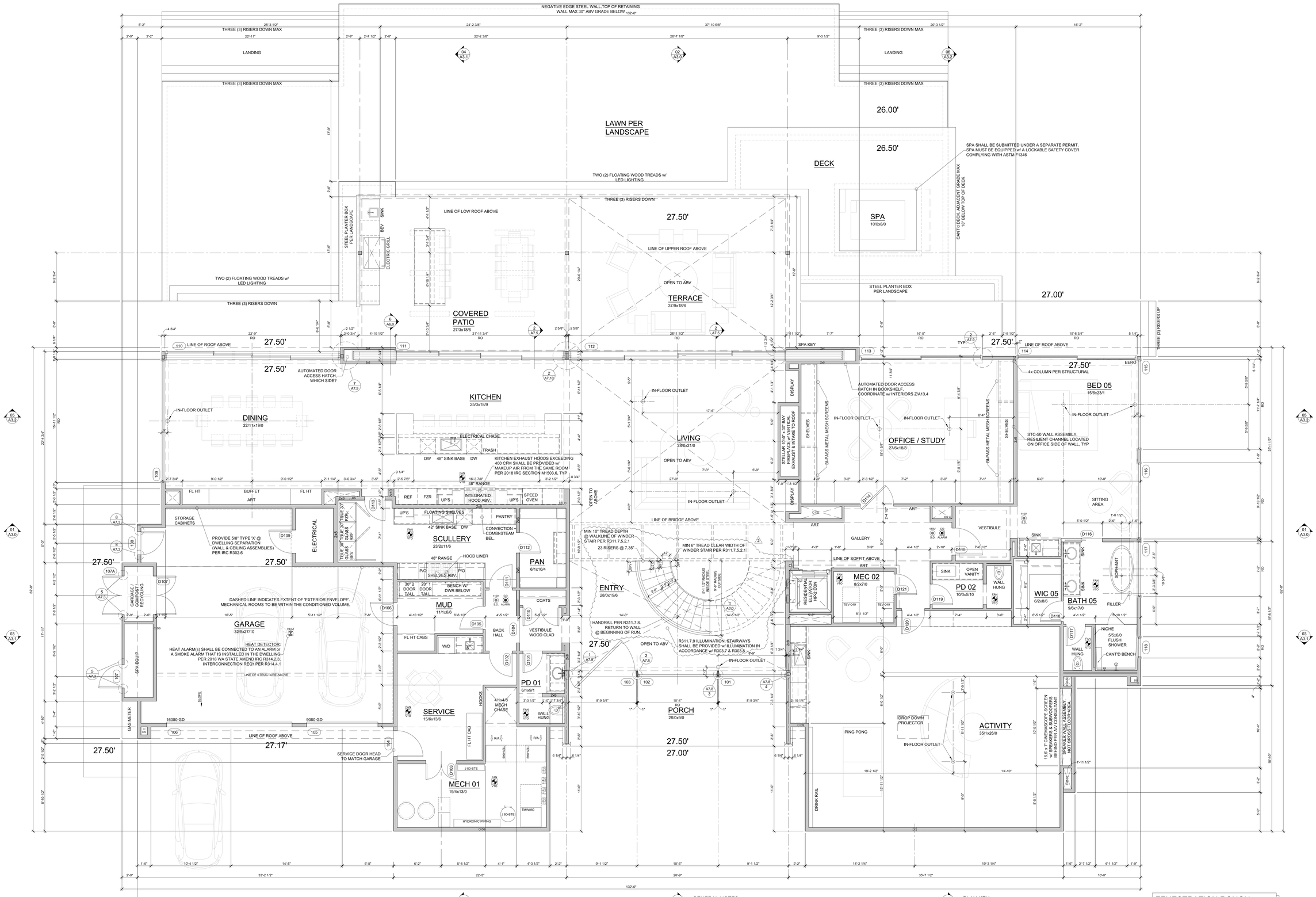

MAIN FLOOR PLAN

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

5,745 SF // 10,232 SF TOTAL CONDITIONED // 912 GARAGE

GENERAL NOTES:

1. SEE ELEVATIONS, SECTIONS AND ROOF PLAN FOR PLATE HEIGHTS.
2. DIMENSION LINES ARE TO FACE OF STUD U.N.O.
3. WINDOW SIZES & ROUGH OPENINGS TO BE VERIFIED BY CONTRACTOR.
4. IF NOMINAL DOOR AND WINDOW HEIGHTS ARE SIMILAR, COORDINATE WITH DOOR AND WINDOW SPEC'S TO LOCATE FINAL ELEVATION OF THE HEAD HEIGHTS SO THAT ALL DOOR AND WINDOW TRIM ALIGN.
5. WINDOW AND DOOR SIZES ARE DIMENSIONED IN FEET AND INCHES (E.G. 2828= 2'-8"w x 2'-8"h)
6. EXTERIOR WALLS TO BE 2x6 STUDS AT 16" O.C., INTERIOR WALLS TO BE 2x4 STUDS AT 16" O.C., U.N.O.
7. FIREBLOCK ALL PLUMBING PENETRATIONS AND STAIR RUNS PER IRC SEC. R302.11.
8. SAFETY GLAZING PER IRC SEC. R308.4.
9. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED PER IRC SEC. R317.1.
10. PROVIDE UNDER-STAIR PROTECTION (1/2" GWB) PER IRC SEC R302.7.
11. PROVIDE (1) LAYER OF 1/2" GWB AT THE GARAGE SIDE OF ALL WALLS SEPARATING THE GARAGE FROM THE RESIDENCE, ALL WALLS SUPPORTING A FLOOR CEILING ASSEMBLY BETWEEN THE GARAGE AND RESIDENCE, AND BETWEEN THE GARAGE AND ITS ATTIC. PROVIDE (1) LAYER 5/8" TYPE X GWB TO GARAGE CEILING IF BELOW HABITABLE ROOMS.
12. PER IRC SEC R311.7.5. MAX. RISER HEIGHT SHALL BE 7-3/4". MIN. TREAD DEPTH SHALL BE 10". STAIR NOSINGS: 3/4" MIN., 1-1/4" MAX. RADIUS @ LEADING EDGE OF TREAD: 9/16" MAX.
13. PROVIDE HANDRAILS PER IRC SEC. R311.7.8. TOP OF HANDRAIL SHALL BE NOT LASS THAN 34" OR MORE THAN 38" ABOVE THE TREAD NOSINGS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE FLIGHT PER R311.7.8.2. THE HANDRAIL GRIP-SIZE SHALL BE PROVIDED PER R311.7.8.3.
14. PROVIDE GUARDS (MIN. 36" HEIGHT) IN LOCATIONS PER IRC SEC. R312.
15. FACTORY BUILT FIREPLACES & CHIMNEYS SHALL BE LISTED & LABELED AND SHALL BE INSTALLED & TERMINATED IN ACCORDANCE TO THE CONDITIONS OF THE LISTINGS. FACTORY BUILT FIREPLACES SHALL MEET EMISSION STANDARDS PER CH. 51-51 WAC R1004.1.1.
16. ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.

PLAN KEY:

- 110V S.D. — INDICATES 110V SMOKE DET. PER I.R.C. 313.4 INTERCONNECTED w/ EMERGENCY BATTERY BACKUP
- CO ALARM — INDICATES CARBON MONOXIDE ALARM PER I.R.C. R315.1
- FAN VTG — INDICATES EXHAUST VENTILATION FAN PER COVER SHEET.
- HEAT — INDICATES HEAT ALARM

306.1 ACCESS, APPLIANCES, CONTROLS DEVICES, HEAT EXCHANGERS AND HVAC SYSTEM COMPONENTS THAT UTILIZE ENERGY SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT w/o DISABLING THE FUNCTION OF A FIRE-RESISTANCE-RATED ASSEMBLY OR REMOVING PERMANENT CONSTRUCTION. OTHER APPLIANCES, VENTING SYSTEMS or ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED or REPLACED, A LEVEL WORKING SPACE NOT LESS THAN 30 INCHES DEEP AND 30 INCHES WIDE (762 MM BY 762 MM) SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE.

FENESTRATION ROUGH OPENING (RO) DIMENSIONED ON PLAN, UNO.

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Revisions	Comment
2022.06.17	Fenestration & Activity Room Rev 01
2022.06.27	Plan Revisions, Stairs, Decks Rev 02
2022.06.29	Activity Room Speaker Wall
2022.07.05	Plan Revisions, Fireplace, Stairs Rev 05
2022.07.12	Plan Revisions, Backsteps, Gym Rev 01
2022.07.20	Plan Revisions, Stairs, Ceiling Height
2022.07.25	Structural Elevations
2023.07.24	**Construction Progress Set 02**
2023.08.18	**Progress RCP's**
2023.08.28	**Progress UFRCP w/ Ketra Locations**
2023.09.01	**02_Permit Revision - Winder Stair**

Date: **2021.10.13**
Job No: **21-041**
Project No:
Drawn: **DJR**
Approved: **APM**

REGISTERED ARCHITECT 7905 STATE OF WASHINGTON

KONERU RESIDENCE

6610 E Mercer Way
Mercer Island, WA 98040

CONSTRUCTION PROGRESS SET

Main Floor Plan

A1.3

UPPER FLOOR & LOW ROOF FRAMING PLAN

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

FLUSH BEAM SCHEDULE:

MARK	SIZE (1)	BRG STUDS	HANGER, UNO
RB1	1.75x11.875 LSL	2	HUS1.81/10
RB2	3.5x11.875 GLB or 3.5x11.875 LSL	2 2	HHUS410 HHUS410
RB3	5.5x11.875 GLB or 5.25x11.875 PSL	3 3	HGUS5.50/10 HGUS5.50/10
RB4	7x11.875 PSL	4	HGUS7.25/10

(1) ALL GLB ARE 24F-V4, UNO

LEGEND:

- X — HORIZ CS16 x 3'-0" LONG - TOP PLATE TO TOP PLATE (@ BREAK) or TOP FLUSHED BEAM TO TOP PLATE or RIM TO RIM or BEAM TO BEAM or BEAM TO RT or TOP PLATES TO TOP PLATES or RT TO BEAM (XX INDICATES 2-CS16 STRAPS)
- DS — DRAG STRUT - NAIL THRU SHEATHING w/ 8d NAILS @ 4" OC INTO ENTIRE LENGTH OF MEMBER
- KS — KING STUD
- (X) — NUMBER OF BUILT-UP STUDS
- GT — GIRDER TRUSS
- RT — RIM TRUSS
- BLOCK DIAPHRAGM - PROVIDE FLAT 2x4 BLK'g w/ 8d @ 4" OC @ ALL PANEL EDGES @ 8d @ 12" OC IN THE FIELD
- INDICATES EXTENT OF SHEARWALL SEGMENT
- BEARING WALL

FOOTNOTES:

1. SHEARWALL SHEATHING CONTINUOUS THRU WALL INTERSECTION
2. SHEATHE AND NAIL ABOVE AND BELOW WINDOW AND PANEL EDGE NAIL AROUND OPENING PER SHEARWALL SCHEDULE
3. (2) HSS 7x5x1/2 BUILT-UP BEAM SHALL BE GROOVE WELD TOGETHER TOP AND BOTTOM AND PROVIDE 1/2" DIAM. WTS AT 36"oc FOR 2x NAILER CONNECTION EACH SIDE OF BUILT-UP BEAM AND USE 5/4" WOOD NAILER TOP AND BOTTOM OF BUILT-UP BEAM WITH TB SCREWS AT 36"oc STAGGERED INTO HSS BEAMS, PRE-DRILL AS REQUIRED
4. TRUSS MANUFACTURER TO DESIGN RIM TRUSS TO TRANSFER 600 PLF LATERALLY FROM TOP TO BOTTOM CHORD
5. PROVIDE (2) 2x or 3x FULL HEIGHT NAILER EACH SIDE OF HSS COLUMN w/ 5/8"Ø WTS @ 18" OC (SIMILAR TO 14/S5.0) AND NAIL THRU SHEARWALL SHEATHING INTO FULL HEIGHT NAILER
6. TRUSS MANUFACTURER TO DESIGN FOR 4.0 KIPS POINT LOAD @ HOLDOWN AND PROVIDE VERTICAL MEMBER TO RECEIVE HOLDOWN NAILS
7. PROVIDE (2) 5/8"Ø MB's BEAM FLANGES CONNECTION @ BEAM GAGE STAGGERED & PROVIDE STIFFENER PLATE 1/4" EACH SIDE OF WEB FOR BOTH BEAMS-CENTERED
8. RAISE TOP OF POST TO BOTTOM OF GLB 21" DEPTH TOP FLUSH BEAM AND PROVIDE POST CAP PER PLAN, REFER DETAIL 18/S4.0
9. PROVIDE HORIZ CS16 x 4'-6" STRAP AT TOP PLATE AND WRAP AROUND CENTERED ON POST PER PLAN, REFER DETAIL 18/S4.0
10. PROVIDE SOLID WOOD SHIM BETWEEN BOTTOM OF GLB 21" DEPTH BEAM AND DBL 2x6 TOP PLATES AS REQUIRED TO BE FLUSHED WITH FLOOR FRAMING AND PROVIDE 0.22" DIAM. x 8" SDWS TIMBER SCREWS AT 16"oc MAX, THRU UNDERSIDE OF DBL TOP PLATES TO BOTTOM OF BEAM
11. PROVIDE SOLID WOOD SHIM BETWEEN BOTTOM OF GLB 21" DEPTH BEAM AND POST CAP AS REQUIRED TOP FLUSHED WITH FLOOR TRUSSES
12. PLACE GARAGE HEADER DIRECTLY ABOVE ROUGH OPENING or HEADER PER PLAN AT SIM
13. PROVIDE FULL HEIGHT SOLID WOOD FILLER AS REQUIRED FOR NAILER AND BOLT WITH 5/8" WTS AT 32"oc, REFER DETAIL 12/S3.1
14. PROVIDE 2x6 VERTICAL GRAIN BLOCK TO MATCH BUILT-UP STUDS BELOW
15. TRUSS MANUFACTURER TO DESIGN DRAG TRUSS FOR 300 lbs/ft OF LATERAL LOAD

FOOTNOTES cont:

16. PROVIDE HORIZ CS16 x 5'-0" STRAP OVER WALL SHEATHING - LAP 18" BEAM/HEADER MIN AND NAIL REMAINING LENGTH TO SNUG FIT FLAT 2x6 BLOCKING BETWEEN STUDS
17. PROVIDE DTT2Z @ FLOOR TRUSS THIRD BAY PER DETAIL 13/S5.1
18. 3/16 FILLET WELD AROUND ONTO HSS 12x3.5x0.375 BRIDGE BEAM
19. TRUSS MANUF TO DESIGN FOR 8.2 KIPS (WIND/SEISMIC) POINTLOAD @ HOLDOWN & PROVIDE VERTICAL MEMBER TO RECEIVE HOLDOWN NAILS
20. REFER TO SSK's - 15A THROUGH 15C, DATED 7/19/23 FOR ALTERNATIVE SHEAR TRANSFER CONNECTIONS

UPPER FLOOR & LOWER FLOOR FRAMING NOTES:

1. TYPICAL FLOOR FRAMING CONSISTS OF 1/4" TILE o/ 1-1/8" GYPCRETE PER ARCH o/ 1-1/8" T&G APA RATED SHEATHING (SPAN RATING 48 oc) OVER PREFABRICATED TRUSSES AT 16"oc, UNO. TRUSSES TO BE A MIN DEPTH OF 24".
2. TYPICAL WATER PROOF DECK FRAMING CONSISTS OF CONCRETE PAVERS (18 PSF MAX) o/ TAPERED RIGID INSULATION PER ARCH o/ 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 11-7/8" TJI 360's AT 16"oc, UNO.
3. GLUE AND NAIL FLOOR AND WATERPROOF DECK SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND AT 12"oc IN THE FIELD, UNO.
4. TYPICAL LOWER ROOF FRAMING CONSISTS OF 2" THICK MAX. WASHED GRAVEL TOPPING (20 PSF MAX.) OVER TAPERED RIGID INSULATION PER ARCH OVER 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 11-7/8" TJI 210's AT 24"oc, UNO. PROVIDE H8 EACH END OF ALL RAFTERS, H8 EACH SIDE OF ALL MULTIPLE RAFTERS, UNO.
5. NAIL ROOF SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN THE FIELD, UNO.
6. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 5/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
7. ALL HEADERS REQUIRED ARE SHOWN ON PLAN AND SHALL BE (2)2x8, UNO. REFER TO DETAIL 10/S4.0 FOR ADDITIONAL REQUIREMENTS.
8. PROVIDE (2) BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS, BEAMS, AND GIRDER TRUSSES 6'-0" IN LENGTH AND OVER, UNO.
9. WHERE POSTS OCCUR PROVIDE SOLID VERTICAL GRAIN BLOCKING SOLID THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
10. TYPICAL WALL FRAMING CONSISTS OF 2x4'S OR 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's OR 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
11. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
12. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
13. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

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Revisions	Comment
2023.06.07	Fenestration & Activity Room Rev 01
2023.06.12	Floor Outlet Locations Rev 02
2023.06.20	Interior Door Schedule Plans
2023.06.27	Activity Room Speaker Wall Rev 05
2023.06.29	Entry & Living Wall Assembly Rev 01
2023.07.12	Plan Revisions Backcheck 01
2023.07.19	Plans to SFF for Stair Design
2023.07.20	Structural Backcheck
2023.07.24	**Construction Progress Set 02**
2023.08.18	**Progress RCP's**
2023.08.28	**Progress UFRCP w/ Ketra Locations**
2023.09.01	**02_Permit Revision - Winder Stair**

Date: **2021.10.13**
Job No: **21-041**
Project No:
Drawn: **DJR**
Approved: **APM**

REGISTERED ARCHITECT 7806 PHILIP MCCULLOUGH STATE OF WASHINGTON

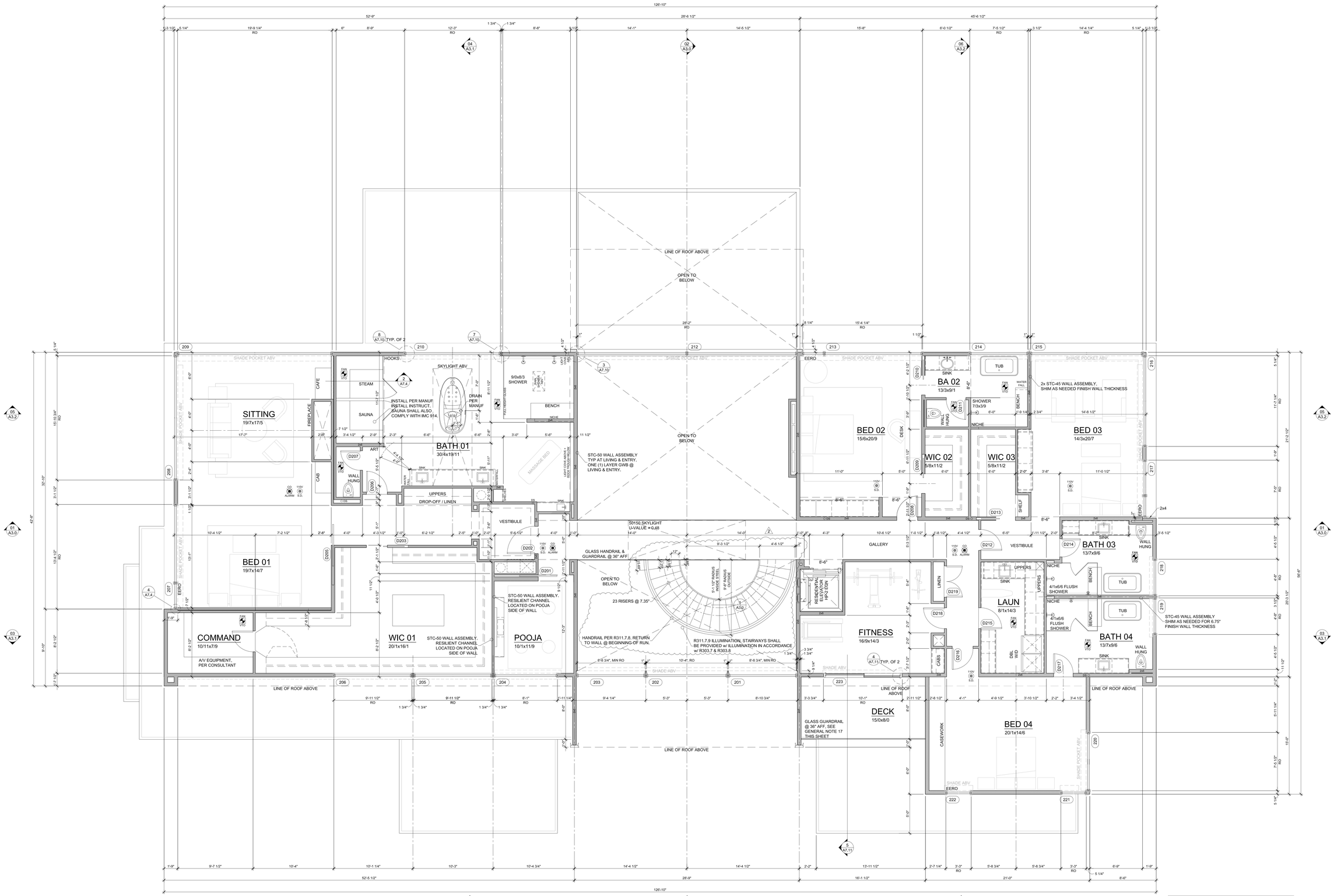
KONERU RESIDENCE

6610 E Mercer Way
Mercer Island. WA 98040

CONSTRUCTION PROGRESS SET

Upper Floor & Lower Roof Framing Plan

A1.4



UPPER FLOOR PLAN

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

4,487 SF

GENERAL NOTES:

1. SEE ELEVATIONS, SECTIONS AND ROOF PLAN FOR PLATE HEIGHTS.
2. DIMENSION LINES ARE TO FACE OF STUD U.N.O.
3. WINDOW SIZES & ROUGH OPENINGS TO BE VERIFIED BY CONTRACTOR.
4. IF NOMINAL DOOR AND WINDOW HEIGHTS ARE SIMILAR, COORDINATE WITH DOOR AND WINDOW SPEC'S TO LOCATE FINAL ELEVATION OF THE HEAD HEIGHTS SO THAT ALL DOOR AND WINDOW TRIM ALIGN.
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7. FIREBLOCK ALL PLUMBING PENETRATIONS AND STAIR RUNS PER IRC SEC. R302.11.
8. SAFETY GLAZING PER IRC SEC. R308.4.
9. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED PER IRC SEC. R317.1.
10. PROVIDE UNDER-STAIR PROTECTION (1/2" GWB) PER IRC SEC R302.7.
11. PROVIDE (1) LAYER OF 1/2" GWB AT THE GARAGE SIDE OF ALL WALLS SEPARATING THE GARAGE FROM THE RESIDENCE, ALL WALLS SUPPORTING A FLOOR CEILING ASSEMBLY BETWEEN THE GARAGE AND RESIDENCE, AND BETWEEN THE GARAGE AND ITS ATTIC. PROVIDE (1) LAYER 5/8" TYPE X GWB TO GARAGE CEILING IF BELOW HABITABLE ROOMS.
12. PER IRC SEC R311.7.5, MAX. RISER HEIGHT SHALL BE 7-3/4", MIN. TREAD DEPTH SHALL BE 10". STAIR NOSINGS: 3/4" MIN., 1-1/4" MAX. RADIUS @ LEADING EDGE OF TREAD: 9/16" MAX.
13. PROVIDE HANDRAILS PER IRC SEC. R311.7.8. TOP OF HANDRAIL SHALL BE NOT LASS THAN 34" OR MORE THAN 38" ABOVE THE TREAD NOSINGS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE FLIGHT PER R311.7.8.2. THE HANDRAIL GRIP-SIZE SHALL BE PROVIDED PER R311.7.8.3.
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16. ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.
17. PER IRC R308.4.4.1 EXCEPTION. GLASS BALUSTER PANELS SHALL BE LAMINATED GLASS w/ TWO or MORE PLIES OF EQUAL THICKNESS AND OF SAME GLASS TYPE. NO ATTACHED TOP RAIL or HANDRAIL REQUIRED.

PLAN KEY:

- 110V S.D. — INDICATES 110V SMOKE DET. PER I.R.C. 313.4 INTERCONNECTED w/ EMERGENCY BATTERY BACKUP
- CO ALARM — INDICATES CARBON MONOXIDE ALARM PER I.R.C. R315.1
- FAN VTO — INDICATES EXHAUST VENTILATION FAN PER COVER SHEET
- HATCH INDICATES 2x WALL FRAMING TO BE FRAMED POST FENESTRATION INSTALLATION

FENESTRATION ROUGH OPENING (RO) DIMENSIONED ON PLAN, UNO.

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Revisions	Comment
2022.06.17	Foundation & Activity Room Rev 01
2022.06.27	Foundation & Activity Room Rev 02
2022.06.29	Activity Room Speaker Wall
2022.07.05	Foundation & Activity Room Rev 05
2022.07.12	Plan Revisions, Backsteaing Gl
2022.07.22	Plan Revisions, Ceiling Height
2022.08.12	Structural Backsteaing
2023.07.24	**Construction Progress Set 02**
2023.08.18	**Progress RCP's**
2023.08.28	**Progress UFRCP w/ Ketra Locations**
2023.09.01	**02_Permit Revision - Winder Stair**

Date: **2021.10.13**
Job No: **21-041**
Project No:
Drawn: **DJR**
Approved: **APM**

REGISTERED PROFESSIONAL ARCHITECT 7895 STATE OF WASHINGTON

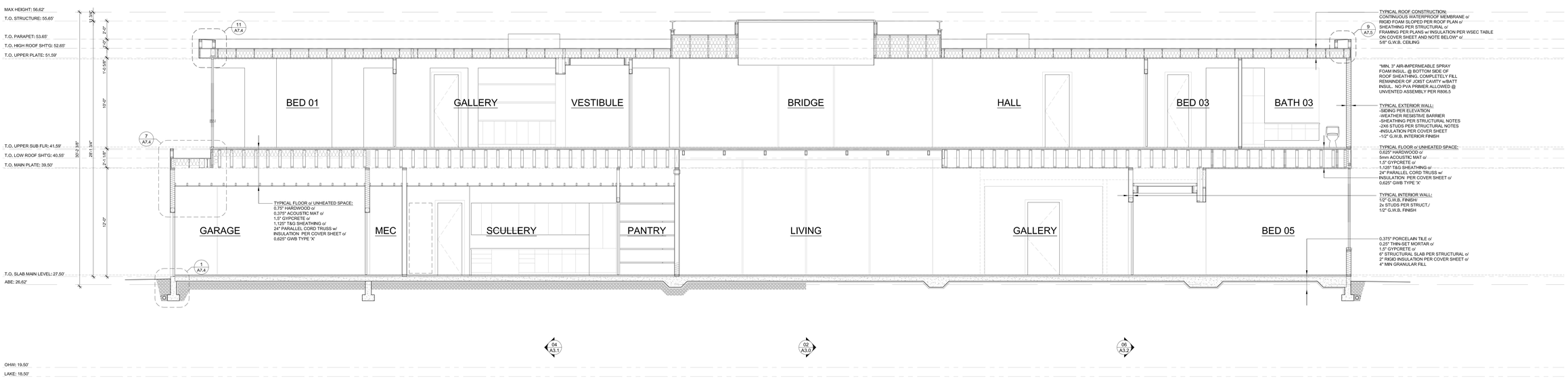
KONERU RESIDENCE

6610 E Mercer Way
Mercer Island, WA 98040

CONSTRUCTION PROGRESS SET

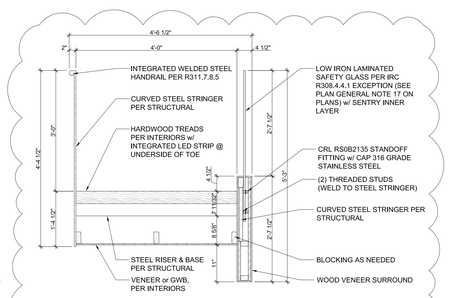
Upper Floor Plan

A1.5



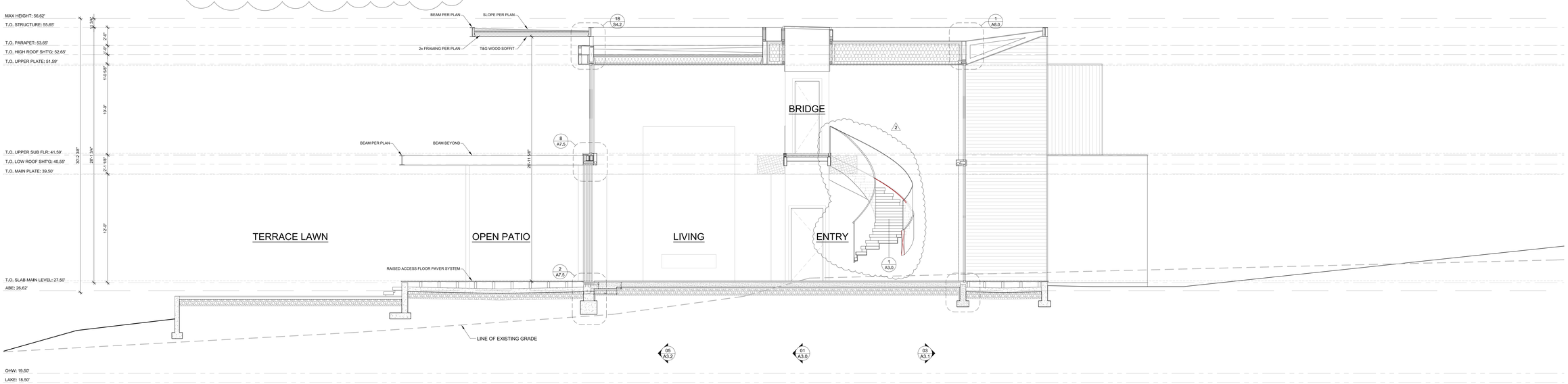
SECTION 01

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



1 WINDER STAIR RAIL, TREAD, & STRINGER DETAIL

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



SECTION 02

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

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Revisions	Comment
2022.06.17	Pre-Construction & Activity Room Rev 01
2022.06.27	Pre-Construction & Activity Room Rev 02
2022.06.29	Activity Room Speaker Wall Rev 05
2022.07.12	Pre-Construction & Activity Room Rev 06
2022.07.12	Plan Revisions, Backsplash @ Bar, Stair Railing Rev 01
2022.07.25	Structural Revisions
2023.07.24	**Construction Progress Set 02**
2023.08.18	**Progress RCP's**
2023.08.23	**Progress UFRCP w/ Ketra Locations**
2023.09.01	**02_Permit Revision - Winder Stair**

Date: **2021.10.13**
Job No: **21-041**
Project No:
Drawn: **DJR**
Approved: **APM**

REGISTERED ARCHITECT 7606 STATE OF WASHINGTON

KONERU RESIDENCE

6610 E Mercer Way
Mercer Island. WA 98040

CONSTRUCTION PROGRESS SET

Building Sections

A3.0