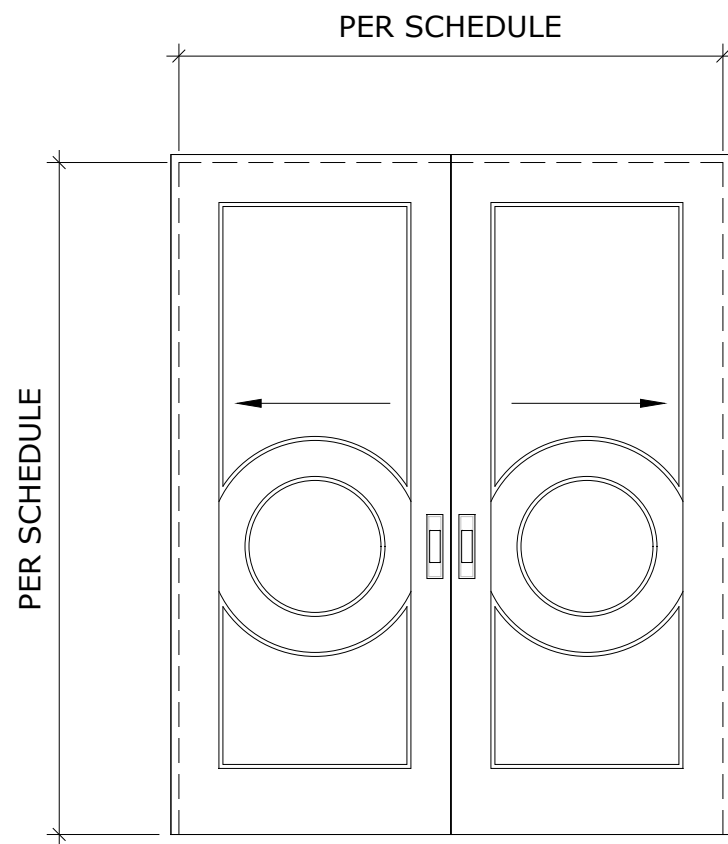
DOOR TYPE A
SINGLE, STILE & RAIL, RAISED PANEL
WOOD DOOR, TS3140 OR EQ



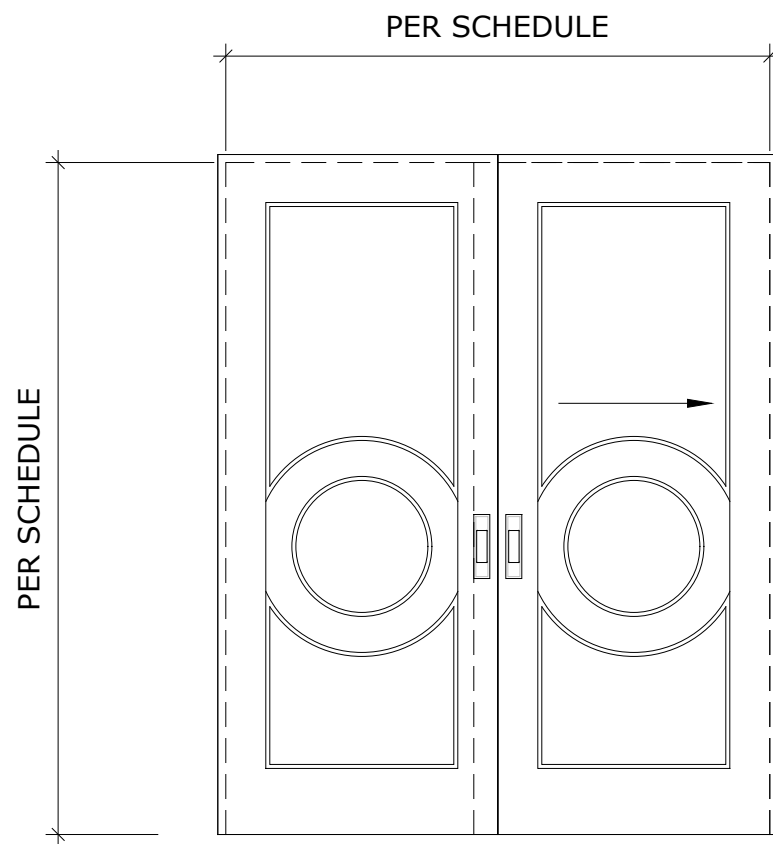
DOOR TYPE B
PAIR, STILE & RAIL, RAISED PANEL WOOD
DOOR, TS3140 OR EQ



DOOR TYPE C
POCKET, STILE & RAIL, RAISED PANEL
WOOD DOOR, TS3140 OR EQ



DOOR TYPE D
PAIR POCKET, STILE & RAIL, RAISED
PANEL WOOD DOOR, TS3140 OR EQ

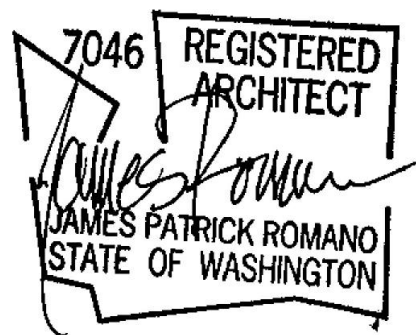


DOOR TYPE E
SLIDING, STILE & RAIL, RAISED PANEL
WOOD DOOR, TS3140 OR EQ

INTERIOR DOOR TYPES

CONARD ROMANO
ARCHITECTS

DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98040



stamp		
File Name: DAY A8.0 schedule		
Plot Date: 9/27/21		
Project ID: DAY		
Drawn: EV		
Checked: JR		
mark	date	issue description
	9/27/21	BUILDING PERMIT

Issue For: PERMIT
sheet info

DOOR
& WINDOW
TYPES

0 1
If scale is not 1", this drawing
has been enlarged or reduced
sheet title

A8.2

sheet number

COPYRIGHT © 2020 MALSAM TSANG ENGINEERING CORPORATION - ALL RIGHTS RESERVED

GENERAL STRUCTURAL NOTES

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

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

2. DESIGN LOADING CRITERIA
FLOOR LIVE LOAD (RESIDENTIAL)
FLOOR LIVE LOAD (RESIDENTIAL DECKS AND BALCONIES)
SNOW
WIND
EARTHQUAKE

40 PSF
60 PSF
25 PSF
METHOD - DIRECTIONAL PROCEDURE
Kzt=1.33, GCp=0.18, 110 MPH [RISK CATEGORY II] EXPOSURE "C"
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS
SDC D, SITE CLASS D (GEO), Ie=1.0, Ss=1.40, S1=0.54,
Sds=0.933, Sd1=NULL, Cs=0.144, R=6.5,
SEISMIC DESIGN BASE SHEAR Vsx=19.2 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.

4. 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."

6. 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 CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, 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.

8. 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. MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION FOR THE INSPECTORS USE AND REFERENCE.

GEOTECHNICAL

- 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.

ALLOWABLE SOIL PRESSURE
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)
TRAFFIC SURCHARGE
SEISMIC SURCHARGE
PASSIVE PRESSURE
COEFFICIENT OF FRICTION
3" DIAMETER STANDARD WEIGHT PIPE PILE CAPACITY

2500 PSF
45 PCF/35 PCF
70 PSF
8H
300 PCF
0.40
6 TONS
- SOILS REPORT REFERENCE: GEOTECHNICAL ENGINEERING STUDY, PROPOSE DAY RESIDENCE REMODEL PREPARED BY GEOTECH CONSULTANTS INC., DATED AUGUST 19 2019, FILE NUMBER JN19233

11.3" DIAMETER STANDARD WEIGHT PIPE PILES SHALL BE DRIVEN TO REFUSAL AS DEFINED BY THE SOILS ENGINEER. PIPE PILES SHALL BE INSTALLED IN STRICT CONFORMANCE TO SOILS ENGINEER'S REQUIREMENTS. TESTING OF PILES SHALL BE ACCORDANCE WITH SOILS ENGINEER'S REQUIREMENTS AND AT A MINIMUM BE TESTED IN ACCORDANCE TO ASTM STANDARD D1143-81 FOR A MINIMUM OF (1)PILE OR 3% OF 3" DIAMETER PILES UP TO (5)PILES MAXIMUM; USE OF THE QUICK LOAD TEST METHOD IN THE STANDARD IS THE MINIMUM REQUIRED. STEEL PIPE SHALL CONFORM TO ASTM 53, 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.

CONCRETE

- 12.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 Fc = 3000 PSI. SLUMP OF CONCRETE SHALL NOT EXCEED 6". STRUCTURAL DESIGN IS BASED ON A CONCRETE STRENGTH OF Fc = 2500 PSI, THEREFORE NO CONCRETE STRENGTH TESTING REQUIRED. CONCRETE EXPOSURE CATEGORIES ARE F1, S0, W0, AND C1.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14, TABLE 19.3.3.1.
- 13.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, fy = 40 KSI. WELDED WIRE WIRE FABRIC SHALL CONFORM TO ASTM A1064. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, fy = 60 KSI.

14.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.

- 15.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)
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS
SLABS AND WALLS (INT FACE)
- 3"
2"
1-1/2"
1-1/2"
GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

ANCHORAGE

- 16.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.

17.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.

18.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.

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

JOISTS AND BEAMS
2x AND 3x MEMBERS
4x MEMBERS
6x AND LARGER
4x MEMBERS
6x AND LARGER
STUDS, PLATES AND MISC FRAMING

DOUGLAS FIR - LARCH NO 2
MINIMUM BASE VALUE, Fb = 900 PSI
DOUGLAS FIR-LARCH NO 2
MINIMUM BASE VALUE, Fb = 900 PSI
DOUGLAS FIR-LARCH NO 2
MINIMUM BASE VALUE, Fb = 875 PSI
DOUGLAS FIR-LARCH NO 2
MINIMUM BASE VALUE, Fc = 1350 PSI
DOUGLAS FIR-LARCH NO 2
MINIMUM BASE VALUE, Fc = 600 PSI
DOUGLAS FIR - LARCH NO 2
- 21.GLUED LAMINATED 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 = 2300 PSI, Fb = 2000 PSI, E = 1900 KSI.

22.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 PROPERTIES:

PSL (2.0E)
LVL (2.0E)
LSL (1.55E)
PSL COLUMN (1.8E)

Fb = 2900 PSI
Fb = 2600 PSI
Fb = 2325 PSI
Fc = 2500 PSI

E = 2000 KSI
E = 2000 KSI
E = 1550 KSI
E = 1800 KSI

Fv = 290 PSI
Fv = 285 PSI
Fv = 310 PSI
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.

23.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.
- 24.PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS-1 OR PS-2.

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.
- 25.ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2)LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

26.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 (58X) 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.
- 27.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 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-JOISTS 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.
- 28.WOOD FASTENERS

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

SIZE
8d
10d
12d
16d

TYPE
COMMON
GUN
GUN
GUN

LENGTH
2-1/2"
3"
3-1/4"
3-1/2"

DIAMETER
0.131"
0.131"
0.131"
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 MANUFACTURERS 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 SUBSTITUTION.
- 29.WOOD FRAMING NOTES - THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS:

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 NAILS.
- 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. TOENAIL 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.
- 30.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.
- 31.ELECTRICAL, MECHANICAL, PLUMBING, AND DRAINAGE SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE THE DIFFERENTIAL SHRINKAGE OR MOVEMENT OF THE WOOD STRUCTURE (3/8" PER FLOOR).

32.DEFLECTION OF CANTILEVERS SHALL BE CLOSELY MONITORED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR TO VERIFY AND ENSURE ALL POST CAPS AND POST BEARING CONDITIONS ARE INSTALLED IN STRICT CONFORMANCE TO THE STRUCTURAL PLANS. CANTILEVERS IN WOOD FRAMING CAN DEFLECT UP TO 1/8" PER FOOT (I.E. 4" CANTILEVER MAY DEFLECT 1/2"). IF DEFLECTION EXCEEDS 1/8" PER FOOT NOTIFY STRUCTURAL ENGINEER IMMEDIATELY. BEFORE FINISHES ARE INSTALLED, FLOORS AT OR ABOVE CANTILEVERS MAY REQUIRE LEVELING COMPOUND AND SOFFITS FURRED TO MAKE THEM LEVEL.
- ### RENOVATION
- 33.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.

34.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.
- 35.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.

36.EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED.
- A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.

B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.

C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.

D. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, DOWELS EPOXY GROUTED INTO EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING, UNO.
- 37.ALL EXTERIOR MASONRY WALLS SHALL BE INSPECTED AND REPAIRED AS FOLLOWS: SCRAPER ALL LOOSE AND WEAKENED MORTAR OUT TO FULL DEPTH OF THE DETERIORATION; REMOVE AND REPLACE ANY LOOSE MASONRY UNITS; CHECK FOR LOOSE FACING BRICK VENEERS; TUCK POINT ALL JOINTS SOLID. ALL MASONRY RESTORATION AND REPAIR SHALL BE PERFORMED IN SUCH A MANNER THAT THE EXISTING STRUCTURE IS NOT WEAKENED OR LEFT UNSUPPORTED DURING THE PROCESS OF THE WORK. ALL EXTERIOR APPENDAGES SUCH AS FIRE ESCAPES, CORNICES AND EYEBROWS SHALL BE INSPECTED FOR STRUCTURAL INTEGRITY AND THE CONDITION OF THE CONNECTIONS TO THE STRUCTURE. THE CONTRACTOR SHALL PROVIDE THE STRUCTURAL ENGINEER WITH THE RESULTS OF THE INSPECTION.

38.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.
- 39.DEMOLITION AND REMOVAL OF THE EXISTING SLAB ON GRADE OR EXISTING FLOOR FRAMING WILL RESULT IN AN UNBRACED CONDITION AT THE EXISTING FOUNDATION WALLS. EXCAVATIONS MAY ALSO EXTEND BELOW AND UNDERMINE THE 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.
- GENERAL STRUCTURAL NOTES CONTINUED ON SHEET S1.1
-
- 122 S. JACKSON ST. - SUITE 210
SEATTLE, WA 98104 - 206.789.6538
- DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98117
-
- PROJECT NO 0139-2021.02.01
PROJECT MANAGER IHL
DRAWN DDE
ENGINEER DYLAN STEELE
206.712.6310
DYLAN@MALSAM-TSANG.COM
- | REV | DESCRIPTION | DATE |
|------------------|-------------|---------|
| PERMIT SET | | 9.27.21 |
| PLAN REVISIONS 1 | | 3.10.22 |
- ARCH CONARD ROMANO ARCH
206.329.4227
CLIENT RICHARD AND LESLIE DAY
- ### GENERAL STRUCTURAL NOTES
- S1.0
- SCALE - NTS
- Printed by: [redacted]
Printed on: [redacted] 9/27/21

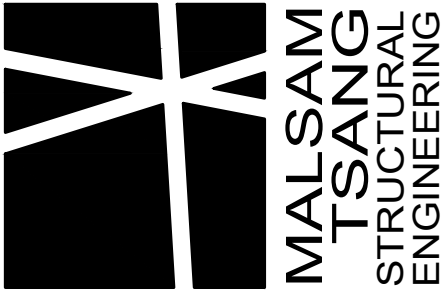
GENERAL STRUCTURAL NOTES CONT.

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

QUALITY ASSURANCE

40. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110, 1704 AND 1705 OF THE IBC BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION SHALL BE PERFORMED.

SOIL CONDITIONS, FILL PLACEMENT, AND DENSITY	PER SOILS REPORT
PILE OR PIER FOUNDATIONS	PER SOILS REPORT
CONCRETE CONSTRUCTION	PER TABLE 1705.3
PRECAST CONCRETE ERECTION	PER TABLE 1705.3
POST-TENSION CONSTRUCTION	PER TABLE 1705.3
STUD RAIL INSTALLATION	PER MANUFACTURER
EPOXY GROUTED INSTALLATIONS	PER MANUFACTURER
EXPANSION BOLTS AND THREADED EXPANSION INSERTS	PER MANUFACTURER
ADHERED MASONRY VENEER	PER TMS 402/ACI 530/ASCE 5
MASONRY VENEER	PER TMS 402/ACI 530/ASCE 5
MASONRY CONSTRUCTION	PER TMS 402/ACI 530/ASCE 5 AND TMS 602/ACI 530.1I/ASCE 6
STRUCTURAL STEEL FABRICATION AND ERECTION	PER AISC 360
METAL DECK INSTALLATION (INCLUDING FIELD WELDING)	PER SDI QA/QC
OPEN WEB STEEL JOISTS AND GIRDERS	PER TABLE 1705.2.3

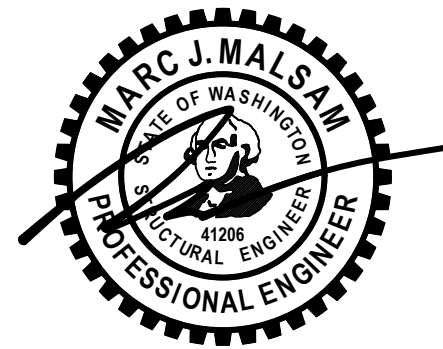


122 S. JACKSON ST - SUITE 210
SEATTLE, WA 98104 - 206.789.8038

DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98117

ABBREVIATIONS

±	PLUS OR MINUS	GL	GLUE LAMINATED	OSB	ORIENTED STRAND
Ø	DIAMETER		TIMBER		BOARD
AB	ANCHOR BOLT	GR	GRADE	PLF	POUNDS PER LINEAR
ADDL	ADDITIONAL	GT	GIRDER TRUSS		FOOT
ALT	ALTERNATE	GWB	GYP SUM WALLBOARD	PLY	PLYWOOD
APPROX	APPROXIMATE	HD	HOLDOWN	PREFAB	PREFABRICATED
ARCH	ARCHITECT, ARCHITECTURAL	HDR	HEADER	PSF	POUNDS PER SQUARE FOOT
BLKG	BLOCKING	HGR	HANGER	PSI	POUNDS PER SQUARE INCH
BM	BEAM	HM	HIP MASTER		PARALLEL STRAND
BOE	BOTTOM OF EXCAVATION	HORIZ	HORIZONTAL	PSL	LUMBER
BOT	BOTTOM	IBC	HEIGHT	PT	PRESSURE TREATED LUMBER
CL	CENTERLINE		INTERNATIONAL BUILDING CODE		
CLR	CLEARANCE	INT	INTERIOR	REINF	REINFORCING
CONT	CONTINUOUS	IRC	INTERNATIONAL RESIDENTIAL CODE	REQD	REQUIRED
DBL	DOUBLE		JOIST	SOG	SLAB ON GRADE
DF	DOUGLAS FIR	JST	K	SQ	SQUARE
DP	DEEP, DEPTH	K	KIPS (1000 LBS)	STD	STANDARD
DN	DOWN	KP	KING POST	SW	SHEARWALL
DS	DRAWG STRUT	L	LENGTH	T&G	TONGUE AND GROOVE
DWGS	DRAWINGS	LBS	POUNDS	THRD	THREADED
(E)	EXISTING	LONG	LONGITUDINAL	TPL	TRIPLE
EA	EACH	LSL	LAMINATED	TRANSV	TRANSVERSE
EMBED	EMBEDMENT		STRUCTURAL LUMBER	TYP	TYPICAL
EQ	EQUAL	LVL	LAMINATED VENEER LUMBER	UNO	UNLESS NOTED OTHERWISE
EQUIV	EQUIVALENT				
EW	EACH WAY	MAX	MAXIMUM	VERT	VERTICAL
EXP	EXPANSION	MB	MACHINE BOLT	W	WIDE OR WIDTH
EXT	EXTERIOR	MFR	MANUFACTURER	w/	WITH
FDN	FOUNDATION	MIN	MINIMUM	w/o	WITHOUT
FRMG	FRAMING	MISC	MISCELLANEOUS	WHS	WELDED HEADED
FT	FEET	NO	NUMBER		STUD
FTG	FOOTING	NTS	NOT TO SCALE	WTS	WELDED THREADED
GA	GAUGE	oc	ON CENTER		STUD
GALV	GALVANIZED	OPP	OPPOSITE	WWM	WELDED WIRE MESH



PROJECT NO 0139.2021.02.01
PROJECT MANAGER IHL
DRAWN DDE
ENGINEER DYLAN STEELE
206.712.6310
DYLAN@MALSAM-TSANG.COM

REV	DESCRIPTION	DATE
	PERMIT SET	9.27.21
Δ	PLAN REVISIONS 1	3.10.22

ARCH CONARD ROMANO ARCH
206.329.4227
CLIENT RICHARD AND LESLIE DAY

GENERAL STRUCTURAL
NOTES CONT



COPYRIGHT © 2020 MALSAM TSANG ENGINEERING CORPORATION. ALL RIGHTS RESERVED.

PIPE PILE NOTES

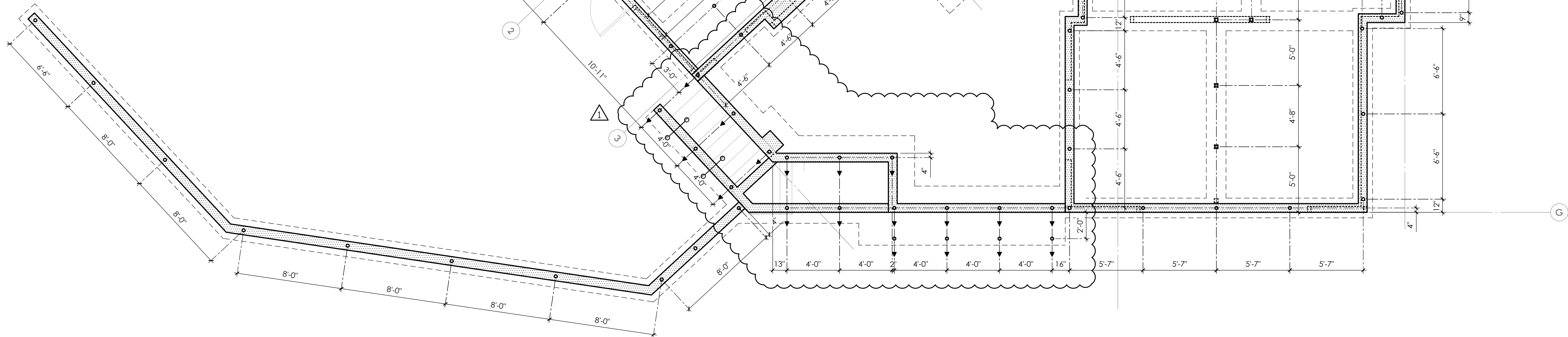
1. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO SOILS REPORT FOR ADDITIONAL PILE INSTALLATION REQUIREMENTS.
3. CONTRACTOR TO VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS, SURVEY DRAWINGS, AND EXISTING SITE CONDITIONS.
4. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

PILE SPECIFICATIONS

1. 3" DIAMETER STANDARD WEIGHT PIPE PILES SHALL BE DRIVEN TO REFUSAL WITH A MINIMUM 850-LB HYDRAULIC HAMMER AS DEFINED BY THE SOILS ENGINEER. THE DRIVING CRITERIA WILL BE DETERMINED BASED ON THE ACTUAL HAMMER SIZE SELECTED BY THE CONTRACTOR AND THE STATIC LOAD TEST PROGRAM.
2. GEOTECHNICAL SPECIAL INSPECTOR SHALL BE CONTINUOUSLY PRESENT DURING PIPE PILE INSTALLATION AND TESTING.
3. STEEL PIPE SHALL CONFORM TO ASTM A53, GRADE A OR B, F_y = 35 KSI. PILES SHALL BE DRIVEN IN NOMINAL SECTIONS AND CONNECTED WITH COMPRESSION FITTED SLEEVE COUPLERS. PIPE JOINTS ARE NOT ALLOWED TO BE WELDED TOGETHER.
4. 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.

LEGEND

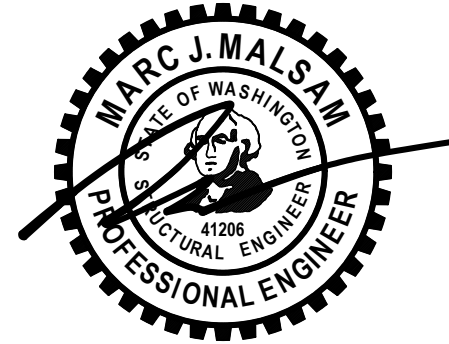
- CONCRETE FOOTING ABOVE
- CONCRETE WALL BELOW
- (E)CONCRETE WALL BELOW
- STRUCTURAL WALL ABOVE
- (E)STRUCTURAL WALL ABOVE
- STEP PER ARCH
- PLUMBING PENETRATION ABOVE
 - 3"Ø STANDARD WEIGHT PIPE PILE (6-TON CAPACITY) REFER TO 1/S3.1 FOR EMBEDMENT INTO FOOTING
 - 3"Ø BATTERED PIPE PILE (1H: 4V) IN DIRECTION OF ARROW



PIN PILE PLAN



DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98117



PROJECT NO 0139.2021.02.01
PROJECT MANAGER IHL
DRAWN DDE
ENGINEER DYLAN STEELE
206.712.6310
DYLANS@MALSAM-TSANG.COM

REV	DESCRIPTION	DATE
PERMIT SET		9.27.21
PLAN REVISIONS 1		3.10.22

ARCH CONARD ROMANO ARCH
206.329.4227
CLIENT RICHARD AND LESLIE DAY

PIN PILE PLAN

S2.0
SCALE - 1/4" = 1'-0"

COPYRIGHT © 2020 MALSAM TSANG ENGINEERING CORPORATION. ALL RIGHTS RESERVED.

PLAN NOTES

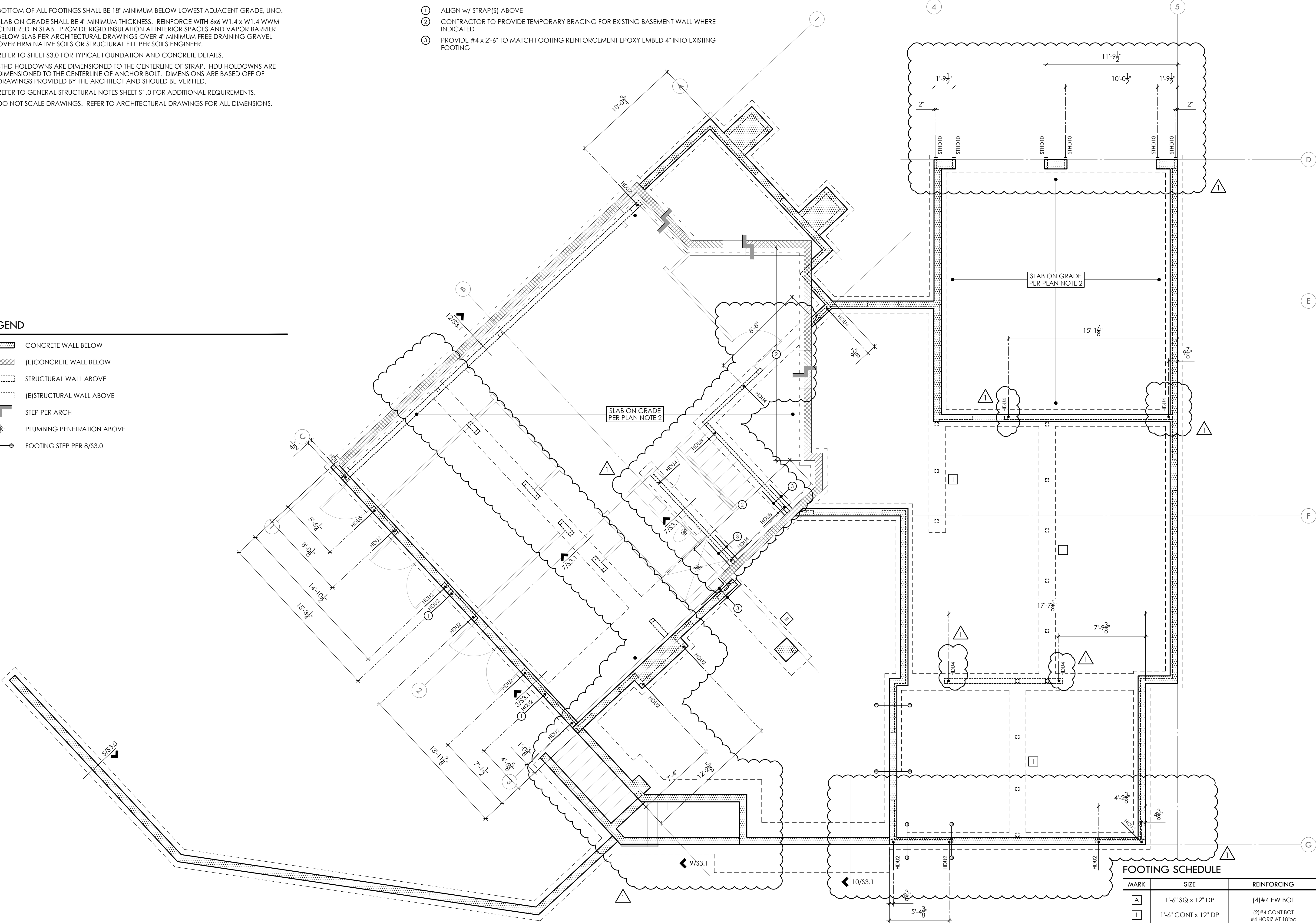
1. BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, UNO.
2. SLAB ON GRADE SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH 6x6 W1.4 x W1.4 WWM CENTERED IN SLAB. PROVIDE RIGID INSULATION AT INTERIOR SPACES AND VAPOR BARRIER BELOW SLAB PER ARCHITECTURAL DRAWINGS OVER 4" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL PER SOILS ENGINEER.
3. REFER TO SHEET S3.0 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.
4. STHD HOLDOWNS ARE DIMENSIONED TO THE CENTERLINE OF STRAP. HDU HOLDOWNS ARE DIMENSIONED TO THE CENTERLINE OF ANCHOR BOLT. DIMENSIONS ARE BASED OFF OF DRAWINGS PROVIDED BY THE ARCHITECT AND SHOULD BE VERIFIED.
5. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
6. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

FOOTNOTES

- ① ALIGN w/ STRAP(S) ABOVE
- ② CONTRACTOR TO PROVIDE TEMPORARY BRACING FOR EXISTING BASEMENT WALL WHERE INDICATED
- ③ PROVIDE #4 x 2'-6" TO MATCH FOOTING REINFORCEMENT EPOXY EMBED 4" INTO EXISTING FOOTING

LEGEND

- CONCRETE WALL BELOW
- (E)CONCRETE WALL BELOW
- STRUCTURAL WALL ABOVE
- (E)STRUCTURAL WALL ABOVE
- STEP PER ARCH
- PLUMBING PENETRATION ABOVE
- FOOTING STEP PER S/S3.0



PLAN NOTES

1. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 14" TJI 230's AT 16"oc, UNO. PROVIDE DBL JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
2. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 11-7/8" TJI 210's AT 16"oc, UNO. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
3. GLUE AND NAIL FLOOR SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND OVER SHEAR WALLS AND AT 12"oc IN 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 REQUIRED HEADERS ARE SHOWN ON PLAN. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
6. ALL HEADERS CRAWLSPACE SHALL BE 4x10, UNO. PROVIDE PT 4x6 POST AT SPLICES, PT 4x4 POSTS ELSEWHERE, UNO. REFER TO DETAIL 7/S4.2 FOR ADDITIONAL REQUIREMENTS.
7. PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS AND BEAMS 6'-0" IN LENGTH AND OVER, UNO.
8. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
9. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
10. BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, UNO.
11. SLAB ON GRADE SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH 6x6 W1.4 x W1.4 WWM CENTERED IN SLAB. PROVIDE RIGID INSULATION AT INTERIOR SPACES AND VAPOR BARRIER BELOW SLAB PER ARCHITECTURAL DRAWINGS OVER 4" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL PER SOILS ENGINEER.
12. STD HOLDOWNS ARE DIMENSIONED TO THE CENTERLINE OF STRAP. HDU HOLDOWNS ARE DIMENSIONED TO THE CENTERLINE OF ANCHOR BOLT. DIMENSIONS ARE BASED OFF OF DRAWINGS PROVIDED BY THE ARCHITECT AND SHOULD BE VERIFIED.
13. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
14. REFER TO SHEET S3.0 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.
15. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
16. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

LEGEND

- CONCRETE WALL BELOW
- (E)CONCRETE WALL BELOW
- STRUCTURAL WALL BELOW
- STRUCTURAL WALL ABOVE
- (E)STRUCTURAL WALL BELOW
- SPAN AND EXTENTS
- SPAN AND EXTENTS OF FRAMING BELOW
- HEADER/BEAM BELOW FRAMING - TYP
- (E)HEADER/BEAM
- (X) NUMBER OF BUILT UP STUDS
- PLUMBING PENETRATION ABOVE
- HORIZ CS16 x 3'-0" - BEAM TO BEAM
- FOOTING STEP PER 8/S3.0

FLUSH BEAM SCHEDULE

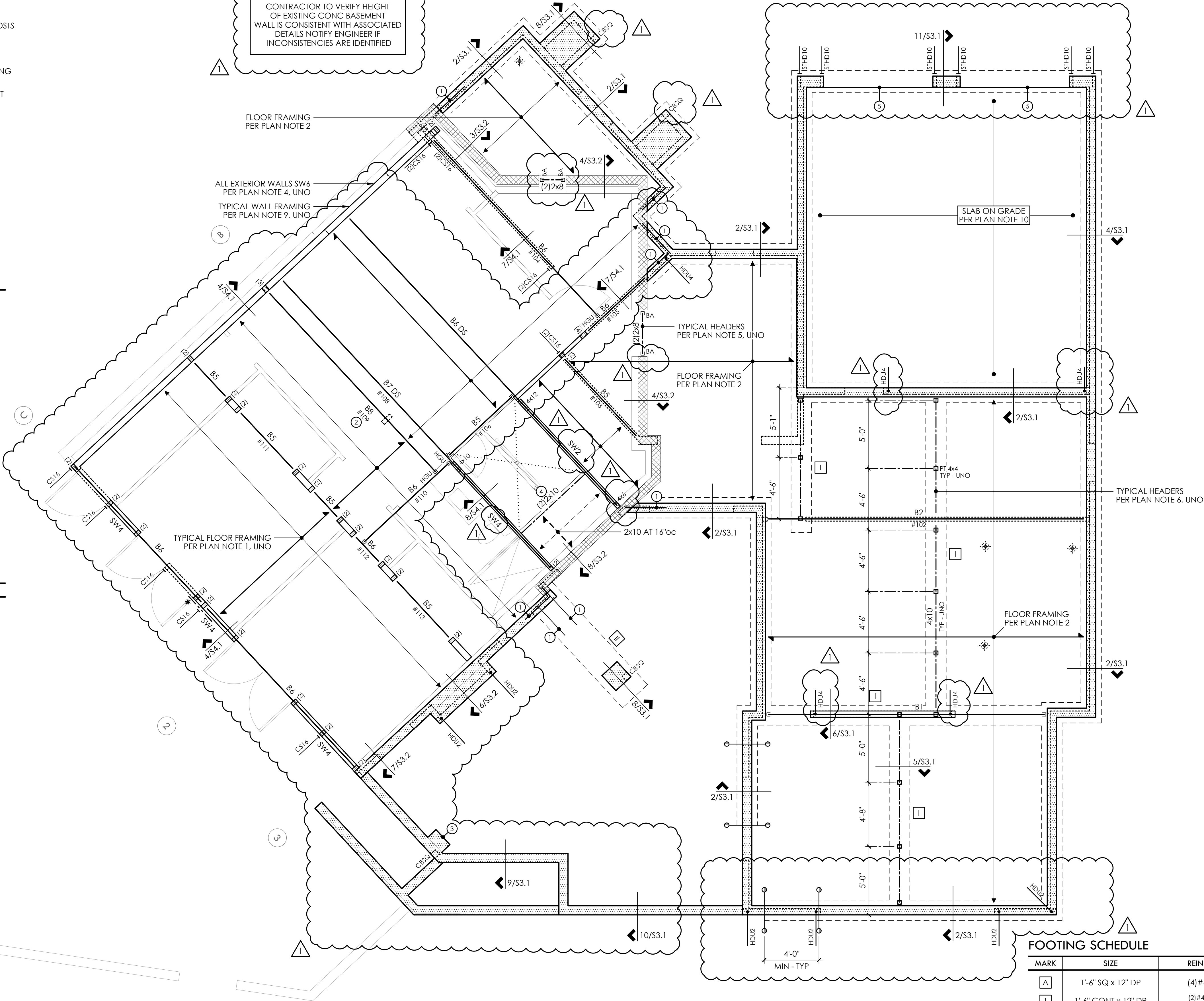
MARK	SIZE	BRG STUDS	HANGER
B1	LSL 1-3/4 x 11-7/8	2	HUS1.81/10
B2	GL 3-1/2 x 11-7/8 OR LSL 3-1/2 x 11-7/8	2	HHUS410② HHUS410
B3	GL 5-1/2 x 11-7/8 OR PSL 5-1/4 x 11-7/8	3	HGUS5.50/10 HGUS5.50/10
B4	PSL 7 x 11-7/8	4	HGUS7.25/10
B5	LSL 1-3/4 x 14	2	HUS1.81/10
B6	LSL 3-1/2 x 14	2	HHUS410②
B7	PSL 5-1/4 x 14	3	HGUS5.50/12
B8	PSL 7 x 14	4	HGUS7.25/12

- ① ALL GLULAM BEAMS ARE 24F-V4 - UNO
② PROVIDE HUC410 WHERE REQUIRED - UNO

FOOTNOTES

- ① PROVIDE #4 x 2'-6" TO MATCH HORIZ REINFORCEMENT EPOXY EMBED 4" INTO EXISTING FOUNDATION
- ② BEAM TO BE LOCATED DIRECTLY BELOW BEAM AND POST(S) ABOVE
- ③ PROVIDE PLINTH PER 8/S3.1 CAST INTO WALL
- ④ POCKET BEAM INTO WALL w/ (2)BEARING STUDS AND (1)FULL HEIGHT STUD EACH SIDE
- ⑤ GARAGE SLAB IS TO STOP AT INTERIOR FACE OF PORTAL WALLS. DRIVEWAY SLAB IS TO BE POURED FLUSH TO GARAGE SLAB AT INTERIOR FACE OF PORTAL WALLS

CONTRACTOR TO VERIFY HEIGHT OF EXISTING CONC BASEMENT WALL IS CONSISTENT WITH ASSOCIATED DETAILS NOTIFY ENGINEER IF INCONSISTENCIES ARE IDENTIFIED



FOOTING SCHEDULE

MARK	SIZE	REINFORCING
A	1'-6" SQ x 12" DP	(4) #4 EW BOT
I	1'-6" CONT x 12" DP	(2) #4 CONT BOT #4 HORIZ AT 18"oc
II	2'-6" SQ x 12" DP	(4) #4 CONT BOT #4 HORIZ AT 18"oc

MAIN FLOOR FRAMING AND UPPER FOUNDATION PLAN

MAIN FLOOR WALLS SHOWN DASHED
BASEMENT WALLS SHOWN SOLID



122 S JACKSON ST - SUITE 210
SEATTLE, WA 98104 - 206.789.8038

DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98117



PROJECT NO 0139.2021.02.01
PROJECT MANAGER IHL
DRAWN DDE
ENGINEER DYLAN STEELE
206.712.6310
DYLAN@MALSAM-TSANG.COM

REV	DESCRIPTION	DATE
PERMIT SET		9.27.21
PLAN REVISIONS 1		3.10.22

ARCH CONARD ROMANO ARCH
206.329.4227
CLIENT RICHARD AND LESLIE DAY

MAIN FLOOR
FRAMING AND
UPPER FOUNDATION
PLAN

S2.2
SCALE - 1/4" = 1'-0"

PLAN NOTES

1. TYPICAL ROOF FRAMING CONSISTS OF TAPERED RIGID INSULATION PER ARCH OVER 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 14" TJI 210's AT 16"oc, UNO. PROVIDE TJI BLKG BETWEEN RAFTERS AT 8'-0"oc. DRILL TO VENT AS REQUIRED. PROVIDE H8 EACH END OF ALL RAFTERS, H8 EACH SIDE OF ALL MULTIPLE RAFTERS, UNO. REFER TO DETAIL 1/S4.2 FOR ADDITIONAL REQUIREMENTS.
2. NAIL ROOF SHEATHING w/ 8d AT 6" oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN FIELD, UNO.
3. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
4. ALL REQUIRED HEADERS ARE SHOWN ON PLAN. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
5. PROVIDE (2) BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS AND BEAMS 6'-0" IN LENGTH AND OVER, UNO.
6. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
7. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
8. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
9. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
10. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

LEGEND

- STRUCTURAL WALL BELOW
- (E)STRUCTURAL WALL BELOW
- SPAN AND EXTENTS
- HEADER/BEAM BELOW FRAMING - TYP
- SLOPE DN
- DIRECTION OF SLOPE
- (x) NUMBER OF BUILT UP STUDS
- STEP PER ARCH

- * --- HORIZ CS16 x 3'-0" - BEAM TO BEAM
- ▽x --- HORIZ CS16 x X'-0" OVER FLOOR SHEATHING - LAP RIM/BREAM 1'-6" AND NAIL REMAINING LENGTH TO SNUG FIT FLAT 2x6 BLOCKING BETWEEN JOISTS
- DS DRAG STRUT - NAIL THRU SHEATHING w/ 8d AT 4"oc INTO ENTIRE LENGTH OF MEMBER

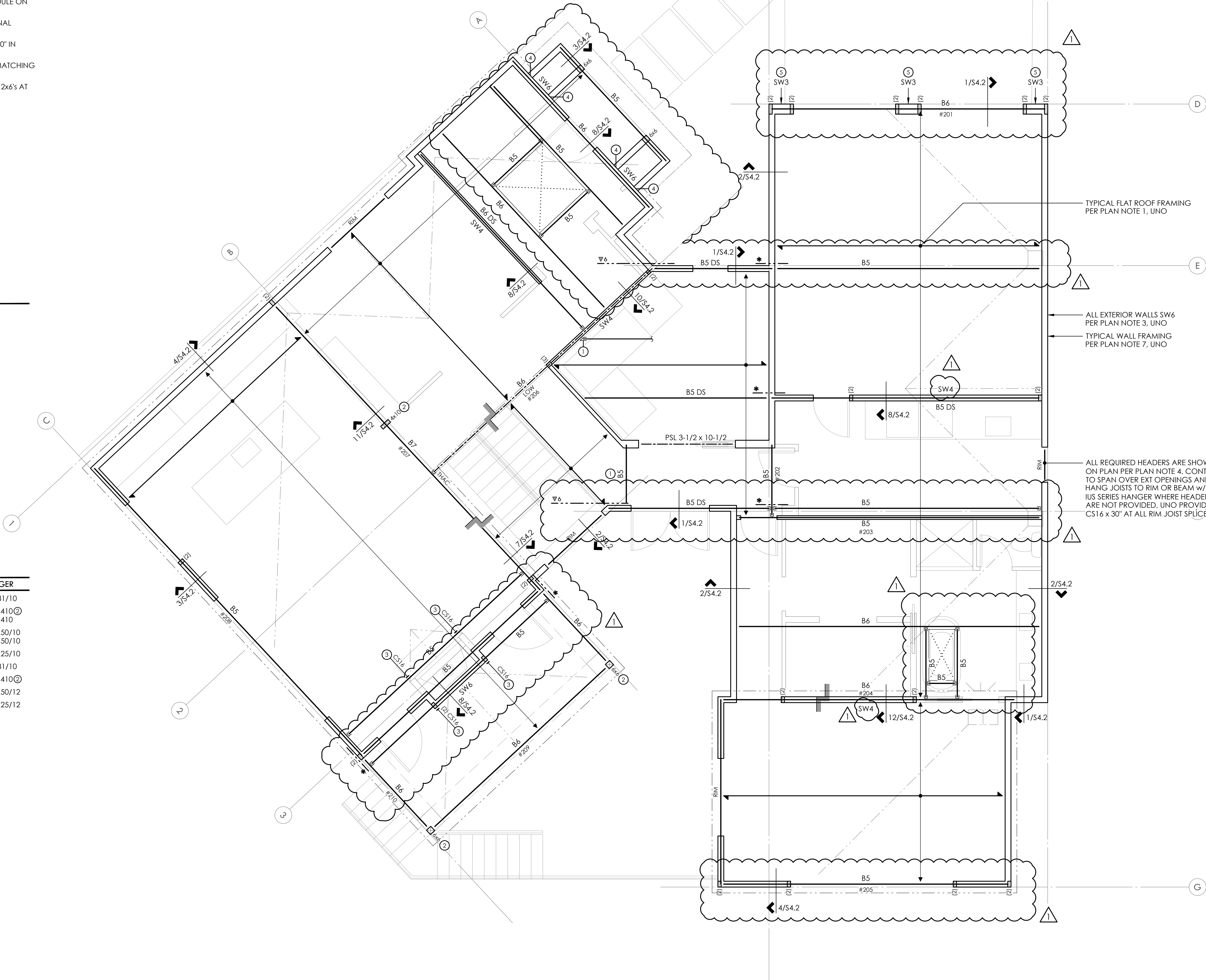
FLUSH BEAM SCHEDULE

MARK	SIZE①	BRG STUDS	HANGER
B1	LSL 1-3/4 x 11-7/8	2	HUS1.81/10
B2	GL 3-1/2 x 11-7/8 OR LSL 3-1/2 x 11-7/8	2	HHUS410②
B3	GL 5-1/2 x 11-7/8 OR PSL 5-1/4 x 11-7/8	3	HGUS5.50/10
B4	PSL 7 x 11-7/8	4	HGUS7.25/10
B5	LSL 1-3/4 x 14	2	HUS1.81/10
B6	LSL 3-1/2 x 14	2	HHUS410②
B7	PSL 5-1/4 x 14	3	HGUS5.50/12
B8	PSL 7 x 14	4	HGUS7.25/12

- ① ALL GLULAM BEAMS ARE 24F-V4 - UNO
- ② PROVIDE HUC410 WHERE REQUIRED - UNO

FOOTNOTES

- ① SU SERIES HANGER FOR SKEWED JOISTS - TYPICAL
- ② (2)A35 TOP
- ③ ALIGN STRAPS AT CHIMNEY CORNERS - WRAP BEAMS BELOW AS REQUIRED
- ④ SHEARWALL SHEATHING CONTINUOUS THRU WALL INTERSECTION
- ⑤ WALL IS TO BE FRAMED USING 2x10's AT 16"oc



ROOF FRAMING PLAN

MAIN FLOOR WALLS SHOWN SOLID

ABBREVIATIONS					
±	PLUS OR MINUS	GL	GLUE LAMINATED	OSB	ORIENTED STRAND
Ø	DIAMETER		TIMBER		BOARD
AB	ANCHOR BOLT	GR	GRADE	PLF	POUNDS PER LINEAR
ADDL	ADDITIONAL	GT	GIRDER TRUSS	FOOT	
ALT	ALTERNATE	GWB	GYPSUM WALLBOARD	PLY	PLYWOOD
APPROX	APPROXIMATE	HD	HOLDOWN	PREFAB	PREFABRICATED
ARCH	ARCHITECT,	HDR	HEADER	PSF	POUNDS PER
	ARCHITECTURAL	HF	HEM FIR		SQUARE FOOT
BLKG	BLOCKING	HGR	HANGER	PSI	POUNDS PER
BM	BEAM	HM	HIP MASTER		SQUARE INCH
BOE	BOTTOM OF	HORIZ	HORIZONTAL	PSL	PARALLEL STRAND
	EXCAVATION	HT	HEIGHT		LUMBER
BOT	BOTTOM	IBC	INTERNATIONAL	PT	PRESSURE TREATED
CL	CENTERLINE		BUILDING CODE		LUMBER
CLR	CLEARANCE	INT	INTERIOR	REINF	REINFORCING
CONT	CONTINUOUS	IRC	INTERNATIONAL	REQD	REQUIRED
DBL	DOUBLE		RESIDENTIAL CODE	SOG	SLAB ON GRADE
DF	DOUGLAS FIR	JST	JOIST	SQ	SQUARE
DP	DEEP, DEPTH	K	KIPS (1000 LBS)	STD	STANDARD
DN	DOWN	KP	KING POST	SW	SHEARWALL
DS	DRAW STRUT	L	LENGTH	T&G	TONGUE AND GROOVE
DWGS	DRAWINGS	LBS	POUNDS	THRD	THREADED
(E)	EXISTING	LONG	LONGITUDINAL	TPL	TRIPLE
EA	EACH	LSL	LAMINATED	TRANSV	TRANSVERSE
EMBED	EMBEDMENT		STRUCTURAL LUMBER	TYP	TYPICAL
EQ	EQUAL	LVL	LAMINATED VENEER	UNO	UNLESS NOTED
EQUIV	EQUIVALENT		LUMBER		OTHERWISE
EW	EACH WAY	MAX	MAXIMUM	VERT	VERTICAL
EXP	EXPANSION	MB	MACHINE BOLT	W	WIDE OR WIDTH
EXT	EXTERIOR	MFR	MANUFACTURER	w/	WITH
FDN	FOUNDATION	MIN	MINIMUM	w/o	WITHOUT
FRMG	FRAMING	MISC	MISCELLANEOUS	WHS	WELDED HEADED
FT	FEET	NO	NUMBER	WTS	WELDED THREADED
FTG	FOOTING	NTS	NOT TO SCALE		STUD
GA	GAUGE	oc	ON CENTER		STUD
GALV	GALVANIZED	OPP	OPPOSITE	WWM	WELDED WIRE MESH

1

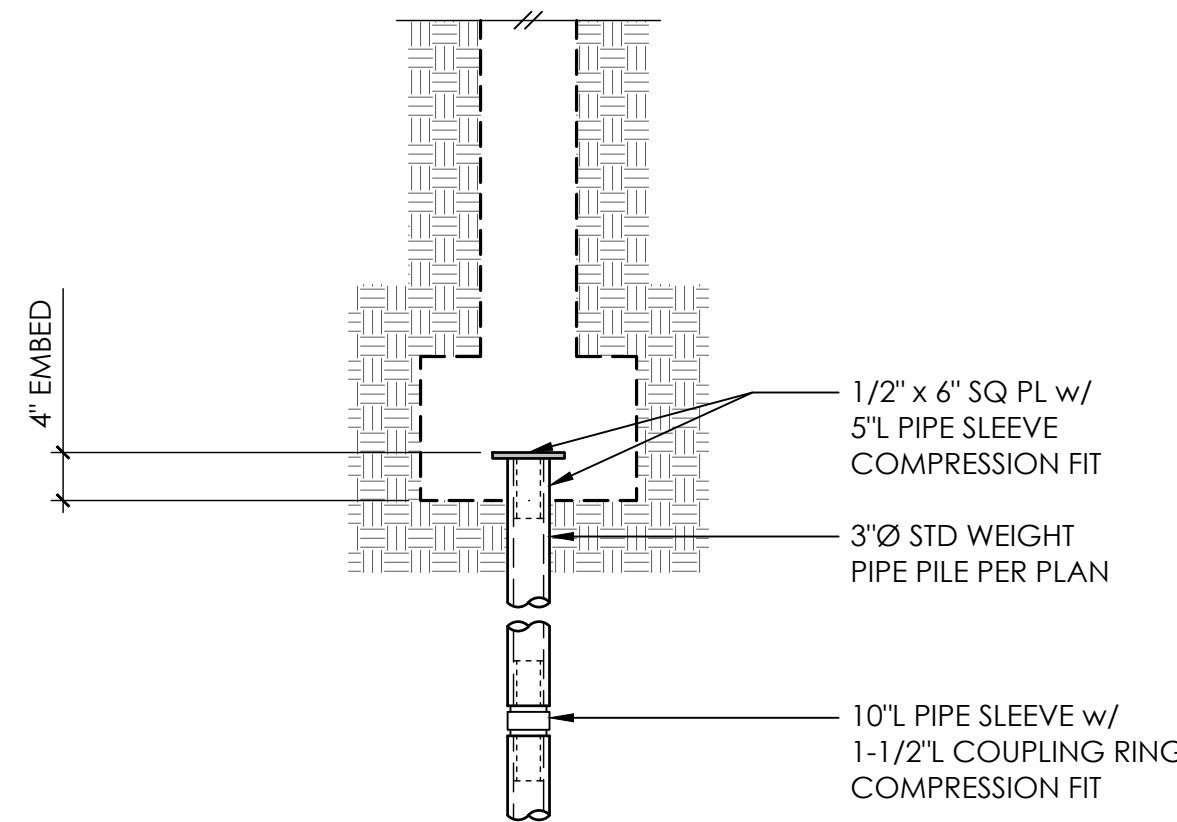
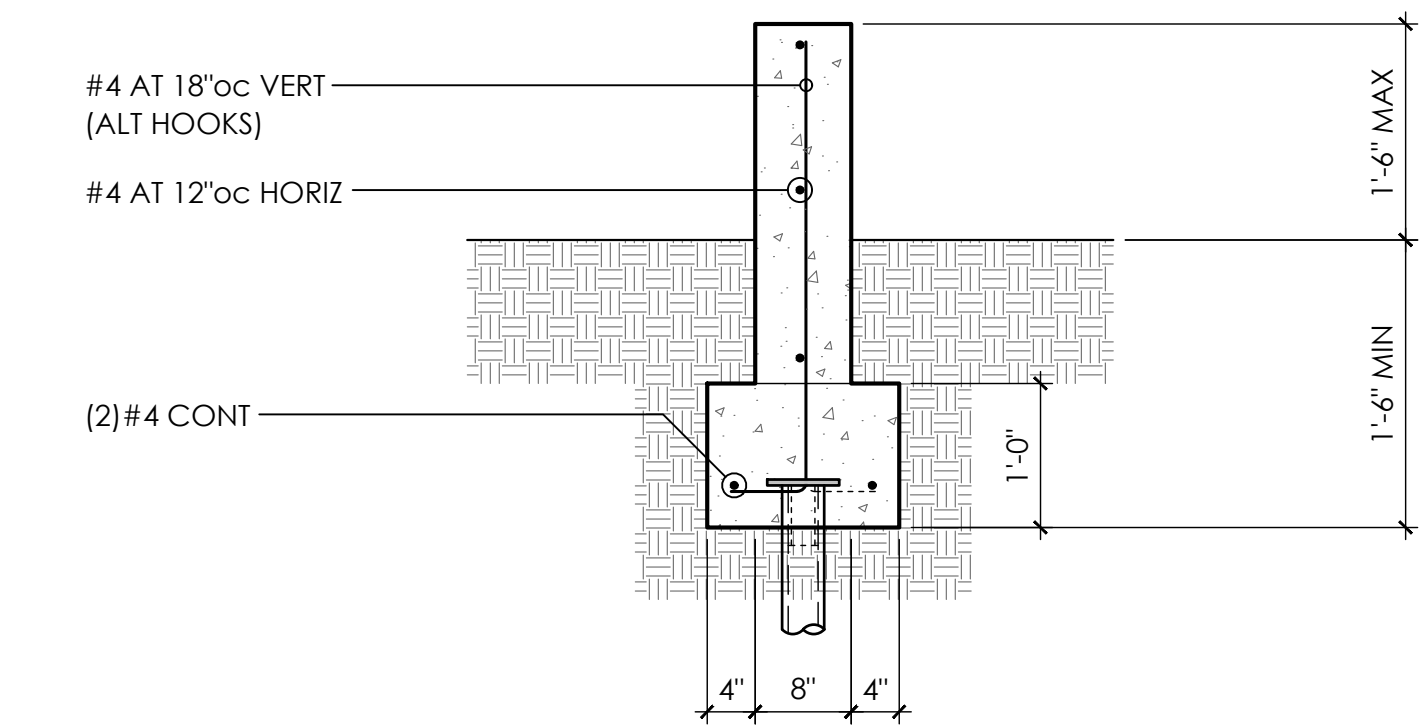
2

TYPICAL SLAB JOINTS

3

TYP CORNER BARS AT CONCRETE WALLS AND FTGS

4



5

3"Ø PILES
TYPICAL PIPE PILE

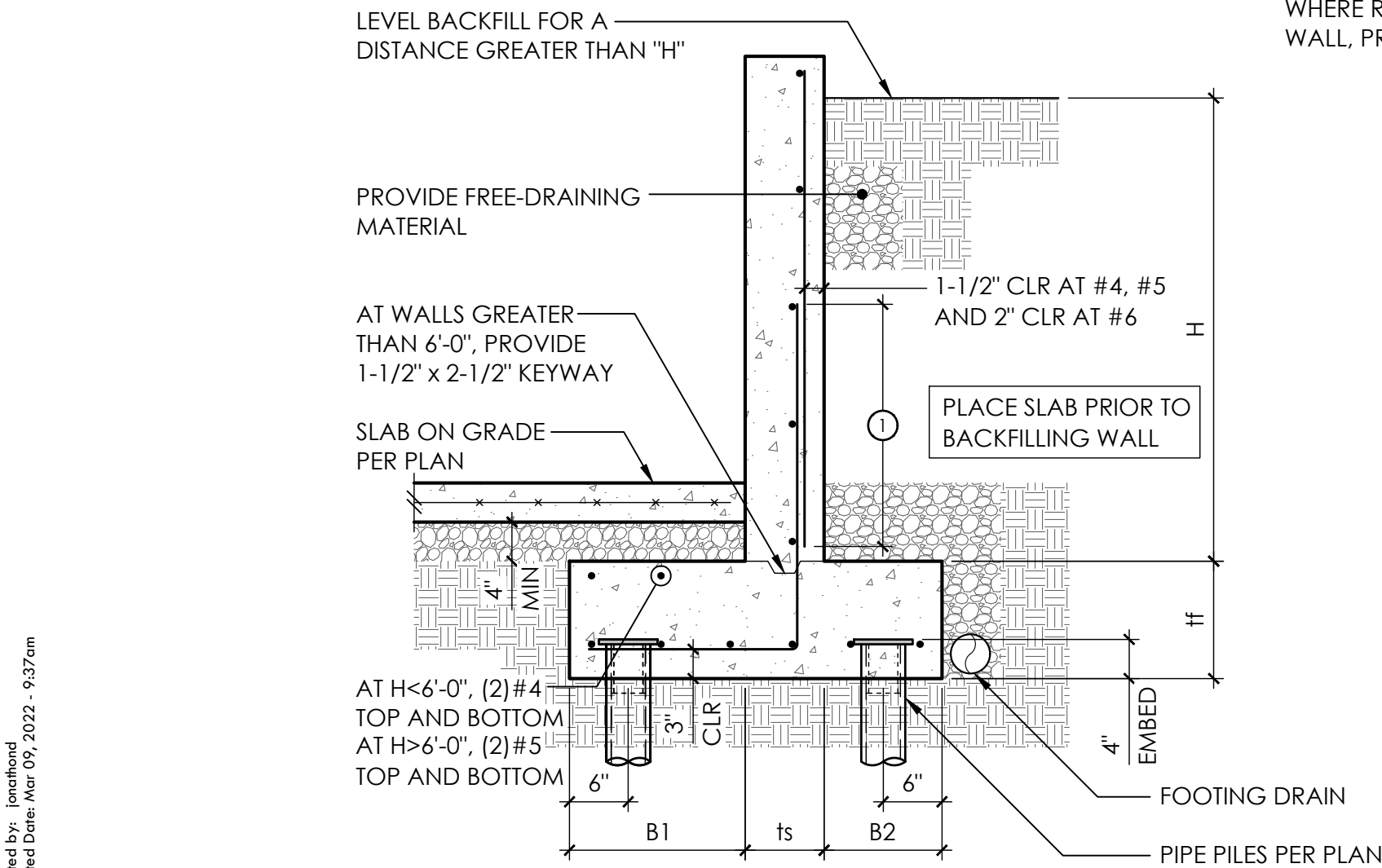
6

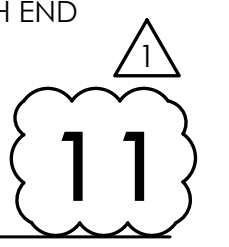
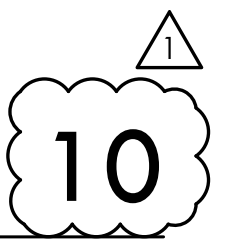
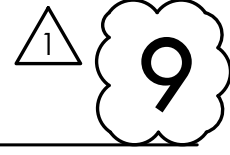
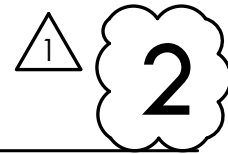
PIPE AND TRENCH LOCATIONS

7

TYPICAL STEPPED FOOTING

8





1

2

3

4

5

6

7

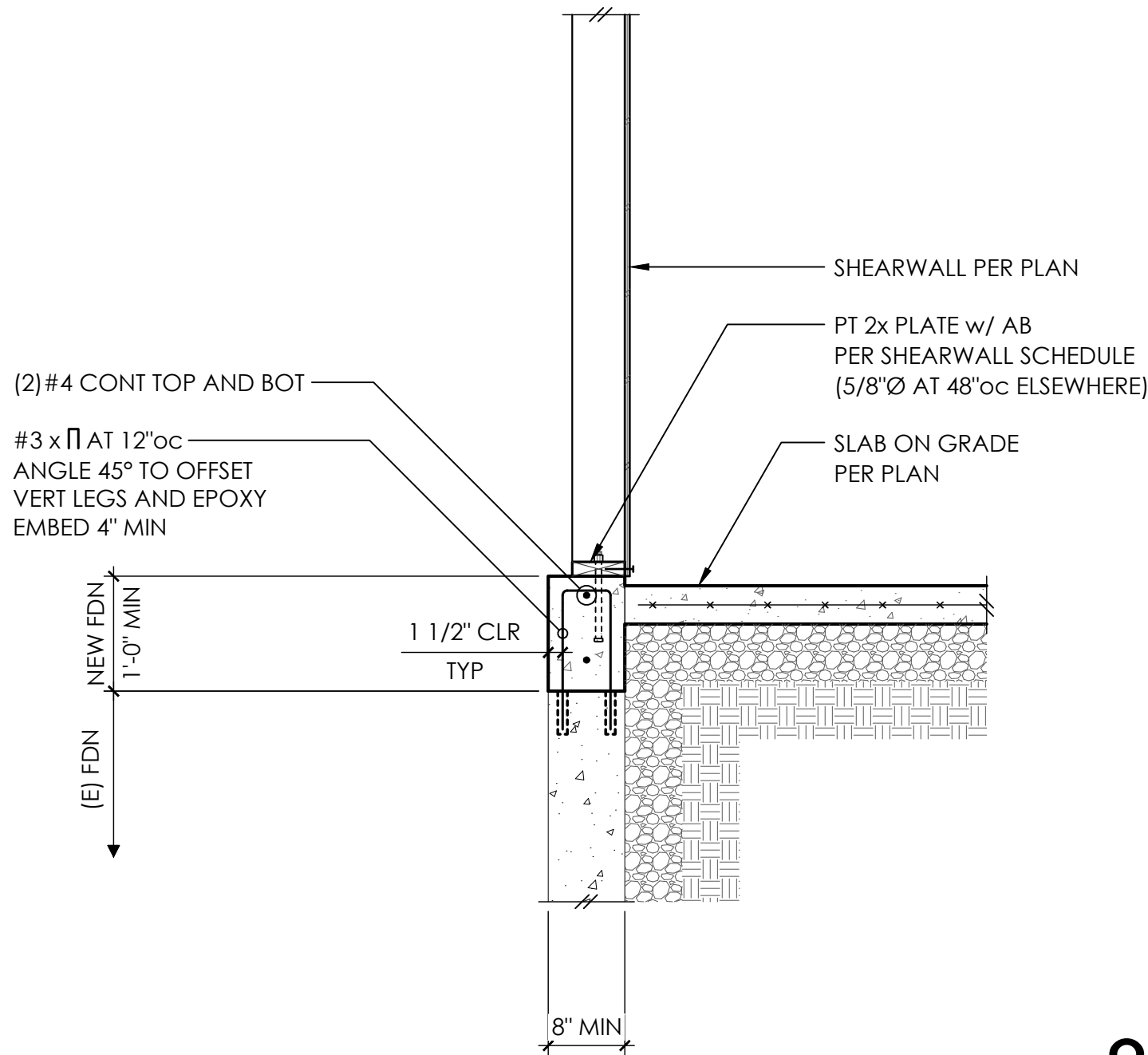
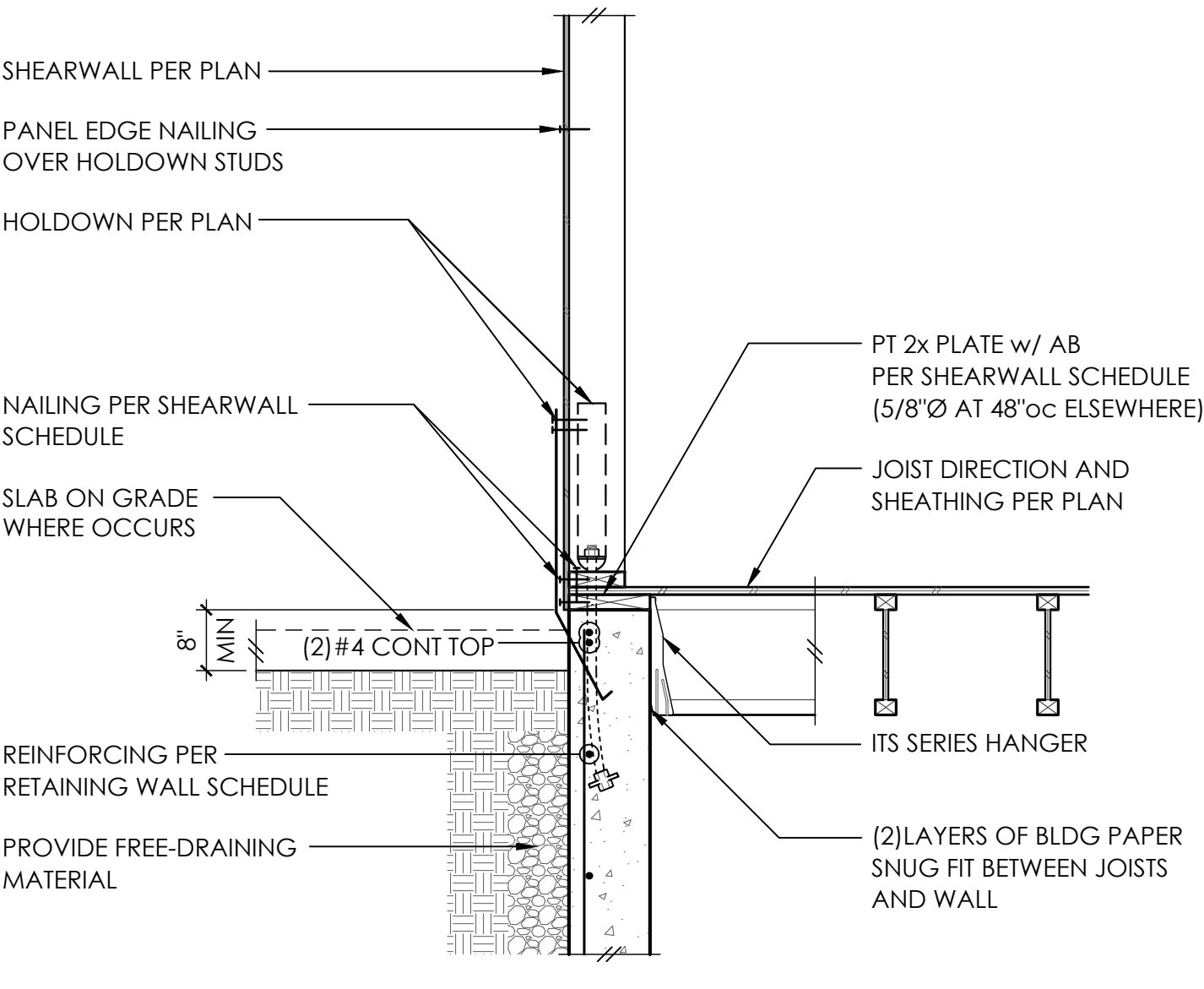
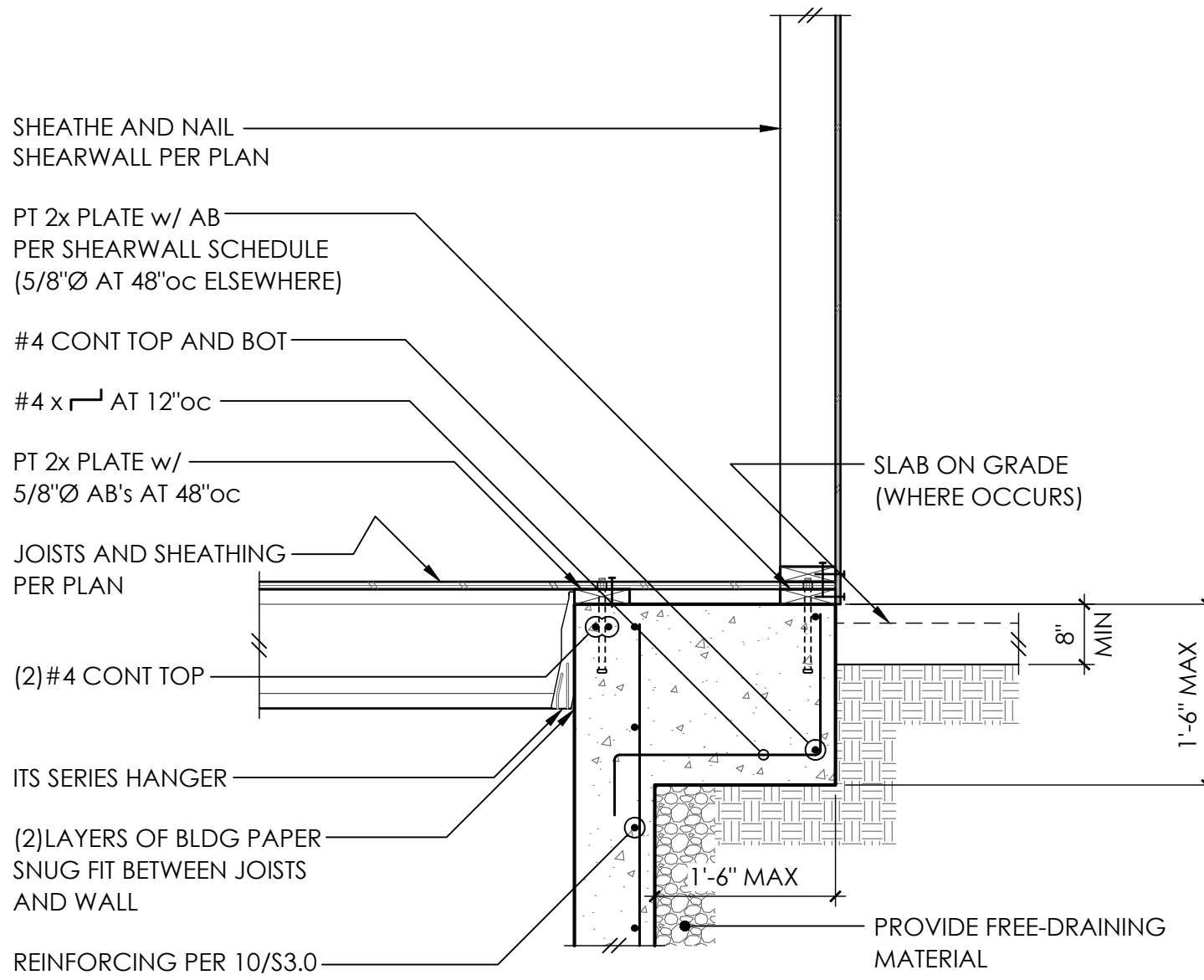
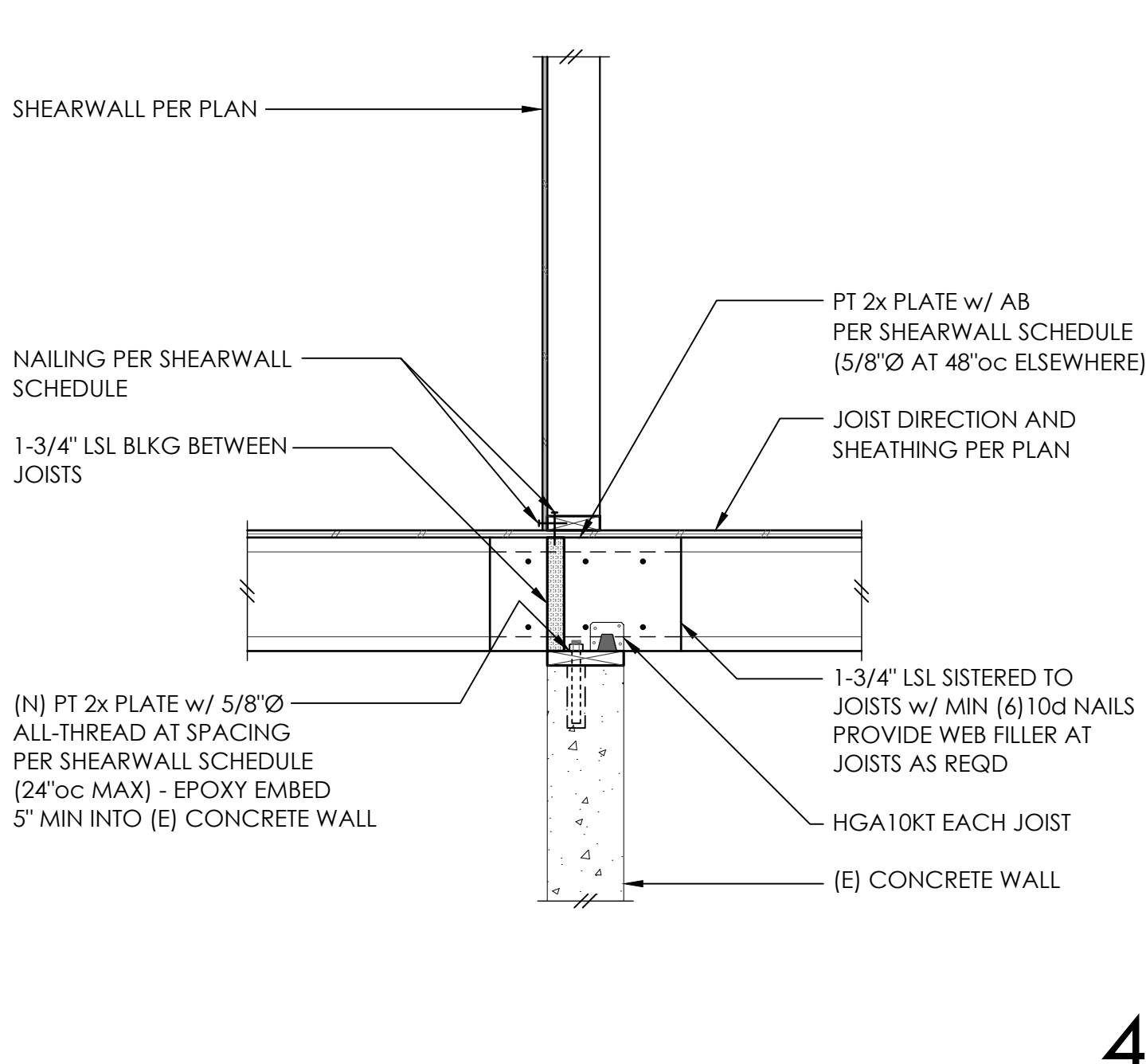
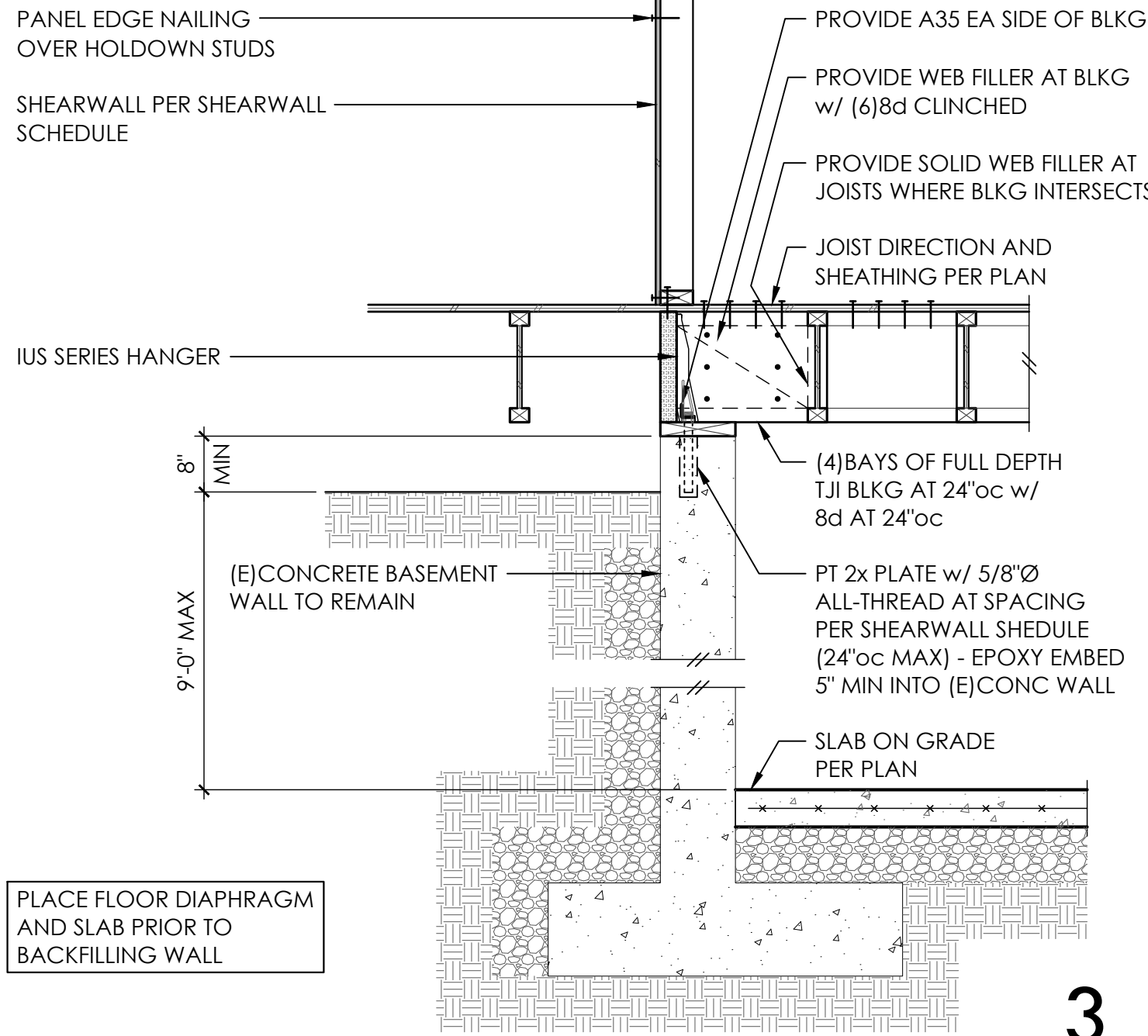
8

9

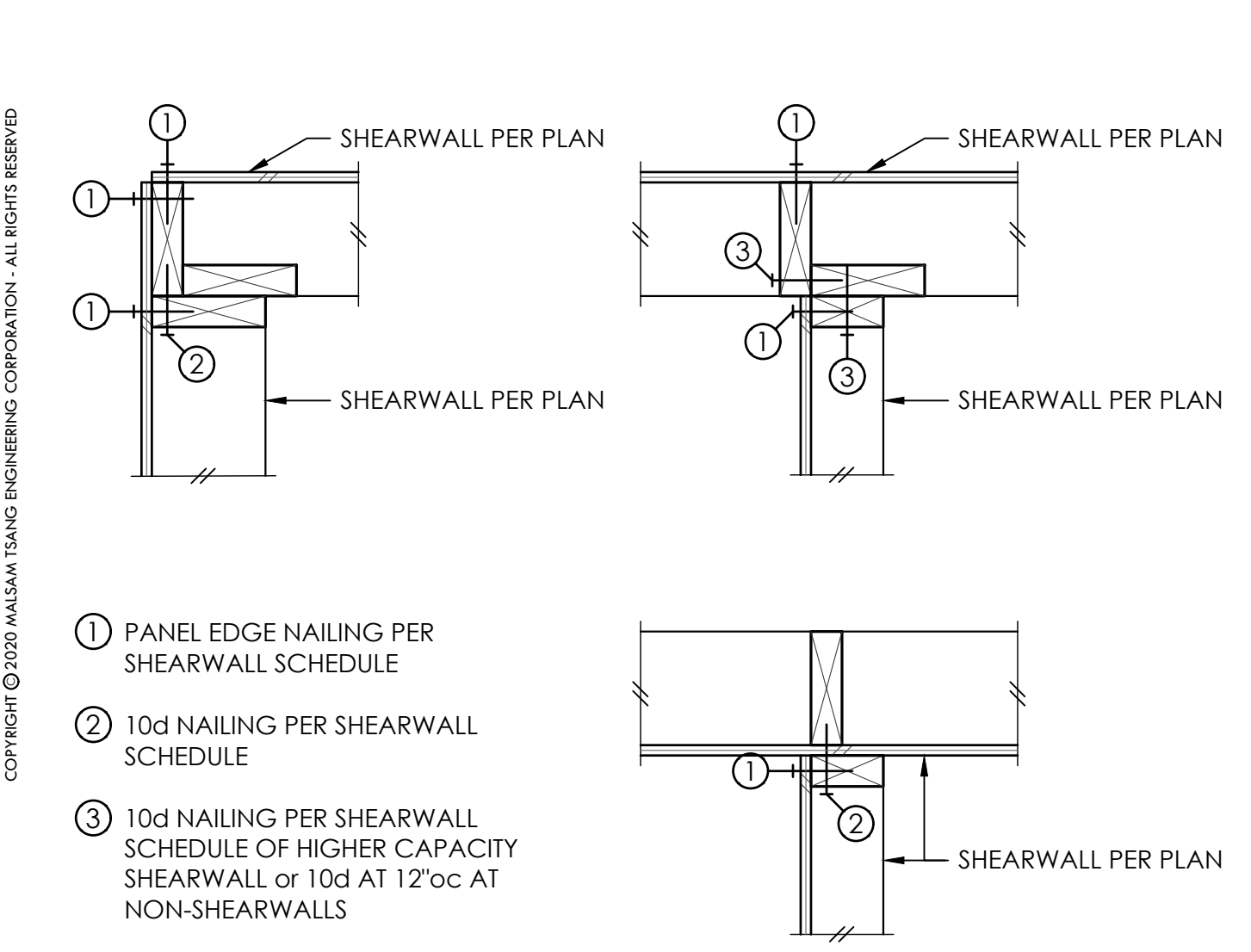
10

11

12



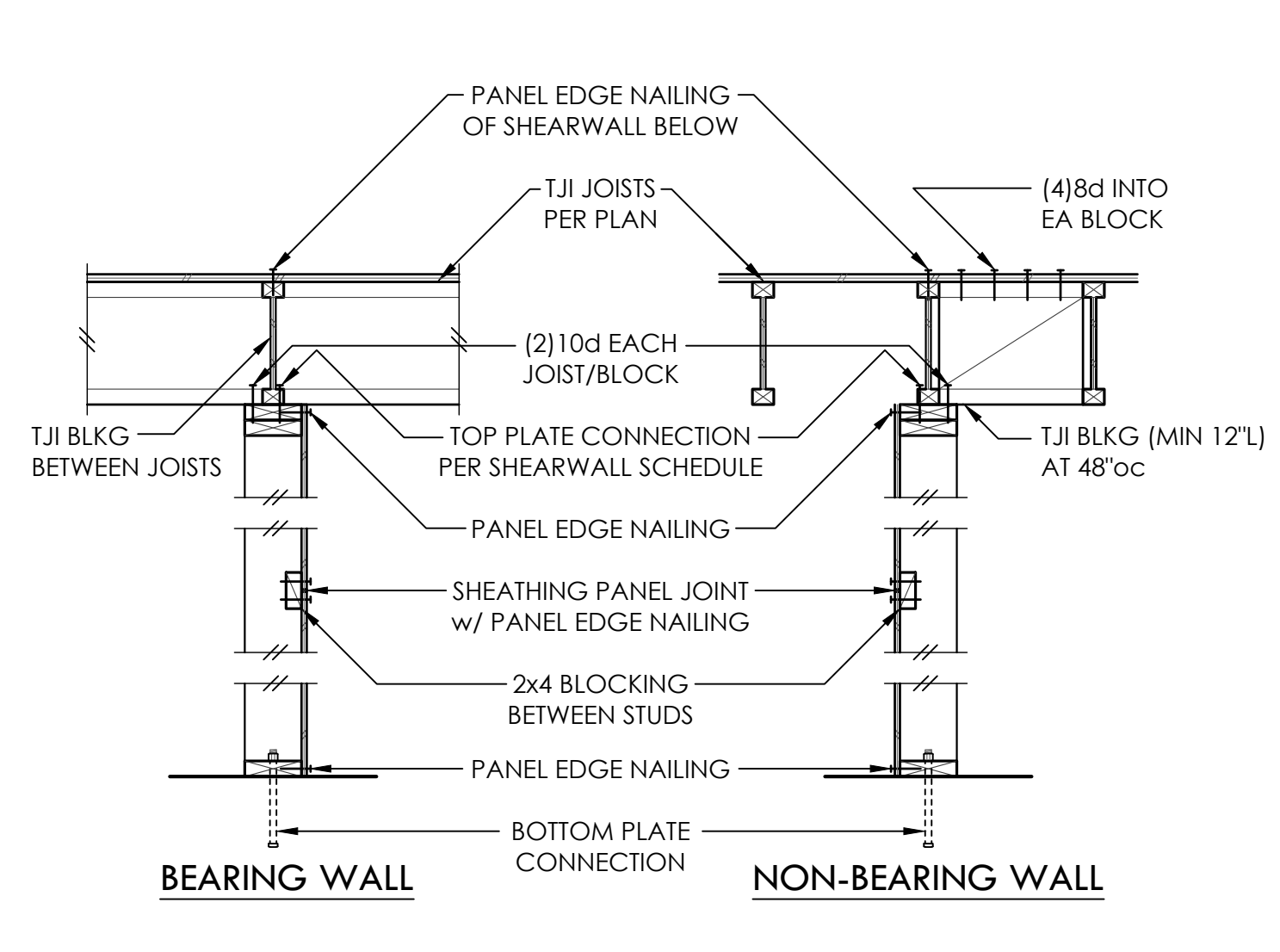
COPYRIGHT © 2020 MALSAM TSANG ENGINEERING CORPORATION - ALL RIGHTS RESERVED



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

TYPICAL SHEARWALL INTERSECTIONS

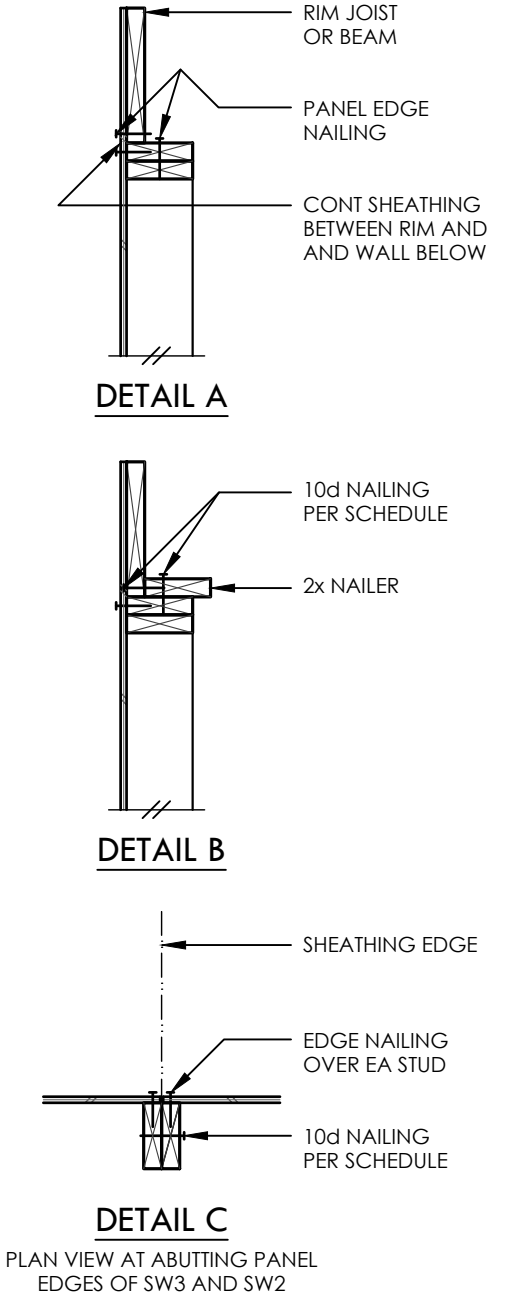
1



NOTE:
SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, UNO

TYPICAL SHEARWALL CONSTRUCTION

2

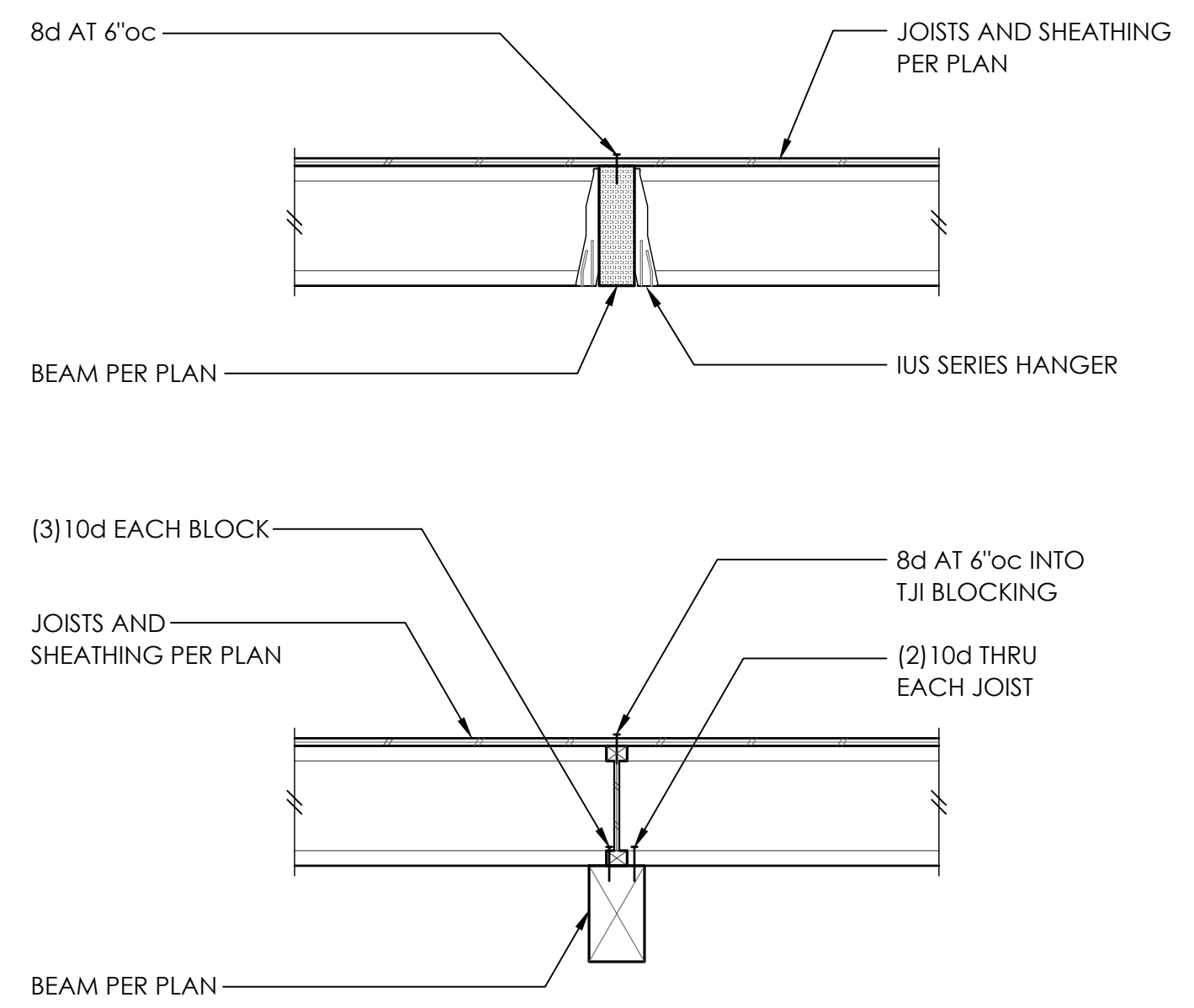


SHEARWALL SCHEDULE

MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			TJI	RIM/BEAM	AT WOOD	AT CONCRETE
SW6	1/2" PLY or 7/16" OSB	8d AT 6"oc	10d AT 6"oc	A35 AT 30"oc	12d AT 6"oc	5/8"Ø AB AT 48"oc
SW4	1/2" PLY or 7/16" OSB	8d AT 4"oc	10d AT 4"oc	A35 AT 18"oc	12d AT 4"oc	5/8"Ø AB AT 42"oc
SW3	1/2" PLY or 7/16" OSB	8d AT 3"oc	(2)ROWS 10d AT 6"oc	A35 AT 16"oc	(2)ROWS 12d AT 6"oc	5/8"Ø AB AT 36"oc
SW2	1/2" PLY or 7/16" OSB	8d AT 2"oc	(2)ROWS 10d AT 4"oc	A35 AT 12"oc	(2)ROWS 12d AT 4"oc	5/8"Ø AB AT 24"oc

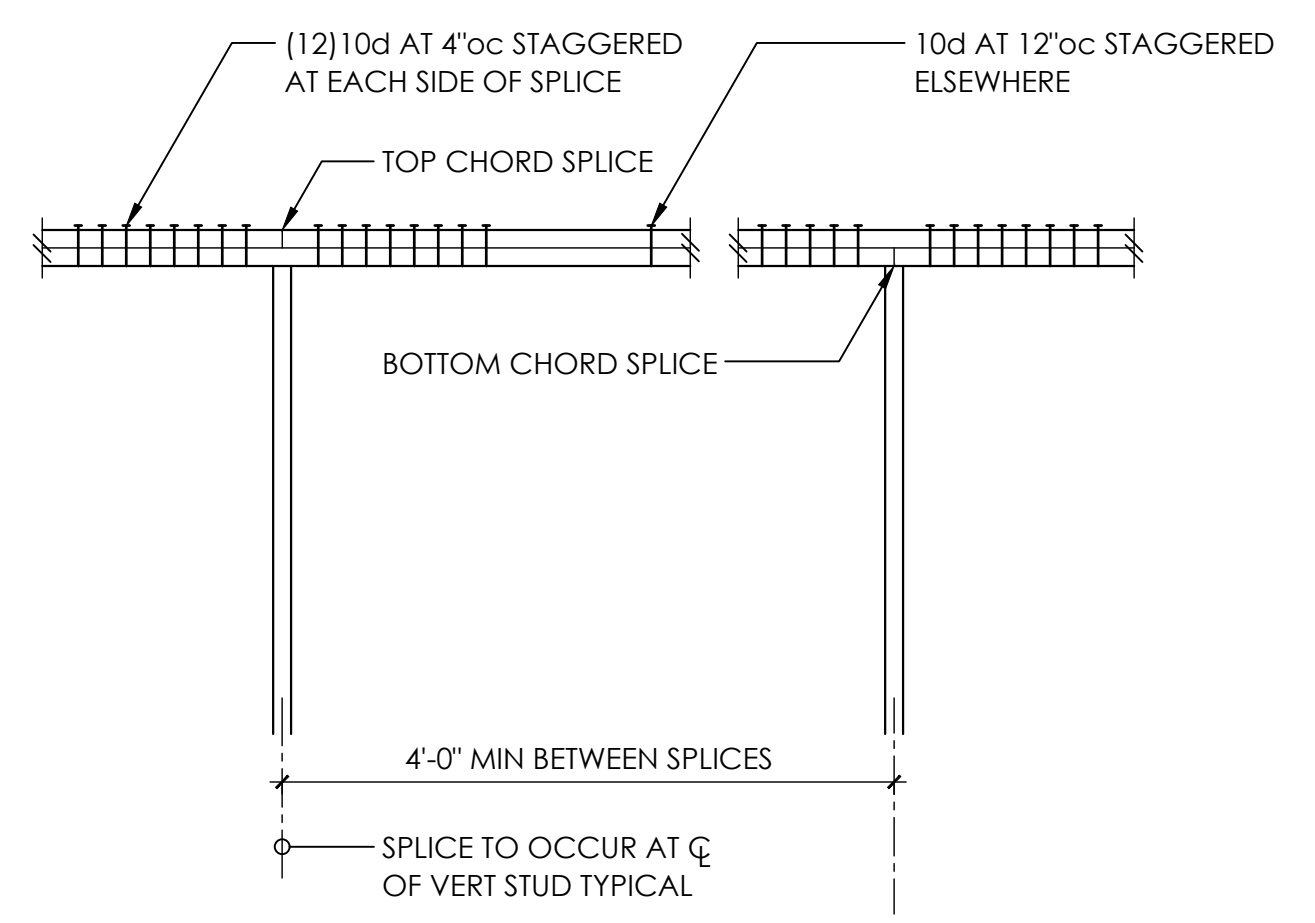
- 1 BLOCK PANEL EDGES WITH 2x4 LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d AT 12"oc.
- 2 8d NAILS SHALL BE 0.131"Ø x 2-1/2", 10d NAILS SHALL BE 0.131"Ø x 3", AND 12d NAILS SHALL BE 0.131"Ø x 3-1/4".
- 3 EMBED ANCHOR BOLTS AT LEAST 7". ALL BOLTS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING.
- 4 3x STUDS OR DBL STUDS NAILED TOGETHER w/ 10d NAILING IS REQD AT ABUTTING PANEL EDGES OF SW3 AND SW2. REFER TO DETAIL C. WHERE 3x STUDS ARE USED, STAGGER NAILS AT ADJOINING PANEL EDGES.
- 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.
- 6 ALL EXTERIOR WALLS SHALL BE SW6, UNLESS NOTED OTHERWISE.
- 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).
- 8 LTP4's INSTALLED OVER SHEATHING WITH 8d (0.131"Ø x 2-1/2") NAILS MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- 9 A35's OR LTP4's MAY BE ELIMINATED PER DETAIL A OR DETAIL B.

4



TYPICAL FLUSH AND DROPPED BEAM

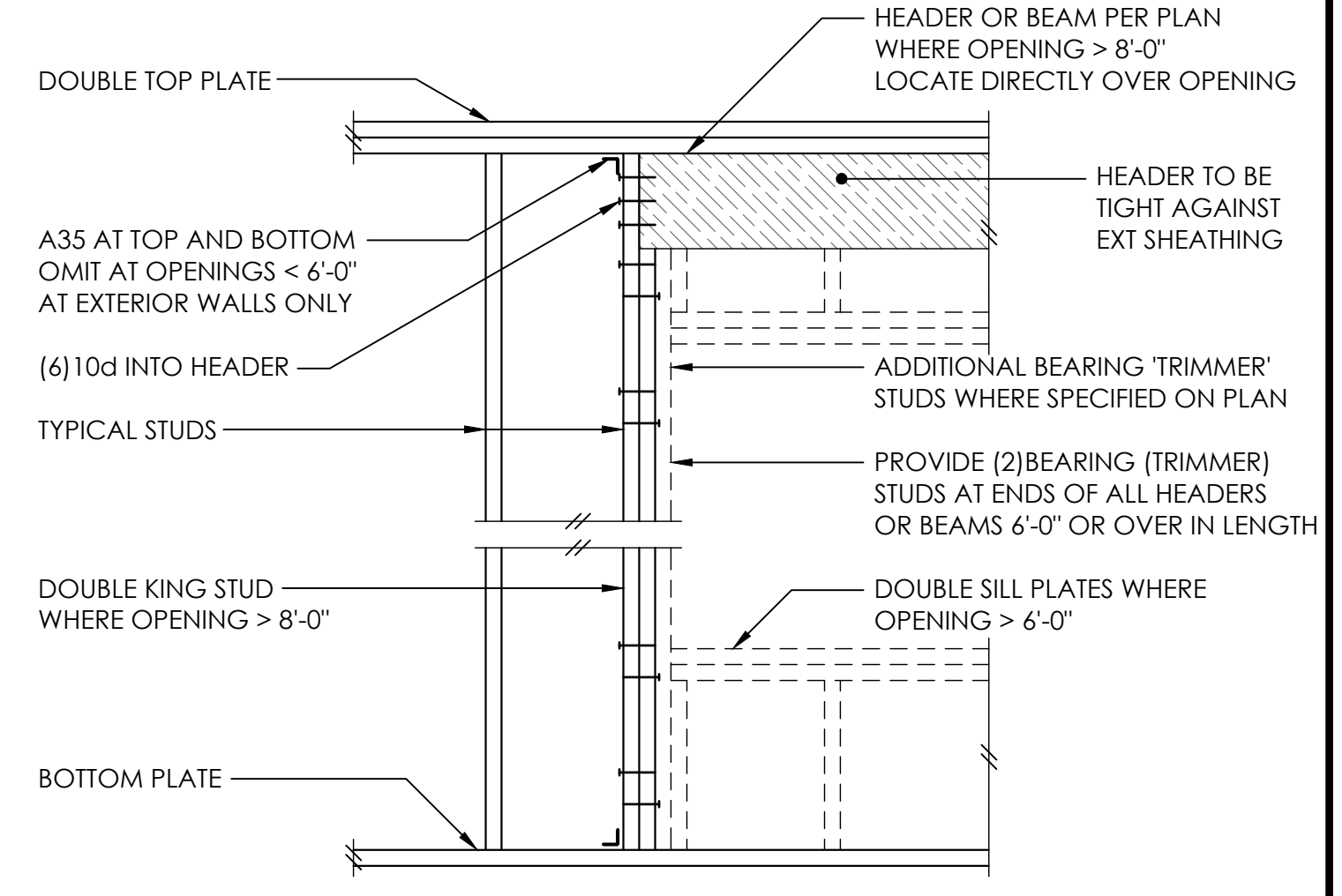
6



- NOTE:
- 1. NAILING AT TOP PLATE SPLICES MAY BE ELIMINATED w/ CS16 x 30"
 - 2. WHERE VERTICAL PENETRATIONS THRU PLATE EXCEED 1" FOR A 4x WALL OR 3" FOR A 6x WALL - PROVIDE CS16 x 30" AT TOP PLATE
 - 3. MINIMUM EDGE DISTANCE FOR VERTICAL PENETRATIONS THRU TOP PLATE IS 1-1/4"

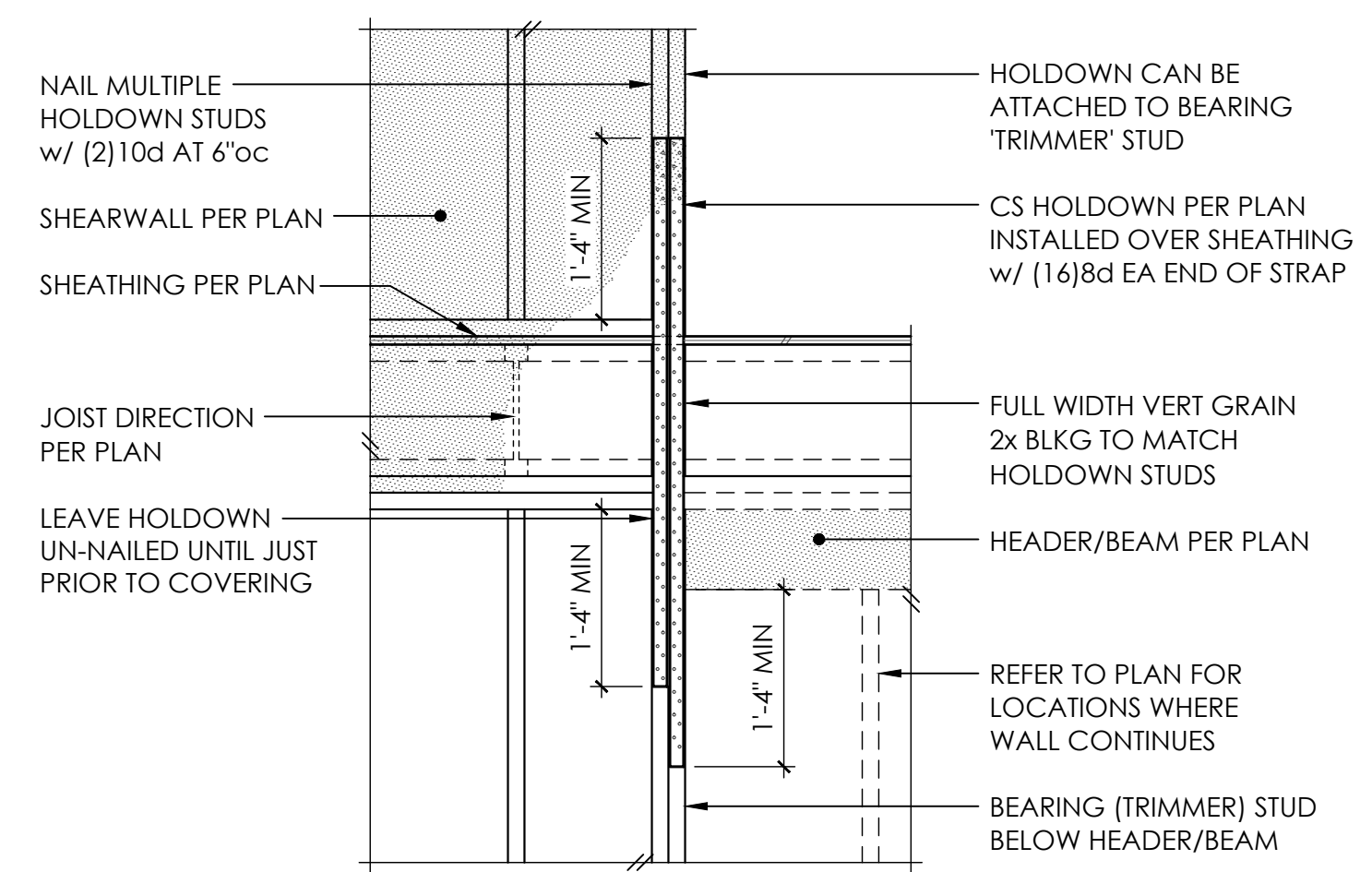
TYPICAL TOP PLATE SPLICE

7



TYPICAL HEADER SUPPORT

8

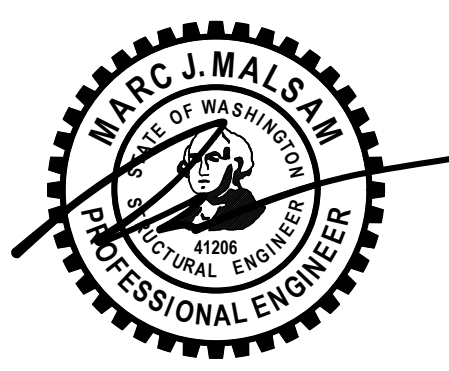



TYPICAL CS16 HOLDOWN

12



DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98117



PROJECT NO	0139.2021.02.01	
PROJECT MANAGER	IHL	
DRAWN	DDE	
ENGINEER	DYLAN STEELE	
	206.712.6310	
	DYLAN@MALSAM-TSANG.COM	
REV	DESCRIPTION	DATE
	PERMIT SET	9.27.21
	PLAN REVISIONS 1	3.10.22

ARCH CONARD ROMANO ARCH
CLIENT RICHARD AND LESLIE DAY

TYPICAL WOOD FRAMING DETAILS

S4.0
SCALE - 3/4" = 1'-0"

Printed by: [redacted]
Printed on: [redacted]
Printed at: [redacted]



PROJECT NO 0139.2021.02.01
PROJECT MANAGER IHL
DRAWN DDE
ENGINEER DYLAN STEELE
206.712.6310
DYLAN@MALSAM-TSANG.COM

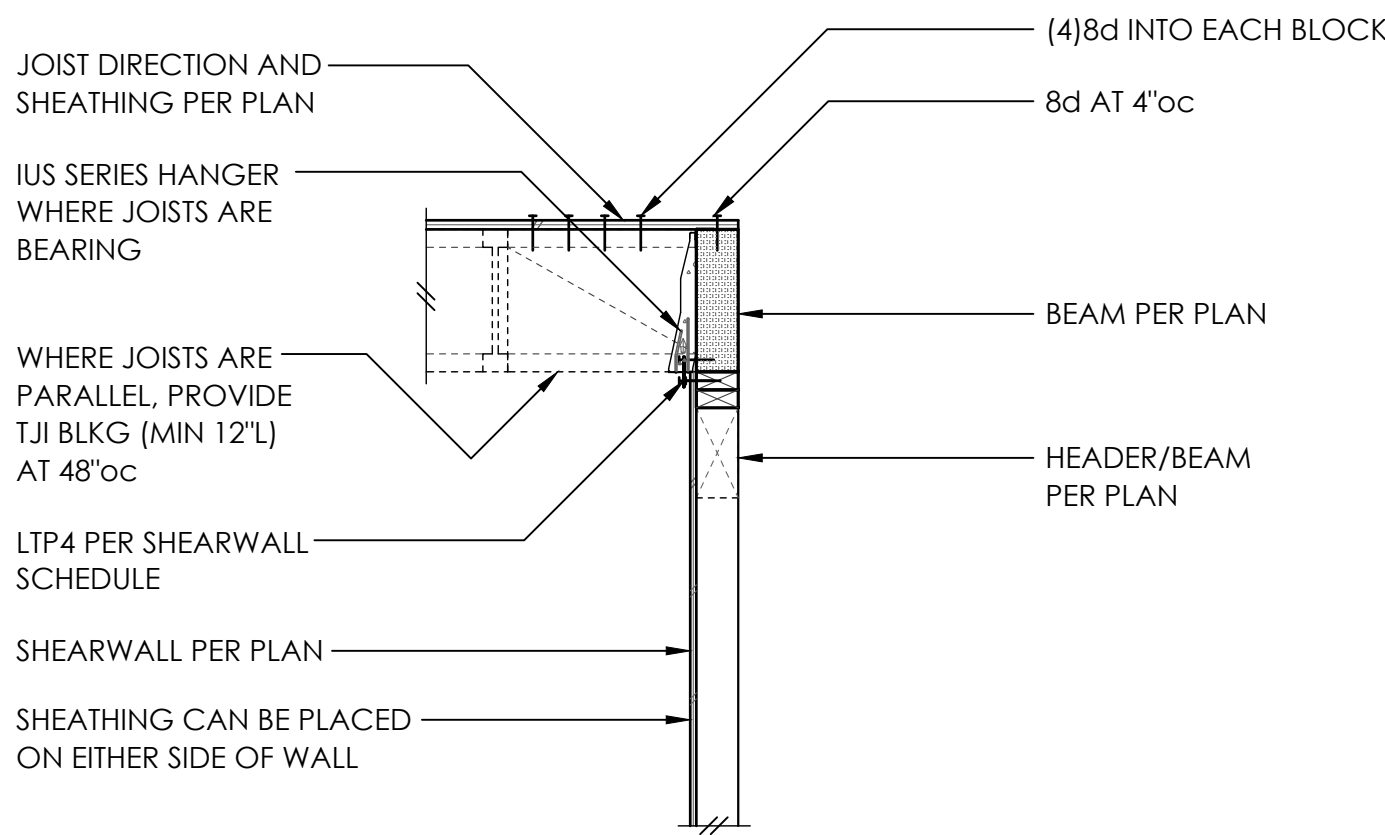
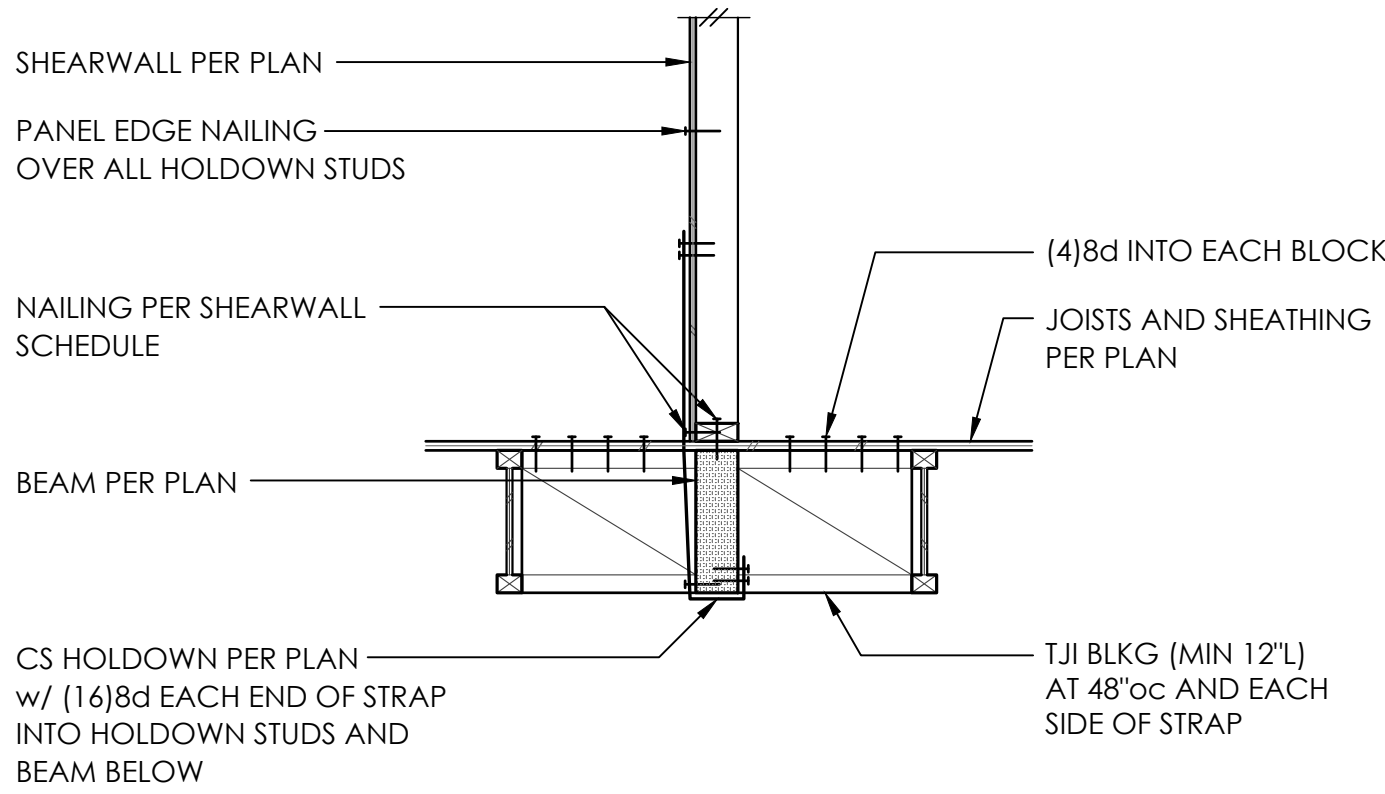
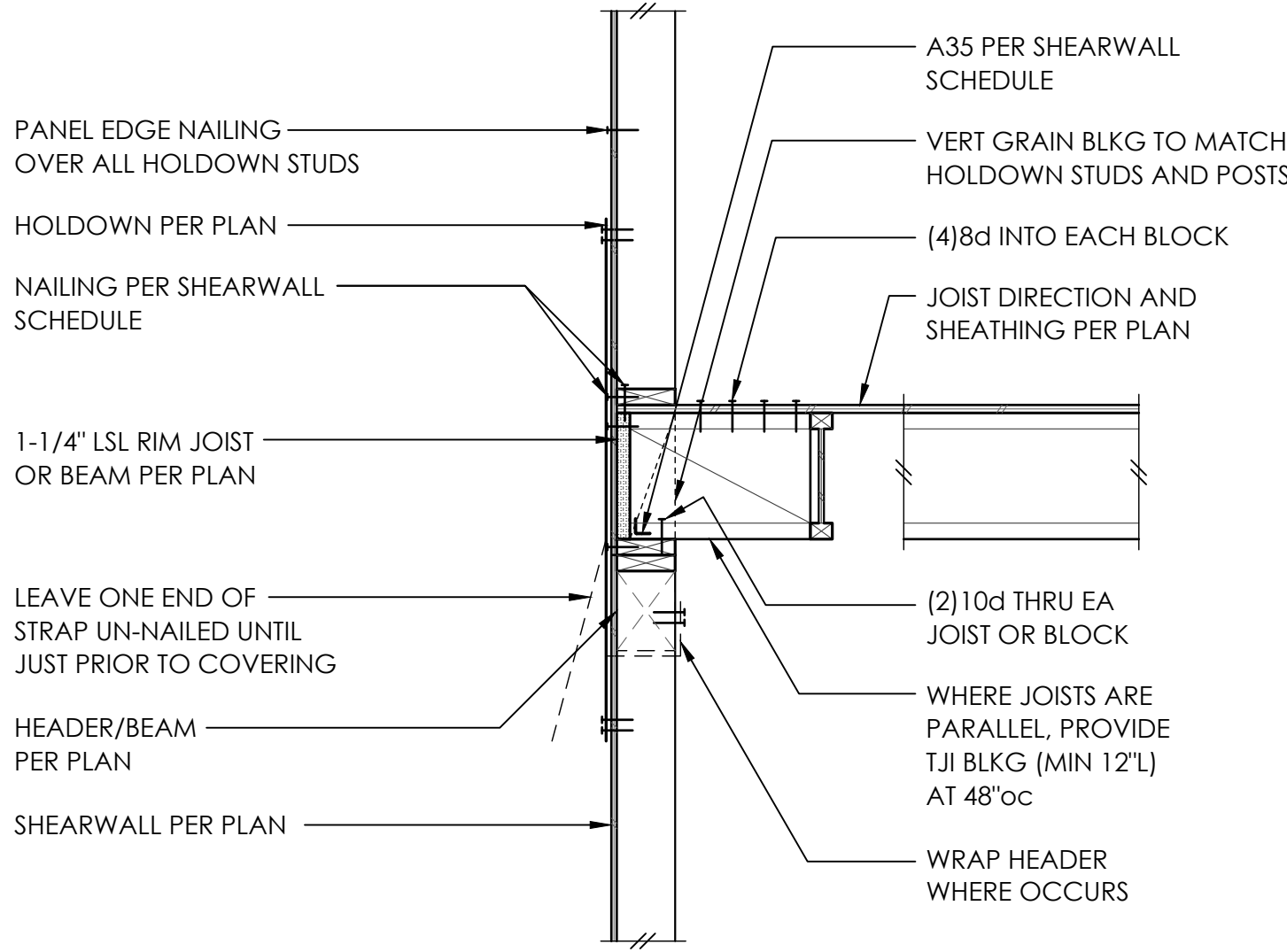
REV	DESCRIPTION	DATE
	PERMIT SET	9.27.21
Δ	PLAN REVISIONS 1	3.10.22

ARCH CONARD ROMANO ARCH
206.329.4227
CLIENT RICHARD AND LESLIE DAY

**WOOD FRAMING
DETAILS**

S4.1

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



1

2

3

4

5

6

7

8

9

10

11

12

