ABBREVI	ATIONS			SYMBOLS LEGEND (VE	RTICAL)			LAND USE DATA
A/C	AIR CONDITIONING				,			ZONING
ABV. ADD.	ABOVE ADDITIONAL	MATL. MAX.	MATERIAL MAXIMUM					LOT AREA
ADJ. A.F.F	ADJUSTABLE ABOVE FINISHED FLOOR	MECH. MED.	MECHANICAL MEDIUM	DEMO TAG	X			FLOOR AREA
ALT. APPROX.	ALTERNATE APPROXIMATE(LY)	MTL. MEZZ.	METAL MEZZANINE	DOOR TAG	XXX			SETBACKS
APT.	APARTMENT ` ´	MANUF.	MANUFACTURER	DOON TAG	X'X"			SETBACKS
ARCH. AWN.	ARCHITECT(URAL) AWNING	MNFR. MNTR.	MANUFACTURER MONITOR	ELEVATION TAG	NOTE_ ELEV +X'-XX"			
B.F.	BARRIER FREE	MIN. MISC.	MINIMUM MISCELLANEOUS					
BLDG. B.O.	BUILDING BOTTOM OF	(N)	NEW	ELEVATION SPOT TAG	OBJECT ELEV +X'-XX"			
BTW.	BETWEEN	N/A N.I.C.	NOT APPLICABLE NOT IN CONTRACT		�			BUILDING CODE DAT
CAB. C.B.	CABINET CATCH BASIN	N.S.F. N.T.S.	NET SQUARE FEET NOT TO SCALE	FINISH TAG	(X-1)———			APPLICABLE CODES
C.I.P.	CAST IN PLACE CENTERLINE	O.C.	ON CENTER		(A-1)			(AS AMMENDED BY CITY (MERCER ISLAND)
CL. CLS.	CLOSET	O.D.	OUTSIDE DIAMETER	NEW EXISTING TAG	EXISTNEW			
CLG. CLR.	CEILING CLEAR	OPP. OHD.	OPPOSITE OVERHEAD	NEW Existing that	—			
C.M.U. COL.	CONCRETE MASONRY UNIT COLUMN	PERF.	PERFORATED	PLUMBING TAG	X			
CONC. CONST.	CONCRETE CONSTRUCTION	PERIM. PERM.	PERIMETER PERMEABLE, PERMANENT	DEVICIONI TAC	Δ			NUMBER OF STORIES
CONT. COORD.	CONTINUOUS COORDINATE	P.L. P-LAM.	PROPERTY LINE PLASTIC LAMINATE	REVISION TAG	\triangle			NUMBER OF DWELLING L
CPT. CASE.	CARPET CASEMENT	PLY. PRELIM.	PLYWOOD PRELIMINARY	ROOM TAG	ROOM NAME			
		PROP. P.S.I.	PROPERTY POUNDS PER SQURE INCH					
DEMO. DIA.	DEMOLISH DIAMETER	P.T.	PRESSURE TREATED,	SAFETY GLAZING	S			
DN. D.S.	DOWN DOWNSPOUT	P.TEN.	POST TENSIONED	SECTION CUT				
DET. D/W	DETAIL DISHWASHER	RSR. R/A	RISER RETURN AIR		V			
DWG.	DRAWING	RAD. R.C.	RADIUS / RADIATOR RESILIENT CHANNEL	STAIR DIRECTION	•			
(E) EA.	EXISTING EACH	RCP. R.A.	REFLECTED CEILING PLAN ROOF DRAIN	WALL ASSEMBLY TAG	(XXX)—			
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	REF. REQ.	REFRIGERATOR REQUIRED	Wile Noce Wile Ting	^			ENERGY CODE DATA
ELEV. ENCL.	ELEVATION ENCLOSURE	REQ'D. REV.	REQUIRED REVERSE, REVISION	WINDOW TAG	(xxx)			APPLICABLE CODES
E.J.	EXPANSION JOINT	RM.	ROOM		xxx			CLIMATE ZONE
E.O. EQ.	EDGE OF EQUAL	R.O.	ROUGH OPENING			_		INSULATION AND FENEST
EX. EXT.	EXHAUST EXTERIOR	S/A SF.	SUPPLY AIR SQUARE FEET	COLUMN GRID	(X)——(X		FENESTRATION U-FACTO
F.D.	FLOOR DRAIN	SQFT. S.G.	SQUARE FEET SAFETY GLAZING					FENESTRATION U-FACTO
FDTN. F.A.	FOUNDATION FIRE EXTINGUISHER	SHT. SIM.	SHEET SIMILAR					DOOR U-FACTOR ROOF CEILING
F.B. FIN.	FINISHED FLOOR FINISHED	SML. S.P.	SMALL STANDPIPE	ASK TAG	(ASK-XX)			ROOF CEILING VAULTEI WALLS ABOVE GRADE
FLR. F.O.	FLOOR FACE OF	SPEC. SPKLR	SPECIFICATION SPRINKLER					WALLS BELOW GRADE FRAMED FLOOR
F.P. FRM.	FIREPLACE FRAMING	SQ. S.S.	SQUARE SANITARY SEWER					SLAB ON GRADE
F.R.T. FT.	FIRE RESISTANCE TREATED FEET	S.STL. STL.	STAINLESS STEEL STEEL	DETAIL TAG	(X)			TYPE OF HEAT
FTG.	FOOTING	STC.	SOUND TRANSMISSION COEFFICIENT		AXX			
FURN.	FURNITURE, FURNACE	ST. STRUCT.	STORAGE STRUCTURE, STRUCTURAL		X			
GA. GALV.	GAUGE GALVANIZED	TR.	TREAD	ELEVATION TAG	(AX.X)			
G.C. GL.	GENERAL CONTRACTOR GLASS	T&G TEL.	TONGUE & GROOVE TELEPHONE	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
GR. G.S.F.	GRADE GROSS SQUARE FEET	TEMP. THK.	TEMPORARY THICK(NESS)					
GWB	GYPSUM WALLBOARD	T.O. TTL.	TOP OF TOTAL	SECTION TAG BLDG	<u> </u>	J		
H.B. HDR.	HOSE BIB HEADER	TYP.	TYPICAL	SECTION TAG BEDG	AX.X			
HDWD. HT.	HARDWOOD HEIGHT	U.N.O. UTIL.	UNLESS NOTED OTHERWISE UTILITY					ENERGY CODE NOTE
HORIZ. HR.	HORIZONTAL HOUR	V.C.T.	VINYL COMPOSITION TILE		X	1		 AIR BARRIER AND IN ALL THERMOSTATS
H.V.A.C.	HEATING, VENTILATION, AND AIR CONDITIONING	VERT. V.I.F.	VERTICAL VERIFY IN FIELD	SECTION TAG WALL	AX.X	_ -		3. MECHANICAL SYSTE4. INSULATION FOR HC
ı D	INSIDE DIAMETER	W/	WITH					5. EXHAUSTS SHALL HA
I.D. INCL.	INCLUDED, INCLUDING	W/D	WASHER/DRYER		X			6. EXHAUST DUCTING S APPLIANCE MANUFA
INS. INSUL.	INSULATION INSULATION	W/O W.C.	WITHOUT WATER CLOSET	SECTION TAG DTL	AX.X			DUCTWORK SHALL E FEET IN ANY DIRECT
INT.	INTERIOR	WD. WIN.	WOOD WINDOW	EXHAUST FAN	E			7. RANGE HOODS SHAI BE EQUIPPED WITH A
LAM. LAV.	LAMINATED LAVATORY							8. VERIFY LOCATION O
LB. LRG.	POUND LARGE			SUPPLY GRILL				9. WHOLE HOUSE VEN' 403.4.6.5.
				SMOKE ALARM/CARBC				10. A MINIMUM OF 90% (HIGH-EFFICACY LAM
				MONOXIDE DETECTOR				11. A PERMANENT CERT OF THE ELECTRICAL
				SMOKE ALARM	(SD)			PROFESSIONAL. REF 12. AT LEAST ONE THER
								COOLING SYSTEM.
				HEAT ALARM	H			ADDITIONAL ENERGY EFF
								6.0 CREDITS REQUIRED
				WALL LEGEND				PRIMARY HEAT SOURCE S HO-2 1.0 CREDITS
				FRAMED WALL		CONCRETE	· · · · · · · · · · · · · · · · · · ·	_ 110-2 1.0 CNLD113
				FRAMED WALL .		CONCRETE	4 4 4	ENERGY CREDITS:
								1.3 0.5 CREDITS
								5.4 1.5 CREDITS
								6.1 3.0 CREDITS
								TOTAL CREDITS = 6.0

ZONING	R 8.4
LOT AREA	8,811 SF
FLOOR AREA	3,921 SF
SETBACKS	SEE A100
BUILDING CODE DATA	
APPLICABLE CODES (AS AMMENDED BY CITY OF MERCER ISLAND)	MICC UNIFIED LAND DEVELOPMENT CODE 2018 WA STATE ENERGY CODE (WSEC) 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 INTERNATIONAL MECHANICAL CODE (IMC) 2018 UNIFORM PLUMBING CODE (UPC)
NUMBER OF STORIES	BASEMENT + (2) TWO
NUMBER OF DWELLING UNITS	
ENERGY CODE DATA	
APPLICABLE CODES	2018 WA STATE ENERGY CODE (WSEC)
CLIMATE ZONE	4C
	TION REQUIREMENTS (2018 WSEC & IRC VENTILATION WORKSHE REQUIRED PROVIDED
FENESTRATION U-FACTOR VE	VERHEAD U=0.50 N/A
DOOR U-FACTOR ROOF CEILING	U=0.20 U=0.20 R=49 R=49 MIN.
ROOF CEILING VAULTED WALLS ABOVE GRADE	R=38 N/A R=21 R=21
WALLS BELOW GRADE FRAMED FLOOR	R=10 (CONT EXT) R=10 (C.I.) R=30 R=38
SLAB ON GRADE	R=10 R=10
TYPE OF HEAT	HEAT PUMP
ENERGY CODE NOTES	
AIR BARRIER AND INSUL ALL THERMOSTATS TO B	
 AIR BARRIER AND INSUL ALL THERMOSTATS TO B MECHANICAL SYSTEM PI INSULATION FOR HOT W. 	BE PROGRAMMABLE. IPING INSULATION FOR FLUIDS OVER 105 F TO BE MIN. R-6. ATER PIPE SHALL HAVE A MIN. R-VALUE OF R-4.
 AIR BARRIER AND INSUL ALL THERMOSTATS TO B MECHANICAL SYSTEM PI INSULATION FOR HOT W. EXHAUSTS SHALL HAVE A IS NOT IN USE. 	BE PROGRAMMABLE. IPING INSULATION FOR FLUIDS OVER 105 F TO BE MIN. R-6. IATER PIPE SHALL HAVE A MIN. R-VALUE OF R-4. AUTOMATIC DAMPERS THAT CLOSE WHEN THE VENTILATION SYS
 AIR BARRIER AND INSUL ALL THERMOSTATS TO B MECHANICAL SYSTEM PI INSULATION FOR HOT W. EXHAUSTS SHALL HAVE IS NOT IN USE. EXHAUST DUCTING SHALL APPLIANCE MANUFACTURE 	BE PROGRAMMABLE. IPING INSULATION FOR FLUIDS OVER 105 F TO BE MIN. R-6. ATER PIPE SHALL HAVE A MIN. R-VALUE OF R-4. AUTOMATIC DAMPERS THAT CLOSE WHEN THE VENTILATION SYS LL BE INSTALLED IN ACCORDANCE WITH SMC 501 AND THE JRER'S INSTRUCTIONS. EXHAUST FAN AND CLOTHES DRYER
 AIR BARRIER AND INSUL ALL THERMOSTATS TO B MECHANICAL SYSTEM PI INSULATION FOR HOT W. EXHAUSTS SHALL HAVE A IS NOT IN USE. EXHAUST DUCTING SHAL APPLIANCE MANUFACTU DUCTWORK SHALL BE IN FEET IN ANY DIRECTION 	SE PROGRAMMABLE. IPING INSULATION FOR FLUIDS OVER 105 F TO BE MIN. R-6. IATER PIPE SHALL HAVE A MIN. R-VALUE OF R-4. AUTOMATIC DAMPERS THAT CLOSE WHEN THE VENTILATION SYS LL BE INSTALLED IN ACCORDANCE WITH SMC 501 AND THE JRER'S INSTRUCTIONS. EXHAUST FAN AND CLOTHES DRYER IDEPENDENT OF EACH OTHER AND TERMINATE NOT LESS THAN FROM AN OPENING AND BE EQUIPPED WITH A BACKDRAFT DAM
1. AIR BARRIER AND INSUL 2. ALL THERMOSTATS TO B 3. MECHANICAL SYSTEM PI 4. INSULATION FOR HOT W. 5. EXHAUSTS SHALL HAVE A IS NOT IN USE. 6. EXHAUST DUCTING SHALL APPLIANCE MANUFACTL DUCTWORK SHALL BE IN FEET IN ANY DIRECTION 7. RANGE HOODS SHALL D BE EQUIPPED WITH A BA	SE PROGRAMMABLE. IPING INSULATION FOR FLUIDS OVER 105 F TO BE MIN. R-6. IATER PIPE SHALL HAVE A MIN. R-VALUE OF R-4. AUTOMATIC DAMPERS THAT CLOSE WHEN THE VENTILATION SYS LL BE INSTALLED IN ACCORDANCE WITH SMC 501 AND THE JRER'S INSTRUCTIONS. EXHAUST FAN AND CLOTHES DRYER IDEPENDENT OF EACH OTHER AND TERMINATE NOT LESS THAN FROM AN OPENING AND BE EQUIPPED WITH A BACKDRAFT DAM PISCHARGE TO THE OUTDOORS THROUGH A SINGLE-WALL VENT ICKDRAFT DAMPER.
1. AIR BARRIER AND INSUL 2. ALL THERMOSTATS TO B 3. MECHANICAL SYSTEM PI 4. INSULATION FOR HOT W. 5. EXHAUSTS SHALL HAVE IS NOT IN USE. 6. EXHAUST DUCTING SHALL APPLIANCE MANUFACTUDUCTWORK SHALL BE IN FEET IN ANY DIRECTION 7. RANGE HOODS SHALL D BE EQUIPPED WITH A BA 8. VERIFY LOCATION OF HV 9. WHOLE HOUSE VENTILA	SE PROGRAMMABLE. IPING INSULATION FOR FLUIDS OVER 105 F TO BE MIN. R-6. IATER PIPE SHALL HAVE A MIN. R-VALUE OF R-4. AUTOMATIC DAMPERS THAT CLOSE WHEN THE VENTILATION SYS LL BE INSTALLED IN ACCORDANCE WITH SMC 501 AND THE JRER'S INSTRUCTIONS. EXHAUST FAN AND CLOTHES DRYER IDEPENDENT OF EACH OTHER AND TERMINATE NOT LESS THAN FROM AN OPENING AND BE EQUIPPED WITH A BACKDRAFT DAM PISCHARGE TO THE OUTDOORS THROUGH A SINGLE-WALL VENT ICKDRAFT DAMPER. JAC MECHANICAL UNITS WITH ARCHITECT.
1. AIR BARRIER AND INSUL 2. ALL THERMOSTATS TO B 3. MECHANICAL SYSTEM PI 4. INSULATION FOR HOT W. 5. EXHAUSTS SHALL HAVE IS NOT IN USE. 6. EXHAUST DUCTING SHALL APPLIANCE MANUFACTUDUCTWORK SHALL BE IN FEET IN ANY DIRECTION 7. RANGE HOODS SHALL D BE EQUIPPED WITH A BA 8. VERIFY LOCATION OF HV 9. WHOLE HOUSE VENTILAT 403.4.6.5.	SE PROGRAMMABLE. IPING INSULATION FOR FLUIDS OVER 105 F TO BE MIN. R-6. IATER PIPE SHALL HAVE A MIN. R-VALUE OF R-4. AUTOMATIC DAMPERS THAT CLOSE WHEN THE VENTILATION SYS LL BE INSTALLED IN ACCORDANCE WITH SMC 501 AND THE JRER'S INSTRUCTIONS. EXHAUST FAN AND CLOTHES DRYER IDEPENDENT OF EACH OTHER AND TERMINATE NOT LESS THAN FROM AN OPENING AND BE EQUIPPED WITH A BACKDRAFT DAM PISCHARGE TO THE OUTDOORS THROUGH A SINGLE-WALL VENT ICKDRAFT DAMPER.
 AIR BARRIER AND INSUL ALL THERMOSTATS TO BE MECHANICAL SYSTEM PI INSULATION FOR HOT W. EXHAUSTS SHALL HAVE AND IN USE. EXHAUST DUCTING SHALL APPLIANCE MANUFACTUDUCTWORK SHALL BE IN FEET IN ANY DIRECTION RANGE HOODS SHALL DE BE EQUIPPED WITH A BA VERIFY LOCATION OF HW WHOLE HOUSE VENTILATED AND WITH A BA A MINIMUM OF 90% OF FEHIGH-EFFICACY LAMPS. 	SE PROGRAMMABLE. IPING INSULATION FOR FLUIDS OVER 105 F TO BE MIN. R-6. ATER PIPE SHALL HAVE A MIN. R-VALUE OF R-4. AUTOMATIC DAMPERS THAT CLOSE WHEN THE VENTILATION SYS LL BE INSTALLED IN ACCORDANCE WITH SMC 501 AND THE JRER'S INSTRUCTIONS. EXHAUST FAN AND CLOTHES DRYER IDEPENDENT OF EACH OTHER AND TERMINATE NOT LESS THAN FROM AN OPENING AND BE EQUIPPED WITH A BACKDRAFT DAM DISCHARGE TO THE OUTDOORS THROUGH A SINGLE-WALL VENT ICKDRAFT DAMPER. JAC MECHANICAL UNITS WITH ARCHITECT. TION SYSTEM FANS SHALL MEET THE EFFICACY REQ. OF TABLE SPERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL IN
1. AIR BARRIER AND INSUL 2. ALL THERMOSTATS TO B 3. MECHANICAL SYSTEM PI 4. INSULATION FOR HOT W. 5. EXHAUSTS SHALL HAVE IS NOT IN USE. 6. EXHAUST DUCTING SHALL APPLIANCE MANUFACTUDUCTWORK SHALL BE IN FEET IN ANY DIRECTION 7. RANGE HOODS SHALL D BE EQUIPPED WITH A BA 8. VERIFY LOCATION OF HW 9. WHOLE HOUSE VENTILAT 403.4.6.5. 10. A MINIMUM OF 90% OF FINGH-EFFICACY LAMPS. 11. A PERMANENT CERTIFICAL DIST	BE PROGRAMMABLE. IPING INSULATION FOR FLUIDS OVER 105 F TO BE MIN. R-6. ATER PIPE SHALL HAVE A MIN. R-VALUE OF R-4. AUTOMATIC DAMPERS THAT CLOSE WHEN THE VENTILATION SYS LL BE INSTALLED IN ACCORDANCE WITH SMC 501 AND THE JRER'S INSTRUCTIONS. EXHAUST FAN AND CLOTHES DRYER IDEPENDENT OF EACH OTHER AND TERMINATE NOT LESS THAN FROM AN OPENING AND BE EQUIPPED WITH A BACKDRAFT DAM DISCHARGE TO THE OUTDOORS THROUGH A SINGLE-WALL VENT CKDRAFT DAMPER. VAC MECHANICAL UNITS WITH ARCHITECT. TION SYSTEM FANS SHALL MEET THE EFFICACY REQ. OF TABLE PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL INTERIOR OF TABLE OF
1. AIR BARRIER AND INSUL 2. ALL THERMOSTATS TO B 3. MECHANICAL SYSTEM PI 4. INSULATION FOR HOT W. 5. EXHAUSTS SHALL HAVE IS NOT IN USE. 6. EXHAUST DUCTING SHALL APPLIANCE MANUFACTUDUCTWORK SHALL BE INFEET IN ANY DIRECTION 7. RANGE HOODS SHALL DBE EQUIPPED WITH A BA 8. VERIFY LOCATION OF HV 9. WHOLE HOUSE VENTILATED 403.4.6.5. 10. A MINIMUM OF 90% OF FOR HIGH-EFFICACY LAMPS. 11. A PERMANENT CERTIFIC OF THE ELECTRICAL DISTERSIONAL. REF. SR 12. AT LEAST ONE THERMOST	BE PROGRAMMABLE. IPING INSULATION FOR FLUIDS OVER 105 F TO BE MIN. R-6. ATER PIPE SHALL HAVE A MIN. R-VALUE OF R-4. AUTOMATIC DAMPERS THAT CLOSE WHEN THE VENTILATION SYS LL BE INSTALLED IN ACCORDANCE WITH SMC 501 AND THE JRER'S INSTRUCTIONS. EXHAUST FAN AND CLOTHES DRYER IDEPENDENT OF EACH OTHER AND TERMINATE NOT LESS THAN FROM AN OPENING AND BE EQUIPPED WITH A BACKDRAFT DAM DISCHARGE TO THE OUTDOORS THROUGH A SINGLE-WALL VENT CKDRAFT DAMPER. JAC MECHANICAL UNITS WITH ARCHITECT. TION SYSTEM FANS SHALL MEET THE EFFICACY REQ. OF TABLE PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL STATE IS TO BE COMPLETED AND POSTED ON OR WITHIN THREE F TRIBUTION PANEL BY THE BUILDER OR REGISTERED DESIGN REC R401.3. STAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND
 AIR BARRIER AND INSUL ALL THERMOSTATS TO BEAN AND INSULATION FOR HOT W. EXHAUSTS SHALL HAVE AND IN USE. EXHAUST DUCTING SHALL APPLIANCE MANUFACTUR DUCTWORK SHALL BEIN FEET IN ANY DIRECTION RANGE HOODS SHALL DEED BE EQUIPPED WITH A BAAN VERIFY LOCATION OF HWAY AND AND AND AND AND AND AND AND AND AND	BE PROGRAMMABLE. IPING INSULATION FOR FLUIDS OVER 105 F TO BE MIN. R-6. ATER PIPE SHALL HAVE A MIN. R-VALUE OF R-4. AUTOMATIC DAMPERS THAT CLOSE WHEN THE VENTILATION SYS LL BE INSTALLED IN ACCORDANCE WITH SMC 501 AND THE JRER'S INSTRUCTIONS. EXHAUST FAN AND CLOTHES DRYER IDEPENDENT OF EACH OTHER AND TERMINATE NOT LESS THAN FROM AN OPENING AND BE EQUIPPED WITH A BACKDRAFT DAM JISCHARGE TO THE OUTDOORS THROUGH A SINGLE-WALL VENT JCKDRAFT DAMPER. JAC MECHANICAL UNITS WITH ARCHITECT. TION SYSTEM FANS SHALL MEET THE EFFICACY REQ. OF TABLE SET PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL INTERPRETATION PANEL BY THE BUILDER OR REGISTERED DESIGN REC R401.3. STAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND E. SREC R403.1.
 AIR BARRIER AND INSUL ALL THERMOSTATS TO BEAN AMECHANICAL SYSTEM PION OF HOT W. INSULATION FOR HOT W. EXHAUSTS SHALL HAVE AND IN USE. EXHAUST DUCTING SHALL APPLIANCE MANUFACTUR DUCTWORK SHALL BE IN FEET IN ANY DIRECTION RANGE HOODS SHALL DOWN BE EQUIPPED WITH A BAAN WHOLE HOUSE VENTILATED WHOLE HOUSE VENTILATED AND SHALL DOWN OF THE HIGH-EFFICACY LAMPS. A MINIMUM OF 90% OF FOR HIGH-EFFICACY LAMPS. A PERMANENT CERTIFICATED OF THE ELECTRICAL DISTERSIONAL. REF. SR AT LEAST ONE THERMOST COOLING SYSTEM. REF 	RE PROGRAMMABLE. IPING INSULATION FOR FLUIDS OVER 105 F TO BE MIN. R-6. ATER PIPE SHALL HAVE A MIN. R-VALUE OF R-4. AUTOMATIC DAMPERS THAT CLOSE WHEN THE VENTILATION SY LL BE INSTALLED IN ACCORDANCE WITH SMC 501 AND THE JRER'S INSTRUCTIONS. EXHAUST FAN AND CLOTHES DRYER JDEPENDENT OF EACH OTHER AND TERMINATE NOT LESS THAN FROM AN OPENING AND BE EQUIPPED WITH A BACKDRAFT DAN JISCHARGE TO THE OUTDOORS THROUGH A SINGLE-WALL VENT JCKDRAFT DAMPER. JAC MECHANICAL UNITS WITH ARCHITECT. TION SYSTEM FANS SHALL MEET THE EFFICACY REQ. OF TABLE PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL FATE IS TO BE COMPLETED AND POSTED ON OR WITHIN THREE F TRIBUTION PANEL BY THE BUILDER OR REGISTERED DESIGN JEC R401.3. STAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND JESSEC R403.1. CY REQUIREMENTS PER R406.2 FOR MEDIUM DWELLING UNIT:
1. AIR BARRIER AND INSUL 2. ALL THERMOSTATS TO B 3. MECHANICAL SYSTEM PI 4. INSULATION FOR HOT W. 5. EXHAUSTS SHALL HAVE IS NOT IN USE. 6. EXHAUST DUCTING SHALL APPLIANCE MANUFACTUDUCTWORK SHALL BE INFEET IN ANY DIRECTION 7. RANGE HOODS SHALL D BE EQUIPPED WITH A BA 8. VERIFY LOCATION OF HW 9. WHOLE HOUSE VENTILAT 403.4.6.5. 10. A MINIMUM OF 90% OF F HIGH-EFFICACY LAMPS. 11. A PERMANENT CERTIFICAT OF THE ELECTRICAL DIST PROFESSIONAL. REF. SR 12. AT LEAST ONE THERMOS COOLING SYSTEM. REF ADDITIONAL ENERGY EFFICAT 6.0 CREDITS REQUIRED PRIMARY HEAT SOURCE SYST HO-2 1.0 CREDITS HEAT HEAT	SE PROGRAMMABLE. IPING INSULATION FOR FLUIDS OVER 105 F TO BE MIN. R-6. ATER PIPE SHALL HAVE A MIN. R-VALUE OF R-4. AUTOMATIC DAMPERS THAT CLOSE WHEN THE VENTILATION SYS LL BE INSTALLED IN ACCORDANCE WITH SMC 501 AND THE URER'S INSTRUCTIONS. EXHAUST FAN AND CLOTHES DRYER IDEPENDENT OF EACH OTHER AND TERMINATE NOT LESS THAN FROM AN OPENING AND BE EQUIPPED WITH A BACKDRAFT DAM USCHARGE TO THE OUTDOORS THROUGH A SINGLE-WALL VENT ICKDRAFT DAMPER. I/AC MECHANICAL UNITS WITH ARCHITECT. TION SYSTEM FANS SHALL MEET THE EFFICACY REQ. OF TABLE PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL IN EATE IS TO BE COMPLETED AND POSTED ON OR WITHIN THREE F TRIBUTION PANEL BY THE BUILDER OR REGISTERED DESIGN REC R401.3. STAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND E. SREC R403.1. CY REQUIREMENTS PER R406.2 FOR MEDIUM DWELLING UNIT: ITEM TYPE: IT PUMP - AIR TO AIR WATER UNITS CONFIGURED TO PROVIDE
1. AIR BARRIER AND INSUL 2. ALL THERMOSTATS TO B 3. MECHANICAL SYSTEM PI 4. INSULATION FOR HOT W. 5. EXHAUSTS SHALL HAVE IS NOT IN USE. 6. EXHAUST DUCTING SHALL APPLIANCE MANUFACTUDUCTWORK SHALL BE INFEET IN ANY DIRECTION 7. RANGE HOODS SHALL D BE EQUIPPED WITH A BA 8. VERIFY LOCATION OF HV 9. WHOLE HOUSE VENTILAT 403.4.6.5. 10. A MINIMUM OF 90% OF FHIGH-EFFICACY LAMPS. 11. A PERMANENT CERTIFIC OF THE ELECTRICAL DIST PROFESSIONAL. REF. SR 12. AT LEAST ONE THERMOST COOLING SYSTEM. REF ADDITIONAL ENERGY EFFICAT 6.0 CREDITS REQUIRED PRIMARY HEAT SOURCE SYST HO-2 1.0 CREDITS HEA ENERGY CREDITS: 1.3 0.5 CREDITS EFFI	RE PROGRAMMABLE. IPING INSULATION FOR FLUIDS OVER 105 F TO BE MIN. R-6. ATER PIPE SHALL HAVE A MIN. R-VALUE OF R-4. AUTOMATIC DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM AUTOMATIC DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM BE INSTALLED IN ACCORDANCE WITH SMC 501 AND THE JRER'S INSTRUCTIONS. EXHAUST FAN AND CLOTHES DRYER JOBEPENDENT OF EACH OTHER AND TERMINATE NOT LESS THAN FROM AN OPENING AND BE EQUIPPED WITH A BACKDRAFT DAM JOBEPENDENT OF EACH OTHER AND TERMINATE NOT LESS THAN FROM AN OPENING AND BE EQUIPPED WITH A BACKDRAFT DAM JOBEPENDENT OF THE OUTDOORS THROUGH A SINGLE-WALL VENT JOBEPENDENT DAMPER. JOBEPEND
1. AIR BARRIER AND INSUL 2. ALL THERMOSTATS TO B 3. MECHANICAL SYSTEM PI 4. INSULATION FOR HOT W. 5. EXHAUSTS SHALL HAVE IS NOT IN USE. 6. EXHAUST DUCTING SHALL APPLIANCE MANUFACTUDUCTWORK SHALL BE INFEET IN ANY DIRECTION 7. RANGE HOODS SHALL DBE EQUIPPED WITH A BA 8. VERIFY LOCATION OF HW 9. WHOLE HOUSE VENTILATED AUGUST LAMPS. 10. A MINIMUM OF 90% OF FOUND HIGH-EFFICACY LAMPS. 11. A PERMANENT CERTIFICATED OF THE ELECTRICAL DISTERSIONAL. REF. SR 12. AT LEAST ONE THERMOST COOLING SYSTEM. REF ADDITIONAL ENERGY EFFICATED PRIMARY HEAT SOURCE SYSTEM HO-2 1.0 CREDITS HEAD HEAD ENERGY CREDITS: 1.3 0.5 CREDITS EFFICATED 5.4 1.5 CREDITS EFFICATED	BE PROGRAMMABLE. IPING INSULATION FOR FLUIDS OVER 105 F TO BE MIN. R-6. ATER PIPE SHALL HAVE A MIN. R-VALUE OF R-4. AUTOMATIC DAMPERS THAT CLOSE WHEN THE VENTILATION SYS LL BE INSTALLED IN ACCORDANCE WITH SMC 501 AND THE JRER'S INSTRUCTIONS. EXHAUST FAN AND CLOTHES DRYER JREPENDENT OF EACH OTHER AND TERMINATE NOT LESS THAN FROM AN OPENING AND BE EQUIPPED WITH A BACKDRAFT DAM JISCHARGE TO THE OUTDOORS THROUGH A SINGLE-WALL VENT JICKDRAFT DAMPER. JAC MECHANICAL UNITS WITH ARCHITECT. TION SYSTEM FANS SHALL MEET THE EFFICACY REQ. OF TABLE PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL THATE IS TO BE COMPLETED AND POSTED ON OR WITHIN THREE FIXIBUTION PANEL BY THE BUILDER OR REGISTERED DESIGN THE CROSS STAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND STAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND STAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND STAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND THE TYPE: TO THE COMPLETED AND CONFIGURED TO PROVIDE TING AND COOLING, RATED IN ACCORDANCE WITH AHRI 550/598 CIENT BUILDING ENVELOPE ESTRATION MIN. U=.28 OR MIN. = R-38

JNIFIED LAND DEVELOPM /A STATE ENERGY CODE (NTERNATIONAL FIRE COD (NTERNATIONAL RESIDENT (NIFORM PLUMBING COD) MENT + (2) TWO GLE FAMILY RESIDENCE (DESSORY DWELLING UNIT	(WSEC) E TIAL CODE (IRC) CAL CODE (IMC) E (UPC)
VA STATE ENERGY CODE (NTERNATIONAL FIRE COD NTERNATIONAL RESIDENT NTERNATIONAL MECHANIC INIFORM PLUMBING CODE MENT + (2) TWO GLE FAMILY RESIDENCE	(WSEC) E TIAL CODE (IRC) CAL CODE (IMC) E (UPC)
VA STATE ENERGY CODE (NTERNATIONAL FIRE COD NTERNATIONAL RESIDENT NTERNATIONAL MECHANIC INIFORM PLUMBING CODE MENT + (2) TWO GLE FAMILY RESIDENCE	(WSEC) E TIAL CODE (IRC) CAL CODE (IMC) E (UPC)
VA STATE ENERGY CODE (NTERNATIONAL FIRE COD NTERNATIONAL RESIDENT NTERNATIONAL MECHANIC INIFORM PLUMBING CODE MENT + (2) TWO GLE FAMILY RESIDENCE	(WSEC) E TIAL CODE (IRC) CAL CODE (IMC) E (UPC)
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GLE FAMILY RESIDENCE	
WA STATE ENERGY CODE	E (WSEC)
	,
S (2018 WSEC & IRC VEN	TILATION WORKSHEET)
JIRED 30 50 20 9 3 - 0 (CONT EXT)	PROVIDED U=0.28 MIN. N/A U=0.20 R=49 MIN. N/A R=21
PUMP	
OR FLUIDS OVER 105 F TO	O BE MIN. R-6.
S 1 C C C T	OIRED .30 .50 .20 9 8 1 0 (CONT EXT) 0 T PUMP ON TO COMPLY WITH TABLE E. FOR FLUIDS OVER 105 F TO AVE A MIN. R-VALUE OF R ERS THAT CLOSE WHEN THE ACCORDANCE WITH SMO NS. EXHAUST FAN AND CACH OTHER AND TERMINA

VENTILATION DATA

GENERAL NOTES

3. DO NOT SCALE DRAWINGS.

METHODS TO PERFORM THE WORK.

GENERAL RESIDENTIAL CODE NOTES

SEPARATE SLEEPING AREA.

RECOMMENDATIONS.

PASS THROUGH.

INSTALLED IN LOCATIONS PER R317.1.

VERIFIED AND FIELD MEASURED PRIOR TO FABRICATION.

12. REQUIRED SPECIAL INSPECTION SEE COVER SHEET.

OF OTHER TRADES.

SPECIALTY ITEMS.

ALL WORK SHALL BE DONE IN CONFORMANCE WITH ALL APPLICABLE CODES.

DOCUMENTS TO THE ARCHITECT AS SOON AS THEY ARE DISCOVERED.

DIMENSIONS ARE TO FACE OF STUD AND FACE OF CONCRETE UNLESS NOTED OTHERWISE.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT DISCREPANCIES FOUND WITHIN THESE

DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, EXISTING CONDITIONS, AND MEMBER SIZES

SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

THE ARCHITECT MUST BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS

BY THE ARCHITECT PRIOR TO THE CONTRACTOR PROCEEDING WITH THE WORK, OR THE

CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL

9. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOINING OF HIS WORK TO THE WORK

10. CONTRACTOR SHALL PROVIDE BLOCKING AS REQUIRED FOR ALL CASEWORK, FIXTURE, AND

BATHROOM FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1.

5. WOOD AND WOOD BASED PRODUCTS SHALL BE PROTECTED AGAINST DECAY WHEN

6. ALL FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED AND

FIRE-RETARDANT-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE OR COPPER. COATING TYPE AND WEIGHTS

ALL GUARD RAILS ARE DESIGNED IN CONFORMANCE WITH SRC R312. THE MAXIMUM

8. ALL GUARD RAIL IN-FILL COMPONENTS ARE DESIGNED TO WITHSTAND A HORIZONTALLY

RAILS ARE DESIGNED TO RESIST A 200 LB CONCENTRATED LOAD PER R301.5.

9. HANDRAILS ARE DESIGNED IN CONFORMANCE WITH R311.7.8.

NORMAL APPLIED LOAD OF 50 PSF ON AN AREA EQUAL TO 1 FOOT PER R301.5. ALL TOP

FOR CONNECTORS SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER'S

OPENING OF ALL GUARD RAIL INFILL IS 4" MAXIMUM SUCH THAT A 4-INCH SPHERE CANNOT

R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION.

EACH PANE OF GLAZING INSTALLED IN A HAZARDOUS LOCATION AS DEFINED BY SECTION

3. AN APPROVED SMOKE ALARM SHALL BE LOCATED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING. THE SMOKE ALARM DEVICES SHALL BE INTERCONNECTED AND POWERED BY PRIMARY POWER WITH A BATTERY BACKUP. 4. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH

COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH

CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR COST TO RECTIFY THE SAME.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY PRECAUTIONS AND THE MEANS AND

WHOLE HOUSE VENTILATION TO BE PROVIDED PER M1507.3.7 WHOLE HOUSE VENTILATION USING A HEAT RECOVERY SYSTEM. ALL DUCT WORK IN HEAT RECOVERY SYSTEMS SHALL BE SIZED AND INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. SYSTEM MINIMUM FLOW RATING SHALL NOT BE LESS THAN THAT SPECIFIED IN TABLE M1507.3.3(1). HEAT RECOVERY VENTILATION EM SYSTEMS SHALL HAVE A FILTER ON THE UPSTREAM SIDE OF THE HEAT EXCHANGER IN BOTH THE INTAKE AND EXHAUST AIRSTREAMS WITH A MINIMUM EFFICIENCY RATING VALUE (MERV) OF 6.

ALL SUPPLY DUCTS IN THE CONDITIONED SPACE INSTALLED UPSTREAM OF THE HEAT EXCHANGER SHALL BE INSULATED TO A MINIMUM OF R-4.

WHOLE HOUSE VENTILATION SUPPLY AND EXHAUST FANS SHALL HAVE A MINIMUM EFFICACY AS PRESCRIBED IN THE WASHINGTON STATE ENERGY CODE.

OUTDOOR AIR INLETS SHALL BE SCREENED OR OTHERWISE PROTECTED FORM ENTRY BY LEAVES OR OTHER MATERIAL. OUTDOOR AIR INLETS SHALL BE LOCATED SO AS NOT TO TAKE AIR FROM THE FOLLOWING AREAS:

1. CLOSER THAN 10 FEET FROM AN APPLIANCE VENT OUTLET, UNLESS SUCH VENT OUTLET IS 3 FEET ABOVE THE OUTDOOR AIR INLET.

2. WHERE IT WILL PICK UP OBJECTIONABLE ODORS, FUMES, OR FLAMMABLE VAPORS.

3. A HAZARDOUS OR UNSANITARY LOCATION. 4. A ROOM OR SPACE HAVING ANY FUEL-BURNING APPLIANCES THEREIN.

5. CLOSER THAN 10 FEET FROM A VENT OPENING OF A PLUMBING DRAINAGE SYSTEM UNLESS THE VENT OPENING IS AT LEAST 3 FEET ABOVE THE AIR INLET.

6. ATTIC, CRAWL SPACES, OR GARAGES.

DWELLING UNIT FLOOR AREA (3501-4000 SF / 5 BEDROOMS) TABLE M1505.4.3(1) REQ'D AIRFLOW = 85 CFM TABLE M1505.4.3(2) SYSTEM COEFFICIENT = 1.25 (DISTRIBUTED / BALANCED) TABLE M1505.4.3(3) CONTINUOUSLY

REQUIRED CFM = $85 \times 1 \times 1 = 85 \text{ CFM}$ PROVIDE (1) 100 CFM ERV, DUCTED AND PROVIDE SUPPLY AND EXHAUST AIR GRILLS PER PLAN SPEC: PANASONIC FV-10VEC2

LOCAL EXHAUST SHALL BE PROVIDED IN EACH TOILET ROOMS, KITCHEN, AND BATHROOM. LOCAL EXHAUST SYSTEMS SHALL BE DESIGNED TO HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIR FLOW RATE DETERMINED IN ACCORDANCE WITH TABLE M1505.4.4(1). LOCAL EXHAUST SYSTEMS SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE OR AUTOMATIC OCCUPANCY SENSOR, HUMIDITY SENSOR OR POLLUTANT SENSOR CONTROLS. LOCAL EXHAUST SYSTEM CONTROLS SHALL BE READILY ACCESSIBLE

FULL DETAIL OF HEAT RECOVERY VENTILATION SYSTEM SHALL BE PROVIDED BY SEPARATE MECHANICAL PERMIT.

FIRE PROTECTION

FIRE AREA SQUARE FOOTAGE = 4,793 SF

AUTOMATIC SPRINKLER SYSTEM TO BE INSTALLED PER NFPA 13D | 2018 IRC P2904.

LIST OF DRAWINGS

G000 PROJECT INFORMATION G100 LAND USE CALCULATIONS SURVEY

STORMWATER SITE PLAN L1 LANDSCAPE PLAN

DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR L2 LANDSCAPE PLAN A000 ASSEMBLIES A100 SITE PLAN A200 FOUNDATION PLAN

PERTAINING TO THE WORK PRIOR TO PROCEEDING. ALL DIMENSIONS OF EXISTING CONDITIONS A201 BASEMENT PLAN A202 LEVEL 1 PLAN A203 LEVEL 2 PLAN AND OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATION SHALL BE RESOLVED A204 ROOF PLAN

A300 ELEVATIONS A301 ELEVATIONS A400 BUILDING SECTIONS A401 BUILDING SECTIONS

S1.0 GENERAL STRUCTURAL NOTES S1.1 GENERAL STRUCTURAL NOTES

A900 WINDOW/DOOR SCHEDULES

S2.0 LOWER FOUNDATION PLAN S2.1 MAIN FLOOR FRAMING & UPPER FOUNDATION PLAN

S2.2 MAIN FLOOR CEILING FRAMING PLAN S2.3 UPPER FLOOR FRAMING PLAN 11. WINDOW DIMENSIONS ARE ROUGH OPENING IN INCHES. ALL WINDOW AND DOOR SIZES SHALL BE S2.4 ROOF FRAMING PLAN

S3.0 STRUCTURAL DETAILS S3.1 STRUCTURAL DETAILS

S3.2 STRUCTURAL DETAILS S3.3 STRUCTURAL DETAILS

S3.4 STRUCTURAL DETAILS

3064 68TH AVE SE **BUILDING PERMIT SUBMITTAL**

workshop AD

310 South Washington Street

Seattle, WA 98104

206.903.5414

206.682.0317 F

www.workshopad.com

CONTACTS

ARCHITECT: WORKSHOP AD, LLC 310 S WASHINGTON ST SEATTLE, WA 98104

CONTACT: STEVE BULL, AIA 206.903.5414 steveb@workshopad.com

STRUCTURAL ENGINEER: SMITHLUBKE STRUCTURAL DESIGN P.O. BOX 30954 SEATTLE, WA 98113

CONTACT: JULIE SMITH LUBKE 206.852.1536 julie@smithlubke.com

GEO GROUP NORTHWEST, INC. 13705 BEL-RED ROAD

BELLEVUE, WASHINGTON 98005 CONTACT: KEITH JOHNSON 425.649.8757

kjohnson@geogroupnw.com

GREEN LAKE ENGINEERING 6045 4TH AVE NE SEATTLE, WA 98115

CIVIL ENGINEER:

CONTACT: ROBERT M. KEHRLI 206.898.4269 bob.kehrli@greenlakeengineering.com

LANDSCAPE ARCHITECT: ROOT OF DESIGN KOHLES PROFESSIONAL CENTER 26231 72ND AVENUE NW, SUITE 201 STANWOOD, WA 98292

206.491.9545 devin@rootofdesign.com

BUILDING PERMIT SUBMITTAL JAN.18, 2023

PROJECT INFORMATION

PROJECT DESCRIPTION:

DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE & DETACHED CARPORT. CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE & ATTACHED ACCESSORY DWELLING UNIT.

PROJECT ADDRESS 3064 68TH AVE SE

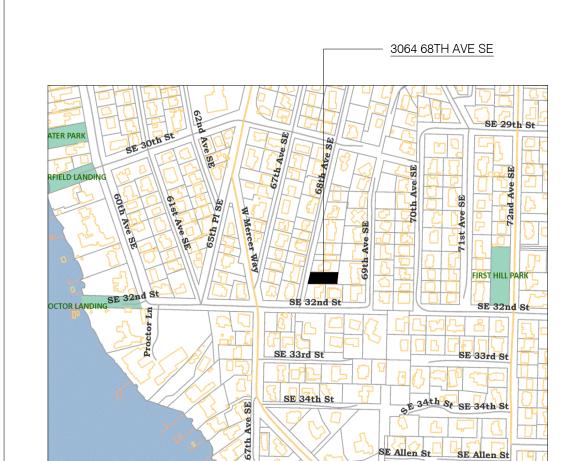
MERCER ISLAND, WA 98040

LEGAL DESCRIPTION: LOTS 4 AND 5, BLOCK 39, EAST SEATTLE BLOCKS 39 & 40, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 21, RECORDS OF KING COUNTY, WASHINGTON:

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

APN: 217510-0020

VICINITY MAP



Owner Name SAM FRANKLIN + JUNE CADENHEAD Project Address 3064 68TH AVE SE MERCER ISLAND, WA 98040

Jurisdiction Review

Sheet Information Job Number DR / TL PROJECT INFO

GFA CALCULATIONS

LOT AREA			8,811	
FLOOR AREA RATIO)		40%	
MAX ALLOWABLE G	FA		3,524	
ADU ALLOWANCE			LESS OF 5% OF LOT OR ADU GFA	
		ADD 5% OF LOT	441	
		ADU GFA PER PLAN	460	
MAX ALLOWABLE G	FA WITH A	DU ALLOWANCE	<u>3,965</u>	
SFR	GFA	EXCLUDE PER APPENDIX B	CHARGABLE GFA	
	GFA 1,398		CHARGABLE GFA	
BASEMENT		PER APPENDIX B		
SFR BASEMENT LEVEL 1 L1 COVER DECK	1,398	PER APPENDIX B	568	
BASEMENT LEVEL 1	1,398 1,697	PER APPENDIX B	568 1,697	
BASEMENT LEVEL 1	1,398 1,697	PER APPENDIX B 59.35% STAIR EXCLUDE PER	568 1,697	
BASEMENT LEVEL 1 L1 COVER DECK	1,398 1,697 134	PER APPENDIX B 59.35% STAIR EXCLUDE PER 19.02.020.D.2.c.	568 1,697 134	

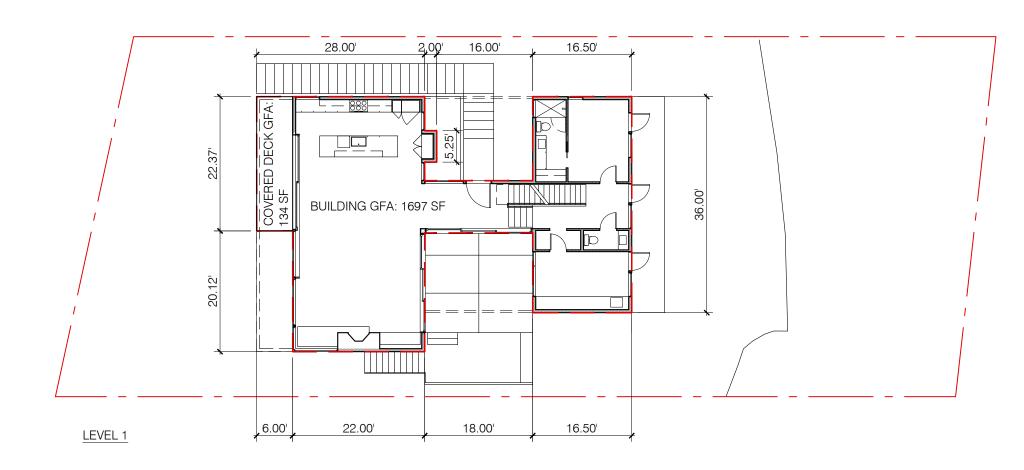
BASEMENT GI	FA EMEMPT - TA	ABLE OF WALL LEN	GTHS AND COVERAGE		AREA
SEGMENT	LENGTH	M.P. HEIGHT	TOTAL WALL HEIGH	COVERAGE %	RESULT
VV1	42.50	0.00	9.00	0%	0.00
S1	22.00	2.70	9.00	30%	6.60
E1	6.50	5.50	9.00	61%	3.97
S2	6.00	6.80	9.00	76%	4.53
E2	13.33	8.00	9.00	89%	11.85
S3	28.50	9.00	9.00	100%	28.50
E3	8.67	9.00	9.00	100%	8.67
N1	28.50	9.00	9.00	100%	28.50
E4	14.00	8.00	9.00	89%	12.44
N2	28.00	4.00	9.00	44%	12.44
TOTAL	198.00				117.51
EXCLUDED FI	ROM GFA				59.35%

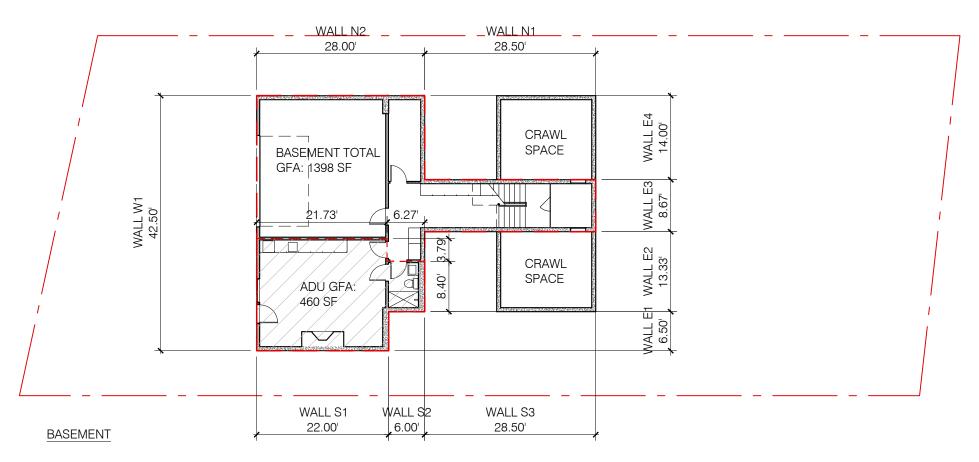
PORTION OF EXCLUDED BASEMENT:
1398 SF x 59.35% = 830 SF EXCLUDED FROM GFA

COVERED DECK GFA:
44 SF

AREA OF STAIR
EXEMPT PER MICC
19.02.020.D.2.c.

LEVEL 2





NOTE: ADU GFA INCLUDED IN BASEMENT TOTAL GFA

 $2^{\frac{\mathsf{GFA DIAGRAMS}}{1/16" = 1' - 0"}}$

AVG BUILDING ELEVATION CALCULATIONS

V LI WOL DOIL	DING ELEVATION			
	midpoint elevation	façade length	(length x elev)	
V1	132.5	42.50	5631.3	
5 <mark>1</mark>	135.7	22.00	2985.4	
1	138.5	6.50	900.3	
62	139.8	6.00	838.8	
2	141.0	13.33	1879.5	
64	142.0	12.00	1704.0	
V2	143.5	13.33	1912.9	
5	145.0	16.50	2392.5	
5	146.0	36.00	5256.0	
13	146.0	16.50	2409.0	
V3	143.0	14.00	2002.0	
14	142.0	12.00	1704.0	
4	141.0	14.00	1974.0	
12	137.0	28.00	3836.0	
			35425.6	total
			252.7	total length
			140.2	average elev (total / total length)

170.2 30' height limit

LOT SLOPE CALCULATION

HIGHEST PT ELEVATION: +164.0' LOWEST PT ELEVATION: +121.8' ELEVATION DIFFERENCE: 42.2'

HORIZONTAL DISTANCE BETWEEN HIGH AND LOW PT: 147.5'

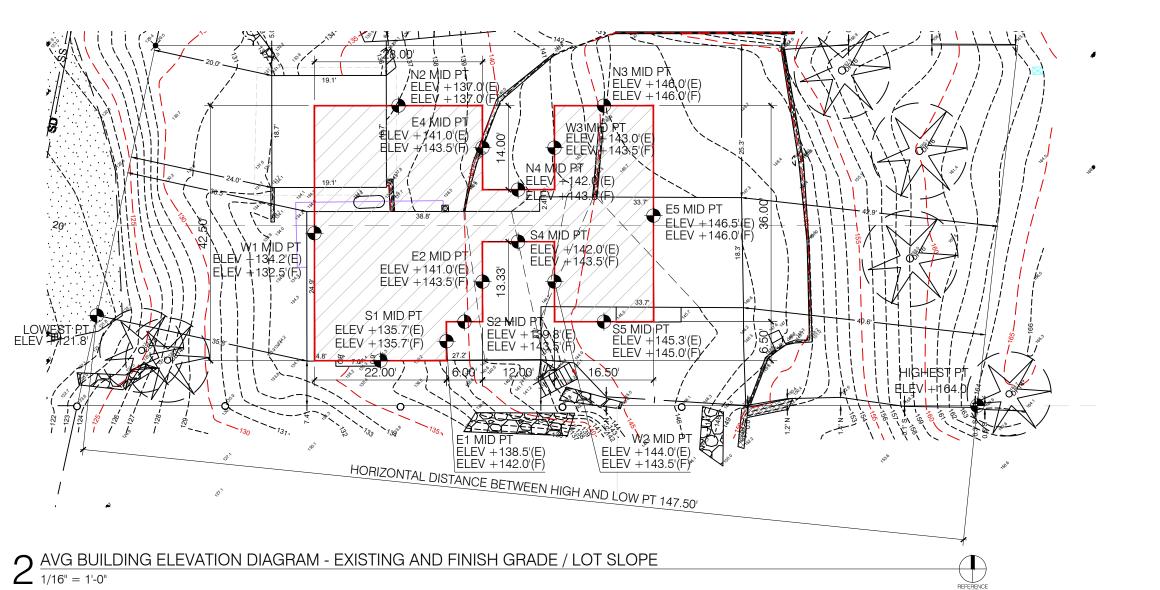
LOT SLOPE = 42.2' / 147.5' = <u>28.6 %</u>

3064 68TH AVE SE BUILDING PERMIT SUBMITTAL

workshop AD

310 South Washington Street Seattle, WA 98104

206.903.5414 T 206.682.0317 F www.workshopad.com



LOT COVERAGE AND HARDSCAPE CALCULATIONS

 $\begin{array}{ll}
 & LOT COVERAGE PLAN DIAGRAM \\
 & 1/16" = 1'-0"
\end{array}$

LOT COVERAGE CALCULA	ATION		
LOT AREA		8,811	
MAX COVERAGE (35%)		3,084	
PROPOSED COVERAGE			
	BUILDING	2,320	
	DRIVEWAY	645	
TOTAL		2,965	COMPLIES
MAX HARDSCAPE (9%)		793	
PROPOSED HARDSCAPE			
	H1	255	
	H2	412	
TOTAL		667	COMPLIES

Jurisdiction Review

BUILDING PERMIT SUBMITTAL

JAN.18, 2023

Owner Name
SAM FRANKLIN + JUNE CADENHEAD
Project Address
3064 68TH AVE SE
MERCER ISLAND, WA 98040

Sheet Information

Job Number 2209

Drawn DR / TL

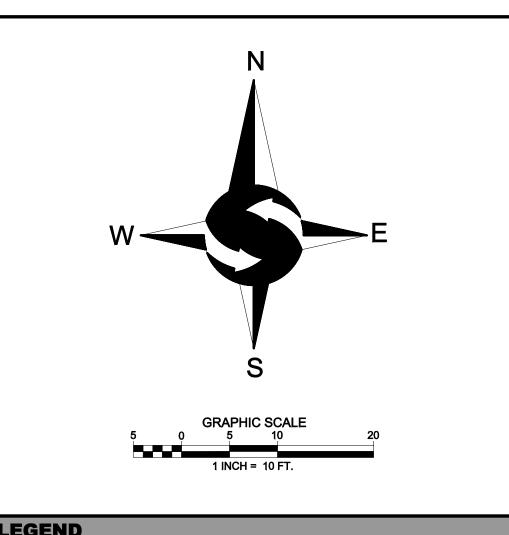
Checked SB

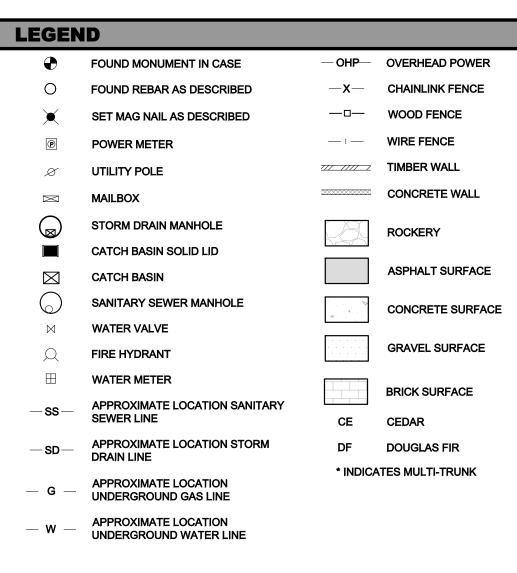
Title

LAND USE

CALCULATIONS

G100





LEGAL DESCRIPTION

LOTS 4 AND 5, BLOCK 39, EAST SEATTLE BLOCKS 39 & 40, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 21, RECORDS OF KING COUNTY, WASHINGTON; SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

RECORD OF SURVEY BY TERRANE FOR LOUIE SCALZO, RECORDED ON OCTOBER 19, 2017, IN VOLUME 372 OF SURVEYS, PAGES 200 AND 201, UNDER RECORDING NO. 20171019900001, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

PROPERTY OWNER: MARY KAY NELSON 3064 68TH AVENUE SE MERCER ISLAND, WA 98040 TAX PARCEL NUMBER: 217510-0020 PROJECT ADDRESS: 3064 68TH AVENUE SE MERCER ISLAND, WA 98040 ZONING: JURISDICTION: CITY OF MERCER ISLAND

GENERAL NOTES

PARCEL ACREAGE:

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT

2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION AND AN EMLID REACH RS2 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.

3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MAY 2022 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.

5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL

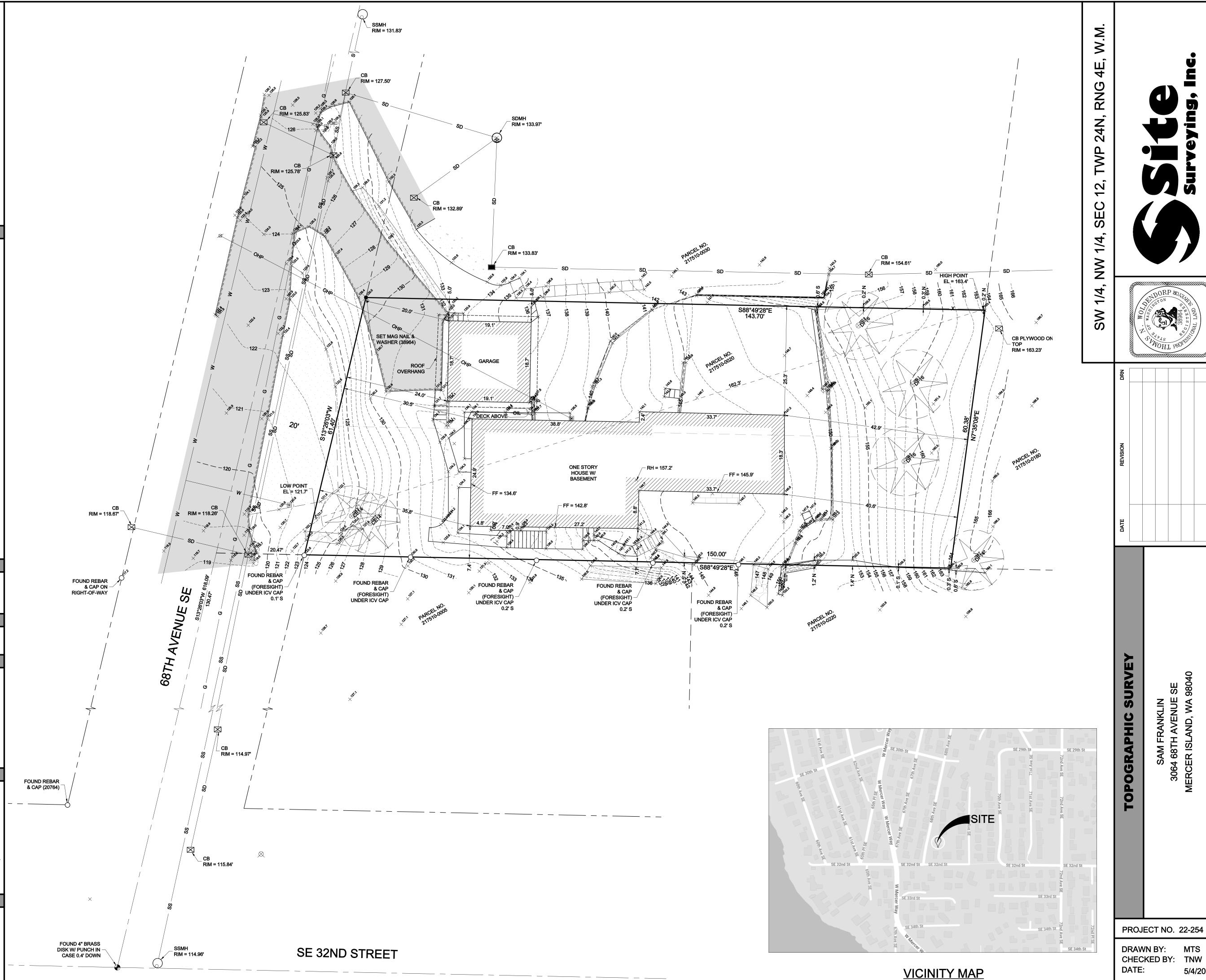


ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE. THE MARK IS A MONUMENT IN CASE AT THE INTERSECTION OF SE 32ND STREET AND 68TH AVENUE NE.

8,811 S.F. (0.202 ACRES) AS SURVEYED

POINT ID NO. 502; ELEVATION: 112.571 FEET - NAVD 88

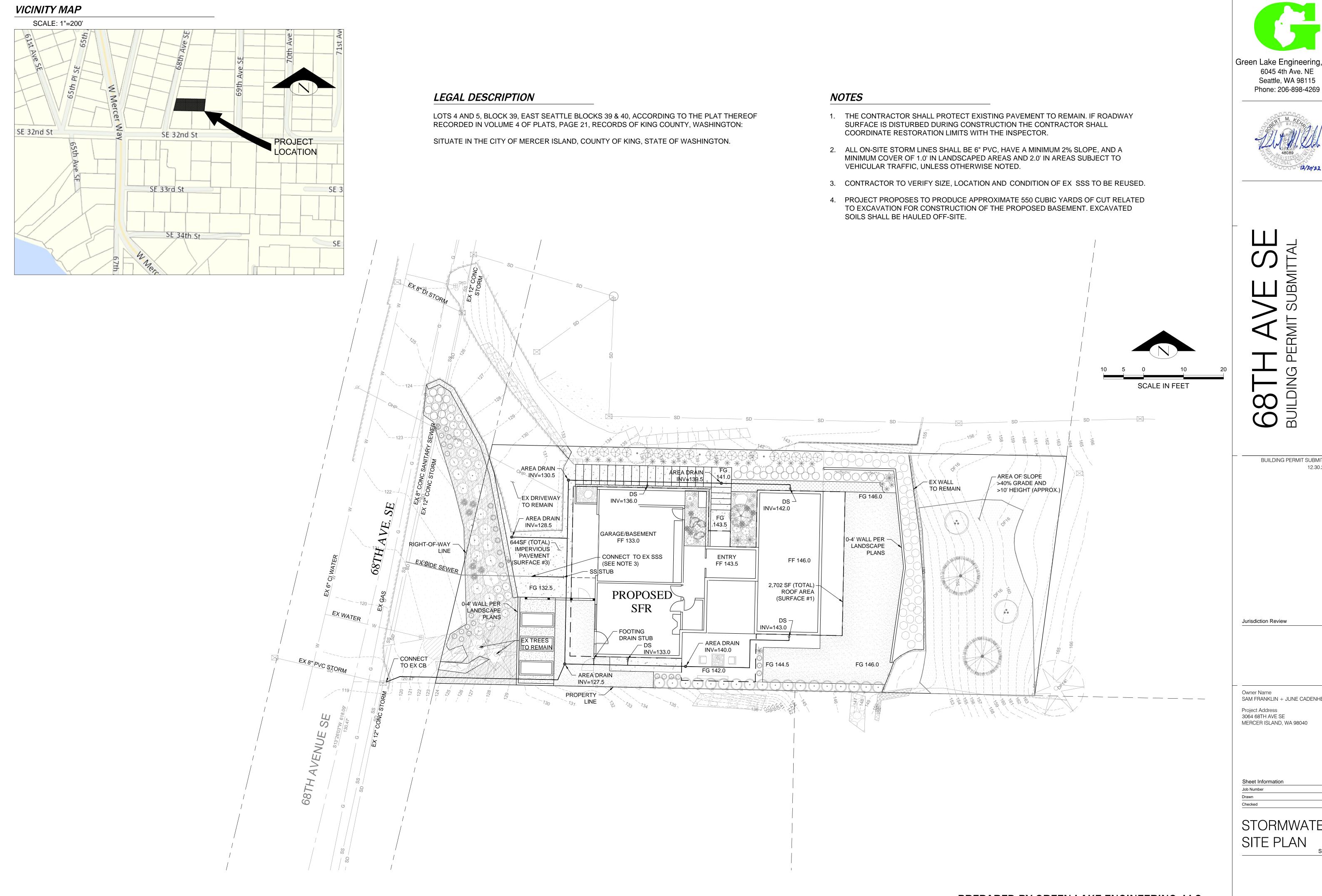
1.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 0.5' FOR



5/4/2022

OF 1

SHEET



Green Lake Engineering, LLC 6045 4th Ave. NE



BUILDING PERMIT SUBMITTAL 12.30.2022

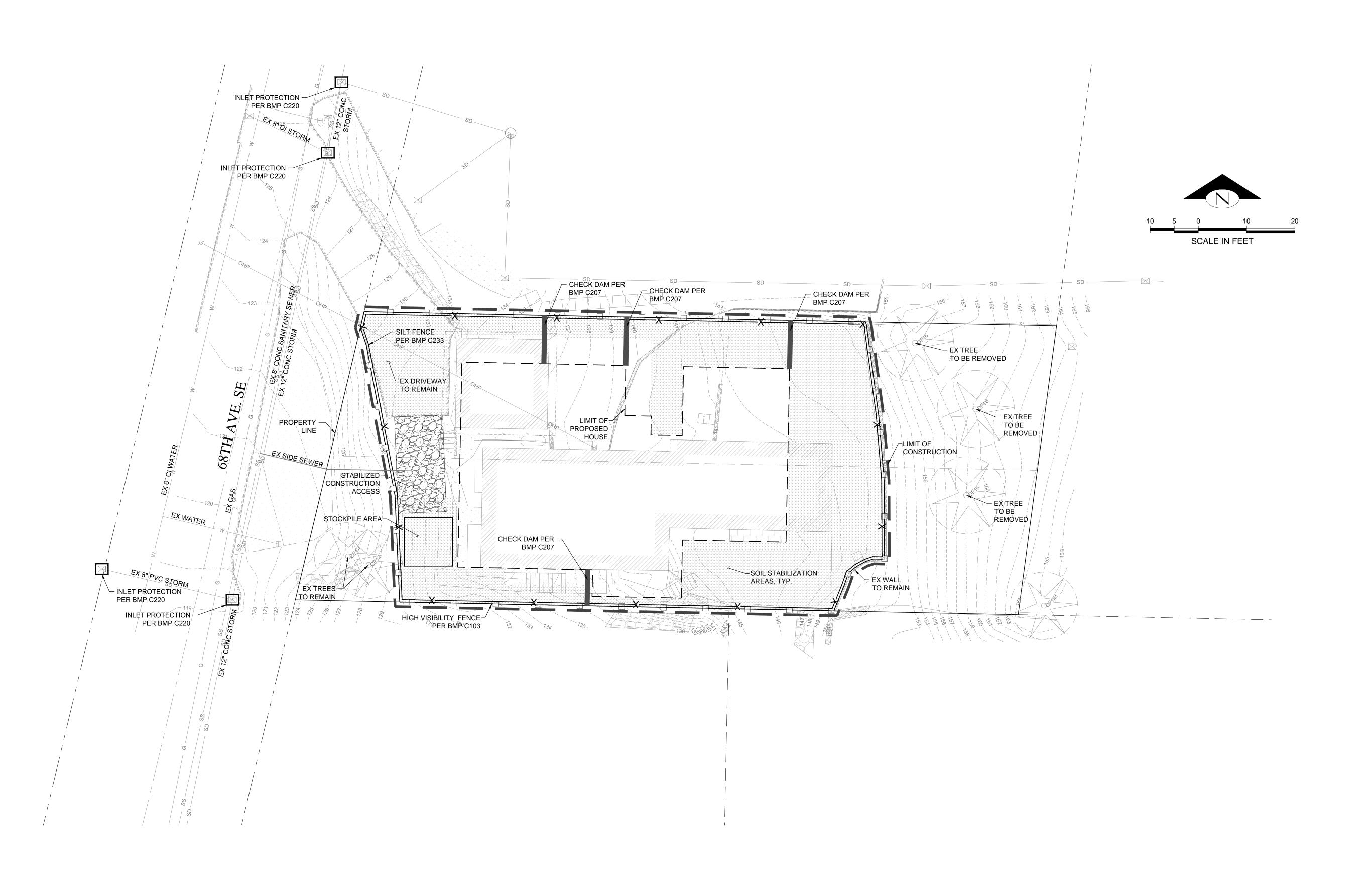
SAM FRANKLIN + JUNE CADENHEAD Project Address 3064 68TH AVE SE

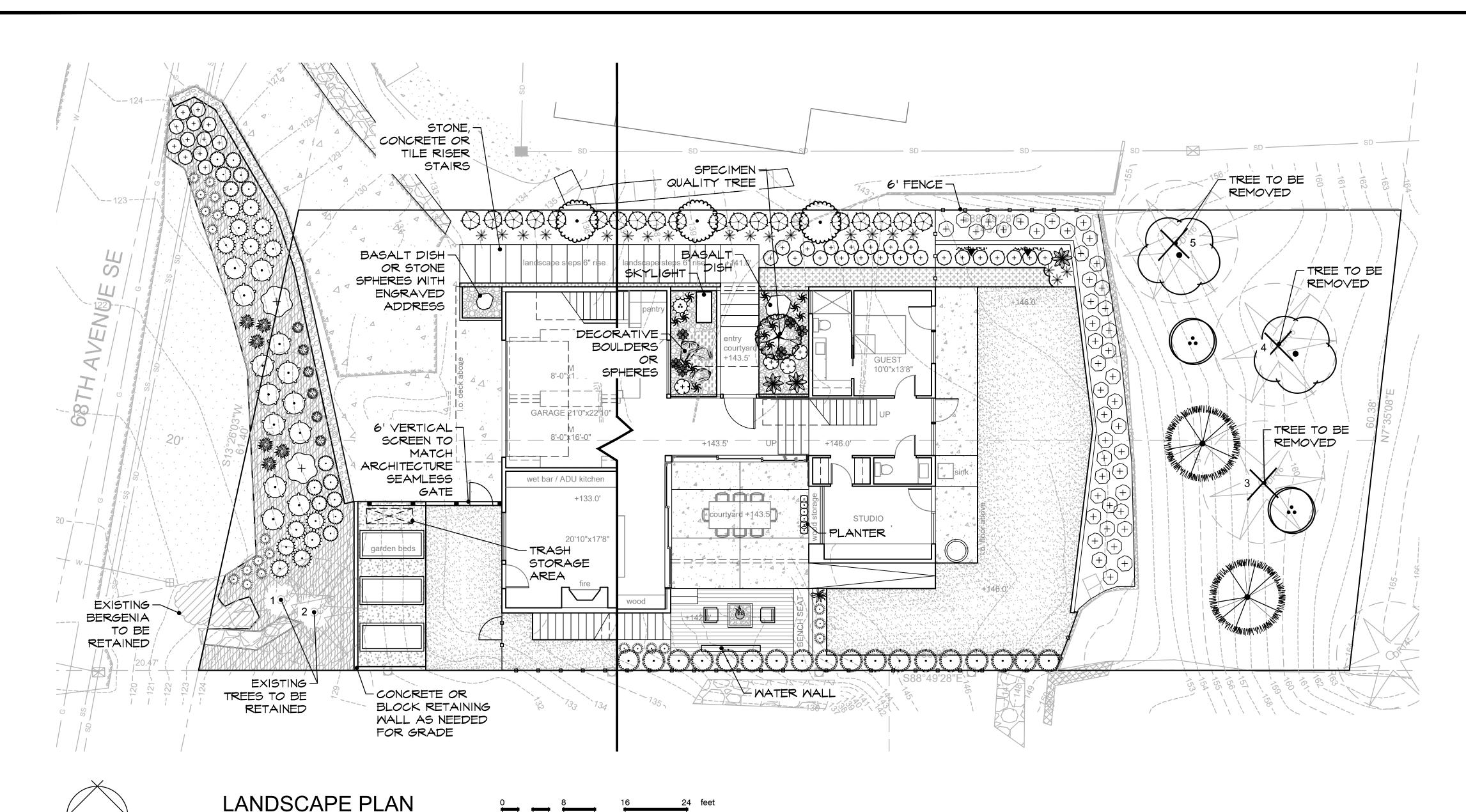
STORMWATER SITE PLAN

PREPARED BY GREEN LAKE ENGINEERING, LLC











LANDSCAPE NOTES

I. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.

- 2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE PHONE 1-800-424-5555.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW IN THESE NOTES.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
- 5. SUBGRADE IS TO BE WITHIN 10" OF ONE FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS AND STICKS LARGER THAN 2" DIAMETER.
- 6. 6" DEPTH TOPSOIL IN BED AREAS AND 4" IN ALL LAWN AREAS.
- 7. 2" DEPTH BARK IN ALL BED AREAS.
- 8. ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURER'S SPECIFICATIONS.
- 9. ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. ANY REPLACEMENTS MADE AT ONCE.
- 9.A. GENERAL: ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- 9.B. TREES, SHRUBS, AND GROUND COVER: QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS
 AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL FOLIATED WHEN IN LEAF.
 FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS, AND ALL WEEDS. NO SUBSTITUTIONS
 SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
- 10. ALUMINUM EDGING, PERMALOC OR APPROVED EQUAL, TO BE INSTALLED BETWEEN BARK AND COBBLE.

TREE RETENTION REQUIREMENTS
MINIMUM 30% LARGE TREES RETAINED

TOTAL LARGE TREES ON SITE: 5

TREES TO BE REMOVED: 3 (TREE #3, #4, #5)

TREES TO TO BE RETAINED: 2 (TREE #1, #2)= 40%

TREE REPLACEMENT CALCULATIONS

LARGE TREES TO BE REMOVED: 3 (TREE #3, #4, #5)

REPLACEMENT REQUIRED 2: | RATIO:

6 REPLACEMENT TREES REQUIRED - 6 TALL MIN

CONIFERS \$ 1.5" CAL DECIDUOUS TREES

REPLACEMENTS PROVIDED: 6

2-ACER CIRCINATUM

2-CORNUS NUTTALLII

2-PINUS CONTORTA



Devin Peterson

PROJECT TITLE

NDSCAPE PLAN

DRAWN DATE 12.22.22

REVISED DATE

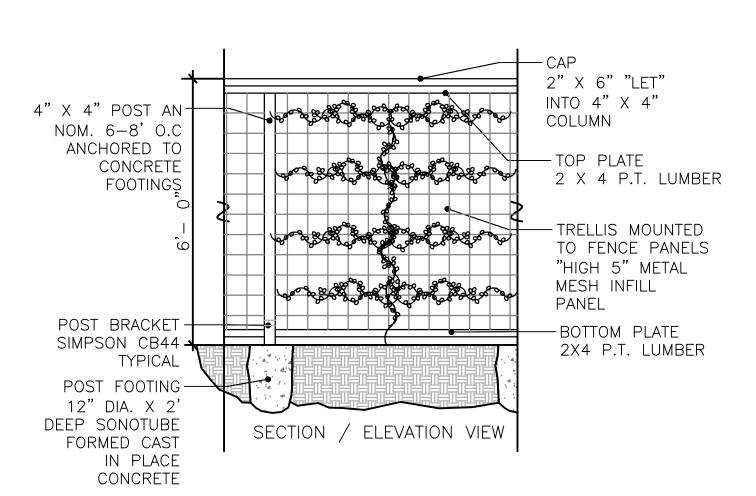
1/8"=1'-0" **L1**

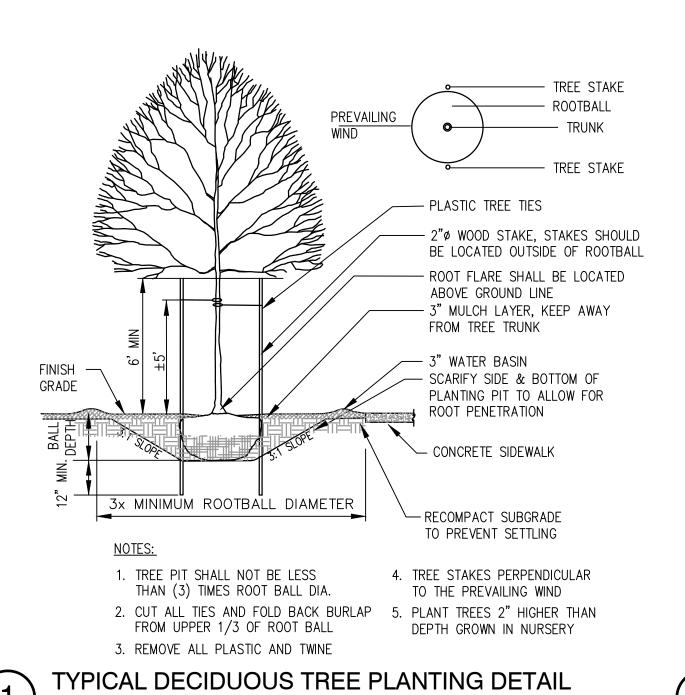
PLANT SCHEDULE *

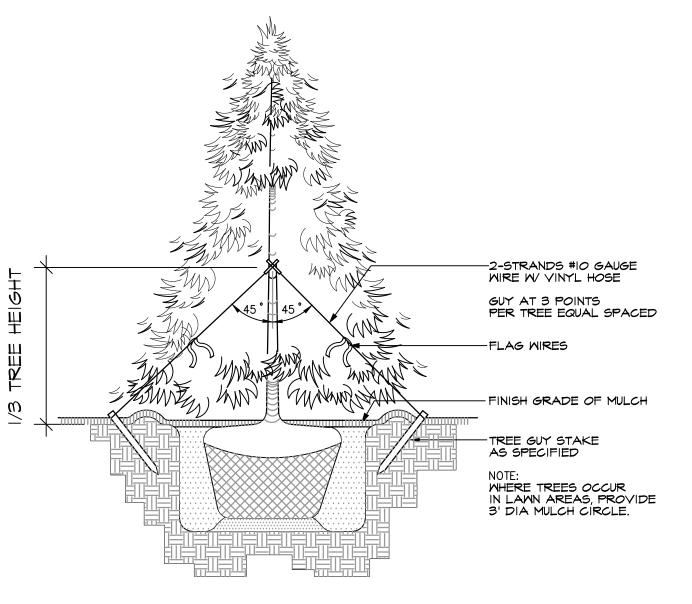
TREES	BOTANICAL / COMMON NAME	<u>SIZE</u>		<u>aty</u>
	Acer circinatum / Vine Maple Replacement Tree	1.5" Cal, 6' Ht min,		2
	Acer palmatum 'Sango-kaku' / Coral Bark Japanese Maple	2"-2.5" Cal B\$B		I
WWW Y LY AMOTHUM	Cornus nuttallii / Pacific Dogwood Replacement Tree	1.5" Cal, 6' Ht min,		2
	Pinus contorta / Shore Pine Replacement Tree	6'-7' Ht.		2
£	Populus tremula 'Erecta' / Swedish Columnar Aspen	1.75" Cal.		3
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	<u>aty</u>
	Ophiopogon japonicus 'Nanus' / Dwarf Mondo Grass	4"pot	15" o.c.	23
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry	4"pot	24" o.c.	122
	Sagina subulata / Irish Moss	4"pot	18" o.c.	45
	Turf Sod / Drought Tolerant Fescue Blend	sod		1,123 sf
SITE	BOTANICAL / COMMON NAME	<u>SIZE</u>	SPACING	<u>aty</u>
	Arborist Chips 3" Depth	N/A		99 sf
	Black Polished Mexican Beach Pebbles I''-2''	N/A		144 sf
	Cobble I"-3"	N/A		77 sf

PLANT SCHEDULE *

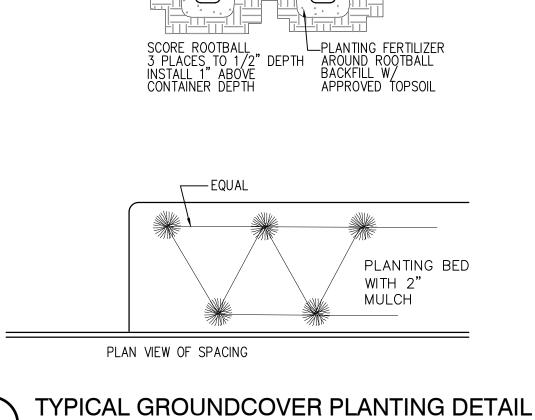
PLANT	SCHEDULE		
SHRUBS	BOTANICAL / COMMON NAME	<u>SIZE</u>	<u> </u>
(+)	Azalea x 'Gumpo White' / Gumpo White Satsuki Azalea	l gal	4
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal	13
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	l gal	6
sestura.	Camellia sasanqua 'Yuletide' / Yuletide Camellia	5 gal, Espalier	2
*	Carex oshimensis 'CarfitOl' / EverColorФ Everest Japanese Sedge	l gal	19
*	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	l gal	13
ANNA CONTRACTOR	Carex testacea / Orange Sedge	l gal	21
	Choisya ternata 'Sundance' / Sundance Mexican Mock Orange	3 gal	13
+	Cotinus coggygria 'Royal Purple' / Royal Purple Smoke Tree	5 gal	2
\odot	Equisetum hyemale / Horsetail Reed Grass	l gal	6
+	Gaultheria shallon / Salal	l gal	44
0	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle	2 gal	13
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress	2 gal	3
	Miscanthus sinensis 'Purpurescens' / Purple Eulalia Grass	2 gal	6
*	Phormium tenax / New Zealand Flax	2 gal	1
₹ *}	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	2 gal	1
	Polystichum polyblepharum / Japanese Tassel Fern	l gal	6
+	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel	2 gal	34
\bigotimes	Taxus x media 'H.M. Eddie' / H.M Eddie Yew	3'-5' Ht	20
MANANANANANANANANANANANANANANANANANANAN	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	8'-9' ht.	18







TYPICAL EVERGREEN TREE PLANTING DETAIL



INSTALL GROUNDCOVERS AS SPECIFIED

__TOP DRESSING FERTILIZER AS SPECIFIED

MULCH. VERIFY SAUCER

REMOVE BURLAP & TWINE OFF TOP 1/3 — 3-4" MULCH OF ROOTBALL - FINISH GRADE BREAK SIDES &
BOTTOMS OF PLANTING
PIT TO ALLOW FOR -ROOT PENETRATION RECOMPACT SUBGRADE
—BELOW ROOT BALL TO

TYPICAL SHRUB PLANTING DETAIL

ESPALIER ON FENCE DETAIL

ENSURE THAT ROOT
FLARE WILL NOT SETTLE
BELOW GROUND LINE

PROJECT TITLE

12.22.22

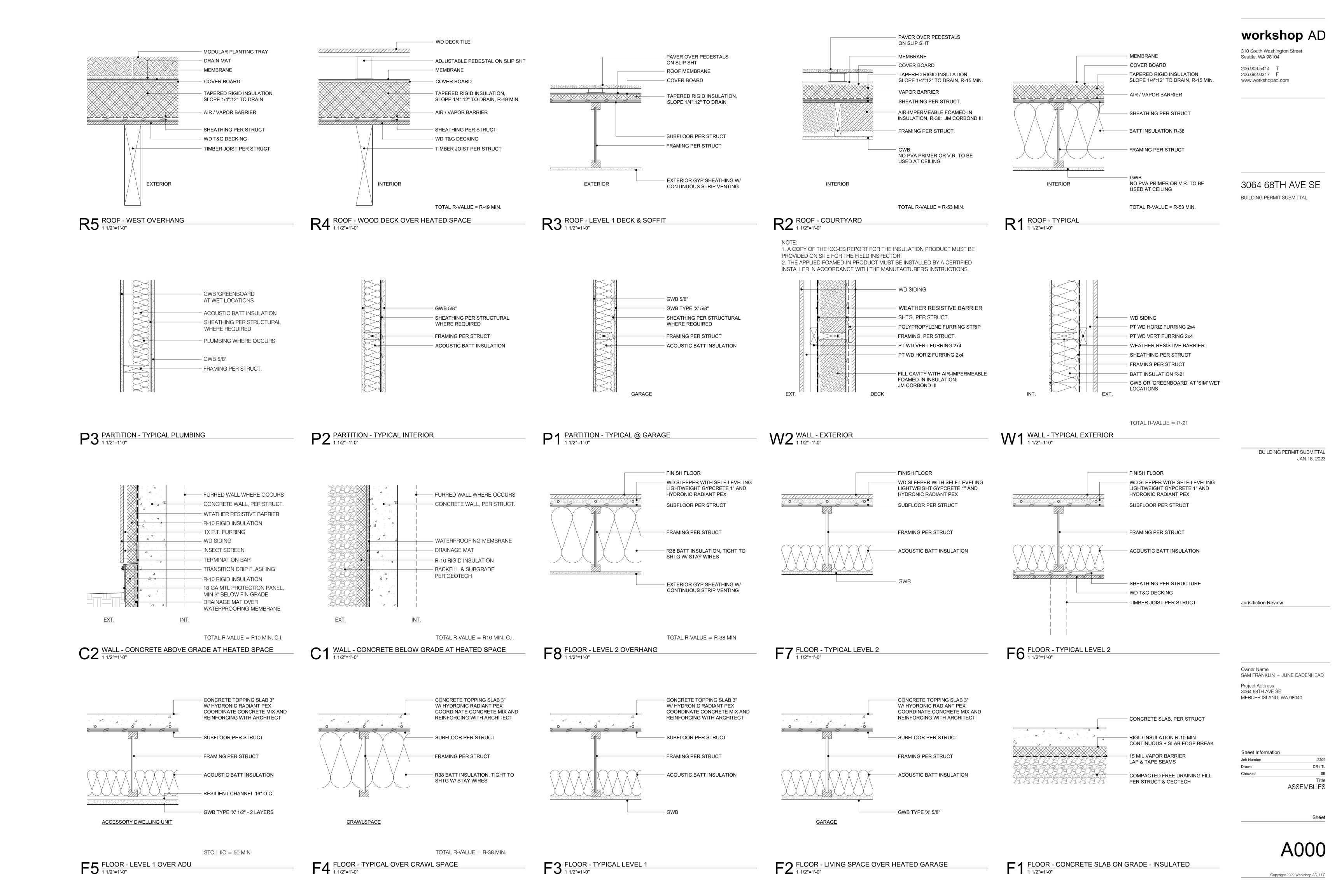
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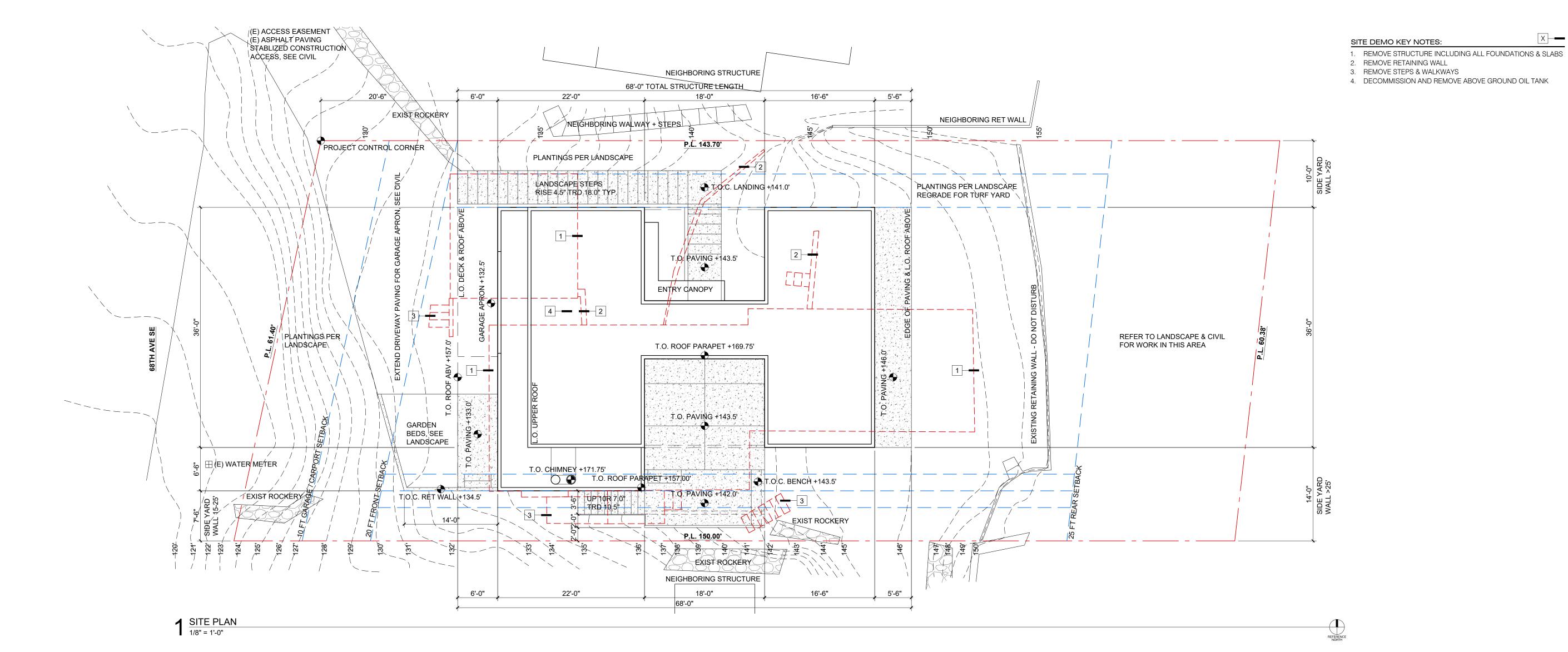
DRAWN **KJ**

REVISED

NTS

L2





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3064 68TH AVE SE

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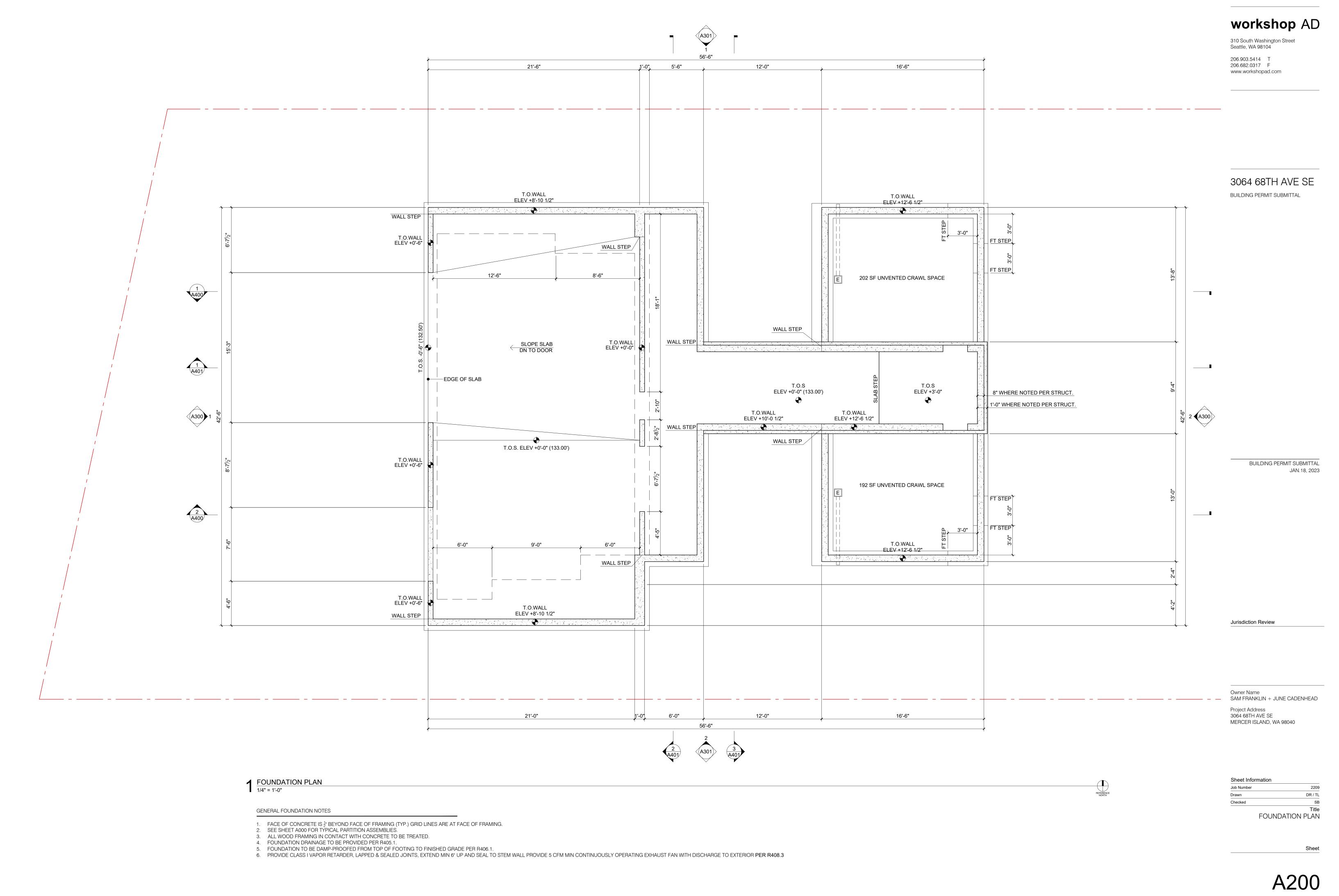
Jurisdiction Review

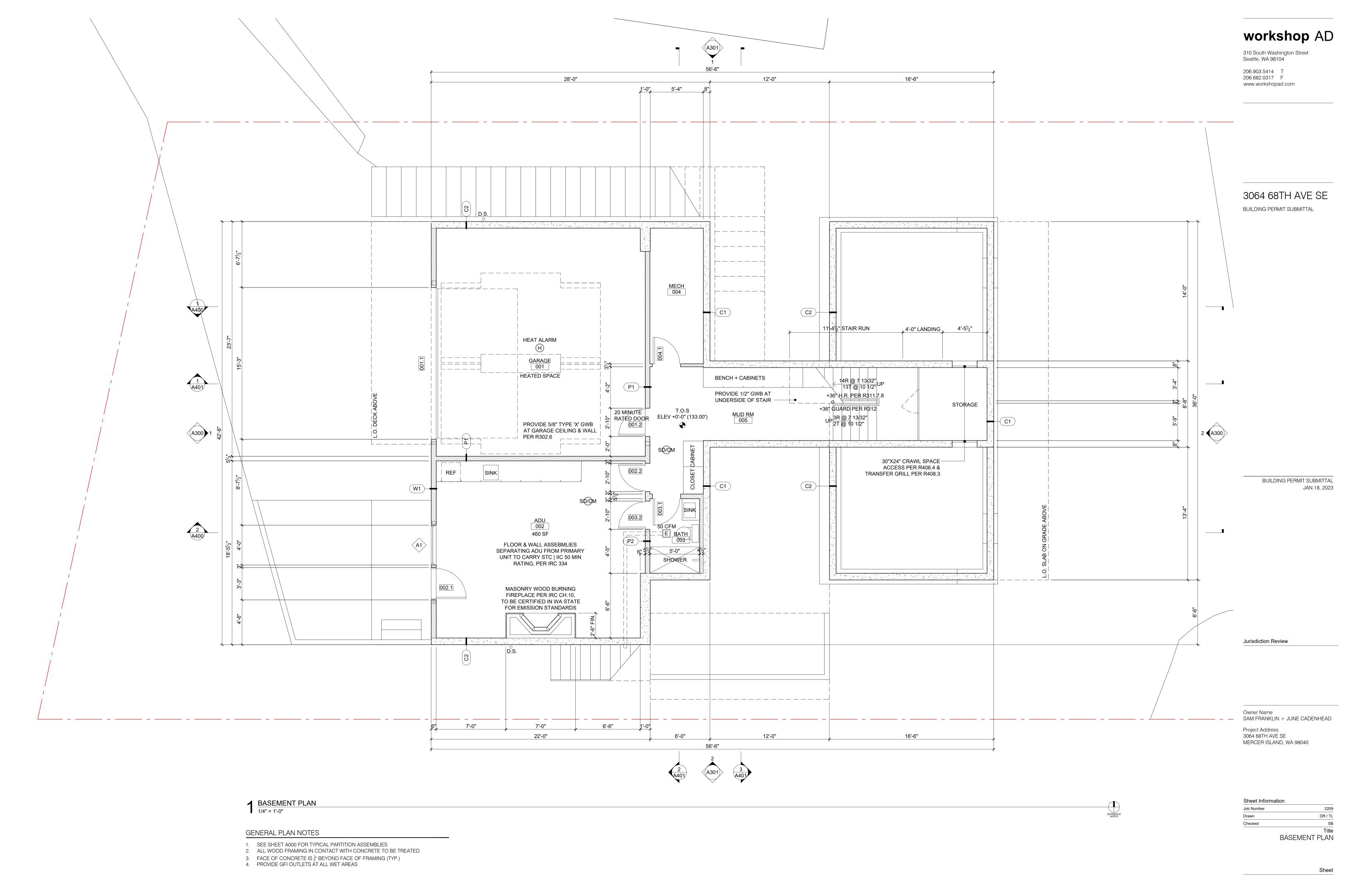
Owner Name SAM FRANKLIN + JUNE CADENHEAD Project Address 3064 68TH AVE SE

MERCER ISLAND, WA 98040

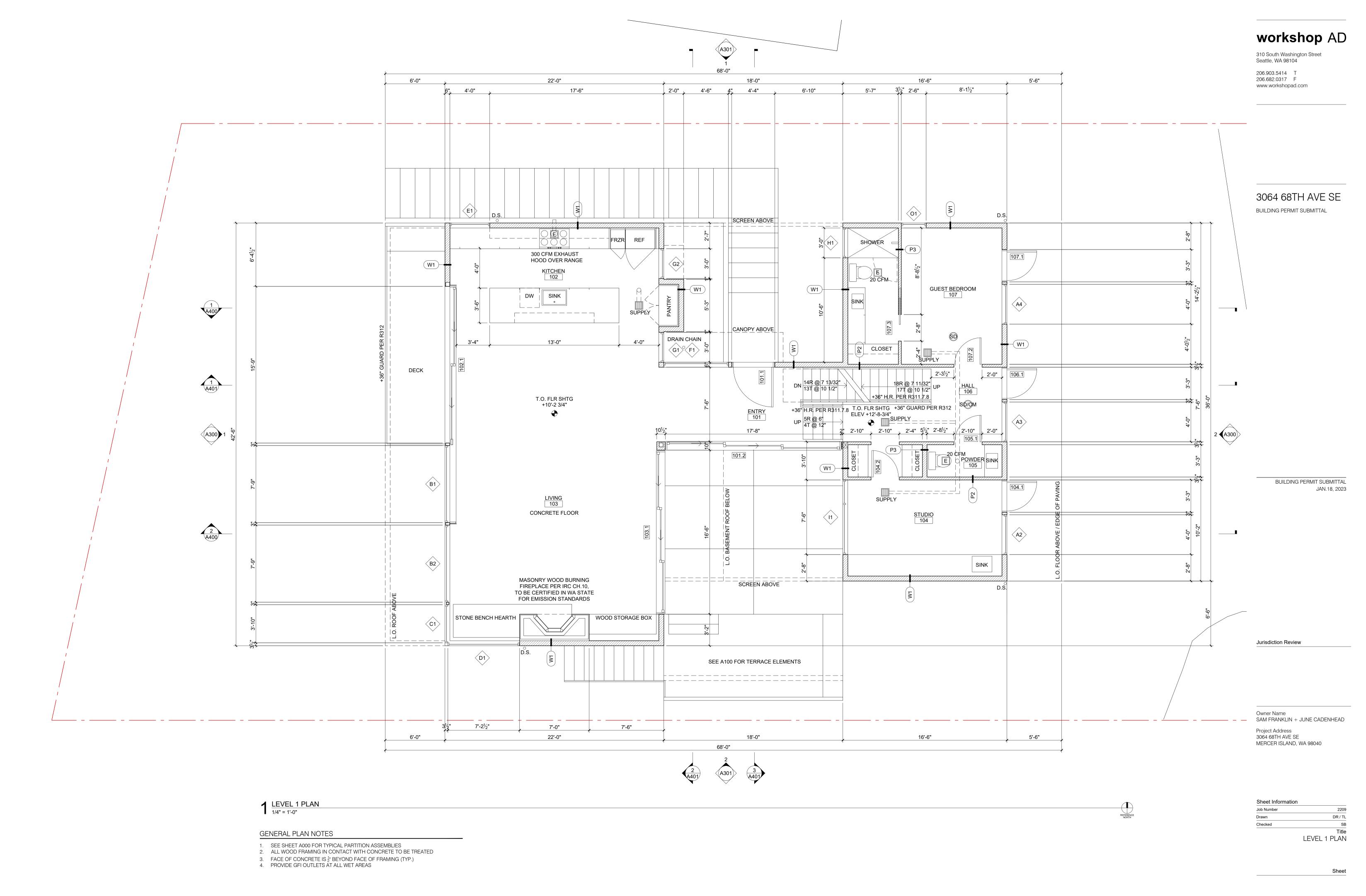
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Sheet

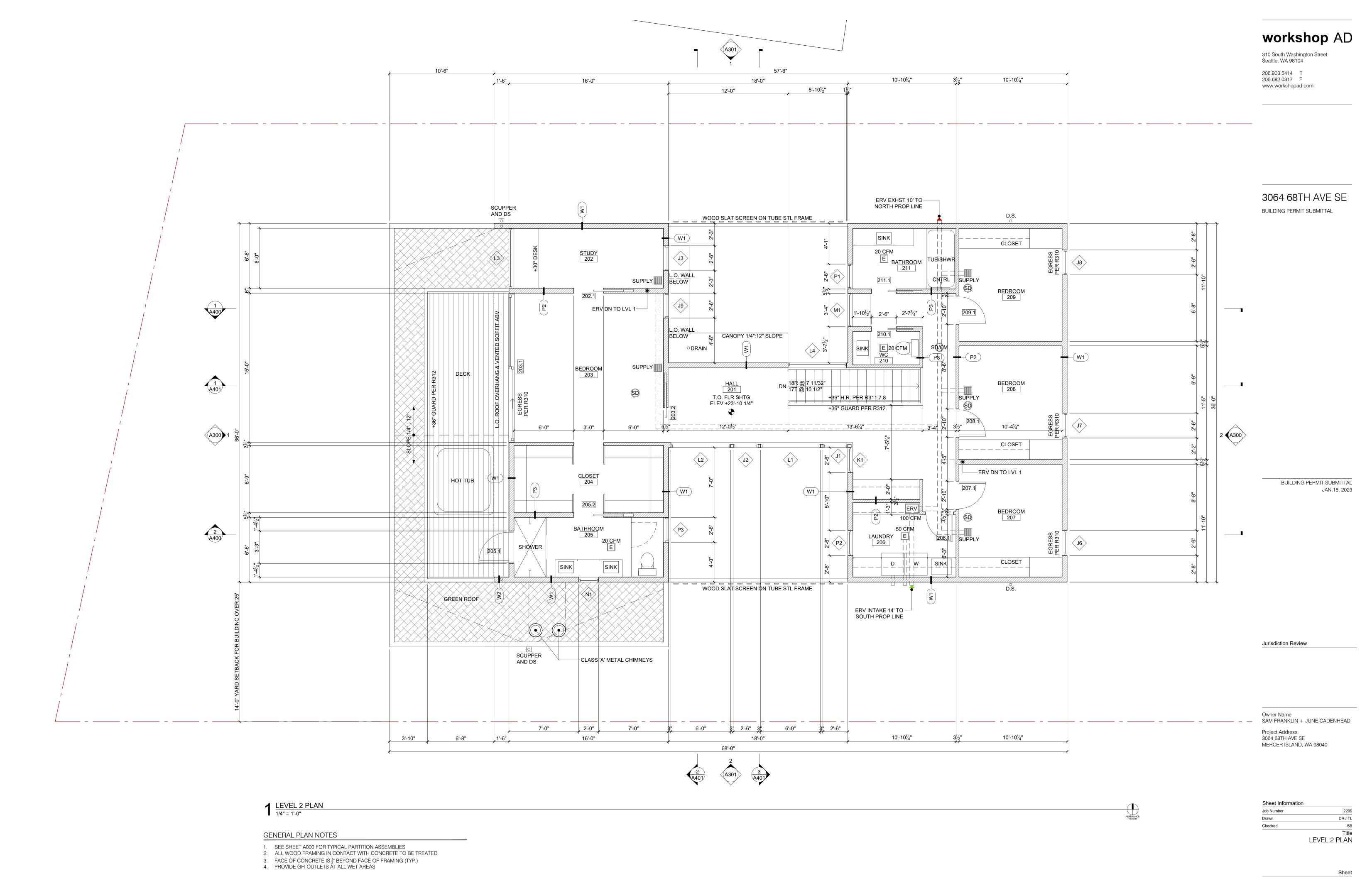




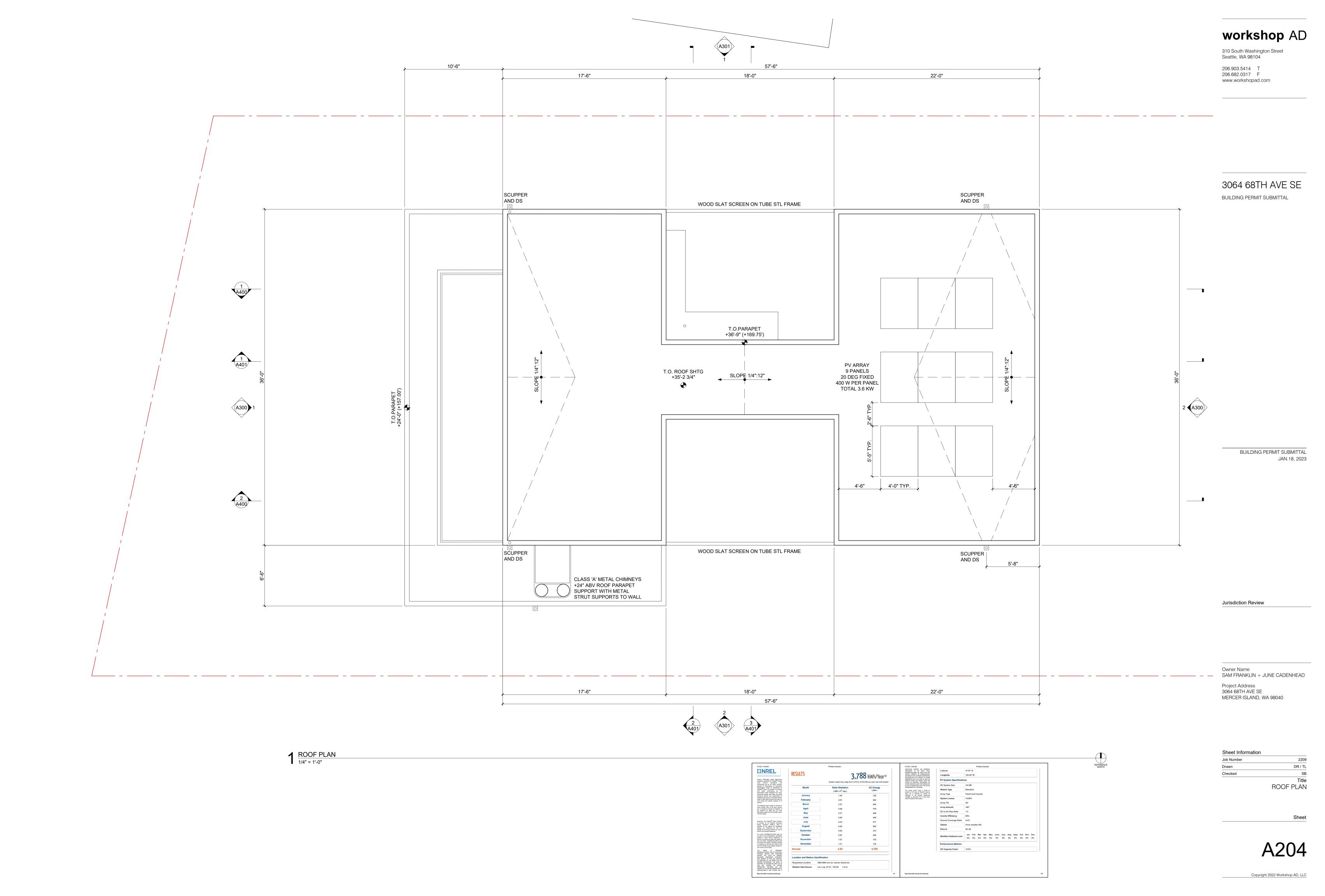
A20

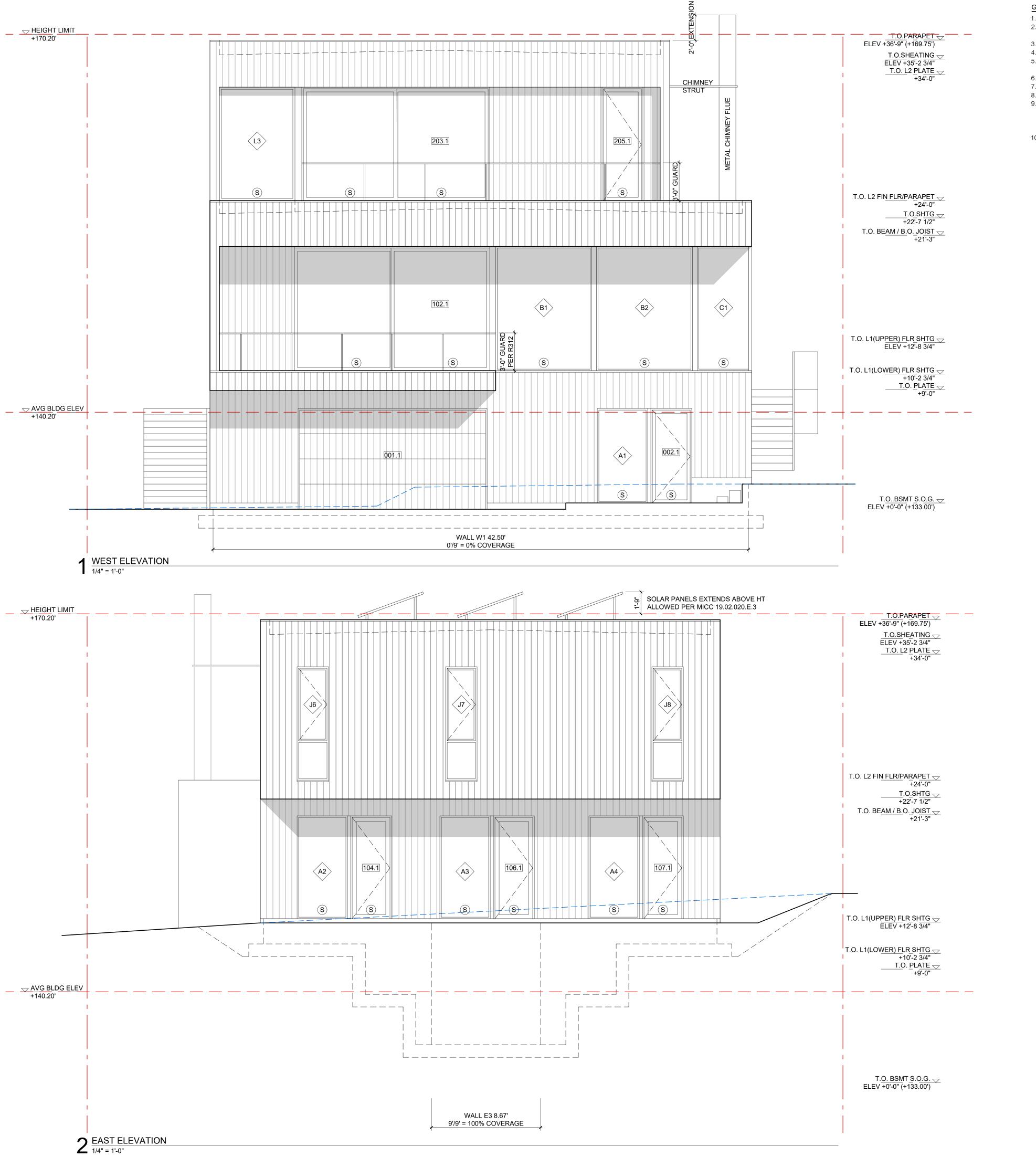


A202



A203





GENERAL ELEVATION & SECTION NOTES:

- SAFETY GLAZING (S) REQUIRED PER R308.
 VERTICAL GLAZING TO HAVE A MAX. U-VALUE OF 0.28 PER PRESCRIPTIVE REQUIREMENTS - SEE G000.
- PRESCRIPTIVE REQUIREMENTS SEE G000.

 3. SEE A800 FOR DOOR & WINDOW SCHEDULES.
- 4. EGRESS PER R310 & R311.5. EXHAUST OUTLETS TO BE A MINIMUM OF (3) THREE FEET
- FROM ANY OPENING.
- 6. SEE A000 FOR FLOOR, WALL, AND ROOF ASSEMBLIES.7. HANDRAIL REQUIREMENTS PER R311.7.8
- 8. GUARDS PER R312.1.3, MAX 4-INCH SPHERE PASS THROUGH.
 9. PER R301.5 GUARD INFILL COMPONENTS DESIGNED TO
- 9. PER R301.5 GUARD INFILL COMPONENTS DESIGNED TO WITHSTAND A HORIZONTALLY NORMAL APPLIED LOAD OF 50 PSF ON AN AREA EQUAL TO ONE SQFT. ALL TOP RAILS TO RESIST A 200 LB CONCENTRATED LOAD.
- 10. PROVIDE STRIP VENTILATION AT EAVES PER R806.

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Owner Name SAM FRANKLIN + JUNE CADENHEAD Project Address 3064 68TH AVE SE

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Sheet Information

Job Number 2209

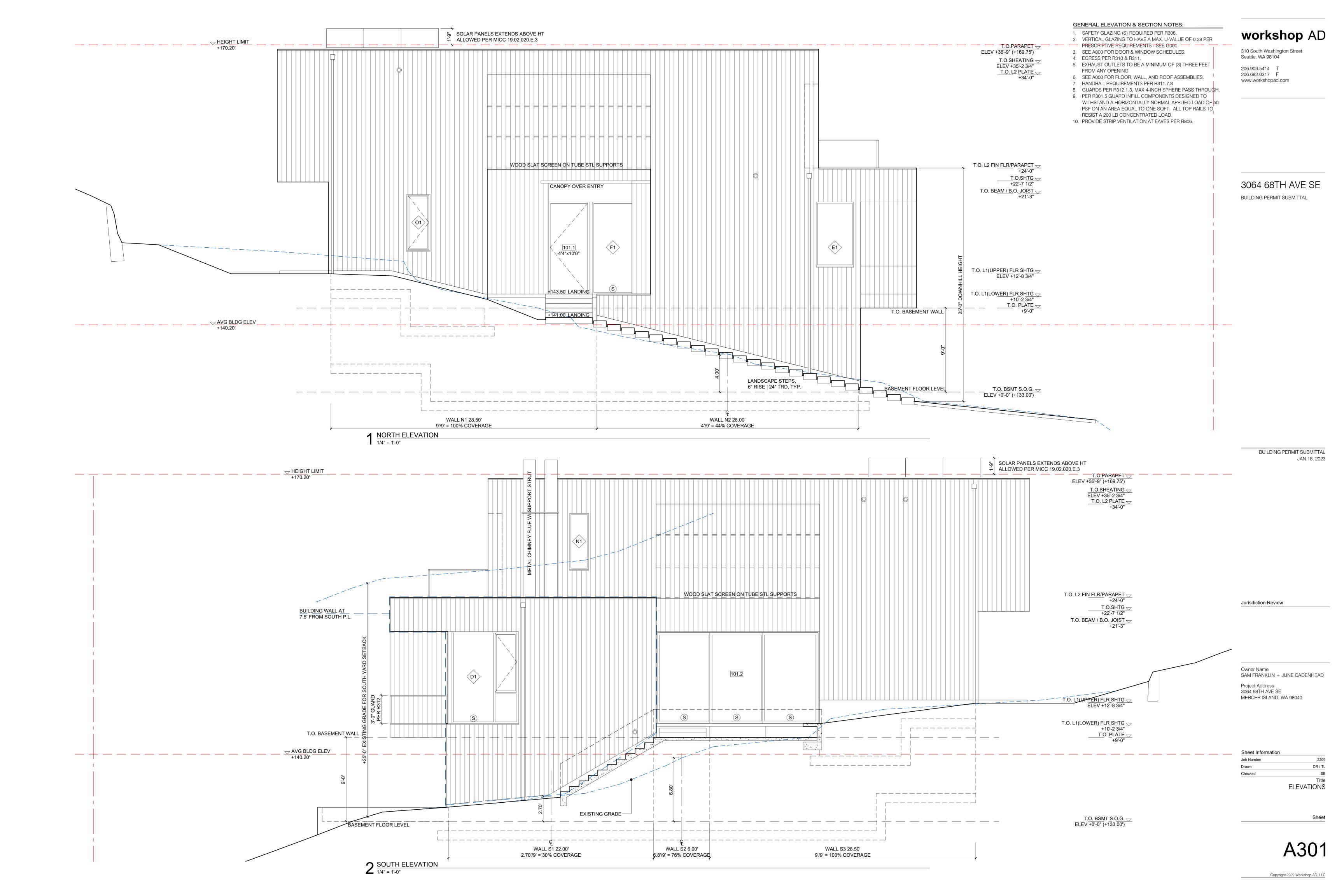
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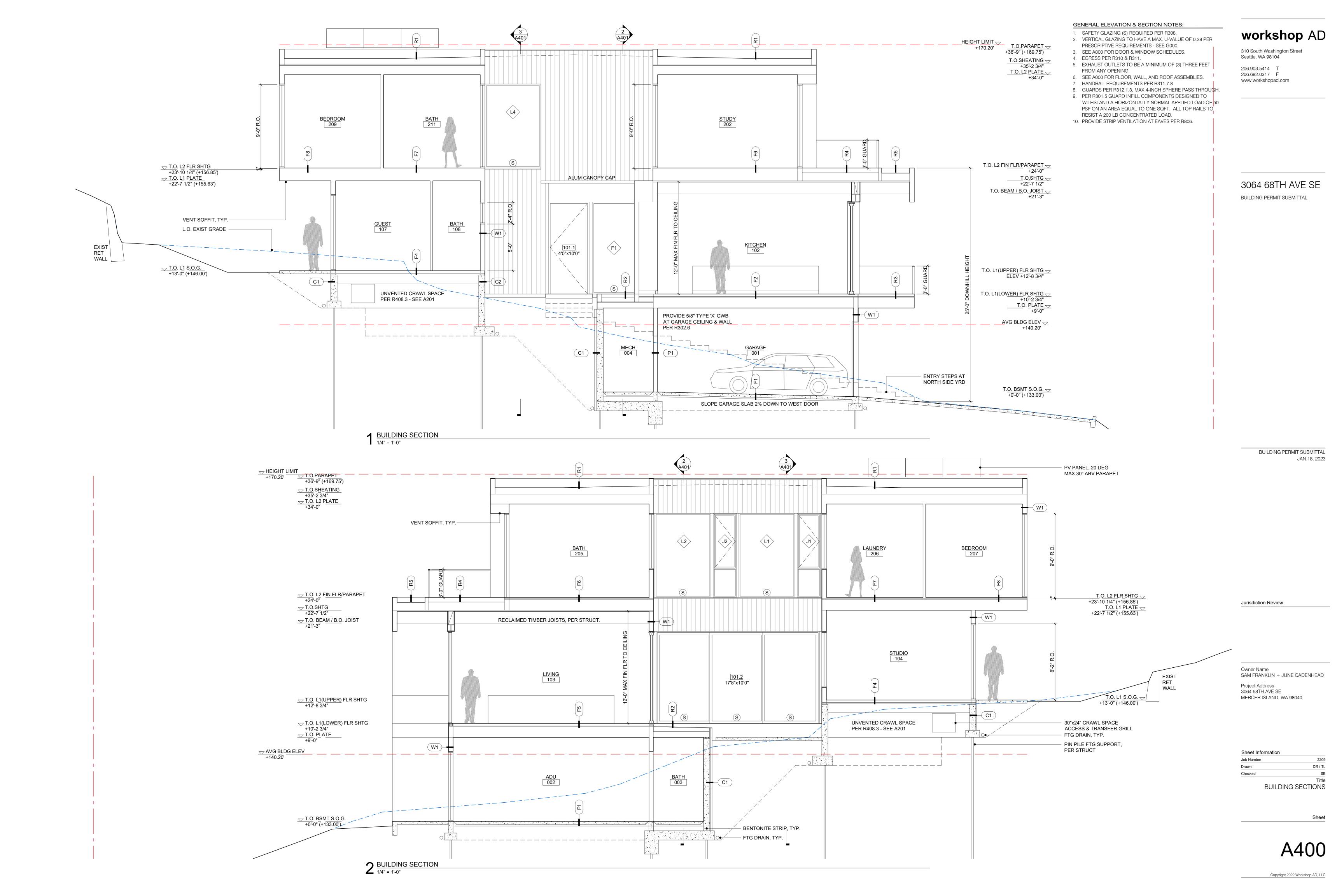
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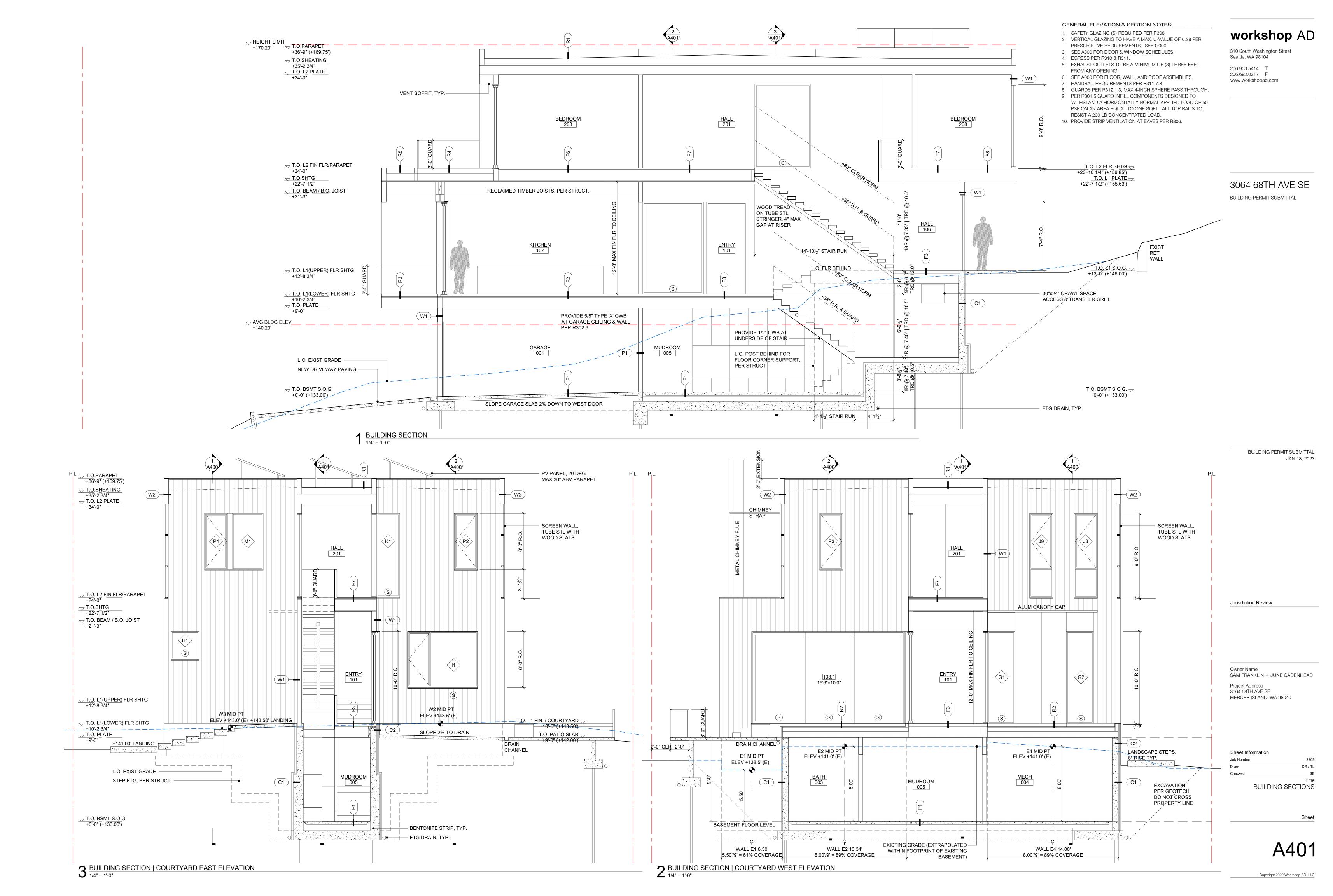
Title

ELEVATIONS

A300







WINDOW SCHEDULE: BASIS OF DESIGN - MARVIN SIGNATURE MODERN
MARK ROOM NUMBER R.O. WIDTH (In.) R.O. HEIGHT (In.) MATL.

MARK	ROOM NUMBER	R.O. WIDTH (In.)	R.O. HEIGHT (In.)	MATL.	TYPE	GLASS	REMARKS	QA	U-VALUE	AREA (SF)	J*AREA
Α	002, 104, 106, 107	48.00	98.00	FIBERGLASS	PICTURE	SG		4	0.28	130.7	146.35
В	103	96.00	120.00	FIBERGLASS	PICTURE	SG		2	0.28	160.0	89.60
С	103	46.00	120.00	FIBERGLASS	PICTURE	SG		1	0.28	38.3	10.73
D	103	86.50	120.00	FIBERGLASS	CASEMENT-PICT COMBO	SG		1	0.28	72.1	20.18
E	103	48.00	82.50	FIBERGLASS	PICTURE			1	0.28	27.5	7.70
F	101	78.00	120.00	FIBERGLASS	PICTURE	SG		1	0.28	65.0	18.20
G	102	36.00	120.00	FIBERGLASS	PICTURE	SG		2	0.28	60.0	33.60
Н	107	28.00	36.00	FIBERGLASS	PICTURE	SG		1	0.28	7.0	1.96
I	104	91.00	88.00	FIBERGLASS	CASEMENT-PICT COMBO	SG		1	0.28	55.6	15.57
J	201, 202, 203,207, 208, 209	30.00	108.00	FIBERGLASS	CASEMENT-PICT COMBC		EGRESS PER PLAN LOCATIONS	6	0.28	135.0	226.80
K	201	30.00	108.00	FIBERGLASS	PICTURE	SG		1	0.28	22.5	6.30
L	201, 202	72.00	108.00	FIBERGLASS	PICTURE	SG	CONFIRM L4 WIDTH W/ JAMB DETAIL	4	0.28	216.0	241.92
M	210	40.00	72.00	FIBERGLASS	PICTURE	SG		1	0.28	20.0	5.60
N	205	24.00	72.00	FIBERGLASS	PICTURE			1	0.28	12.0	3.36
0	107	30.00	98.00	FIBERGLASS	CASEMENT-PICT COMBO			1	0.28	20.4	5.72
Р	205,206,211	30.00	72.00	FIBERGLASS	CASEMENT			3	0.28	45.0	37.80
							WINDOW TOTAL			796.4	635.44

WINDOW TOTAL WINDOW AVERAGE U-VALUE 0.280

NO.	LOCATION	R.O. WIDTH	R.O. HEIGHT	SWING	THICK.	FRAME	HARDWARE	MATL.	REMARKS	QA U-VALUE	AREA (SF)	U*AREA
001.1	GARAGE	15'-0	8'-2"	OVRHD	-	-	-	-	INSULATED, WOOD SIDING, 1.5 HP MIN.	1		
002.1	ADU ENTRY	3'-3"	8'-2"	IN	1 3/4"	4 9/16"	MINIMALIST	FIBERGLASS	MARVIN SIGNATURE MODERN, SG	1 0.28	29.3	8.21
101.1	MAIN ENTRY	4'-4"	10'-0"	IN	2 1/4"	4 9/16"	MINIMALIST	WOOD	FIR T&G SLAB, MULTI-POINT MORTISE LOCK	1 0.28	39.6	11.09
101.2	ENTRY COURT	17'-8"	10-0"	M.SLIDE	2 1/4"	10"	MINIMALIST	FIBERGLASS	MARVIN SIGNATURE MODERN, XXO, SG	1 0.28	176.6	49.45
102.1	KITCHEN	15'-9"	10'-0"	M.SLIDE	2 1/4"	7"	MINIMALIST	FIBERGLASS	MARVIN SIGNATURE MODERN, XXPCKT, SG	1 0.28	157.5	44.10
103.1	LIVING	16'-6"	10'-0"	M.SLIDE	2 1/4"	10"	MINIMALIST	FIBERGLASS	MARVIN SIGNATURE MODERN, OXX, SG	1 0.28	165.0	46.20
104.1	STUDIO	3'-3"	8'-2"	OUT	1 3/4"	4 9/16"	MINIMALIST	FIBERGLASS	MARVIN SIGNATURE MODERN, SG	1 0.28	22.0	6.16
106.1	HALL	3'-3"	8'-2"	OUT	1 3/4"	4 9/16"	MINIMALIST	FIBERGLASS	MARVIN SIGNATURE MODERN, SG	1 0.28	22.0	6.16
107.1	GUEST BED	3'-3"	8'-2"	OUT	1 3/4"	4 9/16"	MINIMALIST	FIBERGLASS	MARVIN SIGNATURE MODERN, SG	1 0.28	22.0	6.16
205.1	BATH	3'-3"	9'-0"	OUT	1 3/4"	4 9/16"	MINIMALIST	FIBERGLASS	MARVIN SIGNATURE MODERN, SG	1 0.28	35.3	9.90
203.1	BEDROOM	15'-0"	9'-0"	M.SLIDE	2 1/4"	7"	MINIMALIST	FIBERGLASS	MARVIN SIGNATURE MODERN, OX, SG	1 0.28	133.1	37.28
	•		•	-		•	•	•	DOOR TOTAL		802.5	224.70

DOOR AVERAGE U-VALUE 0.280

DOOR S	CHEDULE - INTER	
NO.	LOCATION	F

	CHEDULE - INTER	The second secon							
NO.	LOCATION	PANEL WIDTH	PANEL HEIGHT	THICKNESS	TYPE	HARDWARE	MATL.	REMARKS	QA
001.2	GARAGE	2'-8"	7'-0"	1-3/8"	SOLID CORE	SECURITY	WD, PTD	20 MIN. GASKETED SEALS & SPRING HINGES	1
002.2	ADU	2'-8"	7'-0"	1-3/8"	SOLID CORE	PRIVACY	WD, PTD	GASKETED ACOUSTIC SEALS	1
003.1	ADU BATH	2'-8"	7'-0"	1-3/8"	SOLID CORE	PRIVACY	WD, PTD	GASKETED ACOUSTIC SEALS	1
003.2	ADU BATH	2'-8"	7'-0"	1-3/8"	SOLID CORE	PRIVACY	WD, PTD	GASKETED ACOUSTIC SEALS	1
004.1	MECHANICAL	2'-8"	7'-0"	1-3/8"	SOLID CORE	PASSAGE	WD, PTD	GASKETED ACOUSTIC SEALS	1
104.2	STUDIO	2'-8"	7'-0"	1-3/8"	SOLID CORE	PRIVACY	WD, PTD		1
105.1	POWDER	2'-8"	7'-0"	1-3/8"	SOLID CORE	PRIVACY	WD, PTD		1
107.2	GUEST BEDROOM	2'-8"	7'-0"	1-3/8"	SOLID CORE	PRIVACY	WD, PTD		1
107.3	GUEST BATH	2'-8"	7'-0"	1-3/8"	SOLID CORE	PRIVACY	WD, PTD	POCKET SLIDER	1
202.1	STUDY	3'-0"	8'-10"	1-3/4"	SOLID CORE	PRIVACY	WD, PTD	POCKET SLIDER	1
203.2	BEDROOM	3'-6"	8'-10"	1-3/4"	SOLID CORE	PRIVACY	WD, PTD	POCKET SLIDER	1
205.2	BATHROOM	3'-0"	8'-10"	1-3/4"	SOLID CORE	PRIVACY	WD, PTD	POCKET SLIDER	1
206.1	LAUNDRY	2'-8"	7'-0"	1-3/8"	SOLID CORE	PASSAGE	WD, PTD		1
207.1	BEDROOM	2'-8"	7'-0"	1-3/8"	SOLID CORE	PRIVACY	WD, PTD		1
208.1	BEDROOM	2'-8"	7'-0"	1-3/8"	SOLID CORE	PRIVACY	WD, PTD		1
209.1	BEDROOM	2'-8"	7'-0"	1-3/8"	SOLID CORE	PRIVACY	WD, PTD		1
210.1	WATERCLOSET	2'-6"	7'-0"	1-3/8"	SOLID CORE	PRIVACY	WD, PTD	POCKET SLIDER	1
211.1	BATHROOM	2'-6"	7'-0"	1-3/8"	SOLID CORE	PRIVACY	WD, PTD	POCKET SLIDER	1

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3064 68TH AVE SE

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Jurisdiction Review

Owner Name SAM FRANKLIN + JUNE CADENHEAD Project Address 3064 68TH AVE SE MERCER ISLAND, WA 98040

Sheet Information Job Number

DR/TL
SB
Title
WINDOW AND DOOR Checked SCHEDULES

Sheet

2209

GENERAL STRUCTURAL NOTES (THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

CRITERIA

- 1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (2018 EDITION).
- 2. DESIGN LOADING CRITERIA:

FLOOR LIVE LOAD (RESIDENTIAL)	F
WIND: BASIC WIND SPEED (3-SECOND GUST) 98 MPH WIND RISK CATEGORY	
EARTHQUAKE: LAT. / LONG	

REFERENCE: ASCE 7 HAZARDS REPORT

- 3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS CONCRETE AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK AND DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION, AND NOTIFY ARCHITECT OF DISCREPANCIES AND CONFLICTS.
- 5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CON-TRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT. OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER. CON-CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
- 7. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 110 AND 1704 OF THE INTERNATIONAL BUILDING CODE AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT. AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS.
 - A. STRUCTURAL STEEL FABRICATION AND ERECTION (INCLUDING FIELD WELDING AND HIGH-STRENGTH FIELD BOLTING)
 - B. EXPANSION BOLTS AND THREADED EXPANSION INSERTS
 - C. EPOXY GROUTED INSTALLATIONS
 - D. DRIVEN PILE INSTALLATION
- 8. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.
 - A. STRUCTURAL STEEL

APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.

GEOTECHNICAL

9. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH REC-OMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGI-NEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COM-PACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FIN-ISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAIN-ING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

ACTIVE EARTH PRESSURE (LEVEL GROUND BEHIND WALLS) . . . 35 PCF AT-REST EARTH PRESSURE (LEVEL GROUND BEHIND WALLS) . . . 45 PCF

SOILS REPORT REFERENCE: GEO GROUP NORTHWEST NO. G-5713

10. PIPE PILE INSTALLATION SHALL CONFORM STRICTLY WITH THE RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. INSPEC-TION OF PILE INSTALLATION BY THE SOILS ENGINEER IS REQUIRED. PIPE PILES SHALL BE DRIVEN TO REFUSAL, WHERE REFUSAL IS DEFINED AS THE MINIMUM NUMBER OF SECONDS REQUIRED TO ACHIEVE ONE INCH OF PENETRATION, AS INDICATED BELOW:

HAMMER MODEL HAMMER WEIGHT REFUSAL CRITERIA 60 SEC/INCH JACK HAMMER

PIPE PILE AXIAL CAPACITY IS 3 TONS (6,000 LB).

RHINO HAMMER 140 LB 60 SEC/INCH

CONFORM TO ASTM A53, GRADE A, FY = 30 KSI.

PIPE PILES SHALL BE 2" DIAMETER, SCHEDULE 80 (0.218" WALL), AND SHALL

11. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORD-ANCE WITH IBC SECTION 1905 AND ACI 301. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF F'C = 2,500 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS.

THE MINIMUM AMOUNTS OF CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CON-CRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CE-MENT RATIO. SLUMP. CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH IBC 1905. 3. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 1904. 2. 1 OF THE INTERNATIONAL BUILDING CODE.

- 12. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60. FY = 60.000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
- 13. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORD-ANCE WITH ACI 318-14. LAP ALL CONTINUOUS REINFORCEMENT 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTER-SECTIONS. LAP CORNER BARS 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
- 14. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS: A. FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE . . . 3"
- 15. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

ANCHORAGE

- 16. EXPANSION BOLTS INTO CONCRETE AND GROUTED MASONRY UNITS SHALL BE "STRONG-BOLT" ANCHORS AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ER 1771, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS.
- 17. EPOXY-GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH "SET-XP" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ESR 2508.

STEEL

- 18. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE LATEST EDITIONS OF THE AISC SPECIFICATIONS AND CODES:
 - A. SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS-ALLOWABLE STRESS DESIGN.
- B. CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AMENDED BY THE DELETION OF THE FOLLOWING SENTENCE IN PARAGRAPH 4. 2. 1: "THIS APPROVAL CONSTITUTES THE OWNER'S ACCEPTANCE OF ALL RESPONSIBILITY FOR THE DESIGN ADEQUACY OF ANY DETAIL CONFIGURATION OF CONNECTIONS DEVELOPED BY THE FABRICATOR AS PART OF HIS PREPARATION OF THESE SHOP DRAWINGS."
- C. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS. BOLTS IN SHEAR OR BEARING TYPE CONNECTIONS NEED ONLY BE TIGHTENED TO THE SNUG TIGHT CONDITION PER SECTION 8(C).
- 19. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING MINIMUM STANDARDS. PLATES, ANGLES, AND CHANNELS SHALL CONFORM TO ASTM A36, FY = 36 KSI. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, FY = 50 KSI. STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, FY = 35 KSI. SQUARE OR RECTANGULAR STRUCTURAL TUBING SHALL CONFORM TO ASTM A500. GRADE B, FY = 46 KSI. ANCHOR BOLTS AND CONNECTION BOLTS SHALL CONFORM TO ASTM A307.
- 20. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED.

BEAMS AND STRINGERS:

21. FRAMING LUMBER SHALL BE KILN DRIED OR MC-15, AND GRADED AND MARKED IN CON-FORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS: (2X MEMBERS) HEM-FIR NO. 2 MINIMUM BASE VALUE, FB = 850 PSI DOUGLAS FIR NO. 1 (3X & 4X MEMBERS) MINIMUM BASE VALUE, FB = 1000 PSI STRUCTURAL LIGHT FRAMING: DOUGLAS FIR NO. 2 MINIMUM BASE VALUE, FB = 900 PSI (INCL. 3X AND 4X POSTS)

MINIMUM BASE VALUE, FB = 1350 PSI (INCL. 6X AND LARGER) POSTS AND TIMBERS: DOUGLAS FIR NO. 1 (6X6 AND LARGER) MINIMUM BASE VALUE, FC = 1000 PSI

STUDS. PLATES & MISC. FRAMING: DOUGLAS FIR OR HEM-FIR STANDARD GRADE

DOUGLAS FIR NO. 1

MINIMUM BASE VALUE, FB = 1350 PSI

2X6 STUDS AND PLATES: HEM-FIR NO. 3/ STUD GRADE 2X AND 3X T & G DECKING HEM-FIR COMMERICAL DEX,

22. ENGINEERED LUMBER MEMBERS SHALL BE MANUFACTURED UNDER A PROCESS BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER. AND THE QUALITY CONTROL AGENCY. ALL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPROPRIATE NER REPORT AND GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER.

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE WEYERHAUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

ALL PROPOSED HOLE SIZES AND LOCATIONS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL TWO WORKING DAYS PRIOR TO DRILLING HOLES.

23. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAUSER CORPORATION AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS, STIFFENERS, ETC., SHALL BE DETAILED AND FURNISHED BY THE MANUFACTURER. SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

ALL HOLES SHALL CONFORM TO THE MANUFACTURERS SPECIFICATIONS. IF THREE OR FEWER HOLES ARE PROPOSED FOR A SINGLE JOIST, HOLES SHALL CONFORM TO THE WEYERHAUSER ILEVEL TJI ALLOWABLE HOLE CHART. IF MORE THEN THREE HOLES ARE PROPOSED FOR ONE SINGLE JOIST, ALL HOLE SIZES AND LOCATIONS SHALL BE SUB-MITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL TWO WORKING DAYS PRIOR TO DRILLING HOLES.

24. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH APA STANDARDS. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND SPAN RATING MAY BE USED IN LIEU OF PLYWOOD.

A. ROOF SHEATHING SHALL BE 1/2" (NOM.) WITH SPAN RATING 24/0. B. FLOOR SHEATHING SHALL BE 3/4" (NOM.) WITH SPAN RATING 40/20. C. WALL SHEATHING SHALL BE 1/2" (NOM.) WITH SPAN RATING 24/0.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING.

- 25. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY. ALL WOOD EXPOSED TO WEATHER WITHOUT THE ADEQUATE PROTECTION OF A ROOF OR EAVE SHALL BE AN APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR PRESSURE TREATED. SUCH MEMBERS INCLUDE HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS, AND DECKING; OR VERTICAL MEMBERS SUCH AS POSTS, POLES, AND COLUMNS.
- 26. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR MOST RECENT CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS. PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UN-LESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEA-SONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. HANGERS IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE EITHER STAINLESS STEEL (SST300), POST HOT-DIPPED GALVANIZED(HDG) OR GALVANIZED WITH A MINI-MUM OF 1.850Z ZINC PER SQUARE INCH (ZMAX). UNLESS NOTED OTHERWISE, ALL LUMBER JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. AND ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITT" OR "IUT" SERIES JOIST HANGERS.
- 27. WOOD FASTENERS

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6D	2"	0. 113"
8D	2-1/2"	0. 131"
10D	3"	0. 148"
12D	3-1/4"	0. 148 "
16D	3-1/2"	0 162"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUC-TION) FOR REVIEW AND APPROVAL.

B. STAPLES - THE FOLLOWING STAPLES MAY BE SUBSTITUTED FOR NAILING OF PLYWOOD (APA RATED SHEATHING):

NAIL SIZE	EQUIV. STAPLE	MINIMUM LENGT
6D	16 GA.	1-3/4"
8D	15 GA.	1-3/4"
10D	13 GA.	1-3/4"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE STAPLES, THEY SHALL SUB-MIT STAPLE SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CON-STRUCTION) FOR REVIEW AND APPROVAL.

C. NAILS AND STAPLES - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRA-MING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTER-SINKING PERMITTED.

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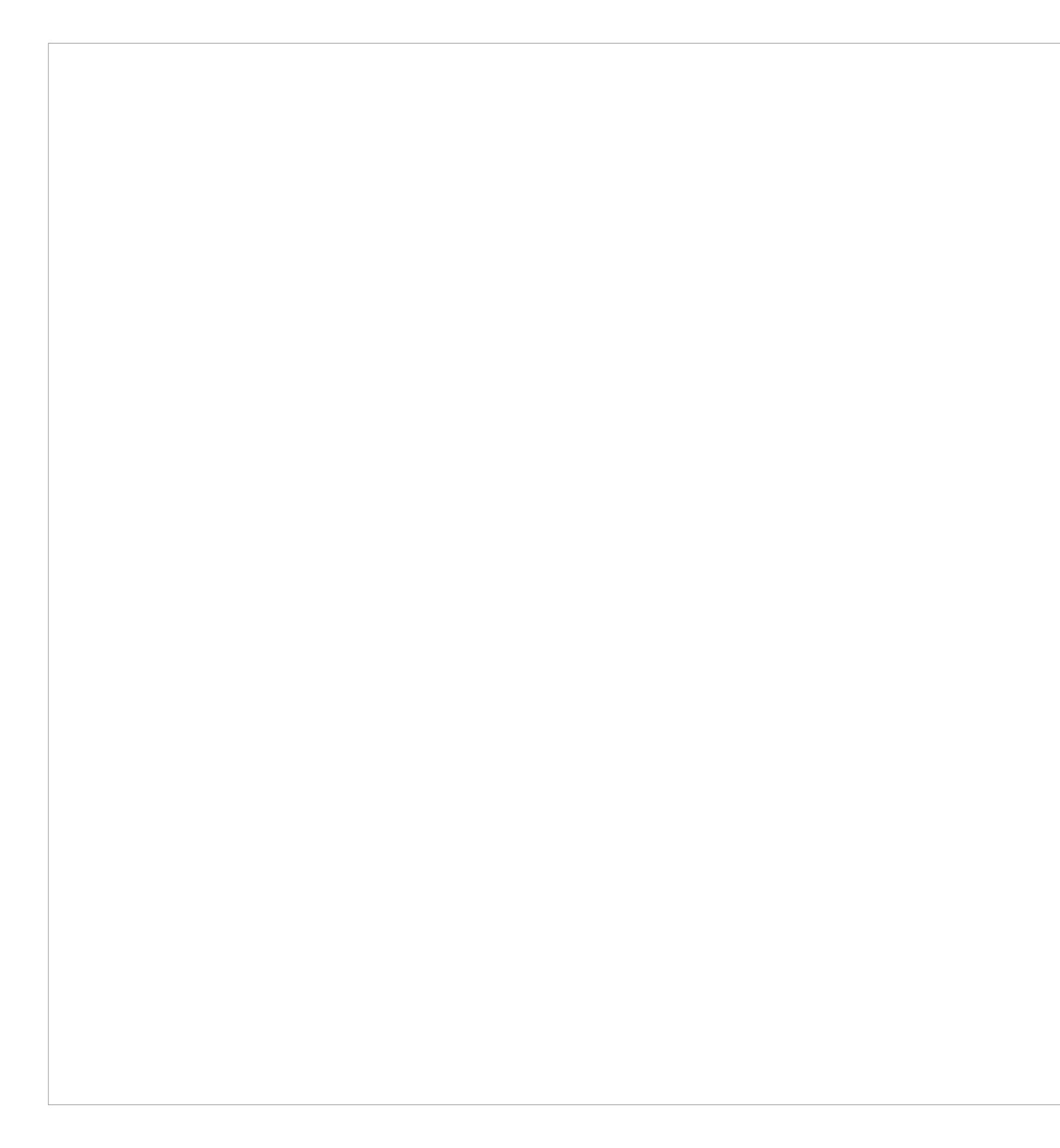
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S1.0 GENERAL STRUCTURAL NOTES



- 28. TONGUE AND GROOVE STRUCTURAL ROOF AND FLOOR DECKING SHALL BE INSTALLED AS FOLLOWS: 2X DECKING SHALL BE TOENAILED THROUGH THE TONGUE AND FACENAILED WITH ONE 16D NAIL PER PIECE PER SUPPORT. 3X AND 4X DECKING SHALL BE TOENAILED WITH ONE 40D NAIL AND FACENAILED WITH ONE 60D NAIL PER SUPPORT. COURSES SHALL BE SPIKED TOGETHER WITH 8" SPIKES AT 30" O.C. (MAXIMUM) AND AT 10" (MAXIMUM) FROM EACH END OF EACH PIECE. SPIKES SHALL BE INSTALLED IN PREDRILLED EDGE HOLES.
- 29. WOOD FRAMING NOTES—THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN:
 - A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.
 - B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2X4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2X6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2X8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COL-UMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16D NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16D NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16D AT 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE SIX 16D NAILS AT 4" O.C. EACH SIDE OF JOINT. ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT)@ 4'-0" O.C. UNLESS INDICATED OTHERWISE. INDIVI-DUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16D @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5D COOLER NAILS FOR 1/2" GWB AND 6D COOLER NAILS FOR 5/8" GWB. WHEN NOT OTHERWISE NOTED, PROVIDE 1/2" (NOM.) APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8D @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8D @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.
 - C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16D NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH METAL JOIST HANGERS IN ACCORDANCE WITH TIMBER CONNECTOR NOTE. NAIL ALL MULTI-JOIST BEAMS TO-GETHER WITH 16D @ 12" O.C. STAGGERED. UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND NAILED WITH 10D NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ALL ROOF AND FLOOR SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16D @ 12" O.C. UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PLYWOOD PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.



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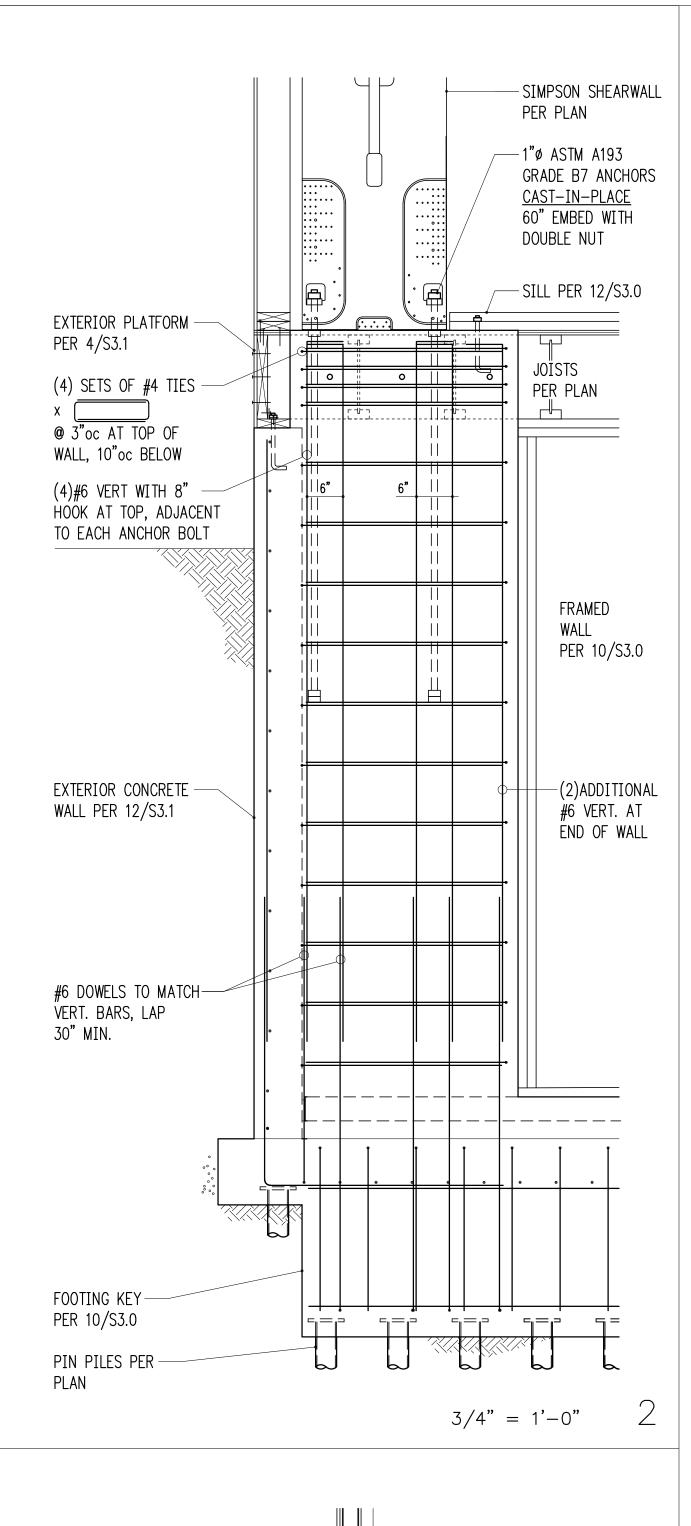


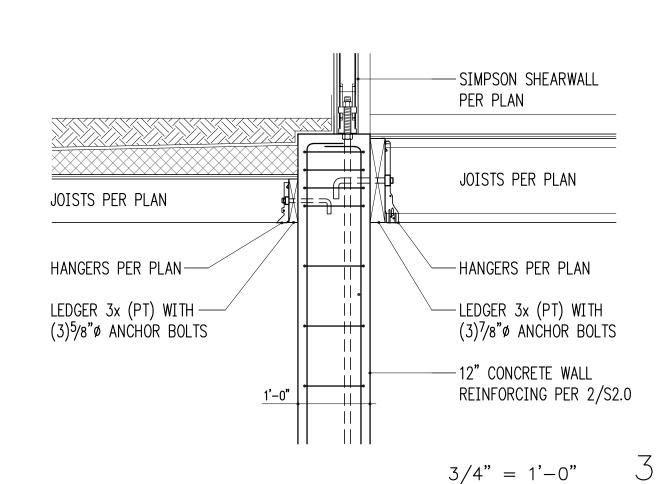
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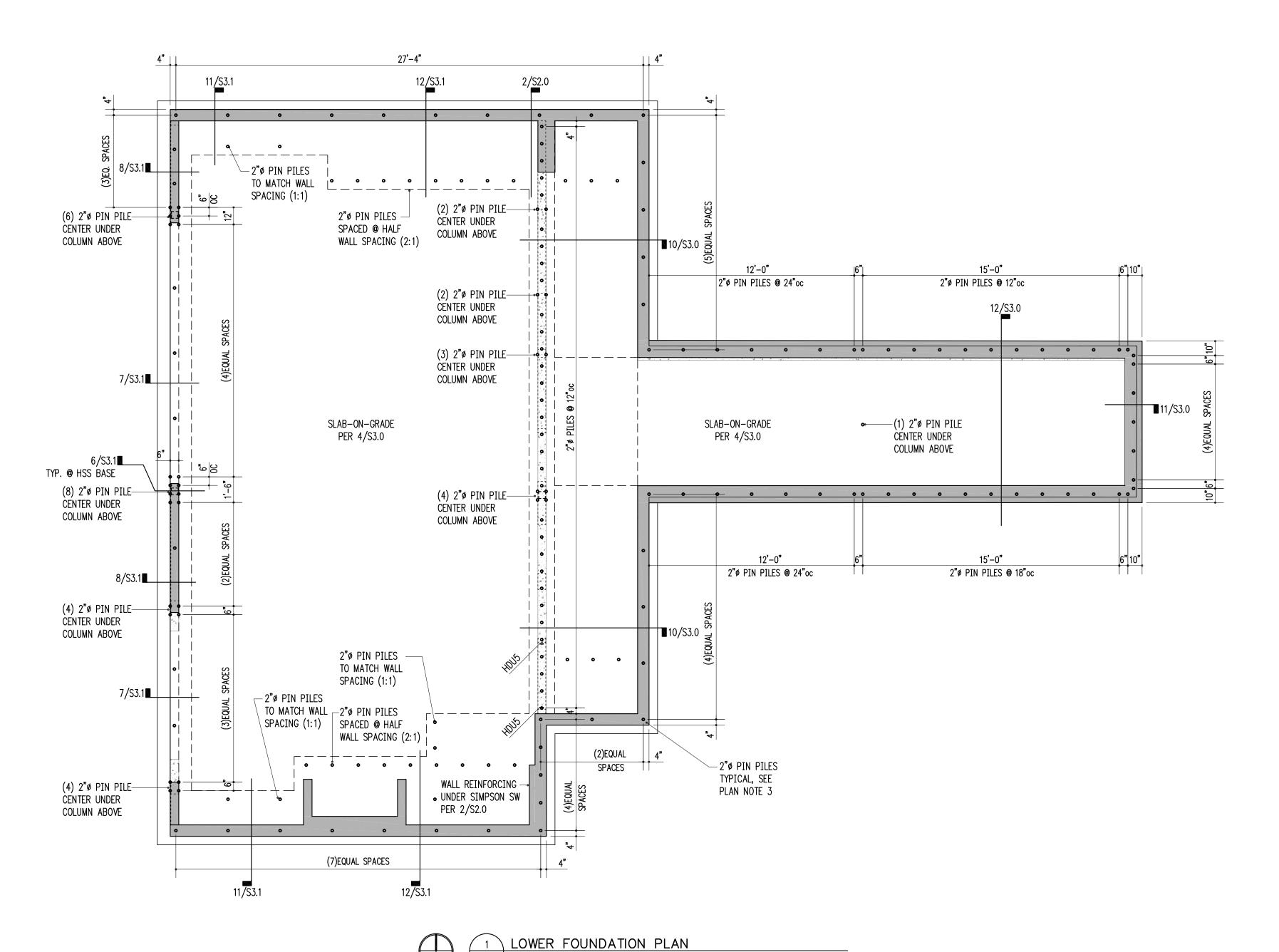
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S1.1

GENERAL STRUCTURAL NOTES

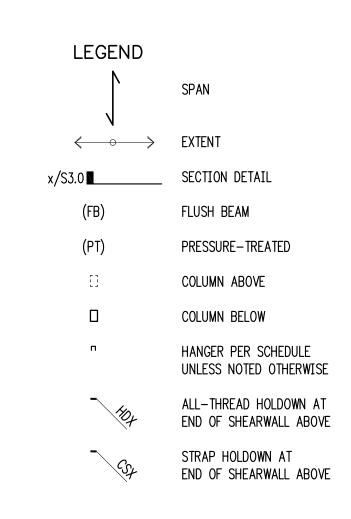






FOUNDATION PLAN NOTES

- 1. SEE 10/S3.1 FOR TYPICAL HOLDOWN REQUIREMENTS AT CONCRETE WALLS AND FOOTINGS.
- 2. SLAB-ON-GRADE SHALL BE PLACED AND CURED FOR A MINIMUM OF SEVEN DAYS BEFORE RETAINING WALLS ARE BACKFILLED. SEE RETAINING WALL DETAILS FOR SPECIFIC CONFIGURATION.
- 3. 2"Ø PIN PILE SHALL BE INSTALLED PER GENERAL STRUCTURAL NOTES AND DETAIL 3/S3.0.



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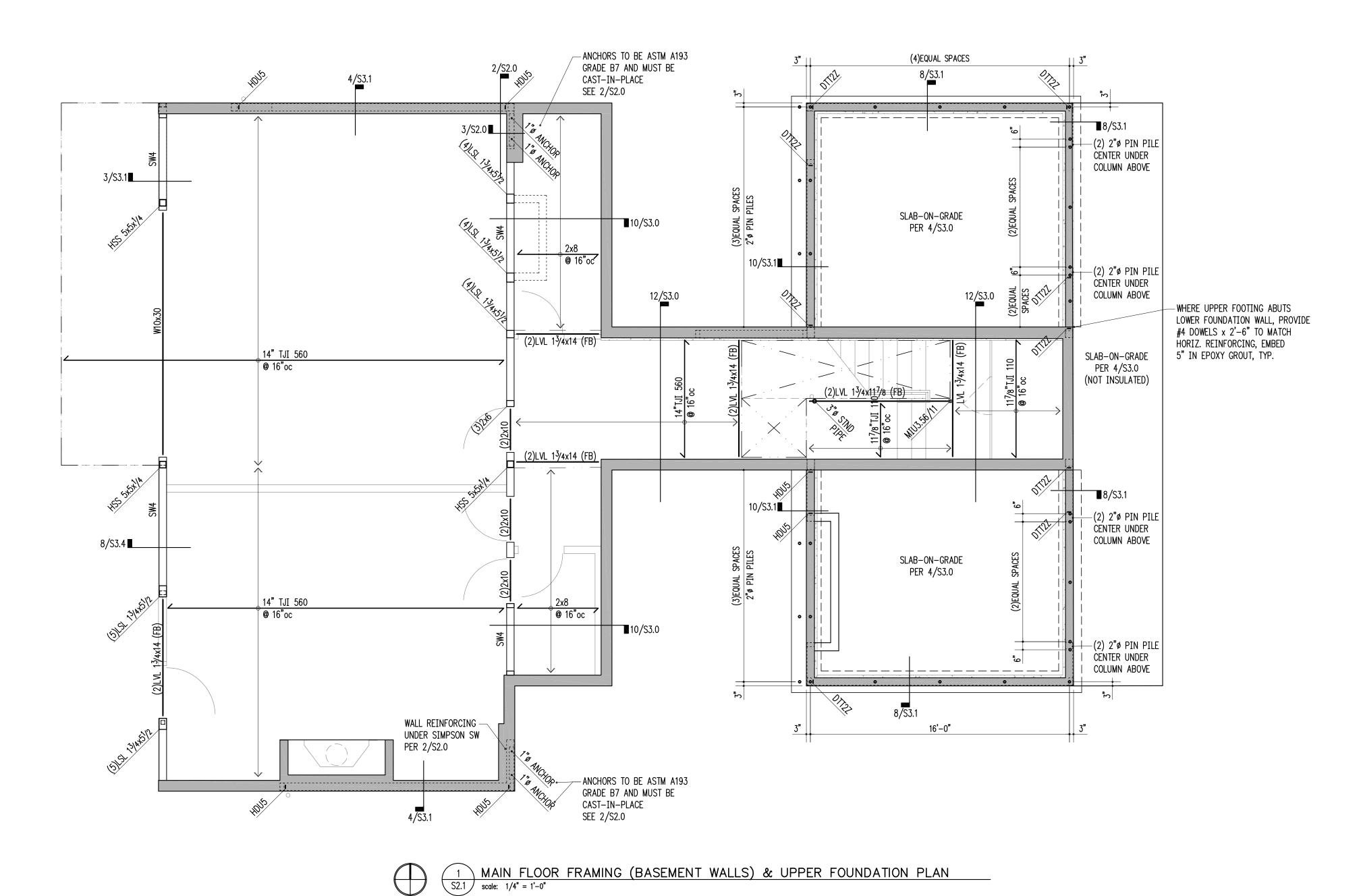
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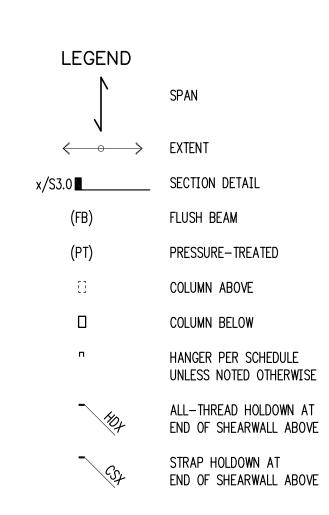
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S2.0
LOWER FOUNDATION PLAN



- 1. SW__ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S3.2. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
- 2. REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
- 3. COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S3.2.
- 4. AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S3.2.

HANGER SCHEDULE								
MEMBER (FLAT ONLY)			MEMBER FASTENERS	WEB STIFF REQUIRED				
2x8	LU28	8-10d x 1 ¹ / ₂	6-10d x 1 ¹ / ₂	_				
LVL 1 ³ /4x9 ¹ /2	HUS1.81/10	30-10d x 1 ¹ / ₂	10-10d	_				
LVL 1 ³ /4x11 ⁷ /8	HUS1.81/10	30-10d x 1 ¹ / ₂	10-10d	_				
LVL 1 ³ /4x14	HUS1.81/10	30-10d x 1 ¹ / ₂	10-10d	_				
(2)LVL 1 ³ /4x14	U414	16-0.162 x 3 ¹ / ₂	6-0.148 x 3	YES				
9 ¹ /2" TJI 110	IUS1.81/9.5	8-10dx1.5	2-STRONG GRIP	_				
11 ⁷ /8" TJI 210	IUS2.06/11.88	10-10dx1.5	2-STRONG GRIP	_				
14" TJI 110	IUS1.81/14	12-10dx1.5	2-STRONG GRIP	_				
14" TJI 360	IUS2.37/14	12-10dx1.5	2-STRONG GRIP	_				
14" TJI 560	MIU3.56/14	22-10dx1.5	2-10dx1.5	YES				
4x16	CJT5Z	10- ¹ / ₄ "x3" SDS	(5) ¹ /2" x 2 ³ /4" LONG JOIST PINS	_				



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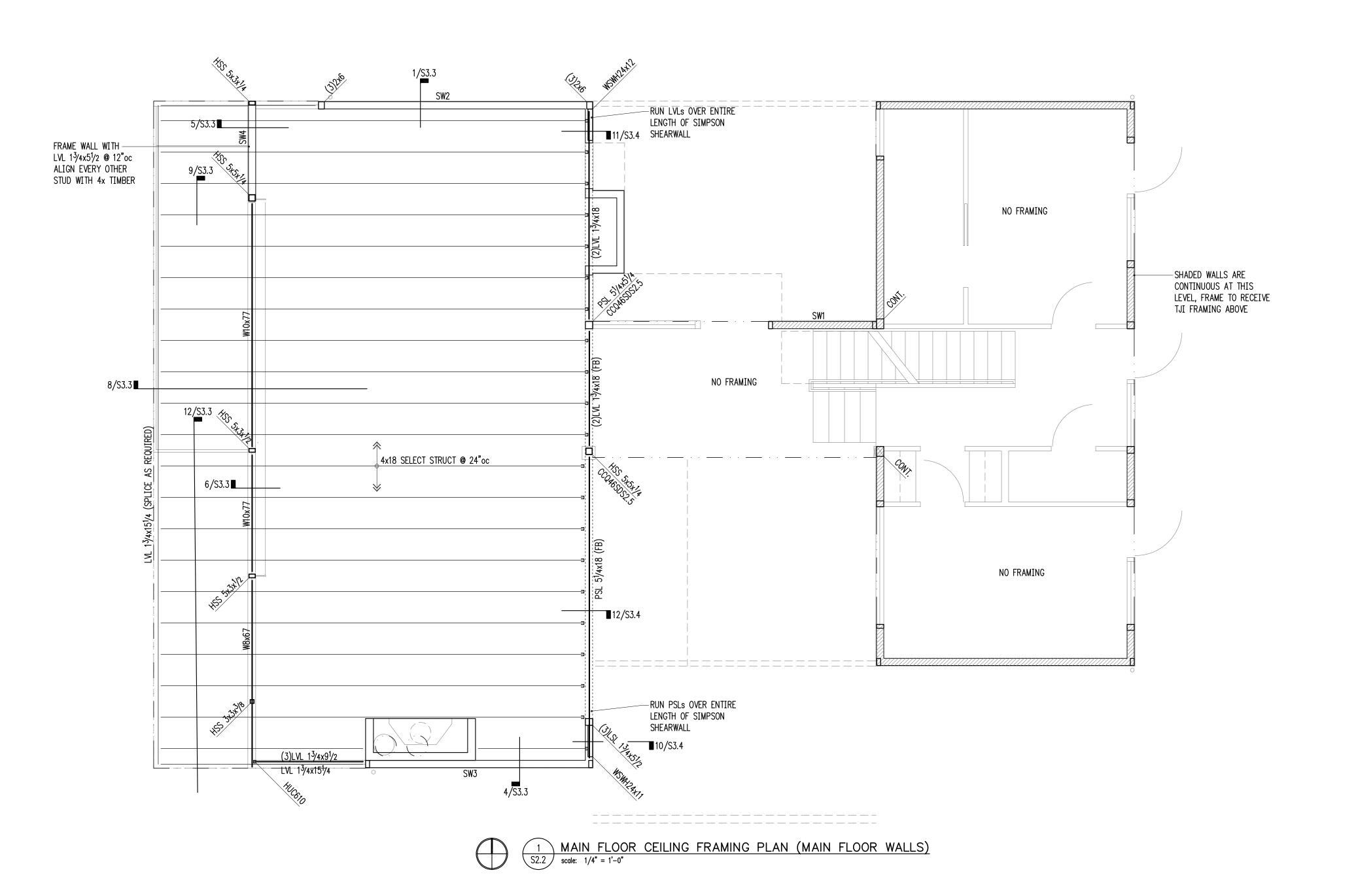
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S2.1

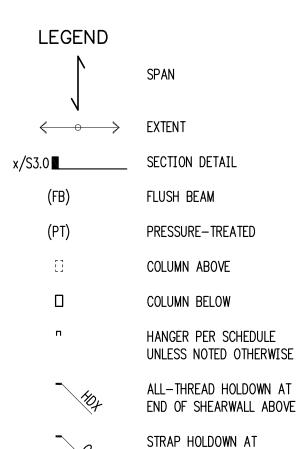
MAIN FLOOR FRAMING & UPPER FOUNDATION PLAN



- 1. SW__ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S3.2. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
- 2. REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
- 3. COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S3.2.
- 4. AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S3.2.

HANGER SCHEDULE

MEMBER (FLAT ONLY)	HANGER	FACE NAILING	MEMBER FASTENERS	WEB STIFF REQUIRED
2x8	LU28	8-10d x 1 ¹ / ₂	6-10d x 1 ¹ / ₂	-
LVL 1 ³ /4x9 ¹ /2	HUS1.81/10	30-10d x 1 ¹ / ₂	10-10d	-
LVL 1 ³ /4x11 ⁷ /8	HUS1.81/10	30-10d x 1 ¹ / ₂	10-10d	_
LVL 1 ³ /4x14	HUS1.81/10	30-10d x 1 ¹ / ₂	10-10d	-
(2)LVL 1 ³ /4x14	U414	16-0.162 x 3 ¹ / ₂	6-0.148 x 3	YES
9 ¹ /2" TJI 110	IUS1.81/9.5	8-10dx1.5	2-STRONG GRIP	-
11 ⁷ /8" TJI 210	IUS2.06/11.88	10-10dx1.5	2-STRONG GRIP	_
14" TJI 110	IUS1.81/14	12-10dx1.5	2-STRONG GRIP	-
14" TJI 360	IUS2.37/14	12-10dx1.5	2-STRONG GRIP	_
14" TJI 560	MIU3.56/14	22-10dx1.5	2-10dx1.5	YES
4x16	CJT5Z	10- ¹ / ₄ "x3" SDS	(5) ½" x 2¾" LONG JOIST PINS	_



END OF SHEARWALL ABOVE



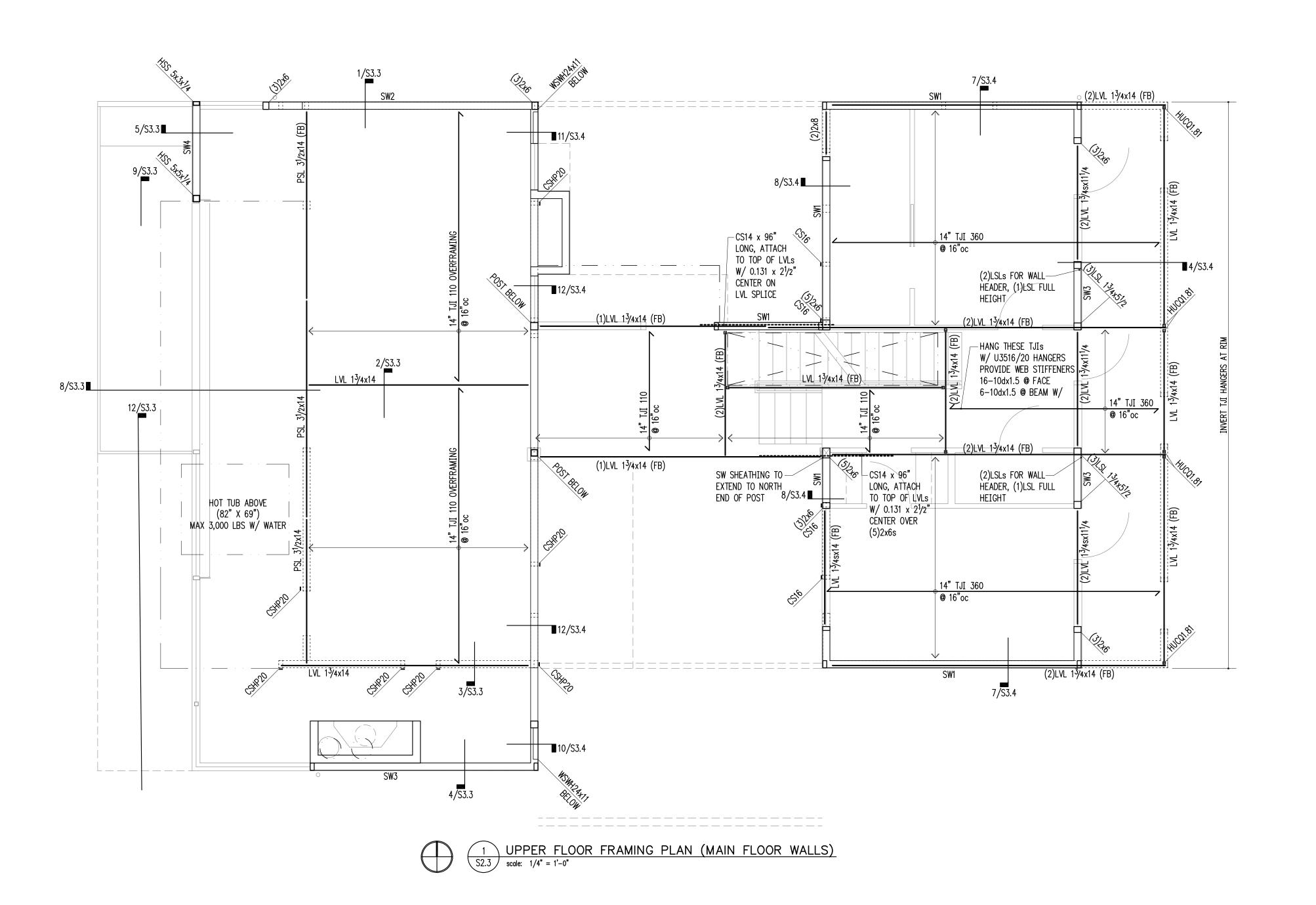
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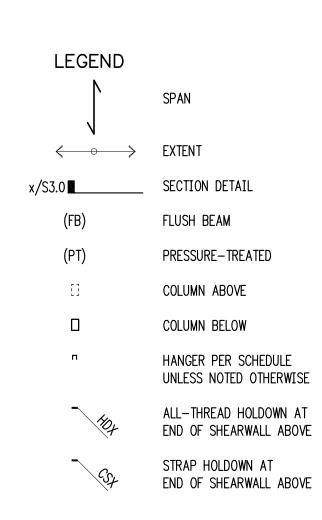
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MAIN FLOOR CEILING FRAMING PLAN



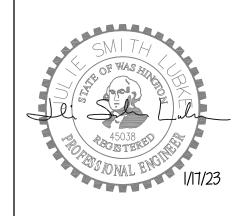
- 1. SW__ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S3.2. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
- 2. REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
- 3. COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S3.2.
- 4. AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S3.2.

HANGER SCHEDULE							
MEMBER (FLAT ONLY)	HANGER	FACE NAILING	MEMBER FASTENERS	WEB STIFF REQUIRED			
2x8	LU28	8-10d x 11/2	6-10d x 1 ¹ / ₂	_			
LVL 1 ³ /4x9 ¹ /2	HUS1.81/10	30-10d x 1 ¹ / ₂	10-10d	_			
LVL 1 ³ /4x11 ⁷ /8	HUS1.81/10	30-10d x 1 ¹ / ₂	10-10d	-			
LVL 1 ³ /4x14	HUS1.81/10	30-10d x 1 ¹ / ₂	10-10d	-			
(2)LVL 1 ³ /4x14	U414	16-0.162 x 3 ¹ / ₂	6-0.148 x 3	YES			
9½" TJI 110	IUS1.81/9.5	8-10dx1.5	2-STRONG GRIP	-			
11 ⁷ /8" TJI 210	IUS2.06/11.88	10-10dx1.5	2-STRONG GRIP	-			
14" TJI 110	IUS1.81/14	12-10dx1.5	2-STRONG GRIP	-			
14" TJI 360	IUS2.37/14	12-10dx1.5	2-STRONG GRIP	_			
14" TJI 560	MIU3.56/14	22-10dx1.5	2-10dx1.5	YES			
4x16	CJT5Z	10- ¹ /4"x3" SDS	(5) ½" x 2¾" LONG JOIST PINS	_			



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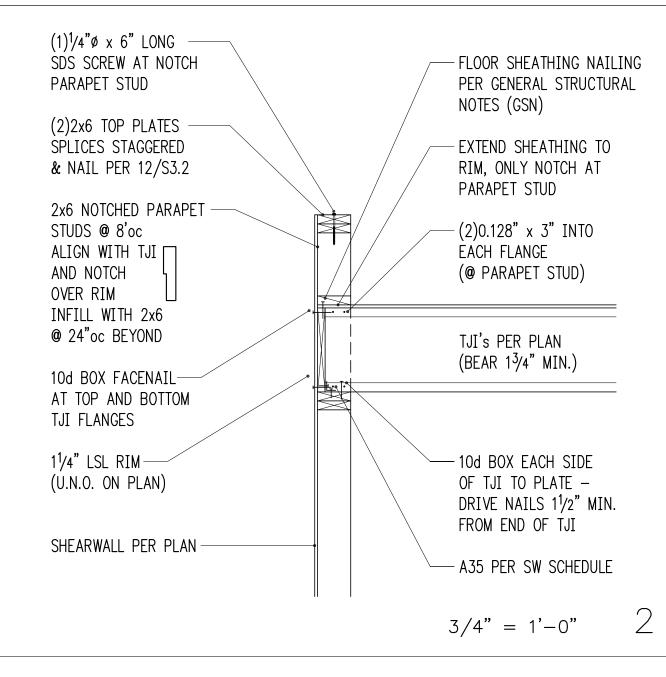
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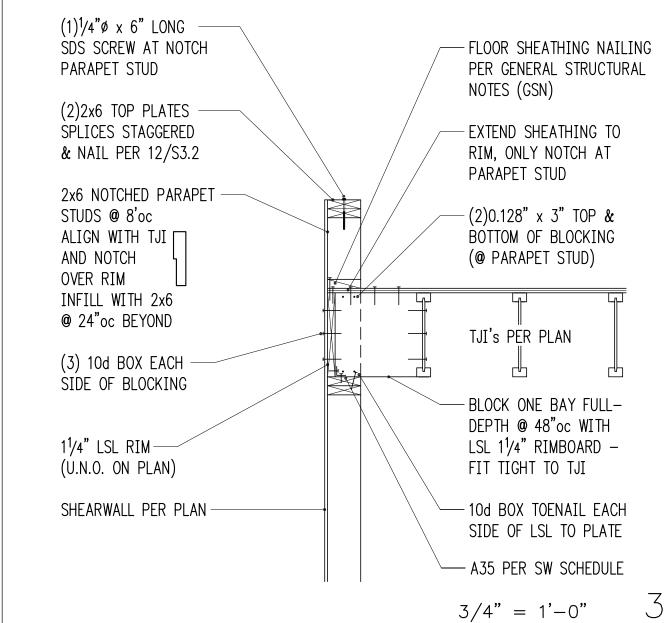
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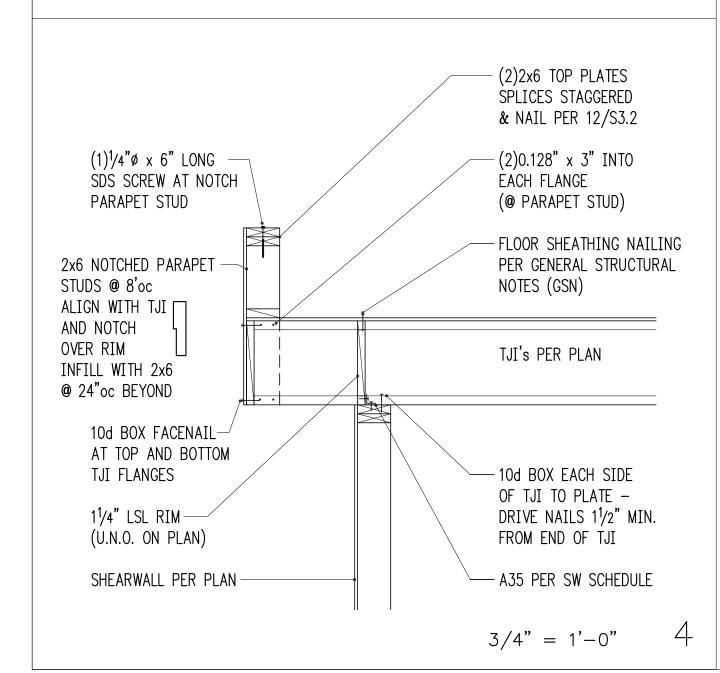
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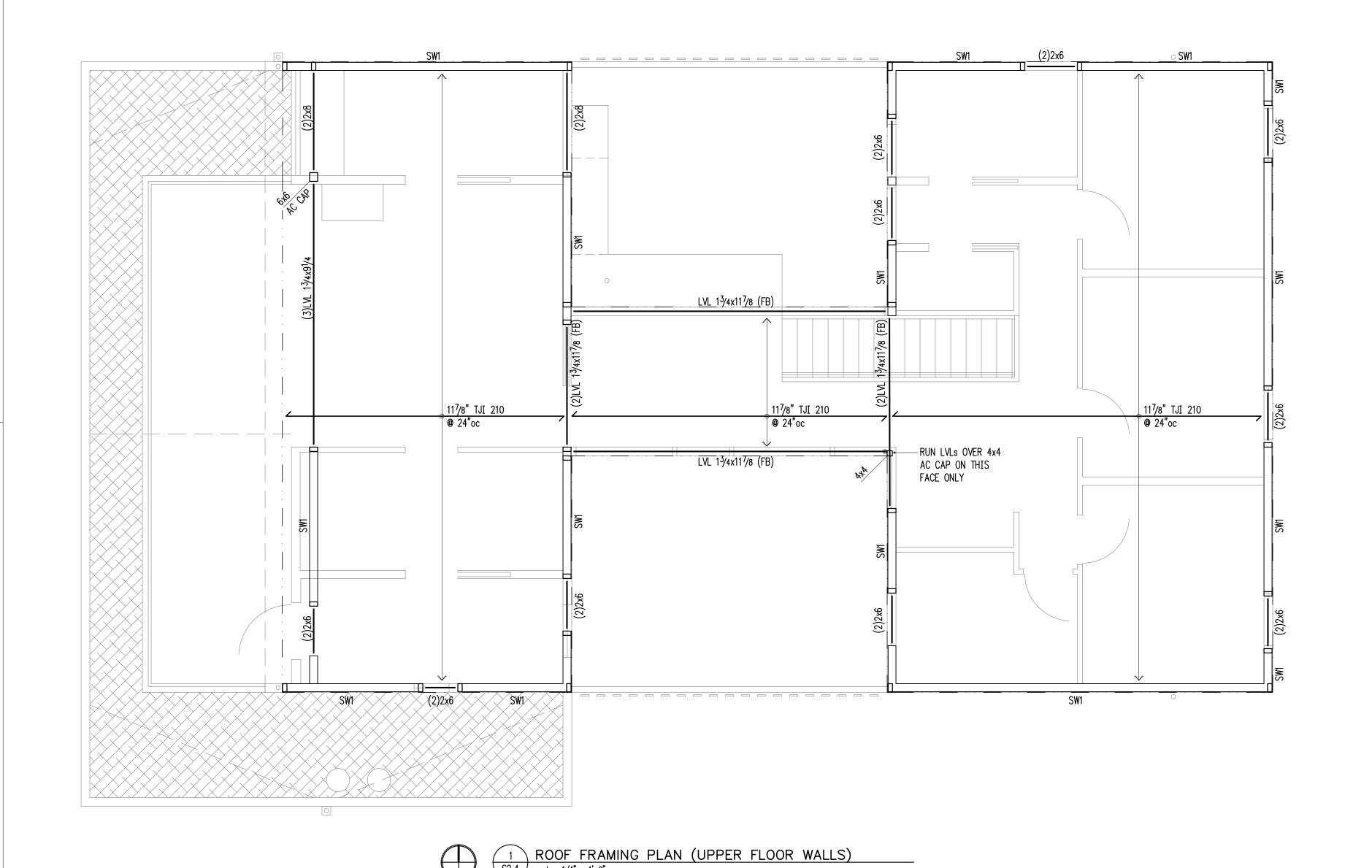
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S2.3
UPPER FLOOR
FRAMING PLAN



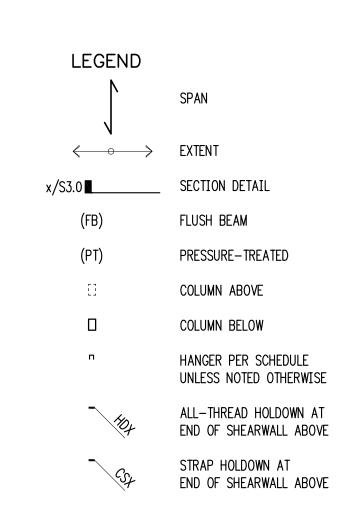






- 1. SW__ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S3.2. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
- 2. REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
- 3. COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S3.2.
- 4. AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S3.2.

HANGER SCHEDULE						
MEMBER (FLAT ONLY)	HANGER	FACE NAILING	MEMBER FASTENERS	WEB STIFF REQUIRED		
2x8	LU28	8-10d x 1 ¹ / ₂	6-10d x 1 ¹ / ₂	_		
LVL 1 ³ /4x9 ¹ /2	HUS1.81/10	30-10d x 1 ¹ / ₂	10-10d	_		
LVL 1 ³ /4x11 ⁷ /8	HUS1.81/10	30-10d x 1 ¹ / ₂	10-10d	_		
LVL 1 ³ /4x14	HUS1.81/10	30-10d x 1 ¹ / ₂	10-10d	_		
(2)LVL 1 ³ /4x14	U414	16-0.162 x 3 ¹ / ₂	6-0.148 x 3	YES		
9 ¹ /2" TJI 110	IUS1.81/9.5	8-10dx1.5	2-STRONG GRIP	_		
11 ⁷ /8" TJI 210	IUS2.06/11.88	10-10dx1.5	2-STRONG GRIP	_		
14" TJI 110	IUS1.81/14	12-10dx1.5	2-STRONG GRIP	_		
14" TJI 360	IUS2.37/14	12-10dx1.5	2-STRONG GRIP	_		
14" TJI 560	MIU3.56/14	22-10dx1.5	2-10dx1.5	YES		
4x16	CJT5Z	10- ¹ / ₄ "x3" SDS	(5) ½" x 2¾" LONG JOIST PINS	-		

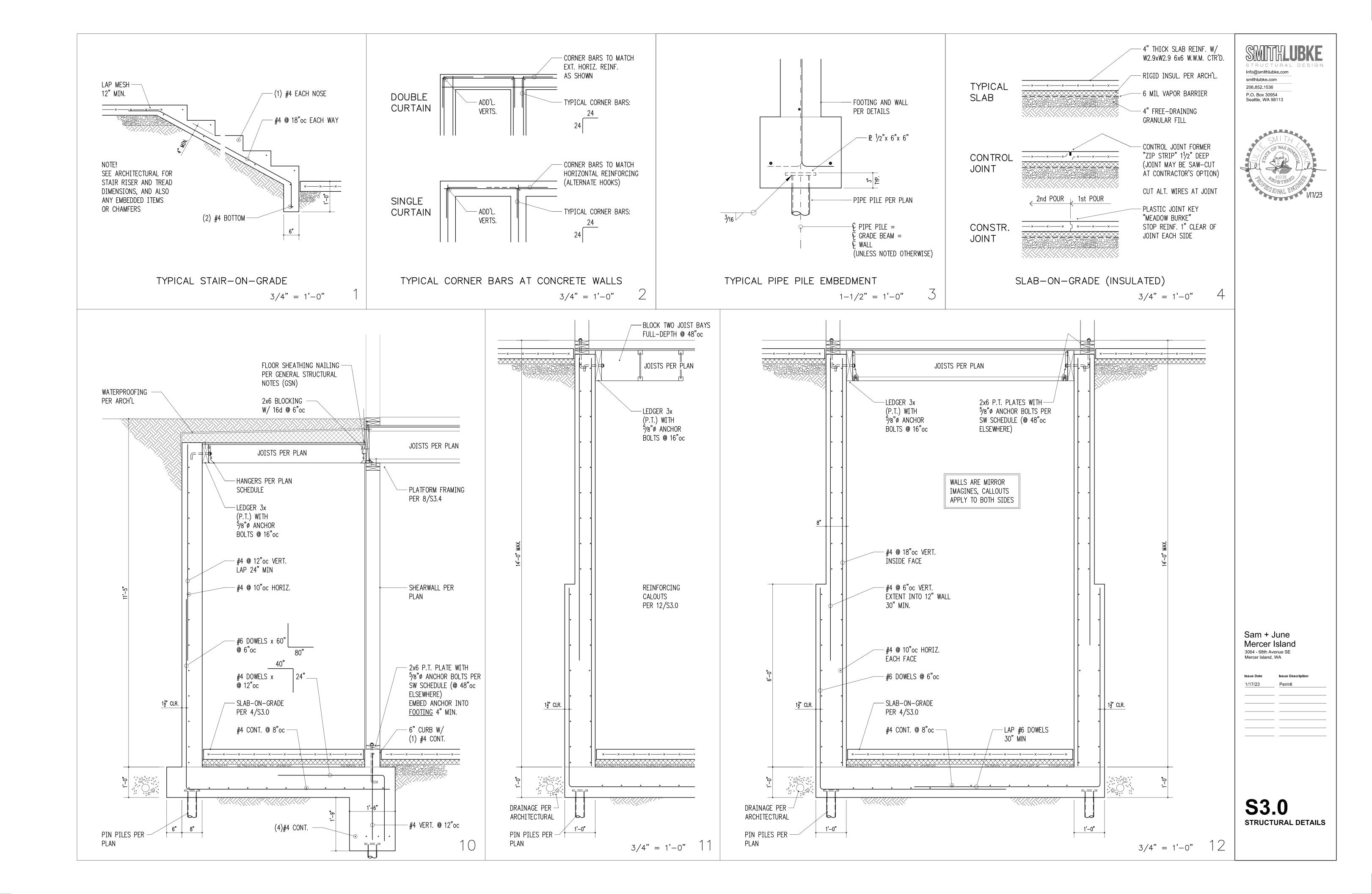


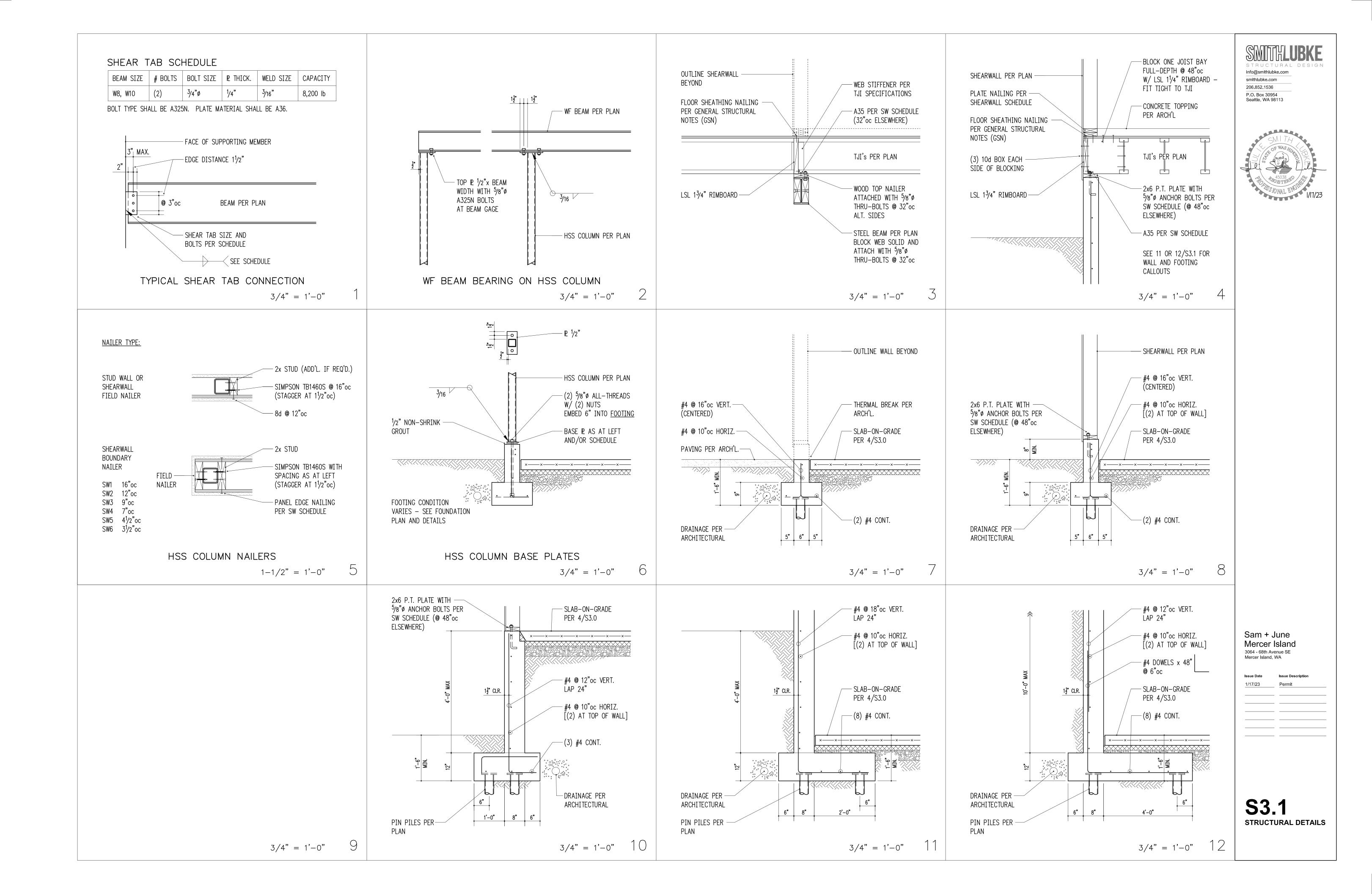
STRUCTURAL DESIGN info@smithlubke.com
smithlubke.com
206.852.1536
P.O. Box 30954
Seattle, WA 98113



Sam + June Mercer Island 3064 - 68th Avenue SE Mercer Island, WA

S2.4
ROOF
FRAMING PLAN





STRAP SCHEDULE | END LENGTH | NAILS NAIL SPACING 1³/4" CMST12 44" (98) 10d x 3" (76) 10d x 3" 1³/4" CMST14 34" CMSTC16 | 25" $(58) 12d \times 3^{1/4}$ $1^{1/2}$ 19**"** (36) 8d x $2^{1/2}$ " 2¹/16" CS14 14" (26) 8d x $2\frac{1}{2}$ " CS16 2¹/16" (16) 8d x $2^{1/2}$ $2^{1/16}$ " CS20

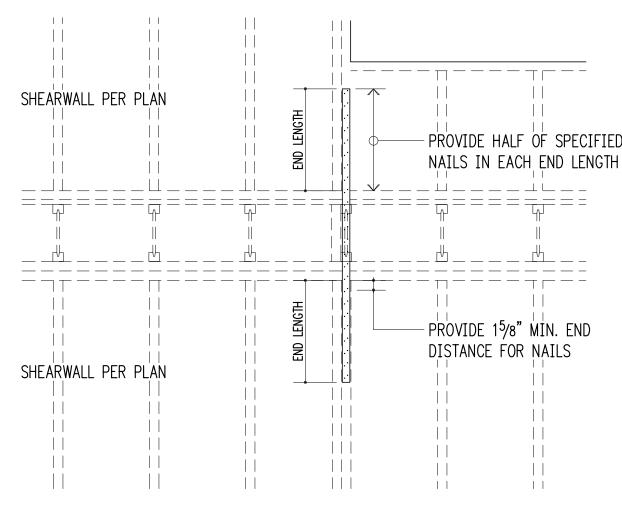
1. 10d AND 12d DIAMETER = 0.148"; 8d DIAMETER = 0.131".

(12) 0.148" x $2^{1}/2$ " $1^{13}/16$ "

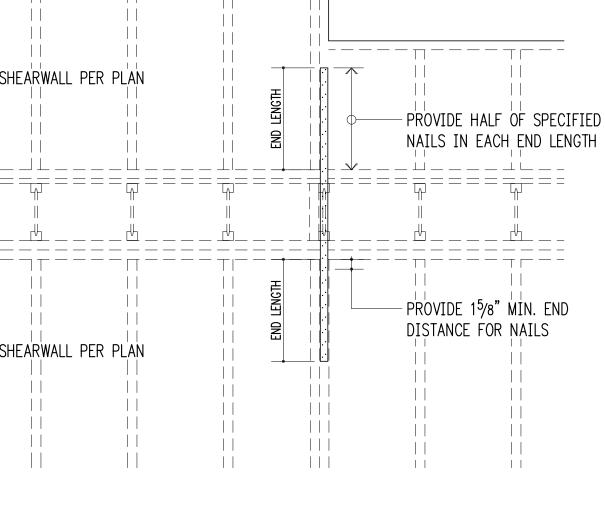
3/4" = 1'-0"

2. USE HALF OF THE REQUIRED NAILS IN EACH MEMBER BEING CONNECTED (i.e. IN EACH END LENGTH).

CSHP20 8"



TYPICAL STRAP HOLDOWN AT FLOOR



3/4" = 1'-0"

3/4" = 1'-0"

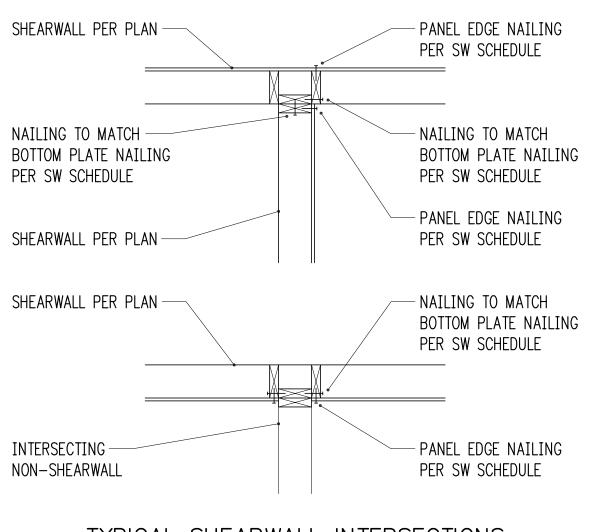
SHEARWALL SCHEDULE

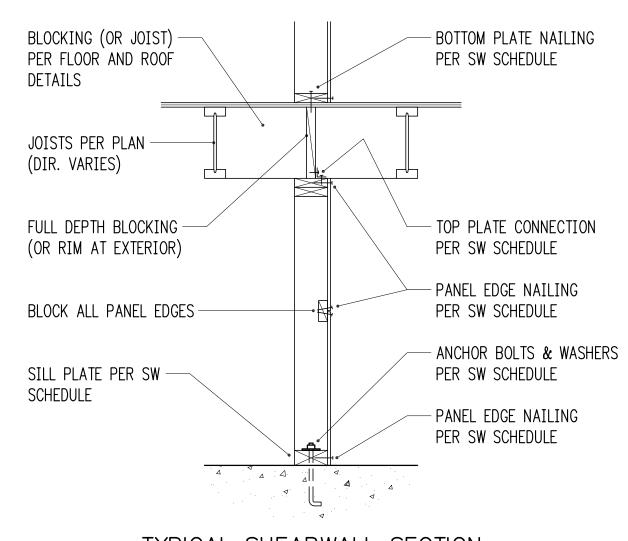
MARK	SHEATHING ¹	STUDS AT PANEL EDGE ABUTTING NAILING 3,4		RIM JOIST OR BLOCKING TO TOP PLATE		BOTTOM PLATE ATTACHMENT		
		ABUTTING PANEL EDGES ²		SOLID RIM	TJI RIM	BOTTOM PLATE TO RIM JOIST BELOW ⁴	ANCHOR BOLT TO CONCRETE ⁵	SILL PLATE AT FOUND.
SW1	15/32" CDX PLYWOOD	2x	8d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	16d @ 6"oc	⁵ /8"ø @ 48"oc	2x
SW2	15/32" CDX PLYWOOD	2x	8d @ 4"oc	A35 @ 15"oc	16d @ 4"oc	16d @ 4"oc	⁵ /8"ø @ 32"oc	2x
SW3	15/32" CDX PLYWOOD	3x	8d @ 2"oc	A35 @ 9"oc	N/A - USE SOLID RIM	16d @ 2"oc	⁵ /8"ø @ 12"oc	2x
SW4	15/32" CDX PLYWOOD BOTH SIDES	3x	8d @ 2"oc	A35 @ 4 ¹ /2"oc	N/A - USE SOLID RIM	(2) ROWS 16d @ 2"oc	5∕8"ø @ 12"oc	3x

- 1. WALL SHEATHING SHALL CONSIST OF APA RATED PLYWOOD WITH SPAN RATING 24/O. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF PANELS. 7/16" APA RATED SHEATHING (OSB) MAY BE USED IN PLACE OF 15/32" CDX.
- 2. STUDS AT ABUTTING PANEL EDGES MAY CONSIST OF (2)2x STUDS IN PLACE OF 3x STUDS NAIL (2)2x STUDS TOGETHER WITH BOTTOM PLATE ATTACHMENT NAILING.
- 3. BLOCK ALL PANEL EDGES W/ 2x4 FLAT, ATTACH W/ PANEL EDGE NAILING. TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS. END STUDS SHALL RECEIVE PANEL EDGE NAILING. INTERMEDIATE STUDS SHALL BE 2x STUDS. NAIL SHEATHING TO INTERMEDIATE FRAMING MEMBERS WITH 8d @ 12"oc.

TYPICAL DOUBLE TOP PLATE

- 4. 8d NAILS SHALL BE 0.131" DIAMETER x $2\frac{1}{2}$ " (COMMON). 16d NAILS SHALL BE 0.135" DIAMETER x $3\frac{1}{2}$ " (BOX).
- 5. ANCHORS TO CONCRETE SHALL CONSIST OF CAST—IN—PLACE ANCHOR BOLTS, EXPANSION BOLTS, EPOXY GROUTED ALL—THREADS, OR TITEN HD HEAVY DUTY SCREW ANCHORS. CAST-IN-PLACE ANCHOR BOLTS HAVE A 7" EMBED AND SHALL BE J-BOLTS OR SHALL HAVE A HEX NUT AT THE BOTTOM END. EXPANSION BOLTS SHALL HAVE 5" EMBED AND SHALL NOT BE USED AT STEM WALL LOCATIONS WITH EDGE DISTANCE LESS THAN 5" (INSTEAD, USE EPOXY GROUTED ALL-THREADS OR TITEN HD ANCHORS). EPOXY GROUTED ANCHORS SHALL HAVE 5" EMBED AND 2½" MIN. EDGE DISTANCE. TITEN HD ANCHORS SHALL HAVE 3½" EMBED AND 1¾" MIN. EDGE DISTANCE. AT ALL ANCHOR BOLTS, PROVIDE STEEL PLATE WASHERS THAT ARE A MINIMUM OF 0.229" (3 GAUGE) x 3"x 3" (SIMPSON BP5/8-3 OR SIMILAR). STEEL PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF PYLWOOD SHEATHING.





3/4" = 1'-0"	5	
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TYPICAL SHEARWALL INTERSECTIONS

TYPICAL SHEARWALL SECTION

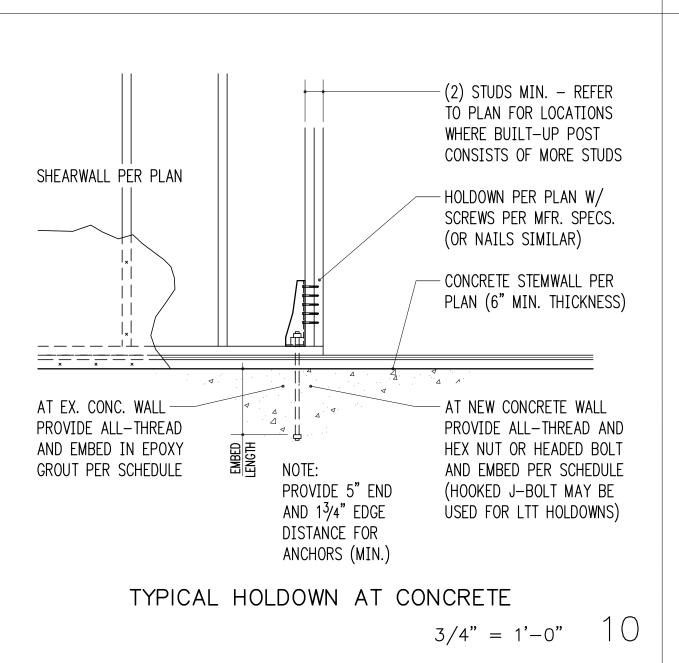
3/4" = 1'-0"

3/4" = 1'-0" 12

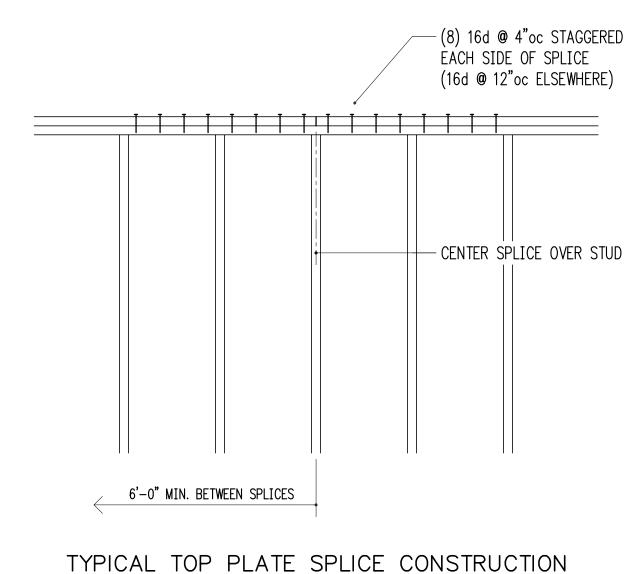
HOLDOWN SCHEDULE

MARK	FASTENERS TO STUDS 1	ANCHOR EMBEDMENT LENGTH		
		DIA. ²	EPOXY ³	CAST-IN ⁴
DTT2Z	(8) ¹ / ₄ "ø x 2 ¹ / ₂ " SCREWS	5/8"	7"	7"
HDU5	(14) ¹ /4"ø x 2 ¹ /2" SCREWS	5/8"	_	37"

- 1. 10d AND 12d DIAMETER = 0.148"; 16d DIAMETER = 0.162". SCREWS SHALL BE SIMPSON "SDS" TYPE SCREWS, INSTALL PER SIMPSON RECOMMENDATIONS.
- 2. PROVIDE A36 OR A307 ALL-THREAD AT EPOXY AND CAST-IN ANCHORS.
- 3. PROVIDE SIMPSON "SET-XP" EPOXY PER GENERAL STRUCTURAL NOTES. SPECIAL INSPECTION IS REQUIRED.
- 4. AT CAST-IN ANCHORS PROVIDE HEAVY HEX NUT AT BOTTOM OF ALL-THREAD.



-BEAM OR HEADER PER PLAN - MULTI-STUD PER PLAN WITH NAILING PER GEN. NOTES TYPICAL MULTIPLE-STUD POST CONSTRUCTION 3/4" = 1'-0" 11



S3.2

Mercer Island 3064 - 68th Avenue SE Mercer Island, WA

Sam + June

Issue Date	Issue Description
1/17/23	Permit

STRUCTURAL DESIGN

BRAD

info@smithlubke.com

smithlubke.com 206.852.1536

P.O. Box 30954 Seattle, WA 98113

STRUCTURAL DETAILS

