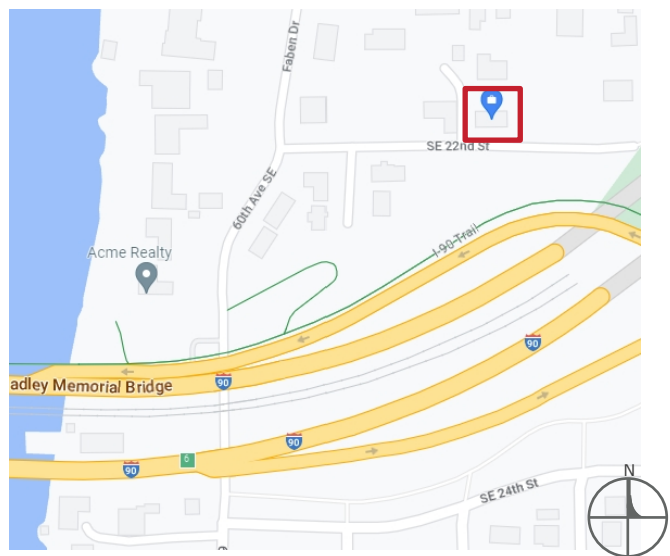


VICINITY MAP



SCALE: 1/2" = 200'



PROPERTY PACEL NUMBER

544230-0826

PROPERTY LEGAL DESCRIPTION

MENAGES 1ST ADD TO EAST SEATTLE S 100 FT & POR OF VAC ST ADJ
 PLat Block: 10
 Plat Lot: 13 THRU 16

PARCEL DATA

Jurisdiction - MERCER ISLAND
 Levy Code - 1031
 Property Type -R
 Plat Block / Building Number -10
 Plat Lot / Unit Number - 13 THRU 16
 Quarter-Section-Township-Range - SE-2 -24-4

LAND DATA

Present Use - Single Family(Res Use/Zone)
 Land SqFt - 12,135
 Acres - 0.28
 Zoning - R-15

CALCULATIONS

GROSS FLOOR AREA - SEE A-3 - D8 BUILDING AREA CALCULATIONS

ALLOWABLE GROSS FLOOR AREA W/ADU ALLOW. - 5097 SqFt = 40%
 PROPOSED GROSS FLOOR AREA - 4245 SqFt = 35%
 (INCLUDING STAIR & ADU BASEMENT ADJUSTMENT)

BUILDING FOOTPRINT CALCULATION - SEE A-27 SITE LEVELS

CHANGE IN BUILDING FOOTPRINT = +10.0 SqFt

LOT SLOPE CALCULATION - SEE A-24 SITE AREA CALCULATIONS

LOWEST LOT ELEVATION = +35.4'
 HIGHEST LOT ELEVATION = +48.7'
 SHORTEST DISTANCE BETWEEN POINTS = 158'
 ELEVATION DIF 13.3' / 158' x 100 = 8.42%

LOT COVERAGE CALCULATION

LOT AREA - 12135 SqFt = 100%
 LOT SLOPE = 8.42% = <15% - 4854 SqFt = 40%
 ALLOWED LOT COVERAGE - 4854 SqFt = 40%
 EXISTING LOT COVERAGE - 3990 SqFt = 32.68%
 NET CHANGE IN LOT COVERAGE - 535.19 SqFt = 4.41%
 FINAL LOT COVERAGE - 4525.11 SqFt = 37.29%

LOT SETBACK CALCULATION

FRONT SETBACK - 20'
 BACK SETBACK - 25'
 SIDE SETBACK MINIMUM TOTAL - 20.4'
 (LOT > 90' WIDE = 17% OF LOT WIDTH)

PARKING

PROPOSED STANDARD PARKING - 2 - SPACES (2 COVERED)

HARDSCAPE - SEE A-25 SITE AREA CALCULATIONS

GROSS LOT AREA - 12135 SqFt = 100%
 ALLOWED HARDSCAPE AREA - 1092 SqFt = 9%
 TOTAL EXISTING HARDSCAPE AREA - 443.5 SqFt = 3.65%
 TOTAL HARDSCAPE AREA REMOVED - 268.95 SqFt = 2.22%
 TOTAL NEW HARDSCAPE AREA - 201.54 SqFt = 1.66%
 TOTAL PROJECT HARDSCAPE AREA - 376.07 SqFt = 3.10%
 TOTAL CHANGE HARDSCAPE AREA - -67.41 SqFt = -0.56%

STORMWATER CALCULATIONS - SEE A-24 SITE AREA CALCS

PROPOSED	PROPOSED SF REPLACED +NEW	PROJECT TOTAL	PROJECT CHANGE (NET)
IMPERVIOUS SURFACE <2000SF	1825.42	4568.93	457.85
IMPERVIOUS SURFACE	15.04%	37.65%	3.77%
TOTAL LANDSCAPE COVERAGE	7557.47	62.28%	-2.52%

SITE ELEVATIONS

SURVEYOR'S SPIKE SET IN ON-SITE UTILITY POLE ON WEST BOUNDARY
 SPIKE SET AT TBM 38.27'

PROJECT TITLE

PARTIAL RENOVATION AND SECOND LEVEL ADDITION WITH ROOF DECK

PROJECT DESCRIPTION

NEW SECOND LEVEL ADDITION OF 847 SqFt PLUS ADDITION OF 644 SqFt TO MAIN LEVEL OF EXISTING SINGLE FAMILY RESIDENCE WITH ONE BEDROOM ATTACHED ACCESSORY DWELLING UNIT.

OWNER

KATSOOLIS SHANE+NGUYEN HANA THIEN HA
 6202 SE 22ND ST MERCER ISLAND, WA 98040
 206 476 1124 Shane@EightBlox.com

FILE NUMBER:

PERMIT # 2308-092

OWNER'S SIGNATURE

SHANE KATSOOLIS

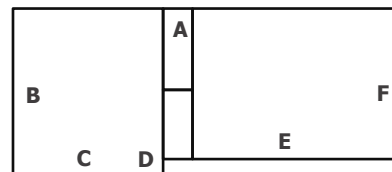
HANA NGUYEN

BASEMENT GRADE ADJUSTMENT

WALL HEIGHT	8.5						TOT.		
WALL SECTION	A	B	C	D	E	F	TOT.		
WALL LENGTH	64.5	28.2	25.5	2.5	39.0	25.7	185.4		
AVERAGE WALL H.	8.5						5.6		
COVERAGE	1.0						0.6		
RESULT	2.5						39.0	17.1	58.6
EXCLUDED BASEMENT AREA	1741.0	X	0.3	550.8	SqFt				

BUILDING HEIGHT CALCULATIONS

SEE A-24 SITE AREA CALCULATIONS



WALL SEGMENT	MIDPOINT ELEVATION	Average grade calculations, least rectangle					
a	35.66	A	37.5	(A x a) + (B x b) + (C x c) + (D x d)			
b	72	B	38.16	a + b + c + d			
c	35.66	C	44	1337.25	2747.52	1569.04	3204
d	72	D	44.5	215.32			
Average Building Elevation =		41.13	TBM	38.27			
Allowable Building Height =		71.13					
Proposed Building Height =		69.75	TOP OF ROOF				
MAX NORTH ELEV. AFG 68.16' =		68.00	PROPOSED				

CONSULTANTS

SURVEYOR - CRONES SURVEYING, INC.

SHEET# TITLE
 1. LOT SURVEY

GEOTECHNICAL ENGINEERS- NELSON GEOTECHNICAL ASSOCIATES, INC.

GEOTECHNICAL REPORT: NGA File No. 1482223
 GEOTECHNICAL PLAN REVIEW

ARBORISTS - Tree Solutions Inc.

ARBORIST REPORT: File Ref # TS-9305

STRUCTURAL SHEET INDEX

STRUCTURAL ENGINEER- NKH ENGINEERING
SHEET# TITLE

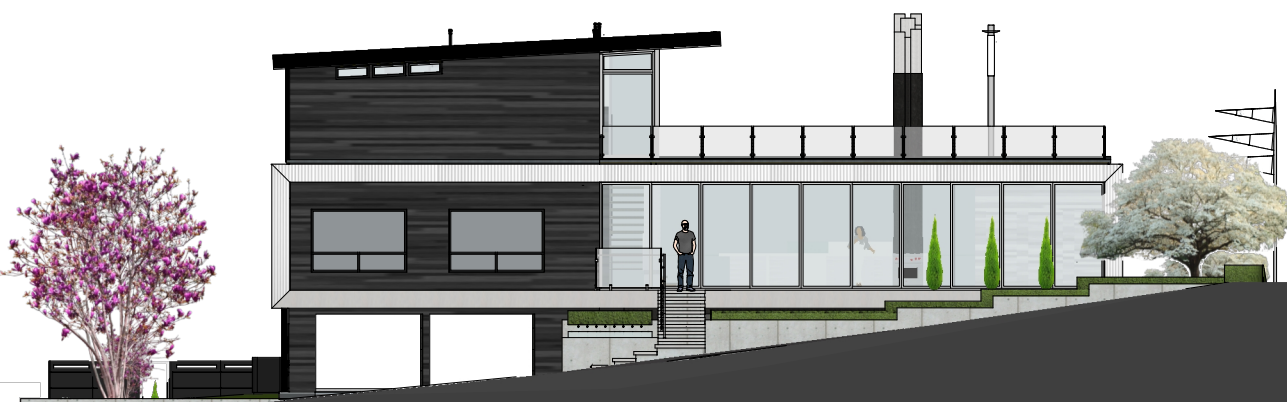
- S1.0 GENERAL STRUCTURAL NOTES
- S1.1 SHEARWALL & HOLDOWN SCHEDULES
- S2.0 FOUNDATION PLAN
- S2.1 MAIN FLOOR FRAMING PLAN
- S2.2 UPPER FLOOR FRAMING PLAN
- S2.3 ROOF FLOOR FRAMING PLAN
- S2.4 SHEARWALL PLAN
- S3.0 STRUCTURAL DETAILS
- S3.1 STRUCTURAL DETAILS

24 HOUR EROSION CONTROL CONTACT - SHANE KATSOOLIS - 206 476 1124

ARCHITECTURAL SHEET INDEX

- SHEET# TITLE**
- A1: COVER PAGE
 - A2: GENERAL NOTES
 - A3: PLAN NOTES
 - A4: PLAN - EXISTING SITE
 - A5: PLAN - EXISTING SITE DEMO
 - A6: PLAN - EXISTING LOWER LEVEL DEMO
 - A7: PLAN - EXISTING MAIN LEVEL DEMO
 - A8: SITE PLAN
 - A9: PLAN - LOWER LEVEL
 - A10: PLAN - MAIN LEVEL
 - A11: PLAN - UPPER LEVEL & ROOF DECK
 - A12: PLAN - ROOF
 - A13: PROPOSED STREET VIEW
 - A14: ELEVATION - SOUTH
 - A15: ELEVATION - NORTH
 - A16: ELEVATION - EAST & WEST
 - A17: SECTION - EAST-WEST
 - A18: SECTION - SOUTH-NORTH @ STAIR
 - A19: PERSPECTIVES
 - A20: WINDOW & DOOR SCHEDULE MAIN
 - A21: WINDOW & DOOR SCHEDULE UPPER
 - A22: ELECTRICAL - MAIN LEVEL
 - A23: ELECTRICAL - UPPER LEVEL
 - A24: SITE AREA CALCULATIONS
 - A25: DRAINAGE PLAN & STORMWATER CALCS
 - A26: LANDSCAPE PLAN
 - A27: SITE LEVELS

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CONCEPTUAL SOUTH ELEVATION

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 MERCER ISLAND, WA 98040
 206 476 1124
 Shane@EightBlox.com

EightBlox - Faben Point Residence

COVER

A1

GENERAL NOTES

1. ALL FLOOR JOISTS PER PLAN. REFER TO STRUCTURAL ENGINEER'S STAMPED DRAWINGS FOR ALL FRAMING DETAILS AND BLOCKING.
2. ALL PRE-MANUFACTURED TJIs TO BE IDENTIFIED BY MFG'S STAMP.
3. FACTORY BUILT FIREPLACE & CHIMNEY TO BE UL LABELED INSTALL PER MANUFACTURERS SPECIFICATIONS.
4. LIMIT SHOWER FLOW TO 2.3 GALLON/MIN.
5. HWT. TO BE LABELED PER ASHRAE STD. NO. 90A-80, AND MEET THE REQUIREMENTS. PER 1987 NATIONAL APPLIANCE ENERGY CONSERVATION ACT.
6. FURNACE AND H. TANK, PILOTS, BURNERS, HEATING ELEMENTS, AND SWITCHES TO BE A MIN. OF 18" ABOVE FINISHED FLOOR.
7. FIRE STOPS SHALL BE PROVIDED TO CUT OFF ALL CONCL'D DRAFT OPENINGS FROM VERT. TO HORIZ. SPACES, INCLUDING THE STAIR, TUB, SHOWER, FIREPLACE, ETC.
8. ALL SIDELITES, SLIDING GLASS DOORS AND TUB/SHOWER ENCLOSURES TO COMPLY WITH I.B.C. SECTION 2406.
9. HEAT REGISTERS TO BE PER LEGEND, LOCATE APPROXIMATELY AS SHOWN, 6" IN FROM EXTERIOR WALLS, 3" IN FROM INTERIOR WALLS.
10. VENT DRYER, OVEN/RANGE 4 EXHAUST FANS TO O/SIDE. DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMB HORIZ. AND VERT. LENGTH OF 14'-0", INCL. 2 90d. ELBOWS. DEDUCT 2'-0" FOR EA. 90d. ELBOW EXCEEDING 2'. SEE DRYER DUCT DTL. FOR ALT. SOLUTIONS. ALL EXHAUST DUCTS INSULATED (MIN. OF R-4).
11. ALL NAILING PER IRC TABLE R6023(1) AND/OR IBC TABLE 2304.9.1, COLUMN, POST 4 BEAM CONNECTIONS TO COMPLY WITH I.B.C. SECTION 2316.
12. SEAL, CAULK, GASKET, OR WEATHERSTRIP TO LIMIT AIR LEAKAGE: AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALL AND ROOF AND WALL PANELS, OPENINGS AT UTILITY PENETRATIONS THROUGH WALLS, FLOORS, AND ROOFS, ALL OTHER OPENINGS IN BUILDING ENVELOPE.
13. TUB/SHOWER SURROUND WALLS TO HAVE WATER RESISTANT GYP BOARD AND A SMOOTH HARD SURFACE TO A MINIMUM HEIGHT OF 10" ABOVE DRAIN INLET.
14. PROVIDE SMOKE DETECTOR IN COMPLIANCE WITH I.B.C. AND I.B.C. STD. *43.6. ALL SMOKE DETECTORS W/BAT BACKUP. SMOKE DETECTORS WILL SOUND AN AUDIBLE ALARM IN ALL SLEEPING ROOMS.
15. ALL EXTERIOR DOORS OR ACCESS HATCHES TO ENCLOSED UNHEATED AREAS MUST BE WEATHERSTRIPPED.
16. DWELLING TO COMPLY WITH INTERNATIONAL BUILDING CODE (I.B.C.) 2021

SOURCE SPECIFIC VENTILATION REQUIREMENTS:

BATHROOMS, LAUNDRY ROOMS AND POWDER ROOM FANS TO BE 50 CFM. KITCHEN EXHAUST FANS TO BE 100 CFM U.N.O. EXHAUST FANS SHALL BE FLOW RATED AT 25 WG. STATIC PRESSURE EXHAUST DUCTS SHALL: BE INSULATED TO R-4 IN UNCONDITIONED SPACE BE EQUIPPED WITH A BACKDRAFT DAMPER TERMINATE OUTSIDE THE BUILDING PER SRC M1501.1 COMPLY WITH BELOW:

FAN CFM	MAX. FLEX DIA.	MAX. FT.	MAX. SMOOTH DIA.	MAX. FT.
50	4"	25'	4"	70'
50	5"	90'	5"	100'
50	6"	>100'	6"	>100'
80	4"	N/A	4"	20'
80	5"	15'	5"	100'
80	6"	90'	6"	>100'
100	5"	N/A	5"	50'
100	6"	45'	6"	>100'
125	6"	15'	6"	>100'
125	7"	70'	7"	>100'

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE. THE RESULTS OF THE TEST SHALL BE BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL (R402.4.1.2). AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE. DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS. R311.13 GEOGRAPHICAL AREAS. APPROVED NATURALLY DURABLE OR PRESSURE-PRESERVATIVE-TREATED WOOD SHALL BE USED FOR THOSE PORTIONS OF WOOD MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHEN THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS. DEPENDING ON LOCAL EXPERIENCE, SUCH MEMBERS MAY INCLUDE: 1. HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS AND DECKING. 2. VERTICAL MEMBERS SUCH AS POSTS, POLES AND COLUMNS. 3. BOTH HORIZONTAL AND VERTICAL MEMBERS.

R303.7 STAIRWAY ILLUMINATION. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE (11 LUX) MEASURED AT THE CENTER OF TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.

ENERGY

CLIMATE ZONE 5B
 PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS:
 ENERGY CODE COMPLIANCE FOR ALL CLIMATE ZONES IN WASHINGTON PER 2018 WSEC:

MEDIUM DWELLING UNIT: 6 CREDITS

HEATING OPTION 2 - HEAT PUMP (1.0 CREDITS)

ENERGY OPTIONS:
1.3 EFFICIENT BUILDING ENVELOPE (0.5 CREDITS)
 VERTICAL FENESTRATION U = 0.28
 INSULATION - CONDITIONED AREAS:VAULTED & SINGLE RAFTER CEILING: R-38 (R402.2.2), ABOVE GRADE WALLS: R-21.

2.1 AIR LEAKAGE CONTROL & EFFICIENT VENTILATION (0.5 CREDITS)
 COMPLIANCE BASED ON R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR.
 ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 403.8 OF THE INTERNATIONAL MECHANICAL CODE SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAXIMUM 0.35 WATTS/CFM), NOT INTERLOCKED WITH THE FURNACE FAN (IF PRESENT). VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN VENTILATION ONLY MODE.

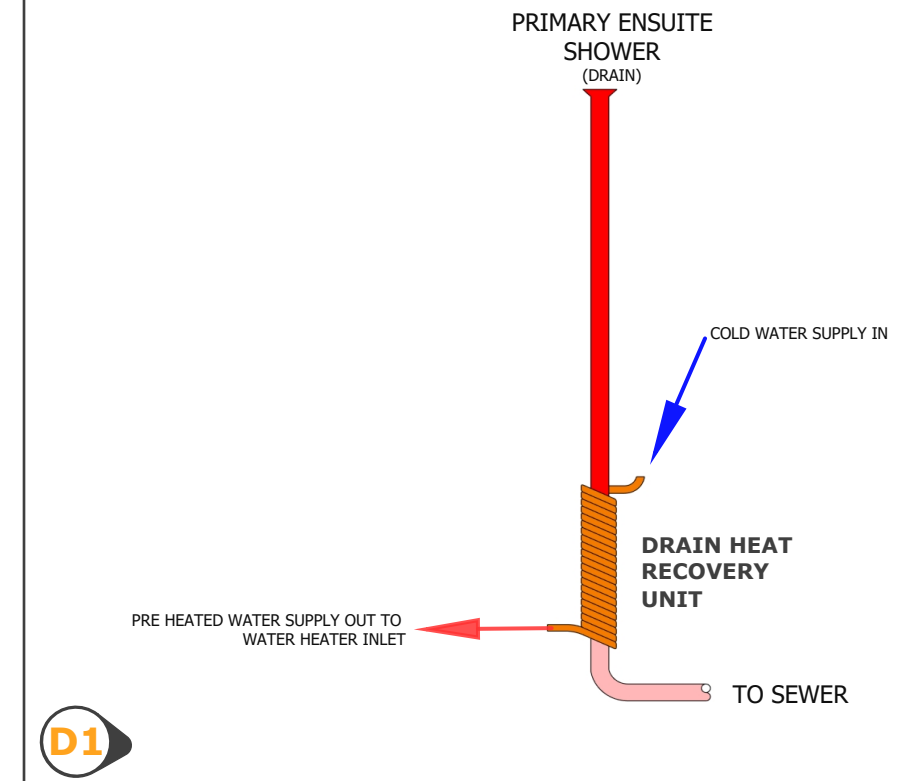
3.6 HIGH EFFICIENCY HVAC EQUIPMENT (2.0 CREDITS)
 DUCTLESS SPLIT SYSTEM HEAT PUMPS WITH NO ELECTRIC RESISTANCE HEATING IN THE PRIMARY LIVING AREAS.
 A DUCTLESS HEAT PUMP SYSTEM WITH A MINIMUM HSPF OF 10 SHALL BE SIZED AND INSTALLED TO PROVIDE HEAT TO ENTIRE DWELLING UNIT AT THE DESIGN OUTDOOR AIR TEMPERATURE.

5.1 DRAIN HEAT RECOVERY UNIT (0.5 CREDITS)
 A DRAIN WATER HEAT RECOVERY UNIT(S) SHALL BE INSTALLED, WHICH CAPTURES WASTE WATER HEAT FROM ALL AND ONLY THE SHOWERS, AND HAS A MINIMUM EFFICIENCY OF 40% IF INSTALLED FOR EQUAL FLOW OR A MINIMUM EFFICIENCY OF 54% IF INSTALLED FOR UNEQUAL FLOW. SUCH UNITS SHALL BE RATED IN ACCORDANCE WITH CSA B55.1 OR IAPMO IGC 346-2017 AND BE SO LABELED.

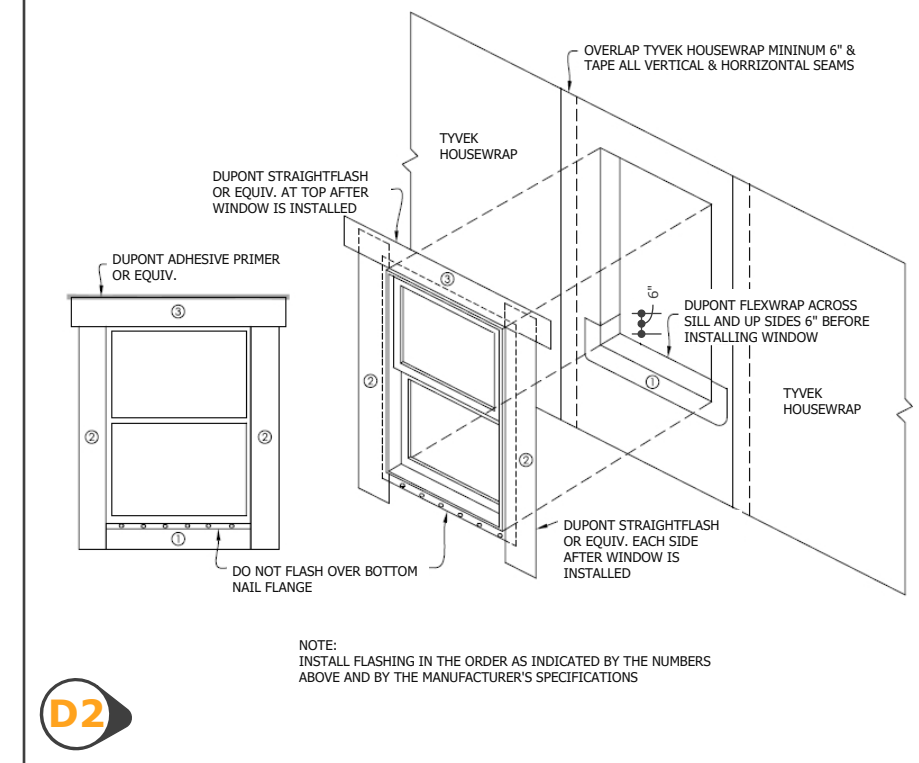
5.3 EFFICIENT WATER HEATING (1.0 CREDITS)
 WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING:
 ENERGY STAR RATED GAS OR PROPANE WATER HEATER WITH A MINIMUM UEF OF 0.91

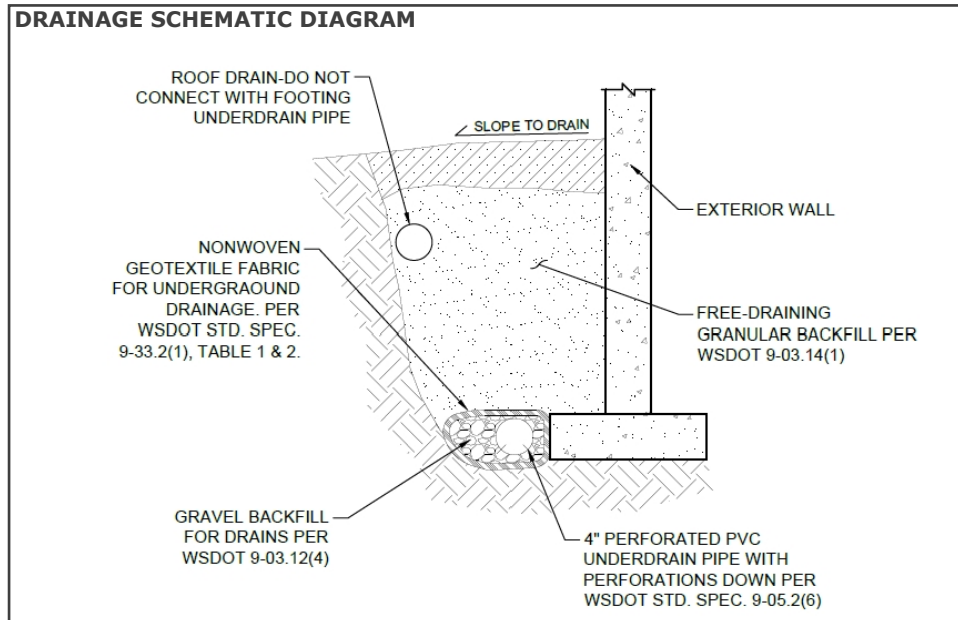
7.1 APPLIANCE PACKAGE (0.5 CREDITS)
 ALL OF THE FOLLOWING APPLIANCES SHALL BE NEW AND INSTALLED IN THE DWELLING UNIT AND SHALL MEET THE FOLLOWING STANDARDS:
 DISHWASHER - ENERGY STAR RATED
 REFRIGERATOR (IF PROVIDED) - ENERGY STAR RATED
 WASHING MACHINE - ENERGY STAR RATED
 DRYER - ENERGY STAR RATED, VENTLESS DRYER WITH MINIMUM CEF RATING OF 5.2

DRAIN HEAT RECOVERY UNIT SCHEMATIC DIAGRAM

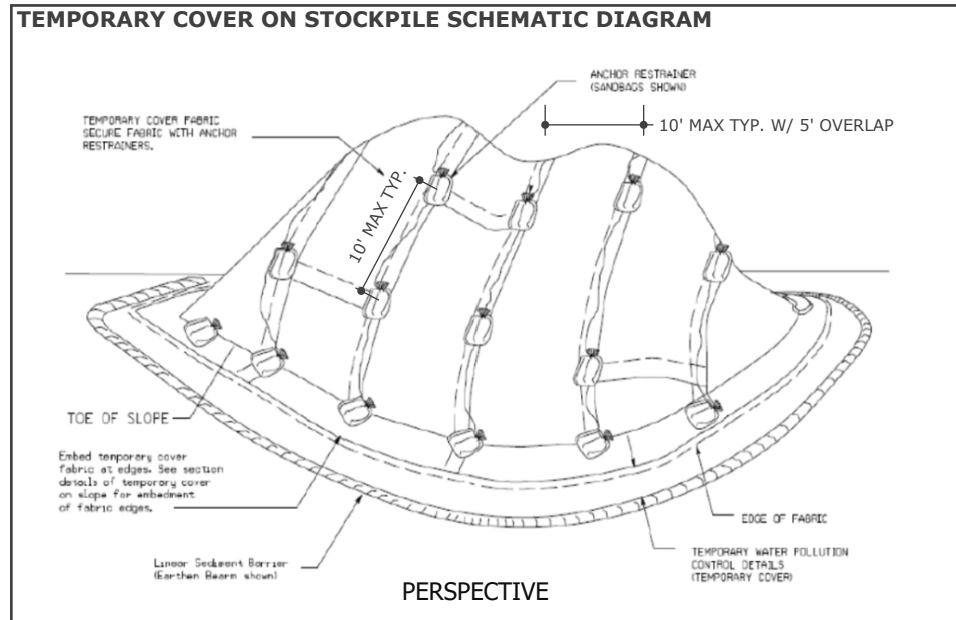
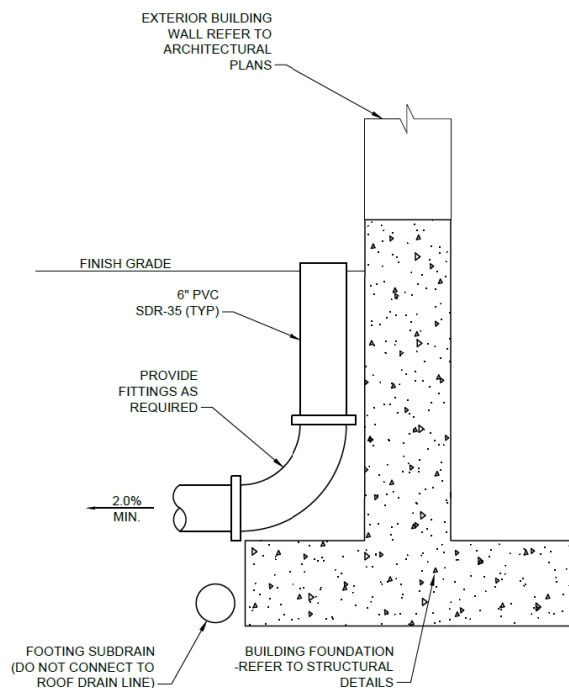


WINDOW FLASHING INSTALLATION AFTER HOUSE WRAP

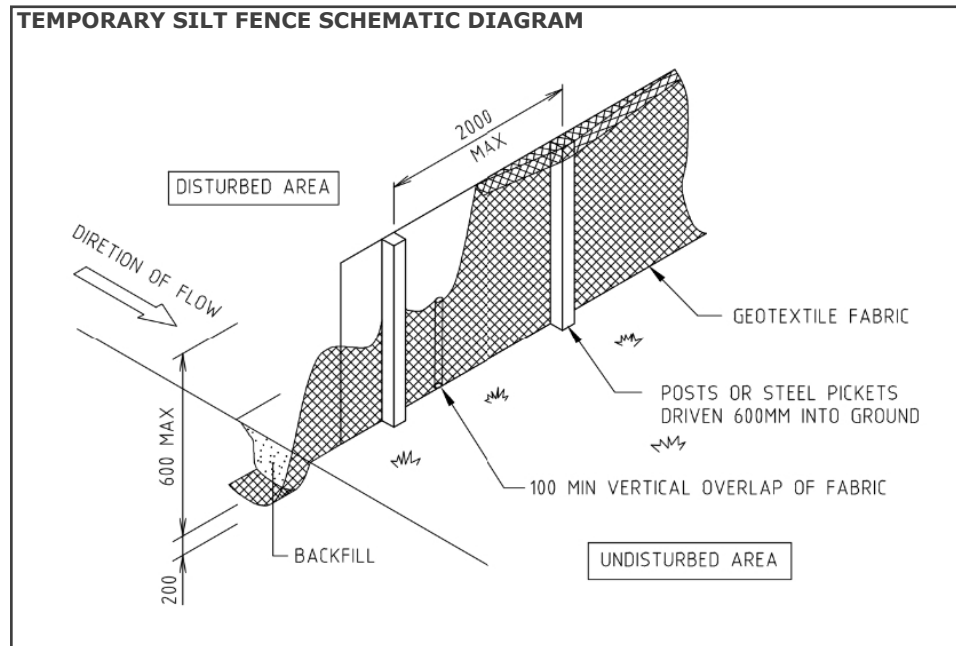
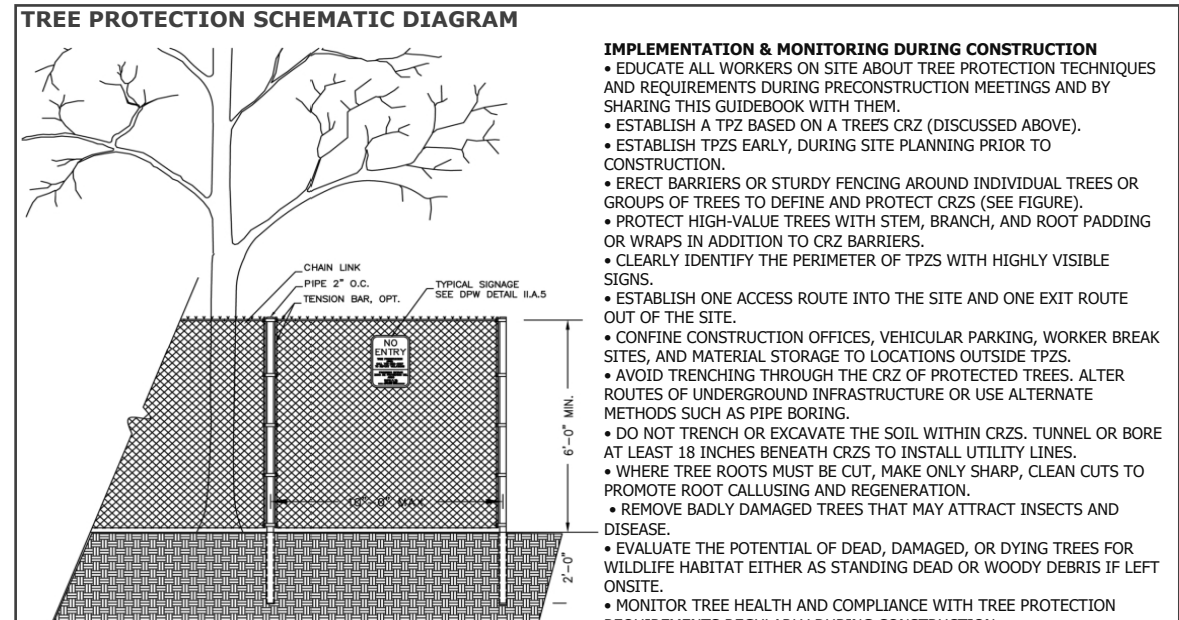




ROOF & FOOTING DRAIN SECTION (N.T.S.)

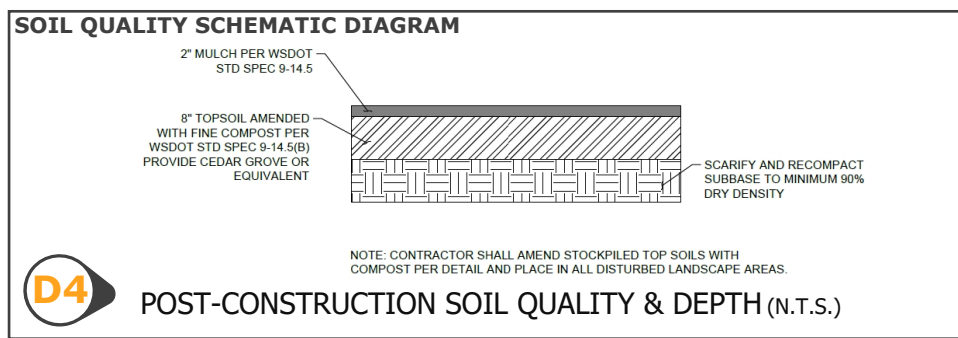


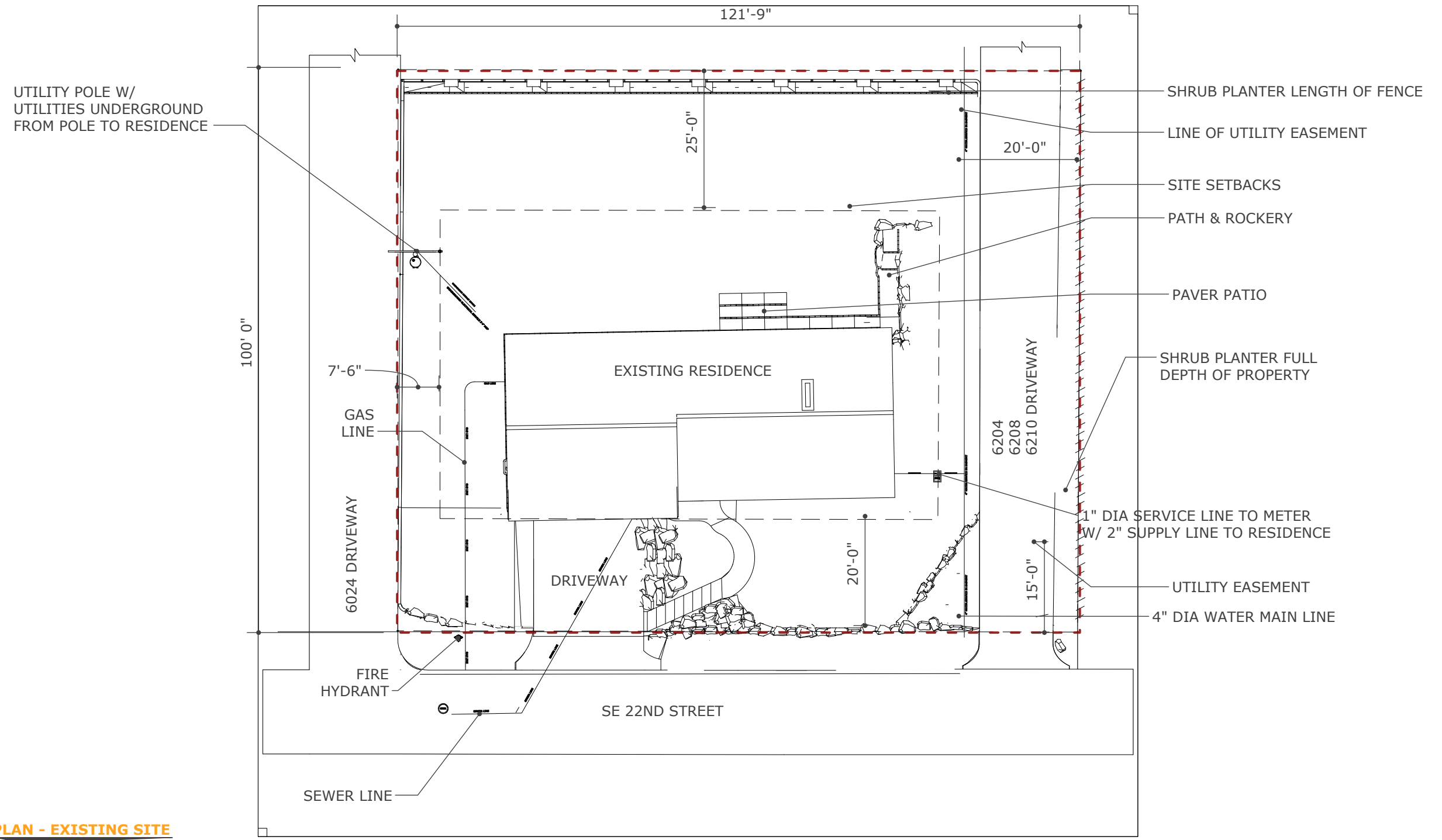
- NOTES:
1. INSTALL PLASTIC SHEATING VERTICALLY DOWN SLOPE.
 2. INSTALL PLASTIC SHEATING SO EDGES OVERLAP AND ARE SHINGLED AWAY FROM PREVAILING WINDS.
 3. PLASTIC SHEATING SHALL BE BLACK, MIN. 6 MIL.



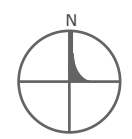
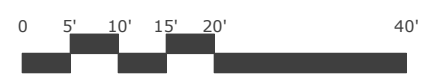
LOT AREA SF	12,135					
ALLOWABLE GROSS FLOOR AREA	5,097	40%				
ALLOWABLE LOT AREA COVERAGE	4854	40%				
	GROSS	USABLE GROSS SF	FINISHED	ADDITIONAL GROSS	PROPOSED GROSS	EXISTING GROSS
UPPER LEVEL	847	847	747	847	847	0
		INC. BALCONIES	INTERIOR			
MAIN LEVEL	2,241	2,241	1,633	500	2241	1741
STAIRWELL AREA ADJUSTMENT	-33					
LOWER LEVEL - ADU & GARAGE	1,741	1,741	815	0	1741	1741
BASEMENT GRADE ADJUSTMENT	-551	855				
	TOTAL GROSS	TOTAL BUILDING	TOTAL FINISHED	TOTAL ADDITIONAL	TOTAL PROP. GROSS	TOTAL EXISTING
	4,245	4,829	3,194	1347	4829	3482
PERCENT OF LOT	34.98%					

BUILDING AREA CALCULATIONS





PLAN - EXISTING SITE
 1
 1" = 20'

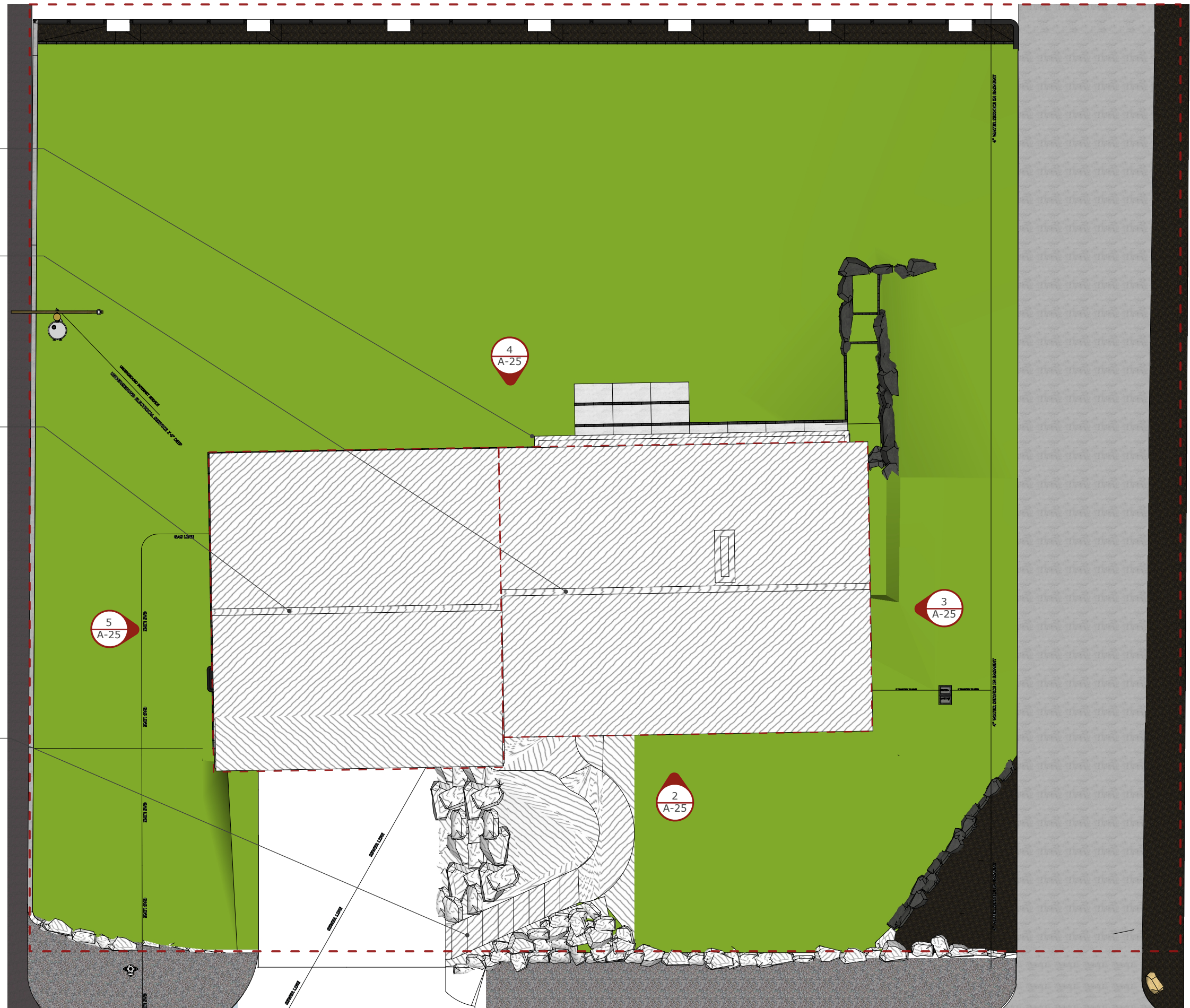


RETAIN EXISTING BALCONY

DEMOLISH EXISTING CEMENT TILE ROOF, FRAMING, CHIMNEY WHILST RETAINING EXISTING SUBFLOOR AND CIELING OVER ADU SUITE AREA

DEMOLISH EXISTING CEMENT TILE ROOF, FRAMING, CHIMNEY WHILST RETAINING EXISTING CEILING AND CEILING JOISTS OVER BEDROOM AREA

DEMOLISH EXISTING STEPS AND PATH REMOVE OR RELOCATED LANDSCAPE BOULDERS AS NEEDED



**PLAN
EXISTING SITE DEMO**

3/32" = 1'

1

0 5' 10'

DEMO
AREA

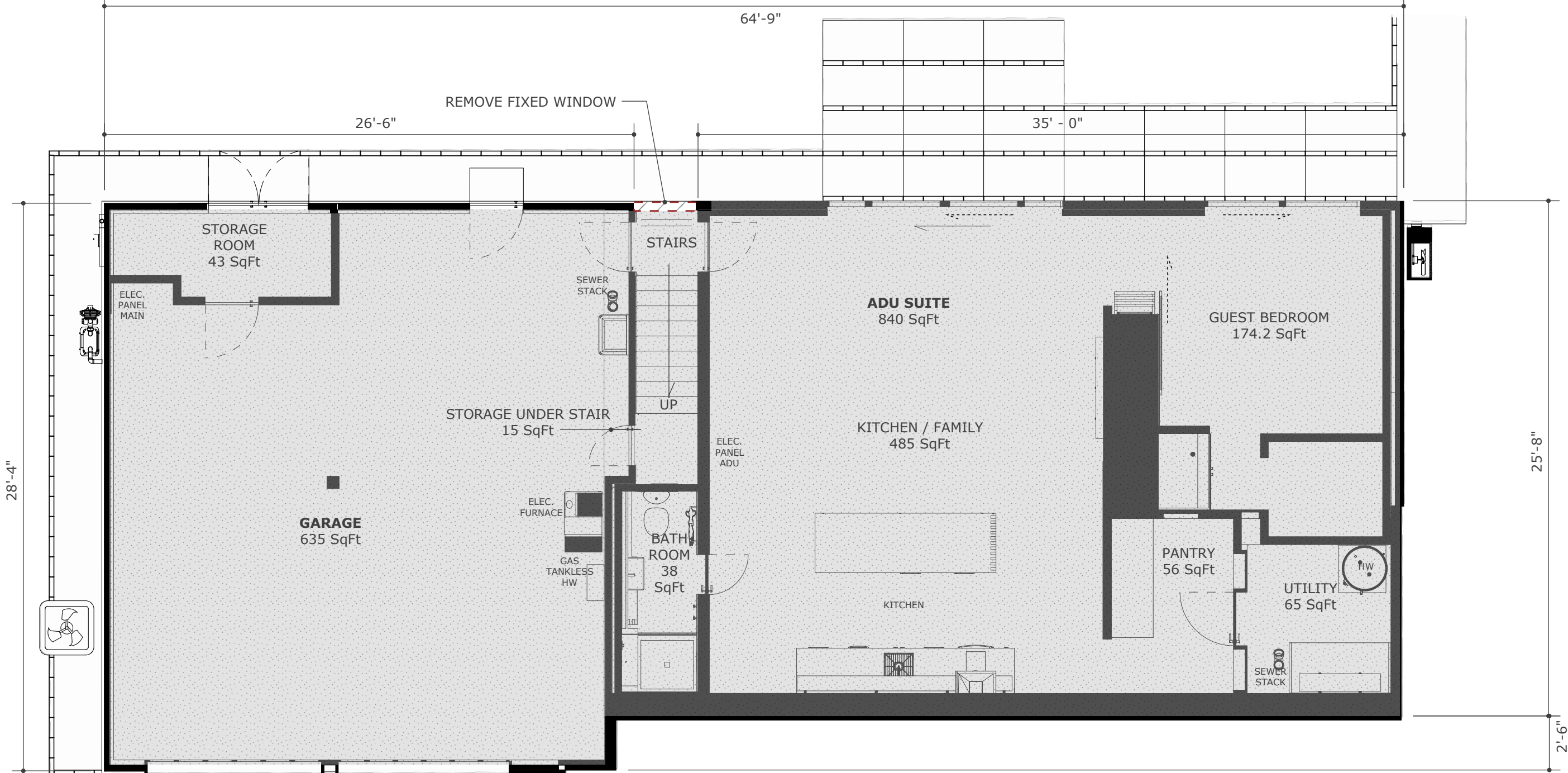


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A 05

PLAN - EXISTING SITE DEMO



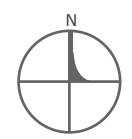
GRAY
AREA NOT
IN SCOPE

**NOTE: NOT IN SCOPE
EXISTING GARAGE AND
FINISHED ADU ON LOWER LEVEL**

DIAGONAL
HATCHED
AREA
DEMO
AREA

**PLAN
EXISTING LOWER LEVEL DEMO**

3/16" = 1'-0"

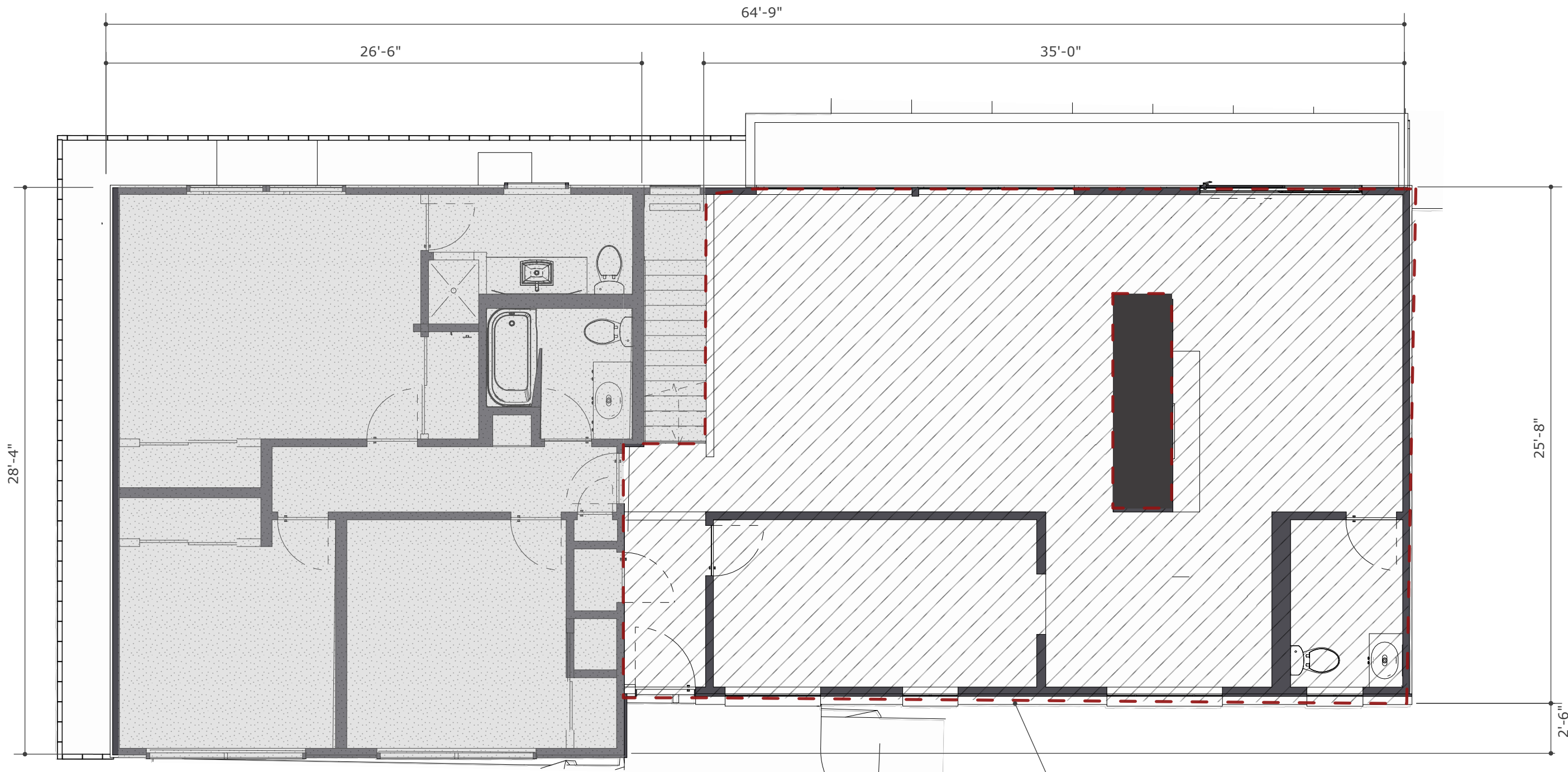


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A 06

PLAN - EXISTING LOWER LEVEL DEMO



GRAY
AREA NOT
IN SCOPE

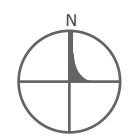
DEMO
AREA

WALLS, WINOWS,DOORS, CEILING, FIXTURES & FITTINGS
TO BE DEMOLISHED TO FLOOR LEVEL.
SUBFLOOR AND FLOOR FRAMING TO REMAIN

**PLAN
EXISTING MAIN LEVEL DEMO**

3/16" = 1'-0"

1

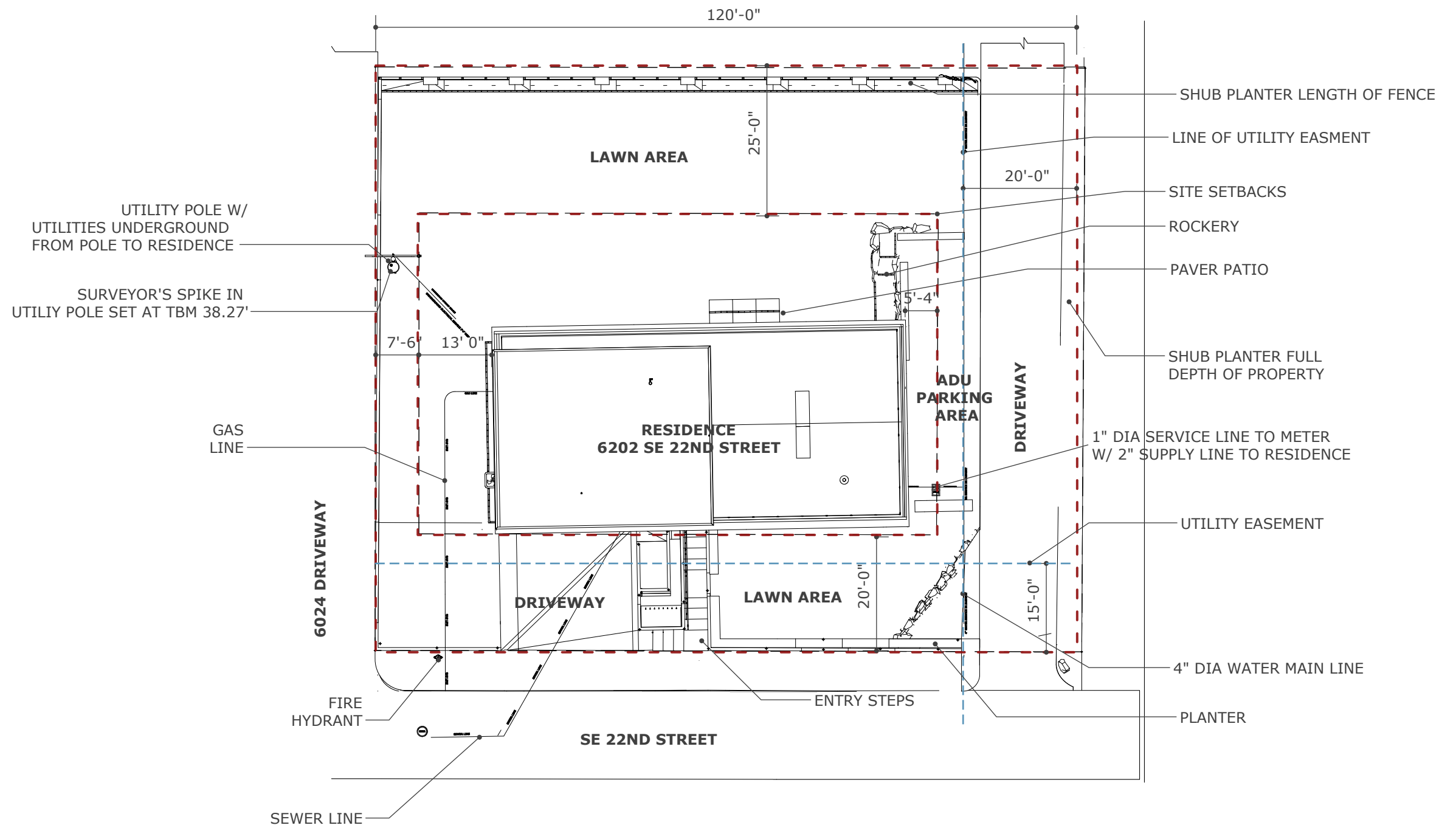


May 30, 2024

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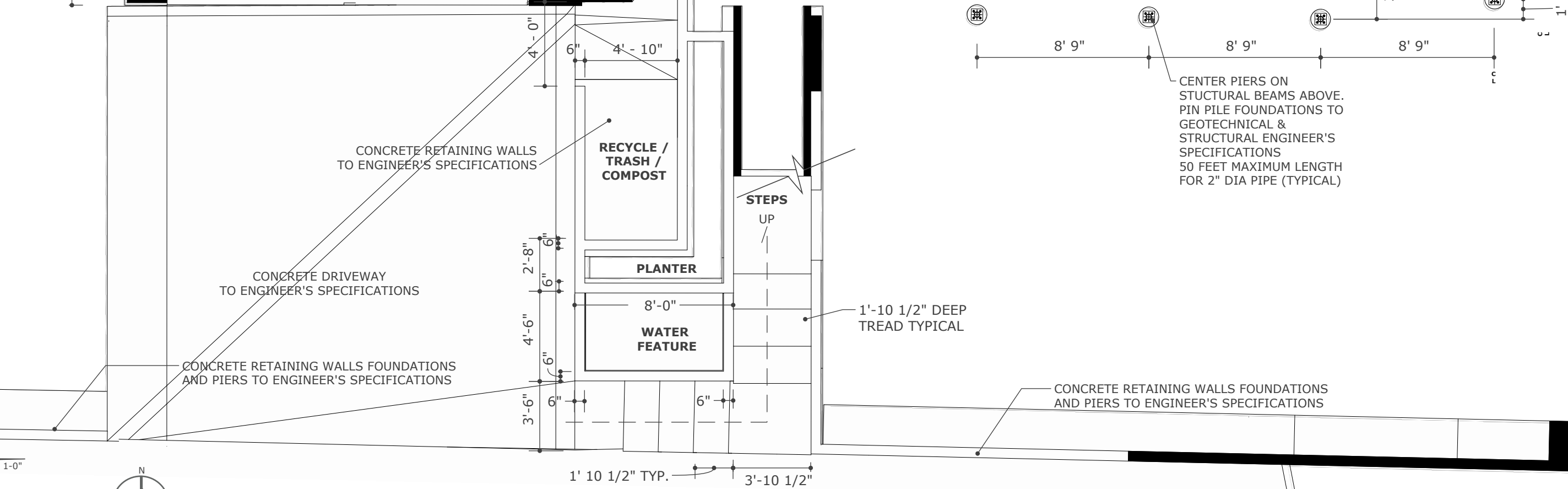
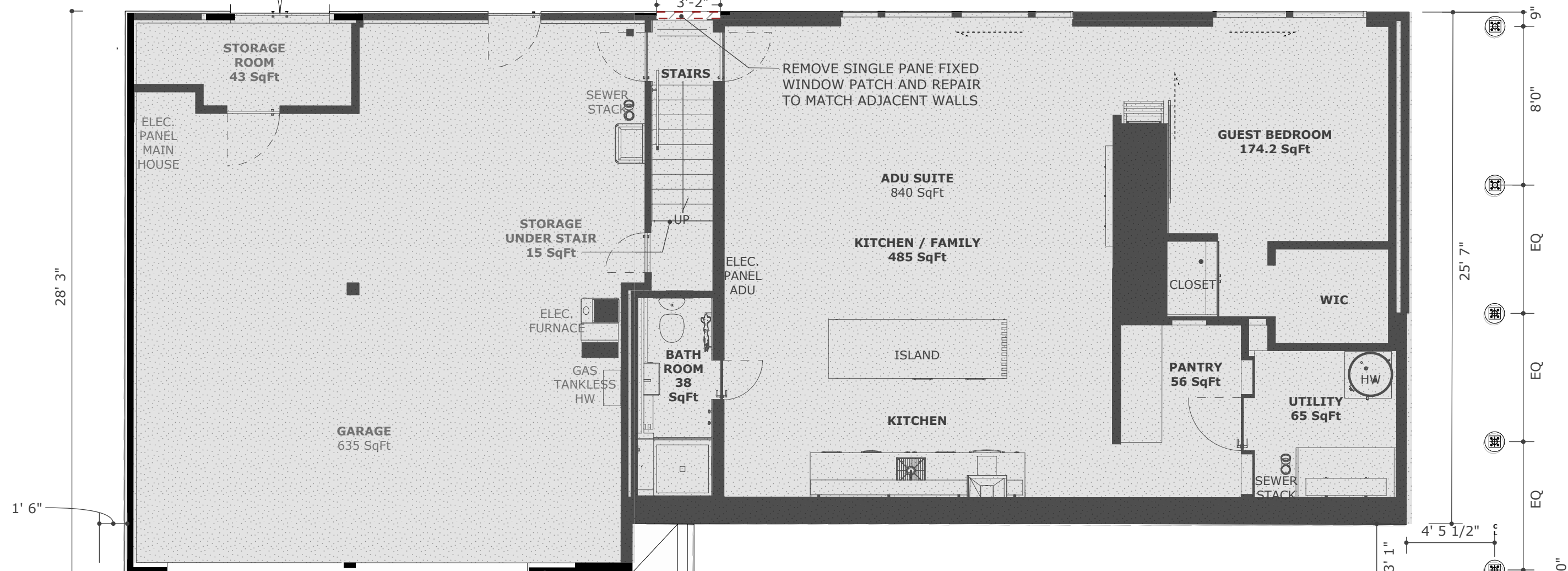
A 07

PLAN - EXISTING MAIN LEVEL DEMO



SITE PLAN
1 1" = 20'





GRAY
AREA NOT
IN SCOPE

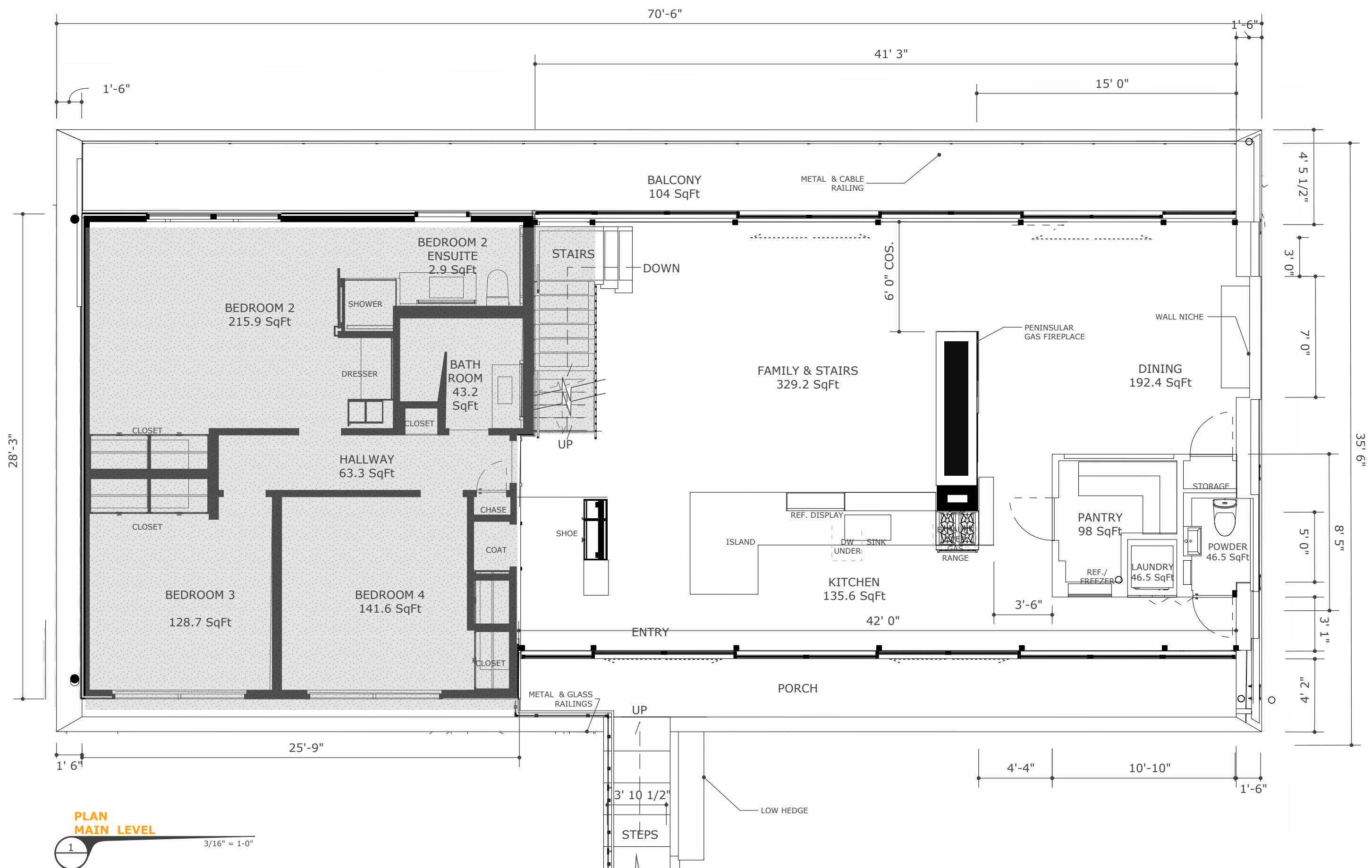
DEMO
AREA

PLAN LOWER LEVEL

1

3/16" = 1'-0"

0 1' 2' 3' 4' 5' 10'



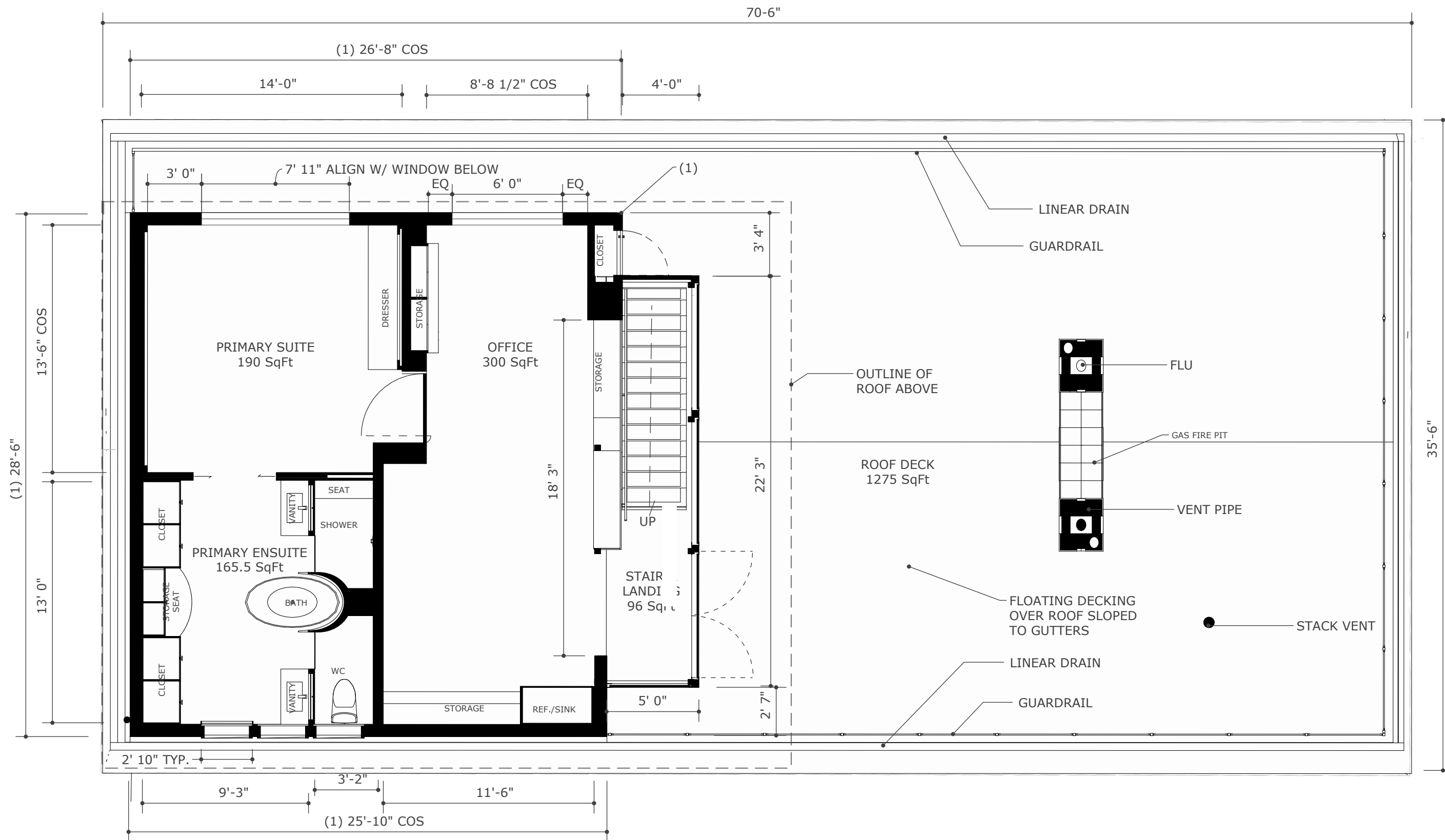
GRAY
AREA NOT
IN SCOPE

**PLAN
MAIN LEVEL**

1

3/16" = 1'-0"

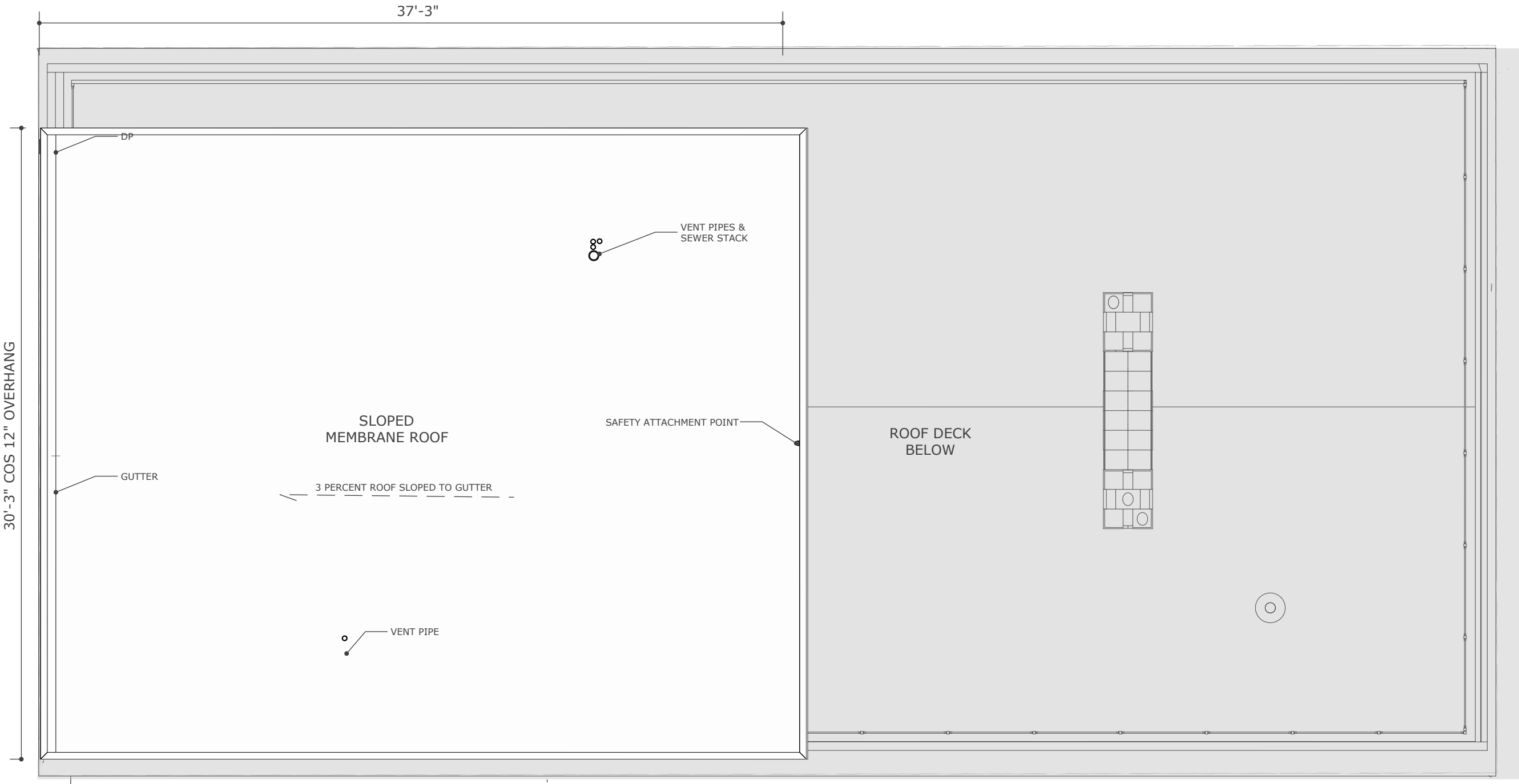




NOTES
 (1) ALIGN ALL FINISHED EXTERIOR WALLS W/ FINISHED WALLS BELOW

PLAN UPPER LEVEL & ROOF DECK





**PLAN
ROOF**





PROPOSED STREET VEIW

1 1/8" = 1'

FINISHES

- INSULATED GLASS WITH GRAY TINT
- SHOU SUGI BAN CHARRED WOOD SIDING OR BLACK WOODLOOK WPC CLADDING
- WHITE WOODLOOK WPC CLADDING
- OFF FORM CONCRETE
- WHITE & BLACK TILE



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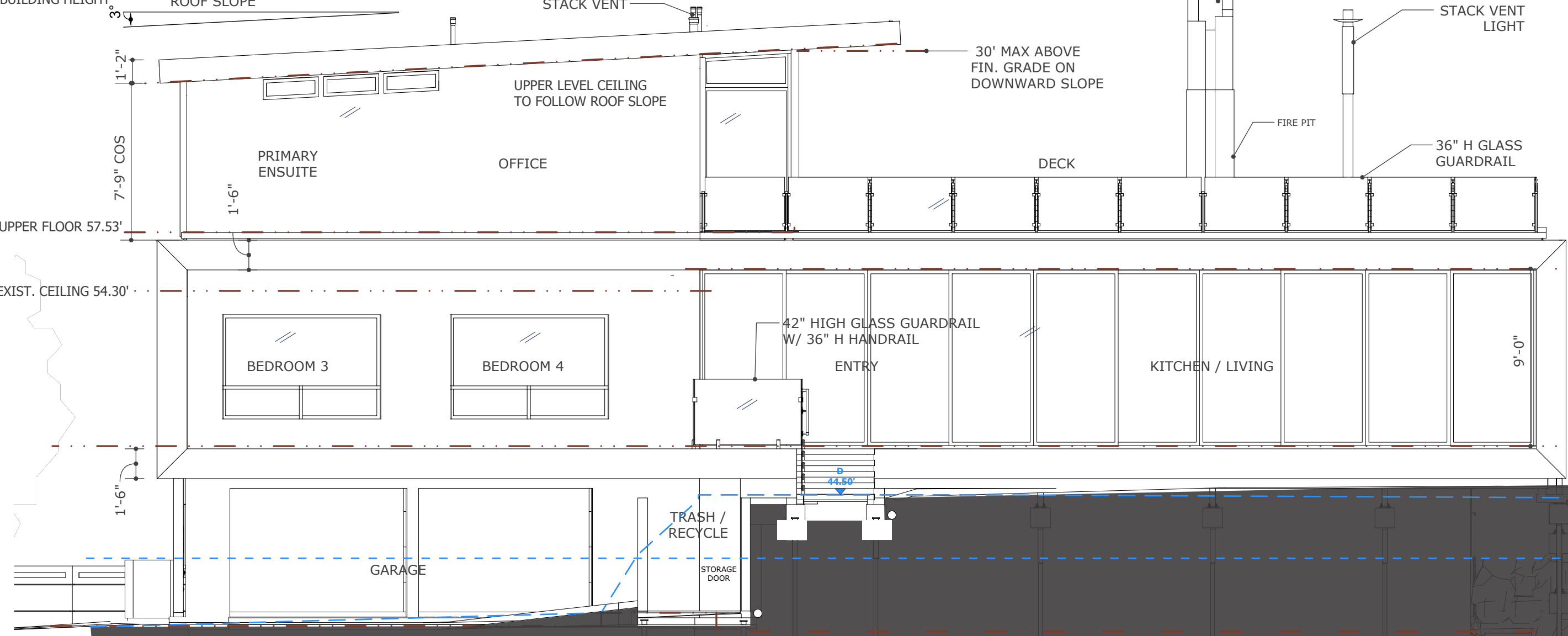
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A 13

PROPOSED STREET VIEW

71.14' ALLOWABLE BUILDING HEIGHT (30' MAX ABOVE AVERAGE BUILDING ELEVATION)

71.14' ALLOWABLE BUILDING HEIGHT



UPPER FLOOR 57.53'

EXIST. CEILING 54.30'

55.06' KITCH/LIVING CEILING

46.58' MAIN FLOOR LEVEL

EXISTING GROUND LEVEL 44.50' (D) MID POINT

41.14' AVERAGE BUILDING ELEVATION

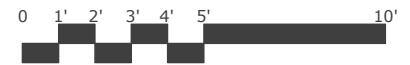
38.50' ADU FLOOR LEVEL

ELEVATION - SOUTH

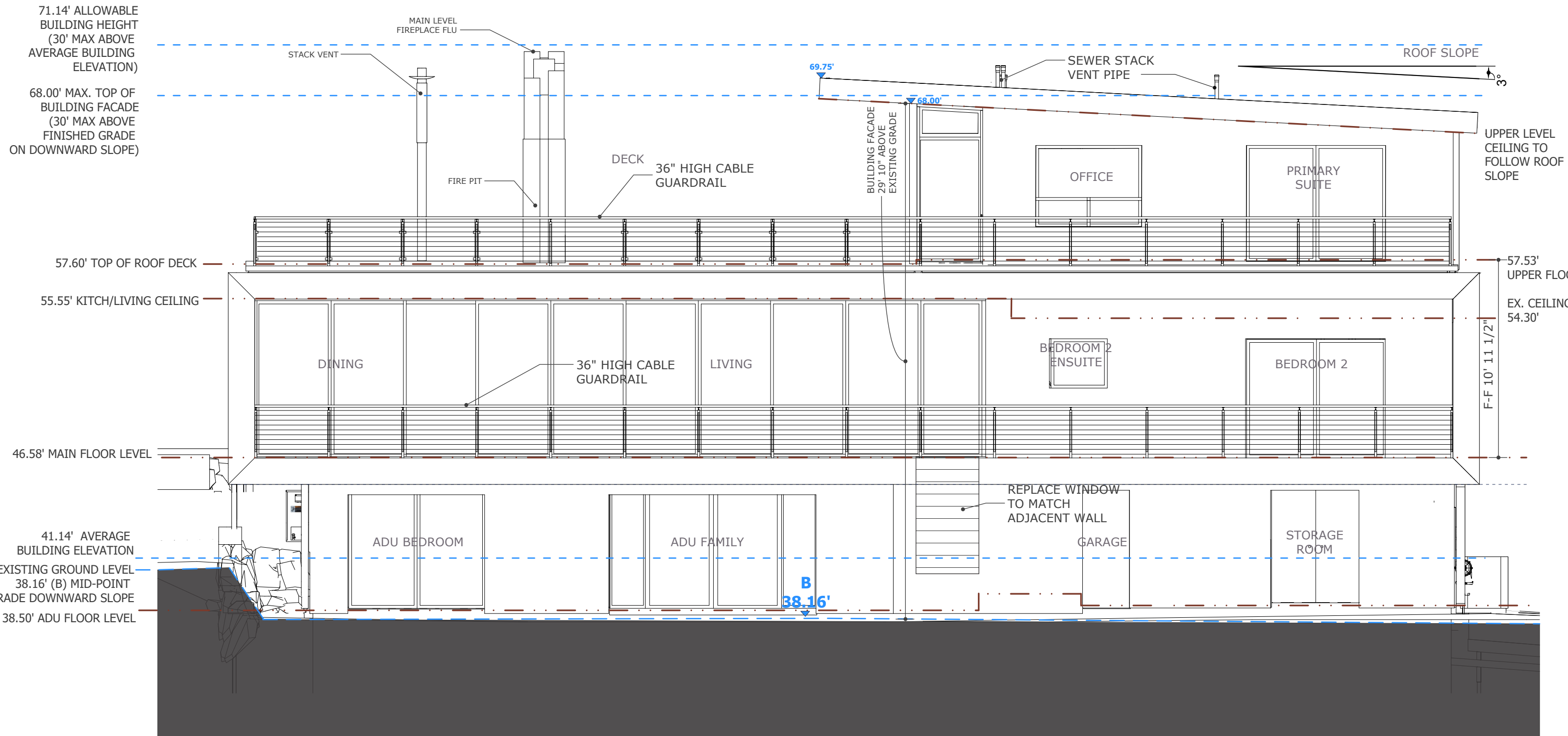
3/16" = 1'-0"



NOTE:
SURVEY SITE
SET TBM
ELEV. = 38.27'



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71.14' ALLOWABLE BUILDING HEIGHT (30' MAX ABOVE AVERAGE BUILDING ELEVATION)

68.00' MAX. TOP OF BUILDING FACADE (30' MAX ABOVE FINISHED GRADE ON DOWNWARD SLOPE)

57.60' TOP OF ROOF DECK

55.55' KITCH/LIVING CEILING

46.58' MAIN FLOOR LEVEL

41.14' AVERAGE BUILDING ELEVATION

EXISTING GROUND LEVEL 38.16' (B) MID-POINT GRADE DOWNWARD SLOPE

38.50' ADU FLOOR LEVEL

UPPER LEVEL CEILING TO FOLLOW ROOF SLOPE

57.53' UPPER FLOOR EX. CEILING 54.30'

F-F 10' 11 1/2"

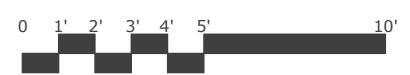
B
38.16'

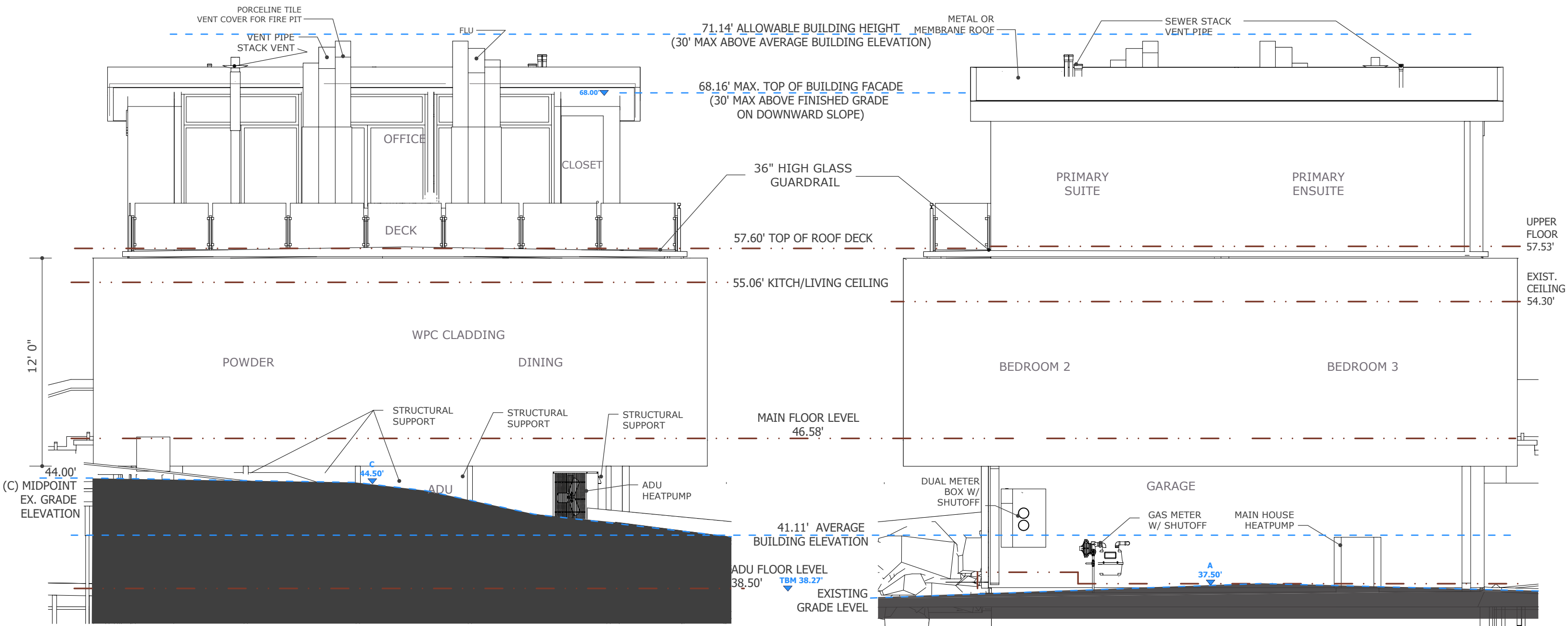
ELEVATION - NORTH

1

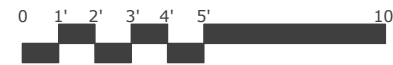
3/16" = 1'-0"

NOTE:
SURVEY SITE SET TBM ELEV. = 38.27'





NOTE:
 SURVEY SITE
 SET TBM
 ELEV. = 38.27'





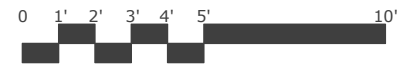
SECTION - EAST-WEST



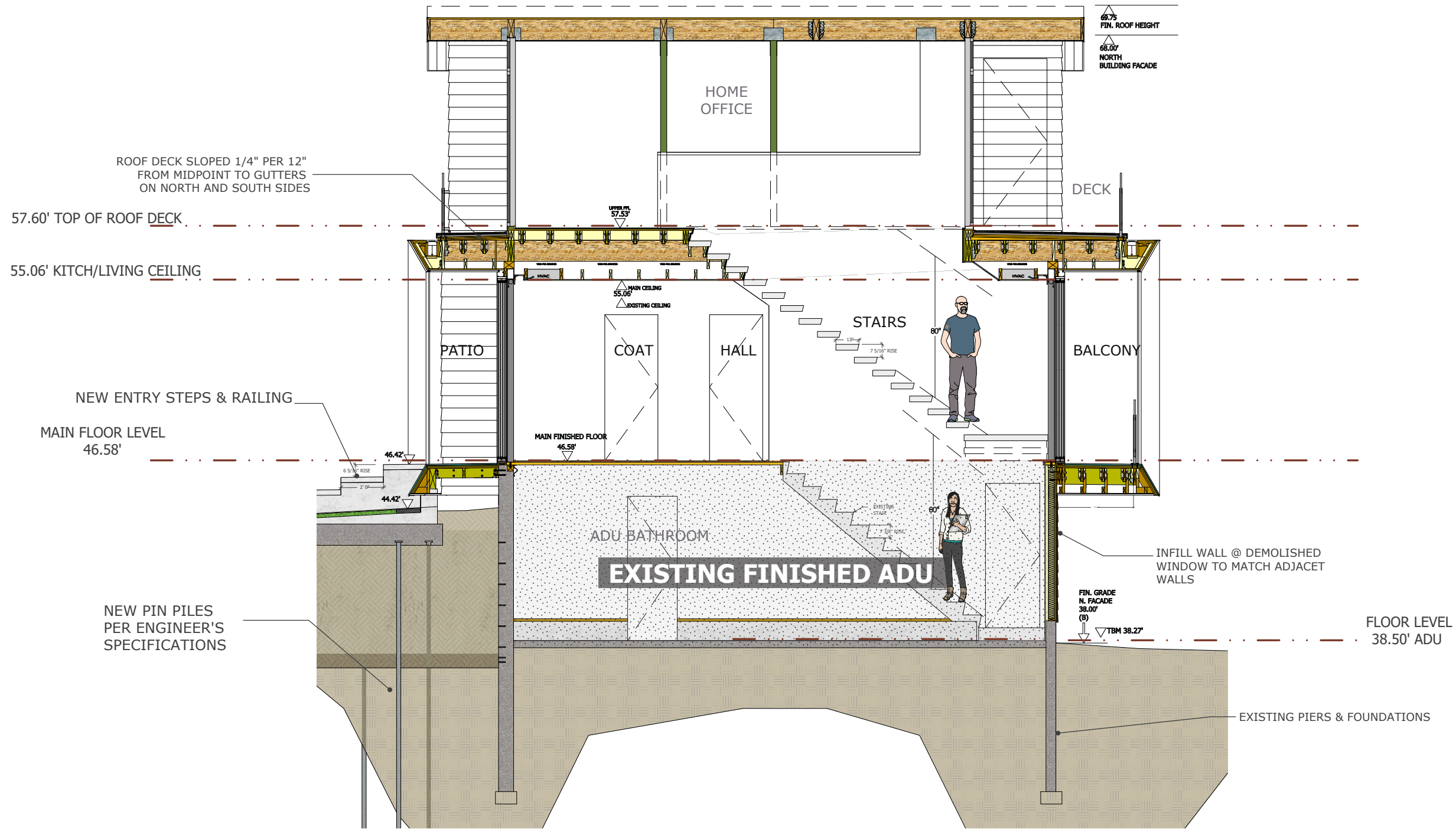
GRAY AREA NOT IN SCOPE



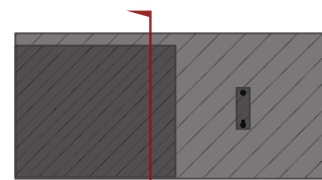
KEY PLAN



NOTE:
SURVEY SITE
SET TBM
ELEV. = 38.27'



SECTION SOUTH-NORTH @ STAIRS



GRAY AREA NOT IN SCOPE



PERSPECTIVE -SOUTHWEST

1



PERSPECTIVE -NORTHEAST

3



PERSPECTIVE -SOUTHEAST

2



PERSPECTIVE -NORTHWEST

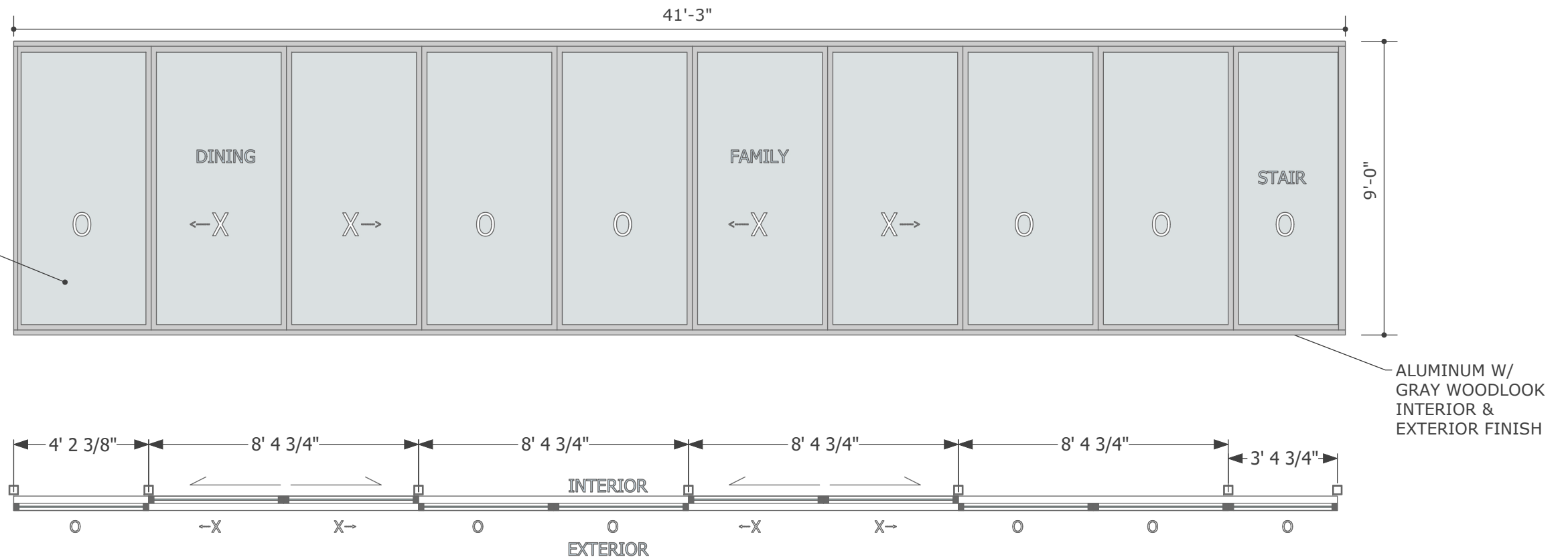
4

FINISHES

- INSULATED GLASS WITH GRAY TINT
 - SHOU SUGI BAN CHARRED WOOD SIDING OR BLACK WOODLOOK CLADDING
 - WHITE WOODLOOK CLADDING
- OFF FORM CONCRETE
 - WHITE & BLACK TILE

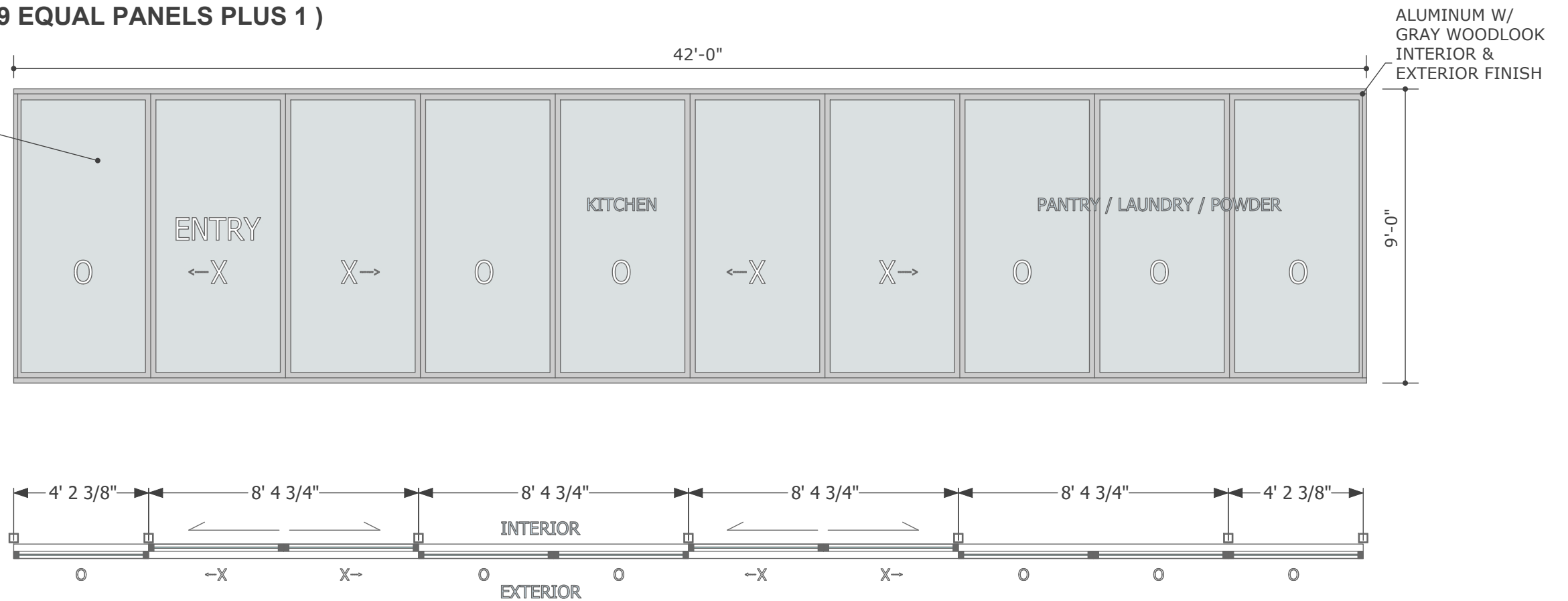
May 30, 2024

ALUMINUM FRAMED WINDOWS & SLIDING DOORS W/ THERMAL BREAK GREY TINTED LOW E DOUBLE INSULATED SAFETY WITH A U FACTOR OF .28 OR LOWER



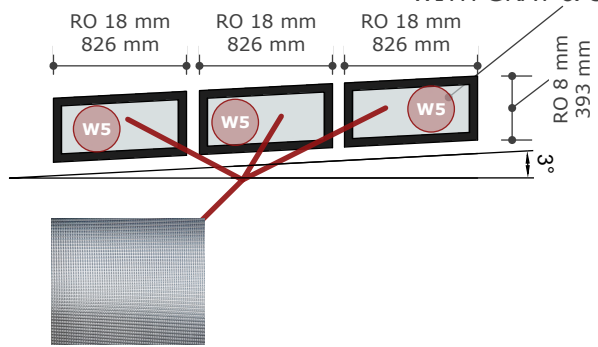
**MAIN LEVEL - LIVING NORTH FACADE
(9 EQUAL PANELS PLUS 1)**

ALUMINUM FRAMED WINDOWS & SLIDING DOORS W/ THERMAL BREAK GREY TINTED LOW E DOUBLE INSULATED SAFETY WITH A U FACTOR OF .28 OR LOWER



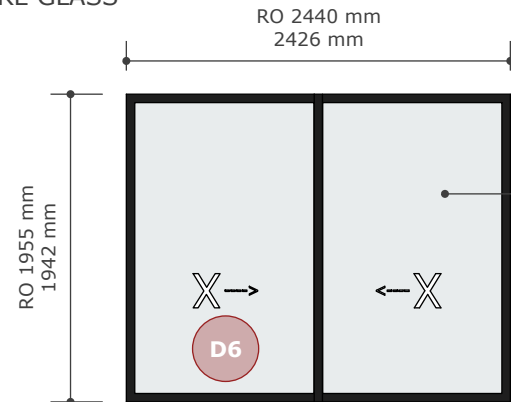
**MAIN LEVEL - LIVING SOUTH FACADE
(10 EQUAL PANELS)**

BLACK EXTERIOR FINISH
WHITE INTERIOR FINISH
WITH GRAY & OBSCURE GLASS



PRIMARY ENSUITE

UPPER LEVEL - PRIMARY SUITE

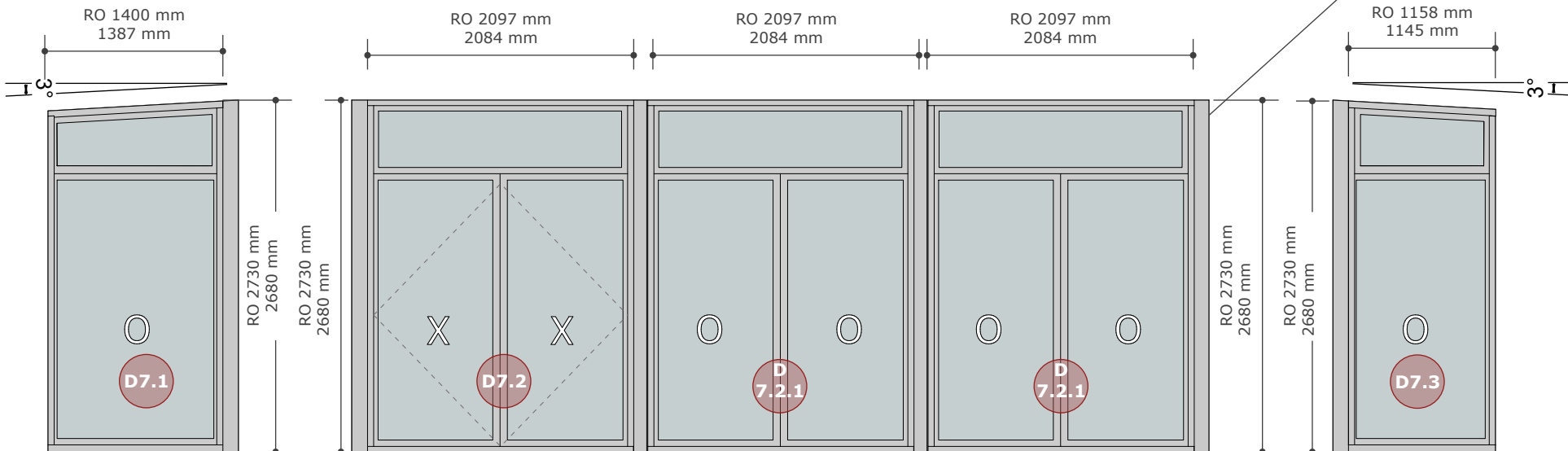


PRIMARY SUITE

ALUMINUM FRAME
BLACK EXTERIOR FINISH
WHITE INTERIOR FINISH

ALUMINUM FRAMED WINDOWS &
SLIDING DOORS W/ THERMAL BREAK
GREY TINTED LOW E DOUBLE INSULATED SAFETY
WITH A U FACTOR OF .28 OR LOWER

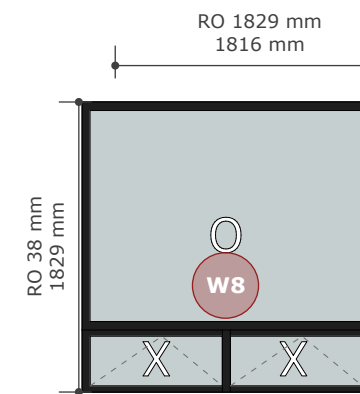
ALUMINUM W/
GRAY WOODLOOK
INTERIOR &
EXTERIOR FINISH



SOUTH
Trapezoid P4-5

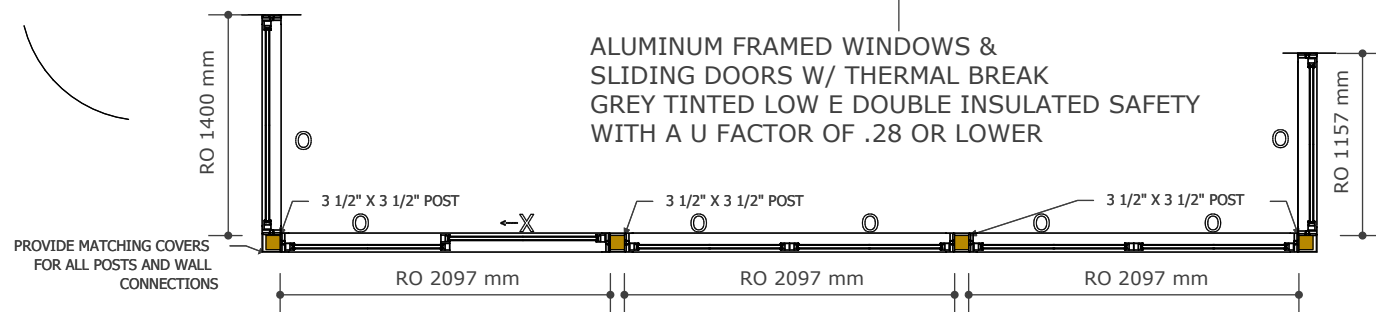
EAST

NORTH
Trapezoid P4-6



OFFICE NORTH

BLACK EXTERIOR FINISH
WHITE INTERIOR FINISH
WITH GREY GLASS



ALUMINUM FRAMED WINDOWS &
SLIDING DOORS W/ THERMAL BREAK
GREY TINTED LOW E DOUBLE INSULATED SAFETY
WITH A U FACTOR OF .28 OR LOWER

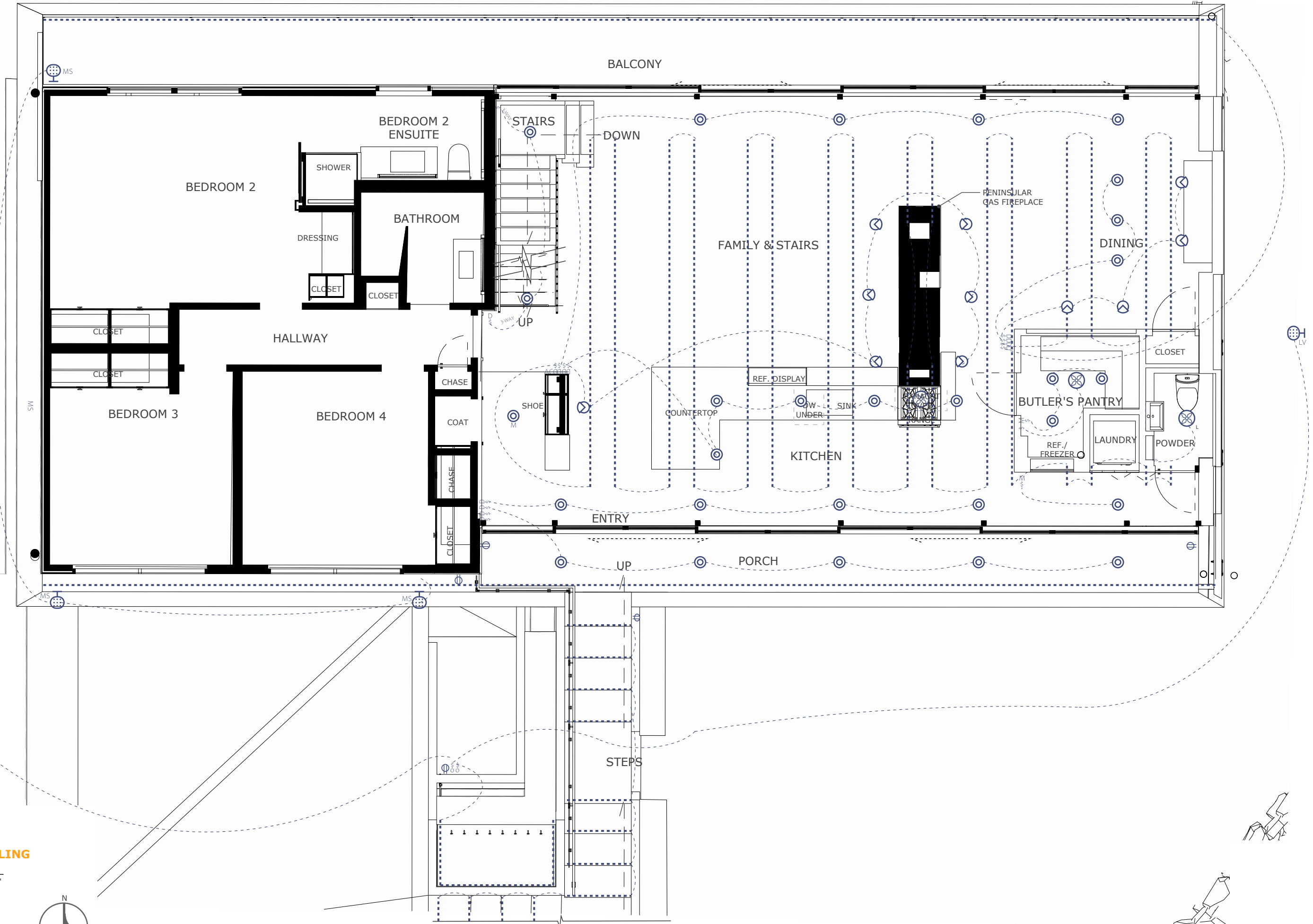
UPPER LEVEL - OFFICE

**WINDOW & DOOR SCHEDULE
UPPER LEVEL**

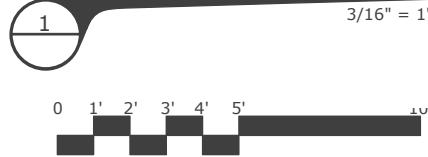


ELECTRICAL SYMBOLS

- 36 - LED DOWNLIGHT RECESSED
- LED GIMBAL RECESSED ADJUSTABLE
- 25 - LED GIMBAL SURFACE MOUNTED ADJUSTABLE
- LED WALL MOUNTED LIGHT
- LED DOWNLIGHT RECESSED WET AREA RATED
- EXHAUST FAN (L)=WITH LIGHT & HUMIDITY SENSOR
- 3 - LED SURFACE MOUNT LIGHT
- P PENDANT LIGHT
- 6 - LED FLOOD LIGHT
- 9 - LED STRIP LIGHT
- OUTLET
- CEILING MOUNTED OUTLET
- 1 - LED LAMP POST
- S SWITCH D DIMMER
- OPTICAL SENSOR SWITCH M MOTION SENSOR SWITCH
- AC HVAC THERMOSTAT/CONTROLLER



ELECTRICAL REFLECTED CEILING PLAN MAIN LEVEL



May 30, 2024

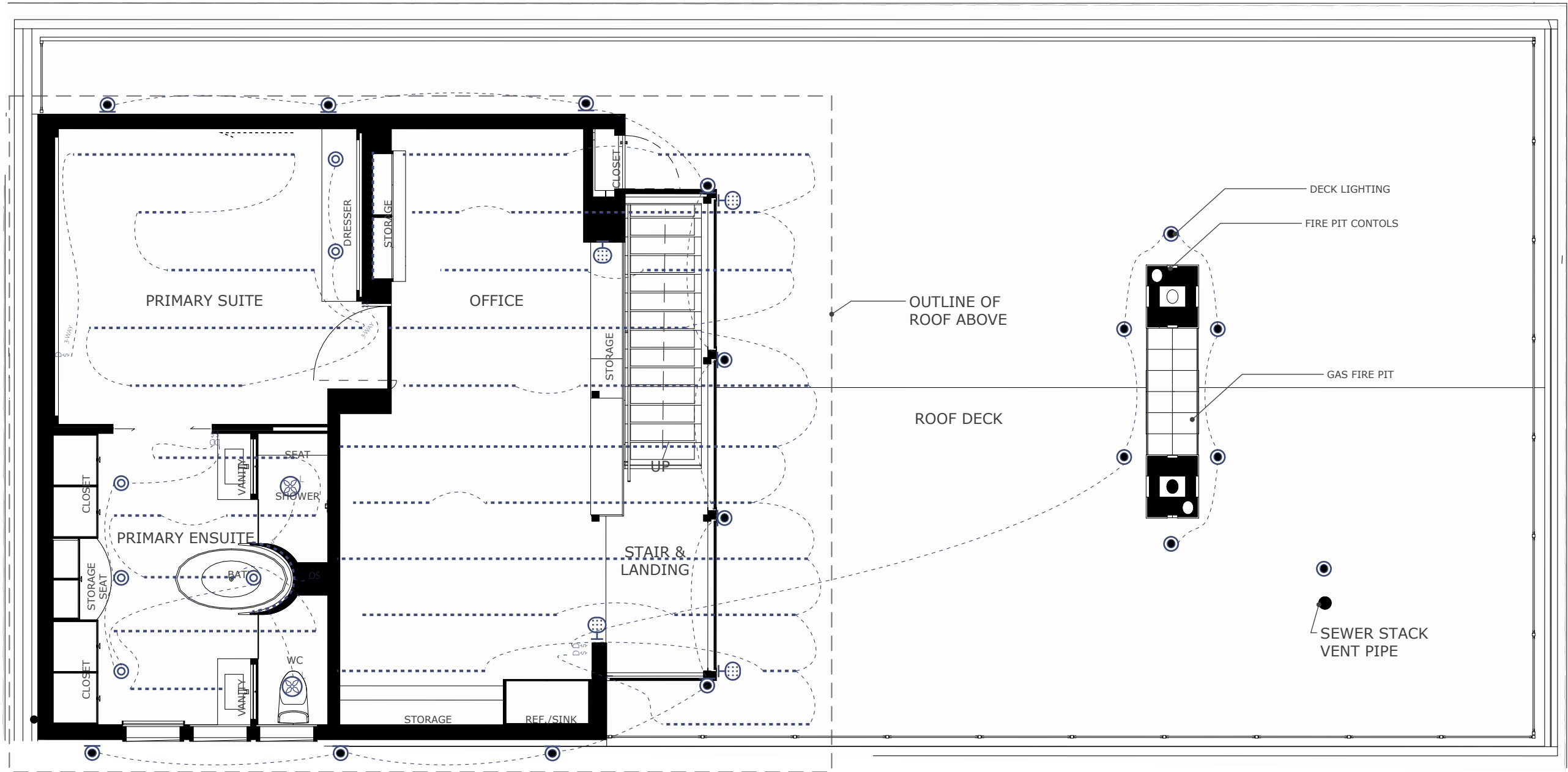
6202 SE 22ND ST MERCER ISLAND, WA 98040 | EightBlox - Faben Point Residence

A | 22

ELECTRICAL - MAIN LEVEL

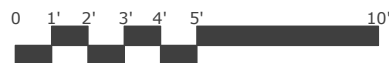
ELECTRICAL SYMBOLS

- 36 - LED DOWNLIGHT RECESSED
- LED GIMBAL RECESSED ADJUSTABLE
- 25 - LED GIMBAL SURFACE MOUNTED ADJUSTABLE
- LED WALL MOUNTED LIGHT
- LED DOWNLIGHT RECESSED WET AREA RATED
- EXHAUST FAN (L)=WITH LIGHT & HUMIDITY SENSOR
- 3 - LED SURFACE MOUNT LIGHT
- PENDANT LIGHT
- 6 - LED FLOOD LIGHT
- 9 - LED STRIP LIGHT
- OUTLET
- CEILING MOUNTED OUTLET
- 1 - LED LAMP POST
- SWITCH
- DIMMER SWITCH
- OPTICAL SENSOR SWITCH
- MOTION SENSOR SWITCH
- HVAC THERMOSTAT/CONTROLLER



**ELECTRICAL REFLECTED CEILING PLAN
UPPER LEVEL**

1 3/16" = 1'



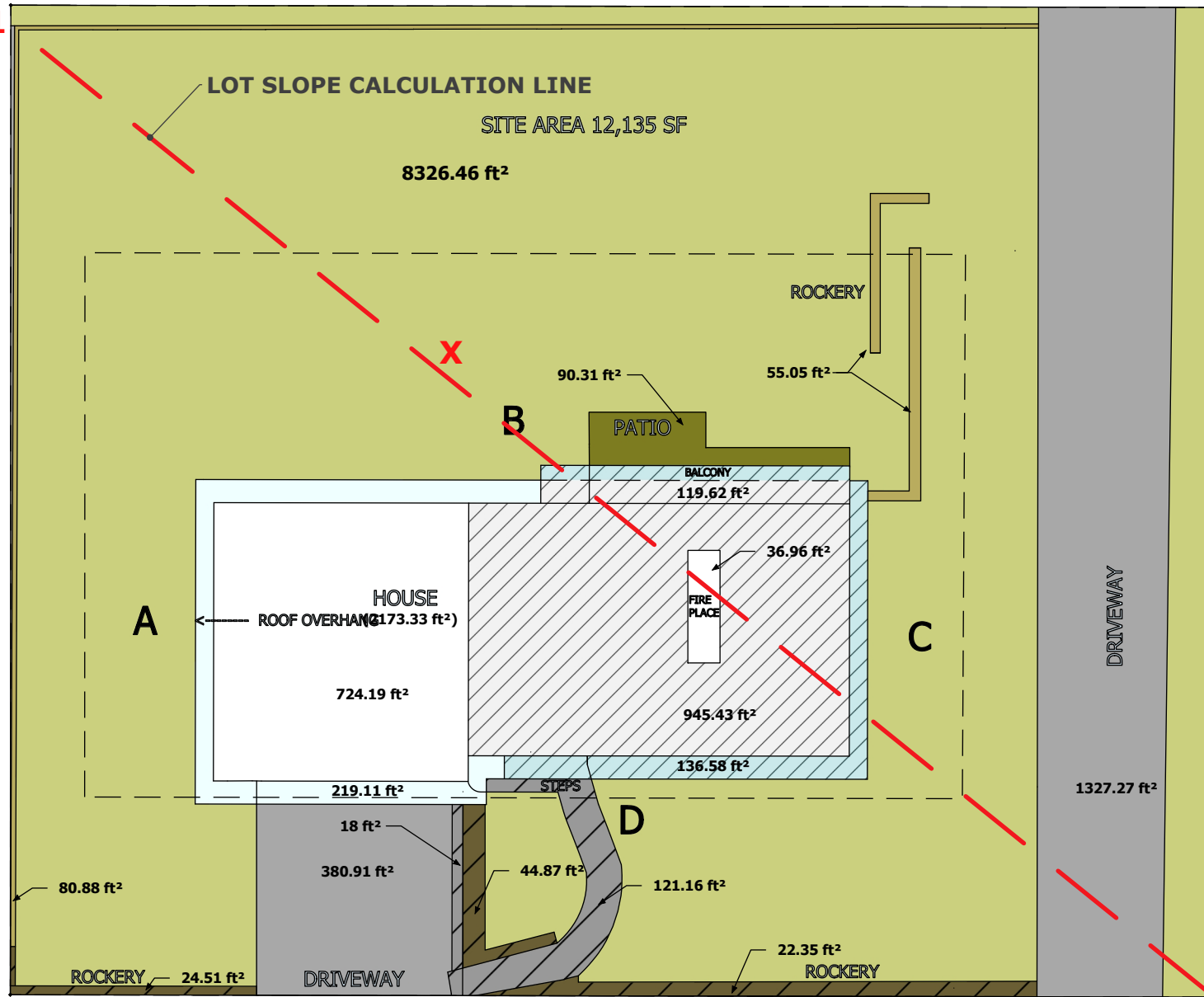
May 30, 2024

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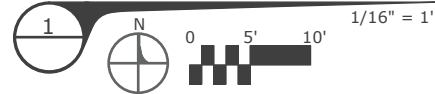
A 23

ELECTRICAL - UPPER LEVEL

Z1

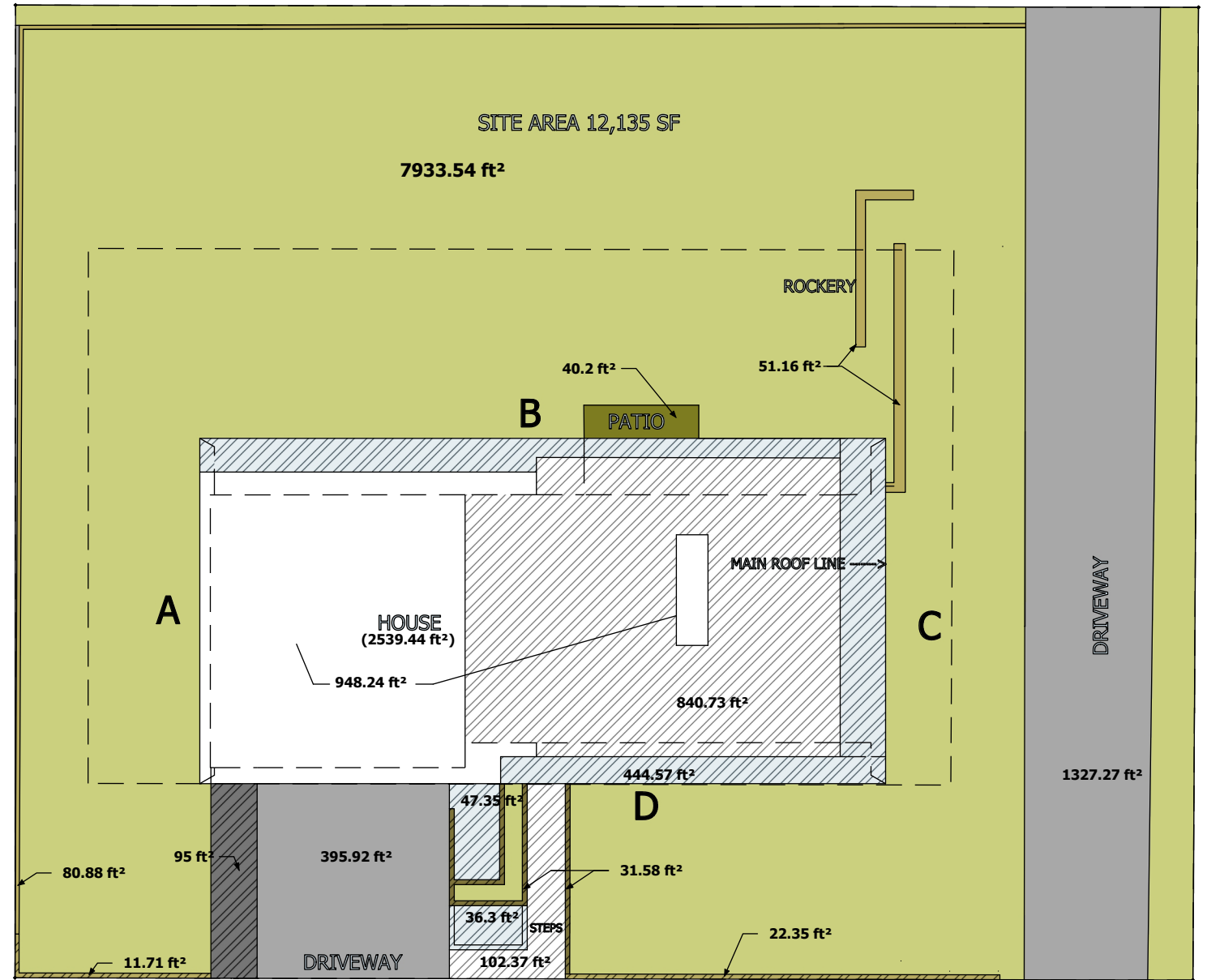


EXISTING SITE COVERAGE PLAN



- DEMOLISHED ENCLOSED SPACE
- DEMOLISHED EXT. COVERED SPACES
- DEMOLISHED DRIVEWAY PATH STEPS
- DEMOLISHED RETAINING WALLS & ROCKERIES

Z2



PROPOSED SITE COVERAGE PLAN



- REMAINING
- REPLACED
- NEW
- HOUSE, PATIO, UNCOVERED BALCONY, ROOF & EAVES STEP PATH
- VEHICULAR USE
- RETAINING WALLS & ROCKERIES

EXISTING	EXISTING SqFt	DEMOLISHED	REMAINING	PROPOSED	PROPOSED SqFt	PROJECT TOTAL	NET CHANGE
NET LOT SIZE	12,135			LOT SIZE	12,135		
ALLOWED LOT COVERAGE AREA = 40%	4,854.00	-0.15%	32.73%	PROPOSED LOT AREA COVERAGE %	4.56%	37.29%	4.41%
EXISTING LOT AREA COVERAGE	3,989.92	-18	3,971.92	PROPOSED LOT AREA COVERAGE	553.19	4,525.11	535.19
ALLOWABLE HARDSCAPE = 9% 1092	443.48	-268.95	174.53	PROPOSED H-SCAPE AREA	201.54	376.07	-67.41
EXISTING HARDSCAPE AREA %	3.65%	-2.22%	1.44%	PROPOSED HARDSCAPE AREA %	1.66%	3.10%	-0.56%
HOUSE, PATIO, BALCONY, ROOF & EAVES	2,173.33	-1201.63	971.70	HOUSE, PATIO, BALCONY, ROOF & EAVES	1,594.52	2,539.44	366.11
EX. VEHICULAR USE	1,726.28	-18	1,708.28	PROP. VEHICULAR USE	95.00	1,803.28	77.00
UNCOVERED PATIOS	90.31	0	90.31	UNCOVERED PATIOS	-50.11	40.20	-50.11
WALKWAYS STEPS/PATH	121.16	-121.16	0.00	WALKWAYS STEPS/PATH	186.01	186.01	64.85
RETAINING WALLS/ROCKERIES/HS	232.01	-147.79	84.22	RETAINING WALLS & ROCKERIES	65.64	149.86	-82.15

3 - SITE AREA CALCULATIONS

	INCH	X - DIST. FT	Z1 - LOWEST	Z2 - HIGHEST
HIGHEST POINT - LOWEST POINT	160	13.3	35.4	48.7
SHORTEST DIST BETWEEN POINTS	1,896	158.0		
LOT SLOPE	8.41%	8.41%		

4 - LOT SLOPE CALCULATION

WALL SEGMENT	MIDPOINT ELEVATION	Average grade calculations, least rectangle			
a	35.66	A	37.5	$(A \times a) + (B \times b) + (C \times c) + (D \times d)$	
b	72	B	38.16	a + b + c + d	
c	35.66	C	44	1337.25	2747.52
d	72	D	44.5	215.32	
Average Building Elevation =		41.13	TBM	38.27	
Allowable Building Height =		71.13			
Proposed Building Height =		69.75	TOP OF ROOF		
MAX NORTH ELEV. AFG 68.16' =		68.00	PROPOSED		

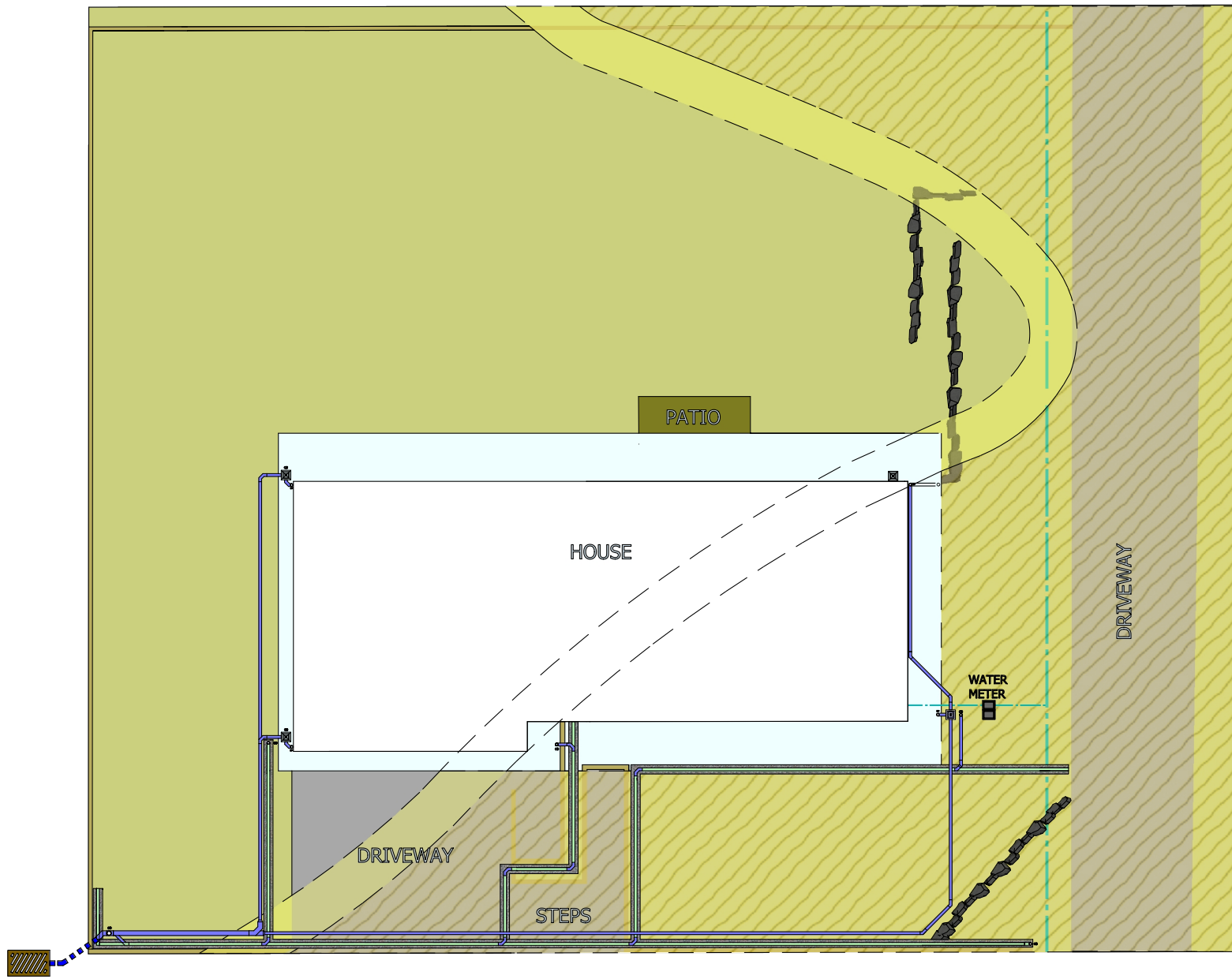
5 - BUILDING HEIGHT CALCULATION

STORMWATER CALCULATIONS	EXISTING SqFt	DEMOLISHED	REMAINING	PROPOSED	REPLACED + NEW	PROJECT TOTAL	NET CHANGE
EXISTING IMPERVIOUS SURFACE AREA	4,111.08	-1,340.79	2,770.29	IMPERVIOUS SURFACE < 2000 SF	1,825.42	4,568.93	457.85
EXISTING IMPERVIOUS SURFACE AREA %	33.88%	-11.05%	22.83%	IMPERVIOUS SURFACE	15.04%	37.65%	3.77%
EXISTING LANDSCAPE COVERAGE	7,863.14	297.28	8,160.42	TOTAL LANDSCAPE COVERAGE	602.95	7,557.47	-305.67
EXISTING LANDSCAPE COVERAGE %	64.80%	2.45%	67.25%	TOTAL LANDSCAPE COVERAGE %	4.97%	62.28%	-2.52%

6 - STORMWATER CALCULATIONS

EXISTING	EXISTING SqFt	DEMOLISHED	REMAINING
BUILDING FOOTPRINT	1,706.58	0	1,706.58
PROPOSED	PROPOSED SqFt	PROJECT TOTAL	NET CHANGE
BUILDING FOOTPRINT CHANGE <300 SF	10	1,716.58	10 <300

7 - BUILDING FOOTPRINT CALCULATIONS



PROPOSED DRAINAGE PLAN

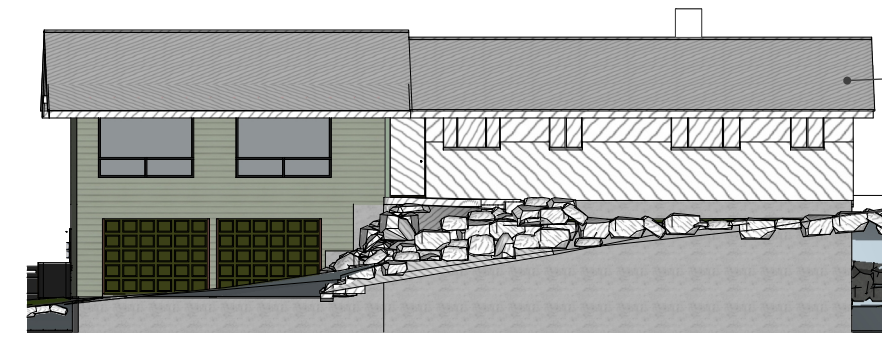
1/16" = 1'

1

- DP DOWNPIPE
- CO CLEANOUT
- EXISTING CATCH BASIN
- EXISTING CITY STORMWATER CATCH BASIN
- DRAINROCK IN GEO FABRIC
- NEW CATCH BASIN
- DRAIN PIPE
- PERFORATED DRAIN PIPE
- RETAINING WALL
- BUILDING FOOTPRINT
- BUILDING OVERHANG
- EROSION/LANDSLIDE ZONE



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DEMO SOUTH ELEVATION

1/16" = 1'

2

DEMOLISH EXISTING CEMENT TILE ROOF, FRAMING, WHILST RETAINING EXISTING CEILING AND CEILING JOISTS OVER BEDROOM AREA

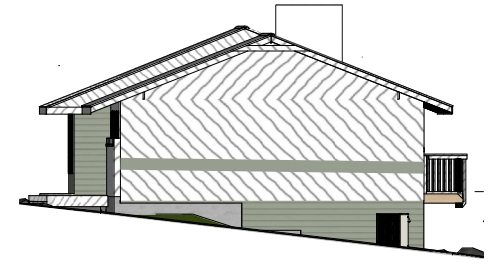


DEMO NORTH ELEVATION

1/16" = 1'

4

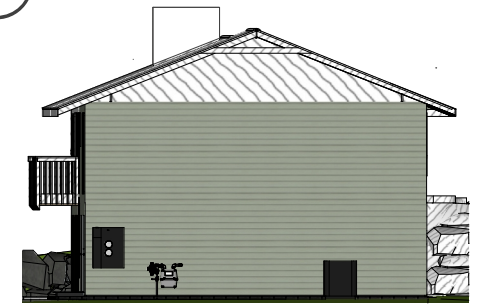
DEMOLISH BALCONY FINISHES WHILST RETAINING EXISTING BALCONY FRAMING



DEMO EAST ELEVATION

1/16" = 1'

3

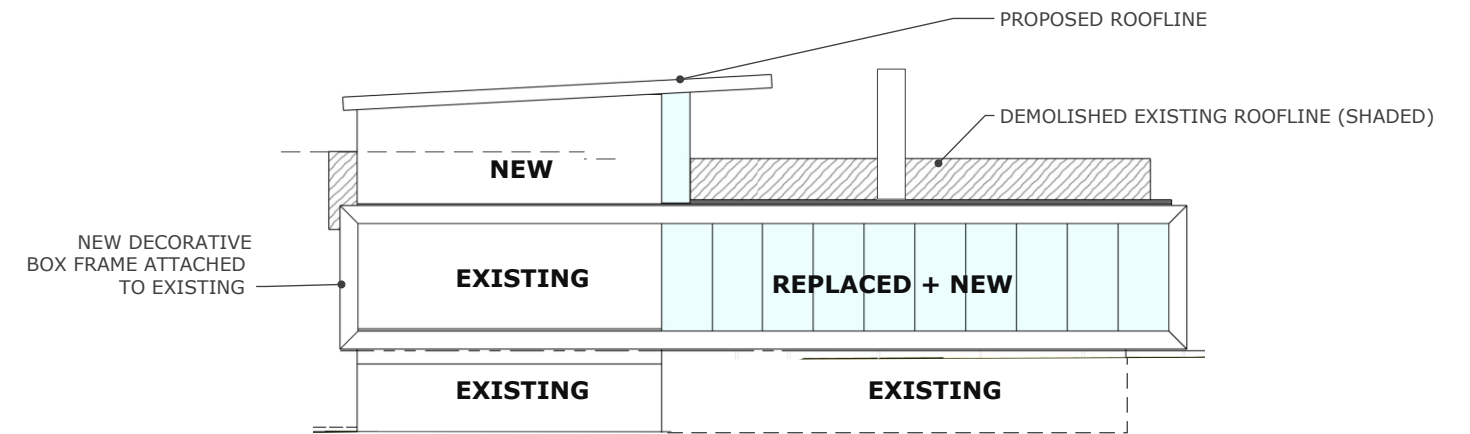


DEMO WEST ELEVATION

1/16" = 1'

5

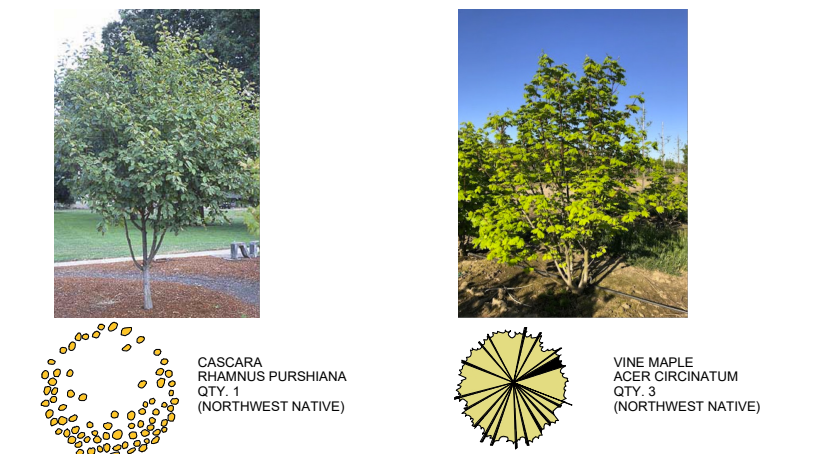
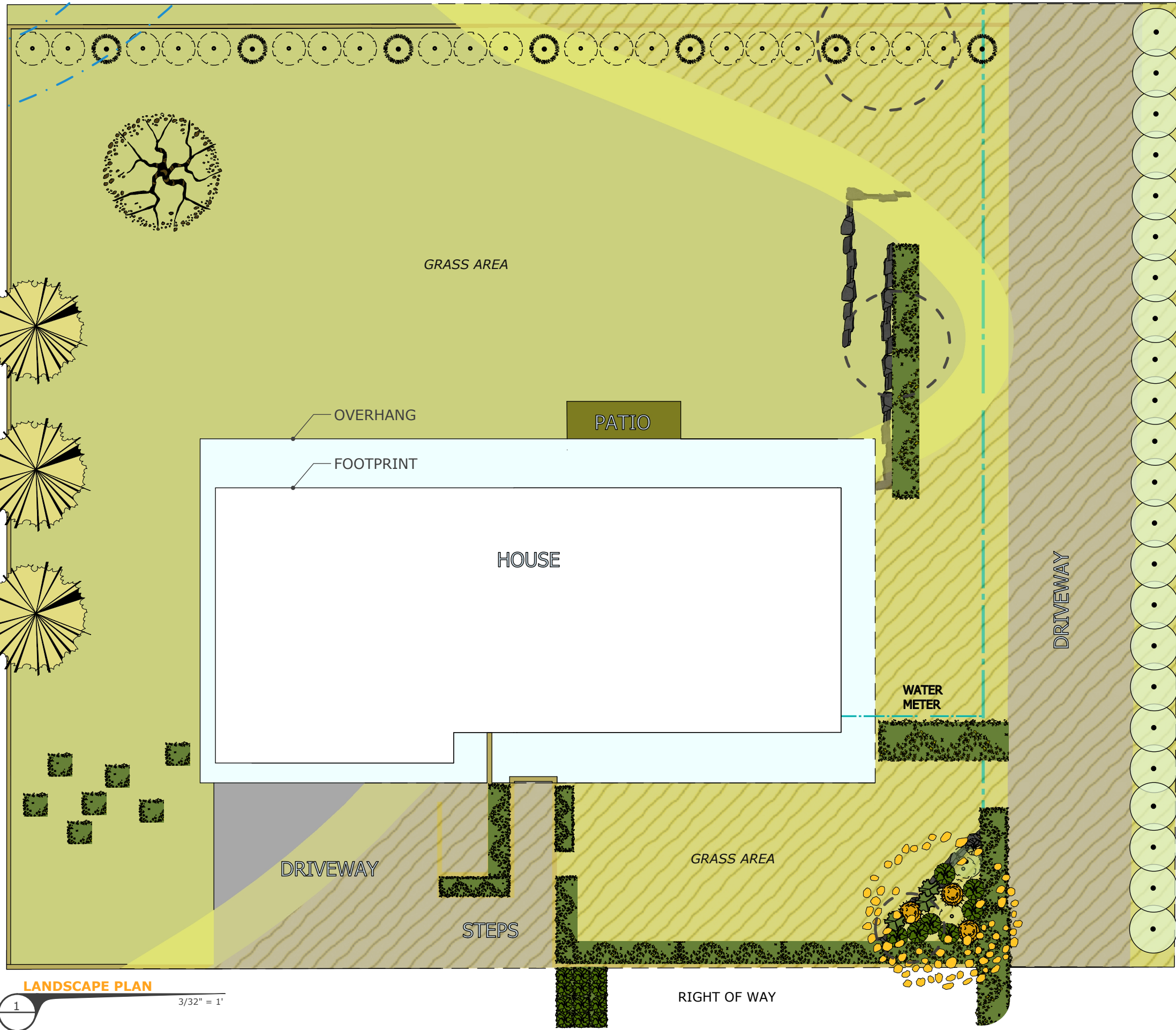
ELEVATION DEMO AREA



PROPOSED SOUTH OUTLINE ELEVATION

1/16" = 1'

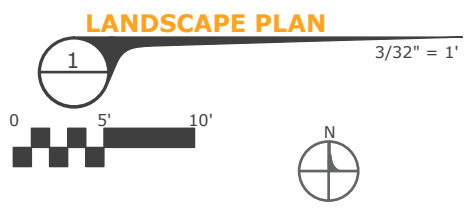
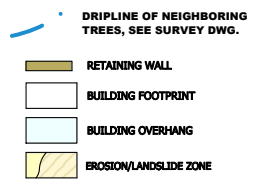
6



LANDSCAPE NARRATIVE.


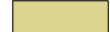




THE LANDSCAPE HAS BEEN DESIGNED MEETS THE CITY AND ARBORIST'S SPECIFICATIONS. THERE ARE NO SIGNIFICANT TREES ON THIS SITE. THREE REPLACEMENT TREES ARE REQUIRED. 100% OF THE PROPOSED TREES AND APPROXIMATELY 50% OF THE REMAINING PLANTINGS ARE NORTHWEST NATIVES. THIS PROPERTY IS HEAVILY OVERSHADOWED BY THE I-90 TUNNEL RETAINING WALL & LID AS WELL AS TREES FROM THE PROPERTY ON THE EAST SIDE. THE LANDSCAPE AIMS TO ENHANCE SOIL STABILITY WHERE NEEDED AND TO ALLOW AS MUCH SUNLIGHT INTO THE DWELLING IN THE WINTER MONTHS.

A NATIVE CASCARA TREE AS ARCHITECTURAL ANCHOR IN THE SE CORNER. EDGE DEFINITION WITH LOW HEDGING, EVERGREEN NATIVES LINE THE DRIVEWAY TO THE EAST BOUNDARY TO STABILIZE THE SOIL AT THE BASE OF THE NEIGHBORING CYPRESS TREES. EXISTING SCENTED GARDINIA FOR INSECT ATTRACTION LINE THE NORTH BOUNDARY. MULTIPLE GROUND COVERING PLANTS AS INFILL. NATIVE VINE MAPLES TO THE WEST SIDE OF THE PROPERTY. THE USE OF BOX HEDGING AT ROCK WALLS AND RETAINING WALLS TO BIND SOIL.



EXISTING	EXISTING SqFt	DEMOLISHED	REMAINING
BUILDING FOOTPRINT	1,706.58	0	1,706.58
PROPOSED	PROPOSED SqFt	PROJECT TOTAL	NET CHANGE
BUILDING FOOTPRINT CHANGE <300 SF	10	1,716.58	10 <300

2 - BUILDING FOOTPRINT CALCULATIONS

-  RETAINING WALL
-  UNTOUCHED SITE AREA
-  8" DEEP MAT FOOTING
-  10" DEEP FOOTING
-  12" DEEP FOOTING
-  RIGHT OF WAY

SITE LEVELS PLAN

3/32" = 1'



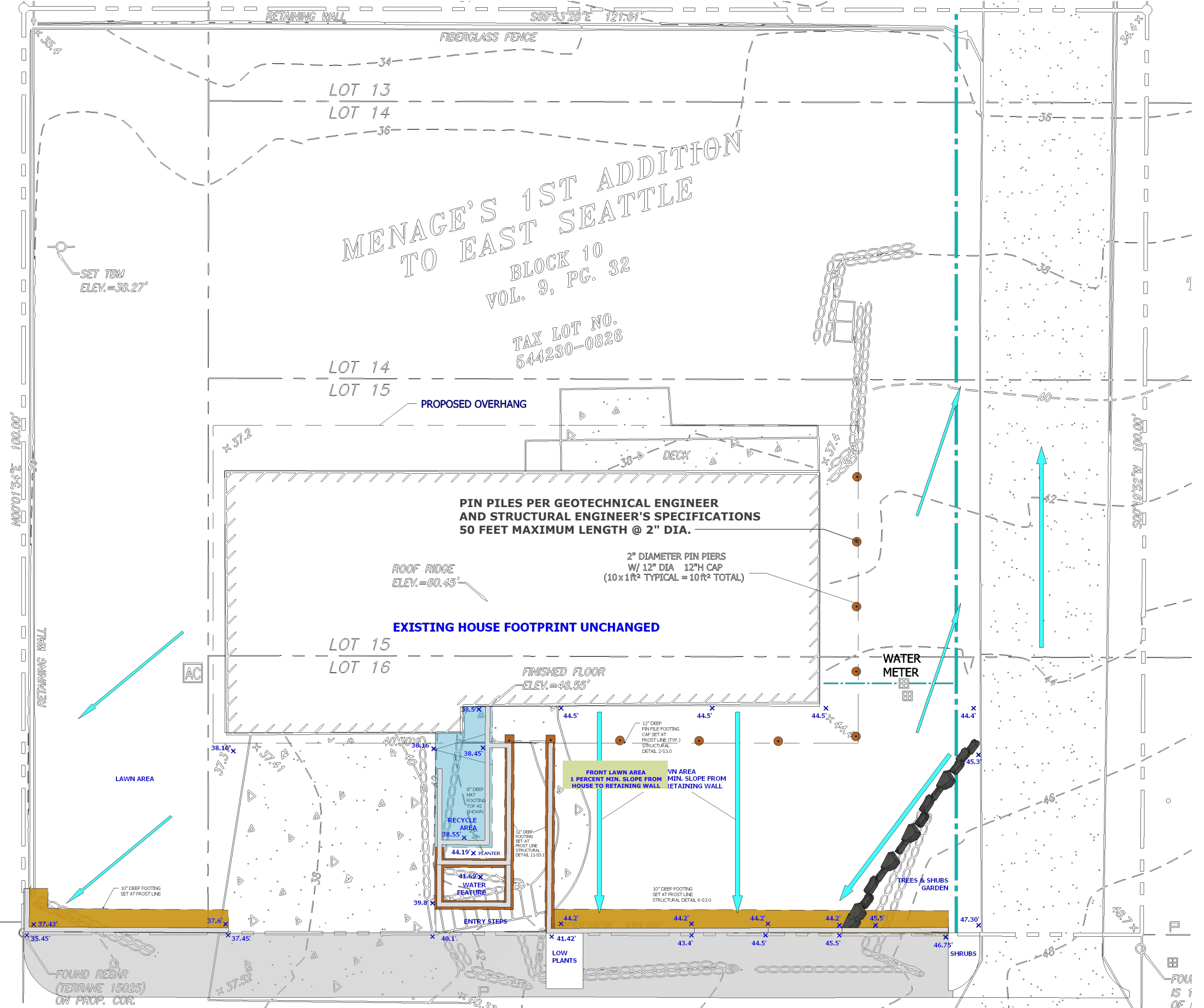
CATCH BASIN
TOC=34.76°
N IE=26.96°
S IE=27.01°

May 30, 2024

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SITE LEVELS



MENAGE'S 1ST ADDITION
TO EAST SEATTLE
BLOCK 10
VOL. 9, PG. 32

TAX LOT NO.
544230-0826

PIN PILES PER GEOTECHNICAL ENGINEER
AND STRUCTURAL ENGINEER'S SPECIFICATIONS
50 FEET MAXIMUM LENGTH @ 2" DIA.

2" DIAMETER PIN PIERS
W/ 12" DIA 12"H CAP
(10x10' TYPICAL = 10'x10' TOTAL)

EXISTING HOUSE FOOTPRINT UNCHANGED

FINISHED FLOOR
ELEV.=46.55'

FRONT LAWN AREA
1 PERCENT MIN. SLOPE FROM
HOUSE TO RETAINING WALL

VN AREA
MIN. SLOPE FROM
RETAINING WALL

RECYCLE
AREA
38.55' x 38.16'

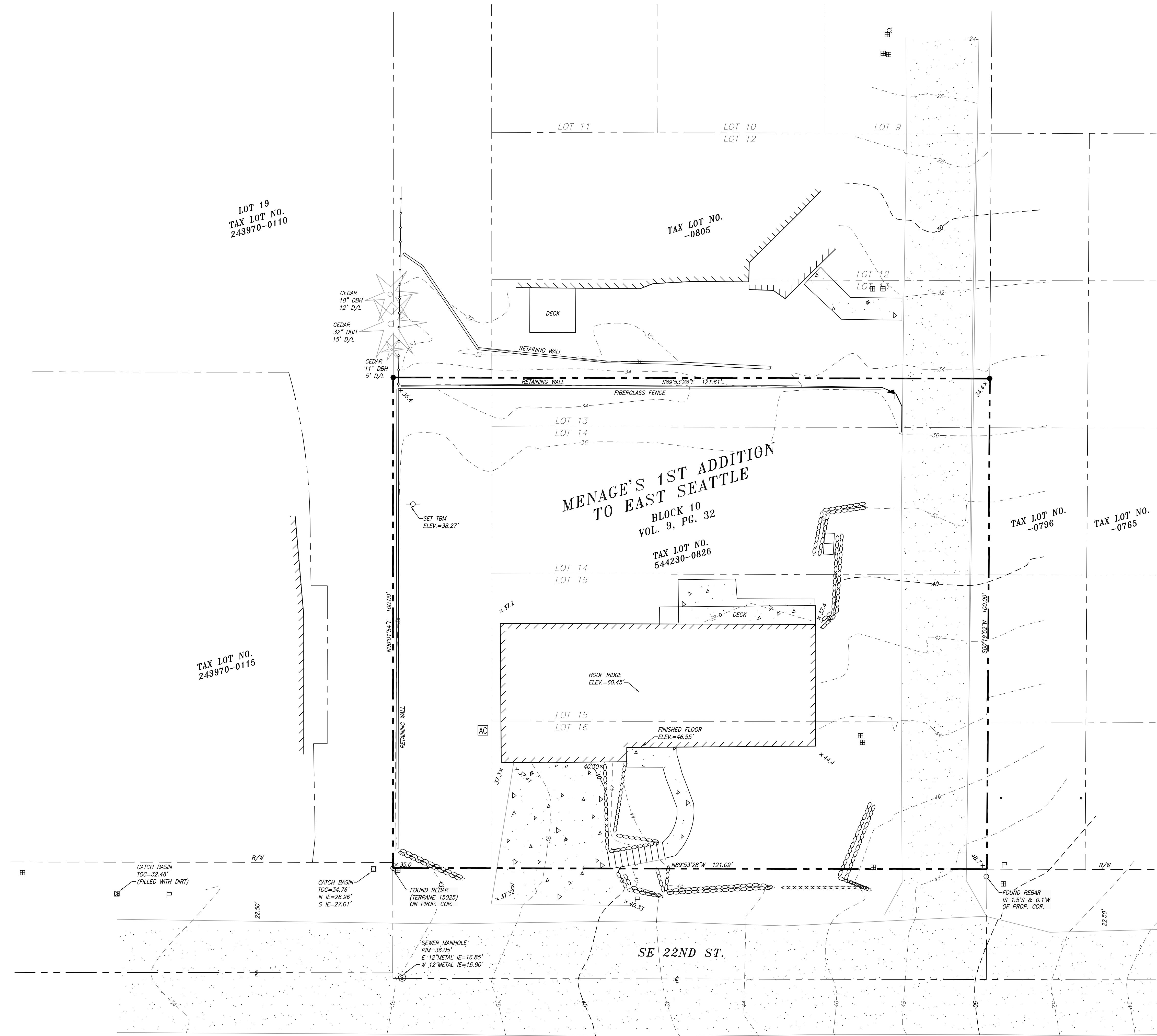
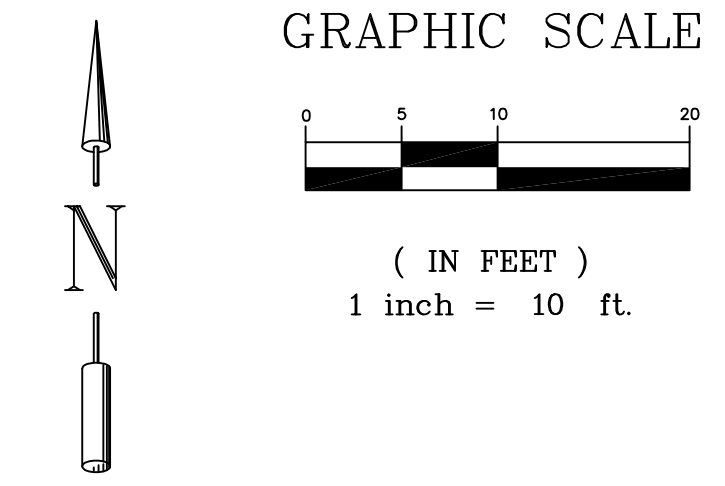
WATER
FEATURE
41.63' x 39.8'

LOW
PLANTS

WATER
METER

TREES & SHRUBS
GARDEN

FOUR
IS
OF



LEGAL DESCRIPTION:
 THE SOUTH 100 FEET OF THE FOLLOWING DESCRIBED TRACT: LOTS 9 THROUGH 16, BLOCK 10, MENAGE'S FIRST ADDITION TO EAST SEATTLE, ACCORDING TO PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 32, IN KING COUNTY, WASHINGTON; TOGETHER WITH THE EAST 20 FEET OF VACATED MERCER STREET (62ND AVENUE SOUTHEAST), ADJOINING SAID BLOCK ON THE WEST AND THAT PORTION OF VACATED LAKE AVENUE (SOUTHEAST 21ST STREET) AND OF THE SECOND CLASS SHORE LANDS ADJOINING AND LYING BETWEEN THE NORTHERLY PRODUCTION OF THE WEST LINE OF SAID EAST 20 FEET OF MERCER STREET AND THE NORTHERLY PRODUCTION OF THE EAST LINE OF LOT 9 IN SAID BLOCK 10.
 SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

NOTES:
 FIELD MEASUREMENTS FOR THIS SURVEY PERFORMED WITH A LEICA TCPR 1200 TOTAL STATION USING TRAVERSE METHODS AND TOPCON GR5 GPS EQUIPMENT THAT MEET OR EXCEED ACCURACY REQUIREMENTS CONTAINED IN WAC 332.130.090.
 THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT PURPORT TO SHOW ALL EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.
 THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP ARE PER RECORD TITLE INFORMATION AND REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
 THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREIN, TO BE USED ONLY FOR THE PURPOSE FOR WHICH IT WAS ORIGINALLY INTENDED. ITS USE DOES NOT EXTEND TO, AND IS NOT AUTHORIZED FOR USE BY ANY UNNAMED PERSON OR PERSONS. THIS SURVEY IS NOT TRANSFERABLE TO ANY OTHER PARTY WITHOUT THE EXPRESS PERMISSION AND RECERTIFICATION BY THIS SURVEYOR TO ANOTHER PARTY.
 ALL FOUND SURVEY EVIDENCE WAS VISITED ON THE DATE OF THIS SURVEY UNLESS OTHERWISE NOTED.
 COPYRIGHT BY CRONES SURVEYING, INC.

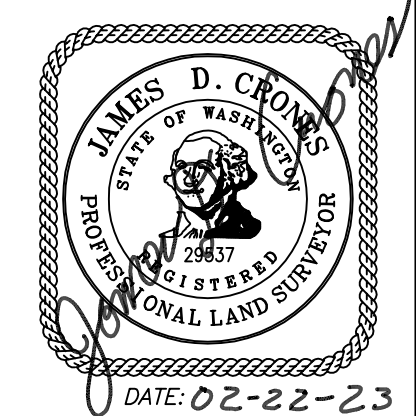
VERTICAL DATUM:
 THE ELEVATIONS AND CONTOURS SHOWN HEREON ARE BASED UPON KING COUNTY BENCHMARK 126, ELEVATION 63.60', NAVD83.
 SET AN ONSITE TEMPORARY BENCHMARK: 60# NAIL SET IN SOUTHWEST FACE OF POWER POLE AT NORTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION = 38.27' FEET.
 CONTOUR INTERVAL: 2 FEET.

- LEGEND:**
- FOUND REBAR/PIPE, AS SHOWN
 - SET 5/8" REBAR & CAP, LS 29537
 - ✦ TEMPORARY BENCHMARK
 - ⊕ INDICATES CENTERLINE
 - R/W RIGHT OF WAY
 - CHAINLINK FENCELINE
 - AC AC UNIT
 - CB CATCH BASIN
 - ⊕ FIRE HYDRANT
 - ⊕ GATE POSTS
 - ⊕ MAILBOX
 - POWER POLE
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ WATER METER
 - ⊕ FLAGPOLE
 - ★ CONIFEROUS TREE

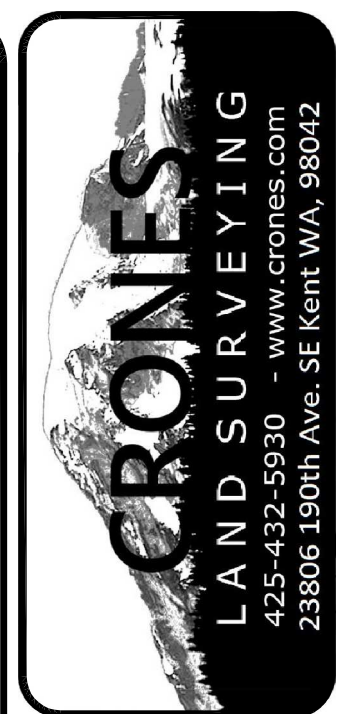
SITE ADDRESS:
 6202 SE 22ND ST.
 MERCER ISLAND, WA 98040-2008

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF SHANE KATSOOLIS, IN FEBRUARY, 2023.

JAMES D. CRONES
 L.S. 29537



Revisions	
Drawing Date	02/22/2023
Scale	1" = 10'
Surveyed	KL/GS
Drawn	RJR
Checked	LAC/JDC
Filename	KATSS-01A-TOPO.DWG



SHANE KATSOOLIS
 LOT SURVEY
 TOPOGRAPHIC SURVEY
 KING COUNTY
 WASHINGTON

GENERAL STRUCTURAL NOTES

BUILDING CODE
2021 INTERNATIONAL BUILDING CODE

DESIGN METHOD
ALLOWABLE STRESS DESIGN (ASD)

FLOOR LOADS
DEAD LOAD : **15 psf**
LIVE LOAD: **40 psf**

ROOF LOADS
DEAD LOAD: **15 psf**
LIVE LOAD (SNOW): **25 psf**

WIND DESIGN DATA
1. BASIC WIND SPEED: **110 MPH**
2. RISK CATEGORY: **II**
3. WIND EXPOSURE: **C**
4. Kzt = **1.0**
5. ANALYSIS PROCEDURE: ENVELOPE SIMPLIFIED

SEISMIC DESIGN DATA
1. SEISMIC IMPORTANCE FACTOR: **1.0**
2. RISK CATEGORY: **II**
3. SPECTRAL RESPONSE ACCEL (S_S): **1.391**
4. SITE CLASS: **D**
5. SPECTRAL RESPONSE COEFF (S_{Ds}): **0.927**
6. SEISMIC DESIGN CATEGORY: **D**
7. LFRS: WOOD SHEATHED SHEARWALLS
8. SEISMIC RESPONSE COEFFICIENT (C_s): **0.143**
9. RESPONSE MODIFICATION FACTOR (R): **6.5**
10. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

GENERAL

1. ANY DISCREPANCY FOUND AMONG THE DRAWINGS, THESE NOTES, AND THE SITE CONDITIONS SHALL BE REPORTED TO THE DESIGNER, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTORS RISK.

2. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CONTRACT DRAWINGS.

3. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ERECTION BRACING, FORMWORK, AND TEMPORARY CONSTRUCTION SHORING IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES. ANY DEVIATION MUST BE APPROVED IN WRITING PRIOR TO ERECTION.

4. ALL ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. ANY DEVIATION MUST BE APPROVED BY OSHA PRIOR TO ERECTION.

5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION PROCEDURES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK.

7. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO REVIEW BY THE ENGINEER.

8. ALL DETAILS DESIGNATED AS STANDARD OR TYPICAL SHALL OCCUR IN ADDITION TO ANY OTHER SPECIFIC DETAIL CALLED OUT.

9. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THE PROPER REVISIONS MAY BE MADE. MODIFICATIONS TO CONSTRUCTION DETAILS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.

FOUNDATIONS

1. THE FOUNDATION DESIGN IS BASED ON THE RECOMMENDATION IN THE **INTERNATIONAL** BUILDING CODE TABLE 1806.2. FOUNDATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 18 OF THIS CODE THE GEOTECH REPORT PREPARED BY NELSON GEOTECHNICAL, INC. DATED JUNE 12th, 2024.

2. THE FOUNDATION DESIGN IS BASED ON THE FOLLOWING VALUES:
2"Ø PIN PILE COMPRESSION CAPACITY **6 kips**
SOIL FRICTION .30
EQUIV. FLUID PRESSURES
ACTIVE PRESSURE 35 PCF
AT REST PRESSURE 50 PCF
PASSIVE PRESSURE 250 PCF

3. ALL FOOTINGS SHALL BE FOUNDED AT LEAST 12" BELOW THE UNDISTURBED GROUND SURFACE OR TO FROST DEPTH. ALL FOOTINGS SHALL BE FOUNDED ON COMPACTED FILL OR UNDISTURBED NATURAL GRADE UNLESS OTHERWISE NOTED.

4. COMPACTION: MATERIAL FOR FILLING AND BACKFILLING SHALL CONSIST OF THE EXCAVATED MATERIAL AND/OR IMPORTED BORROW AND SHALL BE FREE OF ORGANIC MATTER, TRASH, LUMBER, OR OTHER DEBRIS. ALL WALLS SHALL BE ADEQUATELY BRACED PRIOR TO BACKFILLING. FILL AND BACKFILL SHALL BE DEPOSITED IN LAYERS NOT TO EXCEED 8 INCHES THICK, PROPERLY MOISTENED TO APPROXIMATE OPTIMUM REQUIREMENTS AND THOROUGHLY ROLLED OR COMPACTED WITH APPROVED EQUIPMENT IN SUCH A MANNER AND EXTENT AS TO PRODUCE A RELATIVE COMPACTION OF 90% OF MAXIMUM POSSIBLE DENSITY AS DETERMINED BY ASTM D1557. HAND TAMPERS SHALL WEIGH AT LEAST 50 POUNDS EACH AND SHALL HAVE A FACE AREA NOT IN EXCESS OF 64 SQUARE INCHES. HAND TAMPERS MAY BE OPERATED EITHER MANUALLY OR MECHANICALLY AND SHALL BE USED WHERE LARGER POWER DRIVEN COMPACTION EQUIPMENT CANNOT BE USED.

5. PIN PILES SHALL CONSIST OF 2" DRIVEN STEEL PILES. PILES SHOULD CONSIST OF GALVANIZED SCHEDULE-80 PIPE AND BE DRIVEN TO A REFUSAL CRITERIA OF LESS THAN 1-INCH OF MOVEMENT DURING 60 SECONDS OF CONTINUOUS DRIVING WITH A 140 LB JACKHAMMER. PILES SHOULD BE EMBEDDED A MINIMUM OF FIVE FEET INTO COMPETENT NATIVE SOILS. A GEOTECHNICAL SPECIAL INSPECTOR SHALL BE CONTINUOUSLY PRESENT DURING PIN PILE INSTALLATION. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

CONCRETE

1. ALL CONCRETE UNLESS OTHERWISE NOTED SHALL BE REGULAR WEIGHT HARD ROCK TYPE (150 PCF) AGGREGATES SHALL CONFORM TO ASTM C33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%.

2. ALL CONCRETE DESIGN IS BASED ON A 28 DAY COMPRESSIVE STRENGTH (f_c) OF 2500 PSI. WHERE 3000 PSI CONCRETE IS REQUIRED BY THE BUILDING DEPARTMENT FOR WEATHERING PURPOSES ONLY, NO SPECIAL INSPECTION IS REQUIRED.

3. CEMENT SHALL CONFORM TO ASTM C150, TYPE I, CSA NORMAL.

4. MAXIMUM SLUMP SHALL NOT EXCEED 4 INCHES IN FLATWORK.

5. PLACEMENT OF CONCRETE SHALL CONFORM WITH ACI 301.

6. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF FIVE (5) DAYS AFTER PLACEMENT. ALTERNATE METHODS WILL BE APPROVED IF SATISFACTORY PERFORMANCE CAN BE ASSURED.

7. POUR JOINTS CAN BE USED TO MINIMIZE EFFECTS OF SHRINKAGE AS WELL AS PLACED AT POINTS OF LOW STRESS. RECOMMENDED MAXIMUM AREA OF POUR JOINTS IS 400 SF.

8. MINIMUM CONCRETE COVERAGE OF REINFORCING STEEL FOR FORMED WORK SHALL BE AS FOLLOWS:
INTERIOR WALL: 3/4"
EXT. WALLS, EXPOSED TO WEATHER: 1½"
EXPOSED TO EARTH OR WEATHER (#5 OR SMALLER): 1½"
*NOTE: CONCRETE CAST AGAINST GROUND SHALL HAVE 3" MIN. COVERAGE

9. PIPES AND CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED.

10. CONCRETE MIXES SHALL BE PROVIDED IN ACCORDANCE WITH ACI 318 (WHEN STRENGTH DATA FROM TRIAL BATCHES OR FIELD EXPERIENCE ARE NOT AVAILABLE). ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (F_c) OF 2500 PSI, WITH A MINIMUM CEMENT CONTENT OF 470 LBS/CUBIC YARD (5 SACKS PER CUBIC YARD). MIXES SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. NO MORE THAN A 1" PLUS TOLERANCE SHALL BE ALLOWED.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 (f_y = 60 KSI) FOR BAR SIZES NO. 4 & LARGER, GRADE 40 (f_y = 40 KSI) FOR NO. 3 BARS.

2. ALL REINFORCING STEEL SHALL BE LAPPED AS NOTED ON THE PLANS. WHERE LAP OR SPLICE LOCATIONS ARE NOT SPECIFICALLY INDICATED ON THE CONSTRUCTION DOCUMENTS, LAPS AND/OR SPLICES SHALL BE 42 BAR DIA AND BE WELL STAGGERED. NO MORE THAN 50% OF HORIZONTAL OR VERTICAL BARS SHALL BE SPLICED AT ONE LOCATION.

3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A82 AND A185 AND SHALL BE 6x6 W1.4xW1.4 UNLESS OTHERWISE NOTED. LAP REINFORCEMENT 6" MINIMUM.

4. ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE BEFORE CONCRETE IS POURED. SLAB ON GRADE REINFORCEMENT SHALL BE PLACED AT MID-DEPTH OF SLAB AND SHALL BE HELD SECURELY IN PLACE WITH MECHANICAL DEVICES DURING PLACING OF THE CONCRETE.

FRAMING LUMBER

1. FRAMING LUMBER SHALL BE DOUG-FIR NO. 2 FOR STUDS AND JOISTS, DOUG-FIR NO. 1. FOR BEAMS AND POSTS. GRADES ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS. LUMBER TO BE GRADE MARKED PER WCLIB SPECIFICATIONS.

2. GLU-LAMINATED MEMBERS SHALL BE 24F-V4 (DF-L) FOR SINGLE SPAN AND 24F-V8 FOR CONTINUOUS SPAN & CANTILEVERED.

3. STRUCTURAL SHEATHING SHALL BE APA RATED PLYWOOD OR OSB, EXPOSURE 1 SHEATHING CONFORMING TO EITHER COMMERCIAL STANDARDS P51-83, APA PRP-108, OR VOLUNTARY PRODUCT STANDARD PSE-92. PROVIDE A MINIMUM OF ½" EDGE DISTANCE ON ALL NAILS AND ⅝" EXPANSION JOINT BETWEEN ALL PANEL EDGES. MINIMUM SHEATHING REQUIREMENTS ARE AS FOLLOWS, UNLESS NOTED OTHERWISE ON THE PLANS:

4. NAILING SHALL CONFORM TO TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE UNLESS NOTED OTHERWISE. USE COMMON NAILS THROUGHOUT UNLESS NOTED OTHERWISE.

5. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY DETAILED OR APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.

6. PROVIDE PROPERLY SIZED WASHERS UNDER HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

7. PROVIDE 3"x3"x0.229" WASHERS AT ALL ANCHOR BOLTS.

8. BOLT HOLES SHALL BE NOMINAL DIAMETER OF BOLT PLUS ⅛" UNLESS NOTED OTHERWISE. LAG BOLT PILOT HOLES SHALL BE PRE-DRILLED TO 60% OF THE NOMINAL DIAMETER OF THE LAG BOLT UNLESS NOTED OTHERWISE.

9. ALL SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH ⅝" MINIMUM DIAMETER BOLTS SPACED AT A MAXIMUM OF 48" ON CENTER. BOLTS MUST BE EMBEDDED A MINIMUM OF 7" INTO CONCRETE OR MASONRY. SEE PLANS AND DETAILS FOR SPECIFIC REQUIREMENTS WHERE APPLICABLE.

10. PROVIDE DOUBLE JOIST UNDER ALL PARALLEL PARTITION WALLS AND SOLID BLOCKING UNDER PERPENDICULAR PARTITION WALLS.

11. WHERE LEDGERS, SILL PLATES, POSTS, OR STUDS ARE IN DIRECT CONTACT WITH CONCRETE OR MASONRY, USE PRESERVE TREATED LUMBER OR PROVIDE GRACE VYCOR PLUS BARRIER BETWEEN WOOD MEMBERS AND CONCRETE OR MASONRY.

12. ALL FASTENERS IN CONTACT WITH PRESERVE TREATED LUMBER OR EXPOSED TO THE ELEMENTS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

SPECIAL INSPECTIONS

IN ACCORDANCE WITH IBC CHAPTER 17, THE FOLLOWING TYPES OF WORK REQUIRE SPECIAL INSPECTION. SEE THE SPECIFICATIONS AND DRAWINGS FOR ADDITIONAL REQUIREMENTS FOR INSPECTION AND TESTING. SPECIAL INSPECTION SHALL BE PAID FOR AND PROVIDED BY THE OWNER.

MATERIAL	TASK	CONTINUOUS	PERIODIC	RESPONSIBLE FIRM
CONCRETE CONSTRUCTION	INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE	-	X	SPECIAL INSPECTOR
FOUNDATIONS	INSPECTION OF INSTALLATION & TESTING OF STEEL PIPE PIN PILES	X	-	SPECIAL INSPECTOR

GLUED-LAMINATED TIMBER

1. ADHESIVE SHALL BE FOR WET USE.

2. LAMINATIONS SHALL BE OF DOUGLAS FIR/WESTER LARCH, COMBINATION 24F-V4 FOR SIMPLE SPAN BEAMS AND 24F-V8 FOR CONTINUOUS MULTIPLE SPAN AND CANTILEVERED BEAMS, FABRICATED IN ACCORDANCE WITH AITC A190.1 AND ASTM D 3737.

3. FABRICATION SHALL BE BY A LICENSED FABRICATOR.

4. GLULAM BEAMS EXPOSED TO WEATHER SHALL BE PROPERLY SEALED OR FLASHED TO PREVENT DECAY.

MANUFACTURED LUMBER

1. LAMINATED STRAND LUMBER DESIGN IS BASED ON TIMBERSTRAND LSL PRODUCTS AS SUPPLIED BY TRUS JOIST IN ACCORDANCE WITH ASTM D 5456 OR EQUIVALENT. DESIGN PROPERTIES SHALL BE:

Fb = 2325 PSI
Fv = 310 PSI
E = 1.55 x 10 ⁶ PSI

2. PARALLEL STRAND LUMBER DESIGN IS BASED ON PARALLAM PSL PRODUCTS AS SUPPLIED BY TRUS JOIST IN ACCORDANCE WITH ASTM D 5456 OR EQUIVALENT. DESIGN PROPERTIES SHALL BE:

Fb = 2900 PSI
Fv = 290 PSI
E = 2.0 x 10 ⁶ PSI

3. LAMINATED VENEER LUMBER DESIGN IS BASED ON MICROLAM LVL PRODUCTS AS SUPPLIED BY TRUS JOIST IN ACCORDANCE WITH ASTM D 5456 OR EQUIVALENT. DESIGN PROPERTIES SHALL BE:

Fb = 2600 PSI
Fv = 285 PSI
E = 1.9 x 10 ⁶ PSI

4. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED ALONG WITH THE APPROPRIATE ICBO EVALUATION REPORTS TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. INSTALLATION OF SUBSTITUTIONS SHALL NOT PROCEED WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.

POST-INSTALLED ANCHORS

1. POST-INSTALLED ANCHOR SYSTEMS SHALL COMPLY WITH THE LATEST REVISION OF ICC-ES ACCEPTANCE CRITERIA AND HAVE A VALID ICC-ES REPORT (OR APPROVED EQUIVALENT) IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE.

2. UNLESS OTHERWISE NOTES ON THE DRAWINGS USE ANCHORS LISTED BELOW:
EXPANSION ANCHORS IN CONCRETE SHALL BE ONE OF THE FOLLOWING:

A. HILTI HSL-3 CARBON STEEL HEAVY DUTY EXPANSION ANCHOR (ICC-ES ESR-1545)
B. HILTI HDA CARBON AND STAINLESS STEEL ANCHORS (ICC-ES ESR-1546)
C. HILTI KWIK BOLT TZ CARBON AND STAINLESS STEEL ANCHORS (ICC-ES ESR-1917)
D. POWERS POWER-STUD+SD2 ANCHOR (ICC-ES ESR-2502)
E. SIMPSON STRONG-TIE STRONG-BOLT 2 ANCHOR (ICC-ES ESR-3037)

ADHESIVE ANCHORS IN CONCRETE SHALL BE ONE OF THE FOLLOWING:

A. HILTI HIT-RE 500-SD ADHESIVE ANCHOR (ICC-ES ESR-2322)
B. HILTI HIT-HY 200 ADHESIVE ANCHOR (ICC-ES ESR-3187)
C. POWERS PURE 110+ EPOXY ADHESIVE ANCHOR (ICC-ES ESR-3298)
D. SIMPSON STRONG-TIE SET-3G EPOXY ADHESIVE ANCHOR (ICC-ES ESR-2508)
E. SIMPSON STRONG-TIE AT-XP EPOXY ADHESIVE ANCHOR (IAPMO UES ER-263)

SCREW ANCHORS IN CONCRETE SHALL BE ONE OF THE FOLLOWING:

A. POWERS WEDGE-BOLT+ SCREW ANCHOR (ICC-ES ESR 2526)
B. HILTI KWIK HUS-EZ SCREW ANCHOR (ICC-ES ESR-3027)
C. SIMPSON STRONG-TIE TITEN HD SCREW ANCHOR (ICC-ES ESR-2713)

ABBREVIATION LIST

A.B. ANCHOR BOLT
ACI AMERICAN CONCRETE INSTITUTE
AITC AMERICAN INSTITUTE OF TIMBER CONSTRUCTION ANCHORAGE
ARCH ARCHITECTURAL
ASD ALLOWABLE STRESS DESIGN
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS

BM BEAM
BP BASE PLATE
BRG BEARING
CIP CAST-IN-PLACE
CL CENTER LINE
CMU CONCRETE MASONRY UNIT
CONC CONCRETE
CONT CONTINUOUS
DF DOUGLAS FIR
DIA DIAMETER
DIAG DIAGONAL
DL DEAD LOAD
DP DEEP
EA EACH
EF EACH FACE
EL ELEVATION
EQ EQUAL
EQUIP EQUIPMENT
(E) EXISTING
FLR FLOOR
FS FAR SIDE
FT FOOT
FTG FOOTING
GA GAUGE
GALV GALVANIZED
GLB GLU-LAMINTED BEAM
GYP GYPSUM
HF HEMLOCK FIR
HORIZ HORIZONTAL
INCL INCLUDE
K KILOPOUND
L ANGLE
LL LIVE LOAD
LLV LONG LEG VERTICAL
LSL LAMINATED STRAND LUMBER
LVL LAMINATED VENEER LUMBER
MAX MAXIMUM
MECH MECHANICAL
MEZZ MEZZANINE
MFR MANUFACTURER
MISC MISCELLANEOUS
MIN MINIMUM
NS NEAR SIDE
NTS NOT TO SCALE
OF OUTSIDE FACE
PCF POUNDS PER CUBIC FOOT
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PT PRESSURE TREATED
QTY QUANTITY
REINF REINFORCING
RF ROOF
SCHED SCHEDULE
SF SQUARE FOOT
SHTG SHEATHING
SIM SIMILAR
SLV SHORT LEG VERTICAL
SPECS SPECIFICATIONS
SS STAINLESS STEEL
STD STANDARD
STRUCT STRUCTURAL
T&B TOP & BOTTOM
T&G TONGUE & GROOVE
TOB TOP OF BEAM
TOF TOP OF FOOTING
TOS TOP OF STEEL
TYP TYPICAL
ULT ULTIMATE
U.N.O UNLESS NOTED OTHERWISE
VERT VERTICAL
W/ WITH
WF WIDE FLANGE
W/O WITHOUT
WT WEIGHT
WWF WELDED WIRE FABRIC



Faben Point Home

6202 SE 22nd St.
Mercer Island, WA 98040

Owner:

Shane Katsoolis &
Hana Nguyen

Architect/Designer:

Shane Katsoolis &
Hana Nguyen

Structural Engineer:

Nabil Kausal-Hayes, PE

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Revisions:

Revision	Issue Date

Issue Set: Permit

Issue Date: June 12th, 2024

Drawn By: AKR

Checked By: NKH

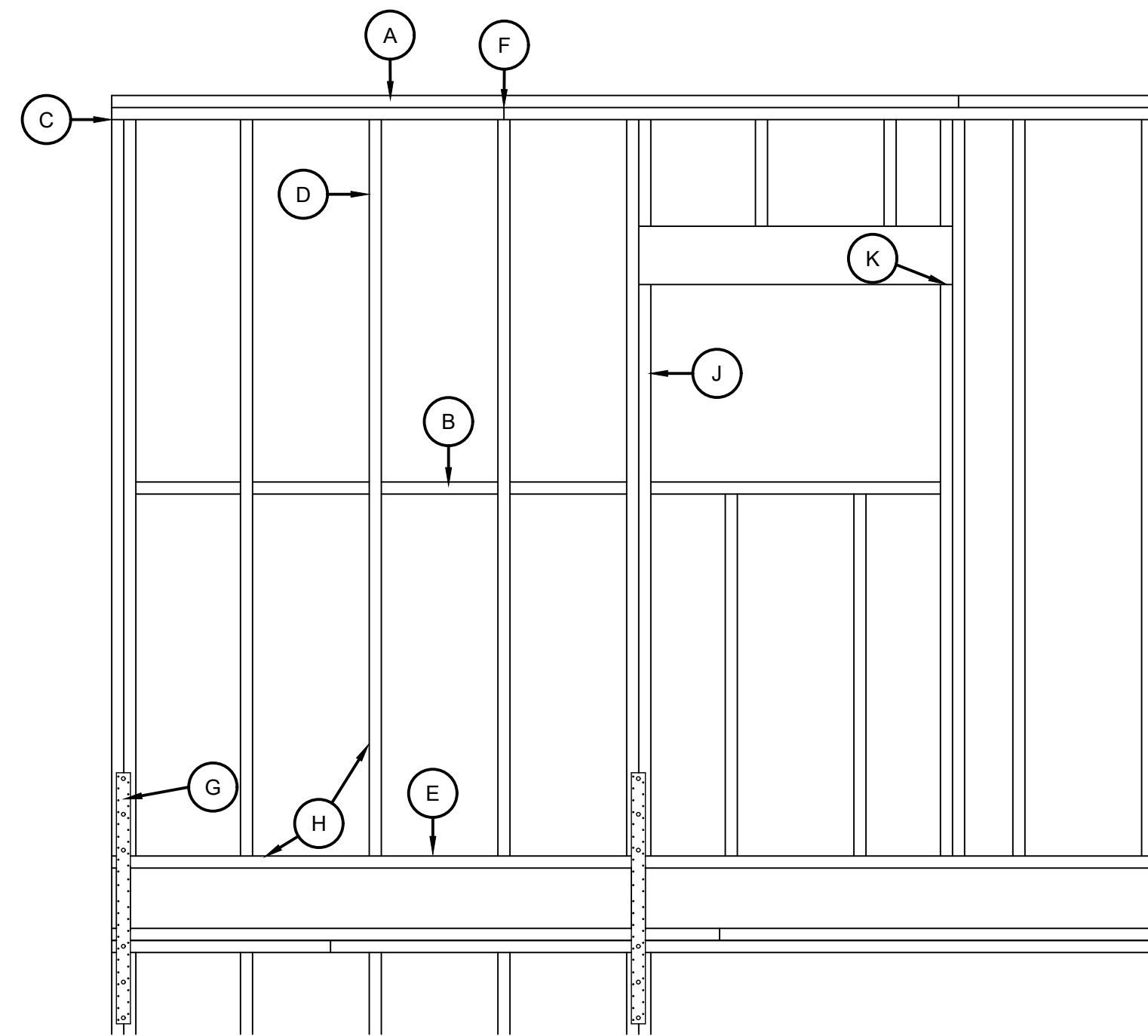
Sheet Name:

GENERAL STRUCTURAL NOTES

Sheet:

S1.0

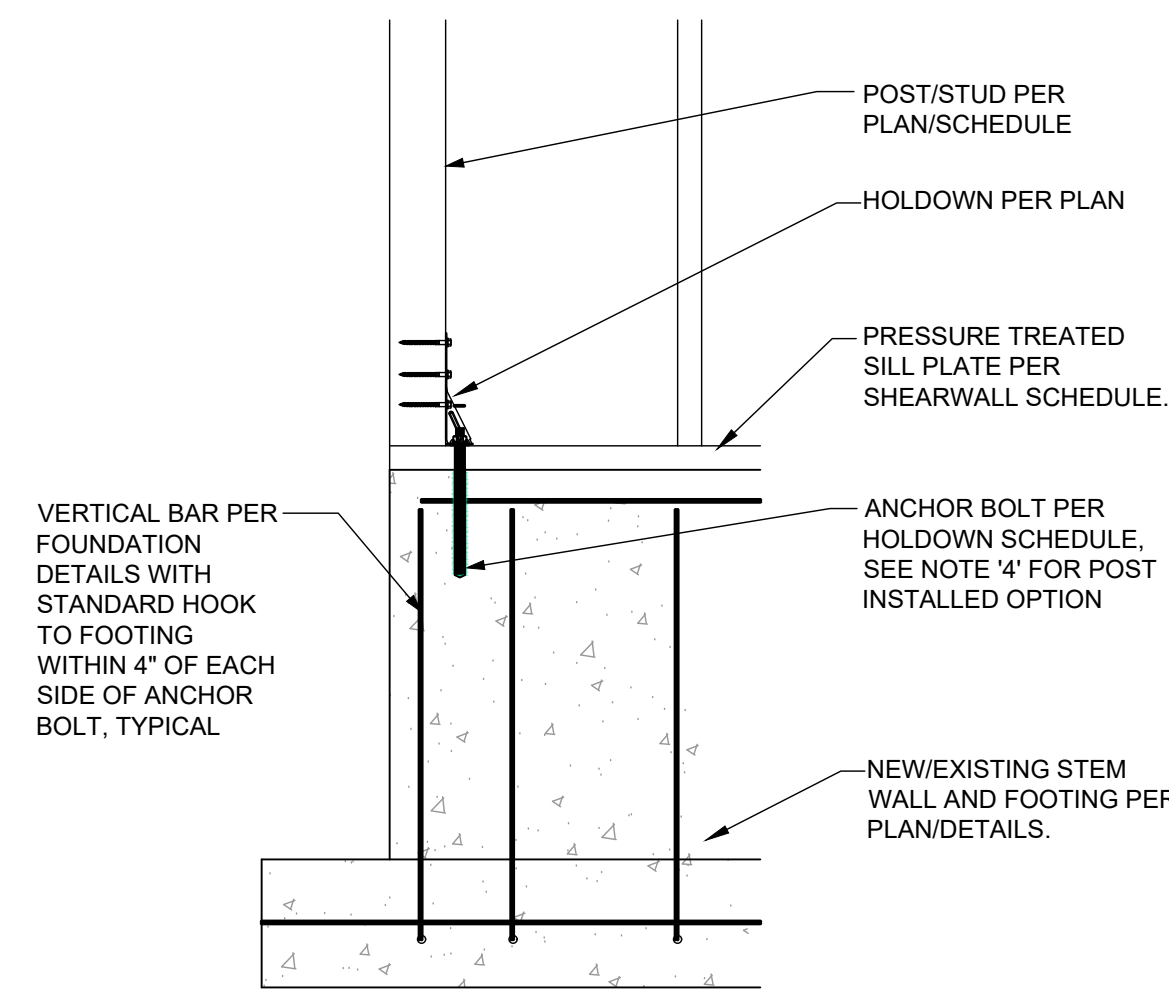
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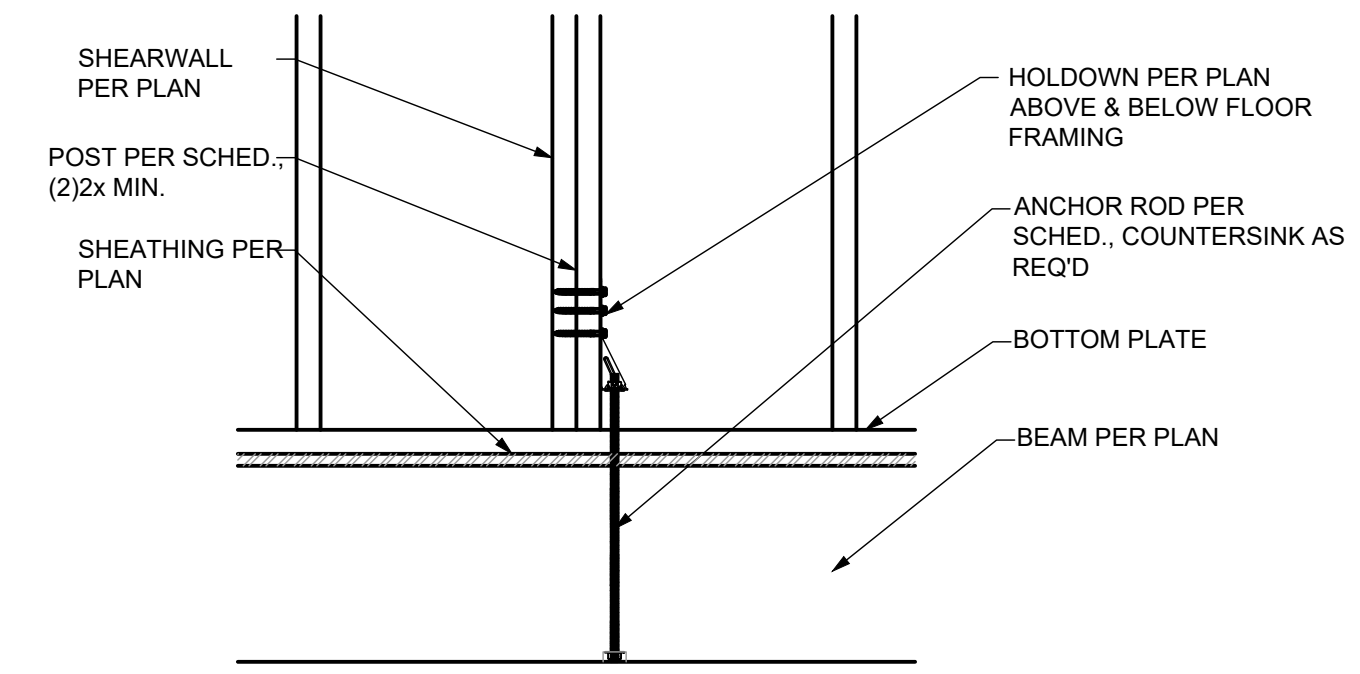
- (A) DOUBLE TOP PLATE W/ EDGE NAILING (STAGGER)
- (B) SHEARWALL EDGE NAILING AT ALL PANEL EDGES. BLOCKING AT ALL PANEL EDGES WHERE APPLICABLE.
- (C) EDGE NAILING TO HOLDDOWN POST (FULL HEIGHT) STAGGER INTO DOUBLE STUDS
- (D) STUDS AT 16" ON CENTER
- (E) BOTTOM PLATE WITH NAILING PER SHEARWALL SCHEDULE. SHEATHING EDGE NAILING PER SCHEDULE.
- (F) TOP PLATE SPLICE NAILING TO BE (12) 10d COMMONS (MIN). LAP 48" MINIMUM. CENTER SPLICE ON STUD.
- (G) HOLDDOWN PER SCHEDULE AND PLAN
- (H) COORDINATE ALL STUD AND PLATE SIZES W/ SHEARWALL SCHEDULE REQUIREMENTS
- (J) EDGE NAILING TO POSTS, TRIM STUDS, AND KING STUDS
- (K) BEARING STUD FOR HEADER

1 TYPICAL SHEARWALL ELEVATION
S2.3 NTS

2 TYP BOLTED HOLDDOWN
S1.1 1" = 1'-0"



SLAB/STEMWALL



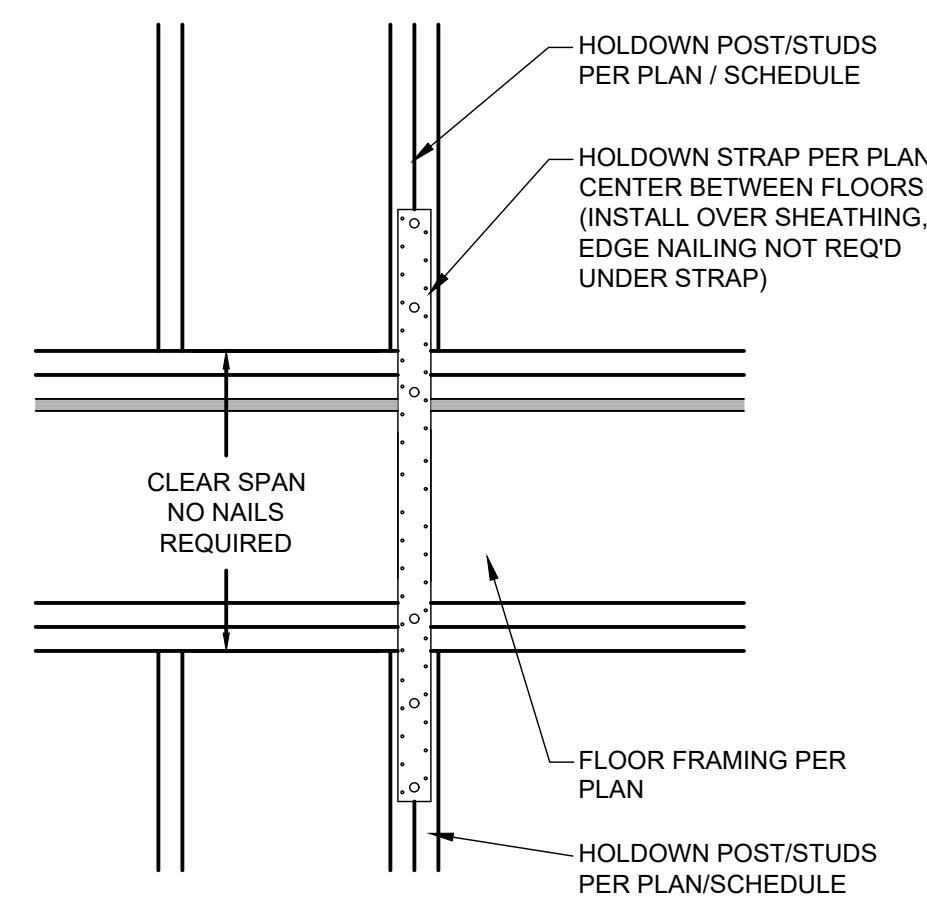
BEAM BELOW

SHEARWALL SCHEDULE							
SHEARWALL MARK	SHEATHING MATERIAL	FASTENER TYPE AND SIZE	PANEL EDGE NAILING	PANEL FIELD NAILING	BOTTOM PLATE SIZE AND CONNECTION	ALLOWABLE CAPACITY FOR SEISMIC LOADS (8d 1/8")	ALLOWABLE CAPACITY FOR WIND LOADS (8d 1/8")
6	1/2" OSB OR PLYWOOD SHEATHING ONE FACE	8d (0.134") COMMON NAIL (1-12" MIN PENETRATION INTO FRAMING MEMBERS)	6" O.C.	12" O.C.	2x BOTTOM PLATE w/ 16d AT 6" O.C. INTO RIM JOIST/BLOCKING	240 PLF	335 PLF
4			4" O.C.		2x BOTTOM PLATE w/ 16d AT 4" O.C. INTO RIM JOIST/BLOCKING	350 PLF	490 PLF
3			3" O.C.		3x BOTTOM PLATE w/ 16d AT 4" O.C. INTO RIM JOIST/BLOCKING	450 PLF	630 PLF
2			2" O.C.		3x BOTTOM PLATE w/ (2) ROWS OF SIMPSON 6" SDW SCREWS AT 6" O.C. INTO RIM JOIST AND BLOCKING	585 PLF	820 PLF
E	EXISTING SHEARWALL TO REMAIN, VERIFY THAT NAILING & ANCHORAGE MEETS OR EXCEEDS TYPE 'SW-6'						

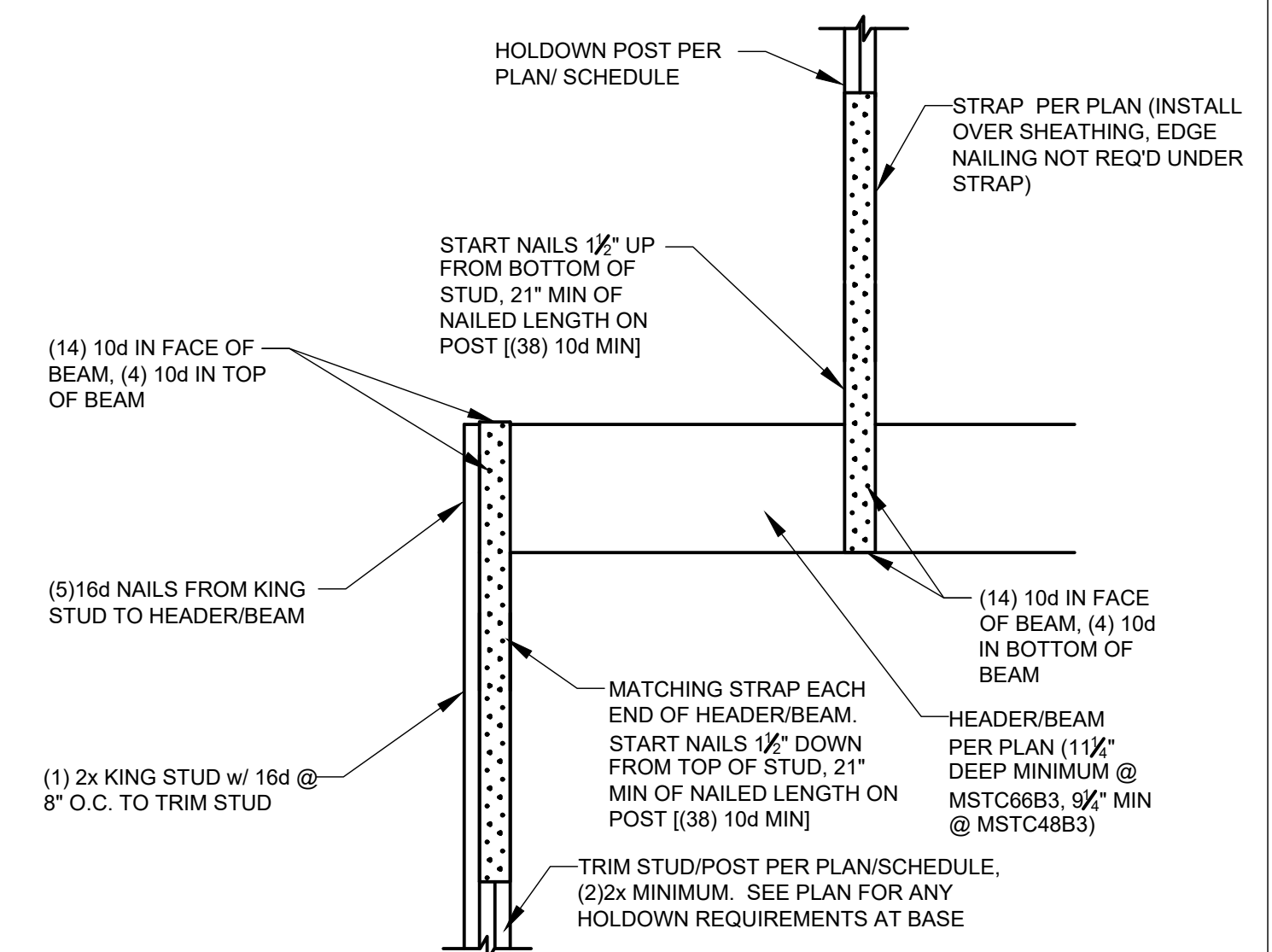
SHEARWALL NOTES

- ALL STUDS, BLOCKING, TOP AND BOTTOM PLATES SHALL BE DOUG-FIR NO. 2 UNLESS NOTED OTHERWISE ON PLANS. ALL SHEATHING EDGES MUST BE BACKED WITH 2x OR WIDER FRAMING (SEE NOTE #3).
- SHEATHING MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY. ALL SHEARWALL SHEATHING MUST EXTEND TO THE OUTSIDE EDGE OF ALL HOLDDOWN POSTS AND CORNERS, AND TO THE INSIDE EDGE OF FRAMING AROUND OPENINGS.
- WHERE SHEATHING NAILING IS SHEARWALL TYPE SW-3 AND GREATER, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER. ADDITIONALLY, WHERE SHEARWALLS ARE SHEATHED ON BOTH FACES, ALL STUDS AND PLATES RECEIVING EDGE NAILING FROM BOTH FACES MUST BE A SINGLE 3-INCH NOMINAL MEMBER OR PANEL JOINTS MUST BE OFFSET. (2)x MAY BE SUBSTITUTED FOR A SINGLE 3x MEMBER PROVIDED THE STUDS ARE STITCH NAILED TOGETHER W/ 10d NAILS STAGGERED AT 6" O.C. FROM EACH SIDE.
- SHEARWALL NAILING CRITERIA IS BASED ON TABLE 4.2A OF THE AF&PA SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC. VALUES ARE BASED ON OSB OR PLYWOOD SHEATHING W/ DOUG-FIR NO. 2 FRAMING AND COMMON NAILS.
- HOLDOWNS AND OTHER CONNECTIONS MAY BE REQUIRED AT THE ENDS OF MANY SHEARWALLS. SIZES AND LOCATIONS OF THESE CONNECTORS ARE INDICATED ON THE PLANS. REFER TO THE APPROPRIATE DETAILS AND/OR HOLDOWN SCHEDULE FOR ADDITIONAL INFORMATION REGARDING ANCHOR BOLTS, EMBEDMENT LENGTH, ETC. WHERE (2) 2xs ARE USED AS A HOLDOWN POST, SHEARWALL EDGE NAILING MUST BE STAGGERED INTO EACH MEMBER OF THE POST.
- ANCHOR BOLTS MUST BE EMBEDDED A MINIMUM OF 7" INTO CONCRETE OR GROUTED CMU, AND SHALL BE PLACED TO PROVIDE A MINIMUM OF 2" COVER. PROVIDE 3" COVER FOR CONCRETE CAST AGAINST SOIL.
- ALL MACHINE BOLTS SHALL BE ASTM A307 OR BETTER. HILTI KWIK BOLTS/SIMPSON TITEN HD BOLTS OF THE SAME DIAMETER AS SHOWN IN THE SHEARWALL SCHEDULE MAY BE SUBSTITUTED FOR ANCHOR BOLTS INTO EXISTING CONCRETE. BOLTS SHALL BE EMBEDDED A MINIMUM OF 3/4" INTO EXISTING CONCRETE.
- ALL NAILS AND CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD (EXCEPT FOR BORITE TREATED WOOD) MUST BE HOT DIPPED GALVANIZED OR STAINLESS STEEL TO RESIST CORROSION.
- NAILS MUST BE STAGGERED WHEN SPACED AT 2" O.C.
- PROVIDE A MINIMUM OF 3" x 3" x 0.229" PLATE WASHERS AT ALL ANCHOR BOLTS. THE EDGE OF THE PLATE WASHER MUST BE LOCATED NO MORE THAN 1/2" FROM THE INSIDE FACE OF THE SHEARWALL SHEATHING. FOR SHEARWALLS SHEATHED ON BOTH FACES, SQUARE PLATE WASHERS SHALL HAVE A MINIMUM SQUARE DIMENSION OF SILL PLATE WIDTH MINUS 1". (E.G. 4.5" x 4.5" x 0.229" WASHER FOR 3x6 SILL PLATE.)

3 TYP FLR TO FLR STRAP
S1.1 1" = 1'-0"



4 STRAP HD @ BEAM/HEADER
S1.1 NTS



HOLDOWN SCHEDULE							
HOLDOWN MARK	THREADED ROD SIZE	EMBED INTO CONCRETE	MIN EDGE DISTANCE	MINIMUM POST SIZE	TOTAL FASTENERS	CAPACITY	REMARKS
HDU4	1/2" Ø	12"	3"	(2) 2x	(10) SDS 1/2" x 2 1/2"	4565#	SEE DET 2/S1.1
HDU5	3/8" Ø	12"	3"	(2) 2x	(14) SDS 3/8" x 2 1/2"	5645#	SEE DET 2/S1.1
MST37	N/A	N/A	N/A	(2) 2x	(22) 16d	2705#	SEE DET 3/S1.1
MSTC4B3	N/A	N/A	N/A	(2) 2x	(38) 16d	3975#	SEE DET 4/S1.1

HOLDOWN NOTES

- ANCHOR BOLTS SHALL BE A307 ALL-THREAD W/ STANDARD CUT PLATE WASHER BETWEEN DOUBLE NUT OR EQUIVALENT SIMPSON PAB.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH (f_c) SHALL BE 2500 PSI. MINIMUM WALL THICKNESS IS 8", U.N.O. ON PLAN OR DETAILS.
- ALL HOLDOWNS REQUIRE A (2)x POST UNLESS NOTED OTHERWISE. WHERE HOLDOWNS ARE INSTALLED INTO THE WIDE FACE OF THE STUD, STUDS MUST BE STITCH NAILED TOGETHER W/ 16d SINKERS STAGGERED AT 4" O.C.
- FOR POST INSTALLED CONDITIONS, THREADED ROD MAY BE PLACED IN SIMPSON SET-XP OR HILTI HY-150 EPOXY, UNO.
- MINIMUM EDGE DISTANCE IS FOR FORMED CONCRETE EXPOSED TO WEATHER OR SOIL. FOR CONCRETE CAST AGAINST SOIL PROVIDE 3" CLEAR TO ANCHOR BOLT.
- NAILS/SCREWS TO HOLDOWN POST SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
- WHEN FIELD CONDITION BECOME LESS THAN MINIMUM SHOWN, CONTACT ENGINEER PRIOR TO PROCEEDING.
- ALL HOLDOWN BOLTS MUST BE RE-TIGHTENED JUST PRIOR TO ENCLOSING SECOND SIDE OF WALL.



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Owner:
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Sheet Name:
SHEARWALL & HOLDOWN SCHEDULES

Sheet:

S1.1

Job Number: 21-127



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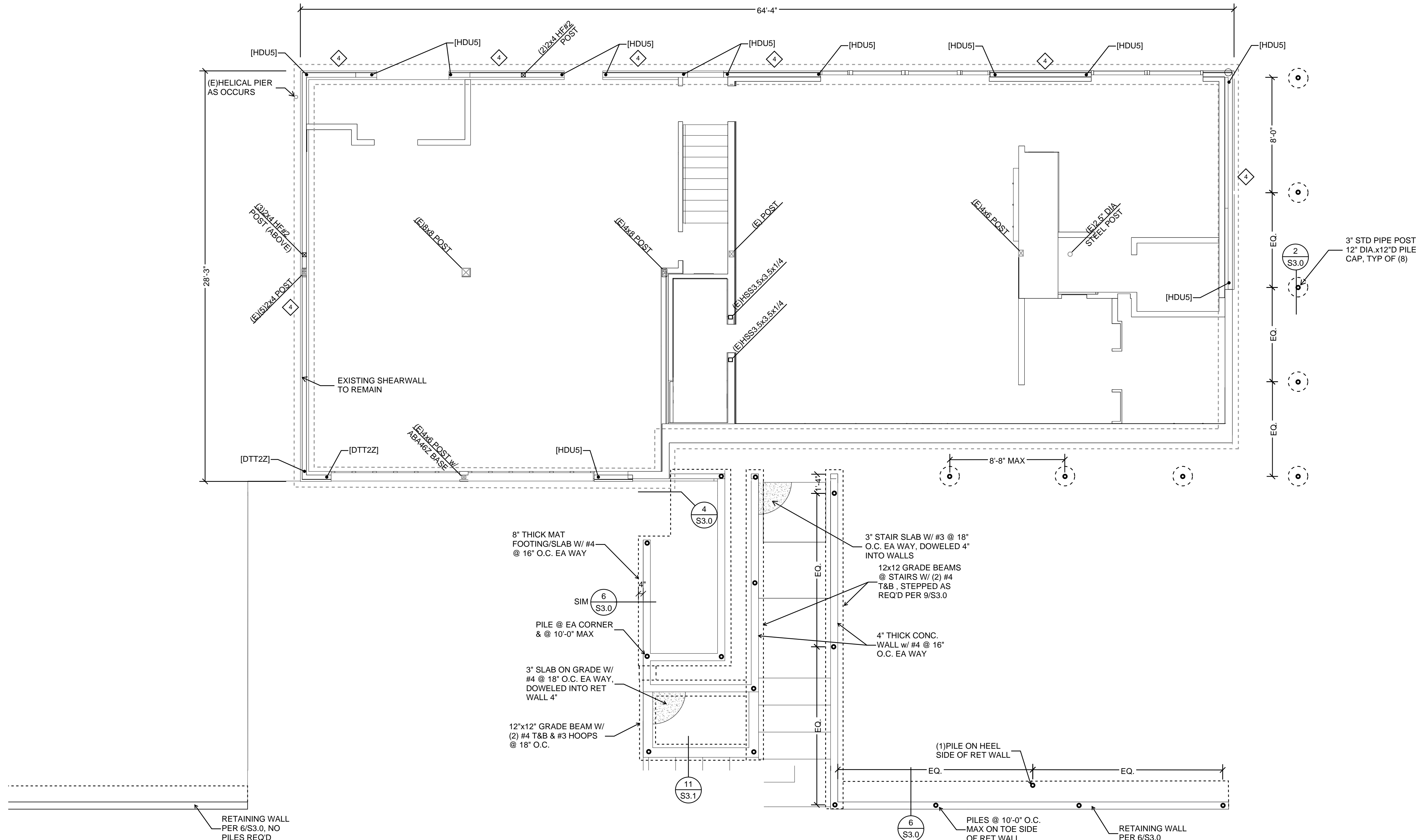
Sheet Name:

FOUNDATION PLAN

Sheet:

S2.0

Job Number: 21-127



1 FOUNDATION PLAN
S2.0 1/4" = 1'-0"

GENERAL NOTES

- DO NOT SCALE DRAWINGS - SCALE ONLY APPLICABLE WHEN PRINTED FULL SIZE AND SCALE IS LISTED.
- FOR GENERAL STRUCTURAL NOTES, SEE SHEET S1.0.
- ALL HEADERS SHALL BE (2)2x8 DFL #2 U.N.O. ON PLANS.
- PROVIDE (1) 2x TRIM STUD AND (1) 2x KING STUD FOR CLEAR OPENINGS UP TO 4'-0".
PROVIDE (2) 2x TRIM STUD AND (2) 2x KING STUD FOR CLEAR OPENINGS UP TO 8'-0".
PROVIDE (3) 2x TRIM STUD AND (3) 2x KING STUD FOR CLEAR OPENINGS GREATER THAN 8'-0" U.N.O. ON PLANS.
- ROOF SHEATHING SHALL BE APA RATED 5/8" OSB OR PLYWOOD. NAIL PANEL EDGES W/ 10d @ 6" O.C., NAIL PANEL FIELD W/ 10d @ 12" O.C. TYP, U.N.O.
- FLOOR SHEATHING SHALL BE APA RATED 3/4" OSB OR PLYWOOD. NAIL PANEL EDGES W/ 10d @ 6" O.C., NAIL PANEL FIELD W/ 10d @ 12" O.C. TYP, U.N.O.
- PROVIDE SIMPSON CB POST BASE FOR ALL COLUMNS TO CONCRETE & BC POST BASE TO WOOD U.N.O. ON PLAN OR IN DETAILS. ORIENT BASE TO FASTENERS IN STUD WALL WHERE APPLICABLE. REFERENCE ARCH PLANS FOR LOCATION OF CUSTOM CONNECTIONS.

LEGEND

- NEW STUD WALL PER PLAN, 2x4 @ 16" O.C. MIN INTERIOR, 2x6 @ 16" O.C. MIN EXTERIOR (U.N.O.)
- NEW POST PER PLAN
- NEW FOOTING PER PLAN
- 2" DIAMETER PIN PILE BY OTHERS, ASSUMED AXIAL CAPACITY 6kips. SEE S1.0 FOR ADDITIONAL INFORMATION
- NEW SHEARWALL PER PLAN & SCHEDULE
- INDICATES HOLDOWN PER PLAN & S1.1



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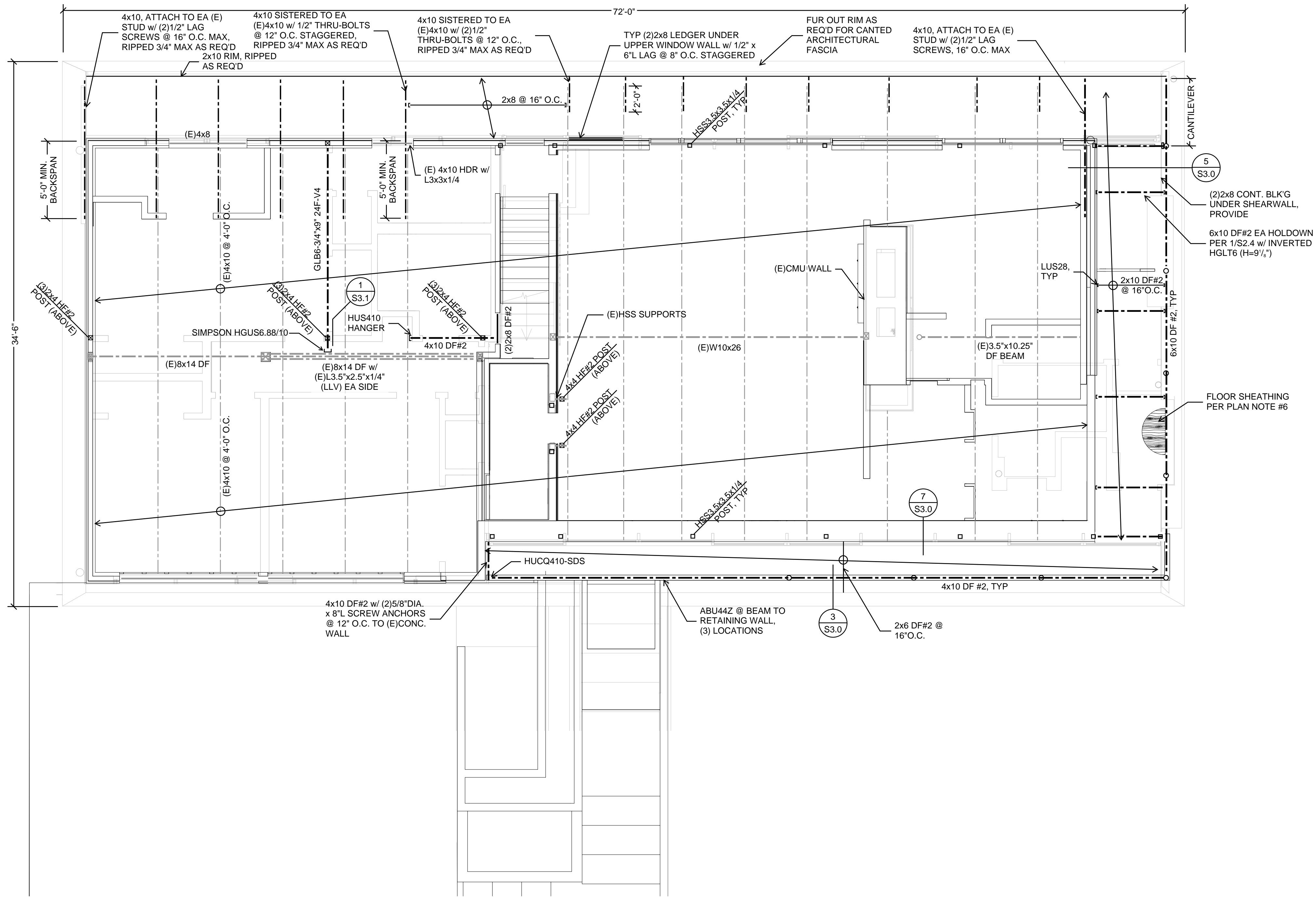
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Sheet Name:
MAIN FLOOR FRAMING PLAN

Sheet:

S2.1

Job Number: 21-127



1 MAIN FLOOR FRAMING PLAN
S2.1 1/4" = 1'-0"

- GENERAL NOTES**
- DO NOT SCALE DRAWINGS - SCALE ONLY APPLICABLE WHEN PRINTED FULL SIZE AND SCALE IS LISTED.
 - FOR GENERAL STRUCTURAL NOTES, SEE SHEET S1.0.
 - ALL HEADERS SHALL BE (2)2x8 DFL #2 U.N.O. ON PLANS.
 - PROVIDE (1) 2x TRIM STUD AND (1) 2x KING STUD FOR CLEAR OPENINGS UP TO 4'-0".
PROVIDE (2) 2x TRIM STUD AND (2) 2x KING STUD FOR CLEAR OPENINGS UP TO 8'-0".
PROVIDE (3) 2x TRIM STUD AND (3) 2x KING STUD FOR CLEAR OPENINGS GREATER THAN 8'-0" U.N.O. ON PLANS.
 - ROOF SHEATHING SHALL BE APA RATED 1/2" OSB OR PLYWOOD. NAIL PANEL EDGES W/ 10d @ 6" O.C., NAIL PANEL FIELD W/ 10d @ 12" O.C. TYP, U.N.O.
 - FLOOR SHEATHING SHALL BE APA RATED 3/4" OSB OR PLYWOOD. NAIL PANEL EDGES W/ 10d @ 6" O.C., NAIL PANEL FIELD W/ 10d @ 12" O.C. TYP, U.N.O.
 - PROVIDE SIMPSON CB POST BASE FOR ALL COLUMNS TO CONCRETE & BC POST BASE TO WOOD U.N.O. ON PLAN OR IN DETAILS. ORIENT BASE TO FASTENERS IN STUD WALL WHERE APPLICABLE. REFERENCE ARCH PLANS FOR LOCATION OF CUSTOM CONNECTIONS.

- LEGEND**
- NEW STUD WALL PER PLAN, 2x4 @ 16" O.C. MIN INTERIOR, 2x6 @ 16" O.C. MIN EXTERIOR (U.N.O.)
 - NEW POST PER PLAN

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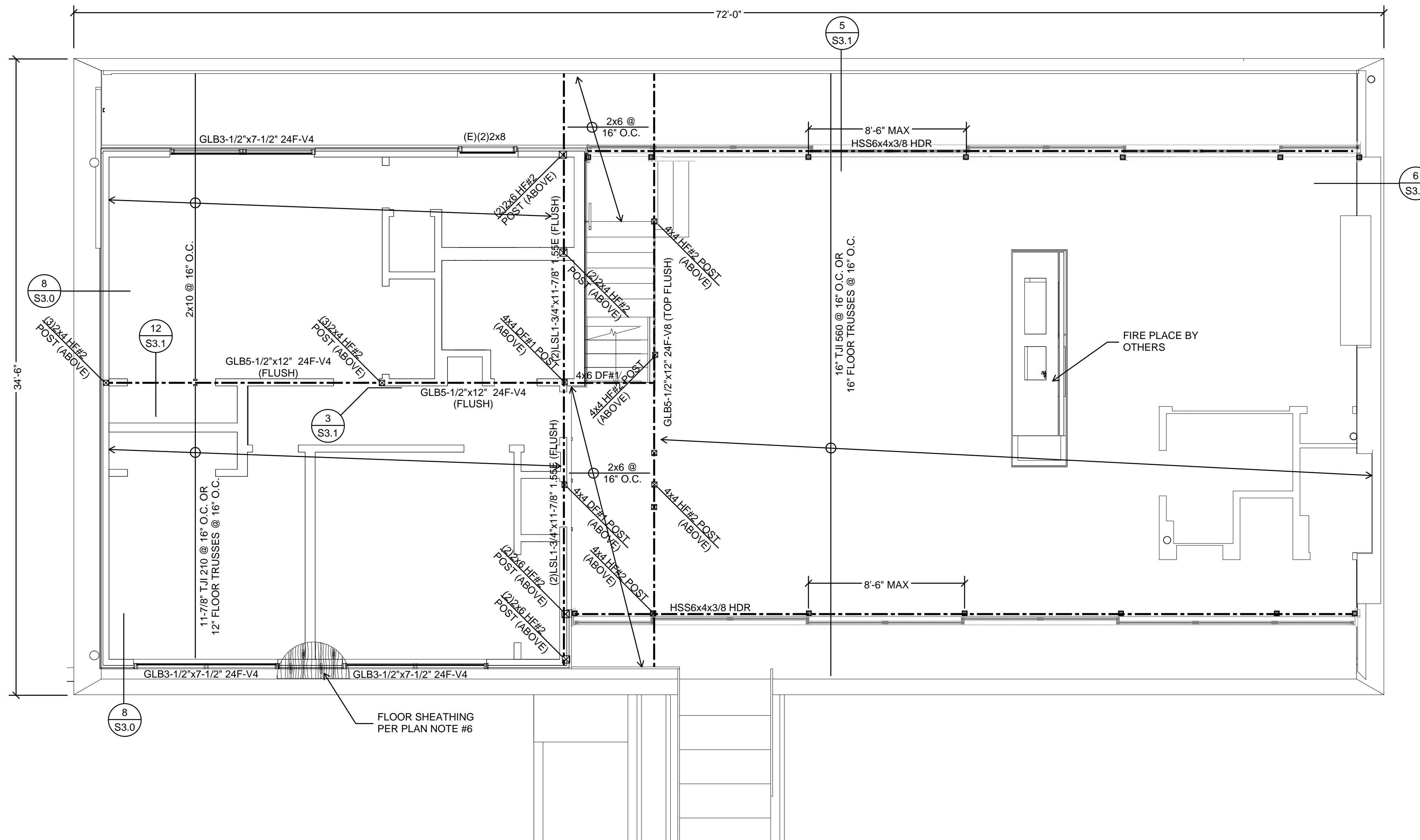
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Sheet Name:
UPPER FLOOR FRAMING PLAN

Sheet:

S2.2

Job Number: 21-127

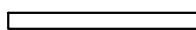



1 UPPER FLOOR FRAMING PLAN
S2.2 1/4" = 1'-0"

GENERAL NOTES

- DO NOT SCALE DRAWINGS - SCALE ONLY APPLICABLE WHEN PRINTED FULL SIZE AND SCALE IS LISTED.
- FOR GENERAL STRUCTURAL NOTES, SEE SHEET S1.0.
- ALL HEADERS SHALL BE (2)2x8 DFL #2 U.N.O. ON PLANS.
- PROVIDE (1) 2x TRIM STUD AND (1) 2x KING STUD FOR CLEAR OPENINGS UP TO 4'-0".
PROVIDE (2) 2x TRIM STUD AND (2) 2x KING STUD FOR CLEAR OPENINGS UP TO 8'-0".
PROVIDE (3) 2x TRIM STUD AND (3) 2x KING STUD FOR CLEAR OPENINGS GREATER THAN 8'-0" U.N.O. ON PLANS.
- ROOF SHEATHING SHALL BE APA RATED 1/2" OSB OR PLYWOOD. NAIL PANEL EDGES W/ 10d @ 6" O.C., NAIL PANEL FIELD W/ 10d @ 12" O.C. TYP, U.N.O.
- FLOOR SHEATHING SHALL BE APA RATED 3/4" OSB OR PLYWOOD. NAIL PANEL EDGES W/ 10d @ 6" O.C., NAIL PANEL FIELD W/ 10d @ 12" O.C. TYP, U.N.O.
- PROVIDE SIMPSON CB POST BASE FOR ALL COLUMNS TO CONCRETE & BC POST BASE TO WOOD U.N.O. ON PLAN OR IN DETAILS. ORIENT BASE TO FASTENERS IN STUD WALL WHERE APPLICABLE. REFERENCE ARCH PLANS FOR LOCATION OF CUSTOM CONNECTIONS.

LEGEND

-  NEW STUD WALL PER PLAN, 2x4 @ 16" O.C. MIN INTERIOR, 2x6 @ 16" O.C. MIN EXTERIOR (U.N.O.)
-  NEW POST PER PLAN

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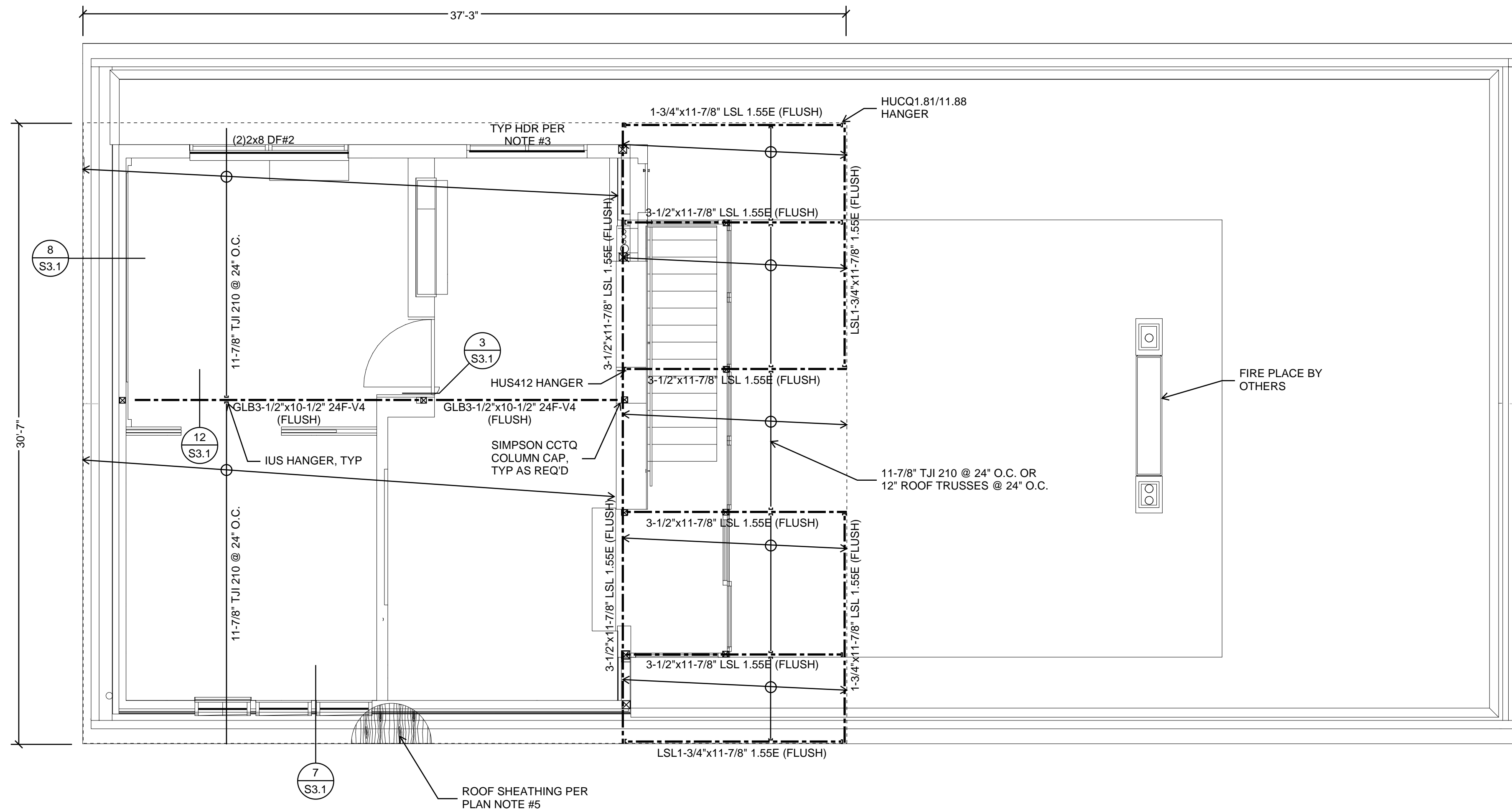
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Sheet Name:
ROOF FLOOR FRAMING PLAN

Sheet:

S2.3

Job Number: 21-127



1 ROOF FRAMING PLAN
S2.3 1/4" = 1'-0"

GENERAL NOTES

- DO NOT SCALE DRAWINGS - SCALE ONLY APPLICABLE WHEN PRINTED FULL SIZE AND SCALE IS LISTED.
- FOR GENERAL STRUCTURAL NOTES, SEE SHEET S1.0.
- ALL HEADERS SHALL BE (2)x8 DFL #2 U.N.O. ON PLANS.
- PROVIDE (1) 2x TRIM STUD AND (1) 2x KING STUD FOR CLEAR OPENINGS UP TO 4'-0".
PROVIDE (2) 2x TRIM STUD AND (2) 2x KING STUD FOR CLEAR OPENINGS UP TO 8'-0".
PROVIDE (3) 2x TRIM STUD AND (3) 2x KING STUD FOR CLEAR OPENINGS GREATER THAN 8'-0" U.N.O. ON PLANS.
- ROOF SHEATHING SHALL BE APA RATED 1/2" OSB OR PLYWOOD. NAIL PANEL EDGES W/ 10d @ 6" O.C., NAIL PANEL FIELD W/ 10d @ 12" O.C. TYP, U.N.O.
- FLOOR SHEATHING SHALL BE APA RATED 3/4" OSB OR PLYWOOD. NAIL PANEL EDGES W/ 10d @ 6" O.C., NAIL PANEL FIELD W/ 10d @ 12" O.C. TYP, U.N.O.
- PROVIDE SIMPSON CB POST BASE FOR ALL COLUMNS TO CONCRETE & BC POST BASE TO WOOD U.N.O. ON PLAN OR IN DETAILS. ORIENT BASE TO FASTENERS IN STUD WALL WHERE APPLICABLE. REFERENCE ARCH PLANS FOR LOCATION OF CUSTOM CONNECTIONS.

LEGEND

- NEW STUD WALL PER PLAN, 2x4 @ 16" O.C. MIN INTERIOR, 2x6 @ 16" O.C. MIN EXTERIOR (U.N.O.)
- NEW POST PER PLAN

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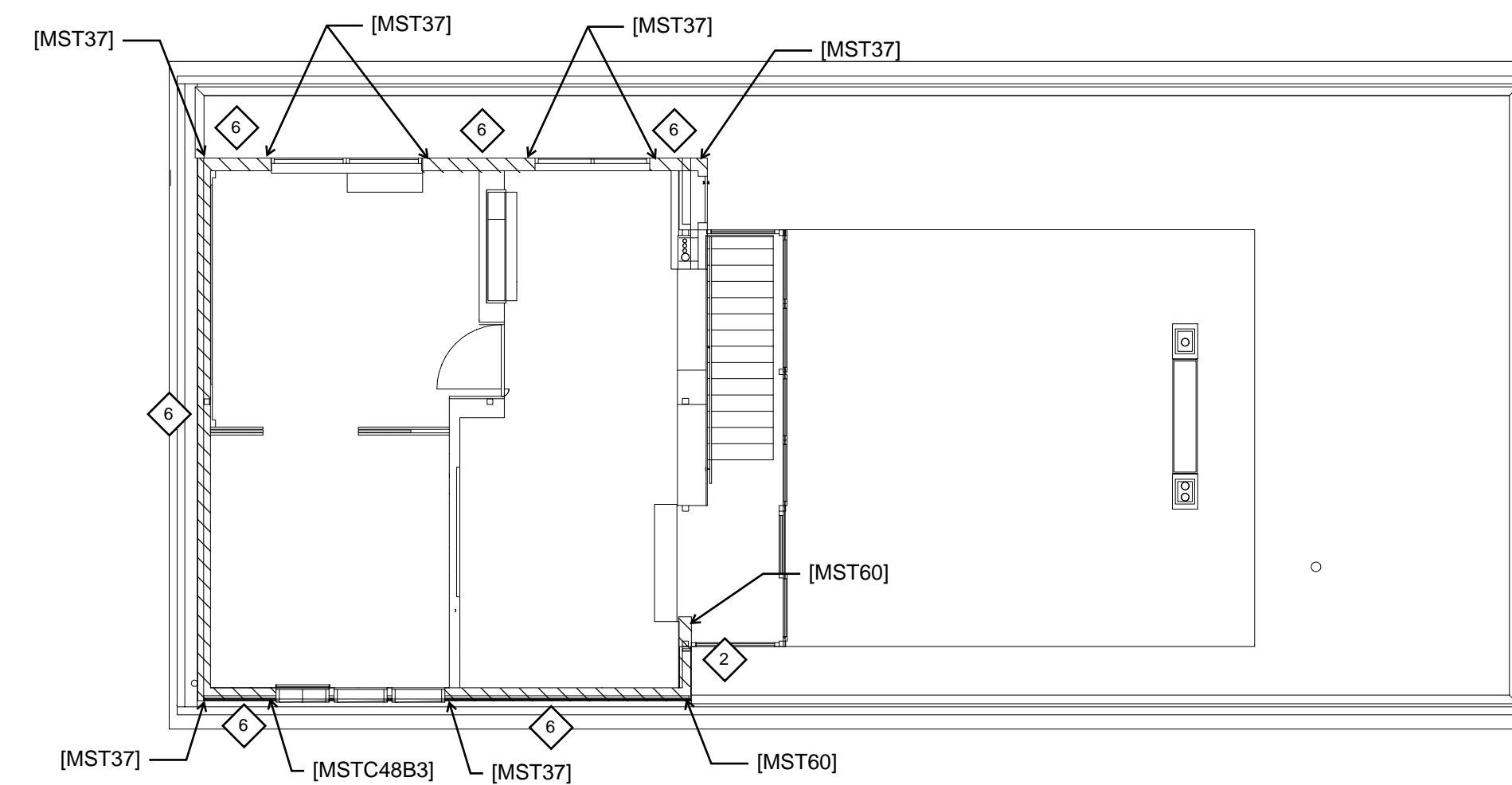
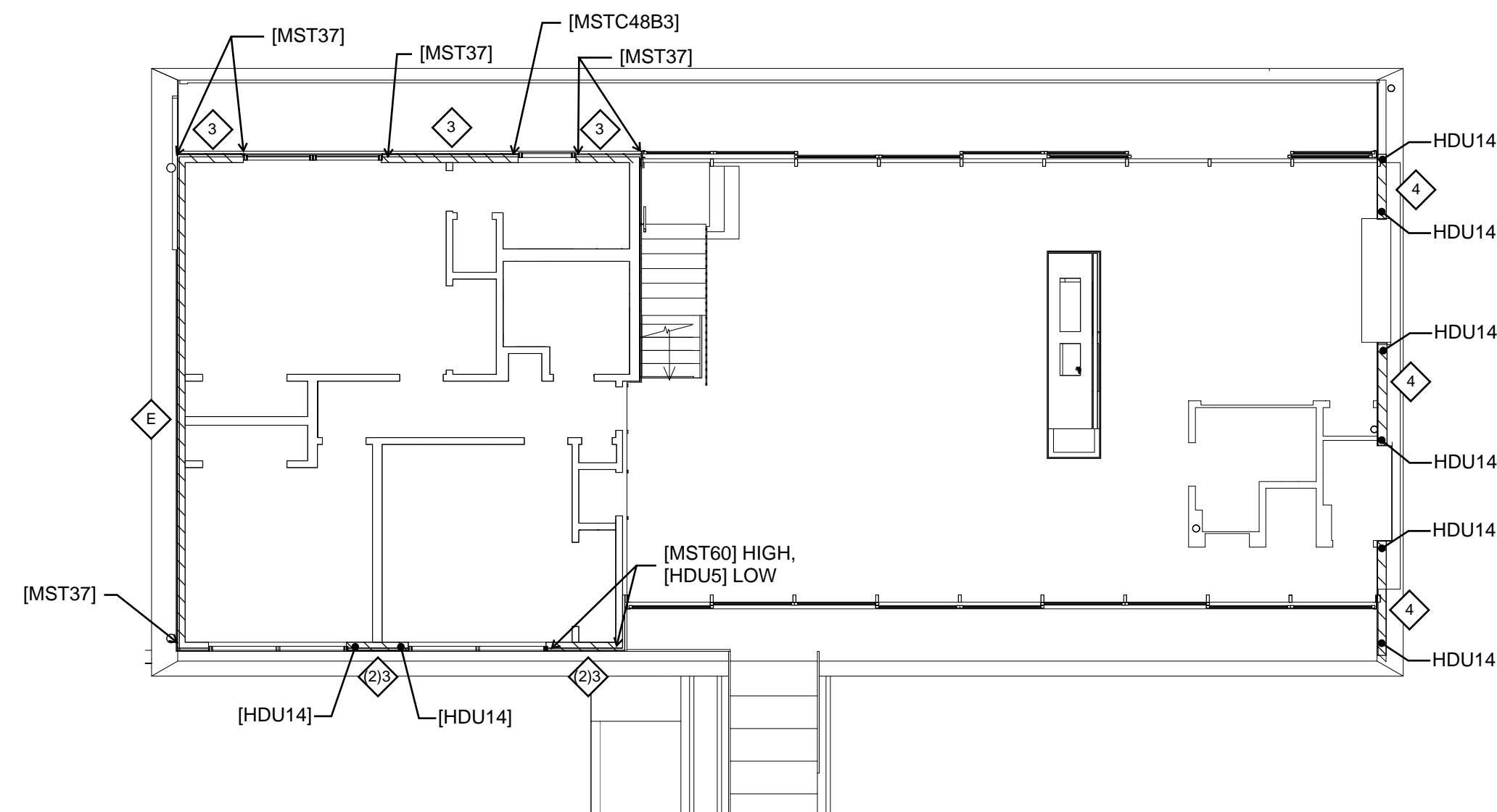
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Sheet Name:
SHEARWALL PLANS

Sheet:

S2.4

Job Number: 21-127



1 MAIN FLOOR SHEARWALL PLAN
S2.4 1/8" = 1'-0"

2 UPPER FLOOR SHEARWALL PLAN
S2.4 1/8" = 1'-0"

GENERAL NOTES

- DO NOT SCALE DRAWINGS - SCALE ONLY APPLICABLE WHEN PRINTED FULL SIZE AND SCALE IS LISTED.
- FOR GENERAL STRUCTURAL NOTES, SEE SHEET S1.0.
- FOR SHEARWALL SCHEDULE, HOLDOWN SCHEDULE, AND TYPICAL DETAILS OF CONSTRUCTION, SEE SHEET S1.1.
- ALL HEADERS SHALL BE (2)2x8 DFL #2 U.N.O. ON PLANS.
- ALL EXTERIOR WALLS SHALL BE FRAMED AS SHEARWALL TYPE '6' U.N.O. ON PLANS.
- SHEATHING PER SHEARWALL SCHEDULE SHALL BE INSTALLED ABOVE AND BELOW ALL OPENINGS AND SHALL RUN CONTINUOUSLY BETWEEN CORNERS.
- SEE SHEET S1.1 FOR TYPICAL HOLDOWN DETAILS.
- VERIFY/UPGRADE EXISTING WALLS AS REQUIRED PER PLAN/SHEARWALL SCHEDULE.

LEGEND

- NEW SHEARWALL PER PLAN & SCHEDULE
- INDICATES HOLDOWN PER PLAN & S1.1
- NEW POST PER PLAN

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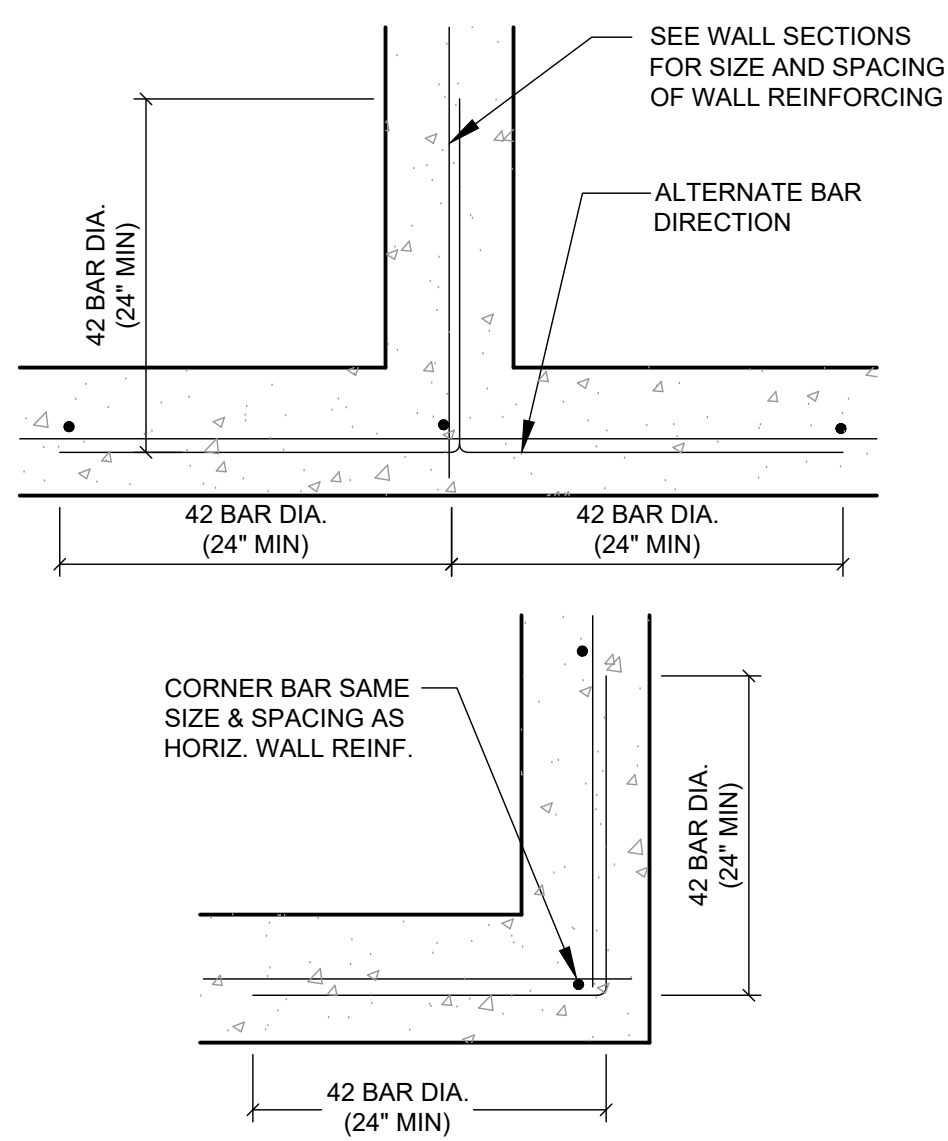
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Sheet Name:
STRUCTURAL DETAILS

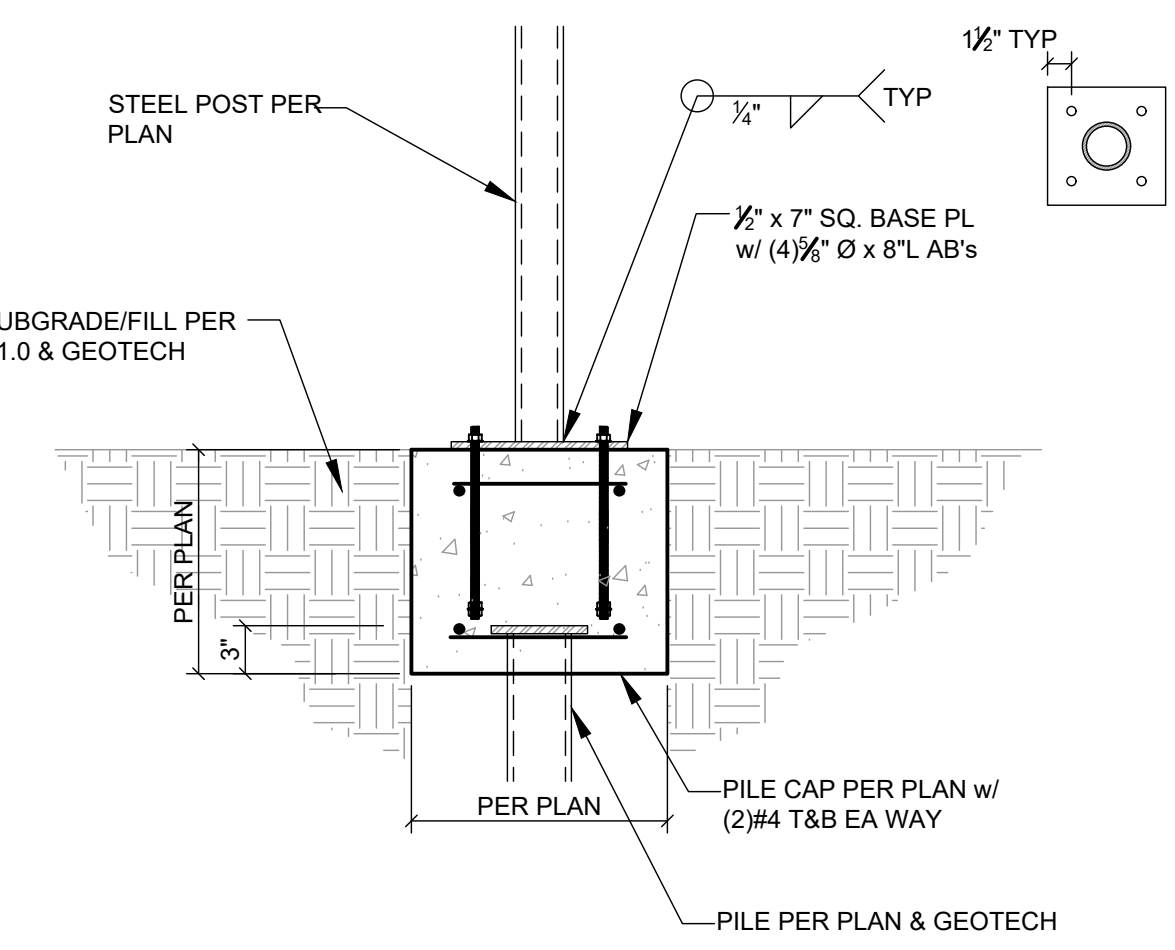
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S3.0

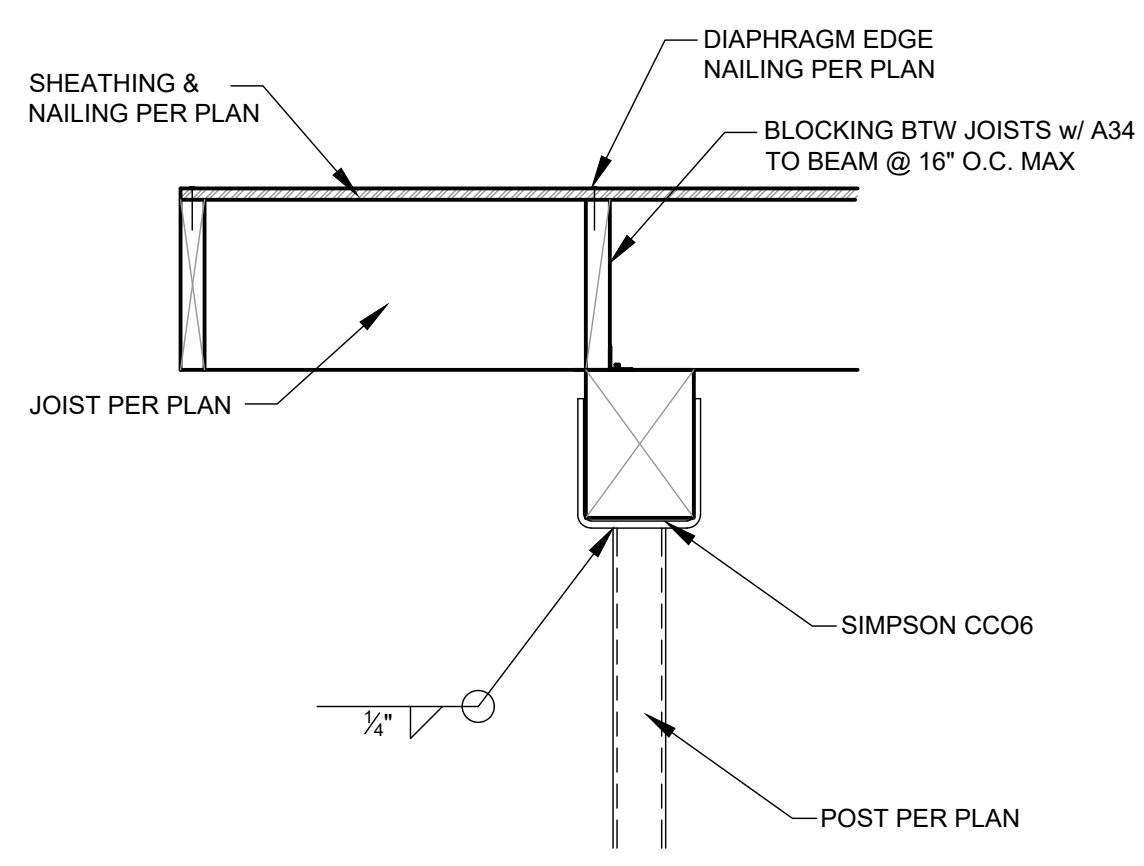
Job Number: 21-127



1 TYP CORNER REINFORCEMENT
S3.0 1" = 1'-0"

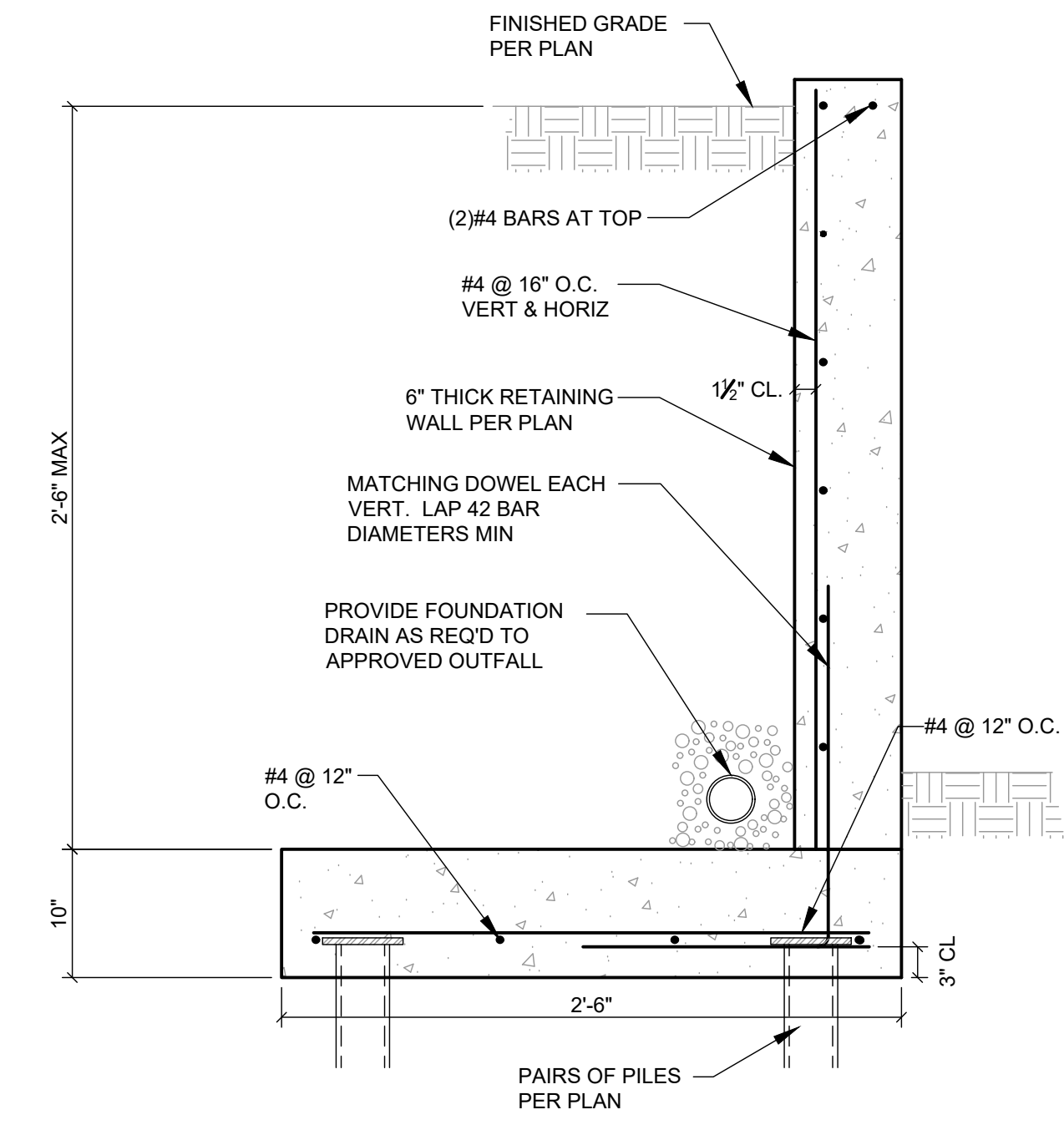


2 STEEL POST TO PILE CAP
S3.0 1" = 1'-0"

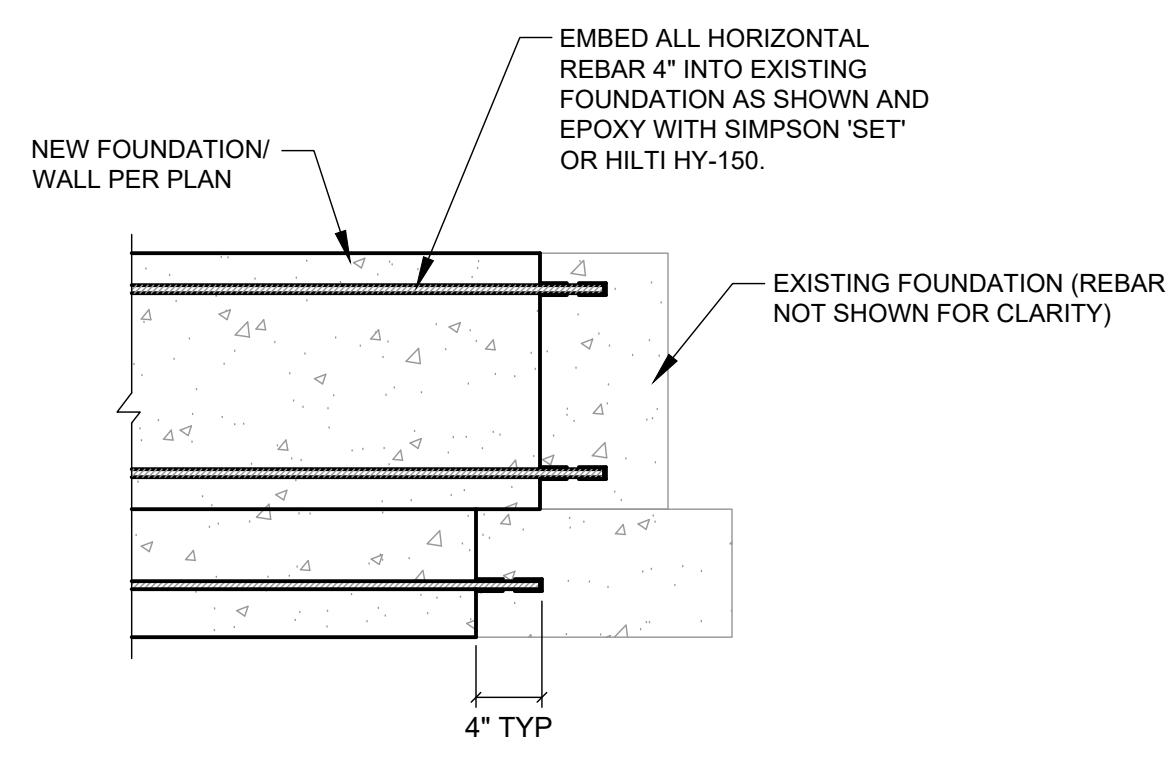


3 JOIST TO BEAM/POST
S3.0 1" = 1'-0"

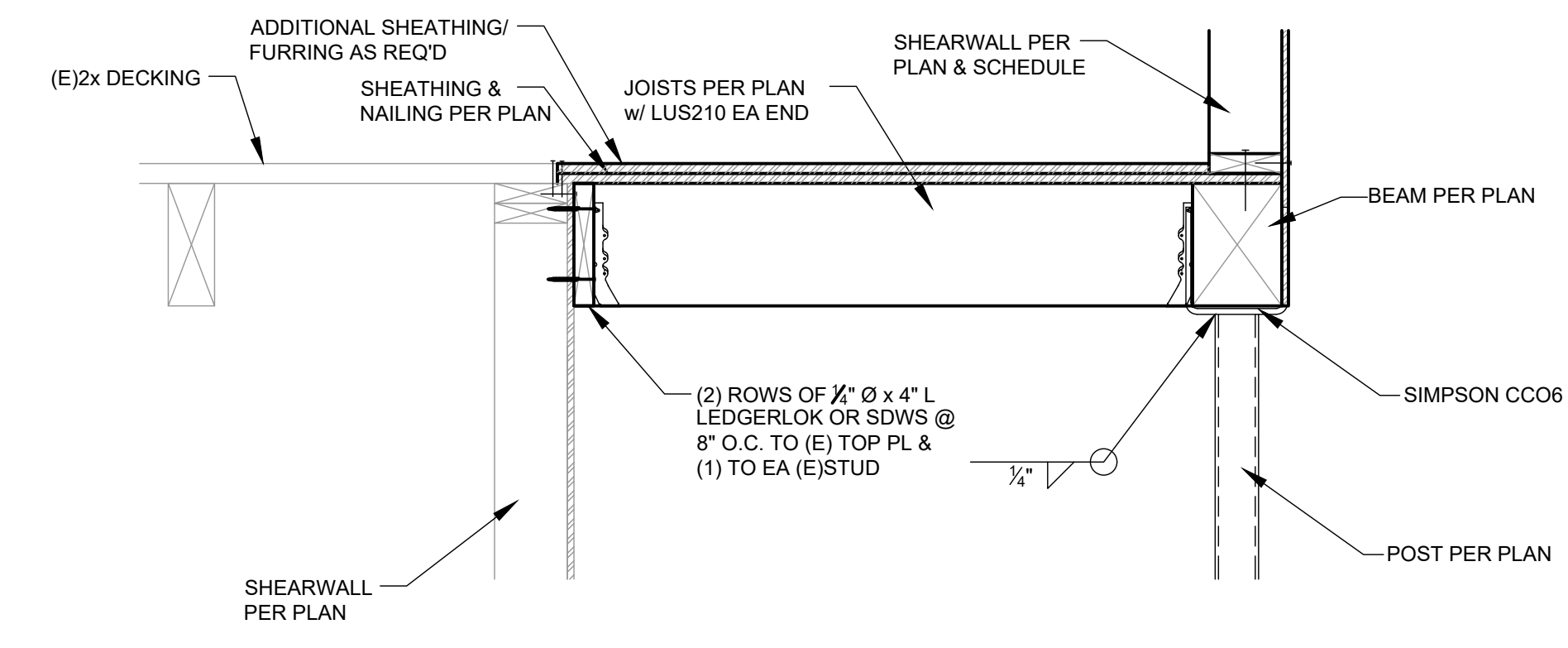
- FOUNDATION WALL DESIGN NOTES:**
- 35 PCF EQUIV. FLUID PRESSURE
 - $f_c = 2500$ PSI
 - $F_y = 40$ KSI (#4 AND SMALLER)
 - $F_y = 60$ KSI (#5 AND LARGER)
 - BACKFILL W/ POROUS MATERIAL



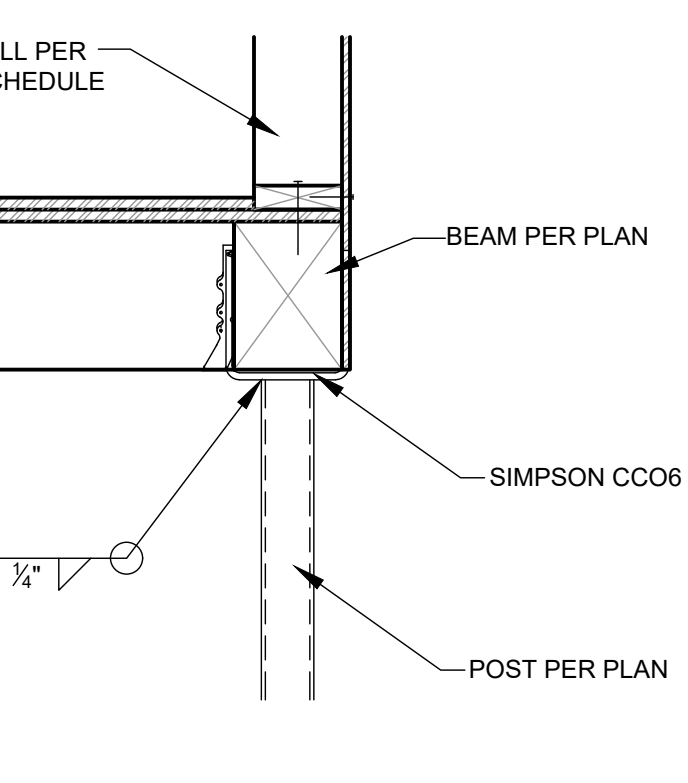
6 SITE RETAINING WALL
S3.0 NTS



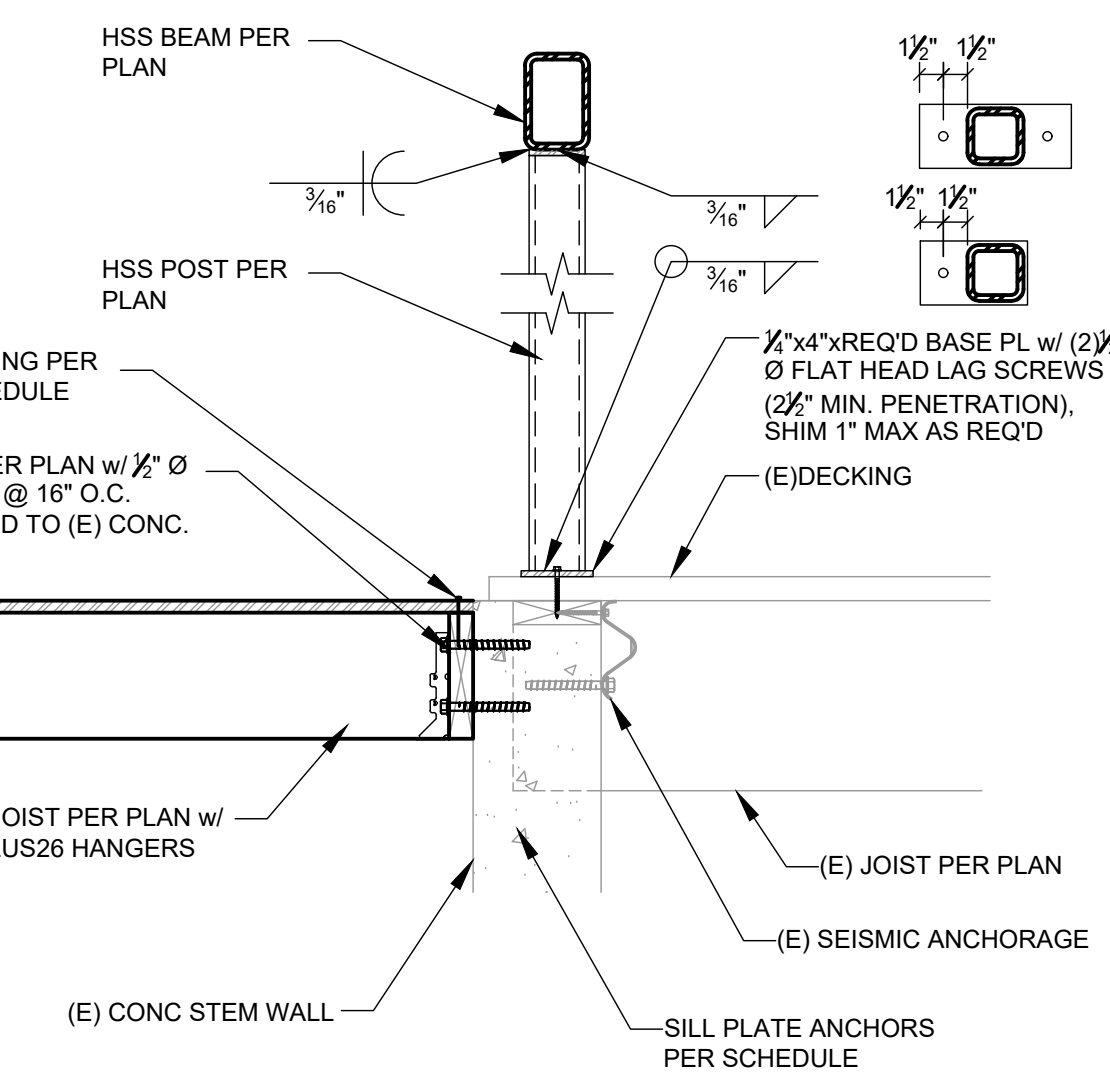
4 NEW TO EXISTING FOUNDATION
S3.0



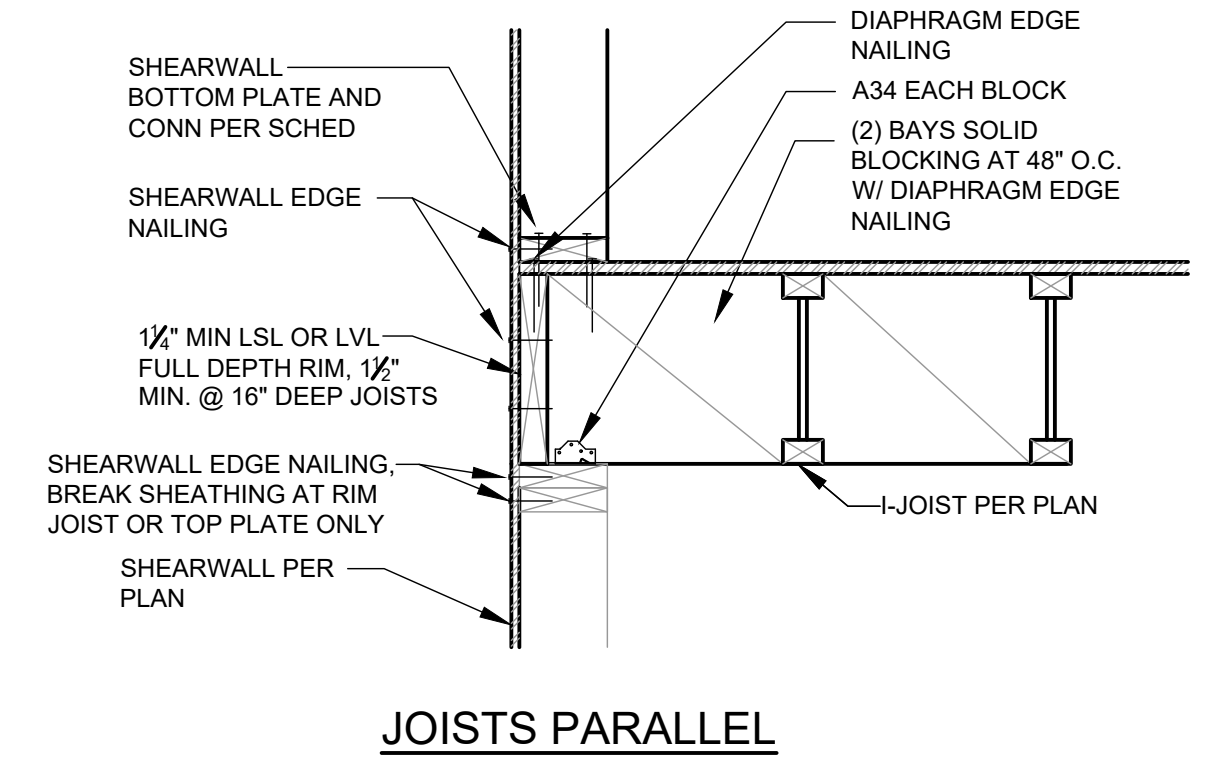
5 BEAM TO PIPE POST
S3.0 1" = 1'-0"



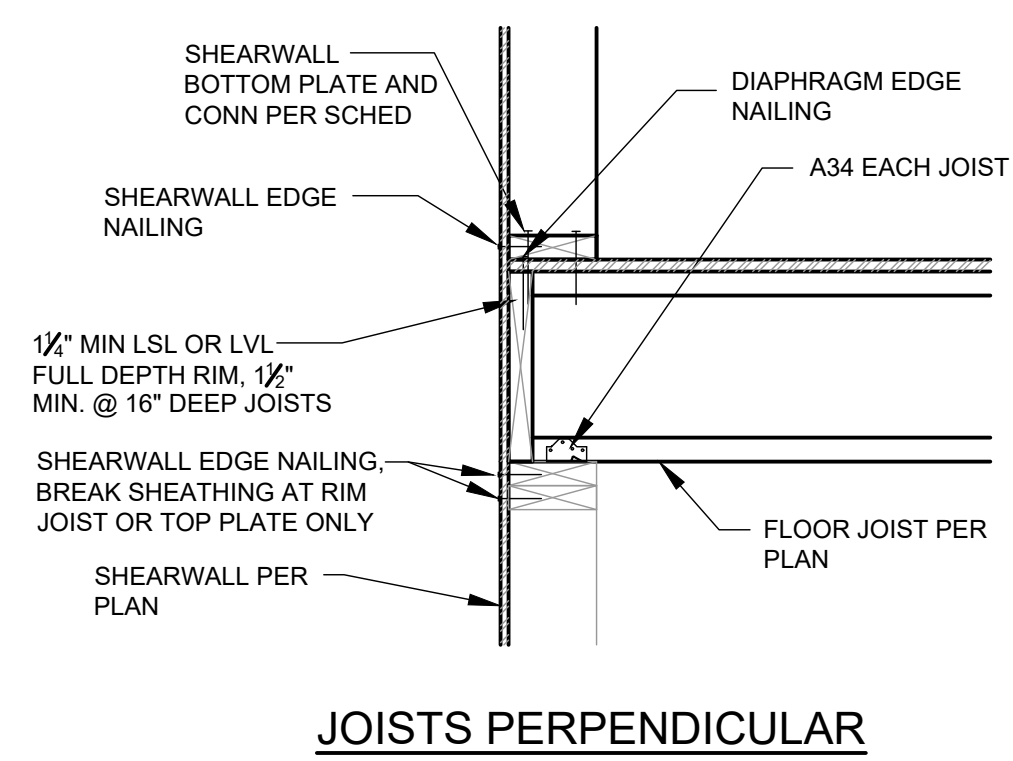
5 BEAM TO PIPE POST
S3.0 1" = 1'-0"



7 WALL TO FOUNDATION
S3.0 1" = 1'-0"

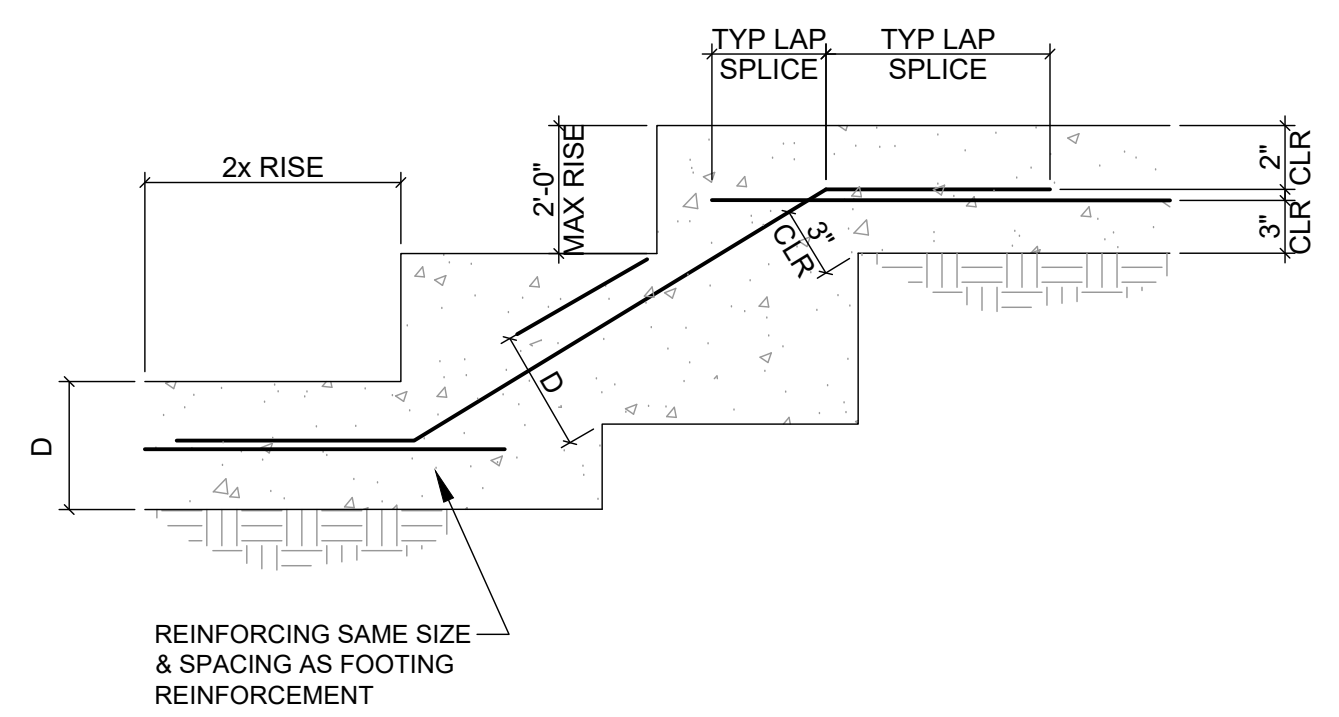


8 FLOOR JOIST TO WALL CONNECTION
S3.0 1" = 1'-0"



8 FLOOR JOIST TO WALL CONNECTION
S3.0 1" = 1'-0"

- NOTES:**
1. SLOPE TO BE 1 VERT (MAX) TO 2 HORIZ UNO
 2. LOCATE STEPS AS REQ'D
 3. 'D' = FOOTING DEPTH PER PLAN



9 TYPICAL STEP IN FOOTING
S3.0 1" = 1'-0"

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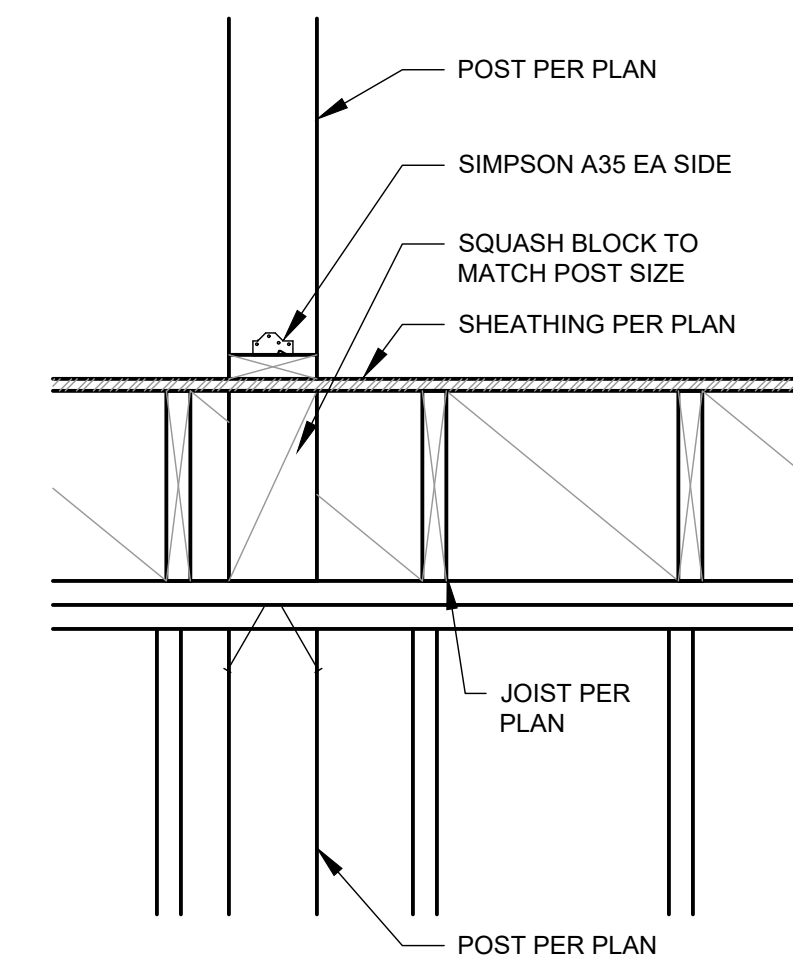
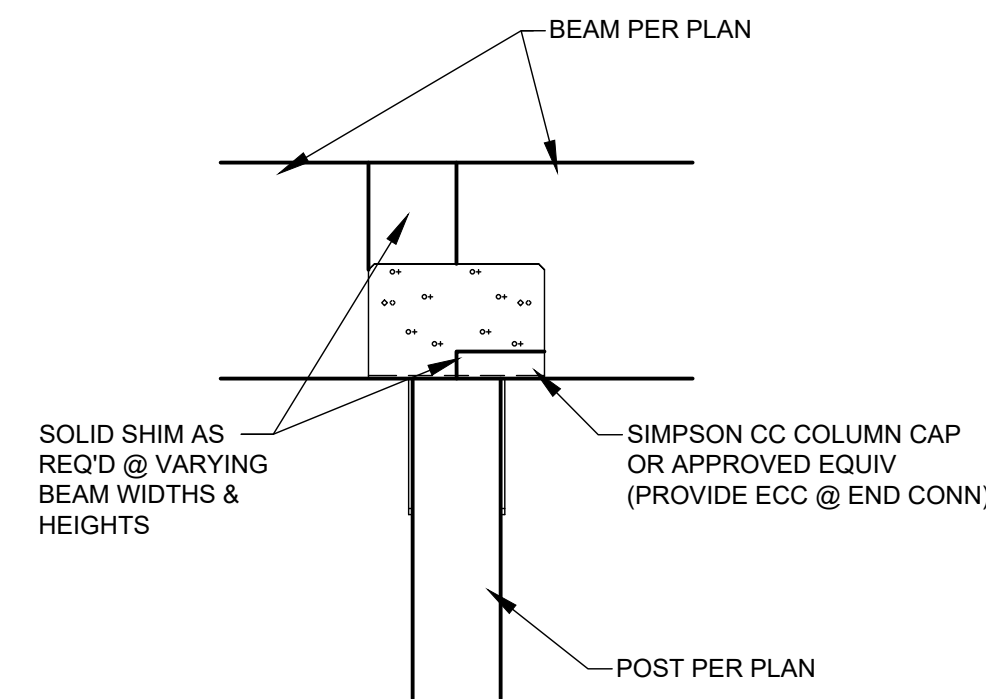
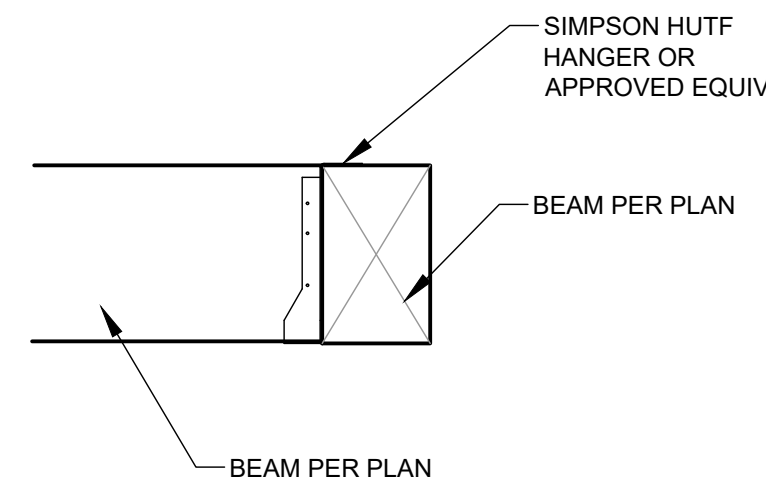
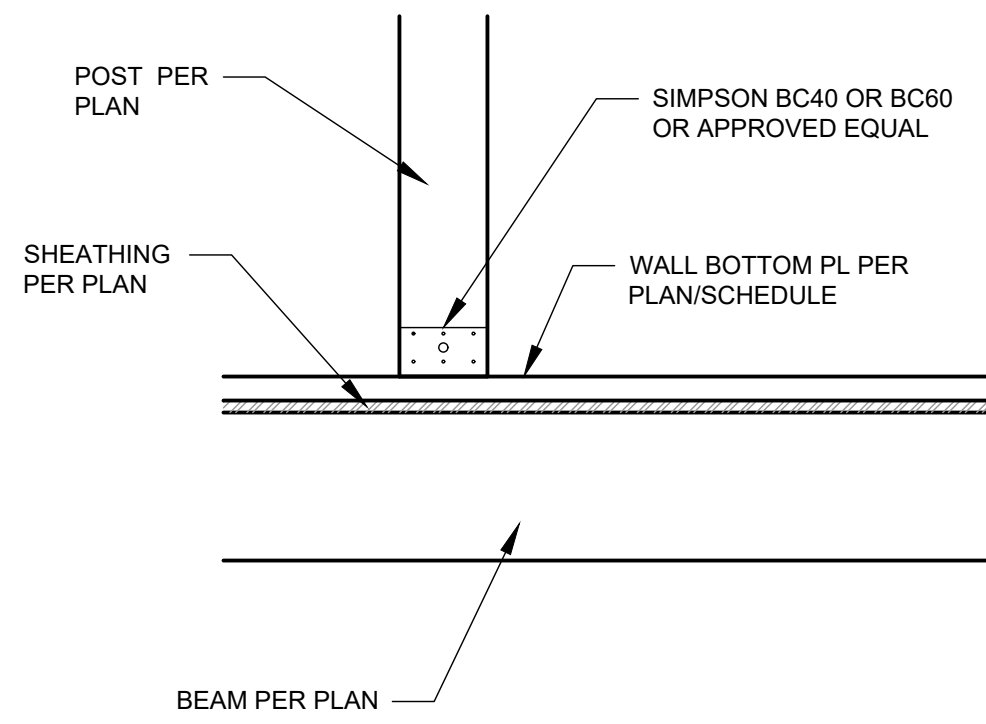
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Sheet Name:
STRUCTURAL DETAILS

Sheet:

S3.1

Job Number: 21-127

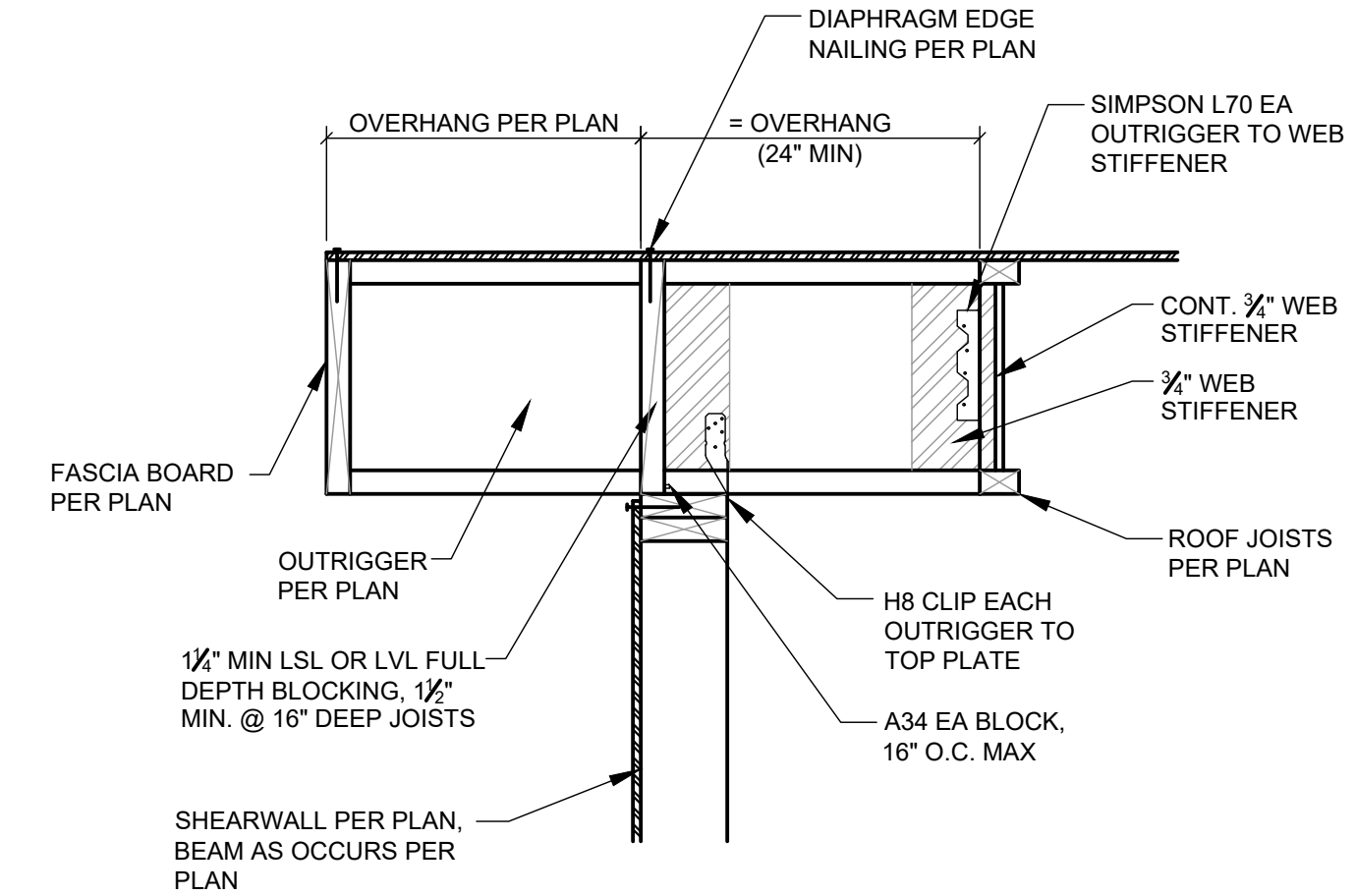
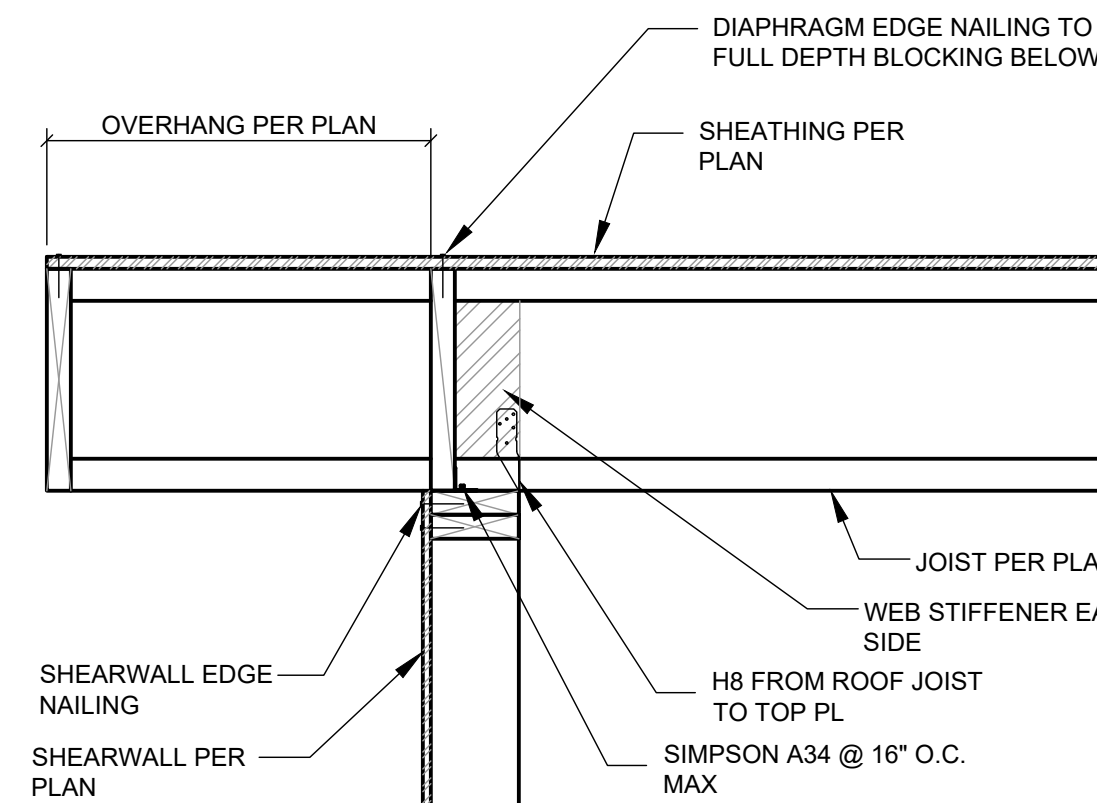
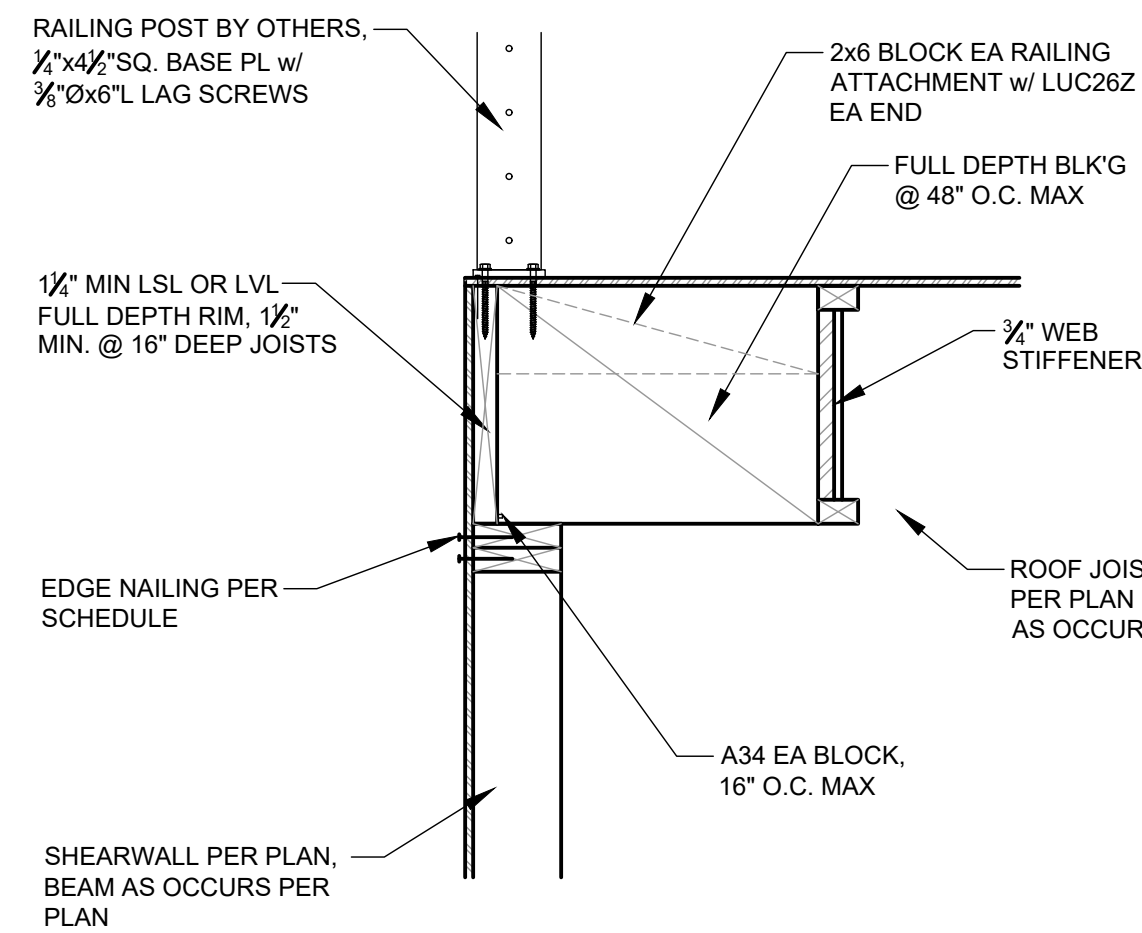
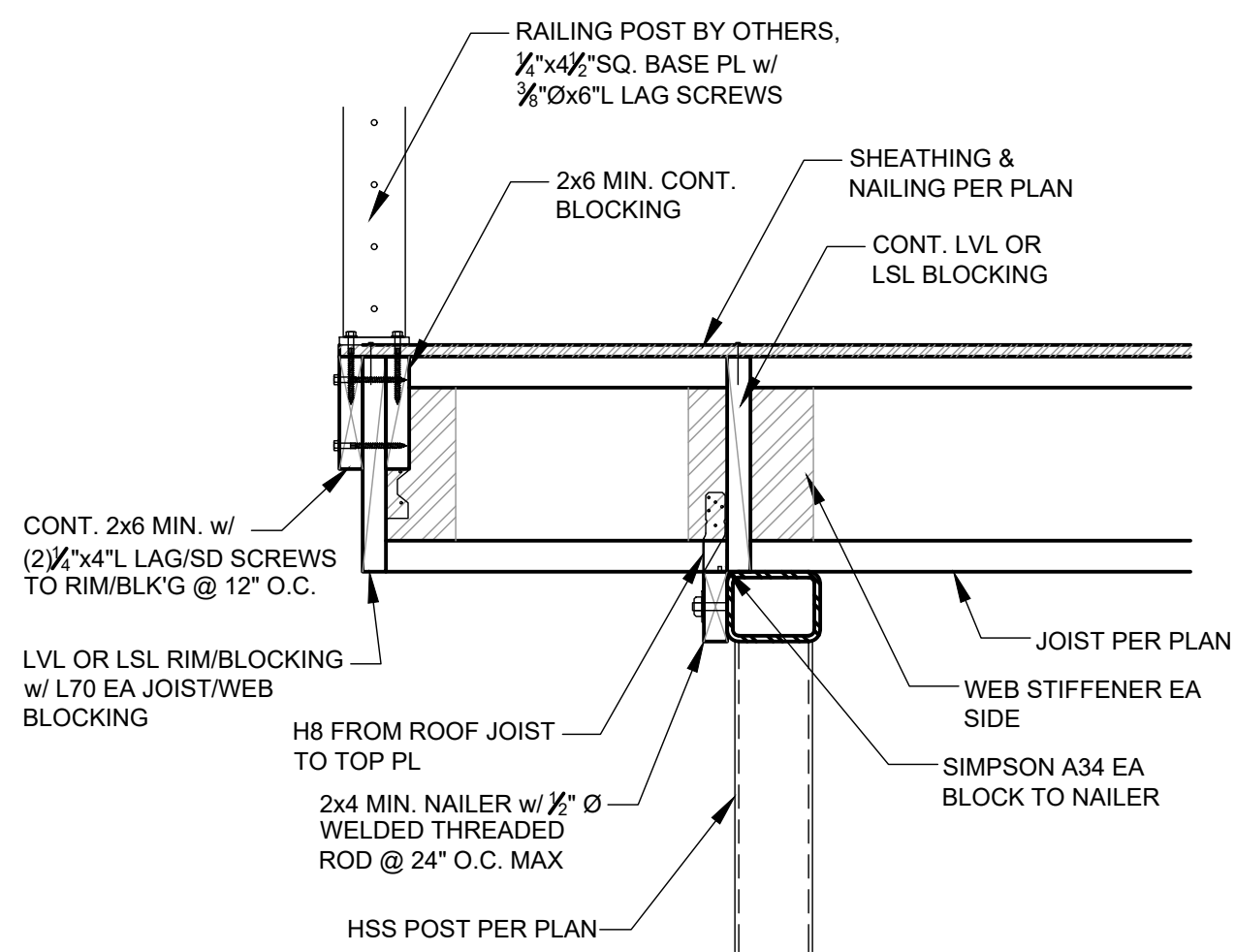


1 UPPER POST ON BEAM
S3.1 1" = 1'-0"

2 TYPICAL BEAM TO BEAM
S3.1 1" = 1'-0"

3 TYPICAL BEAM TO POST
S3.1 1" = 1'-0"

4 TYP STACKED POST IN WALL
S3.1 1" = 1'-0"

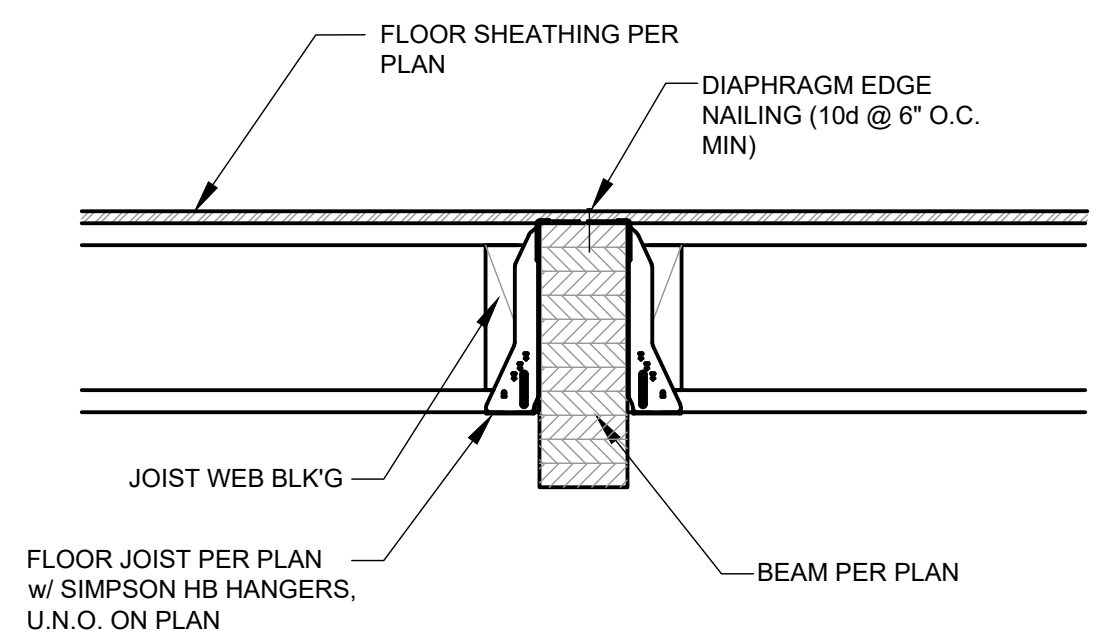
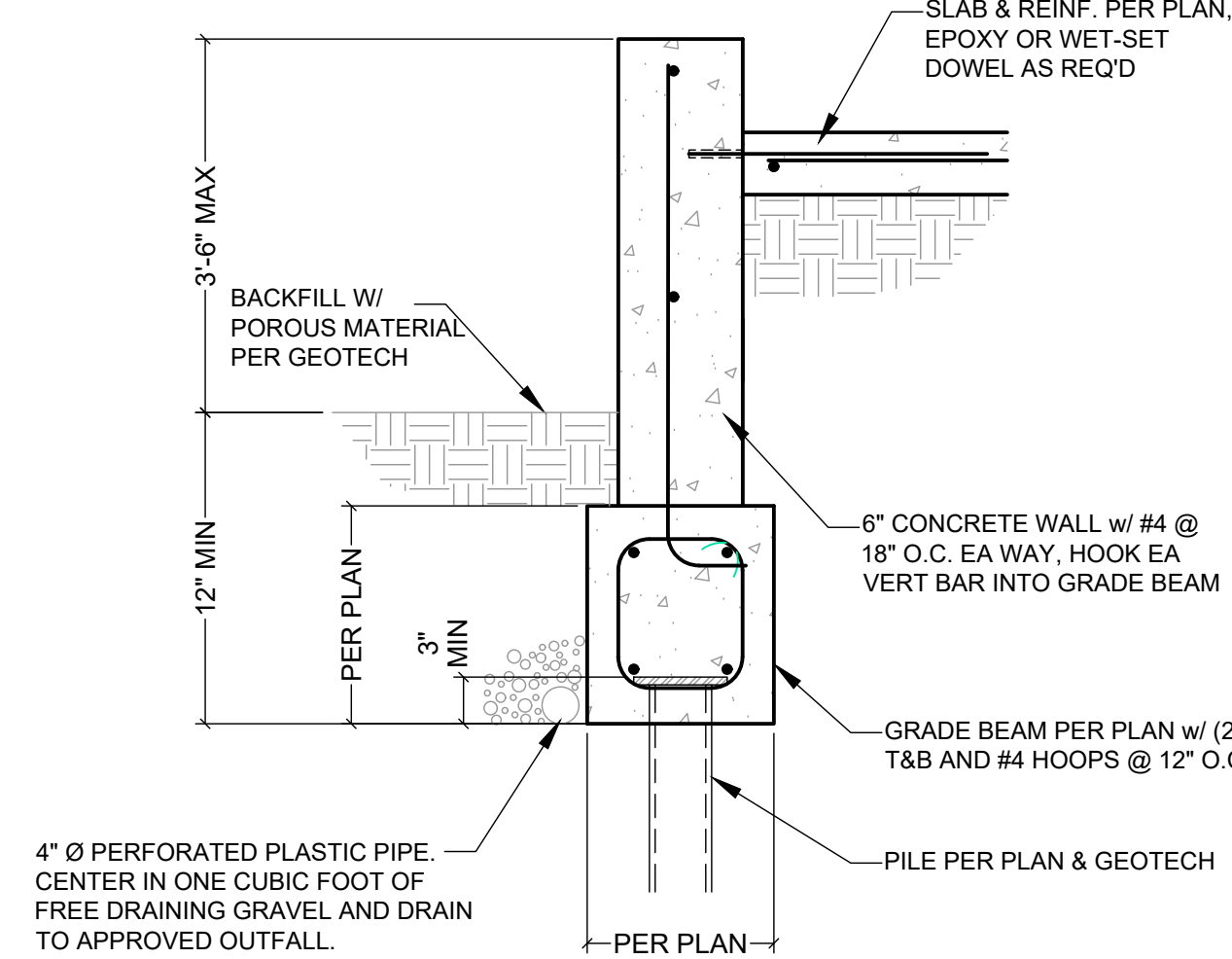
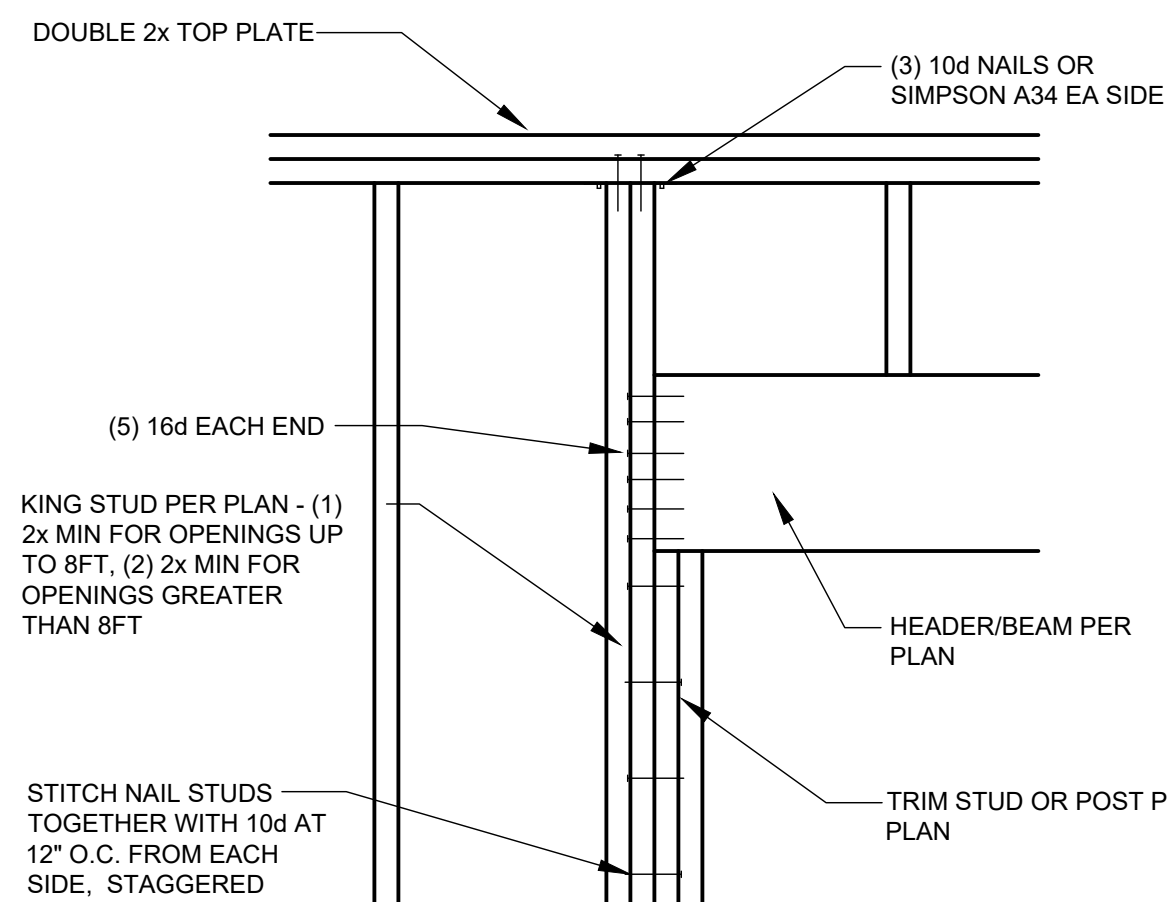
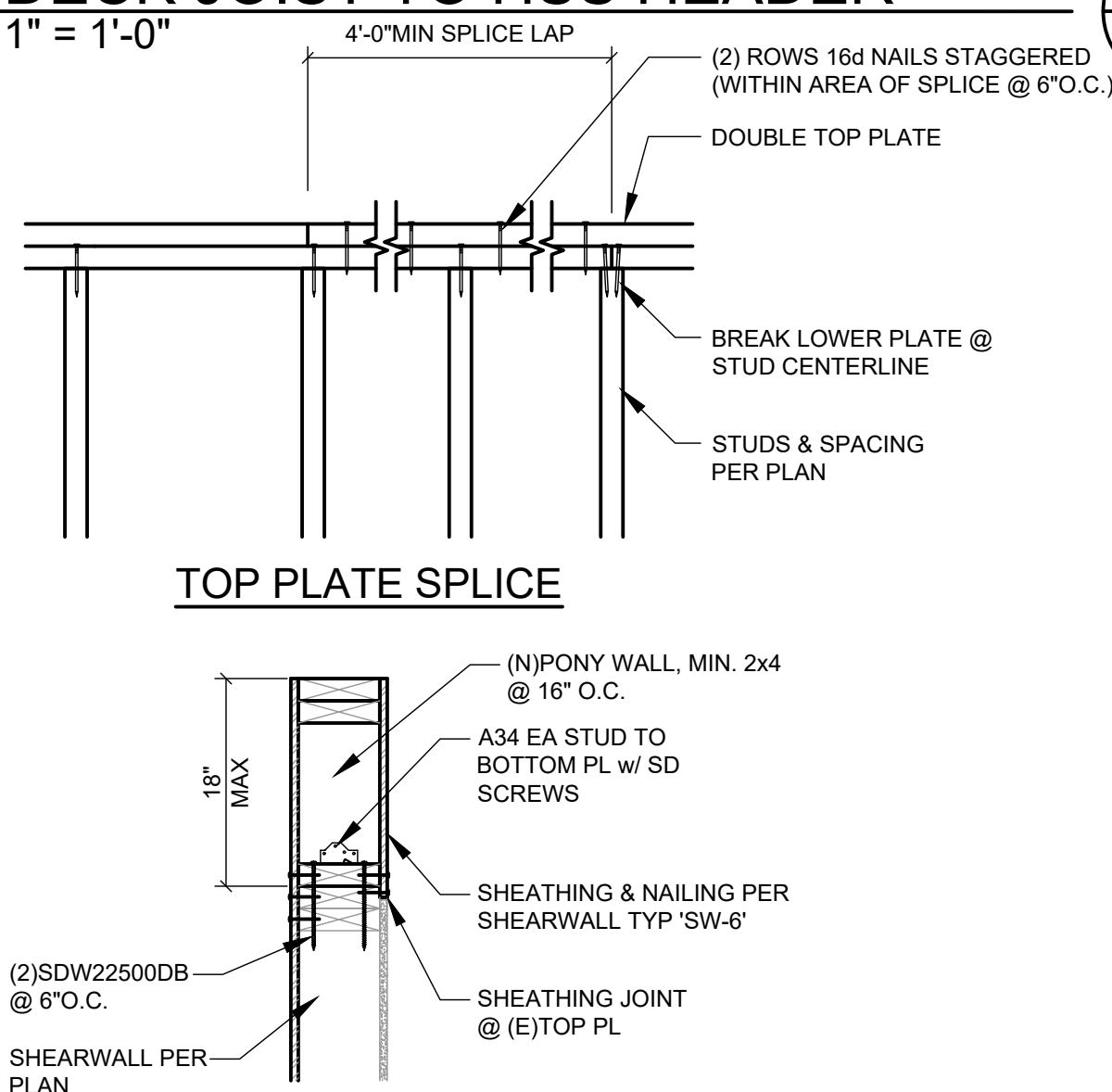


5 DECK JOIST TO HSS HEADER
S3.1 1" = 1'-0"

6 DECK TO SHEARWALL
S3.1 1" = 1'-0"

7 ROOF TO SHEARWALL
S3.1 1" = 1'-0"

8 ROOF OVERHANG TO SHEARWALL
S3.1 1" = 1'-0"



9 TYP TOP PL SPLICE & WALL EXT.
S3.1 NTS

10 TYPICAL HEADER/BEAM TO WALL
S3.1 1" = 1'-0"

11 WALL TO GRADE BEAM
S3.1 1" = 1'-0"

12 JOIST/FLUSH BEAM CONNECTION
S3.1 1" = 1'-0"