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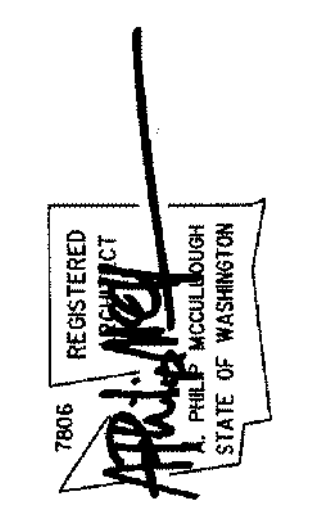
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**Revisions**

Date	Revised By	Comment
2021.11.17		Updated Plans to Structural
2021.12.13		Structural Backcheck 01
2021.12.22		Structural Backcheck 03
2021.12.22		Permit Corrections
2022.05.02		Structural Backcheck
2022.05.04		Commentary Response
2022.05.12		Cycle 2 Structural Backcheck
2022.07.13		Cycle 3 Structural Backcheck
2022.08.18		

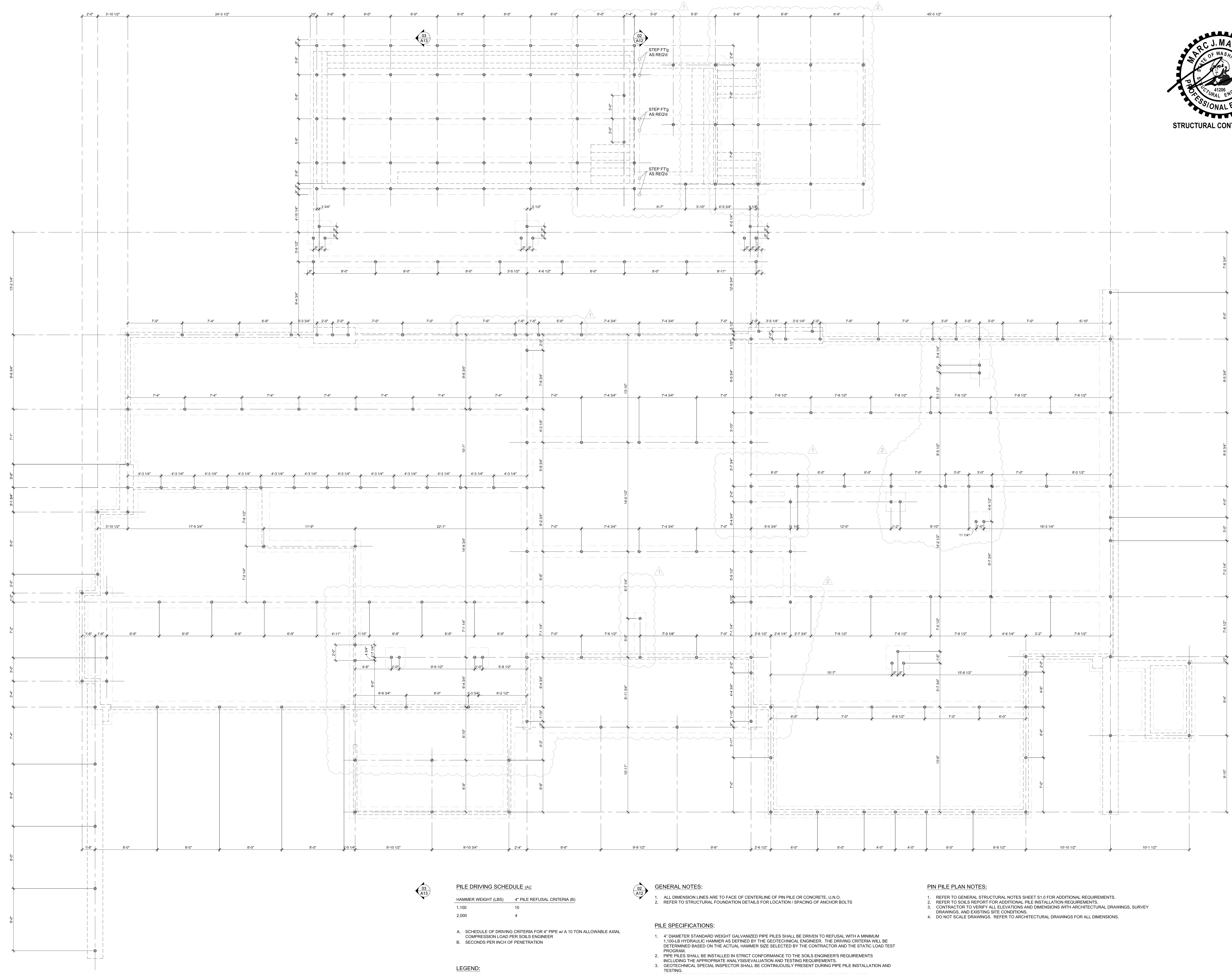
Date: 2021.10.13  
Job No: 21-041  
Project No:  
Drawn: DJR  
Approved: APM



**KONERU RESIDENCE**  
6610 E Mercer Way  
Mercer Island, WA 98040

PERMIT SET

Pin Pile Plan



**PILE DRIVING SCHEDULE (A):**

HAMMER WEIGHT (LBS)	4" PILE REFUSAL CRITERIA (B)
1,100	10
2,000	4

A. SCHEDULE OF DRIVING CRITERIA FOR 4" PIPE w/ A 10 TON ALLOWABLE AXIAL COMPRESSION LOAD PER SOILS ENGINEER  
B. SECONDS PER INCH OF PENETRATION

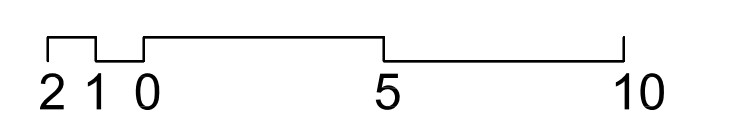
**LEGEND:**  
⊙ 4" STANDARD WEIGHT GALVANIZED PIPE PILE (10-TON CAPACITY) REFER TO 2/3.1 FOR EMBEDMENT INTO FOOTING

- GENERAL NOTES:**
- ALL DIMENSION LINES ARE TO FACE OF CENTERLINE OF PIN PILE OR CONCRETE, U.N.O.
  - REFER TO STRUCTURAL FOUNDATION DETAILS FOR LOCATION / SPACING OF ANCHOR BOLTS

- PILE SPECIFICATIONS:**
- 4" DIAMETER STANDARD WEIGHT GALVANIZED PIPE PILES SHALL BE DRIVEN TO REFUSAL WITH A MINIMUM 1,100-LB HYDRAULIC HAMMER AS DEFINED BY THE GEOTECHNICAL ENGINEER. THE DRIVING CRITERIA WILL BE DETERMINED BASED ON THE ACTUAL HAMMER SIZE SELECTED BY THE CONTRACTOR AND THE STATIC LOAD TEST PROGRAM.
  - PIPE PILES SHALL BE INSTALLED IN STRICT CONFORMANCE TO THE SOILS ENGINEER'S REQUIREMENTS INCLUDING THE APPROPRIATE ANALYSIS/EVALUATION AND TESTING REQUIREMENTS.
  - GEOTECHNICAL SPECIAL INSPECTOR SHALL BE CONTINUOUSLY PRESENT DURING PIPE PILE INSTALLATION AND TESTING.
  - THE GEOTECHNICAL ENGINEER OF RECORD OR THEIR REPRESENTATIVE SHALL PROVIDE FULL TIME OBSERVATION OF PILE INSTALLATION.
  - STEEL PIPE SHALL CONFORM TO ASTM A53, GRADE A OR B, Fy = 35 KSI. PILES SHALL BE DRIVEN IN NOMINAL SECTIONS AND CONNECTED WITH COMPRESSION FITTED SLEEVE COUPLERS.
  - PIPE PILES NEED TO BE PLACED WITHIN 3" OF SPECIFIED LOCATION. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRIVING PILES.

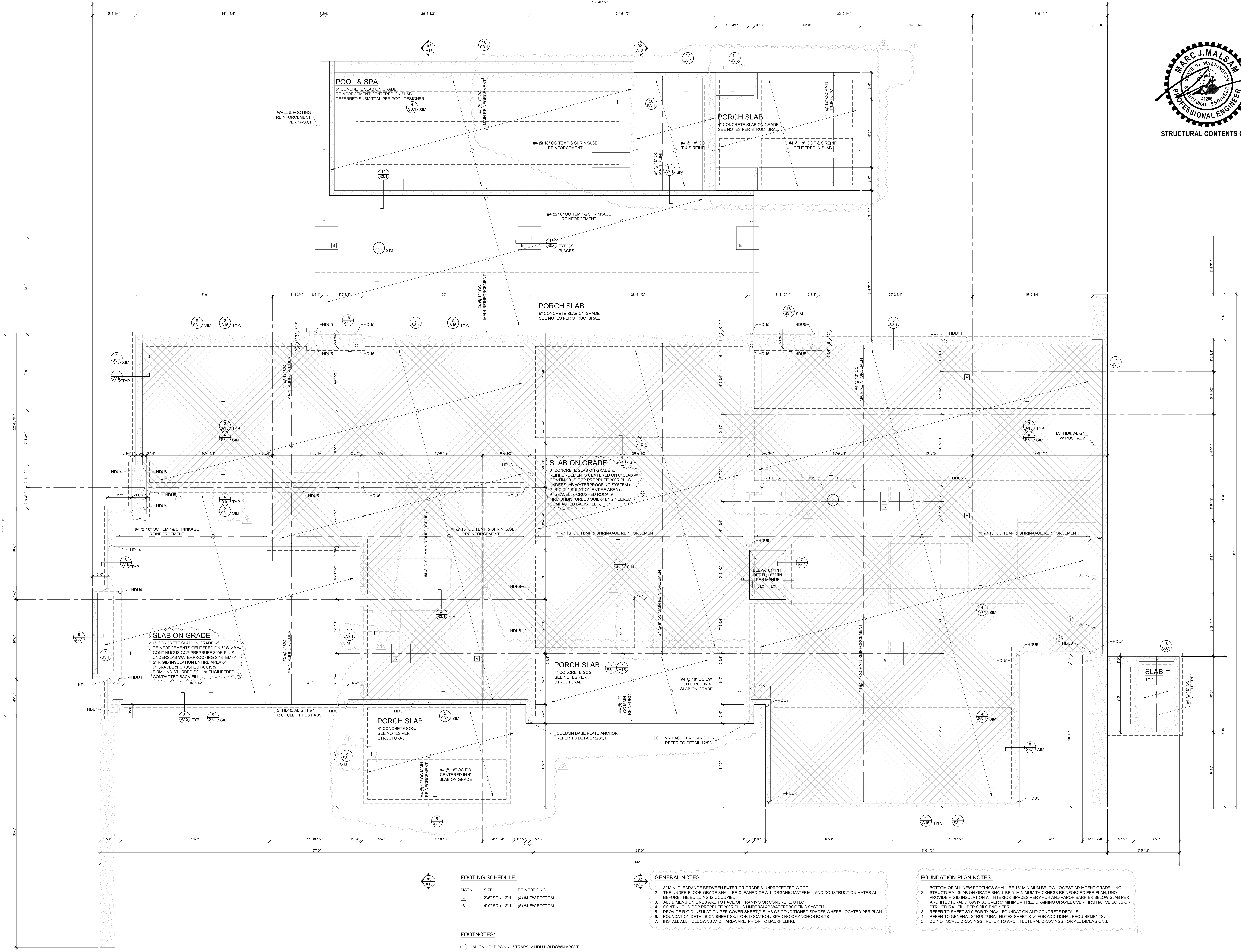
- PIN PILE PLAN NOTES:**
- REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
  - REFER TO SOILS REPORT FOR ADDITIONAL PILE INSTALLATION REQUIREMENTS.
  - CONTRACTOR TO VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS, SURVEY DRAWINGS, AND EXISTING SITE CONDITIONS.
  - DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

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





STRUCTURAL CONTENTS ONLY



**FOOTING SCHEDULE:**

MARK	SIZE	REINFORCING
[A]	2'-4" SQ x 12"	(4) #4 EW BOTTOM
[B]	4'-0" SQ x 12"	(5) #4 EW BOTTOM

**FOOTNOTES:**

(1) ALIGN HOLDOWN w/ STRAPS or HDU HOLDOWN ABOVE

- GENERAL NOTES:**
- 8" MIN. CLEARANCE BETWEEN EXTERIOR GRADE & UNPROTECTED WOOD.
  - THE UNDER-FLOOR GRADE SHALL BE CLEARED OF ALL ORGANIC MATERIAL AND CONSTRUCTION MATERIAL BEFORE THE BUILDING IS OCCUPIED.
  - ALL DIMENSION LINES ARE TO FACE OF FRAMING OR CONCRETE UNLESS NOTED OTHERWISE.
  - CONTINUOUS CCP PREPREFUR 300R PLUS UNDERSLAB WATERPROOFING SYSTEM.
  - PROVIDE RIGID INSULATION PER COVER SHEET @ SLAB OF CONDITIONED SPACES WHERE LOCATED PER PLAN.
  - FOUNDATION DETAILS ON SHEET S3.1 FOR LOCATION SPACING OF ANCHOR BOLTS.
  - INSTALL ALL HOLDDOWNS AND HARDWARE PRIOR TO BACKFILLING.

- FOUNDATION PLAN NOTES:**
- BOTTOM OF ALL NEW FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE UNO.
  - STRUCTURAL SLAB ON GRADE SHALL BE 8" MINIMUM THICKNESS REINFORCED PER PLAN UNO. PROVIDE RIGID INSULATION AT INTERIOR SPACES PER ARCH AND VAPOR BARRIER BELOW SLAB PER ARCHITECTURAL DRAWINGS OVER IF MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL PER SOILS ENGINEER.
  - REFER TO SHEET S3.0 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.
  - REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
  - DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

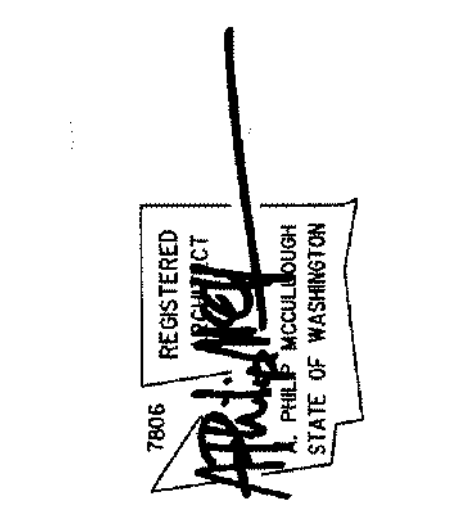
**STRUCTURAL SOG REINFORCING PLAN**  
SCALE: 1/4" = 1'-0"

2 10 5 10

**Revisions**

Date	Revised By	Description
2021.11.17	21-041	Updated Plans to Structural Backcheck 01
2021.12.13	DUR	Structural Backcheck 02
2021.12.22	APM	Structural Backcheck 03
2022.05.02		Permit Corrections
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2022.06.18		Cycle 3 Structural Backcheck

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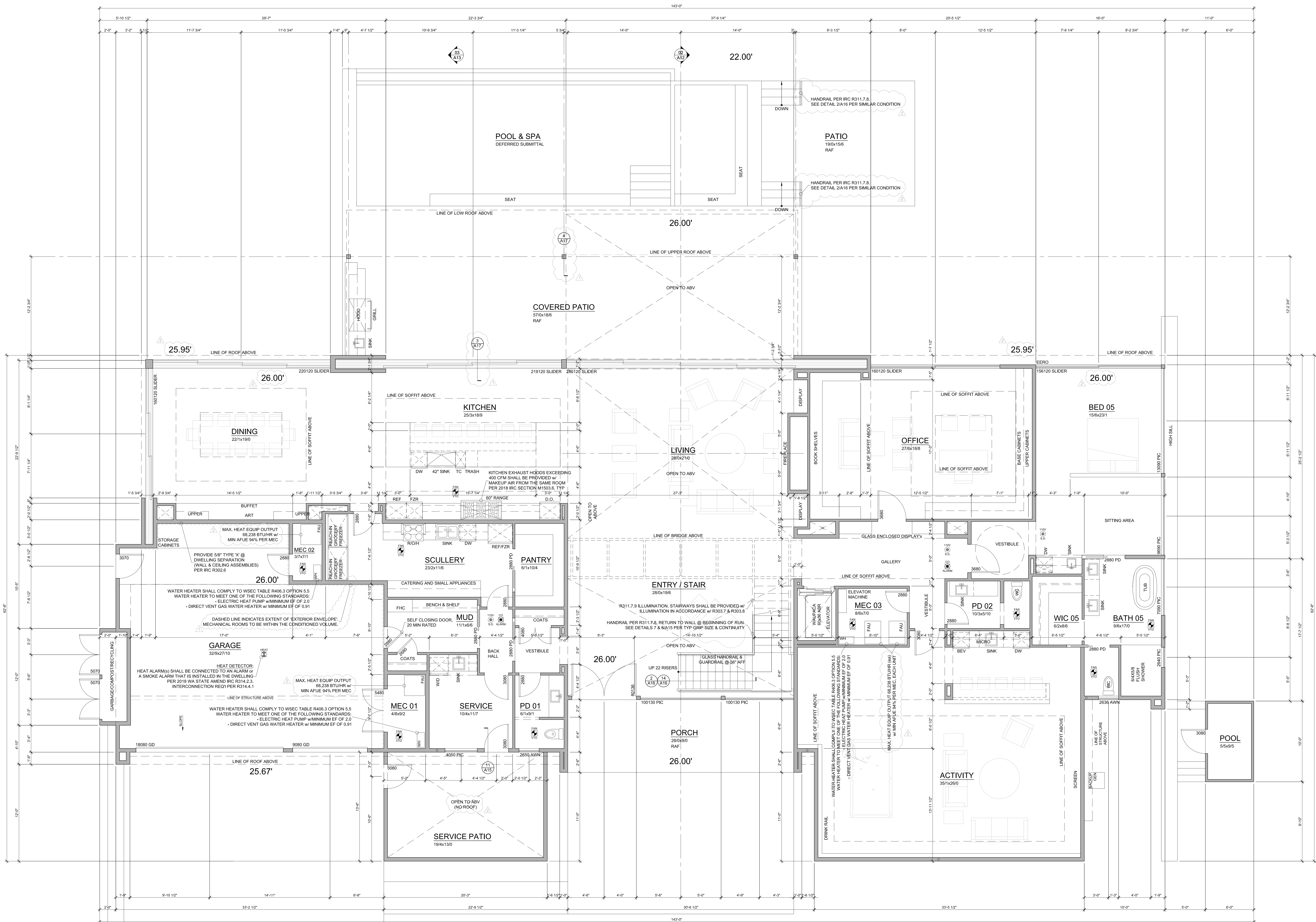
**KONERU RESIDENCE**  
6610 E Mercer Way  
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PERMIT SET

Structural SOG Reinforcing Plan



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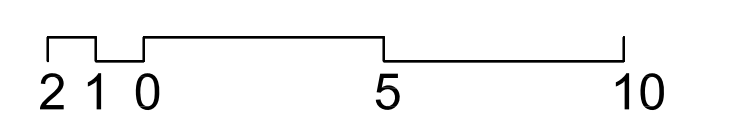
# MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"  
5,469 SF // 9,966 SF TOTAL CONDITIONED // 945 GARAGE

- GENERAL NOTES:**
- SEE ELEVATIONS, SECTIONS AND ROOF PLAN FOR PLATE HEIGHTS.
  - DIMENSION LINES ARE TO FACE OF STUD U.N.O.
  - WINDOW SIZES & ROUGH OPENINGS TO BE VERIFIED BY CONTRACTOR.
  - IF NOMINAL DOOR AND WINDOW HEIGHTS ARE SIMILAR, COORDINATE WITH DOOR AND WINDOW SPECS TO LOCATE FINAL ELEVATION OF THE HEAD HEIGHTS SO THAT ALL DOOR AND WINDOW TRIM ALIGN.
  - WINDOW AND DOOR SIZES ARE DIMENSIONED IN FEET AND INCHES (E.G. 2828R 2'-8" W x 7'-8" H).
  - EXTERIOR WALLS TO BE 2x8 STUDS AT 16" O.C., INTERIOR WALLS TO BE 2x4 STUDS AT 16" O.C., U.N.O.
  - FIREBLOCK ALL PLUMBING PENETRATIONS AND STAIR RUNS PER IRC SEC. R302.11.
  - SAFETY GLAZING PER IRC SEC. R308.4.
  - ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED PER IRC SEC. R317.1.
  - PROVIDE UNDER-STAR PROTECTION (1/2" GWB) PER IRC SEC. R302.7.
  - PROVIDE (1) LAYER OR 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.
  - 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: 3/8" MAX.
  - PROVIDE HANDRAILS PER IRC SEC. R311.7.8. TOP OF HANDRAIL SHALL BE NOT LESS 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.
  - PROVIDE GUARDS (MIN. 36" HEIGHT) IN LOCATIONS PER IRC SEC. R312.
  - 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. 51-01 WAC-R308.1.1.
  - 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:**
- INDICATES 110V SMOKE DET. PER I.R.C. 313.4 INTERCONNECTED W/ EMERGENCY BATTERY BACKUP
  - INDICATES CARBON MONOXIDE ALARM PER I.R.C. R315.1
  - INDICATES EXHAUST VENTILATION FAN PER COVER SHEET.
  - 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.



**KONERU RESIDENCE**  
6610 E Mercer Way  
Mercer Island, WA 98040

PERMIT SET

Main Floor Plan

**A5**

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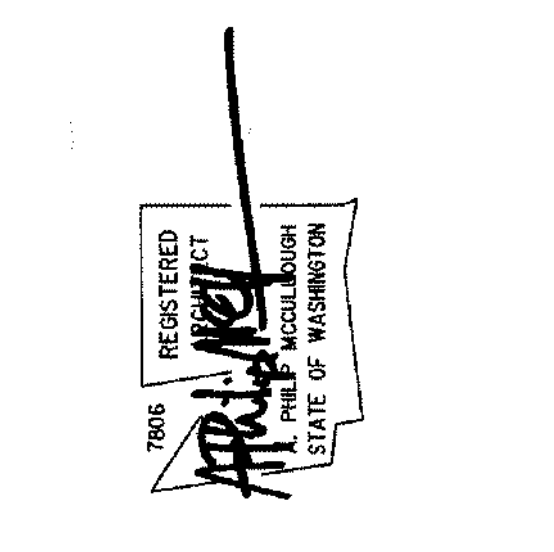
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**Comment**

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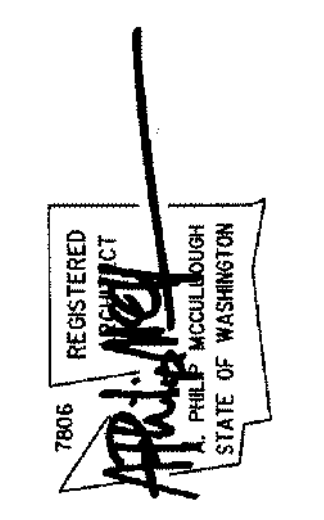
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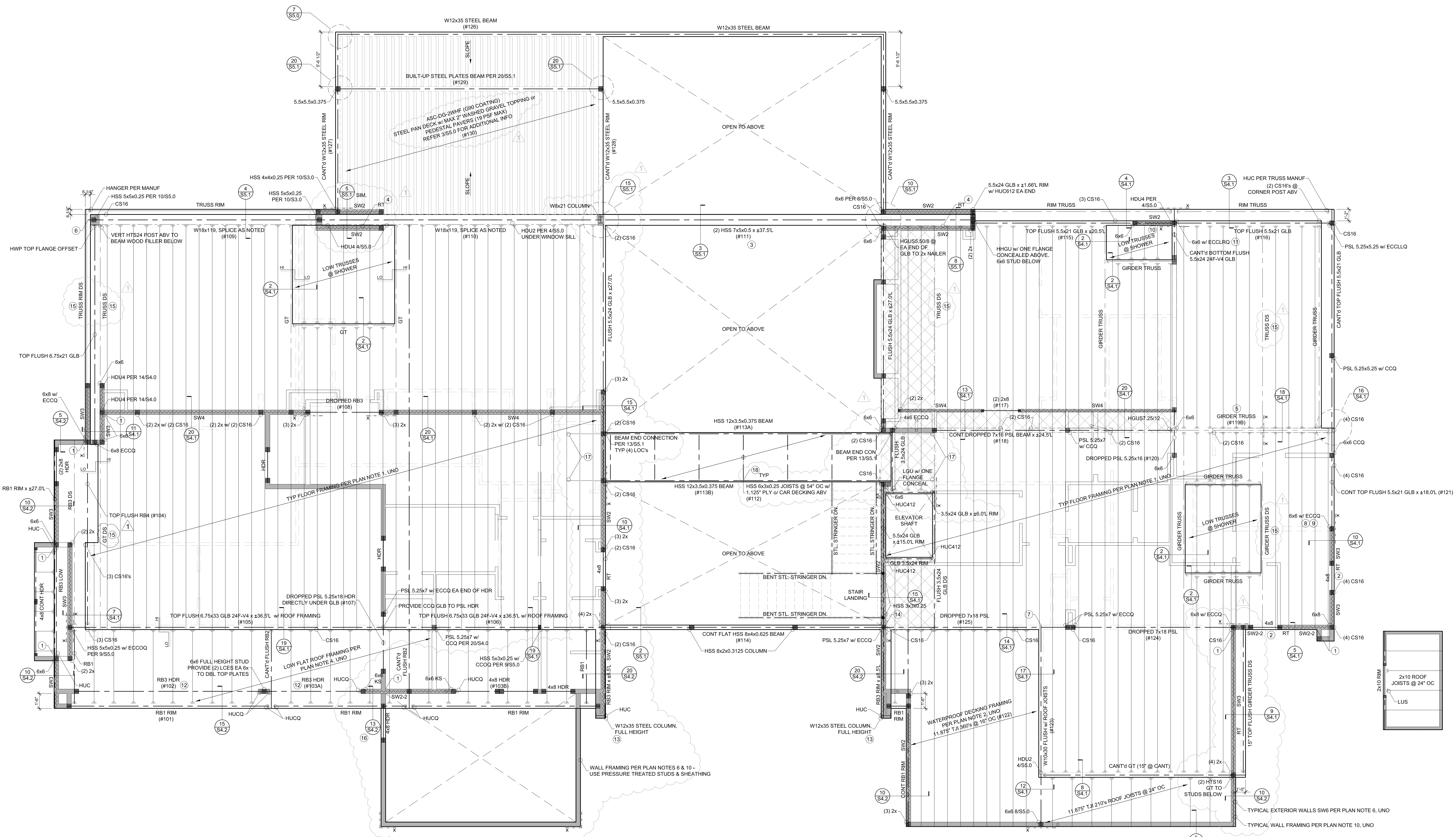


**KONERU RESIDENCE**  
6610 E Mercer Way  
Mercer Island, WA 98040

PERMIT SET

Upper Floor & Lower  
Roof Framing Plan

**A6**



**FLUSH BEAM SCHEDULE:**

MARK	SIZE	BRG STUDS	HANGER, UNO
RB1	1.75x11.875 LSL	2	HUS1.81/10
RB2	3.5x11.875 GLB or 3.5x11.875 LSL	2	HRUS410
RB3	5.5x11.875 GLB or 5.25x11.875 PSL	3	HGUS5.50/10
RB4	7x11.875 PSL	4	HGUS7.25/10

① ALL GLB ARE 24F-V4, UNO

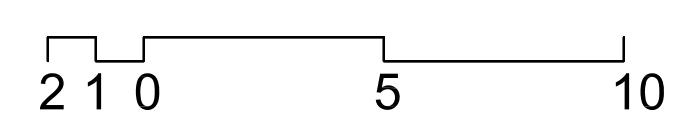
- LEGEND:**
- X - HORIZ CS16 x 3'-0" LONG - TOP PLATE TO TOP PLATE (OR BREAK) or TOP FLUSHED BEAM TO TOP PLATE or RIM TO RIM or BEAM TO BEAM or BEAM TO RT or TOP PLATES TO TOP PLATES (XX INDICATES 2-CS16 STRAPS)
  - DS - DRAG STRUT - NAIL THRU SHEATHING w/ 8d NAILS @ 4" OC INTO ENTIRE LENGTH OF MEMBER
  - KS - KING STUD
  - (X) - NUMBER OF BUILT-UP STUDS
  - GT - GIRDER TRUSS
  - RT - RIM TRUSS
  - - BLOCK DIAPHRAGM - PROVIDE FLAT 2x4 BLKs w/ 8d @ 4" OC @ ALL PANEL EDGES @ 84" @ 12" OC IN THE FIELD
  - ▨ - INDICATES EXTENT OF SHEARWALL SEGMENT
  - ▩ - BEARING WALL

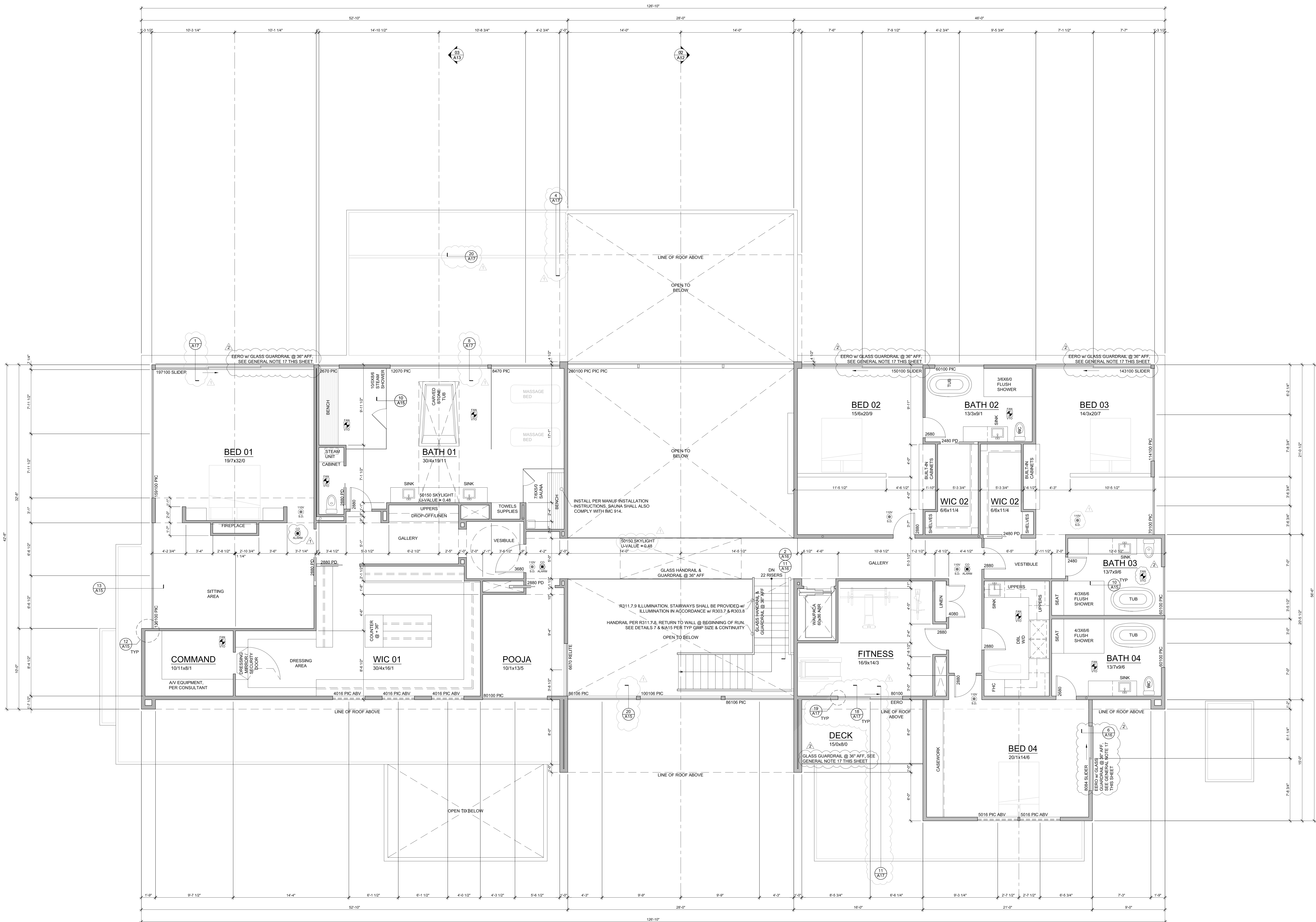
- FOOTNOTES:**
- 1 SHEARWALL SHEATHING CONTINUOUS THRU WALL INTERSECTION
  - 2 SHEATH AND NAIL ABOVE AND BELOW WINDOW AND PANEL EDGE NAIL AROUND OPENING PER SHEARWALL SCHEDULE
  - 3 (2) HSS 7x5x1/2 BUILT-UP BEAM SHALL BE GROOVE WELD TOGETHER TOP AND BOTTOM AND PROVIDE 1/2" DIAM. WTS AT 36" OC FOR 2x NAILER CONNECTION EACH SIDE OF BUILT-UP BEAM AND USE 5/4" WOOD NAILER TOP AND BOTTOM OF BUILT-UP BEAM WITH 18 SCREWS AT 36" 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 TRUSS MANUFACTURER TO DESIGN GIRDER TRUSS FOR A 4,500 LBS (WINDSEISMIC) POINT LOAD AT HOLD-DOWN AND PROVIDE VERTICAL MEMBER TO RECEIVE HOLD-DOWN NAILS
  - 6 PROVIDE (1) 180 WITH #9 x 1-1/2" SS CONNECTORS SCREWS EACH SIDE OF STEEL BEAM SNUG FIT WOOD FILLER TO TRUSS, (2) 1/80 TOTAL AND TRUSS MANUFACTURER TO PROVIDE VERTICAL MEMBERS TO RECEIVE L50 FASTENERS
  - 7 PROVIDE 3-1/2" BEARING LENGTH OF STEEL BEAM TO TOP OF PSL WITH (2) 1/2" DIAM. x 6" LAG BOLTS AT BEAM GAGE WITH 2-1/2" EDGE DISTANCE FROM FACE OF PSL BEAM
  - 8 RAISE TOP OF POST TO BOTTOM OF GLB 2" DEPTH TOP FLUSH BEAM AND PROVIDE POST CAP PER PLAN, REFER DETAIL 1684-D
  - 9 PROVIDE HORIZ CS16 x 4" STRAP AT TOP PLATE AND WRAP AROUND CENTERED ON POST PER PLAN, REFER DETAIL 1684-D
  - 10 PROVIDE SOLID WOOD SHIM BETWEEN BOTTOM OF GLB 2" DEPTH BEAM AND DBL 2x6 TOP PLATES AS REQUIRED TO BE FLUSHED WITH FLOOR FRAMING AND PROVIDE 0.22" DIAM. x 8" SOWS TIMBER SCREWS AT 16" MAX. THRU UNDERSIDE OF DBL TOP PLATES TO BOTTOM OF BEAM
  - 11 PROVIDE SOLID WOOD SHIM BETWEEN BOTTOM OF GLB 2" DEPTH BEAM AND POST CAP AS REQUIRED TOP FLUSHED WITH FLOOR TRUSSES
  - 12 PLACE GARAGE HEADER DIRECTLY ABOVE DOOR ROUGH OPENING
  - 13 PROVIDE FULL HEIGHT SOLID WOOD W/NAILER AS REQUIRED FOR NAILER AND BOLT WITH 5/8" WTS AT 32" OC, REFER DETAIL 1253-1
  - 14 POCKET BEAM INTO WALL WITH BUILT-UP 2x BEARING STUDS TO MATCH BEAM WIDTH AND (1) 2x FULL HEIGHT STUD EACH SIDE WITH A36 EACH TOP AND BOTTOM

- FOOTNOTES cont:**
- 15 TRUSS MANUFACTURER TO DESIGN DRAG TRUSS FOR 300 lb/ft OF LATERAL LOAD
  - 16 PROVIDE LSL 3.5x11.875 BLOCKING BETWEEN TJI RAFTERS OVER SHEARWALL SW-2, CONNECTION PER DETAIL 1354-2
  - 17 PROVIDE DT2Z @ THIRD FLOOR TRUSS BAY PER DETAIL 1355-1
  - 18 3/16 FILLET WELD AROUND ONTO HSS 12x3.5x0.375 BRIDGE BEAM

- UPPER FLOOR & LOWER FLOOR FRAMING NOTES:**
- 1 TYPICAL FLOOR FRAMING CONSISTS OF 1-1/4" TLE or 1-1/8" GYPCRETE PER ARCH of 1-1/8" T&G APA RATED SHEATHING (SPAN RATING 48-60) 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.) or TAPERED RIGID INSULATION PER ARCH of 3/4" T&G APA RATED SHEATHING (SPAN RATING 48-24) OVER 1-1/8" TJI 300's AT 16" OC, UNO.
  - 3 GUE 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 (25 PSF MAX.) OVER TAPERED RIGID INSULATION PER ARCH OVER 3/4" T&G APA RATED SHEATHING (SPAN RATING 48-24) OVER 1-1/8" TJI 300's AT 24" OC, UNO. PROVIDE HB EACH END OF ALL RAFTERS, HB 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 5/4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
  - 7 ALL HEADERS REQUIRED ARE SHOWN ON PLAN AND SHALL BE 2X2x8, UNO. REFER TO DETAIL 1054-D 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 2x4s OR 2x6s AT 16" OC AT EXTERIOR WALLS AND 2x4s OR 2x6s 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.

**UPPER FLOOR & LOWER ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



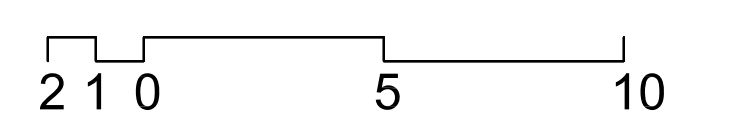


# UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"  
4,497 SF

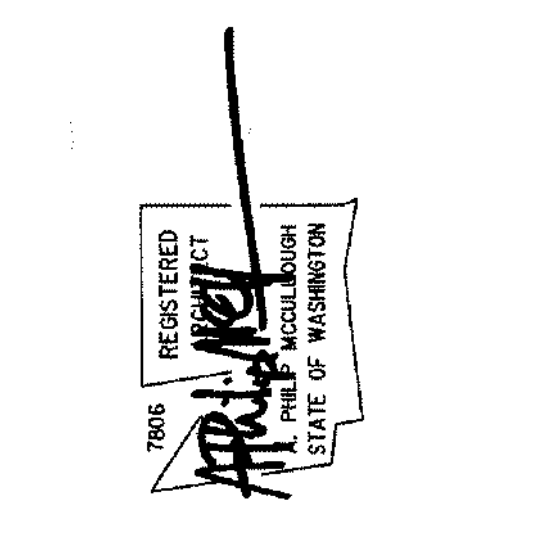
- GENERAL NOTES:**
- SEE ELEVATIONS, SECTIONS AND ROOF PLAN FOR PLATE HEIGHTS.
  - DIMENSION LINES ARE TO FACE OF STUD U.N.O.
  - WINDOW SIZES & ROUGH OPENINGS TO BE VERIFIED BY CONTRACTOR.
  - IF NOMINAL DOOR AND WINDOW HEIGHTS ARE SIMILAR, COORDINATE WITH DOOR AND WINDOW SPECS TO LOCATE FINAL ELEVATION OF THE HEAD HEIGHTS SO THAT ALL DOOR AND WINDOW TRIM ALIGN.
  - WINDOW AND DOOR SIZES ARE DIMENSIONED IN FEET AND INCHES (E.G. 2828" 2'-8" x 2'-8").
  - EXTERIOR WALLS TO BE 2x8 STUDS AT 16" O.C., INTERIOR WALLS TO BE 2x4 STUDS AT 16" O.C., U.N.O.
  - FIREBLOCK ALL PLUMBING PENETRATIONS AND STAIR RUNS PER IRC SEC. R302.11.
  - SAFETY GLAZING PER IRC SEC. R308.4.
  - ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED PER IRC SEC. R317.1.
  - PROVIDE UNDER-STAIR PROTECTION (1/2" GWB) PER IRC SEC. R302.7.
  - PROVIDE (1) LAYER OR 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.
  - 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. RADIIUS @ LEADING EDGE OF TREAD: 1/2" MAX.
  - PROVIDE HANDRAILS PER IRC SEC. R311.7.8, TOP OF HANDRAIL SHALL BE NOT LESS 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.
  - PROVIDE GUARDS (MIN. 36" HEIGHT) IN LOCATIONS PER IRC SEC. R312.
  - 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. 51-01 WAC R108.1.1.
  - 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.
  - PER IRC R305.4.4, EXCEPTION, GLASS BALUSTER PANELS SHALL BE LAMINATED GLASS w/ TWO OR MORE PLYS OF EQUAL THICKNESS AND OF SAME GLASS TYPE. NO ATTACHED TOP RAIL OR HANDRAIL REQUIRED.

- PLAN KEY:**
- INDICATES 110V SMOKE DET. PER I.R.C. 313.4 INTERCONNECTED w/ EMERGENCY BATTERY BACKUP
  - INDICATES CARBON MONOXIDE ALARM PER I.R.C. R315.1
  - INDICATES EXHAUST VENTILATION FAN PER COVER SHEET.



Revisions	Comment
2021.11.17	Updated Plans to Structural Backcheck 01
2021.12.13	Structural Backcheck 01
2021.12.22	Structural Backcheck 03
2021.12.22	Permit Corrections
2022.05.02	Structural Backcheck
2022.05.04	Commentary Response
2022.05.12	Cycle 2 Structural Backcheck
2022.06.18	Cycle 3 Structural Backcheck

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



# KONERU RESIDENCE

6610 E Mercer Way  
Mercer Island, WA 98040

PERMIT SET

Upper Floor Plan





5601 6th Ave S, Suite 371  
Seattle, WA 98108  
206.443.1181  
mccullougharchitects.com

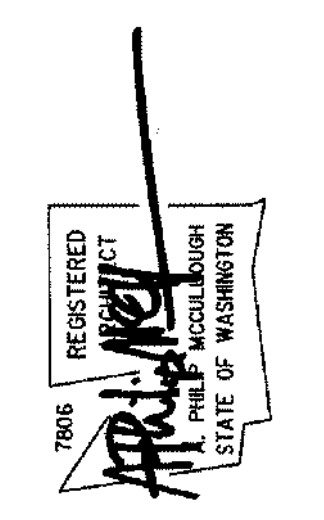
**MCCULLOUGH**  
ARCHITECTS

UNPUBLISHED WORK 2016 © McCullough Architects

**Comment**  
Updated Plans to Structural  
Structural Backcheck 01  
Structural Backcheck 02  
Structural Backcheck 03  
Permit Corrections  
Structural Backcheck  
Commentary Response  
Cycle 2 Structural Backcheck  
Cycle 3 Structural Backcheck

**Revisions**  
2021.11.17  
2021.12.13  
2021.12.13  
2021.12.22  
2022.05.02  
2022.05.04  
2022.05.12  
2022.07.13  
2022.06.18

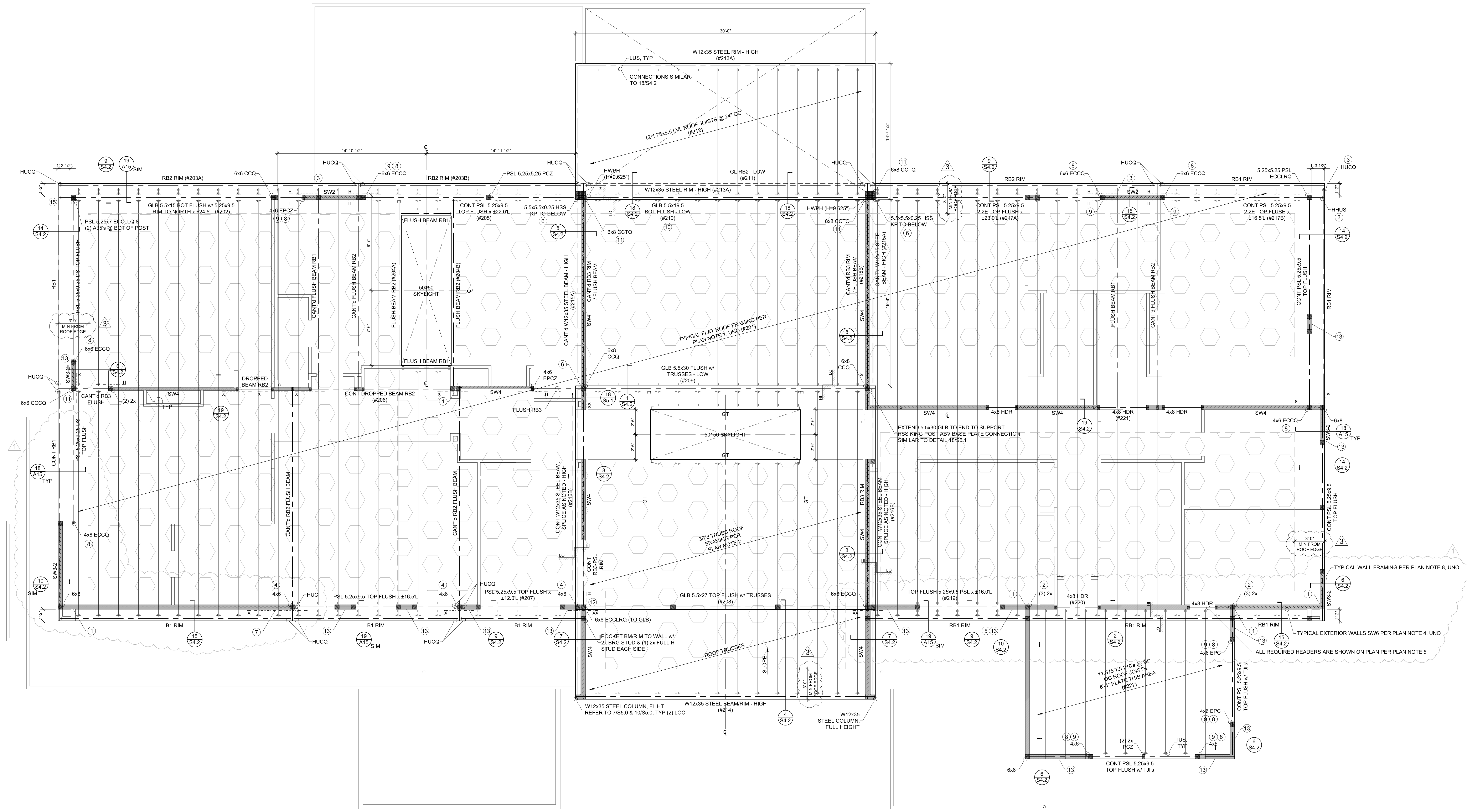
**Date:** 2021.10.13  
**Job No:** 21-041  
**Project No:** DUR  
**Drawn:** APM  
**Approved:**



**KONERU RESIDENCE**  
6610 E Mercer Way  
Mercer Island, WA 98040

PERMIT SET  
Upper Roof Framing Plan

**A8**



**GENERAL NOTES:**

- EAVE OVERHANG PER PLAN. APPLY ROOFING IN ACCORDANCE WITH I.R.C. SEC. 905. PROVIDE DRIP EDGE PER R902.2.8.5.
- HEADERS (HOR) TO BE PER STRUCTURAL. FILL CAVITIES WITH RIGID INSULATION WHERE POSSIBLE.
- COLUMNS @ HEADERS, BEAMS, & GIRDERS TO BE (2) 2x STUDS (UN.O.)

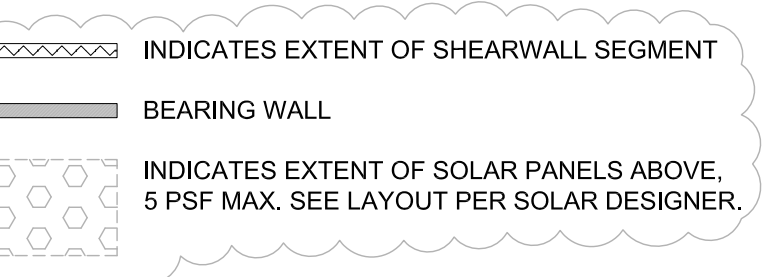
**FLUSH BEAM SCHEDULE:**

MARK	SIZE (1)	BRG STUDS	HANGER, UNO
RB1	1.75x11.875 LSL	2	HUS1.8110
RB2	3.5x11.875 GLB or 3.5x11.875 LSL	2	HUS410 HRUS410
RB3	5.5x11.875 GLB or 5.25x11.875 PSL	3	HGUS5.5010 HGUS5.5010
RB4	7x11.875 PSL	4	HGUS7.2510

(1) ALL GLB ARE 24F-1/4, UNO

**LEGEND:**

- X - - - - - HORIZ CS16 x 2'-0" LONG - TOP PLATE TO TOP PLATE (Ø BREAK) or TOP FLUSHED BEAM TO TOP PLATE or RIM TO RIM or BEAM TO BEAM (XX INDICATES 2-CS16 STRAPS)
- DS DRAG STRUT - NAL THRU SHEATHING w/ 8d NAILS @ 4" OC INTO ENTIRE LENGTH OF MEMBER
- (X) NUMBER OF BUILT-UP STUDS
- GT GIRDER TRUSS
- RT RIM TRUSS
- KP KING POST



**FOOTNOTES:**

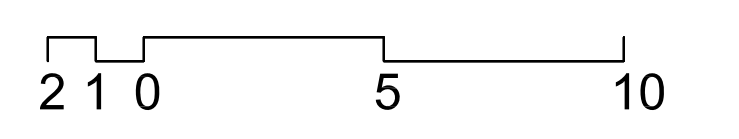
- SHEARWALL SHEATHING CONTINUOUS THRU WALL INTERSECTION
- PROVIDE (2)A35 TOP AND BOTTOM OF POST/BUILT-UP STUDS
- HANGER PER PLAN INSTALL UPSIDE DOWN
- PROVIDE VERT. HTS20 STRAP EACH BEAM END TO POST BELOW (AT EACH END OF EACH BEAM WERE HANGER NOT OCCURS)
- PROVIDE (5)LTP'S ORIENT UPRIGHT AND CENTERED ON 2x SHIM BETWEEN BEAM AND DOUBLE TOP PLATES FOR DRAG CONNECTION
- PROVIDE HSS 3-1/2x3-1/2x1/4 MIN. KING POST (KP) AT HIGH STEEL BEAM AND SET COLUMN BASE PLATE AND CONNECTION TO TOP OF ROOF BEAM BELOW, REFER 18S5.1
- PROVIDE SNUG FIT LSL 1-3/4" BLOCKING BETWEEN (3) RAFTER BAYS WITH A35 TO TOP PLATE AND PROVIDE HORIZ CS16 x 6-0" OVER ROOF SHEATHING - LAP RIM BEAM 1'-0" AND NAIL REMAINING LENGTH TO LSL 1-3/4" BLOCKS
- RAISE TOP OF POST TO BOTTOM OF 9-1/2" DEPTH TOP FLUSH BEAM AND PROVIDE POST CAP PER PLAN, REFER DETAIL 18S4.0
- PROVIDE HORIZ CS16 x 4'-0" STRAP AT TOP PLATE AND WRAP AROUND CENTERED ON POST PER PLAN
- RAISED BOTTOM OF BEAM (+1/4") 2'-1/4" FROM BOTTOM OF T.J RAFTERS
- PROVIDE SOLID WOOD SHIM BETWEEN BOTTOM OF 9-1/2" DEPTH BEAM AND POST CAP AS REQUIRED TOP FLUSHED WITH TOP OF T.J RAFTERS
- NOTCH BOTTOM OF RB3-PSL BEAM TO FIT INTO RAISED POST CAP - NO OVERCUTS
- PROVIDE SOLID WOOD SHIM BETWEEN BOTTOM OF 9-1/2" DEPTH BEAM AND DBL 2x6 TOP PLATES TO BE FLUSHED WITH TOP OF ROOF FRAMING AND PROVIDE 0.22" DIAM. x 8" SDWS TIMBER SCREWS AT 16"oc MAX. THRU UNDERSIDE OF DBL TOP PLATES CENTERED INTO BOTTOM OF BEAM.
- PROVIDE SOLID WOOD SHIM BETWEEN BOTTOM OF 9-1/2" DEPTH BEAM AND DBL 2x6 TOP PLATES TO BE FLUSHED WITH TOP OF ROOF FRAMING AND PROVIDE 0.22" DIAM. x 8" SDWS TIMBER SCREWS AT 16"oc MAX. THRU UNDERSIDE OF DBL TOP PLATES CENTERED INTO BOTTOM OF BEAM
- PROVIDE L570 EACH FACE. (2) TOTAL WITH #9 x 1'-1/2" SD CONNECTOR SCREWS IN LIEU OF NAILS

**ROOF FRAMING NOTES:**

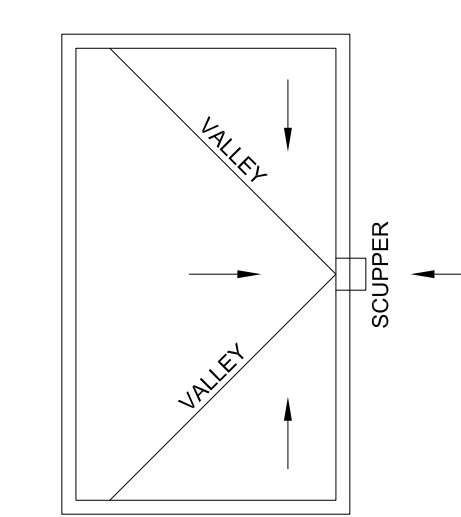
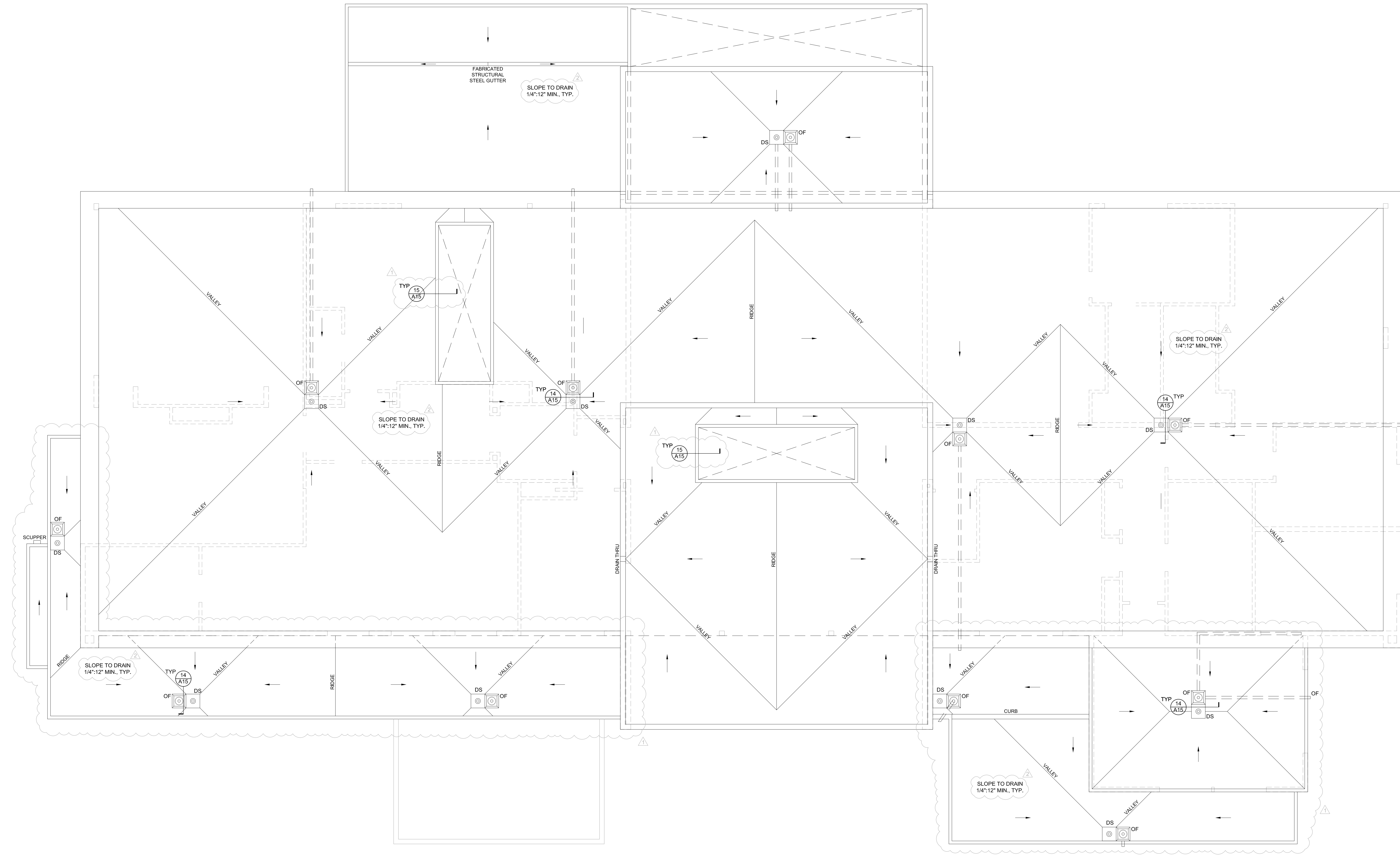
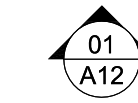
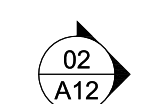
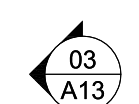
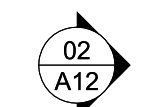
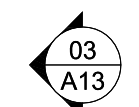
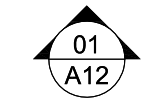
- TYPICAL ROOF FRAMING CONSISTS OF SOLAR PANELS (5 PSF MAX.) OVER TAPERED RIGID INSULATION PER ARCH OVER 3/4" TAG APA RATED SHEATHING (SPAN RATING 4820) OVER 1-1/2" T.J 380x AT 24"oc. UNO. PROVIDE H8 EACH END OF ALL RAFTERS. H8 EACH SIDE OF ALL MULTIPLE RAFTERS, UNO.
- TRUSS ROOF FRAMING PER PLAN CONSISTS OF SOLAR PANELS (5 PSF MAX.) OVER TAPERED RIGID INSULATION PER ARCH OVER 3/4" TAG APA RATED SHEATHING (SPAN RATING 4820) OVER PREFABRICATED TRUSSES AT 24"oc. UNO. TRUSSES TO BE A MIN DEPTH OF 24". PROVIDE H2.5A EACH END OF ALL TRUSSES. H2.5A EACH SIDE OF ALL MULTIPLE TRUSSES, UNO. REFER TO ARCHITECTURAL DRAWINGS FOR TRUSS PROFILE.
- NAL ROOF SHEATHING W/ 8d AT 6"oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN THE FIELD, UNO.
- "SW\_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON S18.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW4, UNO.
- ALL HEADERS REQUIRED ARE SHOWN ON PLAN AND SHALL BE (2)2x8, UNO. REFER TO DETAIL 10S4.0 FOR ADDITIONAL REQUIREMENTS.
- PROVIDE (2) BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS AND BEAMS 6'-0" IN LENGTH AND OVER UNO.
- WHERE POSTS OCCUR PROVIDE SOLID VERTICAL GRAN BLOCKING SNUG THRU FLOOR TO MATCHING SUPPORTS BELOW.
- TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's OR 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
- REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
- REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

**UPPER ROOF FRAMING PLAN**

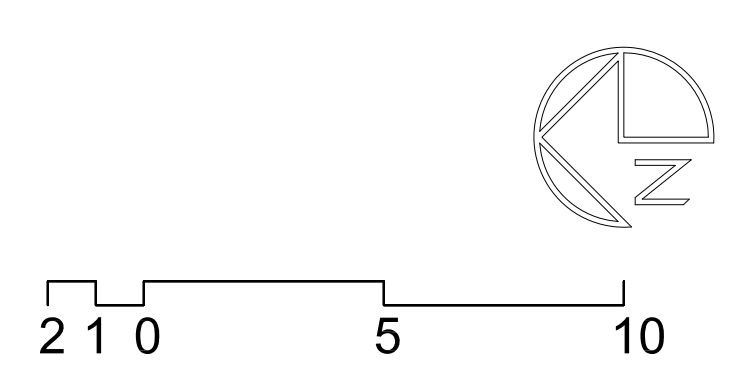
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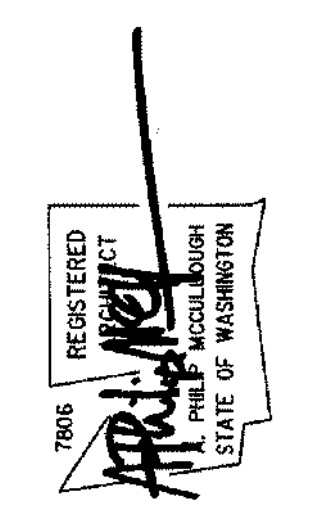


**ROOF DRAINAGE PLAN**  
SCALE: 1/4" = 1'-0"



Revisions	Comment
2021.11.17	Updated Plans to Structural
2021.12.13	Structural Backcheck 01
2021.12.13	Structural Backcheck 02
2021.12.22	Structural Backcheck 03
2022.05.02	Permit Corrections
2022.05.04	Structural Backcheck
2022.05.12	Commentary Response
<b>2022.07.13</b>	<b>Cycle 2 Structural Backcheck</b>
<b>2022.08.18</b>	<b>Cycle 3 Structural Backcheck</b>

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

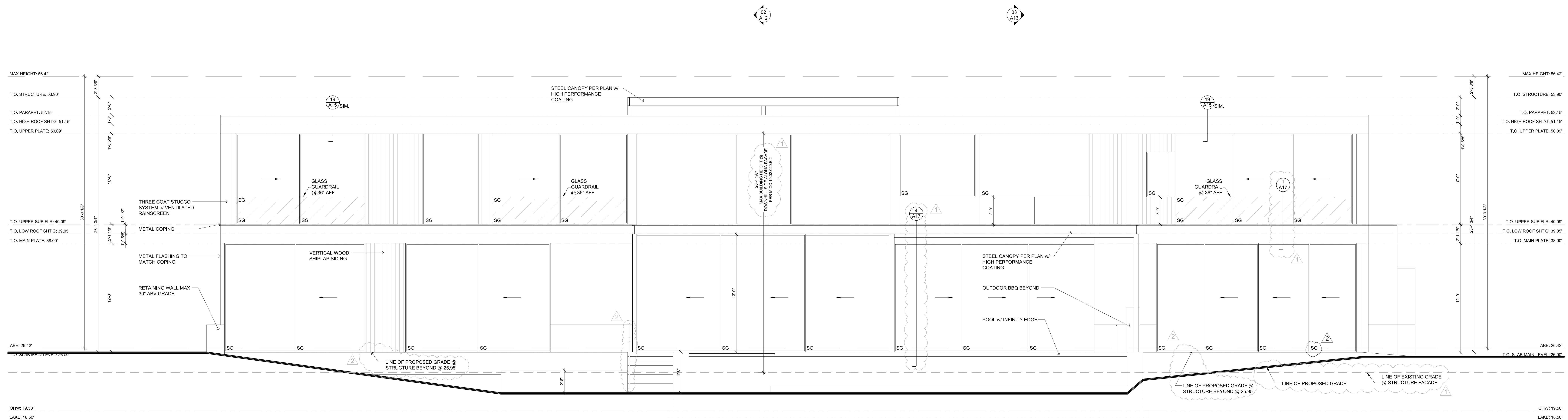


**KONERU RESIDENCE**  
6610 E Mercer Way  
Mercer Island, WA 98040

PERMIT SET  
Roof Drainage Plan

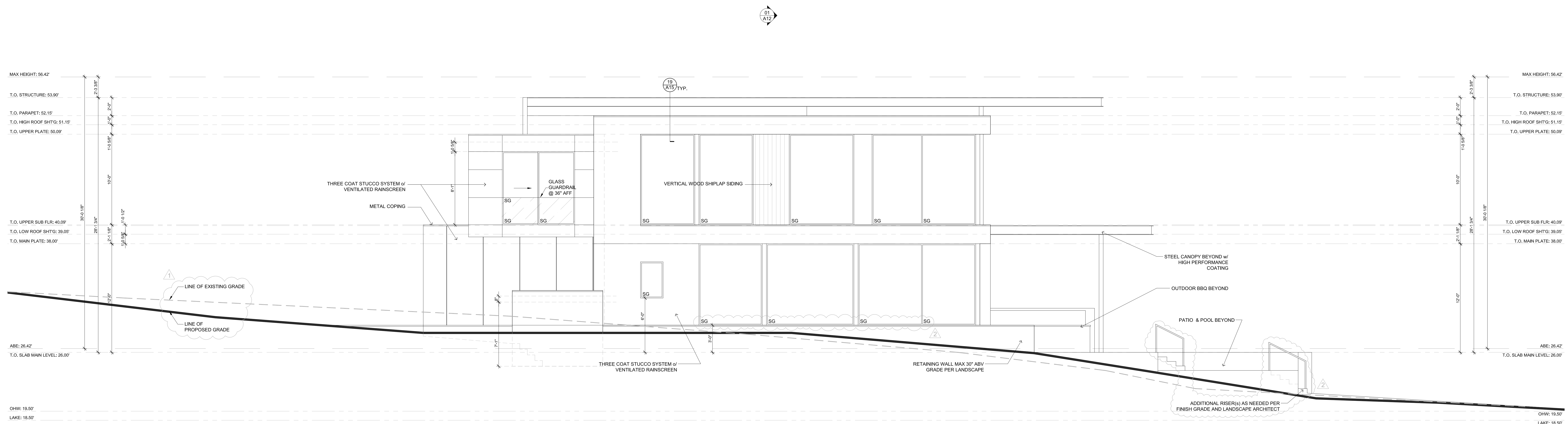
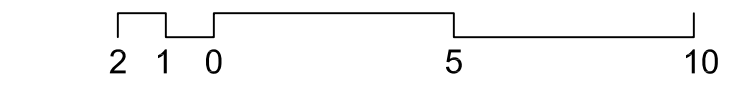






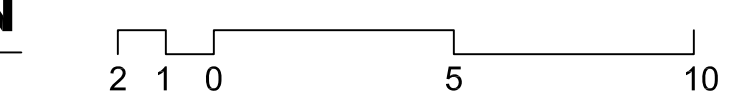
**EAST ELEVATION**

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



**SOUTH ELEVATION**

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



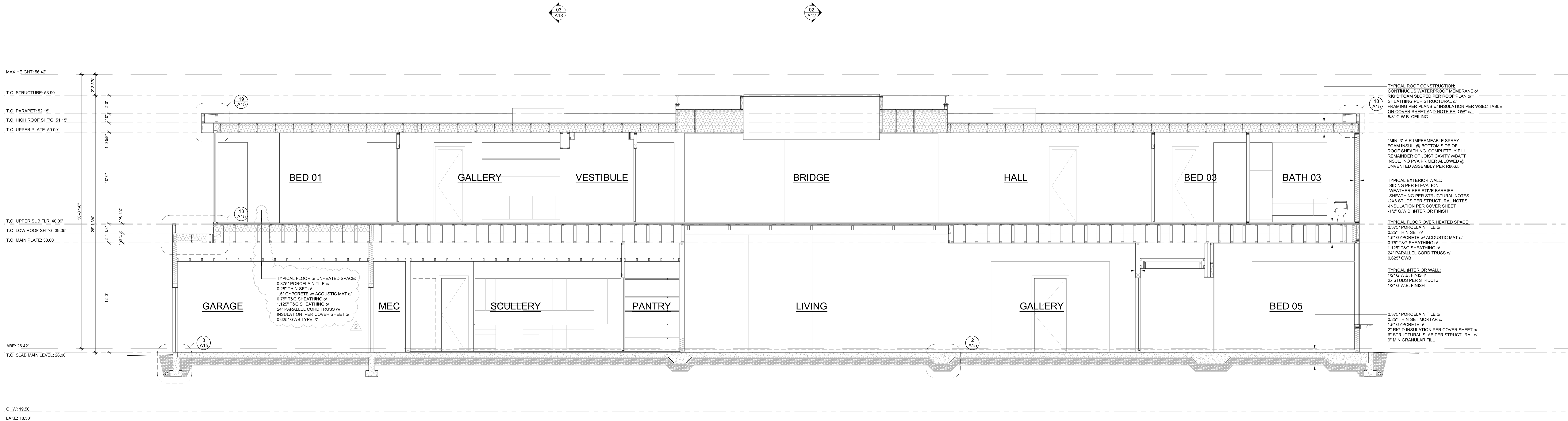
Revisions	Comment
2021.11.17	Updated Plans to Structural
2021.12.13	Structural Backcheck 01
2021.12.13	Structural Backcheck 02
2021.12.22	Structural Backcheck 03
2022.05.02	Permit Corrections
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2022.07.13	Cycle 2 Structural Backcheck
2022.08.18	Cycle 3 Structural Backcheck

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

**KONERU RESIDENCE**  
6610 E Mercer Way  
Mercer Island, WA 98040

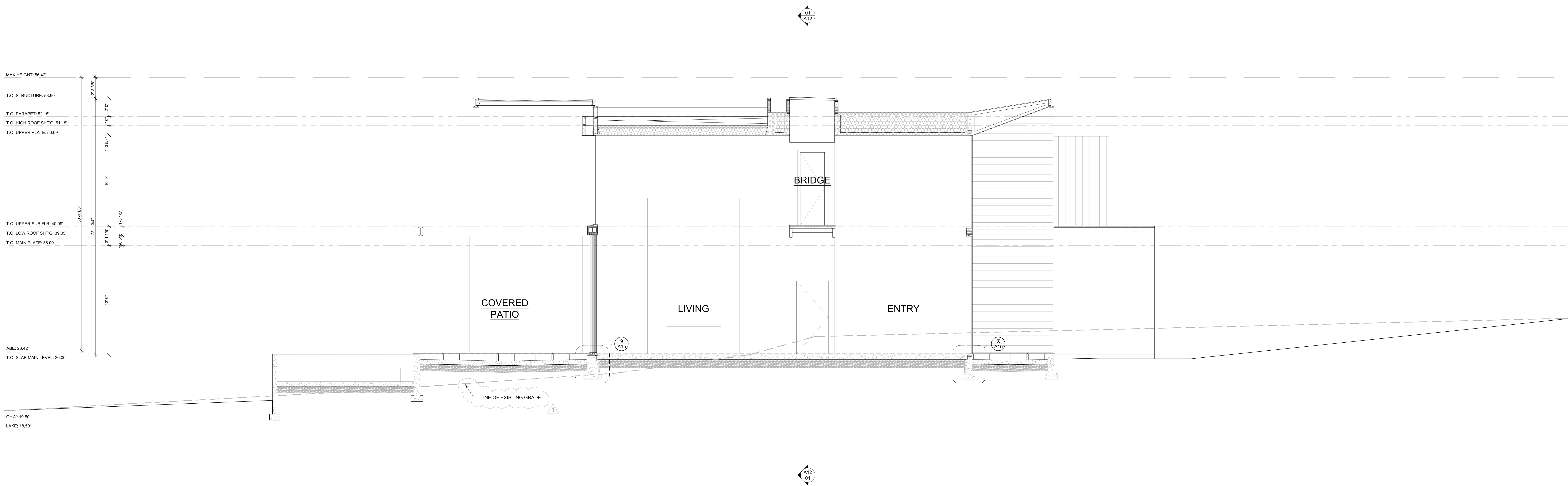
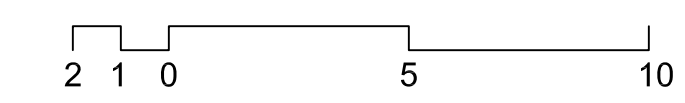
PERMIT SET  
Exterior Elevations

**A11**



**SECTION 01**

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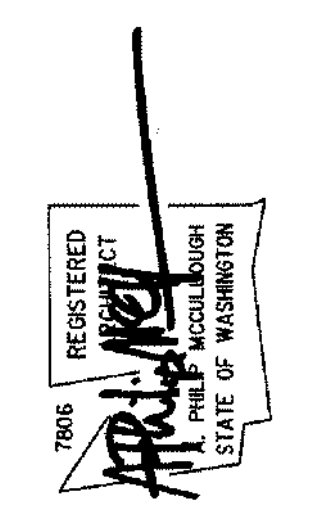
**SECTION 02**

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Revisions	Comment
2021.11.17	Updated Plans to Structural
2021.12.13	Structural Backcheck 01
2021.12.13	Structural Backcheck 02
2021.12.22	Structural Backcheck 03
2022.05.02	Permit Corrections
2022.05.04	Structural Backcheck
2022.05.12	Commentary Response
2022.07.13	Cycle 2 Structural Backcheck
2022.08.18	Cycle 3 Structural Backcheck

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



**KONERU RESIDENCE**  
 6610 E Mercer Way  
 Mercer Island, WA 98040

PERMIT SET  
 Building Sections

MAX HEIGHT: 56.42

T.O. STRUCTURE: 53.90

T.O. PARAPET: 52.19

T.O. HIGH ROOF SHTG: 51.19

T.O. UPPER PLATE: 50.09

T.O. UPPER SUB FLR: 40.09

T.O. LOW ROOF SHTG: 38.05

T.O. MAIN PLATE: 38.00

ABE: 26.42

T.O. SLAB MAIN LEVEL: 26.00

CHW: 19.50

LAKE: 18.50

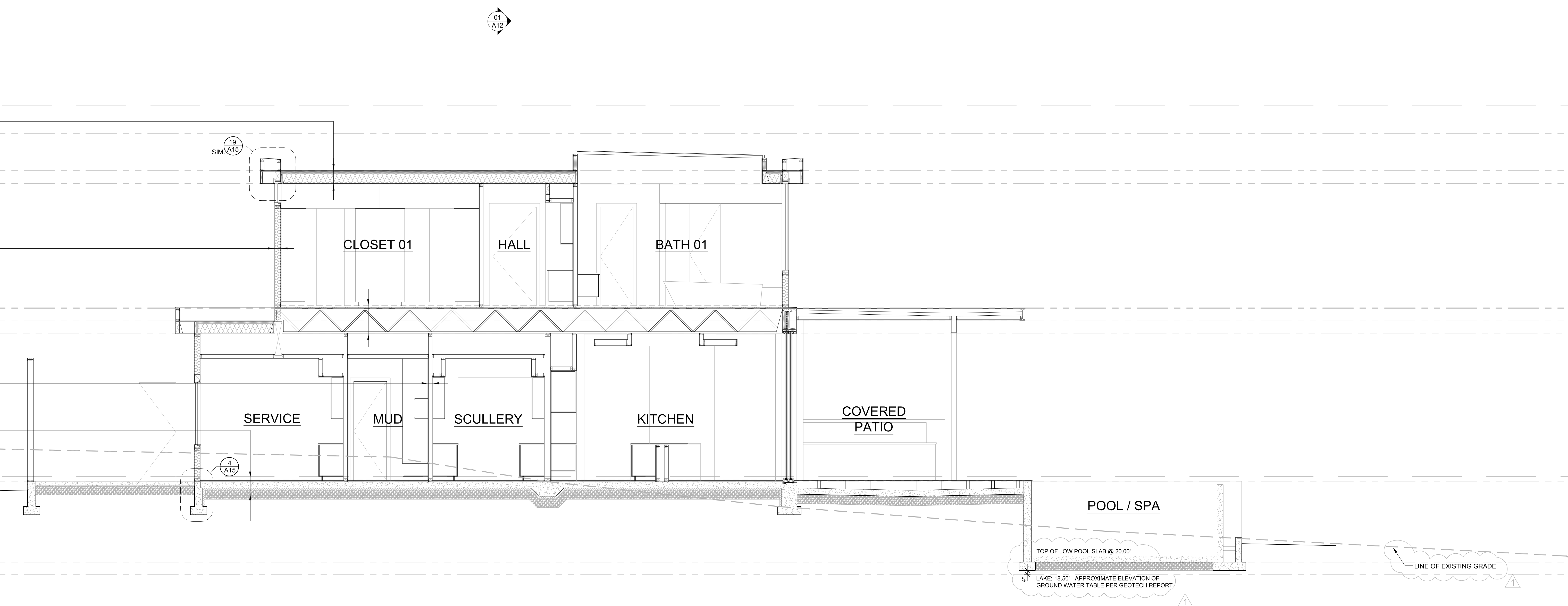
**TYPICAL ROOF CONSTRUCTION:**  
CONTINUOUS WATERPROOF MEMBRANE  
RIGID FOAM SLOPED PER ROOF PLAN  
SHEATHING PER STRUCTURAL  
FRAMING PER PLANS W/ INSULATION  
PER PISC. TABLE ON COVER SHEET  
AND NOTE BELOW?  
5/8" G.W.B. CEILING

**TYPICAL EXTERIOR WALL:**  
SERVIC PER ELEVATION  
WEATHER RESISTIVE BARRIER  
SHEATHING PER STRUCTURAL NOTES  
2X8 STUDS PER STRUCTURAL NOTES  
INSULATION PER COVER SHEET  
1/2" G.W.B. INTERIOR FINISH

**TYPICAL FLOOR OVER HEATED SPACE:**  
0.75" PORCELAIN TILE w/  
0.25" THIN-SET w/  
1.5" GYPCRETE w/ ACCESS MAT w/  
0.75" TAG SHEATHING w/  
1.50" TAG SHEATHING w/  
24" PARALLEL CORD TRUSS w/  
0.025" GWB

**TYPICAL INTERIOR WALL:**  
1/2" G.W.B. FINISH  
2x STUDS PER STRUCT.  
1/2" G.W.B. FINISH

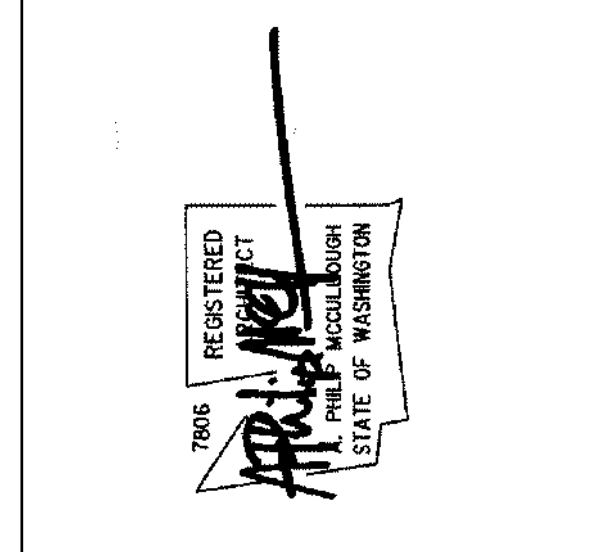
0.75" PORCELAIN TILE w/  
0.25" THIN-SET MORTAR w/  
1.5" GYPCRETE w/  
2" RIGID INSULATION PER COVER SHEET w/  
6" STRUCTURAL SLAB PER STRUCTURAL w/  
8" MIN GRANULAR FILL



**SECTION 03**  
SCALE: 1/4" = 1'-0"

Revisions	Comment
2021.11.17	Updated Plans to Structural
2021.12.13	Structural Backcheck 01
2021.12.13	Structural Backcheck 02
2021.12.22	Structural Backcheck 03
2022.05.02	Permit Corrections
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2022.05.12	Commentary Response
<b>2022.07.13</b>	<b>Cycle 2 Structural Backcheck</b>
<b>2022.08.18</b>	<b>Cycle 3 Structural Backcheck</b>

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

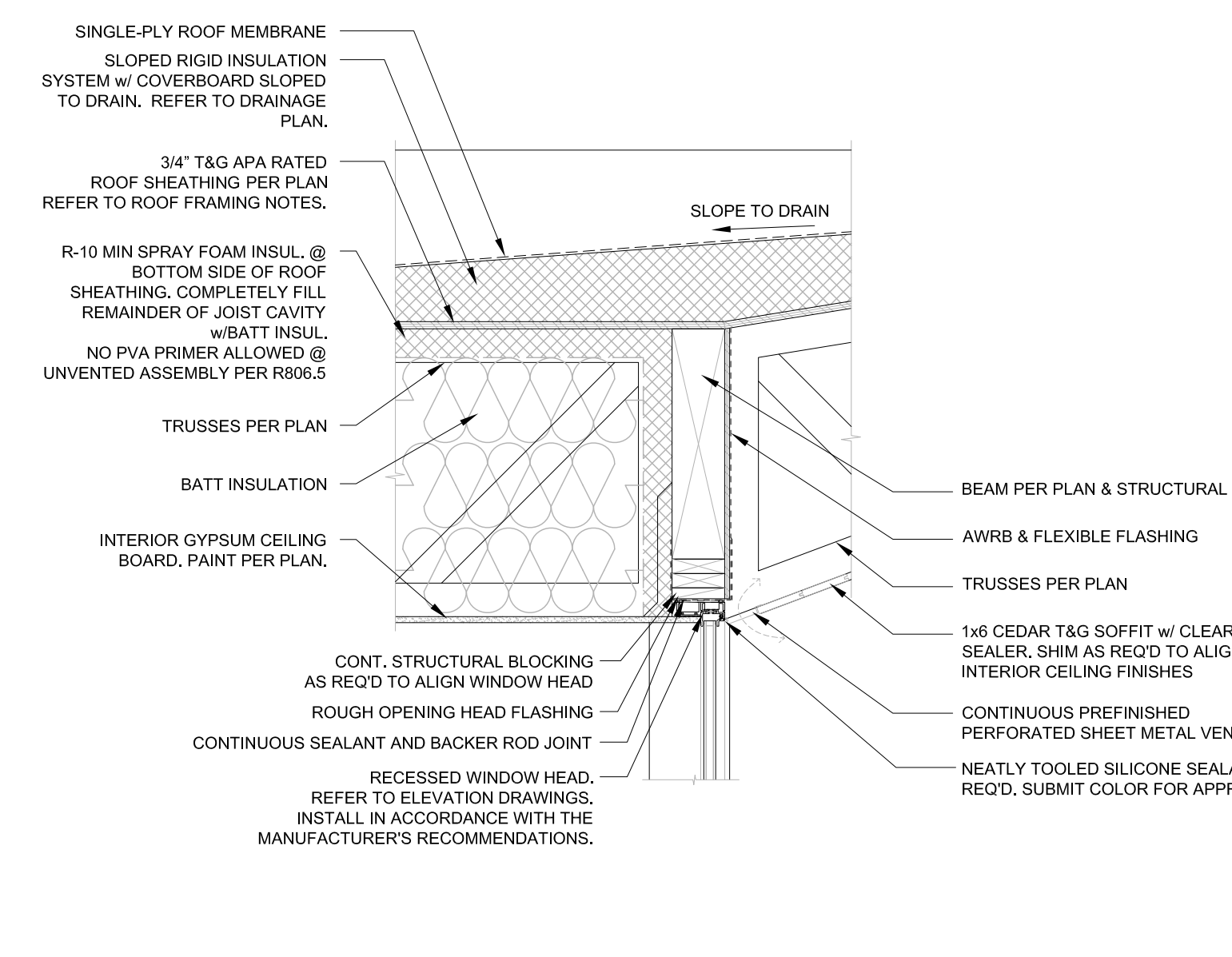


**KONERU RESIDENCE**  
6610 E Mercer Way  
Mercer Island, WA 98040

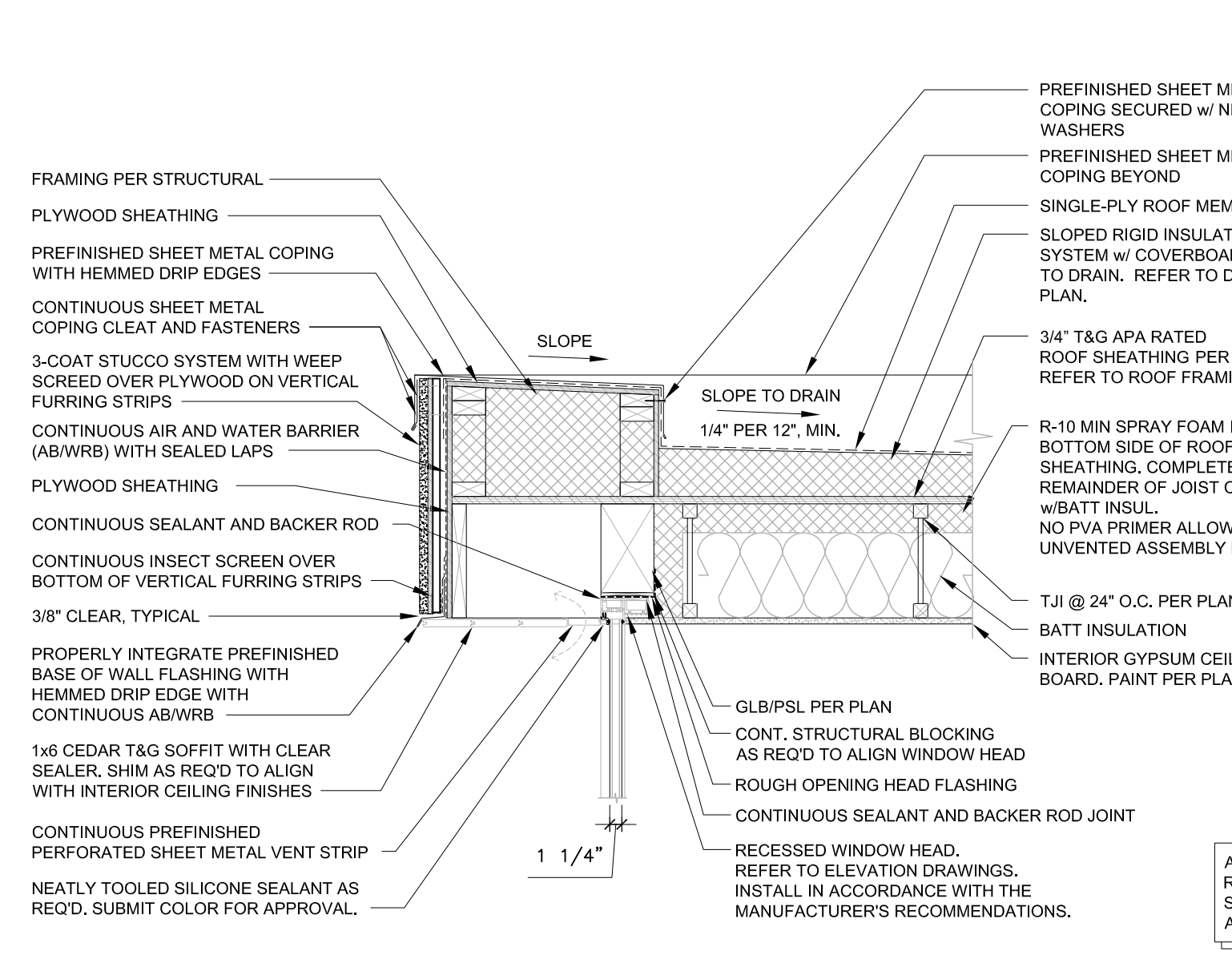
PERMIT SET

Building Sections

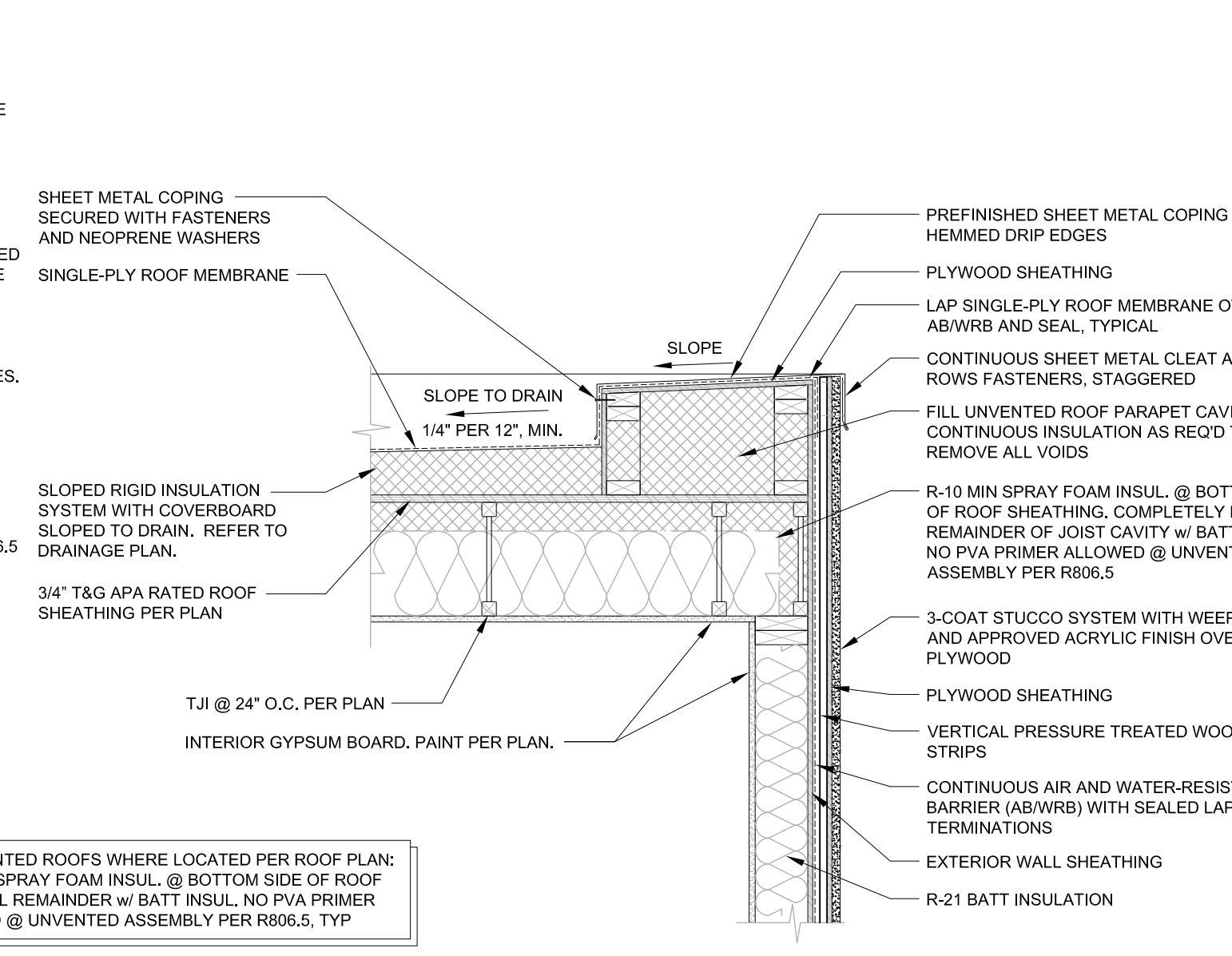
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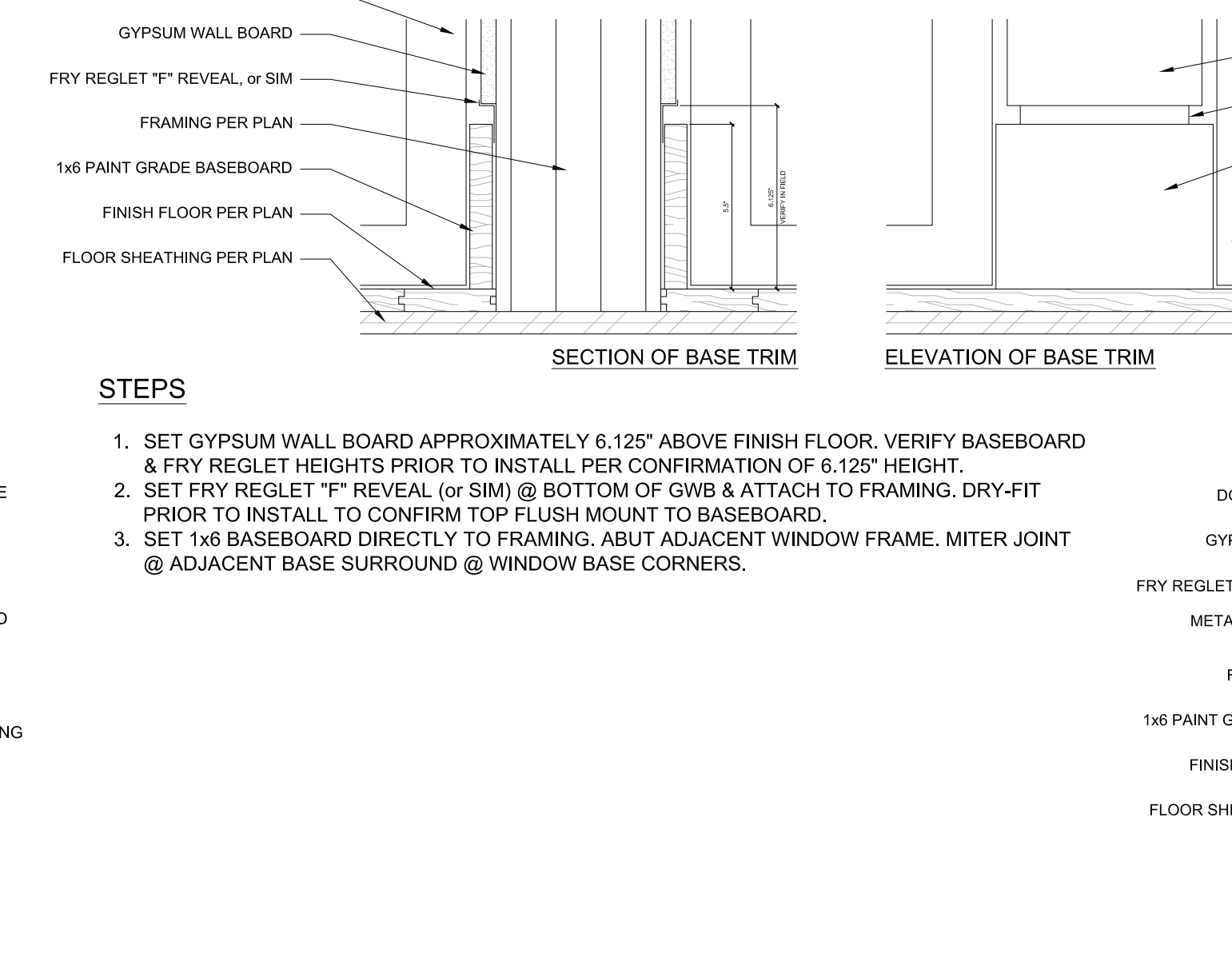
RECESSED WINDOW HEAD AT ENTRY PORTAL  
SCALE: 3/4" = 1'-0"



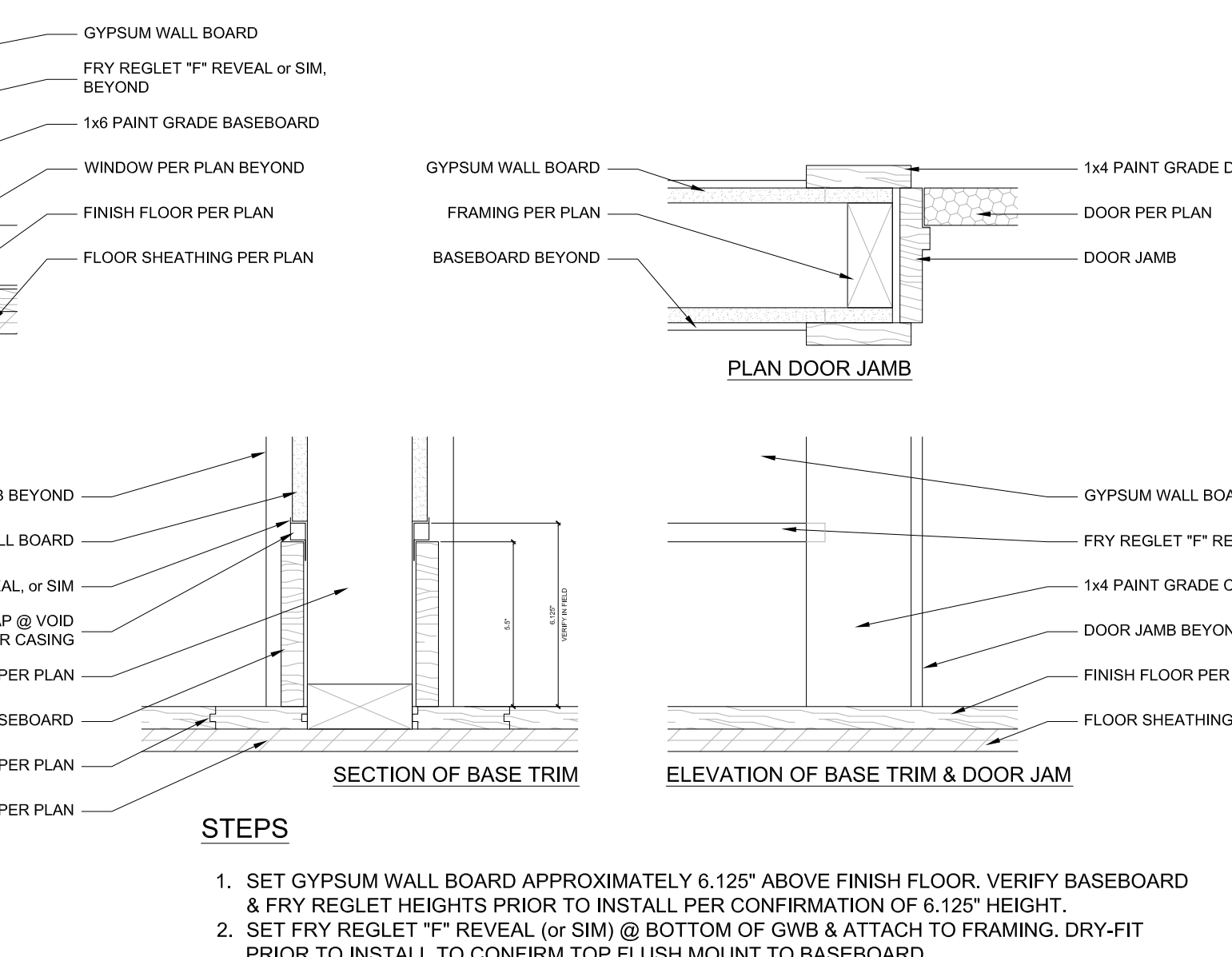
TYPICAL - ROOF EAVE @ UNVENTED PARAPET  
SCALE: 3/4" = 1'-0"



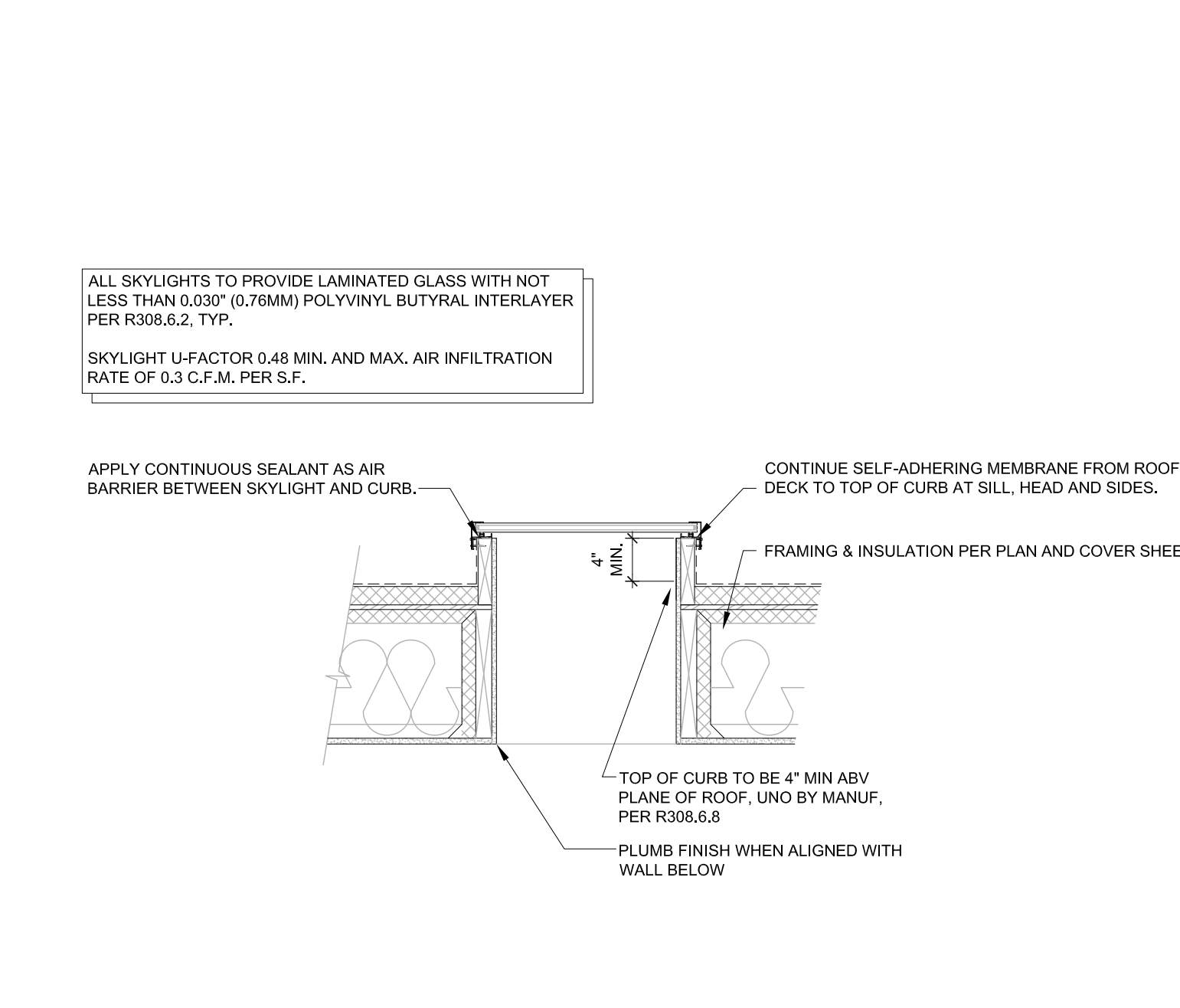
TYPICAL - ROOF @ UNVENTED PARAPET  
SCALE: 3/4" = 1'-0"



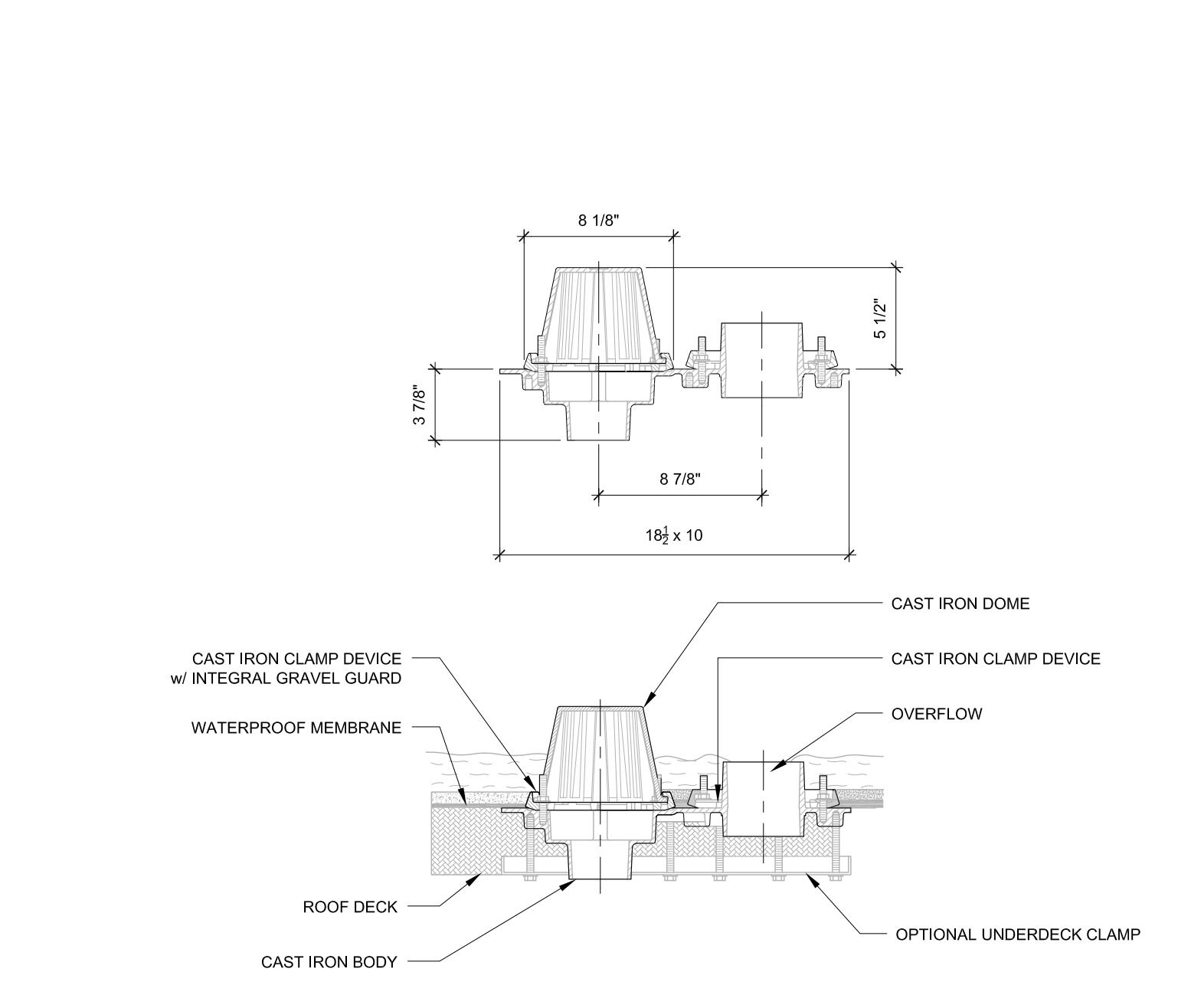
BASEBOARD & DOOR JAMB INTERSECTION DETAIL  
SCALE: 3/4" = 1'-0"



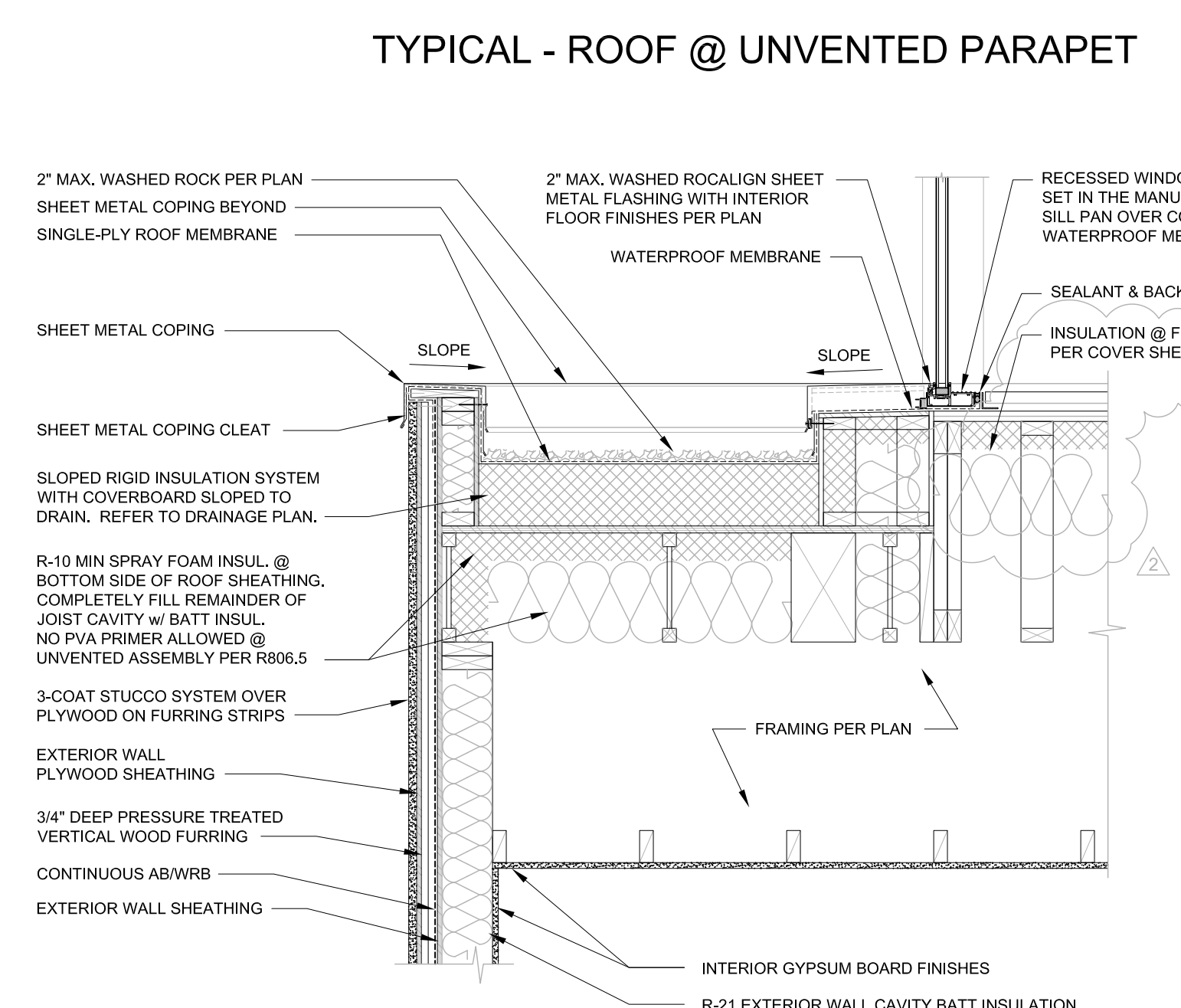
BASEBOARD & DOOR JAMB INTERSECTION DETAIL  
SCALE: 3/4" = 1'-0"



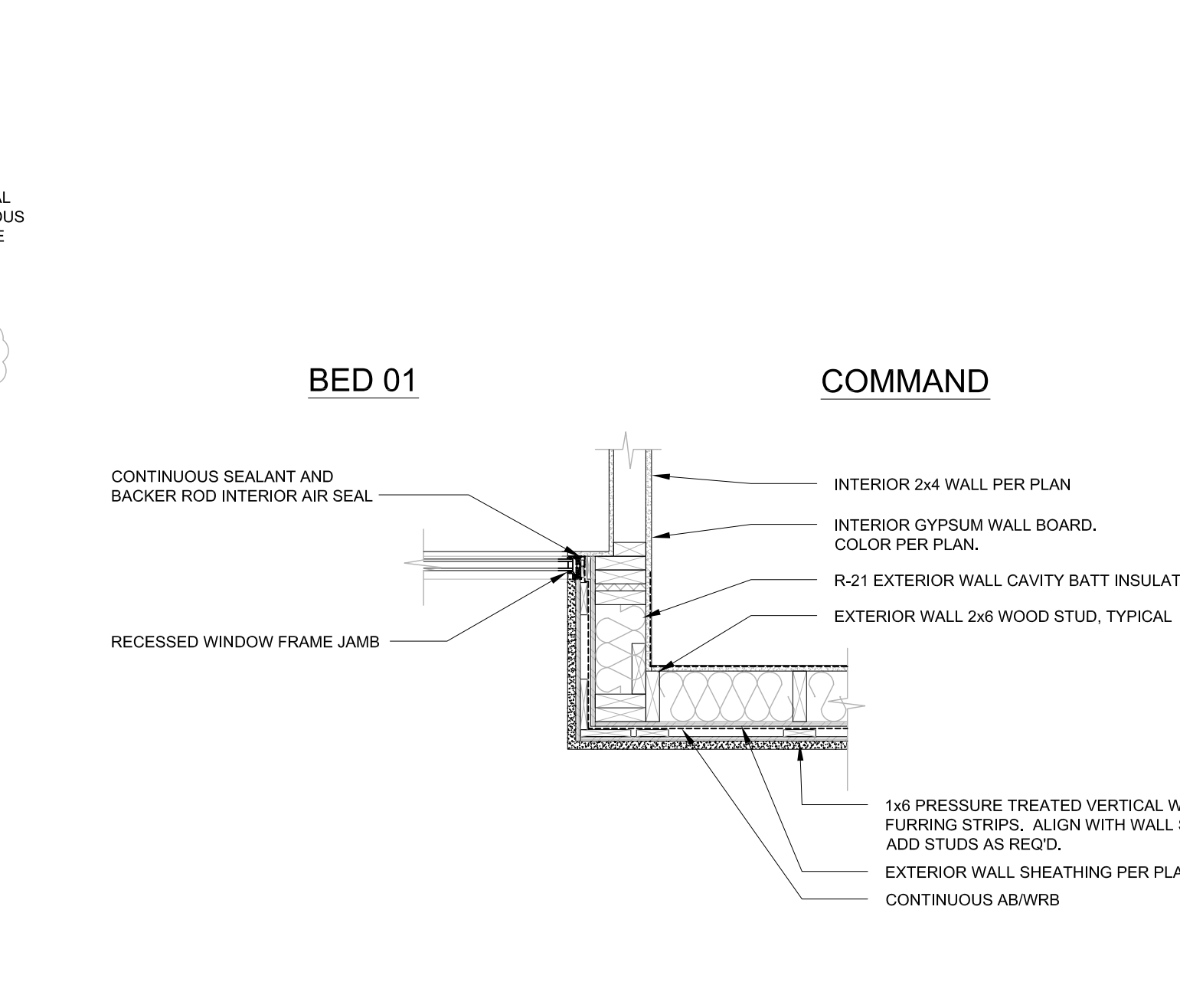
TYPICAL SKYLIGHT INSTALLATION  
SCALE: 3/4" = 1'-0"



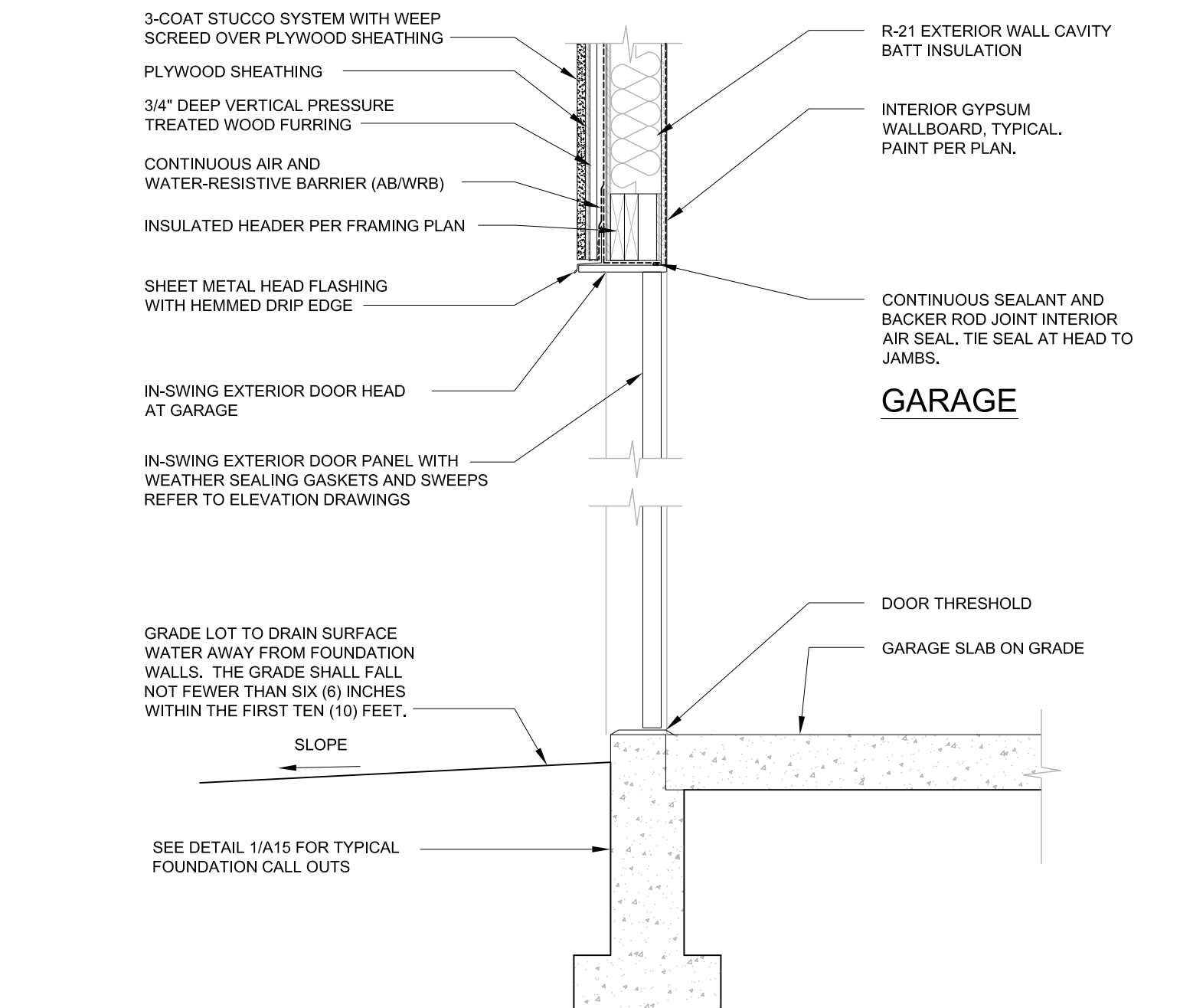
ROOF DRAIN & OVERFLOW @ DECK  
SCALE: 3/4" = 1'-0"



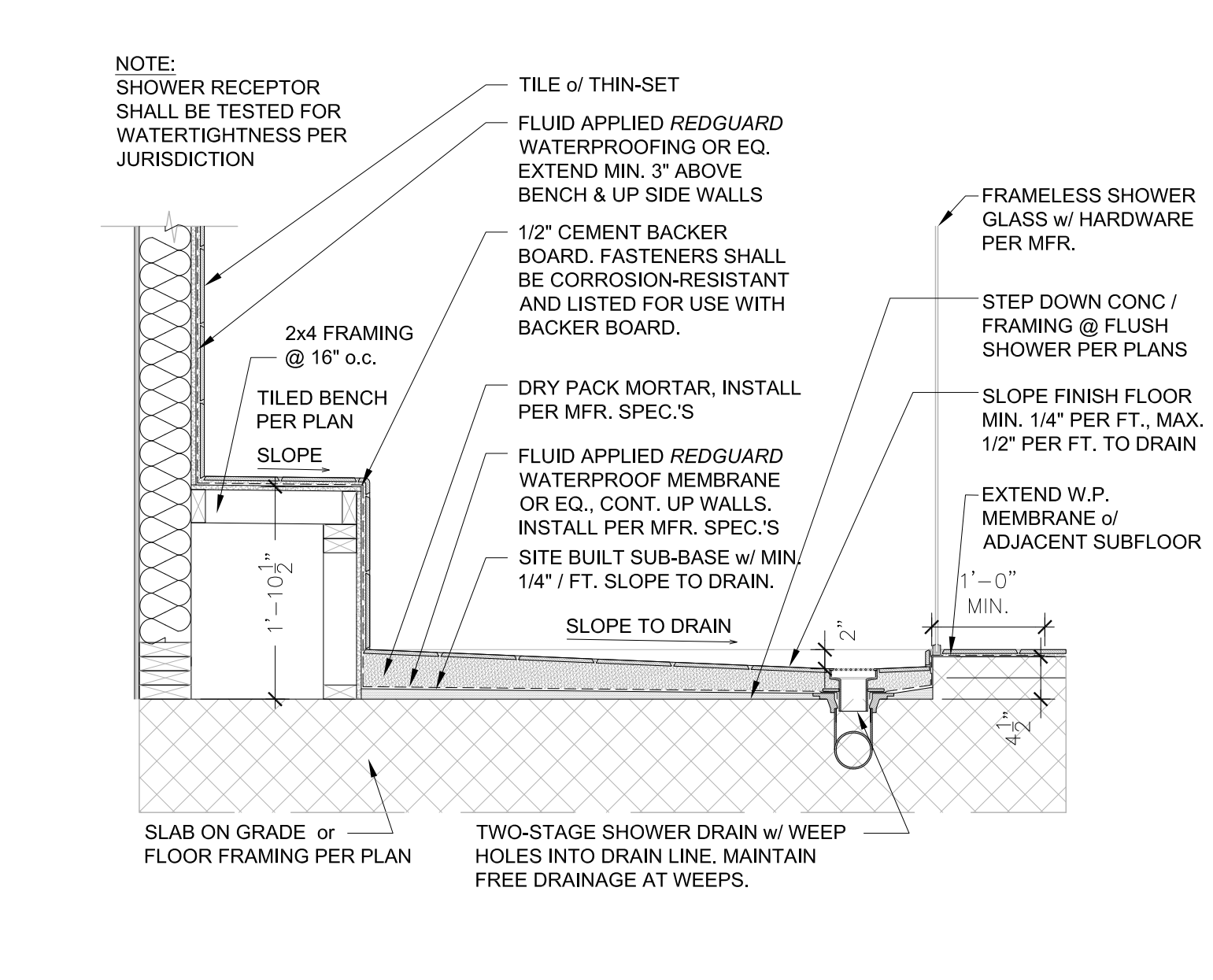
LOW ROOF AT RECESSED WINDOW SILL  
SCALE: 3/4" = 1'-0"



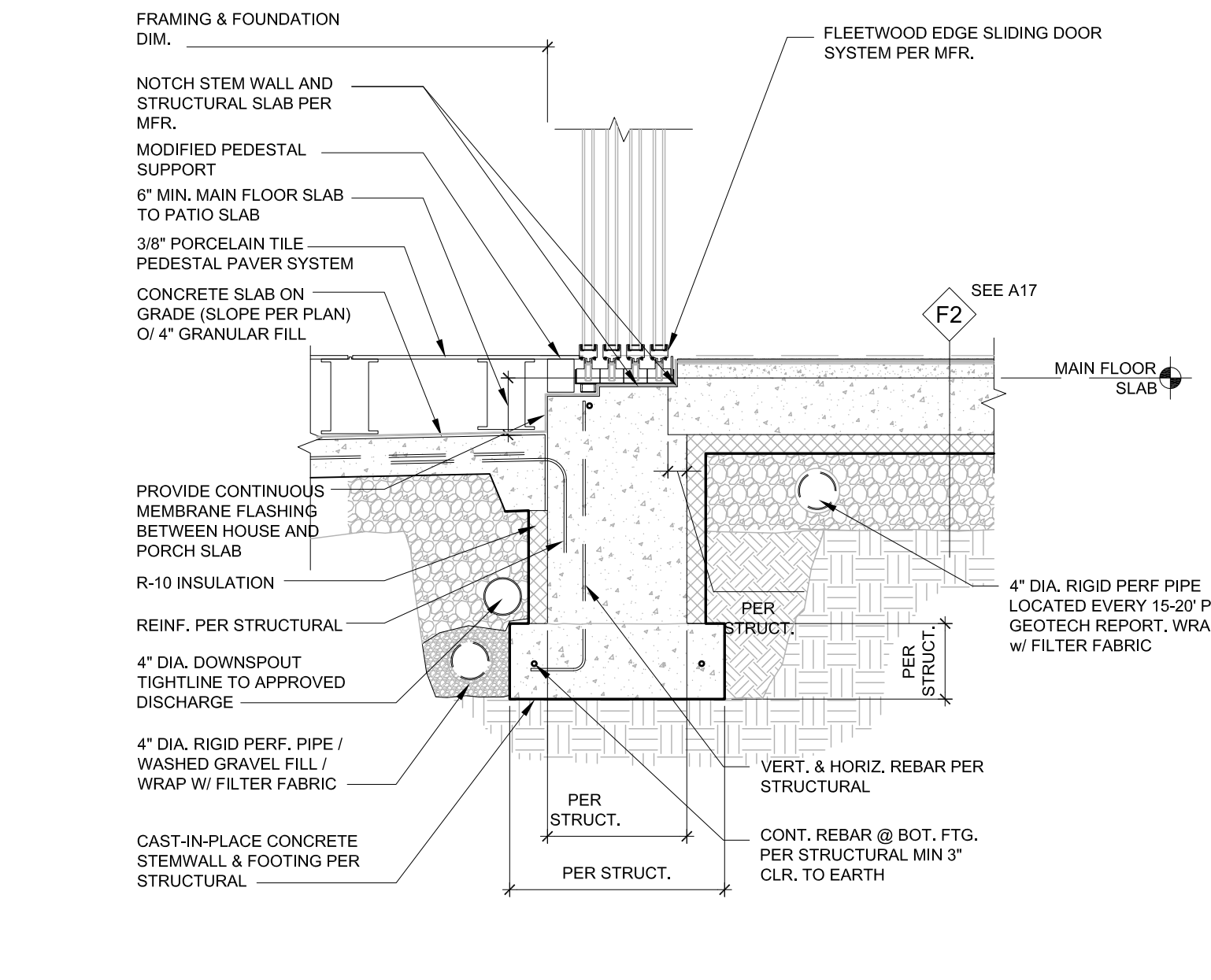
TYPICAL - RECESSED WINDOW JAMB  
SCALE: 3/4" = 1'-0"



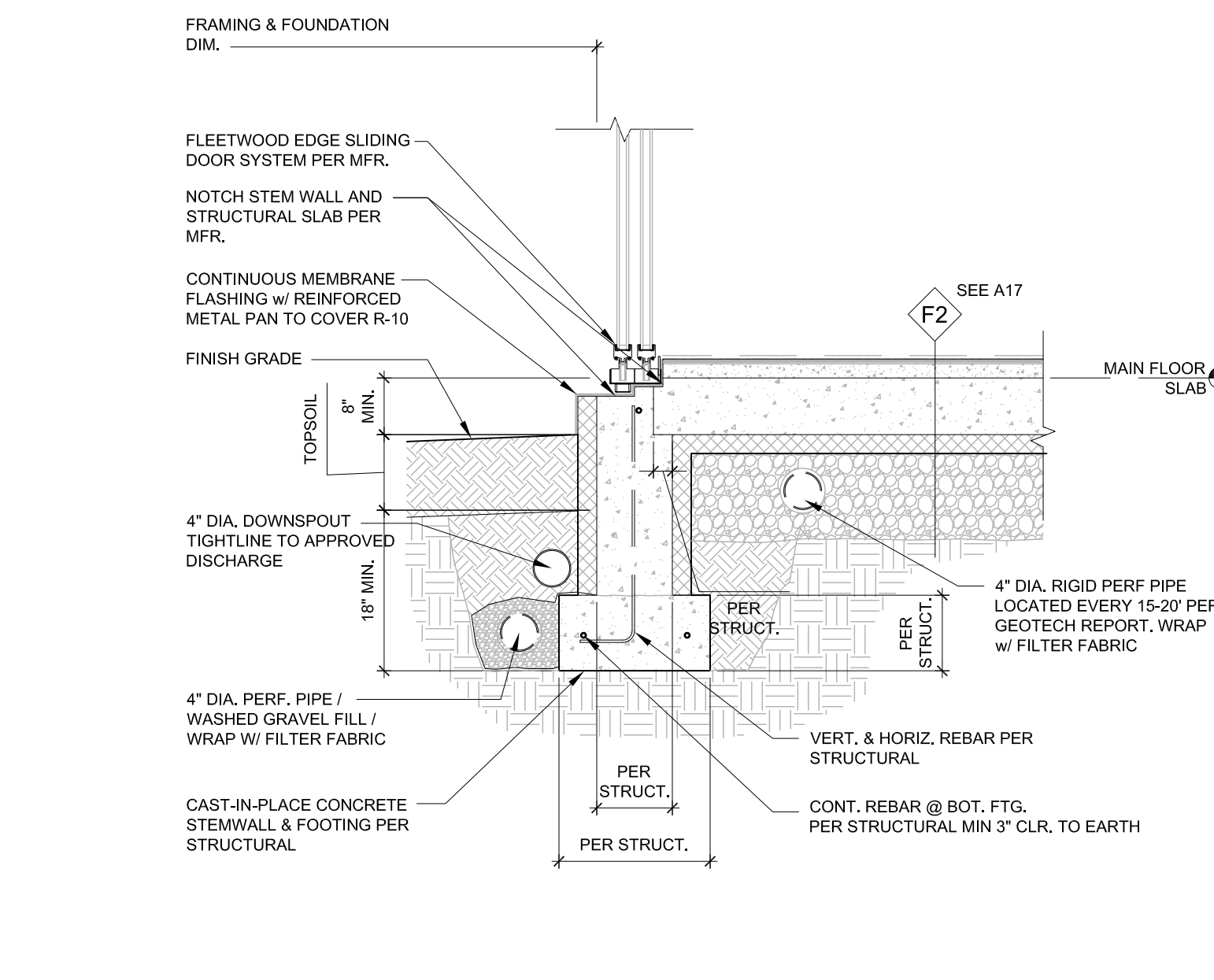
TYPICAL - EXTERIOR SWING DOOR  
SCALE: 3/4" = 1'-0"



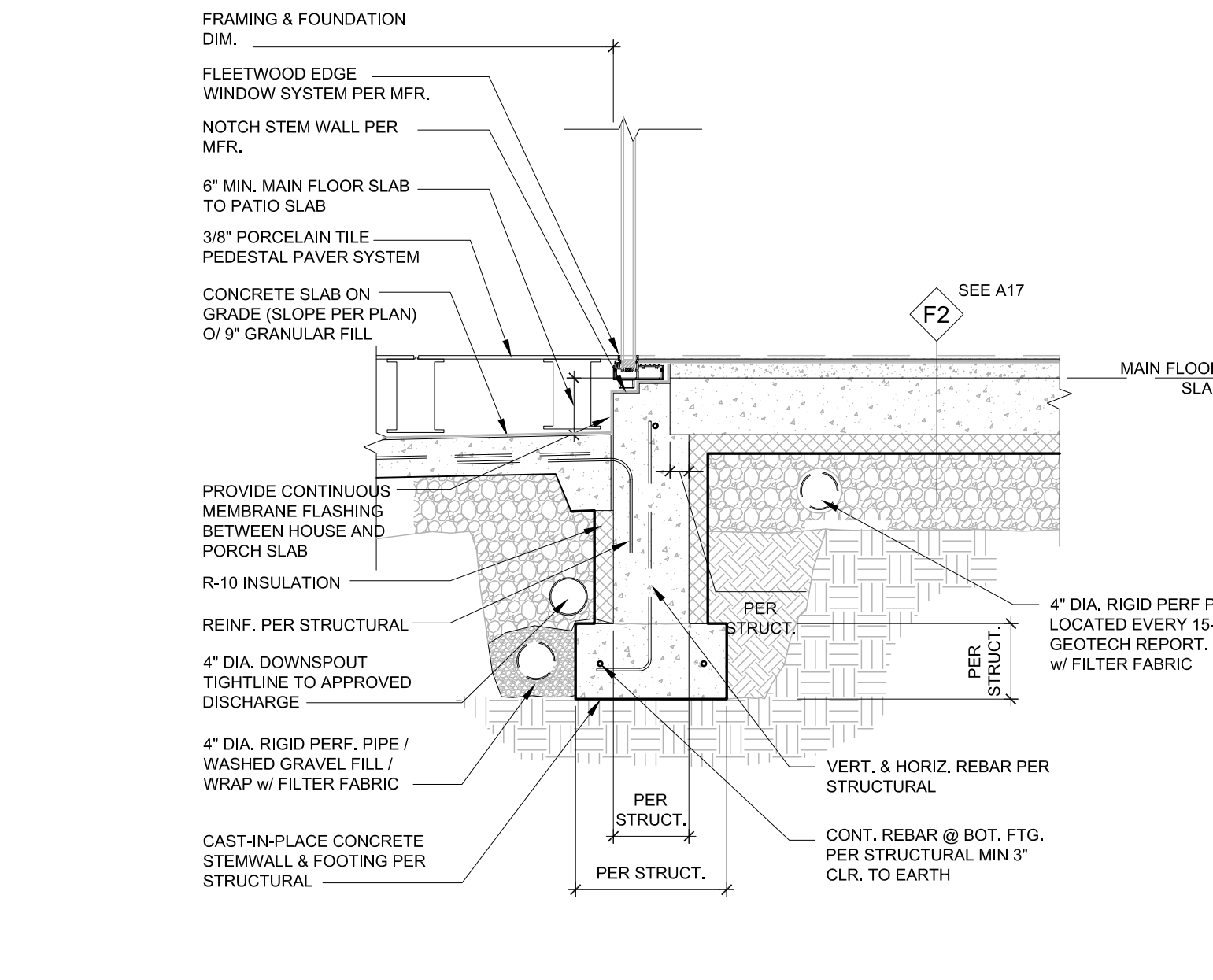
RECESSED MUD SET SHOWER  
SCALE: 3/4" = 1'-0"



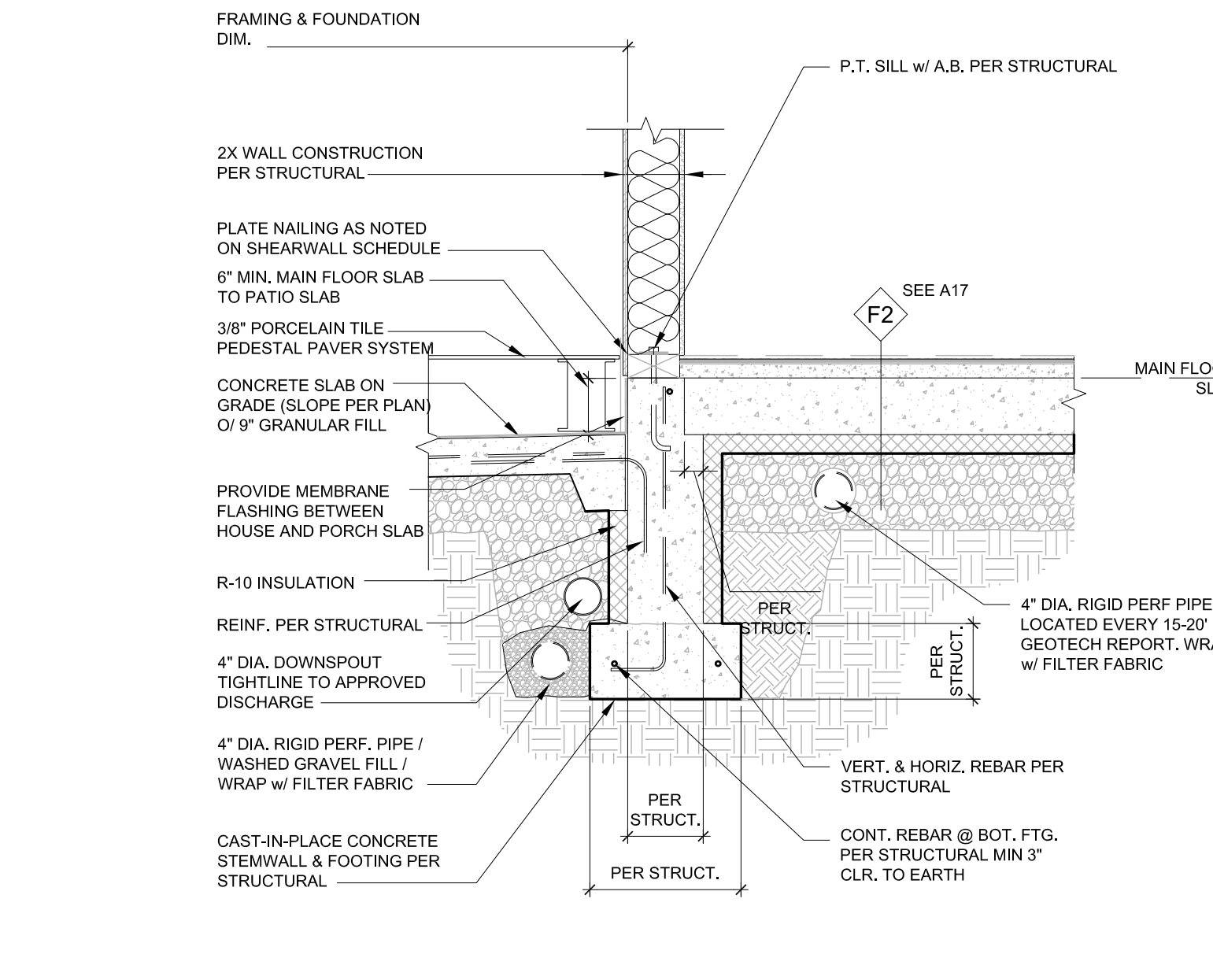
PORCH SLAB @ SLIDING DOOR SILL  
SCALE: 3/4" = 1'-0"



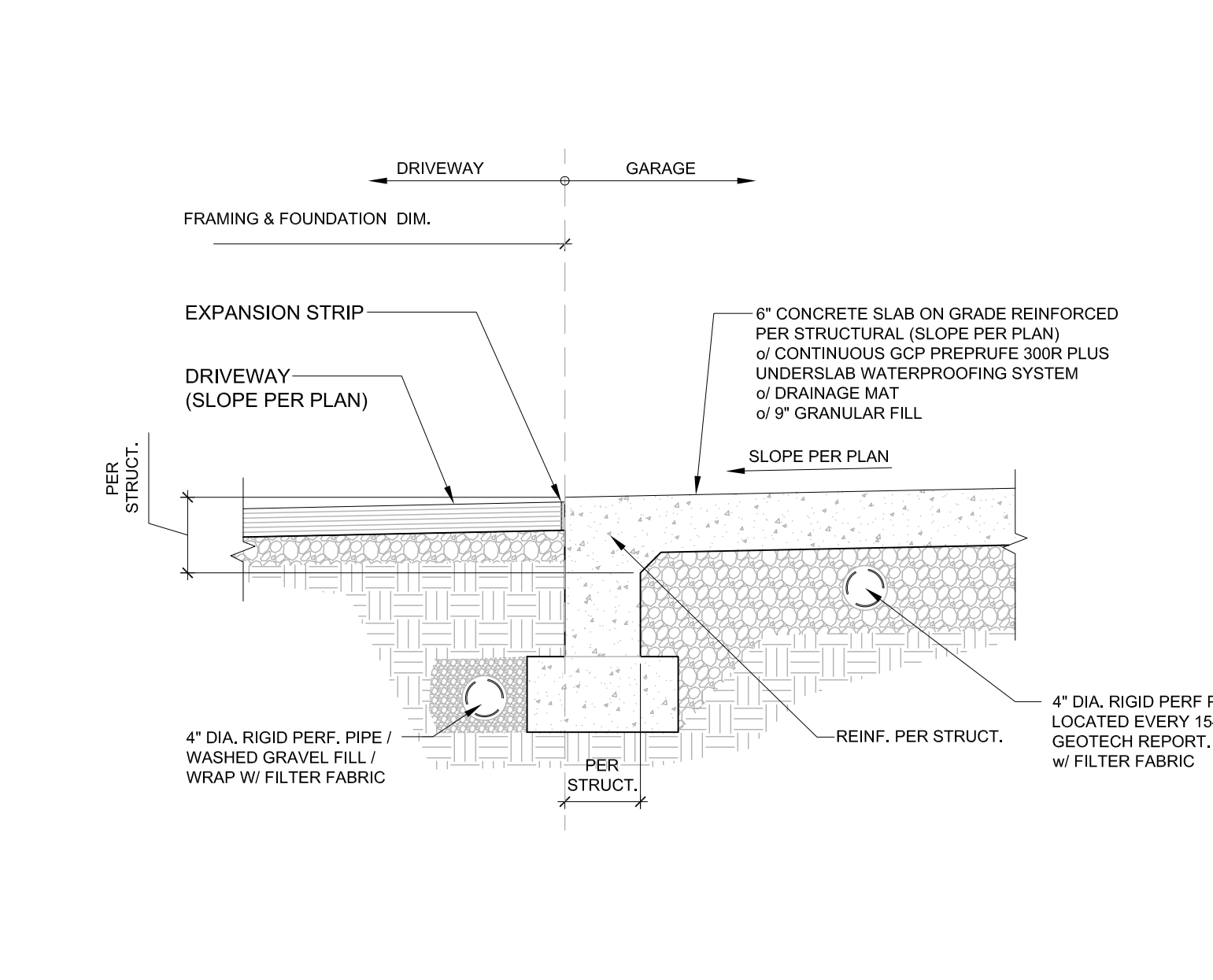
SLIDING DOOR SILL @ HOUSE PERIMETER  
SCALE: 3/4" = 1'-0"



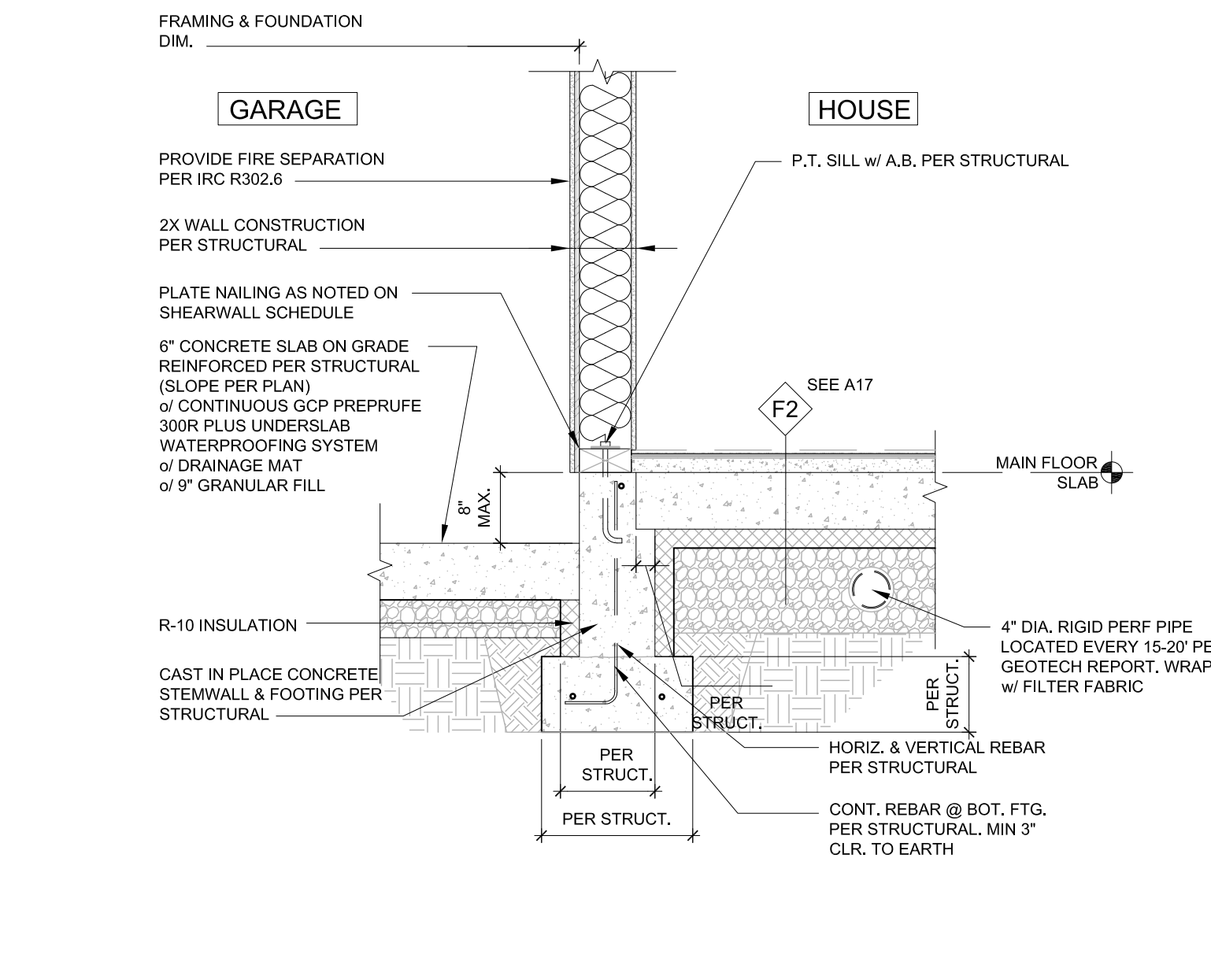
PORCH SLAB @ WINDOW  
SCALE: 3/4" = 1'-0"



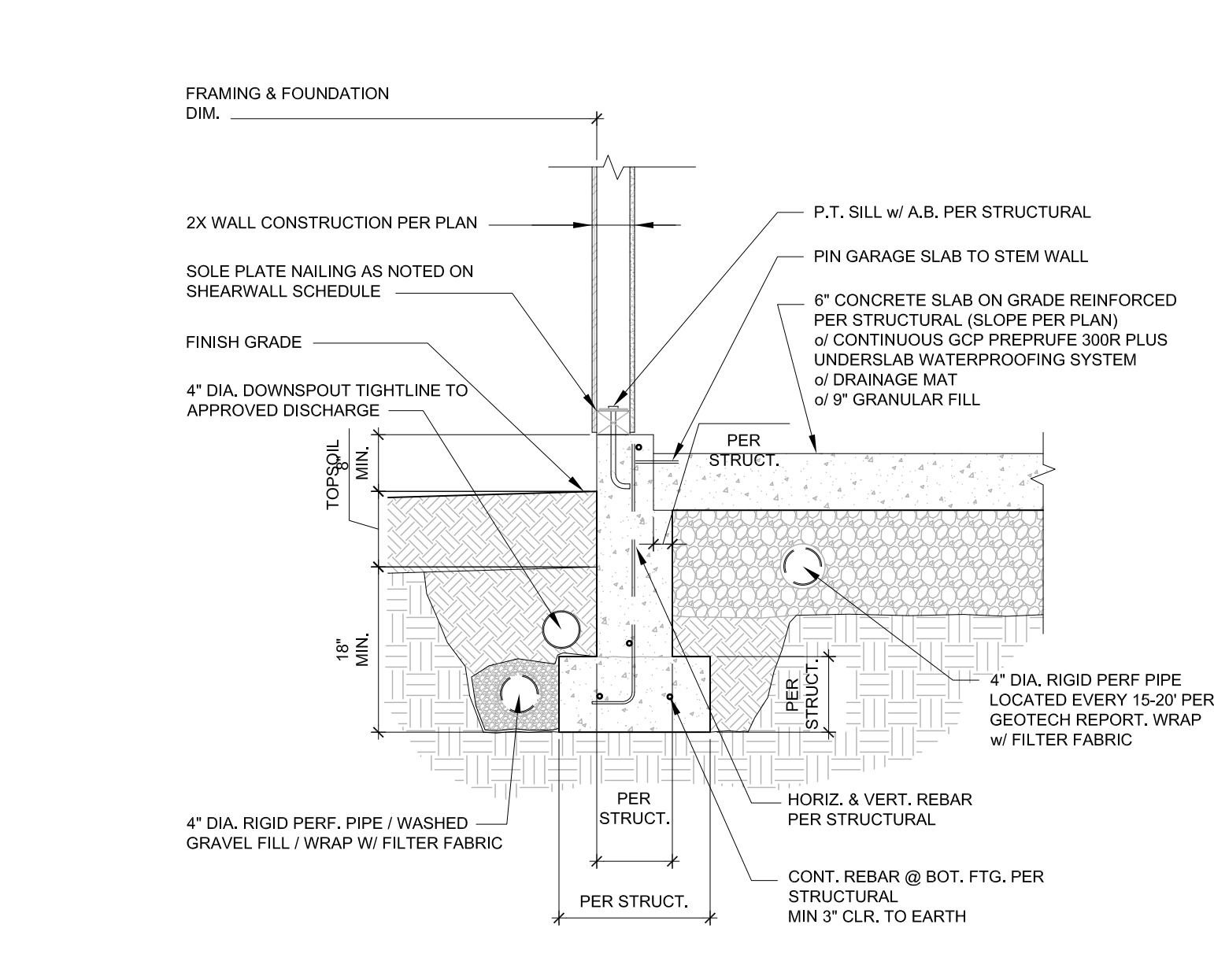
PORCH SLAB @ HOUSE PERIMETER  
SCALE: 3/4" = 1'-0"



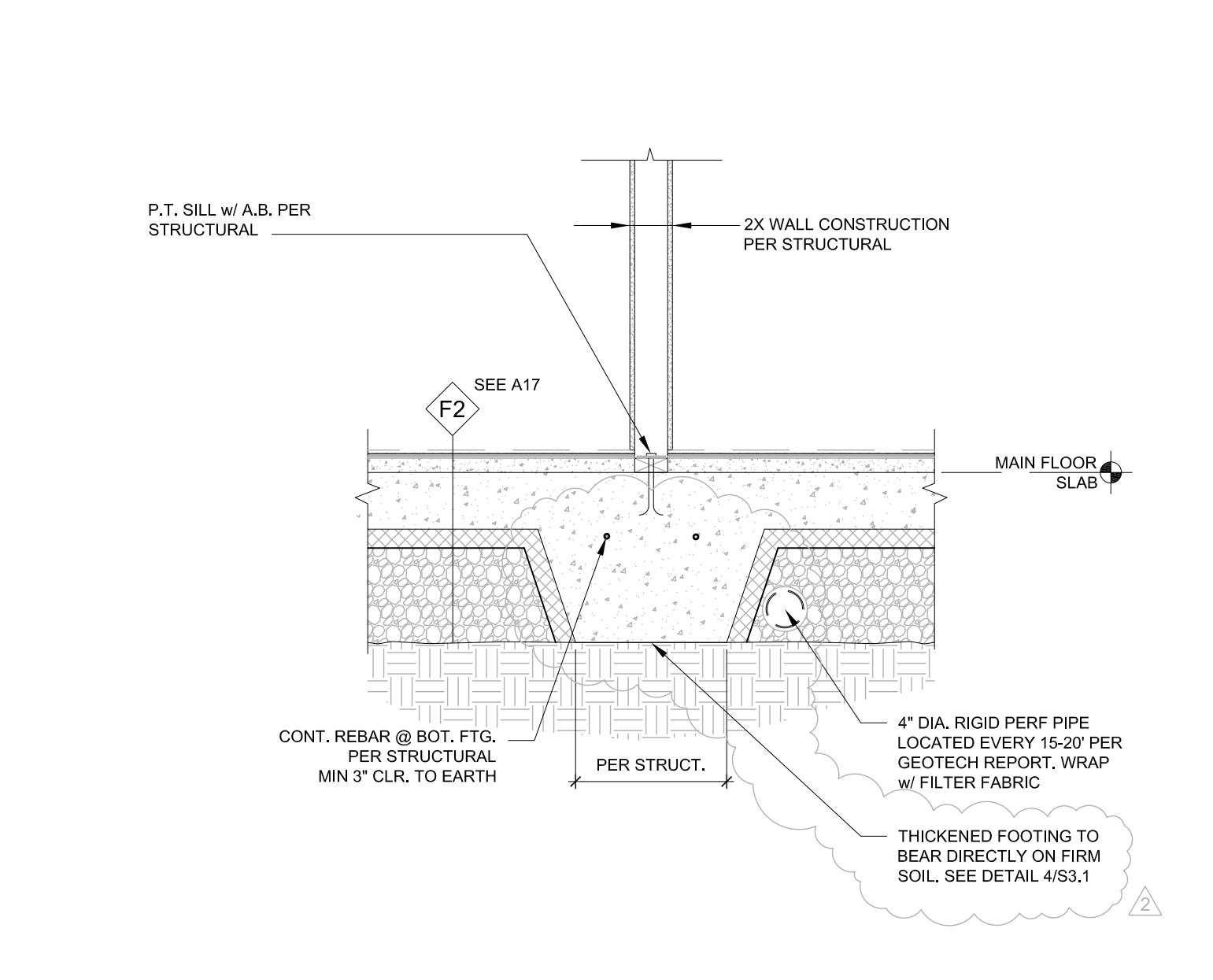
FOUNDATION @ GARAGE DOOR  
SCALE: 3/4" = 1'-0"



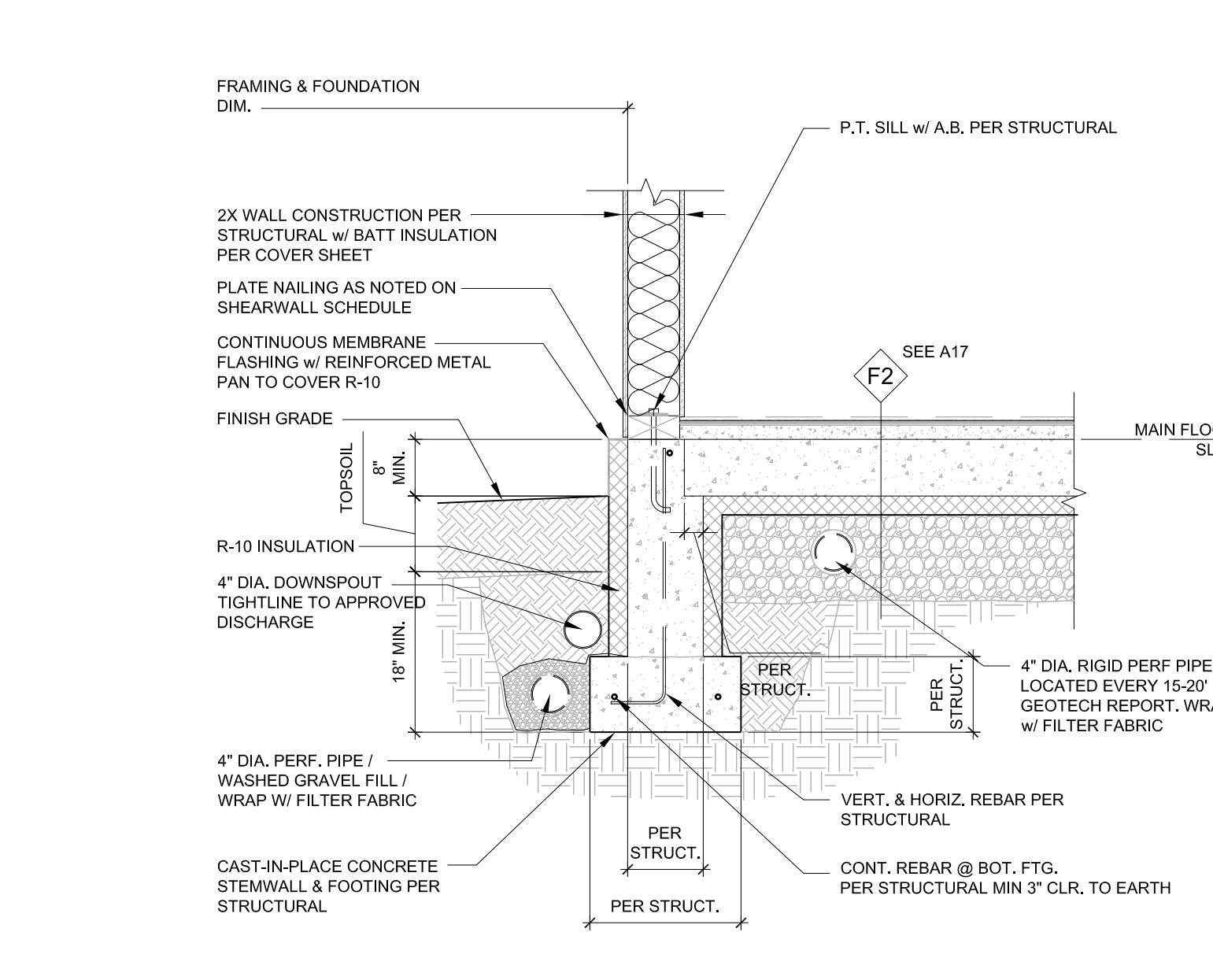
FOUNDATION @ GARAGE-HOUSE  
SCALE: 3/4" = 1'-0"



FOUNDATION @ GARAGE PERIMETER  
SCALE: 3/4" = 1'-0"



INTERIOR THICKENED SLAB  
SCALE: 3/4" = 1'-0"



FOUNDATION @ HOUSE PERIMETER  
SCALE: 3/4" = 1'-0"

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**MCCULLOUGH**  
ARCHITECTS

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Comment: Updated Plans to Structural Backcheck 01, Structural Backcheck 02, Structural Backcheck 03, Permit Corrections, Structural Backcheck, Commentary Backcheck, Cycle 2 Structural Backcheck, Cycle 3 Structural Backcheck

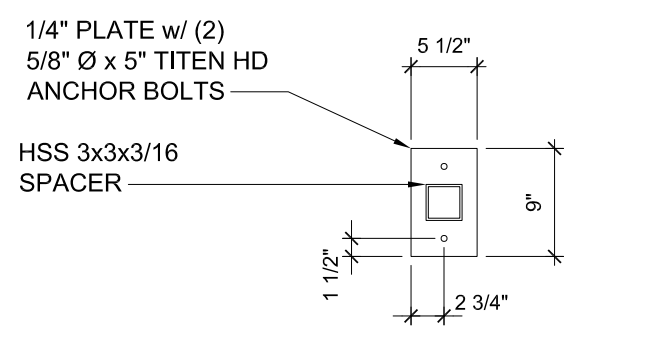
Revisions: 2021.11.17, 2021.12.13, 2021.12.13, 2022.05.02, 2022.05.02, 2022.05.04, 2022.05.12, 2022.07.13, 2022.08.18

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

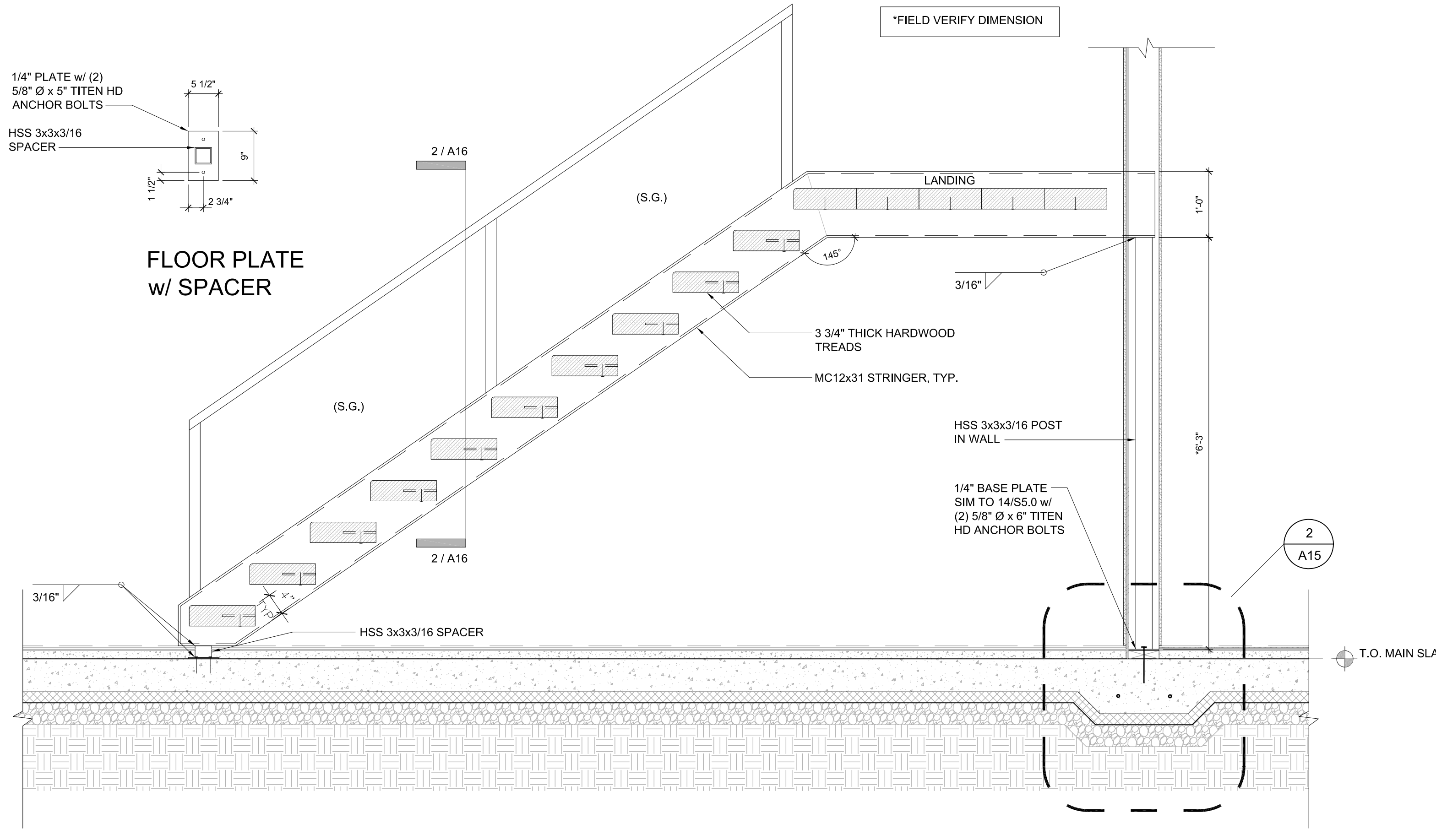
**KONERU RESIDENCE**  
6610 E Mercer Way  
Mercer Island, WA 98040

PERMIT SET  
Architectural Details

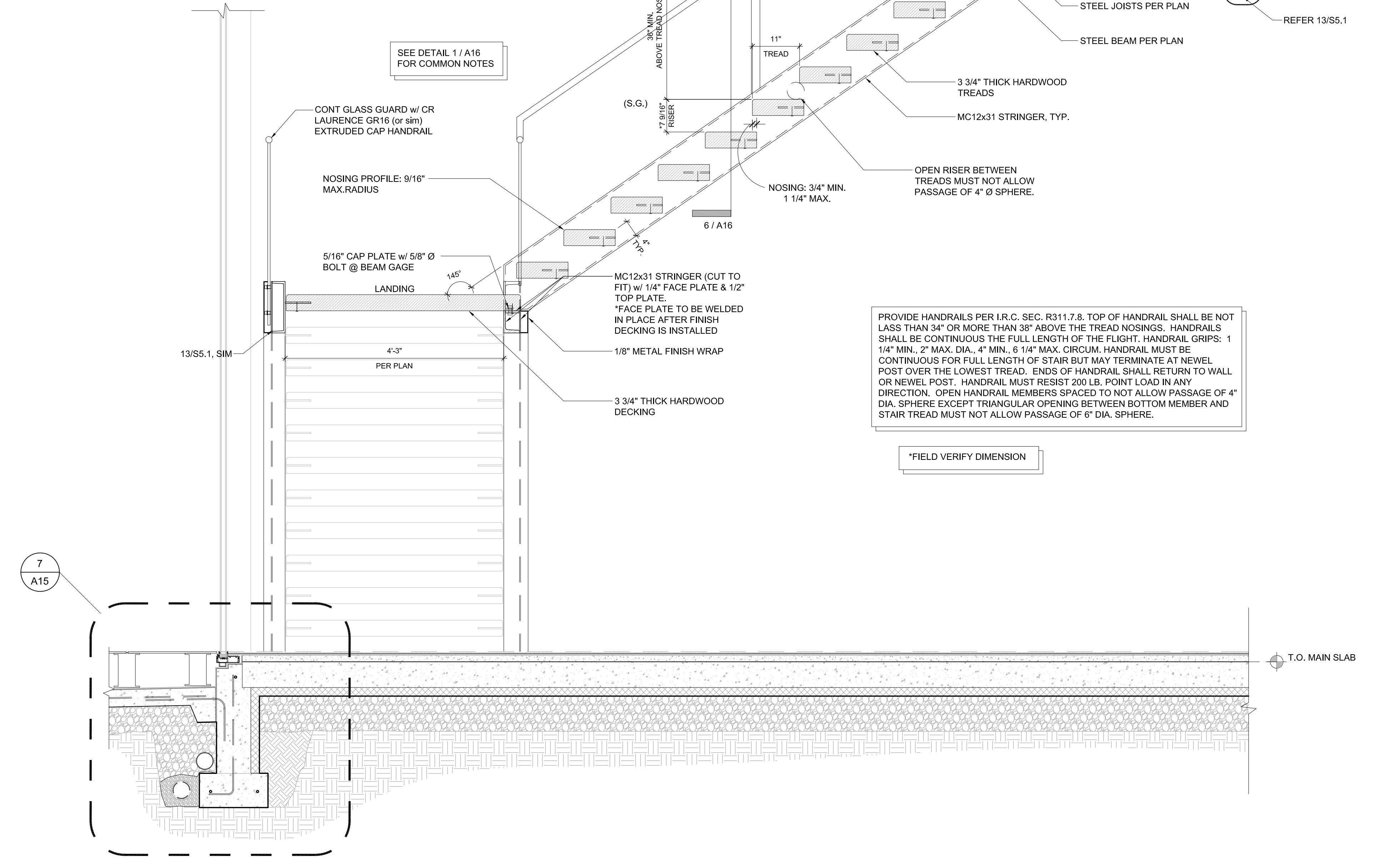
**A15**



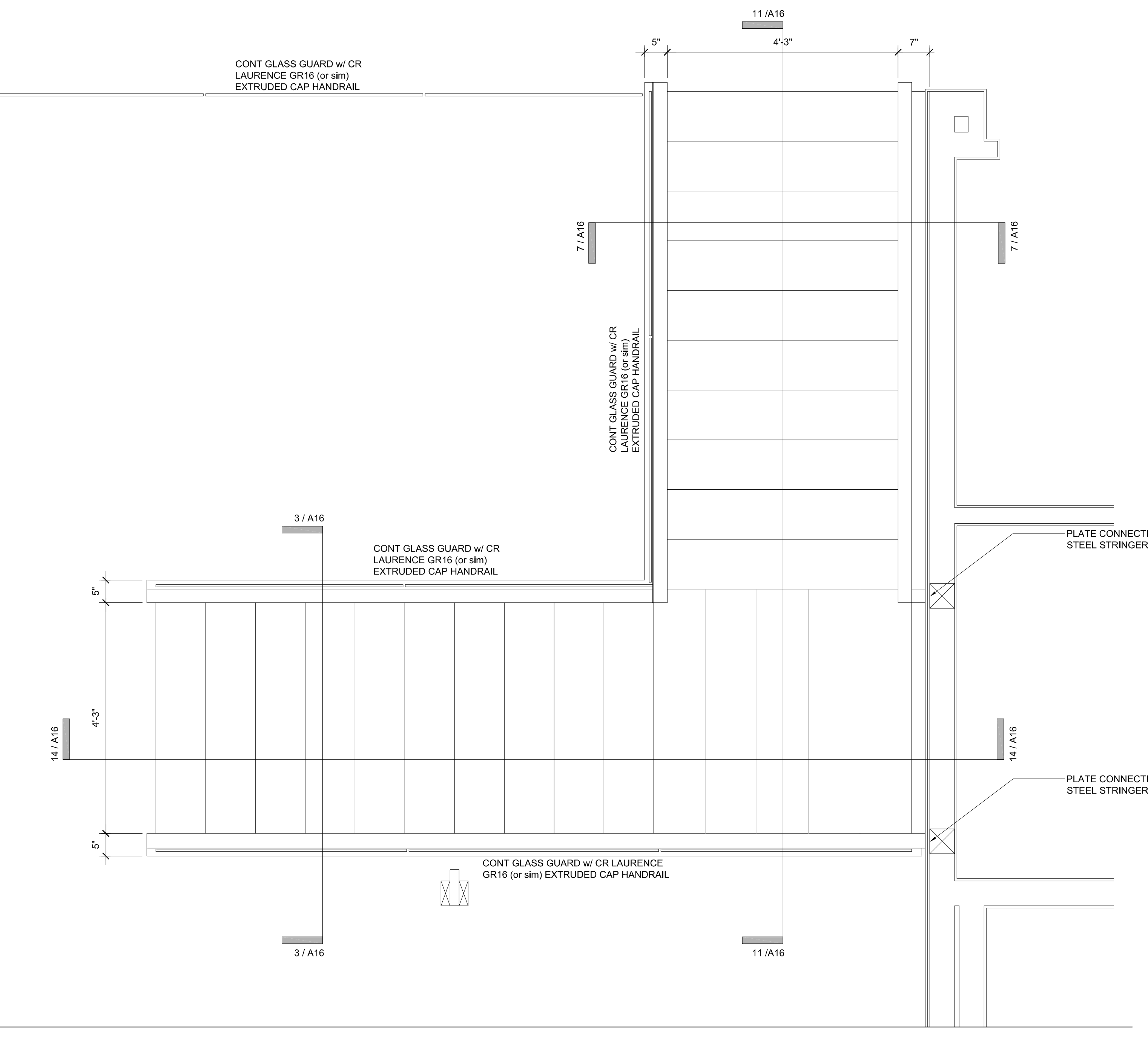
FLOOR PLATE w/ SPACER



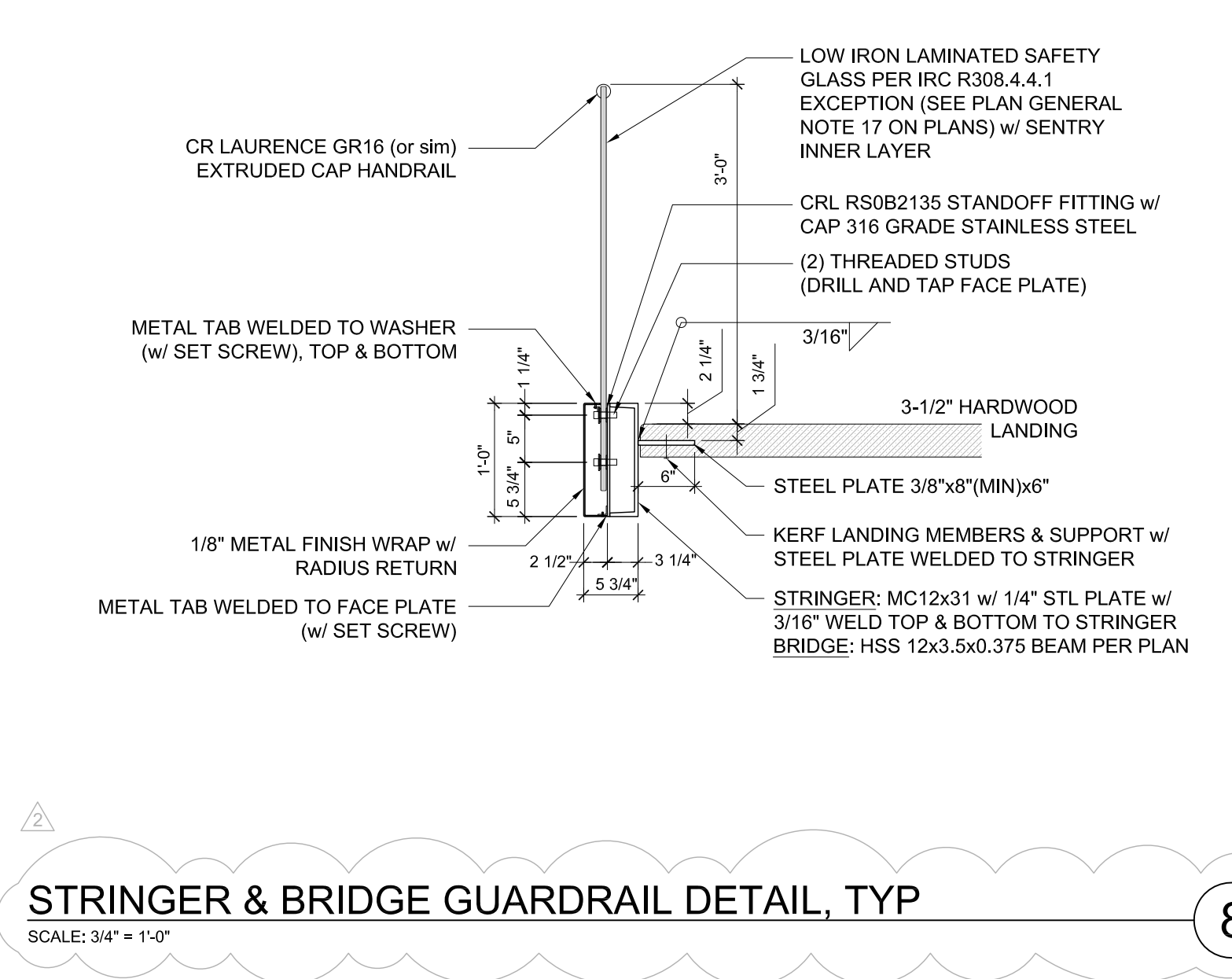
OPEN RISER STAIR - LOWER SECTION  
SCALE: 3/4" = 1'-0"



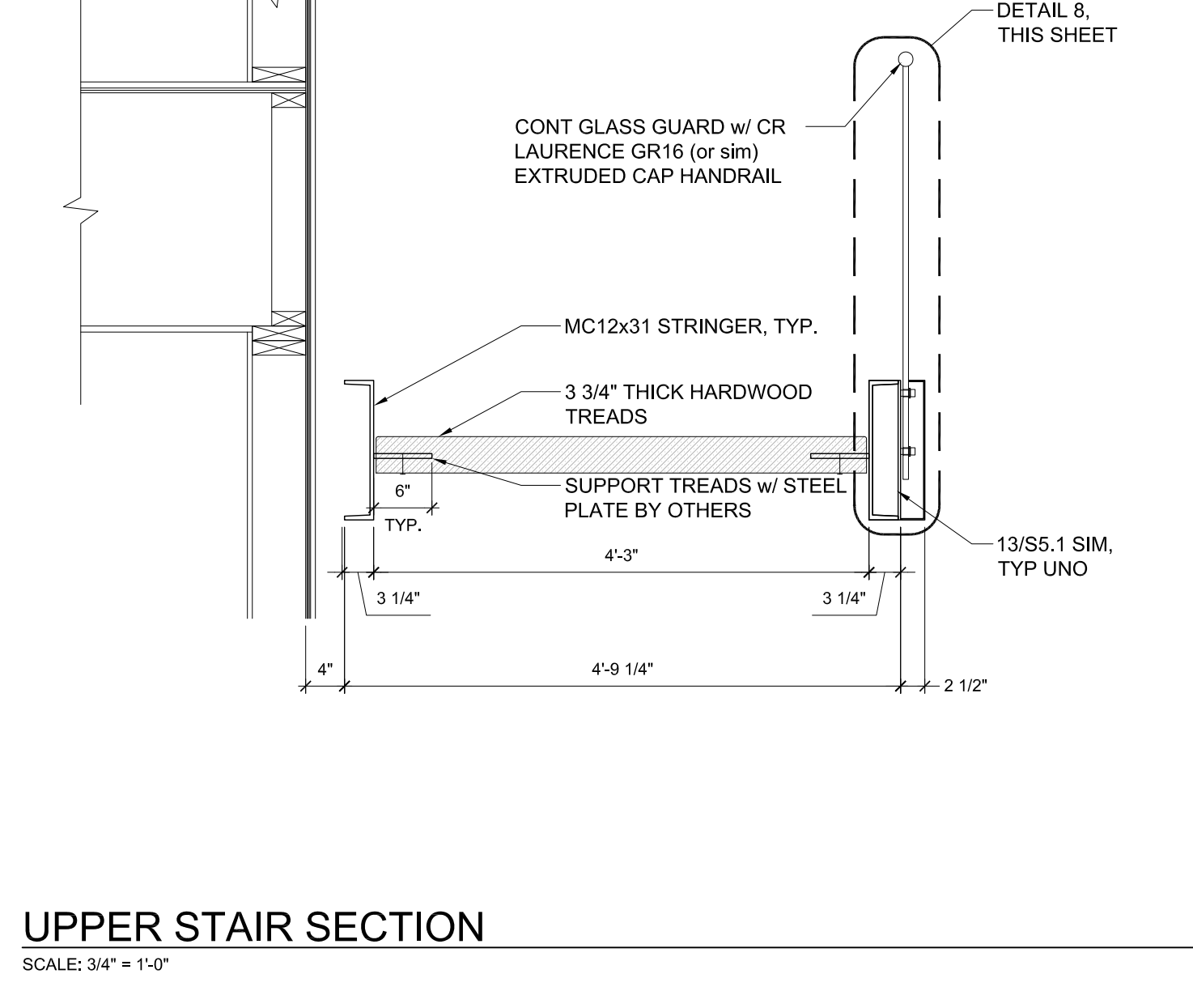
OPEN RISER STAIR - UPPER SECTION  
SCALE: 3/4" = 1'-0"



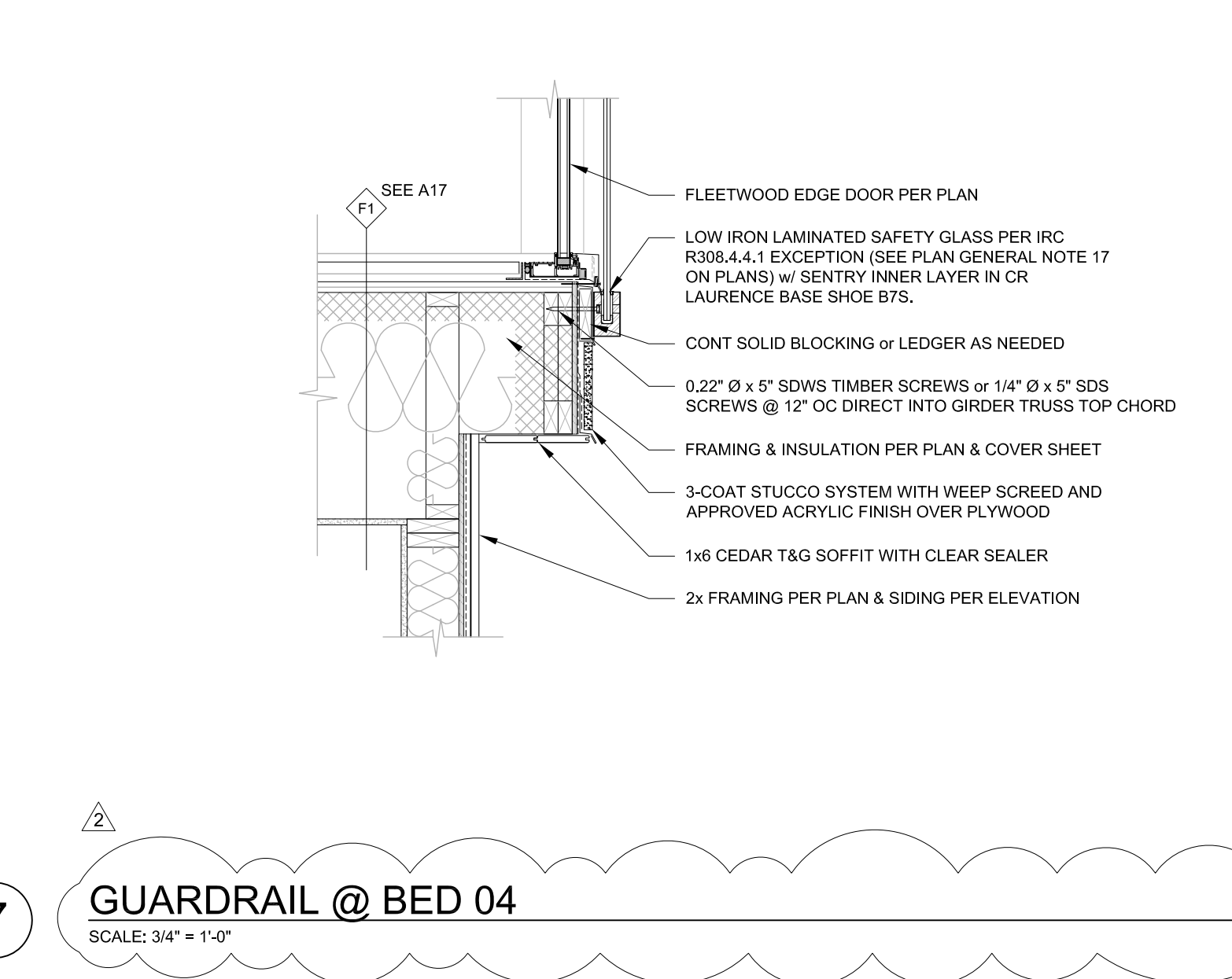
STAIR PLAN  
SCALE: 3/4" = 1'-0"



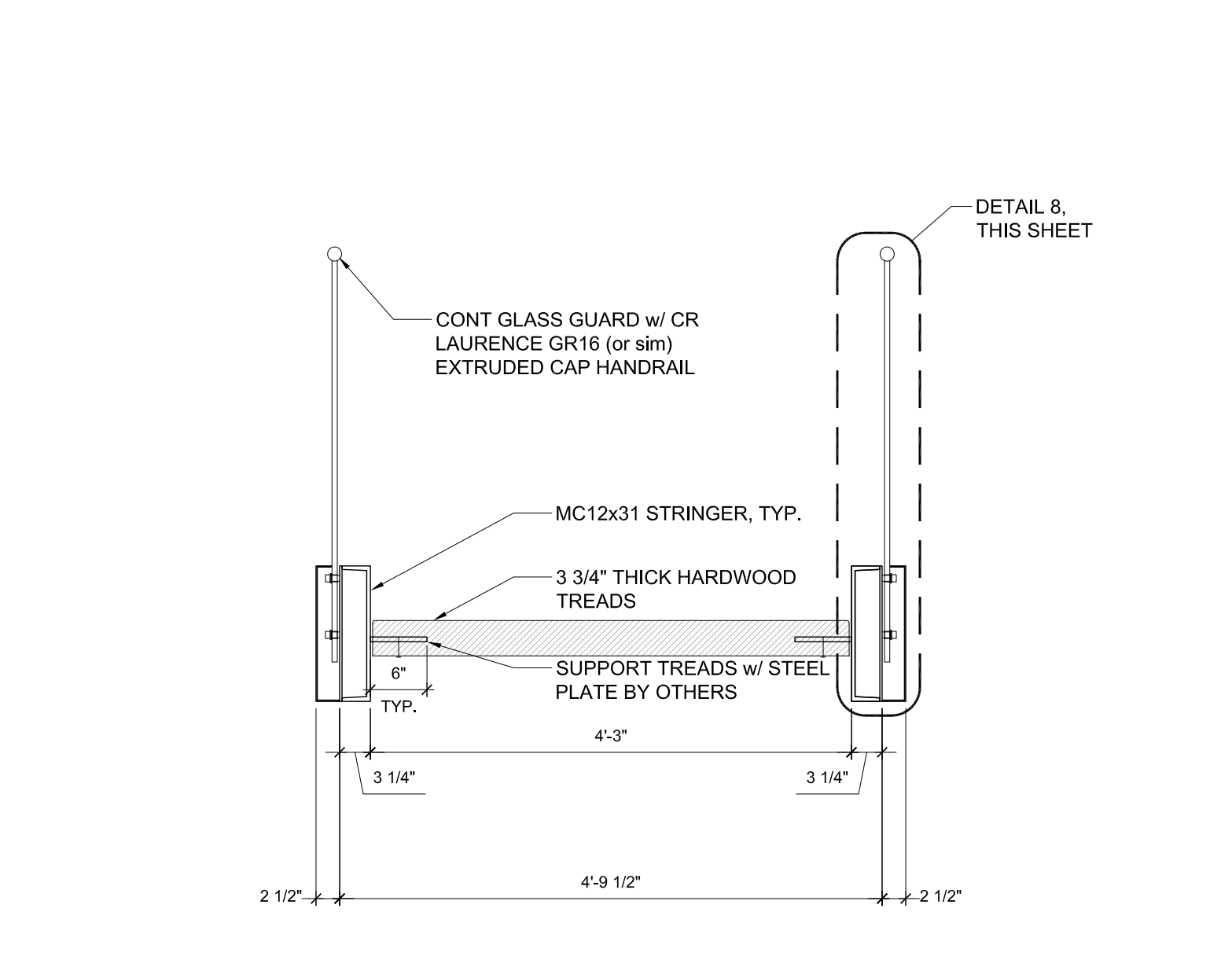
STRINGER & BRIDGE GUARDRAIL DETAIL, TYP  
SCALE: 3/4" = 1'-0"



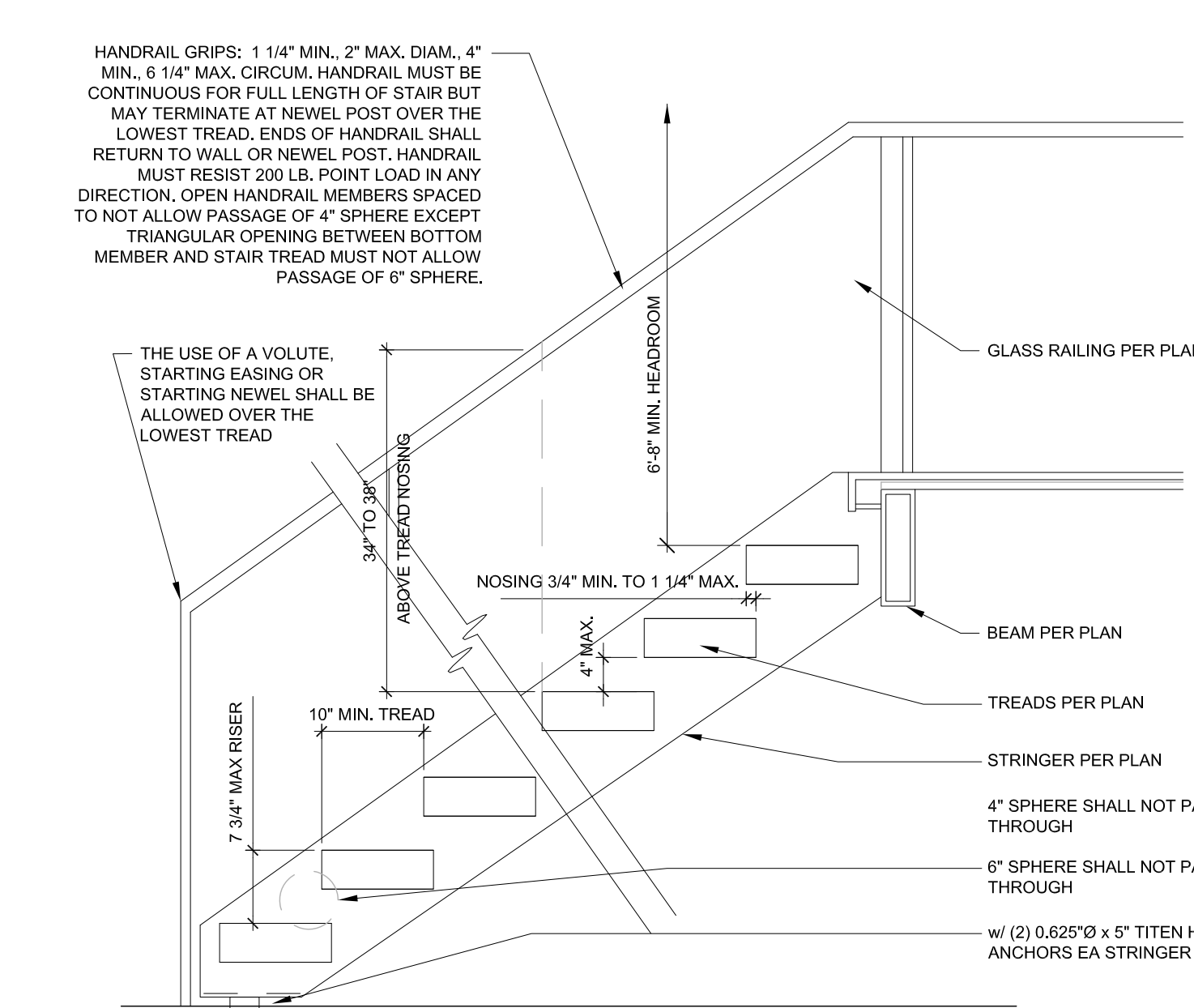
UPPER STAIR SECTION  
SCALE: 3/4" = 1'-0"



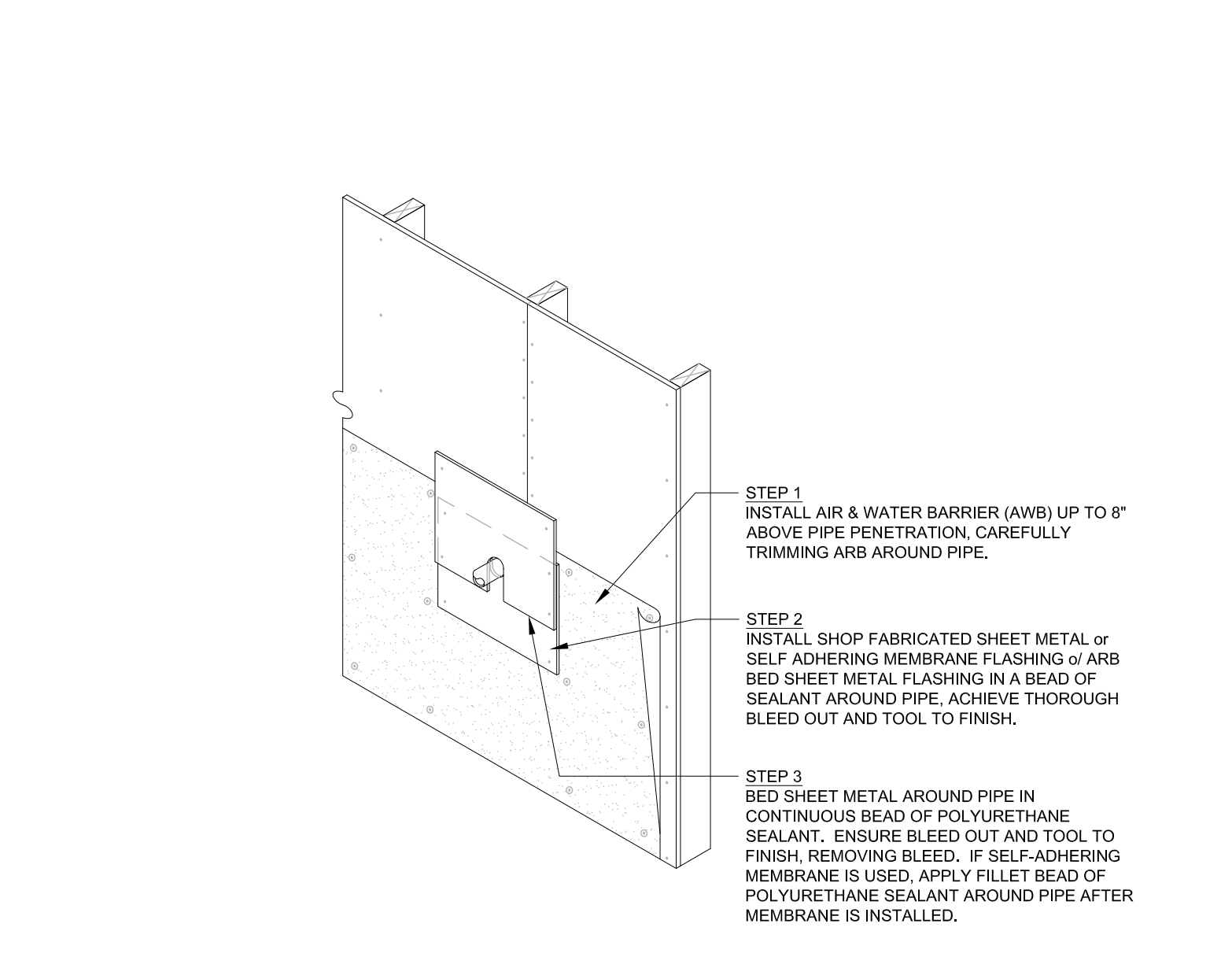
GUARDRAIL @ BED 04  
SCALE: 3/4" = 1'-0"



LOWER STAIR SECTION  
SCALE: 3/4" = 1'-0"



TYPICAL OPEN RISER INTERIOR STAIR  
SCALE: 3/4" = 1'-0"

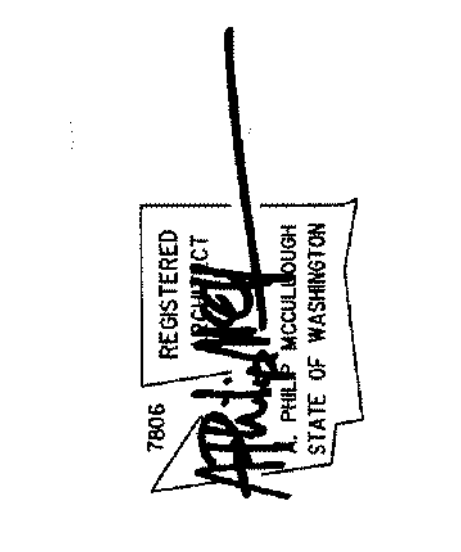


TYPICAL PIPE & OVERFLOW DRAIN OUTLET FLASHING  
SCALE: 3/4" = 1'-0"

FOUNDATION @ GARAGE DOOR  
SCALE: 3/4" = 1'-0"

Revisions	Comment
2021.11.17	Updated Plans to Structural
2021.12.13	Structural Backcheck 01
2022.01.13	Structural Backcheck 02
2022.02.02	Structural Backcheck 03
2022.05.02	Permit Corrections
2022.05.04	Structural Backcheck
2022.05.12	Commentary Response
2022.07.13	Cycle 2 Structural Backcheck
2022.08.18	Cycle 3 Structural Backcheck

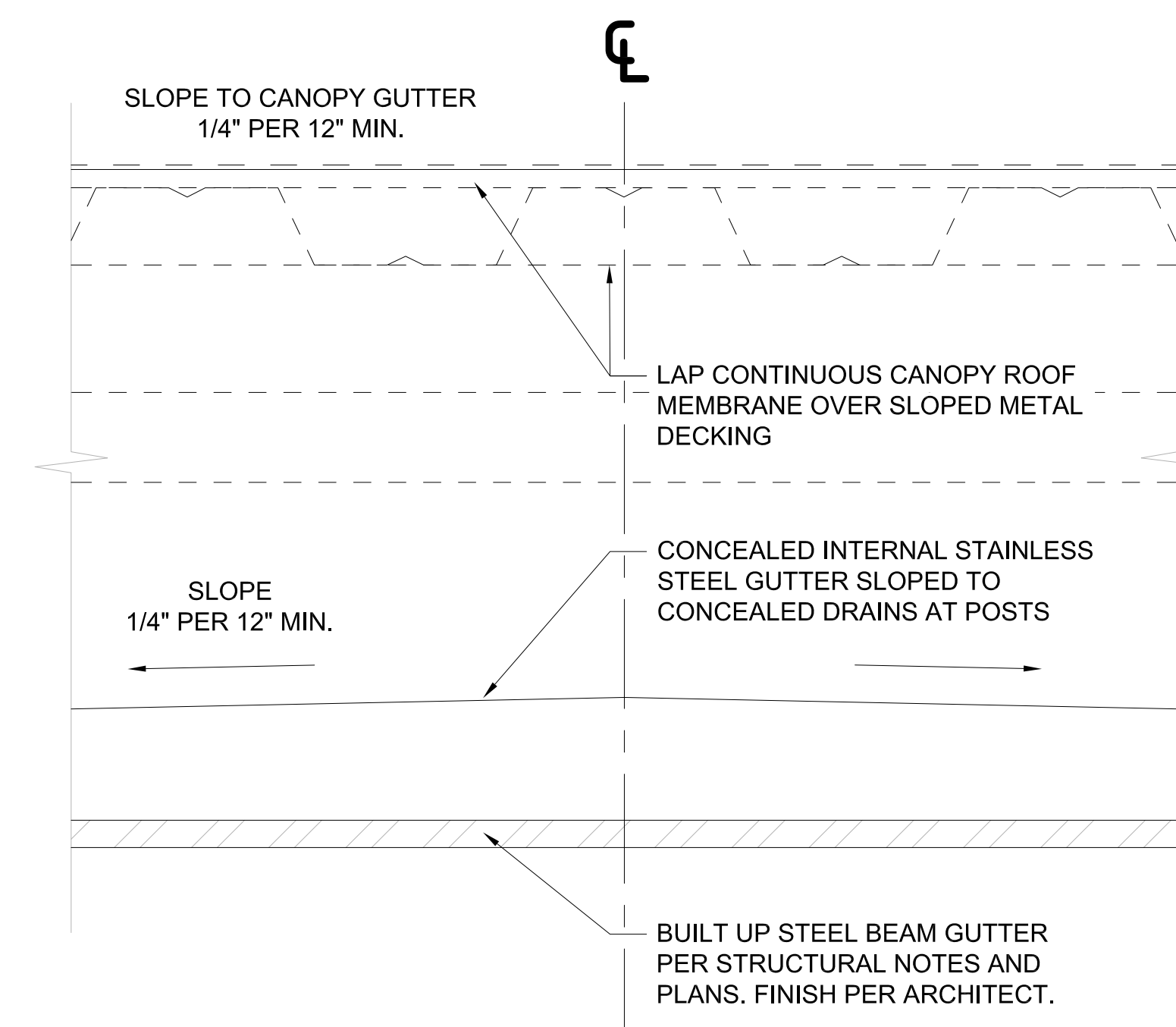
2021.10.13	2021-04-1	DJR	APM
Date:	Job No:	Drawn:	Approved:



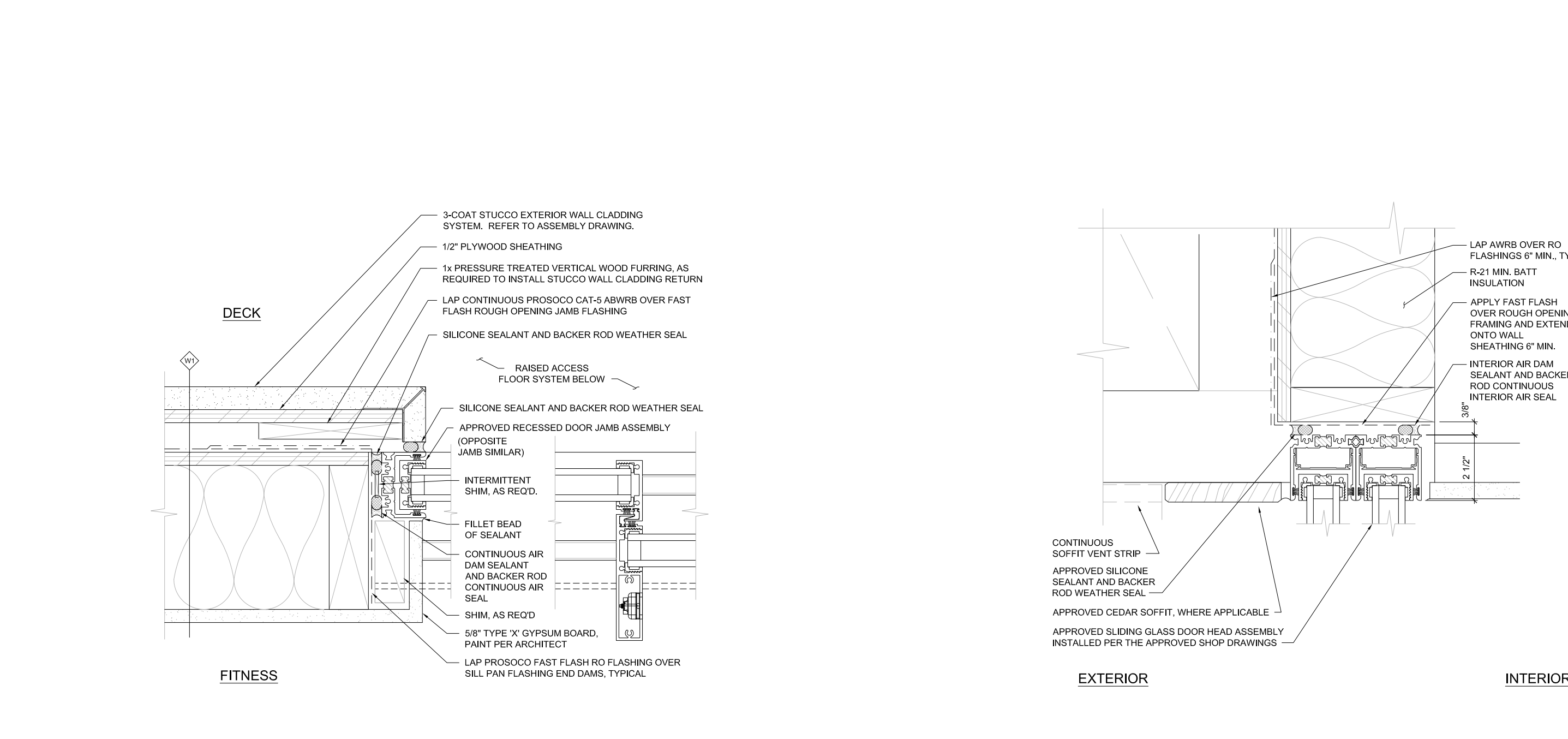
**KONERU RESIDENCE**  
6610 E Mercer Way  
Mercer Island, WA 98040

PERMIT SET  
Stair Sections & Details

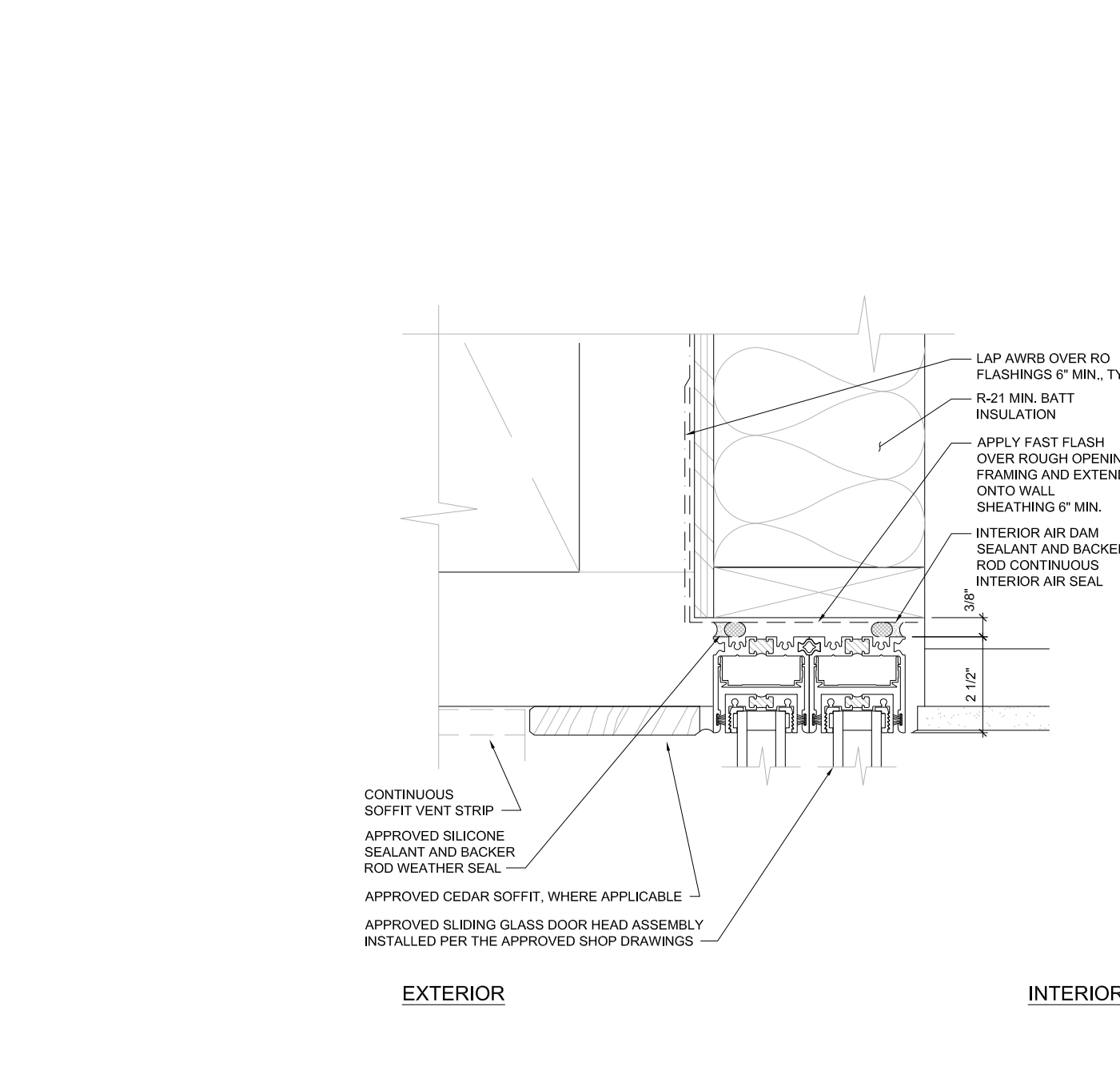
**A16**



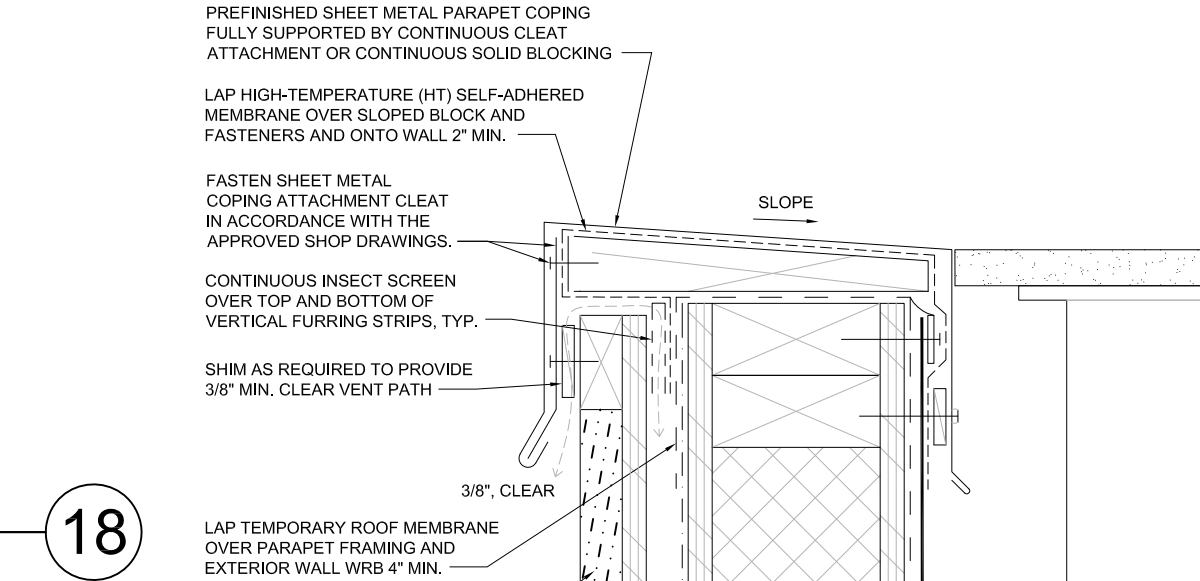
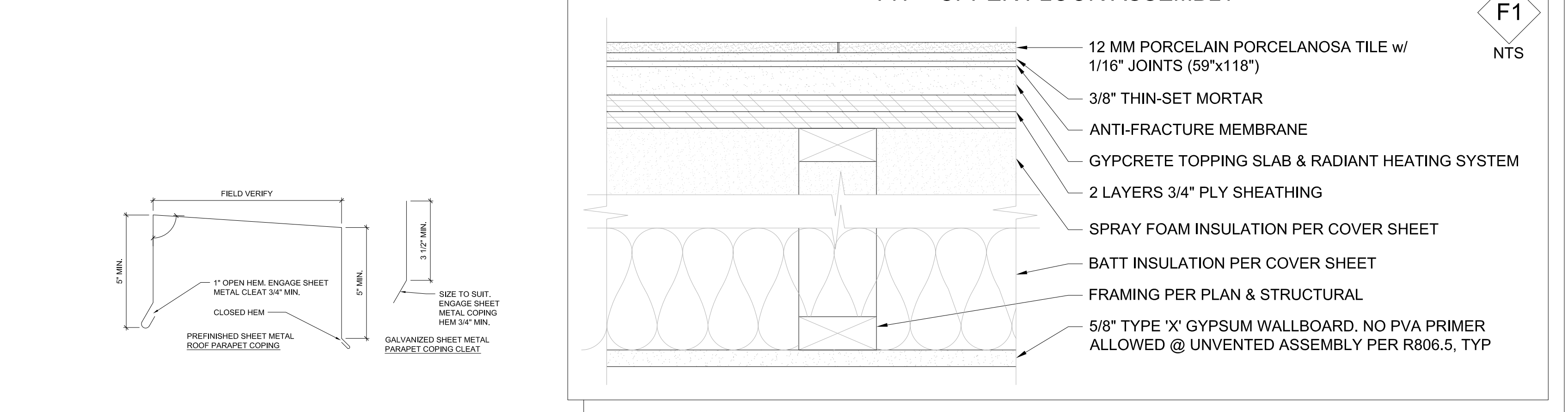
CANOPY GUTTER SECTION  
SCALE: 3" = 1'-0"



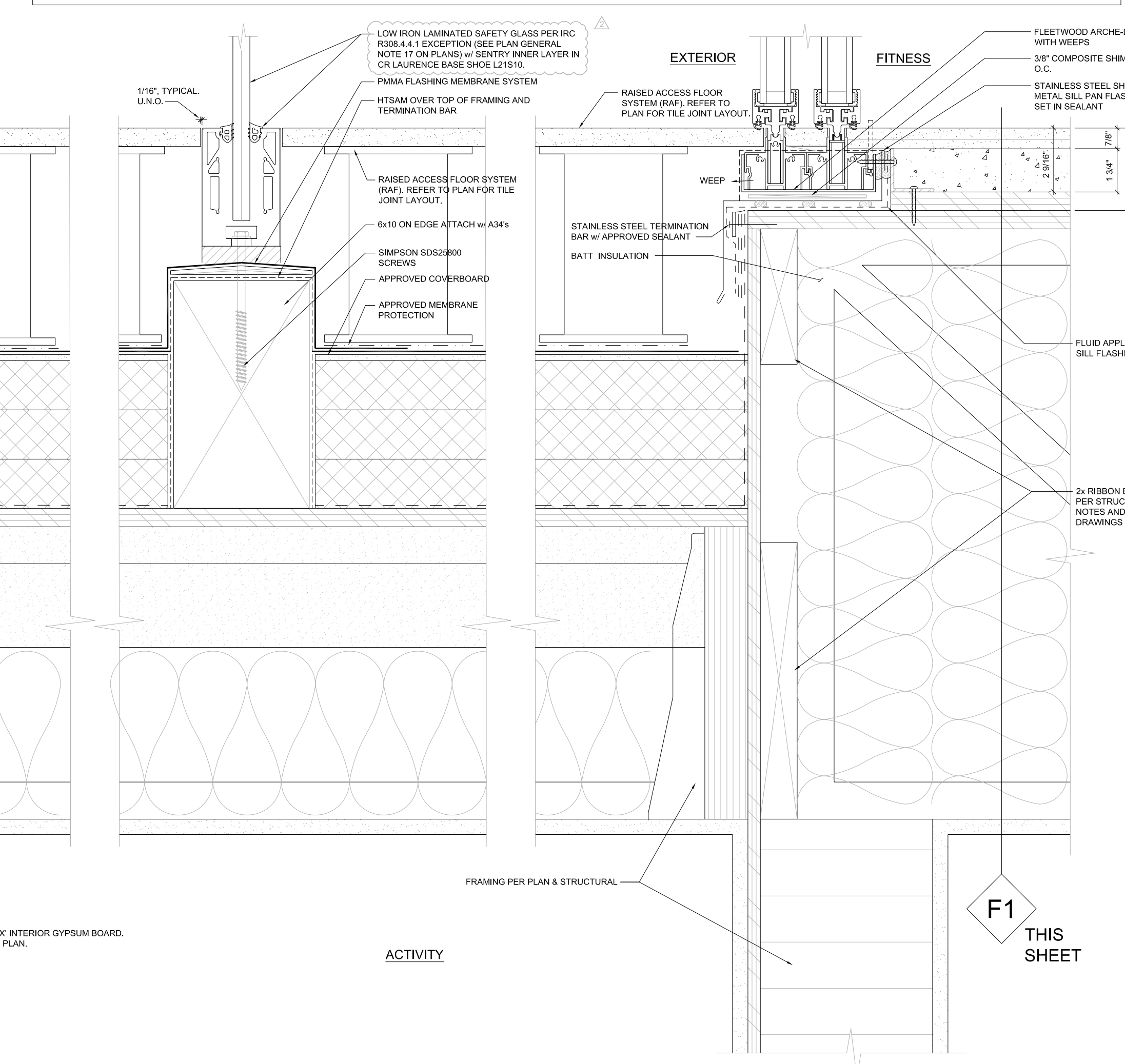
RECESSED SLIDING DOOR JAMB - TYP  
SCALE: 3" = 1'-0"



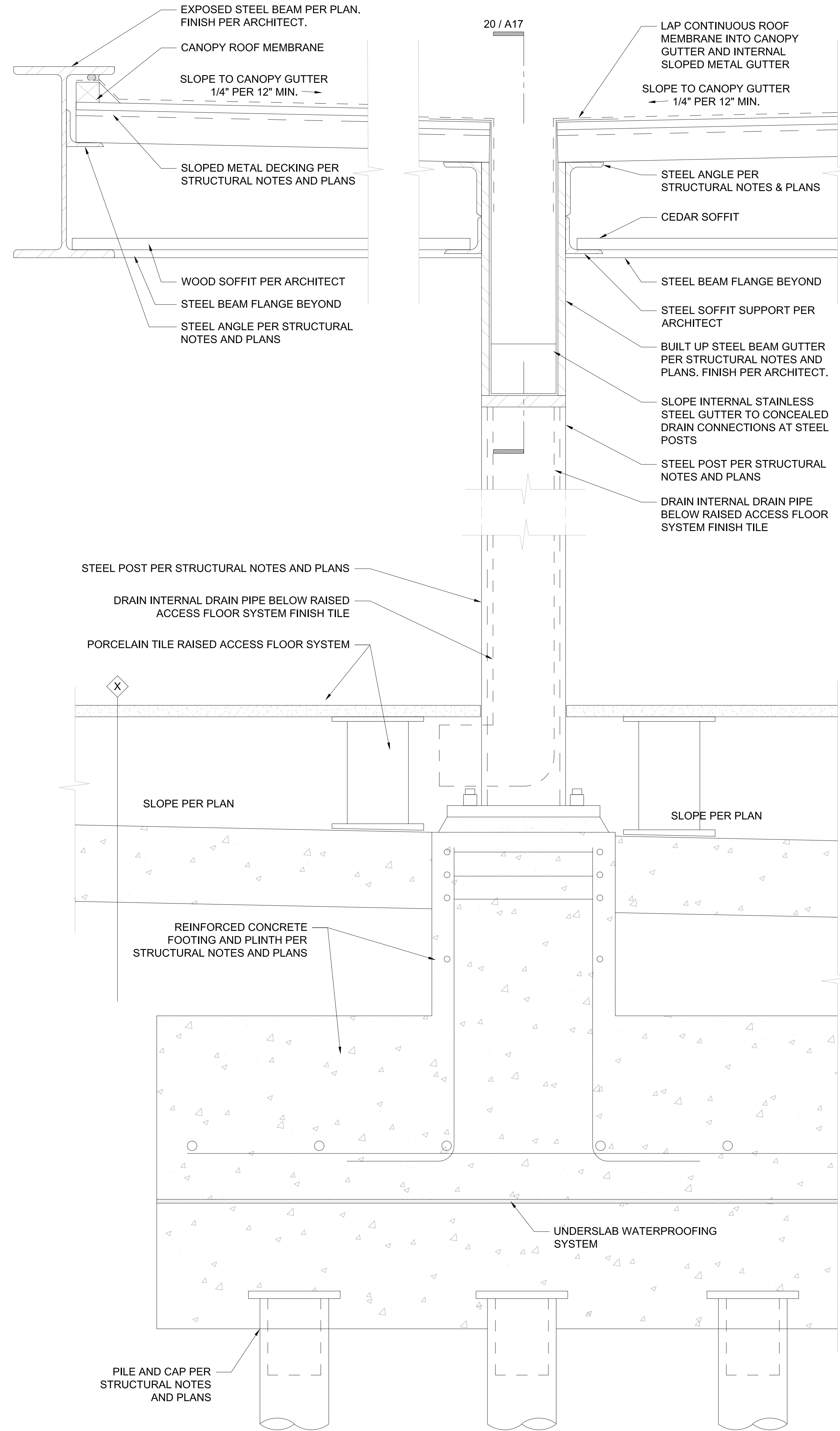
RECESSED SLIDING DOOR HEAD - TYP  
SCALE: 3" = 1'-0"



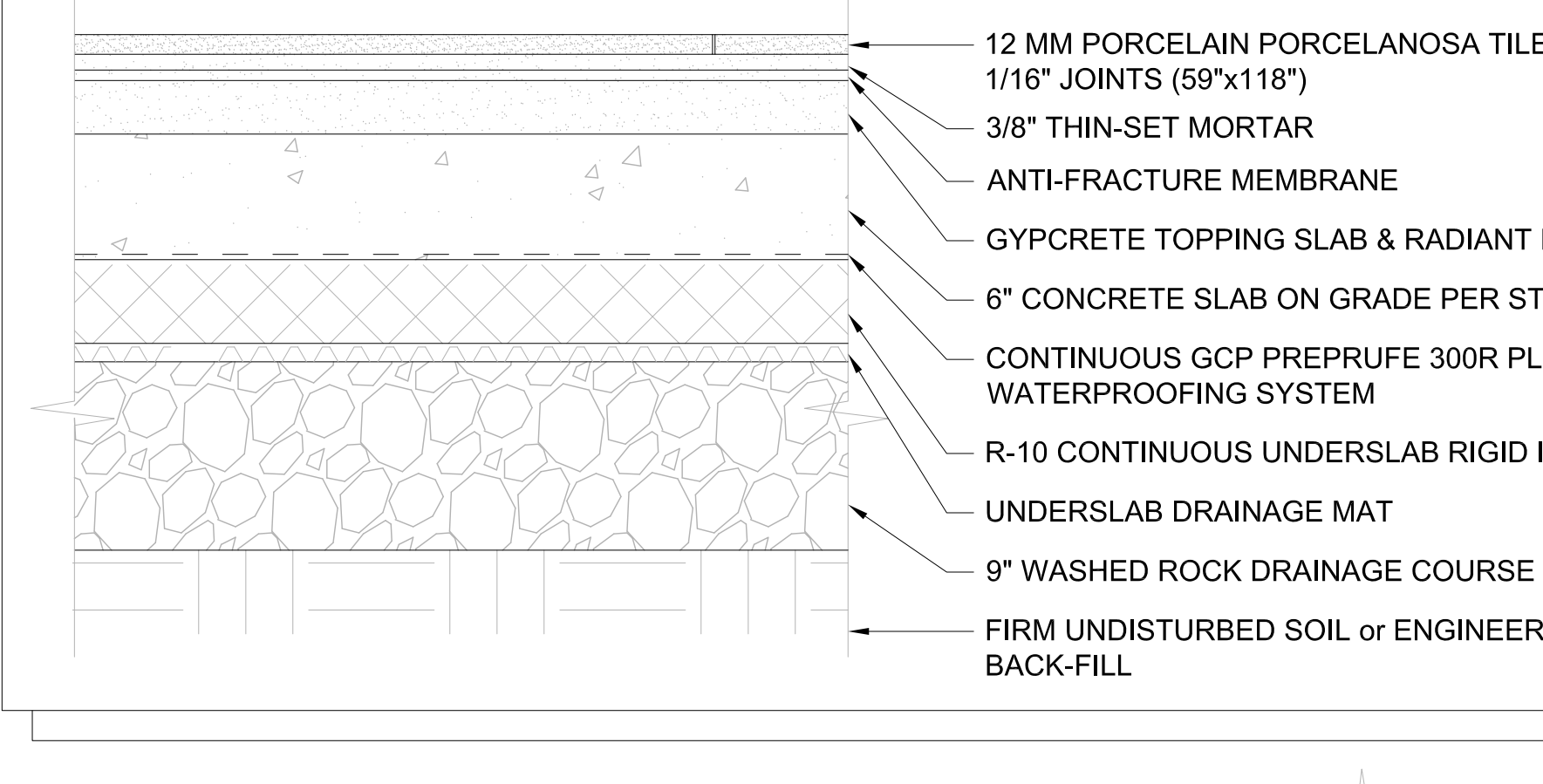
FITNESS PATIO SECTION  
SCALE: 3" = 1'-0"



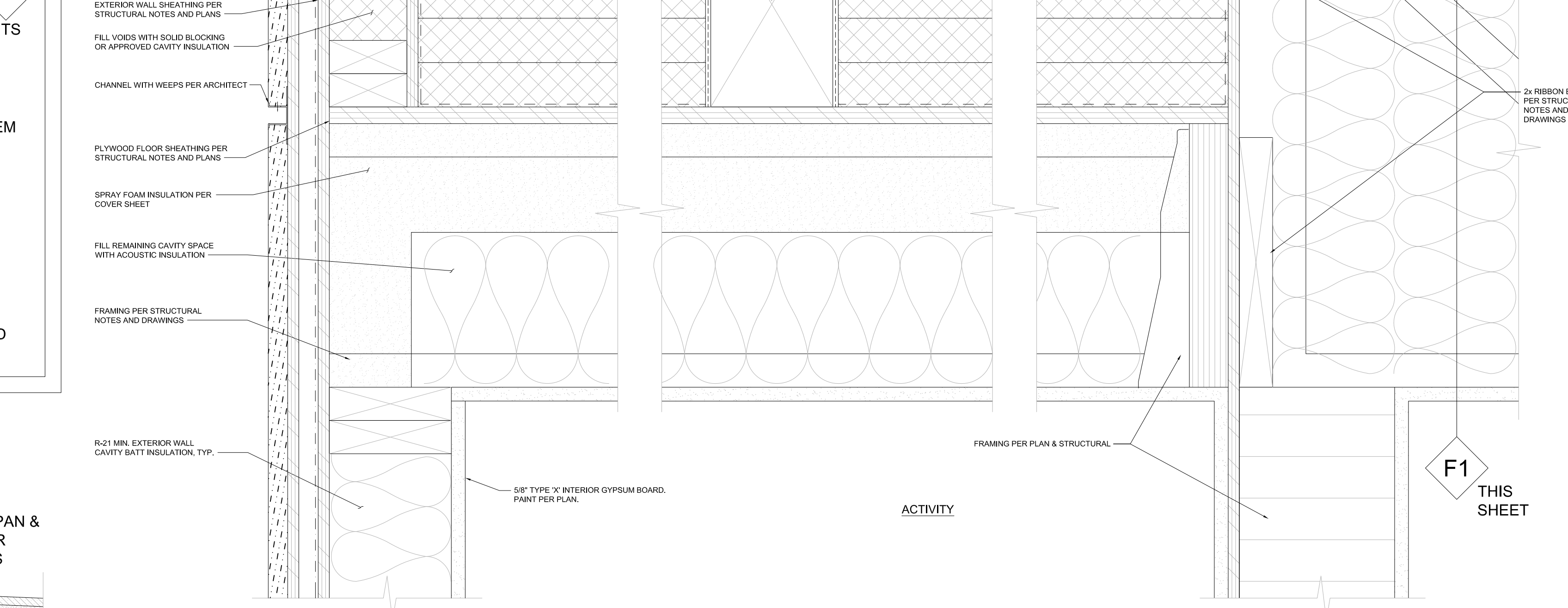
TYP - SLAB ON GRADE FLOOR ASSEMBLY  
SCALE: 3" = 1'-0"



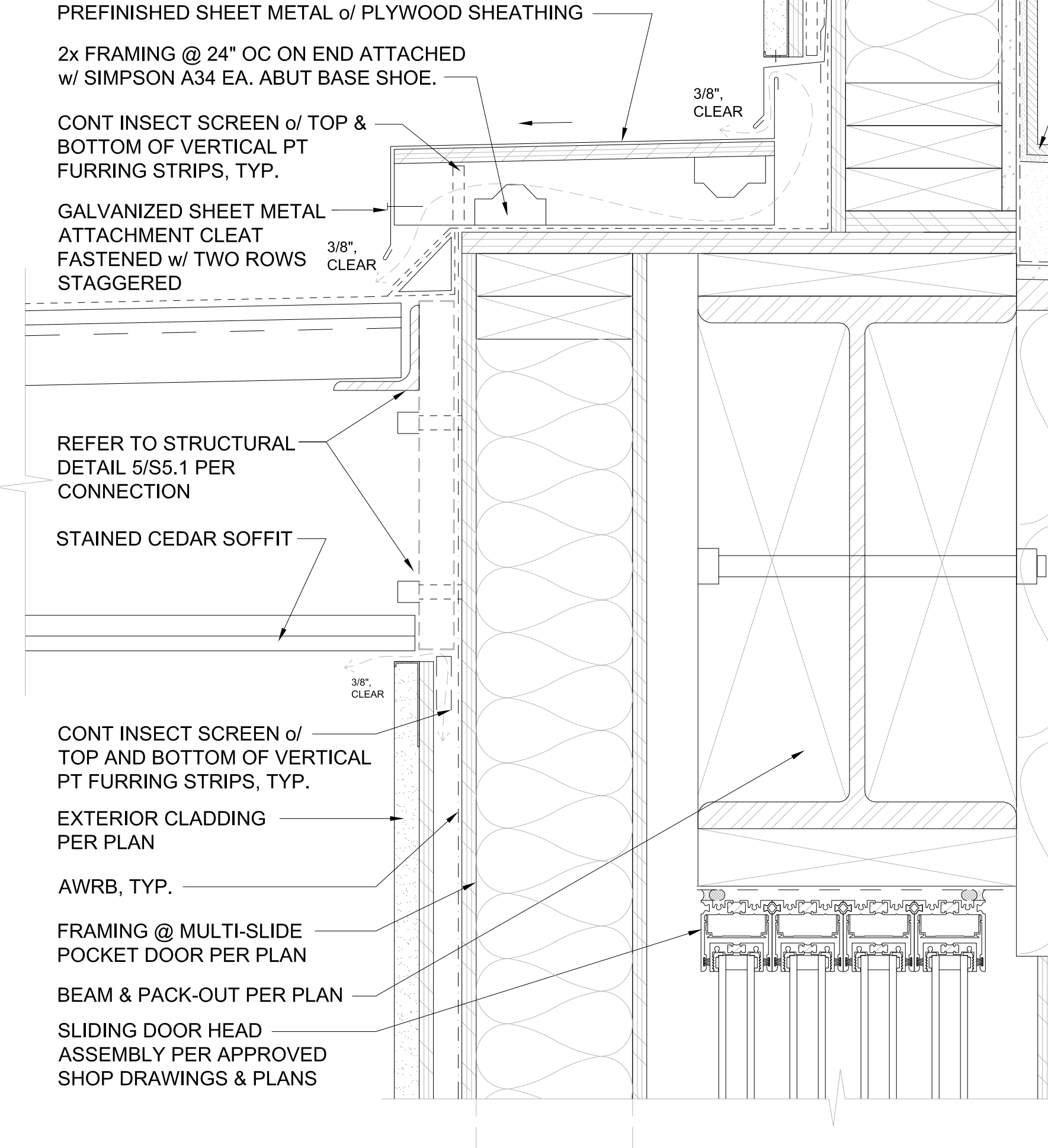
CANOPY COLUMN, EDGE, & GUTTER CROSS SECTION  
SCALE: 3" = 1'-0"



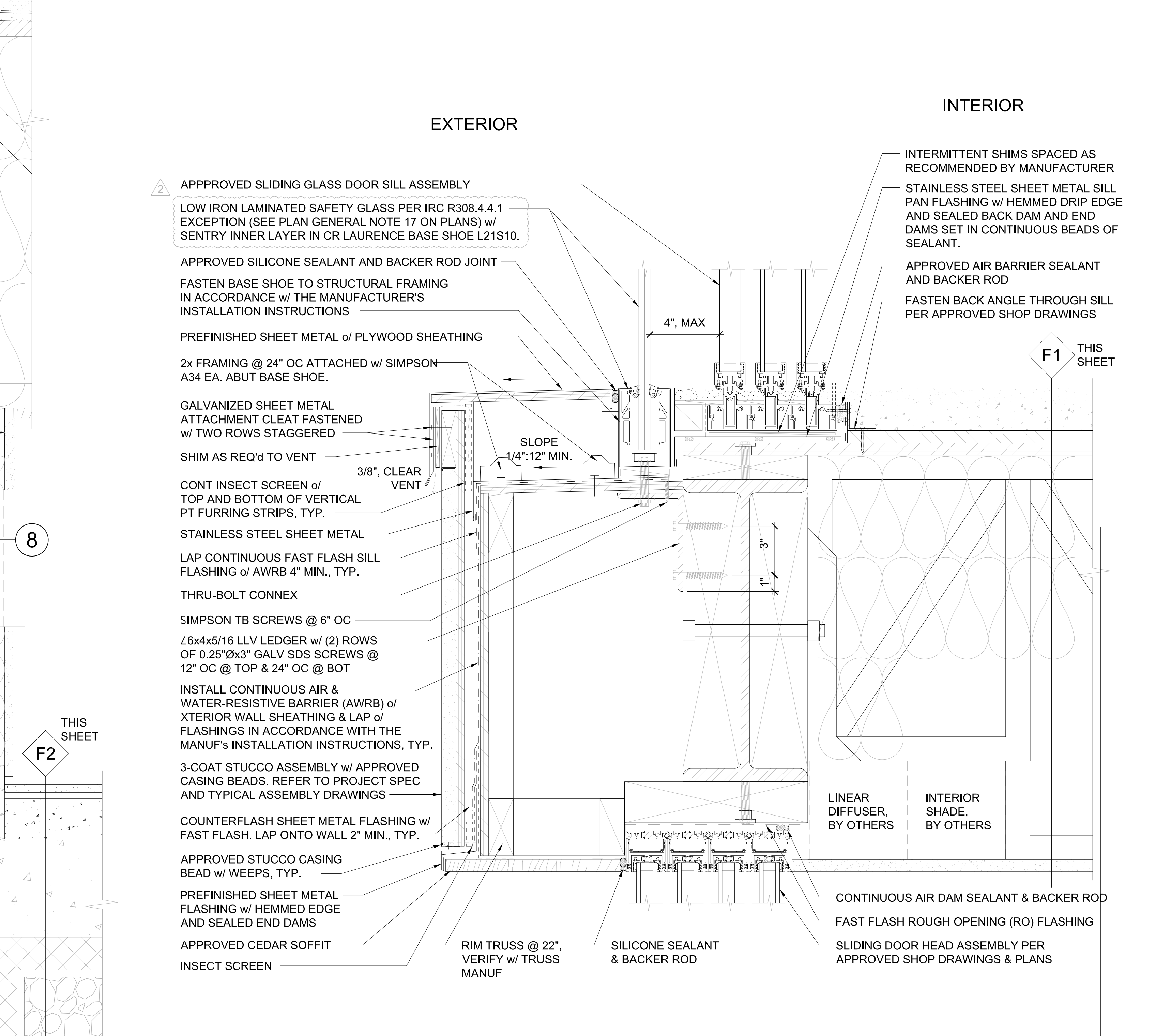
CANOPY CONNECTION TO STRUCTURE  
SCALE: 3" = 1'-0"



FITNESS PATIO SECTION  
SCALE: 3" = 1'-0"



CANOPY CONNECTION TO STRUCTURE  
SCALE: 3" = 1'-0"



GLASS GUARDRAIL @ EERO SLIDING GLASS DOOR, TYP  
SCALE: 3" = 1'-0"

CANOPY COLUMN, EDGE, & GUTTER CROSS SECTION  
SCALE: 3" = 1'-0"

FLEETWOOD EDGE MULTI-SLIDE POCKET  
SCALE: 3" = 1'-0"

GLASS GUARDRAIL @ EERO SLIDING GLASS DOOR, TYP  
SCALE: 3" = 1'-0"