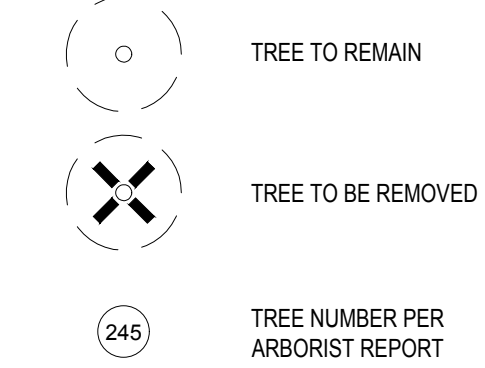


NGUYEN RESIDENCE

8937 SE 56TH STREET
MERCER ISLAND, WA 98040

TREE LEGEND



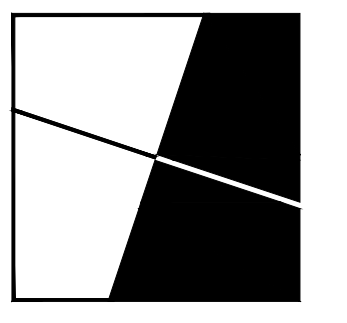
PROJECT INFORMATION

PROJECT ADDRESS
8937 SE 56TH STREET
MERCER ISLAND, WA 98040

JURISDICTION
MERCER ISLAND

PARCEL NUMBER
667290-0440

LEGAL DESCRIPTION
PARKWOOD ESTATES ADD
PLAT BLOCK: 4
PLAT LOT: 4



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501 ROY ST, STE 232C
SEATTLE, WA 98109

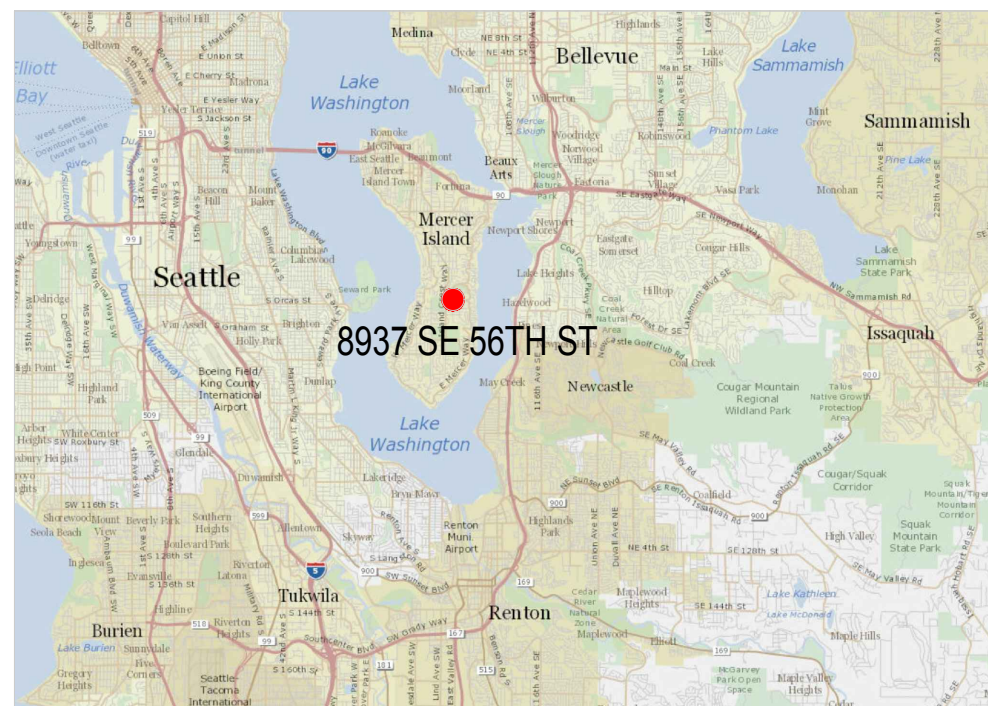
anheckman@gmail.com
(206) 478-6850
HECKMANarchitects.com

SITE AREA
11,600 SF

ZONING
R-9.6



VICINITY MAP



INDEX OF DRAWINGS

- T1.0 COVER SHEET, SITE PLAN, PROJECT INFORMATION
- T1.1 GENERAL NOTES, ABBREVIATIONS, SYMBOLS
- C1.0 EROSION CONTROL PLAN, NOTES, AND DETAILS
- A2.0 MAIN FLOOR PLAN AND NOTES
- A2.1 UPPER FLOOR PLAN AND NOTES
- A2.2 ROOF PLAN
- A2.3 DOOR & WINDOW SCHEDULES
- A3.0 EXTERIOR ELEVATIONS
- A3.1 EXTERIOR ELEVATIONS
- A4.0 BUILDING SECTIONS
- A5.0 WALL SECTIONS
- A5.1 WALL SECTION
- A6.0 ARCHITECTURAL DETAILS
- S1.0 GENERAL STRUCTURAL NOTES
- S2.0 FOUNDATION AND MAIN FLOOR FRAMING PLAN
- S2.1 UPPER FLOOR AND LOWER ROOF FRAMING PLAN
- S2.2 UPPER ROOF FRAMING PLAN
- S3.0 STRUCTURAL DETAILS
- S3.1 STRUCTURAL DETAILS

BUILDING AREA

FIRST FLOOR: 2648 SF (GARAGE: 595 SF)
SECOND FLOOR: 1913 SF

TOTAL:
2648 + 1913 = 4461 SF

GROSS FLOOR AREA

ALLOWABLE: 40% OF 11600 = 4640 SF
FIRST FLOOR: 2648 SF (GARAGE: 595 SF)
SECOND FLOOR: 1913 SF

TOTAL:
2648 + 1913 = 4461 SF OR 38.5%

LOT COVERAGE

LOT AREA: 11600 SF
BUILDING FOOTPRINT:
HOUSE: 2053
GARAGE: 595
COVERED PATIO/PORCH: 476

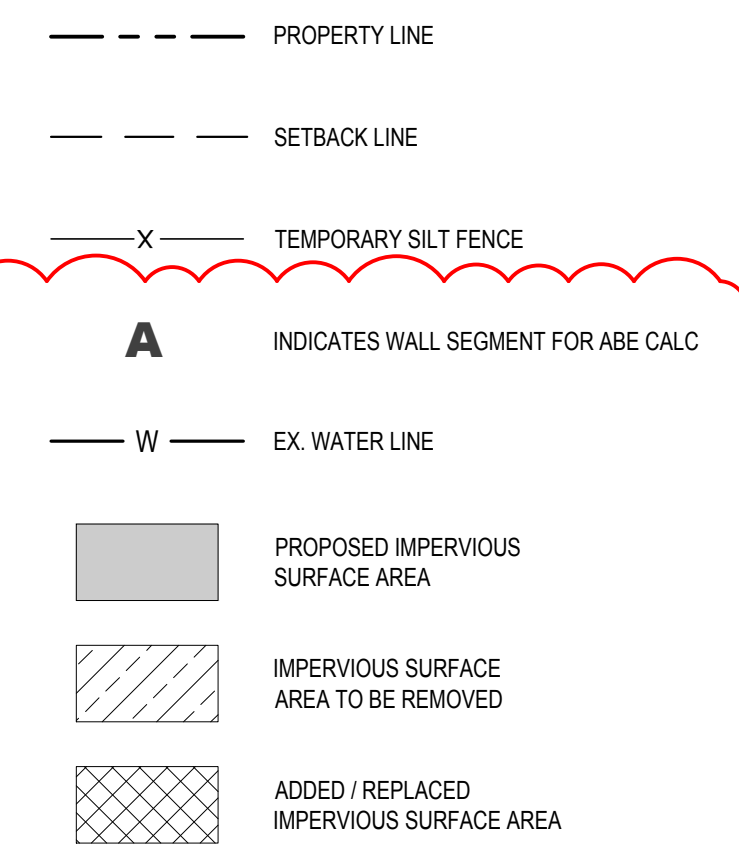
ALLOWABLE LOT COVERAGE: 11600 x 40% = 4640 SF
PROPOSED LOT COVERAGE:
2053 + 595 + 476 = 3124 SF OR 26.9%

LOT SLOPE

HIGHEST EL: 355.0' - LOWEST EL: 354.0' = 1.0'
1" = 153" HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV. = 0.0065
LOT SLOPE IS 0.65%, SO 40% LOT COVERAGE IS ALLOWED.

AVERAGE BUILDING ELEVATION			
	Wall Length	Elevation Pt.	Wall Length X Elev. Pt.
A	26.5	355	9407.5
B	5.25	355	1863.75
C	30.5	355	10827.5
D	5.25	355	1863.75
E	27	355	9585
F	35	355	12425
G	80	355	28400
H	35	355	12425
	244.5	2840	86797.5
	86797.5 / 244.5	= 355	Average Building Elevation

SITE PLAN LEGEND



DEVELOPMENT STANDARDS

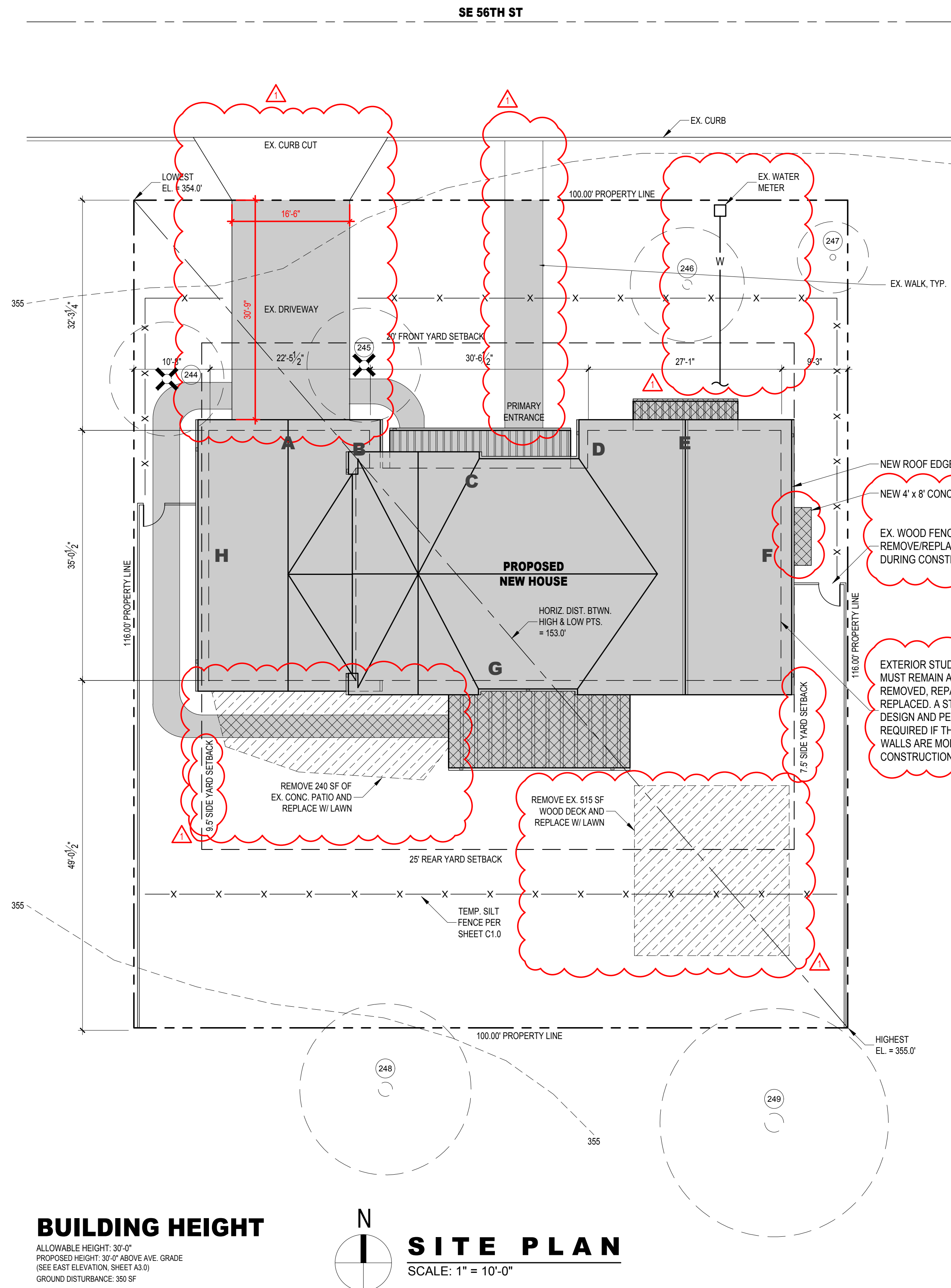
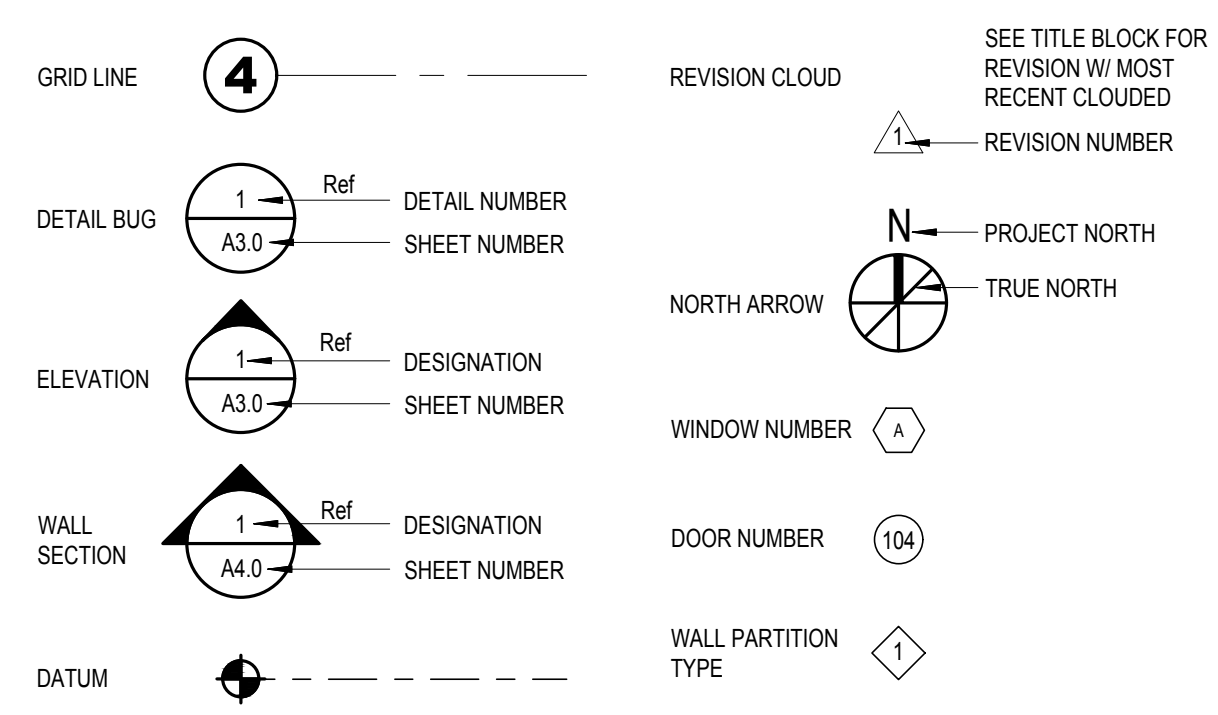
YARDS:
FRONT - 20 FT.
REAR - 25 FT.
SIDE - 5.61 FT. MIN. / 17 FT. TOTAL (17% LOT WIDTH)

GROSS FLOOR AREA: 40% LOT AREA
MAX. BLDG. HEIGHT: 30 FT. ABOVE A.B.E. TO RIDGE
30 FT. FACADE HT. FROM DOWNHILL SIDE OF SLOPING LOT
MAX. LOT COVERAGE: 40% LOT AREA FOR LOT SLOPE LESS THAN 15%
LANDSCAPE AREA: 60% LOT AREA

IMPERVIOUS SURFACE

EXISTING IMPERVIOUS SURFACE AREA:	
HOUSE & ROOF	3175 SF
DECKS	515 SF
DRIVEWAY, WALKS, PATIOS	1045 SF
TOTAL EXISTING AREA	4735 SF
EXISTING IMPERVIOUS SURFACE TO REMAIN:	
HOUSE & ROOF	3175 SF
DECKS	0 SF
DRIVEWAY, WALKS, PATIOS	945 SF
TOTAL REMAINING EXISTING AREA	4120 SF
EXISTING IMPERVIOUS SURFACE TO BE REMOVED:	
HOUSE & ROOF	0 SF
DECKS	515 SF
DRIVEWAY, WALKS, PATIOS	240 SF
TOTAL REMOVED EXISTING AREA	755 SF
NEW / REPLACE IMPERVIOUS SURFACE AREA:	
HOUSE & ROOF	330 SF
DECKS	0 SF
DRIVEWAY, WALKS, PATIOS	100 SF
TOTAL NEW / REPLACE AREA	430 SF
TOTAL PROPOSED IMPERVIOUS SURFACE AREA	4550 SF

SYMBOL LEGEND



BUILDING HEIGHT

ALLOWABLE HEIGHT: 30'-0"
PROPOSED HEIGHT: 30'-0" ABOVE AVE. GRADE
(SEE EAST ELEVATION, SHEET A3.0)
GROUND DISTURBANCE: 350 SF

SITE PLAN

SCALE: 1" = 10'-0"

PROJECT DESCRIPTION

DEMOLISH AN EXISTING ONE-STORY STRUCTURE WITH ATTACHED TWO-CAR GARAGE DOWN TO THE EXTERIOR PERIMETER WALLS. GARAGE SLAB, FOUNDATION, MAIN FLOOR FRAMING, AND SHEATHING. CONSTRUCT A NEW TWO-STORY SINGLE-FAMILY RESIDENCE ON THE EXISTING FOOTPRINT WITH 4 BEDROOMS, 3 BATHS, BONUS, LAUNDRY, MUD, KITCHEN, GREAT ROOM, COVERED FRONT PORCH & REAR PATIO, PLUS AN ATTACHED ADU WITH KITCHEN, LIVING, BEDROOM, AND BATH.

TRADES UNDER SEPARATE PERMIT:
- PLUMBING
- MECHANICAL
- ELECTRICAL
- FIRE SPRINKLERS (NFPA 13R)

BUILDING CODE INFO

CODE EDITION: 2018 IRC, 2018 WSEC RESIDENTIAL
CONSTRUCTION TYPE: VB NON-RATED
OCCUPANCY GROUP: R-3 (HOUSE & ADU) / U (GARAGE)
FIRE SPRINKLERS: NFPA 13R REQUIRED (SEPARATE PERMIT)
WHOLE HOUSE VENTILATION:

IMC TABLE 403.4.2 REQUIREMENTS: FOR FLOOR AREAS BETWEEN 3,501 - 4,000 SF AND 4 BEDROOMS, 80 CFM. PROVIDE INTERMITTENT OPERATION PER IMC TABLE 403.4.6.5 AND OPERATE AT LEAST ONE HOUR OUT OF EVERY FOUR WITH A MINIMUM OF SIX CYCLES PER DAY. 50% RUNTIME PERCENTAGE FACTOR = 2. 80 x 2 = 160 CFM REQUIRED TO RUN 12 HOURS PER DAY MINIMUM.

OUTDOOR AIR INTAKE TO BE MECHANICAL AIR INTAKES AND BE NOT LESS THAN 3 FEET BELOW CONTAMINANT SOURCES WHERE SUCH SOURCES ARE LOCATED WITHIN 10 FEET OF THE OPENING. INTAKE OPENINGS SHALL NOT BE LOCATED IN A CRAWL SPACE.

PROJECT DIRECTORY

OWNER: TUAN NGUYEN
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P 206.898.6438

ARCHITECT: HECKMAN ARCHITECTS
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SEATTLE, WA 98109
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CONTACT: AARON HECKMAN

STRUCTURAL: CONSULTING STRUCTURAL ENGINEERING SERVICES
6311 17TH AVE NE
SEATTLE, WA 98115
P 206.527.1288
CONTACT: EVAN APOLIS

GENERAL CONTRACTOR: EMERALD CITY CONSTRUCTION
14028 BEL-RED RD, STE 100
BELLEVUE, WA 98007
P 425.495.3188
CONTACT: DMITRY LEBED

2018 WSEC TABLE 406.2

MEDIUM DWELLING UNIT:	6.0 CREDITS REQUIRED
HEAT PUMP HEATING OPTION	1.0 CREDITS
1.2 - VERTICAL FENESTRATION U = 0.20	1.0 CREDITS
3.5 - AIR-SOURCED, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 11.0.	1.5 CREDITS
4.2 - HVAC EQUIPMENT AND DUCT SYSTEM INSTALLATION SHALL COMPLY WITH SECTION R403.3.7.	1.0 CREDITS
5.3 - ENERGY STAR GAS OR PROPANE WATER HEATER WITH MINIMUM UEF OF 0.91.	1.0 CREDITS
7.1 - ALL NEW ENERGY STAR RATED APPLIANCES: DISHWASHER, REFRIGERATOR, WASHING MACHINE, AND DRYER (VENTLESS WITH MIN. CEFF OF 5.2)	0.5 CREDITS
TOTAL	6.0 CREDITS

NGUYEN RESIDENCE
8937 SE 56TH STREET
MERCER ISLAND, WA 98040

SITE & ROOF PLAN
PROJECT INFORMATION
ZONING CALCULATIONS

REVISIONS:	09-12-22 PERMIT RESPONSE
PERMIT SUBMISSION DATE:	04/25/2022
PLOT DATE:	9/12/2022
SHEET NUMBER:	T1.0

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CONSTRUCTION SEQUENCE

- SCHEDULE THE PRE-CONSTRUCTION MEETING.
- FLAG OR FENCE ALL CRITICAL AREAS AND CLEARING LIMITS.
- POST A SIGN WITH THE NAME AND PHONE NUMBER OF THE E.S.C. SUPERVISOR.
- GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- CONSTRUCT SEDIMENT PONDS AND TRAPS, IF REQUIRED.
- GRADE AND STABILIZE CONSTRUCTION ROADS.
- CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- INSTALL UTILITIES.
- MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- RELOCATE SURFACE WATER CONTROLS OR EROSION CONTROL MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE ACCEPTED STANDARD BMPs.
- COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
- STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
- SEED OR SOD ANY AREAS OF THE PROJECT, STABILIZE ALL DISTURBED AREA AND REMOVE BMPs IF APPROPRIATE.
- UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPs IF APPROPRIATE.

COVER MEASURES

COVER METHODS INCLUDE THE USE OF MULCH, EROSION CONTROL NETS AND BLANKETS, PLASTIC COVERING, SEEDING, AND SODDING. MULCH AND PLASTIC SHEETING ARE PRIMARILY INTENDED TO PROTECT DISTURBED AREAS FOR A SHORT PERIOD OF TIME, TYPICALLY DAYS TO A FEW MONTHS. SEEDING AND SODDING ARE MEASURES FOR AREAS THAT ARE TO REMAIN UNWORKED FOR MONTHS.

TEMPORARY EROSION CONTROL SEED MIX:	% WEIGHT	% PURITY	% GERMINATION
ANNUAL OR PERENNIAL RYE (LOLIUM MULTIFLORUM OR LOLIUM PERENNE)	40	98	90
REDFOP OR COLONIAL BENTGRASS (AGROSTIS ALBA OR AGROSTIS TENUIS)	10	92	85

PERMANENT SEED MIX:	% WEIGHT	% PURITY	% GERMINATION	REMARKS
PERENNIAL RYE BLEND (LOLIUM PERENNE)	70	98	90	THIS MIX IS PROVIDED AS JUST ONE RECOMMENDED POSSIBILITY. LOCAL SUPPLIERS SHOULD BE CONSULTED FOR THEIR RECOMMENDATIONS BECAUSE THE APPROPRIATE MIX DEPENDS ON A VARIETY OF FACTORS, INCLUDING EXPOSURE, SOIL TYPE, SLOPE, AND EXPECTED FOOT TRAFFIC.
CHEWINGS AND RED FESCUE BLEND (FESTUCA RUBRA VAR. COMMUTATA OR FESTUCA RUBRA)	30	98	90	

MULCH STANDARDS AND GUIDELINES:	QUALITY STANDARDS	APPLICATION RATES	REMARKS
STRAW	AIR-DRIED; FREE FROM UNDESIRABLE SEED AND COARSE MATERIAL.	2'-3" THICK; 2-3 BALES PER 1000 SF OR 2-3 TONS PER ACRE	COST-EFFECTIVE PROTECTION WHEN APPLIED WITH ADEQUATE THICKNESS. HAND-APPLICATION GENERALLY REQUIRES GREATER THICKNESS THAN BLOWN STRAW. STRAW SHOULD BE CRIMPED TO AVOID WIND BLOW. THE THICKNESS OF STRAW MAY BE REDUCED BY HALF WHEN USED IN CONJUNCTION WITH SEEDING.
CHIPPED SITE VEGETATION	AVERAGE SIZE SHALL BE SEVERAL INCHES.	2" MINIMUM THICKNESS	THIS IS A COST-EFFECTIVE WAY TO DISPOSE OF DEBRIS FROM CLEARING AND CRUBBING, AND IT ELIMINATES THE PROBLEMS ASSOCIATED WITH BURNING. GENERALLY, IT SHOULD NOT BE USED ON SLOPES ABOVE APPROXIMATELY 10% BECAUSE OF ITS TENDENCY TO BE TRANSPORTED BY RUNOFF. IT IS NOT RECOMMENDED WITHIN 200 FEET OF SURFACE WATERS. IF SEEDING IS EXPECTED SHORTLY AFTER MULCH, THE DECOMPOSITION OF THE CHIPPED VEGETATION MAY TIE UP NUTRIENTS IMPORTANT TO GRASS ESTABLISHMENT.

PRIOR TO BEGINNING CLEARING OR GRADING

- INSTALL THE SLIT FENCE AS INDICATED ON THE SITE PLAN & SHEET C1.0
- PLACE A THICK LAYER OF STRAW OR MULCH ON ALL AREAS OF BARE SOIL OUTSIDE OF THE PLANNED NEW CONSTRUCTION. THIS IS PARTICULARLY IMPORTANT IN THE SOUTH, LOW END OF THE LOT.
- INSTALL PRE MANUFACTURED SILT SOCKS IN THE TWO EXISTING CATCH BASINS LOCATED SOUTH & EAST OF THE SITE. THIS CATCH BASIN PROTECTION MUST BE CHECKED PERIODICALLY, & CLEANED AS NECESSARY, TO PREVENT THE SILT SOCKS FROM BECOMING OVERLOADED WITH SILT & DEBRIS FROM SURFACE RUNOFF.
- CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE, AS SHOWN ON SHEET C1.0 OF THE DRAWINGS, WHEREVER TRUCKS WILL DRIVE OFF AF PAVED SURFACES TO IMPORT OR EXPORT DEBRIS & SOIL.

DURING GRADING & CONSTRUCTION

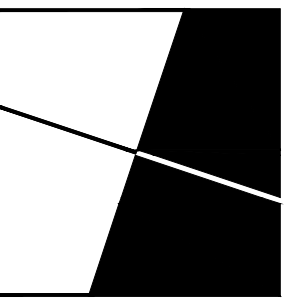
- COVER ANY SOIL STOCKPILES WITH PLASTIC SHEETING THAT IS STAKED OR WEIGHTED TO PREVENT IT FROM BLOWING AWAY.
- ALLOW NO RUNOFF FROM THE EXCAVATION FOR THE SOUTHERN ADDITION TO FLOW ACROSS THE GROUND SURFACE TOWARD THE SOUTH. THIS MAY REQUIRE CREATING A SOIL BERM ALONG THE SOUTHERN EDGE OF THE EXCAVATION. IF SILTY RUNOFF COLLECTS IN THE EXCAVATION, IT MAY NEED TO BE PUMPED TO A TEMPORARY HOLDING TANK FOR DISPOSAL OFF SITE.
- FOLLOWING CONSTRUCTION OF THE FOUNDATION WALLS, PROCEED IMMEDIATELY WITH INSTALLATION OF DRAINAGE & WATER PROOFING, THEN COMPLETION OF BACKFILLING.
- SPREAD STRAW OR MULCH AGAIN ON ALL BARE SOIL OUTSIDE OF THE BACKFILLED FOUNDATIONS, UNLESS PERMANENT LANDSCAPING & VEGETATION WILL BE IMMEDIATELY ESTABLISHED.

EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

- NOT USED
- NOT USED
- PERIMETER PROTECTION MAY BE USED AS THE SOLE FORM OR TREATMENT WHEN THE FLOWPATH MEETS THE CRITERIA LISTED BELOW. IF THESE ARE NOT MET, PERIMETER PROTECTION SHALL ONLY BE USED AS A BACKUP TO A SEDIMENT TRAP OR POND.

AVERAGE SLOPE	SLOPE PERCENT	FLOWPATH LENGTH
1.5H:1V OR LESS	67% OR LESS	100 FEET
2H:1V OR LESS	50% OR LESS	115 FEET
4H:1V OR LESS	25% OR LESS	150 FEET
6H:1V OR LESS	16.7% OR LESS	200 FEET
10H:1V OR LESS	10% OR LESS	250 FEET
- THE CONTRACTOR SHALL STABILIZE DENUDED AREAS AND SOIL STOCKPILES AS FOLLOWS:

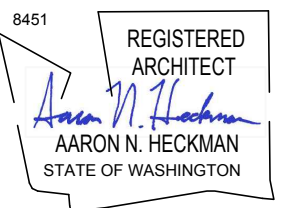
DENUDED AREAS SHALL BE COVERED BY MULCH, SOD, PLASTIC, OR OTHER BMPs APPROVED BY THE ENGINEER. WHERE POSSIBLE NATURAL VEGETATION SHALL BE MAINTAINED FOR EROSION AND SEDIMENT CONTROL.
- AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, THE EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND/OR ALTERED AS REQUIRED TO ENSURE CONTINUING EROSION/SEDIMENT CONTROL.
- EVERY EFFORT SHALL BE MADE TO CLOSE UTILITY TRENCHES BY THE END OF THE DAY AND MATERIAL EXCAVATED DURING UNDERGROUND UTILITY CONSTRUCTION SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES (WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS).
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE IN OPERATION, AND THE POTENTIAL FOR EROSION HAS PASSED.
- AT A MINIMUM, EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE MAINTAINED MONTHLY, OR FOLLOWING EACH RUNOFF-PRODUCING STORM, TO ENSURE PROPER OPERATION OF ALL EROSION AND SEDIMENT CONTROL FACILITIES. SEDIMENT SHALL BE REMOVED FROM BMPs WHEN IT REACHES 6-FOOT DEPTH.
- THE PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAN. TRACKING OF MUD AND DEBRIS FROM THE SITE WILL NOT BE ALLOWED. FAILURE TO COMPLY WITH THIS CONDITION MAY RESULT IN ALL WORK ON SITE BEING STOPPED.
- THE WASHINGTON STATE CLEAN AIR ACT REQUIRES THE USE OF ALL KNOWN AVAILABLE, AND REASONABLE MEANS OF CONTROLLING AIR POLLUTION, INCLUDING DUST. DUST CAN BE CONTROLLED BY WETTING EXPOSED SOILS, WASHING TRUCK WHEELS BEFORE THEY LEAVE THE SITE, AND INSTALLING AND MAINTAINING ROCK CONSTRUCTION ENTRANCES. CONSTRUCTION VEHICLE TRACK-OUT IS A MAJOR SOURCE OF DUST AND ANY EVIDENCE OF TRACK-OUT CAN TRIGGER FINES FROM THE DEPARTMENT OF ECOLOGY OF THE PUGET SOUND AIR POLLUTION CONTROL AGENCY.
- NOT USED
- THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL BMPs WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THEY ARE NO LONGER NECESSARY.



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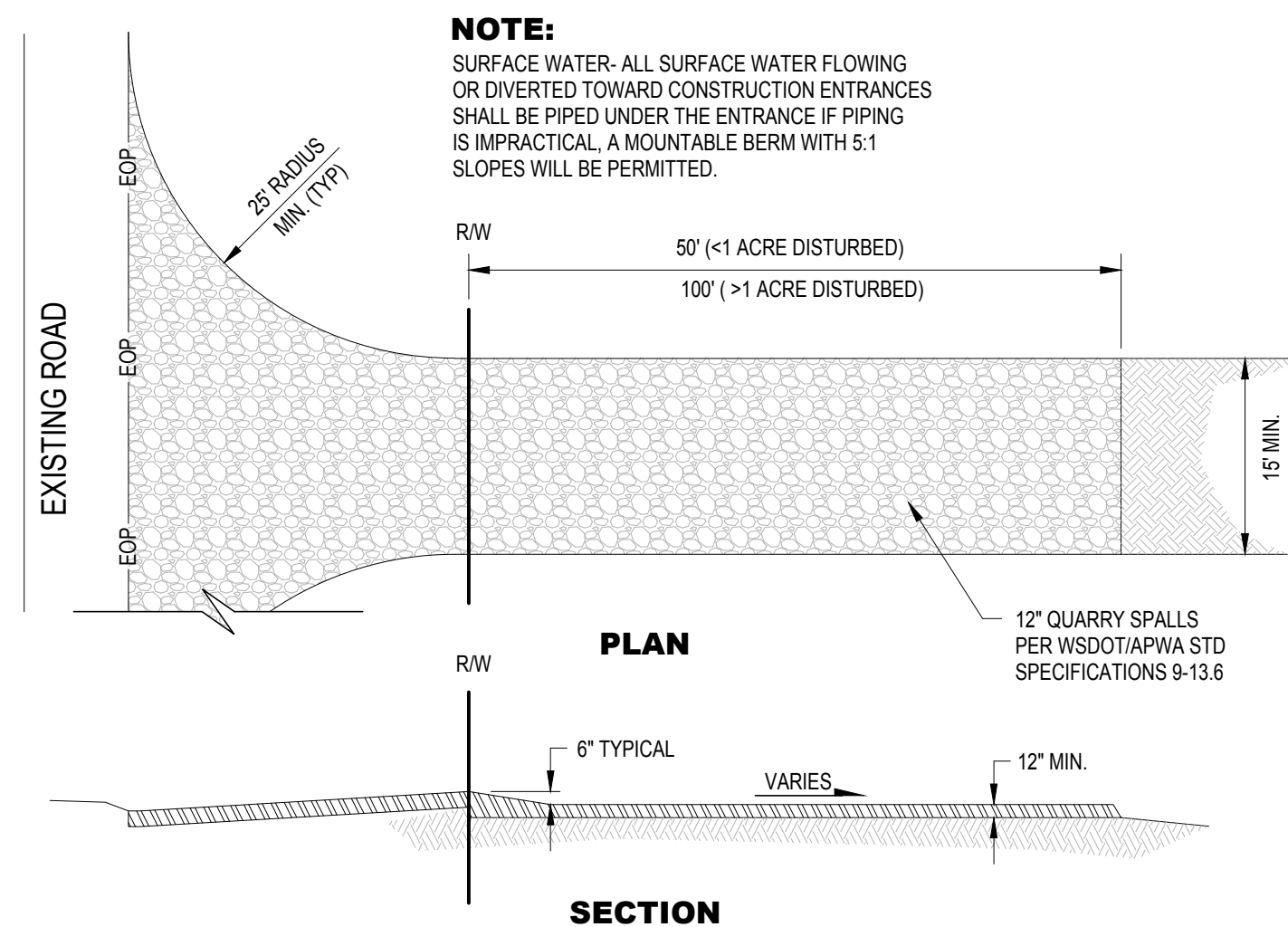
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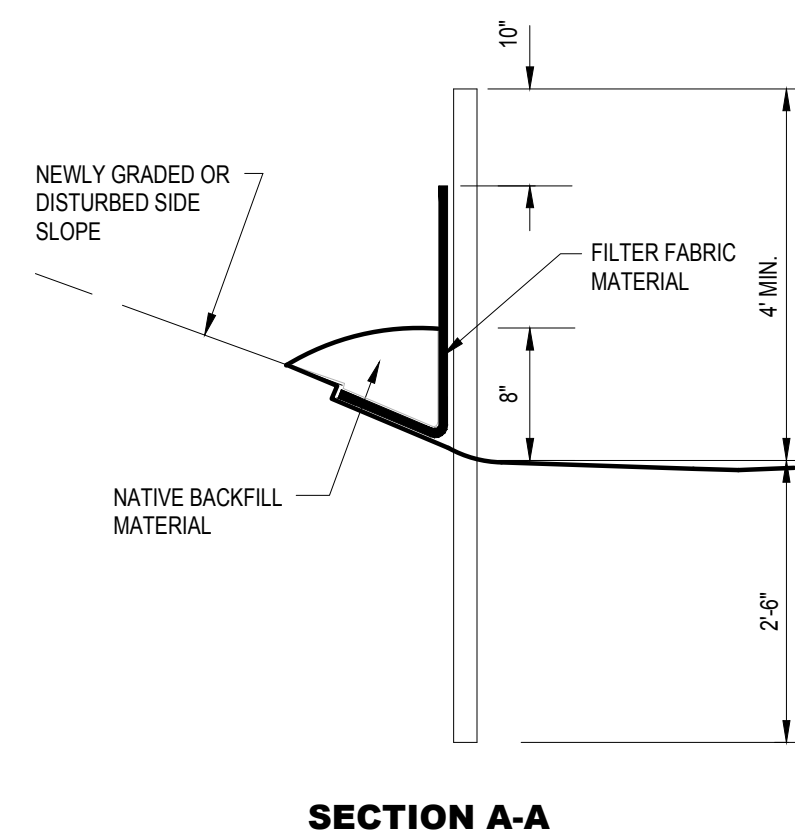
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**EROSION CONTROL
DETAILS AND NOTES**



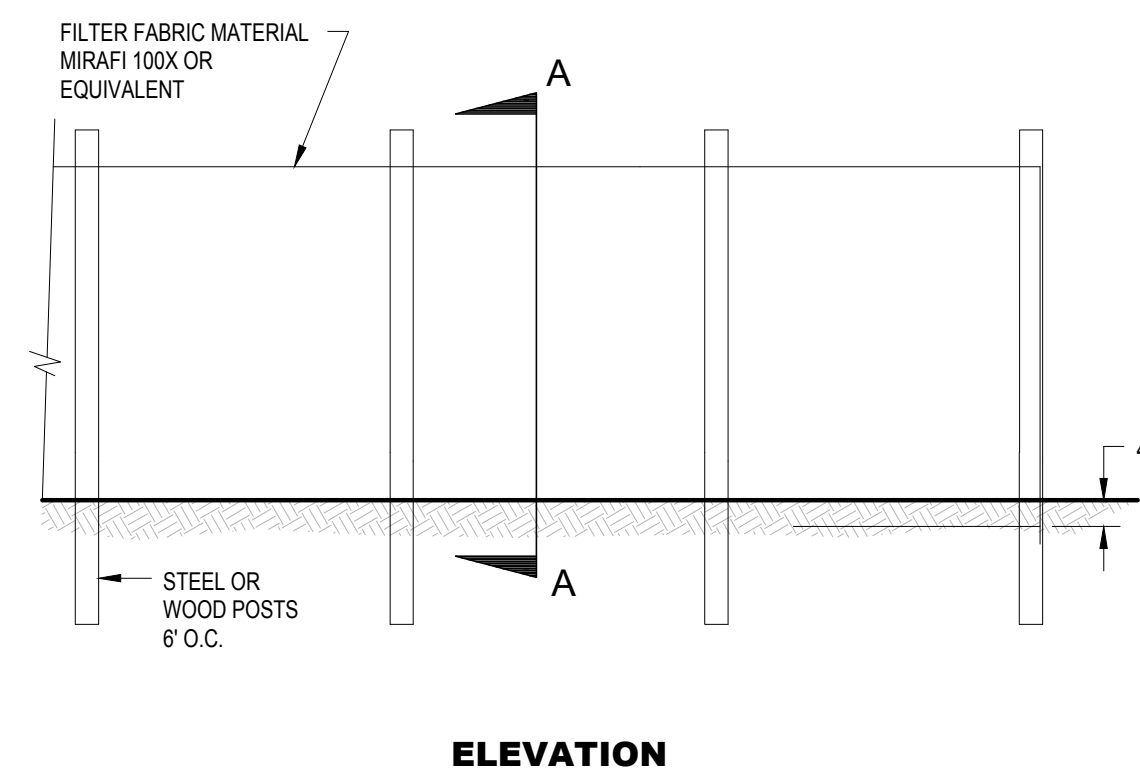
1 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



2 SILT FENCE DETAIL
NOT TO SCALE

NOTES:

- INSTALL THE SILT FENCE FIRST.
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER FABRIC SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP, AND BOTH ENDS SHALL BE SECURELY FASTENED TO THE POST.
- POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.



ELEVATION

REVISIONS:	09-12-22 PERMIT RESPONSE
PERMIT SUBMISSION DATE:	04/25/2022
PLOT DATE:	9/12/2022
SHEET NUMBER:	

C1.0

FLOOR PLAN LEGEND

- EXISTING WALLS
- NEW WALLS
- EXHAUST FAN; 50 CFM MIN. FOR BATHROOM AND LAUNDRY, 100 CFM MIN. FOR KITCHEN; COORDINATE SPECS W/ WHOLE HOUSE VENTILATION REQUIREMENTS (SEE T1.0); MIN. AIR INTAKE OPENINGS = 4 IN² PER ROOM
- HARDWIRED SMOKE DETECTOR W/ BATTERY BACKUP
- HARDWIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP
- EGRESS WINDOW
- TEMPERED GLAZING

WALL PARTITION TYPES

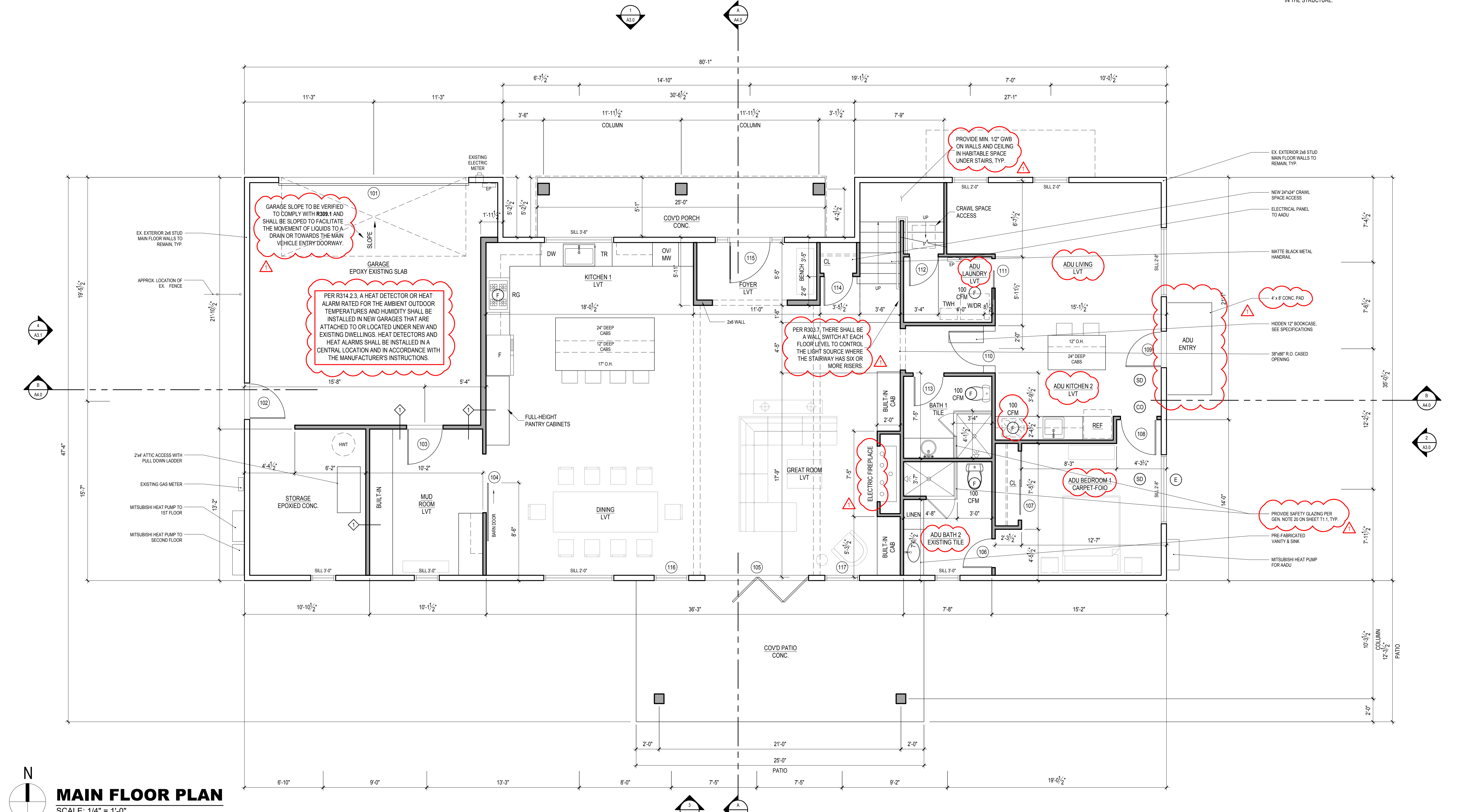
- TYPICAL EXTERIOR WALL**
EXTERIOR WALL FINISH OF (2) LAYERS 60# BLDG. PAPER OF 1/2" CDX PLYWOOD OF 2x6 WOOD STUDS AT 16" O.C. w/ 1/2" GWB AT INTERIOR. PROVIDE R-21 PLUS R-4 CI BATT INSUL.
- TYPICAL INTERIOR PARTITION**
U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.
- TYPICAL FURRED WALL**
2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.
- 1HR. FIRE RATED WALL**
1/2" THK GWB OF 2x6 WD STUDS @ 16" O.C. PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS FIN
- SOUND PROOF WALL**
2x6 SILL & TOP PLATES AND STAGGERED 2x4 VERTICAL STUDS @ 8" O.C. w/ INTERWOVEN SOUNDS BATTS w/ GYPSUM WALLBOARD EACH SIDE.

DEMOLITION NOTES

1. ASBESTOS & HAZARDOUS MATERIALS: FEDERAL, STATE & LOCAL REGULATIONS REQUIRE THAT ALL ASBESTOS & OTHER HAZARDOUS MATERIALS IN A BUILDING BE REMOVED PRIOR TO STARTING THE DEMOLITION WORK. CONTRACTOR TO OBTAIN REQUIRED CERTIFICATION THAT THERE ARE NO HAZARDOUS MATERIALS PRESENT IN THE STRUCTURE.
2. UON, ALL DEBRIS RESULTING FROM DEMOLITION WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR & SHALL BE REMOVED & DISPOSED OF IN A LEGAL MANNER OFF OF THE PROJECT PROPERTY.
3. SEE MEP UNDER SEPARATE PERMIT, FIRE PROTECTION UNDER SEPARATE PERMIT, ELECTRICAL (UNDER SEPARATE PERMIT) & COMMUNICATION (UNDER SEPARATE PERMIT) DOCUMENTS FOR DEMOLITION RELATED TO THOSE TRADES.
4. THE CONTRACTOR SHALL PROTECT THE EXISTING BUILDING & IMPROVEMENTS WITHIN THE AREAS OF OPERATION & TAKE CARE TO PROTECT THE NEIGHBORING SPACES WHERE EXISTS. THE CONTRACTOR SHALL ASSUME ALL FINANCIAL RESPONSIBILITY FOR THE IMMEDIATE RESTORATION, REPAIR, OR REPLACEMENT OF DAMAGED ITEMS OR AREAS TO RESTORE THEM TO MATCH EXISTING CONDITIONS.
5. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO ADEQUATELY SECURE THE PREMISES AND/OR STORED MATERIALS FROM TRESPASSING, THEFT & VANDALISM.
6. DEMO ALL FLOORING FINISHES IN AREAS OF WORK UON; PATCH & PREPARE EXISTING FLOORS IN AREAS TO RECEIVE NEW FLOORING TO PROVIDE FOR CONTINUOUS "LEVEL" SURFACE FOR NEW FLOORING.
7. DO NOT REMOVE ANY BEARING WALLS, COLUMNS OR OTHER STRUCTURAL MEMBERS NOT DESIGNATED IN STRUCTURAL DOCUMENTS. NOTIFY ARCHITECT IMMEDIATELY IF AREAS OF DEMO UNCOVER ANY EXISTING STRUCTURAL COMPONENTS NOT PREVIOUSLY IDENTIFIED.
8. PRIOR TO REMOVAL OF ANY STRUCTURAL COMPONENTS, THE CONTRACTOR SHALL PROVIDE SHORING AS REQUIRED TO TEMPORARILY SUPPORT ALL LOADS UNTIL NEW FRAMING IS INSTALLED AS DOCUMENTED AND SPECIFIED. IF THE CONTRACTOR FINDS THE EXISTING CONDITIONS TO BE OTHER THAN DOCUMENTED OR IN CONFLICT WITH THE DRAWINGS, NOTIFY THE ARCHITECT IMMEDIATELY FOR RESOLUTION. PROCEEDING WITHOUT NOTIFICATION INDICATES FULL ACCEPTANCE OF CONDITIONS AND RESPONSIBILITY IF WORK IS NOT IN CONFORMANCE WITH CONTRACT DOCUMENTS.

FLOOR PLAN NOTES:

1. NEW PARTITION CONSTRUCTION SHOWN POCHED.
2. ALL DIMENSIONS TO F.O. FRAMING UON.
3. "FIN" INDICATES DIMENSION TO FINISH.
4. REFER TO SHEETS T1.0 & T1.1 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, & SCHEDULES.
5. PATCH/REPAIR, PRIME & PAINT ALL EXISTING GWB WALLS TO REMAIN.
6. PARTITIONS THAT ARE NOT DIMENSIONED ARE TO BE LOCATED FLUSH & SQUARE WITH THE EXISTING PARTITION.
7. WALLS THAT APPEAR TO ALIGN DO ALIGN. WALLS THAT APPEAR CENTERED ON COLUMNS ARE CENTERED ON COLUMNS.
8. "ALIGN" MEANS TO ACCURATELY LOCATE THE FINISHED FACES IN THE SAME PLANE.
9. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT ALLOW TIME IN THE SCHEDULE FOR VERIFICATION OF THE LAYOUT BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.
10. ALL DOORS TO BE 4" FROM ADJACENT WALL TO INT. F.O. FINISHED JAMB, UON. DIMENSIONS LOCATING DOORS ARE TO FINISHED OPENING, UON.
11. ALL WORK SHALL BE ERECTED & INSTALLED PLUMB, LEVEL, SQUARE & TRUE.
12. ALL INTERIOR WALLS NOT LABELED WITH WALL TAG ARE INFILL WALLS TO MATCH EXISTING PARTITION.
13. ALL HANDRAILS TO BE 1 1/4" - 2" DIA. LOCATED 1 1/2" MIN. FROM ADJACENT WALL ON AT LEAST ONE SIDE OF STAIRS AND SHALL RETURN TO WALL AT ENDS.
14. ALL HANDRAILS TO BE 34" - 38" HIGH ABV. STAIR NOSE.
15. ALL GUARDRAILS TO BE 36" HIGH WITH CABLE RAILS INSTALLED AND TENSIONED TO ALLOW A 4" MAX. CLEAR SPACE BETWEEN RAILS.
16. ALL TREADS TO HAVE 1" NOSING.
17. WHERE EXISTING FRAMING REMAINS AND THE FRAMING CAVITY IS EXPOSED DURING CONSTRUCTION, THE CAVITY MUST BE FILLED WITH INSULATION. MIN R-15 FOR 2x4 FRAMED WALLS, MIN R-21 FOR 2x6 FRAMED WALLS.
18. FOR NEW FRAMED ABOVE-GRADE WALLS, INSTALL MIN. INSULATION OF R-21 STUD CAVITY INSULATION + R-10 AT HEADERS.
19. FOR NEW BELOW-GRADE WALLS, INSTALL MIN. INSULATION OF R-10 CONTINUOUS ON OUTSIDE OF WALL OR R-15 CONTINUOUS ON INSIDE OF WALL OR R-21 STUD CAVITY INSULATION + R-10 AT HEADERS + THERMAL BREAK BETWEEN SLAB AND BELOW-GRADE WALL OR R-13 STUD CAVITY INSULATION + R-5 CONTINUOUS INSULATION ON INSIDE OR OUTSIDE OF WALL.
20. FOR NEW WINDOWS AND GLAZED DOORS, PROVIDE MAX. U-FACTOR INDICATED ON SCHEDULES.
21. ALL REQUIRED SMOKE ALARMS IN THE ADU AND IN PRIMARY RESIDENCE ARE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ANY ONE ALARM WILL ACTIVATE ALL OTHER ALARMS IN THE STRUCTURE.



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



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MAIN FLOOR PLAN

REVISIONS:	DATE:	DESCRIPTION:
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4		
5		

PERMIT SUBMISSION DATE: 04/25/2022
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FLOOR PLAN LEGEND

- EXISTING WALLS
- NEW WALLS
- EXHAUST FAN; 50 CFM MIN. FOR BATHROOM AND LAUNDRY; 100 CFM MIN. FOR KITCHEN; COORDINATE SPECS W/ WHOLE-HOUSE VENTILATION REQUIREMENTS (SEE T1.0); MIN. AIR INTAKE OPENINGS = 4 IN² PER ROOM
- HARDWIRED SMOKE DETECTOR W/ BATTERY BACKUP
- HARDWIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP
- EGRESS WINDOW
- TEMPERED GLAZING

WALL PARTITION TYPES

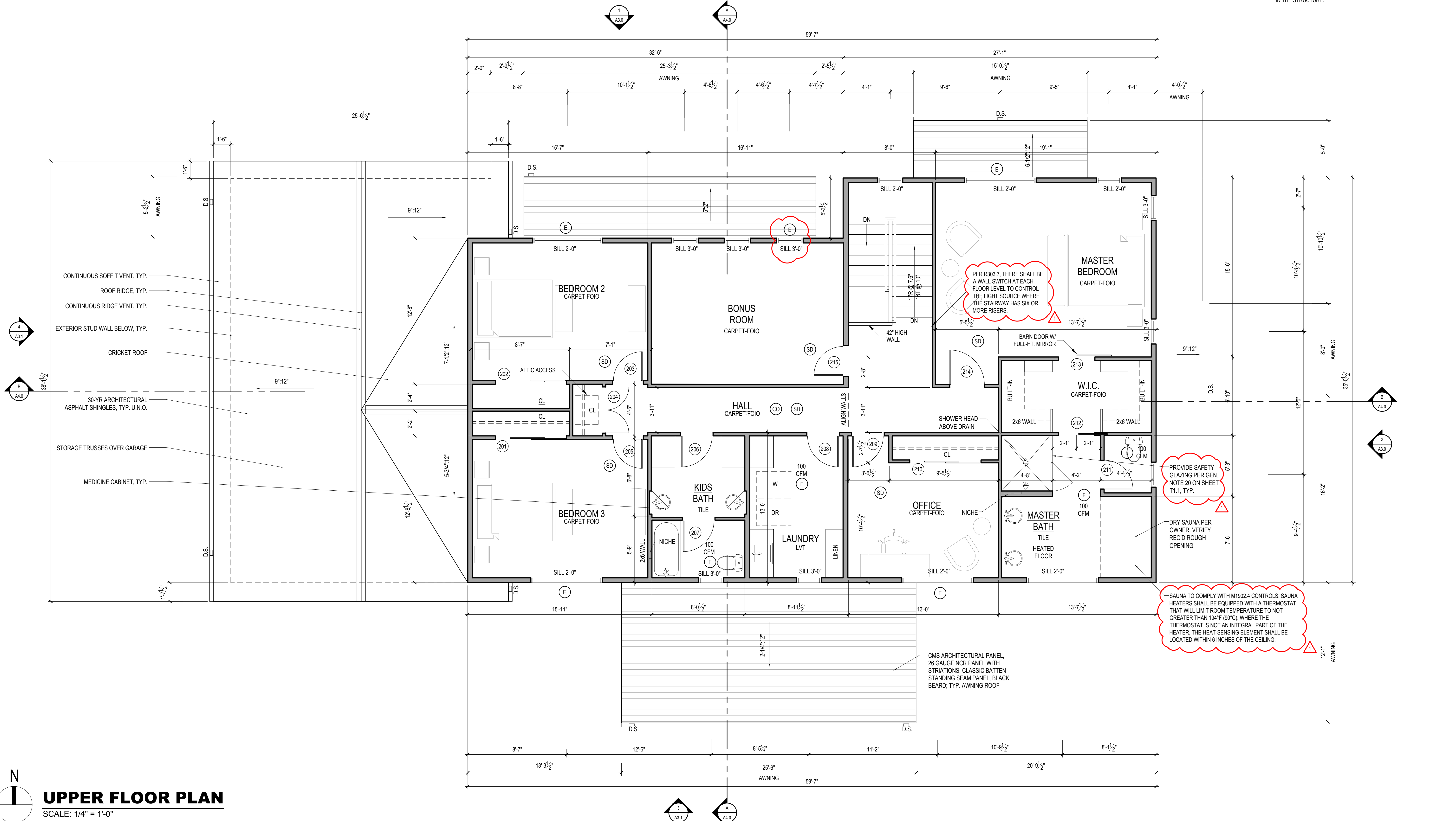
- TYPICAL EXTERIOR WALL
EXTERIOR WALL FINISH OF (2) LAYERS 60# BLDG. PAPER OF 1/2" CDX PLYWOOD OF 2x6 WOOD STUDS AT 16" O.C. w/ 1/2" GWB AT INTERIOR. PROVIDE R-21 PLUS R-4 CI BATT INSUL.
- TYPICAL INTERIOR PARTITION
U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.
- TYPICAL FURRED WALL
2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.

DEMOLITION NOTES

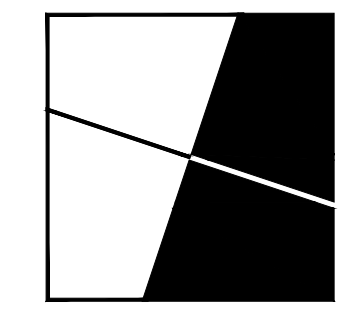
- ASBESTOS & HAZARDOUS MATERIALS: FEDERAL, STATE & LOCAL REGULATIONS REQUIRE THAT ALL ASBESTOS & OTHER HAZARDOUS MATERIALS IN A BUILDING BE REMOVED PRIOR TO STARTING THE DEMOLITION WORK. CONTRACTOR TO OBTAIN REQUIRED CERTIFICATION THAT THERE ARE NO HAZARDOUS MATERIALS PRESENT IN THE STRUCTURE.
- UON. ALL DEBRIS RESULTING FROM DEMOLITION WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR & SHALL BE REMOVED & DISPOSED OF IN A LEGAL MANNER OFF OF THE PROJECT PROPERTY.
- SEE MEP (UNDER SEPARATE PERMIT), FIRE PROTECTION (UNDER SEPARATE PERMIT), ELECTRICAL (UNDER SEPARATE PERMIT) & COMMUNICATION (UNDER SEPARATE PERMIT) DOCUMENTS FOR DEMOLITION RELATED TO THOSE TRADES.
- THE CONTRACTOR SHALL PROTECT THE EXISTING BUILDING & IMPROVEMENTS WITHIN THE AREAS OF OPERATION & TAKE CARE TO PROTECT THE NEIGHBORING SPACES WHERE EXISTS. THE CONTRACTOR SHALL ASSUME ALL FINANCIAL RESPONSIBILITY FOR THE IMMEDIATE RESTORATION, REPAIR, OR REPLACEMENT OF DAMAGED ITEMS OR AREAS TO RESTORE THEM TO MATCH EXISTING CONDITIONS.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS TO ADEQUATELY SECURE THE PREMISES AND/OR STORED MATERIALS FROM TRESPASSING, THEFT & VANDALISM.
- DEMO ALL FLOORING FINISHES IN AREAS OF WORK UON. PATCH & PREPARE EXISTING FLOORS IN AREAS TO RECEIVE NEW FLOORING TO PROVIDE FOR CONTINUOUS "LEVEL" SURFACE FOR NEW FLOORING.
- DO NOT REMOVE ANY BEARING WALLS, COLUMNS OR OTHER STRUCTURAL MEMBERS NOT DESIGNATED IN STRUCTURAL DOCUMENTS. NOTIFY ARCHITECT IMMEDIATELY IF AREAS OF DEMO UNCOVER ANY EXISTING STRUCTURAL COMPONENTS NOT PREVIOUSLY IDENTIFIED.
- PRIOR TO REMOVAL OF ANY STRUCTURAL COMPONENTS, THE CONTRACTOR SHALL PROVIDE SHORING AS REQUIRED TO TEMPORARILY SUPPORT ALL LOADS UNTIL NEW FRAMING IS INSTALLED AS DOCUMENTED AND SPECIFIED. IF THE CONTRACTOR FINDS THE EXISTING CONDITIONS TO BE OTHER THAN DOCUMENTED OR IN CONFLICT WITH THE DRAWINGS, NOTIFY THE ARCHITECT IMMEDIATELY FOR RESOLUTION. PROCEEDING WITHOUT NOTIFICATION INDICATES FULL ACCEPTANCE OF CONDITIONS AND RESPONSIBILITY IF WORK IS NOT IN CONFORMANCE WITH CONTRACT DOCUMENTS.

FLOOR PLAN NOTES:

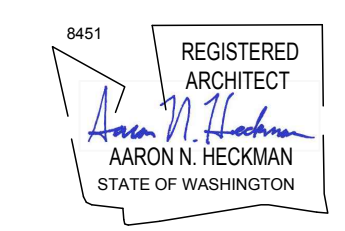
- NEW PARTITION CONSTRUCTION SHOWN POCHED.
- ALL DIMENSIONS TO F.O. FRAMING UON.
- FIN INDICATES DIMENSION TO FINISH.
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- FOR NEW FRAMED ABOVE-GRADE WALLS, INSTALL MIN. INSULATION OF R-21 STUD CAVITY INSULATION + R-10 AT HEADERS.
- FOR NEW BELOW-GRADE WALLS, INSTALL MIN. INSULATION OF R-10 CONTINUOUS ON OUTSIDE OF WALL OR R-15 CONTINUOUS ON INSIDE OF WALL OR R-21 STUD CAVITY INSULATION + R-10 AT HEADERS + THERMAL BREAK BETWEEN SLAB AND BELOW-GRADE WALL OR R-13 STUD CAVITY INSULATION + R-5 CONTINUOUS INSULATION ON INSIDE OR OUTSIDE OF WALL.
- FOR NEW WINDOWS AND GLAZED DOORS, PROVIDE MAX. U-FACTOR INDICATED ON SCHEDULES.
- ALL REQUIRED SMOKE ALARMS IN THE ADJ AND IN PRIMARY RESIDENCE ARE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ANY ONE ALARM WILL ACTIVATE ALL OTHER ALARMS IN THE STRUCTURE.



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



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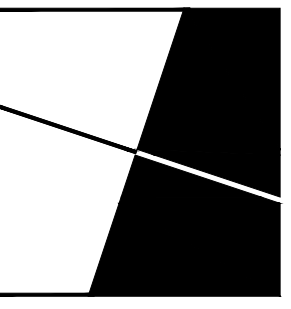
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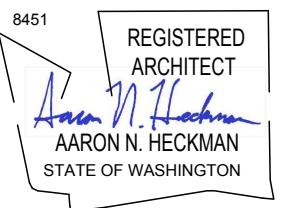
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ROOF PLAN

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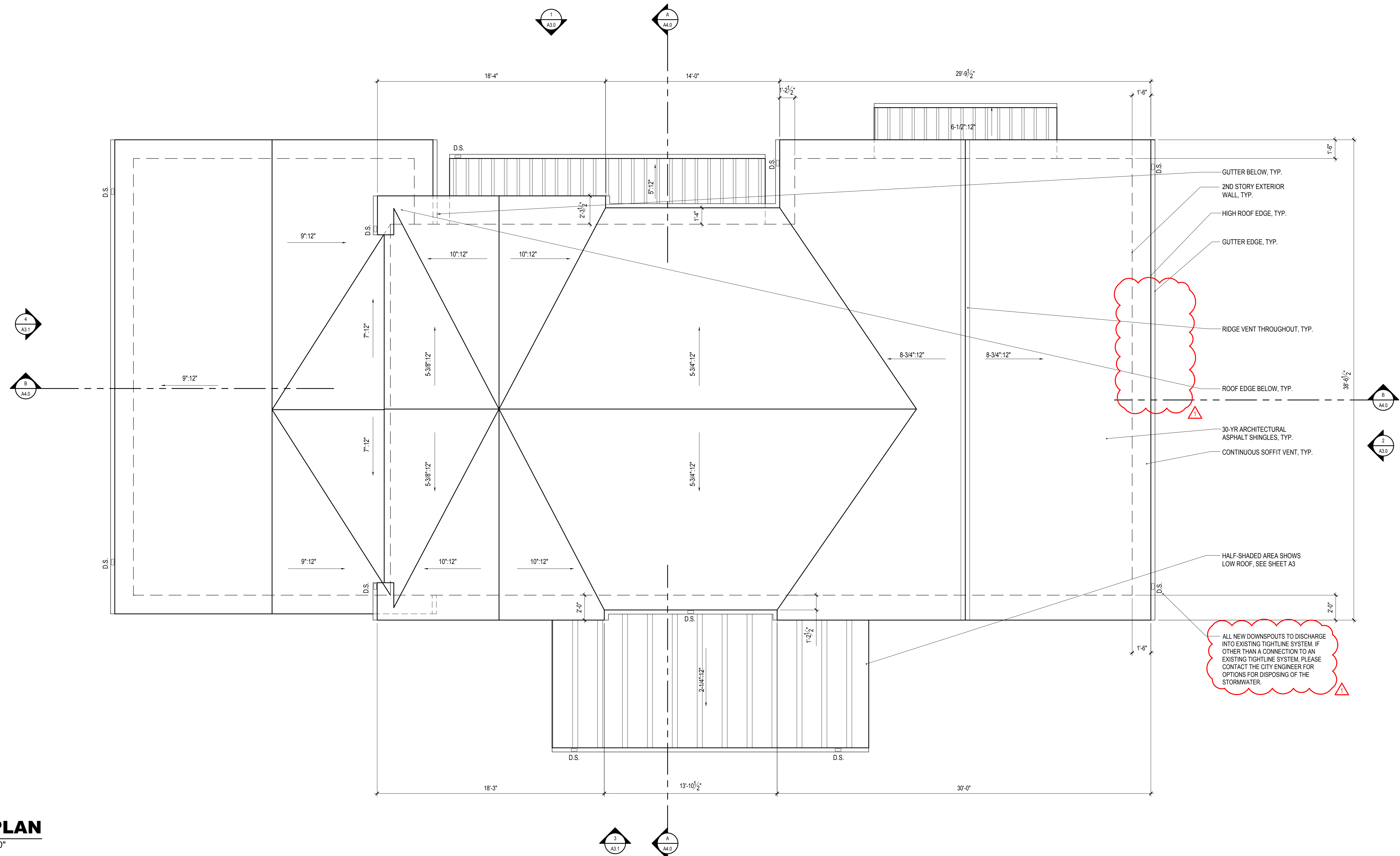
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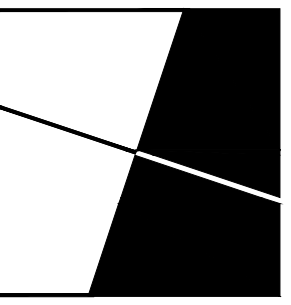
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CODE REQUIREMENT		CALCULATIONS							ACTUAL
DESCRIPTION	SF AREA	REQ. VENTING PER SF AREA		VENT TYPE		VENT L.F.	TOTAL VENT AREA SQ. IN.	SF CONVERT. 1/144	80% EFF FACTOR
		150	300	RIDGE	SOFFIT				
UPPER ROOF	1914	12.76		18 SQ. IN./FT. 1.5" VENT		74	1332	9.25	7.40
				12 SQ. IN./FT. CONTINUOUS		108	1296	9.00	7.20
LOWER ROOF	732	4.88		18 SQ. IN./FT. 1.5" VENT		46	828	5.75	4.60
				12 SQ. IN./FT. CONTINUOUS		36	432	3.00	2.40



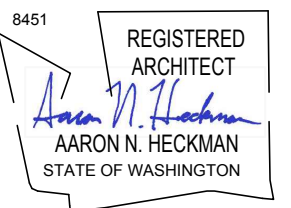
ROOF PLAN
SCALE: 1/4" = 1'-0"



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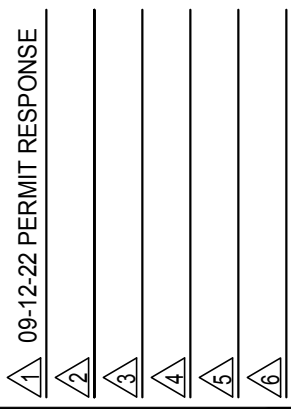
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DOOR AND WINDOW SCHEDULES



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WINDOW SCHEDULE

WINDOW MARK	DESCRIPTION	R.O. SIZE		TEMP.	QTY.	TOTAL AREA (SF)	U-VALUE (MIN.)	GLAZING	REMARKS & NOTES
		WIDTH	HEIGHT						
A	FIXED	2'-6"	2'-6"	-	2	-	0.20	LOW E/ CLEAR	-
B	CASEMENT	1'-6"	5'-0"	-	2	-	0.20	LOW E/ CLEAR	-
C	CASEMENT	5'-6"	5'-0"	-	6	-	0.20	LOW E/ CLEAR	EGRESS
D	CASEMENT	1'-6"	3'-6"	-	11	-	0.20	LOW E/ CLEAR	-
E	CASEMENT	2'-6"	5'-0"	-	2	-	0.20	LOW E/ CLEAR	-
F	CASEMENT	5'-6"	4'-0"	-	1	-	0.20	LOW E/ CLEAR	-
G	FIXED	1'-9"	3'-6"	-	1	-	0.20	LOW E/ CLEAR	-
H	SLIDING	5'-6"	3'-6"	-	2	-	0.20	LOW E/ CLEAR	-

ABBREVIATIONS:

ALUM ALUMINUM
 MC METAL CLAD
 PRE-FIN PRE-FINISHED
 PNT PAINTED
 SCW SOLID CORE WOOD
 WD WOOD

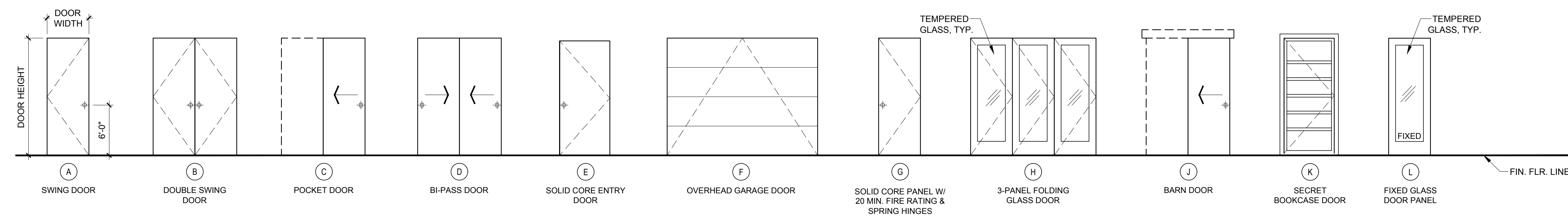
DOOR SCHEDULE

DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	DOOR FIN.	DOOR THK.	U-VAL. (MIN.)	DOOR HDWR.	REMARKS
MAIN FLOOR									
101	GARAGE	16'-0"	8'-0"	F	PNT.	-	-	-	PROVIDE ELECTRIC OPENER
102	GARAGE	3'-0"	7'-0"	E	PNT.	1-3/4"	-	-	-
103	MUD	3'-0"	8'-0"	G	PNT.	1-3/4"	-	-	20 MINUTE DOOR W/ SPRING HINGES
104	MUD	5'-0"	8'-0"	J	PNT.	1-3/4"	-	-	-
105	GREAT ROOM	9'-0"	8'-0"	H	-	-	0.20	-	-
106	BATH 2	2'-6"	8'-0"	A	PNT.	1-3/4"	-	-	-
107	BEDROOM 1 CLOSET	6'-0"	8'-0"	D	PNT.	1-3/4"	-	-	-
108	BEDROOM 1 CLOSET	3'-0"	8'-0"	A	PNT.	1-3/4"	-	-	-
109	KITCHEN 2	3'-0"	8'-0"	E	PNT.	1-3/4"	-	-	-
110	KITCHEN 2	3'-0"	8'-0"	K	PNT.	1-3/4"	-	-	VERIFY FRM'G REQ'MS W/ DOOR MANUF.
111	UTILITY/LAUNDRY	2'-6"	8'-0"	C	PNT.	1-3/4"	-	-	-
112	UTILITY/LAUNDRY	2'-6"	8'-0"	A	PNT.	1-3/4"	-	-	-
113	BATH 1	2'-6"	8'-0"	A	PNT.	1-3/4"	-	-	-
114	COAT CLOSET	2'-6"	8'-0"	A	PNT.	1-3/4"	-	-	-
115	FOYER	3'-0"	8'-0"	E	PNT.	1-3/4"	-	-	PROVIDE (2) 15" WIDE SIDELITES
116	GREAT ROOM	3'-0"	8'-0"	L	-	-	0.20	-	-
117	GREAT ROOM	3'-0"	8'-0"	L	-	-	0.20	-	-
UPPER FLOOR									
201	BEDROOM 3 CLOSET	6'-0"	7'-0"	D	PNT.	1-3/4"	-	-	-
202	BEDROOM 2 CLOSET	6'-0"	7'-0"	D	PNT.	1-3/4"	-	-	-
203	BEDROOM 2	2'-8"	7'-0"	A	PNT.	1-3/4"	-	-	-
204	HALL CLOSET	PR 2'-0"	7'-0"	B	PNT.	1-3/4"	-	-	-
205	BEDROOM 3	2'-8"	7'-0"	A	PNT.	1-3/4"	-	-	-
206	KID'S BATH	2'-6"	7'-0"	A	PNT.	1-3/4"	-	-	-
207	KID'S BATH	2'-6"	7'-0"	A	PNT.	1-3/4"	-	-	-
208	LAUNDRY	3'-0"	7'-0"	A	PNT.	1-3/4"	-	-	-
209	OFFICE	2'-8"	7'-0"	A	PNT.	1-3/4"	-	-	-
210	OFFICE CLOSET	6'-0"	7'-0"	D	PNT.	1-3/4"	-	-	-
211	M BATH TOILET	2'-6"	7'-0"	A	PNT.	1-3/4"	-	-	-
212	M BATH	3'-0"	7'-0"	C	PNT.	1-3/4"	-	-	-
213	M CLOSET	3'-0"	7'-0"	J	PNT.	1-3/4"	-	-	-
214	M BEDROOM	3'-0"	7'-0"	A	PNT.	1-3/4"	-	-	-
215	BONUS	3'-0"	7'-0"	A	PNT.	1-3/4"	-	-	-

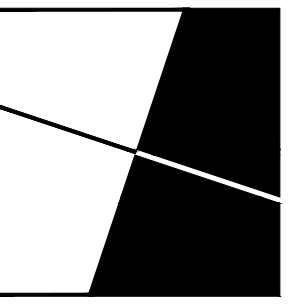
SCHEDULE NOTES:

- CONTRACTOR TO VERIFY ALL GLAZING SIZING, AND DOOR DIMENSIONS IN FIELD PRIOR TO ROUGH FRAMING & ORDERING OF GLAZING/WINDOW/DOOR MATERIALS. REVIEW SIZES AND ANY DISCREPANCIES W/ ARCHITECT.
- ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE.
- ALL OPERABLE WINDOWS TO HAVE SCREENS.
- GLAZING INDOORS AND/OR WITHIN 24" OF A DOOR TO BE TEMPERED. SEE EXTERIOR ELEVATION FOR TEMP. GLASS LOCATION & EGRESS WINDOWS.
- 2018 WSEC & VIAQ RESIDENTIAL PRESCRIPTIVE OPTION 3 ADOPTED. GLAZING AREA INDICATED UNLIMITED. SEE ENERGY NOTE ON SHEET T1.0 FOR DETAILS.
- ALL NEW FENESTRATION ARE TO BE NFRC CERTIFIED.
- ALL WINDOW AND DOOR HEADERS ARE TO BE INSULATED WITH A MINIMUM OF R-10 INSULATION.

DOOR TYPES



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EXTERIOR ELEVATIONS

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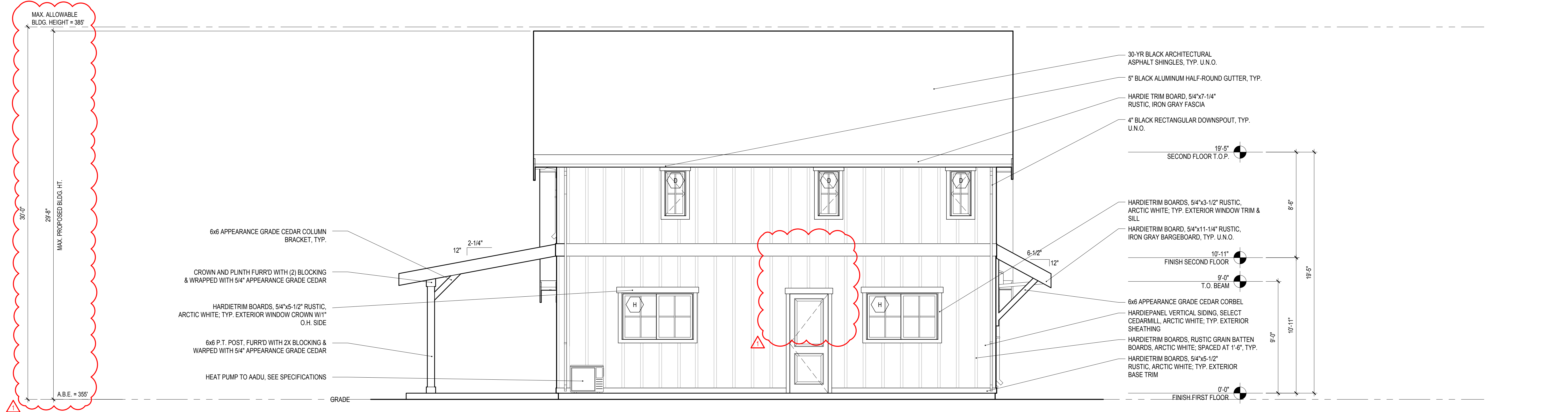
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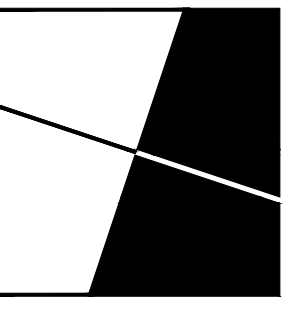
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION LEGEND

- TEMPERED GLAZING
- EGRESS WINDOW
- REPAIR AREA AT EX. WALL
- OPENING AND FINISH TO MATCH EXISTING
- MAX. ALLOWABLE BLDG. HEIGHT = 38'5"



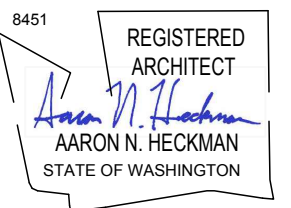
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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EXTERIOR ELEVATIONS

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PLOT DATE:
9/12/2022

SHEET NUMBER:

A3.1

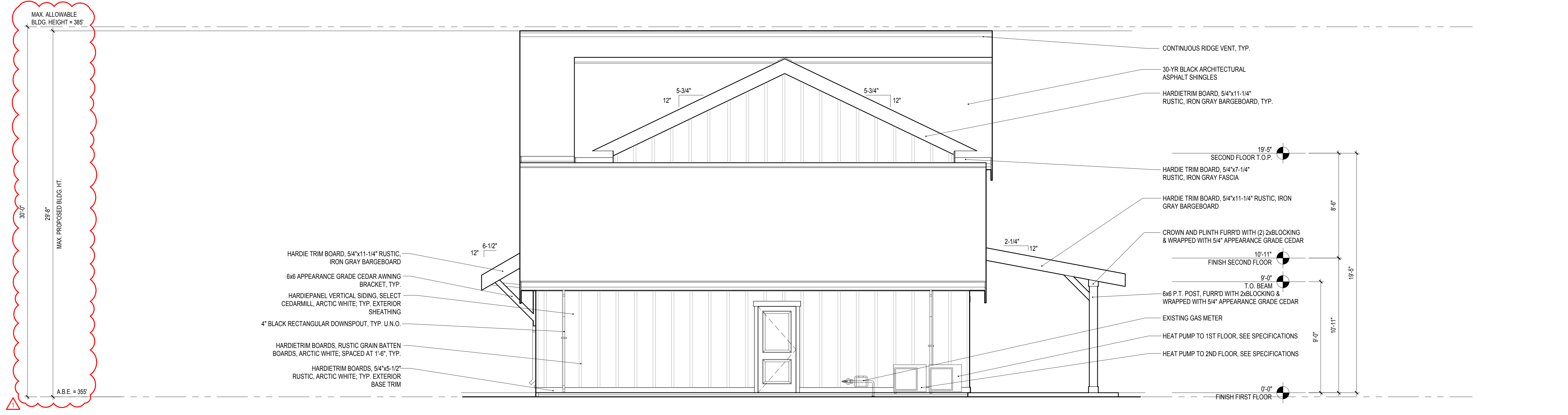
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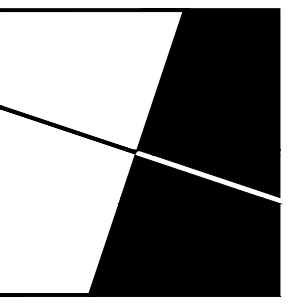
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION LEGEND

- (T) TEMPERED GLAZING
- (E) EGRESS WINDOW
- REPAIR AREA AT EX. WALL (CREWING AND FINISH TO MATCH EXISTING)
- MAX. ALLOWABLE BLDG. HEIGHT = 385'



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



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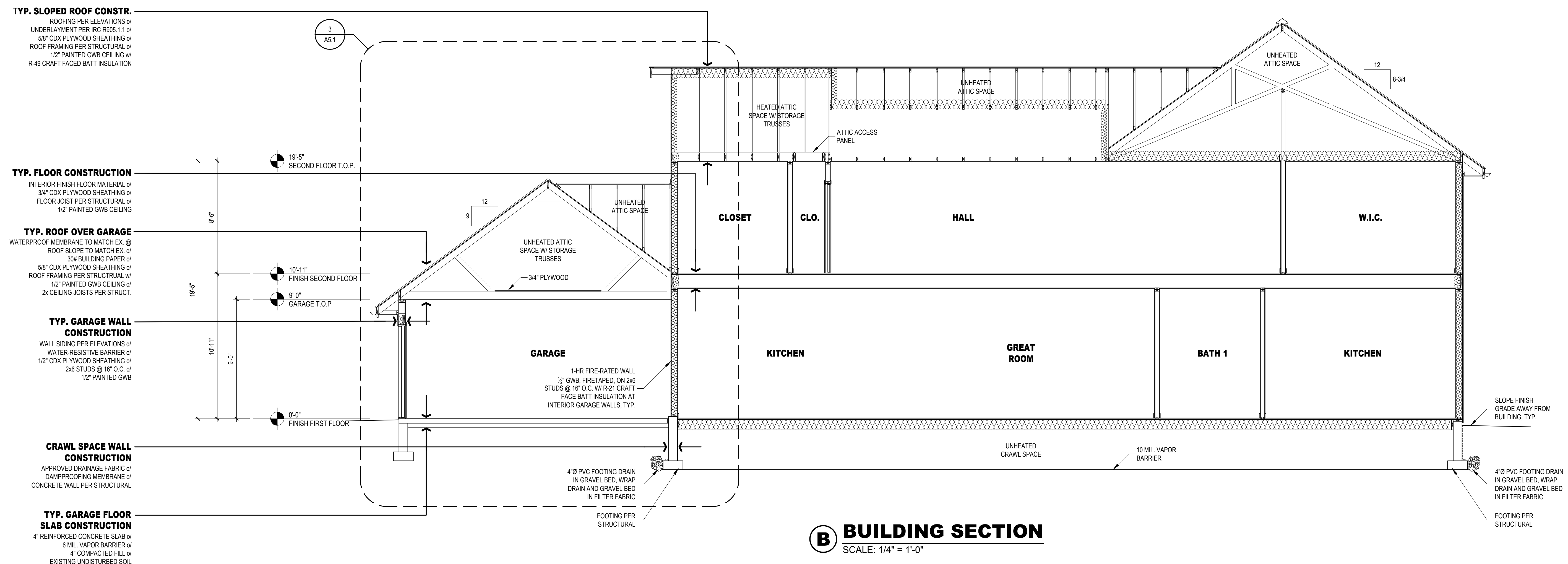
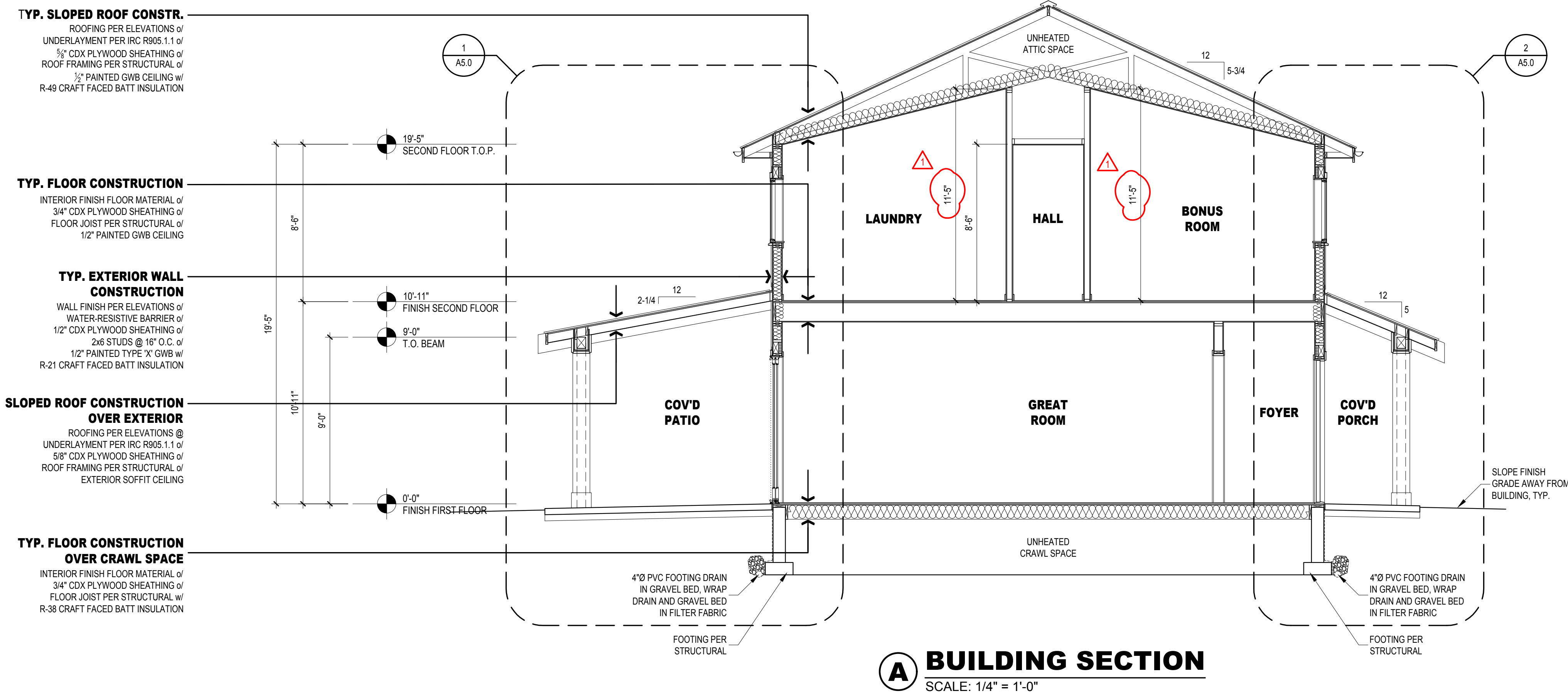
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BUILDING SECTIONS

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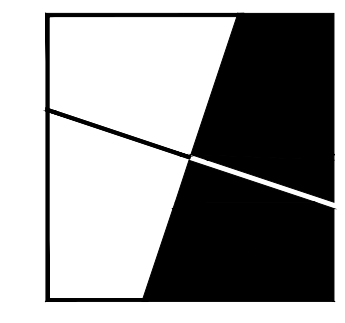
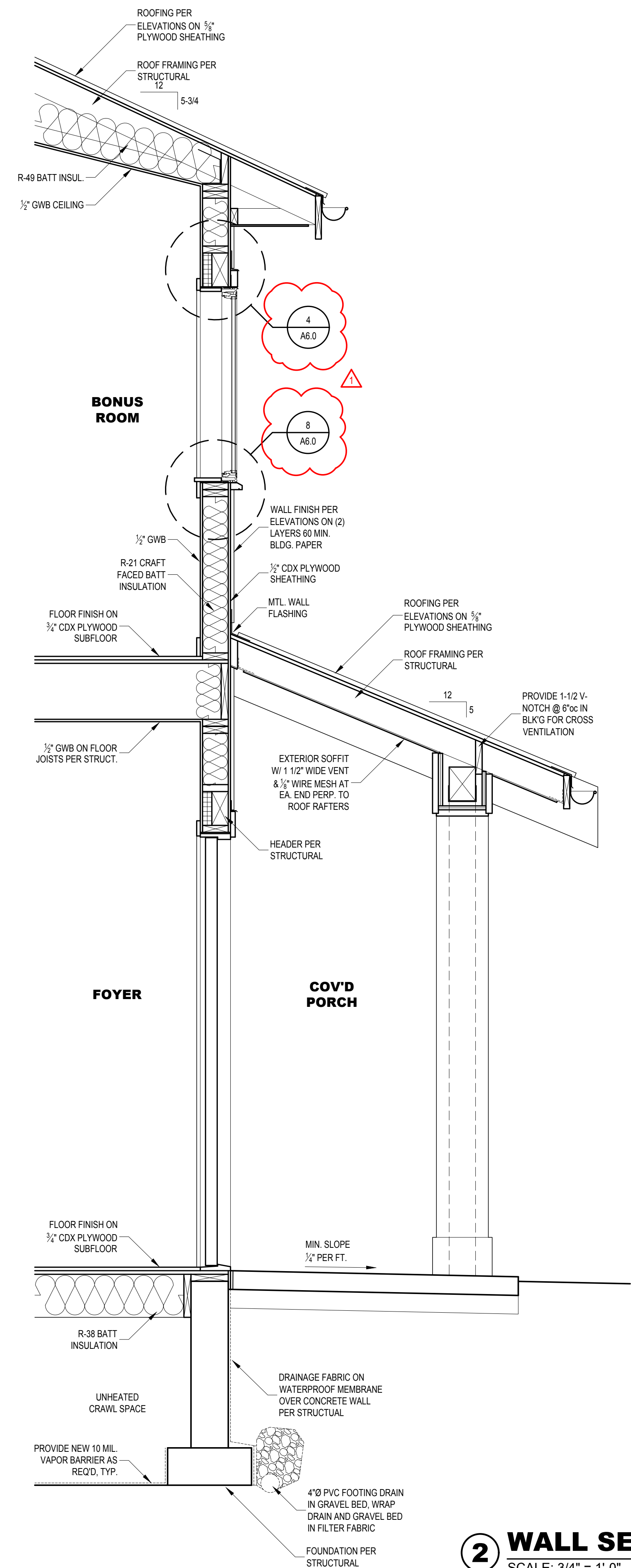
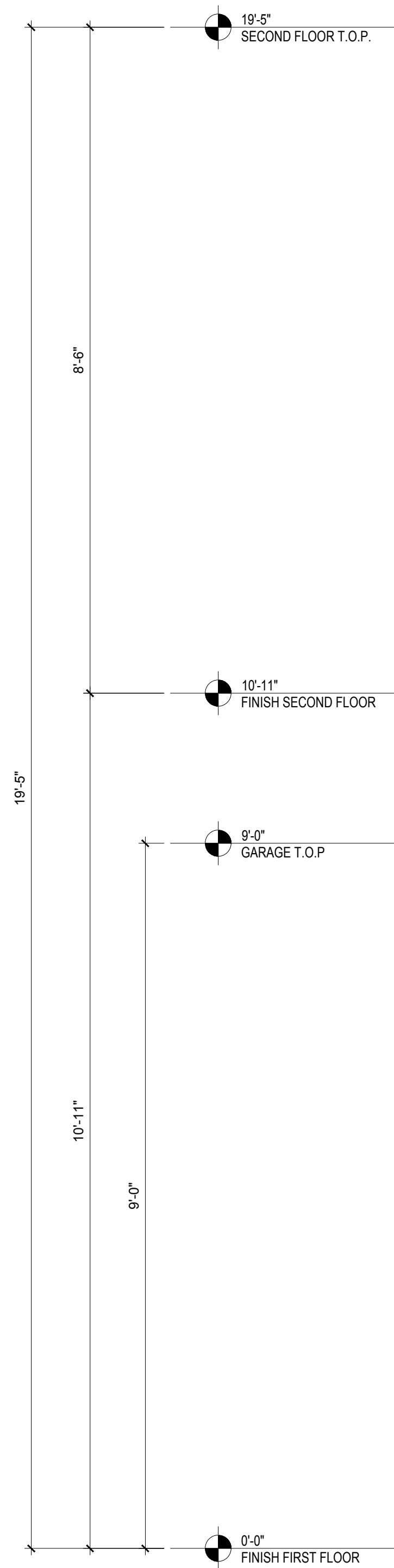
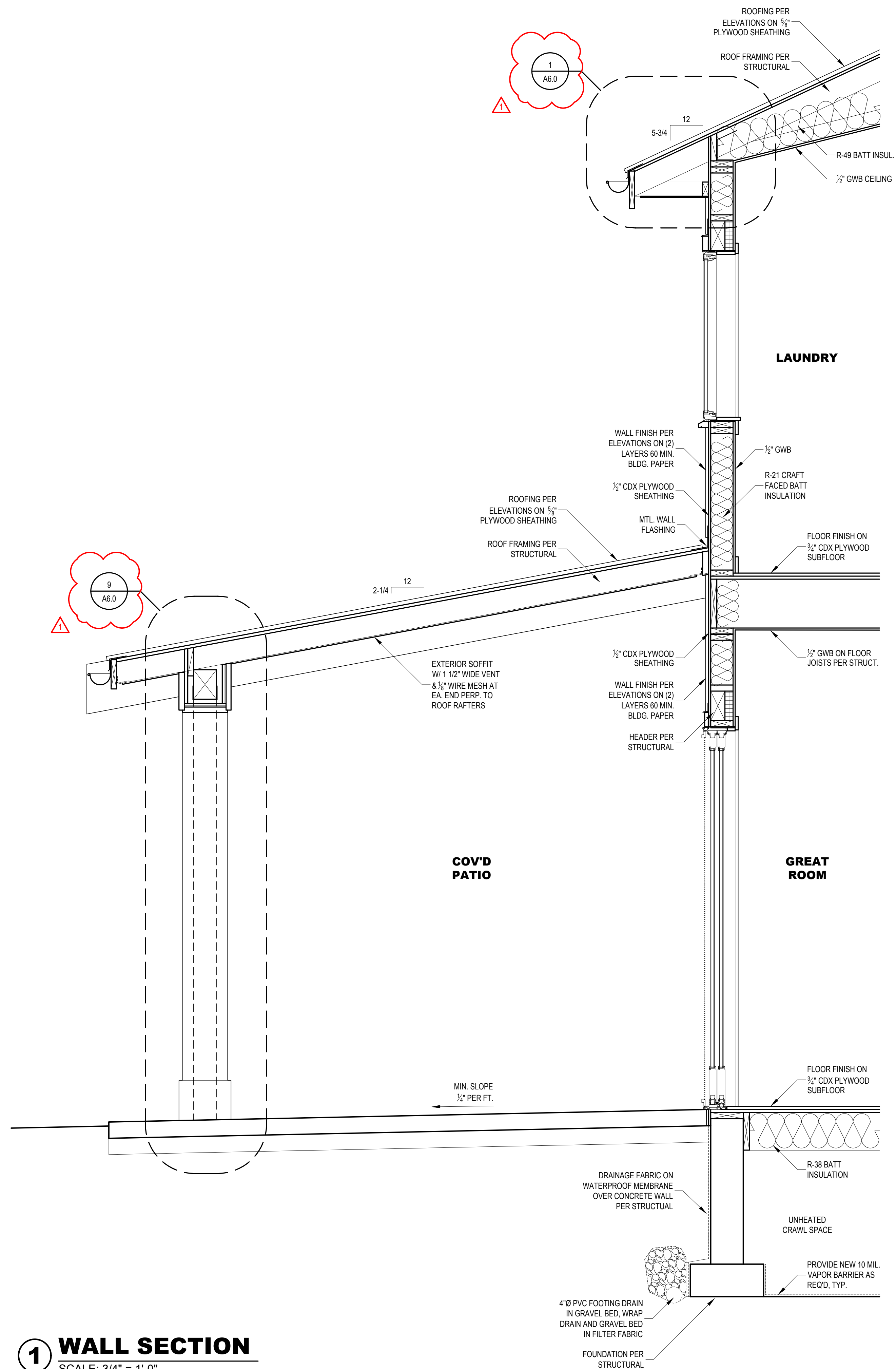
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PLOT DATE:
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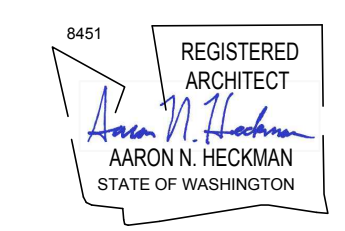
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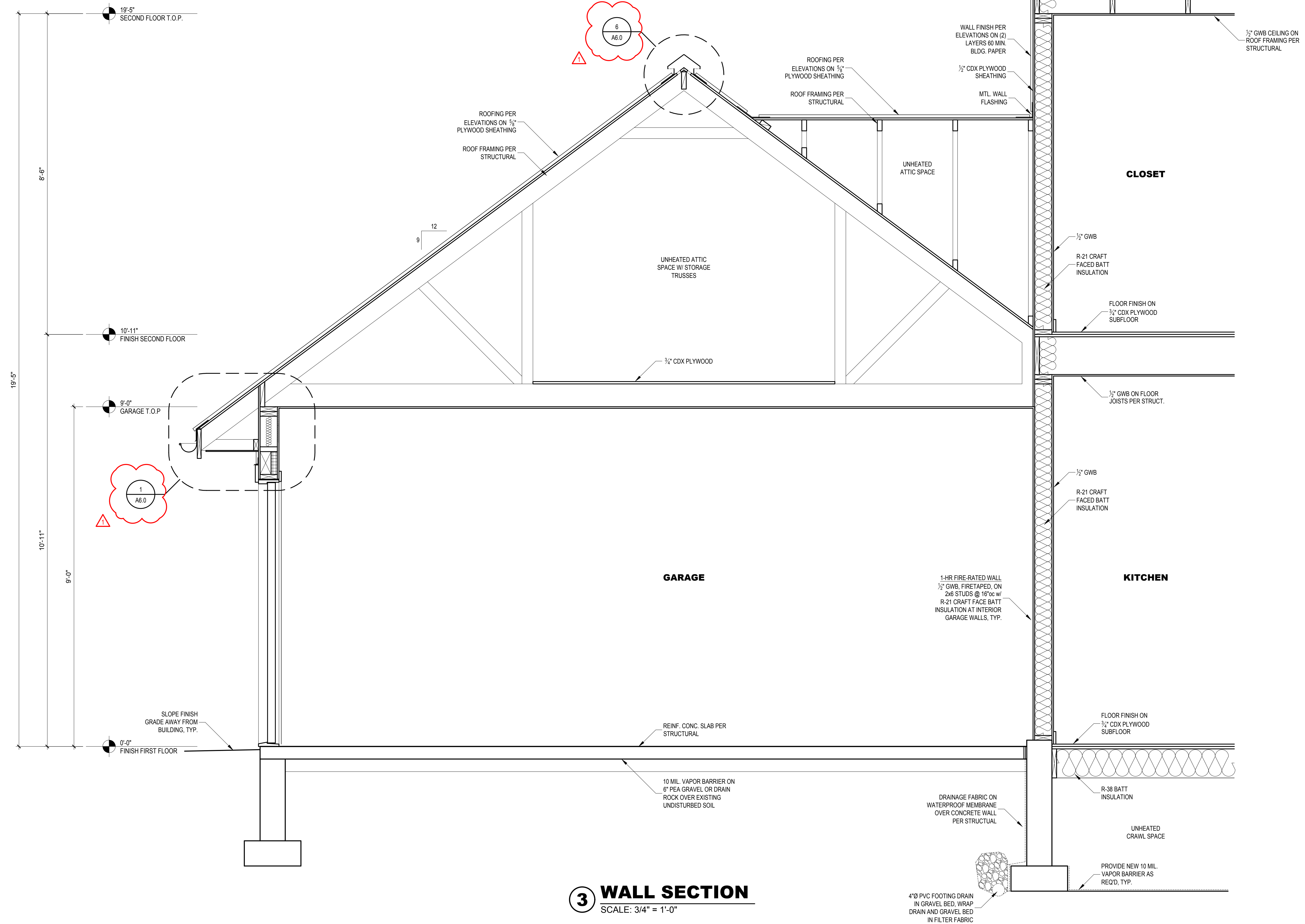
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WALL SECTIONS

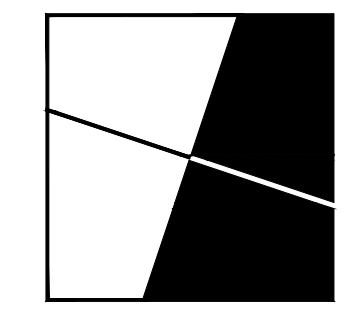
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PERMIT SUBMISSION DATE:	04/25/2022
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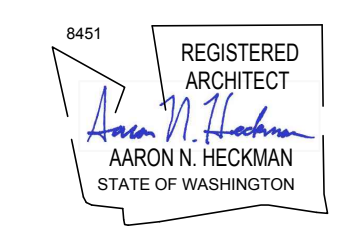
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3 WALL SECTION
SCALE: 3/4" = 1'-0"



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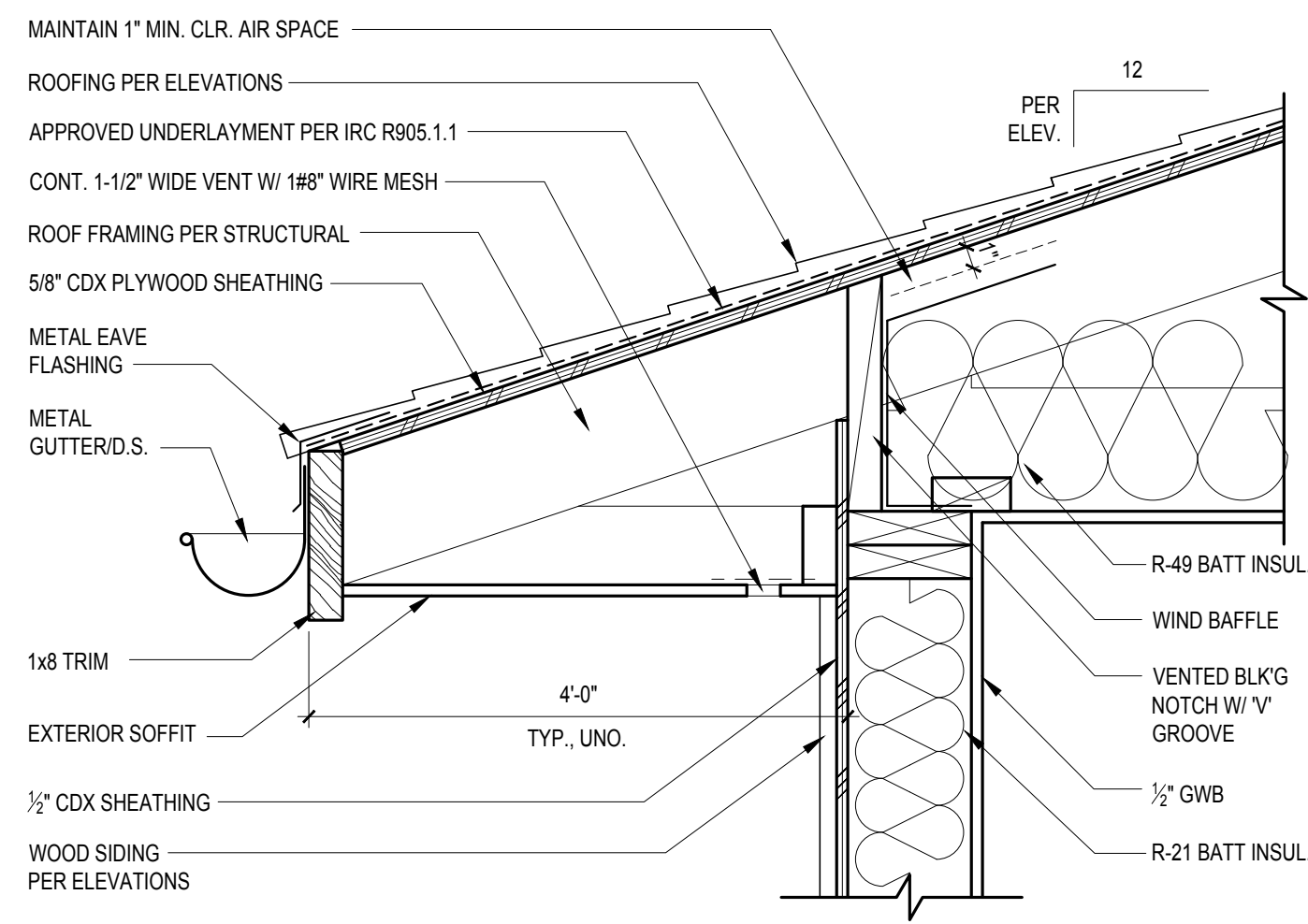
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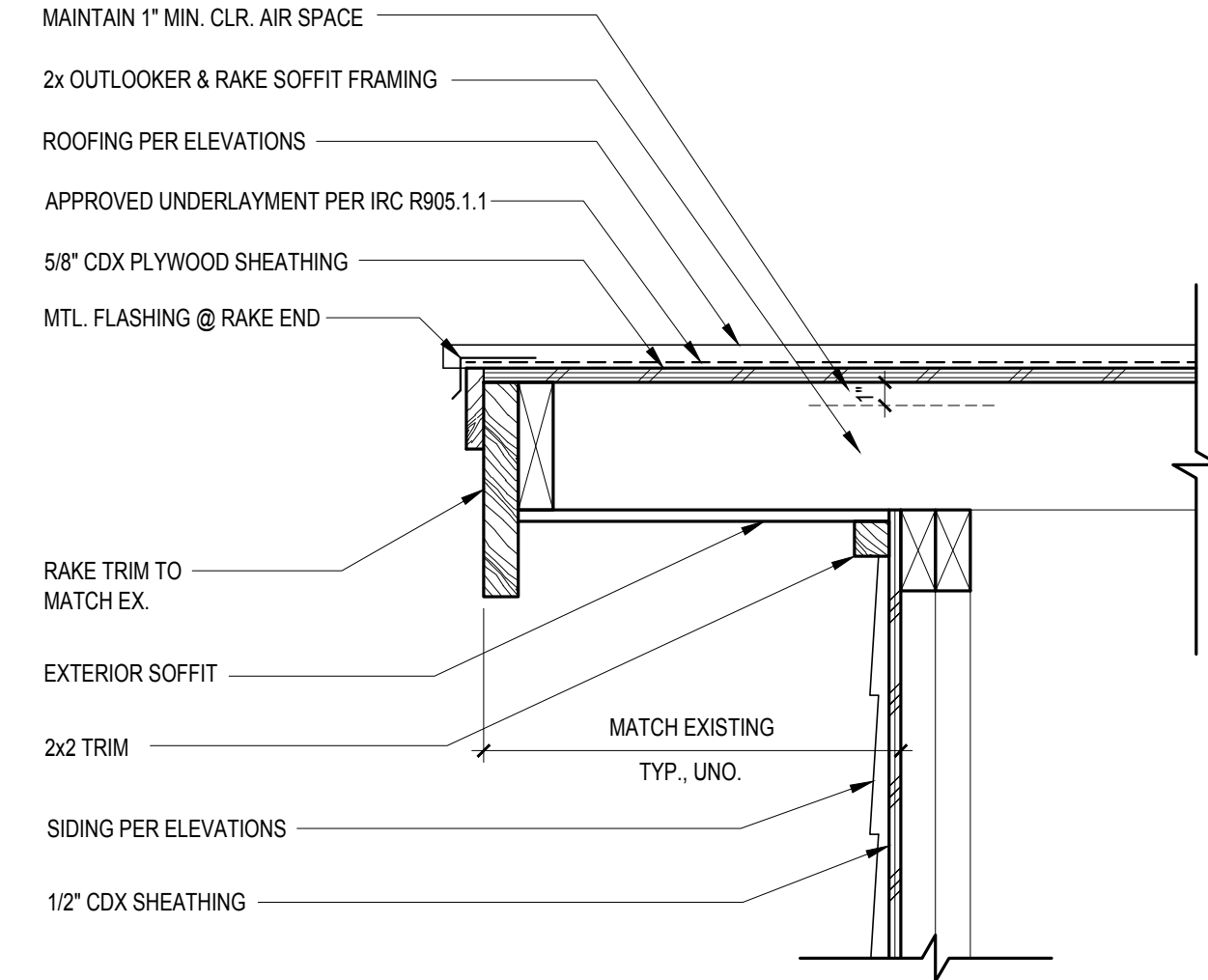
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REVISIONS:	DATE	DESCRIPTION
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3		
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5		

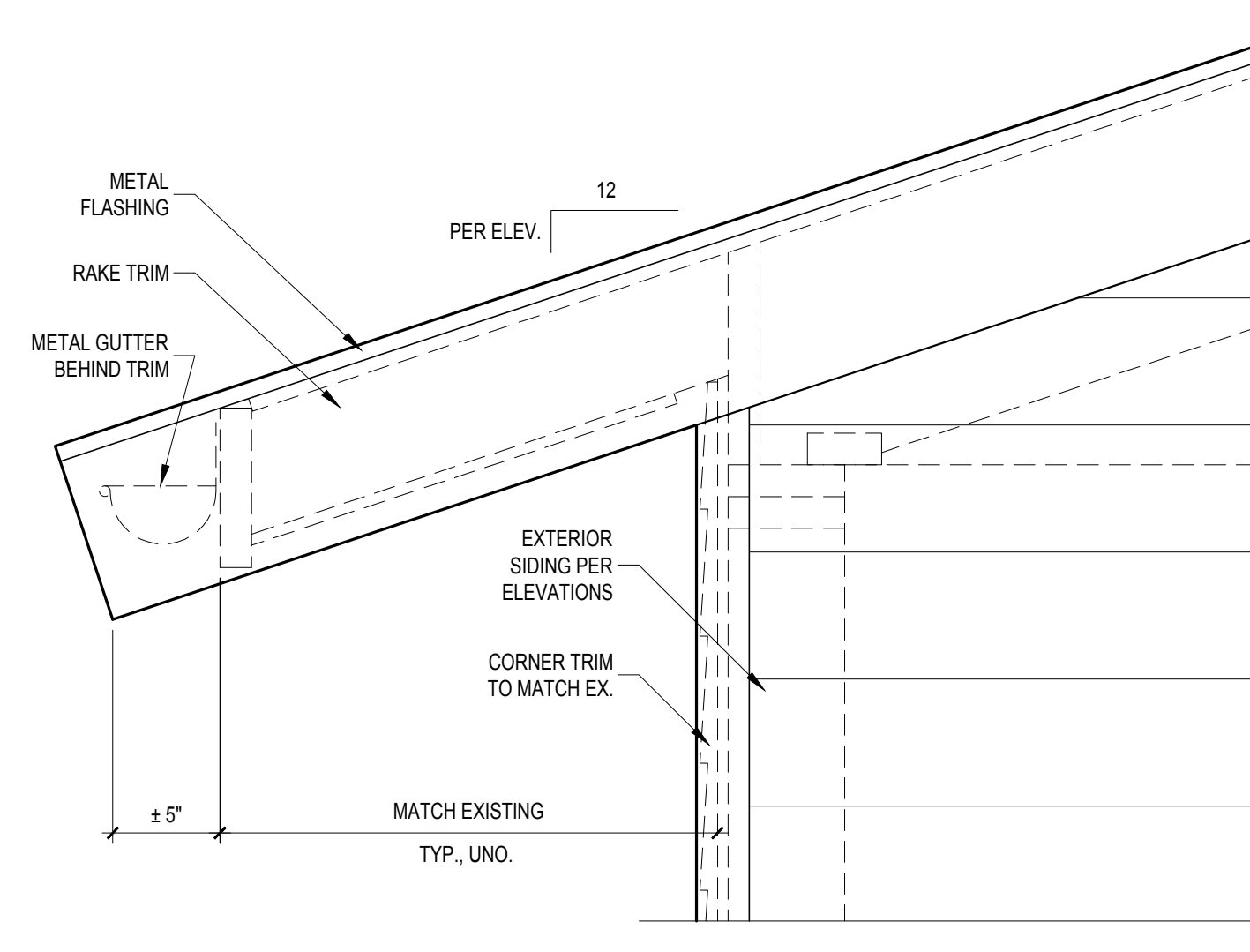
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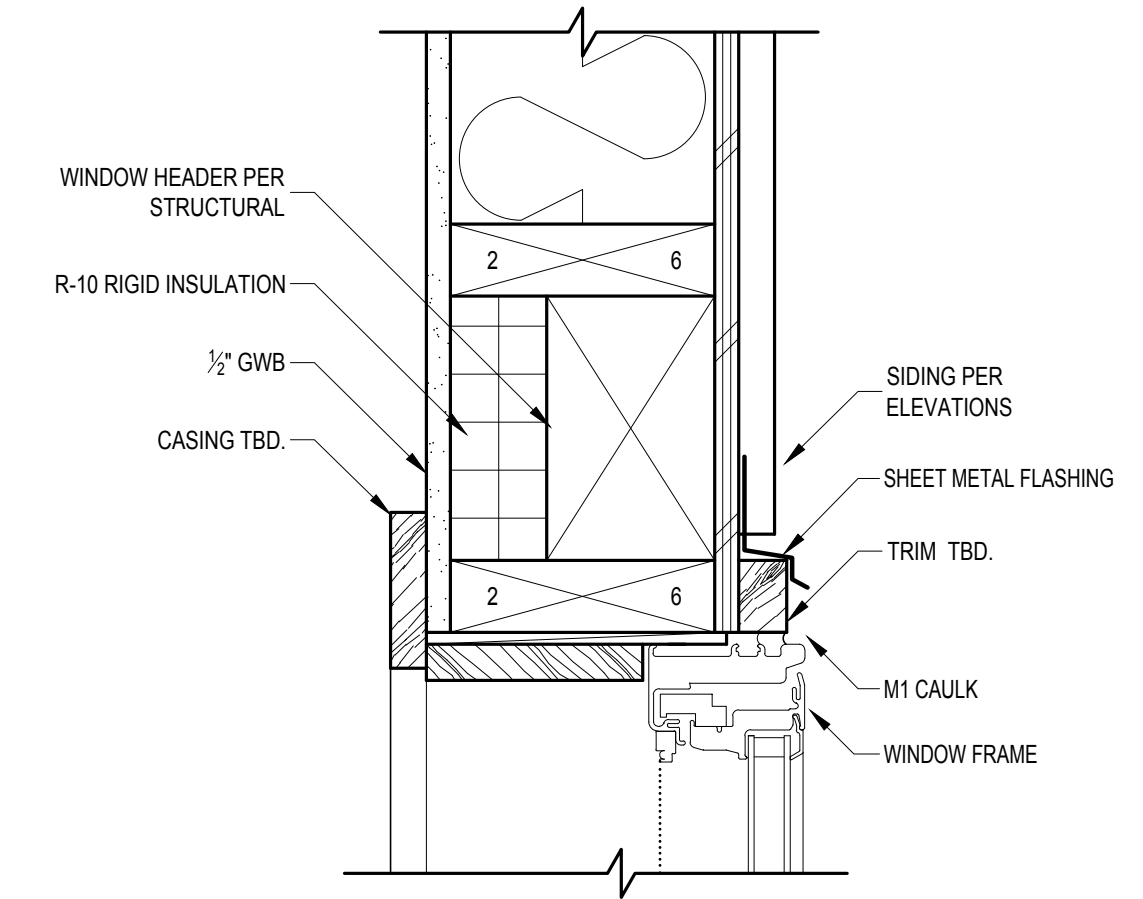
1 TYPICAL ROOF EAVE DETAIL
SCALE: 1 1/2" = 1'-0"



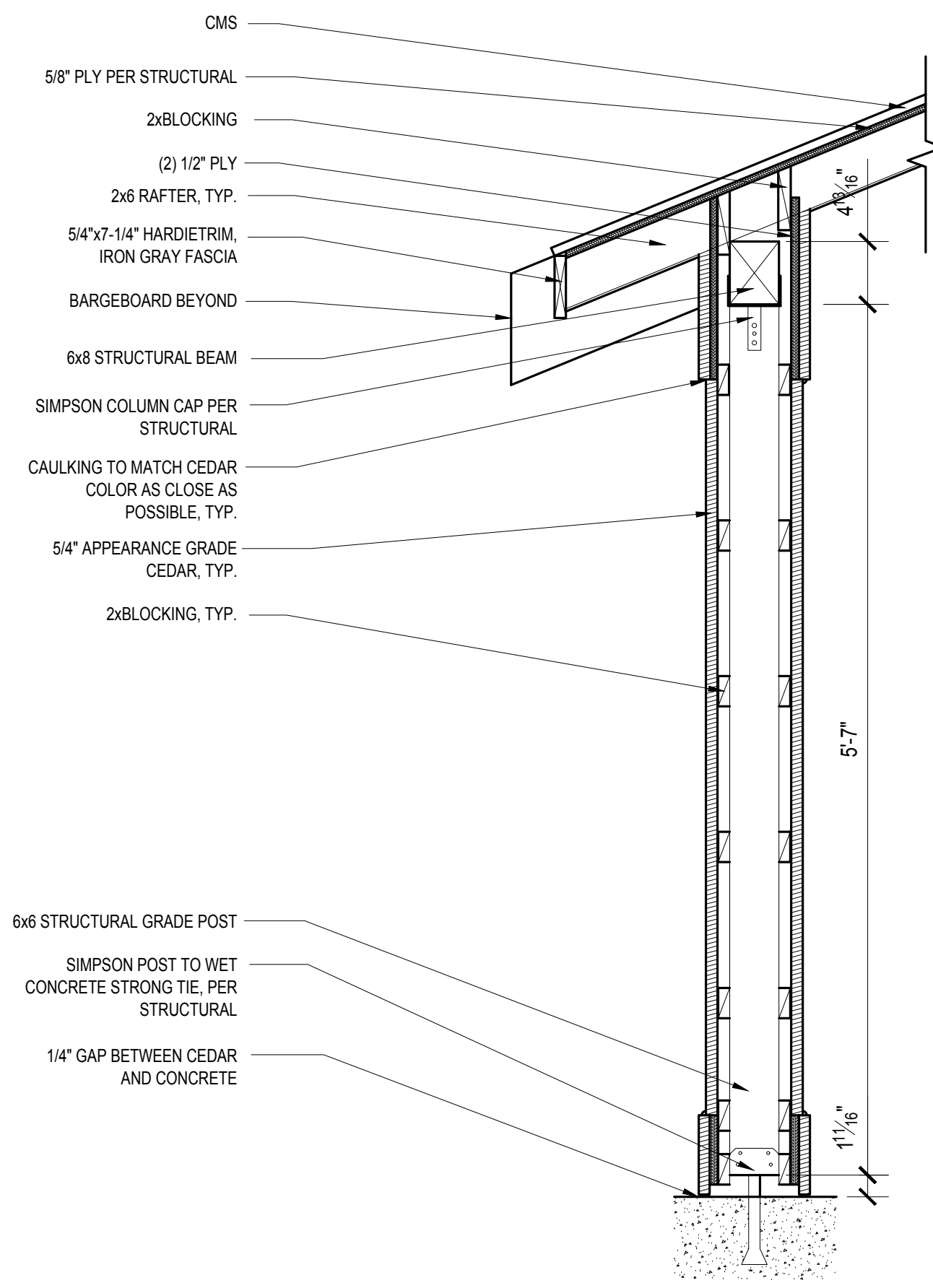
2 TYPICAL ROOF RAKE DETAIL
SCALE: 1 1/2" = 1'-0"



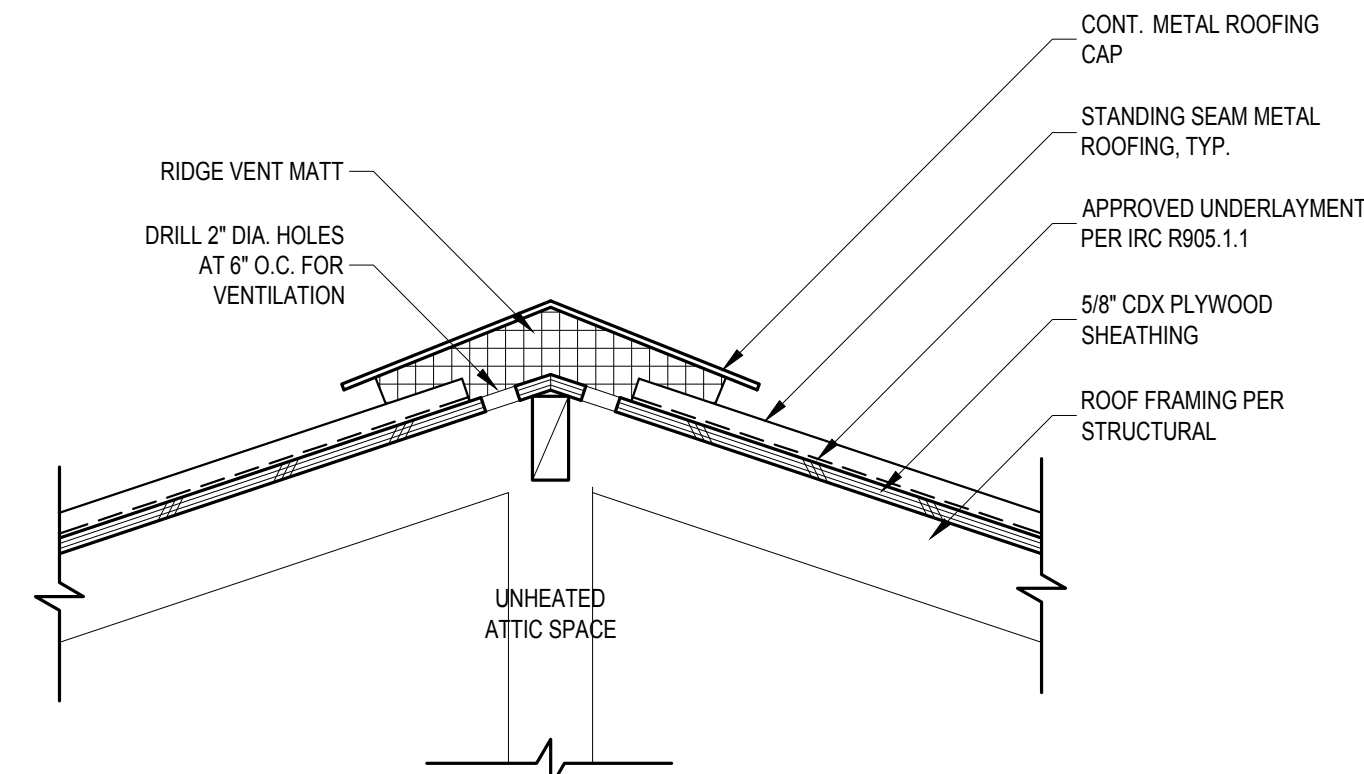
3 TYPICAL ELEVATION AT ROOF RAKE
SCALE: 1 1/2" = 1'-0"



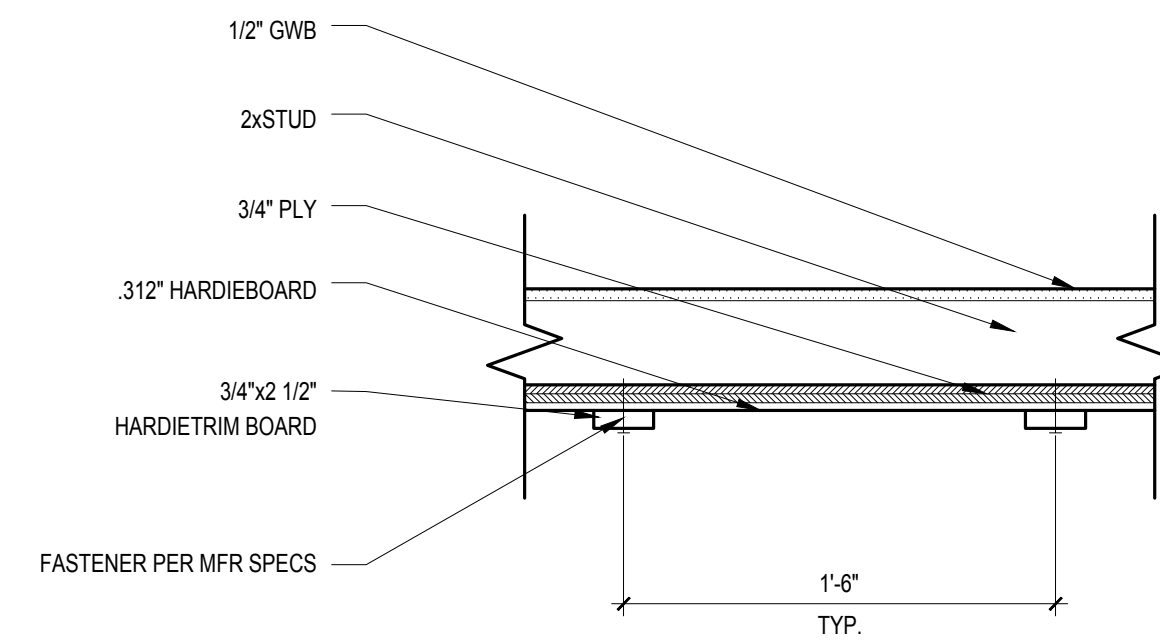
4 TYPICAL WINDOW HEAD DETAIL
SCALE: 3" = 1'-0" SIM. AT JAMB



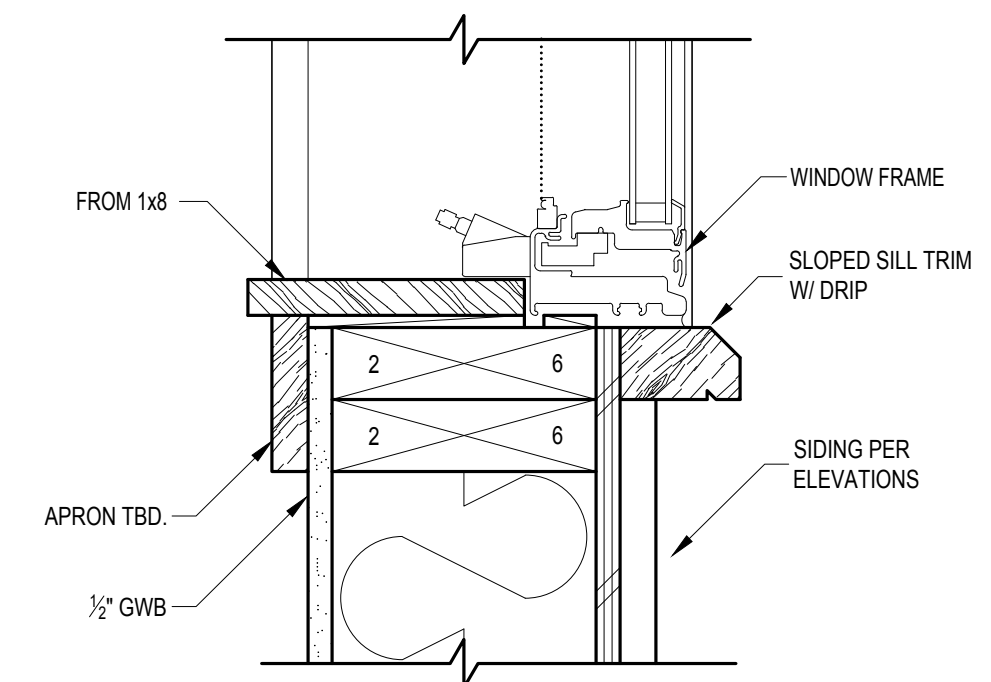
9 TYPICAL COLUMN SECTION DETAIL
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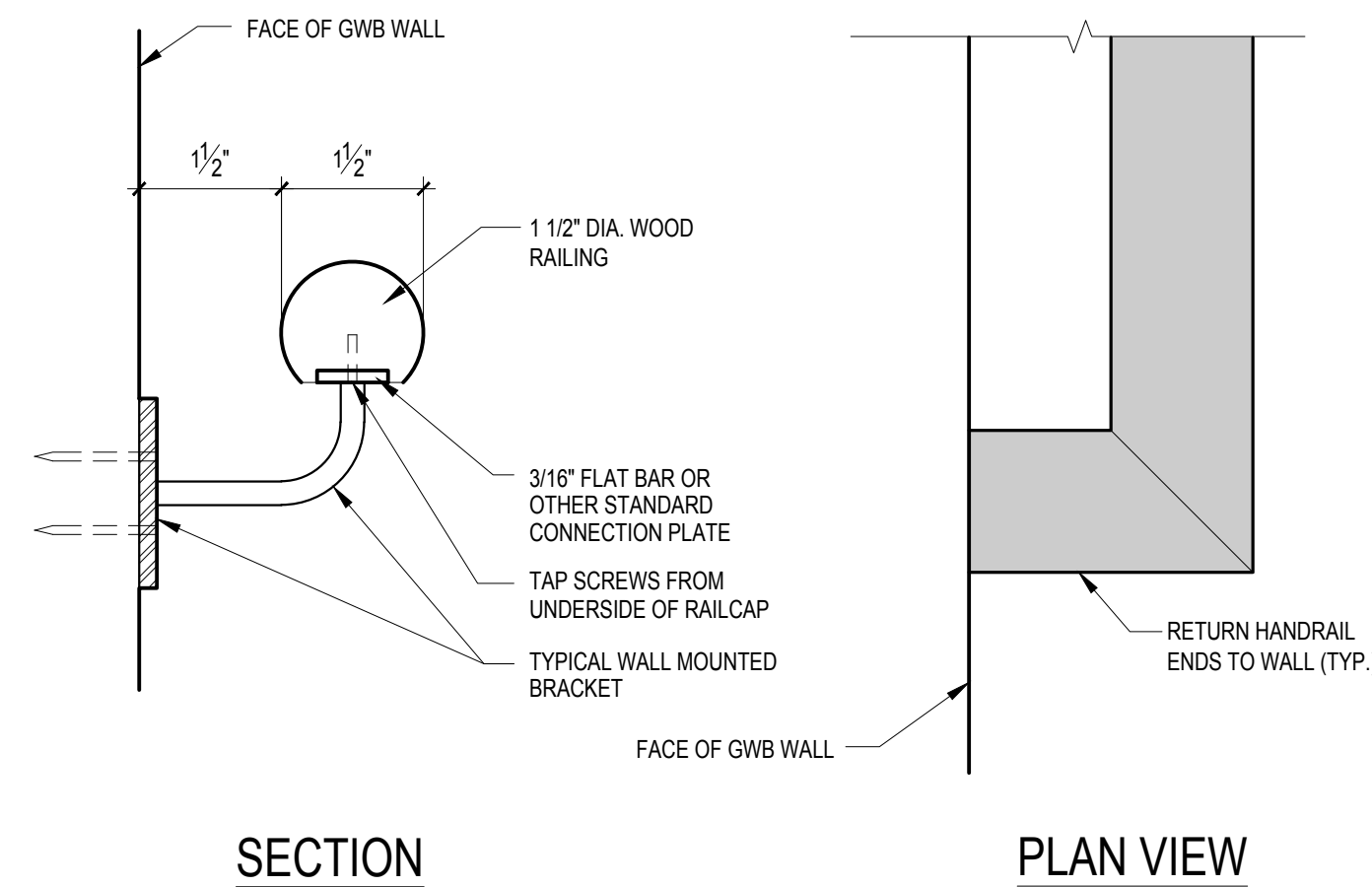
6 TYPICAL ROOF RIDGE VENT DETAIL
SCALE: 1 1/2" = 1'-0"



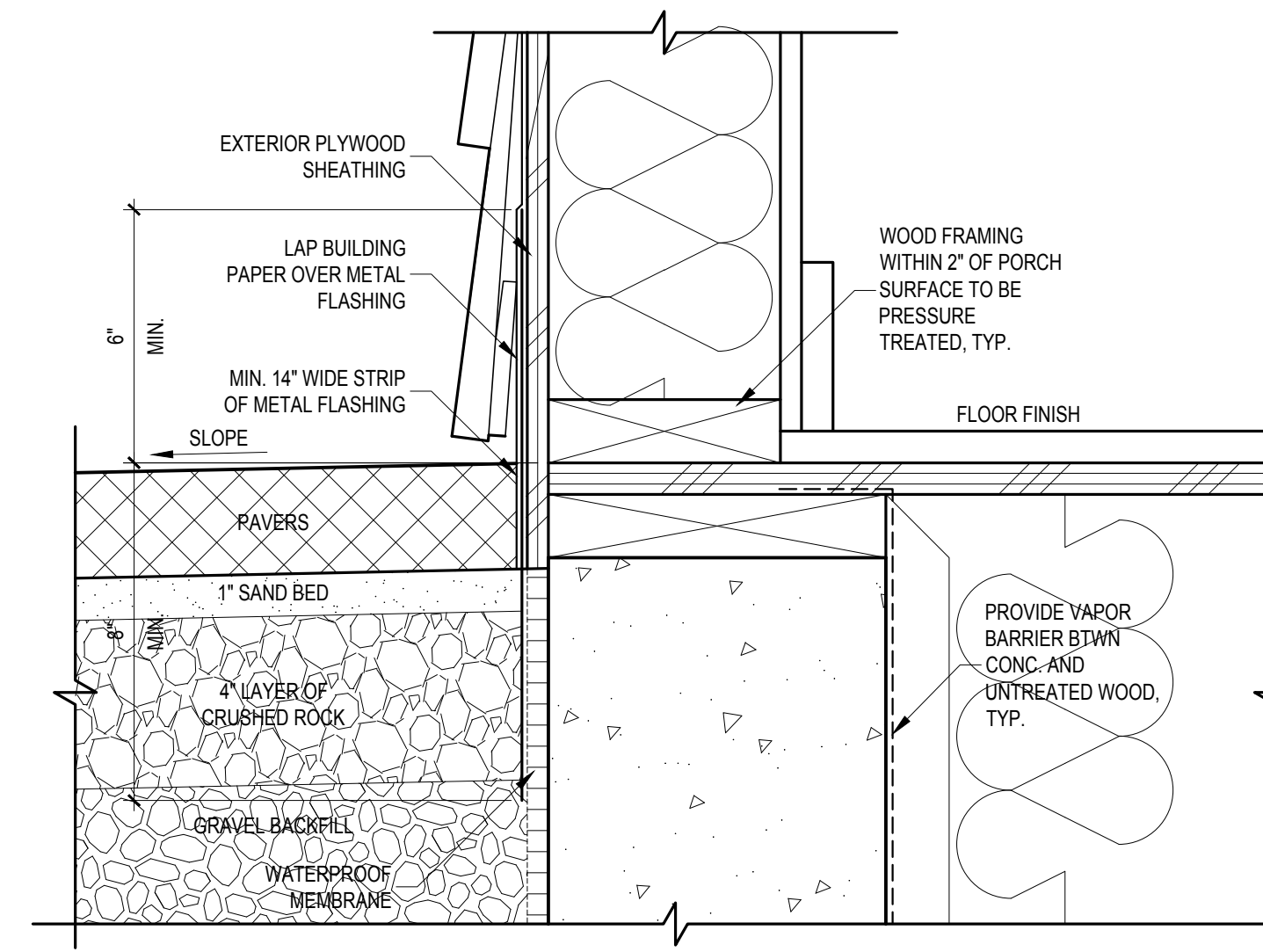
7 BOARD AND BATTEN DETAIL
SCALE: 1 1/2" = 1'-0"



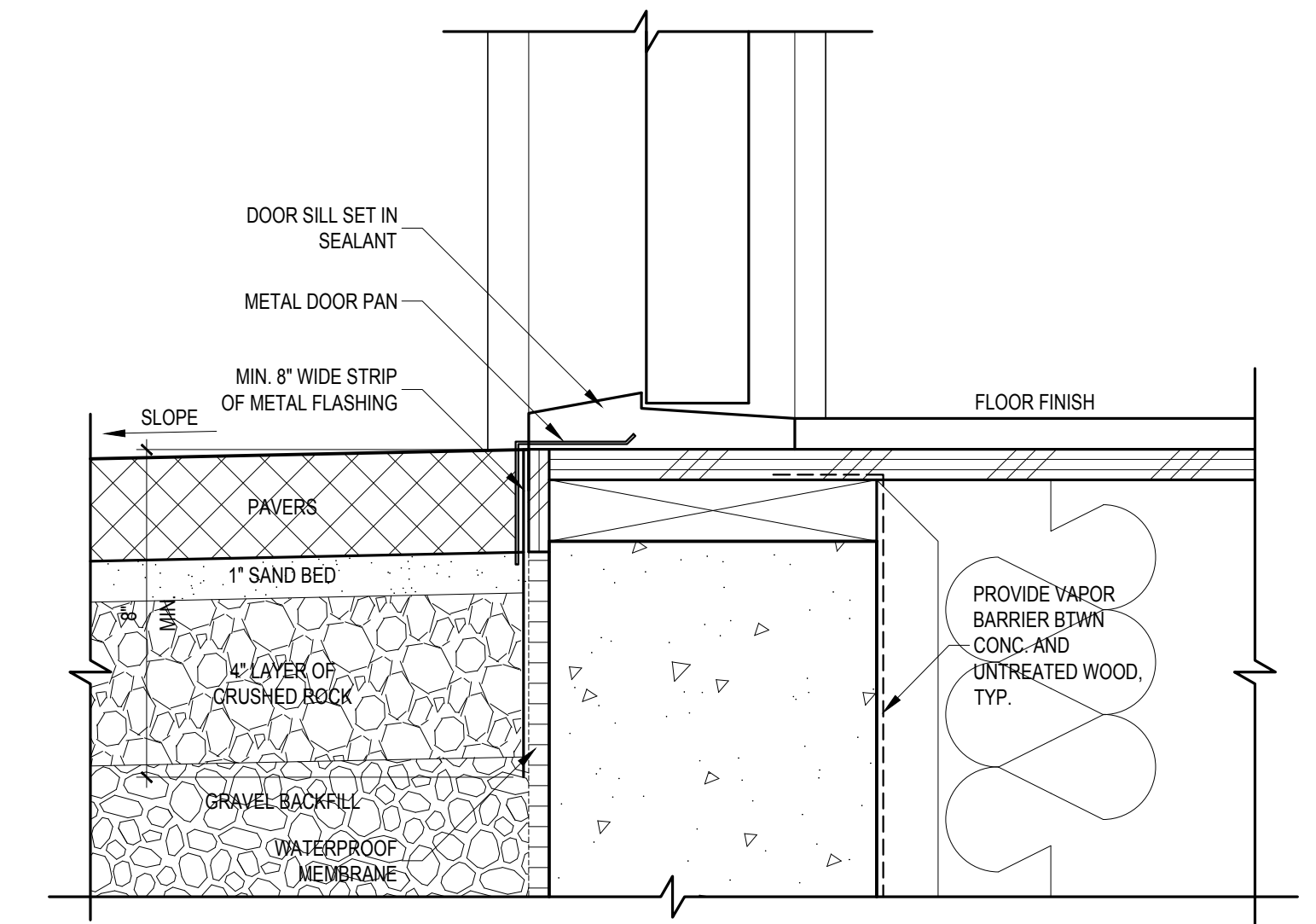
8 TYPICAL WINDOW SILL DETAIL
SCALE: 3" = 1'-0"



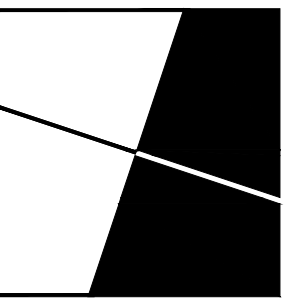
10 HANDRAIL DETAIL
SCALE: 6" = 1'-0"



11 FLASHING DETAIL AT FLUSH GRADE
SCALE: 6" = 1'-0"



12 FLASHING DETAIL AT EXT. DOOR
SCALE: 6" = 1'-0"



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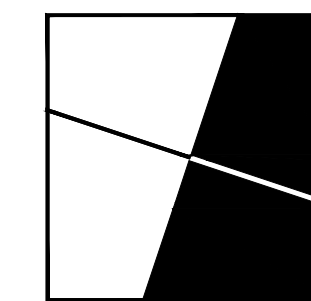
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**GENERAL
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NOTES**

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Structural Notes:

Applicable Codes and Standards:

2018 International Building Code (IBC) and other applicable local building codes.
ASCE/SEI 7-16 - "Minimum Design Loads for Buildings and Other Structures"
2018 NDS for wood structures.
American Wood Preservers Bureau - AWPB Standards for Pressure Treated Material.
American Concrete Institute - ACI 315, ACI 318, ACI 301, ACI 307.

Structural design shall be in accordance with the latest edition of above codes and standards. Contractor shall comply with the latest edition of all applicable codes and standards.

Design Loads:

Live load:	roof	25 psf (snow)
	floors	40 psf (60 psf decks)
Dead load:	solar panels	4 psf

Wind load:	Basic wind speed	110 mph, exposure B, KzT=1.38
	Building Category:	Enclosed, Wind Important Factor Iw = 1.0
	Refer to calculation page L1 for design wind forces.	
	Internal pressure	5 psf, Components and cladding design per 1609.6.4.4.1

Seismic loading per IBC Section 1613, Site Class D.

The basic structural type is a bearing wall system with light framed walls with shear panels. Rw = 6.5 (wood structural panels), soil type D.
Seismic importance factor I.0, Seismic Use Group I
Design and Analysis by Simplified Design Procedure
Peak Ground Accelerations (PGA) based on USGS Hazards Program, by lat/long.
PGA 1 sec = .503 PGA .2 sec = 1.451
Seismic base shear = 0.149 * Dead Load

Foundations:

Soil parameters (assumed): Vertical allowable soil pressure: 1,500 psf
All soil conditions are to be field verified during construction. Footings shall bear on firm natural soils or on structural fill placed over firm natural soils, and inspected in place. Footings shall extend 18 inches minimum below adjacent exterior finished grade and shall extend 12 inches minimum below existing interior grade unless otherwise noted on plans. Structural fill shall be placed in 12-inch maximum horizontal lifts (loose thickness) and compacted to 90 percent of maximum dry density in accordance with ASTM D-1557. Imported structural fill shall be granular material containing no more than 5 percent fines, passing no. 200 sieve. Structural fill in place shall be tested by a licensed soil engineer or approved by the building inspector.

Drainage behind the concrete walls shall be provided conforming to the construction details.

Cast in Place Concrete:

Concrete shall attain a minimum compressive strength of 2,500 psi at 28 days (5-½ sack mix). An alternate mix provided by the concrete supplier and pre-approved by the building department is acceptable. Reinforcing steel shall conform to ASTM A-615, Grade 60 (Fy=60,000 psi) for all bars. Provide all wall and footing horizontal bars with 2'-0" x 2'-0" corner bars of the same size at all corners and wall intersections. Minimum lap splice 48 bar diameters.

Concrete protection for reinforcement shall be:

Concrete exposed to earth or weather	1.5" (#5 & smaller) 2" (#6 & larger)
Concrete cast against earth	3"
Slabs	0.75"

Bolts:

Anchor bolts shall conform to F1554. All other bolts shall conform to ASTM A307.

Minimum anchor bolt size and spacing shall be ½" diameter bolts @ 6" o.c. Shear wall anchor bolts per the shear wall schedule.

For cast-in-place anchors, provide 7" minimum embedment into the new concrete foundation.

For retrofitted anchors, provide 5" minimum embedment into the existing concrete foundation. Epoxy grout with Simpson SET epoxy.

Provide 3"x3" square x 0.229" thick bolt washers where anchor bolts connect the sill plate to the concrete foundation.

Wood Framing Specifications:

All sill plates and other wood framing which is in contact with concrete or masonry must be preservative-treated in accordance with AWPA U1 and M4 standards. For anchor bolts connecting wood sill plates to concrete or masonry, provide galvanized steel washers and nuts on top of the sill, minimum washer size 3" x 3" x 1/4" thick.

Where toenails are used for stud wall construction, a minimum of (2) toenails at top and bottom of each stud shall be provided. Toenails shall be 16d nails driven at approximately a 45 degree angle, with a minimum of 1-1/2" of the nail shank shall be embedded in both the stud and the plate. End nails driven through the plate and into the stud end grain are not permitted. Simpson A34 clips at top and bottom of each stud are permitted where correct toenailing is not provided.

Wherever joists bear on a wall or beam, either a continuous rim joist or solid wood blocking must be provided. Blocking shall be connected to the joists with A35 angles at each end. Individual blocks may be omitted to allow for ducting or other openings. Consult with the engineer of record if more than 25% of the blocking is omitted.

Where LVLs are specified with a thickness greater than 1-3/4", the beam may be built up out of multiple 1-3/4" LVL beams connected per truss-joist TJ-9000 specifier's guide.

Unless noted otherwise, the following grades and species shall be used for structural lumber:

2x joists	Hem-Fir #2
2x, 3x, and 4x studs	DF/L standard for plywood or WSP shear walls Hem-Fir standard for other walls
4x and 6x beams	DF-L #2
Microlam LVL lumber	LVL 1.9E, Fb = 2600 psi, Fv = 285 psi (minimums)
Parallam lumber	2.2 WS, Fb = 2900 psi, Fv = 290 psi (minimums)
Glu-lam lumber	24F-V4 for simple span beams, 24F-V8 for cantilever beams

All framing connections shall be per Table 2304.10.1 of the IBC, unless otherwise noted.

Preservative-Treated Wood and Fasteners:

All wood in contact with concrete or masonry shall be preservative-treated, in accordance with AWPA U1 and M4 standards.

All fasteners installed in preservative-treated wood shall be hotdipped zinc-coated galvanized with a minimum coating weight complying with ASTM A 153.

Fasteners other than nails and timber rivets are permitted to be mechanically deposited zinc-coated with coating weights complying with ASTM B 695, Class 55 minimum. Plain carbon steel fasteners in wood preservative-treated with SBX/DOT or zinc borate are not required to be galvanized.

Plywood Thickness, Grade, and Nailing:

Install plywood sheets with face grain perpendicular to framing. Stagger joints in adjacent sheets. If not otherwise noted, use nailing schedule, Table 2304.6.1 of the IBC.

Manufactured Trusses:

Manufactured trusses specified on the plans are prefabricated products manufactured by a truss manufacturer. The contractor shall submit shop drawings and stamped structural design calculations for review. The manufacturer's installation instructions shall be available on the job site at the time of inspection. Truss design and shop drawings shall include location and weight of all equipment being supported by these trusses.

The truss live loading shall be per IRC Section 301.5 and Table 301.5, especially noting footnotes b and g.

The truss design shall be per IRC Sections 502.11.1 and 802.10.2, especially indicating the truss design and manufacturing shall be per ANSI/TPI 1.

The truss temporary and permanent bracing shall be per IRC Sections 502.11.2 and 802.10.3 as well as the Truss Plate Institute's Building Component Safety Information.

Truss alterations shall not occur unless the approval of a design professional as indicated in IRC Sections 502.11.3 and 802.10.4.

Manufactured Joists:

"TJI" Joists specified on the plans are prefabricated products manufactured by the Weyerhaeuser Corporation. The contractor shall submit shop drawings and stamped structural design calculations for review. Joist design and shop drawings shall include location and weight of all equipment being supported by these joists. The manufacturer's installation instructions shall be available on the job site at the time of inspection. Other suppliers may be used, upon approval by the engineer of record.

Provide solid blocking between TJI joists at 8' o.c. along the span.

Blocking shall be solid engineered lumber to match the joist depth. TJI blocking is not permitted. See the TJ-9001 Installation Guide for connection and framing requirements.

Metal Framing Connectors:

Unless otherwise noted: Metal framing connectors shall be manufactured by the Simpson company, or approved equal. Unless noted otherwise, use U-series joist hangers to match joist size (e.g., U210 for 2x10 joist). Provide H1 or H2.5 hurricane ties, or other connectors with similar capacity, at every roof joist or truss, and H6 or H7 at ends of roof beams and girder trusses. Where supported by wood posts, wood beams shall be connected to the tops of the posts using Simpson AC, PCZ or EPCZ post caps, and to the bottoms of the posts bearing on wood framing using Simpson AC connectors or A35 clips. Where supported by perpendicular beams, wood beams shall be connected by HU-series face mount beam hangers. Provide Simpson AB_ or PB post bases to connect posts to concrete foundations. Unless otherwise specified, the maximum number of nails or screws should always be installed on any connector.

Bearing Walls:

All walls supported by continuous concrete footings shall be connected to the foundation per 2018 IRC section 403.1.6. 1/2" diameter anchor bolts shall be provided at 4' o.c., or two per wall segment, minimum. Anchor bolts shall penetrate 7" into the concrete foundation.

Connection of New Foundation to Existing, Note NF:

At each location where the new concrete foundation abuts the existing foundation, connect the new to the existing using minimum (3) #4 by 18" long rebar dowels, epoxy grouted into 5/8" diameter by 5" deep holes drilled into the existing foundation. Each dowel shall be no closer than 3" to any edge or corner of concrete. Minimum spacing between dowels shall be 6". For concrete wall intersections longer than 3'-0" in any direction, additional dowels shall be located at 12" o.c. for the full height or length of the new foundation concrete.

Contact the engineer (prior to construction) for evaluation and approval of the existing foundation system, if there are any significant cracks in the existing foundation within 6 feet of the new foundation, or if there is any indication that the existing foundation is in poor condition, including visible rock pockets, non-uniform concrete, spalling, noticeable settlement of the existing footing, or other distress.

Note "TSW" (Truss Connection to Shear Wall)

At parallel walls, one typical roof truss shall be located directly over the indicated shear wall, and the bottom chord of that roof truss shall be connected to the top plate of the shear wall below with Simpson A35 connectors per the shear wall schedule. The truss top chord shall receive roof diaphragm edge nailing from the roof sheathing.

Both ends of the indicated trusses shall be connected to a double stud in the shear wall below, using a Simpson H6 or H7 connector. Provide two rows of shear wall edge nailing through the shear wall plywood sheathing into the double studs.

Truss spacing may need to be adjusted, or additional trusses provided, to assure that a truss is located over each indicated shear wall.

At perpendicular walls, frame shear wall segments between the trusses. See TSW "Truss Shear Wall" Details for more information.

Drag Strut Note "DS"

Provide a continuous horizontal connection between the indicated beams, walls, and blocking, using the following method.

Connect the beams, blocking, rim joist, or top plates in the line specified, using a horizontal Simpson CMSTC16 strap or alternate strap specified on the plans. Individual members must be connected together, with the strap extending 3" onto each member. Where blocking is used, the strap must be continuous across all blocking members. The strap must be nailed using 16d sinkers, with a nailing pattern per the Simpson specifications.

The strap may be installed either on top of the plywood floor diaphragm, or connecting a beam or joist, as applicable and feasible.

Beams or joists may be connected to a wall top plate by (8) A35s.

Where no parallel members occur below the strap, provide 3-1/2" wide by 5-1/2" deep (minimum) solid wood blocking in the floor or roof framing, below the strap, for nailing. The blocking should be attached to the perpendicular joists with Simpson A34 framing anchors at both ends of each block.

Straps may be installed on top of a ridge, but not on the bottom.

Refer to the latest edition of the Simpson Catalog for required nailing and other requirements.

Refer to the Drag Strut Typical Detail provided with these plans.

Roof Over Framing Note, Note OF:

The new roof area shown hatched consists of new roof framing constructed over the existing roof framing below. The over built framing shall be constructed in such a way as to distribute the roof loads from the new framing uniformly to the existing roof structure (for example, no new concentrated loads, such as from a beam, shall be added to the existing roof structure). This equal distribution may be accomplished by constructing the new overbuild roof using framed 2x4 cripple walls spaced at 2 feet on center, located on top of and perpendicular to the existing roof sheathing supported by the existing roof framing. No sheathing is required for these cripple walls.

The new cripple walls and roof rafters (spanning 2 feet, perpendicular to the cripple walls) may be constructed using 2x4 lumber, stud grade at minimum. The new plates shall be nailed to each existing rafter with (2) 16d nails minimum. New roof sheathing shall be per the diaphragm schedule.

A new 2x_ plate shall be constructed along the new valley lines, and nailed to each existing rafter, along its entire length, with (2) 16d nails per existing rafter.

If desired, an alternate method for distributing the loads may be submitted to the structural engineer of record, for review and approval prior to construction.

Hold Down Notes

Convention for showing shear walls and hold downs: Shear walls are shown on the framing plan for the floor above. (For example, first floor shear walls will be shown on the second floor framing plan, and the shear walls for the topmost floor will be shown on the roof framing plan.) Hold downs are located at the bottom of that shear wall, and connect the end of the shear wall to wall framing or a structural beam located in the floor below the shear wall. Contact the engineer of record for clarification if needed.

Hold downs for each floor must be continuously connected to hold downs on the floor below (or to other intermediate wood framing where so indicated), until they are finally connected to the concrete foundation.

Hold downs shall be installed so as to be as far apart as is reasonable. Hold downs may be located on either the near side or the far side of the post or double stud to which they are attached. In no case shall a hold down bolt be located farther than 6" from the end of the shear wall, except with prior written approval of the engineer. Refer to the latest edition of the Simpson Catalog for details.

Where multiple studs are called out at a hold down, nail studs together with (2) 16d nails at 8" o.c. or 1/4" x 3" Simpson SDS Screws at 12" o.c.

Where a hold down post lands on a rim joist, provide full depth vertically oriented blocking under the post.

Strap Hold Downs:

Provide a vertically oriented strap hold down consisting of one or two of the Simpson vertical strap ties listed below, connecting the end stud or post of the shear wall indicated to new or existing studs in the wall framing below, or to a wood beam supporting the shear wall, where applicable. Straps shall be installed so that the minimum end length is provided to both connected posts or studs. Where a strap is connected to a beam below, the strap shall be wrapped around the beam until the minimum end length is reached. See Strap Hold Down Typical Detail.

CS16 denotes a Simpson CS16 strap, with a minim end length of 14", and (13) 8d nails each end.

CMSTC16 denotes a Simpson CMSTC16 strap, with a minim end length of 25", and (29) 16d sinker nails each end.

CMST14 denotes a Simpson CMST14 strap, with a minim end length of 34", and (38) 10d nails each end.

CMST12 denotes a Simpson CMST12 strap, with a minim end length of 44", and (49) 10d nails each end.

Rod Hold Downs:

HDUx denotes a Simpson HDU(2,4,5,8, or 11)-SDS2.5 hold down. For hold down bolts at existing concrete foundations, use the following bolts:

For HDU2,4,5: 5/8" diameter A307 threaded steel rod may be used, which shall be epoxy grouted into a 3/4" diameter hole with a minimum embedment of 10". See Retrofit HDU Typical Detail.

For hold downs at new concrete foundations, provide the following bolts.

For HDU2,4,5: Simpson SB5/8x24 may be used, installed per the most recent edition of the Simpson Strong-Tie Literature.

For HDU8: Simpson SB7/8x24 may be used, installed per the most recent edition of the Simpson Strong-Tie Literature.

Where the hold down is too high off of the concrete foundation to adequately connect to the specified anchor, A 7/8" diameter threaded rod and ASTM A194-2H coupler connecting to the specified anchor may be used.

Special Note:

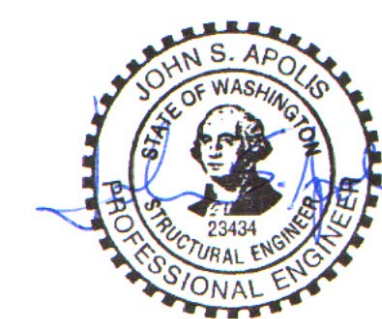
All holes for hold down bolts which are installed into existing foundations must be inspected during the installation of the hold down. Either the building inspector, the structural engineer of record, or the special inspection agency must perform the inspection and approve it before the bolts may be epoxy grouted into the holes. The epoxy grout used must be Simpson SET-XP unless otherwise noted by the engineer of record.

For drilled holes into existing concrete, no less than 2" must be provided between the edge of the hole and the face of concrete. The Engineer of Record or Special Inspector must witness the installation of hold down bolts, including cleaning the holes with compressed air and a wire brush before the anchor is installed. The hole shall be filled with enough epoxy that when the anchor is inserted, the epoxy rises to the top of the concrete. Care shall be taken that no air bubbles persist in the epoxy.

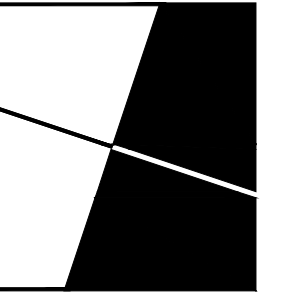
The contractor must verify that the existing foundation stem wall is uncracked and continuous, and is sound and in good condition, within 5 feet of any retrofitted shear wall or hold down, in any direction, except with prior written approval of the engineer. The existing concrete foundation stem wall shall be at least 6" thick and 2'-6" in height. The concrete shall be of good quality, hard and uniform, with appropriate aggregate type, size and distribution, and with no visible rock pockets or other similar deficiencies.

Any existing cracks located within 10' of any hold down must be completely filled with an appropriate epoxy based concrete repair product. The product to be used shall be approved in writing by the engineer prior to filling the cracks.

Contact the engineer of record prior to proceeding if any of these requirements are not met, or if the installation of the hold downs results in any visible damage to the existing foundation.



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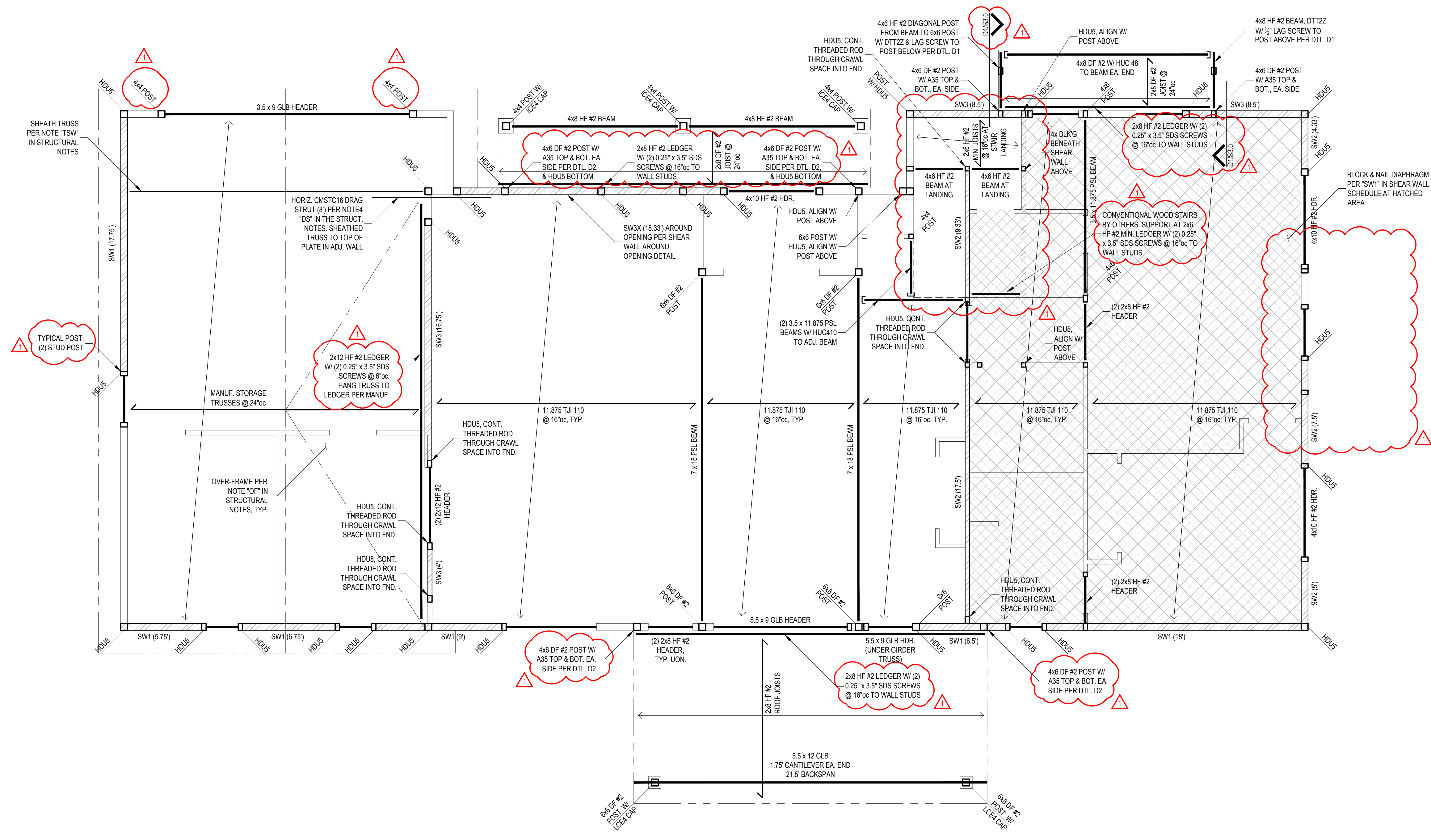
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UPPER FLOOR & LOWER
ROOF FRAMING PLAN



UPPER FLOOR AND LOWER ROOF FRAMING PLAN

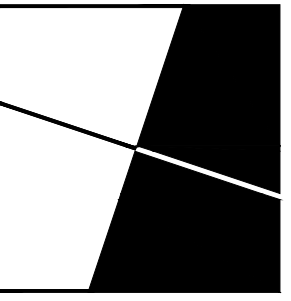
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SHEAR WALL SCHEDULE (Lumber for shear walls is HF#2 or better, unless otherwise noted.)

Table with columns: Type, Material, Edge Nailing, Field Nailing, Size/Spacing, Plate Nailing, Plates, A35 Spacing, Shear Capacity. Rows include SW0, SW1, SW2, SW3, SW3X.

For shear wall callouts on the Structural Framing Plans: SW-x (y) denotes a shear wall type "x" with a minimum length of "y" feet. See Exterior Shear Wall Typical Detail.

For SW3 and greater: studs, plates, and blocking where two WSP panels abut shall have a minimum 3" nominal thickness. Double 2x_ members may be used for studs if the members are connected by plate nailing. Note 10d nails at WSP panel edges.

- "WSP" refers to "Wood Structural Panel", either plywood or other wood materials.
• Provide double stud minimum at both ends of all shear walls.
• At the roof or top level of any shear wall, "A35 spacing", and all other relevant connector specifications, apply to assemblies at both the top and bottom of the shear wall.
• Provide floor diaphragm edge nailing per diaphragm schedule through floor plywood into blocking, parallel joist framing, or top plates (whichever applies) of all shear walls.
• Where shear wall edge nails are spaced closer than 3" o.c., or spaced 3" o.c. with 10d nails, foundation sill plates and all framing members receiving edge nailing from abutting panels shall not be less than a single 3x_ member.
• Where panels are applied on the same face of a wall and nail spacing is less than 6 inches o.c. on either side, panel joints shall be offset horizontally and vertically to fall on different framing members, or all framing supporting panel edges shall consist of 3 inch nominal or thicker members and the position of nails on each side shall be staggered vertically.
• Provide 4x_ or double 2x_ framing where A35 angles are used on both sides of one piece of wood.
• Where a shear wall terminates above the foundation level (no shear wall below), provide minimum 4x_ blocking or double joist framing (as applicable) below the shear wall. Plate nailing per this schedule shall be nailed into this blocking at the bottom of the shear wall.
• Shear wall nails shall be placed no closer than 3/8" from a panel edge or perpendicular face of stud.
• Maximum spacing between nails shall not exceed 12".
• Shear wall nailing shall be common or galvanized box nails, unless lag screws are noted. Galvanized nails shall be hot dipped or tumbled.

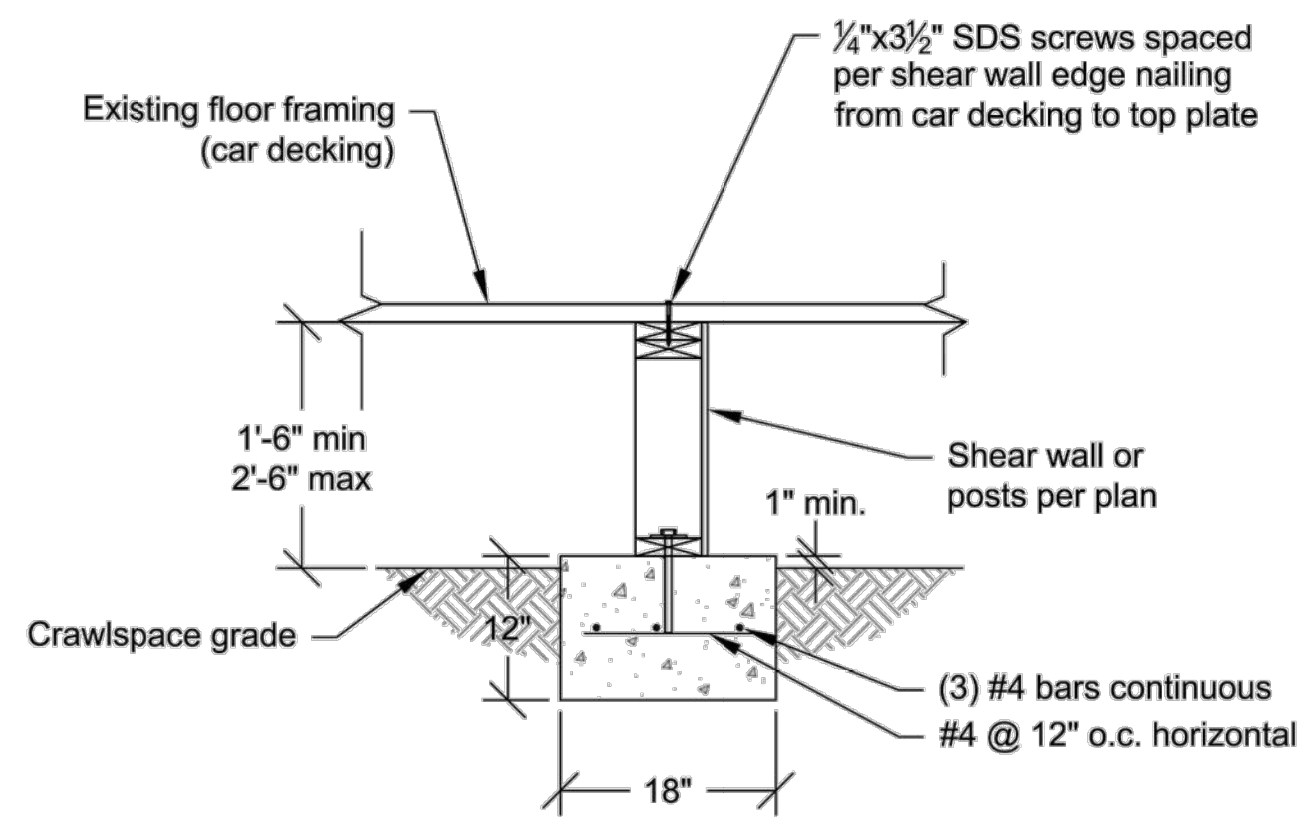
- Where hold downs are specified, the shear wall bolt shall be located within 6 inches of the end of the shear wall, unless otherwise approved by the engineer of record. Minimum end studs shall be as specified in the most recent Simpson catalog.
• Shear wall edge nailing through shear wall sheathing shall be provided into all studs attached to a hold down.
• Retrofit anchor bolts shall have a minimum embedment of 5" into the concrete foundation.
• Cast in place anchor bolts shall have a minimum embedment of 7" into the concrete foundation.
• For SW3 and greater, foundation anchor bolt plate washers shall extend to within 1/2" of the edge of the sheathing.
• Plate nails shall be nailed into a solid wood rim joist.
• 2x_ plates may be substituted for 3x_ plates if panels are nailed with edge nailing directly to the rim joist.
• Where 3x_ plates are used, (2) 20d common nails must be used instead of (2) 16d common nails to connect studs to the bottom plate.
• For SW3 and greater at existing walls, Retrofit High Strength Shear Wall Typical Detail may be used.
• Where Roof ventilation is required over a shear wall, see roof ventilation detail.

Diaphragm Schedule

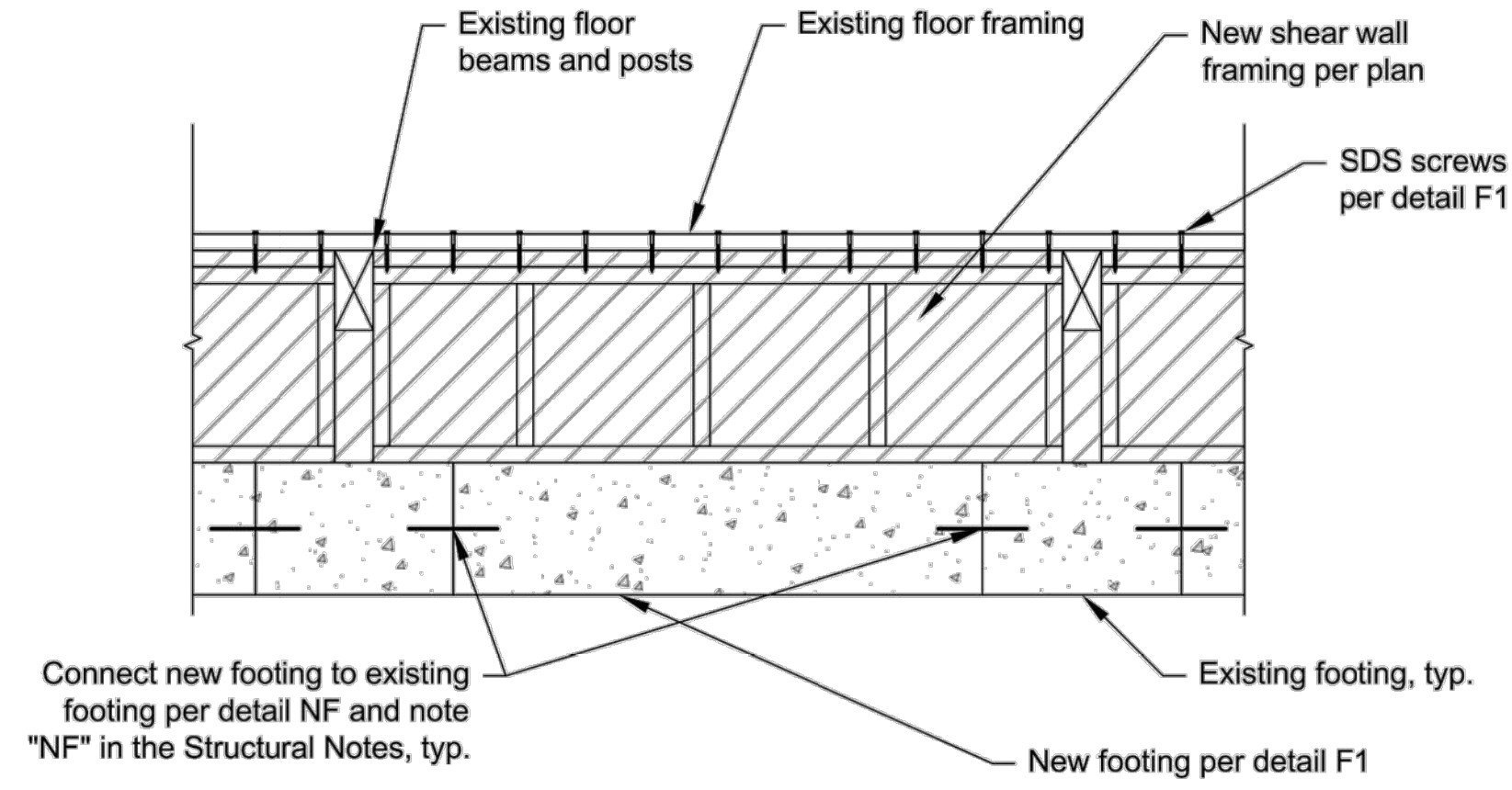
(Lumber for diaphragm construction is HF#2 or better, unless otherwise noted.)

Table with columns: Type, Material, Edge Nailing, Field Nailing, Edge Blocking, Remarks. Rows include Roof, Floor.

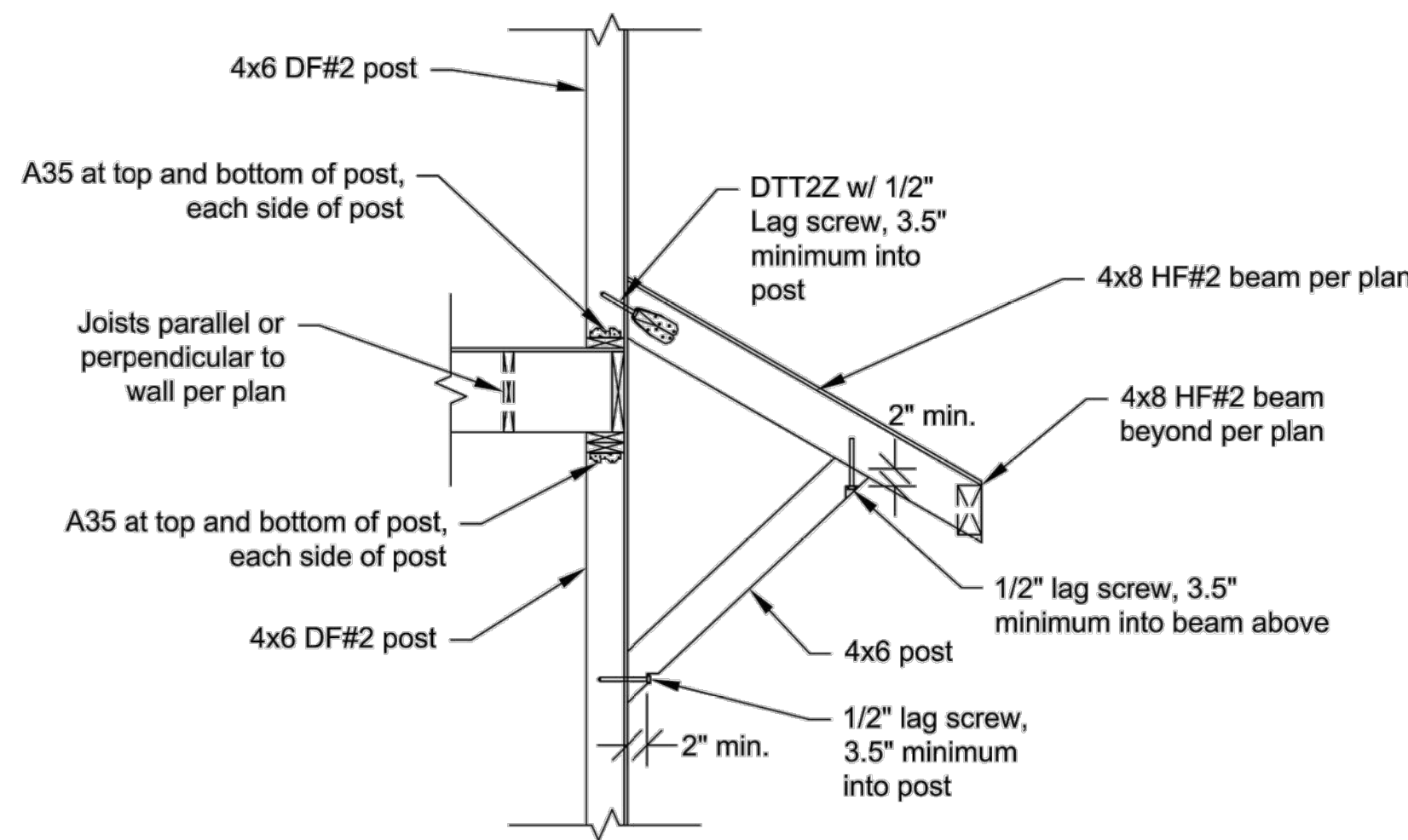
- "WSP" refers to "Wood Structural Panel", either plywood or other wood materials.
• Rim joists at exterior walls shall be continuous for tension. At rim joist splice locations, provide (2) CS16 horizontal straps, minimum 24"
• Where roof or floor framing is cantilevered over an exterior wall below, provide solid blocking with Diaphragm edge nailing between joists.
• This is the minimum required diaphragm construction. Where otherwise noted on the plans, additional blocking or nailing may be required.



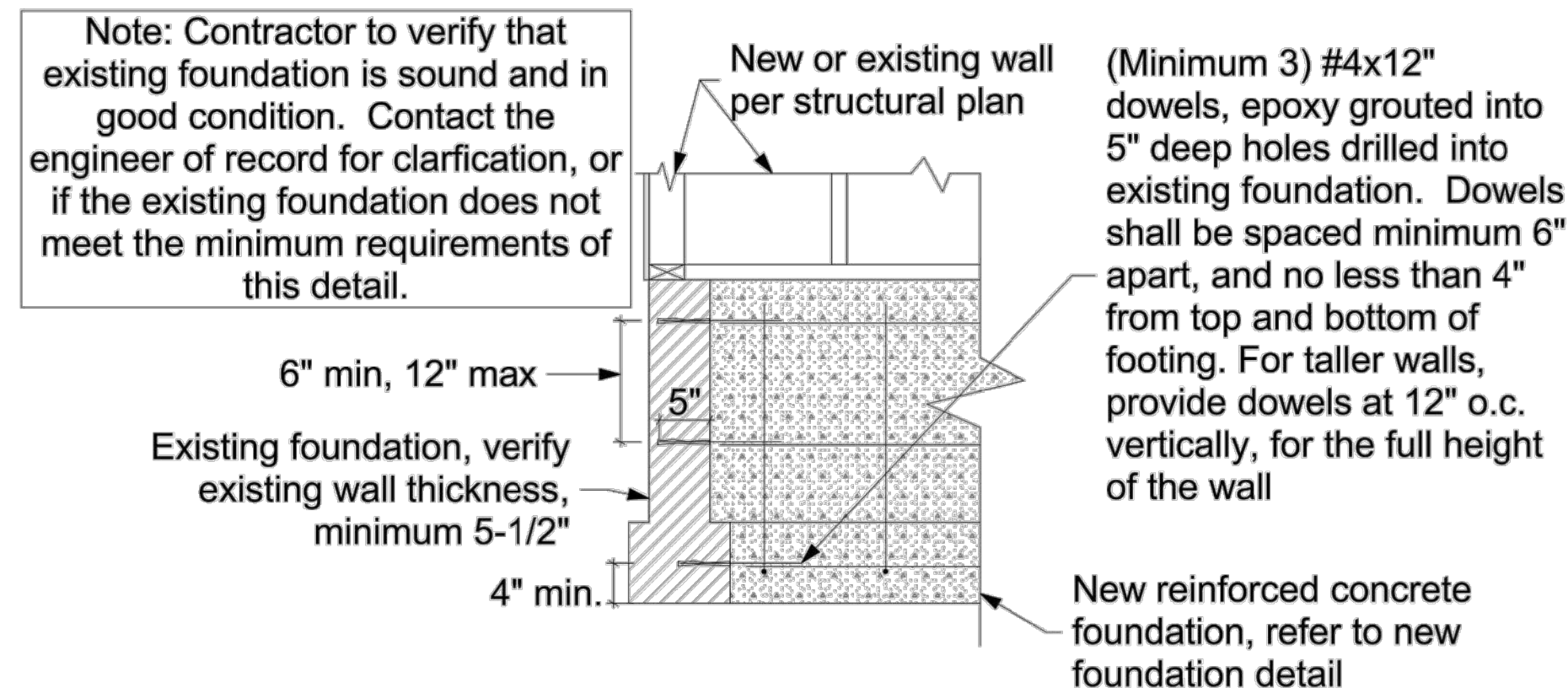
F1 Interior Footing Crawl Space Detail Scale: 3/4" = 1'-0"



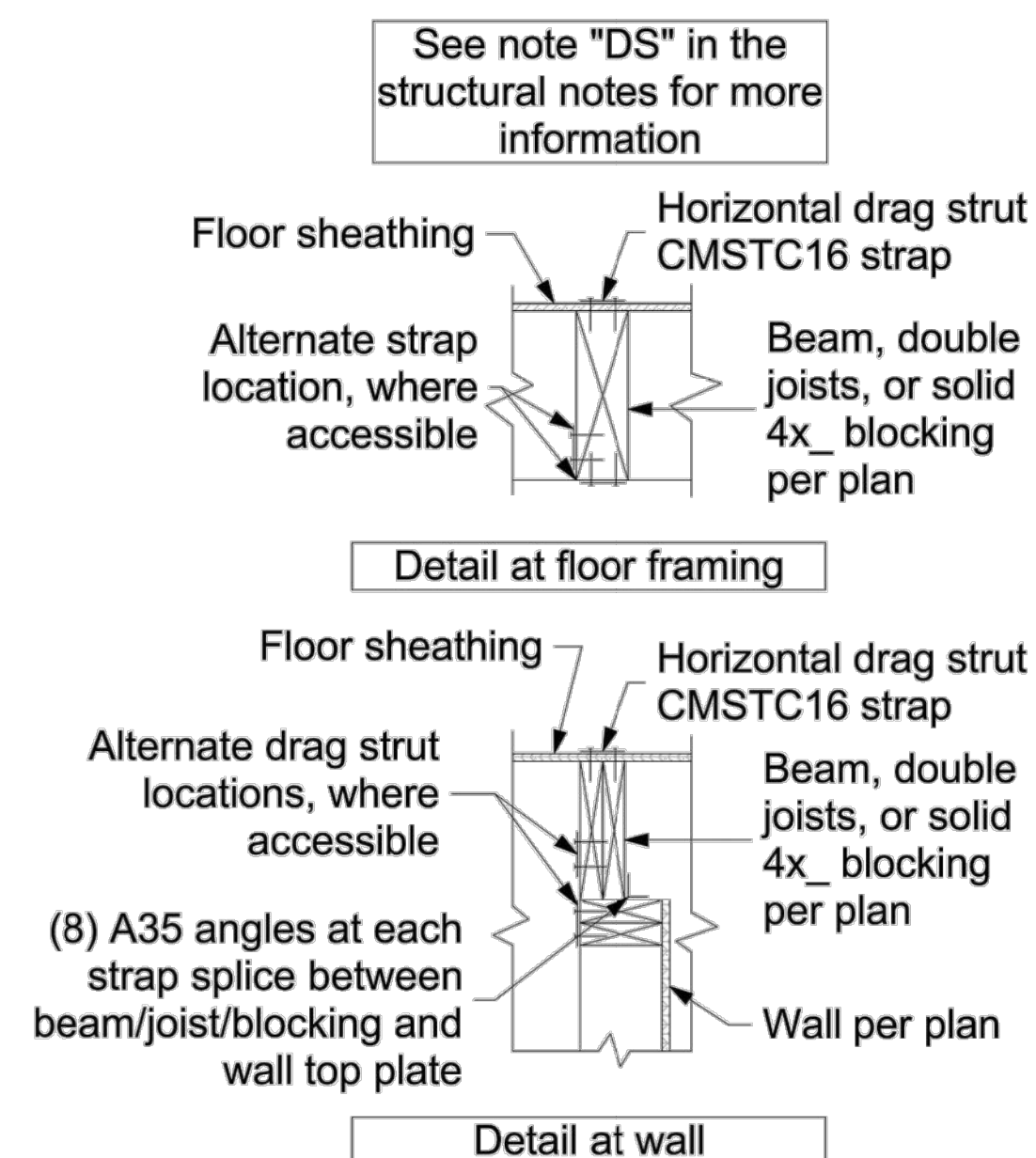
F2 New Grade Beam @ Existing Crawl Space Footing Detail Scale: 3/4" = 1'-0"



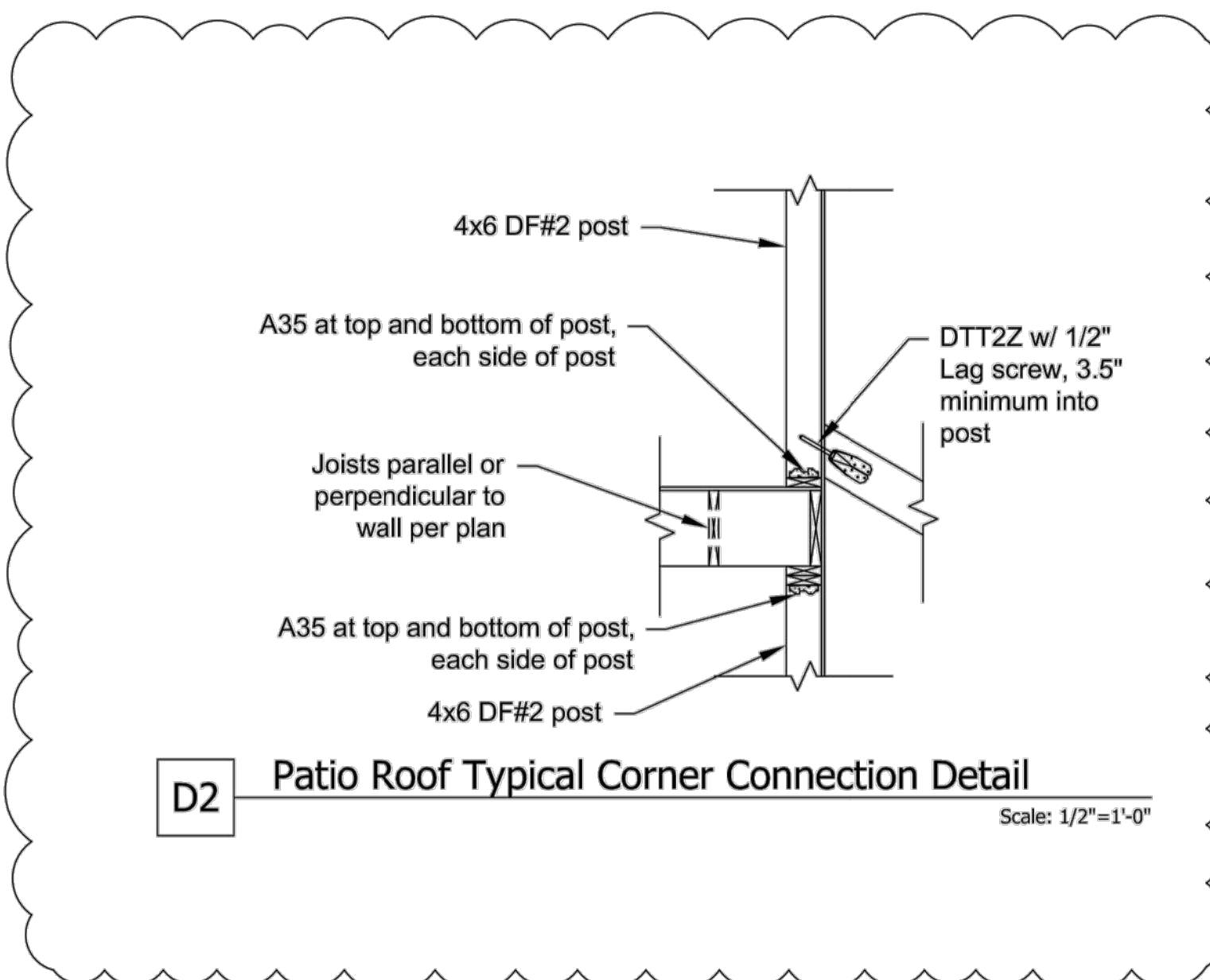
D1 Awning Beam Connection Detail Scale: 1/2" = 1'-0"



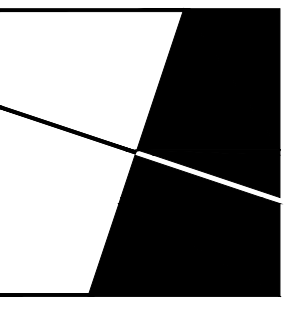
NF New Foundation to Existing Detail 3/4" = 1'-0"



Drag Strut Typical Detail 1" = 1'-0"



D2 Patio Roof Typical Corner Connection Detail Scale: 1/2" = 1'-0"



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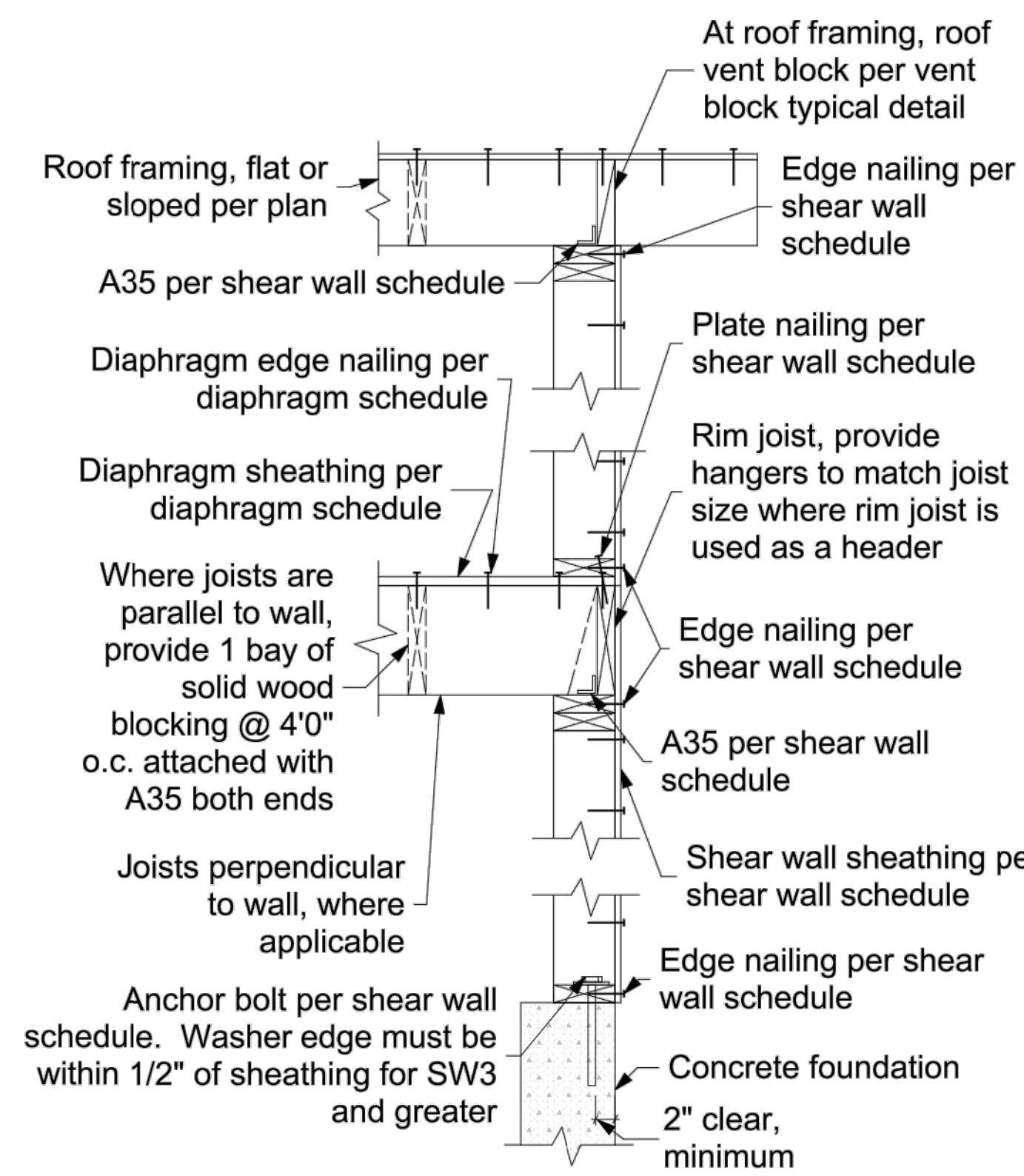
**STRUCTURAL
DETAILS**

REVISIONS:

1	PERMIT INTAKE DATE: 00/00/2022
2	PLOT DATE: 4/20/2022
3	SHEET NUMBER:

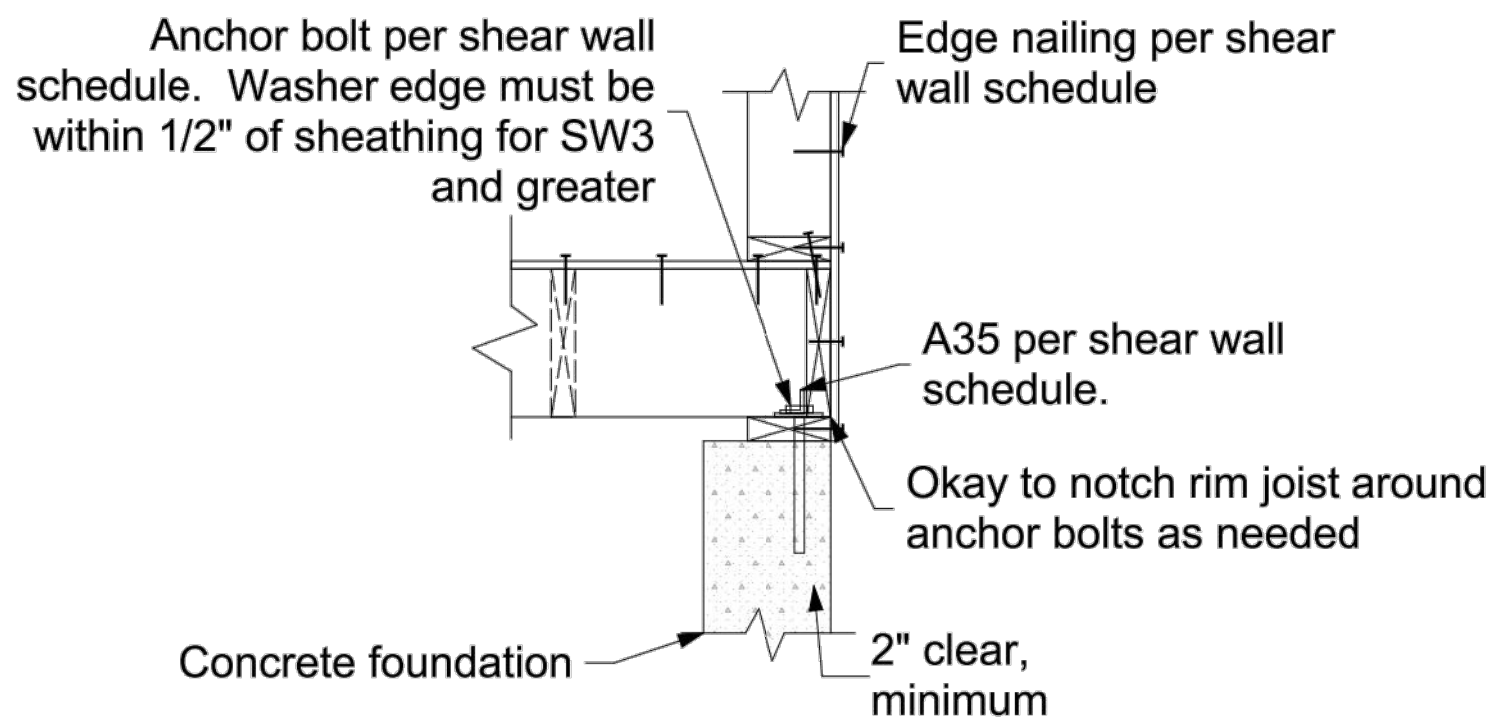
S3.1

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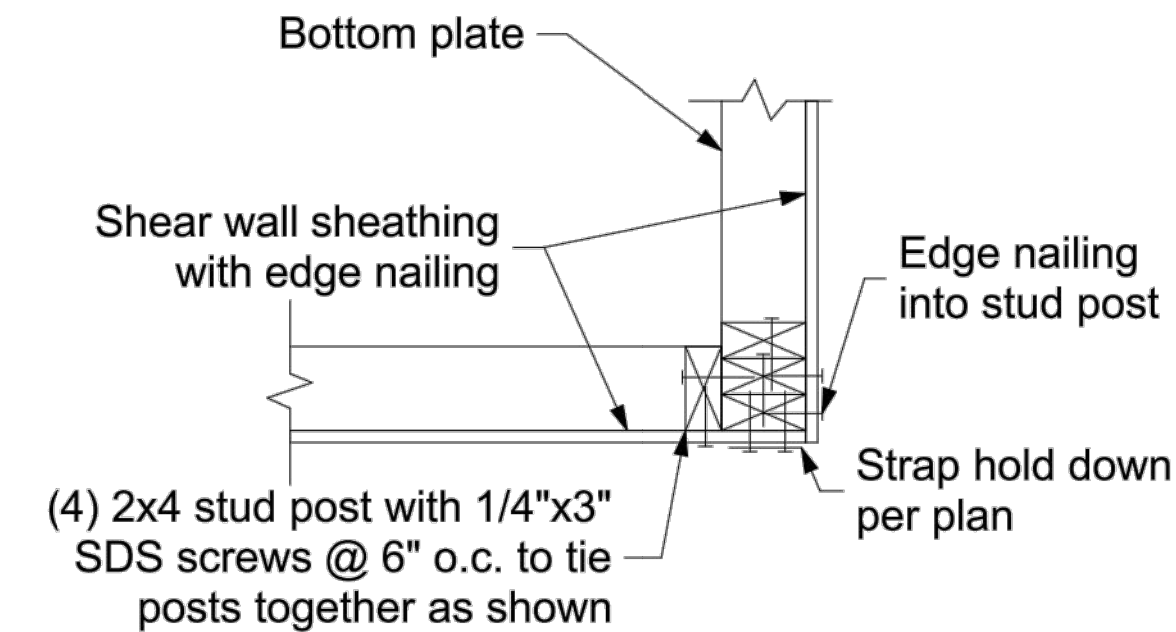


Exterior Shear Wall Framing Typical Detail

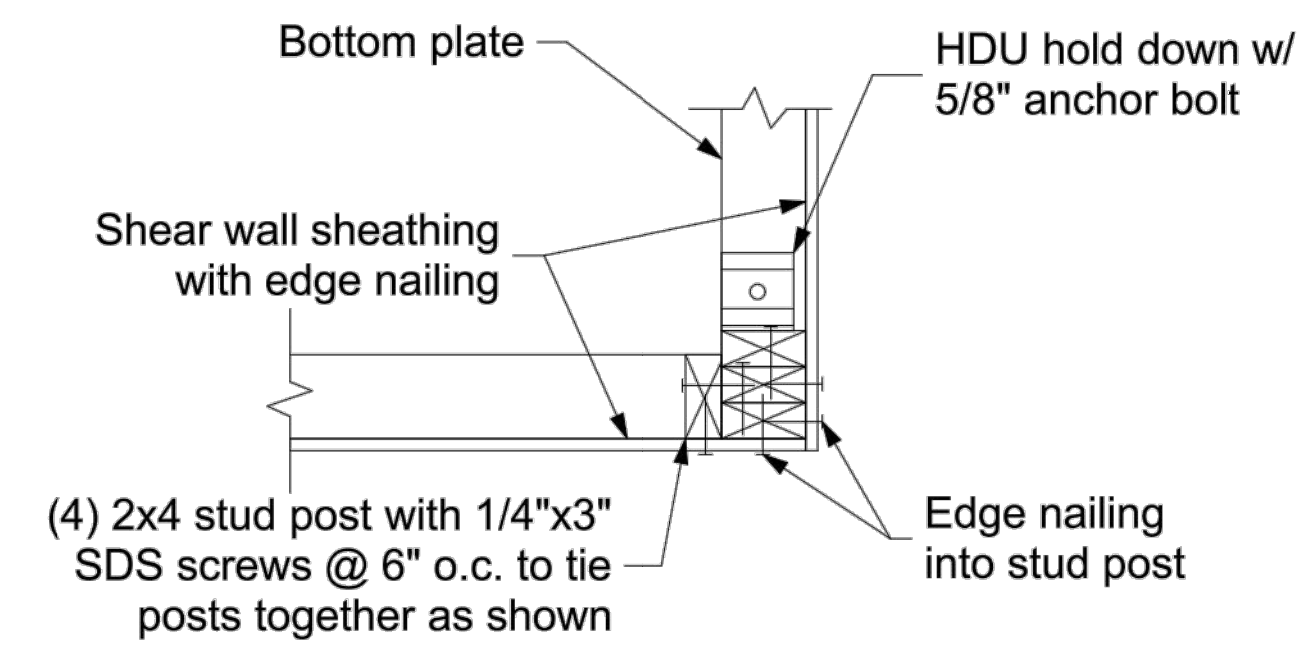
1" = 1'-0"



Alternate Condition



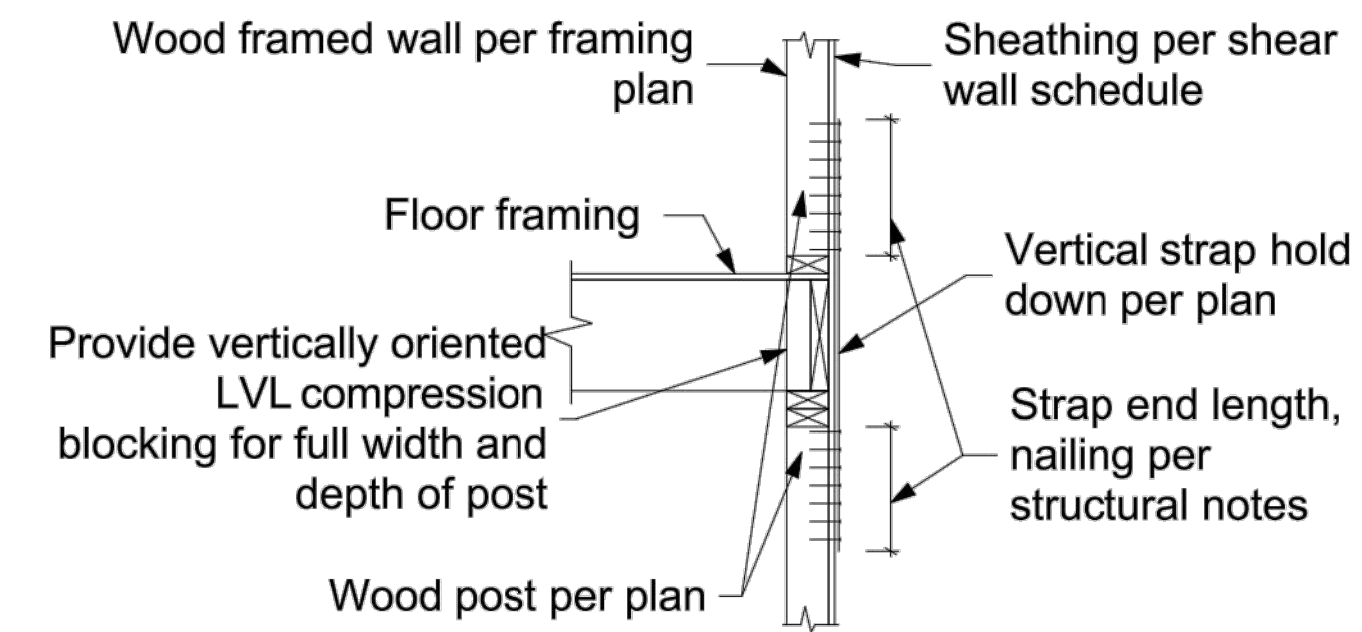
Strap Hold Down Configuration



HDU Configuration

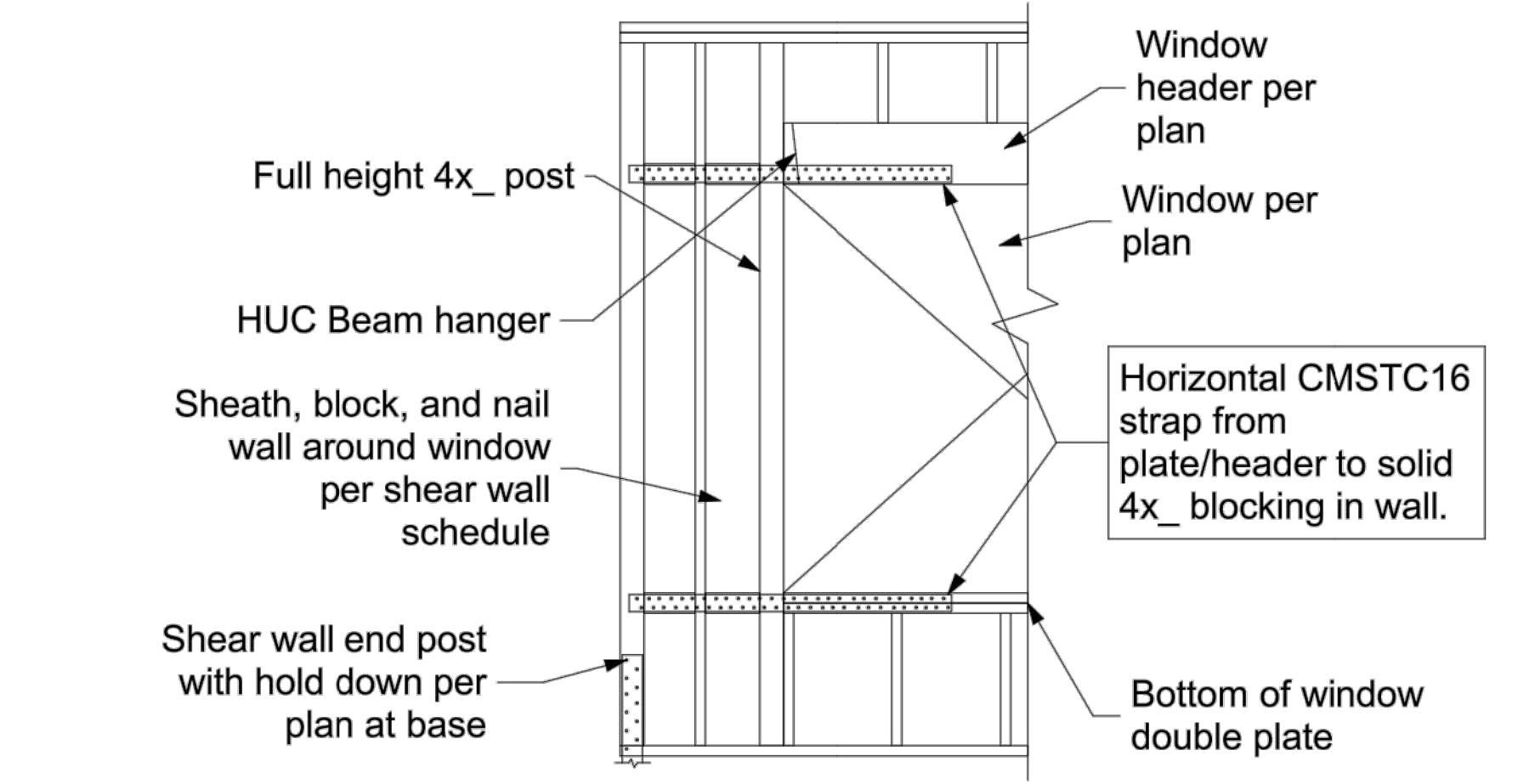
Corner Hold Down Detail

1 1/2" = 1'-0"



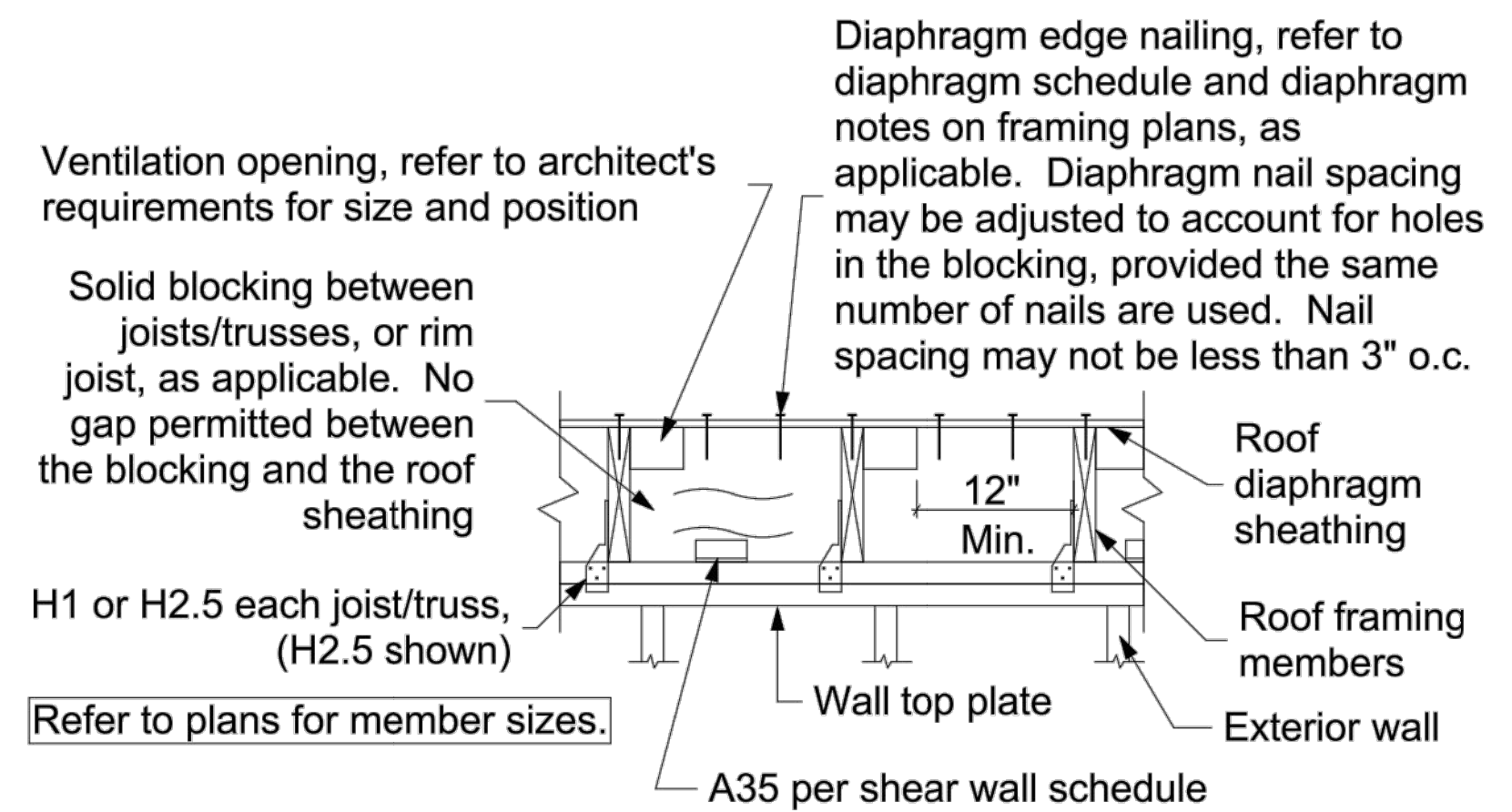
Strap Hold Down Detail

3/4" = 1'-0"



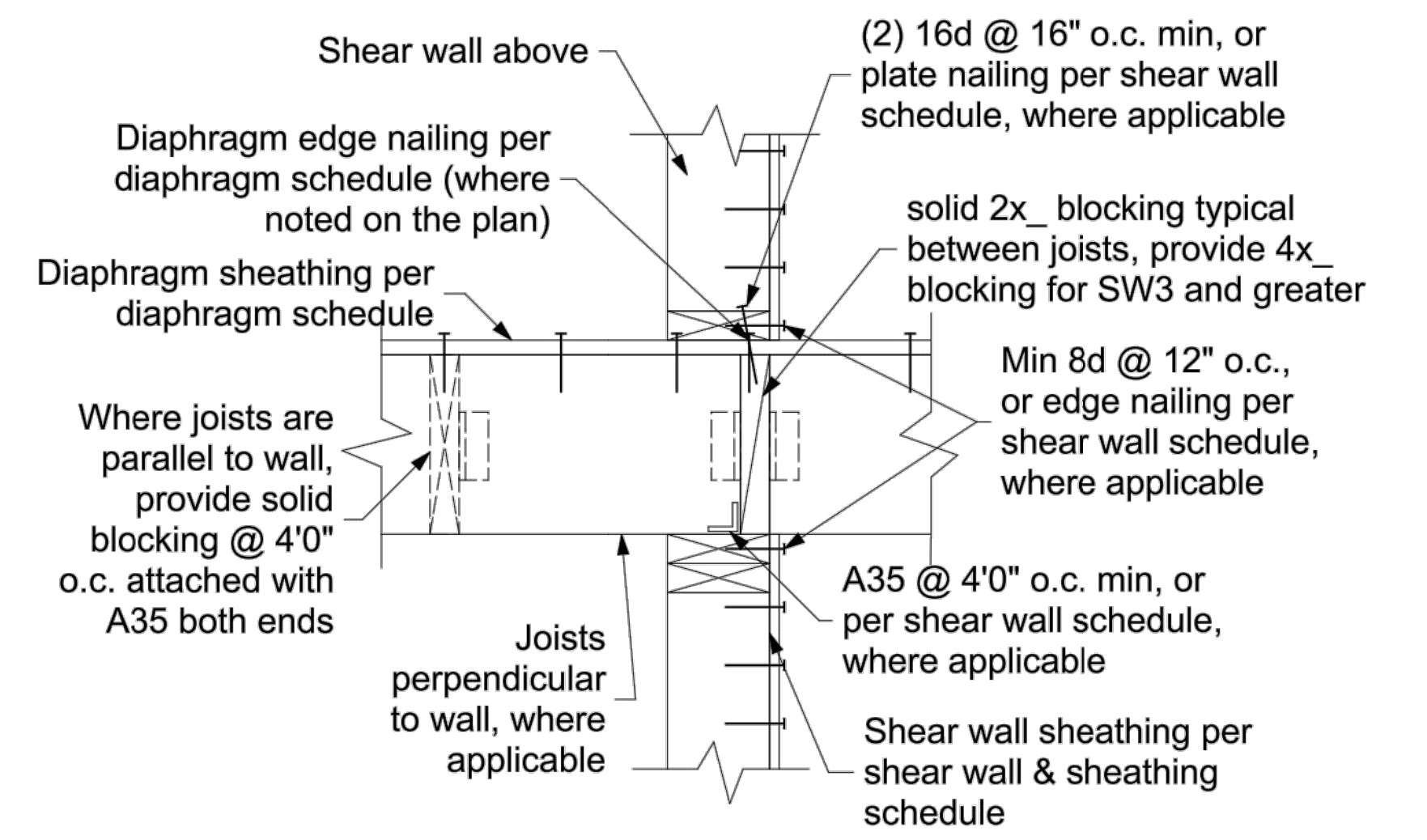
Shear Wall At Opening Detail

1/2" = 1'-0"



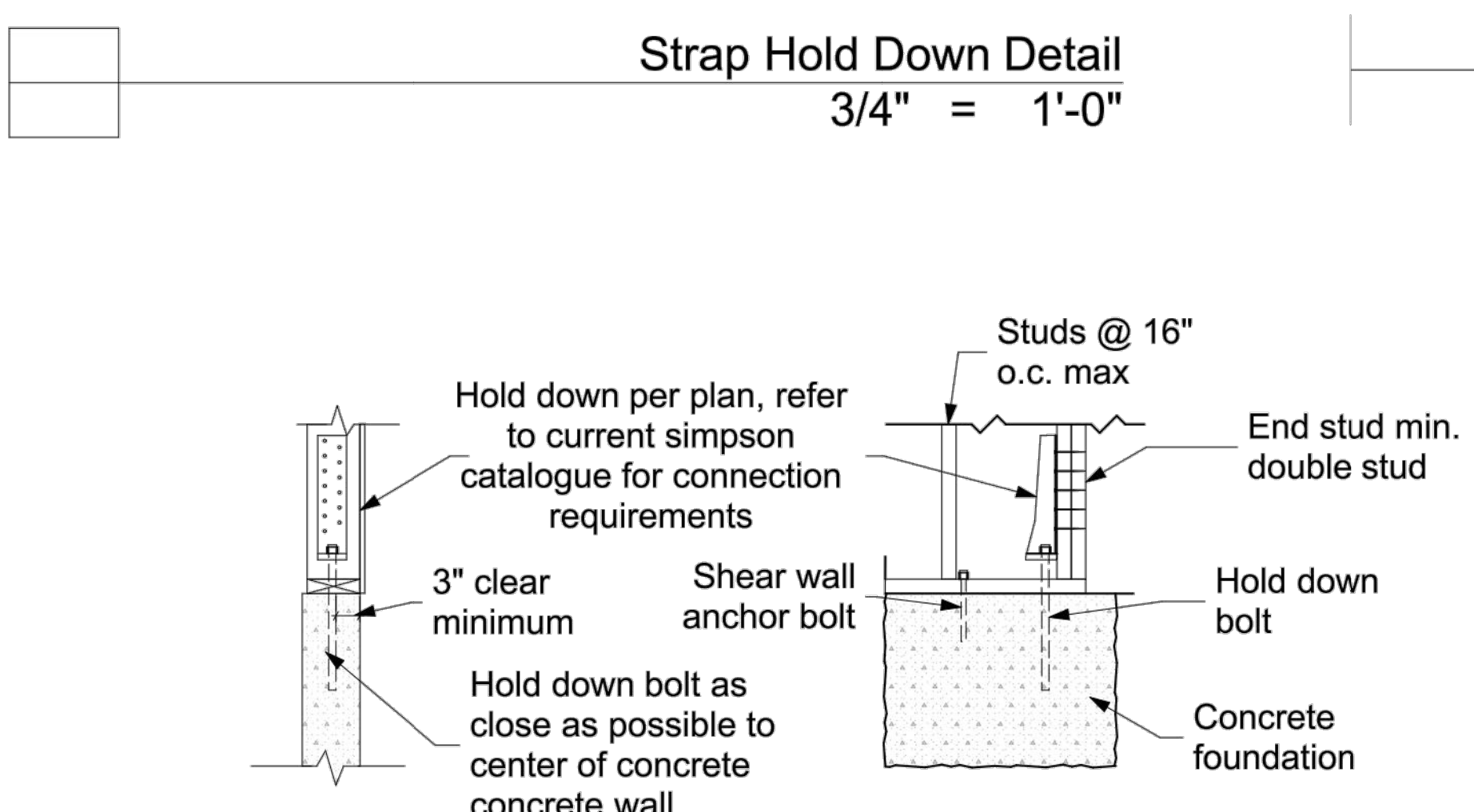
Roof Ventilation Typical Detail

1" = 1'-0"



Interior Shear Wall Standard Detail

1 1/2" = 1'-0"



Retrofit HDU Hold Down Typical Detail

3/4" = 1'-0"

