

RENEE LUND RESIDENCE

FIRE DAMAGE RESTORATION , REMODEL AND ADDITION

8520 SE 82ND ST
MERCER ISLAND, WA 98040

CONTRACTORS TO FIELD VERIFY ALL EXISTING CONDITIONS SUCH AS AREAS, MEASUREMENTS AND DIMENSIONS, CEILING HEIGHTS, ROOF PITCHES AND EXISTING FRAMING (BEAMS , JOISTS AND OTHER FRAMING MEMBER SIZES, ETC.)

Rich Design Group
(253) 951-8049
www.richdesigngroup.com
richdesign1@comcast.net

EFFECTIVE CODES

2018 WASHINGTON STATE RESIDENTIAL CODE
IRC 2018 WITH AMENDMENTS
2018 WASHINGTON STATE ENERGY CODE - RESIDENTIAL PROVISIONS
IECC 2018 WITH AMENDMENTS
2018 WASHINGTON STATE MECHANICAL CODE
IMC 2018 WITH AMENDMENTS
2018 WASHINGTON STATE PLUMBING CODE
UPC 2018 WITH AMENDMENTS
2018 WASHINGTON STATE FIRE CODE
IFC 2018 WITH AMENDMENTS

CITY OF MERCER ISLAND, WA DESIGN CRITERIA

SEISMIC ZONE	D2
DESIGN WIND SPEED	98 mph
GROUND SNOW LOAD	25 psf (SNOW DRIFT PER ASCE 7-16)
RAIN-ON-SNOW SURCHARGE	5 psf ADDED TO FLAT ROOFS PER (ASCE 7-16, SECT. 7.10)
RAINFALL	1" /hr (UPC TABLE D101.1)
FROST LINE DEPTH	12"
WINTER DESIGN TEMPERATURE	24°F

PROJECT INFORMATION

PARCEL INFORMATION: 362550-0210
8520 SE 82ND ST
MERCER ISLAND, WA 98040

RESIDENTIAL AREA: 062-009 (SW APPRAISAL DISTRICT)

LEGAL DESCRIPTION: LOT 21, ISLAND POINT,
ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 75 OF PLATS, PAGE 88,
RECORDS OF KING COUNTY, WASHINGTON

SECTION/TOWNSHIP/RANGE: NW-31-24-5

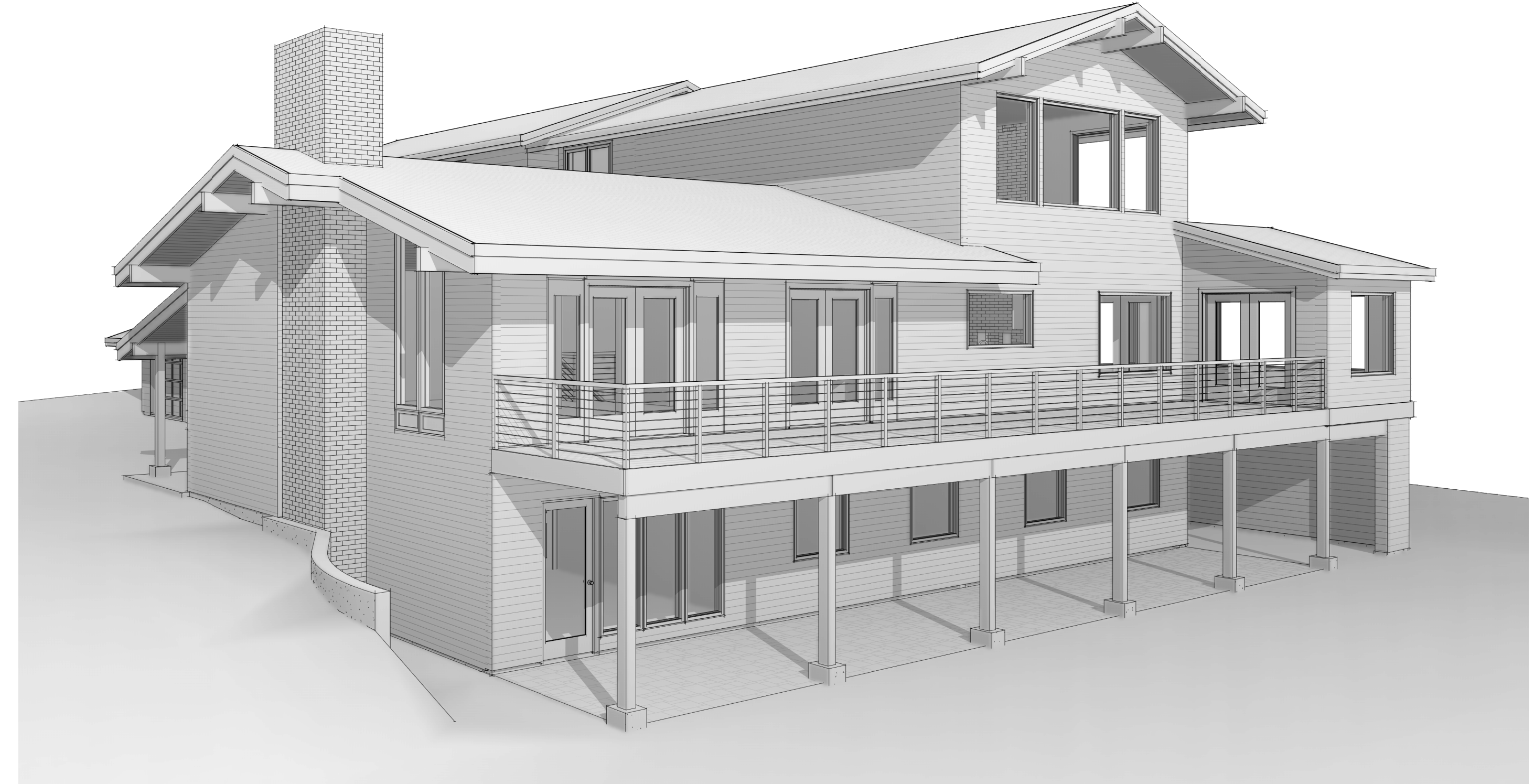
PROPERTY TYPE: R
ZONING: R-9.6

BUILDING DESIGNER PRIMARY CONTACT:

RICH DESIGN GROUP, LLC
RICH MELCHIOR, CPBD

325 WASHINGTON AVE S #403
KENT, WA 98032

(253) 951-8049
richdesign1@comcast.net



SYMBOLS LEGEND

	DETAIL CALLOUT DETAIL NUMBER SHEET WHERE DETAIL IS DRAWN
	ELEVATION, SECTION, & DETAIL CALLOUT DETAIL NUMBER SHEET NUMBER DIRECTION OF VIEW
	DOOR TAG
	WINDOW TAG
	WALL TAG WALL TYPE, SEE WALL DETAILS ON SHEET A-401
	SMOKE AND CARBON DIOXIDE DETECTOR
	INDICATES SAFETY GLAZING
	HEAT DETECTOR
	EXHAUST FAN
	NEW ADDED WALL
	EXISTING WALL
	WALL TO BE DEMOLISHED AND REMOVED

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S9	LOWER LEVEL SHEAR WALL PLAN
S10	MAIN AND UPPER LEVELS SHEAR WALL PLANS

SURVEY

T1	TOPOGRAPHIC SURVEY
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EROSION AND SEDIMENT CONTROL

TESC01	SITE TESC PLAN
TESC02	SITE TESC DETAILS

AREA SUMMARY

NOTE: CONDITIONED SPACE MEASURED FROM EXTERIOR SURFACES OF EXTERIOR FRAMING & HEAD HEIGHT ABOVE 48"

ADDED ADU BUILDING FOOTPRINT	567 SF
ADDED SUN ROOM BUILDING FOOTPRINT	172 SF
COVERED DECK	105 SF
	844 SF
OUTSIDE ADU STAIRS	88 SF
	88 SF
EXISTING CONDITIONED SPACE	
BASEMENT MECHANICAL	426 SF
EXISTING FAMILY ROOM	364 SF
EXISTING MAIN FLOOR	1417 SF
LOWER FLOOR	1354 SF
	3560 SF
FLOOR SPACE ADDED	
ADDED MAIN FLOOR SPACE	60 SF
MAIN FLOOR SUN ROOM ADDITION	172 SF
NEW FOYER	99 SF
	331 SF
OUTDOOR SPACE	
EXISTING COVERED ENTRY WALKWAY	207 SF
EXISTING MAIN FLOOR DECK	428 SF
LOWER FLOOR COVERED PATIO	432 SF
	1068 SF
UNHEATED SPACE	
EXISTING GARAGE	529 SF
	529 SF
UPPER FLOOR ADDITION	
ADU ADDITION	775 SF
MASTER SUITE ADDITION	661 SF
THIRD STORY STAIRS	117 SF
	1553 SF

GENERAL NOTES

- CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS BEFORE COMMENCEMENT OF WORK, NOTIFY THE OWNER ABOUT ANY DISCREPANCY.
- MECHANICAL, ELECTRICAL AND PLUMBING TO BE DESIGNED BY THE CONTRACTORS PER PRESCRIPTIVE REQUIREMENTS
- CONTRACTOR RESPONSIBLE FOR VERIFYING UTILITY LINE LOCATIONS PRIOR TO ANY SITE OR DEMO WORK. COORDINATE WITH UTILITY COMPANIES TO DISCONNECT OR RELOCATE ANY UTILITY LINES AS PART OF THE WORK.
- DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. WRITTEN DIMENSIONS TO BE VERIFIED ON SITE.
- ALL WORK SHALL CONFORM TO THE 2021 IBC/IRC, AND/OR THE LATEST EDITION OF ALL OTHER APPLICABLE CODES.
- ALL INTERIOR WALLS TO 2x4" U.N.O.

- INSTALL **SMOKE ALARMS** THAT COMPLY WITH NFPA 72 AND SECTION R314 OF THE 2021 IRC
- NEAR EACH SEPARATE SLEEPING AREA
 - IN EACH SLEEPING ROOM
 - IN EACH STORY OF DWELLING UNIT
- BUT NOT WITHIN 3FT OF DOOR/OPENING TO BATHROOM THAT CONTAINS A BATHTUB OR SHOWER.

- INSTALL **CARBON MONOXIDE ALARMS** (REF IRC SEC. R315)
- NEAR EACH SLEEPING AREA
 - IN EACH STORY OF DWELLING UNIT

- EGRESS WINDOWS** TO BE
- MIN. 20"(W) x 24"(H) AND 5.7 SF MIN. CLEAR OPENING
 - WINDOW SILL HEIGHT MAX. 44" ABOVE FINISHED FLOOR (REF. IRC SECTION R310.2.2)

FIRE SUPPRESSION NOTES

AN APPROVED AUTOMATIC MULTI-PURPOSE/FLOW-THRU FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT ALL PORTIONS OF THE RESIDENCE IN ACCORDANCE WITH NFPA 13D AND RFDS 5.0. A 1" METER SHALL BE PROVIDED TO MEET BOTH DOMESTIC AND FIRE SPRINKLER DEMANDS.

FLOOR PLAN NOTES

BATHROOM FIXTURES CLEARANCE

- PER IRC R307
- 21" IN FRONT OF SINK/TOILET/TUB
 - 24" IN FRONT OF SHOWER OPENING
 - 15" BETWEEN WALL AND TOILET OR TUB O.C.
 - PROVIDE NON ABSORBENT SURFACE FOR TUB AND SHOWER MIN. 6FT ABOVE FINISHED FLOOR (REF. IRC R307.2)

OBSERVE BATHROOM HEIGHT OF

- 80" HEAD HEIGHT AT FRONT OF TOILET
- 80" ABOVE AN AREA OF 30" x 30" AT THE SHOWER HEAD

STAIRWAYS

- TO BE PROVIDED WITH **ARTIFICIAL LIGHT SOURCE** INTERIOR: TO ILLUMINATE LANDINGS AND TREADS. EXTERIOR: LOCATED AT THE TOP LANDING OF STAIRWAY.
- DIMENSIONS:** MIN. WIDTH 36"; MIN. HEADROOM 6'-8"; MAX RISER 7 3/4"; MAX. VARIANCE 3/8"; MIN. TREAD DEPTH 10"; (REF. IRC R311.7.1)
NOSING BETWEEN 3/4" - 1 1/4", MAX VARIANCE 3/8", MAX BEVELING 1/2" (REF. IRC R311.7.5.3)
- PROVIDE **HANDRAIL** AT LEAST ONE SIDE OF STAIRS WITH MORE THAN 3 RISERS (REF. IRC R311.7.8)
- OPEN SIDES OF STAIRS GREATER THAN 30" ABOVE FLOOR/GROUND SHALL HAVE GUARDS AT MIN. HEIGHT OF 34" MEASURED VERTICALLY FROM NOSING (REF. IRC R312)
SPINDLES/BALUSTERS TO SPACED SO THAT A 4" SPHERE WILL NOT PASS THROUGH.
- PROVIDE MIN. 1/2" GYPSUM WALL BOARD ON UNDERSTAIR SURFACES AND ENCLOSED WALLS OF ACCESSIBLE SPACE UNDER STAIRS (REF. IRC R302.7)

WHOLE HOUSE VENTILATION SYSTEM

- Exempt: Addition less than 500 sq.ft. or Remodel only.
- Exhaust fan with 24-hr timer and fresh air inlets in each habitable room per IRC M1505.4.1.2
- Integrated with forced air system per IRC M1505.4.1.5
- Supply fan per IRC M1505.4.1.3
- Balanced Supply and Exhaust fans per IRC M1505.4.1.4
- Engineered design complying with IMC section 403.8.10.
- Balanced and Distributed
- Balanced and NOT Distributed
- NOT balanced and Distributed
- NOT balanced and NOT distributed

Specify location of Whole House Fan: UPPER FLOOR ATTIC SPACE Size: .35 cfm 24 hrs./day

SMOKE, CO2 AND HEAT DETECTION NOTES

Smoke alarms shall be installed in the following locations:

- In each sleeping room or sleeping loft.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.

CO alarm installation requirements

- Alarms must be located outside of each separate sleeping area, in the immediate vicinity of the bedroom and on each level of the residence.
- Single station carbon monoxide alarms must be listed as complying with UL 2034, and installed in accordance with the code and the manufacturer's instructions.
- Combined CO and smoke alarms are permitted.

Heat Detection in New Garages

A heat detector or heat alarm rated for the ambient outdoor temperatures and humidity shall be installed in new garages that are attached to or located under new and existing dwellings. Heat detectors and heat alarms shall be installed in a central location and in accordance with the manufacturer's instructions.

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PROJECT
INFORMATION

DRAWN BY: PHE
PROJECT #: _____
DATE: 12/20/23 1:11:47 PM
SCALE: 1/2" = 1'-0"

SHEET

A-001

EXISTING HOUSE ENERGY COMPLIANCE NOTES

Description of Primary Heating Source

Table 406.2 OPTION 1 (b)
Combustion heating equipment meeting minimum NAECA federal efficiency standards for the equipment
b. Equipment listed in Table C403.3.2(4) or C403.3.2(5)

AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION OPTIONS

Table 406.3 OPTION 2.4
Compliance based on Section R402.4.1.2:
Reduce the tested air leakage to 0.6 air changes per hour maximum at 50 Pascals
or
For R-2 Occupancies, optional compliance based on Section R402.4.1.2:
Reduce the tested air leakage to 0.15 cfm/ft2 maximum at 50 Pascals
and
All whole house ventilation requirements as determined by Section M1505.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.80. Duct installation shall comply with Section R403.3.7.

HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS

Table 406.3 OPTION 3.1a
Energy Star rated (U.S. North) Gas or propane furnace with minimum AFUE of 95% or
Energy Star rated (U.S. North) Gas or propane boiler with minimum AFUE of 90%.
To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.

UPPER FLOOR ADDITION AND ADU ENERGY COMPLIANCE NOTES

Description of Primary Heating Source

Table 406.2 OPTION 2 (c)
Ductless Heat Pump
c. Equipment listed in Table C403.3.2(1) or C403.3.2(2)

EFFICIENT BUILDING ENVELOPE OPTIONS

Table 406.3 OPTION 1.7
Compliance with the conductive UA targets is demonstrated using Section R402.1.4. Total UA alternative, where [1-(Proposed UA/Target UA)] > the required %UA reduction
Advanced framing and raised heel trusses or rafters
Vertical Glazing U-0.28
R-49 Advanced (U-0.020) as listed in Section A102.2.1, Ceilings below a vented attic
and
R-49 vaulted ceilings with full height of uncompressed insulation extending over the wall top plate at the eaves.

AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION OPTIONS

Table 406.3 OPTION 2.1
Compliance based on Section R402.4.1.2:
Reduce the tested air leakage to 0.6 air changes per hour maximum at 50 Pascals
or
For R-2 Occupancies, optional compliance based on Section R402.4.1.2:
Reduce the tested air leakage to 0.3 cfm/ft2 maximum at 50 Pascals
and
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.
To qualify to claim this credit, the building permit drawings shall specify the option being selected, the maximum tested building air leakage, and shall show the qualifying ventilation system and its control sequence of operation.

HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS

Table 406.3 OPTION 3.6
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.
To qualify to claim this credit, the building permit drawings shall specify the option being selected, the heated floor area calculation, the heating equipment type(s), the minimum equipment efficiency, and total installed heat capacity (by equipment type).

HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS

Table 406.3 OPTION 4.2
HVAC equipment and associated duct system(s) installation shall comply with the requirements of Section R403.3.7.
Locating system components in conditioned crawl spaces is not permitted under this option.
Electric resistance heat and ductless heat pumps are not permitted under this option.
Direct combustion heating equipment with AFUE less than 80% is not permitted under this option.
To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and shall show the location of the heating and cooling equipment and all the ductwork.

EFFICIENT WATER HEATING OPTIONS

Table 406.3 OPTION 5.4
Water heating system shall include one of the following:
Electric heat pump water heater meeting the standards for Tier I of NEEA's advanced water heating specification
or
For R-2 Occupancy, electric heat pump water heater(s), meeting the standards for Tier I 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.
To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency.

APPLIANCE PACKAGE OPTION

Table 406.3 OPTION 7.1
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 a minimum CEF rating of 5.2.

HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS

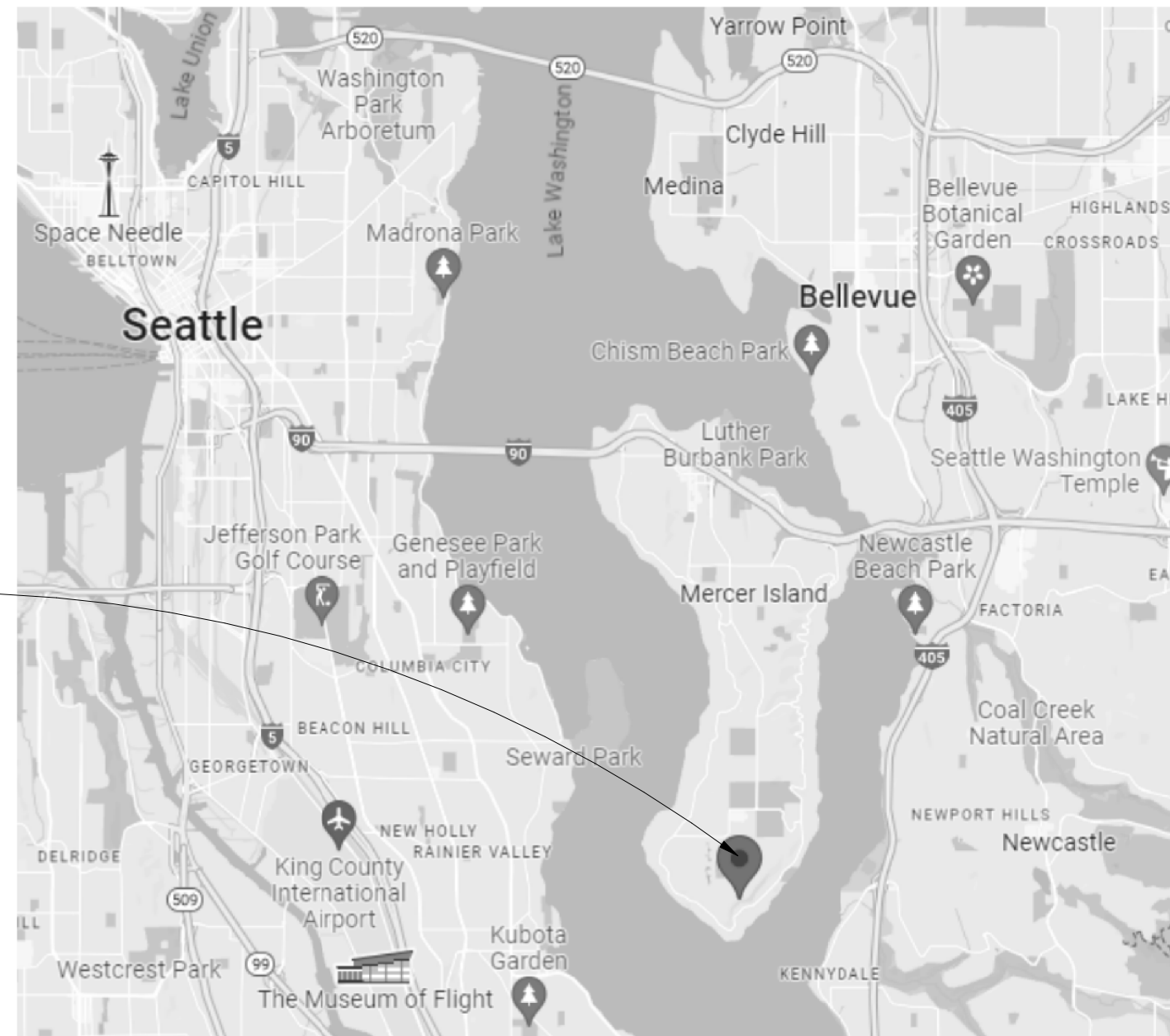
Table 406.3 OPTION 4.1
All supply and return ducts located in an unconditioned attic shall be deeply buried in ceiling insulation in accordance with Section R403.3.7.
For mechanical equipment located outside the conditioned space, a maximum of 10 linear feet of return duct and 5 linear feet of supply duct connections to the equipment may be outside the deeply buried insulation.
All metallic ducts located outside the conditioned space must have both transverse and longitudinal joints sealed with mastic. If flex ducts are used, they cannot contain splices.
Duct leakage shall be limited to 3 cfm per 100 square feet of conditioned floor area.
Air handler(s) shall be located within the conditioned space.

EFFICIENT WATER HEATING OPTIONS

Table 406.3 OPTION 5.4
Water heating system shall include one of the following:
Electric heat pump water heater meeting the standards for Tier I of NEEA's advanced water heating specification
or
For R-2 Occupancy, electric heat pump water heater(s), meeting the standards for Tier I 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.
To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency.

APPLIANCE PACKAGE OPTION

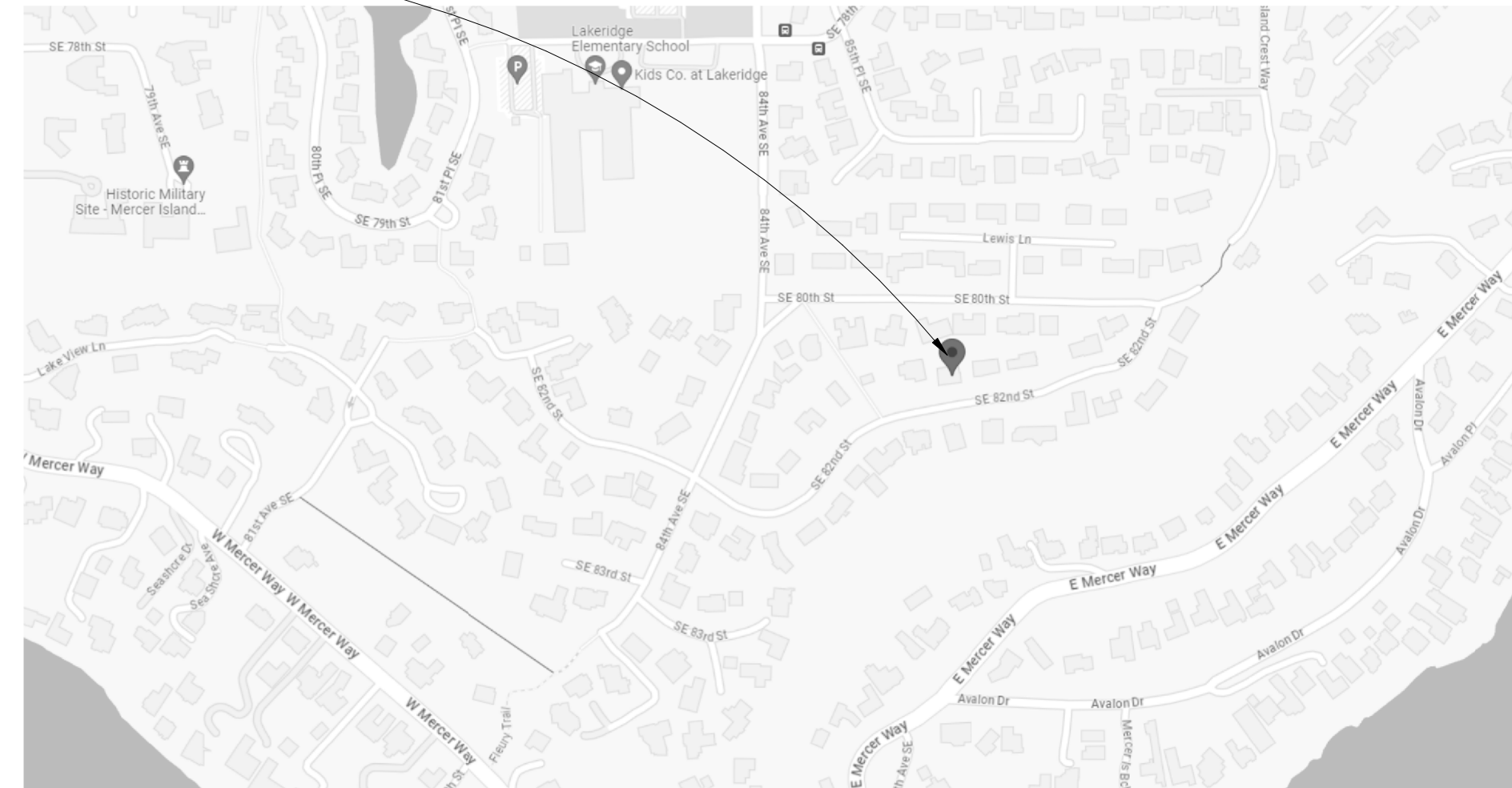
Table 406.3 OPTION 7.1
All of the following appliances shall be new and installed in the dwelling unit and shall meet the following standards:
Dishwasher - Energy Star rated
Refrigerator (if provided) - Energy Star rated
Washing machine - Energy Star rated
Dryer - Energy Star rated, ventless dryer with a minimum CEF rating of 5.2.



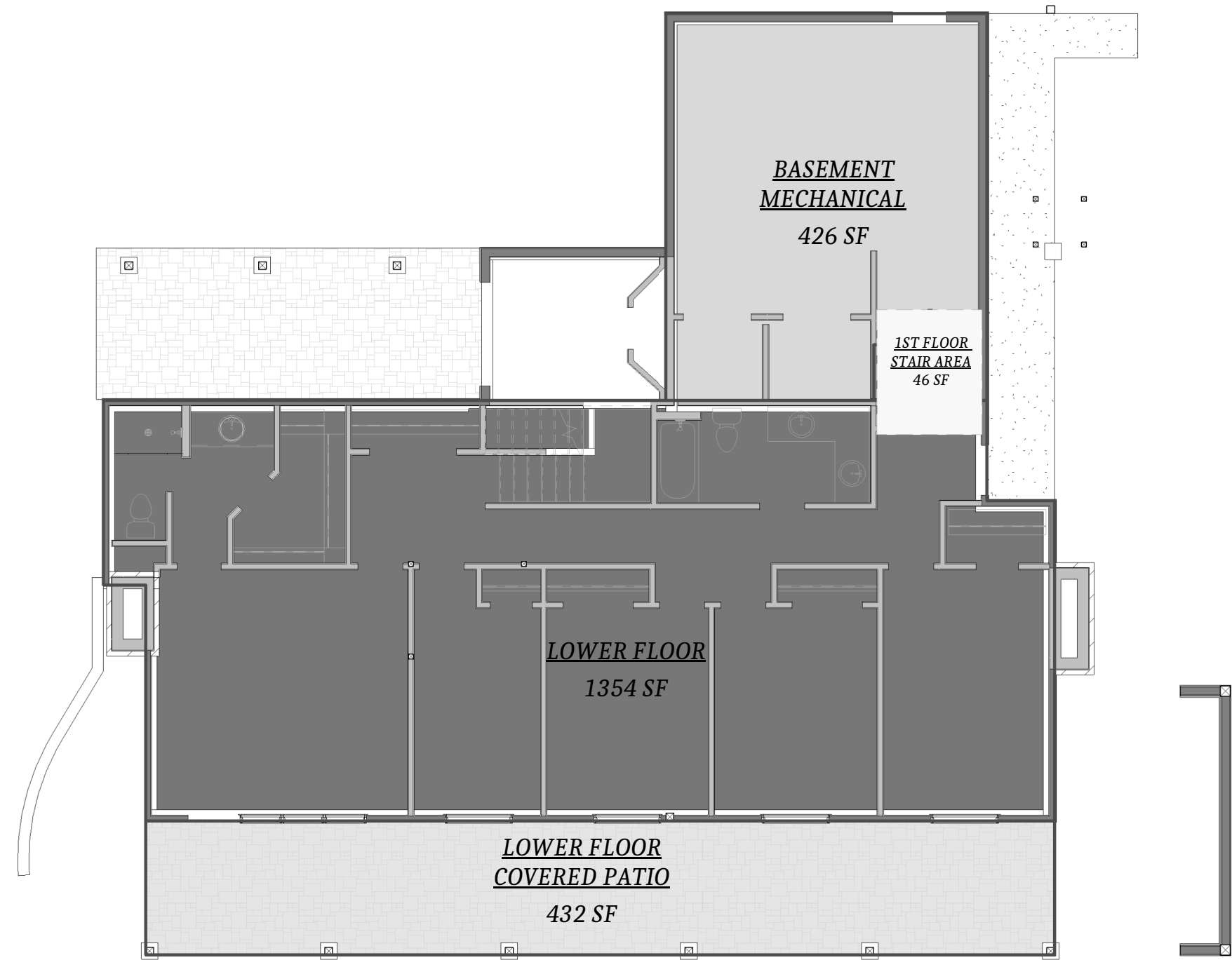
PROJECT LOCATION

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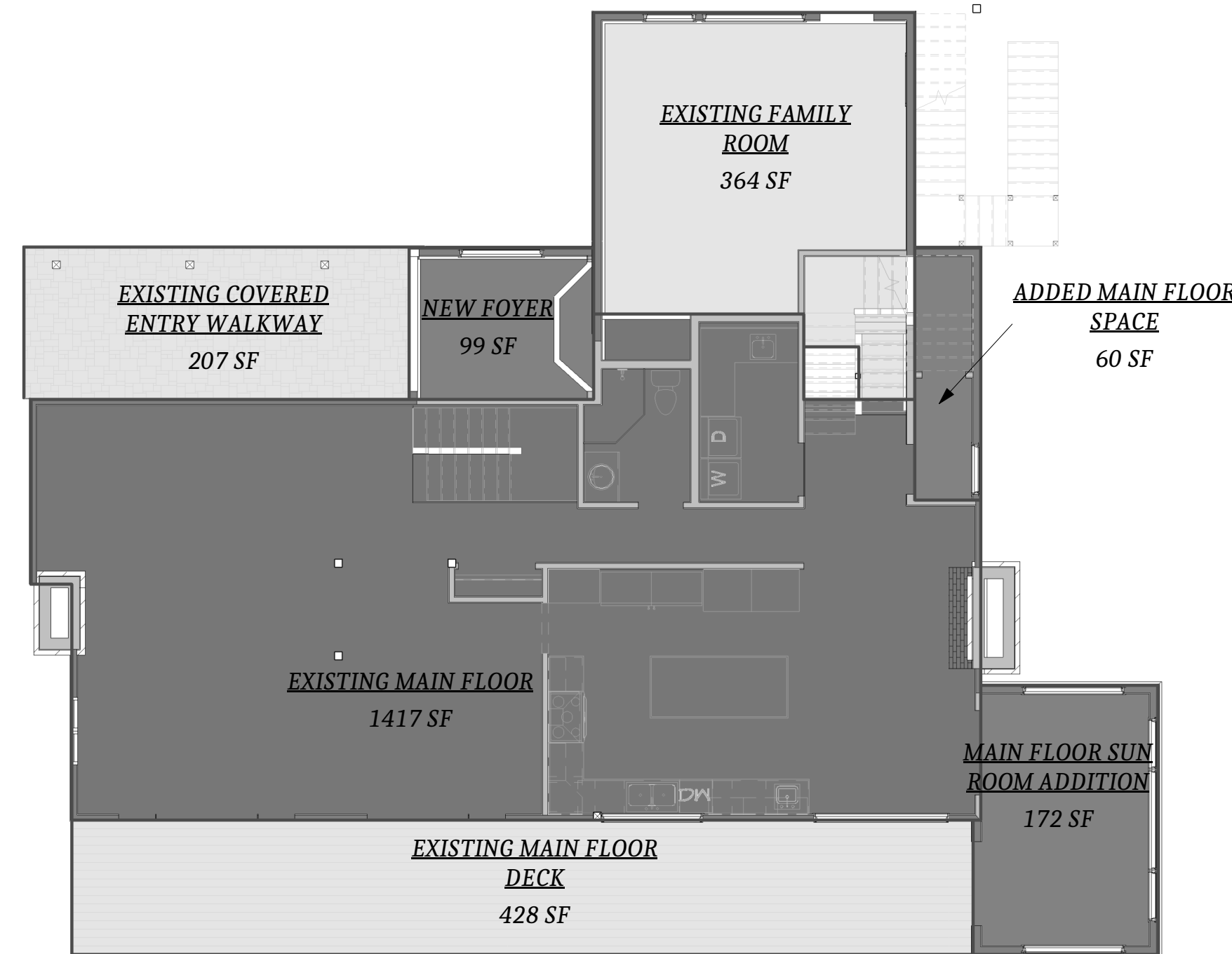
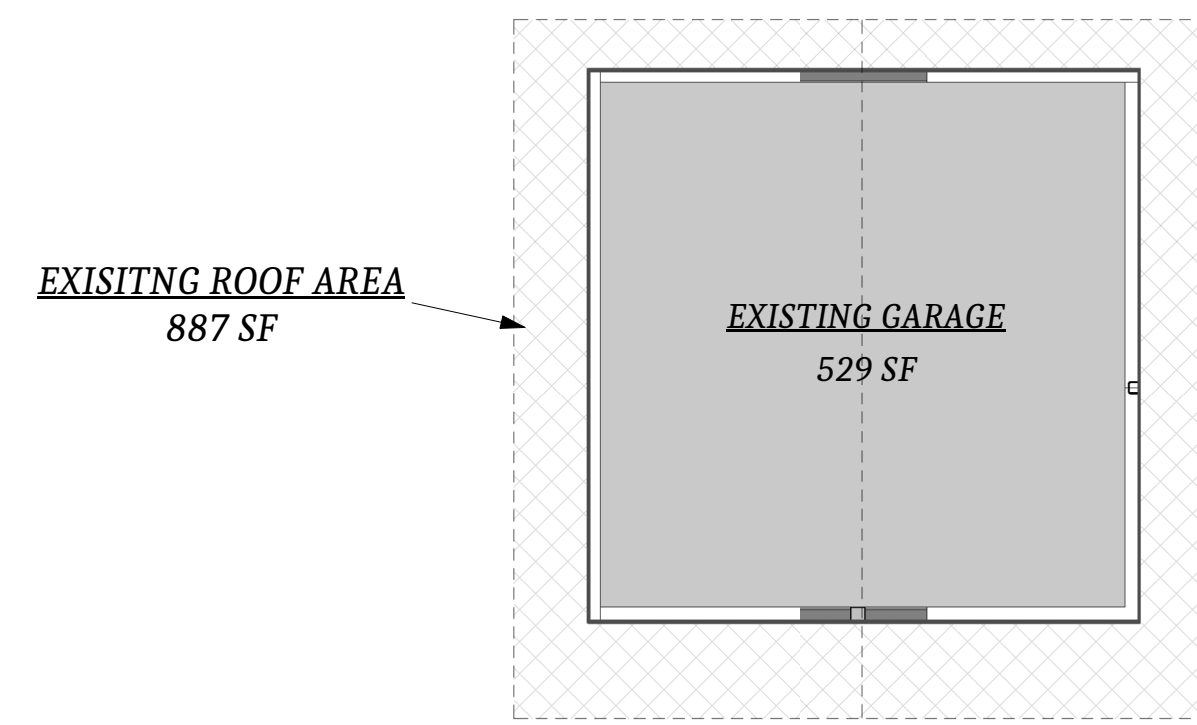
8520 SE 82nd ST
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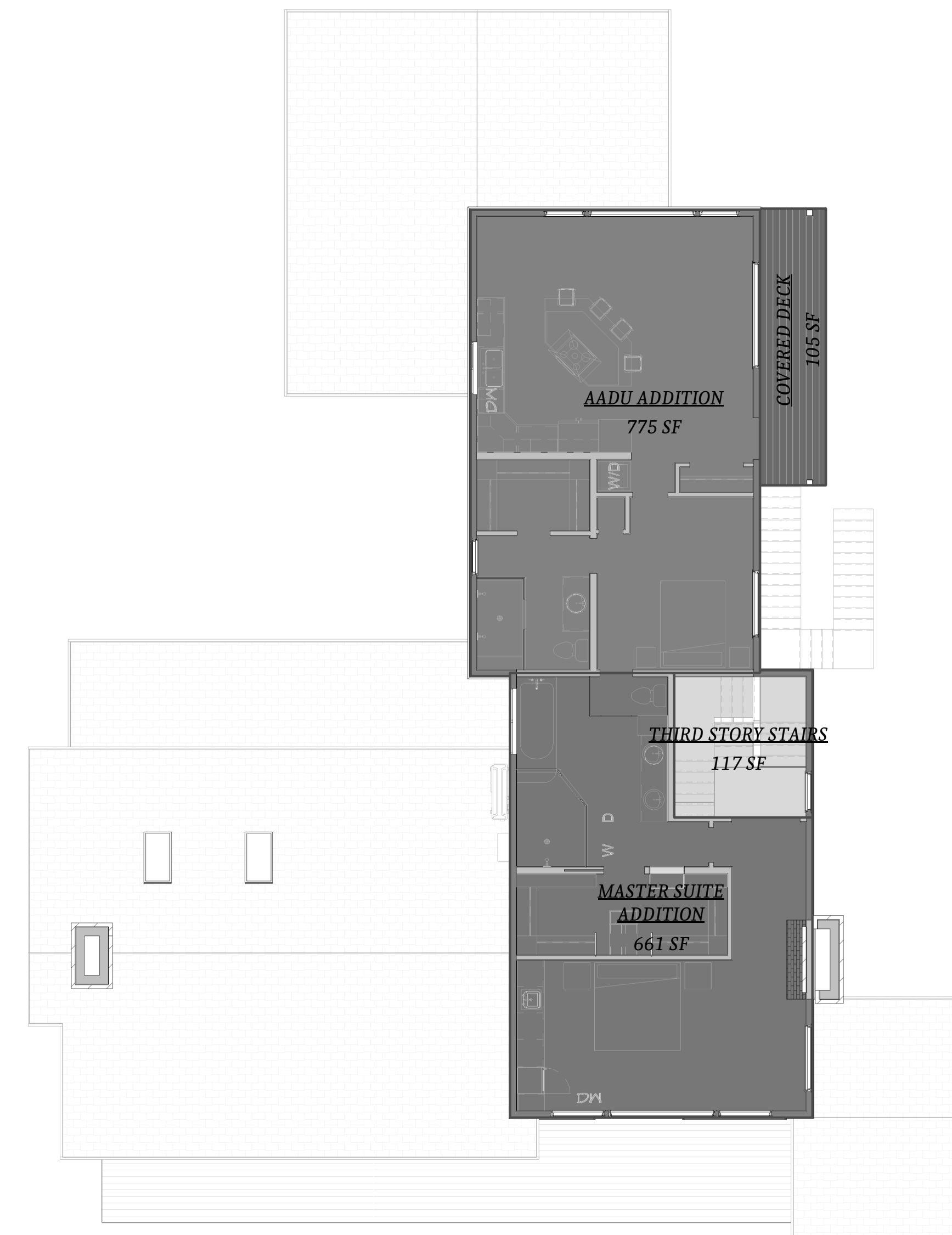
VICINITY MAP



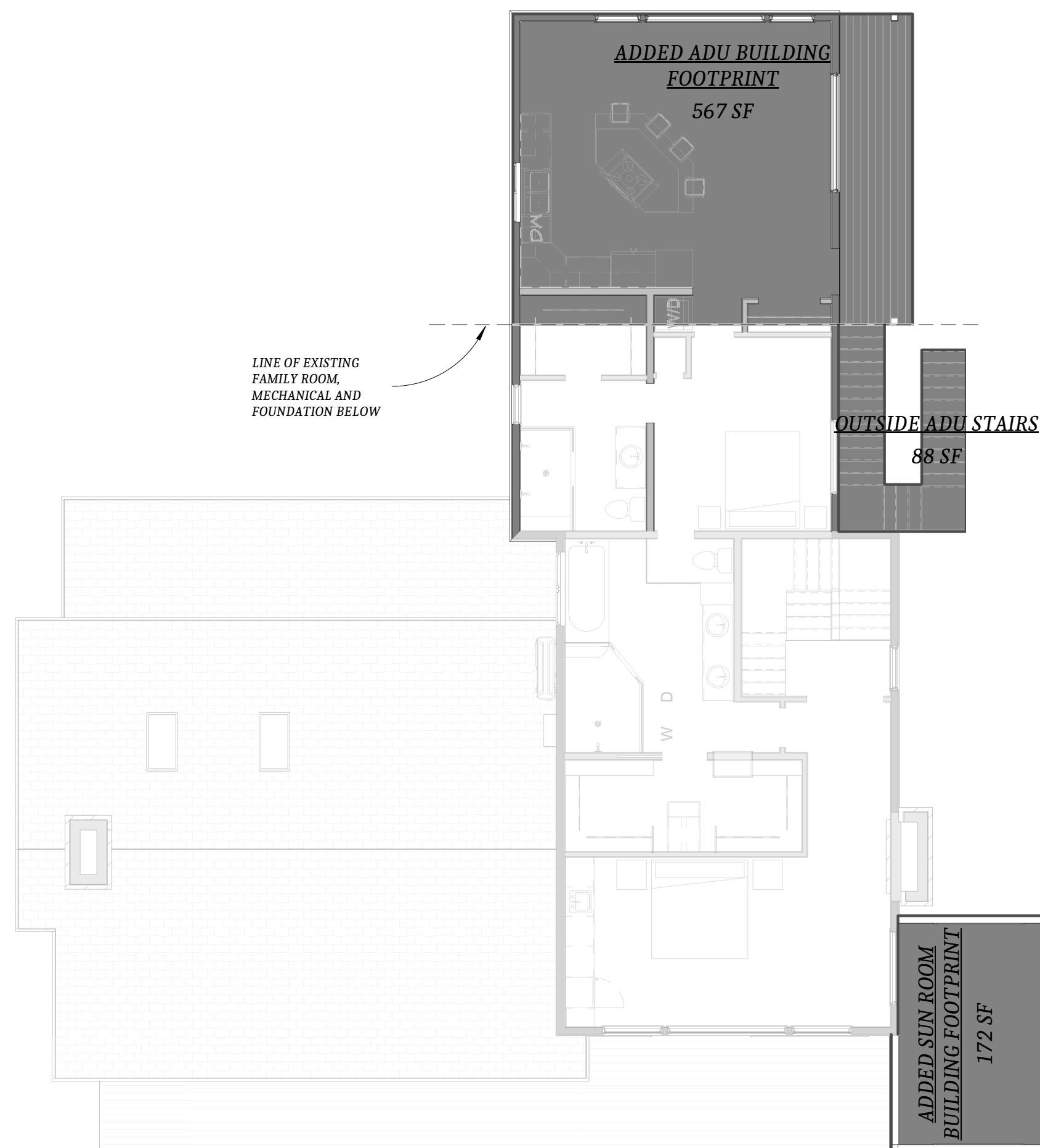
1 LOWER LEVEL AREA PLAN
 1/8" = 1'-0"



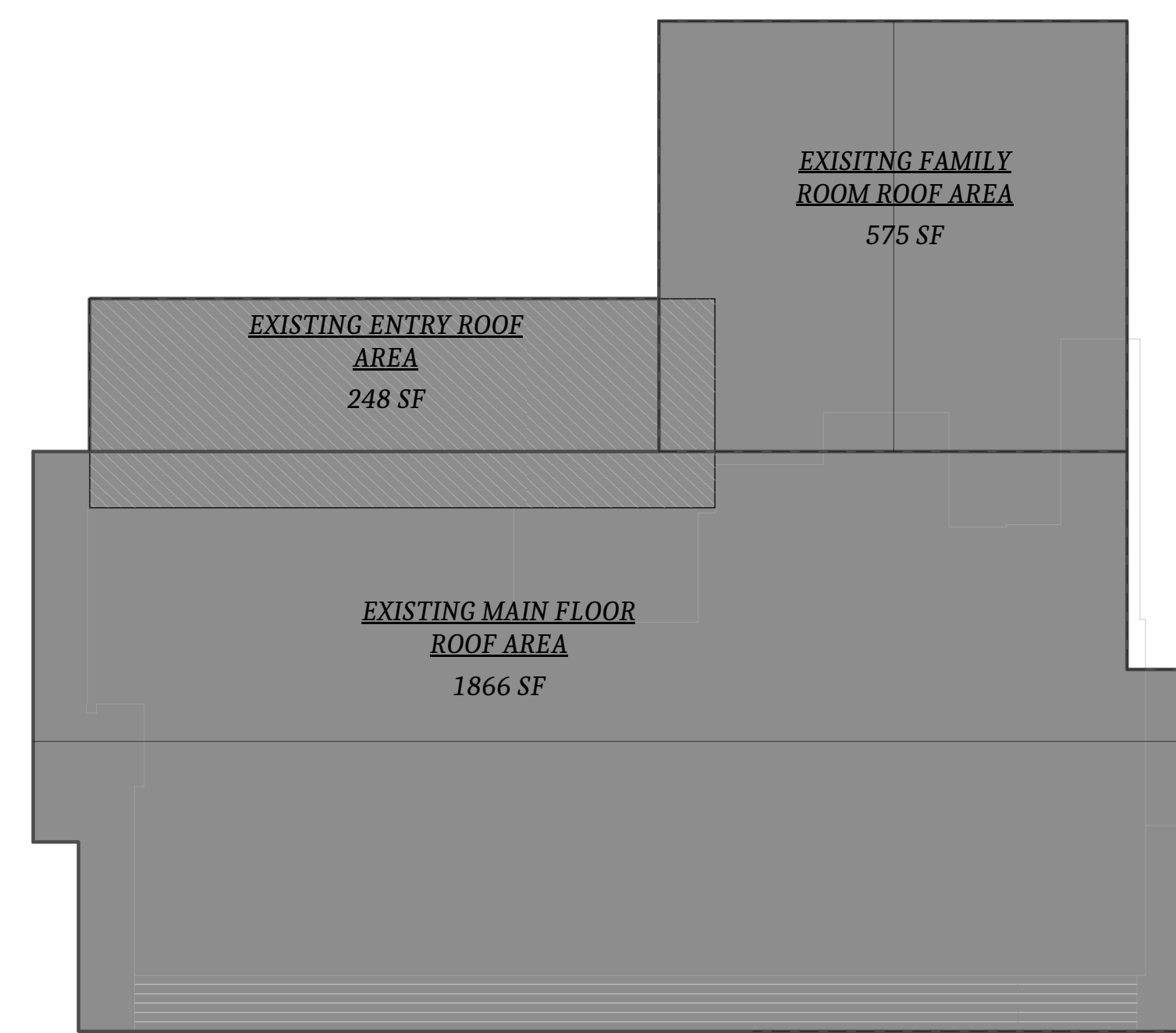
2 MAIN FLOOR AREA PLAN
 1/8" = 1'-0"



3 UPPER FLOOR AREA PLAN
 1/8" = 1'-0"



4 ADDED BUILDING FOOTPRINT
 1/8" = 1'-0"



5 EXISTING ROOF AREA
 1/8" = 1'-0"

AREA - ADDED FOOTPRINT

ADDED BUILDING FOOTPRINT	
ADDED ADU BUILDING FOOTPRINT	567 SF
ADDED SUN ROOM BUILDING FOOTPRINT	172 SF
OUTSIDE ADU STAIRS	88 SF
GRAND TOTAL	827 SF

AREA - EXISTING MAIN STRUCTURE ROOF LOT COVERAGE

ACCESSORY STRUCTURE ROOF	
EXISTING GARAGE ROOF AREA	887 SF
MAIN STRUCTURE ROOF	
EXISTING FAMILY ROOM ROOF AREA	575 SF
EXISTING ENTRY ROOF AREA	248 SF
EXISTING MAIN FLOOR ROOF AREA	1866 SF
TOTAL EXISTING ROOF AREA	2688 SF
	3575 SF

AREA - CONDITIONED SPACE

NOTE: CONDITIONED SPACE MEASURED FROM EXTERIOR FRAMING & HEAD HEIGHT ABOVE 48".

OUTSIDE ADU STAIRS	88 SF
EXISTING CONDITIONED SPACE	
BASEMENT MECHANICAL	426 SF
EXISTING FAMILY ROOM	364 SF
EXISTING MAIN FLOOR	1417 SF
LOWER FLOOR	1354 SF
	3560 SF

FLOOR SPACE ADDED

ADDED MAIN FLOOR SPACE	60 SF
MAIN FLOOR SUN ROOM ADDITION	172 SF
NEW FOYER	99 SF
	331 SF

UPPER FLOOR ADDITION

AADU ADDITION	775 SF
MASTER SUITE ADDITION	661 SF
THIRD STORY STAIRS	117 SF
	1553 SF
	5532 SF

GRAND TOTAL

AREA - OUTDOOR SPACE

UNHEATED SPACE	
EXISTING GARAGE	529 SF
	529 SF
OUTDOOR SPACE	
EXISTING COVERED ENTRY WALKWAY	207 SF
EXISTING MAIN FLOOR DECK	428 SF
LOWER FLOOR COVERED PATIO	432 SF
	1068 SF

OUTSIDE ADU STAIRS

	88 SF
	88 SF

ADDED ADU BUILDING FOOTPRINT

ADDED ADU BUILDING FOOTPRINT	567 SF
ADDED SUN ROOM BUILDING FOOTPRINT	172 SF
COVERED DECK	105 SF
	844 SF
GRAND TOTAL	2529 SF



① SOUTHWEST EXTERIOR VIEW



② NORTHWEST EXTERIOR VIEW



③ NORTHEAST EXTERIOR VIEW



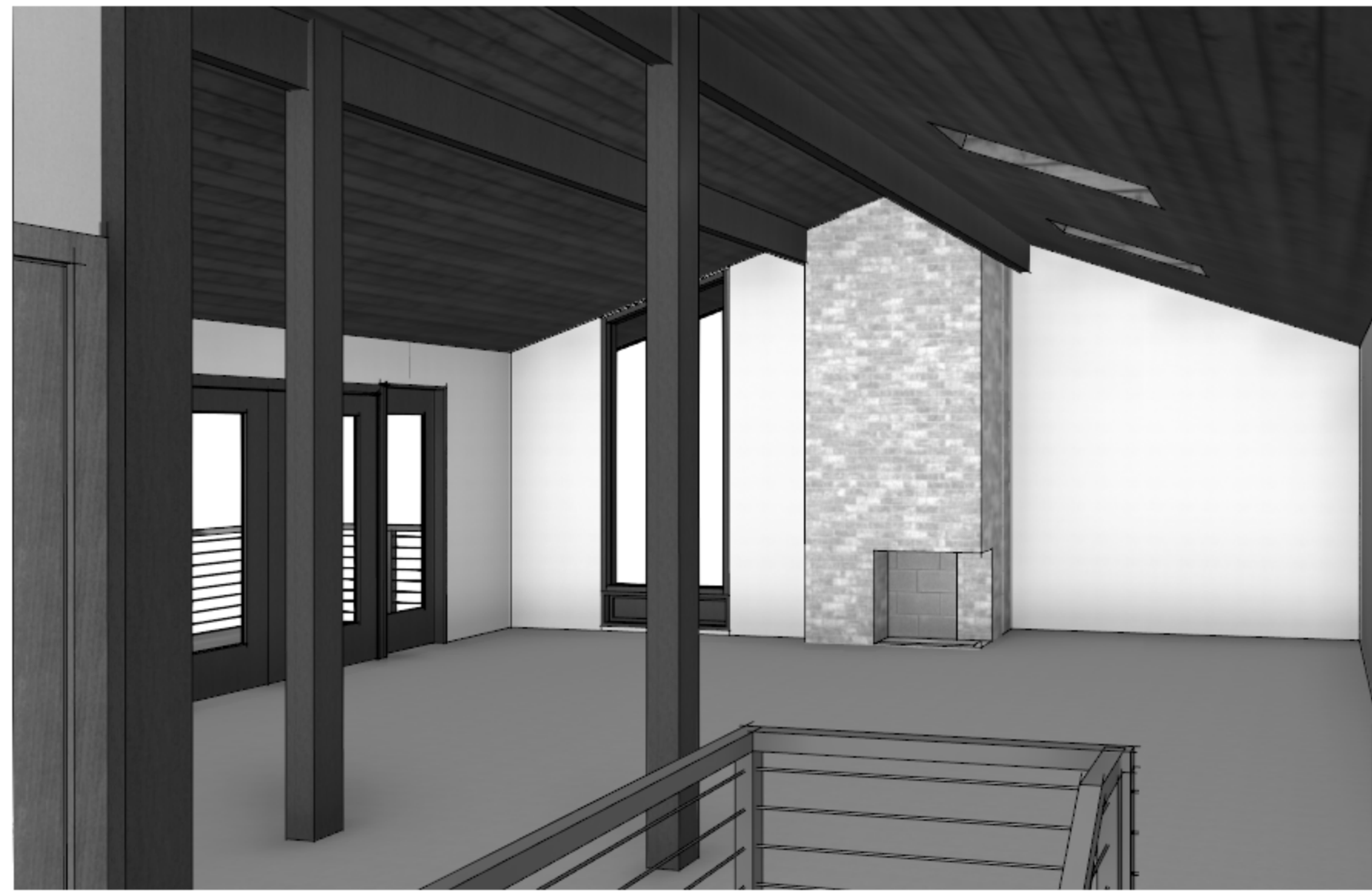
④ SOUTHEAST EXTERIOR VIEW

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3D EXTERIOR VIEWS

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PROJECT #
DATE 12/5/2023 12:06:03 PM
SCALE

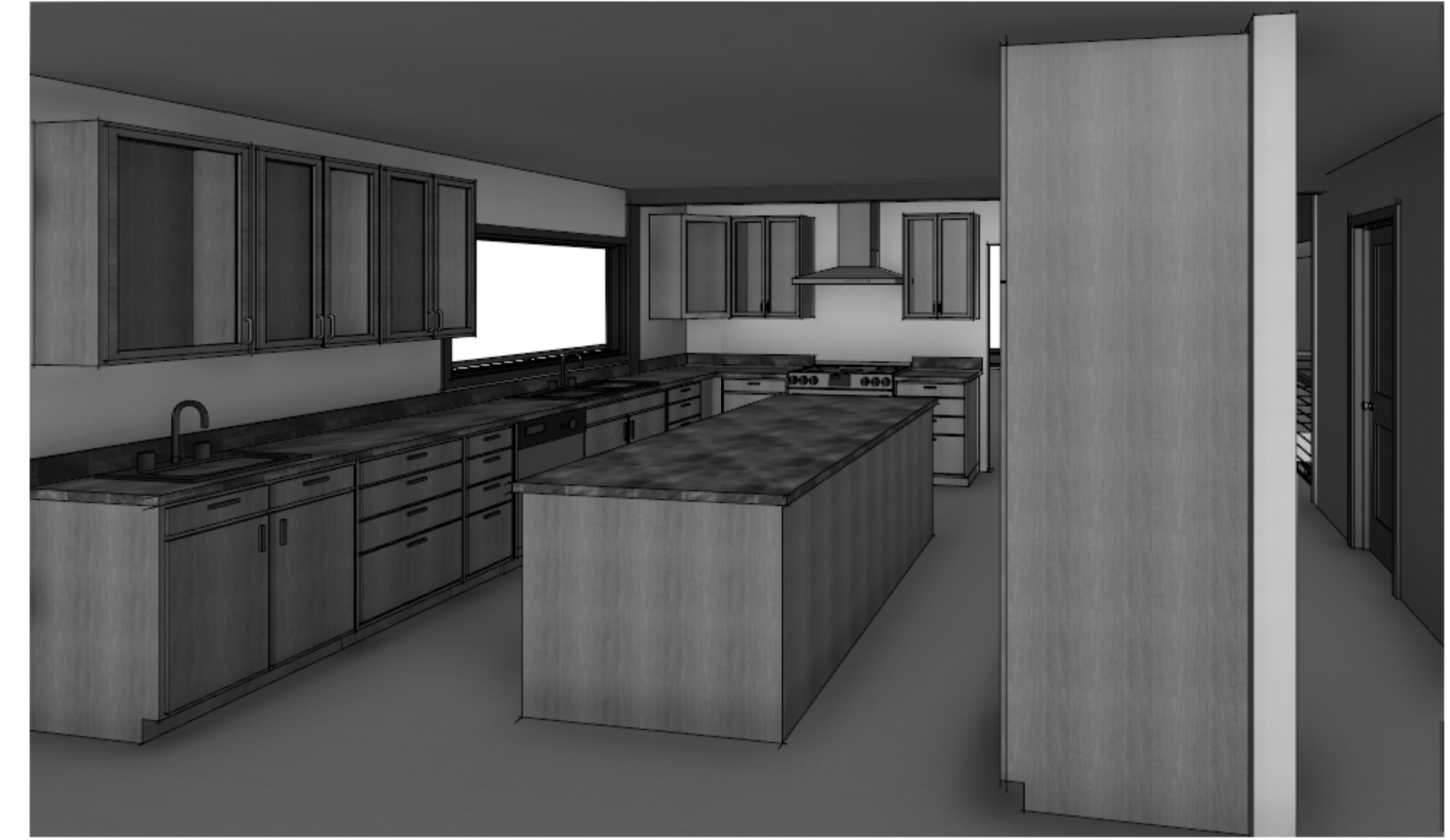
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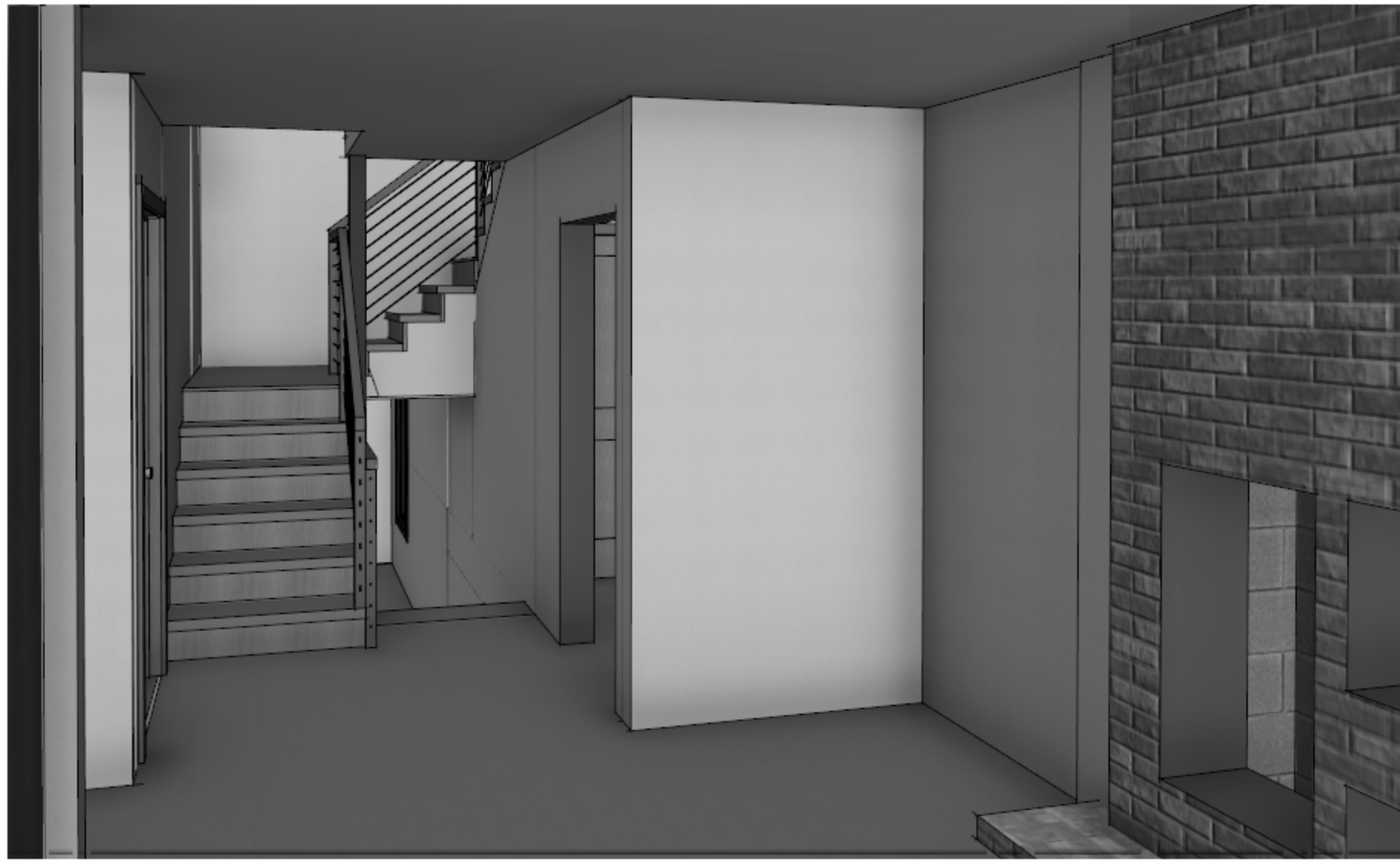
1 MAIN ROOM FROM ENTRY INTERIOR VIEW



2 MAIN ROOM DOWN HALLWAY INTERIOR VIEW



3 MAIN FLOOR KITCHEN INTERIOR VIEW



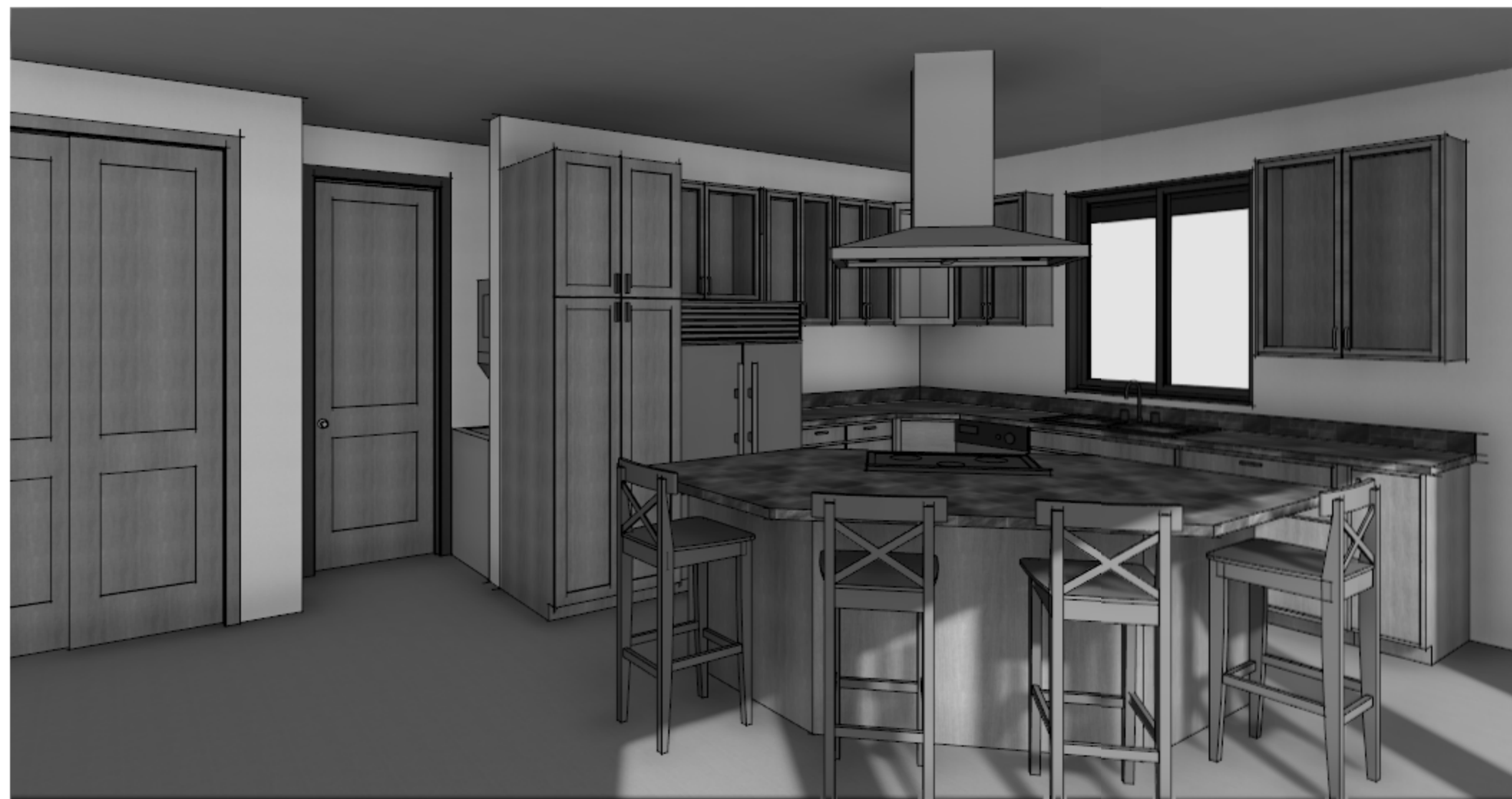
4 STAIRS FROM KITCHEN INTERIOR VIEW



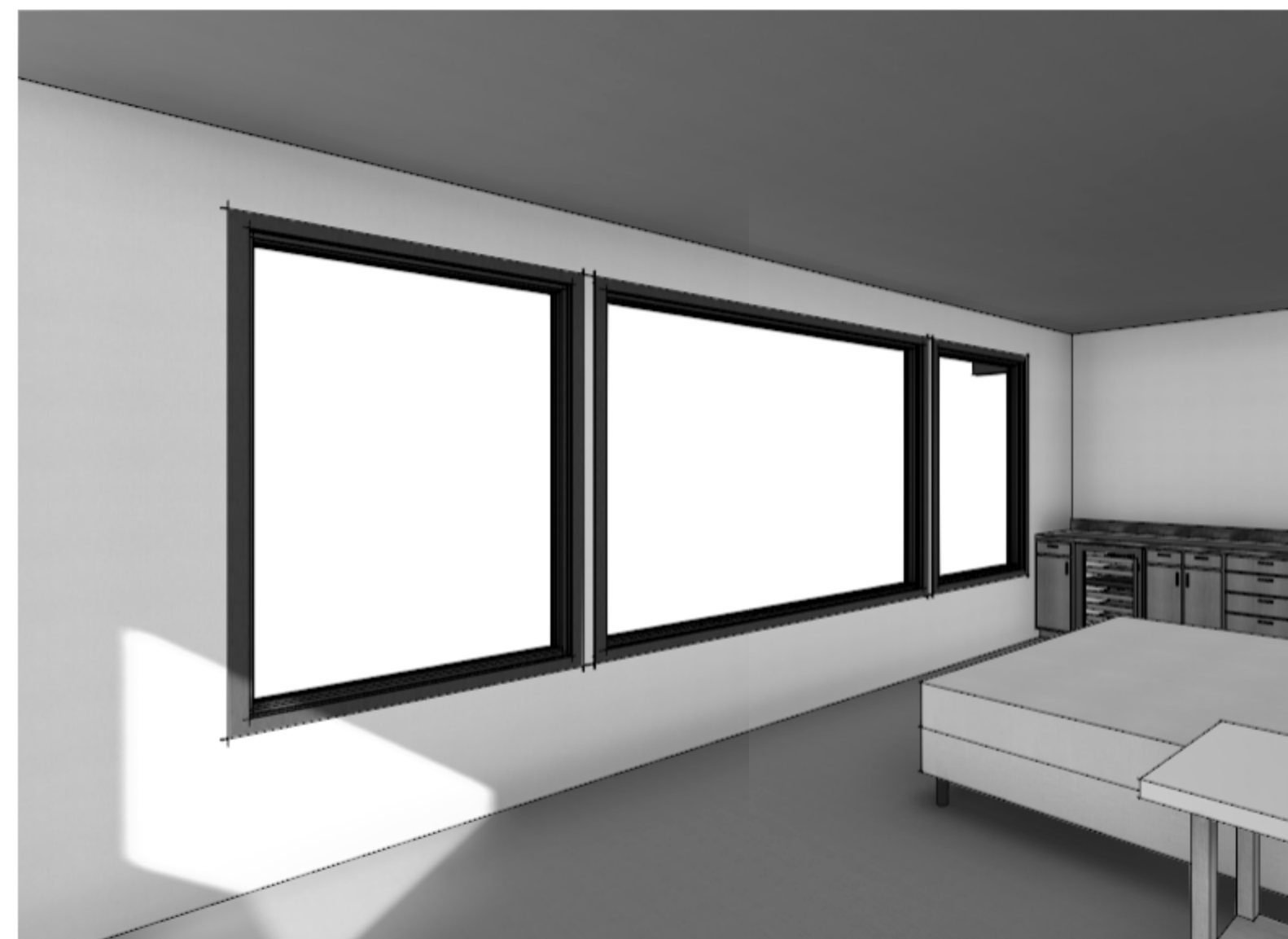
5 FAMILY ROOM AT STAIRS INTERIOR VIEW



6 FAMILY ROOM WINDOWS INTERIOR VIEW



7 AADU KITCHEN INTERIOR VIEW



8 MASTER SUITE BEDROOM INTERIOR VIEW



9 MASTER SUITE BATH INTERIOR VIEW

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PROPERTY INFORMATION

8520 SE 82ND ST
 MERCER ISLAND, WA 98040

PARCEL NUMBER: 362550-0210

LEGAL DESCRIPTION:
 LOT 21, ISLAND POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 75 OF PLATS, PAGE 88, RECORDS OF KING COUNTY, WASHINGTON

TOWNSHIP RANGE: NW-31-24-5

ZONING: R-9.6

MIN. BUILDING SETBACKS:

FRONT MINIMUM	20'
SIDE INTERIOR	15' TOTAL
REAR SETBACK	MIN. 5' OF EITHER SIDE
	25'

MAXIMUM LOT COVERAGE FOR STRUCTURES (GROSS FLOOR AREA) 8,000 SQFT OR 40%

MAXIMUM BUILDING HEIGHT (FROM FINISHED GRADE TO TOP OF EXTERIOR WALL) 30FT

LOT SIZE: 11,828 SF, 0.27 ACRES

LOT COVERAGE BY STRUCTURE:

EXISTING HOUSE, ADDED BUILDING FOOTPRINT AND EXISTING GARAGE:

EXISTING HOUSE LOT COVERAGE	3,560 SQFT
NEW ADDITION TO HOUSE (TOTAL ADDED BUILDING FOOTPRINT)	739 SQFT
TOTAL STRUCTURES SQUARE FEET	4,299 SQFT

GROSS LOT SQUARE FOOTAGE 11,828 SQFT

PERCENTAGE OF LOT COVERAGE 36 %

EXISTING IMPERVIOUS SURFACE COVERAGES:

PAVER DRIVEWAY AND ENTRY AREA	3,321 SQFT
PAVER AREA ON OPPOSITE SIDE	538 SQFT
	3,859 SQFT

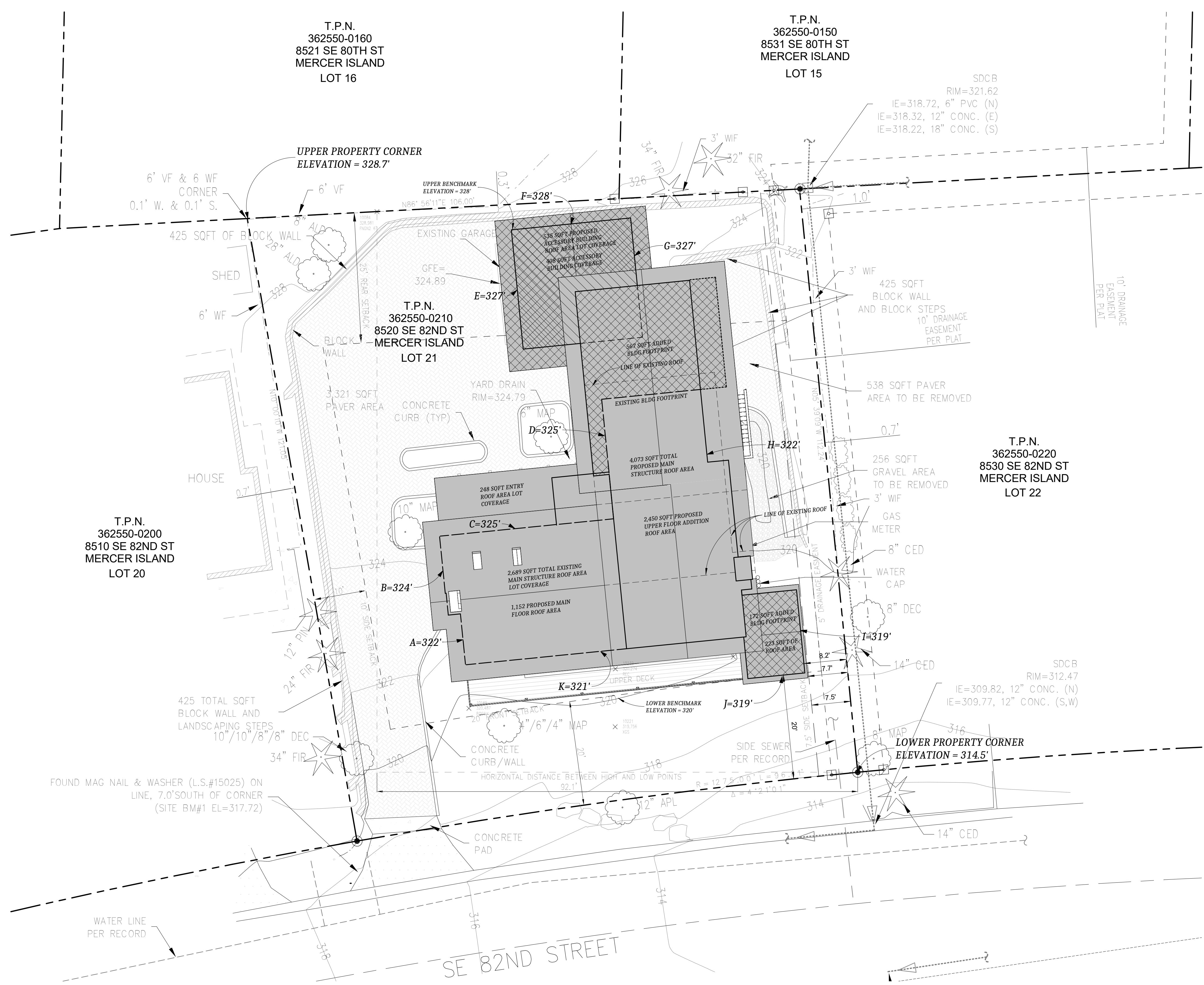
RENEE LUND RESIDENCE
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 MERCER ISLAND, WA 98040

SITE PLAN

DRAWN BY PHF
 PROJECT #
 DATE 1/14/2024 1:19:52 PM
 SCALE As indicated

SHEET

A-101



1 SITE PLAN
 1" = 10'-0"



SYMBOLS LEGEND

- PROPERTY LINE
- SETBACK
- FOUNDATION BUILDING FOOTPRINT
- SS --- SEWER LINE
- FD --- FOOTING DRAIN - 4" PVC TIGHTLINE
- RD --- ROOF DRAIN - 4" PVC
- HARDSCAPE BOUNDARY
- PLANTING AREA
- DRYWELL
- DOWNSPOUT

AREA - ADDED FOOTPRINT	
ADDED BUILDING FOOTPRINT	567 SF
ADDED ADU BUILDING FOOTPRINT	172 SF
ADDED SUN ROOM BUILDING FOOTPRINT	88 SF
OUTSIDE ADU STAIRS	827 SF
GRAND TOTAL	827 SF

LOT COVERAGE CALCULATIONS

A. Gross Lot Area	11,828	Square Feet
B. Net Lot Area	11,188	Square Feet
C. Allowed Lot Coverage Area	4,731	Square Feet
D. Allowed Lot Coverage	40	% of Lot
E. Existing Lot Coverage:		
1. Main Structure Roof Area	2,689	Square Feet
2. Accessory Building Roof Area	887	Square Feet
3. Vehicular Use (driveway, paved access easements [portion used by the lot for access], parking)	3,321	Square Feet
4. Covered Patios and Covered Decks	432	Square Feet
5. Total Existing Lot Coverage Area (E1+E2+E3+E4)	7,329	Square Feet
F. (Total Lot Coverage Area Removed)	0	Square Feet
G. Proposed Adjustment for Single Story (Area)	0	Square Feet
H. Proposed Adjustment for Flag Lot	0	Square Feet
I. Total New Lot Coverage Area:		
1. Main Structure Roof Area	4,073	Square Feet
2. Accessory Structure Roof Area	535	Square Feet
3. Vehicular Use (driveway, paved access easement [portion used by the lot for access], parking)	3,321	Square Feet
4. Covered Patios and Covered Decks	537	Square Feet
5. Total New Lot Coverage Area (I1 + I2 + I3 + I4)	8,430	Square Feet
J. Total Project Lot Coverage Area = (E5 - F) + I5	8,430	Square Feet
K. Proposed Lot Coverage Area = (J/B) x 100	75.3	% of Lot
Lot coverage calculations shown on Plan Sheet #	A-101a	

HARDSCAPE CALCULATIONS

A. Gross Lot Area	11,828	Square Feet
B. Net Lot Area	11,188	Square Feet
C. Area Borrowed from Lot Coverage	0	Square Feet
D. Allowed Hardscape Area = 9% of lot area + C	9	% of Lot
E. Allowed Hardscape Area	1,064	Square Feet
F. Total Existing Hardscape Area:		
1. Uncovered Decks	428	Square Feet
2. Uncovered Patios	538	Square Feet
3. Walkways		Square Feet
4. Stairs		Square Feet
5. Rockeries and Retaining Walls	425	Square Feet
6. Other GRAVEL AREA	256	Square Feet
7. Total Existing Hardscape Area (F1+F2+F3+F4+F5+F6)	1,647	Square Feet
G. (Total Hardscape Area Removed)	794	Square Feet
H. Total New Hardscape Area:		
1. Uncovered Decks		Square Feet
2. Uncovered Patios		Square Feet
3. Walkways		Square Feet
4. Stairs	88	Square Feet
5. Rockeries and Retaining Walls		Square Feet
6. Other		Square Feet
7. Total New Hardscape Area (H1+H2+H3+H4+H5+H6)	88	Square Feet
I. Total Project Hardscape Area = (F7 - G) + H7	941	Square Feet
J. Total Project Hardscape Area = (I/B)x100	8.4	% of Lot

GROSS FLOOR AREA CALCULATIONS

Building Area	Existing Area	Removed Area	New/Addition Area	Total
Upper Floor	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Main Floor	1,417	Sq. Ft.	Sq. Ft.	1,772
Gross Basement Area	1,308	Sq. Ft.	Sq. Ft.	1,308
Garage/ Carport		Sq. Ft.	Sq. Ft.	
Total Floor Area	2,725	Sq. Ft.	Sq. Ft.	3,741
Accessory Buildings	408	Sq. Ft.	Sq. Ft.	408
Accessory Dwelling Unit		Sq. Ft.	Sq. Ft.	
2 nd & 3 rd Story Roofed Decks		Sq. Ft.	Sq. Ft.	105
Basement Area		Sq. Ft.	Sq. Ft.	
Excluded	426			
150% GFA Modifier* (main and upper floor x2)	364			364
200% GFA Modifier* (main and upper floor x2)				
Staircase GFA Modifier* (x2 for a three story staircase, x3 for a four story staircase)	117			117
TOTAL Building Area		Sq. Ft.	Sq. Ft.	5,510

**Enter the actual room area*

A. Lot Area		Square Feet
B. Zone	R-8.4 <input type="checkbox"/> R-9.6 <input checked="" type="checkbox"/>	R-12 <input type="checkbox"/> R-15 <input type="checkbox"/>
C. Allowed Gross Floor Area (refer to "allowed GFA")	8,000	Square Feet
D. Allowed Gross Floor Area	45	% of Lot
E. Proposed Gross Floor Area	5,510	Square Feet
F. Proposed Gross Floor Area	46.6	% of Lot

LOT SLOPE CALCULATIONS

Highest Elevation Point of Lot:	328.98	Feet
Lowest Elevation Point of Lot:	315.50	Feet
Elevation Difference:	13.48	Feet
Horizontal Distance Between High and Low Points:	92.1	Feet
Lot Slope*	14.64	%

*Lot slope is the elevation difference divided by horizontal distance multiplied by 100.

Lot slope calculations shown on Sheet # A-101a

BUILDING HEIGHT CALCULATIONS

A. Average Building Elevation (ABE) calculations located on sheet #:	A-101a
B. Allowable Building Height (ABE + 30 ft.)	30 Feet
C. Proposed Building Height	27' - 10 3/4" Feet
D. Benchmark Elevation*	320' Feet
E. Describe Benchmark Location (must be undisturbed throughout project)	Lower benchmark located in the middle front at lower floor patio
F. Sloping lot (Downhill side)- maximum height of top of exterior wall façade above lowest existing grade (30-ft max)	28' - 0 3/4" Feet

AVERAGE GRADE AND BUILDING ELEVATIONS

MIDPOINT ELEVATION	WALL SEGMENT LENGTH
A = 322'	10'
B = 324'	11'
C = 325'	34'
D = 325'	23'
E = 327'	23'
F = 328'	23'
G = 327'	23'
H = 322'	29'
I = 319'	16'
J = 319'	12'
K = 321'	54'

AVERAGE FINISHED GRADE:

$$= \frac{322(10)+324(11)+325(34)+325(23)+327(23)+328(23)+327(23)+322(29)+319(16)+319(12)+321(54)}{257}$$

$$= \frac{3220+3564+11050+7475+7521+7544+7521+9338+5104+3828+17334}{257}$$

$$= \frac{83499}{257}$$

$$= 324.9'$$

$$= 324'-10 \frac{3}{4}" \text{ AVERAGE BUILDING ELEVATION}$$

PROPOSED BUILDING HEIGHT:

TOP OF RIDGE FROM AVERAGE BUILDING ELEVATION (ABE) = 352'-9 1/2"

$$352'-9 \frac{1}{2}" - 324'-10 \frac{3}{4}" = 27' - 10 \frac{3}{4}" \text{ PROPOSED BUILDING HEIGHT}$$

RENEE LUND RESIDENCE
 FIRE DAMAGE RESTORATION, REMODEL AND ADDITION
 8520 SE 82ND ST
 MERCER ISLAND, WA 98040

SITE DEVELOPMENT CALCULATIONS

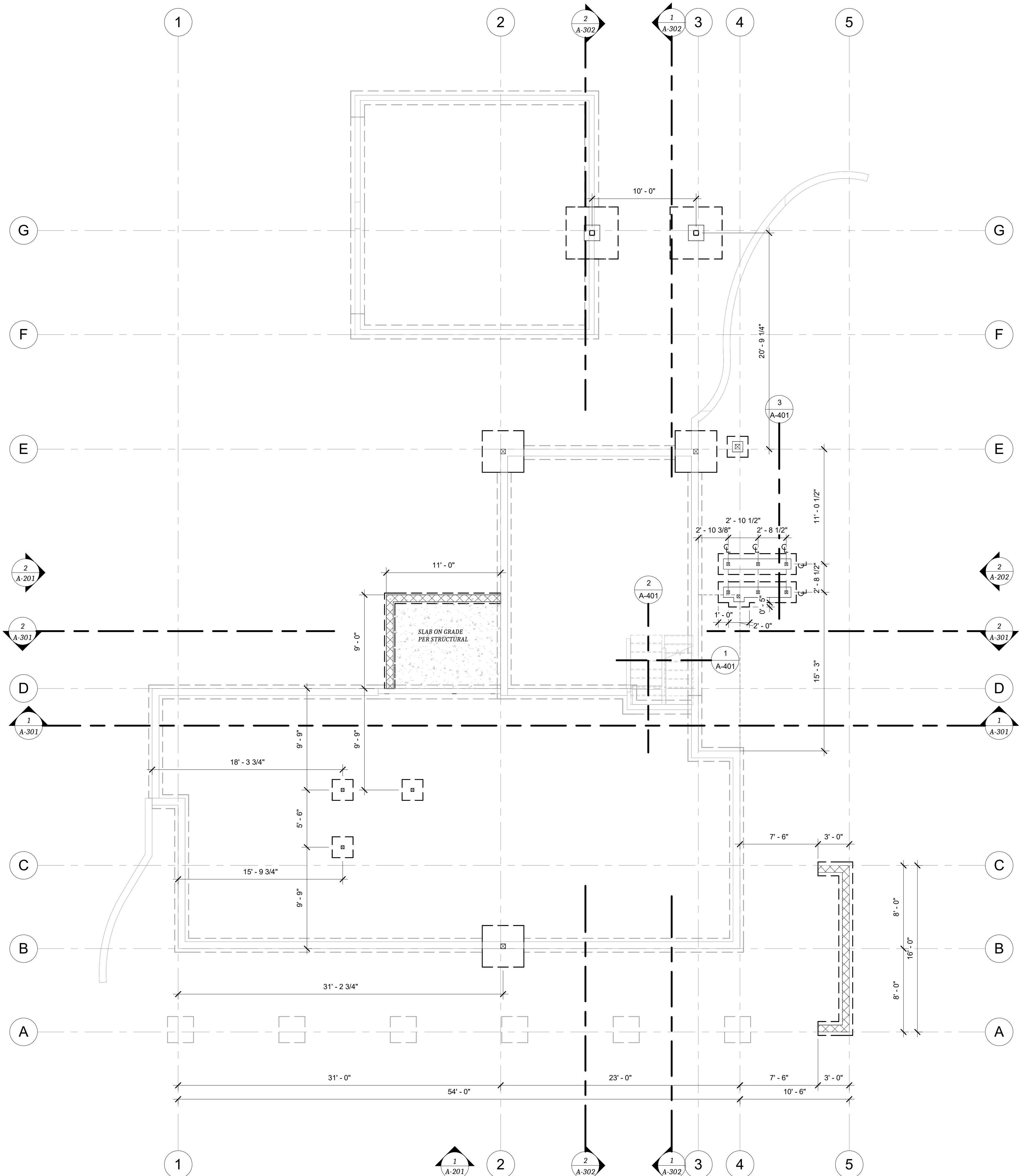
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 PROJECT #
 DATE 1/4/2024 11:52:07 AM
 SCALE

SHEET

A-101a

CONTRACTORS TO FIELD VERIFY ALL EXISTING CONDITIONS SUCH AS AREAS, MEASUREMENTS AND DIMENSIONS, CEILING HEIGHTS, ROOF PITCHES AND EXISTING FRAMING (BEAMS, JOISTS AND OTHER FRAMING MEMBER SIZES, ETC.)

Rich Design Group
 (253) 951-8049
 www.richdesigngroup.com
 richdesign1@comcast.net



1 FOUNDATION
 3/16" = 1'-0"

RENEE LUND RESIDENCE
 FIRE DAMAGE RESTORATION, REMODEL AND ADDITION
 8520 SE 82ND ST
 MERCER ISLAND, WA 98040

FOUNDATION PLAN

DRAWN BY PHF
 PROJECT #
 DATE 1/4/2024 11:52:12 AM
 SCALE 3/16" = 1'-0"

SHEET
A-102

CONTRACTORS TO FIELD VERIFY ALL EXISTING CONDITIONS SUCH AS AREAS, MEASUREMENTS AND DIMENSIONS, CEILING HEIGHTS, ROOF PITCHES AND EXISTING FRAMING (BEAMS, JOISTS AND OTHER FRAMING MEMBER SIZES, ETC.)

EXISTING HOUSE ENERGY COMPLIANCE NOTES

Description of Primary Heating Source
 Table 406.2 OPTION 1 (b)
 Combustion heating equipment meeting minimum NAECA federal efficiency standards for the equipment
 b. Equipment listed in Table C403.3.2(4) or C403.3.2(5)

AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION OPTIONS
 Table 406.3 OPTION 2.4
 Compliance based on Section R402.4.1.2:
 Reduce the tested air leakage to 0.6 air changes per hour maximum at 50 Pascals
 or
 For R-2 Occupancies, optional compliance based on Section R402.4.1.2:
 Reduce the tested air leakage to 0.15 cfm/ft2 maximum at 50 Pascals
 and
 All whole house ventilation requirements as determined by Section M1505.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.80. Duct installation shall comply with Section R403.3.7.

HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS
 Table 406.3 OPTION 3.1a
 Energy Star rated (U.S. North) Gas or propane furnace with minimum AFUE of 95% or
 Energy Star rated (U.S. North) Gas or propane boiler with minimum AFUE of 90%.
 To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.

HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS

Table 406.3 OPTION 4.2
 HVAC equipment and associated duct system(s) installation shall comply with the requirements of Section R403.3.7.
 Locating system components in conditioned crawl spaces is not permitted under this option.
 Electric resistance heat and ductless heat pumps are not permitted under this option.
 Direct combustion heating equipment with AFUE less than 80% is not permitted under this option.
 To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and shall show the location of the heating and cooling equipment and all the ductwork.

EFFICIENT WATER HEATING OPTIONS

Table 406.3 OPTION 5.4
 Water heating system shall include one of the following:
 Electric heat pump water heater meeting the standards for Tier I of NEEA's advanced water heating specification
 or
 For R-2 Occupancy, electric heat pump water heater(s), meeting the standards for Tier I 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.
 To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency.

APPLIANCE PACKAGE OPTION

Table 406.3 OPTION 7.1
 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 a minimum CEF rating of 5.2.

SMOKE, CO2 AND HEAT DETECTION NOTES

Smoke alarms shall be installed in the following locations:
 1. In each sleeping room or sleeping loft.
 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.

CO alarm installation requirements
 1. Alarms must be located outside of each separate sleeping area, in the immediate vicinity of the bedroom and on each level of the residence.
 2. Single station carbon monoxide alarms must be listed as complying with UL 2034, and installed in accordance with the code and the manufacturer's instructions.
 3. Combined CO and smoke alarms are permitted.

Heat Detection in New Garages
 A heat detector or heat alarm rated for the ambient outdoor temperatures and humidity shall be installed in new garages that are attached to or located under new and existing dwellings. Heat detectors and heat alarms shall be installed in a central location and in accordance with the manufacturer's instructions.

FIRE SUPPRESSION NOTES

AN APPROVED AUTOMATIC MULTI-PURPOSE/FLOW-THRU FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT ALL PORTIONS OF THE RESIDENCE IN ACCORDANCE WITH NFPA 13D AND RFD5 5.0. A 1" METER SHALL BE PROVIDED TO MEET BOTH DOMESTIC AND FIRE SPRINKLER DEMANDS.

UNDER STAIR FIRE PROTECTION

UNDER STAIRS ENCLOSED, ACCESSIBLE SPACES REQUIRES 1/2" GYPSUM WALL BOARD APPLIED TO THE INTERIOR OF THE ENCLOSED SIDE, PER IRC R302.7

MECHANICAL VENTILATION SYSTEM

VENT FANS SHALL TERMINATE AT THE EXTERIOR OF THE BUILDING (REF. IRC M1502.3)
 INSULATE ALL DUCTS OUTSIDE OF CONDITIONED SPACE PER WASHINGTON STATE ENERGY CODE.

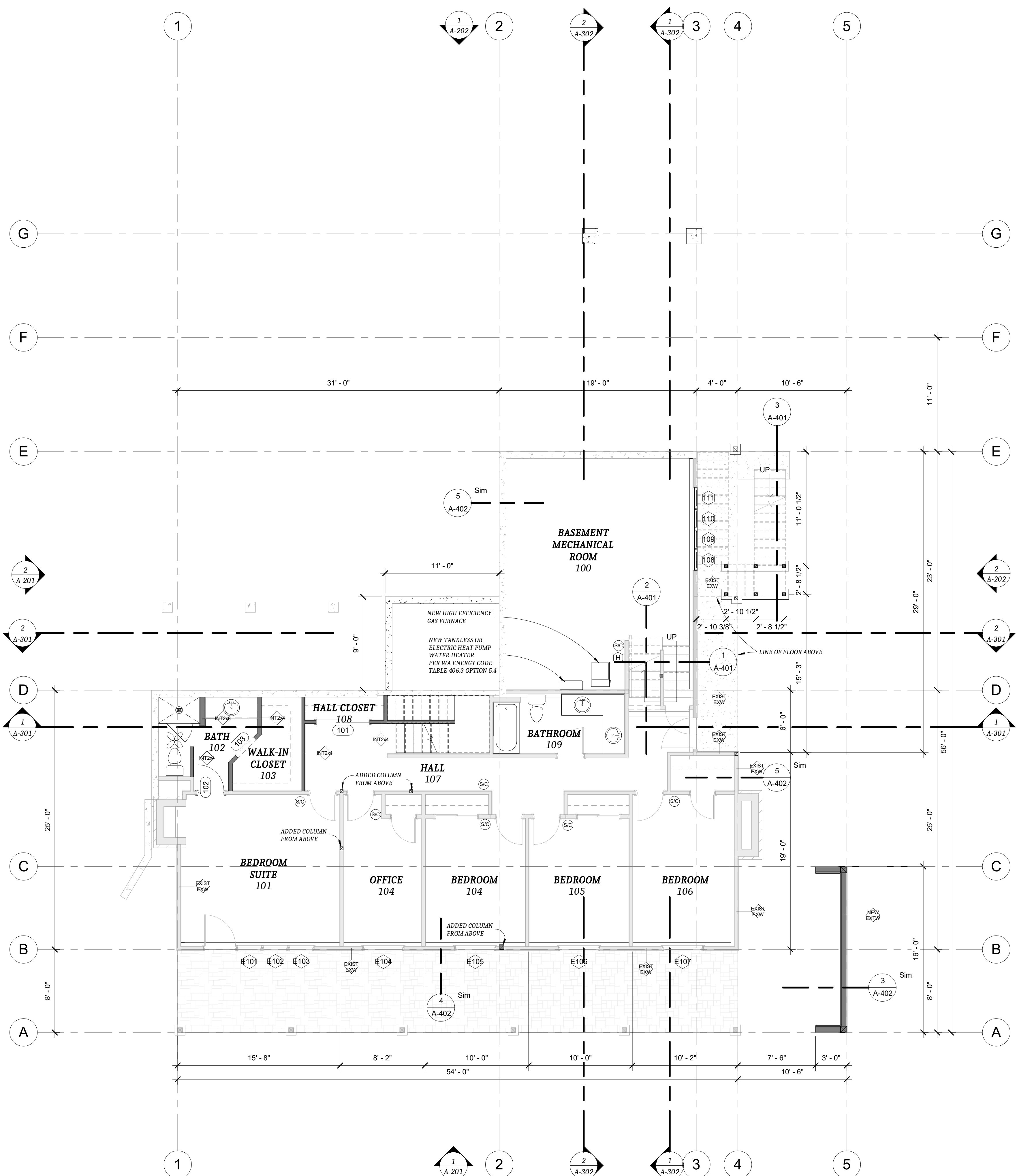
SYMBOLS LEGEND

- DETAIL CALLOUT**
 1 - DETAIL NUMBER
 S-105 - SHEET WHERE DETAIL IS DRAWN
- ELEVATION SECTION & DETAIL CALLOUT**
 1 - DETAIL NUMBER
 A-301 - SHEET NUMBER
 -> DIRECTION OF VIEW
- DOOR TAG**
 101
- WINDOW TAG**
 101
- WALL TAG**
 2x6 - WALL TYPE. SEE WALL DETAILS ON SHEET A-401
- SMOKE AND CARBON DIOXIDE DETECTOR**
 S/C
- INDICATES SAFETY GLAZING**
 96
- HEAT DETECTOR**
 H
- EXHAUST FAN**
 F
- NEW ADDED WALL**
- EXISTING WALL**
- WALL TO BE DEMOLISHED AND REMOVED**

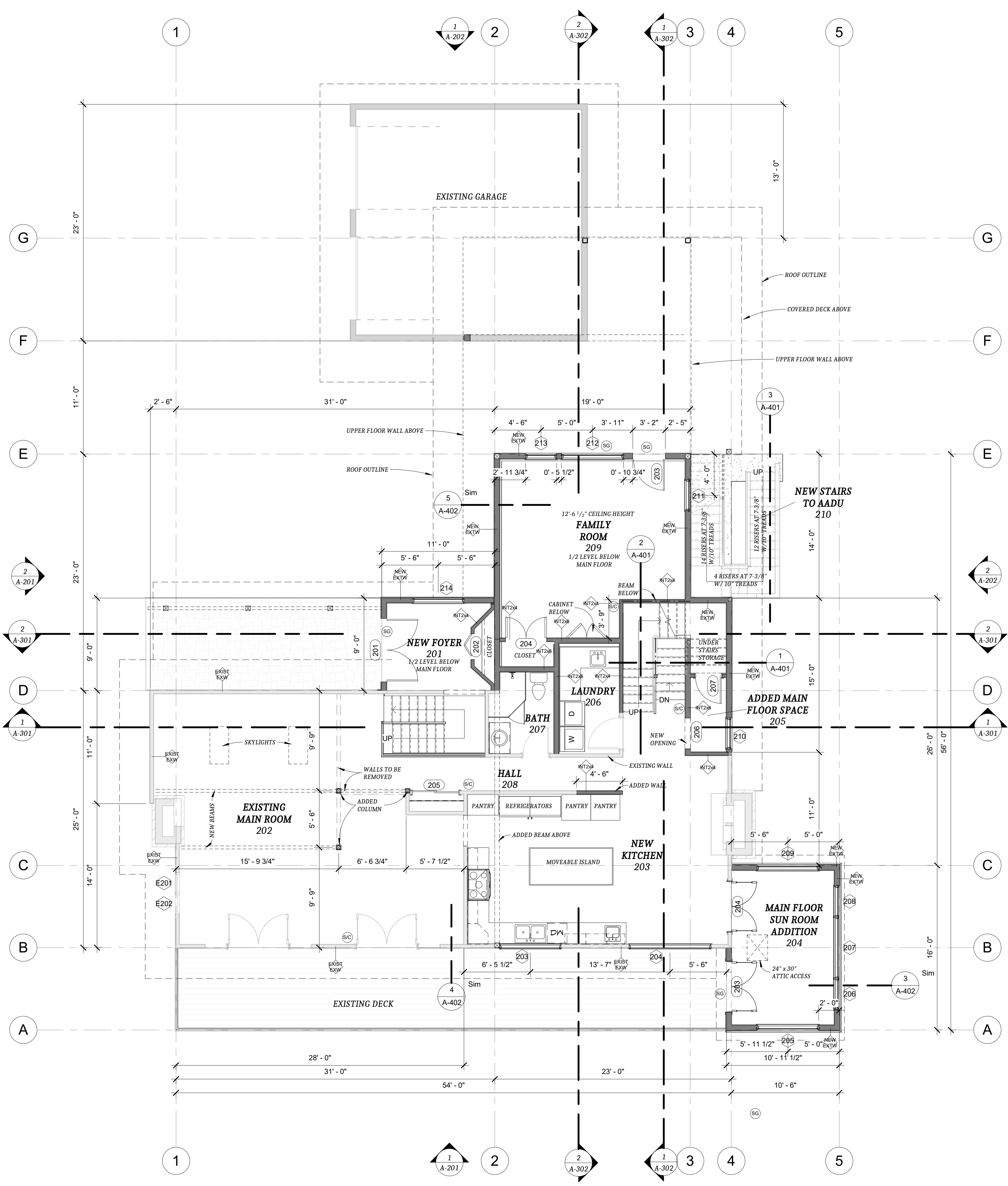
ROOM SCHEDULE

NOTE: ROOM AREA MEASURED FROM INTERIOR OF STUD WALL OR...

Number	Name	Area
LOWER LEVEL FIN FLR		
100	BASEMENT MECHANICAL ROOM	314 SF
101	BEDROOM SUITE	220 SF
102	BATH	72 SF
103	WALK-IN CLOSET	47 SF
104	OFFICE	109 SF
104	BEDROOM	132 SF
105	BEDROOM	131 SF
106	BEDROOM	165 SF
107	HALL	180 SF
108	HALL CLOSET	19 SF
109	BATHROOM	71 SF
MAIN FLOOR FIN FLR		
201	NEW FOYER	66 SF
202	EXISTING MAIN ROOM	605 SF
203	NEW KITCHEN	366 SF
204	MAIN FLOOR SUN ROOM ADDITION	149 SF
205	ADDED MAIN FLOOR SPACE	50 SF
206	LAUNDRY	62 SF
207	BATH	47 SF
208	HALL	139 SF
209	FAMILY ROOM	303 SF
210	NEW STAIRS TO AADU	120 SF
UPPER FLOOR FIN FLR		
301	UPPER FLOOR STAIRS	106 SF
302	NEW MASTER SUITE	212 SF
303	MASTER BATH	175 SF
304	WALK-IN CLOSET	98 SF
305	ADU COVERED DECK	88 SF
306	ADU LIVING ROOM	259 SF
307	ADU KITCHEN	138 SF
308	BEDROOM	155 SF
309	BATH	86 SF
311	WALK-IN CLOSET	46 SF



1 LOWER FLOOR PLAN
 3/16" = 1'-0"



1 MAIN FLOOR PLAN
3/16" = 1'-0"

EXISTING HOUSE ENERGY COMPLIANCE NOTES

Description of Primary Heating Source
Table 406.2 OPTION 1 (b)
Combustion heating equipment meeting minimum NAECA federal efficiency standards for the equipment
b. Equipment listed in Table C403.3.2(4) or C403.3.2(5)

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Table 406.3 OPTION 2.4
Compliance based on Section R402.4.1.2:
Reduce the tested air leakage to 0.6 air changes per hour maximum at 50 Pascals
or
For R-2 Occupancies, optional compliance based on Section R402.4.1.2:
Reduce the tested air leakage to 0.15 cfm/ft² maximum at 50 Pascals
and
All whole house ventilation requirements as determined by Section M1505.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.80. Duct installation shall comply with Section R403.3.7.

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To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.

FIRE SUPPRESSION NOTES

AN APPROVED AUTOMATIC MULTI-PURPOSE/FLOW-THRU FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT ALL PORTIONS OF THE RESIDENCE IN ACCORDANCE WITH NFPA 13D AND RPDS 5.0. A 1" METER SHALL BE PROVIDED TO MEET BOTH DOMESTIC AND FIRE SPRINKLER DEMANDS.

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UNDER STAIRS ENCLOSED, ACCESSIBLE SPACES REQUIRES 1/2" GYPSUM WALL BOARD APPLIED TO THE INTERIOR OF THE ENCLOSED SIDE, PER IRC R302.7

MECHANICAL VENTILATION SYSTEM

VENT FANS SHALL TERMINATE AT THE EXTERIOR OF THE BUILDING (REF. IRC M1502.3)
INSULATE ALL DUCTS OUTSIDE OF CONDITIONED SPACE PER WASHINGTON STATE ENERGY CODE.

KITCHEN RANGE HOOD VENTILATION

KITCHEN RANGE HOODS ARE REQUIRED IN ALL DOMESTIC KITCHEN. HOODS CAPABLE OF EXHAUSTING MORE THAN 400 CFM REQUIRE MAKE UP AIR (REF. IRC M1503.6)

SYMBOLS LEGEND

- 1 DETAIL CALLOUT
- 1-105 DETAIL NUMBER
- 1-105 SHEET WHERE DETAIL IS DRAWN
- 1-101 ELEVATION, SECTION, & DETAIL CALLOUT
- 1-101 DETAIL NUMBER
- A-301 SHEET NUMBER
- 1-101 DIRECTION OF VIEW
- 101 DOOR TAG
- 101 WINDOW TAG
- 206 WALL TAG
- WALL TYPE. SEE WALL DETAILS ON SHEET A-401
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- WALL TO BE DEMOLISHED AND REMOVED

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Table 406.3 OPTION 5.4
Water heating system shall include one of the following:
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3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
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ROOM SCHEDULE

NOTE: ROOM AREA MEASURED FROM INTERIOR OF STUD WALL OR...

Number	Name	Area
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108	HALL CLOSET	19 SF
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209	FAMILY ROOM	303 SF
210	NEW STAIRS TO AADU	120 SF
UPPER FLOOR FIN FLR		
301	UPPER FLOOR STAIRS	106 SF
302	NEW MASTER SUITE	313 SF
303	MASTER BATH	175 SF
304	WALK-IN CLOSET	98 SF
305	ADU COVERED DECK	88 SF
306	ADU LIVING ROOM	259 SF
307	ADU KITCHEN	138 SF
308	BEDROOM	155 SF
309	BATH	86 SF
311	WALK-IN CLOSET	46 SF

CONTRACTORS TO FIELD VERIFY ALL EXISTING CONDITIONS SUCH AS AREAS, MEASUREMENTS AND DIMENSIONS, CEILING HEIGHTS, ROOF PITCHES AND EXISTING FRAMING (BEAMS, JOISTS AND OTHER FRAMING MEMBER SIZES, ETC.)

UPPER FLOOR ADDITION AND ADU ENERGY COMPLIANCE NOTES

Description of Primary Heating Source
 Table 406.2 OPTION 2 (c)
 Ductless Heat Pump
 c. Equipment listed in Table C403.3.2(1) or C403.3.2(2)

EFFICIENT BUILDING ENVELOPE OPTIONS

Table 406.3 OPTION 1.7
 Compliance with the conductive UA targets is demonstrated using Section R402.1.4, Total UA alternative, where [1-(Proposed UA/Target UA)] > the required %UA reduction
 Advanced framing and raised heel trusses or rafters
 Vertical Glazing U-0.28
 R-49 Advanced (U-0.020) as listed in Section A102.2.1, Ceilings below a vented attic
 and
 R-49 vaulted ceilings with full height of uncompressed insulation extending over the wall top plate at the eaves.

AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION OPTIONS

Table 406.3 OPTION 2.1
 Compliance based on Section R402.4.1.2:
 Reduce the tested air leakage to 0.6 air changes per hour maximum at 50 Pascals
 or
 For R-2 Occupancies, optional compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.3 cfm/ft2 maximum at 50 Pascals and
 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.
 To qualify to claim this credit, the building permit drawings shall specify the option being selected, the maximum tested building air leakage, and shall show the qualifying ventilation system and its control sequence of operation.

HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS

Table 406.3 OPTION 3.6
 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.
 To qualify to claim this credit, the building permit drawings shall specify the option being selected, the heated floor area calculation, the heating equipment type(s), the minimum equipment efficiency, and total installed heat capacity (by equipment type).

FIRE SUPPRESSION NOTES

AN APPROVED AUTOMATIC MULTI-PURPOSE/FLOW-THRU FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT ALL PORTIONS OF THE RESIDENCE IN ACCORDANCE WITH NFPA 13D AND RFD5 5.0. A 1" METER SHALL BE PROVIDED TO MEET BOTH DOMESTIC AND FIRE SPRINKLER DEMANDS.

MECHANICAL VENTILATION SYSTEM

VENT FANS SHALL TERMINATE AT THE EXTERIOR OF THE BUILDING (REF. IRC M1502.3)
 INSULATE ALL DUCTS OUTSIDE OF CONDITIONED SPACE PER WASHINGTON STATE ENERGY CODE.

KITCHEN RANGE HOOD VENTILATION

KITCHEN RANGE HOODS ARE REQUIRED IN ALL DOMESTIC KITCHEN. HOODS CAPABLE OF EXHAUSTING MORE THAN 400 CFM REQUIRE MAKE UP AIR (REF. IRC M1503.6)

HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS

Table 406.3 OPTION 4.1
 All supply and return ducts located in an unconditioned attic shall be deeply buried in ceiling insulation in accordance with Section R403.3.7. For mechanical equipment located outside the conditioned space, a maximum of 10 linear feet of return duct and 5 linear feet of supply duct connections to the equipment may be outside the deeply buried insulation. All metallic ducts located outside the conditioned space must have both transverse and longitudinal joints sealed with mastic. If flex ducts are used, they cannot contain splices.
 Duct leakage shall be limited to 3 cfm per 100 square feet of conditioned floor area.
 Air handler(s) shall be located within the conditioned space.

EFFICIENT WATER HEATING OPTIONS

Table 406.3 OPTION 5.4
 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(s), 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.
 To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency.

APPLIANCE PACKAGE OPTION

Table 406.3 OPTION 7.1
 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 a minimum CEF rating of 5.2.

SMOKE, CO2 AND HEAT DETECTION NOTES

Smoke alarms shall be installed in the following locations:
 1. In each sleeping room or sleeping loft.
 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.

CO alarm installation requirements

1. Alarms must be located outside of each separate sleeping area, in the immediate vicinity of the bedroom and on each level of the residence.
 2. Single station carbon monoxide alarms must be listed as complying with UL 2034, and installed in accordance with the code and the manufacturer's instructions.
 3. Combined CO and smoke alarms are permitted.

Heat Detection in New Garages

A heat detector or heat alarm rated for the ambient outdoor temperatures and humidity shall be installed in new garages that are attached to or located under new and existing dwellings. Heat detectors and heat alarms shall be installed in a central location and in accordance with the manufacturer's instructions.

ROOM SCHEDULE

NOTE: ROOM AREA MEASURED FROM INTERIOR OF STUD WALL OR...

Number	Name	Area
LOWER LEVEL FIN FLR		
100	BASEMENT MECHANICAL ROOM	314 SF
101	BEDROOM SUITE	220 SF
102	BATH	72 SF
103	WALK-IN CLOSET	47 SF
104	OFFICE	109 SF
104	BEDROOM	132 SF
105	BEDROOM	131 SF
106	BEDROOM	165 SF
107	HALL	180 SF
108	HALL CLOSET	19 SF
109	BATHROOM	71 SF
MAIN FLOOR FIN FLR		
201	NEW FOYER	66 SF
202	EXISTING MAIN ROOM	605 SF
203	NEW KITCHEN	365 SF
204	MAIN FLOOR SUN ROOM ADDITION	149 SF
205	ADDED MAIN FLOOR SPACE	50 SF
206	LAUNDRY	62 SF
207	BATH	47 SF
208	HALL	139 SF
209	FAMILY ROOM	303 SF
210	NEW STAIRS TO AADU	120 SF
UPPER FLOOR FIN FLR		
301	UPPER FLOOR STAIRS	106 SF
302	NEW MASTER SUITE	313 SF
303	MASTER BATH	175 SF
304	WALK-IN CLOSET	98 SF
305	ADU COVERED DECK	88 SF
306	ADU LIVING ROOM	259 SF
307	ADU KITCHEN	138 SF
308	BEDROOM	155 SF
309	BATH	86 SF
311	WALK-IN CLOSET	46 SF

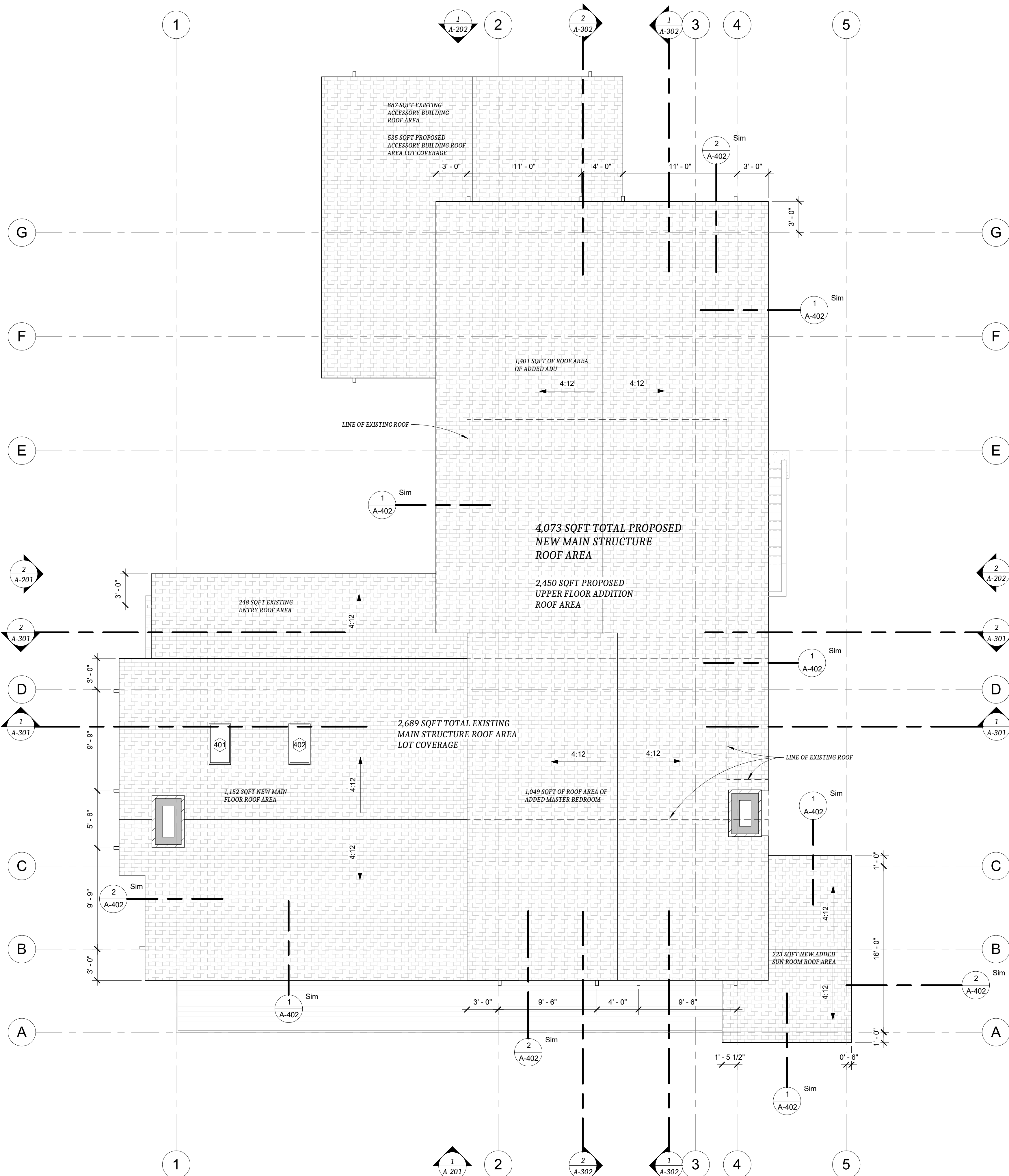
SYMBOLS LEGEND

- DETAIL CALLOUT**
 1 - DETAIL NUMBER
 S-105 - SHEET WHERE DETAIL IS DRAWN
- ELEVATION, SECTION & DETAIL CALLOUT**
 1 - DETAIL NUMBER
 A-301 - SHEET NUMBER
 -> DIRECTION OF VIEW
- DOOR TAG**
- WINDOW TAG**
- WALL TAG**
 WALL TYPE, SEE WALL DETAILS ON SHEET A-401
- S/MOKE AND CARBON DIOXIDE DETECTOR**
- INDICATES SAFETY GLAZING**
- HEAT DETECTOR**
- EXHAUST FAN**
- NEW ADDED WALL**
- EXISTING WALL**
- WALL TO BE DEMOLISHED AND REMOVED**



1 UPPER FLOOR PLAN
 3/16" = 1'-0"

CONTRACTORS TO FIELD VERIFY ALL EXISTING CONDITIONS SUCH AS AREAS, MEASUREMENTS AND DIMENSIONS, CEILING HEIGHTS, ROOF PITCHES AND EXISTING FRAMING (BEAMS, JOISTS AND OTHER FRAMING MEMBER SIZES, ETC.)



1 ROOF PLAN
 3/16" = 1'-0"

UPPER FLOOR ENCLOSED ATTIC VENTILATION NOTES

PROVIDE 1 SQFT OF VENT OPENINGS FOR EACH 300 SQFT OF ENCLOSED ATTIC SPACE PER R806 WITH HALF EXHAUST AND HALF INTAKE USE 50 SQIN ROOF VENTS WITH 10" VENTED SOFFIT (4.52 SQIN PER FT)

CALCULATION:
 1,553 SQFT / 300

5.18 SQFT (745.92 SQIN) OF ATTIC VENTING REQUIRED
 373 SQIN OF INTAKE VENTILATION
 373 SQIN OF EXHAUST VENTILATION

EXHAUST
 373 SQIN
 50 SQIN = 7.46

8 TOTAL EXHAUST ROOF VENTS REQUIRED

INTAKE
 373 SQIN PER LF
 4.52 SQIN = 82.52 LINEAR FT OF SOFFIT VENTING

83 LINEAR FT OF INTAKE SOFFIT VENTING REQUIRED FOR 1,553 SQFT OF ATTIC SPACE

USE CONTINUOUS SOFFIT VENTING AND CONTINUOUS RIDGE VENTING FOR RAFTER AREAS OVER VAULTED CEILINGS

SUN ROOM ENCLOSED ATTIC VENTILATION NOTES

PROVIDE 1 SQFT OF VENT OPENINGS FOR EACH 300 SQFT OF ENCLOSED ATTIC SPACE PER R806 WITH HALF EXHAUST AND HALF INTAKE USE 50 SQIN ROOF VENTS WITH 10" VENTED SOFFIT (4.52 SQIN PER LINEAR FT MIN.)

CALCULATION:
 172 SQFT / 300

0.57 SQFT (82.56 SQIN) OF ATTIC VENTING REQUIRED
 41 SQIN OF INTAKE VENTILATION
 41 SQIN OF EXHAUST VENTILATION

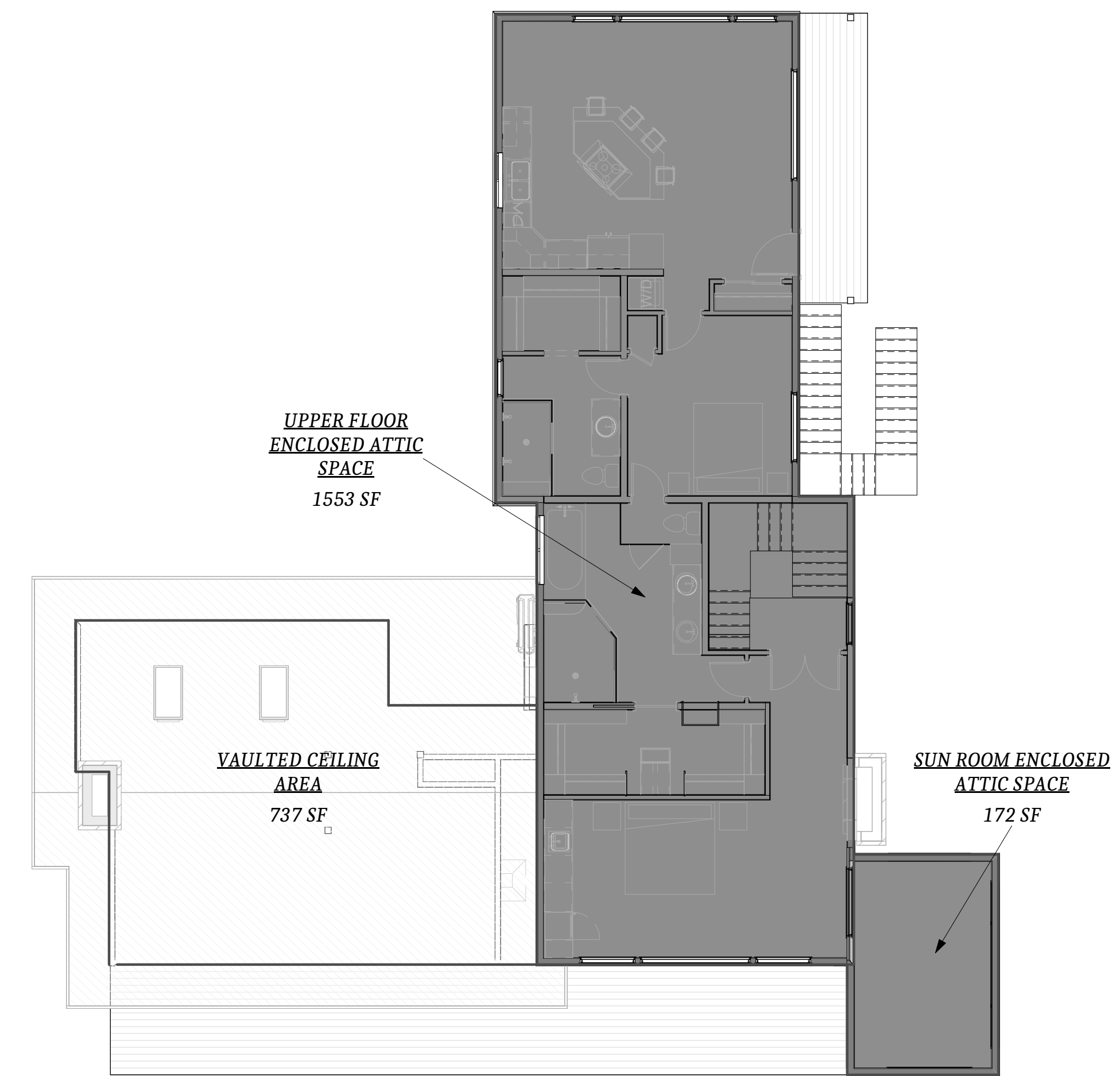
EXHAUST
 41 SQIN
 50 SQIN = 0.83

1 TOTAL EXHAUST ROOF VENTS REQUIRED

INTAKE
 41 SQIN PER LF
 4.52 SQIN = 9.1 LINEAR FT OF SOFFIT VENTING

9.1 LINEAR FT OF INTAKE SOFFIT VENTING REQUIRED FOR 172 SQFT OF ATTIC SPACE

USE CONTINUOUS SOFFIT VENTING AND CONTINUOUS RIDGE VENTING FOR RAFTER AREAS OVER VAULTED CEILINGS



5 ENCLOSED ATTIC SPACE
 1/8" = 1'-0"

FIRE SUPPRESSION NOTES

AN APPROVED AUTOMATIC MULTI-PURPOSE/FLOW-THRU FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT ALL PORTIONS OF THE RESIDENCE IN ACCORDANCE WITH NFPA 13D AND RFDS 5.0. A 1" METER SHALL BE PROVIDED TO MEET BOTH DOMESTIC AND FIRE SPRINKLER DEMANDS.

WHOLE HOUSE VENTILATION SYSTEM

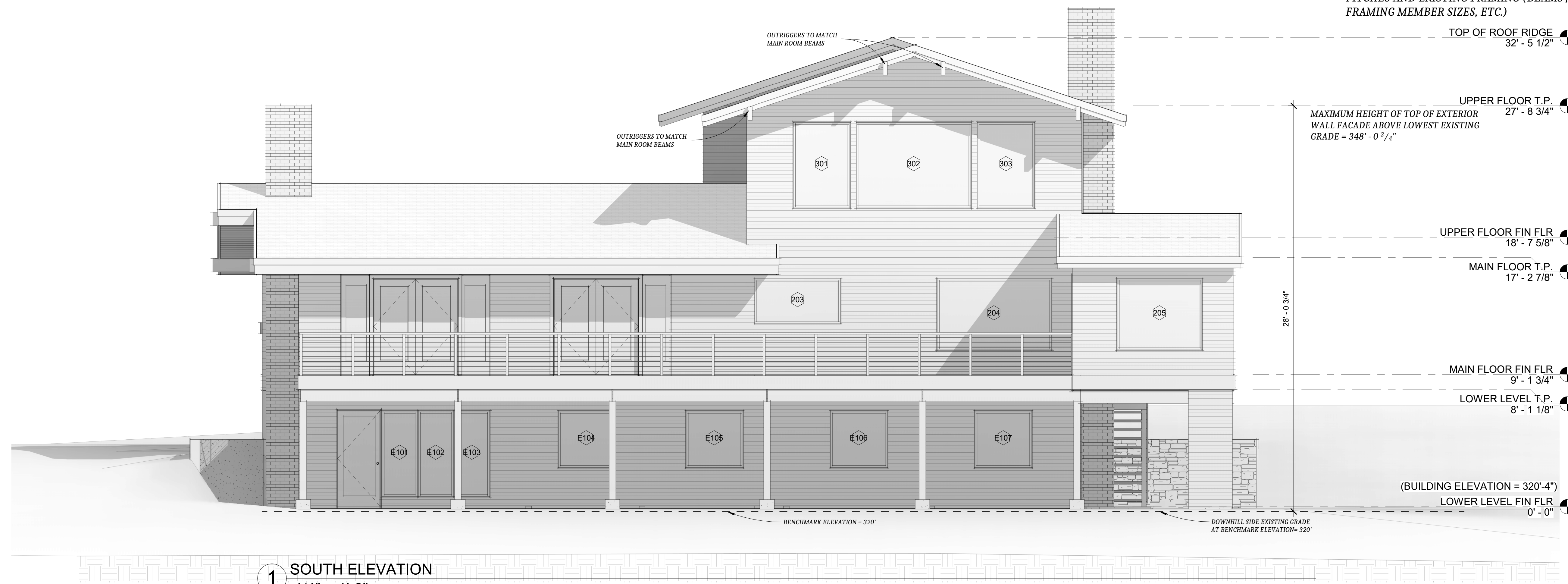
- Exempt: Addition less than 500 sq.ft. or Remodel only.
- Exhaust fan with 24-hr timer and fresh air inlets in each habitable room per IRC M1505.4.1.2
- Integrated with forced air system per IRC M1505.4.1.5
- Supply fan per IRC M1505.4.1.3
- Balanced Supply and Exhaust fans per IRC M1505.4.1.4
- Engineered design complying with IMC section 403.8.10.
- Balanced and Distributed
- Balanced and NOT Distributed
- NOT balanced and Distributed
- NOT balanced and NOT distributed

Specify location of Whole House Fan: **UPPER FLOOR ATTIC SPACE** Size: 35 cfm 24 hrs./day

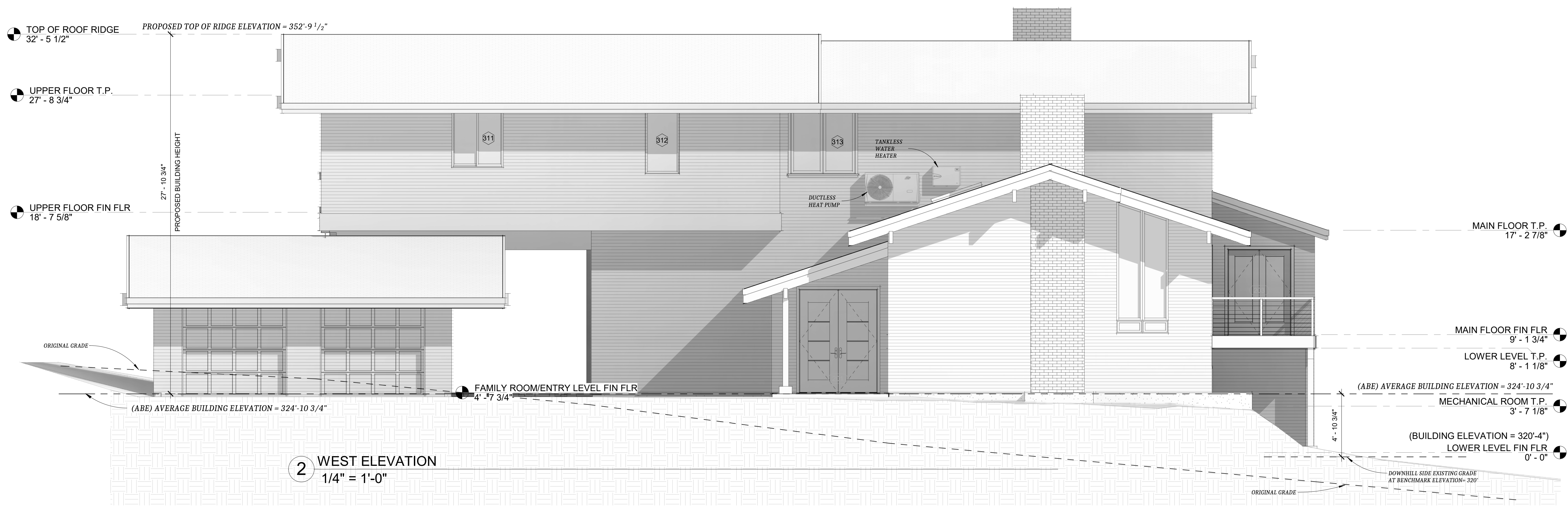
CONTRACTORS TO FIELD VERIFY ALL EXISTING CONDITIONS SUCH AS AREAS, MEASUREMENTS AND DIMENSIONS, CEILING HEIGHTS, ROOF PITCHES AND EXISTING FRAMING (BEAMS, JOISTS AND OTHER FRAMING MEMBER SIZES, ETC.)

Rich Design Group
 (253) 951-8049
 www.richdesigngroup.com
 richdesign1@comcast.net

RENEE LUND RESIDENCE
 FIRE DAMAGE RESTORATION, REMODEL AND ADDITION
 8520 SE 82ND ST
 MERCER ISLAND, WA 98040



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



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

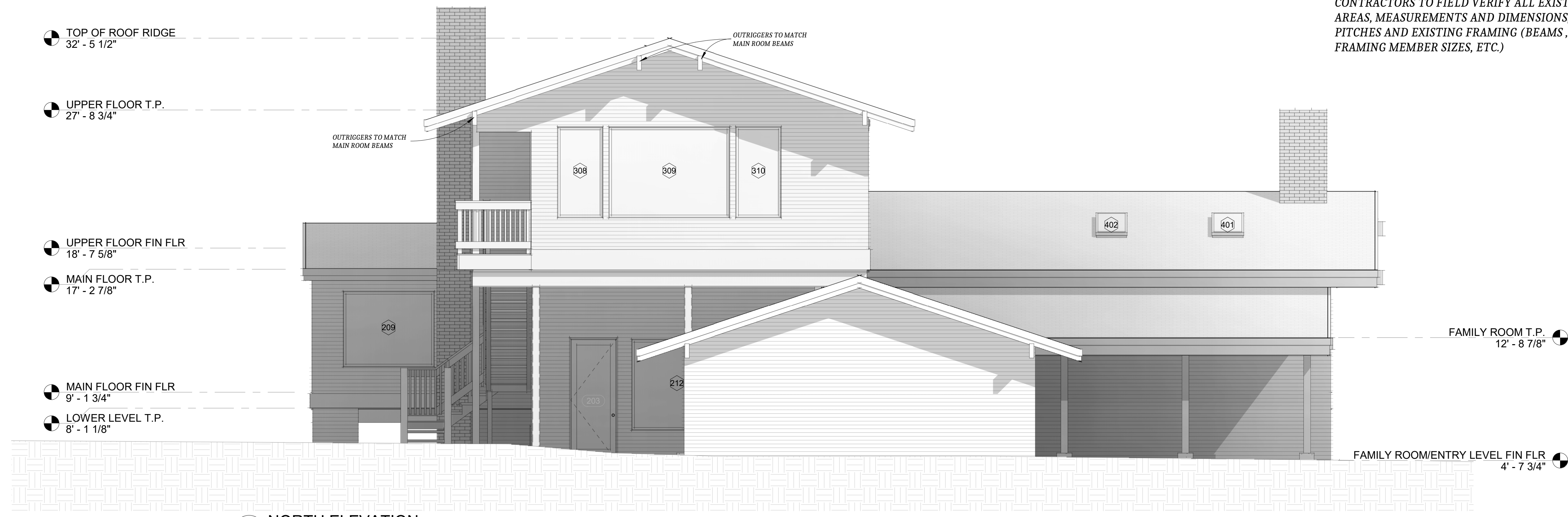
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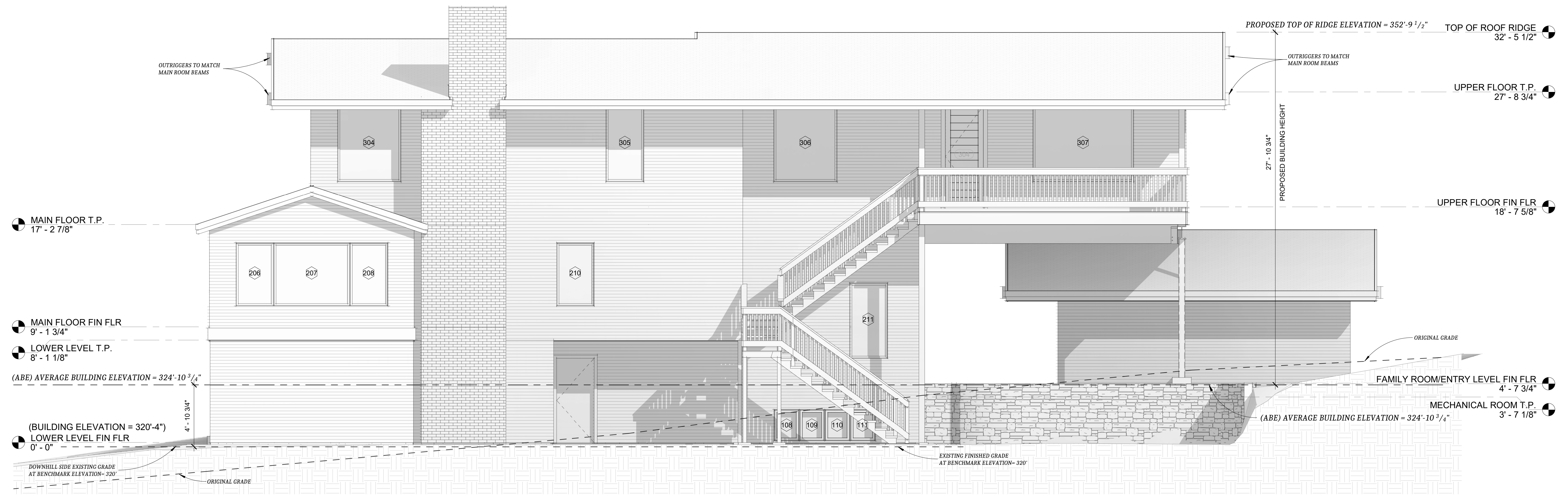
SHEET
A-201

CONTRACTORS TO FIELD VERIFY ALL EXISTING CONDITIONS SUCH AS AREAS, MEASUREMENTS AND DIMENSIONS, CEILING HEIGHTS, ROOF PITCHES AND EXISTING FRAMING (BEAMS, JOISTS AND OTHER FRAMING MEMBER SIZES, ETC.)

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 (253) 951-8049
 www.richdesigngroup.com
 richdesign1@comcast.net



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



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

RENEE LUND RESIDENCE
 FIRE DAMAGE RESTORATION, REMODEL AND ADDITION
 8520 SE 82ND ST
 MERCER ISLAND, WA 98040

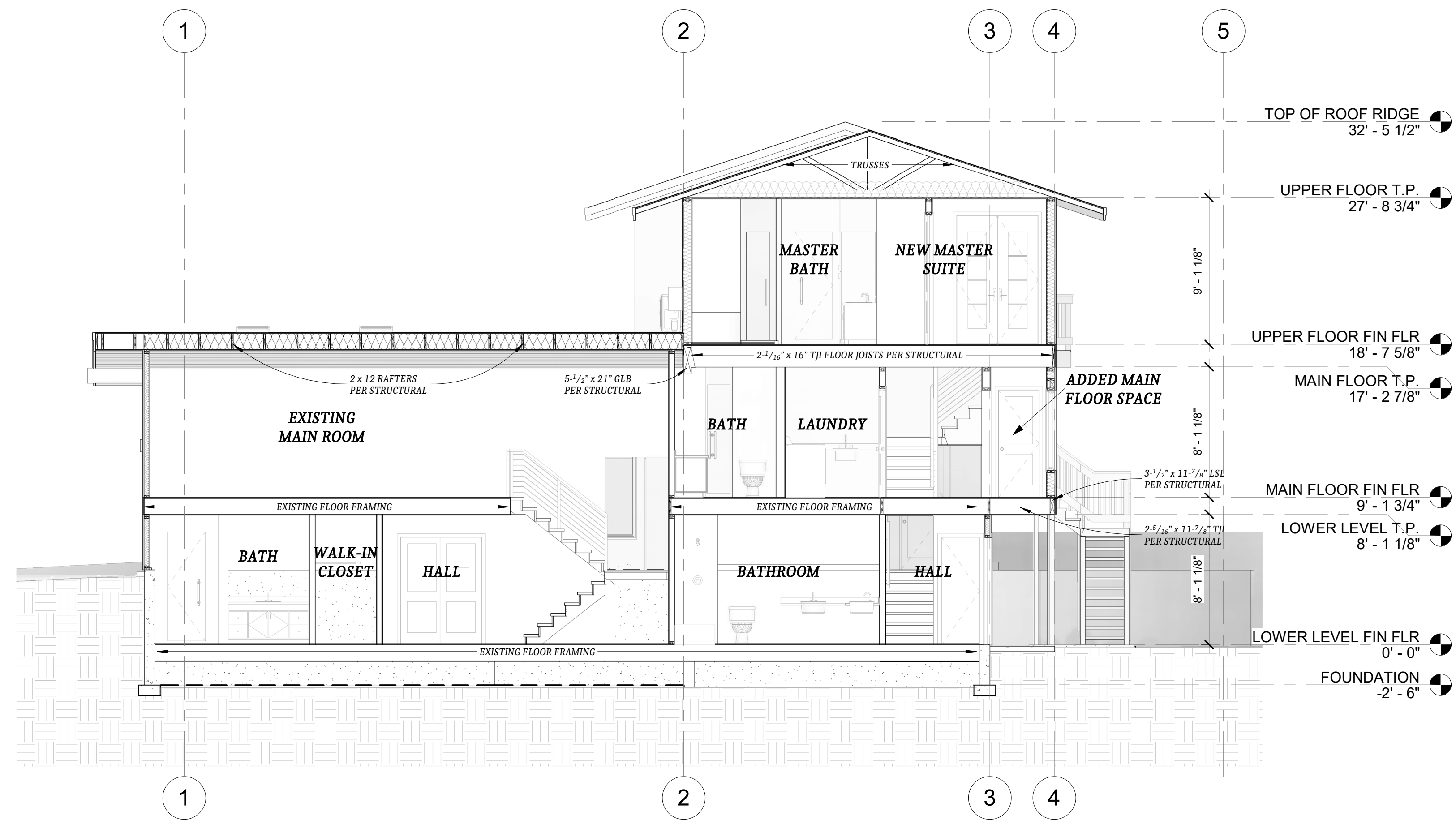
ELEVATIONS

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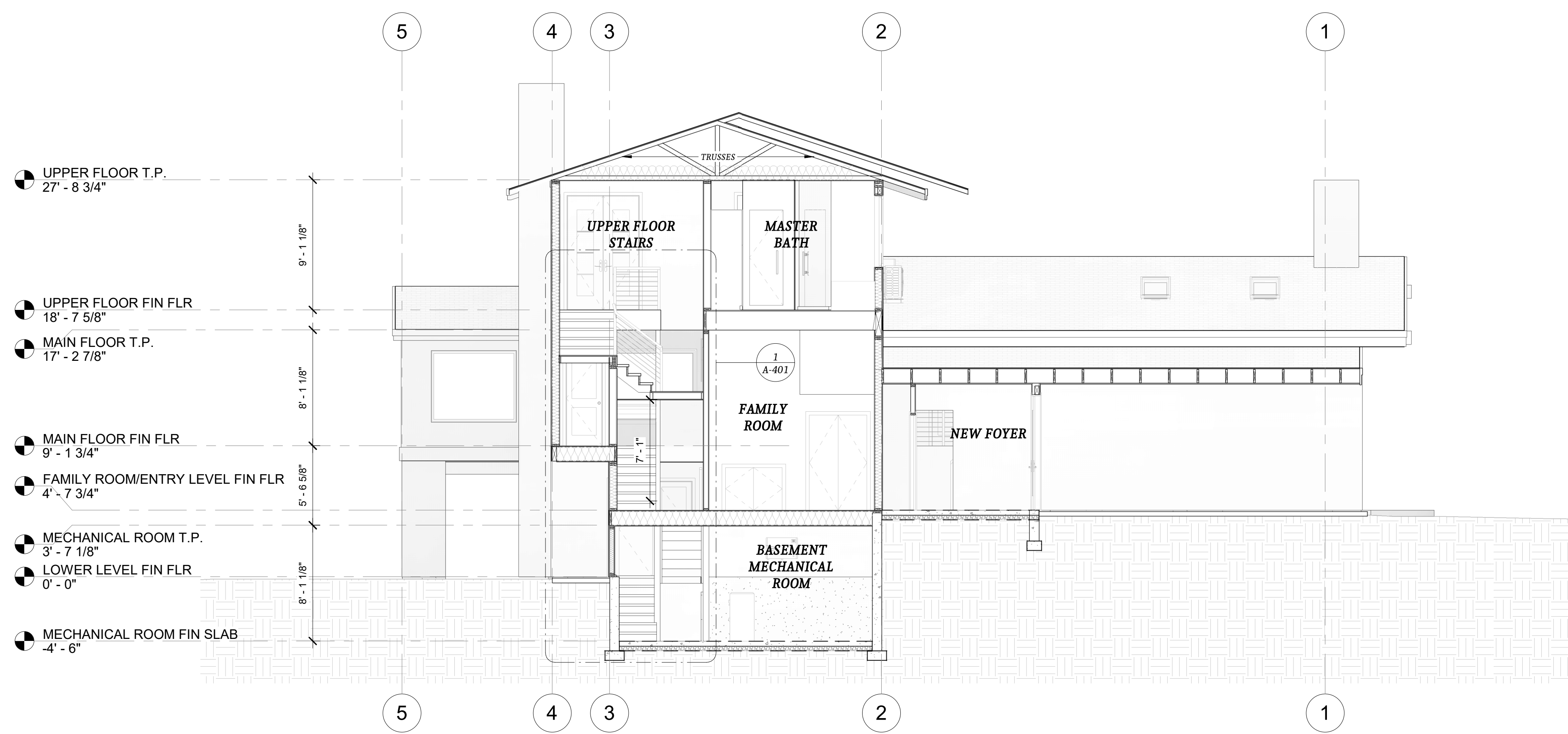
SHEET
A-202

CONTRACTORS TO FIELD VERIFY ALL EXISTING CONDITIONS SUCH AS AREAS, MEASUREMENTS AND DIMENSIONS, CEILING HEIGHTS, ROOF PITCHES AND EXISTING FRAMING (BEAMS, JOISTS AND OTHER FRAMING MEMBER SIZES, ETC.)

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 www.richdesigngroup.com
 richdesign1@comcast.net



1 SECTION A
 3/16" = 1'-0"



2 SECTION B
 3/16" = 1'-0"

RENEE LUND RESIDENCE
 FIRE DAMAGE RESTORATION, REMODEL AND ADDITION
 8520 SE 82ND ST
 MERCER ISLAND, WA 98040

BUILDING SECTIONS

DRAWN BY PNF
 PROJECT #
 DATE 12/3/2023 12:11:23 PM
 SCALE 3/16" = 1'-0"

SHEET
A-301

CONTRACTORS TO FIELD VERIFY ALL EXISTING CONDITIONS SUCH AS AREAS, MEASUREMENTS AND DIMENSIONS, CEILING HEIGHTS, ROOF PITCHES AND EXISTING FRAMING (BEAMS, JOISTS AND OTHER FRAMING MEMBER SIZES, ETC.)

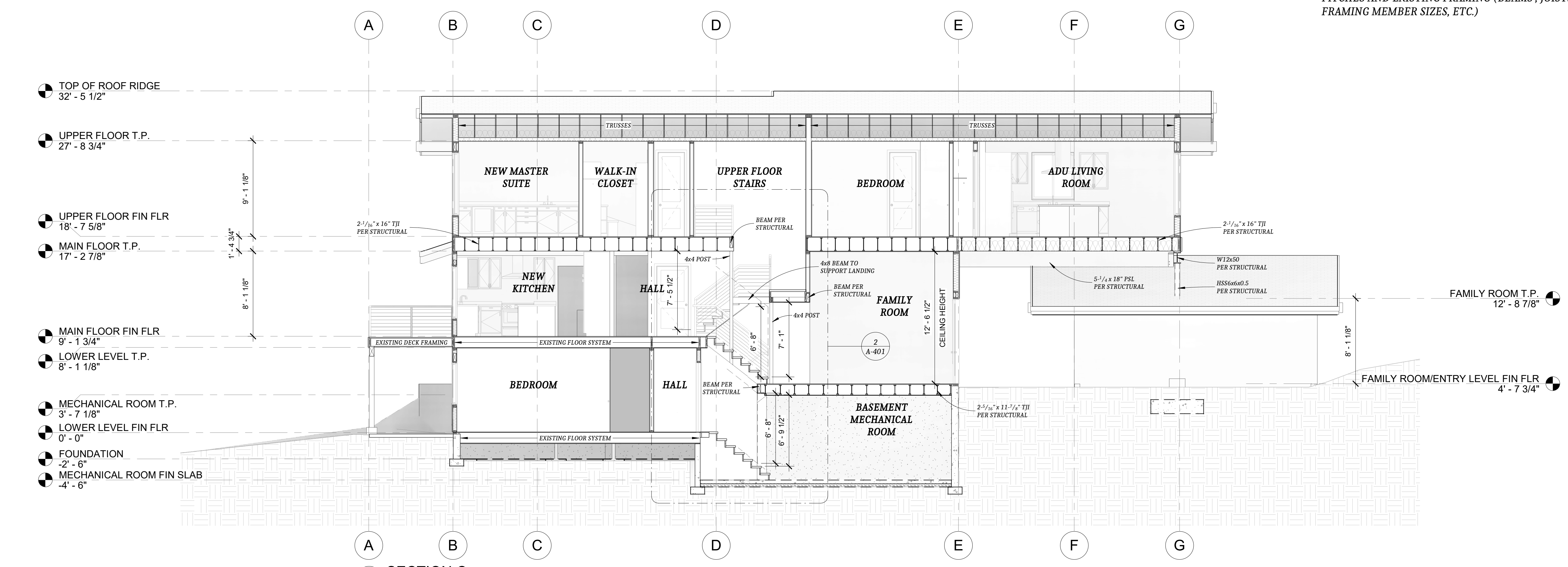
Rich Design Group
 (253) 951-8049
 www.richdesigngroup.com
 richdesign1@comcast.net

RENEE LUND RESIDENCE
 FIRE DAMAGE RESTORATION, REMODEL AND ADDITION
 8520 SE 82ND ST
 MERCER ISLAND, WA 98040

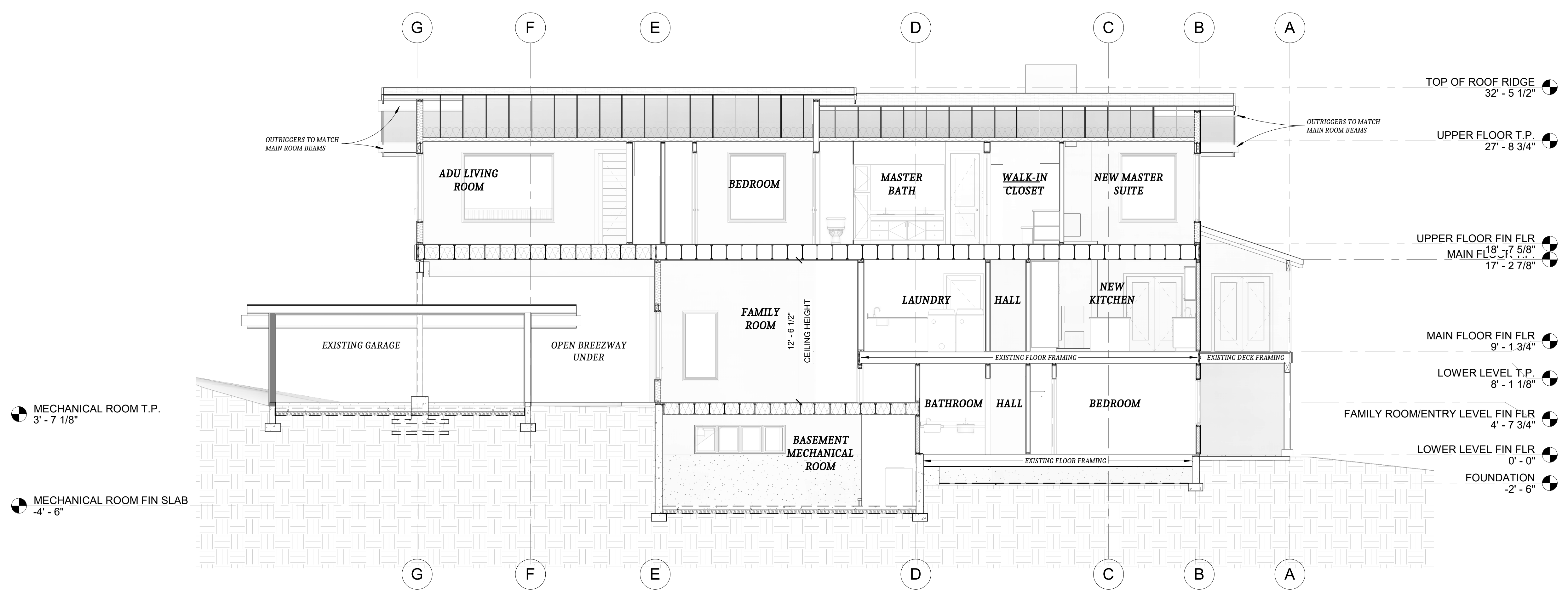
BUILDING SECTIONS

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 SCALE 3/16" = 1'-0"

SHEET
A-302



1 SECTION C
 3/16" = 1'-0"

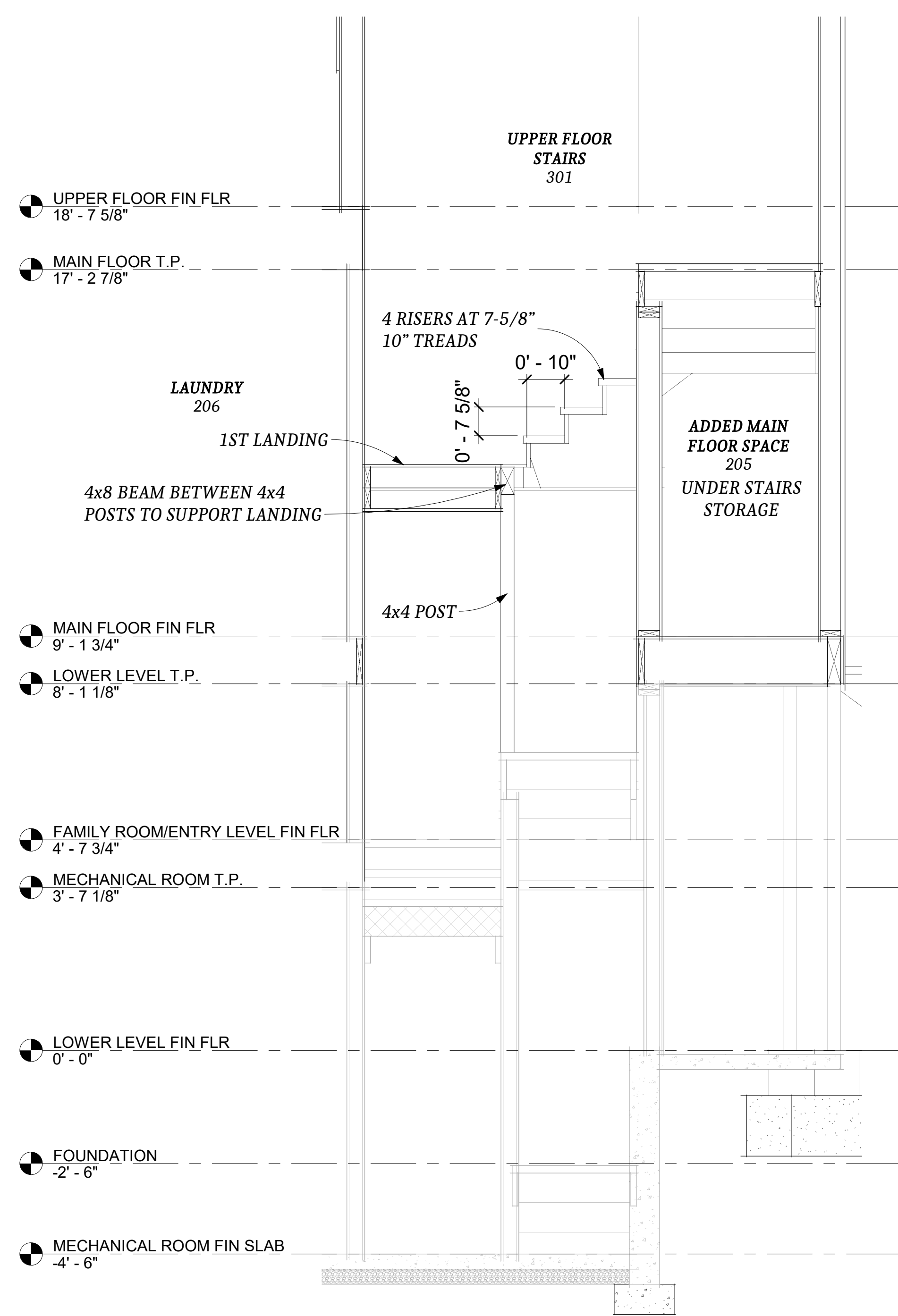


2 SECTION D
 3/16" = 1'-0"

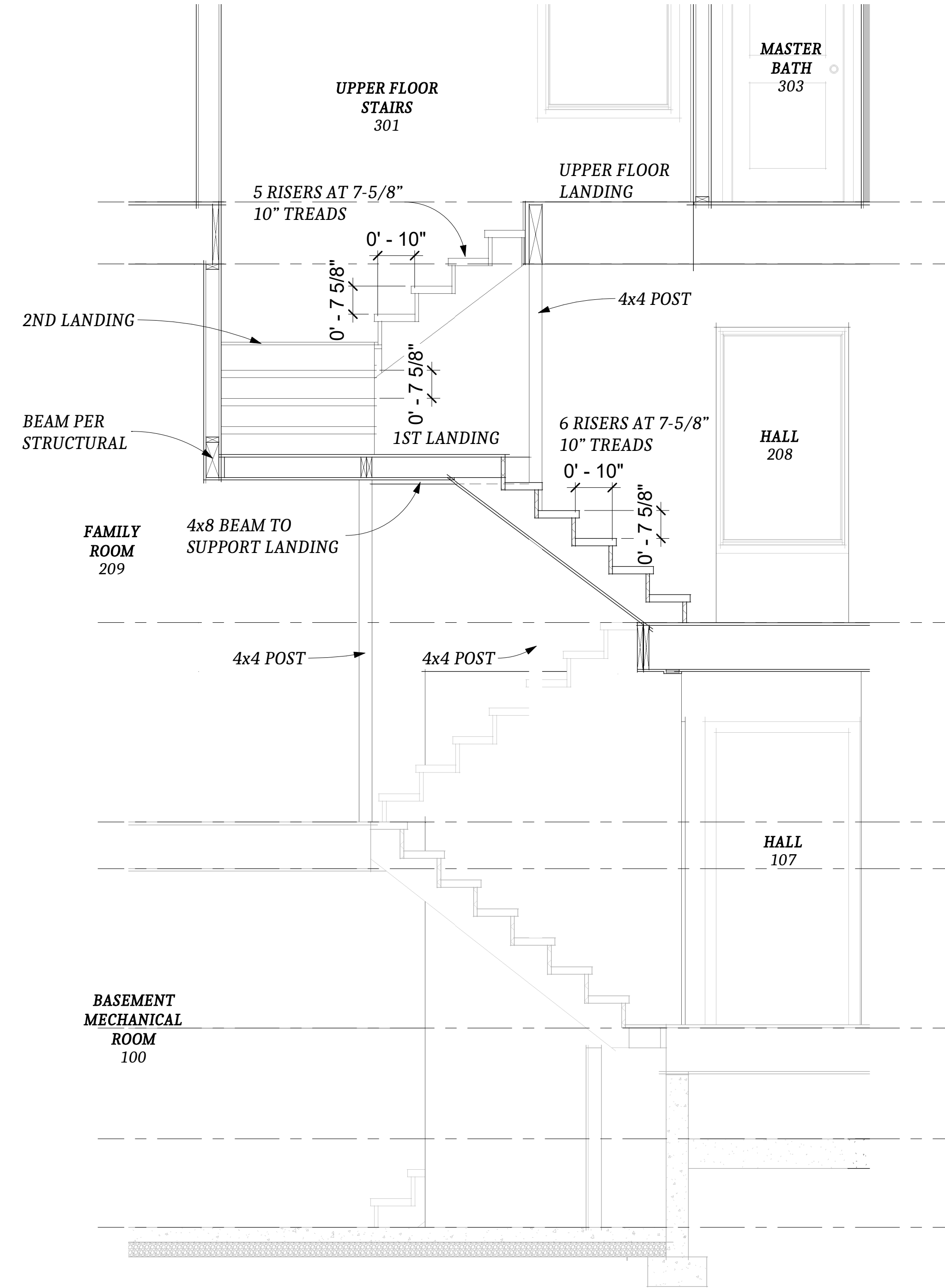
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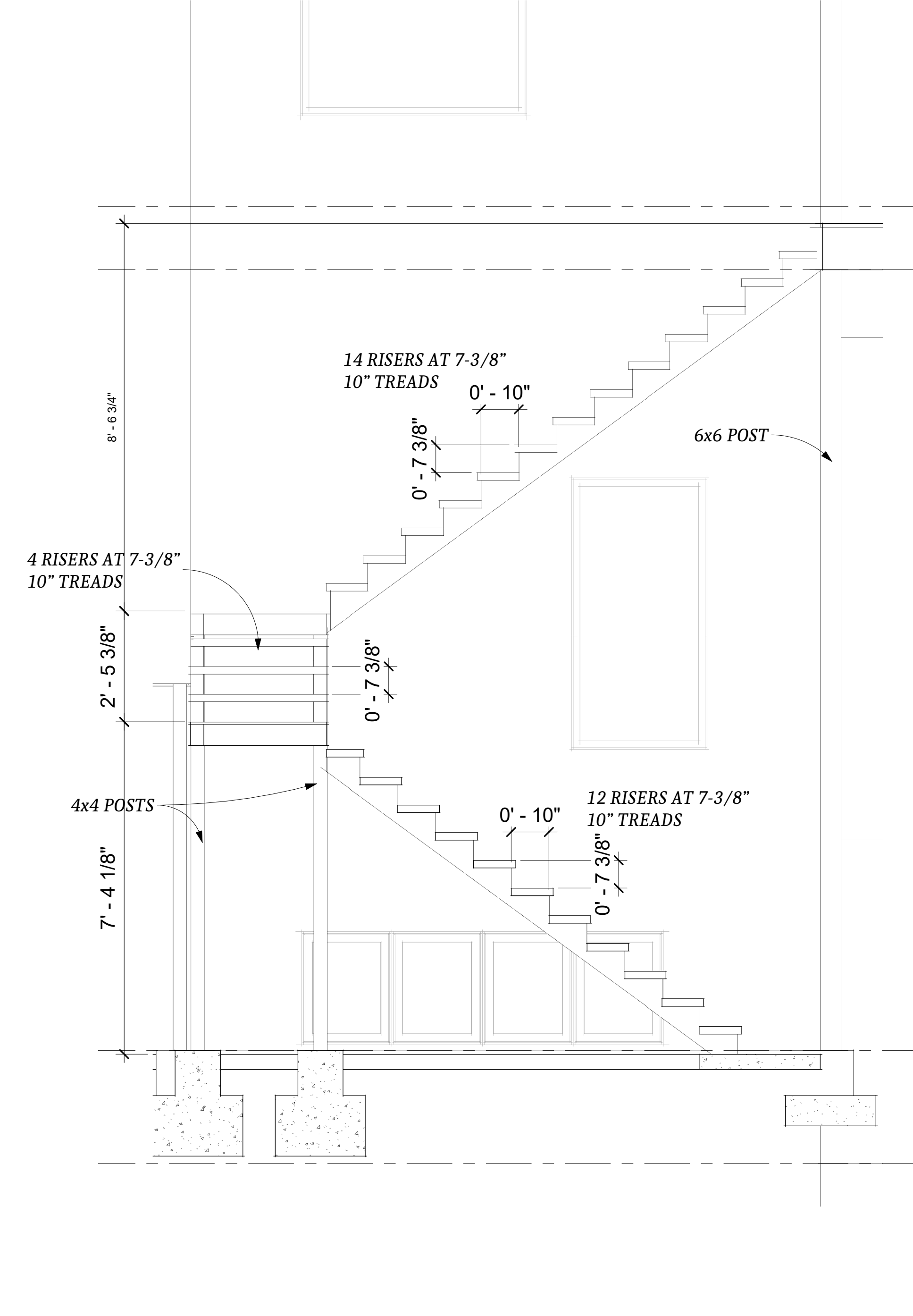
(253) 951-8049
www.richdesigngroup.com
richdesign1@comcast.net



1 NEW INTERIOR STAIRS SECTION LANDING
1/2" = 1'-0"



2 NEW INTERIOR STAIRS SECTION
1/2" = 1'-0"



3 EXTERIOR ADU STAIRS SECTION
1/2" = 1'-0"

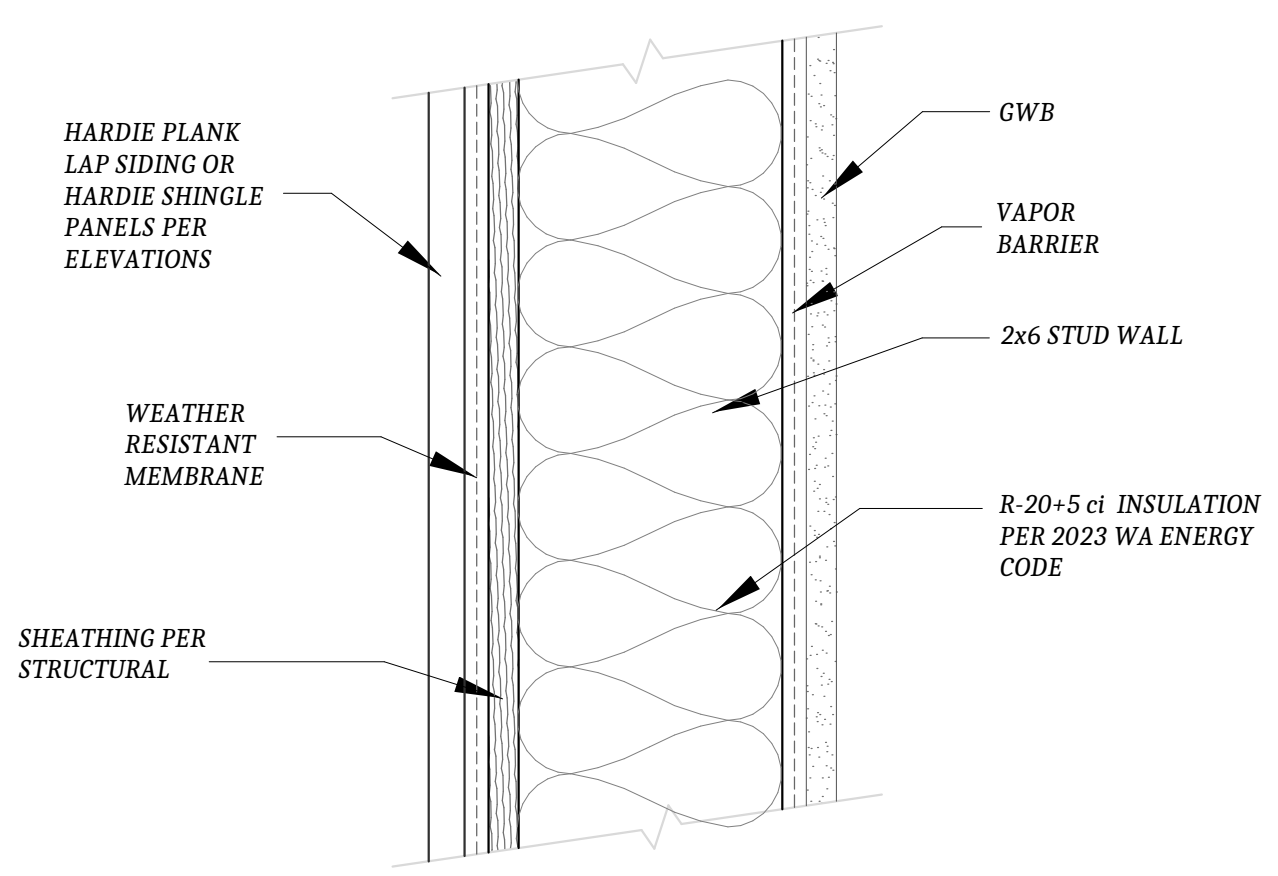
RENEE LUND RESIDENCE
FIRE DAMAGE RESTORATION, REMODEL AND ADDITION
8520 SE 82ND ST
MERCER ISLAND, WA 98040

STAIR SECTIONS

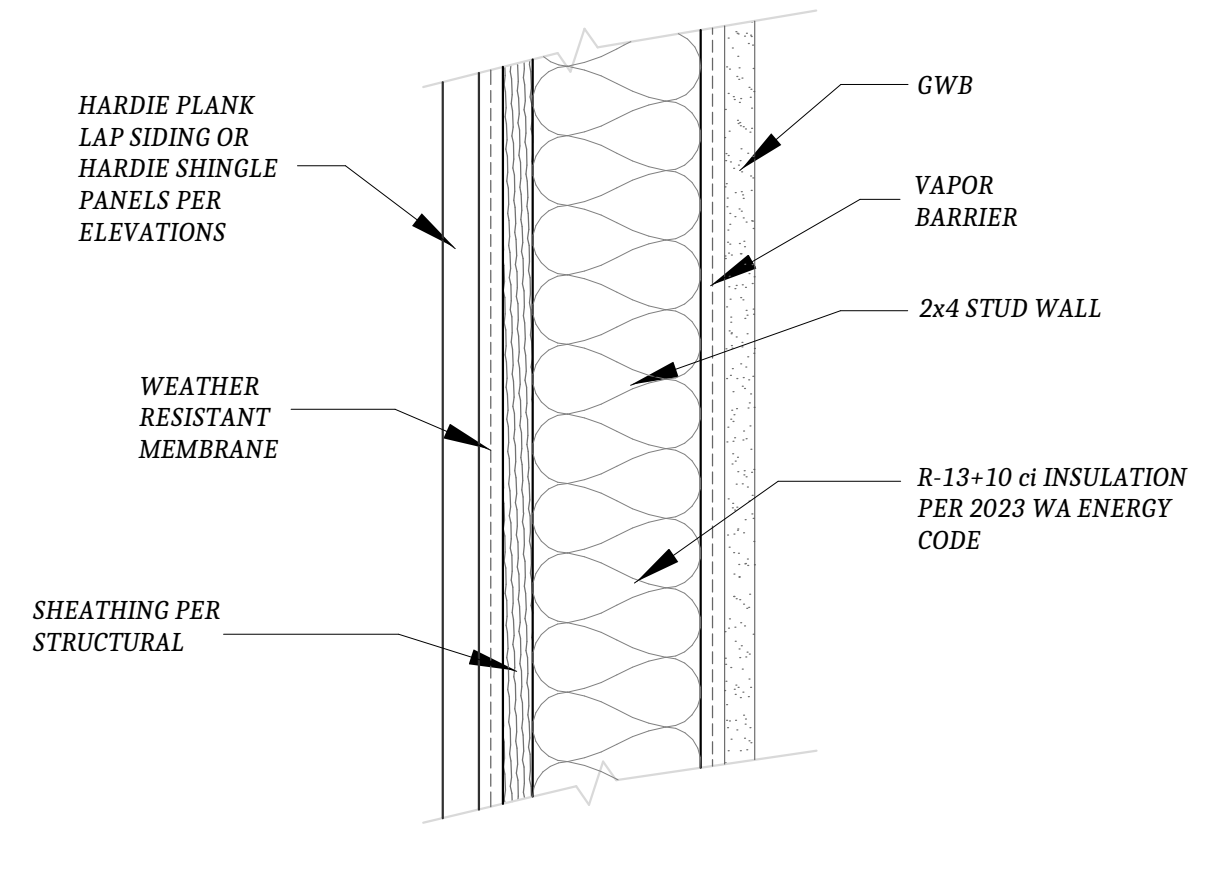
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SHEET
A-401

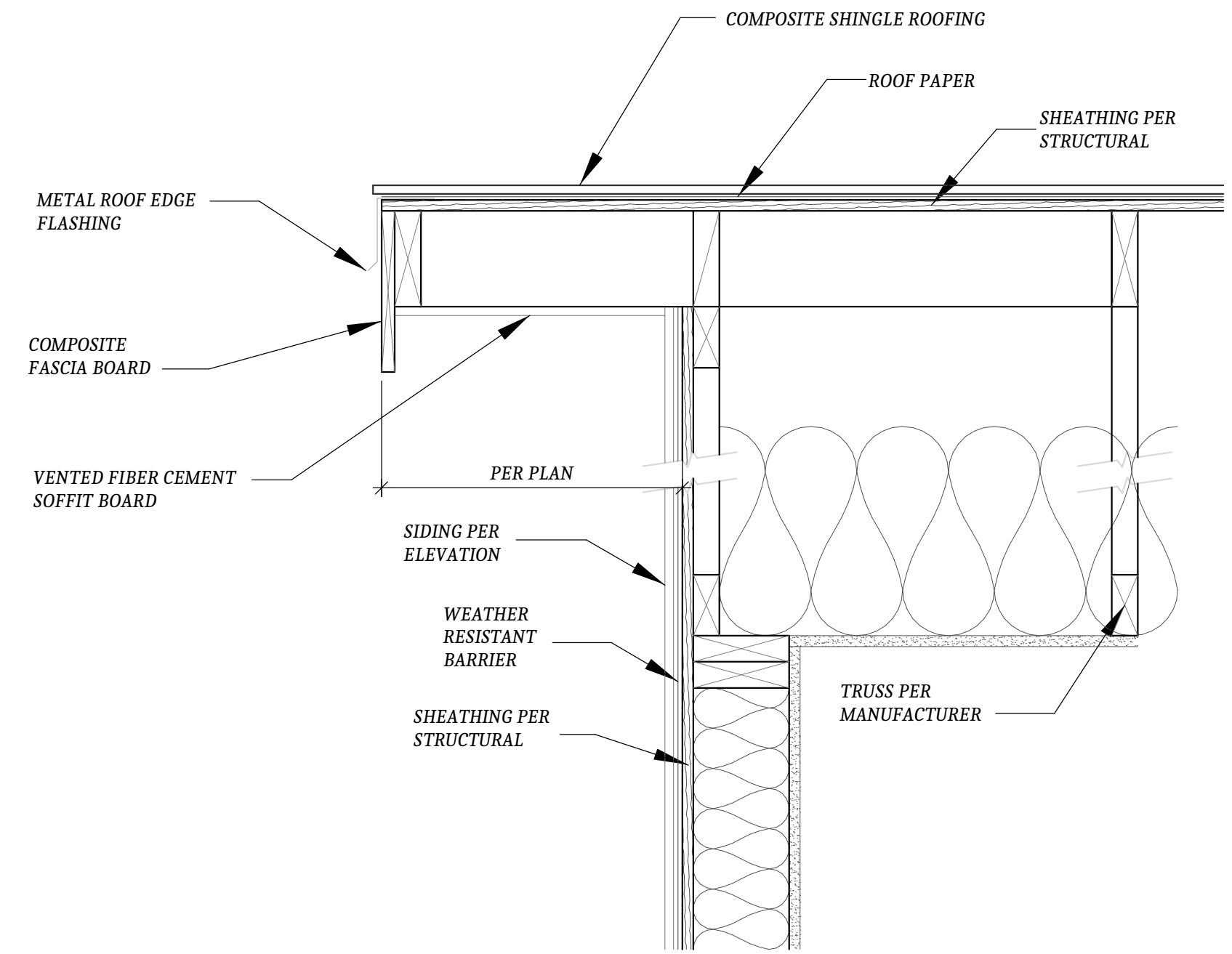
CONTRACTORS TO FIELD VERIFY ALL EXISTING CONDITIONS SUCH AS AREAS, MEASUREMENTS AND DIMENSIONS, CEILING HEIGHTS, ROOF PITCHES AND EXISTING FRAMING (BEAMS, JOISTS AND OTHER FRAMING MEMBER SIZES, ETC.)



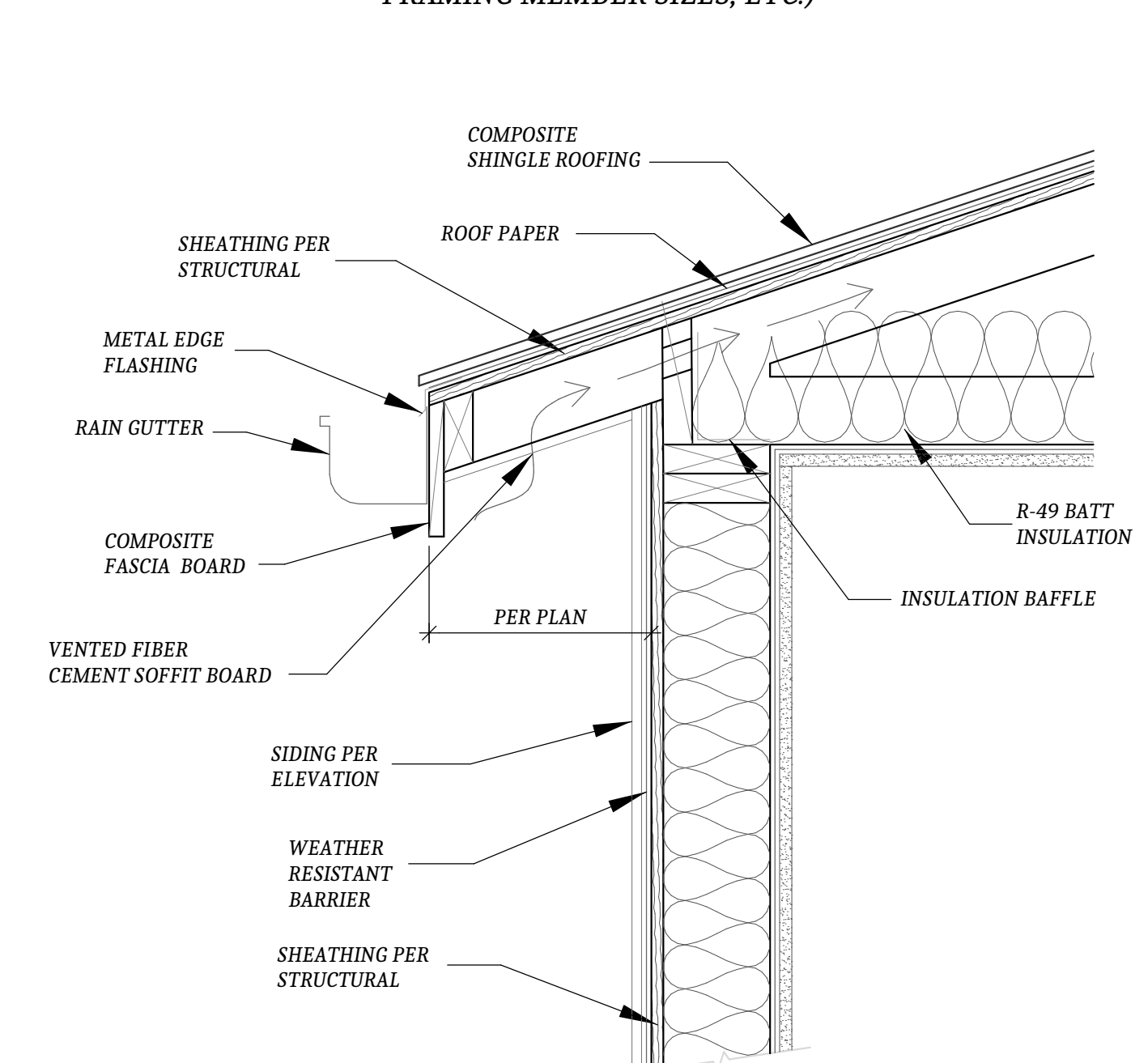
7 NEW EXTW EXTERIOR WALL
 3" = 1'-0"



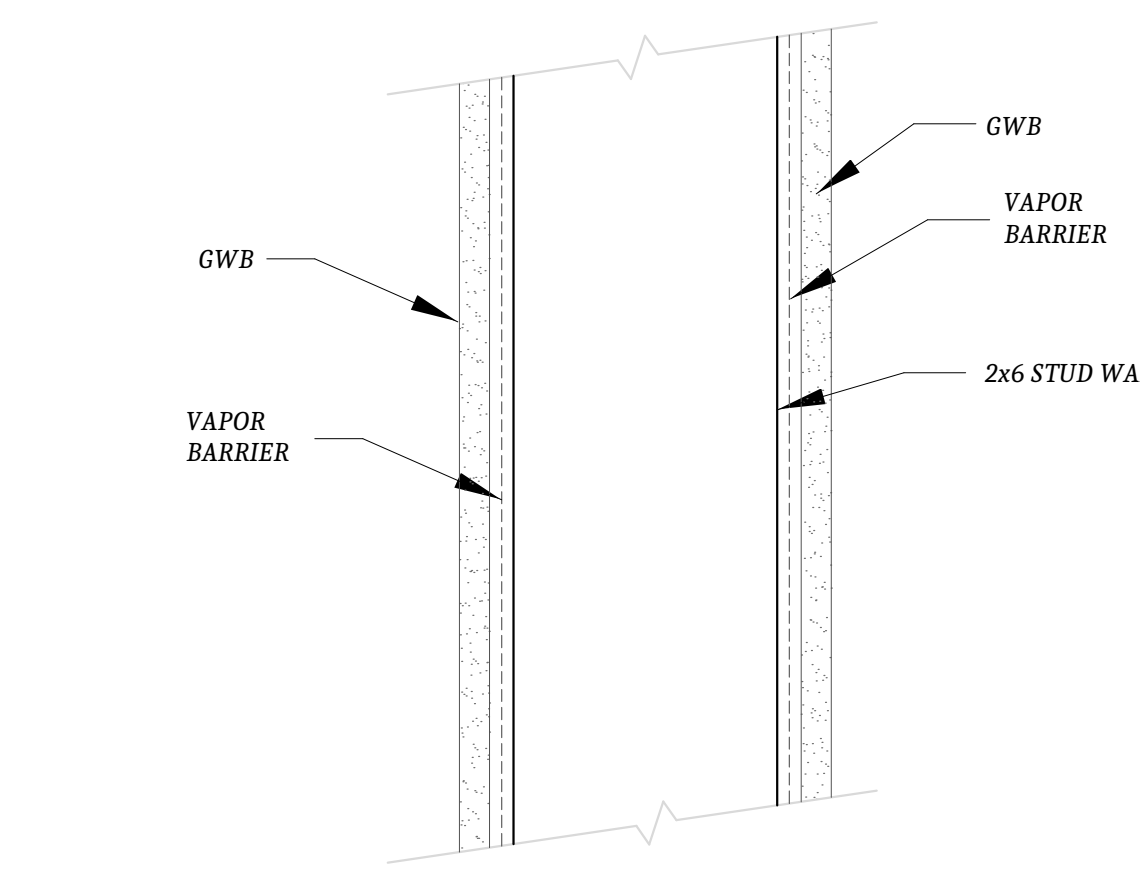
6 EXT EXW EXISTING EXTERIOR WALL
 3" = 1'-0"



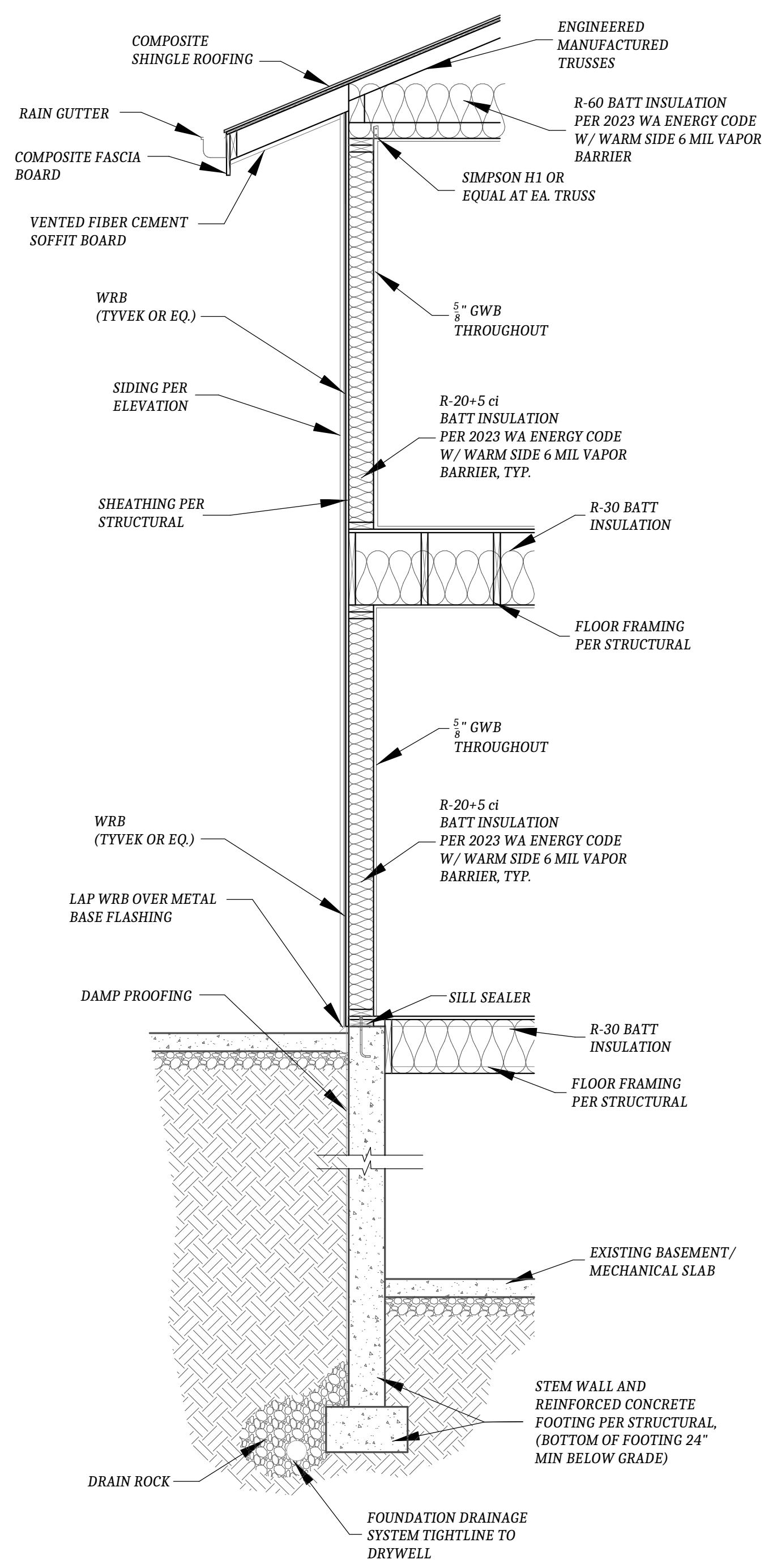
2 TYPICAL ROOF RAKE DETAIL
 1 1/2" = 1'-0"



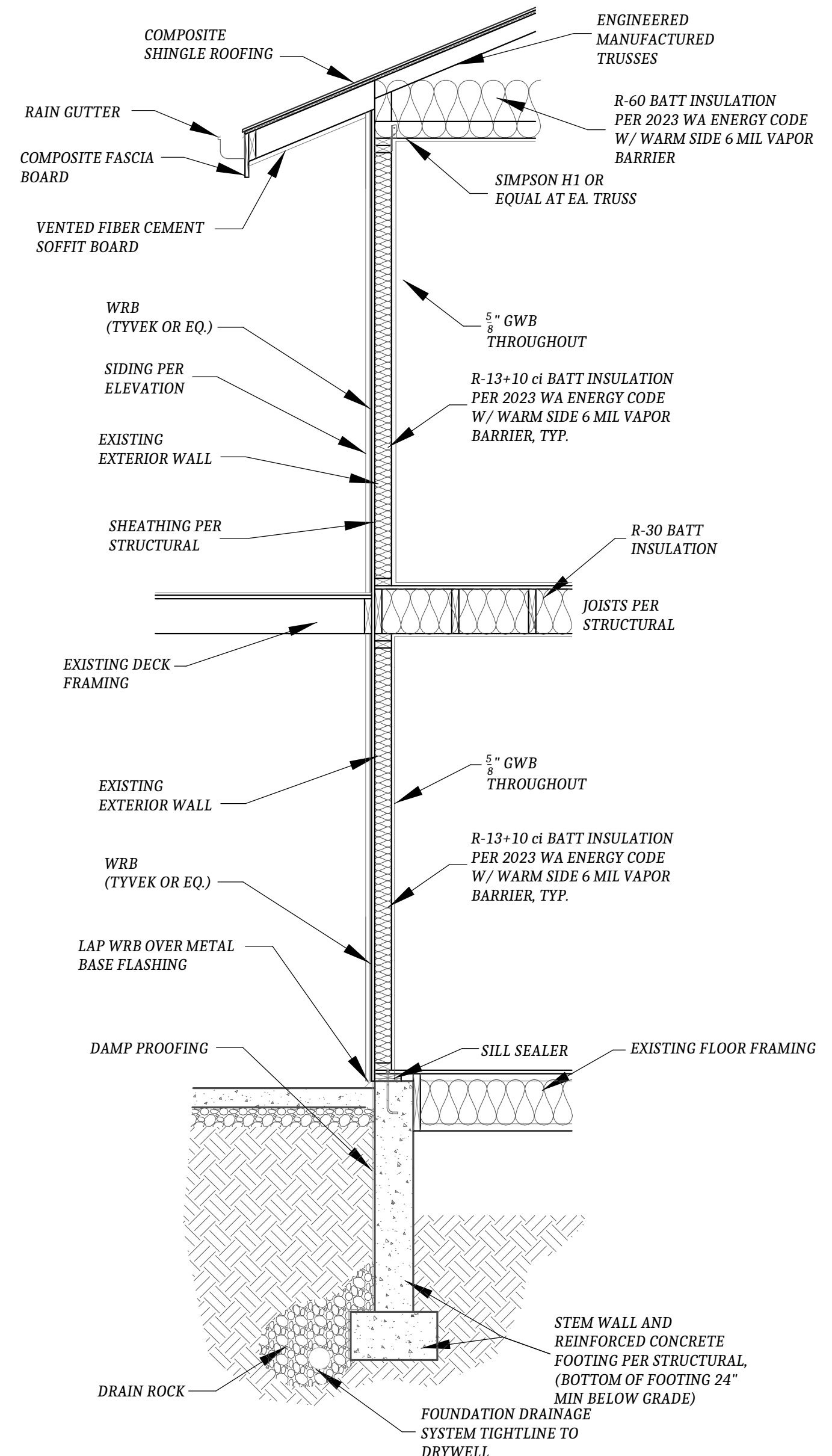
1 TYPICAL ROOF EAVE DETAIL
 1 1/2" = 1'-0"



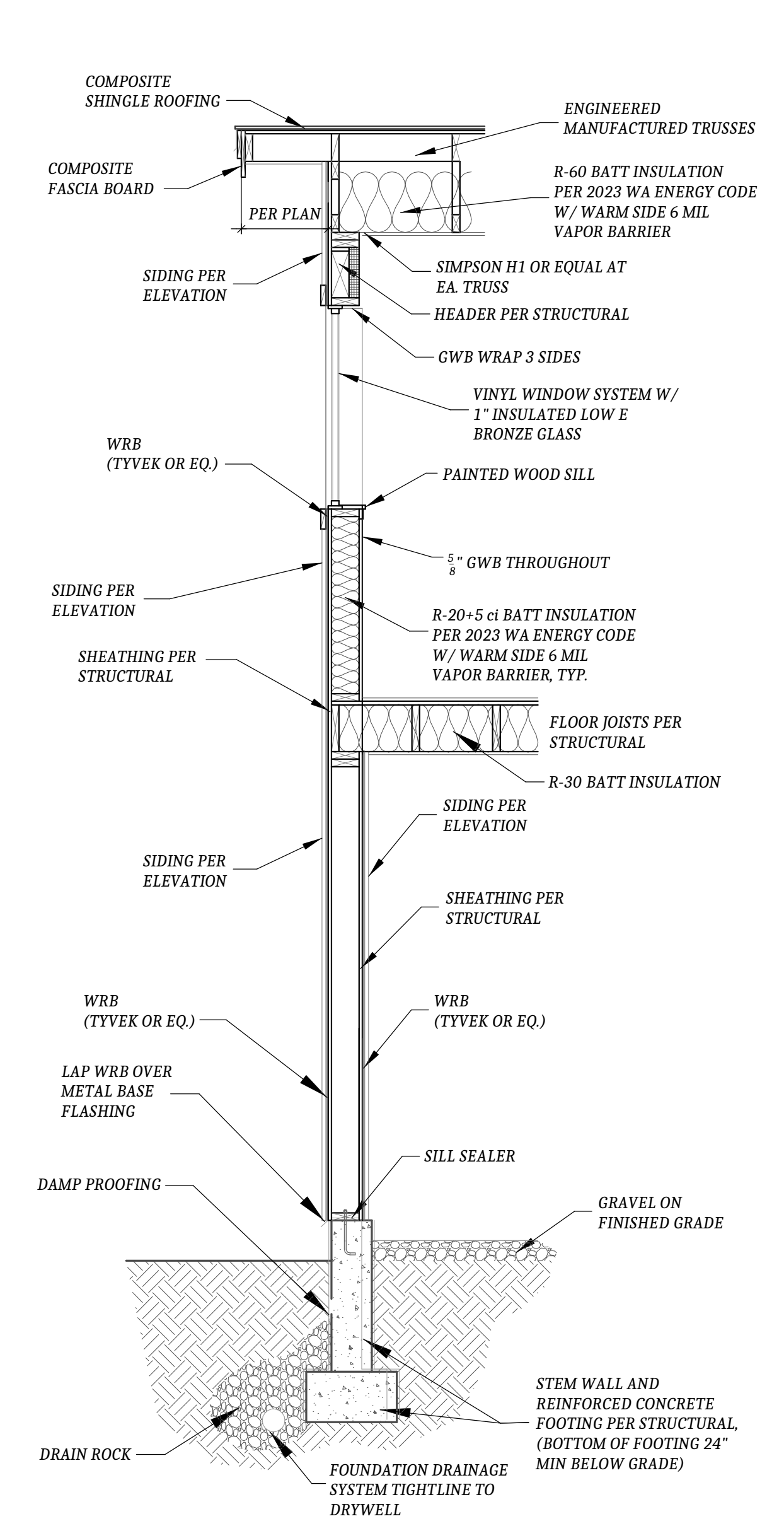
8 INT2x6 INTERIOR WALL
 3" = 1'-0"



5 TYPICAL WALL SECTION AT ADU
 1/2" = 1'-0"



4 TYPICAL EXISTING WALL SECTION EAVE SIDE
 1/2" = 1'-0"



3 TYPICAL WALL SECTION RAKE SIDE
 1/2" = 1'-0"

CONTRACTORS TO FIELD VERIFY ALL EXISTING CONDITIONS SUCH AS AREAS, MEASUREMENTS AND DIMENSIONS, CEILING HEIGHTS, ROOF PITCHES AND EXISTING FRAMING (BEAMS, JOISTS AND OTHER FRAMING MEMBER SIZES, ETC.)

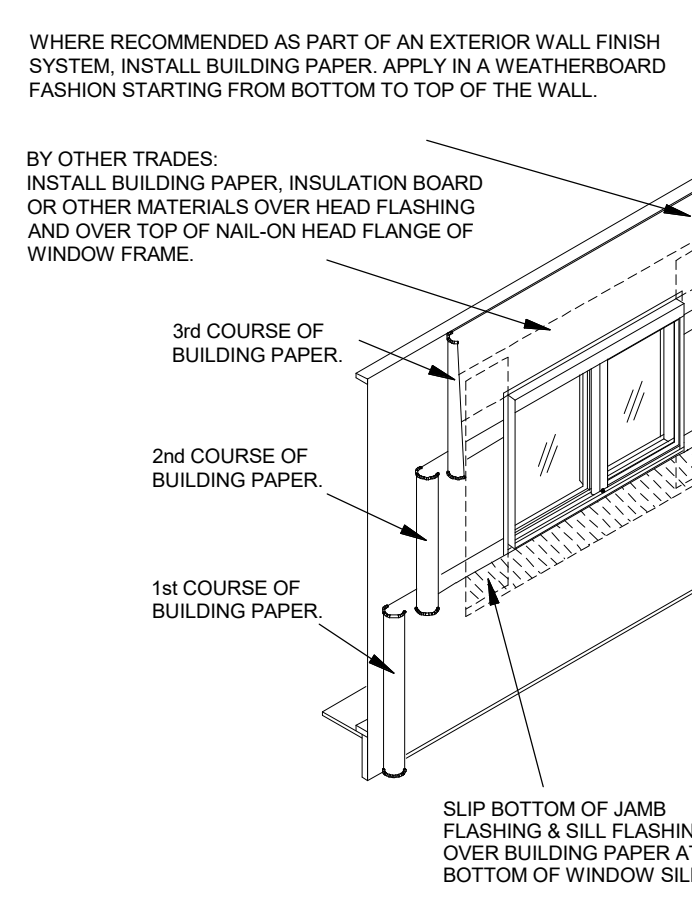
WINDOW OPENINGS SCHEDULE							
Mark	Level	Rough Opening		Opening Area	NFR Certified U-Value	U'A Value	Comments
		Width	Height				
MECHANICAL ROOM FIN SLAB							
108	MECHANICAL ROOM FIN SLAB	2'-0"	2'-6"	5 ft ²	0.28	1.40	NEW WINDOW
109	MECHANICAL ROOM FIN SLAB	2'-0"	2'-6"	5 ft ²	0.28	1.40	NEW WINDOW
110	MECHANICAL ROOM FIN SLAB	2'-0"	2'-6"	5 ft ²	0.28	1.40	NEW WINDOW
111	MECHANICAL ROOM FIN SLAB	2'-0"	2'-6"	5 ft ²	0.28	1.40	NEW WINDOW
MECHANICAL ROOM FIN SLAB: 4				20 ft ²	5.60		
LOWER LEVEL FIN FLR							
E101	LOWER LEVEL FIN FLR	2'-6"	6'-0"	15 ft ²	1.25	18.75	EXISTING WINDOW
E102	LOWER LEVEL FIN FLR	2'-6"	6'-0"	15 ft ²	1.25	18.75	EXISTING WINDOW
E103	LOWER LEVEL FIN FLR	2'-6"	6'-0"	15 ft ²	1.25	18.75	EXISTING WINDOW
E104	LOWER LEVEL FIN FLR	4'-0"	4'-0"	16 ft ²	1.25	20.00	EXISTING WINDOW
E105	LOWER LEVEL FIN FLR	4'-0"	4'-0"	16 ft ²	1.25	20.00	EXISTING WINDOW
E106	LOWER LEVEL FIN FLR	4'-0"	4'-0"	16 ft ²	1.25	20.00	EXISTING WINDOW
E107	LOWER LEVEL FIN FLR	4'-0"	4'-0"	16 ft ²	1.25	20.00	EXISTING WINDOW
LOWER LEVEL FIN FLR: 7				109 ft ²	136.25		
FAMILY ROOM/ENTRY LEVEL FIN FLR							
211	FAMILY ROOM/ENTRY LEVEL FIN FLR	3'-0"	6'-0"	18 ft ²	0.28	5.04	NEW WINDOW
212	FAMILY ROOM/ENTRY LEVEL FIN FLR	6'-0"	6'-0"	36 ft ²	0.28	10.08	NEW WINDOW
213	FAMILY ROOM/ENTRY LEVEL FIN FLR	3'-0"	6'-0"	18 ft ²	0.28	5.04	NEW WINDOW
214	FAMILY ROOM/ENTRY LEVEL FIN FLR	5'-0"	6'-0"	30 ft ²	0.28	8.40	NEW WINDOW
FAMILY ROOM/ENTRY LEVEL FIN FLR: 4				102 ft ²	28.56		
MAIN FLOOR FIN FLR							
203	MAIN FLOOR FIN FLR	6'-0"	3'-2"	19 ft ²	0.28	5.32	NEW WINDOW
204	MAIN FLOOR FIN FLR	8'-0"	5'-0"	40 ft ²	0.28	11.20	NEW WINDOW
205	MAIN FLOOR FIN FLR	6'-0"	5'-0"	30 ft ²	0.28	8.40	NEW WINDOW
206	MAIN FLOOR FIN FLR	3'-0"	5'-0"	15 ft ²	0.28	4.20	NEW WINDOW
207	MAIN FLOOR FIN FLR	6'-0"	5'-0"	30 ft ²	0.28	8.40	NEW WINDOW
208	MAIN FLOOR FIN FLR	3'-0"	5'-0"	15 ft ²	0.28	4.20	NEW WINDOW
209	MAIN FLOOR FIN FLR	6'-0"	5'-0"	30 ft ²	0.28	8.40	NEW WINDOW
210	MAIN FLOOR FIN FLR	3'-0"	5'-0"	15 ft ²	0.28	4.20	NEW WINDOW
E201	MAIN FLOOR FIN FLR	2'-0"	9'-2"	18 ft ²	1.25	22.92	EXISTING WINDOW
E202	MAIN FLOOR FIN FLR	2'-0"	8'-6"	17 ft ²	1.25	21.25	EXISTING WINDOW
MAIN FLOOR FIN FLR: 10				229 ft ²	98.49		
UPPER FLOOR FIN FLR							
301	UPPER FLOOR FIN FLR	4'-0"	6'-0"	24 ft ²	0.28	6.72	NEW WINDOW
302	UPPER FLOOR FIN FLR	8'-0"	6'-0"	48 ft ²	0.28	13.44	NEW WINDOW
303	UPPER FLOOR FIN FLR	4'-0"	6'-0"	24 ft ²	0.28	6.72	NEW WINDOW
304	UPPER FLOOR FIN FLR	5'-0"	6'-0"	30 ft ²	0.28	8.40	NEW WINDOW
305	UPPER FLOOR FIN FLR	3'-0"	6'-0"	18 ft ²	0.28	5.04	NEW WINDOW
306	UPPER FLOOR FIN FLR	5'-0"	6'-0"	30 ft ²	0.28	8.40	NEW WINDOW
307	UPPER FLOOR FIN FLR	8'-0"	6'-0"	48 ft ²	0.28	13.44	NEW WINDOW
308	UPPER FLOOR FIN FLR	3'-0"	6'-0"	18 ft ²	0.28	5.04	NEW WINDOW
309	UPPER FLOOR FIN FLR	8'-0"	6'-0"	48 ft ²	0.28	13.44	NEW WINDOW
310	UPPER FLOOR FIN FLR	3'-0"	6'-0"	18 ft ²	0.28	5.04	NEW WINDOW
311	UPPER FLOOR FIN FLR	4'-0"	4'-6"	18 ft ²	0.28	5.04	NEW WINDOW
312	UPPER FLOOR FIN FLR	2'-8"	5'-0"	13 ft ²	0.28	3.73	NEW WINDOW
313	UPPER FLOOR FIN FLR	5'-0"	5'-0"	25 ft ²	0.28	7.00	NEW WINDOW
UPPER FLOOR FIN FLR: 13				362 ft ²	101.45		
TOP OF ROOF RIDGE							
401	TOP OF ROOF RIDGE	2'-0"	4'-0"	8 ft ²	0.50	4.00	SKYLIGHT
402	TOP OF ROOF RIDGE	2'-0"	4'-0"	8 ft ²	0.50	4.00	SKYLIGHT
TOP OF ROOF RIDGE: 2				16 ft ²	8.00		
Grand total: 40				839 ft ²	378.35		

NEW WINDOWS SCHEDULE				
SEE SCHEDULES SHEET FOR WINDOW TYPES AND COMPLETE SCHEDULE				
Mark	Rough Opening		Head Height (BTM of HDR)	Sill Height (TOP of SILL)
	Width	Height		
TOP OF ROOF RIDGE				
401	2'-0"	4'-0"		
402	2'-0"	4'-0"		
UPPER FLOOR FIN FLR				
301	4'-0"	6'-0"	8'-0"	2'-0"
302	8'-0"	6'-0"	8'-0"	2'-0"
303	4'-0"	6'-0"	8'-0"	2'-0"
304	5'-0"	6'-0"	8'-0"	2'-0"
305	3'-0"	6'-0"	8'-0"	2'-0"
306	5'-0"	6'-0"	8'-0"	2'-0"
307	8'-0"	6'-0"	8'-0"	2'-0"
308	3'-0"	6'-0"	8'-0"	2'-0"
309	8'-0"	6'-0"	8'-0"	2'-0"
310	3'-0"	6'-0"	8'-0"	2'-0"
311	4'-0"	4'-6"	8'-0"	3'-6"
312	2'-8"	5'-0"	8'-0"	3'-0"
313	5'-0"	5'-0"	8'-0"	3'-0"
MAIN FLOOR FIN FLR				
203	6'-0"	3'-2"	6'-8"	3'-6"
204	8'-0"	5'-0"	6'-8"	1'-8"
205	6'-0"	5'-0"	6'-8"	1'-8"
206	3'-0"	5'-0"	6'-8"	1'-8"
207	6'-0"	5'-0"	6'-8"	1'-8"
208	3'-0"	5'-0"	6'-8"	1'-8"
209	6'-0"	5'-0"	6'-8"	1'-8"
210	3'-0"	5'-0"	6'-8"	1'-8"
FAMILY ROOM/ENTRY LEVEL FIN FLR				
211	3'-0"	6'-0"	8'-0"	2'-0"
212	6'-0"	6'-0"	8'-0"	2'-0"
213	3'-0"	6'-0"	8'-0"	2'-0"
214	5'-0"	6'-0"	8'-0"	2'-0"
MECHANICAL ROOM FIN SLAB				
108	2'-0"	2'-6"	7'-1 1/2"	4'-7 1/2"
109	2'-0"	2'-6"	7'-1 1/2"	4'-7 1/2"
110	2'-0"	2'-6"	7'-1 1/2"	4'-7 1/2"
111	2'-0"	2'-6"	7'-1 1/2"	4'-7 1/2"

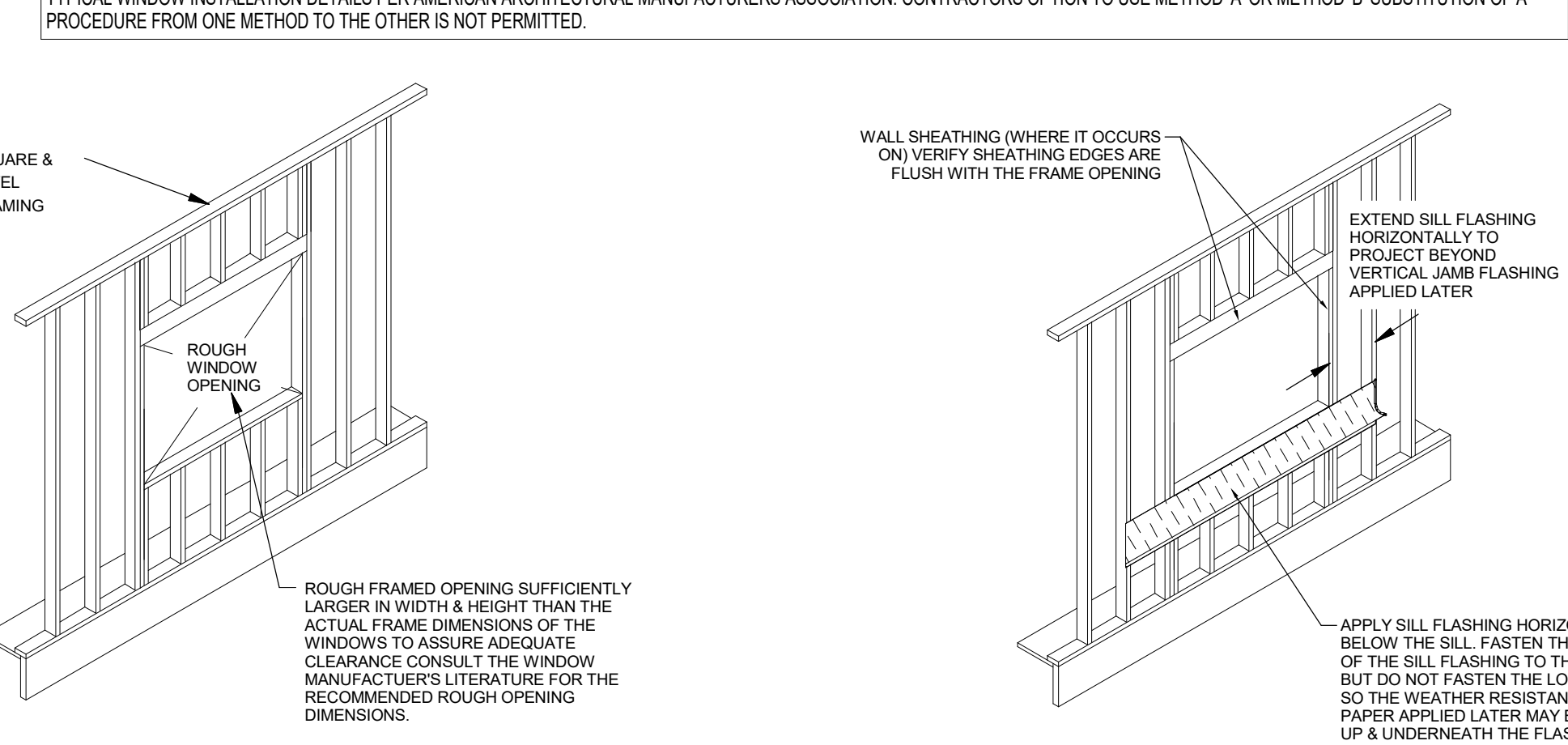
DOOR SCHEDULE 1						
SEE SCHEDULES SHEET FOR DOOR TYPES AND COMPLETE SCHEDULE						
Mark	Width	Height	Glazing Area	Type	Function	Glazing Specification
101	5'-0"	6'-8"		DBL SLIDING CLOSET DOOR	Interior	
102	2'-6"	6'-8"		UNDER STAIRS CLOSET DOOR	Interior	
103	2'-6"	6'-8"		CASED OPENING	Interior	
FAMILY ROOM/ENTRY LEVEL FIN FLR						
201	6'-0"	8'-0"		DBL FULL LITE ENTRY DOOR	Exterior	SAFETY GLAZING REQUIRED
202	2'-6"	6'-8"		SINGLE BI-FOLD CLOSET DOOR	Interior	
203	3'-0"	8'-0"		SINGLE FULL LITE PATIO DOOR	Exterior	SAFETY GLAZING REQUIRED
204	4'-0"	6'-8"		DBL SWING CLOSET DOOR	Interior	
MAIN FLOOR FIN FLR						
203	5'-0"	6'-8"	14.4 SF	DBL FRENCH PATIO DOOR	Exterior	SAFETY GLAZING REQUIRED
204	5'-0"	6'-8"	14.4 SF	DBL FRENCH DOOR	Interior	SAFETY GLAZING REQUIRED
205	4'-6"	6'-8"		DBL SLIDING CLOSET DOOR	Interior	
206	3'-0"	6'-8"		CASED OPENING	Interior	
207	2'-6"	6'-8"		UNDER STAIRS CLOSET DOOR	Interior	
UPPER FLOOR FIN FLR						
301	5'-0"	8'-0"		DBL FRENCH DOOR	Interior	SAFETY GLAZING REQUIRED
302	2'-6"	8'-0"			Interior	
303	3'-0"	8'-0"		POCKET DOOR	Interior	
304	3'-0"	8'-0"		FRONT ENTRY DOOR	Exterior	
305	4'-0"	8'-0"		DBL SLIDING CLOSET DOOR	Interior	
306	2'-6"	8'-0"			Interior	
307	1'-8"	8'-0"			Interior	
308	2'-6"	8'-0"			Interior	
309	2'-6"	8'-0"		CASED OPENING	Interior	
310	2'-4"	8'-0"		FIRE RATED PARTITION DOOR	Interior	
Grand total: 22						

AREA - CONDITIONED SPACE	
NOTE: CONDITIONED SPACE MEASURED FROM EXTERIOR FRAMING @ HEAD HEIGHT ABOVE 48".	
OUTSIDE ADU STAIRS	88 SF
EXISTING CONDITIONED SPACE	
BASEMENT MECHANICAL	426 SF
EXISTING FAMILY ROOM	364 SF
EXISTING MAIN FLOOR	1417 SF
LOWER FLOOR	1354 SF
	3560 SF
FLOOR SPACE ADDED	
ADDED MAIN FLOOR SPACE	60 SF
MAIN FLOOR SUN ROOM ADDITION	172 SF
NEW FOYER	99 SF
	331 SF
UPPER FLOOR ADDITION	
AADU ADDITION	775 SF
MASTER SUITE ADDITION	661 SF
THIRD STORY STAIRS	117 SF
	1553 SF
GRAND TOTAL	5532 SF

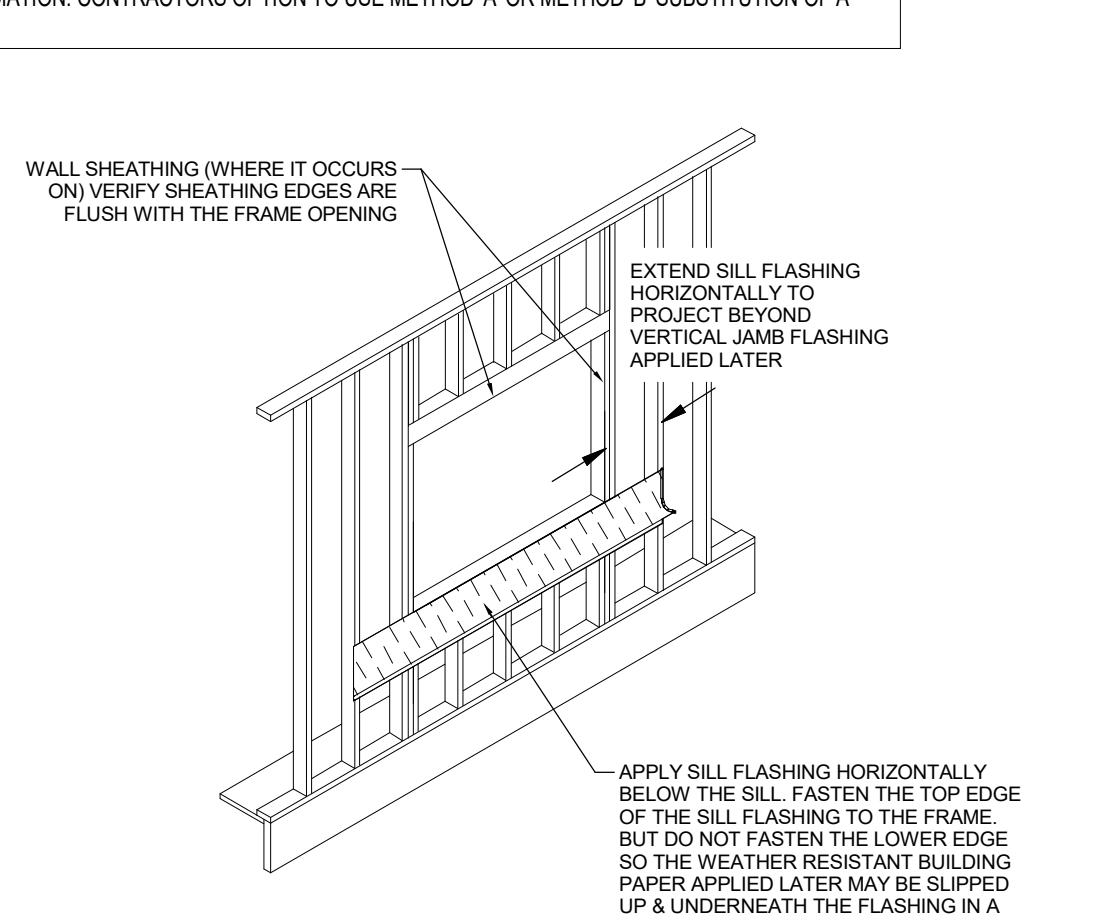
AREA - OUTDOOR SPACE	
UNHEATED SPACE	
EXISTING GARAGE	529 SF
	529 SF
OUTDOOR SPACE	
EXISTING COVERED ENTRY WALKWAY	207 SF
EXISTING MAIN FLOOR DECK	428 SF
LOWER FLOOR COVERED PATIO	432 SF
	1068 SF
OUTSIDE ADU STAIRS	88 SF
	88 SF
ADDED ADU BUILDING FOOTPRINT	567 SF
ADDED SUN ROOM BUILDING FOOTPRINT	172 SF
COVERED DECK	105 SF
	844 SF
GRAND TOTAL	2529 SF



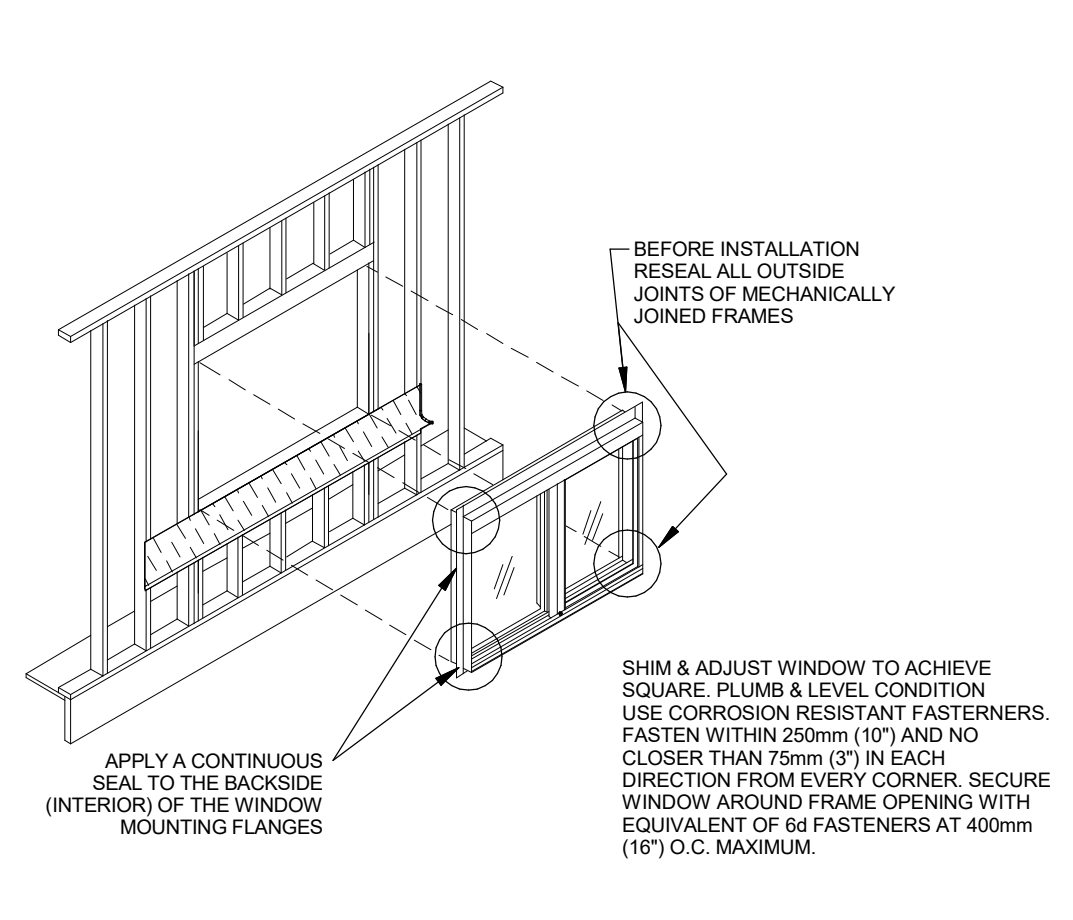
1 PRIMARY WEATHER BARRIER APPLICATION BY OTHERS
SCALE: 6"=1'-0"



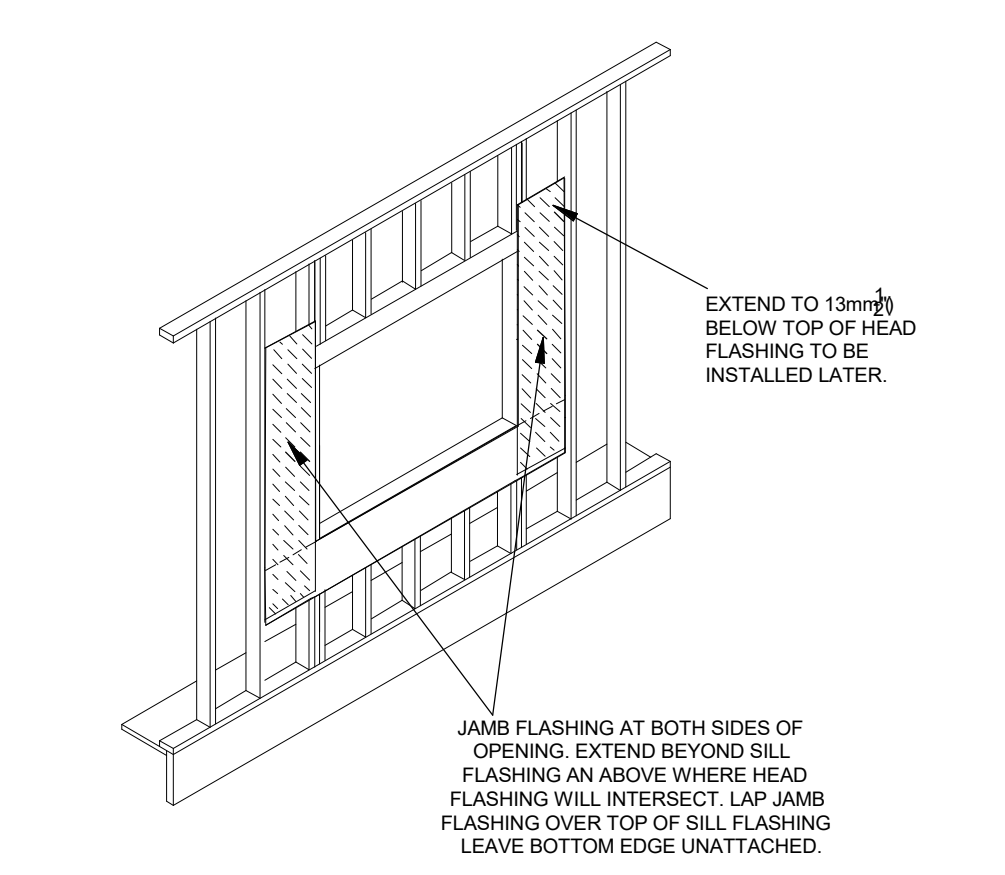
2 ROUGH WINDOW OPENING
SCALE: 6"=1'-0"



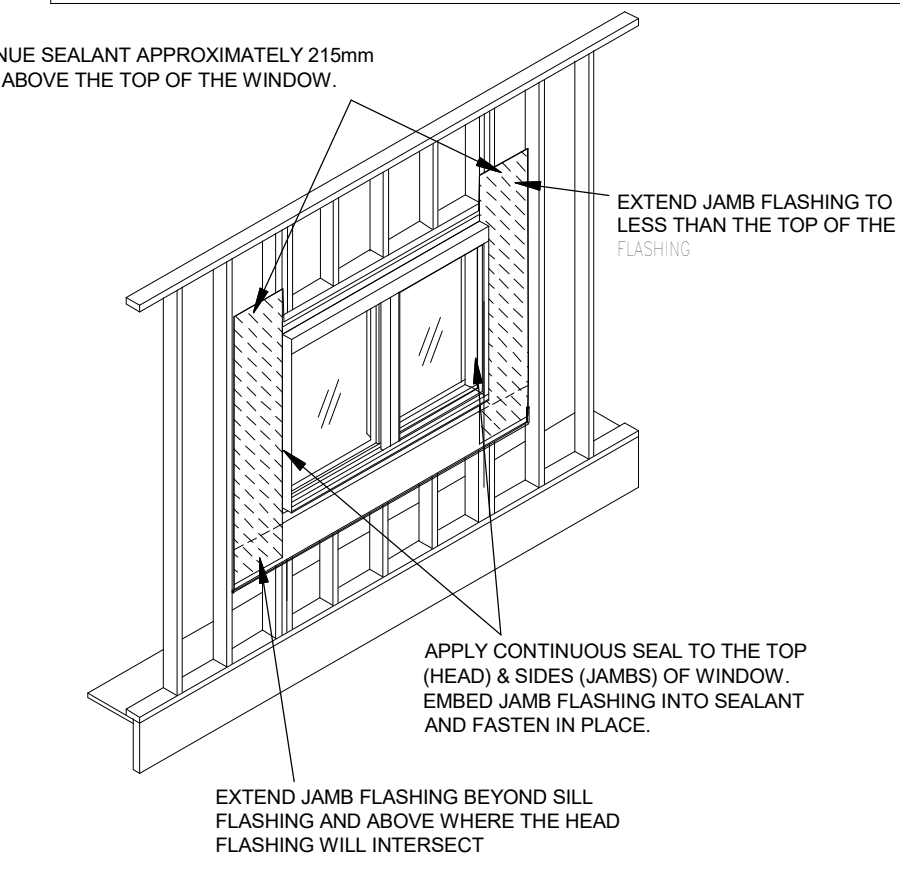
3 SILL FLASHING
SCALE: 6"=1'-0"



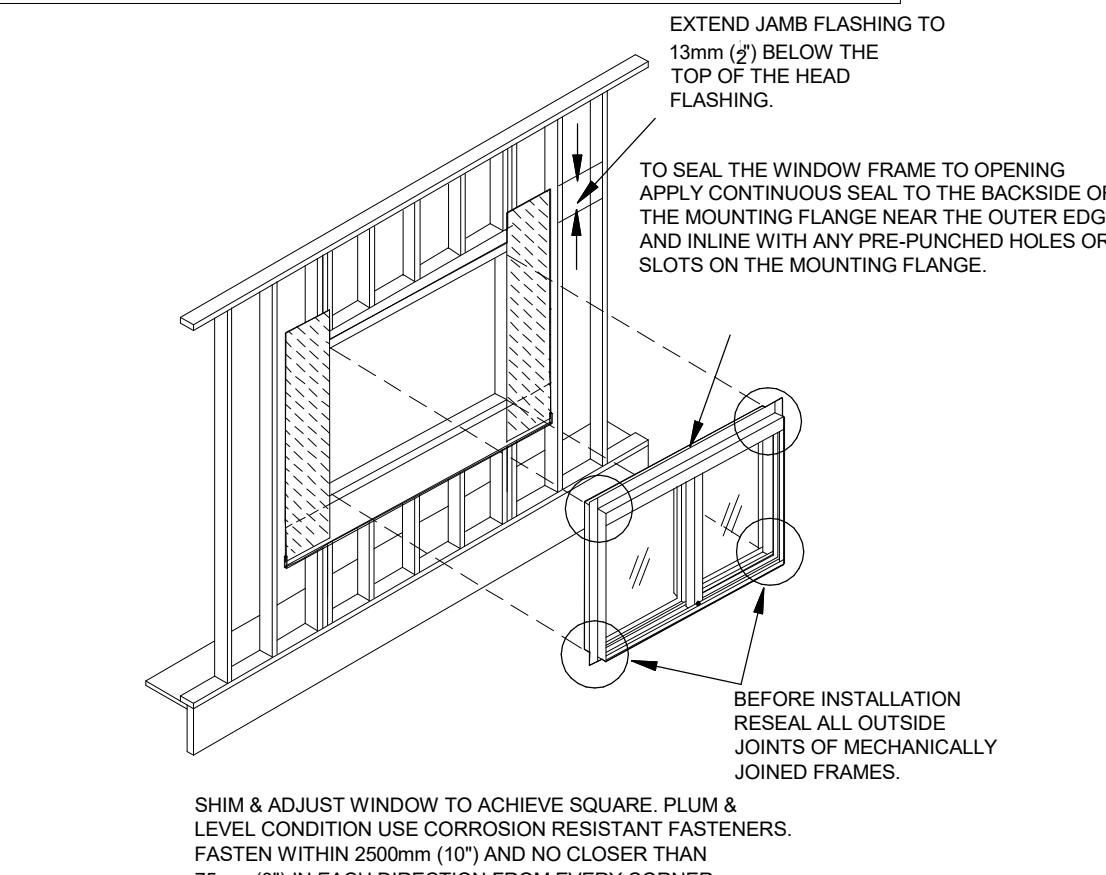
4 WINDOW INSTALLATION (METHOD "A")
SCALE: 6"=1'-0"



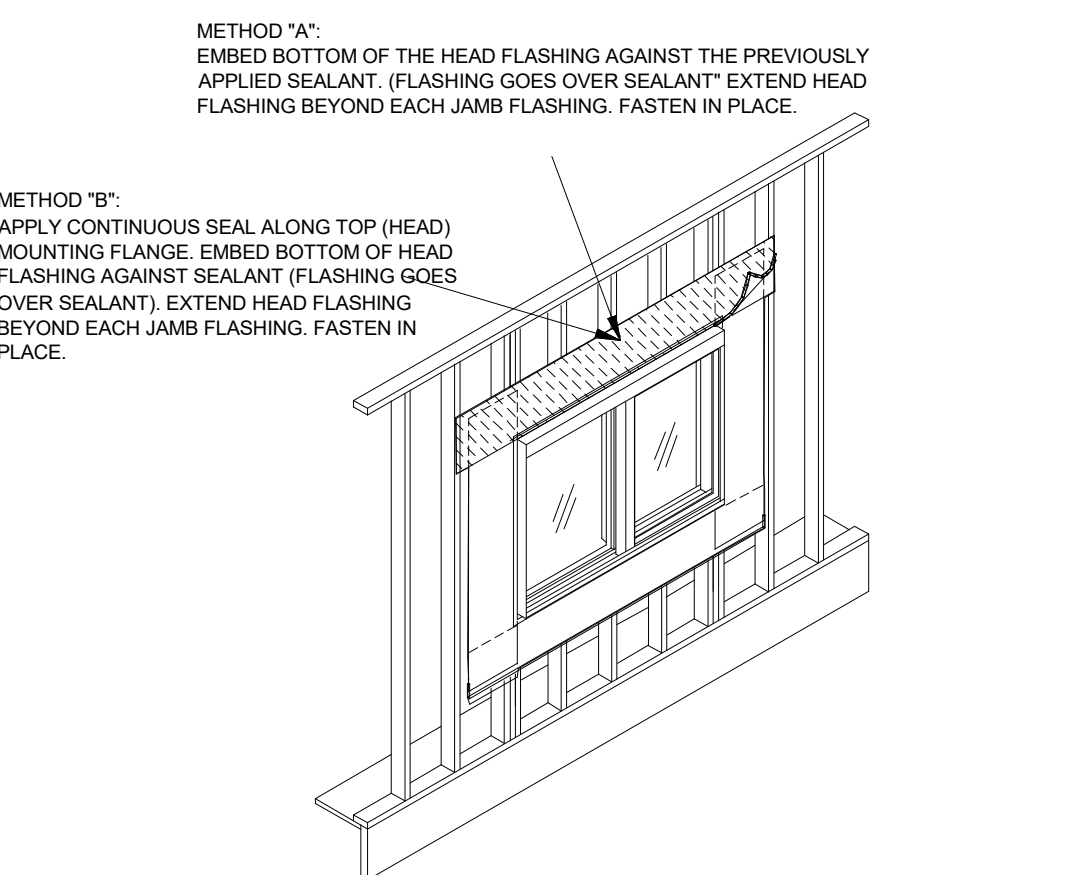
5 JAMB FLASHING (METHOD "B")
SCALE: 6"=1'-0"



6 JAMB FLASHING (METHOD "A")
SCALE: 6"=1'-0"



7 WINDOW INSTALLATION (METHOD "B")
SCALE: 6"=1'-0"



8 HEAD FLASHING
SCALE: 6"=1'-0"

1 WINDOW INSTALLATION DETAILS

ROOM SCHEDULE		
NOTE: ROOM AREA MEASURED FROM INTERIOR OF STUD WALL OR...		
Number	Name	Area
LOWER LEVEL FIN FLR		
100	BASEMENT MECHANICAL ROOM	314 SF
101	BEDROOM SUITE	220 SF
102	BATH	72 SF
103	WALK-IN CLOSET	47 SF
104	OFFICE	109 SF
104	BEDROOM	132 SF
105	BEDROOM	131 SF
106	BEDROOM	165 SF
107	HALL	180 SF
108	HALL CLOSET	19 SF
109	BATHROOM	71 SF
MAIN FLOOR FIN FLR		
201	NEW FOYER	66 SF
202	EXISTING MAIN ROOM	605 SF

GENERAL STRUCTURAL NOTES

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (IBC, 2018 EDITION) AND MODIFICATIONS TO THE INTERNATIONAL BUILDING CODE BY THE LOCAL JURISDICTION.
- DESIGN LOAD CRITERIA
 - DEAD LOADS
 - ROOF 15 PSF
 - FLOORS 20 PSF
 - DECKS 8 PSF
 - EXTERIOR WALLS 10 PSF
 - INTERIOR WALLS 8 PSF
 - LIVE LOADS
 - ROOF 20 PSF
 - FLOOR / LIVING SPACE 40 PSF
 - DECKS / BALCONIES 60 PSF
 - SNOWLOADS
 - GROUND LOAD 25 PSF
 - ROOF SNOW LOAD 25 PSF
 - WIND
 - ULTIMATE DEIGN WIND SPEED 110 MPH
 - WIND EXPOSURE C
 - IMPORTANCE FACTOR $I_w = 1.0$
 - ADJUSTMENT FACTOR $\lambda = 1.0$
 - WIND SPEED UP FACTOR 1.9
 - SEISMIC
 - SEISMIC USE GROUP II
 - IMPORTANCE FACTOR $I_e = 1.0$
 - SITE CLASS D
 - SEISMIC DESIGN CATEGORY D
 - RESPONSE FACTOR $R = 6.5$
 - MAPPED ACCELERATION $S_s = 1.64$
 - (PER USGS) $S_1 = 0.62$
 - BASE SHEAR $V = 25,560$
 - SEISMIC RESPONSE COEFFICIENT $C_s = 0.18$
 - SOIL PRESSURE:
 - ALL SOIL PRESSURE 1,500 PSF

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS 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 CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER SITE ENTITIES OR PERSONS AT THE PROJECT SITE.
- CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- 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 AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
- ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

- FOUNDATIONS**
- ALL FOOTINGS AND FOUNDATIONS SHALL BE SUPPORTED BY COMPETENT NATIVE SOIL 18" BELOW FINISHED GRADE FOR EXTERIOR SIDE AND 12" FOR INTERIOR FOOTINGS, FREE OF ORGANIC MATERIALS. OVEREXCAVATION MIGHT BE NEEDED TO REACH THE COMPETENT SOIL.
 - FOOTINGS AND FOUNDATION EXCAVATION SHALL BE FREE OF LOOSE SOILS, SLOUGHS, DEBRIS, AND FREE OF WATER AT ALL TIMES.
 - FOUNDATION WALL BACKFILL SHALL BE PLACED SIMULTANEOUSLY ON BOTH SIDES OF WALL PROVIDING 4" PERFORATED PIPE (AS REQUIRED) FOR SUBSURFACE DRAINAGE.

- U.N.O. IN AN APPROVED GEOTECHNICAL REPORT, THE FOLLOWING METHOD FOR BACKFILL PLACEMENT AND COMPACTION IS TO BE USED:

EXCEPT FOR BACKFILL AGAINST BELOW-GRADE WALLS OR RETAINING WALLS, ALL OTHER STRUCTURAL FILL AND STRUCTURAL BACKFILL MATERIALS SHALL BE PLACED IN RELATIVELY HORIZONTAL LOOSE LIFTS NOT EXCEEDING 10 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DENSITY AT MOISTURE CONTENTS WITHIN TWO (2) PERCENT OF OPTIMUM. THE SPECIFIED COMPACTION DENSITY AND MOISTURE CONTENT OF EACH LIFT MUST BE VERIFIED BY INSPECTION, PRIOR TO PLACEMENT OF SUBSEQUENT LIFTS. BACKFILL AGAINST BELOW-GRADE WALLS AND RETAINING WALLS SHOULD BE COMPACTED AS DESCRIBED ABOVE TO ONLY 90 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.

- FOOTING SIZE SHALL BE AS INDICATED ON DRAWINGS OR MIN. AS PER IBC SECTION 1806.
- WHERE THE SURFACE IS SLOPED MORE THAN ONE (1) FOOT IN TEN (10) FEET THE FOUNDATION SHALL BE LEVEL OR STEPPED SO THAT BOTH, TOP AND BOTTOM, OF SUCH FOUNDATION ARE LEVEL PER IBC.
- WHERE STRUCTURAL COLUMNS AND POSTS ARE EXPOSED TO WATER SPLASH ABOVE, A CONCRETE SURFACE OR TO THE WEATHER, PROVIDE A MIN. OF 1" ABOVE CONCRETE SURFACE, OR 8" ABOVE THE EXPOSED EARTH PER IBC.

CONCRETE

MEMBER TYPE (IN)	PSI	MAX AGGR	MAX W/C RATIO
SLABS ON GRADE	2,500	1	0.45
FOUNDATIONS	2,500	1	0.45
WALLS	2,500	1	0.50
COLUMNS, ELEVATED SLABS & BEAMS	4,500	¾	0.40

- CONCRETE MIX FOR FOUNDATION AND SLAB: CEMENT: 5.5 SACK TYPE I NORMAL PORTLAND CEMENT
1,210 LBS OF WET SAND
1,925 LBS GRAVEL
- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, FY = 60,000 PSI, UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM-185.
- DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 318-14. LAP ALL REINFORCEMENTS IN ACCORDANCE WITH "THE REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE". PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
- NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED AND APPROVED BY THE STRUCTURAL ENGINEER.
- CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (NO. 6 BARS OR LARGER) 2"
(NO 5 BARS OR SMALLER) 1-1/2"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS 1-1/2"
SLABS AND WALLS: GREATER OF BAR DIAMETER + 1/8 OR 3/4"
- CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS .
- 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 (2,500 PSI MIN).

- FLOOR SLABS**
- INTERIOR CONCRETE SLAB-ON-GRADE FLOORS SHOULD BE UNDERLAIN BY CAPILARY BREAK CONSISTING OF AT LEAST 4 INCHES PEA GRAVEL OR COMPACTED ¾- INCH CLEAN CRUSHED ROCK (LESS THAN 3 PERCENT FINES).

- ANCHORAGE**
- EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BARS) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED WITH SIMPSON EPOXY "SET-XP" OR EQUAL. SPECIAL INSPECTION IS REQUIRED. RODS SHALL BE ASTM A-36 UNLESS NOTED OTHERWISE.
 - DRIVEN PINS AND OTHER POWDER ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE. INSTALL IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1" UNLESS OTHERWISE NOTED. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE.
 - PERIODIC SPECIAL INSPECTION FOR EPOXIED ANCHORS AND BOLTS IS REQUIRED.

- STEEL**
- STRUCTURAL STEEL FABRICATION, ERECTION AND WELDING INSPECTION SHALL COMPLY WITH THE SPECIAL INSPECTION SCHEDULE.
 - STRUCTURAL STEEL SHALL BE GRADE A-36 UNLESS NOTED OTHERWISE.
 - ARCHITECTURALLY EXPOSED STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
 - THE FOLLOWING ADHESIVE-TYPE ANCHORING SYSTEMS SHALL BE USED FOR CONCRETE AND MASONRY, AS APPLICABLE AND IN ACCORDANCE WITH CORRESPONDING CURRENT ICC ESR REPORT.
 - SIMPSON "SET-XP" – ICC ESR 2508 FOR ANCHORING TO CONCRETE
 - ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND A.W.S STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS(AS DEFINED BY A.W.S.) SHALL BE USED ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT LBS AT -20 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION
 - WELDING INSPECTION SHALL BE IN COMPLIANCE WITH AWS D1.1.

- WOOD**
- ALL SOLID LUMBER TO BE GRADED BY WCLIB OR WWSA. ALL LUMBER SHALL BE HEM-FIR #2 (HF #2) OR BETTER. ALL SOLID LUMBER 5" X 4" OR LARGER SHALL BE DOUGLAS FIR #2 (DF #2) U.N.O. ALL GLUE-LAMINATED LUMBER SHALL BE GLULAM 24F-1.8E WS.
DESIGN VALUES FOR GLULAM BEAMS
 - FLEXURAL STRESS TENSION ZONE 2,400 PSI
 - FLEXURAL STRESS COMPRESSION ZONE 1,850 PSI
 - COMPRESSION PERPENDICULAR TO GRAIN 650 PSI
 - SHEAR 266 PSI
 - APPARENT E 1.8x10 lb-in²
 - TRUE E 1.9x10 lb-in²
 - LUMBER IN CONTACT WITH CONCRETE AND ALL EXTERIOR WOOD SHALL BE PRESSURE TREATED, ALL CONNECTORS GALVANIZED.
 - INSTALL SOLID BLOCKING BTWN JOISTS AT ALL BEARING POINTS. THROUGH BOLTS AND LAG BOLTS SHALL BE ASTM A307. PROVIDE MALLEABLE IRON WASHER AT ALL BOLT AND LAG BOLT LOATIONS. PROVIDE CUT WASHER FOR ALL BOLTS PROTRUDING BEARING WOOD.
 - ALL METAL (CONNECTORS, NAILS, BOLTS, ETC.) IN CONTACT WITH P.T. WOOD SHALL BE HOT DIPPED GALVANIZED.
 - U.N.O. CONNECTORS AND FASTENERS SHALL COMPLY WITH IBC TABLE 2304.10.1

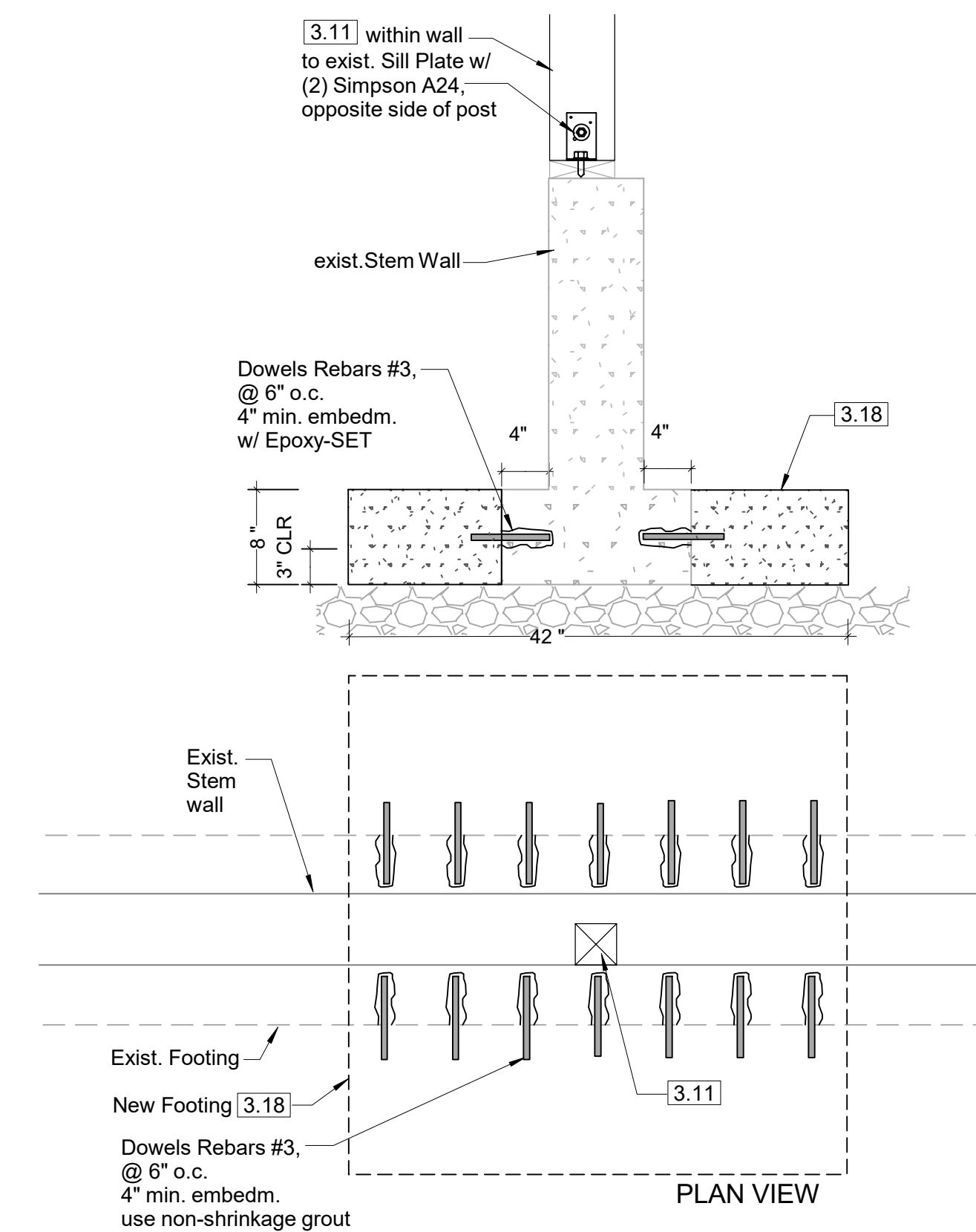
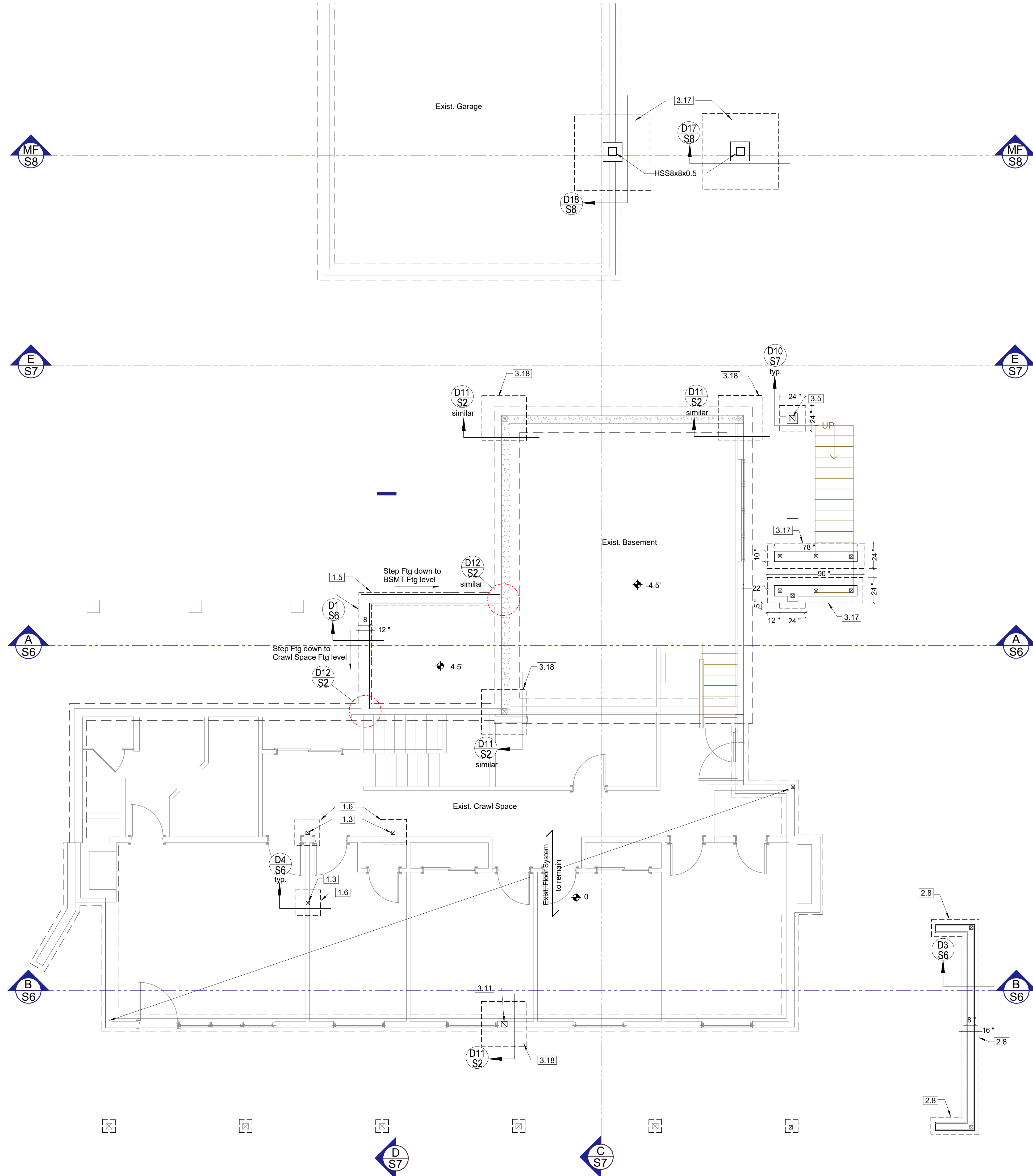
- OPEN WEB TRUSSES**
- THE INSTALLATION OF OPEN WEB TRUSSES SHALL COMPLY WITH THE REQUIREMENTS OF IBC 2018 TABLE 1705.2.3.
 - OPEN WEB TRUSS SHOP DRAWINGS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF WASHINGTON.

COMPARISON OF COMMON, BOX AND SINKER NAIL DIMENSIONS (inches) OF THE SAME PENNYWEIGHT.						
TYPE	FEATURE	PENNYWEIGHT				
		6d	8d	10d	12d	16d
COMMON	Length	2	2-1/2	3	3-1/4	3-1/2
	Diameter	0.113	0.131	0.148	0.148	0.162
	Head	0.226	0.281	0.312	0.312	0.344
BOX	Length	2	2-1/2	3	3-1/4	3-1/2
	Diameter	0.099	0.113	0.128	0.128	0.135
	Head	0.266	0.297	0.312	0.312	0.344
SINKER	Length	1-7/8	2-3/8	2-7/8	3-1/8	3-1/4
	Diameter	0.092	0.113	0.120	0.135	0.148
	Head	0.231	0.266	0.281	0.312	0.344

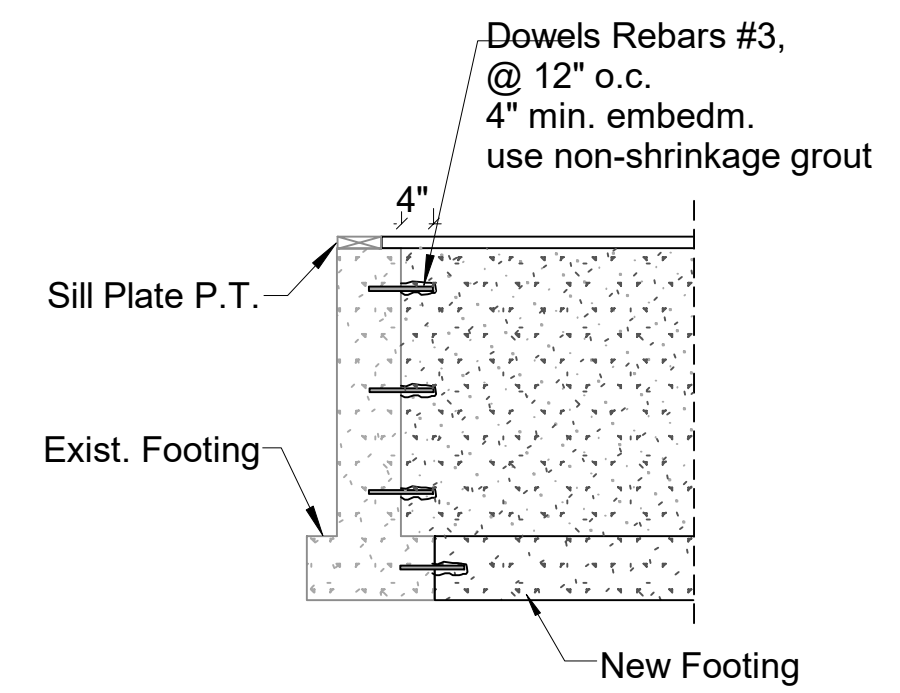


tec instruct LLC
 4111 164th St. SW #51, Lynnwood, WA 98087
 Telephone (206) 553 9076 - email: www.heimisch@yahoo.com
ENGINEERING

CLIENT:	Renee Lund	SHEET
JOB SITE:	8520 SE 82nd St., Mercer Island, WA 98040	S1
PROPERTY #		
DESCRIPTION:	Remodel and Addition	
DATE:	07/29/2023 SCALE: as noted	
ENGINEER:	Roland Heimisch, P. E.	



DETAIL 11 SCALE: 1" = 1'-0" (1:12)



DETAIL 12 DOWEL DETAIL (TYP.) SCALE: 1/2" = 1'-0" (1:24)



BASEMENT / FOUNDATION PLAN

SCALE: 1/4" = 1'-0" (1:48)

KEY NO.	MAIN FLOOR ALTERATIONS
1.1	Rafters, HF No.2, 2x12" @ 24" o.c.
1.2	Glulam WS, 24F-1.8E, 3-1/8x12"
1.3	Post, PSL, 1.8E, 3-1/2x3-1/2"
1.4	Header, DF No.2, 4x8"
1.5	Cont. Footing, fc = 2,500 psi, 12x8"
1.6	Spread Footing, fc = 2,500 psi, 24x24x8"

KEY NO.	NEW SUN ROOM
2.1	Manufactured Trusses @ 24" o.c.
2.2	Header, DF No.2, 4x8"
2.3	TJI 110, 1-3/4x11-7/8" @ 16" o.c.
2.4	Beam, DF No.2, 4x12"
2.5	Dbl. Joists, HF No.2, (2) 2x8", P.T.
2.6	Cont. Footing, fc = 2,500 psi, 16x8"

KEY NO.	SECOND STORY ADDITION
3.1	Manufactured Trusses @ 24" o.c.
3.2	Header, DF No.2, 4x10"
3.3	Header, DF No.2, 4x6"
3.4	Beam, DF No.2 6x10"
3.5	Post, HF No.2, 6x6", P.T.
3.6	TJI 210, 2-1/16x16" @ 16" o.c.
3.7	Deck Joists, HF No.2, 2x12" @ 16" o.c., P.T.
3.8	Beam, PSL, 2.2E, 2900Fb, 5-1/4x18"
3.9	Beam, PSL, 2.2E, 2900Fb, 5-1/4x18"
3.10	Glulam WS, 24F-1.8E, 5-1/2x21"
3.11	Post within Wall, DF No.2, 6x6"
3.12	TJI 230, 2-5/16x11-7/8" @ 16" o.c.
3.13	Header, DF No.2, 4x12"
3.14	Stair Stringers, HF No.2, 2x12" @ 12" o.c., P.T.
3.15	Landing Joists, HF No.2, 2x6" @ 16" o.c., P.T.
3.16	Beam, flush, LSL, 1.55E, 2325Fb, 3-1/2x11-7/8"
3.17	Spread Footing, fc = 2,500 psi, 72x72x16
3.18	Spread Footing, fc = 2,500 psi, 48x48x8"
3.19	Steel Moment Frame, Columns HSS8x8x0.5, Beam W12x50, Grade 50



tec instruct LLC
 4111 164th St. SW #51, Lynnwood, WA 98087
 Telephone (206) 553-9076 - email: www.rolandheimisch@yahoo.com
 ENGINEERING

CLIENT:	Renee Lund	S2
JOB SITE:	8520 SE 82nd St., Mercer Island, WA 98040	
PROPERTY #		
DESCRIPTION:	Remodel and Addition	
DATE:	07/29/2023	
ENGINEER:	Roland Heimisch, P. E.	

MF S8

MF S8

E S7

E S7

A S6

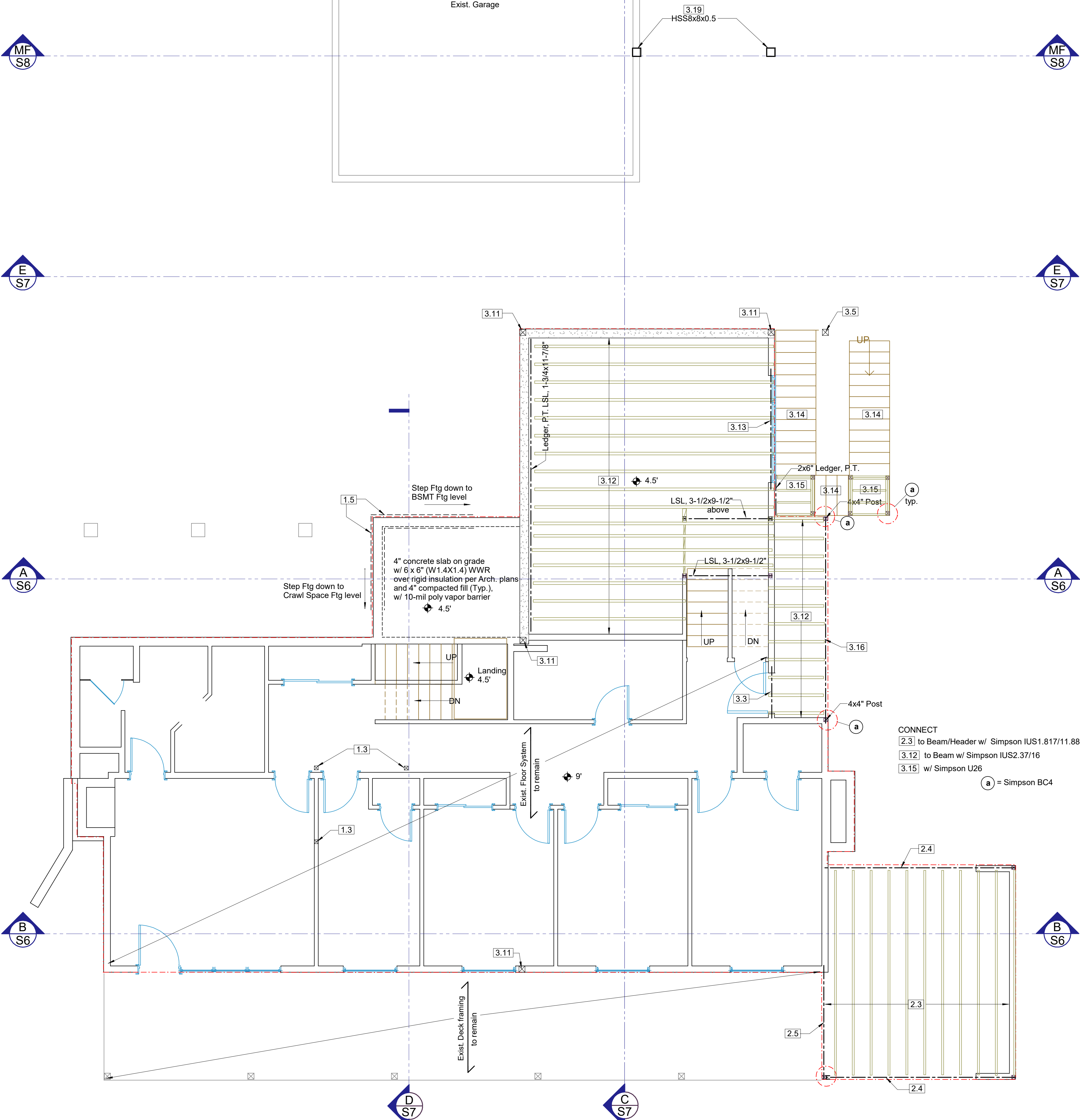
A S6

B S6

B S6

D S7

C S7

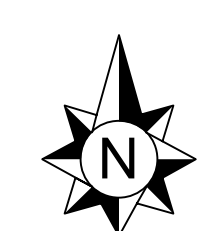


KEY NO.	MAIN FLOOR ALTERATIONS
1.1	Rafters, HF No.2, 2x12" @ 24" o.c.
1.2	Glulam WS, 24F-1.8E, 3-1/8x12"
1.3	Post, PSL, 1.8E, 3-1/2x3-1/2"
1.4	Header, DF No.2, 4x8"
1.5	Cont. Footing, fc = 2,500 psi, 12x8"
1.6	Spread Footing, fc = 2,500 psi, 24x24x8"

KEY NO.	NEW SUN ROOM
2.1	Manufactured Trusses @ 24" o.c.
2.2	Header, DF No.2, 4x8"
2.3	TJI 110, 1-3/4x11-7/8" @ 16" o.c.
2.4	Beam, DF No.2, 4x12"
2.5	DbL Joists, HF No.2, (2) 2x8", P.T.
2.6	Cont. Footing, fc = 2,500 psi, 16x8"

KEY NO.	SECOND STORY ADDITION
3.1	Manufactured Trusses @ 24" o.c.
3.2	Header, DF No.2, 4x10"
3.3	Header, DF No.2, 4x6"
3.4	Beam, DF No.2 6x10"
3.5	Post, HF No.2, 6x6", P.T.
3.6	TJI 210, 2-1/16x16" @ 16" o.c.
3.7	Deck Joists, HF No.2, 2x12" @ 16" o.c., P.T.
3.8	Beam, PSL, 2.2E, 2900Fb, 5-1/4x18"
3.9	Beam, PSL, 2.2E, 2900Fb, 5-1/4x18"
3.10	Glulam WS, 24F-1.8E, 5-1/2x21"
3.11	Post within Wall, DF No.2, 6x6"
3.12	TJI 230, 2-5/16x11-7/8" @ 16" o.c.
3.13	Header, DF No.2, 4x12"
3.14	Stair Stringers, HF No.2, 2x12" @ 12" o.c., P.T.
3.15	Landing Joists, HF No.2, 2x6" @ 16" o.c., P.T.
3.16	Beam, flush, LSL, 1.55E, 2325Fb, 3-1/2x11-7/8"
3.17	Spread Footing, fc = 2,500 psi, 72x72x16
3.18	Spread Footing, fc = 2,500 psi, 48x48x8"
3.19	Steel Moment Frame, Columns HSS8x8x0.5, Beam W12x50, Grade 50

CONNECT
 2.3 to Beam/Header w/ Simpson IUS1.817/11.88
 3.12 to Beam w/ Simpson IUS2.37/16
 3.15 w/ Simpson U26
 a = Simpson BC4



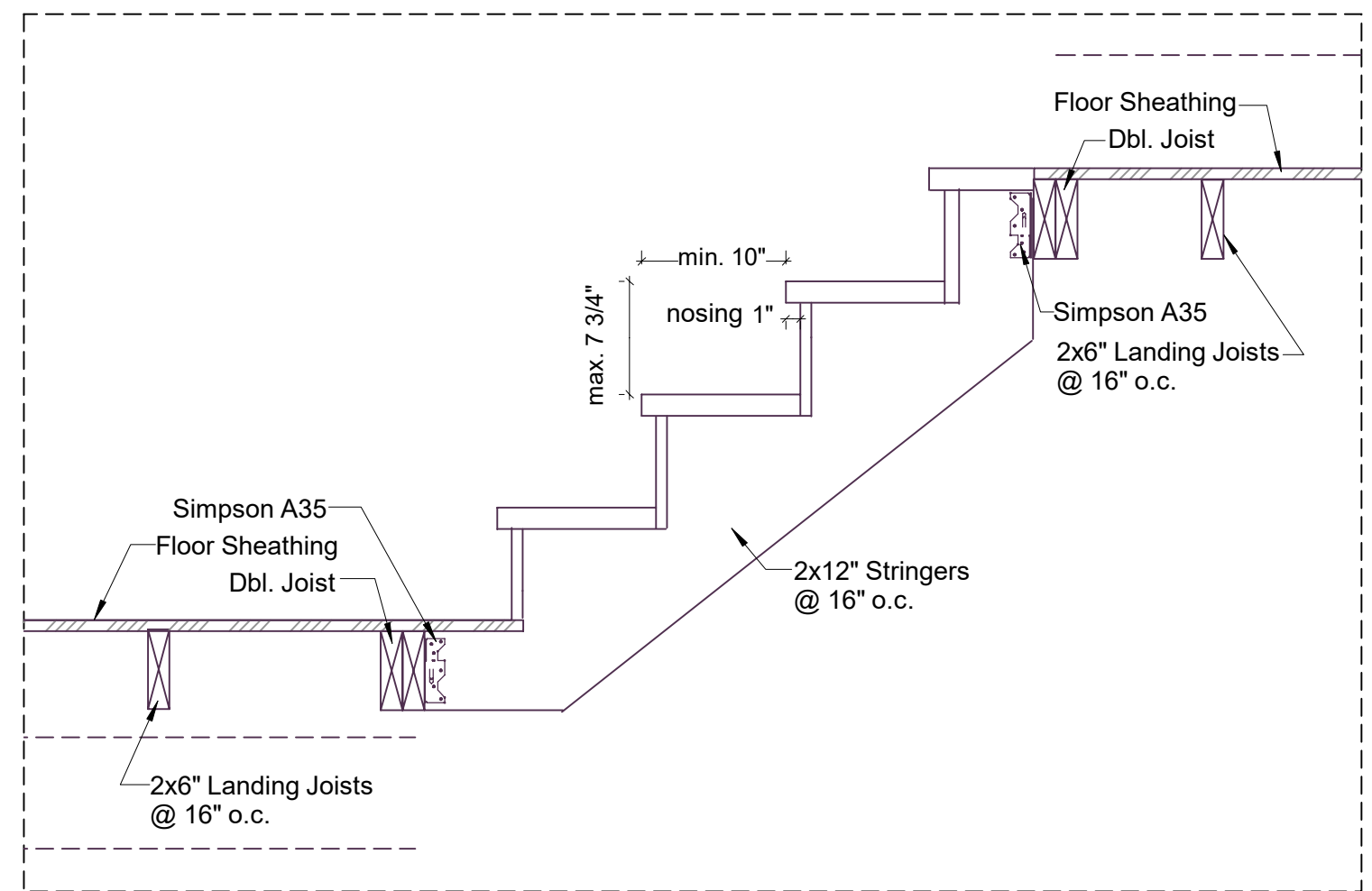
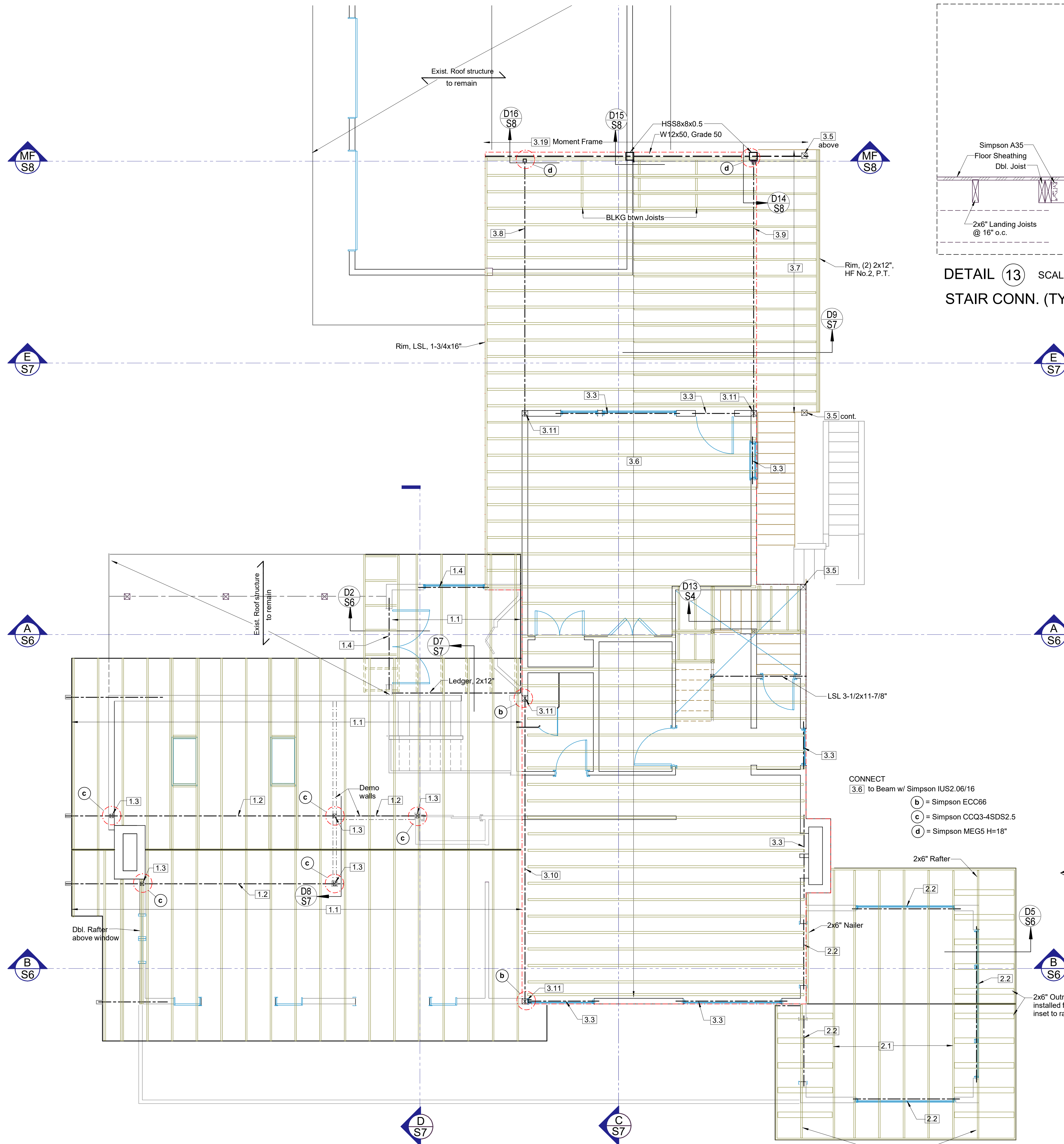
FRAMING ABOVE LOWER FLOOR

SCALE: 1/4" = 1'-0" (1:48)



tec instruct LLC
 4111 164th St SW #51, Lynnwood, WA 98087
 Telephone (206) 553 9076 - email: www.heimisch@yahoo.com
 ENGINEERING

CLIENT:	Renee Lund	SHEET
JOB SITE:	8520 SE 82nd St., Mercer Island, WA 98040	S3
PROPERTY #		
DESCRIPTION:	Remodel and Addition	
DATE:	07/29/2023	
ENGINEER:	Roland Heimisch, P. E.	SCALE: as noted



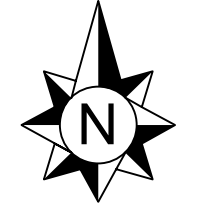
DETAIL 13 SCALE: 1" = 1'-0" (1:12)
STAIR CONN. (TYP.)

KEY NO.	MAIN FLOOR ALTERATIONS
1.1	Rafters, HF No.2, 2x12" @ 24" o.c.
1.2	Glulam WS, 24F-1.8E, 3-1/8x12"
1.3	Post, PSL, 1.8E, 3-1/2x3-1/2"
1.4	Header, DF No.2, 4x8"
1.5	Cont. Footing, fc = 2,500 psi, 12x8"
1.6	Spread Footing, fc = 2,500 psi, 24x24x8"

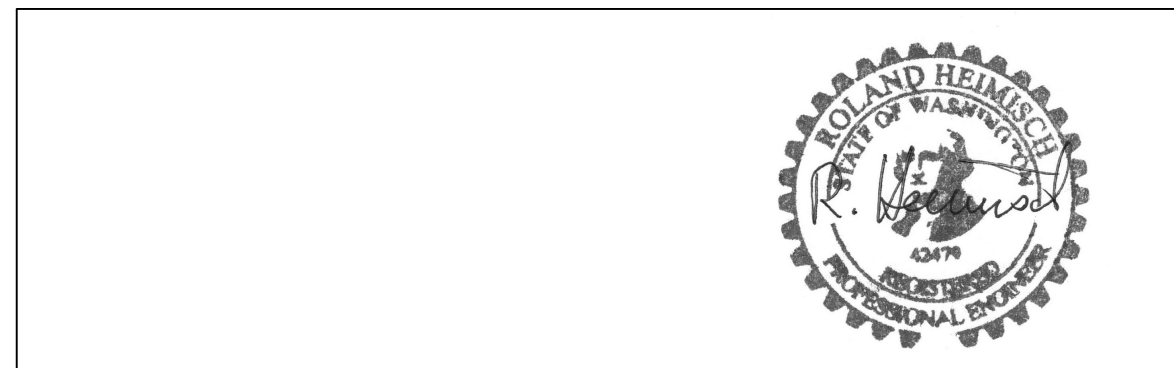
KEY NO.	NEW SUN ROOM
2.1	Manufactured Trusses @ 24" o.c.
2.2	Header, DF No.2, 4x8"
2.3	TJI 110, 1-3/4x11-7/8" @ 16" o.c.
2.4	Beam, DF No.2, 4x12"
2.5	Dbl. Joists, HF No.2, (2) 2x8", P.T.
2.6	Cont. Footing, fc = 2,500 psi, 16x8"

KEY NO.	SECOND STORY ADDITION
3.1	Manufactured Trusses @ 24" o.c.
3.2	Header, DF No.2, 4x10"
3.3	Header, DF No.2, 4x6"
3.4	Beam, DF No.2 6x10"
3.5	Post, HF No.2, 6x6", P.T.
3.6	TJI 210, 2-1/16x16" @ 16" o.c.
3.7	Deck Joists, HF No.2, 2x12" @ 16" o.c., P.T.
3.8	Beam, PSL, 2.2E, 2900Fb, 5-1/4x18"
3.9	Beam, PSL, 2.2E, 2900Fb, 5-1/4x18"
3.10	Glulam WS, 24F-1.8E, 5-1/2x21"
3.11	Post within Wall, DF No.2, 6x6"
3.12	TJI 230, 2-5/16x11-7/8" @ 16" o.c.
3.13	Header, DF No.2, 4x12"
3.14	Stair Stringers, HF No.2, 2x12" @ 12" o.c., P.T.
3.15	Landing Joists, HF No.2, 2x6" @ 16" o.c., P.T.
3.16	Beam, flush, LSL, 1.55E, 2325Fb, 3-1/2x11-7/8"
3.17	Spread Footing, fc = 2,500 psi, 72x72x16
3.18	Spread Footing, fc = 2,500 psi, 48x48x8"
3.19	Steel Moment Frame, Columns HSS8x8x0.5, Beam W12x50, Grade 50

CONNECT
3.6 to Beam w/ Simpson IUS2.06/16
 (b) = Simpson ECC66
 (c) = Simpson CCG3-4SDS2.5
 (d) = Simpson MEG5 H=18"

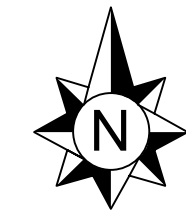
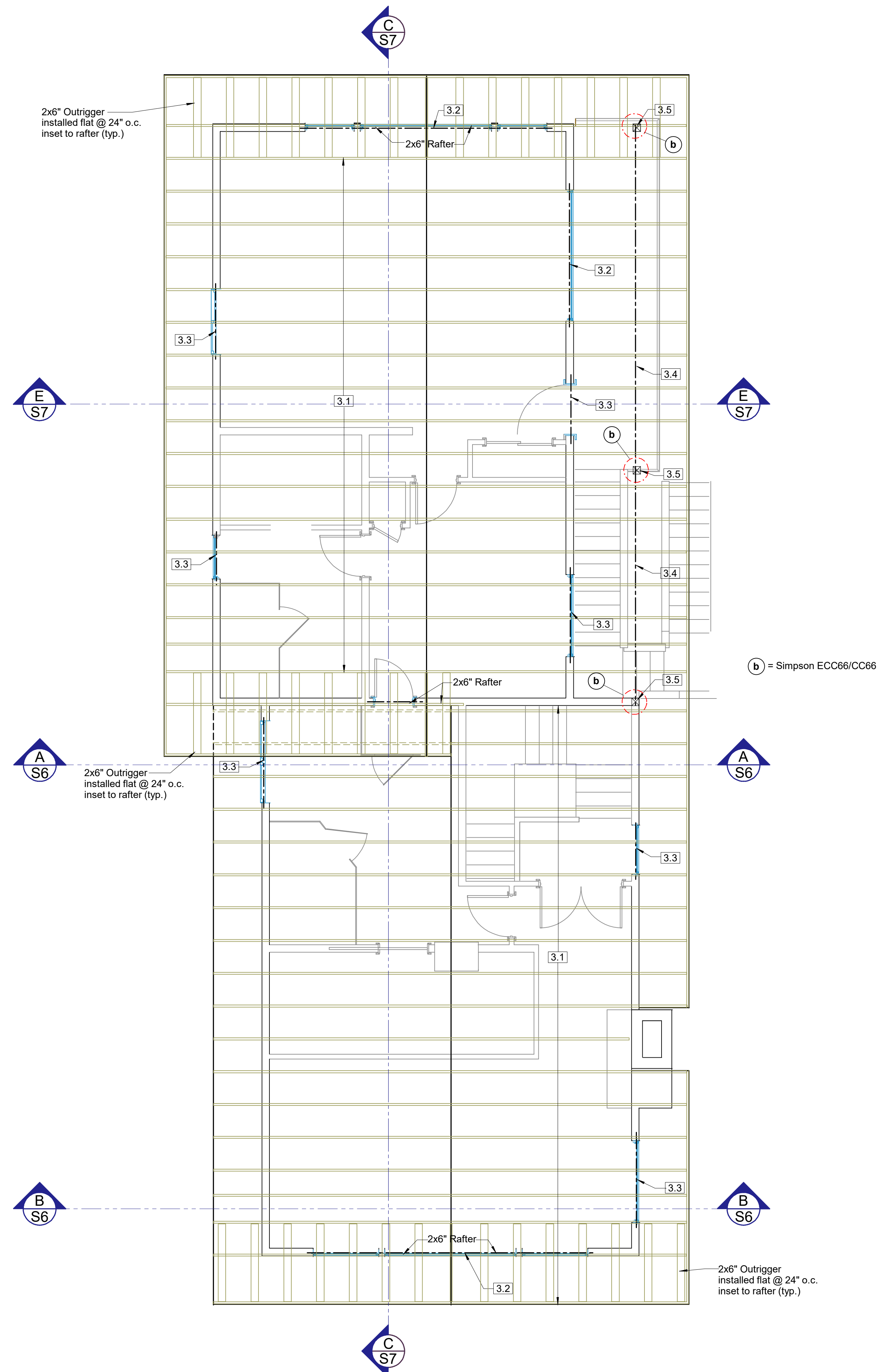


FRAMING ABOVE MAIN FLOOR
LOWER ROOF FRAMING
SCALE: 1/4" = 1'-0" (1:48)



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 4111 164th St. SW #51, Lynnwood, WA 98087
 Telephone (206) 553 9076 - email: www.rheimisch@yahoo.com
 ENGINEERING

CLIENT:	Renee Lund	SHEET
JOB SITE:	8520 SE 82nd St., Mercer Island, WA 98040	S4
PROPERTY #		
DESCRIPTION:	Remodel and Addition	
DATE:	07/29/2023 SCALE: as noted	
ENGINEER:	Roland Heimisch, P. E.	



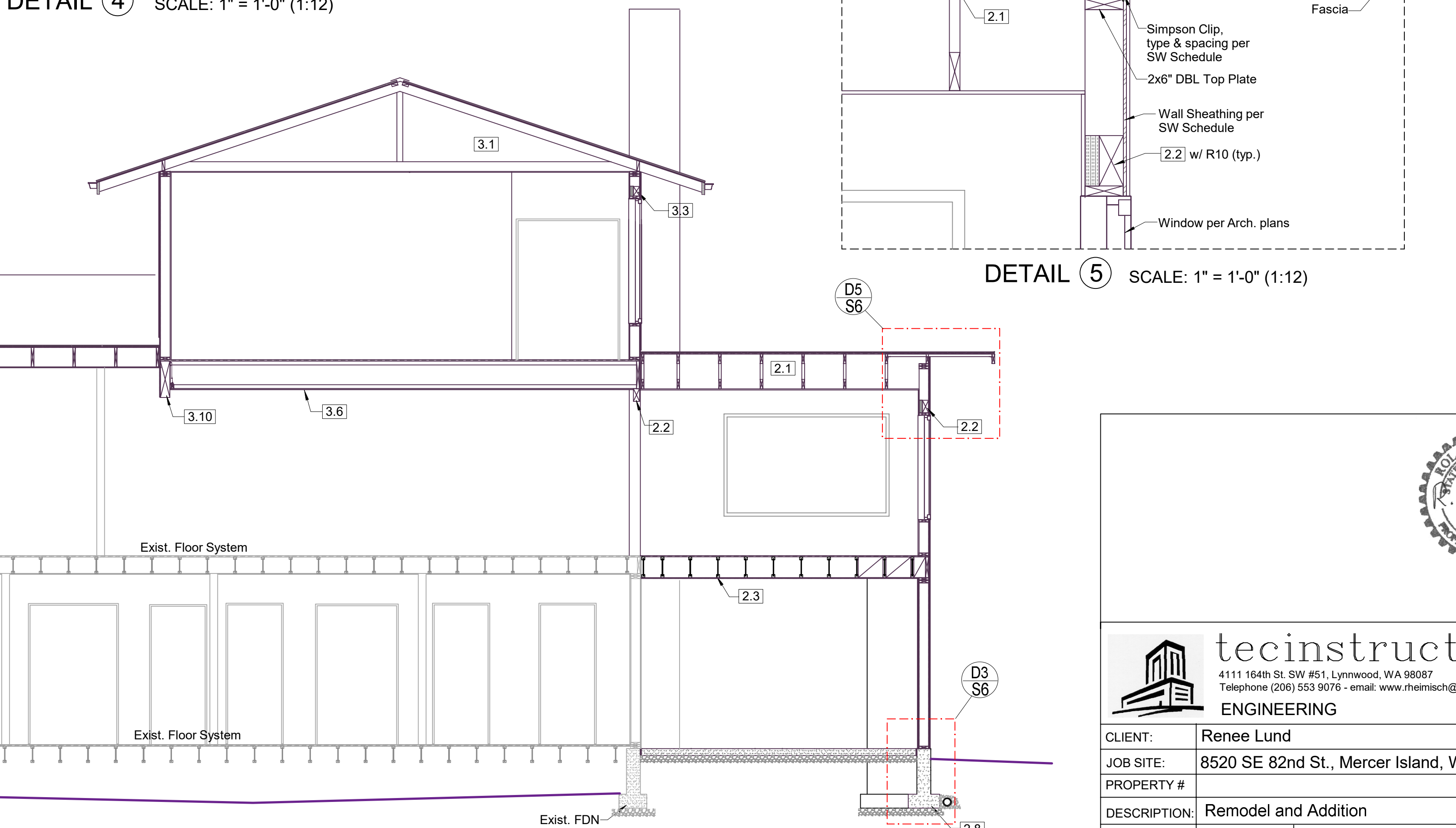
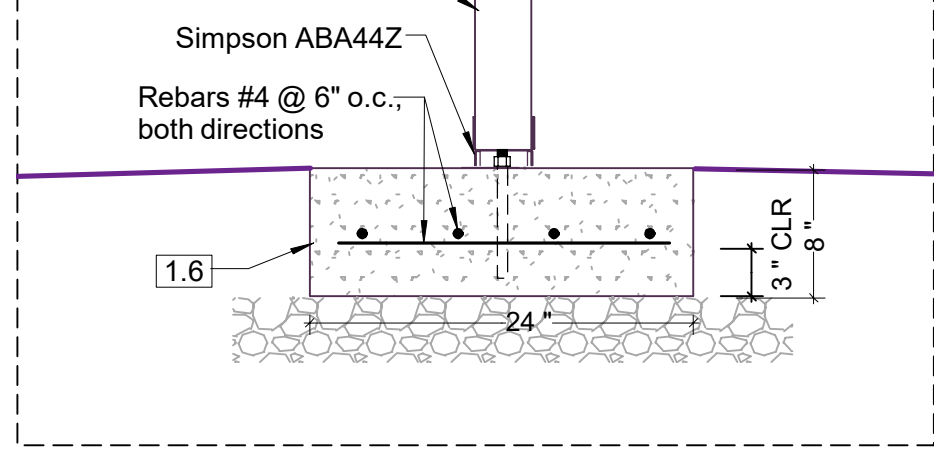
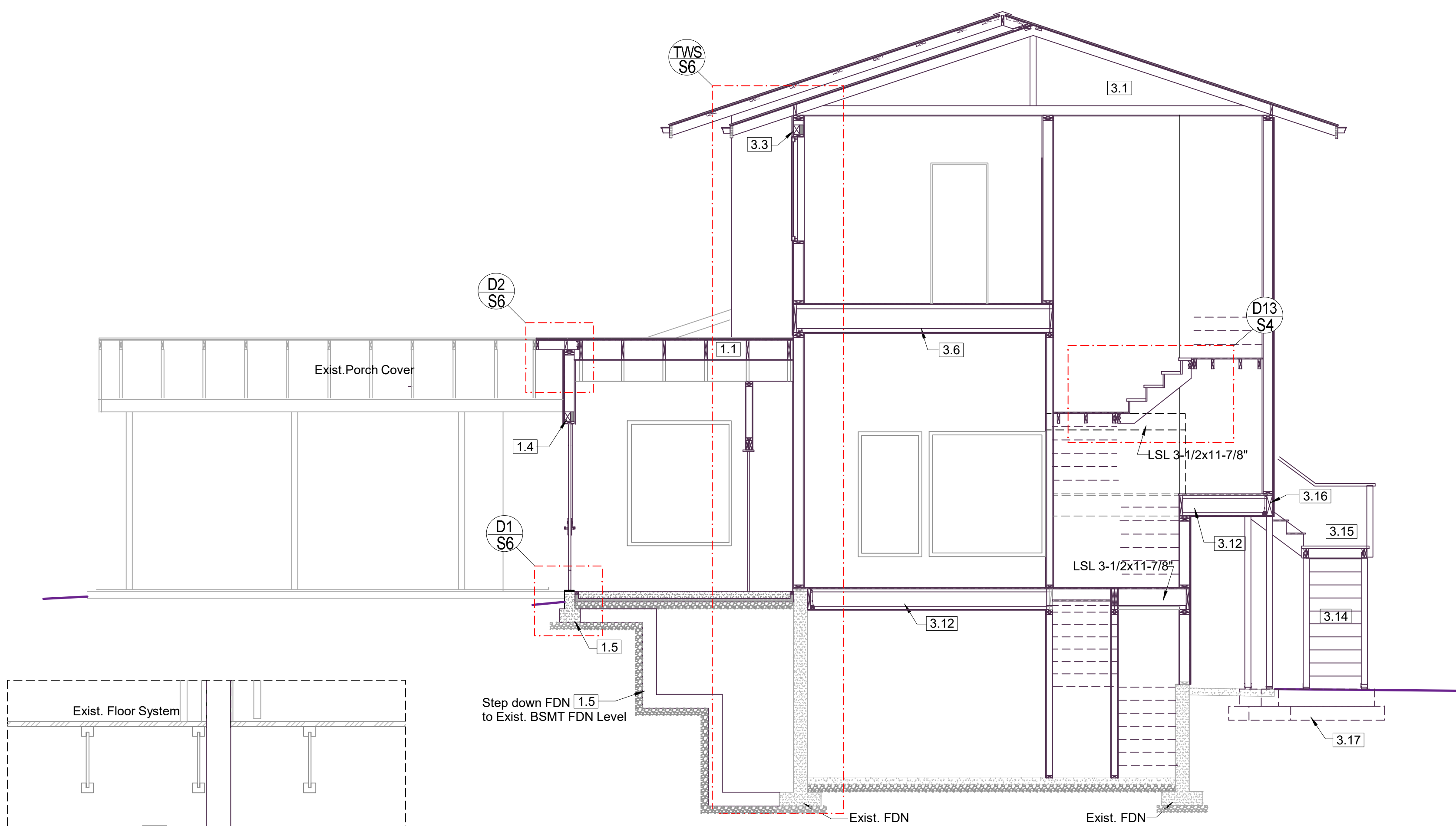
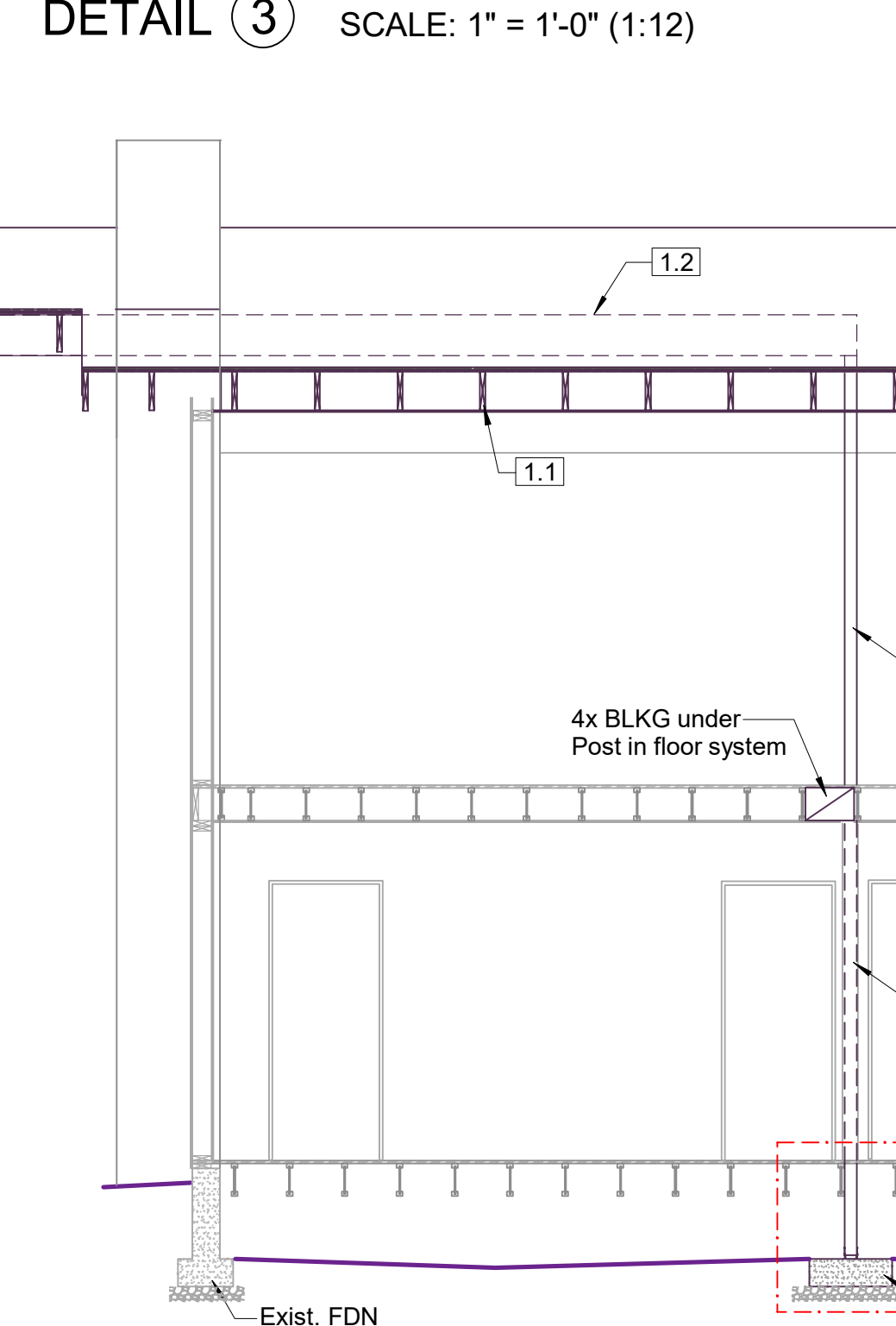
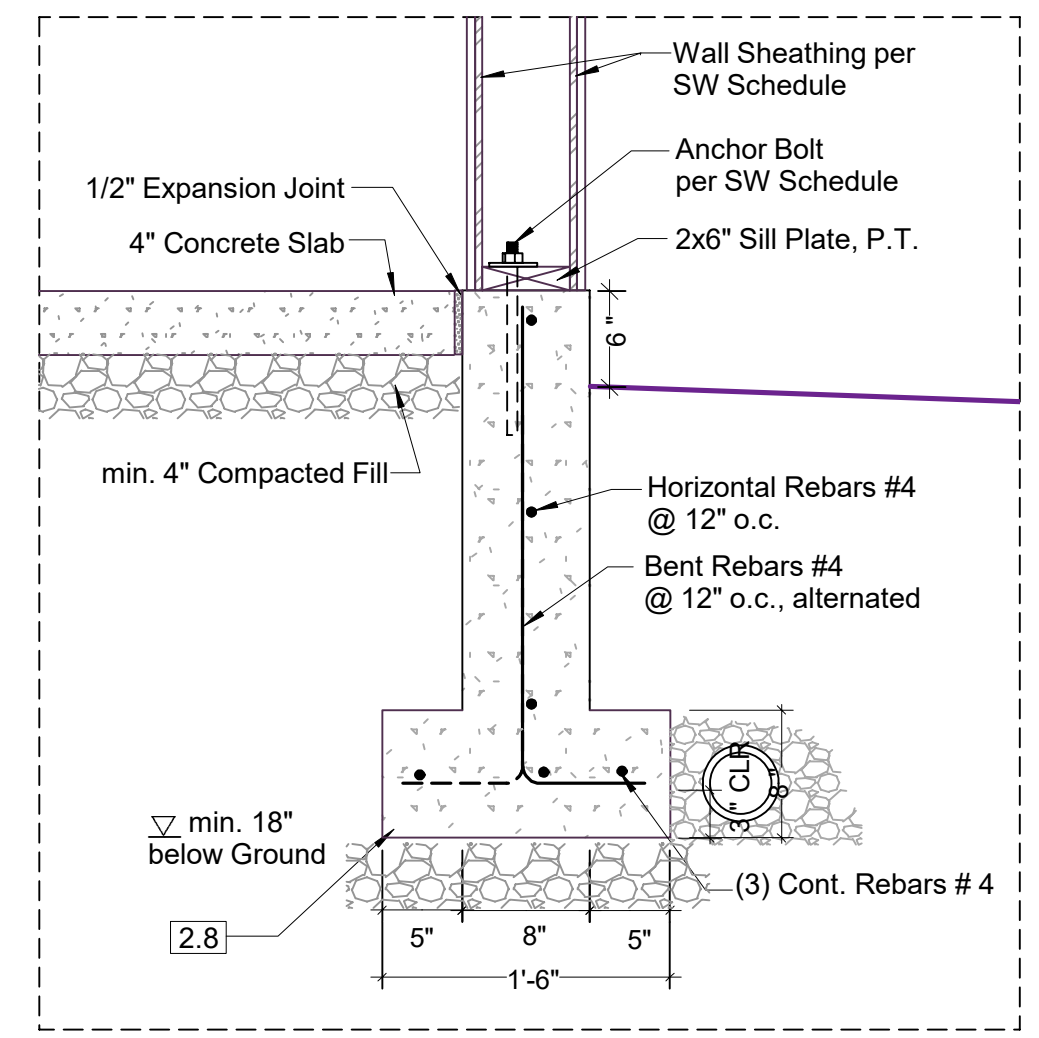
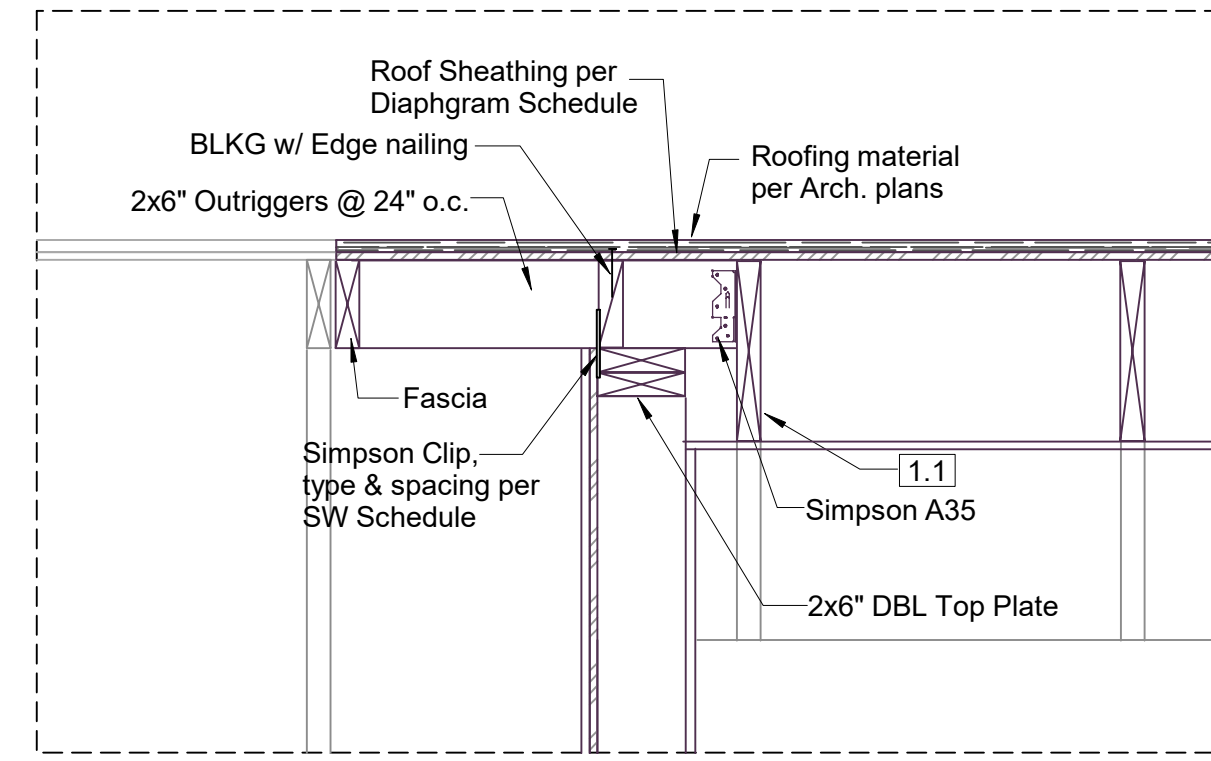
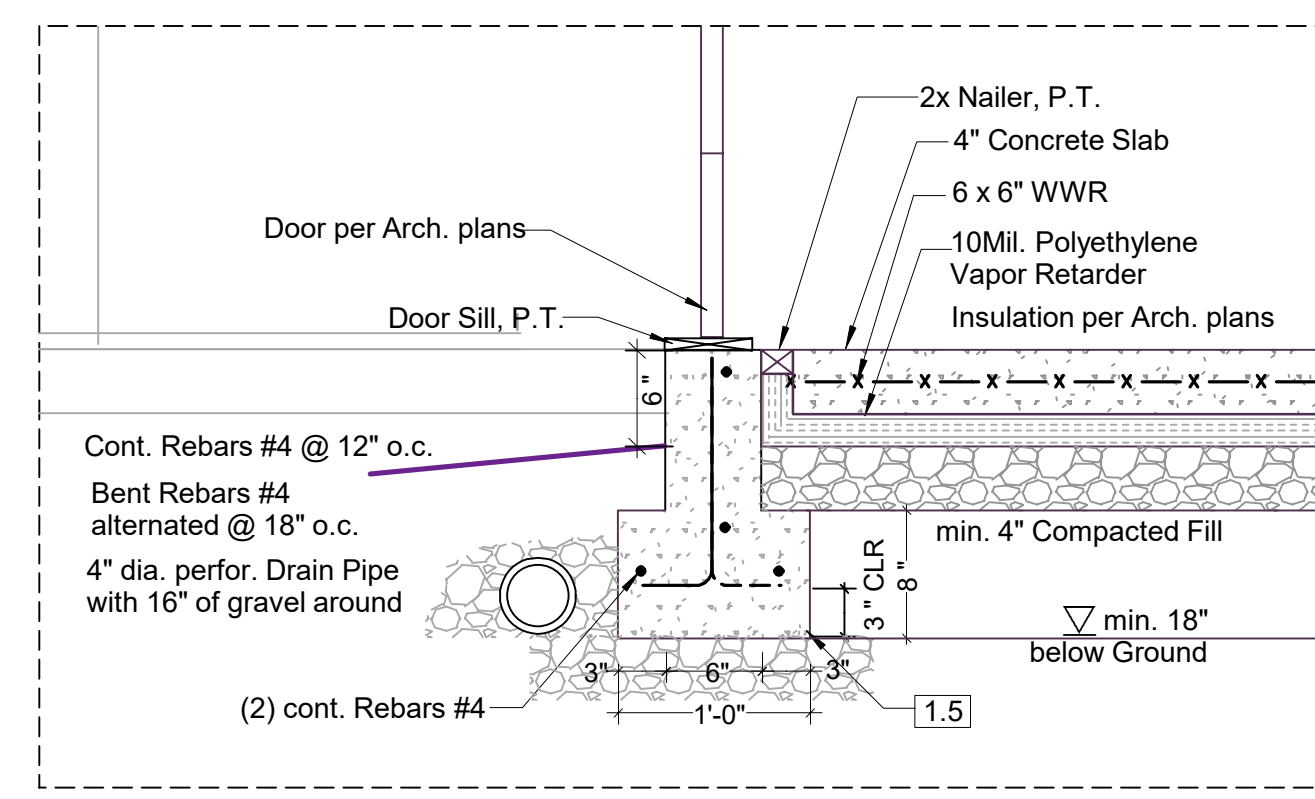
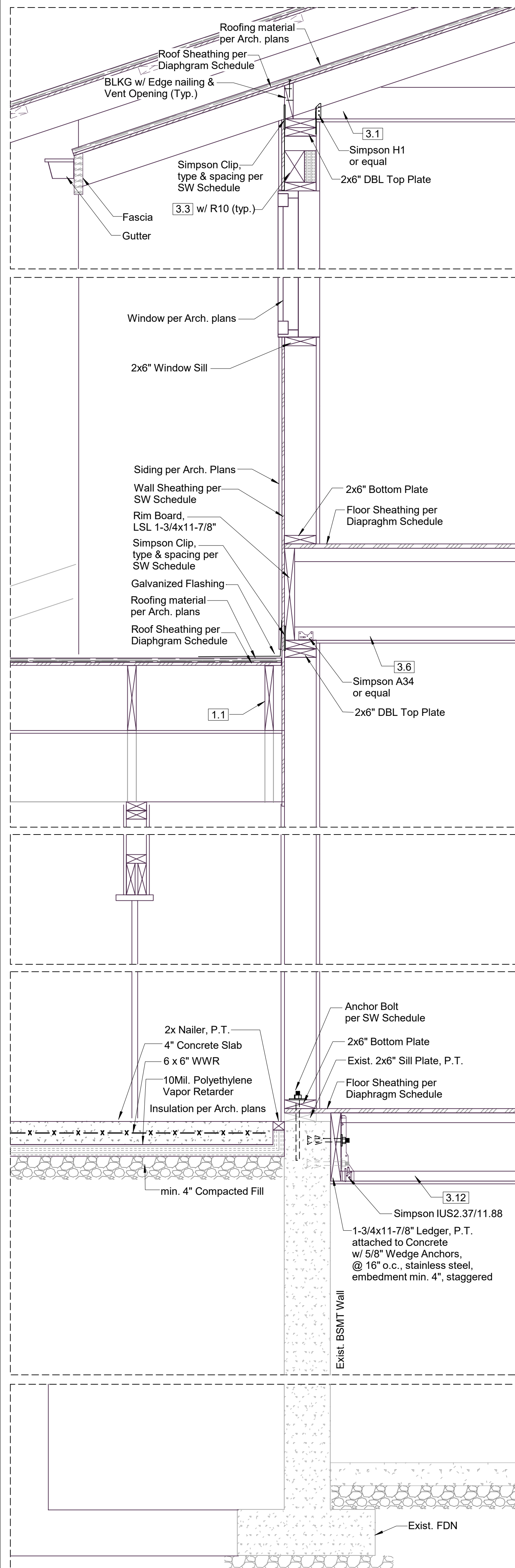
ROOF FRAMING FOR
2ND STORY ADDITION
SCALE: 1/4" = 1'-0" (1:48)

KEY NO.	SECOND STORY ADDITION
3.1	Manufactured Trusses @ 24" o.c.
3.2	Header, DF No.2, 4x10"
3.3	Header, DF No.2, 4x6"
3.4	Beam, DF No.2 6x10"
3.5	Post, HF No.2, 6x6", P.T.
3.6	TJI 210, 2-1/16x16" @ 16" o.c.
3.7	Deck Joists, HF No.2, 2x12" @ 16" o.c., P.T.
3.8	Beam, PSL, 2.2E, 2900Fb, 5-1/4x18"
3.9	Beam, PSL, 2.2E, 2900Fb, 5-1/4x18"
3.10	Glulam WS, 24F-1.8E, 5-1/2x21"
3.11	Post within Wall, DF No.2, 6x6"
3.12	TJI 230, 2-5/16x11-7/8" @ 16" o.c.
3.13	Header, DF No.2, 4x12"
3.14	Stair Stringers, HF No.2, 2x12" @ 12" o.c., P.T.
3.15	Landing Joists, HF No.2, 2x6" @ 16" o.c., P.T.
3.16	Beam, flush, LSL, 1.55E, 2325Fb, 3-1/2x11-7/8"
3.17	Spread Footing, fc = 2,500 psi, 72x72x16
3.18	Spread Footing, fc = 2,500 psi, 48x48x8"
3.19	Steel Moment Frame, Columns HSS8x8x0.5, Beam W12x50, Grade 50



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 4111 164th St. SW #51, Lynnwood, WA 98087
 Telephone (206) 553 9076 - email: www.rheimisch@yahoo.com
 ENGINEERING

CLIENT:	Renee Lund	SHEET
JOB SITE:	8520 SE 82nd St., Mercer Island, WA 98040	S5
PROPERTY #		
DESCRIPTION:	Remodel and Addition	
DATE:	07/29/2023 SCALE: as noted	
ENGINEER:	Roland Heimisch, P. E.	

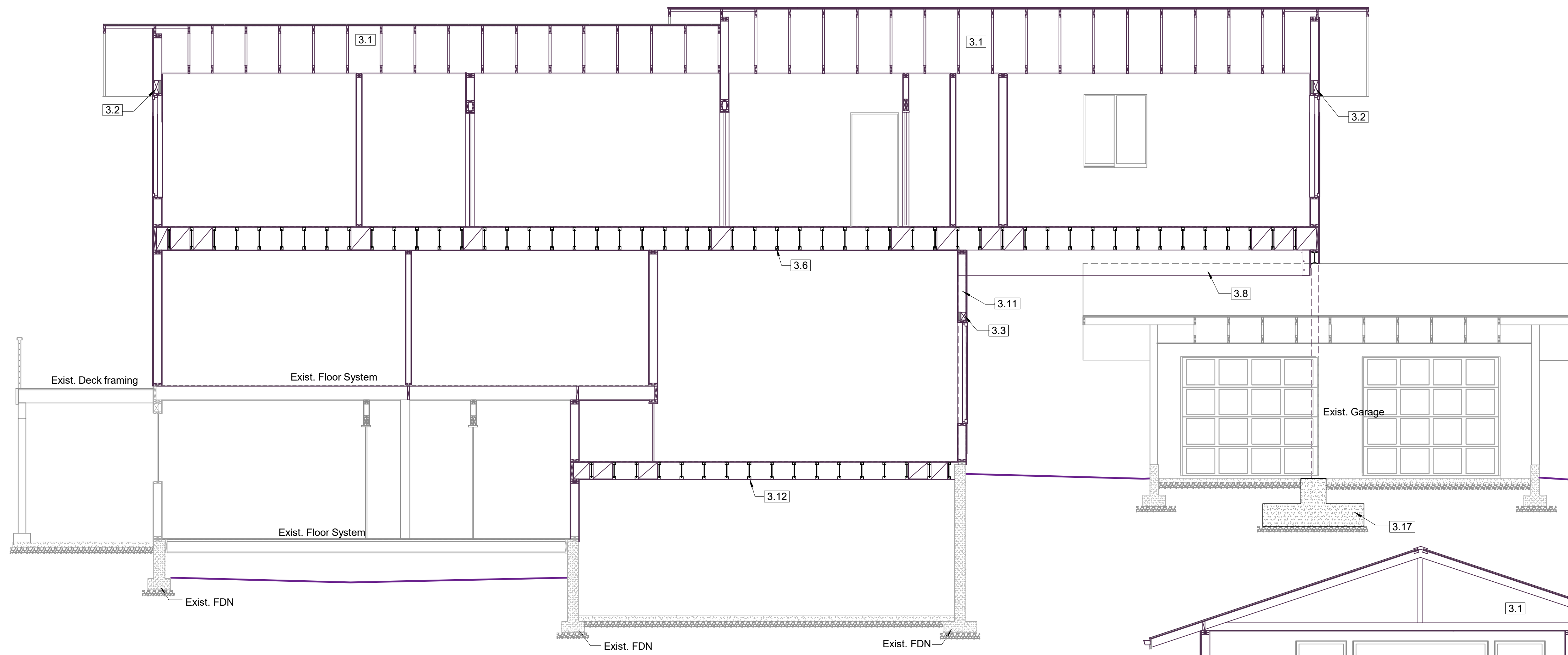


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ENGINEERING

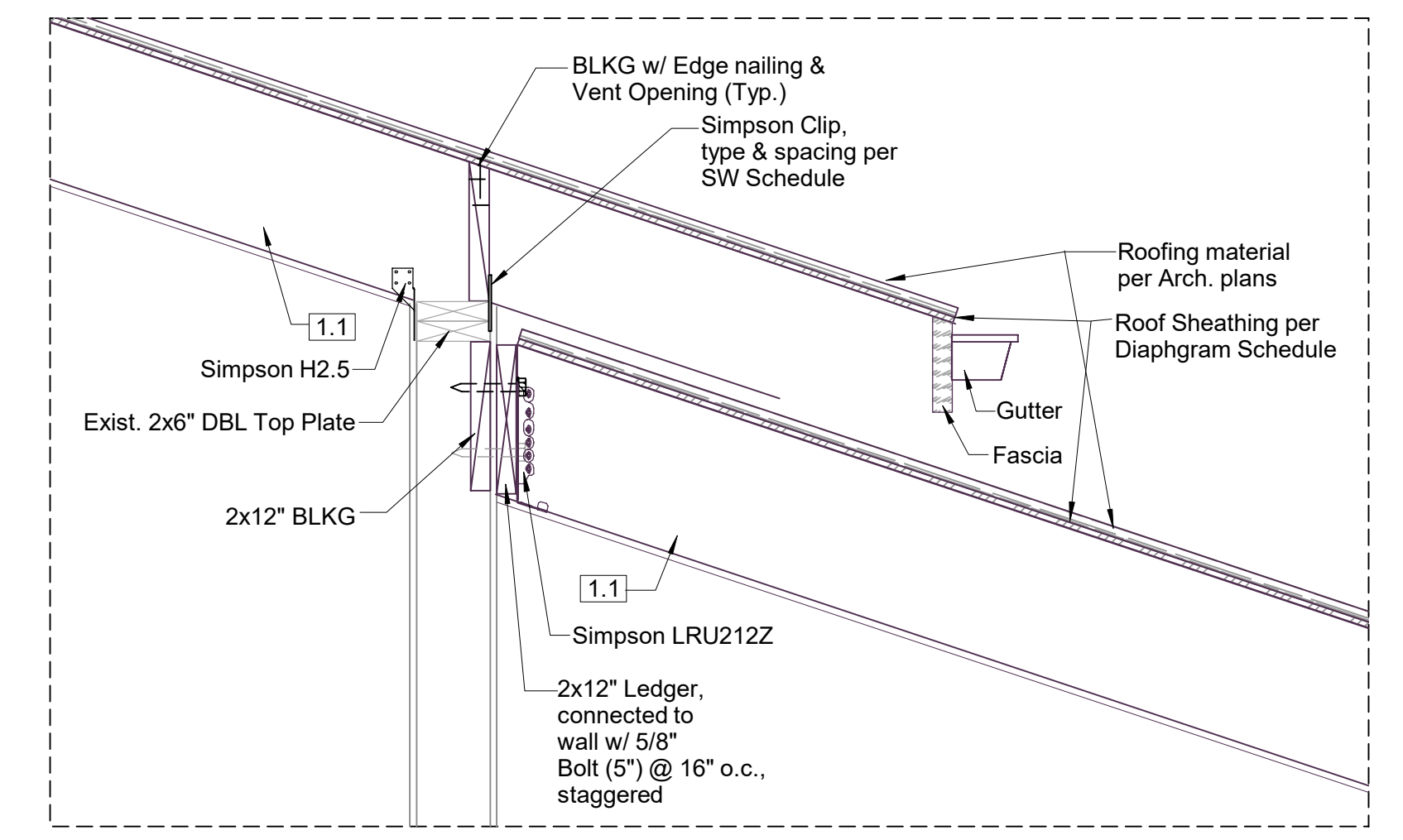
CLIENT:	Renee Lund	SHEET
JOB SITE:	8520 SE 82nd St., Mercer Island, WA 98040	S6
PROPERTY #		
DESCRIPTION:	Remodel and Addition	
DATE:	07/29/2023 SCALE: as noted	
ENGINEER:	Roland Heimisch, P. E.	

TYPICAL WALL SECTION (TWS) SCALE: 1" = 1'-0" (1:12)

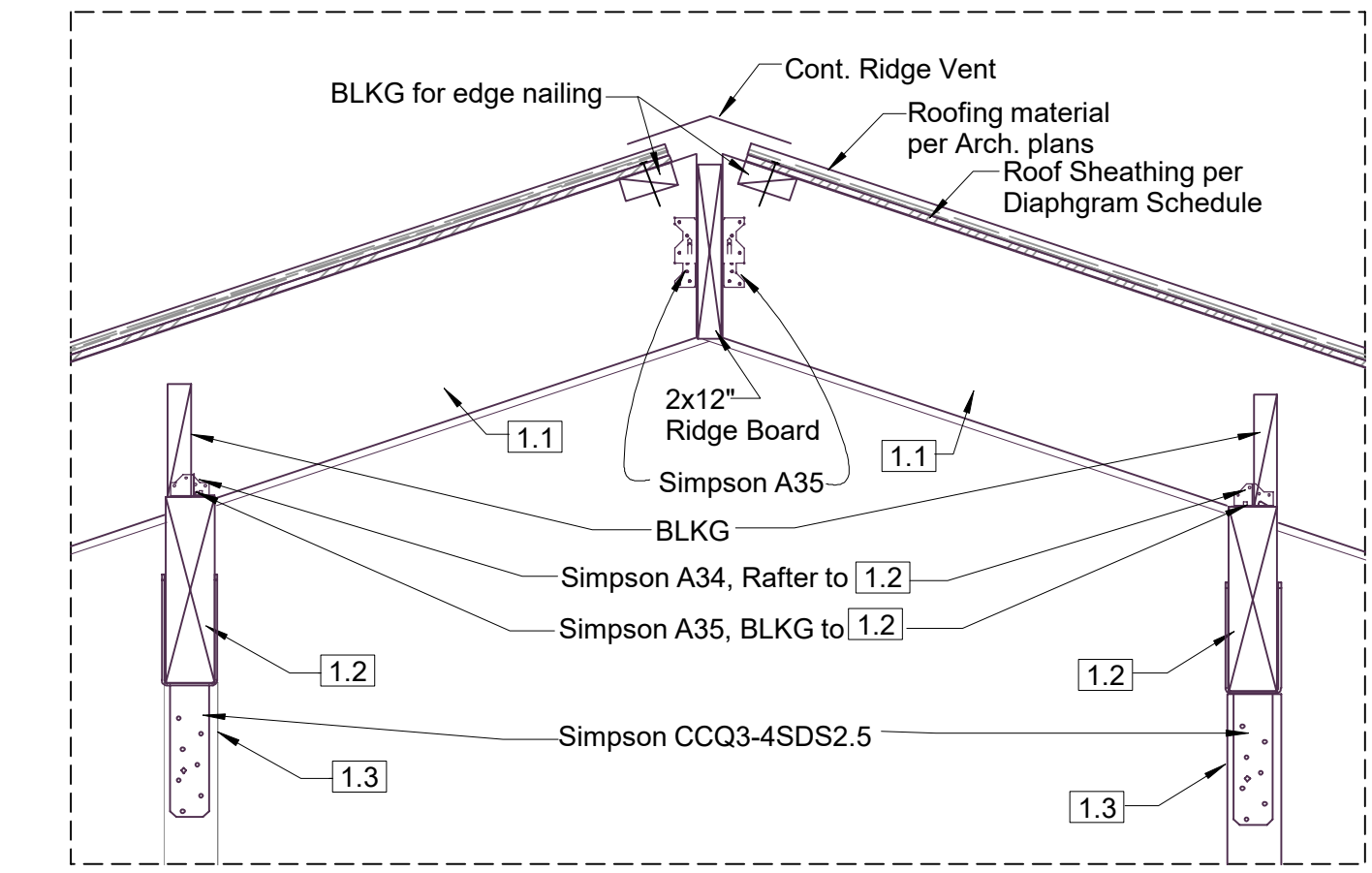
BUILDING SECTION B-B SCALE: 1/4" = 1'-0" (1:48)



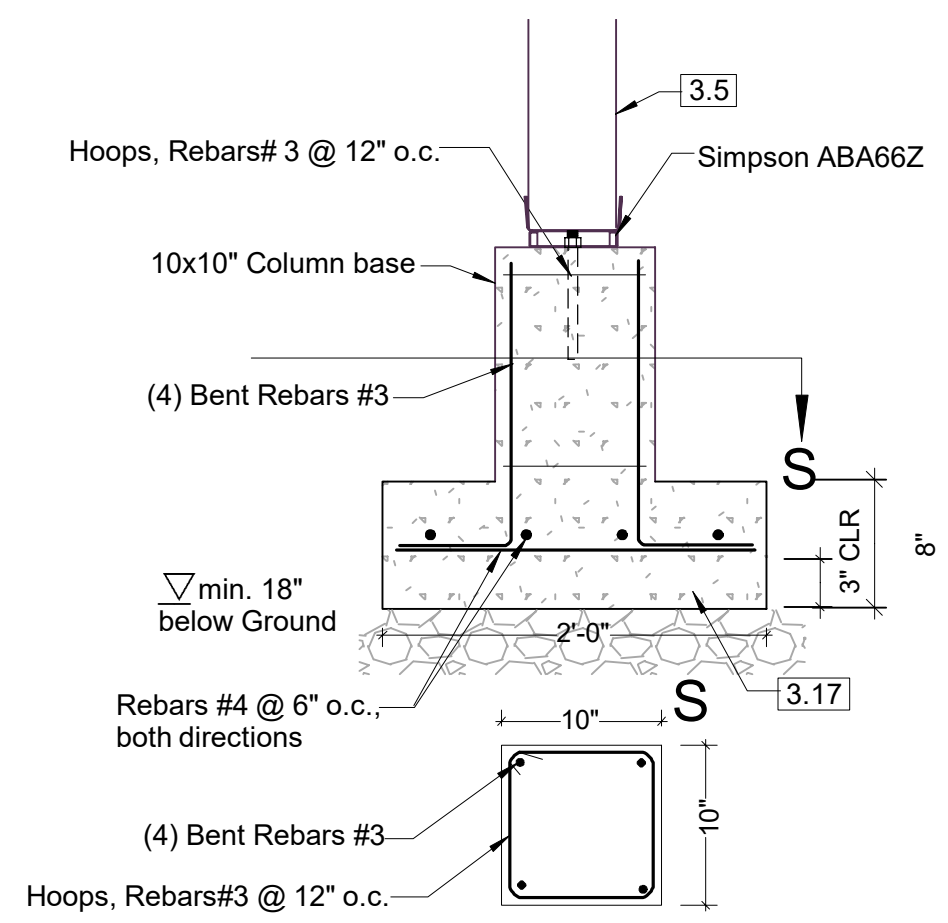
BUILDING SECTION C-C SCALE: 1/4" = 1'-0" (1:48)



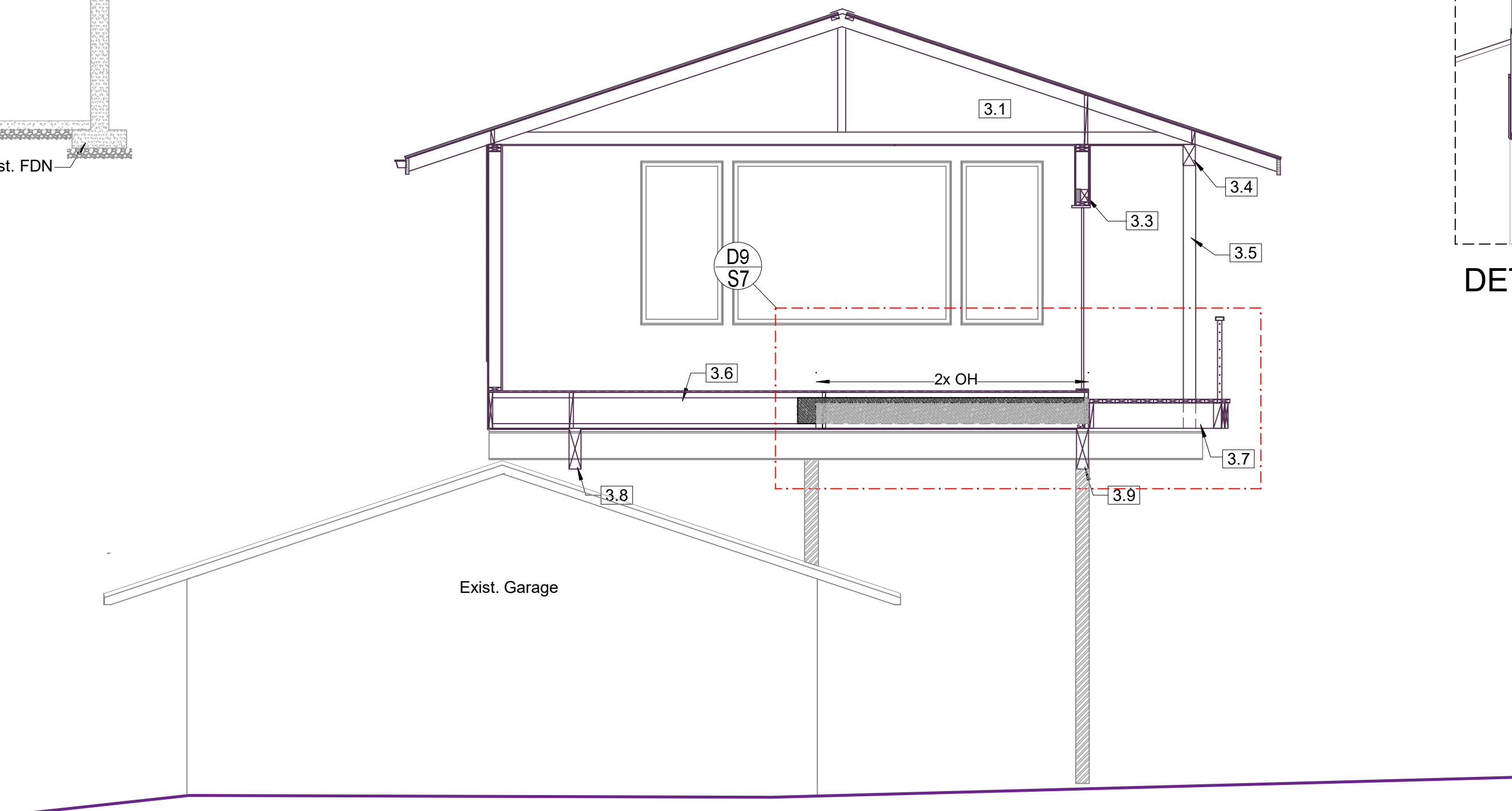
DETAIL 7 SCALE: 1" = 1'-0" (1:12)



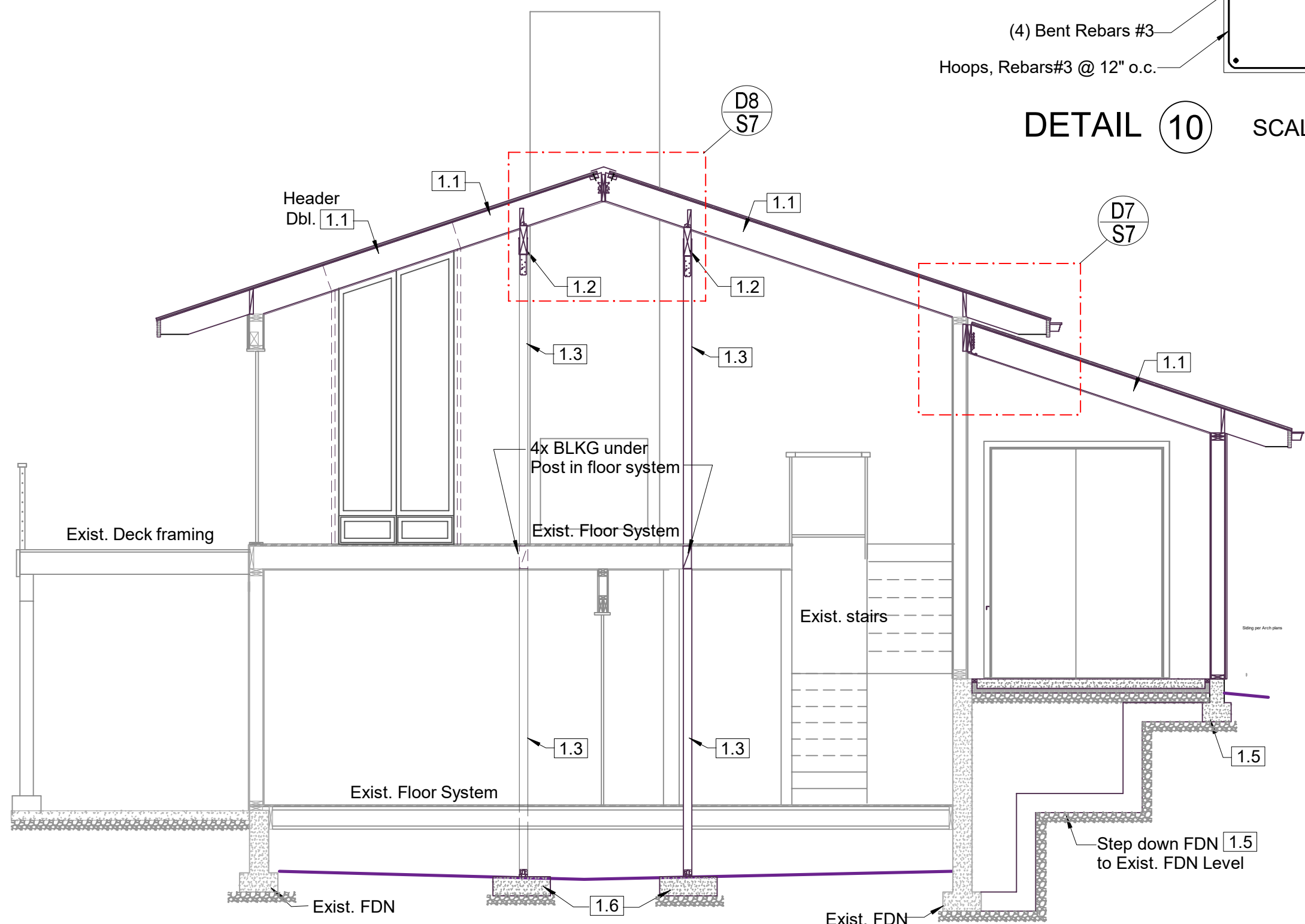
DETAIL 8 SCALE: 1" = 1'-0" (1:12)



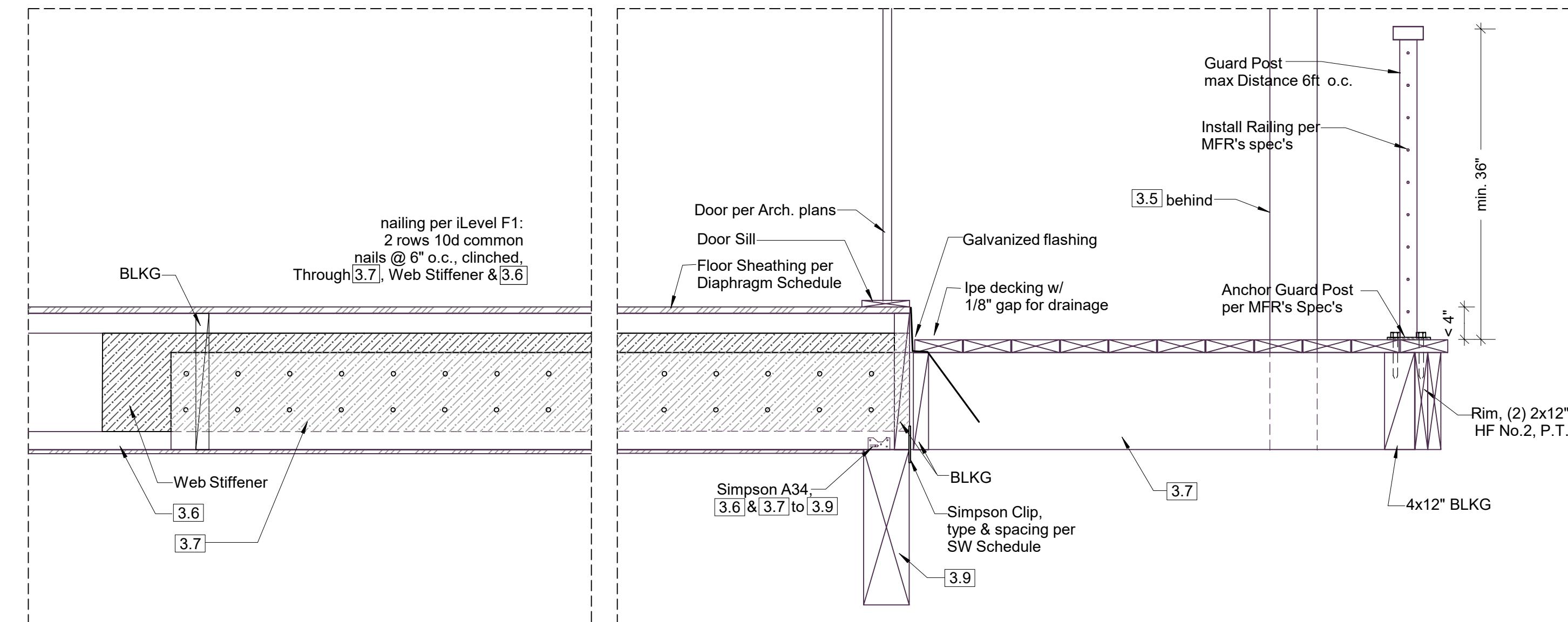
DETAIL 10 SCALE: 1" = 1'-0" (1:12)



BUILDING SECTION E-E SCALE: 1/4" = 1'-0" (1:48)



BUILDING SECTION D SCALE: 1/4" = 1'-0" (1:48)

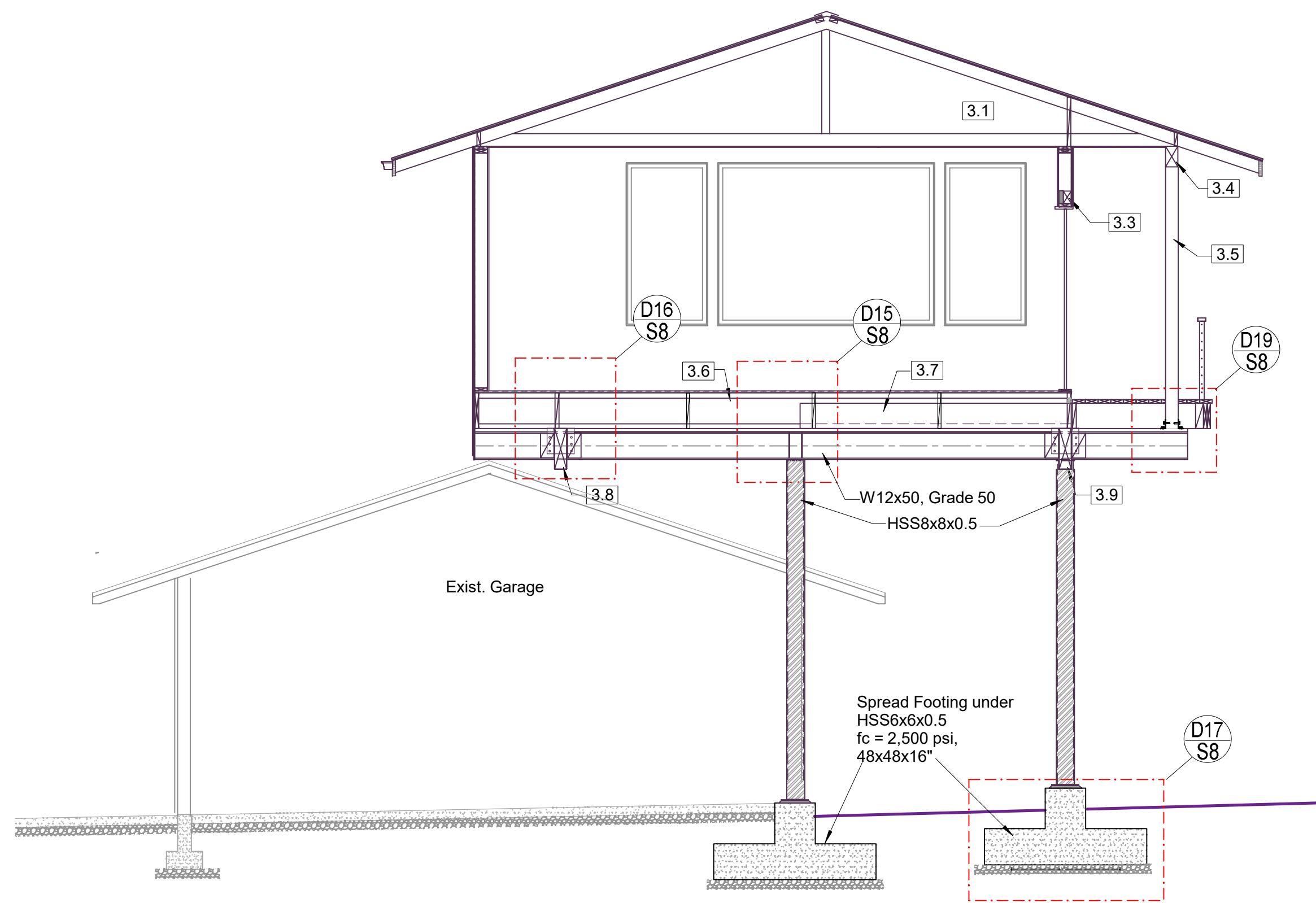


DETAIL 9 SCALE: 1" = 1'-0" (1:12)

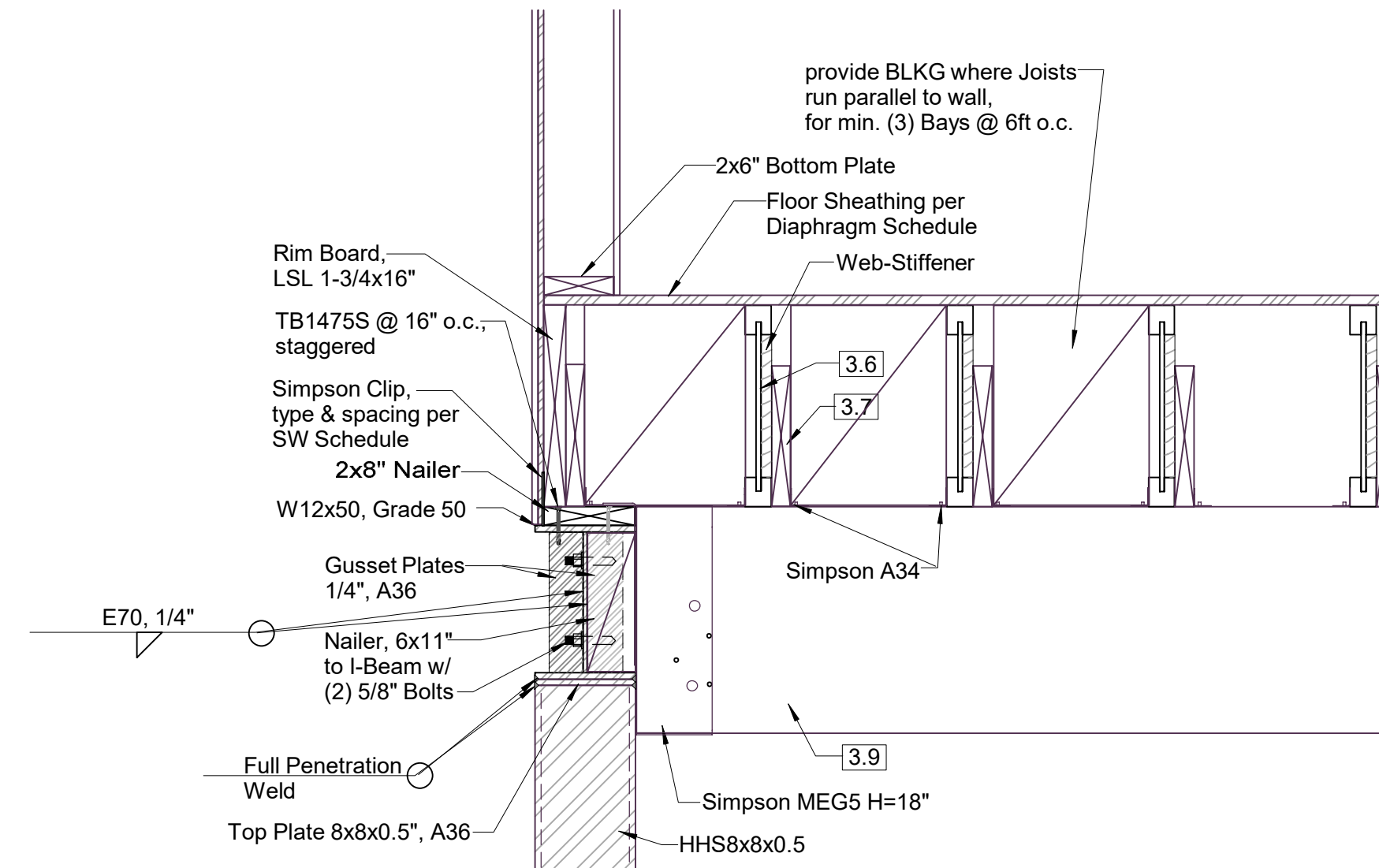


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 Telephone (206) 553 9076 - email: www.rheimisch@yahoo.com
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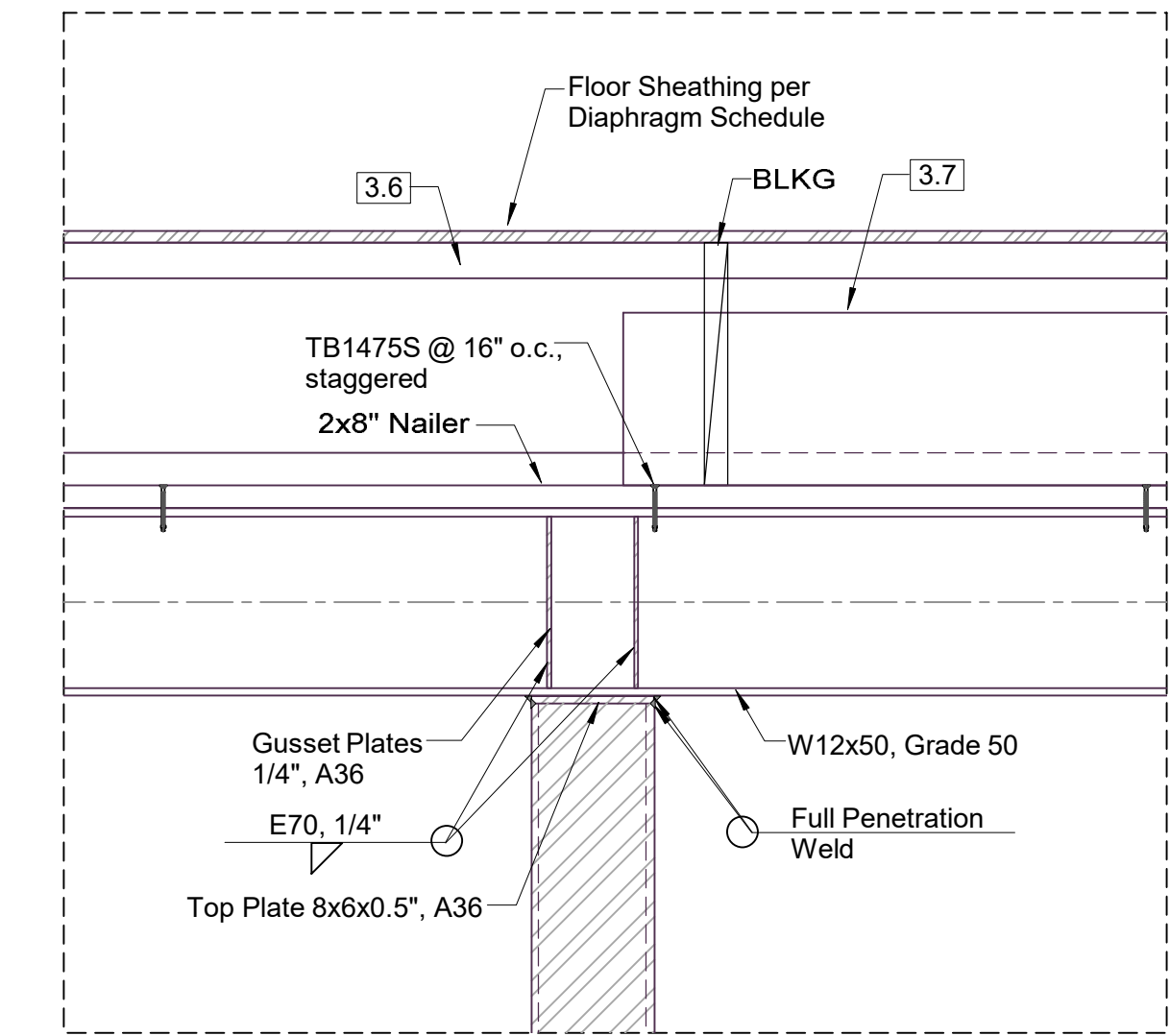
CLIENT:	Renee Lund	SHEET
JOB SITE:	8520 SE 82nd St., Mercer Island, WA 98040	S7
PROPERTY #		
DESCRIPTION:	Remodel and Addition	
DATE:	07/29/2023 SCALE: as noted	
ENGINEER:	Roland Heimisch, P. E.	



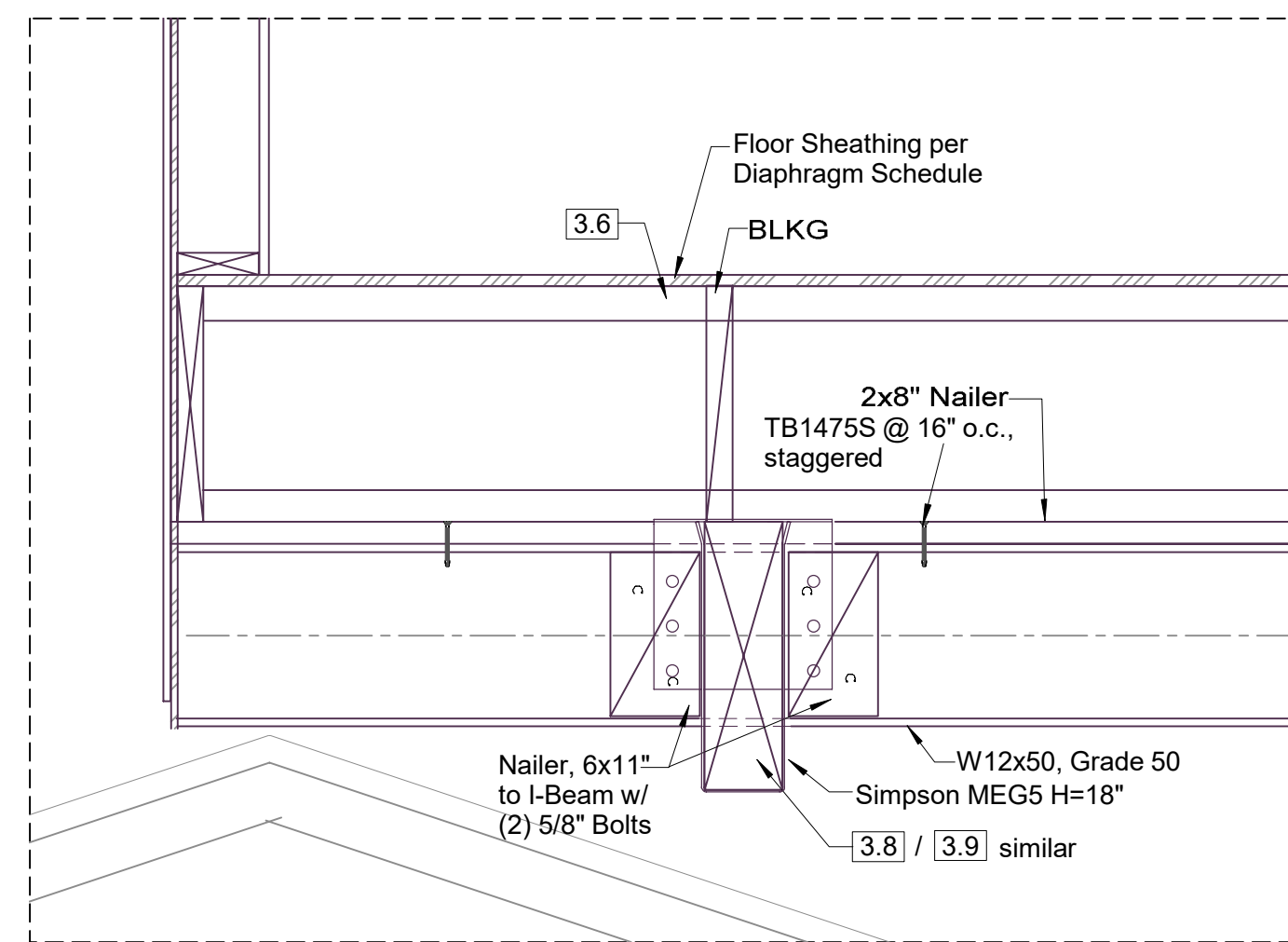
BUILDING SECTION MOMENT FRAME (MF) SCALE: 1/4" = 1'-0" (1:48)



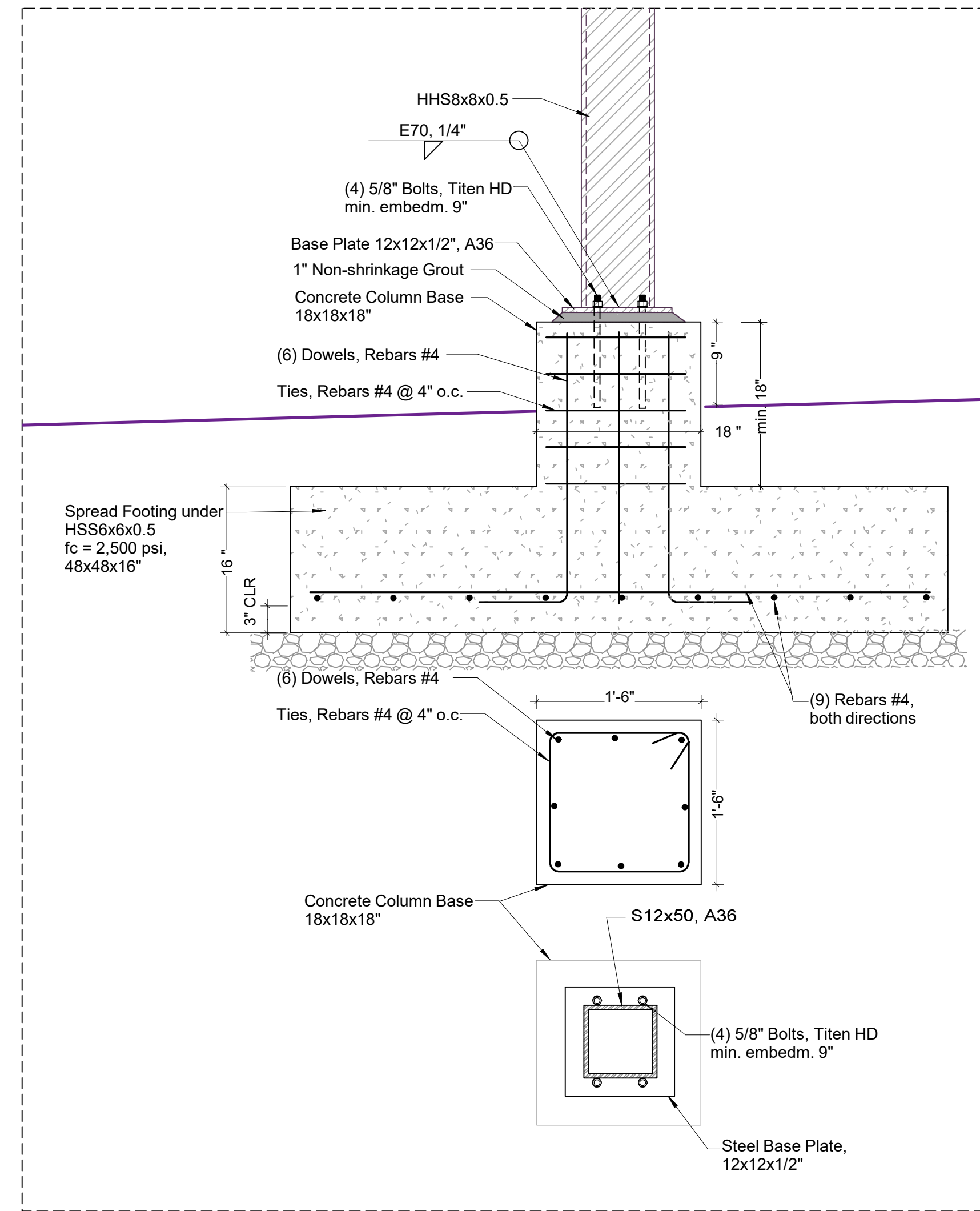
DETAIL 14 SCALE: 1" = 1'-0" (1:12)



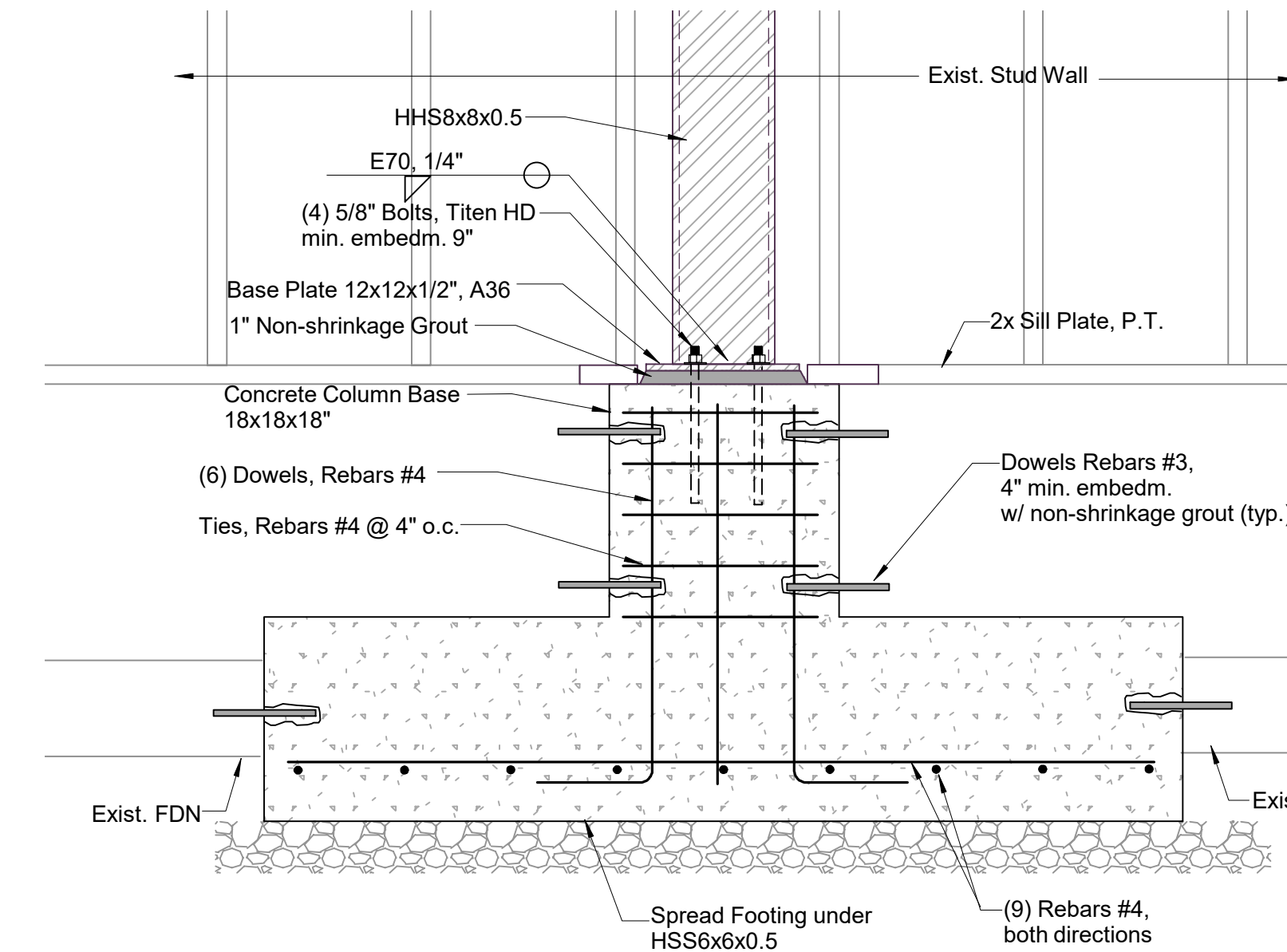
DETAIL 15 SCALE: 1" = 1'-0" (1:12)



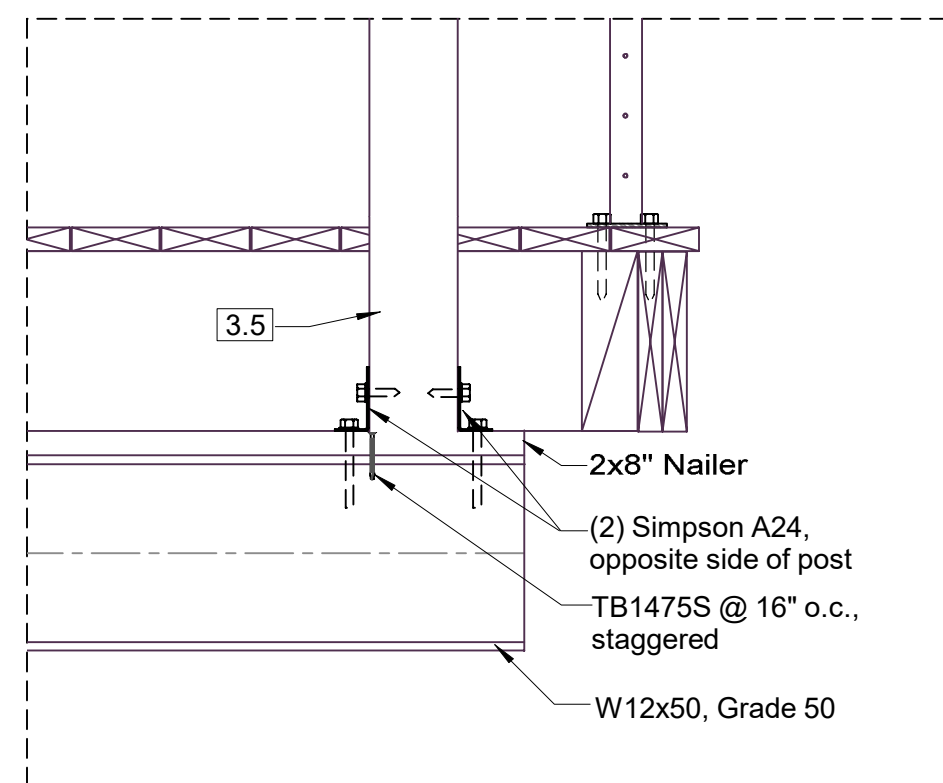
DETAIL 16 SCALE: 1" = 1'-0" (1:12)



DETAIL 17 SCALE: 1" = 1'-0" (1:12)



DETAIL 18 SCALE: 1" = 1'-0" (1:12)

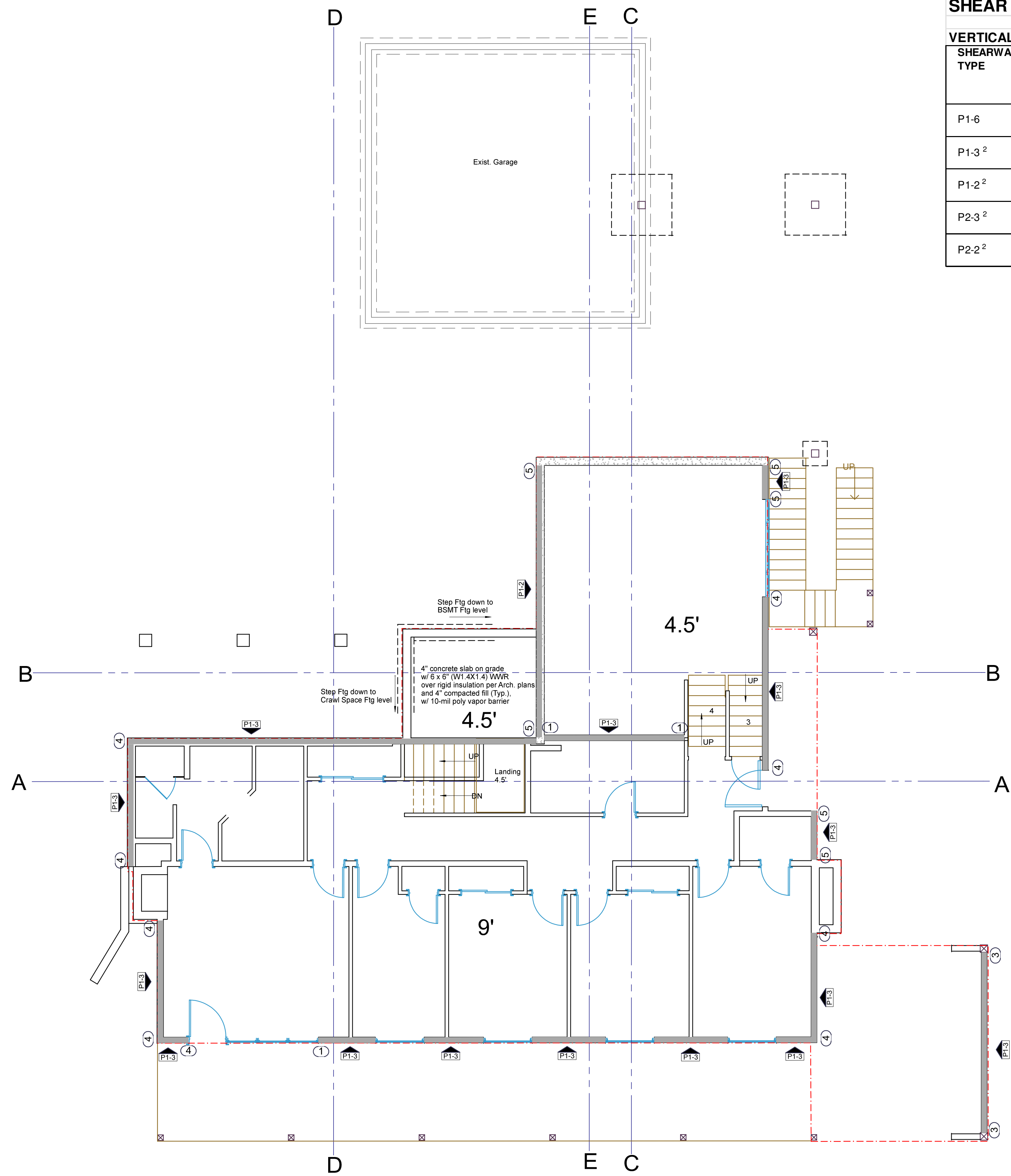


DETAIL 19 SCALE: 1" = 1'-0" (1:12)



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 4111 164th St. SW #51, Lynnwood, WA 98087
 Telephone (206) 553 9076 - email: www.rheimisch@yahoo.com
ENGINEERING

CLIENT:	Renee Lund	SHEET
JOB SITE:	8520 SE 82nd St., Mercer Island, WA 98040	S8
PROPERTY #		
DESCRIPTION:	Remodel and Addition	
DATE:	07/29/2023 SCALE: as noted	
ENGINEER:	Roland Heimisch, P. E.	



LOWER LEVEL SHEAR WALL PLAN
SCALE 1:64

SHEAR WALL SCHEDULE - NAILING PATTERN

SHEARWALL TYPE	APA RATED SHEATHING THICKNESS & GRADE	SPAN INDEX	COMMON or GALVANIZED BOX NAILS	NAILING		WALL STUD GRADE &	BLKG REQ'D	BLOCK SIZE	ABUTTING PLYWOOD PANEL EDGE MEMBER SIZE	TOP PLATE NAILING SIZE & SPACING	SOLE PLATE NAILING SIZE &	FOUNDATION ANCHOR BOLTS SIZE & SPACING	ALLOWABLE LOAD SEISMIC / WIND (PLF)
				EDGE	FIELD								
P1-6	7/16" ONE FACE	24/0	8d	6" o.c.	12" o.c.	HEM-FIR @ 16" o.c.	yes	2x	2x	16d @ 5"	16d @ 5"	5/8" @ 48" o.c.	225 / 315 PLF
P1-3 ²	7/16" ONE FACE	24/0	8d	3" o.c.	12" o.c.	HEM-FIR @ 16" o.c.	yes	3x	3x	(2) ROWS 16d @ 4"	(2) ROWS 16d @ 4"	5/8" @ 36" o.c.	425 / 590 PLF
P1-2 ²	15/32" ONE FACE	24/0	10d	2" o.c.	12" o.c.	HEM-FIR @ 16" o.c.	yes	3x	3x	(2) ROWS 16d @ 3"	(2) ROWS 16d @ 3"	5/8" @ 24" o.c.	725 / 1015 PLF
P2-3 ²	15/32" BOTH FACES	24/0	10d	3" o.c.	12" o.c.	HEM-FIR @ 16" o.c.	yes	3x	3x	(2) ROWS 16d @ 3"	(2) ROWS 16d @ 3"	5/8" @ 18" o.c.	1130 / 1580 PLF
P2-2 ²	19/32" BOTH FACES	24/0	10d	2" o.c.	12" o.c.	HEM-FIR @ 16" o.c.	yes	3x	3x	(2) ROWS 16d @ 3"	(2) ROWS 16d @ 3"	5/8" @ 12" o.c.	1635 / 2290 PLF

STRAP SCHEDULE

SYMBOL	STRAP	WOOD MEMBER	NAILS
(A)	MST37	(2) 2x	20 - 16d
(B)	MST48	(2) 2x	34 - 16d
(C)	MST60	(2) 2x	46 - 16d
(D)	MSTC48B3	(2) 2x	12-10d (Face), 4-10d (Bottom); 38-10d (Studs)
(E)	H6	(2) 2x	8 - 16d

HORIZONTAL DIAPHRAGM

	THICKNESS & GRADE	SPAN INDEX	NAIL TYPE	NAILING		
				BDRY	EDGE	FIELD
FLOOR NAILING	3/4" CDX T&G APA RATED SHEATHING	48/24	10d	6" o.c.	6" o.c.	12" o.c.
ROOF NAILING	7/16" APA RATED SHEATHING	24/0	8d	6" o.c.	6" o.c.	12" o.c.

NOTE:

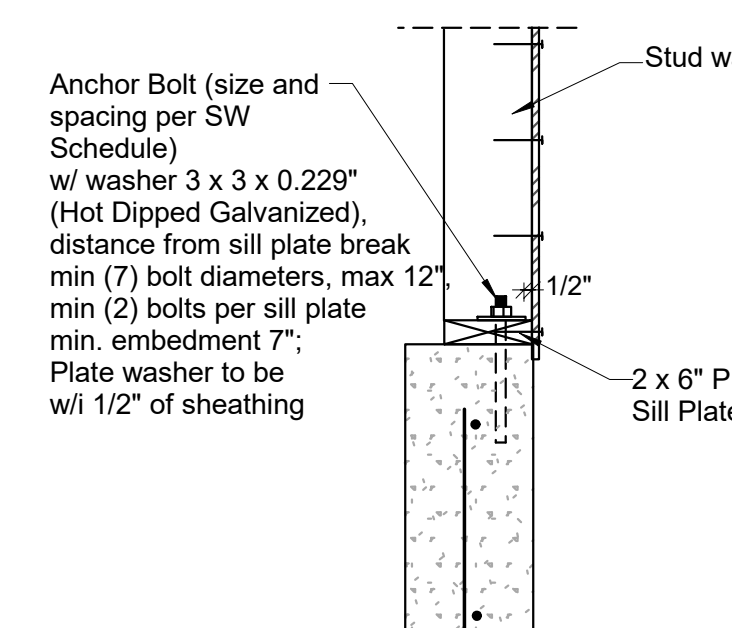
For all non-Shear Walls use nailing pattern, bolt and clip size/spacing for P1-6

HOLDOWN SCHEDULE

SYMBOL	HOLDOWN	EMBED. With EPOXY SET-XP	BOLT TYPE	MIN. WOOD MEMBER THICKNESS
(1)	HDU2	7"	5/8"	(2) 2x
(2)	HDU4	9"	5/8"	(2) 2x
(3)	HDU5	11"	5/8"	(2) 2x
(4)	HDU8	15"	7/8"	(2) 2x
(5)	HDU14	18"	1"	DF 6x6"

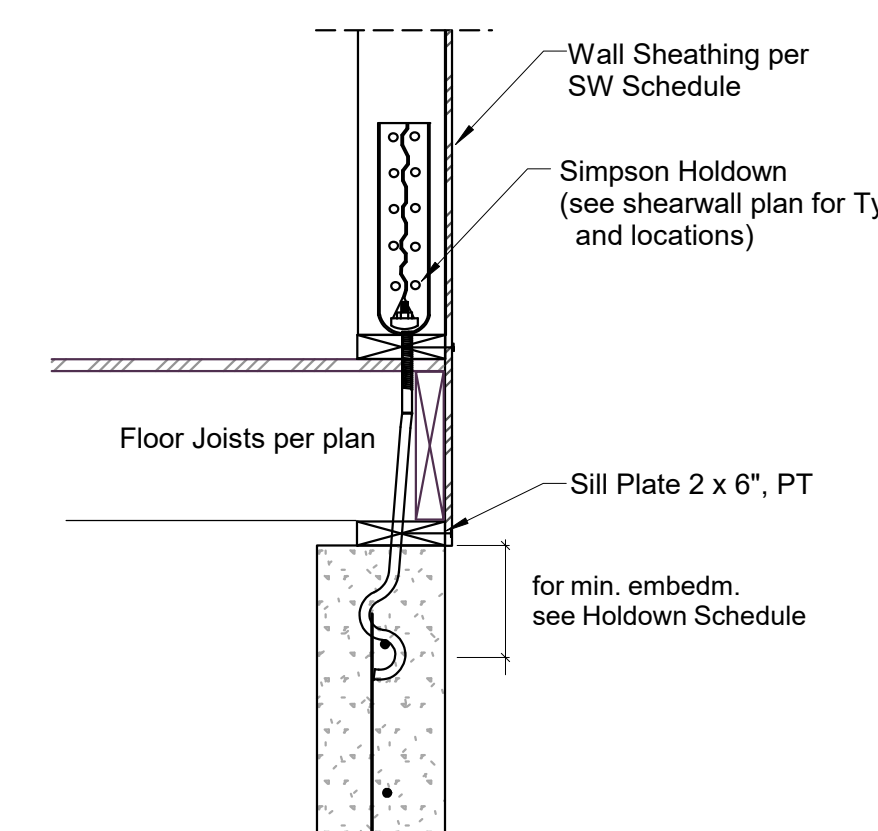
SHEAR WALL NOTES

- ALL SHEAR WALLS SHALL CONFORM TO IBC SECTION 23 REQMTS. APPLY NAILING TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKINGS. SHEATHING SHALL BE INSTALLED VERTICALLY W/ 4x10 SHEETS FROM THE SILL PLATE AT THE FOUNDATION TO THE LOWER OF THE DOUBLED TOP PLATES AT THE MAIN LEVEL AND FROM THE UPPER OF THE DOUBLED TOP PLATES OF THE WALL TO THE TOP OF THE DOUBLED TOP PLATE AT THE UPPER LEVEL(S).
- WHERE APA SHEATHING IS APPLIED ON BOTH FACES OF THE WALL AND NAILS SPACING IS LESS THAN 6" O.C. EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBER, OR FRAMING SHALL BE 3x NOMINAL AND NAILS ON EACH SIDE SHALL BE STAGGERED, WHERE ALLOWABLE SHEAR VALUES EXCEED 350PLF (NAIL SPACING 4" OR LESS, OR SHEAR WALLS W/ PLYWOOD APPLIED ON EACH SIDE OF THE STUD WALL) FOUNDATION SILL PLATES AND FRAMING ABUTTING PANEL EDGES SHALL BE 3x NOMINAL OR (2) 2x W/ STAGGERED NAILING.
- ABOVE LISTED ALLOWABLE SHEAR CAPACITIES ARE ADJUSTED FOR USE OF HEM-FIR STUDS, SPACED NO MORE THAN 16" O.C. AND SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS.
- ALL FASTENERS SHALL BE DRIVEN FLUSH W/ SURFACE OF SHEATHING.
- PROVIDE A SINGLE JOIST OR MIN. 2x SOLID BLOCKING AND AT THE TOP OF ALL SHEARWALLS.



ANCHOR BOLT DETAIL (TYP.)

SCALE: 1" = 1'-0" (1:12)

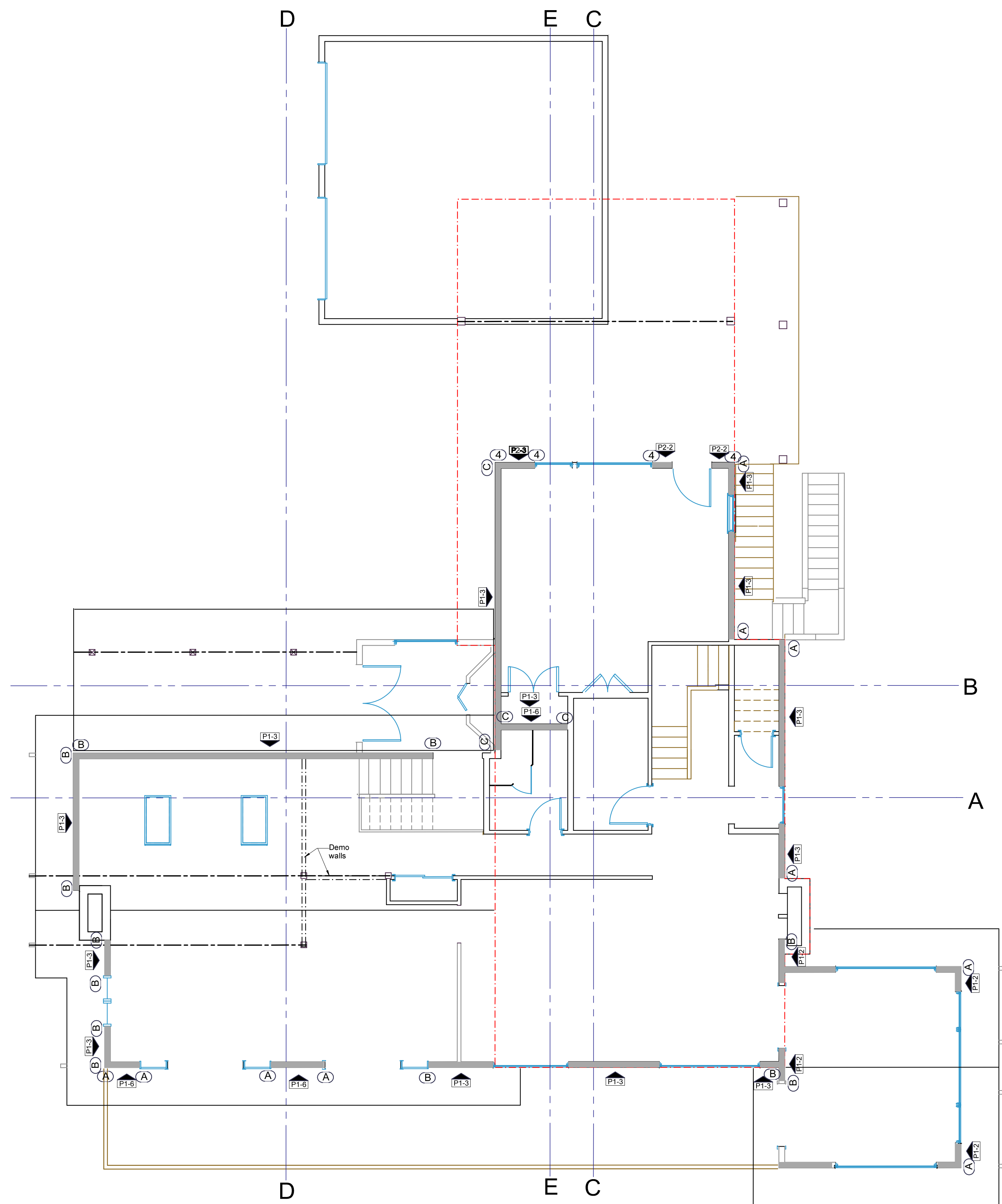


HOLDOWN DETAIL (TYP.)

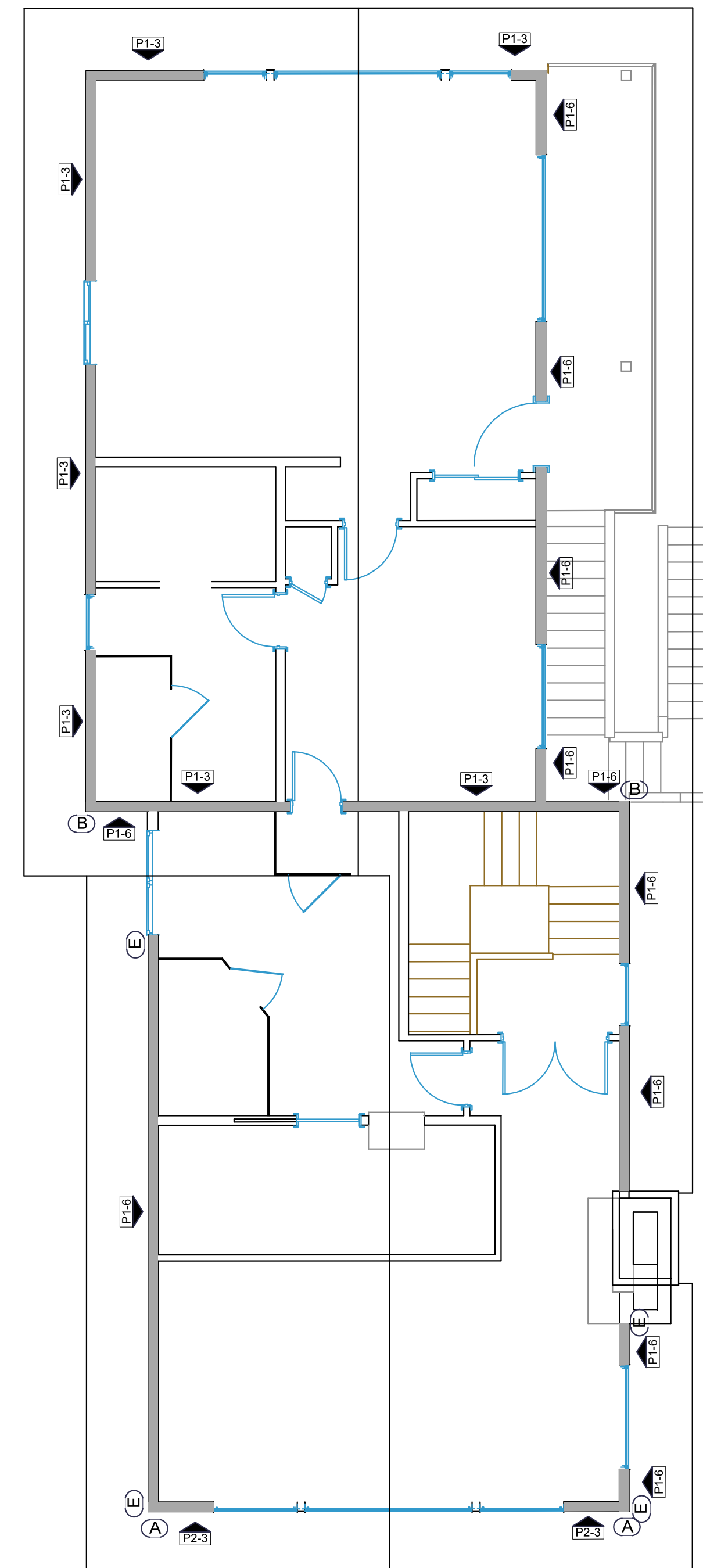
SCALE: 1" = 1'-0" (1:12)

tec instruct LLC
ENGINEERING
4111 164th St SW, Lynnwood, WA 98087
(206) 553 9076 - rheimisch@yahoo.com

BUILDER:	Renee Lund	SHEET
JOB SITE:	8520 SE 82nd St, Mercer Island, WA 98040	S9
PROJECT #:		
DESCRIPTION:	Remodel and Addition	
DATE:	07/29/2023 SCALE: as noted	
ENGINEER:	Roland Heimisch, P. E.	




MAIN LEVEL SHEAR WALL PLAN
SCALE 1:64



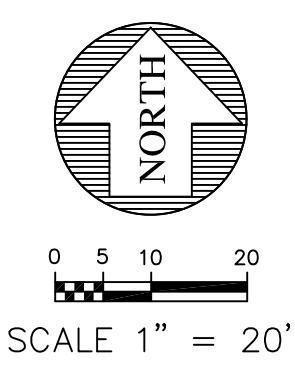
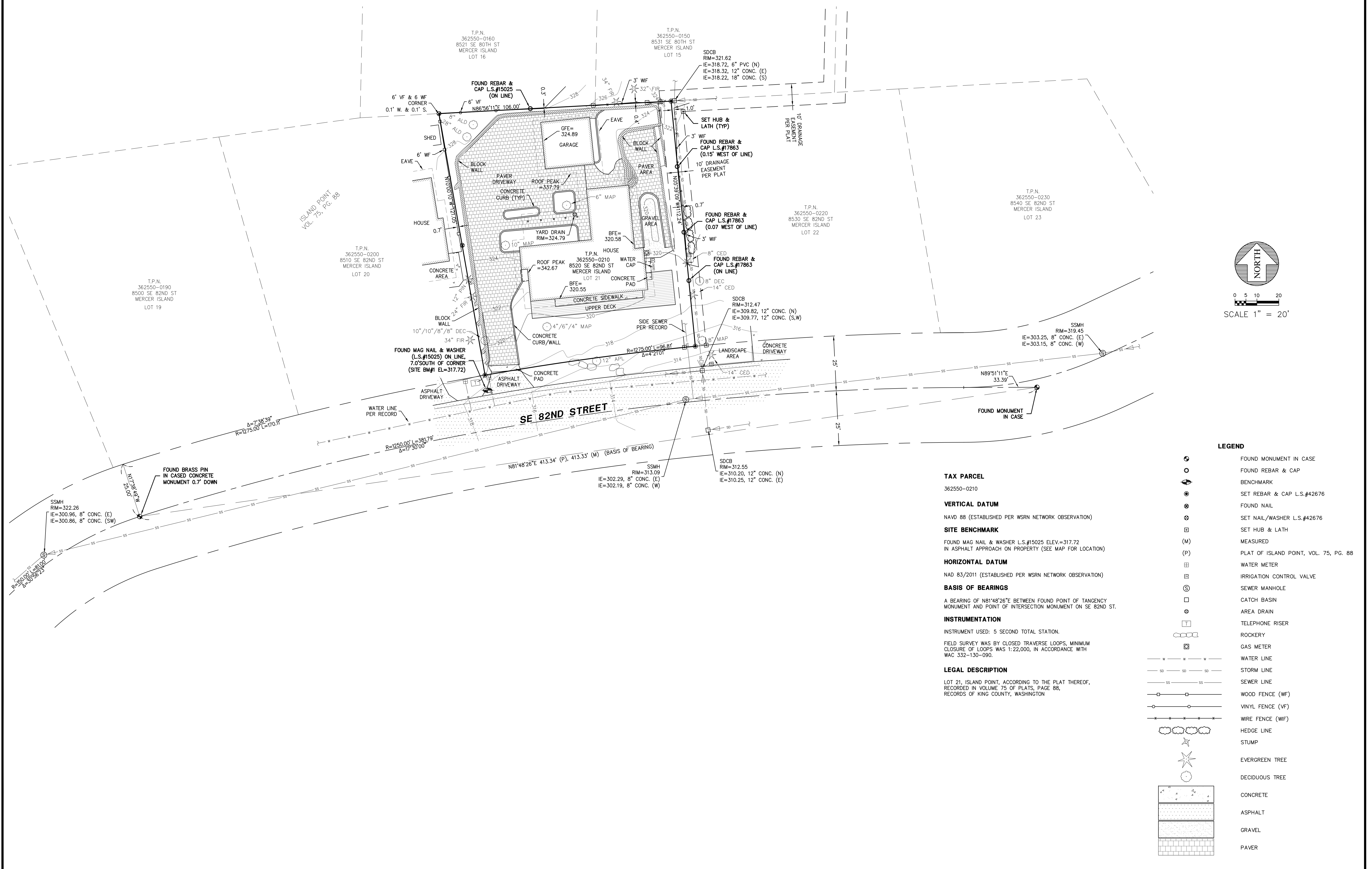
UPPER LEVEL SHEAR WALL PLAN
SCALE 1:64



 tec instruct LLC <small>4111 164th St SW, Lynnwood, WA 98087 (206) 553 9076 - rheimisch@yahoo.com</small> ENGINEERING		S 10
BUILDER:	Renee Lund	
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PROJECT #		
DESCRIPTION:	Remodel and Addition	
DATE:	07/29/2023	SCALE: as noted
ENGINEER:	Roland Heimisch, P. E.	

LUND TOPOGRAPHIC SURVEY

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 31, TWP 24 N., RNG 05 E., W.M.
KING COUNTY, STATE OF WASHINGTON



TAX PARCEL

362550-0210

VERTICAL DATUM

NAVD 88 (ESTABLISHED PER WSRN NETWORK OBSERVATION)

SITE BENCHMARK

FOUND MAG NAIL & WASHER L.S.#15025 ELEV=317.72
IN ASPHALT APPROACH ON PROPERTY (SEE MAP FOR LOCATION)

HORIZONTAL DATUM

NAD 83/2011 (ESTABLISHED PER WSRN NETWORK OBSERVATION)

BASIS OF BEARINGS

A BEARING OF N81°48'26"E BETWEEN FOUND POINT OF TANGENCY MONUMENT AND POINT OF INTERSECTION MONUMENT ON SE 82ND ST.

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

LEGAL DESCRIPTION

LOT 21, ISLAND POINT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 75 OF PLATS, PAGE 88, RECORDS OF KING COUNTY, WASHINGTON

LEGEND	
	FOUND MONUMENT IN CASE
	FOUND REBAR & CAP
	BENCHMARK
	SET REBAR & CAP L.S.#42676
	FOUND NAIL
	SET NAIL/WASHER L.S.#42676
	SET HUB & LATH
	MEASURED
	PLAT OF ISLAND POINT, VOL. 75, PG. 88
	WATER METER
	IRRIGATION CONTROL VALVE
	SEWER MANHOLE
	CATCH BASIN
	AREA DRAIN
	TELEPHONE RISER
	ROCKERY
	GAS METER
	WATER LINE
	STORM LINE
	SEWER LINE
	WOOD FENCE (WF)
	VINYL FENCE (VF)
	WIRE FENCE (WIF)
	HEDGE LINE
	STUMP
	EVERGREEN TREE
	DECIDUOUS TREE
	CONCRETE
	ASPHALT
	GRAVEL
	PAVER

REVISIONS	DESCRIPTION	BY	DATE

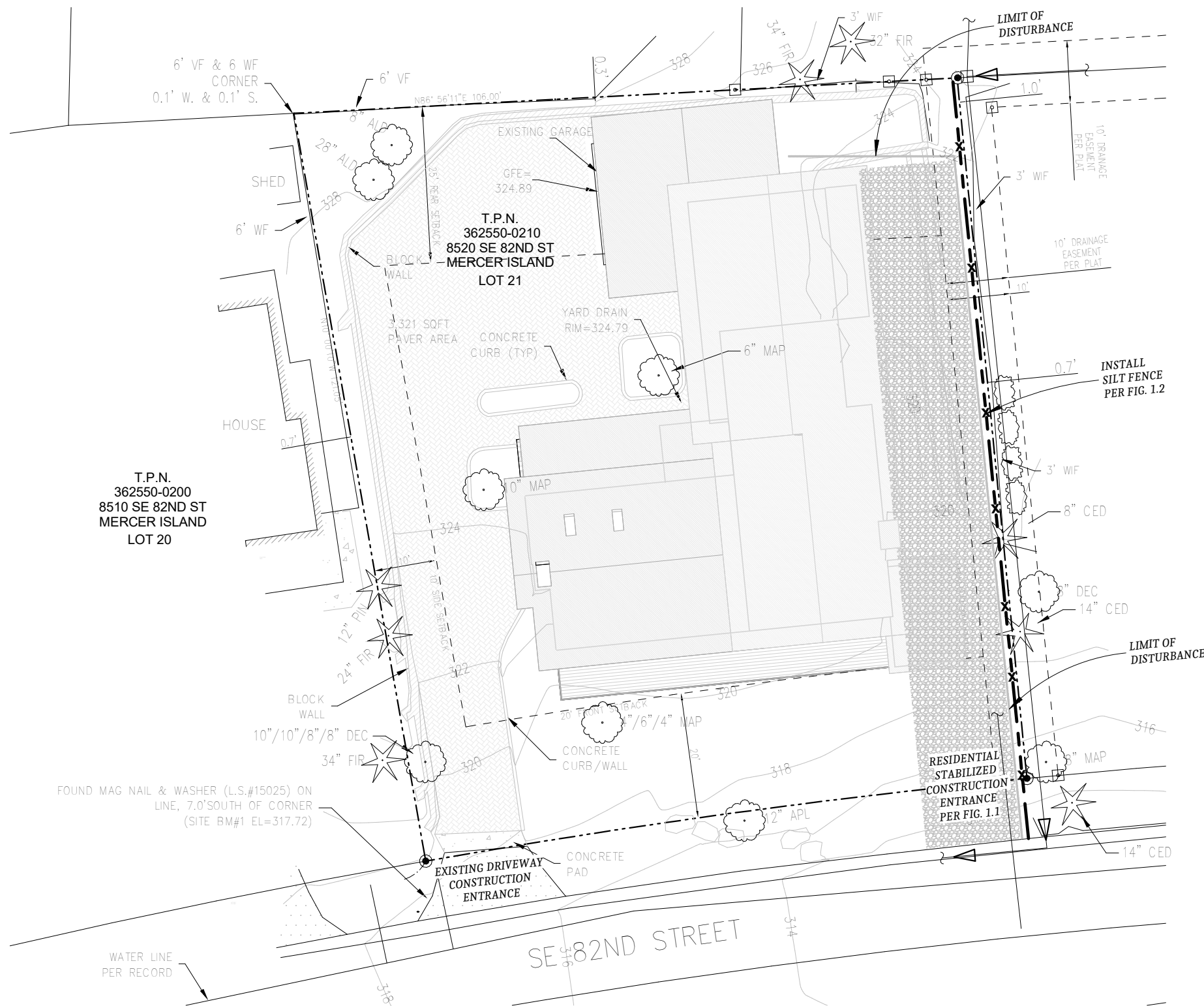


TOPOGRAPHIC SURVEY
FOR
RENEE LUND

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 200
Eastern Washington Division
407 Southwater Blvd. • Clk. Elm, WA 98922 • Phone: (509) 674-7433

JOB NO.	23513
DATE	03/28/23
SCALE	1" = 20'
DESIGNED	N/A
DRAWN	LFM
CHECKED	JLS
APPROVED	SDM
SHEET	1 OF 1



SYMBOLS LEGEND

	LIMITS OF DISTURBANCE
	SILT FENCE
	SETBACK
	FOUNDATION BUILDING FOOTPRINT
	SEWER LINE
	FOOTING DRAIN - 4" PVC TIGHTLINE
	ROOF DRAIN - 4" PVC
	HARDSCAPE BOUNDRY
	PLANTING AREA
	DRYWELL
	DOWNSPOUT



FIG. 1.2 - SILT FENCING

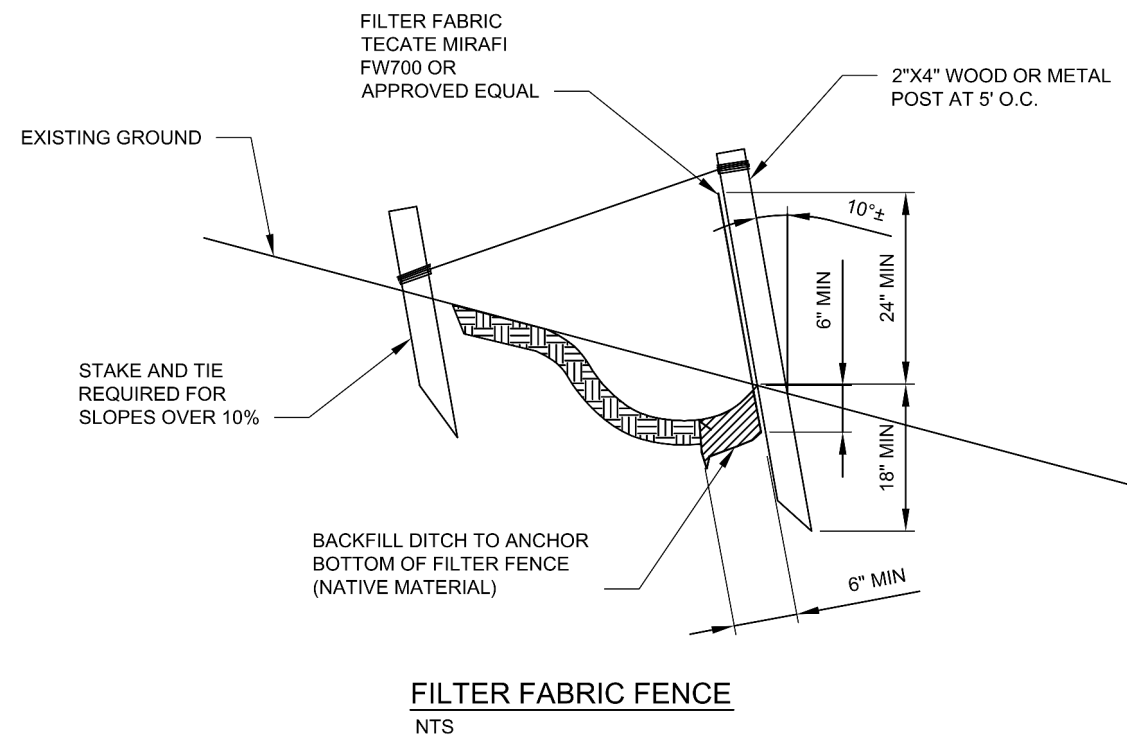
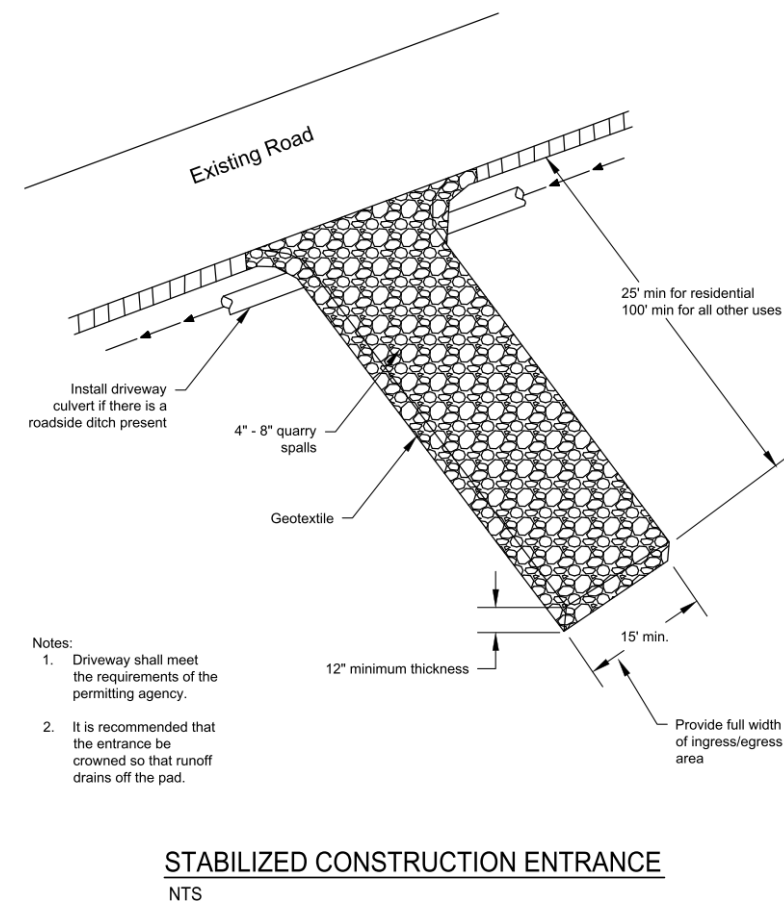


FIG. 1.1 - STABILIZED CONSTRUCTION ENTRANCE



NOTES:

1. STONE SIZE - USE 4" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED BUT NOT LESS THAN 50' (EXCEPT ON SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN 12"
4. WIDTH - 20' MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. "FILTER FABRIC SHALL BE WOVEN STABILIZATION FABRIC WITH A MINIMUM PERMITTIVITY OF 0.9(SEC-1). PLACE FILTER FABRIC OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER FABRIC IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT"
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. WHEEL WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

RENEE LUND RESIDENCE

FIRE DAMAGE RESTORATION, REMODEL AND ADDITION
8520 SE 82ND ST
MERCER ISLAND, WA 98040

SITE TESC
DETAILS

DRAWN BY PHF
PROJECT #
DATE 1/4/2024 9:59:32 AM
SCALE AS NOTED

SHEET
TESC02