SEIFERT REMODEL

3261 67TH AVE SE
MERCER ISLAND, WA 98040

GENERAL NOTES

GENERAL:

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF THE ARCHITECT. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF THE ARCHITECT. © 2024 GELOTTE HOMMAS DRIVDAHL ARCHITECTURE, P.S. THESE DRAWINGS ARE FULLY PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. ANY INFRINGEMENT WILL BE VIGOROUSLY PROSECUTED.

ALL CONSTRUCTION SHALL CONFORM TO THE *2018 INTERNATIONAL RESIDENTIAL CODE (IRC)* AS AMENDED BY THE STATE OF WASHINGTON AND BE IN ACCORDANCE WITH WASHINGTON STATE LAWS, REGULATIONS AND VARIOUS CODES IMPOSED BY LOCAL AUTHORITIES.

DO NOT SCALE DRAWINGS OR DETAILS - USE GIVEN DIMENSIONS. CHECK DETAILS FOR LOCATION OF ALL ITEMS NOT DIMENSIONED ON THE PLANS. DIMENSIONS ON THE PLANS ARE TO FACE OF FRAMING OR CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE.

DOOR AND CASED OPENINGS WITHOUT DIMENSIONS ARE TO BE 4" FROM FACE OF ADJACENT WALL OR CENTERED BETWEEN WALLS, UNLESS NOTED OTHERWISE.

VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.

THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.

CONTRACTORS RESPONSIBILITY:

CONTRACTOR TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES PRIOR TO CONSTRUCTION. CONTRACTOR TO INFORM ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR FROM THE CODES.

CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE OWNER / ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION.

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

ALL STRUCTURAL SYSTEMS SUCH AS WOOD TRUSSES 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.

CONTRACTOR TO COORDINATE FRAMING LAYOUT WITH ELECTRICAL AND MECHANICAL PLAN.

SOILS:

SOILS DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY GEOTECH CONSULTANTS, INC., DATED OCTOBER 5, 2023.

CLEARING AND GRADING (T.E.S.C. MEASURES):

ALL CLEARING AND GRADING MUST BE IN ACCORDANCE WITH LOCAL JURISDICTION CLEARING AND GRADING EROSION CONTROL STANDARDS, DEVELOPMENT STANDARDS, LAND USE CODE, INTERNATIONAL RESIDENTIAL CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND STANDARDS. THE DESIGN ELEMENTS WITH THESE PLANS HAVE BEEN REVIEWED TO THESE REQUIREMENTS. ANY VARIANCE FROM THE ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE LOCAL JURISDICTION PRIOR TO CONSTRUCTION.

A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.

ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE EFFECTED BY THE WORK.

FINAL SITE DRAINAGE MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM OF 6" WITHIN THE FIRST 10'. *Ref IRC R401.3*

CRAWL SPACE:

UNDER-FLOOR AREAS SHALL BE VENTED BY AN APPROVED MECHANICAL MEANS OR BY OPENINGS IN EXTERIOR FOUNDATION WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER-FLOOR AREA. ONE OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BUILDING. *Ref IRC R408.2*

CRAWL SPACE, UNOBSTRUCTED ACCESS, MINIMUM 18" x 24". *Ref IRC R408.4*

PROVIDE 18" MINIMUM CRAWL SPACE UNDER WOOD JOIST AND 12" MINIMUM CRAWL SPACE UNDER WOOD GIRDERS. *Ref IRC R317.1*

A GROUND COVER VAPOR BARRIER OF MIN. 6 MIL. (0.006") POLYETHYLENE (0R EQUIVALENT) SHALL BE INSTALLED IN ALL CRAWL SPACES, JOINTS LAPPED 12", EXTEND UP FOUNDATION WALL AND SECURE TO SILL PLATE WHEREVER PRACTICAL.

ALL WOOD IN CONTACT WITH CONCRETE, CMU OR WITHIN 8" OF SOILS SHALL BE PRESSURE TREATED WOOD. *Ref IRC R317.1*

GARAGES:

OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. DOORS BETWEEN GARAGE AND DWELLING SHALL BE SOLID WOOD DOORS; MINIMUM 1 3/8" THICK WITH SELF CLOSING DEVICE. *Ref R302.5.1*

SEPARATION FROM DWELLING TO GARAGE, SHOP OR SIMILAR AREAS SHALL BE SEPARATED FROM RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT. *Ref IRC R302.6 & TABLE 302.6*

HEATING AND/OR COOLING EQUIPMENT LOCATED IN GARAGE SHALL BE INSTALLED WITH PILOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE THE FLOOR LEVEL. *Ref IRC G2408.2*

FIREPLACES:

FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127. *Ref IRC R1004.1*

MASONRY FIREPLACES, BARBECUES, SMOKE CHAMBERS AND FIREPLACE CHIMNEYS SHALL BE CONSTRUCTED OF MASONRY OR REINFORCED CONCRETE. FOUNDATIONS SHALL BE MIN. 12" THICK AND EXTEND MIN. 6" BEYOND MASONRY. FIREBOX WALLS MIN. 10" THICK EXCEPT MIN. 8" THICK WHERE A FIREBRICK LINING IS USED. COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 2 INCHES OF FIREPLACE, SMOKE CHAMBER OR CHIMNEY WALLS. COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 6" OF THE FIREPLACE OPENING. MIN. 4" THICK NON-COMBUSTIBLE HEARTH EXTENDING 16" IN FRONT AND 8" TO THE SIDE OF THE FIREPLACE OPENING. COMBUSTIBLE MATERIAL WITHIN 12" OF THE FIREPLACE OPENING SHALL NOT PROJECT MORE THAN 1/8" FOR EACH 1" DISTANCE FROM SUCH OPENING. *Ref IRC R1001 - R1003*

CEILING HEIGHTS:

HABITABLE SPACE SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". NOT MORE THAN 50% OF REQUIRED FLOOR AREA OF A SPACE IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7'-0" IN HEIGHT WITH NO PORTION LOWER THAN 5'-0". BATHROOM SHALL HAVE A MIN CEILING HEIGHT OF 6'-8" OVER THE FIXTURE AND ITS FRONT CLEARANCE AREA. *Ref IRC R305*

ROOFING:

APPLY ROOFING IN ACCORDANCE WITH *IRC R905.*

BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED ROOFS AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED AND SLOPED A MINIMUM OF 1/4" PER 12" (2% SLOPE) FOR DRAINAGE.

ATTIC:

PROVIDE ATTIC VENTILATION AS INDICATED ON ROOF FRAMING PLANS. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. *Ref IRC R806.2*

ATTIC ACCESS SHALL HAVE A ROUGH FRAMED OPENING NOT LESS THAN 22 INCHES BY 30 INCHES LOCATED IN A READILY ACCESSIBLE LOCATION. THE MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES MEASURED VERTICALLY FROM THE BOTTOM OF THE CEILING FRAMING MEMBERS. *Ref IRC R807.* FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS *Ref IRC M1305.1.3*

GLAZING:

TO BE IN COMPLIANCE WITH IRC R308 AND WASHINGTON STATE SAFETY GLASS LAW.

GLAZING IN HAZARDOUS LOCATIONS SUCH AS GLASS ON DOORS, GLAZING WITHIN 24" ON EITHER SIDE OF A DOOR OPENING, AREAS WITHIN 60" VERTICAL AND 36" HORIZONTAL OF THE BOTTOM LANDING OF A STAIRWAY, STORM DOORS, RAILINGS, SHOWER DOORS, SLIDING GLASS DOORS, AND TUB ENCLOSURES SHALL BE SAFETY GLAZING MATERIAL. *Ref IRC R308.4*

ALL EXTERIOR WALL GLAZING SHALL COMPLY WITH THE 2021 EDITION OF THE WASHINGTON STATE ENERGY CODE.

EGRESS:

EGRESS IN EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY EXIT WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" MINIMUM NET CLEAR OPENING WIDTH DIMENSION OF 20" AND A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. IRC R310.1.

ONE EXIT DOOR CONFORMING TO IRC R311.2 IS REQUIRED.

FIRE & CARBON MONOXIDE PROTECTION:

SMOKE & CARBON MONOXIDE DETECTOR POWER SOURCES TO BE INSTALLED IN ACCORDANCE WITH NFPA 72, IRC R314 & IRC R315. ALL ALARM DEVICES SHALL BE INTERCONNECTED PER IRC R314.1.

FIREBLOCKING PER *IRC R1003.19, R1001.12, R302.11 & R602.8. DRAFTSTOPPING PER IRC R302.12 & R502.12.*

VENTILATION & LIGHTING:

HABITABLE ROOMS NOT PROVIDED WITH AN OPENABLE EXTERIOR OPENING OF AT LEAST 4% OF THE FLOOR AREA, A MECHANICAL VENTILATION SYSTEM MUST BE PROVIDED THAT PROVIDES MIN. .35 AIR CHANGES PER HOUR. *IRC R303.1.*

DRYER & BATH FANS TO BE 50 CFM, AND RANGE/OVEN FANS TO BE 100 CFM MIN, VENT TO THE OUTSIDE. *IRC303 AND 2006 WA STATE VENTILATION AND INDOOR AIR QUALITY CODE.*

NATURAL LIGHTING TO BE NOT LESS THAN 8% OF THE FLOOR AREA OR ALL HABITABLE SPACES. *IRC R303.*

STAIRS:

MINIMUM HEADROOM OF 6'-8" MEASURED VERTICALLY FROM A SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OR PLATFORM. IRC R311.7.2 MINIMUM WIDTH 36", *IRC 311.7.1*

MINIMUM TREAD 10", MAXIMUM RISER 7 3/4", HANDRAIL MINIMUM 34" AND MAXIMUM 38" ABOVE STAIR NOSING. HANDRAIL TO BE 1 1/4" TO 2" CROSS SECTION AND 1 1/2" AWAY FROM WALL. *IRC R311.7.5 & 311.7.8.* INSTALL FIRE BLOCKING AT MID STRINGER SPAN AND AT WALL ALONG STRINGER. COVER WALLS AND SOFFITS OF USABLE SPACE UNDER STAIR WITH 1/2" GYPSUM BOARD. *IRC R302.11*

GUARDRAILS: ANY WALKING SURFACE 30" OR MORE ABOVE GRADE OR ADJACENT SURFACE SHALL HAVE MIN. 36" HIGH GUARDRAIL. *IRC R312.*

BATHROOMS:

ALL TUB AND SHOWER STALLS SHALL HAVE FIREBLOCKING BETWEEN STUDS.

ALL GLAZING USED FOR DOORS OR ENCLOSURES IN BATHROOMS SHALL BE SAFETY GLAZING. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING A SHOWER OR BATHTUB WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET SHALL BE SAFETY GLAZING. *IRC R308.4*

BATH TUB & SHOWER STALL NON-ABSORBENT WAINSCOTS SHALL BE A MINIMUM OF 72 INCHES ABOVE THE FLOOR. *IRC R307.2.*

WATERCLOSETS SHALL HAVE MIN. 15" TO SIDE WALLS FROM CENTER OF FIXTURE, AND MIN. 21" FRONT CLEARANCE. IRC R307.1

APPLIANCES IN A FIXED POSITION SHALL BE SECURELY FASTENED IN PLACE TO STRUCTURAL MEMBERS WITH STRAP ANCHORS OR SIMILAR ANCHORING METHOD.
IRC G2404.4

PLUMBING FIXTURES:

CODE CITED CURRENT AS OF SEPTEMBER 2022. CONTRACTOR AND THEIR CONSULTANTS TO CONFIRM LISTED CODE IS CURRENT AT TIME OF CONSTRUCTION

THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS (4.54 L) PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS (3.03 L) PER MINUTE AT 20 PSI. *WAC 51-56-0400 (407.2.1.1 RESIDENTIAL LAVATORY FAUCETS)*

SHOWERHEADS SHALL MEET THE MAXIMUM FLOW RATE OF 1.8 GALLONS (6.81 L) PER MINUTE MEASURED AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATIONS FOR SHOWERHEADS *WAC 51-56-0400 (408.2 WATER CONSUMPTION)*

WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, INCLUDING HANDHELD SHOWERHEADS, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS (6.81 L) PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME *WAC 51-56-0400 (408.2 .1 MULTIPLE SHOWERHEADS SERVING ONE SHOWER)*

THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS (4.8 L) PER FLUSH WHEN TESTED IN ACCORDANCE WITH ASME A112.19.2/CSA B45.1 *WAC 51-56-0400 (411.2 WATER CONSUMPTION)*

DUAL FLUSH WATER CLOSETS SHALL COMPLY WITH ASME A112.19.14. THE EFFECTIVE FLUSH VOLUME FOR DUAL FLUSH WATER CLOSETS SHALL BE DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH. *WAC 51-56-0400 (411.2.1 DUAL FLUSH WATER CLOSETS)*

WATER CLOSETS INSTALLED SHALL MEET OR EXCEED THE MINIMUM PERFORMANCE CRITERIA DEVELOPED FOR CERTIFICATION OF HIGH-EFFICIENCY TOILETS UNDER THE WATERSENSE PROGRAM SPONSERED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) *WAC 51-56-0400 (411.2.2 PERFORMANCE)*

SINK FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.2 GPM AT 60 PSI (8.3 L/M AT 414 KPA) IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1 *WAC 51-56-0400 (420.2 WATER CONSUMPTION)*

KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS (6.81 L) PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS (8.3 L) PER MINUTE AT 60 PSI AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS (6.81 L) PER MINUTE AT 60 PSI. *WAC 51-56-0400 (420.2.1*

All Climate Zones (Table R402.1.1)		
	R-Value [a]	U-Factor [a]
Fenestration U-Factor [b]	n/a	~~0.30~~ 0.28
Skylight U-Factor [b]	n/a	0.50
Glazed Fenestration SHGC [b,e]	n/a	n/a
Ceiling [e]	49 [i]	0.026
Wood Frame Wall [g,h]	21 int	0.056
Floor	~~30~~ R-38	0.029
Below Grade Wall [c,h]	10/15/21 int + TB	0.042
Slab [d,f] R-Value & Depth	10, 2 ft	n/a

ENERGY:

METHOD OF COMPLIANCE - PRESCRIPTIVE METHOD FOR GROUP R OCCUPANCY, *CLIMATE ZONE PER TABLE R301.1, TABLE R402.1.1, UNLIMITED GLAZING* WITH MODIFICATIONS.

ENERGY CREDITS - 3 CREDITS REQUIRED, 3 CREDITS SELECTED

HEAT OPTIONS:

0.0 CREDIT - OPTION 1 - COMBUSTION HEATING MINIMUM NAECA, PER TABLE C403.3.2(4) OR C403.3.2(5)

ENERGY OPTIONS:

0.5 CREDITS - OPTION 1.3 - EFFICIENT BUILDING ENVELOPE: BASED ON TABLE 402.1.1 WITH THE FOLLOWING MODIFICATIONS: VERTICAL FENESTRATION U=0.28. FLOOR R-38. SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB - BELOW GRADE SLAB R-10 AND UNDER ENTIRE SLAB

0.5 CREDITS - OPTION 2.1 - AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION: COMPLIANCE BASED ON R402.4.1.2: REDUCEDTHE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR 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 FURNANCE INCLUDING AN ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN VENTILATION ONLY MODE.

1.0 CREDITS - OPTION 3.1 - HIGH EFFICIENCY HVAC: ENERGY STAR RATED (U.S. NORTH) GAS OR PROPANE FURNANCE WITH MINIMUM AFUE OF 95%

0.5 CREDITS - OPTION 4.1 - HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM: 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.

0.5 CREDITS - OPTION 5.2 - EFFICIENT WATER HEATING: WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING:

ENERGY STAR RATED GAS OR PROPANE WATER HEATER WITH A MINIMUM UEF OF 0.80.

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE AND THE WASHINGTON STATE ENERGY CODE, LATEST EDITION. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK.

WALLS: INSULATED PER *WSEC TABLE R402.1.1.*

ROOF AND CEILING: INSULATED PER *WSEC TABLE R402.1.1.* PROVIDE INSULATION IN CEILING WHERE POSSIBLE AND IN 2x12 RAFTERS IF VAULTED CEILING CONDITION EXISTS. MAINTAIN A MINIMUM OF 2" CLEAR BETWEEN TOP OF INSULATION AND BOTTOM OF SHEATHING FOR VENTING. VENTING MUST OCCUR IN EACH JOIST SPACE. WHERE CONTINUOUS VENTING WITHIN A JOIST SPACE IS INTERRUPTED BY A HEADER (I.E., SKYLIGHT OR AT HIP END), PROVIDE (2) 1 1/2" VENTING HOLES AT THE TOP OF THE RAFTER AT THE HEADER TO ALLOW FOR CONTINUAL THROUGH-VENTING INTO THE NEXT JOIST SPACE.

FLOORS: INSULATE PER *WSEC TABLE R402.1.1*

SLAB ON GRADE: INSULATE PER TABLE R402.1.1. PROVIDE EXTRUDED RIGID CLOSED CELL INSULATION. INSULATION, INSTALLED INSIDE THE FOUNDATION WALL, SHALL EXTEND DOWNWARD FROM THE TOP OF THE SLAB 24" MIN. OR DOWNWARD AND THEN HORIZONTALLY BENEATH THE SLAB FOR A COMBINED 24" MIN. INSULATION INSTALLED OUTSIDE THE FOUNDATION SHALL EXTEND DOWNWARD 24" MIN. OR TO THE FROSTLINE. *WSEC 402.2.9.1*

VAPOR BARRIERS: VAPOR RETARDERS SHALL BE INSTALLED ON THE WARM SIDE (IN WINTER) OF INSULATION PER *TABLE R402.4.1.1* FLOORS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE SHALL HAVE MIN. 4 MIL POLYETHYLENE OR KRAFT FACED MATERIAL. ROOF/CEILING ASSEMBLIES WHERE THE VENTILATION SPACE ABOVE THE INSULATION IS LESS THAN AN AVERAGE OF 12 INCHES SHALL BE PROVIDED WITH A VAPOR RETARDER. WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE SHALL HAVE A VAPOR RETARDER INSTALLED. FACED BATT INSULATION SHALL BE FACE STAPLED. A GROUND COVER OF MIN. 6 MIL BLACK POLYETHYLENE SHALL BE LAID OVER THE GROUND WITHIN CRAWL SPACES W/ JOINTS LAPPED MIN. 12".

GLAZING AND DOORS: GLAZING AND DOOR U-FACTORS SHALL BE DETERMINED IN ACCOURDANCE WITH WSEC SECTIONS R402.1.1 AND R303.1.3(2), RESPECTIVELY.

PROJECT DIRECTORY

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VICINITY MAP

PROJECT ADDRESS

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LEGAL DESCRIPTION & TAX PARCEL NUMBER

THAT PORTION OF TRACT 7, JERSEY WATER FRONT ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 64, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT ON THE WEST LINE OF HOOD AVENUE IN THE PLAT OF SAID ADDITION, WHERE SAID WEST LINE OF HOOD AVENUE IS INTERSECTED BY THE NORTHERLY LINE OF SAID TRACT 7; THENCE SOUTH ALONG THE WEST LINE OF HOOD AVENUE AND THE EAST LINE OF TRACT 7, A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 53°35"36" WEST TO THE SHORE LINE OF LAKE WASHINGTON; THENCE SOUTHEASTERLY ALONG THE SHORE LINE OF LAKE WASHINGTON 100 FEET; THENCE NORTHEASTERLY TO A POINT ON THE EASTERLY LINE OF SAID TRACT 7, WHICH POINT IS 100 FEET SOUTH OF THE TRUE POINT OF BEGINNING; THENCE NORTH ALON SAID HOOD AVENUE AND THE EAST LINE OF SAID TRACT 7, A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING; TOGETHER WITH SECOND CLASSS SHORE LANDS ADJOINING SAID PREMISES.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NUMBER: 370890-0065

ZONING CLASSIFICATION

R-15

BUILDING CLASSIFICATION

BUILDING CODES:
2018 IBC - International Building Code & WA State Amendments Chapter 51-50 WAC
2018 IRC - International Residential Code & WA State Amendments Chapter 51-51 WAC
2018 WSEC - WA State Energy Code (WAC 51-11C - Commercial) - (WAC 51-11R - Residential)
2018 IMC - International Mechanical Code & WA State Amendments Chapter 51-52 WAC
2018 IFGC - International Fuel Gas Code, 2014 NFPA 58 & 2014 NFPA 54
2018 IFC - International Fire Code
2018 UPC - Uniform Plumbing Code

SWIMMING POOLS:
International Swimming Pool and Spa Code (SFR, Duplex or PT Uses only)
Water Recreation Facilites - Chapters 246-260 & 246-262 WAC per RCW 70.90.110

JURISDICTION	CITY OF MERCER ISLAND
OCCUPANCY (IBC Chapter 3 & 4)	R-3 (SINGLE FAMILY RESIDENCE)
CONSTRUCTION TYPE (IBC 602.5)	V-B
ALLOWABLE FLOOR AREA (IBC Table 506.2)	Unlimited
ALLOWABLE NO. OF STORIES (IRC R101.2)	3 STORIES ABOVE GRADE PLANE (4 Stories above grade plane are allowed per IBC Table 504.4 when structural design is in accordance with 2018 IBC)
ALLOWABLE BLDG HT IN FEET (IBC Table 504.3)	60'
FIRE PROTECTION SYSTEM (IRC Appendix Q)	REQUIRED

"A NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA BD AND CoMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED." 2

BUILDING AREA CALCULATIONS

REFER TO SHEET A1.03 FOR GROSS FLOOR AREA CALCS

BUILDING HEIGHT CALCULATIONS

REFER TO SHEET A1.04 FOR HEIGHT CALCULATIONS

DRAWING INDEX

ARCHITECTURAL

STRUCTURAL

PERMIT SET REVS #2 (06.14.2024)

GELOTTE HOMMAS DRIVDAHL
ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081

SEIFERT REMODEL
3261 67TH AVE SE
MERCER ISLAND, WA 98040

Job No. 2219
Project Manager: DG
Issue Date: 03/29/2024

NO.	DATE	REVISION
1	03/29/2024	OWNER REVISIONS
2	06/14/2024	PERMIT REVISION #2

10226
REGISTERED ARCHITECT
ERIC L. DRIVDAHL
STATE OF WASHINGTON
June 14, 2024

COVER SHEET

A0.01

BOUNDARY SURVEY NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND LEICA VIVA TS15 SMART POLE TOTAL STATION/RTK GPS.
2. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090. SURVEY WAS COMPLETED BY A FIELD TRAVERSE.
3. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
4. ENCROACHMENTS NOTED AS "IN" OR "OUT" ARE RELATIVE TO THE SUBJECT PROPERTY
5. FENCE DIMENSIONS ARE GENERALLY TO THE CENTERLINE OF THE FENCE UNLESS OTHERWISE NOTED.
6. STRUCTURE LOCATIONS ARE MEASURED TO THE FINISHED FASCIA UNLESS OTHERWISE NOTED.
7. TREE LOCATIONS ARE MEASURED TO THE ESTIMATED CENTER OF THE TREE.
8. ALL DIMENSIONS ARE IN DECIMAL FEET.

TOPOGRAPHIC SURVEY NOTES

1. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS, UTILITY LOCATES BY THIRD PARTIES, AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
2. CONTOURS SHOWN ARE BASED ON A FIELD SURVEY.
3. TREE IDENTIFICATION WAS PERFORMED BY SURVEY FIELD PERSONNEL AND SHOULD BE CONSIDERED A BEST GUESS. AN ARBORIST SHOULD BE RELIED UPON FOR MORE ACCURATE AND DETAILED IDENTIFICATION OF TREE SPECIES AND HEALTH.

PROJECT INFORMATION

SURVEYOR:	PLOG ENGINEERING, PLLC P.O. BOX 412 RAVENSDALE, WA 98051 PH.: (206) 420-7130
PROPERTY OWNER:	MIKE & ANNE SEIFERT 3261 67TH AVE SE MERCER ISLAND, WA 98040
TAX PARCEL NUMBER:	370890-0065
PROJECT ADDRESS:	3261 67TH AVE SE MERCER ISLAND, WA 98040
PARCEL AREA:	18,962 S.F. (0.435 ACRES ±) AS SURVEYED TO BULK HEAD

REFERENCE SURVEYS

P1 – PLAT OF SQUIRES LAKE ADDITION, VOL 11, PG 50
R1 – AF# 201106139000004
R2 – AF# 20050923900004
R3 – AF# 8606099010
R4 – AF# 8010079002
R5 – AF# 20160328900015

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING ARE BASE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED USING RTK GPS.

1.0' CONTOUR INTERVAL – THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR ± 0.5' FOR THIS PROJECT.

BASIS OF BEARINGS

PER THE RECORD OF SURVEY (R3) AF# 8606099010, RECORDS OF KING COUNTY WASHINGTON.

ACCEPTED THE BEARING OF N 0°00'00" E FOR 67TH AVE SE BASED ON VARIOUS FOUND MONUMENTS.

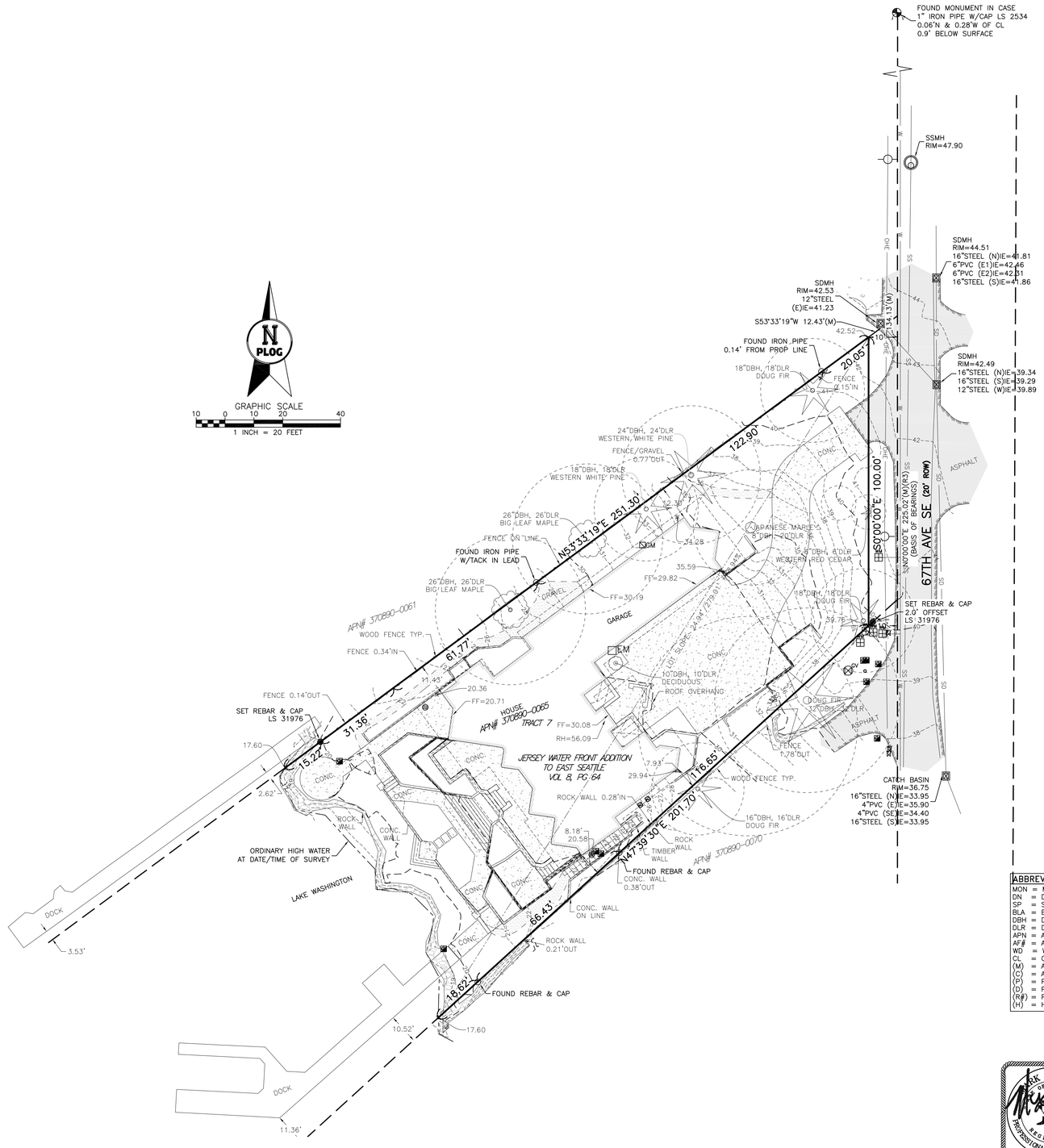
LEGAL DESCRIPTION

THAT PORTION OF TRACT 7, JERSEY WATER FRONT ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 64, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT ON THE WEST LINE OF HOOD AVENUE IN THE PLAT OF SAID ADDITION, WHERE SAID WEST LINE OF HOOD AVENUE IS INTERSECTED BY THE NORTHERLY LINE OF SAID TRACT 7; THENCE SOUTH ALONG THE WEST LINE OF HOOD AVENUE AND THE EAST LINE OF TRACT 7, A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 53°35'36" WEST TO THE SHORE LINE OF LAKE WASHINGTON; THENCE SOUTHEASTERLY ALONG THE SHORE LINE OF LAKE WASHINGTON 100 FEET; THENCE NORTHEASTERLY TO A POINT ON THE EASTERLY LINE OF SAID TRACT 7, WHICH POINT IS 100 FEET SOUTH OF THE TRUE POINT OF BEGINNING; THENCE NORTH ALON SAID HOOD AVENUE AND THE EAST LINE OF SAID TRACT 7, A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING; TOGETHER WITH SECOND CLASSS SHORE LANDS ADJOINING SAID PREMISES.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

GRAPHIC SCALE
10 0 10 20 40
1 INCH = 20 FEET



SYMBOL LEGEND

- MONUMENT AS NOTED
- SECTION CORNER (NW, NE, SW, SE)
- QUARTER SECTION CORNER
- FOUND REBAR AS NOTED
- SET REBAR AND CAP LS 31976
- FOUND SURFACE MARKER/DISK
- SET SURFACE MARKER/DISK LS 31976
- SEWER MAINTENANCE HOLE
- SEPTIC MAINTENANCE HOLE
- SEWER CLEAN OUT
- SS — SEWER LINE
- STORM DRAIN MAINTENANCE HOLE
- CATCH BASIN (TYPE 2)
- CATCH BASIN (TYPE 1)
- STORM DRAIN CLEAN OUT
- ROUND YARD DRAIN
- SQUARE YARD DRAIN
- SD — STORM DRAIN LINE
- WATER MAINTENANCE HOLE
- WATER VALVE
- WM — WATER METER
- FIRE HYDRANT
- BLOW OFF VALVE
- IRRIGATION VALVE/JUNCTION
- W — WATER LINE
- GV — GAS VALVE
- GM — GAS METER
- G — GAS LINE
- CABLE RISER
- CTV — CABLE BOX
- CABLE MAINTENANCE HOLE
- FIBER OPTIC MAINTENANCE HOLE
- TELEPHONE MAINTENANCE HOLE
- TRAFFIC SIGNAL MAINTENANCE HOLE
- PMT — PAD MOUNTED TRANSFORMER
- HAND HOLE
- AC — A/C COMPRESSOR
- YARD LIGHT
- POWER POLE
- GUY WIRE
- STREET LIGHT
- OHU — OVERHEAD UTILITIES (GENERAL/MIXED)
- OHE — OVERHEAD ELECTRICAL
- OHC — OVERHEAD CABLE
- OHT — OVERHEAD TELEPHONE
- UGU — UNDERGROUND UTILITIES (GENERAL/MIXED)
- UGE — UNDERGROUND ELECTRICAL
- UGC — UNDERGROUND CABLE
- UGT — UNDERGROUND TELEPHONE
- FO — UNDERGROUND FIBER OPTIC
- BOLLARD
- MAILBOX
- SN — SIGN
- WF — WETLAND FLAG
- SNAG
- DECIDUOUS MULTI-TRUNK
- DECIDUOUS
- CONIFER MULTI-TRUNK
- CONIFER

ABBREVIATION LEGEND

MON	= MONUMENT
DN	= DOWN
SP	= SHORT PLAT
BLA	= BOUNDARY LINE ADJUSTMENT
DBH	= DIAMETER AT BREAST HEIGHT (FT)
DLR	= DRIP LINE RADIUS (FT)
APN	= ASSESSORS PARCEL NUMBER
AF#	= AUDITOR'S FILE NUMBER
WD	= WOOD
CL	= CHAIN LINK
(M)	= AS MEASURED
(C)	= AS CALCULATED
(P)	= PER PLAT
(D)	= PER DEED
(R#)	= PER REFERENCE SURVEY
(H)	= HELD

PLOG ENGINEERING
Surveyors & Civil Engineers
P.O. Box 412
Ravensdale, WA 98051
(206) 420-7130
www.PlogEngineering.com

NE1/4, SE1/4, SEC 11, TWP 24N, RNG 4E, W.M.

BOUNDARY & TOPOGRAPHIC SURVEY

MIKE & ANNE SEIFERT

3261 67TH AVE SE, MERCER ISLAND, WA 98040

PROJECT NO.:	REVISION DATE	REVISION NO.:	SHEET
173-22	05/28/2024	1	1 OF 1

2

GELOTTE HOMMAS DRIVDAHL
ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
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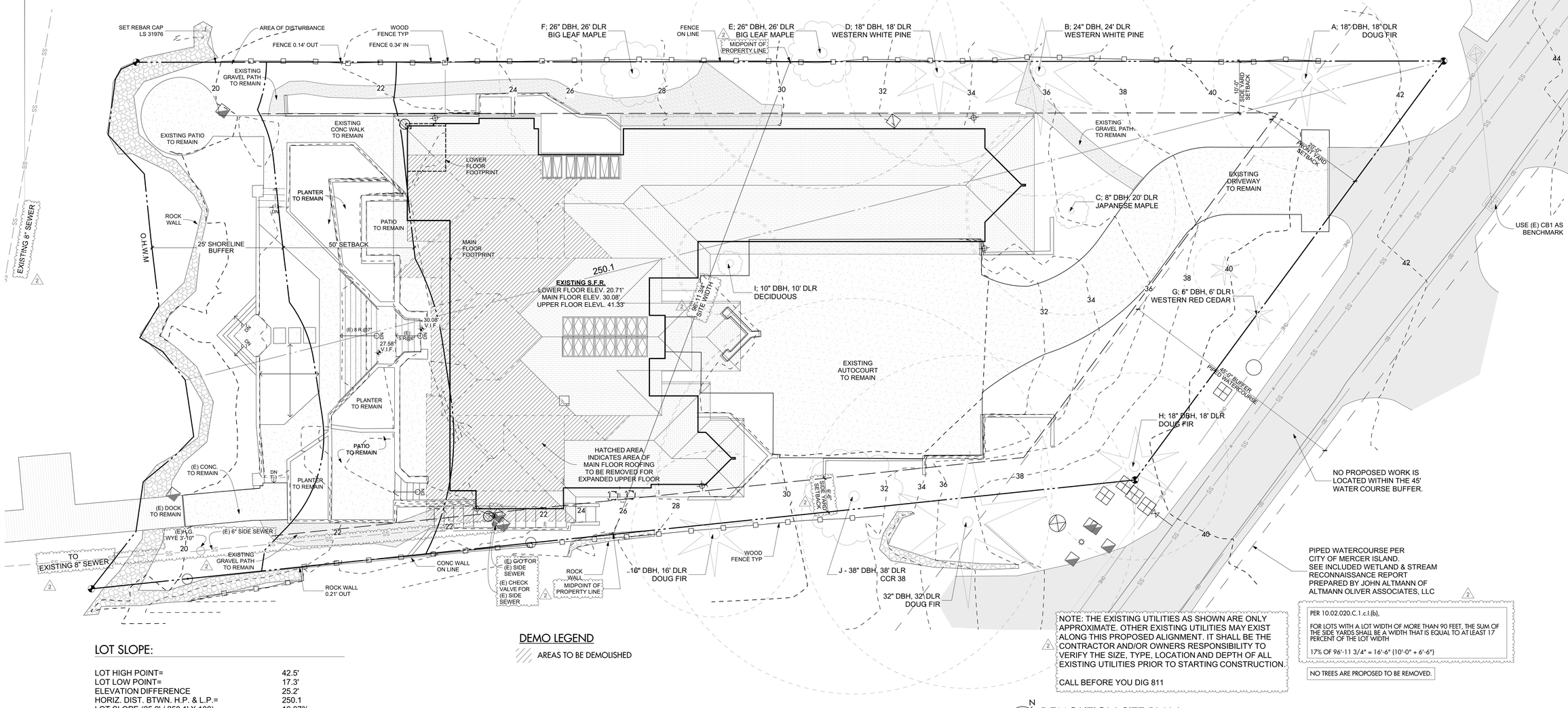


LOT SLOPE:

LOT HIGH POINT=	42.5'
LOT LOW POINT=	17.3'
ELEVATION DIFFERENCE	25.2'
HORIZ. DIST. BTWN. H.P. & L.P.=	250.1
LOT SLOPE (25.2' / 250.1' X 100)	10.07%
TOTAL ALLOWABLE LOT COVERAGE=	40% MAX.

LOT COVERAGE CALCS:

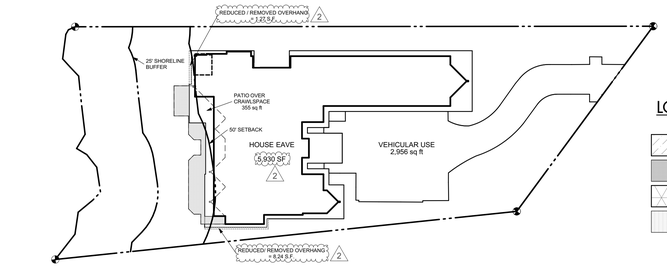
NET LOT AREA:	18,962 SQFT
ALLOWED LOT COVERAGE AREA:	**7,584.8 SQFT 40%**
EXISTING LOT COVERAGE:	
MAIN STRUCTURE ROOF AREA:	5,930.00 SQFT (2)
PATIOS OVER CRAWL SPACE:	355 SQFT
VEHICULAR USE:	2,956 SQFT
EXISTING LOT COVERAGE REMOVED:	
MAIN STRUCTURE ROOF AREA:	1.27 + 8.24= 9.51 SQFT (2)
TOTAL EXISTING LOT COVERAGE AREA:	**9,231.49 SQFT 48.7%**

HARDSCAPE CALCS:

NET LOT AREA:	18,962 SQFT
ALLOWED HARDSCAPE AREA:	**1,706.58 SQFT 9%**
EXISTING HARDSCAPE AREA:	
GRAVEL PATHS	564 SQFT
RETAINING WALLS/BULKHEAD:	658 SQFT
STAIRS:	369 SQFT
WALKWAYS:	1,068 SQFT
DOCK:	49 SQFT
TOTAL EXISTING HARDSCAPE AREA:	**2,708 SQFT 14.2%**

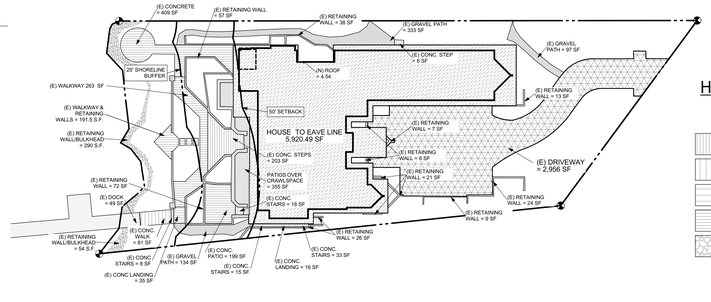
DEMO LEGEND

AREAS TO BE DEMOLISHED



LOT COVERAGE

- (E) HOUSE EAVES
- (N) HOUSE EAVES
- VEHICLE USE
- DECK W/ CRAWLSPACE



HARDSCAPE

- GRAVEL
- STAIRS & LANDINGS
- DECK/PATIO/CONC.
- RETAINING WALLS
- RETAINING WALL/BULKHEAD

DEMOLITION SITE PLAN

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

0 4' 8' 16'

PROJECT ADDRESS

3261 67TH AVE SE
MERCER ISLAND, WA 98040

LEGAL DESCRIPTION & TAX PARCEL NUMBER

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SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NUMBER: 370890-0065

SHORELINE IMPERVIOUS SURFACES CALCS:

0-25' SHORELINE

TOTAL LOT AREA:	2,749 SQFT
ALLOWED 10% IMPERVIOUS: (LOT COVERAGE & HARDSCAPE)	**274.9 SQFT**
TOTAL EXISTING AREA:	1,060 SQFT
TOTAL PROJECT AREA:	**785.1 SQFT OVER 28.5%**

25-50' SHORELINE

TOTAL LOT AREA:	2,503 SQFT
ALLOWED 30% IMPERVIOUS: (LOT COVERAGE & HARDSCAPE)	**750.9 SQFT**
TOTAL EXISTING AREA:	1,676 SQFT
TOTAL PROJECT AREA:	**924.1 SQFT OVER 66.9%**

ZONING CLASSIFICATION

R-15

VICINITY MAP

PERMIT SET REVS #2 (06.14.2024)

SEIFERT REMODEL

3261 67TH AVE SE
MERCER ISLAND, WA 98040

Job No.	2219
Project Manager:	DG
Issue Date:	03/29/2024

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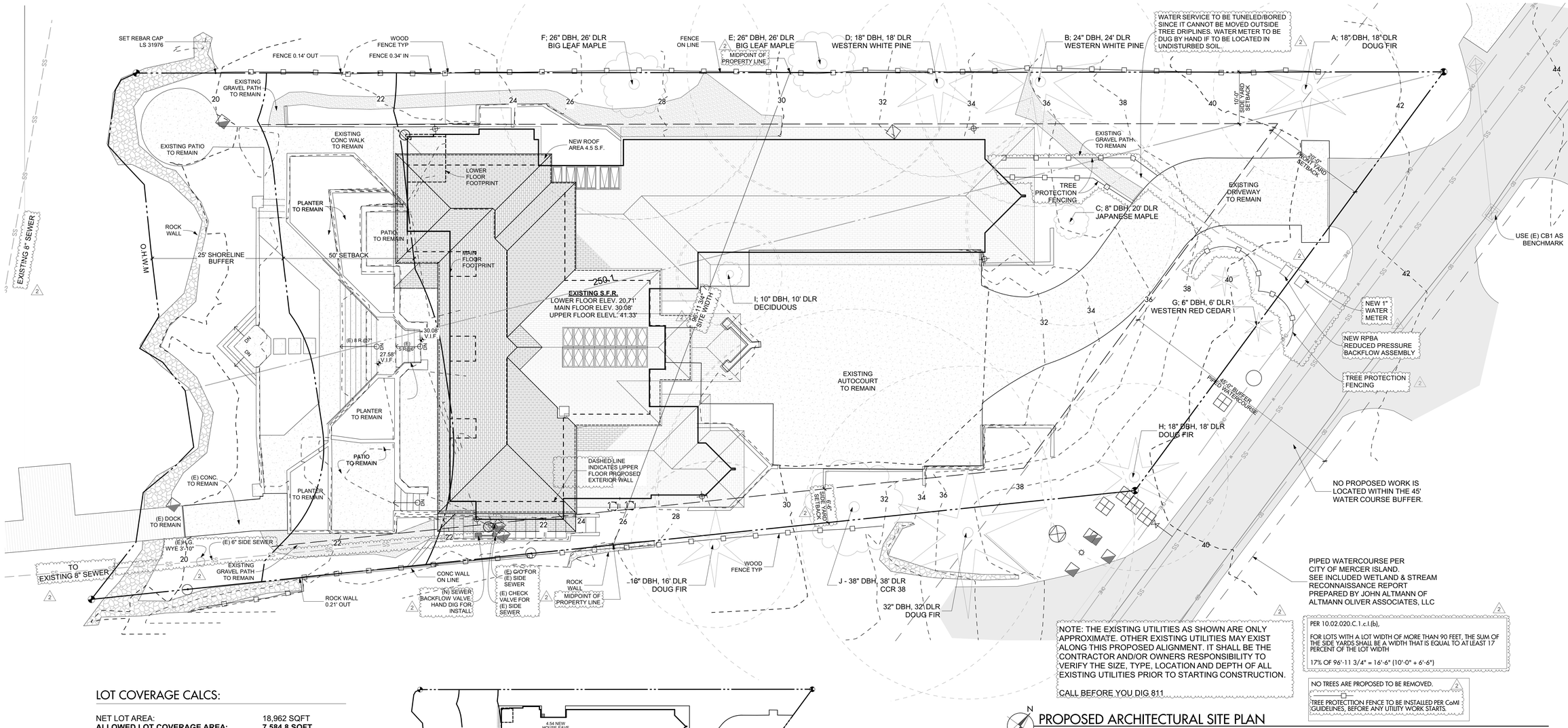
10226 REGISTERED ARCHITECT
ERIC L. DRIVDAHL
STATE OF WASHINGTON
June 14, 2024

DEMOLITION SITE PLAN

A1.01



PROPOSED ARCHITECTURAL SITE PLAN

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

LOT COVERAGE CALCS:

NET LOT AREA:	18,962 SQFT
ALLOWED LOT COVERAGE AREA:	**7,584.8 SQFT 40%**
EXISTING LOT COVERAGE AREA:	9,231.49 SQFT
TOTAL NEW LOT COVERAGE AREA- ROOF AREA:	4.54 SQFT
TOTAL PROJECT LOT COVERAGE AREA:	**9,236.03 SQFT 48.7%**

2 PROPOSED REMOVAL OF 9.1SF OF LOT COVERAGE. SEE LOT COVERAGE CALCULATIONS ON A1.01- DEMO SITE PLAN

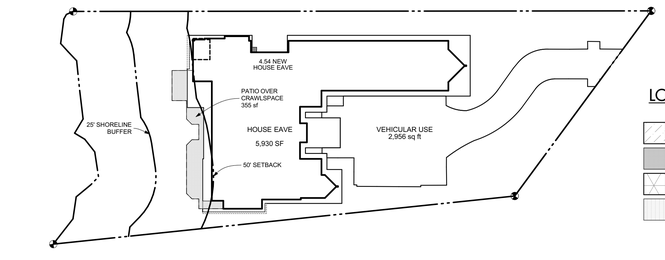
PER MICC 19.01.050(F)(3)(b)(iii) FOR LOTS WHERE THE MAXIMUM LOT COVERAGE IS EXCEEDED, TWO SQUARE FEET OF LANDSCAPING AREA ARE PROVIDED FOR EVERY ONE SQUARE FOOT OF ADDITIONAL NON-LANDSCAPING AREA.

HARDSCAPE CALCS:

NET LOT AREA:	18,962 SQFT
ALLOWED HARDSCAPE AREA:	**1,706.58 SQFT 9%**
EXISTING HARDSCAPE AREA:	2,708 SQFT
TOTAL PROJECT HARDSCAPE AREA:	**2,708 SQFT 14.2%**

TOTAL NEW IMPERVIOUS SURFACES

NEW HOUSE EAVE	4.54 SQFT
TOTAL NEW:	**4.54 SQFT**



LOT COVERAGE

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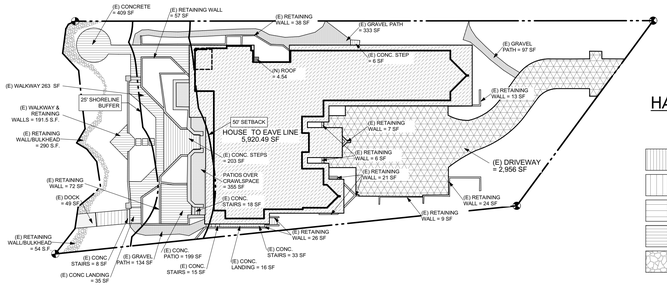

HARDSCAPE

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ZONING CLASSIFICATION

R-15

VICINITY MAP

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SEIFERT REMODEL

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10226 REGISTERED ARCHITECT ERIC L. DRIVDAHL STATE OF WASHINGTON
June 14, 2024

PROPOSED ARCHITECTURAL SITE PLAN

A1.02

PERMIT SET REVS #2 (06.14.2024)

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ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
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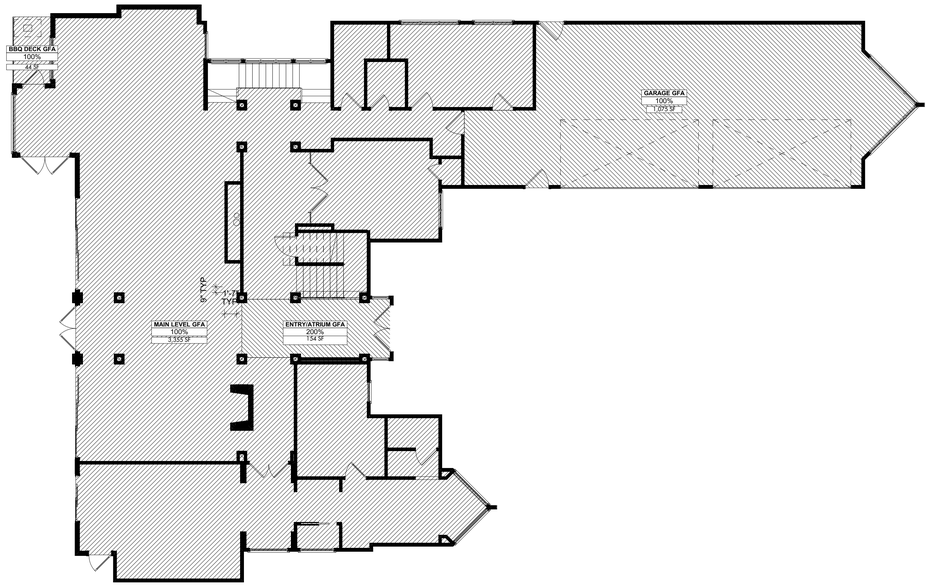


GFA MAIN FLOOR
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

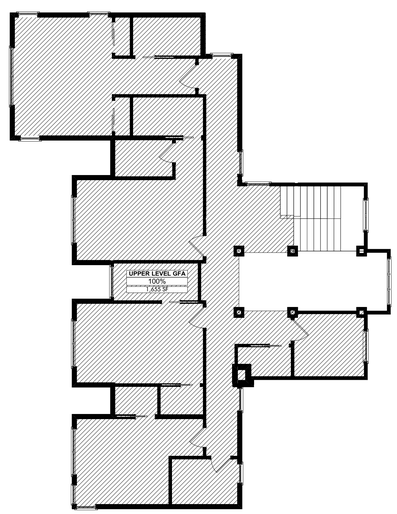
Seifert Addition/Remodel
Gross Floor Area
22-Dec-23

	Lot Area	Code factor	
Allowable Area:	18,962	0.40	**7,585**
Proposed Areas:			
Lower Floor:			880
Main Floor:			3,355
Interior Entry 200%			154
BBQ Deck:			44
Upper Floor:			1,655
Attached Garage:			1,075
Total Area:			**7,162** -423
Proposed % of Lot Area:			**38%**

Lower Floor Area exclusions
Seifert Residence
Revised 1/09/2024

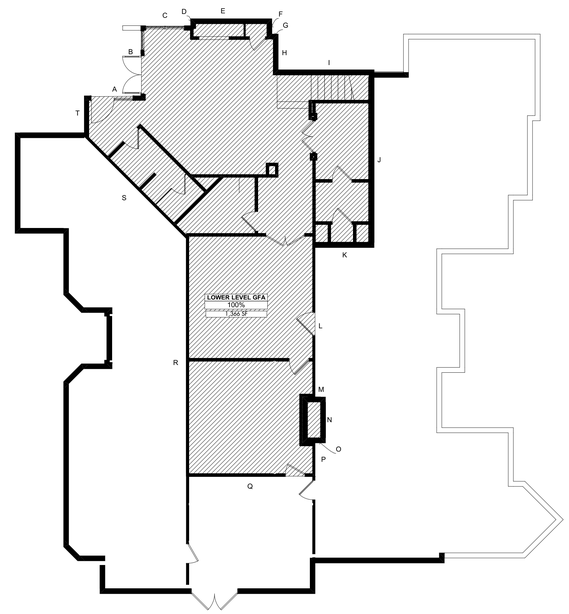
Point	Length	Wall ht.	Exist. grade midpoint ht.	Coverage	Result	Percentage
A	7.33	8.38	0.00	0.00	0.00	0%
B	6.83	8.38	0.00	0.00	0.00	0%
C	6.42	8.38	1.79	0.21	1.37	1%
D	1.00	8.38	2.29	0.27	0.27	0%
E	10.58	8.38	3.04	0.36	3.84	4%
F	2.00	8.38	4.00	0.48	0.96	1%
G	0.83	8.38	4.13	0.49	0.41	0%
H	4.66	8.38	4.29	0.51	2.39	2%
I	12.50	8.38	5.79	0.69	8.64	9%
J	23.19	8.38	6.00	0.72	16.61	17%
K	7.69	8.38	5.13	0.61	4.70	5%
L	19.48	8.38	4.16	0.50	9.68	10%
M	1.35	8.38	4.00	0.48	0.65	1%
N	6.00	8.38	3.79	0.45	2.72	3%
O	1.35	8.38	3.68	0.44	0.59	1%
P	4.33	8.38	3.54	0.42	0.57	1%
Q	16.83	8.38	2.33	0.34	1.46	1%
R	31.00	8.38	2.29	0.27	8.48	8%
S	18.66	8.38	1.50	0.18	3.34	3%
T	5.33	8.38	0.00	0.00	0.00	0%
	187.37					67%

Total floor area to outside of exterior wall: 1366
Total % / Total length: *0.36*
Total area excluded from Gross Floor area: 486.15
Total area remaining that counts toward Gross Floor Area 879.85



GFA UPPER FLOOR
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



GFA LOWER FLOOR
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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10226 REGISTERED ARCHITECT
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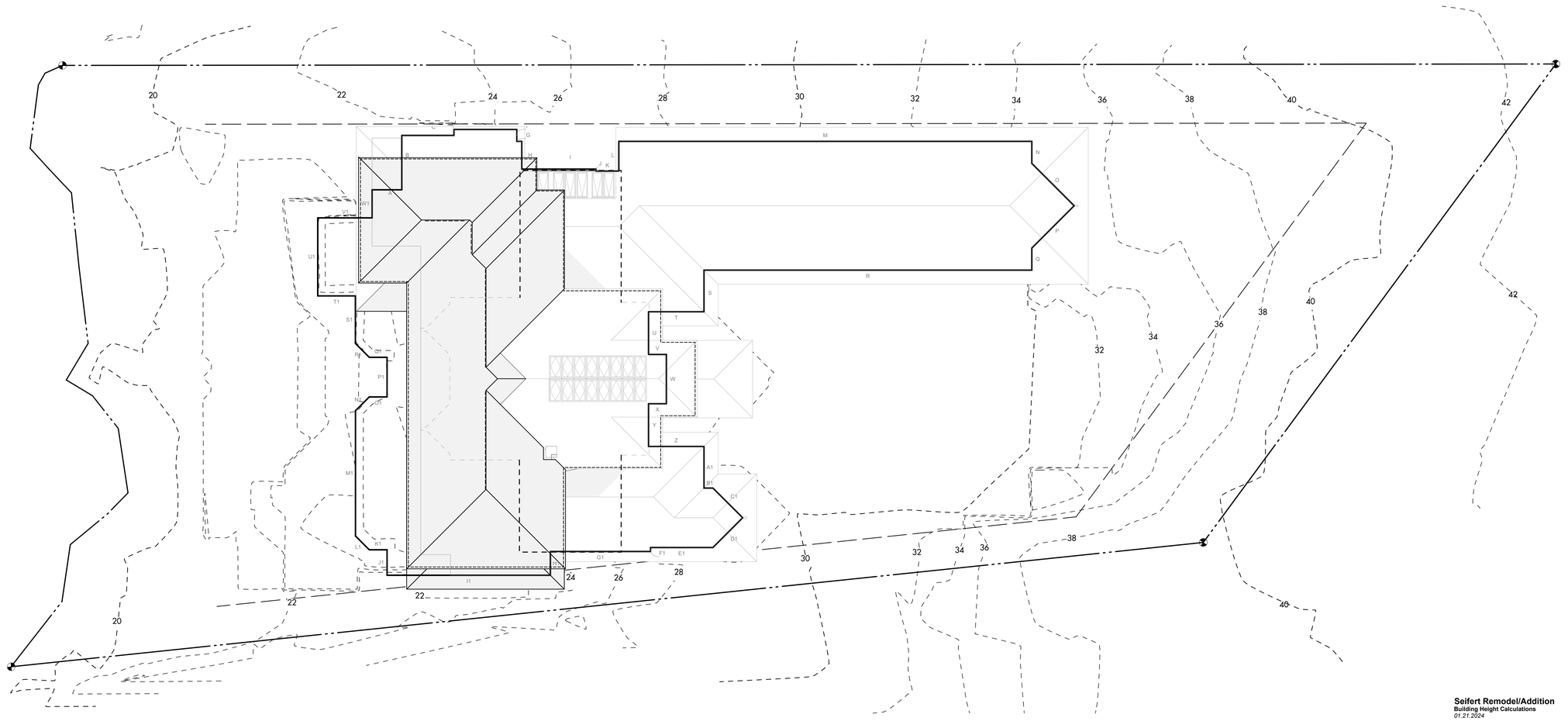
STATE OF WASHINGTON
June 14, 2024

GROSS FLOOR AREA CALCS

A1.03



Seifert Remodel/Addition
Building Height Calculations
01.21.2024

Point	Length	Mid. Elev	Product
A	7.50	20.71	151.18
B	6.83	20.71	141.45
C	6.42	21.00	134.82
D	1.00	21.17	21.17
E	10.58	23.75	251.28
F	2.00	24.33	48.66
G	0.83	24.50	20.34
H	4.66	24.58	114.54
I	12.50	26.00	325.00
J	0.33	26.67	8.80
K	3.83	27.00	103.41
L	5.00	27.25	136.25
M	69.50	30.33	2107.94
N	3.71	34.33	127.36
O	10.00	34.67	346.70
P	10.00	34.67	346.70
Q	3.71	34.33	127.36
R	55.17	29.82	1645.17
S	7.00	30.00	210.00
T	9.33	29.80	278.03
U	7.19	30.00	215.63
V	3.00	30.00	90.00
W	8.29	30.00	248.70
X	3.00	30.00	90.00
Y	7.19	30.00	215.70
Z	9.33	30.00	279.90
A1	7.00	30.00	210.00
B1	1.50	30.00	45.00
C1	7.08	30.00	212.50
D1	7.08	30.00	212.50
E1	10.50	28.83	302.72
F1	0.67	27.83	18.55
G1	16.85	25.75	433.89
H1	4.00	24.33	97.32
I1	27.48	20.71	569.09
J1	4.29	22.58	96.78
K1	3.00	22.50	67.50
L1	3.30	22.50	74.25
M1	21.06	22.33	470.33
N1	3.30	22.25	73.43
O1	3.00	22.25	66.75
P1	6.67	22.25	148.32
Q1	3.00	22.17	66.51
R1	3.30	22.17	73.16
S1	8.00	22.17	177.36
T1	6.33	21.83	138.26
U1	13.13	20.70	271.69
V1	8.95	20.70	185.27
W1	4.75	20.71	98.37
	441.93		11895.61

Ave. Bldg. Elevation: *26.92*
Height Allowed: *30.00*
Allowable Height: **56.92**

GELOTTE HOMMAS DRIVDAHL
ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081

SEIFERT REMODEL

3261 67TH AVE SE
MERCER ISLAND, WA 98040

Job No.	2219
Project Manager:	DG
Issue Date:	03/29/2024

NO.	DATE	REVISION
1	03/29/2024	OWNER REVISIONS
2	06/14/2024	PERMIT REVISION #2

10226 REGISTERED ARCHITECT
ERIC J. DRIVDAHL
STATE OF WASHINGTON
June 14, 2024

PERMIT SET REVS #2 (06.14.2024)

BUILDING HEIGHT CALCS

A1.04

GELOTTE HOMMAS DRIVDAHL
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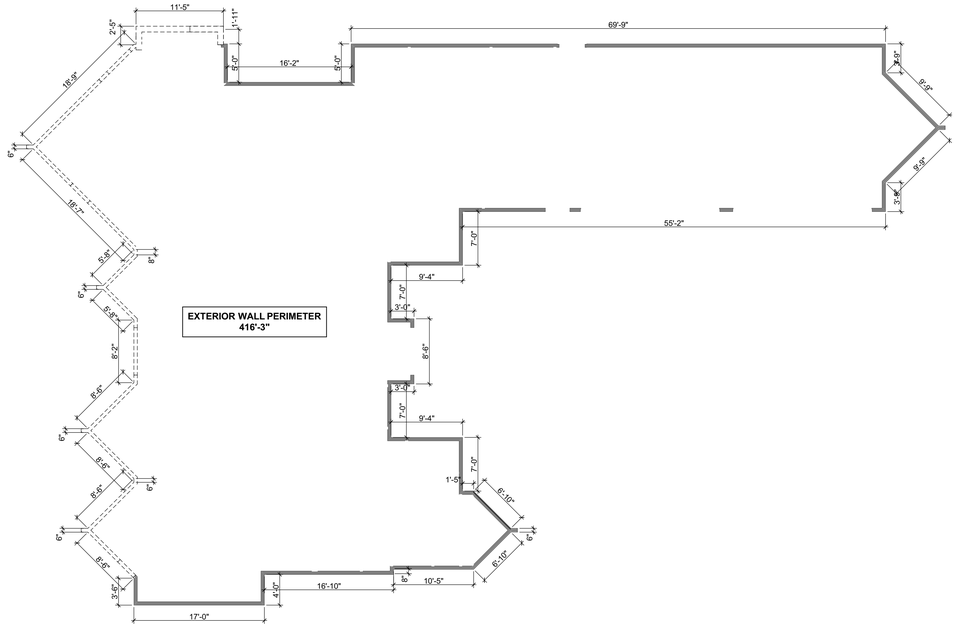


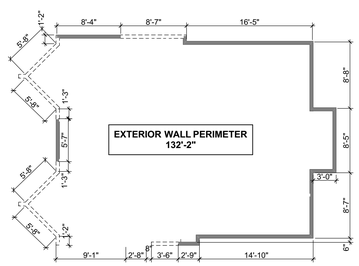
MAIN FLOOR RETAINAGE DIAGRAM

60% EXT WALL RETAINAGE CALCS

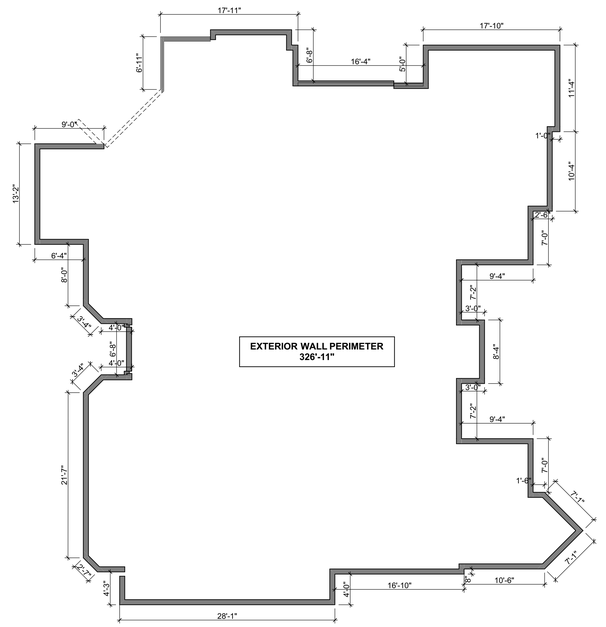
TOTAL EXISTING EXT WALL PERIMETER:		
LOWER FLOOR:		326'-11"
MAIN FLOOR:		416'-3"
UPPER FLOOR:		132'-2"
TOTAL:		**875'-4"**
875.4 x 0.60 = **525.24**	**60%**	
TOTAL RETAINED EXT WALL PERIMETER:		
LOWER FLOOR:		316'-8"
MAIN FLOOR:		307'-3"
UPPER FLOOR:		89'-11"
TOTAL:		**713'-10"**
713.8 / 875.4 = **0.8154**	**81.5%**	

WALLS TO BE DEMOLISHED

WALLS TO BE RETAINED



UPPER FLOOR RETAINAGE DIAGRAM



LOWER FLOOR RETAINAGE DIAGRAM

PERMIT SET REVS #2 (06.14.2024)

SEIFERT REMODEL

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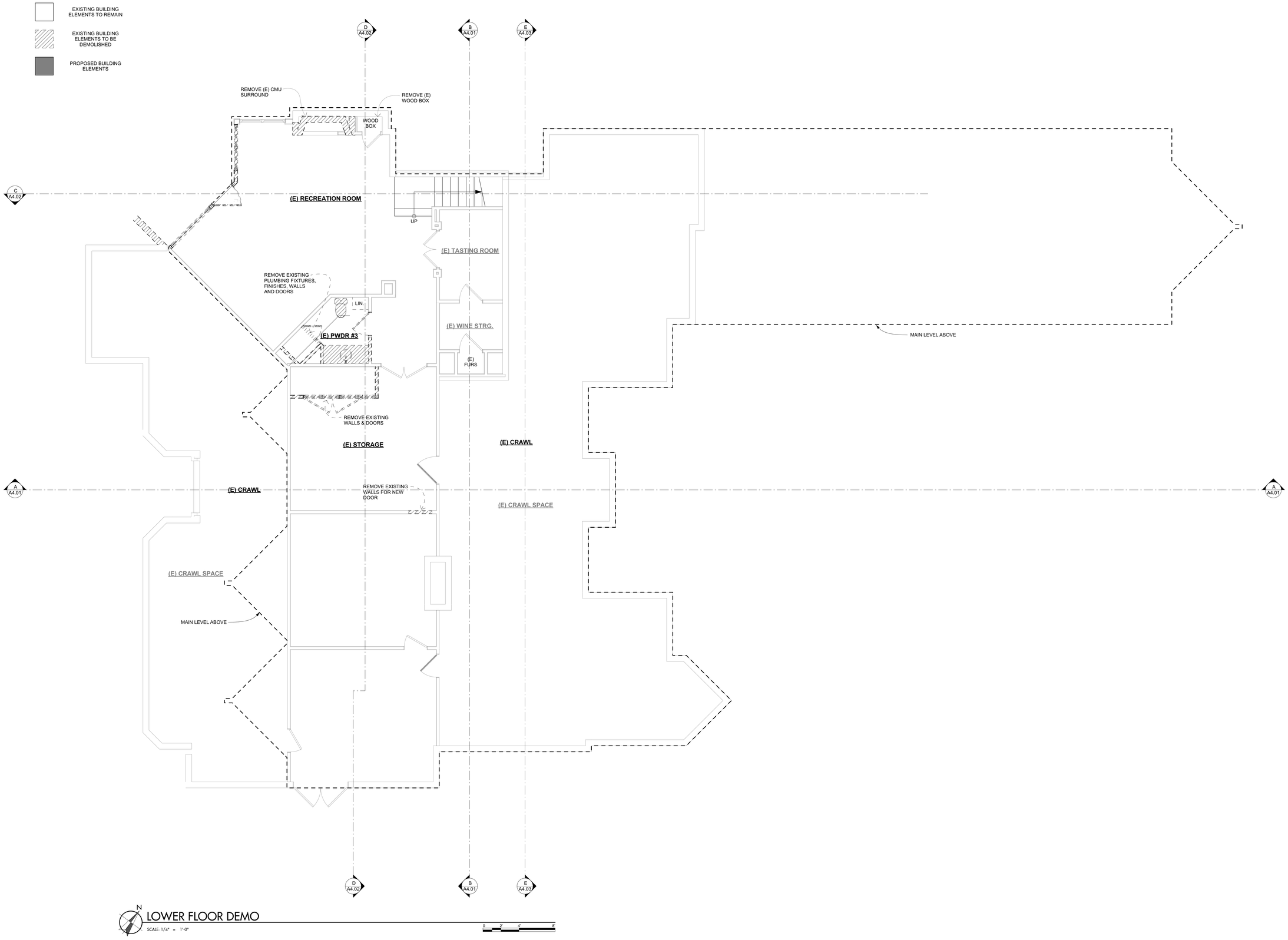
10226
REGISTERED ARCHITECT
ERIC L. DRIVDAHL
STATE OF WASHINGTON
June 14, 2024

WALL RETAINAGE CALCS

A1.05



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ERIC L. DRIVDAHL STATE OF WASHINGTON
June 14, 2024

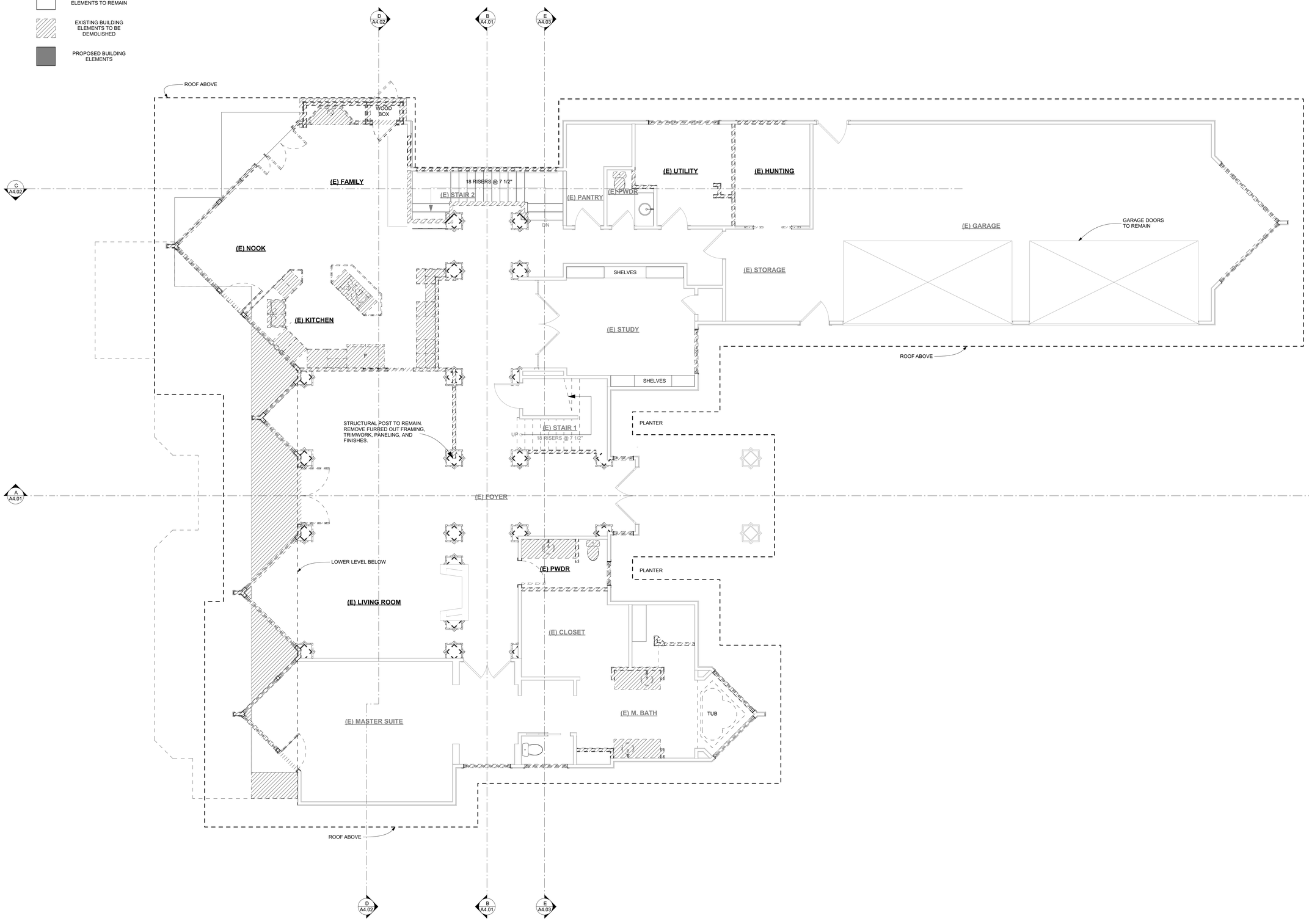
LOWER FLOOR PLAN DEMO

A2.01D

EXISTING BUILDING ELEMENTS TO REMAIN

EXISTING BUILDING ELEMENTS TO BE DEMOLISHED

PROPOSED BUILDING ELEMENTS



N

MAIN FLOOR DEMO

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

0 2' 4' 8'

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10226 REGISTERED ARCHITECT ERIC L. DRIVDAHL STATE OF WASHINGTON
June 14, 2024

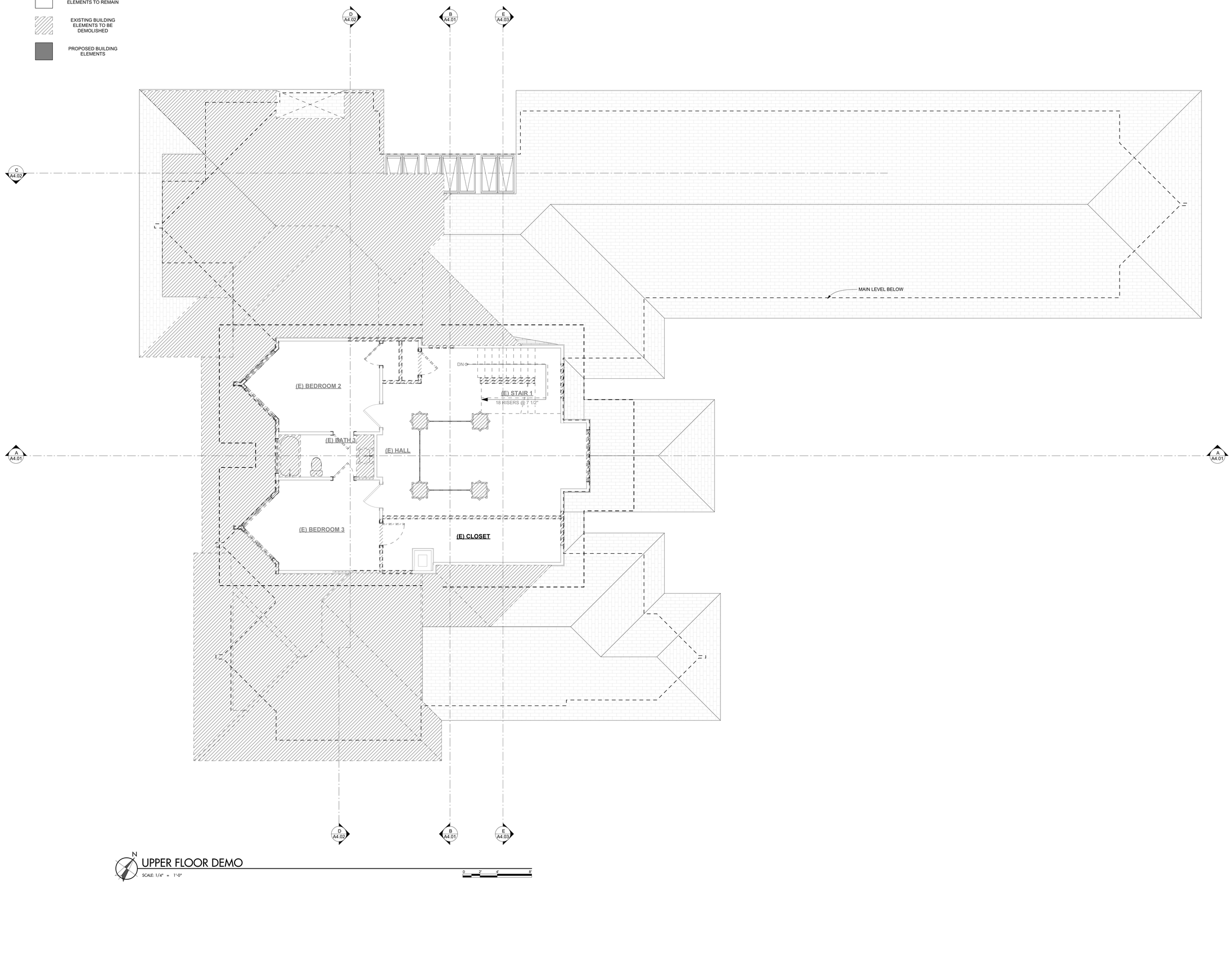
MAIN FLOOR PLAN DEMO

A2.02D

EXISTING BUILDING ELEMENTS TO REMAIN

EXISTING BUILDING ELEMENTS TO BE DEMOLISHED

PROPOSED BUILDING ELEMENTS



N

UPPER FLOOR DEMO

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

0 2' 4' 8'

GELOTTE HOMMAS DRIVDAHL ARCHITECTURE

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10226 REGISTERED ARCHITECT
ERIC L. DRIVDAHL
STATE OF WASHINGTON
June 14, 2024

PERMIT SET REVS #2 (06.14.2024)

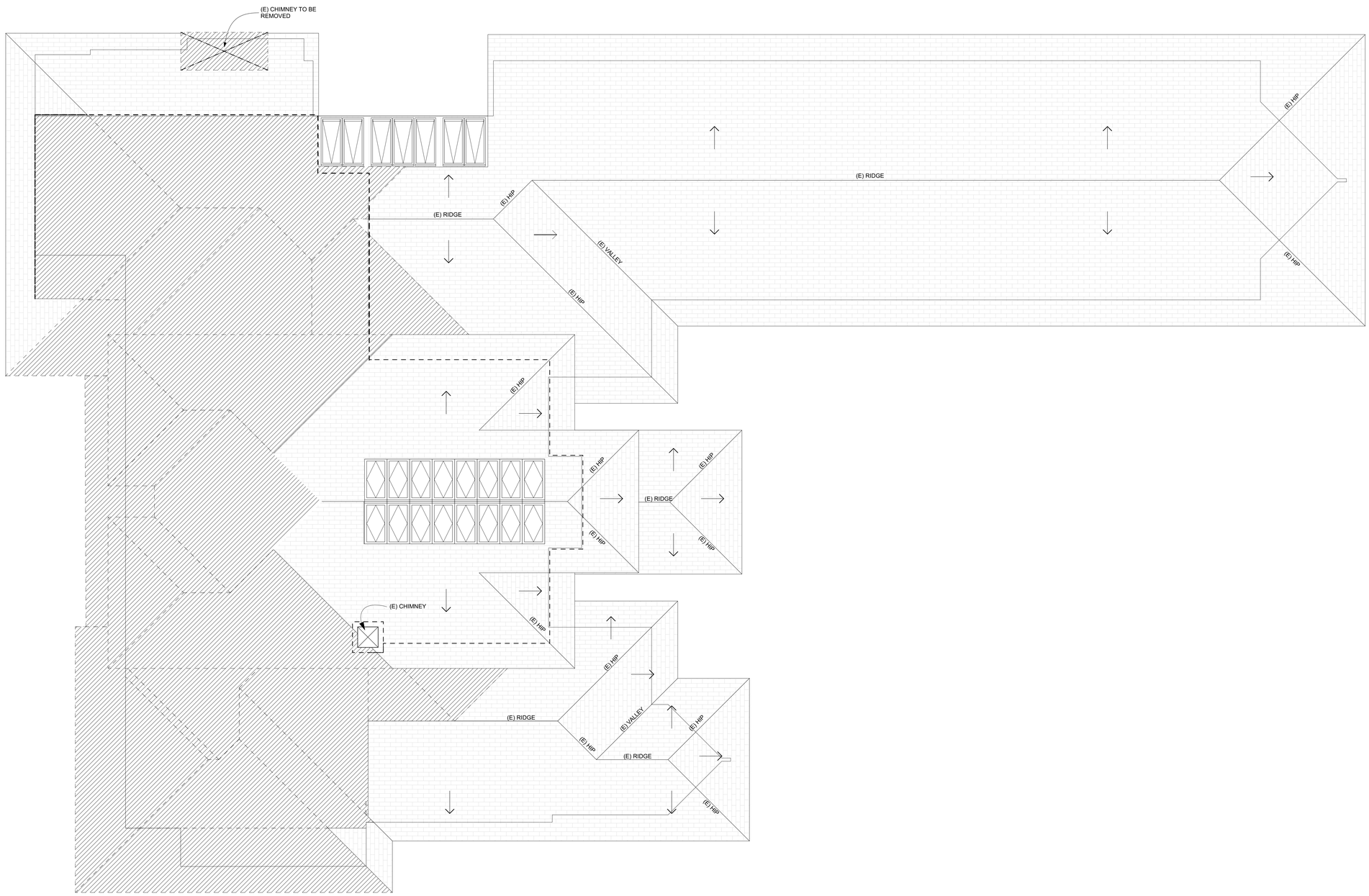
UPPER FLOOR PLAN DEMO

A2.03D

EXISTING BUILDING ELEMENTS TO REMAIN

EXISTING BUILDING ELEMENTS TO BE DEMOLISHED

PROPOSED BUILDING ELEMENTS



N

ROOF PLAN DEMO

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

0 2' 4' 8'

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SEIFERT REMODEL

3261 67TH AVE SE
MERCER ISLAND, WA 98040

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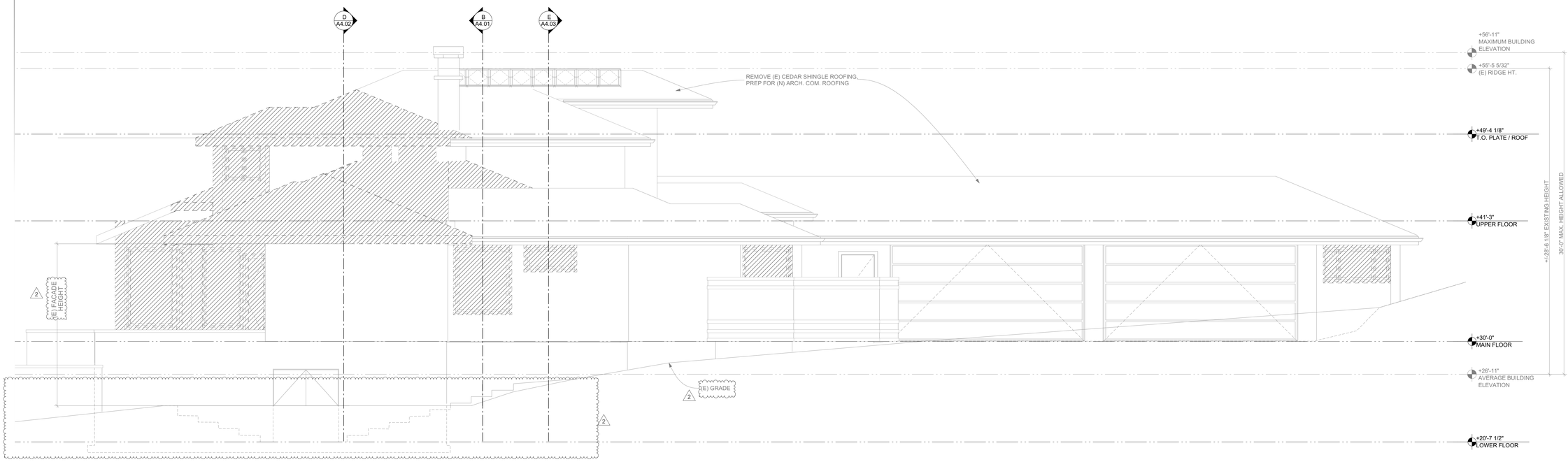
10226 REGISTERED ARCHITECT
ERIC L. DRIVDAHL
STATE OF WASHINGTON
June 14, 2024

PERMIT SET REVS #2 (06.14.2024)

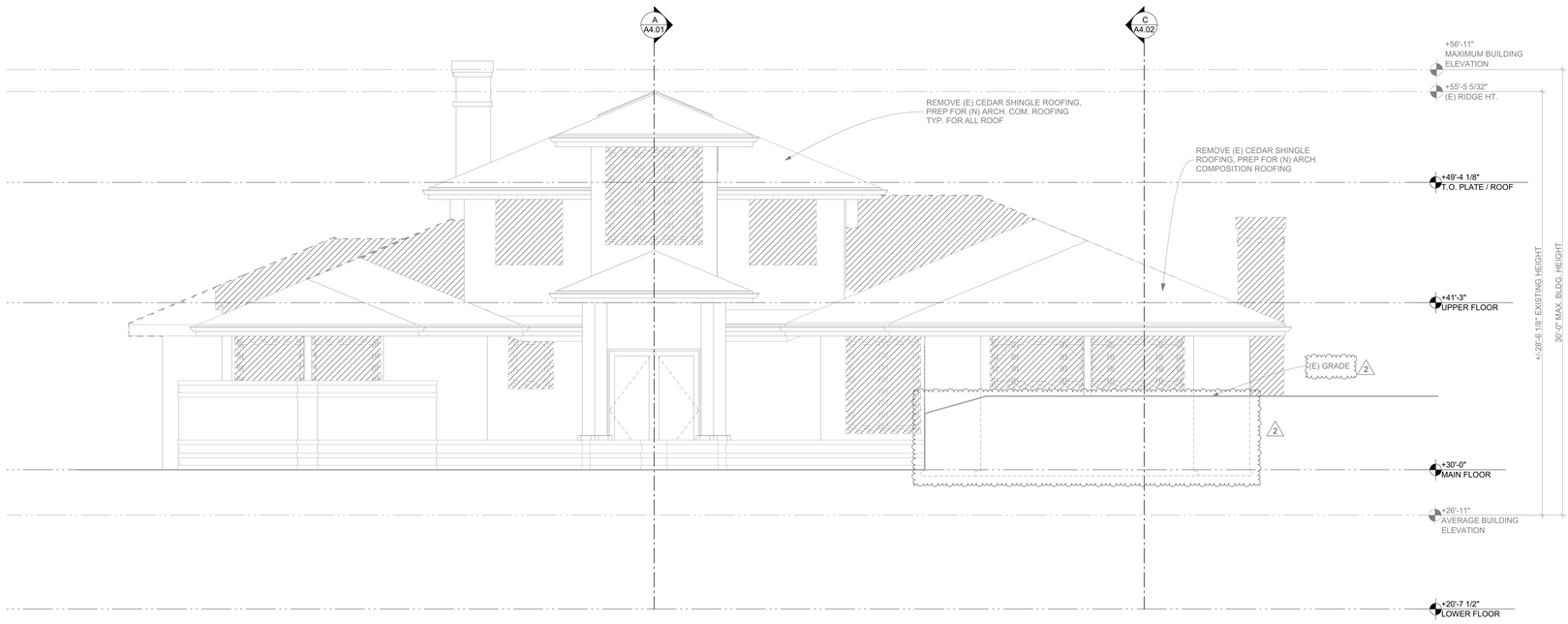
ROOF PLAN DEMO

A2.04D



2 SOUTH ELEVATION DEMO

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



1 EAST ELEVATION DEMO

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

PERMIT SET REVS #2 (06.14.2024)

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SEIFERT REMODEL

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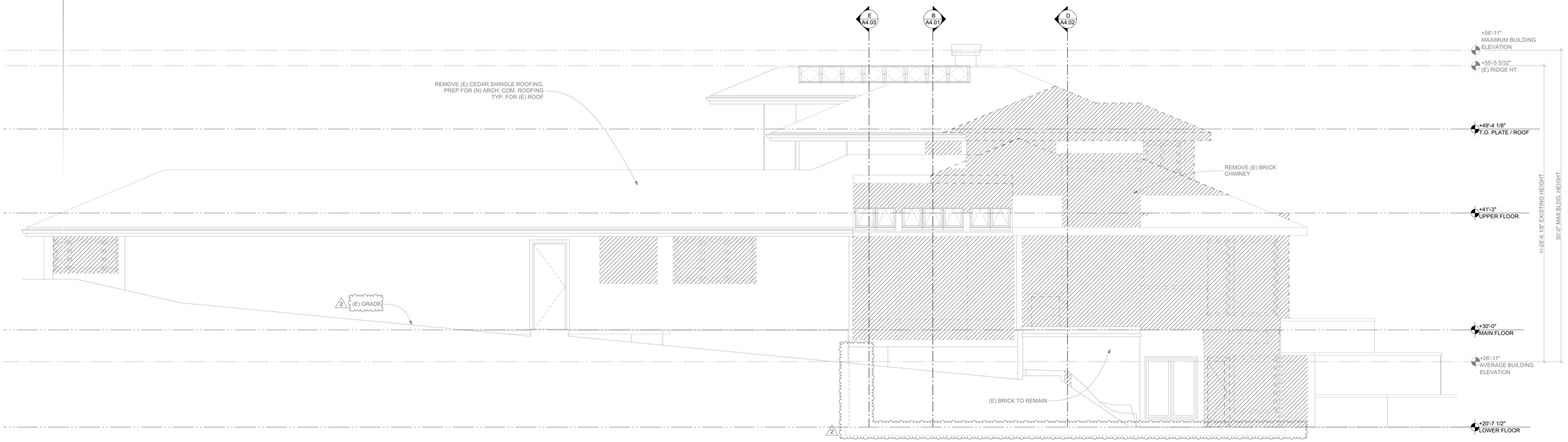
10226
REGISTERED ARCHITECT
ERIC L. DRIVDAHL
STATE OF WASHINGTON
June 14, 2024

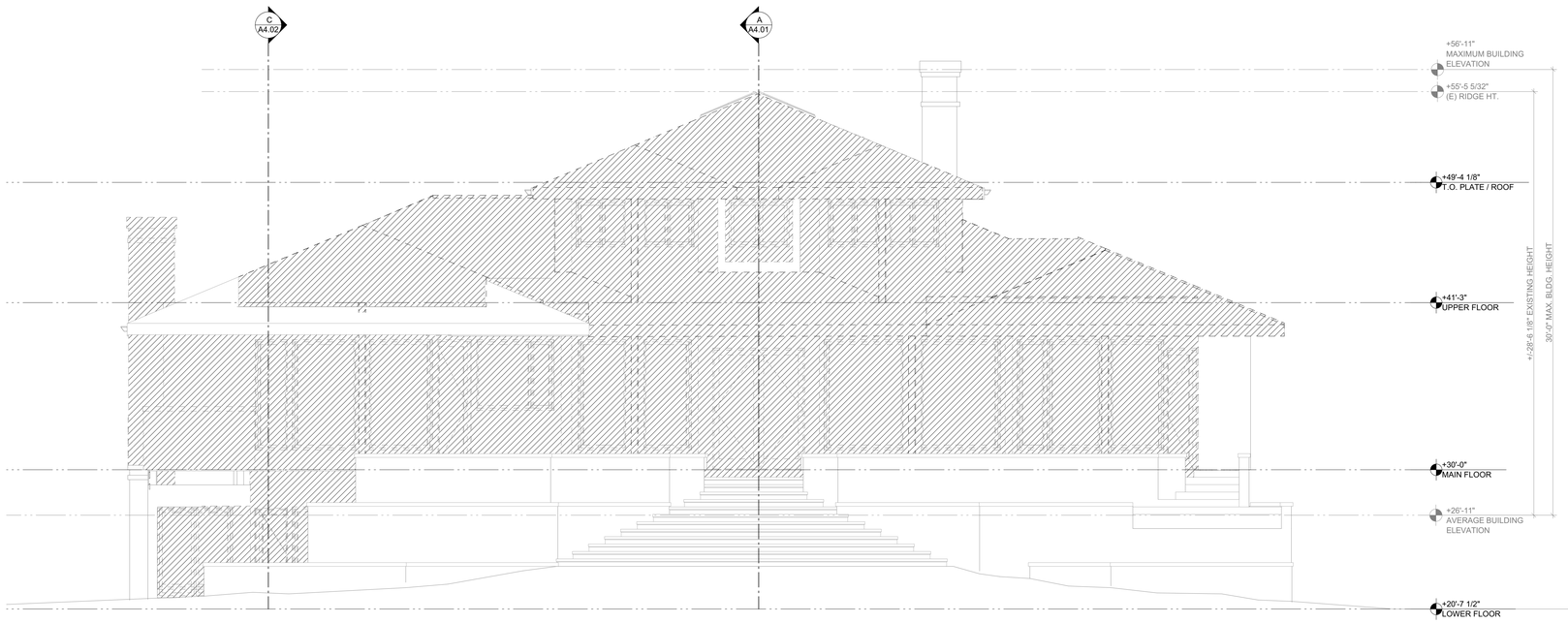
EXTERIOR ELEVATIONS DEMO

A3.01D



4 NORTH ELEVATION DEMO

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



3 WEST ELEVATION DEMO

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

PERMIT SET REVS #2 (06.14.2024)

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SEIFERT REMODEL

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10226 REGISTERED ARCHITECT
ERIC L. DRIVDAHL
STATE OF WASHINGTON
June 14, 2024

EXTERIOR ELEVATIONS DEMO

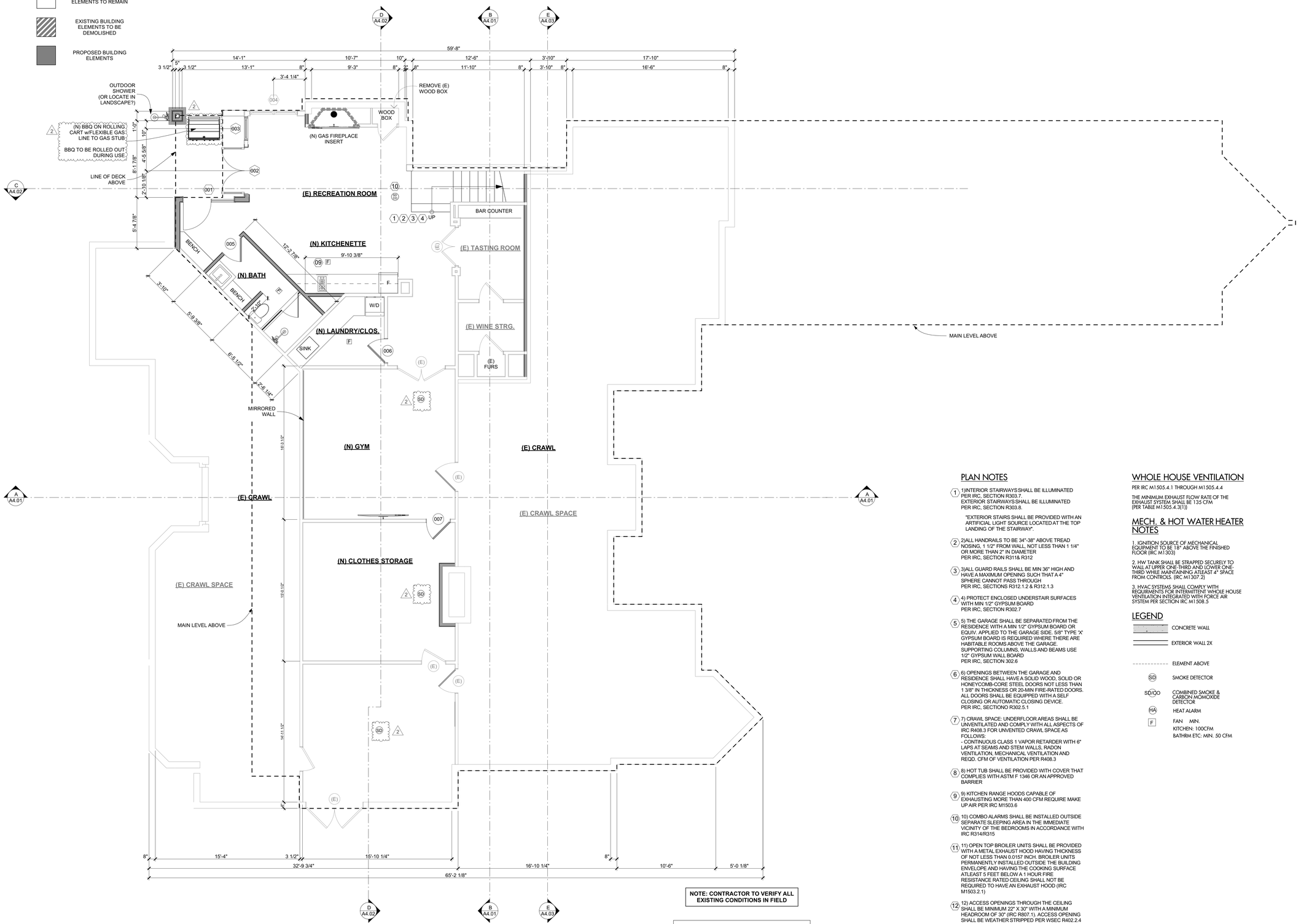
A3.02D

GELOTTE HOMMAS DRIVDAHL
ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081

EXISTING BUILDING ELEMENTS TO REMAIN

EXISTING BUILDING ELEMENTS TO BE DEMOLISHED

PROPOSED BUILDING ELEMENTS



NOTE: CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD

LOWER FLOOR PROPOSED

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

BLDG AREA - ALL STORIES		
LOWER FLOOR		
	(E) FINISHED AREAS	1,096
	(N) FINISHED AREAS	272
MAIN FLOOR		
	(E) FINISHED AREAS	3,244
	(E) GARAGE	1,075
	(N) FINISHED AREAS	198
UPPER FLOOR		
	(E) FINISHED AREAS	789
	(N) FINISHED AREAS	967
		7,640 ft²

PLAN NOTES

1. 1)INTERIOR STAIRWAYS SHALL BE ILLUMINATED PER IRC, SECTION R303.7.
EXTERIOR STAIRWAYS SHALL BE ILLUMINATED PER IRC, SECTION R303.8.
"EXTERIOR STAIRS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY".
2. 2)ALL HANDRAILS TO BE 34"-38" ABOVE TREAD NOSING, 1 1/2" FROM WALL, NOT LESS THAN 1 1/4" OR MORE THAN 2" IN DIAMETER PER IRC, SECTION R311& R312
3. 3)ALL GUARD RAILS SHALL BE MIN 36" HIGH AND HAVE A MAXIMUM OPENING SUCH THAT A 4" SPHERE CANNOT PASS THROUGH PER IRC, SECTIONS R312.1.2 & R312.1.3
4. 4) PROTECT ENCLOSED UNDERSTAIR SURFACES WITH MIN 1/2" GYPSUM BOARD PER IRC, SECTION R302.7
5. 5) THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE WITH A MIN 1/2" GYPSUM BOARD OR EQUIV. APPLIED TO THE GARAGE SIDE. 5/8" TYPE 'X' GYPSUM BOARD IS REQUIRED WHERE THERE ARE HABITABLE ROOMS ABOVE THE GARAGE. SUPPORTING COLUMNS, WALLS AND BEAMS USE 1/2" GYPSUM WALL BOARD PER IRC, SECTION 302.6
6. 6) OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL HAVE A SOLID WOOD, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" IN THICKNESS OR 20-MIN FIRE-RATED DOORS. ALL DOORS SHALL BE EQUIPPED WITH A SELF CLOSING OR AUTOMATIC CLOSING DEVICE. PER IRC, SECTIONO R302.5.1
7. 7) CRAWL SPACE: UNDERFLOOR AREAS SHALL BE UNVENTILATED AND COMPLY WITH ALL ASPECTS OF IRC R408.3 FOR UNVENTED CRAWL SPACE AS FOLLOWS:
- CONTINUOUS CLASS 1 VAPOR RETARDER WITH 6" LAPS AT SEAMS AND STEM WALLS, RADON VENTILATION, MECHANICAL VENTILATION AND REQD. CFM OF VENTILATION PER R408.3
8. 8) HOT TUB SHALL BE PROVIDED WITH COVER THAT COMPLIES WITH ASTM F 1346 OR AN APPROVED BARRIER
9. 9) KITCHEN RANGE HOODS CAPABLE OF EXHAUSTING MORE THAN 400 CFM REQUIRE MAKE UP AIR PER IRC M1503.6
10. 10) COMBO ALARMS SHALL BE INSTALLED OUTSIDE SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN ACCORDANCE WITH IRC R314/R315
11. 11) OPEN TOP BROILER UNITS SHALL BE PROVIDED WITH A METAL EXHAUST HOOD HAVING THICKNESS OF NOT LESS THAN 0.0157 INCH. BROILER UNITS PERMANENTLY INSTALLED OUTSIDE THE BUILDING ENVELOPE AND HAVING THE COOKING SURFACE ATLEAST 5 FEET BELOW A 1 HOUR FIRE RESISTANCE RATED CEILING SHALL NOT BE REQUIRED TO HAVE AN EXHAUST HOOD (IRC M1503.2.1)
12. 12) ACCESS OPENINGS THROUGH THE CEILING SHALL BE MINIMUM 22" X 30" WITH A MINIMUM HEADROOM OF 30" (IRC R807.1). ACCESS OPENING SHALL BE WEATHER STRIPPED PER WSEC R402.2.4

WHOLE HOUSE VENTILATION

PER IRC M1505.4.1 THROUGH M1505.4.4

THE MINIMUM EXHAUST FLOW RATE OF THE EXHAUST SYSTEM SHALL BE 135 CFM (PER TABLE M1505.4.3(1))

MECH. & HOT WATER HEATER NOTES

1. IGNITION SOURCE OF MECHANICAL EQUIPMENT TO BE 18" ABOVE THE FINISHED FLOOR (IRC M1303)
2. HW TANK SHALL BE STRAPPED SECURELY TO WALL AT UPPER ONE-THIRD AND LOWER ONE-THIRD WHILE MAINTAINING ATLEAST 4" SPACE FROM CONTROLS. (IRC M1307.2)
3. HVAC SYSTEMS SHALL COMPLY WITH REQUIRMENTS FOR INTERMITTENT WHOLE HOUSE VENTILATION INTEGRATED WITH FORCE AIR SYSTEM PER SECTION IRC M1508.5

LEGEND

- CONCRETE WALL
- EXTERIOR WALL 2X
- ELEMENT ABOVE
- SD — SMOKE DETECTOR
- SD/CO — COMBINED SMOKE & CARBON MOMOXIDE DETECTOR
- HA — HEAT ALARM
- F — FAN MIN.
  KITCHEN: 100CFM
  BATHRM ETC: MIN. 50 CFM

PERMIT SET REVS #2 (06.14.2024)

SEIFERT REMODEL

3261 67TH AVE SE
MERCER ISLAND, WA 98040

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10226 REGISTERED ARCHITECT
ERIC L. DRIVDAHL
STATE OF WASHINGTON
June 14, 2024

LOWER FLOOR PLAN PROPOSED

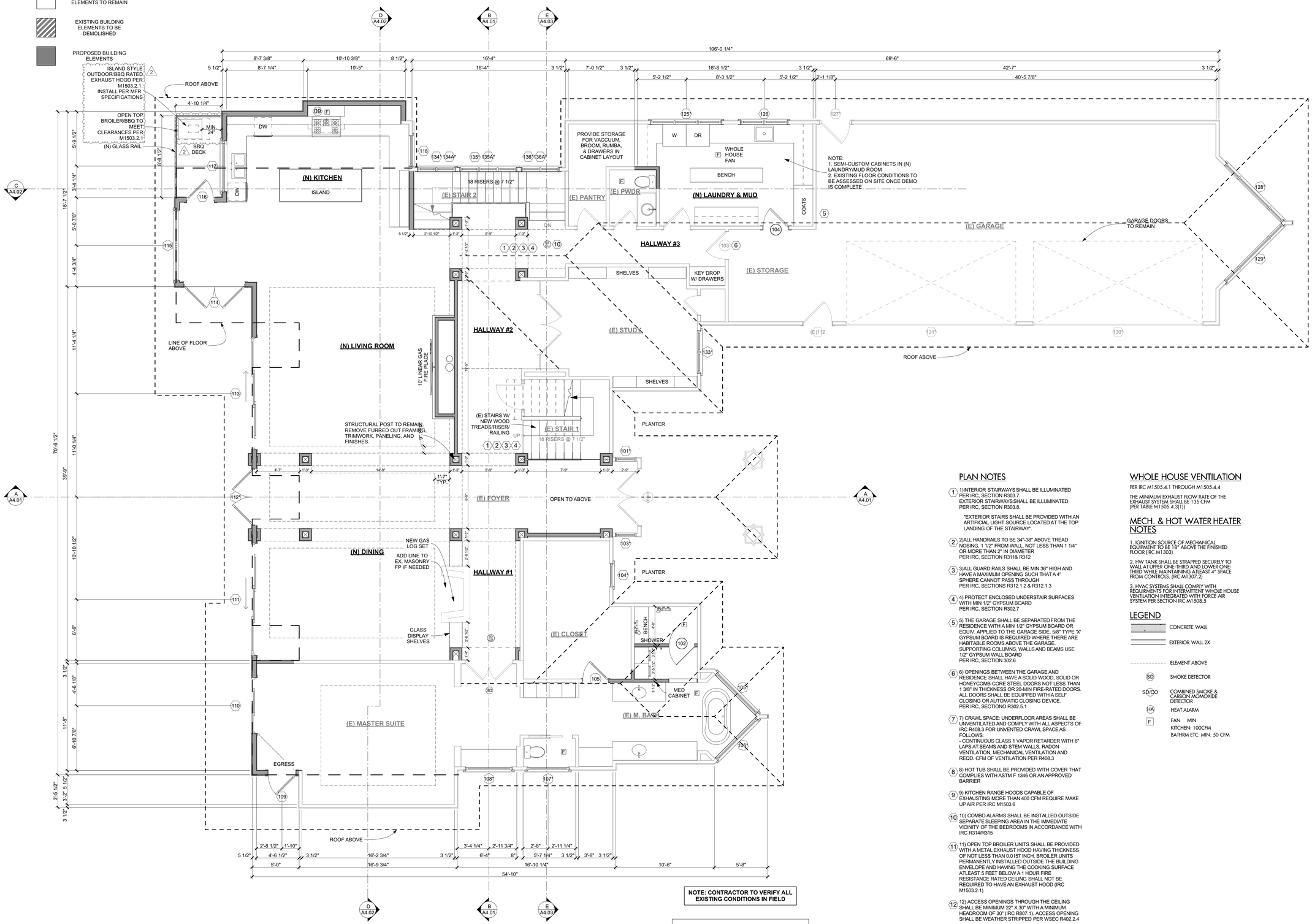
A2.01

GELOTTE HOMMAS DRIVDAHL
ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081

EXISTING BUILDING ELEMENTS TO REMAIN

EXISTING BUILDING ELEMENTS TO BE DEMOLISHED

PROPOSED BUILDING ELEMENTS



MAIN FLOOR PROPOSED

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

NOTE: CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD

BLDG AREA - ALL STORIES

LOWER FLOOR		
	(E) FINISHED AREAS	1,096
	(N) FINISHED AREAS	272
MAIN FLOOR		
	(E) FINISHED AREAS	3,244
	(E) GARAGE	1,075
	(N) FINISHED AREAS	198
UPPER FLOOR		
	(E) FINISHED AREAS	789
	(N) FINISHED AREAS	967
		7,640 ft²

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WHOLE HOUSE VENTILATION

PER IRC M1505.4.1 THROUGH M1505.4.4

THE MINIMUM EXHAUST FLOW RATE OF THE EXHAUST SYSTEM SHALL BE 135 CFM (PER TABLE M1505.4.3(1))

MECH. & HOT WATER HEATER NOTES

1. IGNITION SOURCE OF MECHANICAL EQUIPMENT TO BE 18" ABOVE THE FINISHED FLOOR (IRC M1303)

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3. HVAC SYSTEMS SHALL COMPLY WITH REQUIRMENTS FOR INTERMITTENT WHOLE HOUSE VENTILATION INTEGRATED WITH FORCE AIR SYSTEM PER SECTION IRC M1508.5

LEGEND

- CONCRETE WALL
- EXTERIOR WALL 2X
- ELEMENT ABOVE
- SD — SMOKE DETECTOR
- SD/CO — COMBINED SMOKE & CARBON MONOXIDE DETECTOR
- HA — HEAT ALARM
- F — FAN MIN.
  KITCHEN: 100CFM
  BATHRM ETC: MIN. 50 CFM

PERMIT SET REVS #2 (06.14.2024)

SEIFERT REMODEL

3261 67TH AVE SE
MERCER ISLAND, WA 98040

Job No.	2219
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10226 REGISTERED ARCHITECT
ERIC L. DRIVDAHL
STATE OF WASHINGTON
June 14, 2024

MAIN FLOOR PLAN PROPOSED

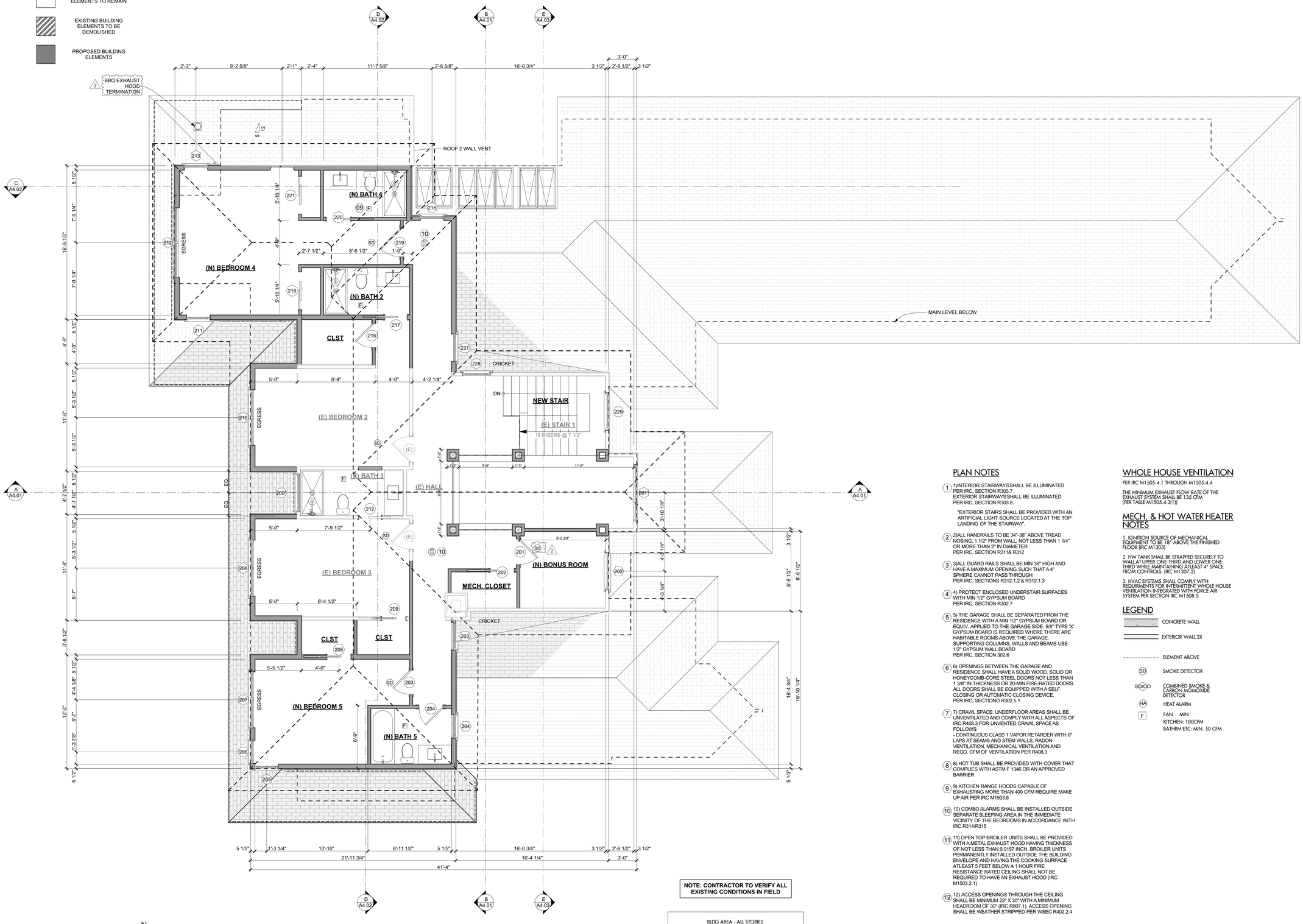
A2.02

GELOTTE HOMMAS DRIVDAHL
ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081

EXISTING BUILDING ELEMENTS TO REMAIN

EXISTING BUILDING ELEMENTS TO BE DEMOLISHED

PROPOSED BUILDING ELEMENTS



N

UPPER FLOOR PROPOSED

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

0 2' 4' 8'

NOTE: CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD

BLDG AREA - ALL STORIES

LOWER FLOOR		
	(E) FINISHED AREAS	1,096
	(N) FINISHED AREAS	272
MAIN FLOOR		
	(E) FINISHED AREAS	3,244
	(E) GARAGE	1,075
	(N) FINISHED AREAS	198
UPPER FLOOR		
	(E) FINISHED AREAS	789
	(N) FINISHED AREAS	967
		7,640 ft²

PLAN NOTES

1. 1)INTERIOR STAIRWAYS SHALL BE ILLUMINATED PER IRC, SECTION R303.7.
EXTERIOR STAIRWAYS SHALL BE ILLUMINATED PER IRC, SECTION R303.8.
"EXTERIOR STAIRS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY".
2. 2)ALL HANDRAILS TO BE 34"-38" ABOVE TREAD NOSING, 1 1/2" FROM WALL, NOT LESS THAN 1 1/4" OR MORE THAN 2" IN DIAMETER PER IRC, SECTION R311& R312
3. 3)ALL GUARD RAILS SHALL BE MIN 36" HIGH AND HAVE A MAXIMUM OPENING SUCH THAT A 4" SPHERE CANNOT PASS THROUGH PER IRC, SECTIONS R312.1.2 & R312.1.3
4. 4) PROTECT ENCLOSED UNDERSTAIR SURFACES WITH MIN 1/2" GYPSUM BOARD PER IRC, SECTION R302.7
5. 5) THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE WITH A MIN 1/2" GYPSUM BOARD OR EQUIV. APPLIED TO THE GARAGE SIDE. 5/8" TYPE 'X' GYPSUM BOARD IS REQUIRED WHERE THERE ARE HABITABLE ROOMS ABOVE THE GARAGE. SUPPORTING COLUMNS, WALLS AND BEAMS USE 1/2" GYPSUM WALL BOARD PER IRC, SECTION 302.6
6. 6) OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL HAVE A SOLID WOOD, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" IN THICKNESS OR 20-MIN FIRE-RATED DOORS. ALL DOORS SHALL BE EQUIPPED WITH A SELF CLOSING OR AUTOMATIC CLOSING DEVICE. PER IRC, SECTIONO R302.5.1
7. 7) CRAWL SPACE: UNDERFLOOR AREAS SHALL BE UNVENTILATED AND COMPLY WITH ALL ASPECTS OF IRC R408.3 FOR UNVENTED CRAWL SPACE AS FOLLOWS:
- CONTINUOUS CLASS 1 VAPOR RETARDER WITH 6" LAPS AT SEAMS AND STEM WALLS, RADON VENTILATION, MECHANICAL VENTILATION AND REQD. CFM OF VENTILATION PER R408.3
8. 8) HOT TUB SHALL BE PROVIDED WITH COVER THAT COMPLIES WITH ASTM F 1346 OR AN APPROVED BARRIER
9. 9) KITCHEN RANGE HOODS CAPABLE OF EXHAUSTING MORE THAN 400 CFM REQUIRE MAKE UP AIR PER IRC M1503.6
10. 10) COMBO ALARMS SHALL BE INSTALLED OUTSIDE SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN ACCORDANCE WITH IRC R314/R315
11. 11) OPEN TOP BROILER UNITS SHALL BE PROVIDED WITH A METAL EXHAUST HOOD HAVING THICKNESS OF NOT LESS THAN 0.0157 INCH. BROILER UNITS PERMANENTLY INSTALLED OUTSIDE THE BUILDING ENVELOPE AND HAVING THE COOKING SURFACE ATLEAST 5 FEET BELOW A 1 HOUR FIRE RESISTANCE RATED CEILING SHALL NOT BE REQUIRED TO HAVE AN EXHAUST HOOD (IRC M1503.2.1)
12. 12) ACCESS OPENINGS THROUGH THE CEILING SHALL BE MINIMUM 22" X 30" WITH A MINIMUM HEADROOM OF 30" (IRC R807.1). ACCESS OPENING SHALL BE WEATHER STRIPPED PER WSEC R402.2.4

WHOLE HOUSE VENTILATION

PER IRC M1505.4.1 THROUGH M1505.4.4

THE MINIMUM EXHAUST FLOW RATE OF THE EXHAUST SYSTEM SHALL BE 135 CFM (PER TABLE M1505.4.3(1))

MECH. & HOT WATER HEATER NOTES

1. IGNITION SOURCE OF MECHANICAL EQUIPMENT TO BE 18" ABOVE THE FINISHED FLOOR (IRC M1303)
2. HW TANK SHALL BE STRAPPED SECURELY TO WALL AT UPPER ONE-THIRD AND LOWER ONE-THIRD WHILE MAINTAINING ATLEAST 4" SPACE FROM CONTROLS. (IRC M1307.2)
3. HVAC SYSTEMS SHALL COMPLY WITH REQUIRMENTS FOR INTERMITTENT WHOLE HOUSE VENTILATION INTEGRATED WITH FORCE AIR SYSTEM PER SECTION IRC M1508.5

LEGEND

- CONCRETE WALL
- EXTERIOR WALL 2X
- ELEMENT ABOVE
- SD — SMOKE DETECTOR
- SD/CO — COMBINED SMOKE & CARBON MONOXIDE DETECTOR
- HA — HEAT ALARM
- F — FAN. MIN. KITCHEN: 100CFM BATHRM ETC: MIN. 50 CFM

PERMIT SET REVS #2 (06.14.2024)

SEIFERT REMODEL

3261 67TH AVE SE
MERCER ISLAND, WA 98040

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10226 REGISTERED ARCHITECT
ERIC L. DRIVDAHL
STATE OF WASHINGTON
June 14, 2024

UPPER FLOOR PLAN PROPOSED

A2.03

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EXISTING BUILDING ELEMENTS TO REMAIN

EXISTING BUILDING ELEMENTS TO BE DEMOLISHED

PROPOSED BUILDING ELEMENTS

2 BBQ EXHAUST HOOD TERMINATION

SOFFIT VENT

(N) HIP
(N) RIDGE
(N) VALLEY
(E) RIDGE
(E) HIP
(E) VALLEY
(N) CRICKET AT LOWER ROOF
(E) CHIMNEY
MATCH EXIST.
NEW GUTTERS & DOWNSPOUTS AT NEW LOCATIONS, MATCH (E)

5 12

C A4.02 · D A4.02 · B A4.01 · E A4.03 · A A4.01

NOTE: ARCH. COMPOSITION TILE ROOFING FOR (N) & (E) ROOF FOR ENTIRE HOUSE

ROOF VENTING CALCULATIONS: (IRC R806)

EAVE VENTING PRODUCT:
COR-A-VENT S-400, 10 SQ IN NFVA/LINEAL FT
(10/144 = 0.06944 SQ.FT/LINEAL FOOT)

RIDGE VENTING PRODUCT :
COR-A-VENT V300 = 13.5 SQ IN NFVA/LINEAL FT
(13.5/144=0.093 SQ.FT/LINEAL FOOT)

ROOF 2 WALL VENTING:
COR-A-VENT ROOF 2 WALL = 6.75 SQ IN/LINEAL FOOT
(6.75/144 = 0.046875 SQ.FT/LINEAL FOOT)

UPPER (N) ROOF = 1804 SF
REQD VENTING AREA = 1/300 X 1804 = **6 SF**
TOTAL VENTING PROVIDED = **14.95 SF**

EAVE VENTING: 50% REQD = 3 SF
PROVIDED: 142' X 0.06944 = 9.86 SF

RIDGE VENTING: 50% REQD = 3 SF
PROVIDED: 54 X 0.093 = 5.09 SF

MAIN FLOOR (N) ROOF = 627 SF (SEE A2.03)
REQD VENTING AREA = 1/300 X 627 = **2.1 SF**
TOTAL VENTING PROVIDED = **12.2 SF**

EAVE VENTING: 50% REQD = 1.05 SF
PROVIDED: 127 X 0.06944 = 8.82 SF

ROOF 2 WALL VENTING: 50% REQD = 1.05 SF
PROVIDED: 72 X 0.046875=3.38 SF

N

ROOF PLAN PROPOSED

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

0 2' 4' 8'

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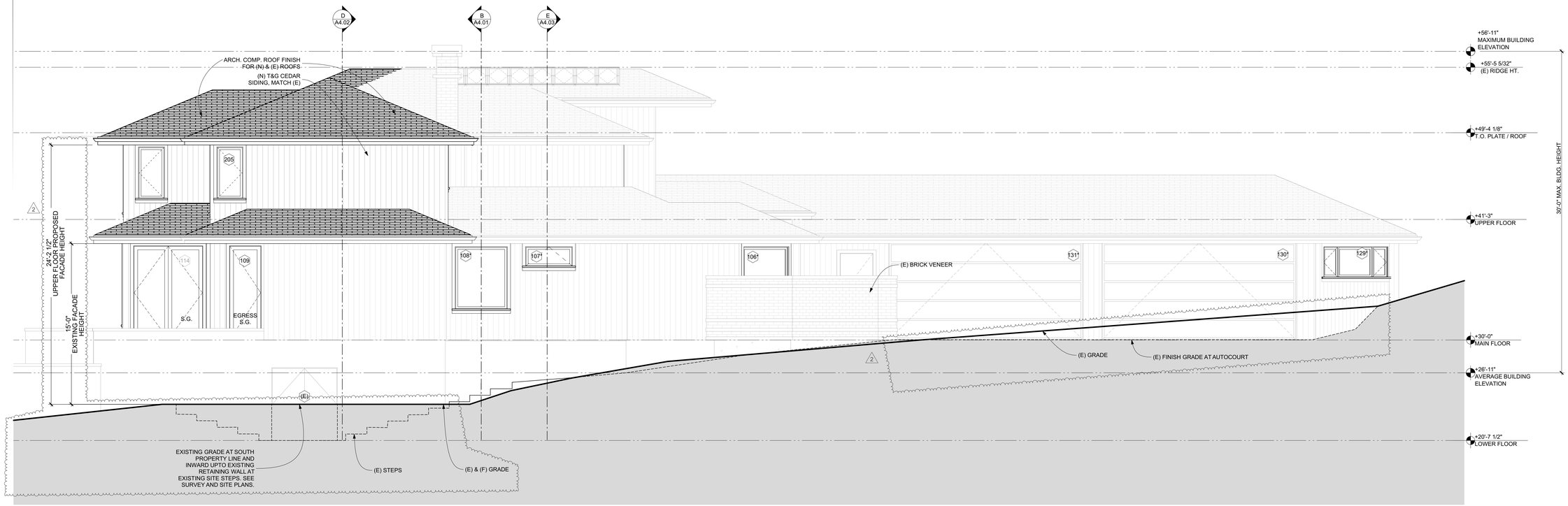
ROOF PLAN PROPOSED

A2.04



2 SOUTH ELEVATION PROPOSED

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

1 EAST ELEVATION PROPOSED

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

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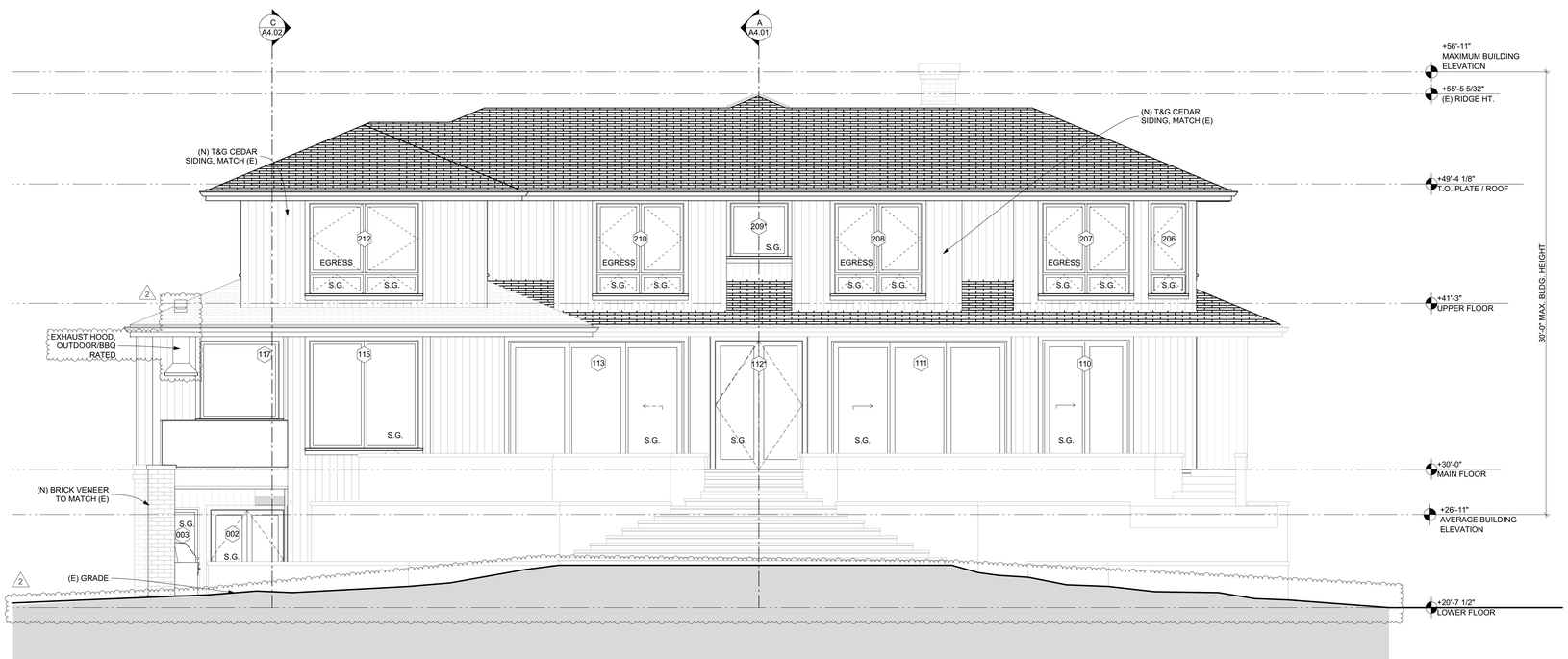
EXTERIOR ELEVATIONS PROPOSED

A3.01

4 NORTH ELEVATION PROPOSED

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



3 WEST ELEVATION PROPOSED

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

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STATE OF WASHINGTON
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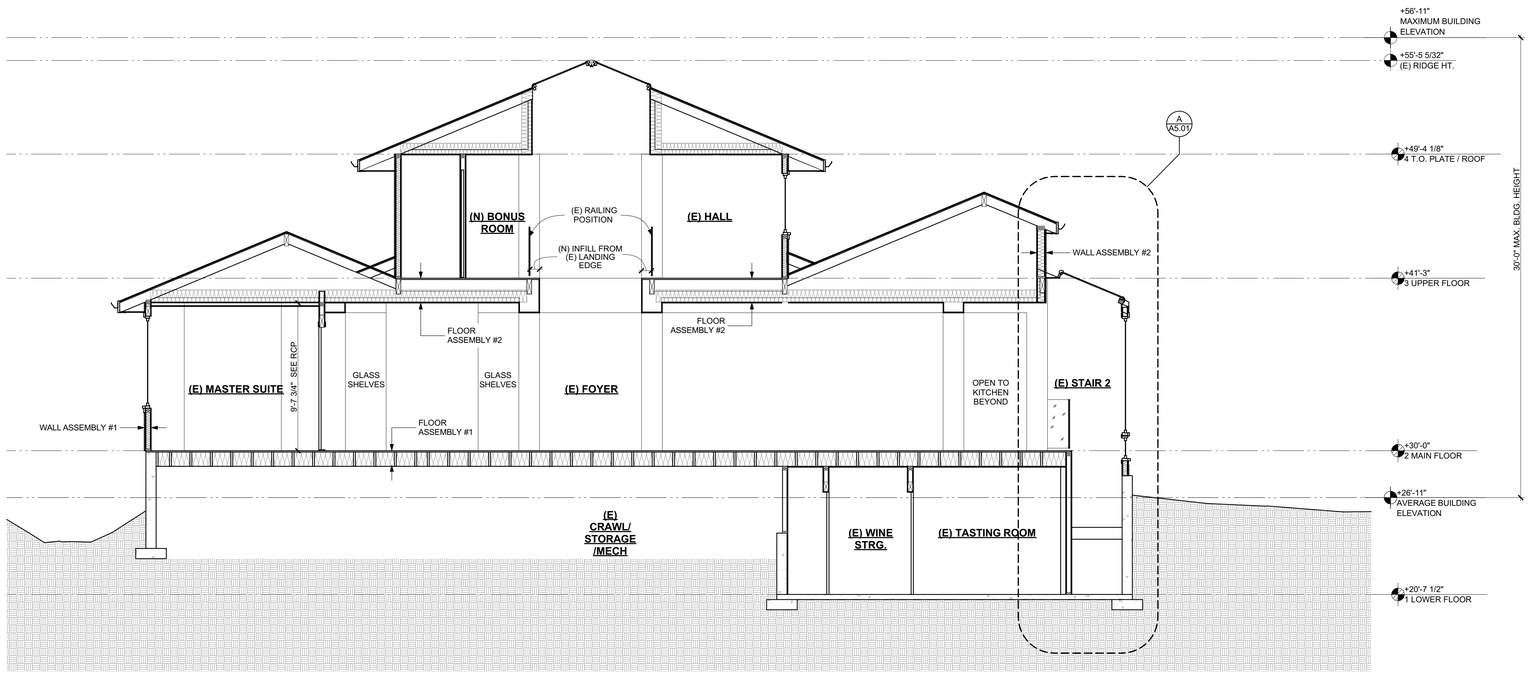
EXTERIOR ELEVATIONS PROPOSED

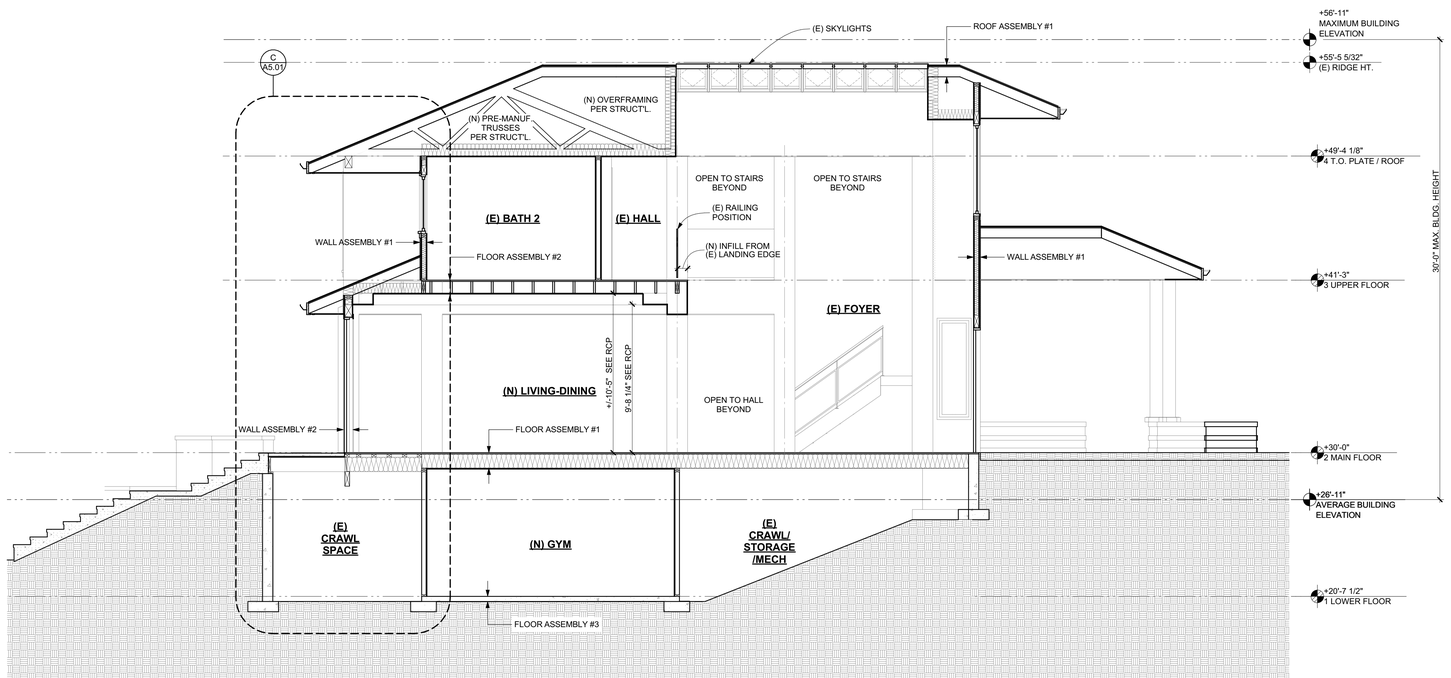
A3.02



B BUILDING SECTION

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

0 2' 4' 8'



A BUILDING SECTION

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

0 2' 4' 8'

FLOOR

FLOOR ASSEMBLY #1
(LOCATED AT EXISTING MAIN AND UPPER FLOOR SPACE)

* (N) FLOORING PER I.D.
* (E) SUBFLOOR
* (E) FLOOR JOIST
* (N) SOUND INSULATION AS NEEDED
* (N) 5/8" G.W.B. + PVA PRIMER

FLOOR ASSEMBLY #2
(LOCATED AT NEW UPPER FLOOR SPACE)

* (N) FLOORING PER I.D.
* (N) SUBFLOOR
* (N) FLOOR JOIST
* (N) SOUND INSULATION AS NEEDED
* (N) 5/8" G.W.B. + PVA PRIMER

FLOOR ASSEMBLY #3
(LOCATED AT LOWER FLOOR AT NEW CONDITIONED SPACES)

* (N) FLOORING PER I.D.
* (E) & (N) CONCRETE SLAB
* (N) R-10 RIDGE INSULATION AT NEW LOCATIONS, WHERE POSSIBLE.
* (N) VAPOR BARRIER 10 MIL.
* (N) 5/8" G.W.B. + PVA PRIMER

ROOF

ROOF ASSEMBLY #1
(LOCATED AT EXISTING ROOFS)

* (E) CEDAR SHAKE SHINGLES
* (E) ROOF UNDERLAYMENT
* (E) ROOF SHEATHING
* (E) TRUSSES OR RAFTERS
* (E) INSULATION (IF CEILING EXPOSED, NEW INSULATION TO COMPLY WITH CURRENT WSEC)
* (E) G.W.B. (NEW G.W.B. IF CEILING EXPOSED. MATCH EXISTING THICKNESS.)

ROOF ASSEMBLY #2
(LOCATED AT NEW UPPER ROOFS)

* (N) CEDAR SHAKE SHINGLES
* (N) ROOF UNDERLAYMENT
* (N) ROOF SHEATHING, PER STRUCTURAL
* (N) TRUSSES OR RAFTERS, PER STRUCTURAL
* (N) BATT INSULATION PER CURRENT CODE
* (N) 5/8" G.W.B. + PVA PRIMER

WALLS

WALL ASSEMBLY #1
(LOCATED AT EXISTING WALLS)

* (E) VERTICAL CEDAR T&G SIDING
* (E) BUILDING PAPER
* (E) WALL SHEATHING
* (E) 2X4 STUD WALL @ 16" O.C.
* (E) INSULATION (IF WALL EXPOSED, NEW INSULATION TO COMPLY WITH CURRENT WSEC)
* (E) G.W.B. (NEW G.W.B. IF WALL EXPOSED. MATCH EXISTING THICKNESS.)

WALL ASSEMBLY #2
(LOCATED AT NEW TYPICAL WALLS)

* (N) VERTICAL CEDAR T&G SIDING, MATCH EXISTING
* (E) BUILDING PAPER
* (E) WALL SHEATHING
* (E) 2X4 STUD WALL @ 16" O.C.
* (E) INSULATION (IF WALL EXPOSED, NEW INSULATION TO COMPLY WITH CURRENT WSEC)
* (E) G.W.B. (NEW G.W.B. IF WALL EXPOSED. MATCH EXISTING THICKNESS.)

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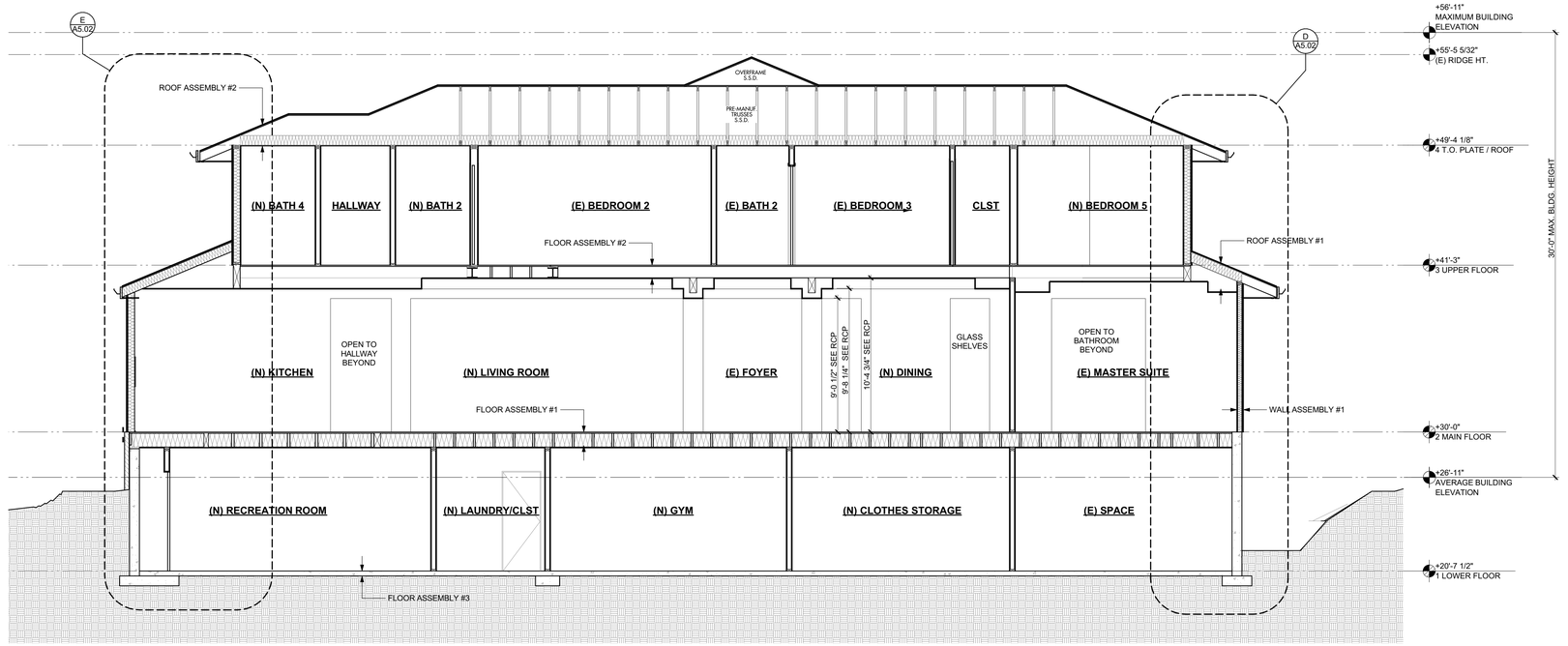
10226 REGISTERED ARCHITECT
ERIC L. DRIVDAHL STATE OF WASHINGTON
June 14, 2024

PERMIT SET REVS #2 (06.14.2024)

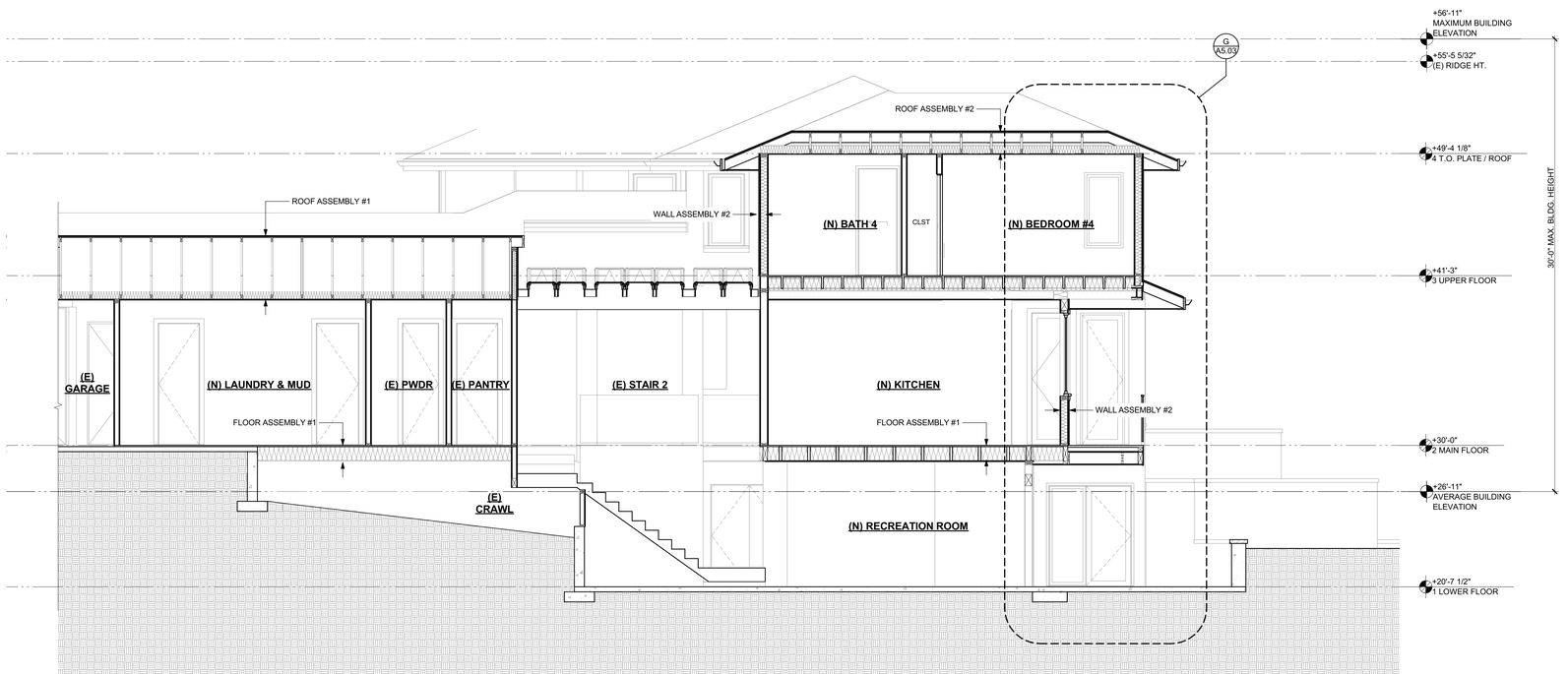
BUILDING SECTIONS

A4.01



D BUILDING SECTION

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



C BUILDING SECTION

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

FLOOR

FLOOR ASSEMBLY #1
(LOCATED AT EXISTING MAIN AND UPPER FLOOR SPACE)

* (N) FLOORING PER I.D.
* (E) SUBFLOOR
* (E) FLOOR JOIST
* (N) SOUND INSULATION AS NEEDED
* (N) 5/8" G.W.B. + PVA PRIMER

FLOOR ASSEMBLY #2
(LOCATED AT NEW UPPER FLOOR SPACE)

* (N) FLOORING PER I.D.
* (N) SUBFLOOR
* (N) FLOOR JOIST
* (N) SOUND INSULATION AS NEEDED
* (N) 5/8" G.W.B. + PVA PRIMER

FLOOR ASSEMBLY #3
(LOCATED AT LOWER FLOOR AT NEW CONDITIONED SPACES)

* (N) FLOORING PER I.D.
* (E) & (N) CONCRETE SLAB
* (N) R-10 RIDGE INSULATION AT NEW LOCATIONS, WHERE POSSIBLE.
* (N) VAPOR BARRIER 10 MIL.
* (N) 5/8" G.W.B. + PVA PRIMER

ROOF

ROOF ASSEMBLY #1
(LOCATED AT EXISTING ROOFS)

* (E) CEDAR SHAKE SHINGLES
* (E) ROOF UNDERLAYMENT
* (E) ROOF SHEATHING
* (E) TRUSSES OR RAFTERS
* (E) INSULATION (IF CEILING EXPOSED, NEW INSULATION TO COMPLY WITH CURRENT WSEC)
* (E) G.W.B. (NEW G.W.B. IF CEILING EXPOSED. MATCH EXISTING THICKNESS.)

ROOF ASSEMBLY #2
(LOCATED AT NEW UPPER ROOFS)

* (N) CEDAR SHAKE SHINGLES
* (N) ROOF UNDERLAYMENT
* (N) ROOF SHEATHING, PER STRUCTURAL
* (N) TRUSSES OR RAFTERS, PER STRUCTURAL
* (N) BATT INSULATION PER CURRENT CODE
* (N) 5/8" G.W.B. + PVA PRIMER

WALLS

WALL ASSEMBLY #1
(LOCATED AT EXISTING WALLS)

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* (E) WALL SHEATHING
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* (E) G.W.B. (NEW G.W.B. IF WALL EXPOSED. MATCH EXISTING THICKNESS.)

WALL ASSEMBLY #2
(LOCATED AT NEW TYPICAL WALLS)

* (N) VERTICAL CEDAR T&G SIDING, MATCH EXISTING
* (E) BUILDING PAPER
* (E) WALL SHEATHING
* (E) 2X4 STUD WALL @ 16" O.C.
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SEIFERT REMODEL

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ERIC L. DRIVDAHL
STATE OF WASHINGTON
June 14, 2024

BUILDING SECTIONS

A4.02

PERMIT SET REVS #2 (06.14.2024)

FLOOR

FLOOR ASSEMBLY #1
(LOCATED AT EXISTING MAIN AND UPPER FLOOR SPACE)

* (N) FLOORING PER I.D.
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* (E) FLOOR JOIST
* (N) SOUND INSULATION AS NEEDED
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FLOOR ASSEMBLY #2
(LOCATED AT NEW UPPER FLOOR SPACE)

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* (N) FLOOR JOIST
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(LOCATED AT NEW UPPER ROOFS)

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* (N) ROOF UNDERLAYMENT
* (N) ROOF SHEATHING, PER STRUCTURAL
* (N) TRUSSES OR RAFTERS, PER STRUCTURAL
* (N) BATT INSULATION PER CURRENT CODE
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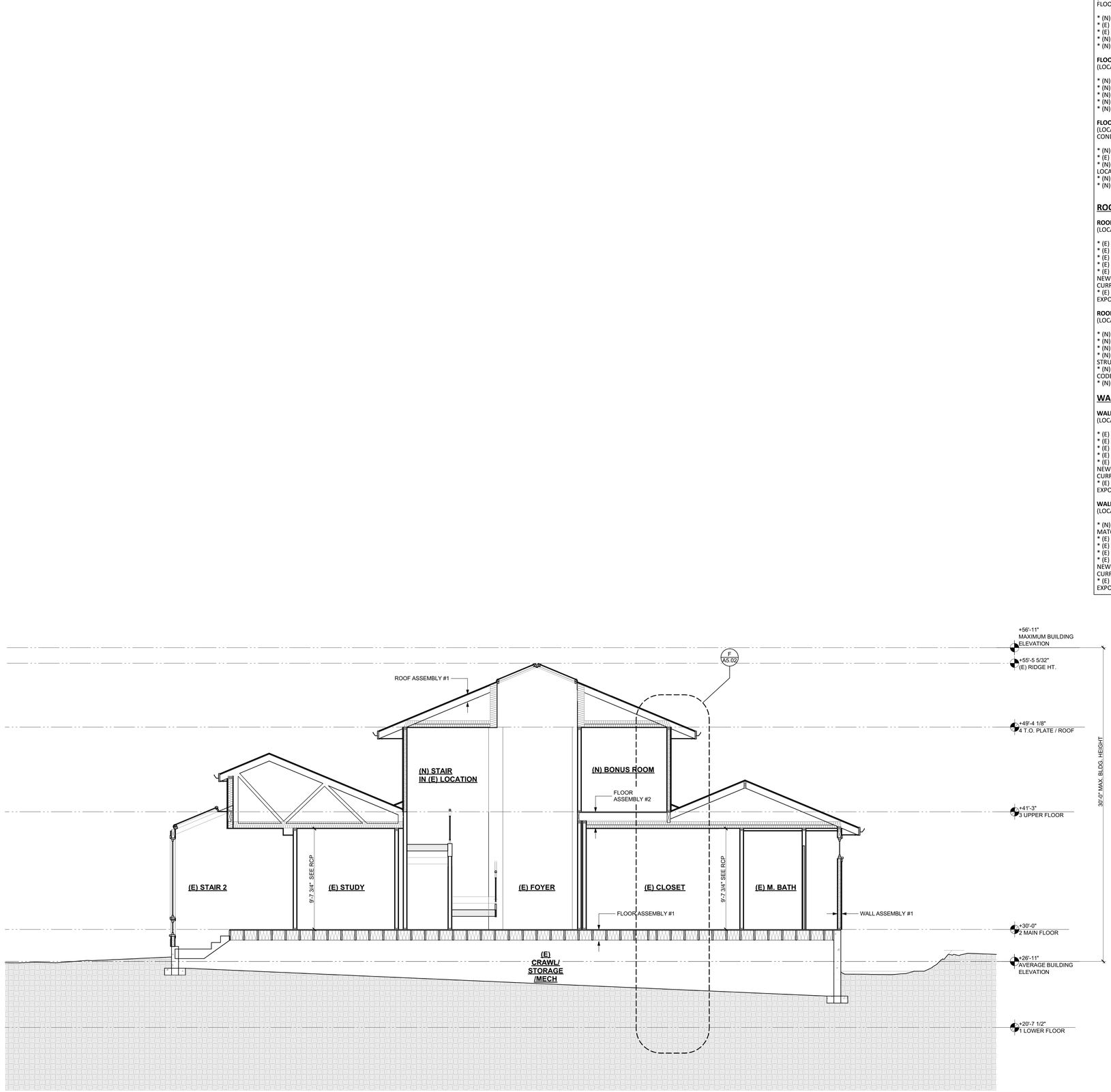

E BUILDING SECTION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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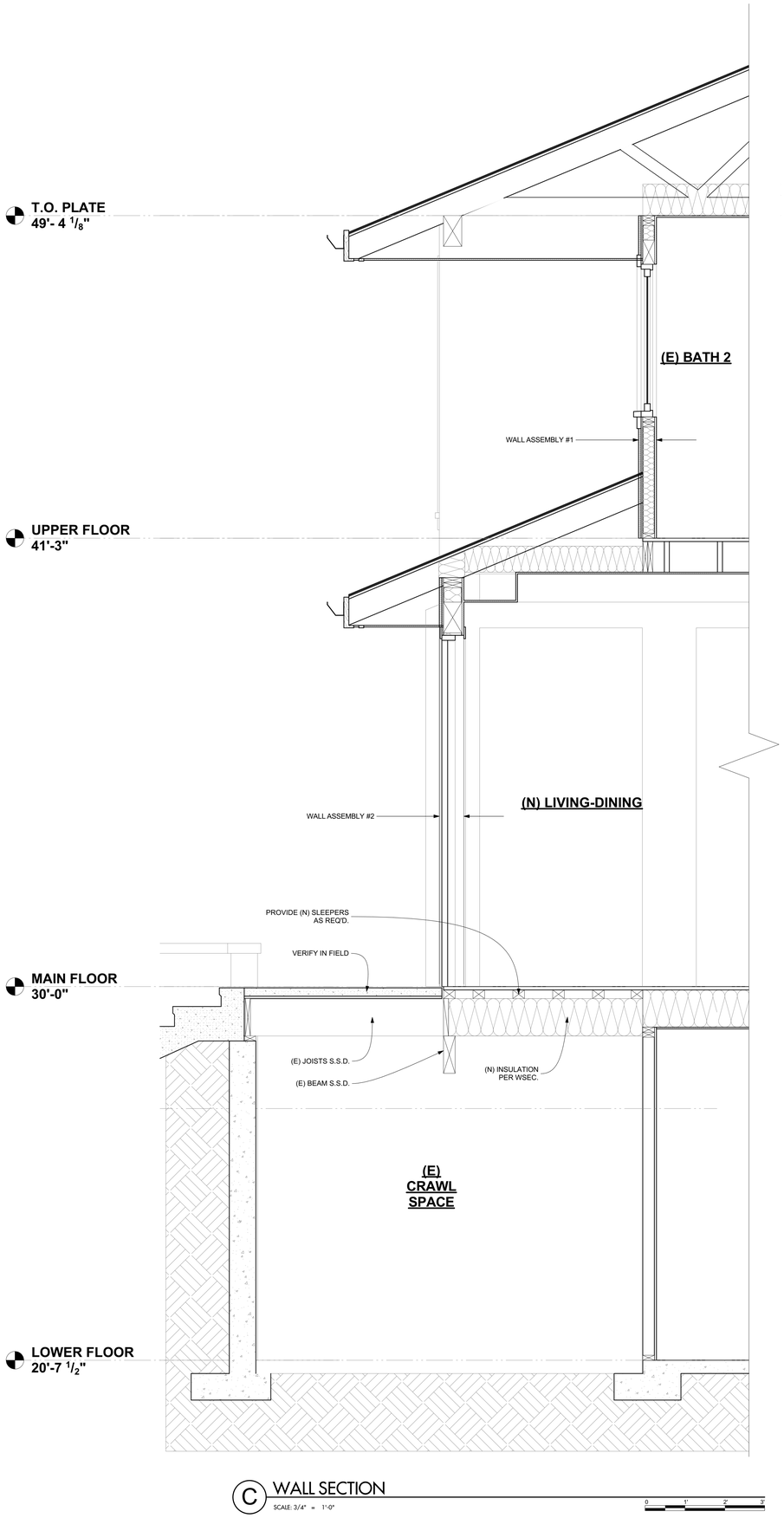
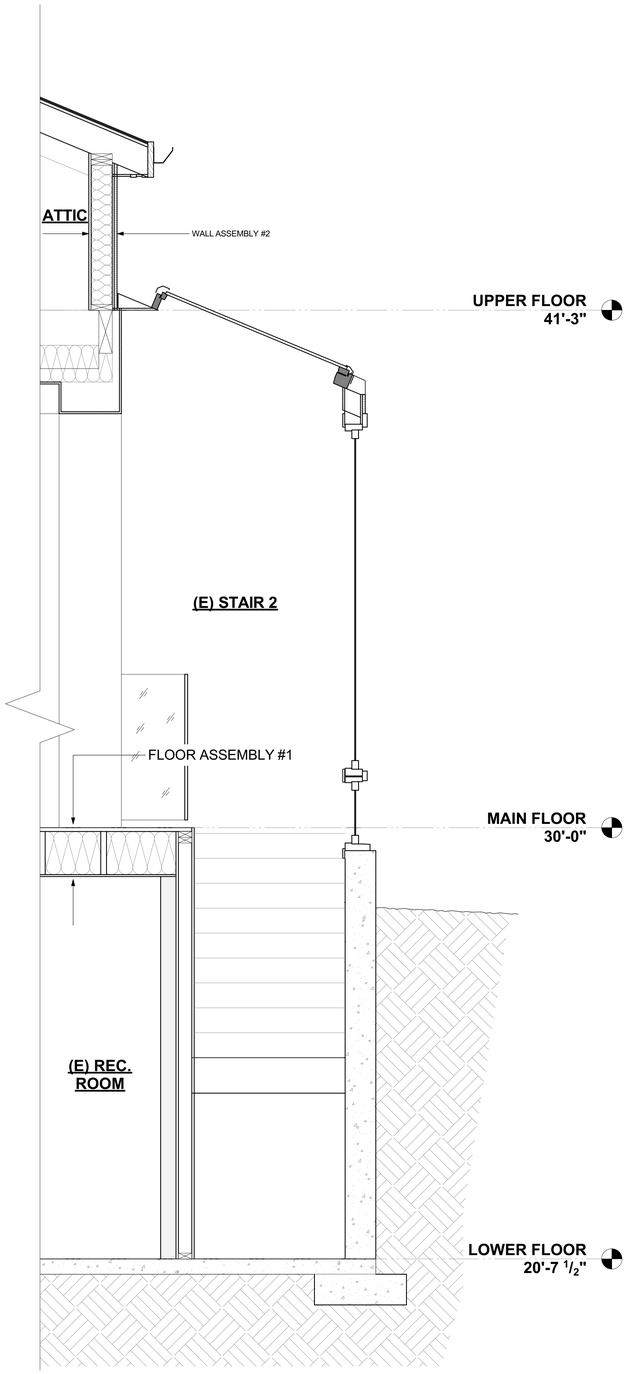
A4.03



C WALL SECTION

SCALE: 3/4" = 1'-0"



A WALL SECTION

SCALE: 3/4" = 1'-0"

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WALL SECTIONS

A5.01

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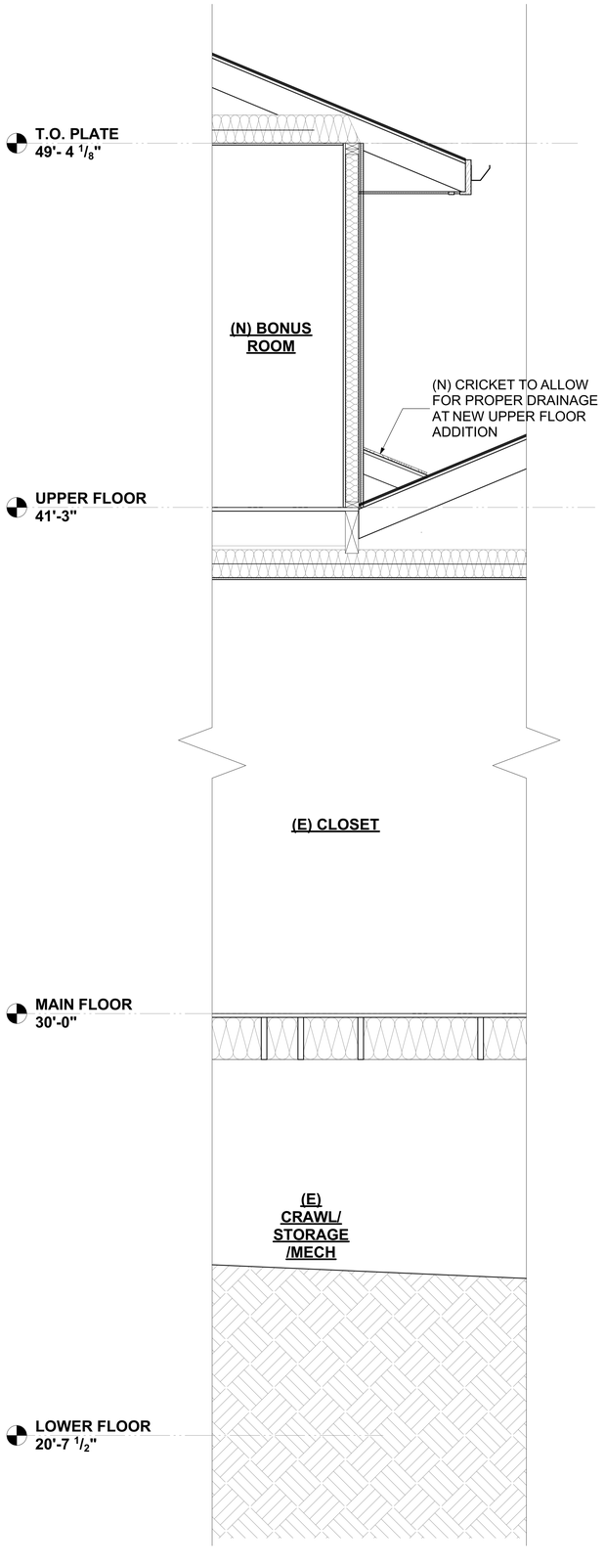
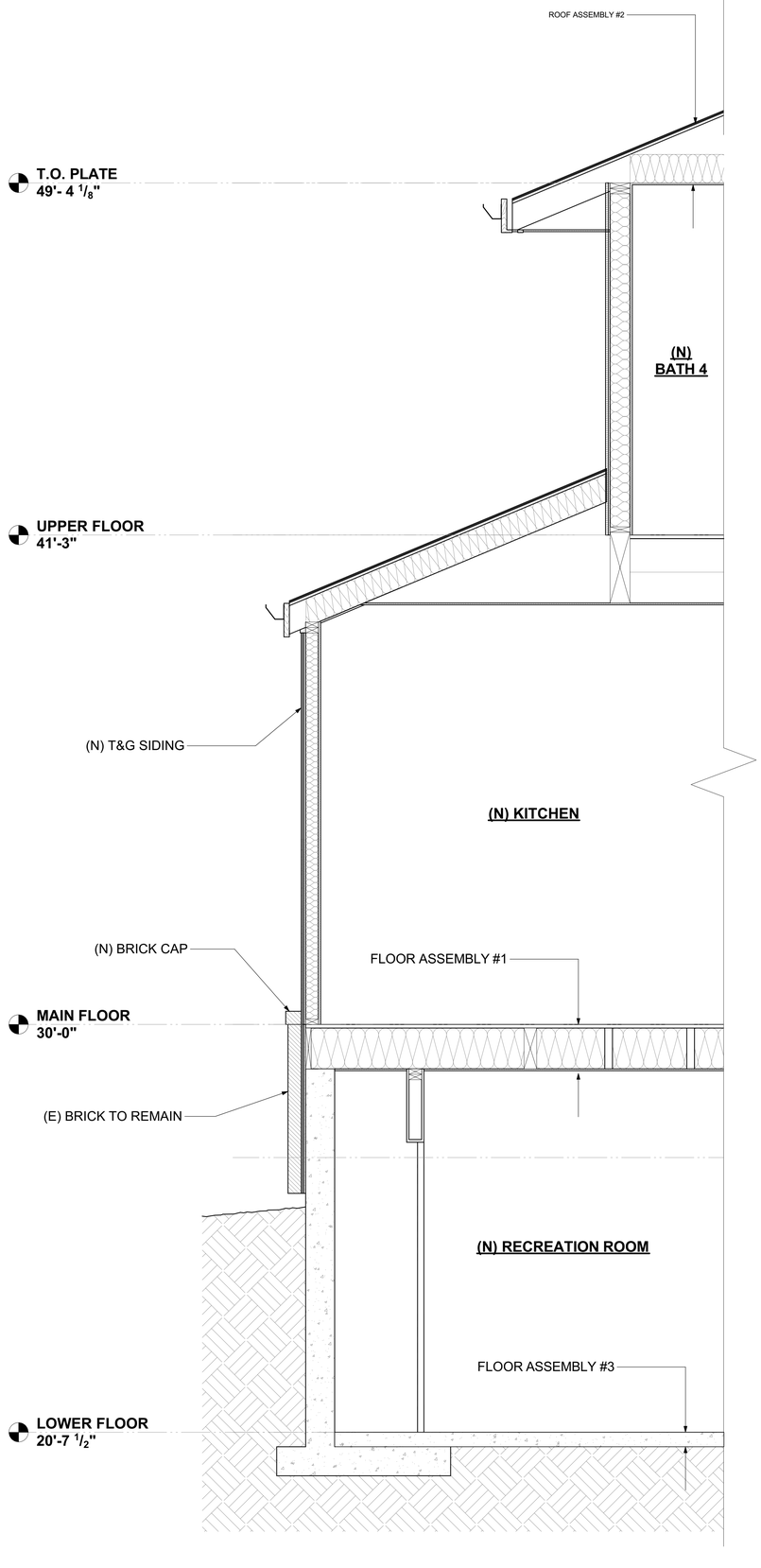
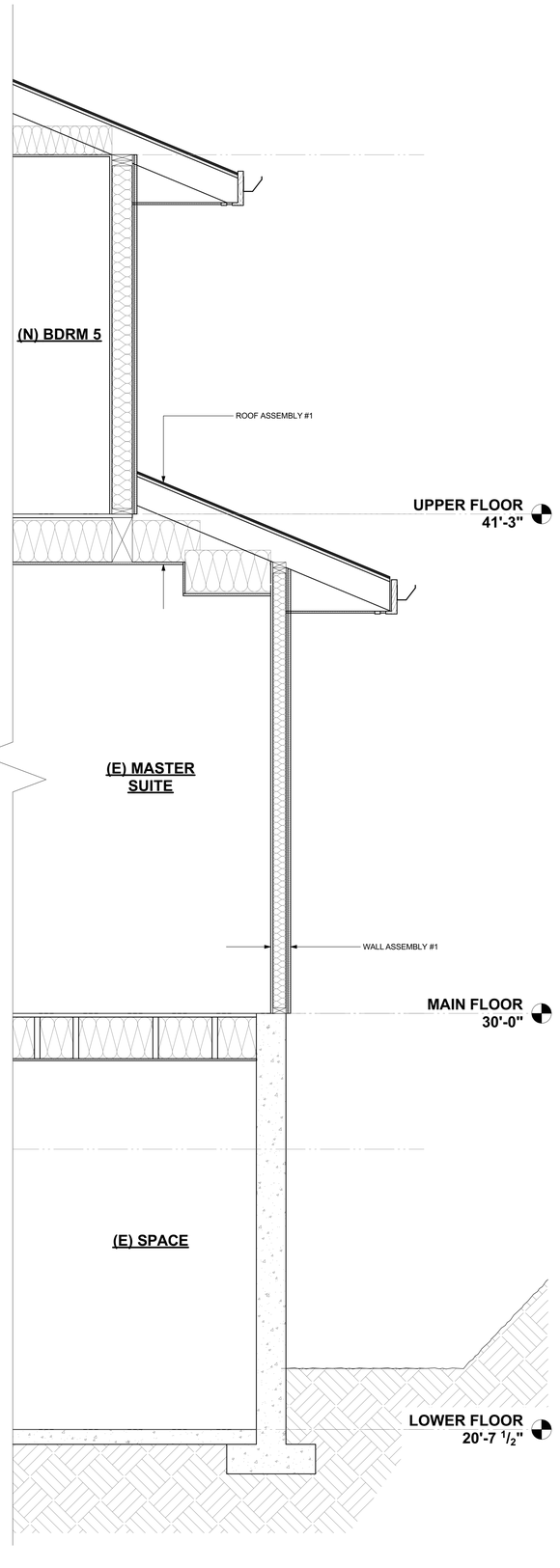


F WALL SECTION
SCALE: 3/4" = 1'-0"



E WALL SECTION
SCALE: 3/4" = 1'-0"



D WALL SECTION
SCALE: 3/4" = 1'-0"

PERMIT SET REVS #2 (06.14.2024)

SEIFERT REMODEL

3261 67TH AVE SE
MERCER ISLAND, WA 98040

Job No.	2219
Project Manager:	DG
Issue Date:	03/29/2024

NO.	DATE	REVISION
1	03/29/2024	OWNER REVISIONS
2	06/14/2024	PERMIT REVISION #2

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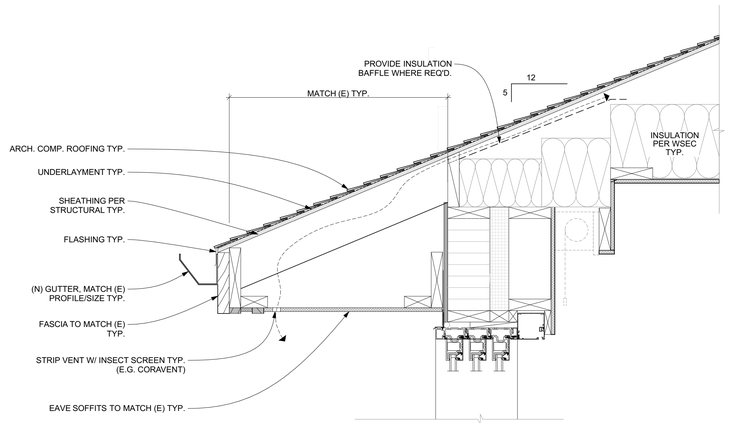
STATE OF WASHINGTON
June 14, 2024

WALL SECTIONS

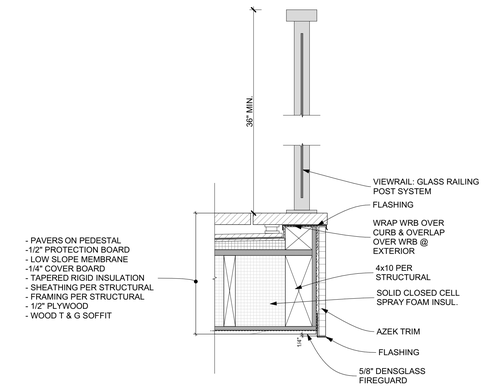
A5.02



2 TYP. EAVE DETAIL

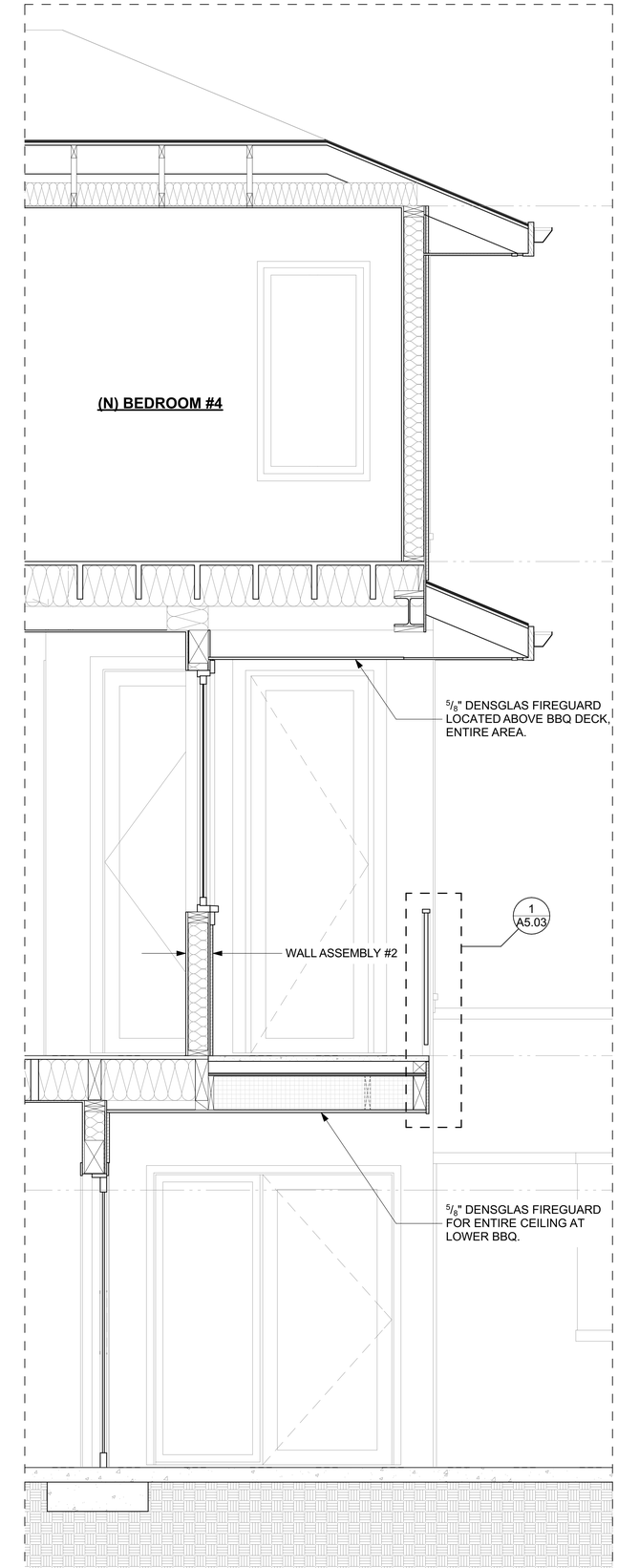
SCALE: 1 1/2"= 1'-0"

0 6" 12" 18"



1 DECK RAILING & SOFFIT

SCALE: 1 1/2"= 1'-0"



G WALL SECTION

SCALE: 1/2" = 1'-0"

0 1 2 4

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PERMIT SET REVS #2 (06.14.2024)

SEIFERT REMODEL

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10226 REGISTERED ARCHITECT
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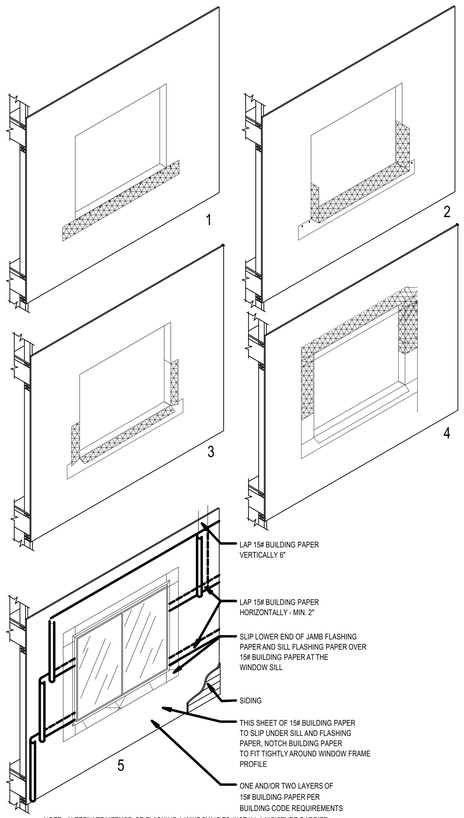
STATE OF WASHINGTON
June 14, 2024

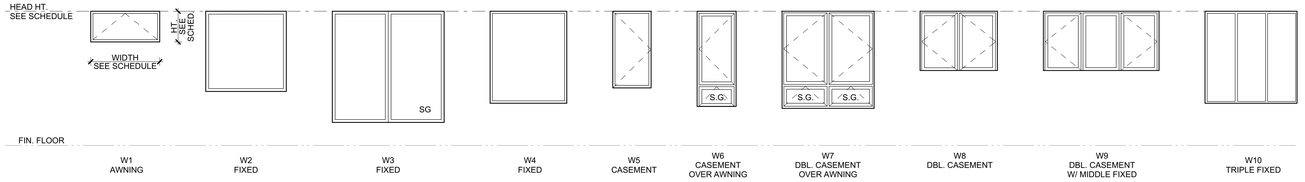
WALL SECTIONS

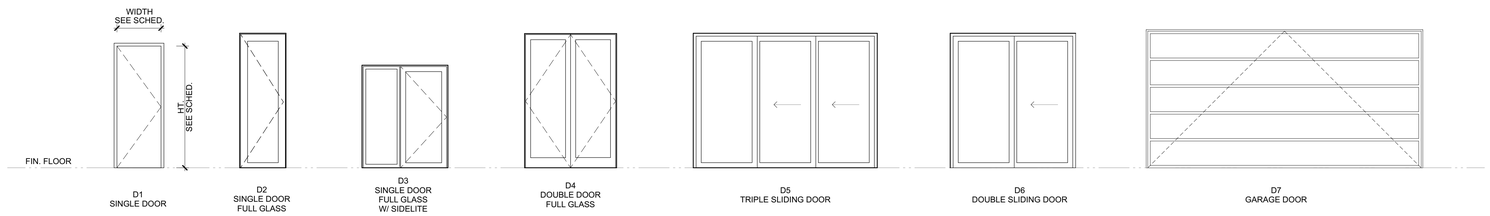
A5.03

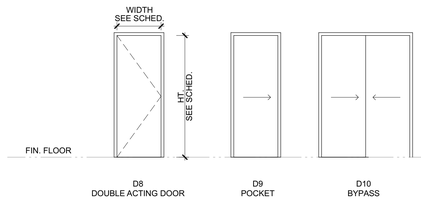


NOTE: ALTERNATE METHOD OF FLASHING A WINDOW IS TO INSTALL A MOISTURE BARRIER PAPER TO THE OUTSIDE SURFACE IN THE SAME OPERATION THAT YOU WOULD BE WRAPPING THE ROUGH INSIDE SURFACE OPENING.

THE NAIL ON WINDOW WOULD BE INSTALLED OVER THE FLASHING SYSTEM







WINDOW & DOOR ELEVATIONS

WINDOW SCHEDULE

LOCATION	NO.	R.O. WIDTH	R.O. HEIGHT	HEAD HEIGHT	TYPE	EGRESS	SAFETY GLASS	NOTES:
LOWER FLOOR								
	003	2'-6"	6'-0 3/8"	6'-9 1/2"	W2		YES	
	004	5'-0 3/4"	6'-0 3/8"	6'-9 1/2"	W3		YES	
MAIN FLOOR								
	101*	2'-2 3/4"	6'-7 3/8"	8'-9 1/4"	W2		YES	
	103*	2'-2 3/4"	6'-7 3/8"	8'-9 1/4"	W2		YES	
	104*	2'-6 3/4"	3'-0 3/8"	8'-9 1/4"	W2			
	105*	6'-0 3/4"	7'-0 3/8"	8'-9 1/4"	W2		YES	
	106*	6'-0 3/4"	7'-0 3/8"	8'-9 1/4"	W2		YES	
	107*	4'-6"	2'-0"	8'-9 1/4"	W2			
	108*	5'-0"	6'-0"	8'-9 1/4"	W2		YES	
	115	7'-6"	7'-6"	8'-9 1/4"	W2		YES	
	117	5'-6"	5'-6"	8'-9 1/4"	W2			
	118	3'-3 3/4"	5'-6"	8'-9 1/4"	W2			
	125*	7'-6 3/4"	4'-0 3/8"	8'-9 1/4"	W8			
	126	5'-0 3/4"	4'-0 3/8"	8'-9 1/4"	W7			
	128*	8'-6 3/4"	3'-0 3/8"	8'-9 1/4"	W8			
	129*	8'-6 3/4"	3'-0 3/8"	8'-9 1/4"	W8			
	133*	4'-6 3/4"	6'-0 3/8"	8'-9 1/4"	W7			
	134*	4'-0 1/2"	7'-9"	10'-4 3/4"	W2		YES	MULLED WITH 134A
	134A*	4'-0 1/2"	1'-7 1/2"	2'-7 1/4"	W2		YES	
	135*	6'-0 1/2"	7'-9"	10'-4 3/4"	W9		YES	MULLED WITH 135A
	135A*	6'-1"	1'-7 1/2"	2'-7 1/4"	W9		YES	
	136*	4'-0 1/2"	7'-9"	10'-4 3/4"	W2		YES	MULLED WITH 136A
	136A*	4'-0 1/2"	1'-7 1/2"	2'-7 1/4"	W2		YES	
UPPER FLOOR								
	201*	6'-0 3/4"	6'-0 3/8"	10'-2 1/2"	W10			
	202	4'-0"	4'-0"	6'-10"	W8			
	203	3'-0"	4'-0"	6'-10"	W2			
	204	2'-6 3/4"	4'-0"	6'-10"	W2			
	205	2'-6 3/4"	5'-0"	6'-10"	W5			
	206	2'-6"	6'-4"	6'-10"	W6			
	207	6'-0"	6'-4"	6'-10"	W7	YES	YES	
	208	6'-0"	6'-4"	6'-10"	W7	YES	YES	
	209*	4'-0 3/4"	3'-10"	6'-10 1/2"	W2			
	210	6'-0"	6'-4"	6'-10"	W7	YES	YES	
	211	2'-6 3/4"	5'-0"	6'-10"	W5			
	212	7'-6"	6'-4"	6'-10"	W7	YES	YES	
	213	2'-6 3/4"	5'-0"	7'-10"	W5			
	214	2'-6 3/4"	5'-0"	6'-10"	W5			
	215	2'-6 3/4"	5'-0"	6'-10"	W5			
	227	3'-0"	4'-0"	6'-10"	W2			
	228	3'-0"	4'-0"	6'-10"	W2			
	229	4'-0"	4'-0"	6'-10"	W8			

NOTE:

1. TAGS XXX* INDICATE EXISTING WINDOW OR DOOR TO BE REPLACED. SIZES TO BE VERIFIED IN THE FIELD.

EXTERIOR DOOR SCHEDULE

LOCATION	NO.	R.O. WIDTH	R.O. HEIGHT	R.O.HEAD HEIGHT	TYPE	EGRESS	SAFETY GLASS	U-VALUE	NOTES:
LOWER FLOOR									
	001	5'-6 1/2"	6'-8 1/4"	6'-8 1/4"	D4		YES	---	
	002	5'-0 1/2"	6'-8 1/4"	6'-8 1/4"	D3		YES	---	
MAIN FLOOR									
	(E)101	6'-0"	8'-0"	8'-0 3/4"	D4			---	EXISTING ENTRY DOOR
	(E)112	3'-0"	8'-0"	8'-0 3/4"	D1			---	EXISTING DOOR TO GARA
	109	3'-0 1/2"	8'-9 1/4"	8'-9 1/4"	D2	YES	YES	---	
	110	6'-0"	8'-9 1/4"	8'-9 1/4"	D6		YES	---	SLIDER
	111	12'-0"	8'-9 1/4"	8'-9 1/4"	D5		YES	---	SLIDER
	112*	5'-10 1/2"	8'-8 1/4"	8'-9 1/4"	D4		YES	---	
	113	12'-0"	8'-9 1/4"	8'-9 1/4"	D5		YES	---	SLIDER
	114	6'-6 1/2"	8'-9 1/4"	8'-9 1/4"	D4		YES	---	
	116	3'-0 1/2"	8'-9 1/4"	8'-9 1/4"	D2		YES	---	
	127*	3'-0"	8'-2 1/4"	8'-2 1/4"	D1			---	
	130*	18'-0"	9'-0"		D7			---	GARAGE
	131*	18'-0"	9'-0"		D7			---	GARAGE

INTERIOR DOOR SCHEDULE

LOCATION	NO.	NOMINAL WIDTH	NOMINAL HEIGHT	TYPE	HDWR	SAFETY GLASS	NOTES:
LOWER FLOOR							
	005	2'-6"	6'-8"	D1	PRIVACY		
	006	2'-6"	6'-8"	D1			
	007	2'-6"	6'-8"	D1			
MAIN FLOOR							
	102	2'-8"	8'-0"	D8			
	103	2'-10 1/2"	8'-0"	D1			EXISTING DOOR, REVERSE SWING
	104	2'-8"	8'-0"	D1			
	105	2'-8"	8'-0"	D1			
UPPER FLOOR							
	201	2'-8"	7'-0"	D1			
	202	2'-6"	7'-0"	D9			
	203	2'-6"	7'-0"	D1	PRIVACY		
	204	2'-6"	7'-0"	D1	PRIVACY		
	208	2'-6"	7'-0"	D9			
	209	2'-6"	7'-0"	D9			
	212	2'-4"	6'-8"	D9			
	216	2'-6"	7'-0"	D1			
	217	2'-4"	6'-8"	D9	PRIVACY		

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SEIFERT REMODEL

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MERCER ISLAND, WA 98040

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10226 REGISTERED ARCHITECT
ERIC L. DRIVDAHL
STATE OF WASHINGTON
June 14, 2024

PERMIT SET REVS #2 (06.14.2024)

DOOR AND WINDOW SCHEDULES

A6.01

STRUCTURAL NOTES

GENERAL REQUIREMENTS

BUILDING CODE & REFERENCE STANDARDS: The "International Building Code" (IBC), 2018 Edition, as adopted and modified by the City of Mercer Island, governs the design and construction of this project. Reference to a specific section in the Code does not relieve the contractor from compliance with the entire materials reference standards noted below. The latest edition of the materials reference standards shall be used.

SCOPE OF STRUCTURAL WORK: Structural engineering of an expanded second story and remodel of existing first story of a single-family residence.

DEFINITIONS: The following definitions apply to these general notes:

- "Structural Engineer of Record" (EOR) - The Structural Engineer who is legally responsible for stamping & signing the structural documents for the project. The EOR is responsible for the design of the Primary Structural System.
- "Specialty Structural Engineer" (SSE) - A licensed professional Engineer, not the EOR, who performs specialty structural engineering services necessary to complete the structure, who has experience and training in the specific specialty. The General Contractor, subcontractor, or supplier who is responsible for the design, fabrication and installation of specialty-engineered elements shall retain the SSE. Submittals shall be stamped and signed by the SSE. Documents stamped and signed by the SSE shall be completed by or under the direct supervision of the SSE with a PE or SE license issued by the State of Washington.
- "Deferred Submittals - Deferred Submittal is engineering work to be designed-by-others or bidder-designed.

NOTE PRIORITIES: Notes on the individual drawings shall govern over these general notes.

SPECIFICATIONS: Refer to the contract specifications for information in addition to that contained in these notes and the structural drawings. Refer to these notes, structural drawings, and architectural drawings which serve as specifications for this project.

STRUCTURAL DETAILS: The structural drawings are intended to show the general character and extent of the project and are not intended to show all details of the work.

ARCHITECTURAL DRAWINGS: Refer to the Architectural drawings for information including, but not limited to: dimensions, elevations, slopes, door and window openings, non-bearing walls, curtain walls, stairs, elevators, curbs, drains, depressions, railings, waterproofing, finishes and other nonstructural items.

STRUCTURAL RESPONSIBILITIES: The EOR is responsible for the strength and stability of the Primary Structure in its completed state.

CONTRACTOR RESPONSIBILITIES: The contractor is responsible for the means and methods of construction and all job-related safety standards such as OSHA and WISHA. The contractor is responsible for the strength and stability of the structure during construction and shall provide temporary shoring, bracing and other elements required to maintain stability until the structure is completed. It is the contractor's responsibility to be familiar with the work required in the construction documents and the requirements for executing it properly.

DISCREPANCIES: In case of discrepancies between these general notes, the contract drawings, and specifications, and/or reference standards, the EOR shall determine which shall govern. Discrepancies shall be brought to the attention of the EOR before proceeding with the work. Accordingly, any conflict in or between the Contract Documents shall not be a basis for adjustment in the Contract Price.

SITE VERIFICATION: The contractor shall verify all dimensions and conditions at the site prior to fabrication and/or construction. Conflicts between the drawings and actual site conditions shall be brought to the attention of the EOR before proceeding with the work. All underground utilities shall be determined by the Contractor prior to excavation.

ADJACENT UTILITIES: The contractor shall determine the locations of all adjacent underground utilities prior to excavation. Any utility information shown on the drawings and details is approximate and not necessarily complete.

DESIGN CRITERIA

CONSTRUCTION LOADS: Loads on the structure during construction shall not exceed the design loads or the capacity of the partially completed construction.

DEAD LOAD:
Wood Deck with concrete topping = 36 psf
Wood Floor = 15 psf

SNOW LOAD: The roof snow load is determined by using Chapter 7 of ASCE 7-16 in accordance with IBC Section 1608 and with the following factors:
Ground Snow Load, Pg = 10 psf

WIND DESIGN: Wind load is determined using Chapter 26 to 30 of ASCE 7-16 in accordance with IBC Section 1609 with the following factors:
Basic Wind Speed (3-Second Gust) V = 97 MPH (Ultimate) / 75 MPH (ASD)
Wind Importance Factor Iw = 1.0 Risk Category = II
Exposure Category = C GCpi = ±0.18
Components & Cladding Pressure = 25.7 PSF (Ultimate) Components & Cladding End Zone Pressure = 31.7 PSF (Ultimate)
Kzt = 1.0

Analysis Procedure - Directional Procedure per ASCE 7, Table 27.2-1

SEISMIC DESIGN: Earthquake design is determined using Chapter 12 ASCE 7-16 in accordance with IBC Chapter 16 with the following factors:
Importance Factor Ie = 1.0
Risk Category= II
Ss = 1.415 g Sds = 1.132 g
S1 = 0.492 g Sd1 = 0.593 g
Site Class = D Seismic Design Category = D
Redundancy Factor, ρ = 1.3

Wood Structure

- Basic Seismic Force Resisting System: A-15 (Bearing Wall Systems) Light-framed walls with wood structural panels rated for shear resistance
- Analysis Procedure: Equivalent lateral force procedure, per ASCE 7-16, Section 12.8
- R = 6.5
- Cs = 0.15
- Cd = 4
- Ω = 2.5

Seismic demands on nonstructural components, structural components engineered as part of deferred submittals, and connections of those components to the primary structure shall be designed in accordance with the aforementioned building code, the general seismic criteria listed above, and the requirements of ASCE 7-16.

DESIGN BASE SHEAR: Design Base Shear (Seismic Governed) (ASD), V = 30.47 K

DEFLECTIONS:

Floor Total Load Deflection Limit:	L/360
Floor Live load Deflection Limit:	L/480
Roof Total Load Deflection Limit:	L/240
Roof Live load Deflection Limit:	L/360
Operable Partition Support Members:	L/600 or 1/4" (whichever is less)

LIVE LOADS:

Roof (Live)	20 PSF
Roof (Snow)	25 PSF
Balconies and Decks	1.5 X occupancy served ≤ 100 psf
Residential Floor	40 PSF

DEFERRED SUBMITTAL LOADS: All pre-engineered, pre-fabricated, pre-manufactured, or other products designed by others shall be designed for the tributary dead and live loads plus wind, earthquake, and component, and cladding loads when applicable. Design shall conform to the project drawings and specifications, reference standards, and governing code.

Roof Dead Load	20 PSF
Top Chord Dead Load	12 PSF
Bottom Chord Dead Load	8 PSF
Attic Bottom Chord Dead Load	18 PSF
Roof Live Load	20 PSF
Top Chord Live Load	20 PSF
Bottom Chord Live Load	10 PSF
Total Deflection Limit	L/240
Live Load Deflection Limit	L/360
Truss Uplift Load (Gross)	10 PSF

SUBMITTALS

SUBMITTALS: Shop Drawings shall be submitted to the Architect/EOR prior to any fabrication or construction for all structural items as noted below. The contractor shall review and place a shop drawings stamp on the submittal before forwarding to the EOR. Submittals shall be made in time to provide a minimum of one week for review by the EOR. Additional submittals required for this project are specified in the specific sections below. Reference the individual material section for specific information to be included in the submittal.

If the shop drawings differ from or add to the design of the Structural drawings, they shall bear the seal and signature of the Washington State Registered Professional Engineer who is responsible for the design..

ALTERNATES: Product or manufacturer components specified in these drawings are used as the basis of design for this project. Alternates for specified items may be submitted to the EOR for review. However, contractor shall submit a current ICC-ESR/IAPMO-ER report identifying that an alternative component has the same or greater load capacity than the specified item.

SHOP DRAWING REVIEW: Review by the Architect/EOR is for general compliance with the design concept and the contract documents. Dimensions and quantities are not reviewed by the EOR, and therefore, must be verified by the General Contractor. Markings or comments shall not be construed as relieving the contractor from compliance with the project plans and specifications, nor departures therefrom. The contractor remains responsible for details and accuracy; for confirming and correlating all quantities and dimensions; for selecting fabrication processes; for techniques of assembly; and for performing work in a secure manner. When shop drawings (component design drawings) differ from or add to the requirements of the Structural drawings they shall be designed and stamped by the responsible SSE. Allow one week for EOR review time.

DEFERRED SUBMITTALS: Per IBC Section 107.3.4.1, drawings, calculations, and product data for the design and fabrication of items that are designed-by-others shall bear the seal and signature of the Washington State Registered Professional Engineer (SSE) who is responsible for the design and shall be submitted to the Architect/EOR and the building department for review prior to fabrication. Allow one week for EOR review time.

The SSE shall submit stamped and signed calculations and shop drawings to the EOR for review. Review of the SSE's shop drawings is for general compliance with design criteria and compatibility with the design of the primary structure and does not relieve the SSE of responsibility for that design. All necessary bracing, ties, anchorage, and proprietary products shall be furnished and installed per manufacturer's instructions or the SSE's design drawings and calculations. Submitted drawings shall indicate all reaction forces imparted to the primary structure. The design of the connection to the primary structure is the responsibility of the supplier and SSE. Submitted calculations are for cursory review only and will generally not be returned. Deferred submittals include but are not limited to the following:
Prefabricated Wood Roof Trusses/Joists (RT/RJ)

NON-STRUCTURAL COMPONENTS: Design, detailing and anchorage of all nonstructural components shall be in accordance with ASCE 7-16, Chapter 13 and the project specifications. Nonstructural components designed by others shall not induce torsional loading into supporting steel structural members without additional bracing of those members to eliminate torsional forces. Torsional bracing shall be designed by the nonstructural component designer and approved by the EOR. Anchorage to the primary structure is per the bidder-design contractor or supplier.

TESTS & INSPECTIONS

INSPECTIONS: All construction is subject to inspection by the Building Official in accordance with IBC Sec 110. The contractor shall coordinate all required inspections with the Building Official. Submit copies of all inspection reports to the Architect/EOR for review. The Building Official may accept inspection of and reports by approved inspection agencies in lieu of Building Official's inspections. The contractor shall obtain approval of Building Official to use the third-party inspection agency and contractor shall alert the Architect/EOR as such.

SPECIAL INSPECTIONS: In addition to the inspections required by IBC Sec 110, a Special Inspector shall be hired by the Owner as an independent third-party inspector to perform the special inspections per IBC Ch. 17. Special inspections shall be performed by an approved testing agency as outlined in the Special Inspection Schedule, the contract documents, and/or the project specification. Special Inspections shall meet the requirements outlines in the specific materials sections of IBC Sec 1705. The contractor is responsible for scheduling the inspections, per the city/Building Official requirements. The EOR shall be independent of the special inspection process. All questions regarding Special Inspections shall be directed to the Building Department or an approved special inspection agency.

Special Inspections shall be performed for the following:
Concrete
Periodic inspection of reinforcing steel and cast-in-place anchors
Periodic verification of the use of the required design mix.
Steel
Periodic inspection of steel, bolts, nuts and washers' identification marks conform to ASTM standard and weld filler material conforms to AWS.
Wood
Periodic inspection of anchor bolts, hold-downs, drag strut connections, nailing size & spacing.
Periodic verification of moisture content of wood studs, plates, beams, and joists.
Periodic inspection of 2x and 3x bottom plates and plate washers.

PREFABRICATED CONSTRUCTION: All prefabricated construction shall conform to the inspection requirements of the same material or construction type used for this project.

SOILS AND FOUNDATIONS

REFERENCE STANDARDS: Conform to IBC Chapter 18 "Soils and Foundations."

GEOTECHNICAL REPORT: Recommendations contained in "Foundation and Critical Area Considerations" by Geotech Consultants, Inc, dated October 5, 2023, and were used for design.

GEOTECHNICAL INSPECTION: The Geotechnical Engineer or third-party inspector shall inspect all prepared soil bearing surfaces prior to placement of concrete and reinforcing steel and provide a letter to the Owner stating that soils are adequate to support the "Allowable Foundation Pressure" shown below. Soil compaction shall be supervised by an approved testing agency or Geotechnical Engineer. Site soil conditions, fill placement, and load-bearing requirements shall be as required by IBC Section 1705.6 and Table 1705.6. Assumed values shall be field verified by the Building Official or the Geotechnical Engineer prior to placing concrete. The Building Official shall be permitted to waive the requirement for a geotechnical investigation where satisfactory data from adjacent area is available that demonstrates an investigation is not necessary for any of the conditions in IBC Sections 1803.5.1 - 1803.5.6 and IBC Sections 1803.5.10 - 1803.5.11.

DESIGN SOIL VALUES:
Allowable Soil Bearing Pressure
2500 PSF DL + LL
3332 PSF DL + LL + Seismic/wind
Retaining Walls

Passive Lateral Pressure	300 PSF/FT
Active Lateral Pressure (unrestrained)	30 PSF/FT
Active Lateral Pressure (restrained)	60 PSF/FT
Uniform Seismic	8H
Coefficient of Sliding Friction	0.40

SLABS-ON-GRADE & FOUNDATIONS: All slabs-on-grade and foundations shall bear on structural compacted fill or competent native soil per the Geotechnical report or as noted in these documents. Exterior perimeter footings shall bear not less than 18 inches below finish grade, or as required by the Geotechnical Engineer and the Building Official. Interior footings shall bear not less than 12 inches below finish floor.

FOUNDATION STEM WALLS: Unless otherwise noted on the drawings, the maximum unbalanced soil condition for all foundation stem walls (difference in elevation between interior and exterior soil grades) shall be 2'-6". Maintain a minimum 8" separation between finish grade and untreated wood framing.

BACKFILLING: Backfill behind retaining and foundation walls shall be of free-draining material placed in maximum loose lifts of 12" or as directed by the Geotechnical Report. Backfill behind walls shall not be placed before the wall is properly supported by the floor slab or temporary bracing. Backfill shall be compacted using hand-operated equipment only. The contractor shall refrain from operating heavy equipment behind retaining and foundation walls within a distance equal to or greater than the height of the wall, unless otherwise approved by the EOR. All topsoil organics and loose surface soil shall be removed from beneath fill supporting concrete slab or paving.

COMPACTION: Unless otherwise specified by a Geotechnical Engineer, footings shall be placed on compacted material and shall be well-graded granular material with no more than 5% passing a #200 sieve. Fills placed shall be in maximum 8" lifts and all bearing soils shall be compacted to 95% maximum density at optimum moisture content using the Modified Proctor Test.

CAST-IN-PLACE CONCRETE

REFERENCE STANDARDS: Conforms to the latest editions of the following:
(1) ACI 318 "Building Code Requirements for Structural Concrete and Commentary".
(2) IBC Chapter 19.

FIELD REFERENCE: The contractor shall keep a copy of ACI Field Reference manual, SP-15, "Standard Specifications for Structural Concrete (ACI 301) with Selected ACI and ASTM References."

CONCRETE MIXTURES: Conform to ACI 318 Chapter 19 "Concrete: Design and Durability Requirements."

MATERIALS: Conform to ACI 318 Chapters 19 & 20.

SUBMITTALS: Provide all submittals required by ACI 301 Sec 4.1.2. Submit mix designs for each mix in the table below.

TABLE OF MIX DESIGN REQUIREMENTS

Member Type/Location	Strength (psi)	Test Age (days)	Maximum Aggregate	Exposure Classification	Max W/C Ratio	Minimum Air Content
Basement walls, foundation walls & concrete retaining walls	2500	28	1"	F2, C1	0.45	4.5%

MIX DESIGN NOTES:
(1) W/C Ratio: Water-cementitious material ratios shall be based on the total weight of cementitious materials. Ratios not shown in the table above are controlled by strength requirements.
(2) Cementitious Content: The use of fly ash, other pozzolans, silica fume, or slag shall conform to ACI 301 Sec 4.2.1 "Materials". Maximum amount of fly ash shall be 20% of total cementitious content unless reviewed and approved otherwise by EOR.
(3) Air Content: Conform to ACI 301 Sec 4.2.2.4. Horizontal exterior surfaces in contact with the soil require entrained air. Use Exposure Category F0, S0, W0, and C0 unless noted otherwise. Tolerance is +/- 1.5%. Air content shall be measured at point of placement.
(4) Exposure Classification: The mix design provided shall meet the requirements of ACI 318 Chapter 19, based on the exposure classification indicated in the table above.
(5) Slump: Unless otherwise specified or permitted, concrete shall have at the point of delivery, a slump of 4" +/- 1". For additional criteria, reference ACI 301 Sec 4.2.2.2.
(6) Shrinkage Limit: Concrete used in elevated slabs and beams shall have a shrinkage limit of 0.045% at 28 days measured in accordance with ASTM C157.
(7) Non-chloride accelerator: Non-chloride accelerating admixture may be used in concrete slabs placed at ambient temperatures below 50F at the contractor's option.

FORMWORK: Conform to ACI 301 Sec 2 "Formwork and Form Accessories." Removal of Forms shall conform to Sec 2.3.2 except strength indicated in Sec 2.3.2.5 shall be 0.75 f'c. Re-shoring shall conform to Sec 2.3.3.

MEASURING, MIXING, AND DELIVERY: Conform to ACI 301 Sec 4.3.

HANDLING, PLACING, CONSTRUCTING, AND CURING: Conform to ACI 301 Sec 5.

EMBEDDED ITEMS: Position and secure in place expansion joint material, anchors and other structural and non-structural embedded items before placing concrete. Contractor shall refer to mechanical, electrical, plumbing, and architectural drawings and coordinate all other embedded items

CONCRETE REINFORCEMENT

REFERENCE STANDARDS: Conform to:
(1) ACI 301 "Standard Specifications for Structural Concrete, Sec 3 "Reinforcement, and Reinforcement Supports."
(2) IBC Chapter 19, Concrete.
(3) ACI 318 and ACI 318R.
(4) ACI SP-66 "ACI Detailing Manual" including ACI 315 "Details and Detailing of Concrete Reinforcement."
(5) CRSI MSP-2 "Manual of Standard Practice."
(6) ANSI/AWS D1.4 "Structural Welding Code - Reinforcing Steel."

SUBMITTALS: Conform to ACI 301 Sec 3.1.1 "Submittals, data, and drawings." Submit placing drawings showing fabrication dimensions and locations for placement of reinforcement and reinforcement supports.

MATERIALS:

Reinforcing Bars	ASTM A615, Grade 60, deformed bars.
Weldable Reinforcing Bars	ASTM A706, Grade 60, deformed bars.
Smooth Welded Wire Fabric	ASTM A185
Bar Supports	CRSI MSP-2, Chapter 3 "Bar Supports."
Tie Wire	16.5 gage or heavier, black annealed.

FABRICATION: Conform to ACI 301, Sec 3.2.2 "Fabrication," and ACI SP-66 "ACI Detailing Manual."

WELDING: Bars shall not be welded unless authorized. When authorized, conform to ACI 301, Sec 3.2.2.2. "Welding" and provide ASTM A706, Grade 60 reinforcement.

PLACING: Conform to ACI 301, Sec 3.3.2 "Placement." Placing tolerances shall conform to Sec 3.3.2.1 "Tolerances."

CONCRETE COVER: Conform to the following cover requirements from ACI 301, Table 3.3.2.3.

Concrete cast against earth	3"
Concrete exposed to earth or weather (#5 & smaller)	1-1/2"
Bars in slabs and walls	3/4"

SPLICES & DEVELOPMENT LENGTH: Conform to ACI 301, Sec 3.3.2.7. Refer to Lap Splice & Development Schedule for 2500 psi concrete below. Lap all continuous reinforcement and corner bars per Schedule. The splices and development lengths indicated on individual sheets control over the schedule. Use Class B splices unless otherwise noted. Mechanical connections may be used when approved by the EOR. WWF to be lapped a minimum 8" on all sides and edges.

LAP & DEVELOPMENT SCHEDULE (Concrete strength f'c = 2500)

Bar Designation	Lap Length, Ls	Development Length, Ld
#4	32"	24"
#5	39"	30"
WWF	8" on all sides and edges	

FIELD BENDING: Conform to ACI 301 Sec 3.3.2.8. "Field Bending or Straightening." Bar sizes #3 through #5 may be field bent cold the first time. Other bars require preheating. Do not twist bars.

CORNERS BARS: Provide matching-sized "L" corner bars for all horizontal wall and footing bars with the appropriate splice length, UNO.

TYPICAL CONCRETE REINFORCEMENT: Unless noted on the plans, concrete walls shall have the following minimum reinforcement. Contractor shall confirm minimum reinforcement of walls with EOR prior to rebar fabrication.

Wall Thickness	Horizontal Bars	Vertical Bars	Location
6"	#4 @ 12" OC	#4 @ 12" OC	@ CL of Wall
8"	#5 @ 12" OC	#5 @ 12" OC	@ CL of Wall

STRUCTURAL STEEL

DESIGN STANDARDS: Structural steel for this project is designed in accordance with the latest edition of the AISC Steel Construction Manual.

REFERENCE STANDARDS: Conform to:
(1) ANSI/AISC 360 "Specification for Structural Steel Buildings" - Referred to as "AISC Specification"
(2) AISC 303 "Code of Standard Practice for Steel Buildings & Bridges"
(3) RCSC "Specification for Structural Joints using ASTM A325 or A490 Bolts."
(4) AWS D1.1 "Structural Welding Code - Steel."
AISC 341 "Seismic Provisions for Structural Steel Buildings."

SUBMITTALS:
(1) Submit shop drawings in accordance with AISC Specification Sec M1 "Shop and Erection Drawings."

MATERIALS:

Structural WF Shapes	ASTM A992, Fy = 50 ksi
Bars & Plates	ASTM A36, Fy = 36 ksi
Anchor Bolts & Bolts in Wood	ASTM A307
Nuts	ASTM A563 or ASTM A194, Grade 2H
Washers (flat or beveled)	ASTM F436
Anchor Rods (hooked, headed, threaded/nutted)	ASTM F1554, Grade 36
Threaded Rods	ASTM A36, Fy = 36 ksi
Welded Headed/Threaded Studs (WHS, WTS)	ASTM A108
Welding Electrodes	E70XX, 70 ksi, low hydrogen, typical
Expansion Anchors	Per Drawings Simpson Strong-Tie
Adhesive Anchors	Per Drawings Simpson SET-3G
Concrete Screws	Simpson TITEN HD

WELDING: Conform to AWS D1.1, D1.3 & D1.8. Welders shall be certified in accordance with AWS and WABO requirements. Use E70 electrodes of type required for materials to be welded.

FABRICATION/ERECTION: Conform to AISC Specification Sec M2 "Fabrication," AISC Code Sec 6 "Fabrication and Delivery" and AISC Code Sec 8 "Quality Control." The fabricator and erector shall maintain a quality control program to the extent deemed necessary so that all of the work is performed in accordance with this Code, the AISC Specification, contract documents, and project specifications.

SHOP PAINTING: Conform to AISC 360, AISC Specification Sec M3, and AISC Code Sec 6.5. Do not paint steel to be embedded in concrete, fireproofed, or concealed by the interior building finish. Do not paint surfaces to be field welded or where slip-critical bolts are specified. All other interior steel shall be painted with one coat of grey shop primer. All exposed exterior steel shall be painted with an exterior multi-coat system as per the Architect or project specifications or galvanized per section below. Field touch-up painting shall be with primer for exposed interior surfaces and as per the Architect or project specifications for exposed exterior surfaces.

GALVANIZING: Where required, all exposed steel outside the building envelope shall be hot-dipped galvanized. Apply field touch-ups per project specifications.

ERECTION: Conform to AISC Specification Sec M4 "Erection" and AISC Code Sec 7 "Erection." Steel work shall be carried up true and plumb within the limits defined in AISC 303-16 Sec 7.11.

WOOD FRAMING

REFERENCE STANDARDS: Conform to:
(1) IBC Chapter 23 "WOOD."
(2) NDS and NDS Supplement - "National Design Specification for Wood Construction."
(3) ANSI/TPI 1 "National Design Standard for Metal-Plate-Connected Wood Truss Construction."
(4) BCSI 2013 "Building Component Safety Information."

ALTERNATES: Alternates for specified item may be submitted to the EOR for review. Contractor shall submit a current ICC-ESR/IAPMO-ER report identifying that an alternative component has the same or greater load capacity than the specified item.

IDENTIFICATION: All sawn lumber and pre-manufactured wood products shall be identified by the grade mark or a certificate of inspection issued by the certifying agency.

MATERIALS:

Sawn Lumber: Conform to grading rules of WWPA, WCLIB, or NLGA. Finger jointed studs acceptable at interior non-structural walls only.

Member Use	Size	Species	Grade
Studs & Plates	2x, 3x	HF	No. 2
Posts	4x	HF	No. 2
Joists	2x	HF	No. 2
Beams	4x	HF	No. 2
Beams	6x	DF	No. 1
Posts	6x	DF	No. 1

Glued Laminated Timber: Conform to AITC 117 "Standard Specifications for Structural Glued Laminated Timber of Softwood Species, Manufacturing and Design" and ANSI/AITC A190.1 "Structural Glued Laminated Timber." Glued laminated member beams shall not be cambered other than the stock camber of 5000', unless shown otherwise on the plans or specifications.

Member Use	Sizes	Species	Stress Class	Uses
Beams	All	DF/DF	24F-V4	Simple Spans
	All	DF/DF	24F-V8	Cantilever Spans

Metal Plate Connected Wood Roof Trusses: Reference DEFERRED SUBMITTAL section above. Conform to IBC Sec 2303.4 "Trusses."

Wood Structural Sheathing (Plywood): Wood APA-rated structural sheathing includes: all veneer plywood, oriented strand board, waferboard, particleboard, T1-11 siding, and composites of veneer and wood-based material. Conform to Product Standards PS-1 and PS-2 of the U.S. Dept. of Commerce and the American Plywood Association (APA)

	Minimum APA Rating			
Location	Thickness	Span Rating	Plywood Grade	Exposure
Roof	15/32"	24/16	C-D	1
Floor	23/32" T&G	24 OC	Sturd-I-Floor	1
Walls	15/32"	32/16	C-D	1

Joist Hangers and Connectors: Simpson Strong-Tie Company Inc. as specified in their latest catalogs was used as the basis of design for this project. Alternate connectors by other manufacturers may be substituted provided they have current ICC-ESR/IAPMO-ER approval for equivalent or greater load capacities and are reviewed and approved by the EOR prior to ordering. Connectors shall be installed per the manufacturer's instructions. Where connector straps connect two members, place 1/2 of the nails or bolts in each member. Unless noted otherwise all nails shall be full length common. Nail straps to wood framing as late as possible in the framing process to allow the wood to shrink and the building to settle.

Nails and Staples: Conform to IBC Sec 2303.6 "Nails and Staples." Unless noted on plans, nail per IBC Table 2304.10.1. Unless noted otherwise all nails shall be common. Nail sizes specified on the drawings are based on the following specifications:

COMMON NAILS

Size	Length	Diameter
8d	2-1/2"	0.131"
10d	3"	0.148"
16d	3-1/2"	0.162"
16d Sinker	3-1/4'	0.148"

Lag Bolts/Thru-Bolts/Anchor Bolts: Conform to ASTM A307. Provide plate washers/BPS washers under the heads and nuts of all bolts and lag screws bearing on wood.

Wood Holdowns: Holdowns specified are as manufactured by Simpson Strong-Tie Company Inc. Additional framing members shall be provided per the manufacturer's requirements. Acceptable equivalent product substitutions are available from other manufacturers with EOR approval. Do not countersink holdown bolts.

Engineered Wood Products (EWP): The following materials are based on lumber manufactured by TrusJoist by Weyerhaeuser. Trus-Joist by Weyerhaeuser was used as the basis of design for this project. Alternate products by other manufacturers may be substituted provided they have current ICC-ESR/IAPMO-ER approval for equivalent or greater load and stiffness properties and are reviewed and approved by the EOR.
b) Parallel Strand Lumber (PSL): Conform to ICC-ES Report No. ESR-1387, CCMC Report No. 11161−R, or NES Report No. NER-481. Use 2.0E unless noted otherwise.
c) Laminated Strand Lumber (LSL): Conform to ICC-ES Report No. ESR-1387, CCMC Report No. 12627−R, or NES Report No. NER−481.

NAILING REQUIREMENTS: Provide minimum nailing in accordance with IBC Table 2304.10.1 "Fastening Schedule" except as noted on the drawings. Nailing for roof/floor diaphragms/shear walls shall be per drawings. Nails shall be driven flush and shall not fracture the surface of sheathing.

STANDARD LIGHT-FRAME CONSTRUCTION: Unless noted on the drawings, construction shall conform to IBC Sec 2308 "Conventional Light-Frame Construction" and IBC Sec 2304 "General Construction Requirements."

(1) Wall Framing (Unless noted otherwise on plans and details) All interior walls shall be 2x4 @ 16"OC and all exterior walls shall be 2x6 @ 16"OC. Provide (2) bundled studs min at wall ends and each side of all openings. All solid sawn lumber beams and headers shall be supported by a minimum of (1) trim and (1) king stud and all glulam or engineered wood beams and headers by (2) trim and (2) king studs. Provide minimum (2) 2x10 headers at all interior and exterior wall openings. Stitch-nail bundled studs with (2) 10d @ 12"OC. Provide solid blocking thru floors to supports below for bearing walls and posts. Attach bottom plates of stud walls to wood framing below with 16d @ 12"OC or to concrete with 5/8"-dia. anchor bolts x 7" embedment at 48"OC. Refer to shear wall schedule for specific sheathing, stud, and nailing requirements at shear walls. Provide gypsum sheathing on interior surfaces and plywood sheathing on exterior surfaces.

(2) Roof/Floor Framing: (Unless noted otherwise on plans and details) Provide double joists/rafters under all parallel bearing partitions and solid blocking at all bearing points. Provide double joists around all roof/floor openings. Multi-joists/rafters shall be stitch-nailed together with (2)10d @ 12"OC. Provide roof sheathing edge clips centered between framing at unblocked plywood edges. All floor sheathing shall have tongue and groove joints or be supported by solid blocking. Allow 1/8" spacing at all panel edges and ends of roof/floor sheathing. Roof/floor sheathing shall be laid face grain perpendicular to framing members.

(3) Blocking: (Unless noted otherwise on plans and details) All blocking shall be full-height 2x at solid sawn framing systems or a full-height I-joist or roof truss.

MOISTURE CONTENT: Wood material used for this project shall have maximum moisture content of 19% except for the pressure-treated wood sill plate.

PRESERVATIVE TREATMENT: Wood materials are required to be "treated wood" under certain conditions in accordance with IBC Sec 2304.12 "Protection against decay and termites." Conform to the appropriate standards of the American Wood-Preservers Association (AWPA) for sawn lumber, glued laminated timber, round poles, wood piles, and marine piles. Follow American Lumber Standards Committee (ALSC) quality assurance procedures. Products shall bear the appropriate mark. Coat all ends of cut pressure treated framing with treatment complying with AWPA U1.

METAL CONNECTORS/PT WOOD: All metal hardware and fasteners in contact with pressure treated lumber shall be stainless steel Type 316L. At the Owner's risk and discretion, hot-dipped galvanized metal hardware and fasteners may be investigated for use in lieu of stainless steel provided that the finish has a minimum zinc content of at least 1.85 oz./SF and its use is coordinated by the Contractor and Wood Supplier for the expected environment and moisture exposure for appropriate use based on the method of preservative treatment of the wood.

NAILERS ON STEEL COLUMNS AND BEAMS. Wood 3x nailers are required at all steel columns and steel beams abutting or embedded within wood framing. Unless noted otherwise, attach the wood to the steel with 5/8" diameter bolts or welded threaded studs at 16" oc. Wood nailers on beams that support joist hangers shall not overhang the beam flange by more than ¼".

ANCHORS

POST-INSTALLED ANCHORS: Provide post-installed anchors as specified in these drawings.

Use of alternate products, or of post-installed anchors at locations not shown in these drawings, is subject to the approval of the Architect/EOR. Submit proposed anchors to the Architect/EOR with an ICC-ESR/IAPMO-ER report valid for the 2018 IBC or municipality where the building is to be constructed. Submitted ICC/IAPMO reports shall demonstrate that the anchors are suitable for use in cracked concrete. Use acrylic anchors of equivalent strength when base material falls below 40F. Install anchors in strict accordance with ICC-ESR/IAPMO-ER report and manufacturer's instructions. Where anchors resist seismic loads, submitted ICC-ESR/IAPMO-ER reports shall demonstrate that the anchors are suitable for the resistance of seismic loads.

CONCRETE SCREWS: Concrete screws shall be SIMPSON Titen HD or EOR approved equal with current ICC-ESR/IAPMO-ER report. Install screws in accordance with manufacturer's instructions. Embedment lengths shall be as shown on the drawings.

RENOVATION

DEMOLITION: Contractor shall verify all existing conditions before commencing any demolition. Shoring shall be installed to support existing construction as required and, in a manner, suitable to the work sequences. Existing reinforcing shall be saved where and as noted on the plans. Saw cutting, if and where used, shall not cut existing reinforcing that is to be saved. Demolition debris shall not be allowed to damage or overload the existing structure. Limit construction loading (including demolition debris) on existing floor systems to 40 psf.
(1) All new openings through existing walls, slabs, and beams shall be accomplished by saw cutting wherever possible.
(2) Contractor shall verify all existing conditions and location of members prior to cutting any openings.
(3) Small round openings shall be accomplished by core drilling, if possible.
(4) Where new reinforcing terminates at existing concrete, threaded bars into threaded expansion inserts in existing concrete shall be provided to match horizontal or vertical reinforcing, unless otherwise noted on plans.

STRUCTURAL ABBREVIATIONS

AB	ANCHOR BOLT	LLH	LONG LEG HORIZONTAL
ADD'L	ADDITIONAL	LLV	LONG LEG VERTICAL
ALT	ALTERNATE	LONGIT	LONGITUDINAL
ARCH	ARCHITECT(URAL)	Ls	SPLICE LENGTH
ATR	ALL–THREADED ROD	LSL	LAMINATED STRAND LUMBER
B/	BOTTOM OF	LVL	LAMINATED VENEER LUMBER
BN	BOUNDARY NAILING	MAT'L	MATERIAL
BLDG	BUILDING	MAX	MAXIMUM
BLKG	BLOCKING	MECH	MECHANICAL
BOTT	BOTTOM	MFR	MANUFACTURER
BRG	BEARING	MIN	MINIMUM
BTWN	BETWEEN	MISC	MISCELLANEOUS
℄	CENTERLINE	(N)	NEW
CJ	CONSTRUCTION or CONTROL JOINT	NIC	NOT IN CONTRACT
CLR	CLEAR(ANCE)	NOM	NOMINAL
CONC	CONCRETE	NTS	NOT TO SCALE
CONN	CONNECTION	OC	ON CENTER
CONST	CONSTRUCTION	OPNG	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
CTRD	CENTERED	OSB	ORIENTED STRAND BOARD
CTSK	COUNTERSINK	OWWJ	OPEN WEB WOOD JOIST
DBL	DOUBLE(R)	ℙ	PLATE
DET	DETAIL	PC	PRECAST
DF	DOUGLAS FIR	PERM	PERIMETER
DIAG	DIAGONAL	PERP	PERPENDICULAR
DN	DOWN	PLY	PLYWOOD
DP	DEPTH	PRE–MFR	PRE–MANUFACTURED
DWL	DOWEL	PSL	PARALLEL STRAND LUMBER
DWG	DRAWING	P–T	POST–TENSIONED
EA	EACH	PT	PRESERVATIVE/PRESSURE–TREATED
EF	EACH FACE	REF	REFERENCE
EN	EDGE NAILING	REINF	REINFORCING
EL	ELEVATION	REQ'D	REQUIRED
EMBED	EMBEDMENT	RET	RETAINING
ENGR	ENGINEER	SCHED	SCHEDULE
EQ	EQUAL	SECT	SECTION
ES	EACH SIDE	SHTG	SHEATHING
EW	EACH WAY	SIM	SIMILAR
(E)	EXISTING	SMS	SHEET METAL SCREW
EXP	EXPANSION	SOG	SLAB–ON–GRADE
EXT	EXTERIOR	SPEC	SPECIFICATION
F/	FACE OF	SQ	SQUARE
FLR	FLOOR	SS	STAINLESS STEEL
FNDN	FOUNDATION	STAGG	STAGGERED
FRT	FIRE RETARDANT TREATED	STD	STANDARD
FTAO	FORCED TRANSFER AROUND OPENING	STIFF	STIFFENER
FTG	FOOTING	STRUCT	STRUCTURAL
GA	GAUGE	SUPPL	SUPPLEMENT
GALV	GALVANIZED	SW	SHEAR WALL
GEN	GENERAL	SYM	SYMMETRICAL
GLB	GLUE LAMINATED BEAM	T/	TOP OF
GR	GRADE	T&B	TOP & BOTTOM
GT	GIRDER TRUSS	T&G	TONGUE & GROOVE
GWB	GYPSUM WALL BOARD	THK, THK'N	THICK, THICKENED
HD	HOLDOWN	THRU	THROUGH
HDR	HEADER	TRANSV	TRANSVERSE
HF	HEM–FIR	TYP	TYPICAL
HGR	HANGER	UNO	UNLESS NOTED OTHERWISE
HORIZ	HORIZONTAL	VERT	VERTICAL
HSS	HOLLOW STRUCTURAL SECTION	VIF	VERIFY IN FIELD
HT	HEIGHT	WHS	WELDED HEADED STUD
INT	INTERIOR	WTS	WELDED THREADED STUD
Ld	DEVELOPMENT LENGTH	WWF	WELDED WIRE FABRIC

STRUCTURAL SHEET INDEX

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S2.0	FOUNDATION PLAN, SW KEY PLAN	S3.1	SECTIONS & DETAILS
S2.1	MAIN FLOOR FRAMING PLAN, SW KEY PLAN	S3.2	SECTIONS & DETAILS
S2.2	UPPER FLOOR FRAMING PLAN, SW KEY PLAN	S3.3	SECTIONS & DETAILS
S2.3	ROOF FRAMING PLAN	S3.4	SECTIONS & DETAILS

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PROJECT NAME:
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PROJECT #: 24-005
DRAWN BY: BGJ
REVIEWED BY: MWD
DATE:

REVISIONS:

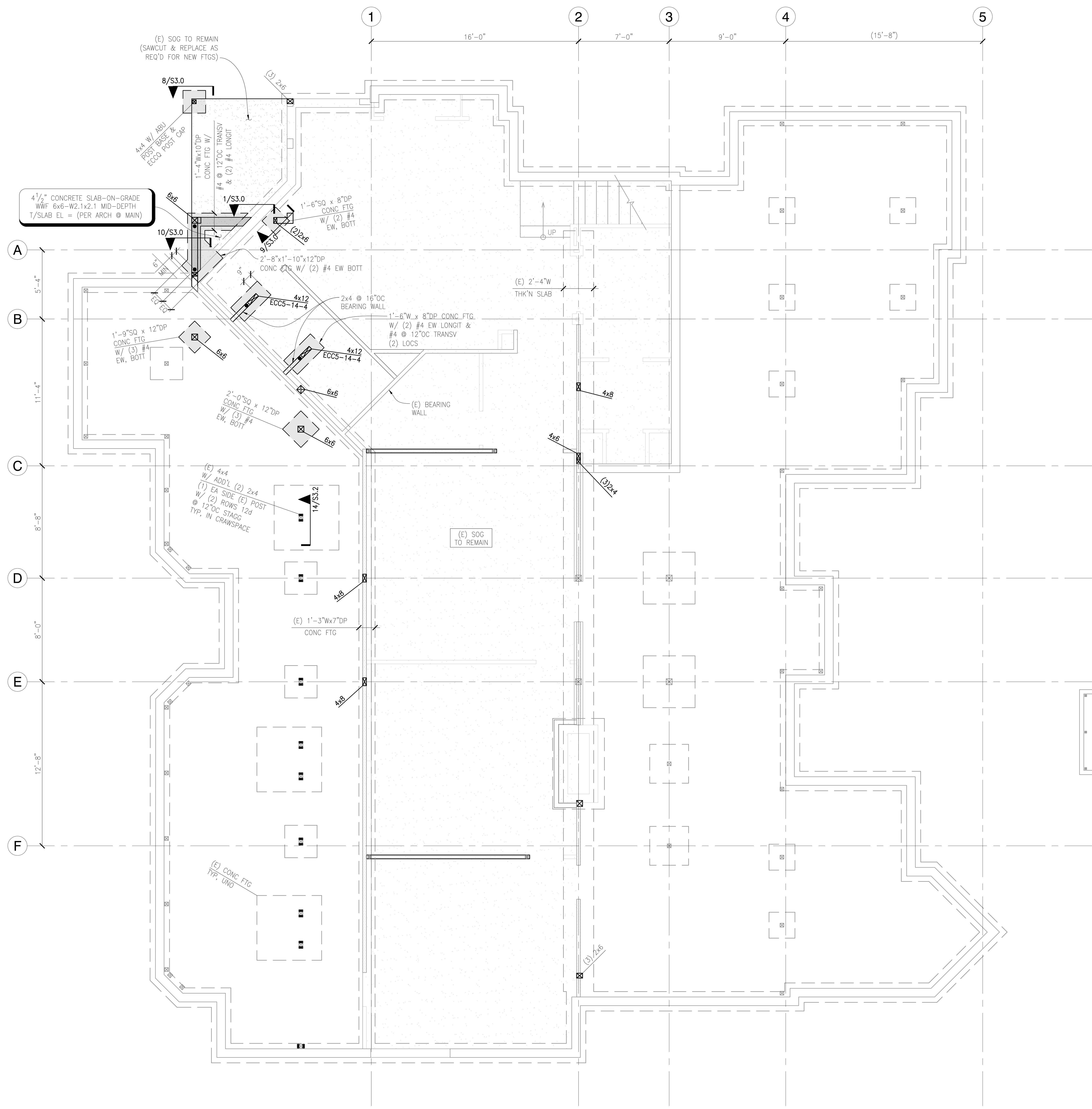
#	DATE	COMMENTS
	03.07.2024	PERMIT SUBMITTAL

SHEET TITLE:
STRUCTURAL
GENERAL NOTES,
ABBREVIATIONS
& SHEET INDEX

SHEET NUMBER:
S 1.0

FOUNDATION PLAN NOTES

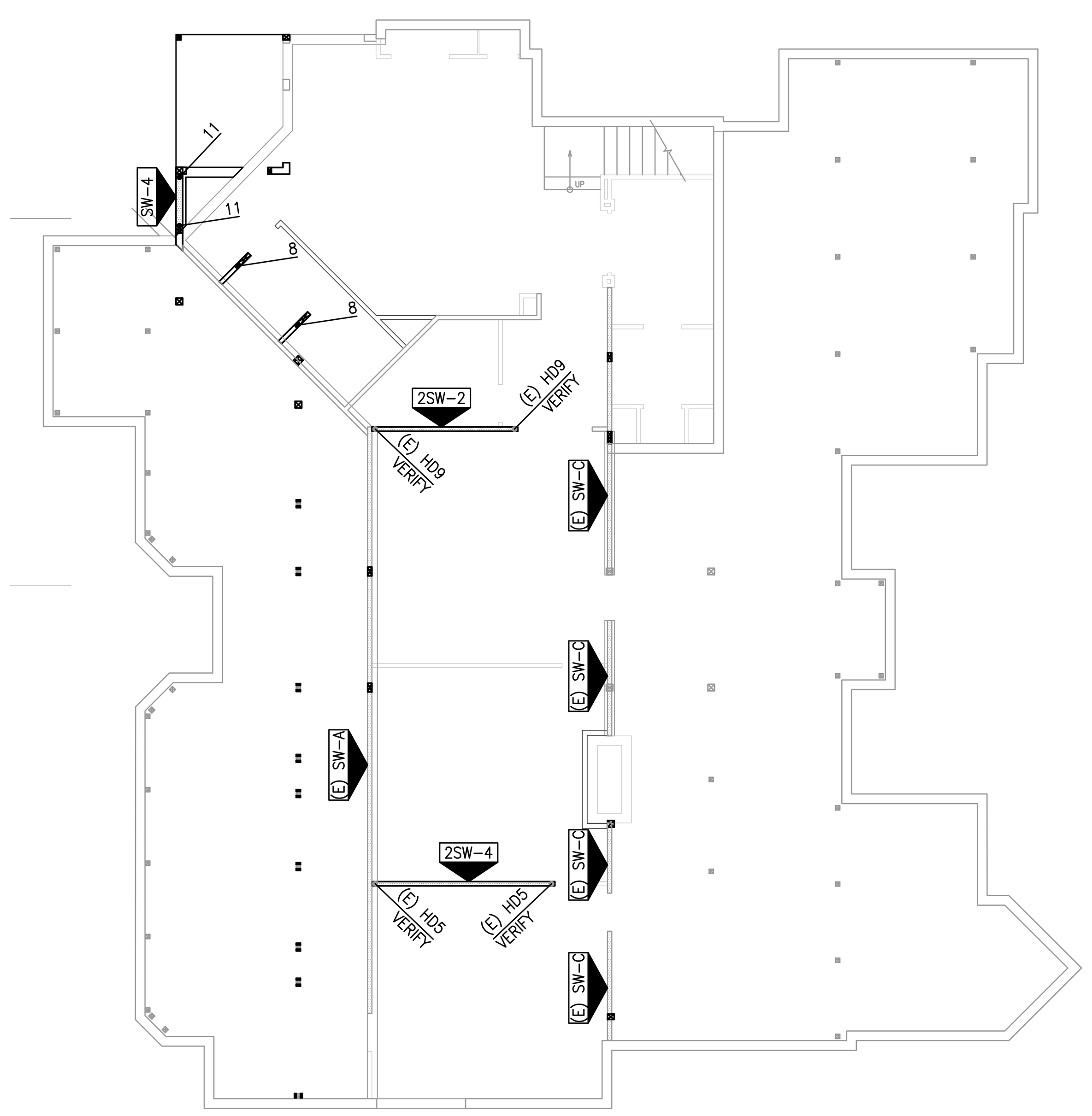
1. REFERENCE S1.0 FOR STRUCTURAL GENERAL NOTES, DRAWING LIST, & ABBREVIATIONS..
2. DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. CONCRETE DIMENSIONS: CONTRACTOR SHALL LOCATE ALL DOOR OPENINGS IN FOUNDATION WALLS. VERIFY LOCATION AND ELEVATIONS PER ARCHITECT'S PLANS PRIOR TO POURING CONCRETE.
4. FOR ALL DUCTS, CHASES AND PIPES, REFERENCE MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS, FOR STAIR DETAILS AND GUARDRAILS REFERENCE ARCHITECTURAL DRAWINGS.
5. MOISTURE PROOF ALL WALLS BELOW GRADE PER ARCHITECT.
6. PROVIDE PANEL EDGE NAILING AT ALL HOLDOWNS, POSTS/BUNDLED STUDS.
7. THE BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE AND BEAR UPON FIRM, UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL.
8. FULLY BLOCK FLOOR CAVITY AT ALL POINT LOADS. POINT LOADS SHALL BE SUPPORTED CONTINUOUSLY THROUGH FLOORS TO THE FOUNDATION.
9. ALL WOOD IN CONTACT WITH WEATHER-EXPOSED CONCRETE OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
10. USE HOT DIPPED GALVANIZED FASTENERS AND EITHER HOT DIPPED GALVANIZED OR ZMAX COATED HANGERS AT CONNECTORS TO PRESSURE TREATED LUMBER.
11. ISOLATED POST BASE SHALL BE A SIMPSON 'ABA' TO MATCH POST SIZE, UNO PER PLAN.



FOUNDATION PLAN AT BASEMENT

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

(PROJECT)



BASEMENT SHEAR WALL KEY PLAN

SCALE: NTS

(PROJECT)

SHEAR WALL KEY PLAN NOTES

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
2. SW-# INDICATES SHEAR WALL TYPE PER 20/S3.0.
3. INDICATES TYPICAL HOLDOWN PER 17/S3.0 OR TIEDOWN PER 6/S3.0.
4. CONTRACTOR TO COORDINATE HOLDOWN ANCHOR BOLTS WITH STEEL POST BASE PLATES.
5. PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS OVER SHEARWALLS AND BEARING WALLS AT REPETITIVE FRAMING MEMBERS. AT SHEARWALLS AND BEARING WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER WALL (ADDITIONAL JOISTS MAY BE REQUIRED).

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PROJECT NAME:

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PROJECT #: 24-005
DRAWN BY: BSJ
REVIEWED BY: MWD
DATE:

REVISIONS: #	DATE:	COMMENTS:
	03.07.2024	PERMIT SUBMITTAL

SHEET TITLE:

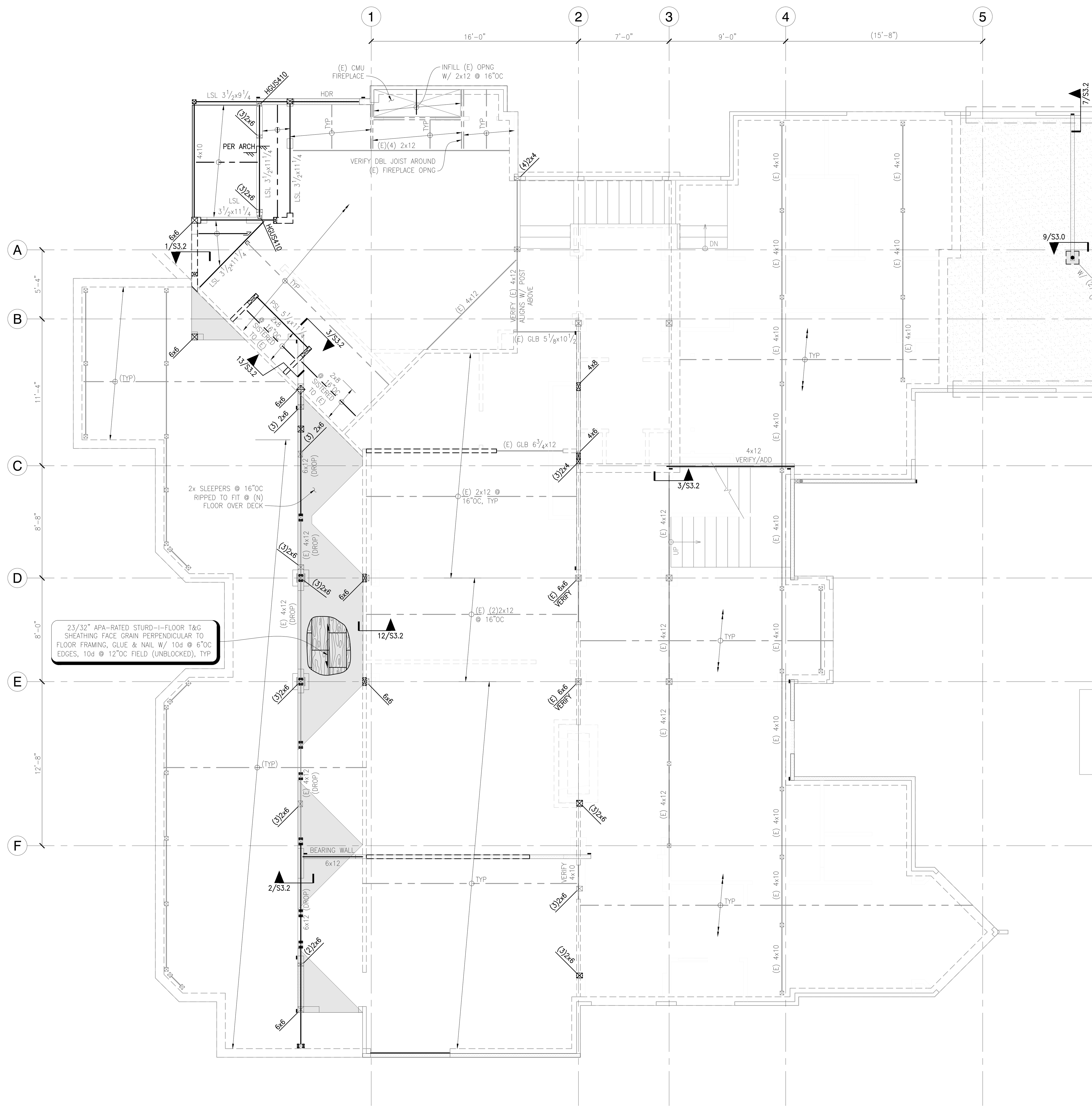
STRUCTURAL FOUNDATION PLAN

SHEET NUMBER:

S 2.0

FLOOR FRAMING PLAN NOTES

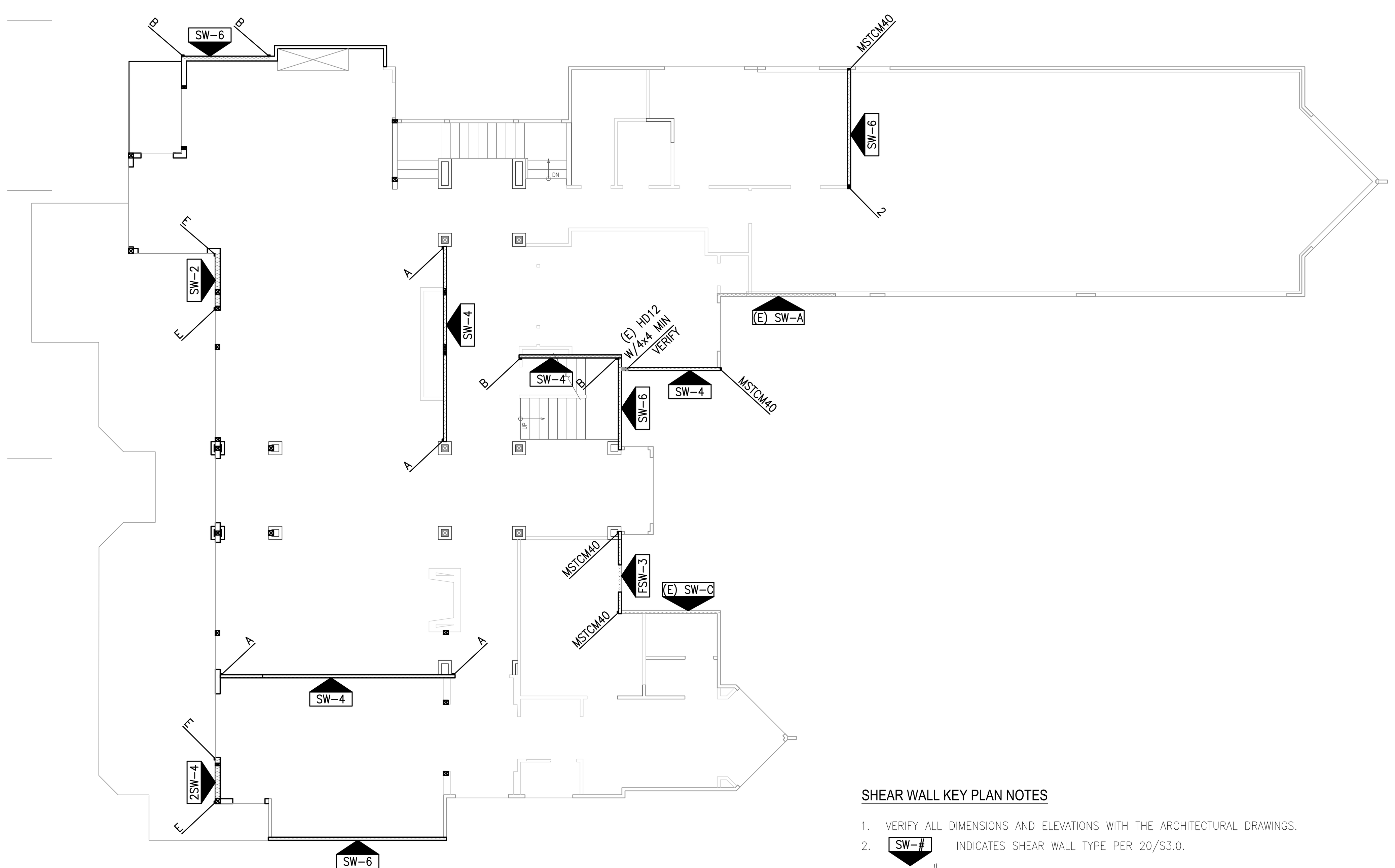
1. REFERENCE S1.0 FOR STRUCTURAL GENERAL NOTES, DRAWING LIST & ABBREVIATIONS.
2. DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. ALL DUCTS, CHASES AND PIPE/CONDUIT OPENINGS SHALL BE PER ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. CONTACT EOR FOR APPROVAL OF ANY OPENING NOT SHOWN ON THE STRUCTURAL DRAWINGS. FOR STAIR DETAILS AND GUARDRAILS, REFERENCE ARCHITECTURAL DRAWINGS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.
5. ALL BEAMS ARE FLUSH WITH JOISTS UNO AS "DROP" INDICATING A DROPPED BEAM.
6. PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS OVER SHEAR WALLS AND BEARING WALLS AT REPETITIVE FRAMING MEMBERS. AT SHEAR WALLS AND BEARING WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST/BEAM OVER WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
7. EXTERIOR RIM SHALL BE A MINIMUM LSL $1\frac{3}{4}$" x FULL-DEPTH.
8. ALL WOOD EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED PER STRUCTURAL GENERAL NOTES.
9. PROVIDE DOUBLE JOISTS AROUND ALL ROOF OPENINGS GREATER THAN 24"OC ONE SIDE.
10. HDR INDICATES (2) 2x10 TYPICAL HEADER. 6'-0" MAXIMUM HEADER SPAN.
11. PROVIDE SW-6 SHEATHING/NAILING ON EXTERIOR BUILDING, TYPICAL.
12. MATCH BUNDLED STUDS FROM ABOVE & EXTEND TO FOUNDATION.
13. HANGERS: ALL 2x HANGERS TO BE SIMPSON 'LUS' SERIES.
14. JOIST BRIDGING PER JOIST MANUFACTURER, TYP.



MAIN FLOOR FRAIMING PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

(PROJECT)



MAIN FLOOR SHEAR WALL KEY PLAN

SCALE: NTS

(PROJECT)

SHEAR WALL KEY PLAN NOTES

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
2. SW-# INDICATES SHEAR WALL TYPE PER 20/S3.0.
3. # INDICATES TYPICAL HOLDOWN PER 17/S3.0 OR TIEDOWN PER 6/S3.0.
4. CONTRACTOR TO COORDINATE HOLDOWN ANCHOR BOLTS WITH STEEL POST BASE PLATES.
5. PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS OVER SHEARWALLS AND BEARING WALLS AT REPETITIVE FRAMING MEMBERS. AT SHEARWALLS AND BEARING WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
6. AT MSTC40 CALLOUT REFERENCE 7/S3.2.

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SEAL: TRAVIS S. COLLINS, STATE OF WASHINGTON, 39519, STRUCTURAL ENGINEER, PROFESSIONAL ENGINEER — 3/7/24

PROJECT NAME:

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3261 67TH AVE SE
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PROJECT #: 24-005
DRAWN BY: BGJ
REVIEWED BY: MWD
DATE:

REVISIONS: #	DATE	COMMENTS
	03.07.2024	PERMIT SUBMITTAL

SHEET TITLE:

STRUCTURAL MAIN FLOOR FRAMING PLAN

SHEET NUMBER:

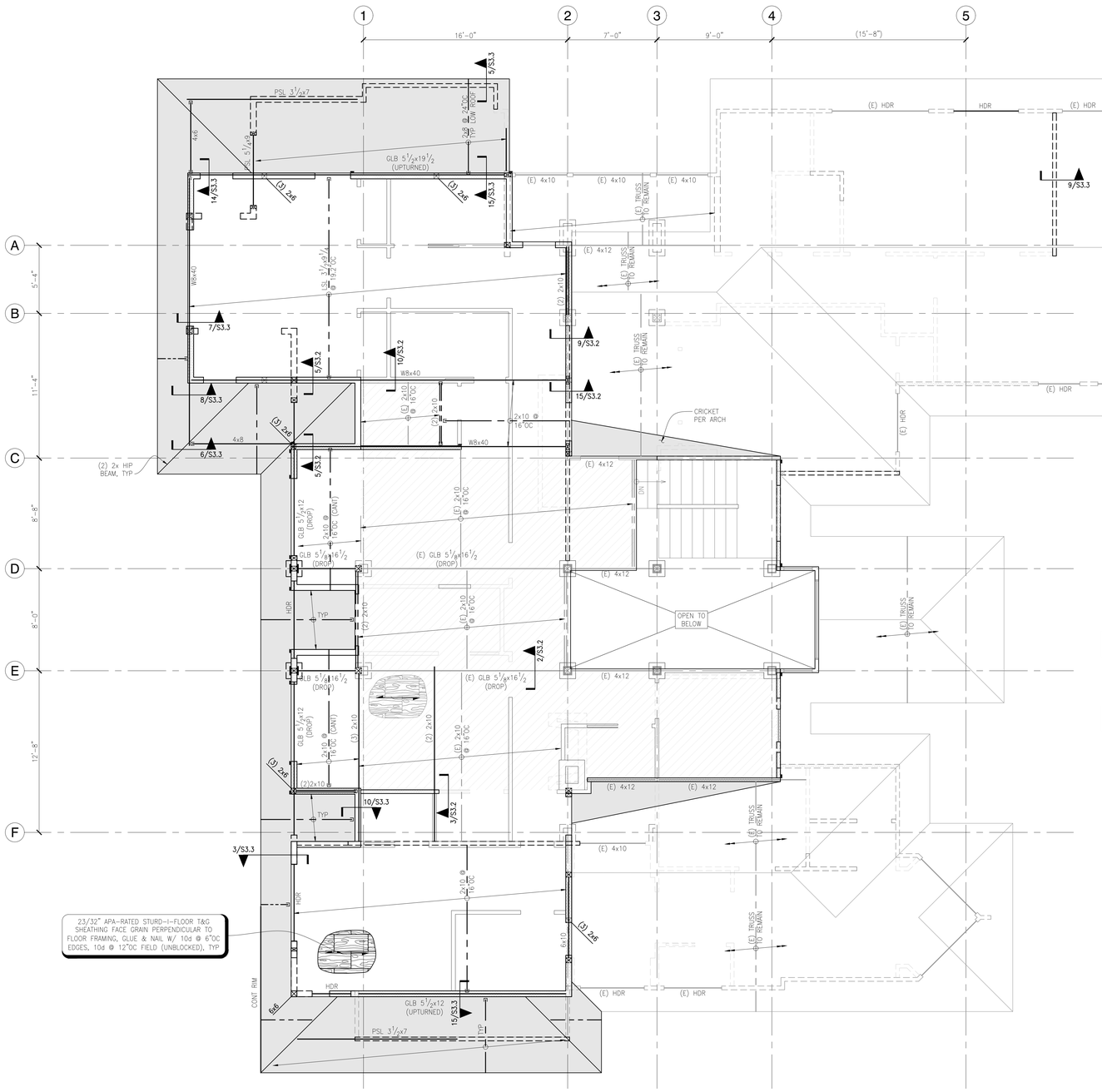
S 2.1

FLOOR FRAMING PLAN NOTES

1. REFERENCE S1.0 FOR STRUCTURAL GENERAL NOTES, DRAWING LIST & ABBREVIATIONS.
2. DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. ALL DUCTS, CHASES AND PIPE/CONDUIT OPENINGS SHALL BE PER ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. CONTACT EOR FOR APPROVAL OF ANY OPENING NOT SHOWN ON THE STRUCTURAL DRAWINGS. FOR STAIR DETAILS AND GUARDRAILS, REFERENCE ARCHITECTURAL DRAWINGS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.
5. ALL BEAMS ARE FLUSH WITH JOISTS UNO AS "DROP" INDICATING A DROPPED BEAM.
6. PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS OVER SHEAR WALLS AND BEARING WALLS AT REPETITIVE FRAMING MEMBERS. AT SHEAR WALLS AND BEARING WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST/BEAM OVER WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
7. EXTERIOR RIM SHALL BE A MINIMUM LSL $1^3/_4$" x FULL-DEPTH.
8. ALL WOOD EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED PER STRUCTURAL GENERAL NOTES.
9. PROVIDE DOUBLE JOISTS AROUND ALL ROOF OPENINGS GREATER THAN 24"OC ONE SIDE.
10. HDR INDICATES (2) 2x10 TYPICAL HEADER. 6'-0" MAXIMUM HEADER SPAN.
11. PROVIDE SW-6 SHEATHING/NAILING ON EXTERIOR BUILDING, TYPICAL.
12. MATCH BUNDLED STUDS FROM ABOVE & EXTEND TO FOUNDATION.
13. HANGERS: ALL 2x HANGERS TO BE SIMPSON "LUS" SERIES.
14. JOIST BRIDGING PER JOIST MANUFACTURER, TYP.

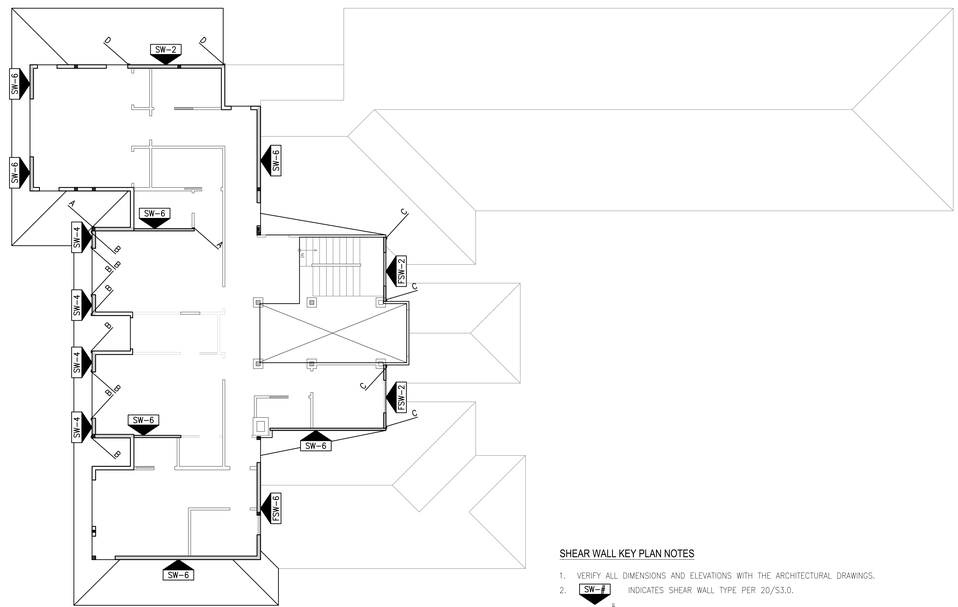
ROOF FRAMING PLAN NOTES

1. REFERENCE S1.0 FOR STRUCTURAL GENERAL NOTES, ABBREVIATIONS & SHEET INDEX.
2. VERIFY ALL DIMENSION AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. ALL DUCTS, CHASES AND PIPE/CONDUIT OPENINGS SHALL BE PER ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. CONTACT EOR FOR APPROVAL OF ANY OPENING NOT SHOWN ON THE STRUCTURAL DRAWINGS.
4. REFERENCE ARCHITECTURAL PLANS FOR ROOF SLOPES, SCUPPERS AND DRAIN LOCATIONS.
5. CONTRACTOR RESPONSIBLE FOR ALL TEMPORARY SHORING.
6. ALL BEAMS ARE FLUSH WITH JOISTS UNO AS "DROP" INDICATING A DROPPED BEAM.
7. PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS OVER SHEAR WALLS AND BEARING WALLS AT REPETITIVE FRAMING MEMBERS. AT SHEAR WALLS AND BEARING WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
8. PROVIDE SW-6 SHEATHING & NAILING ON EXTERIOR BUILDING, TYPICAL.
9. PROVIDE DOUBLE JOISTS AROUND ALL ROOF OPENINGS GREATER THAN 24"OC ONE SIDE.
10. REFERENCE 8/S3.1 FOR HEADER SUPPORT JAMBS. PROVIDE MINIMUM (2) 2x STUDS UNO.
11. "HDR" INDICATES TYPICAL (2) 2x10 DROPPED HEADER WITH 6'-0" MAXIMUM SPAN.
12. BALLOON FRAME ALL WALLS GREATER THAN ONE LEVEL WITHOUT FLOOR OR ROOF SUPPORT. ALL EXTERIOR WALL STUDS 12'-0" HIGH OR GREATER, USE (2) SISTERED STUDS AT 16"OC, UNO.
13. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE-TREATED PER STRUCTURAL GENERAL NOTES.
14. HORIZONTL STRAP TIES INDICATED ON THE SHEAR WALL PLANS ARE TO BE CENTERED OVER WALL TOP PLATE AND/OR HEADER, BLOCKING OR BEAM. CONTRACTOR SHALL COORDINATE ADDTIONAL WALL FURRING REQUIRED AT BEAMS AND POSTS WITH CONNECTIONS OR HOLDOWNS THAT EXCEED THE NOMINAL WALL THICKNESS.
15. TYPICAL TOP PLATE SPLICE: PROVIDE A MINIMUM 48" LAP W/ 16d @ 6"OC STAGGERED. REFERENCE DETAIL 10/S3.1.
16. TRUSS BRACING PER TRUSS MANUFACTURER, TYP.
17. ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING CRITERIA:
    - REFER TO THE STRUCTURAL GENERAL NOTES FOR STANDARD DEAD AND LIVE LOADS AND SUBMITTAL INFORMATION.
    - TRUSS SUPPLIER IS BIDDER DESIGNED AND RESPONSIBLE FOR FINAL TRUSS LAYOUT AND CONFIGURATION. TRUSS LAYOUT SHOWN IS A SUGGESTED LAYOUT. CHANGES MUST BE SUBMITTED TO THE ENGINEER-OF-RECORD THRU THE ARCHITECT WITH BEARING POINTS AND REACTIONS TO STRUCTURE.
    - SHADED REGION INDICATES APPROXIMATE AREA OF OVER FRAMING. TRUSS MANUFACTURER IS RESPONSIBLE FOR DESIGNING THE OVER FRAMING REQUIRED. TRUSSES SHALL BE DESIGNED TO SUPPORT OVER FRAMING IN ADDITION TO THE STANDARD DESIGN LOADS.
    - ALL GIRDER TRUSSES SHALL BE SUPPORTED BY A MINIMUM OF (3) STUDS. TRUSS MANUFACTURER TO SUBMIT TO ENGINEER ALL LOCATIONS WHERE REACTIONS FROM GIRDER TRUSSES EXCEED 10,000 LBS. FOR REVIEW OF COLUMN SUPPORT CAPACITY.
    - ALL MULTIPLE STUDS UNDER HIP MASTER AND GIRDER TRUSS ENDS TO CONTINUE TO FOUNDATION.
    - PROVIDE SIMPSON H2.5A HURRICANE TIES AT ALL ROOF TRUSSES AND ROOF JOISTS, TYP.



UPPER FLOOR FRAIMING PLAN

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



UPPER FLOOR SHEAR WALL KEY PLAN

SCALE: NTS

SHEAR WALL KEY PLAN NOTES

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
2. SW-# INDICATES SHEAR WALL TYPE PER 20/S3.0.
3. INDICATES TYPICAL HOLDOWN PER 17/S3.0 OR TIEDOWN PER 6/S3.0.
4. CONTRACTOR TO COORDINATE HOLDOWN ANCHOR BOLTS WITH STEEL POST BASE PLATES.
5. PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS OVER SHEARWALLS AND BEARING WALLS AT REPETITIVE FRAMING MEMBERS. AT SHEARWALLS AND BEARING WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER WALL (ADDITIONAL JOISTS MAY BE REQUIRED).

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3/7/24

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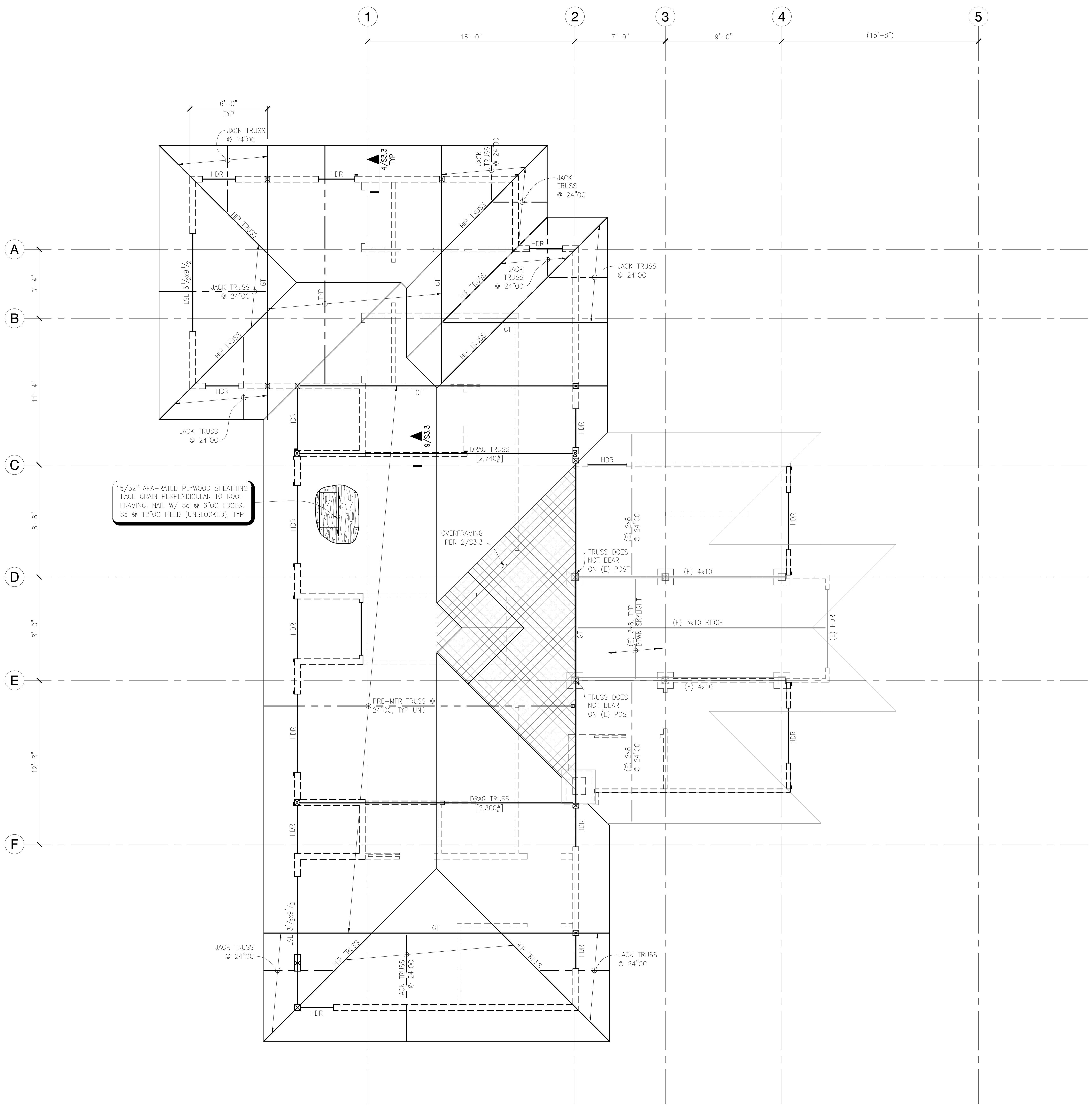
PROJECT #: 24-006
DRAWN BY: BGJ
REVIEWED BY: MWD
DATE:

REVISIONS:

#	DATE	COMMENTS
1	03.07.2024	PERMIT SUBMITTAL

SHEET TITLE:
STRUCTURAL UPPER FLOOR FRAMING PLAN

SHEET NUMBER:
S 2.2



ROOF FRAMING PLAN

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

ROOF FRAMING PLAN NOTES

1. REFERENCE S1.0 FOR STRUCTURAL GENERAL NOTES, ABBREVIATIONS & SHEET INDEX.
2. VERIFY ALL DIMENSION AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
3. ALL DUCTS, CHASES AND PIPE/CONDUIT OPENINGS SHALL BE PER ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. CONTACT EOR FOR APPROVAL OF ANY OPENING NOT SHOWN ON THE STRUCTURAL DRAWINGS.
4. REFERENCE ARCHITECTURAL PLANS FOR ROOF SLOPES, SCUPPERS AND DRAIN LOCATIONS.
5. CONTRACTOR RESPONSIBLE FOR ALL TEMPORARY SHORING.
6. ALL BEAMS ARE FLUSH WITH JOISTS UNO AS "DROP" INDICATING A DROPPED BEAM.
7. PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS OVER SHEAR WALLS AND BEARING WALLS AT REPETITIVE FRAMING MEMBERS. AT SHEAR WALLS AND BEARING WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
8. PROVIDE SW-6 SHEATHING & NAILING ON EXTERIOR BUILDING, TYPICAL.
9. PROVIDE DOUBLE JOISTS AROUND ALL ROOF OPENINGS GREATER THAN 24"OC ONE SIDE.
10. REFERENCE 8/S3.1 FOR HEADER SUPPORT JAMBS. PROVIDE MINIMUM (2) 2x STUDS UNO.
11. "HDR" INDICATES TYPICAL (2) 2x10 DROPPED HEADER WITH 6'-0" MAXIMUM SPAN.
12. BALLOON FRAME ALL WALLS GREATER THAN ONE LEVEL WITHOUT FLOOR OR ROOF SUPPORT. ALL EXTERIOR WALL STUDS 12'-0" HIGH OR GREATER, USE (2) SISTERED STUDS AT 16"OC, UNO.
13. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE-TREATED PER STRUCTURAL GENERAL NOTES.
14. HORIZONTL STRAP TIES INDICATED ON THE SHEAR WALL PLANS ARE TO BE CENTERED OVER WALL TOP PLATE AND/OR HEADER, BLOCKING OR BEAM. CONTRACTOR SHALL COORDINATE ADDTIONAL WALL FURRING REQUIRED AT BEAMS AND POSTS WITH CONNECTIONS OR HOLDOWNS THAT EXCEED THE NOMINAL WALL THICKNESS.
15. TYPICAL TOP PLATE SPLICE: PROVIDE A MINIMUM 48" LAP W/ 16d @ 6"OC STAGGERED. REFERENCE DETAIL 10/S3.1.
16. TRUSS BRACING PER TRUSS MANUFACTURER, TYP.
17. ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING CRITERIA:
    - REFER TO THE STRUCTURAL GENERAL NOTES FOR STANDARD DEAD AND LIVE LOADS AND SUBMITTAL INFORMATION.
    - TRUSS SUPPLIER IS BIDDER DESIGNED AND RESPONSIBLE FOR FINAL TRUSS LAYOUT AND CONFIGURATION. TRUSS LAYOUT SHOWN IS A SUGGESTED LAYOUT. CHANGES MUST BE SUBMITTED TO THE ENGINEER-OF-RECORD THRU THE ARCHITECT WITH BEARING POINTS AND REACTIONS TO STRUCTURE.
    - SHADED REGION INDICATES APPROXIMATE AREA OF OVER FRAMING. TRUSS MANUFACTURER IS RESPONSIBLE FOR DESIGNING THE OVER FRAMING REQUIRED. TRUSSES SHALL BE DESIGNED TO SUPPORT OVER FRAMING IN ADDITION TO THE STANDARD DESIGN LOADS.
    - ALL GIRDER TRUSSES SHALL BE SUPPORTED BY A MINIMUM OF (3) STUDS. TRUSS MANUFACTURER TO SUBMIT TO ENGINEER ALL LOCATIONS WHERE REACTIONS FROM GIRDER TRUSSES EXCEED 10,000 LBS. FOR REVIEW OF COLUMN SUPPORT CAPACITY.
    - ALL MULTIPLE STUDS UNDER HIP MASTER AND GIRDER TRUSS ENDS TO CONTINUE TO FOUNDATION.
    - PROVIDE SIMPSON H2.5A HURRICANE TIES AT ALL ROOF TRUSSES AND ROOF JOISTS, TYP.
    - [XXXX#] INDICATES SHEAR TRANSFER LOAD IN ROOF TRUSS TO BE LOCATED ABOVE SHEAR WALLS TRUSS MANUFACTURER SHALL DESIGN THESE TRUSSES FOR THE LATERAL LOAD SPECIFIED ON PLAN, IN BRACKETS, IN ADDITION TO THE DESIGN DEAD AND LIVE LOADS.

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PROJECT #: 24-005
DRAWN BY: BGJ
REVIEWED BY: MWD
DATE:

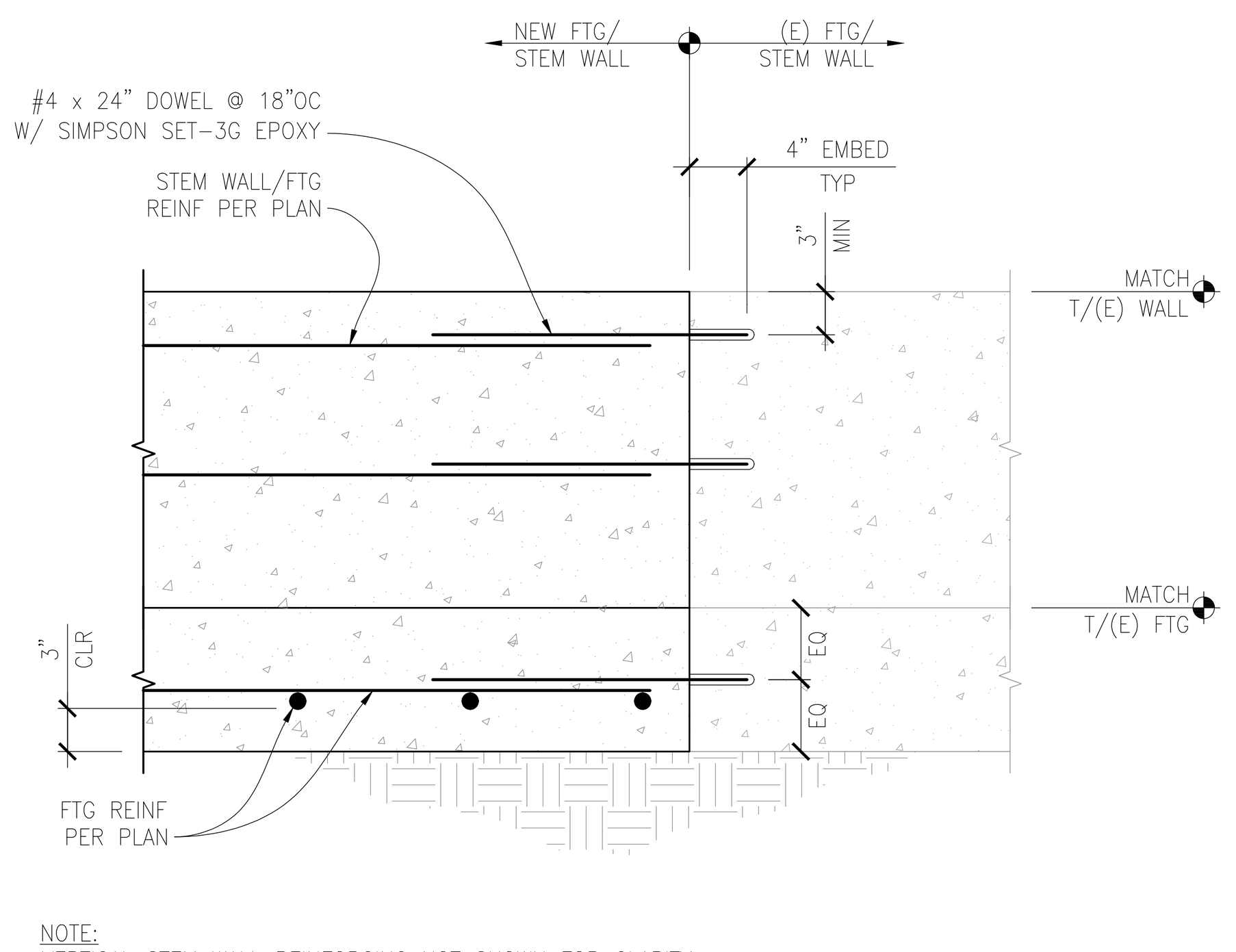
REVISIONS: #	DATE	COMMENTS
	03.07.2024	PERMIT SUBMITTAL

SHEET TITLE:

STRUCTURAL ROOF FRAMING PLAN

SHEET NUMBER:

S 2.3

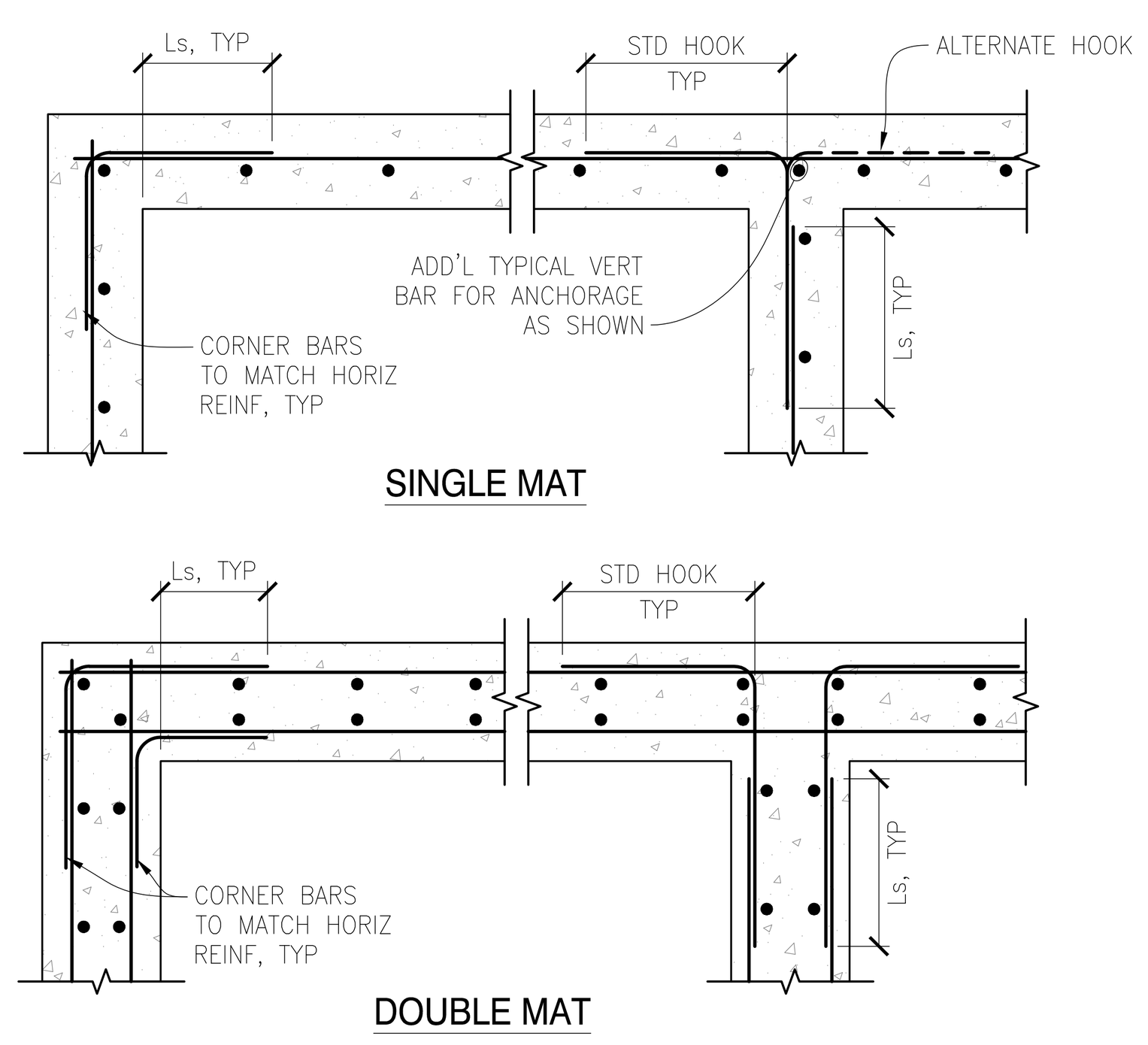


NOTE:
VERTICAL STEM WALL REINFORCING NOT SHOWN FOR CLARITY.

NEW FOUNDATION CONNECTION TO EXISTING (1)

SCALE: NTS

2004x



NOTES:
1. MEMBER SIZE & REINFORCING PER PLAN.

TYPICAL CONCRETE MEMBER INTERSECTIONS (2)

SCALE: NTS

3001x

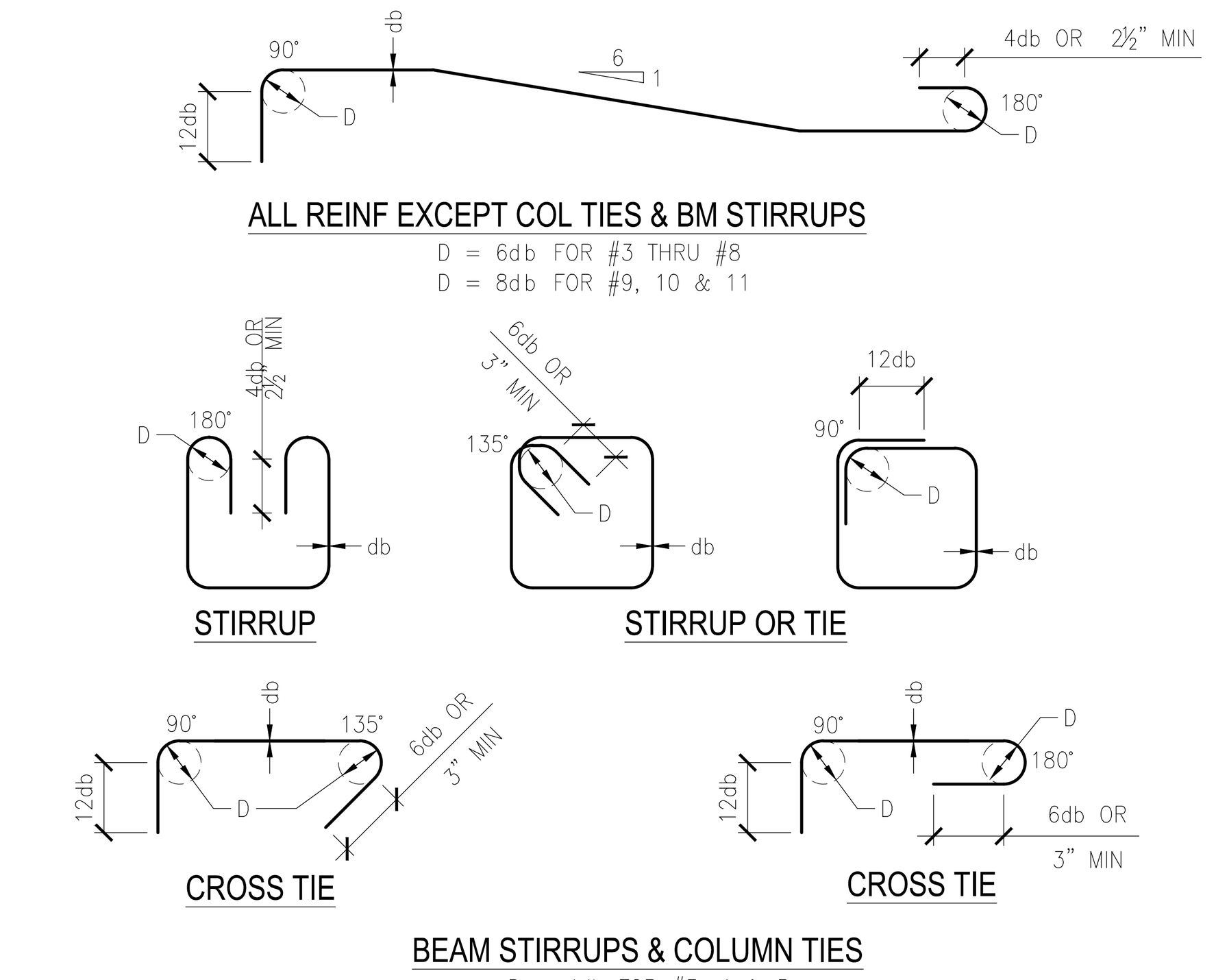
LAP SPLICE & DEVELOPMENT SCHEDULE					
BAR SIZE	DEVELOPMENT LENGTH, Ld		CLASS B SPLICE, Ls		Ldh
	STANDARD	TOP (3)	STANDARD	TOP (3)	
f'c = 3000 psi / 3500 psi					
#3	17	22	23	29	9
#4	22	29	29	38	11
#5	28	36	37	47	14
#6	33	43	43	56	17
#7	48	63	63	82	20
#8	55	72	72	94	22
#9	62	81	81	106	25
#10	70	91	91	119	28
#11	78	101	102	132	31

NOTES:
1. VALUES FOR UNCOATED REINFORCING AND NORMAL WEIGHT CONCRETE WITH CLEAR SPACING > db, CLEAR COVER > db AND MINIMUM STIRRUPS OR TIES THROUGHOUT Ld OR CLEAR SPACING > 2db AND CLEAR COVER > db.
2. DEVELOP ALL REINFORCING IN STRUCTURAL SLABS WITH MINIMUM DEVELOPMENT LENGTH Ld.
3. TOP BAR = HORIZONTAL BAR WITH MORE THAN 12" OF FRESH CONCRETE BELOW OR AS NOTED ON DOCUMENTS AS "TOP BAR".
4. UNO, ALL LAPS SHALL BE MINIMUM CLASS B.
5. ALL TABULATED VALUES ARE IN INCHES.
6. Ldh = HOOKED BAR DEVELOPMENT LENGTH.

TYPICAL LAP SPLICE & DEVELOPMENT LENGTH SCHEDULE (3)

SCALE: N.T.S.

1131x

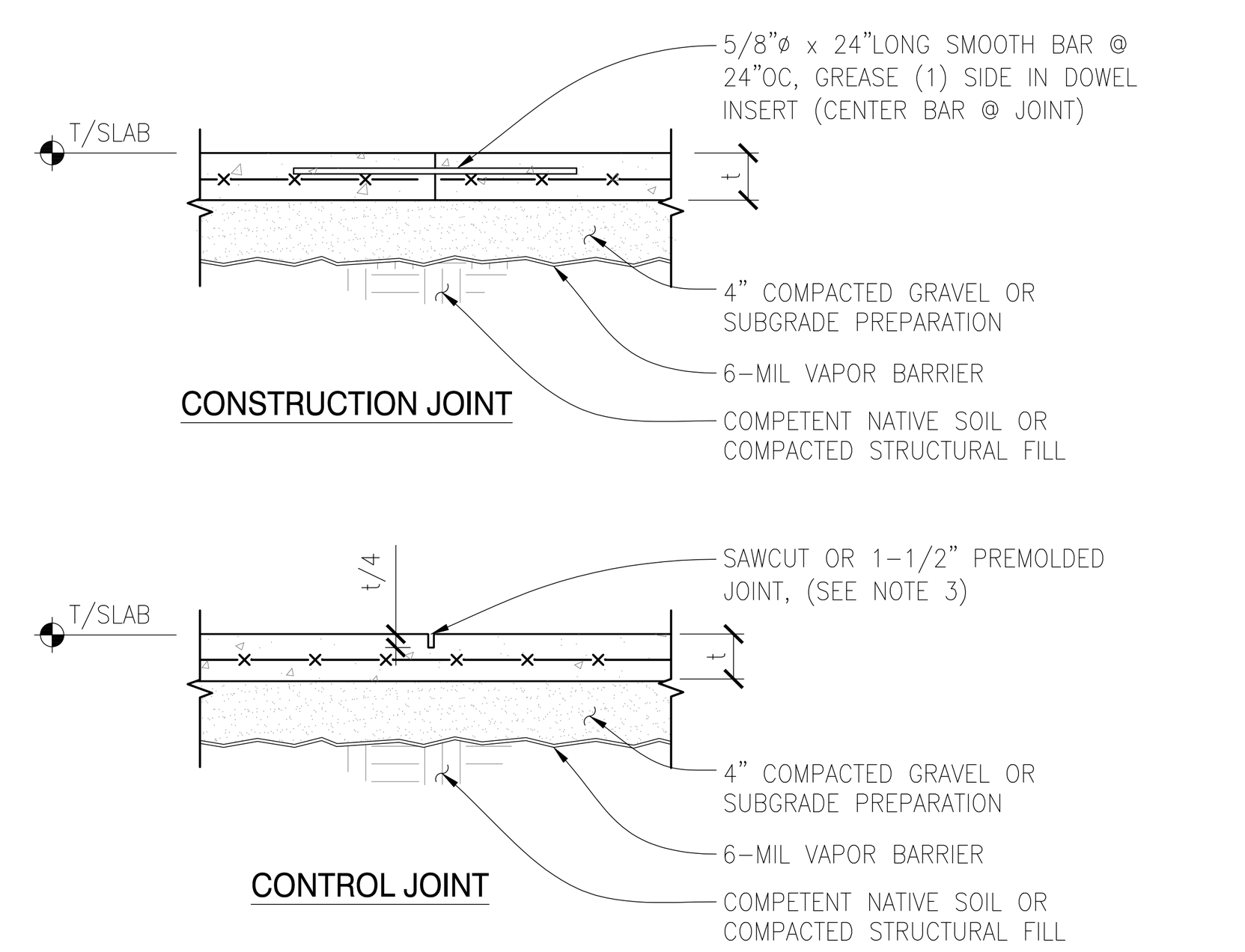


NOTE:
db = BAR DIAMETER, D = BEND DIAMETER

TYPICAL REBAR BEND SCHEDULE (4)

SCALE: NTS

1301a



NOTES:
1. REFERENCE PLAN FOR SLAB THICKNESS (t, IN INCHES) AND REINFORCING.
2. CONTROL JOINTS TO BE SPACED BETWEEN 2t AND 3t FEET ON CENTER, EACH WAY, UNLESS NOTED OTHERWISE. RATIO OF LONG, SIDE TO SHORT SIDE OF ADJACENT JOINTS SHALL NOT EXCEED 1:1.25.
3. USE "SOFTCUT SAW" AS SOON AS POSSIBLE WITHOUT CAUSING RAVELING OF CONCRETE EDGES. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST.

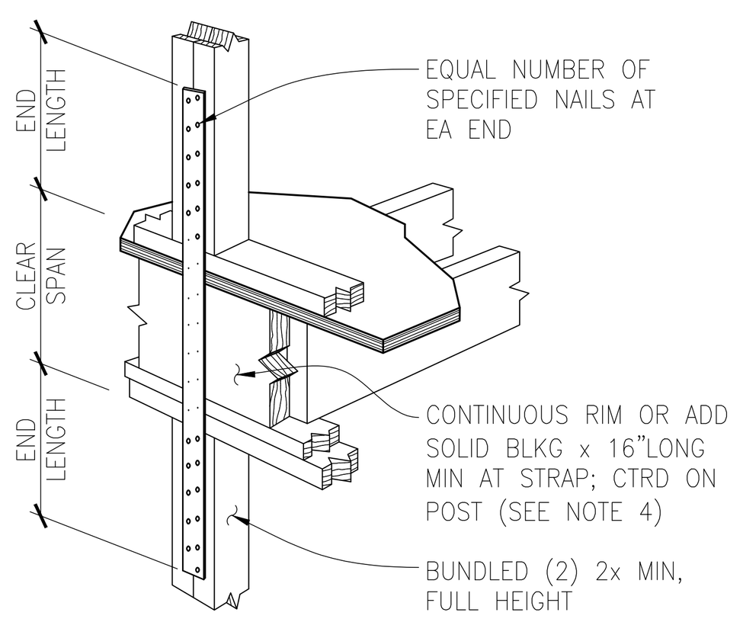
TYPICAL SLAB-ON-GRADE JOINT DETAILS (5)

SCALE: NTS

3151x

TIE-DOWN STRAP SCHEDULE							
HEM-FIR STUDS						ALTERNATE	
MARK	STRAP	MINIMUM END LENGTH	NAILING REQUIRED AT EACH END LENGTH	NAIL SPACING	ALLOWABLE UPLIFT (LBS)	STRAP	CLEAR SPAN
A	CMST14	9"	(8) 16d	1¾"	1569	CS16	13"
B	CMST14	14"	(13) 16d	1¾"	2550	MSTC40	16"
C	CMST14	19"	(20) 16d	1¾"	3924	MSTC52	16"
D	CMST14	28"	(29) 16d	1¾"	5690	MSTC66	16"
E	CMST14	30"	(33) 16d	1¾"	6475	N/A	N/A

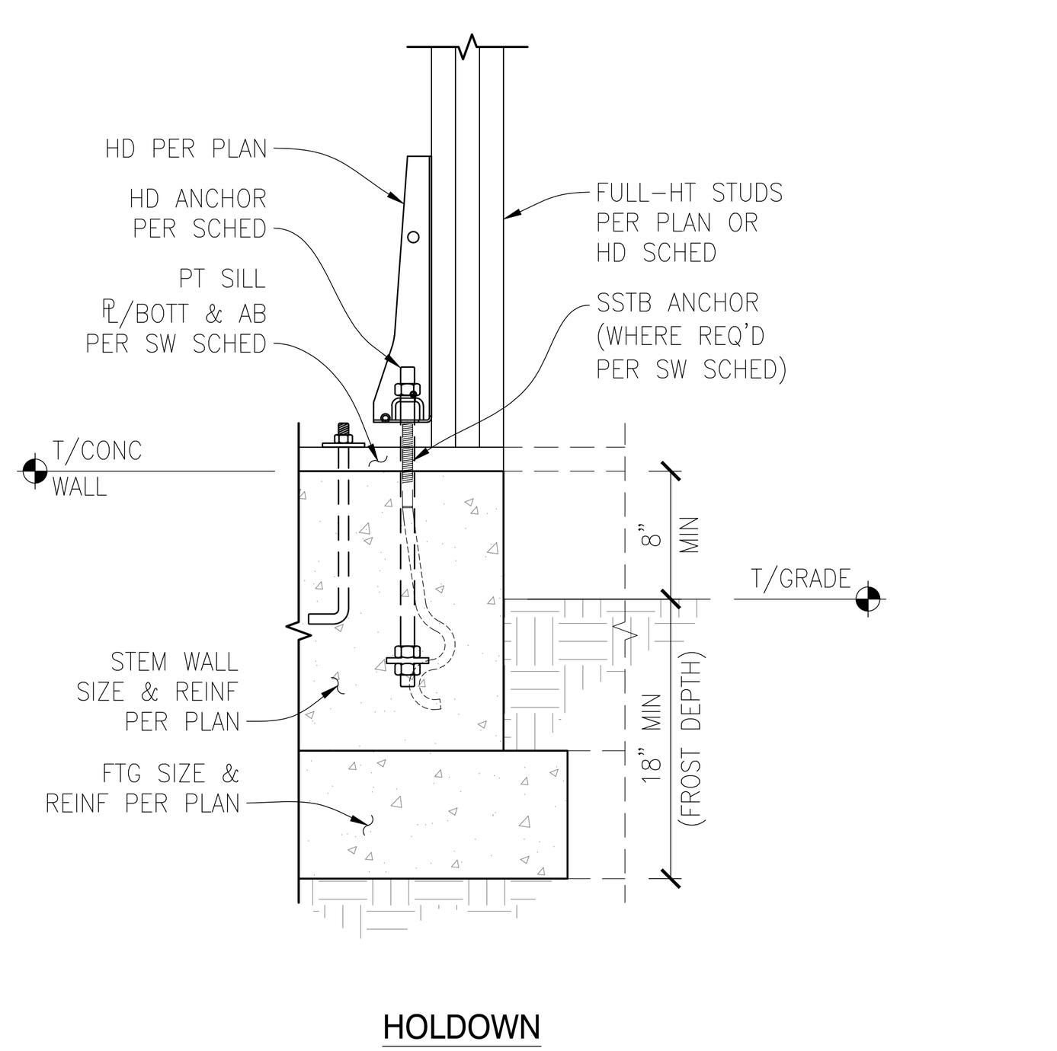
NOTES:
1. FOLLOW ALL SIMPSON STRONG-TIE GUIDELINES NECESSARY TO ACHIEVE FULL ICC DESIGN VALUES.
2. STRAP MAY BE INSTALLED OVER OR UNDERNEATH PLYWOOD.
3. EDGE NAIL PLYWOOD TO STRAPPED POST.
4. WHERE STRAPS OCCUR OVER FLOOR BEAM, SEE 3/S3.2.
5. ADDED BLOCKING MAY BE ELIMINATED WHERE FLOOR FRAMING IS DIRECTLY BETWEEN POSTS.
6. # INDICATES FLOOR-TO-FLOOR STRAP ON PLAN.
7. BASED ON SIMPSON CATALOG 2021-2023.



FLR-TO-FLR HOLDOWN STRAP SCHEDULE (6)

SCALE: NTS

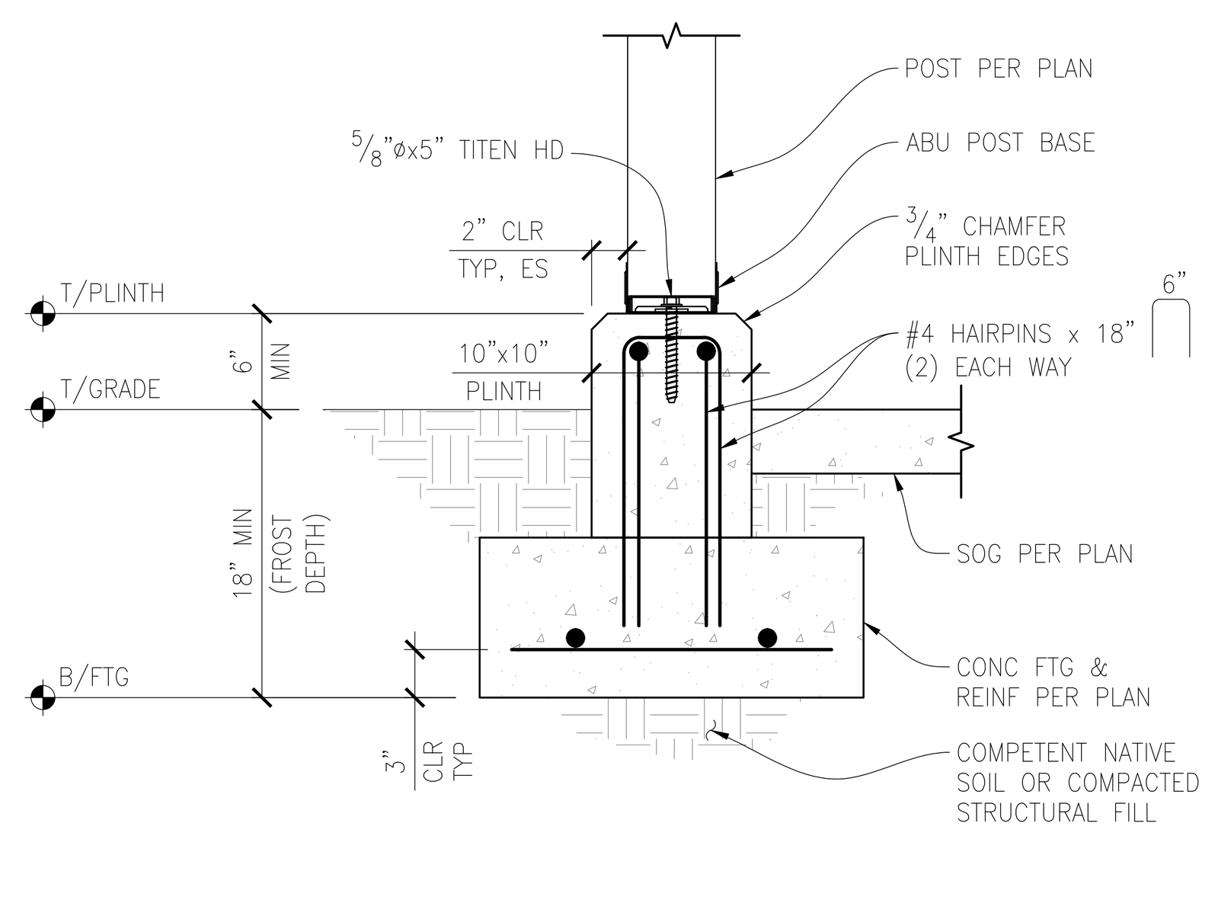
1622x



SHEAR WALL HOLDOWN CONNECTION (NO RIM) (7)

SCALE: NTS

1273r

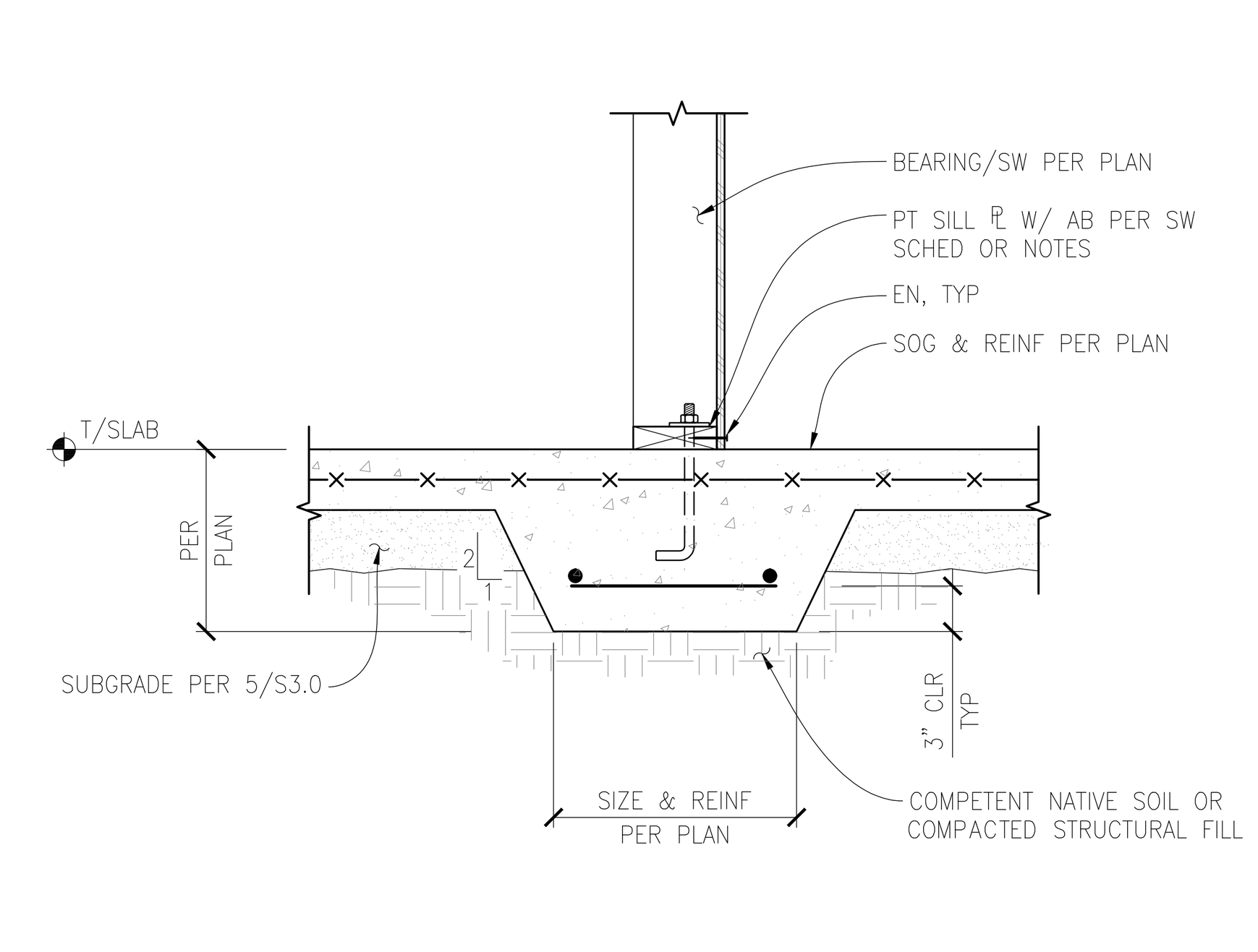


NOTE:
FASTEN ALL SIMPSON HARDWARE PER MFR SPECIFICATIONS.

TYPICAL POST FOOTING WITH PLINTH (8)

SCALE: NTS

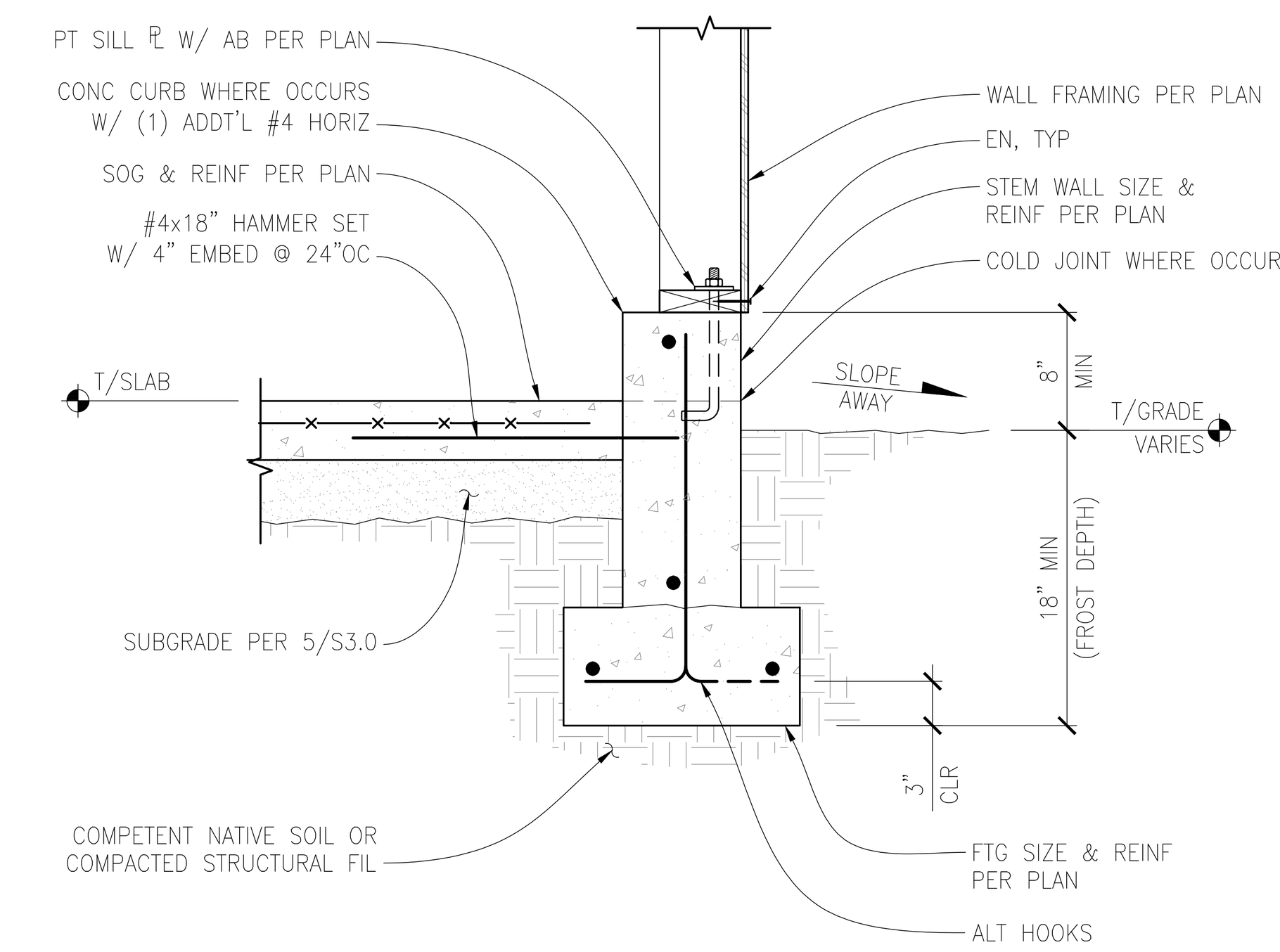
6141x



TYPICAL INTERIOR THICKENED SLAB FOOTING AT BEARING / SHEAR WALL (9)

SCALE: NTS

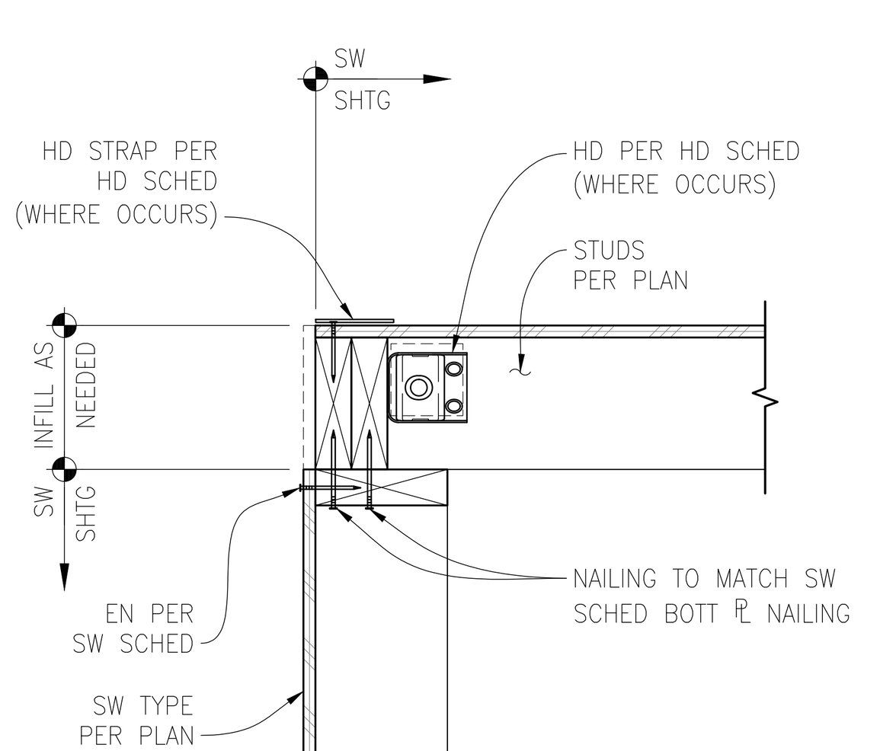
3061x



TYPICAL FOUNDATION FOOTING AND STEM WALL WITH SOG (8" STEM) (10)

SCALE: NTS

3041x



PLAN VIEW - SHEAR WALL HOLDOWNS AT CORNER (11)

SCALE: NTS

1269x

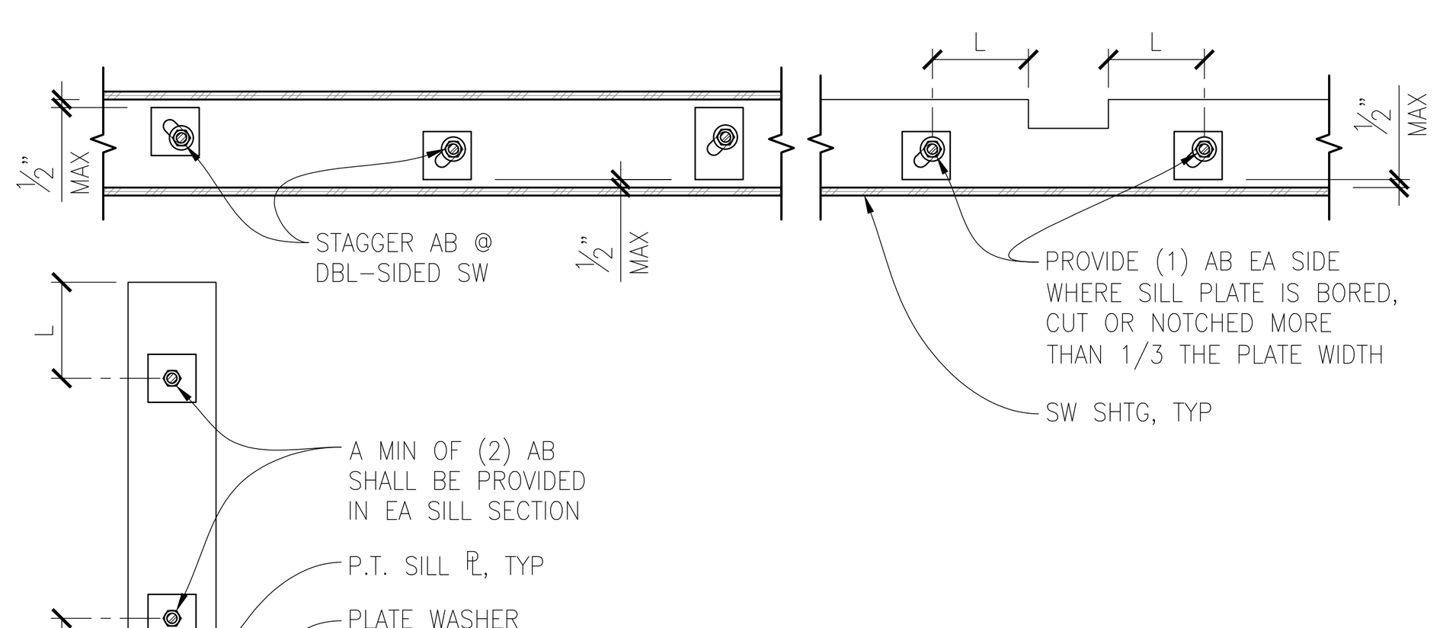


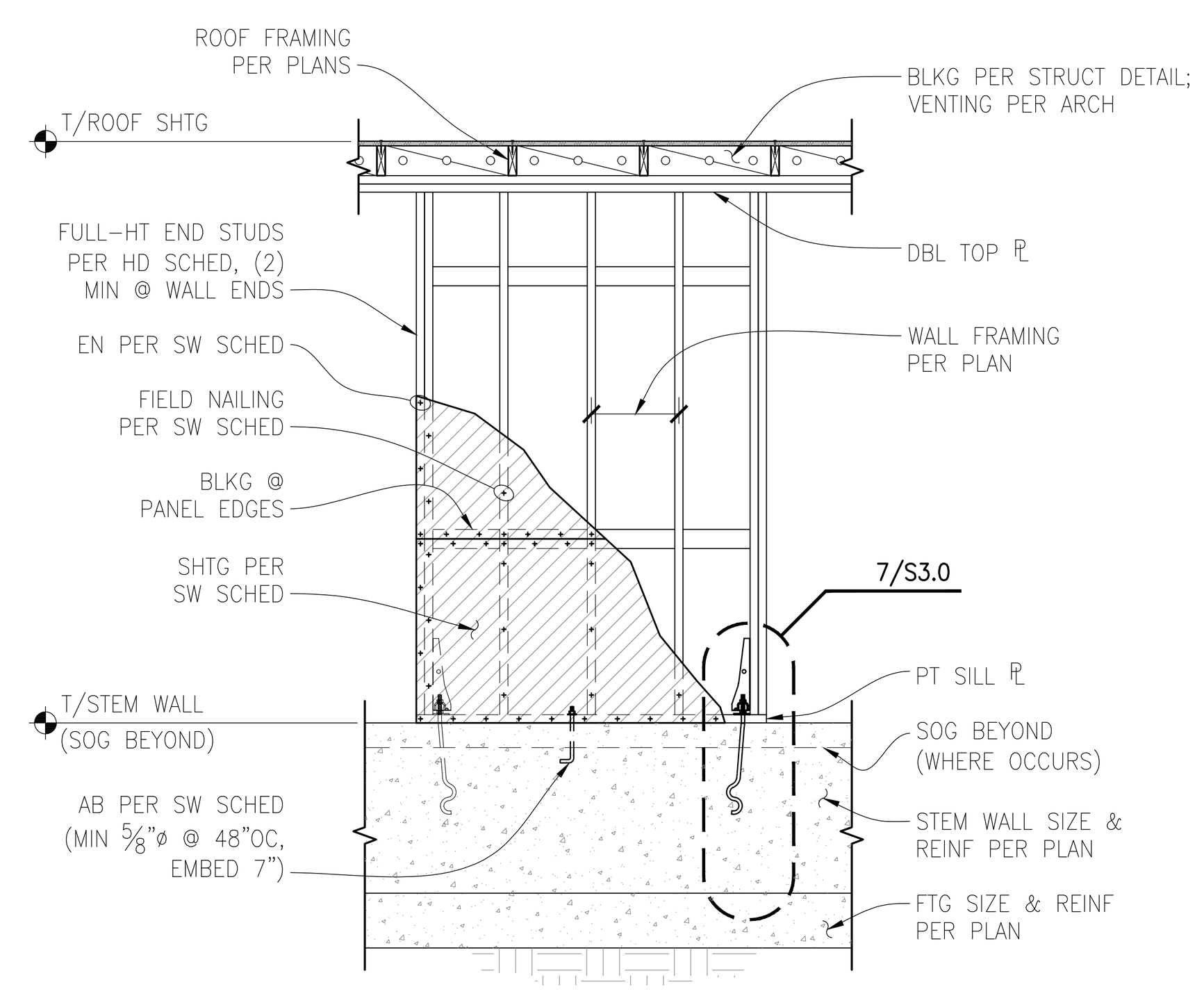
PLATE WASHER SCHEDULE		
WALL SIZE	PLATE WASHER SIZE	ALT. SIMPSON BPS (NOTE 6)
2x4	3x3x0.25	BPS 5/8-3
2x6	3x4.5x0.25	BPS 5/8-6

NOTES:
1. L = 6" MIN, 12" MAX
2. 5/8"ø AB W/ MIN 7" EMBED TYP, SEE STUD WALL OR SHEAR WALL SCHEDULE FOR SPACINGS & EMBED.
3. SILL PLATES TO BE PRESSURE TREATED, REFER TO GENERAL NOTES FOR GALV REQUIREMENTS FOR CONNECTORS & FASTENERS.
4. HOLES IN SILL PLATES SHALL BE A MIN 1/32" TO MAX 1/16" LARGER THAN BOLT DIAMETER.
5. HOLES, CUTS AND NOTCHES IN TREATED SILL PLATES SHALL BE COATED W/ FIELD APPLIED P.T. LIQUID.
6. BPS BEARING PLATES W/ SLOTTED HOLES SHALL BE PLACED W/ STANDARD CUT WASHER & NUT.

PLAN VIEW - TYPICAL ANCHOR BOLT INSTALLATION (12)

SCALE: NTS

1271x



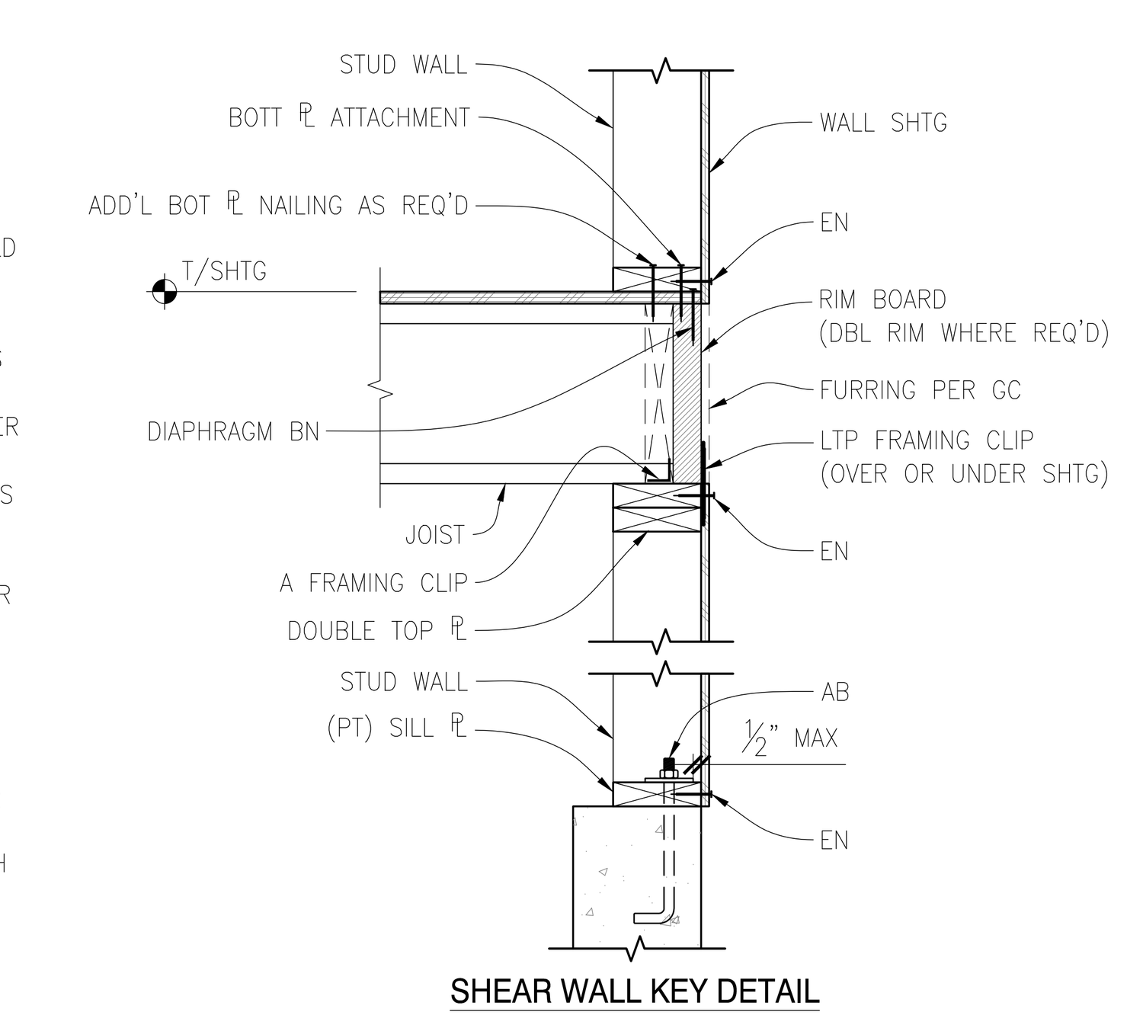
TYPICAL SHEAR WALL ELEVATION (13)

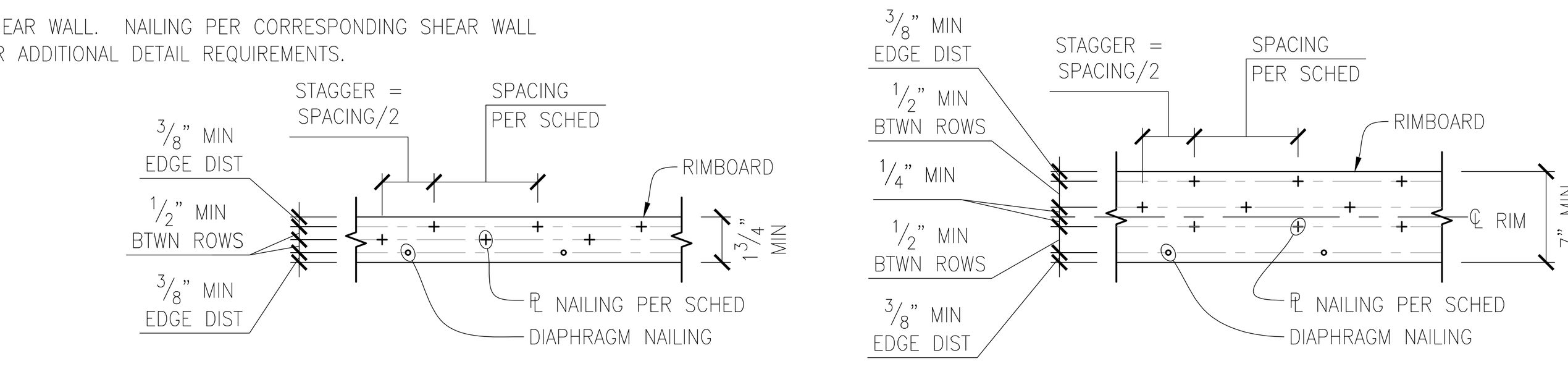
SCALE: NTS

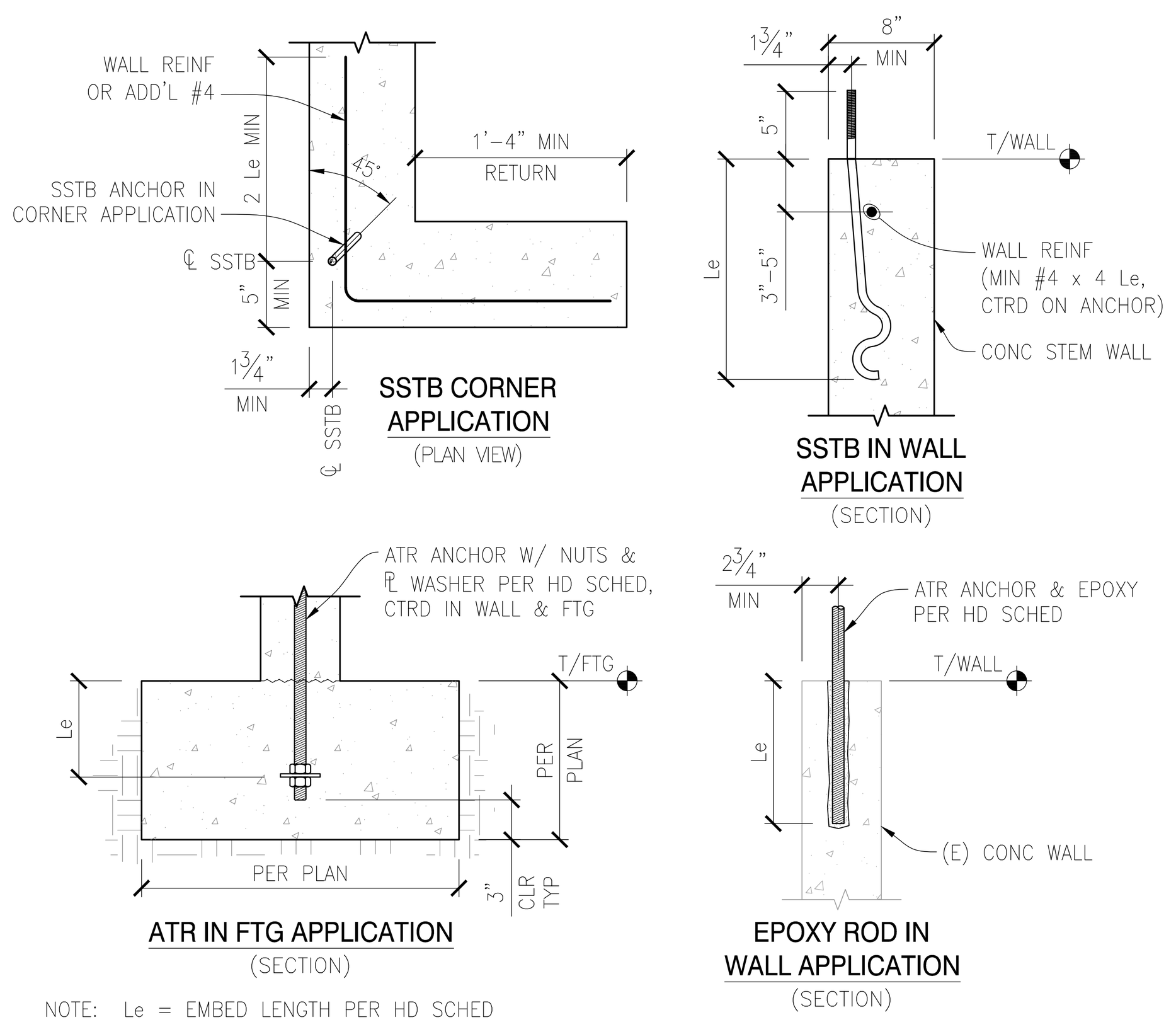
1261x

WOOD-FRAMED SHEAR WALL SCHEDULE FOR HEM-FIR FRAMING W/ 8d COMMON NAILS (2018 IBC) & SIMPSON CATALOG 2021-2023												
	SW TYPE (3)	WALL SHEATHING APA RATED (10,11,12)	EDGE NAILING (4,5)	BOTTOM PLATE ATTACHMENT	FRAMING CLIP TO WALL BELOW (6)	MINIMUM RIM BOARD THICKNESS	FRAMING AT PANEL EDGES (1,2,7)	BLOCKING AT ALL PANEL EDGES	ANCHOR BOLT TO CONCRETE FOUNDATION (8,9)	SILL PLATE AT FOUNDATION	ALLOWABLE SHEAR WALL CAPACITY (PLF) SEISMIC	WIND
SINGLE-SIDED	SW-6	15/32"	8d @ 6"OC	16d SINKER @ 5"OC	LTP5 @ 16"OC	1 1/4"	2x	2x	5/8"ø @ 48"OC	P.T. 2x	241	339
									5/8"ø @ 60"OC	P.T. 3x		
	SW-4	15/32"	8d @ 4"OC	(2) ROWS 16d SINKER @ 6"OC, STAGGERED	LTP5 @ 10"OC	1 3/4"	2x	2x	5/8"ø @ 32"OC	P.T. 2x	353	495
									5/8"ø @ 40"OC	P.T. 3x		
	SW-3	15/32"	8d @ 3"OC	(2) ROWS 16d SINKER @ 6"OC, STAGGERED	LTP5 @ 8"OC	1 3/4"	2x	2x	5/8"ø @ 24"OC	P.T. 2x	455	637
									5/8"ø @ 32"OC	P.T. 3x		
	SW-2	15/32"	8d @ 2"OC STAGGERED	(2) ROWS 16d SINKER @ 4"OC, STAGGERED	LTP5 @ 6"OC	3 1/2"	3x	3x -OR- FLAT 2x	5/8"ø @ 18"OC	P.T. 2x	595	832
									5/8"ø @ 24"OC	P.T. 3x		
DOUBLE-SIDED	2SW-4	15/32" BOTH SIDES	8d @ 4"OC (15)	(3) ROWS 16d SINKER @ 5"OC, STAGGERED	LTP5 @ 12"OC & A35 @ 12"OC	3 1/2"	3x	3x	5/8"ø @ 20"OC	P.T. 3x	706	990
	2SW-3	15/32" BOTH SIDES	8d @ 3"OC (15)	(3) ROWS 16d SINKER @ 4"OC, STAGGERED	LTP5 @ 8"OC & A35 @ 8"OC	3 1/2"	3x	3x	5/8"ø @ 16"OC	P.T. 3x	911	1274

NOTES:
1. ALL NAILS ARE COMMON, UNO. REFERENCE GENERAL STRUCTURAL NOTES FOR NAIL DIAMETER AND LENGTH.
2. REFERENCE SHEAR WALL KEY DETAIL FOR DESCRIPTION OF TERMS.
3. PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF SHEAR WALLS ARE TYPICALLY AT WINDOWS, DOORWAYS OR AS SHOWN ON PLAN.
4. EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING IS REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. REFERENCE HOLDOWN SCHEDULE & DETAILS FOR ADDITIONAL INFORMATION.
5. INTERMEDIATE FRAMING TO BE 2x MINIMUM MEMBERS UNO IN SCHEDULE. ATTACH SHEATHING TO INTERMEDIATE FRAMING WITH FIELD NAILING AT 12"OC WHERE STUDS ARE SPACED AT 16"OC AND FIELD NAILING AT 6"OC WHERE STUDS ARE SPACED AT 24"OC.
6. SIMPSON STRONG-TIE "A35" MAY BE USED IN LIEU OF "LTP5." "LTP5" CLIPS SHALL BE ORIENTED LENGTHWISE (HORIZONTAL) AT PLATE TO RIM. USE 0.131"Øx1 1/2" NAILS WHERE CLIPS ARE ATTACHED DIRECTLY TO FRAMING. USE 0.131"Øx2 1/2" WHERE CLIPS ARE INSTALLED OVER SHEATHING.
7. (2) 2x STUDS NAILED TOGETHER MAY BE USED IN PLACE OF SINGLE 3x STUD. DOUBLE 2x STUDS SHALL BE SECURED TOGETHER WITH FASTENERS OF THE SAME DIAMETER AND SPACING AS THE BOTTOM PLATE ATTACHMENT PER SCHEDULE.
8. ANCHOR BOLTS SHALL BE PROVIDED WITH HOT-DIPPED GALVANIZED STEEL PLATE WASHERS PER 12/S3.0. EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE. PROVIDE AN ANCHOR BOLT AT EACH END OF EACH PLATE AND SHALL BE AT LEAST 7 TIMES THE ANCHOR BOLT DIAMETER FROM THE ENDS OF THE PLATE, BUT NOT MORE THAT 1/2 THE TABULATED ANCHOR BOLT SPACING OR 12", WHICHEVER IS LESS. SEE ANCHOR BOLT DETAIL FOR PLATE WASHER REQUIREMENTS. [ALT: 5/8"Øx8" TITEN HD ANCHOR SCREWS MAY BE USED IN LIEU OF ANCHOR BOLTS AT EXISTING CONCRETE, WITH PLATE WASHER & SPACING REQUIREMENTS PER SCHEDULE.]
9. PROVIDE HOT-DIPPED GALVANIZED NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) AT ALL PRESSURE TREATED LUMBER. REFERENCE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
10. PANELS MAY BE INSTALLED HORIZONTALLY IF STUDS ARE SPACED AT 16"OC MAX.
11. THE TOP EDGE OF THE WOOD STRUCTURAL PANEL SHALL BE ATTACHED TO THE UPPER TOP PLATE WITH EDGE NAILING. ROOF OR UPPER LEVEL UPLIFT CONNECTORS SHALL BE ON THE SAME SIDE OF THE WALL AS THE SHEATHING.
12. THE BOTTOM EDGE OF THE WOOD STRUCTURAL PANEL SHALL EXTEND TO AND BE ATTACHED TO THE BOTTOM OR SILL PLATE WITH EDGE NAILING.
13. REFERENCE DETAIL BELOW FOR STAGGERED NAIL AND SCREW SPACING AT RIM BOARDS.
14. WALL TYPE ACCEPTABLE WITH TRUSJOIST AND BOISE CASCADE RIM JOIST AND BLOCKING.
15. WHERE SHEATHING IS APPLIED ON BOTH SIDES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6"OC ON EITHER SIDE, THE WIDTH OF THE NAILED FACE OF THE FRAMING MEMBER SHALL BE 3x OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED. ALTERNATIVELY, PANELS SHALL BE STAGGERED SO THAT EDGE JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUD.
16. FSW-X INDICATES FORCE TRANSFER AROUND OPENING (FTAO) SHEAR WALL. NAILING PER CORRESPONDING SHEAR WALL REQUIREMENTS ON SCHEDULE. REFERENCE 18/S3.0 FOR ADDITIONAL DETAIL REQUIREMENTS.







NOTE: Le = EMBED LENGTH PER HD SCHED

TYPICAL HOLDOWN ANCHOR INSTALLATION (16)

SCALE: NTS

1272x

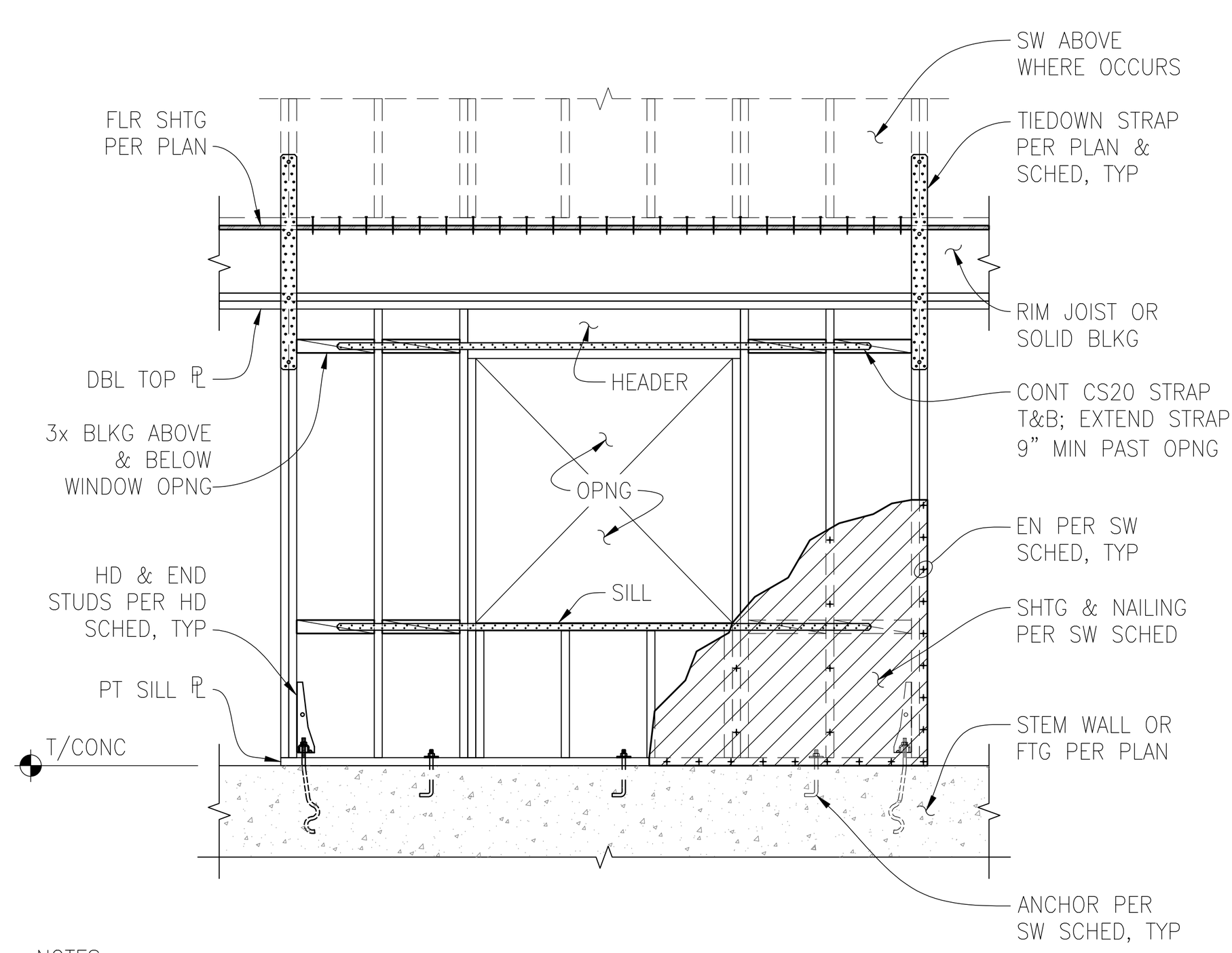
HOLDOWN SCHEDULE (HF-WIND)							
MARK	MODEL # [1]	ALLOWABLE UPLIFT (LBS) MID WALL	CORNER	END WALL	MIN END STUDS [2]	STUD FASTENERS	CONCRETE ANCHOR [3]
2	HDU2-SDS2.5	2215			(2) 2x	(6) ¼"øx2½" SDS	5/8"ø ATR W/ 4"EMBED EPOXY @ (E) & PER NOTE 4 @ (N)
11	HDU11-SDS2.5	8030			(4) 2x OR 6x	(30) ¼"øx2½" SDS	1"ø ATR W/ 9" EMBED [4]

NOTES:
1. HOLDOWNS SPECIFIED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE CO. INC.; ACCEPTABLE EQUIVALENT PRODUCT SUBSTITUTIONS ARE AVAILABLE FROM OTHER MANUFACTURERS WITH EOR APPROVAL. FOLLOW ALL MANUFACTURER GUIDELINES NECESSARY TO ACHIEVE FULL ICC DESIGN VALUES.
2. REFERENCE PLANS FOR ADDITIONAL STUD REQUIREMENTS WHERE OCCURS.
3. HOLDOWN SHALL BE INSTALLED TIGHT TO STUDS WITHOUT FILLERS OR NOTCHING. DO NOT BEND ANCHORS.
4. PROVIDE 1/4"x3"SQ PLATE WASHER IN BETWEEN STANDARD DOUBLE NUTS. EMBED LENGTH (Le) EQUAL TO TOP OF CONCRETE DOWN TO TOP OF PLATE WASHER.
5. # INDICATES HOLDOWN ON PLAN, TYP.
6. CONTRACTOR TO COORDINATE WHERE "RJ" HOLDOWNS ARE REQUIRED.
7. BASED ON SIMPSON CATALOG 2021-2023

HOLDOWN SCHEDULE (8" MIN STEM WALL) (17)

SCALE: NTS

1616H



NOTES:
1. STRAP ABOVE AND BELOW WINDOWS TO BE ON BOTH SIDES AT DOUBLE-SIDED SHEAR WALLS.
2. REFERENCE 20/S3.0 FOR ADDITIONAL INFO.

TYPICAL FTAO SHEAR WALL ELEVATION (18)

SCALE: NTS

1260x

WOOD-FRAMED SHEAR WALL SCHEDULE (20)

SCALE: NONE

1608r

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SEAL: TRAVIS S. COLLIANDER, STATE OF WASHINGTON, 39519, STRUCTURAL ENGINEER, PROFESSIONAL ENGINEER
3/7/24

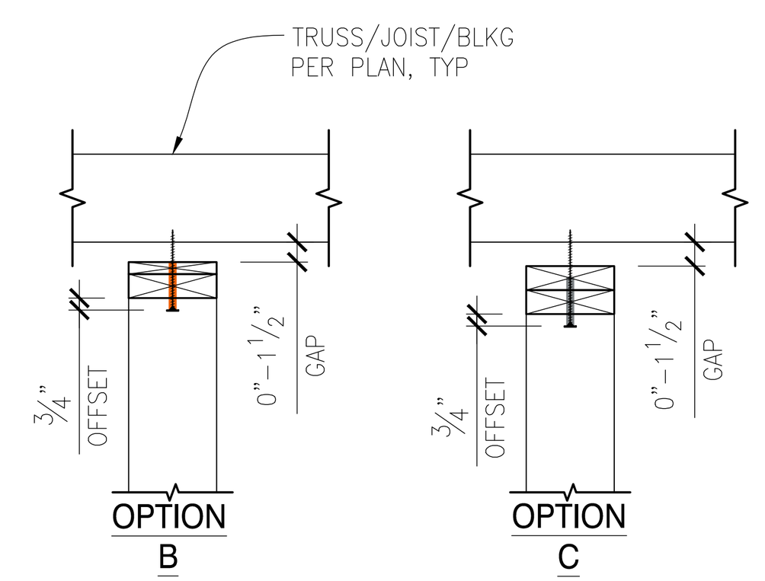
PROJECT NAME:
SEIFERT RESIDNECE
REMODEL
3261 67TH AVE SE
MERCER ISLAND, WA 98040

PROJECT #: 24-005
DRAWN BY: BGJ
REVIEWED BY: MWD
DATE:

REVISIONS: #	DATE	COMMENTS
	03.07.2024	PERMIT SUBMITTAL

SHEET TITLE:
STRUCTURAL SECTIONS & DETAILS

SHEET NUMBER:
S3.0



● 5" SDPW SCREW FOR SINGLE 2x + 1x TOP ℙ

● 6" SDPW SCREW FOR (2) 2x TOP ℙ

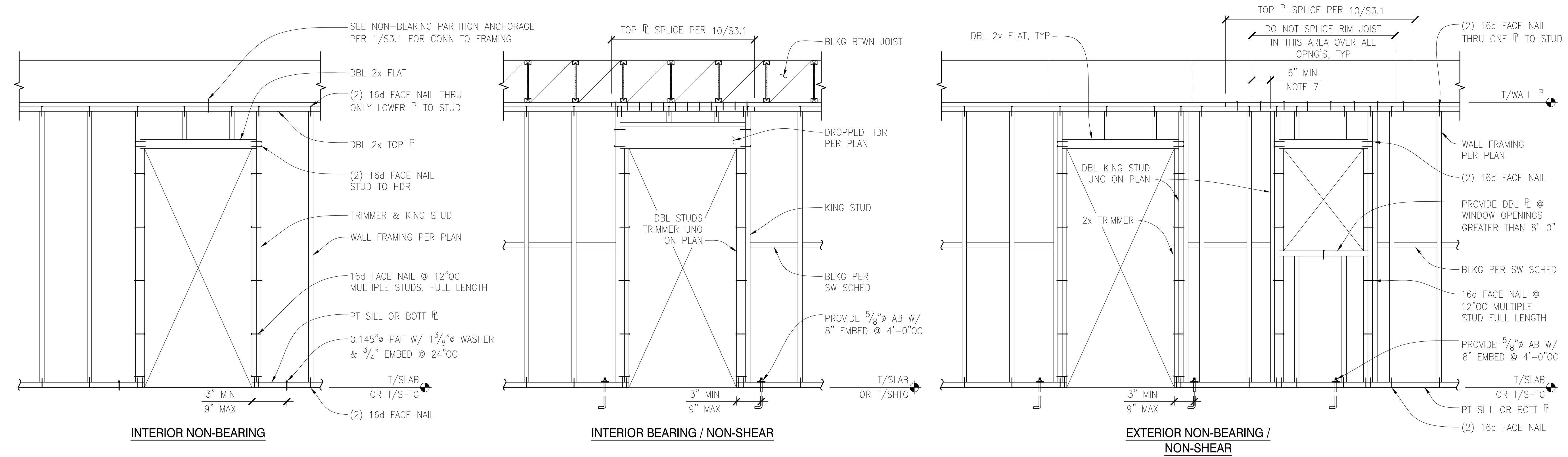
NOTES:
1. FLOAT THE CEILING DRYWALL END AS PER STANDARD INDUSTRY STANDARDS.
2. INSTALL SIMPSON SDPW SCREWS W/ OFFSET DRIVER BIT WITH 3/4" OFFSET TO ALLOW FOR VERTICAL MOVEMENTS UP AND DOWN.

TYPICAL INTERIOR NON-BEARING WALL TOP PLATE ANCHORAGE (1)

SCALE: NTS

6651x

NOTES:
1. HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER TYPICAL DETAILS.
2. REFERENCE SHEAR WALL NAILING DETAIL FOR ADDITIONAL INFORMATION.
3. REFERENCE SHEAR WALL SCHEDULE FOR CONNECTION AT TOP AND BOTTOM OF WALL.
4. COORDINATE KING AND TRIM STUDS WITH HOLDOWN STUDS.
5. ACCEPTABLE TO USE THREADED ANCHOR IN LIEU OF CAST-IN-PLACE ANCHOR BOLT.
6. RIM JOIST IS HEADER AT EXTERIOR AND CORRIDOR WALLS. DO NOT SPLICE OVER OPENINGS.
7. IF 6" OVERHANG NOT AVAILABLE, HANG RIM FROM INTERSECTING BEAM W/ SIMPSON HUC HANGER x SIZE OF RIM.
8. SILL PLATES TO BE PRESERVATIVE/PRESSURE TREATED WHERE IN CONTACT WITH CONCRETE EXPOSED TO WEATHER.
9. REFERENCE 13/S3.0 FOR SILL PLATE CONNECTION AT PLYWOOD SHEATHING.
10. NAILING NOT SHOWN SHALL BE AS INDICATED IN TABLE 2304.10.1 OF THE IBC.



TYPICAL WALL FRAMING DETAILS & NOTES (5)

SCALE: NTS

EXTERIOR/BEARING/SHEAR WALL STUDS		
STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN STUD DEPTH REMAINING
2x4	7/8"	2 5/8"
2x6	1 3/8"	4 1/8"
2x8	1 3/4"	5 1/2"

NON-BEARING WALL STUDS		
STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN STUD DEPTH REMAINING
2x4	1 3/8"	2 1/8"
2x6	2 1/8"	3 3/8"
2x8	2 7/8"	4 3/8"

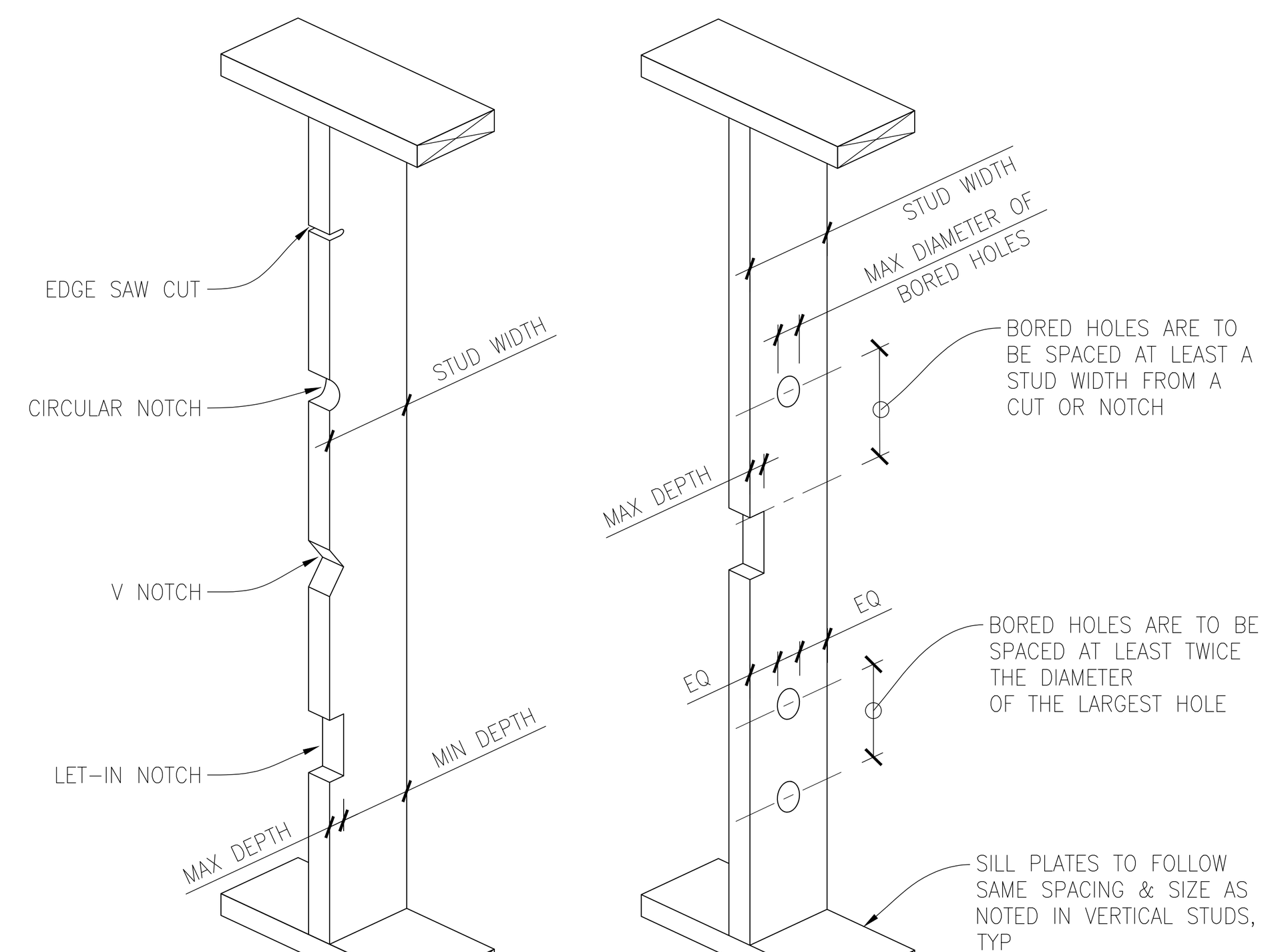
CUTTING AND NOTCHING WOOD STUDS

EXTERIOR/BEARING/SHEAR WALL STUDS		
STUD SIZE	MAX DIAMETER OF HOLE	MIN DEPTH REMAINING AFTER BORING
2x4	1 3/8"	5/8" EA SIDE OF HOLE
2x6	2 1/8"	5/8" EA SIDE OF HOLE
2x8	2 7/8"	5/8" EA SIDE OF HOLE

NON-BEARING WALL STUDS		
STUD SIZE	MAX DIAMETER OF HOLE	MIN DEPTH REMAINING AFTER BORING
2x4	2"	5/8" EA SIDE OF HOLE
2x6	3 1/4"	5/8" EA SIDE OF HOLE
2x8	4 1/4"	5/8" EA SIDE OF HOLE

BORED HOLES IN WOOD STUDS

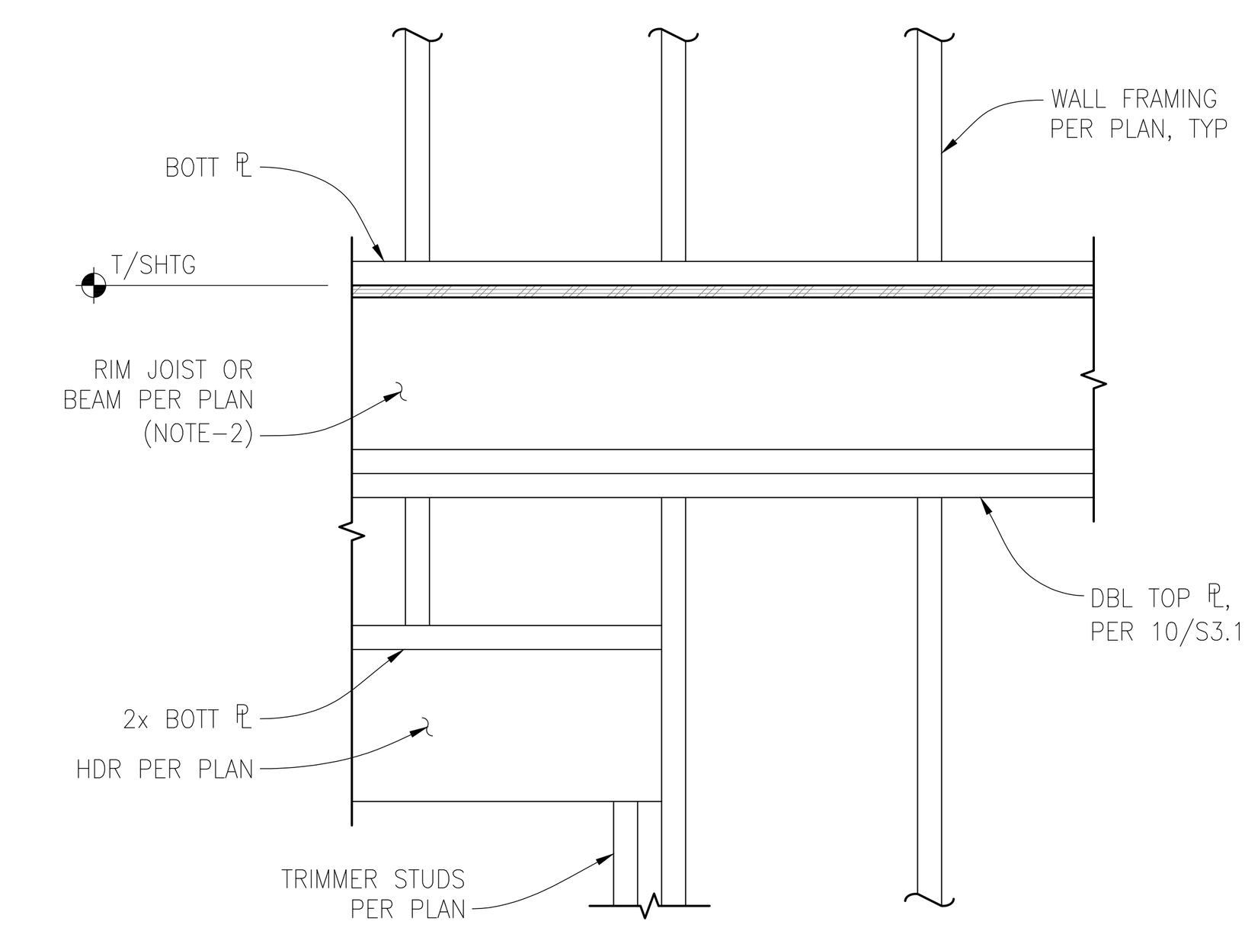
NOTES:
1. NO CUTTING, NOTCHING OR BORING IS ALLOWED IN SHEAR WALL HOLDOWN COMPRESSION STUDS OR PLATES.
2. BORINGS SHALL NOT BE MADE AT THE SAME SECTION WHERE A CUT OR NOTCH HAS BEEN MADE.
3. DO NOT NOTCH OR BORE MORE THAN THREE ADJACENT STUDS WITHOUT REVIEW AND APPROVAL BY EOR.



TYPICAL HOLES & NOTCHES IN WOOD STUDS (7)

SCALE: NTS

1312c

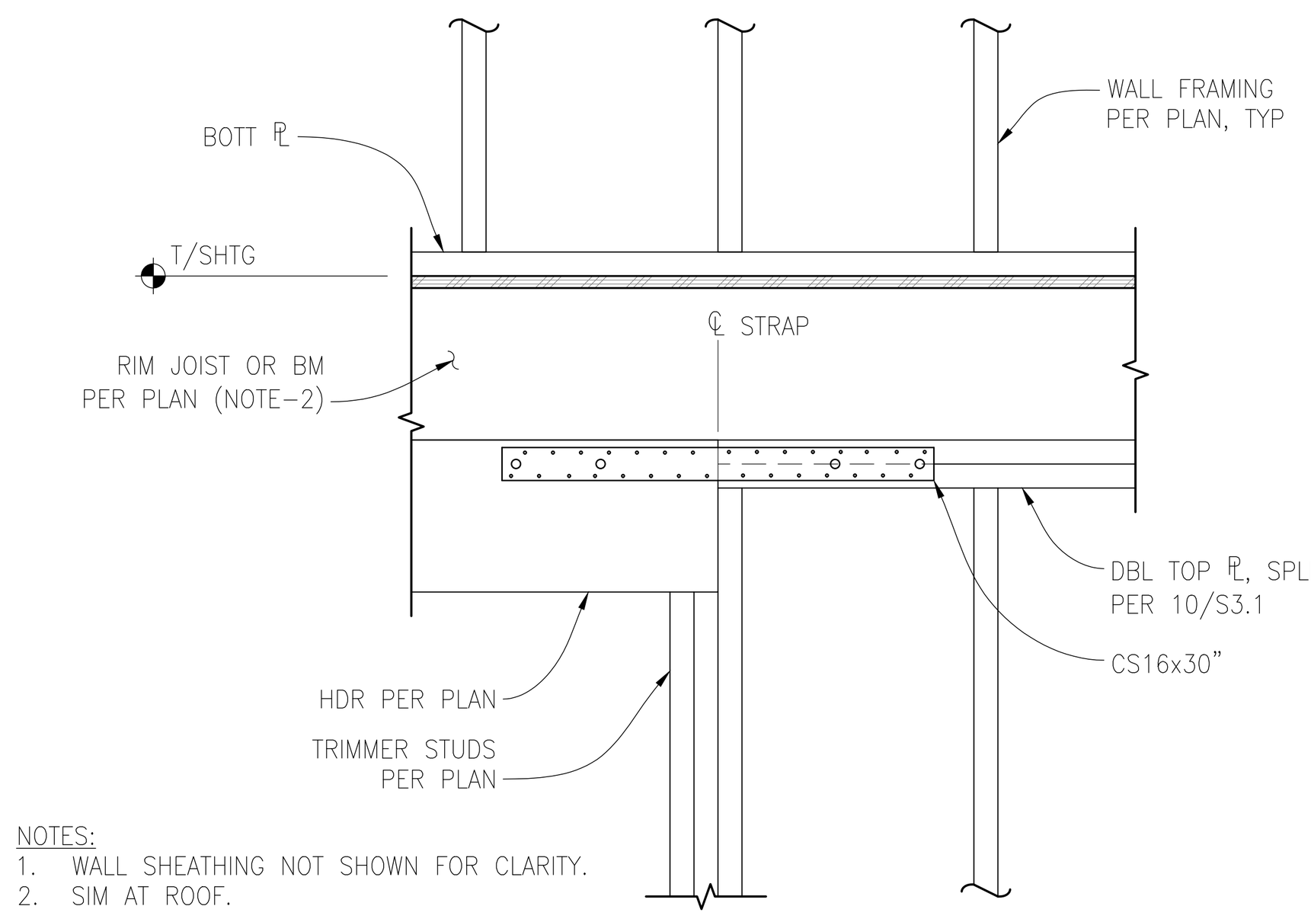


NOTES:
1. WALL SHEATHING NOT SHOWN FOR CLARITY
2. SIM AT ROOF.

TYPICAL HEADER FRAMING (DROPPED) (8)

SCALE: NTS

6601x

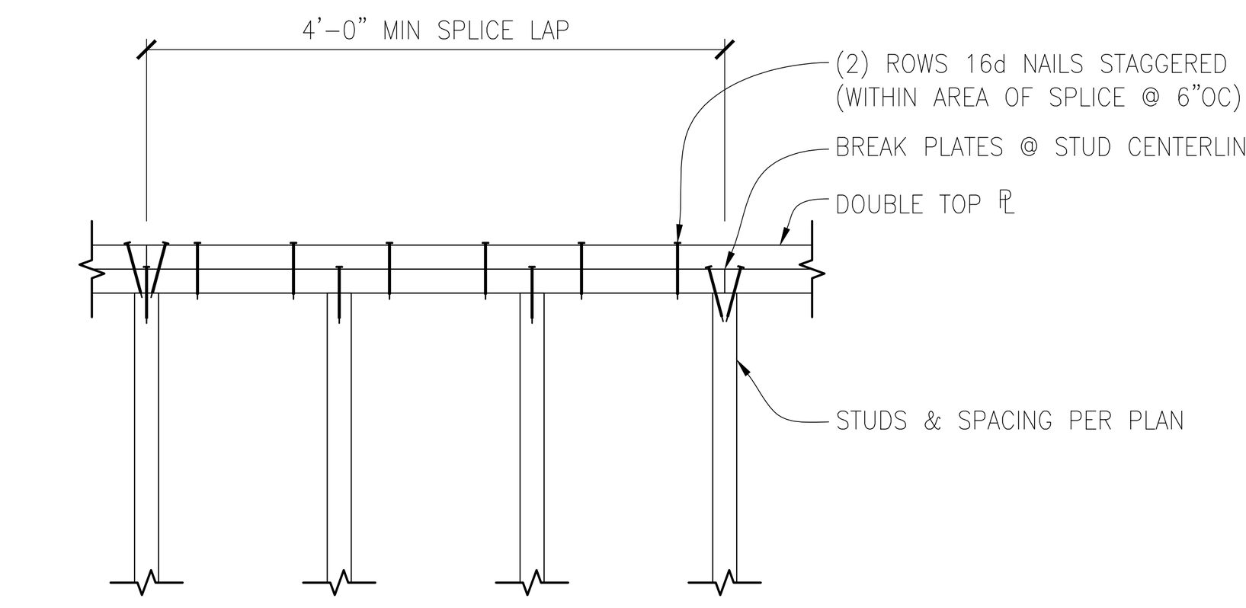


NOTES:
1. WALL SHEATHING NOT SHOWN FOR CLARITY.
2. SIM AT ROOF.

TYPICAL HEADER FRAMING (FLUSH) (9)

SCALE: NTS

6602x

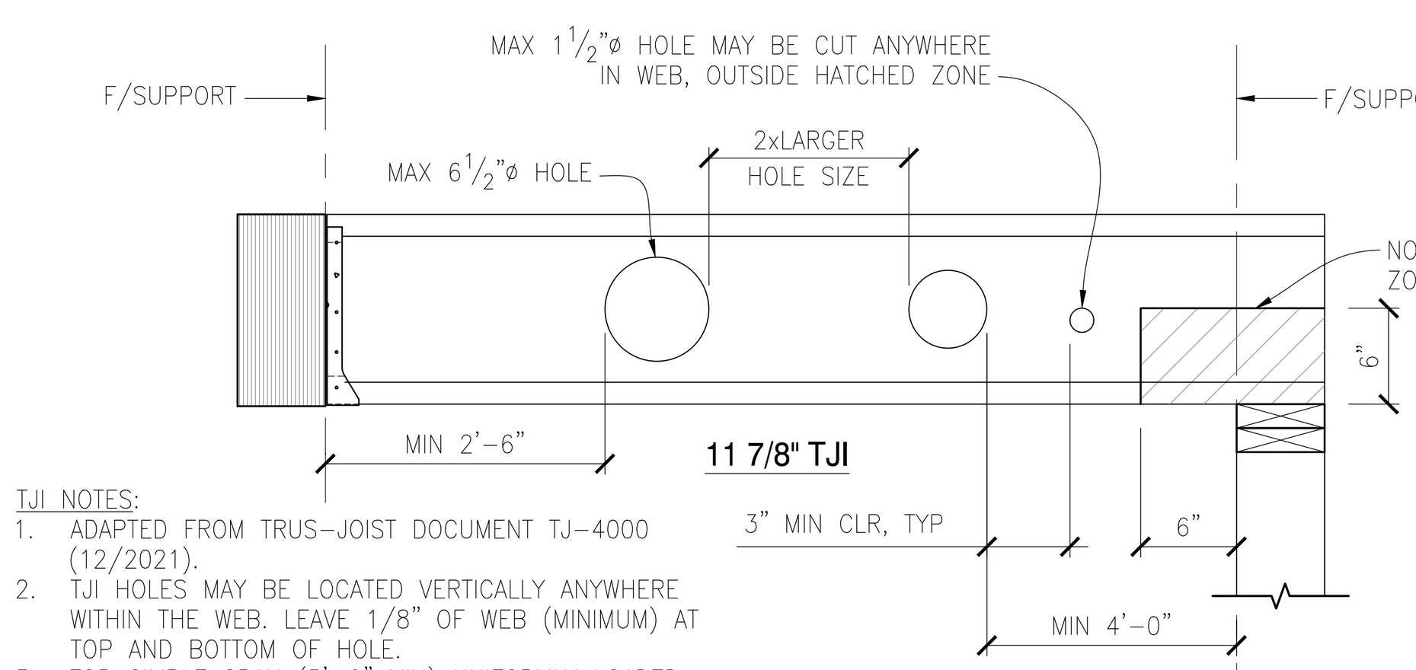


NOTE:
FLOOR/ROOF JOISTS NOT SHOWN FOR CLARITY.

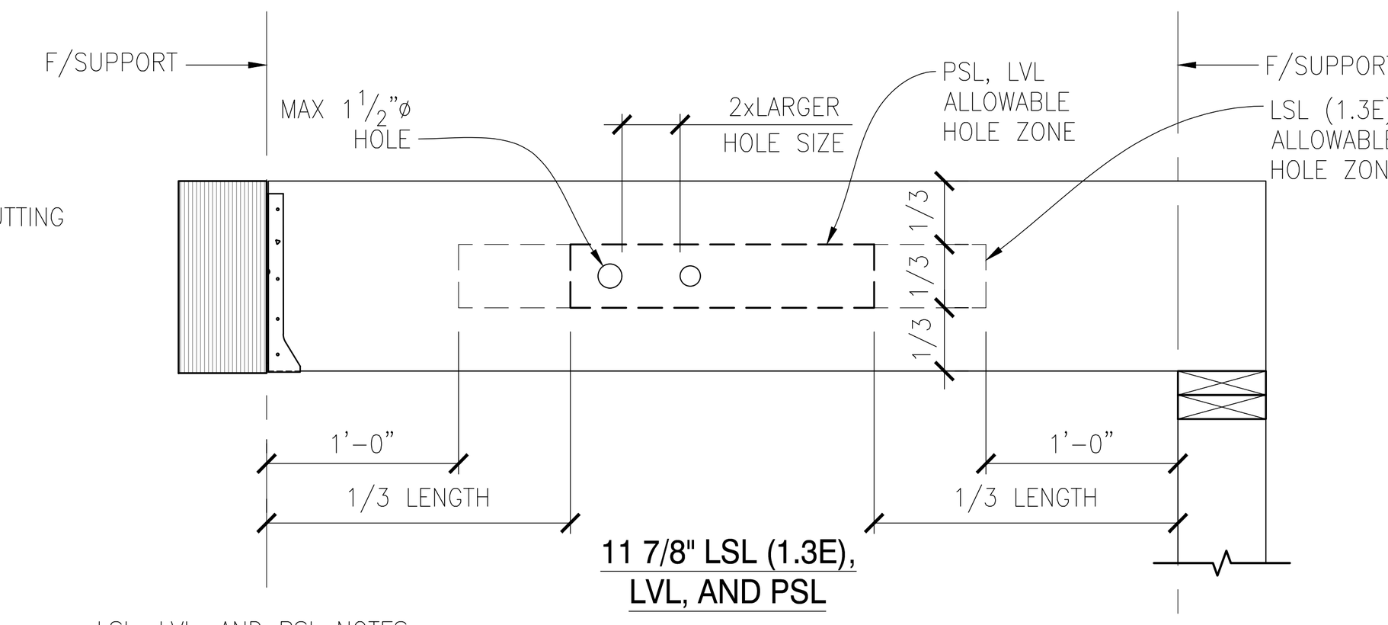
TYPICAL TOP PLATE SPLICE DETAIL (10)

SCALE: NTS

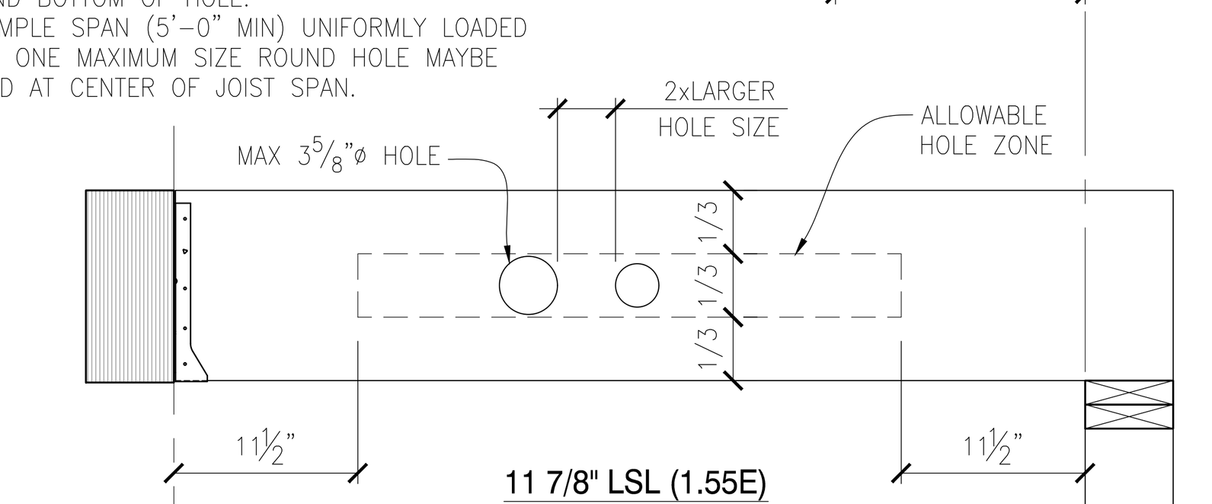
1701c



TJI NOTES:
1. ADAPTED FROM TRUS-JOIST DOCUMENT TJ-4000 (12/2021).
2. TJI HOLES MAY BE LOCATED VERTICALLY ANYWHERE WITHIN THE WEB. LEAVE 1/8" OF WEB (MINIMUM) AT TOP AND BOTTOM OF HOLE.
3. FOR SIMPLE SPAN (5'-0" MIN) UNIFORMLY LOADED JOISTS, ONE MAXIMUM SIZE ROUND HOLE MAYBE LOCATED AT CENTER OF JOIST SPAN.



LSL, LVL, AND PSL NOTES:
1. ADAPTED FROM TRUS-JOIST DOCUMENT TJ-9020 (09/2021).
2. FOR OPENINGS GREATER THEN 1 1/2"ø, CONTACT EOR.



LSL NOTES:
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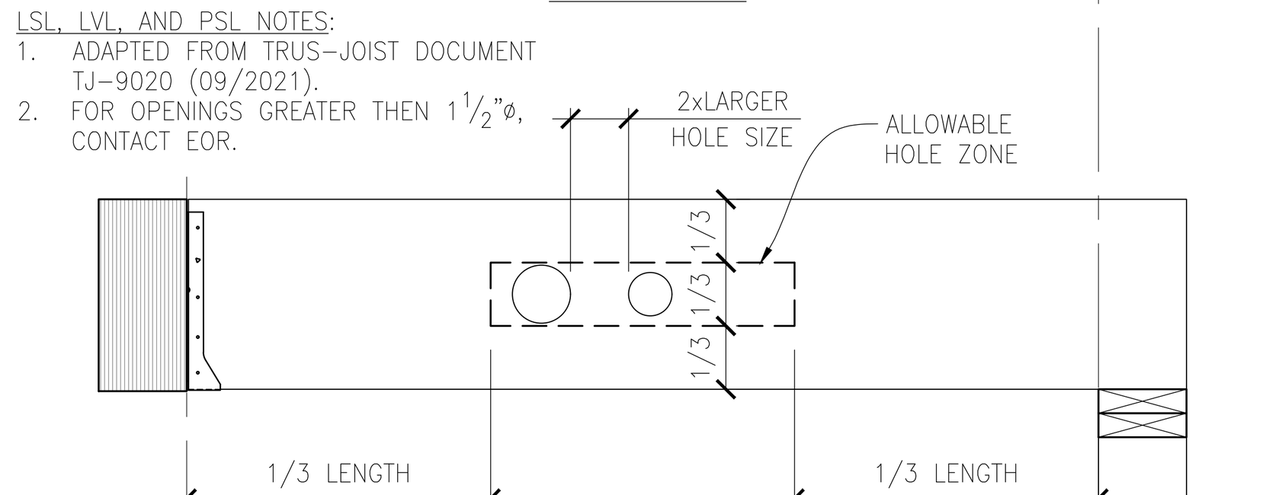


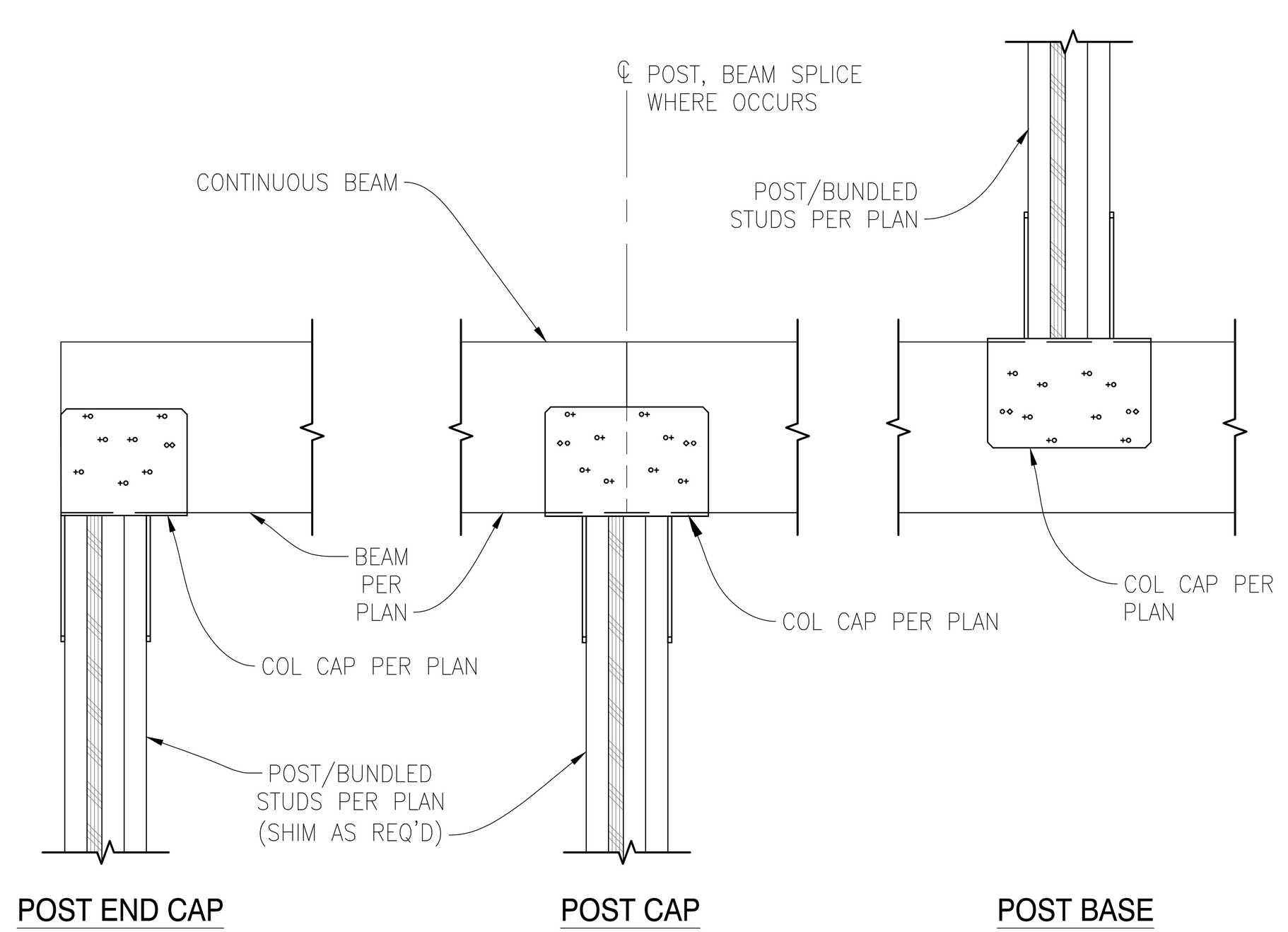
2x, (2) 2x, AND (3) 3x

NOTES (APPLIES TO ALL):
1. ROUND HOLES ONLY. RECTANGULAR HOLES ARE NOT ALLOWED.
2. NO HOLES IN CANTILEVERS.
3. NO HOLES IN HEADERS.
4. OTHER HOLES NOT DESCRIBED ABOVE SHALL BE SUBJECT TO REVIEW BY EOR PRIOR TO DRILLING.
5. ALLOWABLE HOLES BASED ON UNIFORM LOADS ONLY. FOR ANY OTHER LOADING, CONTACT EOR.
6. NO HOLES IN HEADERS/BEAMS IN PLANK ORIENTATION.
7. DO NOT NOTCH MEMBERS.

ALLOWABLE HOLES IN WOOD JOISTS & BEAMS (11 7/8") - TRUS JOIST (10)

SCALE: NTS

1313t

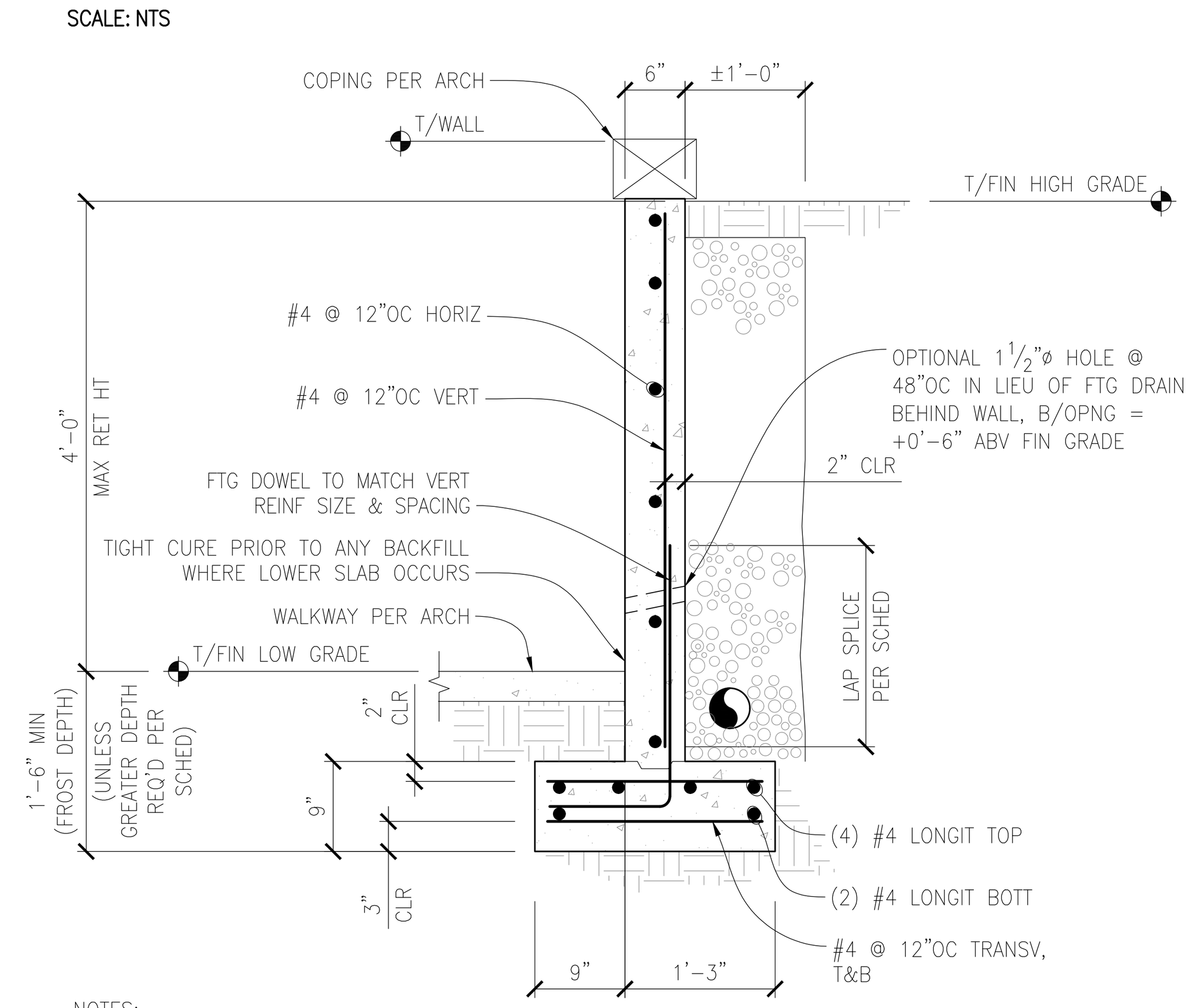


NOTE:
FLOOR/ROOF SHTG NOT SHOWN FOR CLARITY.

TYPICAL POST TO BEAM CONNECTION (18)

SCALE: NTS

6030b

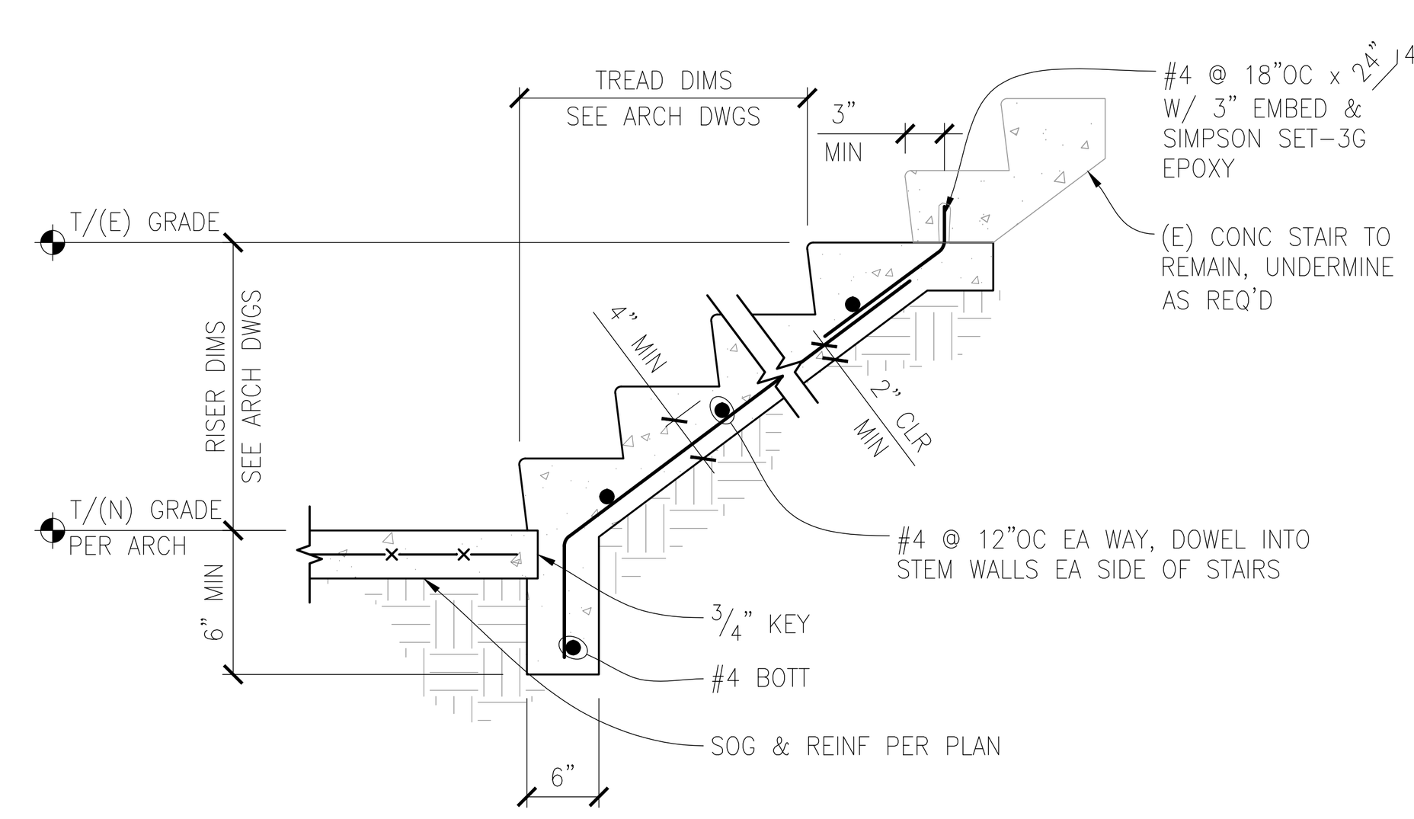


NOTES:
1. CONT FTG DRAIN (UNO PER CIVIL/ARCH): 4"ø FABRIC WRAPPED CORRUGATED PERFORATED PIPE @ BACKSIDE, SLOPE TO DAYLIGHT EACH END.
2. PROVIDE FREE-DRAINING MATERIAL; 4'-0" MAX BACKFILL PRIOR TO FLOORS INSTALLED (WHERE OCCURS).

TYPICAL CONCRETE RETAINING WALL (19)

SCALE: NTS

3008L-4



TYPICAL STAIR-ON-GRADE (20)

SCALE: NTS

3012c+4400

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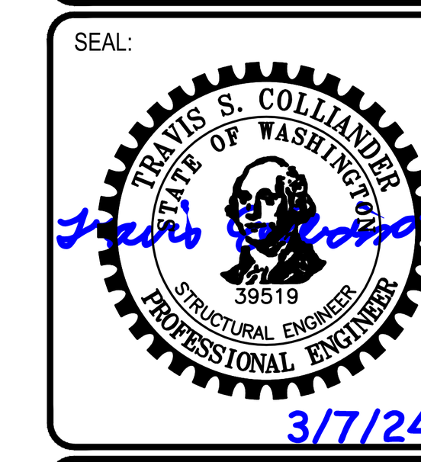
SEAL:



PROJECT NAME:
SEIFERT RESIDNECE
REMODEL
3261 67TH AVE SE
MERCER ISLAND, WA 98040

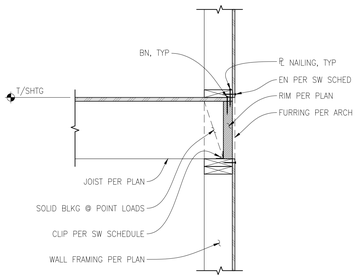
PROJECT #:	24-005
DRAWN BY:	BGJ
REVIEWED BY:	MWD
DATE:	

REVISIONS:

#	DATE	COMMENTS
	03.07.2024	PERMIT SUBMITTAL

SHEET TITLE:
STRUCTURAL SECTIONS & DETAILS

SHEET NUMBER:
S3.1

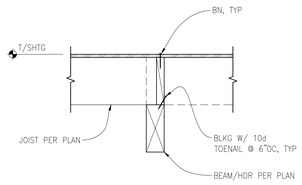


EXTERIOR SHEAR WALL - JOISTS PERPENDICULAR

SCALE: NTS

6321x

1

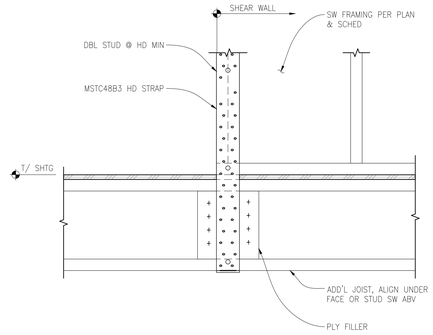


DROPPED BEAM WITH JOISTS PERPENDICULAR

SCALE: NTS

6349x

2

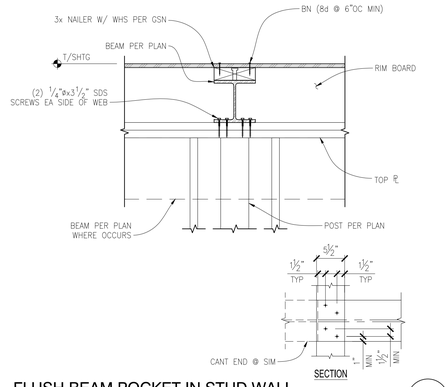


TYPICAL SHEAR WALL HOLDOWN AT FLOOR

SCALE: NTS

1638

3

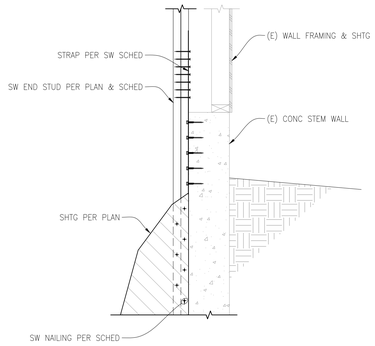


FLUSH BEAM POCKET IN STUD WALL

SCALE: NTS

6365x mod

5

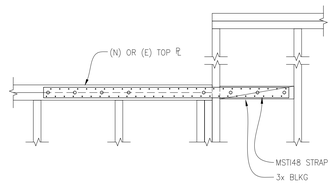


SW STRAP AT EXISTING CONCRETE WALL

SCALE: NTS

SK-4

7

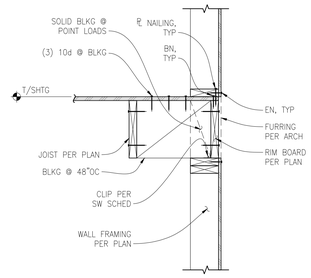


HORIZONTAL STRAP STEP IN PLATES

SCALE: NTS

6356x

8

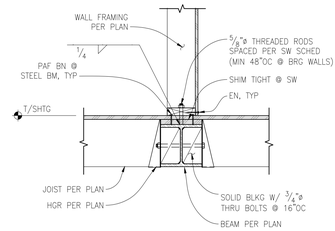


EXTERIOR SHEAR WALL - JOISTS PARALLEL

SCALE: NTS

6322x

9

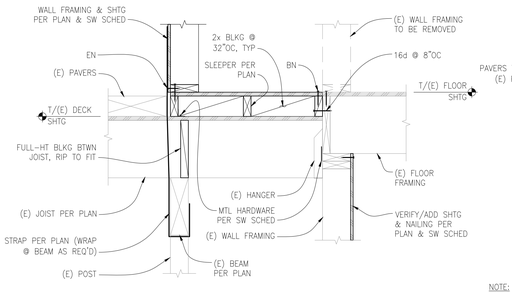


FLUSH STEEL BEAM TO SHEAR WALL CONNECTION

SCALE: NTS

6353

10

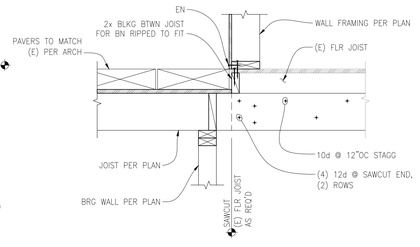


SLEEPER SECTION

SCALE: NTS

SK-7

12



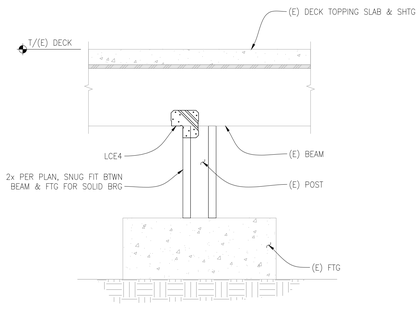
NOTE:
1. CONTRACTOR RESPONSIBLE FOR TEMPORARY SHORING OF (E) JOISTS DURING CONSTRUCTION.

NEW DECK FLOOR SECTION

SCALE: NTS

SSK-9

13

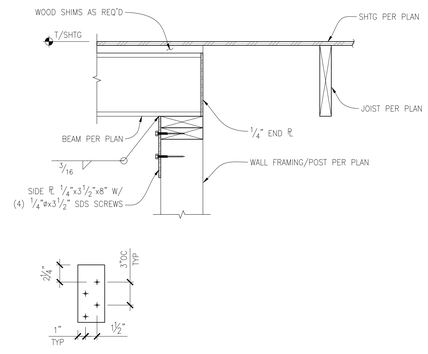


EXISTING DECK POST RETROFIT

SCALE: NTS

SSK-8

14



WF TO INTERIOR WALL CONNECTION

SCALE: NTS

SSK-6 & 5

15

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SEAL:

3/7/24

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REMODEL
3261 67TH AVE SE
MERCER ISLAND, WA 98040

PROJECT NAME:

PROJECT #: 24-005
DRAWN BY: BGJ
REVIEWED BY: MWD
DATE:

REVISIONS:

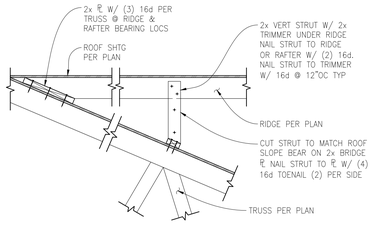
#	DATE	COMMENTS
1	03.07.2024	PERMIT SUBMITTAL

SHEET TITLE:

STRUCTURAL SECTIONS & DETAILS

SHEET NUMBER:

S3.2



SUPPORT SPACING	
RIDGE SIZE	STRUT SPACING
2x4	4'-0"OC
2x6	6'-0"OC
2x8	8'-0"OC
2x10	10'-0"OC

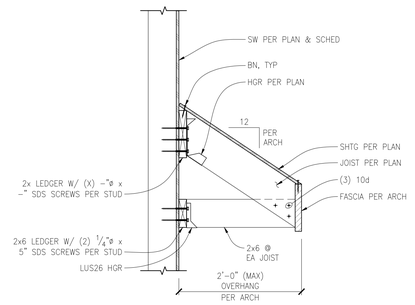
NOTE:
RIDGE BEAM & RAFTER TO BEAR ON TRUSS OR 2x ℄ TYP. DO NOT BEAR RIDGE OR RAFTERS DIRECTLY ON ROOF SHTG.

TYPICAL ROOF OVERFRAMING DETAIL

SCALE: NTS

6581v

2

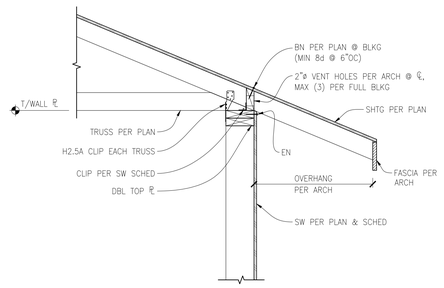


OVERHANG CONNECTION TO WALL

SCALE: NTS

6548v

3

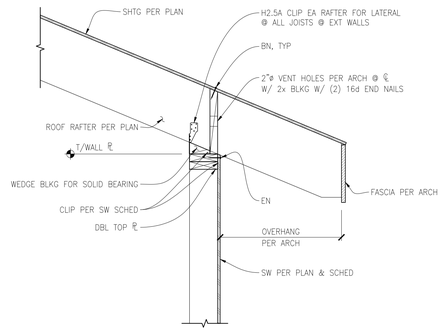


EXTERIOR SHEAR WALL PERPENDICULAR TO ROOF TRUSS

SCALE: NTS

6501v

4

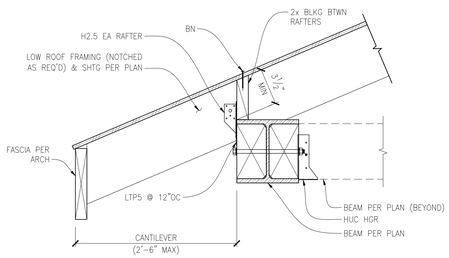


EXTERIOR SHEAR WALL PERPENDICULAR TO ROOF RAFTER

SCALE: NTS

6511v

5

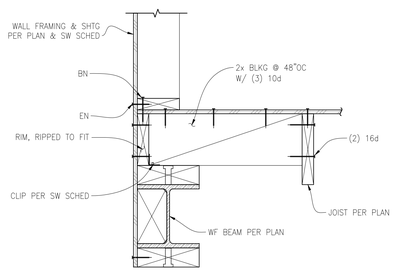


SW STRAP AT EXISTING CONCRETE WALL

SCALE: NTS

SSK-3

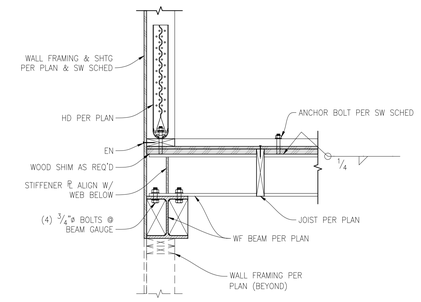
6



SCALE: NTS

SSK-2

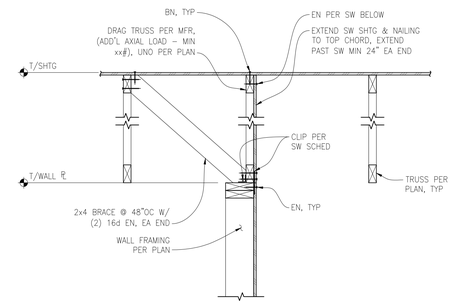
7



SCALE: NTS

SSK-1

8

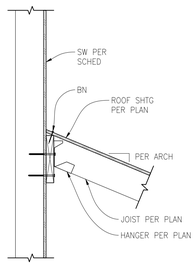


INTERIOR SHEAR WALL PARALLEL TO ROOF TRUSS

SCALE: NTS

6532v

9

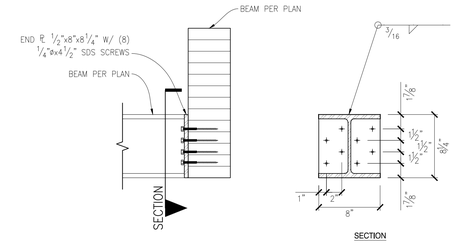


ROOF TO WALL CONNECTION

SCALE: NTS

6547v

10

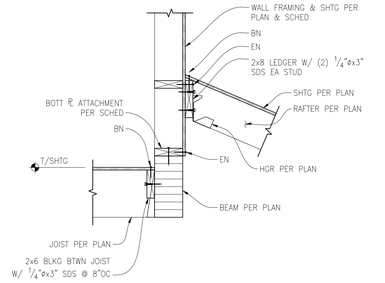


WIDE-FLANGE WOOD CONNECTION

SCALE: NTS

SSK-7

14



UPTURNED BEAM SECTION

SCALE: NTS

SSK-7

15

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REVIEWED BY: MWD
DATE:

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SHEET NUMBER:
S3.3