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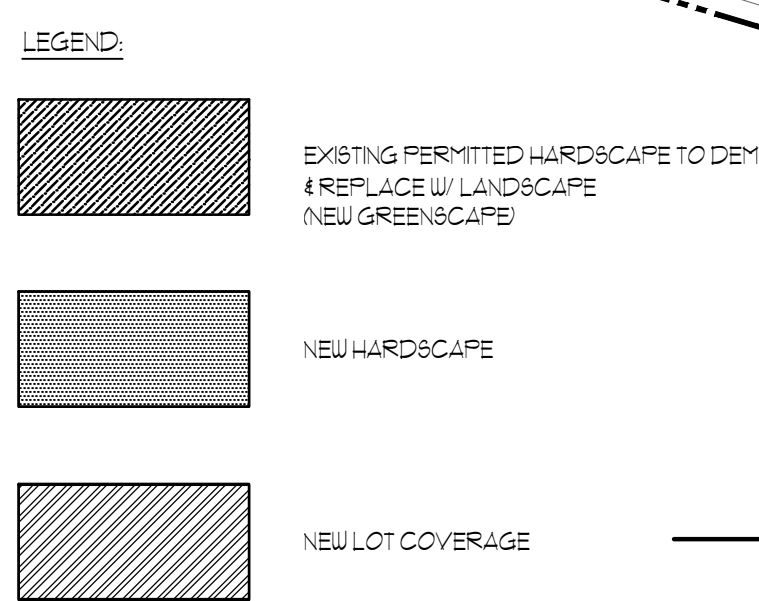
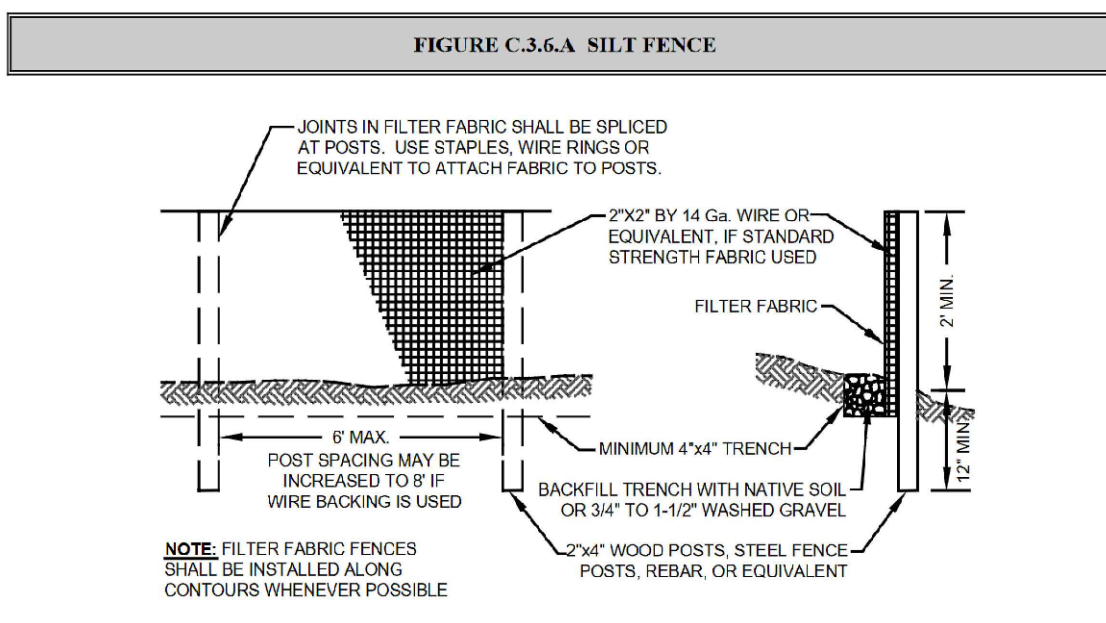
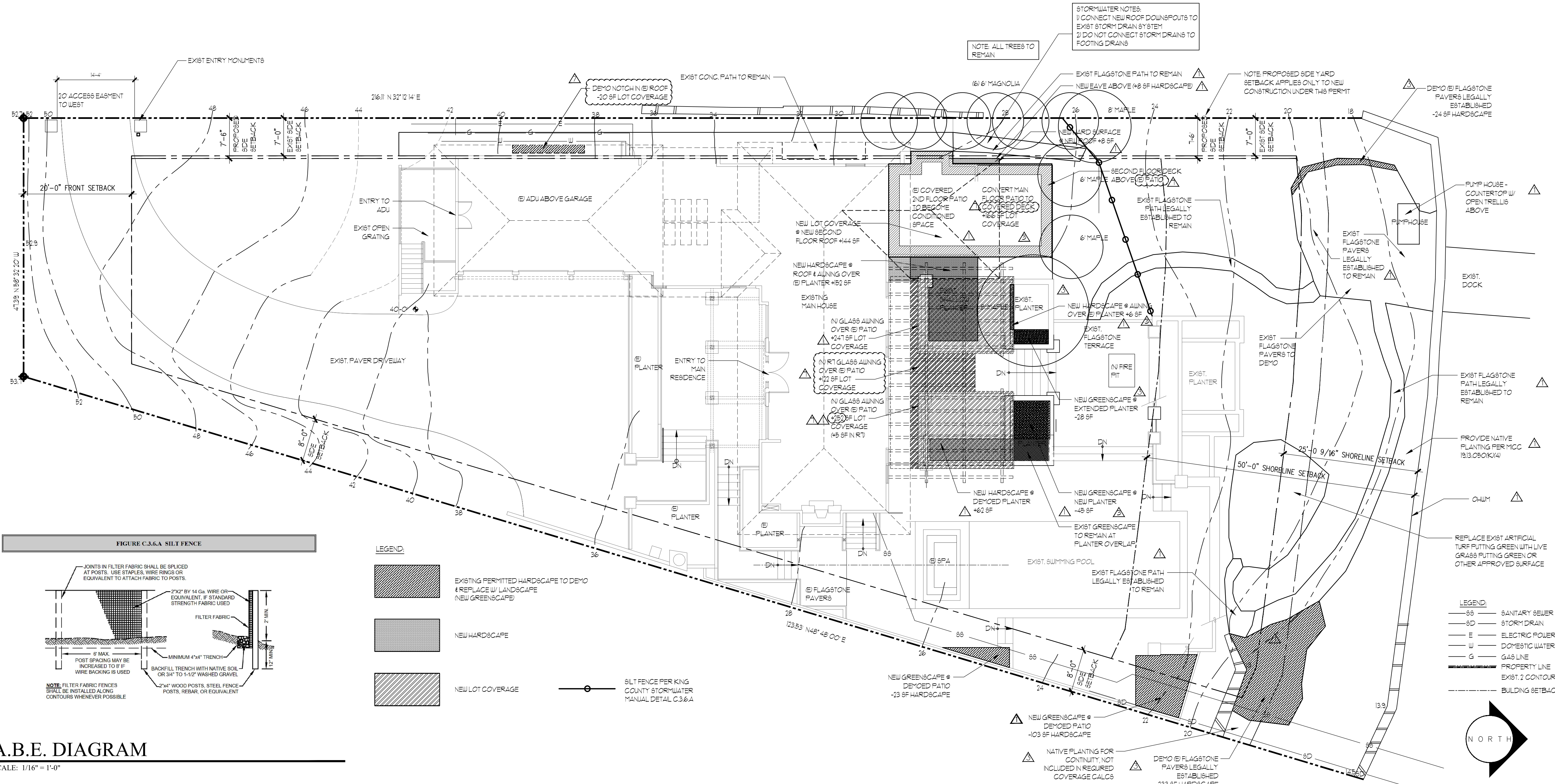
**HARRIS REMODEL**  
1640 72ND AVE SE  
MERCER ISLAND, WA 98040

Job No. 2110  
Project Manager: TB  
Issue Date: 1/4/2024

NO.	DATE	REVISION
1	06/29/2022	PERMIT REVISION - 1
2	9/10/2022	CONSTRUCTION SET
3	09/16/2022	PERMIT REVISION
4	12/09/2022	CONSTRUCTION SET
5	02/03/2023	CONSTRUCTION SET
6	12/15/2023	PRICING SET
7	1/4/2024	PERMIT REVISION

ARCHITECTURAL SITE PLAN

**A1.1**



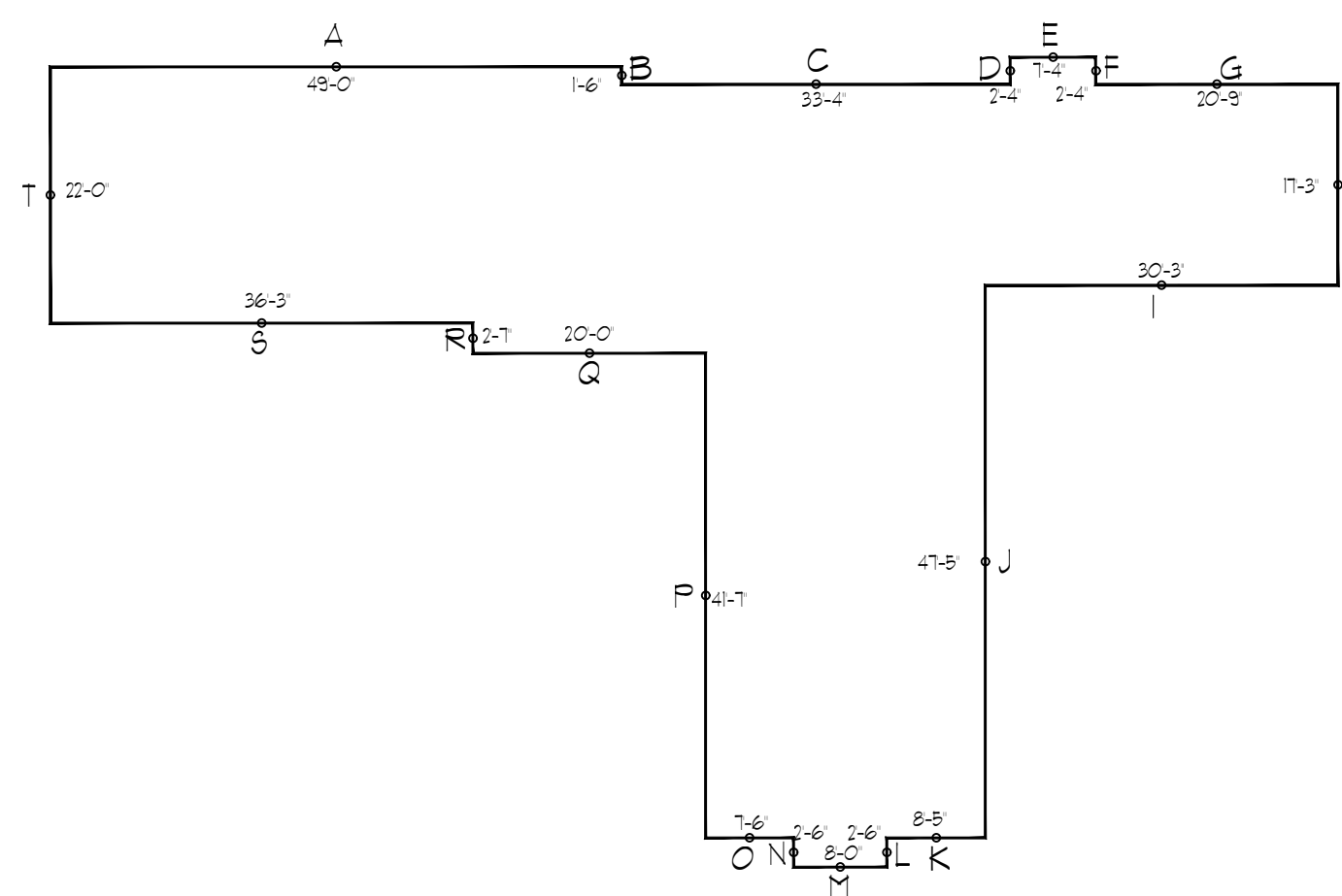
**2 A.B.E. DIAGRAM**  
SCALE: 1/16" = 1'-0"

	ELEV.	LENGTH	E x L
A	38'-2"	48'-0"	1870.2
B	33'-10"	1'-6"	50.8
C	31'-4"	33'-4"	1044.4
D	29'-3"	2'-4"	68.3
E	28'-9"	7'-4"	210.8
F	28'-0"	2'-4"	65.3
G	25'-4"	20'-9"	525.6
H	20'-2"	17'-3"	341.8
I	21'-4"	30'-3"	645.2
J	31'-0"	47'-5"	1469.9
K	22'-11"	8'-5"	192.9
L	22'-11"	2'-6"	51.3
M	27'-9"	8'-0"	222
N	28'-3"	2'-6"	70.6
O	27'-0"	7'-6"	202.5
P	31'-10"	41'-1"	1323.1
Q	31'-10"	20'-0"	636.1
R	35'-10"	2'-7"	92.6
S	35'-10"	36'-3"	1299
T	40'-0"	22'-0"	880
TOTAL		362'-10"	11275.6

LEGAL DESCRIPTION:  
THAT PORTION OF LOTS 2 AND 3 BLOCK 1 MCGLYRAN ISLAND ADDITION IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH-EAST CORNER OF SAID LOT 2 THENCE NORTH 88°32'20" WEST, 4739 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 32°12'14" EAST TO THE SHORELINE OF LAKE WASHINGTON; THENCE SOUTHEASTERLY ALONG SAID SHORELINE TO A POINT WHICH BEARS NORTH 48°48'00" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 48°48'00" WEST TO POINT OF BEGINNING TOGETHER WITH SHORELANDS OF THE SECOND CLASS ADJACENT TO OR ABUTTING THEREON AND LYING BETWEEN THE NORTHEASTERLY AND THE SOUTHEASTERLY BOUNDARIES OF THE ABOVE DESCRIBED TRACT EXTENDED NORTHEASTERLY; TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER A STRIP 20 FEET IN WIDTH DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH-EAST CORNER OF SAID LOT 2 THENCE NORTH 88°32'20" WEST, 4739 FEET TO THE TRUE POINT OF BEGINNING OF THE EASEMENT; THENCE CONTINUING NORTH 88°32'20" WEST 7125 FEET; THENCE WEST 16/9 FEET TO THE EAST MARGIN OF EXISTING 72ND AVENUE SE; THENCE NORTH 00°03'45" EAST ALONG SAID MARGIN OF 20.00 FEET; THENCE EAST 81/18 FEET; THENCE SOUTH 88°32'20" EAST, 78.01 FEET TO THE NORTHEASTERLY LINE OF ABOVE DESCRIBED TRACT; THENCE SOUTH 32°12'14" WEST, 20.00 FEET TO THE TRUE POINT OF BEGINNING.



A.B.E. = 11275.6 / 362'-10" = 31.07  
NOTE: POINTS G & H (LENGTH OF SEGMENT AND ELEVATIONS) HAVE BEEN UPDATED TO ACCOUNT FOR THE NEW ADDITION.

ALL THE OTHER POINTS SHOWN ARE BASED ON PREVIOUS HEIGHT CALCULATIONS PER BUILDING PERMIT # 0706-236.

**LOT AREA:**  
22,240 SF

**LOT SLOPE:**  
HIGH POINT: 56.56  
LOW POINT: 16.54  
DIFFERENCE: 40.02  
DISTANCE BETWEEN POINTS: 2632.23  
SLOPE: 1.52%

**LOT COVERAGE:**  
ALLOWED (65%): 14,456 SF  
EXISTING: HOUSE ROOF 4129 SF, DRIVEWAY 2143 SF  
NEW PROPOSED: NEW ROOF @ MASTER 144 SF, NEW ROOF @ MASTER AWNING OVER (E) PLANTER 166 SF, DEMO (E) AWNING (E) PLANTER 489 SF, DEMO (E) PLANTER 122 SF, DEMO (E) PLANTER 20 SF, DEMO (E) ROOF @ GUEST 20 SF  
TOTAL PROPOSED (73%): 7183 SF

**GROSS FLOOR AREA:**  
ALLOWED LESSER OF 40% OR 10,000 SF: 8,826 SF  
EXISTING: INCLUDED (E) BASEMENT 49 SF, EXCLUDED (E) BASEMENT 636 SF  
NEW MASTER BEDROOM EXPANSION 283 SF, NEW BREAKFAST ROOM (DELETED) PROPOSED 873 SF

**SQUARE FOOTAGE:**  
REF 401

**PROPOSED BUILDING HEIGHT:**  
A.B.E. 31.07  
MAX HEIGHT: 61.07  
PROPOSED HEIGHT: SEE ELEVATIONS (A3.0) A3.02

**1 SITE/TESC/STORM WATER PLAN PROPOSED**  
SCALE: 1" = 10'-0"

NOTE: CORRECTING MATH ERROR FROM PREVIOUS REVISION. ACTUAL EXISTING HARDSCAPE UNCHANGED.

**HARDSCAPE:**  
ALLOWED (65%): 2072 SF  
EXISTING HARDSCAPE (60%): 4272 SF  
LEGAL NON-COMPLYING PATIOS RETAINING WALLS & POOL 120 SF, REAR YARD FLAGSTONE 323 SF, SIDE YARD WALK 324 SF  
NON-COMPLYING PUTTING GREEN 324 SF  
PROPOSED NEW HARDSCAPE: NEW ROOF @ MASTER + 8 SF, AWNING OVER (E) PLANTER + 6 SF, DEMO (E) PLANTER + 62 SF, AWNING & ROOF OVER (E) PLANTER + 52 SF  
SUBTOTAL: + 72 SF  
PROPOSED REMOVED HARDSCAPE: LEGAL NON-COMPLYING (REQUIRED 21 REMOVAL = 11 SF \* 2 = 184 SF), DEMO (E) PATIO AREAS -126 SF, DEMO FOR NEW PLANTER -19 SF, DEMO (E) FLAGSTONE -257 SF  
SUBTOTAL: -526 SF  
NON-COMPLYING PUTTING GREEN: -324 SF  
PROPOSED TOTAL (71%): 6161 SF  
NET CHANGE IN LEGAL NON-COMPLYING HARDSCAPE: -228 SF

**LANDSCAPING AREA:**  
OVERALL SITE: 14,456 SF  
REQUIRED (65%): 9,496 SF  
MPROVEMENTS (6%): 2,002 SF  
REQUIRED SOFTSCAPE (56%): 12,494 SF  
EXISTING SOFTSCAPE (56%): 7809 SF  
LEGAL NON-COMPLYING: 8,033 SF  
PROPOSED SOFTSCAPE (56%): 4,228 SF  
NET CHANGE IN LEGAL NON-COMPLYING SOFTSCAPE: +228 SF

**BASEMENT GFA EXCLUSION CALC**

Segment	Coverage	Length	Product
A	100%	24.58	24.58
B	100%	12.75	12.75
C	87%	1.5	1.31
D	100%	7.92	6.42
E	100%	13.58	13.58
F	100%	8.17	8.17
G	100%	9.5	9.50
H	100%	12.5	12.50
I	100%	23.08	23.08
J	100%	13	13.00
K	51%	7.29	3.69
L	51%	4.1	2.08
M	51%	8	4.05
N	100%	4.1	4.10
O	100%	7.79	7.79
P	100%	13	13.00
Sum		170.86	159.59

Total Basement Area Excluded Area: 745 sf / 696 sf

**TESC NOTES:**  
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 (SEEN 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. 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.  
5. 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 KING COUNTY.  
6. 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.  
7. 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.).  
8. ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.  
9. 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.  
10. 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-LOADED WATER INTO THE DOWNSTREAM SYSTEM.  
11. 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.  
12. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.  
13. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DDES INSPECTOR.



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MAIN FLOOR PLAN

## A2.2

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### LEGEND

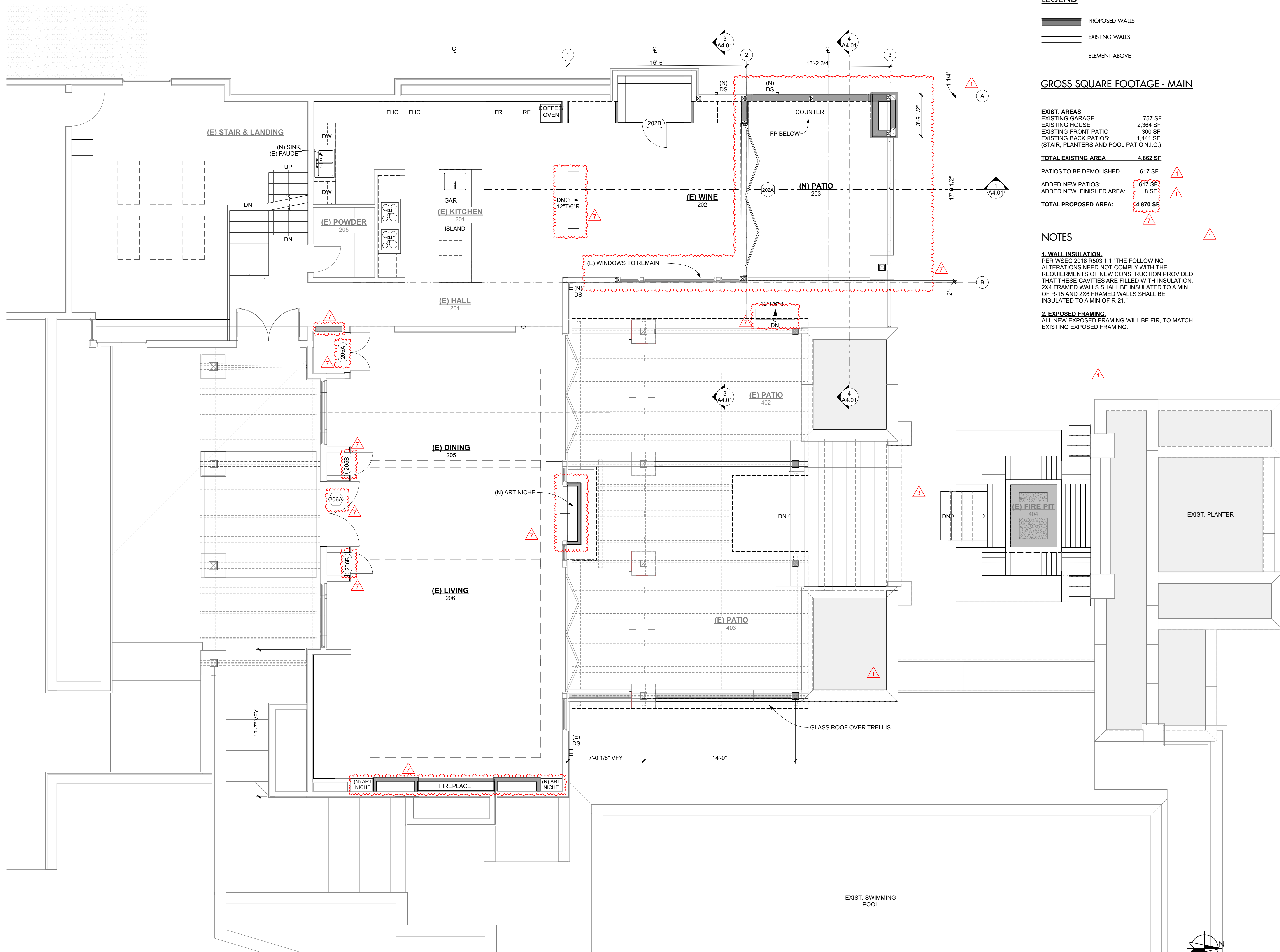
- PROPOSED WALLS
- EXISTING WALLS
- ELEMENT ABOVE

### GROSS SQUARE FOOTAGE - MAIN

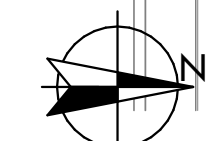
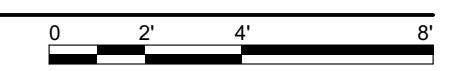
<b>EXIST. AREAS</b>	
EXISTING GARAGE	757 SF
EXISTING HOUSE	2,364 SF
EXISTING FRONT PATIO	300 SF
EXISTING BACK PATIOS (STAIR, PLANTERS AND POOL PATIO N.I.C.)	1,441 SF
<b>TOTAL EXISTING AREA</b>	<b>4,862 SF</b>
PATIOS TO BE DEMOLISHED	-617 SF
ADDED NEW PATIOS	617 SF
ADDED NEW FINISHED AREA:	8 SF
<b>TOTAL PROPOSED AREA:</b>	<b>4,870 SF</b>

### NOTES

- 1. WALL INSULATION.**  
PER WSEC 2018 R503.1.1 THE FOLLOWING ALTERATIONS NEED NOT COMPLY WITH THE REQUIREMENTS OF NEW CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MIN OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MIN OF R-21.
- 2. EXPOSED FRAMING.**  
ALL NEW EXPOSED FRAMING WILL BE FIR, TO MATCH EXISTING EXPOSED FRAMING.



**PROPOSED MAIN FLOOR**  
SCALE: 1/4" = 1'-0"





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MAIN FLOOR DEMO  
PLAN

## A2.2D

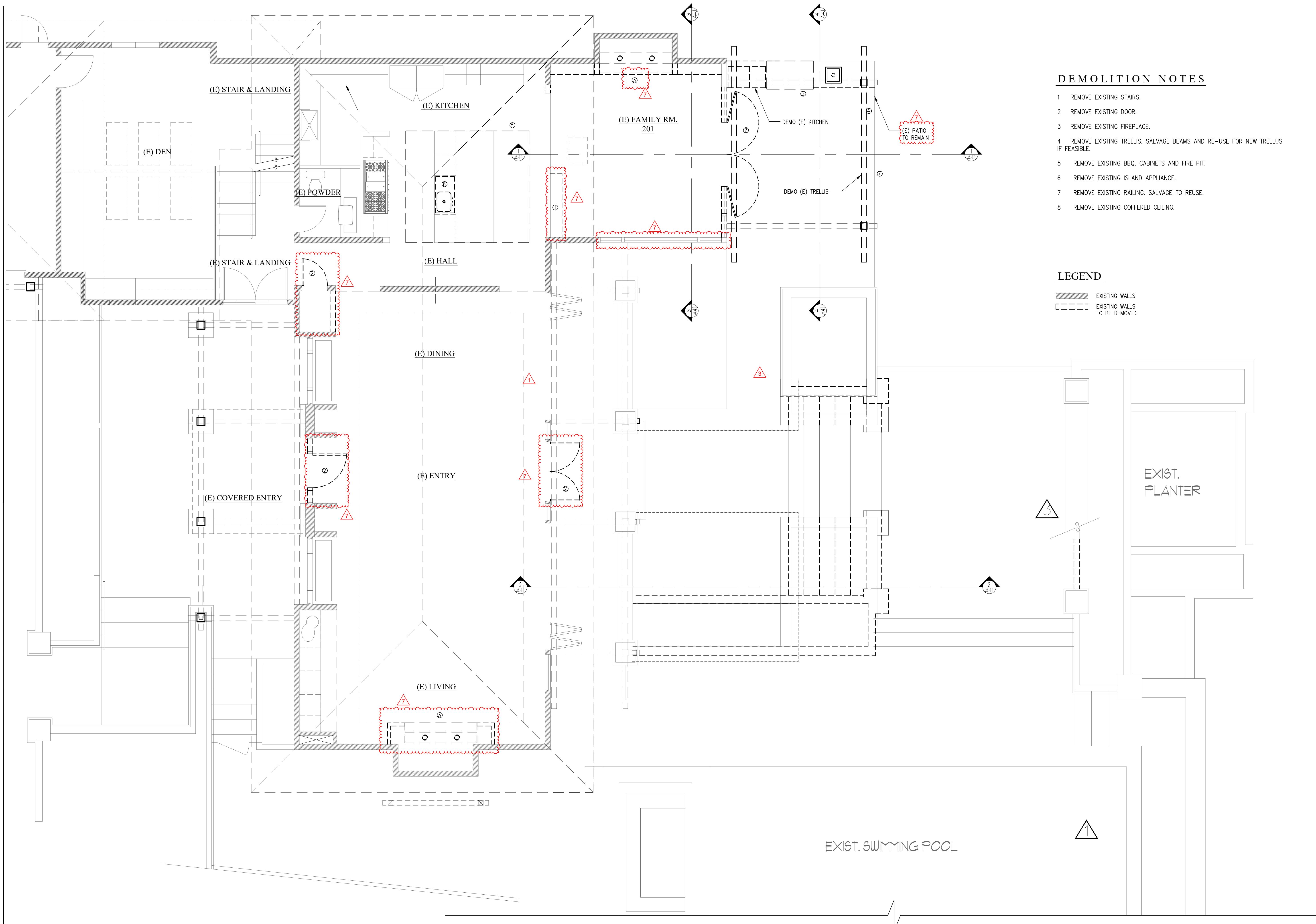
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### DEMOLITION NOTES

- 1 REMOVE EXISTING STAIRS.
- 2 REMOVE EXISTING DOOR.
- 3 REMOVE EXISTING FIREPLACE.
- 4 REMOVE EXISTING TRELLIS. SALVAGE BEAMS AND RE-USE FOR NEW TRELLIS IF FEASIBLE.
- 5 REMOVE EXISTING BBQ, CABINETS AND FIRE PIT.
- 6 REMOVE EXISTING ISLAND APPLIANCE.
- 7 REMOVE EXISTING RAILING. SALVAGE TO REUSE.
- 8 REMOVE EXISTING COFFERED CEILING.

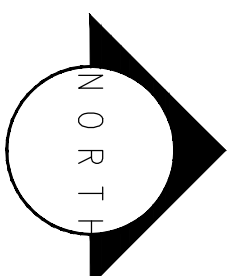
### LEGEND

- EXISTING WALLS
- EXISTING WALLS TO BE REMOVED



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

0 1 2 4 8 12 FT.





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## LEGEND

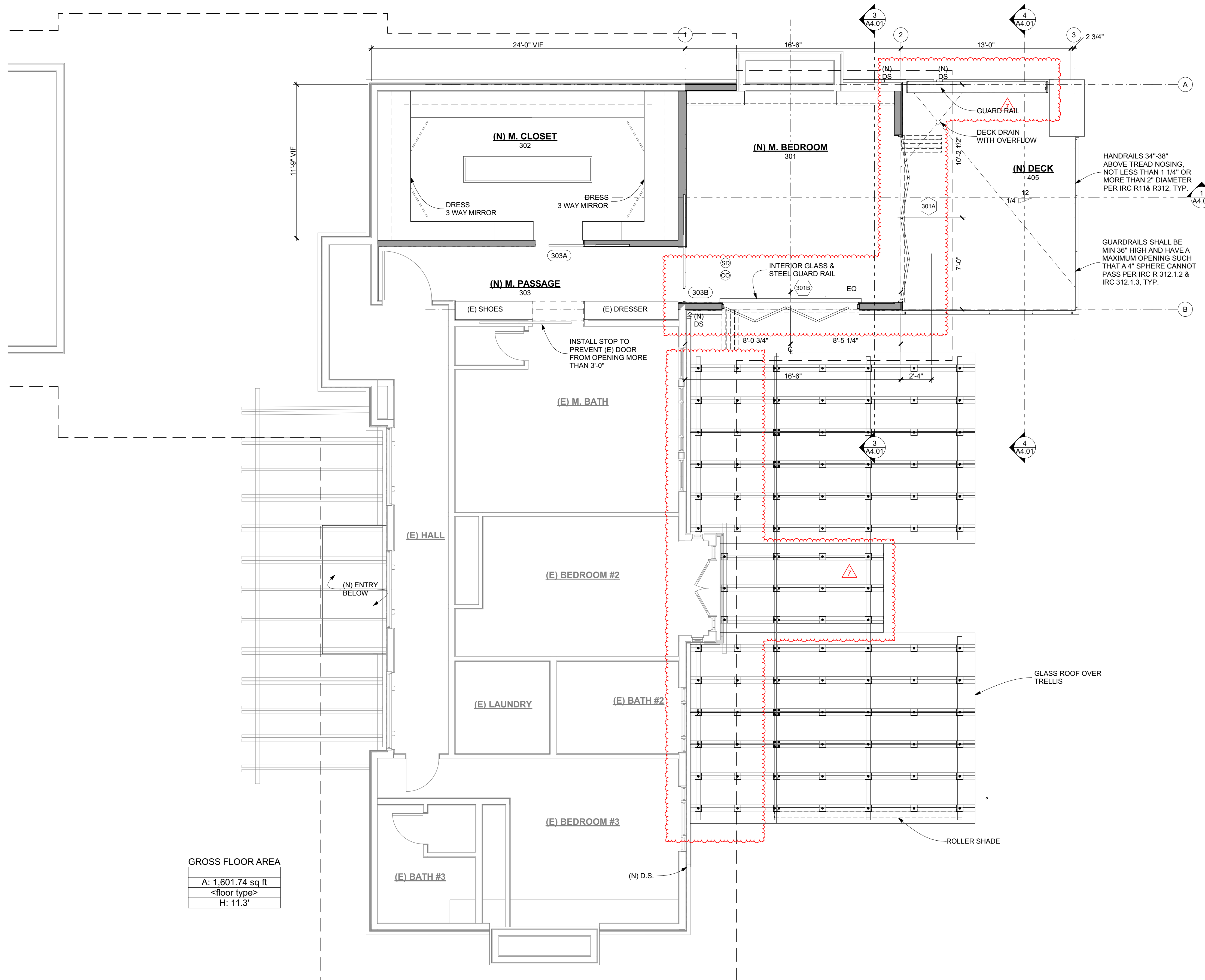
- PROPOSED WALLS
- EXISTING WALLS
- ELEMENT ABOVE

## GROSS SQUARE FOOTAGE - UPPER

EXIST. AREAS	
EXISTING HOUSE	2,333 SF
EXISTING DECK	283 SF
<b>TOTAL EXISTING AREA</b>	<b>2,616 SF</b>
DECK TO BE DEMOLISHED -283 SF	
ADDED NEW FINISHED AREA:	283 SF
NEW DECK:	225 SF
<b>TOTAL PROPOSED AREA:</b>	<b>2,841 SF</b>

## NOTES

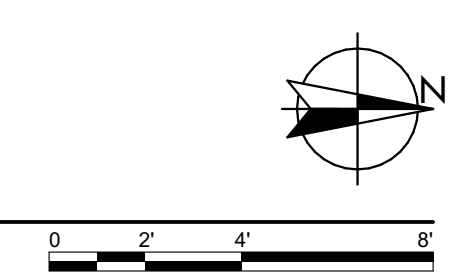
**1. RE-USED WINDOWS & DOORS**  
WINDOWS AND DOORS THAT WILL BE RE-USED TO BE VERIFIED TO MEET U=0.30 AND SAFETY GLAZING WHERE REQUIRED. WHEN MORE THAN ONE REPLACEMENT FENESTRATION UNIT IS BEING INSTALLED, AN AREA-WEIGHTED AVERAGE OF THE U-FACTOR SHALL BE PERMITTED TO BE USED TO DEMONSTRATE COMPLIANCE. WSEC R503.1.1.1 AND WSEC TABLE R402.1.1.



**GROSS FLOOR AREA**

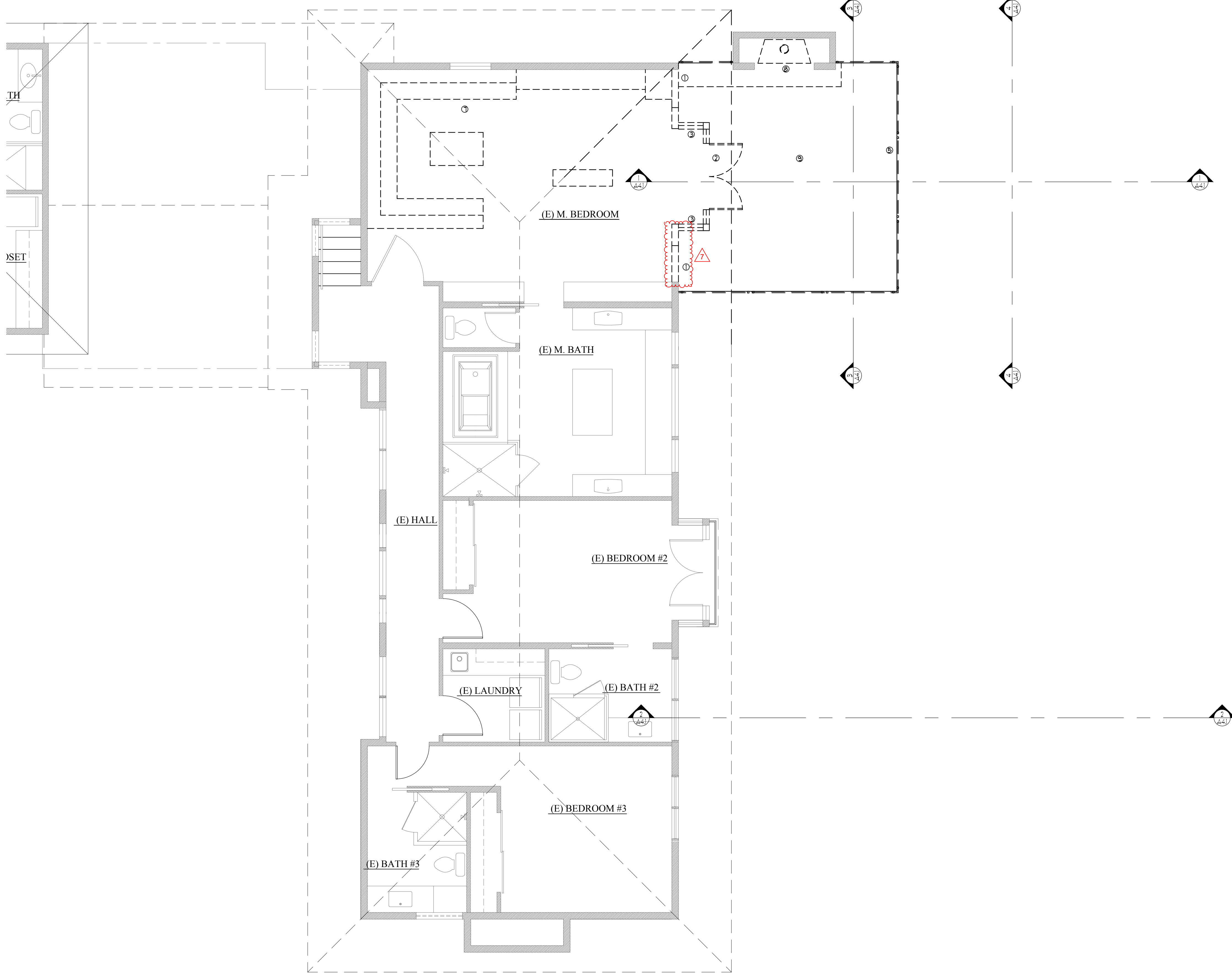
A: 1,601.74 sq ft
<floor type>
H: 11.3'

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



UPPER FLOOR PLAN

A2.3



**DEMOLITION NOTES**

- 1 REMOVE EXISTING WALLS PER PLAN.
- 2 REMOVE EXISTING DOOR.
- 3 REMOVE EXISTING WINDOWS.
- 4 N/A
- 5 REMOVE EXISTING RAILING. SALVAGE TO REUSE IF FEASIBLE.
- 6 N/A
- 7 REMOVE EXISTING CABINETS.
- 8 DEMO GAS FIREPLACE.
- 9 REMOVE EXISTING DECK FLOOR.

**LEGEND**

- EXISTING WALLS
- EXISTING WALLS TO BE REMOVED



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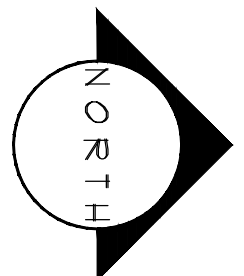
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FILE: 2110 Harris Remodel - PRINTED: Thursday, January 4, 2024

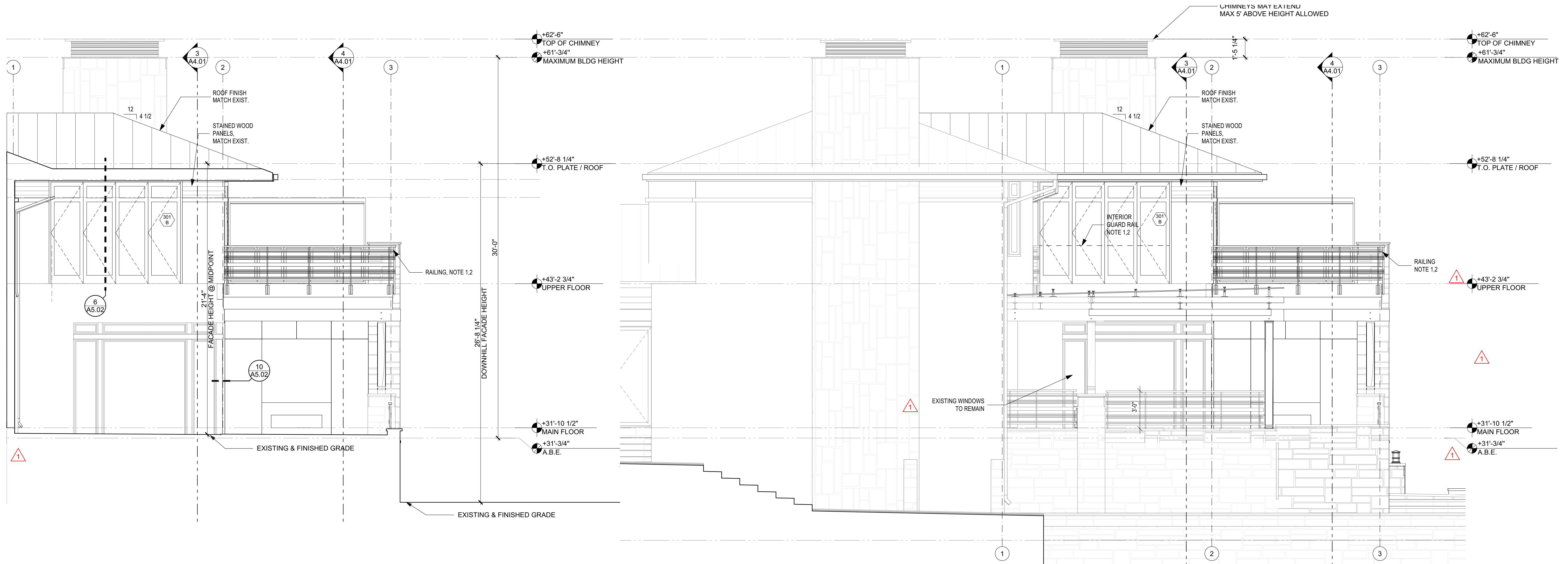
**1 UPPER FLOOR PLAN-DEMO**  
SCALE: 1/4" = 1'-0"



UPPER FLOOR DEMO PLAN

**A2.3D**

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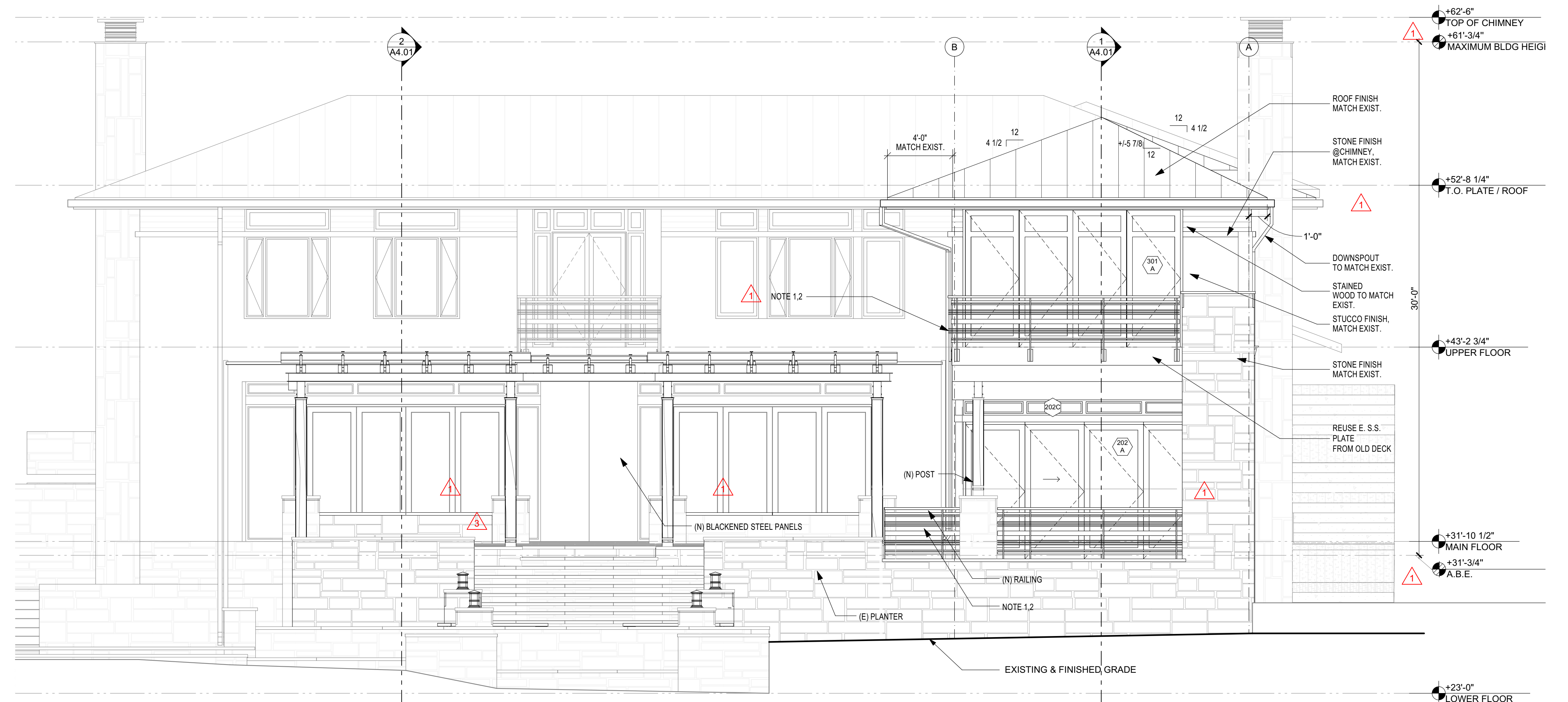


**3 EAST ELEVATION PARTIAL - PROPOSED**  
SCALE: 1/4" = 1'-0"

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

**NOTES**

- 1) HANDRAILS TO BE 34"-38" ABOVE TREAD NOSING, 1 1/2" FROM WALL, NOT LESS THAN 1 1/4" OR MORE THAN 2" IN DIAMETER PER IRC, SECTION R311& R312. HANDRAILS TO BE PROVIDED FOR A FLIGHT OF STAIRS WITH FOUR OR MORE RISERS PER IRCR311.7.8.
- 2) GUARD RAILS SHALL BE MIN 36" HIGH AND HAVE A MAXIMUM OPENING SUCH THAT A 4" SPHERE CANNOT PASS THROUGH PER IRC, SECTIONS R312.1.2 & R312.1.3
- 3) VERIFY CODE COMPLIANCE FOR EXISTING HANDRAILS AND GUARDRAILS THROUGHOUT.



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

**HARRIS REMODEL**

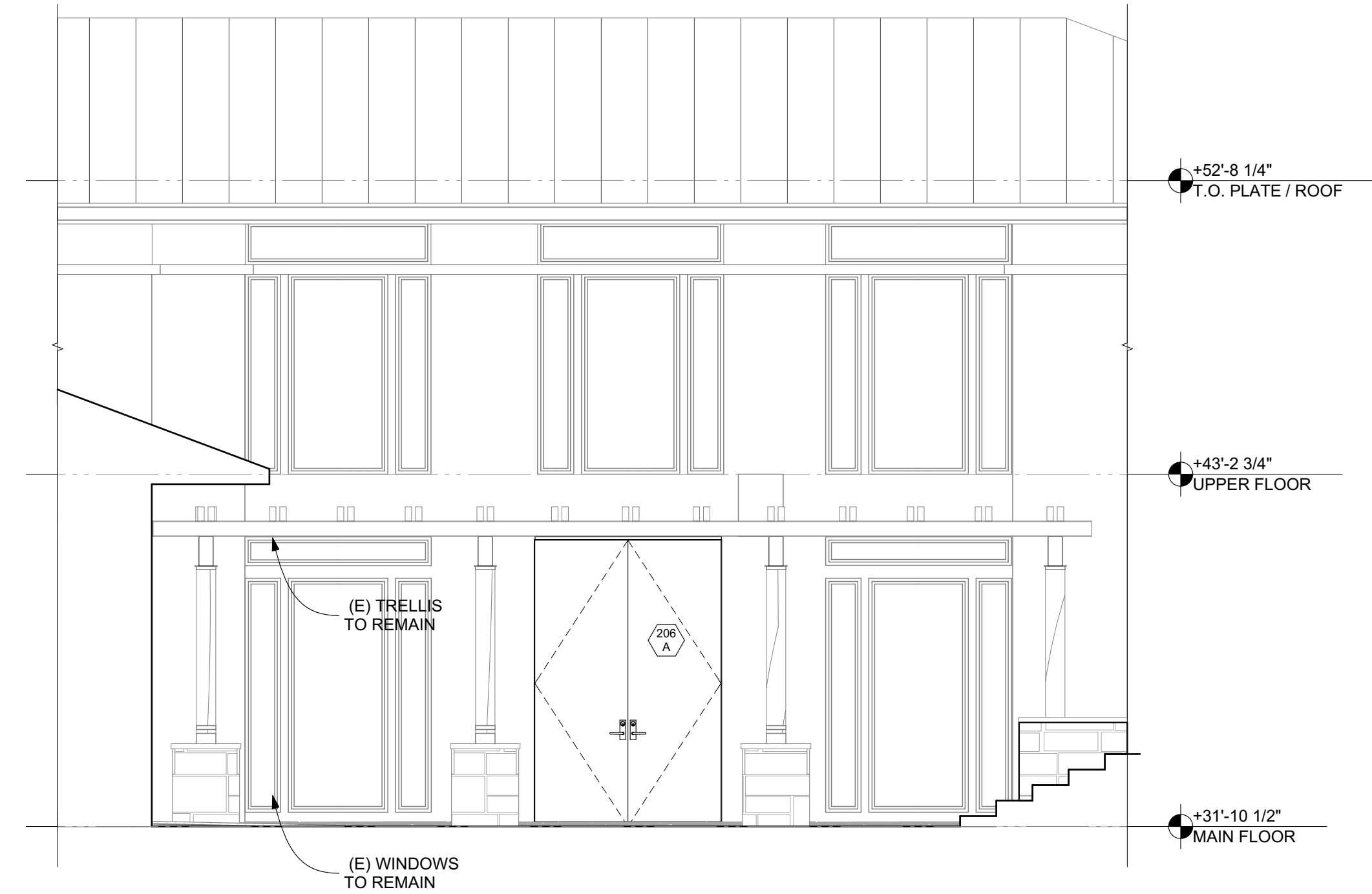
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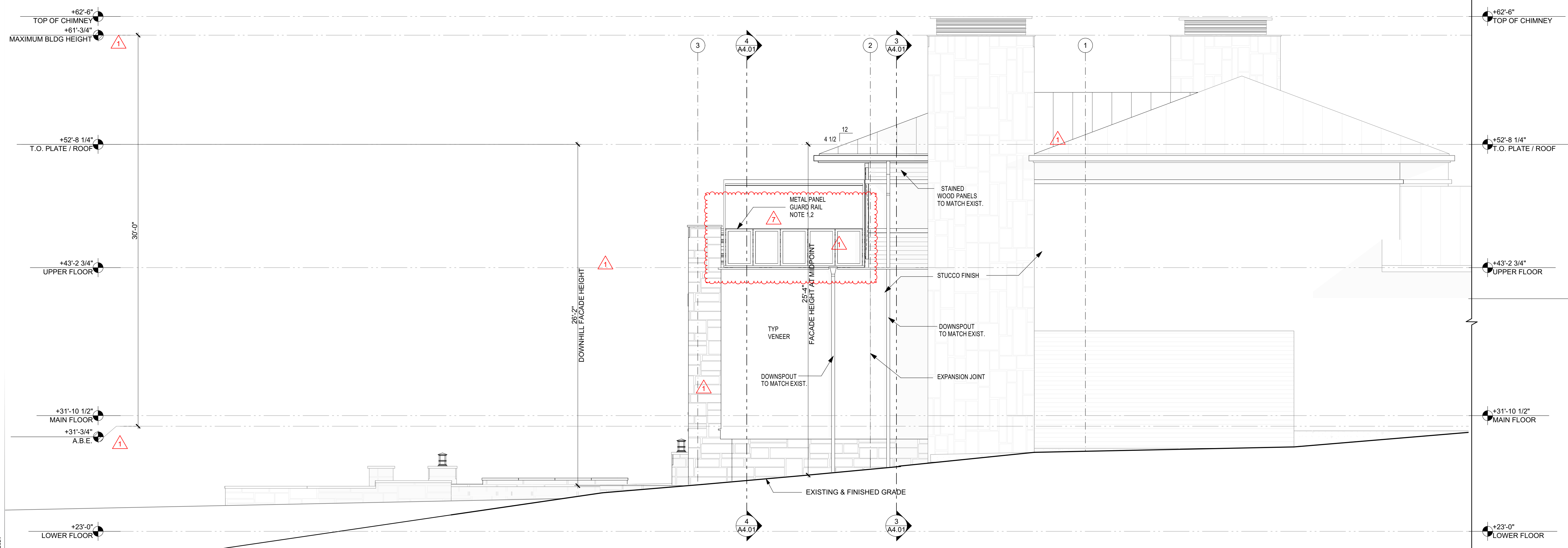
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EXTERIOR ELEVATIONS

**A3.01**



2 SOUTH ELEVATION



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

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EXTERIOR ELEVATIONS

A3.02





# HARRIS REMODEL

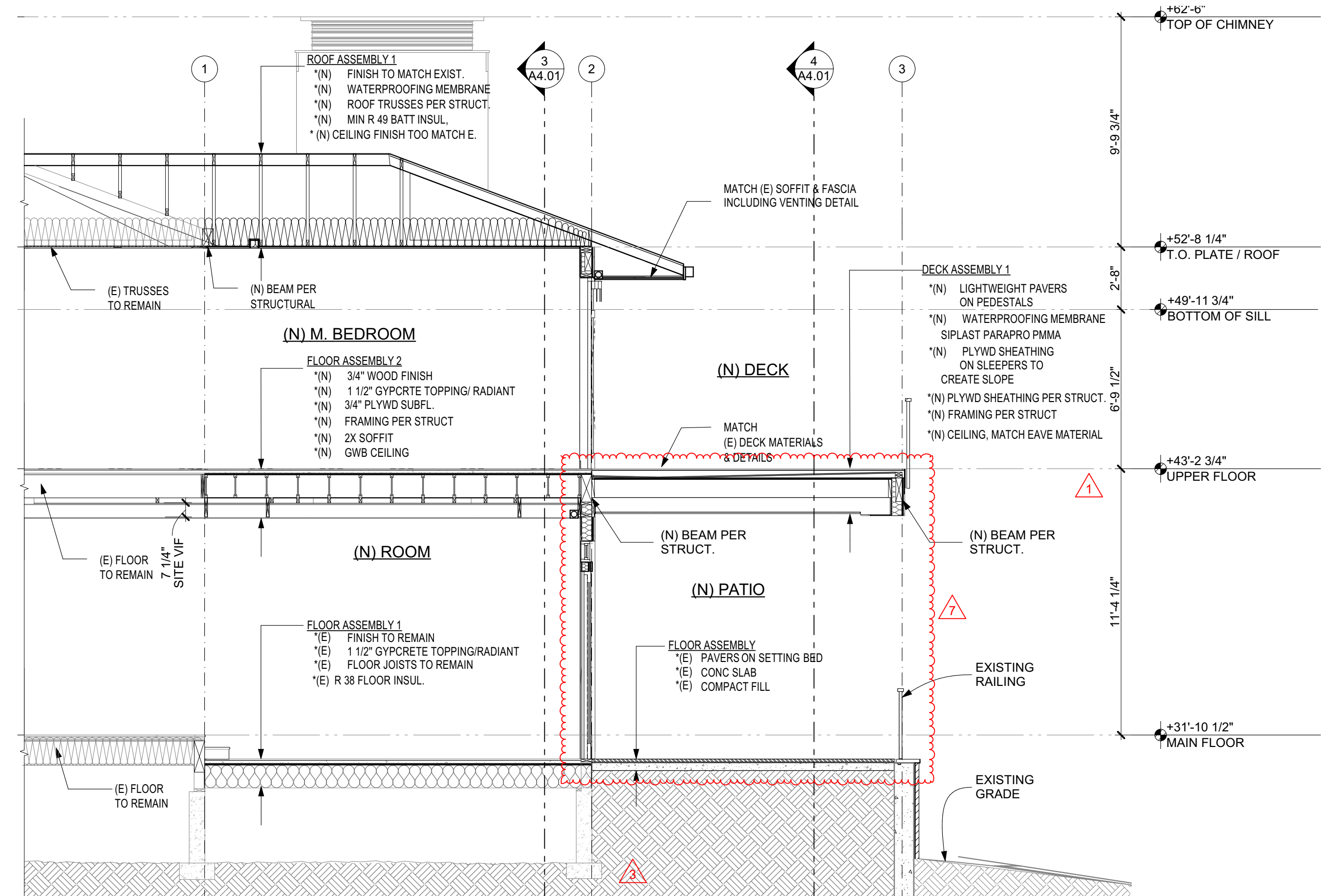
1640 72ND AVE SE  
MERCER ISLAND, WA 98040

Job No. 2110  
Project Manager: TB  
Issue Date: 1/4/2024

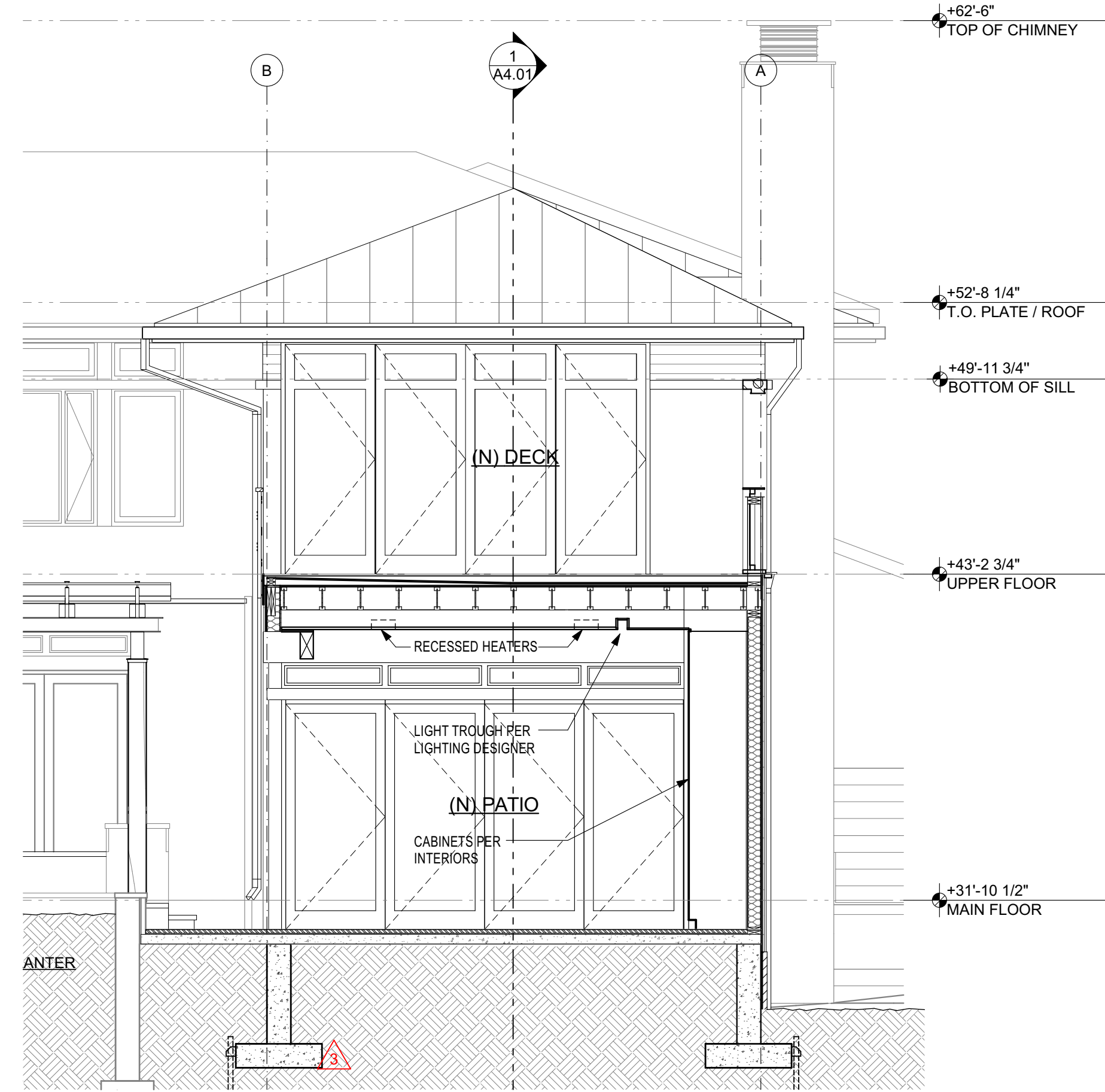
NO.	DATE	REVISION
1	06/29/2022	PERMIT REVISION - 1
2	9/10/2022	CONSTRUCTION SET
3	09/16/2022	PERMIT REVISION
4	12/09/2022	CONSTRUCTION SET
5	02/03/2023	CONSTRUCTION SET
6	12/15/2023	PRICING SET
7	1/4/2024	PERMIT REVISION

BUILDING SECTIONS

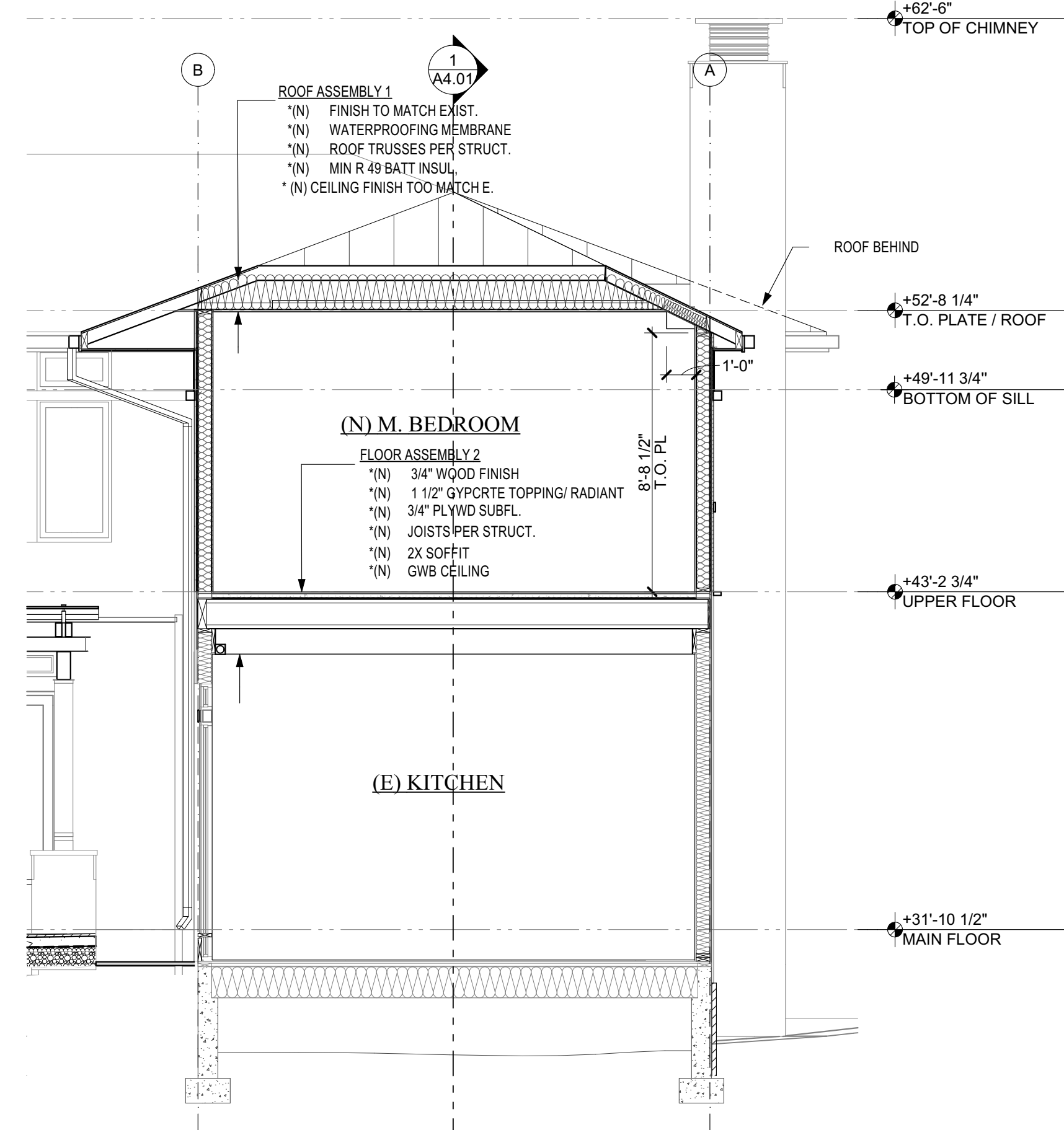
## A4.01



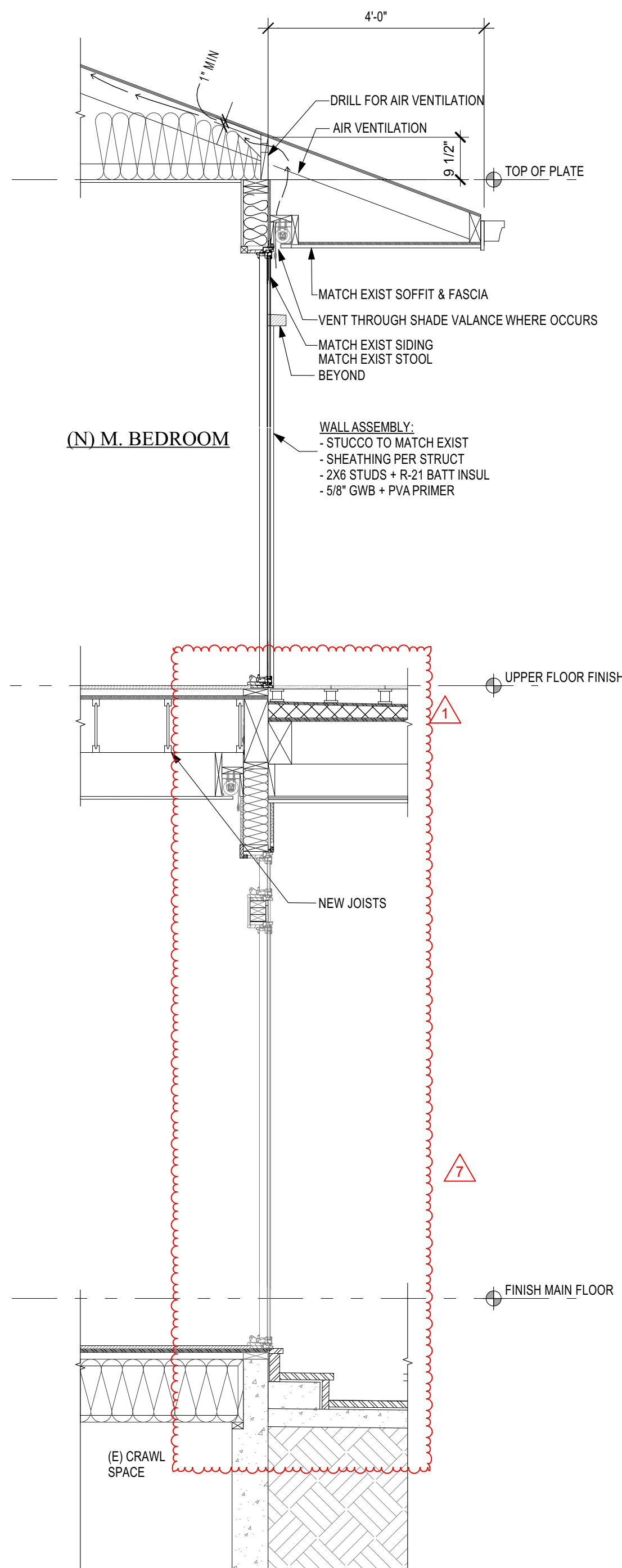
**1** BUILDING SECTION  
SCALE: 1/4" = 1'-0"



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



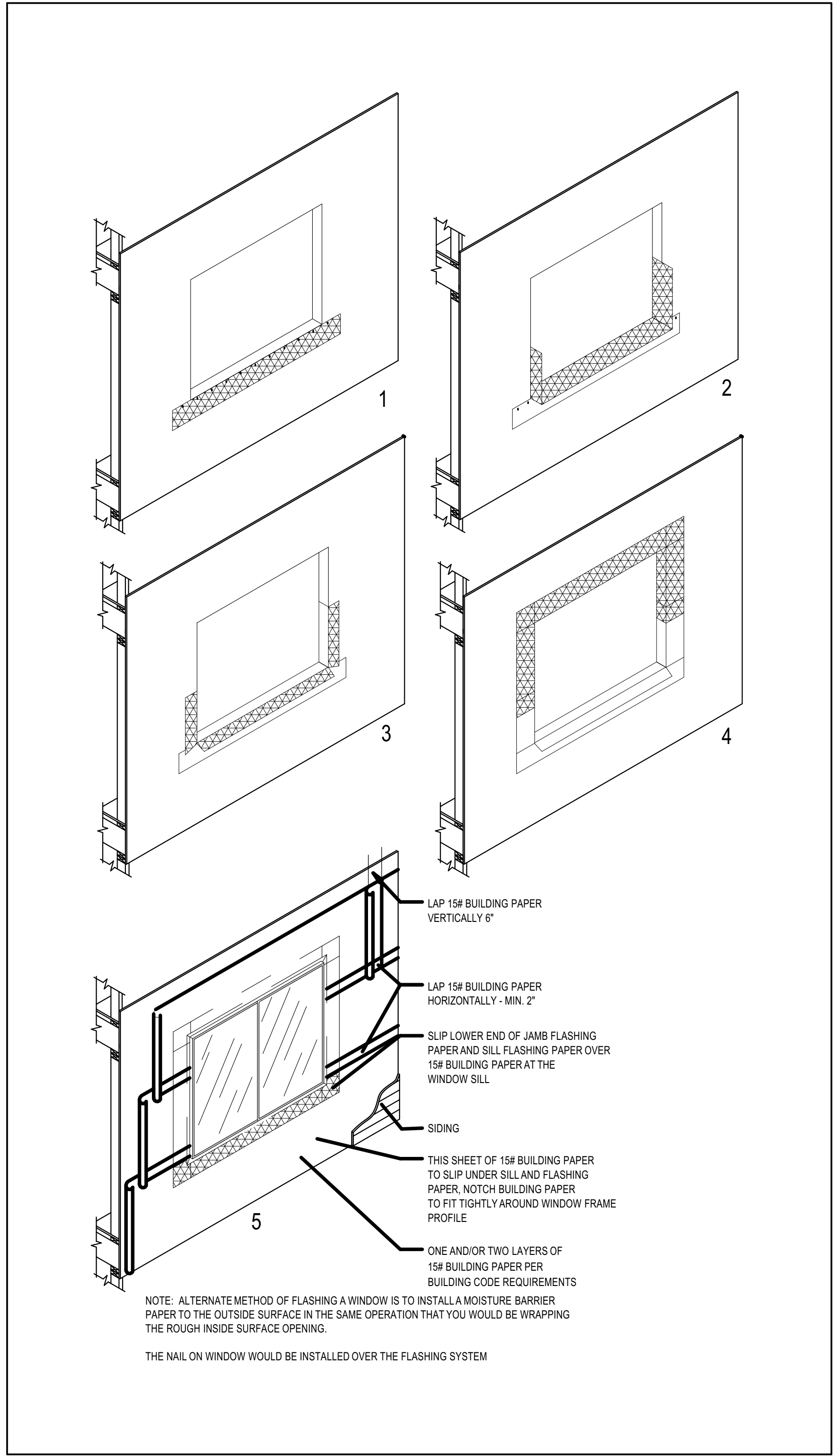
**3** BLDG SECTION  
SCALE: 1/4" = 1'-0"



**5** TYP WALL SECTION @ DECK  
SCALE: 1/2" = 1'-0"



NO.	DATE	REVISION
1	06/29/2022	PERMIT REVISION - 1
2	9/10/2022	CONSTRUCTION SET
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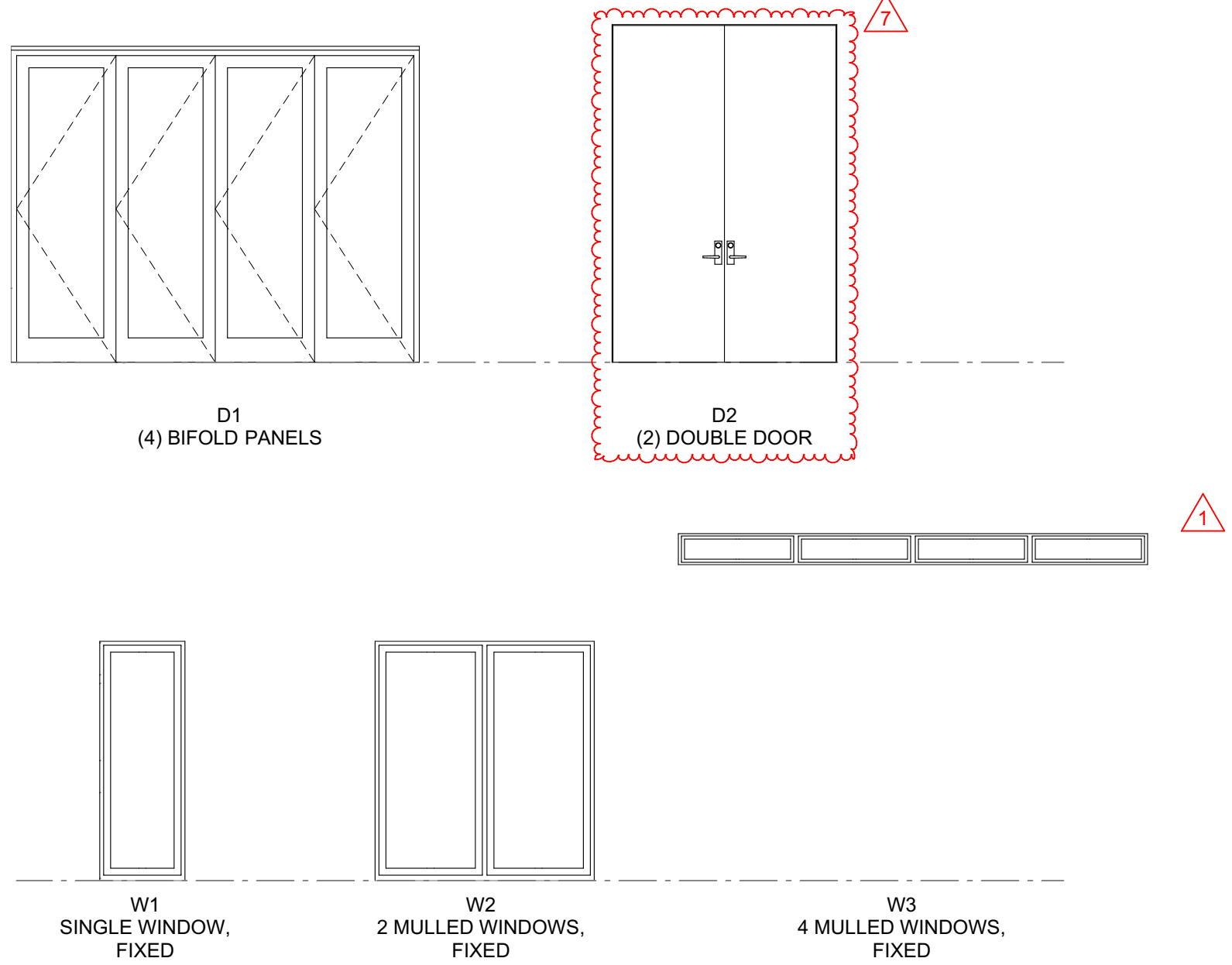


TYPICAL WINDOW FLASHING DETAILS

EXTERIOR DOOR SCHEDULE										
LOCATION	NO.	SIZE		MFGR	TYPE	EGRESS	SAFETY GLASS	U-VALUE	CPD#	NOTES:
		WIDTH	HEIGHT							
<b>MAIN FLOOR</b>										
	202A	14'-1 3/16"	7'-11 3/4"	NANA	D1		YES	0.26	NAN-M-10-07768-00001	
	206A	6'-0 1/16"	9'-2 3/4"		D2					STEEL DOOR PER INTERIOR
<b>UPPER FLOOR</b>										
	301A	12'-0 3/4"	4'-9"	NANA	D1		YES	0.26	NAN-M-10-07768-00001	CUSTOM MULLIONS PER ELEVATIONS
	301B	10'-5 1/2"	8'-1 1/2"	NANA	D1		YES	0.26	NAN-M-10-07768-00001	CUSTOM MULLIONS PER ELEVATIONS

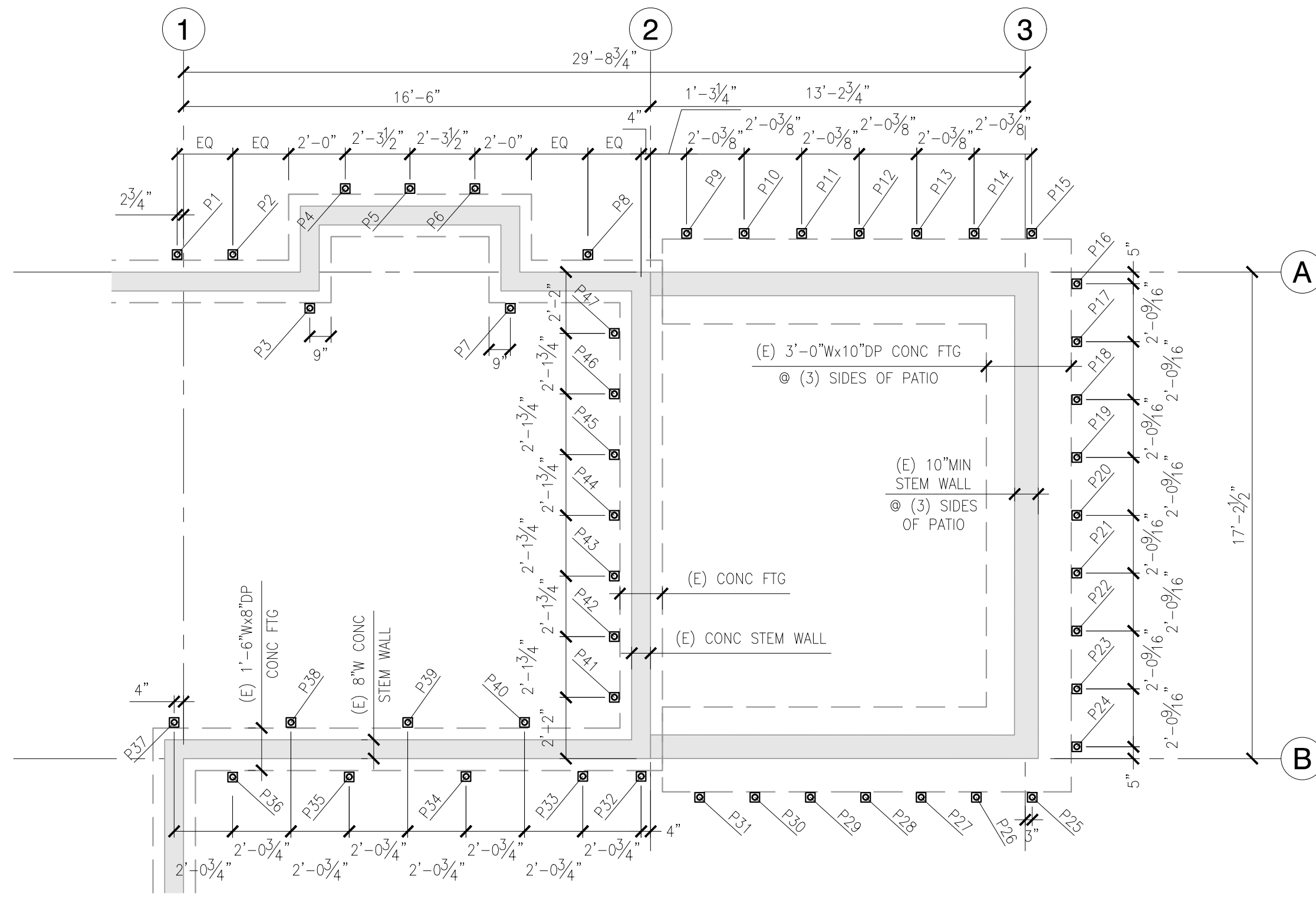
WINDOW SCHEDULE										
LOCATION	NO.	UNIT DIMENSIONS			MFGR	TYPE	EGRESS	SAFETY GLASS	U-value	NOTES:
		WIDTH	HEIGHT	HEAD HEIGHT						
<b>MAIN FLOOR</b>										
	202C	14'-1 11/16"	10 3/4"	8'-3 1/4"		W3			Undefined	

INTERIOR DOOR SCHEDULE														
LOCATION	NO.	SIZE		DOOR							DETAILS			NOTES:
		WIDTH	HEIGHT	MFGR	TYPE	MATERIALS	HDWR	SAFETY GLASS	U-VALUE	HEAD	JAMB	SILL		
<b>MAIN FLOOR</b>														
	202B	2'-3"	8'-0"											
	205A	3'-8 1/4"	8'-0 1/8"											
	205B	2'-1 1/16"	8'-0 1/16"											
	206B	2'-1 1/16"	8'-0 1/16"											
<b>UPPER FLOOR</b>														
	303A	3'-8 1/2"	8'-0 3/4"											
	303B	4'-2 1/2"	9'-4 5/8"											



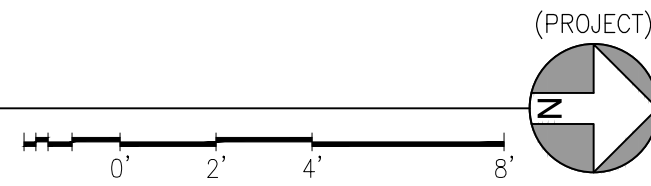
**1 WINDOWS AND DOORS TYPES**  
SCALE: 1/4" = 1'-0"





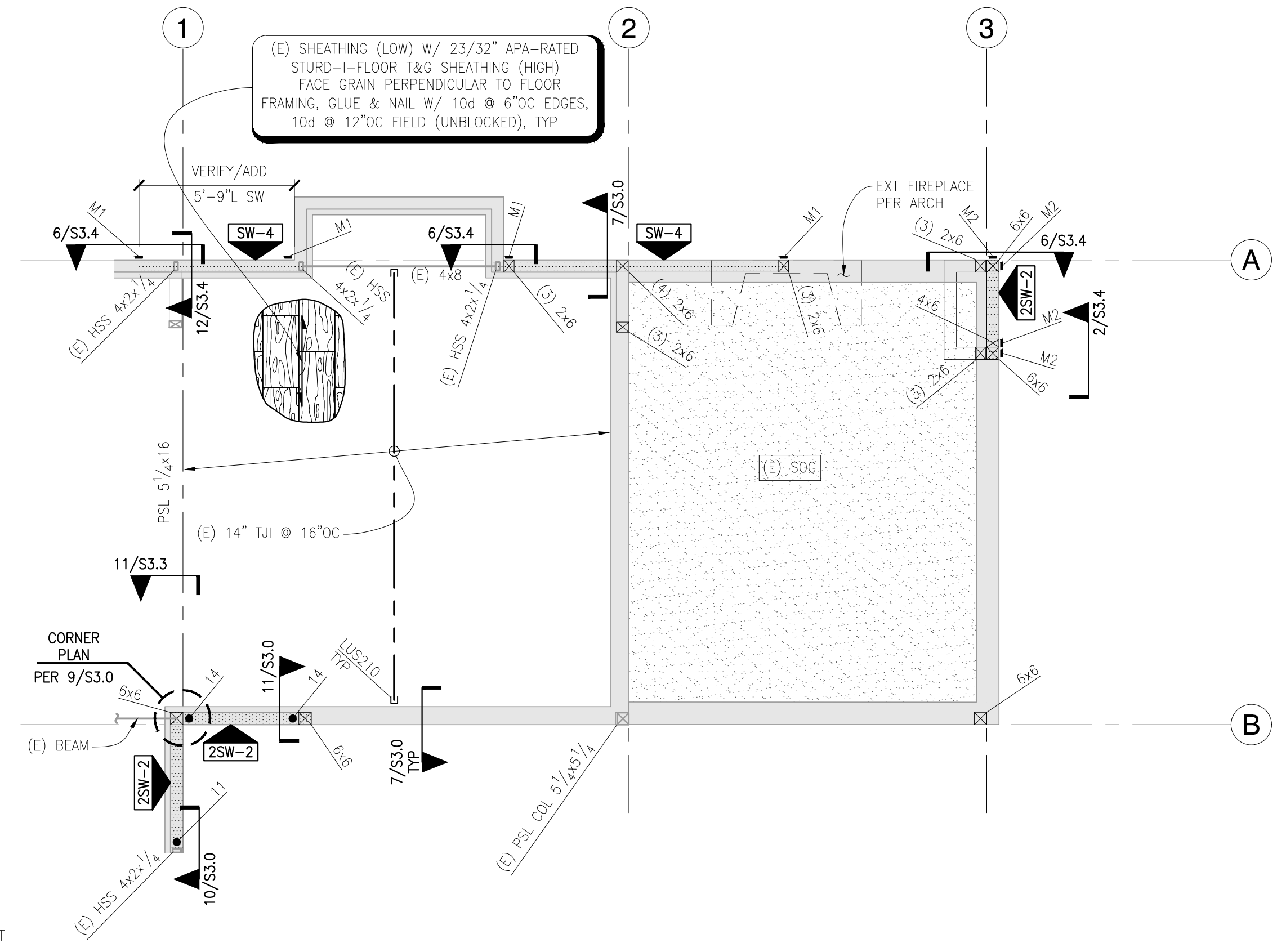
**PARTIAL  
PILES & FOUNDATION PLAN**

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



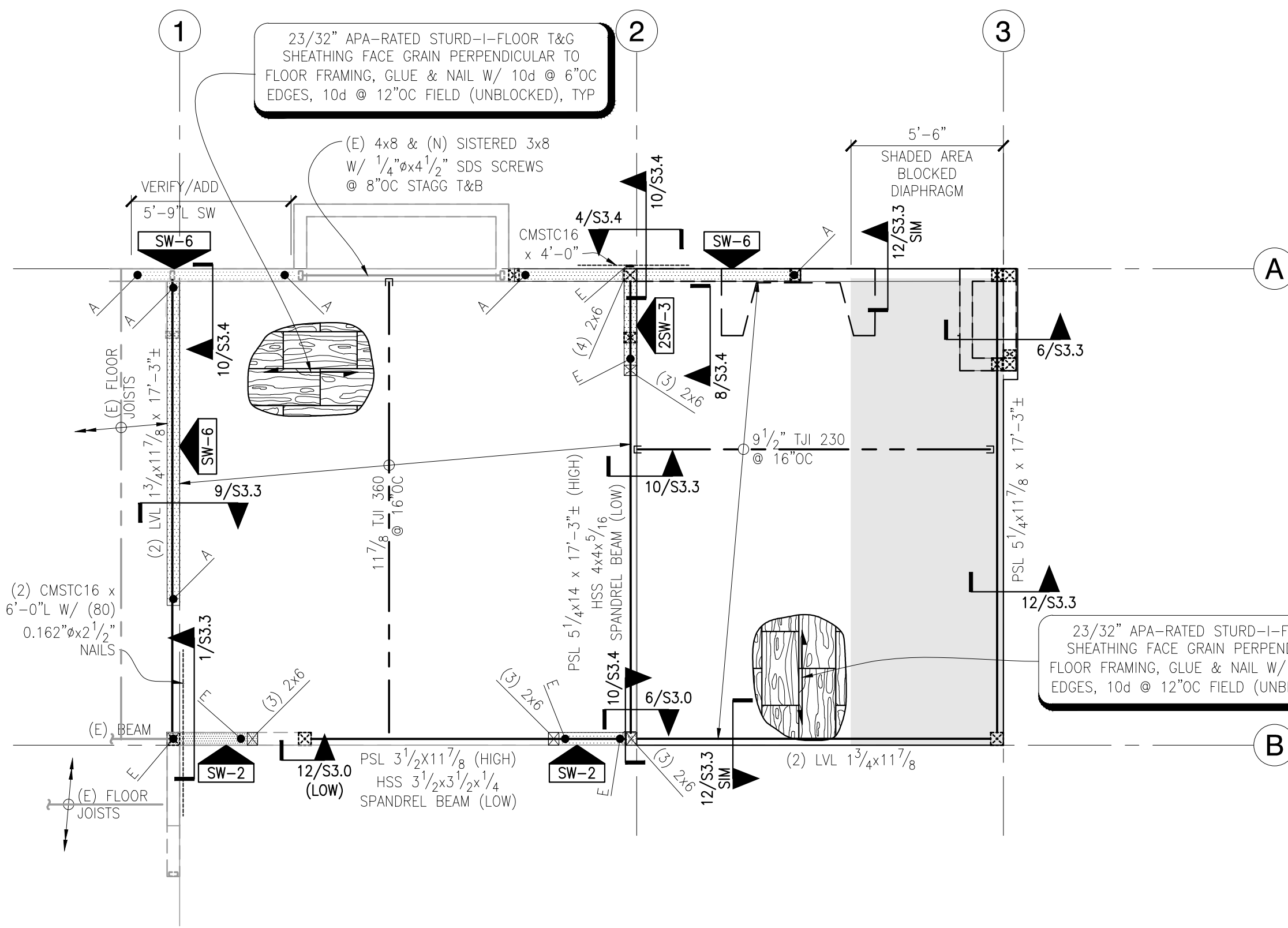
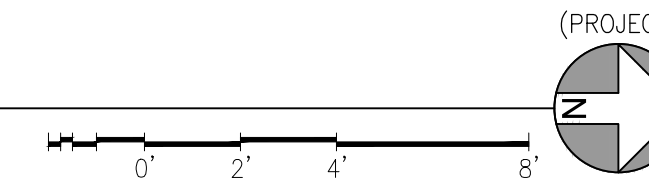
**PLAN NOTES**

- REFERENCE S1.0 FOR STRUCTURAL GENERAL NOTES & ABBREVIATIONS.
- DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. COLUMNS AND FOOTINGS ARE CENTERED ON GRID, TYPICAL. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED. ALL DIMENSIONS ARE TO INSIDE FACE OF CONCRETE, OUTSIDE FACE OF CONCRETE OR CENTERLINE OF GRID/STEEL. CONTINUOUS FOOTINGS ARE CENTERED UNDER WALLS/STRUCTURAL PANELS. POSTS, BUNDLED STUDS OR COLUMNS ARE TO BE CENTERED ON FOOTING OR WALL PIER, UNO.
- MOISTURE PROOF ALL WALLS BELOW GRADE PER ARCHITECT.
- ALL RIMS SHALL BE LSL 1 1/4" x FULL-DEPTH TYP. UNO ON PLAN.
- PROVIDE PANEL EDGE NAILING AT ALL HOLD-DOWNS, POSTS/BUNDLED STUDS.
- THE BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE AND BEAR UPON FIRM, UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL.
- FULLY BLOCK FLOOR CAVITY AT ALL POINT LOADS. POINT LOADS SHALL BE SUPPORTED CONTINUOUSLY THROUGH FLOORS TO THE FOUNDATION.
- ALL WOOD IN CONTACT WITH WEATHER-EXPOSED CONCRETE OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
- USE HOT DIPPED GALVANIZED FASTENERS AND EITHER HOT DIPPED GALVANIZED OR ZMAX COATED HANGERS AT CONNECTORS TO PRESSURE TREATED LUMBER.
- ALL DUCTS, CHASES AND PIPE/CONDUIT OPENINGS SHALL BE PER ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. CONTACT EOR FOR APPROVAL OF ANY OPENING NOT SHOWN ON THE STRUCTURAL DRAWINGS. FOR STAIR DETAILS AND GUARDRAILS, REFERENCE ARCHITECTURAL DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.
- ALL BEAMS ARE FLUSH WITH JOISTS UNO AS "DROP" INDICATING A DROPPED BEAM.
- PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS OVER SHEAR WALLS AND BEARING WALLS AT REPETITIVE FRAMING MEMBERS. AT SHEAR WALLS AND BEARING WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST/BEAM OVER WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
- ISOLATED POST BASE SHALL BE A SIMPSON "ABU" TO MATCH POST SIZE, UNO PER PLAN.
- ALL WOOD EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED PER STRUCTURAL GENERAL NOTES.
- PROVIDE DOUBLE JOISTS AROUND ALL ROOF OPENINGS GREATER THAN 24" OC ONE SIDE.
- HDR--- INDICATES (2) 2x8 TYPICAL HEADER, 4'-0" MAXIMUM HEADER SPAN.
- PROVIDE SW-6 SHEATHING/NAILING ON EXTERIOR BUILDING, TYPICAL.
- MATCH BUNDLED STUDS FROM ABOVE & EXTEND TO FOUNDATION.
- HANGERS: ALL 2x HANGERS TO BE SIMPSON LUS SERIES. ALL I-JOIST HANGERS TO BE IUS SERIES.
- JOIST BRIDGING PER JOIST MANUFACTURER, TYP.
- ALL BEAMS ARE FLUSH WITH JOISTS UNO AS "DROP" INDICATING A DROPPED BEAM.
- PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS OVER SHEAR WALLS AND BEARING WALLS AT REPETITIVE FRAMING MEMBERS. AT SHEAR WALLS AND BEARING WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
- PROVIDE SW-6 SHEATHING/NAILING ON EXTERIOR BUILDING, TYPICAL.
- PROVIDE DOUBLE JOISTS AROUND ALL ROOF OPENINGS GREATER THAN 24" OC ONE SIDE.
- ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE-TREATED PER STRUCTURAL GENERAL NOTES.
- HORIZONTAL STRAP TIES INDICATED ON THE SHEAR WALL PLANS ARE TO BE CENTERED OVER WALL TOP PLATE AND/OR HEADER, BLOCKING OR BEAM. CONTRACTOR SHALL COORDINATE ADDITIONAL WALL FURRING REQUIRED AT BEAMS AND POSTS WITH CONNECTIONS OR HOLD-DOWNS THAT EXCEED THE NOMINAL WALL THICKNESS.
- TYPICAL TOP PLATE SPLICE: PROVIDE A MINIMUM 48" LAP W/ 16d @ 6" OC STAGGERED. REFERENCE DETAIL 9/S3.2.
- TRUSS BRACING PER TRUSS MANUFACTURER, TYP.
- ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING CRITERIA:
  - REFER TO THE STRUCTURAL GENERAL NOTES FOR STANDARD DEAD AND LIVE LOADS AND SUBMITTAL INFORMATION.
  - TRUSS LAYOUT SHOWN IS APPROXIMATE. TRUSS SUPPLIER IS RESPONSIBLE FOR FINAL TRUSS LAYOUT AND CONFIGURATION. NOTIFY ENGINEER OF REVISIONS TO PLAN.
  - SHADED REGION INDICATES APPROXIMATE AREA OF OVER FRAMING. TRUSS MANUFACTURER IS RESPONSIBLE FOR DESIGNING THE OVER FRAMING REQUIRED. TRUSSES SHALL BE DESIGNED TO SUPPORT OVER FRAMING IN ADDITION TO THE STANDARD DESIGN LOADS.
  - ALL GIRDER TRUSSES SHALL BE SUPPORTED BY A MINIMUM OF (3) STUDS. TRUSS MANUFACTURER TO SUBMIT TO ENGINEER ALL LOCATIONS WHERE REACTIONS FROM GIRDER TRUSSES EXCEED 6,000 LBS. FOR REVIEW OF COLUMN SUPPORT CAPACITY.
  - PROVIDE SIMPSON H2.5A HURRICANE TIES AT ALL ROOF TRUSSES AND ROOF JOISTS, TYP.
  - ALL MULTIPLE STUDS UNDER HIP MASTER AND GIRDER TRUSS ENDS TO CONTINUE TO FOUNDATION.



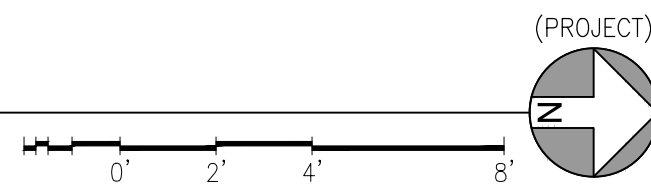
**PARTIAL  
MAIN FLOOR FRAMING PLAN**

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



**PARTIAL  
UPPER FLOOR FRAMING PLAN**

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

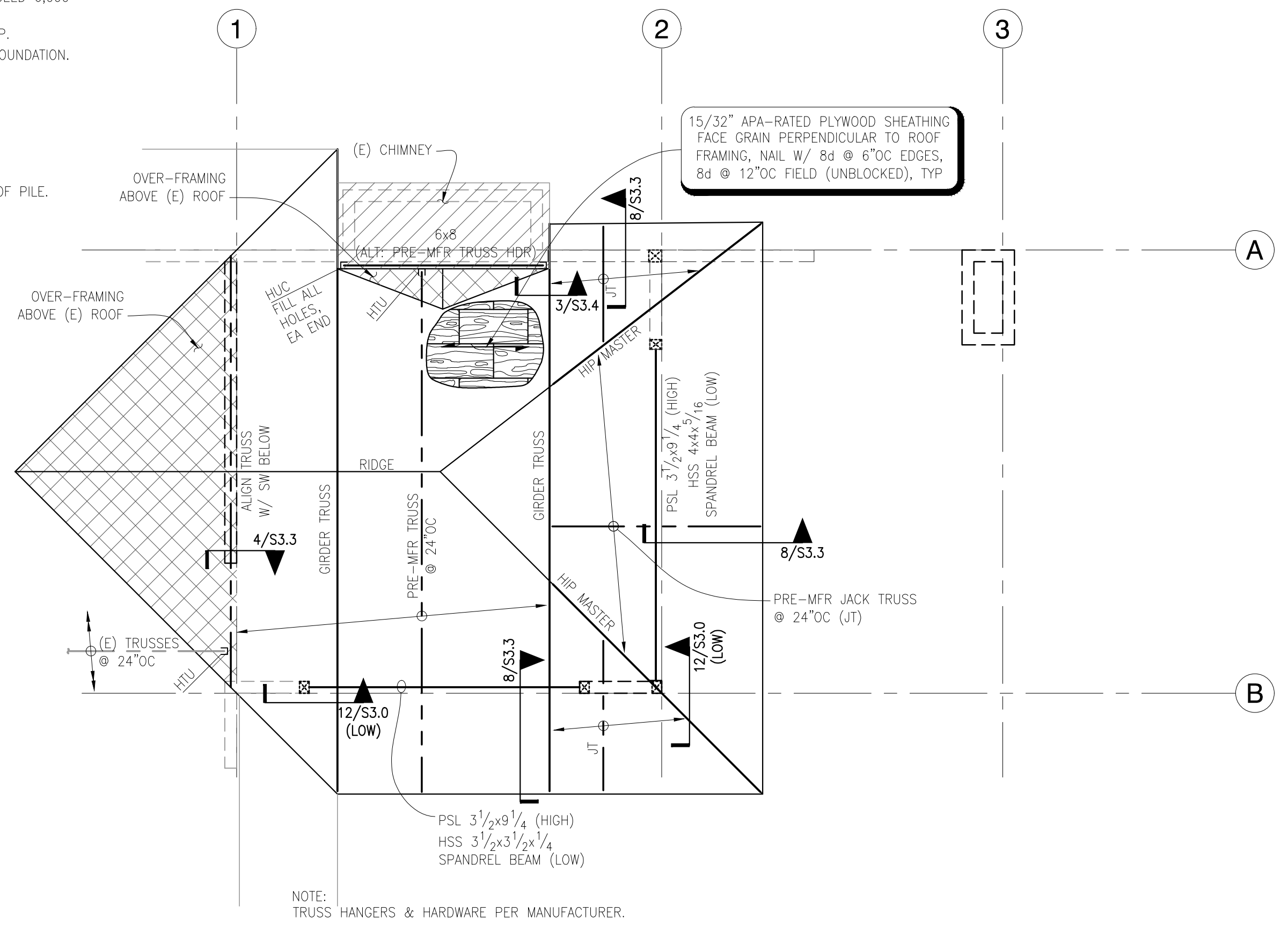


**PILE PLAN NOTES**

- VERIFY ALL GRID DIMENSIONS WITH ARCHITECTURAL DRAWINGS. ALL DIMENSIONS ARE TO CENTERLINE OF PILE.
- INDICATES 2" PIPE PILE (6K ALLOWABLE CAPACITY).

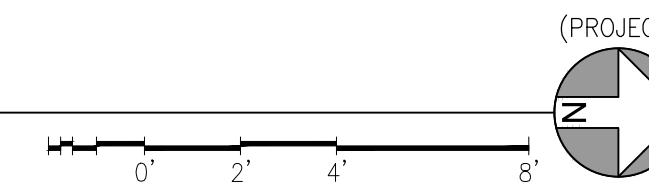
**SHEAR WALL KEY PLAN NOTES**

- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
- INDICATES SHEAR WALL TYPE PER 12/S3.1. (MINIMUM LENGTH WHERE NOTED)
- INDICATES TYPICAL HOLD-DOWN PER 10/S3.1 OR TIEDOWN PER 6/S3.1.
- CONTRACTOR TO COORDINATE HOLD-DOWN ANCHOR BOLTS WITH STEEL POST BASE PLATES.
- PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS OVER SHEAR WALLS AND BEARING WALLS AT REPETITIVE FRAMING MEMBERS. AT SHEAR WALLS AND BEARING WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER WALL (ADDITIONAL JOISTS MAY BE REQUIRED).



**PARTIAL  
ROOF FRAMING PLAN**

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



**DEI**  
DIBBLE ENGINEERS INC  
www.dibbleengineers.com  
1029 Market Street, Kirkland, WA 98033  
425.828.4200

SEAL:  
  
11/28/23

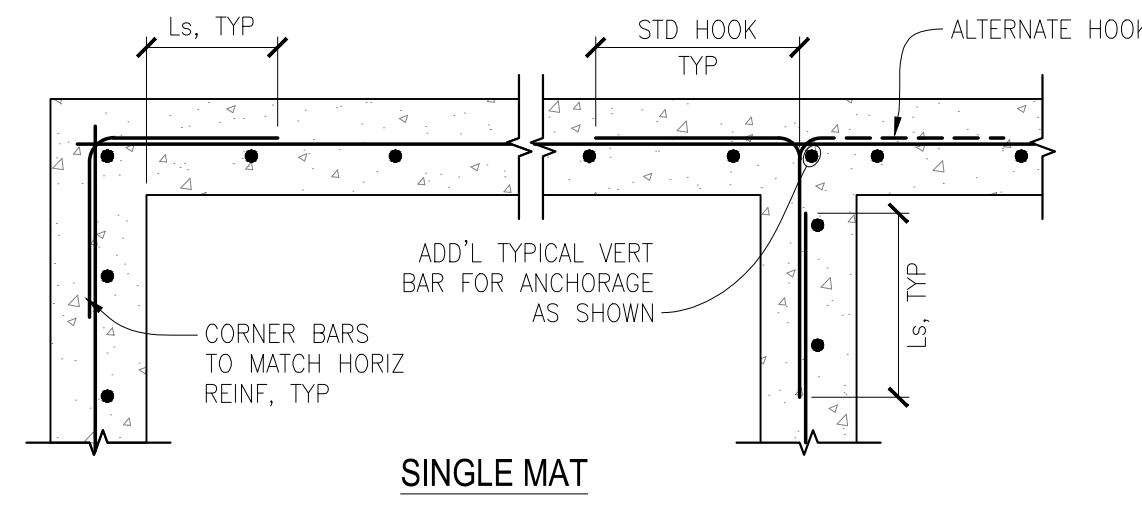
**HARRIS RESIDENCE**  
REMODEL  
1640 72ND AVE SE  
MERCER ISLAND, WA 98040

PROJECT #:	23-183
DRAWN BY:	TLT
DESIGNED BY:	RAD
DATE:	DESCRIPTION
09.14.2023	PROGRESS
11.28.2023	PERMIT

JURISDICTIONAL STAMP:

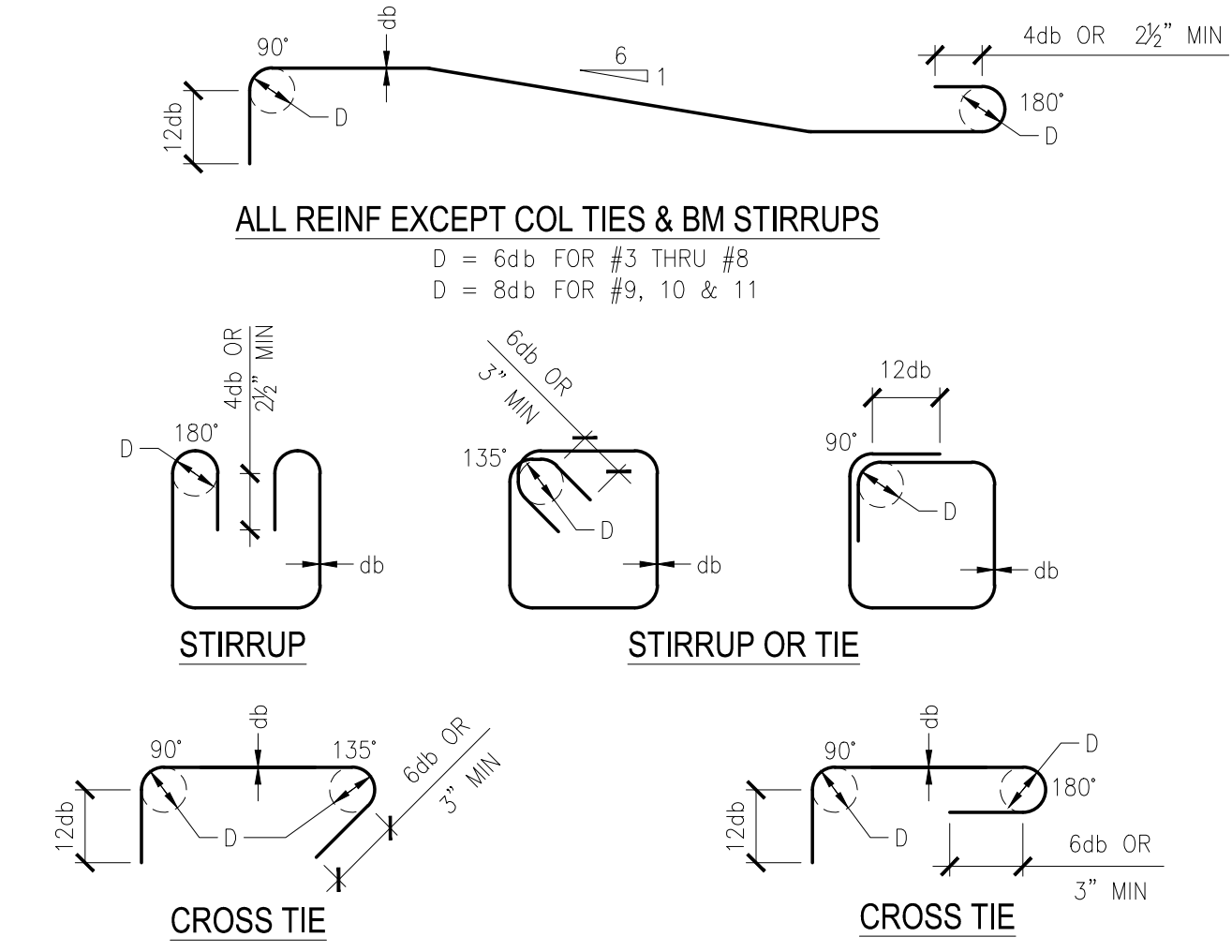
SHEET TITLE:  
**STRUCTURAL  
FOUNDATION &  
FRAMING PLANS**

SHEET NUMBER:  
**S 2.0**

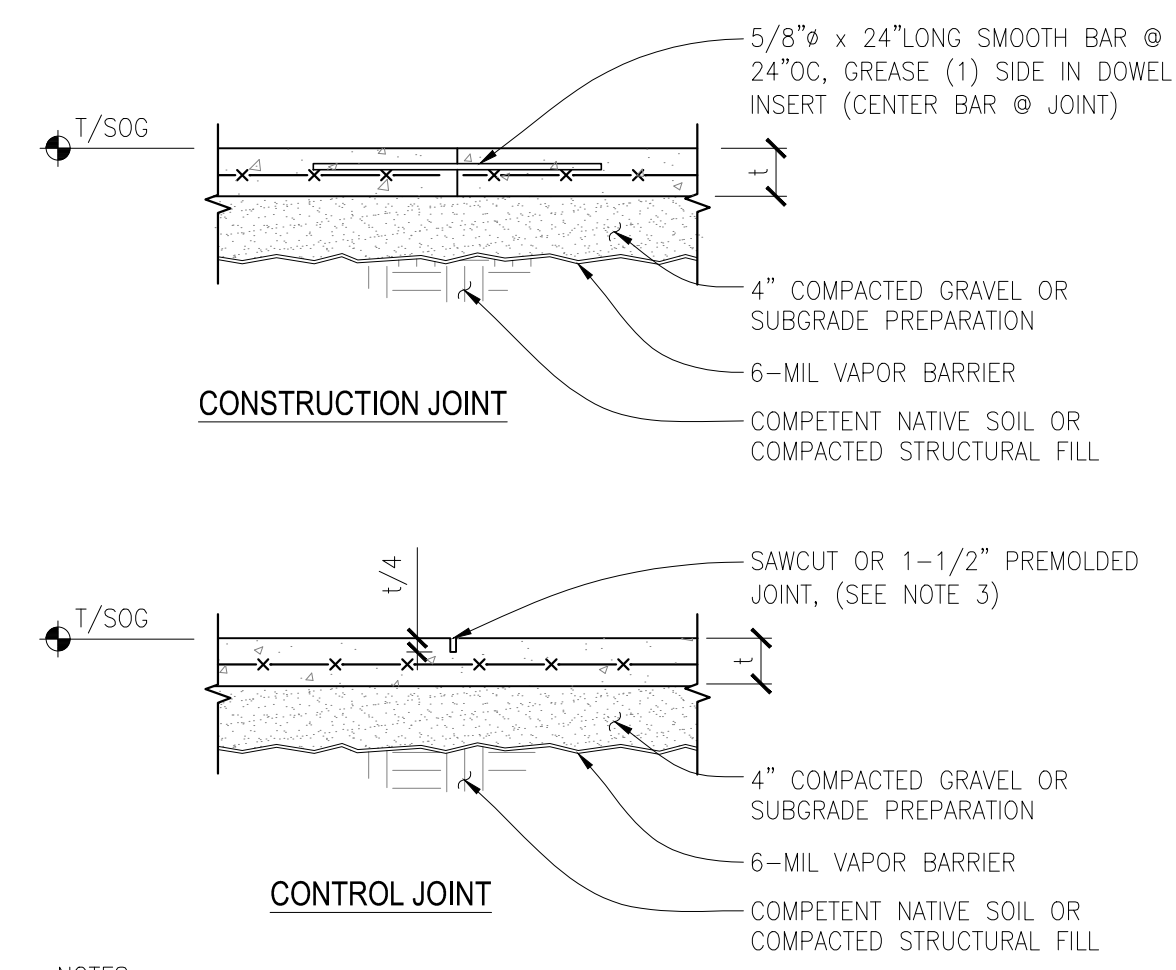


BAR SIZE	DEVELOPMENT LENGTH, Ld		CLASS B SPLICE, Ls		Ldh
	STANDARD	TOP (3)	STANDARD	TOP (3)	
	f <sub>c</sub> = 3000 psi / 3500 psi				
#3	17	22	23	29	9
#4	22	29	29	38	11
#5	28	36	37	47	14

**NOTES:**  
 1. VALUES FOR UNCOATED REINFORCING AND NORMAL WEIGHT CONCRETE WITH CLEAR SPACING > db, CLEAR COVER > db AND MINIMUM STIRRUPS OR TIES THROUGHOUT Ld OR CLEAR SPACING > 2db AND CLEAR COVER > db.  
 2. DEVELOP ALL REINFORCING IN STRUCTURAL SLABS WITH MINIMUM DEVELOPMENT LENGTH Ld.  
 3. TOP BAR = HORIZONTAL BAR WITH MORE THAN 12" OF FRESH CONCRETE BELOW OR AS NOTED ON DOCUMENTS AS "TOP BAR".  
 4. UNO, ALL LAPS SHALL BE MINIMUM CLASS B.  
 5. ALL TABULATED VALUES ARE IN INCHES.  
 6. Ldh = HOOKED BAR DEVELOPMENT LENGTH.



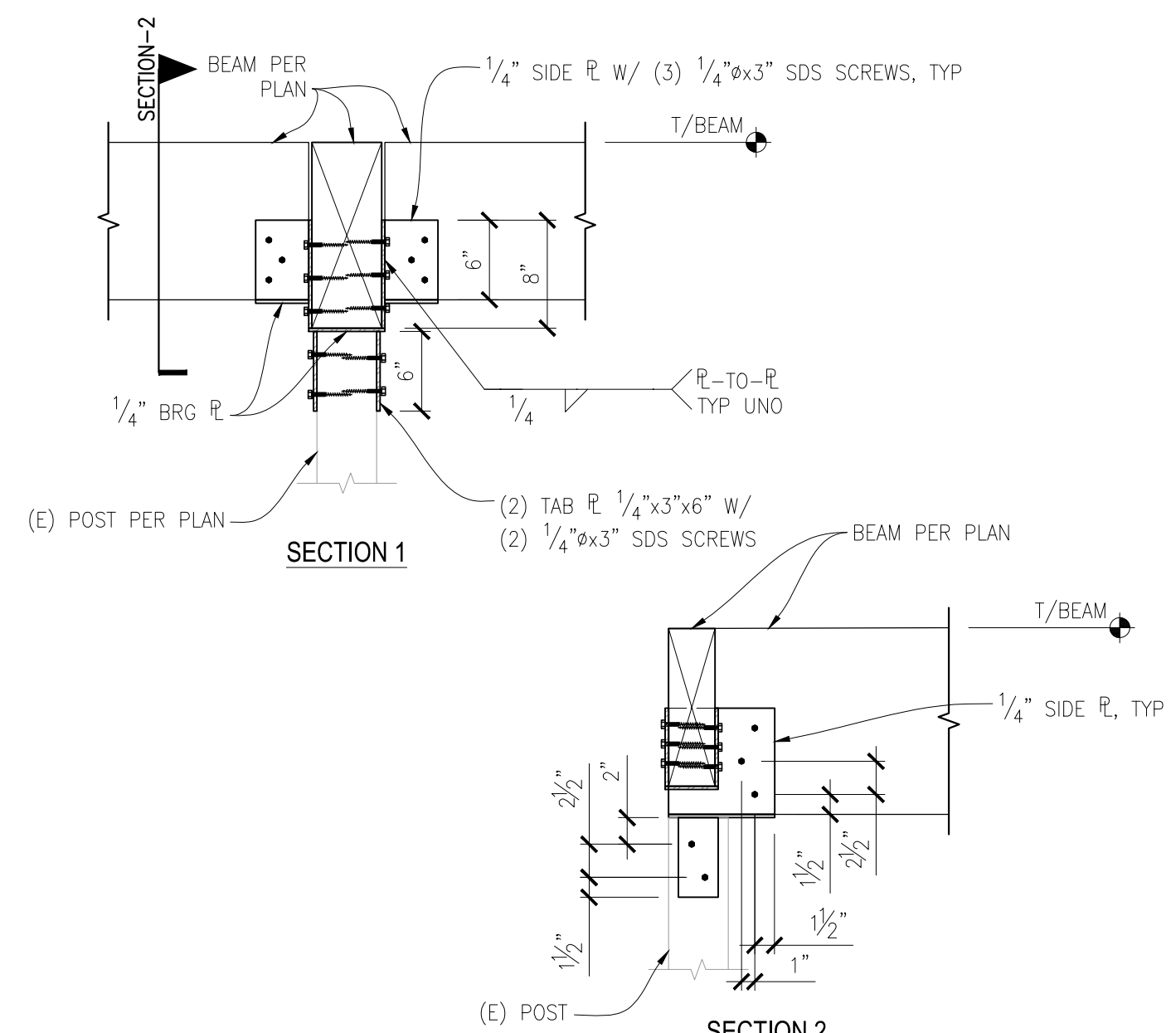
**TYPICAL REBAR BEND SCHEDULE**  
 SCALE: NTS



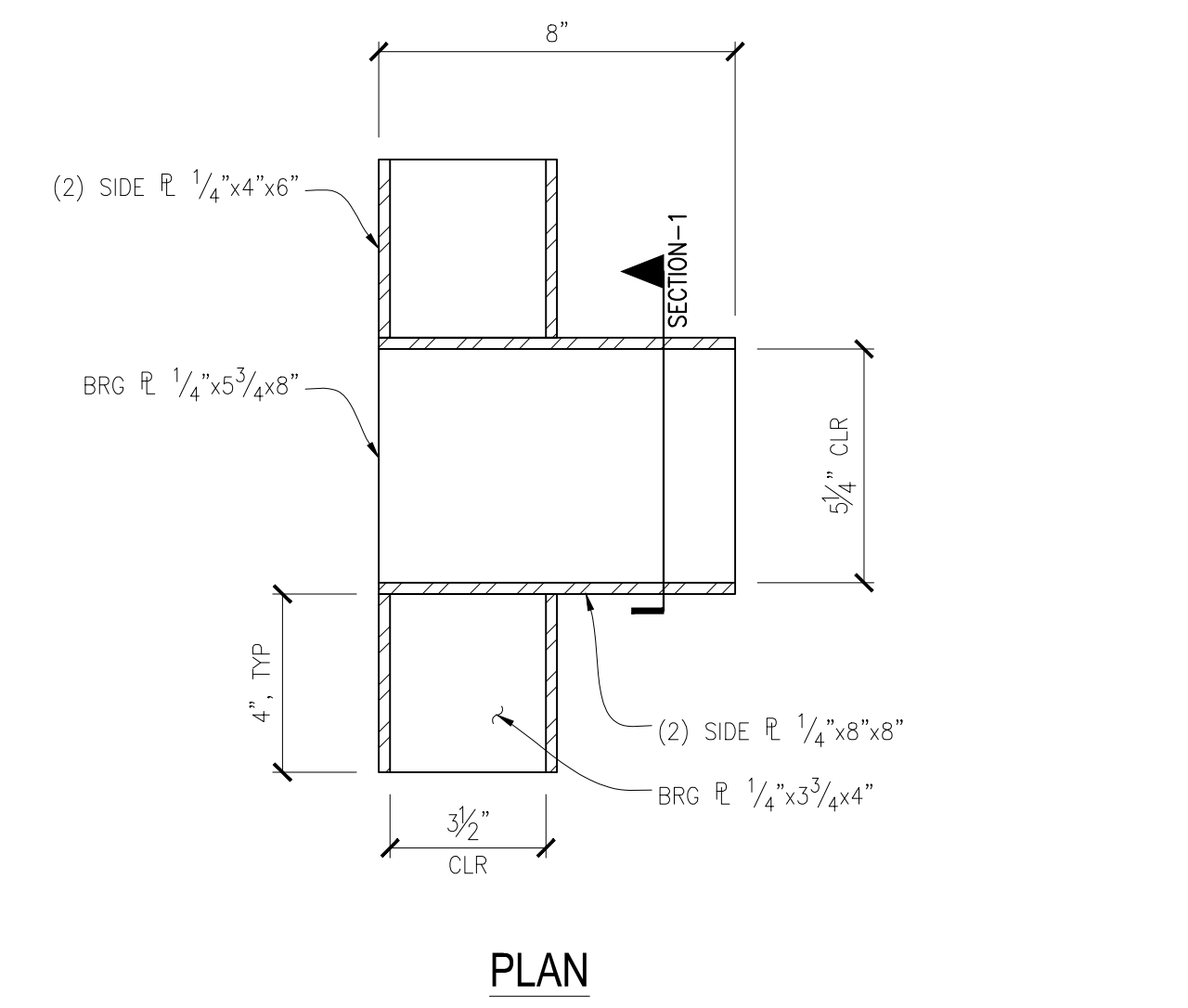
**TYPICAL SLAB-ON-GRADE JOINT DETAILS**  
 SCALE: NTS

**TYPICAL CONCRETE MEMBER INTERSECTIONS**  
 SCALE: NTS

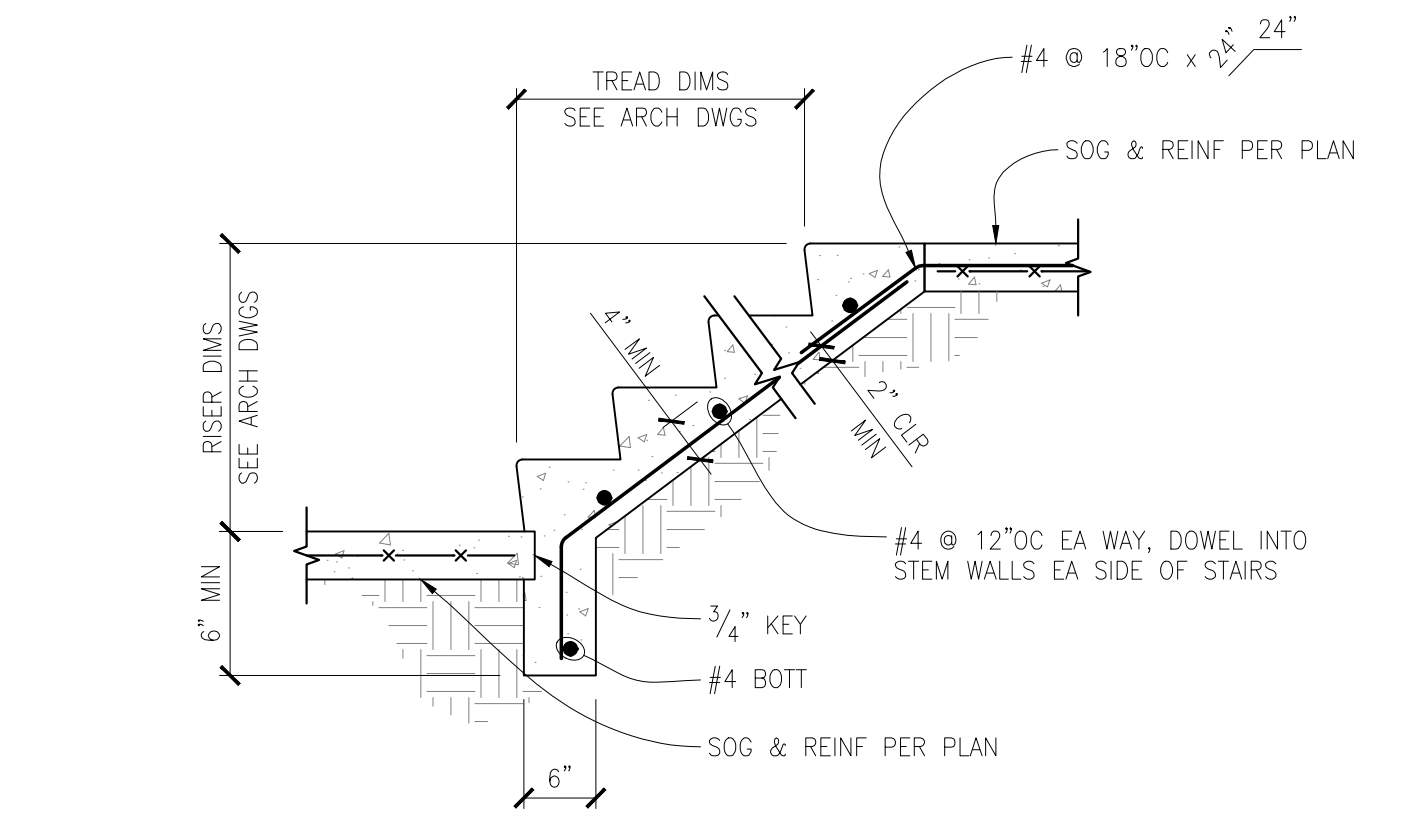
**TYPICAL LAP SPLICE & DEVELOPMENT LENGTH SCHEDULE**  
 SCALE: N.T.S.



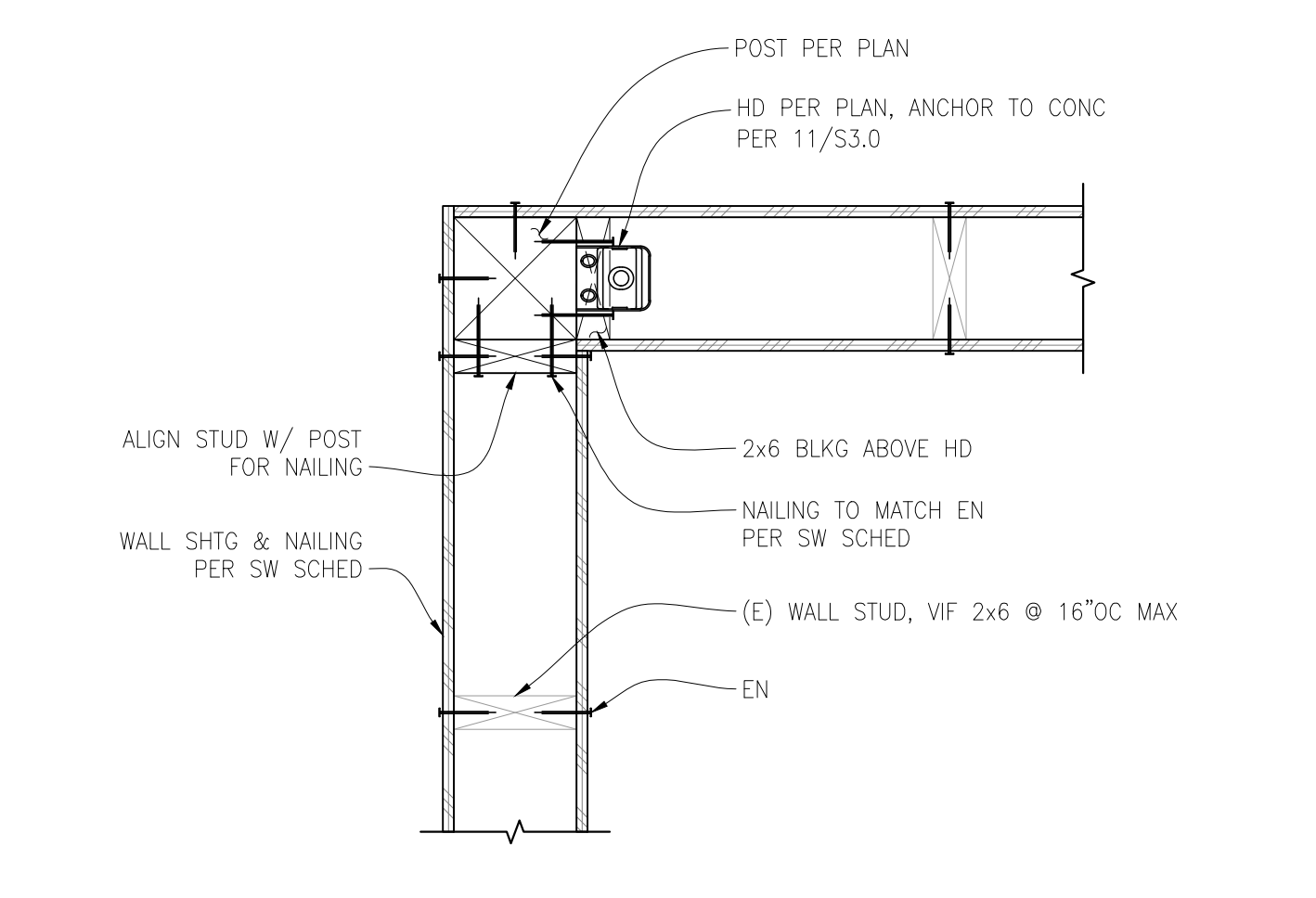
**THREE BEAMS TO EXISTING POST**  
 SCALE: NTS



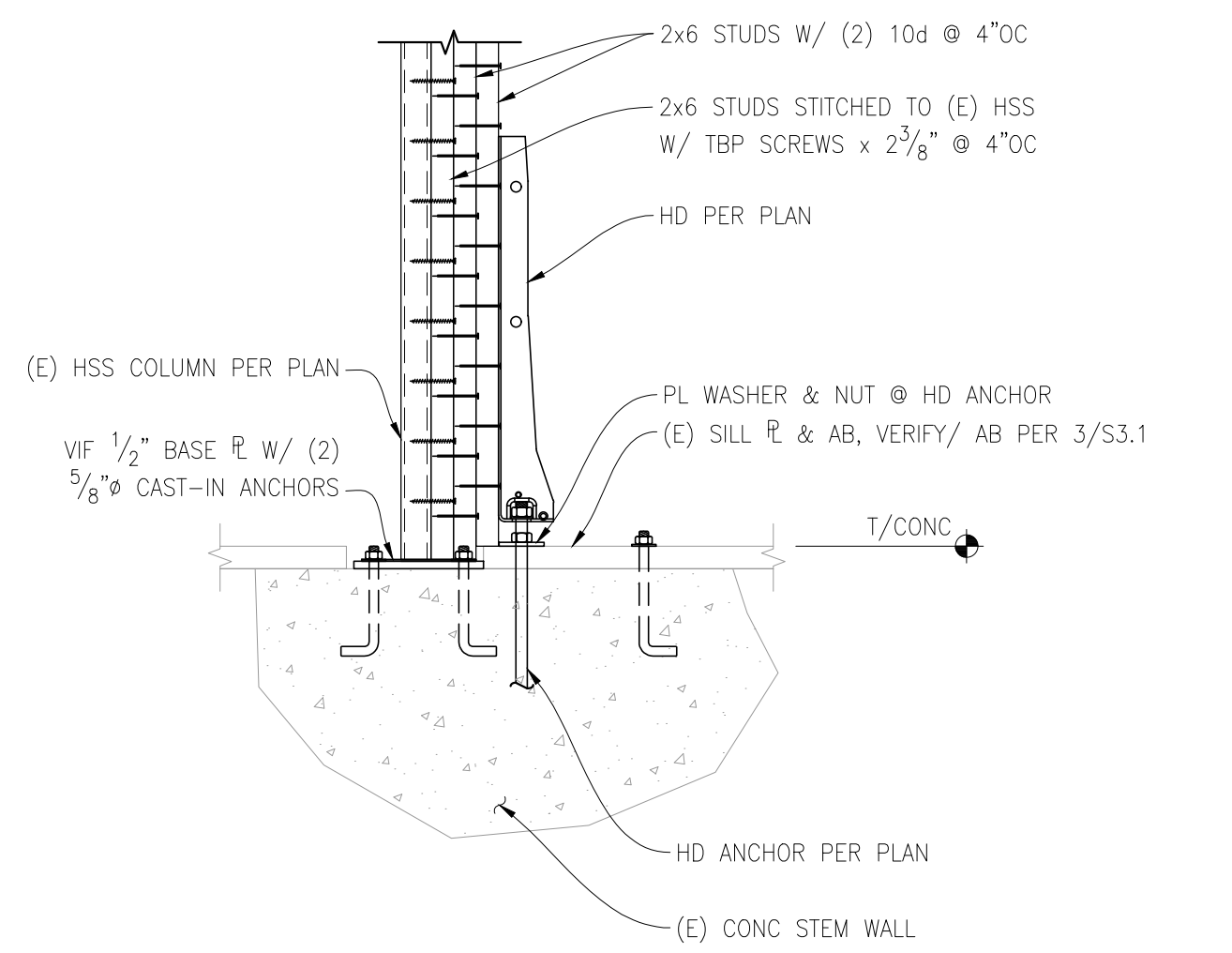
**TYPICAL PUSH PILE BRACKET AT EXISTING FOUNDATION**  
 SCALE: 1 1/2" = 1'-0"



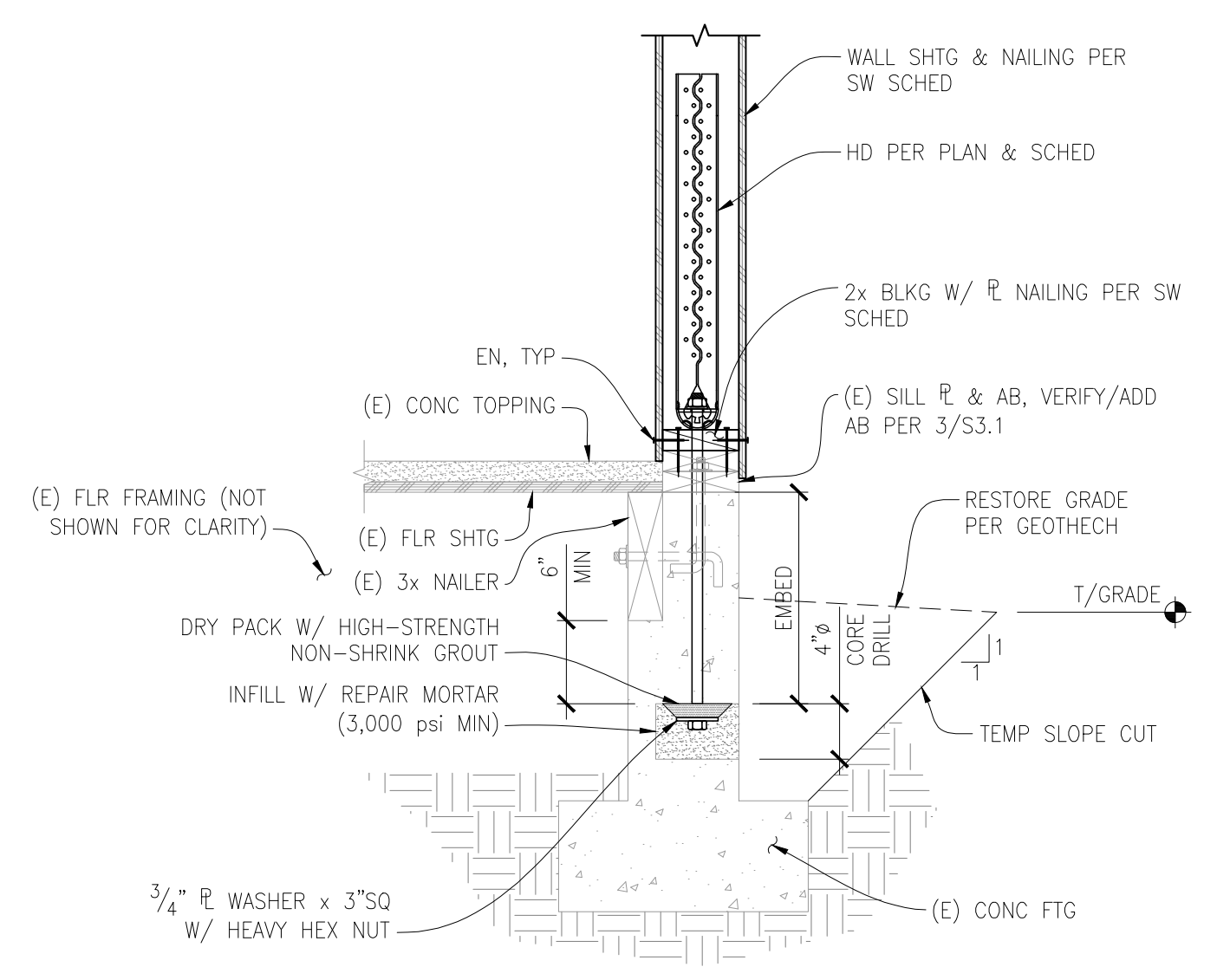
**TYPICAL STAIR-ON-GRADE**  
 SCALE: NTS



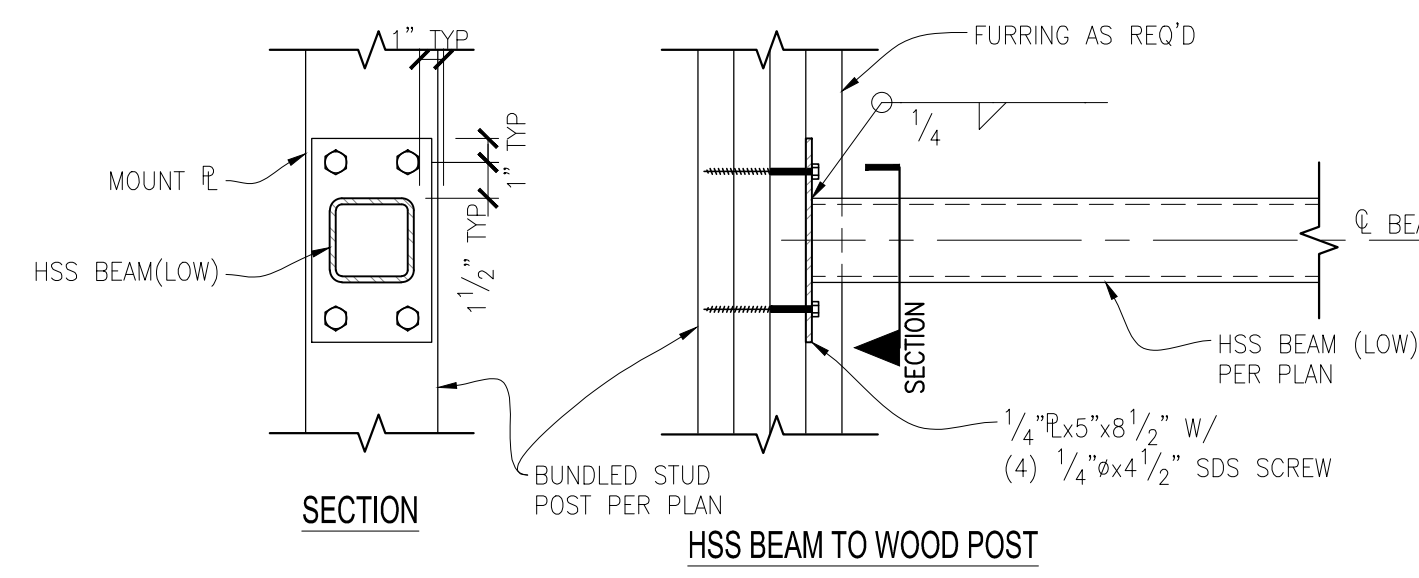
**DOUBLE SIDED SHEAR WALL CORNER PLAN**  
 SCALE: 1 1/2" = 1'-0"



**RETROFIT HD EXISTING HSS COLUMN**  
 SCALE: 1" = 1'-0"



**RETROFIT HD W/ CORE DRILL TO STEM WALL**  
 SCALE: 1" = 1'-0"



**SPANDREL BEAM TO COLUMN**  
 SCALE: 1" = 1'-0"

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11/28/23

**HARRIS RESIDENCE**  
 REMODEL  
 1640 72ND AVE SE  
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PROJECT #: 23-183  
 DRAWN BY: TLT  
 DESIGNED BY: RAD  
 DATE: DESCRIPTION  
 09.14.2023 PROGRESS  
 11.28.2023 PERMIT

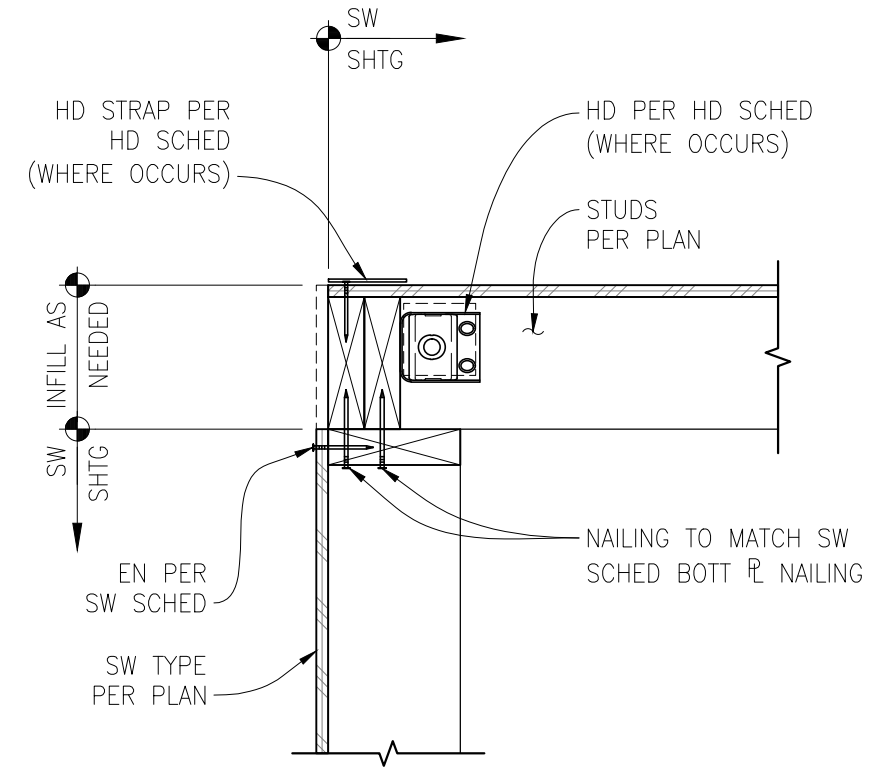
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SHEET TITLE:  
**STRUCTURAL SECTIONS & DETAILS**

SHEET NUMBER:

**S 3.0**

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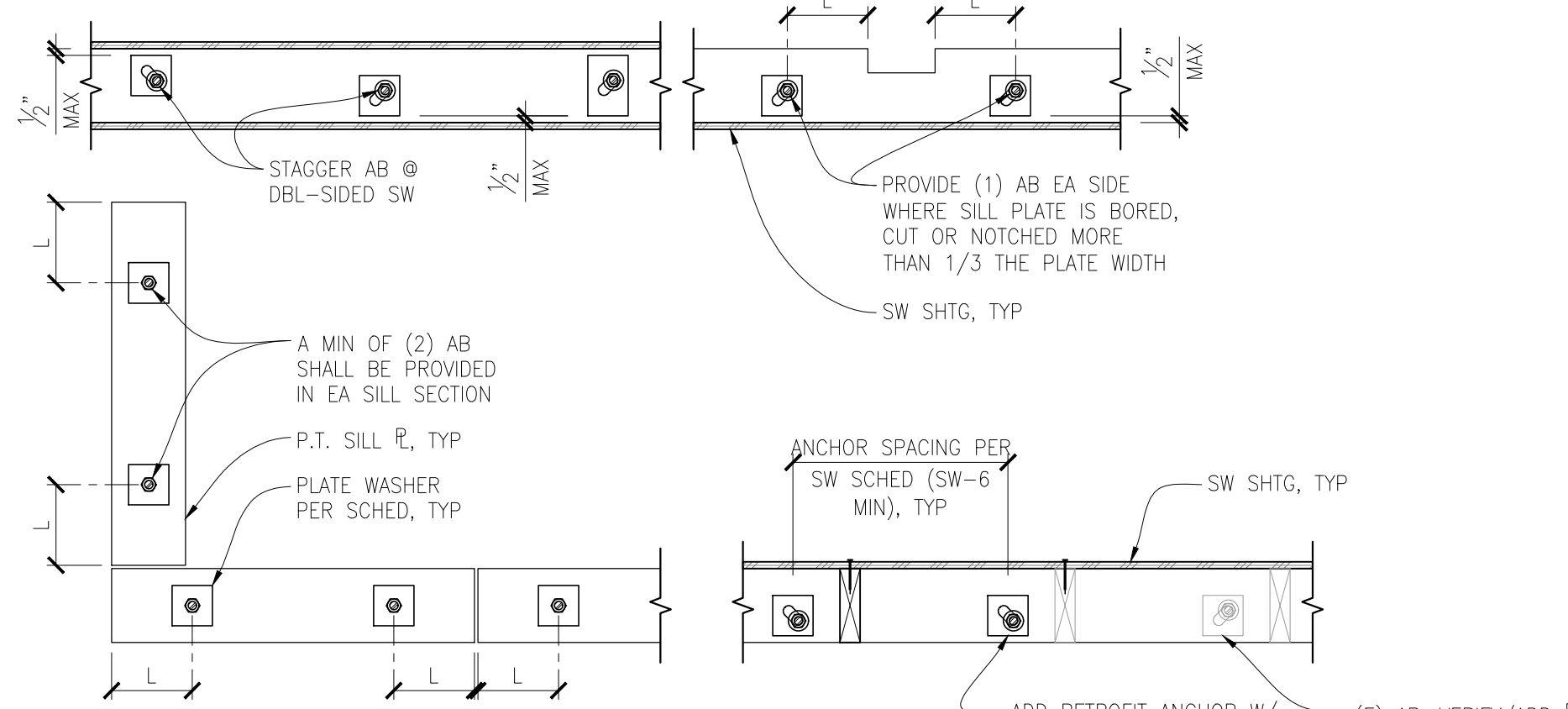


**PLAN VIEW - SHEAR WALL HOLDOWNS AT CORNER**

SCALE: NTS

**PLAN VIEW - TYPICAL ANCHOR BOLT INSTALLATION**

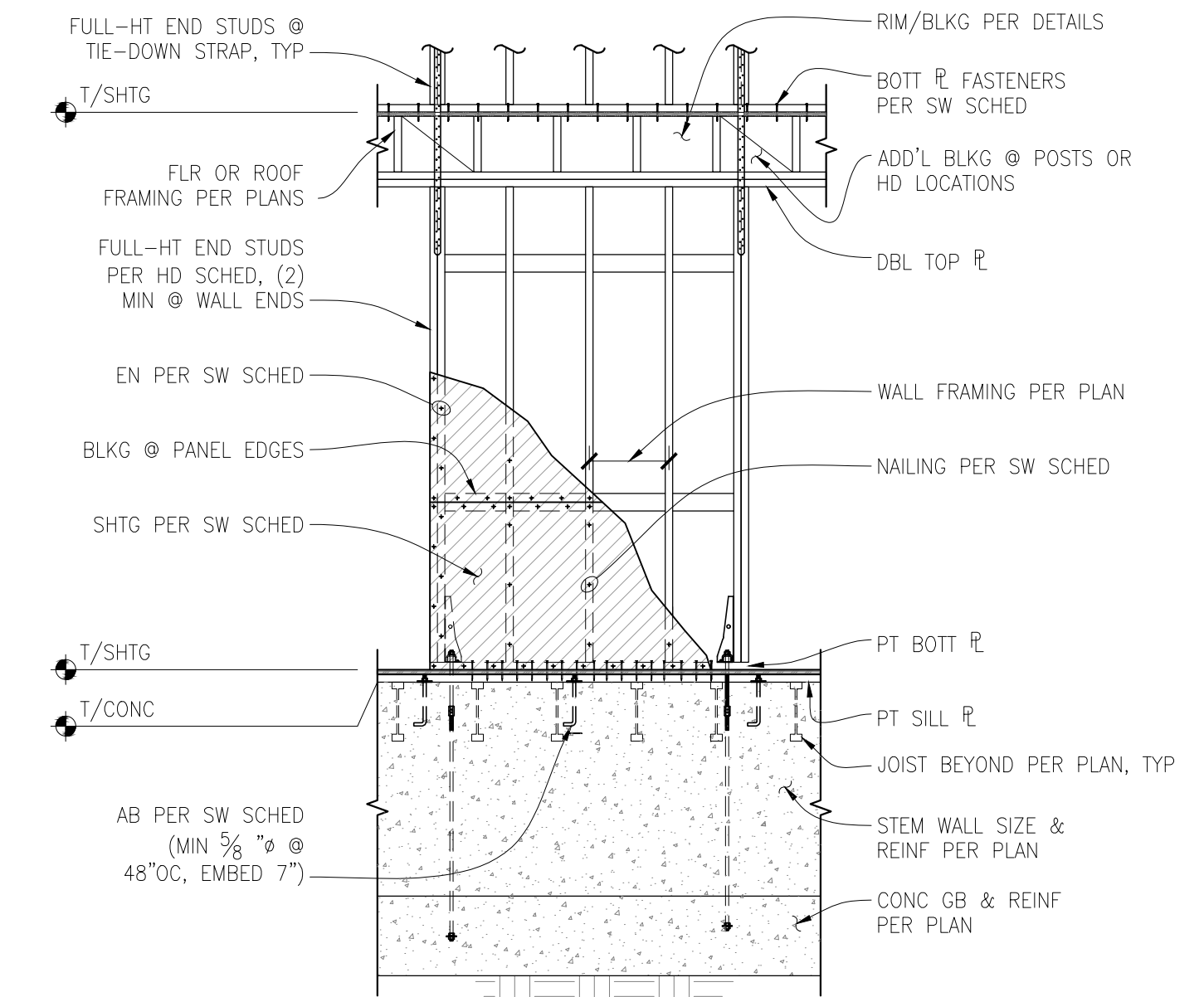
SCALE: NTS



**NOTES:**

1. L = 6" MIN, 12" MAX
2. 5/8" AB W/ MIN 7" EMBED TYP, SEE STUD WALL OR SHEAR WALL SCHEDULE FOR SPACINGS & EMBED.
3. SILL PLATES TO BE PRESSURE TREATED, REFER TO GENERAL NOTES FOR GALV REQUIREMENTS FOR CONNECTORS & FASTENERS.
4. HOLES IN SILL PLATES SHALL BE A MIN 1/32" TO MAX 1/16" LARGER THAN BOLT DIAMETER.
5. HOLES, CUTS AND NOTCHES IN TREATED SILL PLATES SHALL BE COATED W/ FIELD APPLIED P.T. LIQUID.
6. BPS BEARING PLATES W/ SLOTTED HOLES SHALL BE PLACED W/ STANDARD CUT WASHER & NUT.
7. RETROFIT AB SHALL BE AT LEAST 6" AWAY FROM (E) AB.

WALL SIZE	PLATE WASHER SIZE	ALT. SIMPSON BPS SIZE (NOTE 6)
2x4	3x3x0.25	BPS 5/8-3
2x6	3x4.5x0.25	BPS 5/8-6



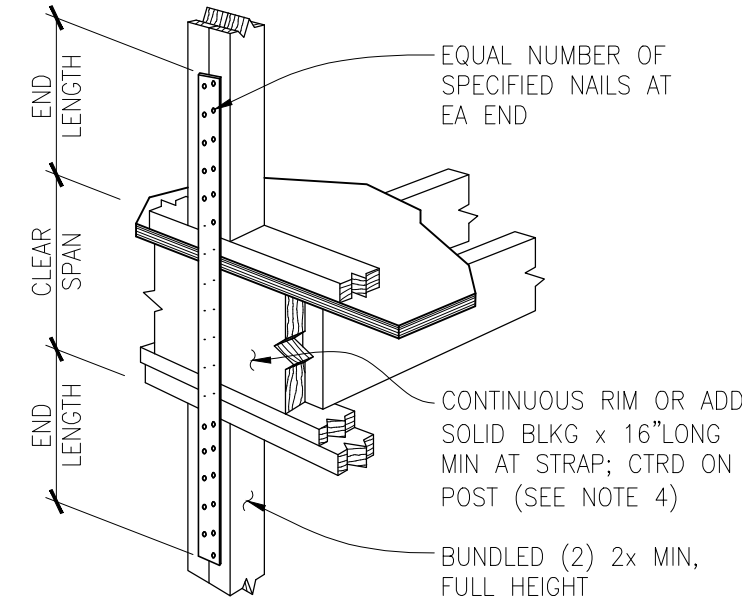
**TYPICAL WOOD-FRAMED SHEAR WALL ELEVATION**

SCALE: NTS

MARK	STRAP	MINIMUM END LENGTH	NAILING REQUIRED AT EACH END LENGTH	NAIL SPACING	ALLOWABLE UPLIFT (LBS)	ALTERNATE	
						STRAP	CLEAR SPAN
A	CMST14	9"	(8) 16d	1 3/4"	1569	CS16	13"
B	CMST14	14"	(13) 16d	1 3/4"	2550	MSTC40	16"
D	CMST14	28"	(29) 16d	1 3/4"	5690	MSTC66	16"
E	CMST14	30"	(33) 16d	1 3/4"	6475	N/A	N/A
F	CMST12	38"	(42) 16d	1 3/4"	9215	N/A	N/A

**NOTES:**

1. FOLLOW ALL SIMPSON STRONG-TIE GUIDELINES NECESSARY TO ACHIEVE FULL ICC DESIGN VALUES.
2. STRAP MAY BE INSTALLED OVER OR UNDERNEATH PLYWOOD.
3. EDGE NAIL PLYWOOD TO STRAPPED POST.
4. WHERE STRAPS OCCUR OVER FLOOR BEAM, SEE 12/S3.4.
5. ADDED BLOCKING MAY BE ELIMINATED WHERE FLOOR FRAMING IS DIRECTLY BETWEEN POSTS.
6. # INDICATES FLOOR-TO-FLOOR STRAP ON PLAN.
7. BASED ON SIMPSON CATALOG 2021-2023.



**FLR-TO-FLR HOLDOWN STRAP SCHEDULE**

SCALE: NTS

MARK	MODEL # <sup>(1)</sup>	ALLOWABLE UPLIFT (LBS)		MIN END STUDS <sup>(2)</sup>	STUD FASTENERS	CONCRETE ANCHOR <sup>(3)</sup>	MIN STRAP END LENGTH
		MID WALL	CORNER END WALL				
M1	MST60	2800		(3) 2x	(21) 0.162" x 2 1/2" NAILS	(3) 1 1/2" x 4" TITEN HD	20"
M2	MST60	3675		(3) 2x	(25) 0.162" x 2 1/2" NAILS	(4) 1 1/2" x 4" TITEN HD	24"
11	HDU11-SDS2.5	9610		(4) 2x (ALT: 6x6)	(30) 1/4" x 2 1/2" SDS	1" ATR [4]	N/A
14	HDU14-SDS2.5	14445		6x6	(36) 1/4" x 2 1/2" SDS	1" ATR [4]	N/A

**NOTES:**

1. HOLDOWNS SPECIFIED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE CO. INC.; ACCEPTABLE EQUIVALENT PRODUCT SUBSTITUTIONS ARE AVAILABLE FROM OTHER MANUFACTURERS WITH EOR APPROVAL. FOLLOW ALL MANUFACTURER GUIDELINES NECESSARY TO ACHIEVE FULL ICC DESIGN VALUES.
2. REFERENCE PLANS FOR ADDITIONAL STUD REQUIREMENTS WHERE OCCURS.
3. HOLDOWN SHALL BE INSTALLED TIGHT TO STUDS WITHOUT FILLERS OR NOTCHING. DO NOT BEND ANCHORS.
4. INSTALL HD ANCHOR INTO CORE DRILLED HOLE W/ PLATE WASHER & HEAVY HEX NUT PER 11/S3.0. 16" EMBED MIN.
5. # INDICATES HOLDOWN ON PLAN, TYP.
6. M# INDICATES HOLDOWN STRAP ON PLAN, TYP.

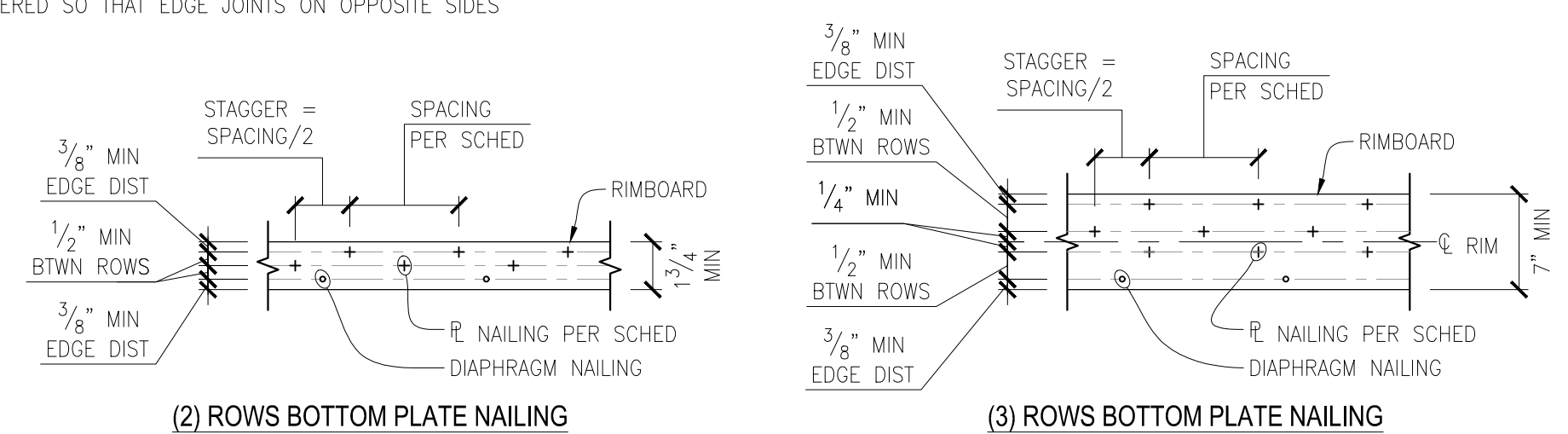
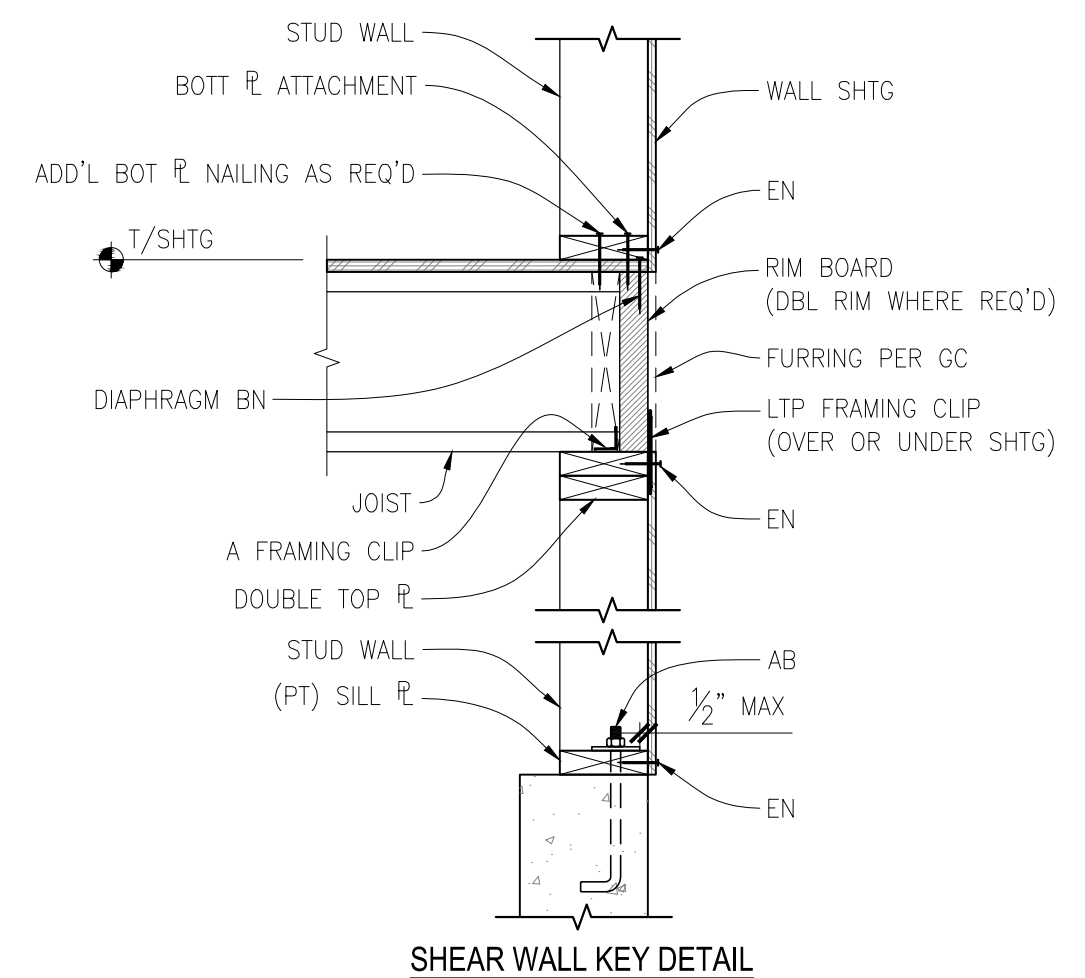
**HOLDOWN SCHEDULE (8" MIN STEM WALL)**

SCALE: NTS

SW TYPE	WALL SHEATHING APA RATED	EDGE NAILING	BOTTOM PLATE ATTACHMENT	FRAMING CLIP TO WALL BELOW	MINIMUM RIM BOARD THICKNESS	FRAMING AT PANEL EDGES	BLOCKING AT ALL PANEL EDGES	ANCHOR BOLT TO CONCRETE FOUNDATION	SILL PLATE AT FOUNDATION	ALLOWABLE SHEAR WALL CAPACITY (PLF)	
										SEISMIC	WIND
SINGLE-SIDED	SW-6	1 5/8" (10,11,12)	10d @ 6"OC	16d SINKER @ 4"OC	LTP5 @ 14"OC	1 1/4"	2x	2x	5/8" @ 40"OC 5/8" @ 50"OC	P.T. 2x P.T. 3x	288 404
	SW-4	1 5/8"	10d @ 4"OC	(2) ROWS 16d SINKER @ 6"OC, STAGGERED	LTP5 @ 8"OC	1 3/4"	2x	2x	5/8" @ 26"OC 5/8" @ 34"OC	P.T. 2x P.T. 3x	427 599
	SW-3	1 5/8"	10d @ 3"OC STAGGERED	(2) ROWS 16d SINKER @ 5"OC, STAGGERED	LTP5 @ 6"OC	1 3/4"	3x	3x OR-FLAT 2x	5/8" @ 20"OC 5/8" @ 26"OC	P.T. 2x P.T. 3x	558 781
DOUBLE-SIDED	2SW-4	1 5/8" BOTH SIDES	10d @ 4"OC (14)	(3) ROWS 16d SINKER @ 4"OC, STAGGERED	LTP5 @ 8"OC & A35 @ 8"OC	3 1/2"	3x	3x	5/8" @ 16"OC	P.T. 3x	855 1199
	2SW-3	1 5/8" BOTH SIDES	10d @ 3"OC (15)	(3) ROWS 16d SINKER @ 4"OC, STAGGERED	LTP5 @ 8"OC & A35 @ 8"OC	3 1/2"	3x	3x	5/8" @ 12"OC	P.T. 3x	1116 1468
	2SW-2 (14)	1 5/8" BOTH SIDES	10d @ 2"OC (15)	(3) ROWS 16d SINKER @ 4"OC, STAGGERED	LTP5 @ 8"OC & A35 @ 8"OC	3 1/2"	3x	3x	5/8" @ 12"OC	P.T. 3x	1432 1468

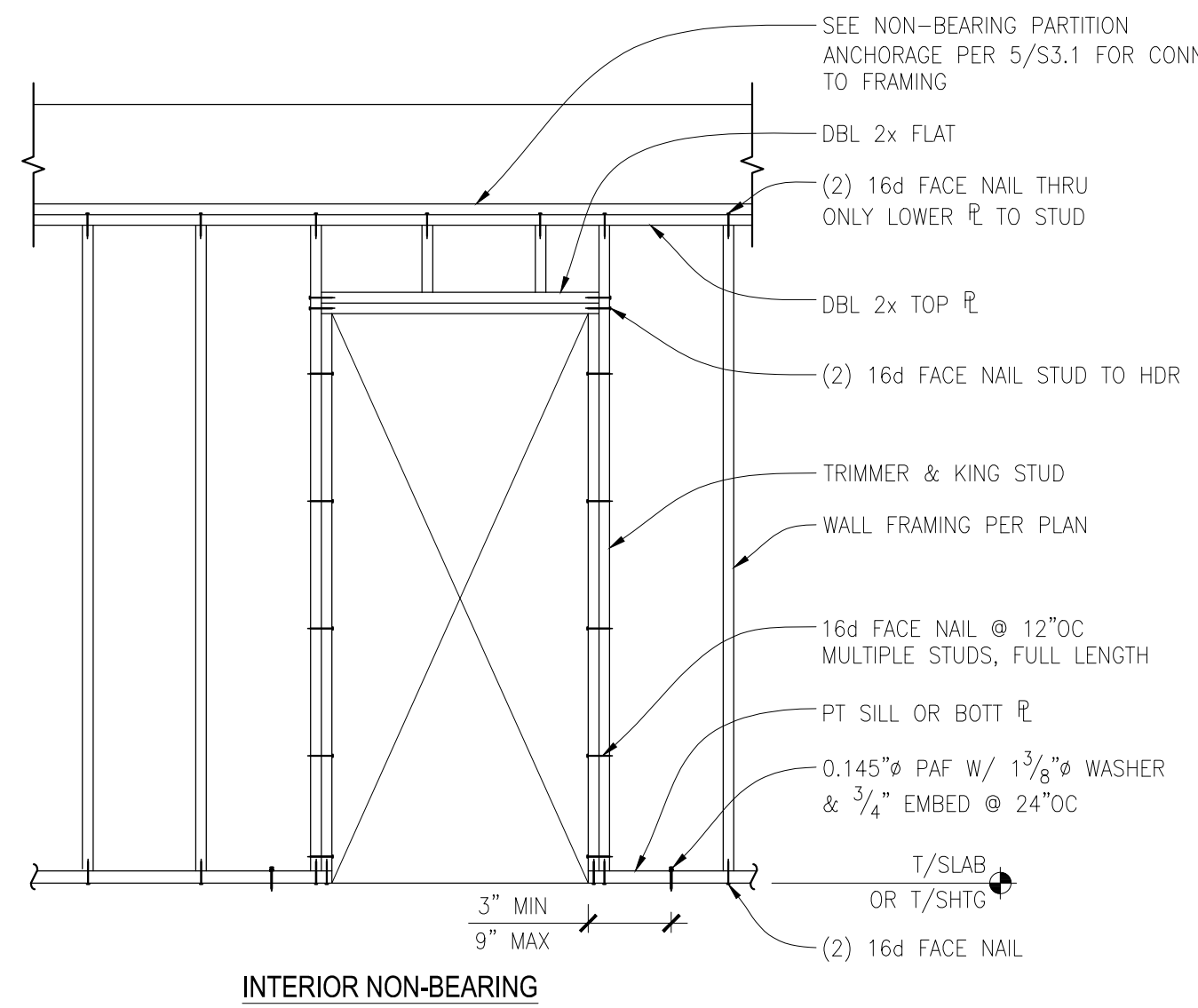
**NOTES:**

1. ALL NAILS ARE COMMON, UNO. REFERENCE GENERAL STRUCTURAL NOTES FOR NAIL DIAMETER AND LENGTH.
2. REFERENCE SHEAR WALL KEY DETAIL FOR DESCRIPTION OF TERMS.
3. PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF SHEAR WALLS ARE TYPICALLY AT WINDOWS, DOORWAYS OR AS SHOWN ON PLAN.
4. EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING IS REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. REFERENCE HOLDOWN SCHEDULE & DETAILS FOR ADDITIONAL INFORMATION.
5. INTERMEDIATE FRAMING TO BE 2x MINIMUM MEMBERS UNO IN SCHEDULE. ATTACH SHEATHING TO INTERMEDIATE FRAMING WITH FIELD NAILING AT 12"OC WHERE STUDS ARE SPACED AT 16"OC AND FIELD NAILING AT 6"OC WHERE STUDS ARE SPACED AT 24"OC.
6. SIMPSON STRONG-TIE "A35" MAY BE USED IN LIEU OF "LTP5". "LTP5" CLIPS SHALL BE ORIENTED LENGTHWISE (HORIZONTAL) AT PLATE TO RIM. USE 0.131" x 1 1/2" NAILS WHERE CLIPS ARE ATTACHED DIRECTLY TO FRAMING. USE 0.131" x 2 1/2" WHERE CLIPS ARE INSTALLED OVER SHEATHING.
7. (2) 2x STUDS NAILED TOGETHER MAY BE USED IN PLACE OF SINGLE 3x STUD. DOUBLE 2x STUDS SHALL BE SECURED TOGETHER WITH FASTENERS OF THE SAME DIAMETER AND SPACING AS THE BOTTOM PLATE ATTACHMENT PER SCHEDULE.
8. ANCHOR BOLTS SHALL BE PROVIDED WITH HOT-DIPPED GALVANIZED STEEL PLATE WASHERS PER 2/S3.1. EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE. PROVIDE AN ANCHOR BOLT AT EACH END OF EACH PLATE AND SHALL BE AT LEAST 7 TIMES THE ANCHOR BOLT DIAMETER FROM THE ENDS OF THE PLATE, BUT NOT MORE THAN 1/2 THE TABULATED ANCHOR BOLT SPACING OR 12", WHICHEVER IS LESS. SEE ANCHOR BOLT DETAIL FOR PLATE WASHER REQUIREMENTS. [ALT: 5/8" x 8" TITEN HD ANCHOR SCREWS MAY BE USED IN LIEU OF ANCHOR BOLTS AT EXISTING CONCRETE, WITH PLATE WASHER & SPACING REQUIREMENTS PER SCHEDULE.]
9. PROVIDE HOT-DIPPED GALVANIZED NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) AT ALL PRESSURE TREATED LUMBER. REFERENCE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
10. PANELS MAY BE INSTALLED HORIZONTALLY IF STUDS ARE SPACED AT 16"OC MAX.
11. THE TOP EDGE OF THE WOOD STRUCTURAL PANEL SHALL BE ATTACHED TO THE UPPER TOP PLATE WITH EDGE NAILING. ROOF OR UPPER LEVEL UPLIFT CONNECTORS SHALL BE ON THE SAME SIDE OF THE WALL AS THE SHEATHING.
12. THE BOTTOM EDGE OF THE WOOD STRUCTURAL PANEL SHALL EXTEND TO AND BE ATTACHED TO THE BOTTOM OR SILL PLATE WITH EDGE NAILING.
13. REFERENCE DETAIL BELOW FOR STAGGERED NAIL AND SCREW SPACING AT RIM BOARDS.
14. WALL TYPE ACCEPTABLE WITH TRUS/JOIST AND BOISE CASCADE RIM JOIST AND BLOCKING.
15. WHERE SHEATHING IS APPLIED ON BOTH SIDES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6"OC ON EITHER SIDE, THE WIDTH OF THE NAILED FACE OF THE FRAMING MEMBER SHALL BE 3x OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED. ALTERNATIVELY, PANELS SHALL BE STAGGERED SO THAT EDGE JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUD.

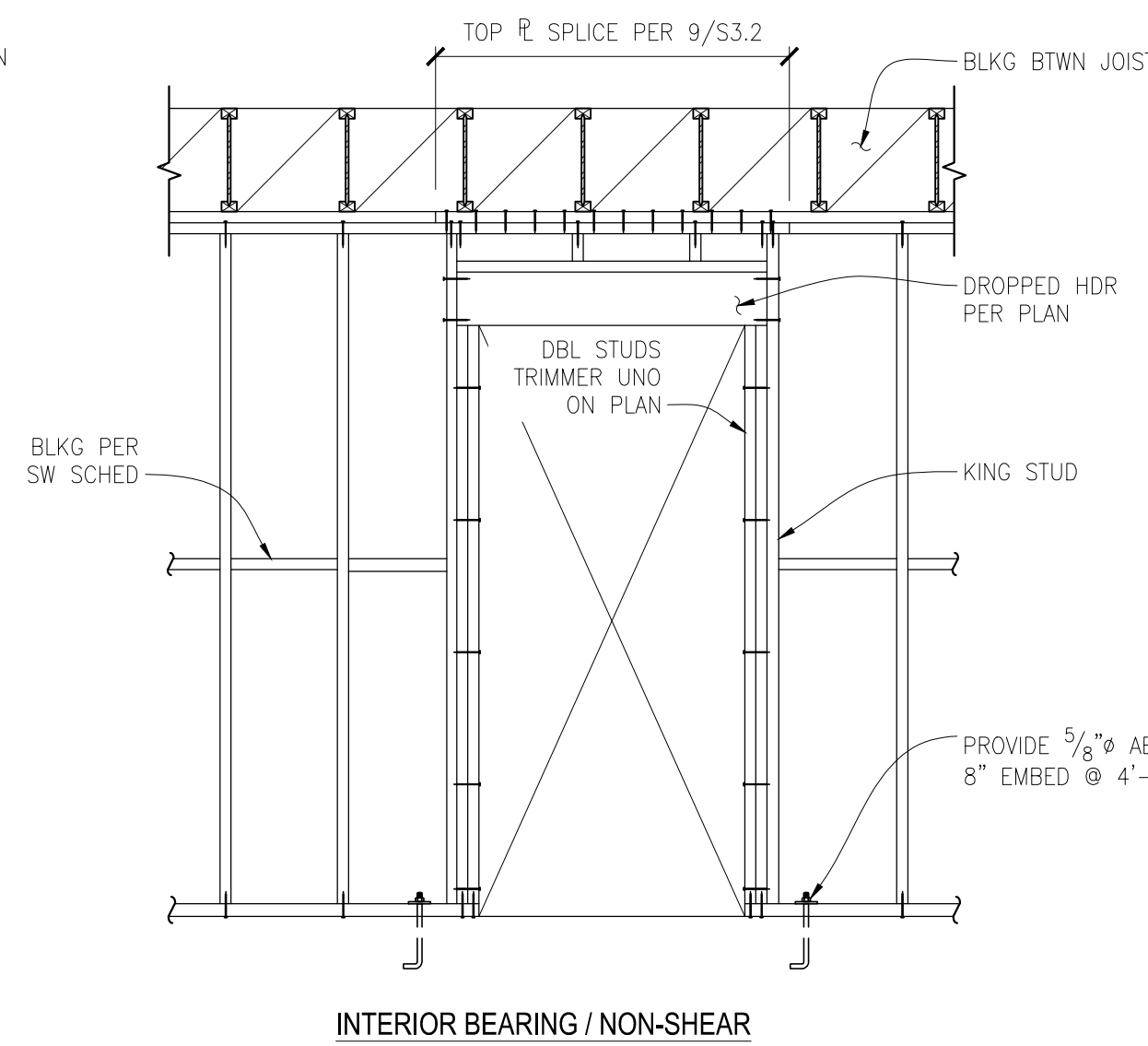


**NOTES:**

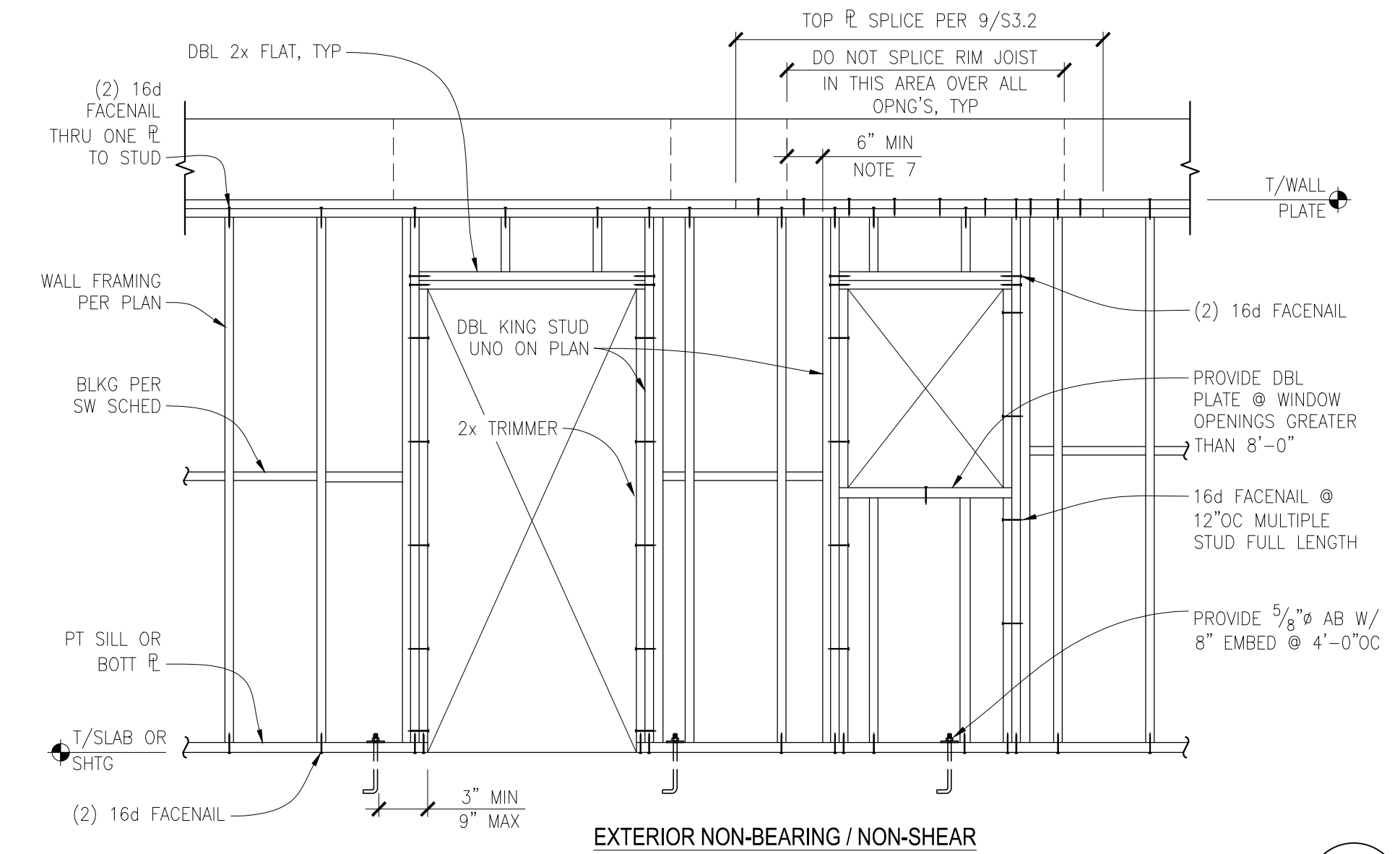
- HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER TYPICAL DETAILS.
- REFERENCE SHEAR WALL NAILING DETAIL FOR ADDITIONAL INFORMATION.
- REFERENCE SHEAR WALL SCHEDULE FOR CONNECTION AT TOP AND BOTTOM OF WALL.
- COORDINATE KING AND TRIM STUDS WITH HOLDOWN STUDS.
- ACCEPTABLE TO USE THREADED ANCHOR IN LIEU OF CAST-IN-PLACE ANCHOR BOLT.
- RIM JOIST IS HEADER AT EXTERIOR AND CORRIDOR WALLS. DO NOT SPLICE OVER OPENINGS.
- IF 6" OVERHANG NOT AVAILABLE, HANG RIM FROM INTERSECTING BEAM W/ SIMPSON HUC HANGER x SIZE OF RIM.
- SILL PLATES TO BE PRESERVATIVE/PRESSURE TREATED WHERE IN CONTACT WITH CONCRETE EXPOSED TO WEATHER.
- REFERENCE 4/S3.1 FOR SILL PLATE CONNECTION AT PLYWOOD SHEATHING.
- NAILING NOT SHOWN SHALL BE AS INDICATED IN TABLE 2304.10.1 OF THE IBC.



INTERIOR NON-BEARING



INTERIOR BEARING / NON-SHEAR



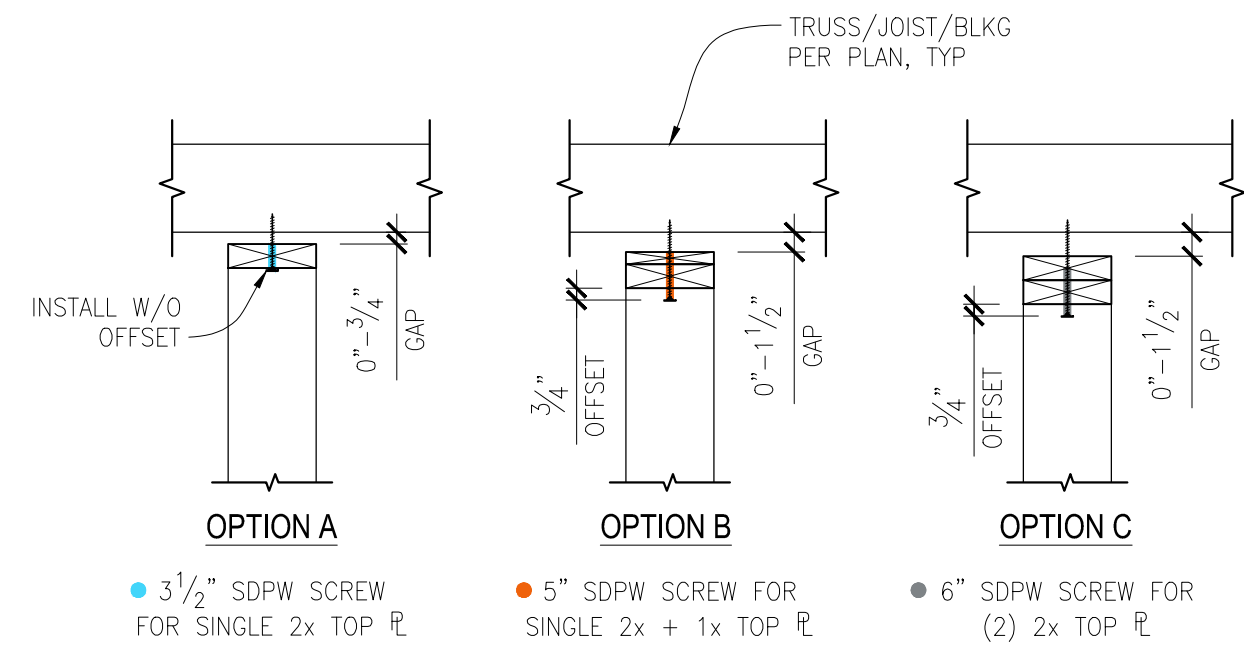
EXTERIOR NON-BEARING / NON-SHEAR

**TYPICAL WALL FRAMING DETAILS & NOTES**

SCALE: NTS

1290N 1291N 1292N 1293N

4



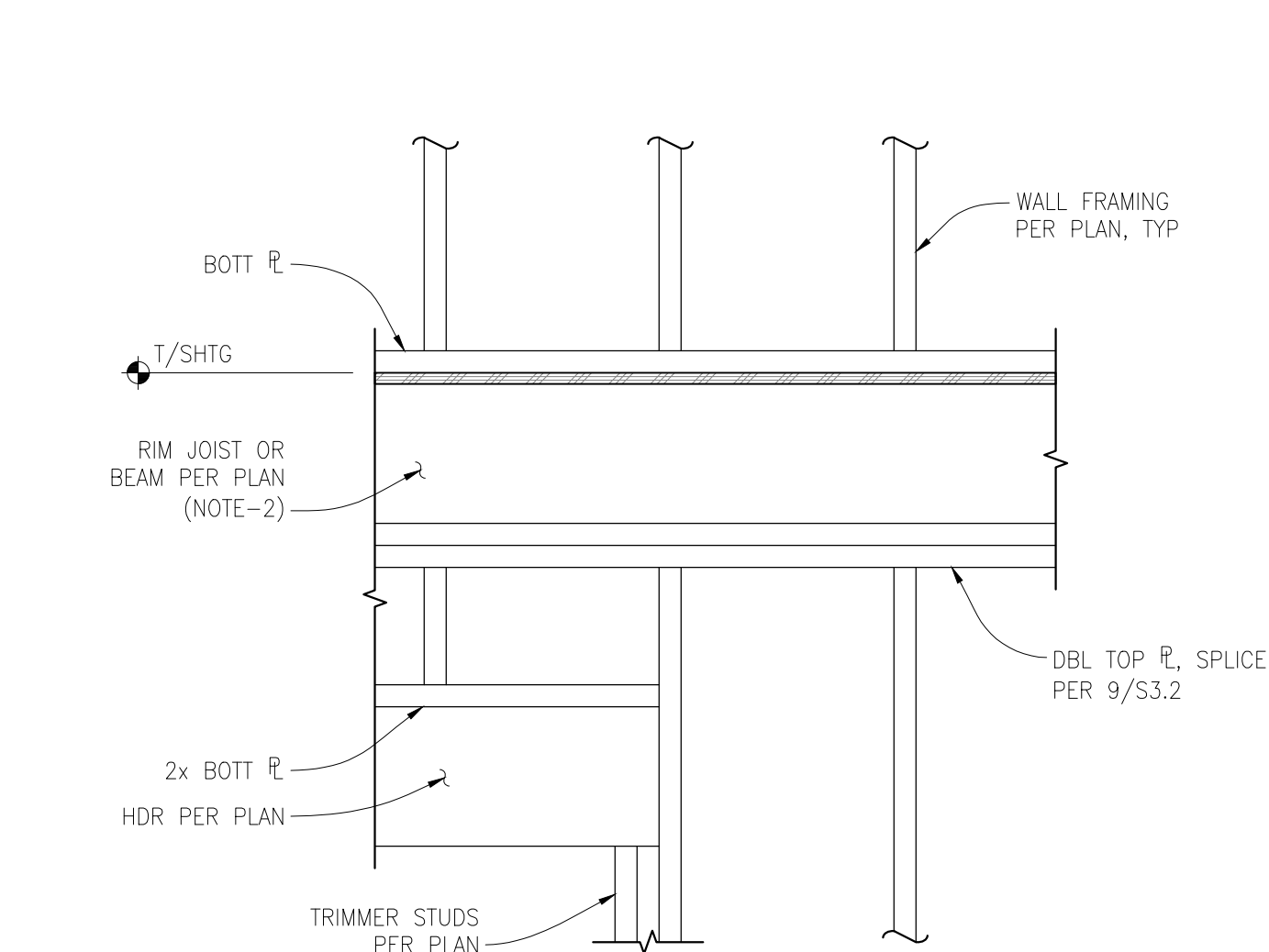
**NOTES:**

- FLOAT THE CEILING DRYWALL END AS PER STANDARD INDUSTRY STANDARDS.
- INSTALL SIMPSON SDPW SCREWS W/ OFFSET DRIVER BIT WITH 3/4" OFFSET TO ALLOW FOR VERTICAL MOVEMENTS UP AND DOWN.

**TYPICAL INTERIOR NON-BEARING WALL TOP PLATE ANCHORAGE**

SCALE: NTS

6651x 5



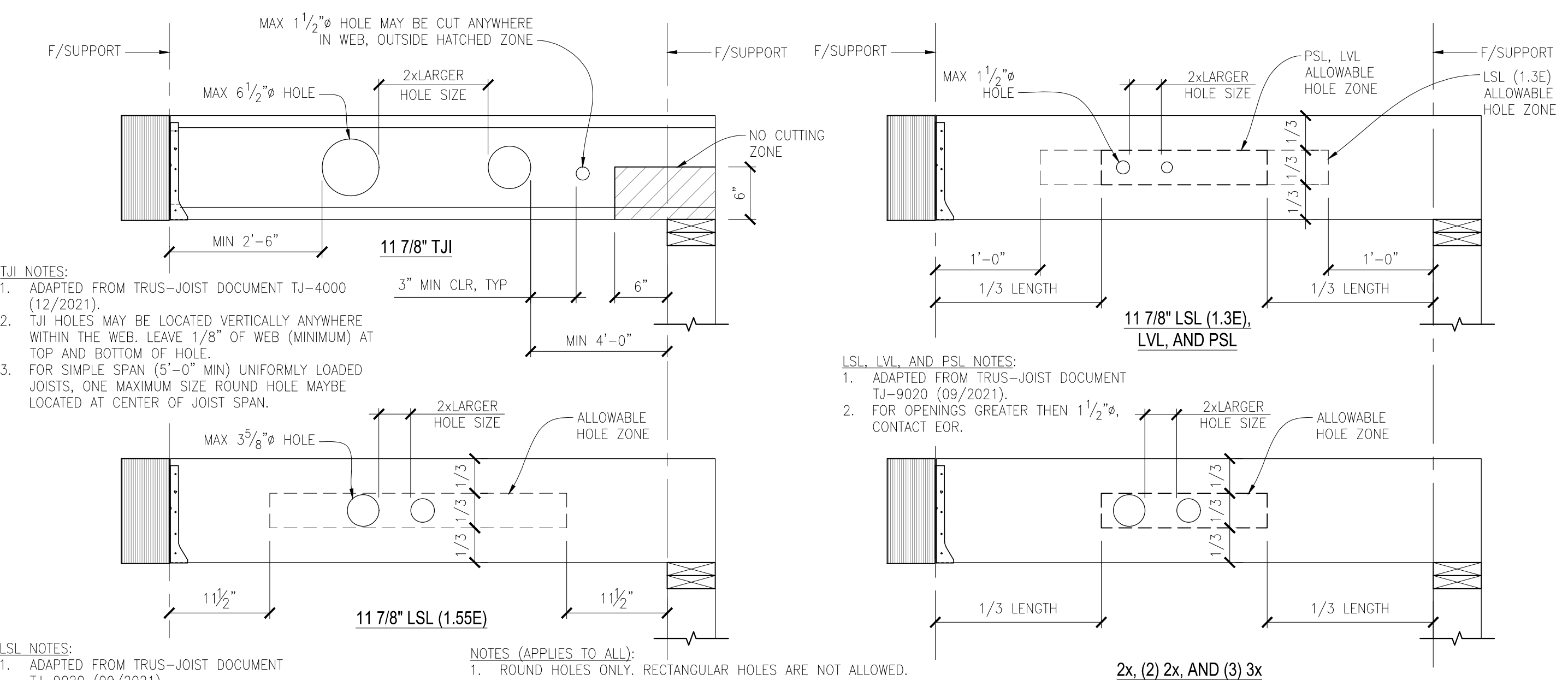
**NOTES:**

- WALL SHEATHING NOT SHOWN FOR CLARITY.
- SIM AT ROOF.

**TYPICAL HEADER FRAMING (DROPPED)**

SCALE: NTS

6601x 6



**TJI NOTES:**

- ADAPTED FROM TRUS-JOIST DOCUMENT TJ-4000 (12/2021).
- TJI HOLES MAY BE LOCATED VERTICALLY ANYWHERE WITHIN THE WEB, LEAVE 1/8" OF WEB (MINIMUM) AT TOP AND BOTTOM OF HOLE.
- FOR SIMPLE SPAN (5'-0" MIN) UNIFORMLY LOADED JOISTS, ONE MAXIMUM SIZE ROUND HOLE MAYBE LOCATED AT CENTER OF JOIST SPAN.

**LSL NOTES:**

- ADAPTED FROM TRUS-JOIST DOCUMENT TJ-9020 (09/2021).

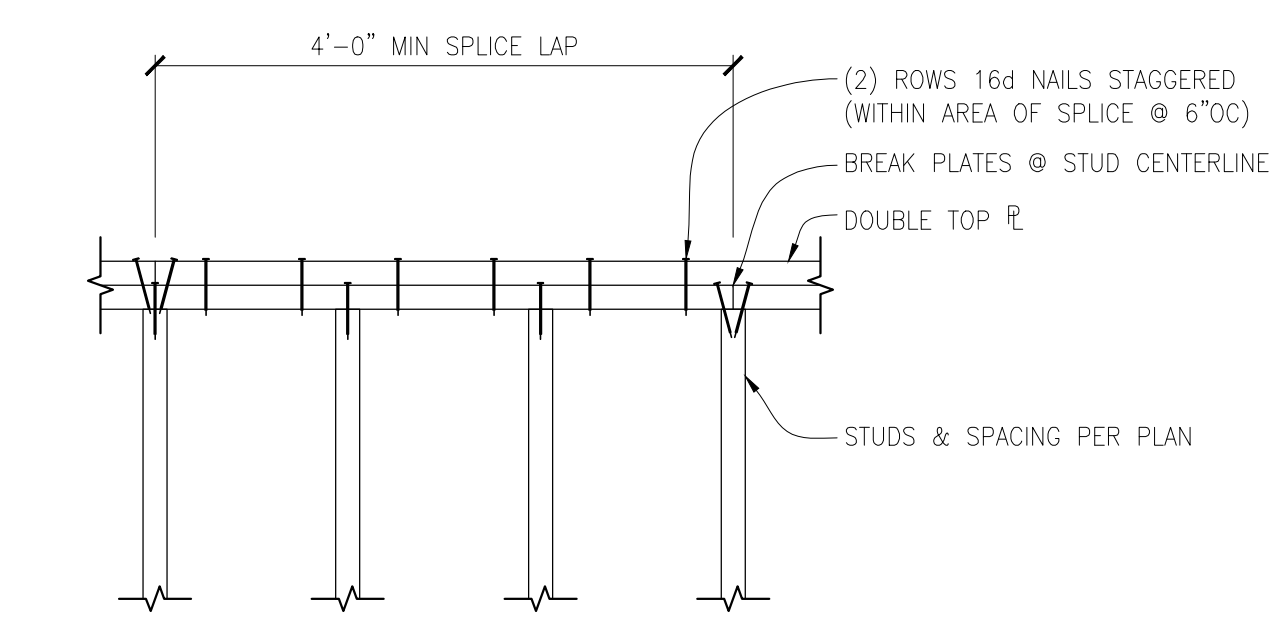
**NOTES (APPLIES TO ALL):**

- ROUND HOLES ONLY. RECTANGULAR HOLES ARE NOT ALLOWED.
- NO HOLES IN CANTILEVERS.
- NO HOLES IN HEADERS.
- OTHER HOLES NOT DESCRIBED ABOVE SHALL BE SUBJECT TO REVIEW BY EOR PRIOR TO DRILLING.
- ALLOWABLE HOLES BASED ON UNIFORM LOADS ONLY. FOR ANY OTHER LOADING, CONTACT EOR.
- NO HOLES IN HEADERS/BEAMS IN PLANK ORIENTATION.
- DO NOT NOTCH MEMBERS.

**ALLOWABLE HOLES IN WOOD JOISTS & BEAMS (11 7/8") - TRUS JOIST**

SCALE: NTS

1313x 3



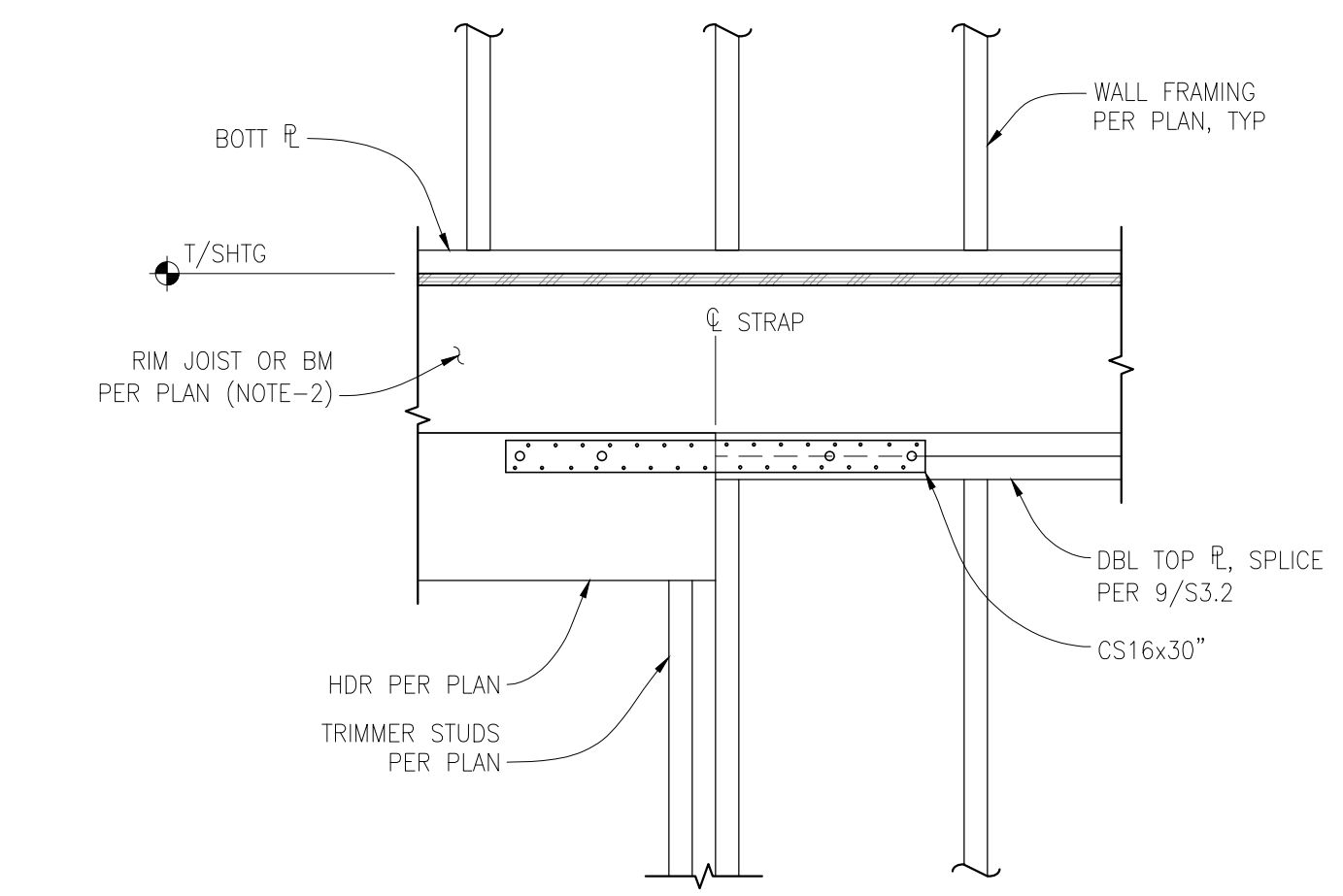
**NOTE:**

FLOOR/ROOF JOISTS NOT SHOWN FOR CLARITY.

**TYPICAL TOP PLATE SPLICE DETAIL**

SCALE: NTS

1701x 9



**NOTES:**

- WALL SHEATHING NOT SHOWN FOR CLARITY.
- SIM AT ROOF.

**TYPICAL HEADER FRAMING (FLUSH)**

SCALE: NTS

6602x 10

EXTERIOR/BEARING/SHEAR WALL STUDS			EXTERIOR/BEARING/SHEAR WALL STUDS		
STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN STUD DEPTH REMAINING	STUD SIZE	MAX DIAMETER OF HOLE	MIN DEPTH REMAINING AFTER BORING
2x4	7/8"	2 5/8"	2x4	1 3/8"	5/8" EA SIDE OF HOLE
2x6	1 3/8"	4 1/8"	2x6	2 1/8"	5/8" EA SIDE OF HOLE

NON-BEARING WALL STUDS			NON-BEARING WALL STUDS		
STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN STUD DEPTH REMAINING	STUD SIZE	MAX DIAMETER OF HOLE	MIN DEPTH REMAINING AFTER BORING
2x4	1 3/8"	2 1/8"	2x4	2"	5/8" EA SIDE OF HOLE
2x6	2 1/8"	3 3/8"	2x6	3 1/4"	5/8" EA SIDE OF HOLE

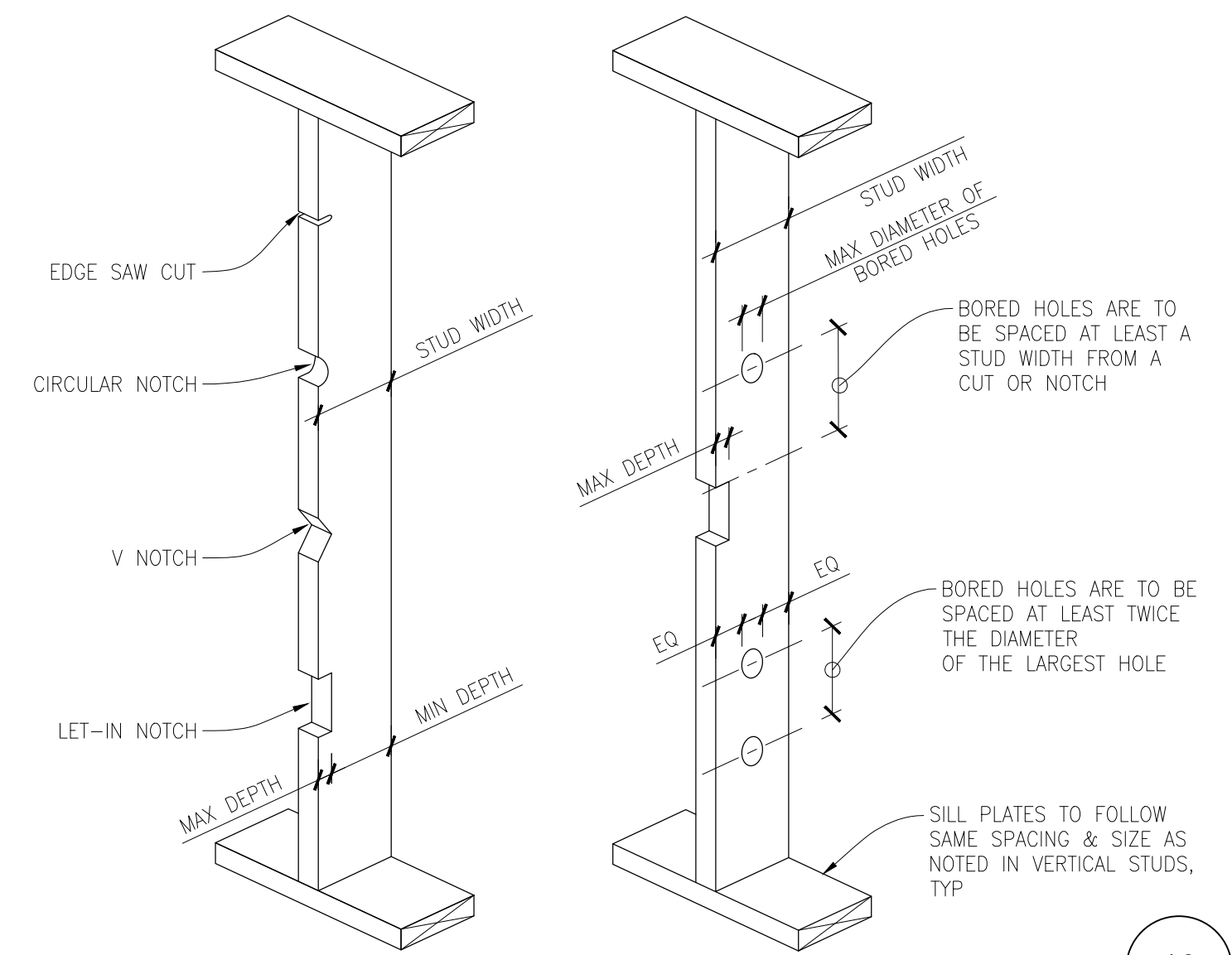
**CUTTING AND NOTCHING WOOD STUDS**

**NOTES:**

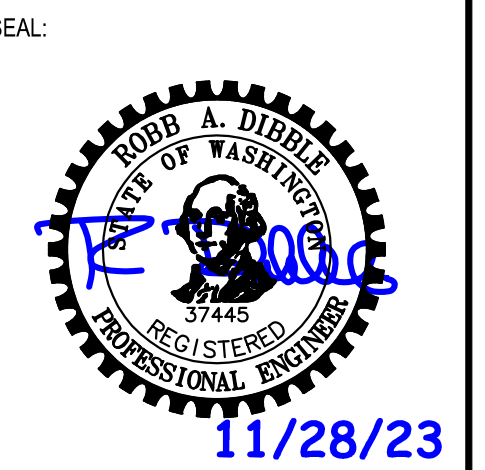
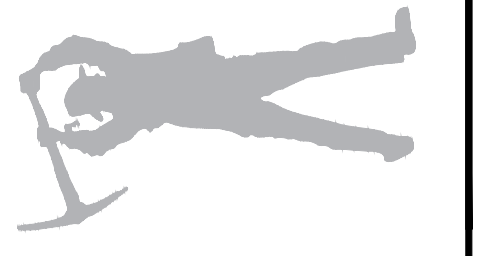
- NO CUTTING, NOTCHING OR BORING IS ALLOWED IN SHEAR WALL HOLDOWN COMPRESSION STUDS OR PLATES.
- BORINGS SHALL NOT BE MADE AT THE SAME SECTION WHERE A CUT OR NOTCH HAS BEEN MADE.
- DO NOT NOTCH OR BORE MORE THAN THREE ADJACENT STUDS WITHOUT REVIEW AND APPROVAL BY EOR.

**TYPICAL HOLES & NOTCHES IN WOOD STUDS**

SCALE: NTS



1312x 12



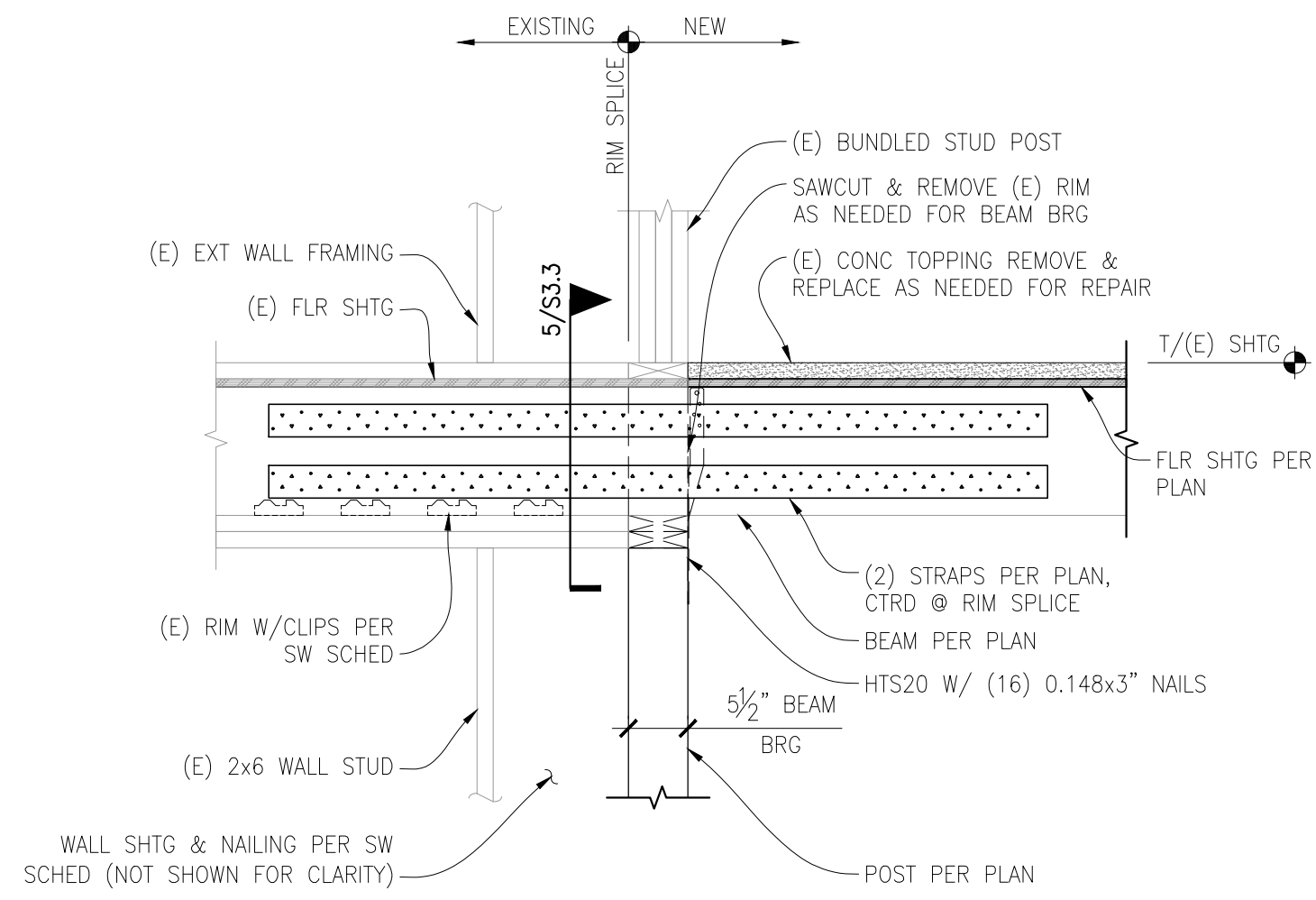
PROJECT #:	23-183
DRAWN BY:	TLT
DESIGNED BY:	RAD
DATE:	DESCRIPTION
09.14.2023	PROGRESS
11.28.2023	PERMIT

JURISDICTIONAL STAMP:

SHEET TITLE:  
**STRUCTURAL SECTIONS & DETAILS**

SHEET NUMBER:

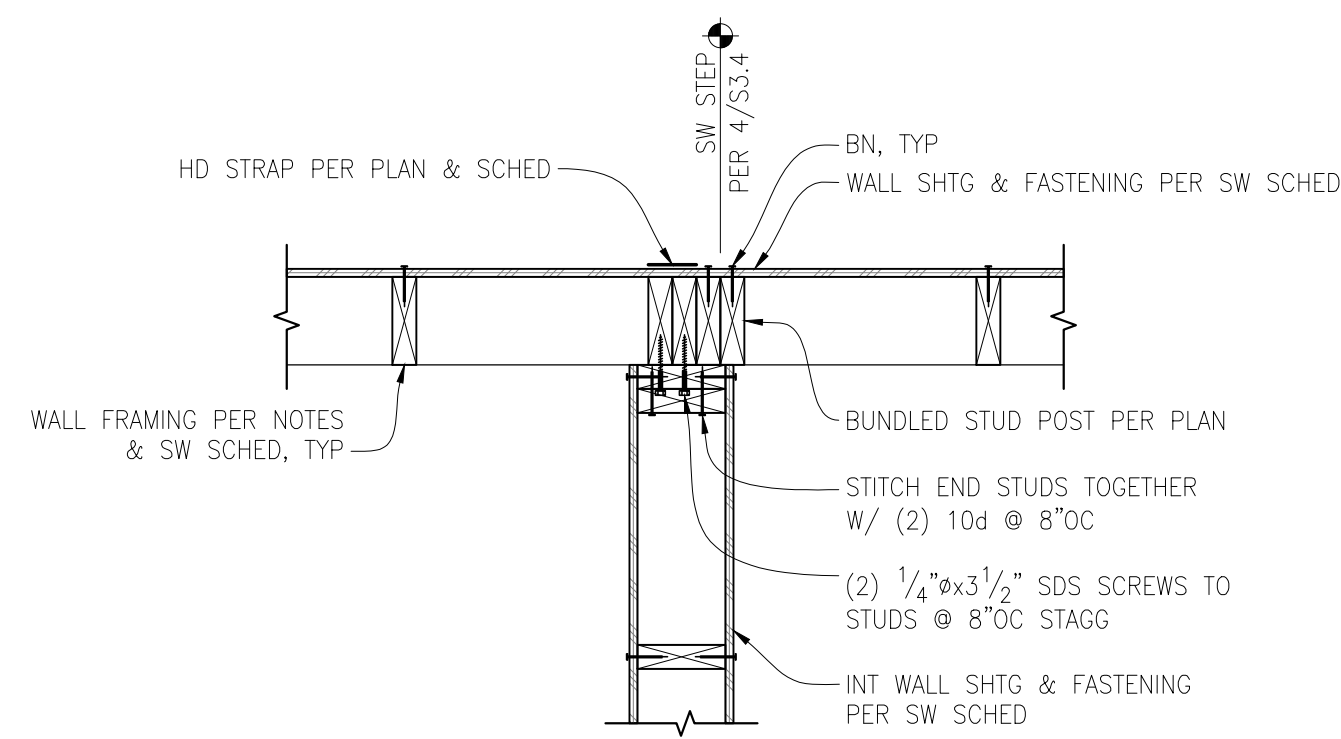
**S 3.2**



NEW TO EXISTING COLLECTOR SPLICE

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

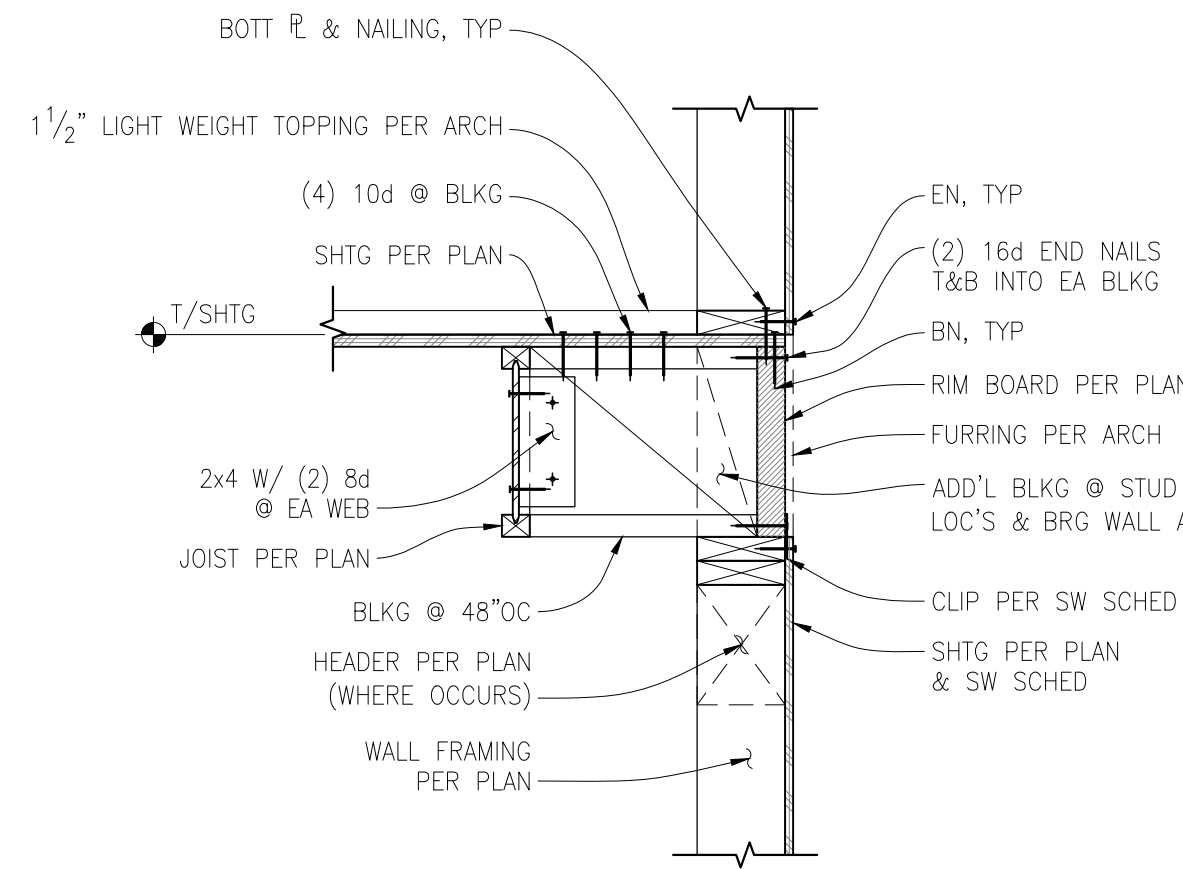
1



INTERIOR SW TO PERPENDICULAR EXTERIOR SW - PLAN

SCALE: NTS

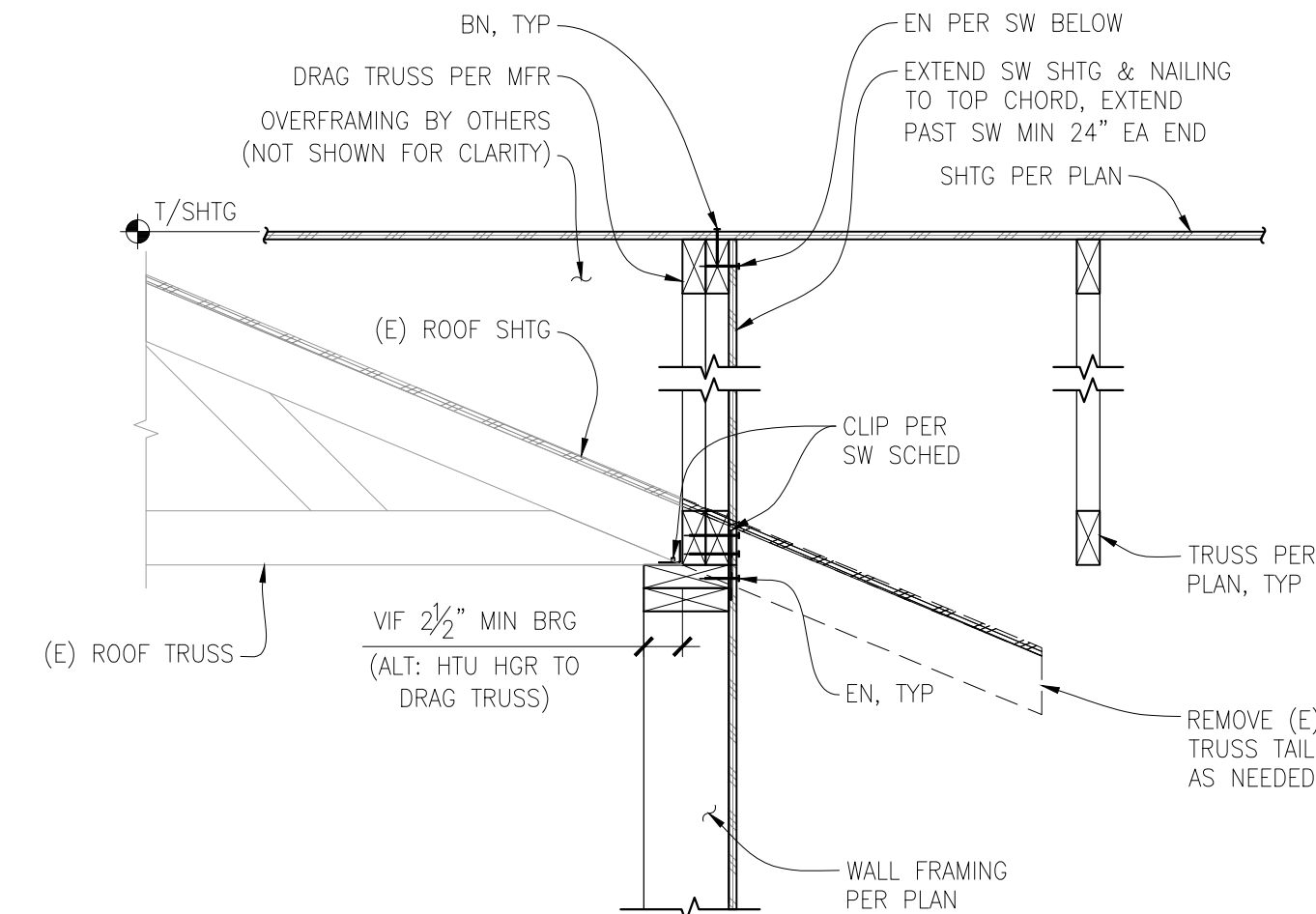
2



EXTERIOR SHEAR WALL - JOISTS PARALLEL

SCALE: NTS

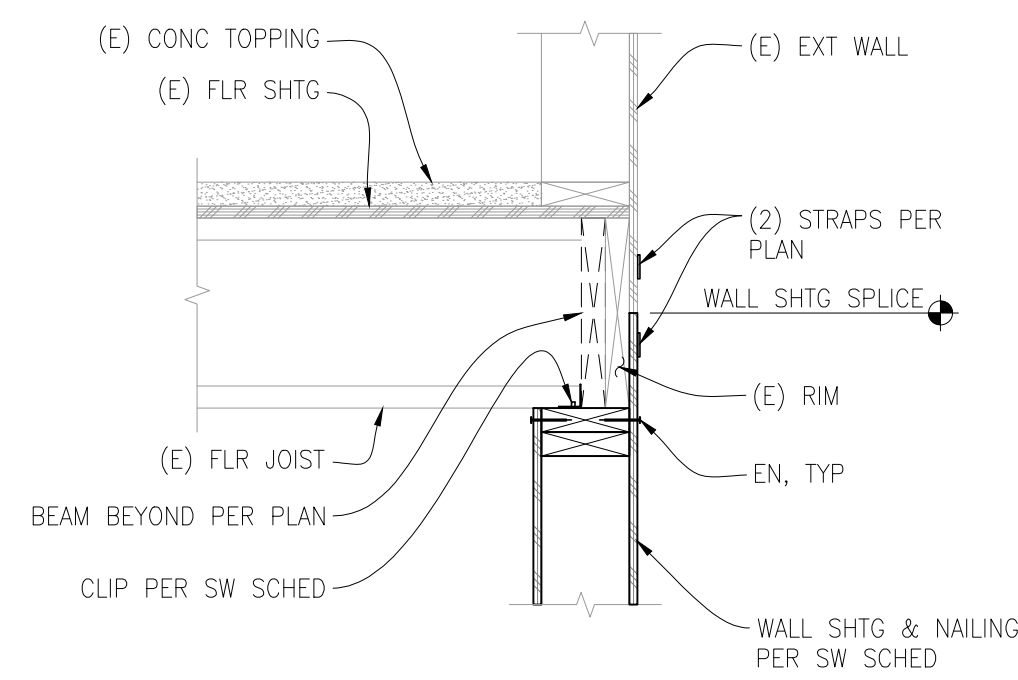
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INTERIOR SHEAR WALL PARALLEL TO ROOF TRUSS

SCALE: NTS

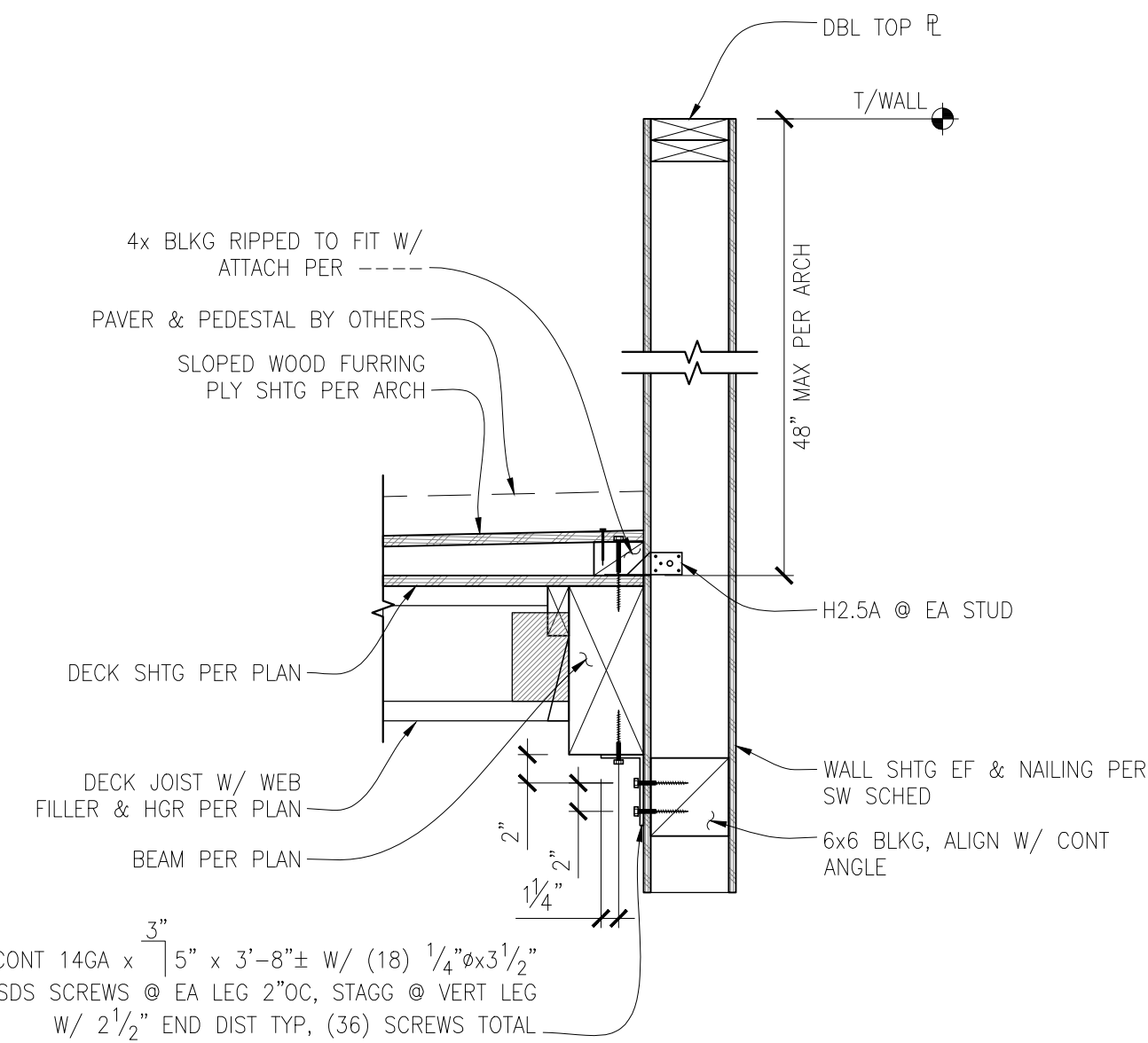
4



EXISTING FLOOR TO RETROFIT SHEAR WALL

SCALE: 1" = 1'-0"

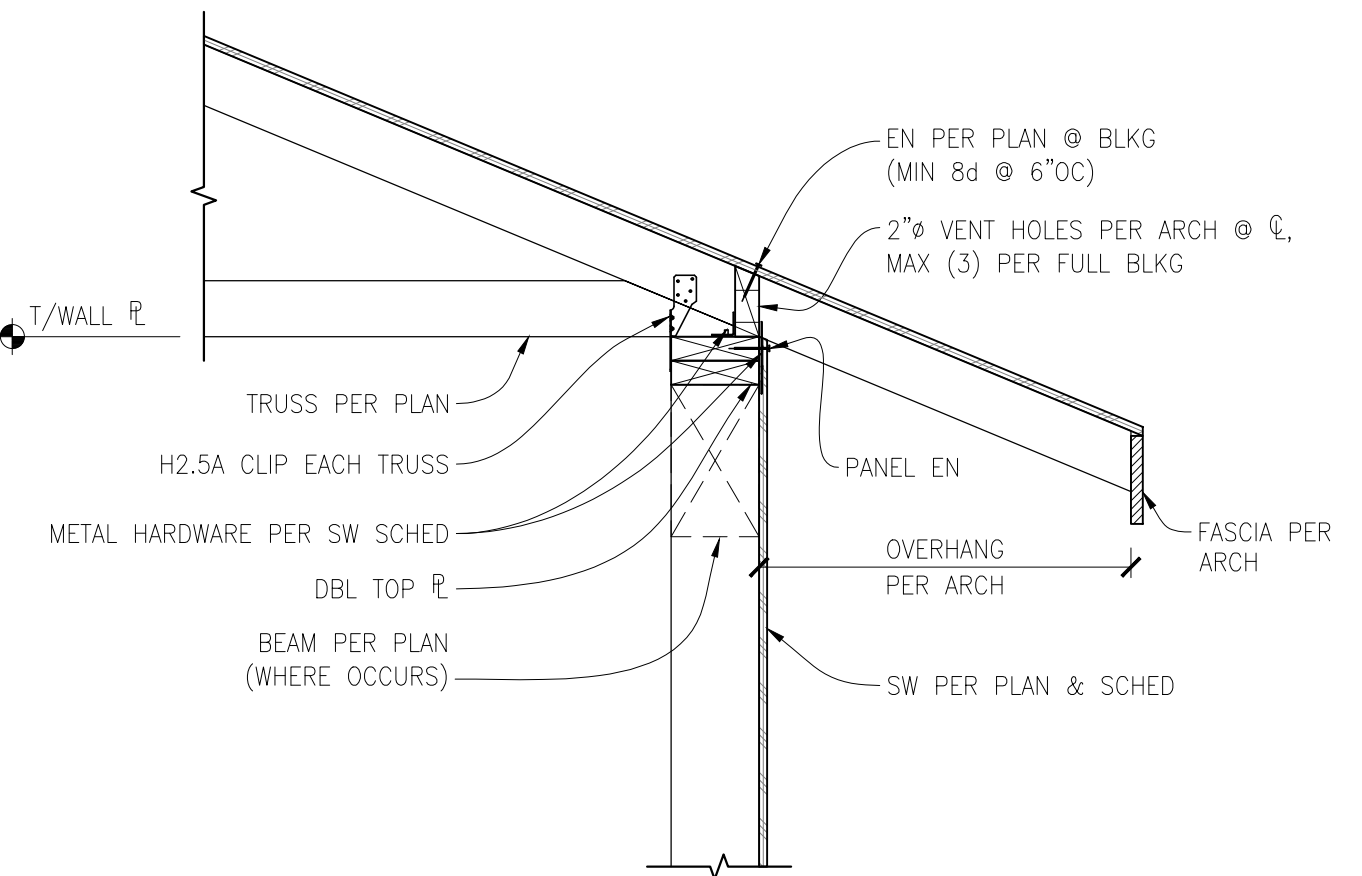
5



SHEAR WALL AT DECK EDGE

SCALE: 1" = 1'-0"

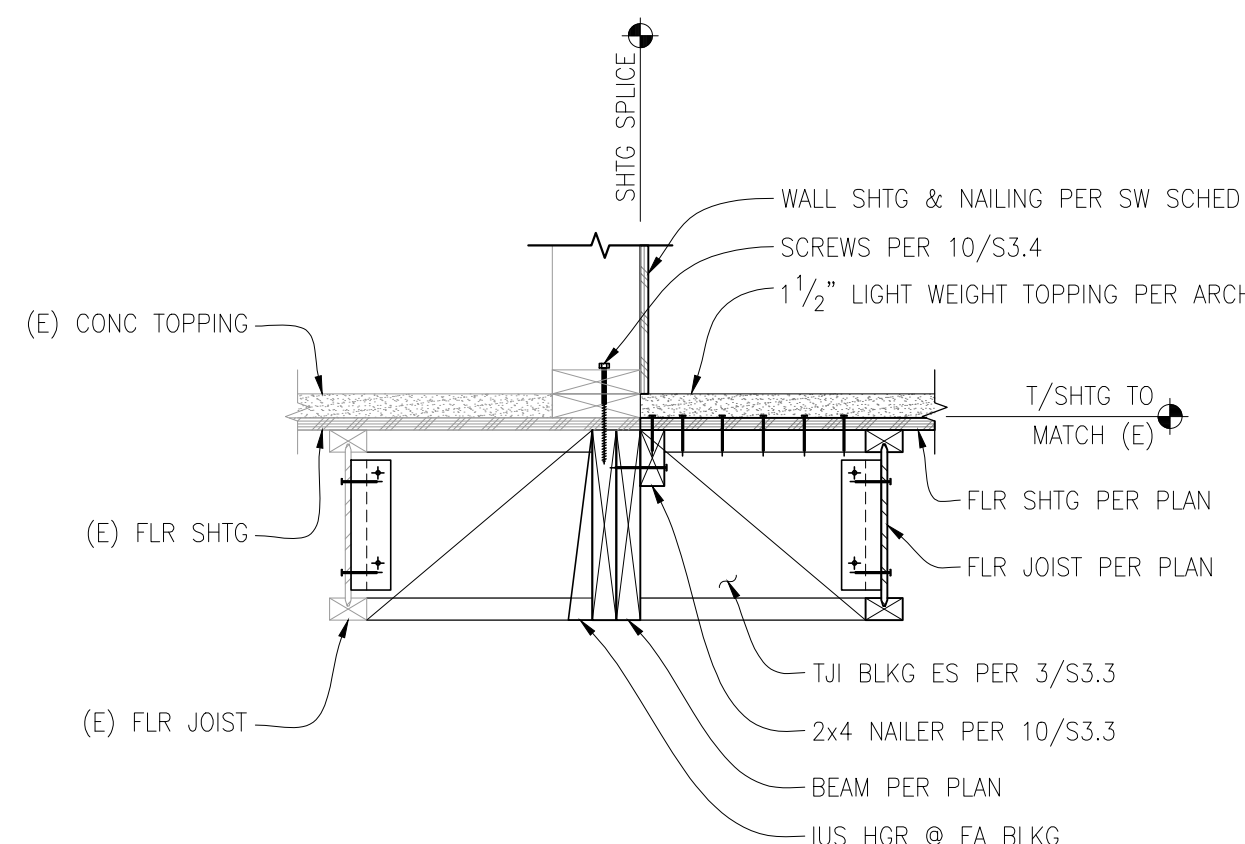
6



EXTERIOR SHEAR WALL PERPENDICULAR TO ROOF TRUSS

SCALE: NTS

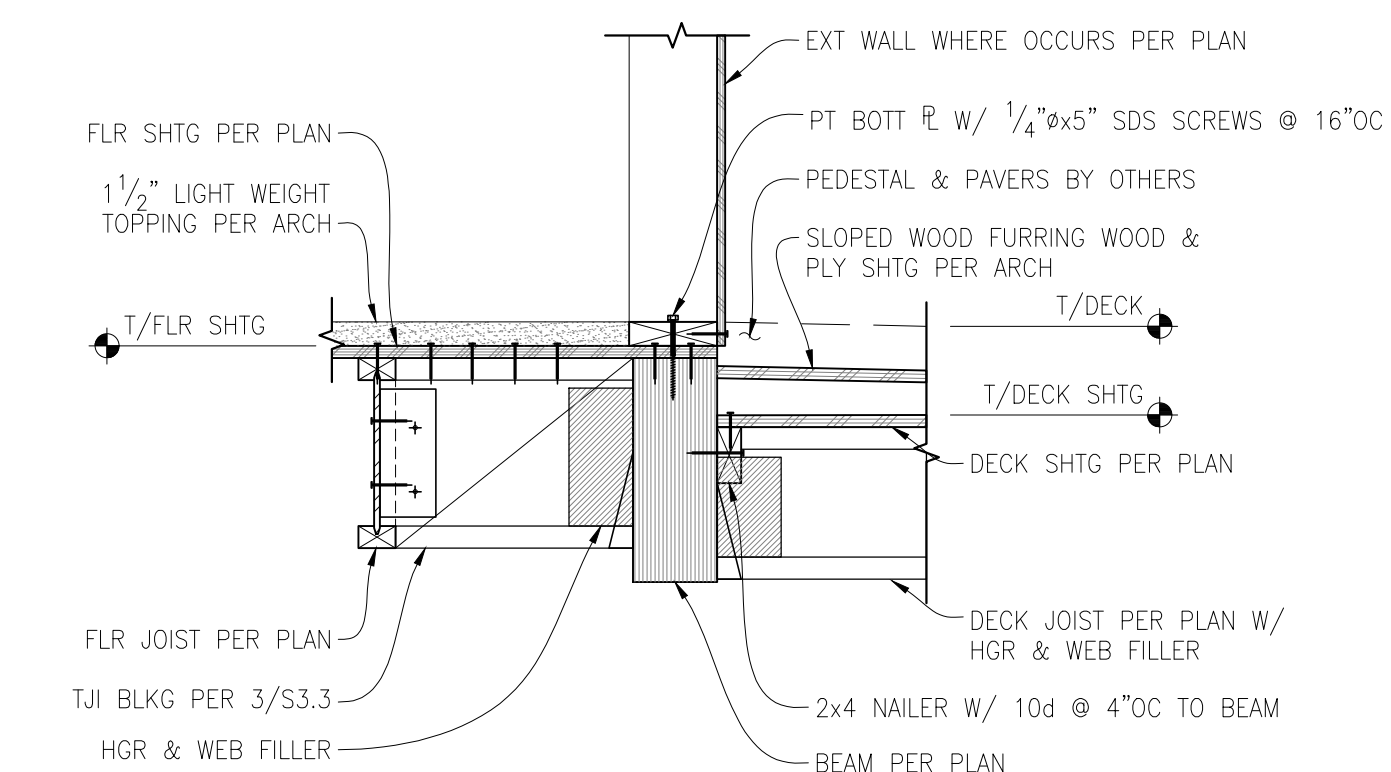
8



NEW TO EXISTING FLOOR SECTION

SCALE: 1" = 1'-0"

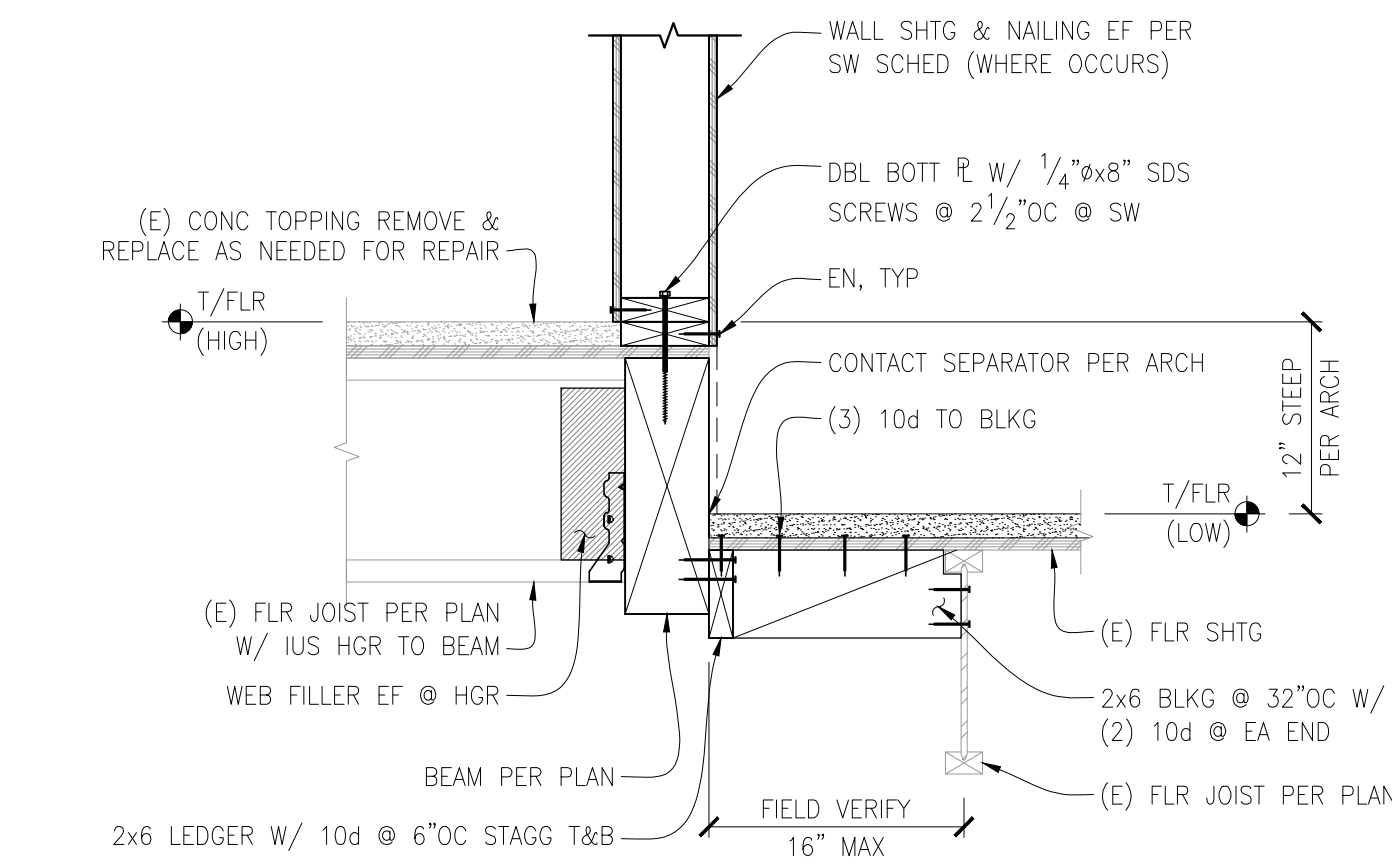
9



FLOOR TO DECK TRANSITION

SCALE: 1" = 1'-0"

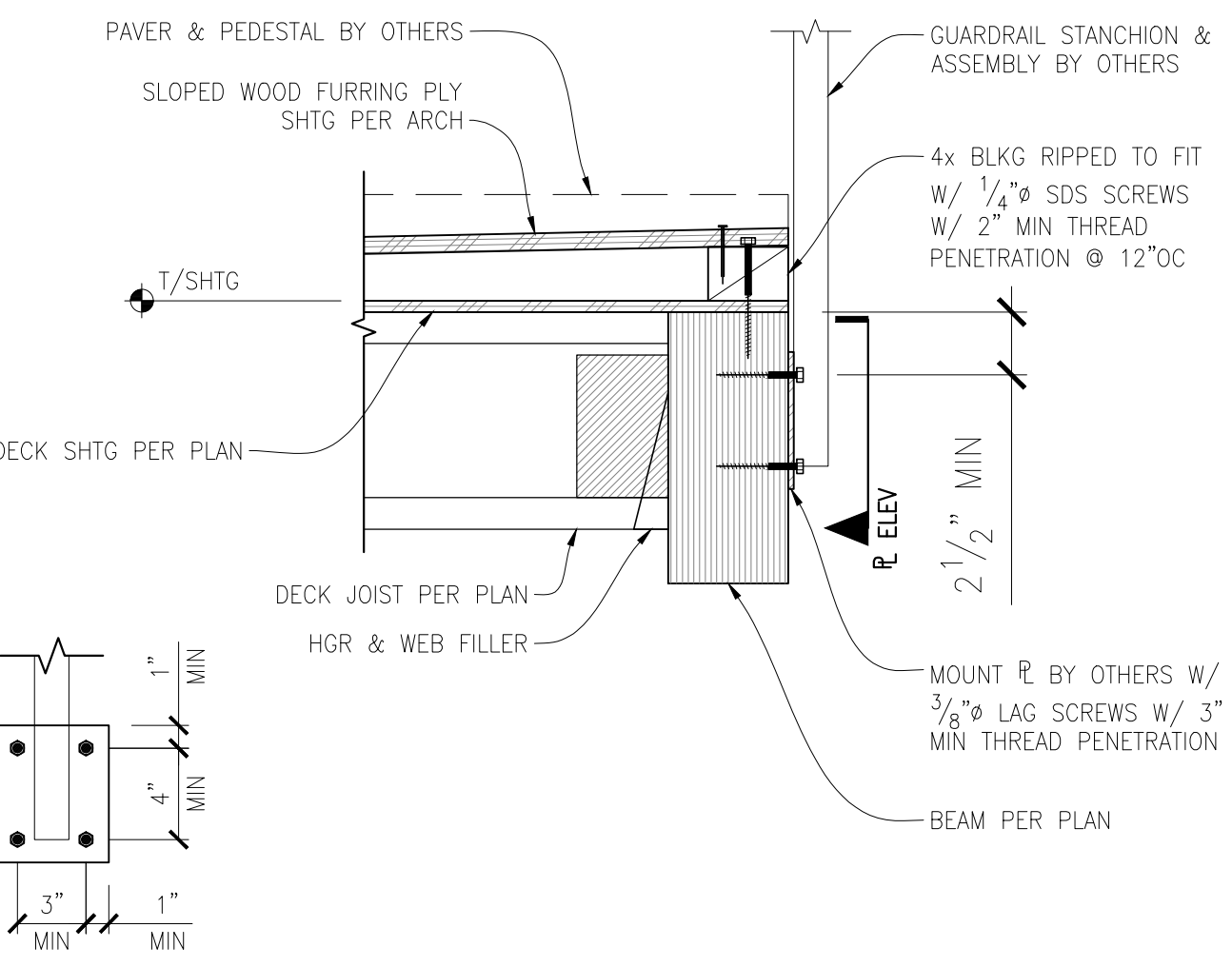
10



EXISTING FLOOR STEP W/ NEW BEAM

SCALE: 1" = 1'-0"

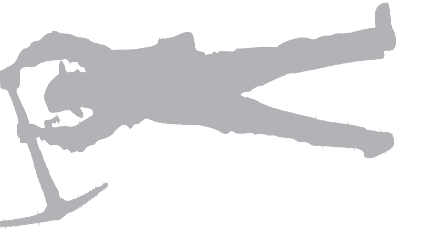
11



GUARDRAIL AT DECK EDGE

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

12



SEAL:



PROJECT #:	23-183
DRAWN BY:	TLT
DESIGNED BY:	RAD
DATE:	DESCRIPTION
09.14.2023	PROGRESS
11.28.2023	PERMIT

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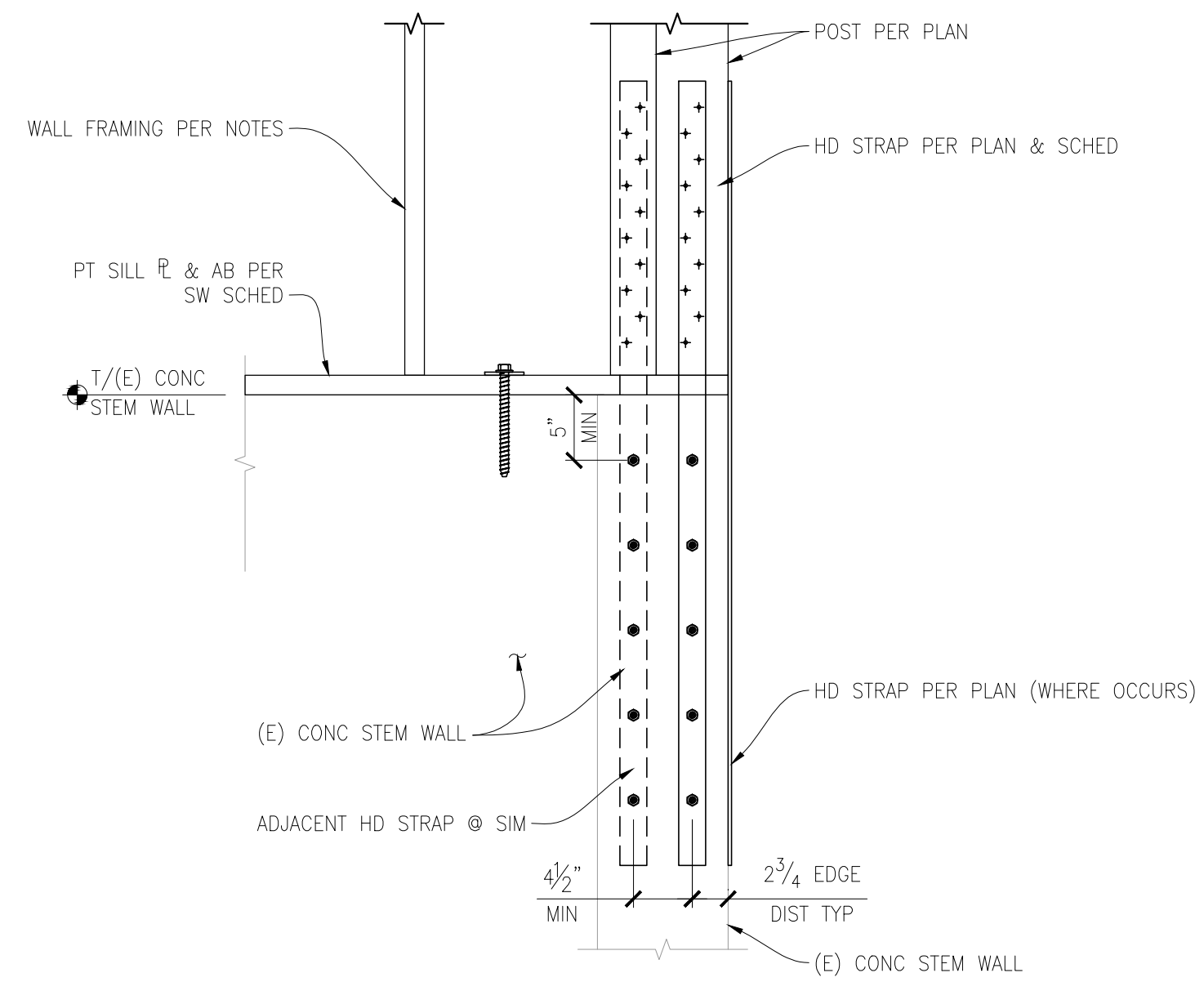
SHEET TITLE:

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SHEET NUMBER:

**S 3.3**

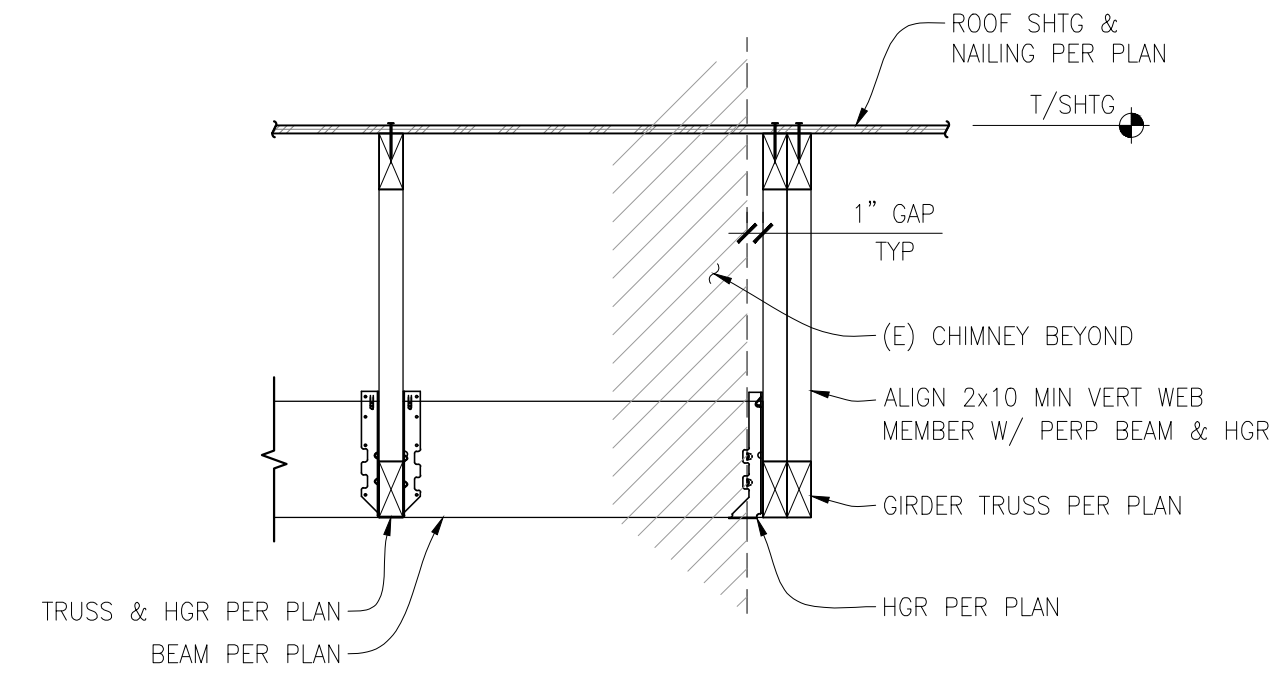




REROFIT HD STRAP TO EXISTING PATIO FOUNDATION

SCALE: 1" = 1'-0"

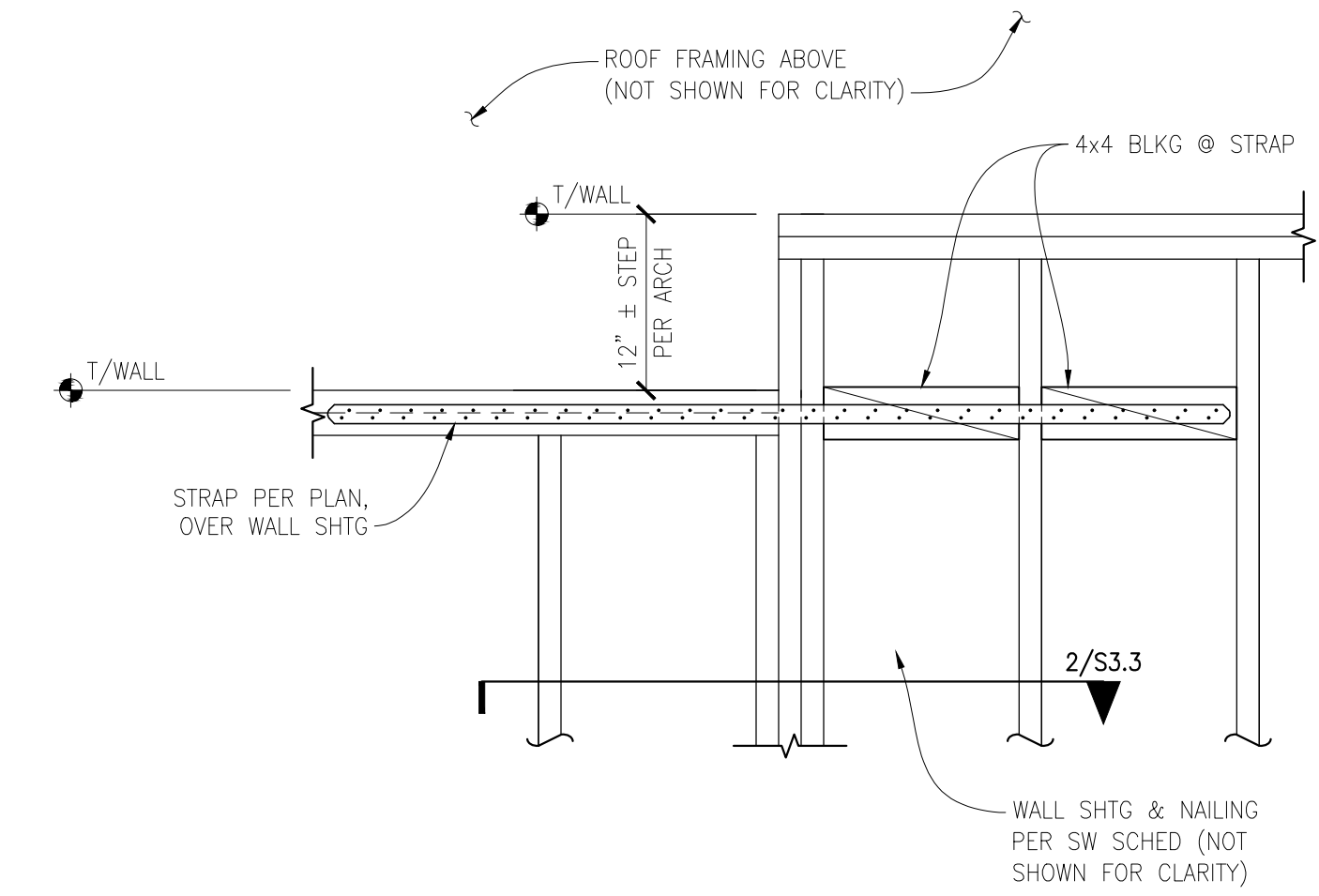
SK-23 2



ROOF FRAMING AROUND EXISTING CHIMNEY

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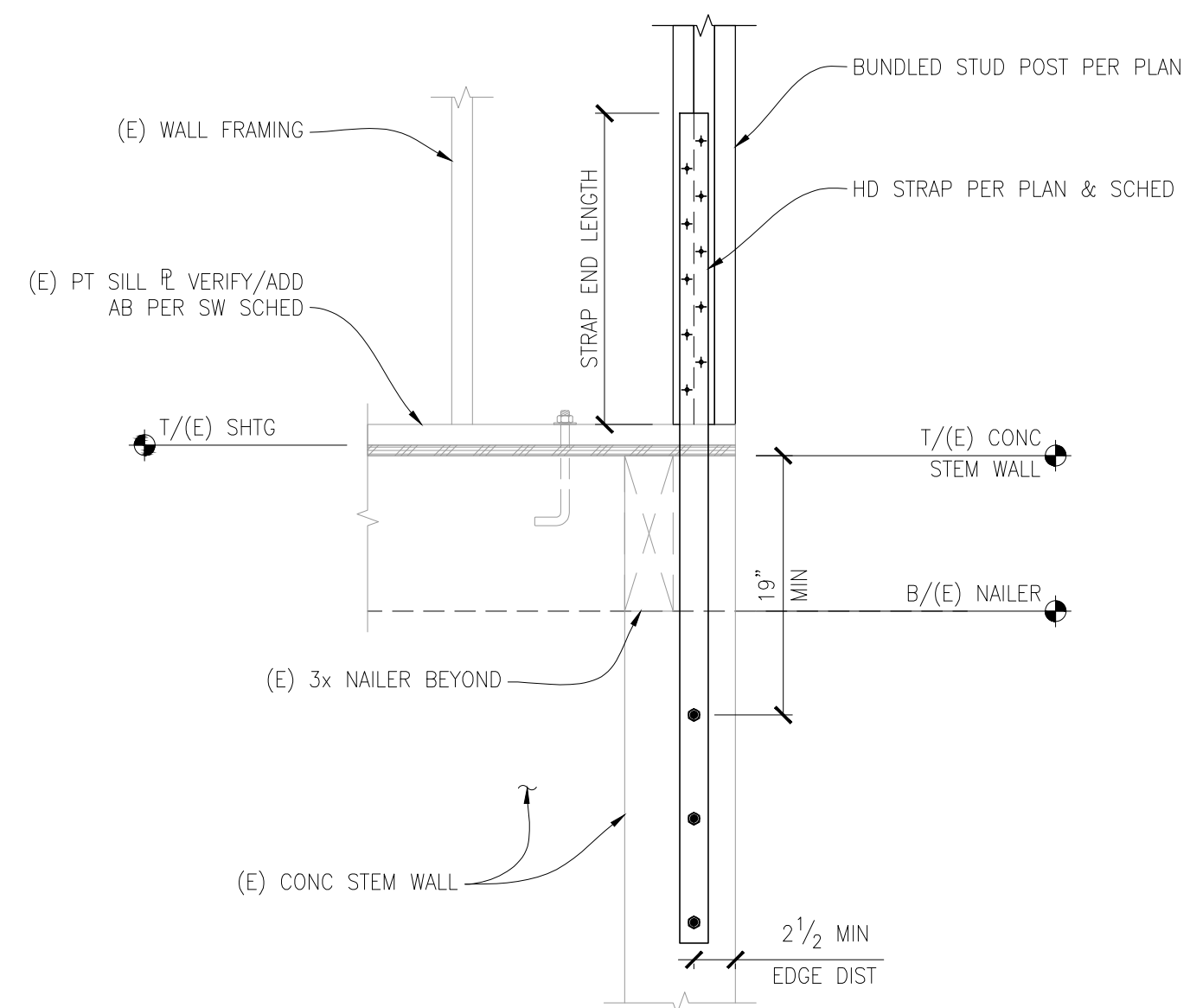
SK-15 3



STRAP AT SHEAR WALL STEP

SCALE: NTS

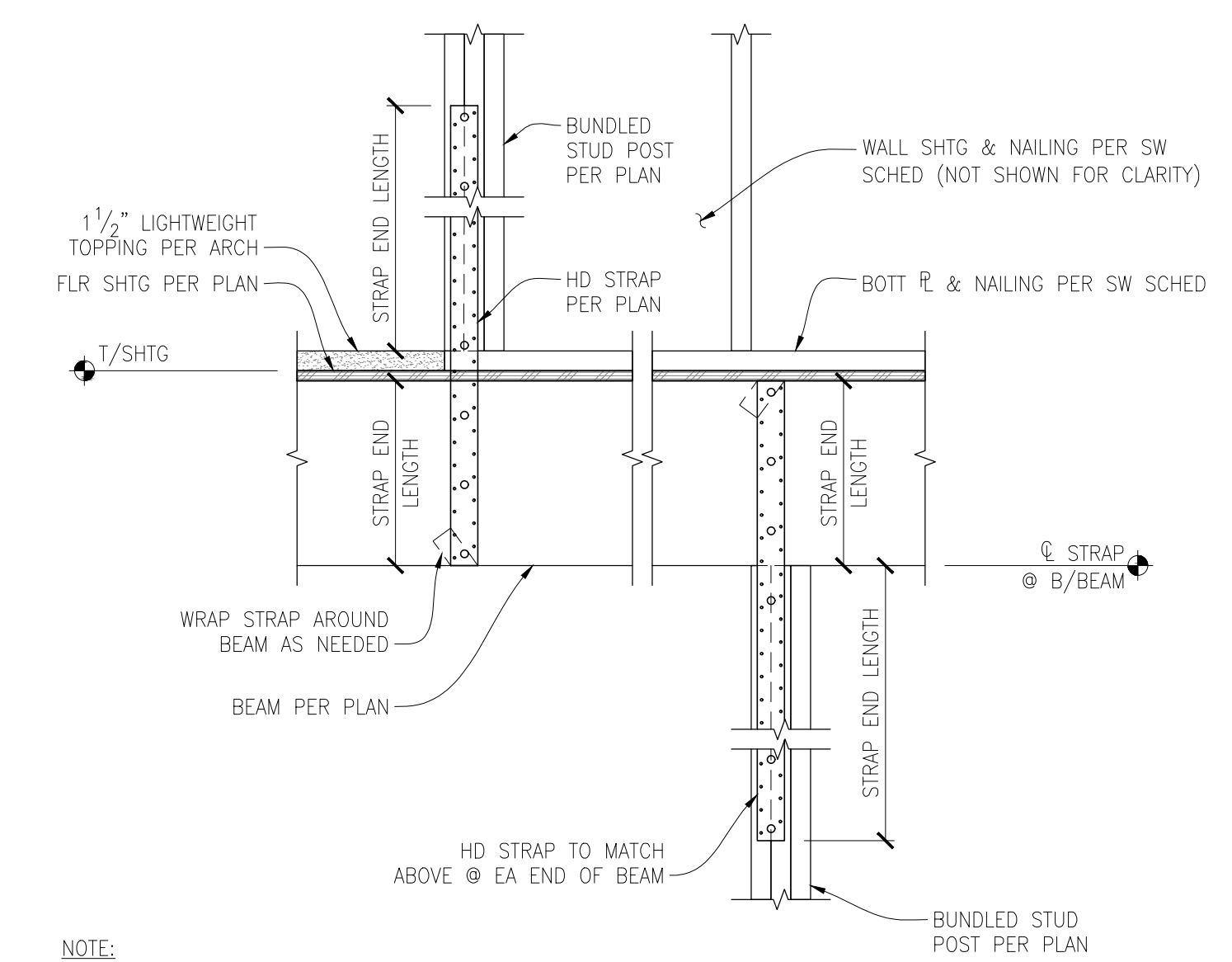
SK-7 4



REROFIT HD STRAP TO EXISTING FOUNDATION

SCALE: 1" = 1'-0"

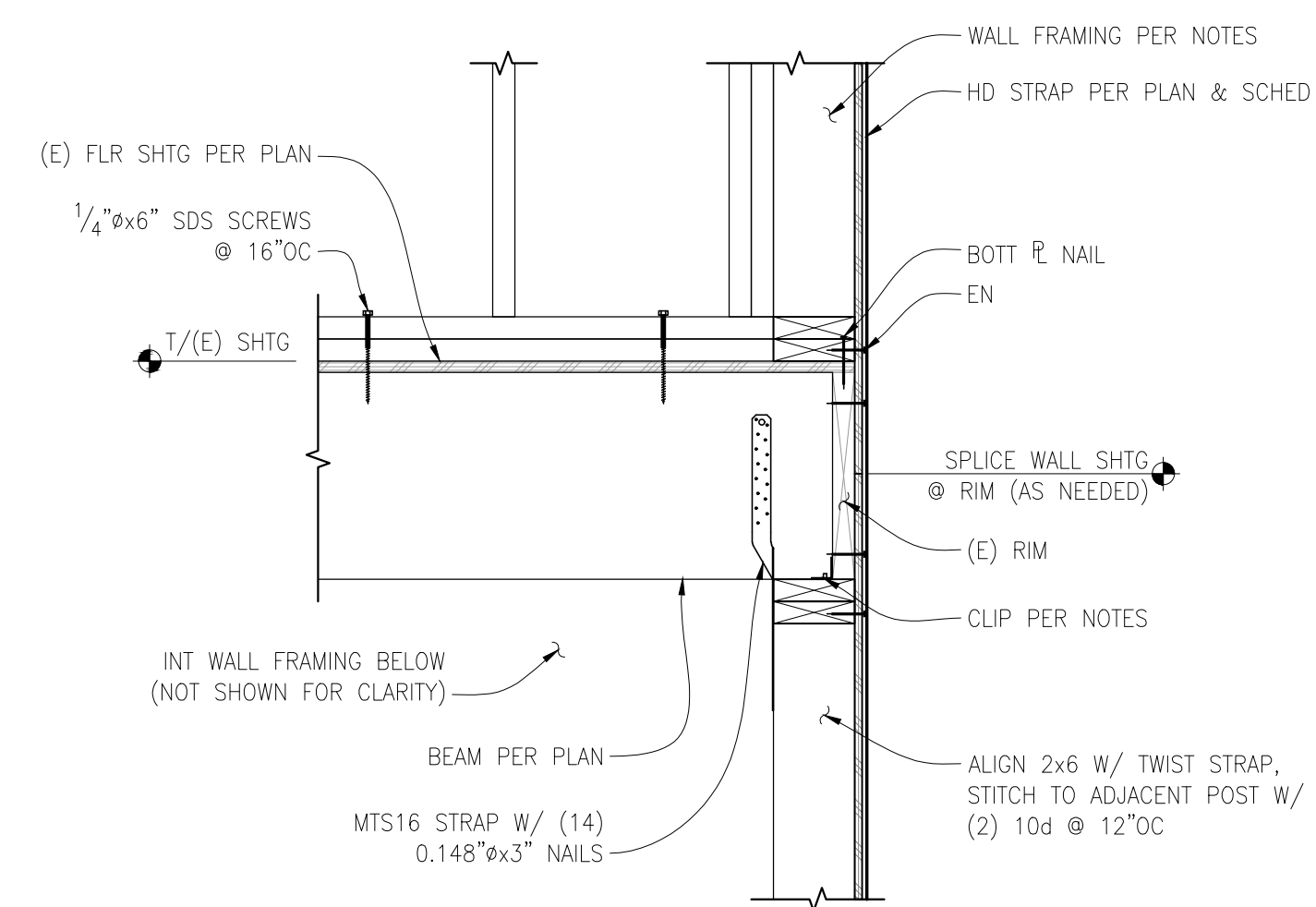
SK-22 6



HD STRAP TO BEAM

SCALE: 1" = 1'-0"

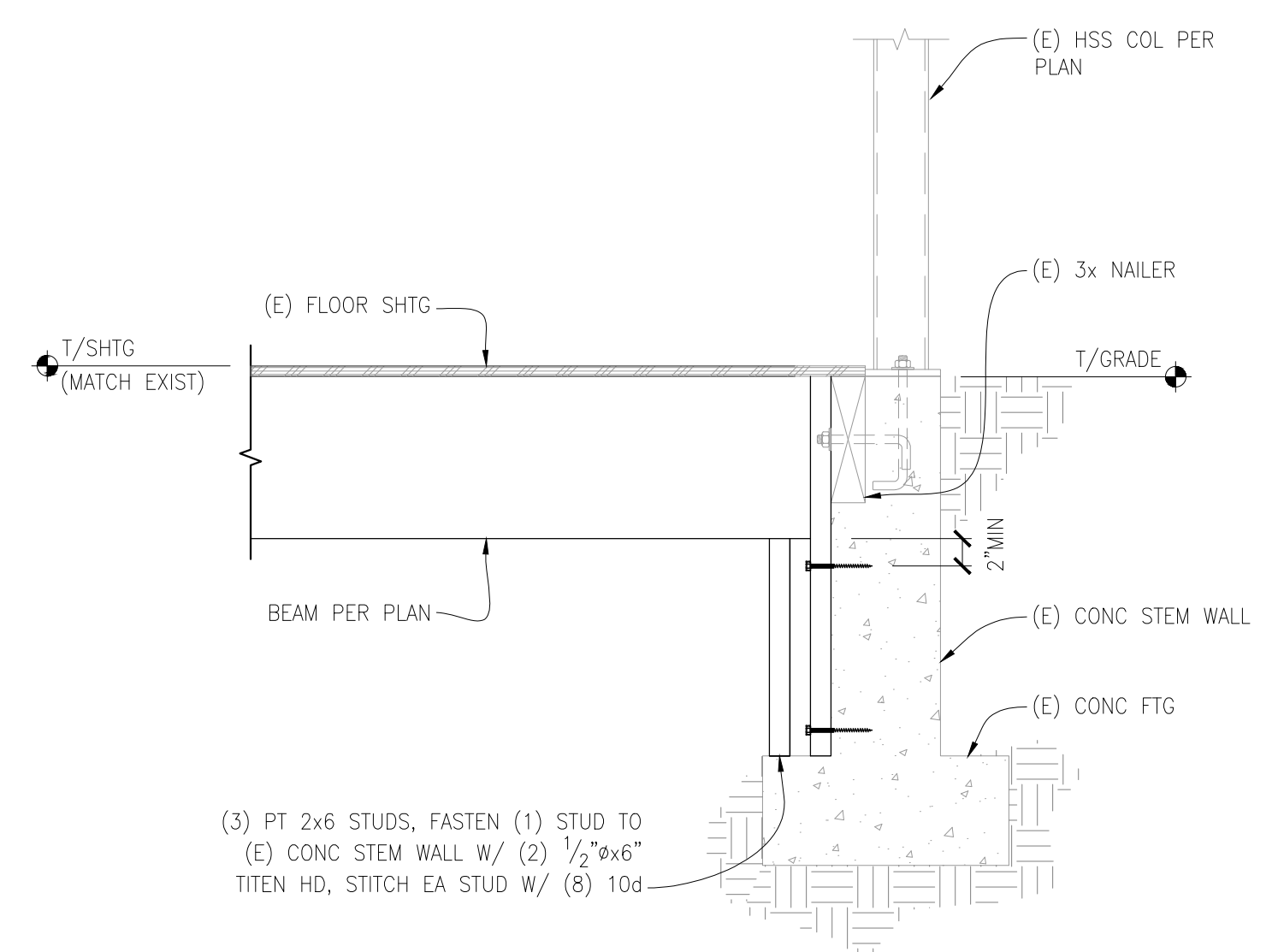
SK-16 8



BEAM SUPPORTING SW TO WALL

SCALE: 1" = 1'-0"

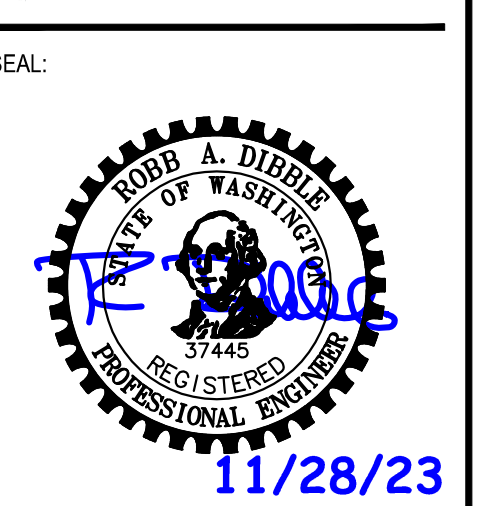
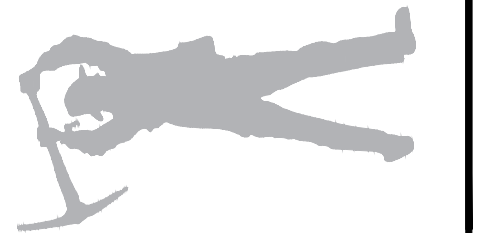
SK-14 10



RETROFIT SHEAR WALL TO BEAM & FOUNDATION ELEVATION

SCALE: NTS

SK-9 12



**HARRIS RESIDENCE**  
REMODEL  
1640 72ND AVE SE  
MERCER ISLAND, WA 98040

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DATE:	DESCRIPTION
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SHEET NUMBER:

**S 3.4**