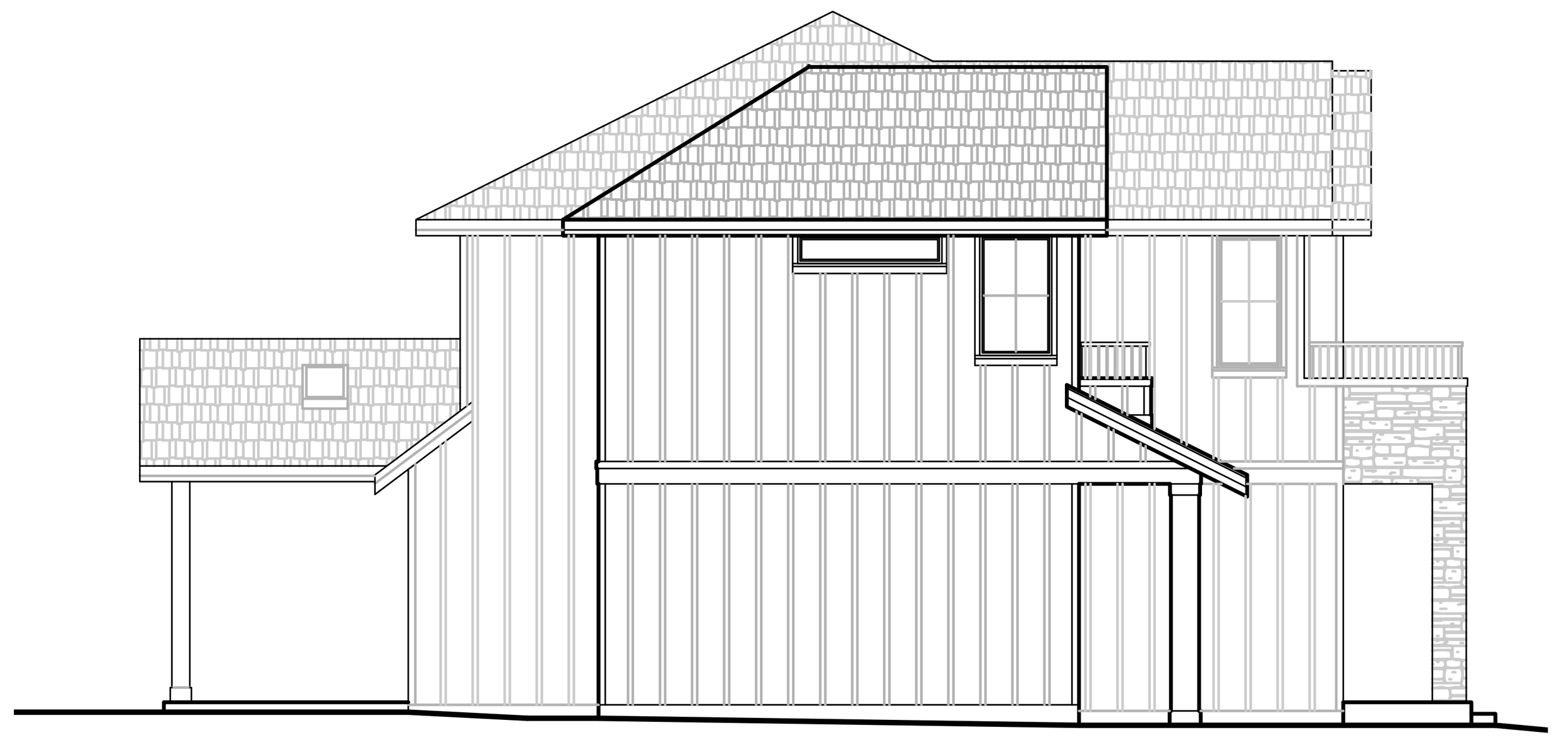
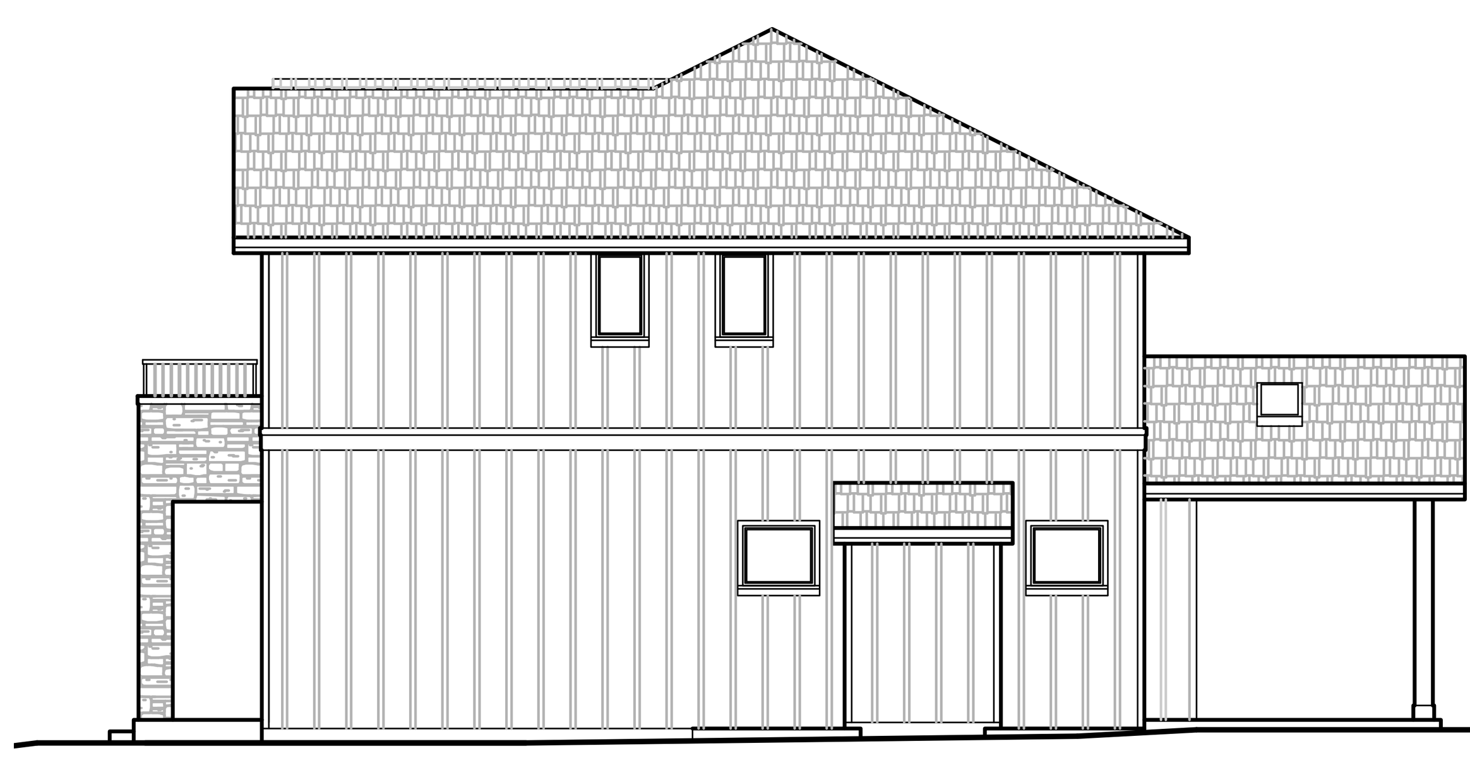


Side Elevation

Rear Elevation



Side Elevation

Jabooda Homes

61st Ave Residence

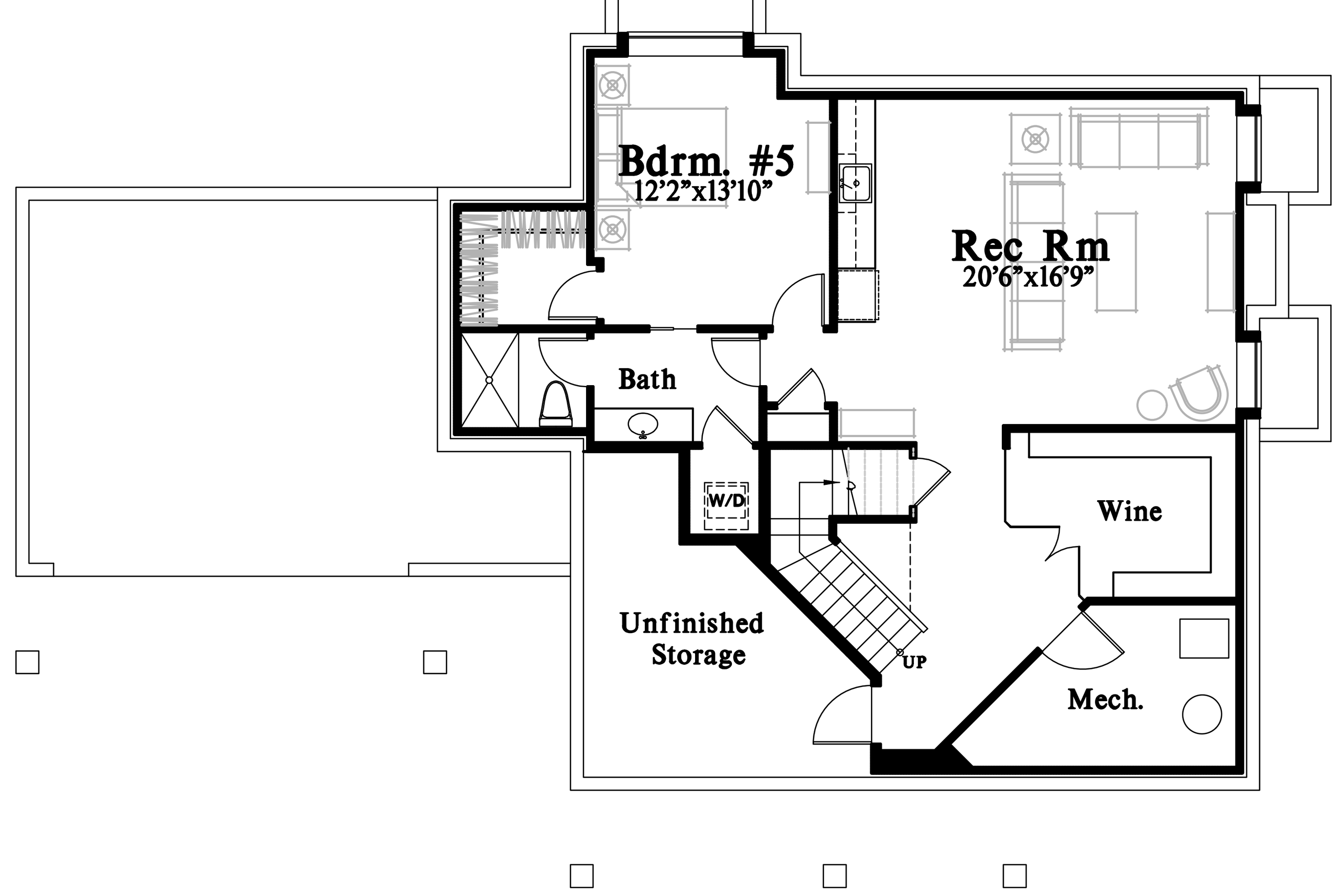
3038 61st Ave SE Mercer Island, Wa 98040

SQUARE FOOTAGE

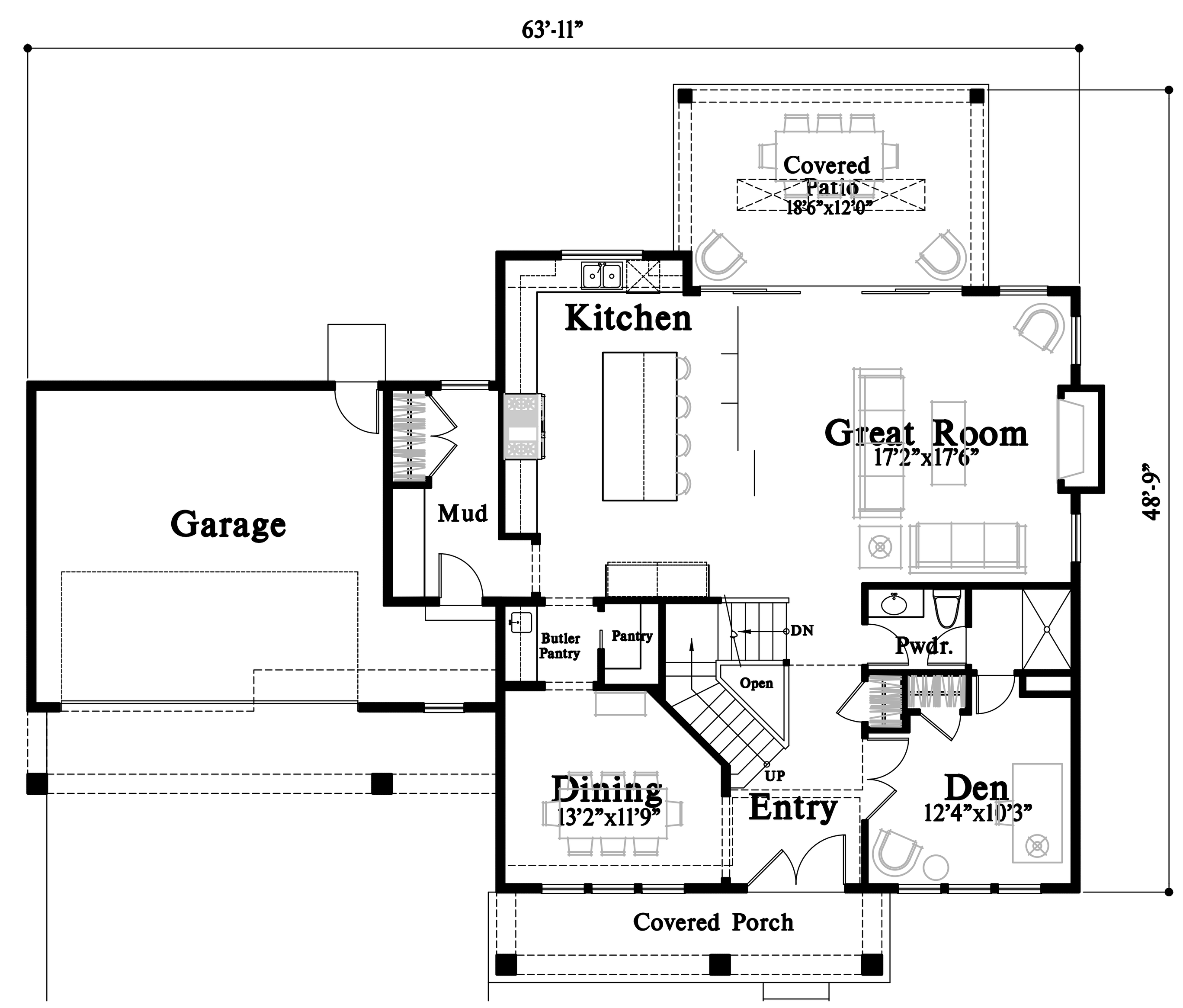
MAIN FLOOR	1410	SF
UPPER FLOOR	1650	SF
LOWER FLOOR	1141	SF
TOTAL	4201	SF
GARAGE	477	SF
STORAGE	177	SF
PORCH/PATIO	117/220	SF
BALCONY	267	SF

DRAWING INDEX

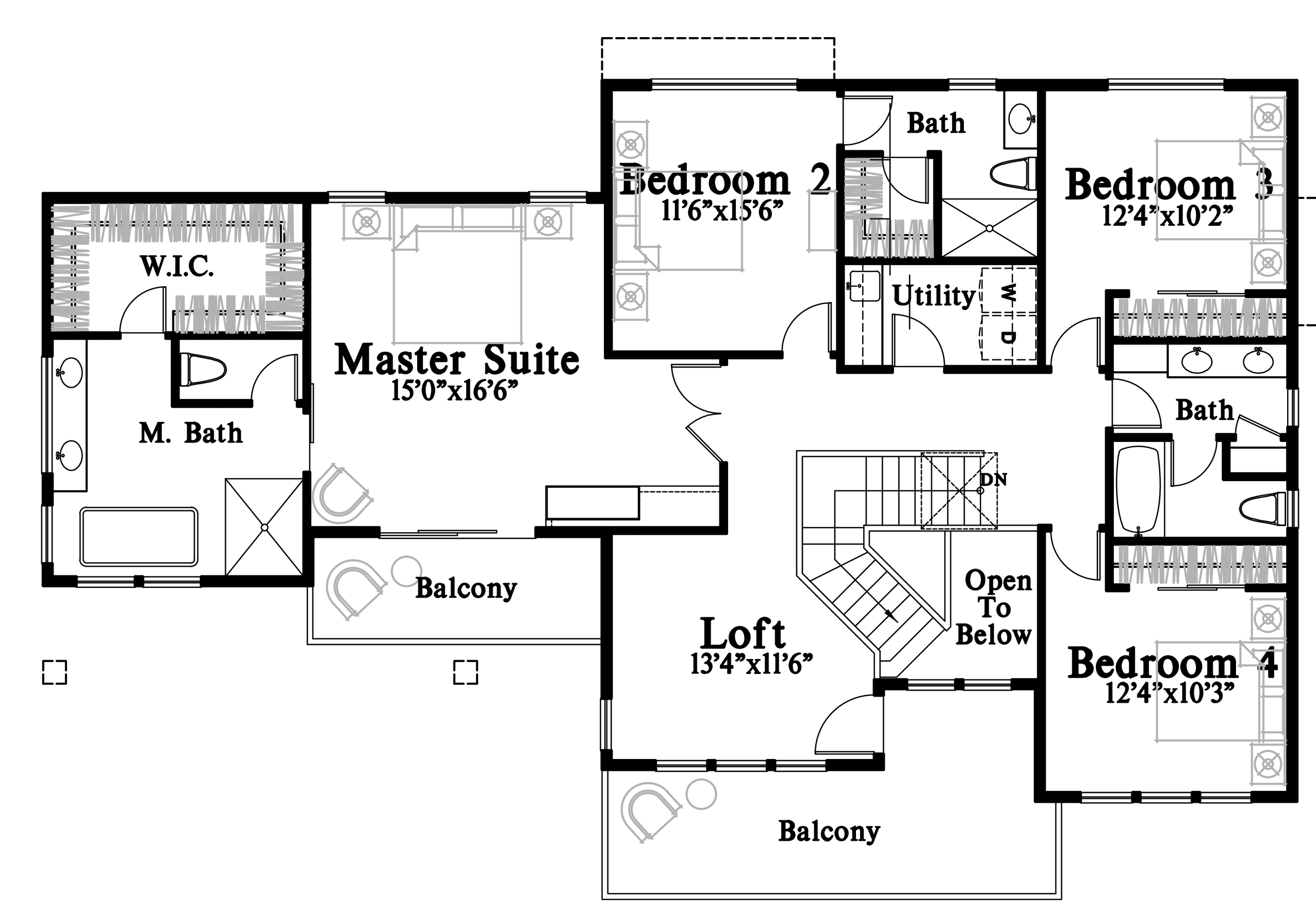
A1. CODE NOTES
A1.1. SITE PLAN
C1 TESC PLAN
C2 TESC DETAILS
C3 STORM WATER & UTILITY PLAN
SURVEY
A2. LOWER FLOOR PLAN
A3. MAIN FLOOR PLAN
A4. UPPER FLOOR PLAN
A5. ROOF PLAN
A6. ELEVATIONS
A7. ELEVATION & BUILDING SECTIONS
D1. STANDARD DETAILS
S1.0 GENERAL NOTES
S2.0 FOUNDATION PLAN
S2.1 MAIN FLOOR FRAMING PLAN
S2.2 UPPER FLOOR FRAMING PLAN
S2.3 ROOF FRAMING PLAN
S3.0 CONCRETE DETAILS
S3.1 CONCRETE DETAILS
S4.0 FRAMING DETAILS
S4.1 FRAMING DETAILS
S4.2 FRAMING DETAILS
S4.3 FRAMING DETAILS



Lower Floor Plan



Main Floor Plan



Upper Floor Plan

Date	By	Description
01/25/22	SM	PERMIT SET

Jabooda Homes
61st Ave Residence
3038 61st Ave SE Mercer Island, Wa 98040

ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.kapplerhomeplans.com

TITLE

JOB NO.: 21048.05
STARTING NO.: 21048.03

SHEET

COVER SHEET

Division 1
GENERAL REQUIREMENTS

01000 GENERAL

1. This coversheet has been prepared in a generic outline form following the standards set by the Construction Standards Institute (CSI). It is for the convenience of the Contractor/Owner. This outline is intended to work with a material selection list following the (CSI) format. Not all items are necessarily required to complete this specific project. Coordinate with Contractor/Owner for complete listing of specifications. Within this coversheet it will state, "Coordinate with materials finish selection schedule".

2. These drawings are copyrighted. ARCHITECTURAL INNOVATIONS P.S. retains all rights, ownership and copyright of this design under the federal copyright act. Reproductions of illustrations or working drawings in any form is by authorization of ARCHITECTURAL INNOVATIONS P.S. only.

3. Authorized reproductions must bear the name of ARCHITECTURAL INNOVATIONS P.S.

4. Construction/working drawings by their very nature are diagrammatic and do not purport to show all details or conditions of construction. Questions generally arise to the architectural/design intent and to construction technical detailing within these drawings. As clarifications, interpretations, and revisions are all part of the construction process. ARCHITECTURAL INNOVATIONS P.S., therefore shall not be liable for any direct, indirect, or consequential damages as a result of not participating in the construction process.

5. Do not vary or modify the work shown, except with written instruction from ARCHITECTURAL INNOVATIONS P.S. Report discrepancies and/or omissions to the architect immediately.

6. Due to the nature of construction and the building process there will be bidder design and Contractor/Owner selection of the building products, components, and assemblies. This set of working drawings is considered a "builder set" and does not include specifications or building materials list. Therefore it is the Contractor/Owners responsibility to provide and coordinate specifications, including product selection and installation or assembly. ARCHITECTURAL INNOVATIONS P.S. assumes no liability or responsibility for discrepancies or conflicts which occur through Contractor/Owner specified materials and their respective installation. ARCHITECTURAL INNOVATIONS P.S. assumes no liability or responsibility for any items, which may be called out or referred to by manufacturer as brand name. Items called out are done so for convenience only.

7. Do not scale these drawings for critical dimensions. Verify all dimensions and datum's before commencing work and be responsible for their accuracy. Report discrepancies and/or omissions to the architect immediately.

8. The Contractor/Owner is responsible for coordinating work with all trades to ensure proper and adequate interface of all trade works. The contractor shall be responsible for all required safety precautions and procedures required to do this work.

9. Except as specifically defined otherwise, interpretation for all definitions, abbreviations, and supplemental definitions shall follow accepted referenced standards.

10. All work within this contract shall represent that of industry standards for the respective trades in the location in which the project is built.

All references to I.R.C, I.B.C., and W.S.E.C are references to the 2018 code updates & WA state Amendments.

01002 MISCELLANEOUS ASSEMBLY REQUIREMENTS

1. Provide crawl space access, minimum 18" x 24" unobstructed access through the floor, 16" x 24" through perimeter walls and below grade access, per I.R.C. section R408.4. Insulate and weather-strip per W.S.E.C R402.2.4. Allow 18" minimum space under wood joists and 12" minimum space under wood girders.
2. Provide attic access, minimum 22" x 30" with 30" minimum headroom, at unobstructed readily accessible opening, per I.R.C. section R807.1. Insulate and weather-strip per WSEC R402.2.4. requirements.
3. Provide ventilation per I.R.C. as follows:
   A) Crawl space ventilation: Minimum net area shall be not less than 1 s.f. per 300 s.f. under floor area. Required openings shall be evenly placed to provide cross ventilation of the space except one side of the building shall be permitted to have no ventilation openings per section R408.2.
   B) Attic ventilation: Minimum net area shall be not less than 1 s.f. per 150 s.f. of attic area or 1 s.f. per 300 s.f. of attic area if at least 40 percent, and not more than 50 percent, of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated, and is no more than 3 feet below the ridge or highest point of the space. The balance of required ventilation to be provided by eave or cornice vents per I.R.C. section R806.2 and W.S.E.C. requirements.
4. Slope all decks, walks, driveways, exterior door landings, and patios away from building. Minimum 1/4" per foot.
5. Provide approved numbers or addresses in such a position as to be plainly visible and legible from the street or road fronting the property per I.R.C. section R319.1.
6. Garage/House separation:
   A) Garage ceilings separating attic spaces shall be protected with 1/2" G.W.B. When garages are beneath habitable rooms, the ceilings shall be covered with 5/8" type "x" GWB on the garage side. Where the separation is a floor/ceiling assembly, the structure shall be protected with 1/2" G.W.B. per I.R.C. table R302.6.
   B) Door between garage and house shall be a self closing solid wood core, honeycomb core steel, or 20-minute fire rated door having a minimum thickness of 1-3/8" per I.R.C. section R302.5.1.
   C) Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and shall have not openings into the garage per I.R.C. R302.5.2.
   D) Garage floor shall slope to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.
7. Stair assembly:
   A) Minimum headroom height 6'-8" per I.R.C. section R311.7.2.
   B) Minimum stair tread depth 10" with a 36" minimum width, measured above handrail height. Maximum riser height 7-3/4" per I.R.C. sections R311.7.5
   C) Top of handrail shall be 34" minimum and 38" maximum above tread nosing and not less than 1-1/2" from the wall. Return rail ends to wall per I.R.C. section R311.7.8.
   D) Install fire blocking between stringers at the top and bottom of each run per I.R.C. section R302.11.
   E) Cover usable space under stairs with 1/2" GWB per I.R.C. section R302.7.
8. Laundry Chutes & Dumbwaiter Shafts - provide 5/8" type "x" GWB or 26 gage sheet metal with lock joints on all openings to shaft surfaces shall be self closing solid core door 1-3/8".
9. Fireblocking shall be provided in wood-frame construction in the following locations:
   A) In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
      1. Vertically at the ceiling and floor levels.
      2. Horizontally at intervals not exceeding 10 feet.
   B) At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
   C) In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
   D) At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with and approved material to resist the free passage of flame and products of combustion.
   E) For the fireblocking of chimneys and fireplaces, see Section R1003.19.
   F) Fireblocking of cornices of a two-family dwelling is required at the line of swelling unit separation.
10. Fireblocking shall consist of the following materials per I.R.C. R302.11.1.
   A) 2" nominal lumber.
   B) Two thickness of 1" nominal lumber with broken lap joints.
   C) One thickness of 22/32" wood structural panels with joints backed by 23/32" wood structural panels.
   D) One thickness of 3/4" particleboard with joints backed by 3/4" particleboard.
   E) One 1/2" gypsum board.
   F) One 1/4" cement-based millboard.
   G) Batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place.
11. Structural design criteria: These notes are provided for convenience only and do not imply that complete structural analysis has been done on this structure.
   A) Truss Loading: (U.N.O.)
      Top chord live load: 25psf
      Top chord dead load: 7psf
      (15 psf, if tile)
      Bottom chord live load: 10psf without storage
      20psf if limited storage
      30psf if sleeping room
      TOTAL LOAD: 42psf
      or 52psf
      or 62psf
   B) Roof live load: 25 psf (U.N.O.)
   C) Floor live load: 40 psf (U.N.O.) Deck Live Load 60 psf U.N.O.
   D) Stair and corridor live load: 40 psf
   E) Mechanical units: weights provided by manufacturer
   F) Wind: 110 mph (U.N.O.)
   G) Seismic Design Category: D(2) (U.N.O.)
   H) Allowable soil pressure: Unless a soils report by a qualified engineer is provided, all footings and foundations shall be on assumed 1,500 psf bearing capacity unless otherwise noted on drawing.
   J) Equivalent fluid pressure 35 pcf. (U.N.O.)
   K) All footings to be located below the frost line depth: 18" (U.N.O.)

01002 MISCELLANEOUS ASSEMBLY REQUIREMENTS CONT.

12. Prefabricated Fireplaces and Solid Fuel Burning Appliances per I.M.C. and I.R.C. Chapter 101:
   A) Solid fuel burning appliances include airtight stoves, fireplace stoves, room heaters/fireplace stoves, factory built fireplaces, and fireplace inserts, and all shall comply with the provisions of I.M.C.
   B) Metal Chimneys shall be enclosed above the story in which the appliance served is located, in walls having one hour fire resistance rating, and with a space on all sides between chimney and enclosing walls sufficient for examination and repair for entire chimney. Walls shall be without openings per I.M.C.
   C) Provide fireblocking at chimney per I.R.C. section R302.11.
   D) Install metal fireplace with hearth and surrounds per manufacturers specifications.
   E) Prefabricated fireplaces, chimneys, and related components to bear U.L. or ICBO seal of approval and be installed per manufacturers requirements.
13. Fireblocking per I.R.C. sections R302.11.

01060 REGULATORY REQUIREMENTS

1. All construction shall conform to the 2018 International Residential Code (I.R.C.), 2018 International Building Code (I.B.C.), 2018 International Fire Code (I.F.C.), 2018 International Mechanical Code (I.M.C.), 2018 Uniform Plumbing Code (U.P.C.), 2018 Washington State Energy Code (W.S.E.C.) and be in accordance with all State Laws and Regulations and various codes imposed by jurisdictional requirements and local authorities.
2. Arrange inspections that are mandatory due to jurisdictional requirements.

01500 CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS

1. Provide Temporary Facilities - including electricity, water, and temporary toilet, per jurisdictional requirements.
2. Provide Contemporary Controls - including erosion sediment and surface water control and entrapment during construction per jurisdictional requirements.

END DIVISION 1

Division 2
SITE WORK

02200 EARTHWORK
Part 3 - Execution
1. Rough grading: 4" below finish grading unless otherwise specified.
2. Finish grading: Landscaping division 02900.
3. Excavation, backfilling, and compacting for structures as needed.
4. Excavation, backfilling, and compacting for pavement as needed.
5. Hauling and disposal of excavated material as needed.
6. Importing of material as needed.
7. Rock removal as needed.

02500 PAVING AND SURFACING

Part 2 - Product
1. Walk, road, and parking paving:
   A. Asphalt 2", class B, over 3" crushed rock or 2" ATB.
   B. Crushed rock 5/8" minus.
   C. Concrete per Division 3:
      1. Finish and color:
      Coordinate with materials finish selection schedule.
2. Unit Pavers: 1. Coordinate with materials finish selection schedule.
3. Pavement marking: 1. Coordinate with materials finish selection schedule.

02700 SEWAGE AND DRAINAGE

Part 2 - Product
1. Subdrainage systems:
   A. Foundation drainage 4" SDR 35 or sched. 40 rigid PVC perforated pipe embedded in pea gravel or clean crushed rock and wrapped in filter fabric.
2. Storm sewage systems:
   A. Exterior catch basins, grates, and frames:
      1. Coordinate with materials finish selection schedule.
   B. Culverts:
      1. Coordinate with materials finish selection schedule.
   C. Drain pipe: 4" ADS non-perforated tight line.
3. Sanitary sewage systems:
   A. Sewage collection lines 8" PVC unless cast iron is noted.
   B. Septic system: Per drawings of bidders designer.

Part 3 - Execution
1. Subdrainage system:
   A. Slope to drain and surround in well draining material per details.
2. Surface drainage per I.R.C. section R401.3.

02800 SITE IMPROVEMENTS

Part 2 - Product
1. Irrigation system: Bidder design
   1. Coordinate with materials finish selection schedule.
2. Fences and gates:
   1. Coordinate with materials finish selection schedule.

02900 LANDSCAPING

Part 2 - Product
Bidder Design

END DIVISION 2

Division 3
CONCRETE

03100 CONCRETE FORMWORK

Part 3 - Execution
1. Formwork and bracing for structural cast-in place concrete shall be by subcontractor and meet the requirements of the drawings and industry standards.
2. All formwork shall be placed in such a manner as to allow cast-in place concrete to be placed on solid substrate and to allow structural support members to sit below the frost line.

03200 CONCRETE REINFORCING

Part 2 - Product
1. Reinforcing steel: Deformed bar sizes and locations per plans and details. Grade 60, Fy' = 60ksi per I.R.C. section R404.1.3.3.7.1. Unless otherwise noted per Engineer.
2. Welded wire fabric: at locations per plans and details: 6x6, W1.4xW1.4WWF.

Part 3 - Execution
1. A minimum lap for all bars shall be 40 diameters taken from the smallest bar. Provide corner bars to match horizontal reinforcement. Minimum coverage per details and I.R.C. section R404.1.3.3.7.4.

03250 CONCRETE ACCESSORIES

Part 2 - Product
1. Anchor bolts: 1/2"ϕ triple zinc ZMAX (G185 per ASTM A653) hot dipped galvanized steel (ASTM 153 for Anchors), with a minimum 7" embedment, per I.R.C. section R403.1.6., unless otherwise noted per Engineer.
2. Washers: 3"x3"x1/4" sq. triple zinc ZMAX (G185 per ASTM A653) hot dipped galv. steel (ASTM 153 for Anchors), plate washers per I.R.C. section R602.11.1. Unless otherwise noted per Engineer.

Part 3 - Execution
1. Anchor bolts at 6'-0" o.c. max. for one story & 4'-0" o.c. for buildings over two stories in height, 12" from corners and joints, with a minimum embedment of 7". Provide a minimum of (2) bolts per plate section per I.R.C. section R403.1.6.

03300 CAST-IN-PLACE CONCRETE

Part 2 - Product
1. Structural concrete: Design f'c = 2500 psi min 5-1/2 sacks of cement per cubic yard of concrete and a maximum of 6.0 gallons of water per 94lb sack of cement at 28 days. Max slump is 4". segregation of materials to be prevented. Use f'c = 3000 psi concrete at 28 days with air entrainment only for concrete exposed to weather, in accordance with I.R.C. Table R402.2. Special inspection not required unless noted otherwise per Engineer.
2. Architectural concrete: for exposed aggregate finish (washed), f'c = 2000 psi at 28 days, with 3/8" round aggregate.

03300 CAST-IN-PLACE CONCRETE (cont.)

3. Admixtures:
   A. All concrete shall have water reducing admixtures except for footings.
   B. Air entrainment shall be 5-7% in all concrete exposed to weather, I.R.C. Table R402.2
   C. Coloring agent:
      1. Coordinate with materials finish selection schedule.

Part 3 - Execution

END DIVISION 3

Division 4
MASONRY

04100 MORTAR
Part 2 - Product
1. Type "M" or "S" mortar with integral waterproofing agent per I.R.C. section R606.2.7

Part 3 - Execution
1. Per I.R.C. section R606.2

04150 MASONRY ACCESSORIES
Part 2 - Product
1. Anchors and Ties: To be corrosion-resistant metal ties per I.R.C. section R703.8.4.
2. Joint reinforcement: Standard strand no. 9 U.S. gage wire per I.R.C. section R703.8.

Part 3 - Execution
1. Per I.R.C. Chapter 7.

04200 UNIT MASONRY

Part 2 - Product
1. Brick masonry:
   A. Exterior locations: name/mfg:
      1. Coordinate with materials finish selection schedule (by others).
   B. Interior locations: name/mfg:
      1. Coordinate with materials finish selection schedule (by others).
   C. Pavers/planters: name/mfg:
      1. Coordinate with materials finish selection schedule (by others).
2. Concrete masonry units: grade N-1 CMU, unless otherwise indicated sizes per drawings.
   A. Special units:
      1. Coordinate with materials finish selection schedule (by others).
3. Glass masonry units: (glass block) Per I.R.C. section R607.
   A. Exterior locations: name/mfg:
      1. Coordinate with materials finish selection schedule (by others).
   B. Interior locations: name/mfg:
      1. Coordinate with materials finish selection schedule (by others).

Part 3 Execution
1. Brick and Veneer:
   A. Brick veneer shall be supported on footings, foundation, or other non-combustible supports. It shall have 15# felt backing and No. 9 gauge, non corrosive ties at 1 per each 2 s.f. of veneer. Provide 1" minimum air space between veneer and backing. Provide approved flashing at base of veneer with 3/16" min. round weepholes at 33" o.c. max., located immediately above the flashing, extending from the air space to the exterior. Veneer shall support no load other than its own weight and the vertical dead lead of veneer above. Provide angle iron support at doors, windows, and other openings per R606.10.
2. Concrete masonry unit (CMU)
   A. Concrete masonry unit walls shall be constructed to conform to ASTM C90. It shall be laid up, reinforced, and anchored as shown on drawings.

04400 STONE

Part 2 - Product
1. As shown on drawings.
   A. Exterior locations: name/mfg:
      1. Coordinate with materials finish selection schedule (by others).
   B. Interior locations: name/mfg:
      1. Coordinate with materials finish selection schedule (by others).

Part 3 Execution
1. Stone Veneer:Adhered per manufacturer's installation instructions and in accordance with I.R.C. R703.12.1
   A. On exterior stud walls, adhered masonry veneer shall be installed:
      1. Minimum of 4 inches above the earth.
      2. Minimum of 2 inches above paved areas. or
      3. Minimum of 1/2 inch above exterior walking surfaces which are supported by the same foundation that supports the exterior wall.
   B. Flashing at foundation:
      1. A corrosion-risistant screed or flashing of a minimum 0.019-inch or 26-gage galvanized or plastic with a minimum vertical attachment flange of 3½ inches shall be installed.

END DIVISION 4

DIVISION 5
METALS

05050 METAL FASTENINGS

Part 2 - Product
1. Bolts: Use sizes and shapes per dwgs, or as needed for intended purposes. Bolts, nuts and cut washers in contact with treated wood to be triple zinc ZMAX (G185 per ASTM A653) hot dipped galvanized steel (ASTM 153 for Anchors).

05500 METAL FABRICATION
Part 2 - Product
1. Handrails and guardrails: Provide in sizes and locations as shown per dwg.

END DIVISION 5

Division 6
WOOD AND PLASTICS

06100 ROUGH CARPENTRY

Part 2 - Product
1. Framing Lumber: Framing lumber shall be marked in conformance with the United States Dept. of Commerce, Standard Reference No. PS 20 (DOC PS 20) standards. All Kiln dried minimum 19%.
   A. Joist and rafters: (2x6 and larger) Hem-Fir #2 or better.
   B. Beams and stringers: (4x and larger) Doug-Fir #2 or better.
   C. Post and timbers: Doug-Fir #1.
   D. Studs, plates, and misc. light framing: Hem-Fir #2 or better.
   E. " I " Joists and Engineered beams: Per manufacturer.
   F. Glue laminated timber:
      1. Simple span: 24F V4 DF/N3WN
      2. Continuous or cantilever: 24F V8 DF/DF
   G. All other lumber: Hem-Fir Standard or better.
   H. Plywood/oriented strand board (O.S.B.): APA graded.
   I. Wall sheathing: see "TYPICAL BUILDING MATERIALS" list on the dwgs.
   J. Floor sheathing: see "TYPICAL BUILDING MATERIALS LIST"on the dwg.
   K. Other: As noted on drawings.
   L. All wood members in contact with exposed concrete to be pressure treated members.
2. Particle Board: A.P.A. graded
   A. Underlayment
      1. Floors: 5/8" (U.N.O.)
      2. Sheet vinyl: 1/4" (U.N.O.) see division 9
      3. Cabinet surfaces 3/4" (U.N.O.)
3. Trusses:
   A. Prefabricated connector plate wood roof trusses shall be designed and stamped by the manufacturer in accordance with the "design specification for metal plate connected wood trusses". Design drawings and details to be available upon request.
   B. See "Roof Framing Notes" on drawings.
   C. Roof design, layout, loading, and bracing shall be by manufacturer.
   D. Field alterations of truss must be designed by manufacturer.
4. Fasteners and adhesives: All nails shall be common wire of sizes for intended purpose per I.R.C. table R602.3(1). Attach timber joists to flush headers and beams with Simpson "U" hanger series or equal to suit intended purpose. Simpson connectors at other locations as outlined per drawings. Bolt heads, nuts, and cut washers per Division 5. Connectors and fasteners in contact with treated wood to be triple zinc ZMAX (G185 per ASTM A653) hot dipped galv. steel (ASTM 153 for Fasteners), stainless steel, silicone bronze, or copper as required per dwgs.
5. Post to mat footing connection. Provide pressure treated post and positive connection to footing per I.R.C. section 502.9.
6. All exposed glue laminated wood, if not protected by a roof or eave, must be preservative-treated.

Part 3 - Execution
1. The following will apply unless shown on drawings. All wood framing details shall be constructed to the minimum standards in the I.R.C. All framing shall conform to the requirements of Chapters 5,6, and 8 of the I.R.C. Minimum nailing shall conform to table R602.3(1) of the I.R.C. Height and spacing of studs shall conform to table R602.3(5) of the I.R.C.

06200 FINISH CARPENTRY

Part 2 - Product
1. Cabinets:
   A. Coordinate with materials finish selection schedule (by others).
2. Millwork and casing:
   A. Coordinate with materials finish selection schedule (by others).
3. Paneling:
   A. Coordinate with materials finish selection schedule (by others).
4. Stair and handrail by:
   A. Coordinate with materials finish selection schedule (by others).
   B. See division 01002.7 misc. assembly requirements.
5. Bookcases and built-in shelves:
   A. Coordinate with materials finish selection schedule (by others).
6. Plastic laminate and solid surface material:
   A. Coordinate with materials finish selection schedule (by others).

END DIVISION 6

Division 7
THERMAL AND MOISTURE PROTECTION

07150 WATER PROOFING & DAMP PROOFING
Part 2 - Product
1. Per I.R.C. section R406.

Part 3 - Execution
1. Per I.R.C. section R406.

07190 VAPOR AND AIR RETARDER

Part 2 - Product
1. Ground cover: 6 mil polyethylene: black, with 12" minimum lap.
2. Building wrap: see the "TYPICAL BUILDING MATERIALS" list on the drawings.

Part 3 - Execution
1. See Division 17, Energy Requirements.

07200 INSULATION
Part 2 - Product
1. Fiberglass or mineral wood batts, bloom mineral wool, and extruded polystyrene:
   A. Walls: 1. See the "TYPICAL BUILDING MATERIALS" list on the dwgs.
   B. Ceiling: 1. See the "TYPICAL BUILDING MATERIALS" list on the dwgs.
   C. Floor: 1. See the "TYPICAL BUILDING MATERIALS" list on the dwgs.
   D. Slab on Grade: R-10 (per W.S.E.C. Table R402.1.1).
2. Insulating foam: A. Standard sealant foam.

Part 3 - Execution
1. See division 17: energy requirements
2. Provide insulation markers for blown-in or sprayed insulation every 300 sq ft. Markers shall face the attic access per IECC Sec 303.1.1.1
3. Crawl Space/Cantilevered floors: Insulation shall be installed to maintain permanent contact with the underside of the sub-floor decking. Insulation supports shall be installed so spacing is no more than 24" on center. Cantilevered floor vents shall be placed below the lower surface of the floor insulation.

07300 ROOFING MATERIAL

Part 2 - Product
1. Shingles and roofing tiles:
   A. See the "TYPICAL BUILDING MATERIALS" list on the drawings
2. Membrane roofing: A. 3-ply hot mopped.

Part 3 - Execution
1. Install per manufacturer's recommendation and Chapter 9 of the I.R.C.

07460 SIDING MATERIAL

Part 2 - Product
1. Siding: A. See the "TYPICAL BUILDING MATERIALS" list on the drawings.
2. Trim: A. See the "TYPICAL BUILDING MATERIALS" list on the drawings.
3. Soffits: A. See the "TYPICAL BUILDING MATERIALS" list on the drawings.
4. Other: A. See the "TYPICAL BUILDING MATERIALS" list on the drawings.

Part 3 - Execution
1. Install per manufacturer's recommendation and Chapter 7 of the I.R.C.

07600 FLASHING AND SHEET METAL
Part 2 - Product
1. Min. 26 Gauge galvanized, prefinished.

Part 3 - Execution
1. Install per Chapter 7 and 9 of the I.R.C.
   A) Flashing against a vertical sidewall shall be by the step-flashing method. The flashing shall be a minimum of 4" high and 4" wide. At the end of the vertical sidewall the step flashing shall be turned out in a manner that directs water away from the wall and onto the roof and/or gutter, Per I.R.C. R903.2.1

07700 ROOFING SPECIALTIES
Part 2 - Product
1. Vents:
   A. Ridge vent: manufactured by:
      1. Coordinate with materials finish selection schedule (by others).
   B. Mushroom vent: manufactured by:
      1. Coordinate with materials finish selection schedule (by others).
2. Gutters:
   A. Continuous alum. precoated:
      1. Style: K profile
      2. Color: Match fascia
3. Downspouts:
   A. 2x3 rectangular aluminum precoated:
      1. Color: Match fascia & trim
   B. Tie to 1 drain system.

07800 SKYLIGHTS
Part 2 - Product
1. Skylights to conform with I.R.C. section R308.6.
2. Manufacturer: A. Coordinate with materials finish selection schedule (by others).

07900 SEALANTS AND CAULKING
Part 2 - Product
1. Caulking A. Styrene butadene caulking (SBR) 1. Color: Match siding

END DIVISION 7

Division 8
DOORS AND WINDOWS

08200 WOOD DOORS (Lower Level, Main Level, Upper Level)

Part 2 - Product
1. Panel wood doors: A. Coordinate with materials finish selection schedule (by others).
2. Flush wood doors: A. Coordinate with materials finish selection schedule (by others).
3. Stile and rail(store door): A. Coordinate w/materials finish selection schedule (by others).
4. Patio door: A. Coordinate with materials finish selection schedule (by others).
5. Other: A. Coordinate with materials finish selection schedule (by others).

08300 SPECIALTY DOORS
Part 2 - Product
1. Sliding glass door:
   A. Coordinate with materials finish selection schedule (by others).
2. Garage door: (make/style): (see division 11450)
   A. Coordinate with materials finish selection schedule (by others).

08600 WOOD/VINYL WINDOWS
Part 2 - Product
1. Note: Egress -
   A. Every sleeping room shall have at least one operable window with a net clear opening of 5.7 s.f. The net clear opening height shall be a minimum of 24", with a minimum net clear width of 20", and a finished sill height of not more than 44" above the floor, per I.R.C. section R310.
   B. Safety glaze per I.R.C. section R308.
   C. See plans for egress and operation.
2. Manufactured by:
   A. Color: 1. Coordinate with materials finish selection schedule (by others).
   B. Style: 1. Coordinate with materials finish selection schedule (by others).

08700 HARDWARE
Part 2 - Product
1. Type: A. Coordinate with materials finish selection schedule (by others).
2. Weather Stripping: A. Coordinate with materials finish selection schedule (by others).
3. Thresholds: A. Coordinate with materials finish selection schedule (by others).

08800 GLAZING
Part 2 - Product
1. Glass thickness to be determined by size and wind loading per I.R.C. section R308.
2. Safety glaze per I.R.C. section R308.
3. Mirrors to be silvered 1/4" float plate glass.

END DIVISION 8

Division 9
FINISHES

09250 GYPSUM WALLBOARD
Part 2 - Product
1. Walls: See the "TYPICAL BUILDING MATERIALS" list on the drawings.
   A. Finish: 1. Coordinate with Contractor/Owner material selections.
2. Ceiling: See the "TYPICAL BUILDING MATERIALS" list on the drawings.
   A. Finish: 1. Coordinate with materials finish selection schedule.
3. Wall and ceiling finishes shall have a flame spread index of not greater than 200, and a smoke-developed index of not greater than 450 per I.R.C. R302.9.
4. Code required areas:
   A. Type "X: GWB as required.
      1. See division 01002 misc. assembly requirements.
   B. Waterproof GWB as req'd at wet or damp locations per I.R.C. section R702.4.2.
5. Wonderboard or duroc at all tile locations (U.N.O.)
6. Metal corner bead profile:
   1. Coordinate with materials finish selection schedule.

Part 3 - Execution
1. Apply as required in I.R.C. Chapter 7 and Table R702.1(3). Nail or screw in place per table.

09300 TILE
Part 2 - Product
1. Ceramic, quarry, and marble tiles:
   A. Coordinate with materials finish selection schedule (by others).

Part 3 - Execution
1. Refer to manufacturer's recommendations.

09550 WOOD FLOORING
Part 2 - Products 1. Type:
   A. Coordinate with materials finish selection schedule (by others).

09650 RESILIENT FLOORING
Part 2 - Products 1. Type:
   A. Coordinate with materials finish selection schedule (by others).

09680 CARPETING
Part 2 - Products 1. Carpet and Pad:
   A. Coordinate with materials finish selection schedule (by others).

09900 PAINTING
Part 2 - Products
1. Painting over prepared surface per manufacturer's recommendations
   A. Coordinate with materials finish selection schedule (by others).

09950 WALL COVERINGS
Part 2 - Products
1. Type: A. Coordinate with materials finish selection schedule (by others).

END DIVISION 9

Division 10
SPECIALTIES

10200 LOUVERS AND VENTS
Part 2 - Products
1. Hardware cloth screen 1/4" x 1/4" on soffit vents as detailed.
2. Continuous 2" performed metal soffit vent as detailed.
3. Roof vent (See Division 07700)
4. Other vents as noted per plans.

10300 PREFABRICATED FIREPLACES
Part 2 - Products
1. Location/Model/Accessories:
   A. Coordinate with materials finish selection schedule (by others).

Part 3 - Execution
1. See division 01002.12 for misc. assembly requirements for fireplaces.

10400 IDENTIFYING DEVICES
Part 2 - Products
1. Building numbers:
   A. Coordinate with materials finish selection schedule (by others).

Part 3 - Execution
1. Install in location per jurisdictional requirements.

10800 TOILET AND BATH ACCESSORIES
Part 2 - Products
1. Toilet and bath accessories:
   A. Coordinate with materials finish selection schedule (by others).

10900 WARDROBE AND CLOSET SPECIALTIES
Part 2 - Products
1. Storage Closet:
   A. Coordinate with materials finish selection schedule (by others).
2. Clothes Closets:
   A. Coordinate with materials finish selection schedule (by others).
3. Pantry.

END DIVISION 10

Division 11
EQUIPMENT

11010 MAINTENANCE EQUIPMENT
Part 2 - Products
1. Vacuum cleaning system:
   A. Coordinate with materials finish selection schedule (by others).

11450 RESIDENTIAL EQUIPMENT
Part 2 - Products
1. Garage door opener(s).
   A. Coordinate with materials finish selection schedule (by others).
2. Ironing board cabinet (or drawer).
   A. Coordinate with materials finish selection schedule (by others).
3. Free-standing appliances:
   A. Coordinate with materials finish selection schedule (by others).

END DIVISION 11

Division 12
FURNISHINGS

12500 WINDOW TREATMENT
Part 2 - Products
1. Window treatment: A. Coordinate with materials finish selection schedule (by others).

END DIVISION 12

Division 13
SPECIAL CONSTRUCTION

13150 POOLS
Part 2 - Products 1. Bidder design

13156 HOT TUB
Part 2 - Products
1. By:
   A. Coordinate with materials finish selection schedule (by others).

END DIVISION 13

Division 14
CONVEYING SYSTEMS

14100 DUMBWAITER
Part 2 - Products
1. Dumbwaiter: A. Manufacturer/model number:
   1. Coordinate with materials finish selection schedule (by others).

END DIVISION 14

Division 15
MECHANICAL

15000 GENERAL
Part 1 - General
1. Mechanical system to be bidder design.
2. Regulatory requirements:
   A. Refer to Division 1 General Requirements.
   B. See plans for total maximum Btu.
   C. Heating and cooling equipment shall be sized based on building loads calculated in accordance with ACCA manual J or other approved heating and cooling calculation methodologies. Per M1401.3
3. Contractor work out plumbing and HVAC diagram layout.
   A. Coordinate with other trades.

15400 PLUMBING
Part 2 - Product
1. Pipes and Fittings:
   A. Waste & soil: ABS plastic of sizes req'd for the intended purpose.
      1. Provide cast iron with compression neoprene joints per locations shown on the drawings.
      2. Provide clean-outs at bends.
   B. Vents: ABS
   C. Gas: Per code, verify location of appliances.
      1. Provide an approved earthquake shutoff valve installed in the building supply line immediately after the gas meter. The valve shall be located outside of the structure and be accessible.
   D. Water Line:
      1. Below Grade: 1 1/4" type K with/hard solder
      2. Above Grade: Type L w/soft solder
2. Plumbing equipment:
   A. Hot water heater: (Duals in tandem)
      1. Size per U.P.C. 501 and Table 501.1 and jurisdictional amendments.
      2. Coordinate with owner's material selection (by others).
   B. Hose bib, frost proof type: Mansfield units
   C. Main shut-off valve in garage.
   D. Plumbing fixtures 1. Coordinate with owners material selection (by others).
3. Irrigation: (bidder design)
   A. Provide "T" connection in main line in garage by main shut-off valve with separate shut-off and drain valve.

15400 PLUMBING (cont.)
4. Automatic Sprinkler System: (bidder design)

Part 3 - Execution
1. The installer to design the system to appropriate jurisdictional requirements and function in a manner consistent with industry standards. Refer to general requirements.

15500 HVAC
Part 2 - Product
1. Forced Air:
   A. Furnace system:
      1. Coordinate with materials finish selection schedule (by others).
   B. Duct work and insulation:
      1. Coordinate with materials finish selection schedule (by others).
   C. Air cleaner:
      1. Coordinate with materials finish selection schedule (by others).
   D. Controls:
      1. Coordinate with materials finish selection schedule (by others).
   E. Registers with adjustable supply:
      1. Coordinate with materials finish selection schedule (by others).
   F. Provide firestopping at 'B' vent location per I.R.C. sections R302.11.
2. Fans: see division 17 energy requirements.
3. See floor plans for Whole House Ventilation requirements.
4. Vents:
   1. Coordinate with materials finish selection schedule (by others).
5. Exhaust Ducts:
   A. Terminate outside building and equip with backdraft dampers per I.R.C. section M1507.3.3.
6. Dryer Ducts:
   A. Cloths Dryers shall be exhausted in accordance with manufactures instructions & I.R.C. M1502.
   B. Protective shield plates shall be placed per I.R.C. M1502.5.

Part 3 - Execution
1. The installer to design the system to appropriate jurisdictional requirements and function in a manner consistent with industry standards. Refer to general requirements.

END DIVISION 15

Division 16
ELECTRICAL

16000 GENERAL
Part 1 - General
1. Electrical systems to be bidder designed.
2. Regulatory requirements: refer to Division 1 - General Requirements.
3. Contractor to provide electrical diagramming layouts, design circuitry: follow lighting plan if provided.
   A. Coordinate with other trades.

16200 POWER
Part 2 - Product
1. Wire and Boxes.
   A. Volt: 12 6A (3) Wire
      1. GFI @ Damp Locations
   B. Low voltage: standard type
2. Panels: Circuit breaker box fully labeled
   A. Capacity: Bidder Design
   B. Circuitry: Bidder Design
3. Grounding:
   A. Provide (1) 2 1/2" schedule 80 PVC conduit at concrete stem wall for electrical service and (1) 5/8" diameter x 8'0" long galvanized rod (& Ufer ground) for electrical grounding.
4. Smoke Detectors:
   A. Provide and install per I.R.C. section R314.
5. Fire alarm:
   A. Provide and install per N.E.C. and as required by governing fire marshal.

Part 3 - Execution
1. The installer to design the system to appropriate jurisdictional requirements and function in a manner consistent with the industry standards. Refer to general requirements and I.R.C.

16200 COMMUNICATIONS
Part 2 - Product
1. Intrusion alarm and security detection systems:
   A. Coordinate with materials finish selection schedule (by others).
2. Phone system:
   A. Coordinate with materials finish selection schedule (by others).
3. Intercommunication systems:
   A. Coordinate with materials finish selection schedule (by others).
4. Stereo system:
   A. Coordinate with materials finish selection schedule (by others).

16500
LIGHTING

Part 2 - Product
1. Fixtures: 1. Coordinate with materials finish selection schedule (by others).
Note: A minimum of 90% of all luminaries shall be high efficiency per W.S.E.C. R404.1.
2. Control: A. Switches:1. Coordinate with materials finish selection schedule.
3. Dimmers: 1. Coordinate with materials finish selection schedule (by others).
4. Boxes: 1. Coordinate with materials finish selection schedule (by others).
5. Other: 1. Coordinate with materials finish selection schedule (by others).

Part 3 - Execution
1. The installer to design the system to appropriate jurisdictional requirements and function in a manner consistent with the industry standards. Refer to general requirements.

END DIVISION 16

Division 17
ENERGY REQUIREMENTS

WASHINGTON STATE ENERGY CODE:
General Notes:
1. Per WSEC R402.4. The building Envelope shall be constructed to limit the air leakage rate not to exceed 5 air changes per hour. The results of the test shall be signed by the party conducting the test and provided to the code official (R402.4.1.2).
2. Per WSEC R403.1.1. at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule.
3. Per WSEC R403.3.2. ducts, air handlers, and filter boxes shall be sealed.

REGISTERED ARCHITECT
JOHN KAPPLER
STATE OF WASHINGTON
5379
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
01/25/22	SM	PERMIT SET

Jabooda Homes
61st Ave Residence
3038 61st Ave SE Mercer Island, Wa 98040

ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.kapplerhomeplans.com

TITLE

JOB NO.: 21048.05
STARTING NO.: 21048.03

SHEET
A1

BUILDING HEIGHT CALCULATION

City of Mercer Island Avg. Grade Calculations

Midpoint Datum Elevation			F or E	Wall Segment Length					
A	=	51.80	E	a	=	35.41	A*a	=	1834.24
B	=	51.90	E	b	=	11.00	B*b	=	570.90
C	=	51.90	E	c	=	28.58	C*c	=	1483.30
D	=	52.00	F	d	=	20.00	D*d	=	1040.00
E	=	52.00	F	e	=	28.58	E*e	=	1486.16
F	=	53.00	F	f	=	7.91	F*f	=	419.23
G	=	53.00	F	g	=	11.83	G*g	=	626.99
H	=	53.00	F	h	=	2.16	H*h	=	114.48
I	=	53.00	F	i	=	23.58	I*i	=	1249.74
J	=	52.70	E	j	=	36.75	J*j	=	1936.73
		524.30				**205.80**			**10761.77**
Address	3038 61st Ave SE						52.29		*AVG. GRADE*

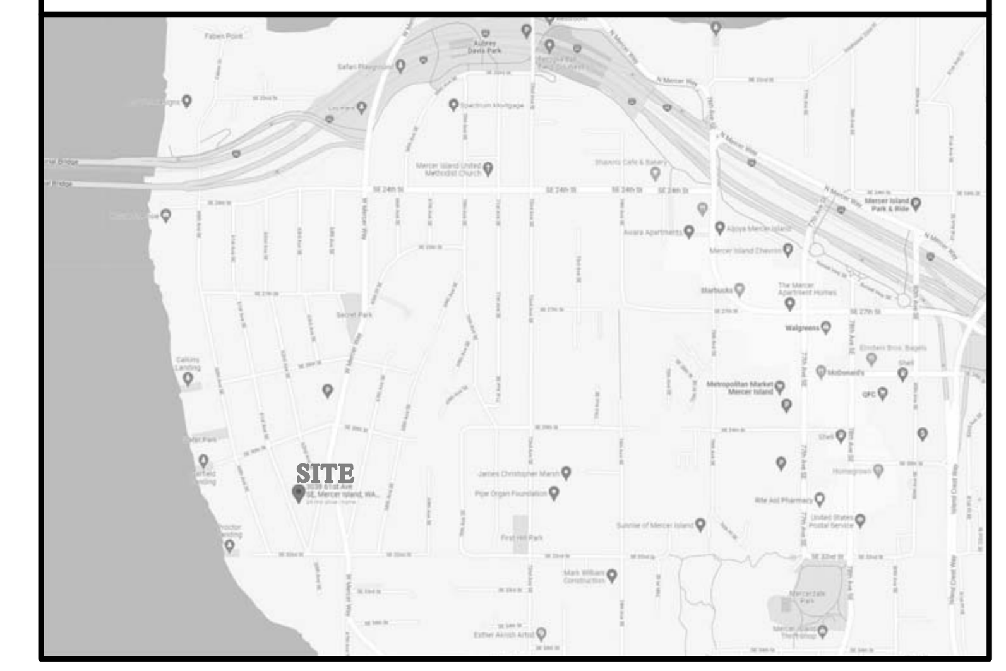
City of Mercer Island GFA Calculations

Lower Level Area Calculation

Wall	Length	Percentage	Finish or Existing	Result
A	65.41	98.8%	E	64.6
b	17.41	98.8%	E	17.2
c	6.83	99.2%	E	6.8
d	13.58	100.0%	F	13.6
e	6.83	100.0%	F	6.8
F	7.91	100.0%	F	7.9
G	11.83	100.0%	F	11.8
H	2.16	100.0%	F	2.2
I	23.58	100.0%	F	23.6
J	36.75	99.8%	E	36.7
	192.29			191.2
	Total Average Result			1.0
Flr	Sq Ft	Result		Excluded Area
	1318	0.9941652		1310.30969

Lot Size =	9,000 SF	x 40% =	3,600 SF
Main Floor	1463	(1410+53)	AREA >16'
Garage	477		
Upper Floor	1651	(1713-62)	STAIRS
Lower Floor	8	(1318-1310)	EXCLUDED
Total G.F.A. =	3599		

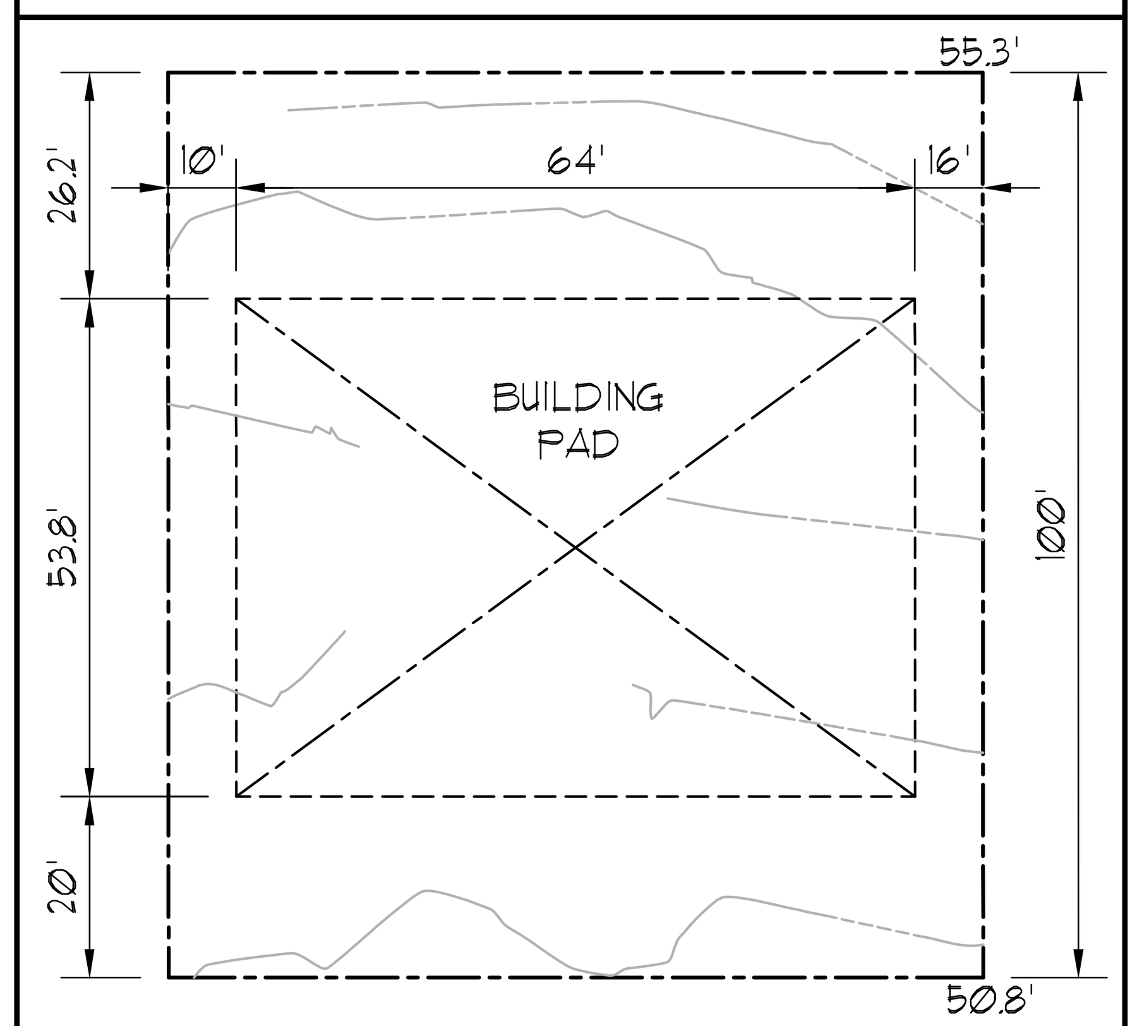
VICINITY MAP



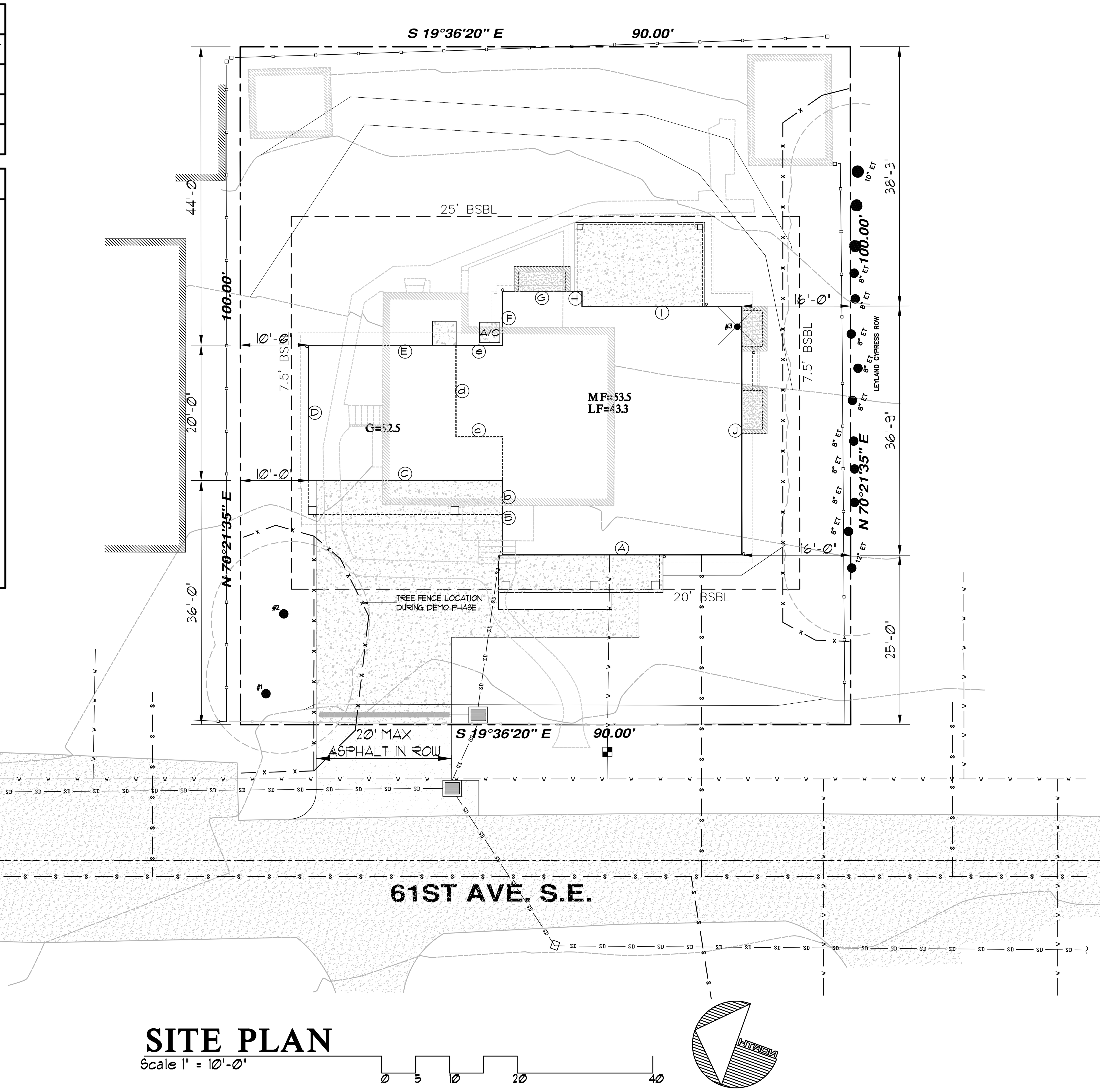
TREE RETENTION SCHEDULE

#	TREE SPECIES	SCIENTIFIC NAME	DBH	COND.	RETAIN
1.	HONEY LOCUST CV	GLEDITSIA TRIACANTHOS	6,4(7)	GOOD	YES
2.	CORKSCREW WILLOW CV	SALIX MATSUDANA	7,7,4(11)	GOOD	YES
3.	PLUM	PRUNUS AMENCANA MARSH	7,7(10)	FAIR	NO

LOT SLOPE CALCULATION



55.3'-50.8'=4.5'/100'=.045x100=4.5%



SITE PLAN

Scale 1" = 10'-0"

0 5 10 20 40

SITE INFO

STREET ADDRESSES:
3038 61st Ave SE, Mercer Island, WA 98040

PARCEL NUMBER:
217450-0395

LEGAL DESCRIPTION:
LOTS 7, 8, AND 9, BLOCK 3, EAST SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGES 22-23, IN KING COUNTY, WASHINGTON.

ZONING

ZONING: R-8.4

SINGLE FAMILY RESIDENTIAL SETBACKS.
FRONT YARD - 20.0'
REAR YARD - 25.0'
SIDE YARD - 15.0' COMBINED

LOT COVERAGE
40% - LOT SLOPE IS LESS THAN 15%

REQUIRED LANDSCAPE AREA
60% - LOT SLOPE IS LESS THAN 15%

HARDSCAPE COVERAGE
9%

ALLOWED GFA
40%

ALLOWABLE BUILDING HEIGHT
30' ABOVE AVERAGE BUILDING ELEVATION TO TOP OF STRUCTURE
30' ABOVE LOWEST GRADE TO TOP OF WALL

SITE CALCULATIONS

LOT AREA
9,000 SF GROSS LOT AREA

COVERAGE CALCULATION
9,000 SF LOT AREA
x 40%
3,600 SF ALLOWABLE IMPERVIOUS COVERAGE

2,300 SF HOUSE ROOF (includes gutters)
419 SF COVRED PATIO & PORCH (includes gutters)
693 SF DRIVEWAY (excludes area under eaves)
3,412 SF / 37.9% TOTAL COVERAGE

HARDSCAPE COVERAGE CALCULATION
9,000 SF LOT AREA
x 9%
810 SF ALLOWABLE HARDSCAPE COVERAGE

95 SF FRONT WALK (excludes portion u/ eaves)
46 SF WINDOW WELLS (excludes portion u/ eaves)
9 SF STOOP & A/C PAD (excludes protion u/ eaves)
150 SF / 1.7% TOTAL HARDSCAPE COVERAGE

LEGEND

— W — W —	DESIGNATES WATER
— S — S —	DESIGNATES SEWER
— SD — SD —	DESIGNATES STORM
- - - - -	DESIGNATES EXISTING GRADE
———	DESIGNATES FINISHED GRADE
— — —	DESIGNATES TREE DRIPLINE
— X — X —	DESIGNATES TREE FENCING
—□—□—	DESIGNATES EXISTING WOOD FENCE
—□—□—	EXISTING FENCE TO BE REMOVED

DEMO EXISTING STRUCTURES AND HARDSCAPE

SEE ADDITIONAL STORM & UTILITY PLAN

REGISTERED ARCHITECT
ORIGINAL SIGNATURE REQUIRED

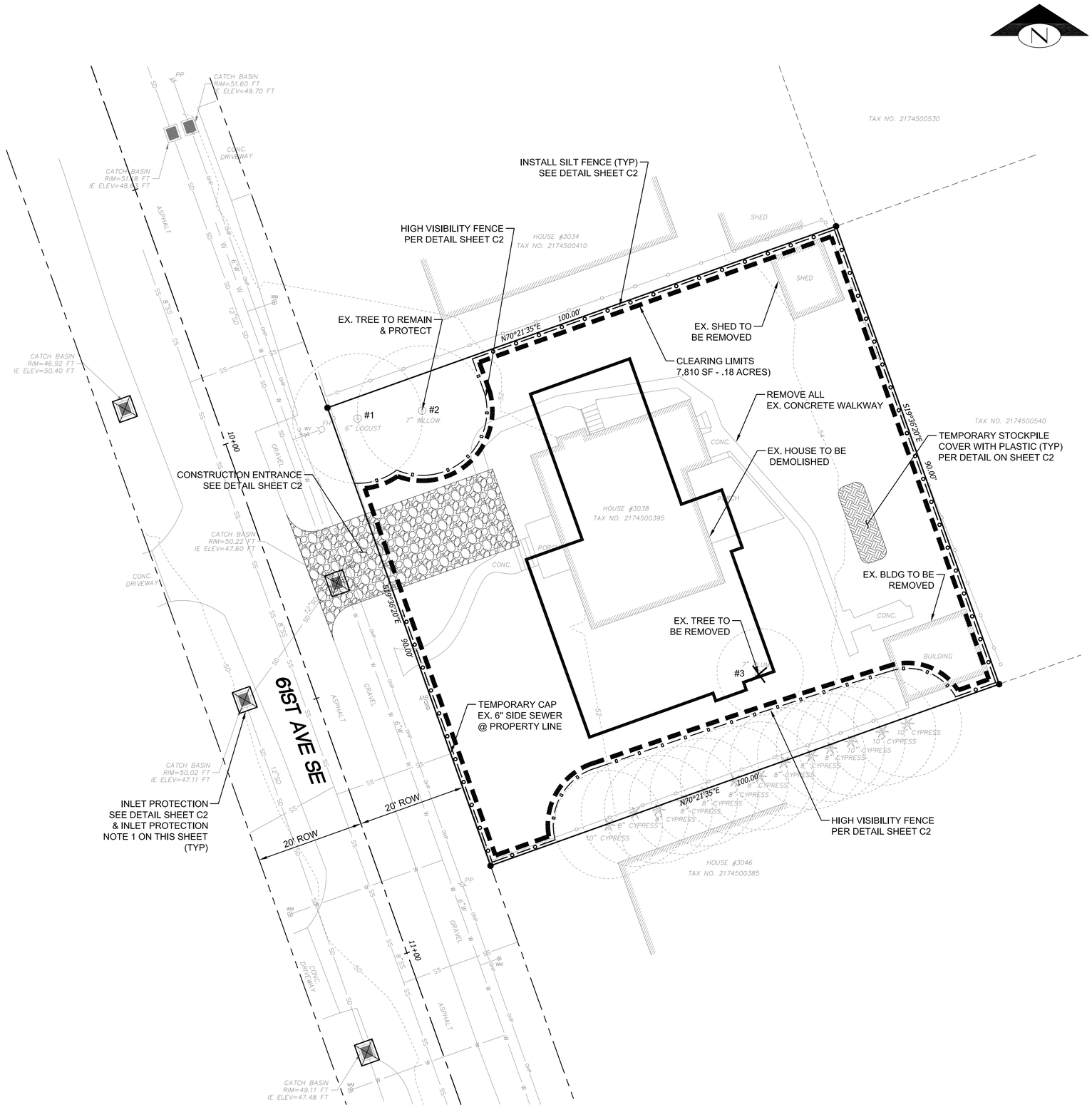
Date	By	Description
01/25/22	SM	PERMIT SET

Jabooda Homes
61st Ave Residence
3038 61st aAve SE Mercer Island, WA 98040

ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.kapplerhomeplans.com

TITLE
JOB NO. : 21048.14
STARTING NO. :

SHEET
A1.1



TREE INVENTORY:

#1 - 6"	HONEY LOCUST (GLEDITSIA TRIACANTHOS)	REGULATED-YES
#2 - 7"	CORKSCREW WILLOW (SALIX MATSUDANA)	REGULATED-YES
#3 - 7"	PLUM (PRUNUS AMERICANA MARSH.)	REGULATED-NO

STABILIZE SOILS:

TEMPORARY COVER MEASURES SHALL BE PROVIDED WHEN NECESSARY TO PROTECT DISTURBED AREAS. THE INTENT OF THESE MEASURES IS TO PREVENT EROSION BY HAVING AS MUCH AREA AS POSSIBLE COVERED DURING ANY PERIOD OF PRECIPITATION. TOPSOIL LAYERS SHALL BE RETAINED AND PROTECTED TO THE MAXIMUM EXTENT FEASIBLE. ANY TOPSOIL THAT IS STOCKPILED ONSITE SHALL BE COVERED TO PREVENT EROSION AND SATURATION, AND SHALL BE REUSED IN LANDSCAPED AREAS UPON COMPLETION OF THE GROUND DISTURBING ACTIVITIES. TEMPORARY COVER SHALL BE INSTALLED IF AN AREA IS TO REMAIN UNWORKED FOR MORE THAN 7 DAYS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30) OR FOR MORE THAN TWO CONSECUTIVE WORKING DAYS DURING THE WET SEASON (OCTOBER 1 TO APRIL 30). COVER METHODS INCLUDE THE USE OF SURFACE ROUGHENING, MULCH, EROSION CONTROL NETS AND BLANKETS, PLASTIC COVERING, SEEDING, AND SODDING. MULCH AND PLASTIC SHEETING ARE PRIMARILY INTENDED TO PROTECT DISTURBED AREAS FOR A SHORT PERIOD OF TIME, TYPICALLY DAYS TO A FEW MONTHS. SEEDING AND SODDING ARE MEASURES FOR AREAS THAT ARE TO REMAIN UNWORKED FOR MONTHS. EROSION NETS AND BLANKETS ARE TO BE USED IN CONJUNCTION WITH SEEDING STEEP SLOPES

GENERAL NOTE:

1. LAND CLEARING, GRADING, FILLING, AND FOUNDATION WORK ARE NOT PERMITTED BETWEEN OCTOBER 1ST AND APRIL 1ST. ANY WORK THAT IS PROPOSED DURING THE WET SEASON MUST SUBMIT A SEASONAL DEVELOPMENT LIMITATION WAIVER FOR APPROVAL BY THE BUILDING OFFICIAL

PROJECT ENGINEER'S CERTIFICATION:

I HEREBY STATE THAT THIS CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN FOR JABOODA HOMES RESIDENCE HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE STANDARD OF CARE AND EXPERTISE WHICH IS USUAL AND CUSTOMARY IN THIS COMMUNITY OF PROFESSIONAL ENGINEERS. I UNDERSTAND THAT THE CITY OF MERCER ISLAND DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE SUFFICIENCY, SUITABILILTY, OR PERFORMANCE OF CONSTRUCTION SWPPP BMPS PREPARED BY ME.

INLET PROTECTION NOTE:

1. CONTRACTOR TO INSTALL INLET PROTECTION ON ALL CATCH BASINS DOWNSTREAM WITHIN 50'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- RIGHT OF WAY CENTERLINE
- PROPOSED STRUCTURE

Know what's **below.** **Call** before you dig.

HORIZONTAL GRAPHIC SCALE
10 5 0 5 10
1 inch = 10 ft.

REFERENCE SHEET NO. C1

SHEET 1 OF 3 SHEETS

JABOODA HOMES RESIDENCE
3038 61ST AVE SE
MERCER ISLAND, WA 98040

TREE PROTECTION PLAN
TESC PLAN

HAN H. PHAN
STATE OF WASHINGTON
42815
REGISTERED
PROFESSIONAL ENGINEER

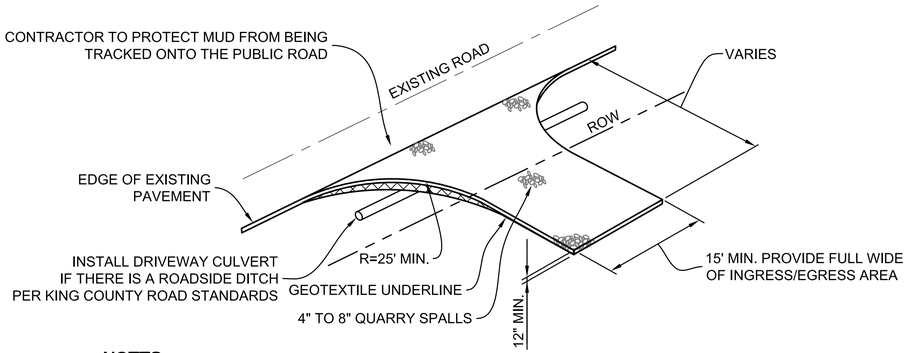
PBG
Land Development and Civil Engineering Consultants
5130 South 166th Lane
SeaTac, WA 98188
T (206) 229-6422

JOB NO.	ISSUE DATE
R21635	12-30-2021

DESIGNED BY:	L. PHAN
DRAWN BY:	L. PHAN
CHECKED BY:	H.H. PHAN
PROJ. MNGR:	H.H. PHAN

NO.	DATE	BY	REVISION DESCRIPTION

Dec 30, 2021 – 10:38am Hon Phan L:\Working\R21635 – 3038 61st Ave SE (Jaboodo Homes)\CADD\Drawings\R21635-PS-C1.dwg Layout Name: C1



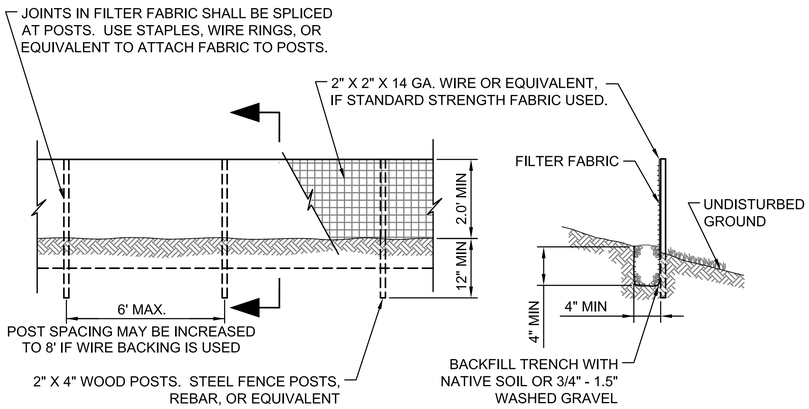
NOTES:

AS PER KING COUNTY ROAD STANDARDS, DRIVEWAYS SHALL BE PAVED TO THE EDGE OF RIGHT-OF-WAY PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY.

IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE ROAD.

CONSTRUCTION ENTRANCE DETAIL

PER 2016 KCSWDM FIGURE C.3.1.A
SCALE: NONE

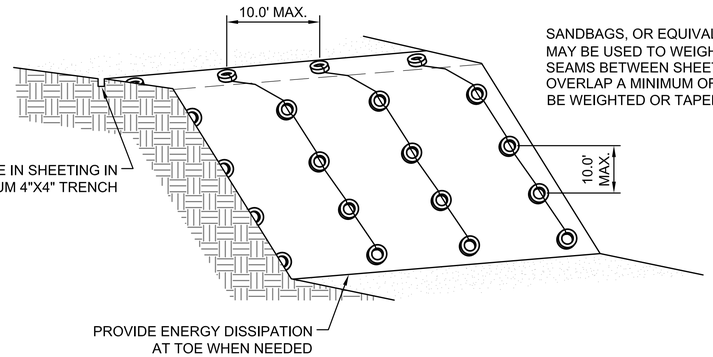


NOTES:

FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.

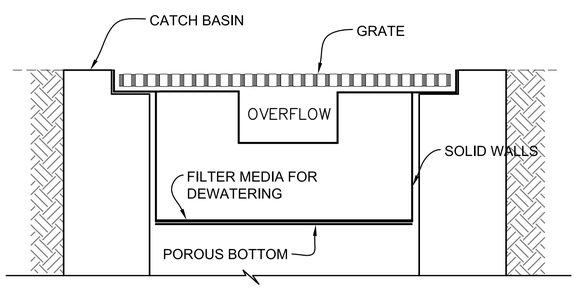
SILT FENCE DETAIL

PER 2016 KCSWDM FIGURE C.3.6.A
SCALE: NONE



PLASTIC COVERING DETAIL

PER 2016 KCSWDM FIGURE C.3.4.A
SCALE: NONE

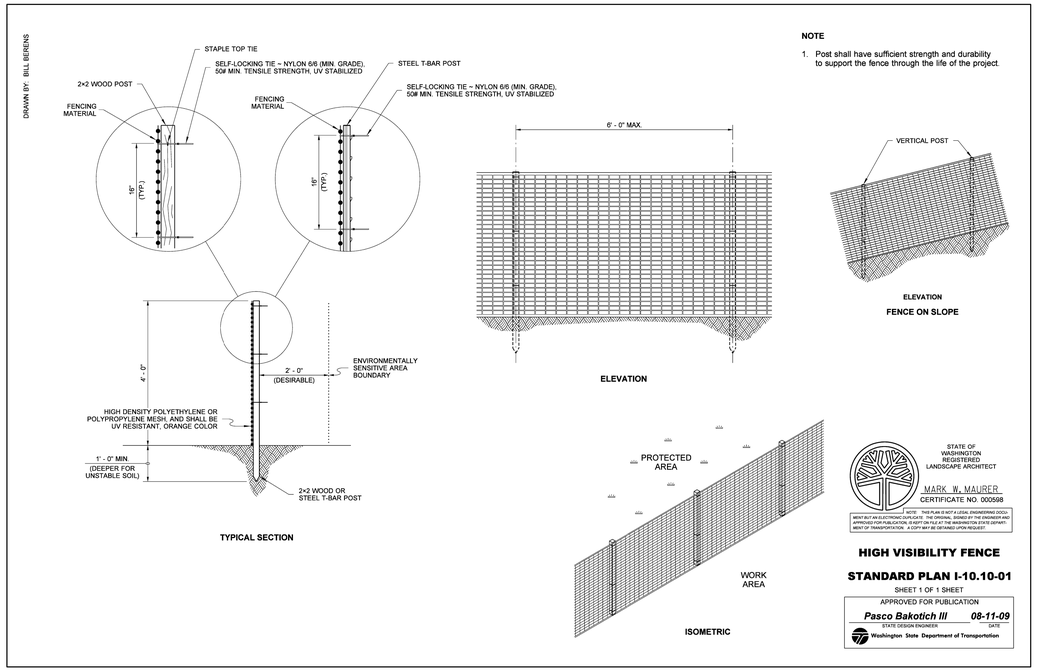


NOTES:

THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 CUBIC FEET OF STORAGE WITH THE MEANS TO DEWATER THE STORED SEDIMENT, PROVIDE AN OVERFLOW, AND CAN BE EASILY MAINTAINED.

INLET PROTECTION DETAIL

PER 2016 KCSWDM FIGURE C.3.9.B
SCALE: NONE



811 Know what's **below.** **Call** before you dig.

REFERENCE SHEET NO.	SHEET
C2	2 OF 3 SHEETS

JABOODA HOMES RESIDENCE
3038 61ST AVE SE
MERCER ISLAND, WA 98040

TESC DETAILS

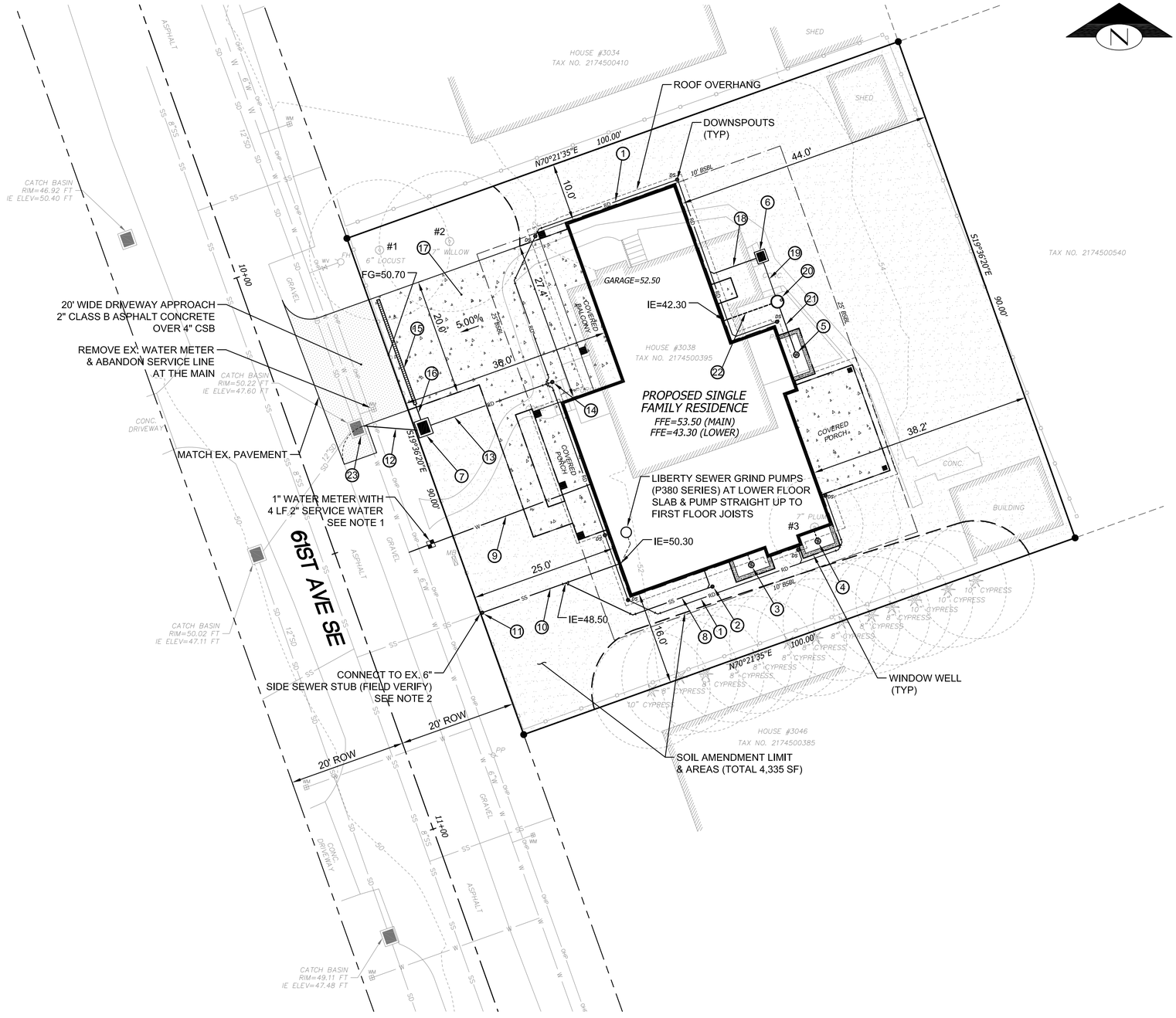
HAN H. PHAN — STATE OF WASHINGTON — 42815 — REGISTERED PROFESSIONAL ENGINEER

PBG
Land Development and Civil Engineering Consultants
5130 South 166th Lane
SeaTac, WA 98188
T (206) 229-6422

JOB NO.	ISSUE DATE
R21635	12-30-2022

DESIGNED BY:	L. PHAN
DRAWN BY:	L. PHAN
CHECKED BY:	H.H. PHAN
PROJ. MNGR:	H.H. PHAN

NO.	DATE	BY	REVISION DESCRIPTION



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- RIGHT OF WAY CENTERLINE
- OVERHANG / EAVE
- PROPOSED STRUCTURE
- SOIL AMENDMENT AREA
- CEMENT CONCRETE PAVEMENT

CONSTRUCTION NOTES:

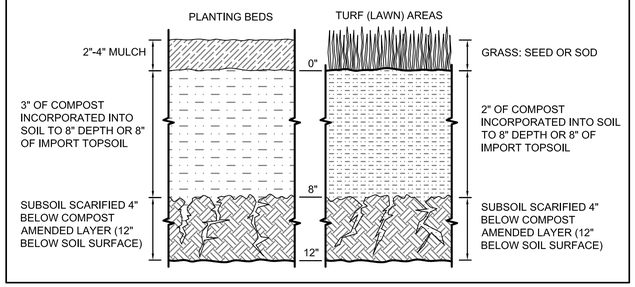
1. 83 LF 4" SDR 35 PVC ROOF DRAIN @ 2.00%
2. 4" SSCO #2 IE=50.00
3. AREA DRAIN #1 12" ROUND BASIN (HANDOR NYLOPLAST) WITH DOME GRATE RIM=50.50 IE (N)=48.50 WITH 4" SDR 35 PVC SD CONNECT TO FOOTING DRAIN
4. AREA DRAIN #2 12" ROUND BASIN (HANDOR NYLOPLAST) WITH DOME GRATE RIM=50.50 IE (N)=48.50 WITH 4" SDR 35 PVC SD CONNECT TO FOOTING DRAIN
5. AREA DRAIN #3 12" ROUND BASIN (HANDOR NYLOPLAST) WITH DOME GRATE RIM=46.50 IE (N)=44.50
6. CB #2-TYPE 40 WITH SOLID LID RIM=52.40 IE (S)=51.50 IE (W)=51.00
7. CB #1-TYPE 1 WITH SOLID LID & OIL SEPARATOR (RISER TEE) RIM=50.40 IE (NW)=47.90 IE (N)=48.00 IE (E)=48.10
8. 30 LF 4" SDR 35 PVC GRAVITY SIDE SEWER @ 5.00%
9. 28 LF 1½" WATER SERVICE LINE (POLYETHYLENE PIPE SDR 7)
10. 24 LF 4" SDR 35 PVC GRAVITY SIDE SEWER @ 20.00%
11. 6" SSCO #1 IE=45.50 (FIELD VERIFY)
12. 9 LF 6" DI SD @ 2.00%
13. 22 LF 4" SDR 35 PVC ROOF DRAIN COLLECTOR @ 2.00%
14. 4" SDCO #1 RIM=51.93 IE=48.54
15. 19' LONG x 5" WIDE SLOTTED DRAIN (DURA) H20 RATED TRAFFIC LID RIM=50.25
16. 3 LF 4" DI SD @ 58.00%
17. 4" CEMENT CONC. PAVEMENT
18. 8 LF 4" SDR 35 PVC SD @ 2.00% CONNECT TO 4" ROOF DRAIN
19. 6 LF 2" SDFM SCHEDULE 80
20. PVC PUMP BASIN WITH 0.5 HP SUBMERSIBLE MODEL PE51 PUMP (GOULDS WATER TECHNOLOGY) WITH CHECK VALVE IN PUMP BASIN RIM=52.40 IE (W)=42.13 IE (S)=42.23 IE (N)=43.23
21. 8 LF 4" SDR 35 PVC @ 28.40%
22. 9 LF 4" SOLID SDR 35 PVC FOOTING DRAIN COLLECTOR @ 2.00%
23. EX. CB EX. RIM=50.22 EX. IE (N, SW)=47.60 NEW IE (SE)=47.72

ESTIMATED COMPOST REQUIRED FOR SOIL AMENDMENT

3,475	(SQUARE FEET) X 0.0062 *** =	22	(CUBIC YARDS)
DISTURBED AREA REQUIRING AMENDMENT		REQUIRED COMPOST	

SOIL AMENDMENT

*** 2 INCH LAYER OF COMPOST (FT/12 INCH) X (CY/27 CF) = 0.0062



NOTES:

1. NEW WATER METER LOCATE 25' SOUTH OF EXISTING WATER METER AND 4' WEST OF PROPERTY LINE. CONTRACTOR TO FIELD VERIFY THE EXISTING STORM DRAIN LINE AND COORDINATE WITH CITY WATER DEPARTMENT DURING CONSTRUCTION.
2. EXISTING SIDE SEWER STUB MUST BE VIDEO TAPED TO VERIFY IF REPLACE OR REPAIR AS NEEDED.

A BACKUP GENERATOR IS REQUIRED FOR THE PUMP SYSTEM

PRIVATE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY AND ALL CLAIMS FOR INJURIES AND DAMAGE DUE TO THE OPERATION OR NON-OPERATION OF THE PUMP SYSTEM

811 Know what's below. Call before you dig.

HORIZONTAL GRAPHIC SCALE
10 5 0 5 10
1 inch = 10 ft.

REFERENCE SHEET NO.	SHEET
C3	3 OF 3 SHEETS

JABOODA HOMES RESIDENCE
3038 61ST AVE SE
MERCER ISLAND, WA 98040

STORMWATER / UTILITY PLAN AND DETAILS

HAN H. PHAN — STATE OF WASHINGTON — 42815 — REGISTERED PROFESSIONAL ENGINEER

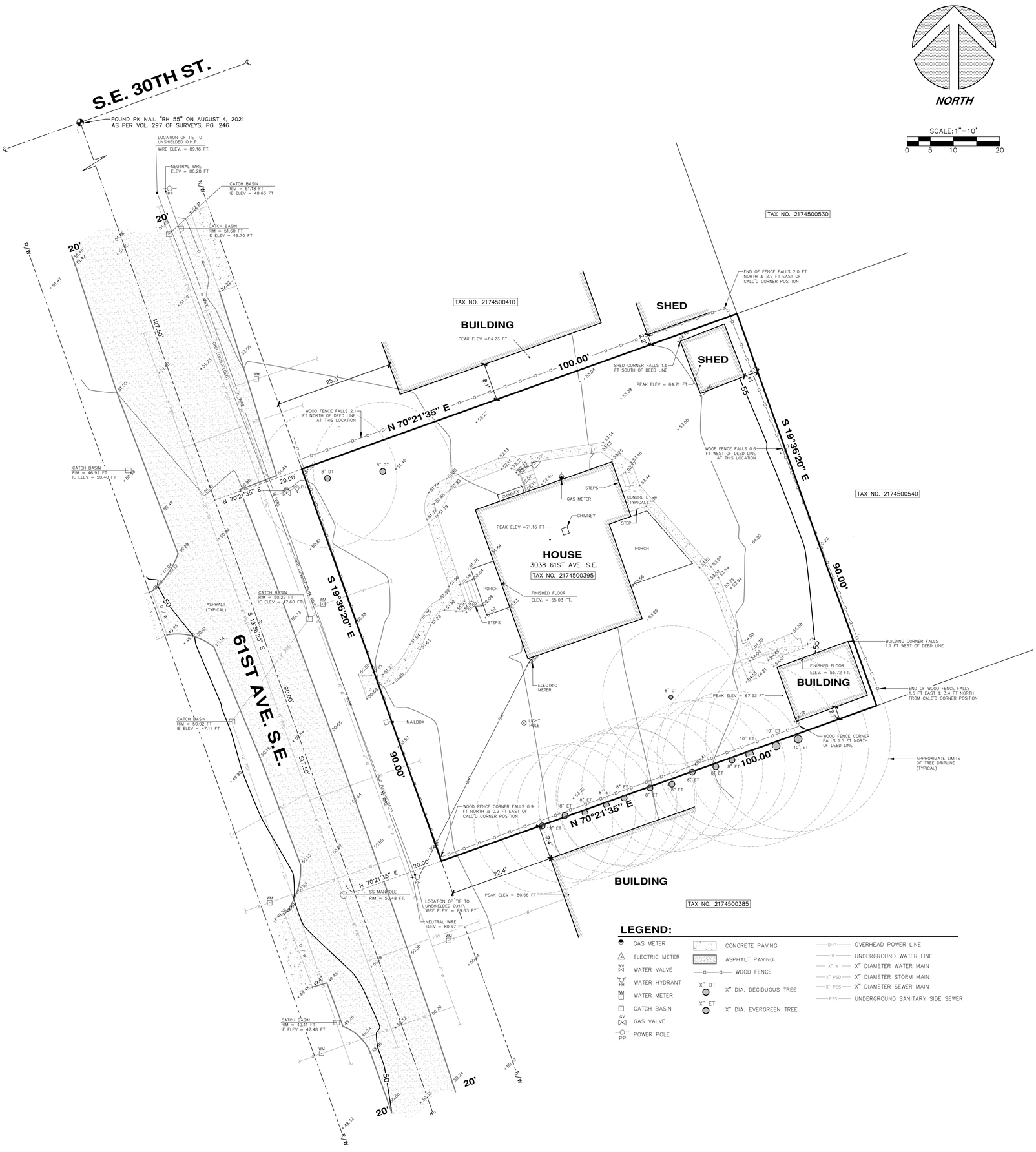
PBG
Land Development and Civil Engineering Consultants
5130 South 166th Lane
SeaTac, WA 98188
T (206) 229-6422

NO.	DATE	BY	REVISION DESCRIPTION

JOB NO.	ISSUE DATE
R21635	12-30-2021

DESIGNED BY:	L. PHAN
DRAWN BY:	L. PHAN
CHECKED BY:	H.H. PHAN
PROJ. MNGR:	H.H. PHAN

Dec 30, 2021 — 10:46am Hon Phan L:\Working\R21635 – 3038 61st Ave SE (Jaboodа Homes)\CADD\Drawings\R21635-PS-C3.dwg Layout Name: C3



NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. VERTICAL DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON AUGUST 4, 2021.

   HORIZONTAL DATUM = NAD 83/11
4. PARCEL AREA = 9,000 SQ. FT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF MERCER ISLAND GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 2174500395
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.

PROPERTY DESCRIPTION

LOTS 7, 8, AND 9, BLOCK 3, EAST SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGES 22-23, IN KING COUNTY, WASHINGTON.

BRANDON E. WINTERS
STATE OF WASHINGTON
45803
REGISTERED
PROFESSIONAL LAND SURVEYOR

DATE: 08/17/21

TOPOGRAPHIC SURVEY
3038 61ST AVE. S.E.
MERCER ISLAND

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

PROJECT #:	21-7212
DRAWING:	21-7212 TOPO.DWG
CLIENT:	JABOODA HOMES INC.
DATE:	08/17/21
DRAWN BY:	SYG

SYMBOLS AND LEGEND

[F] FAN- DIRECT VENT TO OUTSIDE
-BATHROOMS/LAUNDRY 50 CFM MIN.
-KITCHEN EXHAUST HOOD TO BE MIN. OF 100CFM. IF EXHAUST HOOD EXCEEDS 400 CFM MAKE UP AIR MUST BE PROVIDED PER SECTION M1503.6.

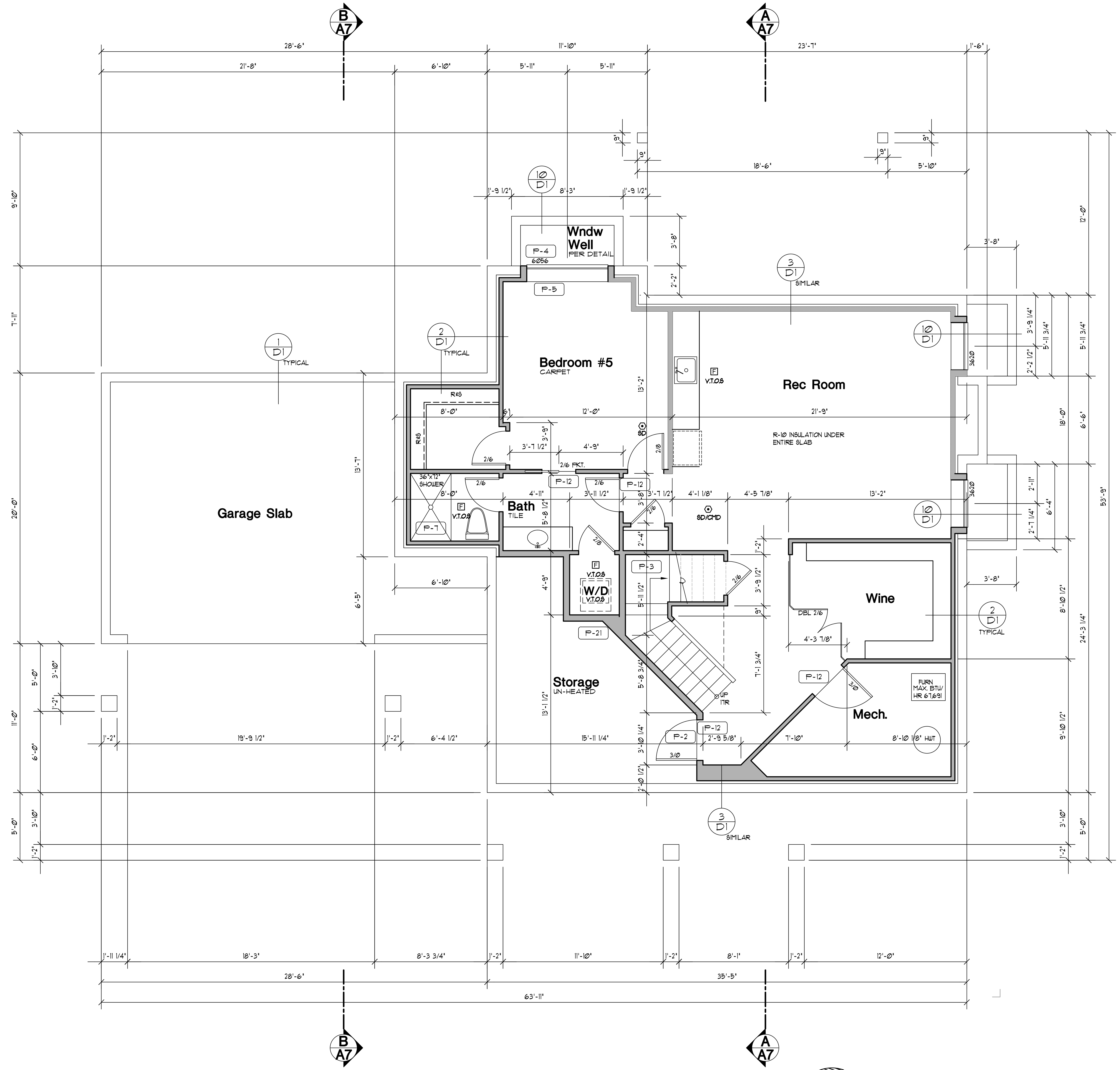
[WF] WHOLE-HOUSE FAN TO RUN CONTINUOUS & CONFORM TO IRC, M1505.4. FAN SIZE PER PLAN. FAN RATE TO BE ADJUSTED BY A FACTOR OF 1.5 FOR A NON BALANCED NON DISTRIBUTED SYSTEM. FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1505.4.1.
FAN TO HAVE A SONE RATING OF 1.0 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE

110v SMOKE ALARM PER I.R.C. R314 WITH BATTERY BACKUP INTERCONNECTED PER R314.4 & R315.5. USE A COMBINATION SMOKE/CARBON MONOXIDE ALARM WHEN NOTED

MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS: PER DIV. 15,16 SEE SHEET A1

FURN WH

A. PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN AIR PLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.
B. PROVIDE THERMAL EXPANSION TANK AT WATER HEATER.
C. STRAP WATER HEATER TO FRAMING TOP AND BOTTOM.
D. PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.



LOWER FLOOR PLAN

Scale 1/4"=1'-0"

GENERAL PLAN NOTES

1. SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUAILITY INFORMATION SEE DIV. 17 SHEET A-1
3. SEE BUILDING ELEVATION FOR WINDOW OPERATION SEE DIV. 8 SHEET A-1
4. SEE TYP. MATERIALS LIST ON SECTION SHEET
5. SEE SHEET A-1 FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.

FLOOR PLAN KEY NOTES

P-1 OCCUPANCY SEPARATION:
APPLY (1) LAYER OF ½" G.W.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY.
APPLY (1) LAYER OF ⅝" TYPE 'X' G.W.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS.
DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL
SEE DIV. 01002.6.A. SHEET A-1.

P-2 1⅜" MIN. SELF CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL, OR 20-MINUTE FIRE RATED DOOR. SEE DIV. 01002.6.B. SHEET A-1

P-3 STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R311.5
A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0".
B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 7¾" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1 1/4" ON STAIRS WITH SOLID RISERS.
C. HANDRAIL MIN. 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL TYPE 1 CIRCULAR TO HAVE 1¼" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL, RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R301.5
D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11.
E. COVER USABLE SPACE UNDER STAIR W/ ½" G.W.B. PER I.R.C. SECTION R302.7.
F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS.
G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R303.7.
SEE DIV. 01002.7 SHEET A-1.

P-4 SAFETY GLAZING PER I.R.C., SECTION R308
A. WINDOWS WITHIN 18" OF FLOOR
B. WINDOWS WITHIN A 24" ARC OF DOORS
C. WINDOWS AT TUBS AND SHOWERS
D. GLAZING IN DOORS
E. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING, & BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE
SEE DIV. 08800 SHEET A-1

P-5 EGRESS WINDOW PER I.R.C., SECTION R310
SEE DIV. 08600 SHEET A-1

P-6 IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN, ABOVE TOP OF SLAB.
SEE DIV. 15 SHEET A-1

P-7 COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 72" ABOVE DRAIN INLETS, PER I.R.C. SECTION 307.2.
SEE DIV. 09250 SHEET A-1

P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.

P-9 7¾" MAX. RISER WITH 10" MIN. RUN, IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.7.8. SEE DIV. 01002.7 SHEET A-1

P-10 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 01002.1 SHEET A-1

P-11 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01002.2 SHEET A-1

P-12 FLOOR MATERIAL BREAK LINE

P-13 WALL LINE ABOVE

P-14 WALL LINE BELOW

P-15 FIREPLACE ASSEMBLY NOTES:
A. DIRECT VENT GAS FIREPLACES, MUST BE LISTED, LABELED &INSTALLED PER MFG. SPECIFICATIONS, SHALL CONFORM TO I.R.C.REQUIREMENTS. SEE DIV. 01002.12 SHEET A-1
B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01002.12 SHT A-1
C. HEARTH SHALL CONFORM TO I.R.C REQUIREMENT SEE DIV. 01002.12
D. FIREBLOCK OPENINGS AROUND PENETRATIONS @ EACH FLOOR PER I.R.C. SECTION R1003.19.
E. FIREPLACE MUST COMPLY WITH UL 127 TESTING

P-16 SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS

P-17 3" DIAMETER STEEL POST

P-18 36" GUARDRAIL PER I.R.C. SECTION R312 & TABLE R301.5 CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDS & RAILINGS ARE CAPABLE OF RESISTING 200lb LOAD ON TOP RAIL ACTING IN ANY DIRECTION.

P-19 'B' VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R302.11. SEE DIV. 15 SHEET A-1

P-20 PROVIDE A HEAT DETECTOR OR HEAT ALARM RATED FOR THE AMBIENT OUTDOOR TEMPERATURES & HUMIDITY. INSTALL IN A CENTRAL LOCATION AND IN ACCORDANCE W/ THE MANF. INSTRUCTIONS. CONNECT TO AN ALARM OR SMOKE ALARM IN THE DWELLING IN A LOCATION THAT WILL PROVIDE OCCUPANT NOTIFICATION.

P-21 2x6 STUDS W/ R-21 INSULATION MIN.

REGISTERED ARCHITECT
STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
01/25/22	SM	PERMIT SET

Jabooda Homes
61st Ave Residence
3038 61st Ave SE Mercer Island, Wa 98040

ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.kapplerhomeplans.com

TITLE

JOB NO.: 21048.05
STARTING NO.: 21048.03

SHEET
A2

SYMBOLS AND LEGEND

[F] FAN- DIRECT VENT TO OUTSIDE
-BATHROOMS/LAUNDRY 50 CFM MIN.
-KITCHEN EXHAUST HOOD TO BE MIN. OF 100CFM. IF EXHAUST HOOD EXCEEDS 400 CFM MAKE UP AIR MUST BE PROVIDED PER SECTION M1503.6.

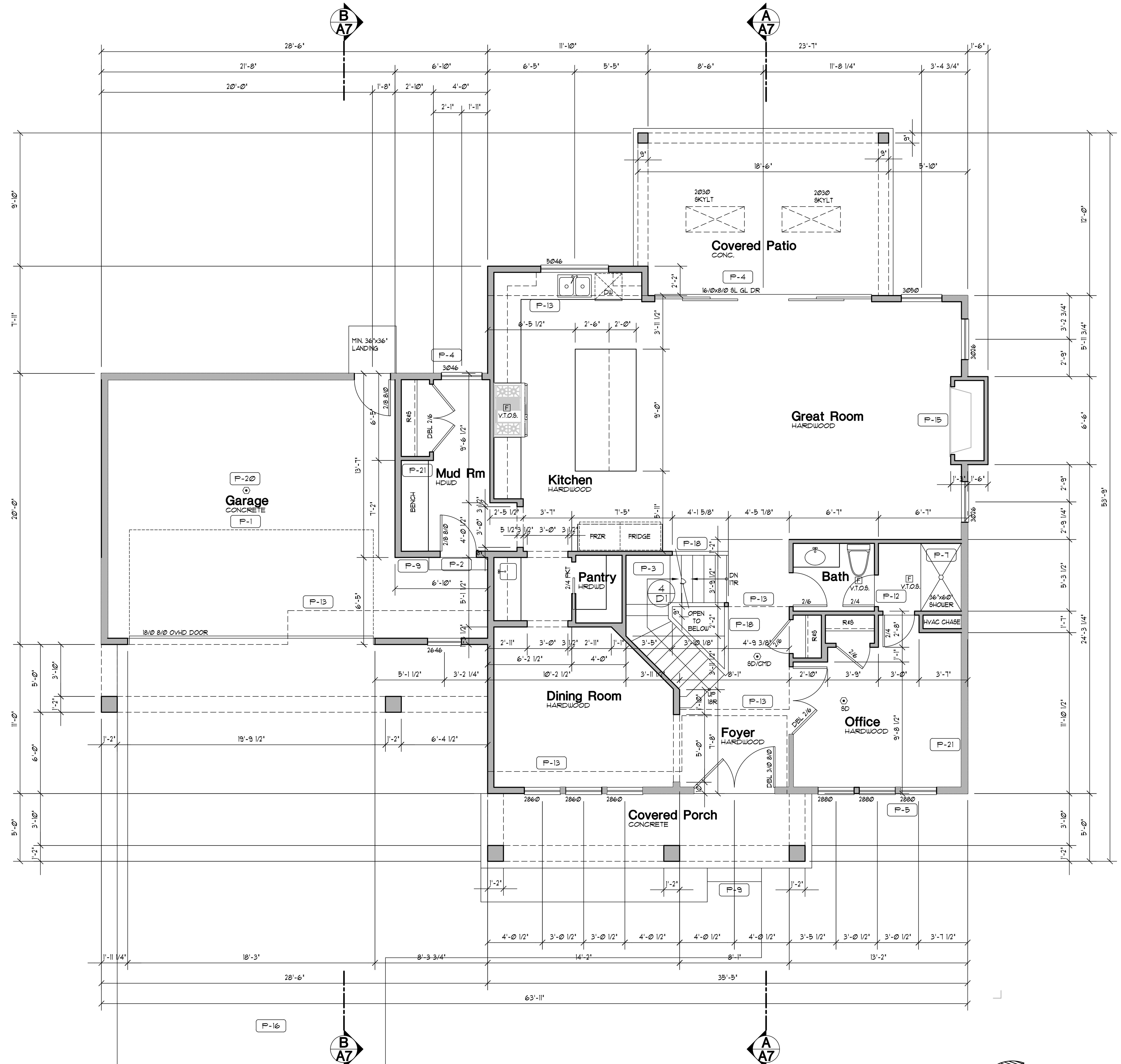
[WF] WHOLE-HOUSE FAN TO RUN CONTINUOUS & CONFORM TO IRC, M1505.4. FAN SIZE PER PLAN. FAN RATE TO BE ADJUSTED BY A FACTOR OF 1.5 FOR A NON BALANCED NON DISTRIBUTED SYSTEM. FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1505.4.1.
FAN TO HAVE A SONE RATING OF 1.0 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE

110v SMOKE ALARM PER I.R.C. R314 WITH BATTERY BACKUP INTERCONNECTED PER R314.4 & R315.5. USE A COMBINATION SMOKE/CARBON MONOXIDE ALARM WHEN NOTED

MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS: PER DIV. 15,16 SEE SHEET A1

FURN WH

A. PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN AIR PLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.
B. PROVIDE THERMAL EXPANSION TANK AT WATER HEATER.
C. STRAP WATER HEATER TO FRAMING TOP AND BOTTOM.
D. PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.



MAIN FLOOR PLAN

Scale 1/4"=1'-0"

GENERAL PLAN NOTES

1. SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUAILITY INFORMATION SEE DIV. 17 SHEET A-1
3. SEE BUILDING ELEVATION FOR WINDOW OPERATION SEE DIV. 8 SHEET A-1
4. SEE TYP. MATERIALS LIST ON SECTION SHEET
5. SEE SHEET A-1 FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.

FLOOR PLAN KEY NOTES

P-1 OCCUPANCY SEPARATION:
APPLY (1) LAYER OF ½" G.W.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY.
APPLY (1) LAYER OF ⅝" TYPE 'X' G.W.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS.
DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL
SEE DIV. 01002.6.A. SHEET A-1.

P-2 1⅜" MIN. SELF CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL, OR 20-MINUTE FIRE RATED DOOR. SEE DIV. 01002.6.B. SHEET A-1

P-3 STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R311.5
A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0".
B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 7¾" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1 1/4" ON STAIRS WITH SOLID RISERS.
C. HANDRAIL MIN. 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL TYPE 1 CIRCULAR TO HAVE 1¼" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL, RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R301.5
D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11.
E. COVER USABLE SPACE UNDER STAIR W/ ½" G.W.B. PER I.R.C. SECTION R302.7.
F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS.
G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R303.7.
SEE DIV. 01002.7 SHEET A-1.

P-4 SAFETY GLAZING PER I.R.C., SECTION R308
A. WINDOWS WITHIN 18" OF FLOOR
B. WINDOWS WITHIN A 24" ARC OF DOORS
C. WINDOWS AT TUBS AND SHOWERS
D. GLAZING IN DOORS
E. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING, & BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE
SEE DIV. 08800 SHEET A-1

P-5 EGRESS WINDOW PER I.R.C., SECTION R310 SEE DIV. 08600 SHEET A-1

P-6 IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN, ABOVE TOP OF SLAB. SEE DIV. 15 SHEET A-1

P-7 COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 72" ABOVE DRAIN INLETS, PER I.R.C. SECTION 307.2. SEE DIV. 09250 SHEET A-1

P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.

P-9 7¾" MAX. RISER WITH 10" MIN. RUN, IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.7.8. SEE DIV. 01002.7 SHEET A-1

P-10 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 01002.1 SHEET A-1

P-11 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01002.2 SHEET A-1

P-12 FLOOR MATERIAL BREAK LINE

P-13 WALL LINE ABOVE

P-14 WALL LINE BELOW

P-15 FIREPLACE ASSEMBLY NOTES:
A. DIRECT VENT GAS FIREPLACES, MUST BE LISTED, LABELED &INSTALLED PER MFG. SPECIFICATIONS, SHALL CONFORM TO I.R.C.REQUIREMENTS. SEE DIV. 01002.12 SHEET A-1
B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01002.12 SHT A-1
C. HEARTH SHALL CONFORM TO I.R.C REQUIREMENT SEE DIV. 01002.12
D. FIREBLOCK OPENINGS AROUND PENETRATIONS @ EACH FLOOR PER I.R.C. SECTION R1003.19.
E. FIREPLACE MUST COMPLY WITH UL 127 TESTING

P-16 SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS

P-17 3" DIAMETER STEEL POST

P-18 36" GUARDRAIL PER I.R.C. SECTION R312 & TABLE R301.5 CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDS & RAILINGS ARE CAPABLE OF RESISTING 200lb LOAD ON TOP RAIL ACTING IN ANY DIRECTION.

P-19 'B' VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R302.11. SEE DIV. 15 SHEET A-1

P-20 PROVIDE A HEAT DETECTOR OR HEAT ALARM RATED FOR THE AMBIENT OUTDOOR TEMPERATURES & HUMIDITY. INSTALL IN A CENTRAL LOCATION AND IN ACCORDANCE W/ THE MANF. INSTRUCTIONS. CONNECT TO AN ALARM OR SMOKE ALARM IN THE DWELLING IN A LOCATION THAT WILL PROVIDE OCCUPANT NOTIFICATION.

P-21 2x6 STUDS W/ R-21 INSULATION MIN.

SQUARE FOOTAGE

MAIN FLOOR	1410	SF
UPPER FLOOR	1650	SF
LOWER FLOOR	1141	SF
TOTAL	4201	SF
GARAGE	477	SF
STORAGE	177	SF
PORCH/PATIO	117/220	SF
BALCONY	267	SF

SQUARE FOOTAGE IS MEASURED TO THE OUTSIDE FACE OF WALLS. STAIRS ARE COUNTED ONCE IN THE CALCULATIONS. OPEN TO BELOW SPACES AND GARAGES ARE NOT INCLUDED IN CALCULATIONS.

Date	By	Description
01/25/22	SM	PERMIT SET

Jabooda Homes

61st Ave Residence

3038 61st Ave SE Mercer Island, Wa 98040

ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.kapplerhomeplans.com

TITLE

JOB NO. : 21048.05
STARTING NO. : 21048.03

SHEET

A3

SYMBOLS AND LEGEND

F — FAN- DIRECT VENT TO OUTSIDE
-BATHROOMS/LAUNDRY 50 CFM MIN.
-KITCHEN EXHAUST HOOD TO BE MIN. OF 100CFM. IF EXHAUST HOOD EXCEEDS 400 CFM MAKE UP AIR MUST BE PROVIDED PER SECTION M1503.6.

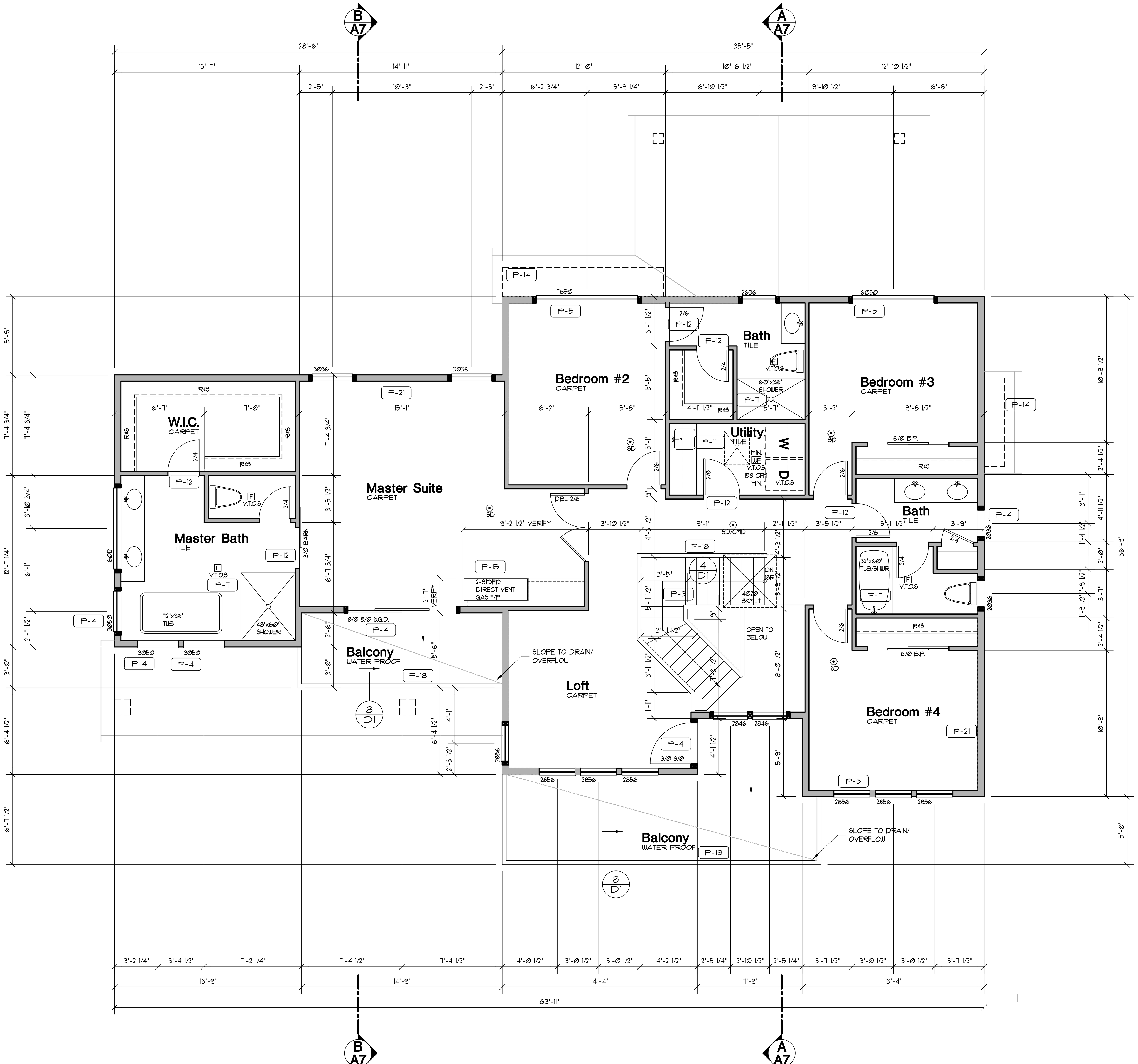
WF — WHOLE-HOUSE FAN TO RUN CONTINUOUS & CONFORM TO IRC, M1505.4. FAN SIZE PER PLAN. FAN RATE TO BE ADJUSTED BY A FACTOR OF 1.5 FOR A NON BALANCED NON DISTRIBUTED SYSTEM. FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1505.4.1.
FAN TO HAVE A SONE RATING OF 1.0 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE

110v SMOKE ALARM PER I.R.C. R314 WITH BATTERY BACKUP INTERCONNECTED PER R314.4 & R315.5. USE A COMBINATION SMOKE/CARBON MONOXIDE ALARM WHEN NOTED

MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS: PER DIV. 15,16 SEE SHEET A1

FURN WH

A. PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN AIR PLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.
B. PROVIDE THERMAL EXPANSION TANK AT WATER HEATER.
C. STRAP WATER HEATER TO FRAMING TOP AND BOTTOM.
D. PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.



UPPER FLOOR PLAN

Scale 1/4"=1'-0"

GENERAL PLAN NOTES

1. SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUAILITY INFORMATION SEE DIV. 17 SHEET A-1
3. SEE BUILDING ELEVATION FOR WINDOW OPERATION SEE DIV. 8 SHEET A-1
4. SEE TYP. MATERIALS LIST ON SECTION SHEET
5. SEE SHEET A-1 FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.

FLOOR PLAN KEY NOTES

P-1 OCCUPANCY SEPARATION:
APPLY (1) LAYER OF ½" G.W.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY.
APPLY (1) LAYER OF ⅝" TYPE 'X' G.W.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS.
DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL
SEE DIV. 01002.6.A. SHEET A-1.

P-2 1⅜" MIN. SELF CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL, OR 20-MINUTE FIRE RATED DOOR. SEE DIV. 01002.6.B. SHEET A-1

P-3 STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R311.5
A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0".
B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 7¾" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1 1/4" ON STAIRS WITH SOLID RISERS.
C. HANDRAIL MIN. 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL TYPE 1 CIRCULAR TO HAVE 1¼" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL, RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R301.5
D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11.
E. COVER USABLE SPACE UNDER STAIR W/ ½" G.W.B. PER I.R.C. SECTION R302.7.
F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS.
G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R303.7.
SEE DIV. 01002.7 SHEET A-1.

P-4 SAFETY GLAZING PER I.R.C., SECTION R308
A. WINDOWS WITHIN 18" OF FLOOR
B. WINDOWS WITHIN A 24" ARC OF DOORS
C. WINDOWS AT TUBS AND SHOWERS
D. GLAZING IN DOORS
E. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING, & BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE
SEE DIV. 08800 SHEET A-1

P-5 EGRESS WINDOW PER I.R.C., SECTION R310 SEE DIV. 08600 SHEET A-1

P-6 IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN, ABOVE TOP OF SLAB. SEE DIV. 15 SHEET A-1

P-7 COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 72" ABOVE DRAIN INLETS, PER I.R.C. SECTION 307.2. SEE DIV. 09250 SHEET A-1

P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.

P-9 7¾" MAX. RISER WITH 10" MIN. RUN, IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.7.8. SEE DIV. 01002.7 SHEET A-1

P-10 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 01002.1 SHEET A-1

P-11 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01002.2 SHEET A-1

P-12 FLOOR MATERIAL BREAK LINE

P-13 WALL LINE ABOVE

P-14 WALL LINE BELOW

P-15 FIREPLACE ASSEMBLY NOTES:
A. DIRECT VENT GAS FIREPLACES, MUST BE LISTED, LABELED &INSTALLED PER MFG. SPECIFICATIONS, SHALL CONFORM TO I.R.C.REQUIREMENTS. SEE DIV. 01002.12 SHEET A-1
B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01002.12 SHT A-1
C. HEARTH SHALL CONFORM TO I.R.C REQUIREMENT SEE DIV. 01002.12
D. FIREBLOCK OPENINGS AROUND PENETRATIONS @ EACH FLOOR PER I.R.C. SECTION R1003.19.
E. FIREPLACE MUST COMPLY WITH UL 127 TESTING

P-16 SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS

P-17 3" DIAMETER STEEL POST

P-18 36" GUARDRAIL PER I.R.C. SECTION R312 & TABLE R301.5 CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDS & RAILINGS ARE CAPABLE OF RESISTING 200lb LOAD ON TOP RAIL ACTING IN ANY DIRECTION.

P-19 'B' VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R302.11. SEE DIV. 15 SHEET A-1

P-20 PROVIDE A HEAT DETECTOR OR HEAT ALARM RATED FOR THE AMBIENT OUTDOOR TEMPERATURES & HUMIDITY. INSTALL IN A CENTRAL LOCATION AND IN ACCORDANCE W/ THE MANF. INSTRUCTIONS. CONNECT TO AN ALARM OR SMOKE ALARM IN THE DWELLING IN A LOCATION THAT WILL PROVIDE OCCUPANT NOTIFICATION.

P-21 2x6 STUDS W/ R-21 INSULATION MIN.

REGISTERED ARCHITECT 5879 JOHN KAPPLER STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

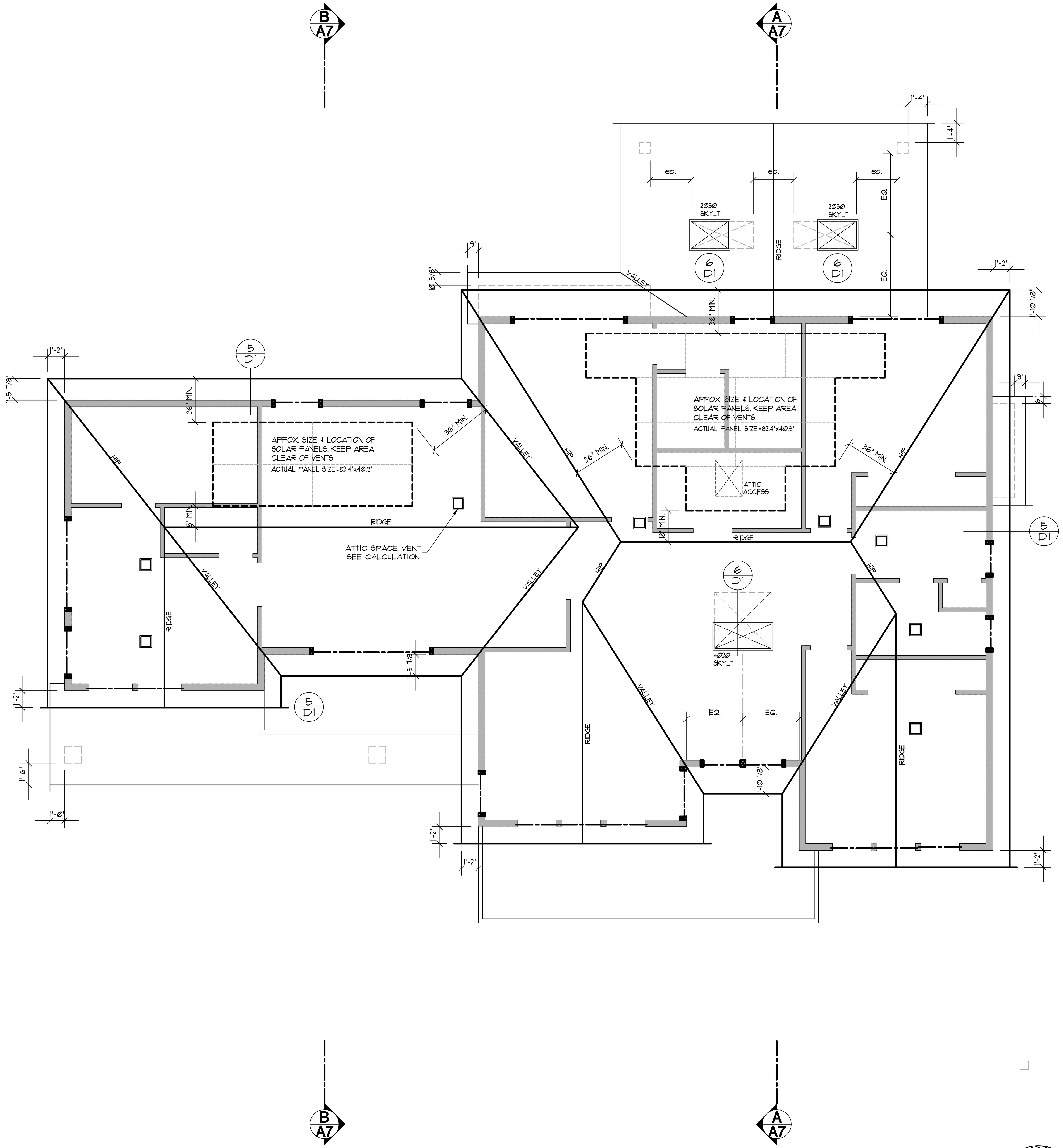
Date	By	Description
01/25/22	SM	PERMIT SET

Jabooda Homes
61st Ave Residence
3038 61st Ave SE Mercer Island, Wa 98040

ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.kapplerhomeplans.com

TITLE
JOB NO.: 21048.05
STARTING NO.: 21048.03

SHEET
A4



ROOF PLAN

SCALE 1/4"=1'-0"

ROOF VENT CALCULATION

TOTAL ROOF AREA 1769 SF/300 =5.89 SF OF VENT AREA REQ.

40% MIN. AT 36" MAX BELOW RIDGE = 2.35 SF MIN.
50% MAX. AT 36" MAX BELOW RIDGE = 2.94 SF MAX.

8 ROOF JACKS AT 50 SQ. IN. EACH= 400 SQ. IN.= 2.77 SF
(36" MAX. BELOW RIDGE)

173 L.F. OF EAVE VENTS AT 3.3*SQ. IN./LF= 570.9 SQ. IN.= 3.96 SF

TOTAL SF OF VENTILATION PROVIDED = 6.73 SF

REGISTERED ARCHITECT — STATE OF WASHINGTON — ORIGINAL SIGNATURE REQUIRED

Date	By	Description
01/25/22	SM	PERMIT SET

Jabooda Homes

61st Ave Residence

3038 61st Ave SE Mercer Island, Wa 98040

ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.kapplerhomeplans.com

TITLE

JOB NO.: 21048.05
STARTING NO.: 21048.03

SHEET

A5

TYPICAL BUILDING MATERIALS

ROOF CONSTRUCTION

ROOFING: (DIV. 7)	SHINGLES (DIV. 01000.5)
BUILDING PAPER: (DIV. 7)	30# BUILDING PAPER
SHEATHING: (DIV. 6)	7/16" O.S.B. OR EQUAL
FRAMING: (DIV. 6)	PER PLAN
INSULATION: (DIV. 7)	R-49 BLOWN-IN
SOFFIT: (DIV. 7)	PER SPECIFICATIONS
GWB: (DIV. 9)	5/8" GWB
SKYLIGHTS: (DIV. 8)	LAMINATED GLAZING U=0.50 MAX.

EXTERIOR WALL CONSTRUCTION

SIDING MATERIAL: (DIV. 7)	WOOD SIDING (DIV. 0100.5)
BUILDING WRAP: (DIV. 7)	15# BUILDING PAPER
SHEATHING: (DIV. 6)	1/2" CDX PLYWOOD OR EQUAL
FRAMING: (DIV. 6)	2 X 6 STUDS AT 16" OC
INSULATION: (DIV. 7)	R-21 BATT W/ INTEGRAL VAPOR BARRIER PROVIDE CLASS II VAPOR RETARDER IN MARINE ZONE 4
GWB: (DIV. 9)	1/2" GWB
DOORS: (DIV. 8)	U=0.20
WINDOWS: (DIV. 8)	U=0.28

FLOOR CONSTRUCTION

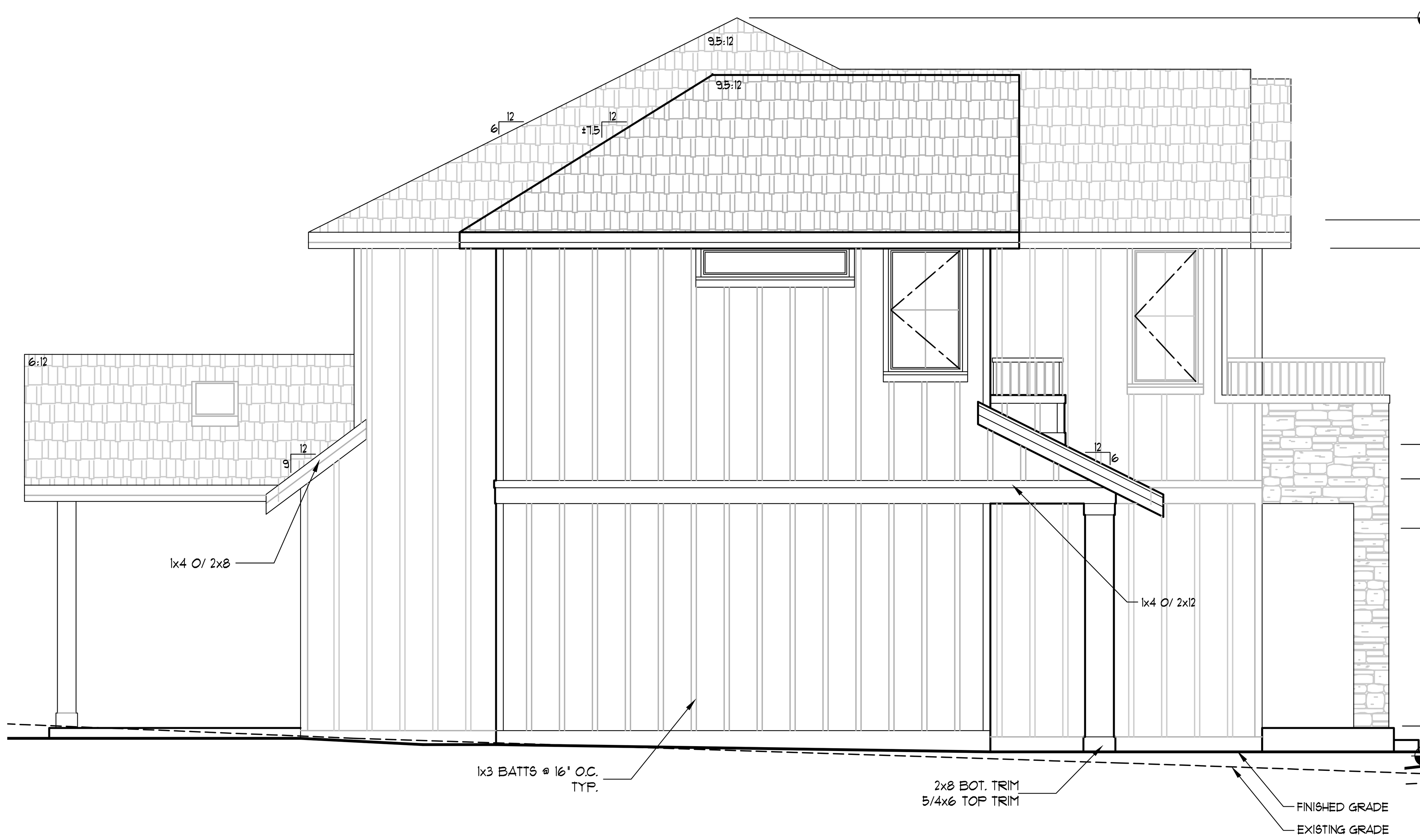
FLOORING: (DIV. 9)	FINISH PER PLANS (DIV. 0100.5)
SUBFLOOR: (DIV. 6)	3/4" T&G (PLYWD, COMPLY, OR EQ.)
FRAMING: (DIV. 6)	PER PLANS
INSULATION: (DIV. 7)	R-38 BATT
SOFFIT: (DIV. 7)	PER SPECIFICATIONS

TRIM:(DIV. 6)

WINDOW: (WITH NO BRICK MOLD)	HEAD: 5/4x3 JAMB: 5/4x3 SILL: 2x4 WITH 2x3 STOOL
CORNER BOARDS:	INSIDE: 2x2 OUTSIDE: 5/4x4 / 5/4x3
FASCIA:	5/4x8 UNO

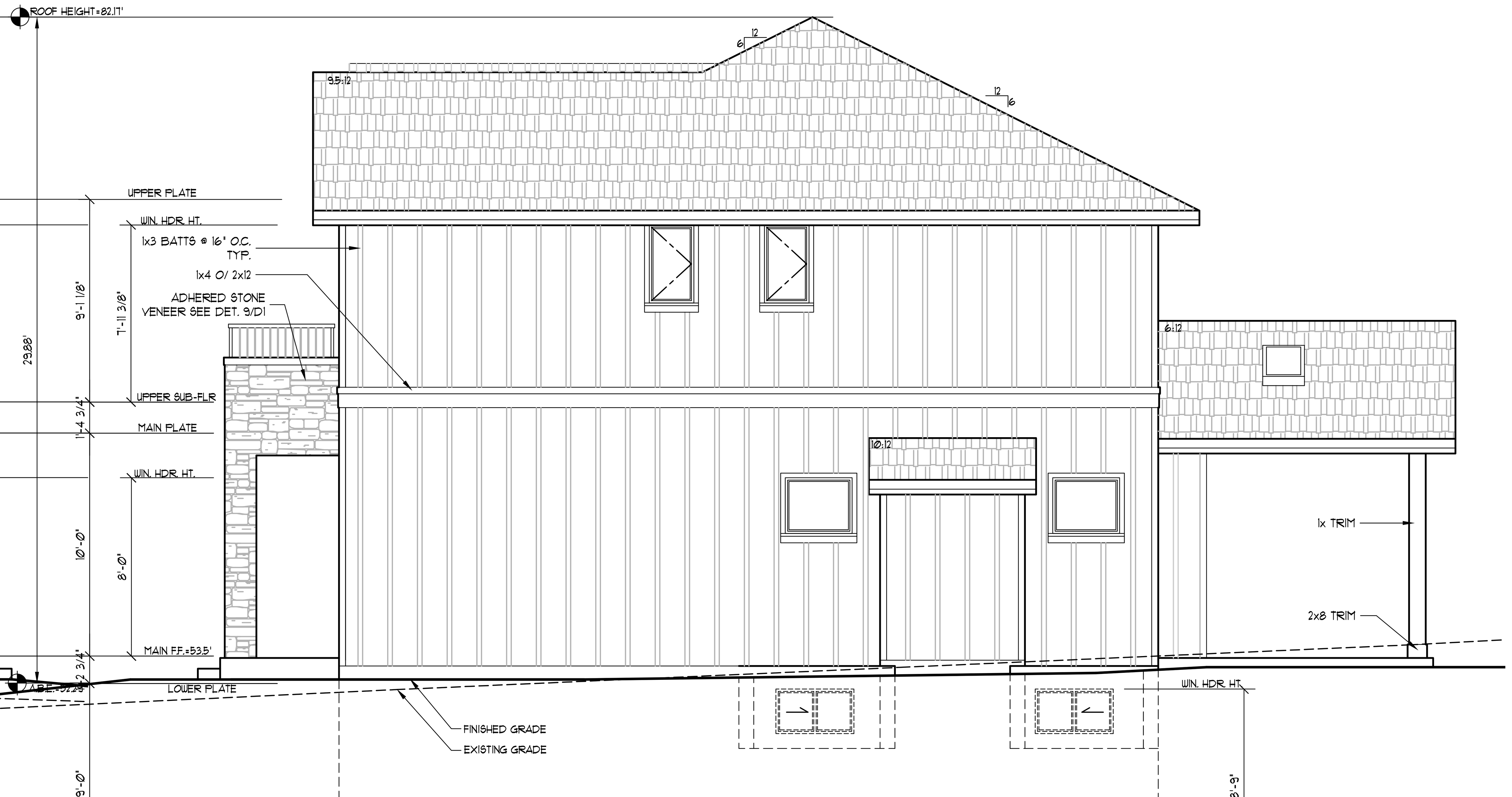
WEST ELEVATION

Scale 1/4"=1'-0"



NORTH ELEVATION

Scale 1/4"=1'-0"



SOUTH ELEVATION

Scale 1/4"=1'-0"

REGISTERED ARCHITECT
5079
JOHN KAPPLER
STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
01/25/22	SM	PERMIT SET

Jabooda Homes
61st Ave Residence
3038 61st Ave SE Mercer Island, Wa 98040

ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.kapplerhomeplans.com

TITLE
JOB NO.: 21048.05
STARTING NO.: 21048.03

SHEET
A6

ENERGY CODE REQUIREMENTS

- **THE BUILDER SHALL COMPLETE AND POST AN "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BELOW-GRADE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION; THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING; AND THE RESULTS FROM THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FLOW RATE TEST.**
- **A MINIMUM OF 90% PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.**

ENERGY CREDITS

1.3 EFFICIENT BUILDING ENVELOPE 0.5 CREDIT

VERTICAL FENESTRATION MIN U=.28
FLOOR R-38
SLAB ON GRADE R-10 UNDER ENTIRE SLAB

2.1 AIR LEAKAGE CONTROL & EFFICIENT VENTILATION .5 CREDIT

Reduce the tested air leakage to 3.0 air changes per hour maximum at 50 Pascals
And
All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a high efficiency fan(s) (maximum 0.35 watts/cfm), not interlocked with the furnace fan (if present). Ventilation systems using a furnace including an ECM motor are allowed, provided that they are controlled to operate at low speed in ventilation only mode.

3.1 HIGH EFFICIENCY HVAC 1.0 CREDIT

ENERGY STAR RATED (U.S. NORTH) GAS FURNACE WITH MINIMUM AFUE OF 95%

5.3 EFFICIENT WATER HEATING 1.0 CREDIT

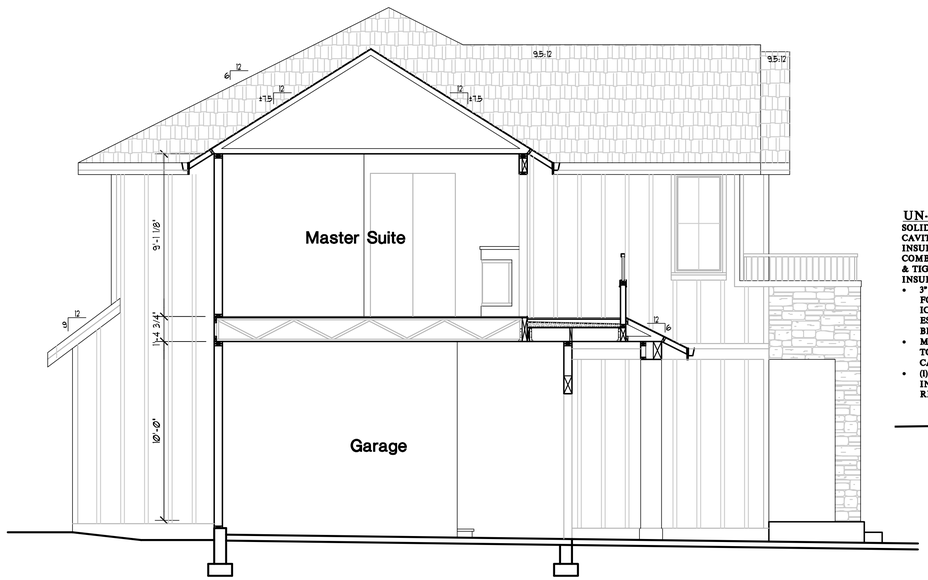
ENERGY STAR RATED GAS WATER HEATER WITH A MINIMUM UEF OF 0.91

6.1 RENEWABLE ELECTRIC ENERGY 3.0 CREDIT

SOLAR PANELS WITH A MINIMUM OF 3600 kWh OF ELECTRICAL GENERATION PER HOUSING UNIT PROVIDED ANNUALLY

EAST ELEVATION

Scale 1/4"=1'-0"



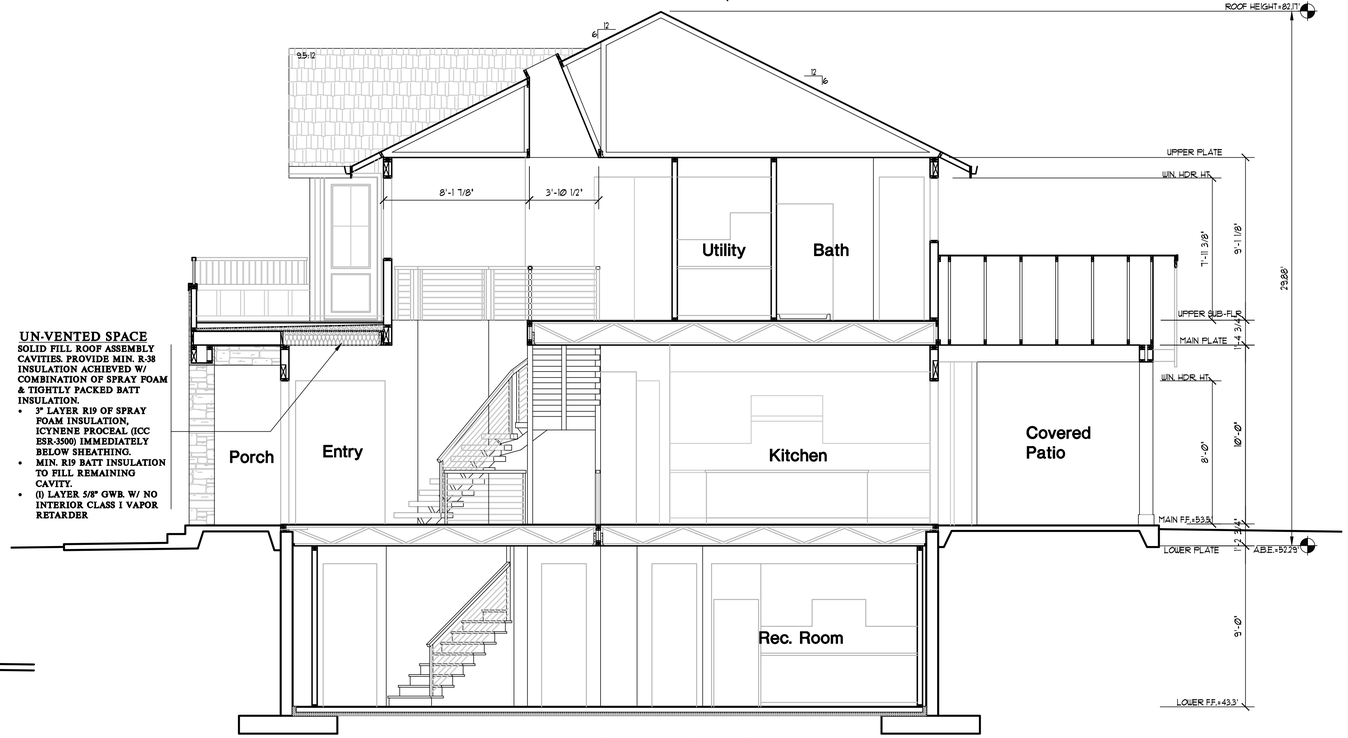
BUILDING SECTION B-B

Scale 1/4"=1'-0"

UN-VENTED SPACE

SOLID FILL ROOF ASSEMBLY CAVITIES. PROVIDE MIN. R-38 INSULATION ACHIEVED W/ COMBINATION OF SPRAY FOAM & TIGHTLY PACKED BATT INSULATION.

- **3" LAYER R19 OF SPRAY FOAM INSULATION, ICYNENE PROCEAL (ICC ESR-3500) IMMEDIATELY BELOW SHEATHING.**
- **MIN. R19 BATT INSULATION TO FILL REMAINING CAVITY.**
- **(1) LAYER 5/8" GWB. W/ NO INTERIOR CLASS 1 VAPOR RETARDER**



BUILDING SECTION A-A

Scale 1/4"=1'-0"

DESIGNED BY ARCHITECT
STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
01/25/22	SM	PERMIT SET

Jaboda Homes
61st Ave Residence
3038 61st Ave SE Mercer Island, Wa 98040

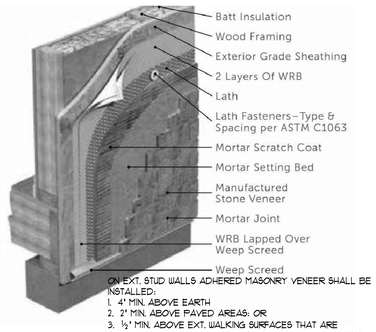
ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.kaprichomeplans.com

TITLE

JOB NO. :	21048.05
STARTING NO. :	21048.03

SHEET

A7



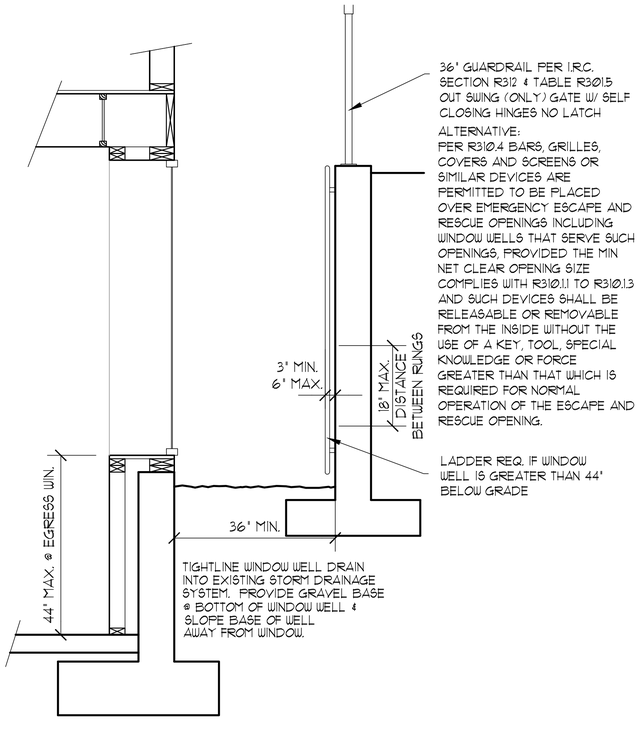
9 STONE VENEER DETAIL
N.T.S.

WINDOW WELL

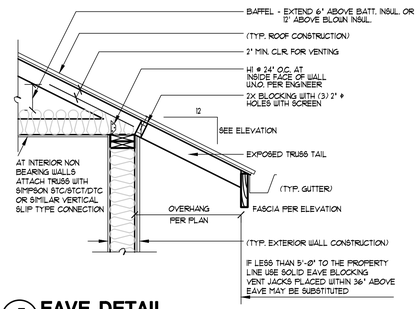
R310.2 Window wells. The minimum horizontal area of the window well shall be 9 square feet (0.9 m²), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

Exception: The ladder or steps required by Section R310.2.1 shall be permitted to encroach a maximum of 6 inches (152 mm) into the required dimensions of the window well.

R310.2.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.8. Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

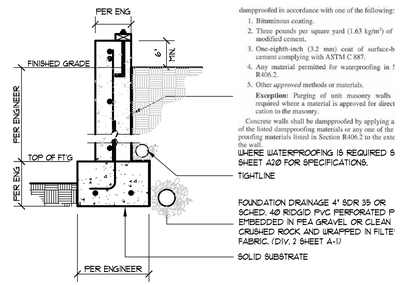


10 WINDOW WELL DETAIL
3/4"=1'-0"



5 EAVE DETAIL
3/4"=1'-0"

06100-07300-07



damproofed in accordance with one of the following:

1. Bituminous coating.
2. Three pounds per square yard (1.63 kg/m²) of modified cement.
3. One-eighth-inch (3.2 mm) coat of surface-b cement complying with ASTM C 887.
4. Any material permitted for waterproofing in § R406.2.
5. Other *approved* methods or materials.

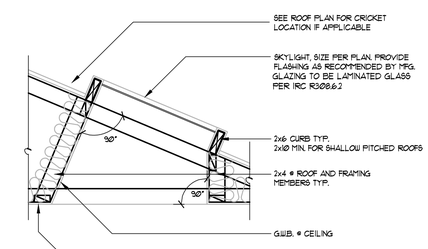
Exception: Parging of unit masonry walls required where a material is approved for direct cation to the masonry.

Concrete walls shall be damproofed by applying a of the listed dampproofing materials or any one of the proofing materials listed in Section R406.2 to the exte the wall.

WHERE WATERPROOFING IS REQUIRED S SHEET A2.0 FOR SPECIFICATIONS.

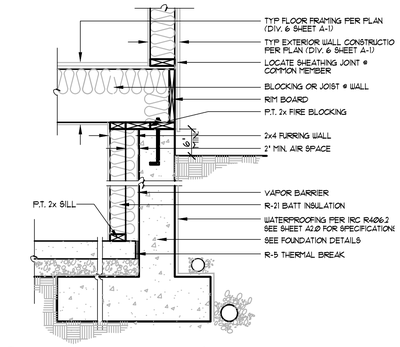
1 DAMP PROOFING DETAIL
3/4"=1'-0"

03300-0710



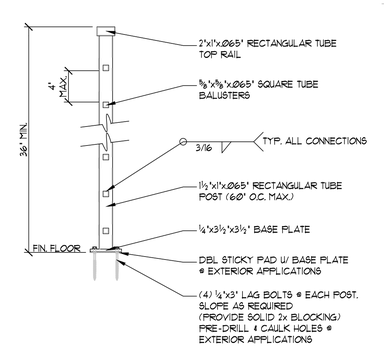
6 SKYLIGHT FLARE WELL DETAIL
3/4"=1'-0"

07300-06100-01

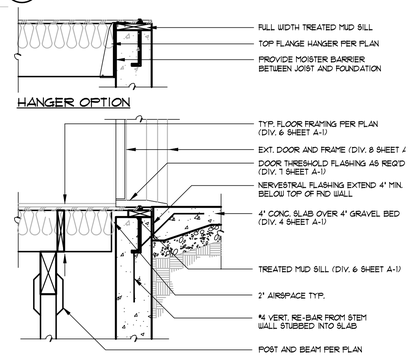


2 FURRING DETAIL (NON INSULATED FL
3/4"=1'-0"

06100-03300-2[illegible]

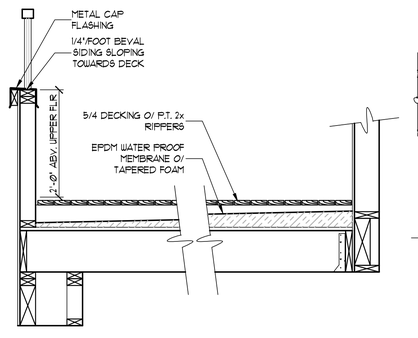


7 STANDARD RAIL DETAIL
1 1/2"=1'-0"

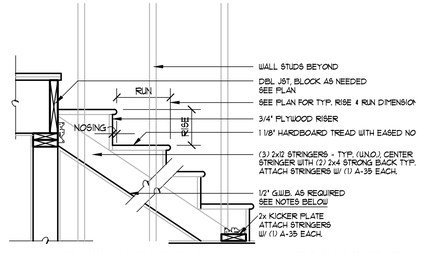


3 EXT. DOOR THRESHOLD DETAIL
3/4"=1'-0"

06100-03300-08[illegible]



8 DECK FRAMING DETAIL
3/4"=1'-0"



1. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0" PER I.R.C. SECTION R311.7.
2. TREADS 10" MIN. DEPTH FROM LEADING EDGES OF NOSING TO NOSING AND RISERS 7¾" MAX. HEIGHT PER I.R.C. SECTION R311.7.5.
3. HANDRAIL MIN. 3.4" TO MAX. 38" ABOVE TREAD NOSING. HANDRAIL TYPE 1 CIRCULAR TO HAVE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL. RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R301.5
4. INSTALL FIRE BLOCKING BETWEEN STRINGE AT THE TOP AND BOTTOM OF EACH RUN IP I.R.C. SECTION R602.8.
5. COVER USABLE SPACE UNDER STAIR WITH 1/2" G.W.B. PER I.R.C. SECTION R302.7.
6. INTERMEDIATE BALUSTERS SHALL BE SPA W/ LESS THAN 4" BETWEEN BALUSTERS PE I.R.C. SECTION R312.2.
7. TREAD NOSING TO HAVE A MAX. RADIUS C PROJECT A MIN. 3/4" AND A MAX OF 1 1/4" STAIRS W/ SOLID RISERS. (BEVELING OF N NOT TO EXCEED 1/2", PER I.R.C. SECTION R

4 STAIR SECTION DETAIL
3/4"=1'-0"

06200-0810

Jabooda Homes
61st Ave SE Mercer Island, Wa 98040
3038 61st Ave SE
ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.kapplerhomeplans.com

REGISTERED ARCHITECT
RR79
STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
01/25/22	SM	PERMIT SET

TITLE

JOB NO. : 21048.05
STARTING NO. : 21048.03

SHEET
D1

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

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

2. DESIGN LOADING CRITERIA

FLOOR LIVE LOAD (RESIDENTIAL)............ 40 PSF, 60 PSF AT DECK
FLOOR DEAD LOAD .... 12 PSF
SNOW LOAD................................ Pf = 25 PSF
WIND LOAD......................Kzt=1.0, Iw=1.0, GCpi=0.18, V=97 MPH, EXPOSURE "B"
EARTHQUAKE ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
LATERAL SYSTEM: LIGHT FRAMED SHEARWALLS, R=6.5
SDC D, Ie=1.0, Ss=1.408, S1=0.49, SDS=1.127, SD1=0.49, Cs=0.173
Vs = 17.3 KIPS

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

4. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE & STRUCT COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE W/ THE PLANS.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS & 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 OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

6. CONTRACTOR-INITIATED CHANGES AFFECTING THESE STRUCTURAL DRAWINGS SHALL BE SUBMITTED IN WRITING TO THE STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

7. 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 & APPROVAL BY THE STRUCT ENGINEER.

8. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS:

CONNECTOR PLATE WOOD ROOF AND FLOOR TRUSSES
MANUFACTURED LUMBER, PSL, LVL, LSL AND TJI JOISTS
GLULAM BEAMS

WHERE APPLICABLE, CONTRACTOR SHALL SUBMIT ELEVATION DRAWINGS OF AT LEAST 1/8"=1'-0" SCALE INDICATING LOCATIONS OF CONNECTION EMBEDMENT AND WALL OPENINGS FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH REINFORCEMENT SHOP DRAWINGS.

APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.

9. SHOP DRAWING REVIEW : DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW & STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DWGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

10. SHOP DRAWINGS OF DESIGN BUILD COMPONENTS INCLUDING ROOF AND FLOOR TRUSSES AND PREFABRICATED STAIR SYSTEMS SHALL INCLUDE THE DESIGNING PROFESSIONAL ENGINEER's STAMP, STATE OF WASHINGTON, AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO REVIEW OF THE ARCHITECT OR ENGINEER OF RECORD FOR GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE MADE AVAILABLE UPON REQUEST.

GEOTECHNICAL

11. FOUNDATION NOTES : ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED & 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. IF GEOTECHNICAL ENGINEER IS HIRED FOR THE PROJECT PROVIDE ALL REPORTS TO THE STRUCTURAL ENGINEER FOR REVIEW OF COMPATIBILITY WITH THE STRUCTURAL PLAN SET.

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

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

ALLOWABLE SOIL PRESSURE...2000 PSF
LATERAL EARTH PRESSURE (RESTRAINED / UNRESTRAINED).........55 PCF / 35 PCF
COEFFICIENT OF FRICTION (FACTOR OF SAFETY OF 1.5 INCLUDED)...0.3

CONCRETE

14. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE W/ IBC SECTION 1905, 1906 AND ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 2,500 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5 1/2 SACKS OF CEMENT AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. ALL CONCRETE SURFACES EXPOSED TO EXTERIOR WEATHER, NOT INCLUDING FOUNDATION WALLS, SHALL HAVE A STRENGTH OF 3,000 PSI.

15. ALL CONCRETE WITH SURFACES EXPOSED TO 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 TABLE 1904.2.1 OF THE INTERNATIONAL BUILDING CODE. EXPOSED CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI. NO SPECIAL INSPECTION IS REQUIRED FOR 3000 PSI INSTALLED SOLELY TO SATISFY EXPOSED CONCRETE REQUIREMENTS.

16. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy = 60,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. SPIRAL REINFORCEMENT SHALL BE PLAIN WIRE CONFORMING TO ASTM 615, GRADE 60, fy = 60,000 PSI. IF GRADE 40 REINFORCING IS PREFERRED, NOTIFY STRUCTURAL ENGINEER IN ADVANCE OF PLACING RE-BAR. THE STRUCTURAL PLAN SET WILL REQUIRE A REVIEW DUE TO THE STRENGTH REDUCTION IN GR 40 REINFORCING IN COMPARISON TO GR 60 REINFORCING.

17. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 64 BAR DIAMETERS. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 64 BAR DIAMETERS. 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.

CONCRETE (continued)

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

FTGS & OTHER UNFORMED SURFACES CAST AGAINST & PERMANENTLY EXPOSED TO EARTH ...3"
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 (INTERIOR FACE) .... GREATER OF BAR Ø PLUS 1/8" OR 3/4"

19. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS & DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE & OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRE-CAST. IF ARCHITECTURAL PLANS DIFFER FROM STRUCTURAL PLANS, NOTIFY BOTH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO FORMING CONCRETE.

ANCHORAGE

20. EXPANSION BOLTS INTO CONCRETE SHALL BE STRONG-BOLT ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY & INSTALLED IN STRICT CONFORMANCE TO ICC-ES ESR-1771, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS.

21. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC REPORT NO. ICC-ES ESR-2508. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. THREADED RODS SHALL BE ASTM A-36 U.N.O. ALTERNATE EPOXY REQUIRES REVIEW BY THE STRUCTURAL ENGINEER. SIMILAR SESIMIC & WIND TEST CRITERIA (TO THE SET-XP HIGH STRENGTH PRODUCT) SHALL BE APPROVED BY THE ICC FOR ALTERNATIVE EPOXY CONSIDERATION.

22. TITEN HD ANCHORS PER PLAN ARE MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. TITEN ANCHORS SHALL BE INSTALLED IN STRICT CONFORMANCE TO ICC-ES ESR-2713, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. EXPANSION BOLTS MAY BE SUBSTITUTED FOR THE TITEN HD ANCHOR W/ THE SAME SPACING PER THE DETAILS AND PER THE REQUIREMENTS OF NOTE 20 ABOVE.

WOOD

23. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, & GRADED & MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS:	(2x MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI
	(3x AND 4x MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI
LARGE 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
	(6x AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
STUDS, PLATES & MISC. FRAMING		DOUGLAS-FIR-LARCH OR HEM-FIR NO. 2

24. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM & AITC STANDARDS IN A CITY OF SEATTLE CERTIFIED PLANT. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK & SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. CERTIFICATES OF CONFORMANCE MUST BE MADE AVAILABLE TO BUILDING INSPECTORS. CITY INSPECTION IS REQUIRED PRIOR TO COVERING GLUED LAMINATED MEMBERS. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4 (1.8E) Fb = 2,400 PSI, Fv = 240 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8 (1.8E) Fb = 2,400 PSI, Fv = 240 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON PLANS.

25. MANUFACTURED LUMBER, PSL, LVL, AND LSL, SHALL BE MANUFACTURED BY WEYERHAEUSER. ALL PSL, LVL AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES SAVE REPORT NO. VAR-1008. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

Fb = 2900 PSI, E = 2200 KSI, Fv = 290 PSI PSL (2.2E)
Fb = 2600 PSI, E = 1900 KSI, Fv = 285 PSI LVL (1.9E)
Fb = 2250 PSI, E = 1550 KSI, Fv = 285 PSI LSL (1.5E)

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY WEYERHAEUSER. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW & APPROVAL BY THE STRUCTURAL ENGINEER. JOIST HANGERS & HARDWARE REFERENCED ON THE PLAN ARE ASSUMED BY THE SIMPSON STRONG TIE COMPANY. ALTERNATIVE HARDWARE MFRS MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES AND APPROVAL BY THE STRUCTURAL ENGINEER. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

26. MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 19% OR LESS AS DIRECTED BY THE ICC-ES SAVE REPORT NO. VAR-1008. MOISTURE CONTENTS EXCEEDING 19%, WHETHER UPON DELIVERY OR ACHIEVED ON SITE, MAY NOT PERFORM AS INTENDED IN THIS STRUCTURAL DESIGN. THE CONTRACTOR SHALL MAKE PROVISIONS UPON RECEIPT OF MATERIAL & DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 19%. EXCESSIVE DEFLECTIONS AND/OR BEAM FAILURES CAN OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE AS SUPPORTED BY MFR'S FINDINGS.

27. PREFABRICATED PLYWOOD WEB JOISTS SHALL BE MANUFACTURED BY WEYERHAEUSER. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER.

REFER TO WEYERHAUSER TRUS JOIST GUIDE (TJ-4000) FOR TJI JOIST INSTALLATION REQUIREMENTS, INCLUDING SAFETY BRACING, ALLOWABLE HOLES, ACCESSORIES SUCH AS WEB STIFFENERS, SQUASH BLOCK, FILLER BLOCKS AMONG OTHERS.

28. PREFABRICATED CONNECTOR PLATE WOOD ROOF AND FLOORTRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION, ANSI/TPI 1" BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

FLOOR TRUSS LOADING :	
TOP CHORD LIVE LOAD	40 PSF
TOP CHORD DEAD LOAD	15 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	60 PSF
POINT LOADS (UPLIFT)	AS INDICATED ON PLAN

ROOF TRUSS LOADING :	
TOP CHORD LIVE LOAD	25 PSF
TOP CHORD LIVE LOAD	5 PSF (SOLAR PANELS WHERE OCCURS)
TOP CHORD DEAD LOAD	15 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	45 PSF / 50 PSF IF WITH SOLAR PANELS
WIND UPLIFT (TOP CHORD)	PER ASCE 7-16
BOTTOM CHORD LIVE LOAD	10 PSF (BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD WHERE APPLICABLE; IF FLAT TRUSSES OR SCISSOR ARE UTILIZED FOR ROOF STRUCTURES THE 10 PSF LIVE LOAD DOES NOT NEED CONSIDERATION DUE TO THE LIMITED SPACE WITHIN THE CEILING CAVITY))

WOOD (continued)

29. WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANG NAIL OR EQUAL). TRUSSES MUST MEET TP1 STANDARDS (2303.4.6) AND BCSI TEMPORARY AND PERMANENT BRACING STANDARDS (104.1 AND 2303.4.1.2 # 1). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT, STRUCTURAL ENGINEER AND BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE SIGNED AND STAMPED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC, SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, & INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER, UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS-TO-TRUSS AND TRUSS-TO-GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

PREFABRICATED ROOF AND FLOOR TRUSSES MUST BE FABRICATED BY A REGISTERED AND APPROVED FABRICATORS IN ACCORDANCE WITH IBC SECTION 1704.2.5.1.

30. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR. GLUE IN CONFORMANCE WITH DOC PS 1. 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 AND DECK SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.
WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.
REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

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. PRESSURE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1 AND IBC 2303.1.9. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS & TIMBER CONNECTORS IN DIRECT CONTACT W/ ACQ-A, CBA-A, CA-B TREATED WOOD SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT GALVANIZED PER ASTM A653. FASTENERS & TIMBER CONNECTORS IN DIRECT CONTACT WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL. ALL FASTENERS INCLUDING WASHERS AND NUTS INSTALLED FOR PRESERVATIVE - TREATED AND FIRE - RETARDANT TREATED WOOD SHALL BE HOT-DIP ZINC COATED GALVANIZED WITH A MINIMUM COATING WEIGHT COMPLYING WITH ASTM A 153. FASTENER OTHER THAN NAILS, WOOD SCREWS AND LAG SCREWS ARE PERMITTED TO BE MECHANICALLY DEPOSITED ZINC-COATED WITH COATING WEIGHTS COMPLYING WITH ASTM B 695, CLASS 55 MINIMUM. PLAIN CARBON STEEL FASTENERS IN WOOD PRESERVATIVE TREATED WITHSBX / DOT OR ZINC BORATE ARE NOT REQUIRED TO BE GALVANIZED.

33. STRUCTURAL MEMBERS SHOULD NOT BE SPLICED. PENETRATIONS AND NOTCHES THRU STRUCTURAL MEMBERS MUST BE APPROVED BY THE ENGINEER PRIOR TO DRILLING.

34. TIMBER CONNECTORS CALLED OUT BY LETTERS & NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-2013. EQUIVALENT DEVICES BY OTHER MFRS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICBO OR ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER & SIZE OF FASTENERS AS SPECIFIED BY MFR. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE W/ THE MFR'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 "ITT" SERIES JOIST HANGERS. ALL DOUBLE JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS W/ "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE 1/2 OF THE NAILS OR BOLTS IN EA MEMBER. ALL SHIMS SHALL BE SEASONED & DRIED & THE SAME GRADE (MIN) AS MEMBERS CONNECTED.

35. WOOD FASTENERS

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

SIZE	LENGTH	DIAMETER
8d	2-1/2"	0.131"*
10d	3"	0.148"
12d	3-1/4"	0.148"
16d	3-1/2"	0.131"

*-IF NOT AVAILABLE, USE A 10d x 3", 0.131"Ø, FOR SHEAR WALL NAILNG

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL. PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2005 EDITION) WITH A LEAD BORE HOLE OF 60-70% OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8"Ø AND SMALLER LAG SCREWS.

36. 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. MIN NAILING, UNLESS NOTED OTHERWISE, SHALL CONFORM TO TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE. COORDINATE THE SIZE & LOCATION OF ALL OPENINGS W/ MECHANICAL & ARCH'L DRAWINGS.

B. WALL FRAMING: REFER TO ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" OC, UNLESS NOTED OTHERWISE TWO STUDS, MINIMUM, SHALL BE PROVIDED AT THE END OF ALL WALLS & AT EACH SIDE OF ALL OPENINGS, & 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 & A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, & TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" & LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE TWELVE 16d NAILS @ 4" EACH SIDE JOINT.

FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH & AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS NOTED OTHERWISE PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL 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" UNLESS NOTED OTHERWISE ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS & OVER STUD WALLS AS SHOWN ON PLANS AND @ 12"OC TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR & ROOF SHEATHING. TOENAIL BLKG TO SUPPORTS W/ 16d @ 12", UNLESS NOTED OTHERWISE.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS @ 4", OR ATTACHED TO CONCRETE BELOW WITH 5/8"Ø ANCHOR BOLTS @ 4'-0" OC, EMBEDDED 7" MINIMUM, UNLESS NOTED OTHERWISE INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @ 12". UNLESS NOTED OTHERWISE, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS & PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8"OC. UNLESS NOTED OTHERWISE, 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR VERTICAL SURFACES WITH 8d NAILS @ 6" AT PANEL EDGES & TOP & BOTTOM PLATES (BLOCK UNSUPPORTED EDGES) & TO ALL INTERMEDIATE STUDS & BLOCKING WITH 8d NAILS @ 12". ALLOW 1/8" SPACING AT ALL PANEL EDGES & PANEL ENDS.

DRAWING INDEX

S1.0 GENERAL STRUCTURAL NOTES, ABBREVIATIONS AND LEGENDS
S2.0 FOUNDATION PLAN
S2.1 MAIN FLOOR FRAMING PLAN
S2.2 UPPER FLOOR FRAMING PLAN
S2.3 ROOF FRAMING PLAN
S3.0 CONCRETE DETAILS
S3.1 CONCRETE DETAILS
S4.0 FRAMING DETAILS
S4.1 FRAMING DETAILS
S4.2 FRAMING DETAILS
S4.3 FRAMING DETAILS

ABBREVIATIONS

&	AND
@	AT
AB	ANCHOR BOLT
ALT	ALTERNATING
ARCH	ARCHITECT
BLDG	BUILDING
BLKG	BLOCKING
BOT	BOTTOM
BS	BACKSPAN
CANT	CANTILEVER
CL, ℄	CENTER LINE
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CTR	CENTER
DET	DETAIL
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DP	DEEP
(D)	DROPPED
DS	DRAG STRUT
DT	DRAG TRUSS
DTS	DEPTH TO SUIT
DWGS	DRAWINGS
EA	EACH
EL	ELEVATION
EQ SP	EQUAL SPACES
EXT	EXTERIOR
(FB)	FLUSH BEAM
FDN	FOUNDATION
FIN GR	FINAL GRADE
FL	FLOOR
FRMG	FRAMING
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GLB	GLULAM BEAM
GT	GIRDER TRUSS
H, HT	HEIGHT
HGR(S)	HANGER(S)
HDR	HEADER
HORIZ	HORIZONTAL
INT	INTERSECTION
INV	INVERTED
KP	KING POST
LG	LONG
LL	LIVE LOAD
MATL	MATERIAL
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
PERP	PERPENDICULAR
PL, ⅊	PLATE
PT	PRESSURE TREATED
REINF	REINFORCEMENT
REQ'D	REQUIRED
REV	REVISION
SECT	SECTION
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
STAG	STAGGERED
STRUC	STRUCTURAL
SW	SHEAR WALL
T&B	TOP AND BOTTOM
T&G	TOUNGE & GROOVE
THK	THICK(NESS)
TYP	TYPICAL
U/S	UNDERSIDE
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH

LEGEND

▨	CONCRETE WALLS ON PLAN
▬	STRUCTURAL WOOD FRAME WALLS
┄	STRUCTURAL WALLS ABOVE FLOOR
⊠	STRUCTURAL POST ABOVE FLOOR
— — —	FOOTING
✛	JOIST OR TRUSS SPAN WITH EXTENTS
—	BEAM OR HEADER
(X) CS16	VERTICAL HOLDOWN STRAP. OCCUR AT LEVEL INDICATED ON PLAN
STHDXX	HOLDOWN ANCHOR OCCUR AT LEVEL INDICATED ON PLAN
⊏ HU	CONNECTOR
6x6 ⊠	WOOD POST. SIZE AS SHOWN ON PLAN
SWX (X'-X")	SHEARWALL TYPE AND LENGTH. SHEATHING TO BE ON SIDE WHERE CALLOUT IS LOCATED
1 / S4.0	SECTION NUMBER DRAWING WHERE SECTION IS LOCATED
1 / S4.0	DETAIL NUMBER DRAWING WHERE DETAIL IS LOCATED
SECTION 1 / S4.0	SECTION NUMBER
EQ EQ	HORIZONTAL STEEL STRAP

cfse

CARISSA FARKAS
STRUCTURAL
ENGINEERING, PLLC

206.6833197

ENGINEER'S SEAL

CARISSA ANNE POTTER FARKAS
45213
Exp 8/24/23

Stated drawing scale is based on 22" x 34" sheet.

PROJECT TITLE

61ST AVENUE
RESIDENCE

ADDRESS

3038 61st Avenue SE.,
Mercer Island, WA
98040

No.	Date	Issue
	12.21.21	Coordination
	01.03.22	Coordination
	01.24.22	Building Permit

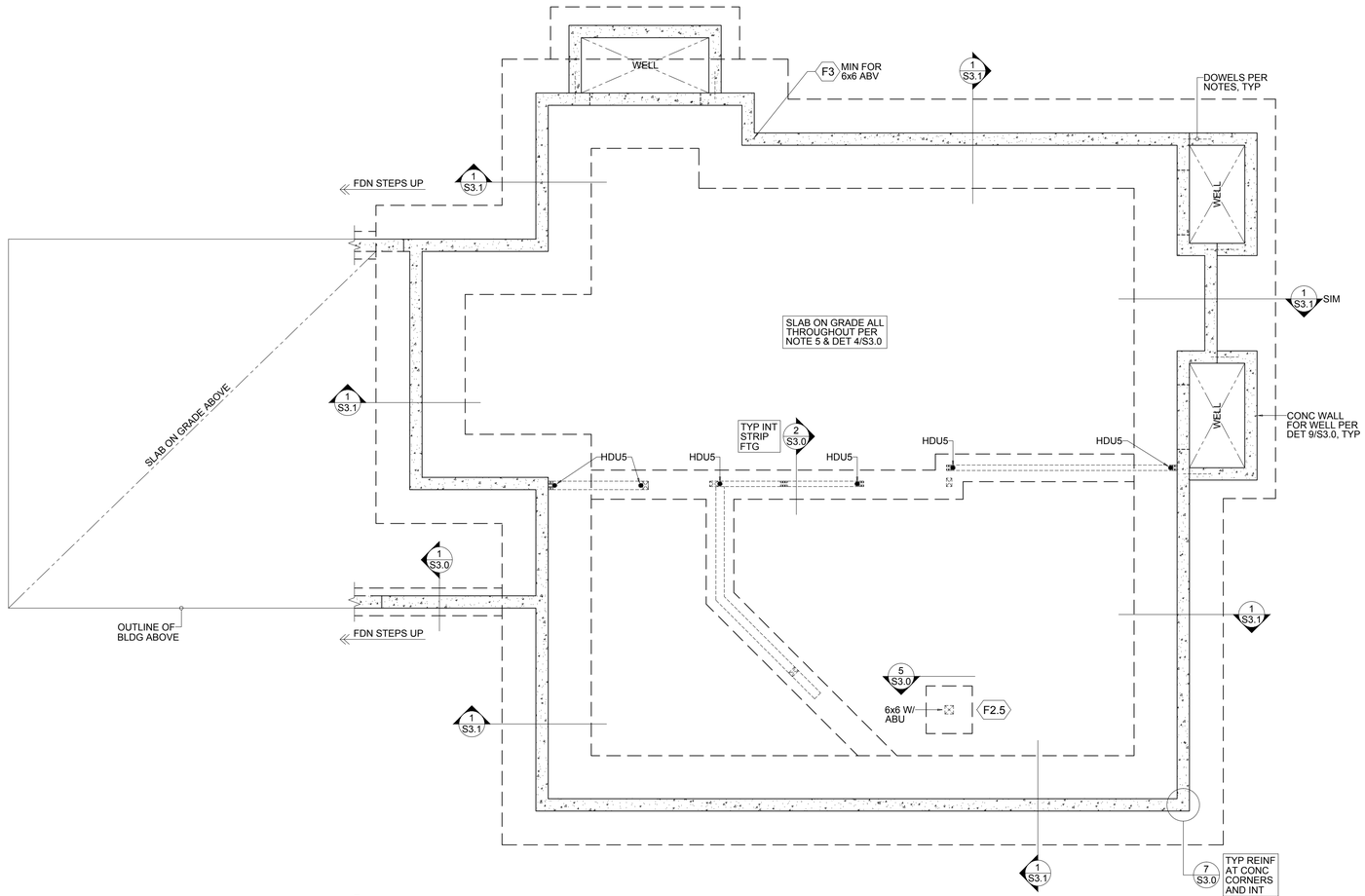
SHEET CONTENTS

GENERAL NOTES

JOB NO.
2147

SHEET NO.
S1.0

DPD APPROVAL



FOUNDATION PLAN

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

PLAN NOTES

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. HDUXX / STHDXX INDICATES VERTICAL HOLD-DOWN AT ENDS OF SHEAR WALL ABOVE. REFER TO PLAN, DETAILS AND MFR SPECS FOR INSTALLATION REQUIREMENTS.
3. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE. THE BOTTOM OF ALL INTERIOR FOOTINGS SHALL BE 12" MINIMUM BELOW GRADE.
4. STRIP FOOTINGS TO BE CENTERED UNDER BEARING WALLS AND CONCRETE WALLS, UNO ON PLAN. PAD FOOTINGS TO BE CENTERED UNDER POST.
5. SLAB ON GRADE : 4" THK CONC SLAB OVER 10 MIL VAPOR BARRIER OVER INSULATION PER ARCH, ON 6" OF GRAVEL OR CRUSHED ROCK OVER FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL. REINFORCE WITH 6 x 6 W1.4 x W1.4 WWF.
6. HDU5 INDICATES VERTICAL HOLD-DOWN AT ENDS OF SHEAR WALL ABOVE. REFER TO PLAN, DETAILS AND MFR SPECS FOR INSTALLATION REQUIREMENTS.
7. FOR POSTS WITH ABU BASE AS NOTED ON PLAN, USE 5/8"Ø BOLTS EPOXY EMBED 4" MIN INTO EXISTING CONCRETE WALLS AND W/ (12) 16d INTO POST. INSTALL ABU BASE PER MFR REQT'S.BEAR POST DIRECTLY ON ABU BASE, DO NOT BEAR ON SILL PLATES.
8. FOR POSTS WITH CBSQ BASE AS NOTED ON PLAN, PROVIDE 1" THK NON-SHRINK GROUT. INSTALL CBSQ BASE PER MFR REQT'S. BEAR POST DIRECTLY ON BASE, DO NOT BEAR ON SILL PLATES.
9. FOR STEPPED FOUNDATIONS, SEE TYP DETAIL 6/S3.0. STEPPED DOWN FOOTINGS IF SHOWN ON PLAN ARE INDICATIVE ONLY. CONTRACTOR TO DETERMINE WHERE THEY ARE REQUIRED.
10. F# INDICATES FOOTING TYPE. SEE FOOTING SCHEDULE FOR SIZE AND REINFORCING.
11. SITE RETAINING WALL IF REQUIRED, TO BE PER TYPICAL DETAIL X/S3.1. REFER TO ARCH OR GEOTECH FOR LOCATIONS.
12. PROVIDE #4 x 18" LG DOWELS AT COLD JOINTS. SPACING TO MATCH CONC WALL HORIZ REINFORCEMENT. DOWELS MAY BE EPOXY EMBED, 4" MIN. REFER TO ANCHORAGE NOTES ON S1.0 FOR MORE INFORMATION
13. FOR CONSTRUCTION JOINT IN CONC WALLS SEE DETAIL 9/S3.1. FOR CRACK CONTROL JOINT IN CONC WALLS SEE DETAIL 10/S3.1.
14. ALL FASTENERS INTO PRESSURE TREATED WOOD SHALL BE GALVANIZED OR STAINLESS STEEL PER STRUCTURAL NOTES. ALL WOOD MUST BE PROTECTED FROM MOISTURE PER ARCH.
15. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

FOOTING SCHEDULE

TYPE	SIZE	REINFORCEMENT
F2.5	2'-6"x2'-6"x10" DP	(4) #4 EA WAY, BOT
F3	3'-0"x3'-0"x12" DP	(5) #4 EA WAY, BOT

CARISSA FARKAS
STRUCTURAL
ENGINEERING, PLLC

206.6833197

ENGINEER'S SEAL

Stated drawing scale is based on 22" x 34" sheet.

PROJECT TITLE

61ST AVENUE RESIDENCE

ADDRESS

3038 61st Avenue SE.,
Mercer Island, WA
98040

No.	Date	Issue
	12.21.21	Coordination
	01.03.22	Coordination
	01.24.22	Building Permit

SHEET CONTENTS

FOUNDATION PLAN

JOB NO.

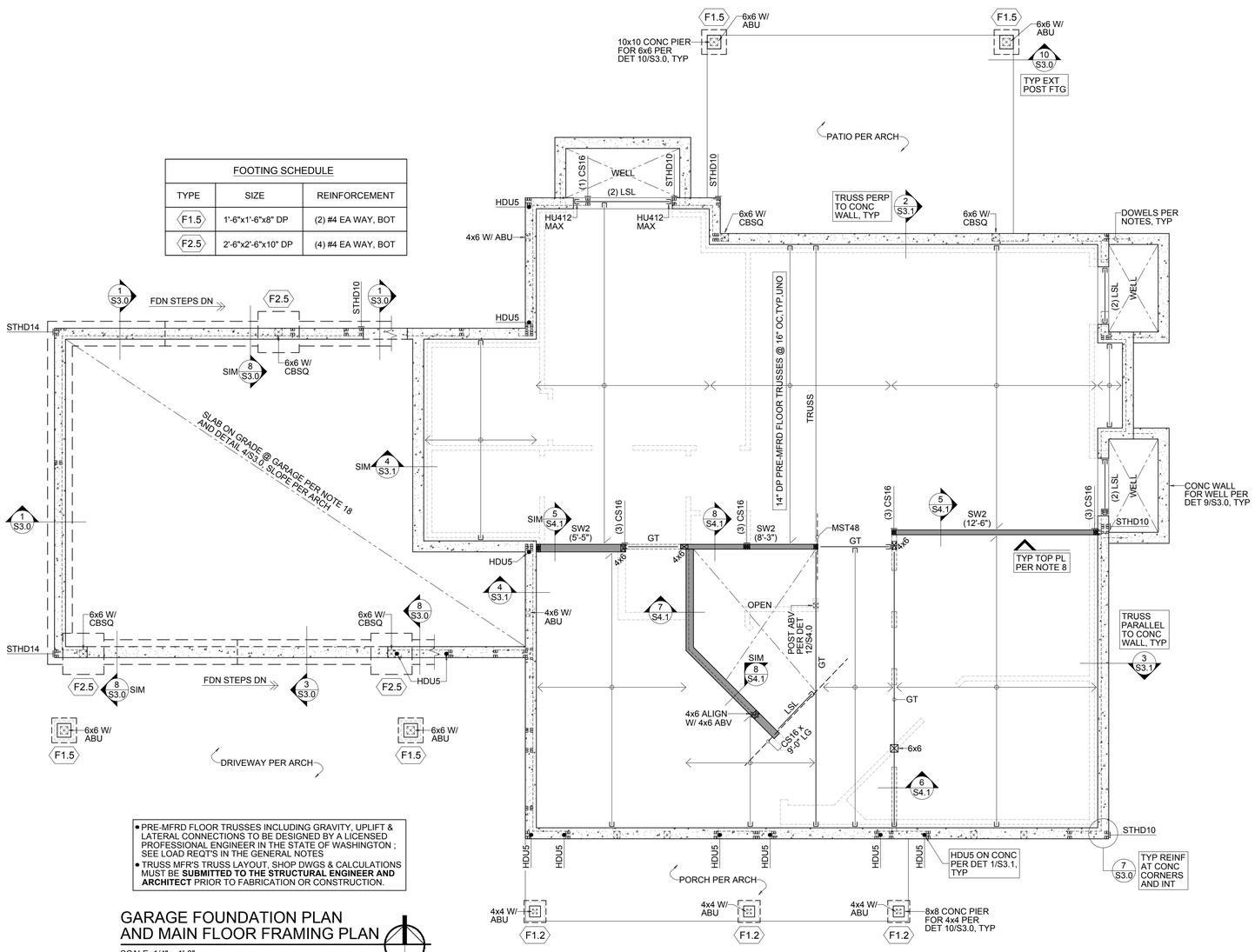
2147

SHEET NO.

S2.0

DPD APPROVAL

FOOTING SCHEDULE		
TYPE	SIZE	REINFORCEMENT
F1.5	1'-6"x1'-6"x8" DP	(2) #4 EA WAY, BOT
F2.5	2'-6"x2'-6"x10" DP	(4) #4 EA WAY, BOT



- PRE-MFRD FLOOR TRUSSES INCLUDING GRAVITY, UPLIFT & LATERAL CONNECTIONS TO BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF WASHINGTON ; SEE LOAD REQT'S IN THE GENERAL NOTES
- TRUSS MFR'S TRUSS LAYOUT, SHOP DWGS & CALCULATIONS MUST BE **SUBMITTED TO THE STRUCTURAL ENGINEER AND ARCHITECT** PRIOR TO FABRICATION OR CONSTRUCTION.

GARAGE FOUNDATION PLAN AND MAIN FLOOR FRAMING PLAN

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

PLAN NOTES

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. FLOOR SHEATHING SHALL BE 3/4" THK TONGUE AND GROOVE A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 48/24), FACE GRAIN PERPENDICULAR TO SUPPORTS OVER FLOOR FRAMING. NAIL SHEATHING AT ALL FRAMED PANEL EDGES . GLUE AND NAIL AT ALL FRAMED PANEL EDGES WITH 8d @ 6" AND TO ALL INTERMEDIATE FRAMING @ 12". PROVIDE 1/8" CLEARANCE BETWEEN SHEATHING PANELS.
3. FLOOR FRAMING SHALL BE 14" DEEP PREFABRICATED FLOOR TRUSSES @ 16" OC, UNO. TRUSS DESIGN AND CONNECTIONS TO BE PROVIDED BY MFR. SEE STRUCT NOTES FOR DESIGN REQT'S.
4. STAIR LANDING FRAMING SHALL BE 2x10 @ 16" OC. TYPICAL JOIST HANGERS TO BE SIMPSON LUS OR JB. PROVIDE (2) 2x12 MIN FOR STAIR STRINGERS SUPPORT. STRINGERS AND BEAM AT LANDING CONNECTION BY OTHERS.
5. HEADERS OVER DOOR AND WINDOW OPENINGS, SHALL BE (2) 2x8 MINIMUM, UNO ON PLAN. PROVIDE (2) TRIMMER STUDS MIN. AT EACH END OF ALL OPENINGS WIDER THAN 4'-0". UNO ON PLAN. FOR OPENINGS LESS THAN 4'-0", PROVIDE (1) TRIMMER STUD, UNO ON PLAN. PROVIDE CS16x48" LG STRAP. SEE DETAIL 3/S4.0 FOR TYPICAL CONSTRUCTION.
6. PROVIDE (2) STUDS MINIMUM AT EACH END OF ALL BEAMS, UNO ON PLAN. BEAR BEAM FULLY ON POSTS AND PROVIDE POSITIVE CONNECTION BY EITHER A35 OR LTP4 CLIPS ON EACH SIDE OF BEAM OR WITH A PCZ, OR LPCZ CAP, UNO ON PLAN. SOLID VERTICAL GRAIN BLOCKING FOR WOOD POSTS SHALL BE PROVIDED THROUGH FLOORS TO CONTINUOUS SUPPORT BELOW.
7. SW# (X'-X") INDICATES SHEAR WALL TYPE AND APPROXIMATE LENGTH. SEE DETAILS 1/S4.0 & 2/S4.0 FOR CONSTRUCTION REQ'TS.
8. TOP PLATE CONSTRUCTION PER TYPICAL DETAIL 4/S4.0.
9. STRUCTURAL MEMBERS SHOULD NOT BE SPLICED. PENETRATIONS AND NOTCHES THRU STRUCTURAL MEMBERS MUST BE APPROVED BY THE ENGINEER PRIOR TO DRILLING.
10. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @ 12". NAIL ALL MULTI-JOIST / BEAMS TOGETHER WITH TWO ROWS OF 16d @ 12".
11. LSL PER PLAN IS LSL 1 3/4" x 14" (1.5E). TYPICAL HANGERS ARE SIMPSON HUS UNO ON PLAN.
12. (X) CS16 INDICATES VERTICAL HOLD-DOWN STRAP AT END OF SHEAR WALL ABOVE. (X) INDICATES STRAP QTY. SEE DETAILS 7/S4.0 AND 8/S4.0 FOR INSTALLATION REQUIREMENTS.
13. HORIZONTAL STRAPS :
    - FASTEN STRAPS TO EACH MEMBER EQUALLY. PROVIDE BEAM OR BLKG (EA BAY) AS REQUIRED FOR NAILING. FASTEN BLKG TO JOISTS W/ (3) 16d AT EA END.
    - FOR CS16 HORIZONTAL STRAPS, FASTEN W/ 8d AT EVERY OTHER HOLE AT EACH MEMBER.
    - FOR MST HORIZONTAL STRAPS, FASTEN W/ 16d AT EVERY OTHER HOLE AT EACH MEMBER.
    - REFER TO PLAN FOR STRAP QUANTITY, TYPE & LENGTH.
14. HDU5 / STHDXX INDICATES VERTICAL HOLD-DOWN AT ENDS OF SHEAR WALL ABOVE. REFER TO PLAN, DETAILS AND MFR SPECS FOR INSTALLATION REQUIREMENTS.
15. DRAG STRUT (DS) : PROVIDE PANEL EDGE NAILING OF 8d @ 4" ALONG FULL LENGTH OF MEMBER.
16. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE. THE BOTTOM OF ALL INTERIOR FOOTINGS SHALL BE 12" MINIMUM BELOW GRADE.
17. STRIP FOOTINGS TO BE CENTERED UNDER BEARING WALLS AND CONCRETE WALLS. PAD FOOTINGS TO BE CENTERED UNDER POST.
18. SLAB ON GRADE : 4" THK CONC SLAB OVER 10 MIL VAPOR BARRIER ON 6" OF GRAVEL OR CRUSHED ROCK OVER FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL. REINFORCE WITH 6 x 6 W1.4 x W1.4 WWF.
19. FOR POSTS WITH ABU BASE AS NOTED ON PLAN, USE 5/8"Ø BOLTS EPOXY EMBED 4" MIN INTO EXISTING CONCRETE WALLS AND W/ (12) 16d INTO POST. INSTALL ABU BASE PER MFR REQT'S.BEAR POST DIRECTLY ON ABU BASE, DO NOT BEAR ON SILL PLATES.
20. FOR POSTS WITH CBSQ BASE AS NOTED ON PLAN, PROVIDE 1" THK NON-SHRINK GROUT. INSTALL CBSQ BASE PER MFR REQT'S. BEAR POST DIRECTLY ON BASE, DO NOT BEAR ON SILL PLATES.
21. FOR STEPPED FOUNDATIONS, SEE TYP DETAIL 6/S3.0. STEPPED DOWN FOOTINGS IF SHOWN ON PLAN ARE INDICATIVE ONLY. CONTRACTOR TO DETERMINE WHERE THEY ARE REQUIRED.
22. F# INDICATES FOOTING TYPE. SEE FOOTING SCHEDULE FOR SIZE AND REINFORCING.
23. SITE RETAINING WALL IF REQUIRED, TO BE PER TYPICAL DETAIL 9/S3.0. REFER TO ARCH OR GEOTECH FOR LOCATIONS.
24. PROVIDE #4 x 18" LG DOWELS AT COLD JOINTS. SPACING TO MATCH CONC WALL HORIZ REINFORCEMENT. DOWELS MAY BE EPOXY EMBED, 4" MIN. REFER TO ANCHORAGE NOTES ON S1.0 FOR MORE INFORMATION
25. FOR CONSTRUCTION JOINT IN CONC WALLS SEE DETAIL 11A/S3.0. FOR CRACK CONTROL JOINT IN CONC WALLS SEE DETAIL 11B/S3.0.
26. PORCH, PATIO, WOOD STAIRS AND RAILINGS BY OTHERS.
27. ALL FASTENERS INTO PRESSURE TREATED WOOD SHALL BE GALVANIZED OR STAINLESS STEEL PER STRUCTURAL NOTES. ALL WOOD MUST BE PROTECTED FROM MOISTURE PER ARCH.
28. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

WOOD FRAME WALL SCHEDULE:		PLAN VIEW
ALL EXTERIOR WALLS	• 2x6 STUDS @ 16" OC	
INTERIOR BEARING WALLS	• 2x4 STUDS @ 16" OC UNO ON ARCH DWGS	
NON LOAD WALLS	• PER ARCH	

CARISSA FARKAS STRUCTURAL ENGINEERING, PLLC

206.6833197

ENGINEER'S SEAL

Stated drawing scale is based on 22" x 34" sheet.

PROJECT TITLE

61ST AVENUE RESIDENCE

ADDRESS

3038 61st Avenue SE.,
Mercer Island, WA
98040

No.	Date	Issue
	12.21.21	Coordination
	01.03.22	Coordination
	01.24.22	Building Permit

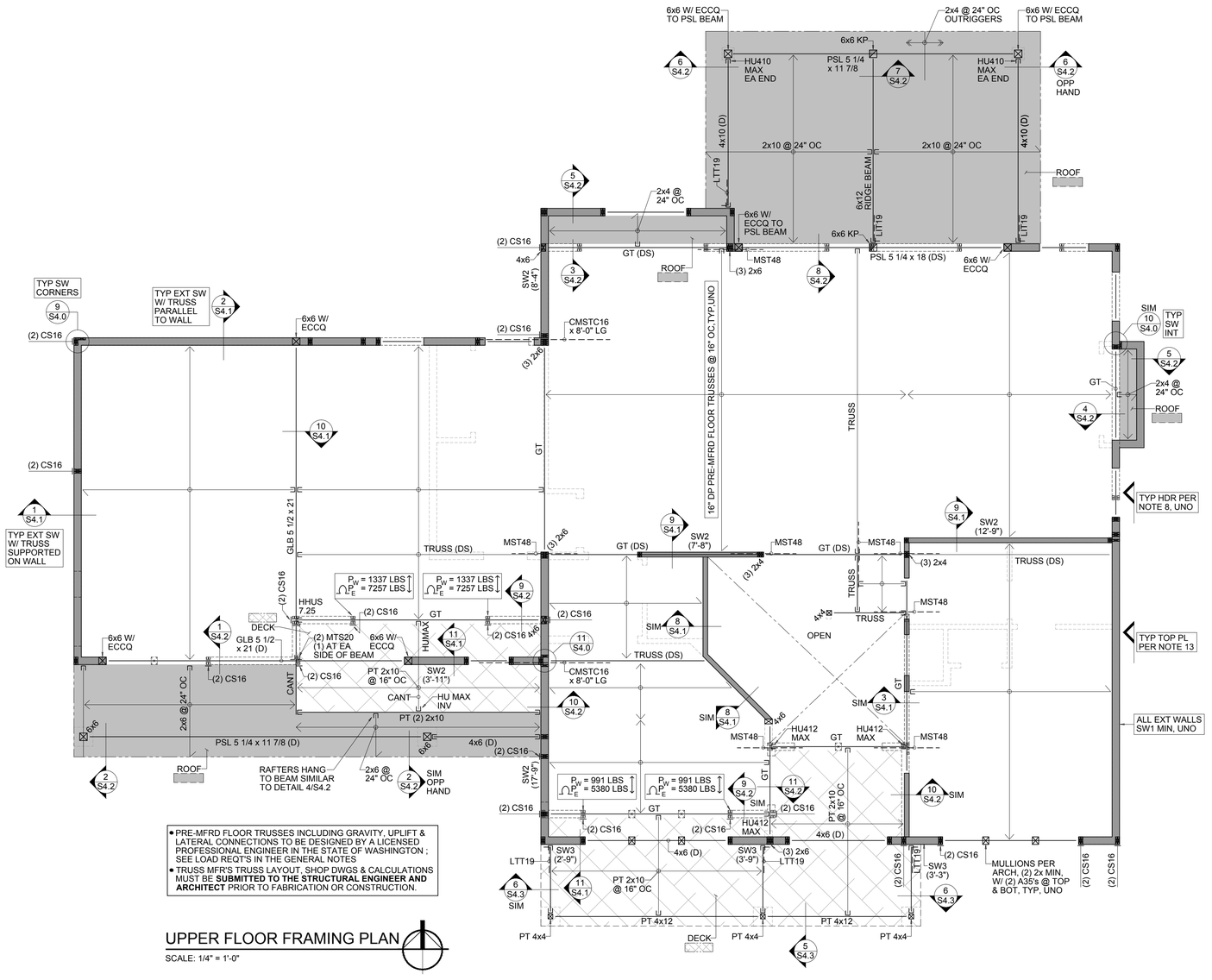
SHEET CONTENTS

MAIN FLOOR FRAMING PLAN

JOB NO. 2147

SHEET NO. S2.1

DPD APPROVAL



- PRE-MFRD FLOOR TRUSSES INCLUDING GRAVITY, UPLIFT & LATERAL CONNECTIONS TO BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF WASHINGTON ; SEE LOAD REQT'S IN THE GENERAL NOTES
- TRUSS MFR'S TRUSS LAYOUT, SHOP DWGS & CALCULATIONS MUST BE **SUBMITTED TO THE STRUCTURAL ENGINEER AND ARCHITECT** PRIOR TO FABRICATION OR CONSTRUCTION.

UPPER FLOOR FRAMING PLAN

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

PLAN NOTES

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. ROOF RAFTERS PER PLAN. TYPICAL JOIST HANGERS TO BE SIMPSON LUS, LRUZ OR LSSR.
3. ROOF SHEATHING SHALL BE 1/2" THK A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 32/16). FACE GRAIN PERPENDICULAR TO SUPPORTS OVER ROOF FRAMING. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8d @ 6" AND TO ALL INTERMEDIATE FRAMING @ 12". PROVIDE 1/8" CLEARANCE BETWEEN SHEATHING PANELS.
4. FLOOR AND DECK SHEATHING SHALL BE 3/4" THK TONGUE AND GROOVE A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 48/24), FACE GRAIN PERPENDICULAR TO SUPPORTS OVER FLOOR FRAMING. NAIL SHEATHING AT ALL FRAMED PANEL EDGES . GLUE AND NAIL AT ALL FRAMED PANEL EDGES WITH 8d @ 6" AND TO ALL INTERMEDIATE FRAMING @ 12". PROVIDE 1/8" CLEARANCE BETWEEN SHEATHING PANELS.
5. FLOOR FRAMING SHALL BE 16" DEEP PREFABRICATED FLOOR TRUSSES @ 16" OC, UNO. TRUSS DESIGN AND CONNECTIONS TO BE PROVIDED BY MFR. SEE STRUCT NOTES FOR DESIGN REQT'S.
6. DECK JOISTS SHALL BE 2x10 @ 16" OC. TYPICAL JOIST HANGERS TO BE SIMPSON LUS OR JB. HOLES AND PENETRATIONS MUST BE APPROVED BY THE ENGINEER PRIOR TO DRILLING.
7. STAIR LANDING FRAMING SHALL BE 2x10 @ 16" OC. TYPICAL JOIST HANGERS TO BE SIMPSON LUS OR JB. PROVIDE (2) 2x12 MIN FOR STAIR STRINGERS SUPPORT. STRINGERS AND BEAM AT LANDING CONNECTION BY OTHERS.
8. IF HEADERS OVER OPENINGS ARE WITHIN THE RIM SPACE, THE RIM SHALL ACT AS THE HEADER AND CONTINUOUS OVER OPENINGS AND MUST EXTEND BEYOND OPENINGS A MINIMUM OF 2'-0" EACH SIDE. JOISTS HANG TO RIM AT OPENINGS. PROVIDE (2) TRIMMER STUDS MIN. AT EACH END OF OPENINGS WIDER THAN 4'-0" UNO ON PLAN. FOR OPENINGS LESS THAN 4'-0", PROVIDE (1) TRIMMER STUD MINIMUM. PROVIDE HTS20 STRAPS WHERE TOP PLATES ARE REMOVED. REFER TO DETAIL 5/S4.0 AND DETAIL 6/S4.0 FOR TYPICAL CONSTRUCTION REQUIREMENTS. FOR DROPPED HEADERS, SEE NOTE 9.
9. FOR DROPPED HEADERS OVER DOOR AND WINDOW OPENINGS, PROVIDE (2) 2x8 MINIMUM, UNO ON PLAN. PROVIDE (2) TRIMMER STUDS MIN. AT EACH END OF ALL OPENINGS WIDER THAN 4'-0", UNO ON PLAN. FOR OPENINGS LESS THAN 4'-0", PROVIDE (1) TRIMMER STUD, UNO ON PLAN. PROVIDE CS16x48" LG STRAP. SEE DETAIL 3/S4.0 FOR TYPICAL CONSTRUCTION. FOR HEADERS WITHIN THE RIM SPACE, SEE NOTE 8.
10. PROVIDE (2) STUDS MINIMUM AT EACH END OF ALL BEAMS, UNO ON PLAN. BEAR BEAM FULLY ON POSTS AND PROVIDE POSITIVE CONNECTION BY EITHER A35 OR LTP4 CLIPS ON EACH SIDE OF BEAM OR WITH A PCZ, OR LPCZ CAP, UNO ON PLAN. SOLID VERTICAL GRAIN BLOCKING FOR WOOD POSTS SHALL BE PROVIDED THROUGH FLOORS TO CONTINUOUS SUPPORT BELOW.
11. SW# (X'-X") INDICATES SHEAR WALL TYPE AND APPROXIMATE LENGTH. SEE DETAILS 1/S4.0 & 2/S4.0 FOR CONSTRUCTION REQ'TS.
12. ALL EXTERIOR WALLS SHALL BE SW1 MINIMUM, UNO ON PLAN.
13. TOP PLATE CONSTRUCTION PER TYPICAL DETAIL 4/S4.0.
14. LENGTH OF BEAMS WHERE INDICATED ARE APPROXIMATE. CONTRACTOR TO VERIFY EXACT LENGTH.
15. STRUCTURAL MEMBERS SHOULD NOT BE SPLICED. PENETRATIONS AND NOTCHES THRU STRUCTURAL MEMBERS MUST BE APPROVED BY THE ENGINEER PRIOR TO DRILLING.
16. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @ 12". NAIL ALL MULTI-JOIST / BEAMS TOGETHER WITH TWO ROWS OF 16d @ 12".
17. LSL PER PLAN IS LSL 1 3/4" x 16" (1.5E). TYPICAL HANGERS ARE SIMPSON HU'S UNO ON PLAN.
18. (X) CS16 INDICATES VERTICAL HOLD-DOWN STRAP AT END OF SHEAR WALL ABOVE. (X) INDICATES STRAP QTY. SEE DETAILS 7/S4.0 AND 8/S4.0 FOR INSTALLATION REQUIREMENTS.
20. HORIZONTAL STRAPS :
    - FASTEN STRAPS TO EACH MEMBER EQUALLY. PROVIDE BEAM OR BLKG (EA BAY) AS REQUIRED FOR NAILING. FASTEN BLKG TO JOISTS W/ (3) 16d AT EA END.
    - FOR CS16 HORIZONTAL STRAPS, FASTEN W/ 8d AT EVERY OTHER HOLE AT EACH MEMBER.
    - FOR HTS20 HORIZONTAL STRAPS, FASTEN W/ (12) 10d AT EACH MEMBER, (24) 10d TOTAL.
    - FOR MST HORIZONTAL STRAPS, FASTEN W/ 16d AT EVERY OTHER HOLE AT EACH MEMBER.
    - FOR CMSTC16 HORIZONTAL STRAPS, FASTEN W/ 12d AT EVERY OTHER HOLE AT EACH MEMBER.
    - REFER TO PLAN FOR STRAP QUANTITY, TYPE & LENGTH.
21. BLOCKED FL DIAPHRAGM. PROVIDE 2x4 FLAT BLOCKING AT ALL UNFRAMED PANEL EDGES. NAIL SHEATHING TO BLKG W/ 8d @ 4".
22. DRAG STRUT (DS) : PROVIDE PANEL EDGE NAILING OF 8d @ 4" ALONG FULL LENGTH OF MEMBER.
23. STAIRS AND RAILINGS BY OTHERS.
24. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

WOOD FRAME WALL SCHEDULE:		PLAN VIEW
ALL EXTERIOR WALLS	• 2x6 STUDS @ 16" OC	
INTERIOR BEARING WALLS	• 2x4 STUDS @ 16" OC UNO ON ARCH DWGS	
NON LOAD WALLS	• PER ARCH	

CARISSA FARKAS
STRUCTURAL
ENGINEERING, PLLC

206.6833197

ENGINEER'S SEAL

CARISSA ANNE POTTER FARKAS
STATE OF WASHINGTON
45213
REGISTERED
PROFESSIONAL ENGINEER

EXP 8/24/23

Stated drawing scale is based on 22" x 34" sheet.

PROJECT TITLE

61ST AVENUE RESIDENCE

ADDRESS

3038 61st Avenue SE.,
Mercer Island, WA
98040

No.	Date	Issue
	12.21.21	Coordination
	01.03.22	Coordination
	01.24.22	Building Permit

SHEET CONTENTS

UPPER FLOOR FRAMING PLAN

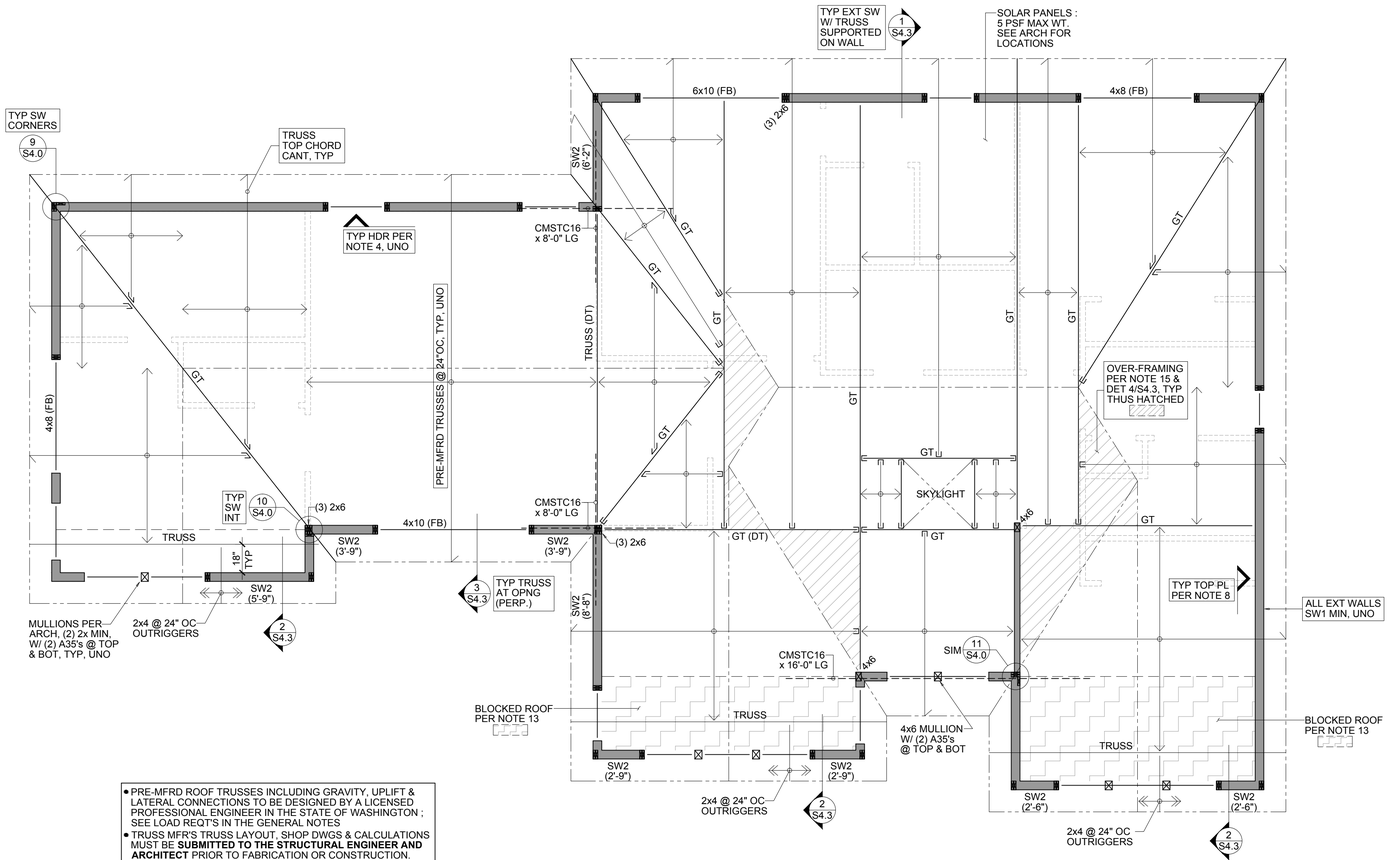
JOB NO.

2147

SHEET NO.

S2.2

DPD APPROVAL



- PRE-MFRD ROOF TRUSSES INCLUDING GRAVITY, UPLIFT & LATERAL CONNECTIONS TO BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF WASHINGTON ; SEE LOAD REQ'TS IN THE GENERAL NOTES
- TRUSS MFR'S TRUSS LAYOUT, SHOP DWGS & CALCULATIONS MUST BE **SUBMITTED TO THE STRUCTURAL ENGINEER AND ARCHITECT** PRIOR TO FABRICATION OR CONSTRUCTION.
- TRUSS PROFILE AND SLOPE PER ARCH, TYPICAL.

ROOF FRAMING PLAN

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

PLAN NOTES

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. ROOF SHEATHING SHALL BE 1/2" THK A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 32/16), FACE GRAIN PERPENDICULAR TO SUPPORTS OVER ROOF FRAMING. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8d @ 6" AND TO ALL INTERMEDIATE FRAMING @ 12". PROVIDE 1/8" CLEARANCE BETWEEN SHEATHING PANELS.
3. ROOF FRAMING SHALL BE PREFABRICATED ROOF TRUSSES @ 24" OC, UNO ON PLAN. TRUSS DESIGN AND CONNECTIONS TO BE PROVIDED BY MFR. SEE STRUCT NOTES FOR DESIGN REQT'S.
4. HEADERS OVER DOOR AND WINDOW OPENINGS, SHALL BE (2) 2x8 MINIMUM, UNO ON PLAN. PROVIDE (2) TRIMMER STUDS MIN. AT EACH END OF ALL OPENINGS WIDER THAN 4'-0", UNO ON PLAN. FOR OPENINGS LESS THAN 4'-0", PROVIDE (1) TRIMMER STUD, UNO ON PLAN. PROVIDE CS16x48" LG STRAP. SEE DETAIL 3/S4.0 FOR TYPICAL CONSTRUCTION.
5. PROVIDE (2) STUDS MINIMUM AT EACH END OF ALL BEAMS, UNO ON PLAN. BEAR BEAM FULLY ON POSTS AND PROVIDE POSITIVE CONNECTION BY EITHER A35 OR LTP4 CLIPS ON EACH SIDE OF BEAM OR WITH A PCZ, OR LPCZ CAP, UNO ON PLAN. SOLID VERTICAL GRAIN BLOCKING FOR WOOD POSTS SHALL BE PROVIDED THROUGH FLOORS TO CONTINUOUS SUPPORT BELOW.
6. SW# (X'-X") INDICATES SHEAR WALL TYPE AND APPROXIMATE LENGTH. SEE DETAILS 1/S4.0 & 2/S4.0 FOR CONSTRUCTION REQ'TS.
7. ALL EXTERIOR WALLS SHALL BE SW1 MINIMUM, UNO ON PLAN.
8. TOP PLATE CONSTRUCTION PER TYPICAL DETAIL 4/S4.0.
9. LENGTH OF BEAMS WHERE INDICATED ARE APPROXIMATE. CONTRACTOR TO VERIFY EXACT LENGTH.
10. STRUCTURAL MEMBERS SHOULD NOT BE SPLICED. PENETRATIONS AND NOTCHES THRU STRUCTURAL MEMBERS MUST BE APPROVED BY THE ENGINEER PRIOR TO DRILLING.
11. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @ 12". NAIL ALL MULTI-JOIST / BEAMS TOGETHER WITH TWO ROWS OF 16d @ 12".
12. HORIZONTAL STRAPS :
    - FASTEN STRAPS TO EACH MEMBER EQUALLY. PROVIDE BEAM OR BLKG (EA BAY) AS REQUIRED FOR NAILING. FASTEN BLKG TO JOISTS W/ (3) 16d AT EA END.
    - FOR CMSTC16 HORIZONTAL STRAPS, FASTEN W/ 12d AT EVERY OTHER HOLE AT EACH MEMBER.
    - REFER TO PLAN FOR STRAP QUANTITY, TYPE & LENGTH.
13. BLOCKED ROOF DIAPHRAGM. PROVIDE 2x4 FLAT BLOCKING AT ALL UNFRAMED PANEL EDGES. NAIL SHEATHING TO BLKG W/ 8d @ 4".
14. DRAG TRUSS (DT) : PROVIDE PANEL EDGE NAILING OF 8d @ 4" ALONG FULL LENGTH OF TOP CHORD.
15. IN HATCHED ROOF AREA, OVERFRAMING TO BE 2x6'S @ 24 OC W/ VERT SUPPORTS TO TRUSSES BELOW AT NO MORE THAN 48" OC, TYP. REFER TO DETAIL 4/S4.3 FOR ADDITIONAL REQUIREMENTS.
16. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

WOOD FRAME WALL SCHEDULE:		PLAN VIEW
ALL EXTERIOR WALLS	• 2x6 STUDS @ 16" OC	
INTERIOR BEARING WALLS	• 2x4 STUDS @ 16" OC UNO ON ARCH DWGS	
NON LOAD WALLS	• PER ARCH	

CARISSA FARKAS STRUCTURAL ENGINEERING, PLLC
206.6833197

ENGINEER'S SEAL

Stated drawing scale is based on 22" x 34" sheet.

PROJECT TITLE

61ST AVENUE RESIDENCE

ADDRESS

3038 61st Avenue SE.,
Mercer Island, WA
98040

No.	Date	Issue
	12.21.21	Coordination
	01.03.22	Coordination
	01.24.22	Building Permit

SHEET CONTENTS

ROOF FRAMING PLAN

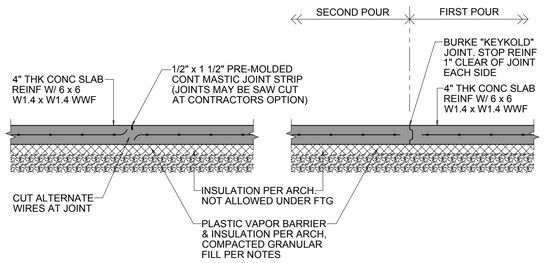
JOB NO.

2147

SHEET NO.

S2.3

DPD APPROVAL

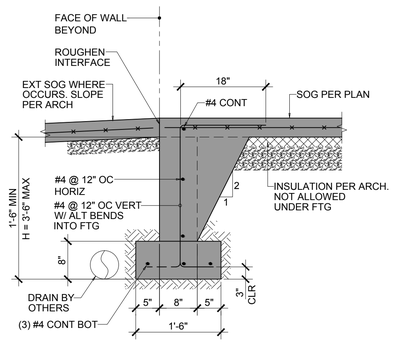


CONTROL JOINT CONSTRUCTION JOINT

PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 400 SQ FT OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

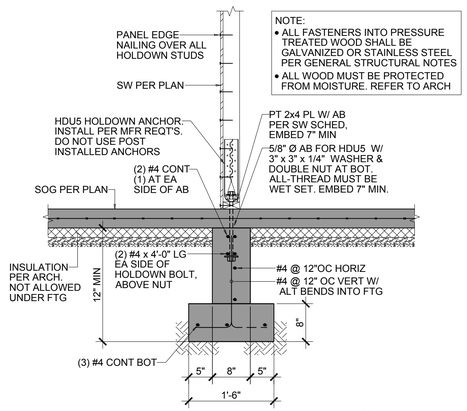
TYPICAL SLAB JOINTS 4/S3.0

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



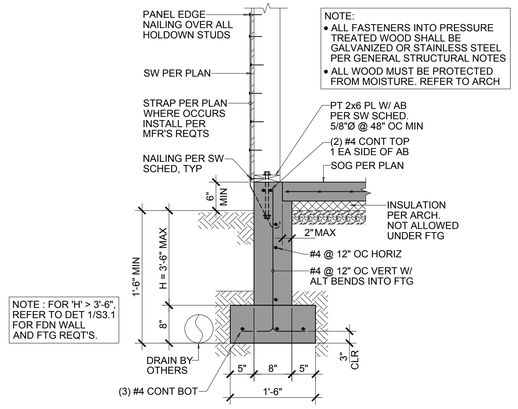
DETAIL AT GARAGE ENTRY 3/S3.0

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



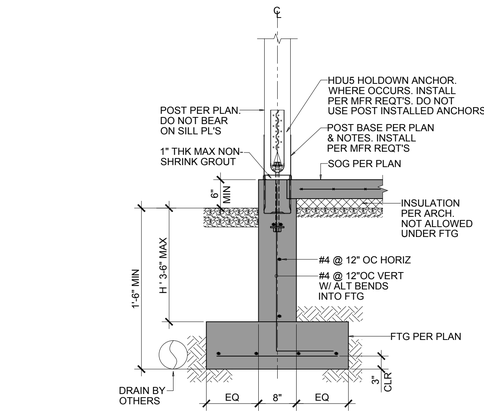
INTERIOR STRIP FOOTING 2/S3.0

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



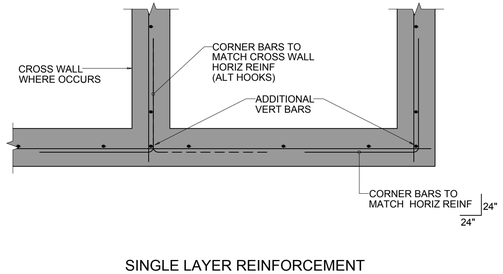
EXTERIOR FOUNDATION 1/S3.0

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



POST ON CONCRETE WALL 8/S3.0

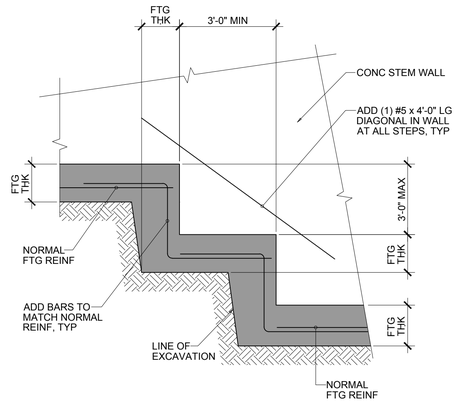
SCALE: 3/4" = 1'-0"



SINGLE LAYER REINFORCEMENT
(PLAN VIEW)

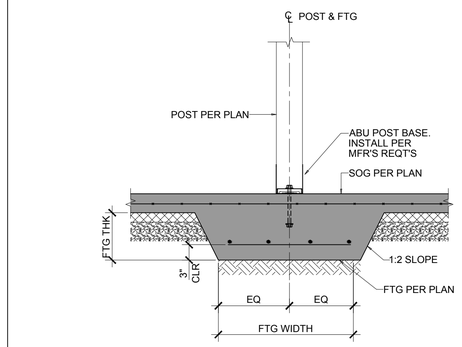
TYPICAL REINFORCEMENT AT CONCRETE CORNERS &INTERSECTIONS 7/S3.0

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



TYPICAL STEPPED FOUNDATION 6/S3.0

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

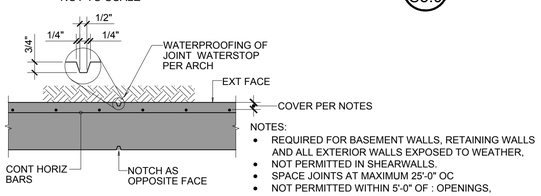


POST FOOTING AT SLAB ON GRADE 5/S3.0

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

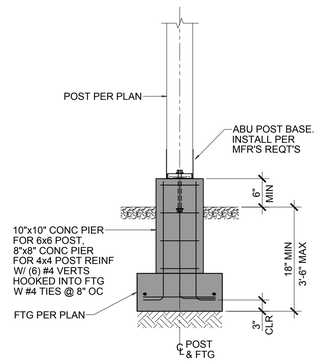
(PLAN VIEW)
CONSTRUCTION JOINT IN CONC WALL 11A/S3.0

NOT TO SCALE



(PLAN VIEW)
CRACK CONTROL JOINT IN CONC WALL 11B/S3.0

NOT TO SCALE



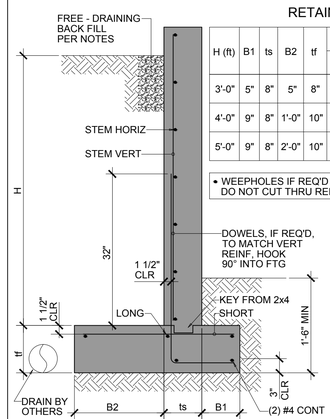
EXTERIOR POST FOUNDATION 10/S3.0

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

RETAINING WALL SCHEDULE

H (ft)	B1	ts	B2	tf	STEM REINFORCING		FTG. REINFORCING	
					VERTICAL	HORIZONTAL	LONG	SHORT
3'-0"	5"	8"	5"	8"	#4 @ 18"OC	#4 @ 18"OC	(2) #4	#4 @ 18"OC
4'-0"	9"	8"	1'-0"	10"	#4 @ 12"OC	#4 @ 12"OC	(3) #4	#4 @ 12"OC
5'-0"	9"	8"	2'-0"	10"	#4 @ 10"OC	#4 @ 10"OC	(4) #4	#4 @ 10"OC

• WEEPHOLES IF REQ'D BY OTHERS. DO NOT CUT THRU REINFORCEMENT

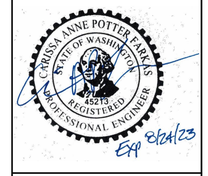


SITE RETAINING WALL 9/S3.0

NOT TO SCALE

CARISSA FARKAS STRUCTURAL ENGINEERING, PLLC
206.6833197

ENGINEER'S SEAL



Stated drawing scale is based on 22" x 34" sheet.

PROJECT TITLE

61ST AVENUE RESIDENCE

ADDRESS

3038 61st Avenue SE.,
Mercer Island, WA
98040

No.	Date	Issue
	12.21.21	Coordination
	01.03.22	Coordination
	01.24.22	Building Permit

SHEET CONTENTS

CONCRETE DETAILS

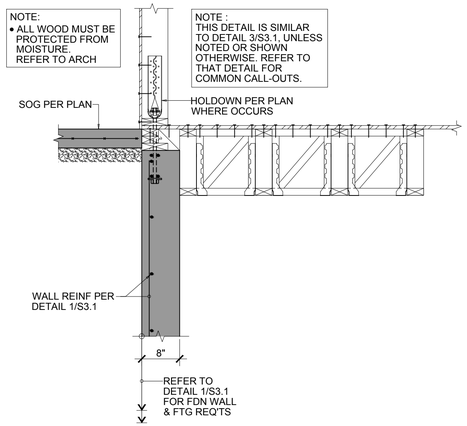
JOB NO.

2147

SHEET NO.

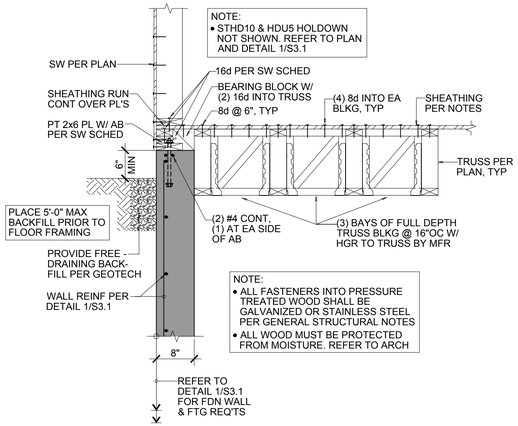
S3.0

DPD APPROVAL



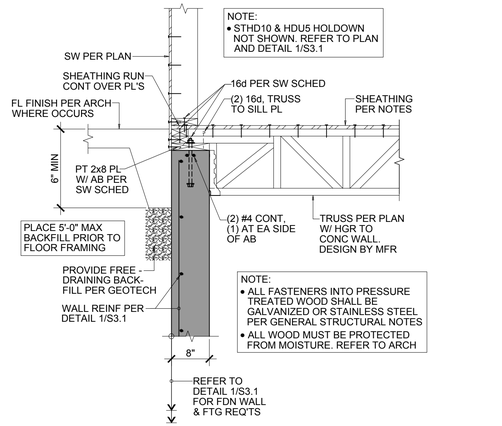
SECTION 4/S3.1

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



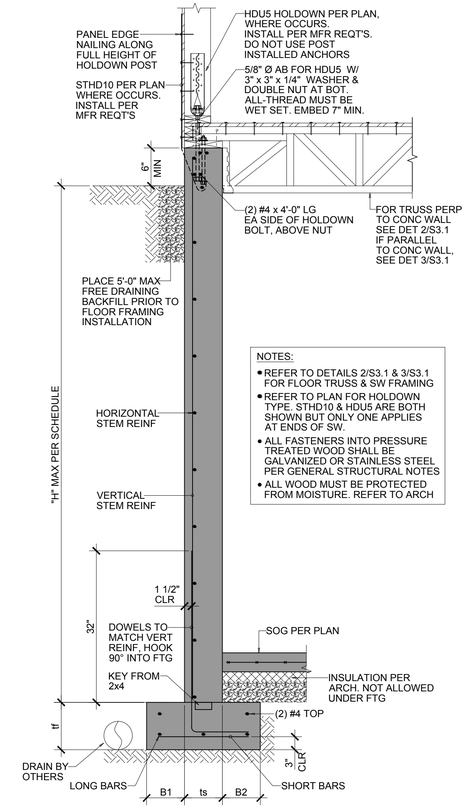
TRUSS PARALLEL TO CONCRETE WALL 3/S3.1

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



TRUSS PERPENDICULAR TO CONCRETE WALL 2/S3.1

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



RETAINING WALL SCHEDULE

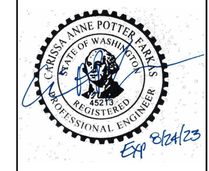
H (ft)	B1	B2	ts	tf	STEM REINFORCING		FOOTING REINFORCING	
					VERTICAL	HORIZONTAL	SHORT BARS	LONG. BARS
8'-0"	5"	5"	8"	10"	#4 @ 12"OC	#4 @ 12"OC	#4 @ 8"OC	(3) #4
9'-0"	8"	8"	8"	10"	#4 @ 10"OC	#4 @ 12"OC	#4 @ 8"OC	(3) #4
10'-6"	1-3"	1-0"	8"	14"	#5 @ 10"OC	#4 @ 12"OC	#4 @ 8"OC	(4) #4

BASEMENT RETAINING WALL 1/S3.1

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

cfse
CARISSA FARKAS STRUCTURAL ENGINEERING, PLLC
206.6833197

ENGINEER'S SEAL



Stated drawing scale is based on 22" x 34" sheet.

PROJECT TITLE

61ST AVENUE RESIDENCE

ADDRESS

3038 61st Avenue SE.,
Mercer Island, WA
98040

No.	Date	Issue
	12.21.21	Coordination
	01.03.22	Coordination
	01.24.22	Building Permit

SHEET CONTENTS

CONCRETE DETAILS

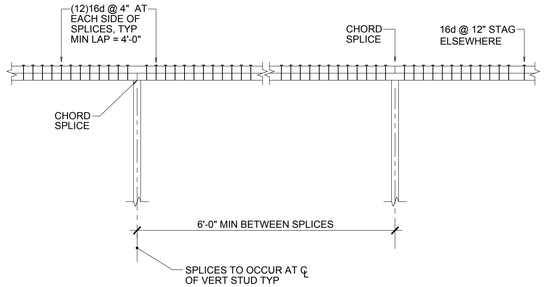
JOB NO.

2147

SHEET NO.

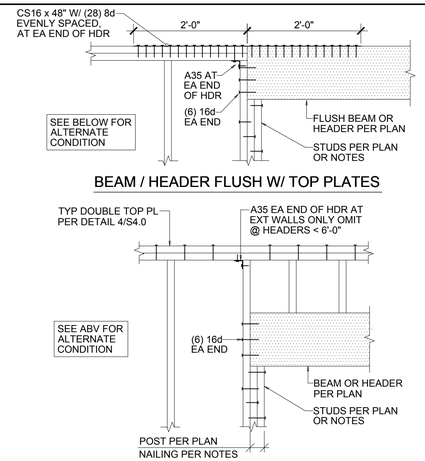
S3.1

DPD APPROVAL



TYPICAL TOP PLATE SPLICE 4 S4.0

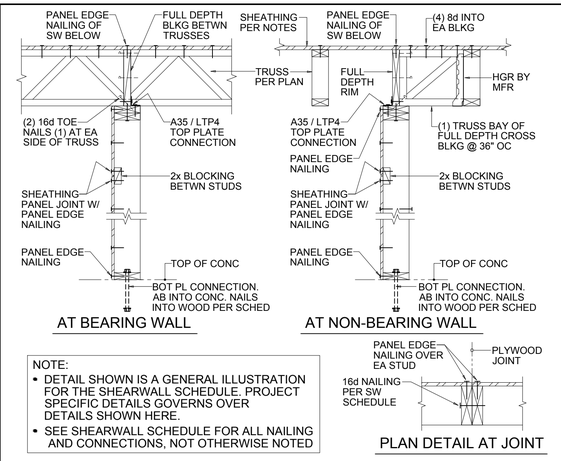
SCALE: 3/4" = 1'-0"



BEAM / HEADER FLUSH W/ TOP PLATES

DROPPED HEADER 3 S4.0

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



NOTE:
- DETAIL SHOWN IS A GENERAL ILLUSTRATION FOR THE SHEARWALL SCHEDULE. PROJECT SPECIFIC DETAILS GOVERNS OVER DETAILS SHOWN HERE.
- SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, NOT OTHERWISE NOTED

PLAN DETAIL AT JOINT

STANDARD SHEARWALL CONSTRUCTION 2 S4.0

NOT TO SCALE

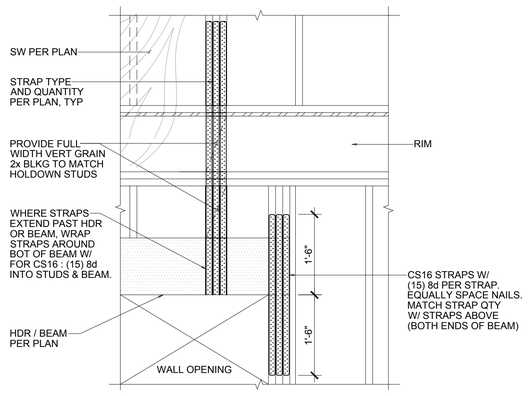
SHEARWALL SCHEDULE

TYPE	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION	BASE PLATE CONNECTION	
				AT WOOD	AT CONCRETE
SW1	1/2" PLYWOOD	8d @ 6"	A35 @ 24" OC	16d @ 6"	5/8"Ø AB @ 48" OC
SW2	1/2" PLYWOOD	8d @ 4"	A35 @ 16" OC	16d @ 4"	5/8"Ø AB @ 32" OC
SW3	1/2" PLYWOOD	8d @ 3"	A35 @ 12" OC	16d @ 3"	5/8"Ø AB @ 16" OC

NOTES:
- BLOCK PANEL EDGES WITH 2x LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12".
- 8d NAILS SHALL BE 0.131"Ø x 2 1/2" (COMMON) - 16d NAILS SHALL BE 0.135"Ø x 3 1/2" (BOX).
- EMBED ANCHOR BOLTS AT LEAST 7". EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" PLATE WASHERS. EDGE OF PLATE WASHER TO BE LOCATED 1/2" MAX FROM EDGE OF WALL SHEATHING. AT DOUBLE SIDED SW'S, STAGGER AB OR USE 4 1/2"x4 1/2"x1/4" THK WASHER CENTERED ON PLATE.
- 3x STUDS OR DOUBLE STUDS MIN, NAILED TOGETHER BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF SW3.
- TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEAR WALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
- ALL EXTERIOR WALLS SHALL BE SW1, UNLESS NOTED OTHERWISE.
- LTP4's MAY BE SUBSTITUTED FOR A35's AT CONTRACTOR'S OPTION.

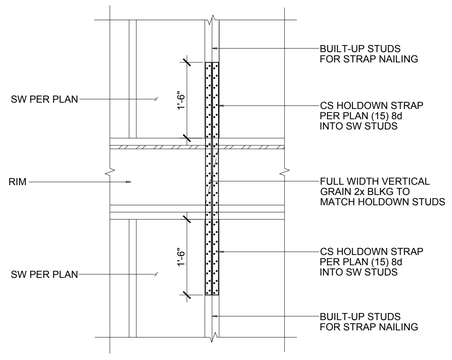
SHEARWALL SCHEDULE 1 S4.0

NOT TO SCALE



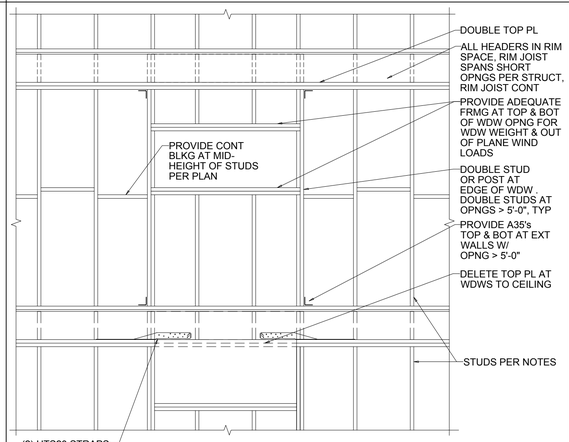
HOLDOWNSTRAP AT WALL OPENING 8 S4.0

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



TYPICAL CS HOLDOWN STRAP 7 S4.0

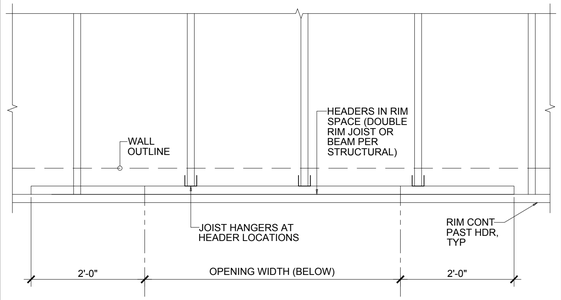
SCALE: 3/4" = 1'-0"



WALL ELEVATION FOR HEADER IN RIM 6 S4.0

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

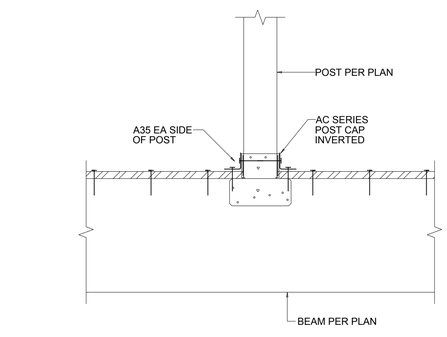
**MULTIPLE STUDS AS REQUIRED FOR HOLDOWNS, POINT LOADS AND SHEAR PANEL EDGES. REFER TO PLAN



PLAN VIEW

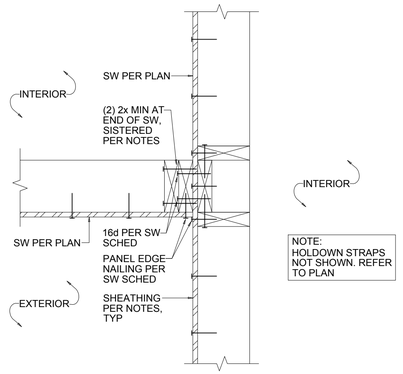
HEADER AT RIM SPACE 5 S4.0

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



ISOLATED WOOD POST ON WOOD BEAM 12 S4.0

NOT TO SCALE

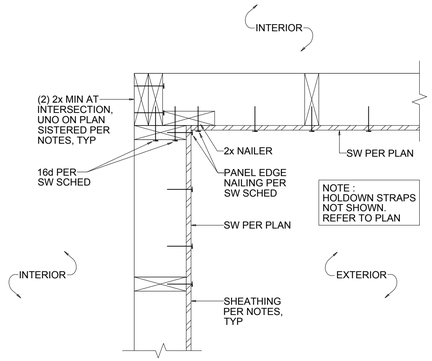


NOTE: HOLDOWN STRAPS NOT SHOWN. REFER TO PLAN

PLAN VIEW

SHEARWALL INTERSECTION 11 S4.0

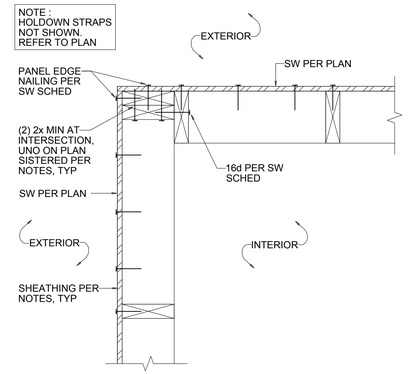
SCALE : 1 1/2" = 1'-0"



PLAN VIEW

SHEARWALL INTERSECTION 10 S4.0

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



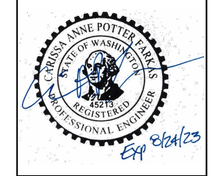
PLAN VIEW

TYPICAL SHEARWALL CORNERS 9 S4.0

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

CARISSA FARKAS
STRUCTURAL ENGINEERING, PLLC
206.6833197

ENGINEER'S SEAL



Stated drawing scale is based on 22" x 34" sheet.

PROJECT TITLE

61ST AVENUE RESIDENCE

ADDRESS

3038 61st Avenue SE.,
Mercer Island, WA
98040

No.	Date	Issue
	12.21.21	Coordination
	01.03.22	Coordination
	01.24.22	Building Permit

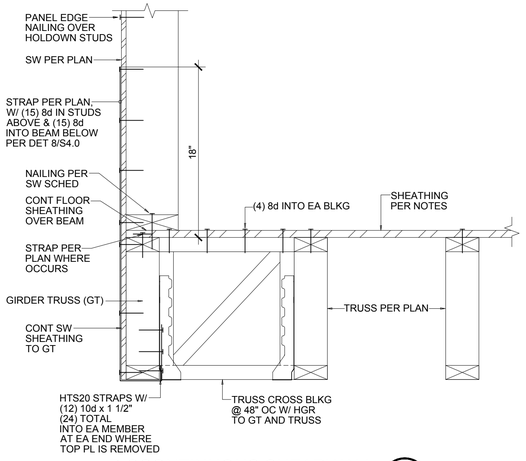
SHEET CONTENTS

FRAMING DETAILS

JOB NO. 2147

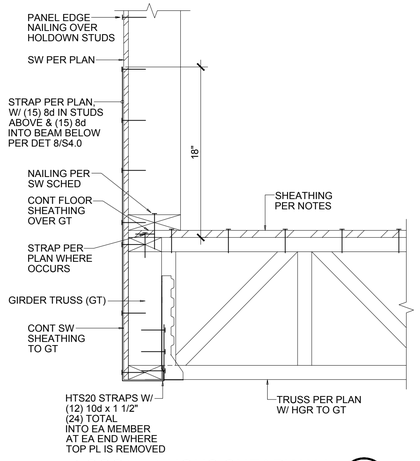
SHEET NO. S4.0

DPD APPROVAL



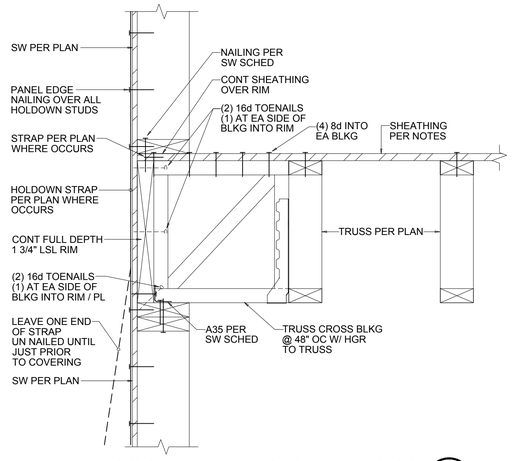
DISCONTINUOUS SHEARWALL 4 S4.1

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



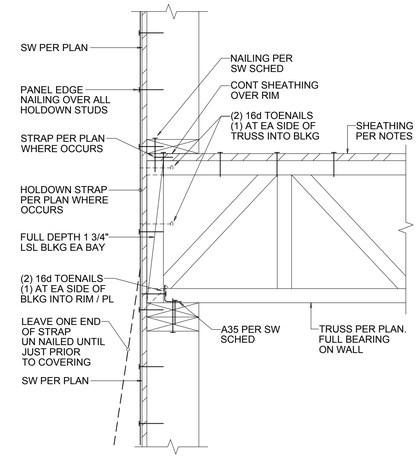
DISCONTINUOUS SHEARWALL 3 S4.1

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



EXTERIOR WALL WITH PARALLEL TRUSS 2 S4.1

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



EXTERIOR WALL WITH PERPENDICULAR TRUSS 1 S4.1

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

SHEAR WALL WITH PERP TRUSS 8 S4.1

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

INTERIOR BEARING WALL W/ PARALLEL TRUSS 7 S4.1

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

SECTION 6 S4.1

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

SHEAR WALL WITH PERP TRUSS 5 S4.1

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

SHEAR WALL WITH PERP JOISTS 11 S4.1

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

SECTION 10 S4.1

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

SHEAR WALL W/ CHANGE OF TRUSS DIRECTION 9 S4.1

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

CARISSA FARKAS
STRUCTURAL ENGINEERING, PLLC
206.6833197

ENGINEER'S SEAL

Stated drawing scale is based on 22" x 34" sheet.

PROJECT TITLE

61ST AVENUE RESIDENCE

ADDRESS

3038 61st Avenue SE.,
Mercer Island, WA
98040

No.	Date	Issue
	12.21.21	Coordination
	01.03.22	Coordination
	01.24.22	Building Permit

SHEET CONTENTS

FRAMING DETAILS

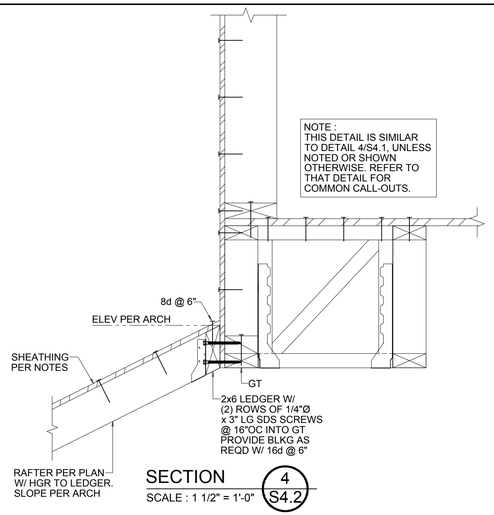
JOB NO.

2147

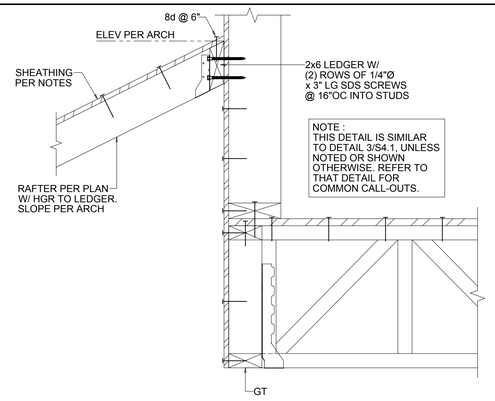
SHEET NO.

S4.1

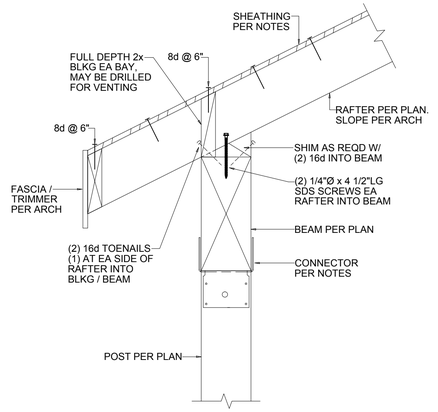
DPD APPROVAL



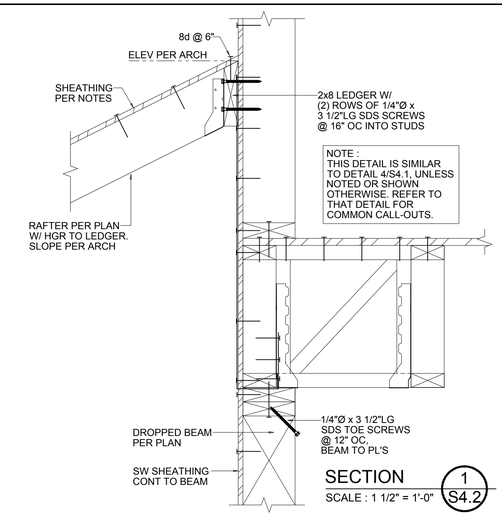
SECTION 4 S4.2
SCALE : 1 1/2" = 1'-0"



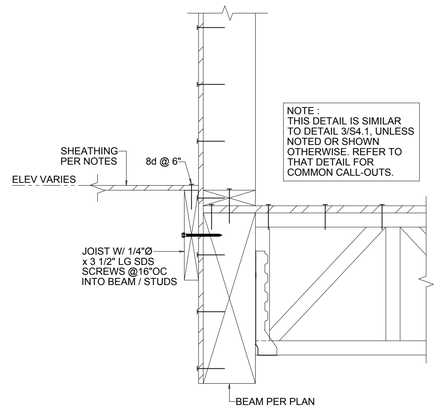
SECTION 3 S4.2
SCALE : 1 1/2" = 1'-0"



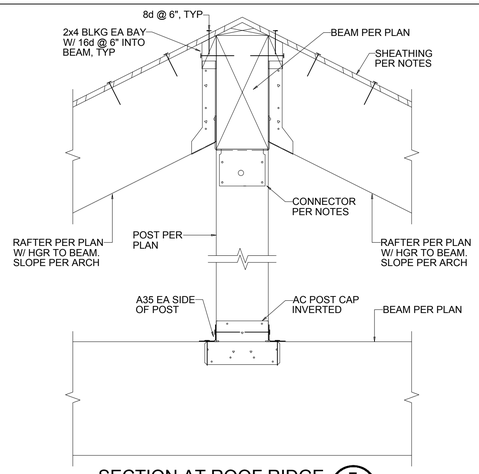
RAFTER ON BEAM 2 S4.2
SCALE : 1 1/2" = 1'-0"



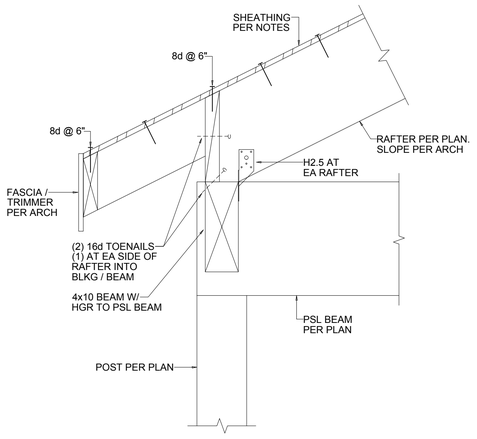
SECTION 1 S4.2
SCALE : 1 1/2" = 1'-0"



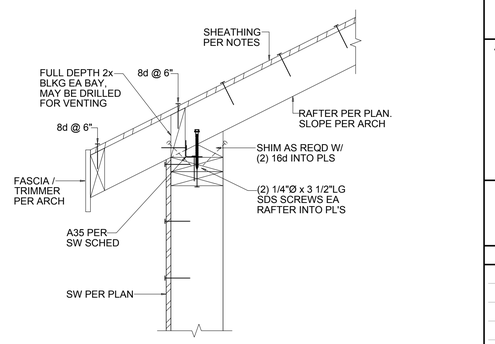
SECTION 8 S4.2
SCALE : 1 1/2" = 1'-0"



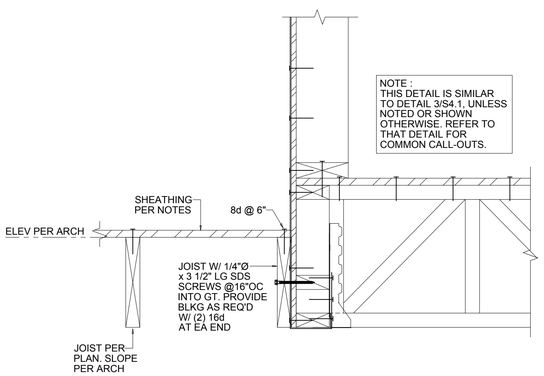
SECTION AT ROOF RIDGE 7 S4.2
SCALE : 1 1/2" = 1'-0"



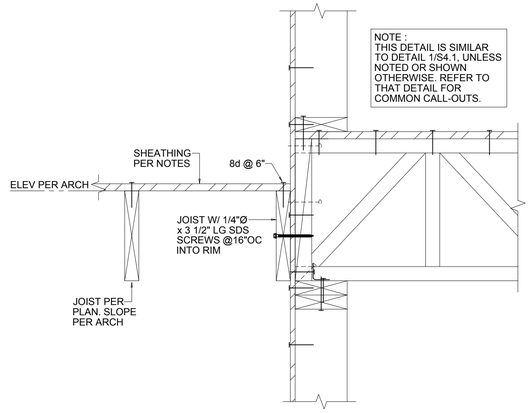
RAFTER ON BEAM 6 S4.2
SCALE : 1 1/2" = 1'-0"



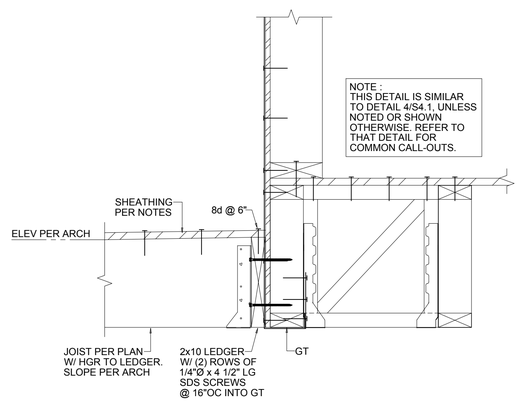
RAFTER ON SW 5 S4.2
SCALE : 1 1/2" = 1'-0"



FLOOR TO DECK TRANSITION 11 S4.2
SCALE : 1 1/2" = 1'-0"



FLOOR TO DECK TRANSITION 10 S4.2
SCALE : 1 1/2" = 1'-0"



FLOOR TO DECK TRANSITION 9 S4.2
SCALE : 1 1/2" = 1'-0"

cfse
CARISSA FARKAS STRUCTURAL ENGINEERING, PLLC
206.6833197

ENGINEER'S SEAL

Stated drawing scale is based on 22" x 34" sheet.

PROJECT TITLE

61ST AVENUE RESIDENCE

ADDRESS

3038 61st Avenue SE.,
Mercer Island, WA
98040

No.	Date	Issue
	12.21.21	Coordination
	01.03.22	Coordination
	01.24.22	Building Permit

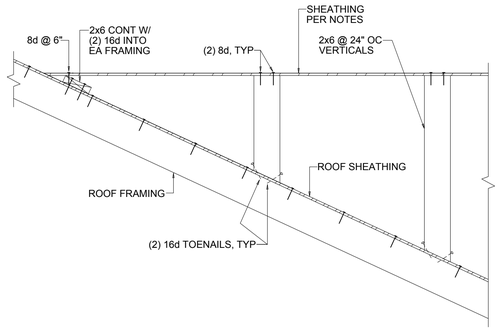
SHEET CONTENTS

FRAMING DETAILS

JOB NO.
2147

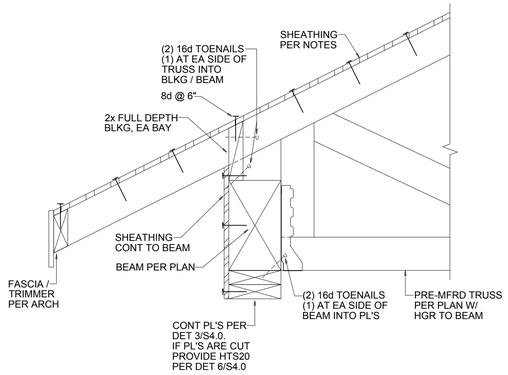
SHEET NO.
S4.2

DPD APPROVAL



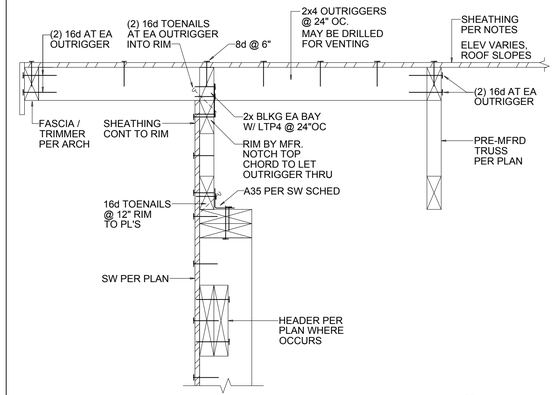
OVER FRAMING CONNECTION 4 S4.3

NOT TO SCALE



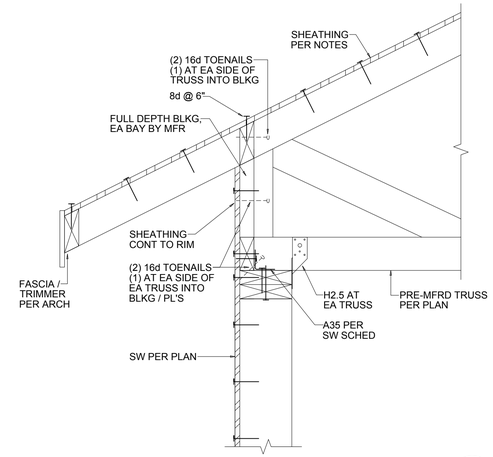
TRUSS ON BEAM 3 S4.3

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



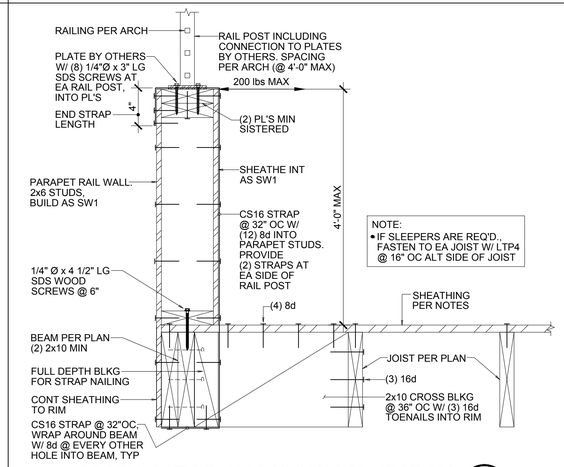
EXTERIOR WALL WITH PARALLEL TRUSS 2 S4.3

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



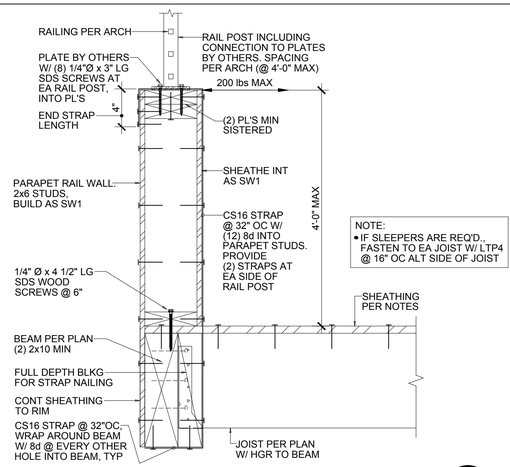
EXTERIOR WALL W/ PERPENDICULAR TRUSS 1 S4.3

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



SECTION AT DECK / RAILING CONNECTION 6 S4.3

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



SECTION AT DECK / RAILING CONNECTION 5 S4.3

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

CARISSA FARKAS
STRUCTURAL
ENGINEERING, PLLC

206.6833197

ENGINEER'S SEAL

Stated drawing scale is based on 22" x 34" sheet.

PROJECT TITLE

61ST AVENUE
RESIDENCE

ADDRESS

3038 61st Avenue SE.,
Mercer Island, WA
98040

No.	Date	Issue
	12.21.21	Coordination
	01.03.22	Coordination
	01.24.22	Building Permit

SHEET CONTENTS

FRAMING DETAILS

JOB NO.

2147

SHEET NO.

S4.3

DPD APPROVAL