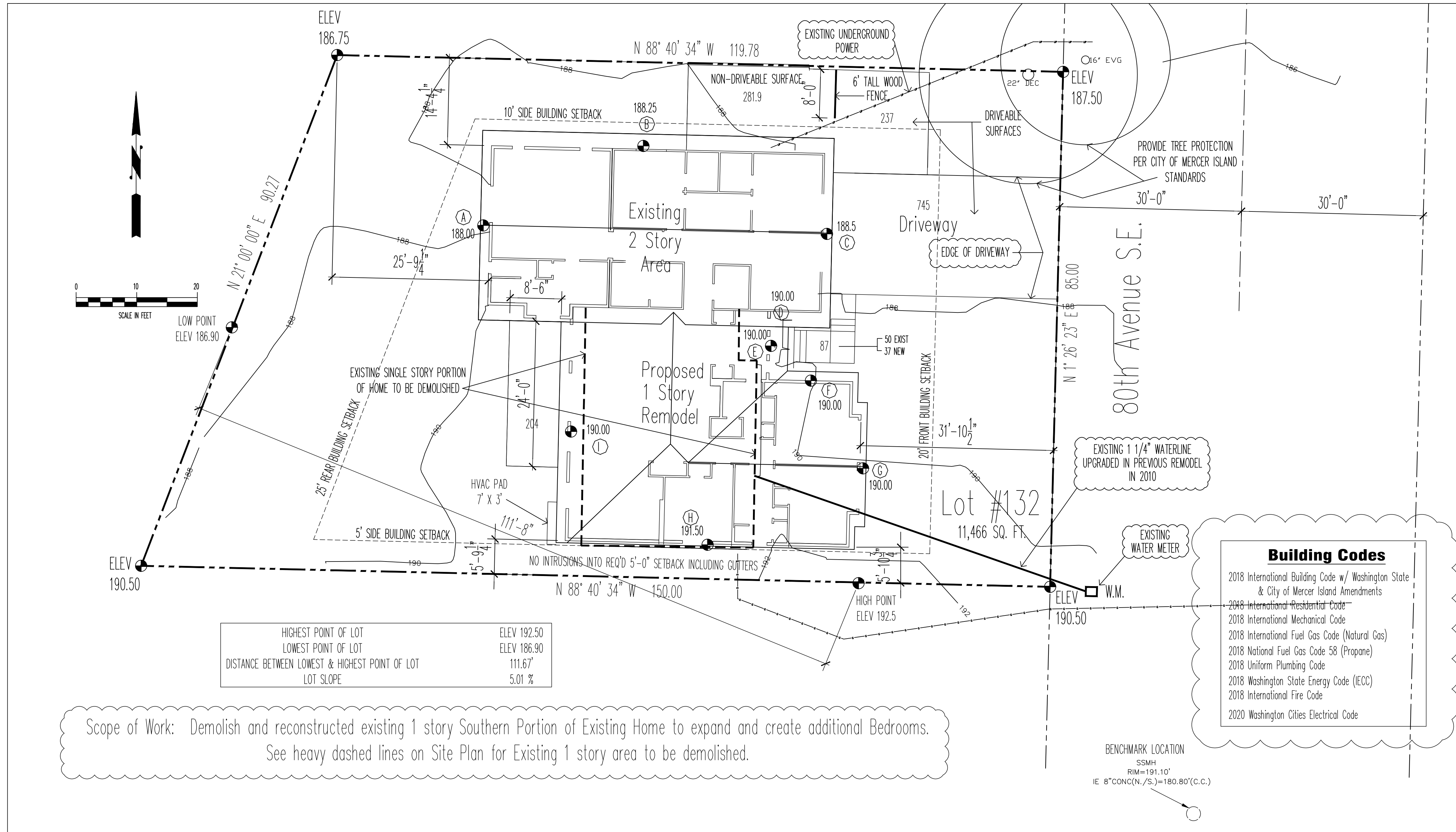


Issued for Permit
9/1/22



HIGHEST POINT OF LOT	ELEV 192.50
LOWEST POINT OF LOT	ELEV 186.90
DISTANCE BETWEEN LOWEST & HIGHEST POINT OF LOT	111.67'
LOT SLOPE	5.01 %

Building Codes

- 2018 International Building Code w/ Washington State & City of Mercer Island Amendments
- 2018 International Residential Code
- 2018 International Mechanical Code
- 2018 International Fuel Gas Code (Natural Gas)
- 2018 National Fuel Gas Code 58 (Propane)
- 2018 Uniform Plumbing Code
- 2018 Washington State Energy Code (IECC)
- 2018 International Fire Code
- 2020 Washington Cities Electrical Code

Scope of Work: Demolish and reconstructed existing 1 story Southern Portion of Existing Home to expand and create additional Bedrooms. See heavy dashed lines on Site Plan for Existing 1 story area to be demolished.

Site/Property Info

Project Address 6521 80TH Avenue N.E., Mercer Island, Wa 98040
 Property Owner R.L. & D.L. MAK
 6521 80TH Avenue N.E., Mercer Island, Wa 98040

Parcel Number 5452800660
 Legal Description Lot #132, Mercer Ridge Add
 Zoning Designation Residential

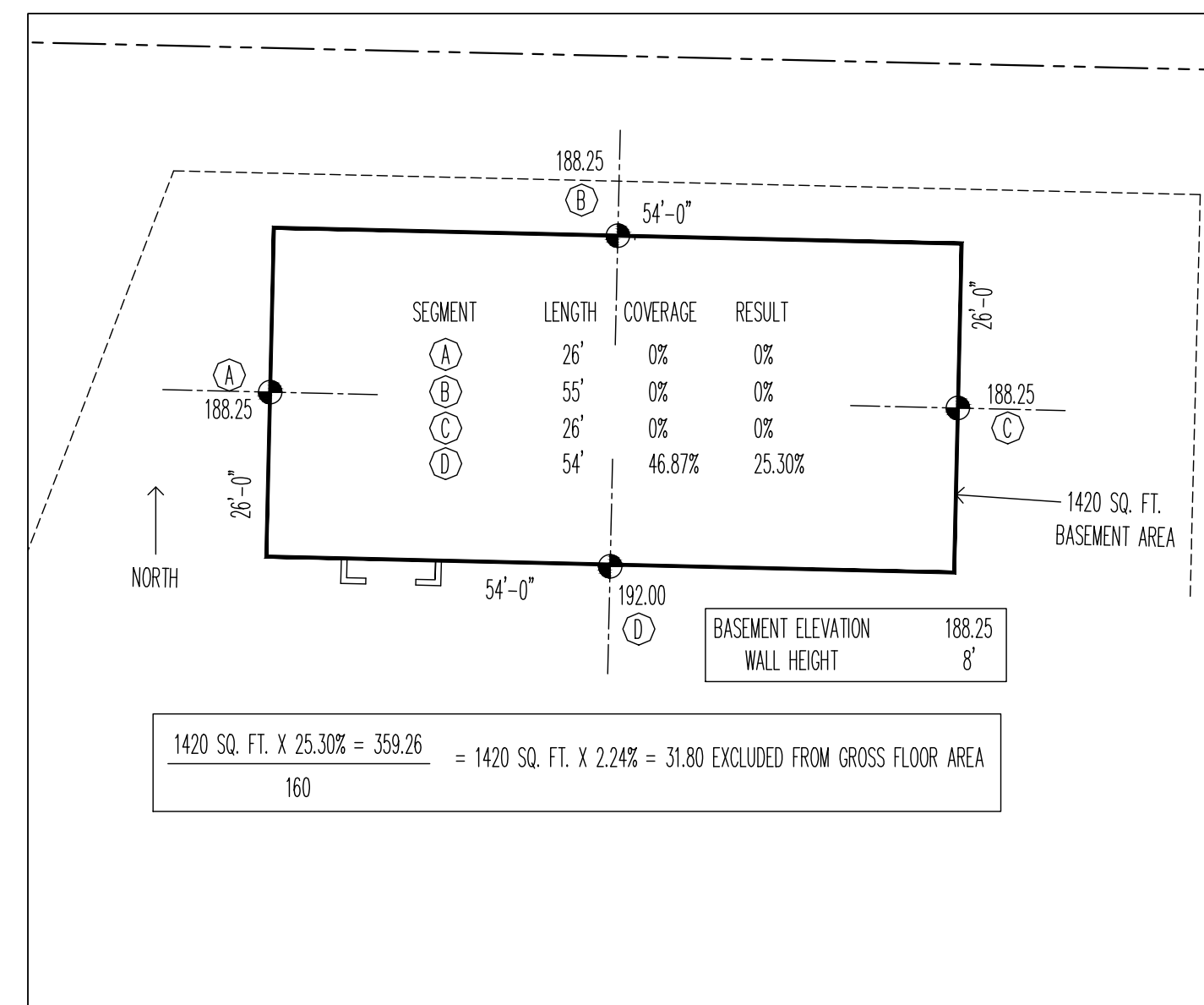
Sheet Index

ST1	Site Plan & Statistics	1"=20'-0"
	Topographic Survey	1"=20'-0"
D1	Demo Plan	1/4"=1'-0"
A1	Foundation Plan	1/4"=1'-0"
A2	First Floor Plan	1/4"=1'-0"
A3	Roof Framing Plan	1/4"=1'-0"
A4	Exterior Elevations	1/4"=1'-0"
A5	Exterior Elevations + Cross Section	1/4"=1'-0"
A6	Construction Details	VARIES
S1.0	General Structural Notes	1/4"=1'-0"
S1.1	General Structural Notes & Details	1/4"=1'-0"
S2.0	Foundation & Crawlspace Framing Plan	1/4"=1'-0"
S2.1	Roof Framing Plan	1/4"=1'-0"
S3.0	Details	1/4"=1'-0"

NFPA 72 "CHAPTER 29" MONITORED FIRE ALARM SYSTEM REQUIRED.
 A SEPARATE PERMIT IS REQUIRED

Site Plan

SCALE: 1"=10'-0"



Basement Floor Area Calculation

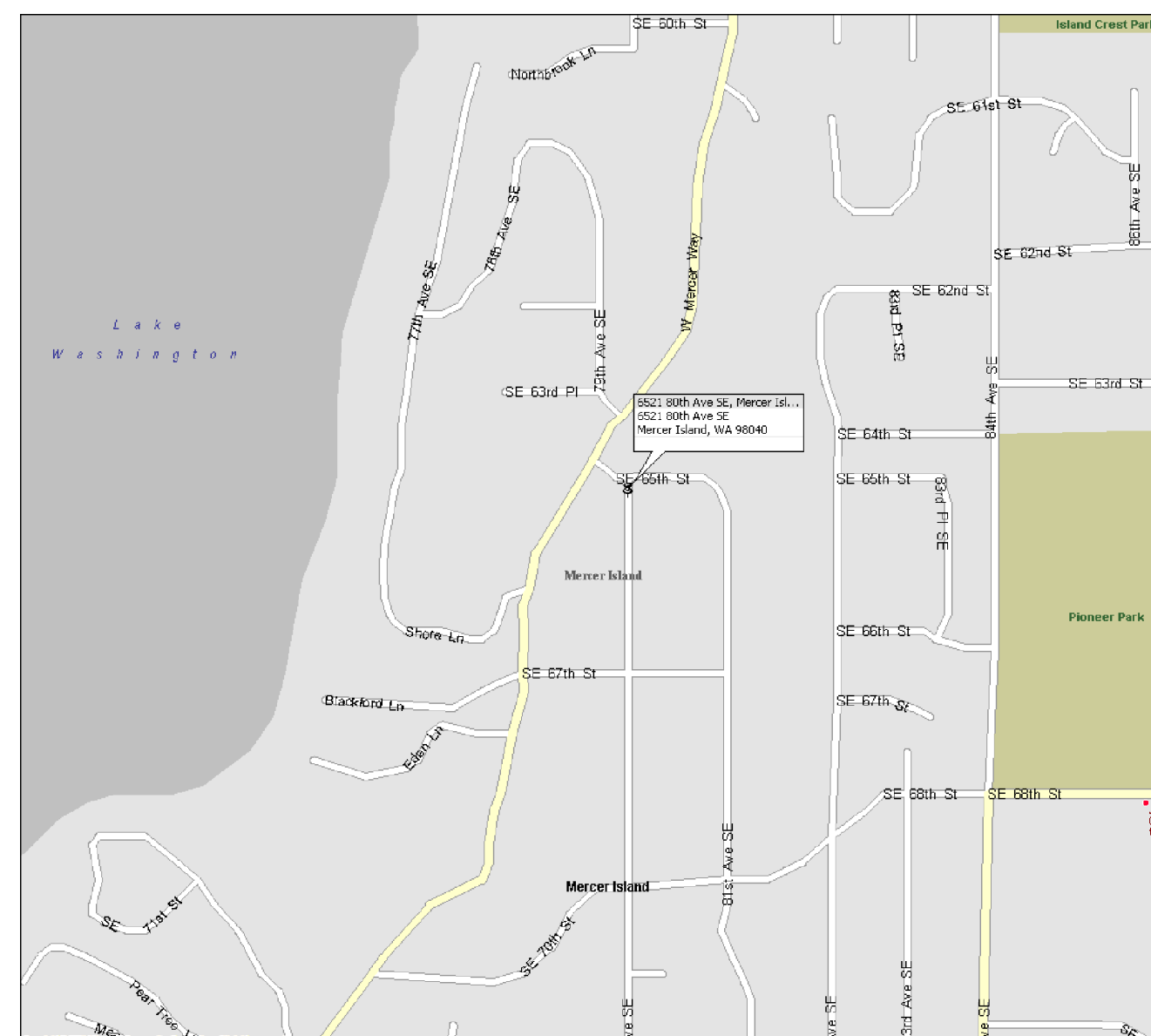
Scale: None

Elevation	Wall Length	Total
A 188.00	26.33	4950.04
B 188.25	54.00	10165.50
C 188.50	26.33	4963.21
D 190.00	8.33	1582.70
E 190.00	11.25	2137.50
F 190.00	14.00	2660.00
G 190.00	28.00	5320.00
H 191.50	47.00	9000.50
i 190.00	38.00	7220.00
Perimeter	253.24	47999.45

Average Building Elevation (ABE)

Scale: None

Average Building Elevation (ABE)	189.54
First Floor Finish Elevation (Addition)	192.10
Building Height (Measured from Finish Floor to Highest Ridge)	18.89
Actual Ridge Height	210.99
Maximum Allowable Ridge Height (30'-0" above ABE)	219.54



Vicinity Map

Scale: None

Mak Residence
 6521 80th Avenue S.E.
 Mercer Island, WA 98040

Revised 6-9-22 Lot Area 11466

Lot Coverage - 40% Maximum			
	Added/Removed	Proposed	Existing
Lot Coverage - 40% Maximum		4586.40	
Building Footprint Including Eaves	528.40	3598.49	3070.09
Main Driveway - Drivable Surface	-518.90	745.00	1263.90
Secondary Parking - Drivable Surface	237.00	237.00	0.00
Total Lot Coverage	Total Added	4580.49	4333.99
Lot Coverage Remaining (5.91 Sq. Ft.)		5.91	252.41

Hardscape - 9% Maximum			
	Added/Removed	Proposed	Existing
Hardscape - 9% Maximum		1033.94	
West Patio	-60.00	204.00	264.00
North Concrete Pad - Non-Drivable Surface	281.90	281.90	0.00
Front Entry Walk/Steps	-18.55	87.00	105.55
Site Walls & Rockeries	0.00	90.28	90.28
Brick walks / Planters	0.00	5.06	5.06
Mech Pad	10.50	10.50	0.00
Total Hardscape Proposed	Total Added	678.74	464.89
Lot Hardscape Remaining (353.20 Sq. Ft.)		213.85	353.20

GFA			
	Added/Removed	Proposed	Existing
GFA - 40% Maximum		4586.40	
Lower Floor Including Garage - North Part of House	0.00	1420.00	1420.00
Upper Floor - North Part of House	0.00	1469.00	1469.00
South Single Story Area	594.00	1685.00	1091.00
Basement Exclusion	0.00	-31.80	-31.80
Total GFA	Total Added	4542.20	3948.20
Total GFA Remaining (44.20 Sq. Ft.)		594.00	44.20

Impervious Surfaces			
	Added/Removed	Proposed	Existing
Lot Coverage		4586.40	
Building Footprint Including Eaves	528.40	3598.49	3070.09
Main Driveway - Drivable Surface	-518.90	745.00	1263.90
Secondary Parking - Drivable Surface	237.00	237.00	0.00
West Patio	-60.00	204.00	264.00
North Concrete Pad - Non-Drivable Surface	281.90	281.90	0.00
Front Entry Walk/Steps	-18.55	87.00	105.55
Site Walls & Rockeries	0.00	90.28	90.28
Brick walks / Planters	0.00	5.06	5.06
Mech Pad	10.50	10.50	0.00
Total Impervious Surfaces	Total Added	460.35	5259.23
			4798.88

Hard Surface Area - New and Replaced (2000 SQ. FT. MAX)			
	Added/Removed	Proposed	Existing
Building Footprint Including Eaves		1745.00	
West Patio		204.00	
Front Entry Walk/Steps		37.00	
Mech Pad		10.50	
Total new and replaced hard surfaces		1996.50	

Site Calculations

Scale: None

CYPRESS POINT DEVELOPMENT
 7530 164th Avenue N.E. #4201
 Redmond, WA 98052
 EMAIL: SPT@CYPRESSPOINTDEVELOPMENT.COM

ISSUE DATES
 4-8-22
 5-13-22

CONTRACTOR TO VERIFY ALL DIMENSIONS AND/OR CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE RECTIFIED BY THIS OFFICE PRIOR TO CONSTRUCTION OR CONTRACTOR TO ACCEPT FULL RESPONSIBILITY FOR COST TO RECTIFY SAME. THESE DRAWINGS ARE COPYRIGHTED AND ARE LICENSED FOR SINGLE USE. ANY UNAUTHORIZED USE IS STRICTLY PROHIBITED UNDER COPYRIGHT LAWS.
Mak Residence
 6521 80TH AVENUE S.E., MERCER ISLAND, WASHINGTON 98040

SITE PLAN

ST1

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20091124000765)
 LOT 132, MERCER RIDGE, ACCORDING TO THE PLAT THEREOF,
 RECORDED IN VOLUME 61 OF PLATS, PAGE(S) 44 AND 45, IN KING
 COUNTY, WASHINGTON.

BASIS OF BEARINGS

N 01°26'23" E BETWEEN SURVEY MONUMENTS FOUND ON
 CENTERLINE OF 80TH AVE. S.E., PER R1.

REFERENCES

R1. MERCER RIDGE, RECORDED IN VOL. 61 OF PLATS, PGS. 44-45,
 RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

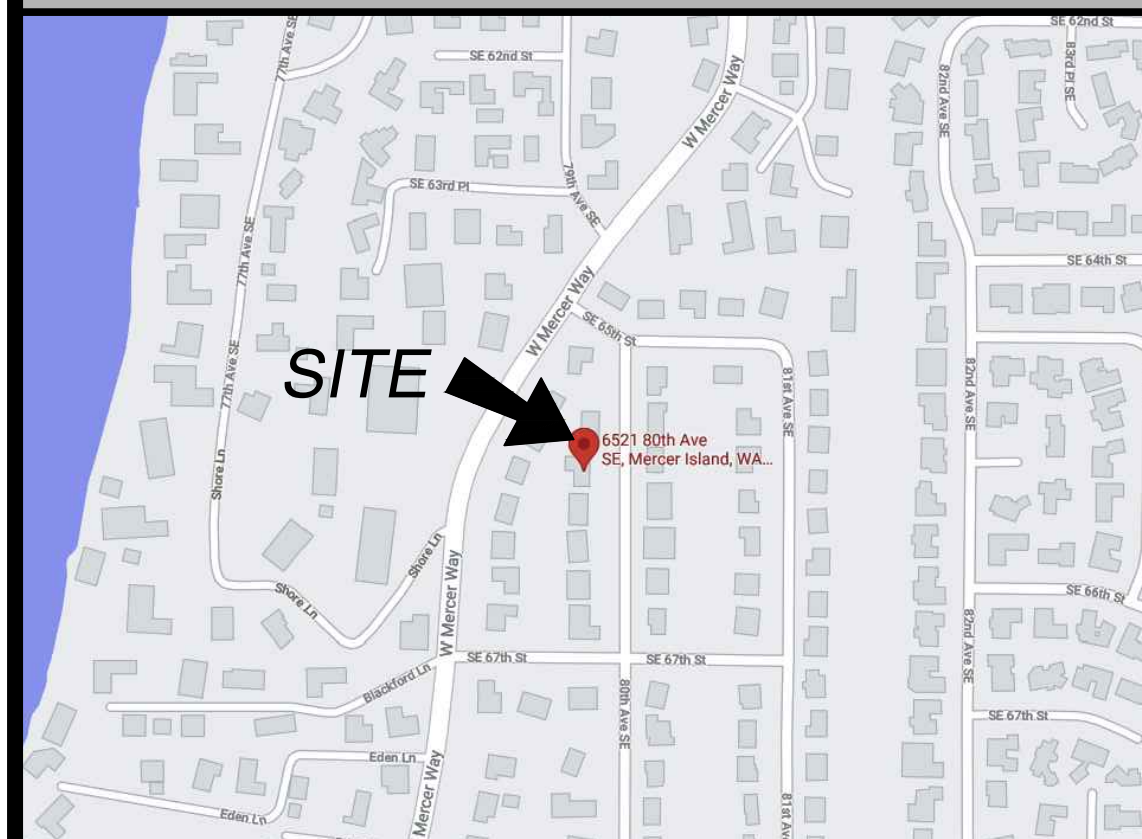
SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN APRIL OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 545280-0660.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 11,466 ±S.F. (0.26 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 352-130-090.

LEGEND

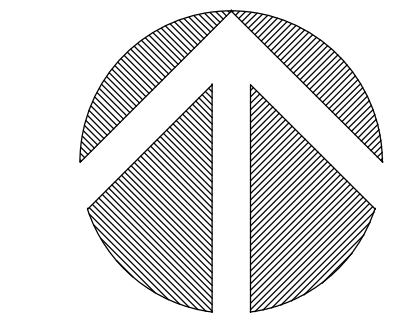
- AREA DRAIN
- ASPHALT SURFACE
- BUILDING
- CENTERLINE ROW
- CLEANOUT
- COL COLUMNS
- CONCRETE SURFACE
- RETAINING WALL
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- GAS LINE
- GAS METER
- HEDGE FOLIAGE LINE
- IRRIGATION CONTROL BLOCK
- IRRIGATION VALVE
- MONUMENT IN CASE (FOUND)
- PAVER SURFACE
- POST
- POWER METER
- POWER (UNDERGROUND)
- REBAR & CAP (SET)
- SEWER LINE
- SEWER MANHOLE
- TELEPHONE SENTRY
- TREE (AS NOTED)
- WATER LINE
- WATER METER
- WATER VALVE

VICINITY MAP
N.T.S.

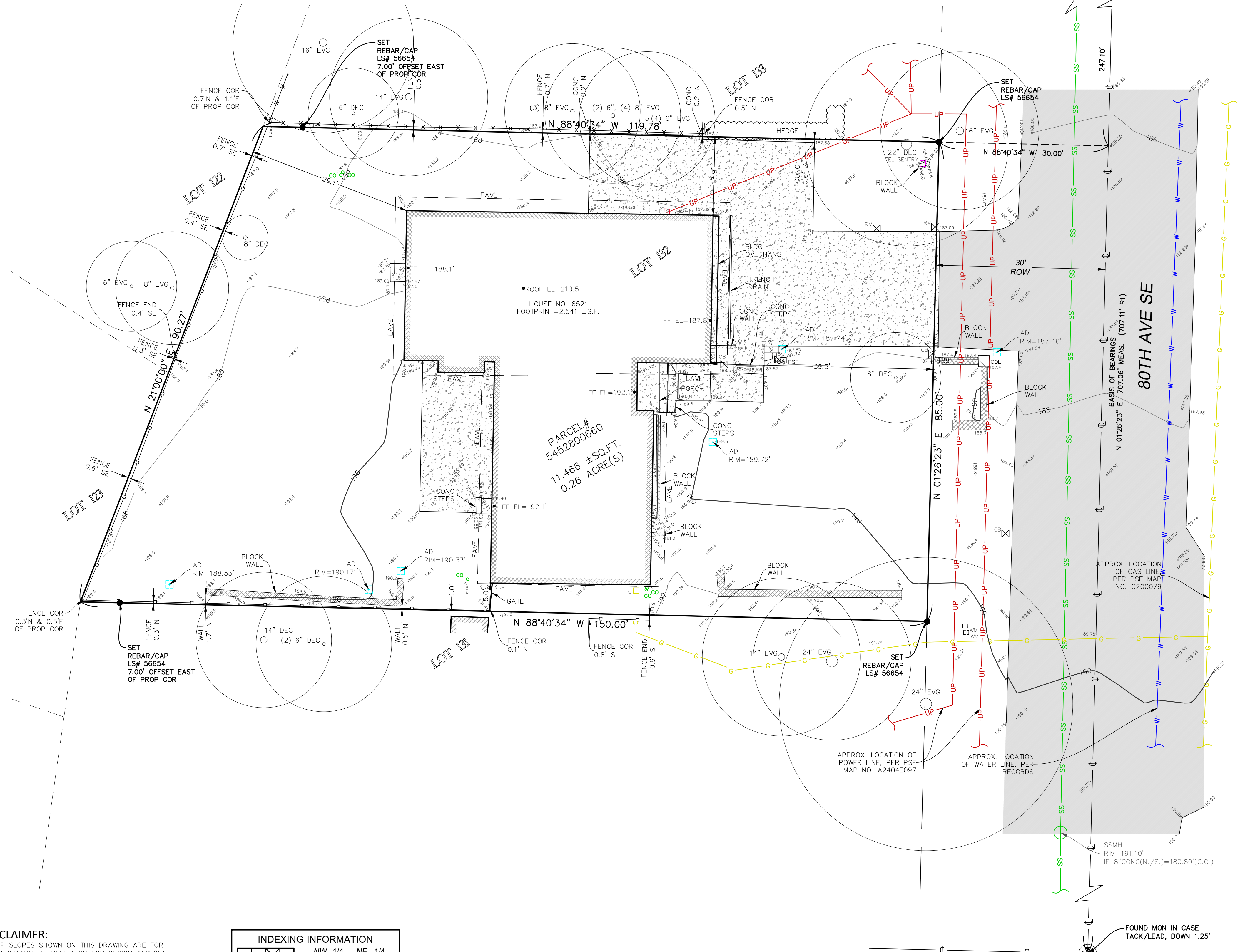


TOPOGRAPHIC & BOUNDARY SURVEY

IMPERVIOUS SURFACES		
TYPE	COVERAGE S.F.	LOT COVERAGE
BLDG+EVE	3,070.09	26.78%
DRIVEWAY	1,263.90	11.02%
CONCRETE	369.55	3.22%
WALLS	90.28	0.79%
BRICK	5.06	0.04%
TOTALS	4,798.88	41.85%



(IN FEET)
1 INCH = 10 FT.



STEEP SLOPE/BUFFER DISCLAIMER:
 THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

INDEXING INFORMATION			
SW 1/4	SE 1/4	NE 1/4	NW 1/4
SECTION: 25		TOWNSHIP: 24N	
RANGE: 04E, W.M.		COUNTY: KING	

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
 PARCEL NO. 5452800660
MAK RESIDENCE
 6521 80TH AVE SE
 MERCER ISLAND, WA 98040

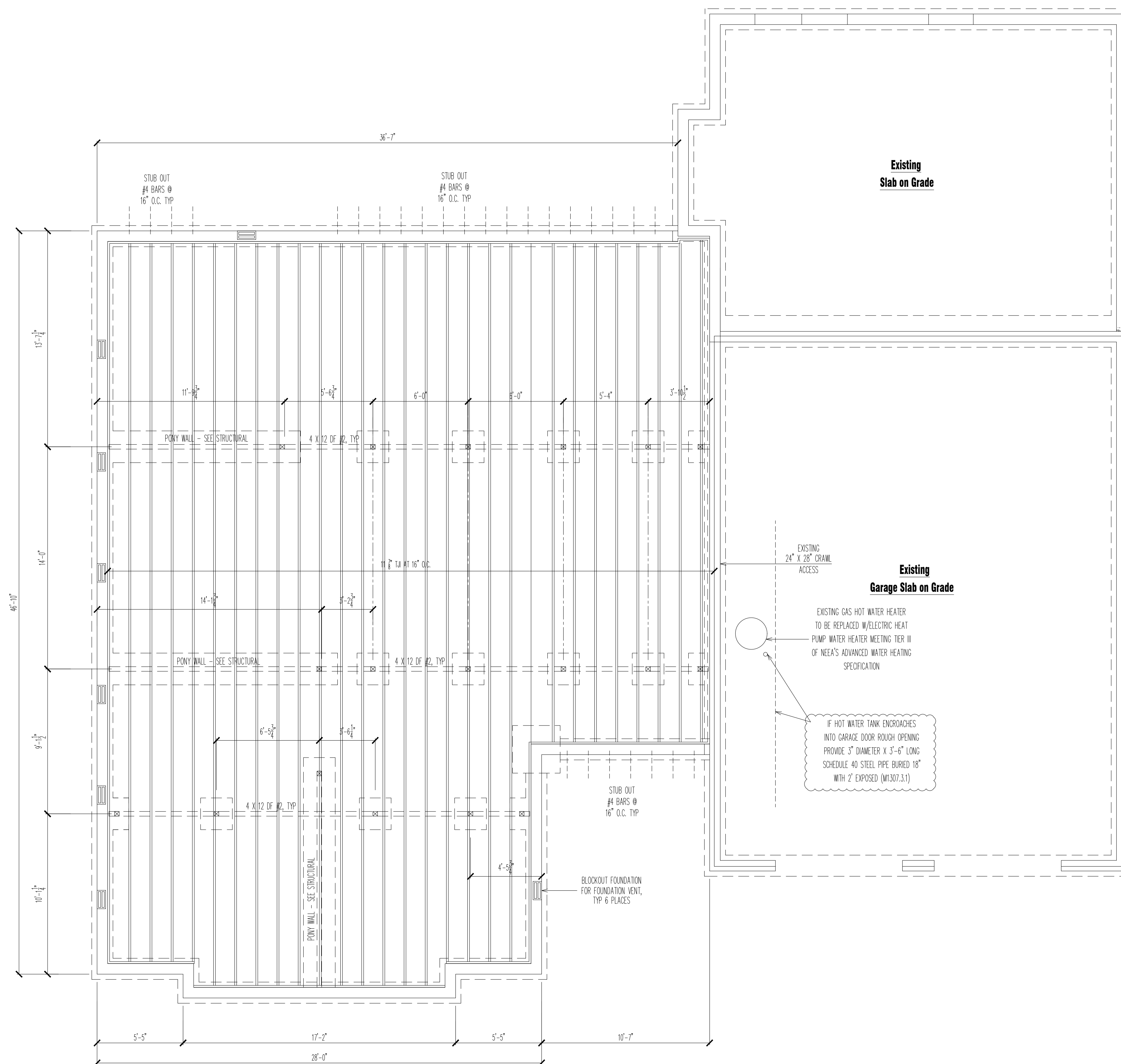


Terrane
 10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4488 support@terrane.net
 www.terrane.net

JOB NUMBER:	210324
DATE:	04/28/21
DRAFTED BY:	IDV / RPM
CHECKED BY:	TBR / JGM
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	
1 OF 1	

Issued for Permit
9/1/22

North



Foundation & Main Floor Framing Plan

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

PROVIDE FIRE BLOCKING TO CUT OFF CONCEALED DRAFT OPENINGS (HORIZ & VERT) TO FORM A FIRE BARRIER BETWEEN STORES AND BETWEEN TOP STORY AND ROOF PER R302.11

Symbol Legend	
	4 X 4 POST (4 X 6 AT SPLICES) TYP. U.N.O.
	4 X 4 POST ABOVE & BELOW FOR POINT LOAD
	BEAM OR HEADER BELOW (4 X 12 DF #1 U.N.O.)
	SINGLE FLOOR JOIST
	DOUBLE FLOOR JOIST
	SIMPSON JOIST HANGER
	PLUMBING WASTE, ADJUST FLOOR JOIST AS REQ'D
	HEAT REGISTER
	FOUNDATION VENT, SEE PLAN FOR LOCATIONS
PIER FOOTING, SIZE AS NOTED:	
	18" X 18" X 8" THICK (2) #4 BARS E.W.
	24" X 24" X 10" THICK (2) #4 BARS E.W.
	30" X 30" X 10" THICK (3) #4 BARS E.W.
	36" X 36" X 12" THICK (4) #4 BARS E.W.
	42" X 42" X 12" THICK (5) #4 BARS E.W.

- #### General Notes
- SOIL BEARING CAPACITY IS 1500 (ASSUMED)
 - FOOTINGS ARE TO REST ON UNDISTURBED SOIL
 - WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
 - POSTS ARE TO BE ANCHORED AGAINST LATERAL MOVEMENT
 - PROVIDE 6 MIL. BLACK VAPOR BARRIER IN ENTIRE CRAWLSPACE
 - MIN. CLEARANCE FROM BEAMS TO SOIL IS 12"
 - MIN. CLEARANCE FROM JOISTS TO SOIL IS 18"
 - EXTEND FOUNDATION WALLS 6" HIGHER THAN ADJACENT GRADE
 - DIMENSIONS ARE TO FACE OF FND OR CL. OF BEAM U.N.O.
 - ALL CRAWLSPACE BEAMS ARE TO BE 4 X 12 DF #2 U.N.O.
 - ANCHOR BOLT SPACING PER SHEAR WALL SCHEDULE
 - PROVIDE SOLID BLOCKING AT ALL POINT LOADS FROM ABOVE
 - PROVIDE SOLID BLOCKING AT ALL SPANS GREATER THAN 10'-0"

Crawlspace Ventilation

1707 SQ. FT. / 300 = NET SQ. FT. VENT. REQ'D	5.69
8 X 14 FOUNDATION VENTS PROVIDE .77 SQ. FT. VENTILATION EACH	
7.38 VENTS REQUIRED, 8 PROVIDED	
CLASS 1 VAPOR BARRIER REQUIRED	

FOR ALL SHEAR WALLS, HOLDOWNS, STRAPS, ETC, REFER TO STRUCTURAL DRAWINGS BY DHP ENGINEERS

CYPRESS POINT DEVELOPMENT
7530 16th Avenue N.E. #4201
Redmond, WA 98052
EMAIL: SCOTT@CYPRESSPOINTDEVELOPMENT.COM

ISSUE DATES
4-8-22
9-1-22

Mak Residence
6521 BOTH AVENUE S.E., MERCER ISLAND, WASHINGTON 98040

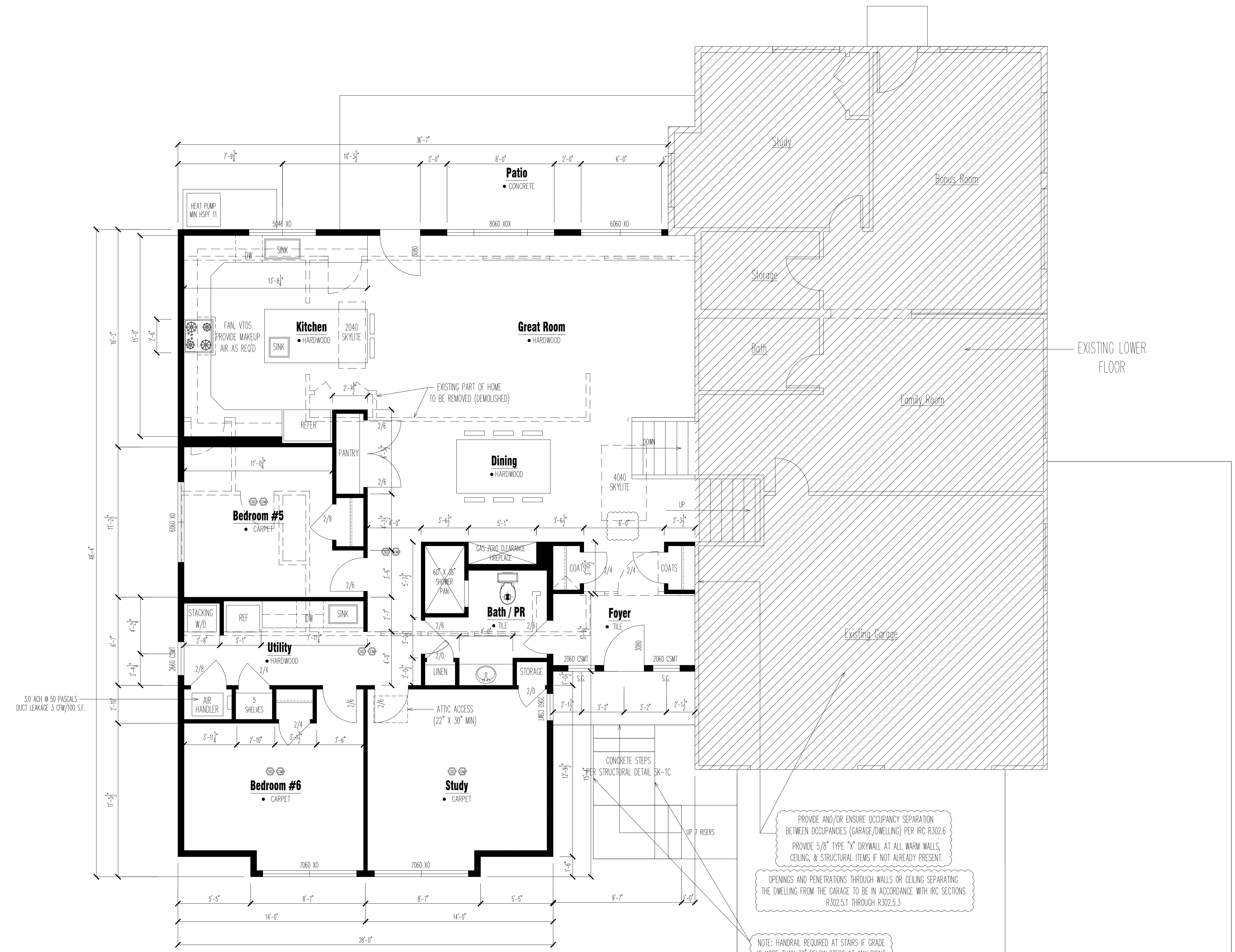
FOUNDATION PLAN

A1

CONTRACTOR TO VERIFY ALL DIMENSIONS AND/OR CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE RECTIFIED BY THIS OFFICE PRIOR TO CONSTRUCTION OR CONTRACTOR TO ACCEPT FULL RESPONSIBILITY FOR COST TO RECTIFY SAME. THESE DRAWINGS ARE COPYRIGHTED AND ARE LICENSED FOR SINGLE USE. ANY UNAUTHORIZED USE IS STRICTLY PROHIBITED UNDER COPYRIGHT LAWS.

Issued for Permit
9/1/22

North



First Floor Plan

SCALE: 1/4" = 1'-0"
NEW AREA 1685 SQ. FT.
AREA REMOVED 1091 SQ. FT.

PROVIDE FIRE BLOCKING TO CUT OFF CONCEALED DRAFT OPENINGS (HORZ & VERT) TO FORM A FIRE BARRIER BETWEEN STORES AND BETWEEN TOP STORY AND ROOF PER R302.11

PROVIDE AND/OR ENSURE OCCUPANCY SEPARATION BETWEEN OCCUPANCIES (GARAGE/DWELLING) PER IRC R302.6
PROVIDE 5/8" TYPE "X" DRYWALL AT ALL WARM WALLS, CEILING, & STRUCTURAL ITEMS IF NOT ALREADY PRESENT.

OPENINGS AND PENETRATIONS THROUGH WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE TO BE IN ACCORDANCE WITH IRC SECTIONS R302.5.1 THROUGH R302.5.3

NOTE: HANDRAIL REQUIRED AT STAIRS IF GRADE IS MORE THAN 30" BELOW STEPS AT ANY POINT

General Notes

1. ALL EXTERIOR WALLS ARE 2 X 6 AT 16" O.C. U.N.O.
2. ALL INTERIOR WALLS ARE 2 X 4 AT 16" O.C. U.N.O.
3. ALL BEAMS & HEADERS ARE 4 X 8 OR #2 U.N.O.
4. ALL STAIRS TO HAVE UNIFORM RISERS
5. GLASS ENCLOSURE DOORS TO BE LABELED CATEGORY II
6. PROVIDE FIRE BLOCKING AT ALL PLUMBING PENETRATIONS
7. PROVIDE W.R. BACKER BOARD AT TUBS/SHOWERS TO 72" A.F.F.
8. SMOKE DETECTORS TO BE HARD WIRED WITH BATTERY BACKUP
9. VERIFY ALL WINDOW SIZES & PATTERNS WITH BUILDER
10. ENERGY SPECIFICATIONS PER 2018 W.S.E.C.
11. VENTILATIONS REQUIREMENTS PER CHAPTER 15, 2018 IRC.

Symbol Legend

	FAN, VENT TO OUTSIDE, 100 CFM MINIMUM
	50 CFM FAN-LIGHT COMBO, VENT TO OUTSIDE
	WHOLE HOUSE FAN, VENT TO OUTSIDE (SEE UPSTAIRS)
	SMOKE DETECTOR, HARD WIRED WITH BATTERY BACKUP
	CARBON MONOXIDE DETECTOR
	GAS LOCATION
	HOSE BIBB

FOR ALL SHEAR WALLS, HOLDOWNS, STRAPS, ETC, REFER TO STRUCTURAL DRAWINGS BY DHP ENGINEERS

CYPRESS POINT DEVELOPMENT
7530 164th AVE N.E. #A201
REDMOND, WA 98052
EMAIL: SCOTT@CYPRESSPOINTDEVELOPMENT.COM

ISSUE DATES
4-8-22
9-1-22

Mak Residence
6521 BOTH AVENUE S.E., MERCER ISLAND, WASHINGTON 98040

FIRST FLOOR PLAN

A2

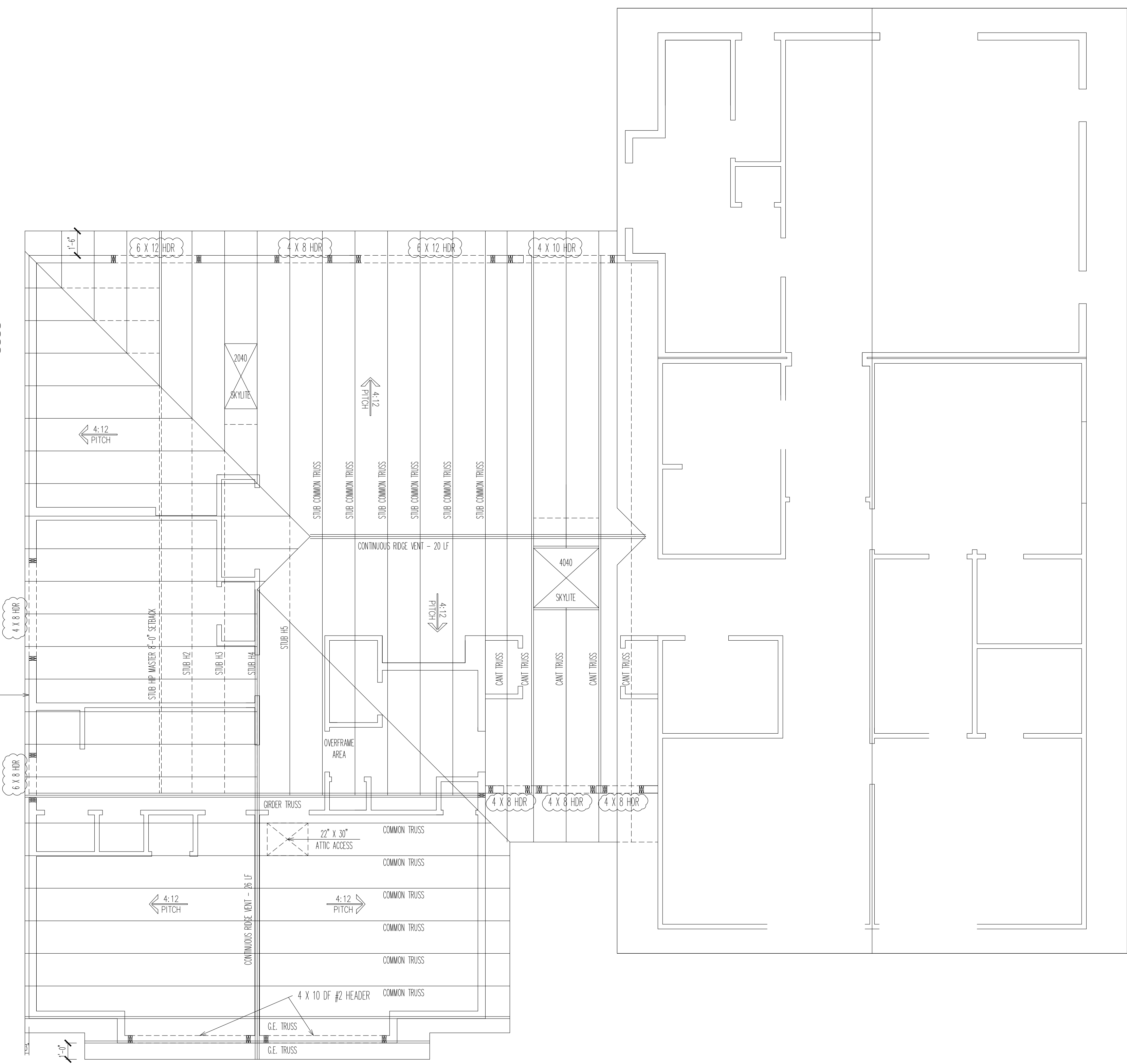
CONTRACTOR TO VERIFY ALL DIMENSIONS AND/OR CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE RECTIFIED BY THIS OFFICE PRIOR TO CONSTRUCTION OR CONTRACTOR TO ACCEPT FULL RESPONSIBILITY FOR COST TO RECTIFY SAME. THESE DRAWINGS ARE COPYRIGHTED AND ARE LICENSED FOR SINGLE USE. ANY UNAUTHORIZED USE IS STRICTLY PROHIBITED UNDER COPYRIGHT LAWS.

Issued for Permit
9/1/22

North

CONNECT ALL DOWNSPOUTS TO EXISTING
4" TIGHTLINE AT PERIMETER

PROVIDE VENTED "BIRD BLOCKS"
AT EVERY OTHER RAFTER BAY,
TYPICAL



PROVIDE FIRE BLOCKING TO CUT OFF CONCEALED
DRAFT OPENINGS (HORZ & VERT) TO FORM A FIRE BARRIER
BETWEEN STORES AND BETWEEN TOP STORY AND ROOF PER R302.11

FOR ALL FRAMING DETAILS, HEADERS, BEAM SIZES
SEE DRAWING S2.2 BY DHP ENGINEERS

Symbol Legend	
	POST BELOW, DBL STUD, OR 4 X 6 TYP. U.N.O.
	BEAM OR HEADER BELOW (6 X 10 DF #1 U.N.O.)
	SINGLE RAFTER OR TRUSS
	DOUBLE RAFTER OR HEAVY TRUSS MEMBER
	TRIPLE RAFTER OR HEAVY TRUSS MEMBER
	SIMPSON JOIST HANGER
	ROOF OVERFRAMING (2 X 6 AT 24" O.C. U.N.O.)
	INTERIOR BEARING WALL BELOW
	ROOF VENT LOCATION (3 LOCATIONS)
	FAN VENT LOCATION
	ROOF PITCH INDICATOR
	DOWNSPOUT LOCATION, TO CONFORM TO UBC 1506

Roof Ventilation	
ROOF AREA 1685 SQ. FT. / 300 = 5.61 NET SQ. FT. REQ'D	
46 LF 2" RIDGE VENTS (.083 SF/LF)	3.81 SQ. FT.
46 LF BIRD BLOCKING (.06 SQ. FT. / LF)	2.76 SQ. FT.
[PROVIDE VENTED BIRD BLOCKING AT EVERY OTHER RAFTER BAY]	
TOTAL VENTILATION PROVIDED	6.57 SQ. FT.

- General Notes**
- ALL RAFTERS ARE 2 X 12 HF #2 U.N.O.
 - ALL BEAMS AND HEADERS ARE 4 X 12 HF #2 U.N.O.
 - ALL ROOF TRUSSES SHALL:
HAVE DESIGN DETAILS AND SHOP DRAWINGS STAMPED BY A LICENSED ENGINEER AND BE ON SITE FOR FRAMING INSPECTION. NO TRUSS SHALL BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OF CALCULATIONS
 - ALL ROOF OVERHANDS ARE 1'-6" U.N.O.
 - ALL OVERFRAMING SHALL BE 2 X 6 AT 24" O.C. U.N.O.
 - ATTIC SPACE TO BE INSULATED TO R-49 MINIMUM
 - PROVIDE INSULATION BAFFLES AT EAVES WHERE REQUIRED

FOR ALL SHEAR WALLS, HOLDDOWNS, STRAPS, ETC, REFER
TO STRUCTURAL DRAWINGS BY DHP ENGINEERS

Roof Framing Plan
SCALE: 1/4" = 1'-0"

CYPRESS POINT DEVELOPMENT
7530 164th AVE N.E. #A201
REDMOND, WA 98052
EMAIL: SCDT@CYPRESSPOINTDEVELOPMENT.COM

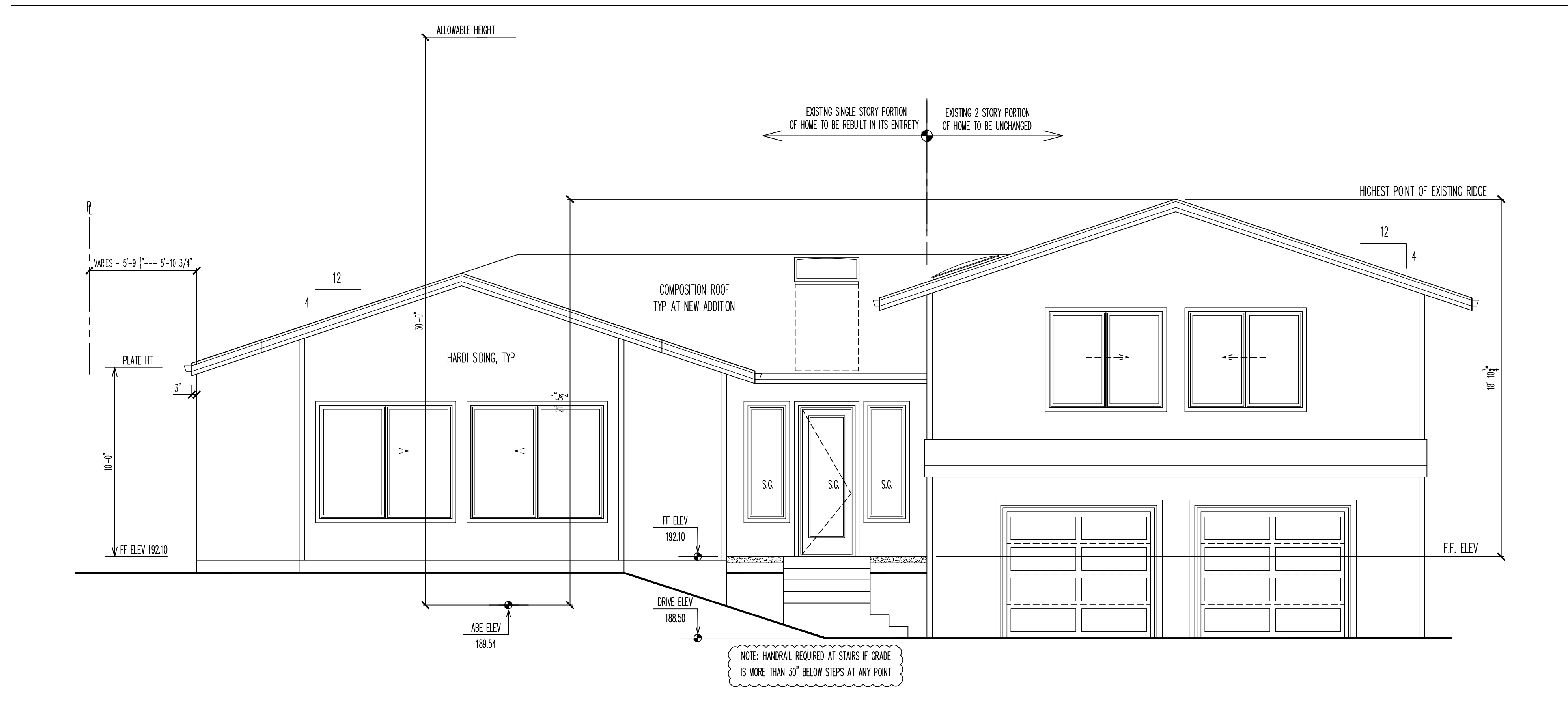
ISSUE DATES
4-8-22
9-1-22

Mak Residence
6521 BOTH AVENUE S.E., MERCER ISLAND, WASHINGTON 98040

ROOF LAYOUT PLAN

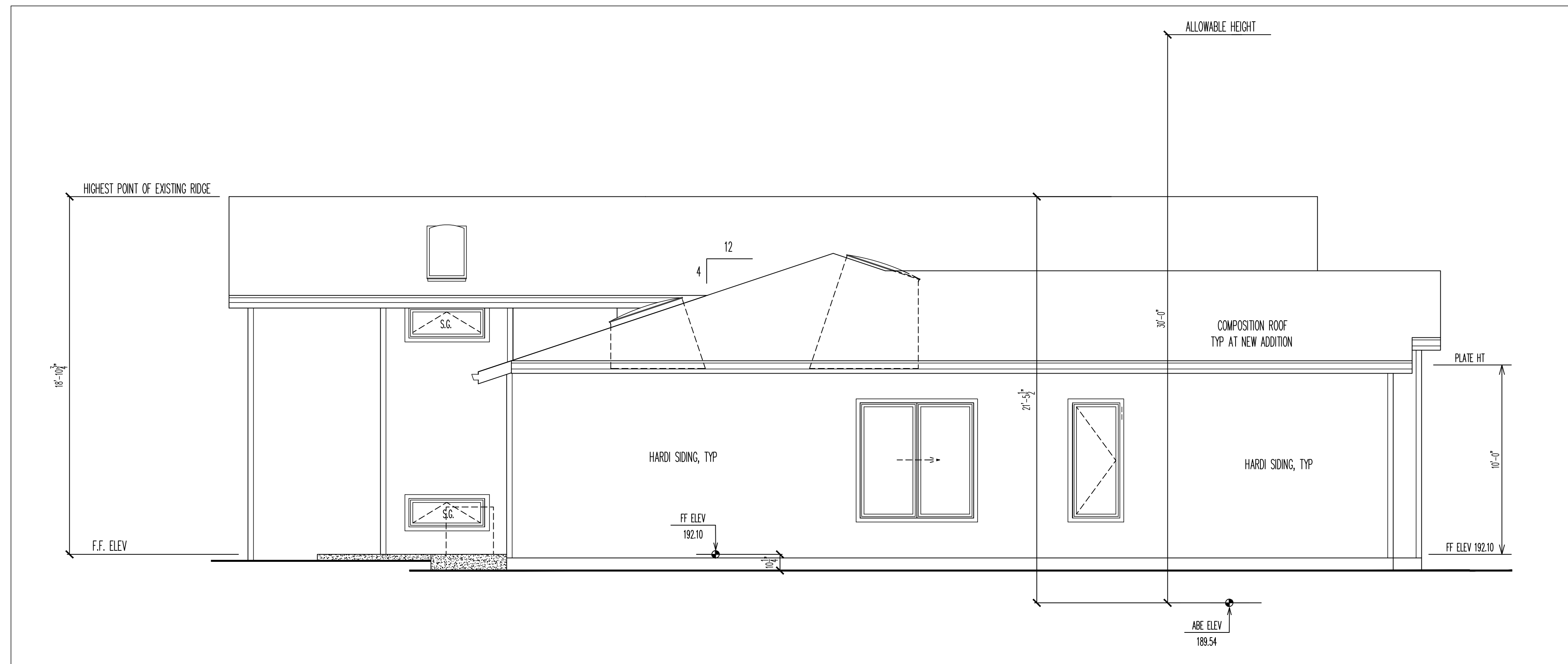
A3

CONTRACTOR TO VERIFY ALL DIMENSIONS AND/OR CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE RECTIFIED BY THIS OFFICE PRIOR TO CONSTRUCTION OR CONTRACTOR TO ACCEPT FULL RESPONSIBILITY FOR COST TO RECTIFY SAME. THESE DRAWINGS ARE COPYRIGHTED AND ARE LICENSED FOR SINGLE USE. ANY UNAUTHORIZED USE IS STRICTLY PROHIBITED UNDER COPYRIGHT LAWS.



East Elevation

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



South Elevation

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

Issued for Permit
9-1-22

North

CYPRESS POINT DEVELOPMENT
7530 164th Avenue N.E. #A201
Redmond, WA 98052
EMAIL: SCOTT@CYPRESSPOINTDEVELOPMENT.COM

ISSUE DATES
4-8-22
5-13-22

Mak Residence
6521 BOTH AVENUE S.E., MERCER ISLAND, WASHINGTON 98040

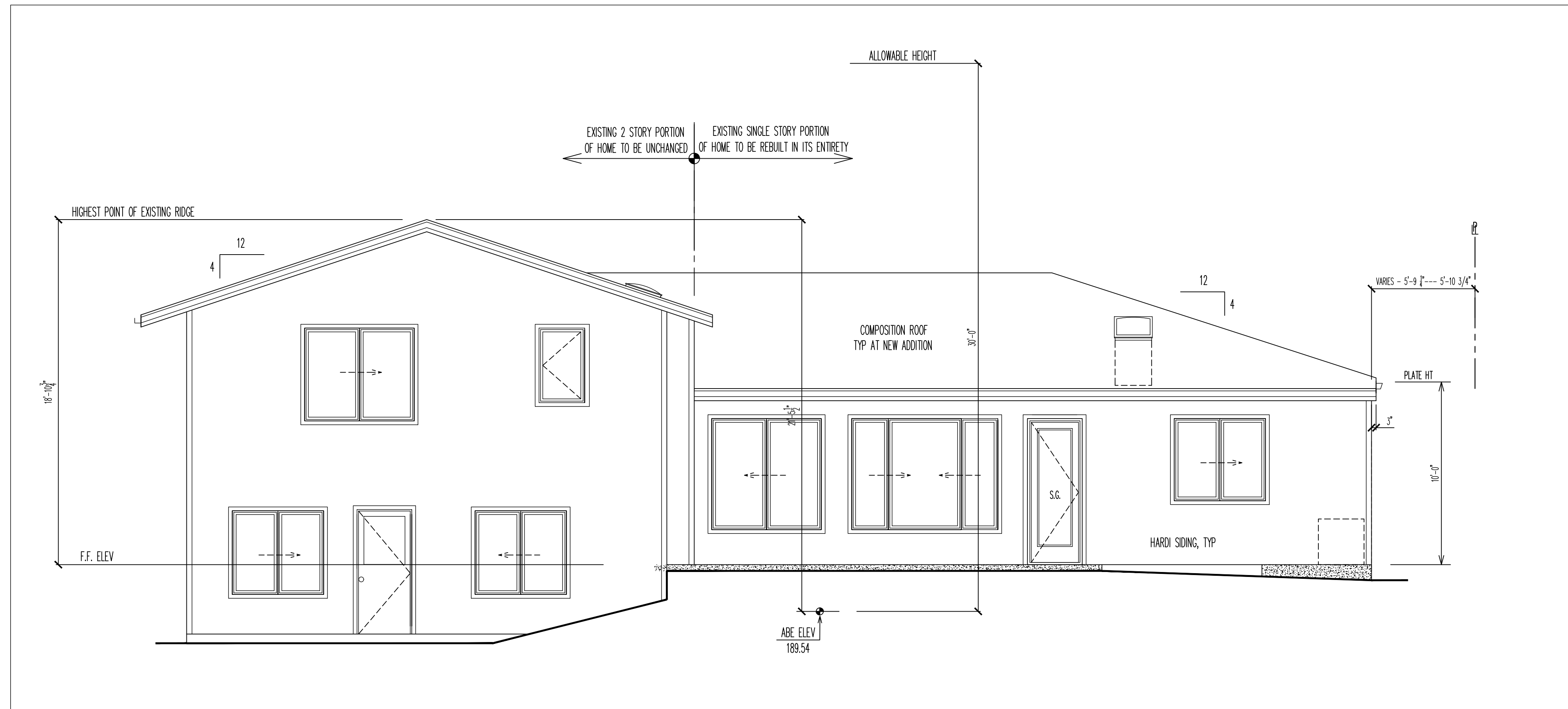
EXTERIOR
ELEVS

A4

CONTRACTOR TO VERIFY ALL DIMENSIONS AND/OR CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE RECTIFIED BY THIS OFFICE PRIOR TO CONSTRUCTION OR CONTRACTOR TO ACCEPT FULL RESPONSIBILITY FOR COST TO RECTIFY SAME. THESE DRAWINGS ARE COPYRIGHTED AND ARE LICENSED FOR SINGLE USE. ANY UNAUTHORIZED USE IS STRICTLY PROHIBITED UNDER COPYRIGHT LAWS.

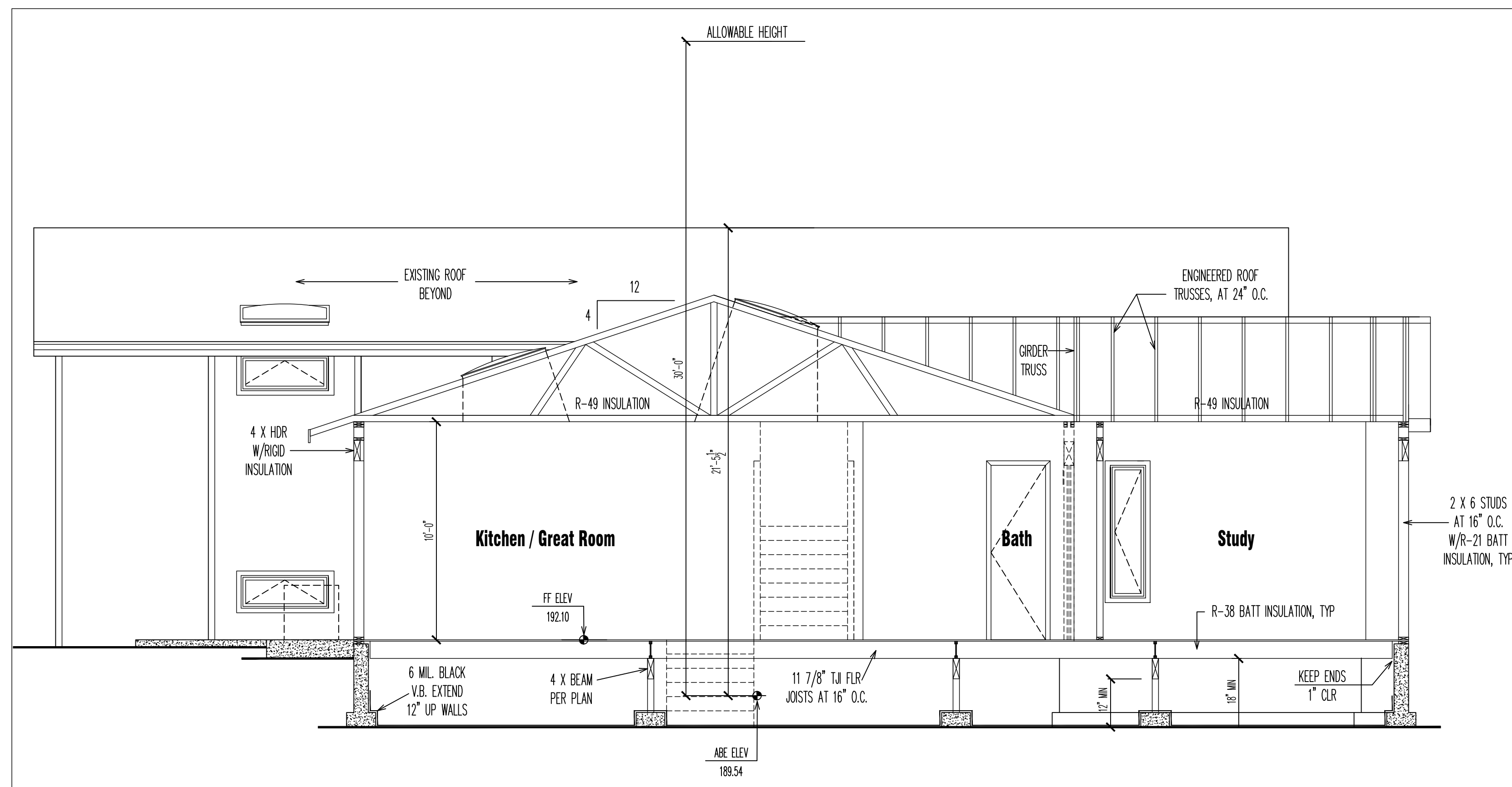
Issued for Permit
9-1-22

North



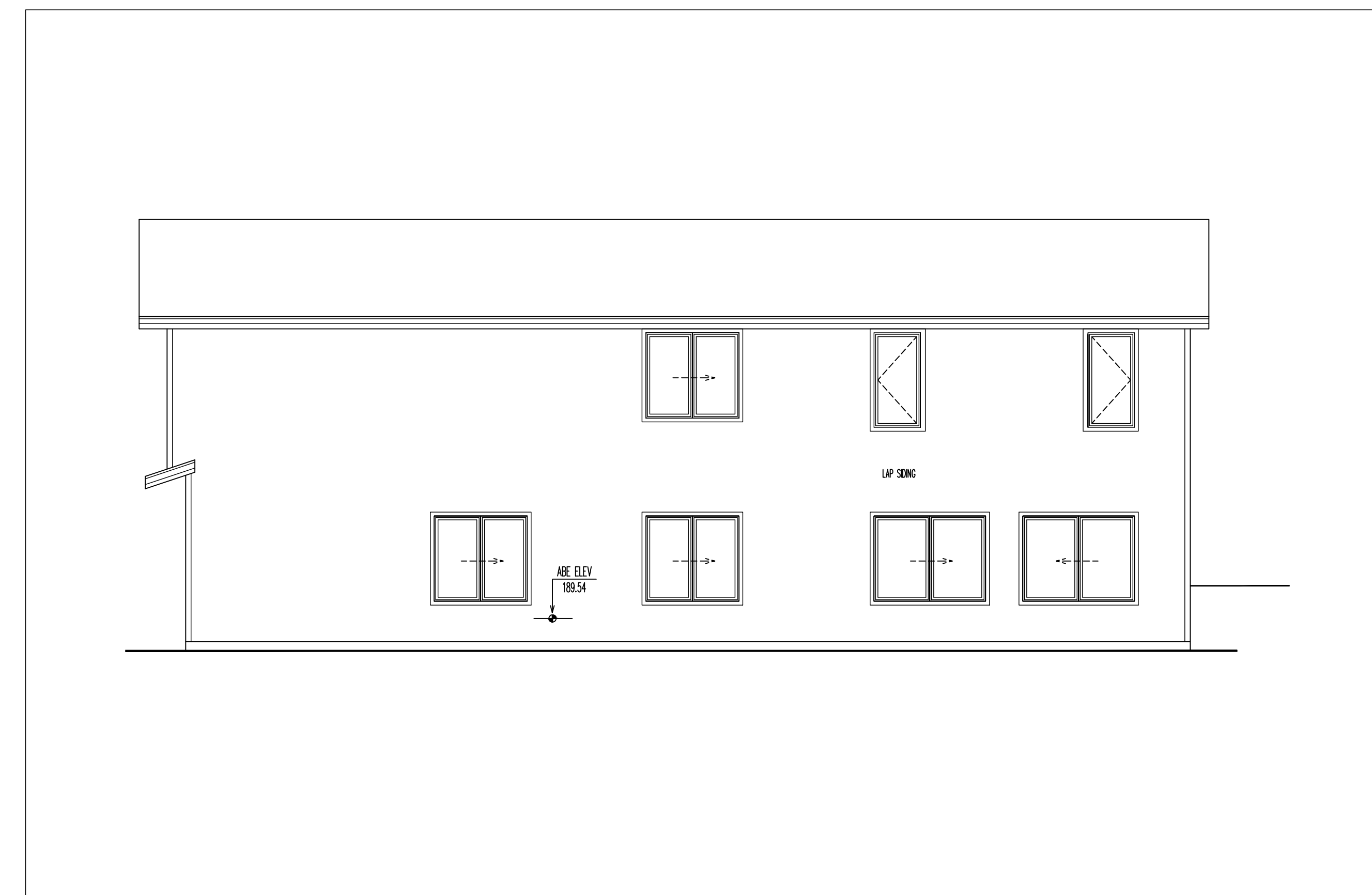
West Elevation

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



Composite Cross Section A-A

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



North Elevation

SCALE: 3/16" = 1'-0"

CONTRACTOR TO VERIFY ALL DIMENSIONS AND/OR CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE RECTIFIED BY THIS OFFICE PRIOR TO CONSTRUCTION OR CONTRACTOR TO ACCEPT FULL RESPONSIBILITY FOR COST TO RECTIFY SAME. THESE DRAWINGS ARE COPYRIGHTED AND ARE LICENSED FOR SINGLE USE. ANY UNAUTHORIZED USE IS STRICTLY PROHIBITED UNDER COPYRIGHT LAWS.

CYPRESS POINT DEVELOPMENT
7530 164th AVENUE N.E. #A201
REDMOND, WA 98052
EMAIL: SCOTT@CYPRESSPOINTDEVELOPMENT.COM

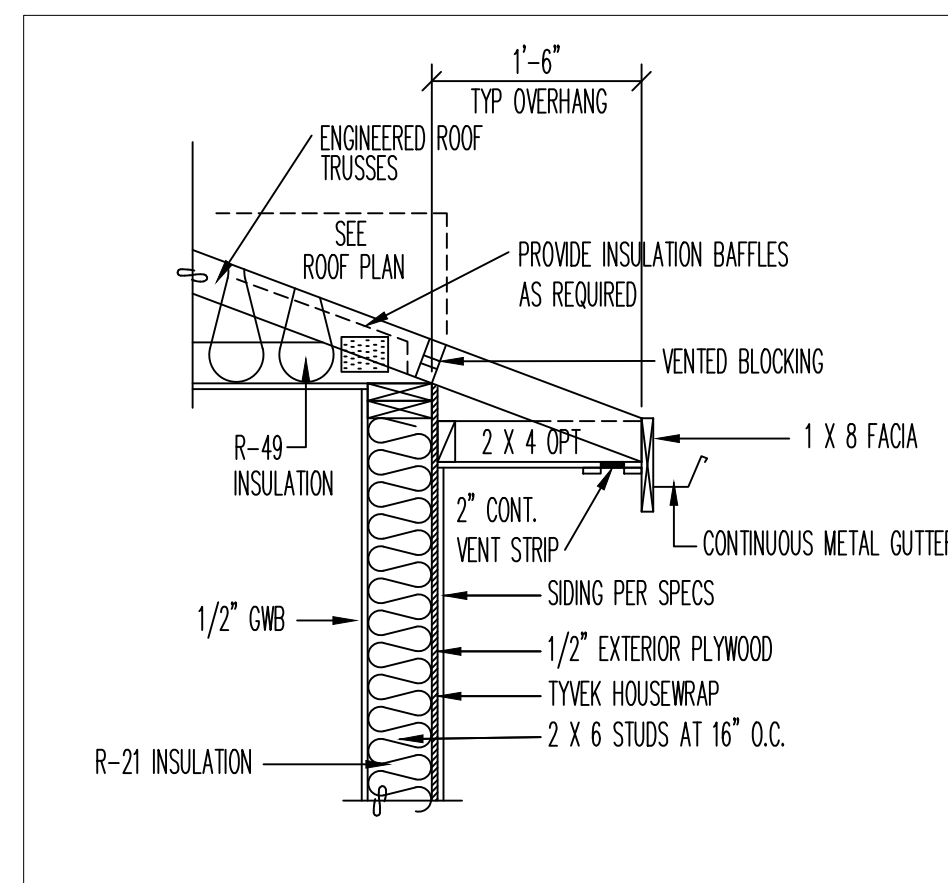
ISSUE DATES
4-8-22
5-13-22

Mak Residence
6521 80TH AVENUE S.E., MERCER ISLAND, WASHINGTON 98040

EXTERIOR
ELEVS

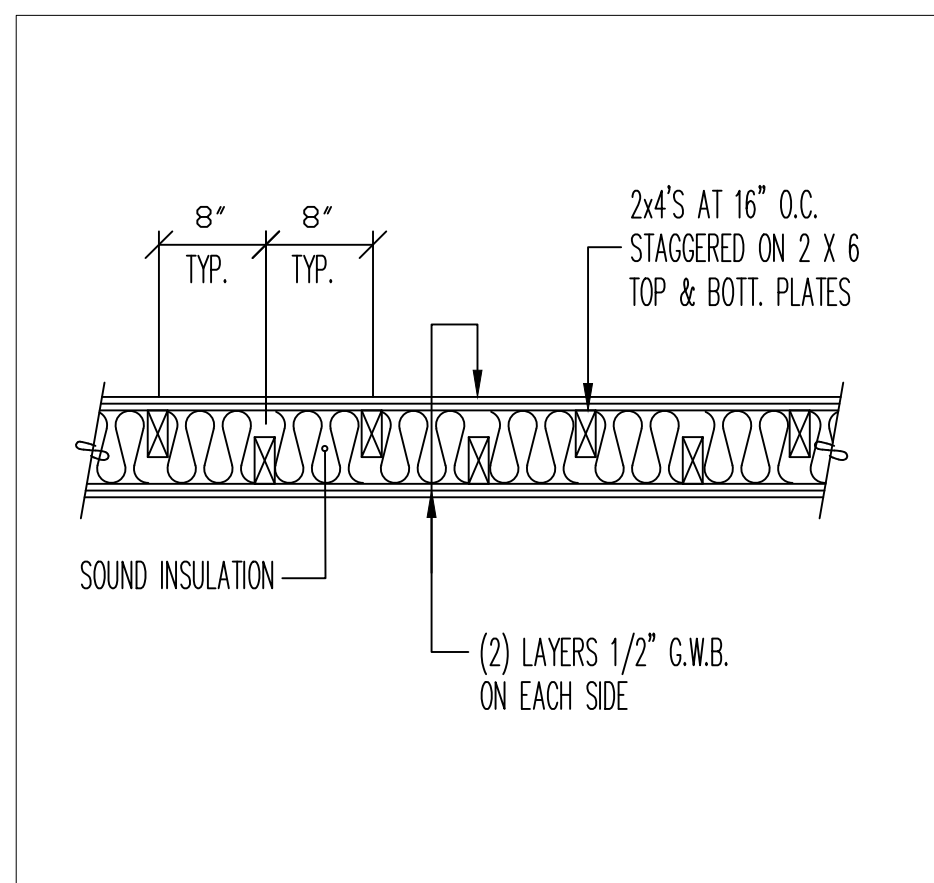
A5

Window, Skylight and Door Schedule			
Project Information		Contact Information	
Mak Residence Remodel		Cypress Point Development, LLC	
6521 80th Avenue S.E.		7530 164th Avenue N.E. Suite #A201	
Mercer Island, WA 98040		Redmond, WA 98052	
Component	Ref.	U-factor	Area UA
Exempt Swinging Door (24 sq. ft. max.)		0.40	24.0
Exempt Glazed Fenestration (15 sq. ft. max.)		0.00	0.00
Vertical Fenestration (Windows and doors)			
Component	Ref.	U-factor	Area UA
Entry Side Glass	0.28		24.0
Study	0.28		12.0
Bedroom #6	0.28		42.0
Utility	0.28		0.0
Bedroom #5	0.28		36.0
Kitchen	0.28		22.5
Main Door	0.28		24.0
Great Room	0.28		48.0
Great Room	0.28		36.0
Sum of Vertical Fenestration Area and UA			301.5
Vertical Fenestration Area Weighted U = UA/Area			0.28
Overhead Glazing (Skylights)			
Component	Ref.	U-factor	Area UA
Kitchen	0.50		8.0
Entry Stairs	0.50		4.0
Sum of Overhead Glazing Area and UA			24.0
Overhead Glazing Area Weighted U = UA/Area			0.50
Total Sum of Fenestration Area and UA (for heating system sizing calculations)			349.5



Typical Eave Detail

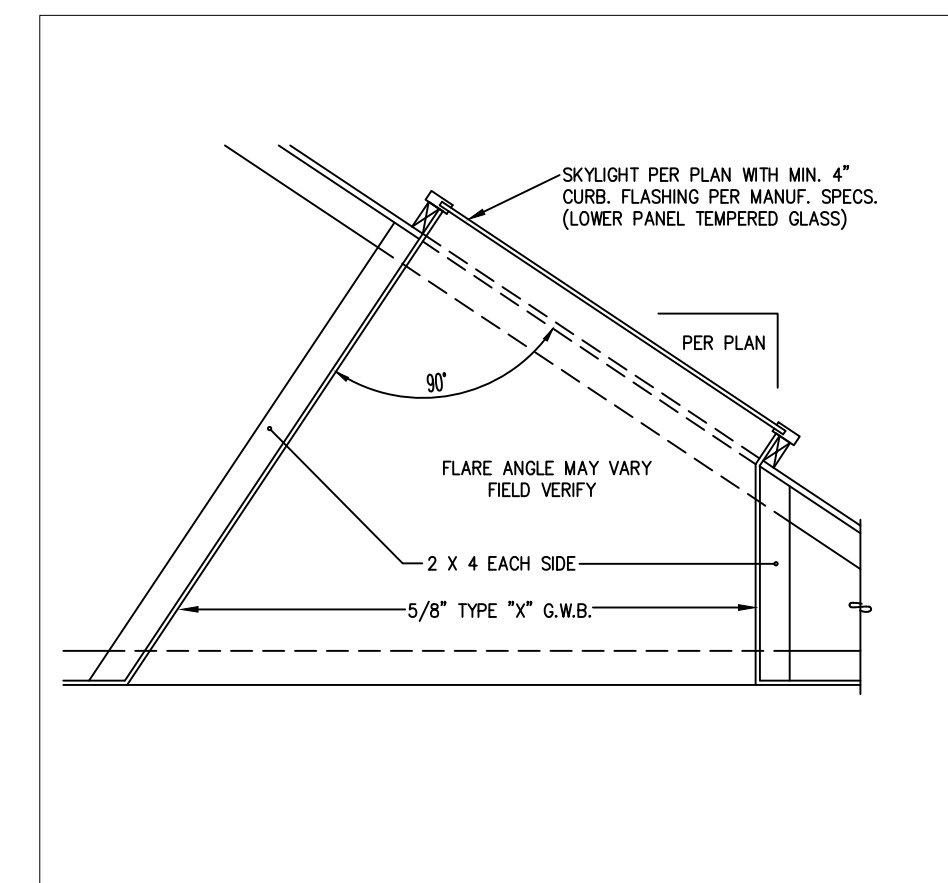
1
A6



Typical Sound Insulation Wall

WHERE NOTED ON PLANS

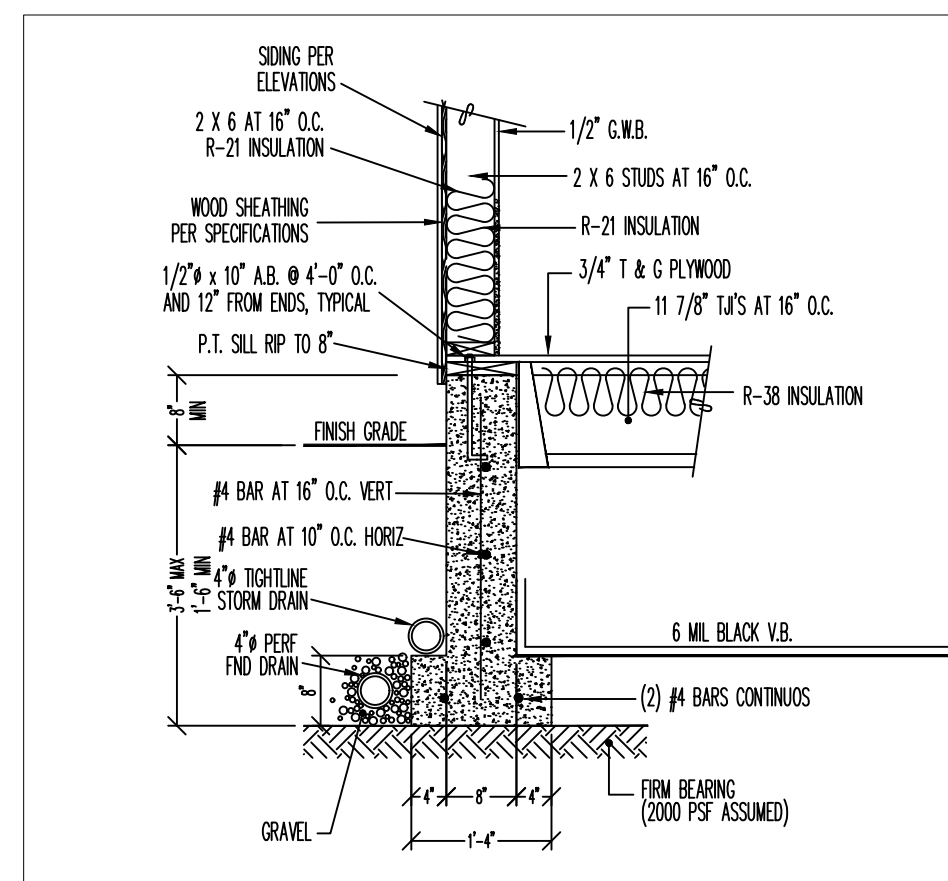
2
A6



Typical Skylight Detail

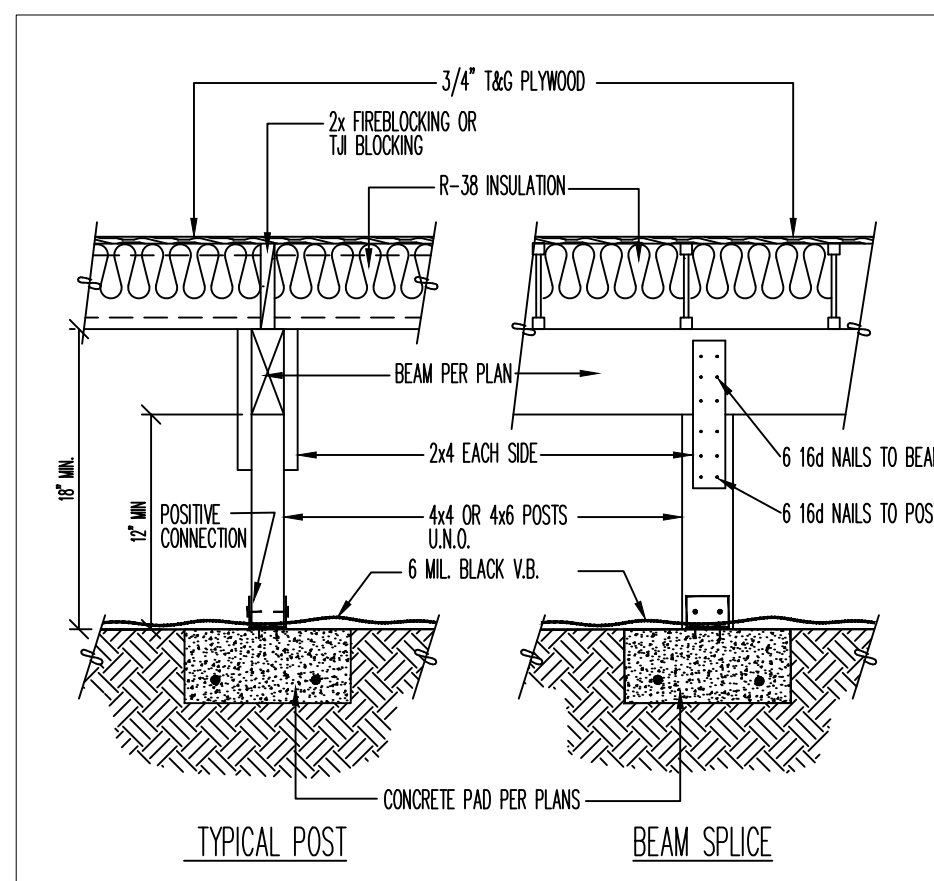
WHERE NOTED ON PLANS

3
A6



Typical Exterior Foundation Wall

4
A6



Typical Crawlspace Beam/Post

WHERE/IF NOTED ON PLANS

5
A6

ALSO REFER TO "S" DRAWINGS FOR SHEAR WALLS, STRAPS, HOLDDOWNS, STRUCTURAL DETAILS

Issued for Permit
9-1-22

2018 Washington State Energy Code - Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family - New & Additions (effective February 1, 2021) Version 1.1

These requirements apply to all IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Project Information		Contact Information	
Mak Remodel	6521 80th Avenue S.E., Mercer Island, Wa 98040	Scott Bennett, Cypress Point Development, LLC	7530 164th Avenue N.E. #A201, Redmond, Wa 98052

Instructions: This single-family project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Provide all information from the following tables as building permit drawings: Table R402.1 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and 406.3 - Energy Credits.

Authorized Representative	Scott Bennett	Date	03/25/2022
---------------------------	---------------	------	------------

	All Climate Zones (Table R402.1.1)	
	R-Value *	U-Factor *
Fenestration U-Factor ^a	n/a	0.30
Skylight U-Factor ^b	n/a	0.50
Glazed Fenestration SHGC ^{c,d}	n/a	n/a
Ceiling ^e	49	0.026
Wood Frame Wall ^{a,h}	21 int	0.056
Floor	30	0.029
Below Grade Wall ^{e,g}	10/15/21 int + TB	0.042
Slab ^f R-value & Depth	10, 2 ft	n/a

^a R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.

^b The fenestration U-factor column excludes skylights.

^c "10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.

^d R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.

^e For single rafter- or joist-vented ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.

^f R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.

^g For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.

^h Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

2018 Washington State Energy Code - Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family - New & Additions (effective February 1, 2021)

Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation:

- Small Dwelling Unit: 3 credits**
Dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area. Additions to existing building that are greater than 500 sf of heated floor area but less than 1,500 sf.
- Medium Dwelling Unit: 6 credits**
All dwelling units that are not included in #1 or #3
- Large Dwelling Unit: 7 credits**
Dwelling units exceeding 5,000 sf of conditioned floor area
- Additions less than 500 square feet: 1.5 credits**
All other additions shall meet 1-3 above

Before selecting your credits on this Summary table, review the details in Table 406.3 (Single Family), on page 4.

Summary of Table R406.2 and 406.3			
Heating Options	Fuel Normalization Descriptions	Credits - select ONE heating option	User Notes
1	Combustion heating minimum NAECA ^a	0.0	<input type="checkbox"/>
2	Heat pump ^b	1.0	<input type="checkbox"/>
3	Electric resistance heat only - furnace or zonal	-1.0	<input type="checkbox"/>
4	DHP with zonal electric resistance per option 3.4	0.5	<input type="checkbox"/>
5	All other heating systems	-1.0	<input type="checkbox"/>
Energy Options	Energy Credit Option Descriptions	Credits - select ONE energy option from each category ^c	User Notes
1.1	Efficient Building Envelope	0.5	<input type="checkbox"/>
1.2	Efficient Building Envelope	1.0	<input type="checkbox"/>
1.3	Efficient Building Envelope	0.5	<input type="checkbox"/>
1.4	Efficient Building Envelope	1.0	<input type="checkbox"/>
1.5	Efficient Building Envelope	2.0	<input type="checkbox"/>
1.6	Efficient Building Envelope	3.0	<input type="checkbox"/>
1.7	Efficient Building Envelope	0.5	<input type="checkbox"/>
2.1	Air Leakage Control and Efficient Ventilation	0.5	<input type="checkbox"/>
2.2	Air Leakage Control and Efficient Ventilation	1.0	<input type="checkbox"/>
2.3	Air Leakage Control and Efficient Ventilation	1.5	<input type="checkbox"/>
2.4	Air Leakage Control and Efficient Ventilation	2.0	<input type="checkbox"/>
3.1 ^d	High Efficiency HVAC	1.0	<input type="checkbox"/>
3.2	High Efficiency HVAC	1.0	<input type="checkbox"/>
3.3 ^d	High Efficiency HVAC	1.5	<input type="checkbox"/>
3.4	High Efficiency HVAC	1.5	<input type="checkbox"/>
3.5	High Efficiency HVAC	1.5	<input type="checkbox"/>
3.6 ^d	High Efficiency HVAC	2.0	<input type="checkbox"/>
4.1	High Efficiency HVAC Distribution System	0.5	<input type="checkbox"/>
4.2	High Efficiency HVAC Distribution System	1.0	<input type="checkbox"/>

2018 Washington State Energy Code - Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family - New & Additions (effective February 1, 2021)

Summary of Table R406.2 (cont.)			
Energy Options	Energy Credit Option Descriptions (cont.)	Credits - select ONE energy option from each category ^d	User Notes
5.1 ^e	Efficient Water Heating	0.5	<input type="checkbox"/>
5.2	Efficient Water Heating	0.5	<input type="checkbox"/>
5.3	Efficient Water Heating	1.0	<input type="checkbox"/>
5.4	Efficient Water Heating	1.5	<input type="checkbox"/>
5.5	Efficient Water Heating	2.0	<input type="checkbox"/>
5.6	Efficient Water Heating	2.5	<input type="checkbox"/>
6.1 ^f	Renewable Electric Energy (3 credits max)	1.0	<input type="checkbox"/>
7.1	Appliance Package	0.5	<input type="checkbox"/>
Total Credits		6.0	<input type="checkbox"/> Calculate Total <input type="checkbox"/> Clear Form

- An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area or 500 W, whichever is bigger, may be installed in the dwelling unit.
- Equipment listed in Table C403.3.2(4) or C403.3.2(5)
- Equipment listed in Table C403.3.2(1) or C403.3.2(2)
- You cannot select more than one option from any category EXCEPT in category 5. Option 5.1 may be combined with options 5.2 through 5.6. See Table 406.3.
- 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max. See the complete Table R406.2 for all requirements and option descriptions.
- Use the single radiobutton in the upper right of the second column to deselect radiobuttons in that group.

Please print only pages 1 through 3 of this worksheet for submission to your building official.

For Building Officials Only

CONTRACTOR TO VERIFY ALL DIMENSIONS AND/OR CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE RECTIFIED BY THIS OFFICE PRIOR TO CONSTRUCTION OR CONTRACTOR TO ACCEPT FULL RESPONSIBILITY FOR COST TO RECTIFY SAME. THESE DRAWINGS ARE COPYRIGHTED AND ARE LICENSED FOR SINGLE USE. ANY UNAUTHORIZED USE IS STRICTLY PROHIBITED UNDER COPYRIGHT LAWS.

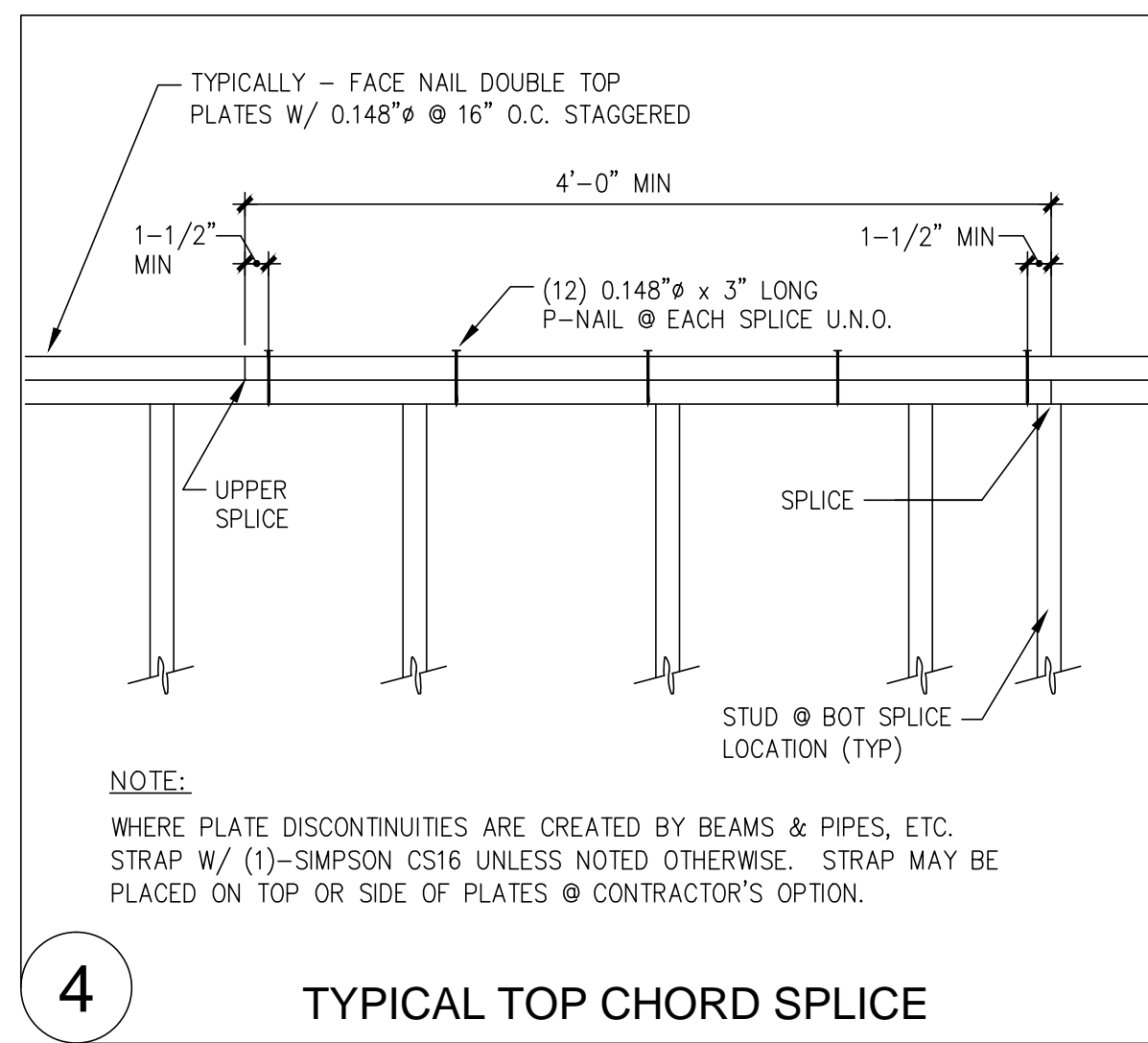
CYPRESS POINT DEVELOPMENT
7530 164th Avenue N.E. #A201
Redmond, WA 98052
EMAIL: SCOTT@CYPRESSPOINTDEVELOPMENT.COM

ISSUE DATES
4/8/22
9-1-22

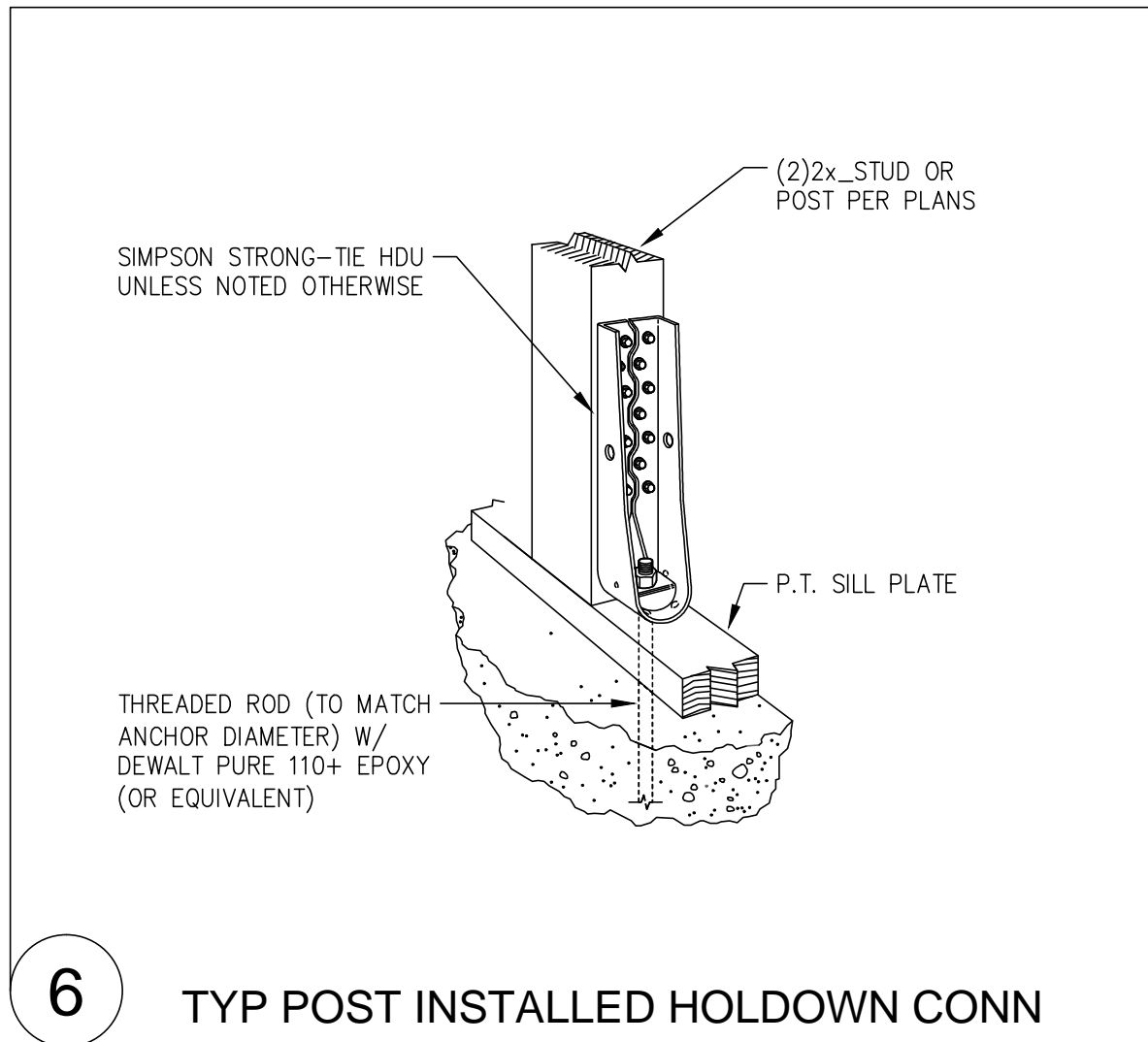
Mak Residence
6521 80th Avenue S.E., Mercer Island, Washington 98040

GENERAL DETAILS

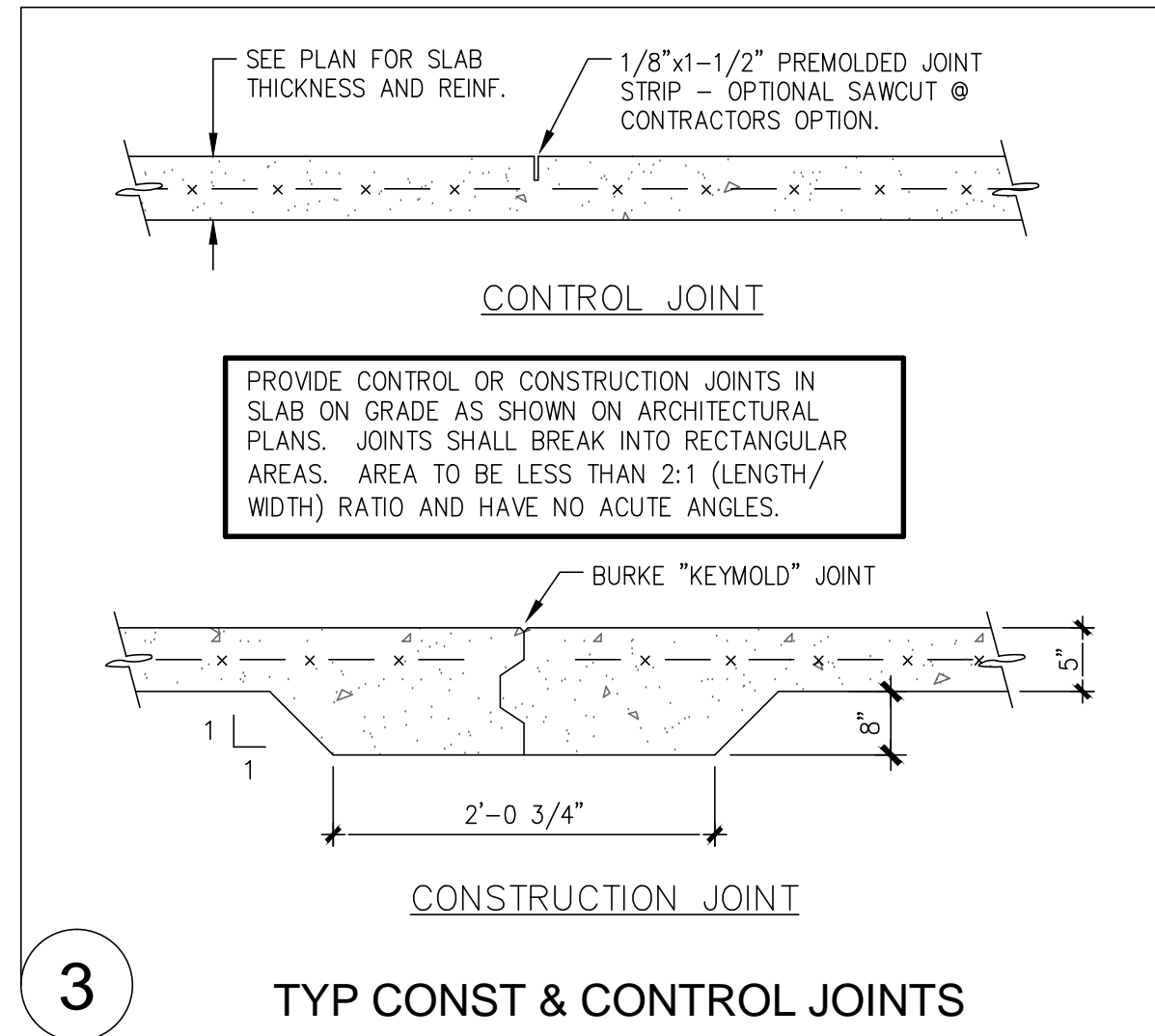
A6



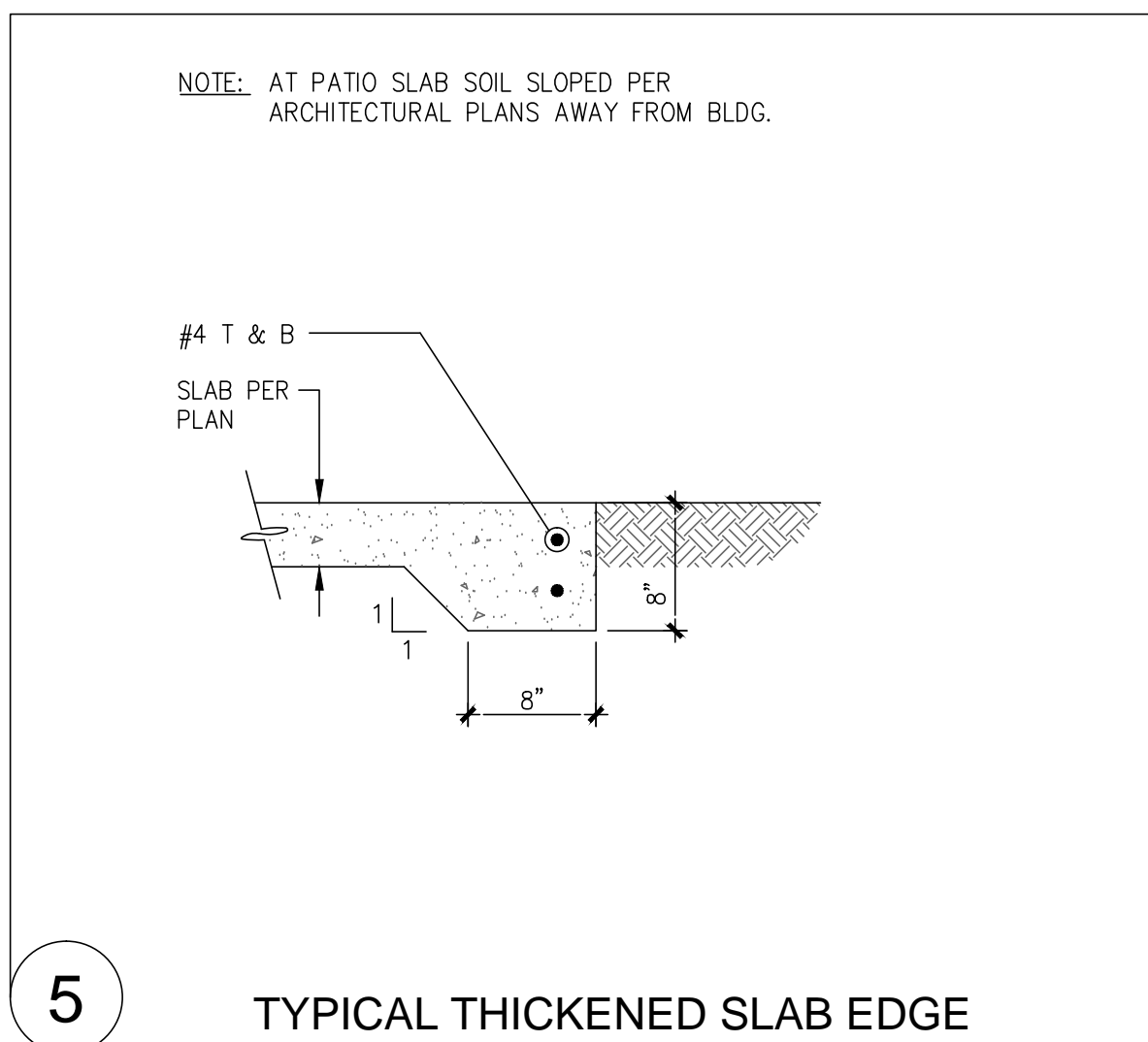
4 TYPICAL TOP CHORD SPLICE



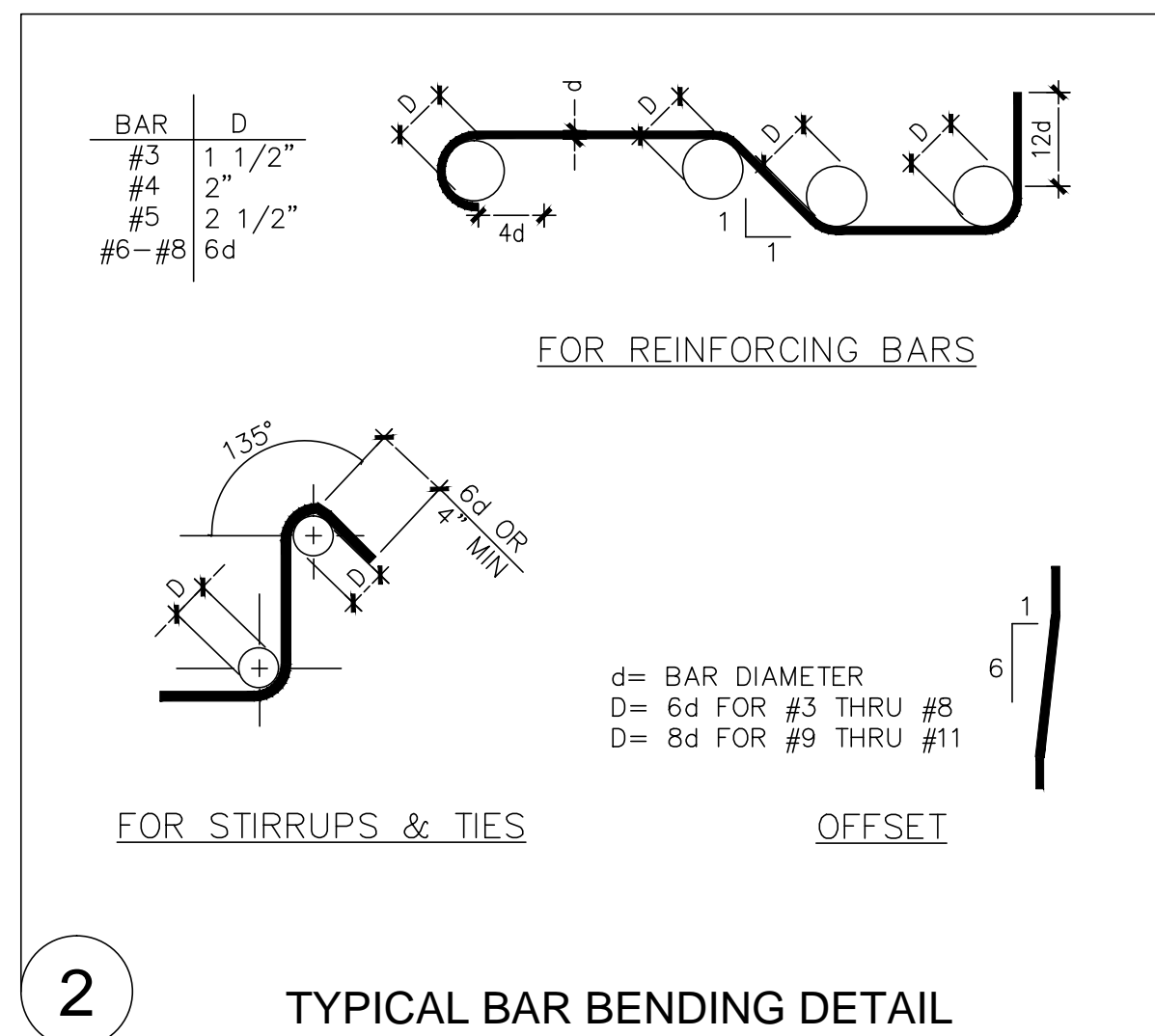
6 TYP POST INSTALLED HOLDOWN CONN



3 TYP CONST & CONTROL JOINTS



5 TYPICAL THICKENED SLAB EDGE



2 TYPICAL BAR BENDING DETAIL

FLOOR & ROOF FRAMING NOTES

- ALL ROOF TRUSSES ARE TO BE ENGINEERED BY OTHERS. THE TRUSS MANUFACTURER SHALL PROVIDE CONNECTION HARDWARE TO CARRY THE ROOF DEAD AND LIVE LOAD TO THE LOAD CARRYING MEMBER. PROVISIONS FOR PERMANENT BRACING AND THEIR CONNECTIONS WITHIN THE TRUSS SYSTEM SHALL BE PART OF THE PRE-ENGINEERED TRUSS PACKAGE. THE ROOF TRUSS PACKAGE SHALL INCLUDE OVER-FRAMING (VALLEY TRUSSES, OR OTHER SUPPLEMENTARY TRUSSES, AND THEIR CONNECTIONS) AS REQUIRED TO COMPLETE THE ROOF FRAMING SYSTEM FROM THE ROOF SHEATHING TO THE SUPPORTING WALLS BELOW.
- P.E. TRUSS MANUFACTURER SHALL PROVIDE FULL DEPTH TRUSS BLOCKING OR DRAG TRUSSES FROM ROOF DIAPHRAGM TO SHEARWALL BELOW. ATTACH TO SHEARWALL BELOW WITH SIMPSON A35 CLIPS / NAILING PER THE SHEARWALL TABLE. THE MANUFACTURER SHALL DESIGN THE DRAG TRUSS OR TRUSS BLOCKING TO RESIST THE LATERAL FORCE CALLED OUT ON THE PLANS.
- TIE-DOWN EVERY TRUSS (RAFTER) AND ALL END TRUSSES AT ALL BEARING SUPPORTS WITH (1) SIMPSON H2.5A HURRICANE ANCHOR.
- P.E. TRUSS MANUFACTURER TO VERIFY DEFLECTION TOLERANCE BETWEEN TRUSSES AND WINDOWS WHERE WINDOW FRAMES DIRECTLY INTO TRUSS BOTTOM CHORD - VERIFY PER WINDOW SUPPLIER AND ARCHITECT.
- ROOF AND FLOOR JOIST LOCATIONS ARE SCHEMATICALLY SHOWN ON THE PLANS. IT IS NOT THE INTENT OF THE STRUCTURAL PLANS TO GRAPHICALLY LOCATE ALL FRAMING MEMBERS. THE ARCHITECT SHALL VERIFY THE COMPATIBILITY OF JOIST LAYOUT AND FRAMING W/ MECHANICAL, ELECTRICAL & PLUMBING AND ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR SPACING FRAMING MEMBERS AS NOTED ON THE PLANS AND GENERATING MEMBER LAYOUT FOR SHOP DRAWINGS AND QUANTITY TAKEOFFS.
- THE TRUSS MANUFACTURER SHALL VERIFY BEARING COMPATIBILITY (CRUSHING) WITH THE PLATE MATERIAL. TYPICALLY, COMPOSITE BEAMS SHALL BE FULLY BEARING ON 2 X 4 WALLS. I.E. BREAK RIM OR BLOCKING TO ALLOW FULL BEARING OVER 3 1/2" WIDE PLATES.
- PLACE LONG DIRECTION OF ALL PLYWOOD SHEETS PERPENDICULAR TO TRUSS/RAFTER OR JOIST DIRECTION, SEE DETAIL 1/S1.1. FLOOR SHEATHING IS TO BE CONTINUOUS THROUGH HOUSE. TYPICAL NAILING AT FLOOR AND ROOF DIAPHRAGMS IS PROVIDED IN THE GENERAL STRUCTURAL NOTES ON SHEET S1.0.
- DENOTES THE SHEARWALL TYPE, SEE THE SHEARWALL TABLE ON SHEET S1.1. INDICATES SHEARWALL LOCATION, THE CALL-OUTS ON THE SHEARWALL TABLE APPLY ONLY AT THE LENGTH OF WALL SHOWN HATCHED. PROVIDE SOLID BLOCKING IN FLOOR SPACE BELOW PERPENDICULAR SHEARWALLS.
- NO RIM BOARD LATERAL CAPACITY LESS THAN 700 PLF IS ALLOWED TO BE USED.
- THE DOUBLE TOP PLATE IS TO BE CONTINUOUS ALONG ALL EXTERIOR WALLS AND AT ALL WALL LINES CONTAINING SHEARWALLS. TYPICAL WALL TOP PLATE SPLICES SHALL BE PER DETAIL 4/S1.1.
- WHERE COMPOSITE BEAMS ARE USED AS DRAG STRUTS THE MANUFACTURER SHALL PROVIDE THE FRAMING MEMBERS WITH THE CAPACITY CALLED OUT ON THE PLANS.
- TYPICAL JOISTS SHALL BE 2x12 #2 HEM-FIR @ 16" O.C. IN CRAWLSPACE U.N.O. WHERE REQUIRED, THE COMPOSITE BEAM MANUFACTURER SHALL BE RESPONSIBLE FOR ANY/ALL BEAM HANGERS (SEE PLANS FOR ANY SPECIFIC CALL-OUTS), SOLID BLOCKING, CANTILEVERED CONDITIONS, CONCENTRATED BEARING LOADS AND NAILING FROM SHEARWALLS ABOVE AND BELOW.
- FF = FLUSH-FRAMED BEAM. VERIFY FLUSH OR DROPPED BEAM CONDITION PER ARCHITECT.
- ALL HEADERS IN NON-LOAD BEARING WALL WITH FRAMING PARALLEL TO WALL 4'-0" AND LONGER SHALL BE A MINIMUM OF (2) 2x8 HF #2 UNLESS NOTED OTHERWISE. CONTACT ENGINEER OF RECORD PRIOR TO CONSTRUCTION IF BEAM CALL OUT MISSING OR UNCLEAR. PROVIDE POSITIVE CONNECTION AT ALL BEAM TO PERPENDICULAR WALL CONNECTIONS, SIMPSON A35 OR LTP5 CLIP U.N.O.
- ALL HEADERS ARE TO BE SUPPORTED BY (1) 2x TRIMMER (BEARING) STUD AND (1) FULL-HEIGHT 2x KING STUD. MULTIPLE TRIMMER STUDS ARE INDICATED PER PLAN. BEAMS AND GIRDER TRUSSES LOADING PERPENDICULAR WALLS SHALL BE SUPPORTED, AT MINIMUM, BY SOLID STUDS BELOW BEAM. MULTIPLE BEARING STUDS CALLED OUT ON UPPER LEVELS SHOULD BE CONTINUED TO FOUNDATION OR BEAM BELOW UNLESS NOTED OTHERWISE AND REQUIRE SOLID BLOCKING BETWEEN FLOORS.
- MATERIAL SUPPLIERS SHALL VERIFY PRESSURE-TREATED MEMBERS W/ DESIGNER. ALL EXPOSED BEAM HANGERS SHALL BE HOT-DIPPED GALVANIZED AT MINIMUM (SEE STRUCTURAL NOTES SECTION 4.9 FOR EXPOSED CONDITION) AND HAVE CONCEALED FLANGES, VERIFY W/ BUILDING DESIGNER.
- LSL INDICATES 1.55E TIMBERSTRAND MEMBER. PSL INDICATES 2.2E PARALLAM MEMBER. LVL INDICATES 1.9E MICROLAM MEMBER. GLB INDICATES 24F-V4 DOUG-FIR GLULAM BEAM IF SIMPLE SPAN. USE 24F-V8 AT CONTINUOUS OR CANTILEVERED SPAN CONDITIONS.
- DENOTES HOLDOWNS SEE THE HOLDOWN TABLE ON SHEET S1.1.
- SEE ARCHITECTURAL PLANS FOR STAIR FRAMING DETAILS AND NOTES, METAL CONTROL JOINTS AT DOORWAY OPENINGS IN CONCRETE FLOORING AND ROOF VENTILATION REQUIREMENTS AND DETAILS.
- SEE ARCHITECTURAL PLANS FOR TOP OF WALL HEIGHTS AND SLAB ON GRADE ELEVATIONS. SEE ARCHITECTURAL PLANS FOR DIMENSIONS. WHERE DIMENSIONS ARE SHOWN ON THE STRUCTURAL PLANS, CONTRACTOR SHALL VERIFY COMPATIBILITY W/ ARCHITECTURAL PLANS. WHERE DISCREPANCY EXISTS, CONTRACTOR SHALL NOTIFY BOTH THE ENGINEER AND ARCHITECT FOR CLARIFICATION.
- WINDOW SUPPLIER TO VERIFY THAT WINDOW AND WINDOW FRAMES TRANSFER WIND LOADS EVENLY TO STRUCTURAL FRAMING ON ALL 4 SIDES OF WINDOW. WINDOW SUPPLIER TO VERIFY MINIMUM .005"H STORY DRIFT TOLERANCE IN PLANE OF ALL WINDOWS AND ALLOW FOR L/240 DEFLECTION (PERPENDICULAR) AT WINDOW MULLIONS.
- ALL CEILING SOFFITS BY OTHERS.
- SEE GENERAL STRUCTURAL NOTES ON S1.0 FOR ADDITIONAL INFORMATION.

SHEARWALL COMPONENT TABLE

MARK	SHEATHING COMPONENTS & NAILING DATA				5/8" AB TO CONCRETE SPACING (IN)	0.148" DIA P-NAIL PL TO PL SPACING (IN)	SIMPSON A35 CLIP SPACING (IN)	SIMPSON LTP5 CLIP SPACING (IN)	MIN ASD SEISMIC SPF/HF CAPACITY (PLF)
	SHEATHING	# OF SIDES	NAILS SIZE	O/C SPACING PANEL EDGE FIELD					
W6	7/16" OSB OR 15/32" PWD, APA RATED SHEATHING, BLOCKED	ONE	0.131" DIA	6 INCHES	60" O.C.	8" O/C MAX	27" O.C.	24" O.C.	241
W4	7/16" OSB OR 15/32" PWD, APA RATED SHEATHING, BLOCKED	ONE	0.131" DIA	4 INCHES	46" O.C.	5 1/2" O/C MAX	19" O.C.	16" O.C.	353
W3	7/16" OSB OR 15/32" PWD, APA RATED SHEATHING, BLOCKED	ONE	0.131" DIA	3 INCHES	36" O.C.	4" O/C MAX	14" O.C.	12" O.C.	455
W2	7/16" OSB OR 15/32" PWD, APA RATED SHEATHING, BLOCKED	ONE	0.131" DIA	2 INCHES	27" O.C.	2 ROWS, STAGGERED, 6" O/C MAX	11" O.C.	9" O.C.	595

TYPICAL NOTES:

- ALL NAILING PER IBC TABLE 2304.9.1. UNLESS NOTED OTHERWISE IN SHEARWALL TABLE.
- SHEATHING MAY BE PLACED WITH THE LONGITUDINAL DIRECTION VERTICAL. STUDS AND PLATES SHALL BE CONSIDERED TO ACT AS BLOCKING.
- WALL SHEATHING CALLED OUT SHALL EXTEND FOR ENTIRE WALL LENGTH AT THAT ELEVATION AND SHALL BE CONTINUOUS AROUND OPENINGS.
- 8d SHEATHING NAILS ARE TO BE .131" DIAMETER AND 2-3/8" IN LENGTH. 10d PL TO PL NAILS ARE TO BE .148" DIAMETER AND A MINIMUM OF 3-1/4" IN LENGTH. NAILS SHALL BE INSTALLED SO AS TO NOT SPLIT THE TIMBER FRAMING.
- SIMPSON CLIPS/ANGLES SHALL BE INSTALLED WITH THE APPROPRIATE FASTENERS PER THE MANUFACTURER'S SPECIFICATIONS.
- USE 3" x 3" x 1/4" PLATE WASHERS AT ALL ANCHOR BOLTS. USE OF SLOTTED HOLE ALLOWED PER IBC/SDS PROVISIONS. FOR SHEARWALLS EXCEEDING 400 PLF, THE PLATE WASHERS ARE TO EXTEND TO WITHIN 1/2" OF THE WOOD SHEATHING PER SDPS C4.3.6.4.3.
- SPACING SHOWN ABOVE FOR ANCHOR BOLTS, NAILING AND CLIPS IS MAXIMUM AMOUNT ALLOWED. SEE SPECIAL NOTE "A" FOR MINIMUM NAIL SPACING.
- USE 3x NOMINAL MEMBERS AT ALL PANEL JOINTS IN WALLS W/ 10d COMMON OR 0.148" DIA NAILS @ 2" O/C OR 3" O/C SPACING AND STAGGER NAILS TO AVOID SPLITTING OF WOOD. ALSO REQUIRED AT ALL PANEL JOINTS IN SHEARWALLS TYPE W3. SEE NOTE "D" BELOW FOR OPTION.
- FRAMING (STUDS) AT SHEARWALLS SHALL BE SPACED NO FARTHER THAN 16" O.C.
- WHERE 2 OR MORE ROWS REQUIRED, STAGGER NAILS SUCH THAT MINIMUM SPACING IS 4" OR GREATER (SEE SCHEMATIC AND NOTE "A" BELOW)

SPECIAL NOTES:

- MINIMUM NAIL SPACING IN A SINGLE ROW SHALL BE 4 INCHES ON CENTER. USE (2) ROWS IF SPACING LESS THAN THIS. USE 2ND RIM BOARD, RIM JOIST OR BLOCKING WHERE THREE ROWS OF NAILING CALLED OUT.
- WHERE PANELS ARE APPLIED TO BOTH FACES OF THE WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. OPTIONAL TO NOT OFFSET PANEL JOINTS AND TO USE 3x STUDS AND STAGGER NAILS ON EACH SIDE.
- OPTIONAL TO USE (2) 2x'S IN PLACE OF SINGLE 3x IN SHEARWALL W3 (SEE SPECIAL FOOT NOTE "D" BELOW).
- (2) ROWS OF 0.148" x 3" STITCH NAILING (2)2x STUDS TOGETHER @ 10" O/C FOR W3 SHW. PER NDS SDPS 2015 SECTION 4.3.7.4 AND APA TECH REPORT T2003-22. OPTION TO SINGLE 3x AT PANEL EDGES.
- SHEAR LOADS TAKE INTO ACCOUNT S.G. AND CONTROLLING LOAD TYPE.

FOUNDATION NOTES

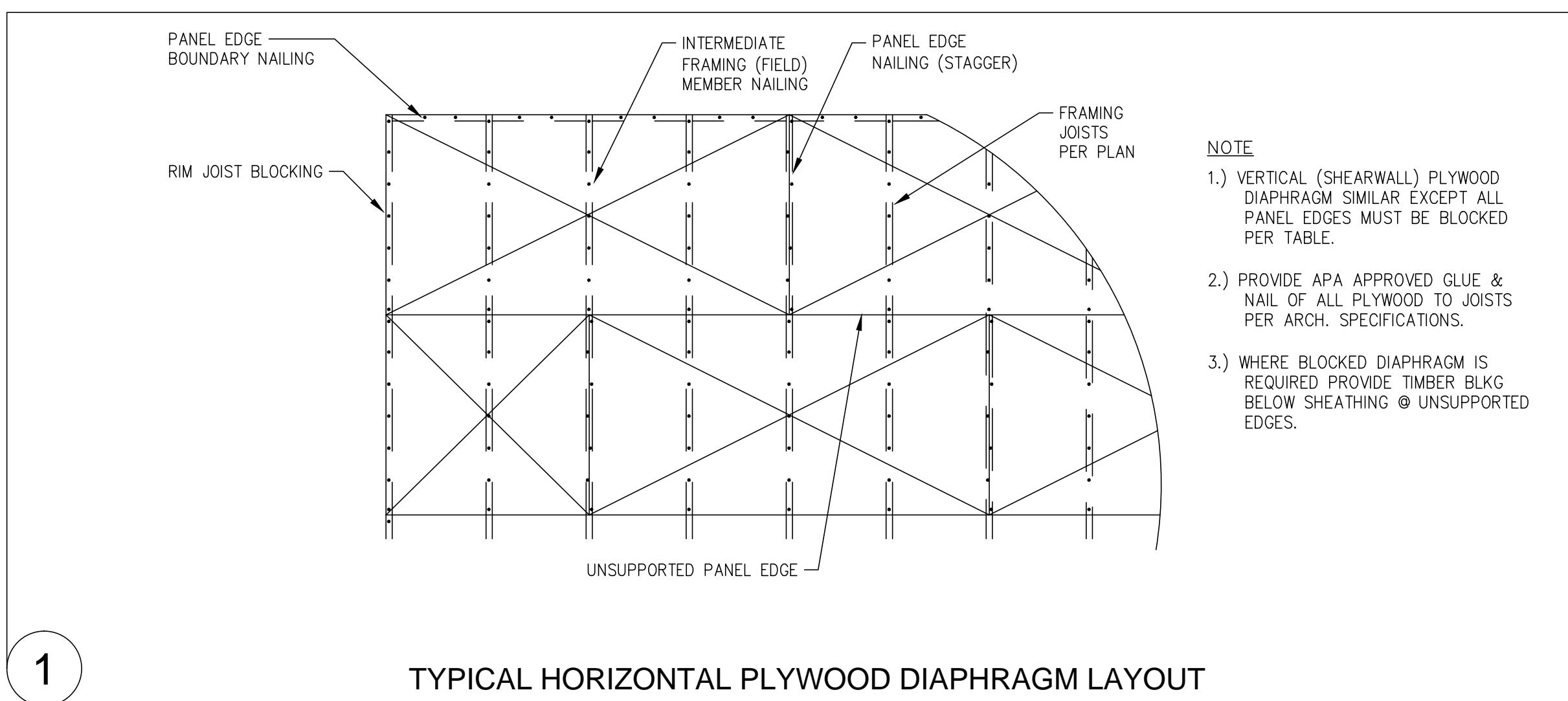
- DENOTES HOLDDOWN. DEEPEN FOOTINGS LOCALLY AT HOLDOWNS TO MAINTAIN A MINIMUM OF 3" CLEAR BETWEEN STEEL AND SOIL.
- INDICATES UNIT SHEARWALLS ABOVE. SEE SHEARWALL TABLE FOR ANCHOR BOLT AND SILL PLATE REQUIREMENTS.
- EXTERIOR WALLS SHALL HAVE AN 8" STEM WALL AND A 1'-4" WIDE X 8" DEEP FOOTING WITH REINFORCEMENT 3" CLEAR OF SOIL (TYPICAL), SEE 5/S3.0.
- BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 12" BELOW GRADE.
- TYPICAL SQUARE FOOTINGS SHALL BE CONSTRUCTED PER 11/S3.0. REFER TO TABLE FOR REQUIRED DIMENSIONS / REINFORCEMENT.
- EXTEND ALL CONTINUOUS FOOTINGS AT END WALLS 1'-0" MINIMUM BEYOND END OF ALL BEARING WALLS AND SHEARWALLS (TYPICAL).
- PROVIDE FOOTING SUBSTRATE PREPARATION PER THE STRUCTURAL NOTES ON S1.0.
- TYPICAL FLOOR SLABS ARE TO BE 4" CONCRETE ON GRADE PER ARCHITECTURAL SHEETS. PROVIDE CONTROL / CONSTRUCTION JOINTS PER DETAIL 3/S1.1 AT THE DIRECTION OF THE ARCHITECT. INSTALL W/M 6x6-W2.9xW2.9 AT CENTER-LINE.
- PROVIDE 4" CONCRETE SLABS (BROOM FINISH) W/ THICKENED EDGES AT ENTRY AND PATIO SLABS. ADD STRIP DRAINS AT FACE OF BUILDING WHERE WALKS AND SLABS SLOPE TOWARDS BUILDING; CONNECT TO TIGHTLINE.
- ALL THICKENED EDGE SLABS SHALL BE 8" WIDE X 8" DEEP WITH (1) CONTINUOUS #4 BAR. SEE DETAIL 5/S1.1.
- PLACE ALL REINFORCEMENT PER THE TYPICAL DETAILS. MINIMUM BAR BENDS SHALL BE PER DETAIL 2/S1.1.
- TYPICAL DIMENSIONS ARE TO FACE OF WALL OR TO CENTERLINE OF COLUMN OR FOOTING. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT. AREAS SHADED ON THE PLANS INDICATE FLOOR AREAS WHERE ELEVATIONS CHANGE.
- T.O.W. = TOP OF STEM WALL
T.O.F. = TOP OF FOOTING
T.O.S. = TOP OF SLAB
- SEE GENERAL STRUCTURAL NOTES ON S1.0 FOR ADDITIONAL INFORMATION.

HOLDOWN TABLE

MARK	BOUNDARY ELEMENT	ANCHOR DIAMETER	ANCHOR EMBEDMENT
HDU2	(2)2x_ #1 DF U.N.O.	5/8"	12", SEE DETAIL 17/S3.0

NOTES:

- STRAP HOLDOWNS MAY BE APPLIED DIRECTLY TO BOUNDARY MEMBER ON OPPOSITE SIDE OF SHEATHING OR APPLIED DIRECTLY OVER PWD/OSB SHEATHING. DO NOT LOCATE STRAPS UNDER WOOD SHEATHING OF ANY TYPE OR OVER GYPSUM SHEATHING.
- NAIL SHEATHING PER SHEARWALL TABLE (SHEET S1.1) TO EACH BOUNDARY ELEMENT PER TABLE ABOVE.
- ALIGN FLOOR TO FLOOR STRAPS WITH HOLDOWNS AT FOUNDATION, TYP.
- HOLDOWNS/STRAPS MUST BE ATTACHED TO FULL HEIGHT MEMBERS UNLESS NOTED OTHERWISE. BOUNDARY ELEMENTS ARE IN ADDITION TO TRIMMER/BEARING STUDS CALLED OUT ON PLAN.
- ANCHOR BOLTS ARE TO BE CAST IN PLACE U.N.O., CONTACT E.O.R. FOR EPOXY OPTIONS.
- THREADED RODS/ANCHORS ARE ASTM A307 OR ASTM F1554 U.N.O.
- EMBEDMENT DEPTH PER DETAIL 17/S3.0 MEASURED FROM TOP OF STEMWALL/FOOTING TO TOP OF NUT.
- HEAVY HEX-HEADED BOLT REQUIRED AT NOTED HOLDOWNS



1 TYPICAL HORIZONTAL PLYWOOD DIAPHRAGM LAYOUT

DHP Engineering
Structural Building Consultants
32008 32nd Ave S, #B
Federal Way, WA 98001
(253) 220-0848

#26891 2022-09-01

PREPARED FOR:

MAK REMODEL
6521 80TH AVE SE
MERCER ISLAND, WA 98040

REVISIONS TO THIS SHEET:

DESIGNED BY : COK
DRAWN BY : COK
ISSUE DATE : 2022-04-01
LATEST REV. :
PROJECT # : 22.017

SHEET TITLE :
GENERAL NOTES AND DETAILS

SUBMITTAL SET ONLY
NOT FOR CONSTRUCTION
THESE DRAWINGS ARE SUBJECT TO
REVISIONS PENDING LOCAL JURISDICTIONAL REVIEW.

S1.1



MAK REMODEL
6521 80TH AVE SE
MERCER ISLAND, WA 98040

REVISIONS TO THIS SHEET:

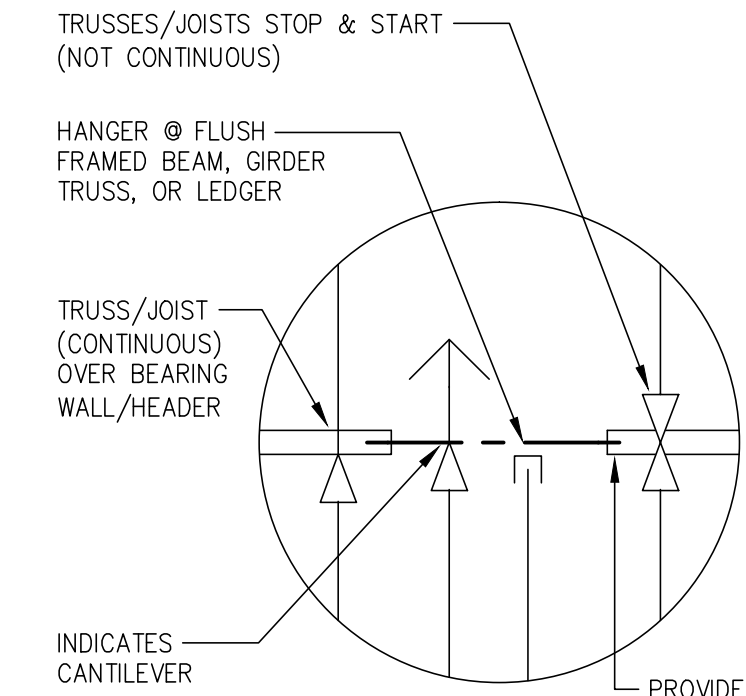
△ CITY REVIEW COMMENTS RESPONSE
(COMMENTS DATED 2022-07-05 TO
2022-07-12 PER ONLINE COMMENT
SYSTEM)

DESIGNED BY : COK
DRAWN BY : COK
ISSUE DATE : 2022-04-01
LATEST REV. : 2022-09-01
PROJECT # : 22.017

SHEET TITLE :
**FDN AND
CRAWLSPACE
FRAMING PLAN**

SUBMITTAL SET ONLY
NOT FOR CONSTRUCTION
THESE DRAWINGS ARE SUBJECT TO
REVISIONS PENDING LOCAL JURISDICTIONAL
REVIEW.

S2.0



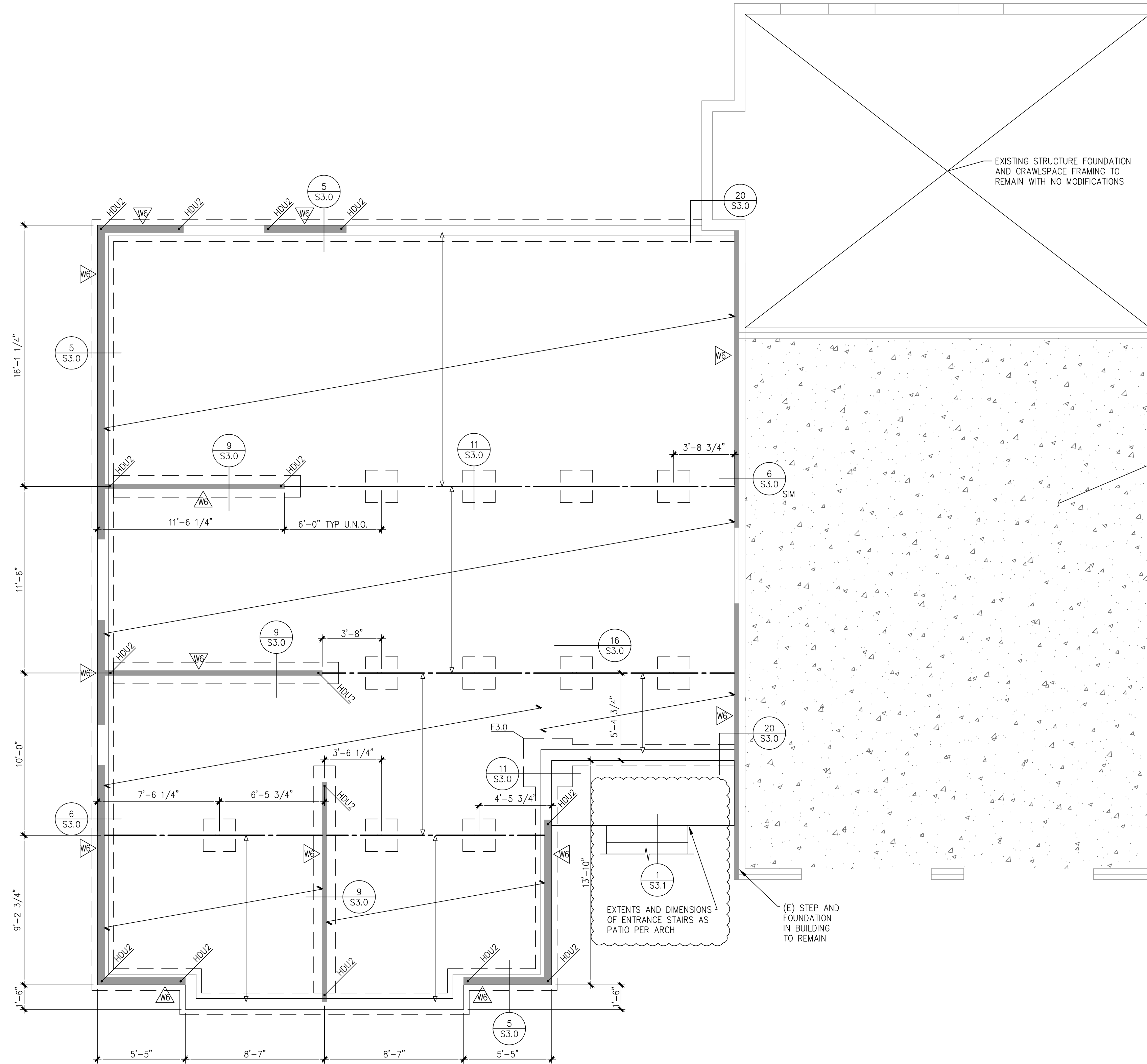
BEARING SYMBOL KEY

SEE SHEET S1.1 FOR FOUNDATION
AND CRAWLSPACE FRAMING NOTES

CRAWLSPACE BEAMS TO BE 4x12s
U.N.O.

CRAWLSPACE JOISTS TO BE
11.875" TJI 110s @ 16" O.C.

CRAWLSPACE FOOTINGS TO BE
F2.0 PER DETAIL 11/S3.0 U.N.O.



CRAWLSPACE FRAMING AND FOUNDATION PLAN
SCALE: 1/4"=1'-0"



PREPARED FOR:

MAK REMODEL
6521 80TH AVE SE
MERCER ISLAND, WA 98040

REVISIONS TO THIS SHEET:

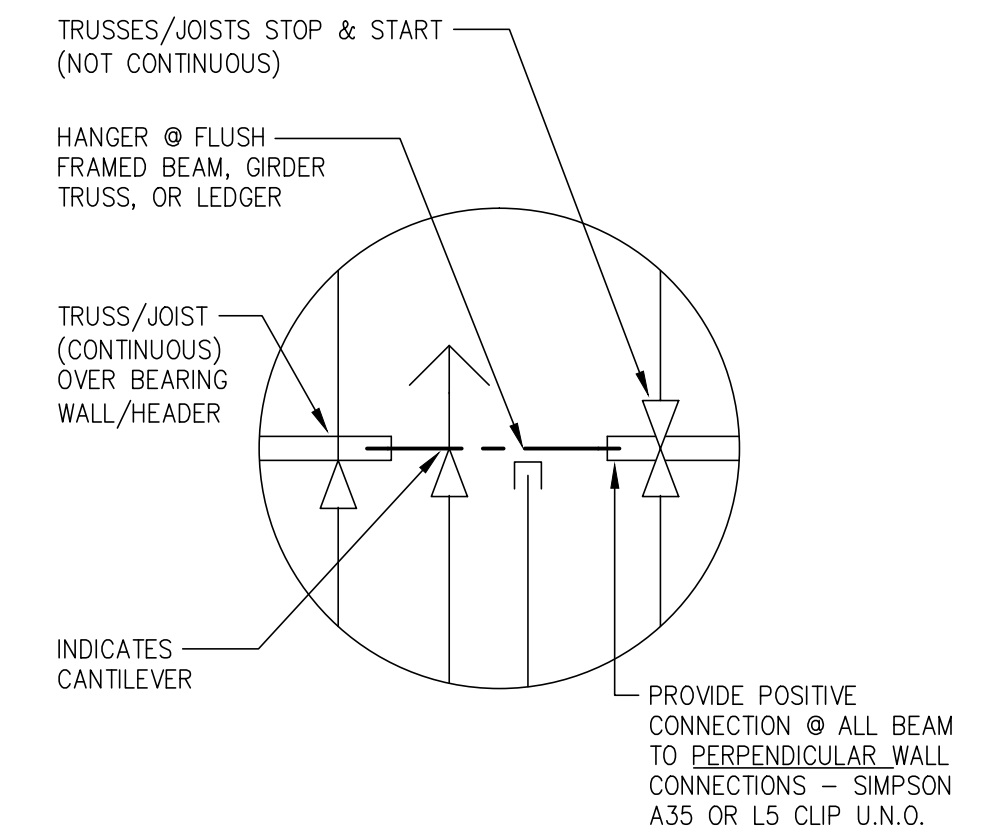
△ CITY REVIEW COMMENTS RESPONSE
(COMMENTS DATED 2022-07-05 TO
2022-07-12 PER ONLINE COMMENT
SYSTEM)

DESIGNED BY : COK
DRAWN BY : COK
ISSUE DATE : 2022-04-01
LATEST REV. : 2022-09-01
PROJECT # : 22.017

SHEET TITLE :
**ROOF FRAMING
PLAN**

SUBMITTAL SET ONLY
NOT FOR CONSTRUCTION
THESE DRAWINGS ARE SUBJECT TO
REVISIONS PENDING LOCAL JURISDICTIONAL
REVIEW.

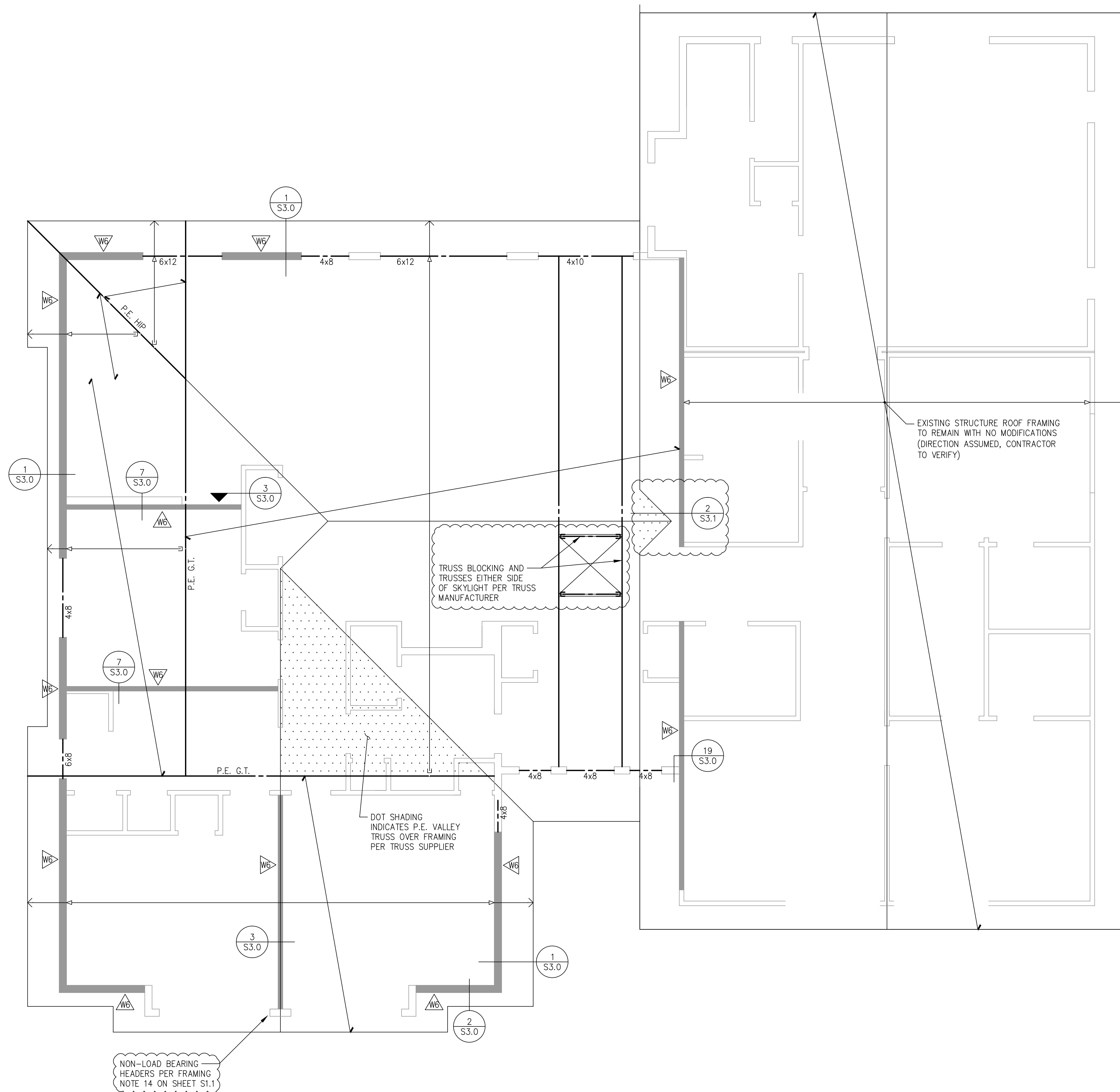
S2.1



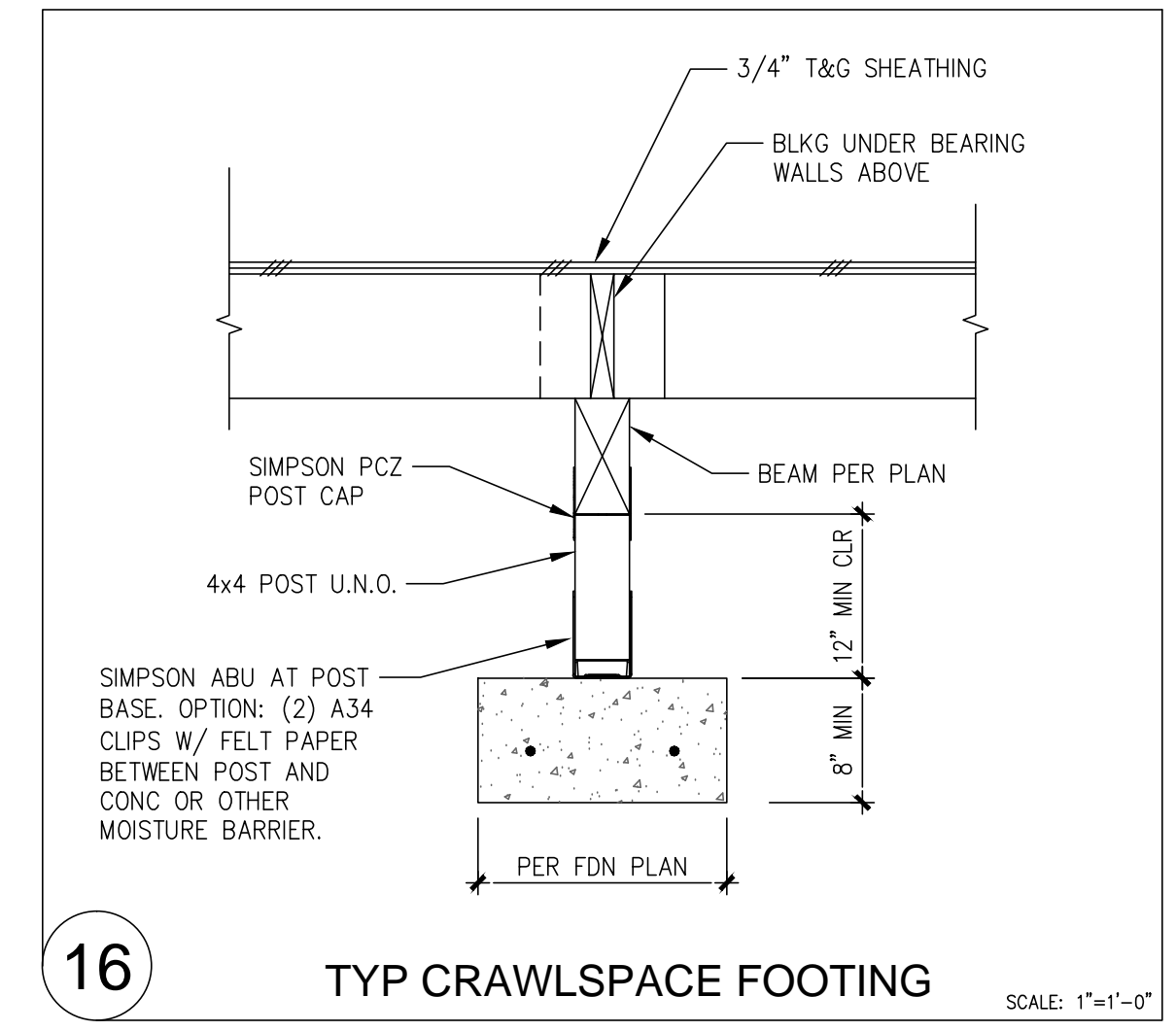
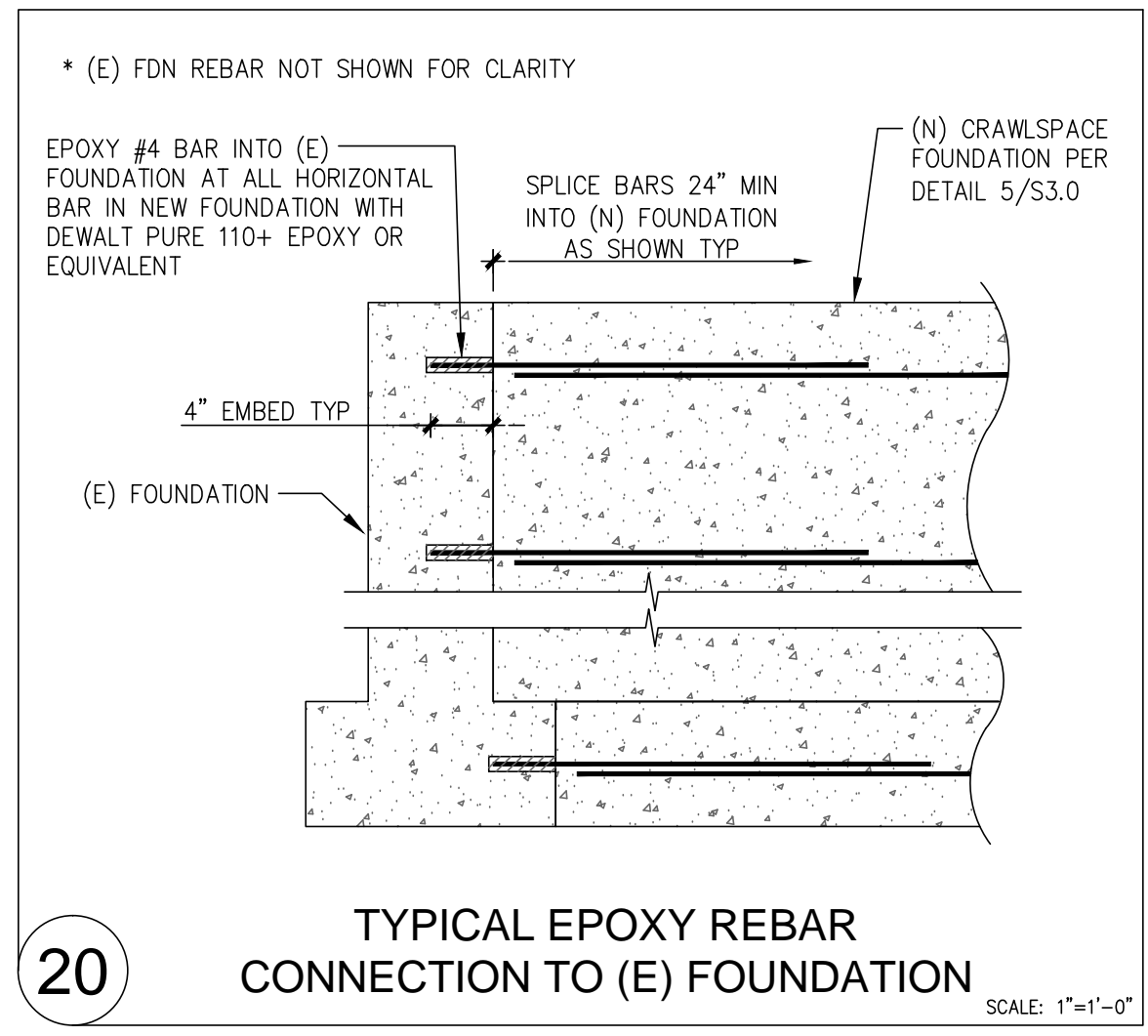
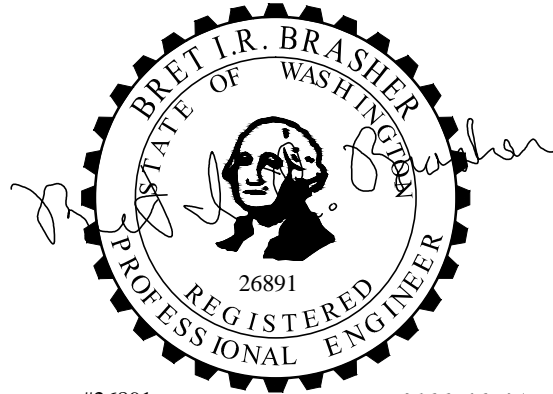
BEARING SYMBOL KEY

SEE SHEET S1.1 FOR
ROOF FRAMING NOTES

ROOF FRAMING TO BE P.E.
TRUSSES @ 24" O.C. U.N.O.



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



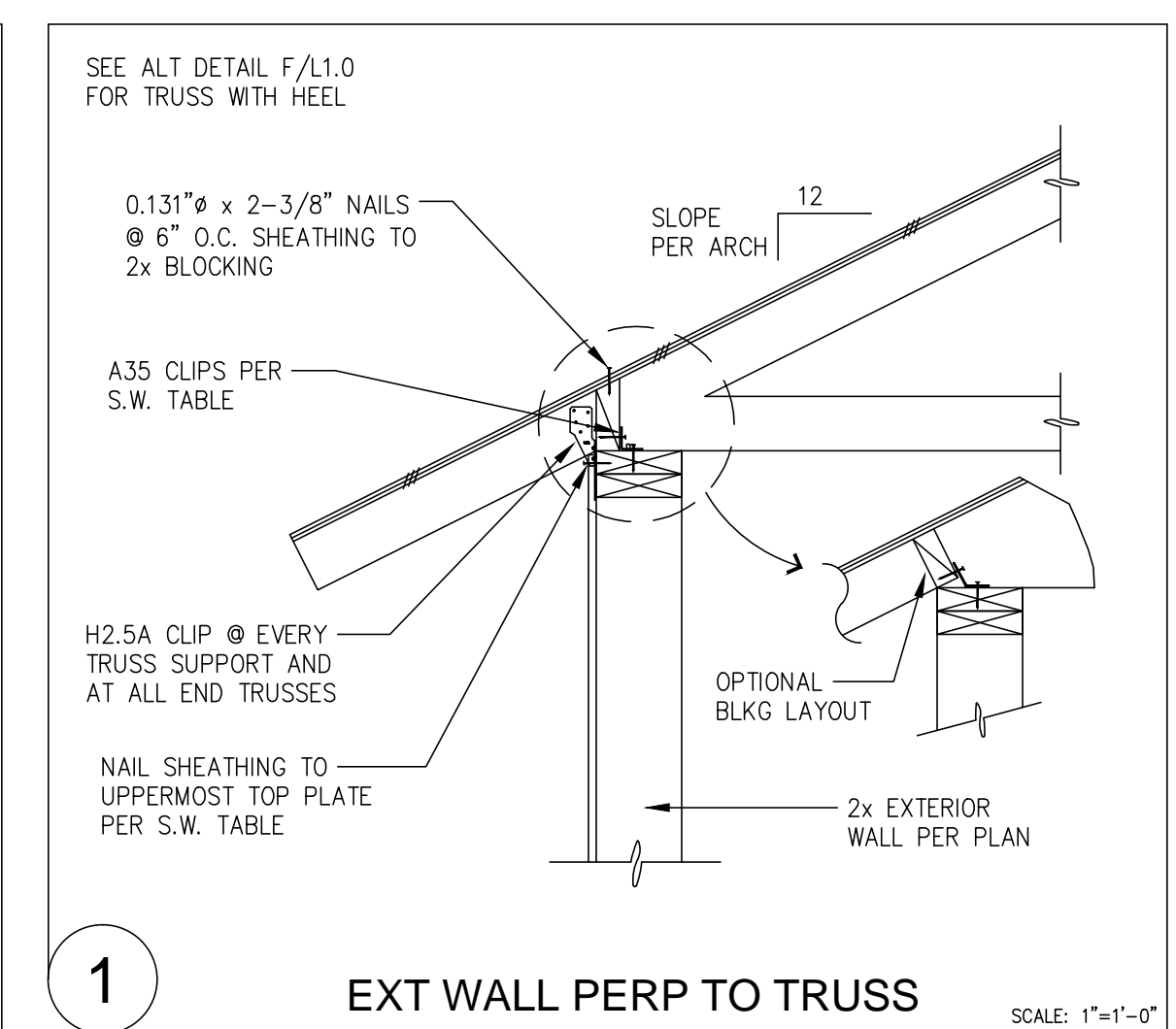
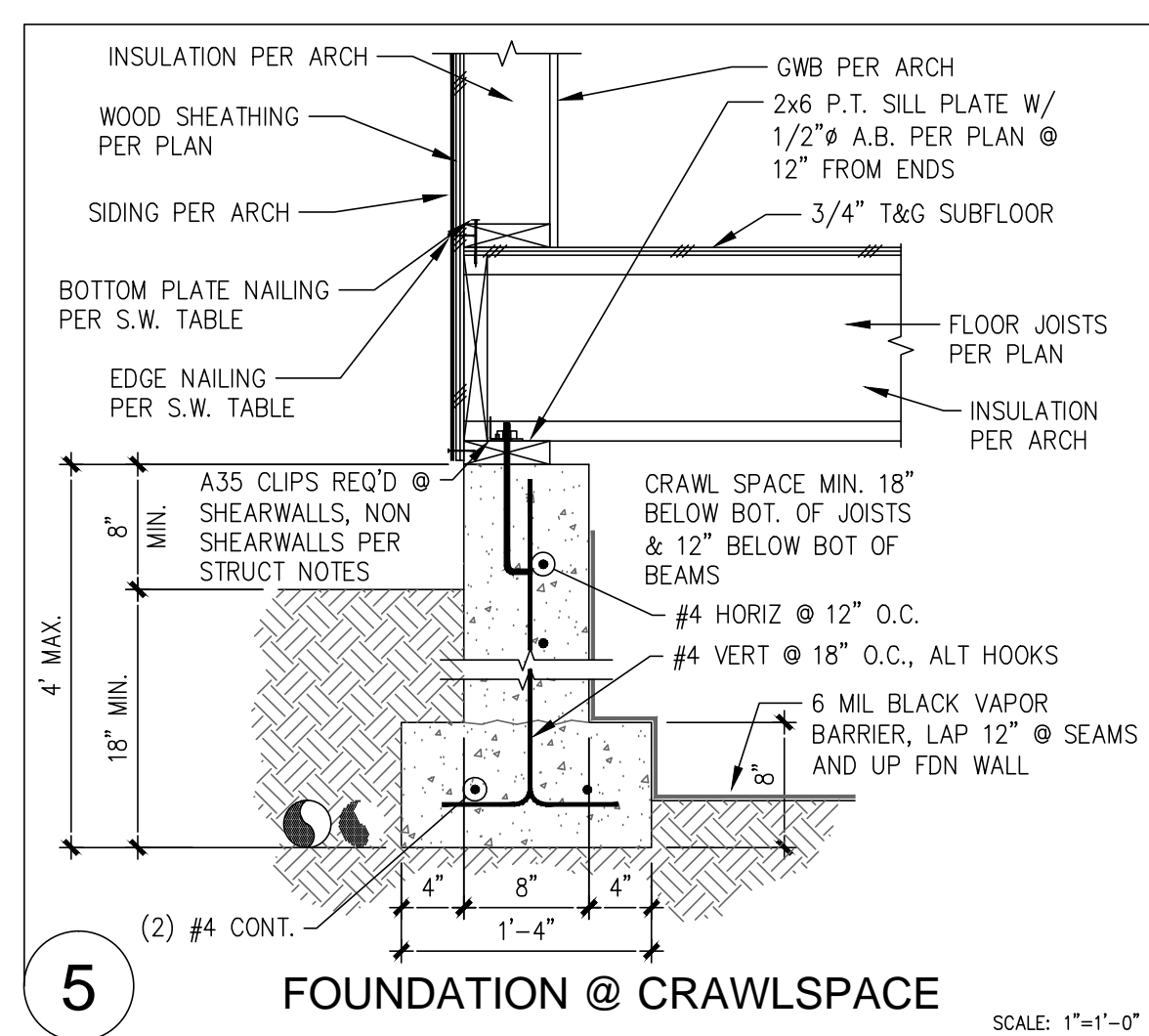
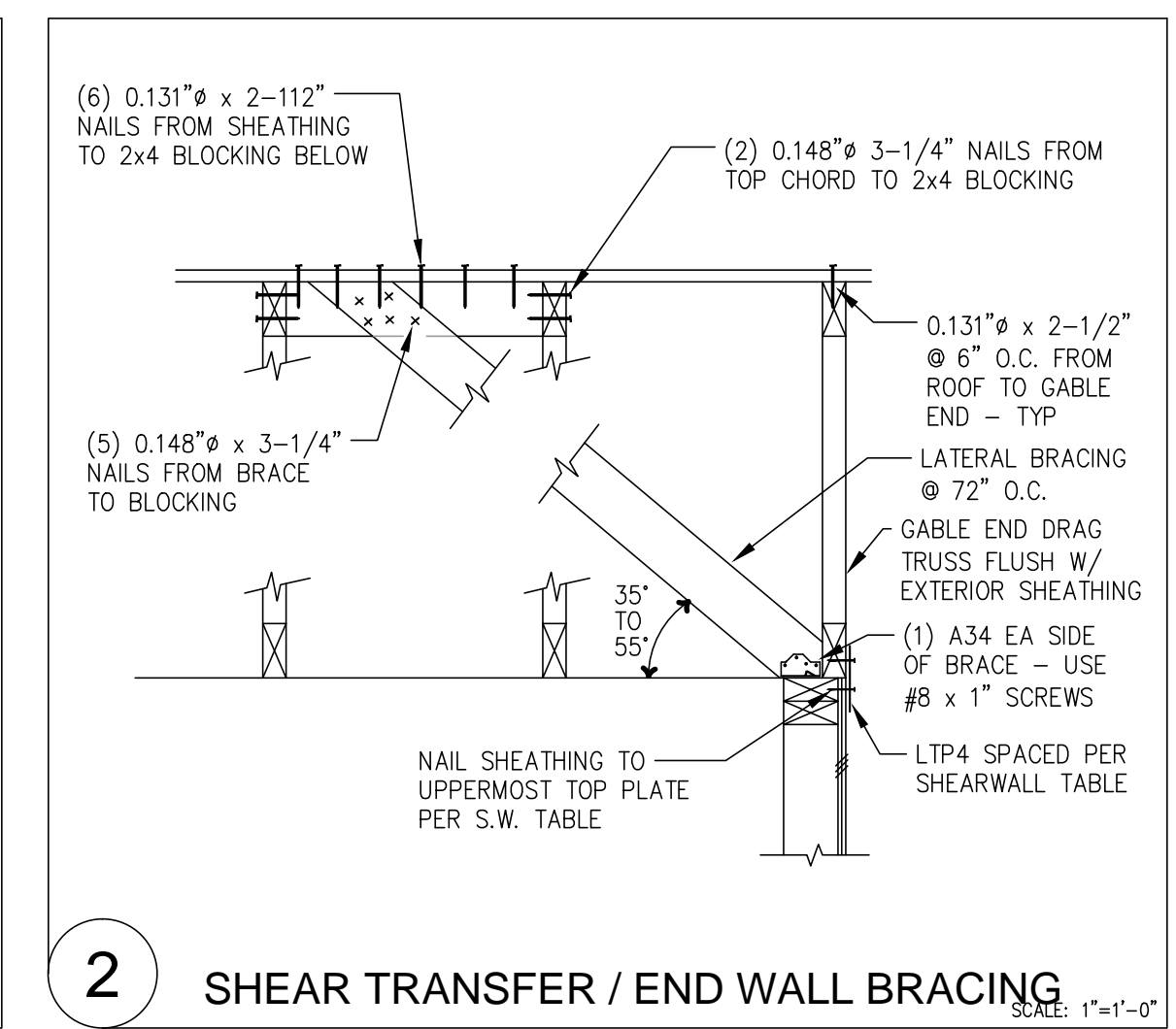
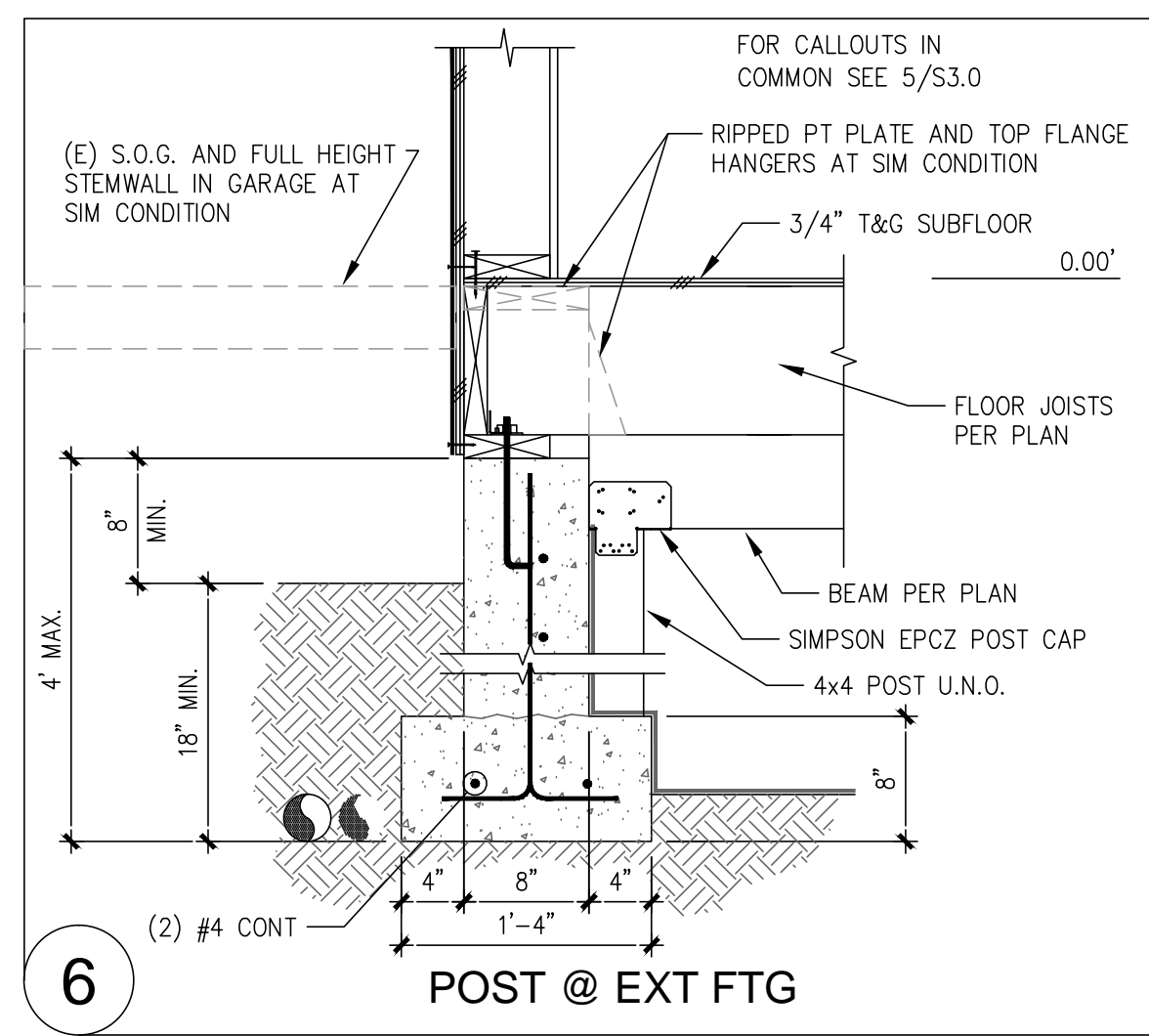
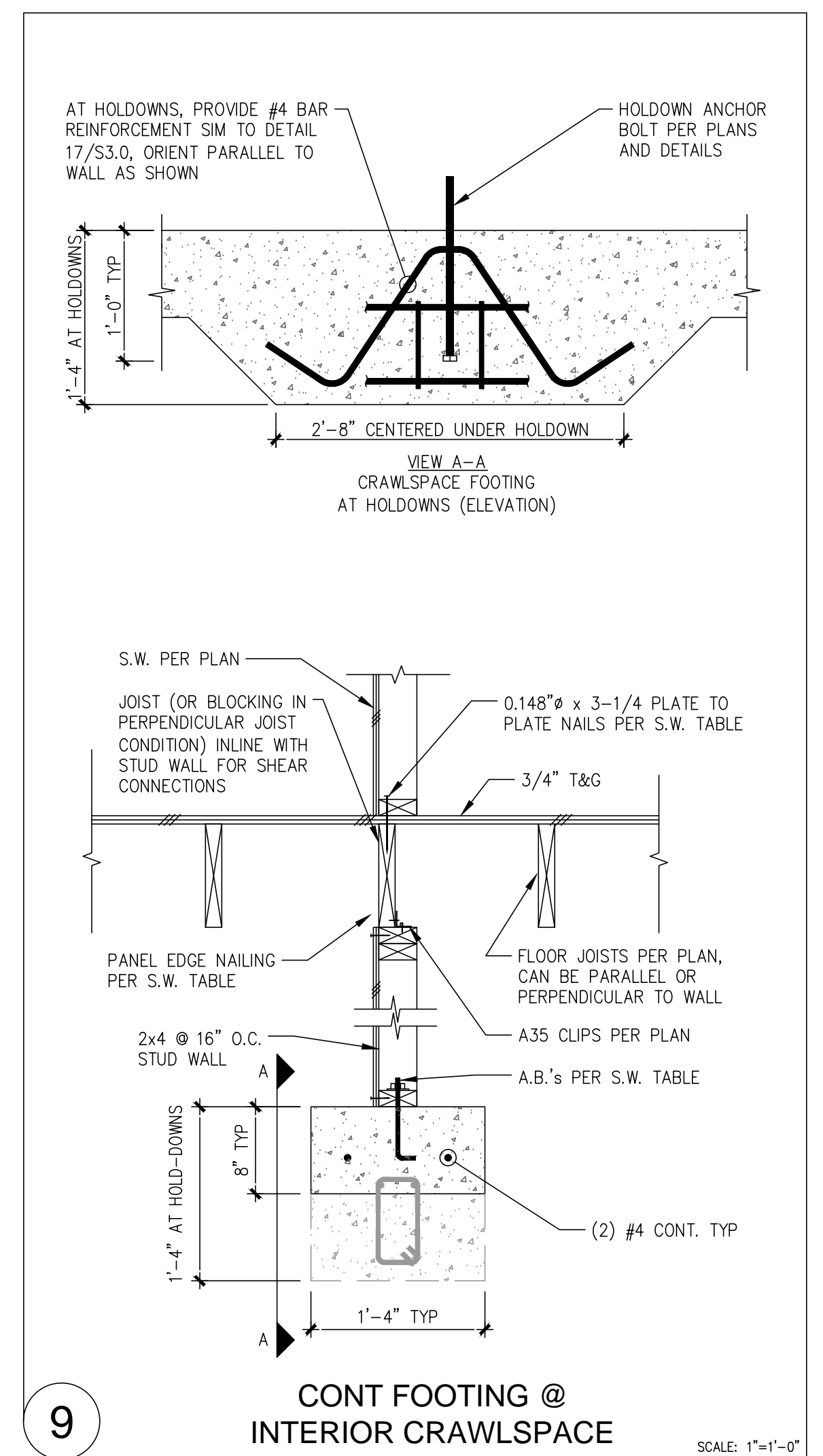
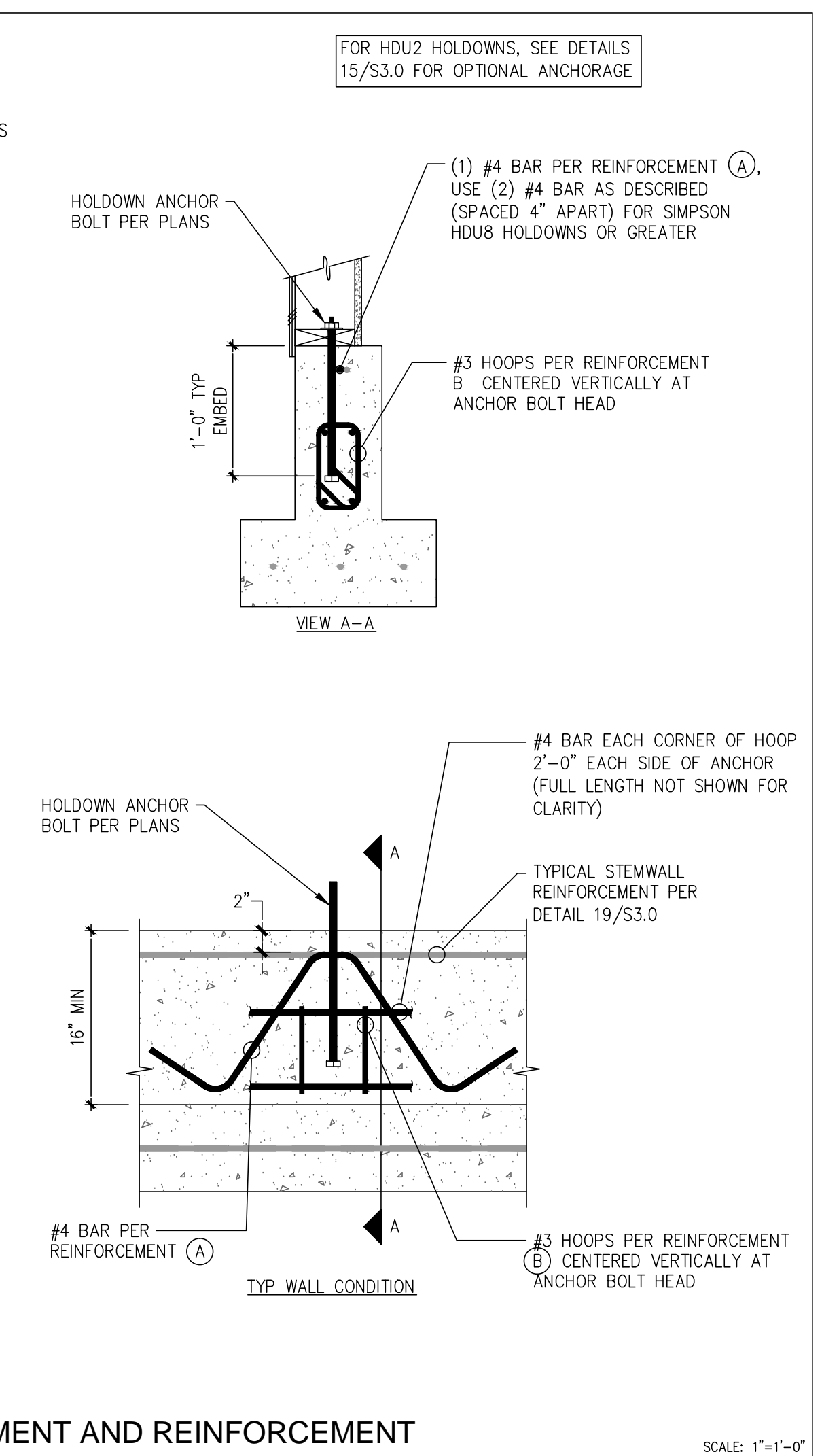
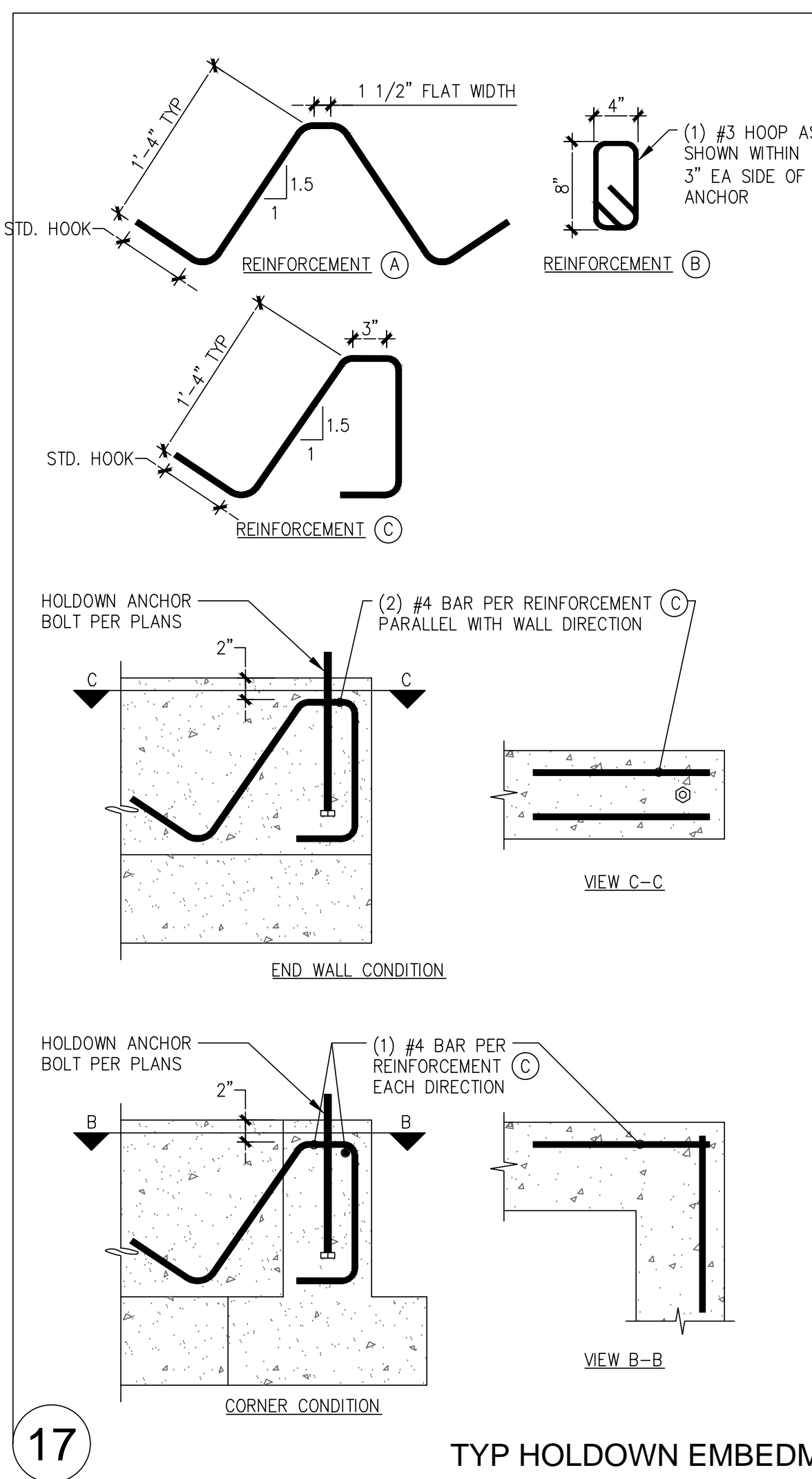
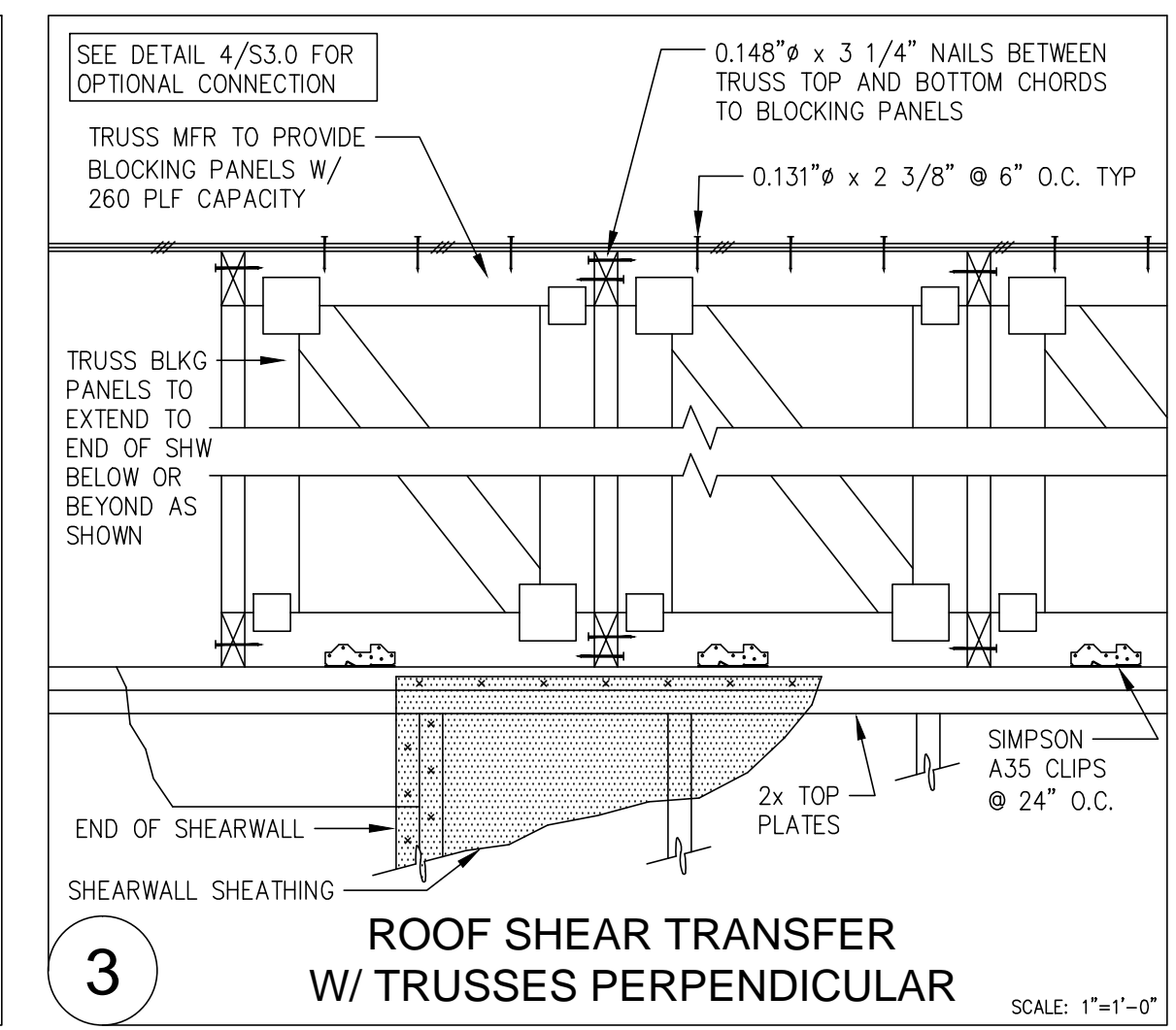
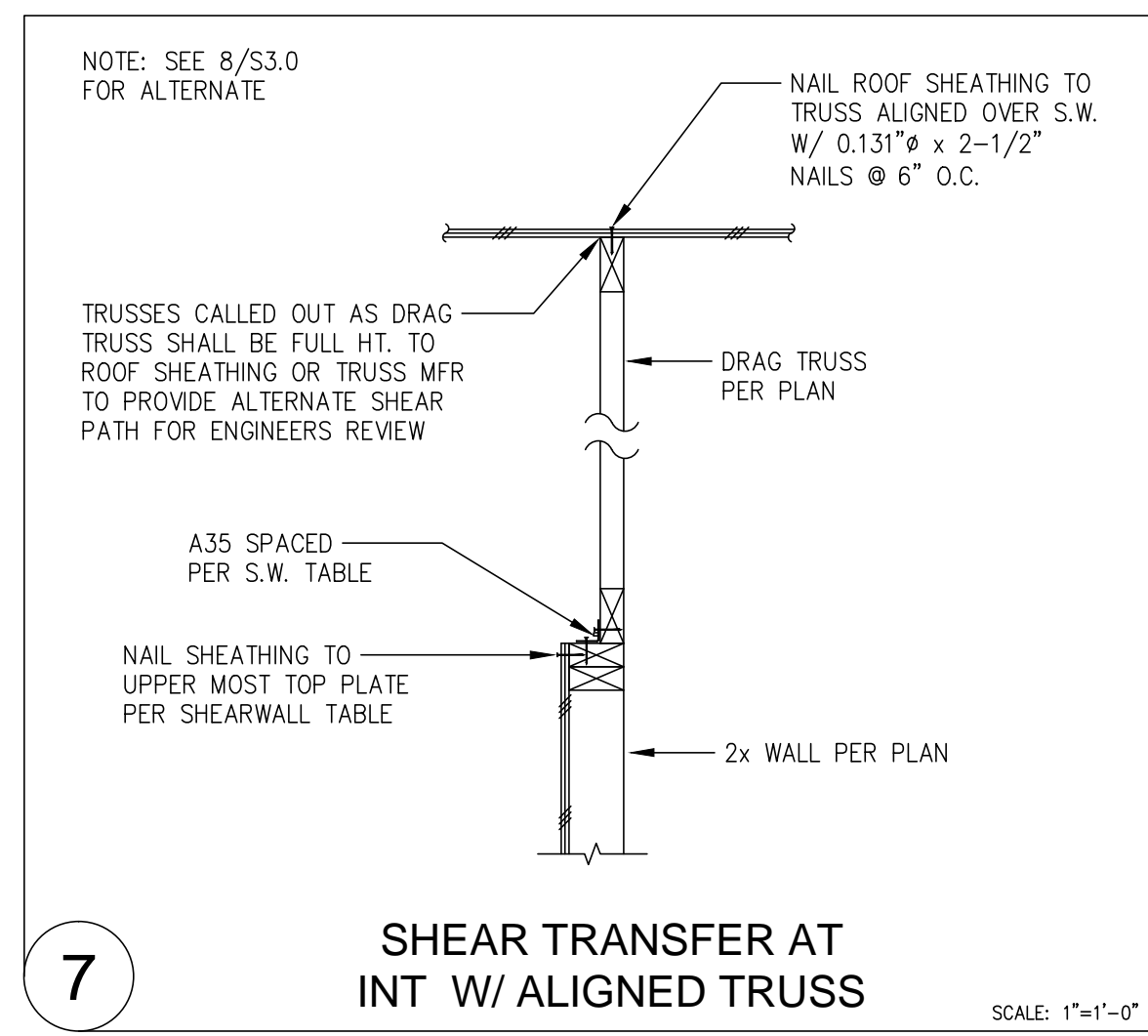
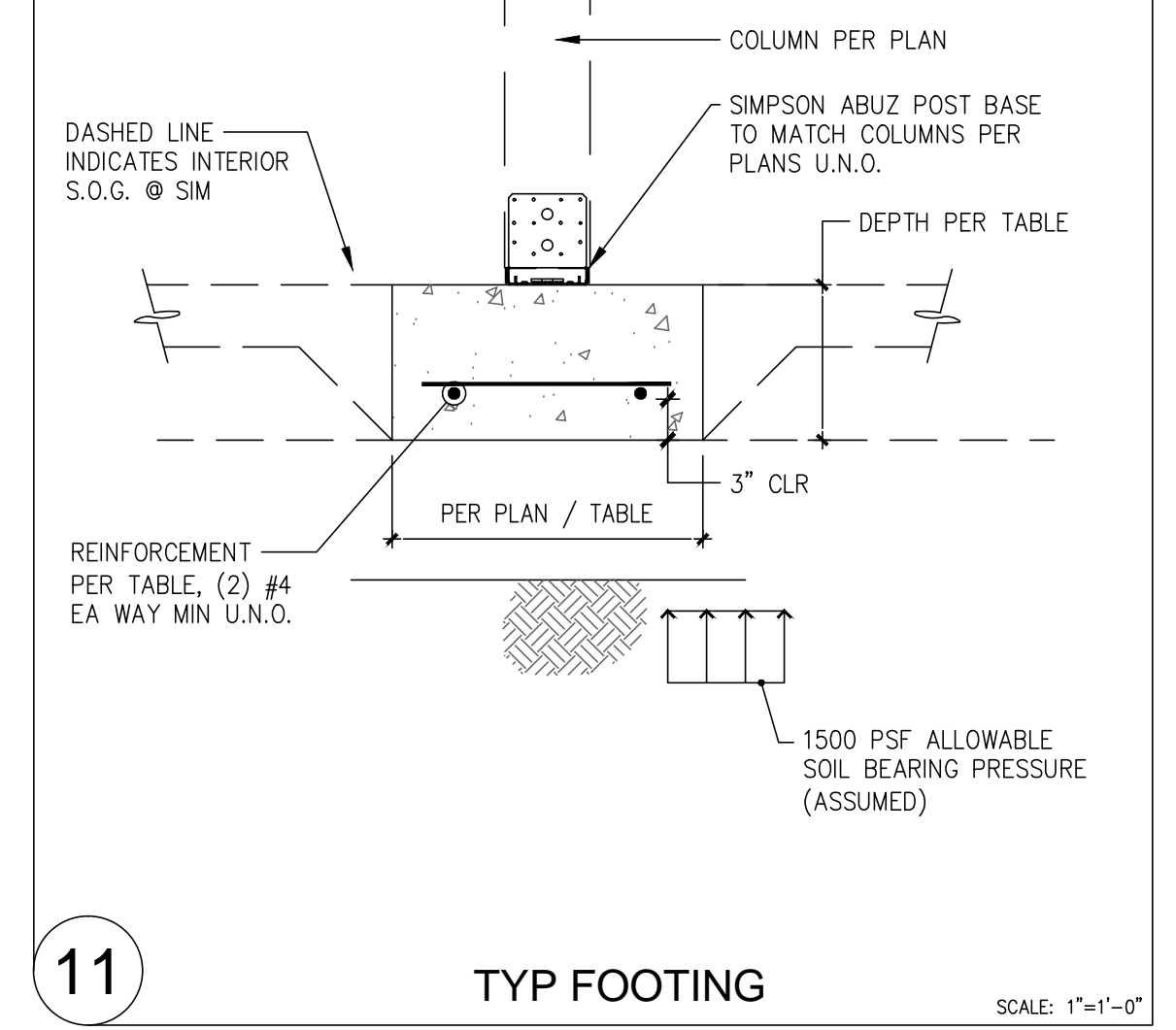
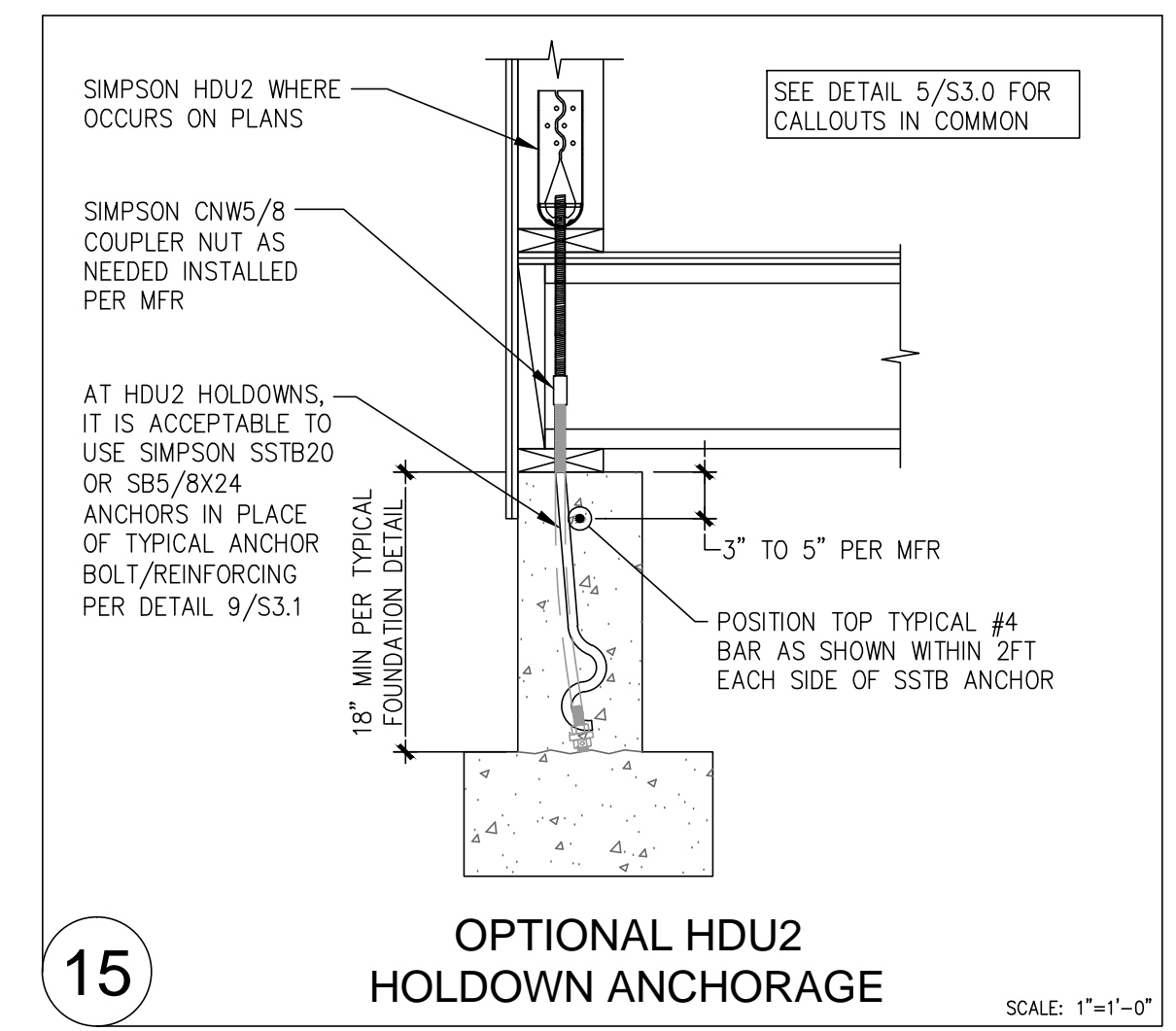
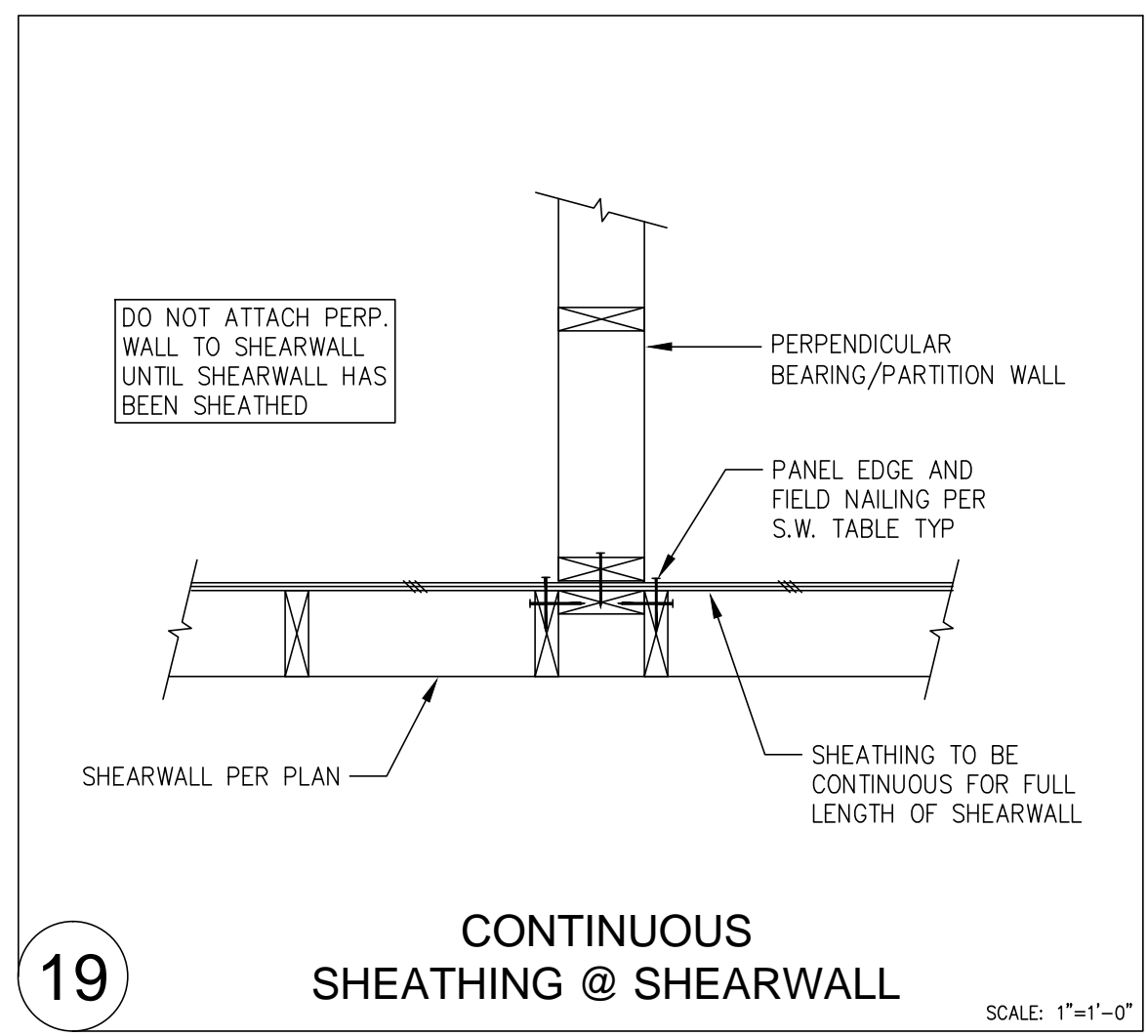
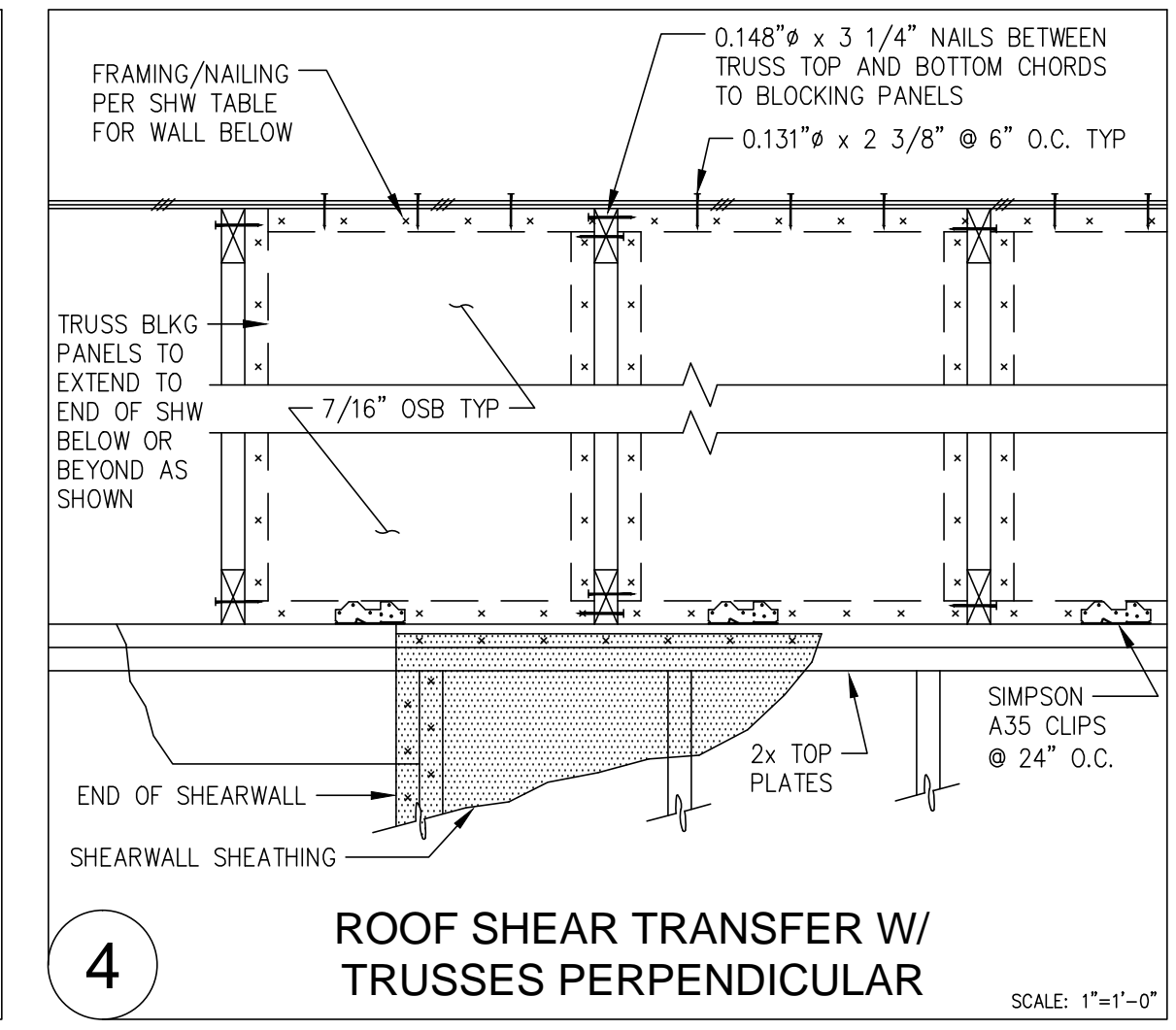
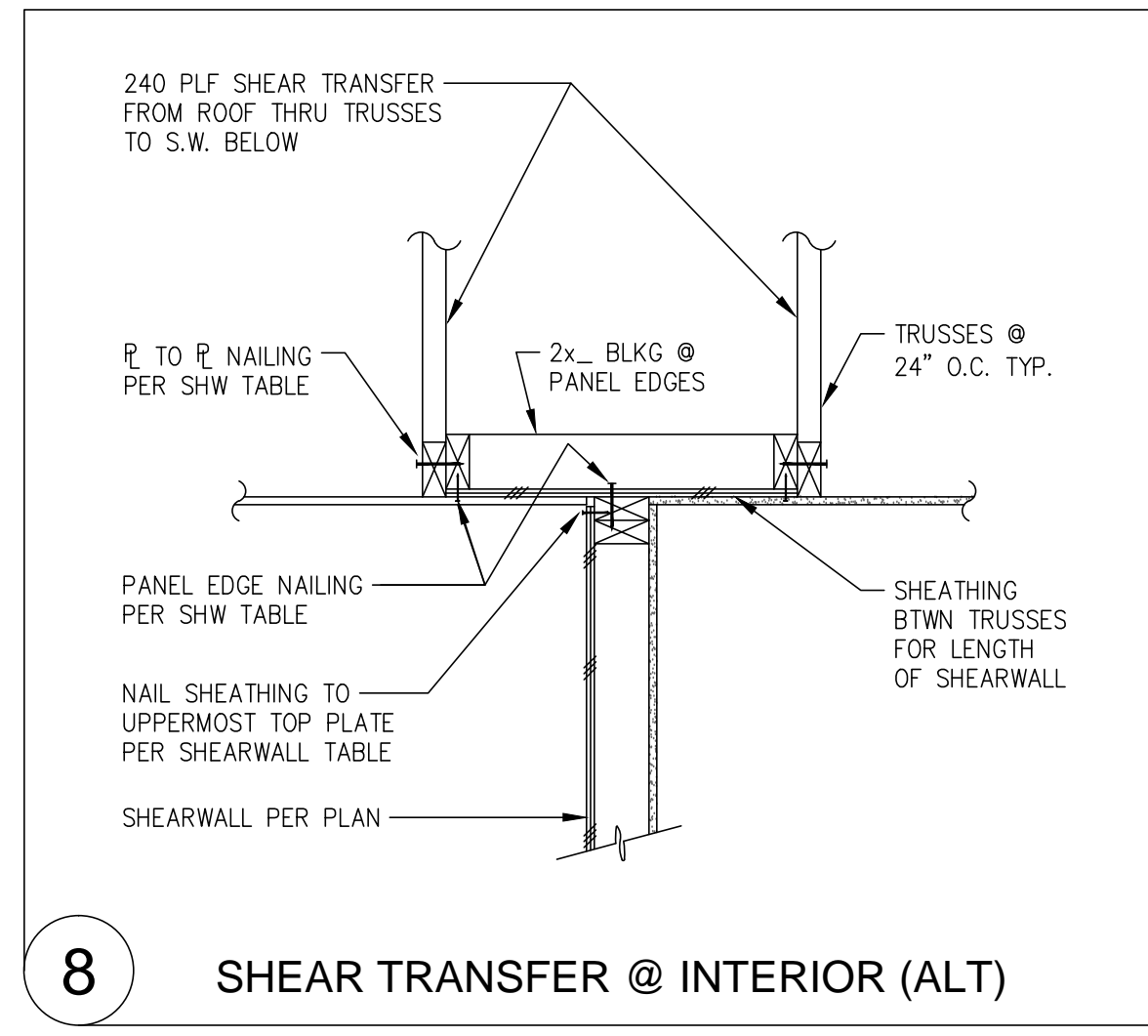
COLUMN FOOTING TABLE

MK	FTG SIZE	DEPTH ¹	REINF BOT REINF - EA WAY	ALLOWABLE LOAD (LBS)
F1.5	1'-6"x1'-6"	12"	(2)-#4 x 1'-0"	3000
F2.0	2'-0"x2'-0"	12"	(3)-#4 x 1'-6"	5300
F2.5	2'-6"x2'-6"	12"	(4)-#4 x 2'-0"	8300
F3.0	3'-0"x3'-0"	12"	(4)-#4 x 2'-6"	12000
F3.5	3'-6"x3'-6"	12"	(5)-#4 x 3'-0"	16300

BASED ON: $f_c = 3000$ PSI CONCRETE
ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF

WHERE LOADS INCLUDE EFFECTS OF WIND OR EARTHQUAKE THE ALLOWABLE LOADS MAY BE INCREASED 1.33 TIMES THE TABLED VALUES

FOOTING SIZES CALLED OUT PER PLAN MAY BE INCREASED IN SIZE @ CONTRACTOR'S OPTION FOR PURPOSES OF SIMPLIFYING FORMWORK





PREPARED FOR:

MAK REMODEL
6521 80TH AVE SE
MERCER ISLAND, WA 98040

REVISIONS TO THIS SHEET:

△ CITY REVIEW COMMENTS RESPONSE
(COMMENTS DATED 2022-07-05 TO
2022-07-12 PER ONLINE COMMENT
SYSTEM)

DESIGNED BY : COK
DRAWN BY : COK
ISSUE DATE : 2022-04-01
LATEST REV. : 2022-09-01
PROJECT # : 22.017

SHEET TITLE :
DETAILS

SUBMITTAL SET ONLY
NOT FOR CONSTRUCTION
THESE DRAWINGS ARE SUBJECT TO
REVISIONS PENDING LOCAL JURISDICTIONAL
REVIEW.

S3.1

