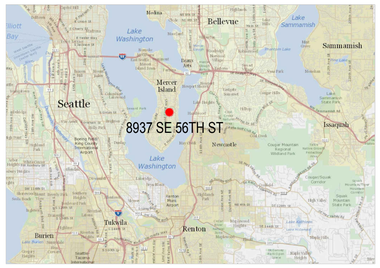
NGUYEN RESIDENCE

8937 SE 56TH STREET
MERCER ISLAND, WA 98040

VICINITY MAP



BUILDING AREA

FIRST FLOOR: 2648 SF (GARAGE: 595 SF)
SECOND FLOOR: 1813 SF

TOTAL:
2648 + 1813 = 4461 SF

GROSS FLOOR AREA

ALLOWABLE: 40% OF 11600 = 4640 SF
FIRST FLOOR: 2648 SF (GARAGE: 595 SF, ADU: 739 SF)
SECOND FLOOR: 1813 SF

TOTAL:
2648 + 1813 = 4461 SF OR 38.5%

LOT COVERAGE

LOT AREA: 11600 SF

BUILDING FOOTPRINT:
HOUSE: 2053 SF
GARAGE: 595 SF
COVERED PATIO/PORCH: 476 SF
DRIVEWAY: 507 SF

ALLOWABLE LOT COVERAGE: 11600 x 40% = 4640 SF
PROPOSED LOT COVERAGE:
2053 + 595 + 476 + 507 = 3631 SF OR 31.3%

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

SYMBOL LEGEND

GRID LINE — 4

DETAIL BUG — 1 / A3.0 — Ref — DETAIL NUMBER / SHEET NUMBER

ELEVATION — 1 / A3.0 — Ref — DESIGNATION / SHEET NUMBER

WALL SECTION — 1 / A4.0 — Ref — DESIGNATION / SHEET NUMBER

DATUM

REVISION CLOUD — SEE TITLE BLOCK FOR REVISION W/ MOST RECENT CLOUDED

1 — REVISION NUMBER

NORTH ARROW — N — PROJECT NORTH / TRUE NORTH

WINDOW NUMBER — A

DOOR NUMBER — 104

WALL PARTITION TYPE — 1

INDEX OF DRAWINGS

SITE PLAN LEGEND

PROPERTY LINE

SETBACK LINE

X TEMPORARY SILT FENCE

A INDICATES WALL SEGMENT FOR ABE CALC

W EX. WATER LINE

PROPOSED IMPERVIOUS SURFACE AREA

IMPERVIOUS SURFACE AREA TO BE REMOVED

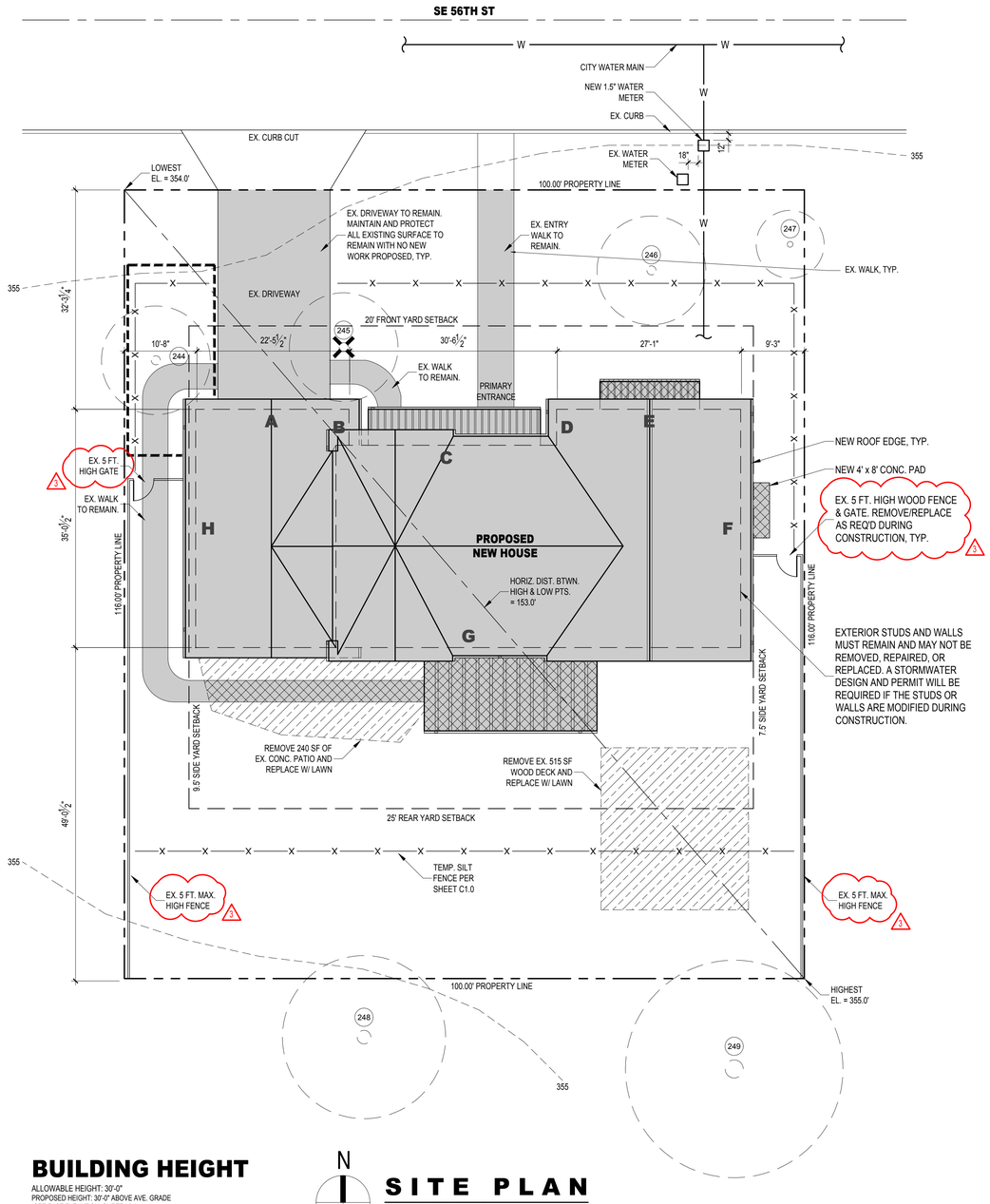
ADDED / REPLACED IMPERVIOUS SURFACE AREA

HARDSCAPE

EXISTING HARDSCAPE AREA:	
DECKS	515 SF
WALKS, PATIOS	1288 SF
TOTAL EXISTING AREA	1803 SF
EXISTING HARDSCAPE TO REMAIN:	
DECKS	0 SF
WALKS, PATIOS	946 SF
TOTAL REMAINING EXISTING AREA	946 SF
EXISTING HARDSCAPE TO BE REMOVED:	
DECKS	515 SF
WALKS, PATIOS	342 SF
TOTAL REMOVED EXISTING AREA	857 SF
NEW / REPLACE HARDSCAPE AREA:	
DECKS	0 SF
WALKS, PATIOS	100 SF
TOTAL NEW / REPLACE AREA	100 SF
TOTAL PROPOSED HARDSCAPE AREA	1046 SF

IMPERVIOUS SURFACE

EXISTING IMPERVIOUS SURFACE AREA:	
HOUSE & ROOF	3175 SF
DECKS	515 SF
DRIVEWAY, WALKS, PATIOS	1285 SF
TOTAL EXISTING AREA	4875 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



BUILDING HEIGHT

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

N

SITE PLAN

SCALE: 1" = 10'-0"

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

TREE LEGEND

TREE TO REMAIN

TREE TO BE REMOVED

245 TREE NUMBER PER ARBORIST REPORT

TREE PROTECTION FENCING

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

SITE AREA
11,600 SF

ZONING
R-9.6

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 SOURSES 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
501 ROY ST, SUITE 232C
SEATTLE, WA 98109
P 206.478.6850
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 A 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. CEF OF 5.2)	0.5 CREDITS
TOTAL	6.0 CREDITS

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8451 REGISTERED ARCHITECT
AARON N. HECKMAN
STATE OF WASHINGTON

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

SITE & ROOF PLAN
PROJECT INFORMATION
ZONING CALCULATIONS

REVISIONS:
1 09/12/22 PERMIT RESPONSE
2 10/10/22 PERMIT RESPONSE
3 11/02/22 PERMIT RESPONSE
4
5
6

PERMIT SUBMISSION DATE:
04/25/2022

PLOT DATE:
11/2/2022

SHEET NUMBER:
T1.0

www . HECKMANarchitects . com

ABBREVIATIONS

@ AT
℄ CENTERLINE
℘L PROPERTY LINE
D PENNY
⊥ PERPENDICULAR
POUND OR NUMBER
Ø DIAMETER
⏀ SQUARE FEET

A.B. ANCHOR BOLT
A/C AIR CONDITIONING
ACC. ACCESSIBLE
ACOUS. ACOUSTICAL
ACT ACOUSTIC TILE
A.D. REA DRAIN
ADD. ADDENDUM
ADJ ADJACENT
ADJUS ADJUSTABLE
AFF ABOVE FINISH FLOOR
AGGR. AGGREGATE
ALT ALTERNATE
AL., ALUM ALUMINUM
ANOD ANODIZED
APPROX. APPROXIMATE
ARCH ARCHITECT
ARCH'L ARCHITECTURAL
ASPH ASPHALT
A/V AUDIO/VISUAL

BRD, B D BOARD
BTWN BETWEEN
BLDG BUILDING
BLK. B LOCK
BLKG BLOCKING
BM BEAM
B.M. BENCH MARK
BOT BOTTOM
BRG BEARING
BRZ BRONZE
BSMT BASEMENT
B.U.R. BUILT UP ROOF

CAB. CABINET
C.B. CATCH BASIN
CMNT CEMENT
CER. CERAMIC
C.G. CORNER GUARD
CHAMF. CHAMFER
C.I. C AST IRON
C.I.P. CAST-IN-PLACE(CONCRETE)
CIRC. CIRCLE
C.JT. CONTROL JOINT
CLG, CLNG CEILING
CLR CLEAR(ANCE)
CMU CONCRETE MASONRY UNIT
CNTR COUNTER
C.O. C LEAN OUT
COL COLUMN
CONC CONCRETE
CONN. CONNECTION
CONST. CONSTRUCTION
CONT CONTINUOUS
CONTR. CONTRACTOR
CORR. CORRIDOR
CPT CARPET
CRS. COURSING
CSMT CASEMENT
C.T. CERAMIC TILE
CTR. CENTER
CSK. COUNTER SINK
CU FT CUBIC FOOT
CU YD CUBIC YARD

D/B DESIGN BUILD
DEMO DEMOLITION
DBL DOUBLE
D.L. DEAD LOAD
DETL DETAIL
D.F. DRINKING FOUNTAIN
D.H. DOUBLE HUNG
DIAG DIAGONAL
DIAM. DIAMETER
DIM DIMENSION
DIV. DIVISION
DN DOWN
DP. DAMPPROOFING
DPR. DISPENSER
DR DOOR
DS DOWNSPOUT
D.T. DRAIN TILE
DWG DRAWING
DWR. DRAWER

(E) EXISTING
E. EAST
EA EACH
E.I.F.S. EXTERIOR INSULATED FINISH SYSTEM
E.JT. EXPANSION JOINT
ELEV ELEVATION
ELEC('L) ELECTRIC(AL)
ELEV. ELEVATOR
ENCL. ENCLOSE(URE)
ENG ENGINEER
EQ EQUAL
EQUIP EQUIPMENT
ESC. ESCALATOR
EST. ESTIMATE
EXCAV. EXCAVATE
EXH. EXHAUST
EXIST EXISTING
EXP. EXPANSION
EXT EXTERIOR
FBOIC FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FBOIO FURNISHED BY OWNER INSTALLED BY OWNER
FCB FIBER CEMENT BOARD
F.D. FLOOR DRAIN
FDN FOUNDATION
F.E. FIRE EXTINGUISHER
F.E.C. FIRE EXTINGUISHER CABINET
F.F. FACTORY FINISH
FIN FINISH(ED)
FLR('G) FLOOR(ING)
FLSH'G FLASHING
FLUOR. FLUORESCENT
F.O.S. FACE OF STUDS
F.O.C. FACE OF CONCRETE
F.O.F. FACE OF FINISH
F.O.B. FACE OF BRICK
F.O.M. FACE OF MASONRY
FP. FIREPROOF
FT FOOT, FEET
FTG FOOTING
F.T.V. FIXED SECURITY TELEVISION
FURR FURRED, FURRING
FUT. FUTURE
F.R.G. FIBERGLASS REINF. GYPSUM
FV FIELD VERIFY
F.W.C. FABRIC WALLCOVERING

GA. GAGE
GALV. GALVANIZED
G.B. GRAB BAR
GEN. GENERAL
GL. GLASS, GLAZING
GND. GROUND
GR. GRADE, GRADING
GWB GYPSUM WALL BOARD
GYP. GYPSUM
GFRC. GLASS FIBER REINF. CONC.

H.B. HOSE BIBB
H.C. HOLLOW CORE
HD. HEAD
HDBD. HARDBOARD
HDR HEADER
HDWD HARDWOOD
HDWR HARDWARE
HM HOLLOW METAL
HORIZ HORIZONTAL
HR HOUR
HT HEIGHT
HTG HEATING
HVAC HEATING/VENTILATING/ AIR CONDITIONING
HW HOT WATER HEATER

I.D. INSIDE DIAMETER
INCL. INCLUDING
INSUL INSULATION
INT INTERIOR
INV. INVERT

JAN. JANITOR
JST JOIST
JT JOINT

KIT. KITCHEN
KO. KNOCKOUT
KPL. KICKPLATE

LAM. LAMINATE(D)
LAV. LAVATORY
L.H. LEFT HAND
L. LENGTH, LONG
L.L. LIVE LOAD
LT. LIGHT
LTL. LINTEL
LVR. LOUVER

MARB. MARBLE
MAS. MASONRY
MAX MAXIMUM
M.C. MEDICINE CABINET
MECH('L) MECHANIC(AL)
MED. MEDIUM
MEMB. MEMBRANE
MEZZ. MEZZANINE
MFR. MANUFACTURE(R)
M.F.B. MINERAL FIBER BD.
MH. MANHOLE
MIN MINIMUM
MISC MISCELLANEOUS
MTD MOUNTED
MTL METAL
MULL MULLION

N. NORTH
N.I.C. NOT IN CONTRACT
NO. NUMBER
NOM. NOMINAL
N.T.S. NOT TO SCALE

O.A. OVERALL
OC ON CENTER
O.D. OUTSIDE DIAMETER
O.F.R.D. OVERFLOW ROOF DRAIN
OH. OVERHEAD
OPNG OPENING
OPP OPPOSITE
O.T.S. OPEN TO STRUCTURE

PASS. PASSENGER
P.B. PANIC BAR
P.BD. PARTICLE BOARD
P.C. PRECAST CONCRETE
PERF. PERFORATE(D)
PERI. PERIMETER
PL PLATE
P.L. PROPERTY LINE
P.LAM PLASTIC LAMINATE
PLAS. PLASTER
PLYWD PLYWOOD
PNL PANEL
P.O. PURCHASE ORDER
PR. PAIR
P.S.F. POUNDS PER SQ. FOOT
P.S.I. POUNDS PER SQ. INCH
PT POINT
P.T. PRESSURE TREATED
PD. PLANTER DRAIN
PTN. PARTITION
PVMT PAVEMENT
P.T.D. PAPER TOWEL DISPENSER

Q.T. QUARRY TILE

R. RISER
R.A. RETURN AIR
RAD. RADIUS
R.T. RESILIENT TILE
R.D. ROOF DRAIN
REF. REFERENCE
REFL. REFLECTED
REFR. REFRIGERATOR
REG. REGISTER
REINF. REINFORCING
REQ'D. REQUIRED
REV REVISION
R.H. RIGHT HAND
RM ROOM
RO ROUGH OPENING
R.O.W. RIGHT OF WAY
RCP REFLECTED CLNG PLAN

SAM SELF ADHERED MEMBRANE
S. SOUTH
S.C. SOLID CORE
S.C.D SEE CIVIL DRAWINGS
SCHD'L SCHEDULE
S.D. STORM DRAIN
SLNT SEALANT
SECT. SECTION
SF SQUARE FEET
SH. SHELF
SHT. SHEET
SHTG SHEATHING
SIM SIMILAR
SL. SLOPE
S.L.D SEE LANDSCAPE DRAWINGS
SP STAND PIPE

SPEC SPECIFICATION
SQ SQUARE
S.S. SERVICE SINK
S.S.D SEE STRUCTURAL DRAWINGS
S.STL STAINLESS STEEL
STD. STANDARD
STL STEEL
STOR. STORAGE
STRUCT'L STRUCTURAL
SUSP. SUSPENDED

T. TREAD
T.B. TOWEL BAR
TEL. TELEPHONE
TEMP TEMPERED
TERR. TERRAZZO
TEX. TEXTURE(D)
T&G TONGUE AND GROOVE
THK THICK(NESS)
THRESH. THRESHOLD
T.JT. TOOLED JOINT
TKBD. TACKBOARD
T.O.B. TOP OF BRICK
TV TELEVISION
TYP TYPICAL
T.O.C. TOP OF CONCRETE
T.O.S. TOP OF STL.

UNFIN. UNFINISHED
UON UNLESS OTHERWISE NOTED

VAR. VARNISH
VCT VINYL COMPOSITION TILE
VIF VERIFY IN FIELD
VNR. VENEER
VRFY VERIFY
VERT. VERTICAL
VEST. VESTIBULE
V.G. VISION GRILLE
V.W.C. VINYL WALL COVERING

W. WEST , WIDE
w/ WITH
WAB WATER/AIR BARRIER
W.C. WATER CLOSET
WD WOOD
W.H. WATER HEATER
w/O WITHOUT
WP('G) WATERPROOF(ING)
WRB WATER RESISTANT BARRIER
WSCT. WAINSCOT
WT. WEIGHT
W.W.F. WELDED WIRE FABRIC

ELECTRICAL NOTES

1. FURNISH AND INSTALL ALL FIXTURES, ASSOCIATED TRIM AND FIXTURE LAMPS AS REQUIRED.
2. ARCHITECTURAL DRAWINGS DETERMINE LOCATION AND TYPE (ARCHITECT TO VERIFY W/ ENGINEER) OF ALL OUTLETS AND TAKE PRECEDENCE OVER ALL OTHERS, UON. ELECTRICAL ENGINEER'S POWER PLAN SHALL GOVERN THE WIRING LAYOUT, PANEL LOCATIONS, AND INSTALLATION IN COMPLIANCE WITH ALL LAWS APPLICABLE AND ENFORCED BY GOVERNING AUTHORITIES.
3. OUTLETS SHOWN BACK TO BACK ON PARTITION WALLS SHALL BE OFFSET 1'-0" MAXIMUM, OR MOUNTED AT DIFFERENT HEIGHTS IF INDICATED.
4. FURNITURE, IF SHOWN, IS FOR REFERENCE ONLY AND IS NOT IN CONTRACT, UON.
5. COORDINATE ALL WORK RELATED TO EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS, SPECIFICATIONS AND INSTRUCTIONS.
6. ALL FLOOR SLAB PENETRATIONS FOR CONDUIT OR PLUMBING LINES SHALL BE FULLY PACKED & SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
7. UPON COMPLETION OF OUTLET LAYOUT, NOTIFY THE ARCHITECT. ARCHITECT SHALL SITE VERIFY ALL OUTLET LOCATIONS PRIOR TO COMMENCEMENT OF CORING OR OUTLET INSTALLATION.
8. FURNISH AND INSTALL ONLY UNDERWRITERS LABORATORIES, INC. (UL) LABELED DEVICES THROUGHOUT.
9. INSTALL WALL MOUNTED OUTLETS 18 INCHES ABOVE FINISHED FLOOR, U.O.N. HEIGHTS SHALL BE DETERMINED FROM FINISHED FLOOR TO THE CENTERLINE OF COVERPLATE, INSTALLED VERTICALLY, GROUNDING POLE AT BOTTOM, UON.
10. MAINTAIN A 4-INCH HORIZONTAL CLEARANCE IN ALL DIRECTIONS, MIN. FROM EDGE OF COVERPLATE, FOR WALL MOUNTED OUTLETS, OR FROM EDGE OF MONUMENT FOR FLOOR MOUNTED OUTLETS, WHEN ADJACENT TO A WALL, COLUMN, OR SIMILAR ELEMENTS, UON.
11. INDICATED DIMENSIONS ARE TO THE CENTER OF THE COVERPLATE OR MONUMENT; CLUSTERS OF OUTLETS ARE DIMENSIONED TO THE CENTER OF THE CLUSTER, UON.; GANG COVERPLATES SHALL BE ONE-PIECE TYPE, UON.
12. ELECTRICAL SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, ETC. SHALL BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALLCOVERINGS & CARPET SPECIFIED.
13. "H" INDICATES THAT AN OUTLET SHALL BE MOUNTED HORIZONTALLY.
14. ALL SWITCHES AND DIMMERS SHALL BE LOCATED 46" ABOVE FINISHED FLOOR TO CENTER OF SWITCH UON. MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER AND FINISHED WITH ONE COVER PLATE UON.
15. RECEPTACLE SPACING SHALL BE A MAXIMUM OF 12'-0"
16. 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.

DIMENSION NOTES

1. DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING FOR NEW CONSTRUCTION AND FINISHED FACE OF EXISTING CONSTRUCTION, UNLESS OTHERWISE NOTED. CONTACT ARCHITECT FOR CLARIFICATIONS IF REQUIRED.
3. DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE ACCURATELY MAINTAINED, AND SHALL NOT VARY MORE THAN ± 1/8" WITHOUT WRITTEN INSTRUCTION FROM ARCHITECT.
4. DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, UON.
5. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.
6. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CEILING HEIGHTS AND PLENUM BARRIER LOCATIONS.
7. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, UON.
8. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

ENERGY CODE NOTES:

1. ALL NEW CONSTRUCTION TO COMPLY WITH ALTERATION REQUIREMENTS IN WSEC 2018 RESIDENTIAL SECTIONS.
2. SEE FLOOR PLAN NOTES FOR MINIMUM R-VALUES AND MAXIMUM U-FACTORS.
3. SEE DOOR AND WINDOW SCHEDULES FOR GLAZING SPECS.
4. SEE T1.0 FOR WHOLE HOUSE VENTILATION REQUIREMENTS
5. WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT, PER 2018 WSEC SECTION R402.4.3

All Climate Zones (Table R402.1.1)		
	R-Value [a]	U-Factor [a]
Fenestration U-Factor [b]	n/a	0.30
Skylight U-Factor [b]	n/a	0.50
Glazed Fenestration SHGC [b,e]	n/a	n/a
Ceiling [e]	49 [j]	0.026
Wood Frame Wall [g,h]	21 int	0.056
Floor	30	0.029
Below Grade Wall [c,h]	10/15/21 int + TB	0.042
Slab [d,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-vaulted 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.	

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DEMOLITION NOTES

1. UON, ALL EXTERIOR WINDOWS AND SKYLIGHTS TO BE REPLACED PER GLAZING SCHEDULE.
2. ALL REMOVED EXTERIOR STONE TO BE SALVAGED FOR POSSIBLE REUSE.
3. 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.
4. 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.
5. 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.
6. 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 .
7. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO ADEQUATELY SECURE THE PREMISES AND/OR STORED MATERIALS FROM TRESPASSING, THEFT & VANDALISM.
8. 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.
9. 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.
10. REMOVE ALL WALLCOVERING INCLUDING GWB ON WALLS TO REMAIN.
11. 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.
12. ALL EXISTING ELECTRICAL OUTLETS, SWITCHES AND FACE PLATES TO BE REPLACED PER SEPARATE PERMIT.

FINISH NOTES

1. PROVIDE PAINT APPLICATION APPROPRIATE TO THE SUBSTRATE TO WHICH IT IS TO BE APPLIED.
2. ALL EXPOSED GWB SURFACES ARE TO RECEIVE NEW PAINT FINISH U.O.N. PREP ALL SURFACES AS REQUIRED FOR NEW PAINT FINISH. PROVIDE ONE PRIME COAT PLUS TWO FINISH COATS
3. CHANGES IN FLOOR MATERIALS THAT OCCUR AT FRAMED DOOR OPENINGS SHALL OCCUR AT THE CENTERLINE OF THE DOOR IN THE CLOSED POSITION.
4. CARPET INSTALLATION TO MEET THE GUIDELINES OF THE CARPET AND RUG INSTITUTE-CRI CARPET INSTALLATION STANDARD-CURRENT EDITION.
5. PROVIDE FINISHED SCRIBE STRIPS AND FINISHED MILLWORK EDGES TO CREATE A FINISHED REVEAL CONDITION WHERE MILLWORK COUNTERS, CABINETS, ETC. "ABUT" ADJACENT PARTITION CONSTRUCTION. ALL EXPOSED REVEAL SURFACES AND EDGES TO HAVE SAME FINISH AS THE CASEWORK ITEM THEY "ABUT".

REFLECTED CEILING NOTES:

1. COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK TO ENSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEM, ETC., NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED ON ARCHITECT'S DRAWINGS.
2. FURNISH AND INSTALL ALL ASSOCIATED TRIM AND SEISMIC BRACING AS REQUIRED.
3. PROVIDE CEILING ACCESS AS REQUIRED FOR EQUIPMENT AND SYSTEM MAINTENANCE, AND MATCH ADJACENT CEILING FINISH UON.
4. ALL SOFFITS AND CEILING HEIGHTS ARE DIMENSIONED FROM TOP OF FINISHED FLOOR TO BOTTOM OF FINISHED GYPSUM BOARD OR CEILING TILE AND SHALL ALLOW FOR THICKNESS OF ALL FLOOR FINISHES.
5. THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT TYPES, LIGHT FIXTURES, AND ASSOCIATED ITEMS.
6. ALL SPECIFIC INFORMATION CONCERNING INSTALLATION FOR VARIOUS ABOVE-CEILING ELEMENTS ARE TO BE DESIGN BUILD, DOCUMENTATION BY OTHERS - PERMITTED SEPARATELY.
7. NOTIFY ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATIONS WITH DUCTS, STRUCTURES, HVAC, AND/OR (E)CONDUIT, PRIOR TO FRAMING FOR LIGHTS. ANY DISCREPANCIES BETWEEN ARCHITECT'S LOCATION & ACTUAL FIELD CONDITIONS ARE TO BE CLARIFIED WITH THE ARCHITECT PRIOR TO FRAMING.
8. SUBMIT GRILLE, THERMOSTAT, AND OTHER FIXTURE AND ELEMENT LAYOUTS TO THE ARCHITECT FOR REVIEW AT LEAST 2 WEEKS PRIOR TO INSTALLATION.
9. SEE CEILING NOTES ON PLANS FOR ADDITIONAL PROJECT-SPECIFIC INFORMATION.

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT ALL WORK COMPLY WITH THE WASHINGTON STATE BUILDING CODE, THE WASHINGTON STATE ENERGY CODE, AND OTHER APPLICABLE CODES, RULES AND REGULATIONS OF JURISDICTIONS HAVING AUTHORITY.
3. PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, CODE REGULATIONS, OR RULES OF JURISDICTIONS HAVING AUTHORITY.
4. PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONTRACT DOCUMENTS, OWNER- PROVIDED INFORMATION AND SITE CONDITIONS, INCLUDING TAKING FIELD MEASUREMENTS AS NECESSARY.
5. THE CONTRACTOR SHALL PAY FOR AND SECURE ALL GOVERNMENTAL PERMITS, FEES, LICENSES, AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK, WITH THE EXCEPTION OF THE GENERAL BUILDING PERMIT AND SPECIAL INSPECTIONS REQUIRING A PROFESSIONAL INSPECTION AND TESTING SERVICE.
6. DESIGN-BUILD SERVICES SUCH AS ELECTRICAL, PLUMBING AND MECHANICAL SHALL BE CONDUCTED UNDER SEPARATE PERMITS, FILED AND SECURED BY THE GENERAL CONTRACTOR OR DESIGN-BUILD SUB-CONTRACTOR.
7. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
8. THE CONTRACTOR SHALL ASSUME THAT THE SAME FINISH MATERIAL SHALL BE USED FOR ALL SURROUNDING, ABUTTING, AND ADJOINING SURFACES FOR AREAS AND ITEMS NOTED ON THE DRAWINGS, UNLESS OTHERWISE NOTED. AT NO TIME SHALL THE CONTRACTOR CONSIDER, BID, OR INSTALL A DIFFERENT MATERIAL OR MATERIAL OF LESSER QUALITY OR TYPE THAN THAT WHICH IS INDICATED ON THE DRAWINGS OR SPECIFICATIONS. QUESTIONS RELATING TO THE SPECIFIC MATERIALS TO BE USED SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO THE BIDDING AND/OR CONSTRUCTION OF WORK IN QUESTION.
9. SITE DRAINAGE SHALL CONFORM TO ALL LOCAL CODES, REGULATIONS, AND ORDINANCES. ALL ROOF DRAINS, FOUNDATIONS DRAINS, AND SITE DRAINAGE SYSTEM SHALL BE TIGHT-LINED UNDERGROUND TO THE PUBLIC STORM WATER SYSTEM, AN APPROVED STORM WATER RETENTION SYSTEM, OR TO OTHER LOCATION(S) AS MAY BE INDICATED ON THE DRAWINGS. DO NOT CONNECT THE ROOF DRAINS AND SITE DRAINAGE SYSTEM TO THE FOUNDATION WALL OR RETAINING WALL PERIMETER FOOTING DRAINS. ALL SITE HARDSCAPE SURFACES SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FOOT TO DRAINAGE SYSTEMS, UNLESS OTHERWISE NOTED ON THE PLANS.
10. PROVIDE A MIN. 4" DIA ROUND RIGID PERFORATED PERIMETER FOOTING DRAIN IN GRAVEL FILL WITH UNWOVEN FILTER FABRIC WRAP AT THE EXTERIOR FACE OF ALL FOUNDATION WALL FOOTINGS PER IRC SECTION R405.1. LOCATE THE BOTTOM OF THE DRAIN PIPE AT THE LOWEST POINT OF THE WALL FOOTING. TIGHT LINE ALL OF THE PERIMETER DRAINS TO AN APPROVED DISCHARGE, WHEN STORM SEWERS ARE NOT AVAILABLE. DO NOT CONNECT THE ROOF DRAINS AND SITE DRAINAGE SYSTEM TO THE FOUNDATION WALL OR RETAINING WALL PERIMETER FOOTING DRAINS.
11. PROVIDE A 6" LAYER OF PEA GRAVEL UNDER ALL INTERIOR CONCRETE SLAB-ON-GRADE FLOORS. PROVIDE A MIN. 6 MIL VAPOR BARRIER ON TOP OF THE PEA GRAVEL FILL. PROVIDE A 2" THICK MOISTENED SAND FILL BED OVER THE VAPOR BARRIER AND UNDER THE CONCRETE SLAB. PROVIDE A 6" LAYER OF PEA GRAVEL OR COMPACTED GRAVEL FILL UNDER ALL EXTERIOR CONCRETE SLABS.
12. APPROVED GRAVEL FILL CONSISTS OF WASHED, CLEAN, FREE-DRAINING GRAVEL RANGING FROM 1/4" TO 3/4" IN SIZE.
13. PER IRC SECTION R602.8, PROVIDE FIRE BLOCKING AT ALL PLUMBING PENETRATIONS AND AT 10'-0" OC INTERVALS (HORIZONTALLY AND VERTICALLY) IN ALL WALLS. PROVIDE FIRE STOPS BETWEEN ALL INTERCONNECTIONS OF CONCEALED HORIZONTAL AND VERTICAL SPACES. PROVIDE FIRE STOPS IN ALL OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS WITH NON-COMBUSTIBLE MATERIALS. FIRE BLOCK CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF A RUN, AND BETWEEN STUDS ALONG, AND IN LINE WITH, THE RUN OF STAIRS (IF THE WALLS UNDER THE STAIRS ARE UNFINISHED). FIRE BLOCK AT ALL OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES, FOR FACTORY-BUILT CHIMNEYS. WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON FIRE-RESISTIVE FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH NON COMBUSTIBLE MATERIAL AND FIRE-BLOCKED SO THAT THERE WILL BE NO SPACES GREATER THAN 100 SQUARE FEET. SUCH SPACES SHALL BE FILLED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE WILL BE COMMUNICATION UNDER THE FLOOR BETWEEN ADJOINING ROOMS.
14. PROVIDE A FIRE SEPARATION BETWEEN THE HABITABLE SPACES OF THE HOUSE AND THE GARAGE. SUCH SEPARATION AT WALLS SHALL CONSIST OF ONE LAYER OF 5/8" THICK TYPE 'X' GWB, TAPED AND FINISHED, ON THE GARAGE SIDE OF THE COMMON WALL, AND SHALL EXTEND FROM THE TOP OF THE GARAGE CONCRETE SLAB OR FOUNDATION WALL TO THE BOTTOM OF THE PROTECTED CEILING ASSEMBLY, OR TO THE BOTTOM OF ROOF SHEATHING, UNLESS OTHERWISE NOTED ON THE DRAWINGS. NAIL GWB TO THE STUDS (SPACED AT 16" OC), WITH 6d COATED NAILS, 1 7/8" LONG, .0195" SHANK, 1/4" HEADS, SPACED AT 7" O.C.. STAGGER PANEL JOINTS. ASSEMBLY SHALL MEET GYPSUM ASSOCIATION REQUIREMENT #WP 3605. PROTECTED CEILING ASSEMBLY SHALL CONSIST OF (2) LAYERS OF 1/2" THICK TYPE X GWB APPLIED PERPENDICULAR TO THE FLOOR JOISTS ABOVE WITH ALL JOINTS BETWEEN LAYERS OFFSET 2'-0". ATTACH BASE LAYER WITH 1 1/4" TYPE "S" DRYWALL SCREWS AT 2'-0" O.C., AND FACE LAYER WITH 1 7/8" TYPE "S" DRYWALL SCREWS AT 1'-0" O.C.. IN ADDITION, 1 1/2" TYPE "G" DRYWALL SCREWS SPACED AT 1'-0" O.C. SHALL BE PLACED 3" BACK FROM EACH SIDE OF FACE LAYER END JOINT. TRUSS FRAMING SHALL HAVE A MINIMUM OF 20 GA CONNECTOR PLATES WITH A SAFETY FACTOR OF 4. ASSEMBLY SHALL MEET ALL GYPSUM ASSOCIATION REQ'S.
15. ALL UNDER-FLOOR AREAS WITHIN THE FOUNDATION PERIMETER SHALL BE ACCESSIBLE BY AN UNOBSTRUCTED MINIMUM CLEAR OPENING OF 18" x 24", PER IRC SECTION R408.3.
16. UNCONDITIONED UNDER-FLOOR AREAS SHALL BE VENTILATED BY AN APPROVED MECHANICAL MEANS, OR BY OPENINGS IN THE EXTERIOR FOUNDATION WALLS. SUCH OPENINGS SHALL HAVE A NET UNIT AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. OPENINGS SHALL HAVE AN APPROVED INSECT SCREEN, AND SHALL BE LOCATED AS CLOSE TO CORNERS AS IS PRACTICAL, AND SHALL PROVIDE CROSS-VENTILATION OF THE SPACE. THE REQUIRED AREA OF SUCH OPENINGS SHALL BE APPROXIMATELY EQUALLY DISTRIBUTED ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES PER IRC SECTION R408.2.
17. PROVIDE A MINIMUM 22"x30" UNOBSTRUCTED ACCESS PANEL TO ALL ROOF ATTIC AREAS WITH A NET CLEAR HEIGHT OF 30" OR GREATER FROM THE TOP OF THE CEILING JOISTS TO THE BOTTOM OF THE RAFTERS PER IRC SECTION R807.1.\
18. PROVIDE ATTIC VENTILATION OF 1/150 OF ATTIC AREA IF ALL VENTILATION IS LOCATED IN THE SOFFIT, OR 1/300 IF HALF OF THE REQUIRED VENTILATION IS LOCATED AT THE SOFFIT AND HALF IS LOCATED A MINIMUM OF 3'-0" ABOVE THE SOFFIT VENTILATION, OR WHERE THERE IS A CONTINUOUS PVA OR POLY FILM VAPOR BARRIER AT THE CEILING, PER IRC SECTION 806.2. SEE PLANS FOR ACTUAL CALCULATIONS AND REQUIREMENTS.
19. APPLICATION AND INSTALLATION OF ALL INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH ALL STATE OF WASHINGTON THERMAL INSULATION STANDARDS.
20. WHEN HVAC OR WATER HEATERS ARE PLACED IN AN AREA SUSCEPTIBLE TO MOISTURE, INCLUDING BUT NOT LIMITED TO A GARAGE, ALL PILOT LIGHTS, BURNERS, SWITCHES, OR HEATING ELEMENTS SHALL BE LOCATED A MINIMUM OF 18" ABOVE THE FLOOR OR SLAB. PROVIDE SEISMIC ANCHOR STRAPS TO THE WALL FOR ALL WATER HEATERS.
21. GUARDRAILS SHALL BE PLACED AT ALL UNENCLOSED FLOOR AREAS AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIRWAYS, LANDINGS, RAMPS, BALCONIES, DECKS OR PORCHES WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR BELOW. THE TOP OF GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT ABOVE THE FINISHED WALKING SURFACE. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SPACED SUCH THAT A 4" DIAMETER SPHERE CAN NOT PASS THROUGH. THE TRIANGULAR OPENINGS FORMED BY THE STAIR RISER/TREAD AND THE BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF THE STAIR MAY BE OF A SIZE SUCH THAT A 6" DIAMETER SPHERE CAN NOT PASS THROUGH, PER IRC SECTION 312.2. CONTRACTOR SHALL DEMONSTRATE TO BUILDING INSPECTOR THAT RAIL IS CAPABLE OF WITHSTANDING 200LB FORCE IN ANY DIRECTION AT THE TOP RAIL.
22. PER IRC SECTION R311.5.6, ONE HANDRAIL SHALL BE PROVIDED AT EVERY STAIRWAY HAVING FOUR OR MORE RISERS. PROVIDE TWO HANDRAILS WHERE INDICATED ON THE PLANS. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS. TOP HANDRAILS SHALL BE PLACED AT 36" ABOVE THE NOSING OF THE TREADS, BUT NOT LESS THEN 34" OR MORE THAN 38". HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS SECTION DIMENSION, SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS, AND SHALL TERMINATE INTO WALLS OR NEWEL POSTS. HANDRAILS ADJACENT TO WALLS SHALL HAVE A MINIMUM CLEARANCE OF 1 1/2" BETWEEN THE HANDRAIL AND WALL SURFACE.
23. THE ROOFING INSTALLER MUST BE APPROVED BY THE ROOFING PRODUCT MANUFACTURER AND THE ARCHITECT. INSTALL ROOFING ONLY WHEN SATISFACTORY CONDITIONS PREVAIL. APPLY NO ROOFING WHEN MOISTURE IN ANY FORM IS PRESENT. INSTALL ALL ROOFING STRICTLY PER MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS, AND SPECIFICATIONS. FLASH AND COUNTER-FLASH ALL ROOF PENETRATIONS. ROOFING SHALL CONFORM TO IRC SECTION R905.
24. PROVIDE A MINIMUM 26 GA GALVANIZED STEEL FLASHING AND COUNTER-FLASHING AT ALL ROOF PENETRATIONS AND INTERSECTIONS OF ROOF PLANES TO VERTICAL SURFACES AND AT PARAPET CAPS, UNLESS OTHERWISE NOTED ON PLANS AND SPECIFICATIONS. PROVIDE SHEET METAL DRIP CAPS AND FLASHING AT ALL HORIZONTAL INTERRUPTIONS OF SIDING, CHANGES FROM ONE SIDING MATERIAL TO ANOTHER, AND OVER ALL DOOR AND WINDOW HEADS NOT PROTECTED BY AN OVERHANG WITHIN 6" OF THE HEAD, UNLESS OTHERWISE NOTED ON PLANS AND SPECIFICATIONS.
25. PER IRC SECTION R310, EGRESS SHALL BE PROVIDED FROM EACH SLEEPING ROOM. EGRESS WINDOWS SHALL BE PROVIDED WHERE DOORS WHICH EXIT DIRECTLY TO THE EXTERIOR FROM THE SLEEPING ROOM ARE NOT PROVIDED. EGRESS WINDOW UNITS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24", AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". THE FINISHED SILL HEIGHT SHALL BE NO MORE THAN 44" ABOVE THE FLOOR.
26. VENT ALL CLOTHES DRYERS, EXHAUST FANS, AND COOKTOP/RANGE HOODS TO THE EXTERIOR OF THE BUILDING PER IRC SECTION M1501 - M1506. EXHAUST TERMINATIONS SHALL EXIT THE STRUCTURE WITH CLEARANCES MEETING SRC M1506.3: NOT LESS THAN 3 FEET FROM PROPERTY LINES, 3 FEET FROM OPERABLE OPENINGS INTO THE BUILDINGS AND 10 FEET FROM MECHANICAL INTAKES.
27. TILE OR OTHER NON-ABSORBENT SURFACE MATERIAL FOR SHOWERS SHALL EXTEND A MINIMUM OF 72" ABOVE THE DRAIN INLET AND HAVE A WATER-RESISTANT BACKING PER IRC SECTION R307.2.
28. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD.
29. ALL NEW GLAZING SHALL BE IN COMPLIANCE WITH IRC SECTION R308 AND WASHINGTON STATE SAFETY GLASS LAW.
30. PER IRC R308.4, GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS, OR SHATTER-RESISTANT PLASTIC. THE FOLLOWING AREAS SHALL BE CONSIDERED SPECIFIC HAZARD AREAS: GLAZING IN SWINGING DOORS EXCEPT JALOUSIES; GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD DOOR ASSEMBLIES; GLAZING IN STORM DOORS; GLAZING IN ALL UNFRAMED SWINGING DOORS; GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS - OR ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE; GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR AND THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET AND THE EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR AND THERE IS ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING; GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE; GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS, AND SPAS, WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE AND IS WITHIN 60" HORIZONTALLY OF THE WATER'S EDGE; GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" HORIZONTALLY OF THE WALKING SURFACE; GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD.
31. PER IRC SECTION R308.6.2, GLAZING IN ALL FACTORY-BUILT SKYLIGHTS SHALL BE EITHER LAMINATED GLASS WITH A .015" POLYVINYL BUTYRAL INTERLAYER, (FOR GLASS PANELS 16 SQ FT OR LESS IN AREA LOCATED SUCH THAT THE HIGHEST POINT OF THE GLASS IS NOT MORE THAN 12" ABOVE THE WALKING SURFACE), TEMPERED GLASS, HEAT-STRENGTHENED GLASS, WIRED GLASS, OR APPROVED PLASTIC. LOCATIONS IN EXCESS OF 12' FROM WALKING SURFACE THE LAMINATED GLASS INTERLAYER SHALL BE 0.030 INCHES THICK.
32. ALL NEW EXTERIOR WALL GLAZING SHALL BE DOUBLE-PANED, AND SHALL COMPLY WITH THE 2018 WASHINGTON STATE ENERGY CODE.
33. INSTALL ALL FACTORY-BUILT FIREPLACES, STOVES, AND RELATED ASSEMBLIES PER IRC SECTION R1004. DO NOT ALTER STRUCTURAL FRAMING TO ACCOMMODATE THESE INSTALLATIONS WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND THE STRUCTURAL ENGINEER OF RECORD. PROVIDE MANUFACTURER-RECOMMENDED CLEARANCES FROM THE FIREPLACE TO ALL COMBUSTIBLES. ANCHOR ALL METAL CHIMNEYS AT EACH FLOOR AND ROOF WITH (2) 1 1/2" x 1/8" METAL STRAPS LOOPED AROUND THE OUTSIDE OF THE CHIMNEY INSTALLATION AND NAILED WITH NOT LESS THAN (6) 8d NAILS PER STRAP AT EACH JOIST. PROVIDE A NON-COMBUSTIBLE HEARTH AND FIREPLACE SURROUND FOR ALL FACTORY-BUILT FIREPLACES PER THESE DRAWINGS AND SPECIFICATIONS. AT NO TIME SHALL THE HEARTH OR SURROUND BE LESS THAN THAT WHICH IS REQUIRED BY THE MANUFACTURER OR CODE.
34. PROVIDE A MECHANICAL VENTILATION SYSTEM CAPABLE OF TWO AIR CHANGES PER HOUR, WITH A MINIMUM OF 15 CUBIC FEET PER MINUTE OF OUTSIDE AIR PER OCCUPANT, AT EACH HABITABLE ROOM NOT PROVIDED WITH AN OPERABLE EXTERIOR OPENING EQUAL TO BUT NOT LESS THAN 1/20TH OF THE FLOOR AREA OF THAT ROOM. BATHROOMS, WATER CLOSETS, AND LAUNDRY ROOMS SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR. SUCH SYSTEM SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE BUILDING. DISCHARGE OF THIS SYSTEM SHALL BE AT LEAST THREE FEET FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.
35. EXTERIOR WOOD-FRAMED TRELLISES AND OTHER WOOD-FRAMED STRUCTURES EXPOSED TO WEATHER SHALL BE CONSTRUCTED OF CEDAR, REDWOOD, OR PRESSURE-TREATED (P.T.) LUMBER. P.T. LUMBER SHALL CONFORM TO CURRENT AMERICAN WOOD PRESERVERS INSTITUTE STANDARDS. THIS INCLUDES ALL PLYWOOD, TRUSSES, SAWN MEMBERS, GLUE-LAMINATED MEMBERS, ETC., UNLESS OTHERWISE NOTED. ALL NAILS AND CONNECTORS SHALL BE GALVANIZED METAL, EXCEPT WHERE NOTED OTHERWISE ON THE DRAWINGS. CUT ENDS OF P.T. MEMBERS SHALL BE PAINTED WITH APPROPRIATE PRESERVATIVE.
36. WOOD IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED, (P.T.), INCLUDING ALL SILL PLATES, POSTS ON FOOTINGS, ETC. PAINT CUT ENDS OF P.T. MEMBERS WITH APPROPRIATE PRESERVATIVE.
37. ALL DOORS SHALL CONFORM TO THE MOST CURRENT EDITION OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) QUALITY STANDARDS. DOOR HARDWARE SHALL CONFORM TO THE DOOR AND HARDWARE INSTITUTE (DHI) STANDARDS, UNLESS OTHERWISE NOTED.
38. ALL FLASHING AND SHEET METAL WORK SHALL CONFORM WITH THE MOST CURRENT EDITION OF THE SHEET METAL AND AIR CONDITIONING NATIONAL ASSOCIATION (SMACNA) ARCHITECTURAL SHEET METAL MANUAL, UNLESS OTHERWISE NOTED.
39. PLUMBING RISERS AND VENTS ARE NOT SHOWN ON THESE DRAWINGS. COORDINATE LOCATION OF ALL SUCH ITEMS EXPOSED TO VIEW, (E.G. PLUMBING VENTS THROUGH ROOF), WITH ARCHITECT.
40. THE CONTRACTOR IS TO PROVIDE A WHOLE HOUSE VENTILATION FAN (PANASONIC WHISPER COMFORT FV-04VE1 OR EQUAL). THE SYSTEM IS TO COMPLY WITH 2018 IRC SECTION M1507, MECHANICAL VENTILATION, WITH MIN. 30 CFM TIMED TO RUN PER TABLE M1507.3.3(2) OF THE 2018 IRC. SEE BUILDING CODE INFO ON SHEET T1.0 FOR MORE INFO.
41. PROVIDE COMPLIANCE PER: R302.5: OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3.
42. DEVELOPMENT PROPOSALS FOR A NEW SINGLE-FAMILY HOME SHALL REMOVE JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A, REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, FROM REQUIRED LANDSCAPING AREAS ESTABLISHED PURSUANT TO SUBSECTION (F)(3)(A) OF THIS SECTION. NEW LANDSCAPING ASSOCIATED WITH NEW SINGLE-FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED. PROVIDED, THAT REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASED SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION.

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GENERAL NOTES
ABBREVIATIONS
SYMBOLS

REVISIONS:
1 09-12-22 PERMIT RESPONSE
2
3
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5
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PERMIT SUBMISSION DATE:
04/25/2022

PLOT DATE:
9/12/2022

SHEET NUMBER:
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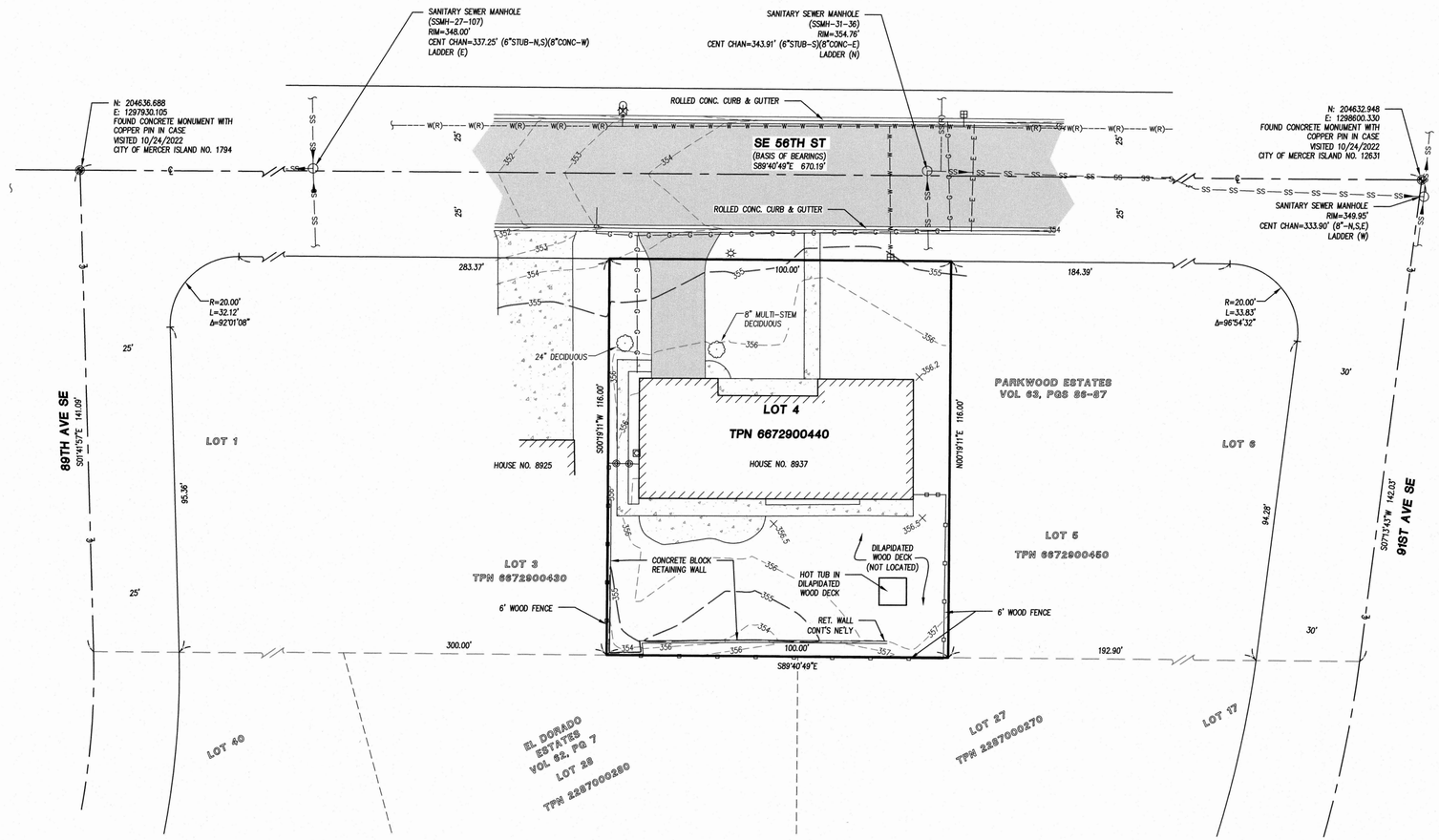
TOPOGRAPHIC SURVEY

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.
KING COUNTY, WASHINGTON



GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20ft.

LEGEND

- FOUND MONUMENT AS NOTED
- (C) CALCULATED
- (P) PLAT
- TPN TAX PARCEL NUMBER
- BOUNDARY LINE
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PLAT LINE
- GATE POST
- WOOD FENCE (AS NOTED)
- MINOR CONTOUR
- MAJOR CONTOUR
- × 0.0' SPOT ELEVATION
- SANITARY SEWER MANHOLE
- CENT CHAN CENTER OF CHANNEL
- STUB SEWER STUB OUT
- CONC CONCRETE
- —SS—SS—SS— BURIED SANITARY SEWER LINE
- ----SS(R)----SS(R)- RECORD SANITARY SEWER LINE
- DECIDUOUS TREE (DIAMETER AS NOTED)
- ASPHALT SURFACE
- CONCRETE SURFACE
- GROUND LIGHT
- GAS METER
- FIRE HYDRANT
- WATER METER
- —E—E—E—E— BURIED POWER LINE
- —G—G—G—G— BURIED GAS LINE
- —W—W—W—W— BURIED WATER LINE
- ----W(R)----W(R)- RECORD WATER LINE

LEGAL DESCRIPTION
(PER QUIT CLAIM DEED, REC. NO. 20210707013338)

LOT 4, BLOCK 4, PARKWOOD ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 63 OF PLATS, PAGES 86 AND 87, IN KING COUNTY, WASHINGTON.

BASIS OF BEARINGS
HELD SOUTH 89°40'49" EAST ALONG THE CENTERLINE OF SOUTHEAST 56TH STREET, AS SHOWN HEREON.

HORIZONTAL DATUM
WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83/91) BASED ON CITY OF MERCER ISLAND MONUMENT NUMBERS 1794 AND 12631.

VERTICAL DATUM
NAVD 88 BASED ON CITY OF MERCER ISLAND MONUMENT NUMBER 1794 LOCATED AT THE INTERSECTION OF 89TH AVE SE AND SE 56TH ST WITH A PUBLISHED ELEVATION OF 329.45'

SURVEY NOTES

1. DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION, AND MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN W.A.C. 332.130.090. ALL MEASURING INSTRUMENTS EMPLOYED IN THIS SURVEY HAVE BEEN MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. THIS MAP GRAPHICALLY REPRESENTS CONDITIONS AND FEATURES EXISTING AT THE TIME OF THIS SURVEY ONLY, WHICH WAS PERFORMED DURING OCTOBER, 2022.
3. THE CERTIFICATION OF THIS SURVEY AND MAP IS EXCLUSIVE TO THE NAMED CLIENT WHO REQUESTED THIS SURVEY. IT WAS SPECIFICALLY DESIGNED TO MEET THEIR STATED NEED(S). THAT CERTIFICATION DOES NOT EXTEND TO ANY OTHER PARTIES OR FOR ANY ALTERNATIVE USE OF THIS MAP WITHOUT THE EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING THOSE PARTIES.
4. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A TOPOGRAPHIC MAP OF THE EXISTING CONDITIONS WITHIN TAX PARCEL NO. 6672900440 FOR PLANNING, DESIGN AND CONSTRUCTION.
5. UTILITIES OTHER THAN SHOWN MAY EXIST ON THE SITE. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE SURVEYOR DOES CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION.
6. KING COUNTY PARCEL NO. 6672900440
7. PARCEL AREA: 11,600± SQ.FT. (0.27 ACRES)
8. ALL DISTANCES AND DIMENSIONS SHOWN ARE U.S. SURVEY FEET GROUND MEASUREMENTS.
9. CONTOUR INTERVALS ARE 1-FOOT AND ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION.
10. THE PROPERTY AND PUBLIC RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED ON THE PLAT OF PARKWOOD ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 63 OF PLATS, PAGES 86 AND 87, IN KING COUNTY, WASHINGTON.
11. WE HAVE USED GRAPHIC SYMBOLS TO REPRESENT SOME FEATURES ON THIS MAP, SUCH AS UTILITIES, TREES AND FENCES. THE DEFAULT SIZE OF THOSE SYMBOLS MAY NOT REFLECT THE TRUE SIZE OF THE FEATURE THAT WAS MAPPED.

REFERENCES

1. PARKWOOD ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 63 OF PLATS, PAGES 86 AND 87, IN KING COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE REPRESENTS THE TOPOGRAPHIC FEATURES AS THEY EXIST ON THE GROUND AS OF 10/24/2022.

KURT A. PARCHER, P.L.S. NO. 49286 — Oct. 31, 2022 DATE

REV NO	REVISION DESCRIPTION	DATE	BY

Apex Engineering PS
2601 South 35th Street, Suite 200
Tacoma, Washington 98409-7479
(253) 473-4494 FAX: (253) 473-0589

TITLE
MERCER ISLAND TOPO
TOPOGRAPHIC SURVEY
8937 SE 56TH ST
MERCER ISLAND, WA 98040

CLIENT
EMERALD CITY CONSTRUCTION
ATTN: DMITRY LEBED
2571 - 152ND AVE NE
REDMOND, WA 98052

DATE SEALED 10/31/2022

KURT A. PARCHER — STATE OF WASHINGTON — 49286 — REGISTERED PROFESSIONAL LAND SURVEYOR

PROJECT MANAGER KURT PARCHER
DESIGN
DRAWN WEL
CHECKED KAP
SEC 19 T 24N R 5E
DWG NO 36466-SV
DATE 10/26/2022
SCALE 1"=20'

SHEET 1 OF 1
PROJ NO 36466

I:\36466\Survey\36466-sv.dwg

CONSTRUCTION SEQUENCE

1. SCHEDULE THE PRE-CONSTRUCTION MEETING.

2. FLAG OR FENCE ALL CRITICAL AREAS AND CLEARING LIMITS.

3. POST A SIGN WITH THE NAME AND PHONE NUMBER OF THE E.S.C. SUPERVISOR.

4. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).

5. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).

6. CONSTRUCT SEDIMENT PONDS AND TRAPS, IF REQUIRED.

7. GRADE AND STABILIZE CONSTRUCTION ROADS.

8. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.

9. INSTALL UTILITIES.

10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

11. 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 BMP's.

12. 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.

13. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.

14. SEED OR SOD ANY AREAS OF THE PROJECT, STABILIZE ALL DISTURBED AREA AND REMOVE BMP's IFF APPROPRIATE

15. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMP's IF APPROPRIATE.

PRIOR TO BEGINNING CLEARING OR GRADING

13. INSTALL THE SLIT FENCE AS INDICATED ON THE SITE PLAN & SHEET C1.0

14. PLACE A THICK LATER 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.

15. 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.

16. 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

17. COVER ANY SOIL STOCKPILES WITH PLASTIC SHEETING THAT IS STAKED OR WEIGHTED TO PREVENT IT FROM BLOWING AWAY.

18. 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.

19. FOLLOWING CONSTRUCTION OF THE FOUNDATION WALLS, PROCEED IMMEDIATELY WITH INSTALLATION OF DRAINAGE & WATER PROOFING, THEN COMPLETION OF BACKFILLING.

20. 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

1. NOT USED

2. NOT USED

3. 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

4. THE CONTRACTOR SHALL STABILIZE DENUDED AREAS AND SOIL STOCKPILES AS FOLLOWS:

DENUDED AREAS SHALL BE COVERED BY MULCH, SOD, PLASTIC, OR OTHER BMP's APPROVED BY THE ENGINEER. WHERE POSSIBLE NATURAL VEGETATION SHALL BE MAINTAINED FOR EROSION AND SEDIMENT CONTROL.

5. 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.

6. 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).

7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMP's 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.

8. 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 BMP's WHEN IT REACHES Ð-FOOT DEPTH.

9. 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.

10. 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.

11. NOT USED

12. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL BMP's WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THEY ARE NO LONGER NECESSARY.

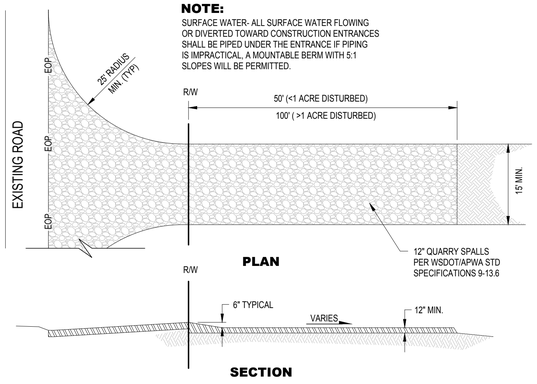
COVER MEASURES

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
REDTOP OR COLONIAL BENTGRASS (AGROSTIS ALBA OR AGROSTIS TENUIS)	10	92	85

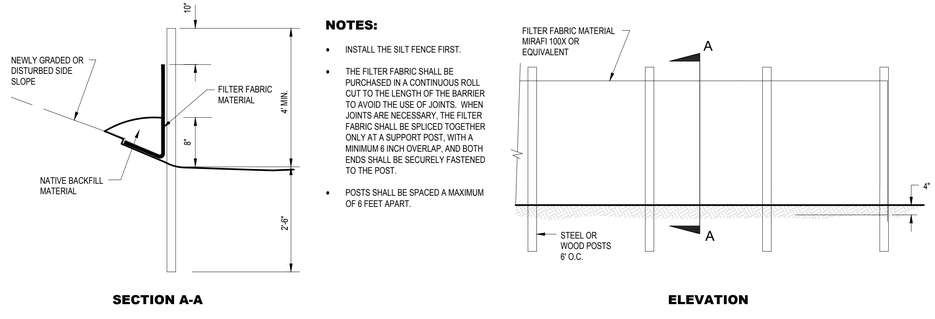
PERMANENT SEED MIX:				
	% WEIGHT	% PURITY	% GERMINATION	REMARKS
PERENNIAL RYE BLEND (LOLIUM PERENNE)	70	98	90	THIS MIX IS PROVIDED AS JUST ONE RECOMMENDED POSSIBILITY. LOCAL SUPPLIERS SHOULD BE CONSULTED FOR THEIR RECOMMENDATIONS BECAUSE THE APPROPRIATE MIX DEPENDS ON A VARIETY OF FACTORS, INCLUDING 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:			
MULCH MATERIAL	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 DEFRIS FROM CLEARING AND GRUBBING, 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.



1 STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



2 SILT FENCE DETAIL

NOT TO SCALE

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SEATTLE, WA 98109
Anheckman@gmail.com
(206)478-6850
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8451 REGISTERED ARCHITECT
AARON N. HECKMAN
STATE OF WASHINGTON

NGUYEN RESIDENCE

8937 SE 56TH STREET
MERCER ISLAND, WA 98040

EROSION CONTROL DETAILS AND NOTES

REVISIONS:
1 09-12-22 PERMIT RESPONSE
2
3
4
5
6

PERMIT SUBMISSION DATE:
04/25/2022

PLOT DATE:
9/12/2022

SHEET NUMBER:

C1.0

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FLOOR PLAN LEGEND

- EXISTING WALLS
- NEW WALLS
- (F) 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
- (SD) HARDWIRED SMOKE DETECTOR W/ BATTERY BACKUP
- (CO) HARDWIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP
- (E) EGRESS WINDOW
- (T) TEMPERED GLAZING

WALL PARTITION TYPES

TYPICAL EXTERIOR WALL
EXTERIOR WALL FINISH o/ (2) LAYERS 60# BLDG. PAPER o/ 1/2" CDX PLYWOOD o/ 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.

(1) 1HR. FIRE RATED WALL
1/2" THK GWB o/ 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

(2) SOUND PROOF WALL
2x6 SILL & TOP PLATES AND STAGGERED 2x4 VERTICAL STUDS @ 8"oc w/ INTER-WOVEN 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 .
6. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO ADEQUATELY SECURE THE PREMISES AND/OR STORED MATERIALS FROM TRESPASSING, THEFT & VANDALISM.
7. 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.
8. 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.
9. 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.

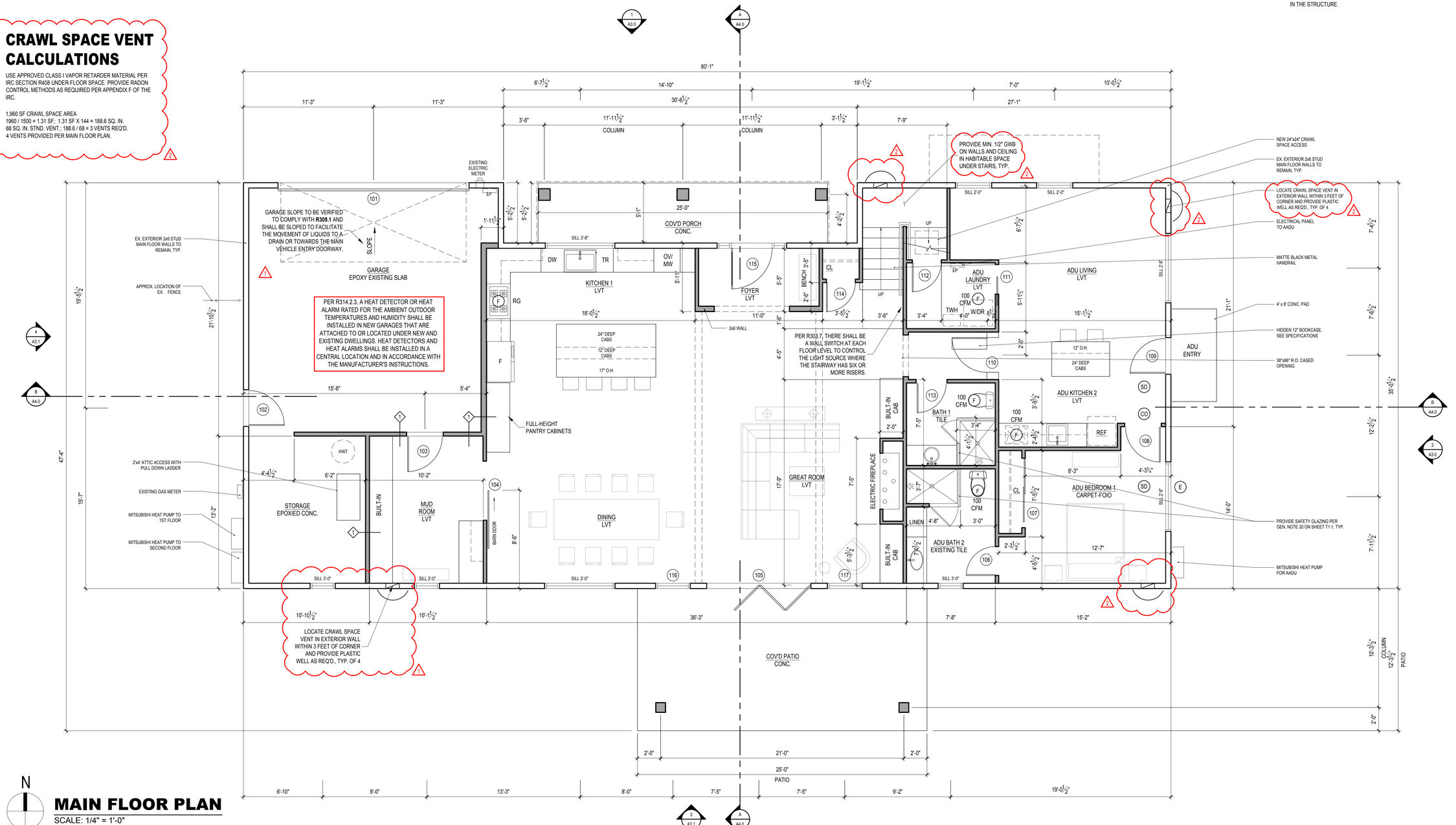
FLOOR PLAN NOTES:

1. NEW PARITITION 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.F. 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 CONTINOUS 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.

CRAWL SPACE VENT CALCULATIONS

USE APPROVED CLASS I VAPOR RETARDER MATERIAL PER IRC SECTION R408 UNDER-FLOOR SPACE. PROVIDE RADON CONTROL METHODS AS REQUIRED PER APPENDIX F OF THE IRC.

1,960 SF CRAWL SPACE AREA
1960 / 1500 = 1.31 SF; 1.31 SF X 144 = 188.6 SQ. IN.
68 SQ. IN. STND. VENT.; 188.6 / 68 = 3 VENTS REQ'D.
4 VENTS PROVIDED PER MAIN FLOOR PLAN.



MAIN FLOOR PLAN

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

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8451 REGISTERED ARCHITECT
AARON N. HECKMAN
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NGUYEN RESIDENCE
8937 SE 56TH STREET
MERCER ISLAND, WA 98040

MAIN FLOOR PLAN

REVISIONS:
1 09/12/22 PERMIT RESPONSE
2 10/10/22 PERMIT RESPONSE

PERMIT SUBMISSION DATE: 04/25/2022
PLOT DATE: 10/7/2022
SHEET NUMBER: A2.0

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FLOOR PLAN LEGEND

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- (SD) HARDWIRED SMOKE DETECTOR W/ BATTERY BACKUP
- (CO) HARDWIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP
- (E) EGRESS WINDOW
- (T) TEMPERED GLAZING

WALL PARTITION TYPES

TYPICAL EXTERIOR WALL
EXTERIOR WALL FINISH o/ (2) LAYERS 60# BLDG. PAPER o/ 1/2" CDX PLYWOOD o/ 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.

(1) 1HR. FIRE RATED WALL
1/2" THK GWB o/ 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

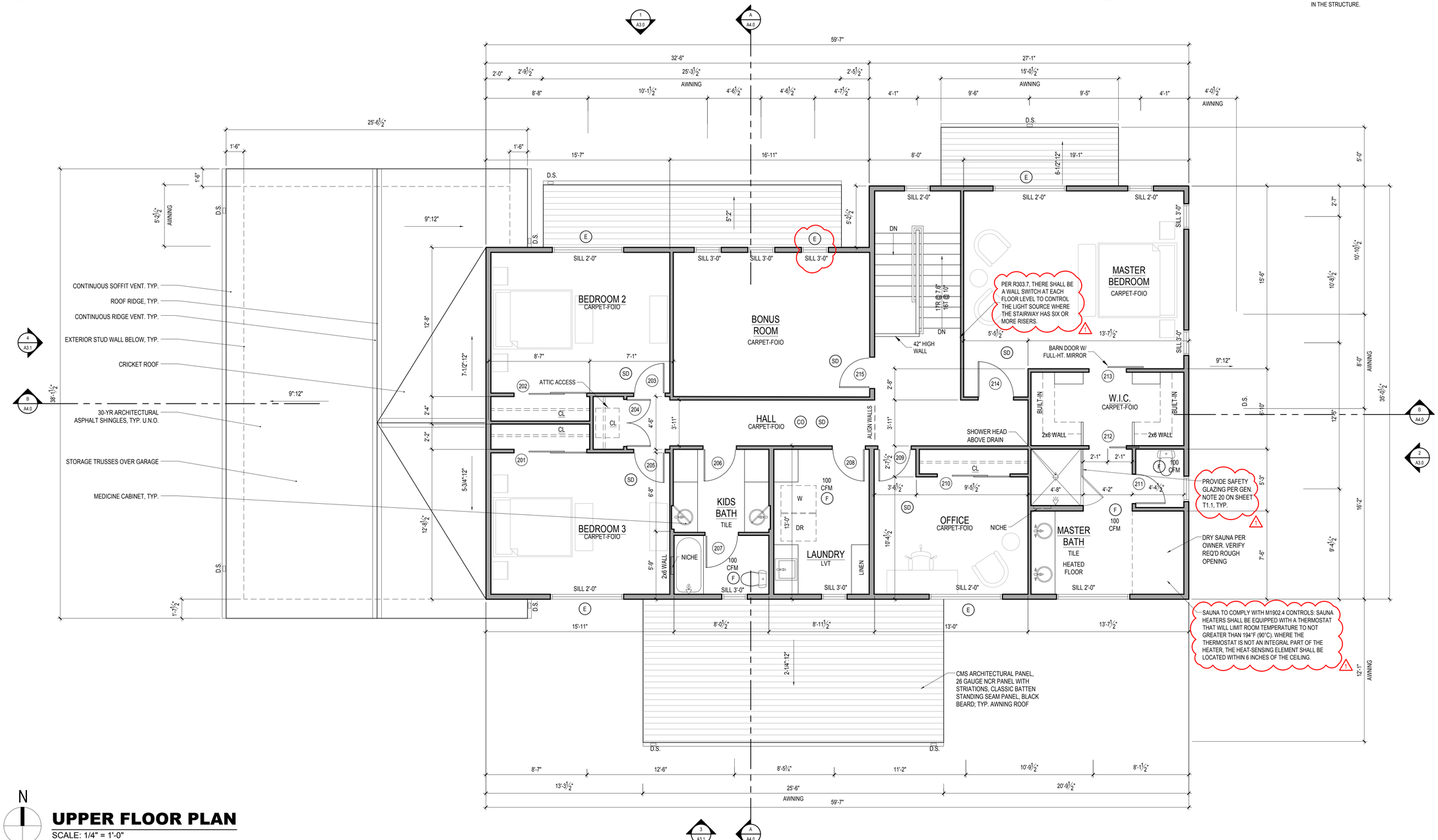
(2) SOUND PROOF WALL
2x6 SILL & TOP PLATES AND STAGGERED 2x4 VERTICAL STUDS @ 8"oc w/ INTER-WOVEN SOUNDS BATTS w/ GYPSUM WALLBOARD EACH SIDE.

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 .
6. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO ADEQUATELY SECURE THE PREMISES AND/OR STORED MATERIALS FROM TRESPASSING, THEFT & VANDALISM.
7. 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.
8. 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.
9. 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 CONTINOUS 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.



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UPPER FLOOR PLAN

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

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UPPER FLOOR PLAN

REVISIONS:
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PERMIT SUBMISSION DATE: 04/25/2022
PLOT DATE: 9/12/2022
SHEET NUMBER: A2.1

ROOF VENT CALCULATIONS

CODE REQUIREMENT				CALCULATIONS										ACTUAL
DESCRIPTION	SF AREA	REQ. VENTING PER SF AREA 150	300	VENT TYPE RIDGE	SOFFIT	X	VENT L.F.	=	TOTAL VENT AREA SQ. IN.	X	SF CONVERT. 1/144	X		80% EFF FACTOR
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

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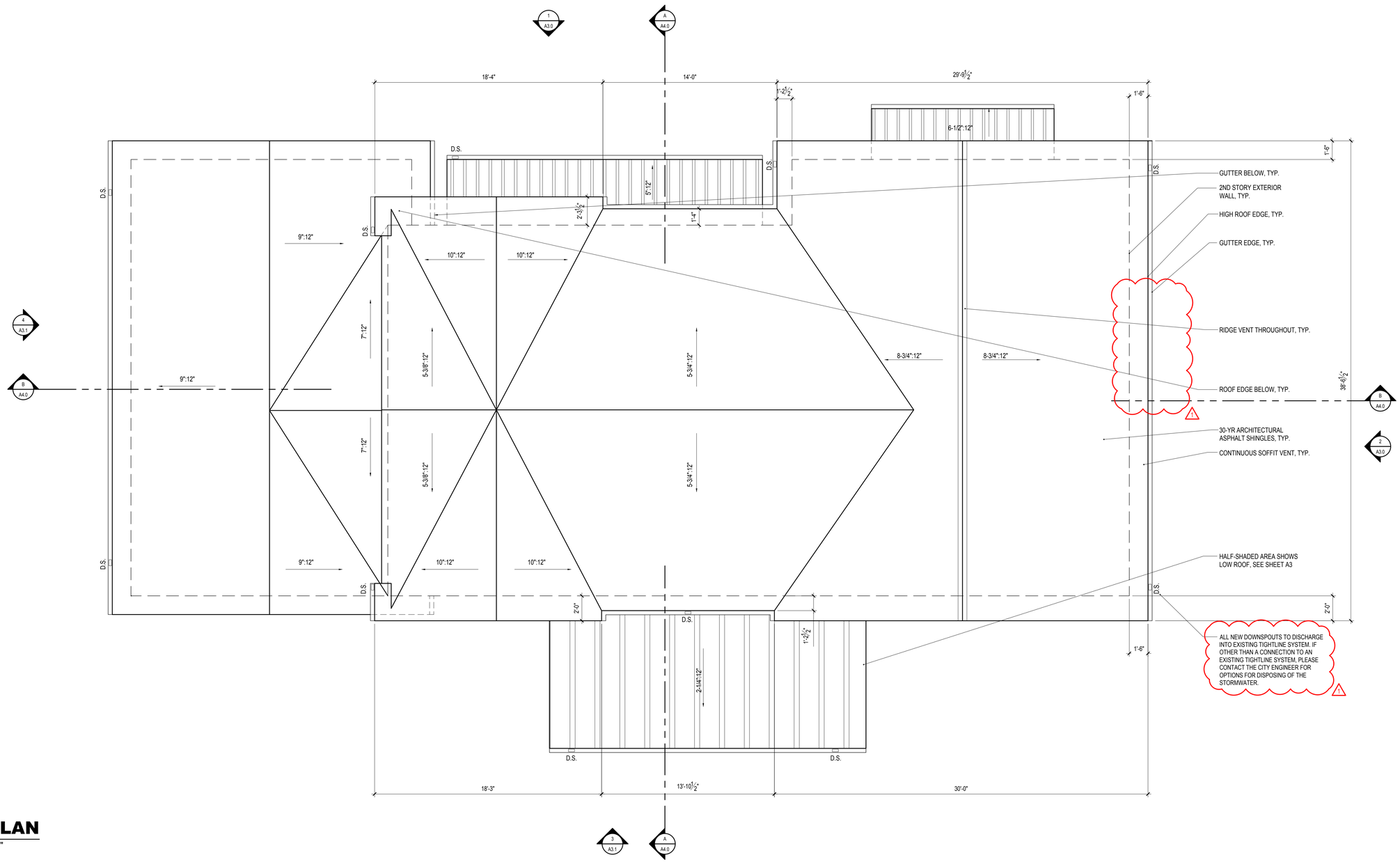

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ROOF PLAN

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ROOF PLAN

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04/25/2022

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9/12/2022

SHEET NUMBER:
A2.2

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	.

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	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'MTS 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'-8"	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"	-	-	.

ABBREVIATIONS:

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

SCHEDULE NOTES:

1.) 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.

2.) ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE.

3.) ALL OPERABLE WINDOWS TO HAVE SCREENS.

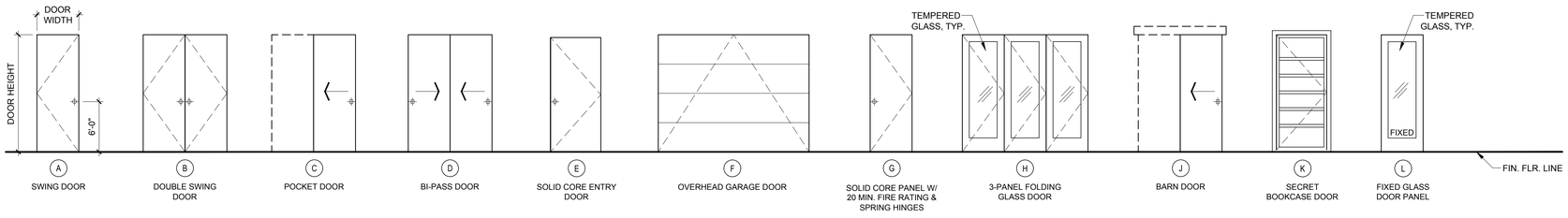
4.) GLAZING INDOORS AND/OR WITHIN 24" OF A DOOR TO BE TEMPERED. SEE EXTERIOR ELEVATION FOR TEMP. GLASS LOCATION & EGRESS WINDOWS.

5.) 2018 WSEC & VIAQ RESIDENTIAL PRESCRIPTIVE OPTION 3 ADOPTED. GLAZING AREA INDICATED UNLIMITED. SEE ENERGY NOTE ON SHEET T1.0 FOR DETAILS.

6.) ALL NEW FENESTRATION ARE TO BE NFRC CERTIFIED.

7.) ALL WINDOW AND DOOR HEADERS ARE TO BE INSULATED WITH A MINIMUM OF R-10 INSULATION.

DOOR TYPES



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DOOR AND WINDOW SCHEDULES

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04/25/2022

PLOT DATE:
9/12/2022

SHEET NUMBER:
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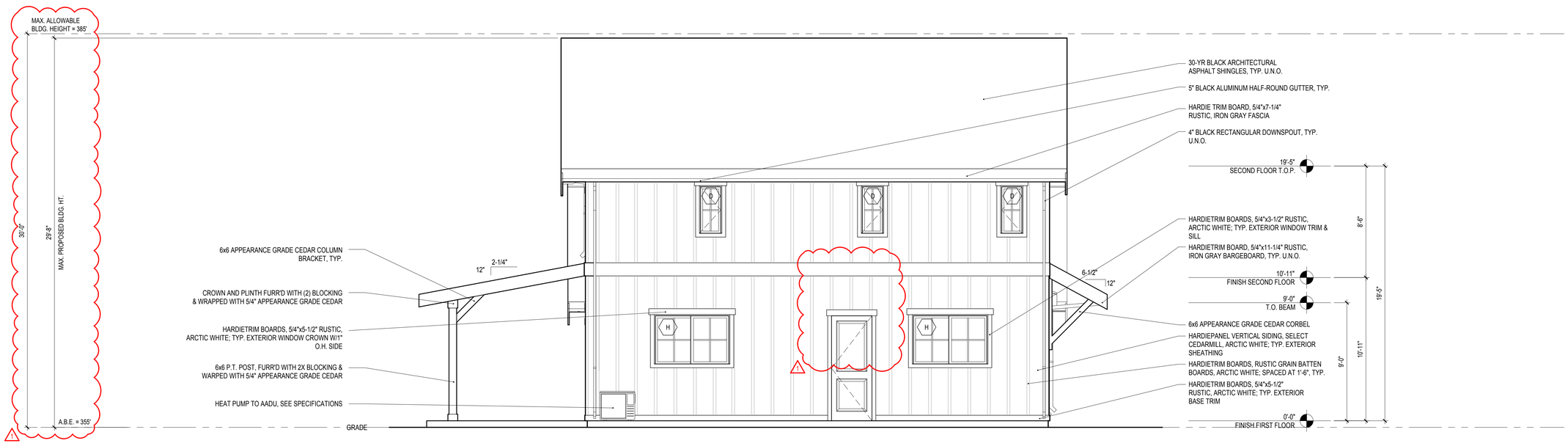
ELEVATION LEGEND

- (T) TEMPERED GLAZING
- (E) EGRESS WINDOW
- REPAIR AREA AT EX. WALL OPENING AND INFILL TO MATCH EXISTING

MAX. ALLOWABLE BLDG. HEIGHT = 385'

1 NORTH ELEVATION

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



2 EAST ELEVATION

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

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EXTERIOR ELEVATIONS

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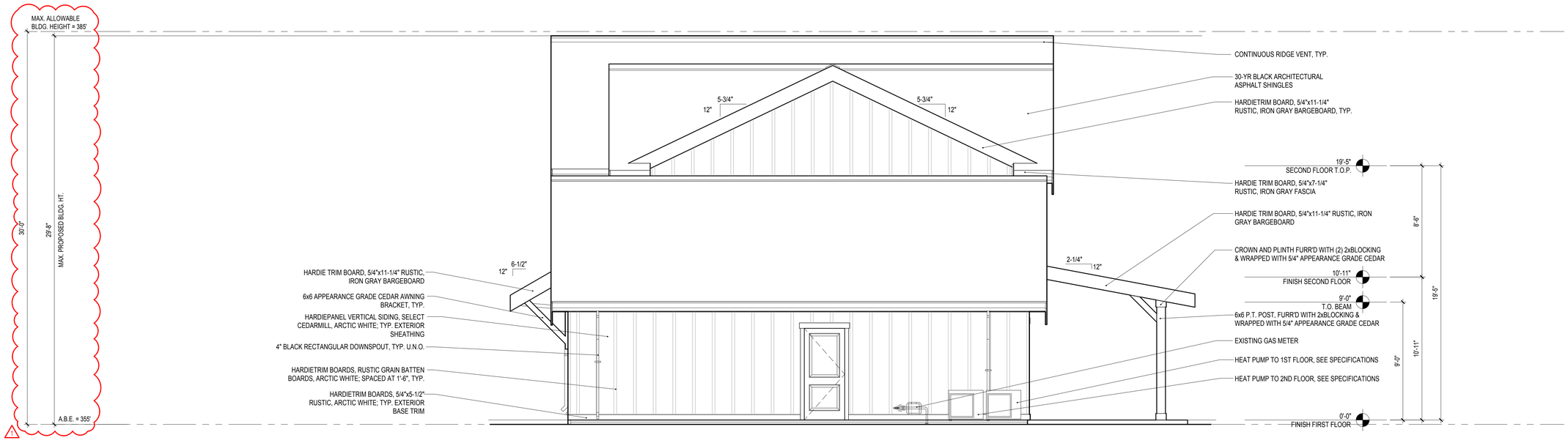
ELEVATION LEGEND

- (T) TEMPERED GLAZING
- (E) EGRESS WINDOW

3 SOUTH ELEVATION

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

REPAIR AREA AT EX. WALL OPENING AND INFILL TO MATCH EXISTING



4 WEST ELEVATION

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

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EXTERIOR ELEVATIONS

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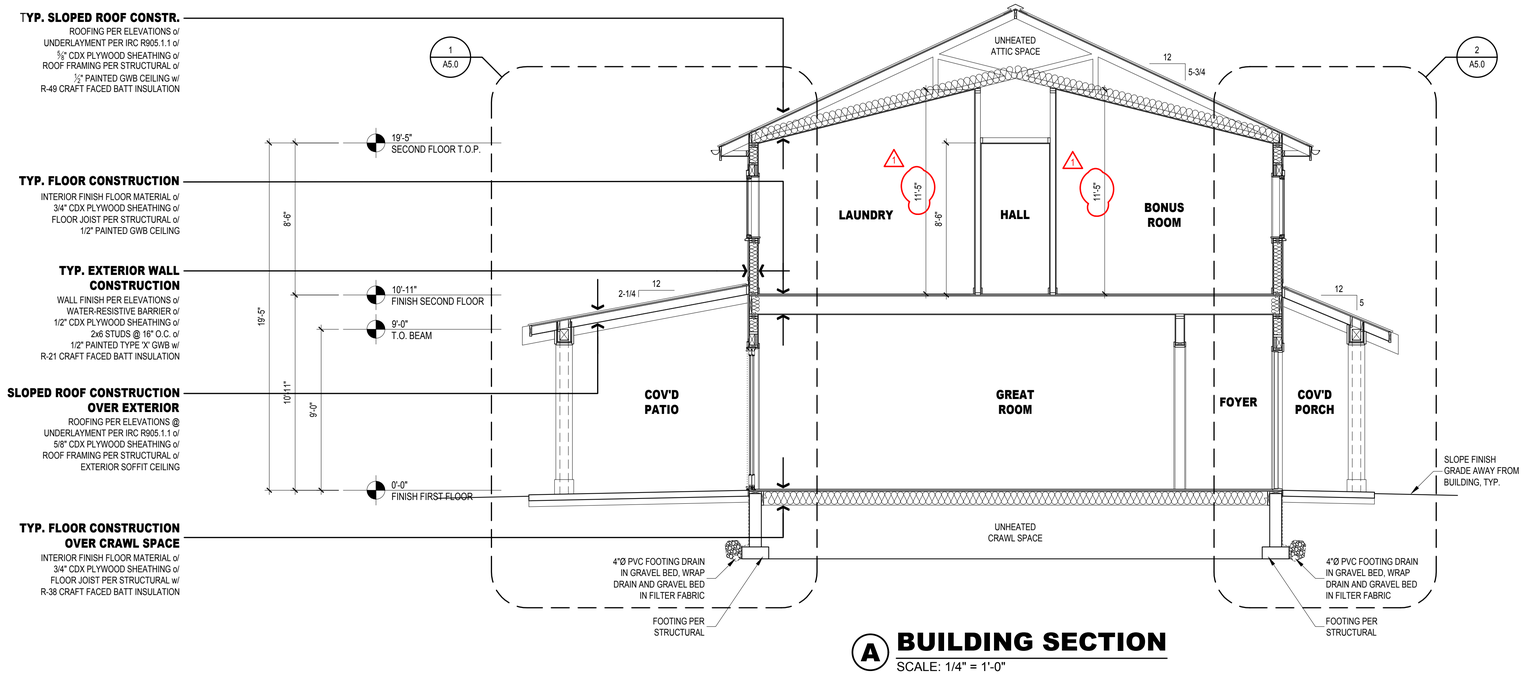
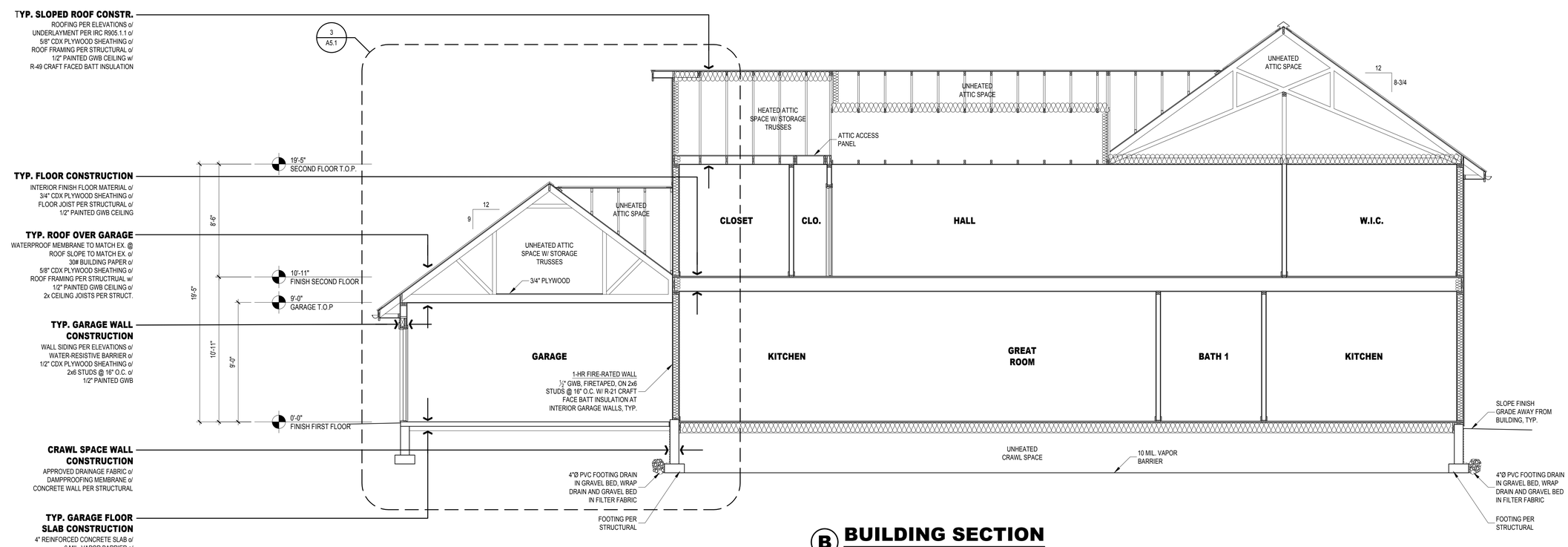


A BUILDING SECTION

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



B BUILDING SECTION

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

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BUILDING SECTIONS

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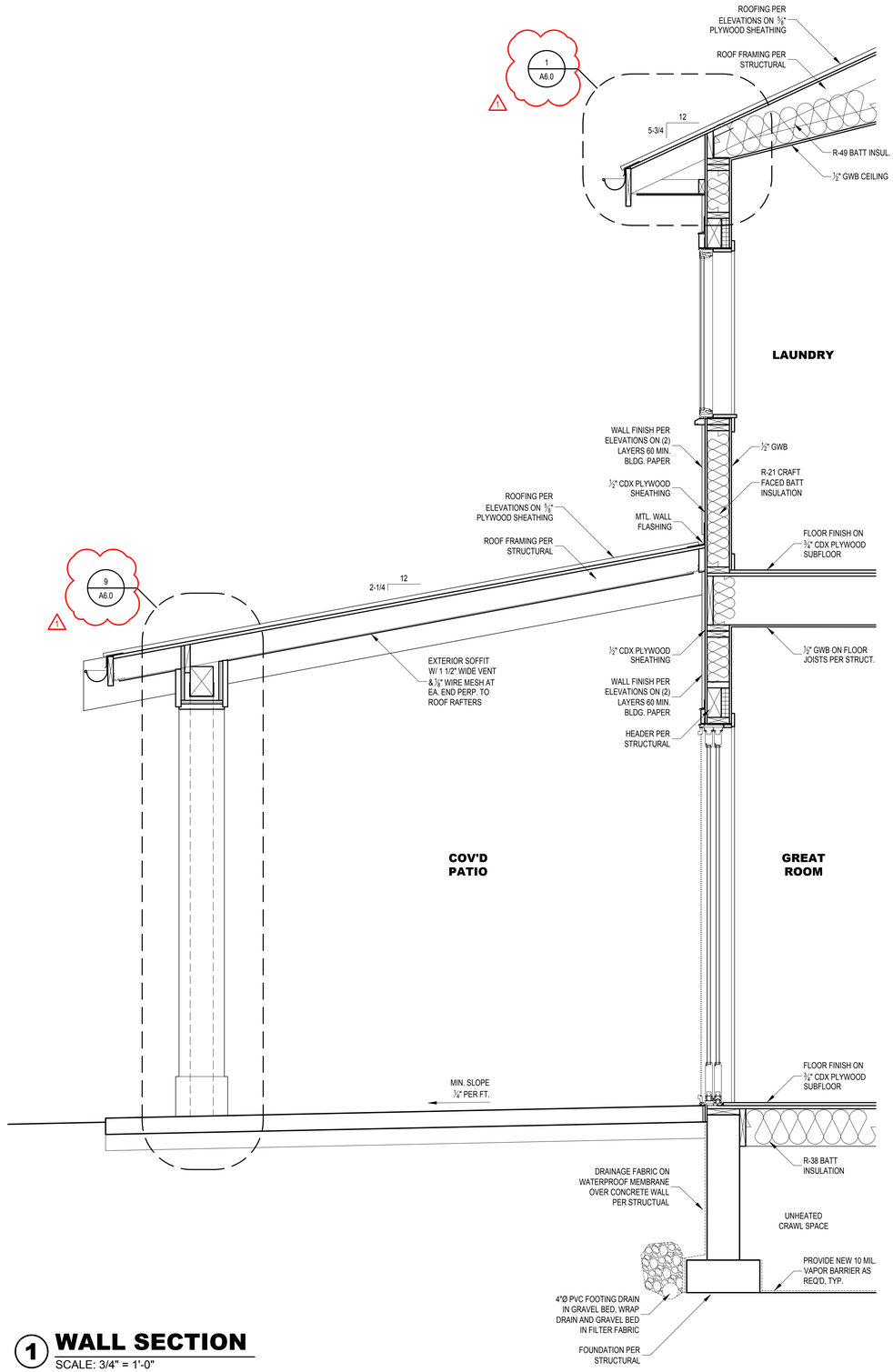
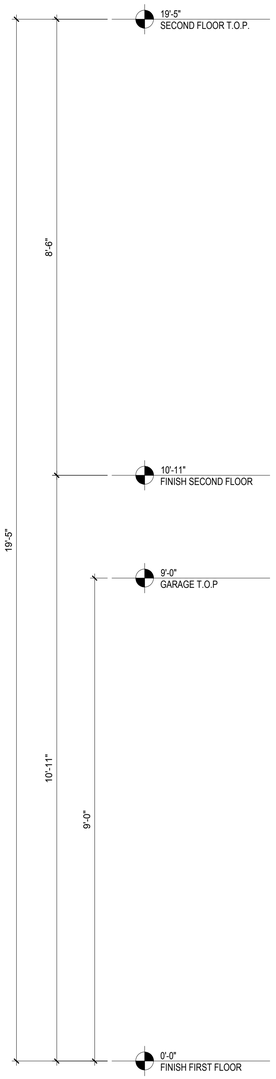
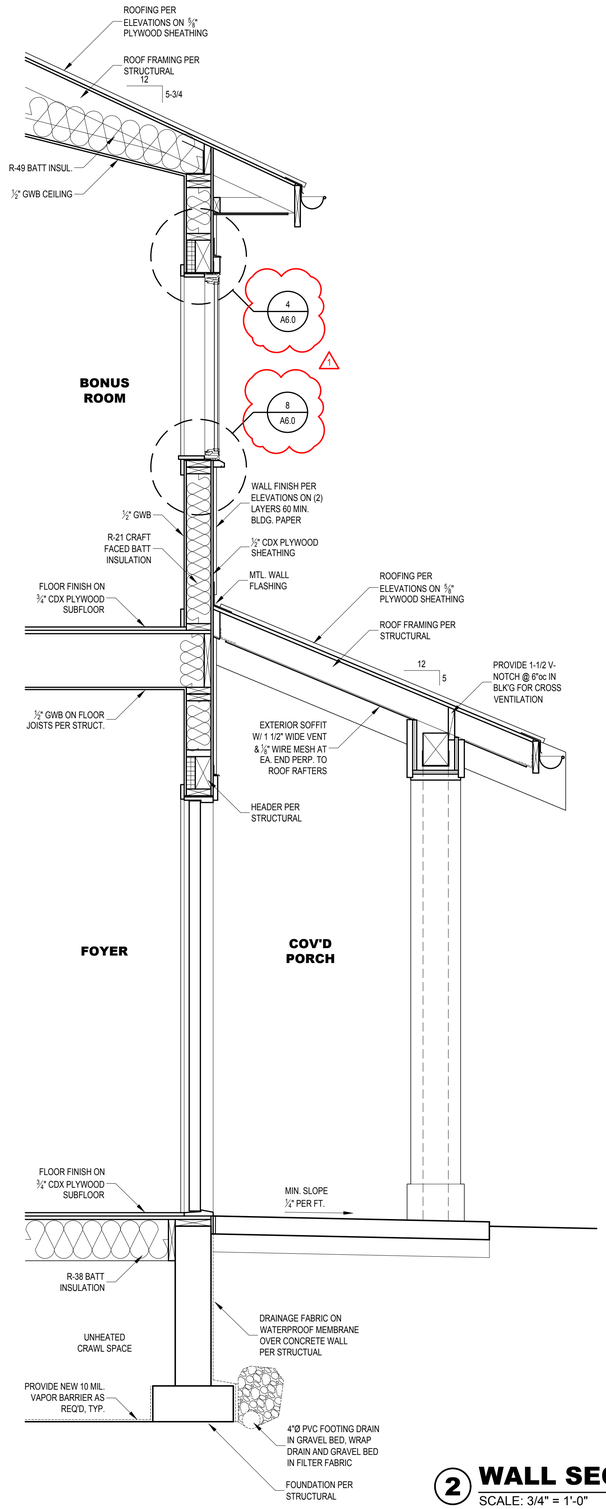
A4.0



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





2 WALL SECTION
SCALE: 3/4" = 1'-0"

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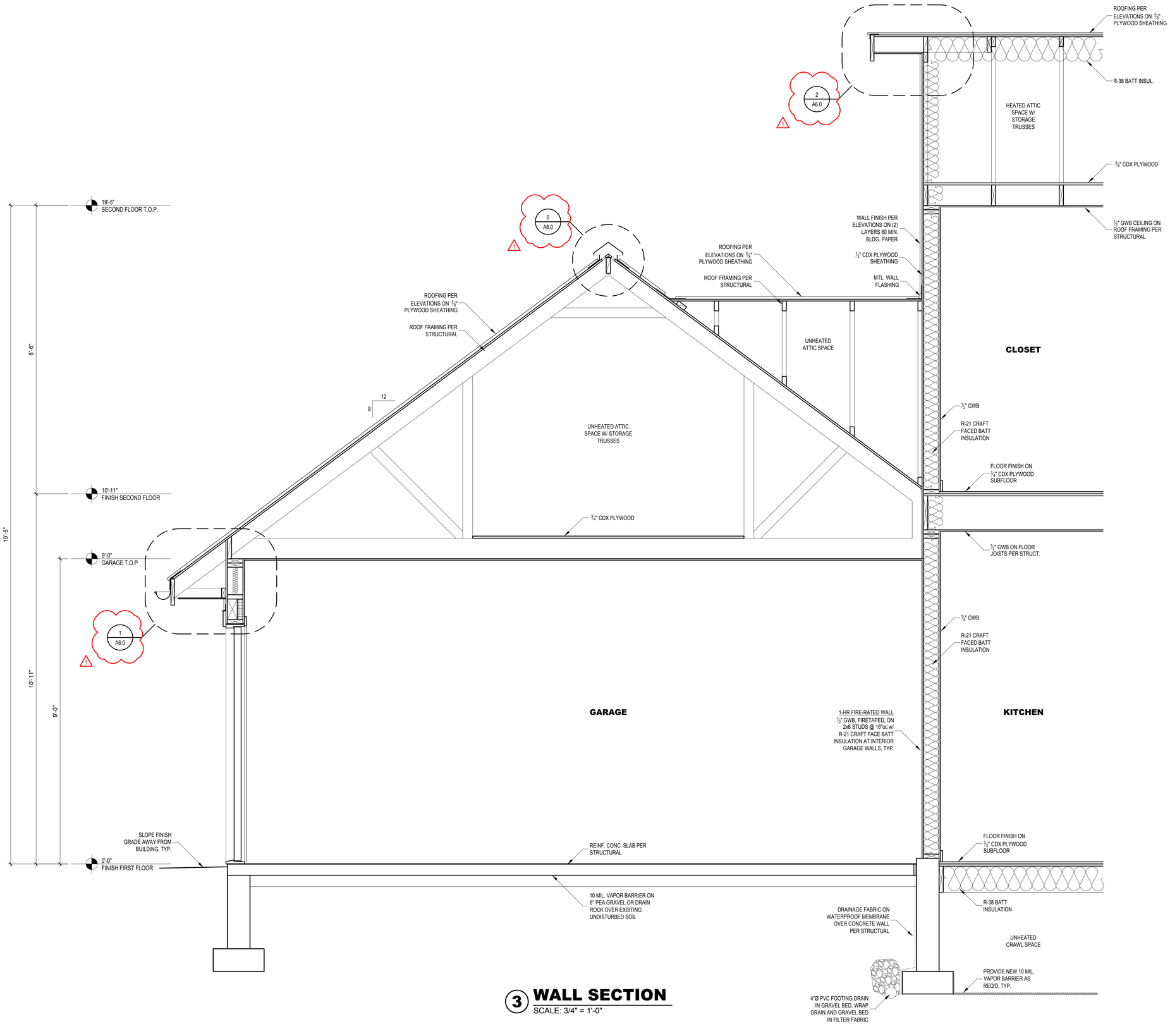

3 WALL SECTION

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

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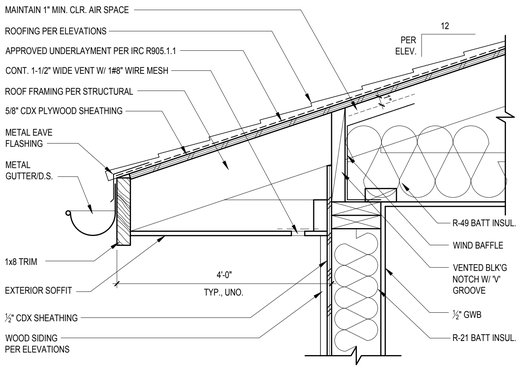
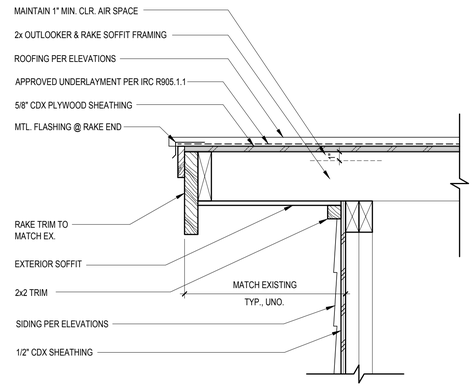
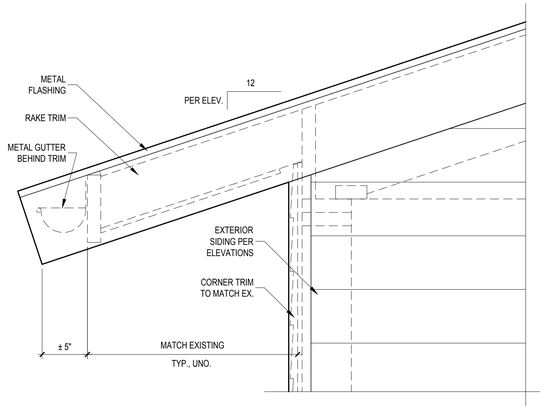


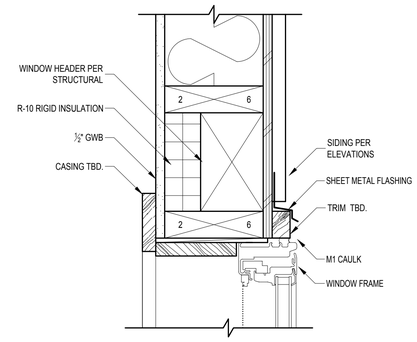
1 TYPICAL ROOF EAVE DETAIL
SCALE: 1 1/2" = 1'-0"



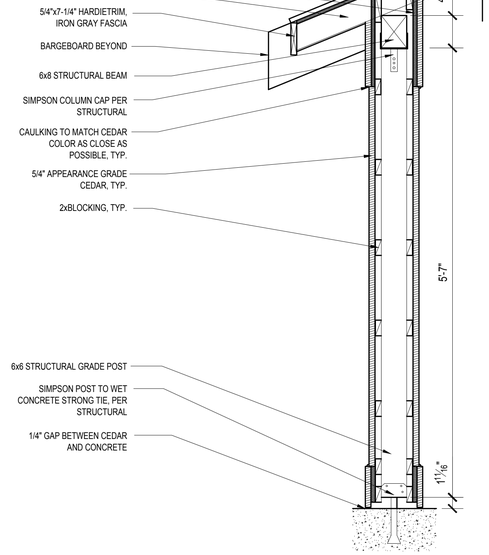
2 TYPICAL ROOF RAKE DETAIL
SCALE: 1 1/2" = 1'-0"



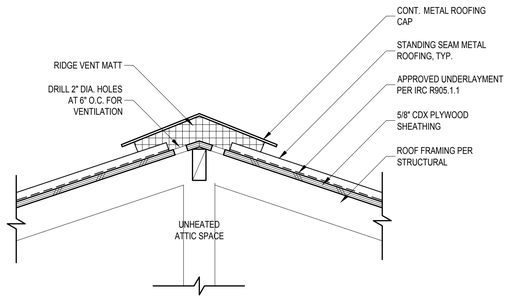
3 TYPICAL ELEVATION AT ROOF RAKE
SCALE: 1 1/2" = 1'-0"



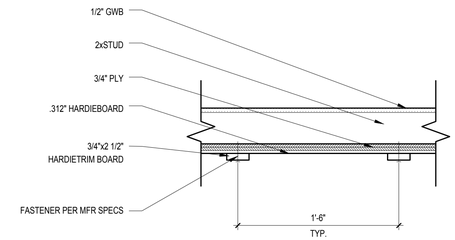
4 TYPICAL WINDOW HEAD DETAIL
SCALE: 3" = 1'-0" SIM. AT JAMB



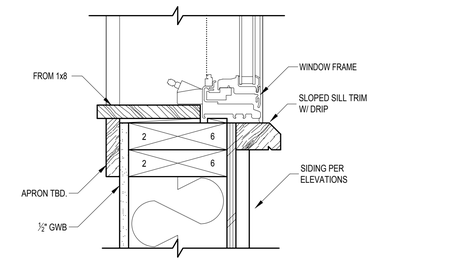
9 TYPICAL COLUMN SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



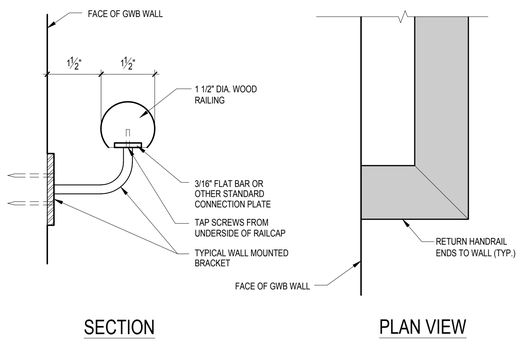
6 TYPICAL ROOF RIDGE VENT DETAIL
SCALE: 1 1/2" = 1'-0"



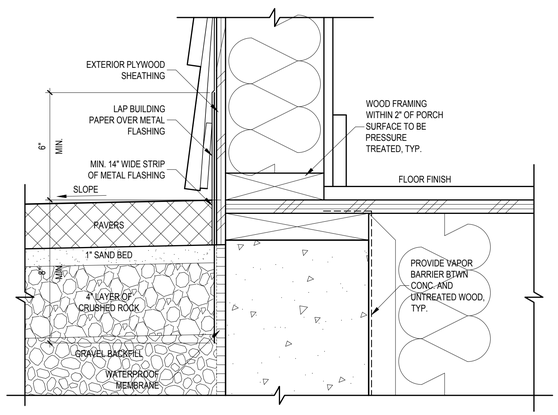
7 BOARD AND BATTEN DETAIL
SCALE: 1 1/2" = 1'-0"



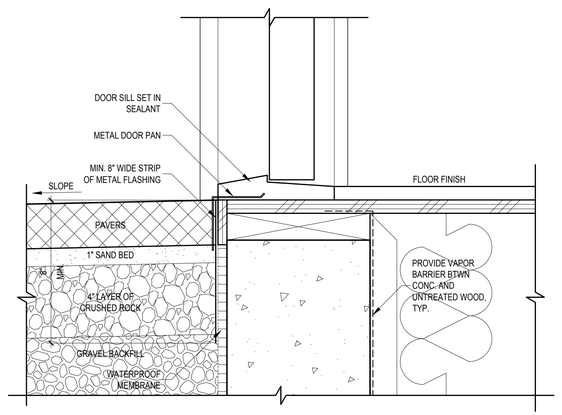
8 TYPICAL WINDOW SILL DETAIL
SCALE: 3" = 1'-0"



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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ARCHITECTURAL DETAILS

REVISIONS:
1 09-12-22 PERMIT RESPONSE
2
3
4
5
6

PERMIT SUBMISSION DATE: 04/25/2022

PLOT DATE: 9/12/2022

SHEET NUMBER:

A6.0

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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 1.0, 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
Microllam 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 preservated-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 designprofessional 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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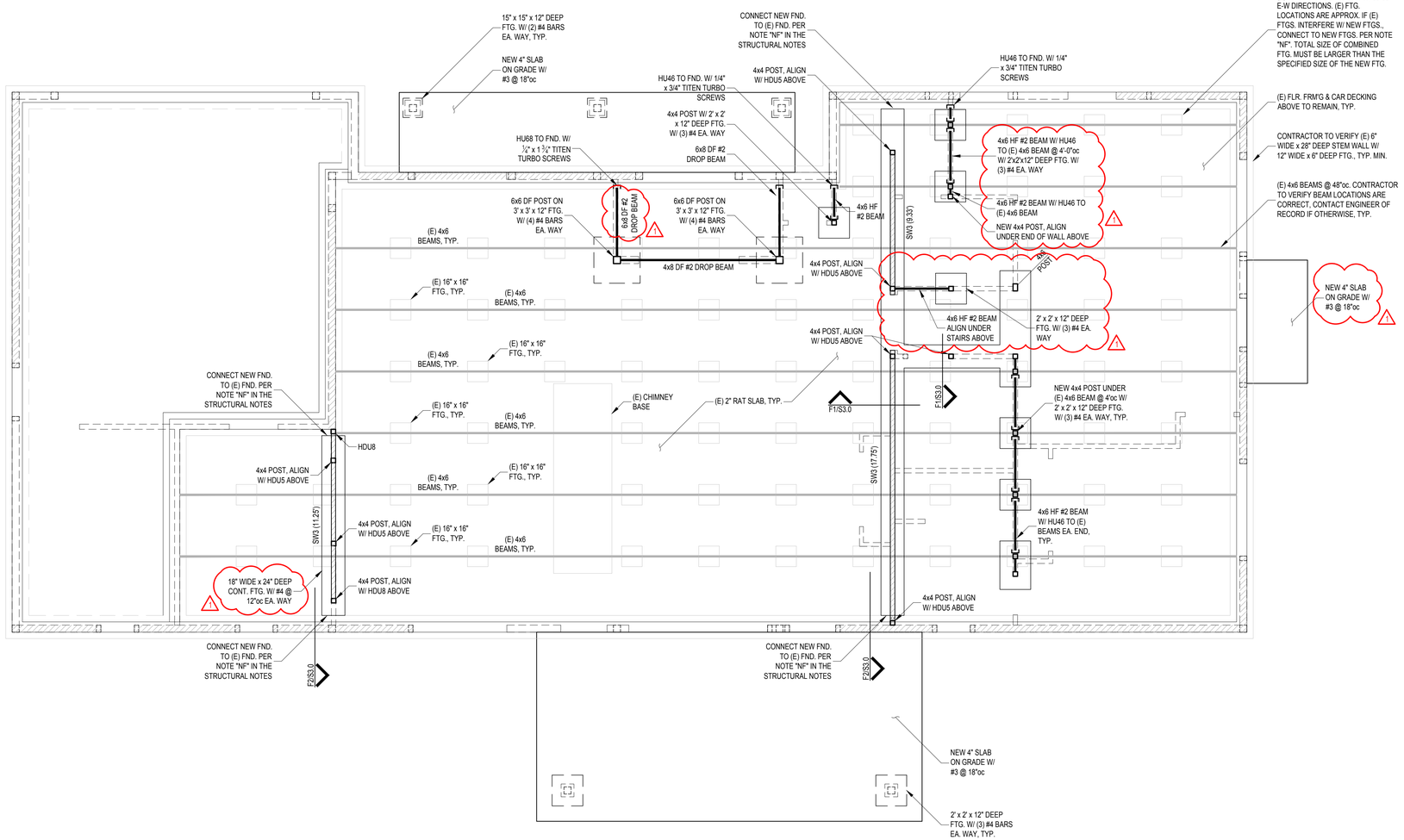
GENERAL STRUCTURAL NOTES

REVISIONS:
△ 09-09-22 PERMIT RESPONSE

PERMIT SUBMISSION DATE:
04/25/2022

PLOT DATE:
9/4/2022

SHEET NUMBER:
S1.0



FOUNDATION AND MAIN FLOOR FRAMING PLAN

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

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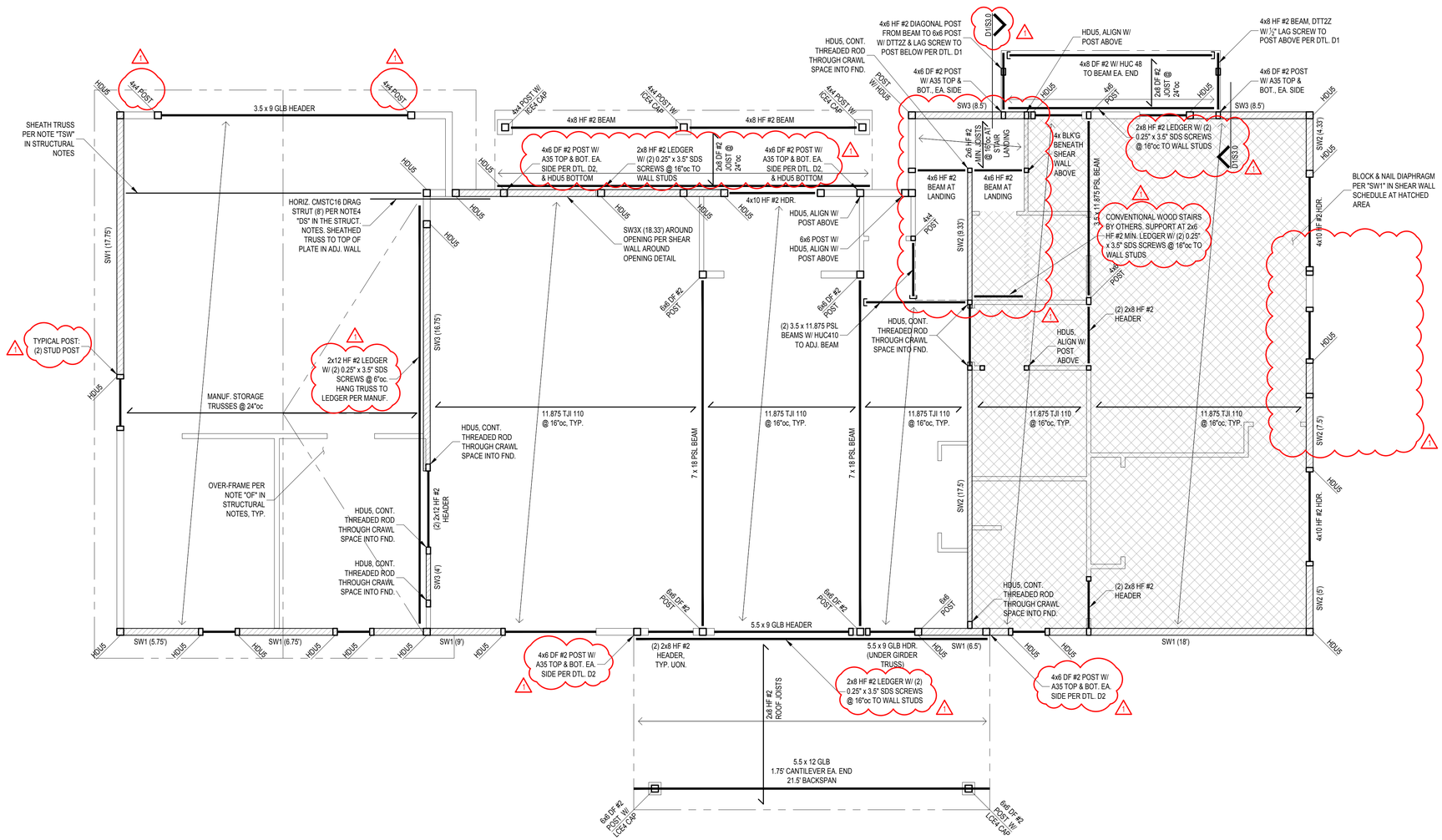
FOUNDATION AND MAIN FLOOR FRAMING PLAN

REVISIONS:
1 09-09-22 PERMIT RESPONSE

PERMIT SUBMISSION DATE:
04/25/2022

PLOT DATE:
9/7/2022

SHEET NUMBER:
S2.0



UPPER FLOOR AND LOWER ROOF FRAMING PLAN

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

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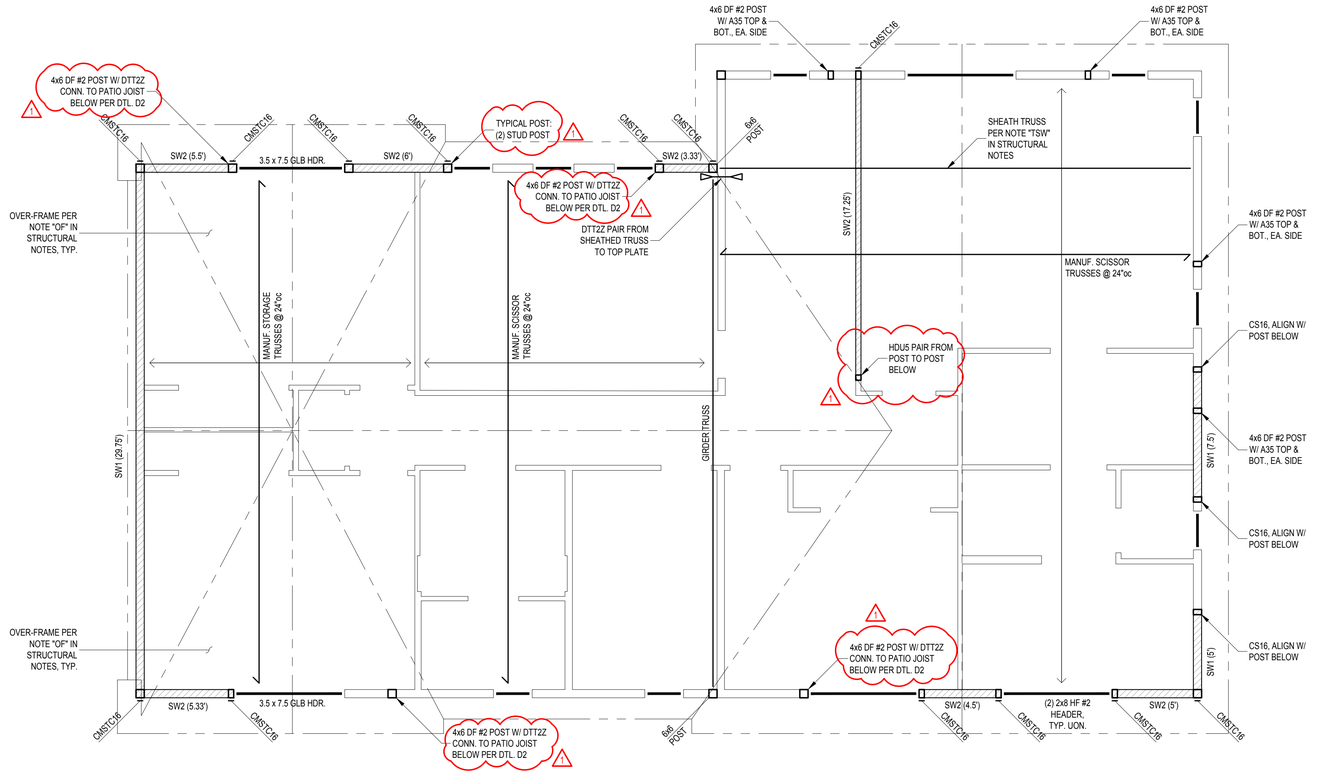
UPPER FLOOR & LOWER ROOF FRAMING PLAN

REVISIONS:
1 09-12-22 PERMIT RESPONSE

PERMIT SUBMISSION DATE:
04/25/2022

PLOT DATE:
9/12/2022

SHEET NUMBER:
S2.1



UPPER ROOF FRAMING PLAN

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

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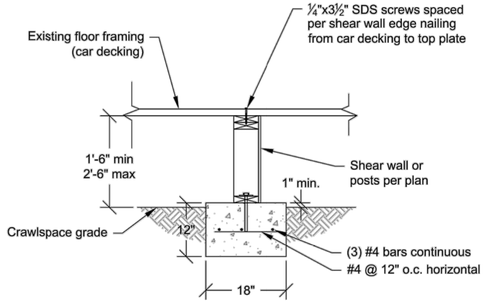
UPPER ROOF FRAMING PLAN

REVISIONS:
1 08-09-22 PERMIT RESPONSE

PERMIT SUBMISSION DATE:
04/25/2022

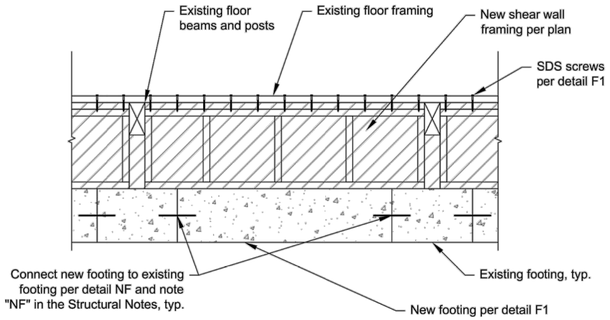
PLOT DATE:
9/4/2022

SHEET NUMBER:
S2.2



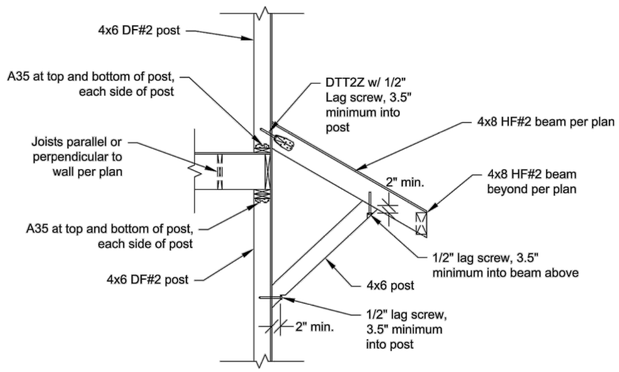
F1 Interior Footing Crawl Space Detail

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



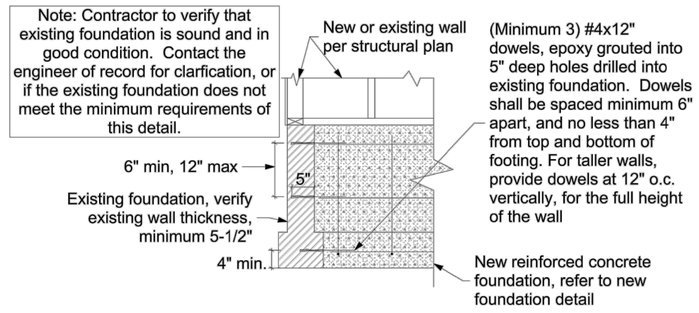
F2 New Grade Beam @ Existing Crawl Space Footing Detail

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



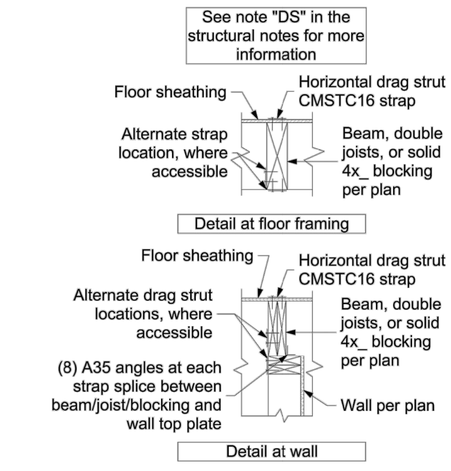
D1 Awning Beam Connection Detail

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



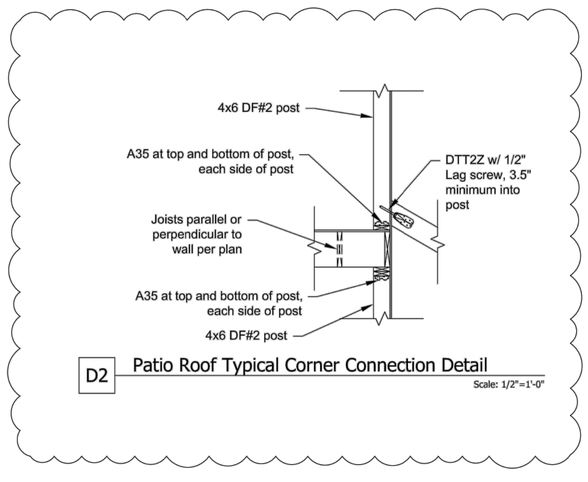
NF New Foundation to Existing Detail

3/4" = 1'-0"



Drag Strut Typical Detail

1" = 1'-0"



D2 Patio Roof Typical Corner Connection Detail

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

SHEAR WALL SCHEDULE

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

Type	Material	Edge Nailing	Field Nailing	A.B. Size/Spacing	Plate Nailing	Plates	A35 Spacing	Shear Capacity
SW0	15/32" WSP one side, unblocked	8d @ 6"	8d @ 12"	1/2"Ø @ 72"	(2) 16d @ 12"	2x_	24"	100 plf
SW1	15/32" WSP one side	8d @ 6"	8d @ 12"	1/2"Ø @ 48"	(2) 16d @ 9"	2x_	24"	230 plf
SW2	15/32" WSP one side	8d @ 4"	8d @ 12"	1/2"Ø @ 32"	(2) 16d @ 6"	2x_	16"	350 plf
SW3	15/32" WSP one side	10d @ 3"	10d @ 12"	5/8"Ø @ 24"	(2) 16d @ 4"	3x_	12"	550 plf
SW3X	15/32" WSP one side	10d @ 2"	10d @ 12"	5/8"Ø @ 24"	5/8"Ø x 8" Lag @ 24"	3x_	9"	710 plf

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. At lower levels, apply to the bottom of the wall only.
- 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 substited 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.)

Type	Material	Edge Nailing	Field Nailing	Edge Blocking	Remarks
Roof	15/32" CDX 24/0	8d @ 6" o.c.	8d @ 12" o.c.	no	Minimum Standard
Floor	23/32" CDX 48/24	8d @ 6" o.c.	8d @ 12" o.c.	no	Minimum Standard

- "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.

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STRUCTURAL DETAILS

REVISIONS:
1 08-09-22 PERMIT RESPONSE

PERMIT SUBMISSION DATE:
04/25/2022

PLOT DATE:
9/4/2022

SHEET NUMBER:
S3.0

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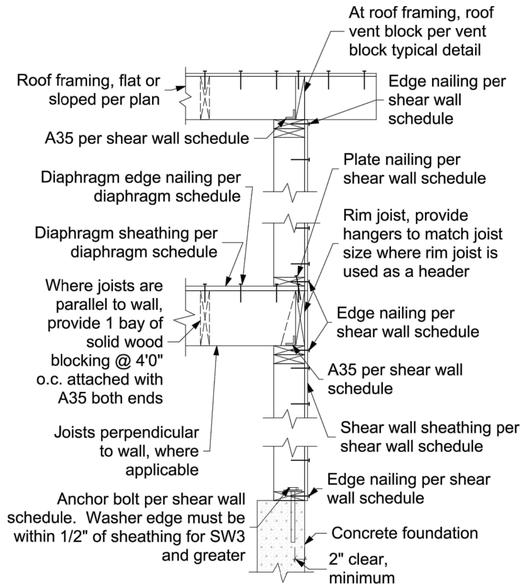
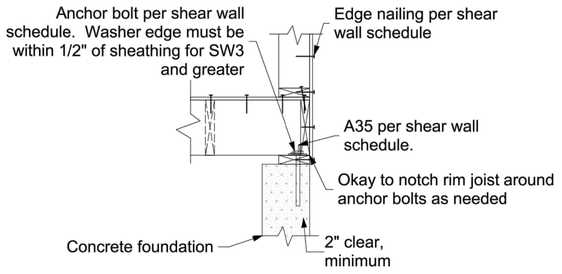
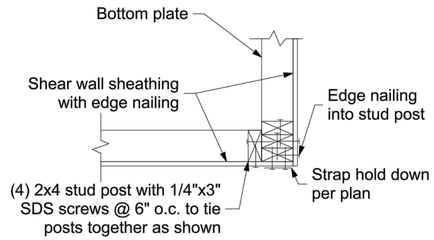


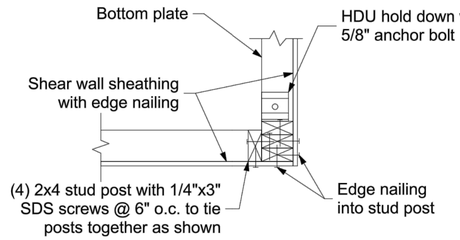


Alternate Condition

Exterior Shear Wall Framing Typical Detail
1" = 1'-0"

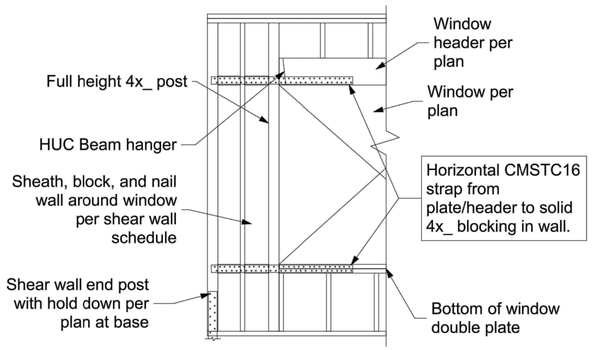


Strap Hold Down Configuration

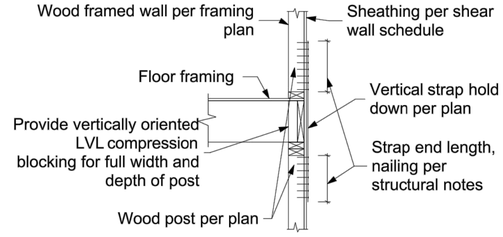


HDU Configuration

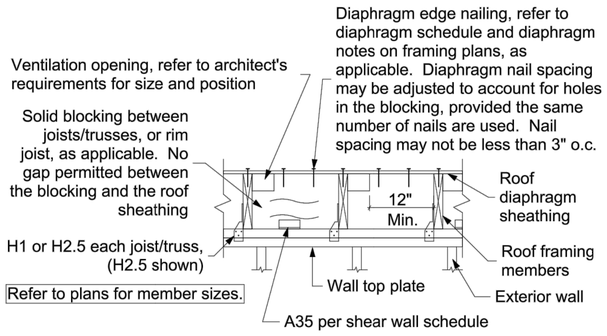
Corner Hold Down Detail
1 1/2"= 1'-0"



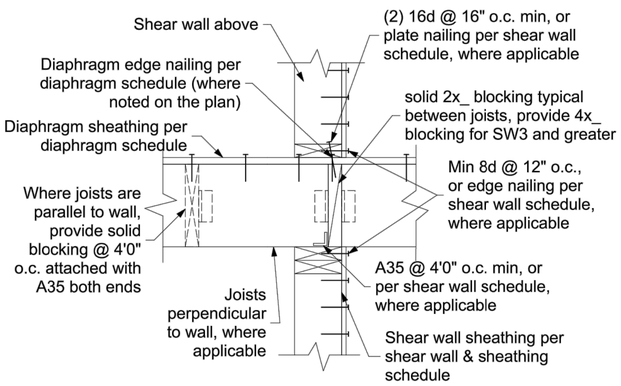
Shear Wall At Opening Detail
1/2" = 1'-0"



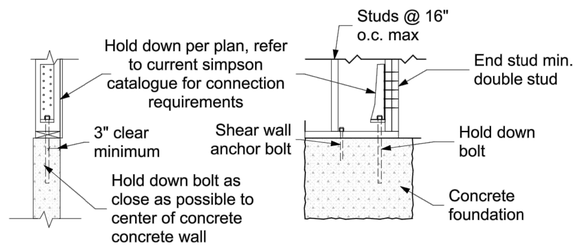
Strap Hold Down Detail
3/4" = 1'-0"



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"

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STRUCTURAL DETAILS

REVISIONS:

PERMIT INTAKE DATE:
00/00/2022

PLOT DATE:
4/20/2022

SHEET NUMBER:
S3.1

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 1.0, 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
Microllam 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 preservated-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 designprofessional 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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GENERAL STRUCTURAL NOTES

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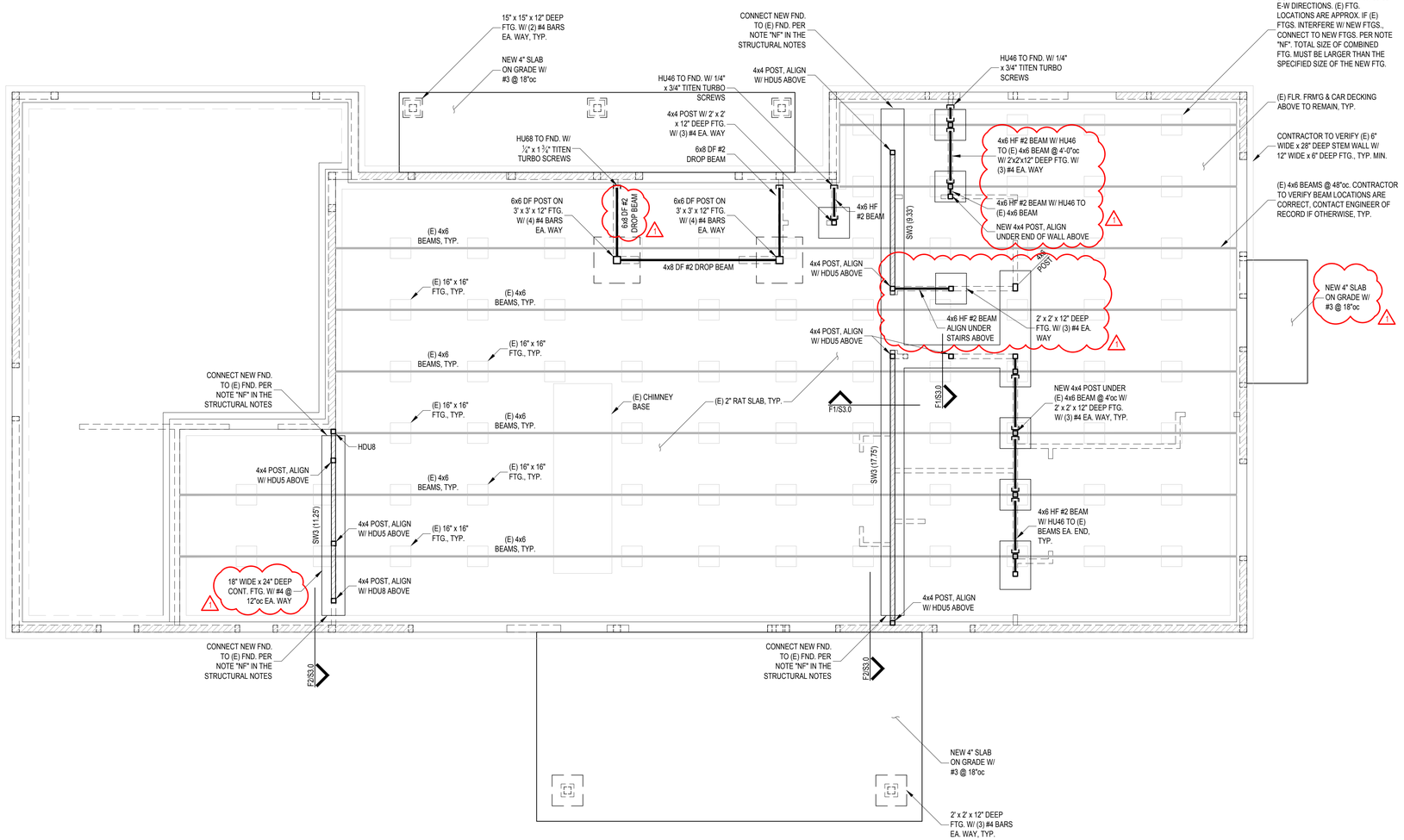

FOUNDATION AND MAIN FLOOR FRAMING PLAN

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

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FOUNDATION AND MAIN FLOOR FRAMING PLAN

REVISIONS:
1 09-09-22 PERMIT RESPONSE

PERMIT SUBMISSION DATE:
04/25/2022

PLOT DATE:
9/7/2022

SHEET NUMBER:
S2.0

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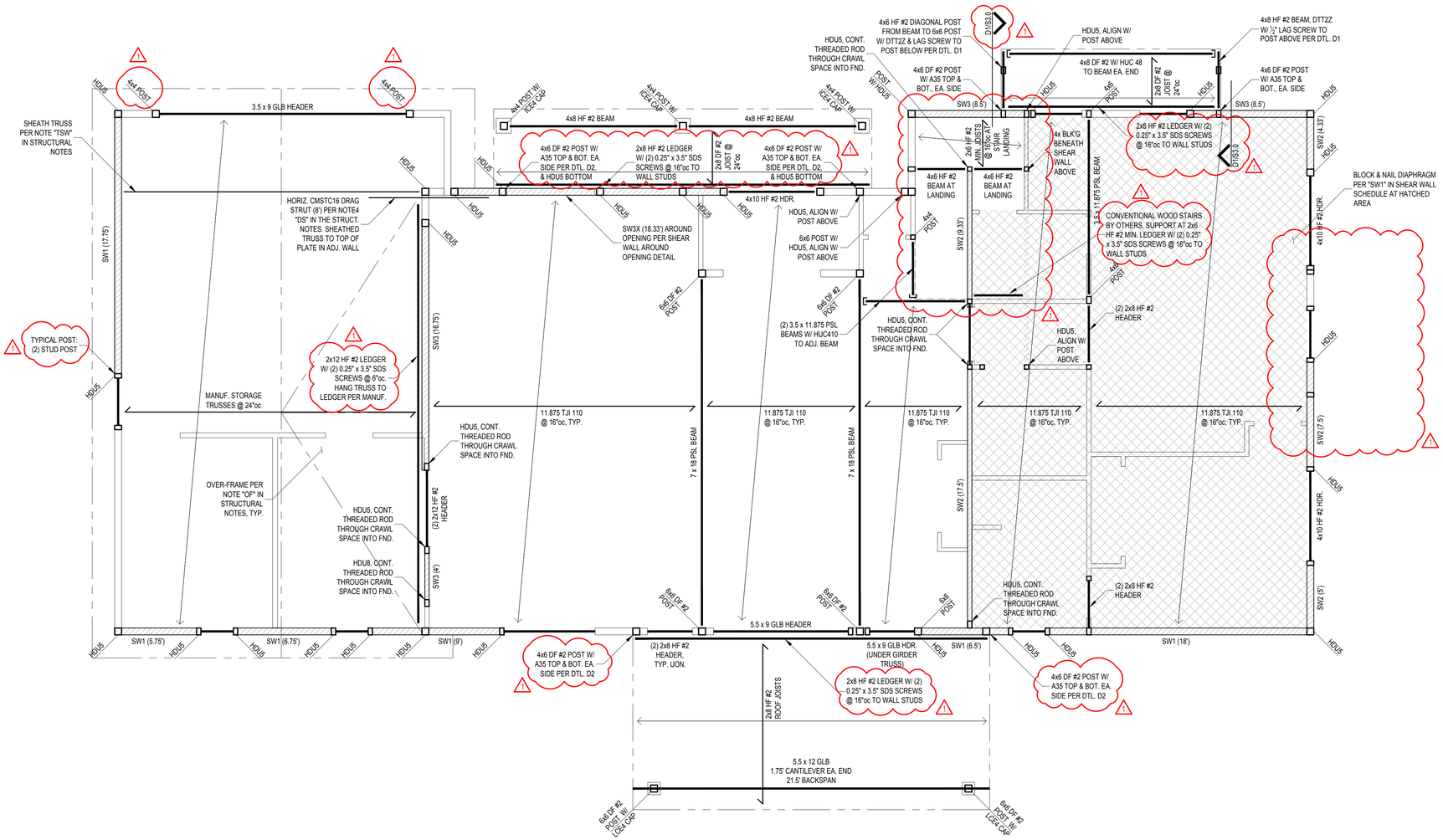

UPPER FLOOR AND LOWER ROOF FRAMING PLAN

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

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UPPER FLOOR & LOWER ROOF FRAMING PLAN

REVISIONS:
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PLOT DATE:
9/12/2022

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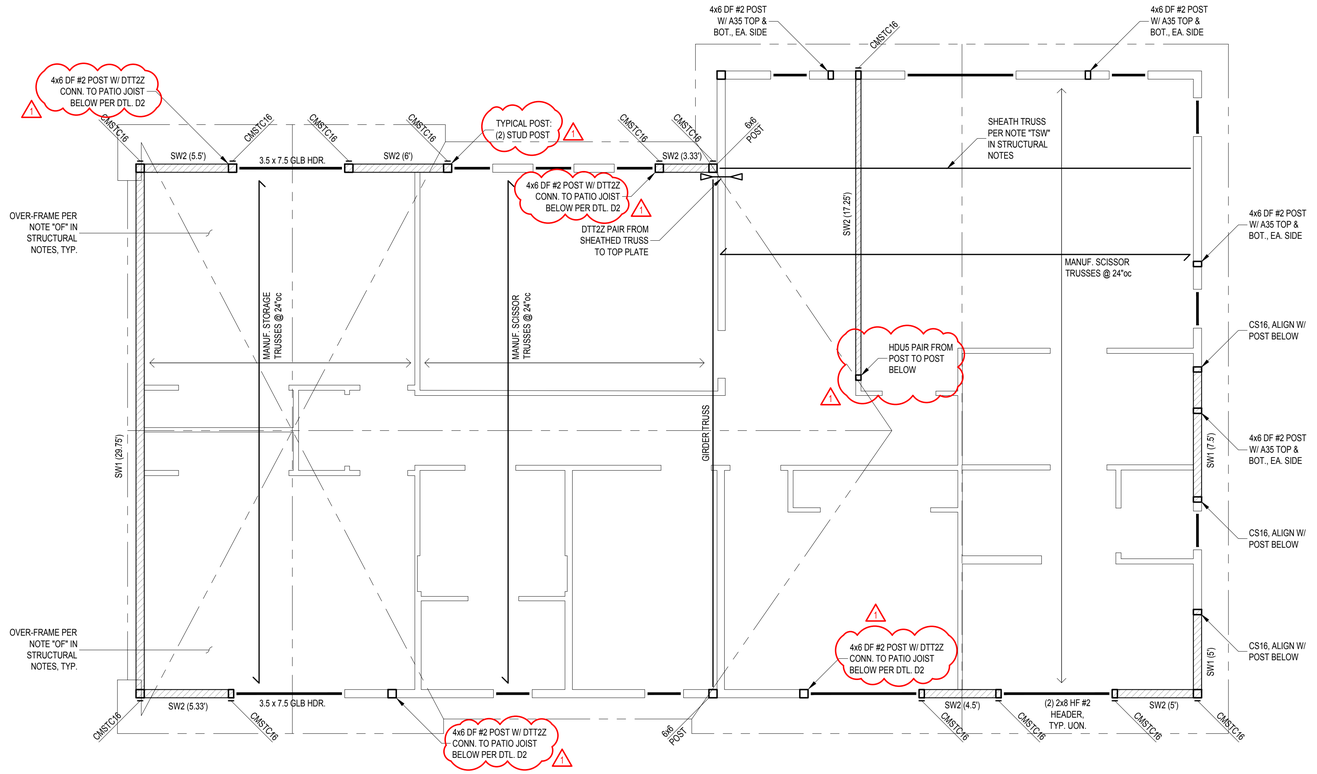

UPPER ROOF FRAMING PLAN

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

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UPPER ROOF FRAMING PLAN

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PLOT DATE:
3/4/2022

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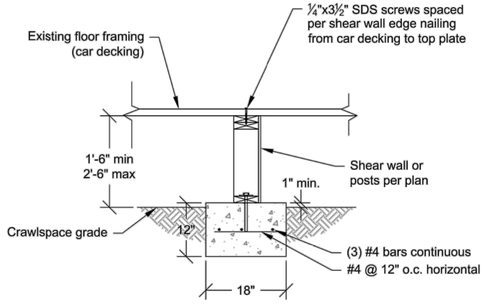
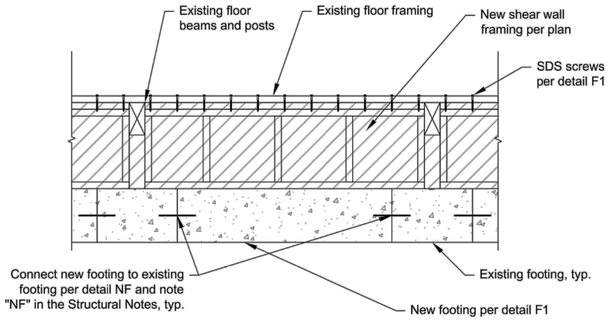


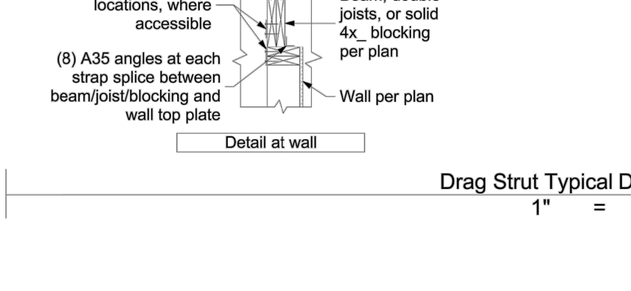
F1 Interior Footing Crawl Space Detail

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



F2 New Grade Beam @ Existing Crawl Space Footing Detail

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

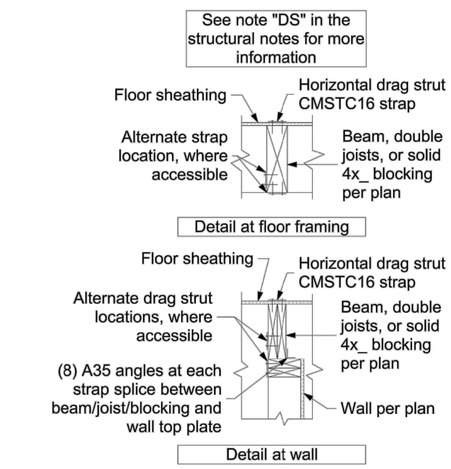


D1 Awning Beam Connection Detail

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

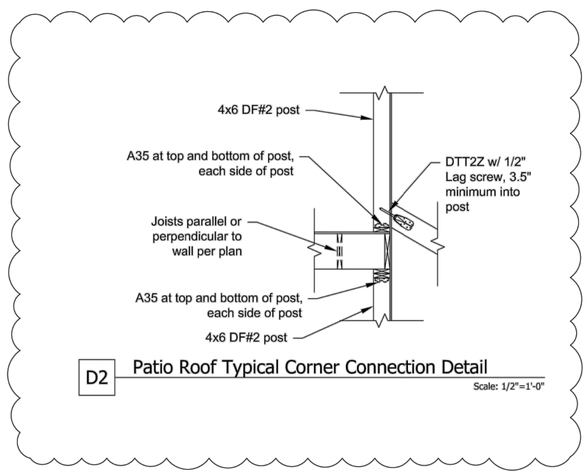
NF New Foundation to Existing Detail

3/4" = 1'-0"



Drag Strut Typical Detail

1" = 1'-0"



D2 Patio Roof Typical Corner Connection Detail

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

SHEAR WALL SCHEDULE

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

Type	Material	Edge Nailing	Field Nailing	A.B. Size/Spacing	Plate Nailing	Plates	A35 Spacing	Shear Capacity
SW0	15/32" WSP one side, unblocked	8d @ 6"	8d @ 12"	1/2"Ø @ 72"	(2) 16d @ 12"	2x_	24"	100 plf
SW1	15/32" WSP one side	8d @ 6"	8d @ 12"	1/2"Ø @ 48"	(2) 16d @ 9"	2x_	24"	230 plf
SW2	15/32" WSP one side	8d @ 4"	8d @ 12"	1/2"Ø @ 32"	(2) 16d @ 6"	2x_	16"	350 plf
SW3	15/32" WSP one side	10d @ 3"	10d @ 12"	5/8"Ø @ 24"	(2) 16d @ 4"	3x_	12"	550 plf
SW3X	15/32" WSP one side	10d @ 2"	10d @ 12"	5/8"Ø @ 24"	5/8"Ø x 8" Lag @ 24"	3x_	9"	710 plf

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. At lower levels, apply to the bottom of the wall only.
- 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 substited 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.)

Type	Material	Edge Nailing	Field Nailing	Edge Blocking	Remarks
Roof	15/32" CDX 24/0	8d @ 6" o.c.	8d @ 12" o.c.	no	Minimum Standard
Floor	23/32" CDX 48/24	8d @ 6" o.c.	8d @ 12" o.c.	no	Minimum Standard

- "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.

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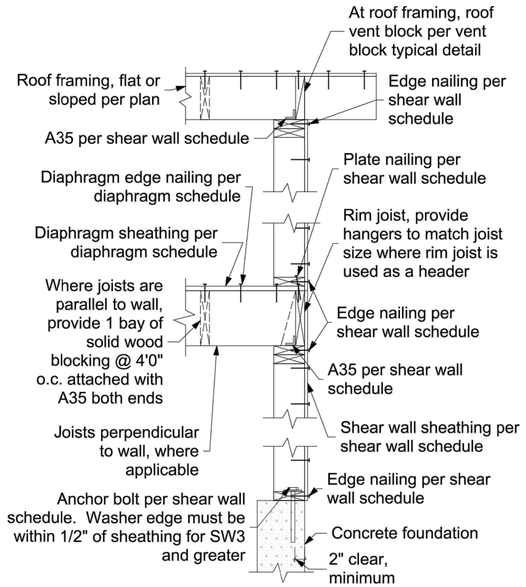
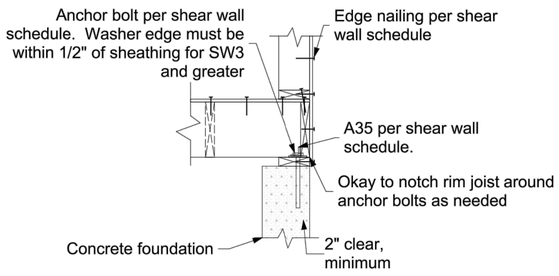
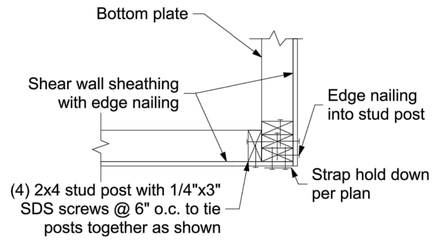


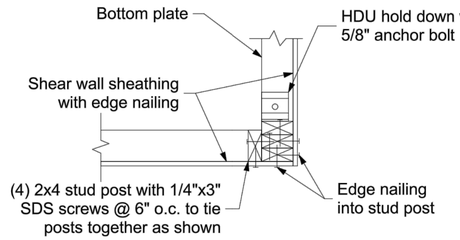


Alternate Condition

Exterior Shear Wall Framing Typical Detail
1" = 1'-0"

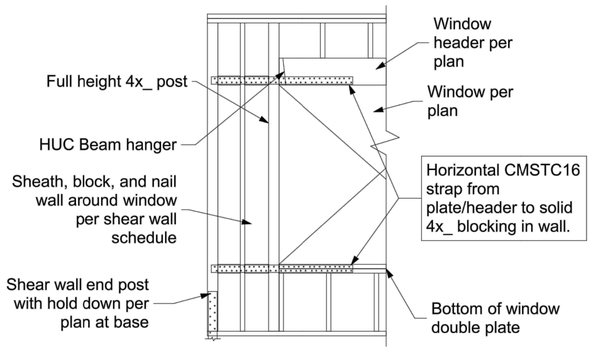


Strap Hold Down Configuration

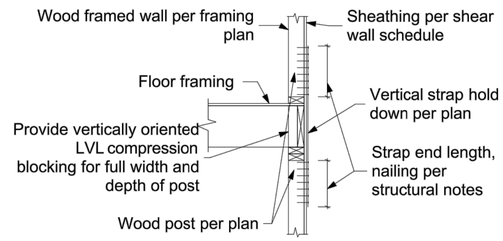


HDU Configuration

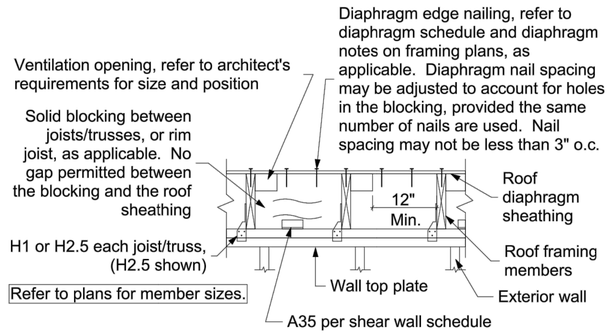
Corner Hold Down Detail
1 1/2"= 1'-0"



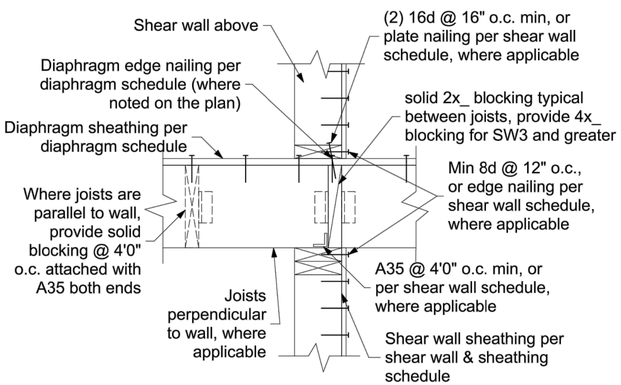
Shear Wall At Opening Detail
1/2" = 1'-0"



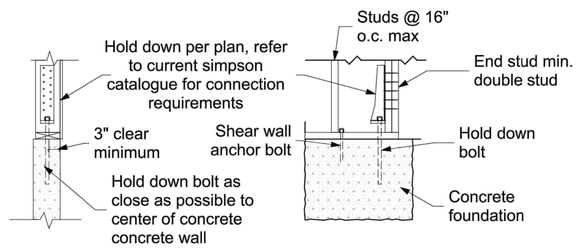
Strap Hold Down Detail
3/4" = 1'-0"



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"

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PERMIT INTAKE DATE:
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