

ZONING ANALYSIS

PROPERTY INFO
 PLAN 2204 SITE PLAN
 ADDRESS: 4701 88TH AVE SE, MERCER ISLAND, WA 98040
 PARCEL # 215100-0060
 ZONE: R-35

SETBACKS:
 FRONT: 30'
 SIDES: 5'/10'
 REAR: 25'

GROSS FLOOR AREA MAX: 40%
 1224 X 40% = 489.6 MAX. GFA

STRUCTURE IMPERVIOUS
 EXIST. MAIN RESIDENCE: 1499 SQFT
 PROPOSED ADDITION: 55 SQFT
 EXIST. DECK: 593 SQFT
 EXIST. CYRD PORCH: 95 SQFT
 SUBTOTAL: 2240 SQFT

WITH OVERHANG: 1793 SQFT

HARDSURFACE IMPERVIOUS:
 HARDSURFACE: 666 SQFT
 SUBTOTAL: 666 SQFT

SUBTOTALS:
 TOTAL IMPERVIOUS: 2906 SQFT
 TOTAL LOT AREA: 1224 SQFT
 BUILDING IMPERVY %: 18.9%
 TOTAL IMPERVY %: 23.2%

LEGAL DESCRIPTION:
 GILBERT ADD
 Plot Block:
 Plot Lot: 6

LOT SLOPE CALCULATIONS

HIGHEST ELEVATION POINT OF LOT: 335 FT
 LOWEST ELEVATION POINT OF LOT: 285 FT
 ELEVATION DIFFERENCE: 50 FT
 HORIZONTAL DISTANCE: 140 FT
 LOT SLOPE: 35.7%

LEGEND

- ◆ PROPERTY CORNER
- WATER
- SEWER
- SETBACK
- PROPERTY LINE
- EXISTING CONTOURS
- EROSION CONTROL FENCING
- ▨ PROPOSED ADDITION
- ▩ EXISTING HARD SURFACE

SITE PLAN KEY NOTES:

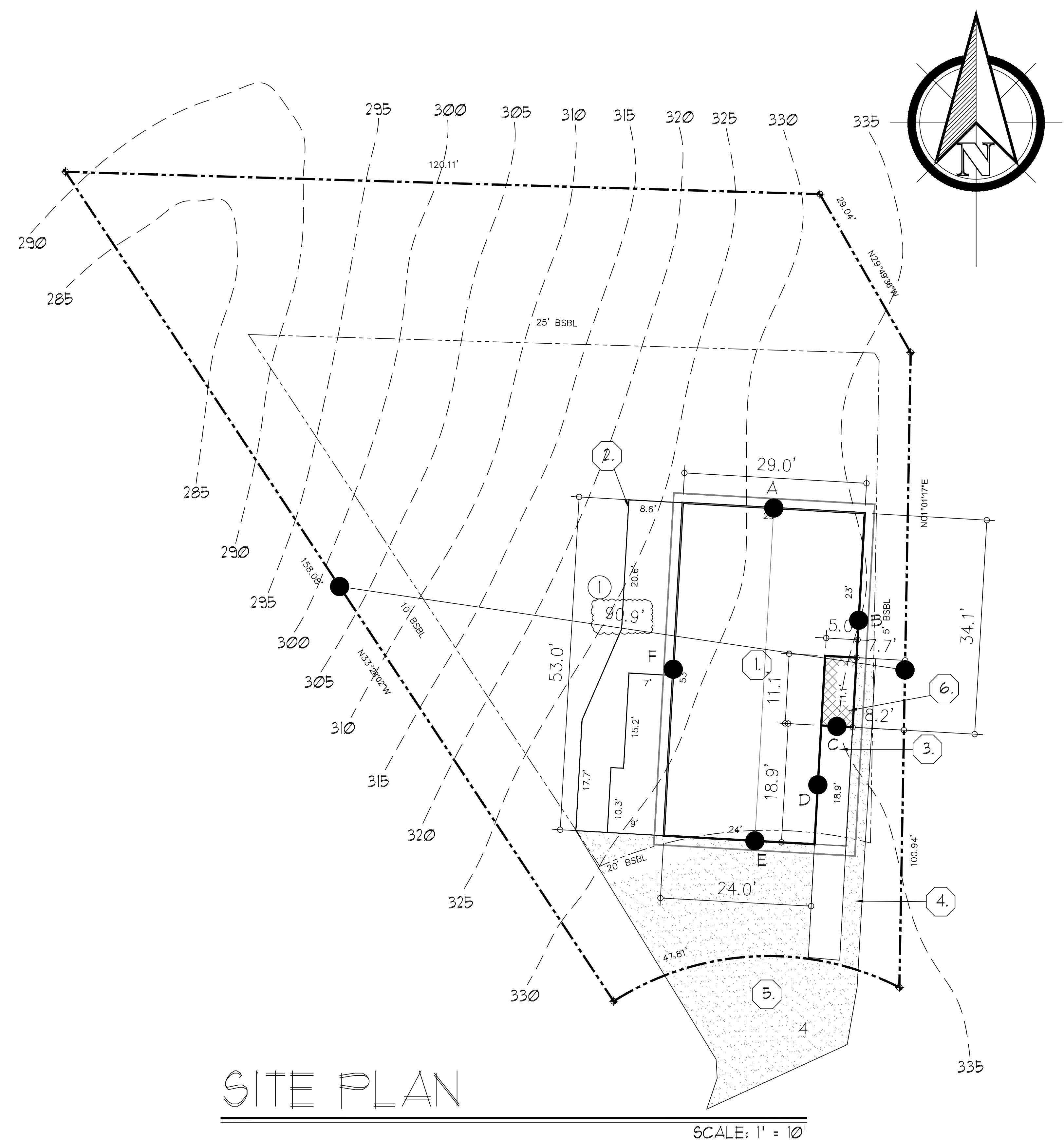
- ① EXISTING RESIDENCE
- ② EXISTING DECK
- ③ EXISTING CYRD PORCH
- ④ EXISTING WALKWAY
- ⑤ EXISTING DRIVEWAY
- ⑥ PROPOSED ADDITION 2

AVERAGE BUILDING ELEVATION

MIDPOINT ELEVATION	WALL SEGMENT LENGTH	TOTAL
A+ 3312'	A+ 29'	A+ 9604.8
B+ 335	B+ 34'	B+ 11520
C+ 334.8	C+ 5'	C+ 1674
D+ 334.4	D+ 18.9'	D+ 6320.2
E+ 322.6	E+ 24'	E+ 7742.4
F+ 328.6	F+ 53'	F+ 1745.8
	SUBTOTAL = 163.9	SUBTOTAL = 48847.2

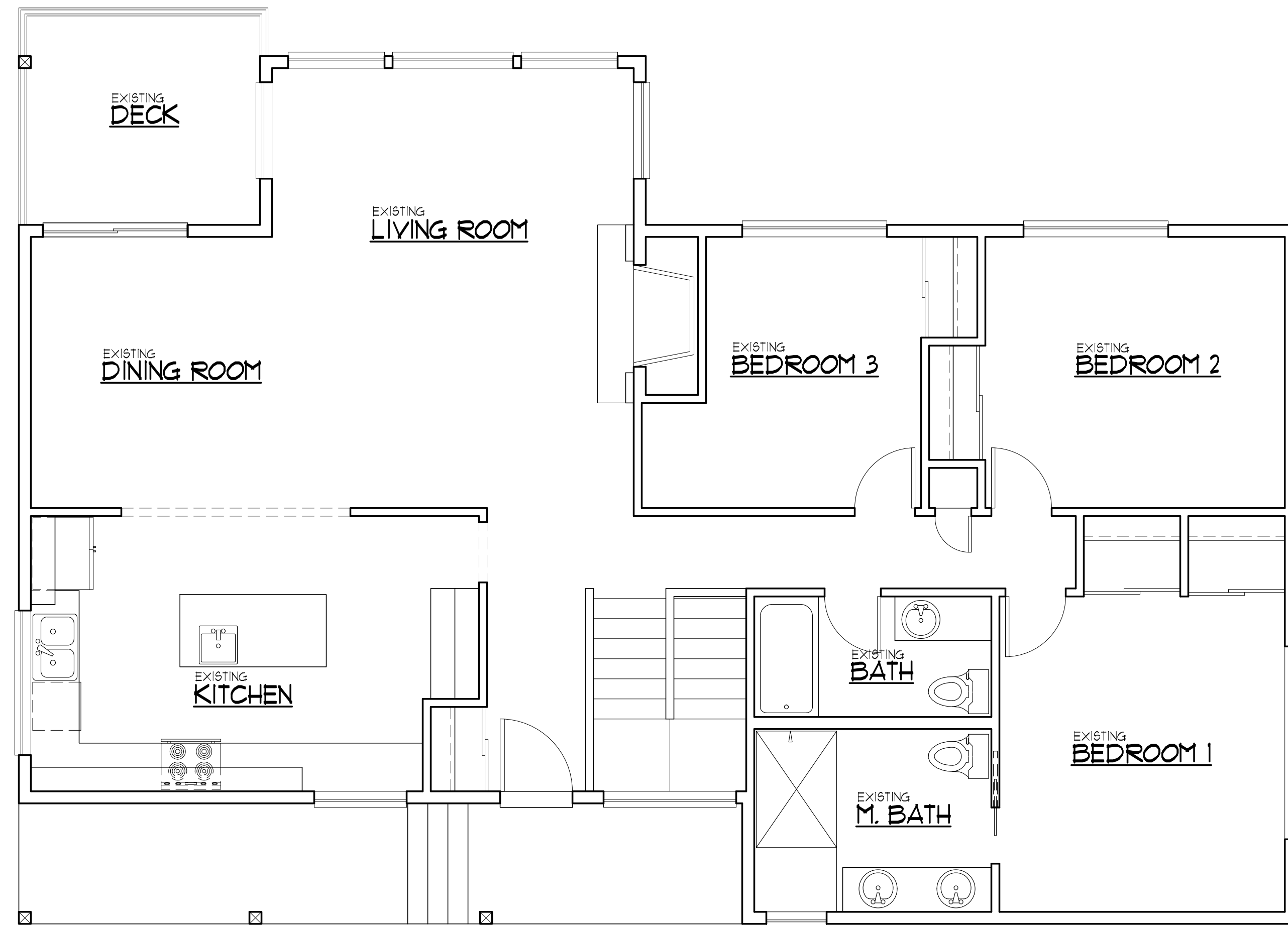
541412/163.9 = 3304 ABE

THIS PLOT PLAN IS PREPARED TO SHOW THE DIMENSIONAL RELATIONSHIP FROM BUILDING FOUNDATION TO PROPERTY LINE. IT IS NOT A SURVEY. IT IS BASED OFF ONLINE JURISDICTION COUNTY MAPS AND SITE OBSERVATION. ALL CONSTRUCTION SHALL BE CONSISTENT WITH CITY STANDARDS. CONTRACTOR SHALL VERIFY WITH CITY ON APPROVED IMPROVEMENTS PLANS + BETTER PRACTICE MANAGEMENT PRACTICES



SITE PLAN

SCALE: 1" = 10'

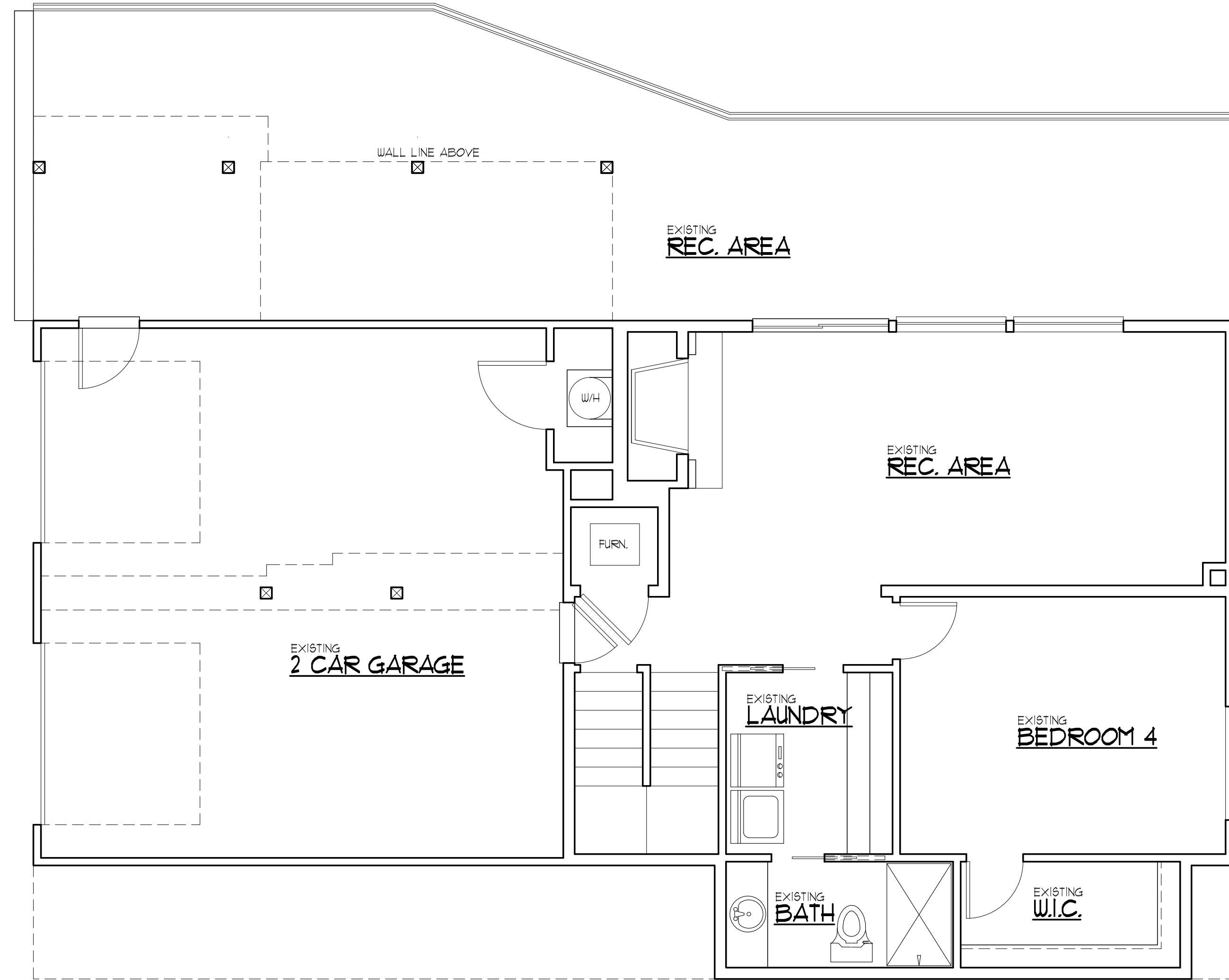


MAIN FLOOR PLAN

© 2022 RECTOR RESIDENTIAL DESIGN, LLC

EXISTING

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



LOWER FLOOR PLAN

© 2022 RECTOR RESIDENTIAL DESIGN, LLC

EXISTING

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

EXISTING FLOOR PLAN

REMODEL AND ADDITION TO
 THE WRIGHT/HIGASHIJIMA RESIDENCE
 4701 88TH AVE SE
 MERCER ISLAND, WA 98040

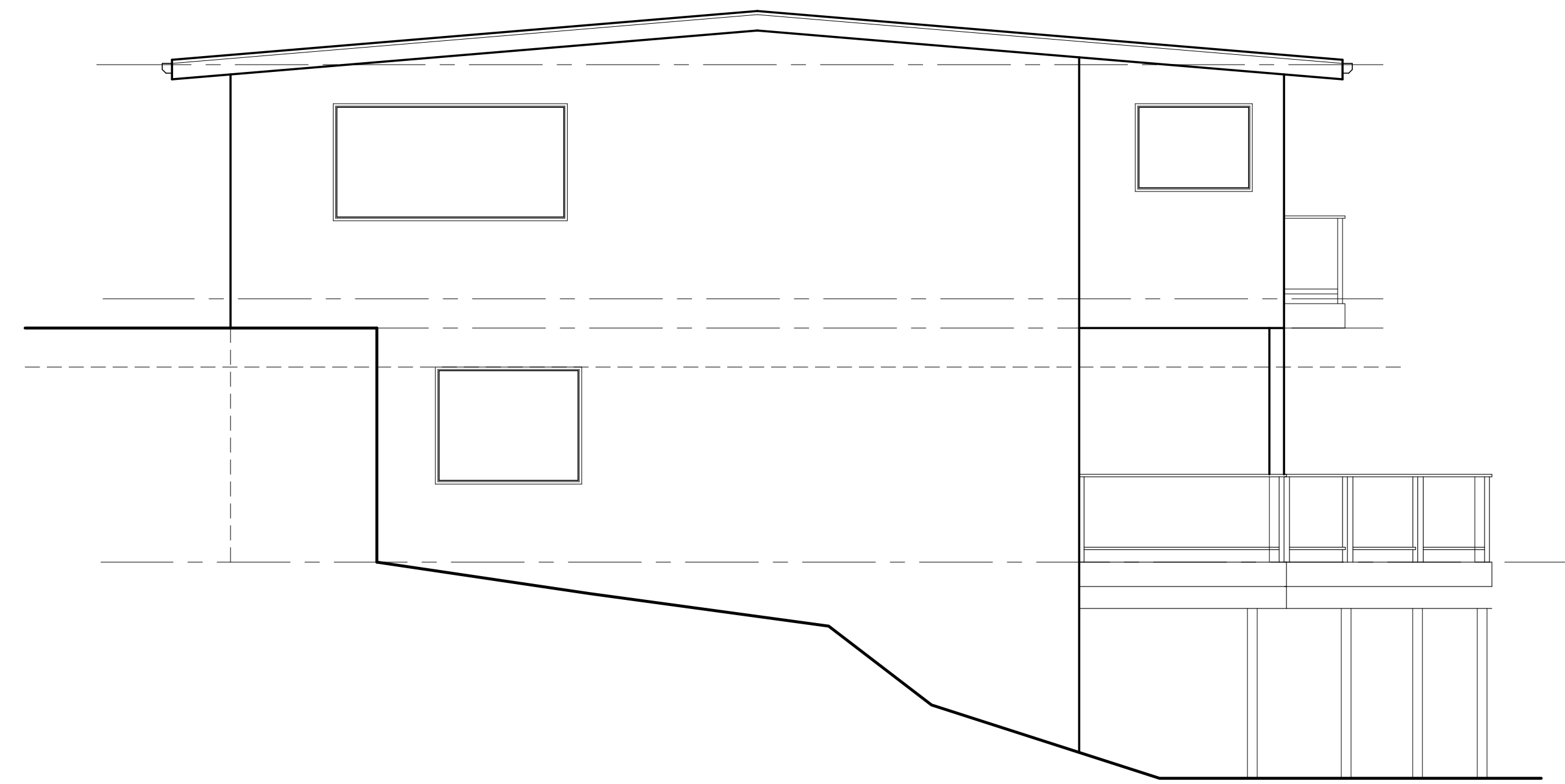
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REVISIONS

INT.	DATE	REV.
FR	5/25/23	CREDITS
FR	5/25/23	COMMENTS
DESIGNER:		
DRAFTER:		
DATE:	10/10/23	
PROJECT NO:	22104	

SHEET NO:

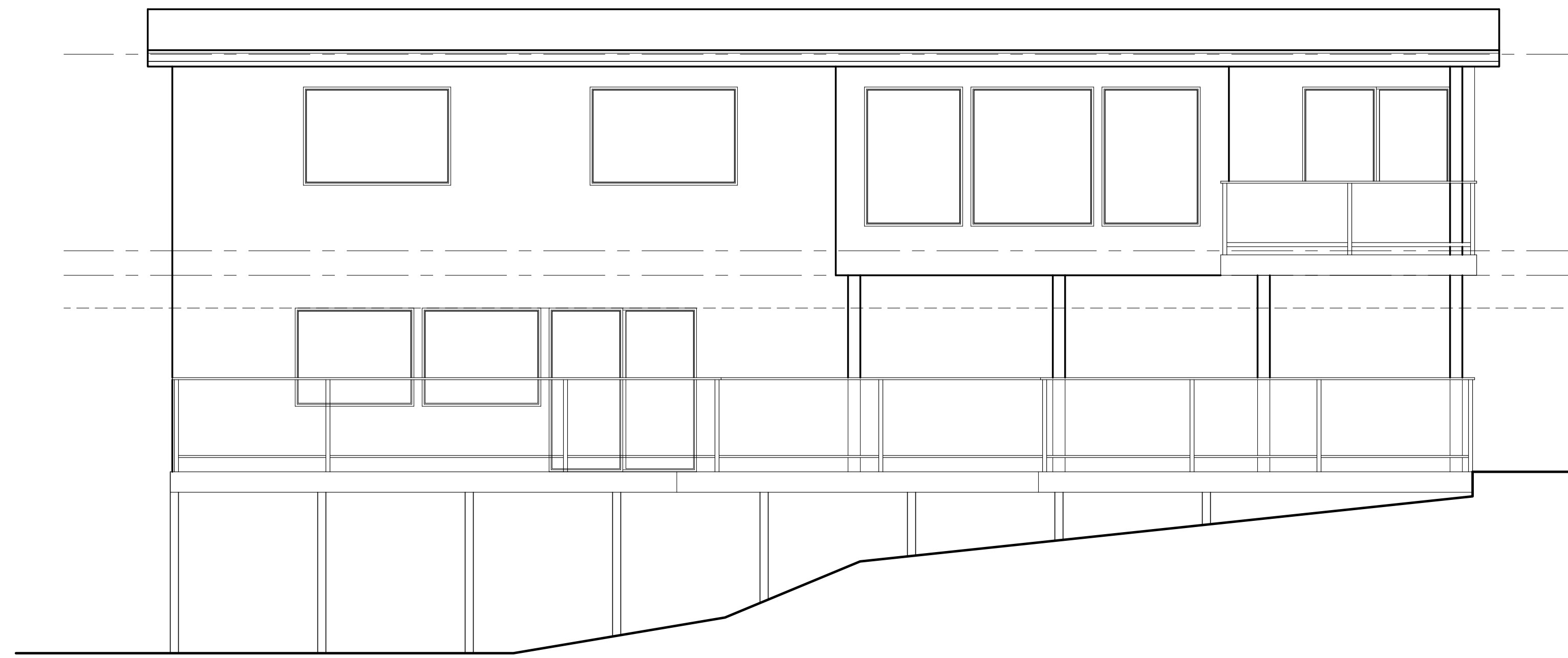
A3 / 6



REAR ELEVATION

EXISTING

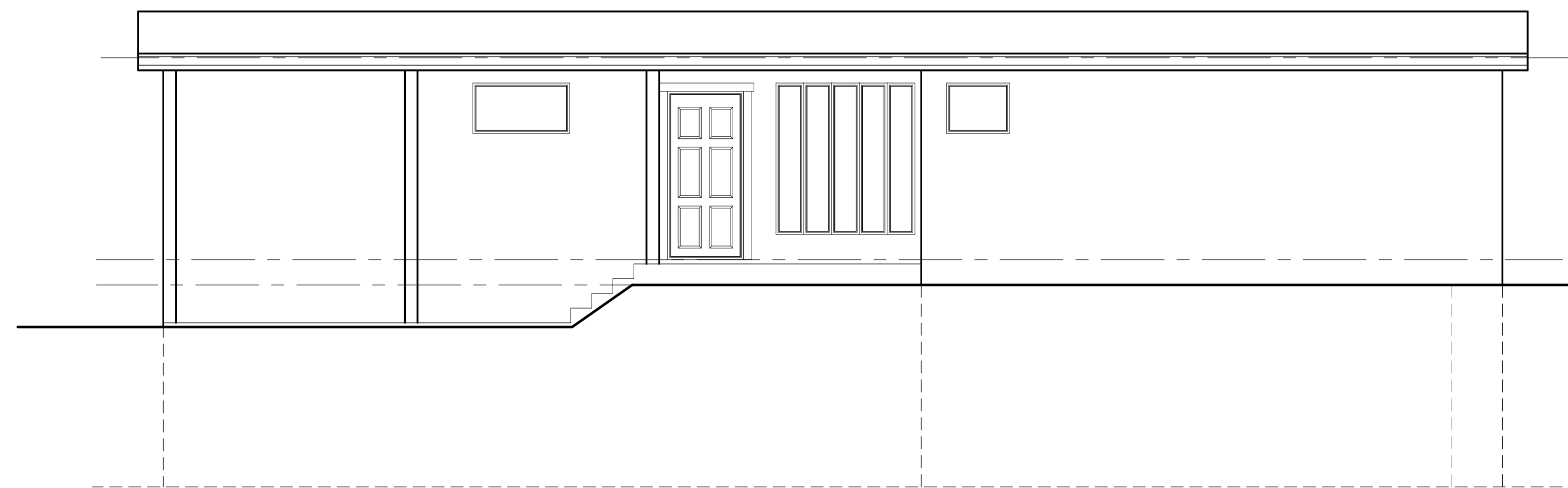
SCALE : 1/4" = 1'-0"



LEFT ELEVATION

EXISTING

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



RIGHT ELEVATION

EXISTING

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



FRONT ELEVATION

EXISTING

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

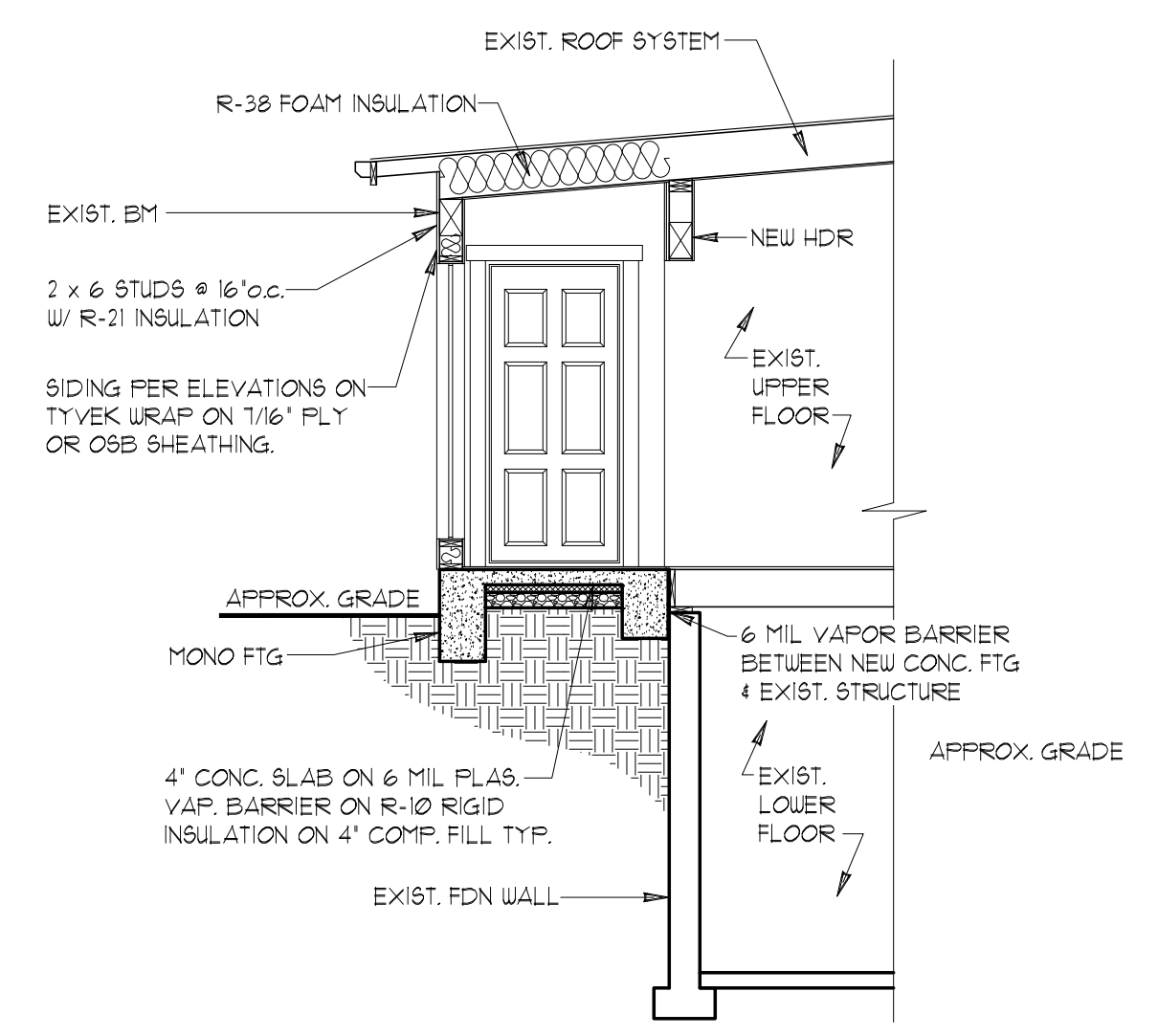
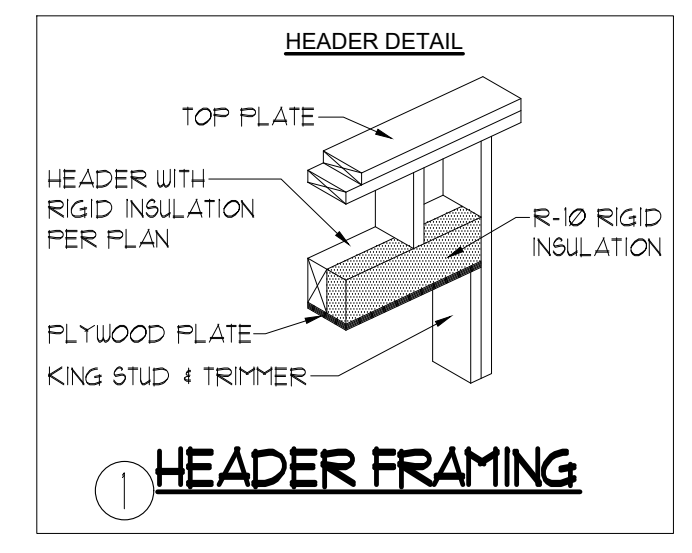
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 DRAFTER: 0
 DATE: 10/10/23
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SECTION B

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

TYPICAL ROOF CONSTRUCTION

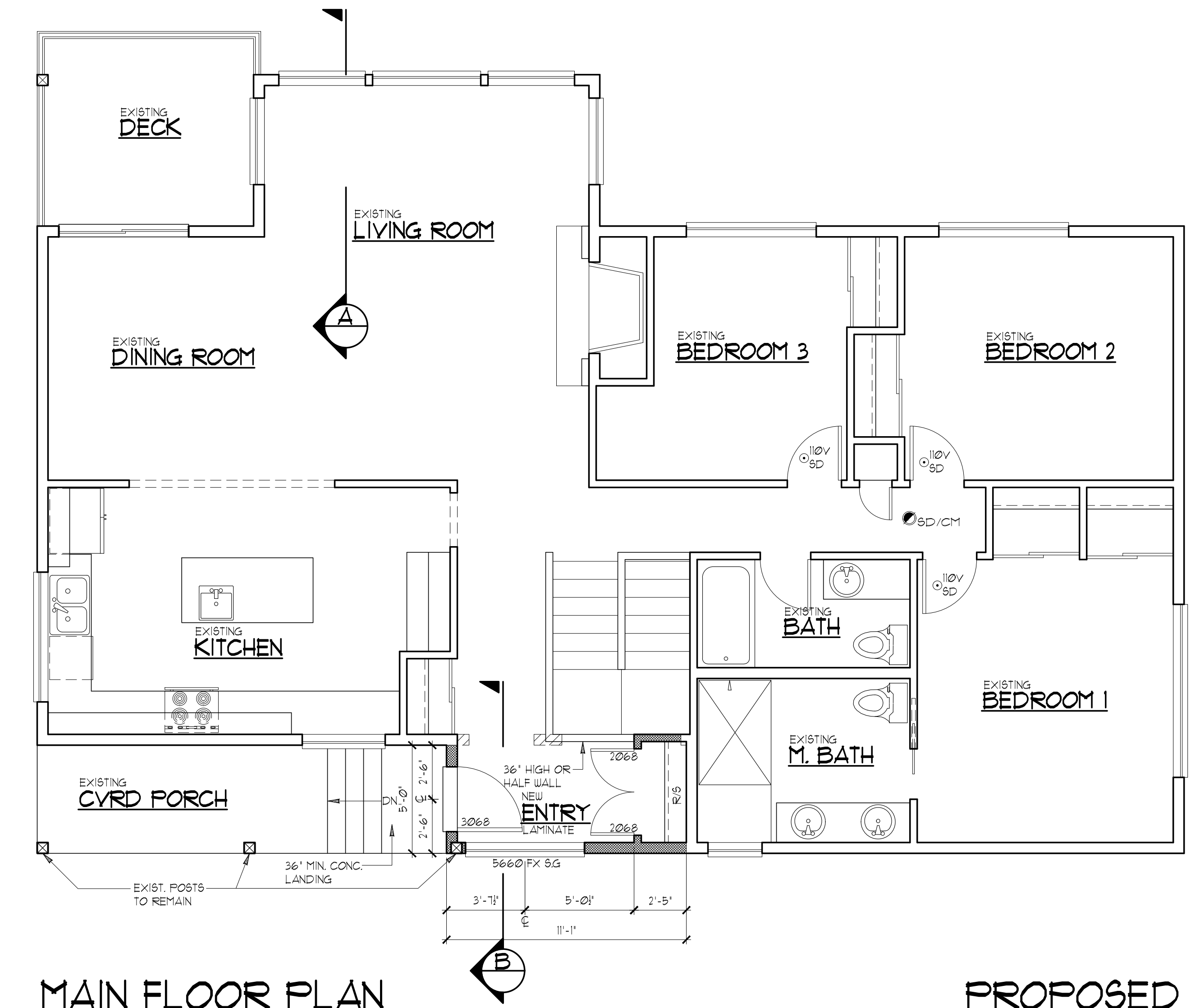
- R-38 FOAM INSULATION

TYPICAL WALL CONSTRUCTION

- SIDING AND/OR VENEER PER ELEVATION
- 1/16" PLY OR OSB SHTG. (UNO)
- TYVEK BUILDING WRAP OR EQ.
- 2x6 STUDS @ 16" O.C. EXTERIOR WALLS UNO. EXTERIOR WALL NOTCH 25%, BORING 40% 60% BORING IF DOUBLED & NOT MORE THAN TWO SUCCESSIVE STUDS.
- 2x4 STUDS @ 16" O.C., INTERIOR PARTITIONS (2x6 @ FLUMING WALLS)
- NON-BEARING WALL MAXIMUM NOTCH 40%, BORING 60% HOLES NO CLOSER THE 5/8 INCH TO FACE OF STUD
- R-21 INSULATION WITH VAPOR BARRIER
- 1/2" GWB, INTERIOR SHEATHING

TYPICAL FLOOR CONSTRUCTION

- 4" CONC. SLAB ON 6 MIL FLAS. VAP. BARRIER ON R-10 RIGID INSULATION ON 4" COMP. FILL TYP.



MAIN FLOOR PLAN

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PROPOSED

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

ENERGY CREDIT 1.5 CREDITS

ENERGY CREDIT 5.4: -15 CREDIT

EFFICIENT WATER HEATING OPTION

WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING:
ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER 1 OF NEEA'S ADVANCED WATER HEATING SPECIFICATION, OR
FOR R-2 OCCUPANCY, ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER 1 OF NEEA'S ADVANCED WATER HEATING SPECIFICATION, SHALL SUPPLY DOMESTIC HOT WATER TO ALL UNITS. IF ONE WATER HEATER IS SERVING MORE THAN ONE DWELLING UNIT, ALL HOT WATER SUPPLY AND RECIRCULATION PIPING SHALL BE INSULATED WITH R-8 MINIMUM PIPE INSULATION.

NOTE:
REFER TO STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND ENGINEERING PLAN WHICH CONTAIN DETAIL REFERENCES AND/OR INSTRUCTIONS PERTAINING TO EACH SHEAR WALL INDICATED IN THIS PLAN.

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

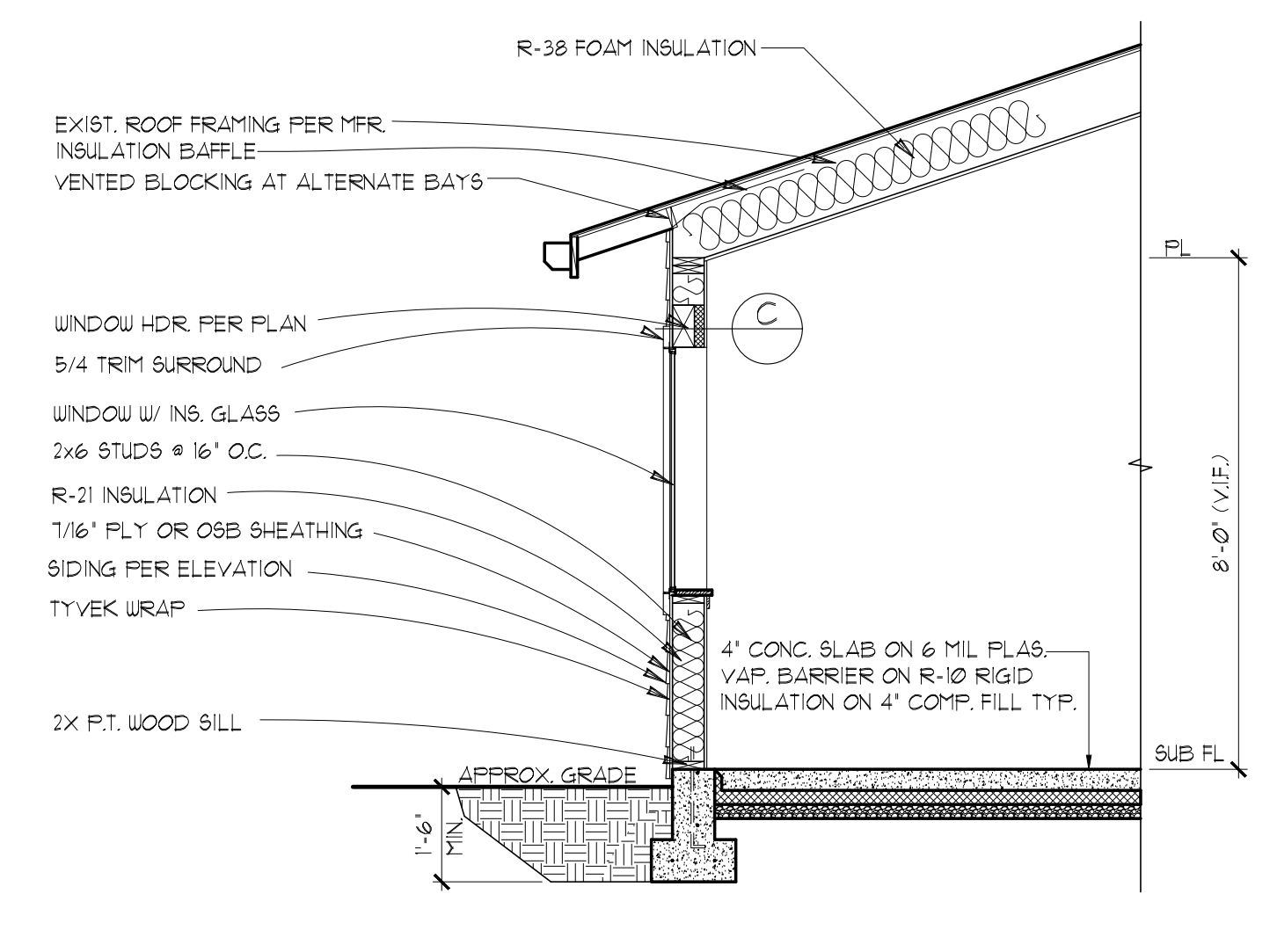
PLAN KEY

WALLS:

- NEW CONSTRUCTION
- EXISTING WALLS TO REMAIN
- EXISTING WALLS AND WINDOWS TO BE REMOVED AND OR MODIFIED

DOORS:

- NEW DOOR
- EXISTING DOOR
- EXISTING DOOR TO BE REMOVED AND OR MODIFIED



TYPICAL WALL SECTION

N.T.S.

SMOKE DETECTORS

08D INSTALL SMOKE DETECTORS PER CODE

110V INTERCONNECTED W/ BATTERY BACKUP INSTALLED ON EACH FLOOR, IN EACH SLEEPING AREA, AND OUTSIDE EACH SEPARATE SLEEPING AREA LISTED IN ACCORDANCE WITH UL 211 AND INSTALLED PER THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72

CARBON MONOXIDE

08D/CM INSTALL SMOKE DETECTOR/ CARBON MONOXIDE ALARM PER CODE

COMBINATION SMOKE ALARM & CARBON MONOXIDE ALARMS. SMOKE ALARM REQUIREMENTS AS LISTED ABOVE. INSTALLED ON EACH FLOOR, AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. CARBON MONOXIDE ALARMS LISTED AS COMPLYING WITH UL 2075 AND INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS

AREA SUMMARY

	EXISTING	PROPOSED	TOTAL
MAIN FLOOR:	1499 SF.	55 SF.	1554 SF.
LOWER FLOOR:	142 SF.	000 SF.	142 SF.
TOTAL:	2241 SF.	55 SF.	2296 SF.
GARAGE:	581 SF.	000 SF.	581 SF.
GRAND TOTAL:	2296 SF.	000 SF.	2296 SF.

GLAZING SUMMARY

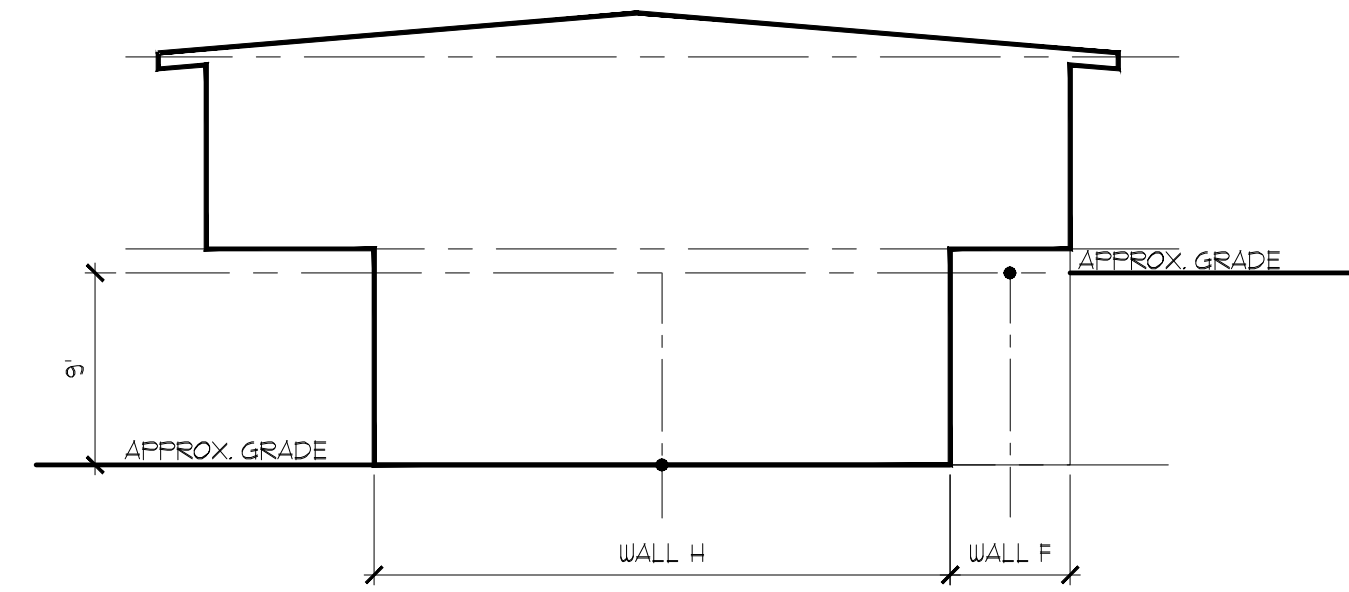
WINDOWS:	33 SF.
DOORS W/ MORE THAN 50% GLAZING:	20 SF.
SKYLIGHTS:	0 SF.
TOTAL:	53 SF.
GLAZING PERCENT:	2.3 % WDW SF / FIR SF. (%)

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REVISIONS

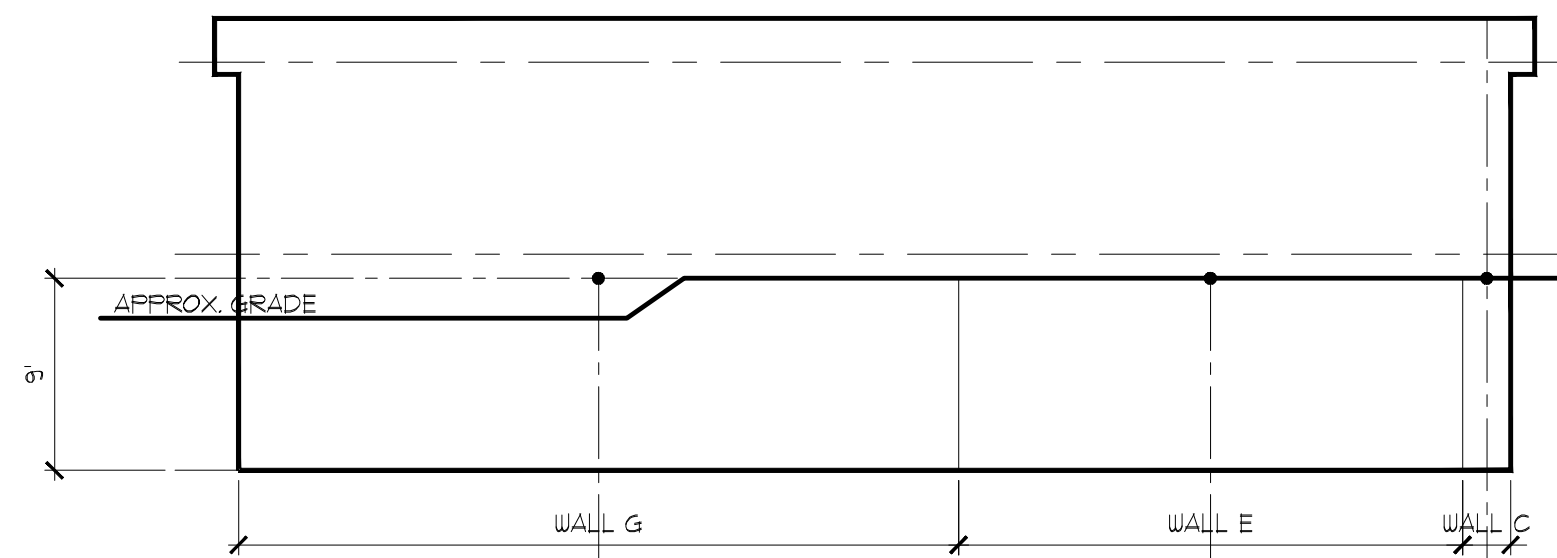
INT.	DATE	REV.
FR	5/25/23	CREDITS
FR	5/25/23	COMMENTS

DESIGNER: 0
DRAFTER: 0
DATE: 10/10/23
PROJECT NO: 22104



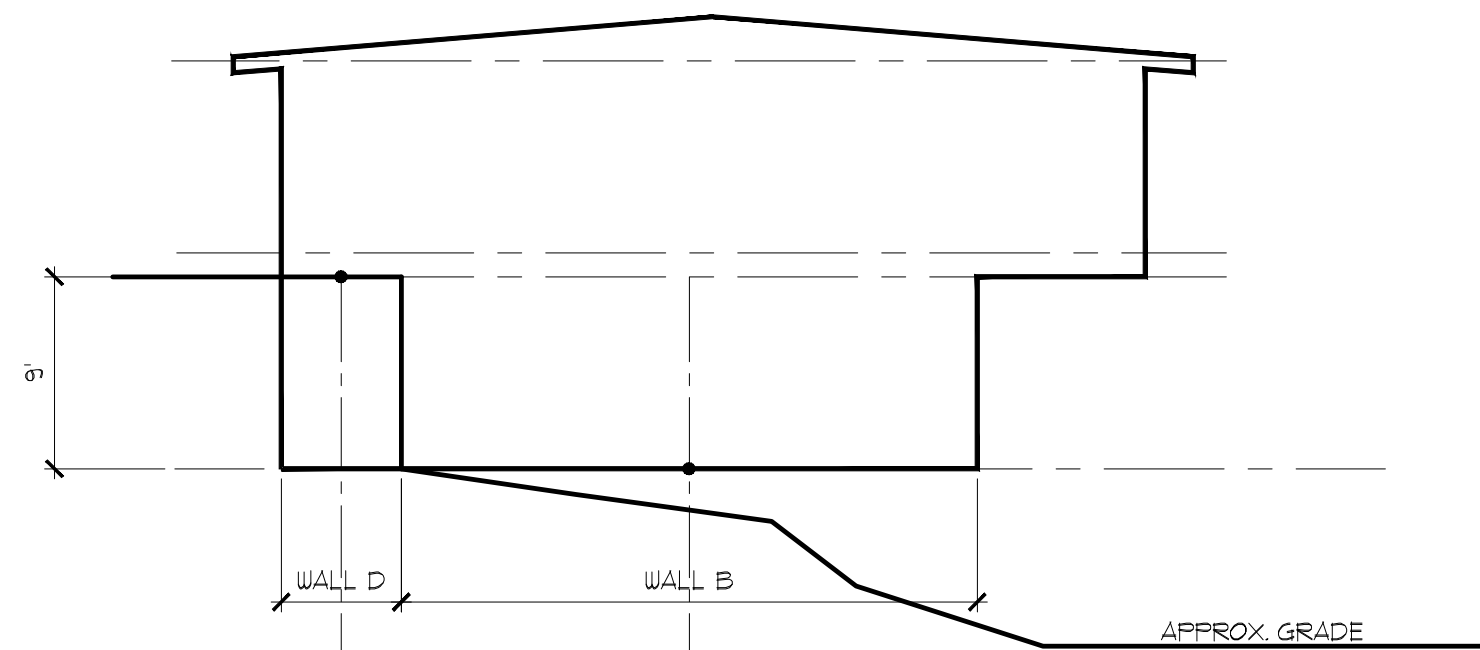
FRONT ELEVATION

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



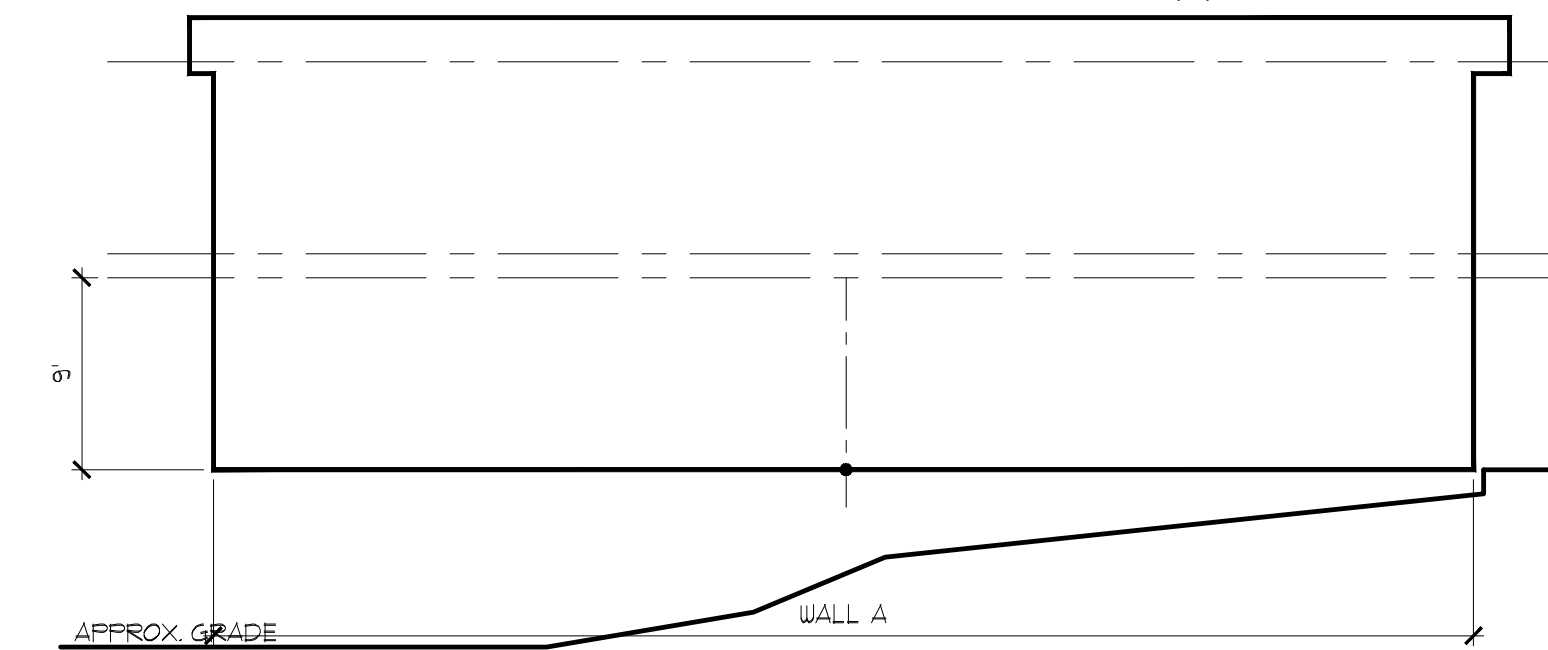
RIGHT ELEVATION

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



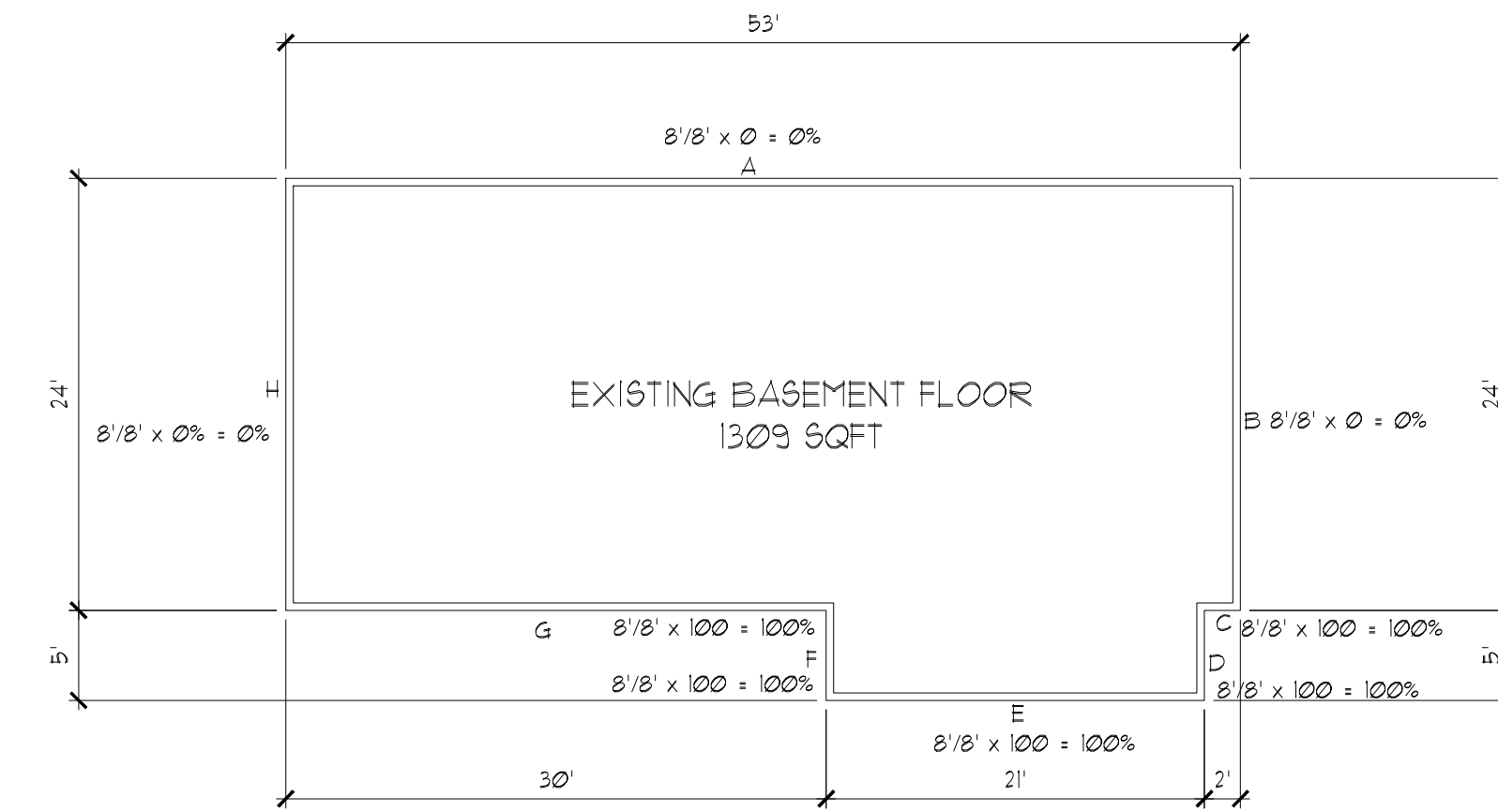
REAR ELEVATION

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



LEFT ELEVATION

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



BASEMENT FLOOR PLAN

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

WALL SEGMENT	LENGTH X	COVERAGE*	RESULT
A	53'	0%	0%
B	24'	0%	0%
C	2'	100%	2%
D	5'	100%	5%
E	21'	100%	21%
F	5'	100%	5%
G	30'	100%	30%
H	24'	0%	0%
TOTALS	164'	N/A	84%

1323 SQFT X 84% /164
 +611.63 EXCLUDED FROM THE GROSS FLOOR AREA

EXISTING BASEMENT FLOOR GFA: 1323' SQFT - 618' SQFT = 645' GFA
 EXISTING MAIN FLOOR GFA: 1411' GFA
 PROPOSED MAIN FLOOR GFA: 48' GFA
 SUBTOTAL GFA: 2104 /1124 = 188%
 1124 SQFT LOT SIZE X 40% = 449.6 MAX. GFA

①

GROSS FLOOR AREA

REMODEL AND ADDITION TO
 THE WRIGHT/HIGASHIJIMA RESIDENCE
 4101 88TH AVE SE
 MERCER ISLAND, WA 98040

RR DESIGN LLC
 RECTOR RESIDENTIAL DESIGN, LLC
 EMAIL: paul@rectordesign.com
 PHONE: (253) 332-6244

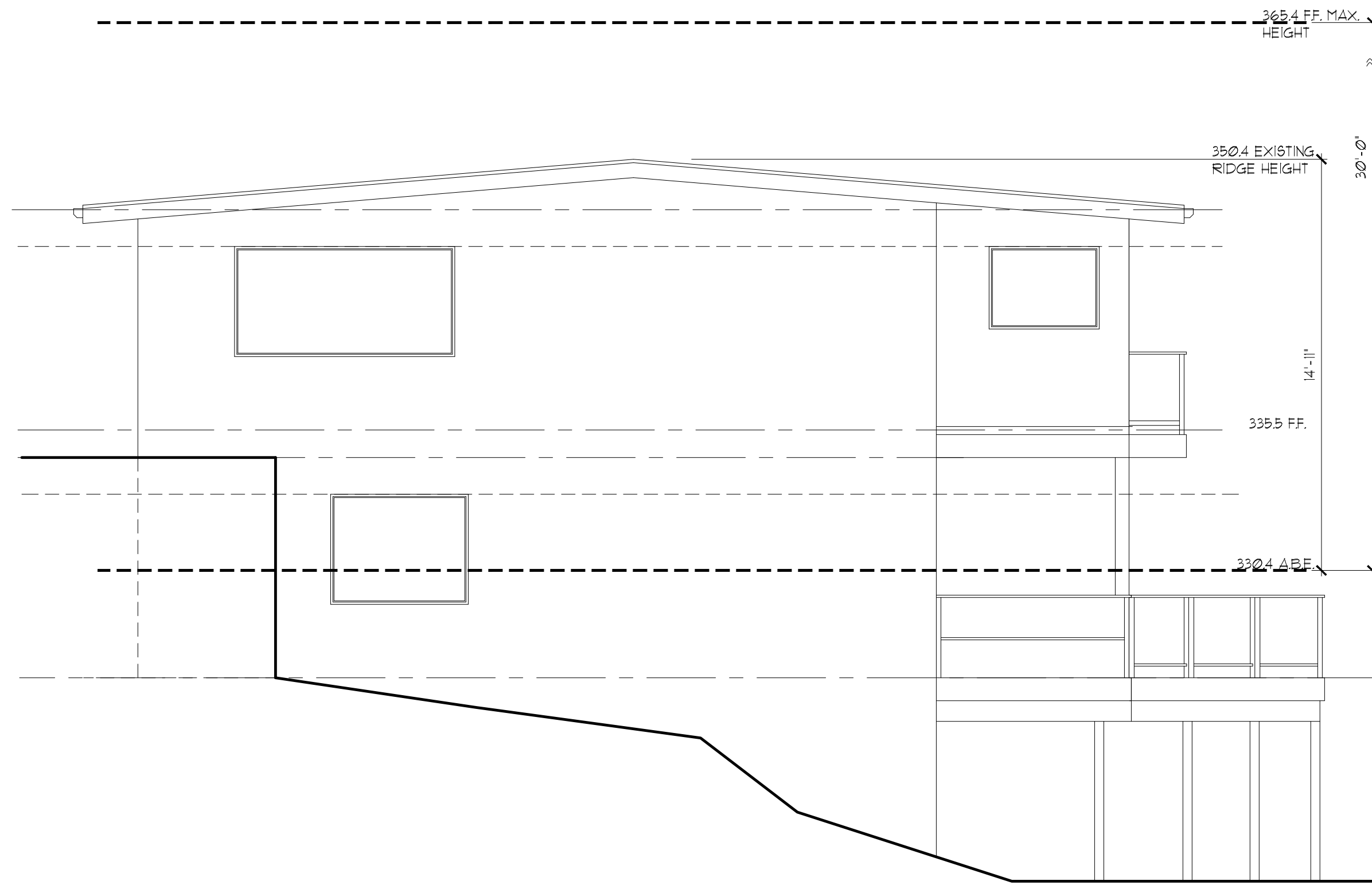
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FR	5/25/23	CREDITS
FR	5/25/23	COMMENTS
FR	11/19/23	COMMENTS

DESIGNER: 0
 DRAFTER: 0
 DATE: 11/19/23
 PROJECT NO: 22104

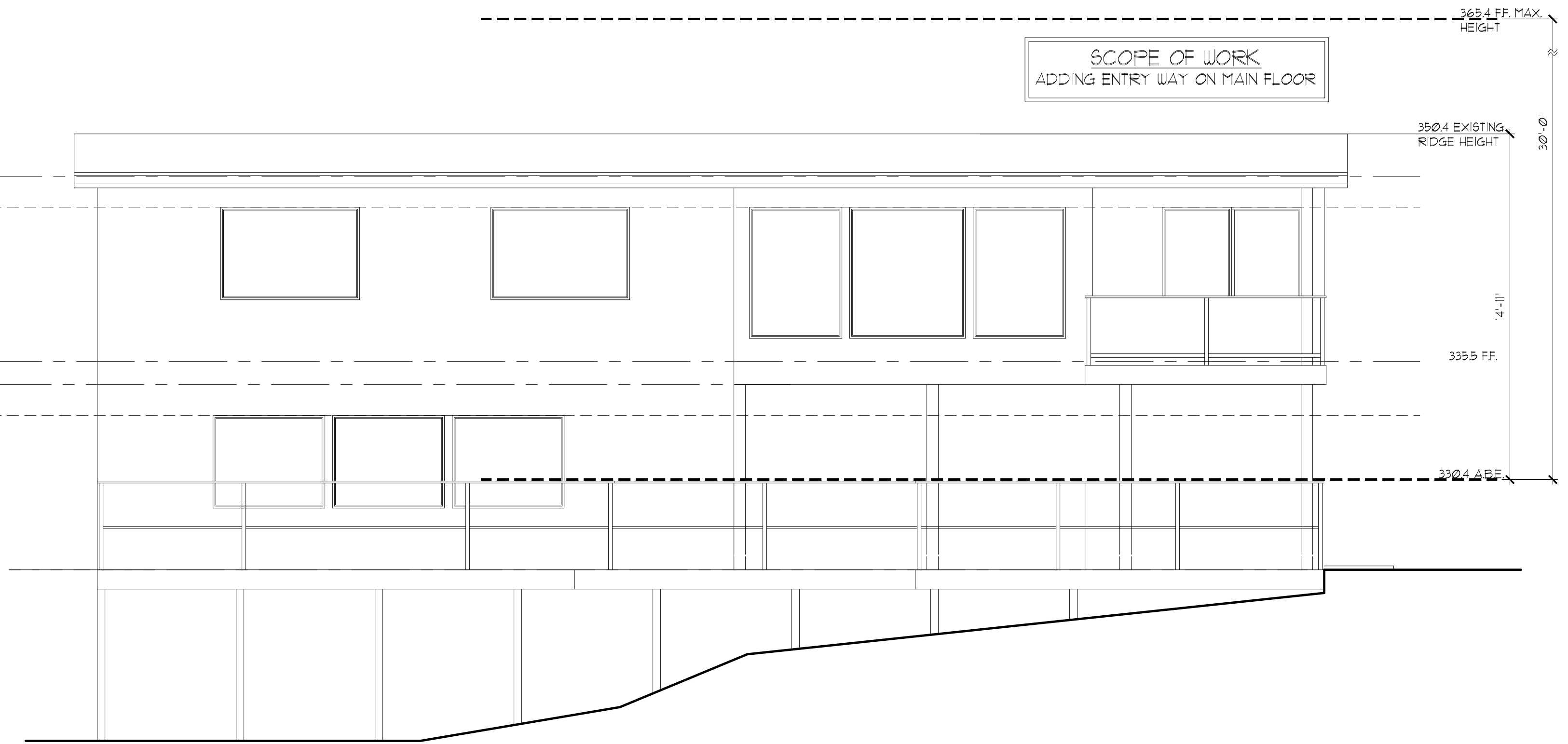
SHEET NO:
 A5.1 / 6



REAR ELEVATION

PROPOSED

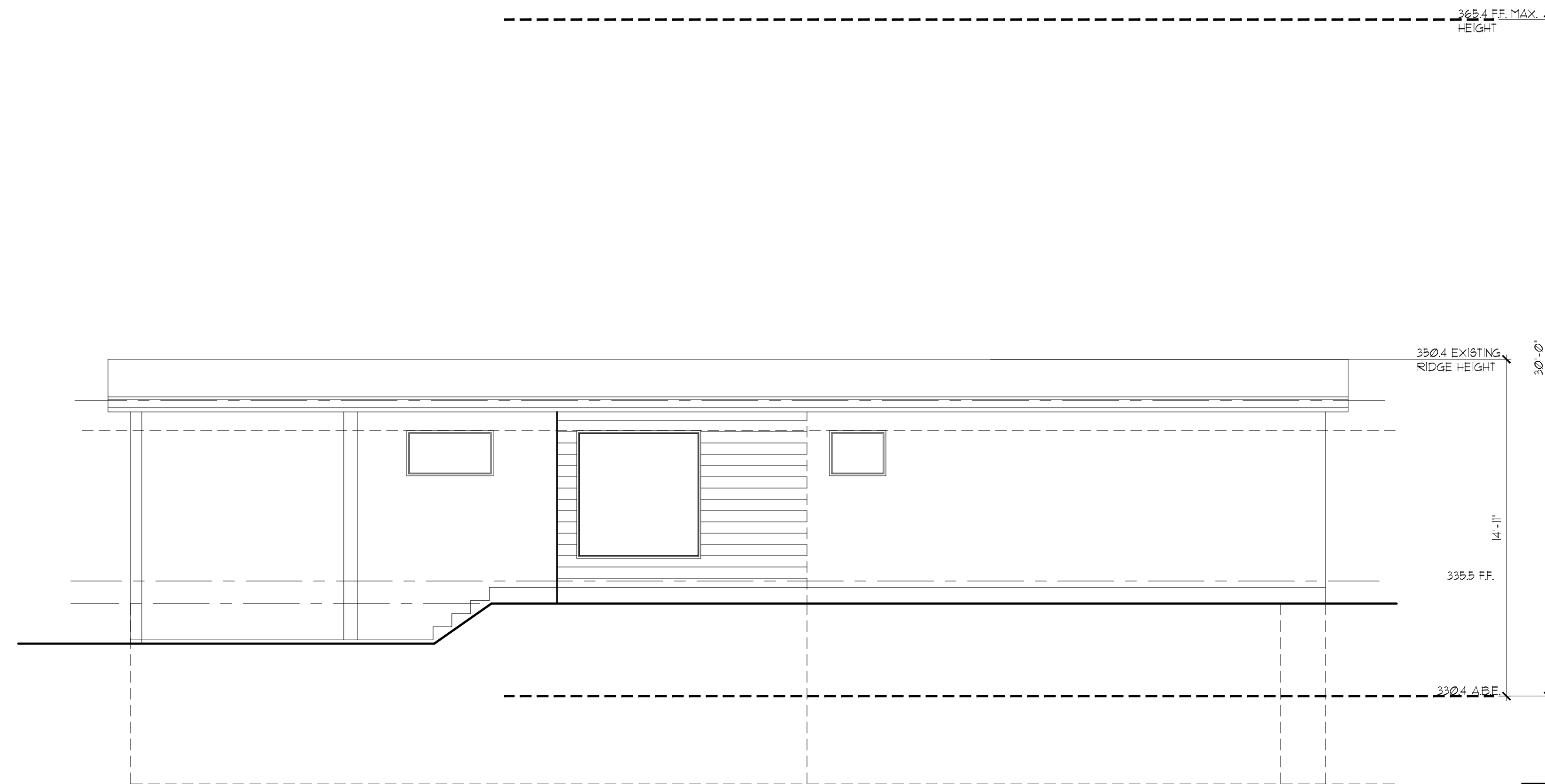
SCALE : 1/4" = 1'-0"



LEFT ELEVATION

PROPOSED

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



RIGHT ELEVATION

PROPOSED

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



FRONT ELEVATION

PROPOSED

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

NOTE: APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

NOTE: PROVIDE CONTINUOUS PRE-PAINTED G.I. FLASHING AT ALL EXT. DOOR & WINDOW HEADERS.

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- VERIFY SHEAR WALL NAILING AND HOLDINGS ARE PER PLAN AND SCHEDULE PRIOR TO INSTALLING SIDING
- MASONRY AND WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C.
- PROVIDE GALVANIZED SHEET METAL FLASHING AND COUNTERFLASHING AT ALL ROOF / WALL INTERSECTIONS, CHIMNEYS, AND SKYLIGHTS
- PROVIDE WEATHERSTRIPPING AND FLASHING AT ALL DOORS AND WINDOWS AS REQUIRED
- CAULK ALL EXTERIOR JOINTS AND PENETRATIONS
- POST ADDRESS ON BLDG. PRIOR TO FINAL INSPECTION
- LOTS SHALL BE GRADED AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALL. SLOPE SHALL BE 6" IN FIRST 10 FT. OR DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM STRUCTURE
- FASTENERS TO BE HOT-DIPPED GALV. STEEL, STAINLESS OR ALUM. (CORROSION RESISTANT)

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DESIGNER:	0	
DRAFTER:	0	
DATE:	10/10/23	
PROJECT NO:	22104	

STRUCTURAL GENERAL NOTES U.N.O.

GENERAL STRUCTURAL NOTES:

- 1. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES... THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS FOR OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.

FOUNDATION NOTES:

- 1. ALL FOOTINGS SHALL BEAR ON UNDISTURBED, FIRM NATURAL SOIL OR COMPACTED FILL... ALL FOUNDATION EXCAVATIONS SHALL BE EVALUATED BY THE GEOTECHNICAL ENGINEERING CONSULTING AGENCY PRIOR TO POURING FOUNDATION CONCRETE.

SLAB ON GRADE NOTES:

- 1. PROVIDE CONCRETE SLABS OVER A MIL POLYETHYLENE VAPOR BARRIER OR 2" POLYURETHANE FOAM INSULATION... ALL OTHER AREAS AT SLAB 12" ON-CENTRE WITH W/FF 3/8" 10110 ULD WELDED WIRE FABRIC OR #4 @ 12" O.C. W/FF AND WITH 2,500 PSI MIX CONCRETE.

WOOD MATETRALS:

- 1. LUMBER: ALL WOOD MEMBERS USED FOR LOAD-BEARING PURPOSES... WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER TO SUPPORT THE FOLLOWING LOADS: A) GRAVITY LOADING CASE...

PLYWOOD/GYPSBOARD SHEATHING NOTES:

- 1. ALL PLYWOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ENGINEERED WOOD ASSOCIATION (EWA) SPECIFICATIONS... ALL WALL PANEL SHEATHING SHALL BE 1/2" (NOM) TYPE CDX EXP-1 APA RATED SHEATHING...

CODE SUMMARY

Code: International Building Code 2018

Live Loads:

Table with columns: Location, Load (psf), Notes. Includes Roof (0 to 200 psf), Typical Floor (40 psf), Parking (15 psf), etc.

FASTENERS AND CONNECTORS:

- 1. LAG SCREWS: LAG SCREWS OR LAG BOLTS SHALL COMPLY WITH ANSISPEC B19.2.1 SQUARE AND HEX BOLTS AND SCREWS (INC. SERIES)...

WOOD FRAMING NOTES:

- 1. ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 15% MAXIMUM MOISTURE CONTENT... ALL JOIST RAFTER & MISC. FRAMING SHALL BE PER THE LUMBER GRADE/USE SCHEDULE.

LUMBER GRADE/USE SCHEDULE table with columns: USE/LOCATION, SPECIES & SIZE, GRADE, Fb (PSI), Fv (PSI), Fcp (PSI), Fc (PSI), E (PSI).

Table with columns: WALL TYPE, LOCATION, PLATE SIZE, STUD SIZE & SPACING. Includes BW1 EXTERIOR, BW2 CRAWL SPACE, etc.

Table with columns: USE, COMBINATION SYMBOL/SPECIES, CAMBER. Includes SIMPLE SPAN BEAM, CONTINUOUS BEAM, etc.

DESIGN CRITERIA NOTES: SEE SHEET S00.1

- 1. THE INTENDED DESIGN STANDARDS AND/OR CRITERIA ARE AS FOLLOWS: GENERAL INTERNATIONAL BUILDING CODE (IBC 2018, AS AMENDED) CONCRETE AC 318-14...

EXISTING CONSTRUCTION NOTES:

- 1. BEFORE PROCEEDING WITH ANY WORK WITHIN THE EXISTING FACILITY, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING STRUCTURE AND CONDITIONS... 2. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONS, ELEVATIONS, ETC. NECESSARY FOR THE PROPER CONSTRUCTION...

CAST-IN-PLACE CONCRETE NOTES (CONTINUED):

- 1. UNLESS OTHERWISE NOTED, ALL CONCRETE WALLS (OTHER THAN RETAINING WALLS) SHALL BE REINFORCED AS FOLLOWS: WALL THICKNESS, HORIZONTAL, VERTICAL, LOCATION.

ROUGH FRAMING NAILING SCHEDULE

ROUGH FRAMING NAILING SCHEDULE (IN LIEU OF IBC TABLE 2304.10.1)

Table with columns: CONNECTION, FASTENING. Includes JOIST TO SILL OR GIRDER, BRIDGING TO JOIST, RAFTER OR TRUSS, etc.

PRE-ENGINEERED WOOD TRUSS NOTES:

- 1. WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER TO SUPPORT THE FOLLOWING LOADS: A) GRAVITY LOADING CASE... 2. WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE NATIONAL DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES...

LIST OF ABBREVIATIONS:

- ADD'L ADDITIONAL APPROX APPROXIMATE ARCH ARCHITECTURAL ASD ALLOWABLE STRESS DESIGN B.F. BOTTOM FACE B.M. BENCHMARK B.N. BOUNDARY NAILING C.M. CENTER OF BOREHOLE B.O.T.P. BOTTOM OF TEST PIT B.O.T. BOTTOM C. CENTER GRADE C.C. CENTER TO CENTER C.F. CURV FEET PER MINUTE C.I. CAST IRON C.J. CONSTRUCTION JOINT CLR. CLEAR CMP CORRUGATED METAL PIPE CONC. CONCRETE CONT. CONTINUOUS CT.J. CONTRACTION JOINT DEG. DEGREE DIA. DIAMETER DIAG. DIAGONAL DWL. DOWEL E.EAST. EASTING EA. EACH EF. EACH FACE EN. EXPANSION JOINT EL. ELEVATION E.W. EACH WAY EXIST. EXISTING F FAHRENHEIT F.F. FARK FACE F.F. FINISH F.N. FIELD NAILING FT. FEET FTG. FOOTING FIN. FINISH G.G. GALVANIZED GALV. GALVANIZED GR. GRADE G.L. GRADE LEVEL G.L. GULLONS PER MINUTE H.P. HIGH POINT, HORSE POWER HR. HOUR HORIZ. HORIZONTAL HT. HEIGHT I.D. INSIDE DIAMETER I.F. INSIDE FACE INV. INVERT IN. INCH JST JOIST J.O. JOINT KIPS. KIPOUNDS LB. POUND L.P. LOW POINT LG. LONG LONG, LONGITUDINAL MAX. MAXIMUM MIN. MINIMUM M.H. MANHOLE MFR. MANUFACTURER NGVD NATIONAL GEODETIC VERTICAL DATUM N.P. NORTH N.I.A. NOT IN CONTRACT N.T.S. NOT TO SCALE N.F. NEAR FACE O/C ON CENTERS O.D. OUTSIDE DIAMETER O.F. OUTSIDE FACE O.H. OVER HANG O.W. OUTLET WORKS P.C. POINT OF CURVATURE P.T. PRESSURE TREATED PL. PLAN DOWEL P.I. POINT OF INTERSECTION P.L. PLATE PREAB. PREFABRICATED PSI POUNDS PER SQUARE FOOT PSF POUNDS PER SQUARE INCH PVC POLYVINYL-CHLORIDE R. RADIUS RCC ROLLER COMPACTED CONCRETE RCP REINFORCED CONCRETE PIPE REINF. REINFORCEMENT REQD. REQUIRED REV. REVISION S. SOUTH SCH. SCHEDULE SH. SHEET S.S. STAINLESS STEEL SECT. SECTION SIM. SIMILAR SIMPS. SIMPSON STRONG TIES S.O.G. SLAB ON GRADE SQ. SQUARE SPEC. SPECIFICATIONS STA. STATION SYM. SYMMETRICAL STD. STANDARD T&B TOP AND BOTTOM T.F. TOP FACE THK. THICKNESS TRANS. TRANSVERSE TOPO. TOPOGRAPHY TYP. TYPICAL T.O.W. TOP OF WALL T.O.F. TOP OF FOOTING U.N.O. UNLESS NOTED OTHERWISE VERT. VERTICAL W. WEST W/W WITH W/O WITHOUT W.S. WATERSTOP WSP WOOD STRUCTURAL PANEL



W & HAJ Wilson & HAJ Consultant Engineers, LLC

NOTES: 1- THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF WILSON & HAJ CONSULTANT ENGINEERS, LLC...

THE WRIGHT/HIGASHIJIMA Client Name Owner

Project Address 4701 68TH, AVE, SE, MERCEER ISLAND, WA 98040

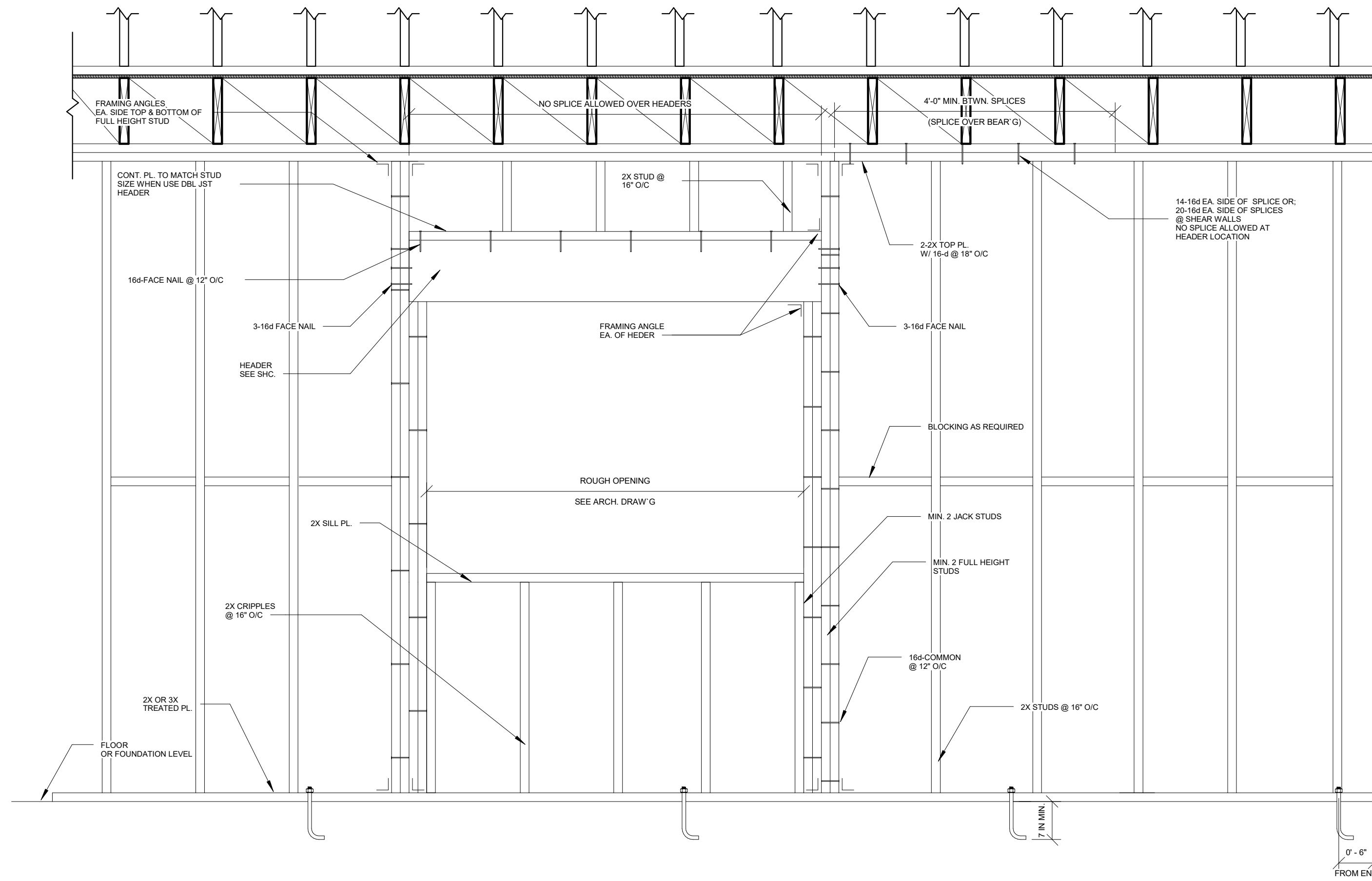
Revisions table with columns: Rev#, Description, Date.

GENERAL STRUCTURAL NOTES

Table with columns: Project number, Project Number, Date, Issue Date, Drawn By, Author, Checked By, Checker.

S00

Scale: As indicated

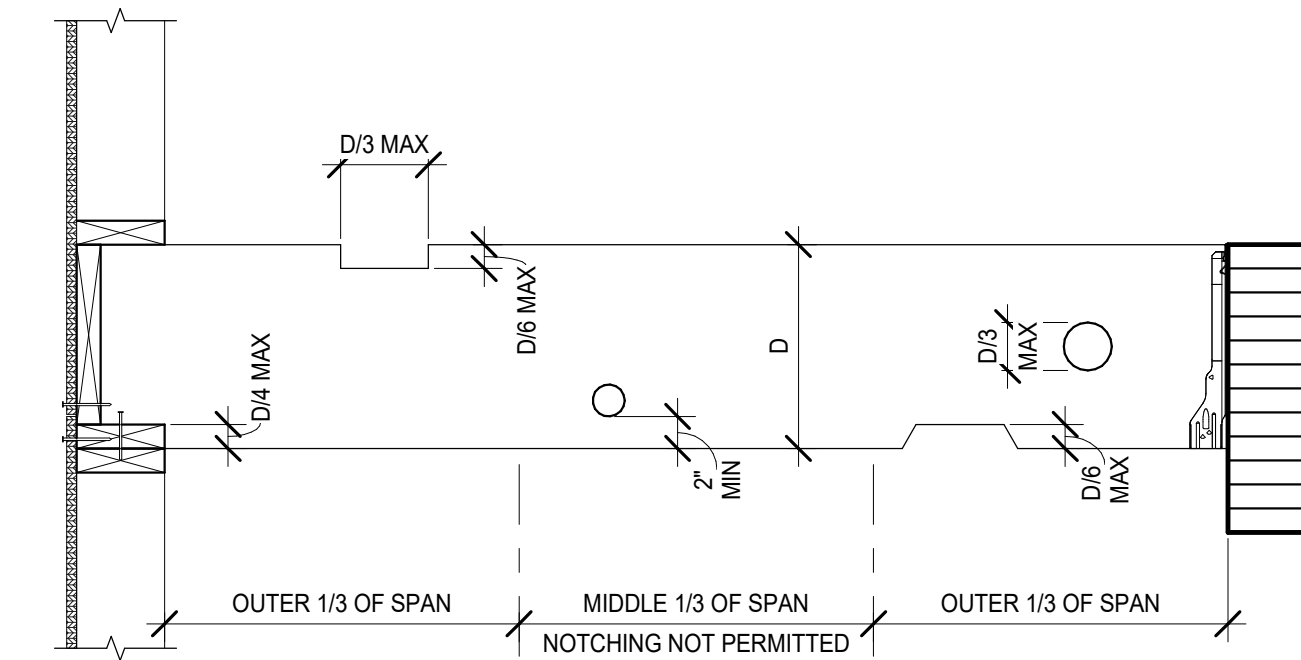


1 TYP. STUD WALL CONSTRUCTION
3/4" = 1'-0"

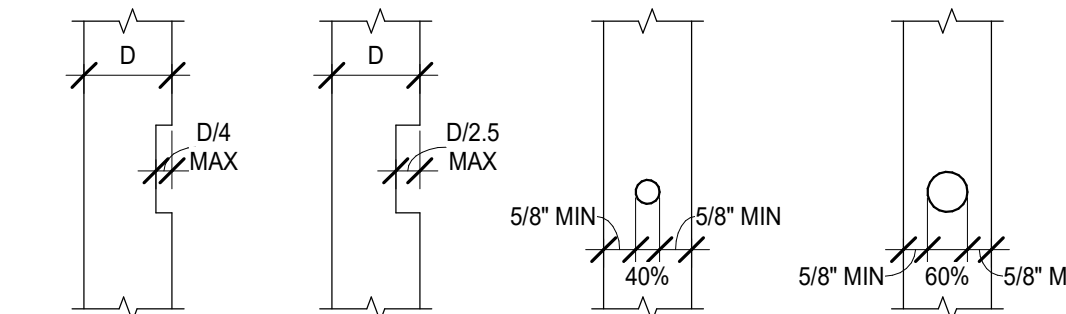
STUD WALL HEADER AT ROOF OPENING U.N.O.	
MAX. ROUGH OPENING	HEADER, U.N.O.
UP TO 4'-0"	6x6 OR 4x8
4'-1" TO 6'-0"	6x8 OR 4x10
6'-1" TO 8'-0"	6x10 OR 4x12
8'-1" TO 10'-0"	6x12 OR 4x14
OVER 10'-0"	SEE PLANS

STUD WALL HEADER AT FLOOR OPENING U.N.O.	
MAX. ROUGH OPENING	HEADER, U.N.O.
UP TO 4'-0"	6x6 OR 4x10
4'-1" TO 6'-0"	6x10 OR 4x14
6'-1" TO 8'-0"	3 1/8"x12"GLB OR 6x12
8'-1" TO 10'-0"	3 1/8"x12"GLB OR 5 1/8"x10 1/2"GLB
OVER 10'-0"	SEE PLANS

NOTE:
USE HANGERS WITH CONCEALED FLANGES FOR HEADER AND MIN 6x6 POSTS AT SPANS GREATER THAN 10'-0" OR AT GLULAM BEAMS



BEAMS & PURLINS
WWPA AND NDS PRESCRIPTIVE RECOMMENDATIONS



USE APPROVED STUD SHOE FOR LARGER OPENINGS. INSTALL PER MANUFACTURER INSTRUCTIONS

DRILL D/6 HOLE BEFORE CUTTING NOTCH IN WOOD

APPROVED NAIL STOPPER PLATE

WOOD STUD(S) AS REQUIRED

NOTE: THIS DETAIL SHALL APPLY FOR ELECTRICAL CONDUITS, PLUMBING AND FOR ANY OTHER USES WHICH REQUIRED NOTCHING.

2 NOTCHES AND PENETRATIONS IN SOLID SAWN JOISTS AND STUDS
1" = 1'-0"



W & HAJ
Wilson & HAJ Consultant Engineers, LLC

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THE WRIGHT/HIGASHIJIMA

Client Name
Owner

Project Address
4701 88TH, AVE. SE, MERCER ISLAND, WA 98040

Revisions		
Rev#	Description	Date

STRUCTURAL TYPICAL DETAILS

Project number _____ Project Number _____
Date _____ Issue Date _____
Drawn By _____ Author _____
Checked By _____ Checker _____

SD3.1

Scale _____ As indicated _____