

CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



INSPECTION REQUESTS:

online:



voicemail: (206) 275-7730

NOTE: ALL RECORDS AND DRAWINGS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

CONTACT INFORMATION:

Applicant is to complete the following information.

Applicant Contact information prior to permit issuance: Name, Address, Phone, Email
Applicant Contact information post permit issuance: Name, Address, Phone, Email

REQUIRED SPECIAL INSPECTIONS / STRUCTURAL OBSERVATIONS:

It is the Engineer of Record's responsibility to specify all required Special Inspections or Structural Observation (check items below). The owner is responsible for hiring an approved private Special Inspector for the checked inspections noted below.

STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR): Engineer of Record, Company, Phone, General Conformance to Construction Documents, Other

SOILS / GEOTECHNICAL: Special Inspector, Company, Phone, Erosion control measures, Shoring installation and monitoring, Observe and monitor excavation, Verification of soil bearing, Other

REINFORCED CONCRETE: Special Inspector, Company, Phone, Concrete strength, Reinforcing steel and concrete placement, Shotcrete placement, Other

STRUCTURAL STEEL: Special Inspector, Company, Phone, Fabrication and shop welds, Structural steel erection, field welds and bolting, Other

STRUCTURAL MASONRY: Special Inspector, Company, Phone, Mortar strength, Masonry unit strength, Other

WOOD: Special Inspector / Engineer of Record, Company, Phone, Lateral resisting system construction, High strength diaphragm construction, Other

OTHER SPECIAL INSPECTIONS: Special Inspector, Company, Phone, Epoxy grout installations, Expansion anchor installations, Other post installed anchors, Alternative construction methods, Alternative construction materials, Other

DEFERRED SUBMITTALS:

The Applicant is required to select all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction.

Connector plate wood trusses, Metal joist / metal trusses, Premanufactured structures (stairs, etc.), Precast concrete elements, Other, Post tension layout, Exterior cladding, Window wall / curtain wall construction, Other

ENERGY CODE COMPLIANCE INFORMATION:

Indicate where the following information is located in the drawing set. Alternatively, incorporate or include the Residential Energy Code Prescriptive Compliance (RECPC) Form into the drawing set.

Building envelope, Whole house ventilation, Energy Credit Information, RECPC Form Information, Air Leakage Testing, Duct Leakage Testing, Postconstruction Test, Rough-in Test

TO BE COMPLETED BY DSG

PROJECT ALERTS: Construction of the project shall be from approved plans only. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island. Approved plans must be kept on site and maintained in good condition.

TREE PROTECTION REQUIREMENTS: Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and must remain in place throughout the project.

FIRE PROTECTION REQUIREMENTS: Separate Permits are required for ALL fire protection systems. Fire Sprinkler, Monitored Household Fire Alarm per NFPA 72, Monitored Sprinkler, Water Flow Alarm, Other

WATER SUPPLY REQUIREMENTS: Fire sprinkler design calculations must be provided prior to determining water supply system requirements. Water Supply system upgrade required, City Installation, Applicant Installation, Required Service Line Size, Required Supply Line Size, Required Meter Size

DRAINAGE REQUIREMENTS: On site detention system required, On site infiltration system required, As-built Utility drawings required, Full Size drawings required, Direct discharge into the lake, No Storm Water permit required, Connection to public storm drainage conveyance system req'd, Other

SIDE SEWER REQUIREMENTS: Side sewer requires a backflow preventer when connecting to the lake line or when the elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim or when side sewer is shared with one or more properties. Video tape of existing sewer required (see standard details), New connection, Connect to existing, Disconnect permit required, Reconnect permit required, Other

APPROVED CODE ALTERNATIVES: Code alternatives must be inspected. Refer to the Inspection Checklist. CA1, CA2

SURVEY REQUIREMENTS (The following survey information must be submitted when checked): Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation inspection. A property survey may be required to verify setbacks and in some cases buildings must be surveyed onto the lot. The City reserves the right to request an impervious area survey at any time prior to issuance of Certificate of Occupancy.

MAXIMUM 40 PERCENT ALTERATION INSPECTION: A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered. Contact the Building Inspector at (206) 275-7730. Civil / Drainage, LUP / Setback requirements

GEOTECHNICAL INFORMATION: Land clearing, grading, filling and foundation work within geologic hazard areas is NOT PERMITTED between October 1 and April 1 without an approved Seasonal Development Limitation Waiver.

Geotechnical Report provided. All construction must comply with the recommendations of the Geotechnical Report. A copy of report and other geotechnical information must be kept on site at all times.

SEASONAL DEVELOPMENT LIMITATION RESTRICTION: Applies (Geologic Hazard area). Grading not permitted between October 1 through April 1. Waiver approved. Grading and excavation permitted subject to all conditions noted in Seasonal Development Limitation Waiver Permit.

Permit number, Approved by, Date

TO BE COMPLETED BY DSG

TO BE COMPLETED BY DSG

REQUIRED CONSTRUCTION INSPECTIONS: It is the applicant's responsibility to contact DSG to schedule ALL inspections appropriate for the project. Request inspections online at www.MyBuildingPermit.com or by calling the Inspection Hotline at (206) 275-7730. Allow at least 24 hours (48 hours for Reinforcing steel) in advance of desired inspection. Be specific as to type of inspection.

TO BE COMPLETED BY DSG

Final Inspection: Tree Restoration, Final Inspection: Fire protection, including (but not limited to): Sprinkler, Access Road, Fire Code Alternatives (see below), FCA1, FCA2, FCA3, FCA4, Final Inspection: Water supply protection, including (but not limited to): backflow devices for: Waterfront property, Well water on property, Fire / lawn sprinkler, Boiler, Final Inspection: Site and utility: includes landscape, utilities and ROW. Site restoration complete and as-built drawings ready for submittal. Final Inspection: Building, including electrical / mechanical / plumbing. If applicable, provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and exterior wall cladding inspectors (EIFS).

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO): Applicant option. Additional fees will be required and must be approved prior to occupancy. TCO requires tree plantings be completed.

Approved, Start Date, End Date

ADDITIONAL REQUIRED CITY INSPECTIONS: Call the appropriate contact to arrange the inspection. Required Inspection(s), Contact, Phone, Scheduling

IMPACT FEES: If applicable. Impact fees apply and are due prior to Final Inspection or on Date, whichever occurs first. PLAN REVIEW APPROVALS: Not all review disciplines may be required to review the documents.

Building, Planning, Engineering, Tree, Fire

TO BE COMPLETED BY DSG

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY APPLICANT



CERTIFICATE OF OCCUPANCY Issued after all required inspections have been performed and approved.

PROJECT NAME: PROJECT ADDRESS:

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES REVIEWED FOR CODE COMPLIANCE

PERMIT NUMBER

Date

Approved

Date

Approved

PROJECT INFORMATION

OWNER'S AGENT

GENG TAN
5280 HIGHLAND DR.
BELLEVUE, WASHINGTON 98006
(206) 488-3688
GENGTAN@GMAIL.COM

PROPERTY OWNER

LIANG DU & ZHENG ZHANG
7545 EAST MERCER WAY
MERCER ISLAND, WASHINGTON 98040
(650)669-9598

LEGAL DESCRIPTION

LOT 11, BLOCK 4, FLOOD'S LAKESIDE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 83, IN KING COUNTY, WASHINGTON; EXCEPT PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 11 WHICH BEARS SOUTH 66°19'28" EAST 105 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 11;
THENCE SOUTH 20°05'32" WEST 80 FEET;
THENCE SOUTHEAST TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 11 WHICH BEARS NORTH 89°56'32" EAST 100 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 11 AND THE TERMINUS OF SAID LINE;
AND EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 932658.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

ZONING

R 9.6

TAX ACCOUNT NUMBER

257950-0175

CODE

PROJECT CONFORMING CODES

2018 INTERNATIONAL BUILDING CODE-WAC 51-50
2018 INTERNATIONAL RESIDENTIAL CODE-WAC 51-51
2018 INTERNATIONAL FIRE CODE-WAC 51-54A
2018 INTERNATIONAL MECHANICAL CODE-WAC 51-52
2018 INTERNATIONAL FUEL GAS CODE-WAC 51-52
2018 UNIFORM PLUMBING CODE-WAC 51-56 AND WAC 51-57
2018 WASHINGTON STATE ENERGY CODE
CURRENT MUNICIPAL CODE

FIRE REQUIREMENTS BY CITY:

Monitored Fire Alarm "Chapter 3r 29" NFPA 72 required due to deficiencies related to access, grade, and waterflow.

"NFPA Chapter 29 Monitored Fire Alarm per CoMl specifications required"

DEFERRED SUBMITTALS

FIRE SPRINKLER PERMIT
WATER METER PERMIT
MECHANICAL PERMIT
PLUMBING PERMIT
ELECTRICAL PERMIT
LOW VOLTAGE WIRING PERMIT

SHEET INDEX

A0.1 Coversheet & Site Diagram

A1.0 Site plan & project data

Survey

A2.0 Basement Floor Plan

A2.0A Existing Basement Plan for Reference

A2.1 First Floor Plan

A2.1A Existing First Floor Plan for Reference

A2.2 Second Floor Plan

A2.2A Existing Second Floor Plan for Reference

A2.5 Window Schedule & Roof Plan

A3.0 Roof Plan

A3.1 Exterior Elevations

A3.2 Exterior Elevations

A4.1 Building Sections

S1.0 Structural Notes

S2.0 Foundation Plan

S2.1 Deck Framing Plan

S2.2 Roof Framing Plan

S2.3 Roof Framing Plan

S3.0 Typical Structural Details

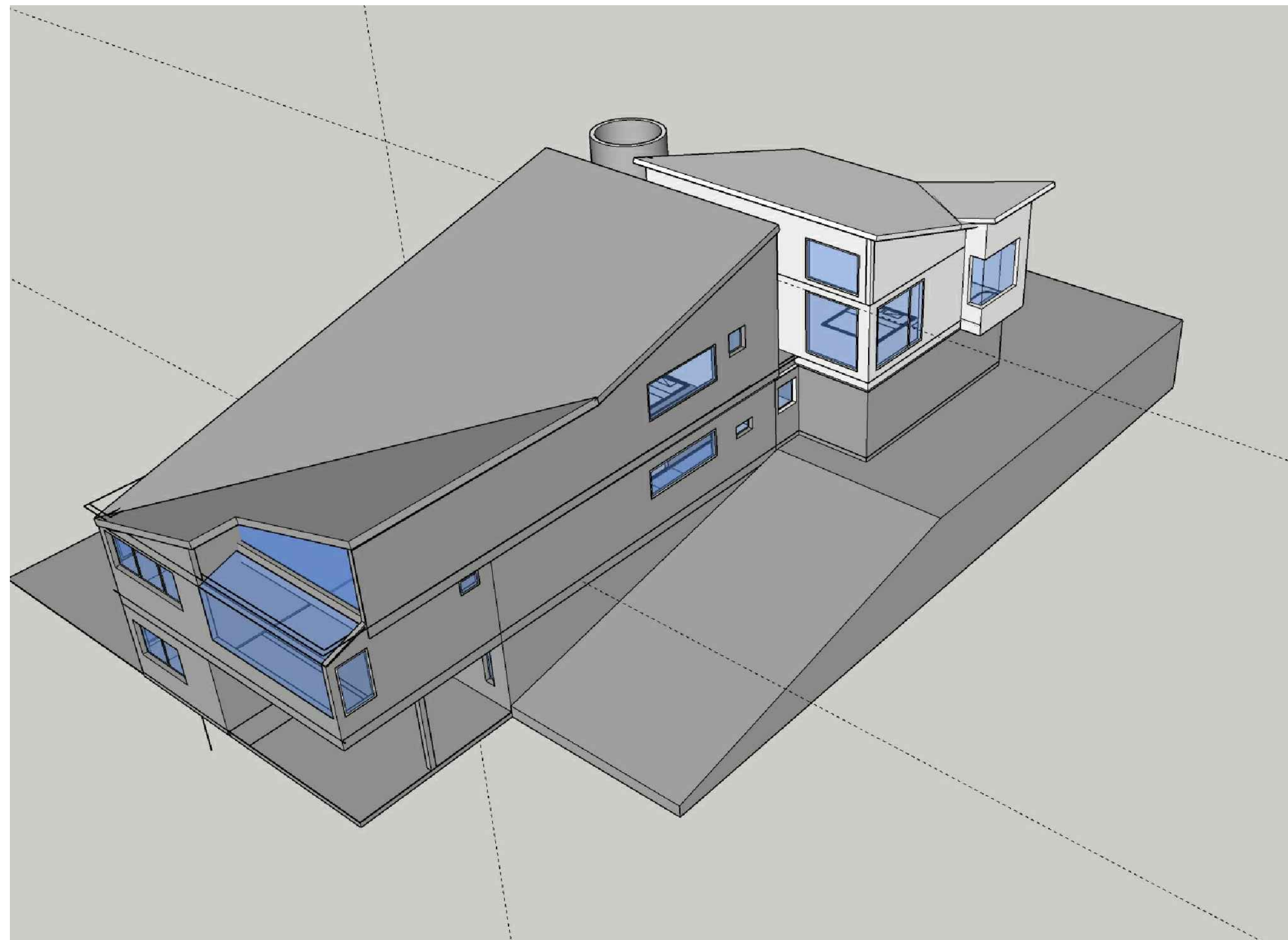
S3.1 Typical Structural Details

S3.2 Typical Structural Details

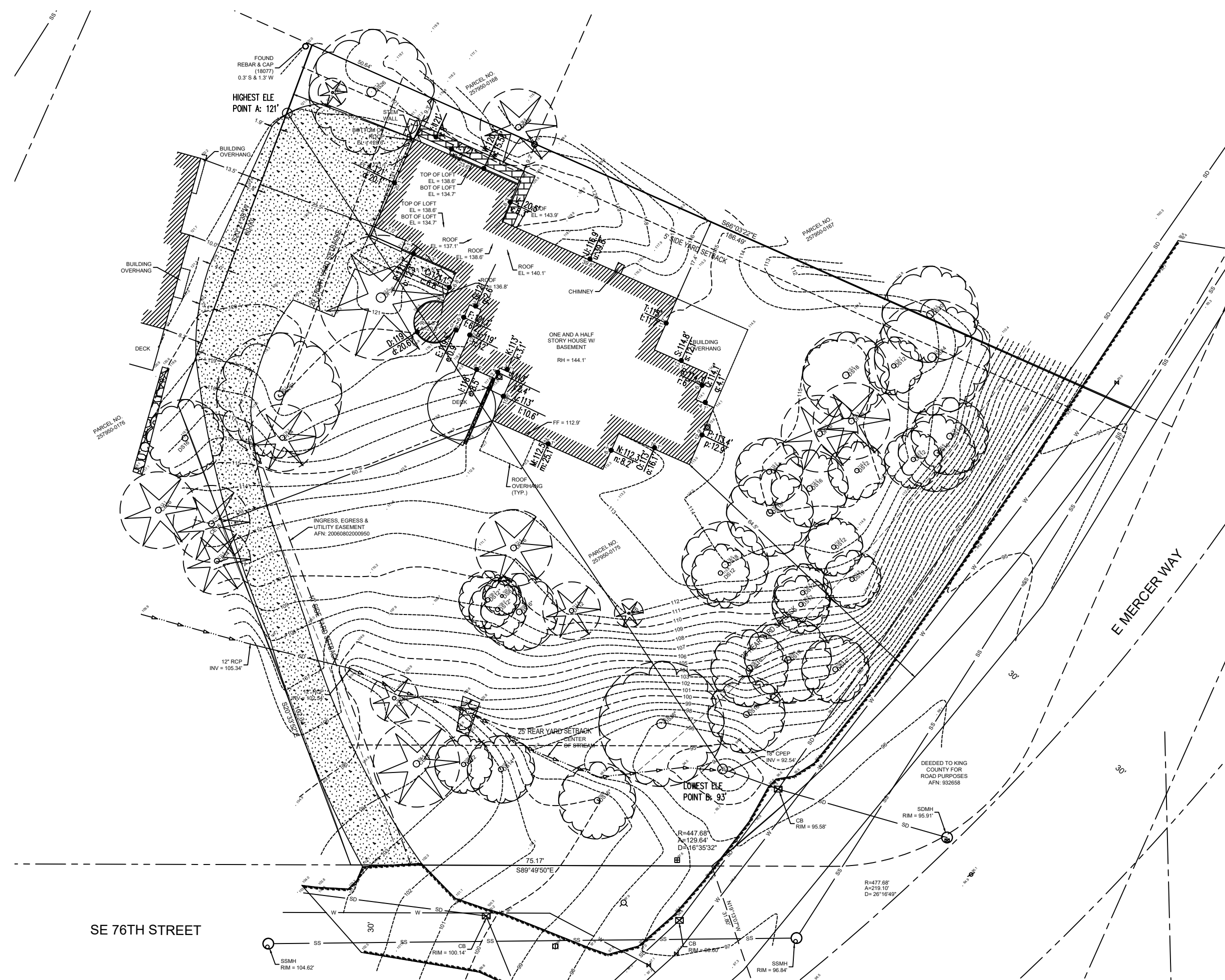
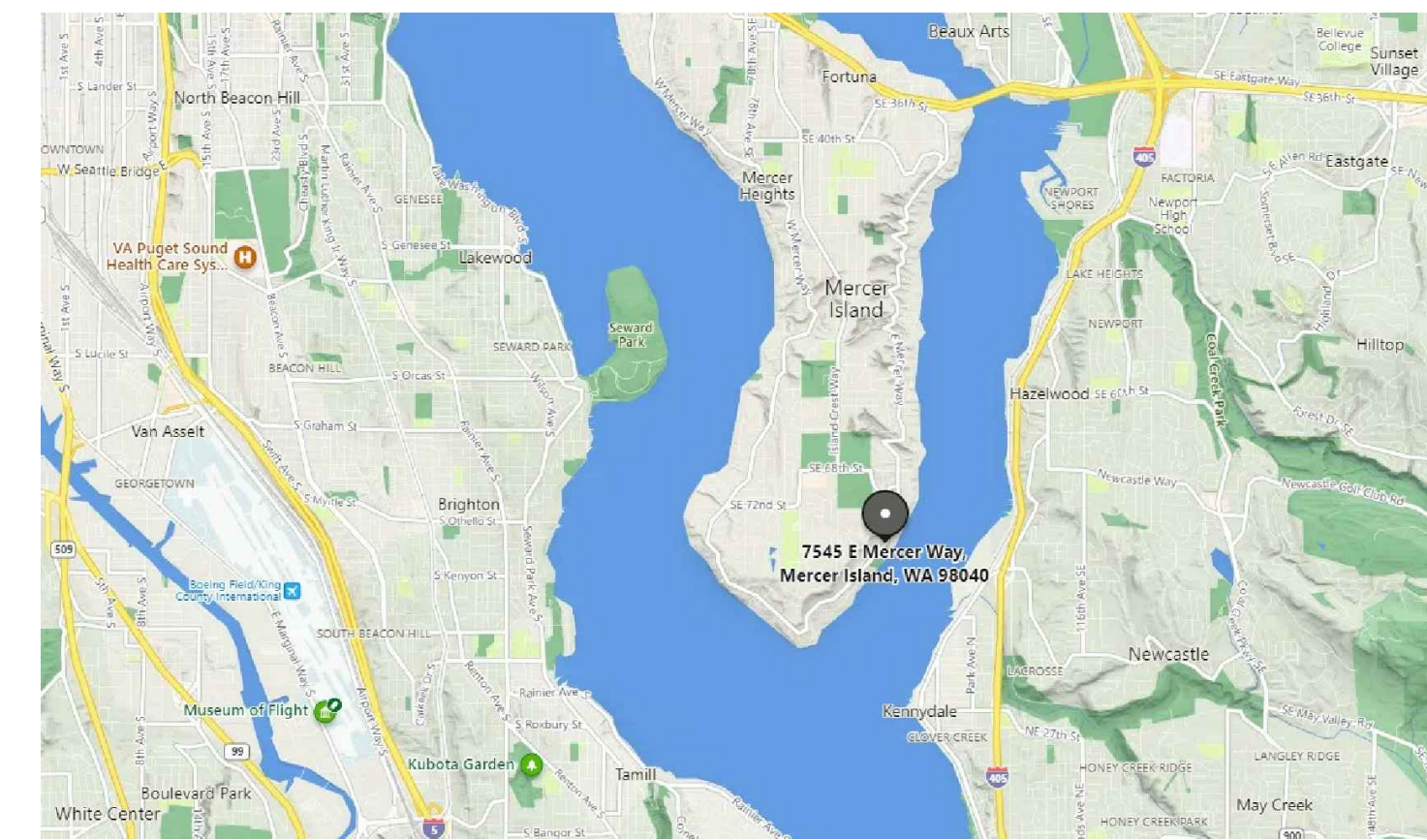
S3.3 Shear Wall Details

S3.4 Typical Structural Details

3D PERSPECTIVE



VICINITY MAP



1 SITE PLAN DIAGRAM
SCALE: 1" = 20'-0"

LOT SLOPE CALC

HIGHEST ELEVATION POINT OF THE LOT A: 121'

LOWEST ELEVATION POINT OF THE LOT B: 93'

ELEVATION DIFFERENCE: 28'

HORIZONTAL DISTANCE: 164'

LOT SLOPE: 17%

AVERAGE EXISTING GRADE & HEIGHT CALCULATION

Mid Ele	Wall Length
A	121 a 20.1
B	121.1 b 12.3
C	121.1 c 6.8
D	119 d 20.67
E	119.5 e 0.9
F	121.1 f 6.2
G	121 g 2.6
H	119 h 12
I	118 i 8.5
J	113 j 2.4
K	113 k 3.1
L	113 l 10.6
M	112.5 m 25.1
N	112 n 8.2
O	113 o 16.1
P	113.4 p 12.9
Q	114.1 q 4.1
R	114.3 r 6
S	114.8 s 12.1
T	115 t 11.7
U	116.9 u 39.8
V	120.5 v 8.3
W	120.9 w 15.58
X	121 x 2
Y	121 y 8

AVERAGE BUILDING ELEVATION:

$$\frac{(A^2+a^2+B^2+b^2+C^2+c^2+D^2+d^2+E^2+e^2+F^2+f^2+G^2+g^2+H^2+h^2+I^2+i^2+J^2+j^2+K^2+k^2+L^2+l^2+M^2+m^2+N^2+n^2)}{a+b+c+d+e+f+g+h+i+j+k+l+m+n}$$

=32287

276.05

=117'

AVERAGE BUILDING ELEVATION: =117'



Atlas Associates International
5280 Highland Dr.
Bellevue, Washington
98006
206.488.3688 v
gengtan@gmail.com
www.atlascreate.com

Liang Mercer House Addition

7545 E Mercer Way
Mercer Island, WA 98040

project no: 22-95



Issue/Revision:

8-8-2022 City Permit Comments Revision

NO. ISSUED FOR DATE

© 2015 ATLAS ARCHITECTS COMPANY
THESE DRAWINGS ARE THE PROPERTY OF ATLAS ARCHITECTS COMPANY AND ARE NOT TO BE REPRODUCED IN ANY MANNER, EXCEPT WITH THE PRIOR WRITTEN PERMISSION OF ATLAS.

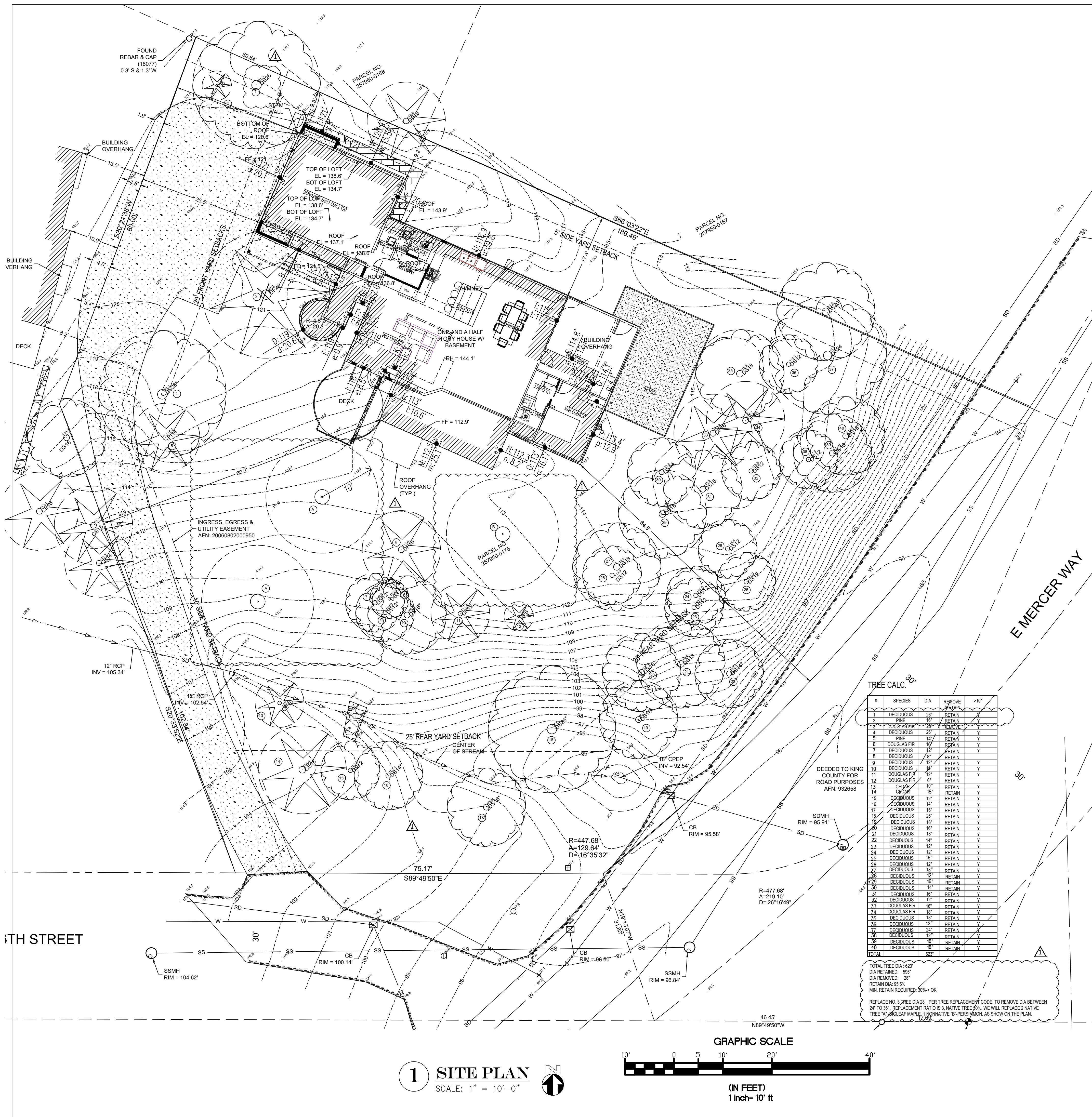
Drawn By TG/DM Checked By TG Date 9/2020

COVER SHEET /SITE DIAGRAM

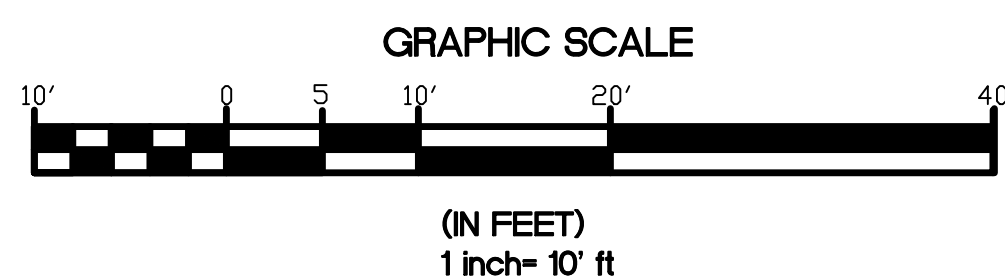
Scale

Sheet Number

A 0.1



1 SITE PLAN
SCALE: 1" = 10'-0"



TREE CALC.

#	SPECIES	DIA	REMOVE	>10'
1	DECIDUOUS	26"	RETAIN	Y
2	PINE	12"	RETAIN	Y
3	DOUGLAS FR	26"	REMOVE	Y
4	DECIDUOUS	26"	RETAIN	Y
5	PINE	12"	RETAIN	Y
6	DOUGLAS FR	18"	RETAIN	Y
7	DECIDUOUS	12"	RETAIN	Y
8	DECIDUOUS	12"	RETAIN	Y
9	DECIDUOUS	12"	RETAIN	Y
10	DECIDUOUS	12"	RETAIN	Y
11	DOUGLAS FR	12"	RETAIN	Y
12	DOUGLAS FR	6"	RETAIN	Y
13	CELESTIAL	18"	RETAIN	Y
14	CELESTIAL	18"	RETAIN	Y
15	DECIDUOUS	12"	RETAIN	Y
16	DECIDUOUS	14"	RETAIN	Y
17	DECIDUOUS	16"	RETAIN	Y
18	DECIDUOUS	26"	RETAIN	Y
19	DECIDUOUS	18"	RETAIN	Y
20	DECIDUOUS	16"	RETAIN	Y
21	DECIDUOUS	18"	RETAIN	Y
22	DECIDUOUS	14"	RETAIN	Y
23	DECIDUOUS	12"	RETAIN	Y
24	DECIDUOUS	12"	RETAIN	Y
25	DECIDUOUS	12"	RETAIN	Y
26	DECIDUOUS	12"	RETAIN	Y
27	DECIDUOUS	18"	RETAIN	Y
28	DECIDUOUS	12"	RETAIN	Y
29	DECIDUOUS	16"	RETAIN	Y
30	DECIDUOUS	14"	RETAIN	Y
31	DECIDUOUS	16"	RETAIN	Y
32	DECIDUOUS	12"	RETAIN	Y
33	DOUGLAS FR	18"	RETAIN	Y
34	DOUGLAS FR	18"	RETAIN	Y
35	DECIDUOUS	18"	RETAIN	Y
36	DECIDUOUS	12"	RETAIN	Y
37	DECIDUOUS	24"	RETAIN	Y
38	DECIDUOUS	12"	RETAIN	Y
39	DECIDUOUS	12"	RETAIN	Y
40	DECIDUOUS	16"	RETAIN	Y
TOTAL		623"		

TOTAL TREE DIA: 623"
DIA RETAINED: 595"
DIA REMOVED: 28"
RETAIN DIA 95.5%
MIN. RETAIN REQUIRED: 50% - OK

REPLACE NO. 3 TREE DIA 28". PER TREE REPLACEMENT CODE, TO REMOVE DIA BETWEEN 24" TO 36", REPLACEMENT RATIO IS 3 NATIVE TREE 60%. WE WILL REPLACE 2 NATIVE TREE TO MEET RATIO. 1 NATIVE TREE TO BE REPLACED AS SHOWN ON THE PLAN.

PROJECT DATA:

ADDRESS: 7545 E Mercer Way, Mercer Island, WA 98040
 PARCEL: 257950-0175
 ZONE: R9.6
 LEGAL DESCRIPTION: FLOODS LAKE SIDE TRS LESS POR LY WLY OF LN BEG ON NELY LN 105 FT SELY FR MOST NLY COR TH S 20-05-32 W 80 FT TH SELY TO TERMINUS OF SD LN AT PT ON S LN 100 FT E FR SW COR & LESS CO RD
 Plat Block: 4
 Plat Lot: 11

PROJECT DESCRIPTION: INTERIOR REMODEL OF EXISTING 1 1/2 STORY HOUSE WITH A BASEMENT, AND ADD A MASTER SUITE ON TOP OF EXISTING GARAGE.

MAX LOT COVERAGE: SLOPE 17%
 SLOPE BETWEEN 15%-30% ALLOWABLE IMPERVIOUS LOT COVERAGE: 35%
 GROSS LOT SIZE: 20,929 SF
 ALLOWABLE IMPERVIOUS AREA: 7,325.15 SF

(E) MAIN STRUCTURE ROOF AREA: 2,663 SF
 (E) DRIVEWAY: 4,921 SF
 (E) COVERED PATIO: 0 SF
 (N) MAIN ROOF STRUCTURE: 20 SF
 (N) DRIVEWAY: 0 SF
 (N) COVERED PATIO: 0 SF

TOTAL LOT COVERAGE: 4941 SF
 IMPERVIOUS %= 23.6% < 35% -> OK
 GROSS LOT AREA: 20,939 SF
 NET LOT AREA: 20,939 SF

HARDSCAPE: ALLOWED HARDSCAPE AREA: 9% (1,883.6 SF)

CALCULATION: (E) UNCOVERED DECK: 322.4 SF
 (E) WALKWAY: 77.1 SF
 REMOVED HARD SCAPE: 7.28 SF
 (N) UNCOVERED DECK: 379 SF
 TOTAL HARD SCAPE AREA: 694.12 SF
 TOTAL HARD SCAPE PERCENTAGE: 3.3% < 9% -> OK

SETBACKS: MIN. FRONT SETBACK: 20'
 MIN. BACK YARD SETBACK: 25'
 MIN. SIDE SETBACKS: WHEN LOT IS LESS THAN 90 WIDTH, TOTAL SIDE SETBACK IS 15', MIN. 5'
 LOT WIDTH: XXX'

F.A.R. CALCULATION: LOT AREA: 20,929 SF
 8,000 SF OR FAR 40% (WHICH IS LESS)
 40% LOT SIZE: 8,371.6 SF
 MAX FAR ALLOWED 8,000 SF

(E) WALK OUT BASEMENT: 1,580 SF
 (N) WALKOUT BASMENT ADDITION: 0 SF

(E) GARAGE AREA: 530 SF
 (N) GARAGE ADDED: 34.6 SF

(E) 1ST LEVEL: 1,890 SF
 (N) 1ST FLOOR 150% GFA MODIFIER: 478.5 SF
 (N) 1ST LEVEL ADDITION: 0 SF

(E) 2ND FLOOR: 1,030 SF
 (N) 2ND FLOOR ADDITION: 361.7 SF

TOTAL GROSS BUILDING AREA: 5904.8 SF < 8,000 SF -> OK
 ACTUAL GROSS FLOOR AREA PERCENTAGE: 28.2% < 40% -> OK

BUILDING HEIGHT CALCULATION: AVERAGE GRADE: 117' (SEE A0.1)
 BASE BUILDING HEIGHT: 30'
 ALLOWED MAX BUILDING HEIGHT: 147'
 PROPOSED BUILDING HEIGHT: 141'
 ALLOWED MAX HEIGHT OF EXISTING GRADE AT DOWNHILL SIDE: 30'
 ACTUAL MAX HEIGHT OF EXISTING GRADE AT DOWNHILL SIDE: 25' -> OK
 REFER TO SHEET A3.1



Liang Mercer House Addition

7545 E Mercer Way
 Mercer Island, WA 98040
 project no: 22-95



Issue/Revision:
 8-8-2022 City Permit Comments Revision

NO. ISSUED FOR DATE

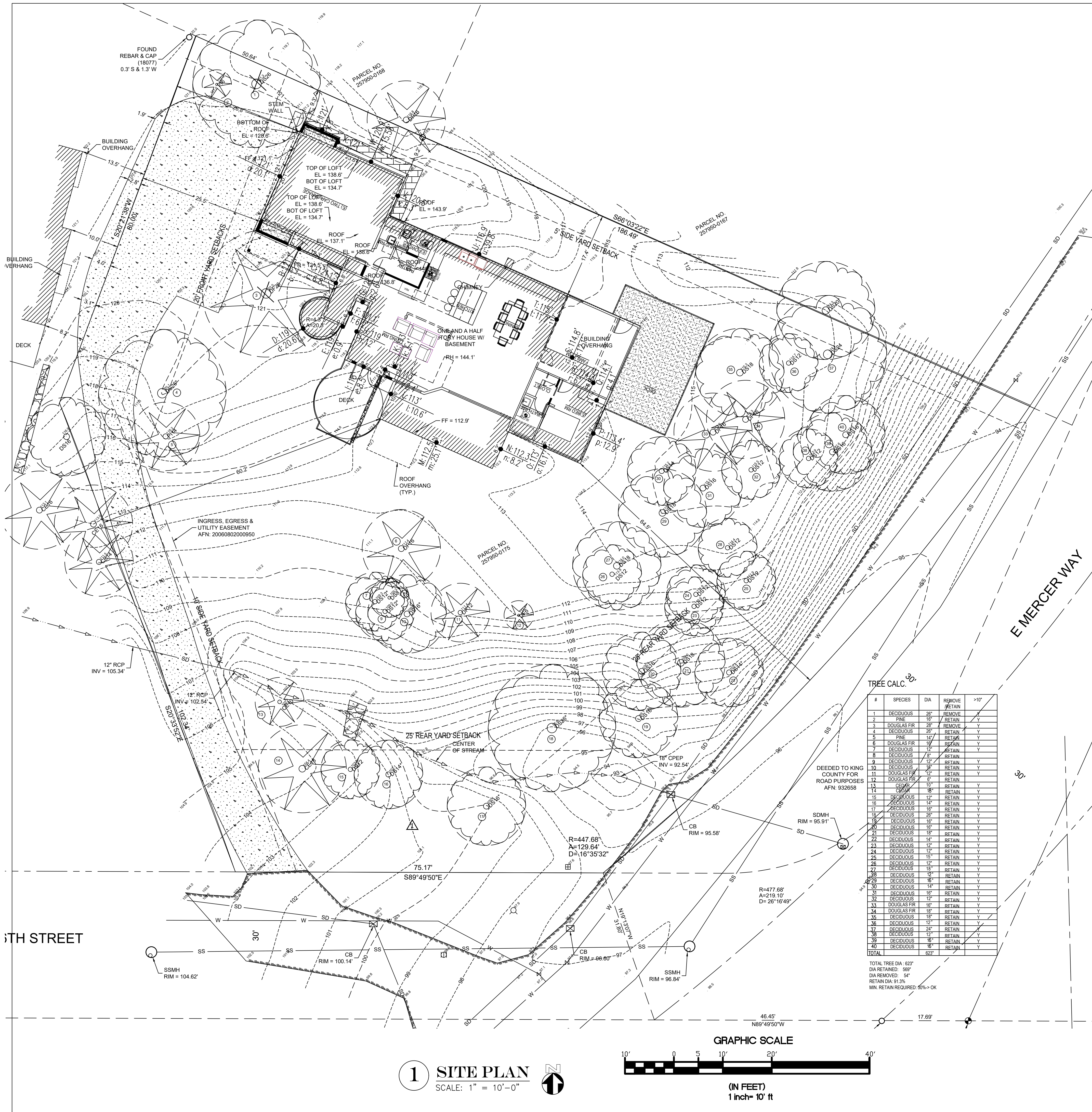
© 2015 ATLAS ARCHITECTS COMPANY
 THESE DRAWINGS ARE THE PROPERTY OF ATLAS ARCHITECTS COMPANY AND ARE NOT TO BE REPRODUCED IN ANY MANNER, EXCEPT WITH THE PRIOR WRITTEN PERMISSION OF ATLAS.

Drawn By: TG/DM
 Checked By: TG
 Date: 9/2020

SITE PLAN

Scale
 Sheet Number

A 1.0



PROJECT DATA:

ADDRESS: 7545 E Mercer Way, Mercer Island, WA 98040
 PARCEL: 257950-0175
 ZONE: R9.6
 LEGAL DESCRIPTION: FLOODS LAKE SIDE TRS LESS POR LY WLY OF LN BEG ON NELY LN 105 FT SELY FR MOST NLY COR TH S 20-05-32 W 80 FT TH SELY TO TERMINUS OF SD LN AT PT ON S LN 100 FT E FR SW COR & LESS CO RD
 Plat Block: 4
 Plat Lot: 11

PROJECT DESCRIPTION: INTERIOR REMODEL OF EXISTING 1 1/2 STORY HOUSE WITH A BASEMENT, AND ADD A MASTER SUITE ON TOP OF EXISTING GARAGE.

MAX LOT COVERAGE:

SLOPE 17%
 SLOPE BETWEEN 15%-30% ALLOWABLE IMPERVIOUS LOT COVERAGE: 35%
 GROSS LOT SIZE: 20,929 SF
 ALLOWABLE IMPERVIOUS AREA: 7,325.15 SF

(E) MAIN STRUCTURE ROOF AREA: 2,663 SF
 (E) DRIVEWAY: 4,921 SF
 (E) COVERED PATIO: 0 SF
 (N) MAIN ROOF STRUCTURE: 20 SF
 (N) DRIVEWAY: 0 SF
 (N) COVERED PATIO: 0 SF

TOTAL LOT COVERAGE: 4941 SF
 IMPERVIOUS %= 23.6% < 35% -> OK
 GROSS LOT AREA: 20,939 SF
 NET LOT AREA: 20,939 SF

HARDSCAPE: ALLOWED HARDSCAPE AREA: 9% (1,883.6 SF)

CALCULATION: (E) UNCOVERED DECK: 322.4 SF
 (E) WALKWAY: 77.1 SF
 REMOVED HARD SCAPE: 7.28 SF
 (N) UNCOVERED DECK: 379 SF
 TOTAL HARD SCAPE AREA: 694.12 SF
 TOTAL HARD SCAPE PERCENTAGE: 3.3% < 9% -> OK

SETBACKS: MIN. FRONT SETBACK: 20'
 MIN. BACK YARD SETBACK: 25'
 MIN. SIDE SETBACKS: WHEN LOT IS LESS THAN 90 WIDTH, TOTAL SIDE SETBACK IS 15', MIN. 5'
 LOT WIDTH: XXX'

F.A.R. CALCULATION: LOT AREA: 20,929 SF
 8,000 SF OR FAR 40% (WHICH IS LESS)
 40% LOT SIZE: 8,371.6 SF
 MAX FAR ALLOWED 8,000 SF

(E) WALK OUT BASEMENT: 1,580 SF
 (N) WALKOUT BASMENT ADDITION: 0 SF

(E) GARAGE AREA: 530 SF
 (N) GARAGE ADDED: 34.6 SF

(E) 1ST LEVEL: 1,890 SF
 (N) 1ST FLOOR 150% GFA MODIFIER: 478.5 SF
 (N) 1ST LEVEL ADDITION: 0 SF

(E) 2ND FLOOR: 1,030 SF
 (N) 2ND FLOOR ADDITION: 361.7 SF

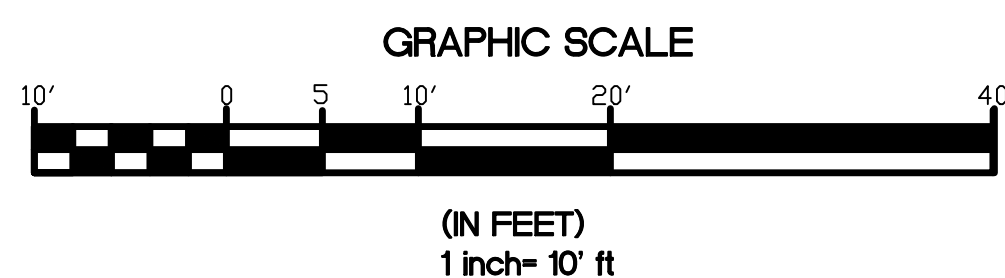
TOTAL GROSS BUILDING AREA: 5904.8 SF < 8,000 SF -> OK
 ACTUAL GROSS FLOOR AREA PERCENTAGE: 28.2% < 40% -> OK

BUILDING HEIGHT CALCULATION: AVERAGE GRADE: 117' (SEE A0.1)
 BASE BUILDING HEIGHT: 30'
 ALLOWED MAX BUILDING HEIGHT: 147'
 PROPOSED BUILDING HEIGHT: 141'
 ALLOWED MAX HEIGHT OF EXISTING GRADE AT DOWNHILL SIDE: 30'
 ACTUAL MAX HEIGHT OF EXISTING GRADE AT DOWNHILL SIDE: 25' -> OK
 REFER TO SHEET A3.1

TREE CALC.

#	SPECIES	DIA	REMOVE	>10'
1	DECIDUOUS	26"	RETAIN	Y
2	PINE	16"	RETAIN	Y
3	DOUGLAS FR	25"	REMOVE	Y
4	DECIDUOUS	26"	RETAIN	Y
5	PINE	12"	RETAIN	Y
6	DOUGLAS FR	19"	RETAIN	Y
7	DECIDUOUS	12"	RETAIN	Y
8	DECIDUOUS	17"	RETAIN	Y
9	DECIDUOUS	12"	RETAIN	Y
10	DECIDUOUS	14"	RETAIN	Y
11	DOUGLAS FR	12"	RETAIN	Y
12	DOUGLAS FR	6"	RETAIN	Y
13	DOUGLAS FR	18"	RETAIN	Y
14	DOUGLAS FR	18"	RETAIN	Y
15	DECIDUOUS	12"	RETAIN	Y
16	DECIDUOUS	14"	RETAIN	Y
17	DECIDUOUS	15"	RETAIN	Y
18	DECIDUOUS	26"	RETAIN	Y
19	DECIDUOUS	18"	RETAIN	Y
20	DECIDUOUS	15"	RETAIN	Y
21	DECIDUOUS	18"	RETAIN	Y
22	DECIDUOUS	14"	RETAIN	Y
23	DECIDUOUS	12"	RETAIN	Y
24	DECIDUOUS	12"	RETAIN	Y
25	DECIDUOUS	15"	RETAIN	Y
26	DECIDUOUS	12"	RETAIN	Y
27	DECIDUOUS	18"	RETAIN	Y
28	DECIDUOUS	12"	RETAIN	Y
29	DECIDUOUS	15"	RETAIN	Y
30	DECIDUOUS	14"	RETAIN	Y
31	DECIDUOUS	15"	RETAIN	Y
32	DECIDUOUS	12"	RETAIN	Y
33	DOUGLAS FR	18"	RETAIN	Y
34	DOUGLAS FR	19"	RETAIN	Y
35	DECIDUOUS	18"	RETAIN	Y
36	DECIDUOUS	12"	RETAIN	Y
37	DECIDUOUS	24"	RETAIN	Y
38	DECIDUOUS	12"	RETAIN	Y
39	DECIDUOUS	15"	RETAIN	Y
40	DECIDUOUS	15"	RETAIN	Y
TOTAL		622"		

TOTAL TREE DIA: 622"
 DIA RETAINED: 569"
 DIA REMOVED: 44"
 RETAIN DIA 91.3%
 MIN. RETAIN REQUIRED: 50% -> OK



1 SITE PLAN
 SCALE: 1" = 10'-0"



Liang Mercer House Addition

7545 E Mercer Way
 Mercer Island, WA 98040
 project no: 22-95

Issue/Revision:
 10-22-2021 City Permit Comments Revision

NO. ISSUED FOR DATE

© 2015 ATLAS ARCHITECTS COMPANY
 THESE DRAWINGS ARE THE PROPERTY OF ATLAS ARCHITECTS COMPANY AND ARE NOT TO BE REPRODUCED IN ANY MANNER, EXCEPT WITH THE PRIOR WRITTEN PERMISSION OF ATLAS.

Drawn By: TG/DM Checked By: TG Date: 9/2020

Sheet Title
COVER SHEET
/SITE PLAN

Scale
 Sheet Number

A 0.1



Atlas Associates International
5280 Highland Dr.
Bellevue, Washington
98006
206.488.3688 v
gengtan@gmail.com
www.atlascreate.com

Liang Mercer House Addition

7545 E Mercer Way
Mercer Island, WA 98040

project no: 22-95



Issue/Revision:

NO. ISSUED FOR DATE

© 2015 ATLAS ARCHITECTS COMPANY
THESE DRAWINGS ARE THE PROPERTY OF ATLAS ARCHITECTS COMPANY AND ARE NOT TO BE REPRODUCED IN ANY MANNER, EXCEPT WITH THE PRIOR WRITTEN PERMISSION OF ATLAS.

Drawn By TG/DM Checked By TG Date 9/2020

Sheet Title

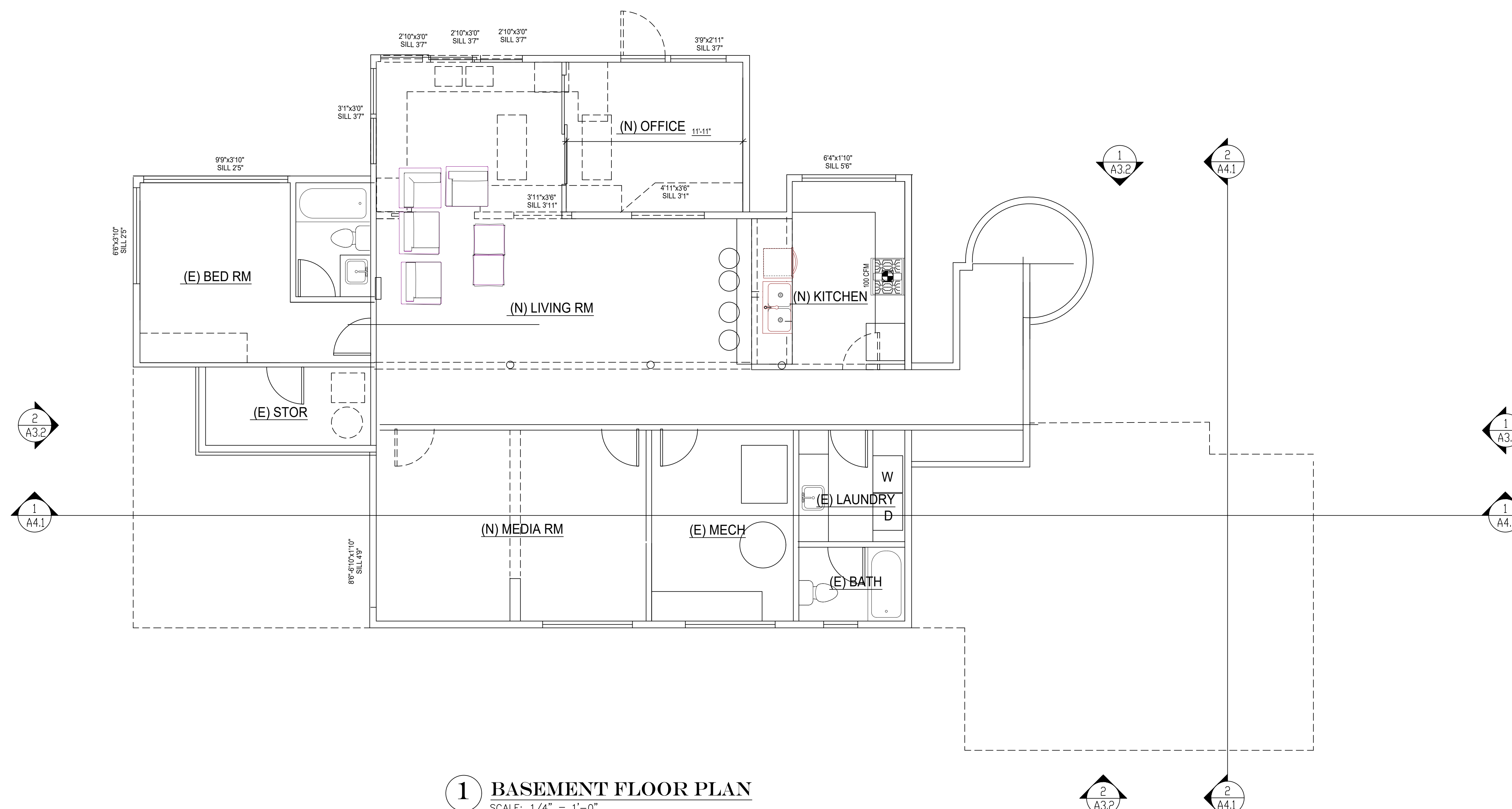
BASEMENT FLOOR PLAN

1/4" = 1'-0"

Scale

Sheet Number

A2.0



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

PLAN NOTES:

- USE CONVENTIONAL FRAMING AND SHEATHING U.N.O.
- ALL EXTERIOR WALLS TO BE 2x6 FRAMING U.N.O.
- ALL INTERIOR WALLS TO BE 2x4 FRAMING U.N.O.
- ALL DOOR JAMBS TO BE SET OFF WALLS 6" TYP. U.N.O.
- ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.
- ALL EXHAUST FANS ARE TO VENTED TO OUTSIDE.
- DOOR HT. AT THIS FLOOR IS 6'-8" TYP.
- ALL SMOKE DETECTORS MUST BE PROVIDED W/ PRIMARY POWER FROM BUILDING WIRING, PROVIDED W/ BATTERY BACKUP, AND BE INTERCONNECTED.
- ESCAPE (EGRESS) WINDOW MUST HAVE A CLEAR OPENABLE AREA OF 5.7 S.F. W/ A MINIMUM NET CLEAR HEIGHT OF 24" AND WIDTH DIMENSION OF 20". THE SILL HEIGHT MUST NOT BE MORE THAN 44" ABOVE THE FLOOR.
- ALL EXTERIOR COLUMNS, BEAMS, AND JOISTS THAT ARE EXPOSED TO THE WEATHER MUST BE PRESSURE-TREATED.
- SHOWER COMPARTMENTS AND WALLS AROUND BATHTUBS WITH SHOWERS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBANT SURFACE TO NOT LESS THAN 72" ABOVE THE DRAIN INLET PER IBC SECTION 1209.2.3.

WATER-RESISTANT BACKING IS REQUIRED WHERE SHOWER & WATER CLOSET WALLS WILL BE FINISHED WITH TILE OR WALL PANELS. WHERE WATER RESISTANT GYPSUM IS USED A VAPOR BARRIER SHALL NOT BE USED. IBC SECTION 2509 AND 1209.2

- EMERGENCY ESCAPE AND RESCUE OPENINGS**
SHALL BE INSTALLED IN EVERY SLEEPING ROOM BELOW THE 4TH STORY AND IN BASEMENTS.
* OPENABLE W/O KEYS OR SPECIAL TOOLS
* MIN. 5.7 SF NET CLR OPENABLE AREA
* MIN. 24" NET CLR OPENABLE HEIGHT
* MIN. 20" NET CLR OPENABLE WIDTH
* MAX. 44" FINISHED SILL HEIGHT
IRC SECTION R310.2 & IBC SECTION 1030.
- PER IRC R303.4 WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH IRC SECTION M1505.4

EACH DWELLING UNIT OR GUEST ROOM SHALL BE EQUIPPED W/ A VENTILATION SYSTEM COMPLYING W/ SECTION M1505.4.3, M1505.4.4, COMPLIANCE IS ALSO PERMITTED TO BE DEMONSTRATED THROUGH COMPLIANCE W/ THE INTERNATIONAL MECHANICAL CODE 403.3.2 (M1505.4)
- STAIR LIGHTING** ALL STAIRWAYS SHALL BE PROVIDED WITH LIGHT SOURCES. LIGHT ACTIVATION CONTROLS SHALL BE ACCESSIBLE AT THE TOP AND BOTTOM OF INTERIOR STAIRWAYS AND WITHIN DWELLING UNIT FOR EXTERIOR STAIRS
IRC SECTIONS R303.7 & R303.8
- WHERE REQUIRED, GUARDRAILS MUST BE DESIGNED AND INSTALLED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTIONS AT ANY POINT ON THE HANDRAIL OR TOP RAIL AND TRANSFER THAT LOAD THROUGH THE SUPPORT TO THE STRUCTURE IN ACCORDANCE WITH ASCE 7-16. THE CONNECTION OF THE GUARDRAIL /HANDRAIL SUPPORT POST SHALL BE CAPABLE OF RESISTING ALL RESULTING LOADS.
- ATTIC VENTILATION:
NO WORK ON ROOF- NOT APPLY

- ACCESS OPENINGS:
THROUGH THE CEILING SHALL BE A MINIMUM 22"x30" WITH A MINIMUM HEADROOM OF 30" IRC. R 807.1.
- EXISTING VENTILATION OPENINGS:
VERIFY THAT ANY EXISTING ATTIC SPACE VENT OPENINGS THAT ARE CONCEALED BY THE NEW WORK ARE ADDED TO THE NEW REQUIRED VENT OPENING AREA.

CRAWL SPACE VENT CALCULATION:

VENT CALCULATION:
ADDITION W/ CRAWL SPACE TOTAL AREA: 1,782 SQ FT
VENT AREA SQ FT
8X16 FOUNDATION VENT 89 SQFT
14 VENTS EVENLY SPREAD AROUND THE PERIMETER OF CRAWL SPACE AREA.

ENERGY NOTES:

- ALL EXTERIOR NEW WALLS SHALL HAVE R21 BATT INSULATION
- NEW ROOF @TRUSS SHALL HAVE R49 INSULATION
- ALL NEW WINDOW SHOULD HAVE U FACTOR 0.30 OR BETTER.
- SKYLIGHT U-FACTOR 0.5 OR BETTER.
- NEW SLAB ON GRADE FOR ADDITION SHALL HAVE R10 RIGID INSULATION.
- NEW FLOOR R-VALUE: R30.

ENERGY CREDITS
TOTAL ADDITION IS LESS THAN 1500 SF, 3 CREDIT REQUIRED:
HEAT HP: FURL NORMALIZATION HEAR PUMP CREDIT: 1.0
3.2(a) HAPF 9.5 CENTRALLY DUCTED HEAT PUMP: 1.0
4.2 ALL DUCTS AND FURNACE INSIDE THE CONDITIONED SPACE: 1.0

LEGEND

- EXIST. WALL
- NEW WALL
- DEMO WALL
- ADDITION AREA



Atlas Associates International
 5280 Highland Dr.
 Bellevue, Washington
 98006
 206.488.3688 v
 gengtan@gmail.com
 www.Atlascreate.com

Shoreline Highland House Addition

35 NW Cherry Loop
 Shoreline, WA 98177

project no: 21-102



Issue/Revision:

NO.	ISSUED FOR	DATE

© 2015 ATLAS ARCHITECTS COMPANY
 THESE DRAWINGS ARE THE PROPERTY OF ATLAS ARCHITECTS COMPANY AND ARE NOT TO BE REPRODUCED IN ANY MANNER, EXCEPT WITH THE PRIOR WRITTEN PERMISSION OF ATLAS.

Drawn By TG/DM	Checked By TG	Date 9/2020
-------------------	------------------	----------------

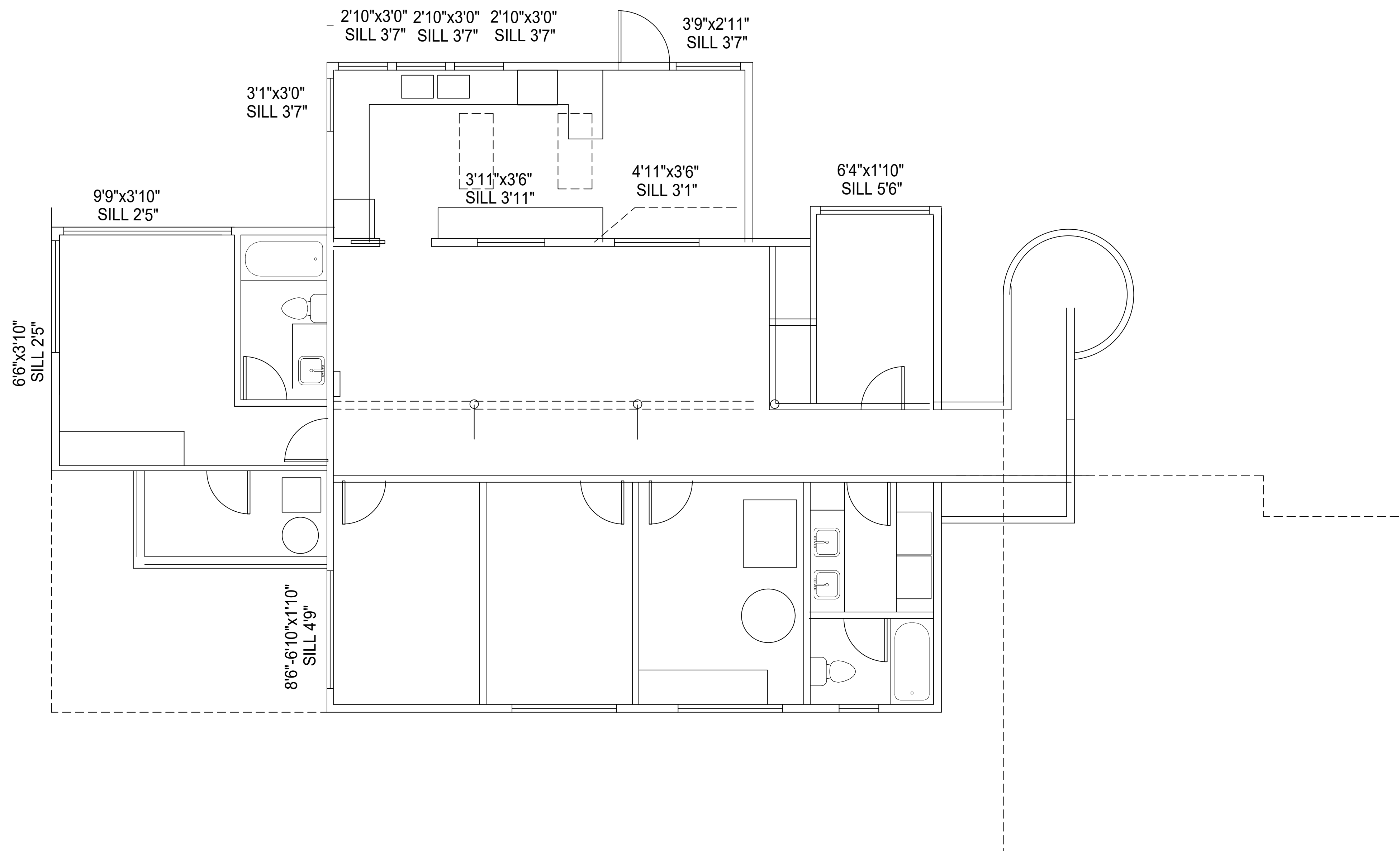
Sheet Title

**EXISTING
 BASEMENT
 FLOOR PLAN**

1/4" = 1'-0"
 Scale

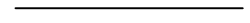


Sheet Number

A2.0A



FOR REFERENCE ONLY

LEGEND

-  EXIST. WALL
-  NEW WALL
-  DEMO WALL

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

Liang
Mercer House
Addition

7545 E Mercer Way
Mercer Island, WA 98040

project no: 22-95



Issue/Revision:

NO. ISSUED FOR DATE

© 2015 ATLAS ARCHITECTS COMPANY
THESE DRAWINGS ARE THE PROPERTY OF ATLAS ARCHITECTS COMPANY AND ARE NOT TO BE REPRODUCED IN ANY MANNER, EXCEPT WITH THE PRIOR WRITTEN PERMISSION OF ATLAS.

Drawn By TG/DM Checked By TG Date 9/2020

Sheet Title

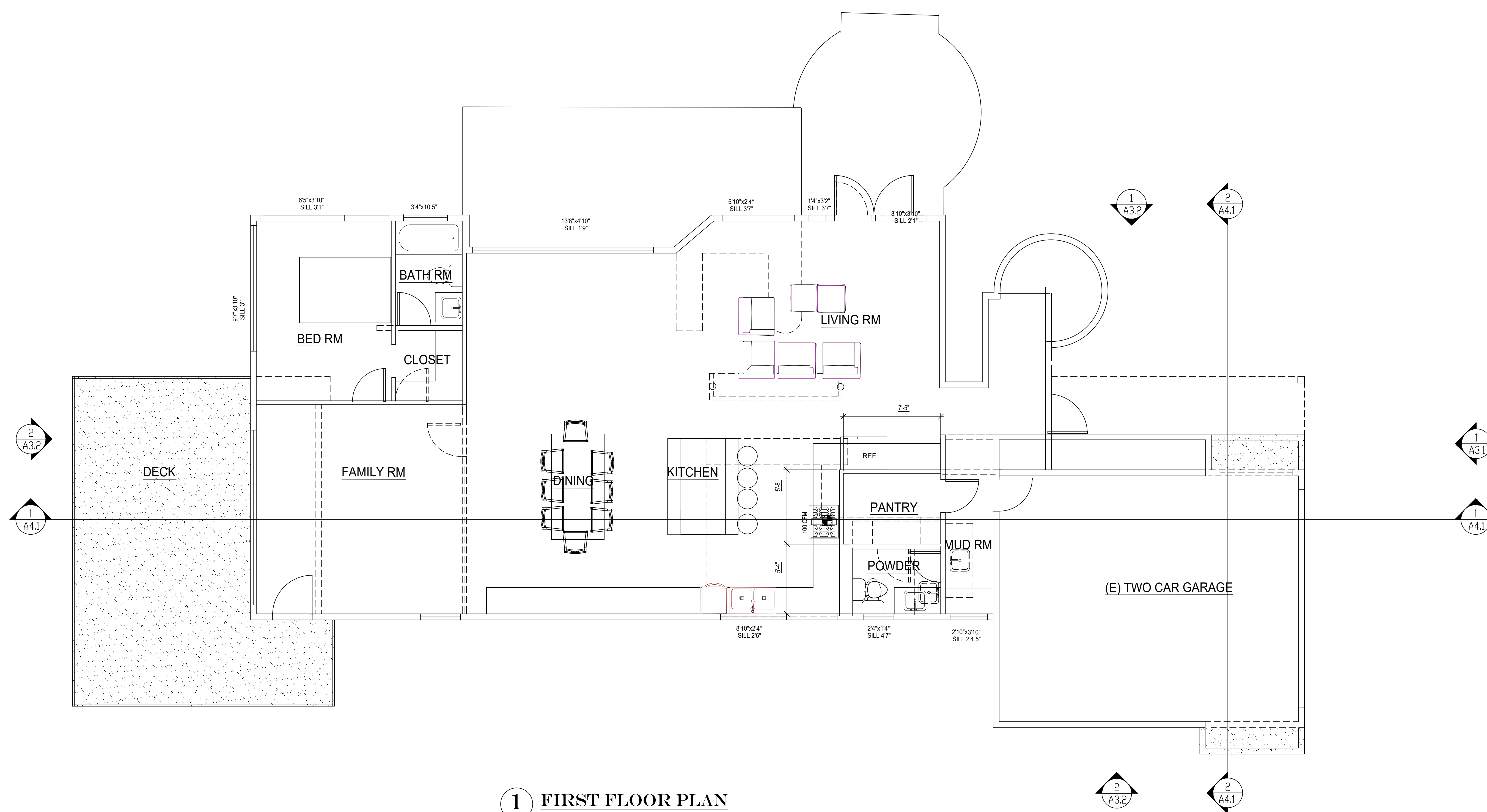
FIRST FLOOR
PLAN

1/4" = 1'-0"

Scale

Sheet Number

A2.1



PLAN NOTES:

- USE CONVENTIONAL FRAMING AND SHEATHING U.N.O.
- ALL EXTERIOR WALLS TO BE 2x6 FRAMING U.N.O.
- ALL INTERIOR WALLS TO BE 2x4 FRAMING U.N.O.
- ALL DOOR JAMBS TO BE SET OFF WALLS 6" TYP. U.N.O.
- ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.
- ALL EXHAUST FANS ARE TO VENTED TO OUTSIDE.
- DOOR HT. AT THIS FLOOR IS 6'-8", TYP.
- ALL SMOKE DETECTORS MUST BE PROVIDED W/ PRIMARY POWER FROM BUILDING WIRING, PROVIDED W/ BATTERY BACKUP, AND BE INTERCONNECTED.
- ESCAPE (EGRESS) WINDOW MUST HAVE A CLEAR OPENABLE AREA OF 5.7 S.F. W/ A MINIMUM NET CLEAR HEIGHT OF 24" AND WIDTH DIMENSION OF 20". THE SILL HEIGHT MUST NOT BE MORE THAN 44" ABOVE THE FLOOR.
- ALL EXTERIOR COLUMNS, BEAMS, AND JOISTS THAT ARE EXPOSED TO THE WEATHER MUST BE PRESSURE-TREATED.
- SHOWER COMPARTMENTS AND WALLS AROUND BATHTUBS WITH SHOWERS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBANT SURFACE TO NOT LESS THAN 72" ABOVE THE DRAIN INLET PER IBC SECTION 1209.2.3.
WATER-RESISTANT BACKING IS REQUIRED WHERE SHOWER & WATER CLOSET WALLS WILL BE FINISHED WITH TILE OR WALL PANELS. WHERE WATER RESISTANT GYPSUM IS USED A VAPOR BARRIER SHALL NOT BE USED. IBC SECTION 2509 AND 1209.2

- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE INSTALLED IN EVERY SLEEPING ROOM BELOW THE 4TH STORY AND IN BASEMENTS.
* OPENABLE W/O KEYS OR SPECIAL TOOLS
* MIN. 5.7 SF NET CLR OPENABLE AREA
* MIN. 24" NET CLR OPENABLE HEIGHT
* MIN. 20" NET CLR OPENABLE WIDTH
* MAX. 44" FINISHED SILL HEIGHT
IRC SECTION R310.2 & IBC SECTION 1030.
- PER IRC R303.4 WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH IRC SECTION M1505.4
EACH DWELLING UNIT OR GUEST ROOM SHALL BE EQUIPPED W/ A VENTILATION SYSTEM COMPLYING W/ SECTION M1505.4.3, M1505.4.4, COMPLIANCE IS ALSO PERMITTED TO BE DEMONSTRATED THROUGH COMPLIANCE W/ THE INTERNATIONAL MECHANICAL CODE 403.3.2 (M1505.4)
- STAIR LIGHTING ALL STAIRWAYS SHALL BE PROVIDED WITH LIGHT SOURCES. LIGHT ACTIVATION CONTROLS SHALL BE ACCESSIBLE AT THE TOP AND BOTTOM OF INTERIOR STAIRWAYS AND WITHIN DWELLING UNIT FOR EXTERIOR STAIRS
IRC SECTIONS R303.7 & R303.8
- WHERE REQUIRED, GUARDRAILS MUST BE DESIGNED AND INSTALLED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTIONS AT ANY POINT ON THE HANDRAIL OR TOP RAIL AND TRANSFER THAT LOAD THROUGH THE SUPPORT TO THE STRUCTURE IN ACCORDANCE WITH ASCE 7-16. THE CONNECTION OF THE GUARDRAIL /HANDRAIL SUPPORT POST SHALL BE CAPABLE OF RESISTING ALL RESULTING LOADS.
- ATTIC VENTILATION:
NO WORK ON ROOF- NOT APPLY

- ACCESS OPENINGS THROUGH THE CEILING SHALL BE A MINIMUM 22"x30" WITH A MINIMUM HEADROOM OF 30" IRC. R 807.1.
- EXISTING VENTILATION OPENINGS: VERIFY THAT ANY EXISTING ATTIC SPACE VENT OPENINGS THAT ARE CONCEALED BY THE NEW WORK ARE ADDED TO THE NEW REQUIRED VENT OPENING AREA.

CRAWL SPACE VENT CALCULATION:

VENT CALCULATION:
ADDITION W/ CRAWL SPACE TOTAL AREA: 1,782 SQ FT
VENT 1/8" VENT AREA SQ FT
8X16 FOUNDATION VENT .89 SQFT
14 VENTS EVENLY SPREAD AROUND THE PERIMETER OF CRAWL SPACE AREA.

ENERGY NOTES:

- ALL EXTERIOR NEW WALLS SHALL HAVE R21 BATT INSULATION
- NEW ROOF @ TRUSS SHALL HAVE R49 INSULATION
- ALL NEW WINDOW SHOULD HAVE U FACTOR 0.30 OR BETTER.
- SKYLIGHT U-FACTOR 0.5 OR BETTER
- NEW SLAB ON GRADE FOR ADDITION SHALL HAVE R10 RIGID INSULATION.
- NEW FLOOR R-VALUE: R30.

ENERGY CREDITS
TOTAL ADDITION IS LESS THAN 1500 SF, 3 CREDIT REQUIRED:

HEAT HP: FURL NORMALIZATION HEAR PUMP CREDIT: 1.0
3.2(a) HAPF 0.5 CENTRALLY DUCTED HEAT PUMP: 1.0
4.2 ALL DUCTS AND FURNACE INSIDE THE CONDITIONED SPACE: 1.0

LEGEND

	EXIST. WALL
	NEW WALL
	DEMO WALL
	ADDITION AREA



Atlas Associates International
 5280 Highland Dr.
 Bellevue, Washington
 98006
 206.488.3688 v
 gengtan@gmail.com
 www.Atlascreate.com

Shoreline Highland House Addition

35 NW Cherry Loop
 Shoreline, WA 98177

project no: 21-102



Issue/Revision:

NO. ISSUED FOR DATE

© 2015 ATLAS ARCHITECTS COMPANY
 THESE DRAWINGS ARE THE PROPERTY OF ATLAS ARCHITECTS COMPANY AND ARE NOT TO BE REPRODUCED IN ANY MANNER, EXCEPT WITH THE PRIOR WRITTEN PERMISSION OF ATLAS.

Drawn By TG/DM Checked By TG Date 9/2020

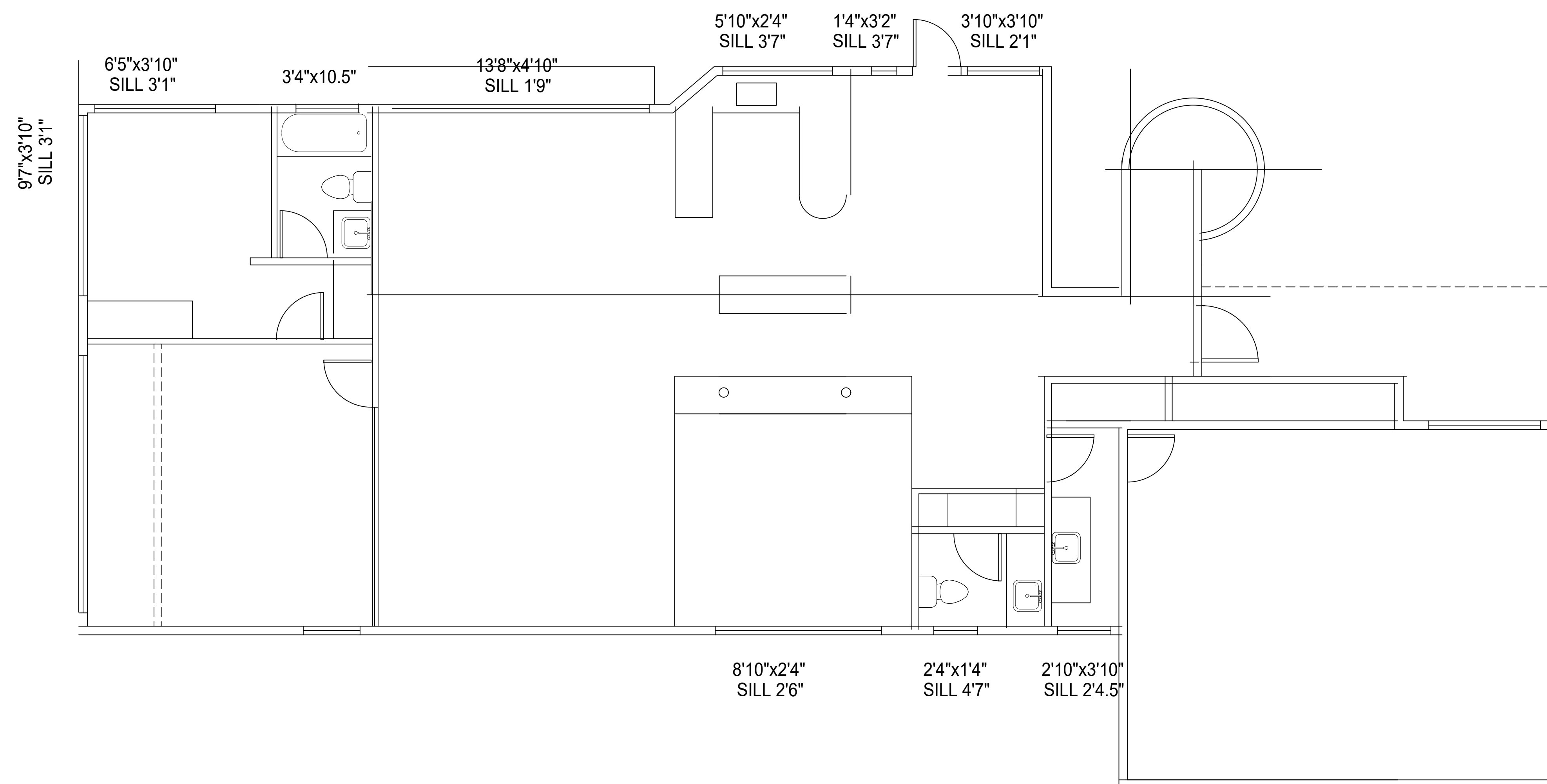
Sheet Title

EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"
 Scale

Sheet Number

A2.1A



FOR REFERENCE ONLY

LEGEND

- EXIST. WALL
- NEW WALL
- DEMO WALL

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

Liang Mercer House Addition

7545 E Mercer Way
Mercer Island, WA 98040

project no: 22-95



Issue/Revision:

NO. ISSUED FOR DATE

© 2015 ATLAS ARCHITECTS COMPANY
THESE DRAWINGS ARE THE PROPERTY OF ATLAS ARCHITECTS COMPANY AND ARE NOT TO BE REPRODUCED IN ANY MANNER, EXCEPT WITH THE PRIOR WRITTEN PERMISSION OF ATLAS.

Drawn By TG/DM Checked By TG Date 9/2020

Sheet Title

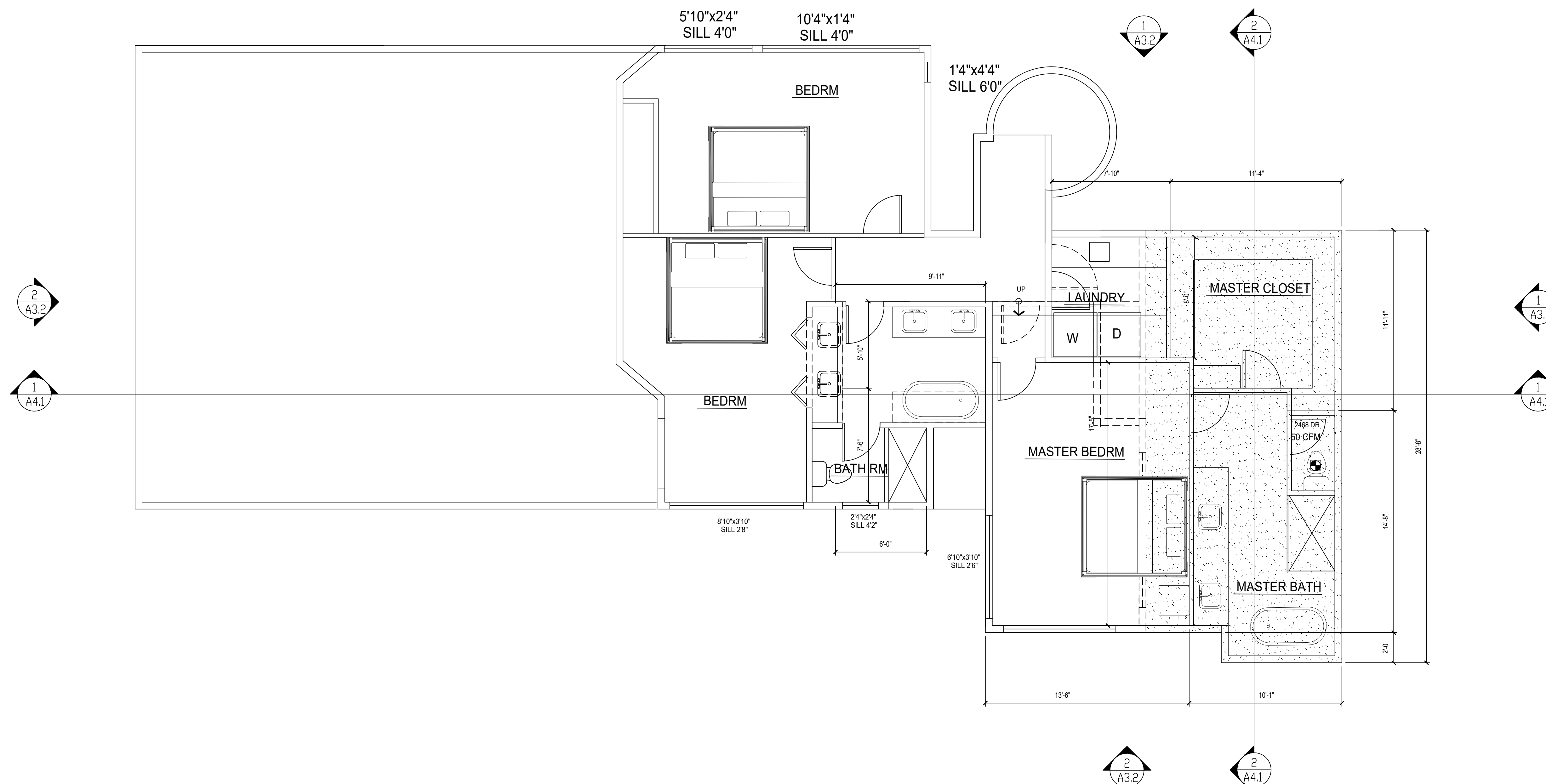
SECOND FLOOR PLAN

1/4" = 1'-0"

Scale

Sheet Number

A2.2



1 SECOND FLOOR PLAN

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

PLAN NOTES:

- USE CONVENTIONAL FRAMING AND SHEATHING U.N.O.
- ALL EXTERIOR WALLS TO BE 2x6 FRAMING U.N.O.
- ALL INTERIOR WALLS TO BE 2x4 FRAMING U.N.O.
- ALL DOOR JAMBS TO BE SET OFF WALLS 6" TYP. U.N.O.
- ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.
- ALL EXHAUST FANS ARE TO VENTED TO OUTSIDE.
- DOOR HT. AT THIS FLOOR IS 6'-8", TYP.
- ALL SMOKE DETECTORS MUST BE PROVIDED W/ PRIMARY POWER FROM BUILDING WIRING, PROVIDED W/ BATTERY BACKUP, AND BE INTERCONNECTED.
- ESCAPE (EGRESS) WINDOW MUST HAVE A CLEAR OPENABLE AREA OF 5.7 S.F. W/ A MINIMUM NET CLEAR HEIGHT OF 24" AND WIDTH DIMENSION OF 20". THE SILL HEIGHT MUST NOT BE MORE THAN 44" ABOVE THE FLOOR.
- ALL EXTERIOR COLUMNS, BEAMS, AND JOISTS THAT ARE EXPOSED TO THE WEATHER MUST BE PRESSURE-TREATED.
- SHOWER COMPARTMENTS AND WALLS AROUND BATHTUBS WITH SHOWERS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBANT SURFACE TO NOT LESS THAN 72" ABOVE THE DRAIN INLET PER IBC SECTION 1209.2.3.

WATER-RESISTANT BACKING IS REQUIRED WHERE SHOWER & WATER CLOSET WALLS WILL BE FINISHED WITH TILE OR WALL PANELS. WHERE WATER RESISTANT GYPSUM IS USED A VAPOR BARRIER SHALL NOT BE USED. IBC SECTION 2509 AND 1209.2

- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE INSTALLED IN EVERY SLEEPING ROOM BELOW THE 4TH STORY AND IN BASEMENTS.
 - * OPENABLE W/O KEYS OR SPECIAL TOOLS
 - * MIN. 5.7 SF NET CLR OPENABLE AREA
 - * MIN. 24" NET CLR OPENABLE HEIGHT
 - * MIN. 20" NET CLR OPENABLE WIDTH
 - * MAX. 44" FINISHED SILL HEIGHT
 IRC SECTION R310.2 & IBC SECTION 1030.
- PER IRC R303.4 WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH IRC SECTION M1505.4
 - EACH DWELLING UNIT OR GUEST ROOM SHALL BE EQUIPPED W/ A VENTILATION SYSTEM COMPLYING W/ SECTION M1505.4.3, M1505.4.4, COMPLIANCE IS ALSO PERMITTED TO BE DEMONSTRATED THROUGH COMPLIANCE W/ THE INTERNATIONAL MECHANICAL CODE 403.3.2 (M1505.4)
- STAIR LIGHTING: ALL STAIRWAYS SHALL BE PROVIDED WITH LIGHT SOURCES. LIGHT ACTIVATION CONTROLS SHALL BE ACCESSIBLE AT THE TOP AND BOTTOM OF INTERIOR STAIRWAYS AND WITHIN DWELLING UNIT FOR EXTERIOR STAIRS. IRC SECTIONS R303.7 & R303.8
- WHERE REQUIRED, GUARDRAILS MUST BE DESIGNED AND INSTALLED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTIONS AT ANY POINT ON THE HANDRAIL OR TOP RAIL AND TRANSFER THAT LOAD THROUGH THE SUPPORT TO THE STRUCTURE IN ACCORDANCE WITH ASCE 7-16. THE CONNECTION OF THE GUARDRAIL /HANDRAIL SUPPORT POST SHALL BE CAPABLE OF RESISTING ALL RESULTING LOADS.
- ATTIC VENTILATION:
NO WORK ON ROOF- NOT APPLY

- ACCESS OPENINGS:
THROUGH THE CEILING SHALL BE A MINIMUM 22"x30" WITH A MINIMUM HEADROOM OF 30" IRC. R 807.1.
- EXISTING VENTILATION OPENINGS:
VERIFY THAT ANY EXISTING ATTIC SPACE VENT OPENINGS THAT ARE CONCEALED BY THE NEW WORK ARE ADDED TO THE NEW REQUIRED VENT OPENING AREA.

CRAWL SPACE VENT CALCULATION:

VENT CALCULATION:
ADDITION W/ CRAWL SPACE TOTAL AREA: 1,782 SQ FT
VENT 1/3 VENT AREA SQ FT
8X16 FOUNDATION VENT .89 SQ FT
14 VENTS EVENLY SPREAD AROUND THE PERIMETER OF CRAWL SPACE AREA.

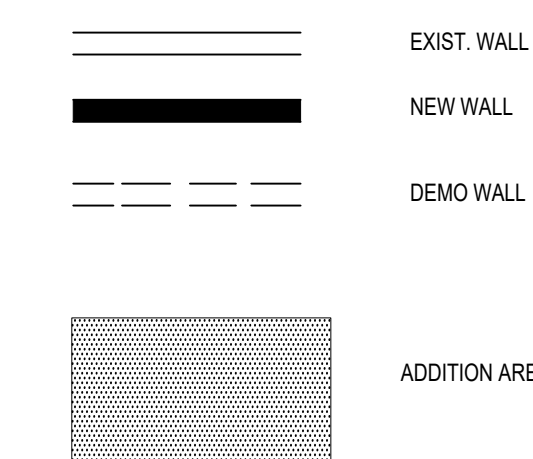
ENERGY NOTES:

- ALL EXTERIOR NEW WALLS SHALL HAVE R21 BATT INSULATION
- NEW ROOF @ TRUSS SHALL HAVE R49 INSULATION
- ALL NEW WINDOW SHOULD HAVE U FACTOR 0.30 OR BETTER.
- SKYLIGHT U-FACTOR 0.5 OR BETTER.
- NEW SLAB ON GRADE FOR ADDITION SHALL HAVE R10 RIGID INSULATION.
- NEW FLOOR R-VALUE: R30.

ENERGY CREDITS

TOTAL ADDITION IS LESS THAN 1500 SF, 3 CREDIT REQUIRED:
HEAT HP: FURL NORMALIZATION HEAR PUMP CREDIT: 1.0
3/2(a) HAPF 9.5 CENTRALLY DUCTED HEAT PUMP: 1.0
4.2 ALL DUCTS AND FURNACE INSIDE THE CONDITIONED SPACE: 1.0

LEGEND



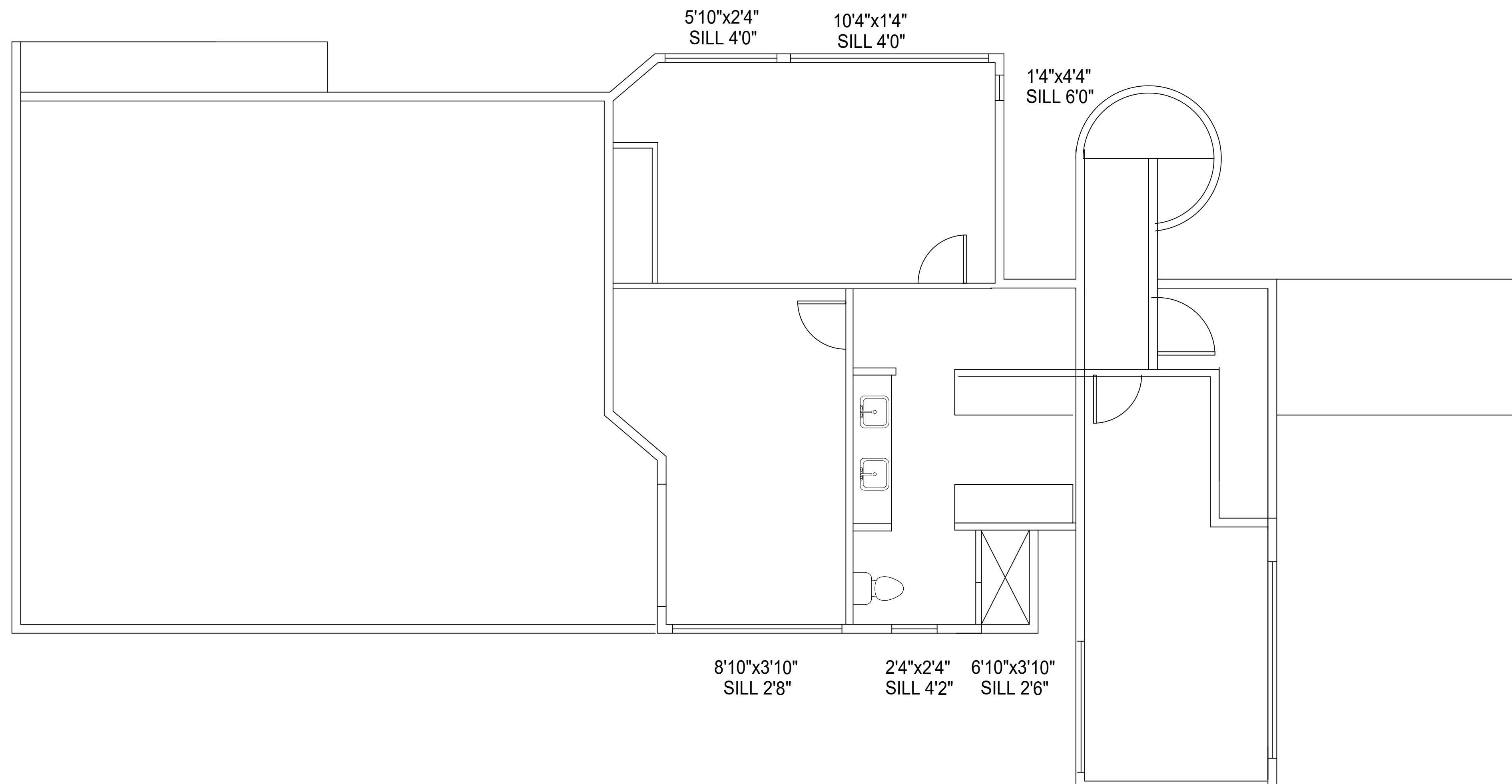


Atlas Associates International
 5280 Highland Dr.
 Bellevue, Washington
 98006
 206.488.3688 v
 gengtan@gmail.com
 www.Atlascree.com

Shoreline Highland House Addition

35 NW Cherry Loop
 Shoreline, WA 98177

project no: 21-102



FOR REFERENCE ONLY

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

LEGEND

— — — — —	EXIST. WALL
—————	NEW WALL
- - - - -	DEMO WALL

Issue/Revision:

NO.	ISSUED FOR	DATE
-----	------------	------

© 2015 ATLAS ARCHITECTS COMPANY
 THESE DRAWINGS ARE THE PROPERTY OF ATLAS
 ARCHITECTS COMPANY AND ARE NOT TO BE
 REPRODUCED IN ANY MANNER, EXCEPT WITH THE
 PRIOR WRITTEN PERMISSION OF ATLAS.

Drawn By TG/DM	Checked By TG	Date 9/2020
-------------------	------------------	----------------

Sheet Title
**EXISTING
 SECOND FLOOR
 PLAN**

Scale
 1/4" = 1'-0"

Sheet Number
A2.2A

Shoreline Highland House Addition

35 NW Cherry Loop
Shoreline, WA 98177

project no: 21-102



Issue/Revision:

NO. ISSUED FOR DATE

© 2015 ATLAS ARCHITECTS COMPANY
THESE DRAWINGS ARE THE PROPERTY OF ATLAS ARCHITECTS COMPANY AND ARE NOT TO BE REPRODUCED IN ANY MANNER, EXCEPT WITH THE PRIOR WRITTEN PERMISSION OF ATLAS.

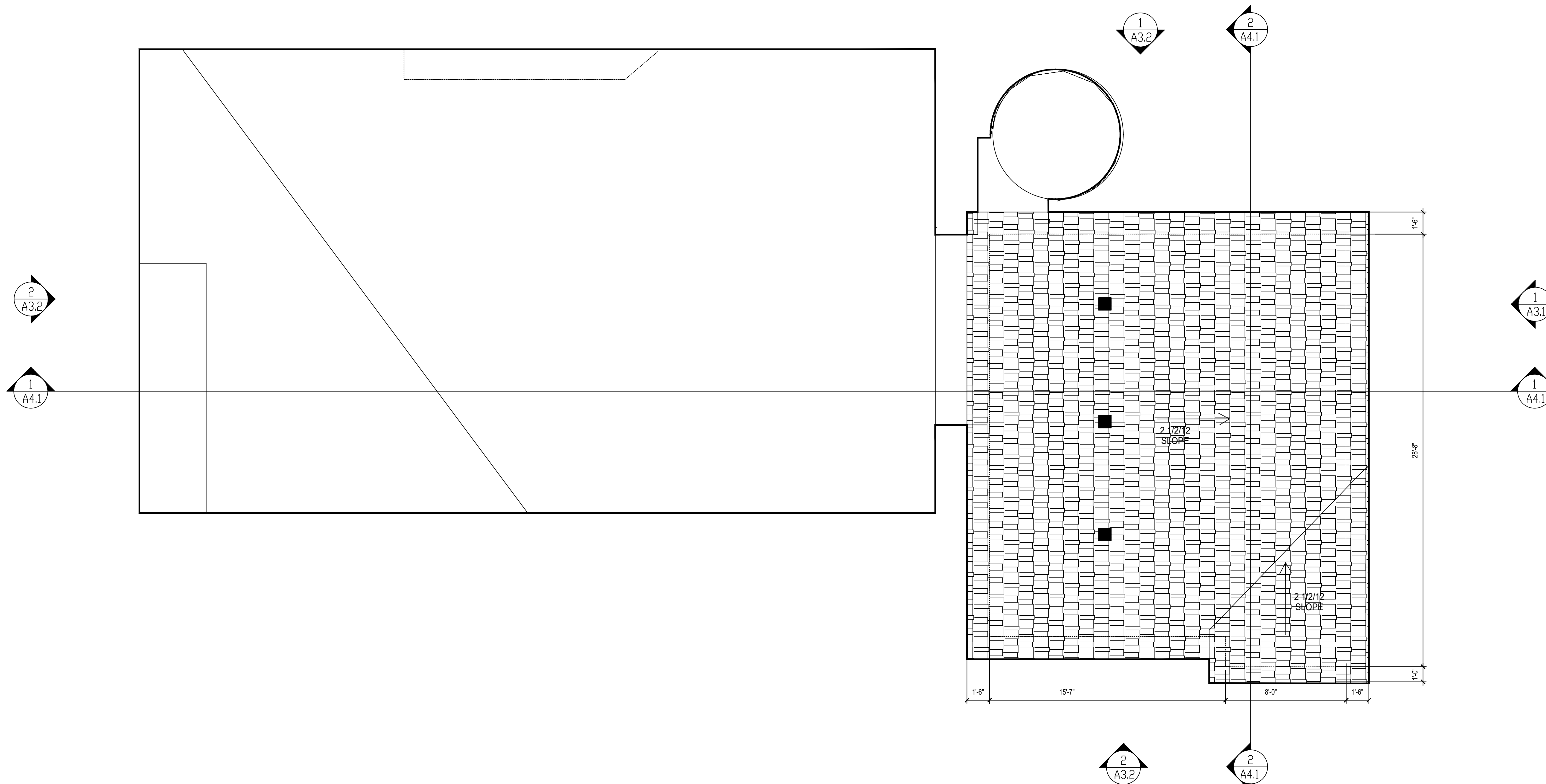
Drawn By TG/DM Checked By TG Date 9/2020

Sheet Title
ROOF PLAN

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

Sheet Number

A3.0



1 ROOF PLAN

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

ROOF PLAN NOTES:

A 22X30 INCH ACCESS OPENING SHALL BE LOCATED IN A HALLWAY, CORRIDOR OR OTHER READILY ACCESSIBLE LOCATION. ATTICS WITH A MAXIMUM VERTICAL HEIGHT OF LESS THAN 30 INCHES OR AREA LESS THAN 30 SQFT IN AREA NEED NOT BE PROVIDED WITH ACCESS OPENINGS. A 30-INCH MINIMUM CLEAR HEADROOM IN THE OPENING. PROVIDE A RIM TO HOLD INSULATION OUT OF ACCESS DOORWAY. INSULATE ACCESS HATCH WITH R-49 RIGID FOAM BUILD UP, GASKET ATTIC ACCESS DOOR AT CEILING.

CONTINUOUS RIDGE VENT TYPICAL ON ALL RIDGES, DO NOT INSTALL ON HIP OR RIDGES SHORTER THAN 36".

GUTTERS: CONTINUOUS ALUMINUM GUTTERS, SLOPE TO DOWNSPOUTS PER BEST INDUSTRY PRACTICE. 5K STYLE WITH 2X3 ALUMINUM DOWNSPOUTS. COLOR SELECTION BY OWNER.

RIDGE VENT: UNDER RIDGE SHINGLE OR METAL RIDGE TYPE: 1" TALL, MADE OF HEAT RESISTANT POLYPROPYLENE OR EQUIVALENT; WITH 20 SQ INCH VENTILATION (NFVA) PER LINEAL FOOT.

EAVE VENT: (3) 2" DIAMETER HOLES IN SOLID BLOCKING, SCREEN WITH 1/2" METAL SCREEN.

ROOF NOTES:

PROTECT ROOF SHEATHING AS SOON AS POSSIBLE BY INSTALLING ROOFING MANUFACTURE RECOMMENDED BASE SHEET WITHIN A MAXIMUM 1 WEEK PERIOD AFTER INSTALLATION OF THE SHEATHING. CALL FOR INTERMEDIATE NAILING INSPECTION IF REQUIRED TO ACCOMPLISH THIS REQUIREMENT.

USE DRIP FLASHING IN COMBINATION WITH 90# ROLL STARTER COURSE AT EAVE.

INSTALL ALL ROOFING, FLASHING, AND CAPS PER MANUFACTURERS SPECIFICATIONS AND BEST INDUSTRY PRACTICES.

ALL VALLEYS TO RECEIVE METAL VALLEY FLASHING, MIN 24 GA.

- 1) THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN $\frac{1}{150}$ OF THE AREA OF THE SPACE VENTILATED, PROVIDED THAT AT LEAST 40% BUT NOT MORE THAN 50% OF THE REQUIRED AREA IS PROVIDED BY VENTILATOR LOCATED IN THE UPPER PORTION OF THE SPACE BEING VENTILATED. THE REMAINING BALANCE OF THE REQUIRED VENTING WILL BE PROVIDED BY EAVE VENTS AND/OR LOW ROOF VENTS.
- 2) ALTERNATIVE METHOD: VENTILATION SHALL NOT BE LESS THAN $\frac{1}{150}$ OF THE AREA OF THE SPACE VENTILATED.

VENTS:

- 1) 10"X10" ROOF VENTS ARE BASED ON 51 SQ IN NET FREE VENTILATION AREA PER VENT.
- 2) EAVE VENTS ARE BASED ON 9 SQ IN NET FREE VENTILATION AREA PER VENT.

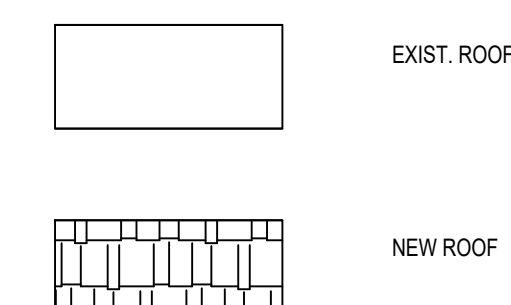
ADDITION ROOF:

ATTIC AREA 644 SQFT
VENTILATION REQ 2.15 SQFT (309.6 SQ IN)

ROOF VENT (HIGH) 153 SQIN (3)
EAVE VENTS 162 SQIN (9)

TOTAL VENTILATION PROVIDED 2.18 SQFT

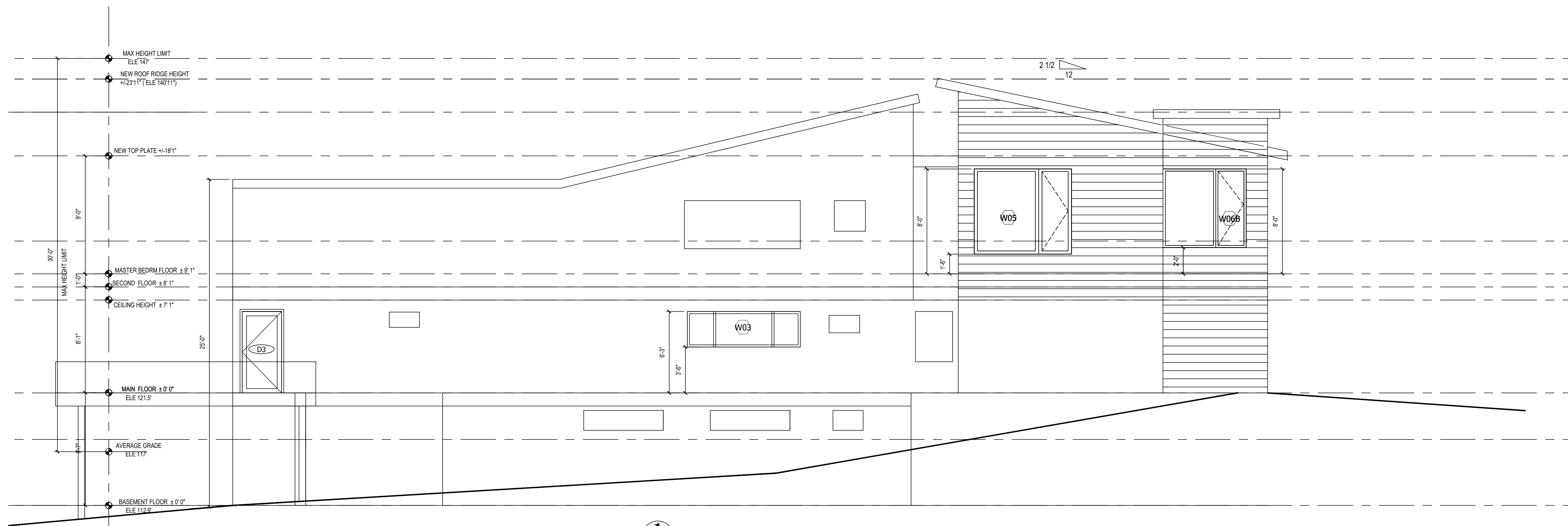
LEGEND



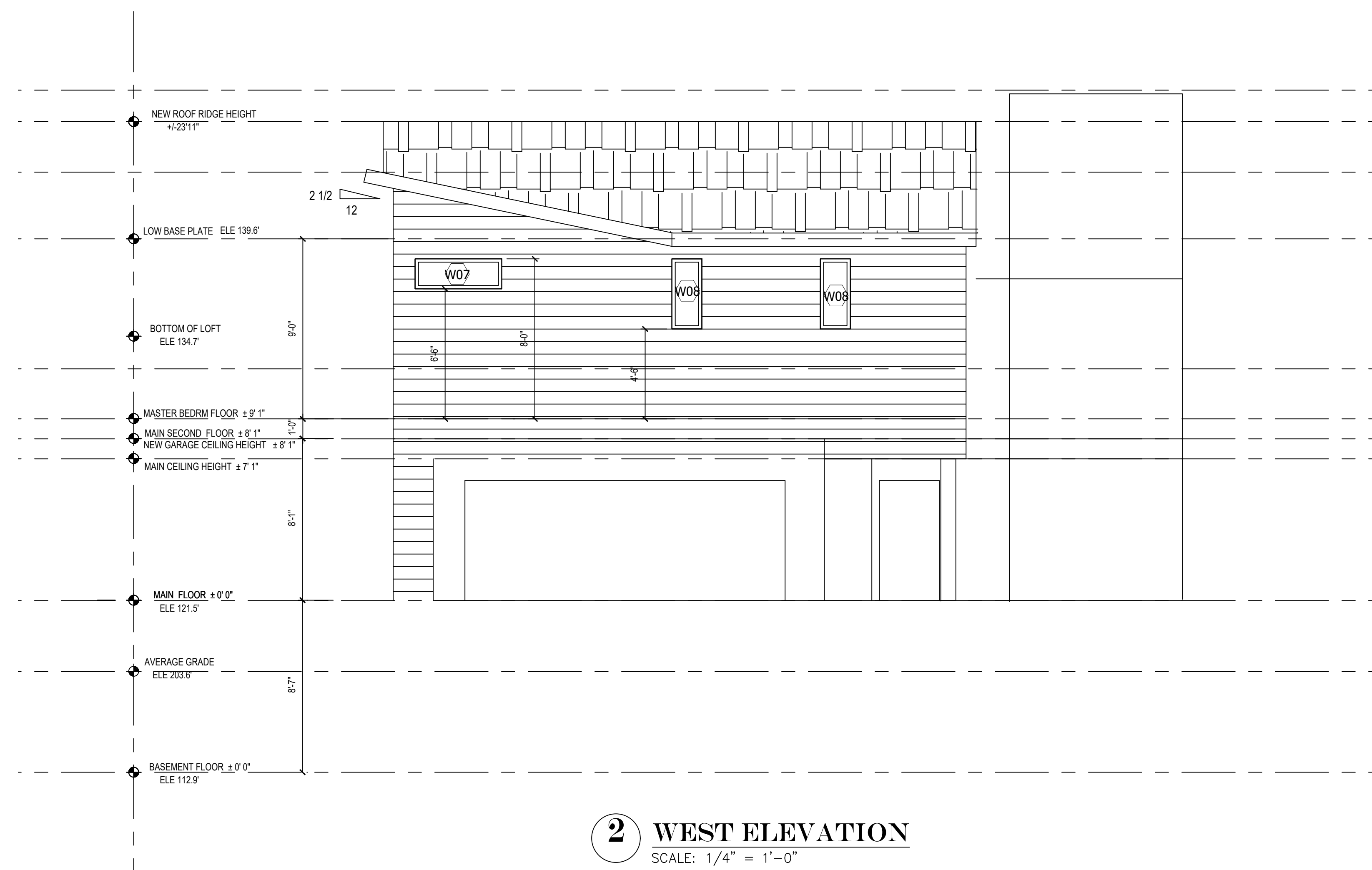
Shoreline Highland House Addition

35 NW Cherry Loop
Shoreline, WA 98177

project no: 21-102



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



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

EXTERIOR FINISH SCHEDULE:			
MAIN MATERIAL	MATERIAL	COLOR	NOTES
ROOFING	ASPHALT SHINGLE		
FLASHING			PRODUCT & COLOR MATCH EXISTING DETERMINED BY OWNER
MAIN SIDING MATERIAL	WOOD SIDING		
HIGHLIGHT SIDING MATERIAL	HARDI SIDING		
MASONRY			
CORNER BOARDS			
WINDOW & DOOR CASING	WOOD OR HARDI TRIM		
WINDOWS			

NOTES:

ADHERED MASONRY VENEER: (IRC R703.12) SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S INSTRUCTION. ON EXTERIOR STUD WALLS, ADHERED MASONRY VENEER SHALL BE INSTALLED:

- * MIN. OF 4" ABOVE THE EARTH.
- * MIN. OF 2" ABOVE PAVED AREA, OR
- * MIN OF 2" ABOVE EXTERIOR WALKING SURFACES WHICH ARE SUPPORTED BY THE SAME FOUNDATION THAT SUPPORTS THE EXTERIOR WALL.

FLASHING AT THE FOUNDATION IS REQUIRED TO HAVE A MIN. VERTICAL ATTACHMENT FLANGE OF 3 1/2" AND SHALL EXTEND A MIN. OF 1" BELOW THE PLATE LINE.

NOTES:

CONTRACTOR SHOULD VERIFY THE TRANSFER OF ALL POINT LOADS FROM THE ROOF DOWN THROUGH FRAMING MEMBERS AND INTO THE FOUNDATION.

Issue/Revision:

NO. ISSUED FOR DATE

© 2015 ATLAS ARCHITECTS COMPANY
THESE DRAWINGS ARE THE PROPERTY OF ATLAS ARCHITECTS COMPANY AND ARE NOT TO BE REPRODUCED IN ANY MANNER, EXCEPT WITH THE PRIOR WRITTEN PERMISSION OF ATLAS.

Drawn By TG/DM Checked By TG Date 9/2020

Sheet Title

EXTERIOR ELEVATIONS

Scale 1/4" = 1'-0"

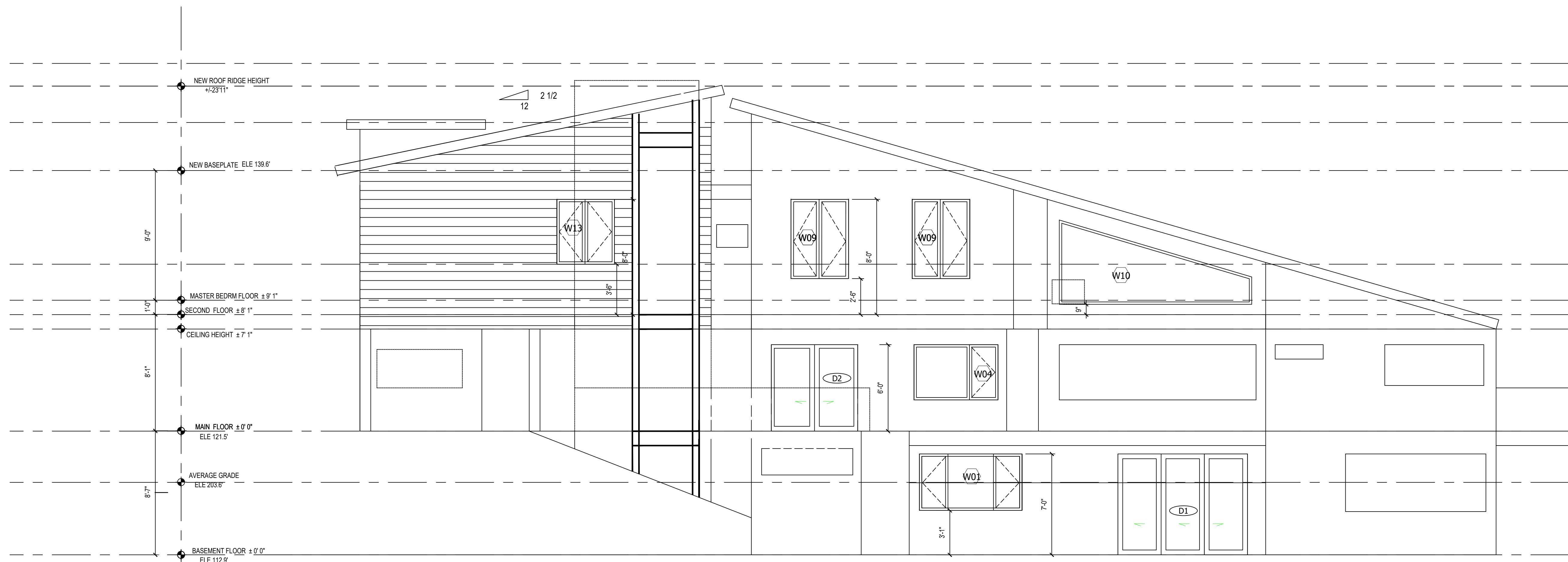
Sheet Number

A3.1

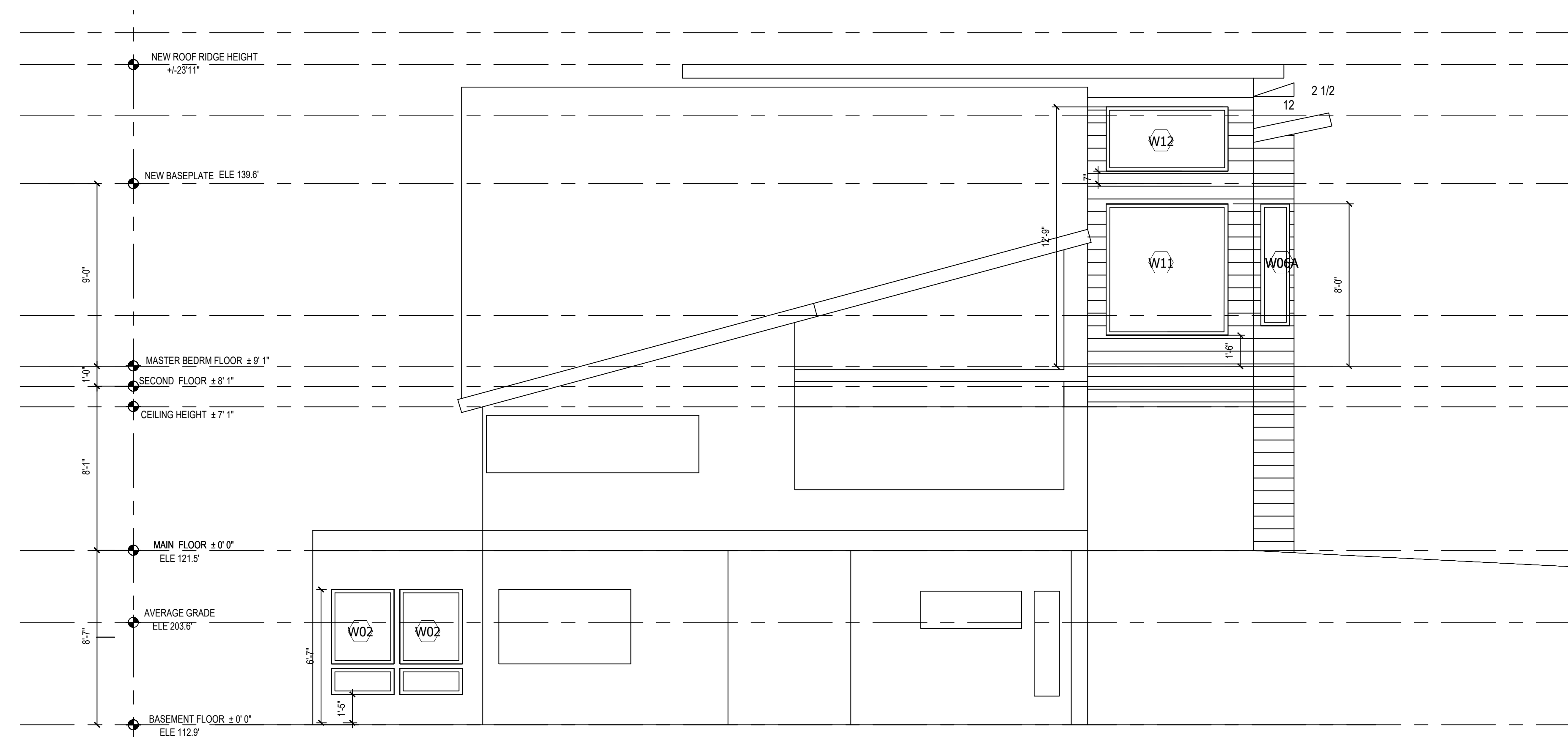
Shoreline Highland House Addition

35 NW Cherry Loop
Shoreline, WA 98177

project no: 21-102



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



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

EXTERIOR FINISH SCHEDULE:			
MAIN MATERIAL	MATERIAL	COLOR	NOTES
ROOFING	ASPHALT SHINGLE		
FLASHING			PRODUCT & COLOR MATCH EXISTING DETERMINED BY OWNER
MAIN SIDING MATERIAL	WOOD SIDING		
HIGHLIGHT SIDING MATERIAL	HARDI SIDING		
MASONRY			
CORNER BOARDS			
WINDOW & DOOR CASING	WOOD OR HARDI TRIM		
WINDOWS			

NOTES:

ADHERED MASONRY VENEER: (IRC R703.12) SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S INSTRUCTION. ON EXTERIOR STUD WALLS, ADHERED MASONRY VENEER SHALL BE INSTALLED:

- * MIN. OF 4" ABOVE THE EARTH.
- * MIN. OF 2" ABOVE PAVED AREA. OR
- * MIN. OF 1/2" ABOVE EXTERIOR WALKING SURFACES WHICH ARE SUPPORTED BY THE SAME FOUNDATION THAT SUPPORTS THE EXTERIOR WALL.

FLASHING AT THE FOUNDATION IS REQUIRED TO HAVE A MIN. VERTICAL ATTACHMENT FLANGE OF 3 1/2" AND SHALL EXTEND A MIN. OF 1" BELOW THE PLATE LINE.

NOTES:

CONTRACTOR SHOULD VERIFY THE TRANSFER OF ALL POINT LOADS FROM THE ROOF DOWN THROUGH FRAMING MEMBERS AND INTO THE FOUNDATION.

Issue/Revision:

NO. ISSUED FOR DATE

© 2015 ATLAS ARCHITECTS COMPANY
THESE DRAWINGS ARE THE PROPERTY OF ATLAS ARCHITECTS COMPANY AND ARE NOT TO BE REPRODUCED IN ANY MANNER, EXCEPT WITH THE PRIOR WRITTEN PERMISSION OF ATLAS.

Drawn By TG/DM Checked By TG Date 9/2020

Sheet Title

EXTERIOR ELEVATIONS

Scale 1/4" = 1'-0"

Sheet Number

A3.2

Shoreline Highland House Addition

35 NW Cherry Loop
Shoreline, WA 98177

project no: 21-102



Issue/Revision:

NO.	ISSUED FOR	DATE

© 2015 ATLAS ARCHITECTS COMPANY
THESE DRAWINGS ARE THE PROPERTY OF ATLAS ARCHITECTS COMPANY AND ARE NOT TO BE REPRODUCED IN ANY MANNER, EXCEPT WITH THE PRIOR WRITTEN PERMISSION OF ATLAS.

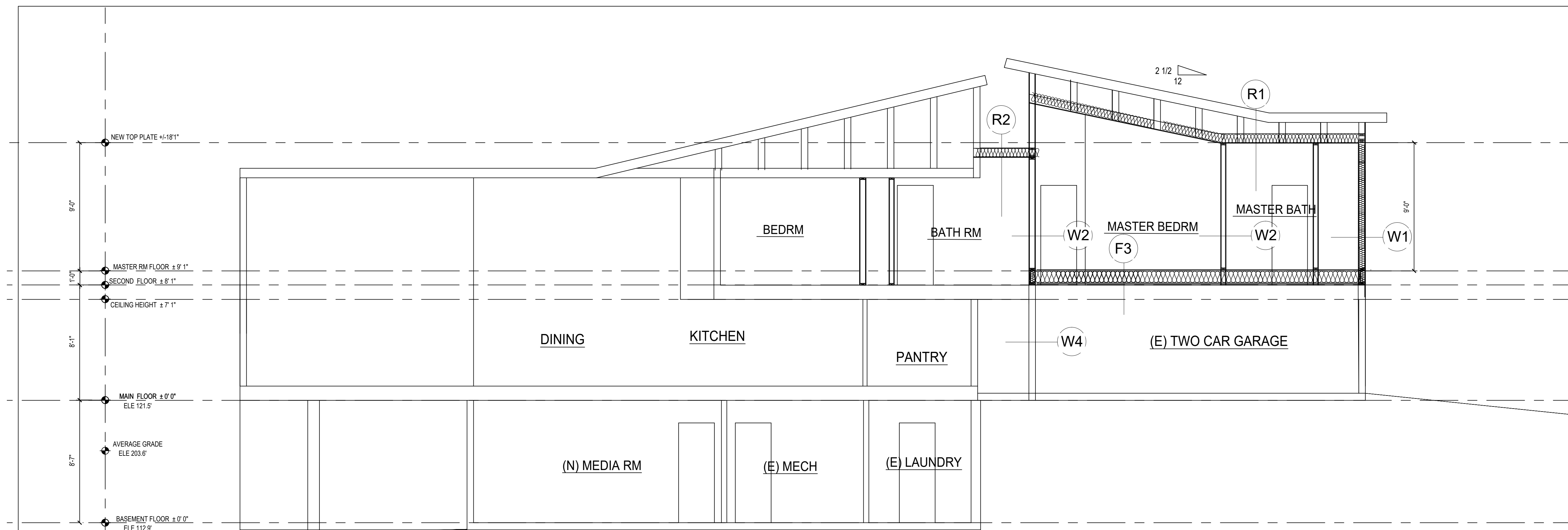
Drawn By	Checked By	Date
TG/DM	TG	9/2020

BUILDING SECTION & DETAILS

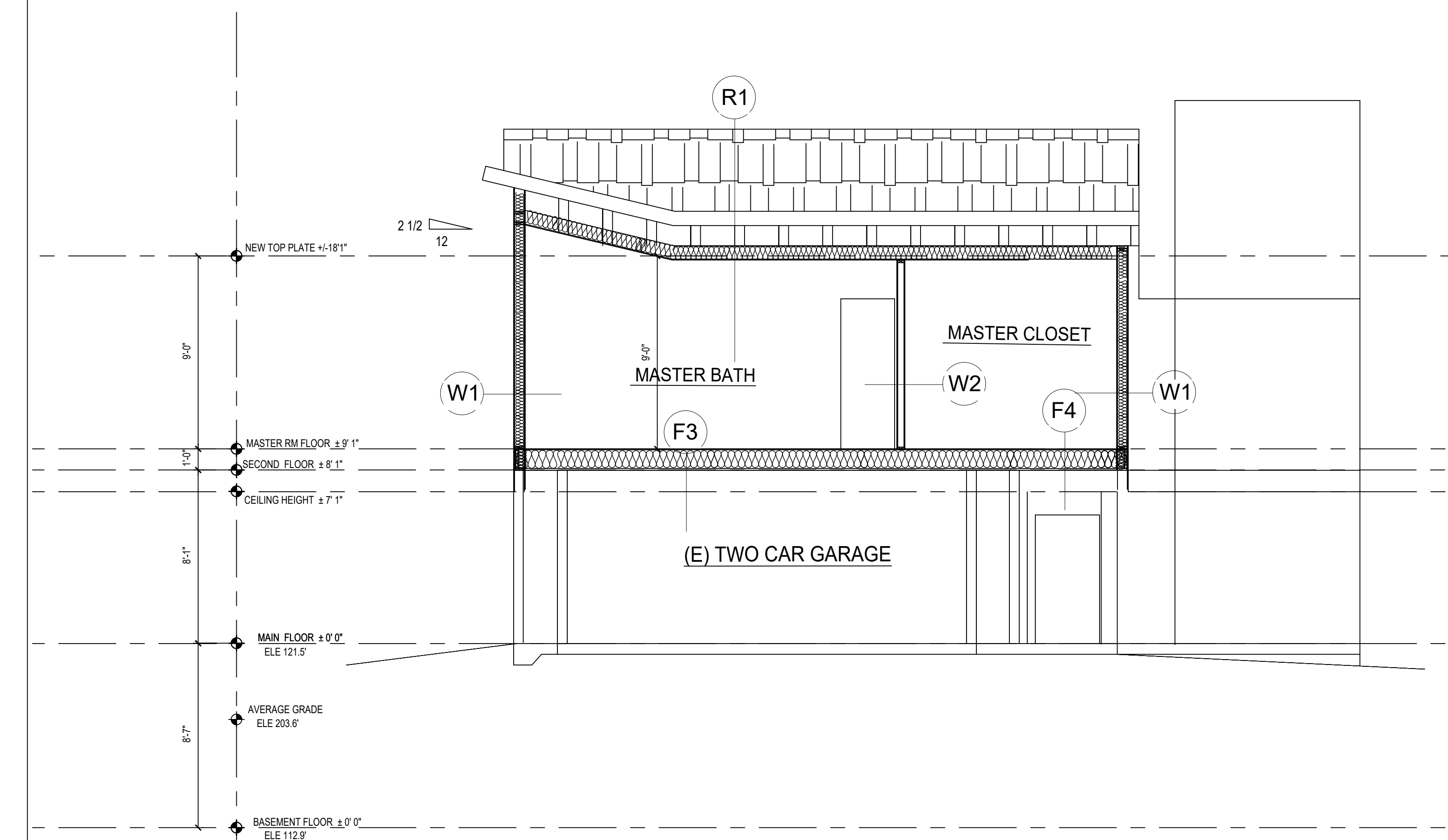
Scale 1/4" = 1'-0"

Sheet Number

A4.1



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



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

ROOF ASSEMBLIES:

- R1 SLOPED TRUSS ROOF**
 - 50-YEAR METAL/OR ASPHALT SHINGLE ROOFING
 - O/30# FELT
 - O/PLYWOOD SHEATHING AND NAILING PER STRUCTURE
 - O/ROOF FRAMING PER STRUCTURE
 - BATT INSULATION (R-49) W/VAPOR BARRIER
 - 2XCEILING JOISTS OR TRUSSES BOTTOM CHORDS @24" O.C. (U.N.O)
 - 5/8" GWB CEILING
- R2 SLOW SLOPED FRAMED ROOF**
 - TPO MEMBRANE
 - TAPERED RIGID INSULATION (SLOPE PER PLANS)
 - SHEATHING AND NAILING PER STRUCTURE
 - TJI'S PER PLAN
 - W/BATT INSULATION R-49 W/VAPOR BARRIER
 - 2XCEILING JOISTS OR TRUSSES BOTTOM CHORDS @24" O.C. (U.N.O)
 - 5/8" GWB CEILING

FLOOR ASSEMBLIES:

- F1 FLOOR OVER CRAWL SPACE**
 - FINISH FLOOR
 - O/3/4" APA RATED T & G PLYWOOD SUB-FLOOR
 - O/JOIST PER PLAN 16" O.C.
 - W/R-30 FIBERGLASS BATT INSULATION HOLD TIGHT OT SUB-FLOOR
 - W/O MOISTURE BARRIER
- F3 1-HR RATED FLOOR OVER GARAGE**
 - FINISH FLOOR PER PLANS
 - SHEATHING & NAILING PER STRUCT.
 - FLOOR JOISTS PER STRUCT
 - R-38 BATT INSULATION
 - (2) LAYERS 5/8" GWB
- F4 FLOOR OVER EXTERIOR DECK/ENTRY**
 - FINISH FLOOR PER PLANS
 - SHEATHING & NAILING PER STRUCT.
 - FLOOR JOISTS PER STRUCT
 - R-38 BATT INSULATION
 - SOFFIT FINISH PER OWNER

WALL ASSEMBLIES:

- W1 EXTERIOR WALL**
 - SIDING PER ELEVATION
 - 1/2" PRESURE TREATED PLYWOOD RIPPED TO 3" STRIPS
 - (1) LAYER MOISTURE BARRIER
 - SHTG & NAILING PER STRUCT.
 - 2X6 @ 16" O.C.
 - R-21 BATT INSULATION
 - 5/8" GWB
- W2 TYPICAL INTERIOR PARTITION**
 - 5/8" GWB
 - 2X4 @ 16" O.C.
 - 5/8" GWB
- W3 TYPICAL PLUMBING PARTITION**
 - 5/8" GWB
 - 2X6 @ 16" O.C.
 - R-21 BATT INSULATION
 - 5/8" GWB
- W4 1 HR GARAGE SEPERATION WALL**
 - 5/8" TYP. "X" GWB
 - SHEATHING WHERE REQED PER STRUCTURE
 - 2X6 @ 16" O.C.
 - R-21 BATT INSULATION
 - 5/8" GWB

NOTES:

CONTRACTOR SHOULD VERIFY THE TRANSFER OF ALL POINT LOADS FROM THE ROOF DOWN THROUGH FRAMING MEMBERS AND INTO THE FOUNDATION.

F.T. ENG. & CONST. MGMT., LLC

PHONE: 5098220489

EMAIL: F.T.ENG.CM@GMAIL.COM



6/4/2022

7545 E Mercer way Remodel 7545 E Mercer way Mercer Island, WA 98040

JOB # 2022004

Table with columns: DATE, DESCRIPTION, REV.

Drawn By: Drawing Title:

STRUCTURAL NOTES

Sheet S1.0

GENERAL NOTES

ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE 2018 EDITION.

CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS IN FIELD BEFORE PROCEEDING WITH ANY CONSTRUCTION OR DEMOLITION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS, EXISTING CONSTRUCTION AND SOIL EXCAVATIONS AS REQUIRED.

CHANGES: NO CHANGES TO THESE STRUCTURAL DRAWINGS ARE PERMITTED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

SUBMITTALS: SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO ANY FABRICATION OR CONSTRUCTION FOR ALL THE FOLLOWING: STRUCTURAL STEEL, STEEL CANOPIES, GLUED-LAMINATED MEMBERS AND PRE-MANUFACTURED WOOD MEMBERS.

DESIGN DRAWINGS AND CALCULATIONS, FOR PRE-MANUFACTURED WOOD TRUSSES AND JOISTS SHALL BEAR THE SEAL AND SIGNATURE OF THE WASHINGTON STATE REGISTERED PROFESSIONAL ENGINEER WHO IS RESPONSIBLE FOR THE DESIGN.

DESIGN LOADS

LIVE LOADS: LIVE LOADS ARE DETERMINED IN ACCORDANCE WITH ASCE CH. 7 L = 40 PSF (RESIDENTIAL)

SNOW LOADS: SNOW LOADS ARE DETERMINED IN ACCORDANCE WITH ASCE CH. 7 WITH THE FOLLOWING FACTORS: GROUND SNOW LOAD PG = 25 PSF CT = 1.0 CE = 1.0

WIND LOADS: WIND LOADS ARE BASED ON ASCE 7-16 CH. 28 (ENVELOPE PROCEDURE) WITH THE FOLLOWING FACTORS: EXPOSURE CATEGORY = C IW = 1.0

SEISMIC LOADS: SEISMIC LOADS ARE BASED ON THE EQUIVALENT LATERAL FORCE PROCEDURE IN ASCE 7-16 SECTION 12.8 WITH THE FOLLOWING FACTORS: RISK CATEGORY = II SS = 1.454

FOUNDATIONS: CONCRETE FOUNDATIONS SHALL BEAR ON STIFF, COMPETENT, UNDISTURBED NATIVE SOIL PRIOR TO CONSTRUCTION.

FOUNDATIONS

CONCRETE FOUNDATIONS SHALL BEAR ON STIFF, COMPETENT, UNDISTURBED NATIVE SOIL PRIOR TO CONSTRUCTION.

WHERE FOOTINGS MUST BEAR ON STRUCTURAL FILL DUE TO INADEQUATE SOIL CONDITIONS, THE FILL SHALL BE MIXED AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS PROVIDED BY A GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF WASHINGTON.

BOTTOM OF FOOTING ELEVATION SHALL BE LOCATED AT MINIMUM FROST DEPTH 18" BELOW TOP OF FINISHED GRADE UNLESS REQUIRED OTHERWISE BY THE BUILDING OFFICIAL.

CONCRETE

CONCRETE WORK SHALL COMPLY, IN GENERAL, WITH ACI 301 (LATEST EDITION) "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."

CONCRETE MIXES: CONCRETE MIXES SHALL CONFORM ACI 318 CH. 5. MINIMUM CONCRETE STRENGTH F'c AT 28 DAYS SHALL BE AS FOLLOWS:

Table with columns: Item, Value. SLAB-ON-GRADE, CURBS AND PADS - 2500 PSI

WATER/CEMENT RATIO SHALL BE MEASURED BY WEIGHT AND SHALL BE BASED ON THE TOTAL CEMENTITIOUS MATERIAL. WATER/CEMENT RATIO SHALL BE DETERMINED BY THE SUPPLIER BASED ON STRENGTH REQUIREMENTS AND SHALL NOT EXCEED 0.55.

REINFORCING STEEL: ALL REINFORCING SHALL BE DEFORMED BAR (REBAR) WITH BAR DIAMETERS SPECIFIED IN THESE DRAWINGS AND PROPERTIES BELOW:

Table with columns: Item, Value. ALL REINFORCING UNLESS NOTED OTHERWISE - ASTM A615, GRADE 60

REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH ACI 315 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES."

REINFORCING STEEL SHALL BE LAPPED AS NOTED ON THE DRAWINGS. WHERE LAP LENGTH IS NOT SHOWN, REINFORCING BARS SHALL BE LAPPED AS FOLLOWS:

Table with columns: Item, Value. #5 AND SMALLER - 48 BAR DIAMETERS

MINIMUM CONCRETE COVER OVER REINFORCING SHALL BE AS FOLLOWS:

Table with columns: Item, Value. NONSTRUCTURAL SLAB-ON-GRADE - MID-DEPTH

PROVIDE SUPPORTS AS REQUIRED FOR PROPER ALIGNMENT AND CONCRETE COVER AROUND THE REINFORCEMENT. CONSULT THE CRSI MANUAL OF STANDARD PRACTICE MSP-1 FOR SPECIFIC INFORMATION.

ANCHORS

USE OF DRILLED CONCRETE ANCHORS, INCLUDING EXPANSION BOLTS AND ADHESIVE ANCHORS, WHERE NOT SPECIFIED IN THESE DOCUMENTS SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER, ARCHITECT AND THE BUILDING INSPECTOR

EXPANSION BOLTS: EXPANSION BOLTS IN SOLID CONCRETE SHALL BE WEDGE-TYPE ANCHORS MADE OF CARBON STEEL. BOLT SIZE, SPACING AND EMBEDMENT LENGTH SHALL BE AS DESIGNATED IN THESE DRAWINGS.

ADHESIVE ANCHORS: ADHESIVE OR EPOXY TYPE ANCHORS IN SOLID CONCRETE SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.

WOOD

SAWN LUMBER: STRUCTURAL SAWN LUMBER SHALL BE KILN DRIED AND BE OF THE SPECIES AND GRADE NOTED BELOW OR BETTER:

Table with columns: USE, GRADE, FB (PSI). WALL STUDS - HEF FIR STUD - 675

GLUED LAMINATED MEMBERS: GLUED LAMINATED MEMBERS SHALL EACH BEAR AN AITC IDENTIFICATION MARK AND BE ACCOMPANIED BY AN AITC CERTIFICATE OF CONFORMANCE.

Table with columns: SYMBOL SPECIES, FB (PSI), F (PSI). GLB 24F-V8 DF/DF - 2400/2400 psi

ALL WOOD CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY (OR APPROVED EQUAL), AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS.

ENGINEERED METAL-PLATE-CONNECTED WOOD TRUSSES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. THE CONTRACTOR SHALL SUBMIT ENGINEERED TRUSS SHOP DRAWINGS TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW AND APPROVAL.

MINIMUM WOOD NAILING REQUIREMENTS: UNLESS OTHERWISE NOTED ON THE DRAWINGS, TYPICAL WOOD FRAMING SHALL BE FASTENED PER IBC 2018 TABLE 2304.10.1.

RATED SHEATHING: STRUCTURAL PANELS SHALL BEAR THE APA TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. SHEATHING SHALL BE AS FOLLOWS:

Table with columns: Item, Value. SHEAR WALL SHTG MIN. 7/16" 32/16 MIN. C-D INT APA WITH EXTERIOR GLUE (CDX)

SHEATHING SHALL BE ORIENTATED OVER THE SUPPORTS AS SHOWN ON THE DRAWINGS. SHEAR WALL SHEATHING SHALL BE BLOCKED AT ALL PANEL EDGES AS SHOWN IN THE SHEAR WALL SCHEDULE.

PRE-MANUFACTURED OPEN WEB WOOD TRUSSES: TRUSSES SHALL BE DESIGN BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF WASHINGTON, WHO IS REGULARLY ENGAGED IN THE DESIGN OF PLATE-CONNECTED WOOD TRUSSES.

Table with columns: Item, Value. ROOF TRUSSES - TOP CHORD 15 PSF, BOTTOM CHORD 10 PSF, TOTAL 25 PSF

IN ADDITION TO DEAD LOADS, THE DESIGN SHALL INCLUDE THE LIVE, WIND, SNOW AND SNOW DRIFT LOADS AS IDENTIFIED IN THE "DESIGN LOADS" SECTION OF THESE DRAWINGS.

TRUSSES SHALL BE FABRICATED BY A MANUFACTURER WHO IS A MEMBER OF THE TRUSS PLATE INSTITUTE. TRUSSES SHALL BE SUPPLIED WITH THE PROPER HANGERS, END CONNECTIONS, BRIDGING, BRACING TO PROVIDE LATERAL STABILITY OF ALL TRUSS MEMBERS.

BUILDING OFFICIAL INSPECTIONS

THE FOLLOWING RECOMMENDED MINIMUM ITEMS SHALL BE INSPECTED BY A QUALIFIED INDIVIDUAL PROVIDED BY THE BUILDING OFFICIAL:

- FOOTINGS BEAR ON COMPETENT NATIVE SOIL PER THE "FOUNDATIONS" SECTION ABOVE
- FOOTING REINFORCEMENT
- SHEAR WALL SILL PLATE ANCHORS AND WASHERS PER SCHEDULE

TYPICAL DETAILS: IN ADDITION TO THE DETAILS AND SCHEDULES ON THE FRAMING PLANS, THOSE NOTED AS "TYPICAL" SHALL BE USED THROUGHOUT THE STRUCTURE AS APPLICABLE.

Table with columns: Item, Value. SHEET INDEX S1.0 STRUCTURAL NOTES S3.0 TYPICAL STRUCTURAL DETAILS

Large table with columns: DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, SPACING AND LOCATION. Includes sections for ROOF and WALL.

Table with columns: WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING. Includes sections for OTHER EXTERIOR WALL SHEATHING and PANEL SIDING TO FRAMING.

F.T. ENG. & CONST. MGMT., LLC
 PHONE: 5092220489
 EMAIL: F.T.ENG.CM@GMAIL.COM



**7545 E Mercer way
 Remodel**
 7545 E Mercer way
 Mercer Island, WA 98040

JOB # 2022004

REV	DATE	DESCRIPTION

Drawn By:
 Drawing Title:

FOUNDATION PLAN

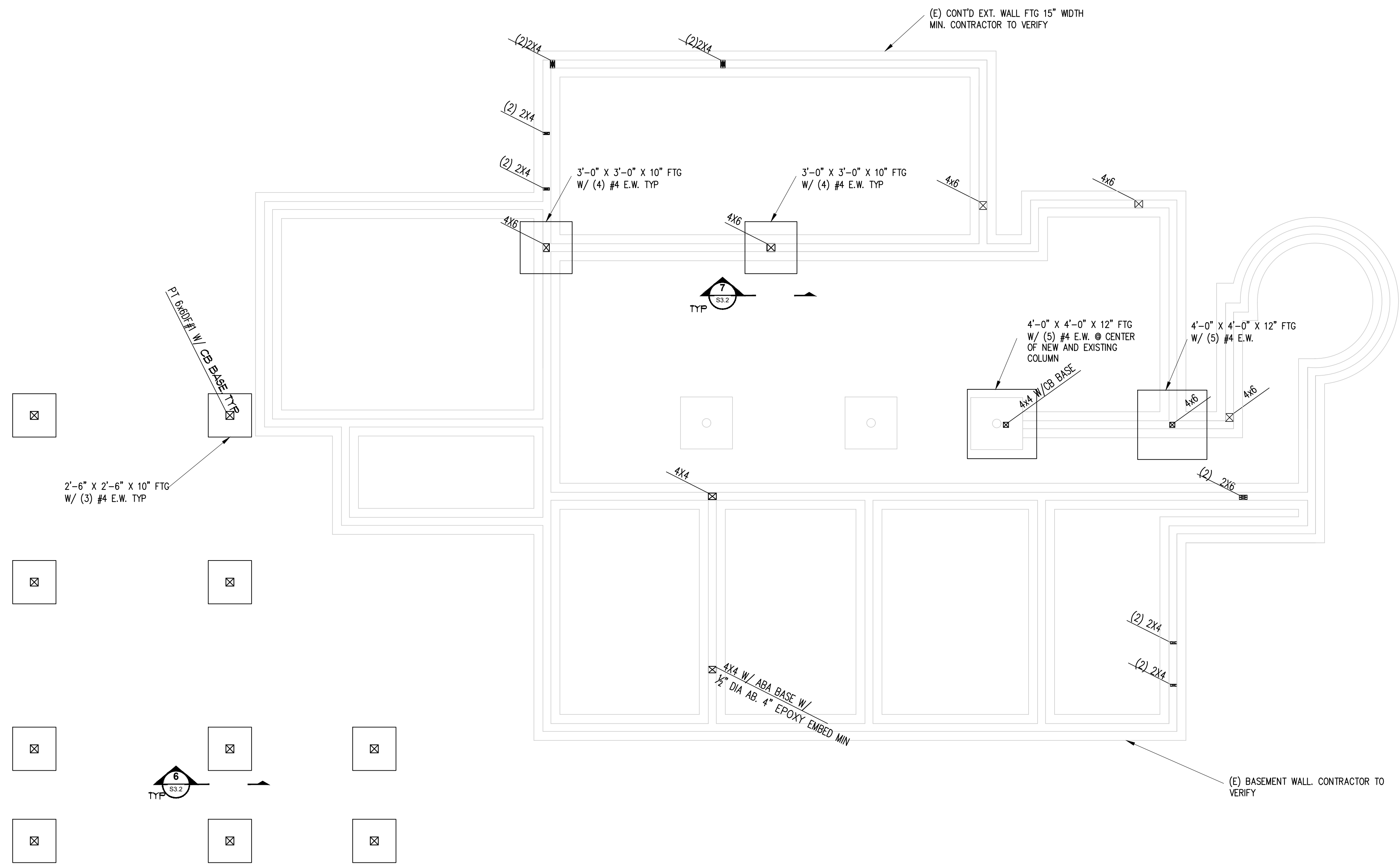
Sheet
S2.0

FLOOR PLAN LEGEND

	NEW LOAD BEARING WALL
	NEW BEAM/HEADER, U.N.O.
	NEW POST
	NEW HOLD-DOWN LOCATION
	EXISTING BEAM/HEADER
	INDICATES SHEAR WALL AND HOLD-DOWN TYPE. SEE SCHEDULE ON SHEET S3.3
	NEW HANGER
	NEW CONCRETE FOOTING
	EXISTING FOUNDATION

PLAN NOTES:

- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. STRUCTURAL DRAWINGS ARE SCHEMATIC. DO NOT SCALE. CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR THE DEMOLITION.
- DIMENSIONS AND LOCATION OF EXISTING FOUNDATION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL LOAD BEARING WALL WITH OUT SHEAR WALL TYPE SHOULD BE TYPE A.
- ALL 4" LOAD BEARING WALL SHOULD BE 2X4 HF#2 @ 16" OC.
- ALL 6" LOAD BEARING WALL SHOULD BE 2X6 HF#2 @ 16" O.C.
- ALL POST SHALL BE HF#2 U.N.O.
- ALL BEAM AND HEADER SHOULD BE HF#2 U.N.O.
- ALL JOIST OR RAFTER PROVIDE FULL DEPTH BLK/BRACING @ 4'-0" MAX
- ALL SHEAR WALL DOES NOT LINE UP ABOVE, HOLDOWN SHOULD BE CONTINUOUS AND CONNECTED TO BEAM OR CONCRETE WALL.
- HOLDOWN AT EXISTING FOUNDATION SEE DETAIL 6/S3.3



MAIN FLOOR FRAMING PLAN

24x36 SCALE 1/4" = 1'-0"





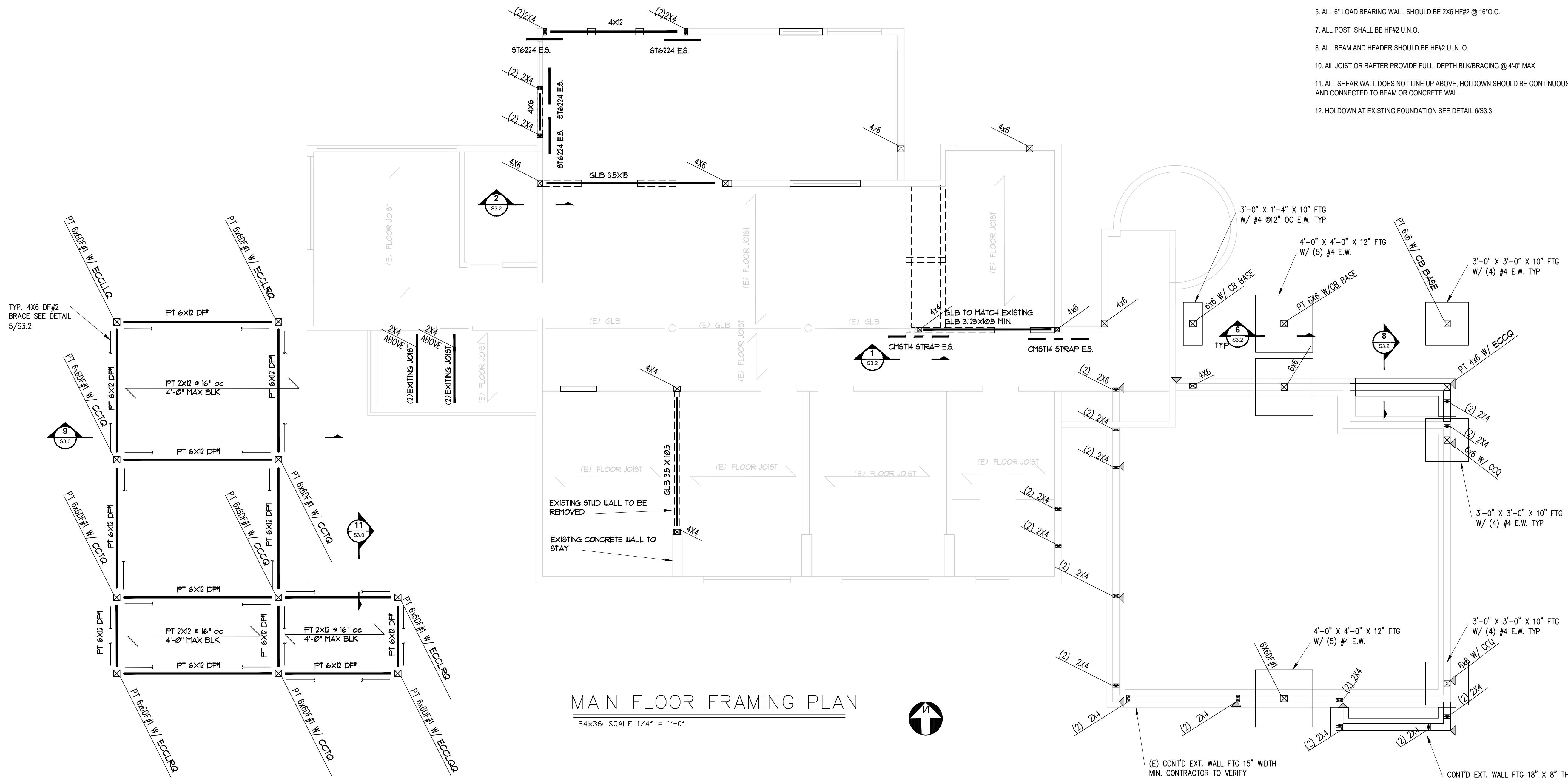
DATE	DESCRIPTION	REV

FLOOR PLAN LEGEND

	NEW LOAD BEARING WALL
	NEW BEAM/HEADER, U.N.O
	NEW POST
	NEW HOLD-DOWN LOCATION
	EXISTING BEAM/HEADER
	INDICATES SHEAR WALL AND HOLD-DOWN TYPE. SEE SCHEDULE ON SHEET S3.3
	NEW HANGER
	NEW CONCRETE FOOTING
	EXISTING FOUNDATION

PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. STRUCTURAL DRAWINGS ARE SCHEMATIC. DO NOT SCALE. CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR THE DEMOLITION.
2. DIMENSIONS AND LOCATION OF EXISTING FOUNDATION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. ALL LOAD BEARING WALL WITH OUT SHEAR WALL TYPE SHOULD BE TYPE A.
4. ALL 4" LOAD BEARING WALL SHOULD BE 2X4 HF#2 @ 16" OC.
5. ALL 6" LOAD BEARING WALL SHOULD BE 2X6 HF#2 @ 16" O.C.
7. ALL POST SHALL BE HF#2 U.N.O.
8. ALL BEAM AND HEADER SHOULD BE HF#2 U.N.O.
10. ALL JOIST OR RAFTER PROVIDE FULL DEPTH BLK BRACING @ 4'-0" MAX
11. ALL SHEAR WALL DOES NOT LINE UP ABOVE. HOLDDOWN SHOULD BE CONTINUOUS AND CONNECTED TO BEAM OR CONCRETE WALL.
12. HOLDDOWN AT EXISTING FOUNDATION SEE DETAIL 6/S3.3



MAIN FLOOR FRAMING PLAN

24x36" SCALE 1/4" = 1'-0"

F.T. ENG. & CONST. MGMT., LLC
 PHONE: 5098220489
 EMAIL: F.T.ENG.CM@GMAIL.COM



**7545 E Mercer way
 Remodel**
 7545 E Mercer way
 Mercer Island, WA 98040

JOB # 2022004

REV	DESCRIPTION	DATE

Drawn By:
 Drawing Title:

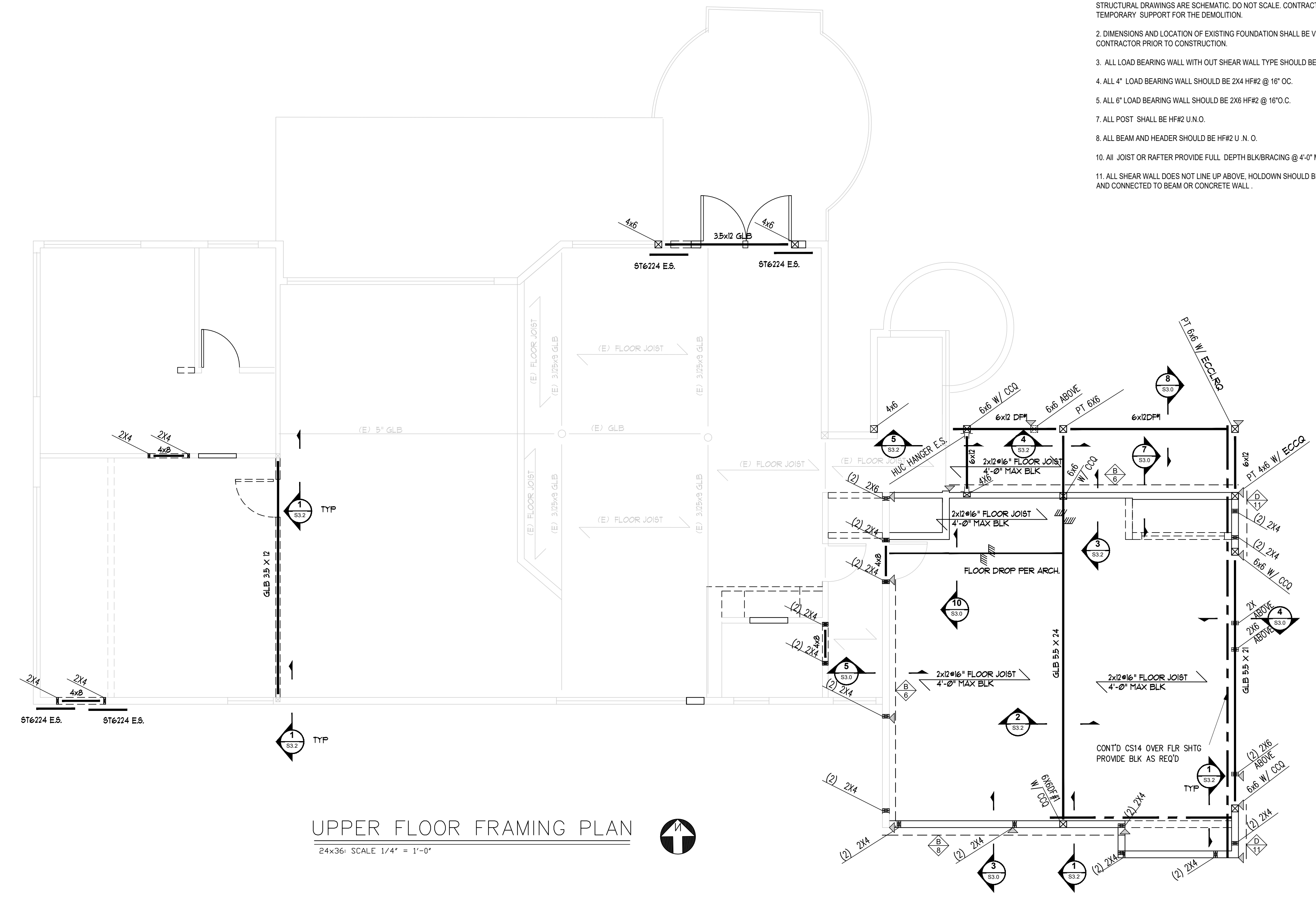
ROOF FRAMING PLAN

Sheet
S2.2

FLOOR PLAN LEGEND

	NEW LOAD BEARING WALL
	NEW BEAM/HEADER, U.N.O
	NEW POST
	NEW HOLD-DOWN LOCATION
	EXISTING BEAM/HEADER
	INDICATES SHEAR WALL AND HOLD-DOWN TYPE. SEE SCHEDULE ON SHEET S3.3
	NEW HANGER

- PLAN NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. STRUCTURAL DRAWINGS ARE SCHEMATIC. DO NOT SCALE. CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR THE DEMOLITION.
 - DIMENSIONS AND LOCATION OF EXISTING FOUNDATION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 - ALL LOAD BEARING WALL WITH OUT SHEAR WALL TYPE SHOULD BE TYPE A.
 - ALL 4" LOAD BEARING WALL SHOULD BE 2X4 HF#2 @ 16" OC.
 - ALL 6" LOAD BEARING WALL SHOULD BE 2X6 HF#2 @ 16" O.C.
 - ALL POST SHALL BE HF#2 U.N.O.
 - ALL BEAM AND HEADER SHOULD BE HF#2 U.N.O.
 - ALL JOIST OR RAFTER PROVIDE FULL DEPTH BLK/BRACING @ 4'-0" MAX
 - ALL SHEAR WALL DOES NOT LINE UP ABOVE, HOLDOWN SHOULD BE CONTINUOUS AND CONNECTED TO BEAM OR CONCRETE WALL.



UPPER FLOOR FRAMING PLAN
 24x36" SCALE 1/4" = 1'-0"



F.T. ENG. & CONST. MGMT., LLC
 PHONE: 5092220489
 EMAIL: F.T.ENG.CM@GMAIL.COM



**7545 E Mercer way
 Remodel**
 7545 E Mercer way
 Mercer Island, WA 98040

JOB # 2022004

REV	DATE	DESCRIPTION

Drawn By:
 Drawing Title:

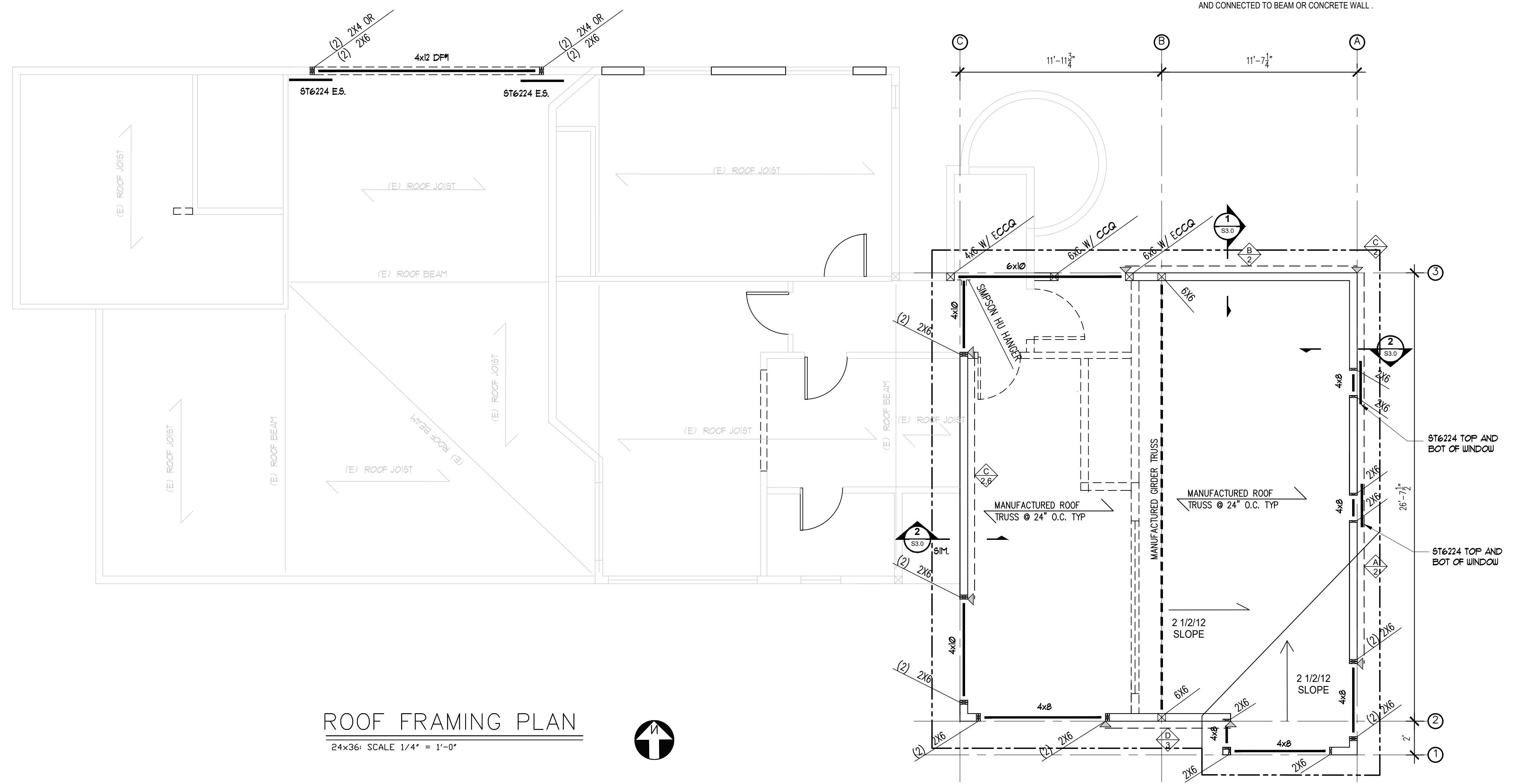
ROOF FRAMING PLAN

Sheet
S2.3

FLOOR PLAN LEGEND

	NEW LOAD BEARING WALL
	NEW BEAM/HEADER, U.N.O.
	NEW POST
	NEW HOLD-DOWN LOCATION
	EXISTING BEAM/HEADER
	INDICATES SHEAR WALL AND HOLD-DOWN TYPE. SEE SCHEDULE ON SHEET S3.3
	NEW HANGER

- PLAN NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. STRUCTURAL DRAWINGS ARE SCHEMATIC. DO NOT SCALE. CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR THE DEMOLITION.
 - DIMENSIONS AND LOCATION OF EXISTING FOUNDATION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 - ALL LOAD BEARING WALL WITH OUT SHEAR WALL TYPE SHOULD BE TYPE A.
 - ALL 4" LOAD BEARING WALL SHOULD BE 2X4 HF#2 @ 16" OC.
 - ALL 6" LOAD BEARING WALL SHOULD BE 2X6 HF#2 @ 16" O.C.
 - ALL POST SHALL BE HF#2 U.N.O.
 - ALL BEAM AND HEADER SHOULD BE HF#2 U.N.O.
 - ALL JOIST OR RAFTER PROVIDE FULL DEPTH BLK/BRACING @ 4'-0" MAX
 - ALL SHEAR WALL DOES NOT LINE UP ABOVE, HOLDDOWN SHOULD BE CONTINUOUS AND CONNECTED TO BEAM OR CONCRETE WALL.



ROOF FRAMING PLAN
 24x36' SCALE 1/4" = 1'-0"



F.T. ENG. & CONST. MGMT., LLC
 PHONE: 5092200489
 EMAIL: F.T.ENG.CM@GMAIL.COM



**7545 E Mercer way
 Remodel
 7545 E Mercer way
 Mercer Island, WA 98040**

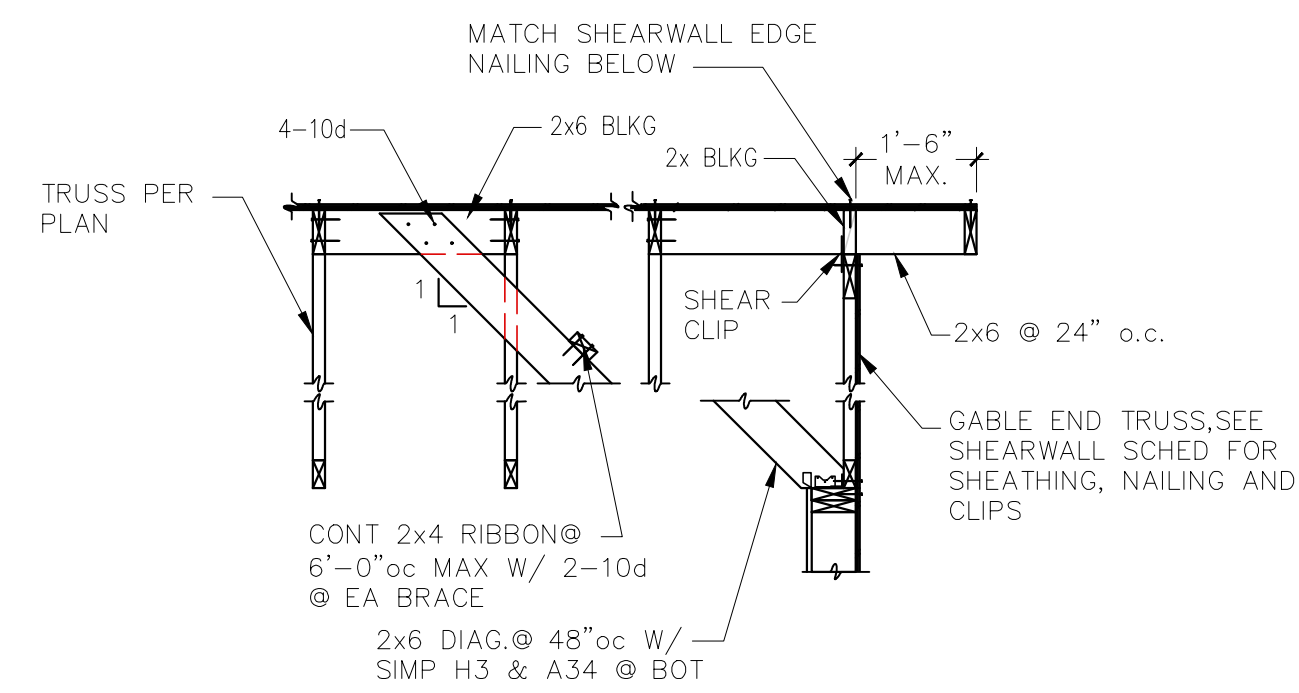
JOB # 2022004

DATE	DESCRIPTION

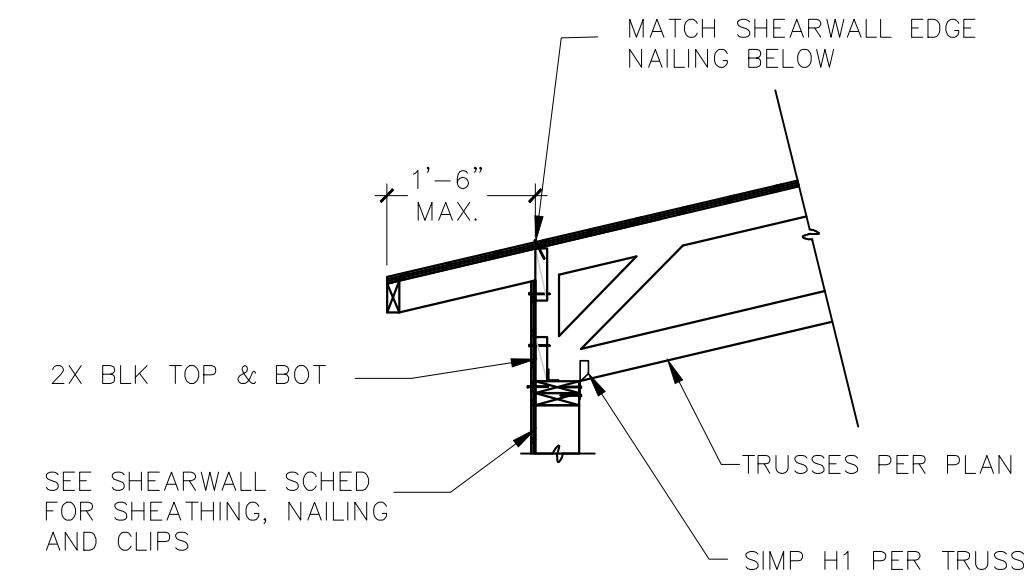
Drawn By:
 Drawing Title:

TYPICAL STRUCTURAL
 DETAILS

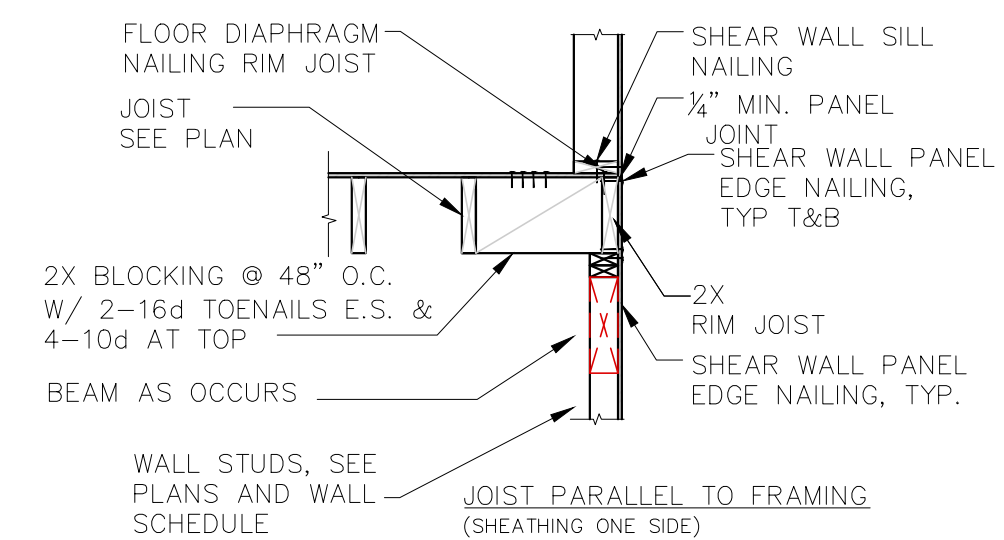
Sheet
S3.0



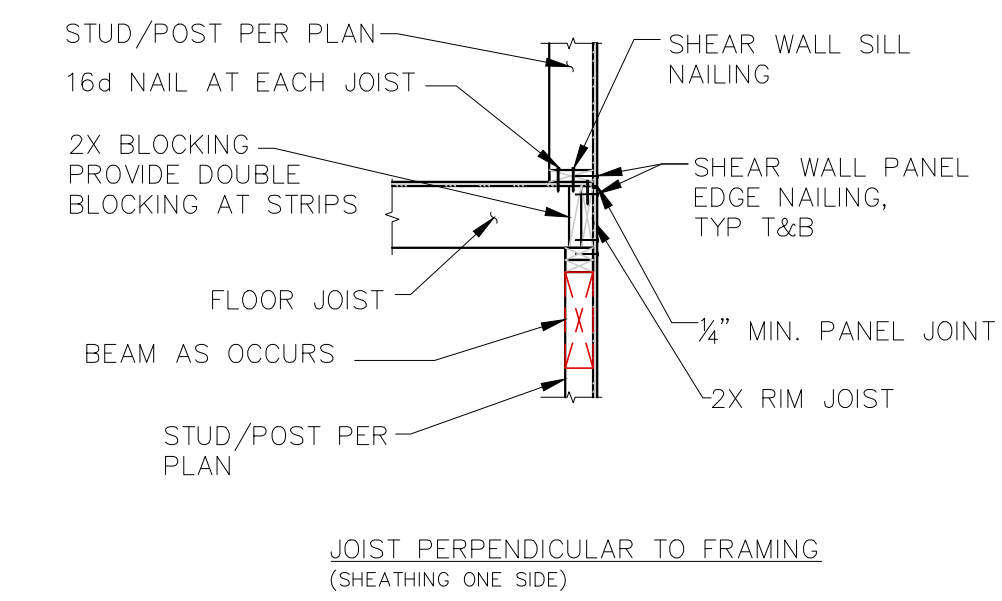
1 TYP. GABLE END ROOF CONNECTION
 S2.3 SCALE: 1/2"=1'-0"



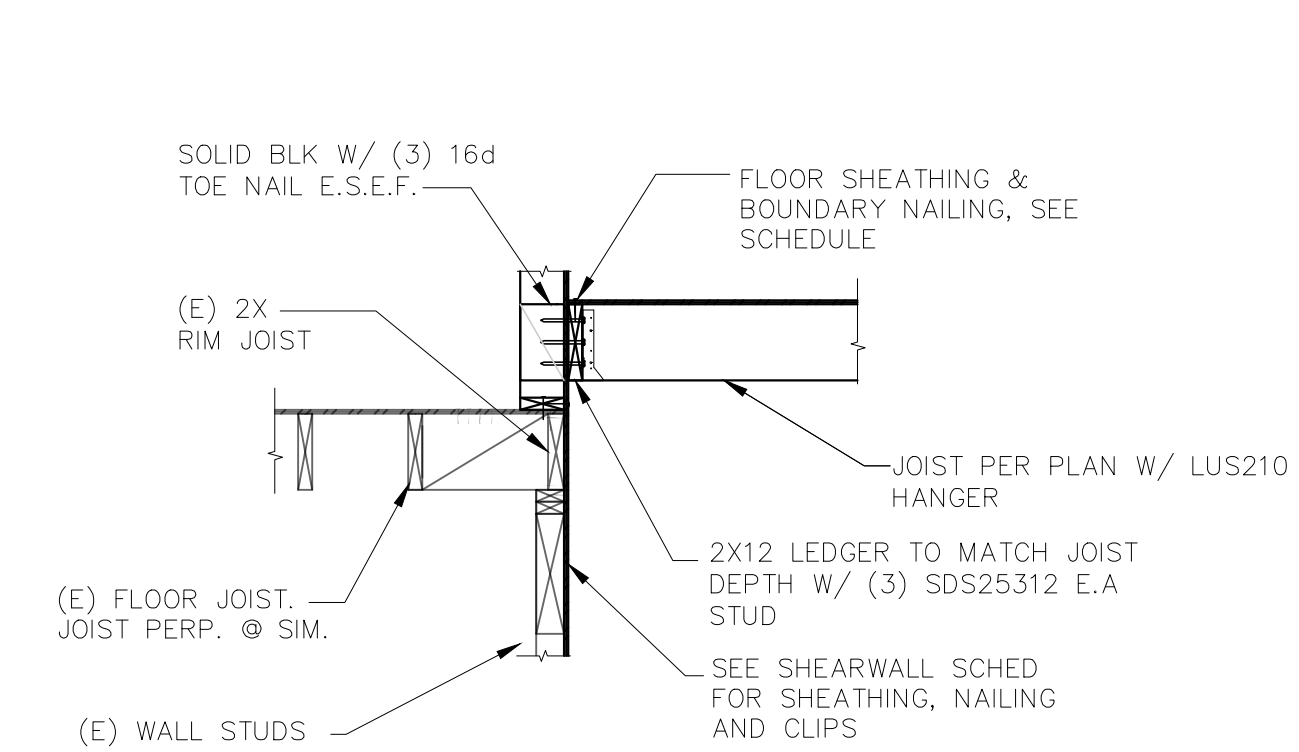
2 TYP. ROOF TRUSS // TO WALL
 S2.3 SCALE: 1/2"=1'-0"



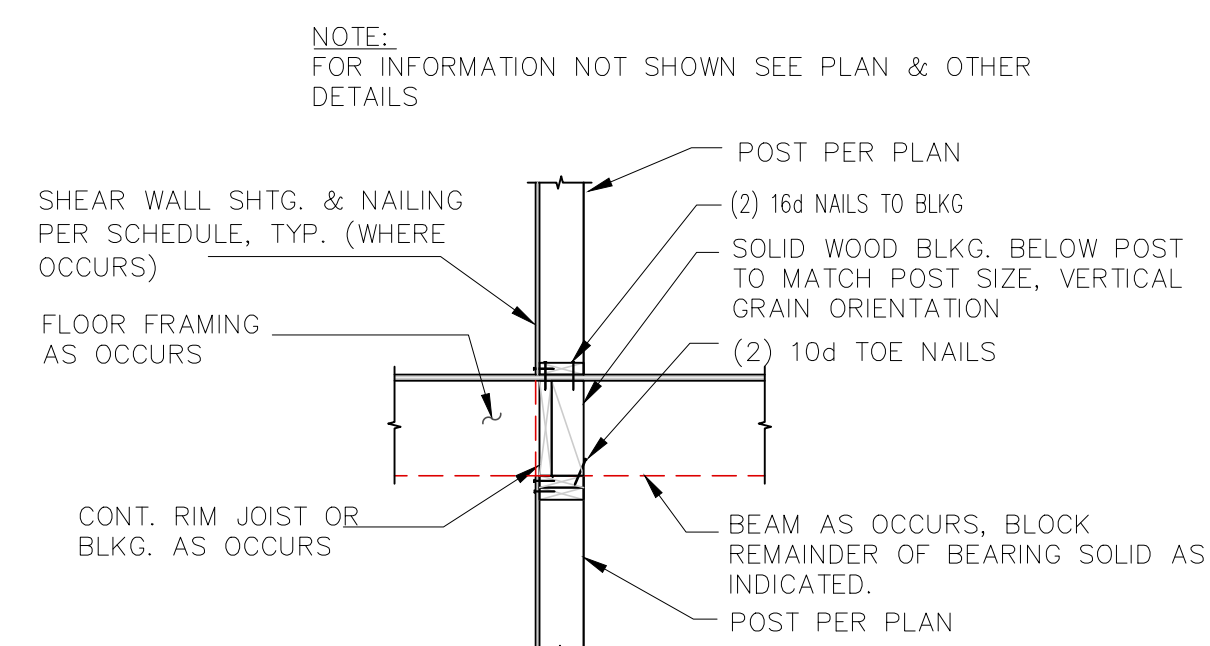
3 TYP. JSTS. PARALLEL TO WALL
 S2.2 SCALE: 1/2"=1'-0"



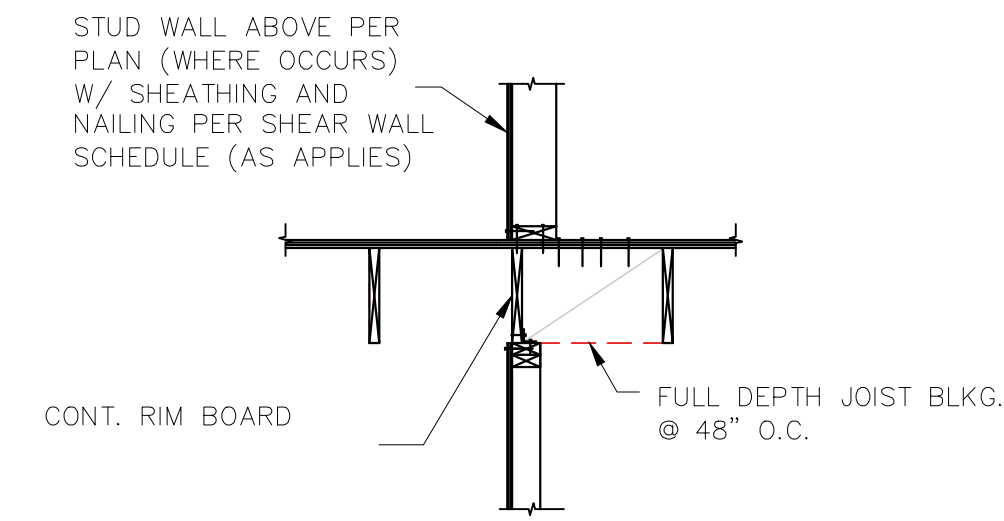
4 TYP. JSTS. // TO WALL
 S2.2 SCALE: 1/2"=1'-0"



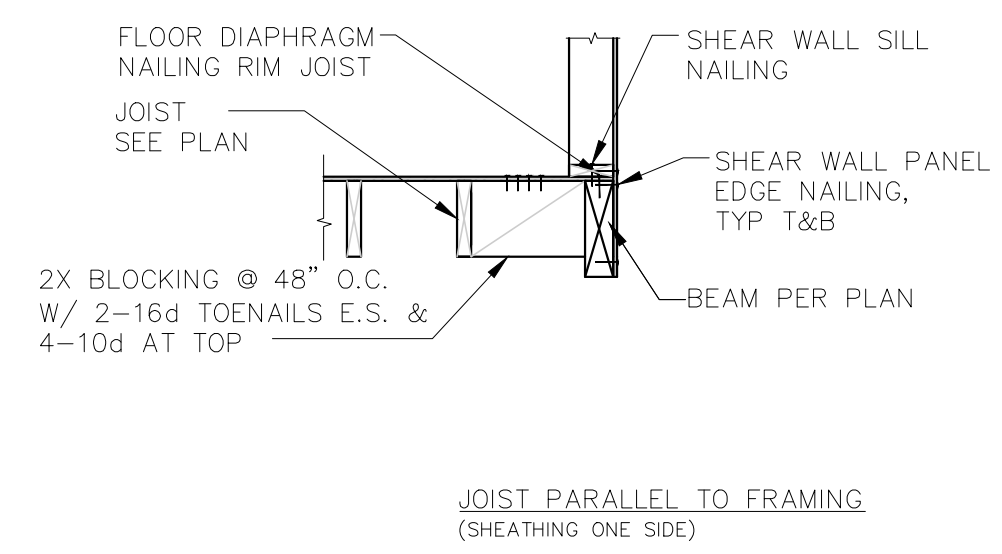
5 TYP. JSTS. // TO (E) WALL
 S2.2 SCALE: 1/2"=1'-0"



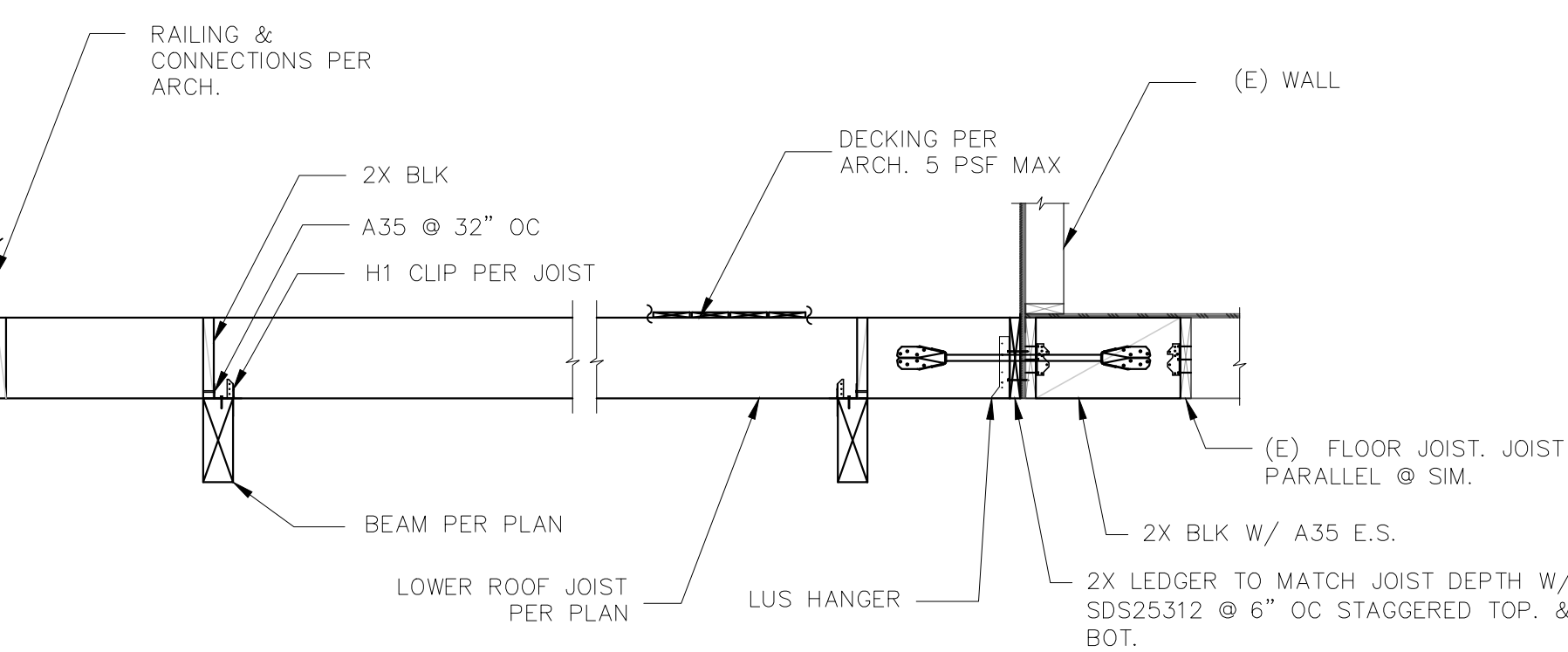
6 TYP. POST @ FLOOR
 S2.2 SCALE: 1/2"=1'-0"



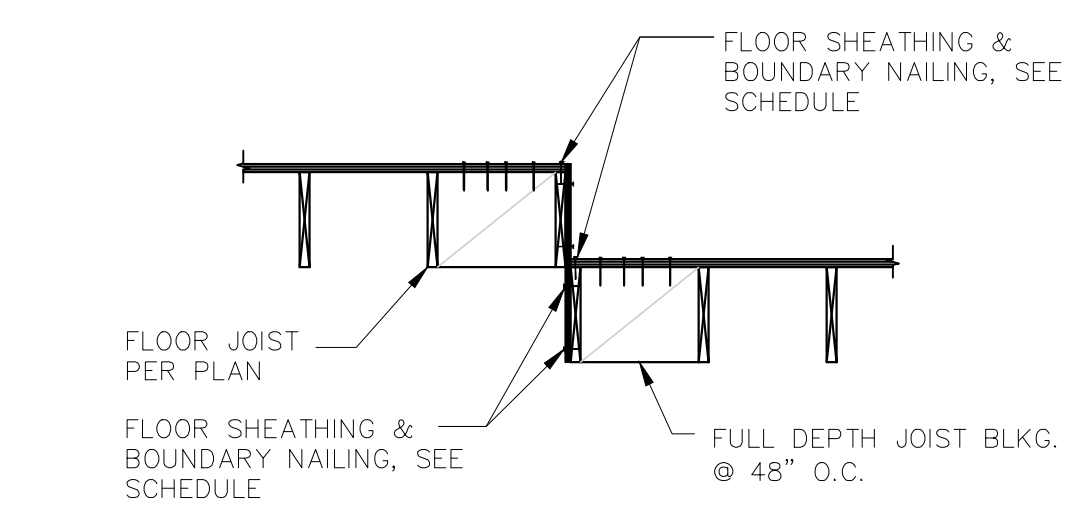
7 WALL, JOISTS PARALLEL
 S2.2 SCALE: 3/4"=1'-0"



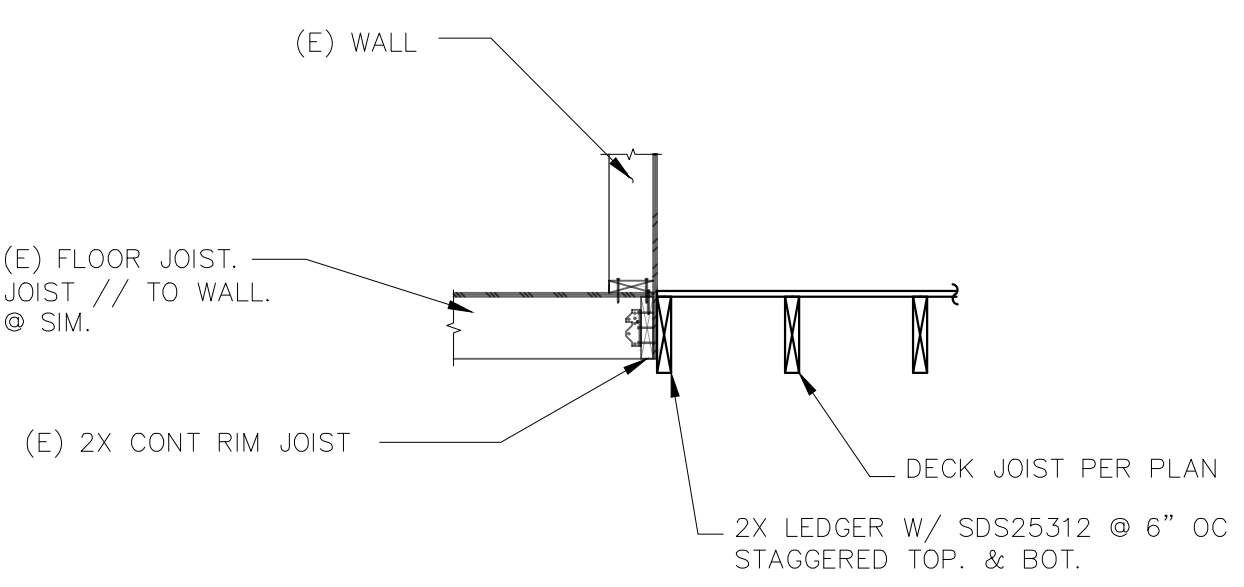
8 TYP. JSTS. PARALLEL TO BEAM
 S2.2 SCALE: 1/2"=1'-0"



9 TYP. DECK CONNECTION DETAIL
 S2.1 SCALE: 1/2"=1'-0"



10 ELEV. CHANGE @ FLOOR
 S2.2 SCALE: 3/4"=1'-0"



11 TYP. DECK CONNECTION DETAIL
 S2.1 SCALE: 1/2"=1'-0"

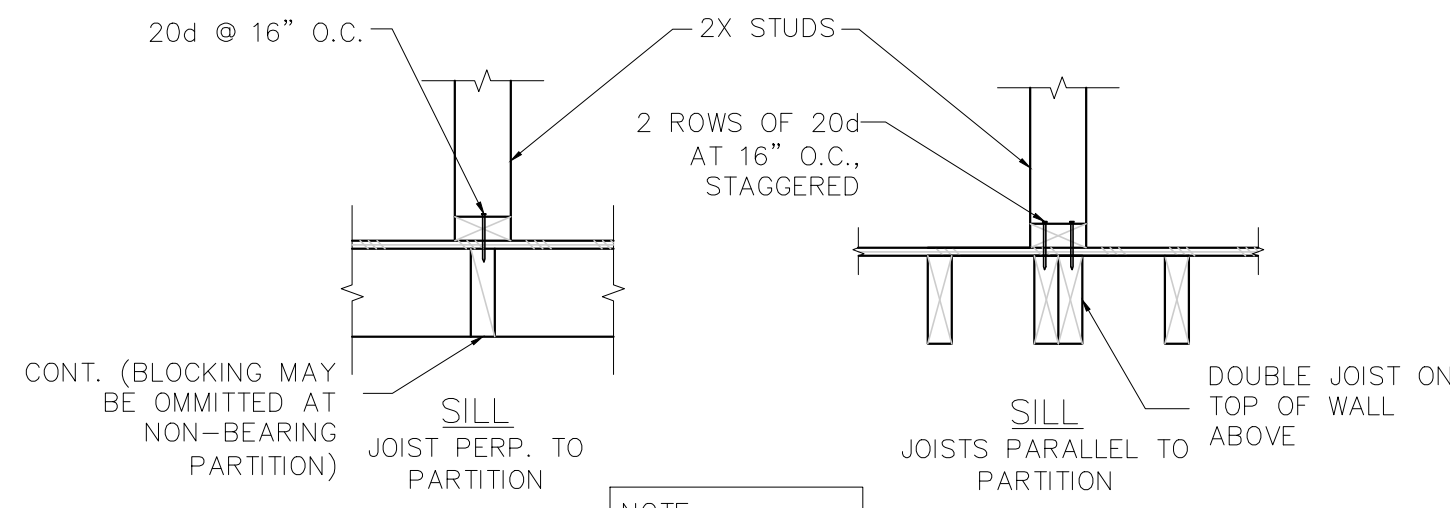


REV	DESCRIPTION	DATE

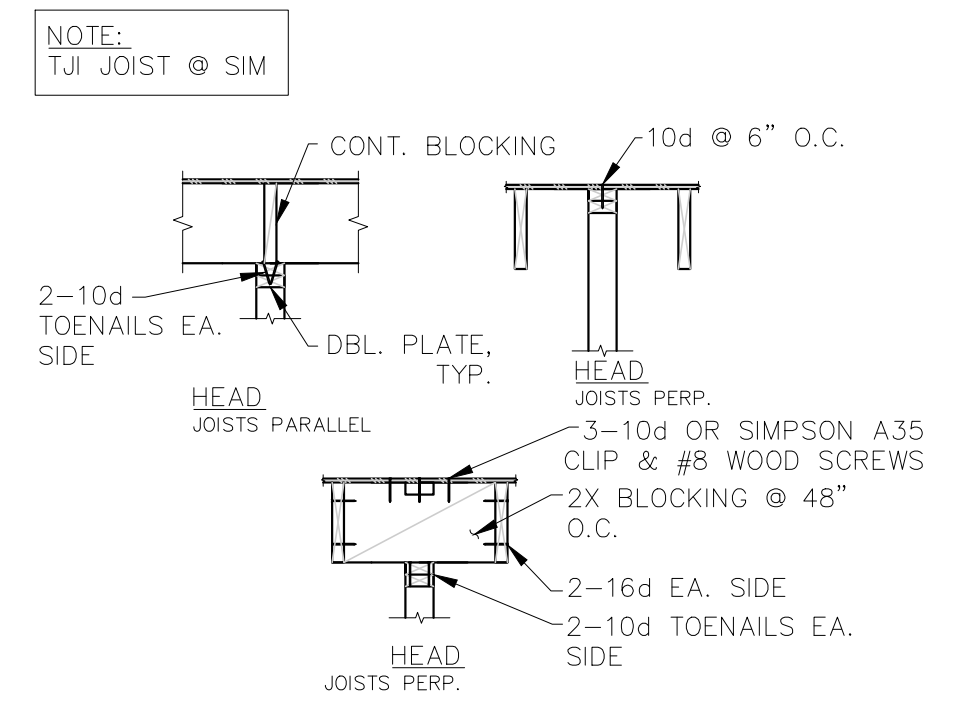
Drawn By:
 Drawing Title:

TYPICAL STRUCTURAL
 DETAILS

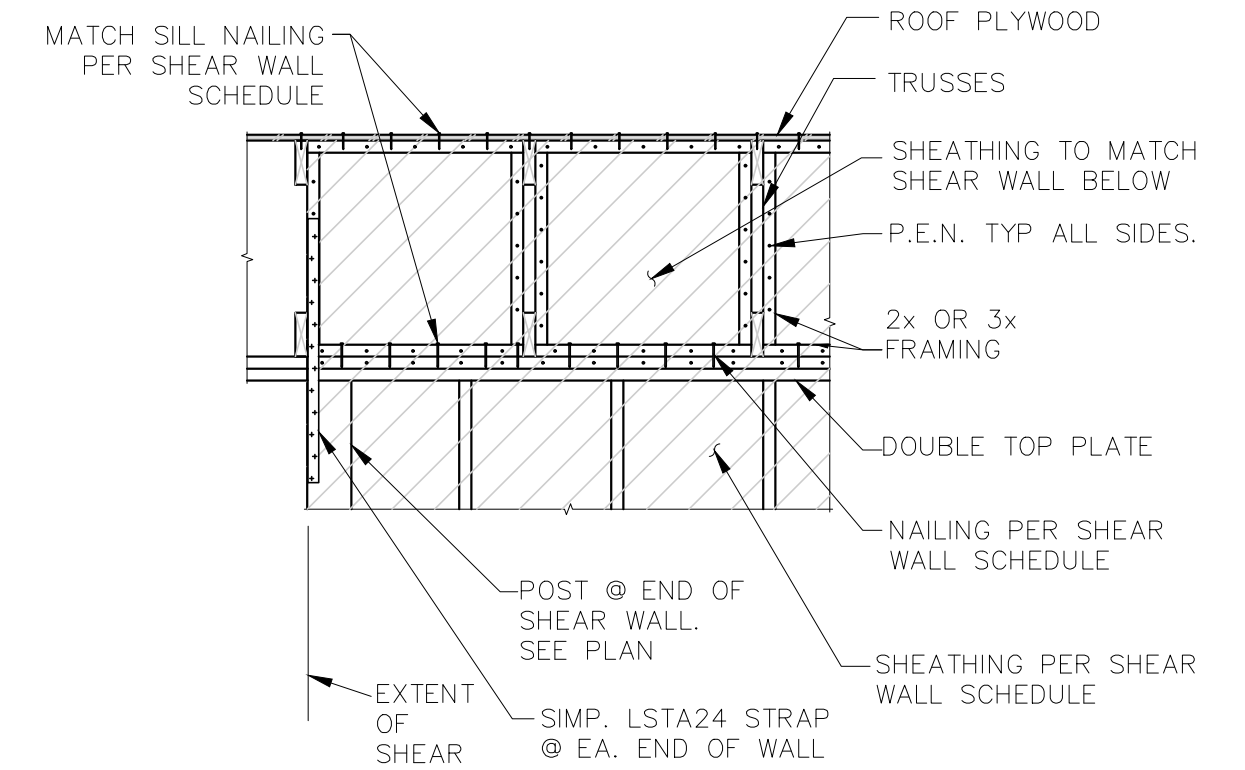
Sheet
S3.1



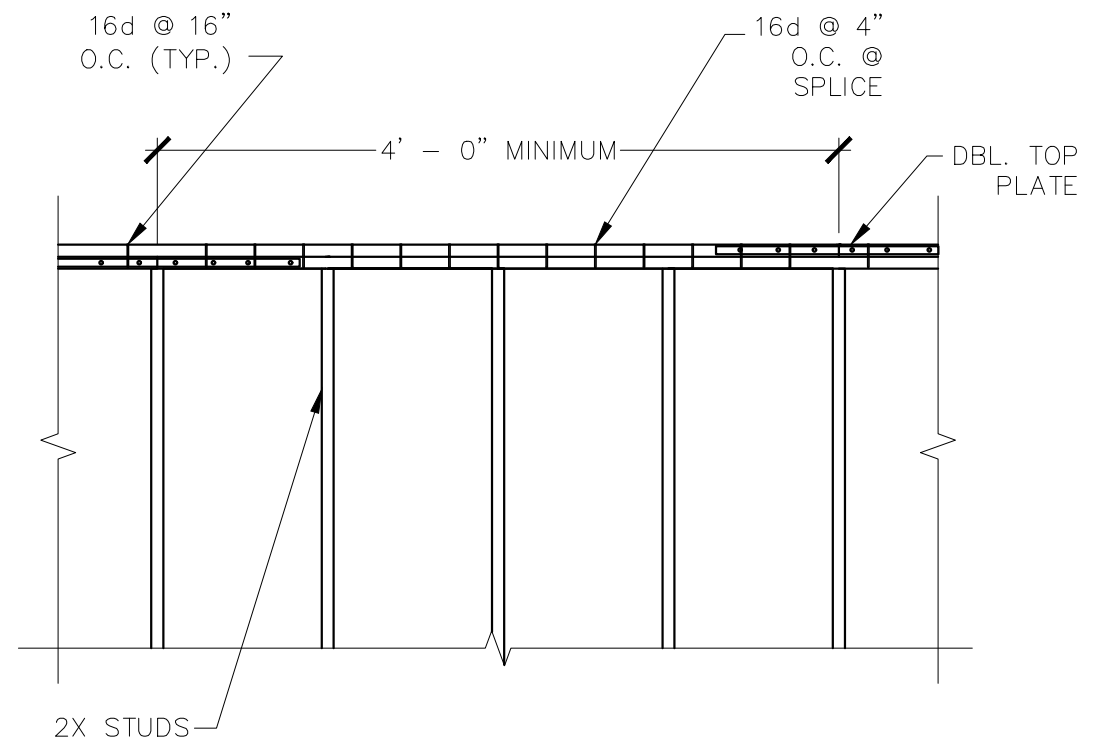
1 TYP. JOIST FRAMING AT NON-LOAD BEARING STUD WALLS
 SCALE: 1/2"=1'-0"



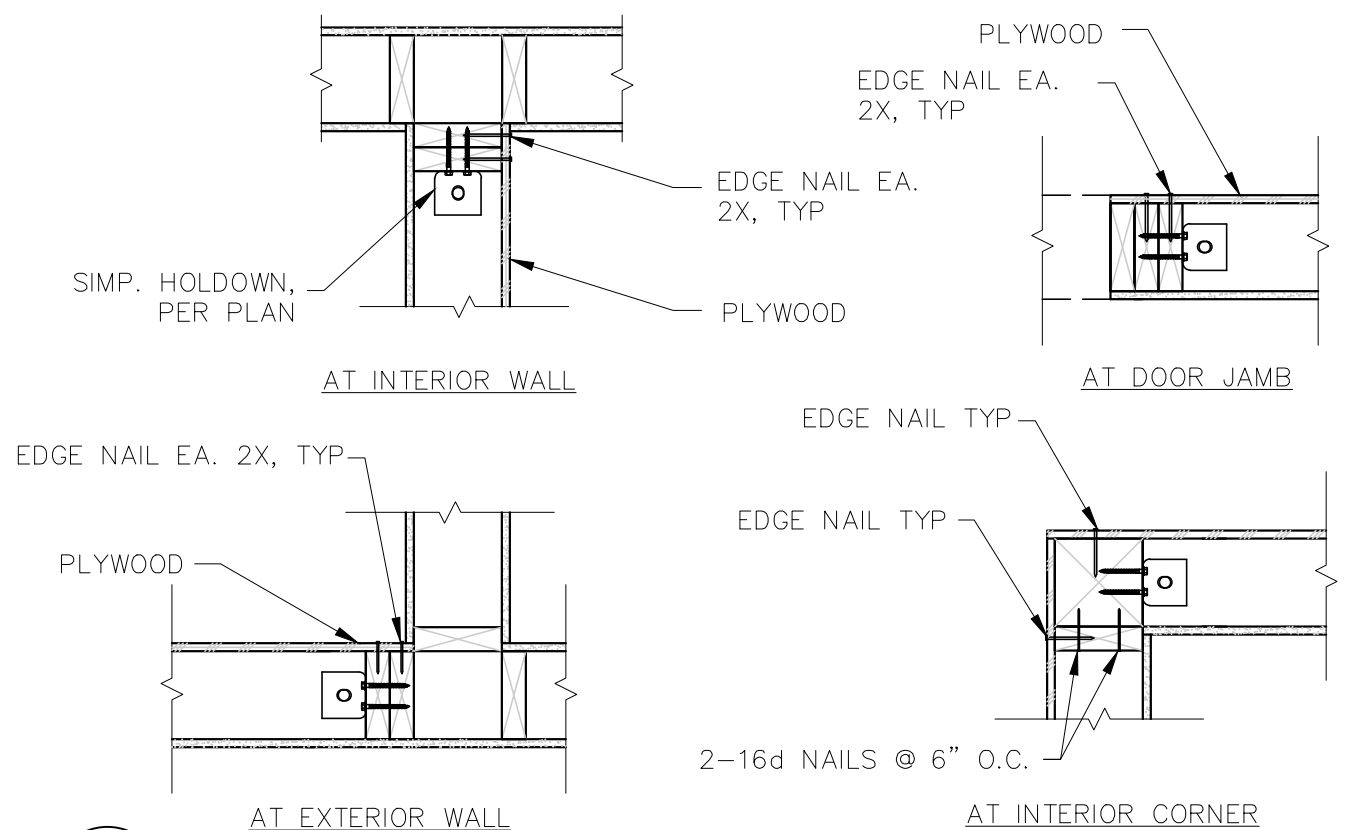
2 TYP. JOIST FRAMING AT STUD WALLS
 SCALE: 1/2"=1'-0"



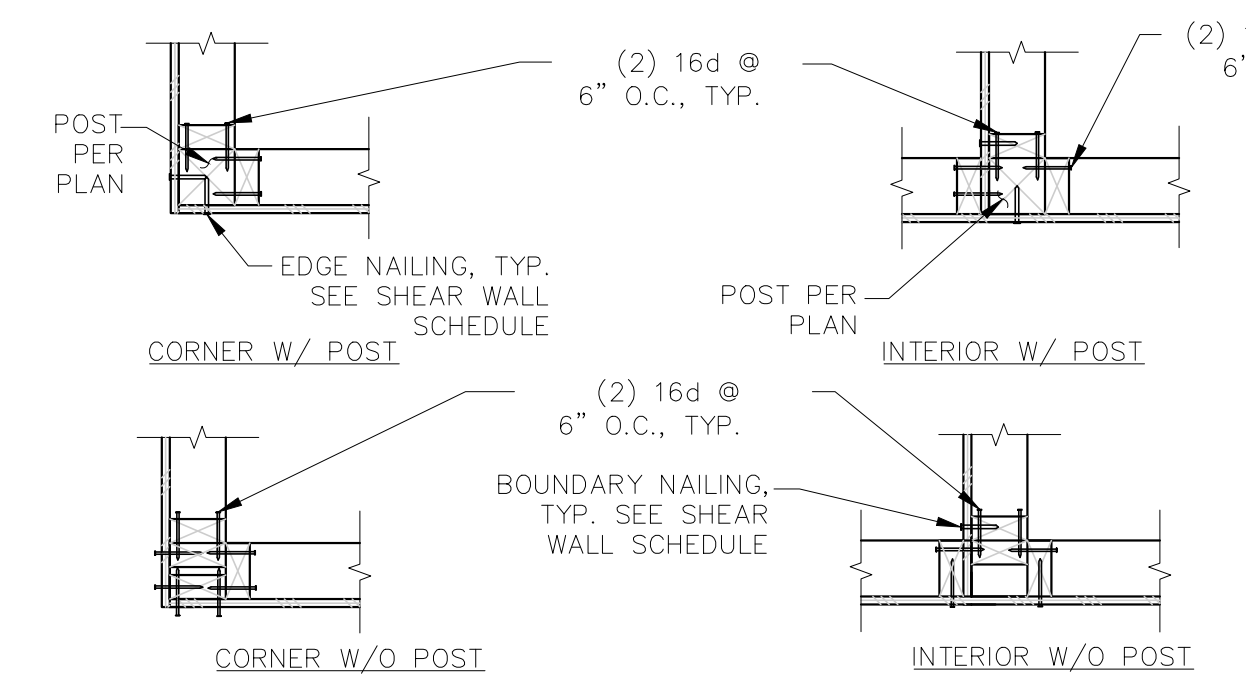
3 TYP. SHEAR WALL PREP. TO TRUSSES
 SCALE: 1/2"=1'-0"



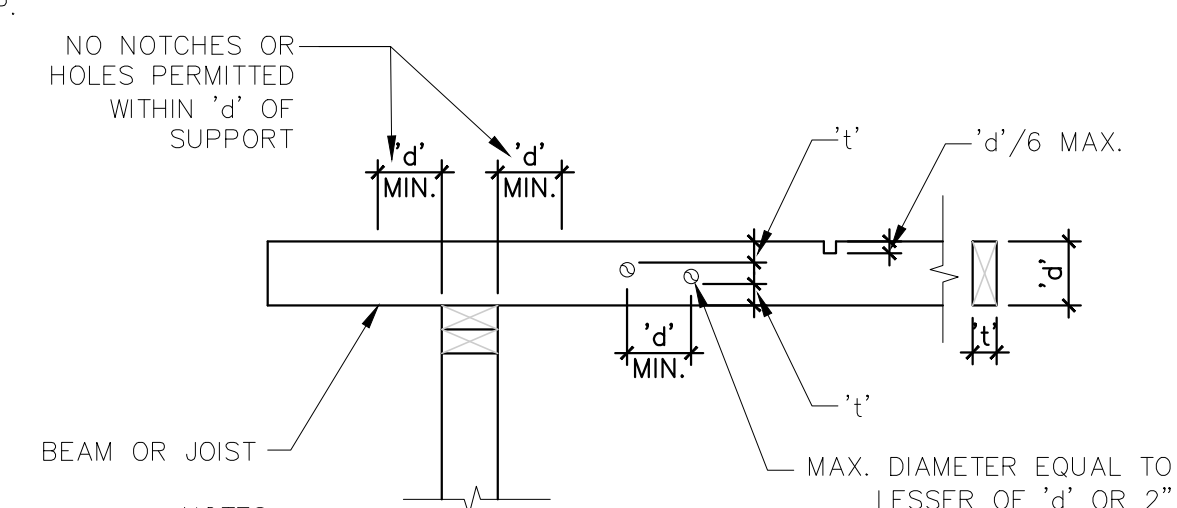
4 TYP. TOP PLATE SPLICE
 SCALE: 1/2"=1'-0"



5 TYP. INTERIOR SHEAR WALL JOINT DETAIL
 SCALE: 1/2"=1'-0"



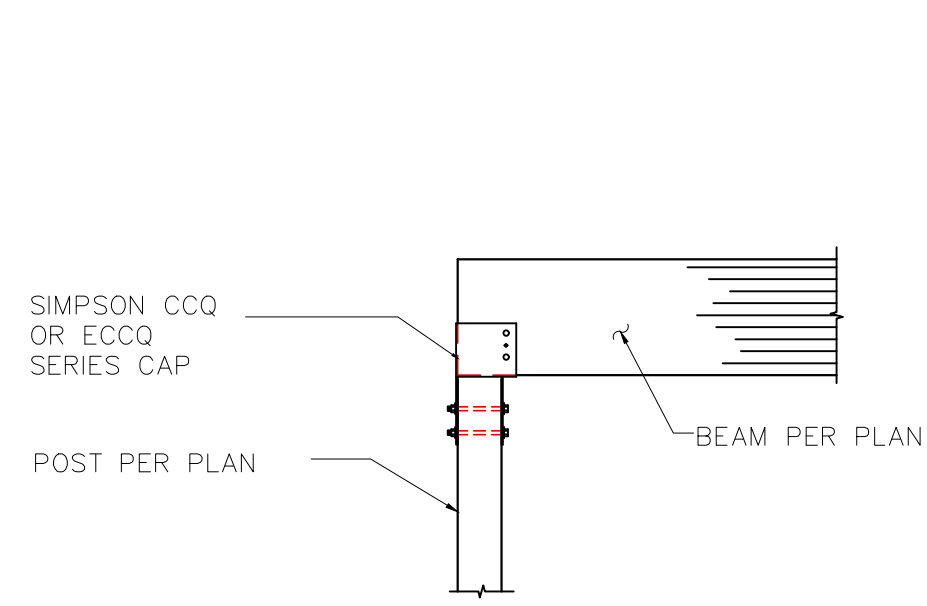
6 TYP. INTERIOR SHEAR WALL JOINT DETAIL
 SCALE: 1/2"=1'-0"



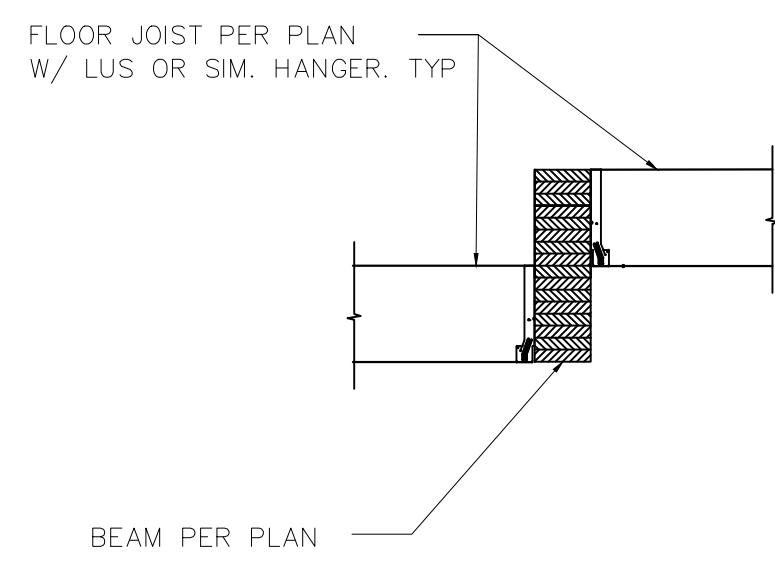
7 TYP. NOTCHES & HOLES IN JOISTS/BEAMS
 SCALE: 1/2"=1'-0"

NOTES:
 1. SEE FRAMING PLAN FOR SHEAR WALL, FACE OF WALL, ONE SIDE, TWO SIDE AND SCHEDULE REFERENCES.
 2. ALL STUDS 1 1/2" THICK U.N.O.

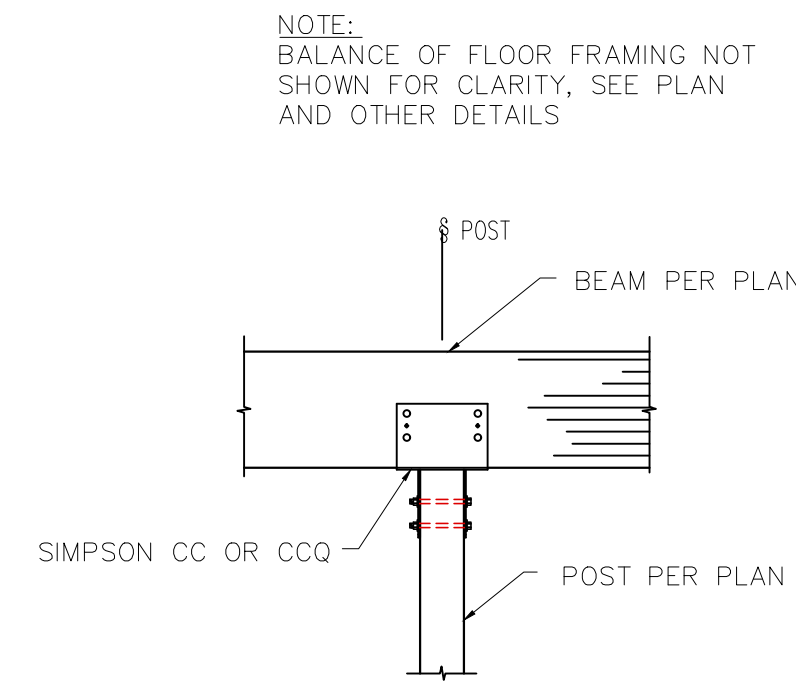
NOTES:
 1. HOLES & NOTCHES NOT PERMITTED FOR d=4" OR LESS
 2. NOTCHES NOT PERMITTED WITHIN MIDDLE THIRD OF SPAN.
 3. DO NOT OVER CUT NOTCHES.
 4. NOTCHES NOT PERMITTED IN BOTTOM OF MEMBER.



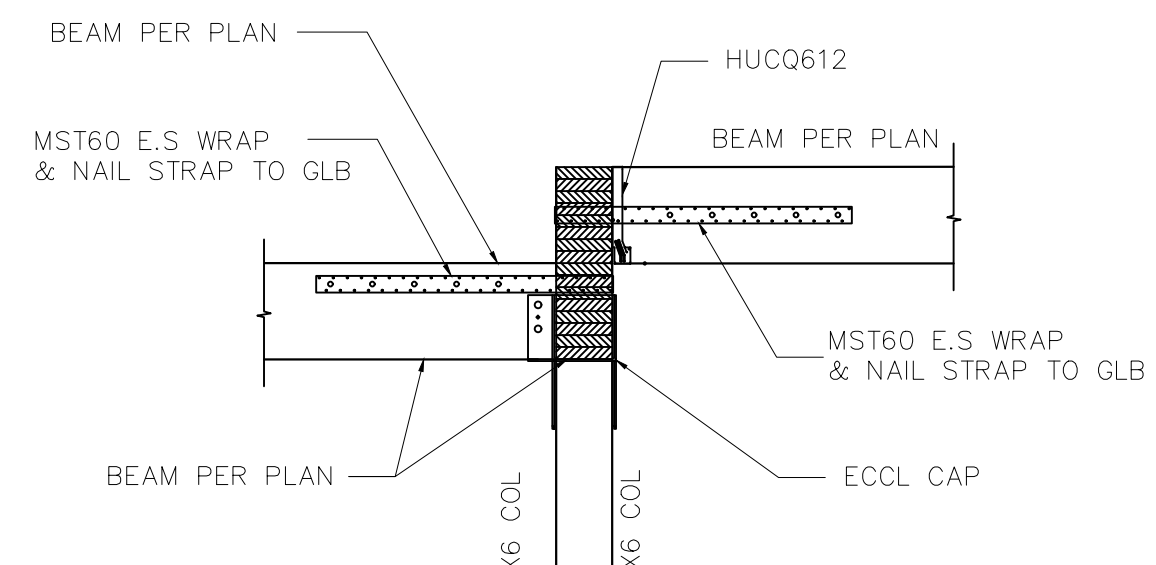
1 TYP. COL TO GLB END CONN.
S2.1 SCALE: 1/2"=1'-0"



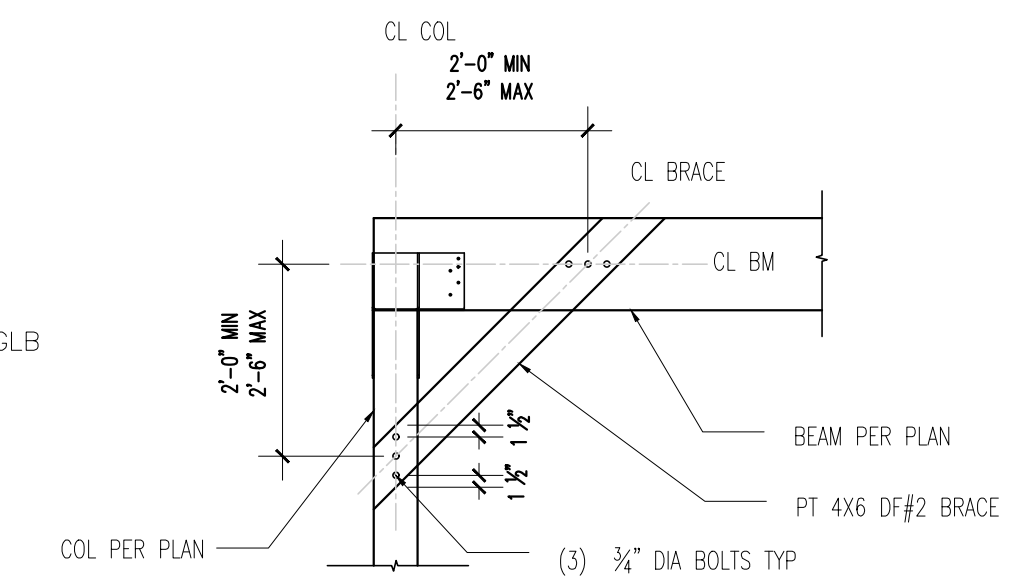
2 TYP. FLOOR JOISTS TO BEAM
S2.1 SCALE: 1/2"=1'-0"



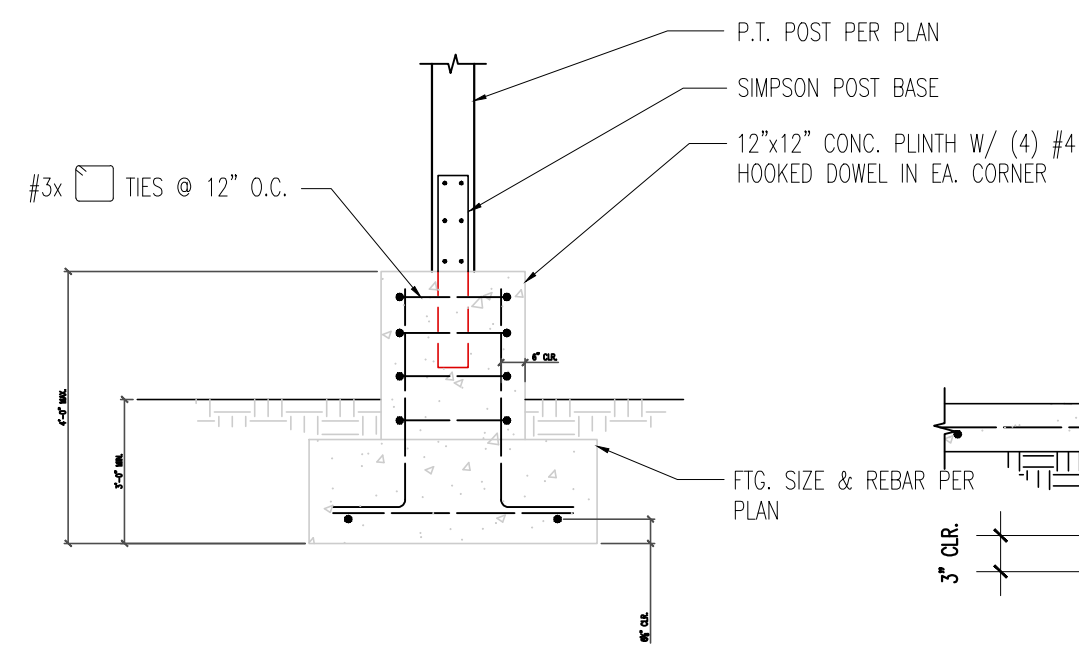
3 TYP. COL TO CONT'D GLB CONN.
S2.1 SCALE: 1/2"=1'-0"



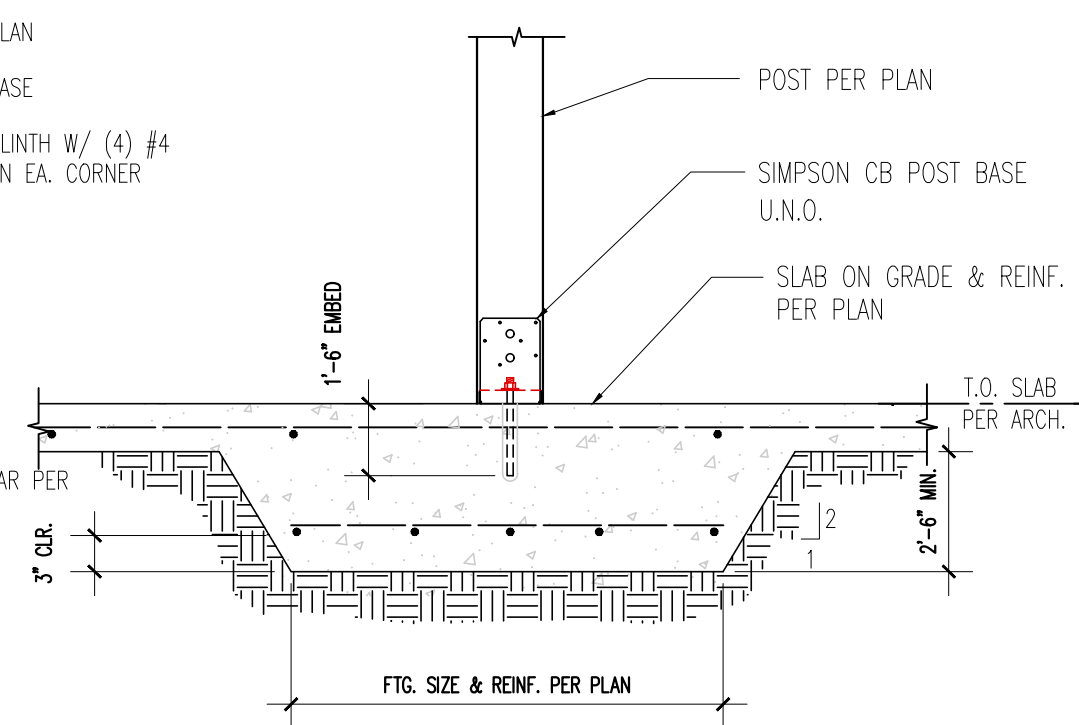
4 ELEV. CHANGE @ BEAM
S2.2 SCALE: 1/2"=1'-0"



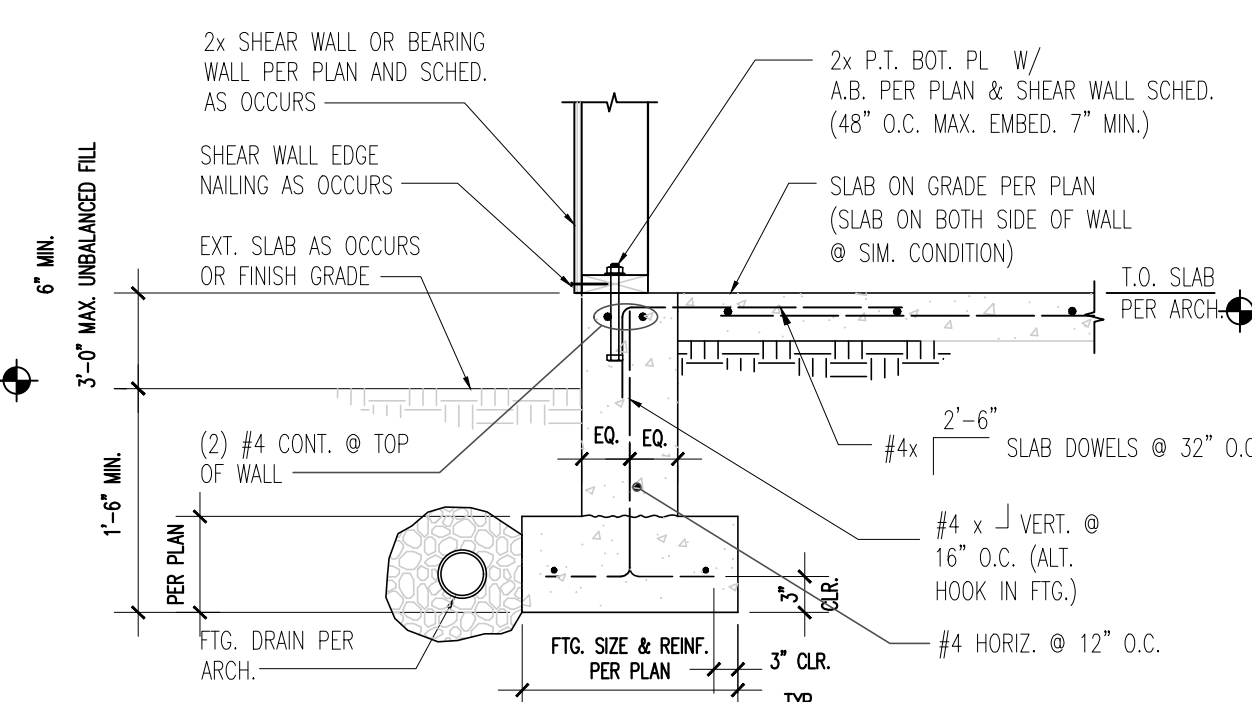
5 ELEV. CHANGE @ BEAM
S2.2 SCALE: 1/2"=1'-0"



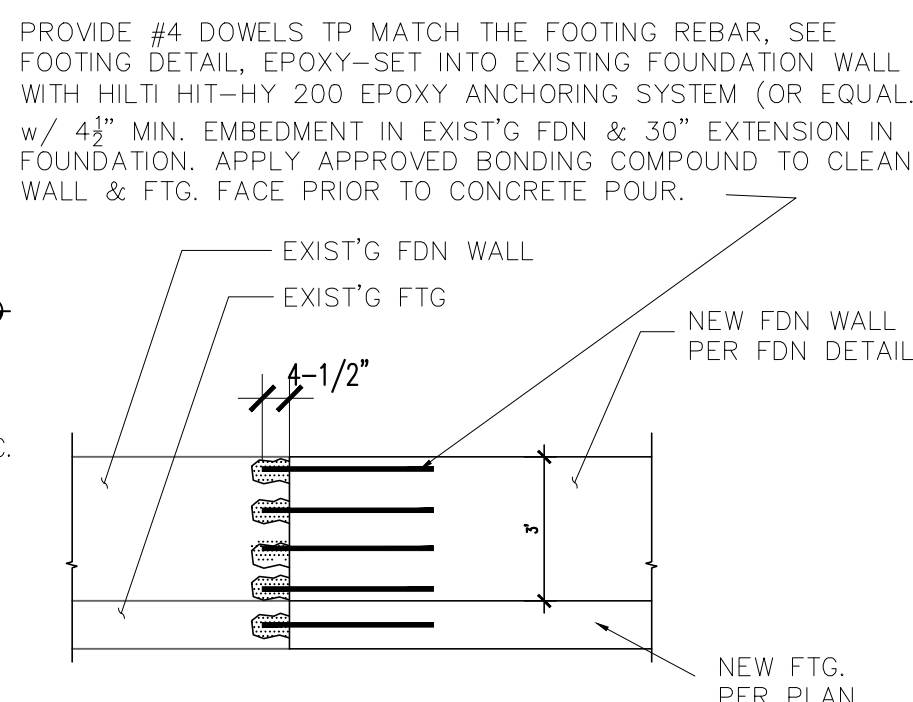
6 TYP. EXTERIOR SQUARE FTG.
S2.0 SCALE: 1/2"=1'-0"



7 TYP. INTERIOR POST SPREAD FTG.
S2.0 SCALE: 1/2"=1'-0"



8 TYP. EXT. STUD WALL FTG.
S2.0 SCALE: 1/2"=1'-0"



9 (E) FTG CONNECTION DETAIL
S2.0 SCALE: 1/2"=1'-0"

F.T. ENG. & CONST. MGMT., LLC
PHONE: 509220489
EMAIL: F.T.ENG.CM@GMAIL.COM



**7545 E Mercer way
Remodel**
7545 E Mercer way
Mercer Island, WA 98040

JOB # 2022004

REV	DESCRIPTION	DATE

Drawn By:
Drawing Title:
TYPICAL STRUCTURAL
DETAILS

Sheet
S3.2

F.T. ENG. & CONST. MGMT., LLC
 PHONE: 5098220489
 EMAIL: F.T.ENG.CM@GMAIL.COM



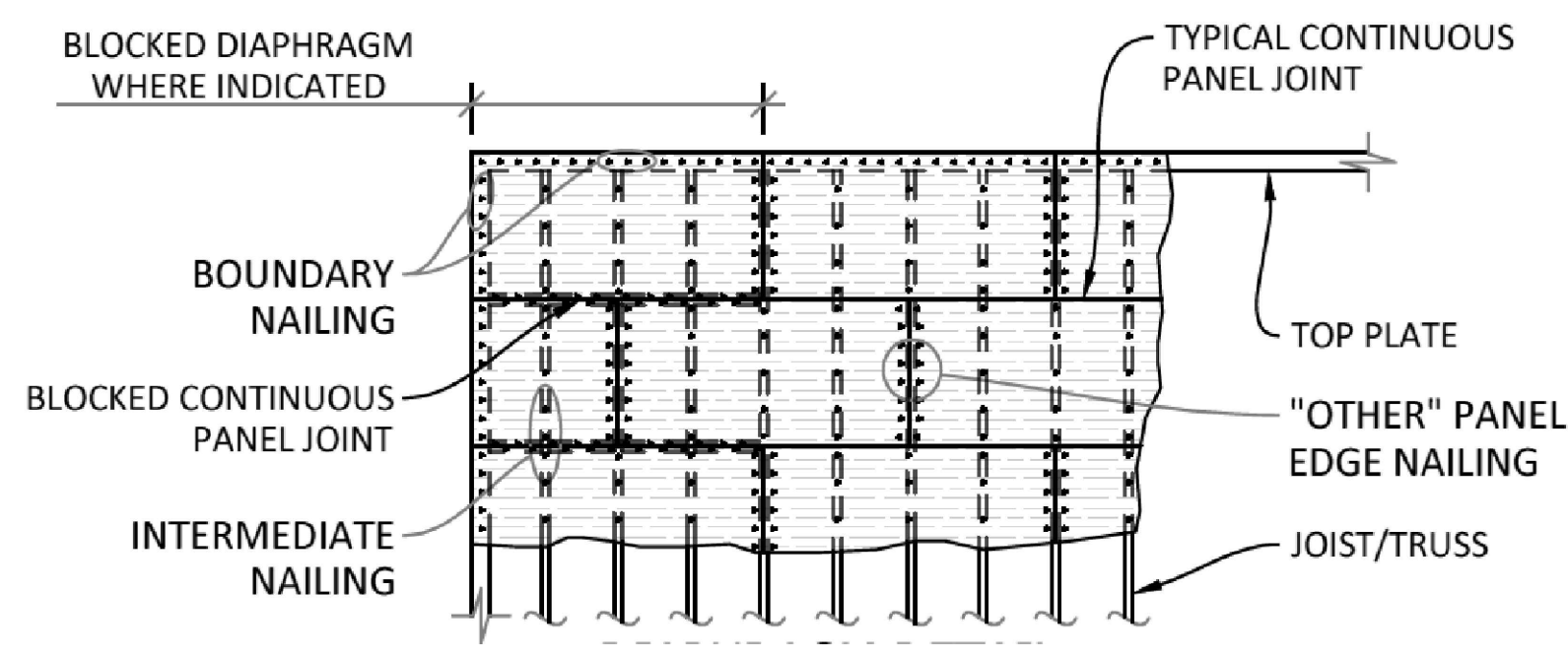
7545 E Mercer way Remodel
 7545 E Mercer way
 Mercer Island, WA 98040

JOB # 2022004

DATE	DESCRIPTION	REV

Drawn By:
 Drawing Title:
 SHEAR WALL DETAILS

Sheet
S3.3

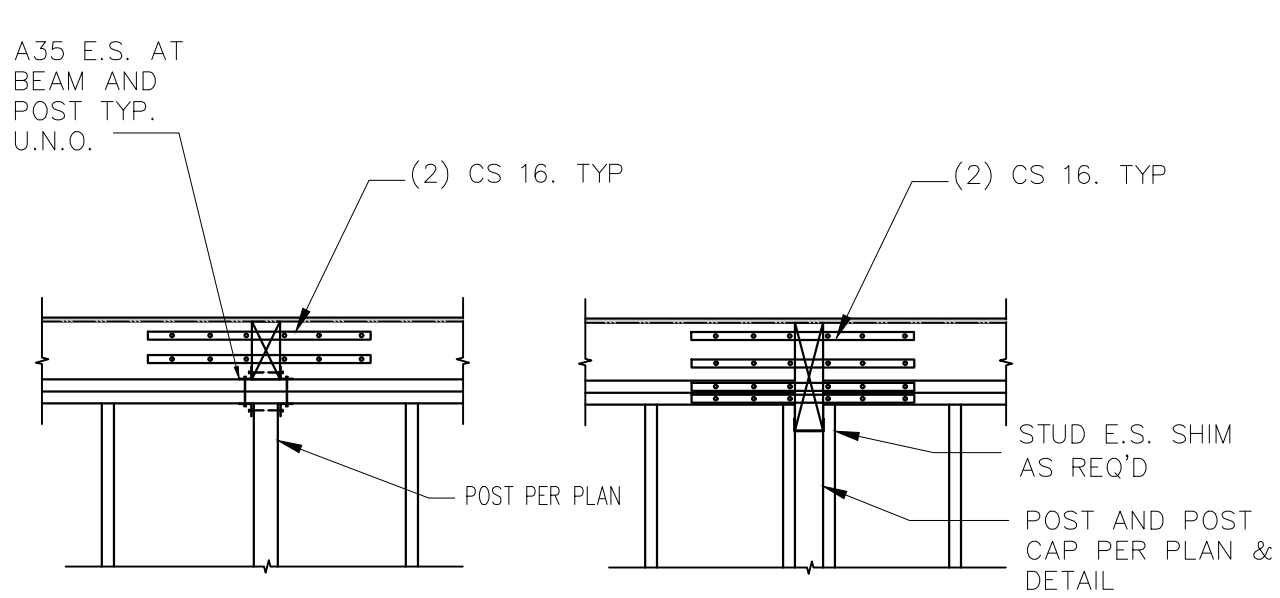


NOTE:
 *PROVIDE 1/8" GAP @ TYP. PANEL JOINT

LOCATION	SHEATHING	BLKG REQD	SIZE OF NAIL	NAIL SPACING AT BOUNDARIES AND "OTHER" PANEL EDGES	NAIL SPACING AT INTERMEDIATE FRAMING MEMBERS	NAIL SPACING AT BLOCKED PANEL JOINTS
ROOF	SEE STRUCT NOTES	NO	10d	6" OC	12" OC	6" OC
SUB-FLR	NOTES	NO	10d & GLUE	4" OC	12" OC	4" OC

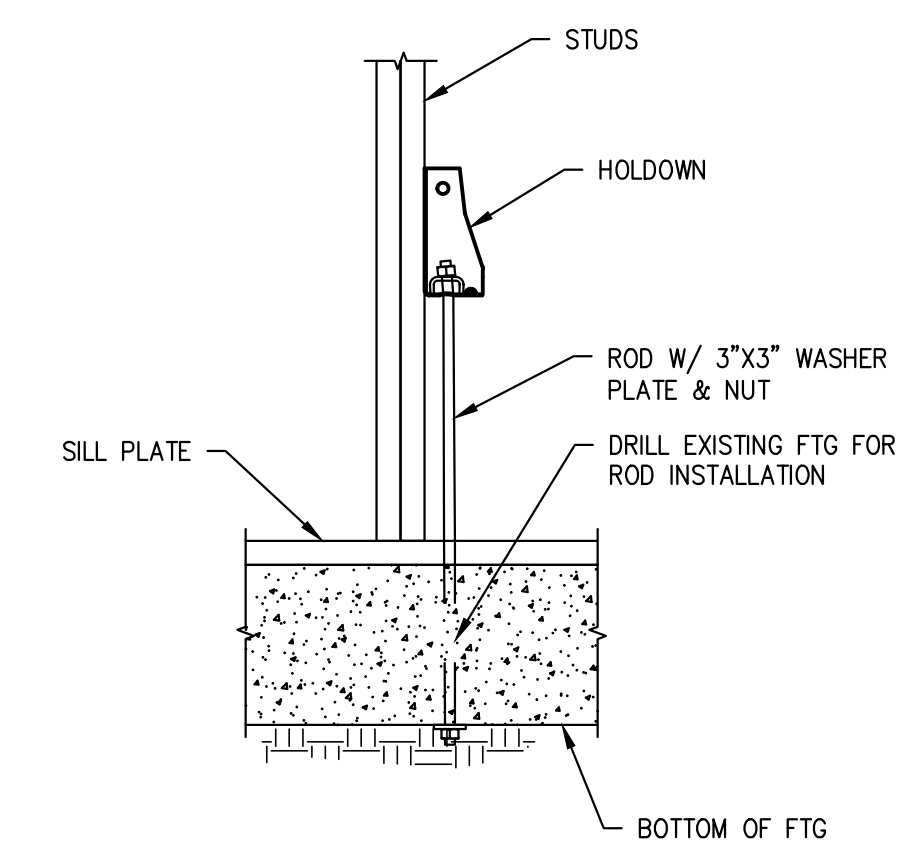
- DIAPHRAGM NOTES**
- ALL DIAPHRAGM SHEATHING IS TO BE STAGGERED IN THE DIRECTION OF THE PLYWOOD SPAN PER DIAPHRAGM DETAIL
 - PROVIDE BOUNDARY NAILING CONTINUOUS AROUND THE ENTIRE PERIMETER OF THE DIAPHRAGM
 - NAILS SHALL BE COMMON OR GALVANIZED BOX
 - ALL FRAMING MEMBERS SHALL BE 2x MINIMUM NOMINAL WIDTH

1 TYP. PLY. DIAPHRAGM NAILING
 SCALE 1/4" = 1'-0"

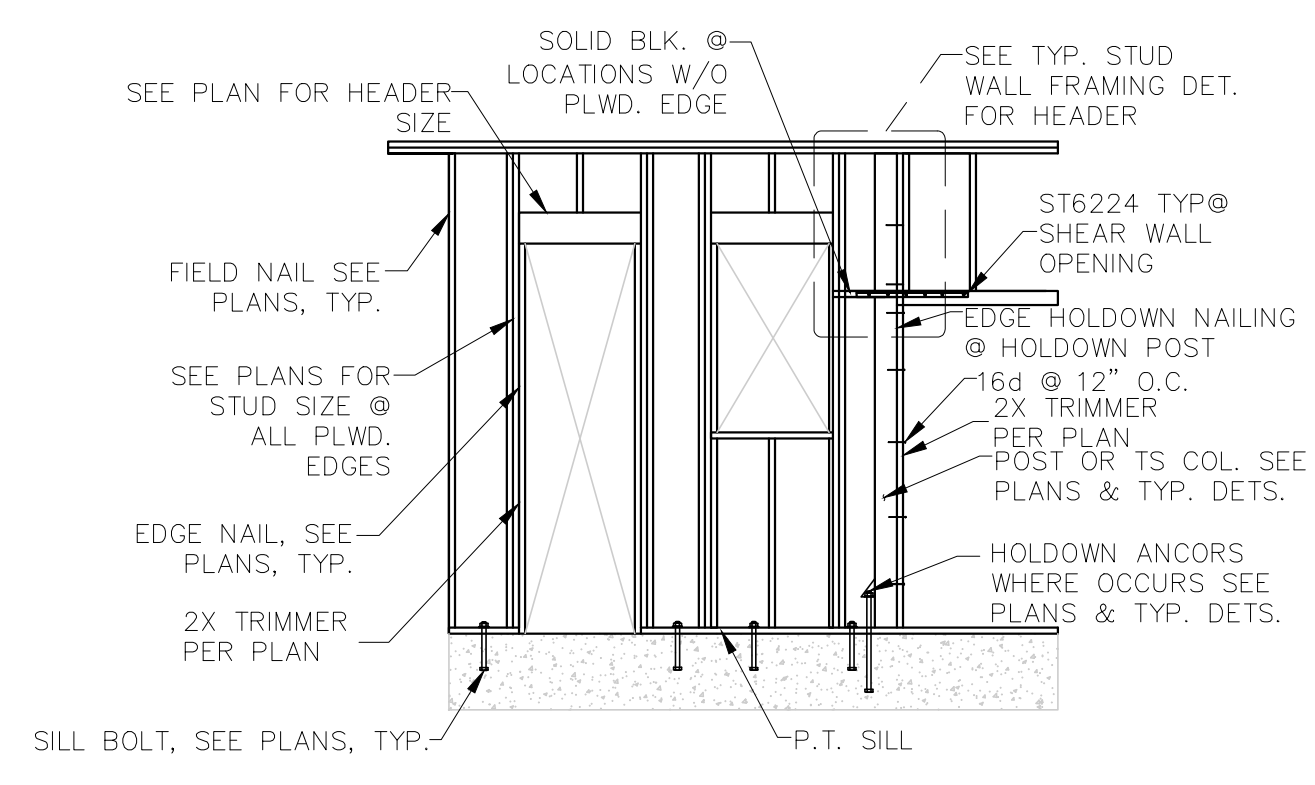


NOTE:
 BALANCE OF FRAMING NOT SHOWN FOR CLARITY

5 TYP. STRAP AT BEAM
 SCALE 1/2" = 1'-0"



6 TYP. HOLDOWN AT EXISTING FTG
 SCALE 1/2" = 1'-0"



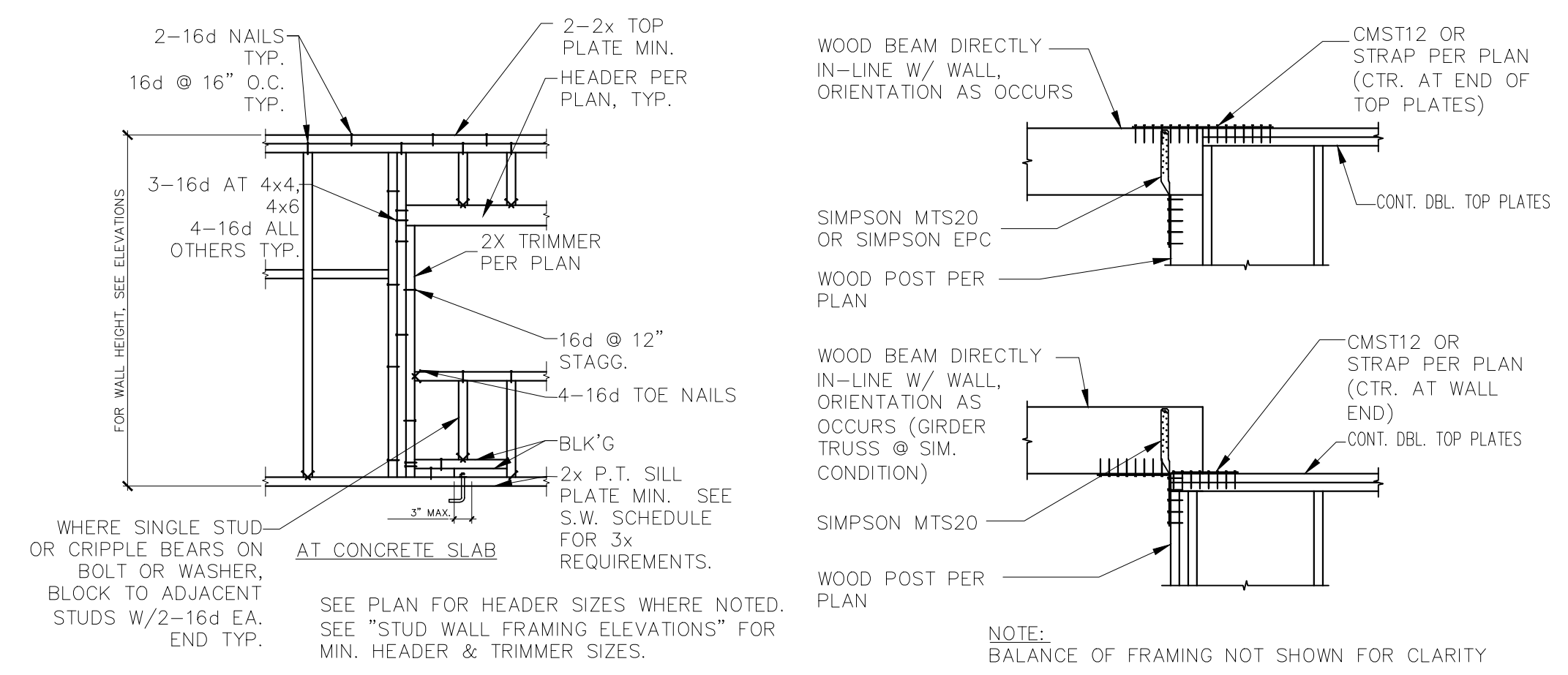
- NOTES:**
- HEADERS KINGSTUDS AND OTHER REFERENCES ON PLAN GOVERN OVER TYPICAL DETAIL
 - SEE SHEAR WALL PLYWOOD NAILING DETAIL FOR ADDITIONAL INFORMATION
 - AT WOOD FRAMED WALLS USE SILL CONNECTION PER SHEAR WALL SCHEDULE

2 TYP. SHEAR WALL FRAMING
 SCALE 1/4" = 1'-0"

MARK	SHEATHING	SIDE	PANEL NAILING			PANEL BLOCKING	SILL PLATE	ANCHOR BOLTS (MIN. 7" EMBED)	SHEAR CLIP	VALUE (PLF)
			SIZE	EDGE	FIELD					
A	7/16" APA RATED SHEATHING WITH STUDS @ 16" O.C.	ONE	8d	6" O.C.	12" O.C.	2x	2x	5/8" x 10" @ 48" O.C. OR UFP10-SDS3 @ 48" O.C.	SIMPSON LTP4/A35 @ 18" O.C.	230
B	7/16" APA RATED SHEATHING WITH STUDS @ 16" O.C.	ONE	8d	4" O.C.	12" O.C.	3x	3x	5/8" x 12" @ 42" O.C. OR UFP10-SDS3 @ 42" O.C.	SIMPSON LTP4/A35 @ 18" O.C.	380
C	7/16" APA RATED SHEATHING WITH STUDS @ 16" O.C.	ONE	8d	3" O.C.	12" O.C.	3x	3x	5/8" x 12" @ 36" O.C. OR UFP10-SDS3 @ 36" O.C.	SIMPSON LTP4/A35 @ 18" O.C.	420
D	7/16" APA RATED SHEATHING WITH STUDS @ 16" O.C.	ONE	10d	3" O.C.	12" O.C.	3x	3x	5/8" x 12" @ 24" O.C. OR UFP10-SDS3 @ 24" O.C.	SIMPSON LTP4/A35 @ 18" O.C.	560
E	7/16" APA RATED SHEATHING WITH STUDS @ 16" O.C.	TWO	8d	6" O.C.	12" O.C.	3x	3x	5/8" x 12" @ 32" O.C.	SIMPSON LTP4 E.F. @ 24" O.C.	520
F	7/16" APA RATED SHEATHING WITH STUDS @ 16" O.C.	TWO	8d	4" O.C.	12" O.C.	3x	3x	5/8" x 12" @ 24" O.C.	SIMPSON LTP4 E.F. @ 18" O.C.	760
G	7/16" APA RATED SHEATHING WITH STUDS @ 16" O.C.	TWO	8d	3" O.C.	12" O.C.	3x	3x	5/8" x 12" @ 16" O.C.	SIMPSON LTP4 E.F. @ 16" O.C.	980
H	7/16" APA RATED SHEATHING WITH STUDS @ 16" O.C.	TWO	10d	3" O.C.	12" O.C.	3x	3x	5/8" x 12" @ 12" O.C.	SIMPSON LTP4 E.F. @ 12" O.C.	1,200

- NOTES:**
- SOME SHEAR WALLS LISTED MAY NOT BE USED IN THIS PROJECT. REFER TO PLAN FOR TYPES USED.
 - 8d NAIL = 2 1/2" x 0.131" COMMON OR 2 1/2" x 0.113" GALVANIZED BOX. 10d NAIL = 3" x 0.148" COMMON OR 3" x 0.128" GALVANIZED BOX.
 - IF ANCHOR BOLT SPACING IS GREATER THAN SHEAR WALL LENGTH INSTALL (1) ANCHOR BOLT WITHIN 12" OF EACH END.
 - NAIL SIZES SHOWN ARE FOR COMMON NAILS OR GALVANIZED BOX. POWER DRIVEN NAILS SHALL COMPLY WITH ESR 1539 FOR RECOMMENDED SPACING AND INSTALLATION TO COMPLY WITH THE ABOVE SHEAR WALL SCHEDULE.
 - SILL PLATE ANCHORS SHALL INCLUDE A STEEL PLATE WASHER NOT LESS THAN 0.229"x3"x3" IN SIZE PER AF&PA SDPWS SECTION 4.3.6.4.3. THE HOLE IN THE PLATE WASHER SHALL BE PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 1/8" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1-3/4". PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING.
 - IN SEISMIC DESIGN CATEGORY D, E, OR F, WHERE SHEAR DESIGN VALUES EXCEED 700 POUNDS PER LINEAR FOOT (350 PLF ASD), ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER, OR TWO 2-INCH NOMINAL MEMBERS FASTENED TOGETHER IN ACCORDANCE WITH SECTION 2306.1 TO TRANSFER THE DESIGN SHEAR VALUES BETWEEN FRAMING MEMBERS. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
 - WHERE PANELS ARE APPLIED TO BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. ALTERNATIVELY, THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED.
 - SHEAR WALL NAILING MUST BE INSTALLED SUCH THAT THE NAIL HEAD OR CROWN IS FLUSH WITH THE SURFACE OF SHEATHING. OVERDRIVEN OR OVER PENETRATED NAILS WILL NOT BE ALLOWED OR COUNTED AS APPROPRIATE NAILING.

SHEAR WALL SCHEDULE
 SCALE NTS



3 TYP. STUD WALL OPENING FRAMING
 SCALE 1/2" = 1'-0"

4 TYP. TIE STRAP CONN. DETAILS
 SCALE 1/2" = 1'-0"

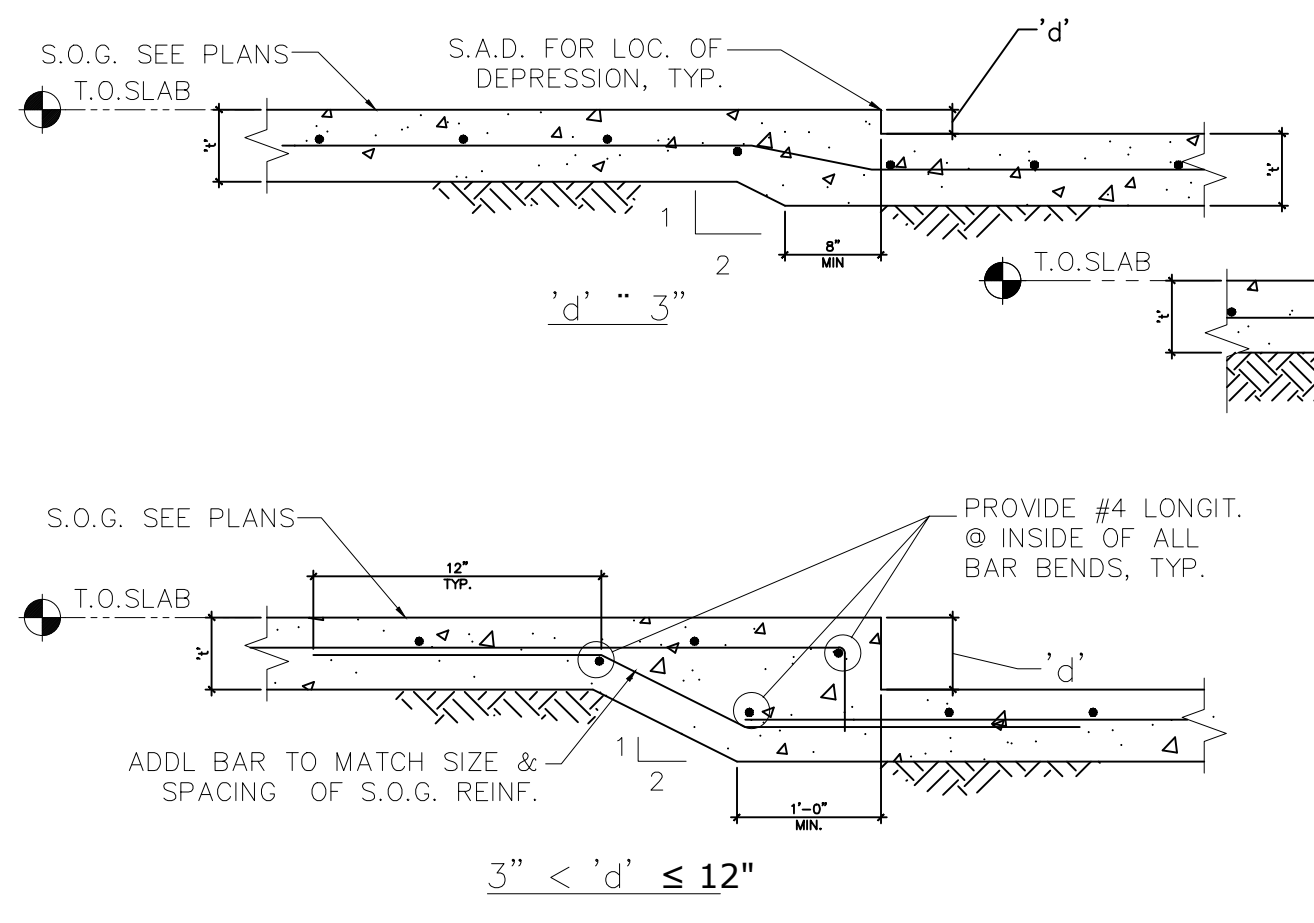
MARK	HOLDOWN	WOOD MEMBER	WOOD FASTENER	ANCHOR BOLT	ANCHOR BOLT EMBEDMENT (IN)	COMMENTS SEE NOTES BELOW	VALUE (LBS)
0	NONE REQUIRED						
1	SIMPSON MST37	(2) 2x	(22) 16d NAILS 1/2" TOP & BOT.	N/A	N/A	WRAP & NAIL STRAP TO BEAM/HEADER BELOW AS REQUIRED	2,135
2	SIMPSON MST48	(2) 2x	(32) 16d NAILS 1/2" TOP & BOT.	N/A	N/A	WRAP & NAIL STRAP TO BEAM/HEADER BELOW AS REQUIRED	3,425
3	SIMPSON MST60	(2) 2x	(48) 16d NAILS 1/2" TOP & BOT.	N/A	N/A	WRAP & NAIL STRAP TO BEAM/HEADER BELOW AS REQUIRED	4,830
4	SIMPSON CMST12	(1) 4x	(86) 16d NAILS 1/2" TOP & BOT.	N/A	N/A	WRAP & NAIL STRAP TO BEAM/HEADER BELOW AS REQUIRED 39" END LENGTH	9,215
5	SIMPSON LSTHDBR OR LSTHDBR	(2) 2x	(24) 16d SINKERS	N/A	8"	SEE NOTES 1, 2, 3, AND 4 USE (3) 2x AT CORNERS	1,220
6	SIMPSON HDU2-SDS2.5	(2) 2x	(6) SIMPSON SDS SCREWS	5/8" DIA. SIMP. SSB16	12-5/8"	SEE NOTES 1, 2, 3, AND 4	2215
7	SIMPSON HDU4-SDS2.5	(2) 2x	(14) SIMPSON SDS SCREWS	5/8" DIA. SIMP. SSB20	16-5/8"	SEE NOTES 1, 2, 3, AND 4	3285
8	SIMPSON HDU5-SDS2.5	(2) 2x	(14) SIMPSON SDS SCREWS	5/8" DIA. SIMP. SSB24	20-5/8"	SEE NOTES 1, 2, 3, AND 4	4340
9	SIMPSON HDU8-SDS2.5	(1) 4x	(20) SIMPSON SDS SCREWS	7/8" DIA. SIMP. SB7/8x24	18"	SEE NOTES 1, 2, 3, AND 4	5820
10	SIMPSON HDQ11-SDS2.5	(1) 6x	(24) SIMPSON SDS SCREWS	1" DIA. A307 THREADED ROD	de = 16" W = 48"	SEE NOTES 1, 2, 3, 4 AND 5	8030
11	SIMPSON HDQ14-SDS2.5	(1) 6x	(30) SIMPSON SDS SCREWS	1" DIA. A307 THREADED ROD	de = 16" W = 48"	SEE NOTES 1, 2, 3, 4 AND 5	12375
12	SIMPSON HDU14-SDS2.5	(1) 6x	(36) SIMPSON SDS SCREWS	1" DIA. A307 THREADED ROD	de = 16" W = 48"	SEE NOTES 1, 2, 3, 4 AND 5	12425

- NOTES:**
- DOUBLE STUDS ARE REQUIRED AT HOLDOWNS UNLESS NOTED OTHERWISE. DOUBLE STUDS SHALL BE LAMINATED TOGETHER WITH 16d NAILS AT 6" O.C. FULL HEIGHT (TYPICAL).
 - PROVIDE HOLDOWN NOTED WITHIN 6" FROM EACH END OF EACH SHEAR WALL SHOWN ON PLANS.
 - ADD (2) EXTRA VERTICAL DOWEL WITH STANDARD HOOK IN FOOTING AT EACH ANCHOR BOLT LOCATION.
 - ADJUST FOOTING AND STEM WALL HEIGHT TO ACCOMMODATE ANCHOR BOLT EMBEDMENT REQUIREMENTS.
 - ADJUST FOOTING AND STEM WALL HEIGHT TO ACCOMMODATE ANCHOR BOLT EMBEDMENT REQUIREMENTS.
 - SEE THREADED ROD ANCHOR DETAIL.
 - FOR EXISTING STEM WALL, DRILL AND EPOXY ANCHOR. USE A307 THREADED ROD WITH SIMPSON SET-XP EPOXY. SEE PLANS AND DETAILS FOR REQUIRED EMBEDMENT.
 - ALL HOLDOWN ANCHORS AND BOLTS SHALL BE INSTALLED IN THE CORRECT LOCATION IN THE TOP OF THE CONCRETE WALL AND SECURED TO THE FORMS PRIOR TO CONCRETE INSTALLATION. THERE IS NO PRACTICAL SOLUTION TO POST-INSTALLED HOLDOWN ANCHORS IN THE TOP OF THE 8" CONCRETE STEM WALL. NO EPOXY OR MECHANICAL ANCHOR BOLT ALTERNATIVES WILL BE OFFERED FOR MISSING OR MISPLACED EMBEDDED ANCHORS. CONCRETE FOOTINGS AND STEM WALLS MAY HAVE TO BE REMOVED AT CONTRACTOR'S EXPENSE TO MITIGATE MISPLACED, MISALIGNED, OR MISSING HOLDOWN ANCHORS OR BOLTS.

HOLDOWN SCHEDULE
 SCALE NTS

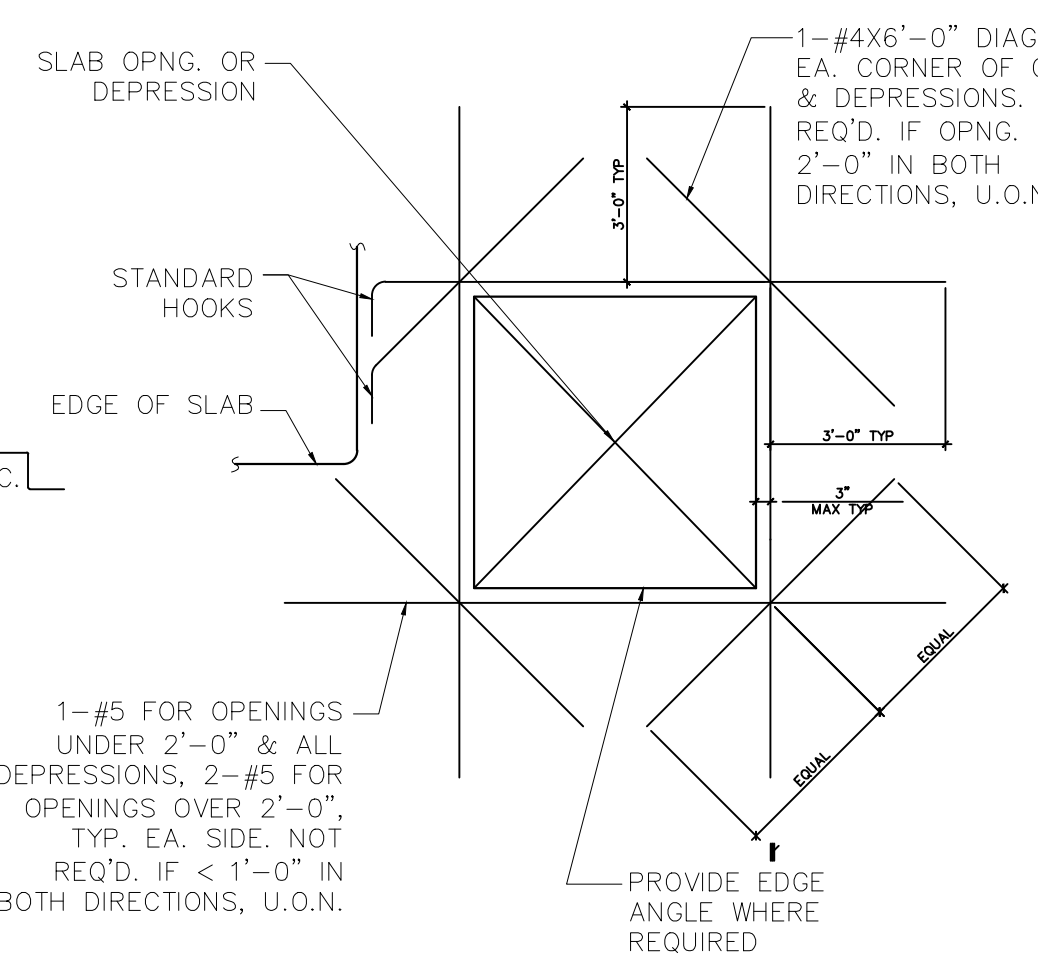


DATE	DESCRIPTION	REV



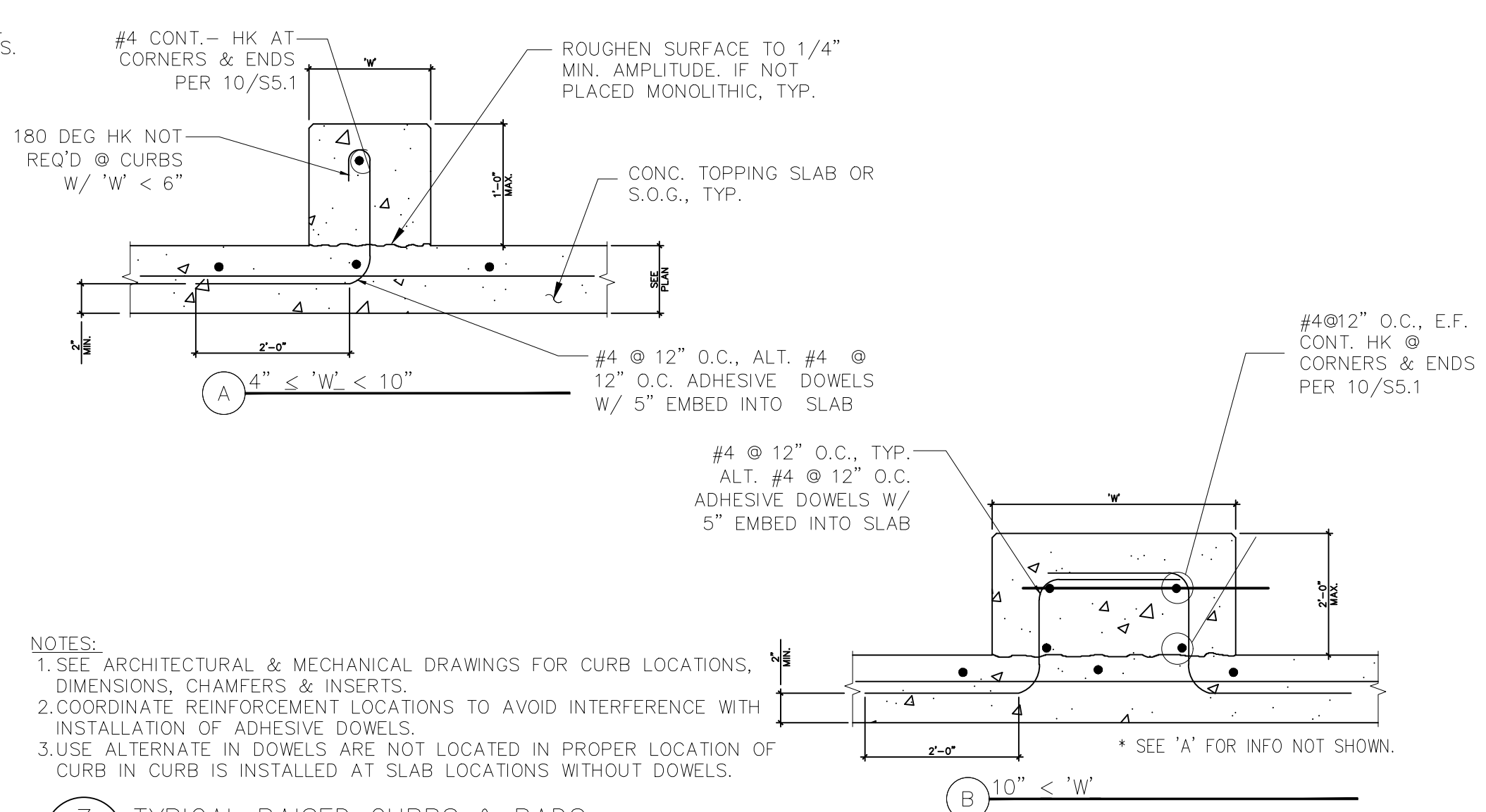
- NOTES:**
- THIS DETAIL APPLIES TO ALL DEPRESSIONS AND TRENCHES IN SLAB ON GRADE OR SLAB ON SAND FILL.
 - PROVIDE 1-#5 DIAGONAL, 5'-0" LONG AT ALL INSIDE CORNERS OF DEPRESSION.
 - PIPE SLEEVES TO BE 2" LARGER THAN NOMINAL PIPE DIAMETER. MAXIMUM SLEEVE SIZE=12". MINIMUM=12" CLEAR SPACING BETWEEN ADJACENT PIPES. SEE MECHANICAL AND ELECTRICAL DRAWING FOR LOCATIONS.
 - COORDINATE LOCATION, DEPTH, EXTENT, AND EDGE EMBED CONDITIONS OF ALL DEPRESSIONS WITH ARCHITECTURAL DRAWINGS.

1 SLAB ON GRADE DEPRESSION
 SCALE: 1/2"=1'-0"



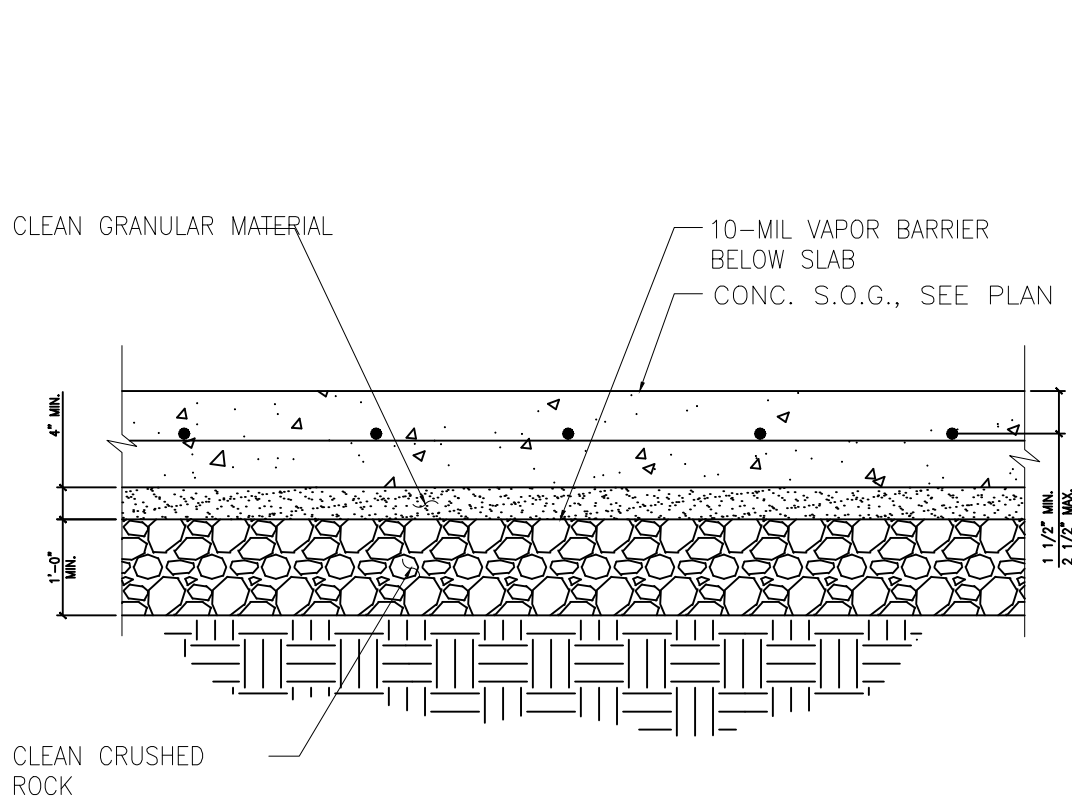
- NOTES:**
- 1-#5 FOR OPENINGS UNDER 2'-0" & ALL DEPRESSIONS, 2-#5 FOR OPENINGS OVER 2'-0", TYP. EA. SIDE. NOT REQ'D. IF < 1'-0" IN BOTH DIRECTIONS, U.O.N.

2 SLAB PENETRATION REINFORCING
 SCALE: 1/2"=1'-0"



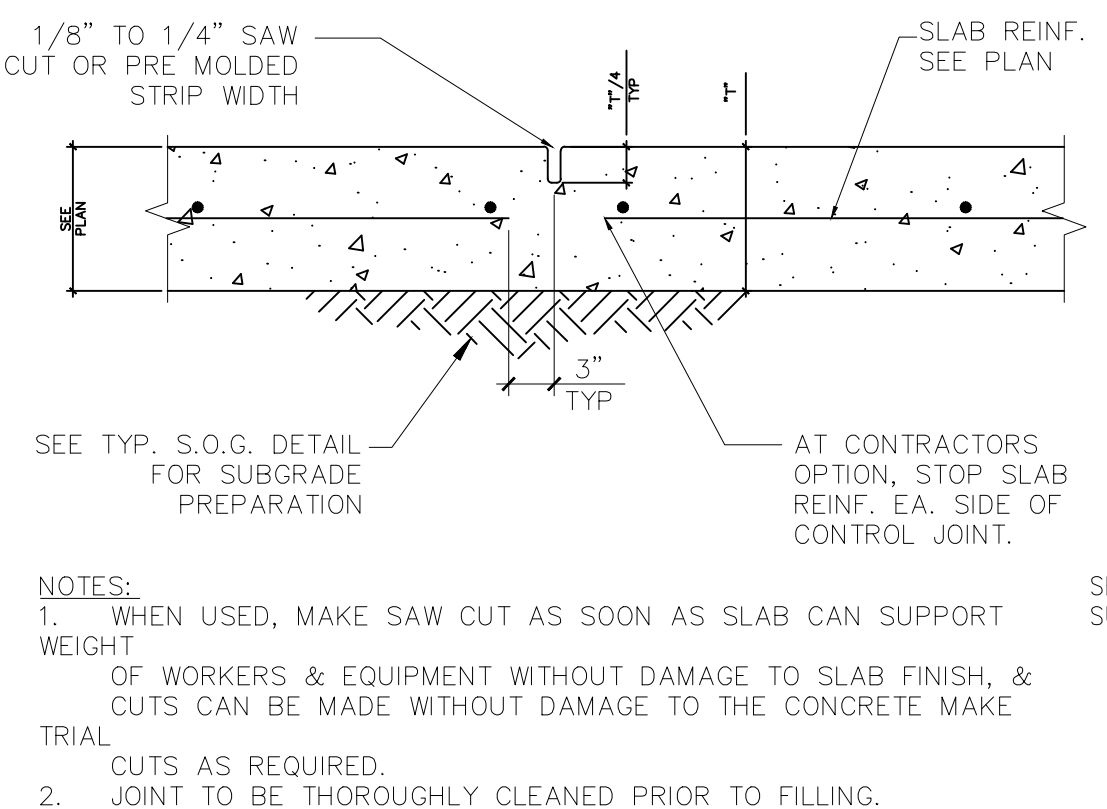
- NOTES:**
- SEE ARCHITECTURAL & MECHANICAL DRAWINGS FOR CURB LOCATIONS, DIMENSIONS, CHAMFERS & INSERTS.
 - COORDINATE REINFORCEMENT LOCATIONS TO AVOID INTERFERENCE WITH INSTALLATION OF ADHESIVE DOWELS.
 - USE ALTERNATE IN DOWELS ARE NOT LOCATED IN PROPER LOCATION OF CURB IN CURB IS INSTALLED AT SLAB LOCATIONS WITHOUT DOWELS.

3 TYPICAL RAISED CURBS & PADS
 SCALE: 1/2"=1'-0"



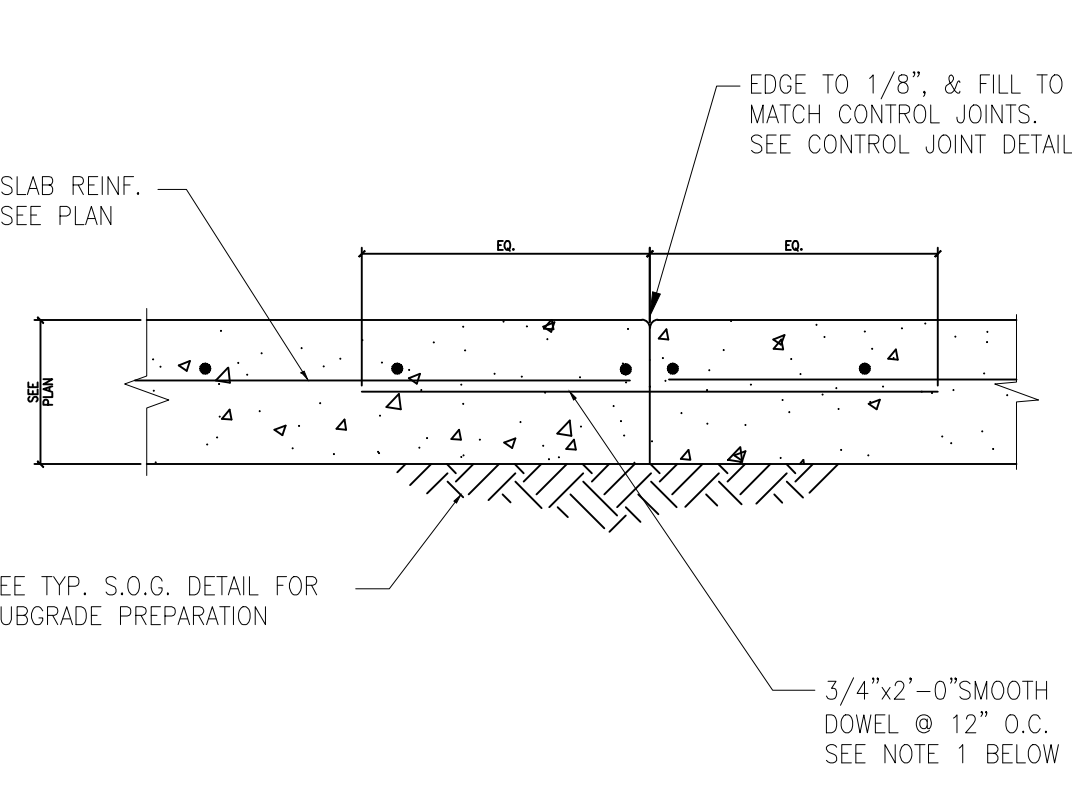
- NOTES:**
- SEE GEOTECHNICAL REPORT.
 - SEE SPECIFICATIONS FOR GRANULAR MATERIAL & CRUSHED ROCK.
 - SEE PLANS FOR LOCATIONS OF COLUMN BLOCKOUTS, CONSTRUCTION JOINTS, CONTROL JOINTS AND SLAB DEPRESSIONS.

4 TYP. SUBGRADE PREP. & SLAB ON GRADE DETAIL
 SCALE: 1/2"=1'-0"



- NOTES:**
- WHEN USED, MAKE SAW CUT AS SOON AS SLAB CAN SUPPORT WEIGHT OF WORKERS & EQUIPMENT WITHOUT DAMAGE TO SLAB FINISH, & CUTS CAN BE MADE WITHOUT DAMAGE TO THE CONCRETE MAKE TRIAL CUTS AS REQUIRED.
 - JOINT TO BE THOROUGHLY CLEANED PRIOR TO FILLING. PROVIDE FILLER MATERIAL IN ACCORDANCE WITH THE SPECIFICATIONS & APPLY STRICTLY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - FILLER MATERIAL SHALL BE APPLIED WHEN SLAB IS UNDER PERMANENT TEMPERATURE CONTROL, SUCH AS AT THE COMPLETION OF THE BUILDING SHELL, WHENEVER POSSIBLE. IF PERMANENT TEMPERATURE CONTROL IS NOT ESTABLISHED, A MINIMUM OF 90 DAYS AFTER THE COMPLETION OF SLAB CONSTRUCTION SHALL ELAPSE PRIOR TO APPLYING THE JOINT FILLER.

5 CONTROL JOINTS AT SLAB ON GRADE
 SCALE: 1/2"=1'-0"



- NOTES:**
- BREAK BOND BETWEEN NEW AND PREVIOUSLY POURED SLAB ON GRADE BY SPRAYING OR PAINTING EXPOSED SIDE OF KEY WITH CURING COMPOUND OR FORM OIL.
 - LONG STRIP CONSTRUCTION METHOD SHALL BE USED FOR ALL SLAB ON GRADE, UNLESS OTHERWISE APPROVED BY RESIDENT ENGINEER.
 - SUBGRADE SHALL BE FREE OF STANDING WATER AT TIME OF CONCRETE PLACEMENT.

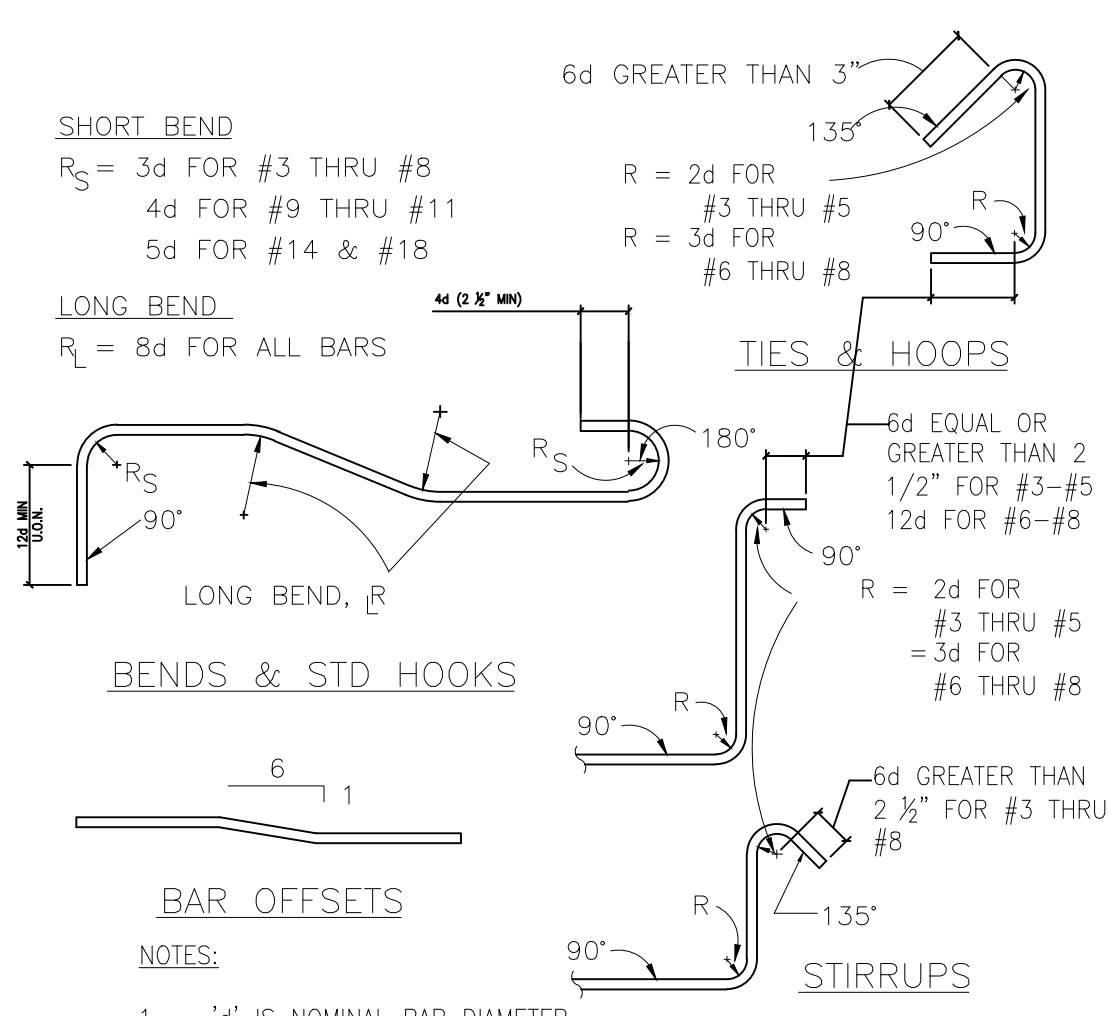
6 CONSTRUCTION JOINTS AT SLAB ON GRADE
 SCALE: 1/2"=1'-0"

LAP SPLICE LENGTHS
 (INCHES)(1,2)
 GRADE 60 REINFORCING BARS, NORMAL WEIGHT CONCRETE

BAR SIZE	#3	#4	#5	#6	#7	#8	#9	#10	#11	
f _c ' = 3000PSI	TOP BAR (3)	21	28	35	46	62	82	104	132	162
	OTHER BAR	16	21	27	35	48	63	80	101	124
f _c ' = 4000PSI	TOP BAR (3)	20	24	30	40	54	71	90	114	140
	OTHER BAR	16	19	23	30	41	55	69	88	108
f _c ' = 5000 PSI	TOP BAR (3)	20	22	27	35	48	63	80	102	125
	OTHER BAR	16	17	21	27	37	49	62	79	96

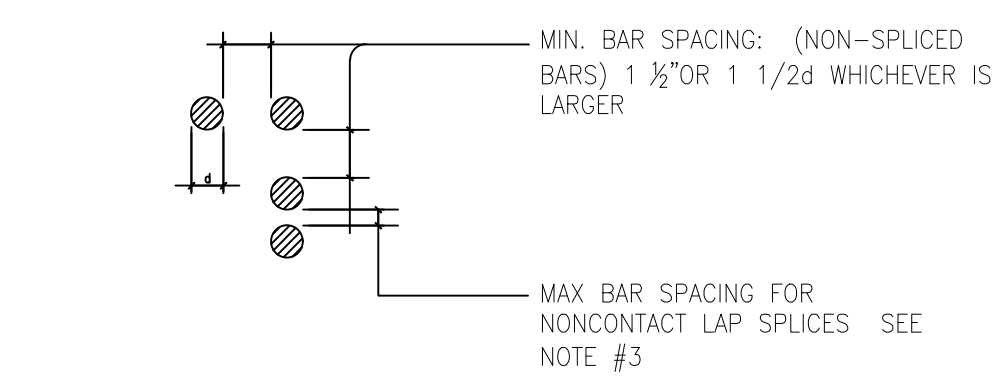
- NOTES:**
- LAP SPLICE LENGTHS, WHERE PERMITTED, SHALL BE IN ACCORDANCE WITH THIS TABLE UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. EMBEDMENT LENGTHS OF DOWELS SHALL BE EQUAL TO LENGTHS FOR "OTHER" BARS.
 - TOP BARS ARE HORIZONTAL BARS SO PLACED THAT MORE THAN 12 INCHES OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.

7 REINFORCING LAP SPLICE TABLE
 SCALE: NTS



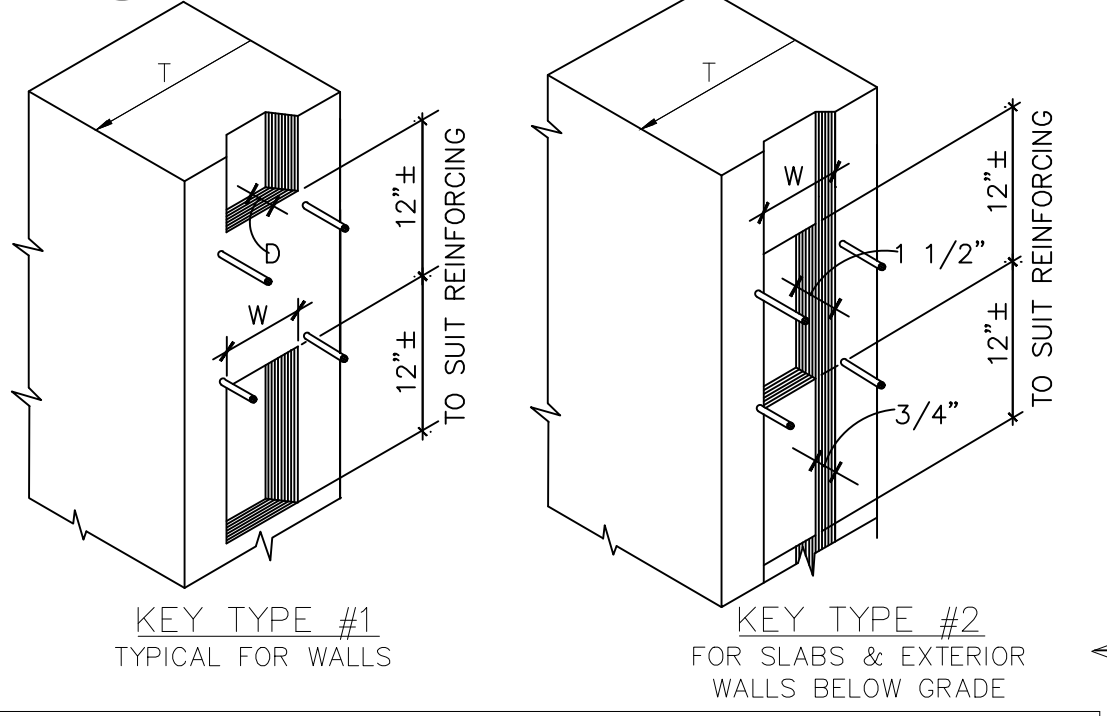
- NOTES:**
- 'd' IS NOMINAL BAR DIAMETER
 - REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT, UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.

8 HOOKS AND BENDS
 SCALE: NTS



- NOTES:**
- COLUMN DOWELS, TYPICAL HORIZONTAL WALL STEEL AND TYPICAL WALL STEEL DOWELS MAY BE WIRED TOGETHER INSTEAD OF SPACING AS SHOWN ABOVE.
 - CLEAR DISTANCE LIMITATION BETWEEN BARS SHALL APPLY ALSO TO THE CLEAR DISTANCE BETWEEN A CONTACT LAP SPLICE AND ADJACENT SPLICES OF BARS.
 - BARS SPLICED BY NONCONTACT LAP SPLICES SHALL NOT BE SPLICED TRANSVERSELY FURTHER APART THAN ONE-FIFTH THE REQUIRED LAP SPLICE LENGTH, NOR 6".

9 BAR SPACING & SLAB ON GRADE DETAIL
 SCALE: NTS

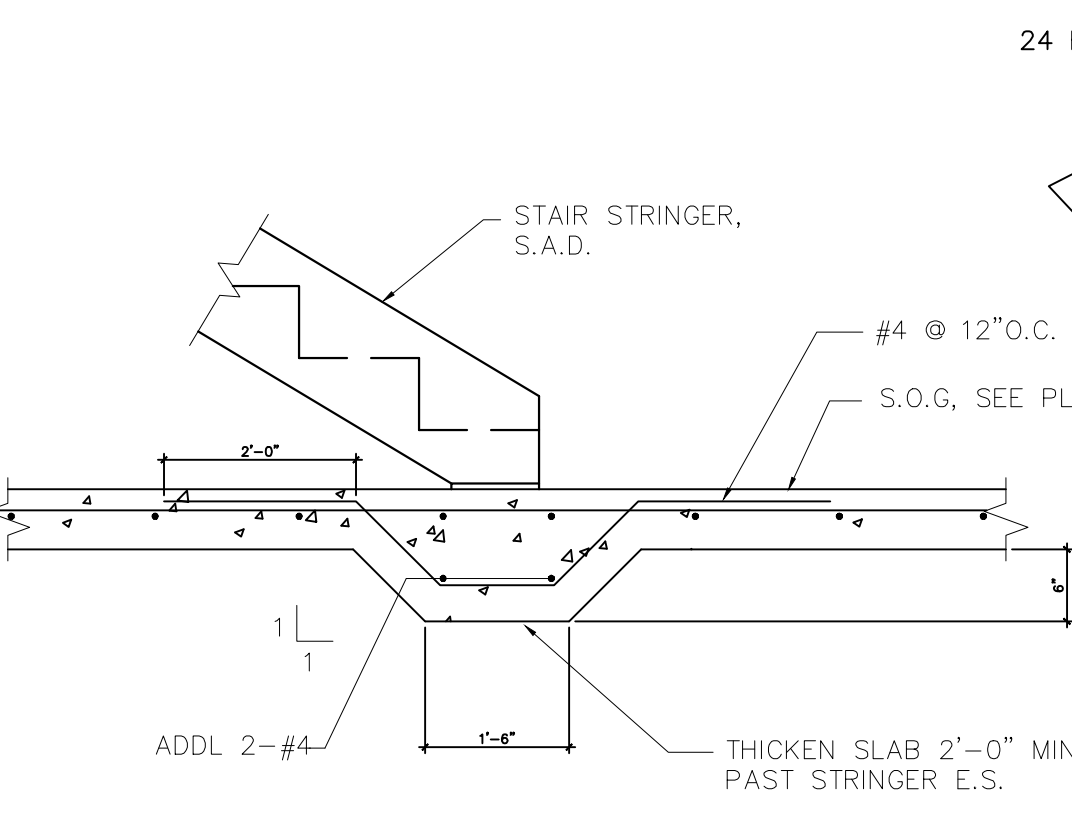


KEY SCHEDULE

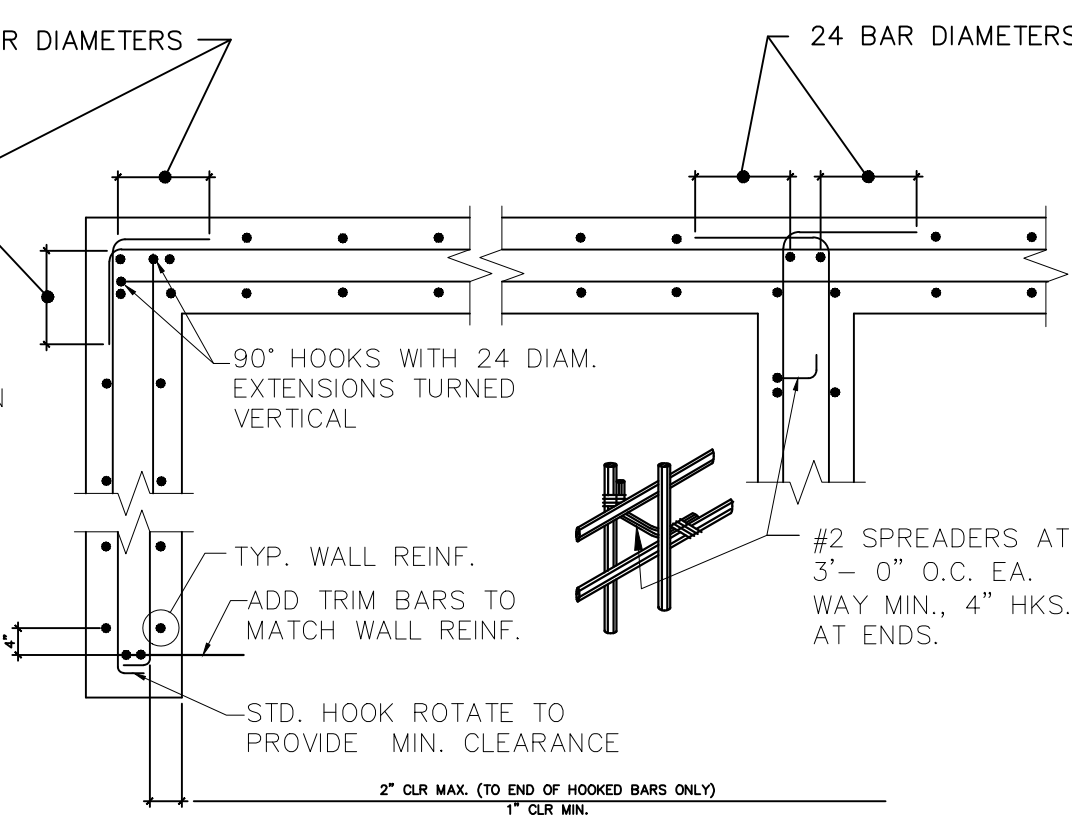
T	W	D	T	W	D
EQUAL LESS THAN 6" WALL OR SLAB	1"	1 1/2"	13"	7 1/4"	1 1/2"
7"	7"	1 1/2"	14" TO 16"	9 1/4"	2 1/2"
8" TO 12"	5 1/2"	1 1/2"	18" & OVER	11 1/4"	2 1/2"

- NOTES:**
- BEFORE PLACING 2ND POUR, ALL SURFACES ARE TO BE ROUGHENED TO 1/4" AMPLITUDE & THOROUGHLY CLEANED. SEE SPECIFICATIONS.
 - DETAILS APPLY TO BOTH HORIZONTAL & VERTICAL CONSTRUCTION JOINTS.

10 CONSTRUCTION JOINTS IN WALLS & SLABS
 SCALE: 1/2"=1'-0"



11 STAIR STRINGER FOOTING
 SCALE: 1/2"=1'-0"



- NOTES:**
- WALLS WITH SINGLE CURTAIN OF STEEL SIMILAR TO ABOVE WITH HORIZONTAL HOOKS AT CORNERS ONLY.
 - SPLICES IN HORIZONTAL REINFORCEMENT SHALL BE STAGGERED.

12 WALL DETAIL REINF. @ CORNERS & INTER.
 SCALE: NTS