

**GENERAL INFORMATION:**

**OWNERS:**

KAYLEE AND TIM PRIOR  
8212 SE 64th STREET  
MERCER ISLAND, WA 98040

**ARCHITECT:**

KEVIN RICHARDS, ARCHITECT  
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SEATTLE, WA 98199  
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**PROJECT CONTACT:**

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**STRUCTURAL ENGINEER:**

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SWENSON SAY FAGET  
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**GENERAL CONTRACTOR:**

TBD

**CODE EDITIONS:**

THIS PERMIT COMPLIES WITH THE FOLLOWING:

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)  
2018 INTERNATIONAL MECHANICAL CODE (IMC)  
2018 INTERNATIONAL FUEL GAS CODE (IFGC)  
2018 UNIFORM PLUMBING CODE (UPC)  
2018 INTERNATIONAL FIRE CODE (IFC)  
2018 INTERNATIONAL EXISTING BUILDING CODE  
WASHINGTON STATE ENERGY CODE (WCEC)

**DRAWING LIST:**

A0.0	COVER SHEET & GENERAL NOTES
A0.1	CODE NOTES, ABBREVIATIONS & SYMBOLS
A0.2	LAND USE NOTES & CALCS
A0.3	LAND USE CALCS, CONT.
A1.0	SITE PLAN
---	SURVEY
A2.0	LOWER LEVEL FLOOR PLAN
A2.1	MAIN & UPPER LEVEL FLOOR PLANS
A2.2	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	EXTERIOR ELEVATIONS
A4.0	BUILDING SECTION
A7.0	SCHEDULES
A7.1	SCHEDULES
S1.1	GENERAL STRUCTURAL NOTES
S2.0	FOUNDATION PLAN
S2.1	FLOOR FRAMING PLAN
S2.2	ROOF FRAMING PLAN
S3.1	TYPICAL CONCRETE DETAILS
S3.2	TYPICAL CONCRETE DETAILS
S4.1	TYPICAL WOOD FRAMING DETAILS
S4.2	TYPICAL WOOD FRAMING DETAILS

**PROJECT INFORMATION:**

**PROJECT ADDRESS:**

8212 SE 64TH STREET  
MERCER ISLAND, WA 98040

**ASSESSOR'S PARCEL NUMBER:**

545420-0060

**LEGAL DESCRIPTION:**

MERCER VISTA ADD  
PLAT BLOCK: 1  
PLAT LOTS: 6

**PERMIT PROJECT #:**

TBD

**PROJECT DESCRIPTION:**

ADDITION TO EXISTING SINGLE FAMILY  
RESIDENCE. INTERIOR REMODEL PER PLAN.

**ZONING DESIGNATION:**

R-9.6 (SINGLE FAMILY)

**ZONING OVERLAYS:**

N/A

**LOT AREA:**

±9,998 ST (PER SURVEY)

**TYPE OF OCCUPANCY:**

(E) SINGLE FAMILY RESIDENCE

**BUILDING CONSTRUCTION TYPE:**

(E) WOOD FRAME, TYPE V-B

**YEAR BUILT:**

1964 (PER KING COUNTY)

**(E) BUILDING AREA:**

(E) LOWER LEVEL ± 1,166 SF (INC. CHIMNEY)  
(E) MAIN LEVEL: ± 960 SF  
(E) UPPER LEVEL: ± 1,221 SF (INC. CHIMNEY)  
(E) TOTAL: ± 3,347 SF

**AREA OF WORK:**

INTERIOR REMODEL: ± 500 SF  
ADDITIONS: ± 598 SF

**BUILDING FOOTPRINT:**

(E) BUILDING FOOTPRINT: ± 2,182 SF  
ADD'L BLDG FOOTPRINT: ± 532 SF  
PROPOSED BLDG FOOTPRINT: ± 2,714 SF

NEW IMPERVIOUS SURFACE: ± 408 SF  
SEE CALCS ON A0.3

**GENERAL NOTES:**

1 CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND JOB CONDITIONS RELATED TO THIS WORK. ALL DIMENSIONS SHALL BE CONSIDERED "NOMINAL" UNLESS NOTED OTHERWISE (U.N.O.). DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. DIMENSIONS ON LARGE SCALE DRAWINGS OR DETAILS WILL PREVAIL OVER SMALLER SCALED DRAWINGS. WRITTEN DIMENSIONS ARE DRAWN TO THE FINISHED FACE OF WALL, U.N.O. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT, PROVIDE ALL BUCK OUTS, BLOCKING, AND JACKS AS REQUIRED BY THE DRAWINGS AND OTHER TRADES. ANY DISCREPANCY IN DIMENSIONS SHALL BE REPORTED IN WRITING TO THE ARCHITECT FOR CLARIFICATION, OR APPROVAL OF MODIFICATION BEFORE COMMENCING WORK. THE RESPONSIBILITY TO THE OWNER/ARCHITECT, SHALL REST WITH THE CONTRACTOR OR ANY OTHER PERSON APPROVING SUCH A CHANGE.

2 THE GENERAL CONTRACTOR, ALL SUB-CONTRACTORS AND ALL MAJOR SUPPLIERS SHALL SUBMIT TO THE OWNER WITHIN 30 DAYS AFTER COMPLETION ALL "RELEASE OF LIENS" FOR ALL WORK PERFORMED PRIOR TO FINAL PAYMENT. PARTIAL LIEN WAIVERS SHALL BE SUBMITTED WITH MONTHLY DRAW REQUEST.

3 ALL WORK SHALL BE IN COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, UNIFORM PLUMBING CODE, AND NATIONAL ELECTRIC CODE AS ADOPTED AND MODIFIED BY THE LOCAL JURISDICTION AND ALL OTHER LAWS, CODES, ORDINANCES AND REGULATIONS OF THE COUNTY, STATE, AND FEDERAL JURISDICTIONS. (LATEST EDITION AND AMENDMENTS)

4 ALL MANUFACTURERS AND/OR SUPPLIERS SHALL SUBMIT SHOP DRAWINGS AND/OR MATERIAL SAMPLES TO THE OWNER/ARCHITECT FOR APPROVAL PRIOR TO FABRICATIONS.

5 ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. WOOD SPECIFICATIONS TO CONFORM TO OUTLINE SPECIFICATIONS, STRUCTURAL PLANS AND NOTES.

6 ALL OF THE GENERAL CONTRACTOR'S EQUIPMENT, SCAFFOLDING, HOISTS, ETC, SHALL BE AVAILABLE TO THE OWNER/ARCHITECT AND THEIR STAFF FOR INSPECTION OF ANY AND ALL WORK DURING NORMAL HOURS.

7 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DELIVERY POINTS, HOISTS LOCATIONS, ACCESS TO AND FROM THE SITE OF THE BUILDING AND UTILITY SERVICES.

8 BID TO INCLUDE ALL NECESSARY AND REQUIRED PERMITS, LICENSES, FEES AND INSURANCE- EVIDENCE OF WHICH MUST BE SUBMITTED TO THE OWNER PRIOR TO CONSTRUCTION.

9 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUB-CONTRACTORS WORKING AT JOB SITE AND FOR ALL COORDINATION OF WORK. THE MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTOR SHALL FULLY COORDINATE ALL EQUIPMENT WITH OTHER TRADES. CONTRACTORS SHALL BE RESPONSIBLE FOR FINAL HOOK-UP OF ALL EQUIPMENT NOT FURNISHED BY THEM BUT REQUIRED FOR FINAL COMPLETION.

10 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF ALL MATERIALS AT JOB SITE UNTIL FINAL ACCEPTANCE OF WORK BY OWNER.

11 ANY SUB-CONTRACTOR CUTTING INTO WORK ALREADY COMPLETED, CUTTING CHASES AND TRENCHES FOR THE INTRODUCTION OF HIS WORK AND EQUIPMENT IN THE BUILDING SHALL PERFORM OR PAY FOR ALL BACK FILLING, REPAIRATION OF WALLS, FLOOR, AND ANY OTHER DAMAGES, BY SUCH COMPANY. ALL REPAIRS SHALL MATCH EXISTING SURFACES.

12 CAULKING AND SEALANTS SHALL BE GUARANTEED WATERTIGHT. EXTERIOR METAL WORK, INCLUDING WINDOWS AND DOOR FRAMES AND ALL JUNCTIONS BETWEEN MASONRY, CONCRETE, AND METAL SHALL BE SEALED WITH NEOPRENE OR POLYURETHANE FILLER AND APPROVED SEALANT COMPOUNDS.

13 GENERAL CONTRACTOR TO PROVIDE GALVANIC INSULATION BETWEEN ALL DISSIMILAR METALS.

14 ALL NEW CONSTRUCTION ADJACENT TO EXISTING CONSTRUCTION SHALL BLEND TO MEET THE EXISTING CONDITIONS, AND THERE SHALL NOT BE ANY ABRUPT CHANGES IN SURFACES OR UNFINISHED SURFACES.

15 SPECIALTIES: FINISH HARDWARE/PLUMBING FIXTURES AND BATHROOM ACCESSORIES TO BE SELECTED BY OWNER/ARCHITECT AND FURNISHED AND INSTALLED BY CONTRACTOR U.N.O. (SEE SCHEDULES AND INTERIOR ELEVATIONS.)

16 NO SUBSTITUTIONS ARE ALLOWED FOR MATERIALS WHERE SPECIFIC MANUFACTURERS ARE INDICATED, UNLESS APPROVED BY THE OWNER/ARCHITECT. REQUESTS FOR SUBSTITUTIONS SHALL BE MADE IN WRITING PRIOR TO ORDERING MATERIALS OR COMMENCING WORK. SUCH REQUESTS SHALL INCLUDE THE DATE, SCOPE OF WORK, ANY ADDITIONAL COSTS TO THE OWNER, AND ANY ANTICIPATED DELAYS CAUSED BY SUCH CHANGES.

17 NO EXTRA WORK OR CHANGE SHALL BE MADE UNLESS A WRITTEN CHANGE ORDER IS SUBMITTED AND SIGNED BY THE OWNER AND ARCHITECT. THE ORDER SHALL STATE THAT THE OWNER HAS AUTHORIZED THE EXTRA WORK OR CHANGE. AND NO CLAIM FOR AN ADDITIONAL SUM SHALL BE VALID UNLESS SO OFFERED AS DESCRIBED ABOVE.

18 UNLESS OTHERWISE NOTED, PROVIDE ALL MISCELLANEOUS FASTENERS, HARDWARE AND ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION. EVEN THOUGH SUCH ITEMS MAY NOT HAVE BEEN SPECIFICALLY MENTIONED IN THE DRAWINGS AND SPECIFICATIONS, NOTIFY THE OWNER/ARCHITECT OF ANY REVISIONS OR ADDITIONAL INFORMATION OBTAINED FROM THE MANUFACTURER OF SPECIFIED MATERIALS OR EQUIPMENT THAT MAY AFFECT THE CONTRACT TIME, COST, OR QUALITY OF WORK.

19 CLEANING: DURING CONSTRUCTION: GENERAL CONTRACTOR TO OVERSEE CLEANING AND ENSURE THAT BUILDING GROUNDS ARE MAINTAINED FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH. REMOVE WASTE MATERIALS, RUBBISH, AND DEBRIS DAILY FROM THE SITE AND LEGALLY DISPOSE OF AT PUBLIC OR PRIVATE DUMPING AREAS OFF THE JOB SITE. SPECIAL CLEANING: BESIDES GENERAL BROOM CLEANING, PERFORM THE FOLLOWING SPECIAL CLEANING AT THE COMPLETION OF WORK (FOR ALL TRADES) USING ONLY CLEANING MATERIAL RECOMMENDED BY MANUFACTURER OF SURFACE TO BE CLEANED AND ONLY ON SURFACES RECOMMENDED BY CLEANING MATERIAL MANUFACTURER: REMOVE PUTTY STAINS AND PAINT FROM ALL GLASS. CARE SHALL BE TAKEN NOT TO SCRATCH GLASS. REMOVE ALL MARKS, STAINS, FINGERPRINTS, AND OTHER SOIL AND/OR DIRT FROM ALL PAINTED, DECORATED AND STAINED WORK. CLEAN AND POLISH ALL HARDWARE AND FIXTURES FOR ALL TRADES UPON COMPLETION, INCLUDING REMOVAL OF ALL STAINS, DUST, ETC.

20 ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY UNLESS SPECIFIED FOR A LONGER PERIOD OF TIME ON SPECIFIED ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING HIS OWN DEFECTIVE WORK AS WELL AS PAY ALL COSTS INCIDENTAL THERETO INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS OR EQUIPMENT. ALL WARRANTIES OR GUARANTEES AS TO MATERIALS OR WORKMANSHIP ON OR WITH RESPECT TO THE OWNERS WORK SHALL BE CONTAINED IN THE CONTRACT OR SUBCONTRACT, WHICH SHALL BE SO WRITTEN THAT SUCH GUARANTEE OR WARRANTIES SHALL INSURE TO THE BENEFIT OF OWNER.

21 INSURANCE: PRIOR TO THE COMMENCEMENT OF WORK THE GENERAL CONTRACTOR SHALL DELIVER TO THE OWNER CERTIFICATES OF INSURANCE FOR BOTH COMPREHENSIVE GENERAL LIABILITY AND WORKMAN'S COMPENSATION INCLUDING THE TOTAL AMOUNT OF COVERAGE AND CONDITIONS STIPULATED AND AGREED BY BOTH PARTIES.

22 THE OWNER SHALL BE RESPONSIBLE FOR PAYING THE BUILDING PERMIT FEE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED OR NECESSARY FOR THE COMPLETION OF THE WORK FROM THE RESPECTIVE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE GOVERNING AGENCIES AS REQUIRED FOR INSPECTION OF THE WORK TO BE INSTALLED.

23 ALL MATERIALS AND EQUIPMENT INCORPORATED IN THE CONSTRUCTION SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

24 ALL PRODUCTS SHOWN OR SPECIFIED IN THIS DOCUMENT SHALL BE SUBMITTED TO THE ARCHITECT AND THE OWNER FOR APPROVAL. THE CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHES TO THE ARCHITECT AND OWNER FOR APPROVAL BEFORE INSTALLATION.

25 ALL TRADES SHALL REFER TO THE ARCHITECTURAL DRAWINGS REGARDING LOCATIONS OF WORK TO BE INSTALLED.

26 INSTALL DRAFT STOPS IN FLOOR-CEILING ASSEMBLIES SO THAT CONCEALED SPACE DOES NOT EXCEED 1,000 SQ FT. FIRE BLOCKS PER INTERNATIONAL RESIDENTIAL CODE R602.8.

27 THESE DRAWINGS ARE TO BE DESIGN-BUILD FOR MECHANICAL, ELECTRICAL, AND PLUMBING TRADES U.O.N. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE TRADES AND NOTIFYING THE OWNER/ARCHITECT OF ANY CONFLICTS PRIOR TO THE BEGINNING OF WORK FOR OWNER/ARCHITECT APPROVAL. WHEREVER POSSIBLE, FRAMING MEMBERS ARE TO BE LOCATED TO ACCOMMODATE THE WORK OF THESE TRADES.

28 ALL PIPING AND CONDUIT UNDER SLAB SHALL BE A MINIMUM OF 2'-0" CLEAR OF UNDERSIDE OF FOOTING.

29 ALL FINAL SURFACE GRADING SHALL BE COMPLETED TO FACILITATE POSITIVE DRAINAGE AWAY FROM THE BUILDING UNLESS NOTED OTHERWISE.

30 PRIOR TO AND DURING THE WORK, CONTRACTOR SHALL VERIFY CONDITIONS; ANY CONDITIONS INCONSISTANT OR PROBLEMATIC WITH REGARDS TO THE INTENT OF THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/ARCHITECT PRIOR TO STARTING OR CONTINUING WORK IN THE AREA CONCERNED.

31 CONTRACTOR TO ASSUME ALL MATERIALS ARE TO BE NEW UNLESS NOTED AS EXISTING.

32 FLASH OPENINGS WITH MIN. 26 GA. GALV. STEEL TO ACCEPTABLE INDUSTRY STANDARDS. ALL FLASHING LAP SEAMS TO BE 12 MIN. W/ 2 BEADS OF SEALANT.

33 ALL UNDERGROUND UTILITIES MUST BE VERIFIED AS TO EXACT LOCATIONS SO AS NO INTERFERENCE BY DISTRUPTION WILL BE CAUSED. GENERAL CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITIES. DAMAGE THAT MAY BE CAUSED BY THE GENERAL CONTRACTOR OR ANY SUB CONTRACTOR TO ANY OF THE ABOVE MENTIONED SHALL BE REPAIRED BY HIM AND LEFT IN AS GOOD A CONDITION AS EXISTED PRIOR TO DAMAGING.

34 PROVIDE WATERPROOFING MEMBRANE OVER PROTECTION BOARD AS APPROVED BY OWNER/ARCHITECT AT ALL WALLS EXPOSED TO EARTH.

35 NO BUILDING OR PORTION OF A BUILDING SHALL BE OCCUPIED OR USED FOR STORAGE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

36 PROVIDE GFI PROTECTION @ RECEPTACLES IN BATHS, KITCHEN, OUTDOOR AND OTHER WET LOCATIONS.

37 PROVIDE SUFFICIENT BLOCKING IN WALLS FOR SUPPORTING COUNTERS, CABINETS, ACCESSORIES, ETC. AS REQUIRED.



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PERMIT SET



PRIOR RESIDENCE

8212 SE 64th STREET  
MERCER ISLAND, WA 98040

PARCEL#: 545420-0060

PERMIT SET

DATE: 22 DEC 2021  
PROJECT#: TBD  
REF#:   
SCALE: AS NOTED

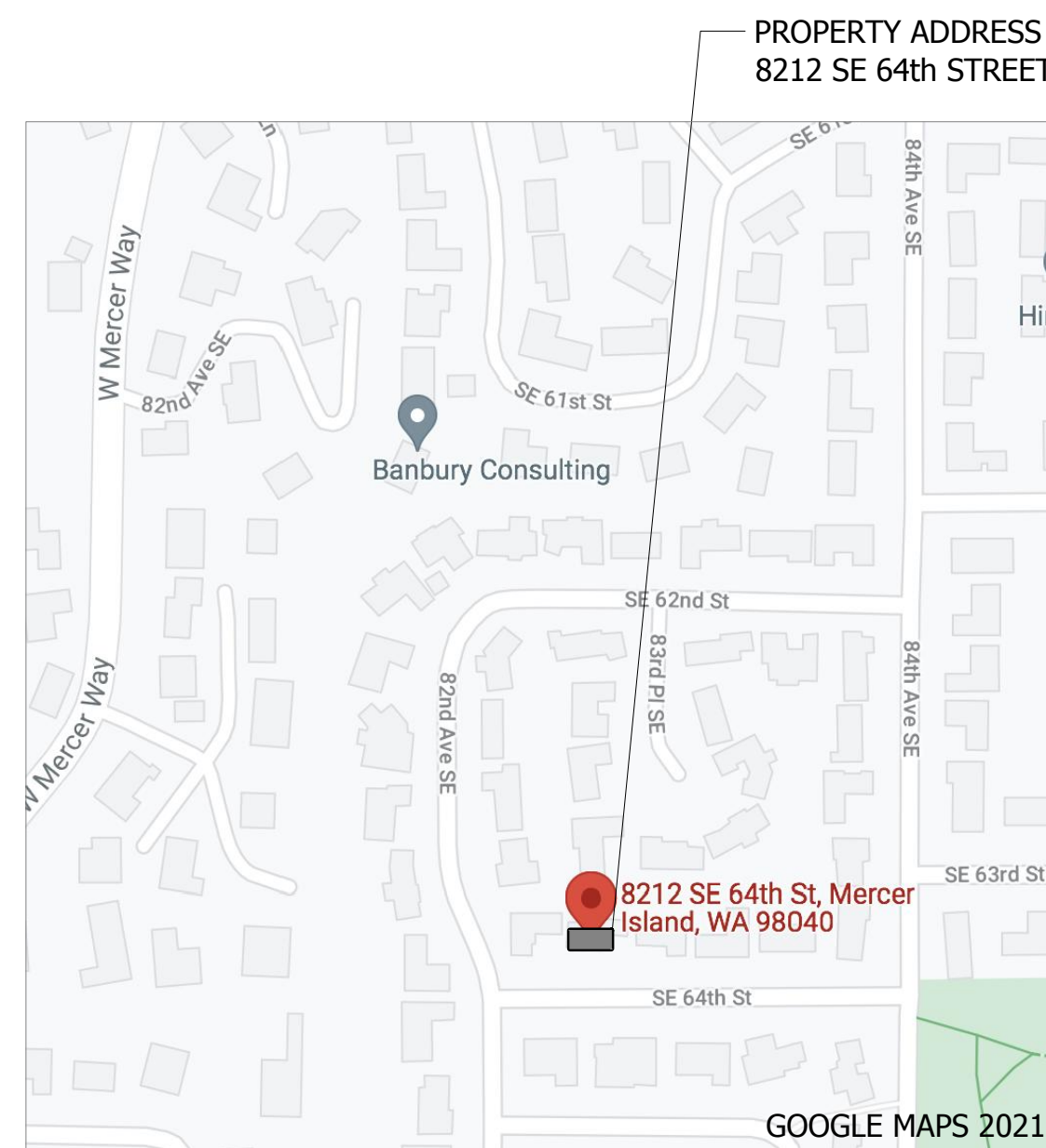
DESIGNED: KR  
DRAWN: AK  
REVIEWED: AK

COVER SHEET & GENERAL NOTES

A0.0

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1 VICINITY MAP  
N.T.S.

**ENERGY CODE SUMMARY**

(2018 WASHINGTON STATE ENERGY CODE RESIDENTIAL)

**INSULATION AND FENESTRATION REQUIREMENTS (TABLE R402.1.1)**

VERTICAL FENESTRATION U-FACTOR	0-30	0.28
SKYLIGHT U-FACTOR		0.50
GLAZED FENESTRATION SHGC		NOT REQ'D
CEILING R-VALUE	R-49	
CEILING R-VALUE (SINGLE RAFTER)	R-38	
FLOOR	R-30	R-38
WOOD FRAMED WALL	R-21	INT.
HEADER INSULATION	R-10	
BELOW GRADE WALL	10/15/21	INT. + T.B.
SLAB ON GRADE	R-10 @ 2-FT	R-10 @ PERIMETER AND UNDER ENTIRE SLAB

**GAS FIREPLACE EFFICIENCY (R402.4.2.1)**

ALL GAS FIREPLACES SHALL BE LISTED AND LABELED W/ A FIREPLACE EFFICIENCY RATING OF 50% OR GREATER. VENTED GAS FIREPLACES (DECORATIVE APPLIANCES) CERTIFIED TO ANSI Z21.50 SHALL BE LISTED AND LABELED, INCLUDING THEIR FE RATINGS, IN ACCORDANCE W/ CSA P.4.1.

**FLOORS EXCEPTIONS (VENT BAFFLE) (R402.2.7)**

PROVIDE PERMANENTLY ATTACHED BAFFLE AT INSULATION ADJACENT TO FOUNDATION VENTS. BAFFLE TO BE AT AN 30° ANGLE FROM HORIZONTAL.

**(DUCT) INSULATION (R403.3.1)**

DUCTS OUTSIDE OF THE BUILDING THERMAL ENVELOPE (INCLUDING CRAWL SPACE) SHALL BE INSULATED TO R-8 (MIN.)

**HOT WATER PIPE INSULATION (R403.5.3)**

ALL HOT WATER PIPES, IN & OUT OF CONDITIONED SPACE, INSULATED TO R-3 MIN.

**LIGHTING EQUIPMENT (R404.1)**

MIN. 90% OF PERMANENTLY INSTALLED NEW LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

**ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (R406.3, 5)**

ADDITIONS > 500 SF & < 1,500 SF 3.0 CREDITS REQUIRED

**OPTION 1.3 (0.5 CREDITS)**

VERTICAL FENESTRATION = 0.28  
FLOOR = R-38  
SLAB ON GRADE = R-10 @ PERIMETER AND UNDER ENTIRE SLAB

**OPTION 2.1 (0.5 CREDITS)**

TESTED AIR LEAKED IS 3 AIR CHANGES PER HOUR MAX.  
WHOLE HOUSE VENT. REQ. (PER M1507.3) SHALL BE MET W/ MAX. 0.35 WATT/CFM FANS. NOT INTERLOCKED W/ THE FURNACE FAN.

**OPTION 3.1a (1.0 CREDITS)**

ENERGY STAR RATED (U.S. NORTH) GAS FURNACE W/ MIN. AFUE OF 95%

**OPTION 5.3 (1.0 CREDITS)**

ENERGY STAR RATED GAS WATER HEATER W/ A MIN. UEF OF 0.91

**ABBREVIATIONS:**

ABV.	ABOVE	CONST	CONSTRUCTION
ACOUST	ACOUSTICAL	C.R.	COLD ROLLED
ADJ.	ADJUSTABLE	D.	DRAWER
ADD'L	ADDITIONAL	DBL	DOUBLE
A.F.F.	ABOVE FINISHED FLOOR	DET	DETAIL
AFG	ABOVE FINISHED GRADE	DEMO	DEMOLISH
ALT	ALTERNATE	DIA	DIAMETER
ALUM	ALUMINUM	DIAG	DIAGONAL
ANCH	ANCHOR	DIM	DIMENSION
APPROX	APPROXIMATELY	DISP	DISPENSER
ARCH	ARCHITECT, ARCHITECTURAL	DN	DOWN
ASB	ASBESTOS	D.S.	DOWNSPOUT
ATTEN	ATTENUATION	D/W	DISHWASHER
B.B.	BASEBOARD	DWG	DRAWING
BLDG	BUILDING	EA	EACH
BLK	BLOCK	E.JNT	EXPANSION JOINT
BLW	BELOW	ELEV	ELEVATION
BM	BEAM	ELECT	ELECTRICAL
B.O.C.	BOTTOM OF CURB	ENAM	ENAMEL
B.O.S.	BOTTOM OF STAIR	ENGR	ENGINEER
BOT	BOTTOM	EQ	EQUAL
B.O.W.	BOTTOM OF WALL	EQUITV	EQUIVALENT
BTW	BETWEEN	E.W.C.	ELECTRIC WATER COOLER
BRD	BOARD	(E) OR EXISTING	
CAB	CABINET	EXP	EXPANSION
CALC	CALCULATION	EXT	EXTERIOR
C.B.	CATCH BASIN	FDN	FOUNDATION
CEM	CEMENT	F.F.	FINISHED FLOOR
CER	CERAMIC	F.H.	FLAT HEAD
C.G.	CORNER GUARD	FIN	FINISH
C.JNT	CONTROL JOINT	FIX.	FIXED PANEL
C.I.P.	CAST IN PLACE	FLR	FLOOR
CLG	CEILING	F.D.	FLOOR DRAIN
CL OR C	CENTERLINE	FLOUR	FLUORESCENT
CLR	CLEAR	F.O.T.	FACE OF TRIM
C.M.U.	CONCRETE MASONRY UNIT	FOIC	FURNISHED BY OWNER
C.O.	CLEAN OUT		INSTALLED BY CONTRACTOR
COL	COLUMN	FOIO	FURNISHED BY OWNER
CONC	CONCRETE		INSTALLED BY OWNER
CONT	CONTINUOUS	FRM	FRAME
CONTR	CONTRACTOR	FT	FOOT

**ENERGY CODE SUMMARY (CONT.)**

(2018 WASHINGTON STATE ENERGY CODE RESIDENTIAL)

**BUILDING ENVELOPE (R503.1.1, EXCEPTION 2)**

EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION SHALL BE FILL WITH INSULATION. 2x4 FRAMED WALLS TO BE INSULATED W/ R-15 AND 2x6 WALLS TO BE INSULATED W/ R-21.

**HEATING AND COOLING SYSTEMS (R503.1.2)**

NEW HEATING, COOLING AND DUCT SYSTEMS SHALL COMPLY WITH SECTION R403

**LIGHTING (R503.1.4 & EXCEPTION)**

NEW LIGHTING SYSTEMS AT ADDITION/ALTERATION TO COMPLY W/ SECTION R404.1 EXCEPTION: ALTERATIONS THAT REPLACE < 50% OF LUMINARIES IN A SPACE, PROVIDED THAT SUCH ALTERATION DO NOT INCREASE THE INSTALLED INTERIOR LIGHTING POWER

**BUILDING CODE SUMMARY**

(2018 INTERNATIONAL RESIDENTIAL CODE)

**GARAGE FIRE SEPARATION (R302)**

- MIN. 1/2" GWB AT GARAGE SIDE OF WALLS SEPARATING GARAGE FROM DWELLING.
- MIN. 5/8" TYPE-X GWB AT CEILING WHEN DWELLING IS LOCATED ABOVE THE GARAGE. EXPOSED STRUCTURE MUST BE COVERED W/ MIN. 1/2" GWB.
- DOOR BET. GARAGE AND DWELLING MUST BE MIN. 1-3/8" TH. SOLID WOOD, OR 20-MIN. FIRE-RATED DOOR.

**SAFETY GLAZING FOR DOORS AND WINDOWS (R308.4)**

- REQ'D IN OR WITHIN 24" OF THE ARC OF A DOOR
- GLAZING WITHIN 18" OF THE FLOOR

**EMERGENCY ESCAPE AND RESCUE (R310)**

- ONE WINDOW OR DOOR REQ'D IN THE BASEMENT, AND EACH BEDROOM.
- MIN. 5.7 SF NET CLEAR OPEN AREA
- MIN. 20" CLEAR OPEN WIDTH
- MIN. 24" CLEAR OPEN HEIGHT
- MAX. 44" SILL HEIGHT.

**STAIRS (R311.7)**

- MIN. 36" STAIRWAY WIDTH.
- MAX. 7 3/4" RISER HEIGHT.
- MIN. 10" TREAD DEPTH
- MIN. 6'-8" CLR. HEAD HEIGHT ABOVE ANY STAIR TREAD NOSING

**HANDRAILS (311.7.8)**

- HANDRAILS SHALL BE PROVIDED ON NOT LESS HAND ONE SIDE OF STAIRS W/ 4 OR MORE RISERS.
- PROVIDE HANDRAILS AT ONE SIDE OF STAIRS.
- HANDRAILS TO BE 1-1/4" MIN. TO 2" MAX. GRASPABLE DIA.
- MIN. 34" - MAX. 38" ABOVE NOSE OF TREAD AND/OR LANDING.
- PROVIDE MIN. 1-1/2" DISTANCE BETWEEN HANDRAIL AND WALL SURFACES.
- PROJECTIONS INTO CLEAR STAIRWAY WIDTHS SHALL NOT EXCEED 4.5" AT OR BELOW THE HANDRAIL HEIGHT.

**BUILDING CODE SUMMARY (CONT.)**

(2018 INTERNATIONAL RESIDENTIAL CODE)

**GUARDS (R312)**

PROVIDE GUARDS AT OPEN WALKING SURFACES AND STAIRS MORE THAN 30" ABOVE GRADE OR FINISHED FLOOR

- MIN. 36" GUARD HEIGHT.
- MAX. 4" CLR. SPACE BET. INTERMEDIATE RAILING IN GUARDS.

**CARBON MONOXIDE ALARMS (R315)**

CARBON MONOXIDE ALARMS REQ'D OUTSIDE OF SLEEPING AREAS & ON ALL FLOORS.

**SMOKE ALARMS (R314)**

ALARMS ARE REQ'D IN SLEEPING ROOMS, OUTSIDE SLEEPING AREAS, AND ON ALL FLOORS. ALARMS MUST BE CLEARLY AUDIBLE IN THE BEDROOMS.

**HEAT ALARM (R314.2.3)**

A HEAT DETECTOR OR HEAT ALARM RATED FOR AMBIENT OUTDOOR TEMPERATURES AND HUMIDITY IS REQUIRED FOR NEW GARAGES ATTACHED TO OR LOCATED UNDER NEW OR EXISTING DWELLINGS.

**UNDER-FLOOR SPACE**

(2018 INTERNATIONAL RESIDENTIAL CODE, SECTION R408)

**VENTILATION (R408.1)**

UNDER-FLOOR SPACE BET. THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDINGS SHALL HAVE VENTILATION OPENINGS IN THE FOUNDATION WALLS OR EXTERIOR WALLS.

**OPENINGS FOR UNDER-FLOOR VENTILATION (R408.2)**

MIN. NET AREA OF VENT. OPENING = 1 SF FOR EACH 150 SF OF UNDER FLOOR AREA.

**NEW UNDER-FLOOR AREAS:**

FRONT ENTRY	±66 SF / 150 SF = 0.44 SF MIN. NET AREA OF VENT OPENING (1) 8" x 16" VENT PROVIDED
OFFICE/GUEST SUITE	±536 SF / 150 SF = 3.57 SF MIN. NET AREA OF VENT OPENING (4) 8" x 16" VENTS PROVIDED

ONE VENTILATION AREA SHALL BE W/IN 3 FT OF EACH CORNER OF THE BUILDING.

VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH MATERIALS PER (2018 IRC R408.2) PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4"

**ACCESS (R408.4)**

- ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES
- OPENINGS THROUGH PERIMETER WALL SHALL BE 16" x 24" MIN.

**ROOF VENTILATION**

(2018 INTERNATIONAL RESIDENTIAL CODE, CHAPTER 8)

EXISTING VENTED ATTIC TO REMAIN. NO CHANGES.

**MINIMUM VENT AREA (R806.2)**

MIN. 1 SF OF VENTING PER 300 SF OF ROOF AREA

REAR BAY ROOF	= ±148 SF / 300 SF = 0.50 SF MIN.
REAR BAY VENT.	= 1" STRIP VENT x 10.25 FT = 0.85 SF PROVIDED

FRONT BAY ROOF	= ±175 SF / 300 SF = 0.58 SF MIN
FRONT BAY VENT.	= 1" STRIP VENT X 12.25 FT = 1.02 SF PROVIDED

FRONT ENTRY	= ±151 SF / 300 SF = 0.50 SF MIN.
FRONT ENTRY VENT.	= 1" STRIP VENT X 15.75 FT = 1.31 SF PROVIDED

**VENT AND INSULATION CLEARANCE (SRC R806.3)**

MINIMUM 1" OF CONTINUOUS AIRSPACE BETWEEN INSULATION AND ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

**EXHAUST SYSTEMS**

(2018 INTERNATIONAL RESIDENTIAL CODE, CHAPTER 15)

**OUTDOOR DISCHARGE (SRC M1501.1)**

AIR REMOVED BY MECHANICAL EXHAUST SHALL BE VENTED TO THE OUTSIDE.

**CLOTHES DRYER EXHAUST (SRC M1502)**

INSTALL PER SRC SECTION M1502.

**DUCT LENGTH (SRC M1504.2)**

LENGTH OF DUCTS SHALL NOT EXCEED TABLE M1504.2 EXCEPTION: DUCT LENGTH IS NOT LIMITED WHERE THE DUCT SYSTEM COMPLIES WITH MANUFACTURER'S DESIGN CRITERIA.

**CONTINUOUS WHOLE-HOUSE MECH. VENT. SYSTEM (SRC, TABLE M1505.4.3(1))**

THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE AIR AT A CONTINUOUS RATE.

DWELLING UNIT FLOOR AREA	= > 3,001 & < 4,500 SF (3,497 SF PROPOSED D.U. SIZE)
NUMBER OF BEDROOMS	= 5
AIRFLOW	= 90 CFM

**EXHAUST FANS (IRC, TBALE M1505.4.4)**

BATHROOMS- TOILET ROOMS 50 CFM MIN. INTERMITTENT

NOTE: EXISTING KITCHEN EXHAUST TO REMAIN. NO CHANGES.

**ARCHITECTURAL SYMBOLS:**

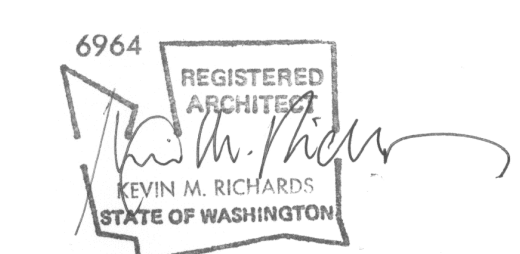
	BREAK MARK		CARBON MONOXIDE DETECTOR
	COLUMN LINE		SMOKE ALARM
	DETAIL TAG		COMBINED SMOKE ALARM & CARBON MONOXIDE DETECTOR
	ELEVATION BULLET		HEAT ALARM
	REVISION TAG		EXHAUST FAN
	SPOT ELEVATION		
	DOOR TAG		
	WINDOW TAG		
	EQUIPMENT TAG		
	WALL / FLOOR / ROOF TAG		
	SECTION TAG		
	BUILDING ELEVATION TAG		
	INTERIOR ELEVATION TAG		
	NORTH ARROW		



ARCHITECT:  
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PERMIT SET



**PRIOR RESIDENCE**

8212 SE 64th STREET  
MERCER ISLAND, WA 98040

PARCEL#: 545420-0060

**PERMIT SET**

DATE: 22 DEC 2021  
PROJECT#: TBD  
REF#:   
SCALE: AS NOTED

DESIGNED: KR  
DRAWN: AK  
REVIEWED: AK

**CODE NOTES, ABBREVIATIONS AND SYMBOLS**

**A0.1**

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**LAND USE SUMMARY:**

(MICC TITLE 19)

ZONE: (R-9.6) SINGLE FAMILY  
 LOT SIZE: 9,998 SF

**DEVELOPMENT STANDARDS (19.02.020)**

	MINIMUM	EXISTING	PROPOSED
LOT SIZE:	9,600 SF MIN.	±9,998 SF	NO CHANGE
LOT WIDTH:	75 FT MIN.	±83.69 FT	NO CHANGE
LOT DEPTH:	80 FT MIN.	±115.33 FT	NO CHANGE
FRONT YARD:	20 FT MIN.	±37.2 FT	±23.7 FT
REAR YARD:	25 FT MIN.	±44.2 FT	±37.3 FT
SIDE YARDS:	15 FT MIN. TOTAL	±12.7 FT TOTAL	NO CHANGE
	5FT MIN. EA.	±6.1 FT @ EAST (VARIES) ±6.6 FT @ WEST (VARIES)	NO CHANGE

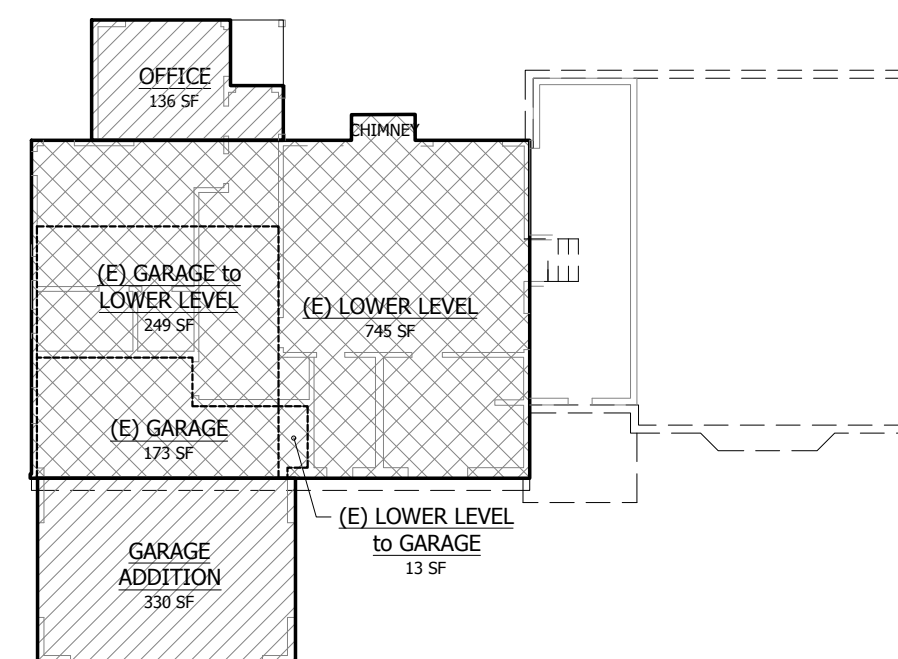
**GROSS FLOOR AREA (19.02.020, D, b)**

MAX GROSS FLOOR AREA IS 40% OF 9,998 SF = 3,999.2 SF

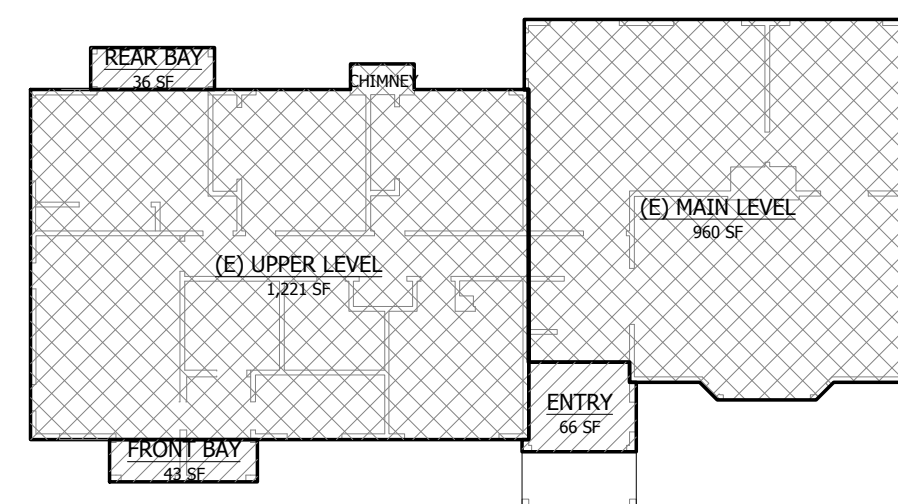
**GROSS FLOOR AREA (19.02.020, D, 2)**

GFA IS MEASURE TO THE EXTERIOR FACE OF EACH BUILDING.  
 GFA IS MEASURED AT 100% OF ROOMS <12 FT MEASURED FLOOR TO CLG.

GFA CALCULATIONS					
FLOOR	LOCATION	EXISTING (SF)	REMOVED (SF)	NEW (SF)	PROPOSED (SF)
LOWER	(E) LOWER LEVEL	757	13	249	993
LOWER	GARAGE	409	249	330	490
LOWER	OFFICE	0	0	136	136
MAIN	(E) MAIN LEVEL	960	0	0	960
MAIN	ENTRY	0	0	66	66
UPPER	(E) UPPER LEVEL	1,221	0	0	1,221
UPPER	FRONT BAY	0	0	43	43
UPPER	REAR BAY	0	0	36	36
TOTAL		3,347	262	860	3,945
ADDITIONAL GFA					598 SF



GROSS FLOOR AREA - LOWER



GROSS FLOOR AREA - UPPER & MAIN

**LOT COVERAGE - SINGLE FAMILY DWELLINGS (19.02.020, f)**

LOT COVERAGE = HOUSE, DRIVING SURFACES & ACCESSORY BUILDINGS  
 LOT SLOPE 7.8% < 15%  
 LOT COVERAGE = 40% MAX  
 REQ'D LANDSCAPING = 60% MAX

LOT AREA (9,998 SF) x 40% = 3,999.2 SF MAX LOT COVERAGE  
 (E) LOT COVERAGE 3,310 SF  
 PROPOSED LOT COVERAGE 3,608 SF  
 391 SF LOT COVERAGE REMAINING

LOT COVERAGE CALCULATIONS						
TAG	LOCATION	EXISTING (SF)	REMOVED (SF)	REPLACED (SF)	NEW (SF)	PROPOSED (SF)
A1	(E) ASPHALT DRIVEWAY	696	696	0	0	0
C4	CONCRETE DRIVEWAY	0	0	466	0	466
E1	(E) EAVES	427	0	0	0	427
E2	FRONT PORCH EAVES	0	0	0	33	33
H1	(E) HOUSE & CHIMNEY	2,187	0	0	0	2,187
H2	ENTRY ADDITION	0	0	0	66	66
H3	COVERED FRONT PORCH	0	0	0	42	42
H4	GARAGE ADDITION	0	0	254	0	254
H5	REAR ADDITION	0	0	0	90	90
H6	CVR'D REAR PORCH	0	0	0	43	43
TOTAL		3,310	696	720	274	3,608

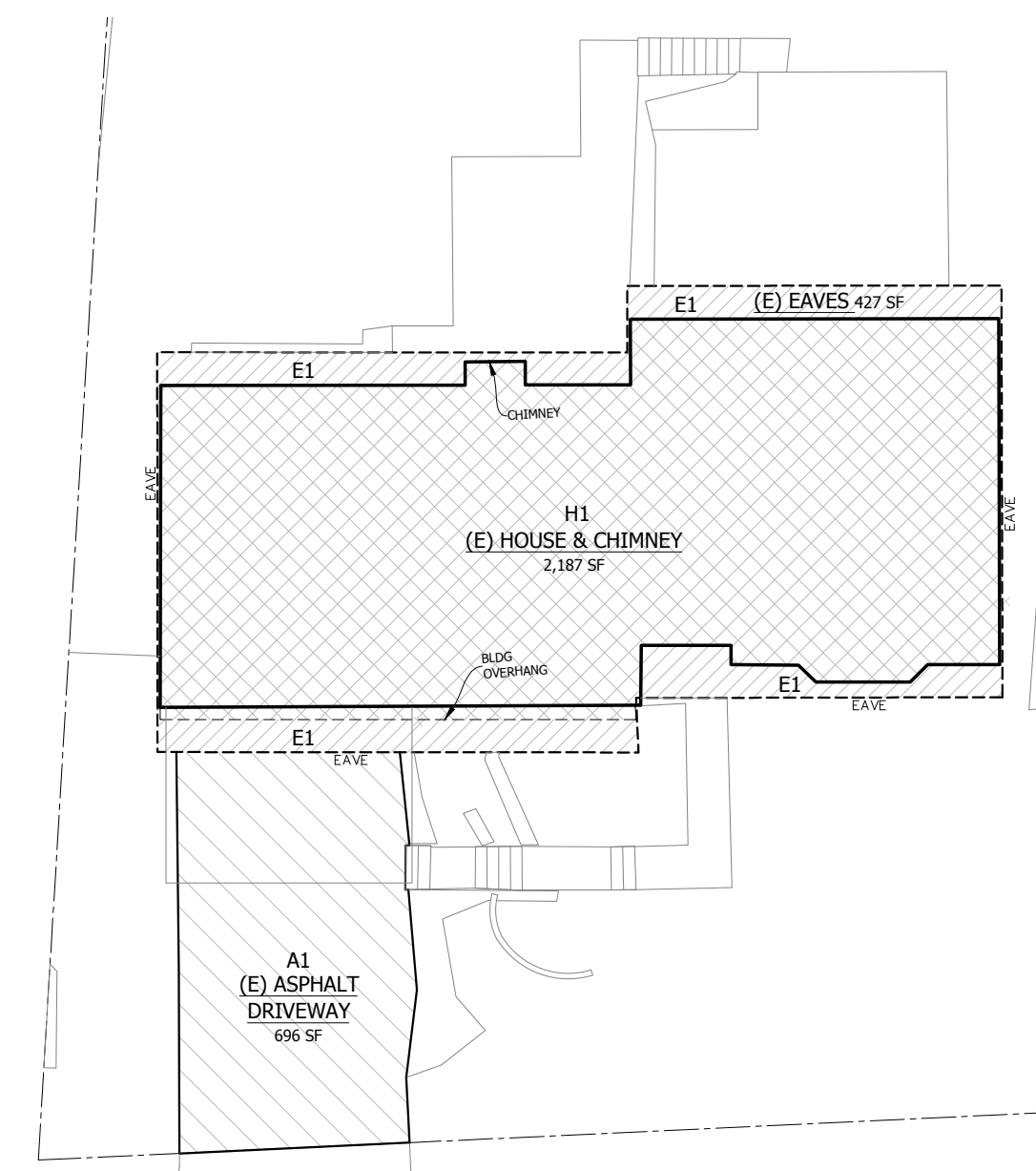
**HARDSCAPE (19.02.020, b)**

HARDSCAPE AREA = 9% MAX OF LOT AREA

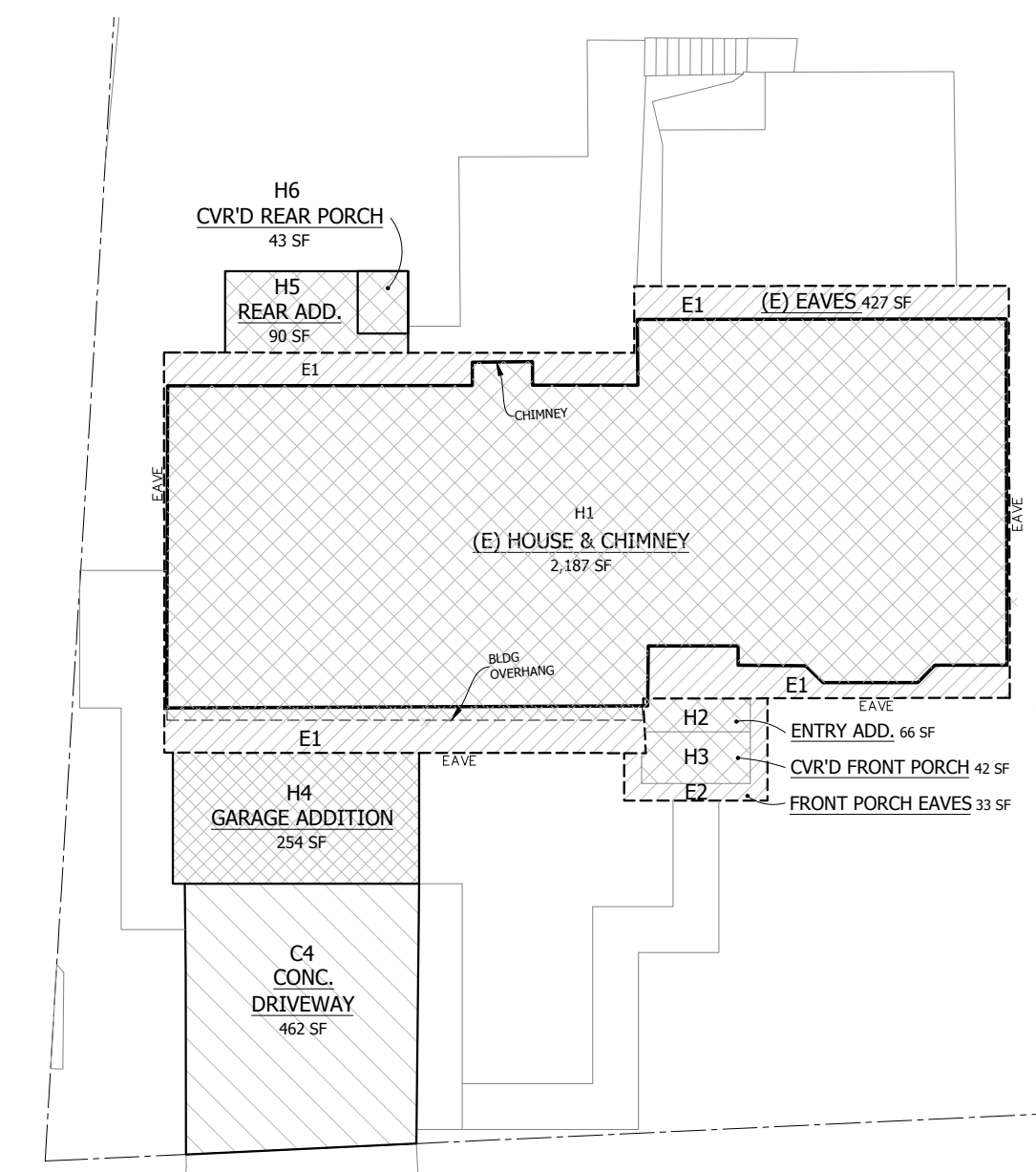
LOT AREA (9,998 SF) x 9% = 900 SF MAX HARDSCAPE AREA

(E) HARDSCAPE = 1,654 SF  
 (E) HARDSCAPE REMOVED = -743 SF  
 (E) HARDSCAPE REPLACED = 60 SF  
 NEW HARDSCAPE = 389 SF  
 TOTAL PROPOSED HARDSCAPE = 1,360 SF

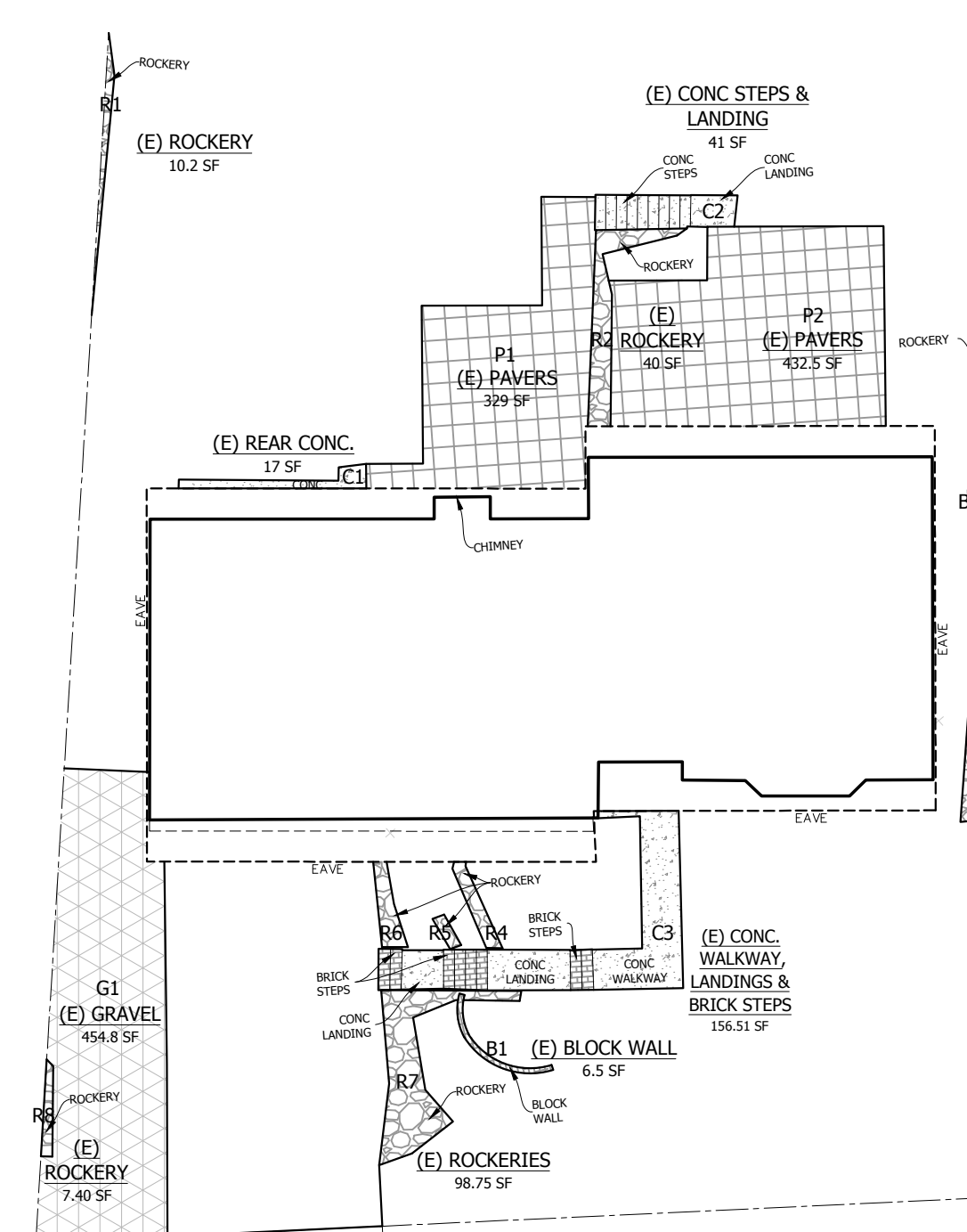
HARDSCAPE CALCULATIONS						
TAG	LOCATION	EXISTING (SF)	REMOVED (SF)	REPLACED (SF)	NEW (SF)	PROPOSED (SF)
B1-2	BLOCK WALL, BLOCK STEPS	9	6	0	0	3
C1	(E) REAR CONC.	17	17	0	0	0
C2-3	(E) CONC. STEPS, CONC. LANDINGS, BRICK STEPS	197	156	0	0	41
C4	CONC. WALKWAY, LANDINGS, STEPS	0	0	22	162	184
G1	GRAVEL	454	454	0	0	0
P1-2	(E) PAVERS	761	169	0	0	592
P3	PAVERS	0	0	0	176	176
P4	PAVERS	0	0	11	75	86
R1-8	ROCKERIES	216	98	0	0	118
R9-10	ROCKERIES	0	0	0	36	36
TOTAL		1,654	900	33	449	1,236



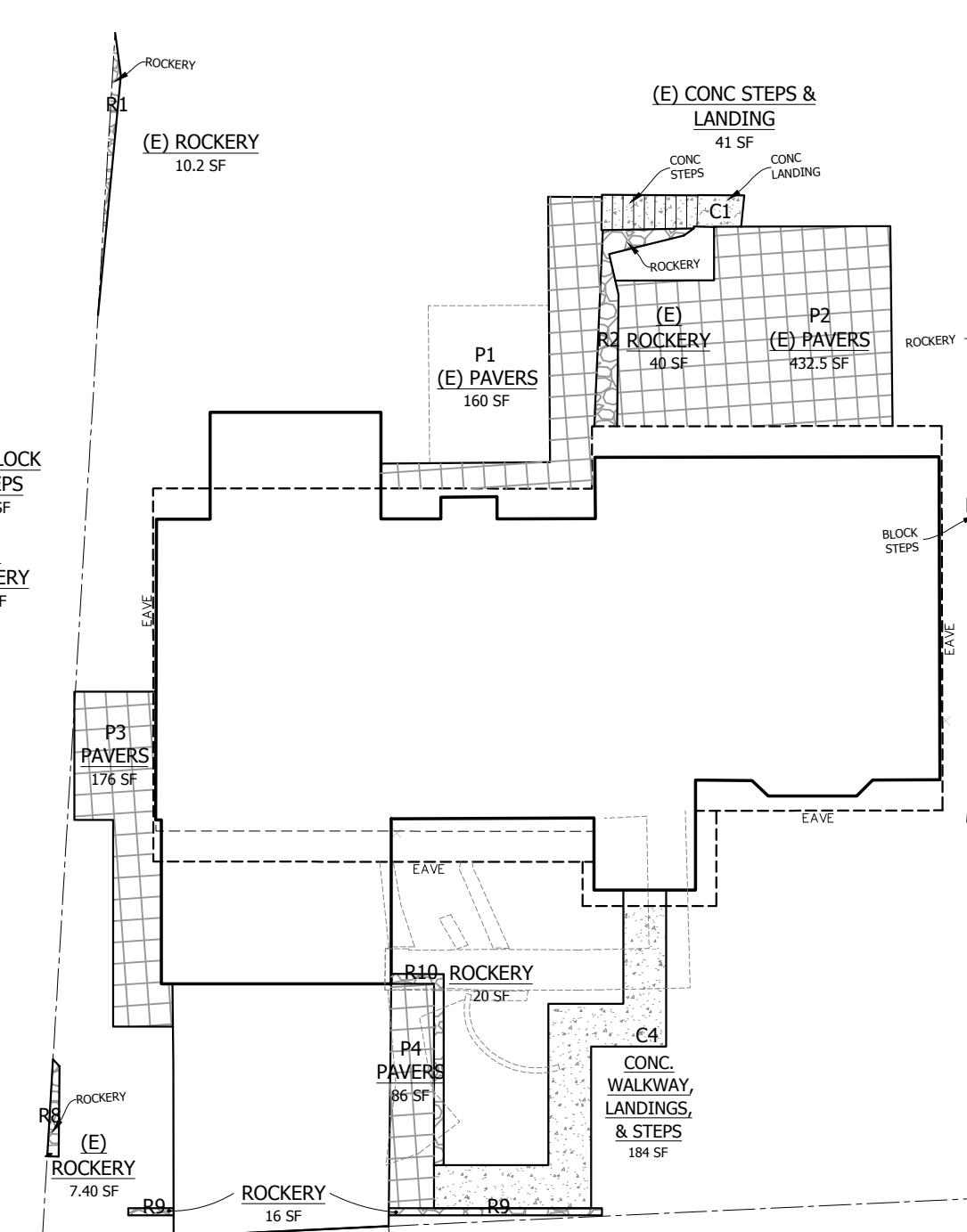
LOT COVERAGE - EXISTING



LOT COVERAGE - PROPOSED



HARDSCAPE - EXISTING



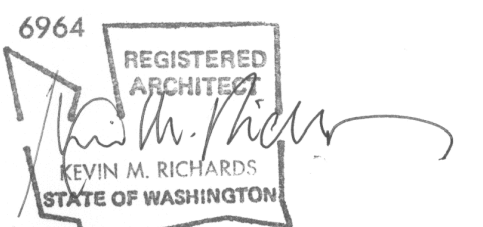
HARDSCAPE - PROPOSED



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PERMIT SET



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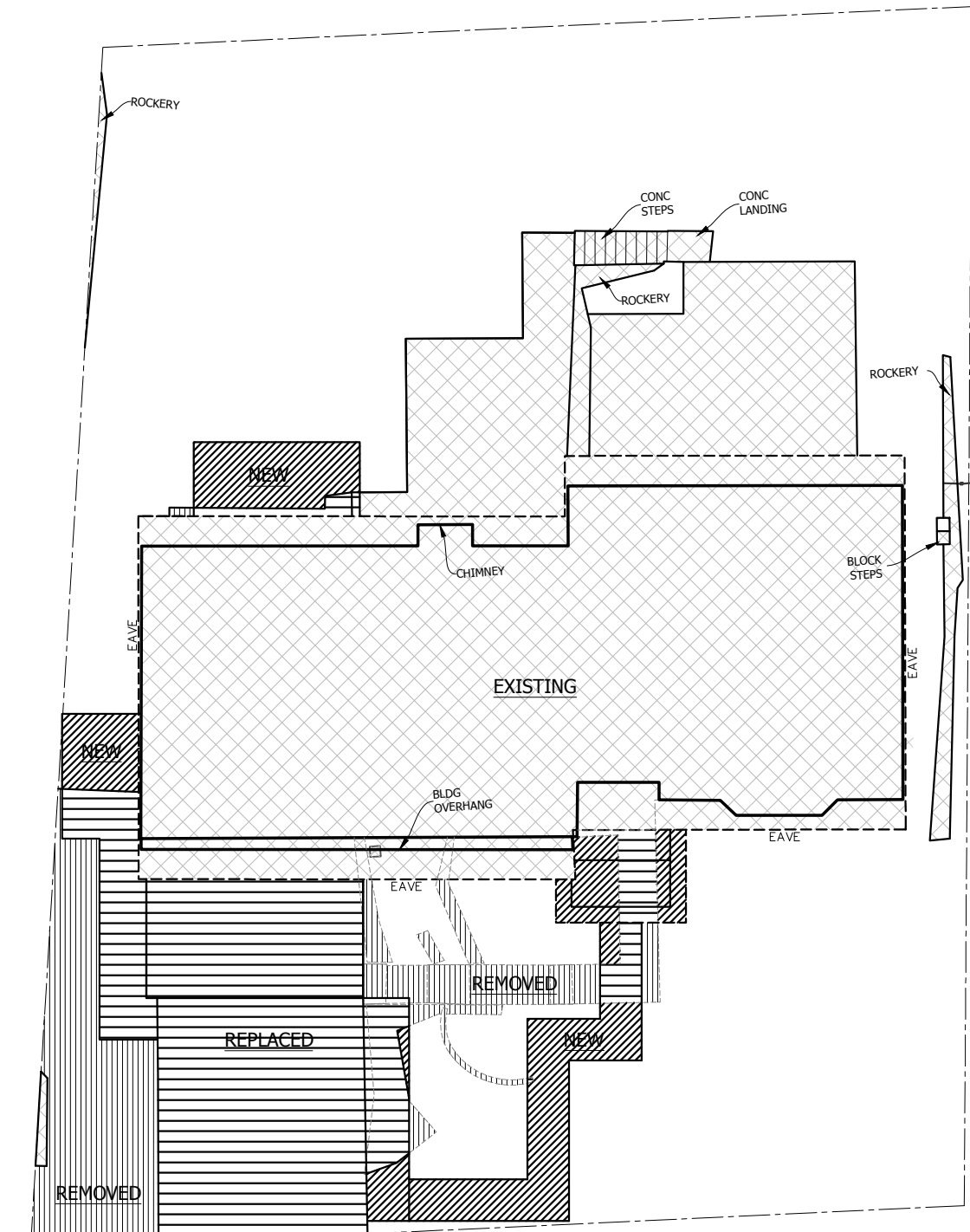
DESIGNED: KR  
 DRAWN: AK  
 REVIEWED: AK

LAND USE SUMMARY & CALCS

A0.2

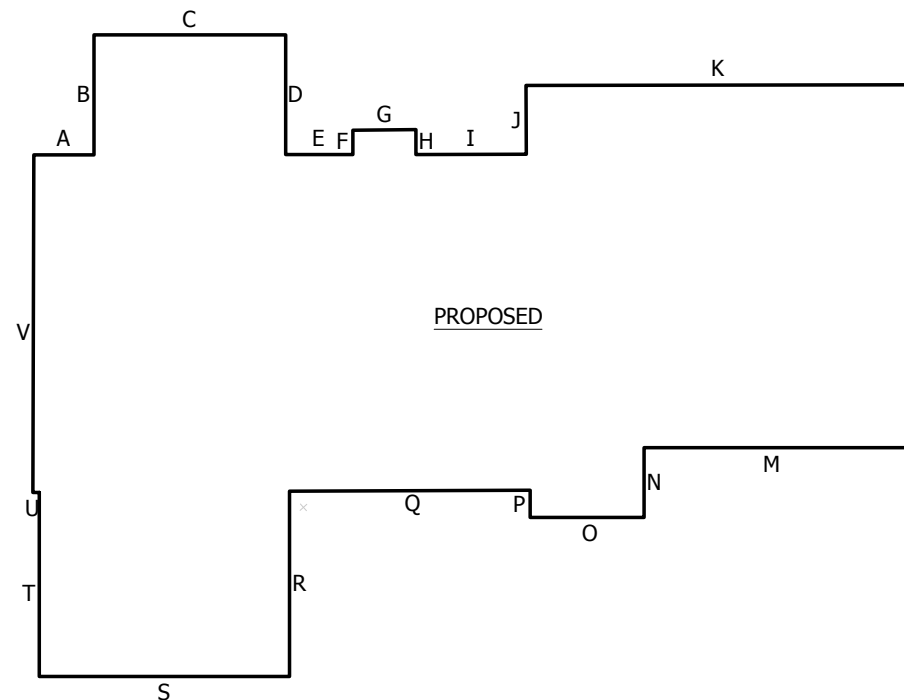
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IMPERVIOUS SURFACE CALCULATIONS				
TAG	LOCATION	EXISTING (SF)	REMOVED (SF)	PROPOSED (SF)
	EXISTING	4964	-	-
	REMAINING	-	-	3,545
	REMOVED	-	462	-
	REPLACED	-	-	996
	NEW	-	-	408
TOTAL		4,964	462	4,949



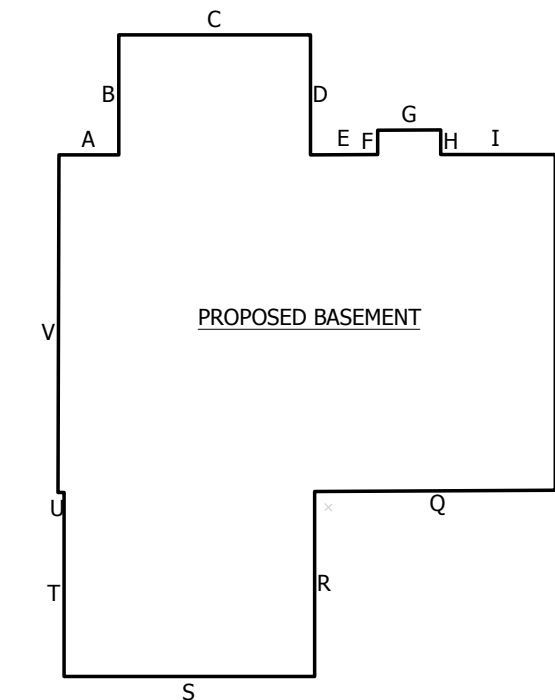
IMPERVIOUS SURFACES

AVERAGE GRADE CALCULATIONS			
TAG	SEGMENT LENGTH	ELEVATION @ SEGMENT MIDPOINT	LENGTH x ELEVATION
A	5'-0"	312.4	1,562.0
B	10'-0"	312.6	3,126.0
C	15'-11 1/2"	312.4	4,985.4
D	10'-0"	312.7	3,127.0
E	5'-7 1/4"	313.0	1,753.8
F	2'-0"	313.2	626.4
G	5'-3"	313.4	1,645.4
H	2'-0"	313.5	627.0
I	9'-2"	313.5	2,873.8
J	5'-9"	313.6	1,802.9
K	32'-2"	318.5	10,244.8
L	30'-2 1/2"	318.3	9,615.3
M	22'-4 1/2"	318.5	7126.4
N	5'-9 1/2"	318.4	1,844.1
O	9'-6"	318.4	3,024.3
P	2'-3"	318.4	716.4
Q	20'-1 1/2"	315.7	6327.1
R	15'-4"	302.5	4,638.3
S	20'-10 1/2"	311.0	6,492.1
T	15'-4"	311.7	4,779.4
U	0'-6"	311.5	155.8
V	28'-1 1/2"	311.6	8,763.8
			273.5
AVG. GRADE =			313.9



AVERAGE GRADE

BASEMENT FLOOR AREA CALCULATIONS				
TAG	SEGMENT LENGTH	ELEVATION @ SEGMENT MIDPOINT	COVERAGE (%)	RESULT
A	5'-0"	312.4	0.0	0.0
B	10'-0"	312.6	0.0	0.0
C	15'-11 1/2"	312.4	0.0	0.0
D	10'-0"	312.7	0.0	0.0
E	5'-7 1/4"	313.0	0.0	0.0
F	2'-0"	313.2	0.0	0.0
G	5'-3"	313.4	0.0	0.0
H	2'-0"	313.5	0.0	0.0
I	9'-2"	313.5	0.0	0.0
J	5'-9"	313.6	0.0	0.0
K	32'-2"	318.5	61.1	17.1
L	30'-2 1/2"	318.3	26.4	5.3
M	22'-4 1/2"	318.5	0.0	0.0
N	5'-9 1/2"	318.4	0.0	0.0
O	9'-6"	318.4	0.0	0.0
P	2'-3"	318.4	0.0	0.0
Q	20'-1 1/2"	311.7	0.0	0.0
R	15'-4"	302.5	0.0	0.0
S	20'-10 1/2"	311.0	0.0	0.0
T	15'-4"	311.7	0.0	0.0
U	0'-6"	311.5	0.0	0.0
V	28'-1 1/2"	311.6	0.0	0.0
			193.7	22.4
22.4 / 193.7 FT = 11.6%				
PROPOSED BASEMENT GFA = 1,646 SF				
1,646 SF x 11.6% = 190.9 SF EXCLUDED FROM GFA				



BASEMENT FLOOR AREA



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PERMIT SET



PRIOR RESIDENCE

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MERCER ISLAND, WA 98040

PARCEL#: 545420-0060

PERMIT SET

DATE: 22 DEC 2021  
PROJECT#: TBD  
REF#:   
SCALE: AS NOTED

DESIGNED: KR  
DRAWN: AK  
REVIEWED: AK

LAND USE CALCS,  
CONTINUED

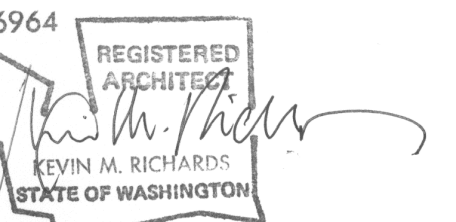
A0.3



ARCHITECT:  
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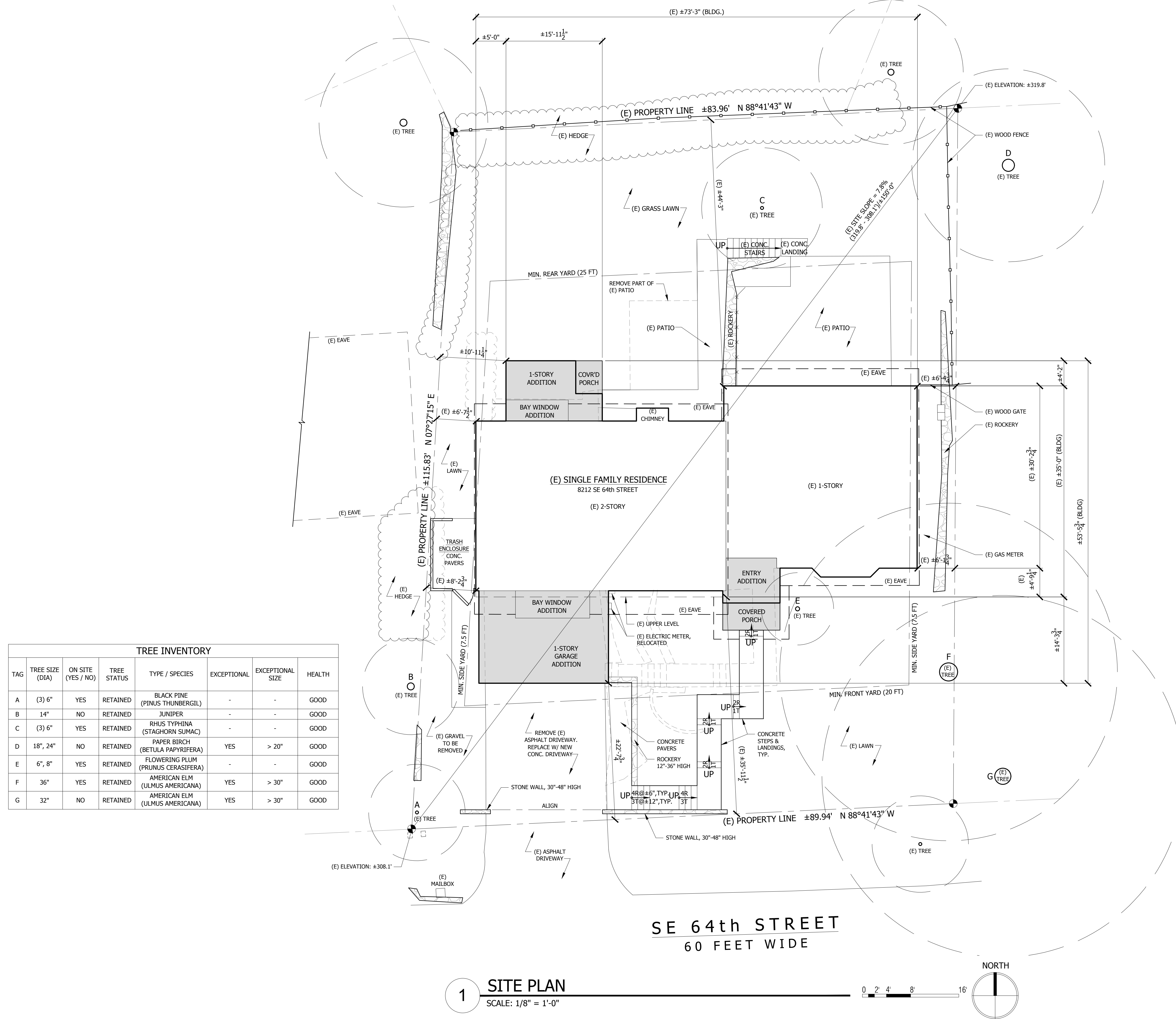
**PERMIT SET**

DATE: 22 DEC 2021  
 PROJECT#: TBD  
 REF#:   
 SCALE: AS NOTED

DESIGNED: KR  
 DRAWN: AK  
 REVIEWED: AK

**SITE PLAN**

**A1.0**



TREE INVENTORY							
TAG	TREE SIZE (DIA)	ON SITE (YES / NO)	TREE STATUS	TYPE / SPECIES	EXCEPTIONAL	EXCEPTIONAL SIZE	HEALTH
A	(3) 6"	YES	RETAINED	BLACK PINE (PINUS THUNBERGIL)	-	-	GOOD
B	14"	NO	RETAINED	JUNIPER	-	-	GOOD
C	(3) 6"	YES	RETAINED	RHUS TYPHINA (STAGHORN SUMAC)	-	-	GOOD
D	18", 24"	NO	RETAINED	PAPER BIRCH (BETULA PAPHYRIFERA)	YES	> 20"	GOOD
E	6", 8"	YES	RETAINED	FLOWERING PLUM (PRUNUS CERASIFERA)	-	-	GOOD
F	36"	YES	RETAINED	AMERICAN ELM (ULMUS AMERICANA)	YES	> 30"	GOOD
G	32"	NO	RETAINED	AMERICAN ELM (ULMUS AMERICANA)	YES	> 30"	GOOD

**1 SITE PLAN**  
 SCALE: 1/8" = 1'-0"

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**LEGAL DESCRIPTION**

(PER STATUTORY WARRANTY DEED RECORDING# 20190117000652)  
 LOT 6, BLOCK 1, MERCER VISTA, ACCORDING TO THE PLAT THEREOF  
 RECORDED IN VOLUME 67 OF PLATS, PAGE 1, RECORDS OF KING  
 COUNTY, WASHINGTON.  
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**BASIS OF BEARINGS**

HELD A BEARING OF N 88°41'43" W BETWEEN FOUND  
 MONUMENTS ON CENTERLINE OF S.E. 64TH ST. PER THE PLAT  
 OF MERCER VISTA.

**REFERENCES**

R1. PLAT, VOL. 67, PG. 1,  
 RECORDS OF KING COUNTY, WASHINGTON.

**VERTICAL DATUM**

NAVD(88) PER CITY OF MERCER ISLAND BENCHMARK #4236  
 1/4" BRASS NAIL IN 4"x4" CONC (DN 0.9"). W MON, INTX 82ND AVE  
 SE & SE 64TH ST.  
 ELEV.: 295.413'

**SURVEYOR'S NOTES**

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN 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. 545420-0060.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 9,998 ±S.F. (0.23 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.

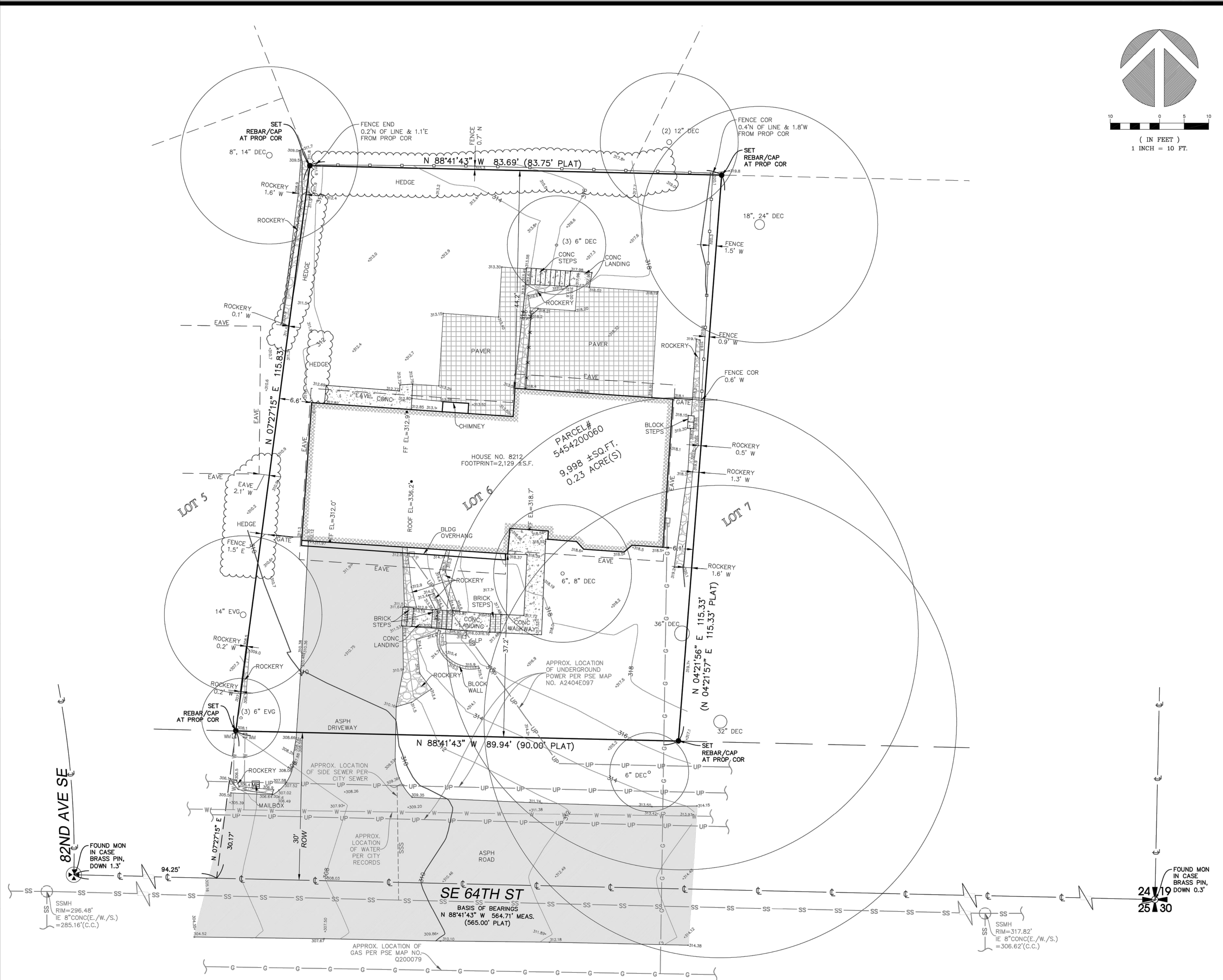
**LEGEND**

	ASPHALT SURFACE		LIGHT POLE
	BRICK SURFACE		MAILBOX (RESIDENTIAL)
	BUILDING		PAVER SURFACE
	CENTERLINE ROW		POWER METER
	CONCRETE SURFACE		POWER (UNDERGROUND)
	RETAINING WALL		REBAR & CAP (SET)
	FENCE LINE (VINYL)		ROCKERY
	FENCE LINE (WOOD)		SEWER LINE
	GAS LINE		SEWER MANHOLE
	GAS METER		TREE (AS NOTED)
	HEDGE FOLIAGE LINE		WATER LINE
	MONUMENT IN CASE (FOUND)		WATER METER

**VICINITY MAP**  
 N.T.S.



**TOPOGRAPHIC & BOUNDARY SURVEY**



**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, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. 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**

SE 1/4	SE 1/4
SECTION: 24	TOWNSHIP: 24N
RANGE: 04E, W.M.	COUNTY: KING

measure success

TOPOGRAPHIC & BOUNDARY SURVEY  
 PARCEL NO. 5454200060  
 PRIOR RESIDENCE  
 8212 SE 64TH ST  
 MERCER ISLAND, WA 98040



**Terrane**  
 10801 Main Street, Suite 102, Bellevue, WA 98004  
 phone 425.458.4498 support@terrane.net  
 www.terrane.net

**JOB NUMBER:** 211486  
**DATE:** 08/23/21  
**DRAFTED BY:** IDV/GKD  
**CHECKED BY:** JGM/TBH  
**SCALE:** 1" = 10'  
**REVISION HISTORY**


**SHEET NUMBER**  
 1 OF 1



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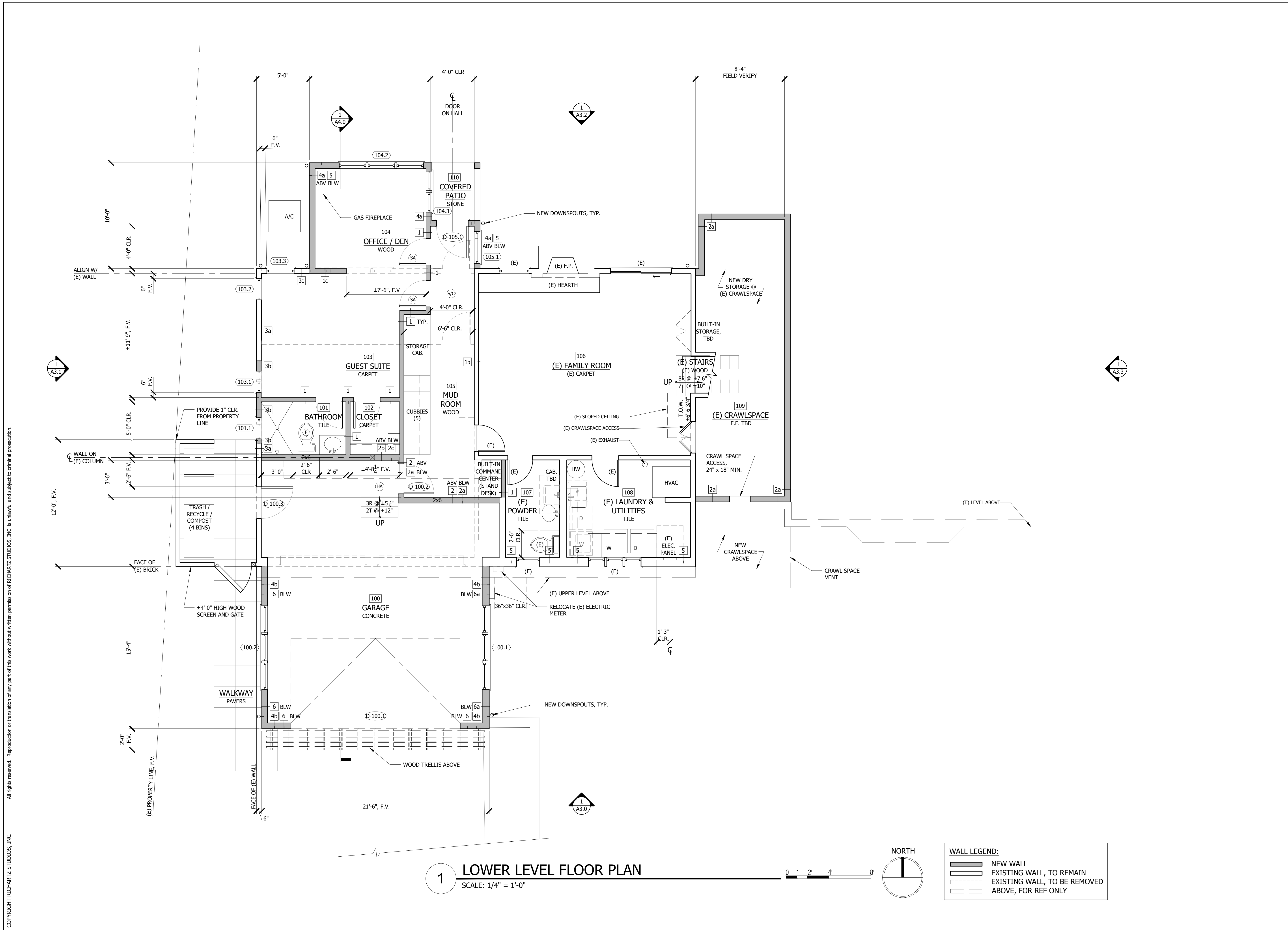
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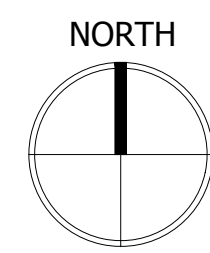
DESIGNED: KR  
 DRAWN: AK  
 REVIEWED: AK

**LOWER LEVEL FLOOR PLAN**

**A2.0**



**1 LOWER LEVEL FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**WALL LEGEND:**

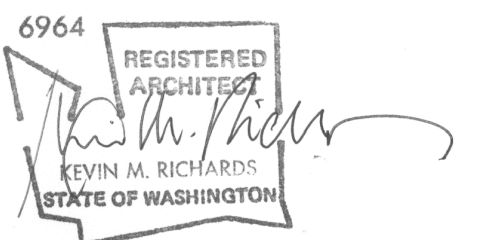
	NEW WALL
	EXISTING WALL, TO REMAIN
	EXISTING WALL, TO BE REMOVED
	ABOVE, FOR REF ONLY

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**PRIOR  
RESIDENCE**

8212 SE 64th STREET  
MERCER ISLAND, WA 98040

PARCEL#: 545420-0060

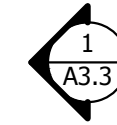
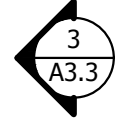
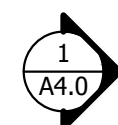
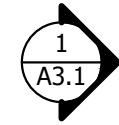
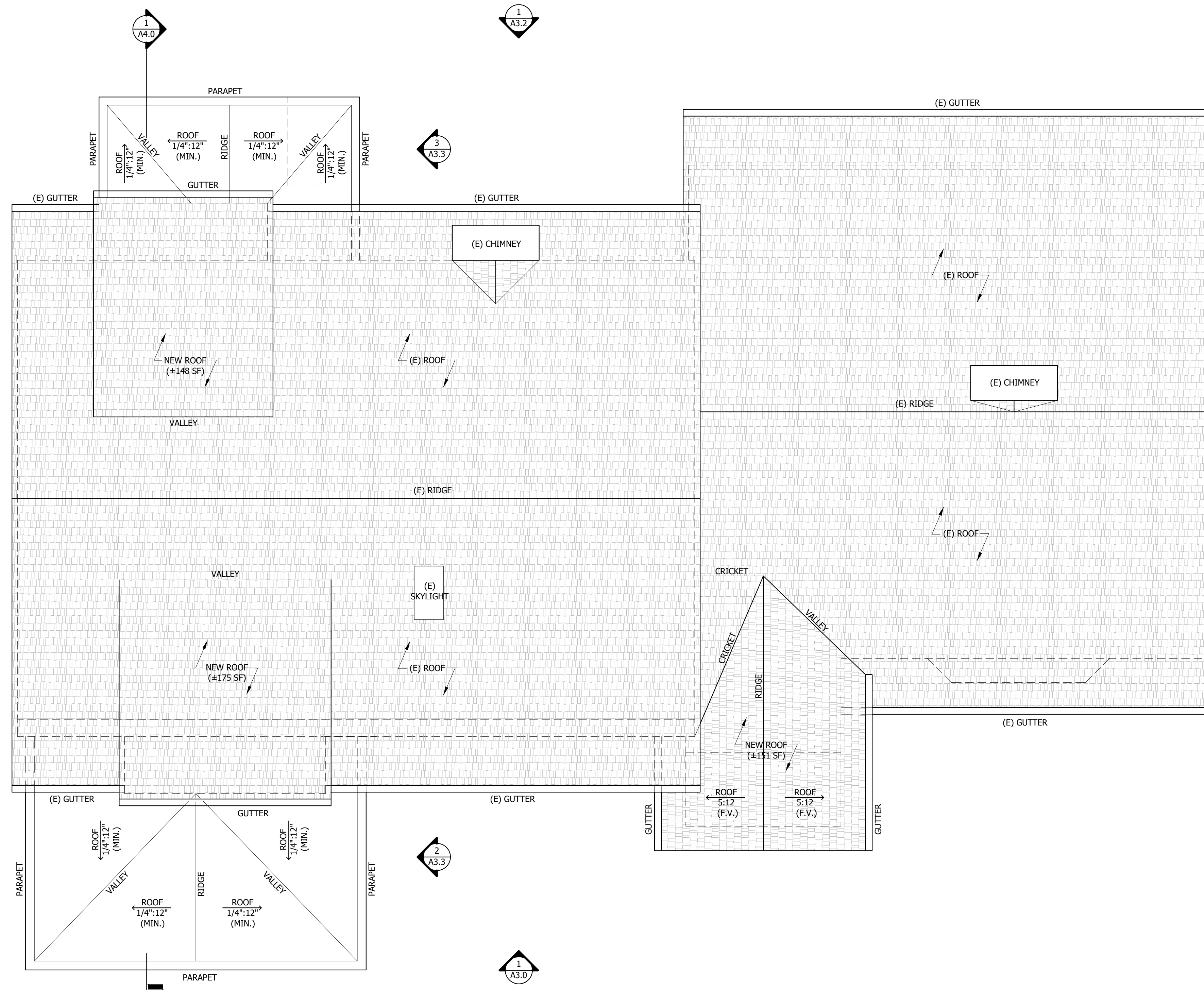
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DATE: 22 DEC 2021  
PROJECT#: TBD  
REF#:   
SCALE: AS NOTED

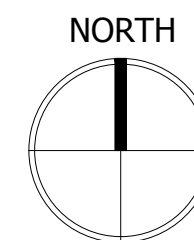
DESIGNED: KR  
DRAWN: AK  
REVIEWED: AK

**ROOF PLAN**

**A2.2**



**1 ROOF PLAN**  
SCALE: 1/4" = 1'-0"





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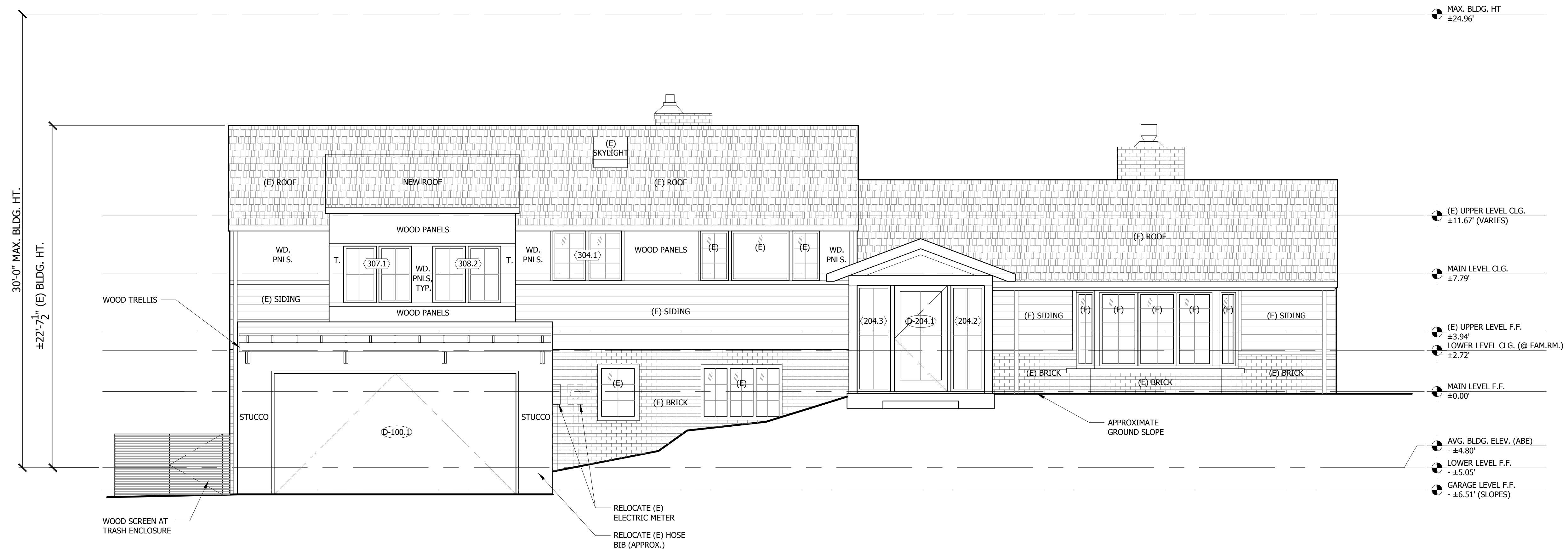
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 REF#:   
 SCALE: AS NOTED

DESIGNED: KR  
 DRAWN: AK  
 REVIEWED: AK

**SOUTH ELEVATION**

**A3.1**



**1 SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0" 0 1' 2' 4' 8'

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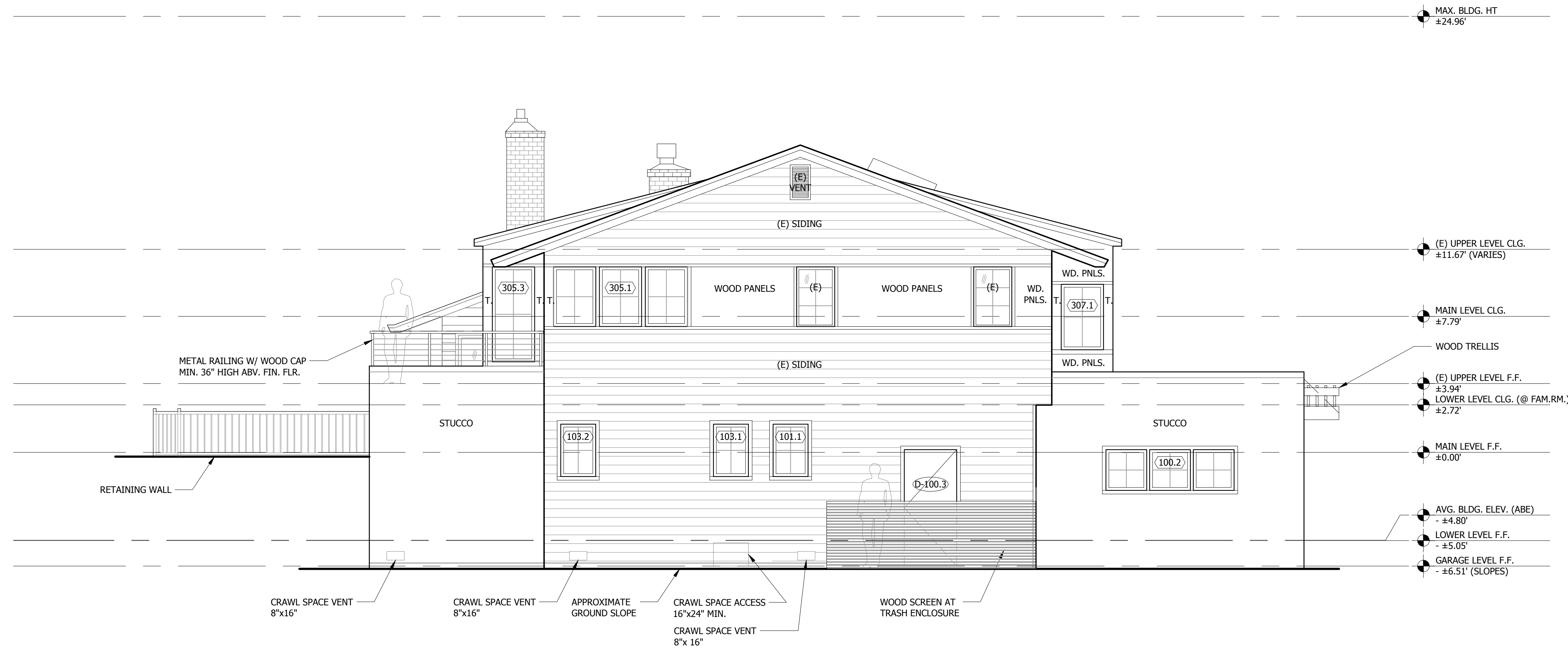
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SCALE: AS NOTED

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WEST  
ELEVATION

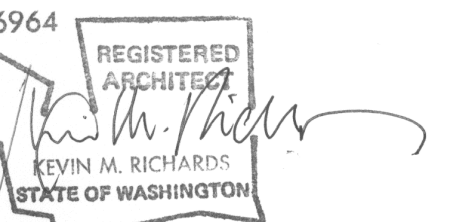
A3.2



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



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SCALE: AS NOTED

DESIGNED: KR  
DRAWN: AK  
REVIEWED: AK

**NORTH  
ELEVATION**

**A3.3**



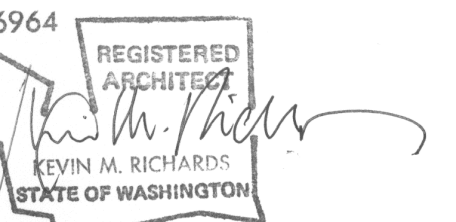
**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"  
0 1' 2' 4' 8'



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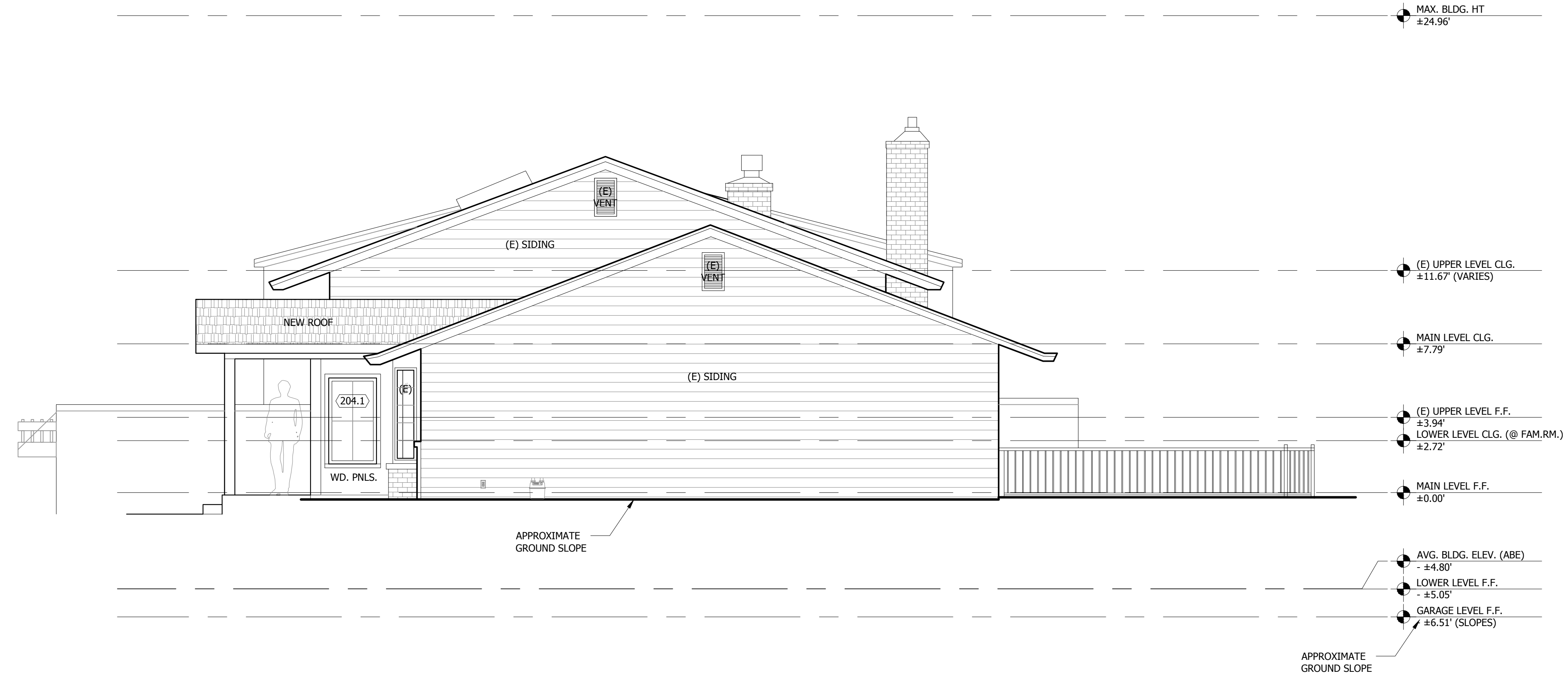
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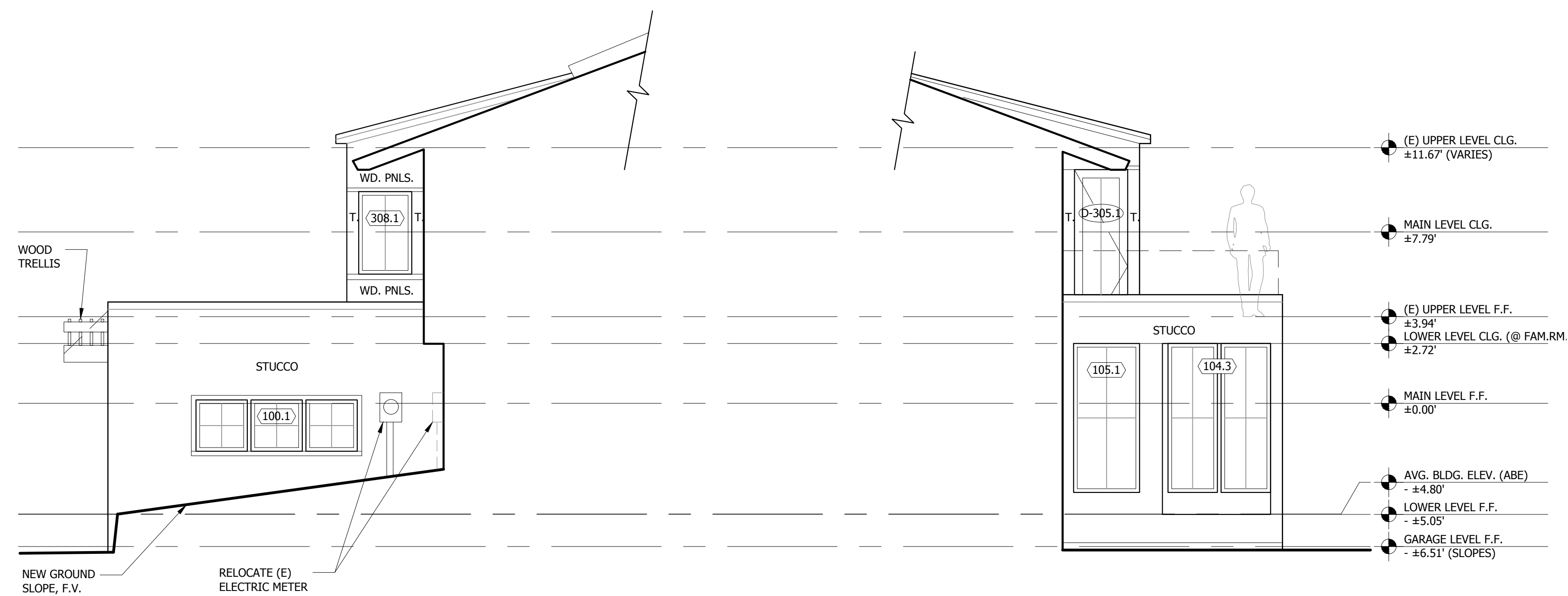
DESIGNED: KR  
DRAWN: AK  
REVIEWED: AK

EAST ELEVATION

**A3.3**



**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"  
0 1' 2' 4' 8'



**2 PARTIAL EAST ELEV. @ GARAGE**  
SCALE: 1/4" = 1'-0"  
0 1' 2' 4' 8'

**3 PARTIAL EAST ELEV. @ OFFICE**  
SCALE: 1/4" = 1'-0"  
0 1' 2' 4' 8'

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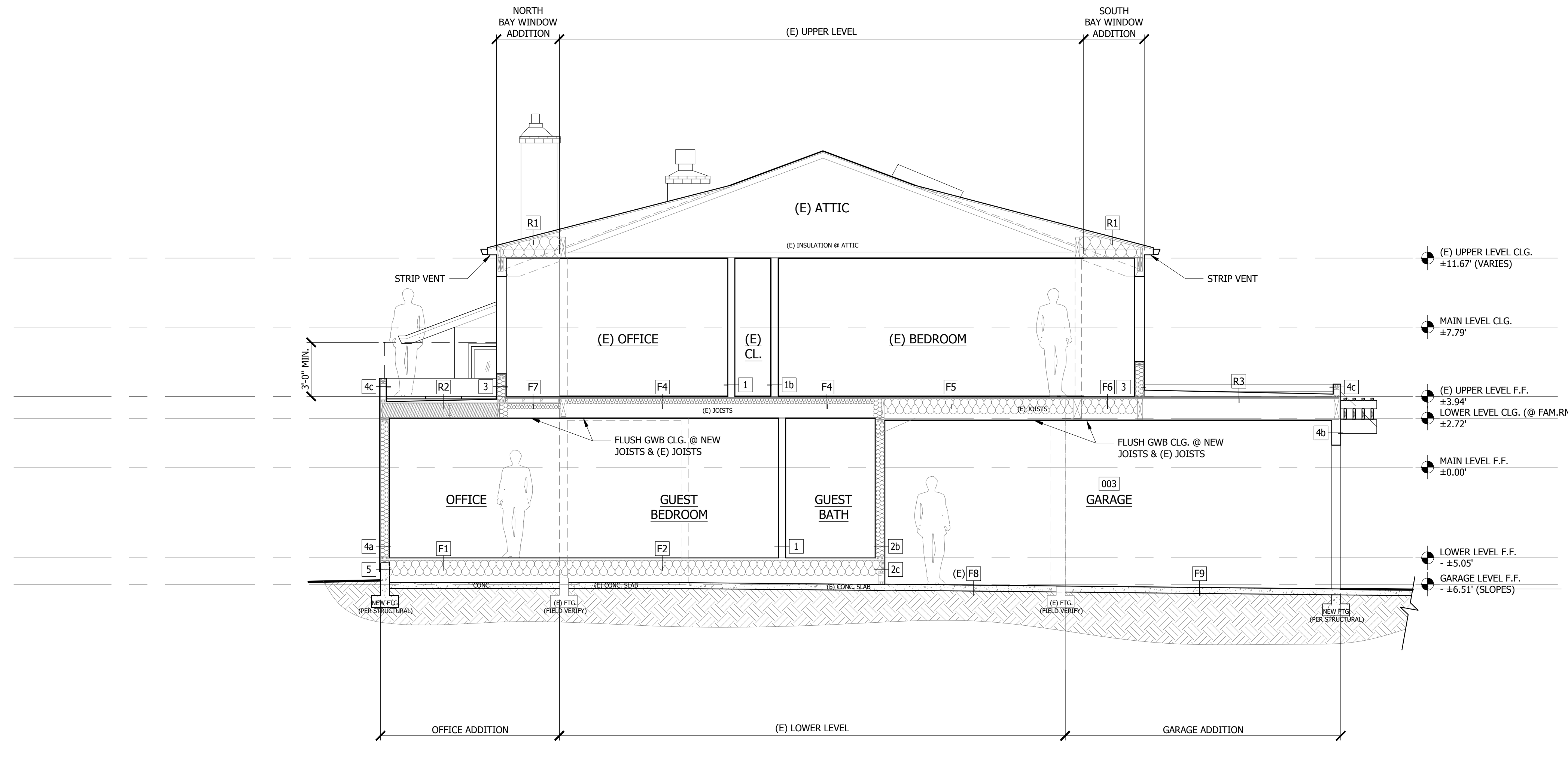
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DATE: 22 DEC 2021  
PROJECT#: TBD  
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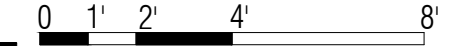
DESIGNED: KR  
DRAWN: AK  
REVIEWED: AK

BUILDING SECTION

A4.0



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



**WALL TYPE SCHEDULE**

WALL TYPE	ILLUSTRATION	DESCRIPTION	REMARKS	RATING
(E)		(E) GWB (E) 2x4 FRAME WALL, F.V. (E) GWB	EXISTING INTERIOR WALL, TYPICAL	
1		GWB (1/2") 2x4 FRAME WALL, U.N.O. GWB (1/2")	INTERIOR WALL, TYPICAL	
1a		GWB (1/2") 2x4 FRAME WALL, U.N.O. W/ ACOUSTICAL INSULATION, PER OWNER/ARCHITECT GWB (1/2")	INTERIOR WALL W/ ACOUSTICAL INSULATION, TYPICAL	
1b		(E) GWB (E) 2x4 FRAME WALL, PER STRUCTURAL PLYWOOD SHEATHING, PER STRUCTURAL GWB (1/2")	INTERIOR WALL	
1c		GWB (1/2") PLYWOOD SHEATHING, PER STRUCTURAL 2x4 FRAME WALL, PER STRUCTURAL PLYWOOD SHEATHING, PER STRUCTURAL GWB (1/2")	INTERIOR WALL	
2		GWB (1/2") @ INTERIOR 2x6 FRAME WALL, PER STRUCTURAL W/ BATT INSULATION (R-21) GWB (1/2", MIN.) @ GARAGE	INTERIOR WALL @ GARAGE	
2a		CRAWLSPACE 2x6 FRAME WALL, PER STRUCTURAL GWB (1/2", MIN.) @ GARAGE	WALL @ CRAWL SPACE / GARAGE	
2b		GWB (1/2") @ INTERIOR PLYWOOD SHEATHING, PER STRUCTURAL 2x6 FRAME WALL, PER STRUCTURAL W/ BATT INSULATION (R-21) GWB (1/2", MIN.) @ GARAGE		
2c		CRAWLSPACE PLYWOOD SHEATHING, PER STRUCTURAL 2x6 FRAME WALL, PER STRUCTURAL GWB (1/2", MIN.) @ GARAGE		
(E)		(E) SIDING, TO REMAIN (E) WRB, TO REMAIN (E) SHEATHING, TO REMAIN (E) 2x4 FRAME WALL W/ (E) BATT INSULATION. IF WALL CAVITY IS OPEN AND IF NO INSULATION IS PRESENT, PROVIDE INSULATION. R-15 @ 2X4. R-21 @ 2X6 (E) GWB	EXISTING EXTERIOR WALL, TYPICAL	
3		SIDING, MATCH EXISTING ADJACENT -OR- WOOD PANELS WEAVE NEW SIDING INTO EXISTING SIDING WRB, PER SPEC PLYWOOD SHEATHING, PER STRUCTURAL 2x6 FRAME WALL, PER STRUCTURAL W/ BATT INSULATION (R-21) GWB (1/2") W/ PVA PRIMER, PER SPEC	NEW EXTERIOR WALL @ HEATED SPACE, TYPICAL	
3a		(E) SIDING, MATCH EXISTING ADJACENT -OR- WOOD PANELS WEAVE NEW SIDING INTO EXISTING SIDING (E) WRB (E) PLYWOOD SHEATHING (E) 2x4 FRAME WALL W/ (E) BATT INSULATION IF NO INSULATION IS PRESENT, PROVIDE INSULATION. R-15 @ 2X4. R-21 @ 2X6 PLYWOOD SHEATHING, PER STRUCTURAL GWB (1/2") W/ PVA PRIMER, PER SPEC	(E) EXTERIOR WALL @ HEATED SPACE	
3b		SIDING, MATCH EXISTING ADJACENT -OR- WOOD PANELS WEAVE NEW SIDING INTO EXISTING SIDING WRB PLYWOOD SHEATHING, PER STRUCTURAL 2x4 FRAME WALL W/ (E) BATT INSULATION IF NO INSULATION IS PRESENT, PROVIDE INSULATION. R-15 @ 2X4. R-21 @ 2X6 GWB (1/2") W/ PVA PRIMER, PER SPEC	INFILL (E) EXTERIOR WALL @ HEATED SPACE	
3c		SIDING, MATCH EXISTING ADJACENT WEAVE NEW SIDING INTO EXISTING SIDING WRB PLYWOOD SHEATHING, PER STRUCTURAL (E) 2x4 FRAME WALL W/ (E) BATT INSULATION IF NO INSULATION IS PRESENT, PROVIDE INSULATION. R-15 @ 2X4. R-21 @ 2X6 PLYWOOD SHEATHING, PER STRUCTURAL GWB (1/2") W/ PVA PRIMER, PER SPEC	EXTERIOR WALL @ HEATED SPACE	
4a		STUCCO & LATH, PER MANUF. RIGID INSULATION, PER MANUF. WRB, PER SPEC PLYWOOD SHEATHING, PER STRUCTURAL 2x6 FRAME WALL, PER STRUCTURAL W/ BATT INSULATION (R-21) GWB (1/2") W/ PVA PRIMER, PER SPEC	NEW EXTERIOR WALL @ LOWER LEVEL OFFICE	
4b		STUCCO & LATH, PER MANUF. RIGID INSULATION, PER MANUF. WRB, PER SPEC 2x4 FRAME WALL, PER STRUCTURAL PLYWOOD SHEATHING, PER STRUCTURAL GWB (1/2") W/ PVA PRIMER, PER SPEC	NEW EXTERIOR WALL @ GARAGE	
4c		STUCCO & LATH, PER MANUF. RIGID INSULATION, PER MANUF. WRB, PER SPEC PLYWOOD SHEATHING, PER STRUCTURAL 2x6 FRAME WALL, PER STRUCTURAL WRB, PER SPEC RIGID INSULATION, PER MANUF. STUCCO & LATH, PER MANUF.	NEW EXTERIOR WALL @ GARAGE & OFFICE PARAPET	
5		(E) BRICK (E) WRB (E) SHEATHING (E) 2x4 FRAME WALL W/ (E) BATT INSULATION IF NO INSULATION IS PRESENT, PROVIDE INSULATION. R-15 @ 2X4. R-21 @ 2X6 PLYWOOD SHEATHING, PER STRUCTURAL GWB (1/2") W/ PVA PRIMER, PER SPEC	(E) EXTERIOR WALL @ (E) POWDER & (E) LAUNDRY	

(E)		(E) CONCRETE (E) EARTH	(E) FOUNDATION WALL	
6		CONCRETE, PER STRUCTURAL	FOUNDATION WALL, ABOVE GRADE	
6a		CONCRETE, PER STRUCTURAL WATERPROOFING, PER SPEC EARTH	FOUNDATION WALL, BELOW GRADE	

NOTES:  
1. ALL MATERIALS SHOWN AS END-CUT FOR CLARITY ONLY. REFER TO PLANS FOR CORRECT MATERIAL ORIENTATION.

**FLOOR TYPE SCHEDULE**

WALL TYPE	ILLUSTRATION	DESCRIPTION	REMARKS	RATING
F1		FINISHED FLOORING, PER OWNER PLYWOOD SHEATHING, PER STRUCTURAL JOISTS, PER STRUCTURAL W/ INSULATION (R-38 MIN) CRAWLSPACE CONCRETE, PER STRUCTURAL	LOWER LEVEL FLOOR @ OFFICE ADDITION	
F2		FINISHED FLOORING, PER OWNER PLYWOOD SHEATHING, PER STRUCTURAL JOISTS, PER STRUCTURAL W/ INSULATION (R-38 MIN) CRAWLSPACE CONCRETE, PER STRUCTURAL (E) CONCRETE	LOWER LEVEL FLOOR @ GUEST SUITE, GUEST BATH, MUDROOM, HALLWAY, ETC	
F3		FINISHED WOOD FLOORING, PER OWNER. MATCH (E) ADJACENT WOOD FLOORING. PLYWOOD SHEATHING, PER STRUCTURAL JOISTS, PER STRUCTURAL W/ INSULATION (R-38 MIN) CRAWLSPACE CONCRETE, PER STRUCTURAL	MAIN LEVEL FLOOR @ ENTRY ADDITION	
F4		(E) FINISHED FLOORING, PER OWNER (E) SHEATHING (E) JOISTS W/ ACOUSTICAL INSULATION (TBD), PER OWNER/ARCHITECT GWB (1/2" MIN.)	(E) UPPER LEVEL FLOOR @ GUEST SUITE	
F5		(E) FINISHED FLOORING, PER OWNER (E) SHEATHING (E) JOISTS W/ INSULATION (R-38 MIN) GWB (5/8" TYPE-X)	(E) UPPER LEVEL FLOOR @ GARAGE	
F6		FINISHED FLOORING, PER OWNER PLYWOOD SHEATHING, PER STRUCTURAL JOISTS, PER STRUCTURAL W/ INSULATION (R-38 MIN) GWB (5/8" TYPE-X) NOTE: (1/2" GWB) REQ'D AT ALL EXPOSED BEAMS, DUCTS, ETC	UPPER LEVEL FLOOR @ SOUTH BAY WINDOW ADD. ABV. GARAGE	
F7		FINISHED WOOD FLOORING, PER OWNER. MATCH (E) ADJACENT WOOD FLOORING. PLYWOOD SHEATHING FURRING, AS REQ'D PLYWOOD SHEATHING, PER STRUCTURAL JOISTS, PER STRUCTURAL W/ ACOUSTICAL INSULATION (TBD), PER OWNER/ARCHITECT GWB (1/2" MIN.)	UPPER LEVEL FLOOR @ NORTH BAY WINDOW ADDITION	
(E) F8		(E) CONCRETE (E) EARTH	EXISTING CRAWLSPACE FLOOR, TYPICAL	
F9		CONCRETE, PER STRUCTURAL EARTH	CONCRETE FLOOR @ GARAGE	

NOTES:  
1. ALL MATERIALS SHOWN AS END-CUT FOR CLARITY ONLY. REFER TO PLANS FOR CORRECT MATERIAL ORIENTATION.

**ROOF TYPE SCHEDULE**

WALL TYPE	ILLUSTRATION	DESCRIPTION	REMARKS	RATING
(E)		(E) ROOFING (E) SHEATHING (E) ROOF JOISTS W/ (E) BLOWN-IN INSULATION (E) CEILING JOISTS (E) GWB	ROOF @ NORTH AND SOUTH BAY WINDOW ADDITIONS & ENTRY ADDITION	
R1		ROOFING, TBD PLYWOOD SHEATHING, PER STRUCTURAL ROOF JOISTS, PER STRUCTURAL W/ INSULATION (R-49), UNCOMPRESSED OVER TOP PLATE OF WALL W/ 1" MIN AIRSPACE BELOW ROOF SHEATHING CEILING JOISTS, PER STRUCTURAL GWB (1/2" MIN.)	ROOF @ NORTH AND SOUTH BAY WINDOW ADDITIONS & ENTRY ADDITION	
R2		PAVERS, TBD. PER OWNER/ARCHITECT. PEDESTALS, TBD. REVIEW W/ OWNER/ARCHITECT. PROTECTION BOARD, PER SPEC. ROOFING, PER SPEC. TAPERED RIGID INSULATION, PER SPEC. PLYWOOD SHEATHING, PER STRUCTURAL JOISTS, PER STRUCTURAL W/ CLOSED CELL SPRAY FOAM (R-38 MIN.), PER SPEC. GWB (1/2" MIN.)	UPPER LEVEL PATIO FLOOR @ NORTH ADDITION	
R3		BALLAST, TBD PROTECTION BOARD, TBD ROOFING, TBD TAPERED RIGID INSULATION, PER SPEC. PLYWOOD SHEATHING, PER STRUCTURAL JOISTS, PER STRUCTURAL GWB (5/8")	ROOF @ GARAGE ADDITION	
R4		ROOFING, TBD PLYWOOD SHEATHING, PER STRUCTURAL ROOF JOISTS, PER STRUCTURAL	ROOF @ ENTRY ADDITION OVERHANGS	

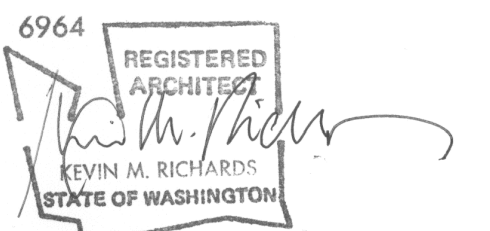
NOTES:  
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**PERMIT SET**



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PARCEL#: 545420-0060

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DATE: 22 DEC 2021  
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SCALE: AS NOTED

DESIGNED: KR  
DRAWN: AK  
REVIEWED: AK

**SCHEDULES**

**A7.0**

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**VERTICAL FENESTRATION SCHEDULE**

TAG	LOCATION	WIDTH (R.O.)	HEIGHT (R.O.)	OPERATION	WIDTH (NET)	HEIGHT (NET)	AREA (NET SF)	QTY.	TOTAL AREA	U-FACTOR	UA	SHGC	MANUF.	MODEL	TYPE	REMARKS
100.1	[100] GARAGE	F.V.	F.V.	FIXED	2'-0"	2'-0"	4.00	3	12.00	0.28	3.36	-	MARVIN	ULTIMATE	ALM. CLD WOOD	4,
100.2	[100] GARAGE	F.V.	F.V.	FIXED	2'-0"	2'-0"	4.00	3	12.00	0.28	3.36	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	4,
D-101.1	[101] MUDROOM	F.V.	F.V.	SWING DOOR	3'-0"	7'-0"	21.00	1	21.00	0.28	5.88	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	
101.1	[101] MUDROOM	F.V.	F.V.	FIXED	2'-0"	2'-0"	4.00	1	4.00	0.28	1.12	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	3,
102.1	[102] OFFICE	F.V.	F.V.	FIXED	2'-0"	2'-0"	4.00	3	12.00	0.28	3.36	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	4,
102.2	[102] OFFICE	F.V.	F.V.	FIXED	2'-6"	5'-8"	14.17	3	42.50	0.28	11.90	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	4,
102.3	[102] OFFICE	F.V.	F.V.	FIXED	2'-6"	5'-8"	14.17	2	28.33	0.28	7.93	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	4, 2
103.1	[103] BEDROOM	F.V.	F.V.	CASEMENT	2'-0"	3'-0"	6.00	1	6.00	0.28	1.68	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	1,
103.2	[103] BEDROOM	F.V.	F.V.	CASEMENT	2'-0"	3'-0"	6.00	1	6.00	0.28	1.68	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	1,
103.3	[103] BEDROOM	F.V.	F.V.	CASEMENT	2'-6"	4'-0"	10.00	1	10.00	0.28	2.80	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	1, 2
104.1	[104] BATHROOM	F.V.	F.V.	CASEMENT	2'-0"	3'-0"	6.00	1	6.00	0.28	1.68	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	1,
D-204.1	[204] ENTRY	F.V.	F.V.	SWING DOOR	3'-6"	7'-0"	24.50	1	24.50	0.28	6.86	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	
204.1	[204] ENTRY	F.V.	F.V.	CASEMENT	2'-6"	4'-6"	11.25	1	11.25	0.28	3.15	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	1, 3,
204.2	[204] ENTRY	F.V.	F.V.	FIXED	2'-2"	7'-0"	15.17	1	15.17	0.28	4.25	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	3,
204.3	[204] ENTRY	F.V.	F.V.	FIXED	2'-2"	7'-0"	15.17	1	15.17	0.28	4.25	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	3,
D-305.1	[305] OFFICE	F.V.	F.V.	SWING DOOR	2'-6"	7'-0"	17.50	1	17.50	0.28	4.90	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	
305.1	[305] OFFICE	F.V.	F.V.	CASEMENT	2'-2"	3'-4"	7.22	3	21.67	0.28	6.07	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	1, 4, 5
305.3	[305] OFFICE	F.V.	F.V.	CASEMENT	2'-5"	5'-5"	13.09	1	13.09	0.28	3.67	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	1, 4
305.4	[305] OFFICE	F.V.	F.V.	FIXED	2'-11"	5'-5"	15.80	3	47.40	0.28	13.27	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	3, 4
307.1	[307] BEDROOM	F.V.	F.V.	FIXED	2'-2"	3'-9"	8.13	2	16.25	0.28	4.55	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	1, 3, 4
307.2	[307] BEDROOM	F.V.	F.V.	CASEMENT	2'-5"	3'-9"	9.06	1	9.06	0.28	2.54	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	1, 2, 3,
308.1	[308] FOYER	F.V.	F.V.	CASEMENT	2'-5"	3'-9"	9.06	1	9.06	0.28	2.54	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	1, 3,
308.2	[308] FOYER	F.V.	F.V.	FIXED	2'-2"	3'-9"	8.13	2	16.25	0.28	4.55	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	1, 3, 4
310.1	[310] BATHROOM	F.V.	F.V.	CASEMENT	2'-2"	3'-4"	7.22	2	14.44	0.28	4.04	-	MARVIN	ULTIMATE	ALM. CLAD WOOD	1, 4, 5
SUM OF VERTICAL FENESTRATION (SF)								40	390.64	-	109.38					
VERTICAL FENESTRATION AREA WEIGHTED = UA/AREA									0.28							

REMARKS  
 1. INSECT SCREEN, TBD. CONFIRM W/ OWNER/ARCHITECT BEFORE ORDERING.  
 2. EGRESS WINDOW  
 3. SAFETY GLAZING.  
 4. FACTORY MULLED WINDOWS.  
 5. FIELD VERIFY (E) WINDOW HEIGHT AND MATCH.

VERTICAL FENESTRATION GENERAL NOTES  
 A. FIELD VERIFY ROUGH OPENINGS PRIOR TO ORDERING WINDOWS AND DOORS.  
 B. SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY OWNER/ ARCHITECT PRIOR TO PRODUCTION.  
 C. HARDWARE TO BE SELECTED BY OWNER/ ARCHITECT

**EXTERIOR (SOLID) DOOR SCHEDULE**

TAG	LOCATION	WIDTH (NET)	HEIGHT (NET)	OPERATION	MATERIAL	QTY	HARDWARE	REMARKS
D-100.1	[100] GARAGE	16'-0"	7'-0"	OVERHEAD	TBD	1	TBD	
D-100.2	[100] GARAGE	3'-0"	6'-8"	SWING	TBD	1	TBD	
D-100.3	[100] GARAGE	2'-6"	6'-8"	SWING	TBD	1	TBD	1

REMARKS:  
 1. DOORS BETWEEN GARAGE & DWELLING MUST BE (1-3/8" MIN.) THICK SOLID WOOD OR STEEL W/ HONEY-COMB CORE, OR BE 20-MINUTE FIRE-RATED DOOR. DOOR MUST BE SELF CLOSING.

GENERAL EXTERIOR DOOR NOTES:  
 A. FIELD VERIFY ROUGH OPENINGS PRIOR TO ORDERING DOORS.  
 B. SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY OWNER/ARCHITECT PRIOR TO PRODUCTION.  
 C. HARDWARE TO BE SELECTED BY OWNER/ ARCHITECT.

**INTERIOR DOOR SCHEDULE**

TAG	LOCATION	WIDTH (NET)	HEIGHT (NET)	OPERATION	MATERIAL	QTY	HARDWARE	REMARKS
D-102.1	[102] OFFICE	2'-6"	6'-8"	SWING	WOOD, PAINTED	1	TBD	2
D-103.1	[103] BEDROOM	2'-6"	6'-8"	SWING	WOOD, PAINTED	1	TBD	2
D-104.1	[104] BATHROOM	2'-6"	6'-8"	SWING	WOOD, PAINTED	1	TBD	2
D-105.1	[105] CLOSET	2'-6"	6'-8"	SWING	WOOD, PAINTED	1	TBD	
D-305.2	[305] (E) OFFICE	2'-6"	6'-8"	SWING	WOOD, PAINTED	1	TBD	
D-307.1	[307] (E) BEDROOM	2'-6"	6'-8"	POCKET	WOOD, PAINTED	1	TBD	
D-309.1	[309] (E) FOYER	2'-6"	6'-8"	POCKET	WOOD, PAINTED	1	TBD	1
D-309.2	[309] (E) FOYER	2'-6"	6'-8"	POCKET	WOOD, PAINTED	1	TBD	1

REMARKS:  
 1. SOFT-CLOSE  
 2. CONFIRM PRIVACY LOCKS WITH OWNER.  
 3. RE-INSTALL (E) DOOR IN NEW LOCATION.

GENERAL EXTERIOR DOOR NOTES:  
 A. FIELD VERIFY ROUGH OPENINGS PRIOR TO ORDERING DOORS.  
 B. SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY OWNER/ARCHITECT PRIOR TO PRODUCTION.  
 C. HARDWARE TO BE SELECTED BY OWNER/ ARCHITECT.

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DATE: 22 DEC 2021  
 PROJECT#: TBD  
 REF#:  
 SCALE: AS NOTED

DESIGNED: KR  
 DRAWN: AK  
 REVIEWED: AK

SCHEDULES

**A7.1**



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 (2018 EDITION).
2. DESIGN LOADING CRITERIA: GARAGES FLOOR LIVE LOAD (PASSENGER VEHICLES) . . . . . 40 PSF FLOOR CONCENTRATED LOAD (PASSENGER VEHICLES) . . . . . 3000 LBS HANDRAILS AND GUARDS GUARDRAILS/BALCONY RAILS . . . . . 50 PLF GUARDRAILS/BALCONY RAILS CONCENTRATED LOAD . . . . . 200 LBS RESIDENTIAL - ONE AND TWO-FAMILY DWELLINGS FLOOR LIVE LOAD . . . . . 40 PSF MISCELLANEOUS LOADS DECKS . . . . . 1.5 x AREA SERVED PHOTOVOLTAIC PANEL SYSTEMS . . . . . 5 PSF DEFLECTION CRITERIA LIVE LOAD DEFLECTION . . . . . L/360 TOTAL LOAD DEFLECTION . . . . . L/240 ENVIRONMENTAL LOADS SNOW . . . . . Ce=1.0, Is=1.0, Ct=1.1, Cs=1.0, Pg=25 PSF, Pf=20 PSF WIND . . . . . Gcp1=0.18, 100 MPH, RISK CATEGORY II, EXPOSURE "B" EARTHQUAKE . ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS, SITE CLASS=D, Ss=1.464, Sds=1.171, S1=0.507, SD1=0.575, Cs=0.180 SDC D (DEFAULT), Ie=1.0, R=6.5 SEE PLANS FOR ADDITIONAL LOADING CRITERIA
3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

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 SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS 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.

6. 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".

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. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

QUALITY ASSURANCE

9. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE 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 IS REQUIRED UNLESS NOTED OTHERWISE.

Table with 2 columns: Item description and Reference. Includes CONCRETE CONSTRUCTION PER TABLE 1705.3, SOIL CONDITIONS, FILL PLACEMENT, AND DENSITY PER TABLE 1705.6, EXPANSION BOLTS AND THREADED EXPANSION INSERTS PER MANUFACTURER, EPOXY GROUTED INSTALLATIONS PER MANUFACTURER.

PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS. CONTINUOUS INSPECTION: INSPECTOR SHALL BE ONSITE AND OBSERVE THE WORK REQUIRING INSPECTION AT ALL TIMES THAT WORK IS PERFORMED.

10. UNLESS OTHERWISE NOTED, THE FOLLOWING ELEMENTS COMPRISE THE SEISMIC-FORCE-RESISTING SYSTEM AND ARE SUBJECT TO SPECIAL INSPECTION FOR SEISMIC RESISTANCE IN ACCORDANCE WITH SECTION 1705.12 OF THE INTERNATIONAL BUILDING CODE.

A. STRUCTURAL WOOD SHEAR WALL SYSTEMS REQUIRE PERIODIC INSPECTION FOR FIELD GLUING, NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE, RESISTING SYSTEM INCLUDING SHEAR WALLS, DIAPHRAGMS, DRAG STRUTS, BRACES AND HOLDOWNS.

GEOTECHNICAL

11. FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

ALLOWABLE SOIL PRESSURE. . . . . 1500 PSF LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED) . . . . . 55 PCF/35 PCF ALLOWABLE PASSIVE EARTH PRESSURE (FS OF 1.5 INCLUDED). . . . . 300 PCF COEFFICIENT OF FRICTION (FS OF 1.5 INCLUDED). . . . . 0.3

RENOVATION

12. DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

13. 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. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IF EXISTING CONDITIONS DETERMINED DURING WORK VARY FROM THE EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS.

14. CONTRACTOR SHALL CHECK FOR DRY ROT 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.

CONCRETE

15. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS f'c = 2,500 PSI.

16. ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14, TABLE 19.3.2.1 MODERATE EXPOSURE, F1.

17. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, Fy = 60,000 PSI.

18. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 318-18 AND 318-14. LAP ALL REINFORCEMENTS IN ACCORDANCE WITH "THE REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE." PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. 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.

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

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH . . . . . 3" FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER) . . . . . 2" FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER). . . . . 1-1/2" COLUMN TIES OR SPIRALS AND BEAM STIRRUPS . . . . . 1-1/2" SLABS AND WALLS (INT. FACE). . . . . GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

20. CONCRETE WALL REINFORCING-PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

Table with 4 columns: Wall height, Horizontal reinforcement, Vertical reinforcement, and Curtains. Includes 6" WALLS #4 @ 16 HORIZ. #4 @ 18 VERTICAL 1 CURTAIN, 8" WALLS #4 @ 12 HORIZ. #4 @ 18 VERTICAL 1 CURTAIN, 10" WALLS #4 @ 18 HORIZ. #4 @ 18 VERTICAL 2 CURTAINS, 12" WALLS #4 @ 16 HORIZ. #4 @ 18 VERTICAL 2 CURTAINS.

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

ANCHORAGE

22. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYP, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

23. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "AT-XP" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH IAMPO REPORT NO. ER-0281. MINIMUM BASE MATERIAL TEMPERATURE IS 14 DEGREES, F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.

24. CONCRETE SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713 (CONCRETE), NO. ESR-1056 (CMU), INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SCREW ANCHORS INTO CONCRETE MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED.

WOOD

25. FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD No. 17, GRADING RULES FOR WEST COAST LUMBER, 2018, OR WMPA STANDARD, WESTERN LUMBER GRADING RULES 2017. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

Table with 3 columns: Member type, Size, and Material/Grade. Includes JOISTS (2x & 3x MEMBERS) HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI; BEAMS (INCL. 6x AND LARGER) DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI; POSTS (4x MEMBERS) DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI; STUDS, PLATES & MISC. FRAMING: DOUGLAS FIR-LARCH NO. 2 OR HEM-FIR NO. 2.

26. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS, WITH SPANS OVER 30', TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

27. MANUFACTURED LUMBER, PSL, LVL, AND LSL SHOWN ON PLAN ARE BASED PRODUCTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION IN ACCORDANCE WITH ICC-ES REPORT ESR-1387. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

Table with 4 columns: Product, Fb, E, Fv. Includes PSL (2.0E WS) Fb = 2900 PSI, E = 2000 KSI, Fv = 290 PSI; LVL (2.0E-2600FB WS) Fb = 2600 PSI, E = 2000 KSI, Fv = 285 PSI; LSL (1.55E) Fb = 2325 PSI, E = 1550 KSI, Fv = 310 PSI.

ALTERNATE MANUFACTURED LUMBER MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

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.

28. PREFABRICATED PLYWOOD WEB JOISTS SHALL BE DESIGNED BY THE MANUFACTURER FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS, STIFFENERS, ETC., SHALL BE DETAILED AND FURNISHED BY THE MANUFACTURER. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. DESIGN SUBMITTALS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON. PERMANENT AND TEMPORARY BRIDGING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.

THE DESIGN SHOWN ON THE PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION, IN ACCORDANCE WITH ICC-ES REPORT ESR-1157. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

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

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

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

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

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.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

30. STRUCTURAL INSULATED ROOF AND WALL PANELS (SIP) SHALL BE MANUFACTURED BY PREMIER BUILDING SYSTEMS. MANUFACTURE AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-1207. PANELS SHALL BE CONNECTED TOGETHER WITH FIELD INSTALLED SPLINES NAILED PER THE MANUFACTURER'S SPECIFICATIONS. THE MANUFACTURER SHALL PROVIDE COMPLETE SHOP DRAWINGS THAT INDICATE PANEL LAYOUT AND APPROPRIATE INSTALLATION DETAILS. SHOP DRAWINGS SHALL BE ACCOMPANIED BY STRUCTURAL CALCULATIONS STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON. THE CALCULATIONS SHALL INCLUDE ALL THE DESIGN LOADS. PANELS SHALL BE DESIGNED TO DEVELOP THE SHEAR CAPACITIES INDICATED ON THE DRAWINGS.

31. 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.

32. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER ANPA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO ANPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO ANPA UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO ANPA UC4B.

33. WOOD TREATED FOR FIRE RESISTANCE SHALL MEET THE REQUIREMENTS OF ASTM E84 OR UL 723 AND HAVE A LISTED FLAME SPREAD INDEX OF 25 OR LESS. FIRE RETARDANT TREATED LUMBER AND WOOD STRUCTURAL PANELS SHALL BE LABELED IN ACCORDANCE WITH IBC 2303.2.4. WOOD TREATED FOR FIRE PROTECTION FOR USE IN INTERIOR ABOVE GROUND CONSTRUCTION AND CONTINUOUSLY PROTECTED FROM WEATHER AND OTHER SOURCES OF MOISTURE SHALL BE TREATED TO ANPA UCFA. WOOD TREATED FOR FIRE PROTECTION FOR USE IN EXTERIOR ABOVE GROUND CONSTRUCTION AND SUBJECT TO WETTING OR OTHER SOURCES OF MOISTURE SHALL BE TREATED TO ANPA UCFB.

34. FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.

Table with 3 columns: Wood Treatment, Condition, Protection. Includes HAS NO AMMONIA CARRIER INTERIOR DRY G90 GALVANIZED; CONTAINS AMMONIA CARRIER INTERIOR DRY G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653; CONTAINS AMMONIA CARRIER INTERIOR WET TYPE 304 OR 316 STAINLESS; CONTAINS AMMONIA CARRIER EXTERIOR TYPE 304 OR 316 STAINLESS; AZCA ANY TYPE 304 OR 316 STAINLESS.

INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.

35. 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 ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. 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 "ITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO 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.

36. WOOD FASTENERS

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

Table with 3 columns: Size, Length, Diameter. Includes 6d 2" 0.113", 8d 2-1/2" 0.131", 10d 3" 0.148", 12d 3-1/4" 0.148", 16d BOX 3-1/2" 0.135".

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. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

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 BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

37. NOTCHES AND HOLES IN WOOD FRAMING:

A. NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

B. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

C. NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED.

38. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

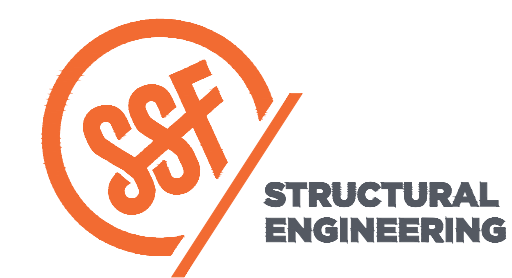
B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. 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 TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C.. LAP TOP PLATES AT JOINTS A MINIMUM 4'-0" AND NAIL WITH TWELVE 16d NAILS @ 4" O.C. EACH SIDE JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @12" ON-CENTER, UNLESS OTHERWISE NOTED. GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 x 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL)APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES)AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER 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 UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING BETWEEN RAFTERS AND JOISTS AT ALL BEARING POINTS WITH A MINIMUM OF (3) 16d TOE NAILS EACH END. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES. STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER 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 16d @ 12" ON-CENTER, MINIMUM TWO NAILS PER BLOCK, UNLESS OTHERWISE NOTED.



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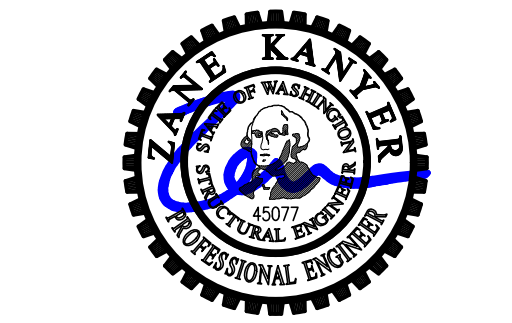


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REVISIONS:

Table with 2 columns: Description and Date. Includes fields for description and date.

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PROJECT TITLE:

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Seattle, WA 98199

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ISSUE:

Permit

SHEET TITLE:

General Structural Notes

SCALE: -

DATE: December 17, 2021

PROJECT NO: 00052-2021-05

SHEET NO:

S1.1



DESIGN:	AGL
DRAWN:	ABH
CHECKED:	ZFK
APPROVED:	ZFK

REVISIONS:


DPD:

PROJECT TITLE:

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ISSUE:

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SHEET TITLE:

**Foundation  
Plan**

SCALE:

1/4" = 1'-0" U.N.O.

DATE:

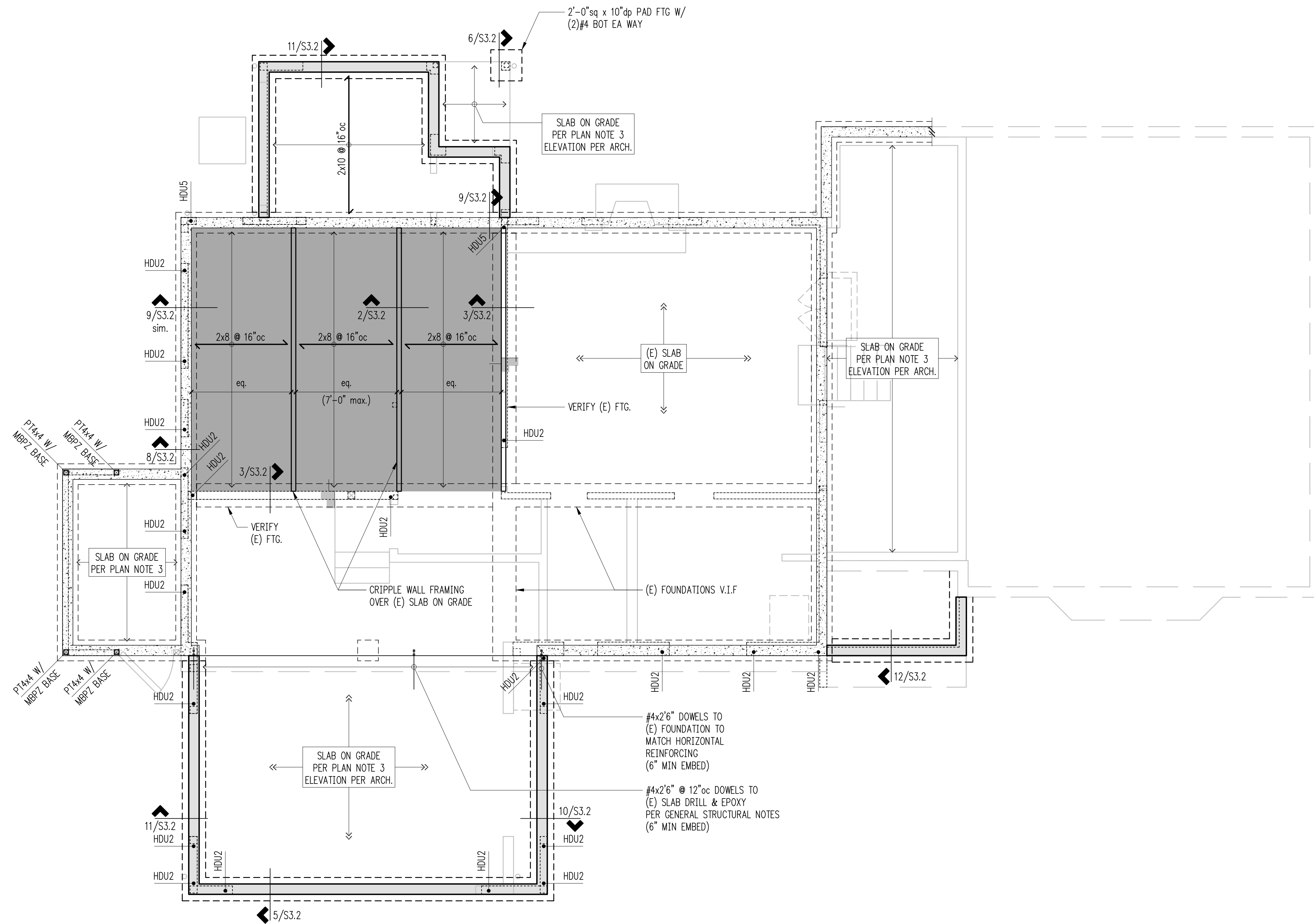
December 17, 2021

PROJECT NO:

00052-2021-05

SHEET NO:

**S2.0**



**Plan Notes**

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE.
- 4" SLAB ON GRADE OVER 10 MIL VAPOR BARRIER AND 4" CRUSHED AGGREGATE BASE. REINFORCE WITH #3 @ 12" oc CENTERED EACH WAY. PROVIDE CONTROL JOINTS PER 12/S3.1.
- PROVIDE CORNER BARS PER **DETAIL 8/S3.1** AT ALL WALL AND FOOTING INTERSECTIONS.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
- REFER TO **GENERAL STRUCTURAL NOTES** FOR ADDITIONAL REQUIREMENTS.

**Legend**

	(E) CONCRETE WALL
	STEM WALL & FOOTING
	STRUCTURAL WALL OR POST BELOW
	(E) WALL OR POST BELOW
	STRUCTURAL WALL OR POST ABOVE
	(E) STRUCTURAL WALL OR POST ABOVE
	NON-STRUCTURAL WALL BELOW
	SPAN DIRECTION
	EXTENT OF JOISTS
	HOLD-DOWN PER S3.1
	CHANGE IN ELEVATION

**Foundation Plan**

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





DESIGN: AGL  
DRAWN: ABH  
CHECKED: ZFK  
APPROVED: ZFK

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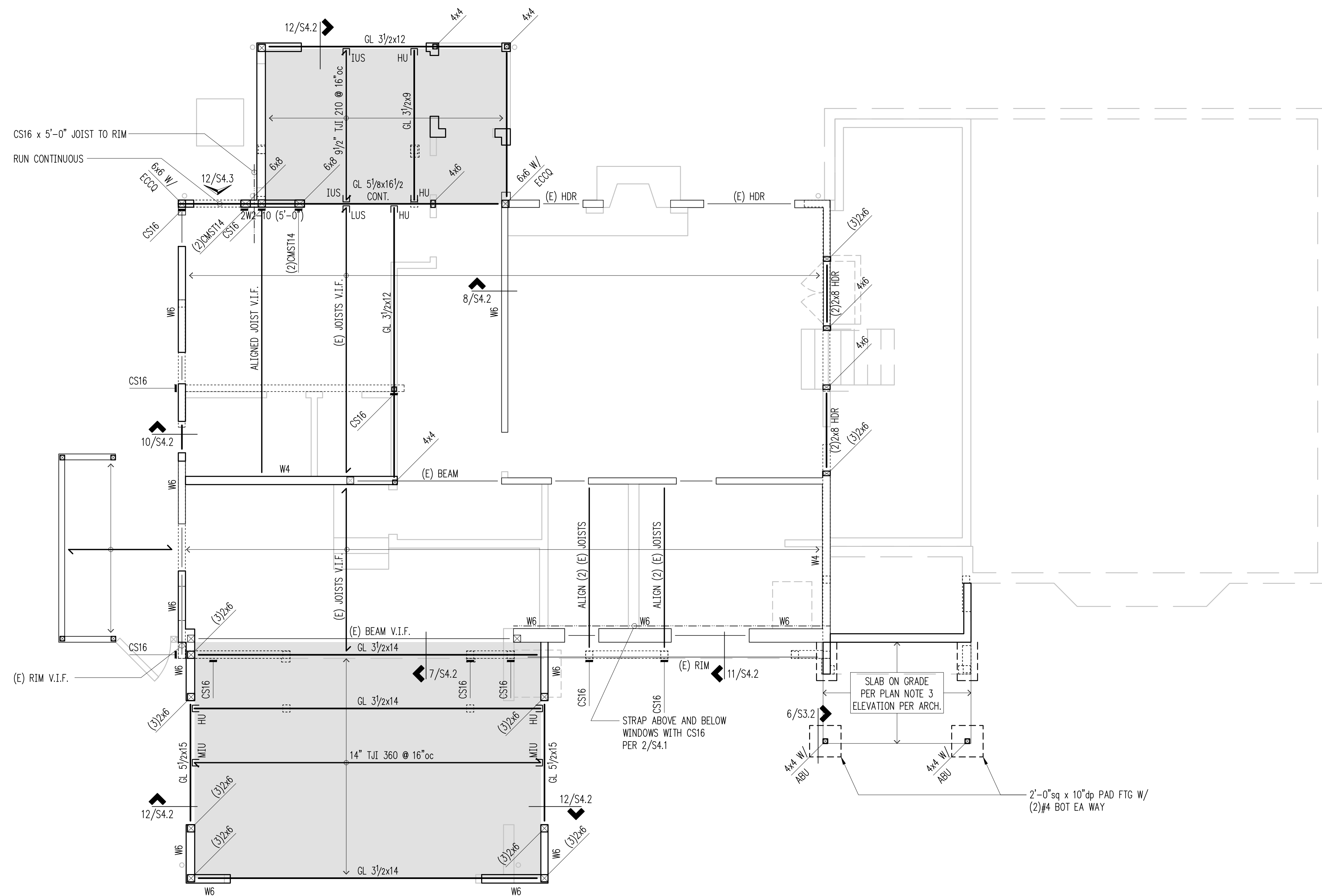
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ISSUE:  
**Permit**

SHEET TITLE:  
**Floor Framing Plan**

SCALE: 1/4" = 1'-0" U.N.O.  
DATE: December 17, 2021  
PROJECT NO: 00052-2021-05  
SHEET NO:

**S2.1**



**Plan Notes**

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 48/24). GLUE AND NAIL AT ALL FRAMED PANEL EDGES WITH 8d @ 6" oc AND TO ALL INTERMEDIATE FRAMING @ 12" oc.
- HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2)2x6 MINIMUM. PROVIDE (2) TRIMMER STUDS (MINIMUM) AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS. SEE **DETAIL 6/S4.1** FOR TYPICAL INSTALLATION.
- PROVIDE (2) STUDS (MINIMUM) AT EACH END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE AC, PC, OR LPC CAP.
- BLOCKED ROOF DIAPHRAGM. PROVIDE FLAT 2x4 BLOCKING AT ALL UNSUPPORTED PANEL EDGES WITH 8d @ 6" oc PANEL EDGE NAILING
- W#** INDICATES SHEAR WALL. SEE **SHEARWALL SCHEDULE** FOR CONSTRUCTION REQUIREMENTS.
- ALL EXTERIOR WALLS SHALL BE **W6**, UNLESS NOTED OTHERWISE ON PLANS.
- (X)CS16** INDICATES VERTICAL HOLD-DOWN STRAP AT END OF SHEAR WALL ABOVE. **(X)** INDICATES STRAP QUANTITY. SEE **DETAIL 8/S4.2** FOR INSTALLATION REQUIREMENTS.
- MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) 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%.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
- SPLICE ALL TOP PLATE SPLICES PER **DETAIL 10/S4.1**.
- REFER TO **GENERAL STRUCTURAL NOTES** FOR ADDITIONAL REQUIREMENTS.

**Legend**

- STRUCTURAL WALL OR POST BELOW
- (E) WALL OR POST BELOW
- STRUCTURAL WALL OR POST ABOVE
- (E) STRUCTURAL WALL OR POST ABOVE
- NON-STRUCTURAL WALL BELOW
- HEADER/BEAM PER PLAN
- SPAN DIRECTION
- EXTENT OF JOISTS
- (E) HEADER/BEAM
- (E) SPAN DIRECTION
- (E) EXTENT OF JOISTS
- CSx HOLDOWN PER S4.1

**Floor Framing Plan**

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





DESIGN: AGL  
 DRAWN: ABH  
 CHECKED: ZFK  
 APPROVED: ZFK

REVISIONS:


DPD:

PROJECT TITLE:  
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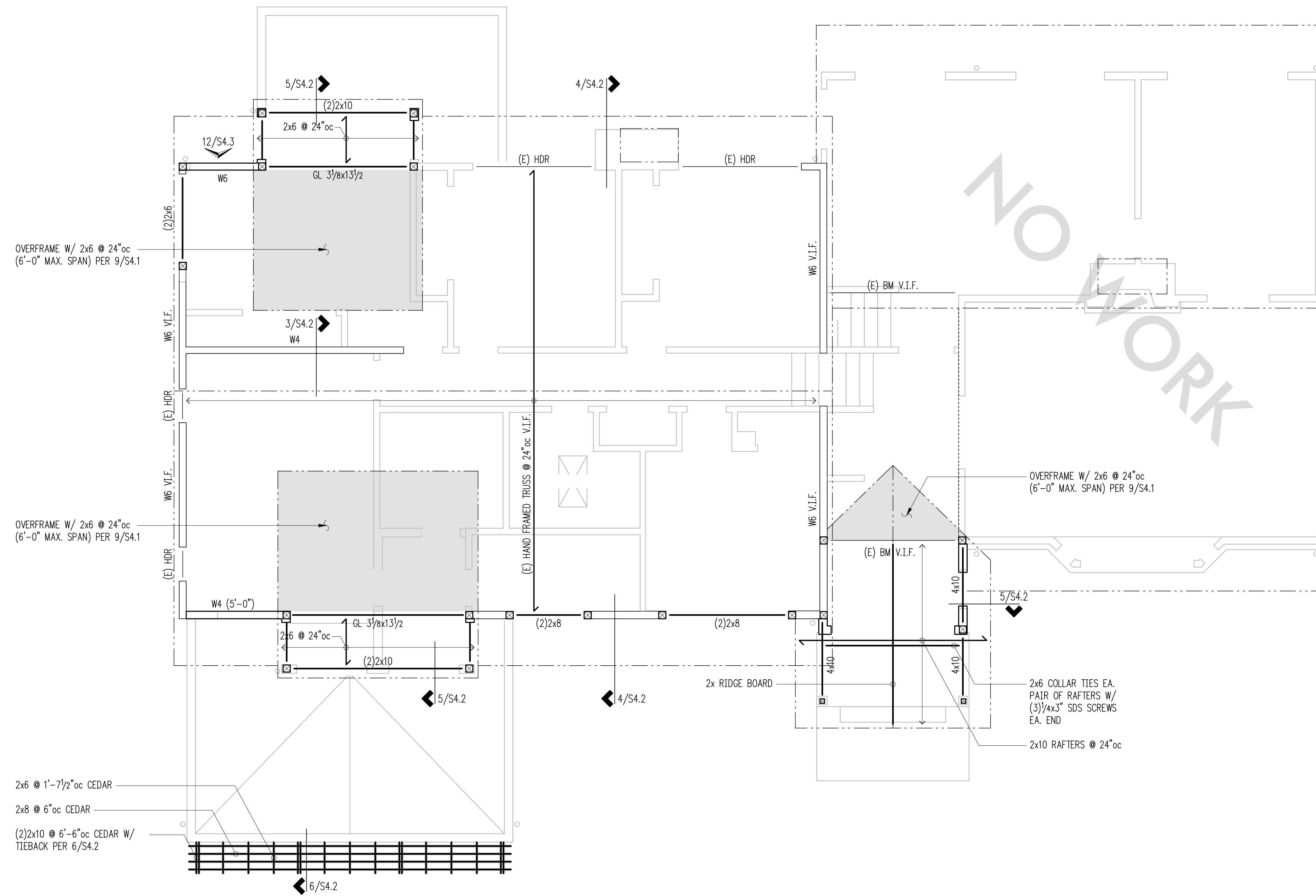
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ISSUE:  
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SHEET TITLE:  
**Roof Framing Plan**

SCALE: 1/4" = 1'-0" U.N.O.  
 DATE: December 17, 2021  
 PROJECT NO: 00052-2021-05  
 SHEET NO:

**S2.2**



**Plan Notes**

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- ROOF SHEATHING SHALL BE 1/2" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 32/16), FACE GRAIN PERPENDICULAR TO SUPPORTS OVER ROOF FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8d @ 6" oc AND TO ALL INTERMEDIATE FRAMING @ 12" oc.
- HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2)2x6 MINIMUM. PROVIDE (2) TRIMMER STUDS (MINIMUM) AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS. SEE **DETAIL 6/S4.1** FOR TYPICAL INSTALLATION.
- PROVIDE (2) STUDS (MINIMUM) AT EACH END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE AC, PC, OR LPC CAP.
- BLOCKED ROOF DIAPHRAGM. PROVIDE FLAT 2x4 BLOCKING AT ALL UNSUPPORTED PANEL EDGES WITH 8d @ 6" oc PANEL EDGE NAILING.
- W#** INDICATES SHEAR WALL. SEE **SHEARWALL SCHEDULE** FOR CONSTRUCTION REQUIREMENTS.
- ALL EXTERIOR WALLS SHALL BE **W6**, UNLESS NOTED OTHERWISE ON PLANS.
- PROVIDE HI HURRICANE TIE AT EACH TRUSS/RAFTER WHERE IT BEARS ON EXTERIOR WALL.
- MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) 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%.
- SPLICE ALL TOP PLATE SPLICES PER **DETAIL 10/S4.1**.
- REFER TO **GENERAL STRUCTURAL NOTES** FOR ADDITIONAL REQUIREMENTS.

**Legend**

- |  |                                   |
|--|-----------------------------------|
|  | STRUCTURAL WALL OR POST BELOW     |
|  | (E) WALL OR POST BELOW            |
|  | STRUCTURAL WALL OR POST ABOVE     |
|  | (E) STRUCTURAL WALL OR POST ABOVE |
|  | NON-STRUCTURAL WALL BELOW         |
|  | HEADER/BREAM PER PLAN             |
|  | SPAN DIRECTION                    |
|  | EXTENT OF JOISTS                  |
|  | (E) HEADER/BREAM                  |
|  | (E) SPAN DIRECTION                |
|  | (E) EXTENT OF JOISTS              |

**Roof Framing Plan**

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













DESIGN:	AGL
DRAWN:	ABH
CHECKED:	ZFK
APPROVED:	ZFK

REVISIONS:


DPD:

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ISSUE:  
**Permit**

SHEET TITLE:  
**Elevation**

SCALE: 1/2" = 1'-0" U.N.O.  
 DATE: December 17, 2021  
 PROJECT NO: 00052-2021-05  
 SHEET NO:

**S4.3**

1	2
5	6
9	10

