

PROJECT DIRECTORY:

OWNER: KEVIN & SUZETTE PIPER
8429 SE 33RD PLACE
MERCER ISLAND, WA 98040

ARCHITECT: FORM + FUNCTION ARCHITECTURE
1800 WESTLAKE AVE N., SUITE 205
SEATTLE, WA 98109
(206) 372-9796
CONTACT: JUDY TUCKER, AIA

STRUCTURAL ENGINEERING: CT ENGINEERING INC.
180 NICKERSON ST SUITE 302
SEATTLE, WA 98109
(206) 285-4512
CONTACT: BEN McCANN

GEOTECHNICAL ENGINEERING: ZIPPER GEO ASSOC.
19019 36TH AVE W, STE E
LYNNWOOD, WA 98036
(425) 582-9928
CONTACT: DAVE MATTHEWS

SURVEYOR: APEX ENGINEERING
2601 S 35TH ST, STW 200
TACOMA, WA 98409
(253) 473-4494
CONTACT: KURT PARCHER

TABLE OF CONTENTS:

ARCHITECTURAL

- A 1.0 SITE PLAN & PROJECT NOTES
- A 1.1 DETAILED SITE PLAN, TEMPORARY EROSION & SEDIMENT CONTROL PLAN
- A 2.0 EXISTING BASEMENT DEMO PLAN
- A 2.1 MAIN FLOOR & ROOF DEMO PLAN
- A 2.2 BASEMENT PLAN
- A 2.3 MAIN FLOOR PLAN
- A 3.0 WEST EXTERIOR ELEV., WINDOW SCHED., ROOF PLAN
- A 3.1 EXTERIOR ELEVATIONS
- A 3.2 SECTIONS, DOOR SCHEDULE
- A 3.3 SECTION B-B, STAIR SECTION & DETAILS

STRUCTURAL

- S 1.0 STRUCTURAL NOTES
- S 1.1 SHEARWALL SCHEDULE & DETAILS
- S 1.2 HOLDDOWN SCHEDULE & DETAILS
- S 2.0 BASEMENT LEVEL WALLS OVER FOUNDATION
- S 2.1 MAIN LEVEL FRAMING PLAN OVER BASEMENT LEVEL SHEARWALLS
- S 2.2 ROOF FRAMING PLAN OVER MAIN LEVEL SHEARWALLS
- S 6.0 TYPICAL CONCRETE DETAILS
- S 8.0 MOMENT FRAME DETAILS
- S 8.1 MOMENT FRAME DETAILS
- S 8.2 MOMENT FRAME DETAILS
- S 8.3 MOMENT FRAME DETAILS
- S 9.0 TYPICAL WOOD FRAMING DETAILS
- S 9.1 TYPICAL WOOD FRAMING DETAILS
- S 9.2 TYPICAL WOOD FRAMING DETAILS
- S 10.0 TYPICAL COMPONENTS

SURVEY

- SURV TOPOGRAPHIC SURVEY

PROJECT NOTES:

PROJECT DESCRIPTION: REMODEL MAIN FLOOR KITCHEN, MOVE STAIRS TO NEW REAR YARD ADDITION, NEW REAR YARD COVERED DECK, NEW SIDE YARD MUDROOM ADDITION TO CONNECT HOUSE TO GARAGE, NEW GUEST BATH, NEW MAIN FLOOR MASTER SUITE, NEW ROOF.

KING COUNTY ASSESSOR PARCEL NUMBER: 6666800250

PROJECT ADDRESS: 8429 SE 33RD PL MERCER ISLAND, WA 98040

LEGAL DESCRIPTION: PARKRIDGE ADD, LOT 25

ZONING: SF 9.6

CONSTRUCTION TYPE: TYPE V B

ENVIRONMENTAL CRITICAL AREAS: LANDSLIDE HAZARD, EROSION CONTROL

LOT AREA: 19,302 SF (0.44 ACRES)

SETBACKS: FRONT YARD: 20' MIN
REAR YARD: 25' MIN
SIDE YARD: 5' MIN, 18' COMBINED (17% OF LOT WIDTH: 106'-3")

LOT SLOPE: BASED ON LOT SLOPE. LOW ELEVATION = 192.0' HIGHEST ELEVATION = 270.0' (270.0-192.0) / 163.7' LOT SLOPE LINE = 47.6% SLOPE
30% - 50% LOT SLOPE ALLOWS FOR 30% LOT COVERAGE
30% OF 19,302 SF = 5,790.6 SF

LOT COVERAGE:

EXIST ROOF =	2659.6 SF
NEW ROOF =	196.6 SF
EXIST. DRIVEWAY =	2310.3 SF
EXIST. SHED =	195.6 SF
NEW COVERED PATIO/ DECK =	413.4 SF
TOTAL LOT COVERAGE =	5775.5 SF (29.9%)
ALLOWABLE LOT COVERAGE:	5790.6 SF (30%)

IMPERVIOUS SURFACE: SEE SHEET A2.2 FOR IMPERVIOUS SURFACE CALCULATIONS & SITE PLAN DIAGRAM

HARDSCAPE SURFACE:

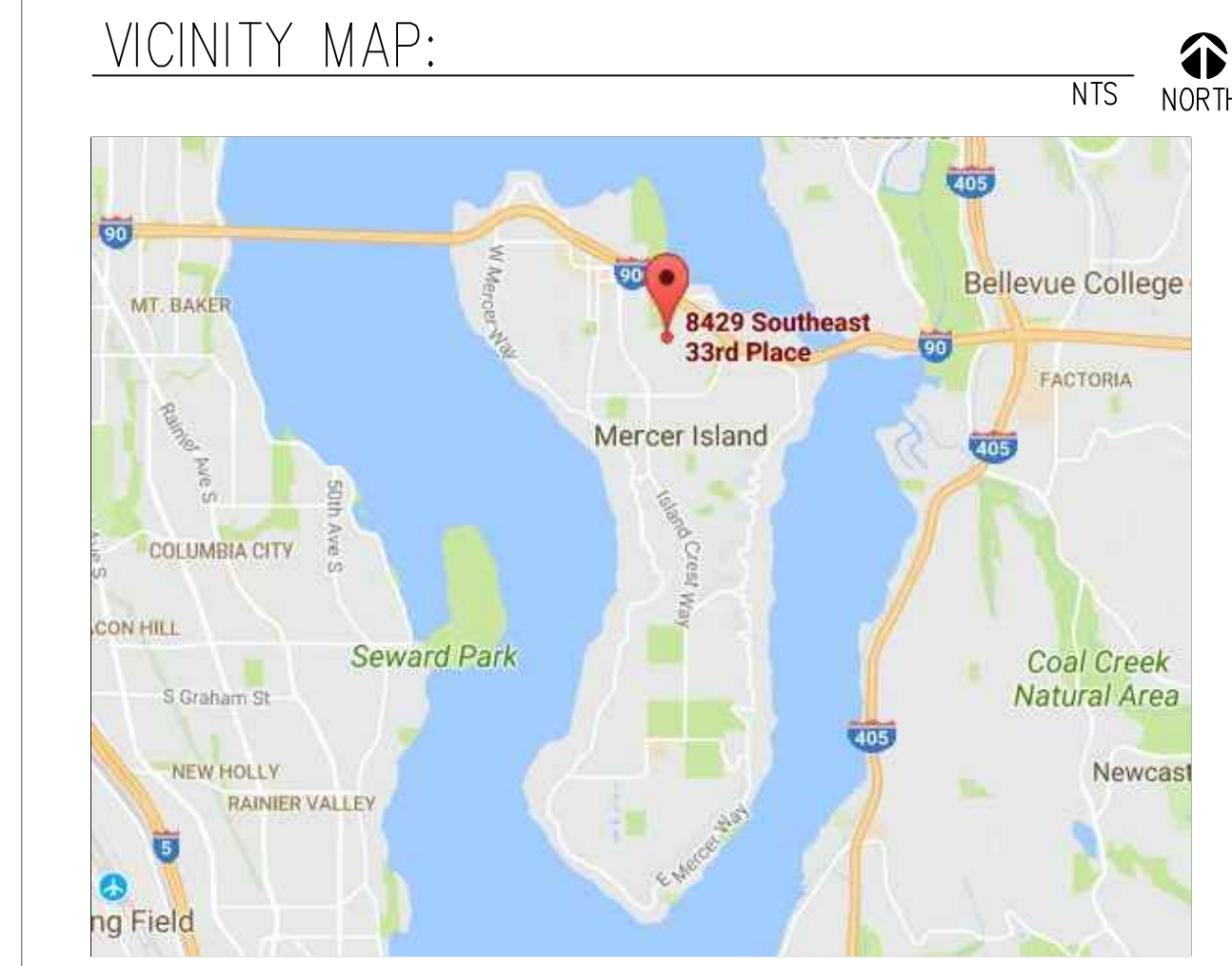
EXIST UNCOVERED PATIOS =	533.3 SF
EXIST WALKWAYS =	100.0 SF
EXIST ROCKERIES/RETAINING WALLS =	75.0 SF
EXIST GRAVEL WALKWAY =	370.9 SF
NEW UNCOVERED PATIOS =	490.9 SF
EXIST. CONC. PATIO (TO BE REMOVED) =	-533.3 SF
TOTAL HARDSCAPE AREA =	1036.8 SF (5.3%)
ALLOWABLE HARDSCAPE:	1737.2 SF (9%)

GROSS FLOOR AREA:

BASEMENT =	899.24 SF
EXISTING MAIN FLOOR =	1466.6 SF
NEW MAIN FLR =	439.7 SF
EXISTING GARAGE/SHED =	656.5 SF
MAIN FLOOR COVERED DECK =	236.2 SF
TOTAL GROSS FLOOR AREA =	3698.2 SF (19%)
40% OF 19,302 = 8,685.9 SF ALLOWED	

BASEMENT FLOOR AREA EXEMPTION CALCULATION:

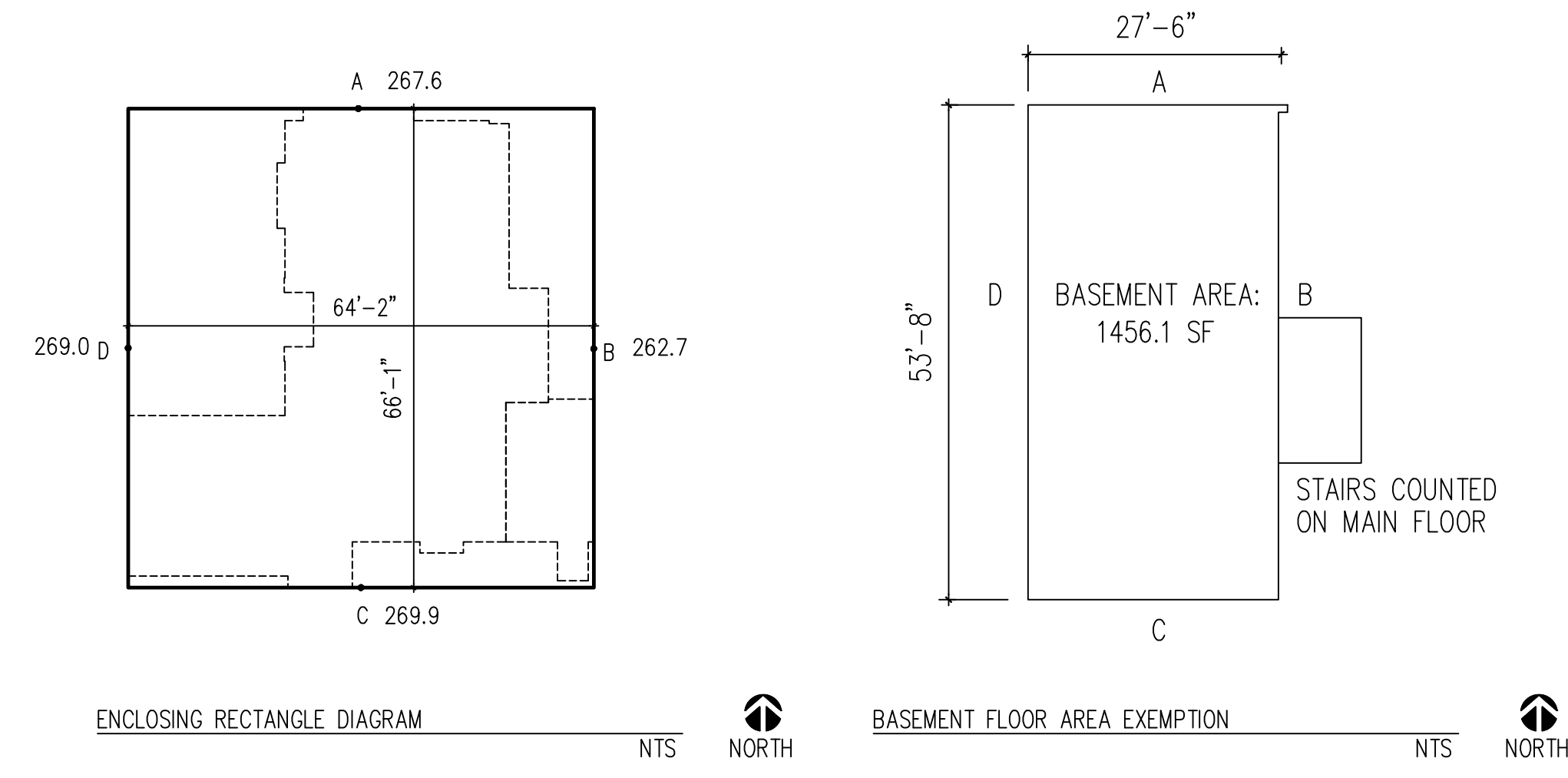
1456.1 (BSMT SF) X 61.7% (BELOW GRADE %) = 899.24 SF			
WALL SEGMENT	LENGTH X	COVERAGE =	RESULT
A	27.1	50.6	15.2
B	53.7	7	3.8
C	27.1	100	27.1
D	53.7	100	53.7
TOTALS	161.6		99.8



SITE KEY PLAN
SEE SHT A1.1 FOR SITE DIMENSIONS/ PROJECT NOTES

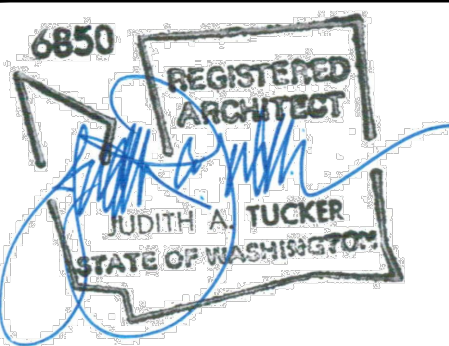
- CODE NOTES:**
- OPENINGS SHALL BE CAULKED, OR WEATHER STRIPPED.
 - SEAL TEARS AND JOINTS IN INSULATION WITH TAPE.
 - MOISTURE CONTROL TO BE PROVIDED PER WA STATE ENERGY CODE.
 - HOT WATER HEATERS SHALL COMPLY WITH THE NATIONAL APPLIANCE ENERGY CONSERVATION ACT. (EXISTING WH TO REMAIN)
 - PROVIDE SEISMIC STRAP FOR WATER HEATER. (VERIFY EXISTING OR PROVIDE NEW)
 - SERVICE WATER PIPES IN UNHEATED SPACES SHALL BE INSULATED PER WA STATE ENERGY CODE.
 - ALL NAILING PER IRC
 - PROVIDE SMOKE DETECTORS PER IRC - IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA AND ON EACH STORY OF THE HOUSE. CONTRACTOR TO VERIFY SD'S ARE PROPERLY INSTALLED IN THE EXISTING HOUSE.
 - SMOKE DETECTORS SHALL BE POWERED BY THE BUILDING WIRING WITH A BATTERY BACKUP.
 - CARBON MONOXIDE ALARMS TO BE INSTALLED PER IRC- OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS. CONTRACTOR TO VERIFY
 - HEAT DETECTOR TO BE INSTALLED PER IRC- IN CENTRAL LOCATION OF THE (E) ATTACHED GARAGE.
 - PROVIDE FIRE BLOCKING, DRAFTSTOPS AND FIRESTOPS PER THE IRC.
 - PROVIDE APPROVED SECURITY AND LOCKING DEVICES AT NEW DOORS AND WINDOWS PER IRC.

- GENERAL NOTES:**
- ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE CURRENT EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE (2018), WASHINGTON STATE ENERGY CODE (2018), WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRIC CODE, AND WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES REGULATIONS.
 - GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL EXISTING AND NEW UTILITIES AND SITE CONDITIONS BEFORE AND DURING CONSTRUCTION. INFORM ARCHITECT OF VARIATIONS BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS.
 - DO NOT SCALE DRAWINGS; VERIFY ALL DIMENSIONS ON THE JOB.
 - DIMENSIONS ARE TO FACE OF FOUNDATION WALLS AND FACE OF ROUGH FRAMING, UNLESS NOTED OTHERWISE. FOR DIMENSIONS TO EXIST. STRUCTURE - ASSUME FACE OF (E) FINISHED SURFACE.
 - FLOOR-TO-FLOOR DIMENSIONS FROM TOP OF SUBFLOOR TO TOP PLATES, UNLESS NOTED OTHERWISE.
 - PROVIDE SOLID BLOCKING BEHIND ALL WALL HUNG FIXTURES AND ACCESSORIES.



NO.	REVISION DATE
▲	CITY CORRECTIONS DATED 6/9/2022
FORM + FUNCTION ARCHITECTURE 1800 WESTLAKE AVE. N. #205 SEATTLE, WA 98109 206.372.9796	
PIPER REMODEL 8429 SE 33RD PL MERCER ISLAND, WA 98040	
DATE	3/29/22
DRAWN BY	JT SD
CHECKED BY	JT
SHEET TITLE SITE PLAN PROJ INFO	
SHEET NO. A1.0	

FORM + FUNCTION
 ARCHITECTURE
 1800 WESTLAKE AVE. N. #205 SEATTLE, WA 98109
 206.372.9796



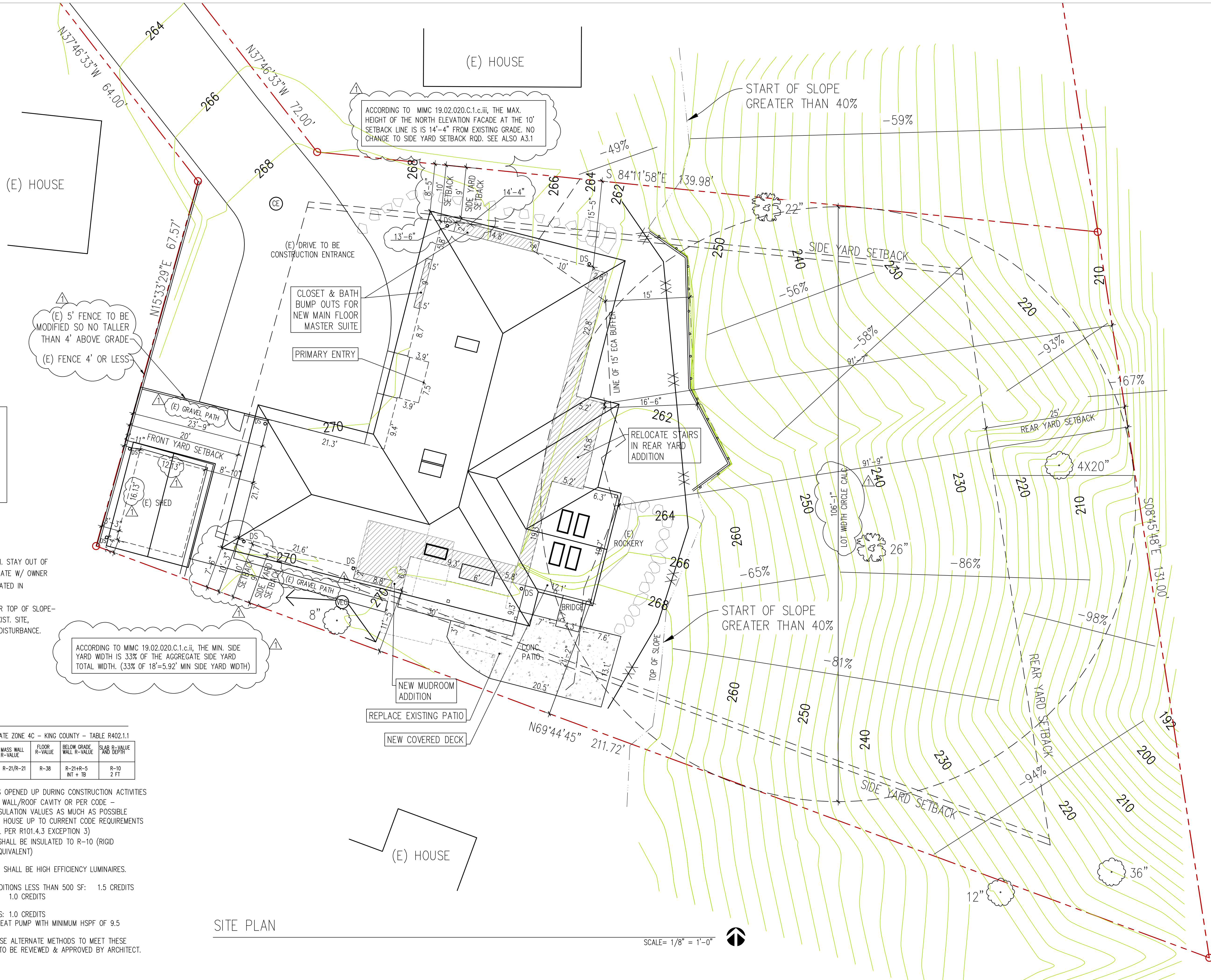
PIPER REMODEL
 8429 SE 33RD PL
 MERCER ISLAND, WA
 98040

PROJECT NO. 1212

DATE 3/4/22
 DRAWN BY JT SD
 CHECKED BY JT

SHEET TITLE
 SITE PLAN
 TEMP. EROSION &
 SEDIMENT CONTROL

SHEET NO.
 A1.1



ACCORDING TO MMC 19.02.020.C.1.c.iii, THE MAX. HEIGHT OF THE NORTH ELEVATION FACADE AT THE 10' SETBACK LINE IS 14'-4" FROM EXISTING GRADE. NO CHANGE TO SIDE YARD SETBACK ROD. SEE ALSO A3.1

(E) 5' FENCE TO BE MODIFIED SO NO TALLER THAN 4' ABOVE GRADE
 (E) FENCE 4' OR LESS

ACCORDING TO MMC 19.02.020.C.1.c.ii, THE MIN. SIDE YARD WIDTH IS 33% OF THE AGGREGATE SIDE YARD TOTAL WIDTH. (33% OF 18'=5.92' MIN SIDE YARD WIDTH)

LEGEND

- ⊙ CONSTRUCTION ACCESS
- XX-XX FILTER FENCE
- ⊙ TREE & VEGETATION PROTECTION

- NOTES:**
- PROTECT EXIST. TREES DURING CONSTRUCTION. STAY OUT OF DRIPLINES/ OFF ROOTS IF POSSIBLE. COORDINATE W/ OWNER ON ALL PLANTINGS TO BE SALVAGED/ RELOCATED IN CONSTRUCTION AREAS.
 - NO CONSTRUCTION ACTIVITIES TO OCCUR NEAR TOP OF SLOPE- CONTRACTOR TO UTILIZE BMP TO PROTECT EXIST. SITE, VEGETATION, & ROCKERIES TO MINIMIZE SITE DISTURBANCE.

ENERGY NOTES: WSEC 2018




INSULATION & FENESTRATION RQMTS BY COMPONENT - CLIMATE ZONE 4C - KING COUNTY - TABLE R402.1.1

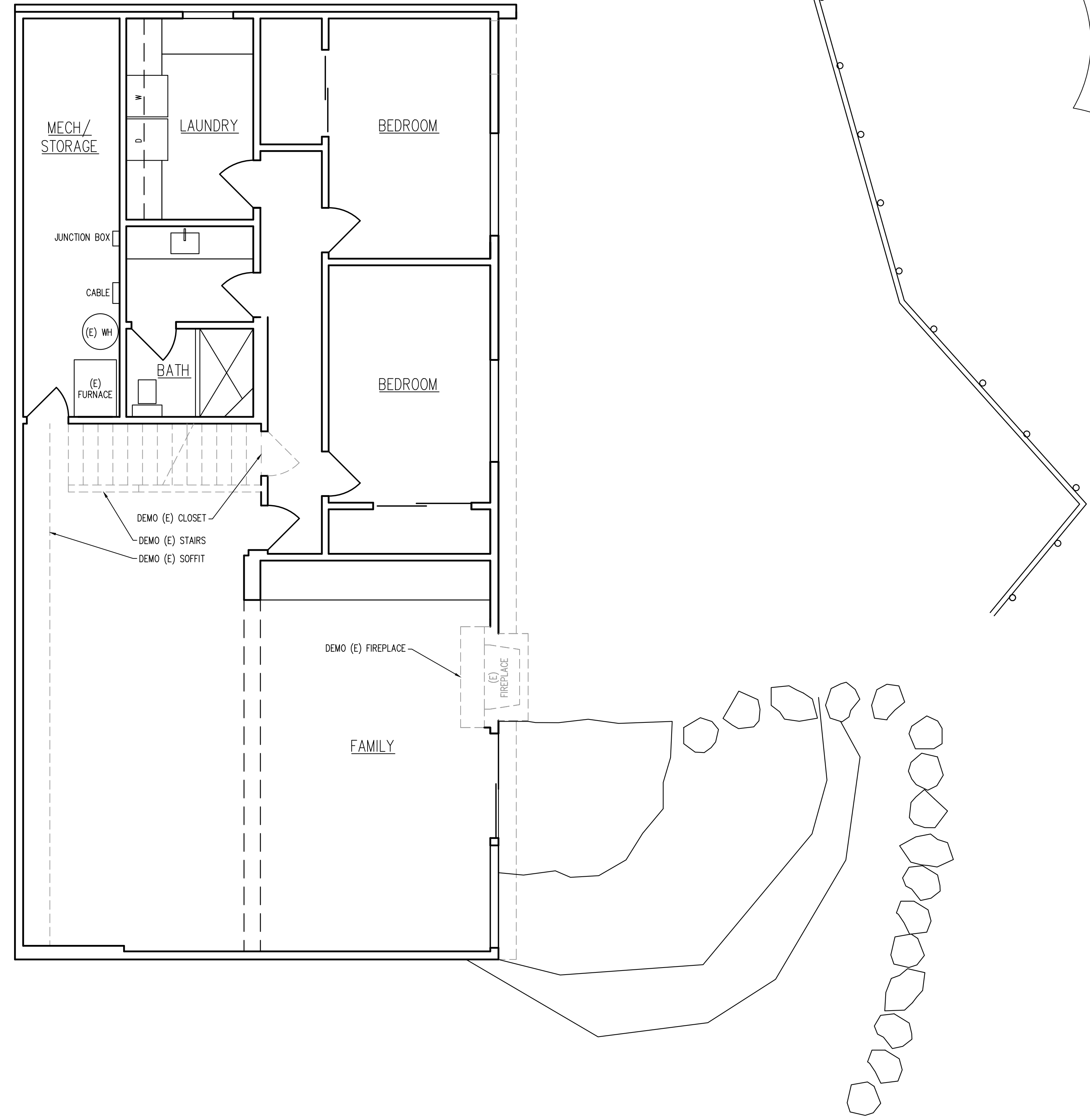
FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING R-VALUE	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BELOW GRADE WALL R-VALUE	SLAB R-VALUE AND DEPTH
.24	.50	R-38 VAULTED R-49 FLAT	R-21+ R-4	R-21/R-21	R-38	R-21+R-5 INT + TB	R-10 2 FT

- ALL EXISTING WALL, FLR, CLG AND ROOF AREAS OPENED UP DURING CONSTRUCTION ACTIVITIES WILL BE INSULATED PER THE CAPACITY OF THE WALL/ROOF CAVITY OR PER CODE - WHICHEVER IS LESS- INTENT IS TO IMPROVE INSULATION VALUES AS MUCH AS POSSIBLE WITHIN THE EXISTING FRAMEWORK BRINGING THE HOUSE UP TO CURRENT CODE REQUIREMENTS (2X6=R-21 BATT INSUL, 2X4=R-15 BATT INSUL PER R101.4.3 EXCEPTION 3)
 ALL NEW HEADERS IN EXTERIOR WALLS SHALL BE INSULATED TO R-10 (RIGID INSULATION BETWEEN 2-2X8'S - 4X8 EQUIVALENT)
 - MINIMUM 75% OF ALL NEW INTERIOR LUMINAITES SHALL BE HIGH EFFICIENCY LUMINAIRES.
 - ADDITIONAL ENERGY CREDITS REQUIRED FOR ADDITIONS LESS THAN 500 SF: 1.5 CREDITS HEATING OPTIONS: HEAT PUMP 1.0 CREDITS
 - 3 - HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS: 1.0 CREDITS
 3.2 AIR-SOURCED CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 9.5
- CONTRACTOR ALSO HAS THE OPTION TO PROPOSE ALTERNATE METHODS TO MEET THESE ADDITIONAL ENERGY CREDITS - THESE OPTIONS ARE TO BE REVIEWED & APPROVED BY ARCHITECT.

SITE PLAN

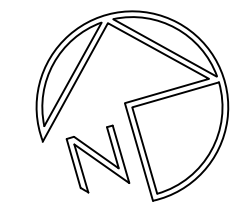
SCALE= 1/8" = 1'-0"

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED
	NEW WALLS



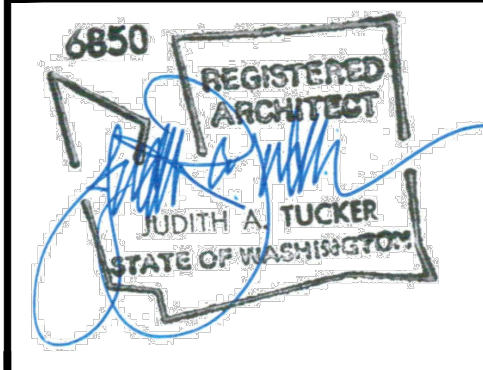
EXISTING BASEMENT DEMO PLAN
 VERIFY ALL DIMENSIONS TO EXISTING ELEMENTS

1/4"=1'-0"



NO.	REVISION DATE
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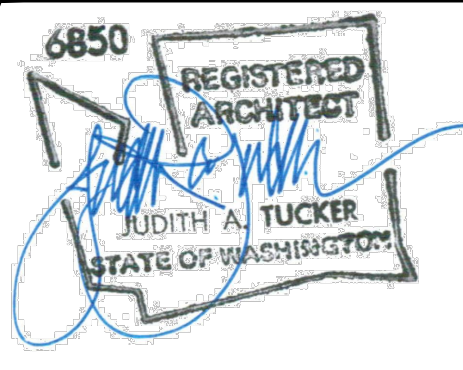
PIPER REMODEL
 8429 SE 33RD PL
 MERCER ISLAND, WA
 98040
 PROJECT NO. 1212

DATE	6/1/22
DRAWN BY	JT SM
CHECKED BY	JT
SHEET TITLE	EXISTING BSMT PLAN W/ DEMO

SHEET NO.
 A2.0

NO.	REVISION DATE
△	CITY CORRECTIONS DATED 6/9/2022

FORM + FUNCTION
ARCHITECTURE
1800 WESTLAKE AVE. N. #205 SEATTLE, WA 98109
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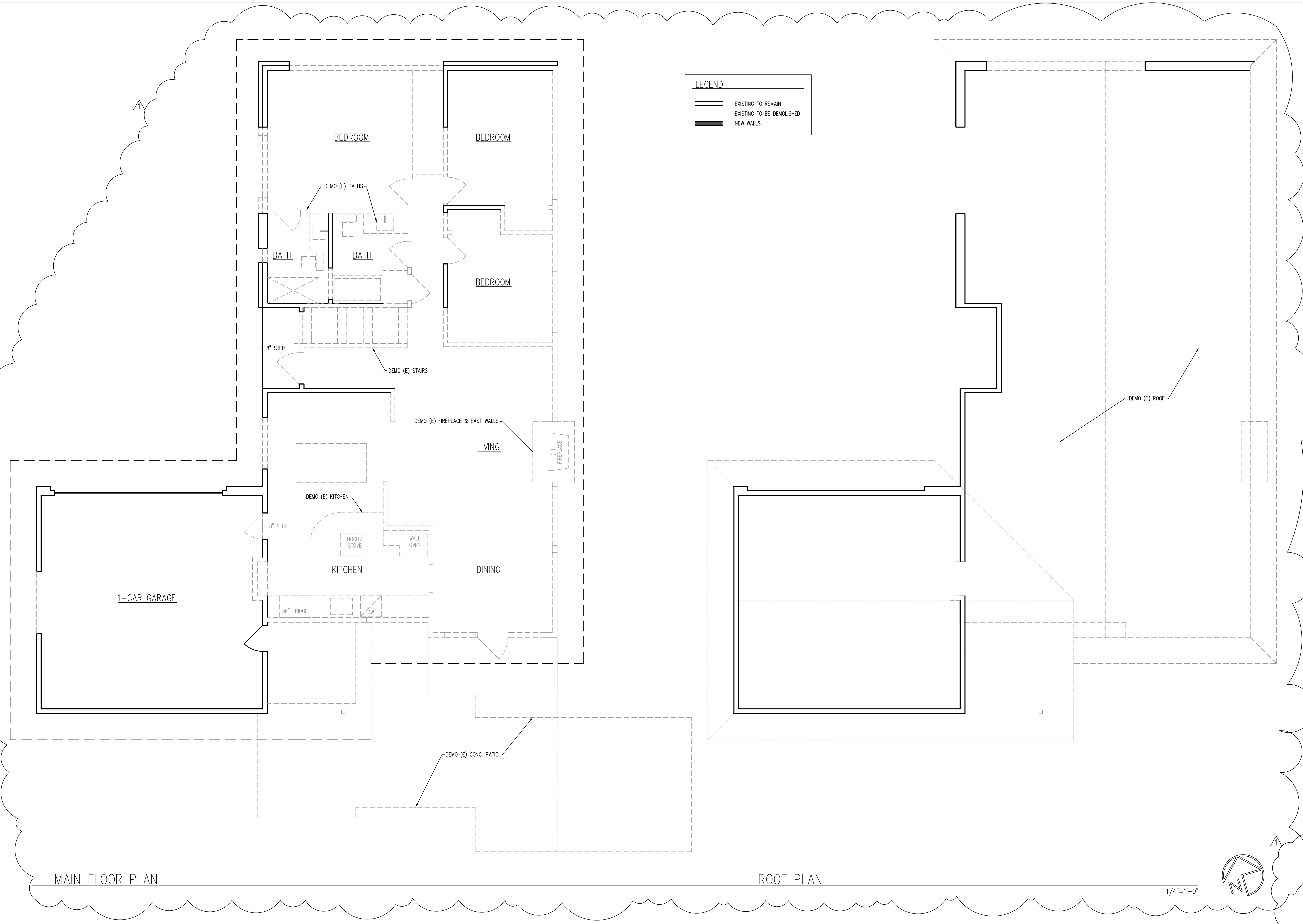
PIPER REMODEL
8429 SE 33RD PL
MERCER ISLAND, WA
98040
PROJECT NO. 1212

DATE 6/1/22
DRAWN BY JT SM
CHECKED BY JT

SHEET TITLE
EXIST. MAIN FLR
& ROOF PLAN
W/ DEMO

SHEET NO.
A2.1

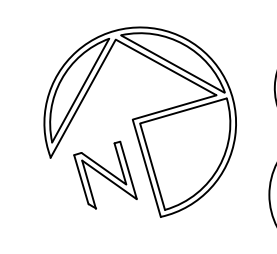
LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED
	NEW WALLS

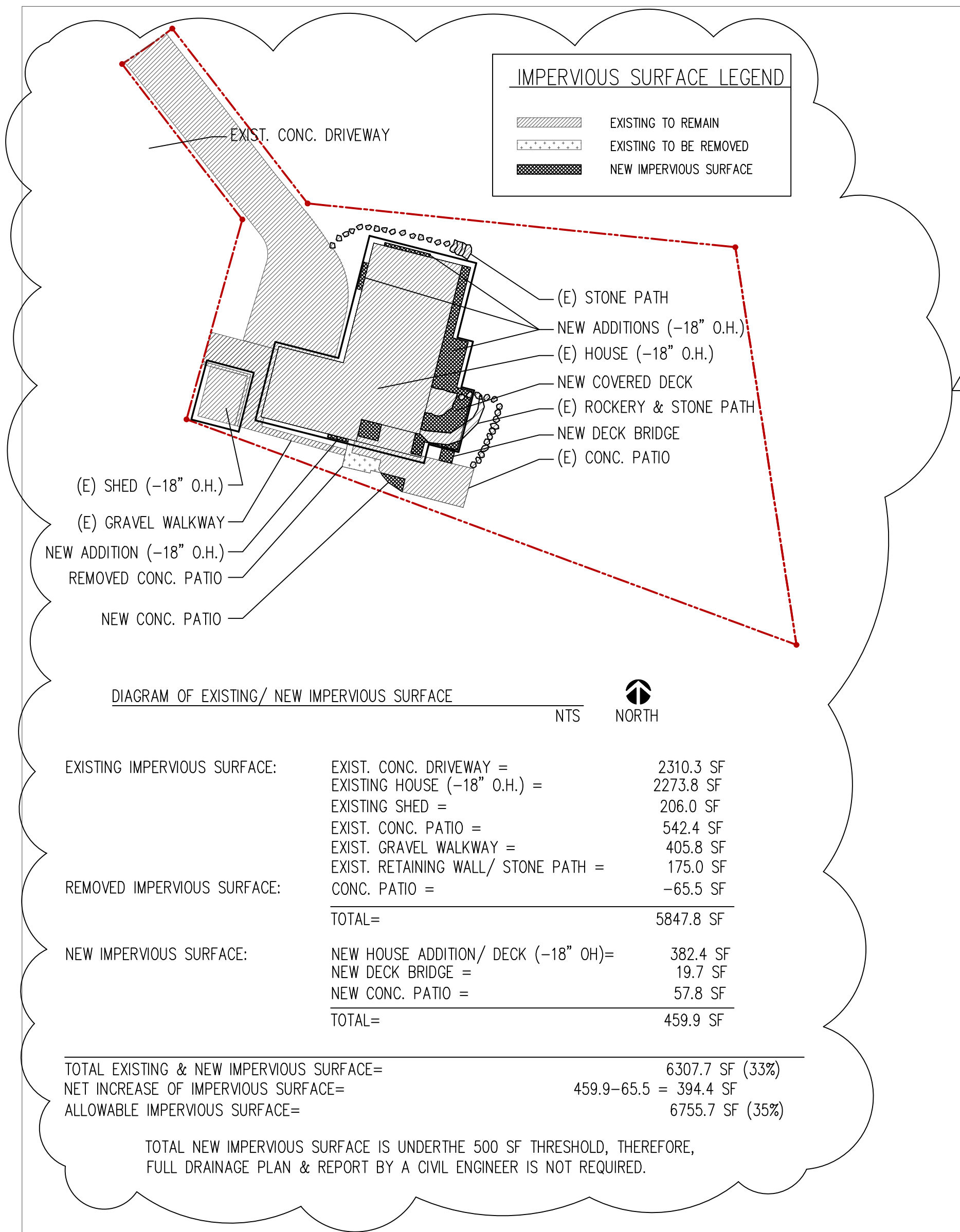


MAIN FLOOR PLAN

ROOF PLAN

1/4"=1'-0"





IMPERVIOUS SURFACE LEGEND

[Hatched Pattern]	EXISTING TO REMAIN
[Dotted Pattern]	EXISTING TO BE REMOVED
[Solid Black]	NEW IMPERVIOUS SURFACE

- (E) SHED (-18" O.H.)
- (E) GRAVEL WALKWAY
- NEW ADDITION (-18" O.H.)
- REMOVED CONC. PATIO
- NEW CONC. PATIO
- (E) STONE PATH
- NEW ADDITIONS (-18" O.H.)
- (E) HOUSE (-18" O.H.)
- NEW COVERED DECK
- (E) ROCKERY & STONE PATH
- NEW DECK BRIDGE
- (E) CONC. PATIO

DIAGRAM OF EXISTING/ NEW IMPERVIOUS SURFACE NTS NORTH

EXISTING IMPERVIOUS SURFACE:	EXISTING NEW IMPERVIOUS SURFACE:	TOTAL
EXIST. CONC. DRIVEWAY =	2310.3 SF	2310.3 SF
EXISTING HOUSE (-18" O.H.) =	2273.8 SF	2273.8 SF
EXISTING SHED =	206.0 SF	206.0 SF
EXIST. CONC. PATIO =	542.4 SF	542.4 SF
EXIST. GRAVEL WALKWAY =	405.8 SF	405.8 SF
EXIST. RETAINING WALL/ STONE PATH =	175.0 SF	175.0 SF
CONC. PATIO =	-65.5 SF	-65.5 SF
TOTAL=	5847.8 SF	
NEW IMPERVIOUS SURFACE:	NEW HOUSE ADDITION/ DECK (-18" OH)=	382.4 SF
NEW DECK BRIDGE =	19.7 SF	19.7 SF
NEW CONC. PATIO =	57.8 SF	57.8 SF
TOTAL=	459.9 SF	
TOTAL EXISTING & NEW IMPERVIOUS SURFACE=	6307.7 SF (33%)	
NET INCREASE OF IMPERVIOUS SURFACE=	459.9-65.5 = 394.4 SF	
ALLOWABLE IMPERVIOUS SURFACE=	6755.7 SF (35%)	

TOTAL NEW IMPERVIOUS SURFACE IS UNDER THE 500 SF THRESHOLD, THEREFORE, FULL DRAINAGE PLAN & REPORT BY A CIVIL ENGINEER IS NOT REQUIRED.

STAIR NOTES:

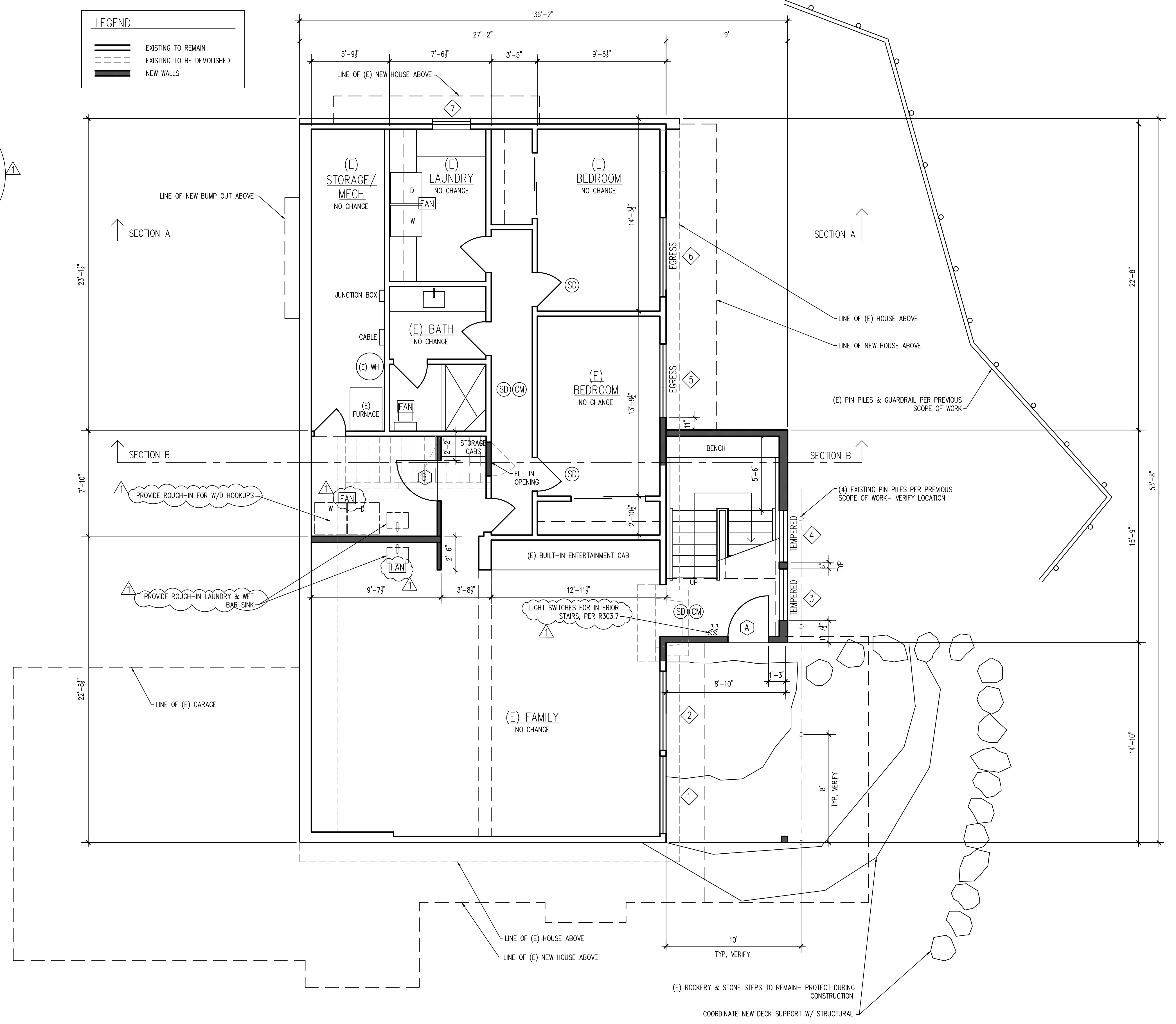
- WIDTH MIN. 36" CLEAR
- TREAD DEPTH 10" CLEAR (ALLOW FOR 1" OVERHANG - 11" TOTAL)
- RISER HEIGHT 7 1/2" +/- VERIFY W/ EXISTING GRADE/ FLOOR HEIGHTS (MAX. HT. 7.75")
- HANDRAIL MIN. 34", MAX 38" ABOVE TREAD NOSINGS
- HANDRAIL GRASP MIN. 1-1/4", MAX. 2"
- HANDRAIL PROJECTION MAX. 4-1/2" FROM EACH SIDE OF STAIRWAY INTO REQUIRED WIDTH. MIN. 1-1/2" BETWEEN THE WALL
- GUARDRAIL MAX OPENING 4" PER SRC R312.1.3
MIN. UNIFORMLY DISTRIBUTED LIVE LOADS (LBS PER SF)
200LB CONCENTRATED LOAD ON THE TOP RAIL & 50 PSF ON GUARDRAIL INFILL COMPONENTS PER SRC R301.5- SEE STRUCTURAL FOR DETAILS

NOTES:

- CONTRACTOR WILL APPLY FOR PLUMBING, MECHANICAL, ELECTRICAL PERMITS SEPARATELY. CONTRACTOR TO REVIEW EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- ALL WALLS THAT HAVE FINISHES REMOVED WILL BE SUBJECT TO CURRENT CODE RQMTS - INCLUDES PLUMBING/MECHANICAL/ELECTRICAL/INSULATION.
- WHOLE HOUSE FAN SHALL BE LOCATED/ASSOCIATED WITH THE MAIN FLOOR GUEST BATH FAN, THIS FAN TO BE EQUIPPED WITH CONTROLS CAPABLE OF MANUAL AND AUTOMATIC OPERATION, SUCH AS A CLOCK TIMER AND SHALL BE DESIGNED TO RUN CONTINUOUSLY PER SRC M1507.3.3.
- 3.1. IN PROPOSED FAMILY ROOM WET BAR & LAUNDRY AREA ON MAIN FLOOR- INSTALL PANASONIC WHISPERQUIET FAN SIZED PER SPACE. (75 C.F.M., 1.0 SONES OR BETTER). FANS SHALL TERMINATE HORIZONTALLY TO THE EXTERIOR OF THE HOUSE.
- 3.2. CONTRACTOR TO VERIFY EXISTING BASEMENT BATH & LAUNDRY TO HAVE EXHAUST FANS AS REQUIRED BY CODE. (TERMINATING HORIZONTALLY TO THE EXTERIOR OF THE HOUSE.)
- DOOR JAMBS SHALL BE 3 1/2" TYPICAL, UNLESS NOTED OTHERWISE.
- SEE SHTS A3.0 & A3.2 FOR WINDOW & DOOR SCHEDULES AND ELEVATIONS (A3.0 & A3.1) FOR ADDITIONAL INFORMATION.

LEGEND

[Solid Line]	EXISTING TO REMAIN
[Dashed Line]	EXISTING TO BE DEMOLISHED
[Thick Solid Line]	NEW WALLS



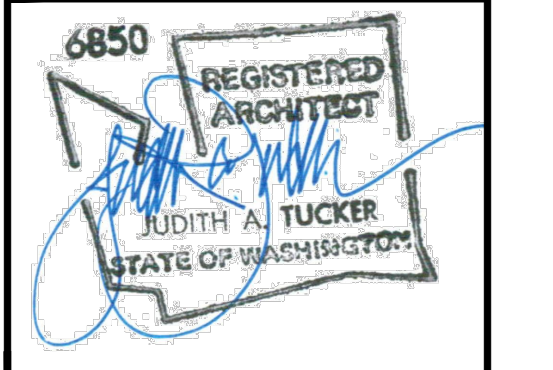
BASEMENT PLAN

VERIFY ALL DIMENSIONS TO EXISTING ELEMENTS

1/4"=1'-0" [North Arrow]

NO.	REVISION DATE
△	CITY CORRECTIONS DATED 6/9/2022

FORM + FUNCTION ARCHITECTURE
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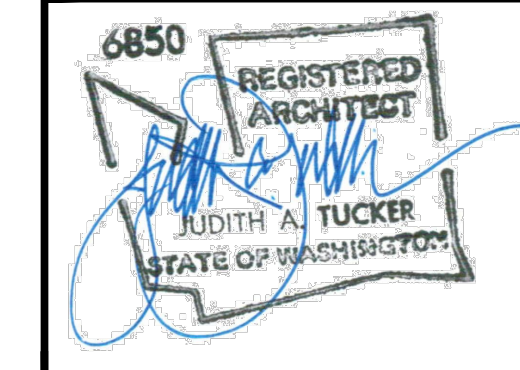
PIPER REMODEL
8429 SE 33RD PL
MERCER ISLAND, WA 98040
PROJECT NO. 1212

DATE	3/4/22
DRAWN BY	JT SM
CHECKED BY	JT
SHEET TITLE	BASEMENT PLAN

SHEET NO. A2.2

NO.	REVISION DATE
1	CITY CORRECTIONS DATED 6/9/2022

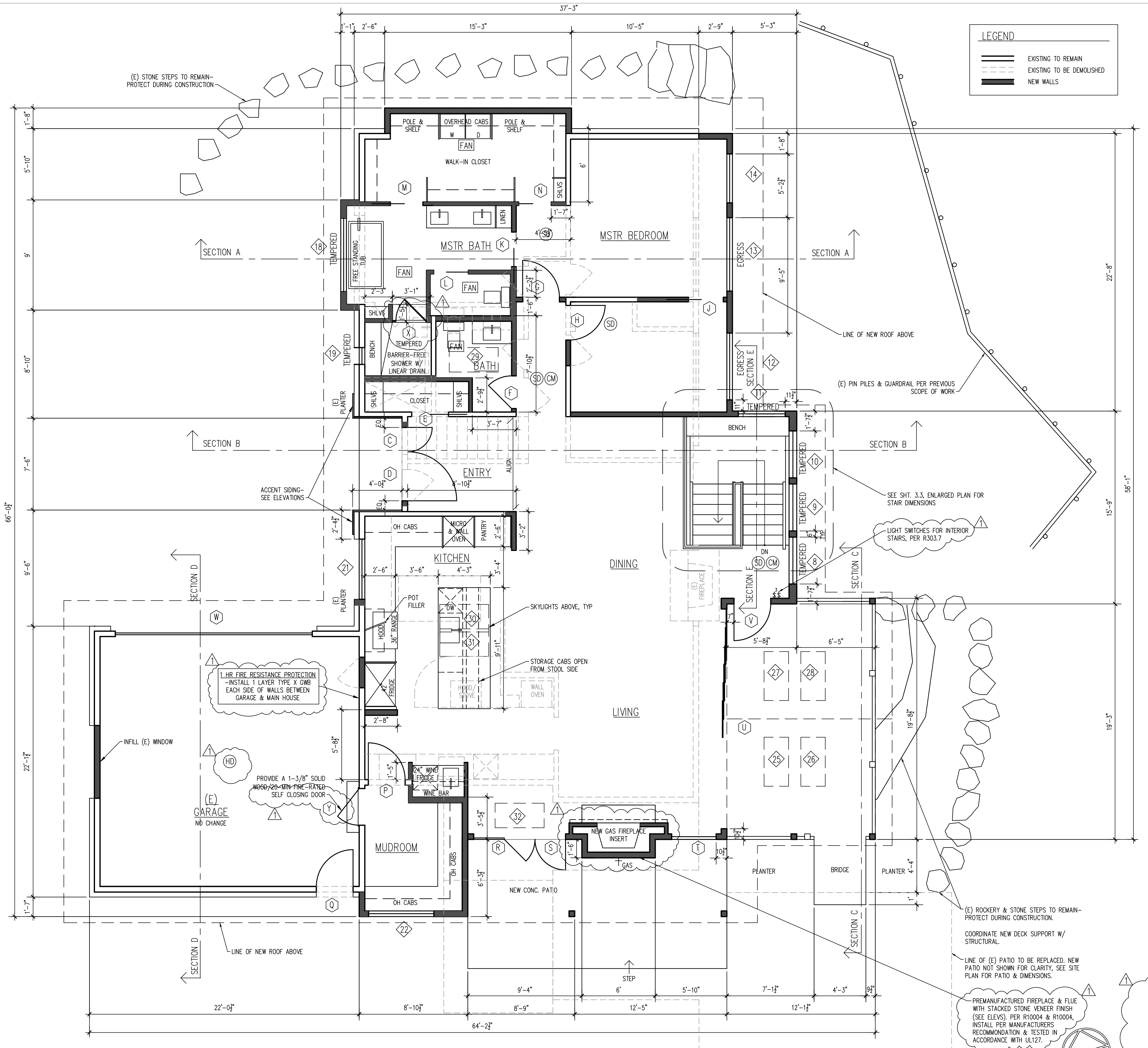
FORM + FUNCTION ARCHITECTURE
 1800 WESTLAKE AVE. N. #205 SEATTLE, WA 98109
 206.372.9796



PIPER REMODEL
 8429 SE 33RD PL
 MERCER ISLAND, WA
 98040

DATE	3/29/22
DRAWN BY	JT SM
CHECKED BY	JT
SHEET TITLE	MAIN FLR PLAN

SHEET NO.
A2.3



LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED
	NEW WALLS

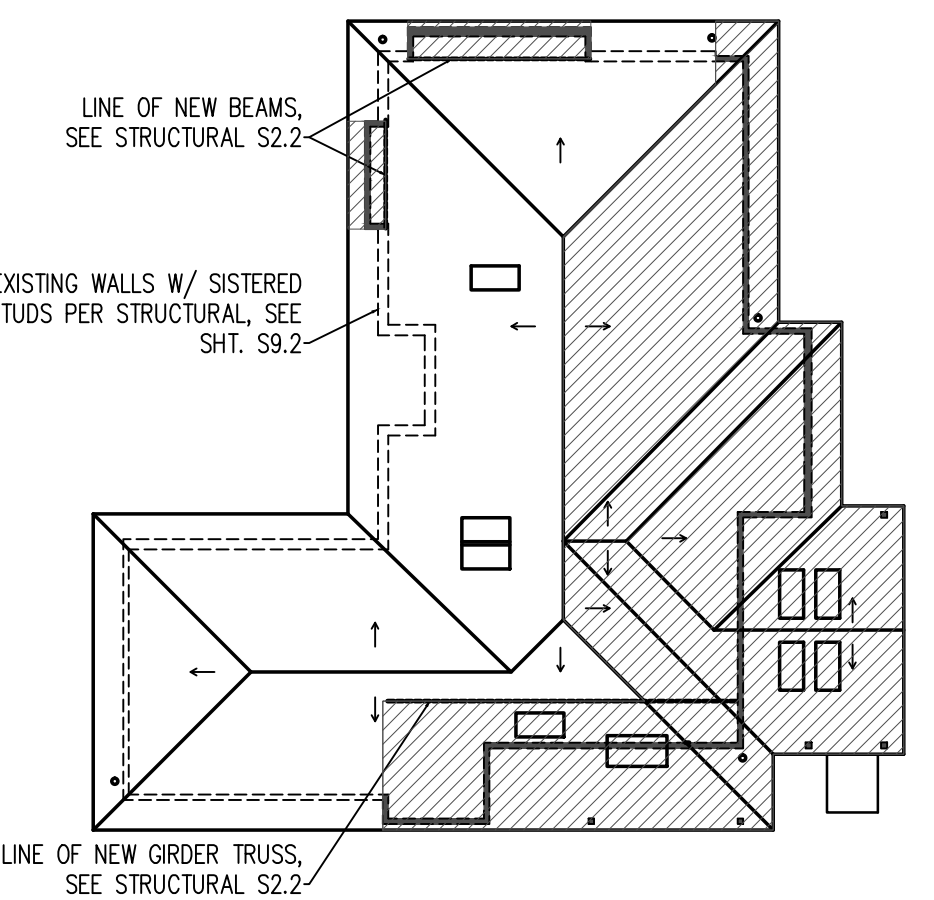


DIAGRAM OF NEW/REPLACED HARD SURFACE FOR STRUCTURES BASED ON SUPPORTED ROOF AREA BY NEW WALLS

NEW/REPLACED HARD SURFACE:	NORTH BAY =	47.82 SF
	WEST BAY =	28.38 SF
	SOUTH/EAST ADDITION =	1493.38 SF
	NEW CONCRETE PATIO =	369.90 SF
	TOTAL =	1939.48 SF

TOTAL NEW/REPLACED HARD SURFACE IS UNDER THE 2000 SF THRESHOLD, THEREFORE, FULL DRAINAGE PLAN & REPORT BY A CIVIL ENGINEER IS NOT REQUIRED.

STAIR NOTES:

- WIDTH MIN. 36" CLEAR
- TREAD DEPTH 10" CLEAR (ALLOW FOR 1" OVERHANG - 11" TOTAL)
- RISER HEIGHT 7 1/2" +/- VERIFY W/ EXISTING GRADE/ FLOOR HEIGHTS (MAX. HT. 7.75")
- HANDRAIL MIN. 34", MAX 38" ABOVE TREAD NOSINGS
- HANDRAIL GRASP MIN. 1-1/4", MAX. 2"
- HANDRAIL PROJECTION MAX. 4-1/2" FROM EACH SIDE OF STAIRWAY INTO REQUIRED WIDTH. MIN. 1-1/2" BETWEEN THE WALL
- GUARDRAIL MAX OPENING 4" PER SRC R312.1.3
 MIN. UNIFORMLY DISTRIBUTED LIVE LOADS (LBS PER SF)
 200LB CONCENTRATED LOAD ON THE TOP RAIL & 50 PSF ON GUARDRAIL INFILL COMPONENTS PER SRC R301.5-
 SEE STRUCTURAL FOR DETAILS

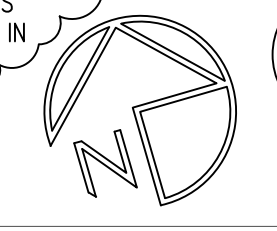
NOTES:

1. CONTRACTOR WILL APPLY FOR PLUMBING, MECHANICAL, ELECTRICAL PERMITS SEPARATELY. CONTRACTOR TO REVIEW EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
2. ALL WALLS THAT HAVE FINISHES REMOVED WILL BE SUBJECT TO CURRENT CODE REQMS - INCLUDES PLUMBING/MECHANICAL/ELECTRICAL/INSULATION.
3. WHOLE HOUSE FAN SHALL BE LOCATED/ASSOCIATED WITH THE MAIN FLOOR GUEST BATH, THIS FAN TO BE EQUIPPED WITH CONTROLS CAPABLE OF MANUAL AND AUTOMATIC OPERATION, SUCH AS A CLOCK TIMER AND SHALL BE DESIGNED TO RUN CONTINUOUSLY PER SRC M1507.3.3.
- 3.1. IN NEW MASTER BATH & CLOSET- INSTALL PANASONIC WHISPERQUET FAN SIZED PER SPACE. (75 C.F.M., 1.0 SONES OR BETTER). FAN SHALL TERMINATE VERTICALLY TO THE EXTERIOR OF THE HOUSE.
- 3.2. NEW KITCHEN HOOD ON MAIN FLOOR TO BE SELECTED- MIN 100 C.F.M., 1.5 SONES OR BETTER. FANS SHALL TERMINATE HORIZONTALLY TO THE EXTERIOR OF THE HOUSE.
4. DOOR JAMBS SHALL BE 3 1/2" TYPICAL, UNLESS NOTED OTHERWISE.
5. SEE SHTS A3.0 & A3.2 FOR WINDOW & DOOR SCHEDULES AND ELEVATIONS (A3.0 & A3.1) FOR ADDITIONAL INFORMATION.
6. PROVIDE BLOCKING FOR FUTURE GRAB BARS IN BOTH MAIN FLOOR BATHROOMS.

MAIN FLOOR PLAN

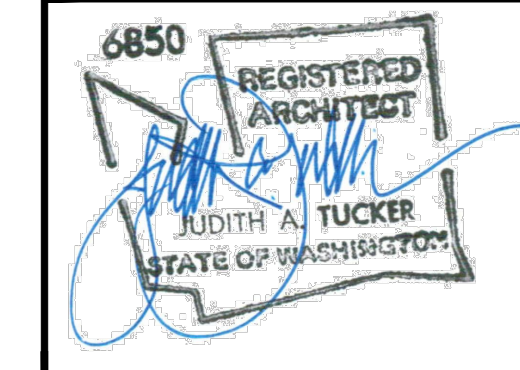
VERIFY ALL DIMENSIONS TO EXISTING ELEMENTS

1/4"=1'-0"



NO.	REVISION DATE
1	CITY CORRECTIONS DATED 6/9/2022
2	CLIENT REVISIONS DATED 6/9/2022

FORM + FUNCTION ARCHITECTURE
 1800 WESTLAKE AVE. N. #205 SEATTLE, WA 98109
 206.372.9796

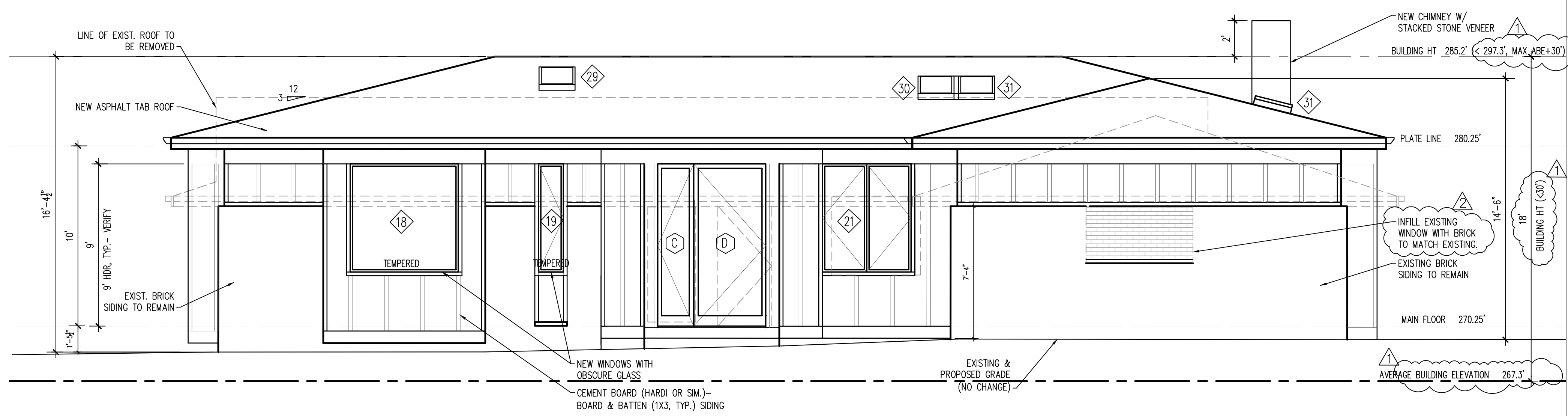


PIPER REMODEL
 8429 SE 33RD PL
 MERCER ISLAND, WA
 98040
 PROJECT NO. 1212

DATE	3/4/22
DRAWN BY	JT SM
CHECKED BY	JT

SHEET TITLE
**EXTERIOR ELEV
 ROOF PLAN
 WINDOW SCHEDULE**

SHEET NO.
A3.0



WEST ELEVATION
SEE SHT. A3.2 FOR DOOR SCHEDULE

1/4"=1'-0"

WINDOW SCHEDULE- BASEMENT & MAIN FLOOR

MARK	WINDOW SIZE	OPERATION	MATERIAL	MFGR	GLAZING	U-VALUE	NOTES
1	5'-9" x 4'-2"	FIXED	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.27 MIN	ARGON
2	5'-10" x 4'-2"	FIXED	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.27 MIN	ARGON
3	3'-10" x 4'-2"	FIXED	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.27 MIN	ARGON, TEMPERED MULLED WITH #8
4	3'-10" x 4'-2"	FIXED	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.27 MIN	ARGON, TEMPERED MULLED WITH #9
5	5'-6" x 4'-2"	CSMT	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.28 MIN	ARGON, EGRESS
6	5'-6" x 4'-2"	CSMT	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.28 MIN	ARGON, EGRESS
7	3'-0" x 2'-4"	AWNING	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.28 MIN	ARGON, (E) OPENING
8	3'-10" x 10'-8"	FIXED	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.27 MIN	ARGON, TEMPERED MULLED WITH #3
9	3'-10" x 10'-8"	FIXED	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.27 MIN	ARGON, TEMPERED MULLED WITH #4
10	3'-10" x 10'-8"	FIXED	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.27 MIN	ARGON, TEMPERED
11	3'-10" x 10'-8"	FIXED	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.27 MIN	ARGON, TEMPERED
12	5'-6" x 6'-2"	CSMT	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.28 MIN	ARGON, EGRESS
13	6'-0" x 6'-2"	CSMT	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.28 MIN	ARGON, EGRESS
14	4'-0" x 6'-2"	FIXED	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.27 MIN	ARGON
15	3'-0" x 2'-2"	FIXED	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.27 MIN	ARGON, TRANSOM
16	3'-0" x 2'-2"	FIXED	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.27 MIN	ARGON, TRANSOM
17	3'-0" x 2'-2"	FIXED	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.27 MIN	ARGON, TRANSOM
18	6'-0" x 6'-0"	FIXED	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, OBSCURE	0.27 MIN	ARGON, TEMPERED SANDBLASTED
19	1'-4" x 6'-0"	CSMT	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, OBSCURE	0.28 MIN	ARGON, TEMPERED SANDBLASTED
20	6'-0" x 1'-9"	FIXED	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.27 MIN	ARGON, TRANSOM
21	4'-11" x 6'-0"	CSMT	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.28 MIN	ARGON
22	5'-4" x 1'-6"	FIXED	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.27 MIN	ARGON
23	7'-6" x 1'-9"	FIXED	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.27 MIN	ARGON, TRANSOM
24	3'-0" x 1'-9"	FIXED	THERMAL BREAK WOOD CLAD	MARVIN SIGNATURE MODERN	LOW-E, CLR	0.27 MIN	ARGON, TRANSOM

LEGEND

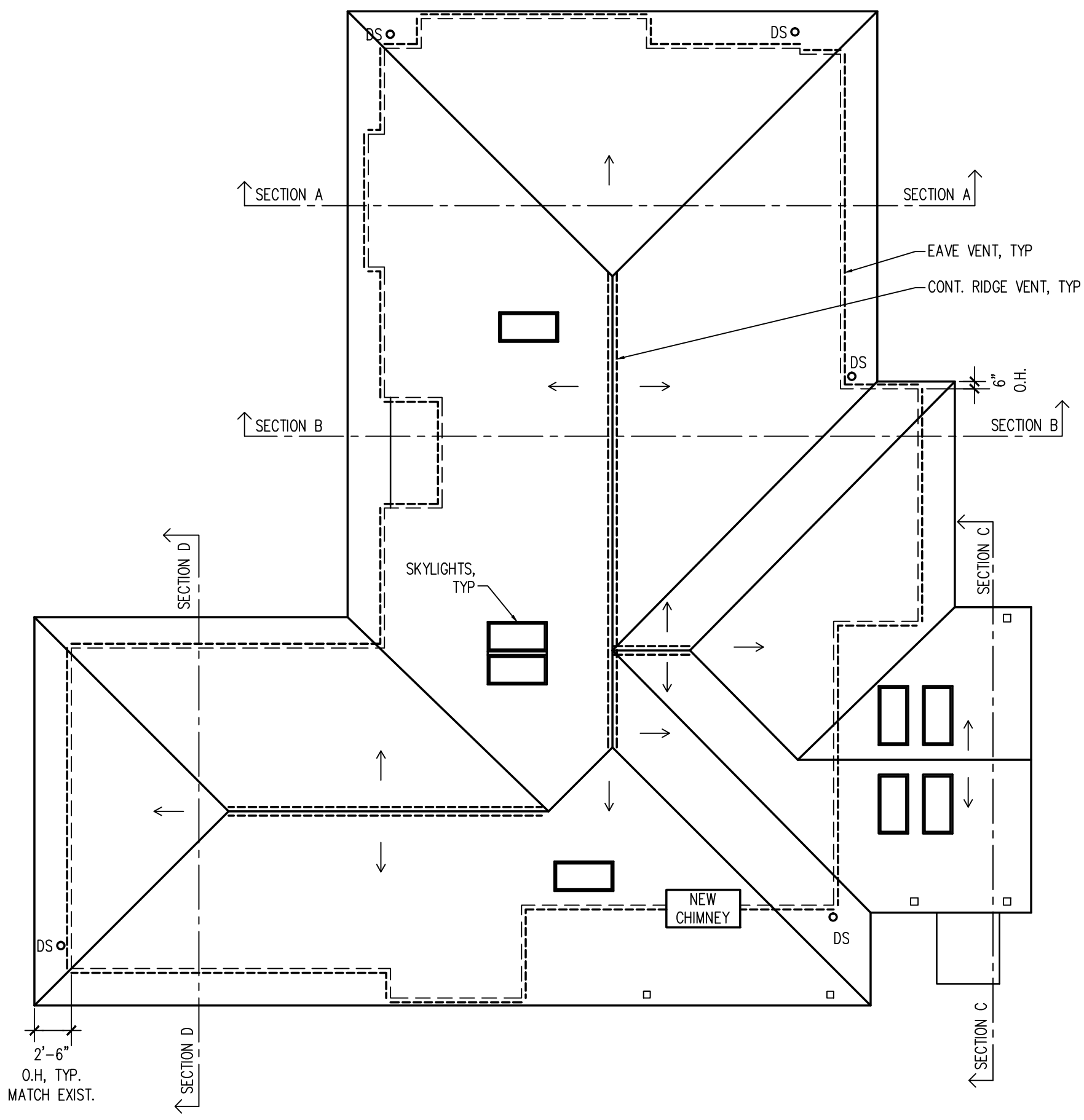
	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED
	NEW WALLS

WINDOW SCHEDULE- ROOF

MARK	WINDOW SIZE	OPERATION	MATERIAL	MFGR	GLAZING	U-VALUE	NOTES
25	2'-0" x 4'-0"	SKYLIGHT	ALUMINUM	VELUX	LOW-E, CLR	0.50	ARGON
26	2'-0" x 4'-0"	SKYLIGHT	ALUMINUM	VELUX	LOW-E, CLR	0.50	ARGON
27	2'-0" x 4'-0"	SKYLIGHT	ALUMINUM	VELUX	LOW-E, CLR	0.50	ARGON
28	2'-0" x 4'-0"	SKYLIGHT	ALUMINUM	VELUX	LOW-E, CLR	0.50	ARGON
29	2'-0" x 4'-0"	SKYLIGHT	ALUMINUM	VELUX	LOW-E, CLR	0.50	ARGON
30	2'-0" x 4'-0"	SKYLIGHT	ALUMINUM	VELUX	LOW-E, CLR	0.50	ARGON
31	2'-0" x 4'-0"	SKYLIGHT	ALUMINUM	VELUX	LOW-E, CLR	0.50	ARGON
32	2'-0" x 4'-0"	SKYLIGHT	ALUMINUM	VELUX	LOW-E, CLR	0.50	ARGON

WINDOW GENERAL NOTES:

- ALL WINDOWS TO BE NFRC CERTIFIED.
- CONTRACTOR TO CONFIRM ROUGH OPENING REQUIREMENT W/ MNFR
- WINDOW MFGR TO BE MARVIN SIGNATURE MODERN (VELUX FOR SKYLIGHTS). SCHEDULE ASSUMES ALUMINUM (EBONY FINISH) W/ LOW E 272 GLASS-ARGON. SUBSTITUTIONS ARE ACCEPTABLE AS LONG AS WINDOWS MEET THE ENERGY CODE REQMTS LISTED ON SHEET A1.0
- ALL EXTERIOR WINDOW OPENINGS TO BE WRAPPED W/ VIDAFLX FOR APPROVED EQUAL PEEL & STICK MEMBRANE AND METAL FLASHINGS PER NORTHWEST WALL AND CEILING BUREAU STANDARD DETAILS.
- INSTALL TEMPERED/SAFETY GLAZING AS REQUIRED PER IRC R308 AND NOTED ABOVE.



ROOF PLAN

CONNECT ALL NEW GUTTERS/ DOWNSPOUTS TO EXISTING SITE DRAINAGE SYSTEM

1/8"=1'-0"

ROOF VENTILATION NOTES:

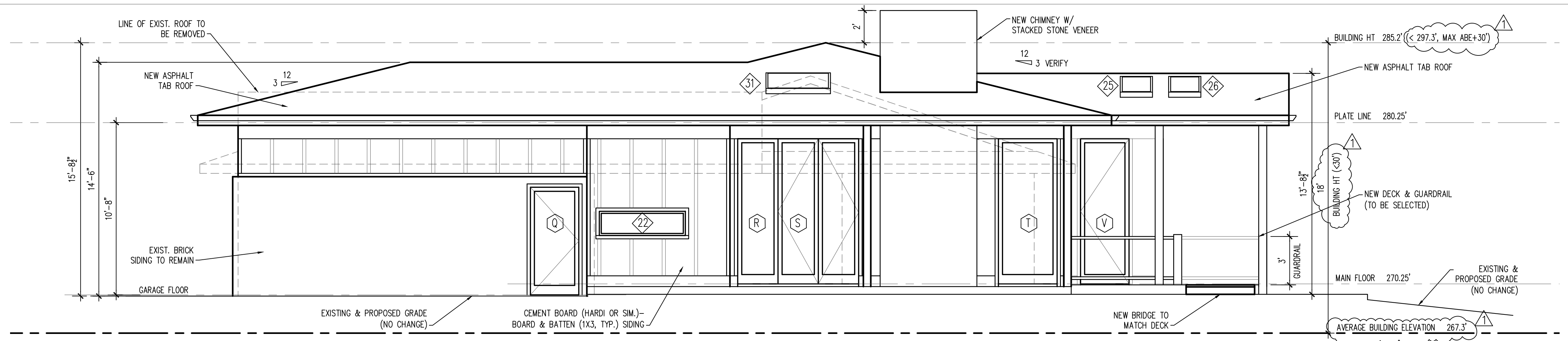
CONTRACTOR TO PROVIDE NEW VENTING TO MEET CODE REQUIREMENTS PER IRC R806.2 (SEE NOTES ON ROOF PLAN FOR PROPOSED VENTILATION SOLUTIONS):

1 SQ.FT. OF VENTING PER 300 SQ.FT. OF AREA TO BE VENTED (1/150 REDUCED TO 1/300 PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE RQD VENTING PROVIDED IN THE UPPER PORTION OF THE SPACE - MIN 3' ABOVE EAVE LINE.

1" AIR SPACE REQUIRED ABOVE ROOF INSULATION
 EAVE/SOFFIT VENTS - (3) 2" DIAMETER VENTS PER RAFTER BAY 9 SQ IN +/- PER BAY MIN.

HOUSE/GARAGE:	2396.5 SF/300= 8.0 SF (1152.0 SQ IN) RQD
RIDGE:	REQUIRED: 576.0 SQ IN RQD (32.0 LF) PROPOSED: 1056.5 SQ IN (58.7 LF)
SOFFIT:	REQUIRED: 576.0 SQ IN RQD (64 RAFTER BAYS) PROPOSED: 1053.0 SQ IN (117.0 RAFTER BAYS)

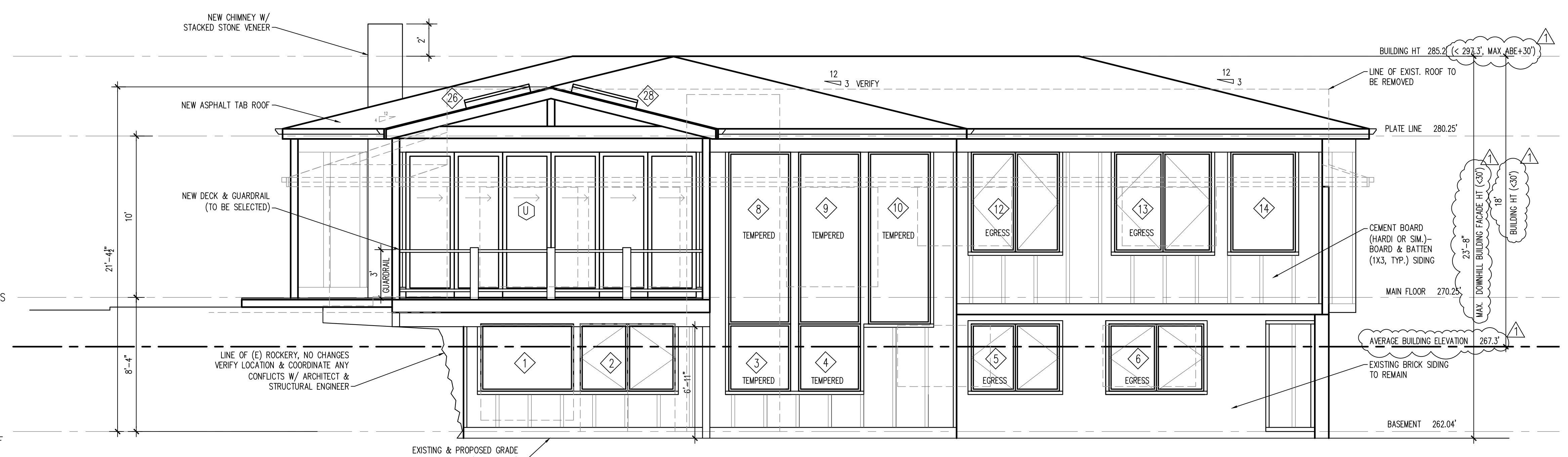
PROPOSED VENTILATION MEETS/EXCEEDS CODE RQMT FOR 1/300 FOR UNIQUE SITUATIONS THAT ARISE DURING CONSTRUCTION COORDINATE VENTILATION (& INSULATION) RQMTS WITH ARCHITECT



SOUTH ELEVATION

SEE SHT. A3.0 FOR WINDOW SCHEDULE, A3.2 FOR DOOR SCHEDULE

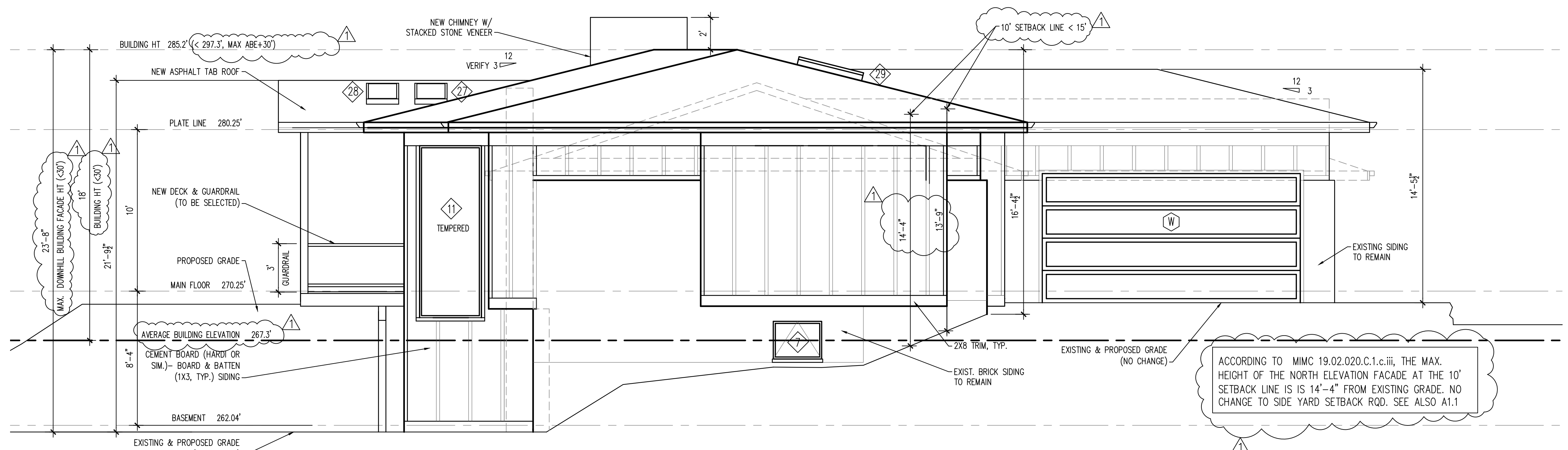
1/4"=1'-0"



EAST ELEVATION

SEE SHT. A3.0 FOR WINDOW SCHEDULE, A3.2 FOR DOOR SCHEDULE

1/4"=1'-0"



NORTH ELEVATION

SEE SHT. A3.0 FOR WINDOW SCHEDULE, A3.2 FOR DOOR SCHEDULE

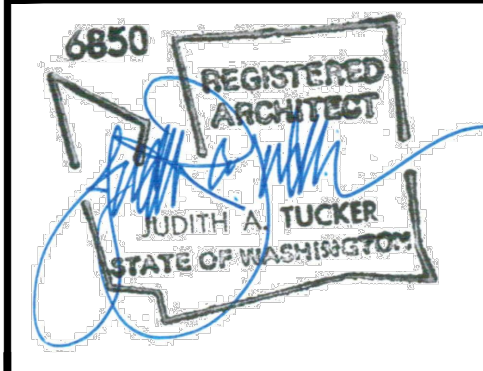
1/4"=1'-0"

LEGEND

	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED
	NEW WALLS

STAIR NOTES:

- WIDTH MIN. 36" CLEAR
- TREAD DEPTH 10" CLEAR (ALLOW FOR 1" OVERHANG - 11" TOTAL)
- RISER HEIGHT 7 1/2" +/- VERIFY W/ EXISTING GRADE/ FLOOR HEIGHTS (MAX. HT. 7.75")
- HANDRAIL MIN. 34", MAX 38" ABOVE TREAD NOSINGS
- HANDRAIL GRASP MIN. 1-1/4", MAX. 2"
- HANDRAIL PROJECTION MAX. 4-1/2" FROM EACH SIDE OF STAIRWAY INTO REQUIRED WIDTH. MIN. 1-1/2" BETWEEN THE WALL
- GUARDRAIL MAX OPENING 4" PER SRC R312.1.3
MIN. UNIFORMLY DISTRIBUTED LIVE LOADS (LBS PER SF)
200LB CONCENTRATED LOAD ON THE TOP RAIL & 50 PSF ON GUARDRAIL INFILL COMPONENTS PER SRC R301.5-
SEE STRUCTURAL FOR DETAILS

NO.	REVISION DATE
CITY CORRECTIONS DATED 6/9/2022	
FORM + FUNCTION ARCHITECTURE	
1800 WESTLAKE AVE. N. #205 SEATTLE, WA 98109 206.372.9796	
	
PIPER REMODEL 8429 SE 33RD PL MERCER ISLAND, WA 98040	PROJECT NO. 1212
DATE 3/4/22	
DRAWN BY JT SM	
CHECKED BY JT	
SHEET TITLE ELEVATIONS	
SHEET NO. A3.1	

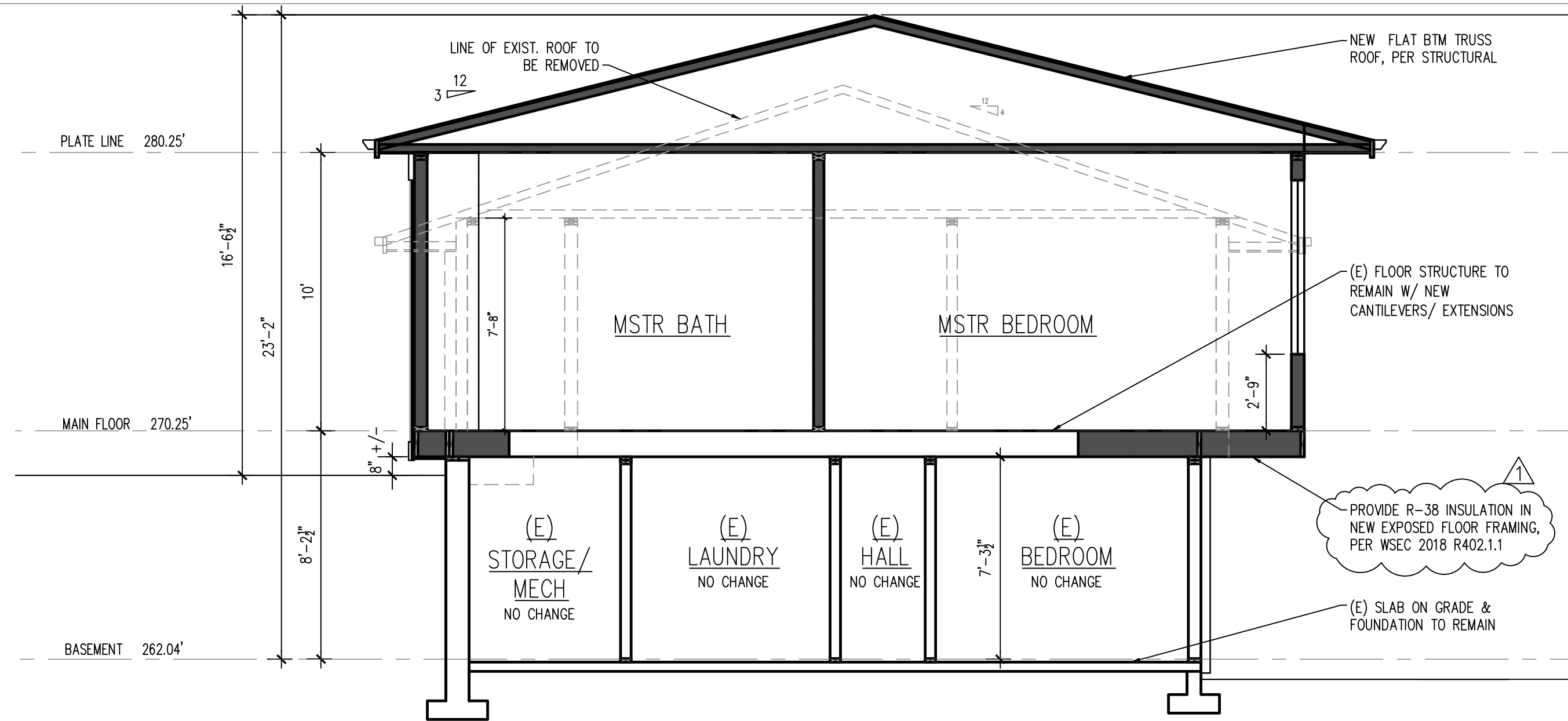
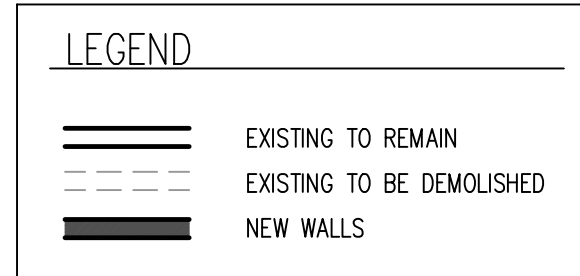
DOOR SCHEDULE- BASEMENT & MAIN FLOOR

MARK	DOOR SIZE W X H	OPERATION	MATERIAL	GLAZING	U-VALUE	NOTES
A	3'-0" x 6'-8"	SWING	GLASS/ SC WOOD	LOW E/ARGON TEMPERED	0.30 MIN	THRESHOLD BY MFGR W/ WEATHERSTRIPPING FOR TIGHT SEAL KEYED LOCK & DEADBOLT (MATCH HOUSE KEY)
B	3'-0" x 6'-8"	SWING	SC WOOD	NA	NA	PRIVACY LATCH
C	2'-0" x 9'-0"	SWING/ FRENCH DR	SC WOOD OR GLASS/ SC WOOD	LOW E/ARGON TEMPERED	0.20 MIN	THRESHOLD BY MFGR W/ WEATHERSTRIPPING FOR TIGHT SEAL-COORD. ASTRIGAL OPTIONS W/ ARCHITECT
D	4'-0" x 9'-0"	SWING/ FRENCH DR	SC WOOD OR GLASS/ SC WOOD	LOW E/ARGON TEMPERED	0.20 MIN	THRESHOLD BY MFGR W/ WEATHERSTRIPPING FOR TIGHT SEAL KEYED LOCK & DEADBOLT (MATCH HOUSE KEY)
E	3'-0" x 6'-8"	POCKET	SC WOOD	NA	NA	
F	2'-8" x 6'-8"	SWING	SC WOOD	NA	NA	PRIVACY LATCH
G	3'-0" x 6'-8"	SWING	SC WOOD	NA	NA	PRIVACY LATCH
H	2'-10" x 6'-8"	SWING	SC WOOD	NA	NA	PRIVACY LATCH
I	NOT USED FOR CLARITY					
J	2'-10" x 6'-8"	POCKET	SC WOOD	NA	NA	PRIVACY LATCH
K	2'-10" x 6'-8"	POCKET	SC WOOD	NA	NA	PRIVACY LATCH
L	2'-10" x 6'-8"	POCKET	SC WOOD	NA	NA	PRIVACY LATCH
M	2'-8" x 6'-8"	POCKET	SC WOOD	NA	NA	PRIVACY LATCH
N	2'-8" x 6'-8"	POCKET	SC WOOD	NA	NA	
O	NOT USED FOR CLARITY					
P	3'-0" x 6'-8"	SWING	SC WOOD	NA	NA	
Q	3'-0" x 6'-8"	SWING	GLASS/ SC WOOD	LOW E/ARGON TEMPERED	0.30 MIN	THRESHOLD BY MFGR W/ WEATHERSTRIPPING FOR TIGHT SEAL
R	2'-6" x 9'-0"	FIXED/ FRENCH DR	GLASS/ SC WOOD	LOW E/ARGON TEMPERED	0.30 MIN	THRESHOLD BY MFGR W/ WEATHERSTRIPPING FOR TIGHT SEAL
S	(2) 2'-6" x 9'-0"	SWING/ FRENCH DR	GLASS/ SC WOOD	LOW E/ARGON TEMPERED	0.30 MIN	THRESHOLD BY MFGR W/ WEATHERSTRIPPING FOR TIGHT SEAL
T	3'-8" x 9'-0"	FIXED/ FRENCH DR	GLASS/ SC WOOD	LOW E/ARGON TEMPERED	0.30 MIN	THRESHOLD BY MFGR W/ WEATHERSTRIPPING FOR TIGHT SEAL
U	(6) 3'-0" x 9'-0"	SLIDER/ FRENCH DR	GLASS/ SC WOOD	LOW E/ARGON TEMPERED	0.30 MIN	THRESHOLD BY MFGR W/ WEATHERSTRIPPING FOR TIGHT SEAL
V	3'-0" x 9'-0"	SWING/ FRENCH DR	GLASS/ SC WOOD	LOW E/ARGON TEMPERED	0.30 MIN	THRESHOLD BY MFGR W/ WEATHERSTRIPPING FOR TIGHT SEAL KEYED LOCK & DEADBOLT (MATCH HOUSE KEY)
W	16'-0" x 8'-0"	GARAGE	OBSCURE GLASS/ SC WOOD	LOW E/ARGON TEMPERED	0.30 MIN	THRESHOLD BY MFGR W/ WEATHERSTRIPPING FOR TIGHT SEAL
X	2'-6" x 6'-0"	SHOWER	GLASS	NA	NA	TEMPERED GLASS
Y	3'-0" x 6'-8"	SWING	SC WOOD	NA	NA	20 MIN RATED DR ON CLOSER ALUMINUM THRESHOLD BY PEMCO OR EQUAL SMOKE GASKETING FOR A TIGHT SEAL KEYED LOCK & DEADBOLT (MATCH HOUSE KEY)

DOOR GENERAL NOTES:

- ALL DOORS TO BE NFRC CERTIFIED.
- CONTRACTOR TO CONFIRM ROUGH OPENING REQUIREMENT W/ MNFR
- ALL INTERIOR & EXTERIOR DOORS BY LOEWEN OR SIMPSON OR EQUIVALENT.
- SET EXTERIOR DOORS IN DOOR PAN PER NORTHWEST WALL & CLG BUREAU STANDARD DETAILS
- ALL EXT. DOOR OPENINGS TO BE WRAPPED W/ VIDAFLEX F OR APPROVED EQUAL PEEL & STICK OR METAL FLASHINGS PER THE NORTHWEST WALL & CLG BUREAU STANDARD DETAILS
- ALL U-VALUES PROVIDED FOR DOORS ARE PRESCRIPTIVE VALUES (MINIMUMS TO BE USED) UNTIL SPECIFIC MANUFACTURERS/DOOR MODELS ARE SELECTED.
- ALL HARDWARE TO BE LEVER TYPE- FINISH TO BE SELECTED.

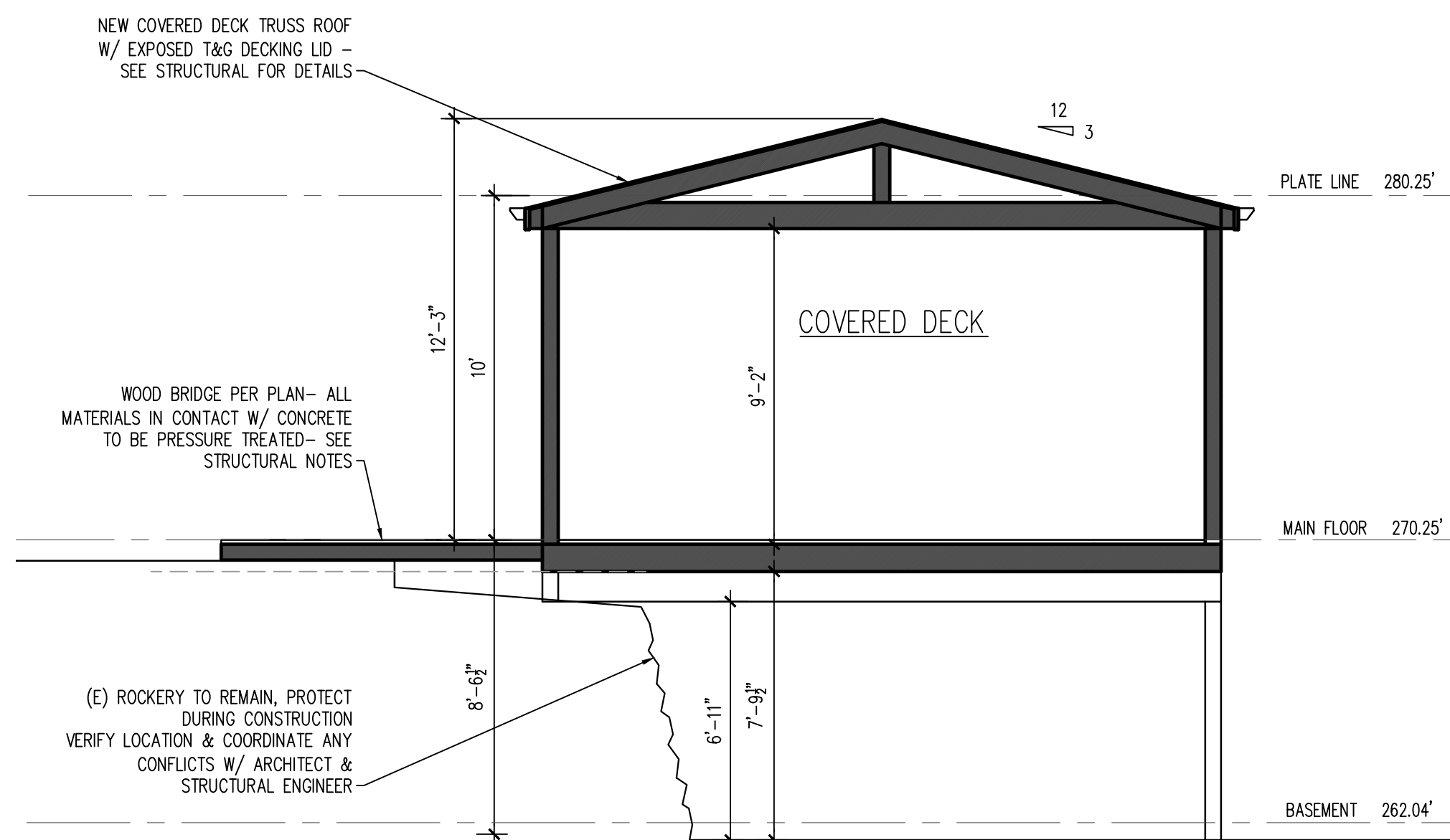
SEE SHT A3.3 FOR TYPICAL WALL SECTION W/ ADDITIONAL DETAIL



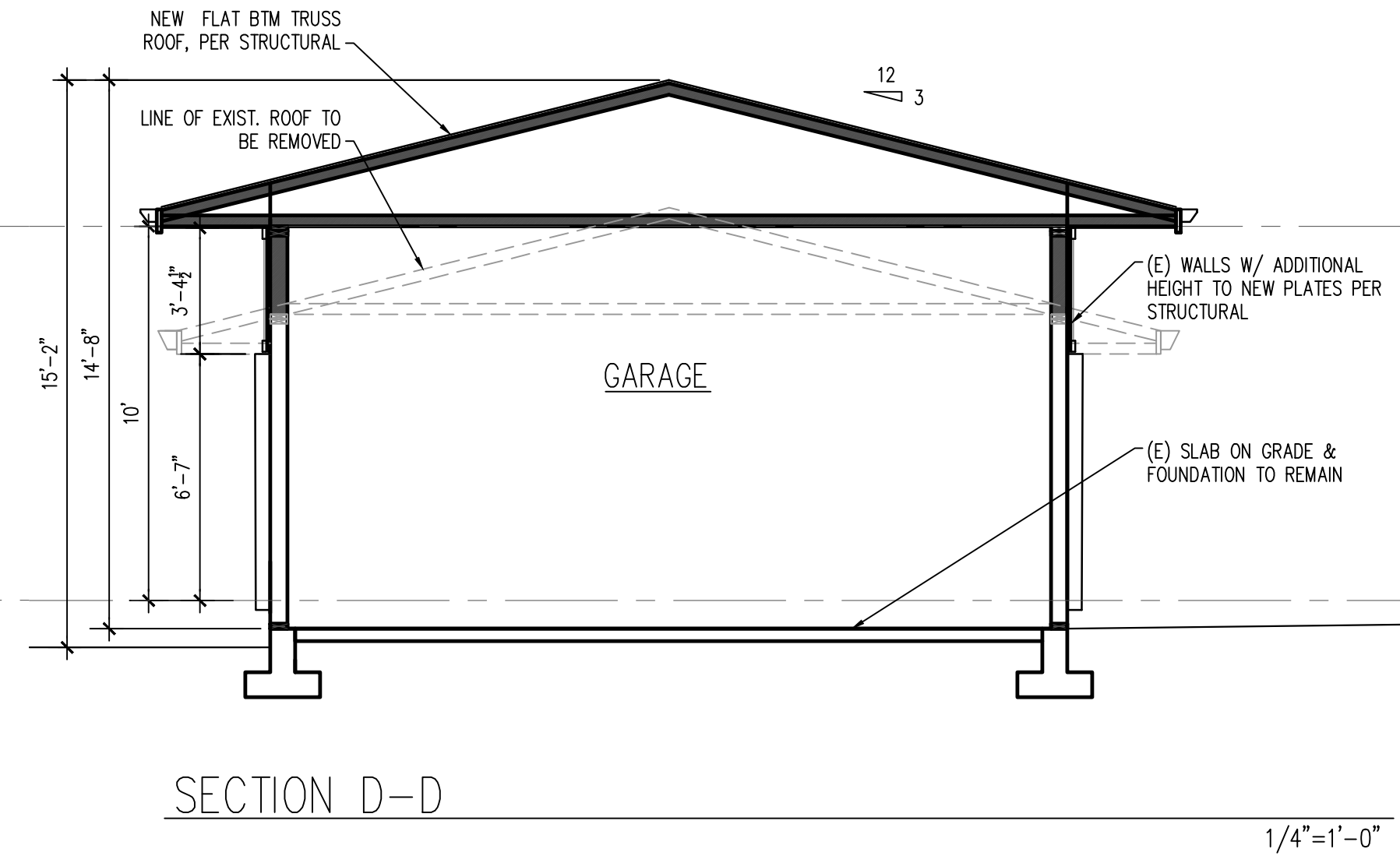
SECTION A-A

VERIFY ALL DIMENSIONS TO EXISTING ELEMENTS

1/4"=1'-0"

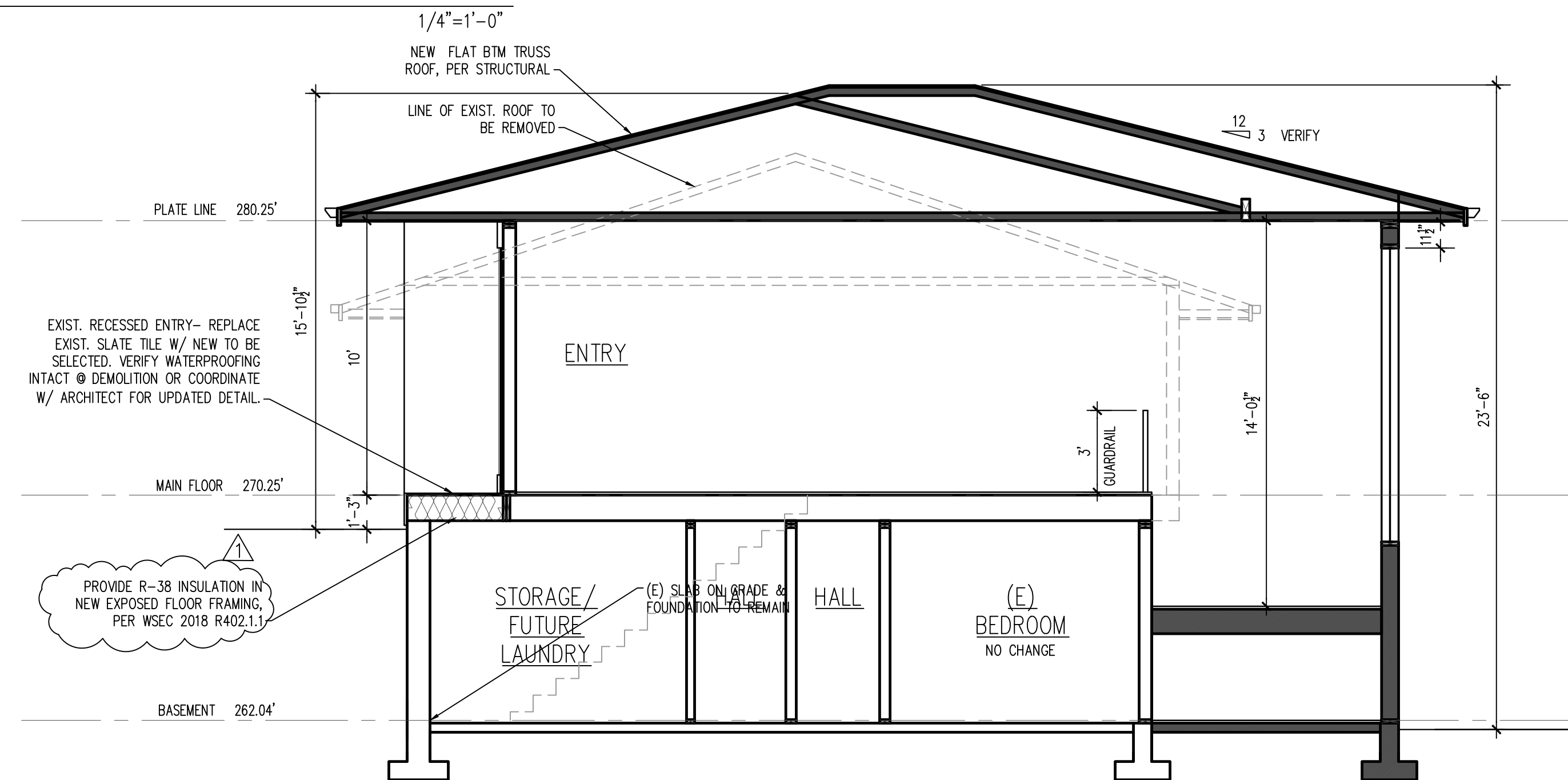


SECTION C-C



SECTION D-D

1/4"=1'-0"



SECTION B-B

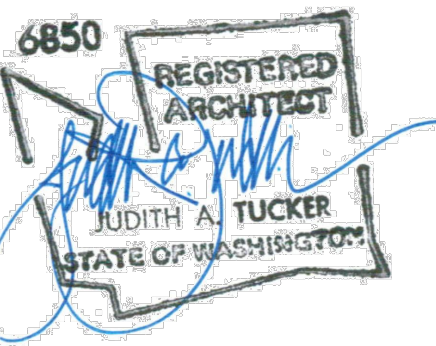
VERIFY ALL DIMENSIONS TO EXISTING ELEMENTS

1/4"=1'-0"

NO.	REVISION DATE
1	CITY CORRECTIONS DATED 6/9/2022

FORM + FUNCTION
ARCHITECTURE

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PIPER REMODEL
8429 SE 33RD PL
MERCER ISLAND, WA
98040

PROJECT NO. 1212

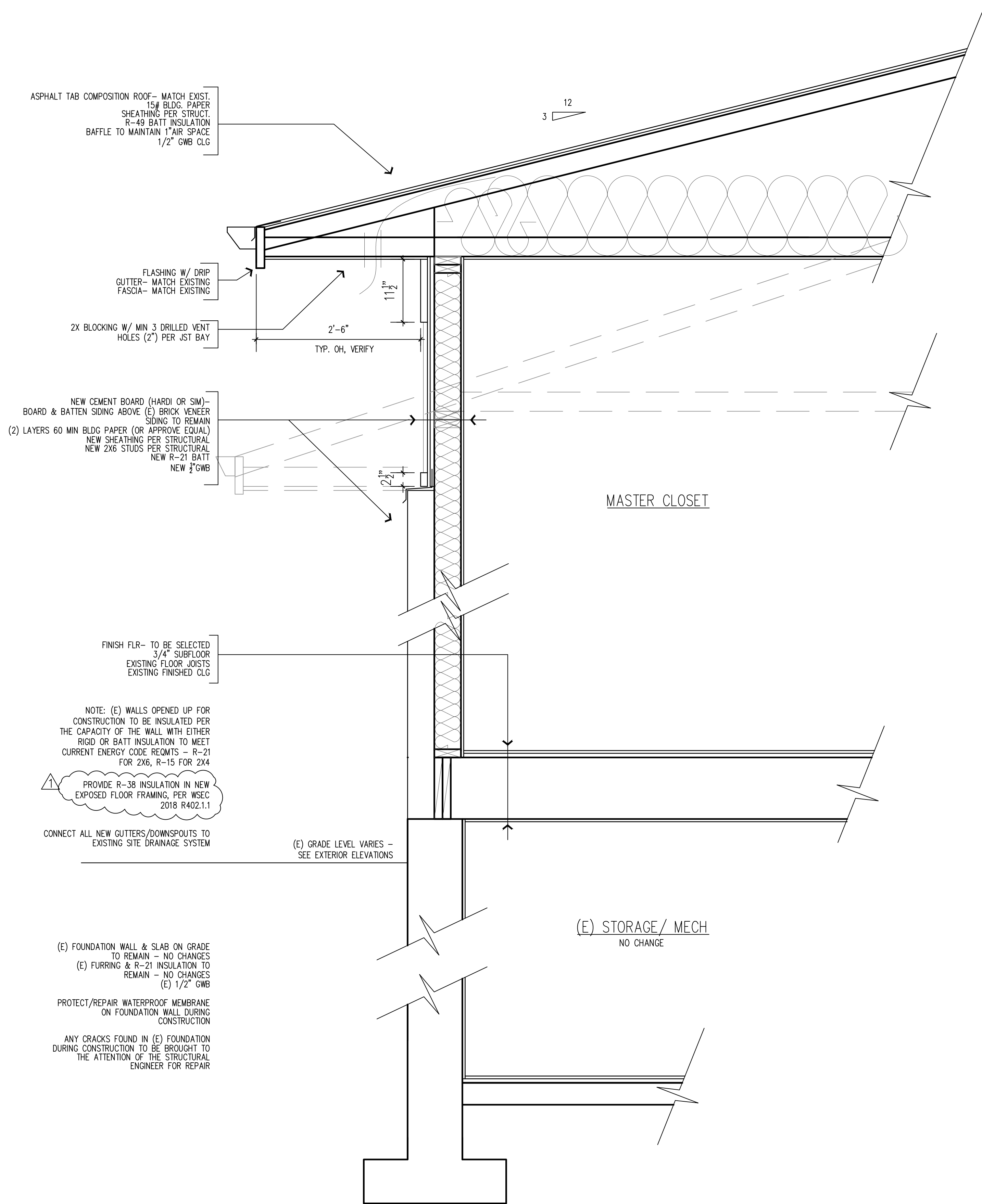
DATE	3/4/22
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CHECKED BY	JT

SHEET TITLE
SECTIONS
DOOR SCHEDULE

SHEET NO.

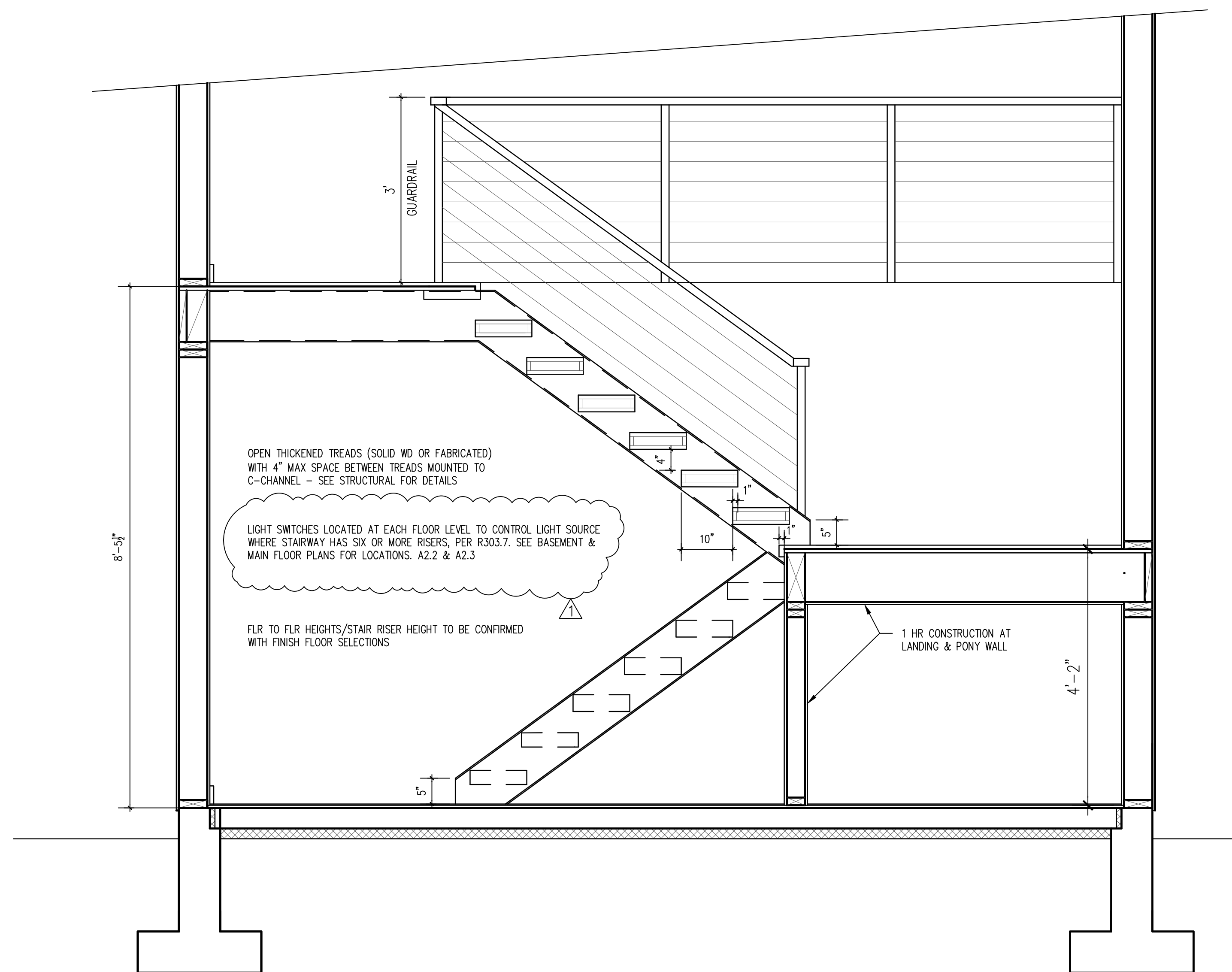
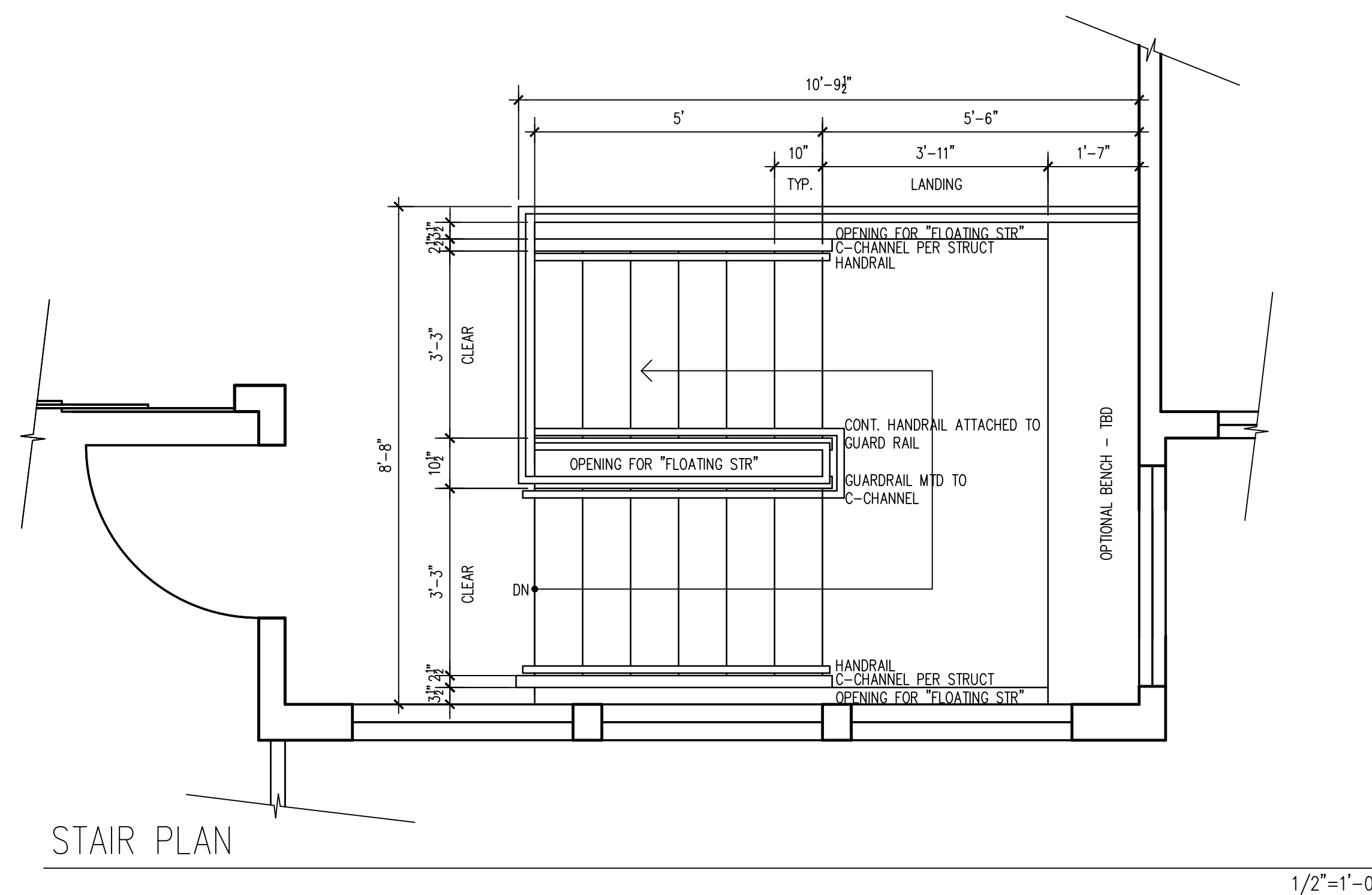
A3.2

LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED
	NEW WALLS



TYP WALL DETAIL

1"=1'-0"

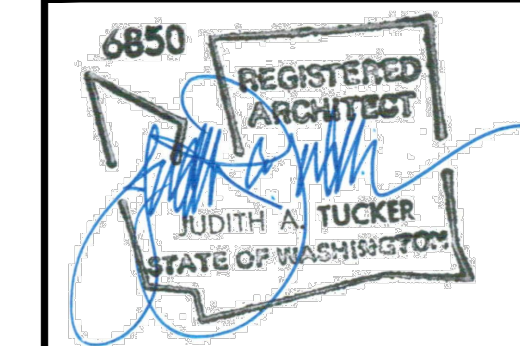


SECTION E-E: NEW STAIR ADDITION

3/4"=1'-0"

NO.	REVISION DATE
△	CITY CORRECTIONS DATED 6/9/2022

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ARCHITECTURE
1800 WESTLAKE AVE. N. #205 SEATTLE, WA 98109
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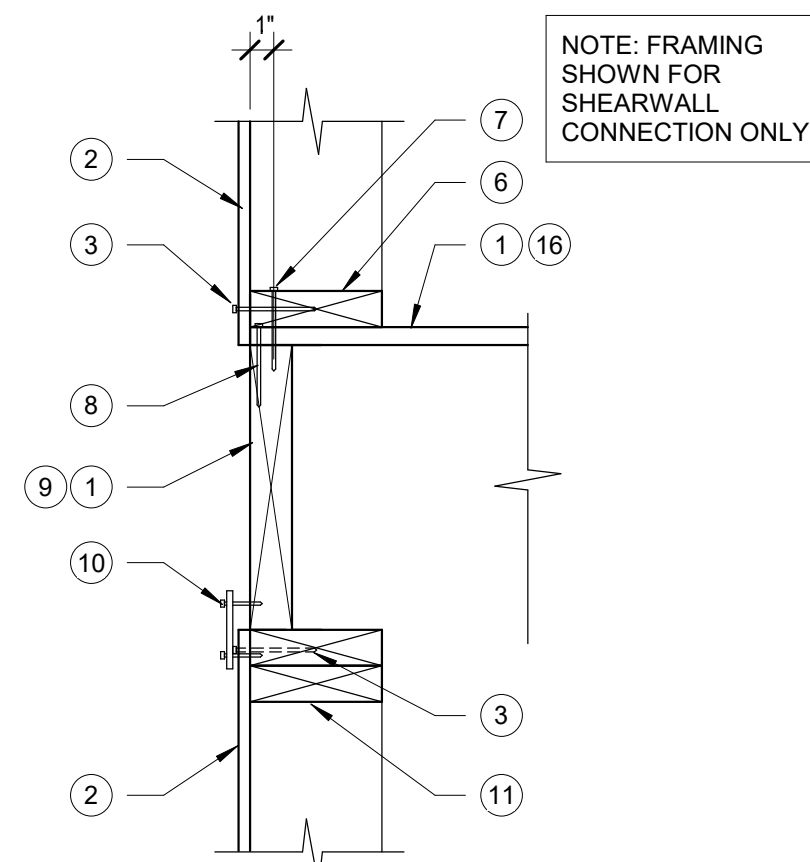
PIPER REMODEL
8429 SE 33RD PL
MERCER ISLAND, WA
98040

PROJECT NO. 1212

DATE	3/4/22
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CHECKED BY	JT

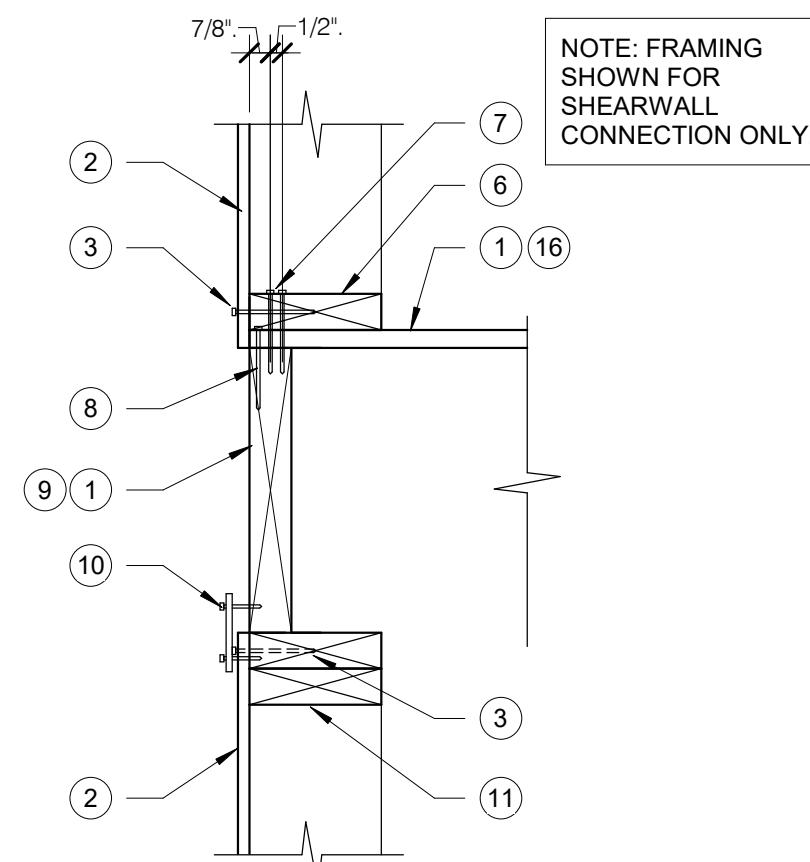
SHEET TITLE
SECTION E-E
STAIR PLAN
TYP. WALL DETAIL

SHEET NO.
A3.3



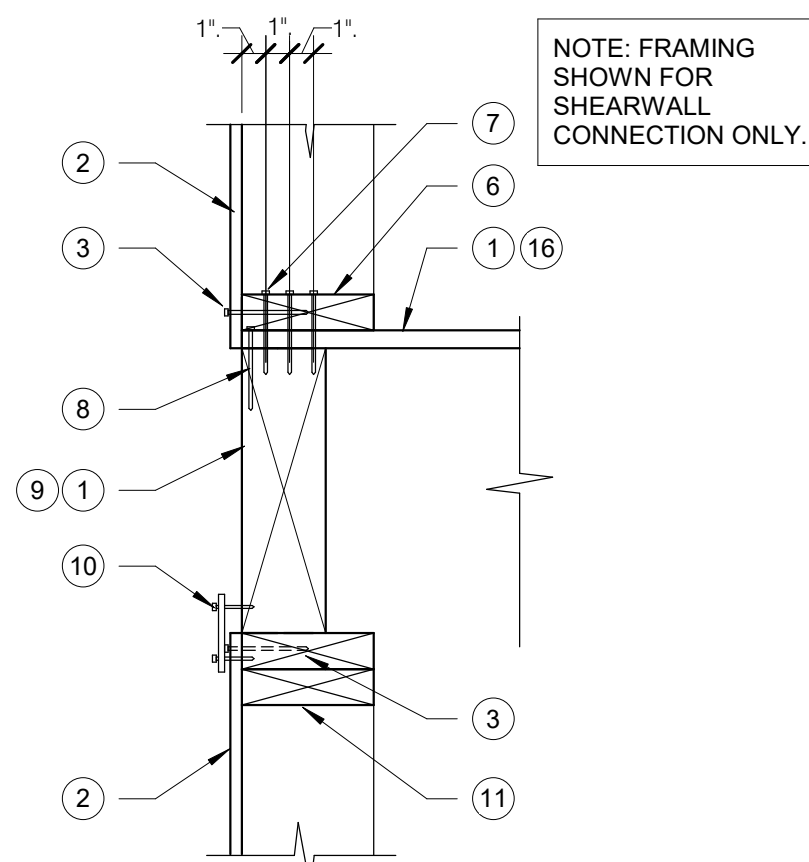
NOTE: FRAMING SHOWN FOR SHEARWALL CONNECTION ONLY.

SCALE: 3/4" = 1'-0"
1 TYP. EXT./ ELEV. / STAIR WALL SHEAR CONN.



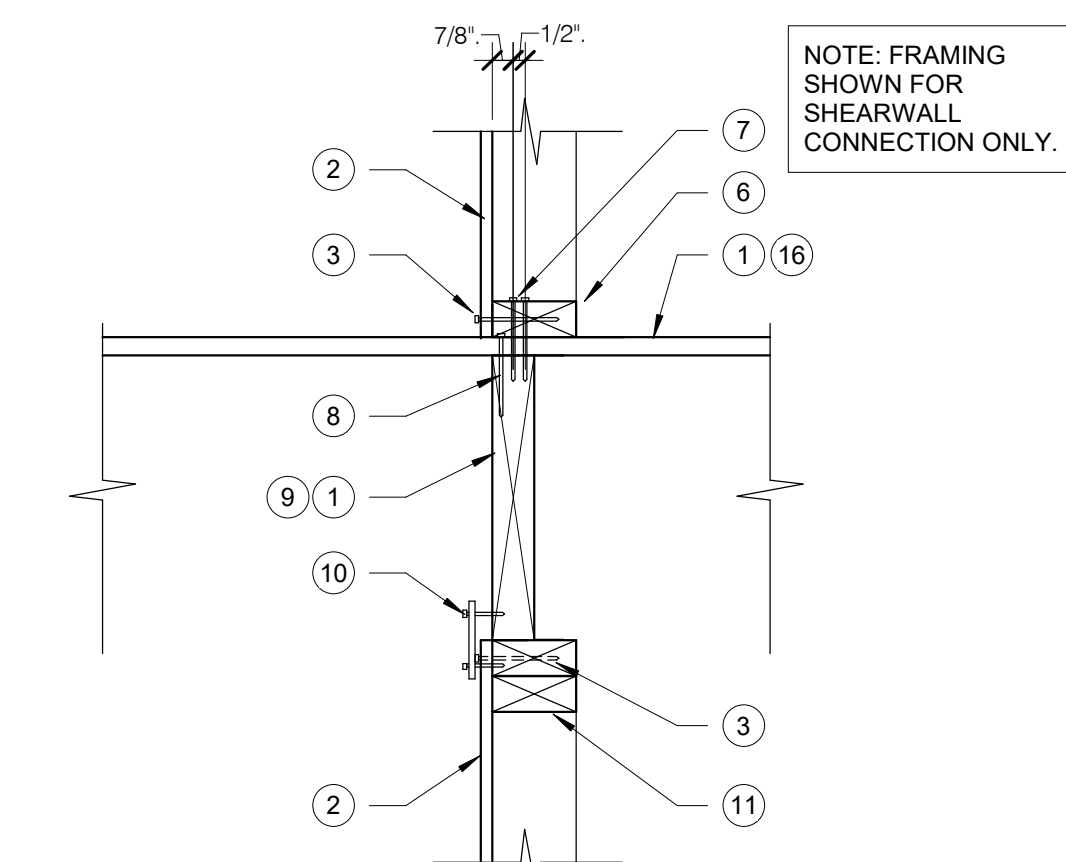
NOTE: FRAMING SHOWN FOR SHEARWALL CONNECTION ONLY.

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2 TYP. EXT./ ELEV. / STAIR WALL SHEAR CONN.

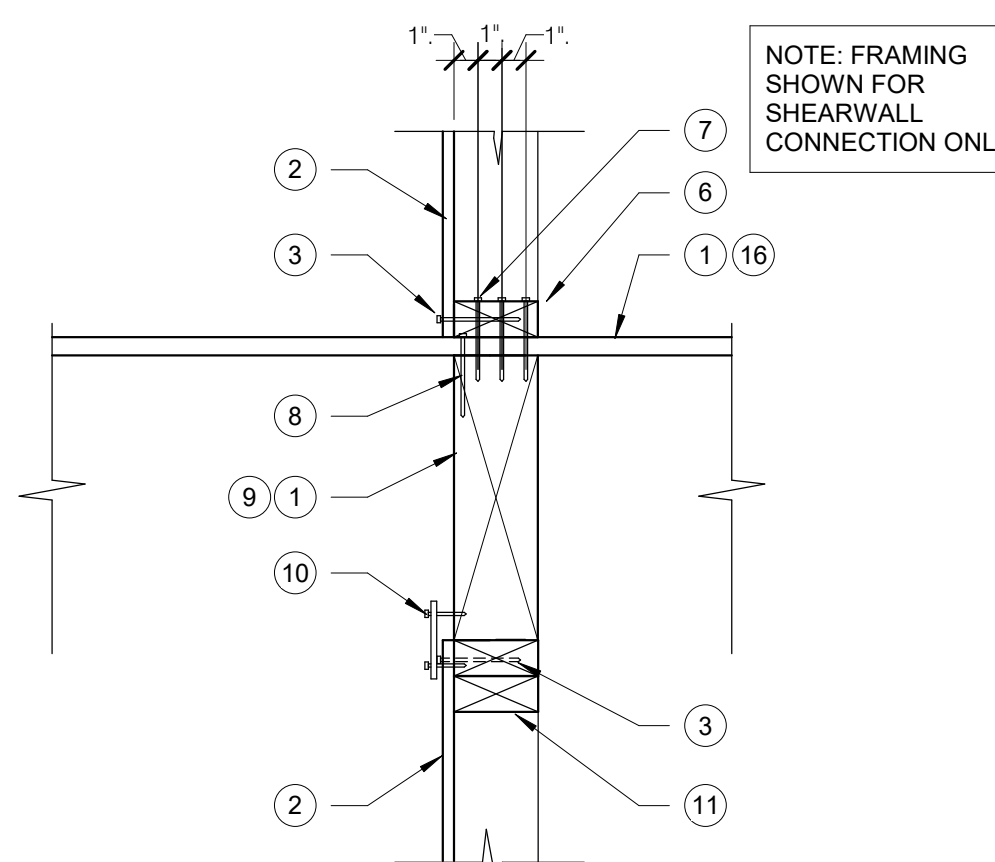


NOTE: FRAMING SHOWN FOR SHEARWALL CONNECTION ONLY.

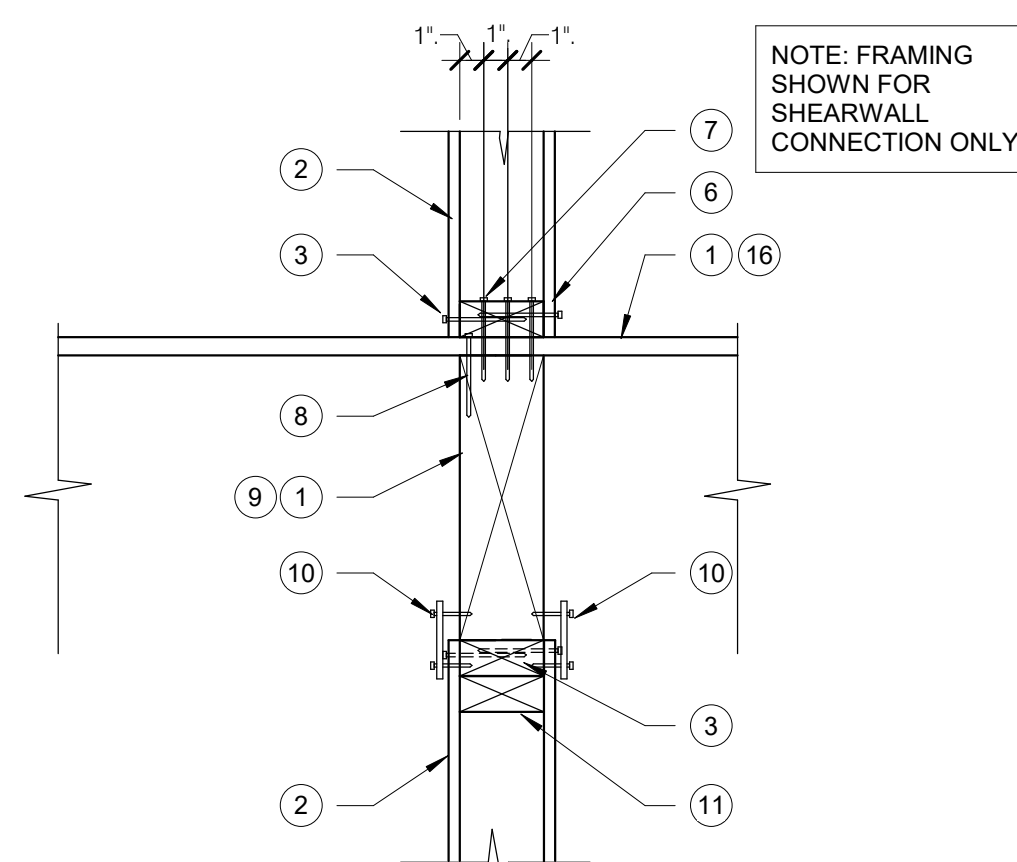
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3 TYP. EXT./ ELEV. / STAIR WALL SHEAR CONN.



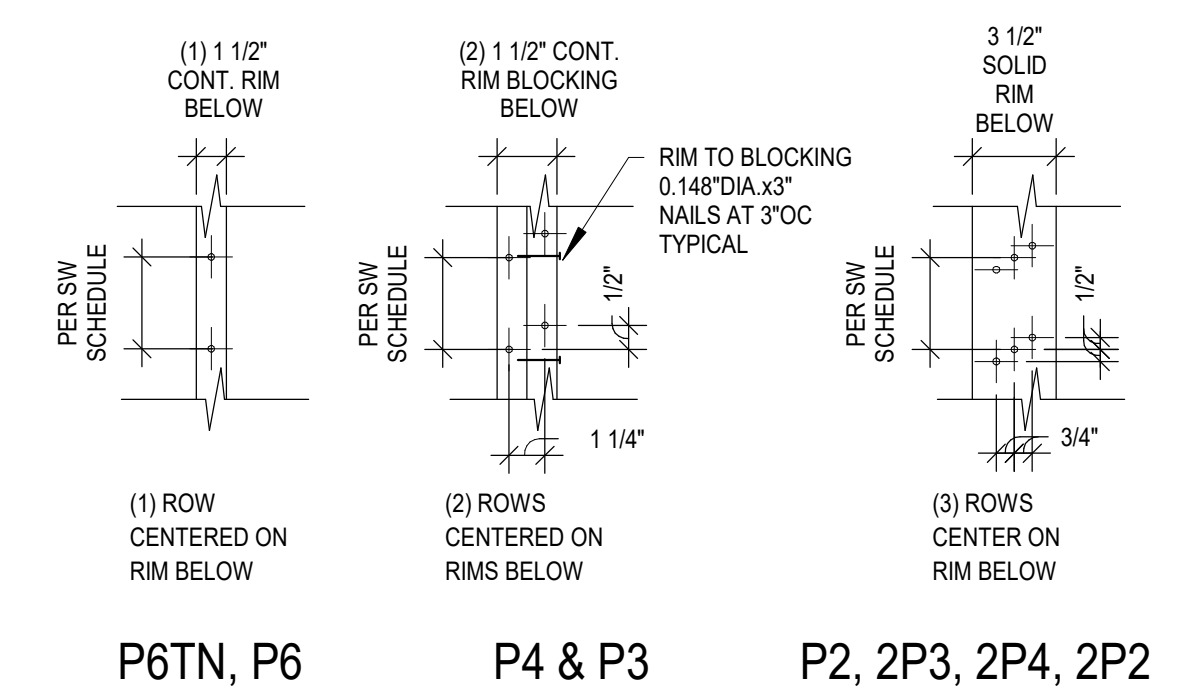
SCALE: 3/4" = 1'-0"
6 TYP. EXT./ ELEV. / STAIR WALL SHEAR CONN.



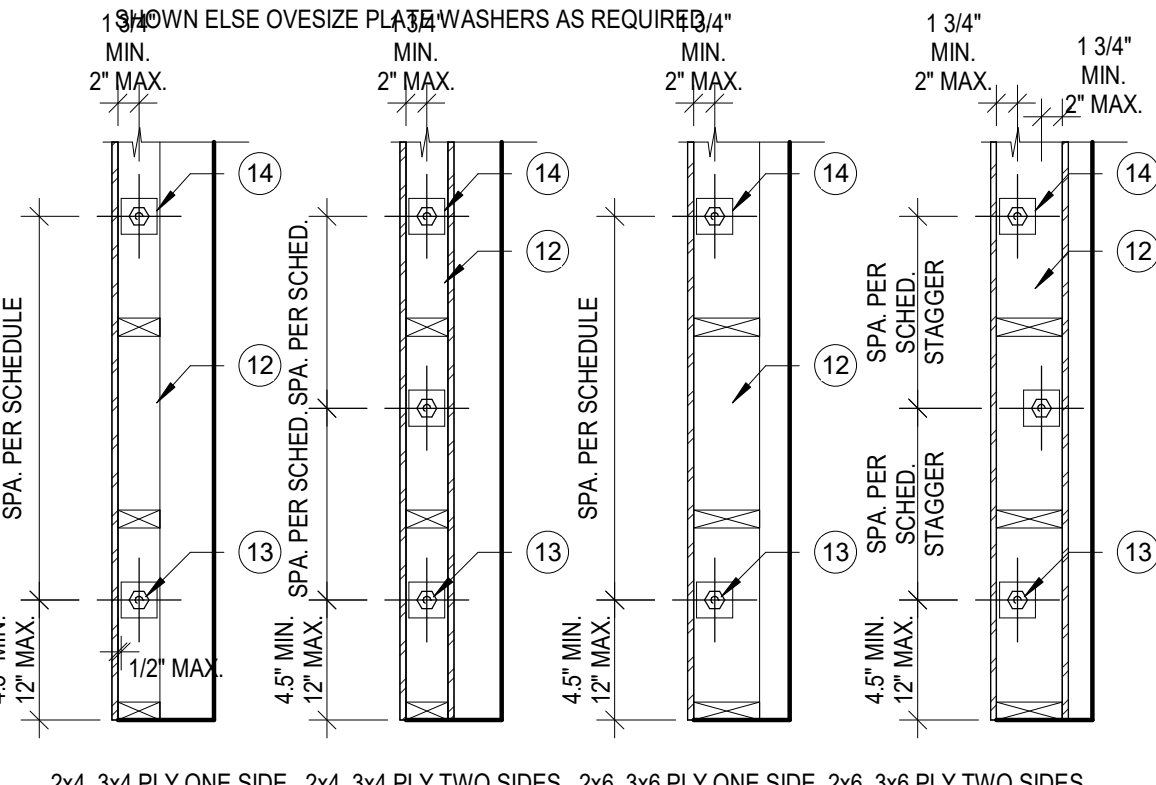
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7 TYP. EXT./ ELEV. / STAIR WALL SHEAR CONN.



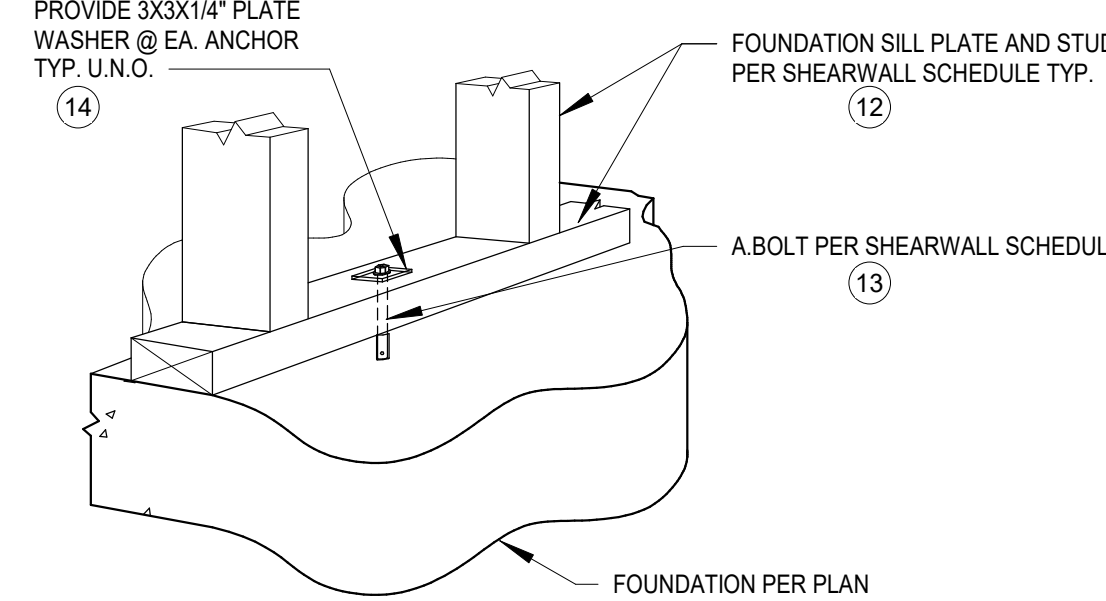
SCALE: 3/4" = 1'-0"
8 TYP. EXT./ ELEV. / STAIR WALL SHEAR CONN.



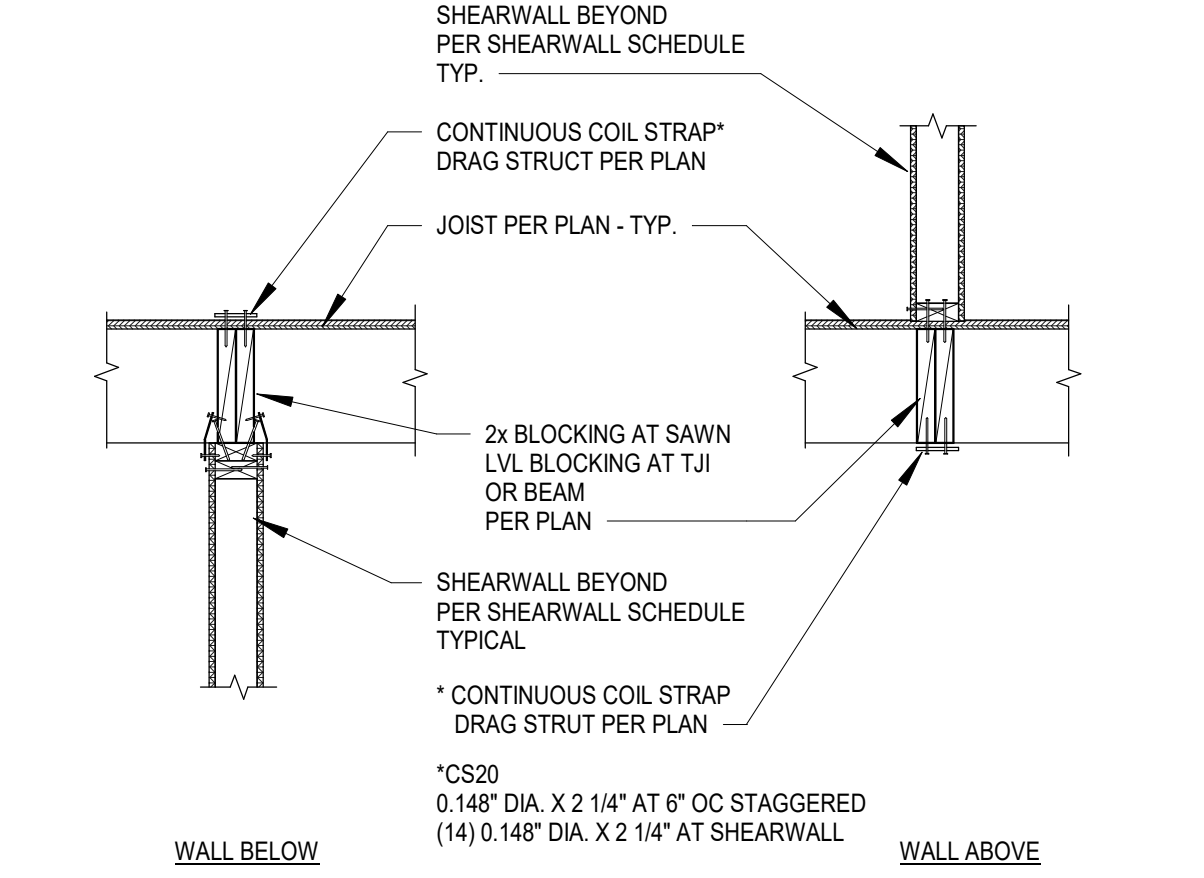
SCALE: NONE
11 BOTTOM PLATE NAILING PATTERN



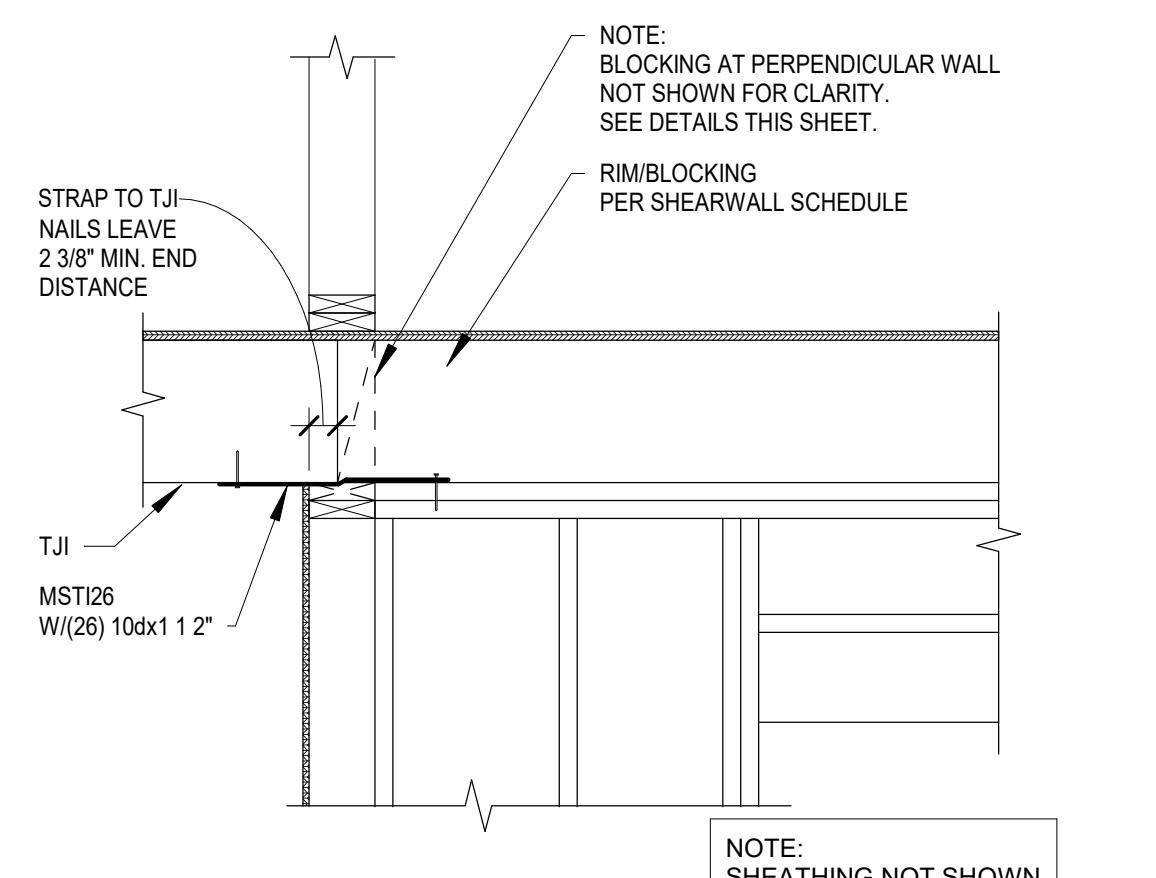
SCALE: 3/4" = 1'-0"
12 ANCHOR BOLT PLACEMENT DETAILS



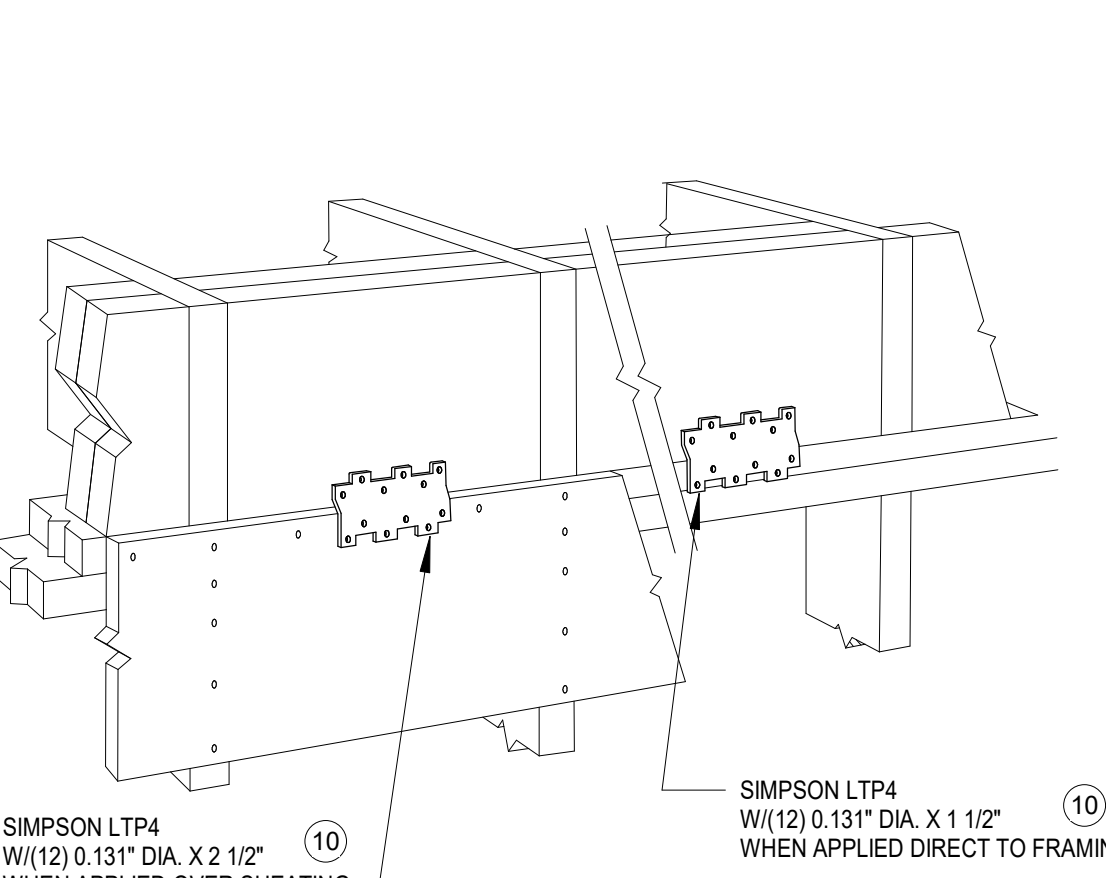
SCALE: 3/4" = 1'-0"
13 TYP. SHEARWLL ANCHOR BOLT TO CONCRETE



SCALE: 3/4" = 1'-0"
16 DRAG STRUT DETAILS



SCALE: 3/4" = 1'-0"
17 TYPICAL SHEARWALL STRAP

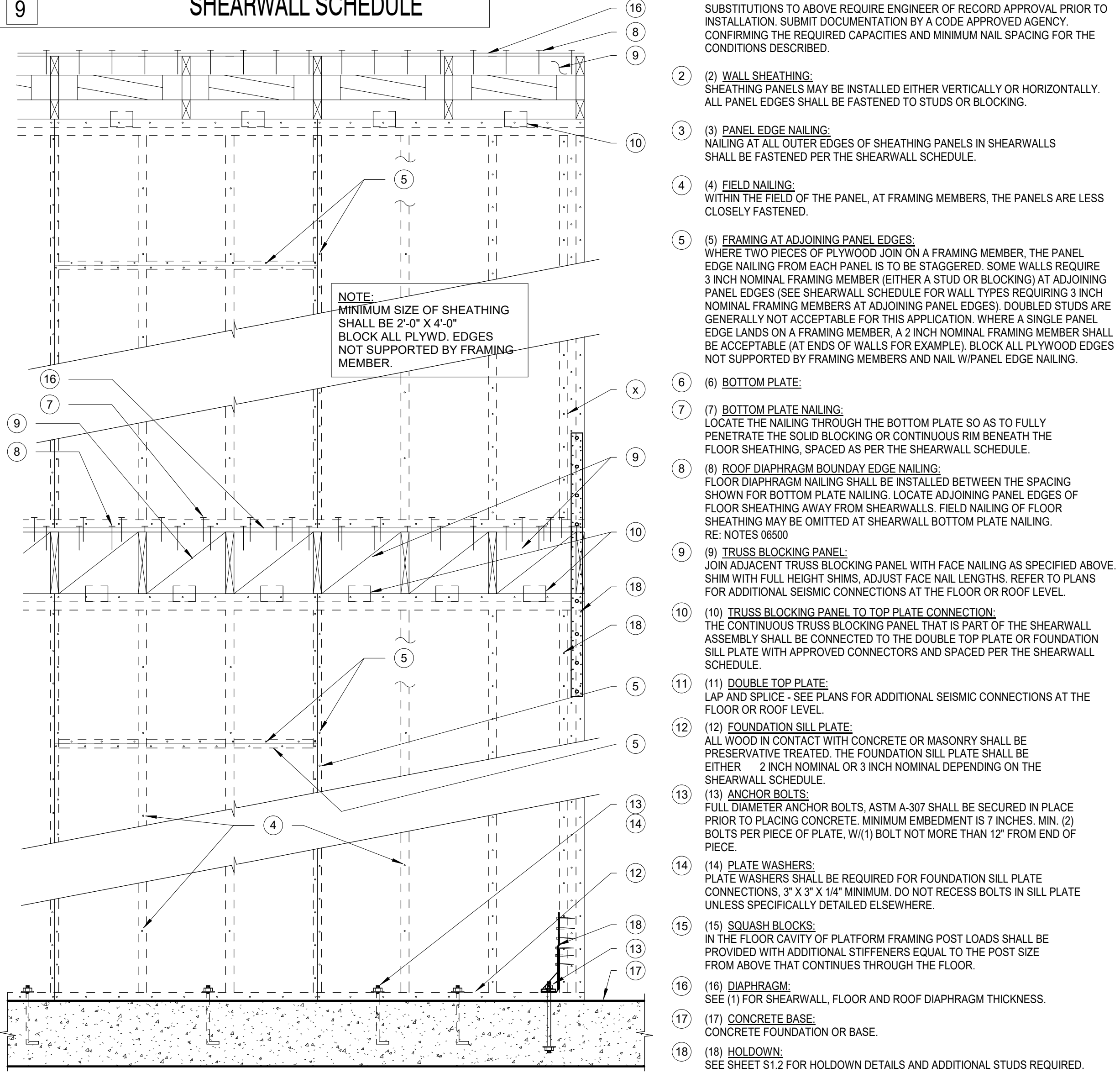


SCALE: 3/4" = 1'-0"
18 TYPICAL SIMPSON LTP4 AT INTERIOR SHEARWALL

WALL TYPE	SHEATHING (2)	PANEL EDGE NAILING (3)	FIELD NAILING (4)	BOTTOM PLATE NAILING (7)		RIM OR BLOCKING TO TOP PLATE CONN. (10)			FRAMING AT ADJOINING PANEL EDGES (5)	FOUNDATION SILL PLATE (12)	ANCHOR BOLT SPACING 5/8" DIA. 7" EMBED (13)
				ROWS	SPACING	0.148"x3.25" TOENAIL	LTP4 DIRECT TO FRAMING	A35 ONLY			
				(1)	4" O.C.	4" O.C.	N/A	N/A			
P6TN	7/16" SHT. ONE SIDE	6" O.C.	12" O.C.	(1)	4" O.C.	4" O.C.	N/A	N/A	2x	2x	48" O.C.
P6	7/16" SHT. ONE SIDE	6" O.C.	12" O.C.	(1)	4" O.C.	N/A	24" O.C.	16" O.C.	2x	2x	48" O.C.
P4	7/16" SHT. ONE SIDE	4" O.C.	12" O.C.	(2)	6" O.C.	N/A	16" O.C.	12" O.C.	(2)2x OR 3x	2x	32" O.C.
P3	7/16" SHT. ONE SIDE	3" O.C.	12" O.C.	(2)	4" O.C.	N/A	12" O.C.	10" O.C.	(2)2x OR 3x	2x	24" O.C.
P2	7/16" SHT. ONE SIDE	2" O.C.	12" O.C.	(3)	6" O.C.	N/A	10" O.C.	10" O.C.	(2)2x OR 3x	2x	18" O.C.
2P4	7/16" SHT. BOTH SIDES	4" O.C.	12" O.C.	(3)	5" O.C.	N/A	10" O.C.	10" O.C.	(2)2x OR 3x	2x	16" O.C.
2P3	7/16" SHT. BOTH SIDES	3" O.C.	12" O.C.	(3)	4" O.C.	N/A	8" O.C.	8" O.C.	(2)2x OR 3x	2x	12" O.C.
2P2	7/16" SHT. BOTH SIDES	2" O.C.	12" O.C.	(3)	3" O.C.	N/A	6" O.C.	6" O.C.	(2)2x OR 3x	2x	8" O.C.

REFERS TO KEYNOTES IN DETAIL 19 THIS SHEET

- SHEARWALL SCHEDULE NOTES:
- STUDS SHALL NOT BE SPACED MORE THAN 16" O.C.
 - RE: S1.0 SECTION 06100 "ROUGH FRAMING" FOR REQUIRED WALL STUD AND PLATE SPECIES AND GRADE.
 - RE: S1.0 SECTION 06160 "WOOD SHEATHING" FOR REQUIRED SHEAR WALL SHEATHING, THICKNESS AND GRADE. ALL SHEAR WALL PANELS SHALL BE APPLIED DIRECTLY TO FRAMING.
 - SHEATHING PANELS MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY WITH ALL PANEL EDGES BACKED/BLOCKED WITH 2" NOMINAL OR WIDER FRAMING. SEE NOTE 5.
 - FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN 3" NOMINAL AND NAILS SHALL BE STAGGERED FOR ALL SHEARWALL MARKS EXCEPT "P6".
 - WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED.
 - NAILS FOR PLYWOOD AND OSB PANEL, EDGE AND FIELD NAILING SHALL BE 8D COMMON (0.131" X 2 1/2").
 - NAILS FOR BOTTOM PLATE FRAMING SHALL BE 12D COMMON (0.148" X 3.25").
 - FLOOR DIAPHRAGM NAILING SHALL BE PLACED BETWEEN THE SPACING CALLED OUT FOR BOTTOM PLATE NAILING. DO NOT OVER NAIL THE BLOCKING.
 - ANCHOR BOLTS SHALL BE GALVANIZED 5/8" DIAMETER A-307 AND SHALL BE SECURED IN PLACE PRIOR TO CONCRETE POUR. WET STICKING OF ANCHOR BOLTS IS NOT ALLOWED.
 - GALVANIZED 3" X 3" X 0.225" (MIN.) PLATE WASHERS ARE REQUIRED AT EACH ANCHOR BOLT - SEE THIS SHEET FOR PLACEMENT REQUIREMENTS. RECESSING PLATE WASHERS IN PLATES IS NOT ALLOWED.
 - LTP4 FRAMING PLATES SHALL BE INSTALLED WITH 12-8D X 1 1/2" (0.131" X 2 1/2") NAILS. RE: DETAILS 1, 2, 3 & 6/S1.1.
 - A35 FRAMING ANGLES SHALL BE INSTALLED WITH 12-8D X 1 1/2" (0.131" X 1 1/2") NAILS. RE: DETAILS 1, 2 & 3/S1.1.
 - ALL NAILS INTO PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED CONFORMING TO ASTM 153 OR STAINLESS STEEL.
 - ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED.
 - WHERE BOTTOM PLATE NAILING SPECIES OF A WALL OR LESS NAILS SHALL BE INSTALLED IN TWO ROWS OFFSET 1/2 INCH AND STAGGERED.
 - GALVANIZED EXPANSION ANCHORS OF SIMILAR DIAMETER AND EMBEDMENT ALLOWED AT INTERIOR BEARING AND PARTY WALLS.
 - 2-2X'S IN LIEU OF 3X'S AT PANEL EDGES ACCEPTABLE PROVIDED STUDS ARE ATTACHED PER 10/S1.2 SIM. AND BOTTOM PLATE NAILING.
 - WHERE BUILDING OFFICIALS ALLOW, OSB SHEATHING MAY BE APPLIED OVER 1/2" OR 3/8" GYPSUM WALL BOARD PROVIDED SHEATHING IS NAILED WITH 10D NAILS (0.148" DIA X 3" LONG)



SCALE: 3/4" = 1'-0"
9 TYPICAL SHEARWALL NOMENCLATURE (ELEVATION)

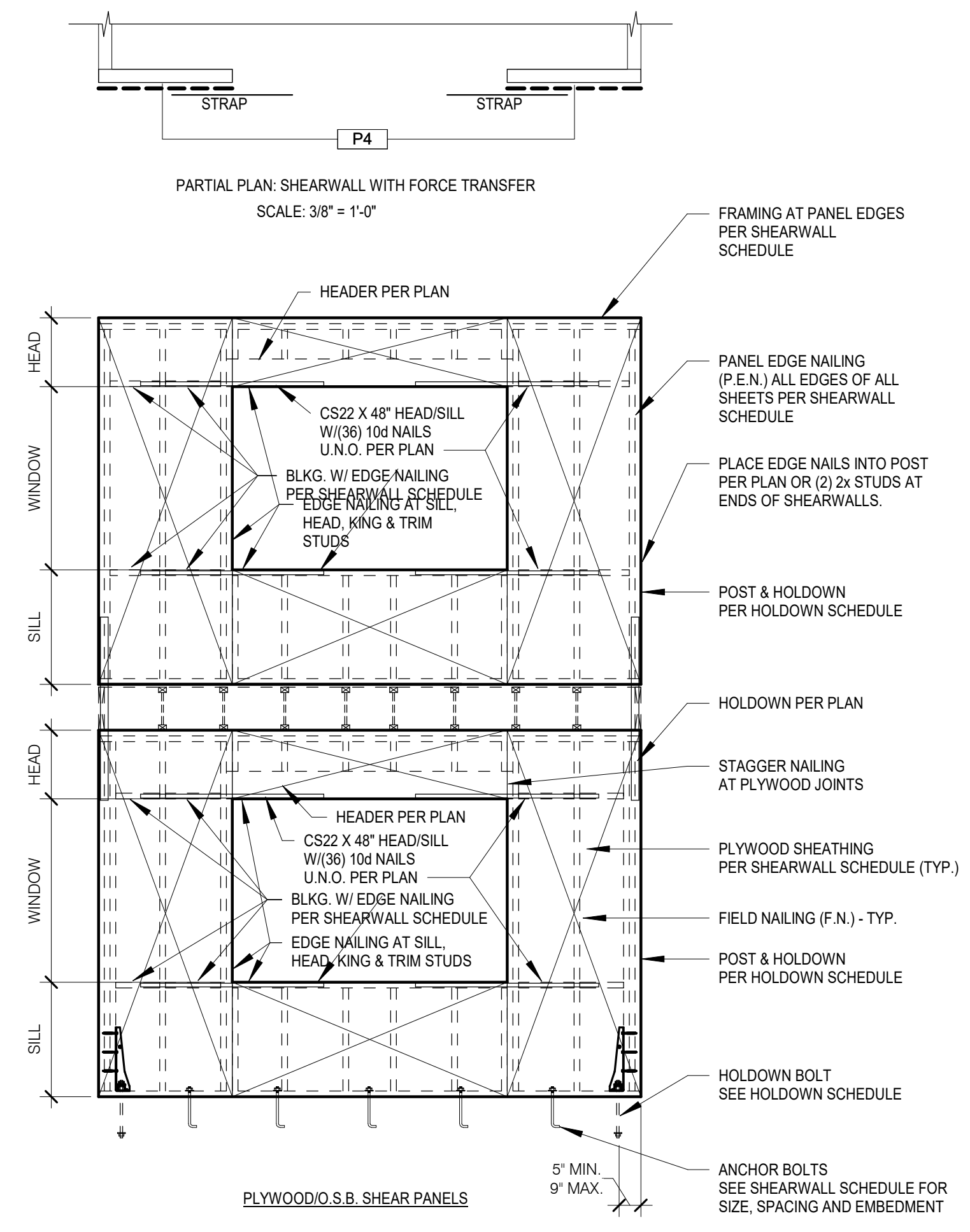
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DATE: _____
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JOB #: 21162
ENG.: BJM
CAD.: JMA
SCALE: 3/4" = 1'-0"
KEY ISSUE DATES:
SD: 8D
SU: 8D
CD: 8D
PD: 03/25/2022
PERMIT: 03/25/2022
OTHER: 8D

Shearwall Schedule and Details
PIPER REMODEL
8429 SE 33RD PLACE
MERCER ISLAND, WA 98040
S1.1

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TYPICAL DETAIL FOR SHEARWALL W/ FORCE TRANSFER AROUND WINDOW OPENINGS

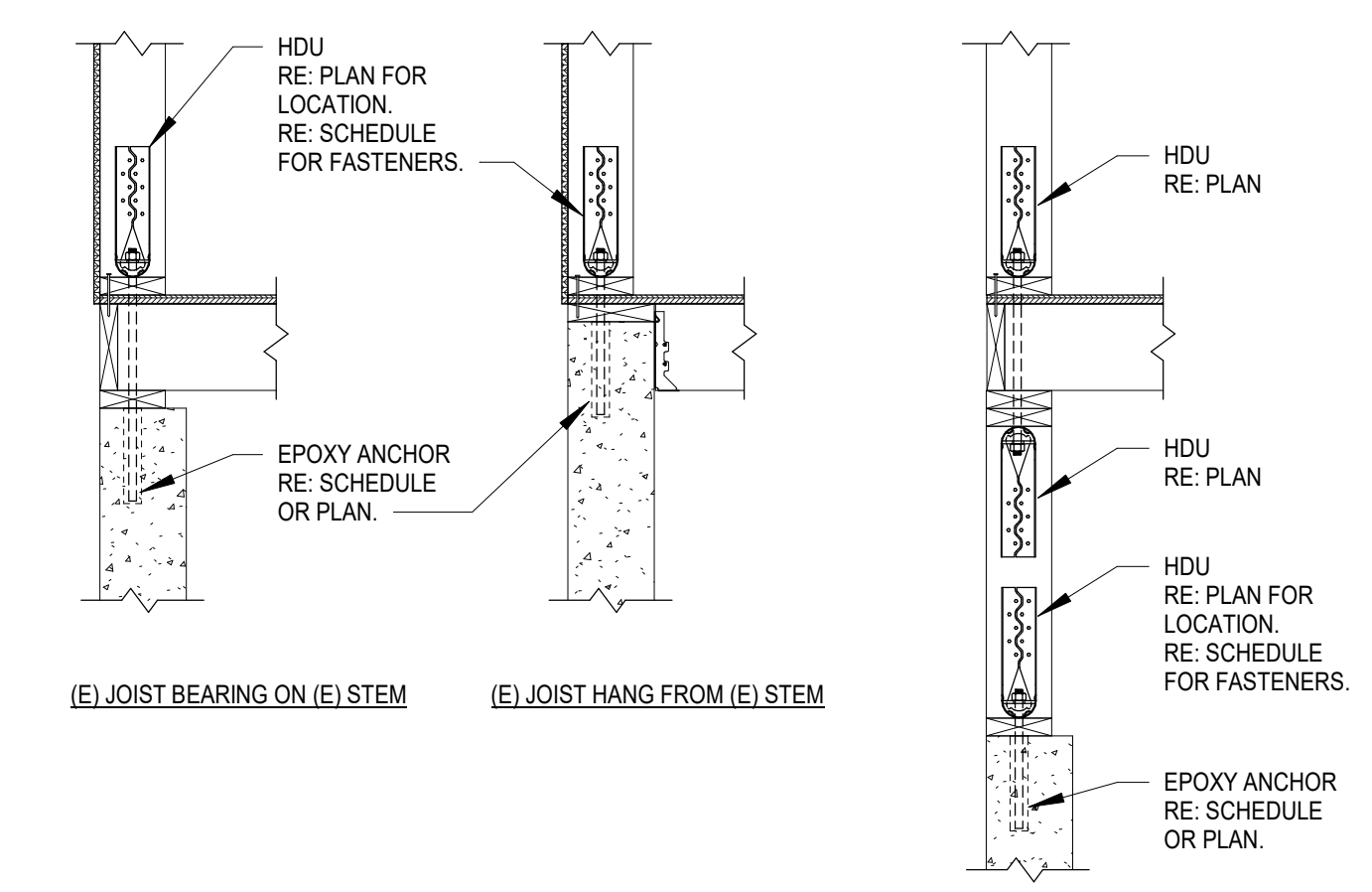
SCALE: 3/4" = 1'-0"

LOAD	MARK	HARDWARE TYPE	WOOD MEMBER/POST		FASTENER	ROD DIAMETER	ANCHOR			STEM (MINIMUM)	DETAIL	
			2X4 WALL	2X6 WALL			STEM	THICKENED FOOTING	GRADE BEAM			THICKENED SLAB
			1705	HD1			CS16	2X4	2X6			(28) 8d
2345	HD2	MST37	(2) 2X4	(2) 2X6	(22) 16d	N.A.	N.A.	-	N.A.	-	N.A.	
3640	HD3	MST48	(2) 2X4	(2) 2X6	(34) 16d	N.A.	N.A.	-	N.A.	-	N.A.	
4830	HD4	MST60	(2) 2X4	(2) 2X6	(48) 16d	N.A.	N.A.	-	N.A.	-	N.A.	
2.9W/2.2EQ	HD5	LSDTHD8 LSDTHD8RJ	(2) 2X4	(2) 2X6	(16) 12d	STRAP	N.A.	-	8"	-	8"	RE: 13/S1.2
5.3W/3.8EQ	HD6	STHD14 STHD14RJ	(2) 2X4	(2) 2X6	(24) 12d	STRAP	N.A.	-	14"	-	8"	
3580	HD7	HTT22	(2) 2X4	(2) 2X6	(32) 12d	5/8"	N.A.	-	9"	-	8"	RE: 13/S1.2
2215	HD8	HDU2-SDS2.5	(2) 2X4	(2) 2X6	(6) SDS 1/4X2 1/2"	5/8"	ROD & NUT/WASHER NUT PER 13/S1.2	-	11"	-	6"	
3285	HD9	HDU4-SDS2.5	(2) 2X4	(2) 2X6	(10) SDS 1/4X2 1/2"	5/8"	-	-	11"	-	6"	RE: 13/S1.2
4065	HD10	HDU5-SDS2.5	(2) 2X4	(2) 2X6	(14) SDS 1/4X2 1/2"	5/8"	-	-	11"	-	6"	
4305/6970	HD11	HDU8-SDS2.5	(2) 2X4	(2) 2X6	(20) SDS 1/4X2 1/2"	7/8"	-	-	11"	-	8"	RE: 13/S1.2
9535	HD12	HDU11-SDS2.5	4X6	6X6	(30) SDS 1/4X2 1/2"	1"	-	-	16"	-	8"	
1492	HD13	HD19	-	6X6	(5) 1" DIA. M.B.	1 1/4"	-	-	16"	-	8"	RE: 13/S1.2
	HD14	HDU14-SDS2.5	4X6	6X6	(36) SDS 1/4X2 1/2"	1"	-	-	16"	-	8"	
	HD15	MSTC48B3	(2) 2X4	(2) 2X6	(12) 10d FACE, (4) 10d BOTTOM, (38) 10d STUDS/POST							

- HOLDOWN AND FASTENER SCHEDULE NOTES:
- HOLDOWNS SHALL BE AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY.
 - 16D = 0.162" DIA. X 3 1/2" LONG.
 - USE HALF THE REQUIRED NAILS IN EACH MEMBER BEING CONNECTED.
 - SCREWS SHALL BE SDS 1/4" DIA. X 2 1/2" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY.
 - HOLDOWN ANCHORS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE.
 - ANCHOR BOLT NUT SHALL BE FINGER-TIGHT PLUS 1/3 - 1/2" TURN WITH HAND WRENCH. CARE SHALL BE TAKEN TO NOT OVER-TORQUE THE NUT. IMPACT WRENCHES SHALL NOT BE USED.
 - HDU HOLDOWNS SHALL BE INSTALLED CENTERED ALONG THE WIDTH OF THE ATTACHED POST.
 - RE: NOTES SECTION 06100 "ROUGH FRAMING" FOR THE REQUIRED POST SPECIES AND GRADE.
 - BUNDLED STUDS PER DETAIL 10/S1.2
 - STRAP TIE HOLDOWNS. NAIL STRAPS FROM BOTTOM UP. INSTALL WITH STRAP MATE "NO WET STICKING".
 - ANCHOR BOLT HOLDOWNS SHALL BE ASTM A307 OR A36 STEEL. ANCHOR HEAD REQUIRES NUT/WASHER NUT PER 2/S1.2.

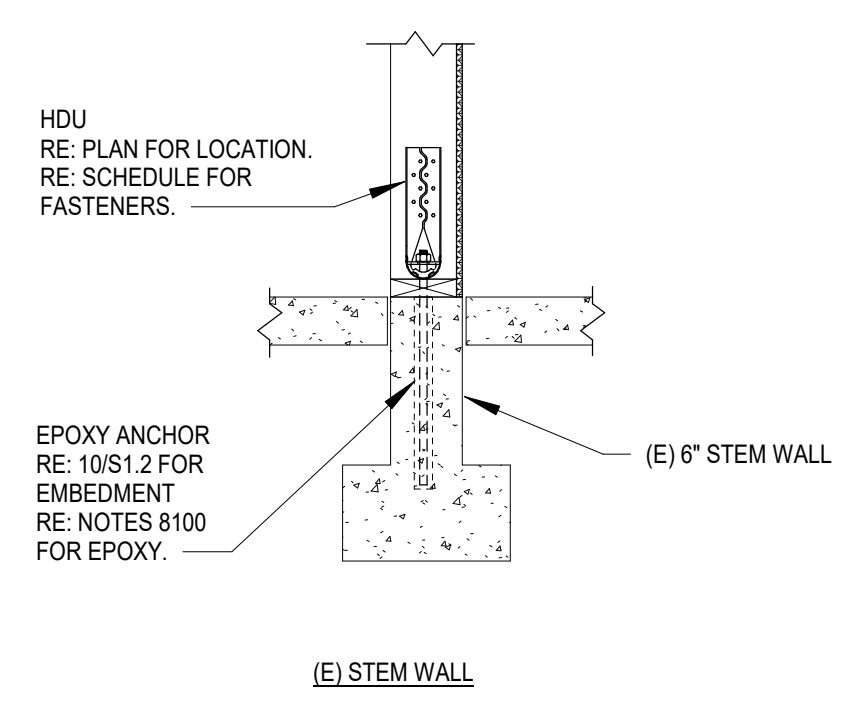
SHEARWALL SCHEDULE

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



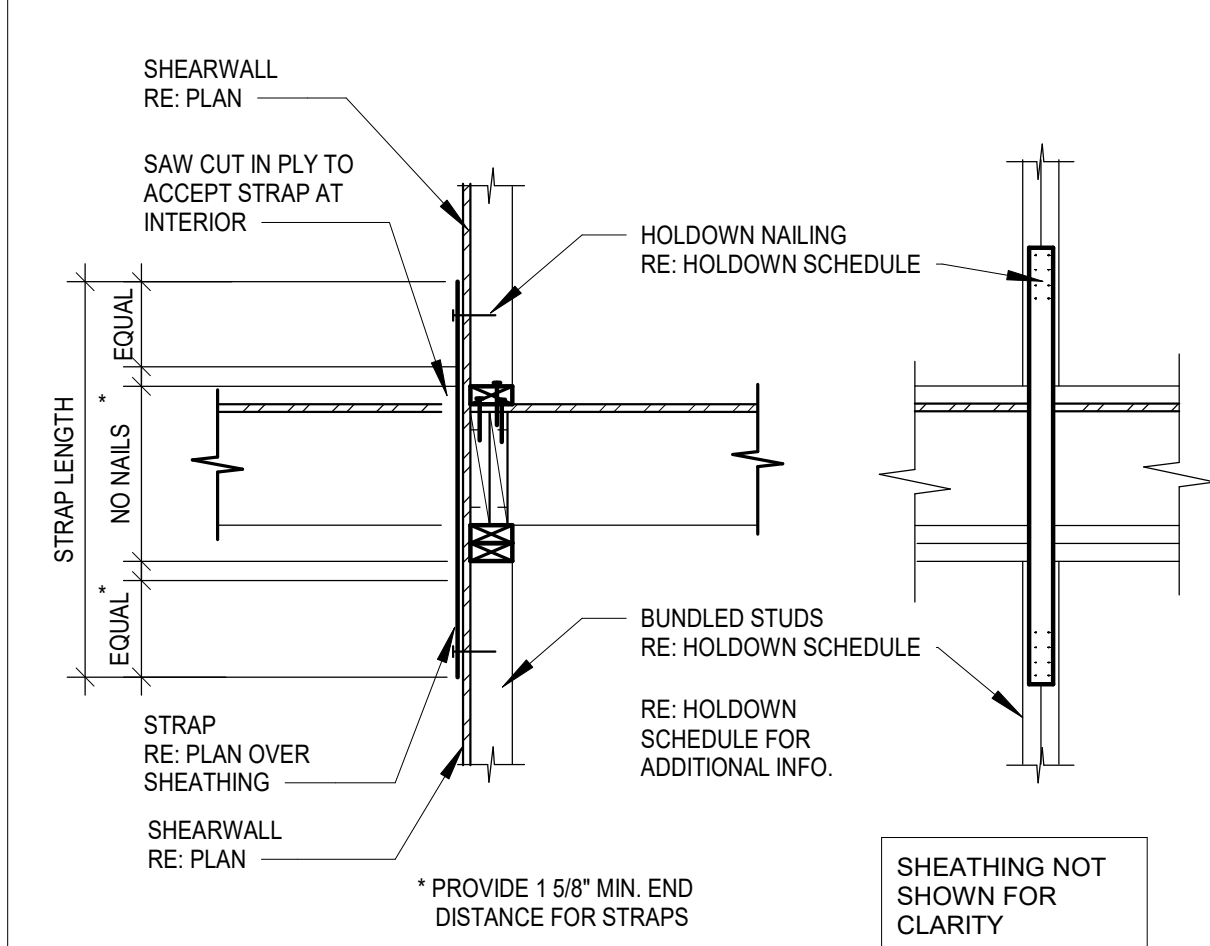
EPOXY ANCHORAGE OF HDU TYPE HARDWARE

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



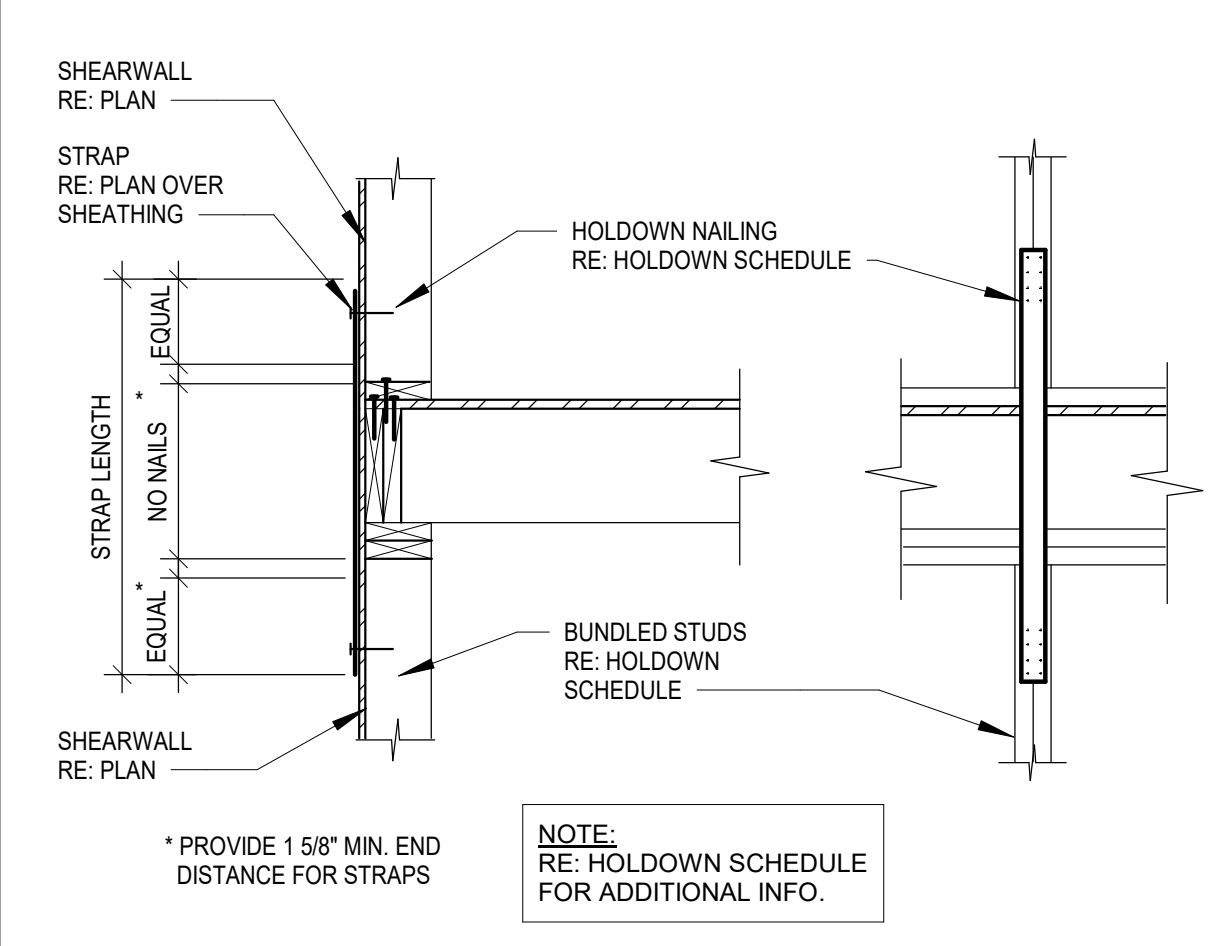
EXTERIOR HOLDOWN - SECTION

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



INTERIOR HOLDOWN

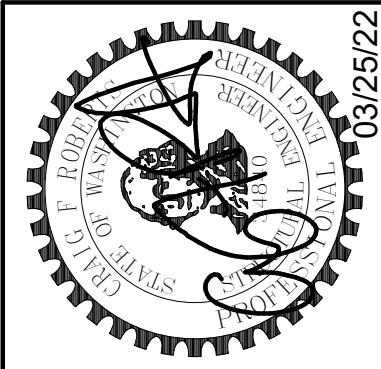
SCALE: 3/4" = 1'-0"



EXTERIOR HOLDOWN

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

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No.	REVISION	DATE

JOB #: 21162
 ENG: BJM
 CAD: JMA
 SCALE: 3/4" = 1'-0"
 KEY ISSUE DATES:
 SD: SD
 CD: CD
 PERMIT: 03/25/2022
 OTHER: BD

Holddown Schedule and Details
 PIPER REMODEL
 8429 SE 33RD PLACE
 MERCER ISLAND, WA 98040

S1.2

FOUNDATION LEGEND

(F1)	SEE FOOTING TYPE THIS SHEET	Note: ALL SECTION CUTS ARE TYPICAL
(-3'-0")	TOP OF FOOTING ELEVATION	
2'-0"	TOP OF CONCRETE ELEVATION	
S.J.	SHRINKAGE CONTROL JOINT PER DETAIL 2/S6.0	
C.J.	CONSTRUCTION JOINT PER DETAIL 3/S6.0	
(S)	STEPPED FOOTING PER DETAIL 48/S6.0	DARK SOLID LINES ARE NEW WALLS ABOVE THE BASEMENT LEVEL.
		LIGHT SOLID LINES ARE EXISTING WALLS ABOVE THE BASEMENT LEVEL.
SLOPE	SLOPE SLAB 1/4" PER FOOT U.N.O. PER PLAN	
HD/2	HOLD-DOWNS INDICATED ON THE FOUNDATION PLAN ARE SHOWN HALFTONE FOR REFERENCE ONLY. REFER TO THE S2.1 SHEET FOR SPECIFICS OF EMBEDDED ITEMS RELATED TO HOLD-DOWNS.	

FOUNDATION SCHEDULE

MARK	DEPTH	WIDTH	LENGTH	REINFORCING	DETAILS
(F1)	8"	1'-4"	CONT.	(2) #4 CONT.	FTG. W/ STEM WALL: 6&7/S6.0
(FS)	12"	1'-6"	CONT.	(2) #4 CONT.	TYP. THICKENED SLAB FOOTING
(F24)	12"	24"	24"	(2) #4 EA. WAY	POST FTG.: 9/S6.0 16&17/S6.0
(F30)	12"	30"	30"	(3) #4 EA. WAY	POST FTG.: 9/S6.0 16&17/S6.0
(F36)	12"	36"	36"	(3) #4 EA. WAY	POST FTG.: 9/S6.0 16&17/S6.0
(F1)	8"	1'-4"	CONT.	(2) #4 CONT.	TURNED DOWN SLAB EDGE 6,7,8/S6.0

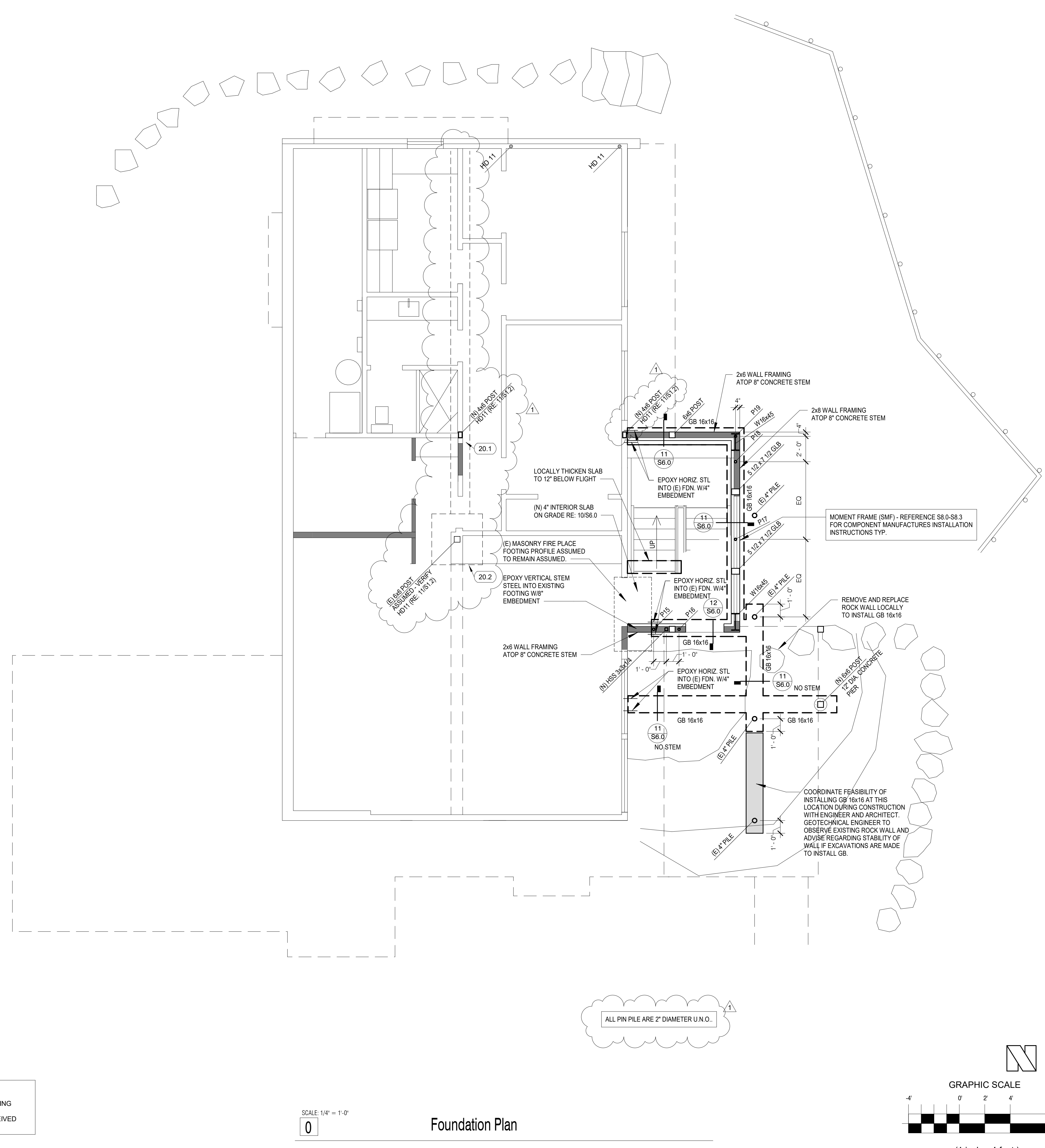
FOUNDATION NOTES

- ALL SOIL BEARING SURFACES ARE SUBJECT TO INSPECTION AND APPROVAL BY THE GEOTECHNICAL ENGINEER PRIOR TO REINFORCING AND CONCRETE PLACEMENT.
- CENTER INTERIOR FOOTINGS ON WALLS OR COLUMNS TYPICAL U.N.O.
- VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- SEE ARCHITECTURAL PLANS FOR WALL LOCATIONS.
- CONCRETE WALLS ARE 8" THICK TYPICAL U.N.O.
- SEE SHEET S2.1 FOR WOOD FRAMING LEGEND, NOTES, AND SCHEDULES.
- PROVIDE 4" DIAMETER PERFORATED FOOTING DRAINS AT PERIMETER OF FOUNDATIONS TYPICAL. PROVIDE 4" DIAMETER TIGHTLINES FOR DOWNSPOUTS, EXTEND TO DAYLIGHT.

FOUNDATION KEY NOTES

- ASSUMED EXISTING STRIP FOOTING. CONTRACTOR TO VERIFY AND INFORM ENGINEER OF EXISTING CONDITIONS DURING CONSTRUCTION.
- ASSUMED EXISTING PAD FOOTING. CONTRACTOR TO VERIFY AND INFORM ENGINEER OF EXISTING CONDITIONS DURING CONSTRUCTION.

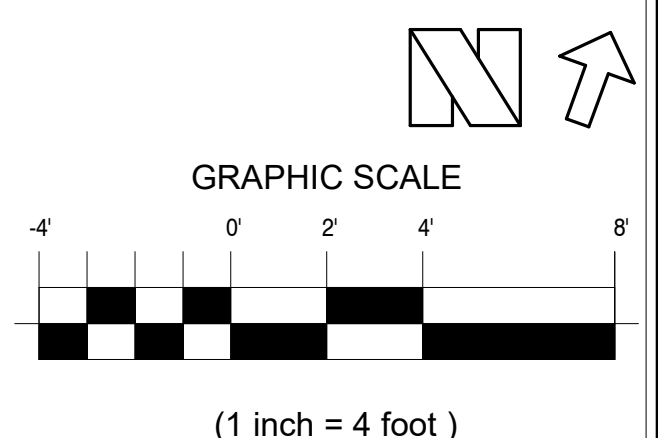
NOTE:
 PLANS PREPARED USING ARCHITECTURAL BACKGROUNDS RECEIVED 02/28/2022.



ALL PIN PILE ARE 2" DIAMETER U.N.O.

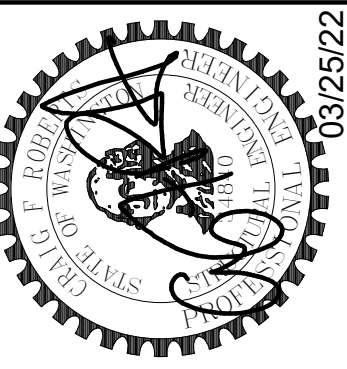
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Foundation Plan



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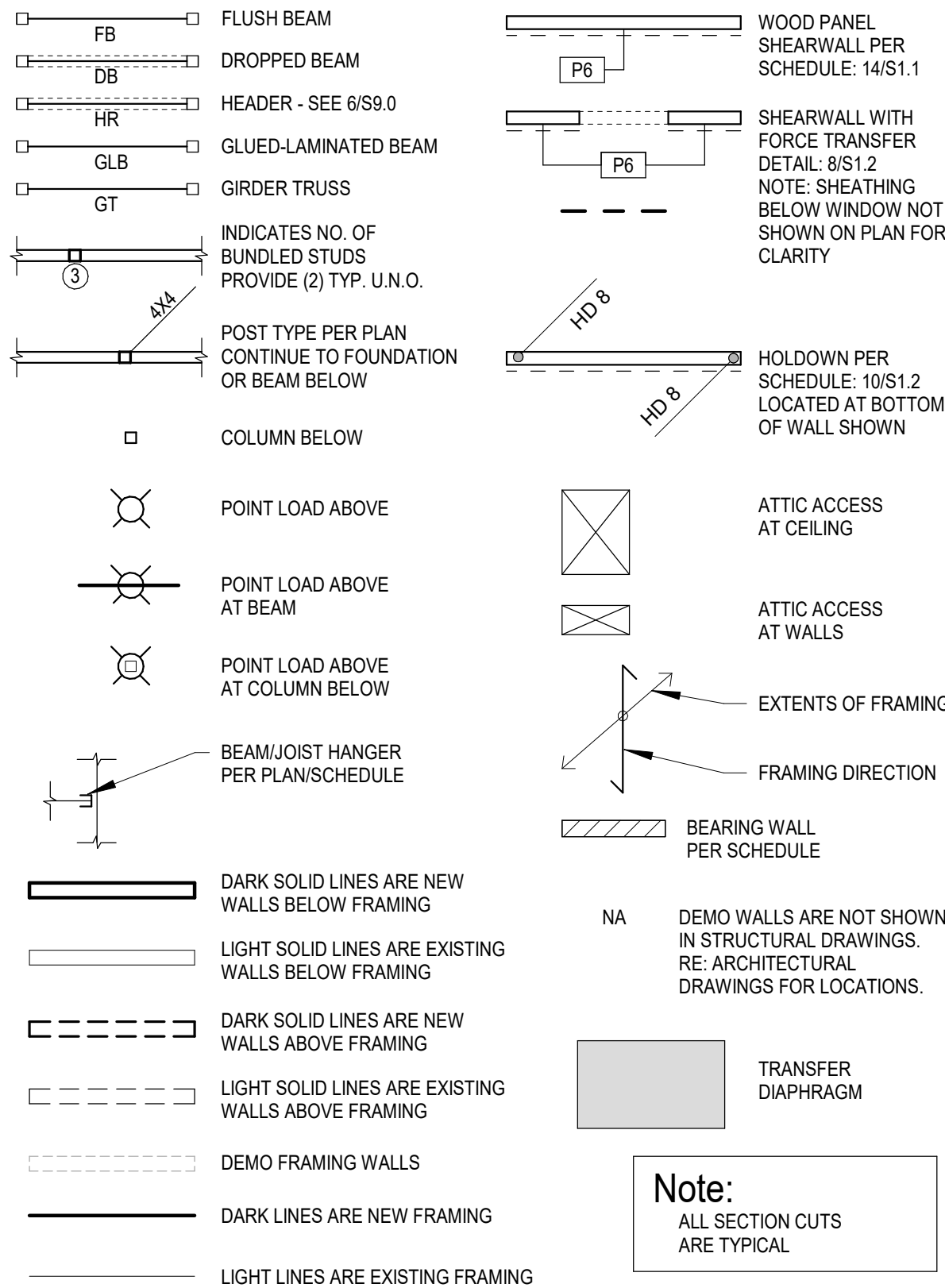
No.	REVISION	DATE
1	Response to Comments	06-10-2022

JOB #:	21162
ENG:	JMA
CAD:	JMA
SCALE:	As indicated
KEY ISSUE DATES:	
IS:	SD
DS:	SD
CD:	CD
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OTHER:	BD

Basement Level Walls Over Foundation
 PIPER REMODEL
 8429 SE 33RD PLACE
 MERCER ISLAND, WA 98040

S2.0

FRAMING LEGEND



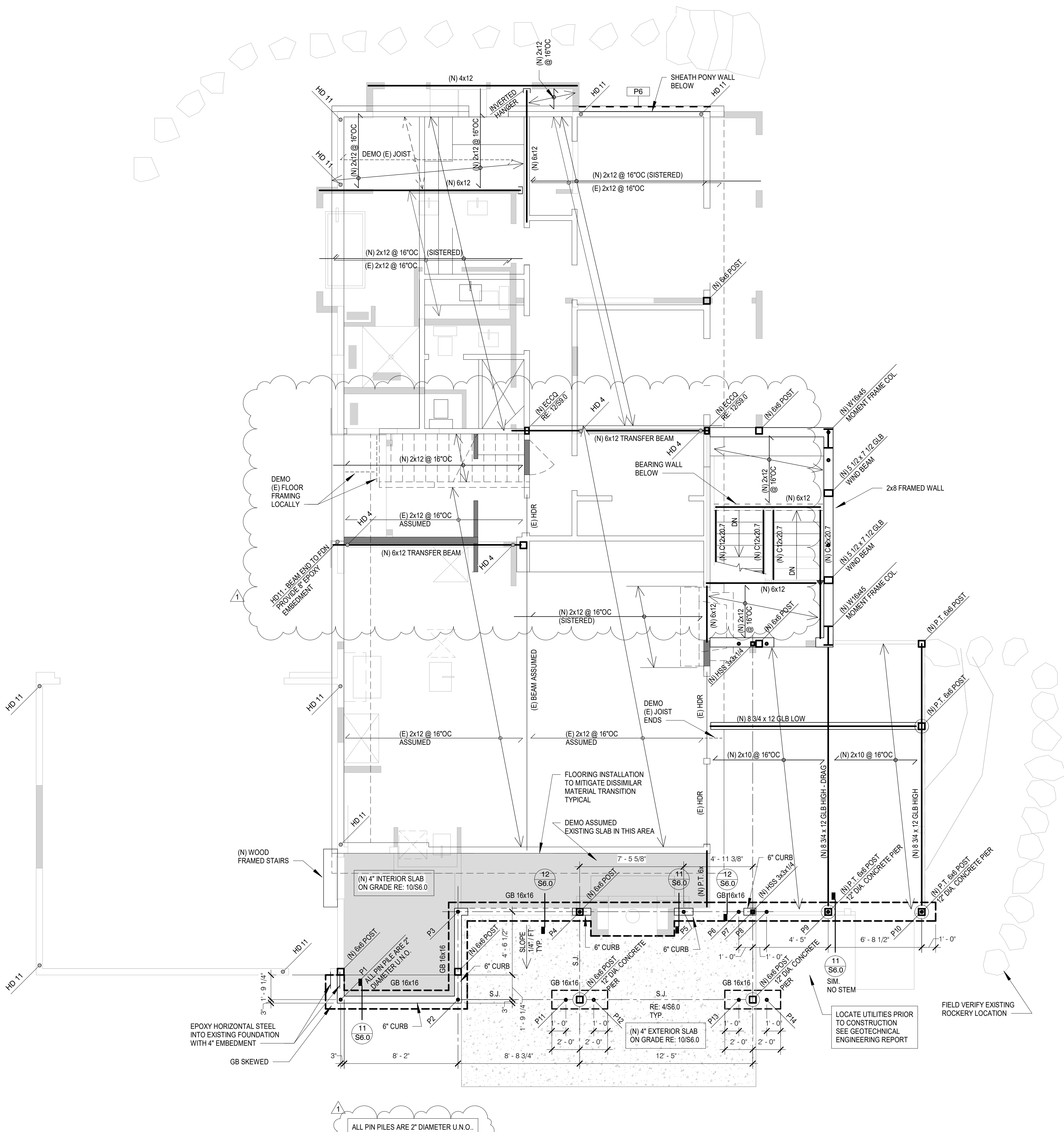
Note:
ALL SECTION CUTS ARE TYPICAL

FRAMING NOTES

1. PROVIDE 4X8 FOR ALL EXTERIOR HEADERS U.N.O. PER PLAN.
2. RE: 1/S9.0 FOR INTERIOR HEADERS U.N.O. PER PLAN.
3. RE: NOTES S1.0 FOR FRAMING SPECIES AND GRADE, HANGERS, SHEATHING, NAILS, GLB'S AND ENGINEERED LUMBER SPECIFICATIONS ETC.
4. ALL BEAMS AND HEADERS SHALL HAVE A MINIMUM OF (1) FULL HEIGHT STUD EACH END (KING STUD) FOR BRACING.
5. ALL EXTERIOR WALLS ARE P6 SHEARWALLS U.N.O. PER PLAN.
6. SEE SHEET S6.0, S9.0 FOR TYPICAL FRAMING DETAILS.
7. ALL EXTERIOR WALLS ARE 2x6 AT 16" O.C. (MAX. HEIGHT = 10'-0") ALL INTERIOR WALLS ARE 2x4 AT 16" O.C. MINIMUM - PROVIDE 2x6 AT 16" O.C. WHERE ARCHITECT SPECIFIES 2x6 CONSTRUCTION.

FRAMING KEY NOTES

- 21.1 -
- 21.2 -
- 21.3 -
- 21.4 -
- 21.5 -

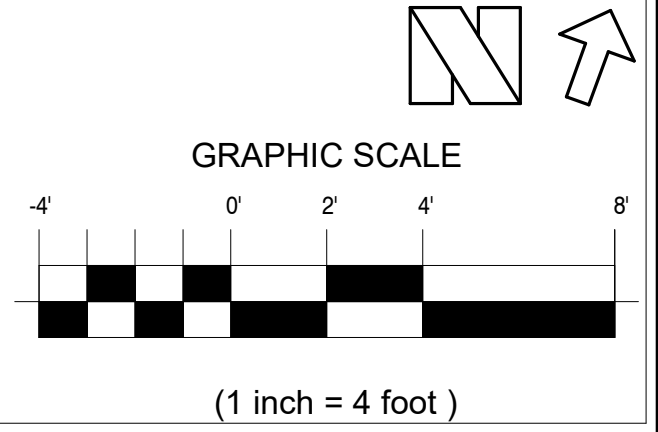


ALL PIN PILES ARE 2" DIAMETER U.N.O.

NOTE:
PLANS PREPARED USING ARCHITECTURAL BACKGROUNDS RECEIVED 02/28/2022.

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

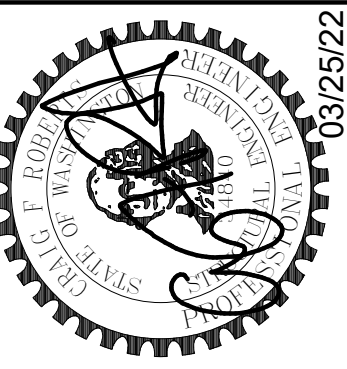
1 Main Floor Framing Over Basement Level Shear Walls



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Main Frmg Over Basement Lvl Shear Walls
PIPER REMODEL
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S2.1



No.	REVISION	DATE
1	Response to Comments	06-10-2022

JOB #:	21162
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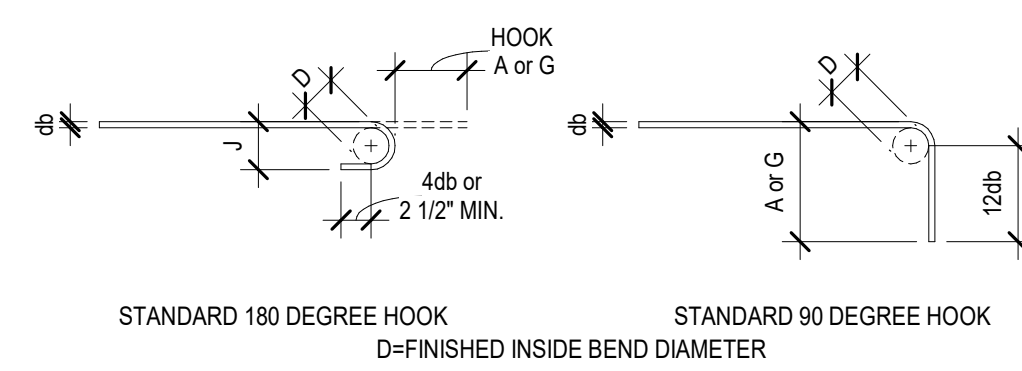
03/25/22

BAR SIZE	f _c =3000 PSI		
	L _d	OTHER BARS LAP SPLICE	TOP BARS LAP SPLICE
#3	16"	21"	28"
#4	22"	28"	37"
#5	27"	36"	46"
#6	33"	43"	56"

- LAP SPLICE SCHEDULE NOTES:
- TENSION LAP SPLICE SHOWN ABOVE FOR CONCRETE COVER GREATER THAN OR EQUAL TO BAR DIAMETER AND CENTER TO CENTER SPACING GREATER THAN OR EQUAL TO TWO BAR DIAMETERS (SPACING AND COVER CASE 1). TENSION LAP SPLICE SHOWN ABOVE ARE CLASS B SPLICES.
 - "OTHER BARS" ARE ALL VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAN 12" OF CONCRETE CAST BELOW THE BAR.
 - "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
 - COMPRESSION LAP SPLICES SHALL BE 30 BAR DIAMETERS MIN. U.N.O. ON THE DRAWINGS
 - DEVELOPMENT LENGTH (L_d) IS "OTHER BARS", CLASS A.

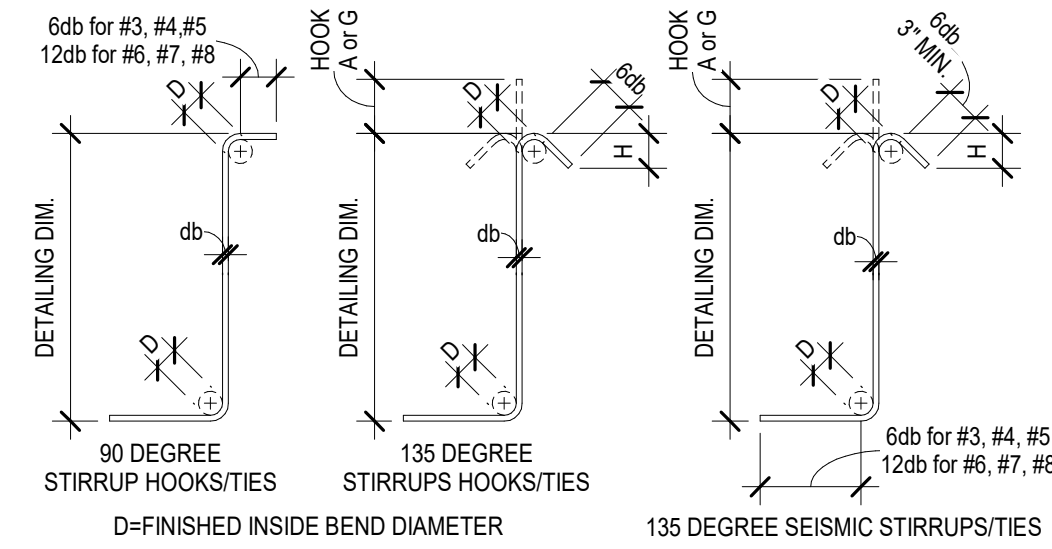
SCALE: NONE
1 TYPICAL LAP SPLICE SCHEDULE

BAR SIZE	D	STANDARD 180 DEGREE HOOK			STANDARD 90 DEGREE HOOK		
		D	A OR G	J	BAR SIZE	D	A OR G
#3	6db	2 1/4"	5"	3"	#3	2 1/4"	6"
#4	6db	3"	6"	4"	#4	3"	8"
#5	6db	3 3/4"	7"	5"	#5	3 3/4"	10"
#6	6db	4 1/2"	8"	6"	#6	4 1/2"	1'-0"

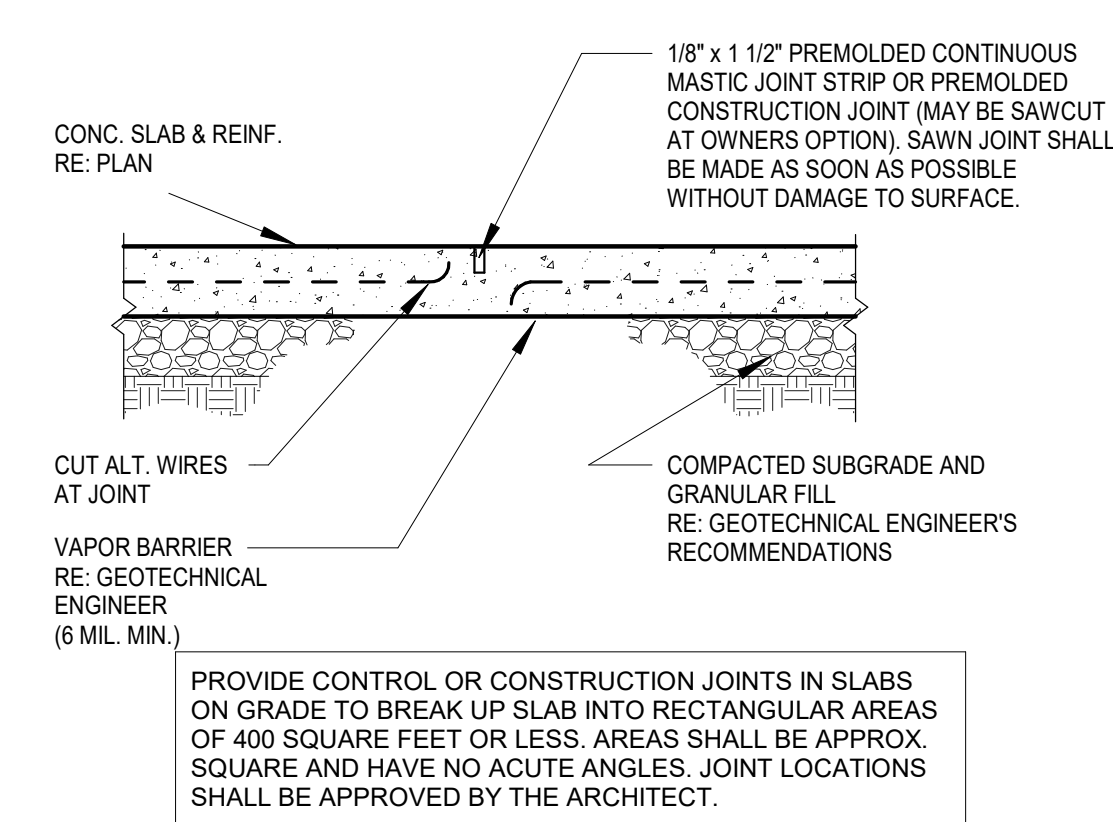


SCALE: NONE
2 STANDARD HOOK DETAILS

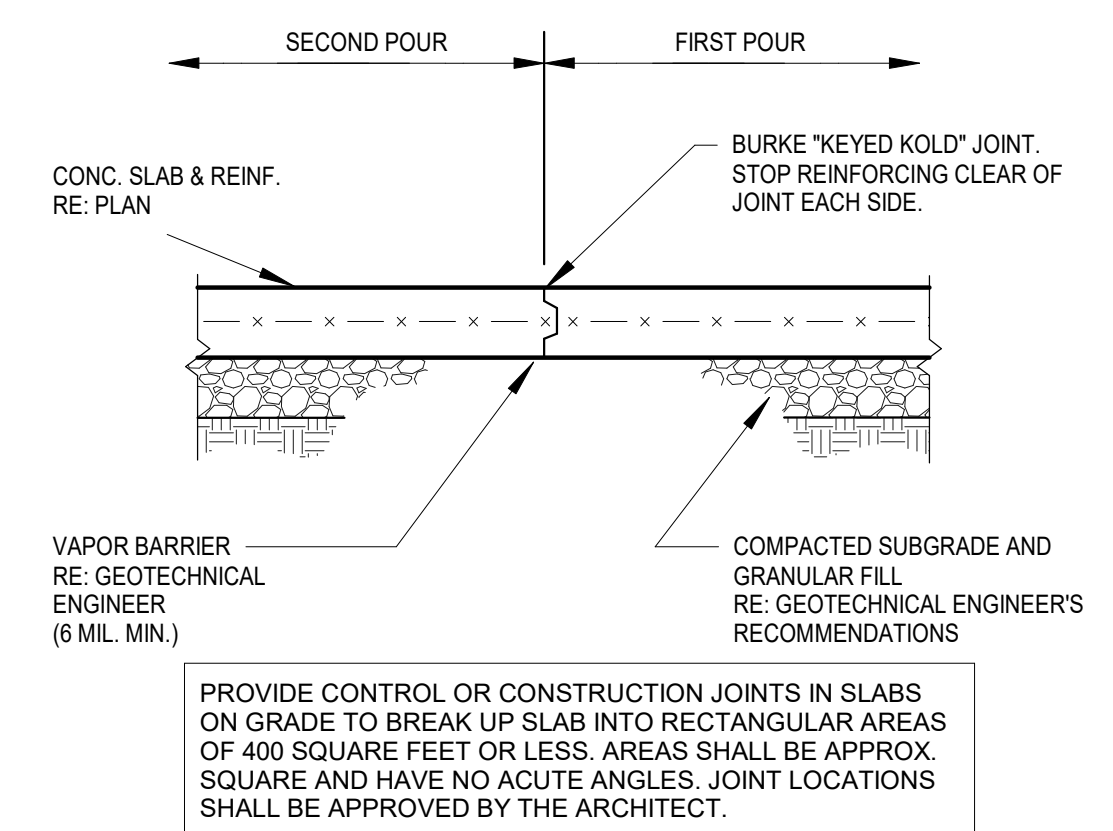
BAR SIZE	D	D	STIRRUP HOOKS/TIES			SEISMIC STIRRUP/TIE	
			90 DEGREE	135 DEGREE	135 DEGREE SEISMIC HOOK	A or G	APPROX. H
#3	4db	1 1/2"	4"	4"	2 1/2"	4 1/4"	3"
#4	4db	2"	4 1/2"	4 1/2"	3"	4 1/2"	3"
#5	4db	2 1/2"	6"	5 1/2"	3 3/4"	5 1/2"	3 3/4"
#6	6db	4 1/2"	1'-0"	7 3/4"	4 1/2"	7 3/4"	4 1/2"



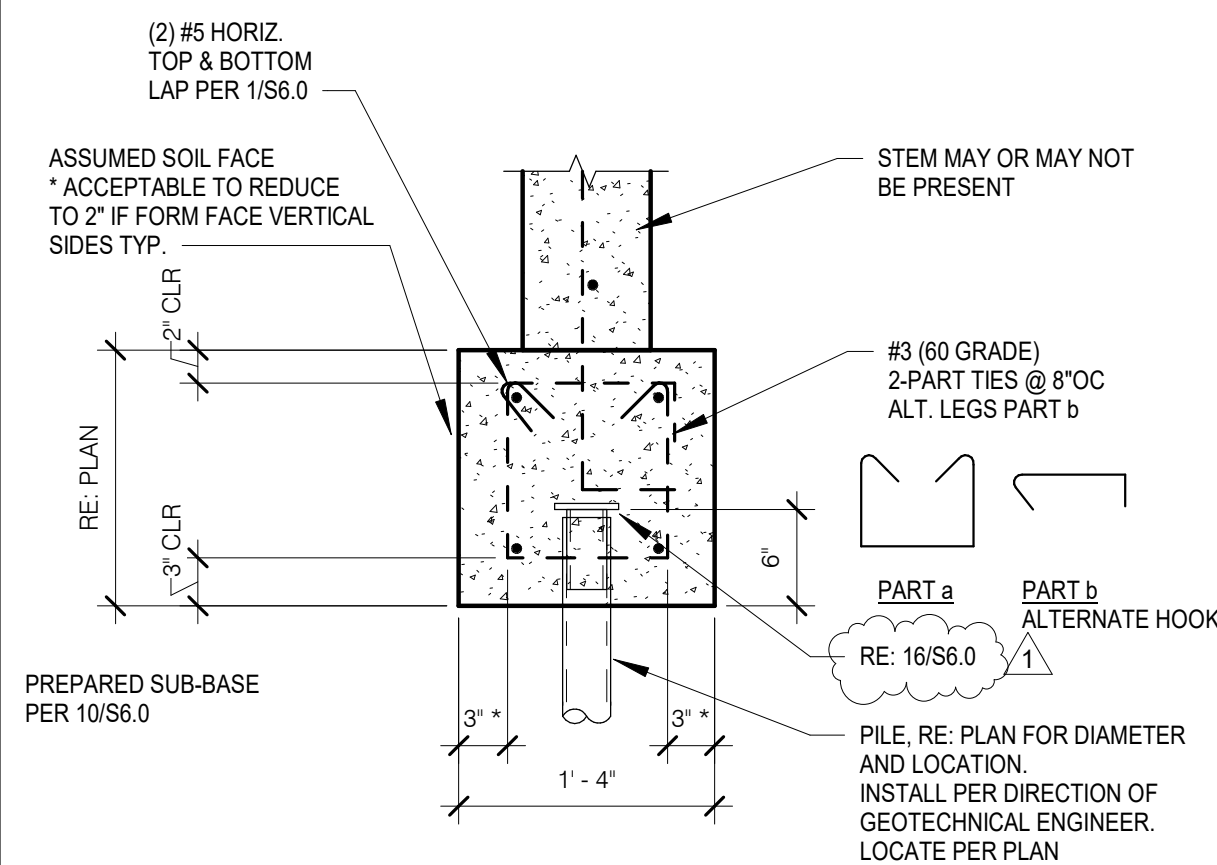
SCALE: NONE
3 STIRRUP and TIE HOOK DETAILS



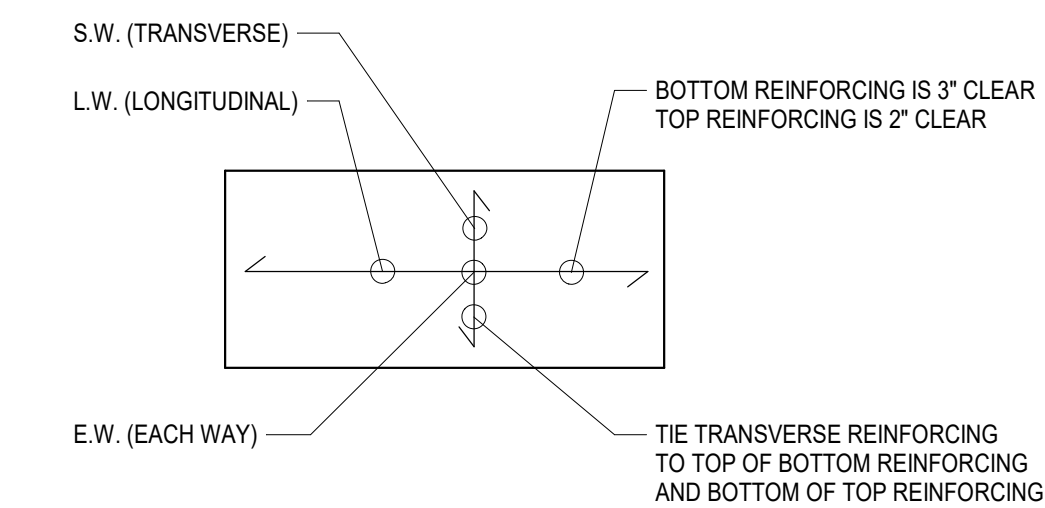
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4 TYPICAL SHRINKAGE CONTROL JOINT (S.J.)



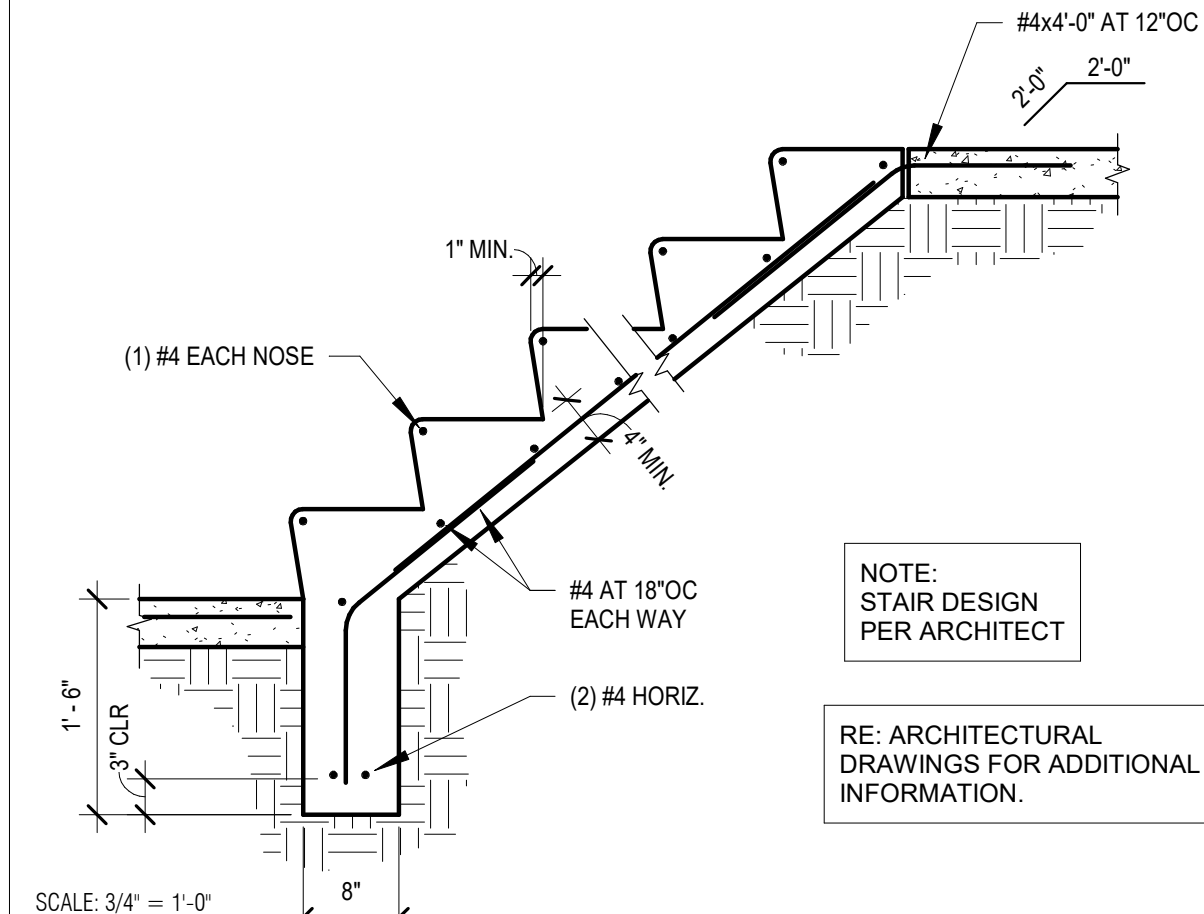
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5 TYPICAL CONSTRUCTION JOINT (C.J.)



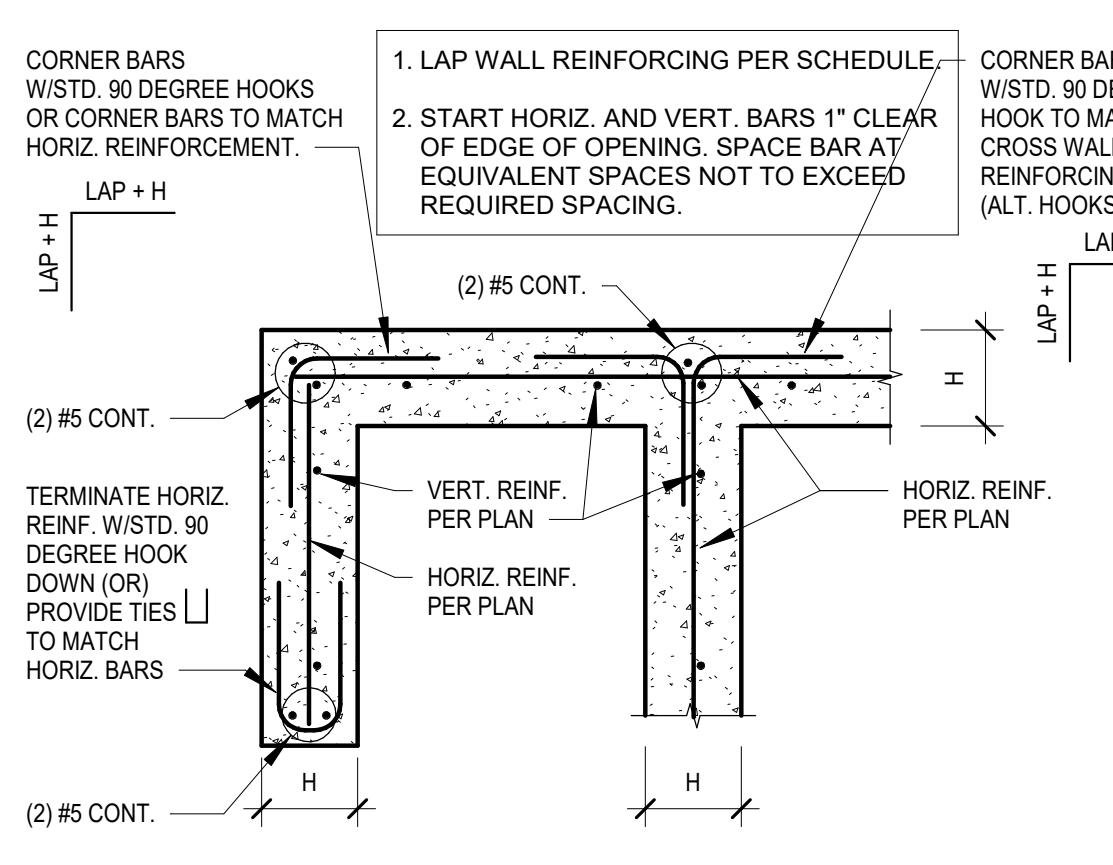
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6 TYPICAL GRADEBEAM 16x16



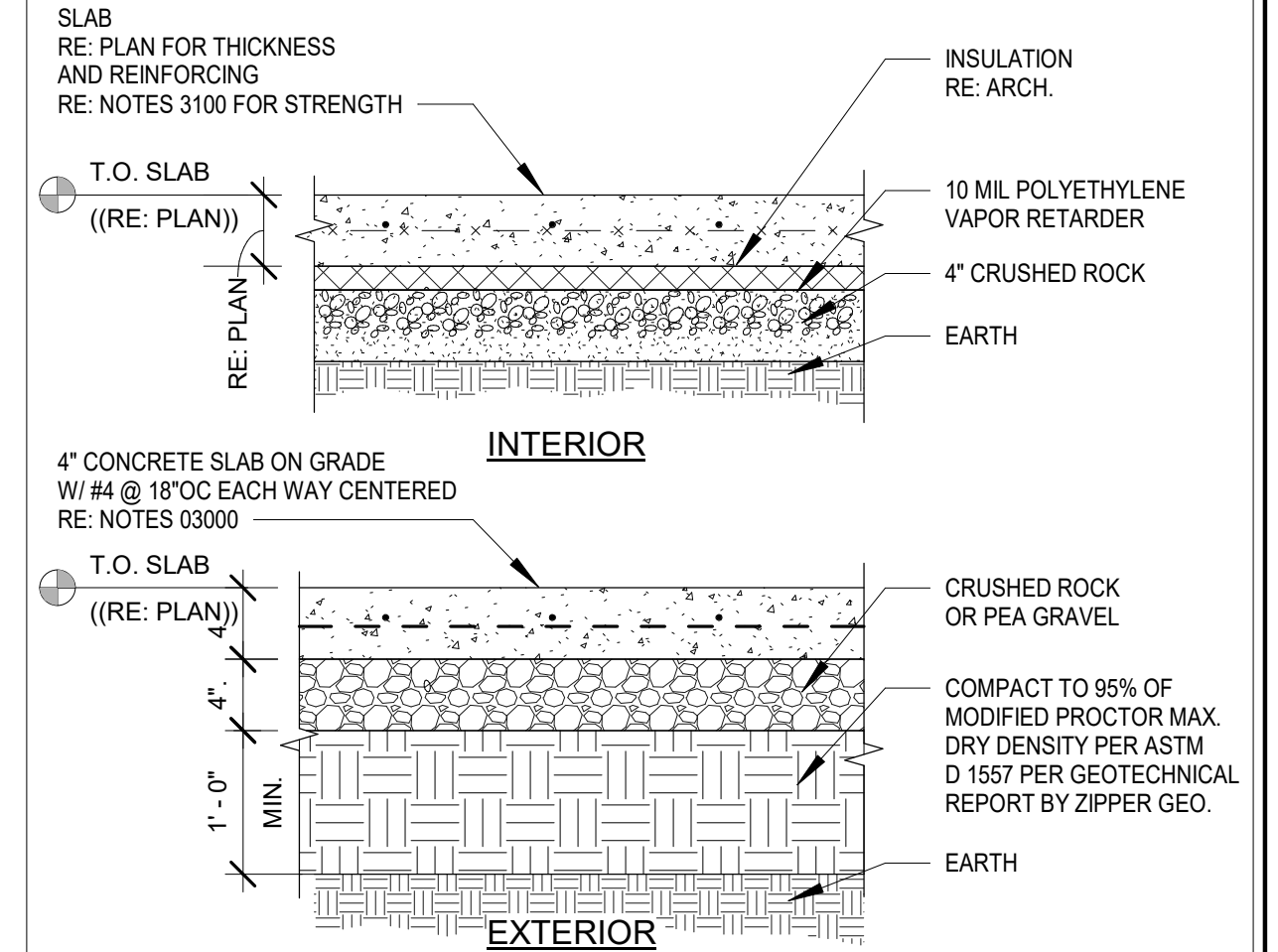
SCALE: 3/4" = 1'-0"
7 TYPICAL FOOTING REINFORCEMENT PLACEMENT



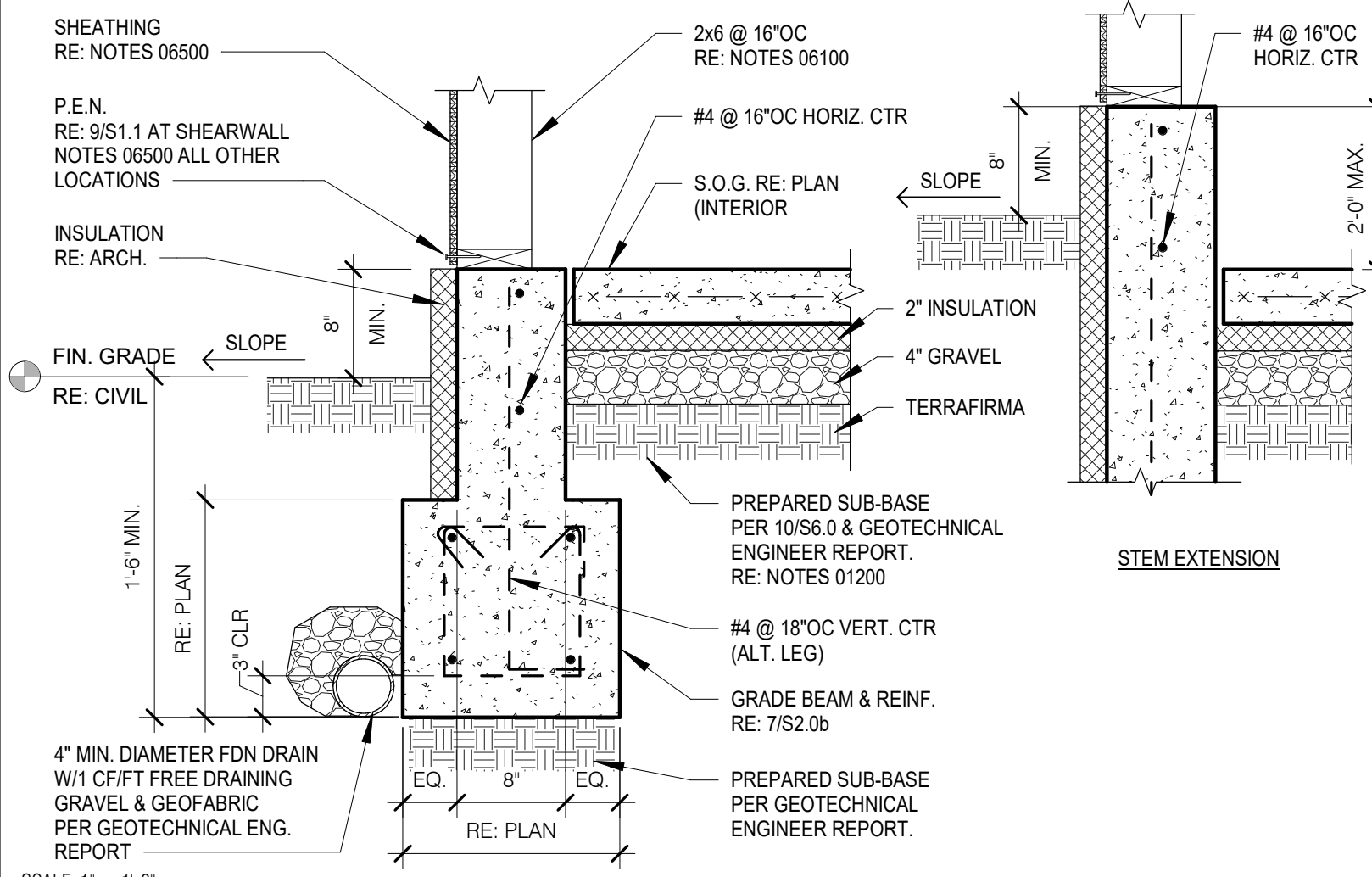
SCALE: 3/4" = 1'-0"
8 TYPICAL STAIR ON GRADE



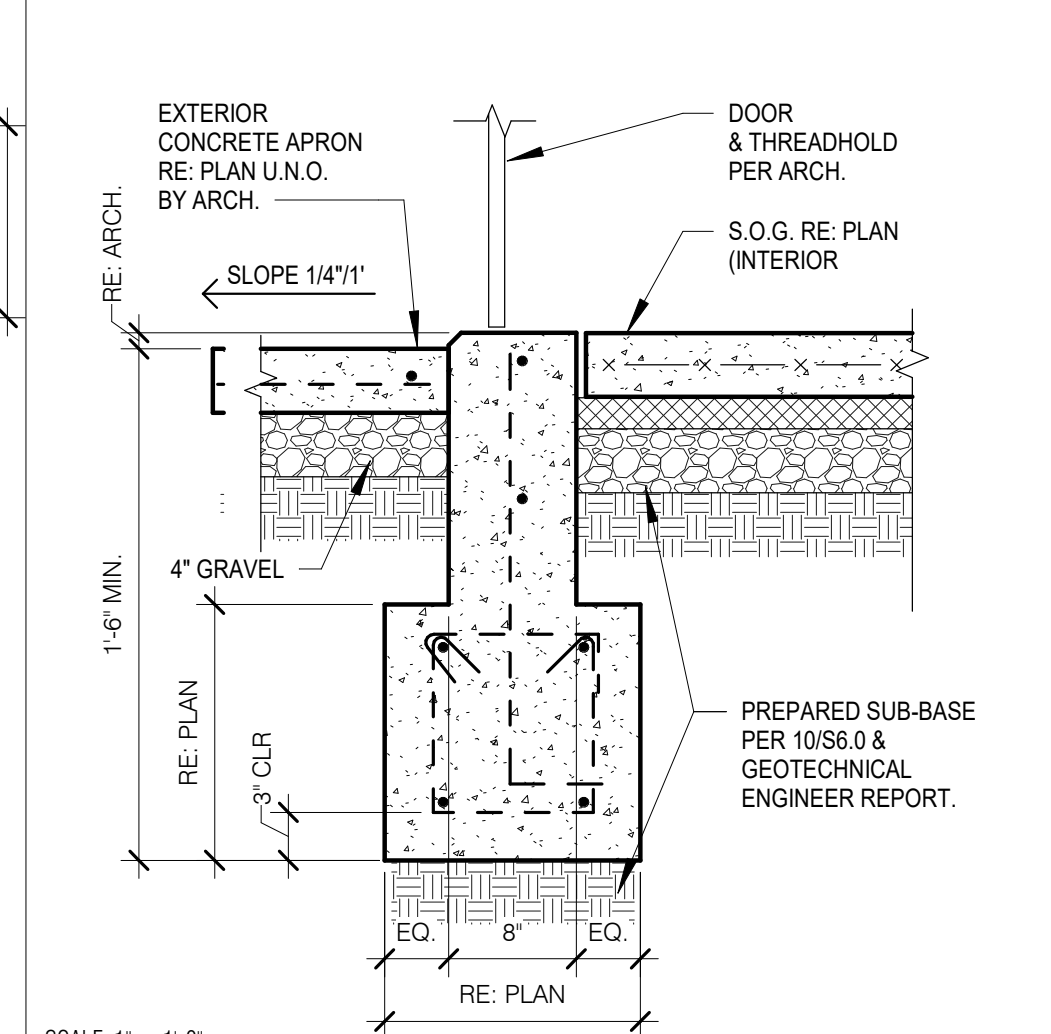
SCALE: 3/4" = 1'-0"
9 SINGLE CURTAIN WALL REINFORCEMENT PLACEMENT



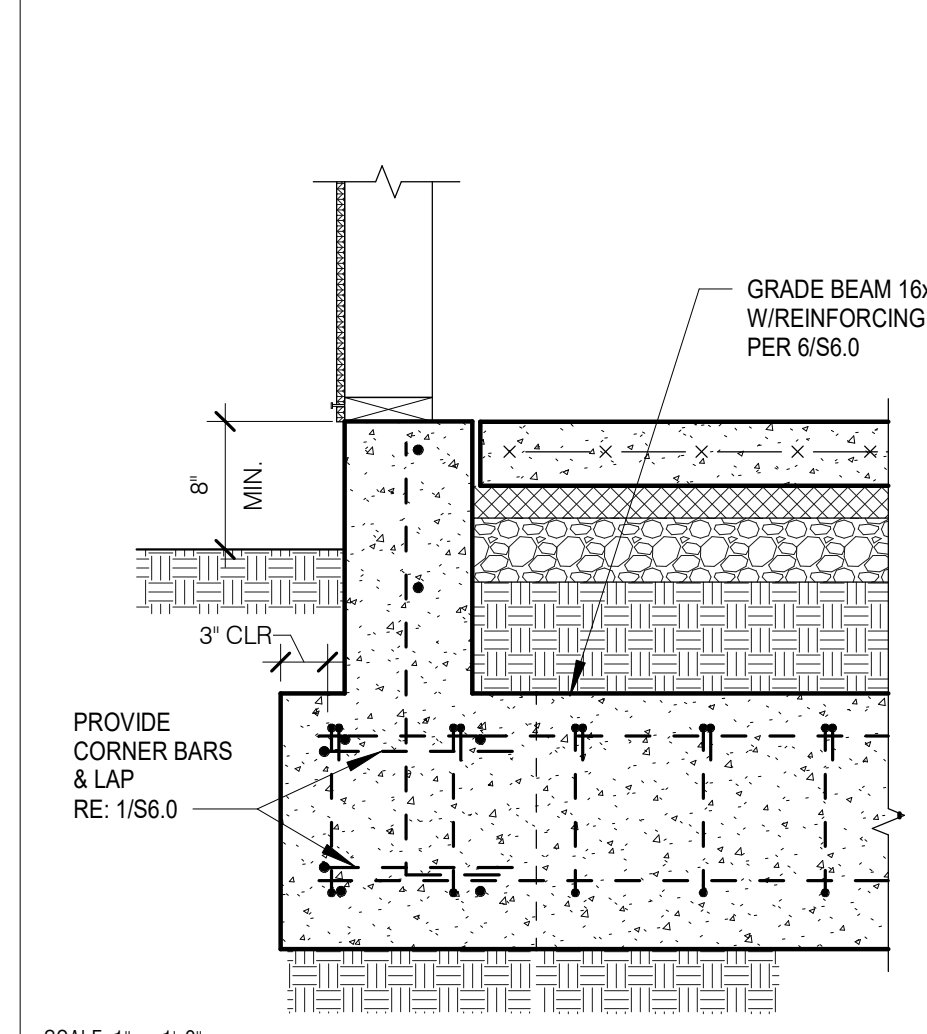
SCALE: 3/4" = 1'-0"
10 TYPICAL SLAB ON GRADE



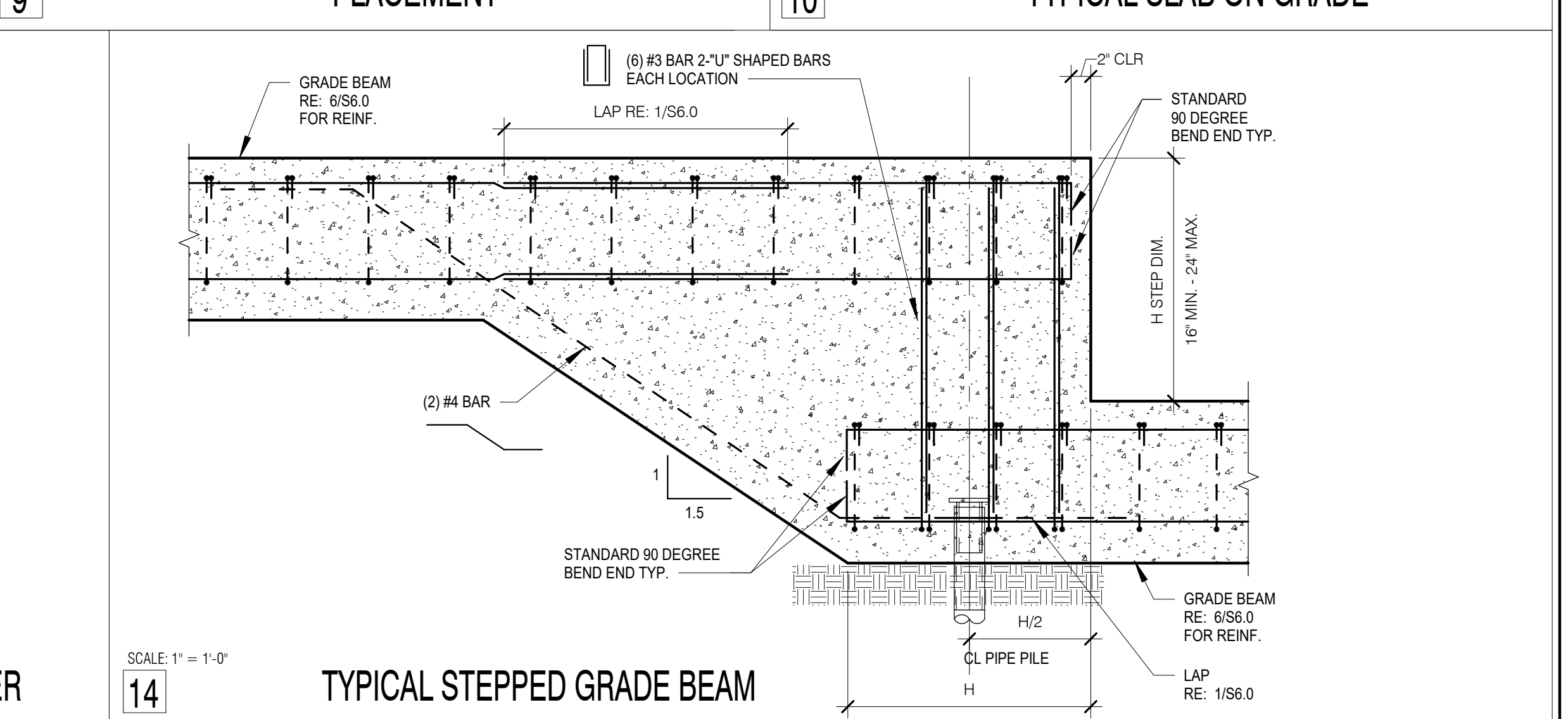
SCALE: 1" = 1'-0"
11 TYPICAL PERIMETER GRADEBEAM



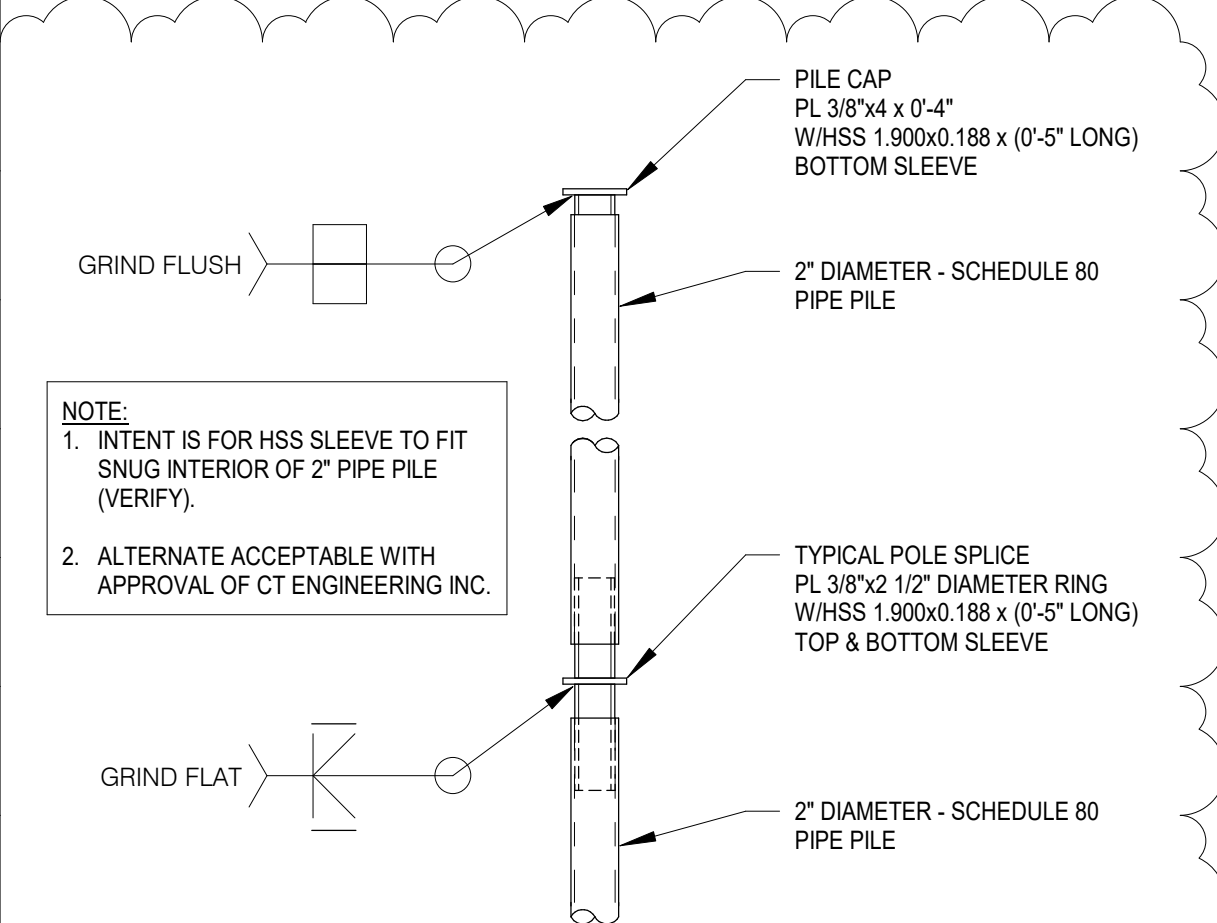
SCALE: 1" = 1'-0"
12 TYP. PERIMETER FTG AT OPENING



SCALE: 1" = 1'-0"
13 TYP. GRADE BEAM AT CORNER

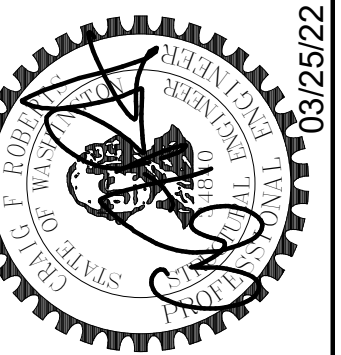


SCALE: 1" = 1'-0"
14 TYPICAL STEPPED GRADE BEAM



SCALE: 1" = 1'-0"
16 TYPICAL 2" SCHEDULE 80 PILE ASSEMBLY

CT ENGINEERING INC.
Structural Engineers
180 Nokeson Street, Suite 302, Seattle, WA 98109
206.285.4512 (V) 206.285.0616 (F)
www.ctengineering.com

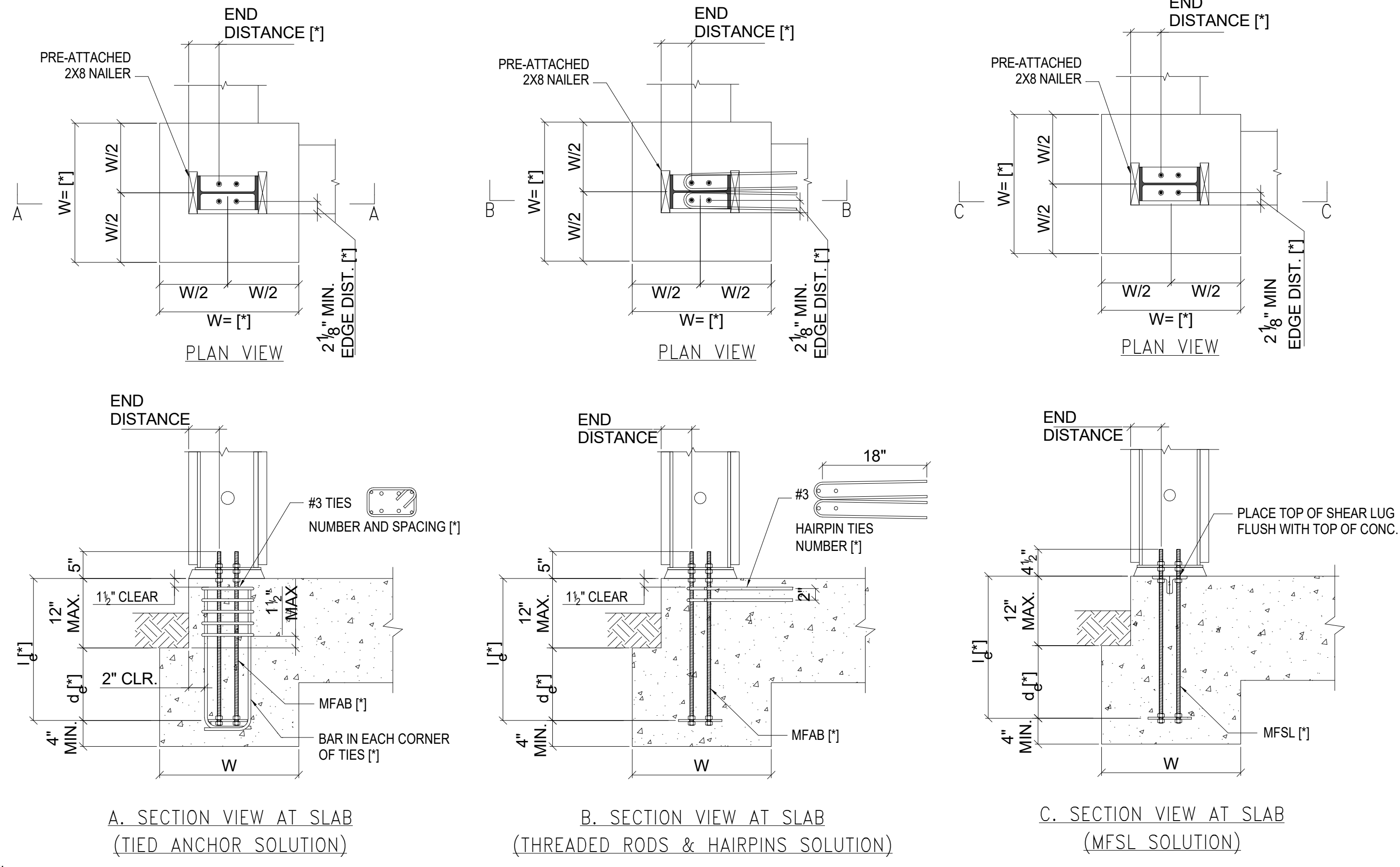


No.	REVISION	DATE
1	Response to Comments	06-10-2022

JOB #:	ENG.:	CAD.:	SCALE:	KEY ISSUE DATES:
21162	BJM	JMA	As indicated	SD: SD CD: CD PD: PD PERMIT: 03.25.2022 OTHER: BD

Typical Concrete Details
PIPER REMODEL
8429 SE 33RD PLACE
MERCER ISLAND, WA 98040

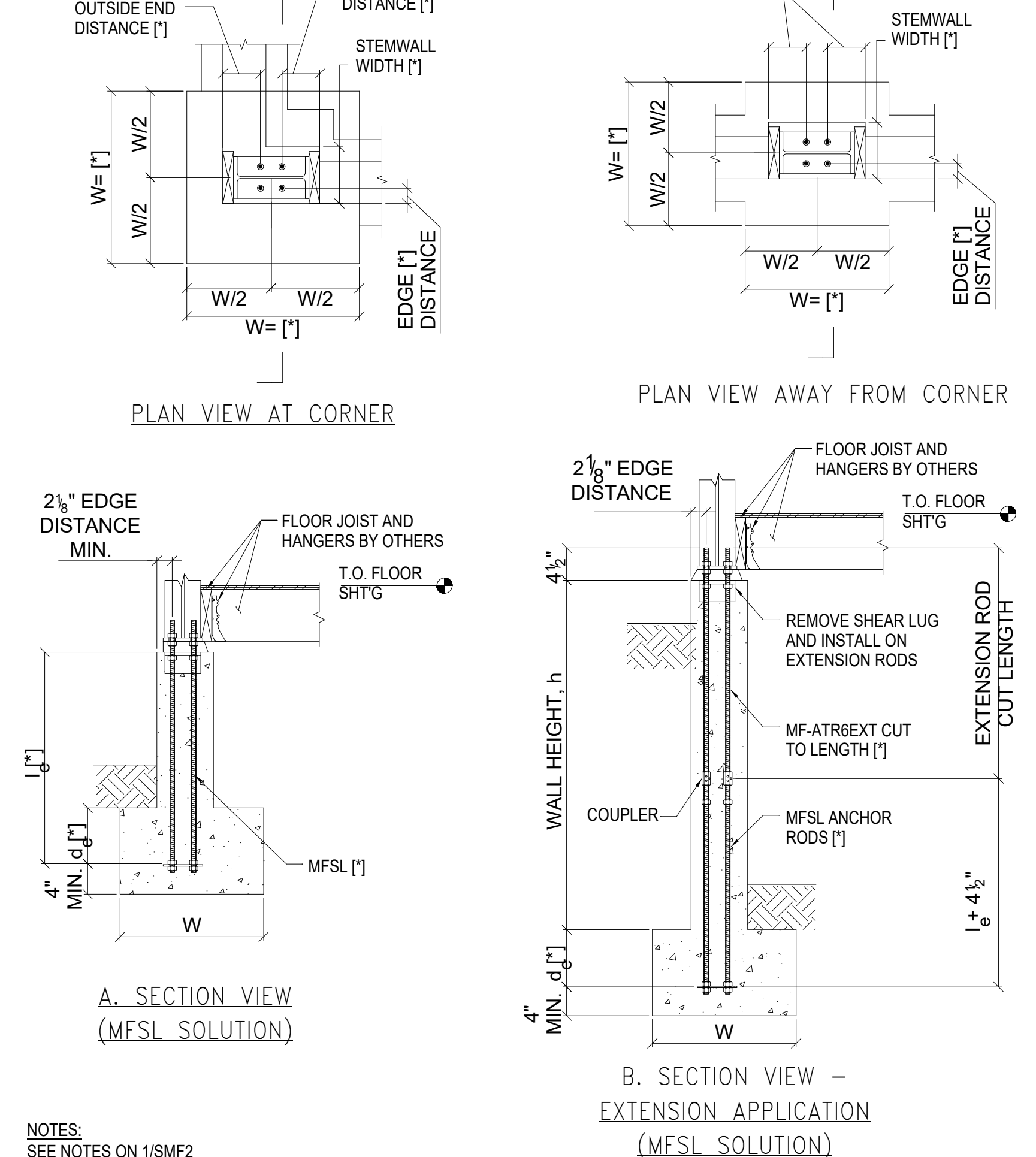
S6.0



NOTES:
 1. [] DENOTES INFORMATION TO BE PROVIDED BY DESIGNER
 2. FOOTING/GRADE BEAM SIZE AND REINFORCING SHALL BE SPECIFIED BY THE DESIGNER AS REQUIRED TO RESIST IMPOSED LOADS, SUCH AS FOUNDATION SHEAR AND BENDING, SOIL BEARING PRESSURE, SHEAR TRANSFER, AND FRAME STABILITY/OVERTURNING

SLAB-ON-GRADE FOUNDATION ANCHORAGE DETAILS

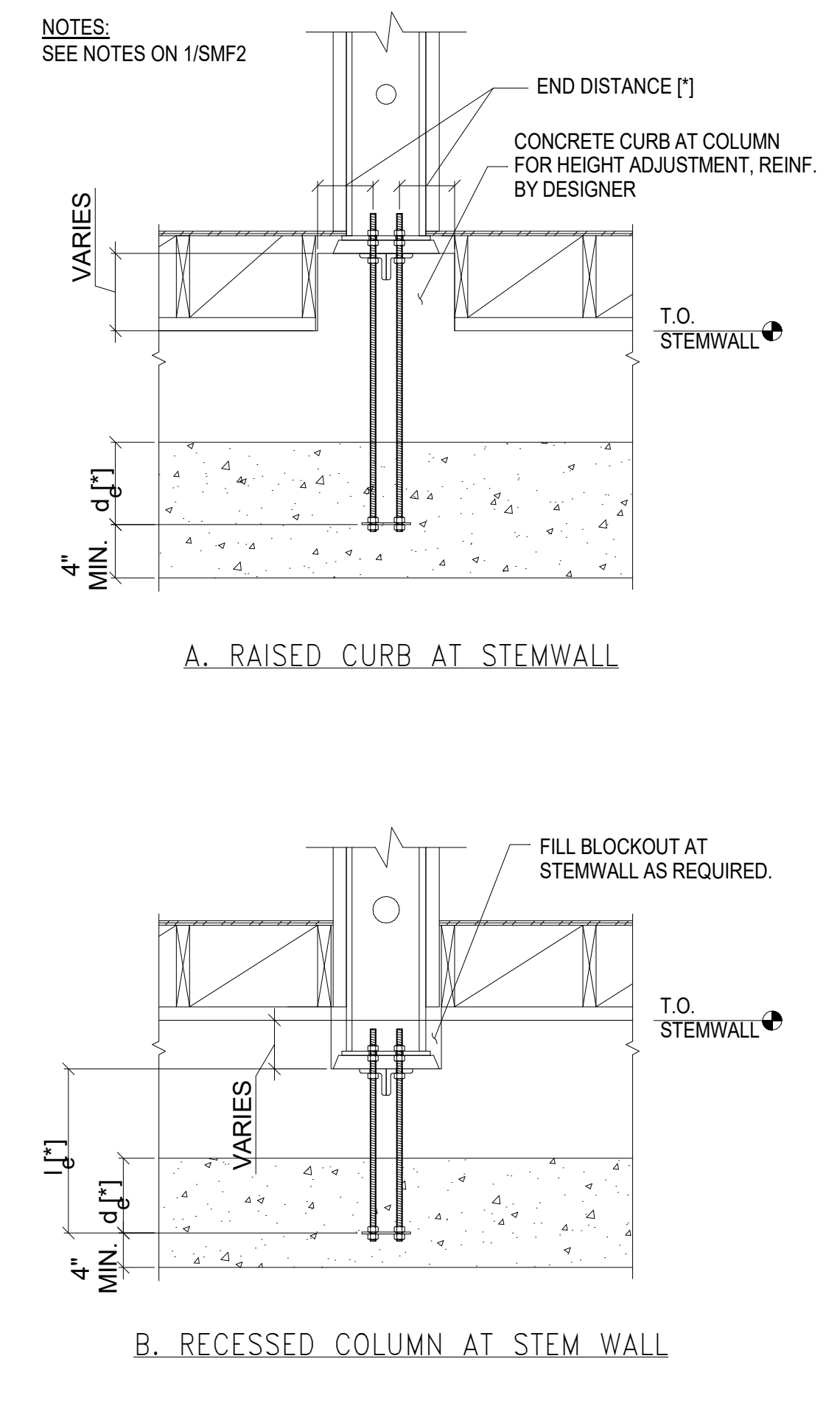
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NOTES:
 SEE NOTES ON 1/SMF2

STEMWALL FOUNDATION ANCHORAGE DETAILS

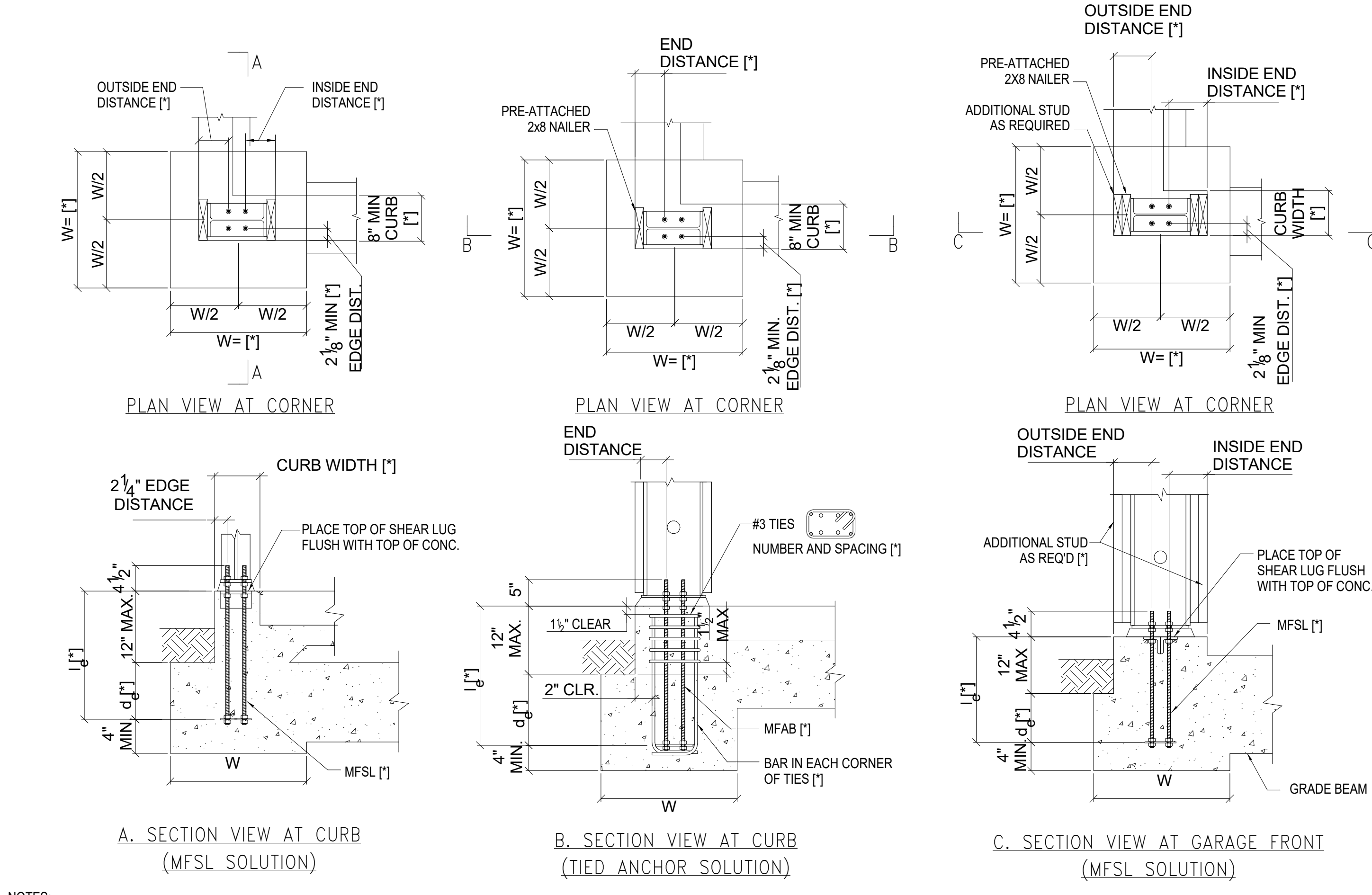
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NOTES:
 SEE NOTES ON 1/SMF2

COL. HEIGHT ADJ. AT STEMWALL

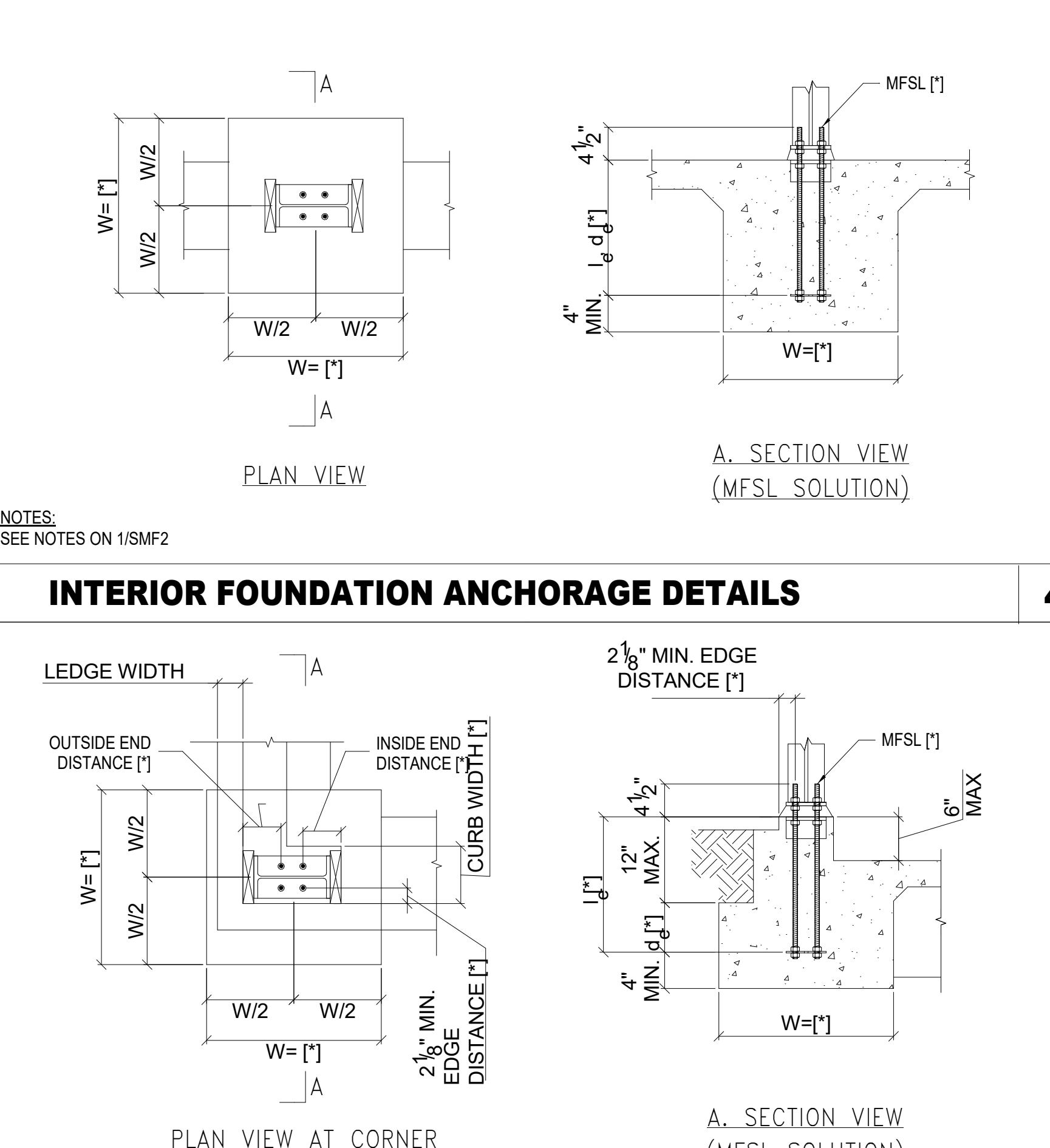
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NOTES:
 SEE NOTES ON 1/SMF2

CONCRETE CURB FOUNDATION ANCHORAGE DETAILS

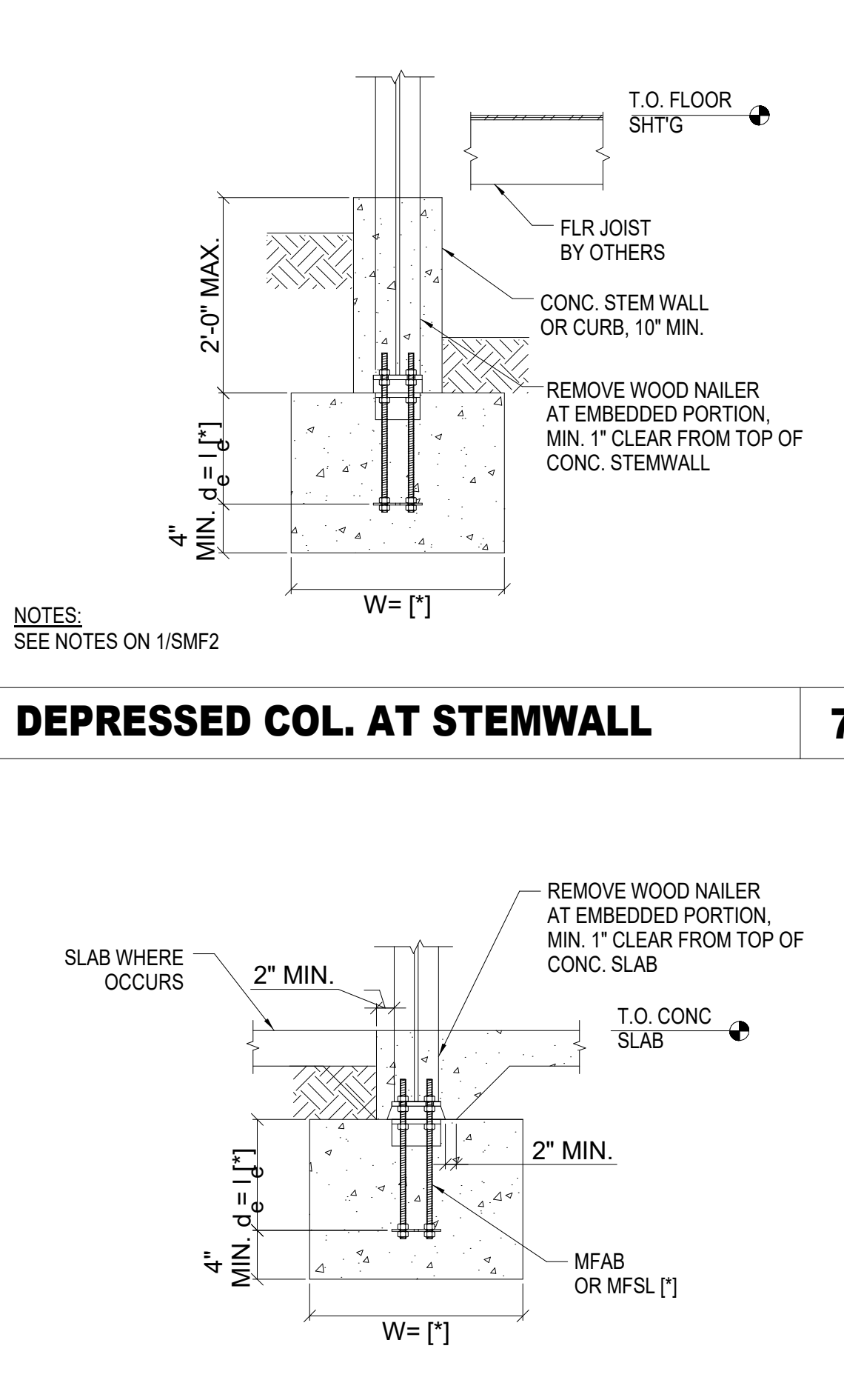
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NOTES:
 SEE NOTES ON 1/SMF2

BRICK LEDGE FOUNDATION ANCHORAGE DETAILS

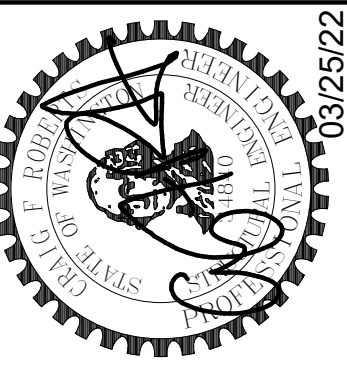
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NOTES:
 SEE NOTES ON 1/SMF2

DEPRESSED COL. AT S.O.G.

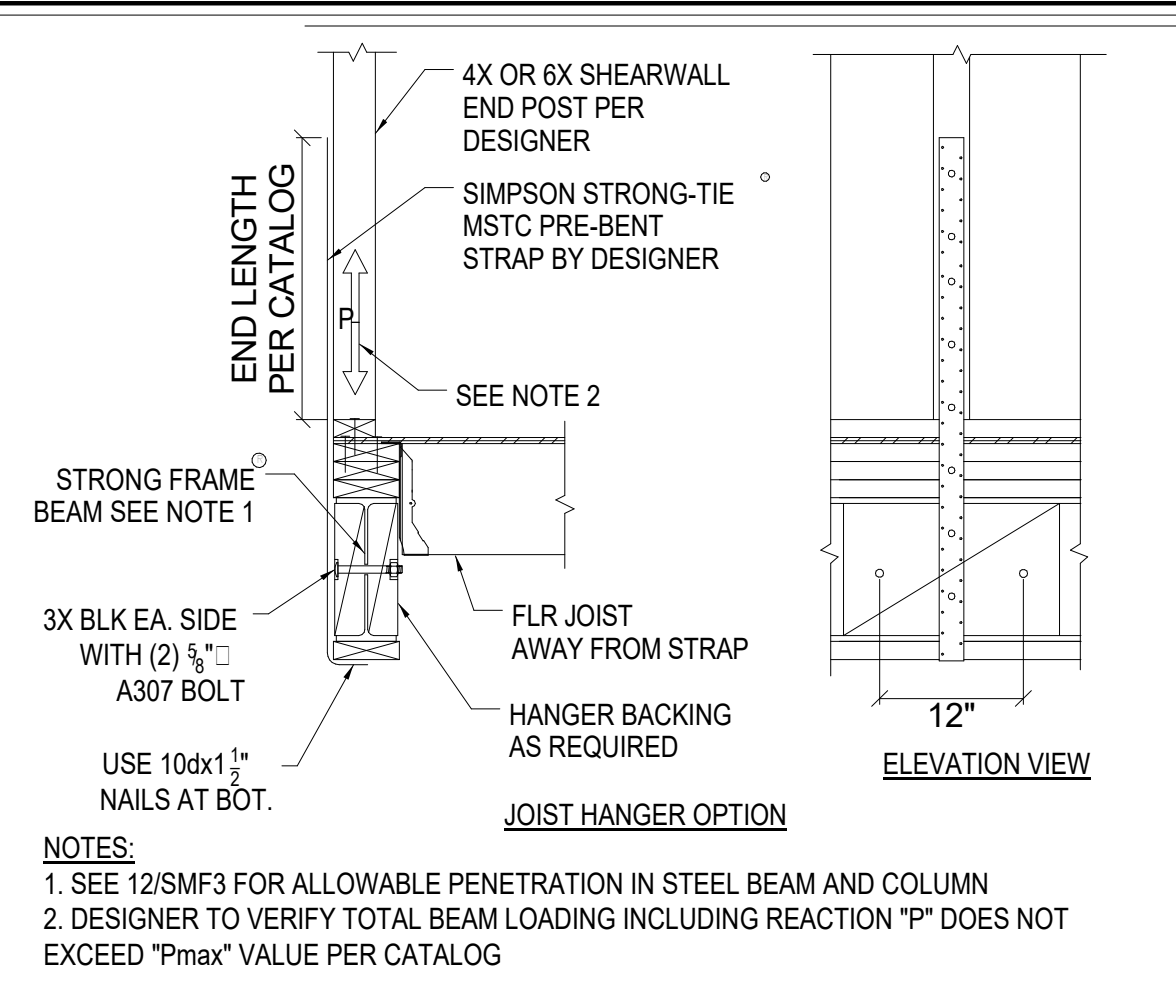
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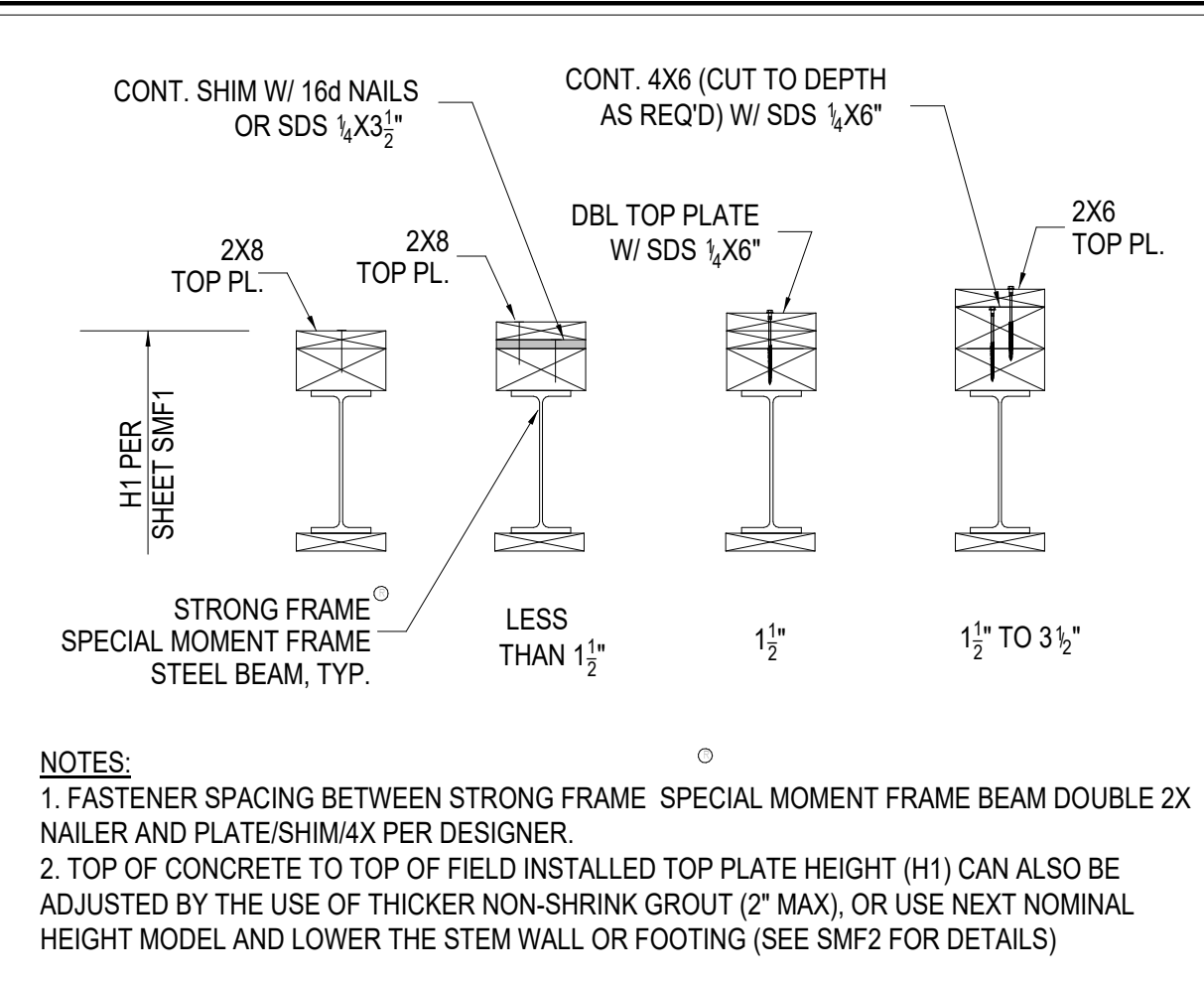
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REVISION	
No.	

JOB #:	21162
ENG.:	BJM
CAD.:	JMA
SCALE:	3/4" = 1'-0"
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SD:	SD
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OTHER:	BD

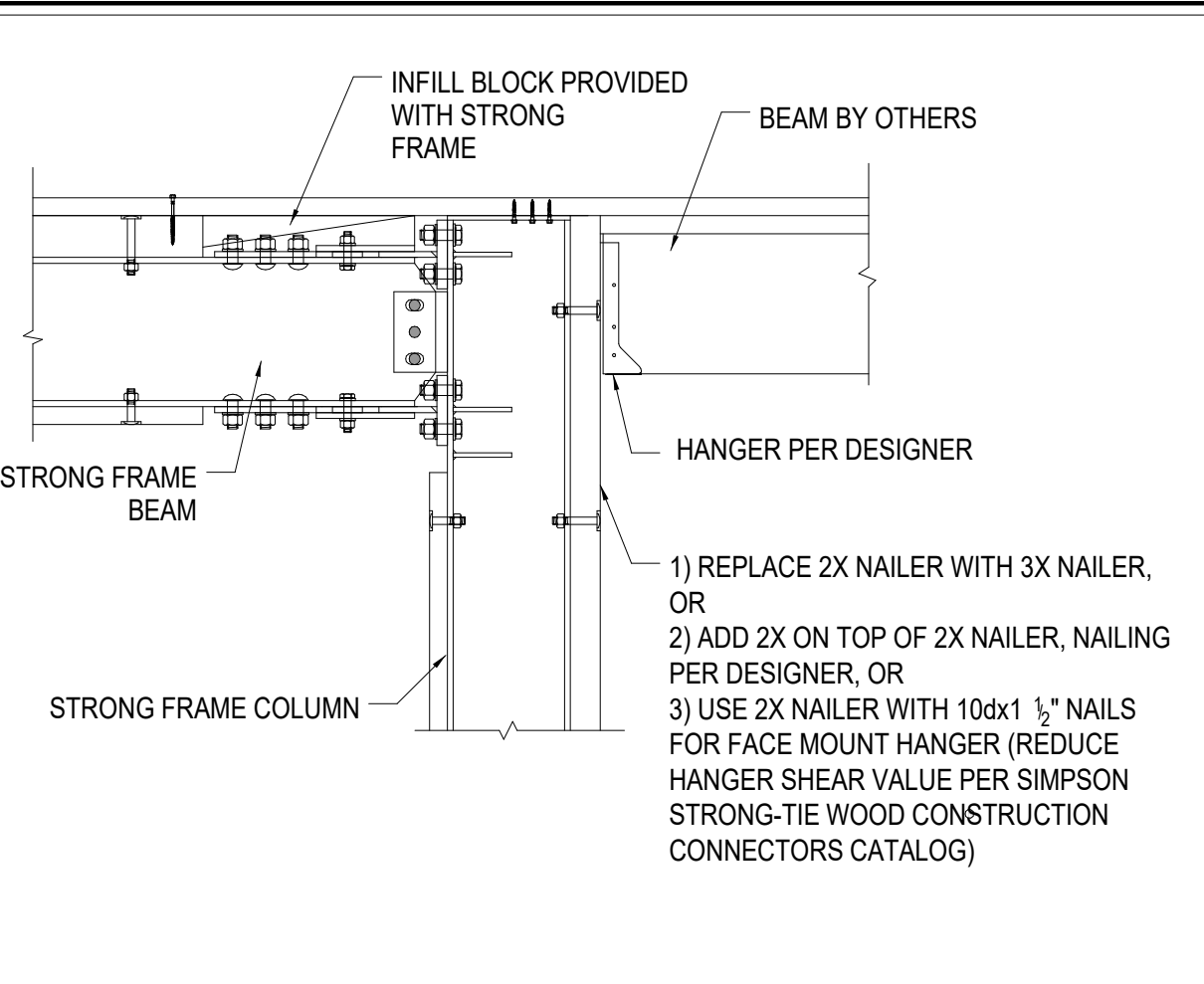
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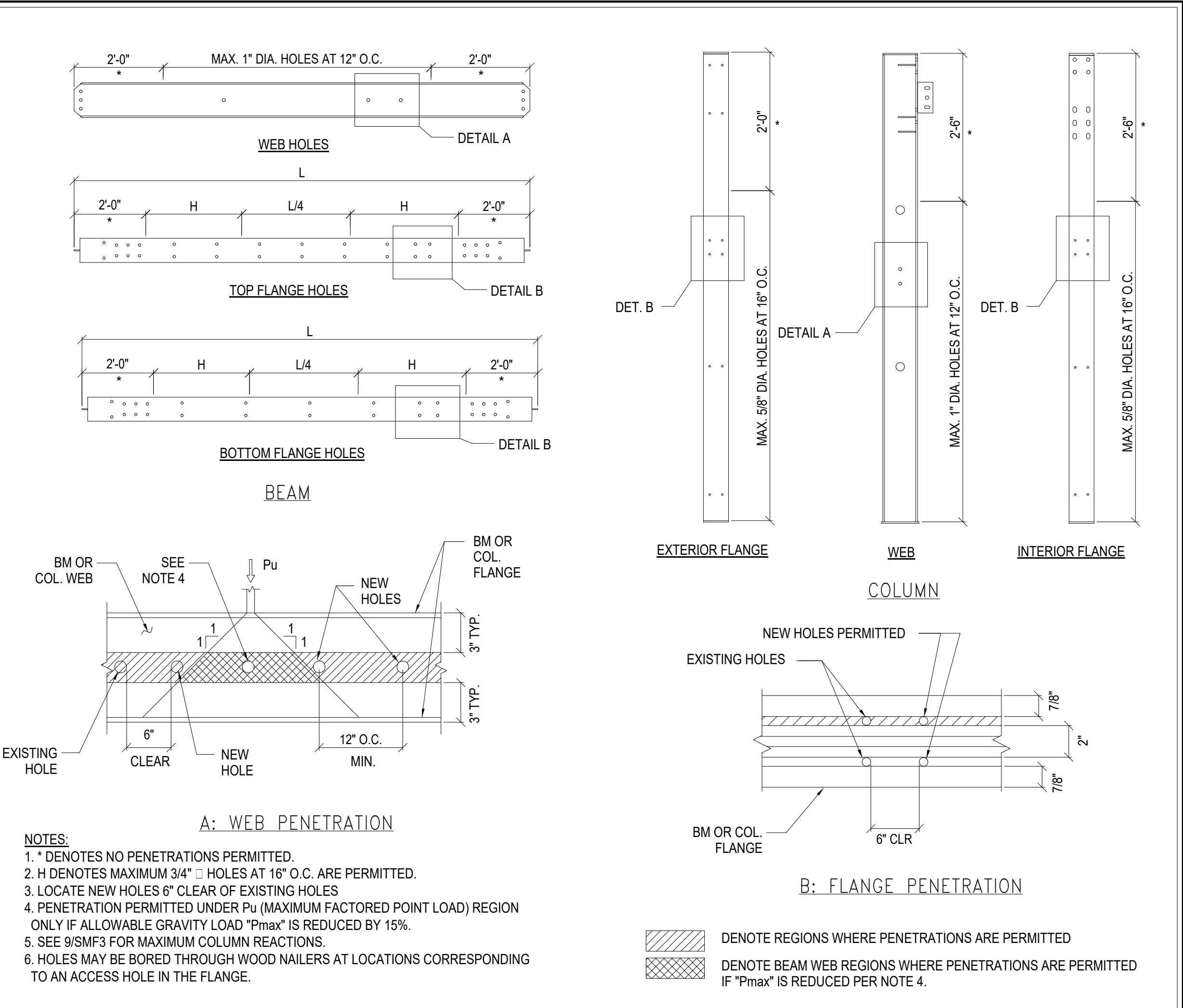
HOLDOWN POST TO SMF BEAM 1



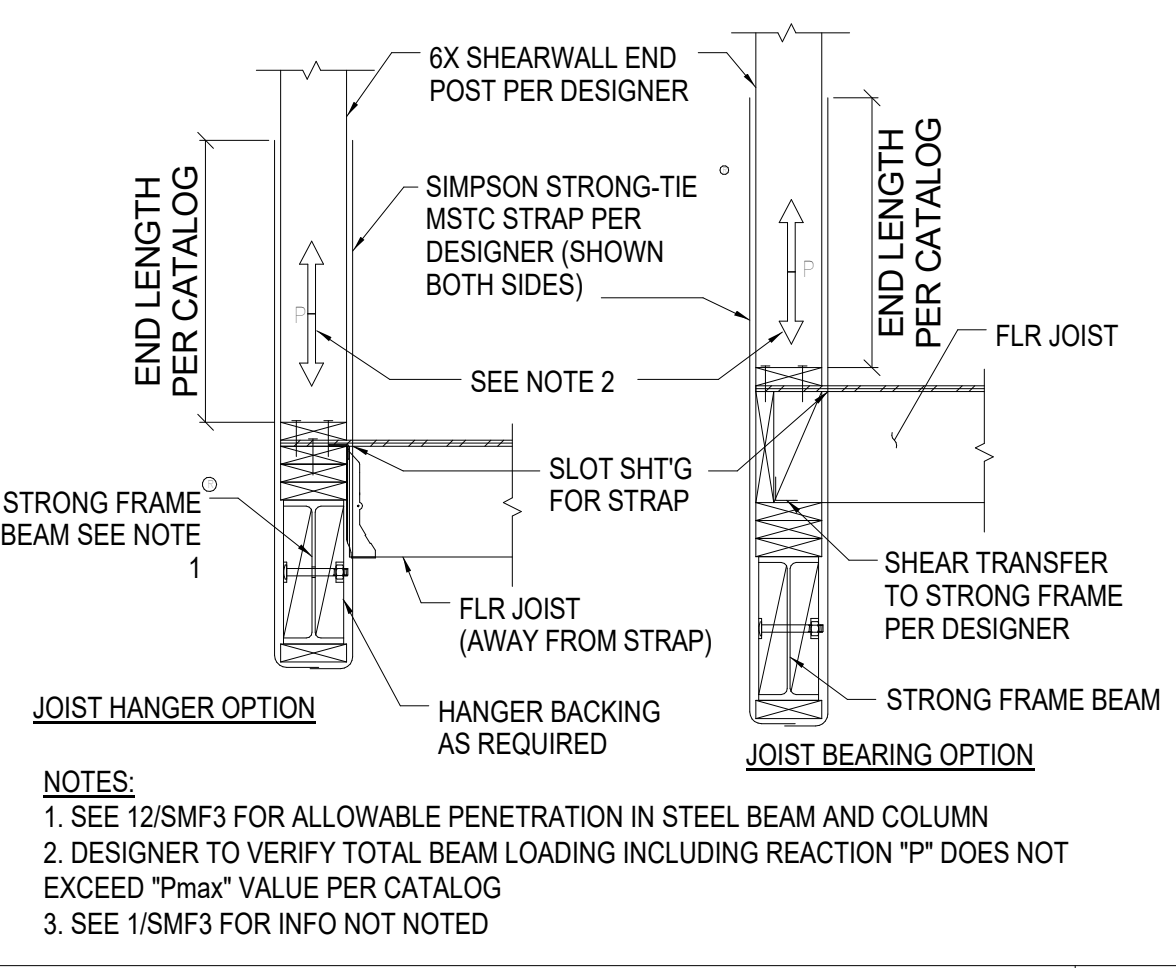
TOP OF FRAME ADJUSTMENT 5



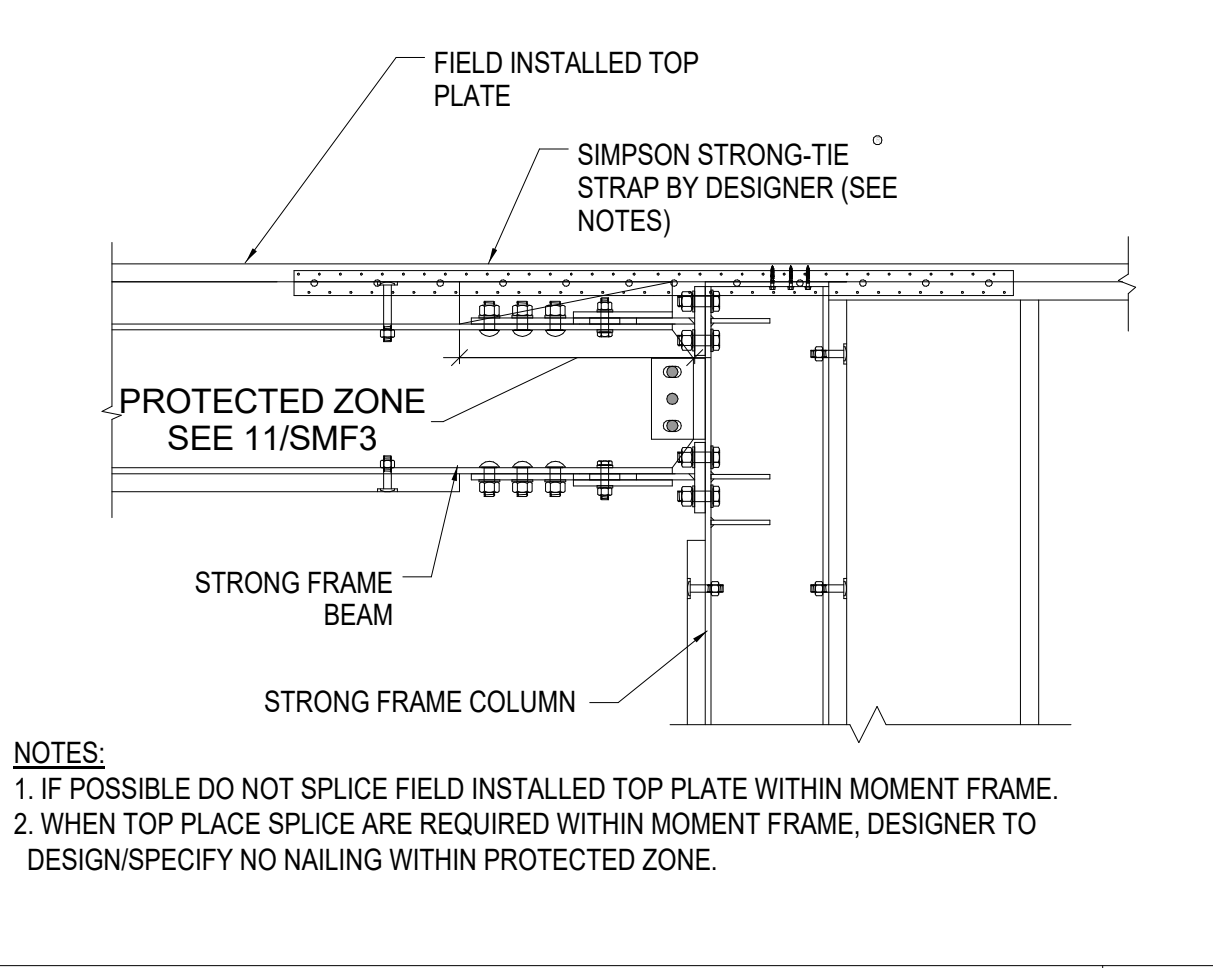
WOOD BM TO SMF COL. CONN. 8



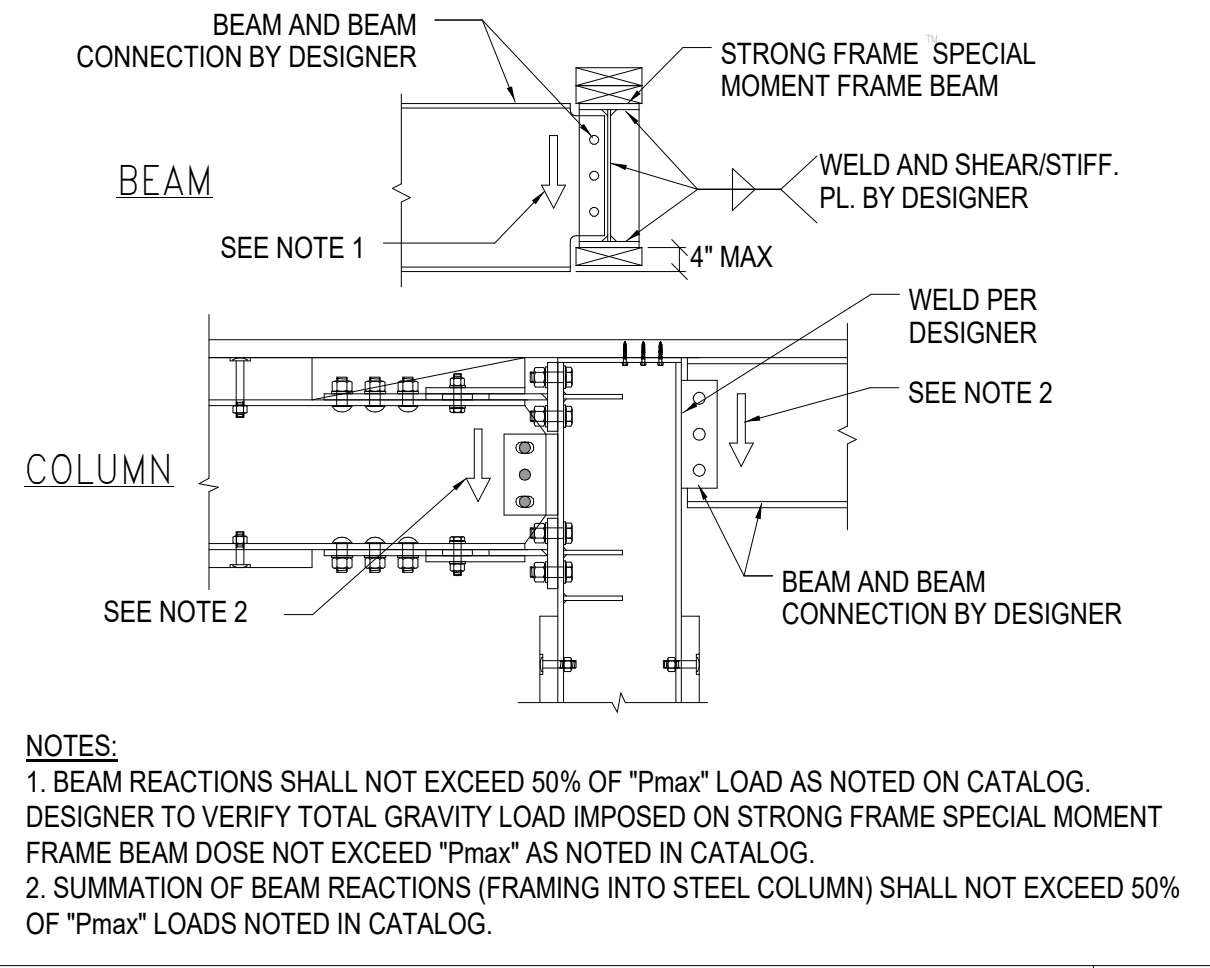
ALLOWABLE BEAM AND COLUMN PENETRATIONS 12



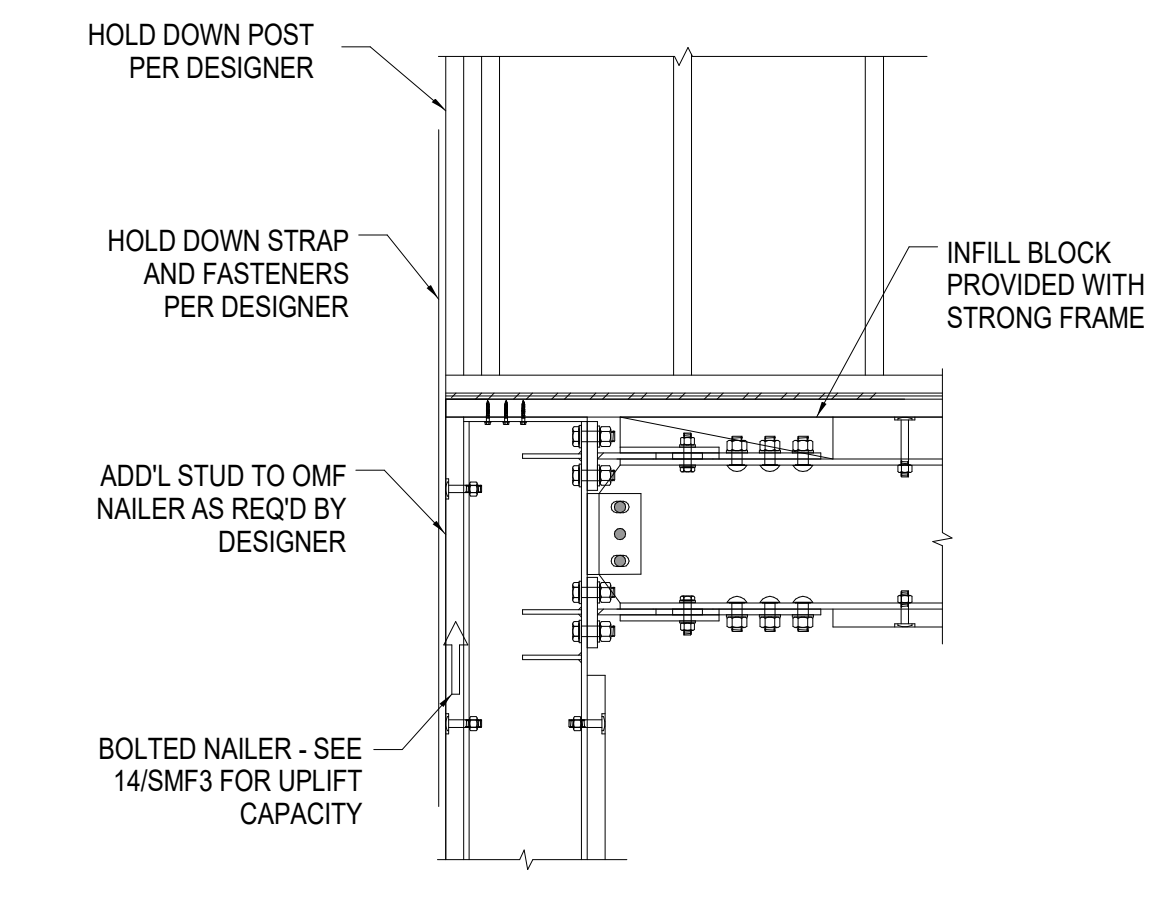
6x HOLDOWN POST TO SMF BEAM 2



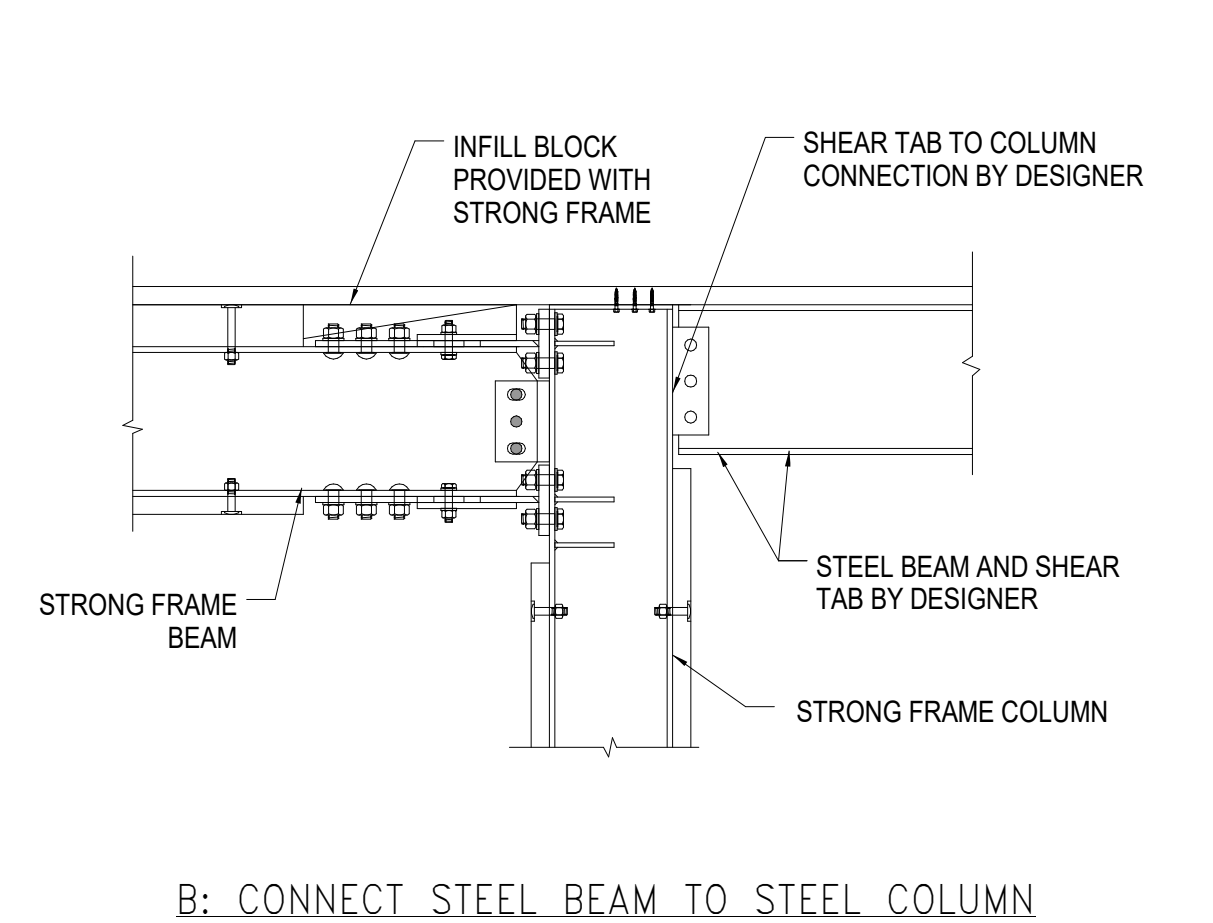
TOP PLATE SPLICE DETAIL 6



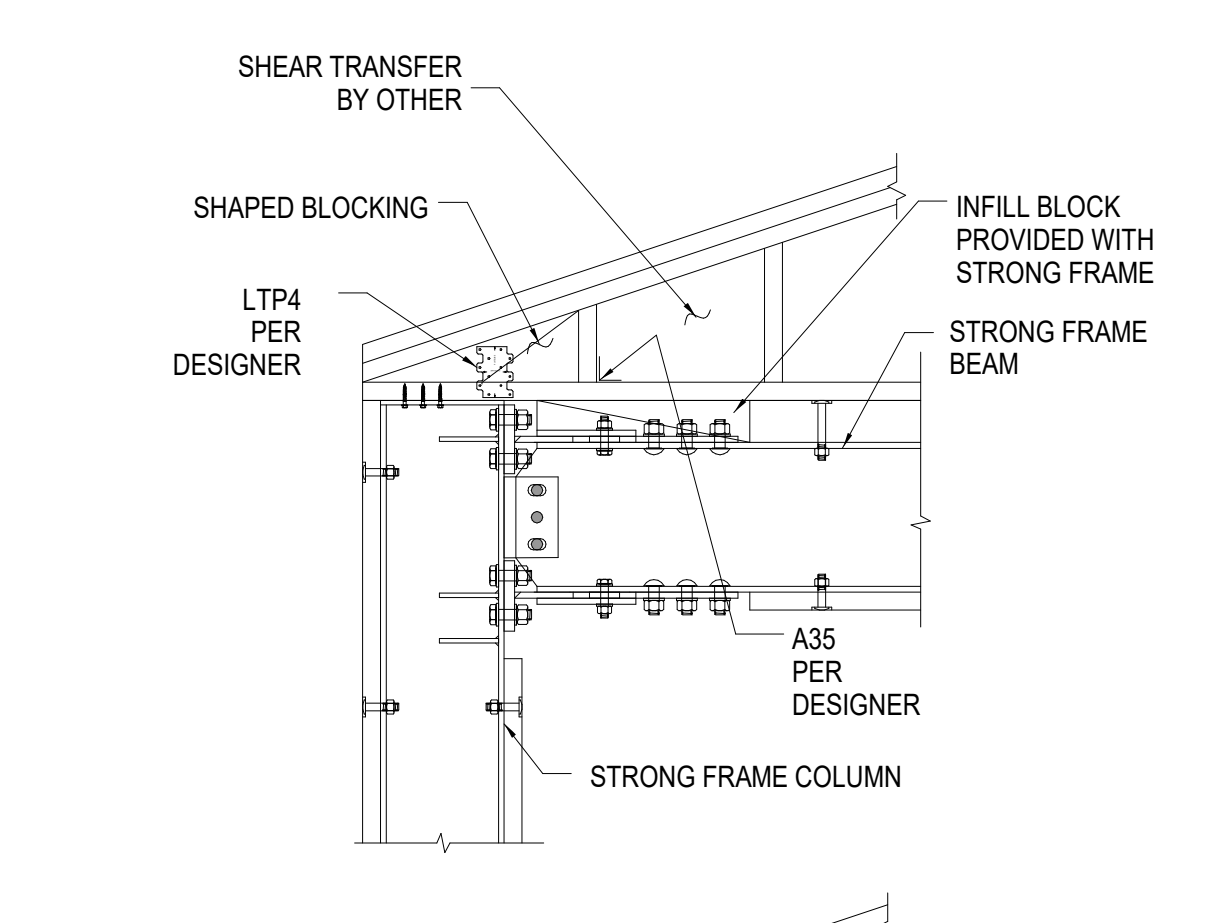
STEEL BEAM TO SMF BEAM/COL. 9



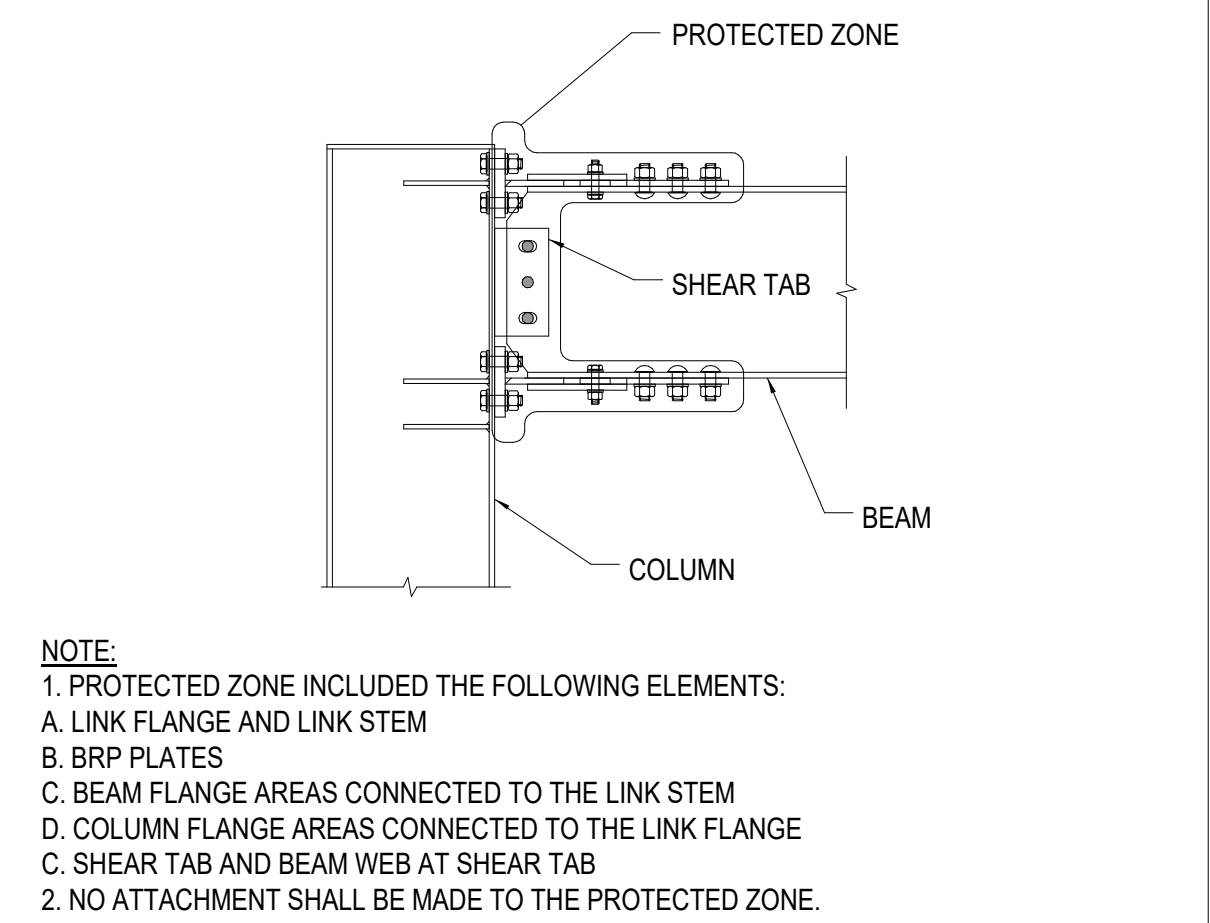
HOLDOWN POST TO SMF COL. 3



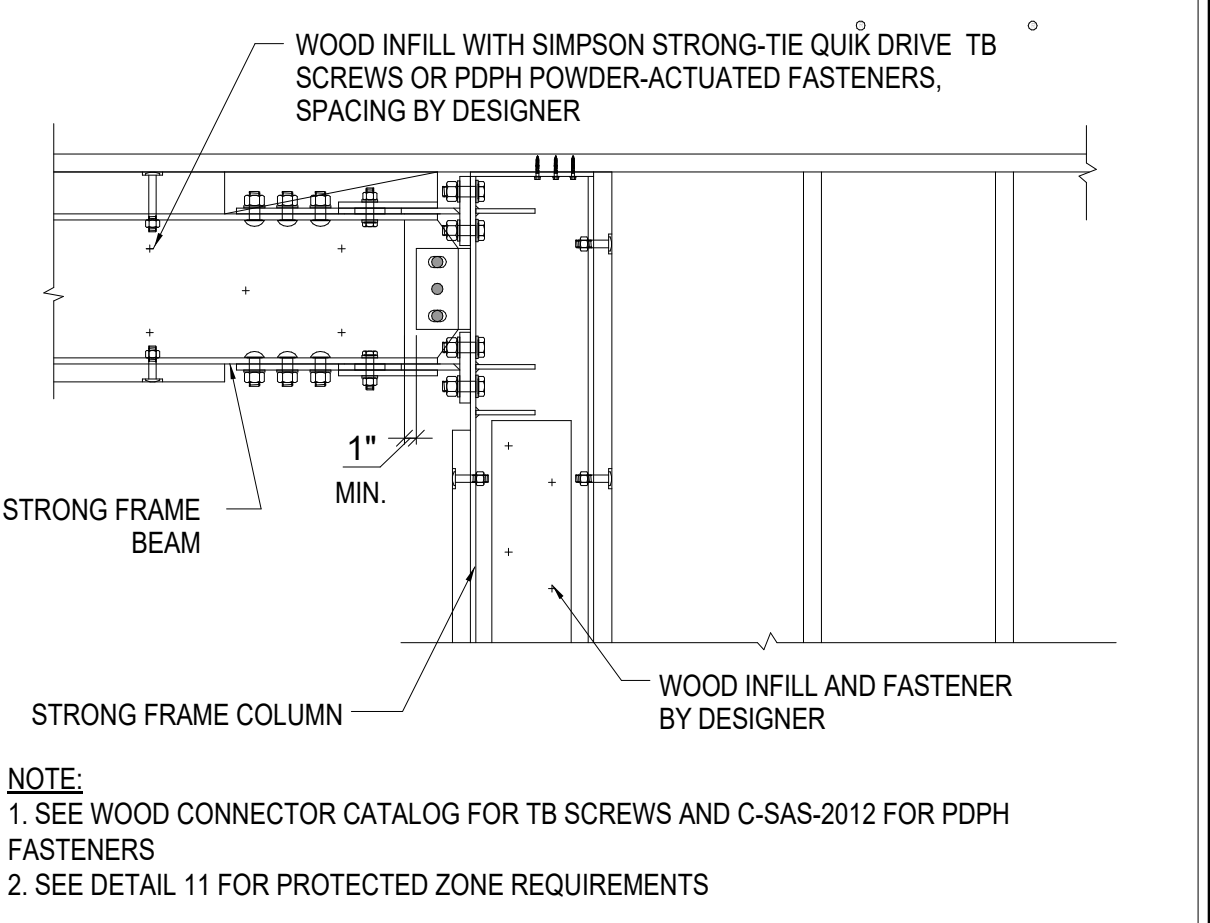
B: CONNECT STEEL BEAM TO STEEL COLUMN



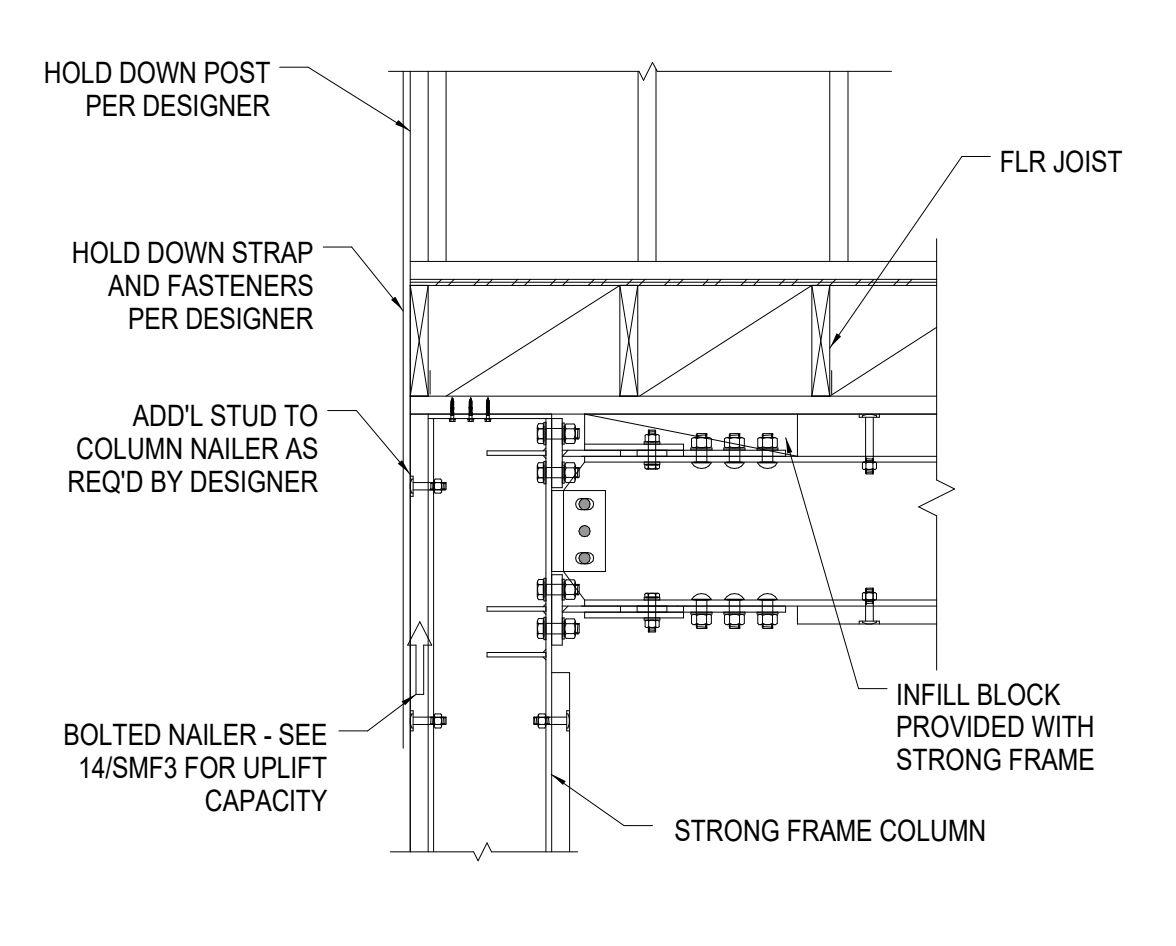
PROTECTED ZONE 11



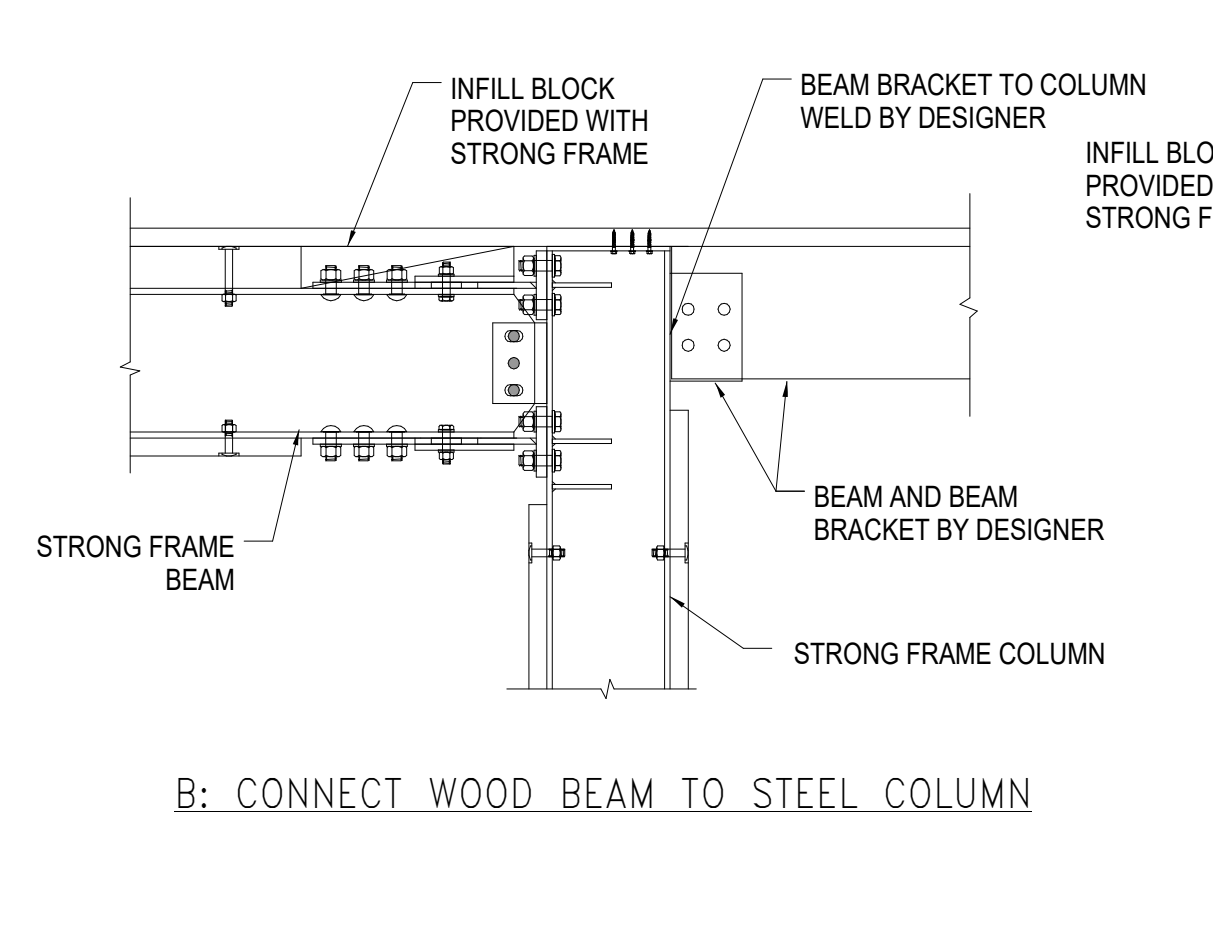
PROTECTED ZONE 11



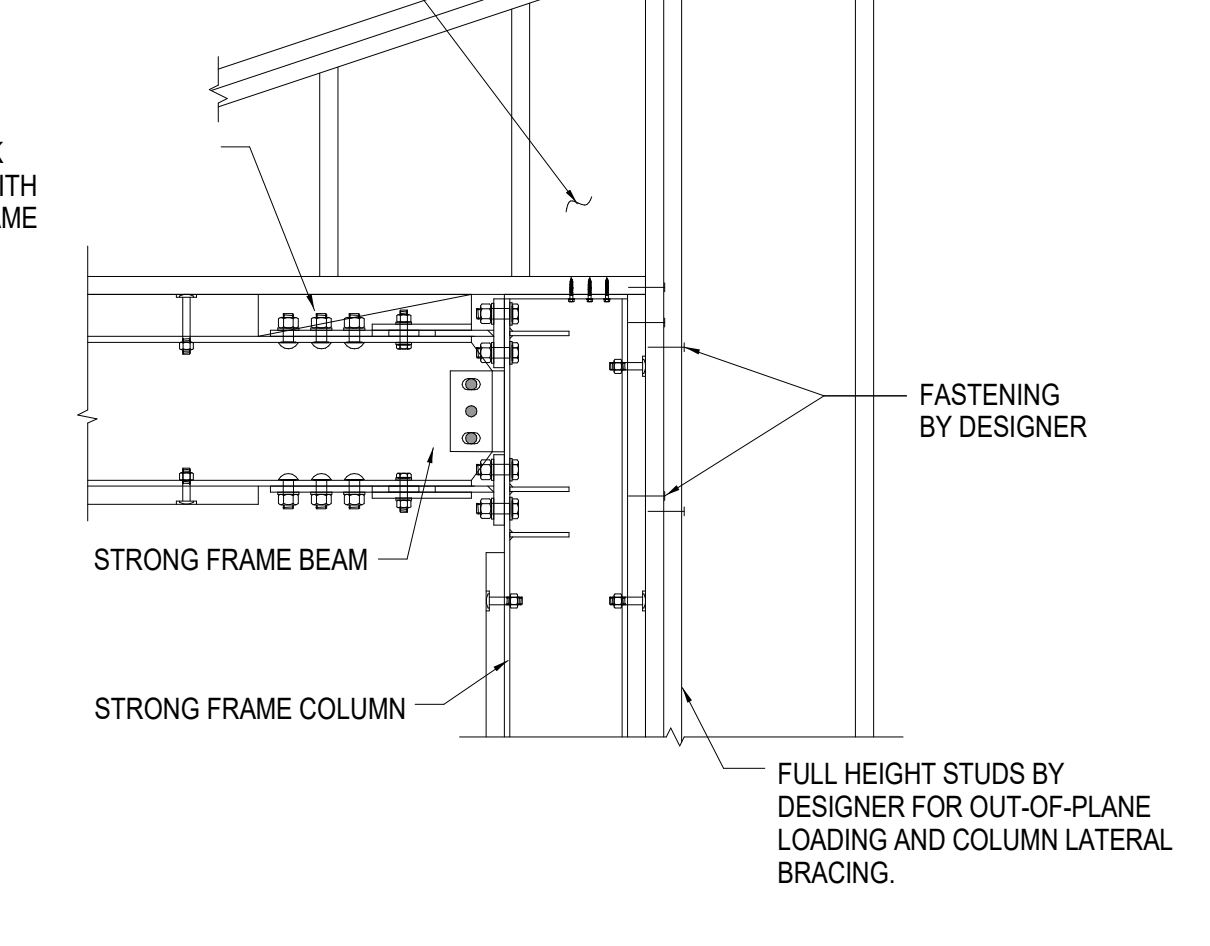
WOOD INFILLS 13



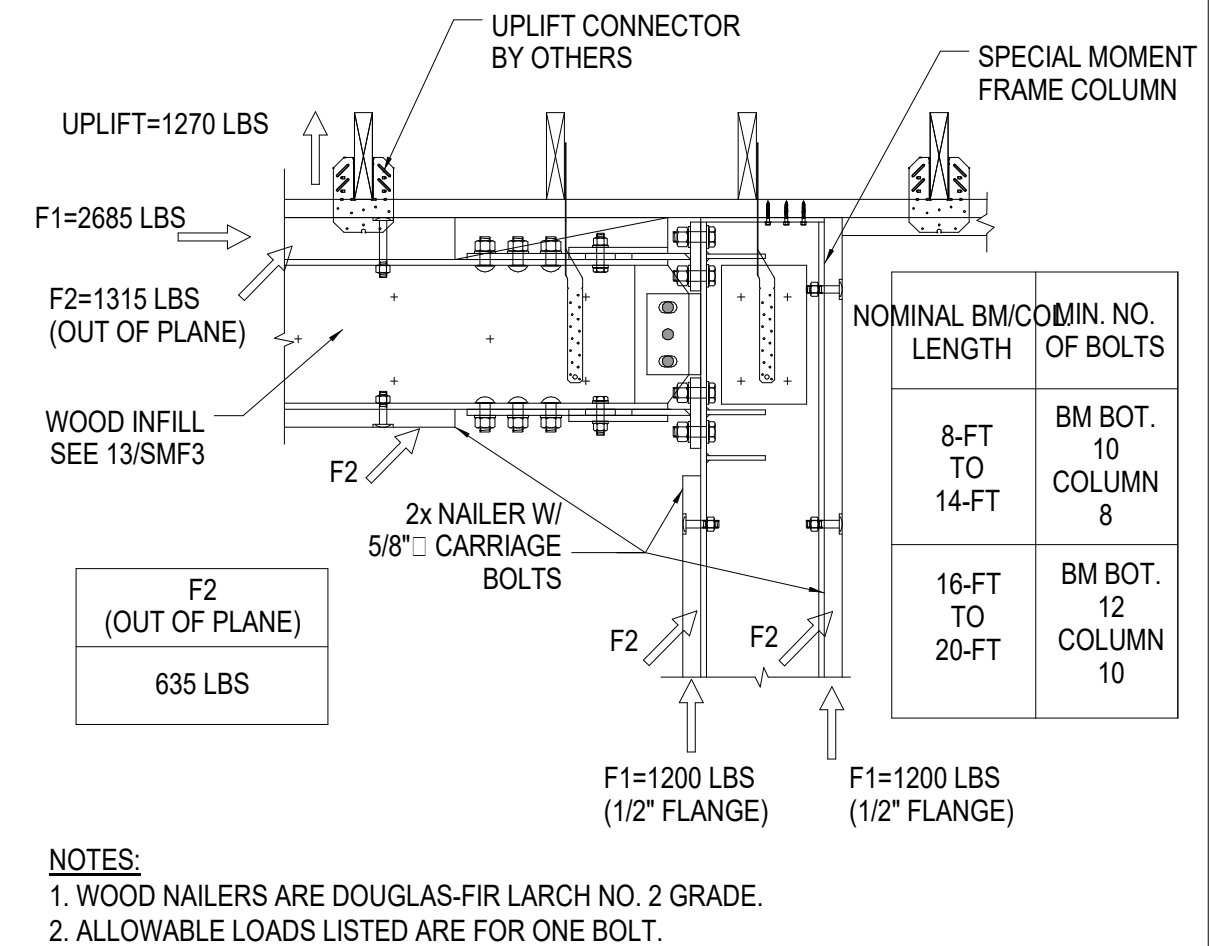
HOLDOWN POST TO SMF COL. 4



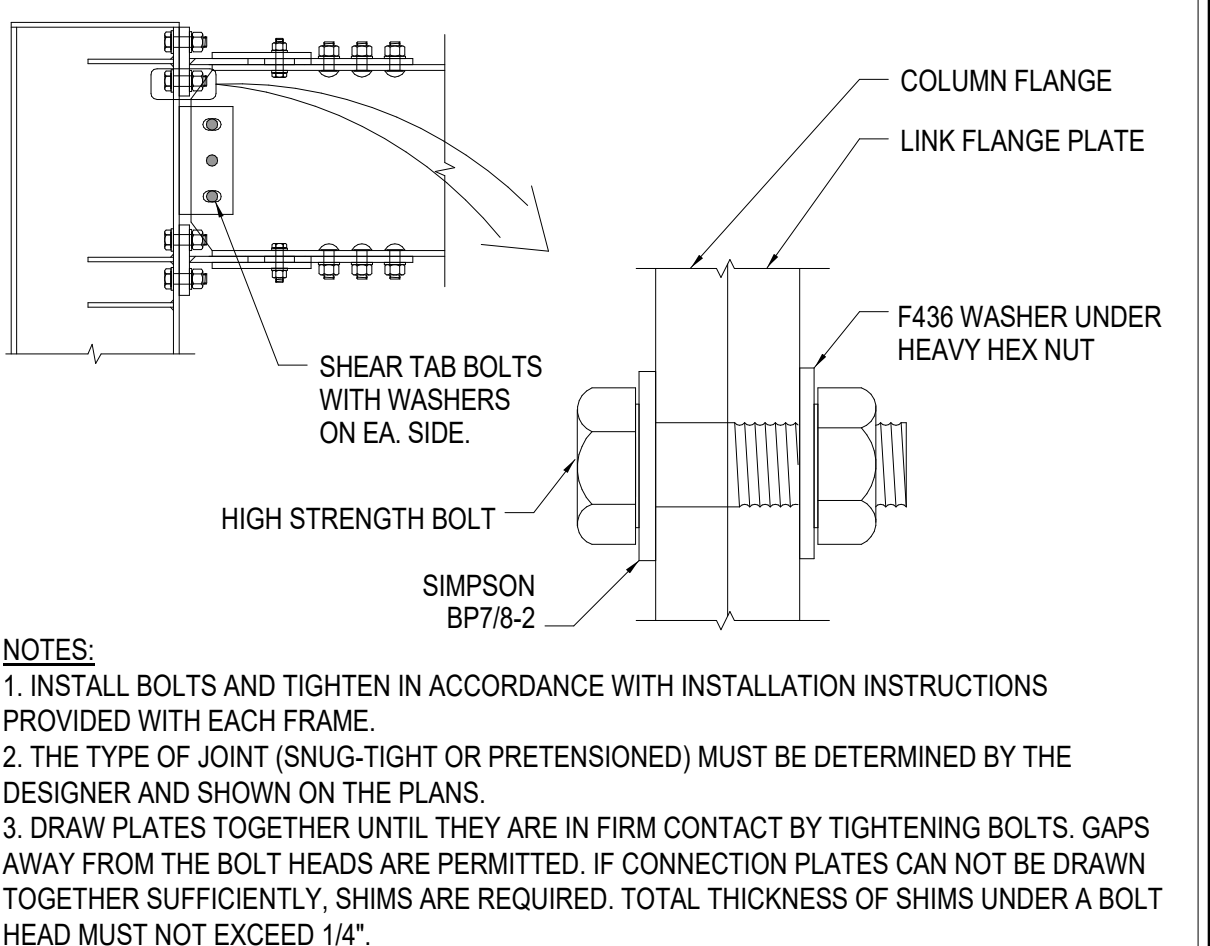
B: CONNECT WOOD BEAM TO STEEL COLUMN



COLLECTOR DETAILS 7

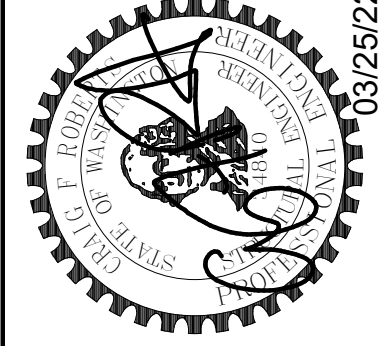


NAILER BOLT ALLOWABLE LOADS 14



BEAM-TO-COLUMN CONNECTION 15

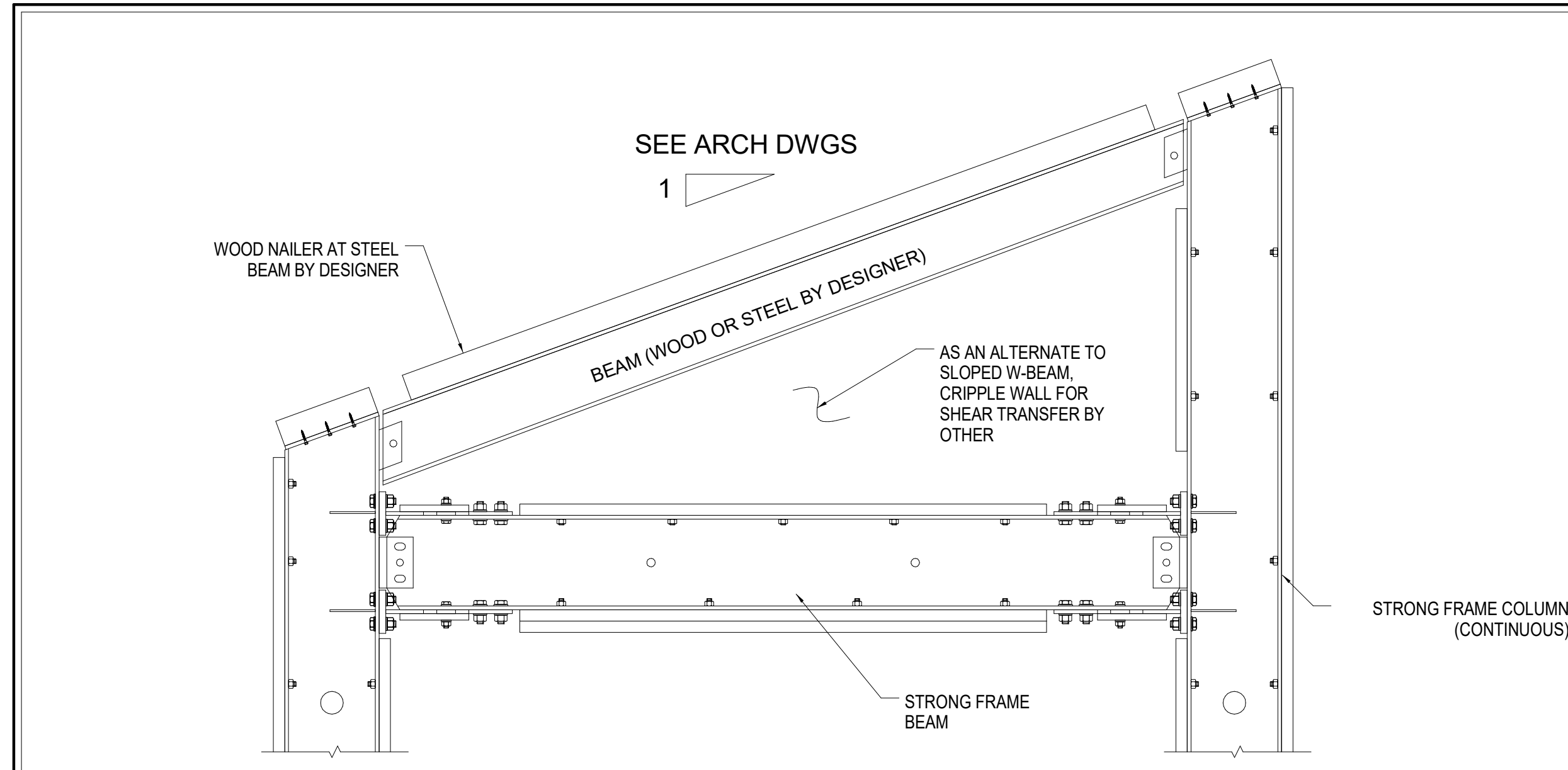
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REVISION	
No.	

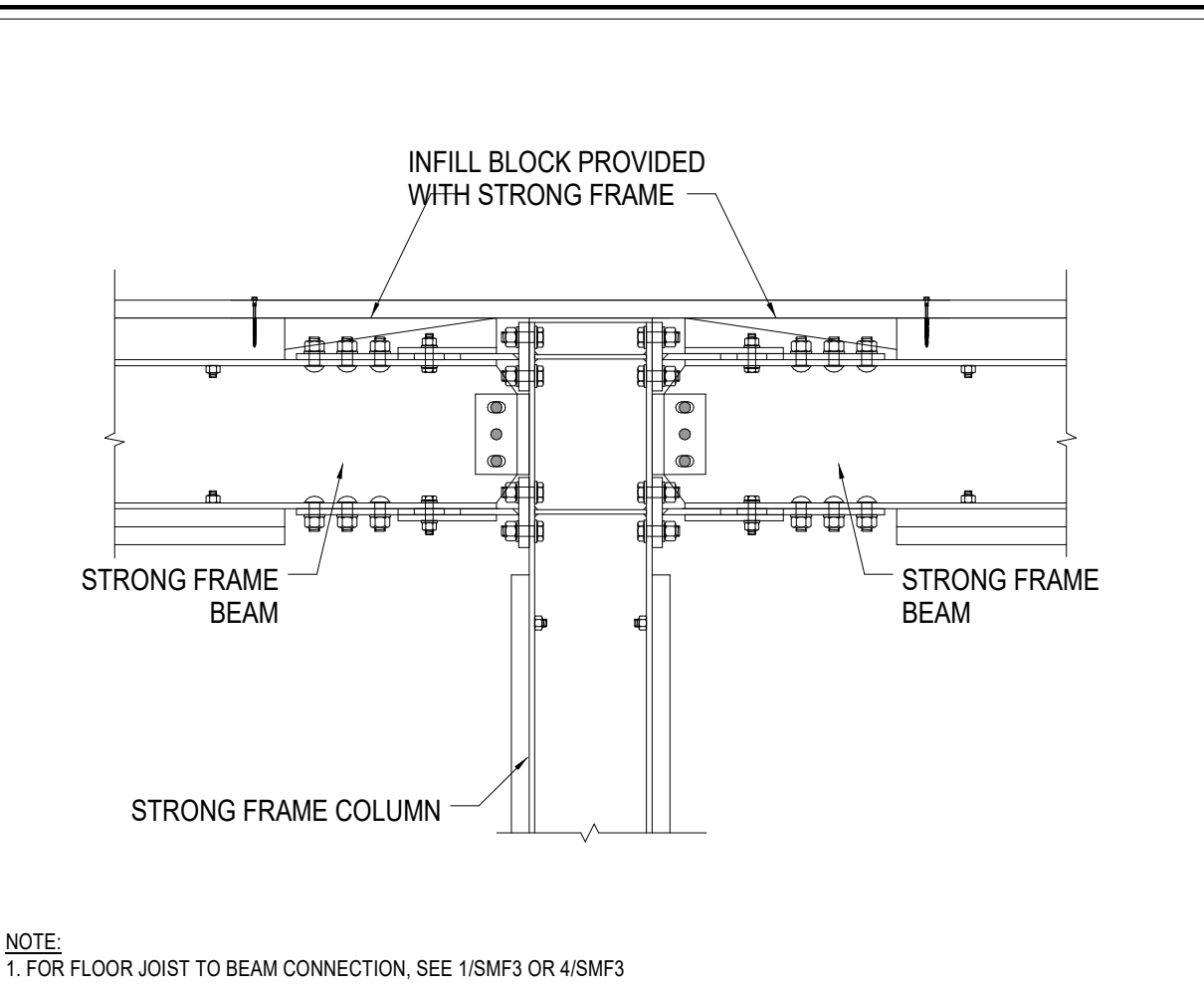
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ENG:	Author	As Indicated	
CAD:	As Indicated		
SCALE:	As Indicated		
KEY ISSUE DATES:			
SD:	SD	CD	CD
SD:	SD	CD	CD
PERMIT:	03/25/2022		
OTHER:	BD		

Moment Frame Details
PIPER REMODEL
8429 SE 33RD PLACE
MERCER ISLAND, WA 98040



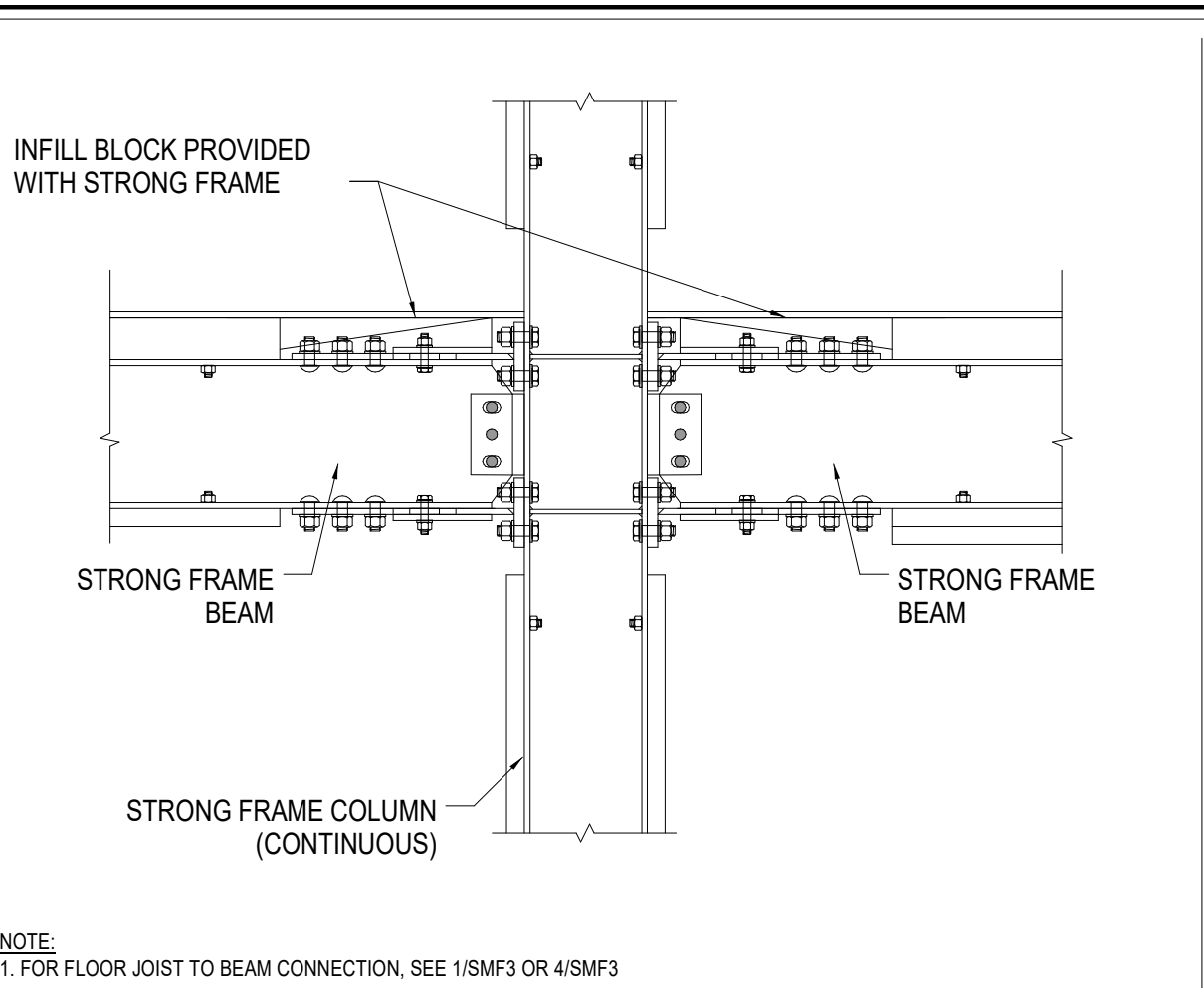
SST SMF WITH SLOPED ROOF BEAM

1



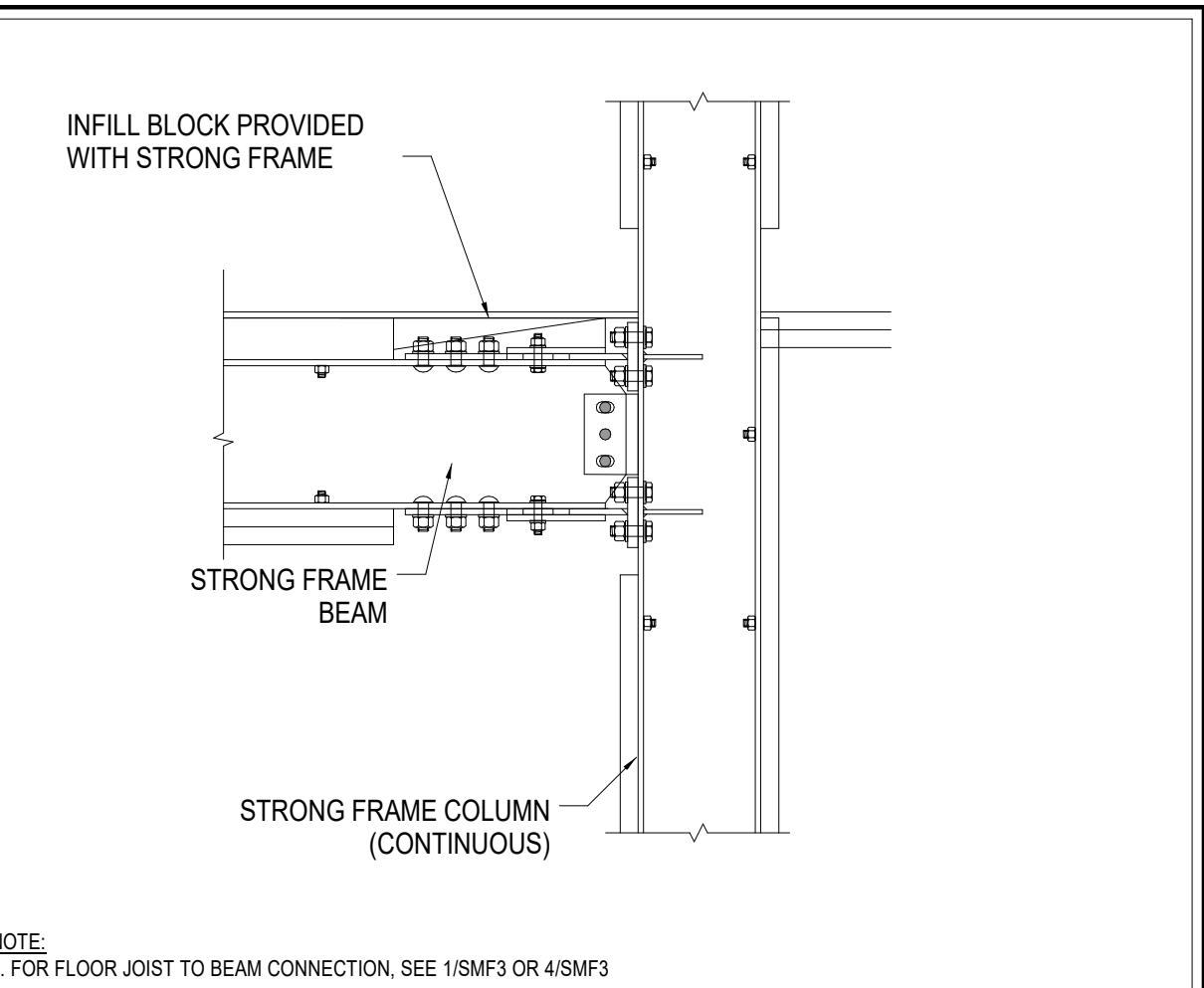
INT. COL WITH BEAMS ON EA. SIDE

8



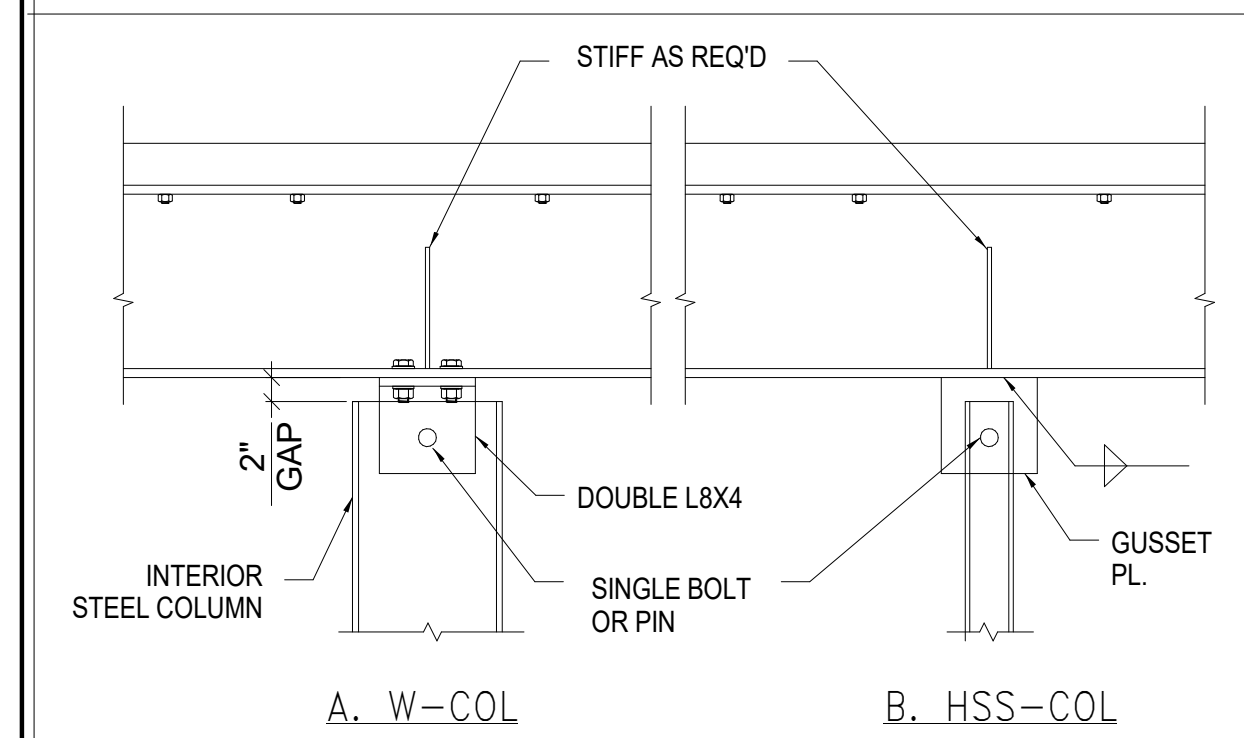
MULTI-STORY COLUMNS (2 BEAMS)

12



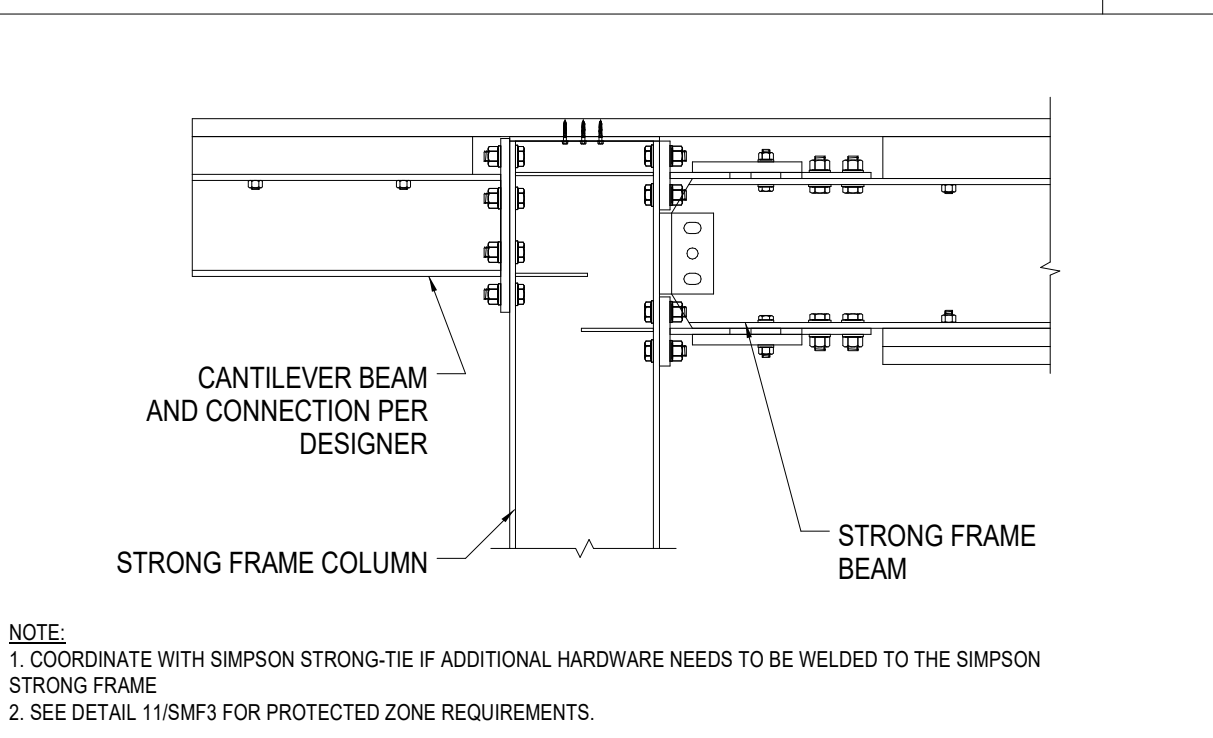
MULTI-STORY COLUMNS (1-BEAM)

15



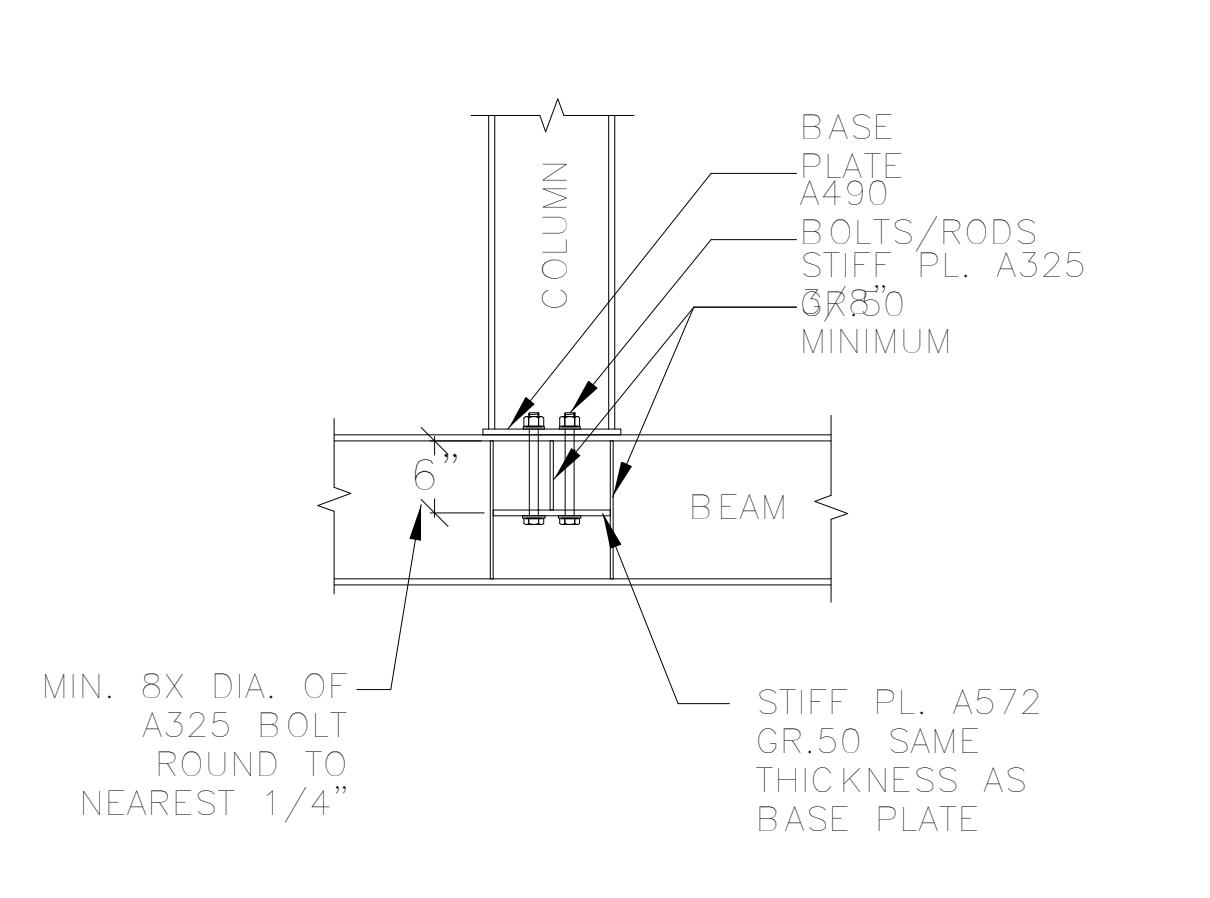
INTERIOR PINNED BEARING COL.

2



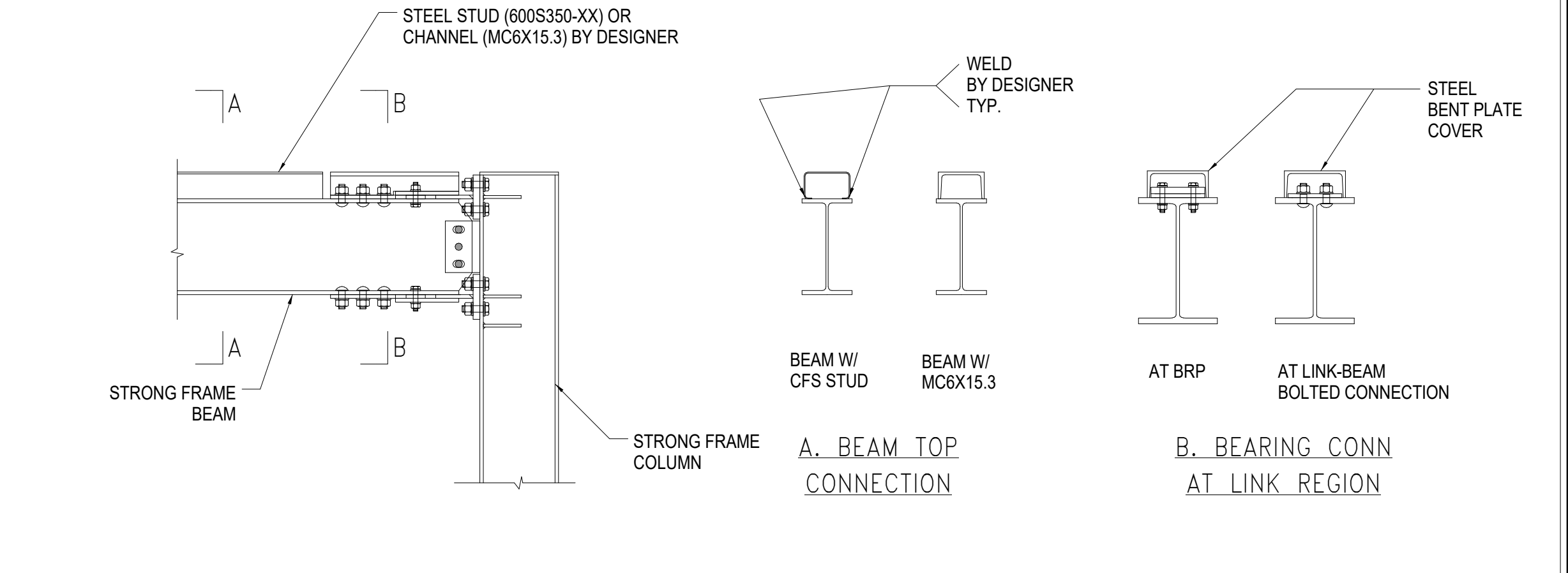
CANTILEVER BEAM TO COLUMN

5



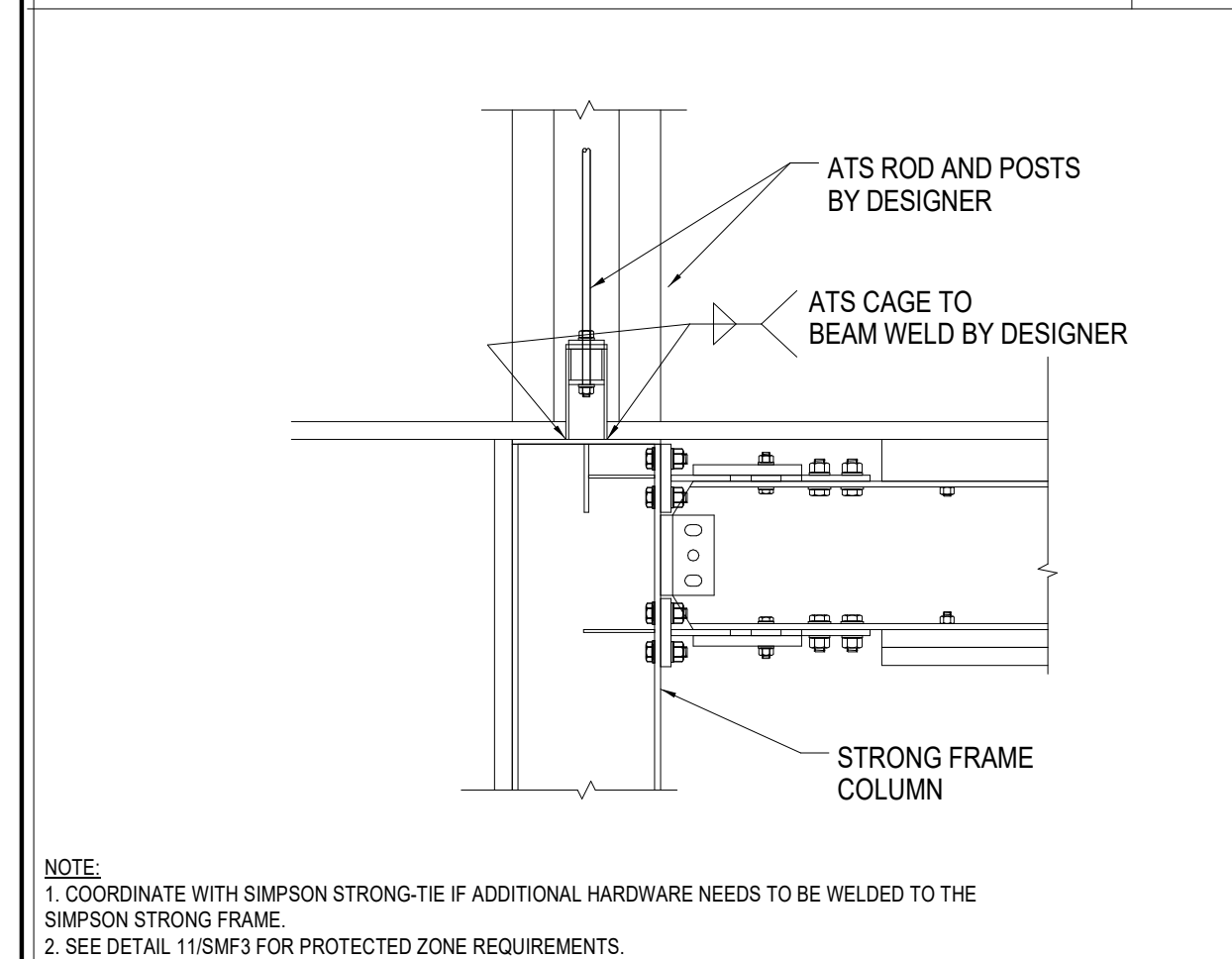
SMF COLUMN ON STEEL BEAM

9



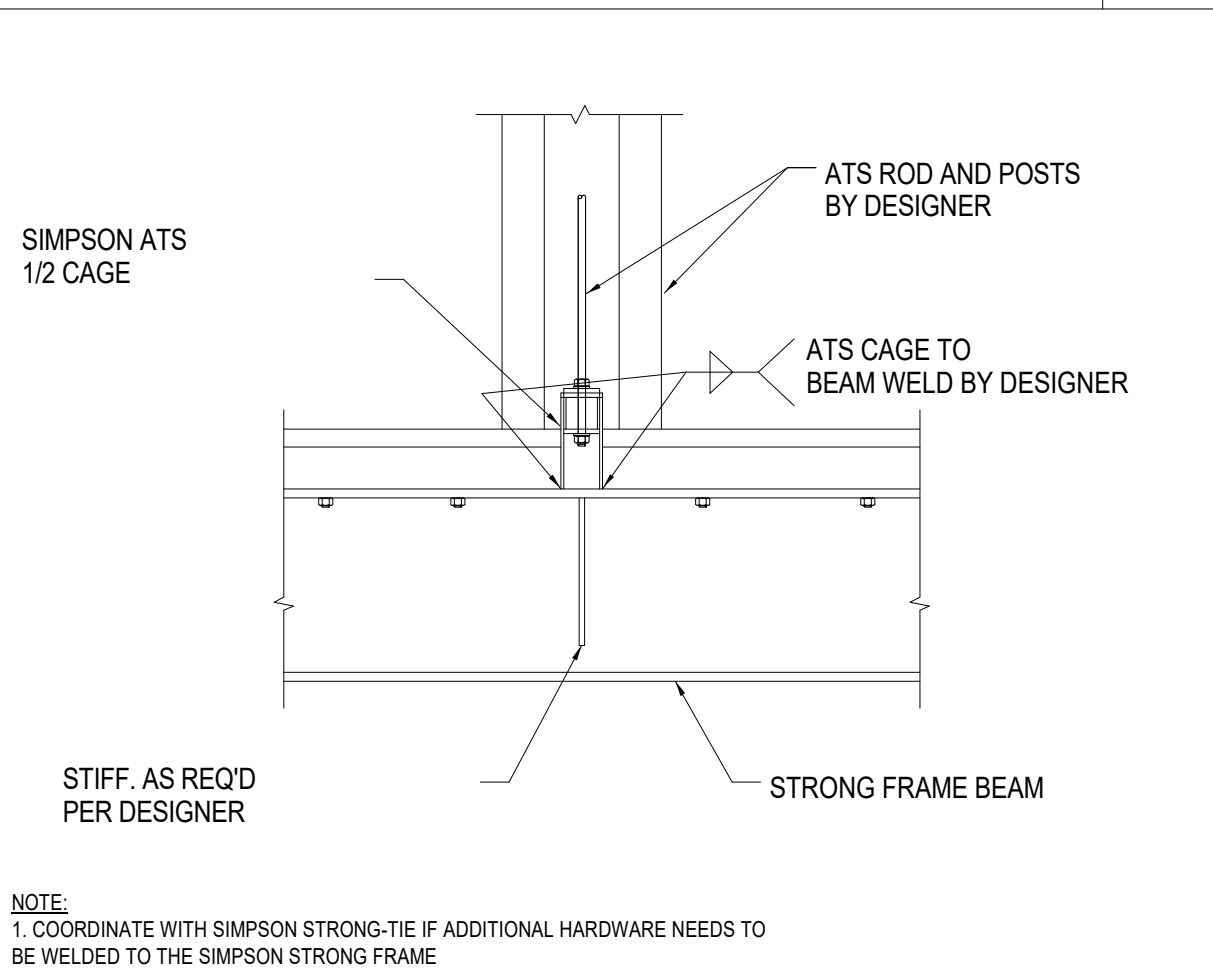
SMF BEAM ATTACHEMENT FOR COLD-FORMED STEEL CONSTRUCTION

16



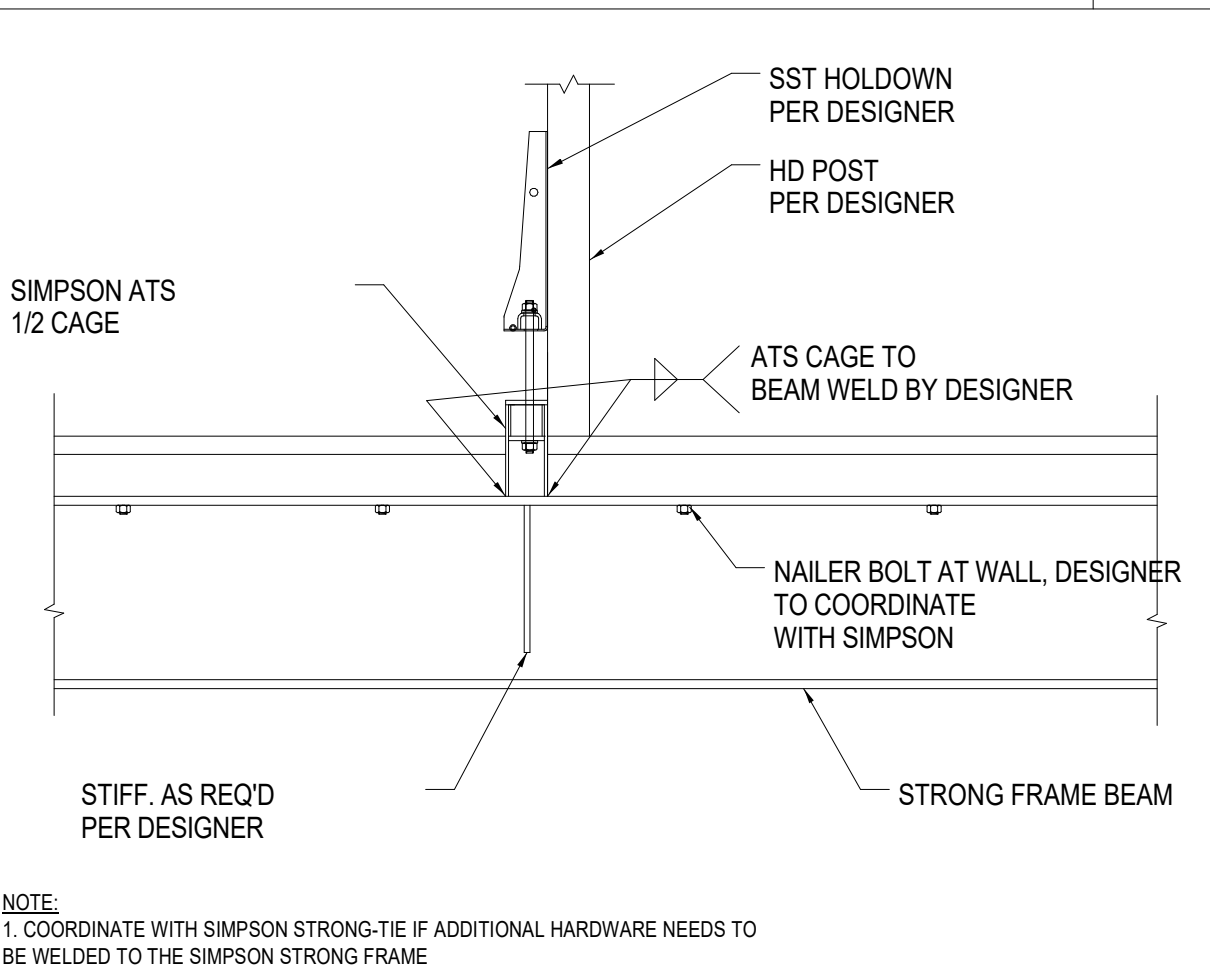
ATS ROD/HD ON STEEL COLUMN

3



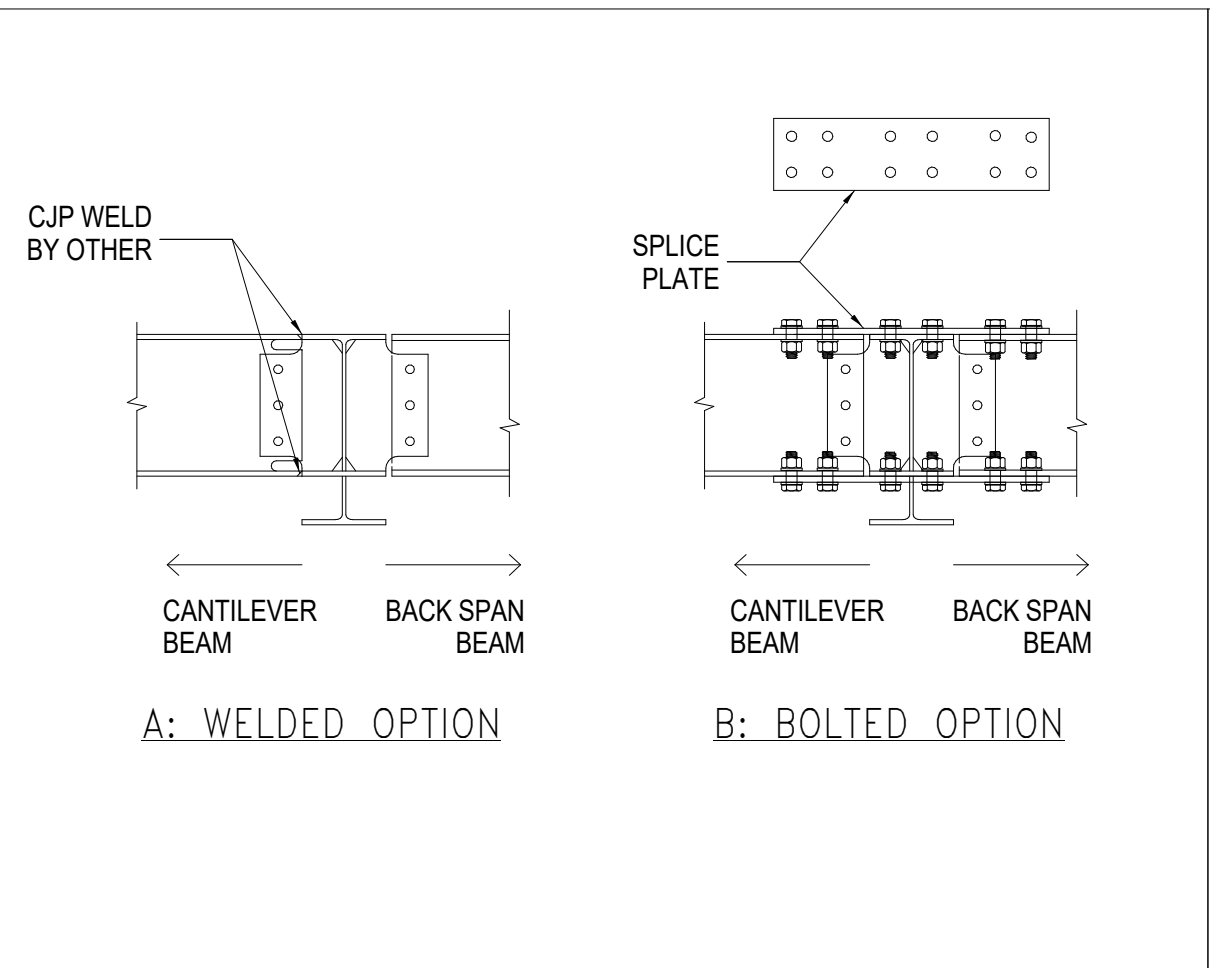
ATS ROD ON STEEL BEAM

6



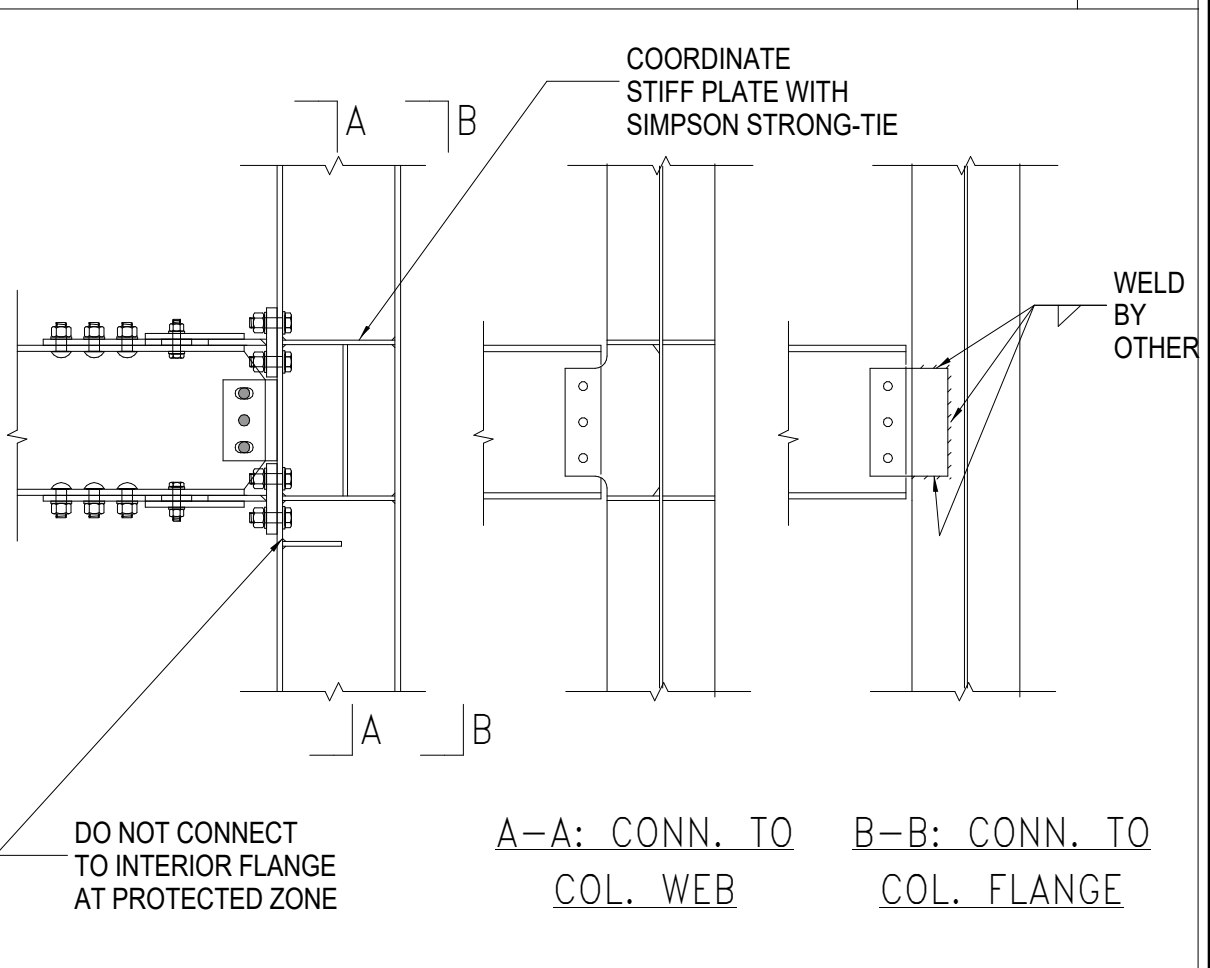
SHEAR WALL HD ON STEEL BEAM

10



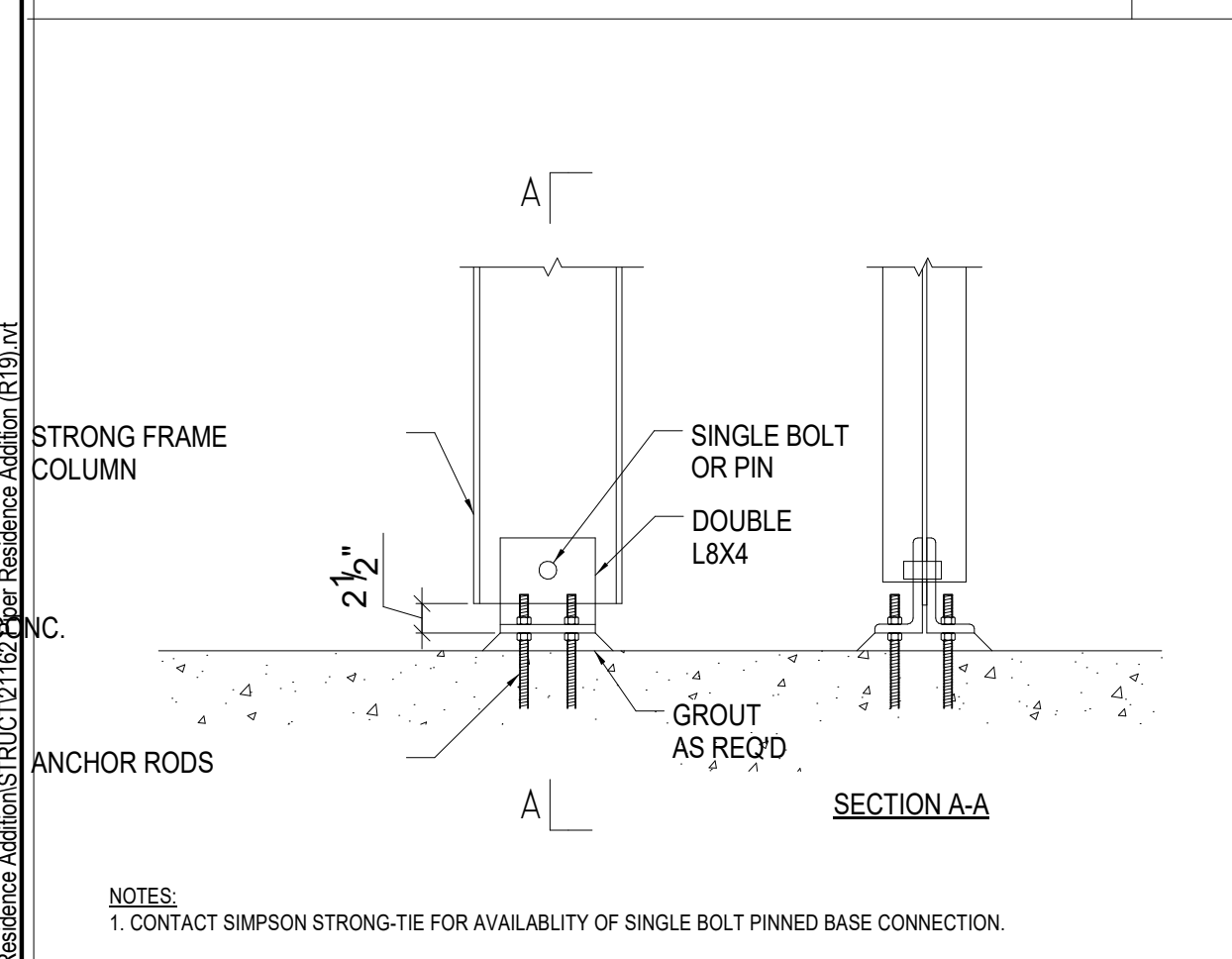
CANTILEVER STEEL BEAM CON.

13



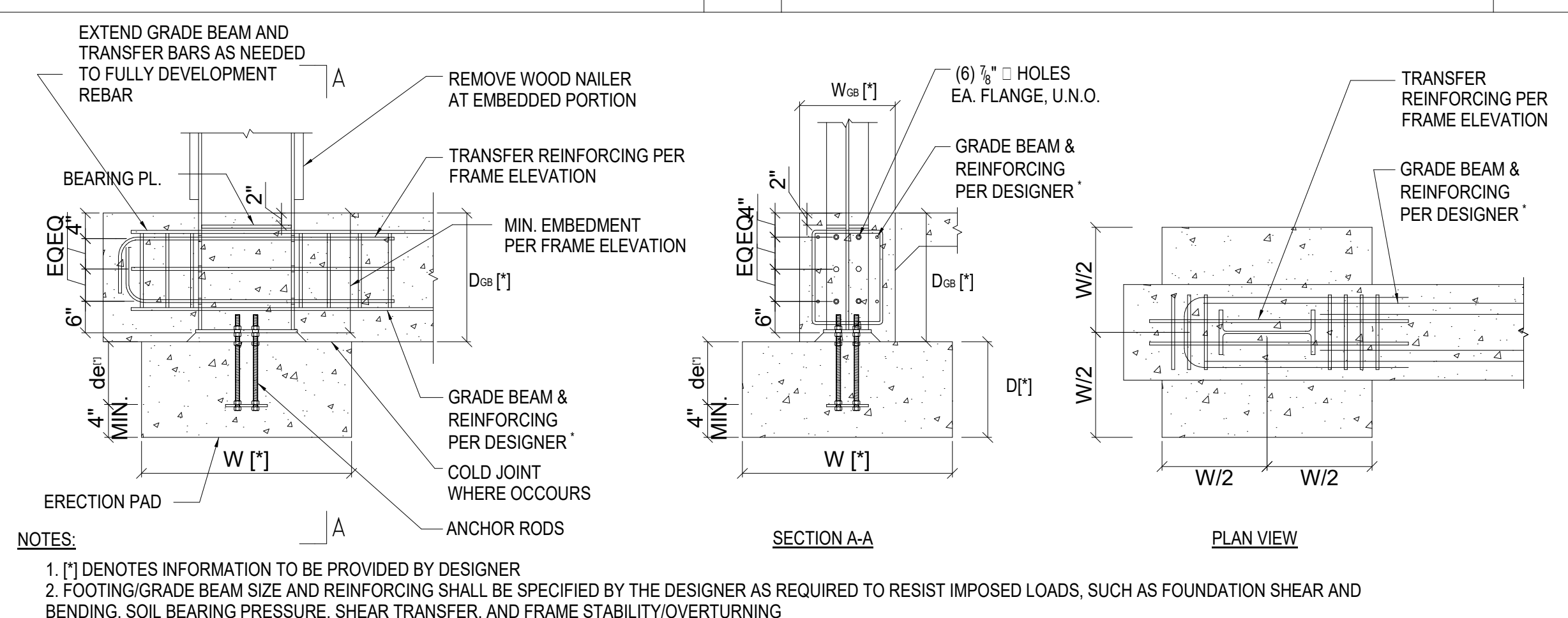
BEAM CONNECTION TO COLUMN

17



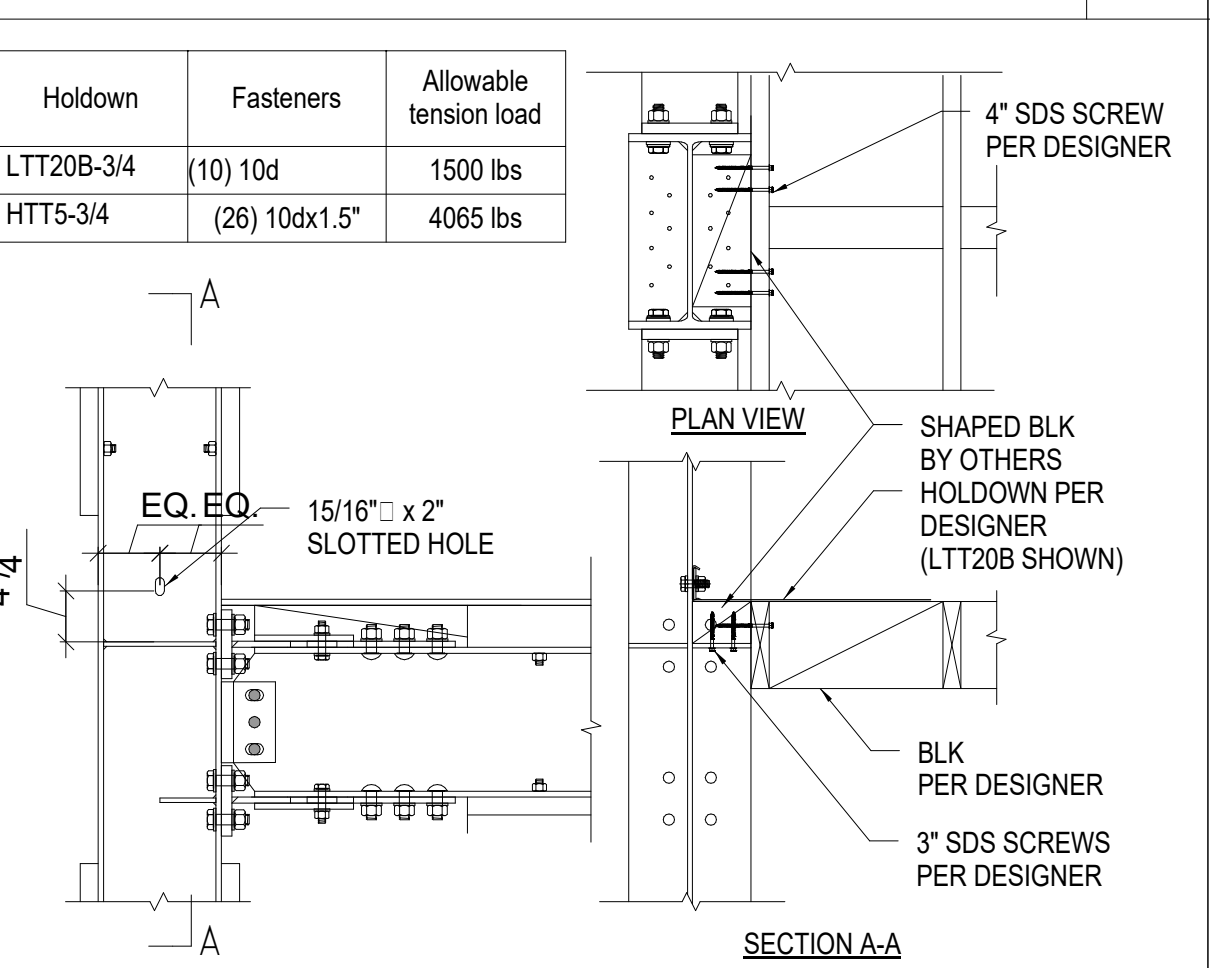
SINGLE BOLT PINNED BASE DETAIL

4



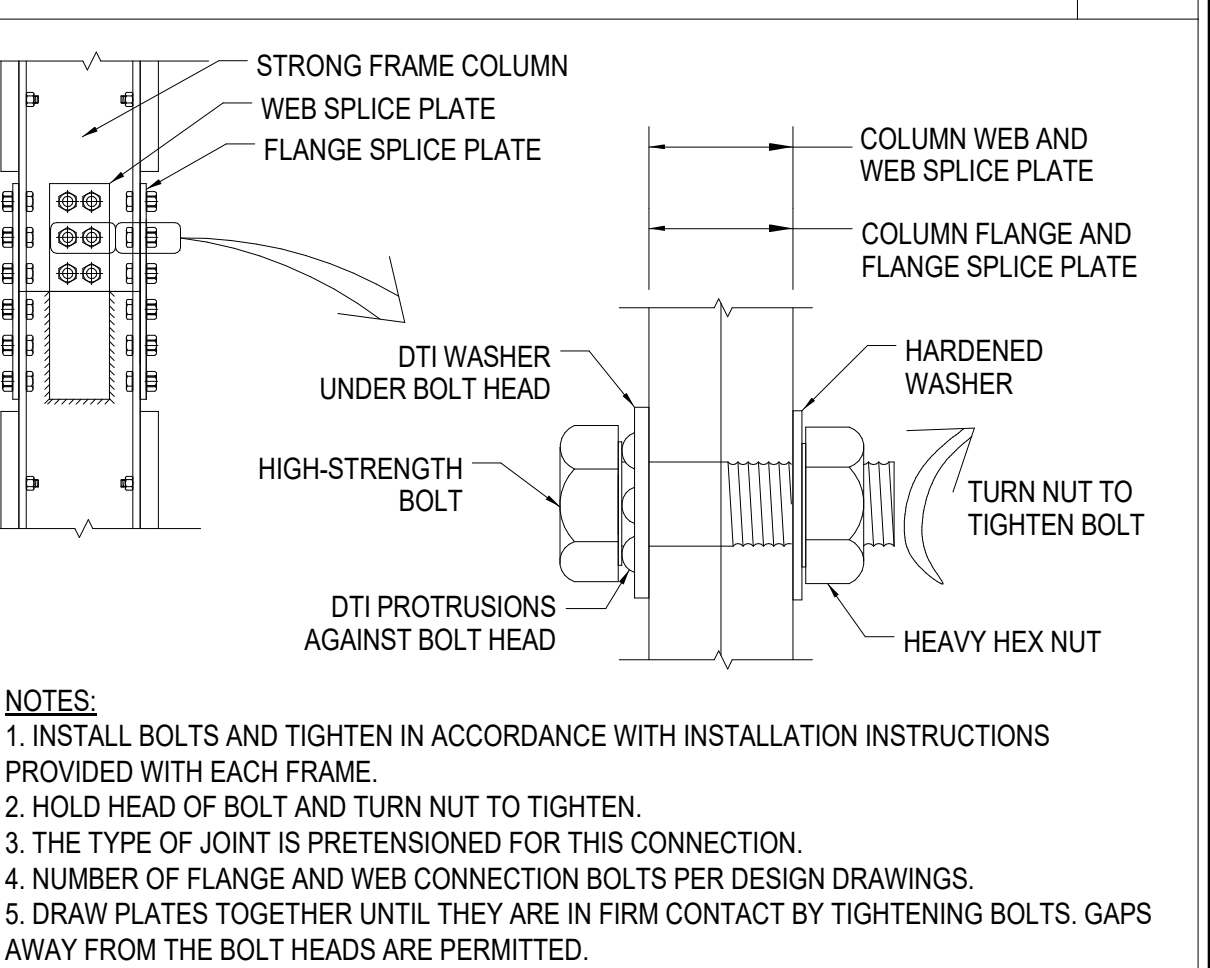
FIXED BASE CONNECTION

11



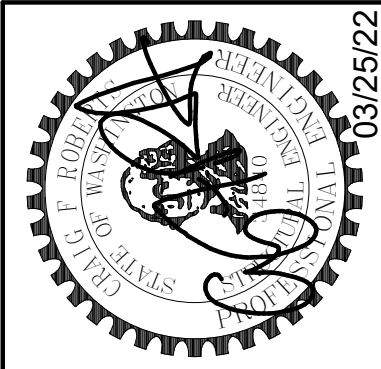
COL. BRACING AT FLOOR LEVEL

14



BOLTED COLUMN SPLICE

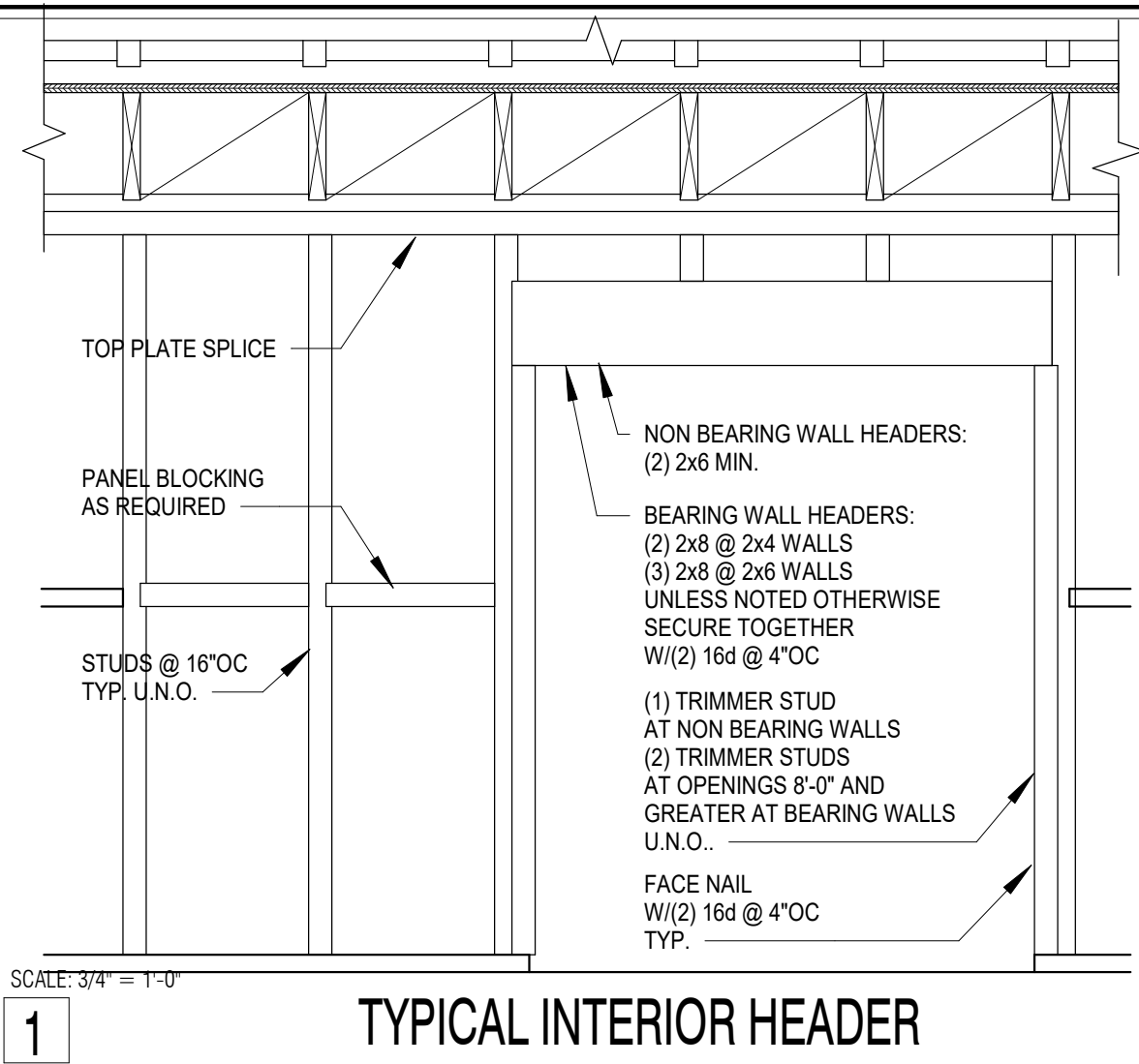
18



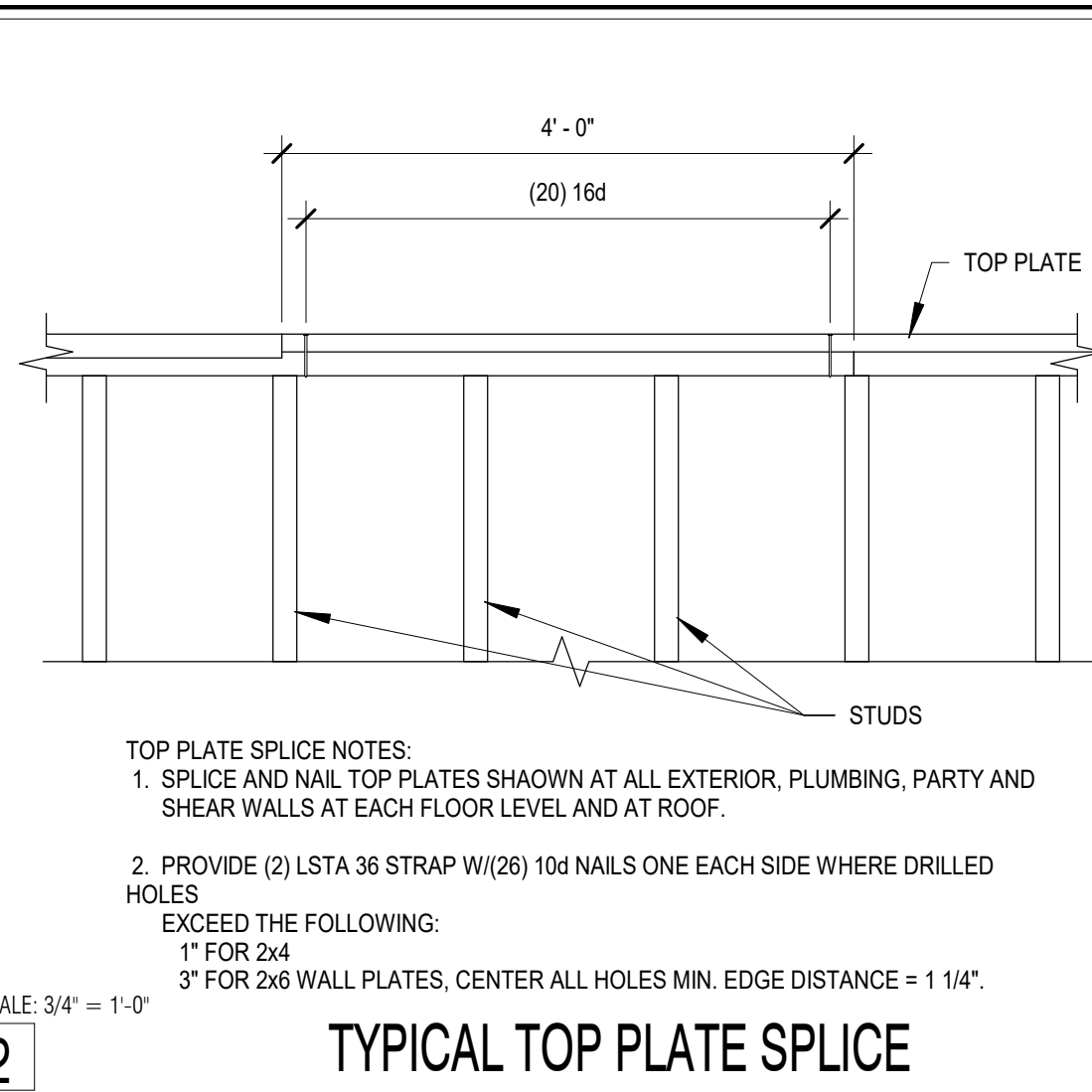
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ENG:	Designer
CAD:	Author
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OTHER:	BD

REVISION	DATE

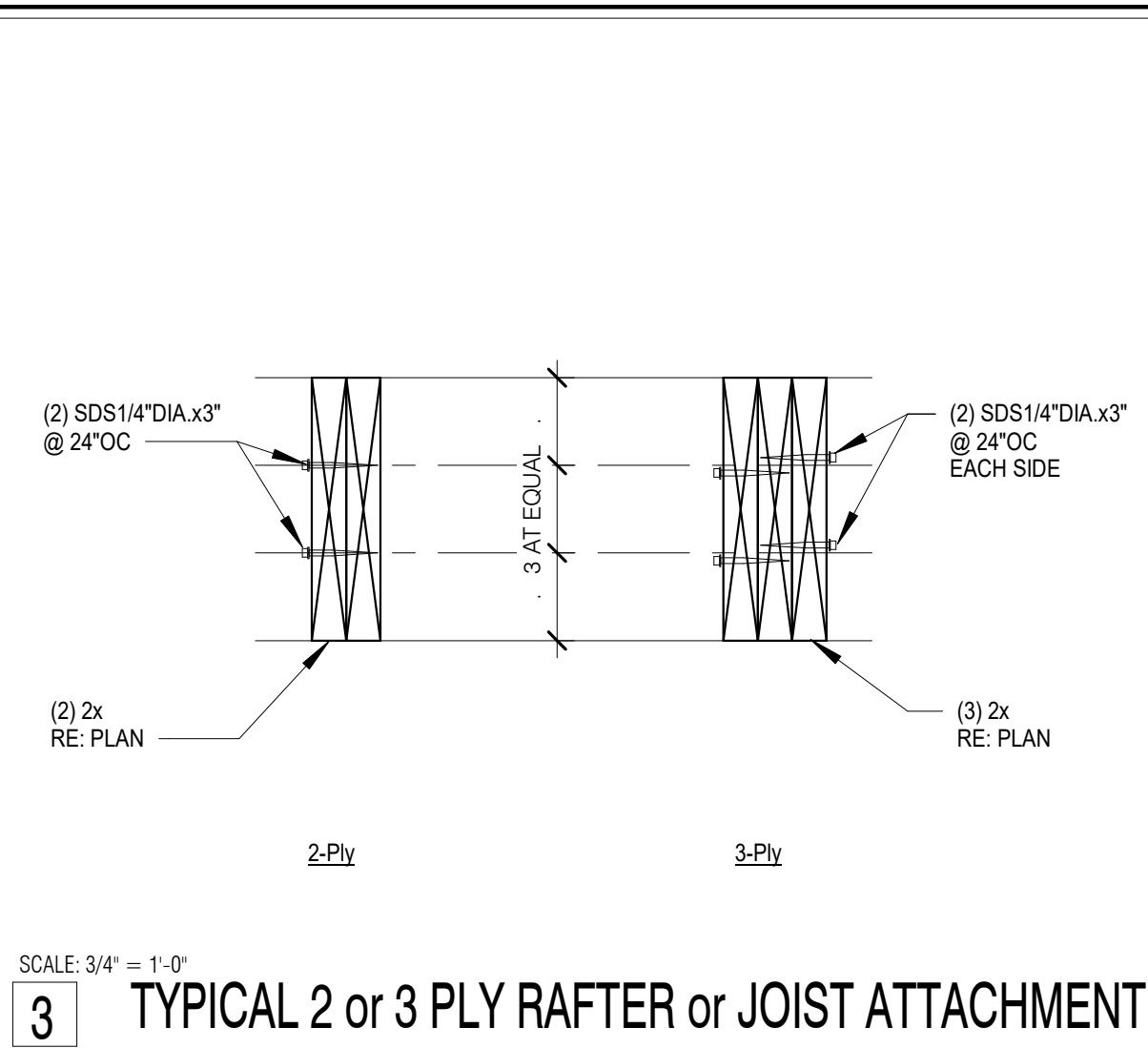
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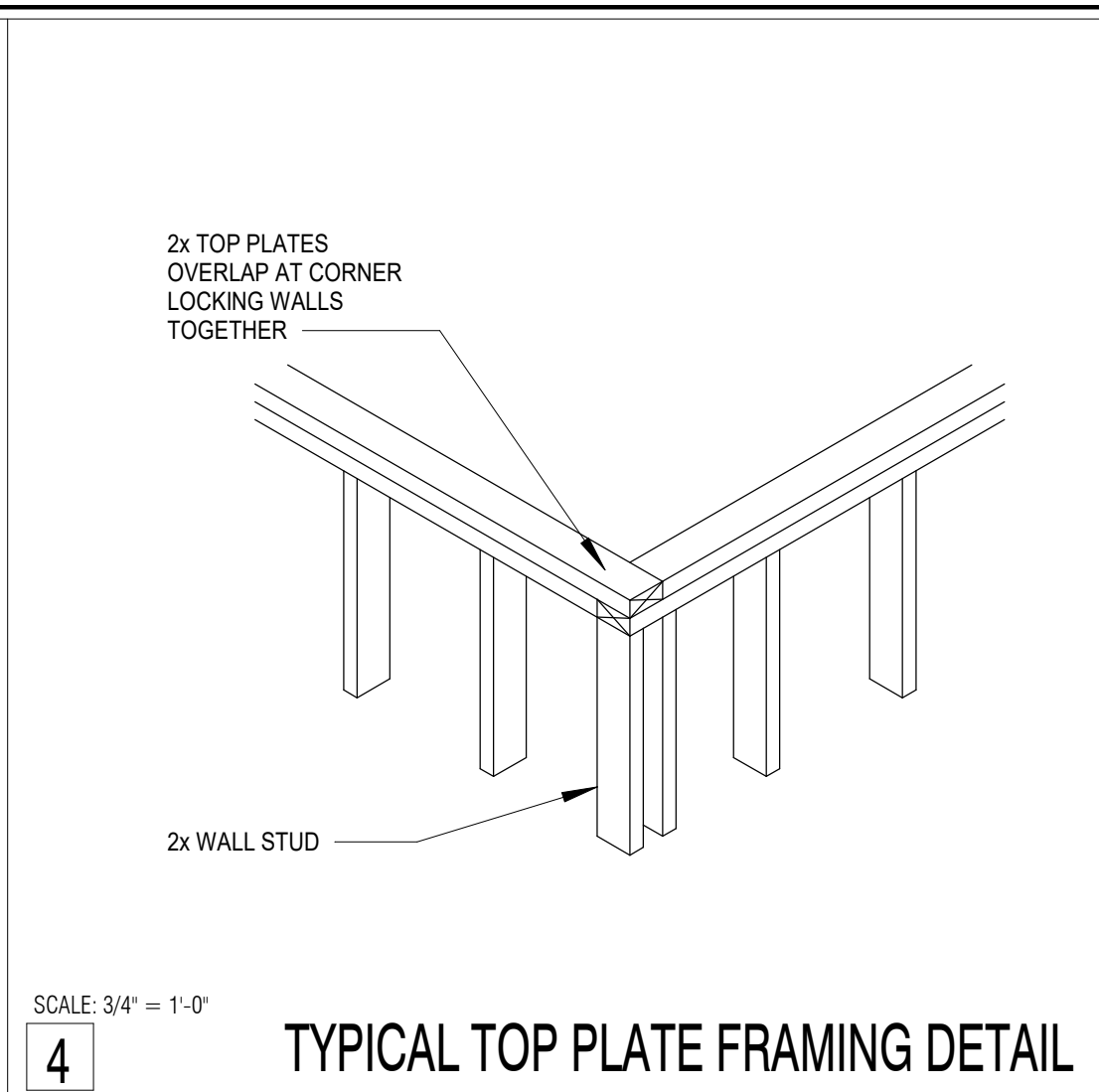
1 TYPICAL INTERIOR HEADER



2 TYPICAL TOP PLATE SPLICE

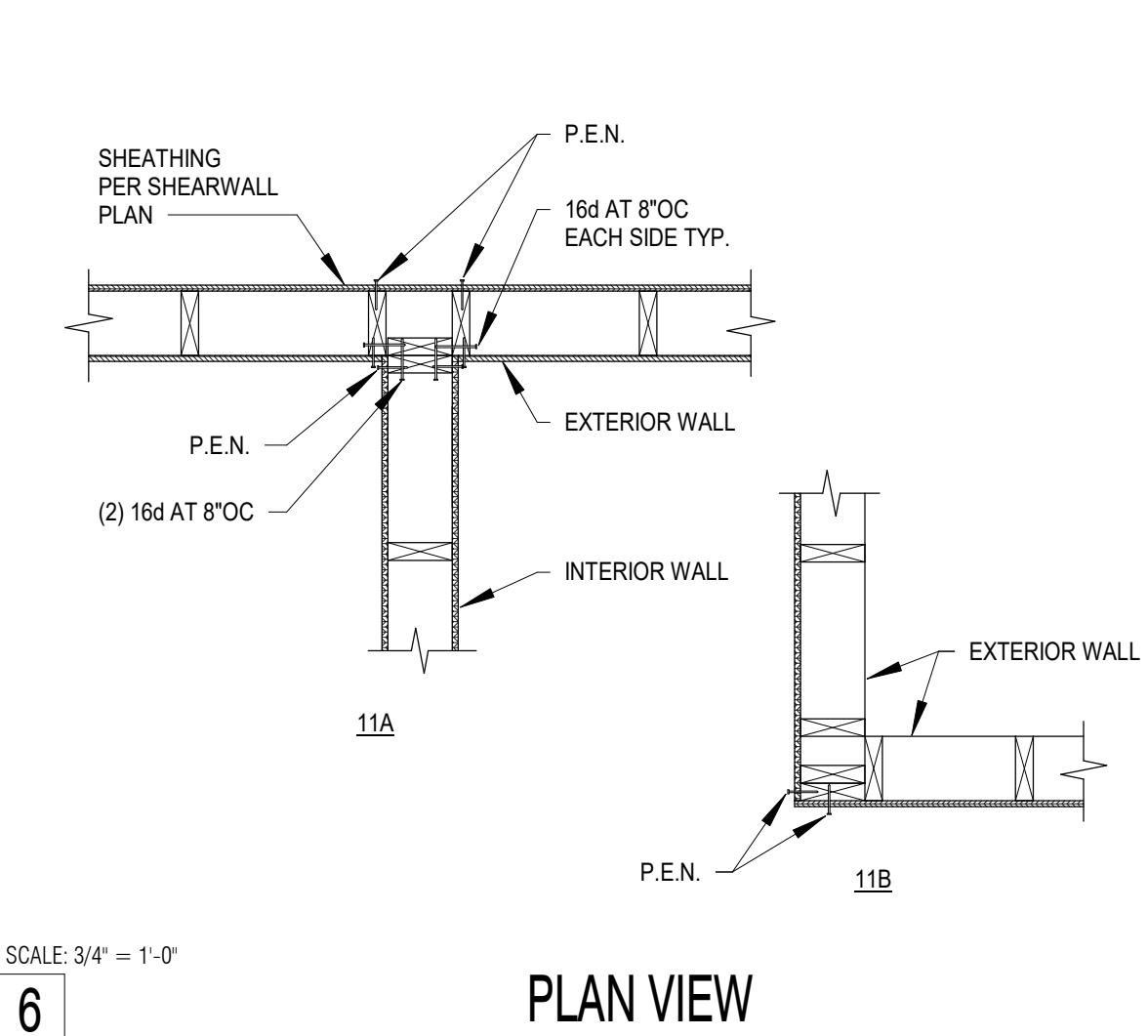


3 TYPICAL 2 or 3 PLY RAFTER or JOIST ATTACHMENT

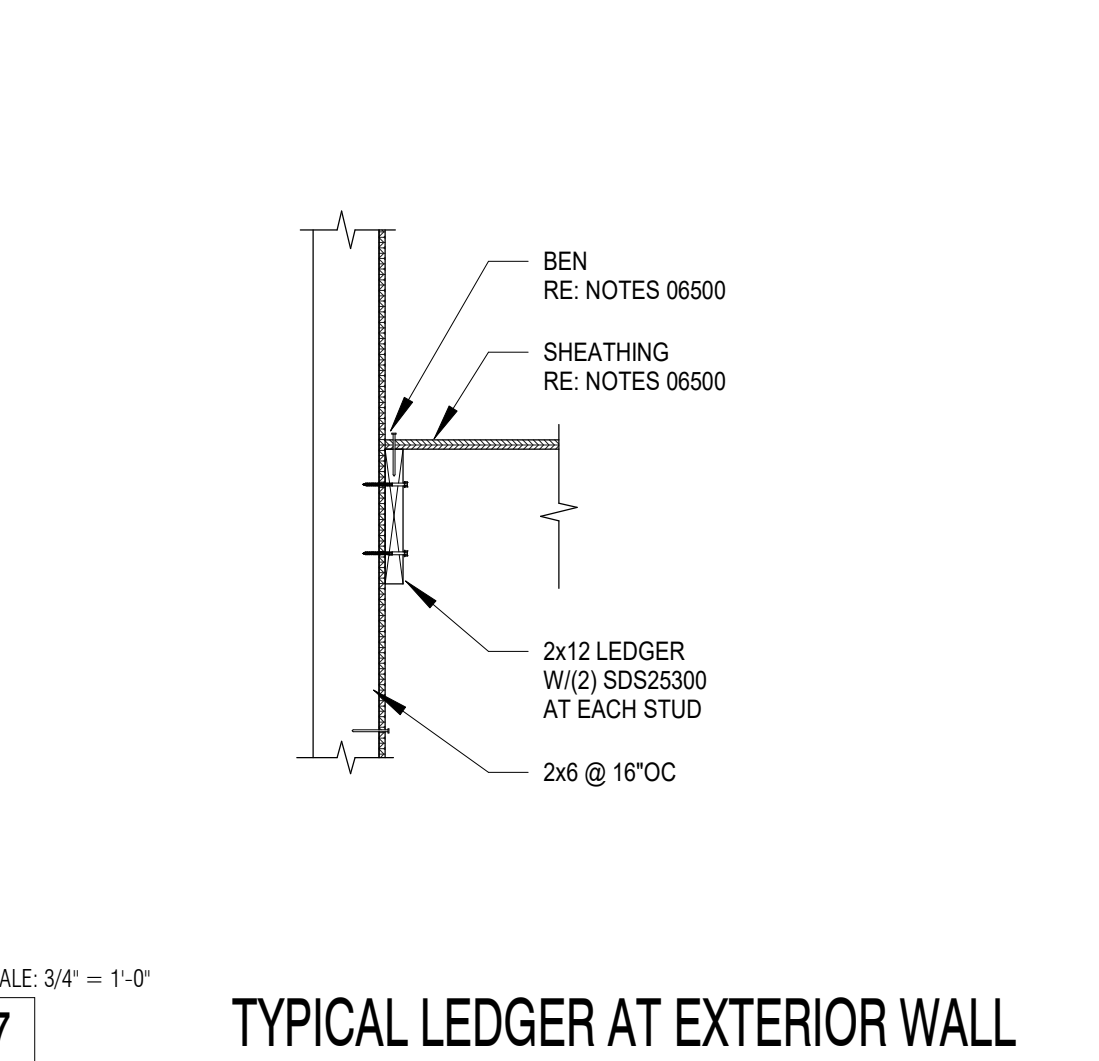


4 TYPICAL TOP PLATE FRAMING DETAIL

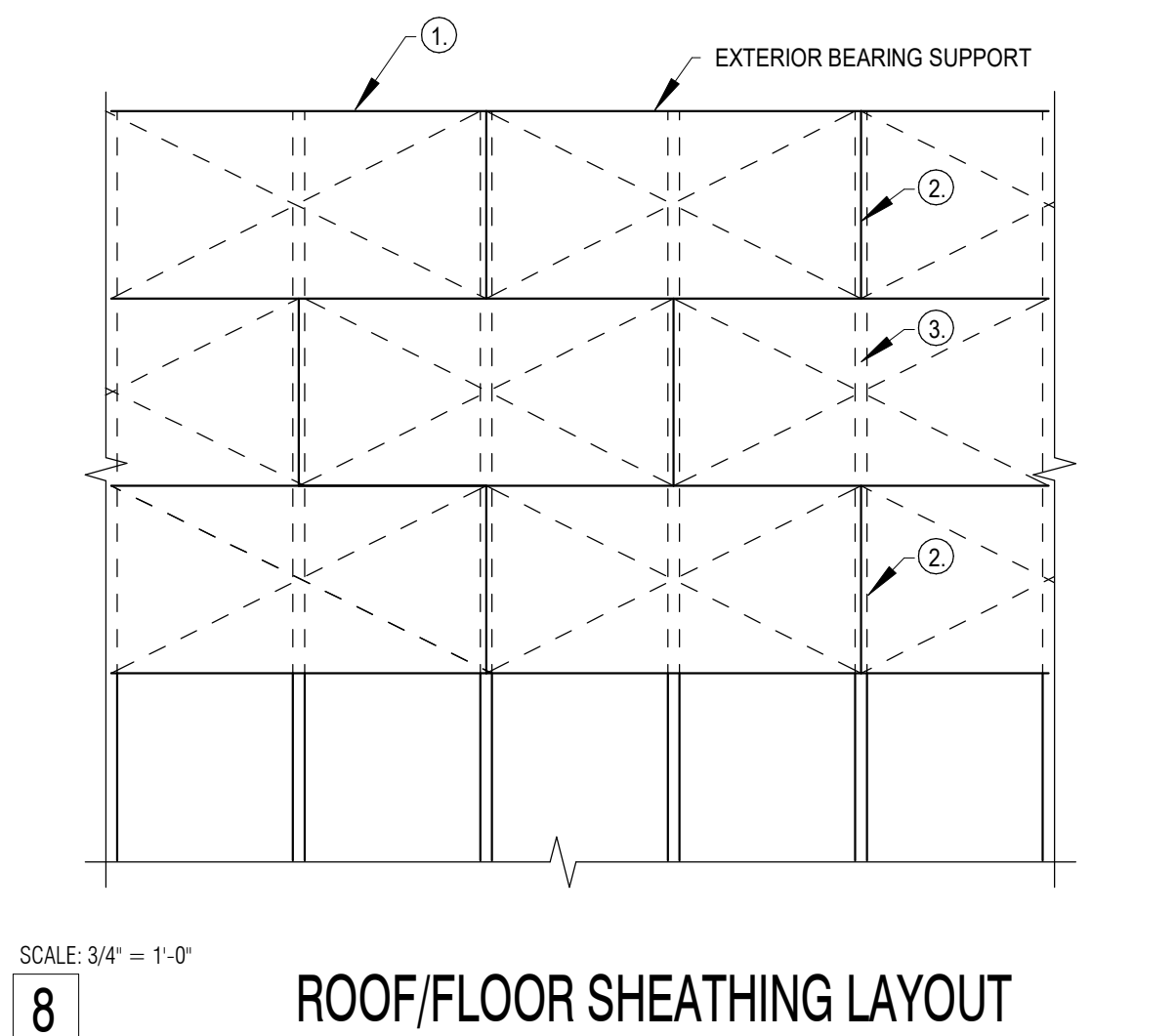
IBC 2015 TABLE 2304.10.1 FASTENING SCHEDULE			
CONNECTION	FASTENING (a)	LOCATION	
ROOF			
1. BLOCKING BETWEEN CEILING JOISTS/RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	(3) 8d COMMON (2 1/2" X 0.131"); OR (3) 3" X 0.131" NAILS	EACH END, TOENAIL	
BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	(2) 8d COMMON (2 1/2" X 0.131")	EACH END, TOENAIL	
BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	(2) 16d COMMON (3 1/2" X 0.162") (3) 3" X 0.131" NAILS	EACH END	
FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON (3 1/2" X 0.161") AT 6"OC...	FACE NAIL	
2. CEILING JOISTS TO TOP PLATE	(3) 8d COMMON (3 1/2" X 0.131"); (4) 3" X 0.131" NAILS	EACH JOIST, TOENAIL	
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	(3) 16d COMMON (3 1/2" X 0.162"); OR FACE NAIL (4) 3" X 0.131" NAILS	FACE NAIL	
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	PER TABLE 2308.7.3.1	FACE NAIL	
5. COLLAR TIE TO RAFTER	(3) 10d COMMON (3" X 0.148"); OR (4) 3" X 0.131" NAILS	FACE NAIL	
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.5)	(3) 10d COMMON (3" X 0.148"); OR (4) 3" X 0.131" NAILS	TOENAIL	
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	(2) 16d COMMON (3 1/2" X 0.162"); OR (3) 3" X 0.131" NAILS	END NAIL	
WALL			
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" X 0.162"); 3" X 0.131" NAILS	24"OC FACE NAIL 16"OC FACE NAIL	
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3 1/2" X 0.162"); OR 3" X 0.131" NAILS	16"OC FACE NAIL 12"OC FACE NAIL	
10. BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3 1/2" X 0.162")	16"OC EACH EDGE, FACE NAIL	
11. CONTINUOUS HEADER TO STUD	(4) 8d COMMON (2 1/2" X 0.131")	TOENAIL	
12. TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" X 0.162") OR 3" X 0.131" NAILS	16"OC FACE NAIL 12"OC FACE NAIL	
13. TOP PLATE TO TOP PLATE, AT END JOINTS	(8) 16d COMMON (3 1/2" X 0.162") OR (12) 3" X 0.131" NAILS	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)	
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" X 0.162"); OR 3" X 0.131" NAILS	16"OC FACE NAIL 12"OC FACE NAIL	
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	(2) 16d COMMON (3 1/2" X 0.162"); OR (4) 3" X 0.131" NAILS	16"OC FACE NAIL	
16. STUD TO TOP OR BOTTOM PLATE	(4) 8d COMMON (2 1/2" X 0.131"); OR (3) 3" X 0.131" NAILS	TOENAIL	
STUD TO TOP OR BOTTOM PLATE	(2) 16d COMMON (3 1/2" X 0.162"); OR (3) 3" X 0.131" NAILS	END NAIL OR...	
17. TOP OR BOTTOM PLATE TO STUD	(2) 16d COMMON (3 1/2" X 0.162"); OR END NAIL (3) 3" X 0.131" NAILS	OR END NAIL	
18. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(2) 16d COMMON (3 1/2" X 0.162"); OR FACE NAIL (3) 3" X 0.131" NAILS	OR FACE NAIL	
19. 1" BRACE TO EACH STUD AND PLATE	(2) 8d COMMON (2 1/2" X 0.131"); OR (2) 3" X 0.131" NAILS	FACE NAIL	
20. 1" X 6" SHEATHING TO EACH BEARING	(2) 8d COMMON (2 1/2" X 0.131")	FACE NAIL	
21. 1" X 8" AND WIDER SHEATHING TO EACH BEARING	(3) 8d COMMON (2 1/2" X 0.131")	FACE NAIL	
FLOOR			
22. JOIST TO SILL, TOP PLATE, OR GIRDER	(3) 8d COMMON (2 1/2" X 0.131"); OR 3" X 0.131" NAILS	TOENAIL	
23. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER...	8d COMMON (2 1/2" X 0.131"); OR 3" X 0.131" NAILS	6"OC, TOENAIL	
24. 1" X 6" SUBFLOOR OR LESS TO EACH...	(2) 8d COMMON (2 1/2" X 0.131")	FACE NAIL	
25. 2" SUBFLOOR TO JOIST OR GIRDER	(2) 16d COMMON (3 1/2" X 0.162")	FACE NAIL	
26. 2" PLANKS (PLANK NAD BEAM-FLOOR AND ROOF)	(2) 16d COMMON (3 1/2" X 0.162")	EACH BEARING, FACE NAIL	
27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" X 0.192")	32"OC, FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES	
		24"OC, FACE NAIL AT TOP AND BOTTOM STAGGERED ON...	
28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	(2) 20d COMMON (4" X 0.192"); OR (3) 3" X 0.131" NAILS	END JOIST OR RAFTER, FACE NAIL	
	(3) 16d COMMON (3 1/2" X 0.162"); OR FACE NAIL (4) 3" X 0.131" NAILS	OR FACE NAIL	
29. JOIST TO BAND JOIST OR RIM JOIST	(3) 16d COMMON (3 1/2" X 0.162"); OR END NAIL (4) 3" X 0.131" NAILS	OR END NAIL	
30. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	(2) 8d COMMON (2 1/2" X 0.131"); OR (2) 3" X 0.131" NAILS	EACH END, TOENAIL	
31. WOOD STRUCTURAL PANELS TO FRAMING SUBFLOOR TO FRAMING	SEE SHEARWALL SCHEDULE SEE SECTION 06160 STRUCTURAL NOTES		
a. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE NOTED OTHERWISE.			
b. FASTENING SCHEDULE BASED ON IBC TABLE 2304.10.1 AND PROVIDES THE MINIMUM NAILING REQUIRED. WHEN SPECIFIED ELSEWHERE IN THESE PLANS PROVIDE NAILING AS SPECIFIED. SEE IBC FOR COMPLETE NAILING SCHEDULE.			



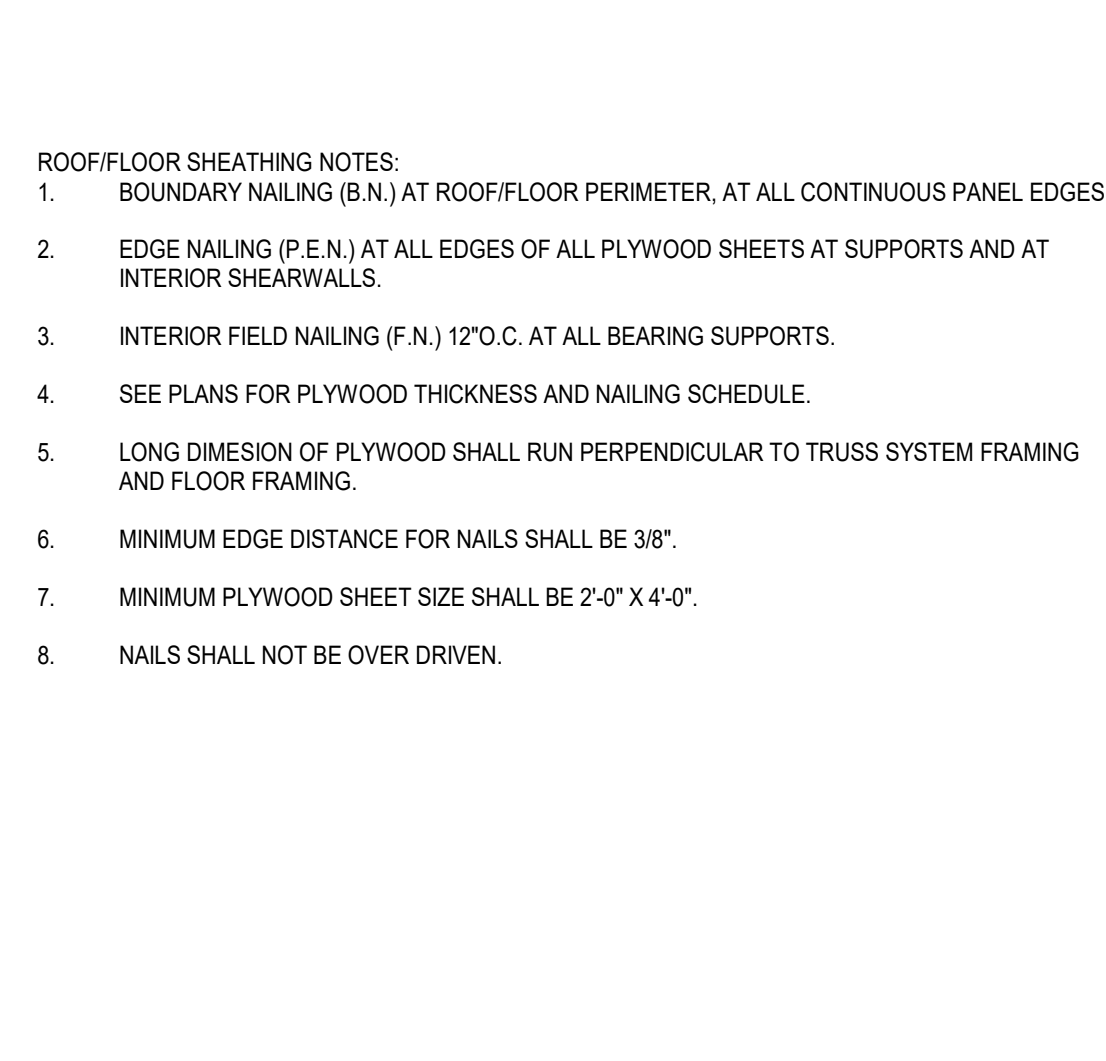
6 PLAN VIEW



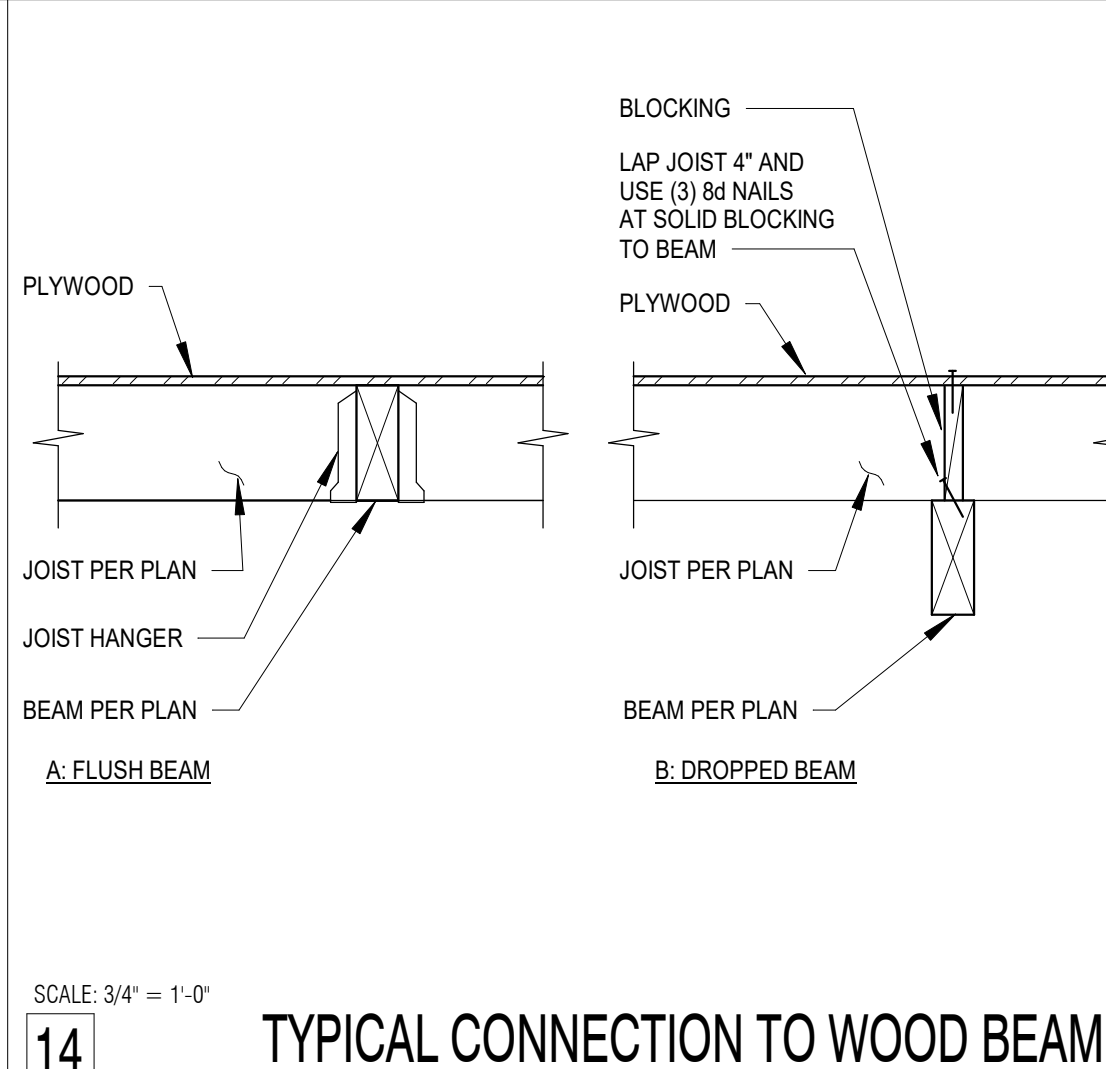
7 TYPICAL LEDGER AT EXTERIOR WALL



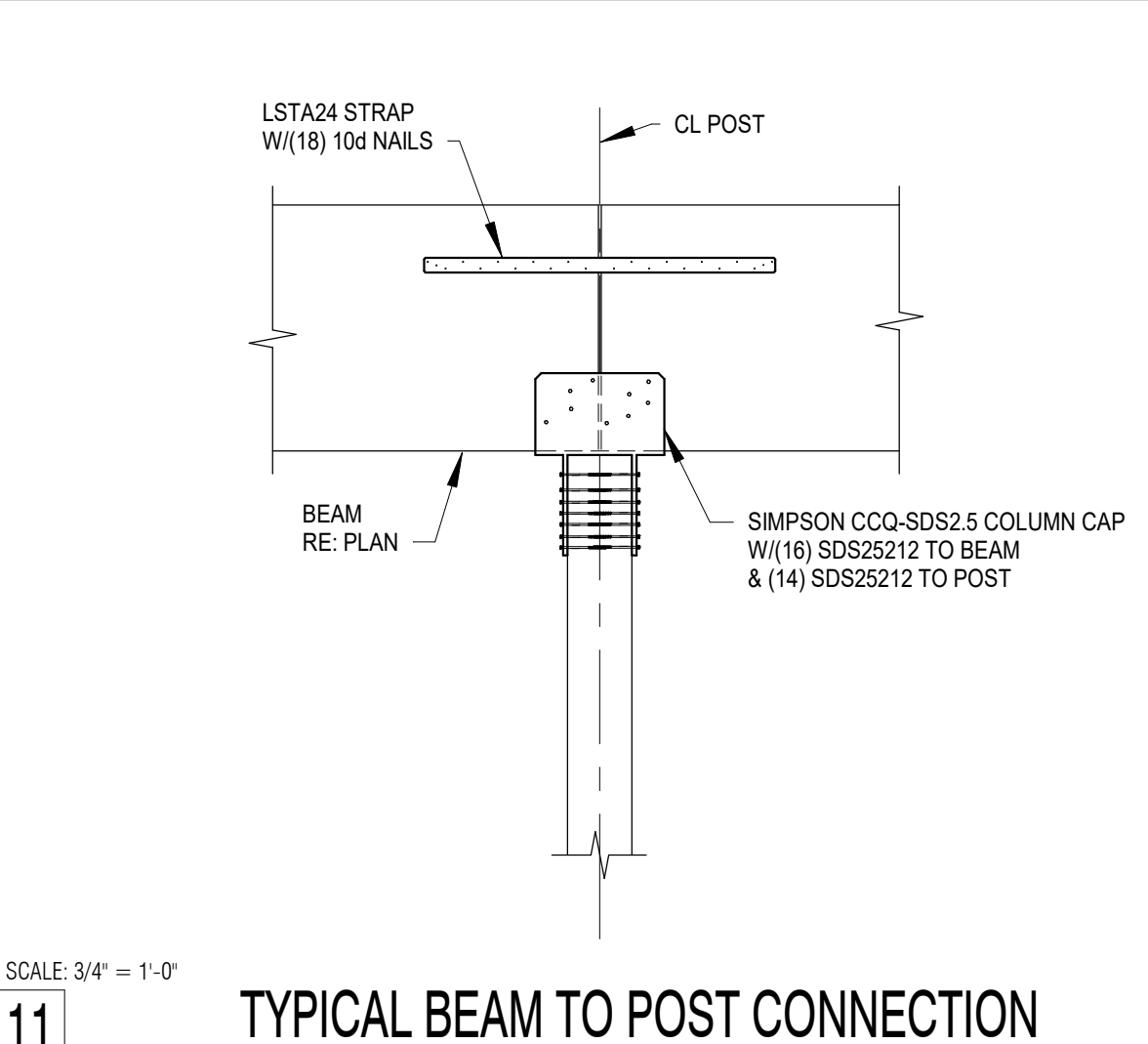
8 ROOF/FLOOR SHEATHING LAYOUT



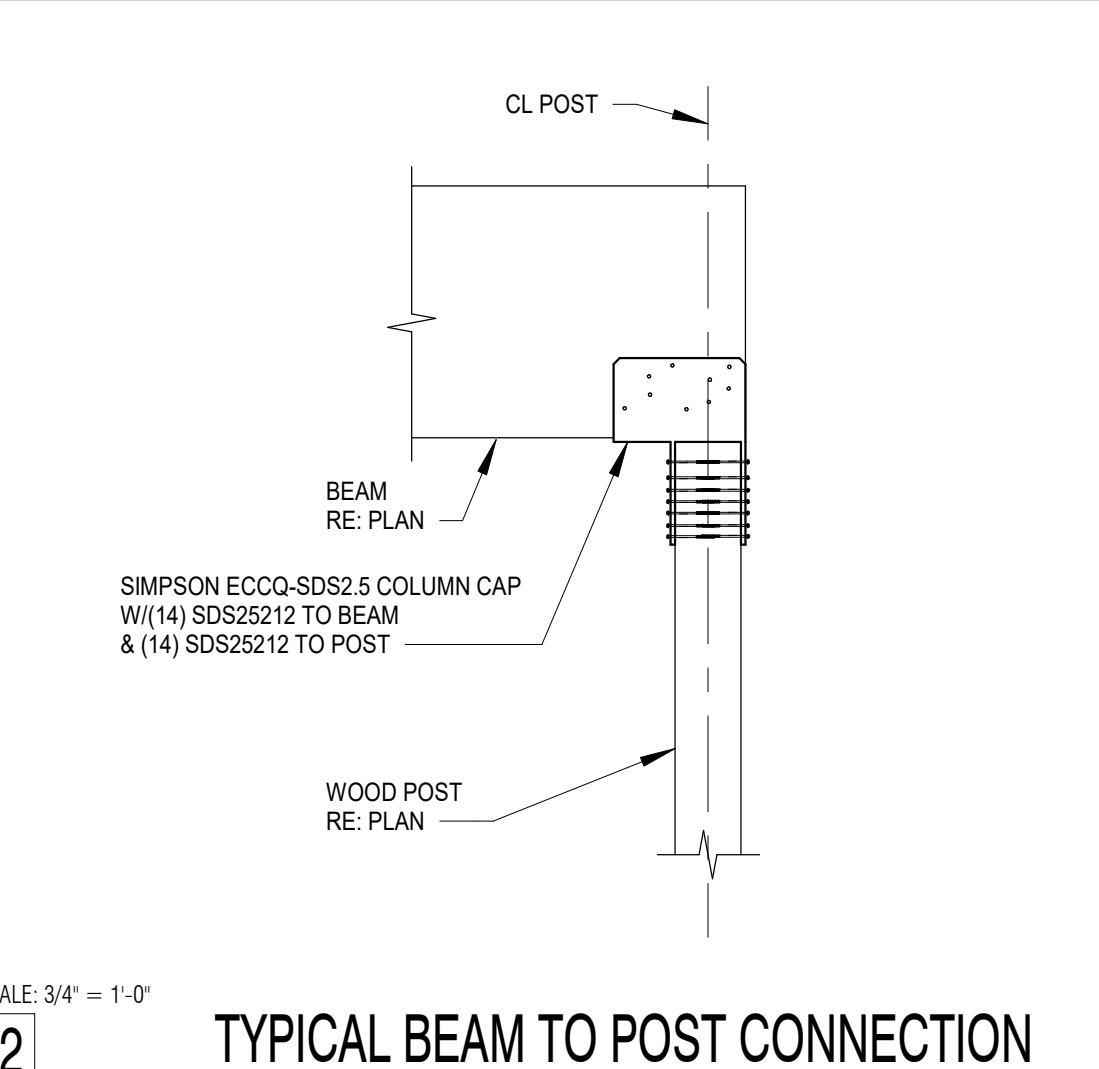
13 TYPICAL BLOCKING AT BUNDLED STUD



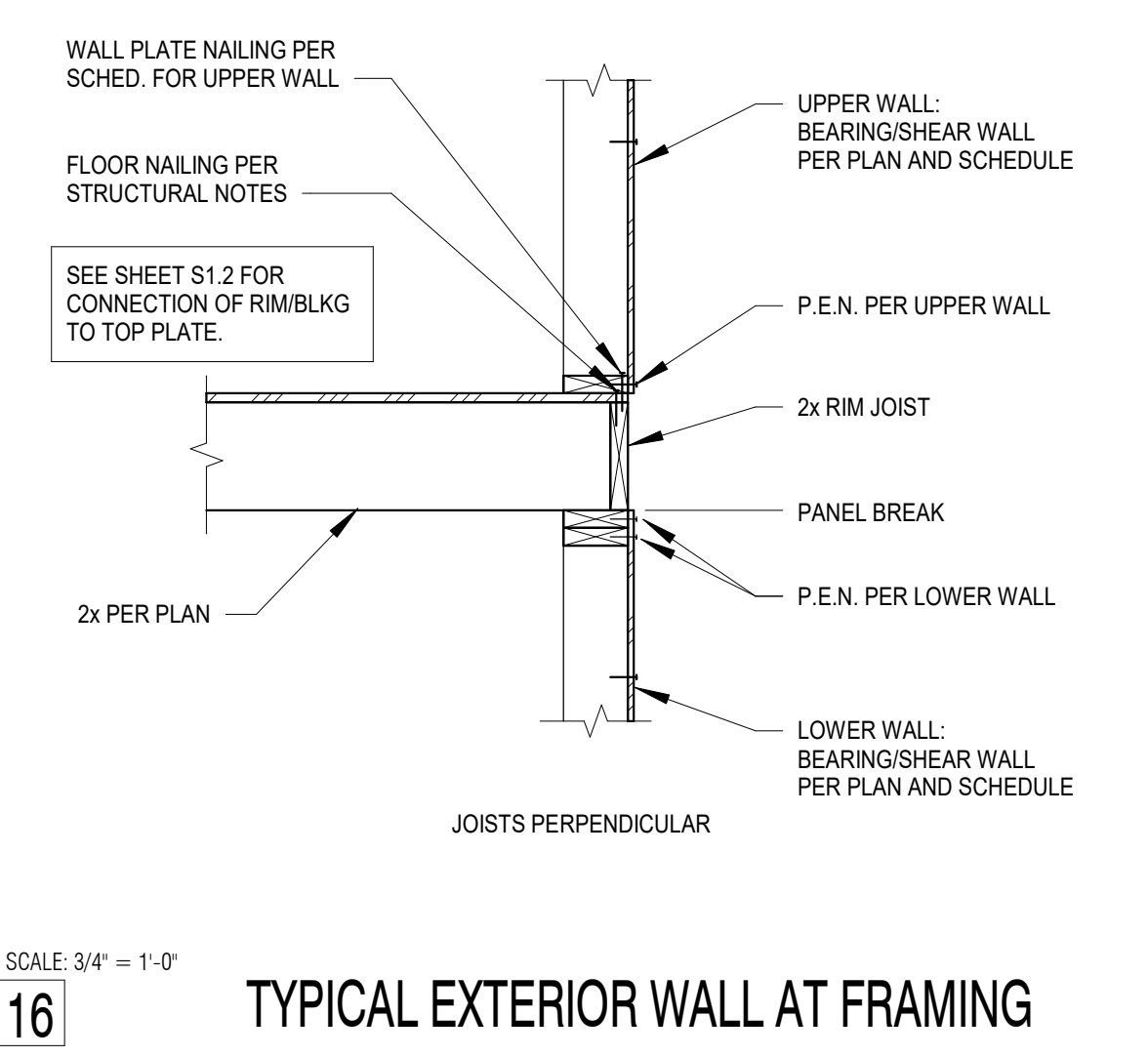
14 TYPICAL CONNECTION TO WOOD BEAM



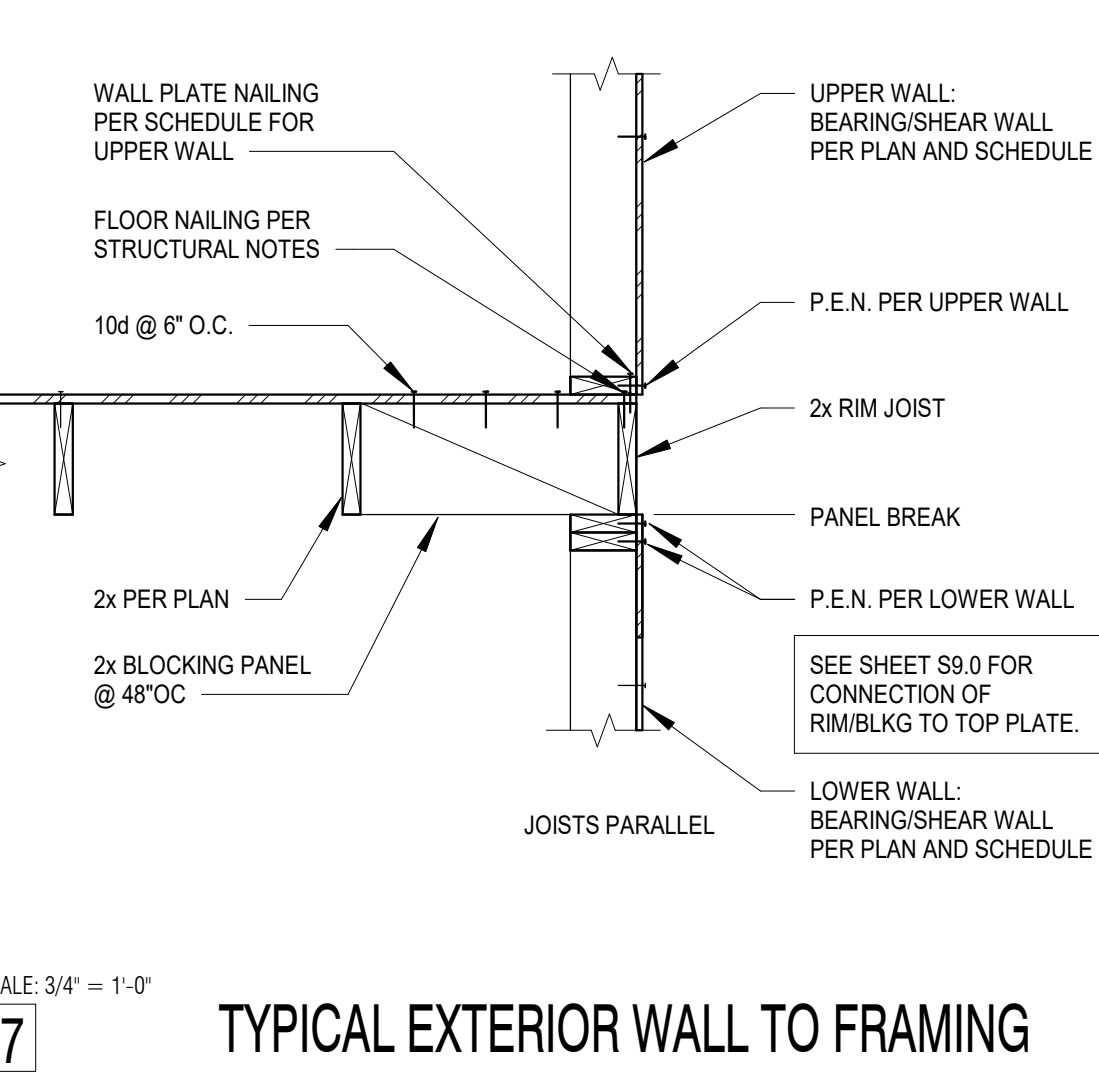
11 TYPICAL BEAM TO POST CONNECTION



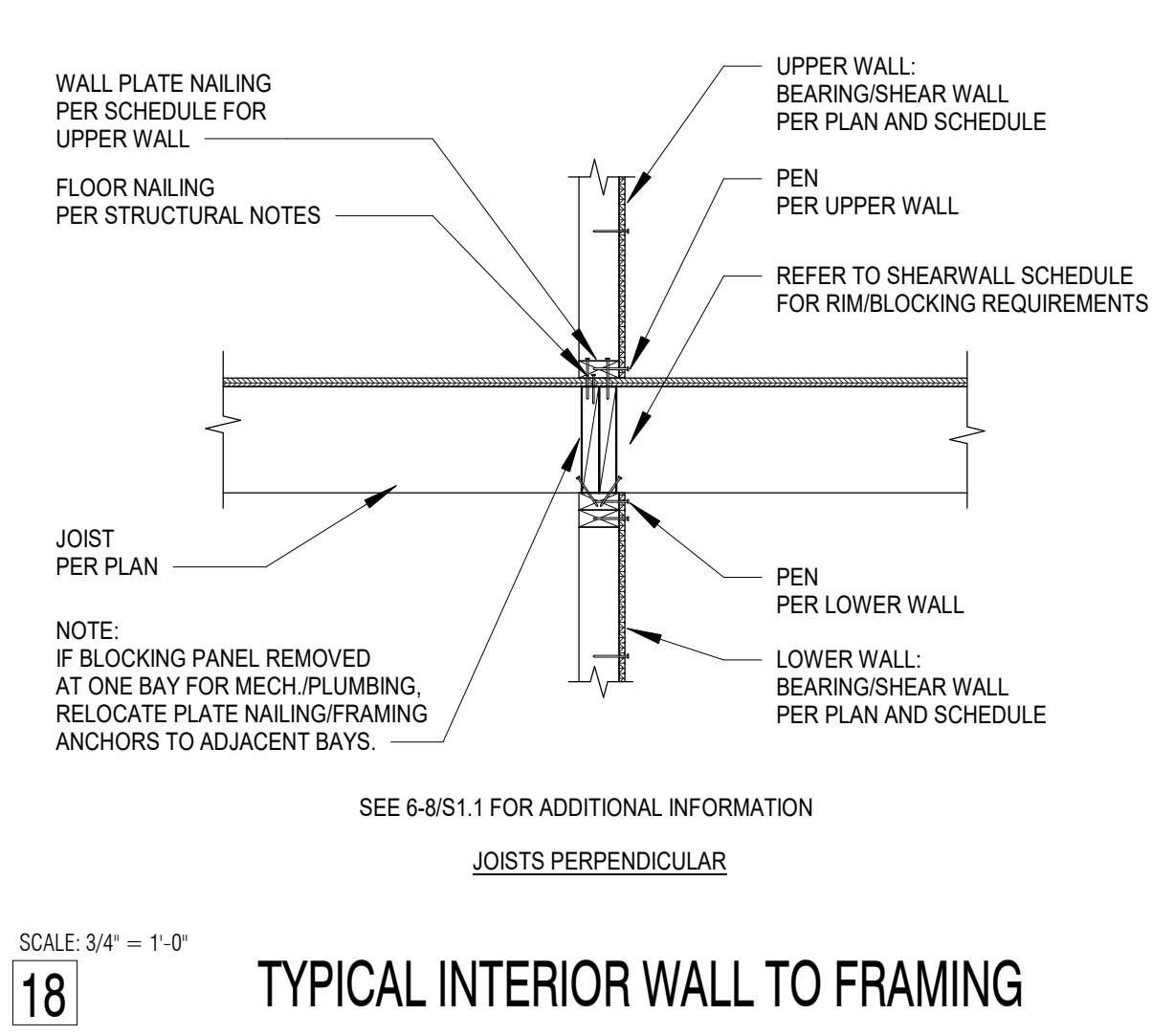
12 TYPICAL BEAM TO POST CONNECTION



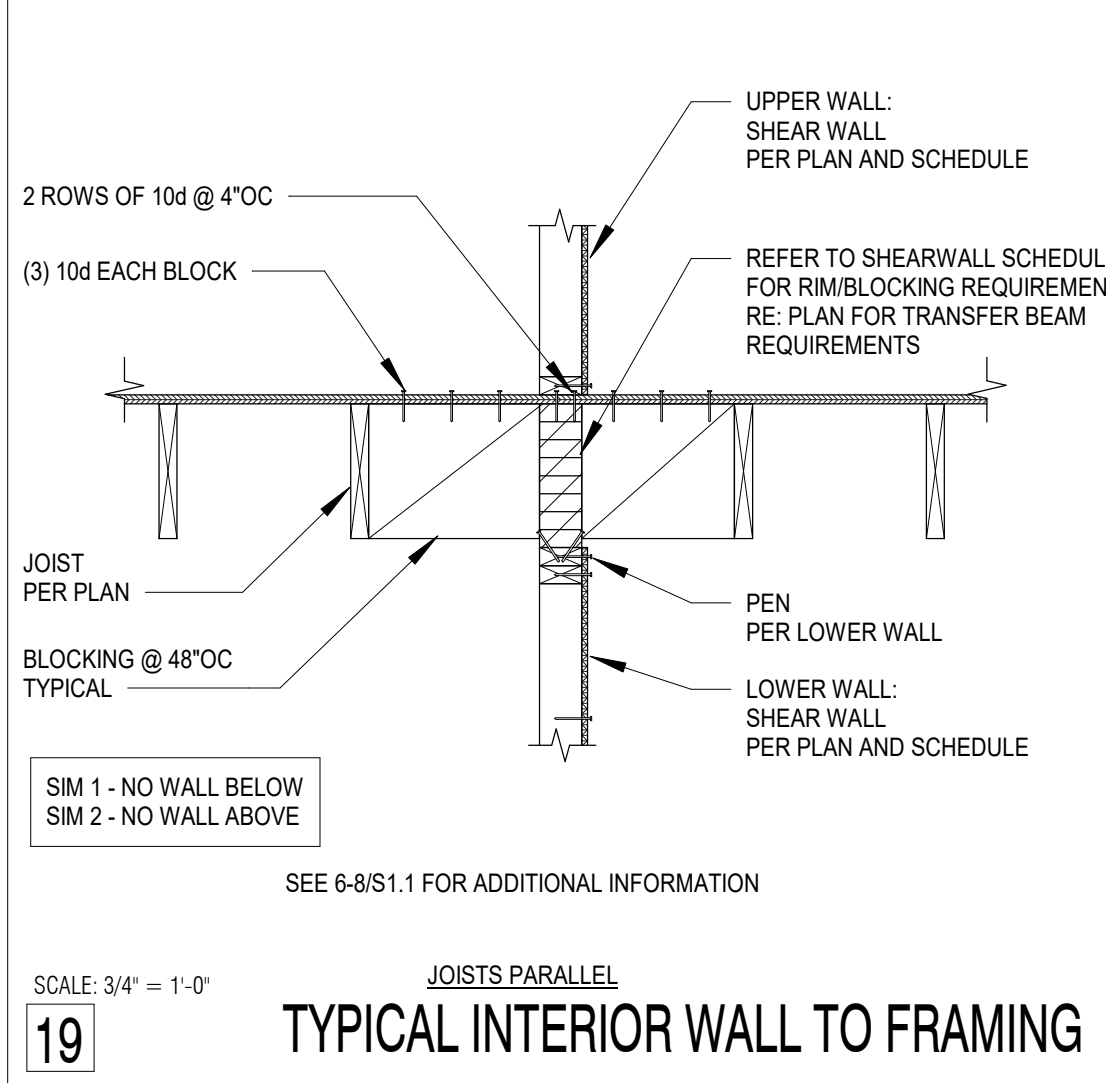
16 TYPICAL EXTERIOR WALL AT FRAMING



17 TYPICAL EXTERIOR WALL TO FRAMING



18 TYPICAL INTERIOR WALL TO FRAMING



19 TYPICAL INTERIOR WALL TO FRAMING

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Structural Engineers
180 N. Jackson Street, Suite 302, Seattle, WA 98109
206.265.4512 (V) 206.265.0616 (F)
www.ctengineering.com

03/25/22

DATE: _____

REVISION: _____

No. _____

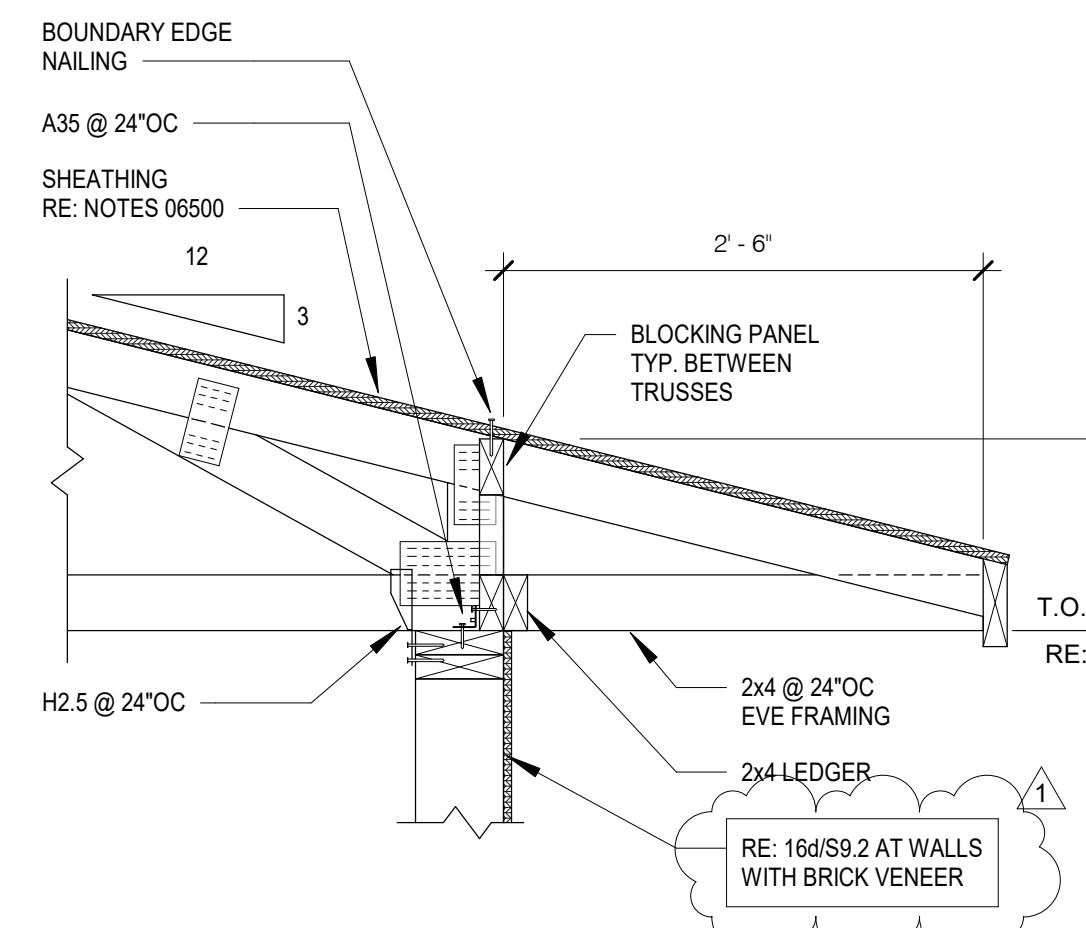
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CAD: JMA
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Typical Wood Framing Details

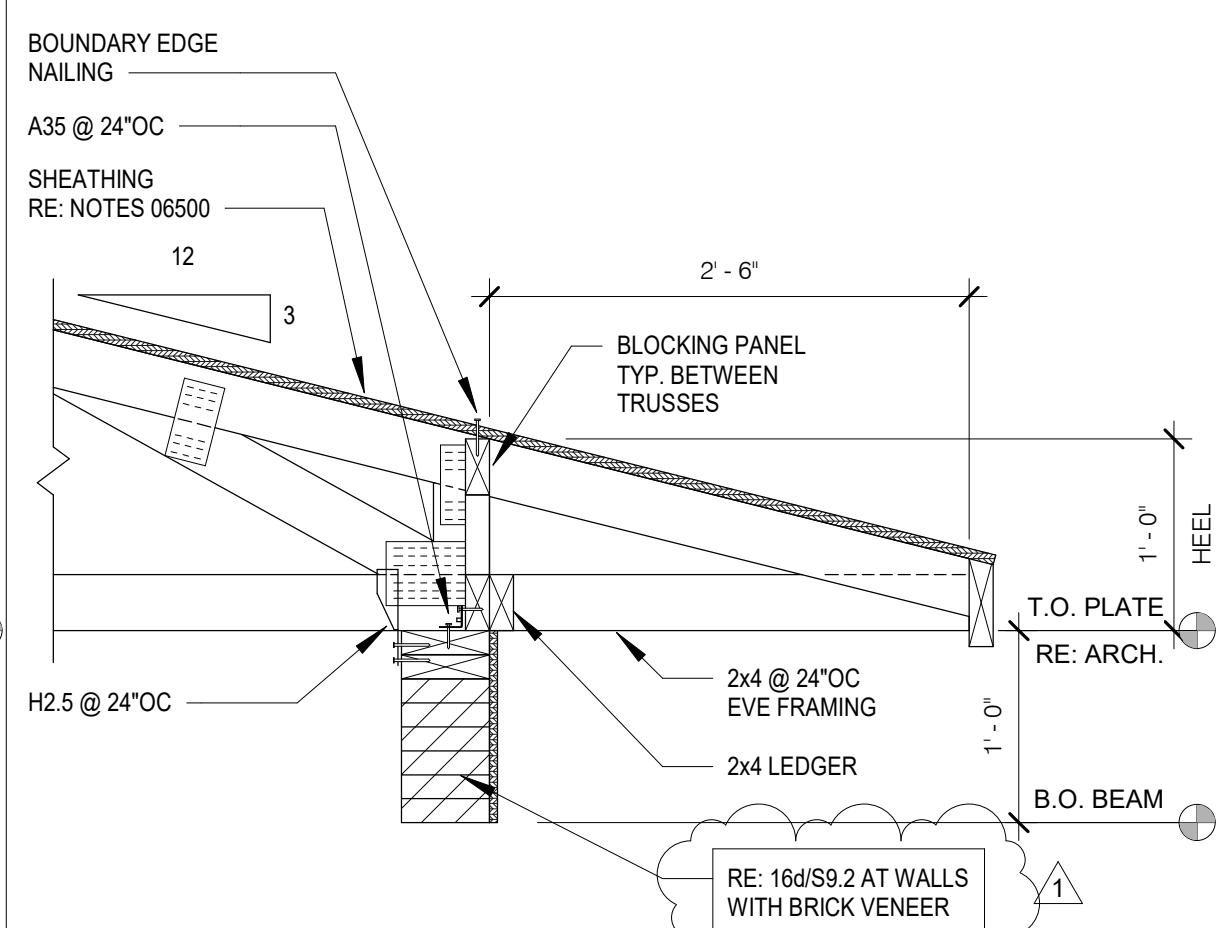
PIPER REMODEL
8429 SE 33RD PLACE
MERCER ISLAND, WA 98040

S9.0

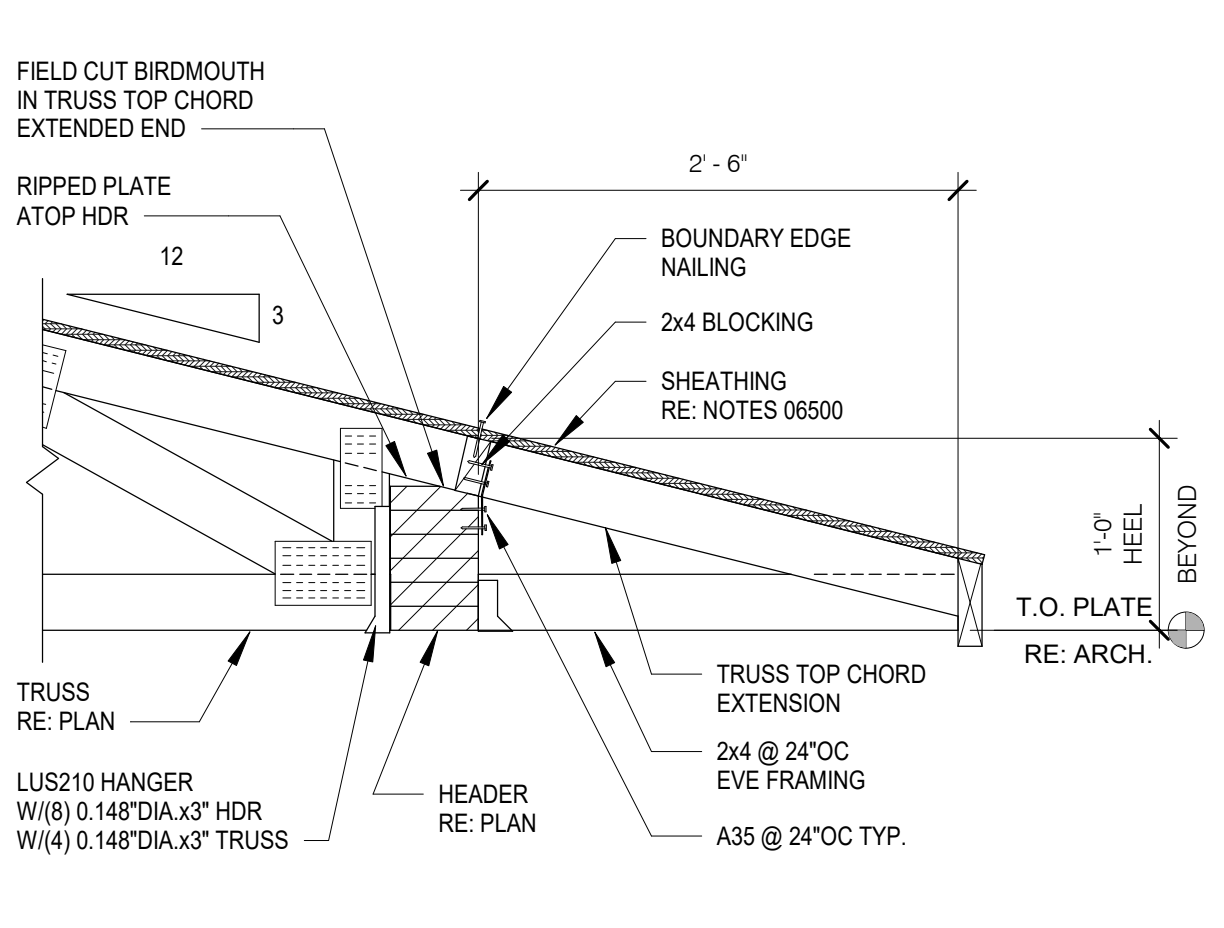
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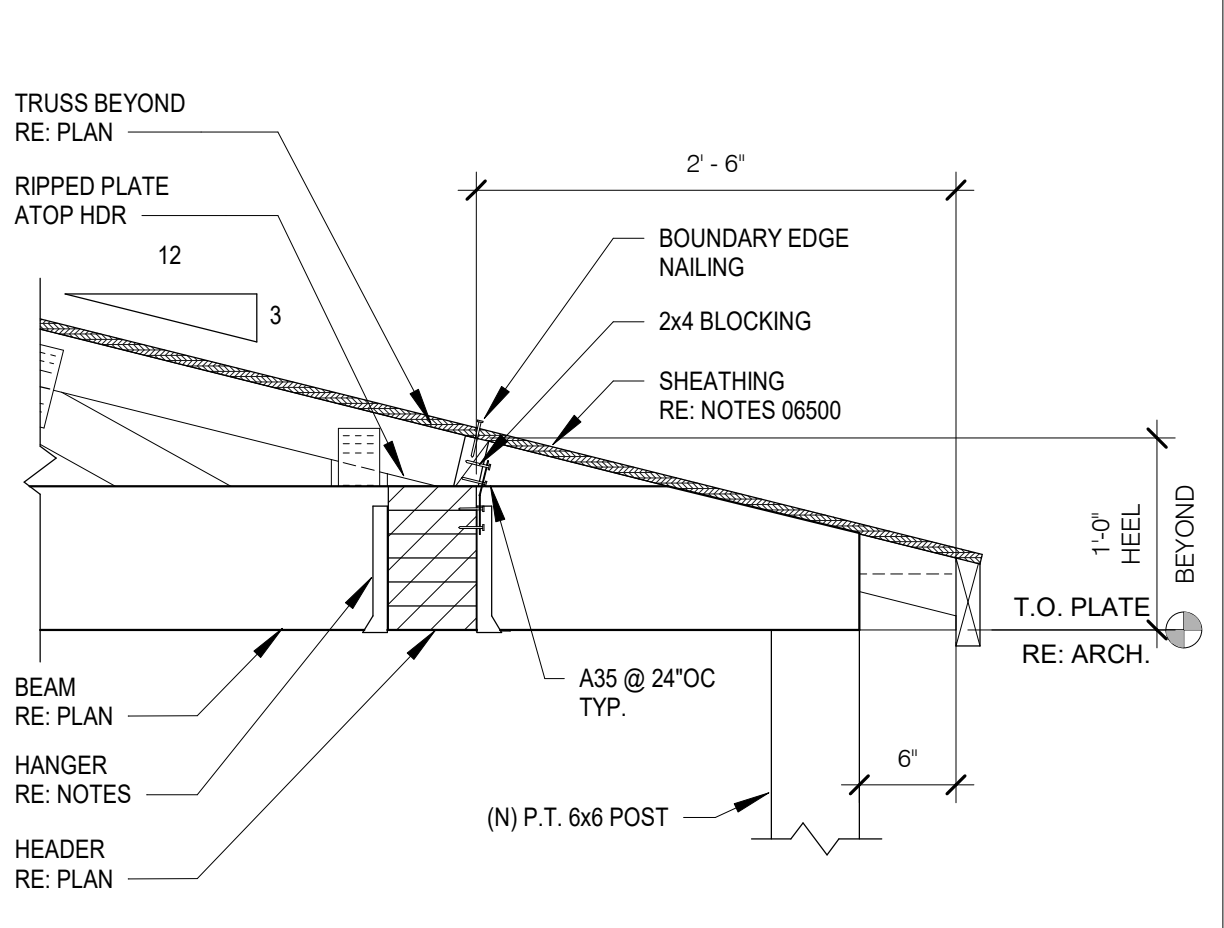
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1 TYPICAL TRUSS AT EXTERIOR WALL



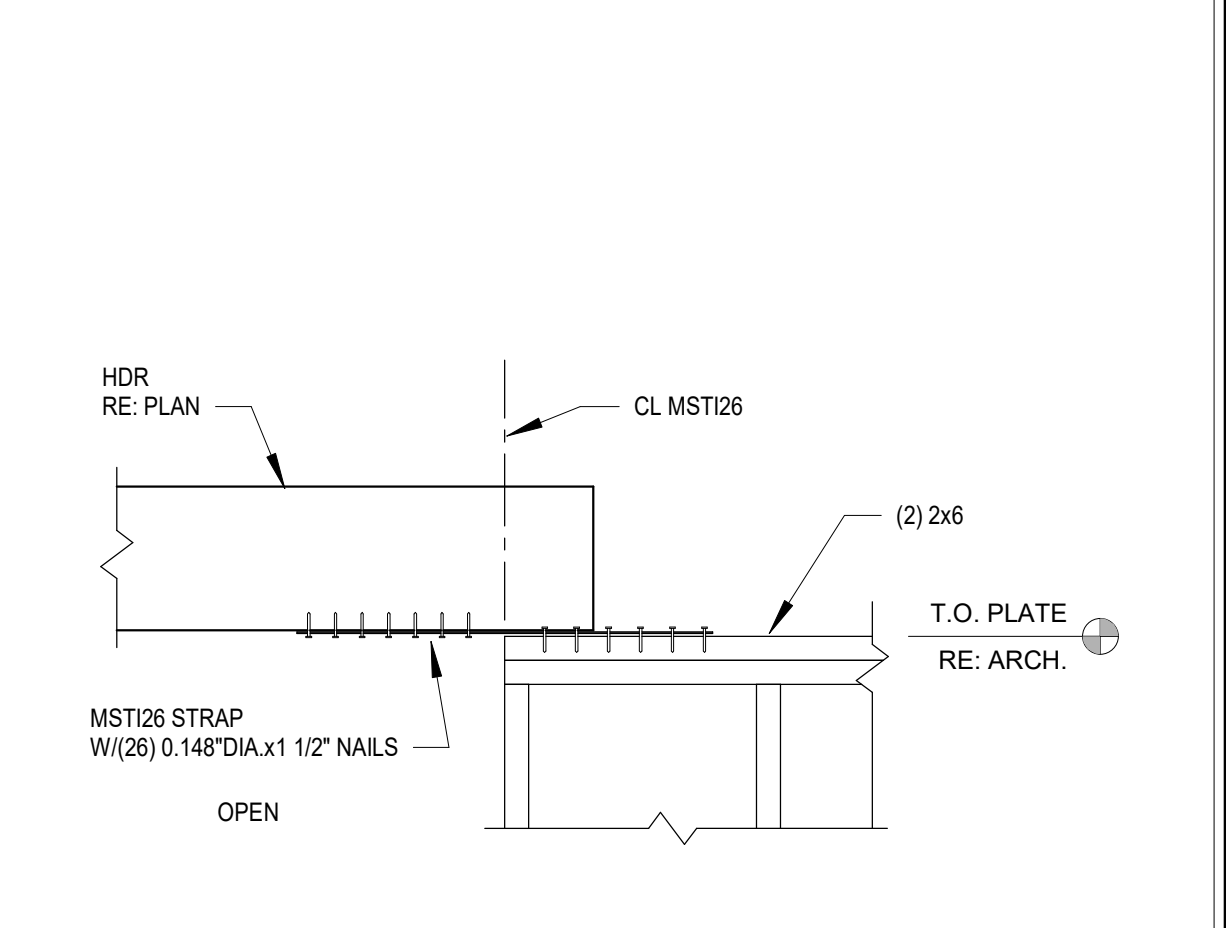
SCALE: 1" = 1'-0"
2 TYPICAL TRUSS AT DROPPED HEADER



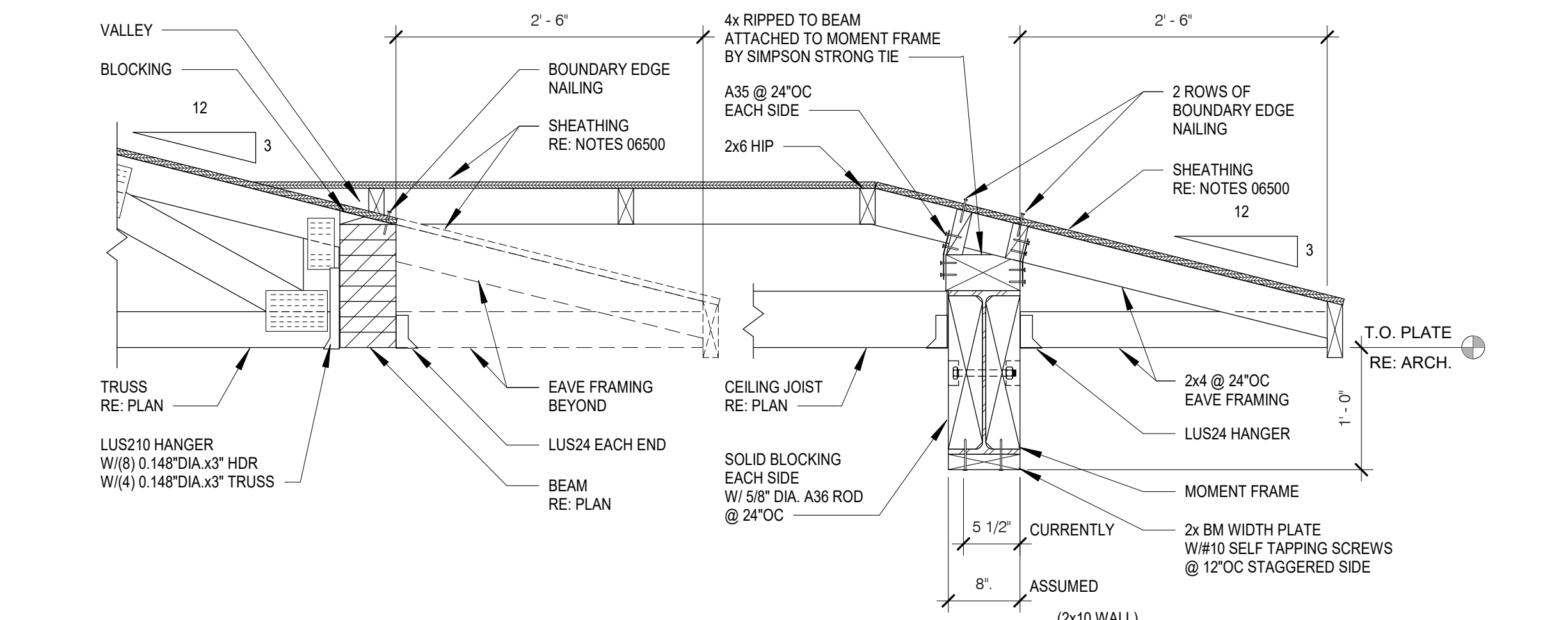
SCALE: 1" = 1'-0"
3 TYPICAL TRUSS AT UPSET HEADER



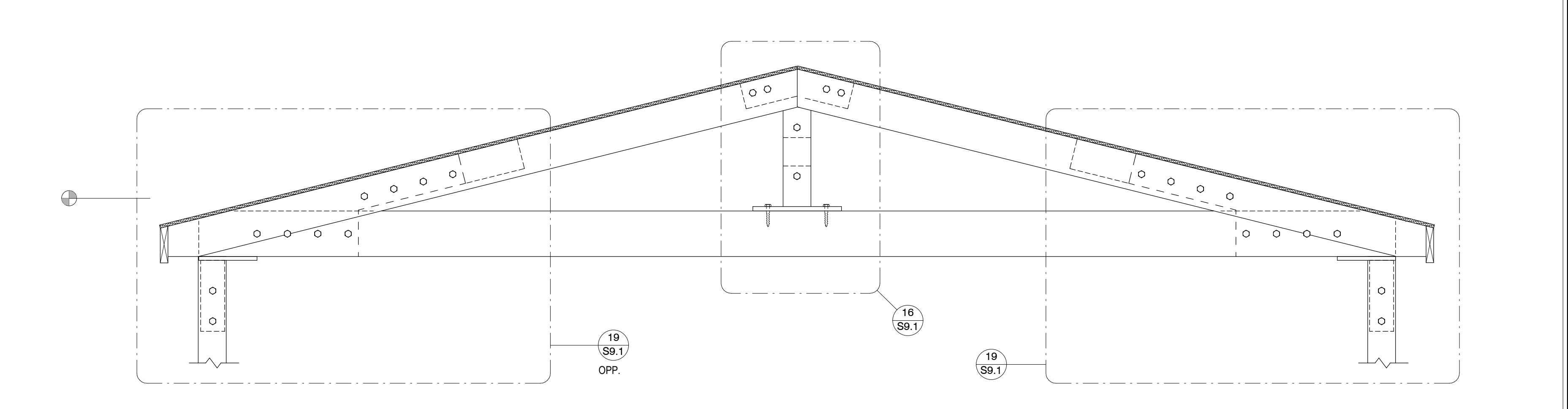
SCALE: 1" = 1'-0"
4 TYPICAL BEAM AT UPSET HEADER



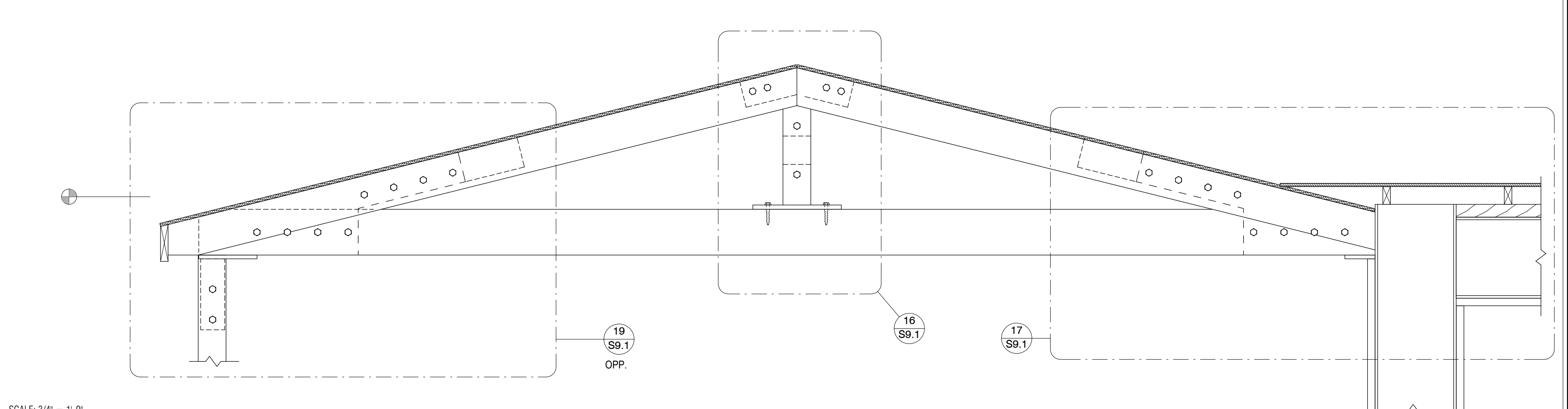
SCALE: 1" = 1'-0"
5 UPSET DRAG AT DOUBLE TOP PLATE



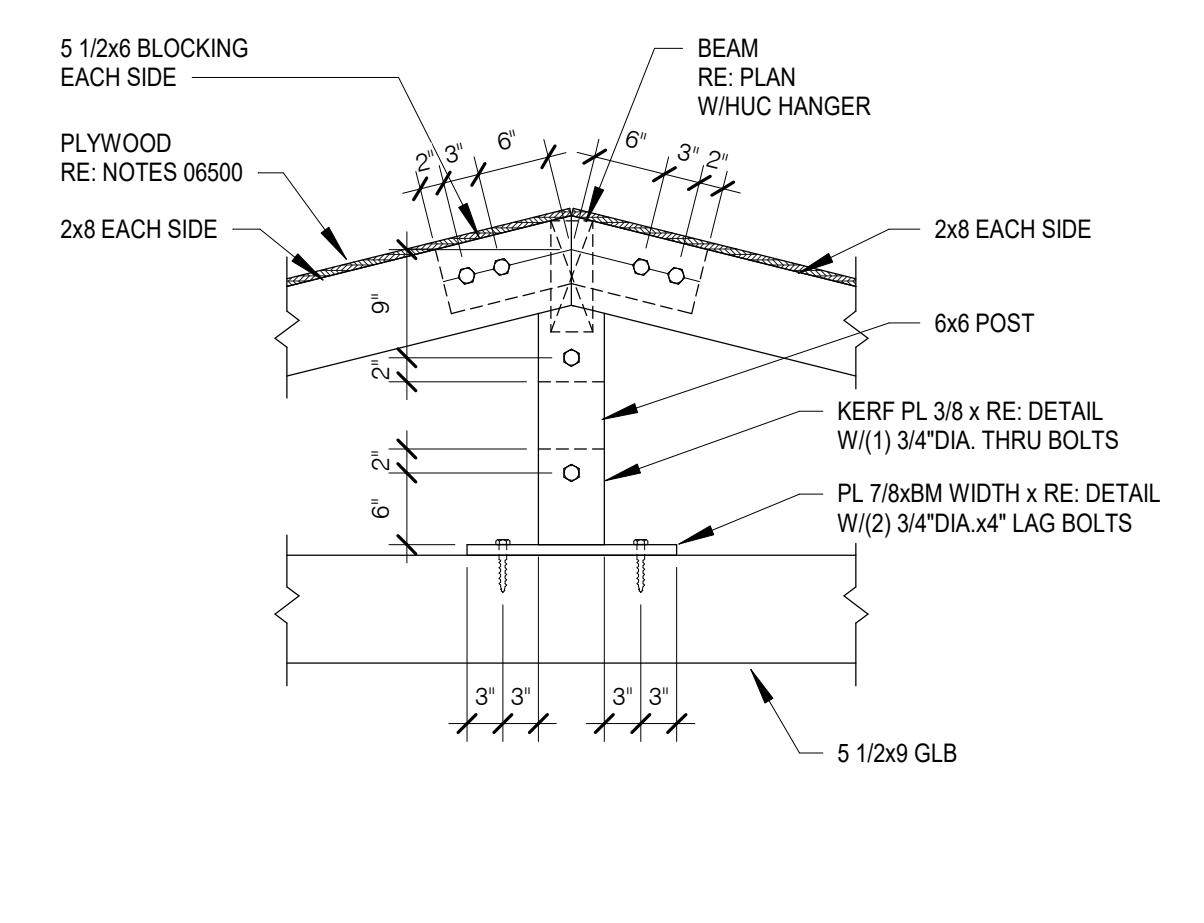
SCALE: 1" = 1'-0"
6 ROOF SECTION AT UPSET GLB AND MOMENT FRAME



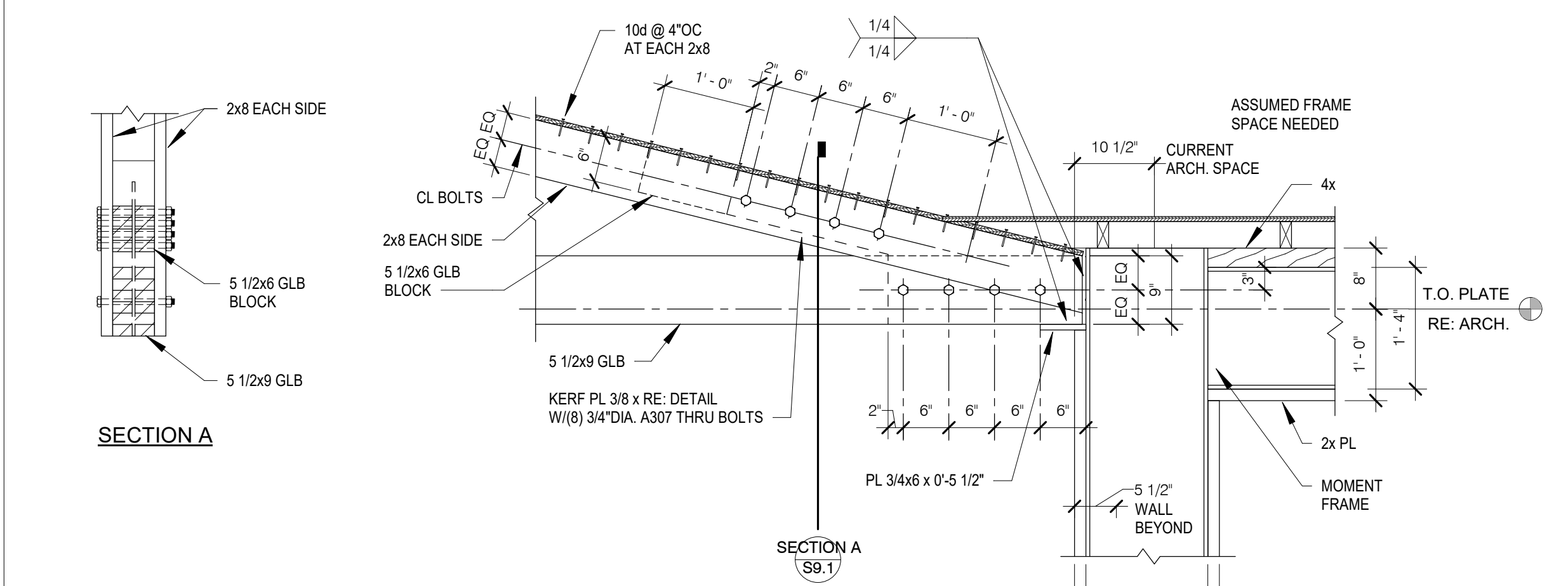
SCALE: 3/4" = 1'-0"
7 TRUSS PROFILE A



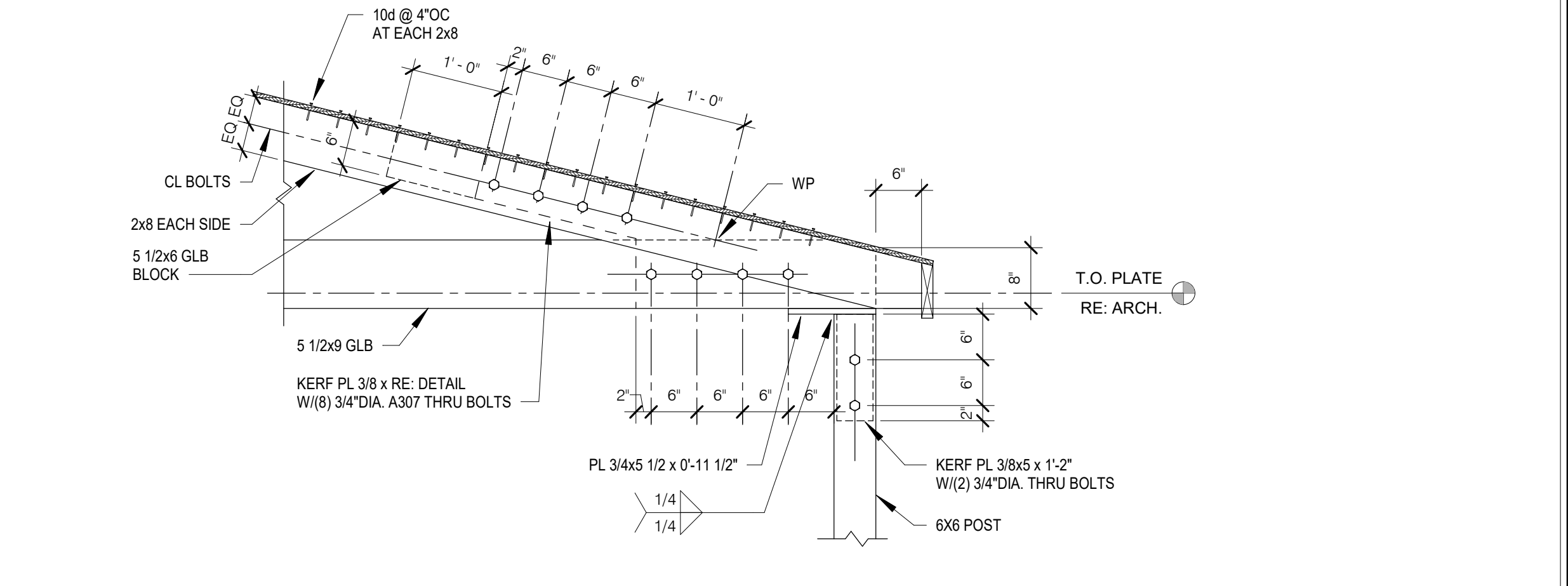
SCALE: 3/4" = 1'-0"
13 TRUSS PROFILE B



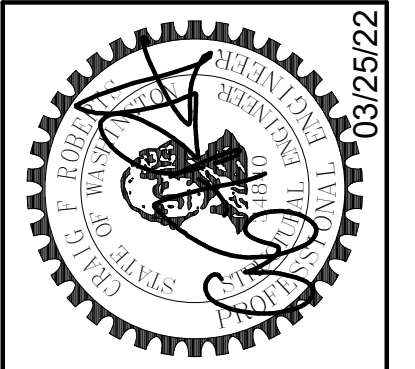
SCALE: 3/4" = 1'-0"
16 TRUSS A AND B AT KING POST



SCALE: 3/4" = 1'-0"
17 TRUSS A AT MOMENT FRAME



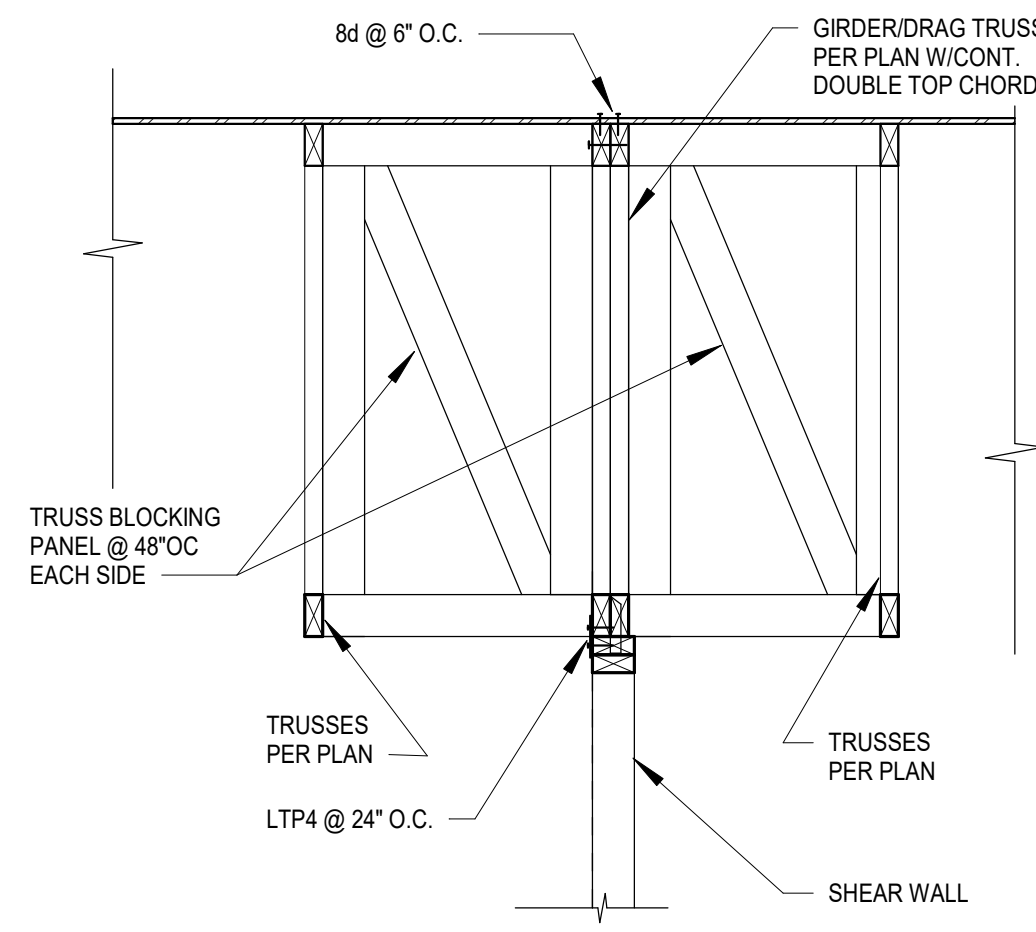
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19 TRUSS A AND B AT 6x6 POST



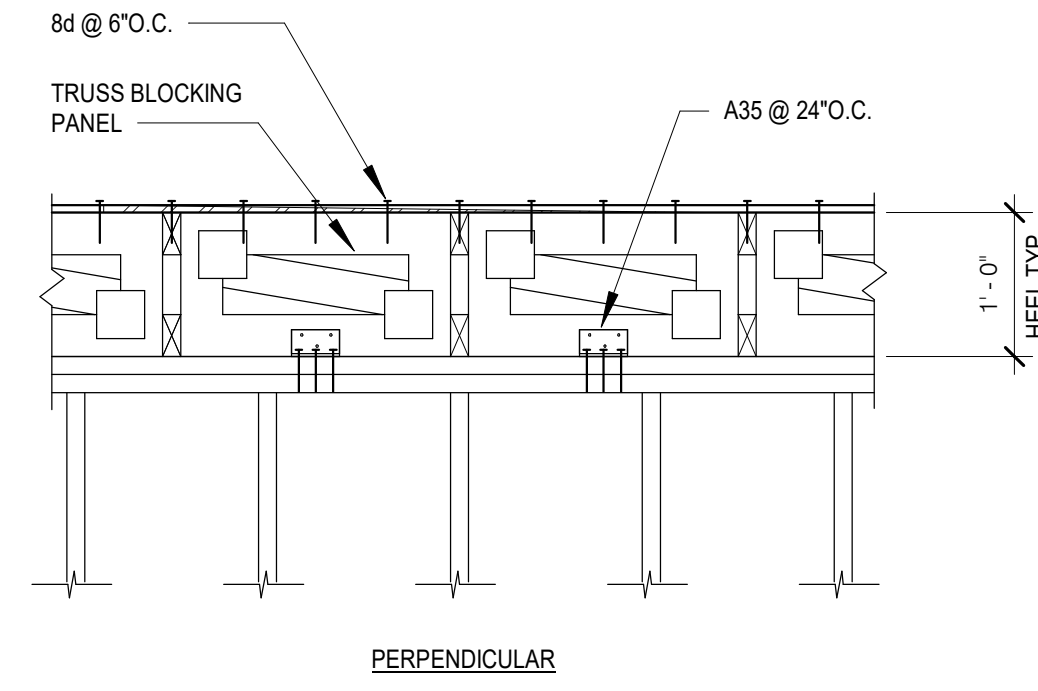
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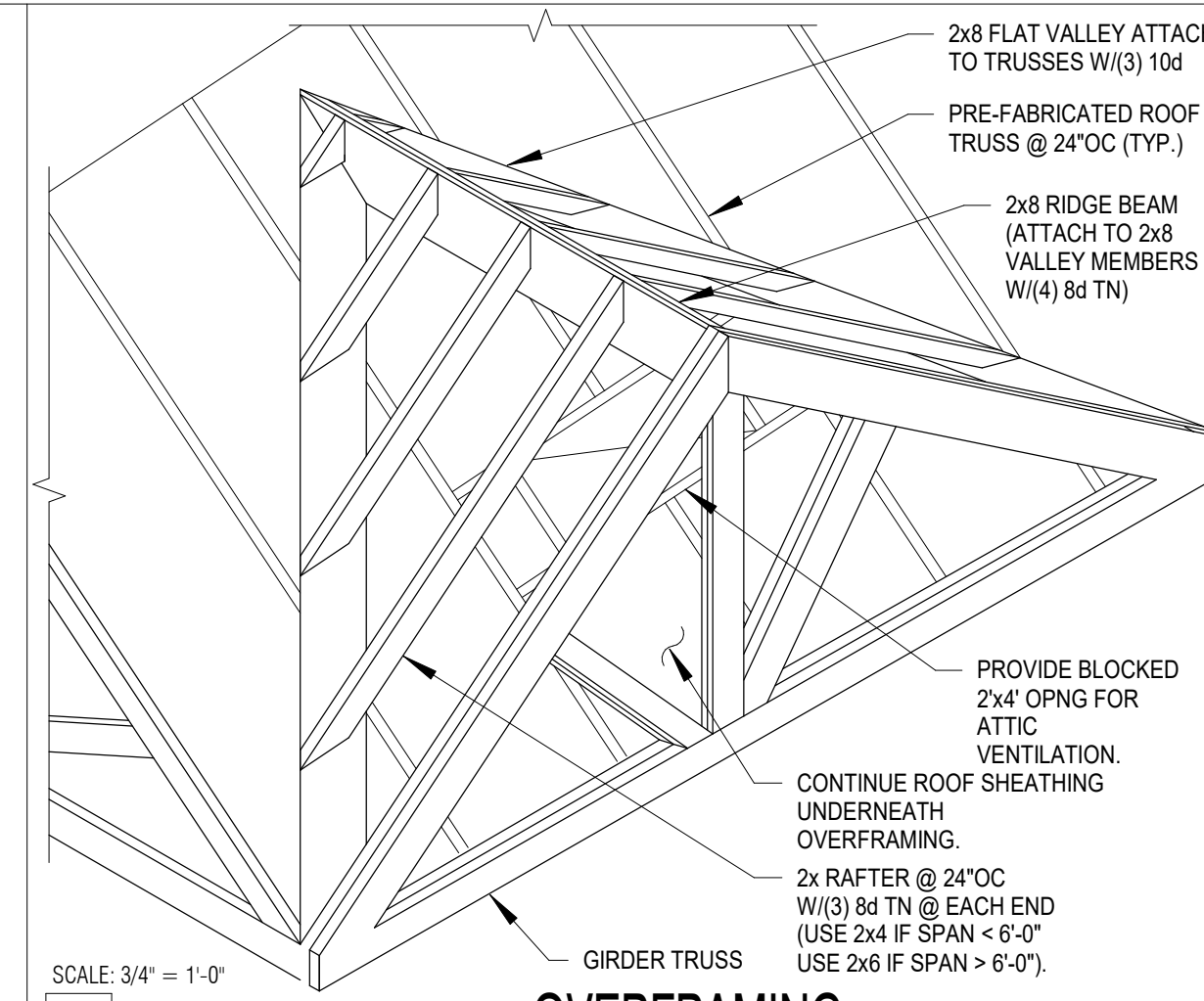
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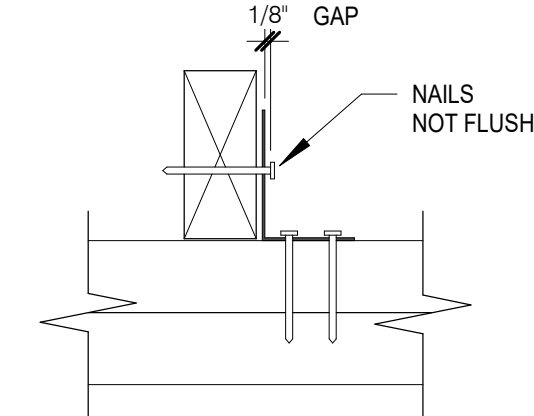
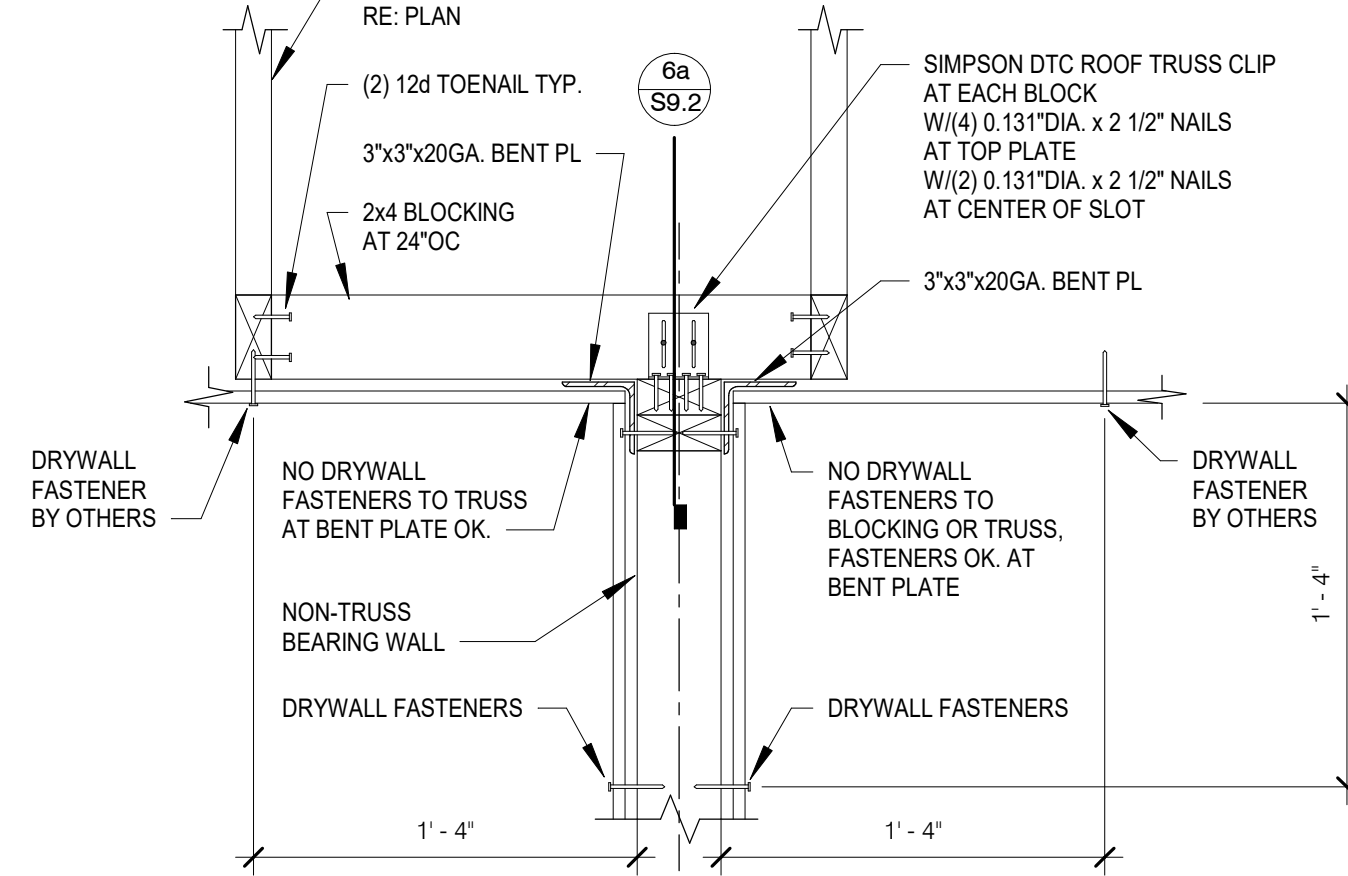
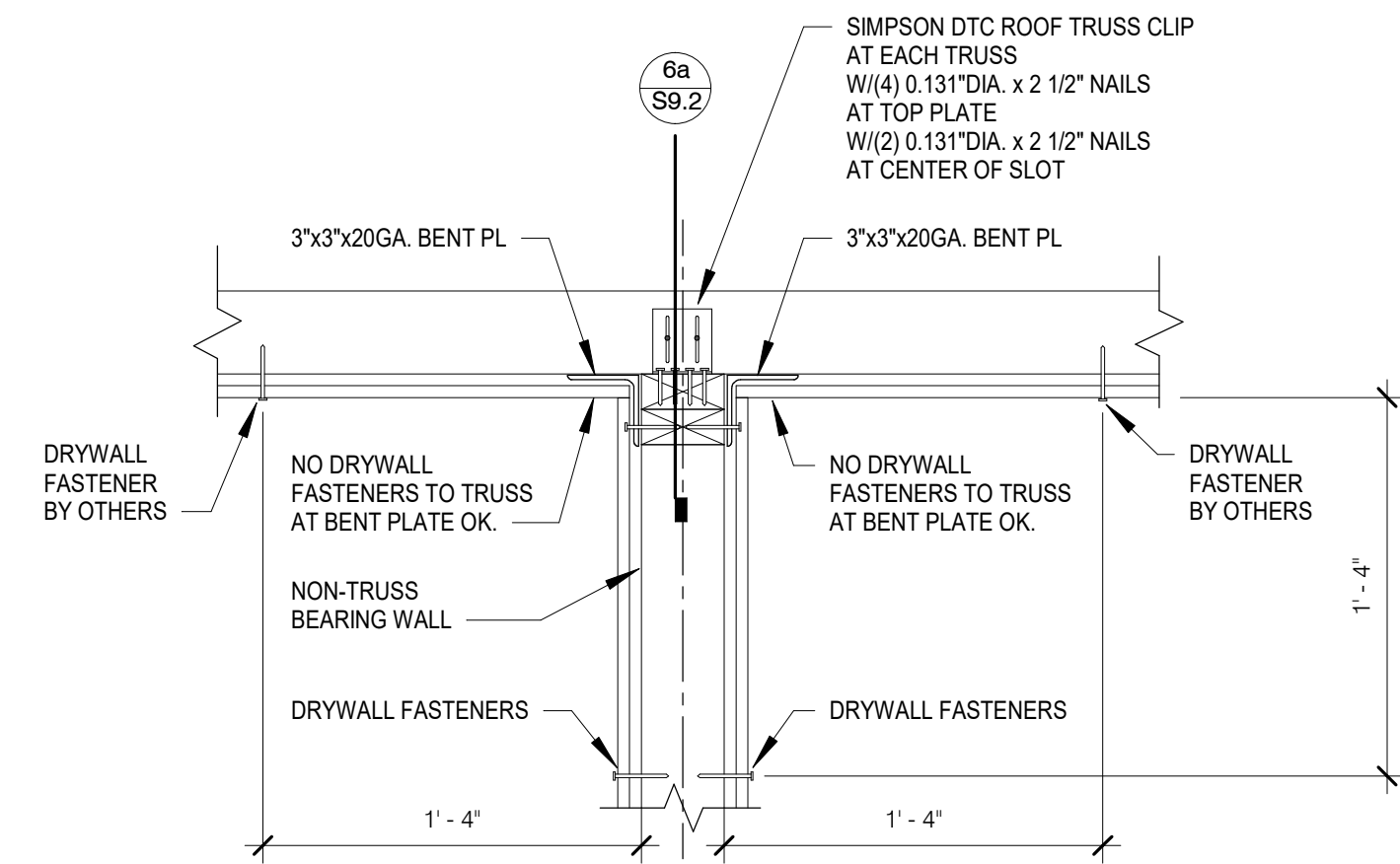
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2 DRAG TRUSS TO WALL



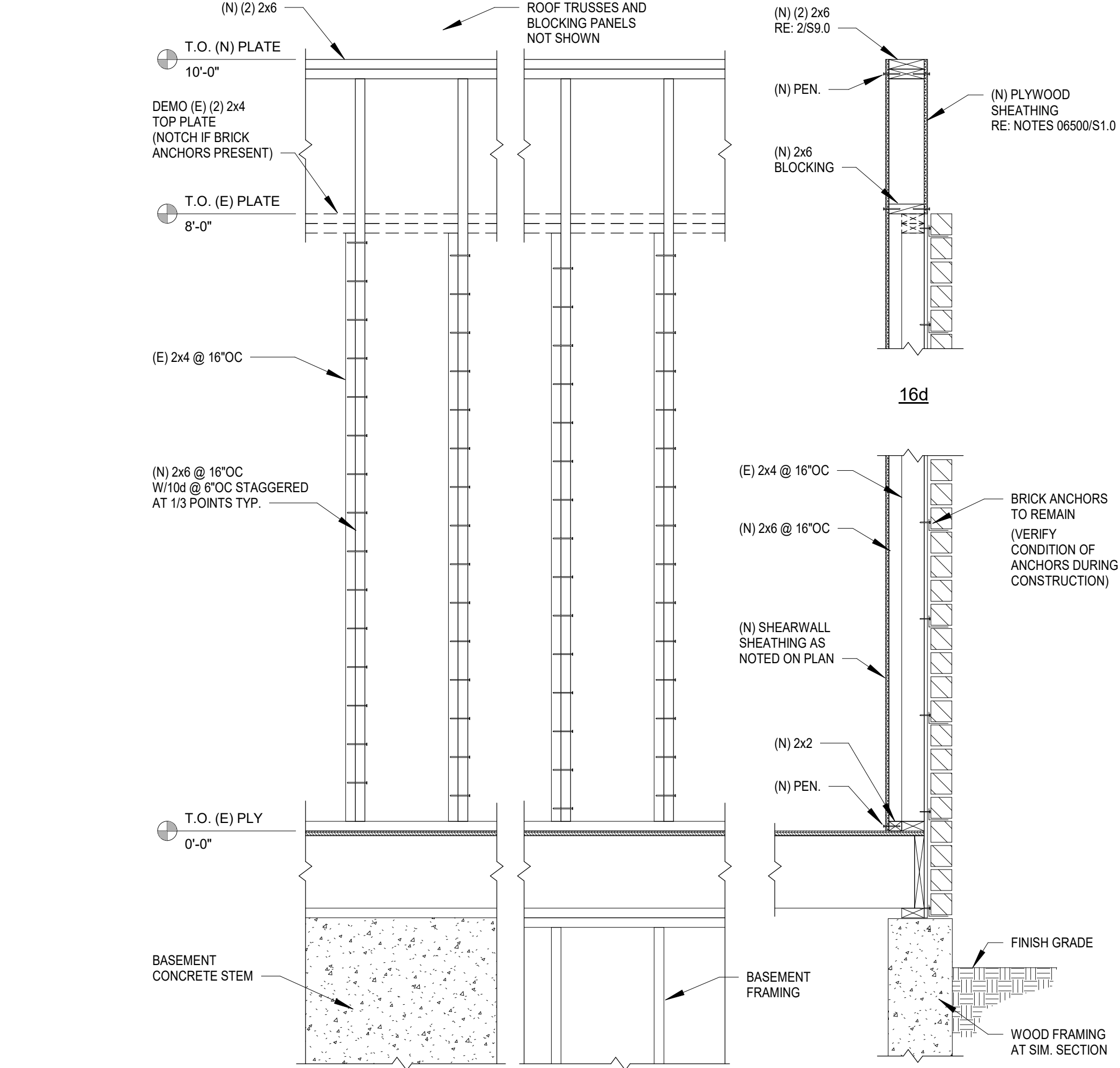
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3 TYPICAL EXTERIOR WALL TO TRUSS



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

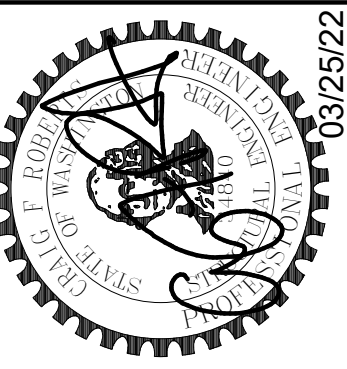


SCALE: 1 1/2" = 1'-0"
6 TYPICAL NON-BEARING WALL TO TRUSS



SCALE: 3/4" = 1'-0"
16 TYPICAL SISTERING OF (E) 2x4 EXTERIOR WALLS

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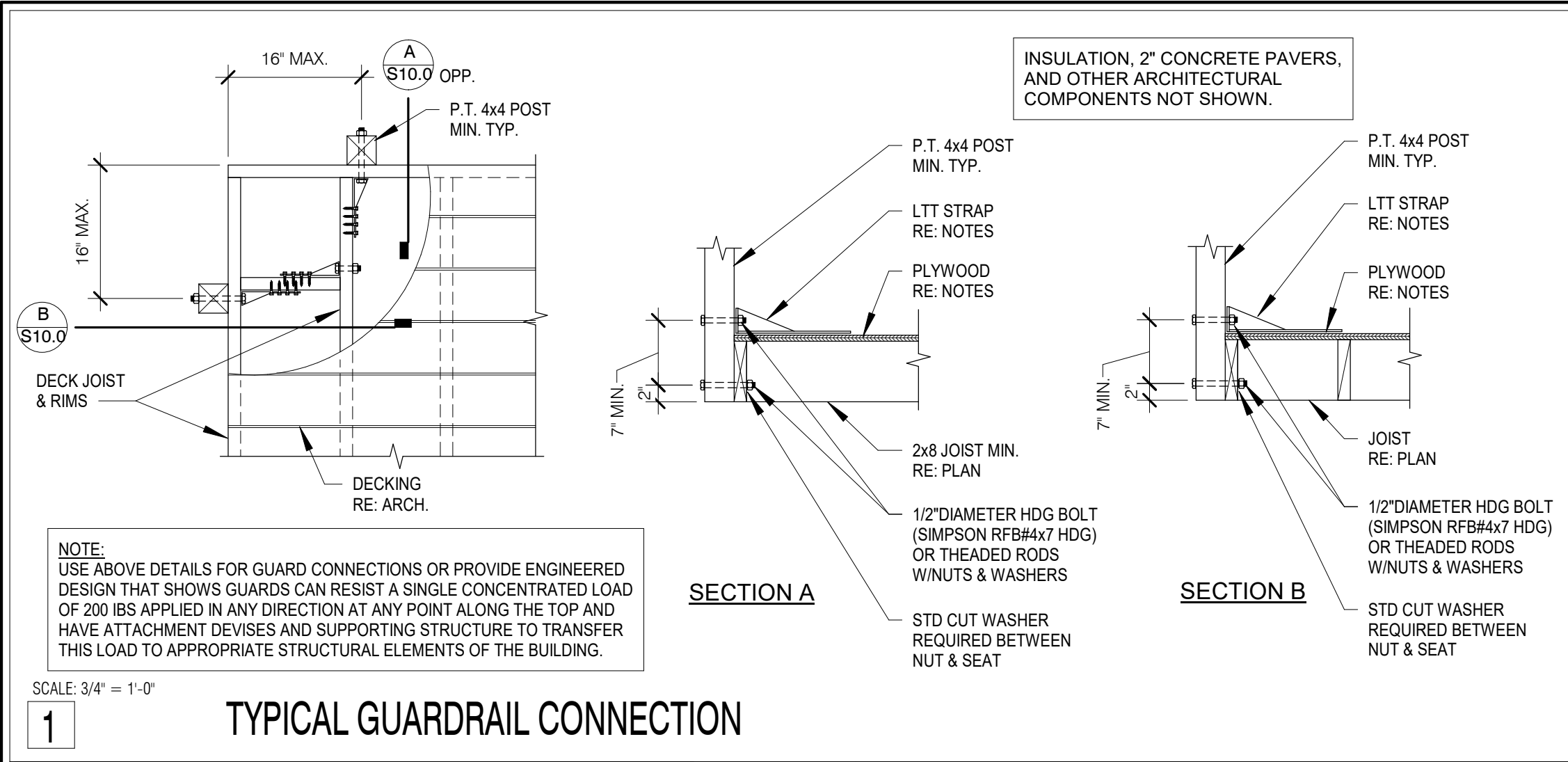
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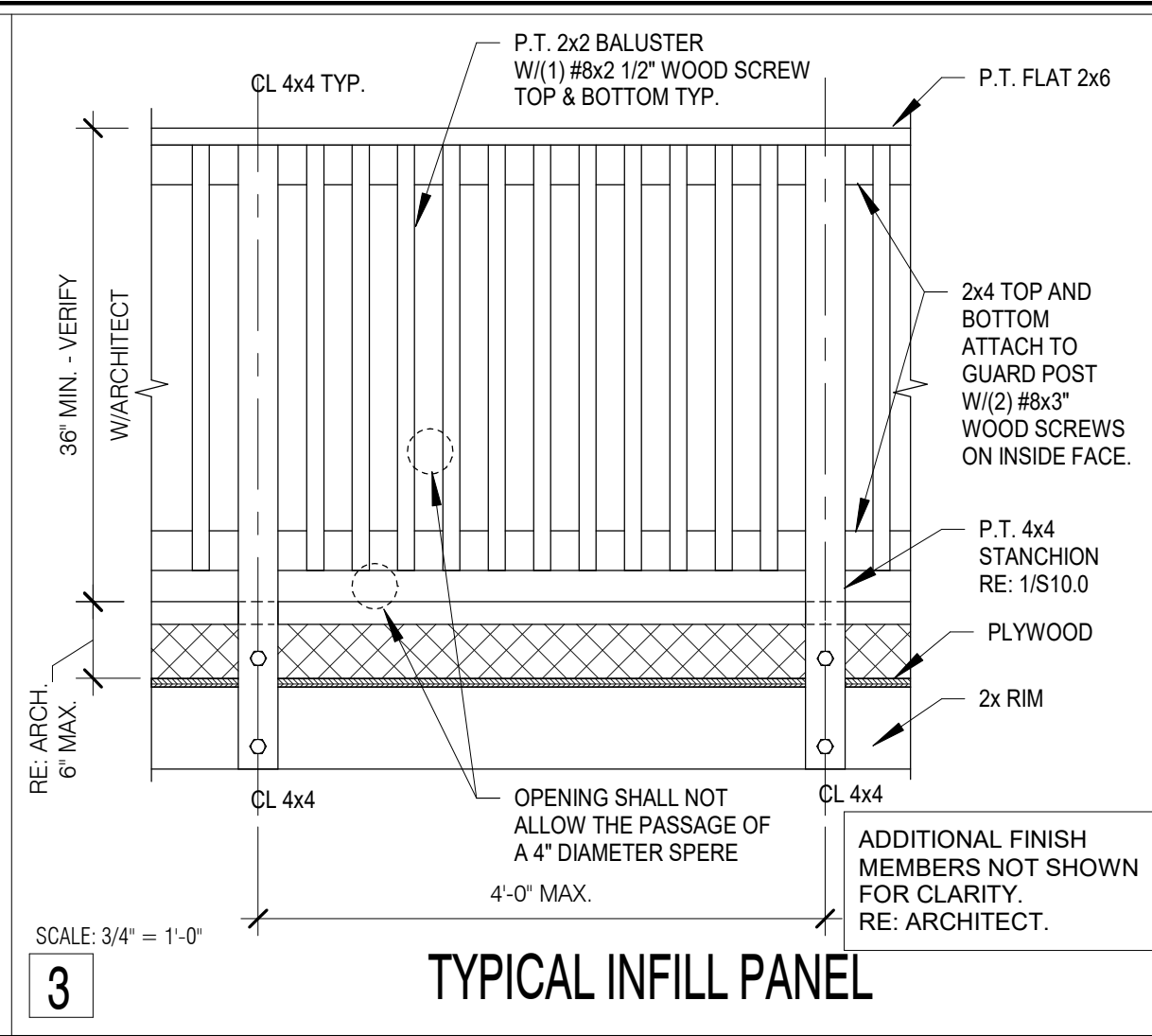
Typical Wood Framing Details
 PIPER REMODEL
 8429 SE 33RD PLACE
 MERCER ISLAND, WA 98040

S9.2

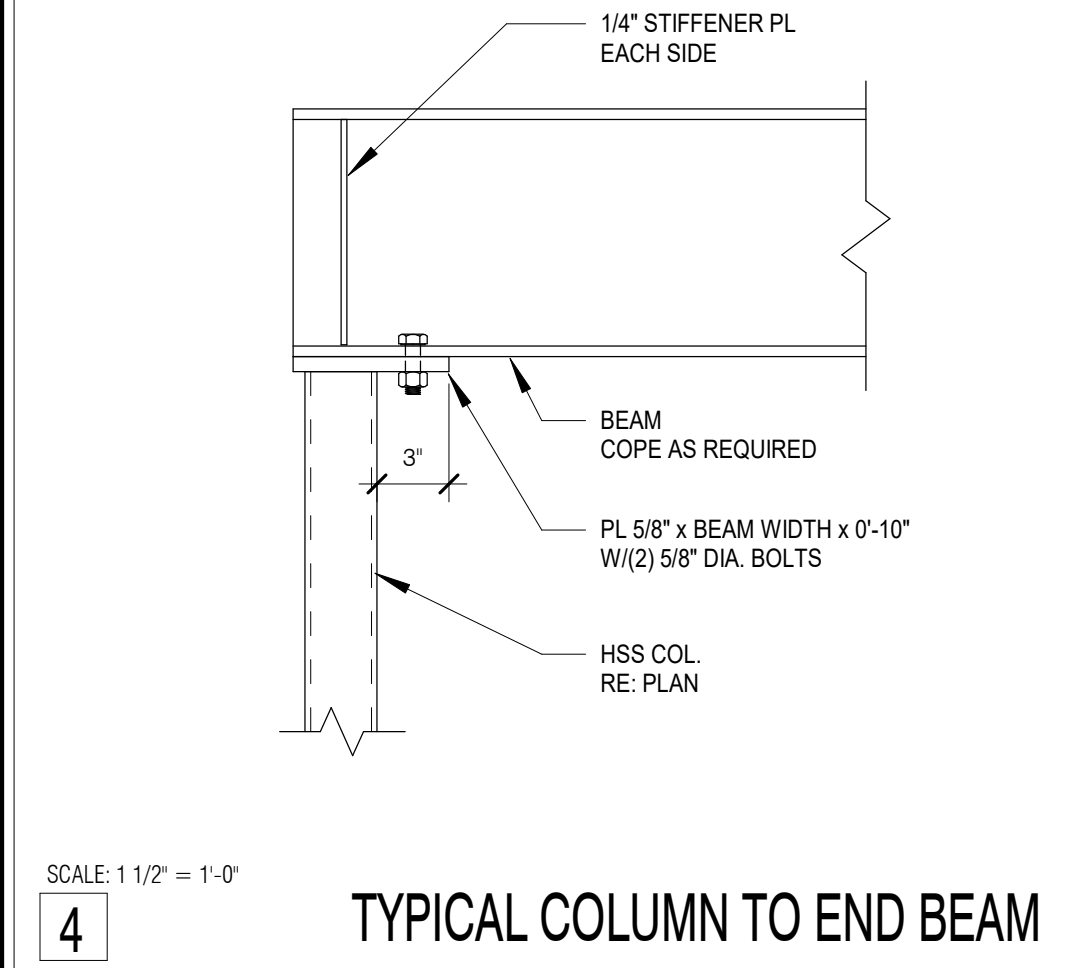
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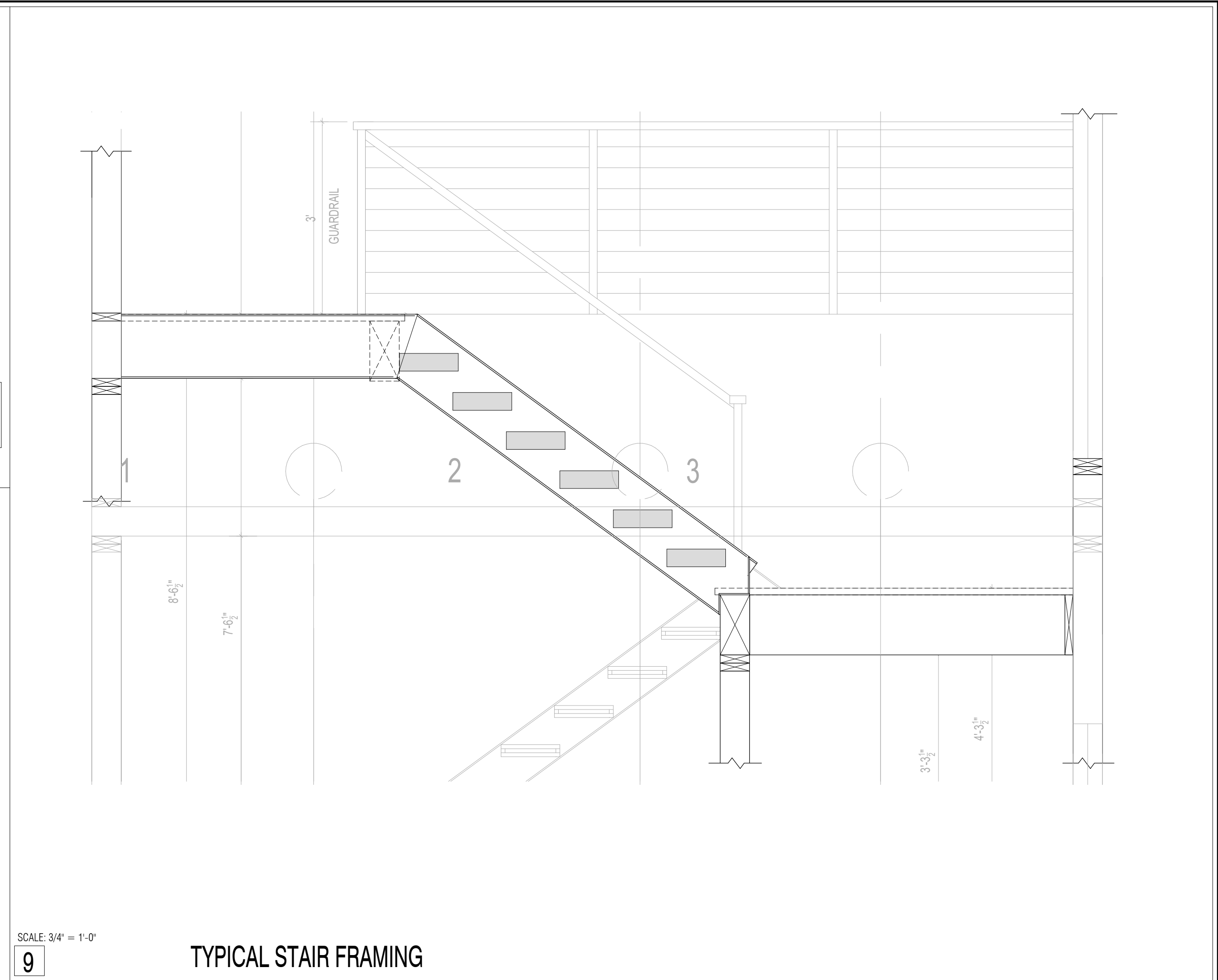
1 TYPICAL GUARDRAIL CONNECTION



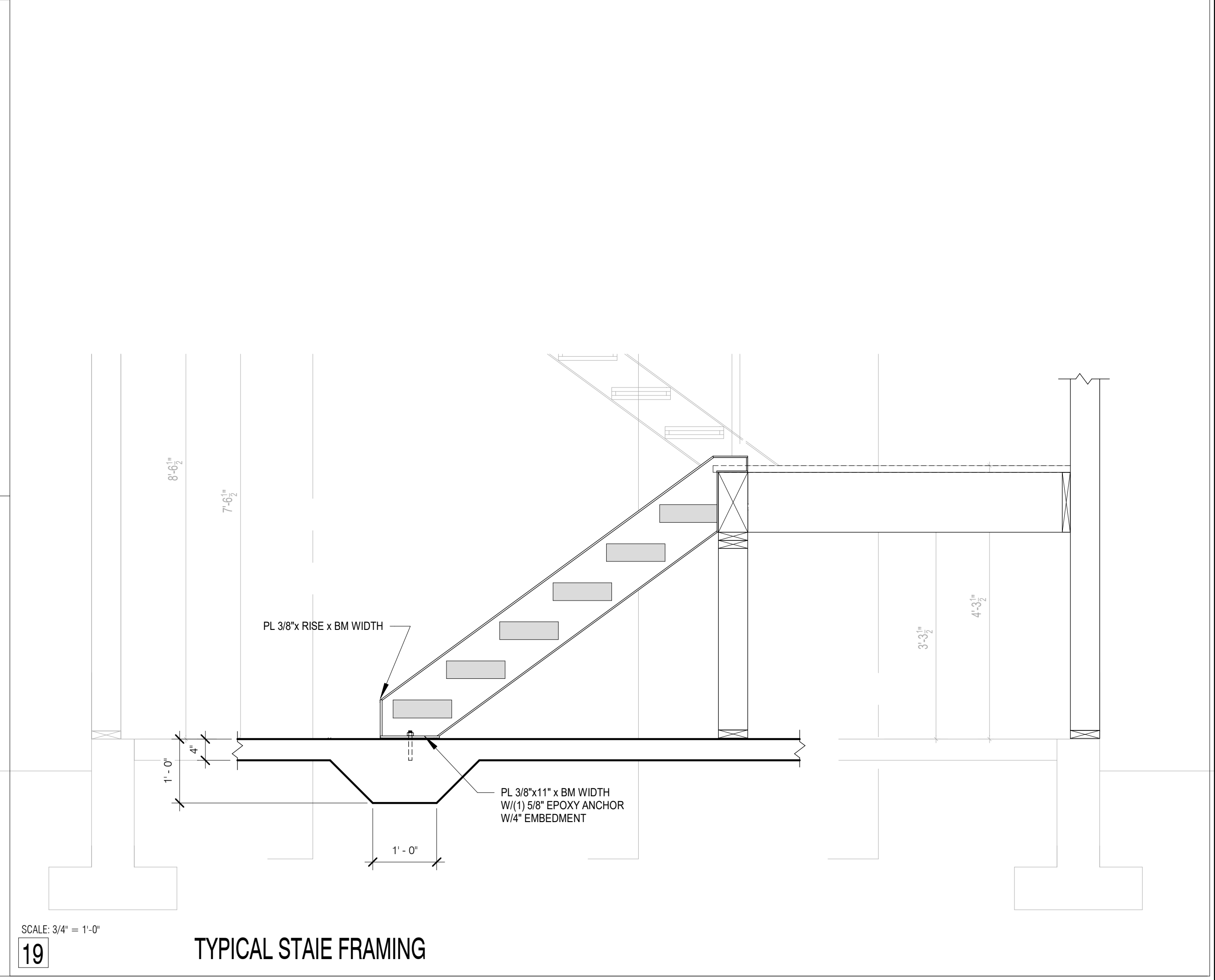
3 TYPICAL INFILL PANEL



4 TYPICAL COLUMN TO END BEAM

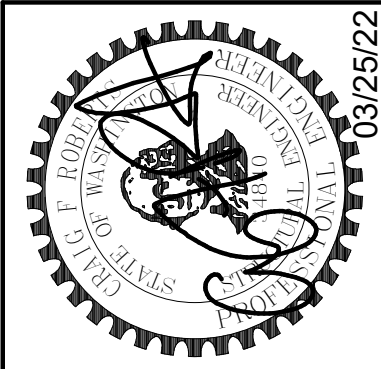


9 TYPICAL STAIR FRAMING



19 TYPICAL STAIR FRAMING

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No.	REVISION	DATE

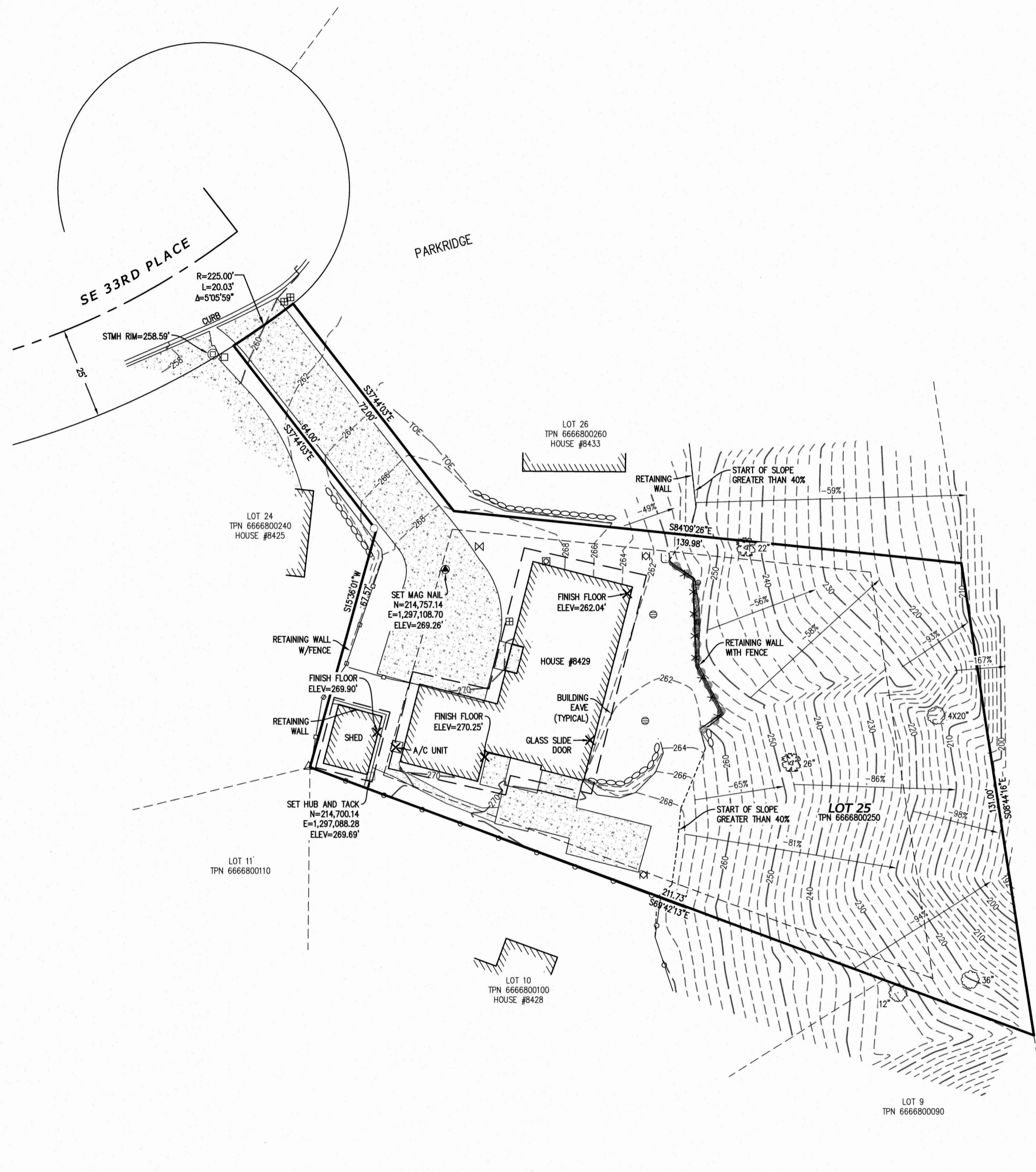
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PERMIT:	03.26.2022
OTHER:	BD

Typical Components
PIPER REMODEL
8429 SE 33RD PLACE
MERCER ISLAND, WA 98040

S10.0

TOPOGRAPHIC MAP

THE NW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.
KING COUNTY, WASHINGTON



LEGAL DESCRIPTION

PER WARRANTY DEED, KING COUNTY RECORDING NO. 20200410000015
LOT 25 OF PARKRIDGE, AS PER PLAT RECORDED IN VOLUME 78 OF PLATS, PAGES 29 AND 30, RECORDS OF KING COUNTY.
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83/2011) BASED ON RTK GPS MEASUREMENTS CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK.

VERTICAL DATUM

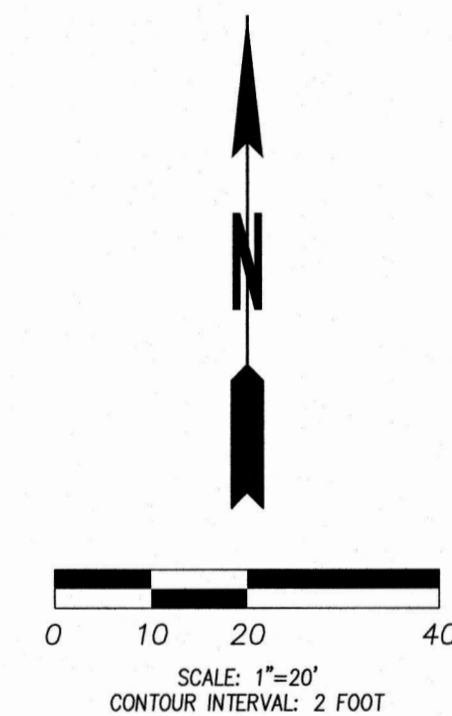
NAVD 88 BASED ON RTK GPS MEASUREMENTS CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK.

SURVEY NOTES

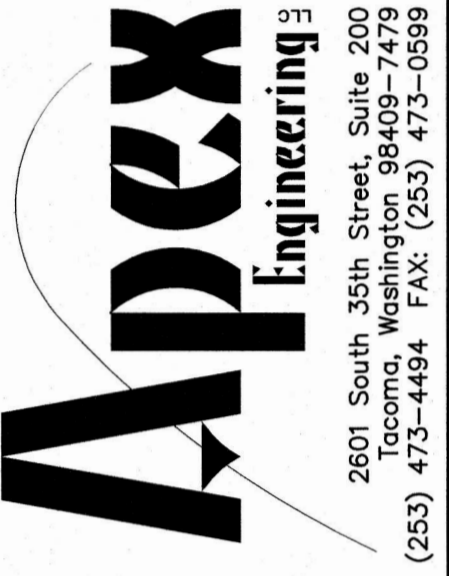
- DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION, AND MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN W.A.C. 332.130.090. ALL MEASURING INSTRUMENTS EMPLOYED IN THIS SURVEY HAVE BEEN MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- THIS MAP GRAPHICALLY REPRESENTS CONDITIONS AND FEATURES EXISTING AT THE TIME OF THIS SURVEY ONLY, WHICH WAS PERFORMED DURING DECEMBER OF 2021.
- THE CERTIFICATION OF THIS SURVEY AND MAP IS EXCLUSIVE TO THE NAMED CLIENT WHO REQUESTED THIS SURVEY. IT WAS SPECIFICALLY DESIGNED TO MEET THEIR STATED NEED(S). THAT CERTIFICATION DOES NOT EXTEND TO ANY OTHER PARTIES OR FOR ANY ALTERNATIVE USE OF THIS MAP WITHOUT THE EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING THOSE PARTIES.
- THE PURPOSE OF THIS SURVEY IS TO PROVIDE A TOPOGRAPHIC MAP OF THE EXISTING CONDITIONS WITHIN KING COUNTY PARCEL #666800250 FOR PLANNING, DESIGN AND CONSTRUCTION.
- UTILITIES OTHER THAN SHOWN MAY EXIST ON THE SITE. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE SURVEYOR DOES CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION.
- PARCEL AREA: 19,304 ± SQ.FT. (0.44 ACRES)
- ALL DISTANCES AND DIMENSIONS SHOWN ARE U.S. SURVEY FEET GROUND MEASUREMENTS.
- CONTOUR INTERVALS ARE 2-FOOT AND ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION.
- THE PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED ON FIELD TIES TO SEVERAL OF THE ORIGINAL PLAT MONUMENTS, FROM WHICH WE CONDUCTED A MATHEMATICAL CALCULATION OF THE PARCEL BASED ON THE GEOMETRY OF THE RECORDED PLAT MAP. NO PROPERTY CORNERS WERE ESTABLISHED DURING THIS SURVEY.
- WE HAVE USED GRAPHIC SYMBOLS TO REPRESENT SOME FEATURES ON THIS MAP, SUCH AS UTILITIES, TREES AND FENCES. THE DEFAULT SIZE OF THOSE SYMBOLS MAY NOT REFLECT THE TRUE SIZE OF THE FEATURE THAT WAS MAPPED.

LEGEND

- TPN TAX PARCEL NUMBER
- FOUND REBAR & CAP, LS #38992
- △ FOUND SURVEY NAIL, LS #3135
- ⊙ SET MAG NAIL - AS NOTED
- SET HUB AND TACK - AS NOTED
- BOUNDARY LINE
- - - ADJONER PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- - - BUILDING SET BACK LINE
- DECIDUOUS TREE (DIAMETER AS NOTED)
- MAPLE TREE (DIAMETER AS NOTED)
- PILING
- WOOD FENCE
- CHAIN LINK FENCE
- SPLIT RAIL FENCE
- STORM MANHOLE
- STORM YARD DRAIN
- 4" PVC STORM ROOF DRAIN
- TELEPHONE RISER
- GAS METER
- WATER VALVE
- WATER METER
- IRRIGATION CONTROL VALVE
- ROCKERY
- CONCRETE SURFACE
- GRAVEL SURFACE



REV NO	REVISION DESCRIPTION	DATE BY
1	ADDED STEEP SLOPE INFORMATION	12/17/21 BFM



TOPOGRAPHIC SURVEY

CLIENT

KEVIN AND SUZETTE PIPER
8429 SE 33RD PLACE
MERCER ISLAND, WASHINGTON 98040

TITLE

DATE SEALED 12/20/2021



PROJECT MANAGER
KAP

DESIGN
KAP

DRAWN BFM

CHECKED KAP

SEC 7 T 24 N R 5 E

FILE NO 35970

DATE 12/20/2021

SCALE 1" = 20'

SHEET 1 OF 1

FILE NO 35970

DATE 12/20/2021

APEX ENGINEERING LLC 2021

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE REPRESENTS THE TOPOGRAPHIC FEATURES AS THEY EXIST ON THE GROUND AS OF 12/3/2021.

KAP 12/20/2021
KURT A PARGHER P.L.S. NO. 49286 DATE