

ABBREVIATIONS

Table with multiple columns listing abbreviations and their corresponding full names for various building materials, systems, and components.

SYMBOL LEGEND

Table defining symbols used in the drawings, including detail bugs, wall sections, elevations, datums, revisions, north arrows, interior elevations, room identification, opening numbers, and wall/partition types.

GRANBOIS RESIDENCE
8440 SE 82ND STREET MERCER ISLAND, WA 98040

PERMIT SET

April 7, 2023

CODE COMPLIANCE:

ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND AMENDMENTS IN USE AT THE TIME OF APPLICATION FOR PERMIT:

- List of applicable codes including International Building Code, International Residential Code, Washington State Amendments, International Fire Code, International Mechanical Code, and various energy codes.

GENERAL CONSTRUCTION NOTES:

ALL DIMENSIONS & NOTES ON THE ARCHITECTURAL DRAWINGS & ENGINEERING CALCULATIONS TAKE PRECEDENT OVER ALL GENERAL NOTES ON THIS SHEET.

FACTORY BUILT FIREPLACE & CHIMNEY TO BE UL LABELED AND TESTED IN ACCORDANCE TO UL 127. INSTALL PER MFR'S SPECS. OUTSIDE COMBUSTION AIR REQ'D. (MIN 6.0 SQ IN.) DUCTED DIRECTLY TO FIREBOX w/ OPERABLE OUTSIDE DAMPER...

LIMIT SHOWER FLOW TO 1.7 GPM OR LESS. LIMIT TOILETS TO 1.6 GPM OR LESS.

ALL SKYLIGHTS TO COMPLY WITH I.R.C. R308.6

ALL SIDELITES, SLIDING GLASS DOORS AND TUB/SHOWER ENCLOSURES TO COMPLY WITH I.R.C. R308.4

VENT DRYER, OVEN/RANGE AND EXHAUST FANS TO OUTSIDE. DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMB. HORIZ. AND VERT. LENGTH OF 14'-0", INCL. TWO 90d. ELBOWS. DEDUCT 2'-0" FOR EA. 90d. ELBOW IN EXCESS OF TWO. ALL EXHAUST DUCTS TO INSULATED TO A MIN. OF R-4.

TUB/SHOWER SURROUND WALLS TO HAVE FIBER-CEMENT BACKER BOARD AND FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A MINIMUM HEIGHT OF 72" ABOVE THE FLOOR.

PROVIDE SMOKE DETECTOR IN COMPLIANCE WITH I.R.C. R314 ALL SMOKE DETECTORS w/BATTERY BACKUP. SMOKE DETECTORS WILL SOUND AN AUDIBLE ALARM IN ALL SLEEPING ROOMS.

PROVIDE CARBON MONOXIDE DETECTOR IN COMPLIANCE WITH I.R.C. R315 OUTSIDE OF EACH SEPARATE SLEEPING AREA AND IN THE IMMEDIATE VICINITY OF ALL BEDROOMS. CARBON MONOXIDE DETECTOR SHALL MEET UL LISTING 2034 AND BE INSTALLED PER MFG LISTING.

EGRESS WINDOWS AT ALL BEDROOMS SHALL CONFORM TO THE FOLLOWING CRITERIA PER I.R.C. R310: MINIMUM NET CLEAR HEIGHT SHALL BE 24". MINIMUM NET CLEAR WIDTH SHALL BE 20". MAXIMUM FINISHED SILL HEIGHT ABOVE FLOOR SHALL BE 44".

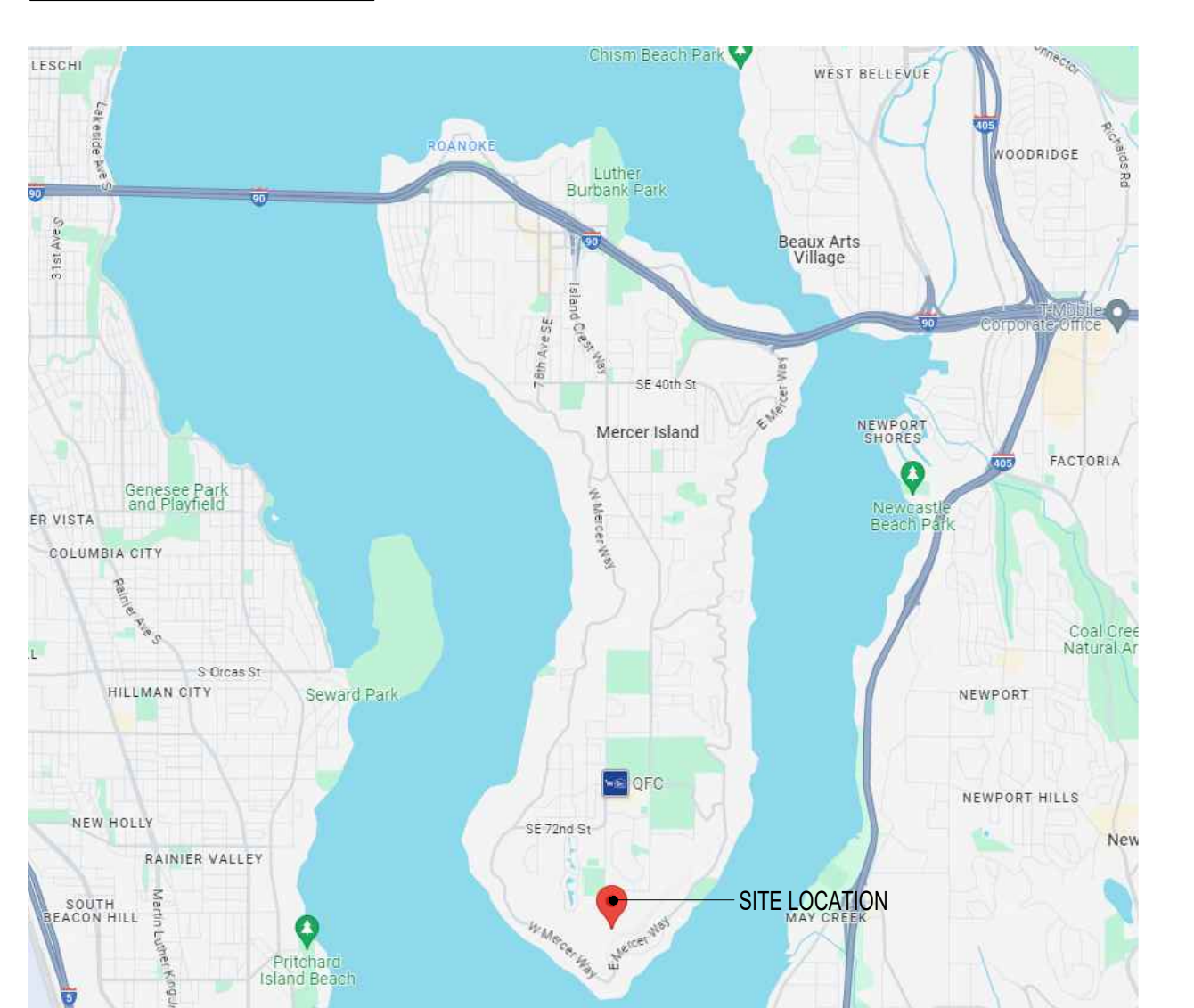
FIRE STOPS SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS FROM VERTICAL TO HORIZONTAL SPACES, INCLUDING THE STAIR, TUB, SHWR, FIREPLACE, ETC. PER I.R.C. R302.11.

ASSUMED DESIGN LOADS

ALL ASSUMED DESIGN LOADS ARE PER THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (UNLESS NOTED BY ENGINEER)

Table of assumed design loads including uniform snow load (40 PSF), seismic zone category (D), weathering (moderate), frost line depth (18"), and various wind and temperature design values.

VICINITY MAP



PLUMBING / MECHANICAL / ELECTRICAL INSTALLATION

ALL PLUMBING, MECHANICAL AND ELECTRICAL PERMITS SHALL BE OBTAINED SEPARATELY FROM THE BUILDING PERMIT AS NECESSARY AND SHALL BE APPLIED FOR BY THE APPROPRIATELY LICENSED SUBCONTRACTOR DIRECTLY.

TUB WASTE OPENINGS IN FRAMED CONSTRUCTION TO CRAWL SPACES AT OR BELOW THE FIRST FLOOR SHALL BE PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS OR METAL SCREEN SECURELY FASTENED TO THE ADJOINING STRUCTURE WITH NO OPENING GREATER THAN 1/2 INCH (12.7mm) IN THE LEAST DIMENSION PER UPC 313.12.4

THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATH TUB AND WHIRLPOOL BATH TUB FILLER SHALL BE LIMITED TO 120° FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER UPC 414.5

GAS-FIRED FURNACES INSTALLED WITHIN THE INTERIOR THERMAL ENVELOPE SHALL BE DIRECT-VENTED OR 94% EFFICIENT. UNLESS INSTALLED IN A ROOM OR SPACE THAT OPENS ONLY INTO A BEDROOM OR BATHROOM, AND SUCH ROOM OR SPACE IS USED FOR NO OTHER PURPOSE AND IS PROVIDED WITH A SOLID WEATHER-STRIPPED DOOR EQUIPPED WITH AN APPROVED SELF-CLOSING DEVICE PER IRC G2406.2.

ENERGY CODE REQUIREMENTS

SHALL COMPLY WITH THE CURRENT EDITION OF THE WSEC PRESCRIPTIVE REQUIREMENTS

LARGE DWELLING UNIT: GREATER THAN 5,000 S.F. 7 CREDITS

TABLE R406 OPTIONS

Table listing energy code options for system type (1.0 credits), efficient building envelope (0.5 credits), air leakage control (1.5 credits), and HVAC equipment (1.5 credits).

SEE SUBMITTED ENERGY FORMS FOR MORE DETAILS

A RESIDENTIAL ENERGY CERTIFICATE COMPLYING WITH (WSEC 401.3) IS REQUIRED TO BE COMPLETED BY THE DESIGN PROFESSIONAL OR BUILDER AND PERMANENTLY POSTED WITHIN 3 FEET OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.

AIR LEAKAGE TESTING (WSEC 402.4.1.2) SHALL BE PERFORMED IN THE PRESENCE OF THE BUILDING OFFICIAL OR THEIR DULY APPOINTED REPRESENTATIVE. THE RESULTS SHALL BE RECORDED ON THE ENERGY COMPLIANCE CERTIFICATE.

AIR LEAKAGE SHALL BE REDUCED TO A MAXIMUM OF 5 AIR CHANGES PER HOUR (PER R402.1.2 OF 218 WSEC), AND THE WHOLE HOUSE VENTILATION REQUIREMENTS SHALL BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM WITH MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.70.

ALL DUCTS AND AIR HANDLERS AND FILTER BOXES SHALL IN ACCORDANCE WITH (WSEC 403.2.1 THROUGH 403.2.3). JOINTS AND SEAMS SHALL COMPLY WITH THE CURRENT I.R.C. AND I.M.C. A DUCT LEAKAGE TEST SHALL BE PERFORMED BY A QUALIFIED TECHNICIAN AND A DUCT LEAKAGE AFFIDAVIT SHALL BE POSTED NEXT TO THE ELECTRICAL PANEL.

AT LEAST 90% OF ALL INTERIOR LUMINAIRES AND ALL EXTERIOR LUMINAIRES SHALL BE HIGH EFFICACY (WSEC 404.1). HIGH EFFICACY LUMINAIRES ARE DEFINED AS, A LIGHTING FIXTURE THAT DOES NOT CONTAIN A MEDIUM SCREW BASE SOCKET (E24/E26) AND WHOSE LAMPS OR OTHER LIGHT SOURCE HAVE A MINIMUM EFFICIENCY OF 60 LUMENS PER WATT FOR LAMPS OVER 40 WATTS, 60 LUMENS PER WATT FOR LAMPS OVER 15 WATTS AND UP TO 40 WATTS, 40 LUMENS PER WATT FOR LAMPS OF 15 WATTS OR LESS.

LUMINAIRES PROVIDING OUTDOOR LIGHTING (WSEC 505.2) AND PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES UNLESS CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTOCONTROL PHOTODIODE.

HOT WATER TANK WILL HAVE A MINIMUM E.F. OF 0.91 IN ACCORDANCE TO WSEC TABLE 406.2 ENERGY CREDIT OPTION 5b AND SHALL BE LABELED PER ASHRAE STD. NO. 90A-80.

EACH DWELLING UNIT IS REQUIRED TO HAVE AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE.

VENTILATION / AIR QUALITY REQUIREMENTS: SOURCE SPECIFIC VENTILATION REQUIREMENTS

- List of requirements for bathroom and powder room fans (50 CFM), kitchen exhaust fans (100 CFM), and exhaust ducts (R-4 insulation).

Table showing maximum fan CFM, flexible duct diameter, maximum length, and maximum smooth duct diameter for various fan sizes.

WHOLE HOUSE VENTILATION REQUIREMENTS:

- Requirements for intermittent whole house exhaust fan, exhaust fan flow rate (.25 W.G.), air leakage reduction (2 air changes per hour), and heat recovery ventilation system.

WHOLE HOUSE VENTILATION CALCULATIONS:

HEATED SQUARE FOOTAGE = 6,365
NUMBER OF BEDROOMS = 5
MIN. VENTILATION RATE PER TABLE M1505.4.3 (1) = 120
CALCULATION PER M1505.4.3 (2) = 120 X 1.3 = 156
PROVIDE A WHOLE-HOUSE FAN WITH THE MINIMUM CAPACITY OF 156 CFM THAT OPERATES FOR 160 MINUTES EVERY 4 HOUR CYCLE.

MOISTURE CONTROL

WALLS SEPARATING CONDITIONED SPACES FROM UNCONDITIONED SPACES SHALL HAVE A VAPOR RETARDER INSTALLED ON THE WARM SIDE OF THE WALL USING FACE INSULATION OR FRICTION FIT WITH 6MIL POLYETHYLENE OR CLASS III VAPOR RETARDER PVA. (I.R.C. R702.7.1)

SEAL, CAULK, GASKET, FLASH OR WEATHER STRIP: AROUND WINDOW AND DOOR FRAMES (PER MFG INSTALLATION SPECIFICATIONS), AT EXTERIOR JOINTS, OPNG'S BTWN WALL AND ROOF AND WALL PANELS, OPNG'S AT UTILITY PENETRATIONS THROUGH WALLS, FLOORS, AND ROOFS, ALL OTHER OPNG'S IN BLD'G ENVELOPE.

CATHEDRAL CEILING (NO ATTIC) - VAPOR RETARDER SHALL HAVE A DRY CUP PERM RATE OF 1.0 OR LESS

ALL EXTERIOR DOORS OR ACCESS HATCHES TO ENCLOSED UNHEATED AREAS MUST BE WEATHER STRIPPED.

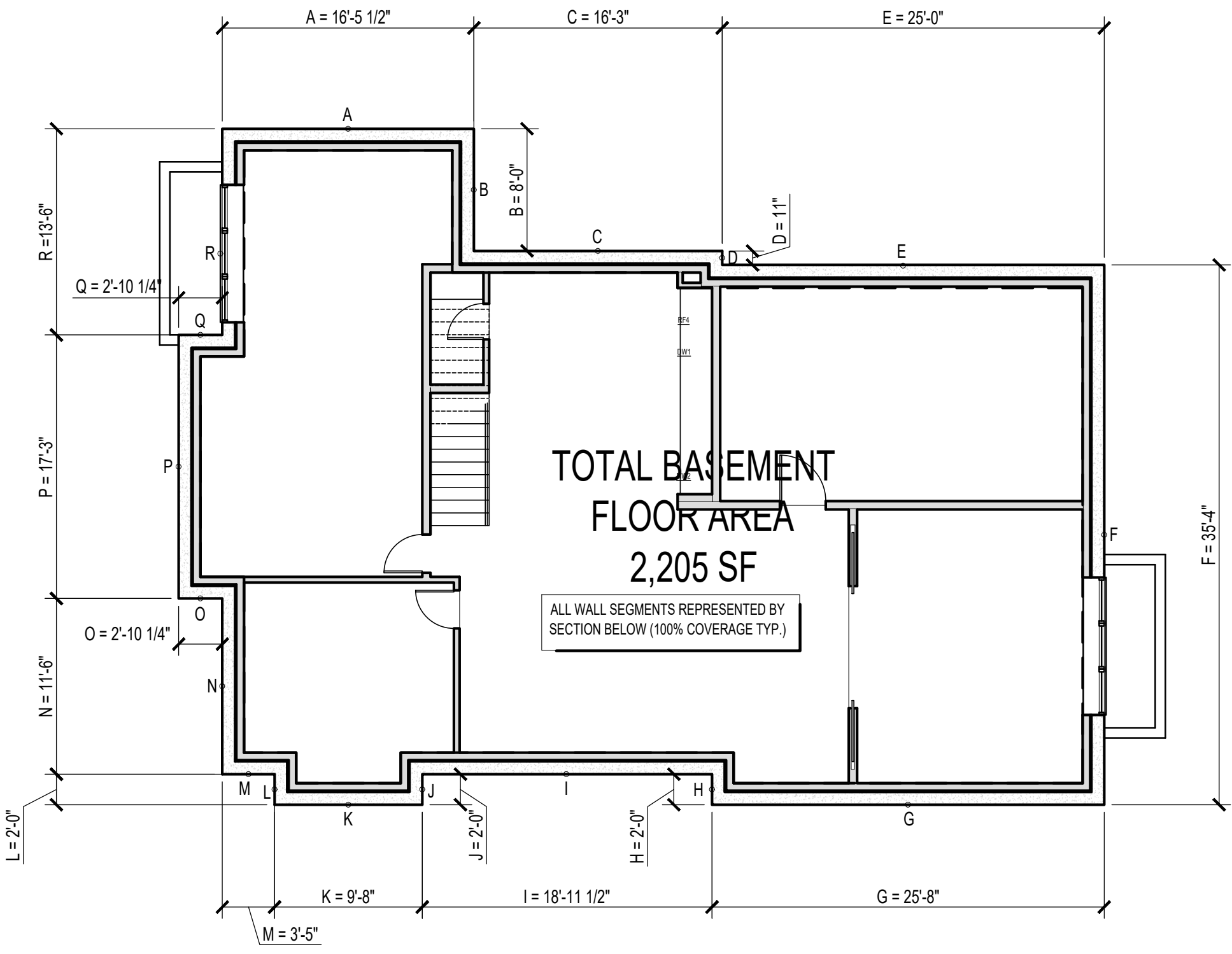
NOTE: INSTALLATION OF A NFPA 13R FIRE SPRINKLER SYSTEM IS REQUIRED. WATERFLOW MUST BE MONITORED BY A CENTRAL STATION OR ALARM COMPANY.

DRAWING INDEX

Index table listing drawing sheets including General (A0.1), Civil (1 of 3), Architectural (A2.1 to A2.7), and Structural (S-0 to S-3).

PROJECT DIRECTORY

Table listing project details such as owner (Andy & Tracy Granbois), architect (Jeunesse Architects), structural engineer (Longitude 120), and civil contractor (Core Design Inc.).

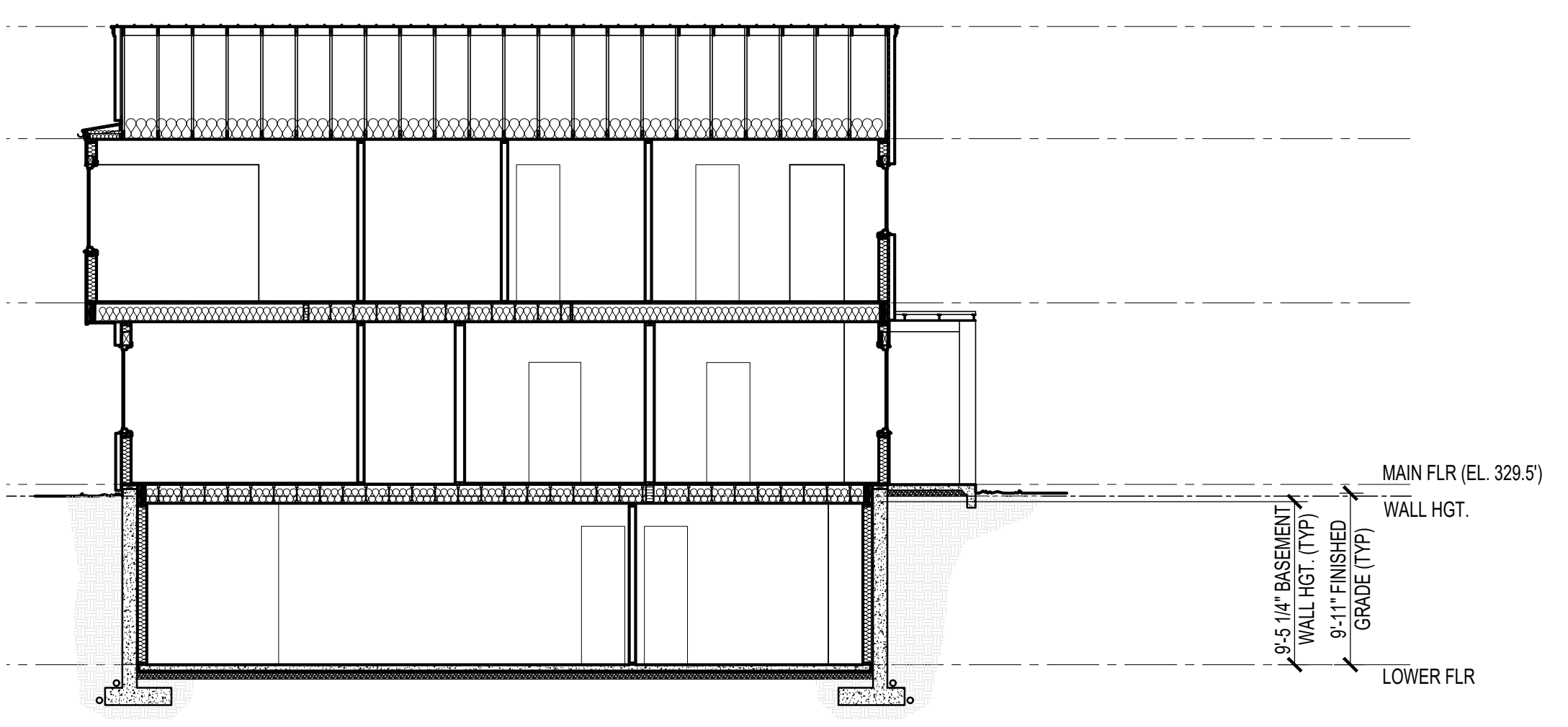


BASEMENT FLOOR AREA CALCULATION:

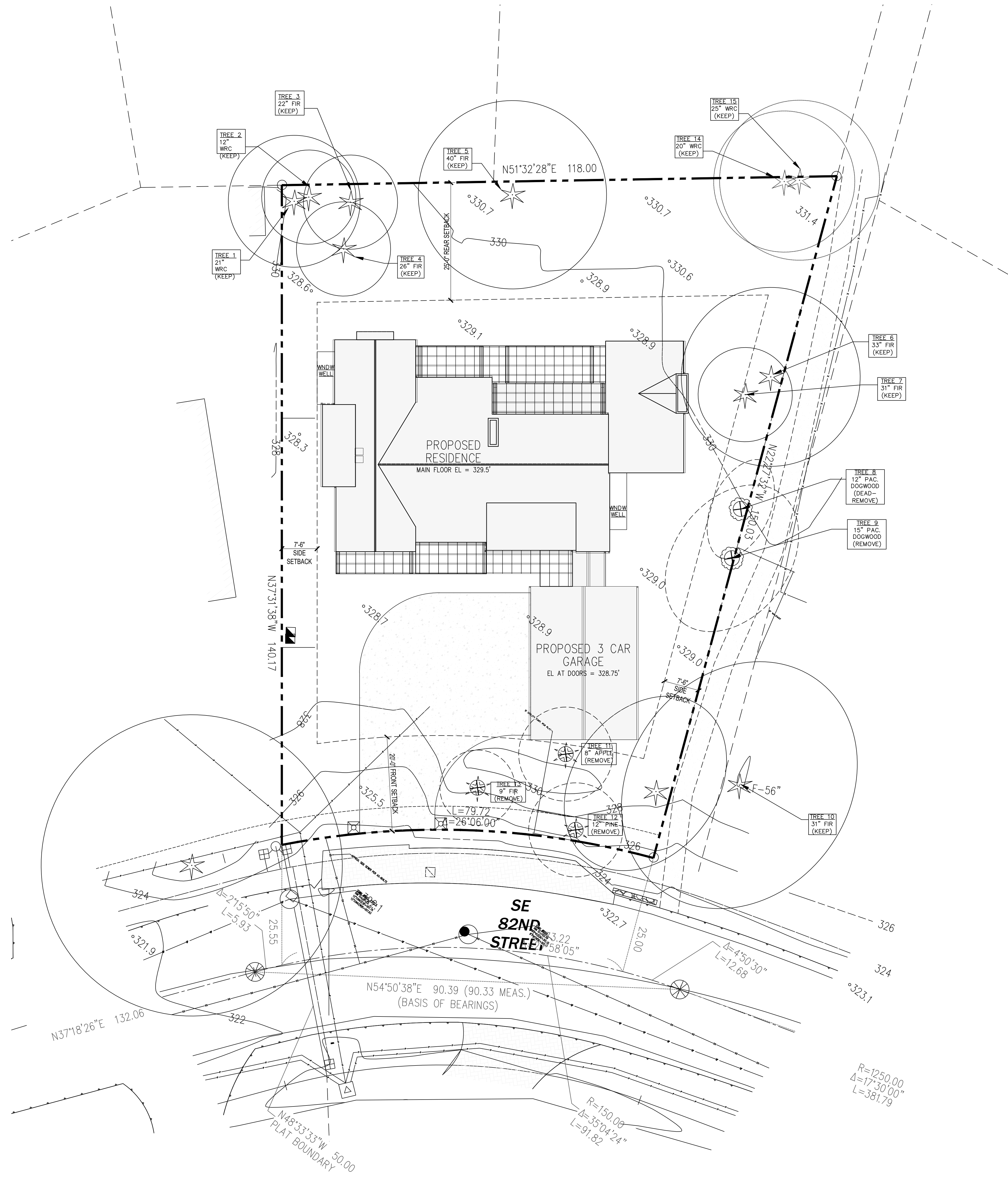
WALL SEGMENT	LENGTH	COVERAGE
A	16.46'	100%
B	8'	100%
C	16.25'	100%
D	0.92'	100%
E	25'	100%
F	35.33'	100%
G	25.67'	100%
H	2'	100%
I	19'	100%
J	2'	100%
K	9.67'	100%
L	2'	100%
M	3.42'	100%
N	11.5'	100%
O	2.83'	100%
P	17.25'	100%
Q	2.83'	100%
R	13.5'	100%
TOTALS	213.63'	100%

PORTION OF EXCLUDED BASEMENT FLOOR AREAS =
TOTAL BASEMENT AREA X SUM (WALL SEGMENT COVERAGE X WALL SEGMENT LENGTH)
2,205 X 100% = 2,205' EXCLUDED FROM THE GROSS FLOOR AREA

2 BASEMENT FLOOR AREA CALCULATION
SCALE: 1/8" = 1'-0"



3 BASEMENT WALL SEGMENT TYPICAL SECTION
SCALE: 1/8" = 1'-0"



1 SITE PLAN
SCALE: 1" = 10'-0"

SITE PLAN LEGEND

- CENTERLINE OF ROW
- X FENCE
- SS SIDE SEWER
- P GAS LINE
- U UTILITY LINE
- W WATER LINE
- PROPERTY LINE
- SETBACK LINE
- EXISTING TREE
- STRUCTURE
- STRUCTURE ON ADJ. PROPERTY

LEGAL DESCRIPTION

ISLAND POINT ADD #2 AND UND INT IN COMMUNITY TR

ADDRESS

8440 SE 82nd St, Mercer Island, WA, 98040

PARCEL NUMBER

TAX PARCEL: #362560-0120

ZONING SUMMARY

ZONING CODE: CITY OF MERCER ISLAND MUNICIPAL CODE
TITLE 19 UNIFIED LAND DEVELOPMENT CODE

UNDERLYING ZONE: R-9.6 (RESIDENTIAL SINGLE-FAMILY)

LOT AREA: 13,806 SF

LOT COVERAGE: 40%

MAXIMUM COVERAGE: 40%
13,806 X 0.40 = 5,522 SF MAX. COVERAGE ALLOWED

MAIN STRUCTURE ROOF AREA: 3,490 SF

VEHICULAR USE (DRIVEWAYS, PAVED ACCESS, UNCOVERED WALKS): 1,425 SF

COVERED DECKS & PATIOS: 554 SF

TOTAL PROJECT IMPERVIOUS AREA: 5,469 SF

PROPOSED LOT COVERAGE: 39.6%

GROSS FLOOR AREA:

MAX ALLOWED GFAR: 40%
13,806 X 0.40 = 5,522 SF MAX. COVERAGE ALLOWED

BASEMENT: N/A

MAIN FLOOR: 2,290 SF

UPPER FLOOR (NET): 2,510 SF

GARAGE: 690 SF

PROPOSED GFAR: 5,469 SF

39.55%

*BASEMENT AREA EXCLUDED FROM GFAR PER MICC 19 APPENDIX B (REF. DIAGRAMS)

HEIGHT LIMIT: 30'

YARDS: FRONT: 20', REAR: 25', SIDE: TOTAL SUM: 15', MIN. WIDTH: 5'

HARDSCAPE: MAX ALLOWABLE = 9% 1,242.5 S.F.

NEW HARDSCAPE (WALKWAYS, WINDOW WELLS AND UNCOVERED PATIOS) = 4.1% 560 S.F.

AVERAGE BUILDING ELEVATION	MIDPOINT x WALL SEGMENT LENGTH	MIDPOINT x LENGTH (Area)	
A	329.0	a 16.46'	5,415.34
B	329.0	b 8'	2,632
C	329.0	c 16.25'	5,346.25
D	329.0	d 0.92'	302.68
E	329.0	e 25'	8,225
F	329.0	f 35.33'	11,623.57
G	328.5	g 25.67'	8,432.60
H	328.5	h 2'	657
I	328.5	i 19'	6,241.5
J	329.0	j 2'	658
K	329.0	k 9.67'	3,181.43
L	329.0	l 2'	658
M	329.0	m 3.42'	1,125.18
N	328.5	n 11.5'	3,777.75
O	328.5	o 2.83'	929.66
P	328.5	p 17.25'	5,666.63
Q	329.0	q 2.83'	931.07
R	329.0	r 13.5'	4,441.5
		213.63'	70,245.16

TOTAL MIDPOINT x LENGTH = 70,245.16

TOTAL WALL LENGTH = 213.63'

70,245.16 / 213.63 = 328.82

AVERAGE BUILDING ELEVATION = 328.82

MAX BUILDING HEIGHT = 328.82 + 30' = 358.82

HOME BUILDING HEIGHT = 356.10' (REF. ELEVATION SHEETS)

TREE & LANDSCAPING NOTES

- SEE ARBORIST REPORT FOR TREE RETENTION CALCULATIONS, TREE TYPE & SIZE.
- DEVELOPMENT PROPOSALS FOR A NEW SINGLE-FAMILY HOME SHALL REMOVE JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A AND REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, FROM REQUIRED LANDSCAPING AREAS ESTABLISHED PURSUANT TO SUBSECTION 19.02.020(F)(3)(A), NEW LANDSCAPING ASSOCIATED WITH NEW SINGLE-FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, PROVIDED, THAT REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASED SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION.

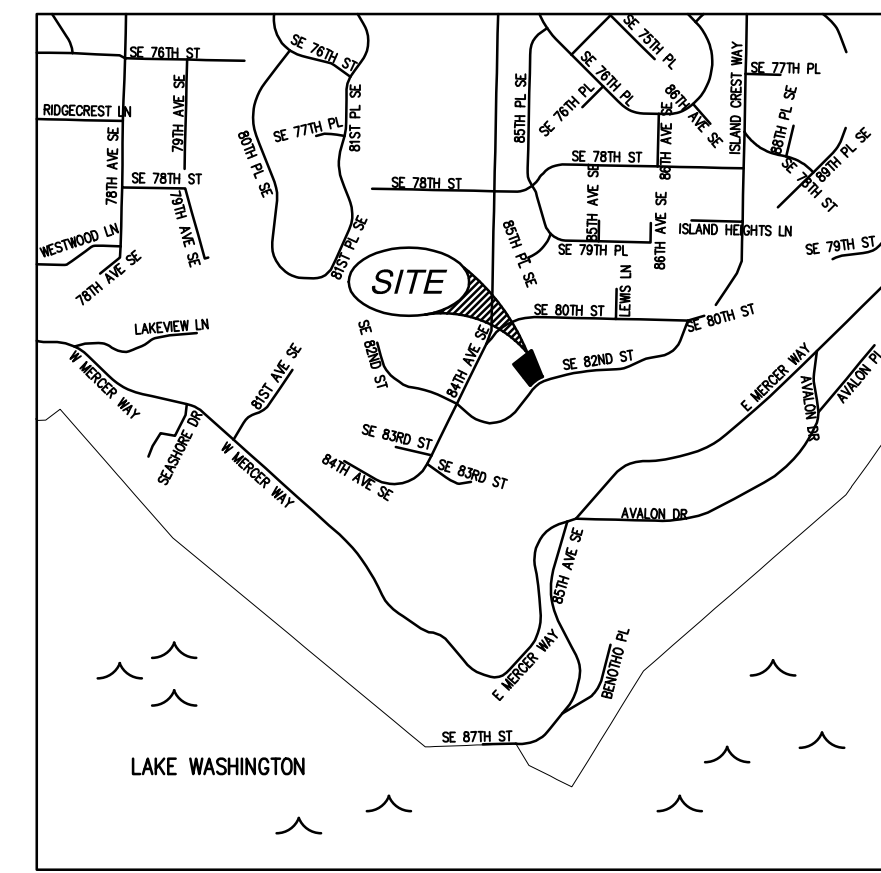
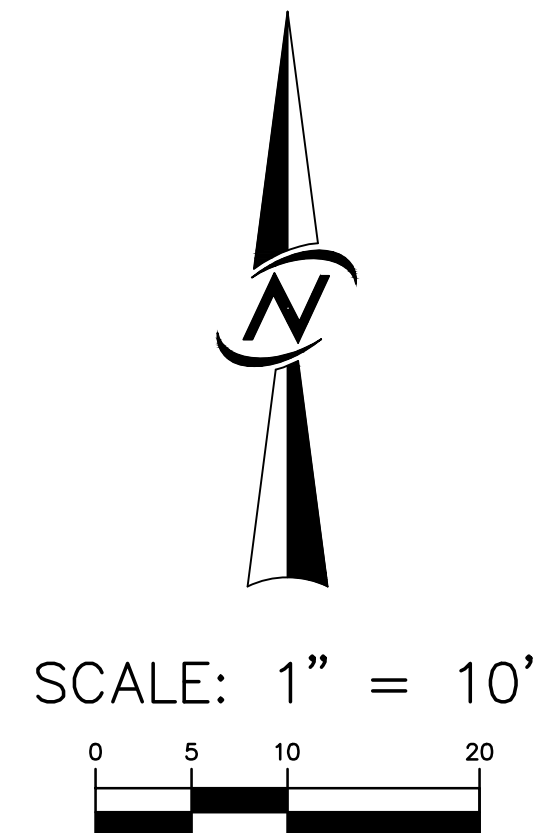
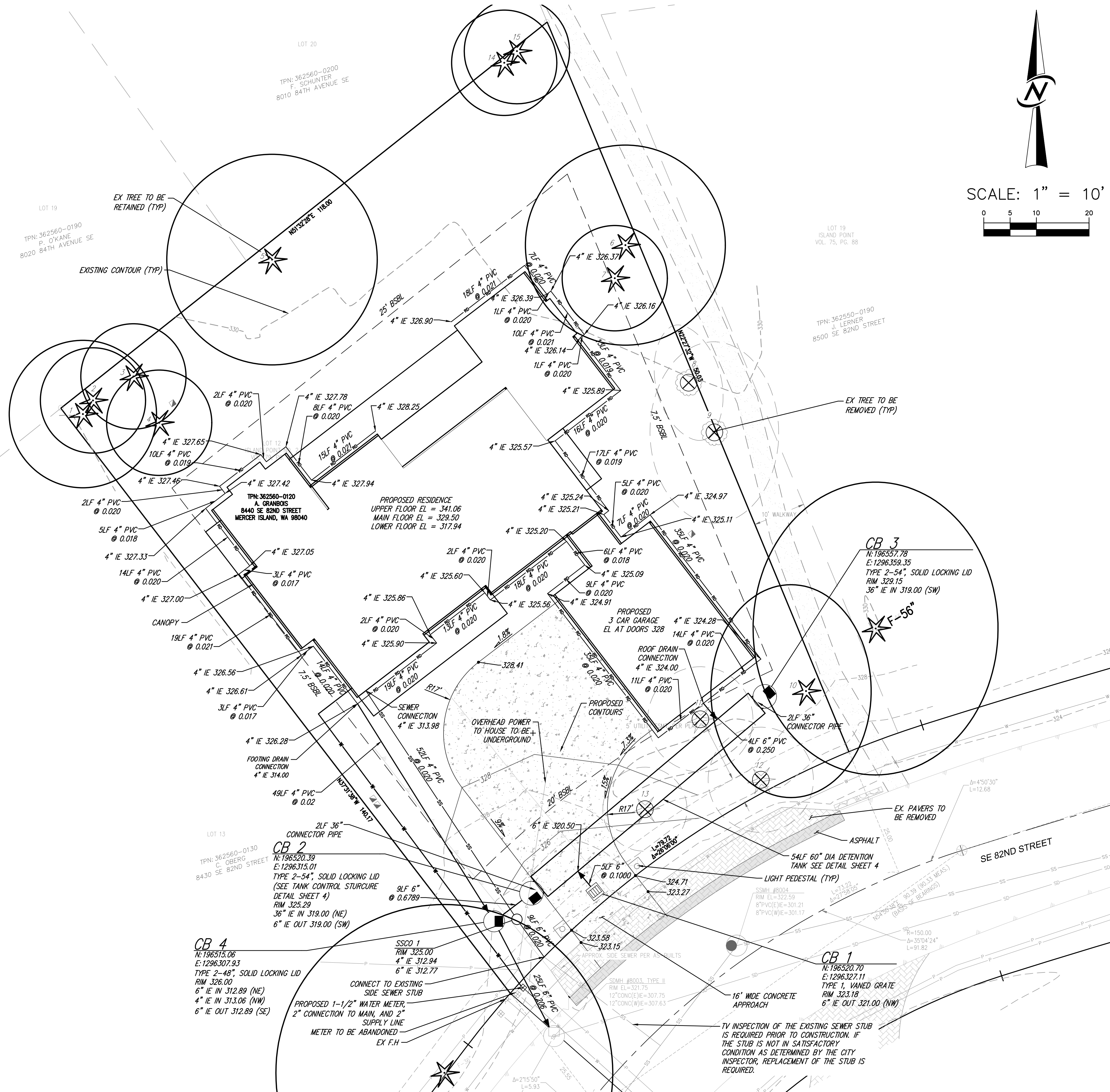
TREES TO BE REMOVED

SITE PLAN NOTES

- ALL ROOF OVERHANGS UNDER 30" EXEMPT FROM LOT CALCS.
- ALL WORK IN THE RIGHT OF WAY WILL BE PERMITTED SEPARATELY WITH SDOT.
- NO DAMAGE OR REMOVAL OF EXISTING TREES WILL OCCUR. THIS INCLUDES STOCKPILING MATERIALS, STAGING, OR ANY OTHER ACTIVITY THAT MAY OCCUR ON SITE.
- STRUCTURES ON SITE PLAN ARE SHOWN IN OUTLINE ONLY FOR CLARITY AND LOT COVERAGE. REFERENCE FLOOR PLANS FOR INTERIOR SCOPE OF WORK.
- PROVIDE DRAINAGE SWALE @ HOUSE PERIMETER FOR SITE DRAINAGE AWAY FROM RESIDENCE AND AWAY FROM ADJACENT PROPERTIES.
- PRIOR TO STAKING FOUNDATION, A LICENSED SURVEYOR MUST VERIFY THAT THE DIMENSIONS SHOWN ON ARCHITECTS'/DESIGNERS' FOUNDATION PLAN PROPERLY CLOSE. ANY DISCREPANCY SHALL BE IMMEDIATELY REPORTED TO DESIGNER PRIOR TO PRECEDING WITH THE WORK.

PERMIT SET 04/07/2023

A1.1



OWNER

ANDREW AND TRACI GRANBOIS

LEGAL DESCRIPTION

LOT 12, ISLAND POINT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79 OF PLATS, PAGE(S) 18 AND 19, RECORDS KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SITE STATISTICS

SETBACKS:
 ZONE: R-9.6
 FRONT: 20'
 REAR: 25'
 SIDE: 5.5'/11.2'
 SITE ADDRESS: 8440 SE 82ND ST, MERCER ISLAND, WA 98040
 TAX PARCEL NUMBER: 362560-0120

LOT COVERAGE

LOT AREA (PER SURVEY)	13,806 SF
ALLOWABLE LOT COVERAGE = 40%	5,522 SF
MAIN STRUCTURE ROOF AREA	3,601 SF
UNCOVERED PATIOS WALKS & DRIVEWAY	1,969 SF
TOTAL PROJECT IMPERVIOUS AREA	5,570 SF
PROPOSED LOT COVERAGE AREA	40.3%

UNDERGROUND LOCATOR SERVICE
 CALL BEFORE YOU DIG!
 1-800-424-5555

DATE	APRIL 2023 (2ND SUB)
DESIGNED	SHERI H. MURATA, P.E.
DRAWN	JOCelyn R. CASEMANS
APPROVED	SHERI H. MURATA, P.E.
PROJECT MANAGER	SHERI H. MURATA, P.E.
SHEET	1
OF	3
PROJECT NUMBER	22293

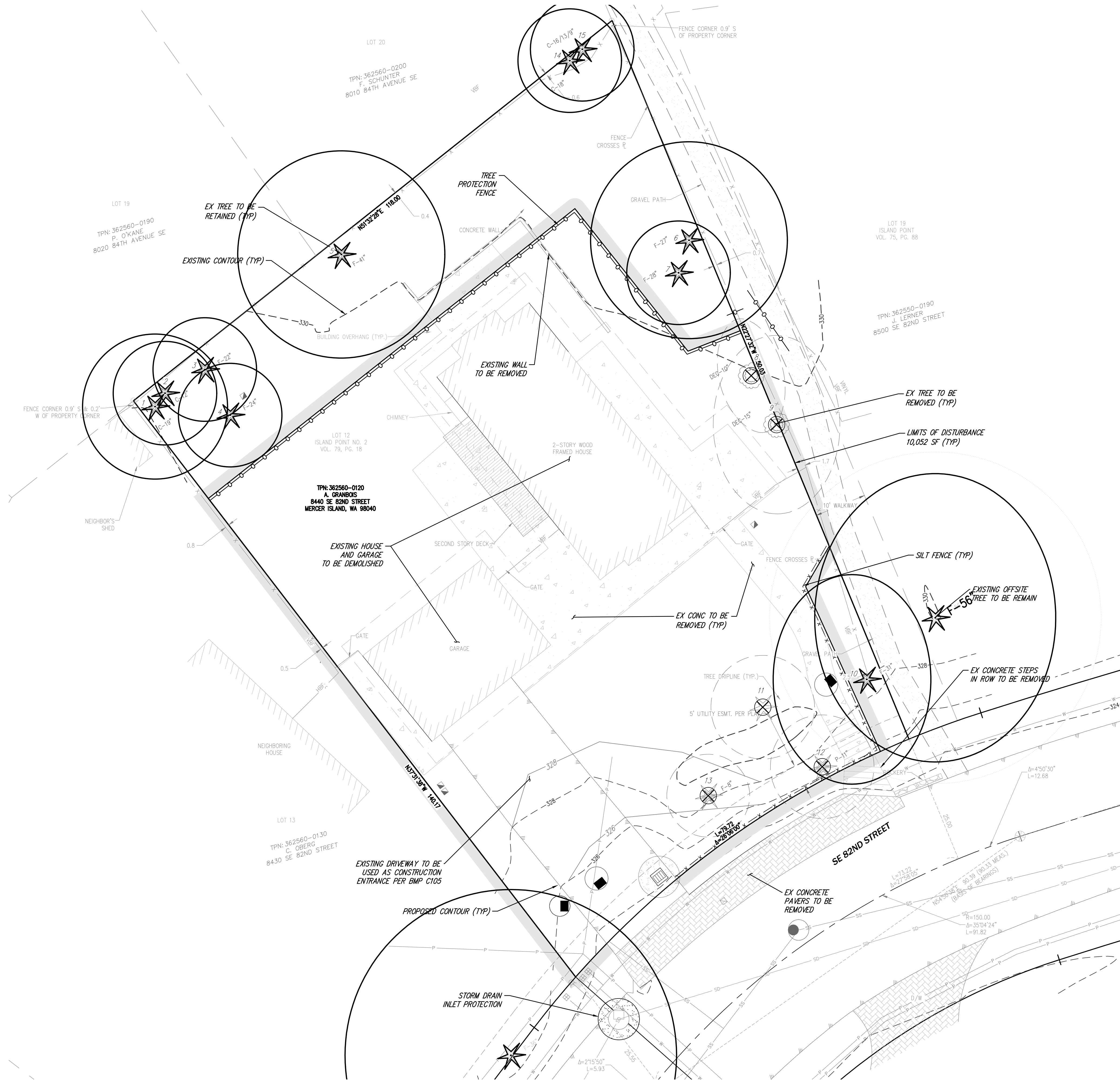
DATE 5/30/23
 REVISIONS 7/10/23
 NO. 1 CITY COMMENTS FOOTPRINT REVISION
 NO. 2 CITY COMMENTS FOOTPRINT REVISION

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.865.7877

UTILITY PLAN
GRANBOIS CUSTOM
TCHC, LLC. (BDA: BDR CUSTOM)

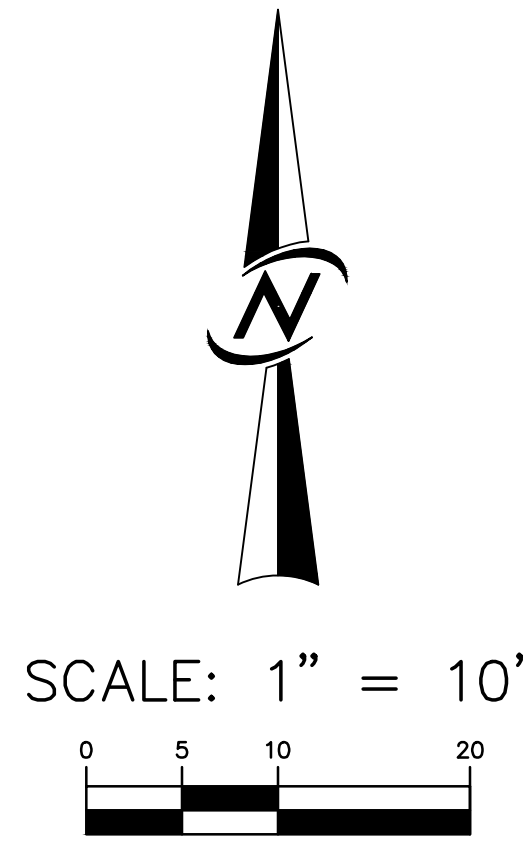
4/29/2024 1:09 PM - A - 22293 (ENGINEERING FINAL) SHEETS 22293 - UP.DWG



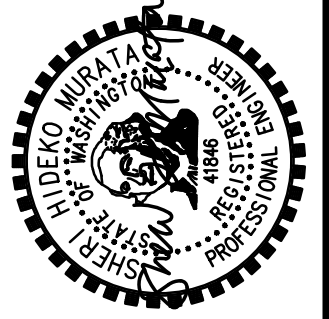
LEGEND

- ⊕ FOUND SURVEY MONUMENT, AS NOTED
- FOUND SURVEY MARKER, AS NOTED
- SEWER MANHOLE
- ⊖ CATCH BASIN TYPE I
- ⊖ CATCH BASIN TYPE II
- ⊖ FIRE HYDRANT
- ⊖ WATER METER
- ⊖ IRRIGATION METER
- ⊖ POWER TRANSFORMER
- ⊖ TELEPHONE PEDESTAL
- ⊖ TV PEDESTAL
- ⊖ MAILBOX KIOSK
- ⊖ EVERGREEN TREE
- ⊖ DECIDUOUS TREE
- F FIR
- C CEDAR
- P PINE
- DEC DECIDUOUS
- P PROPERTY LINE
- D/W DRIVEWAY
- VBF VERTICAL BOARD FENCE
- HBF HORIZONTAL BOARD FENCE
- SS SEWER LINE
- SD STORM DRAINAGE LINE
- W WATER LINE
- UW UNDERGROUND POWER LINE
- F FENCE LINE
- EA EDGE OF ASPHALT
- CONCRETE
- GRAVEL
- BRICK

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555



NO.	REVISIONS	DATE
1	CITY COMMENTS, FOOTPRINT REVISION	5/30/23
2		7/10/23



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

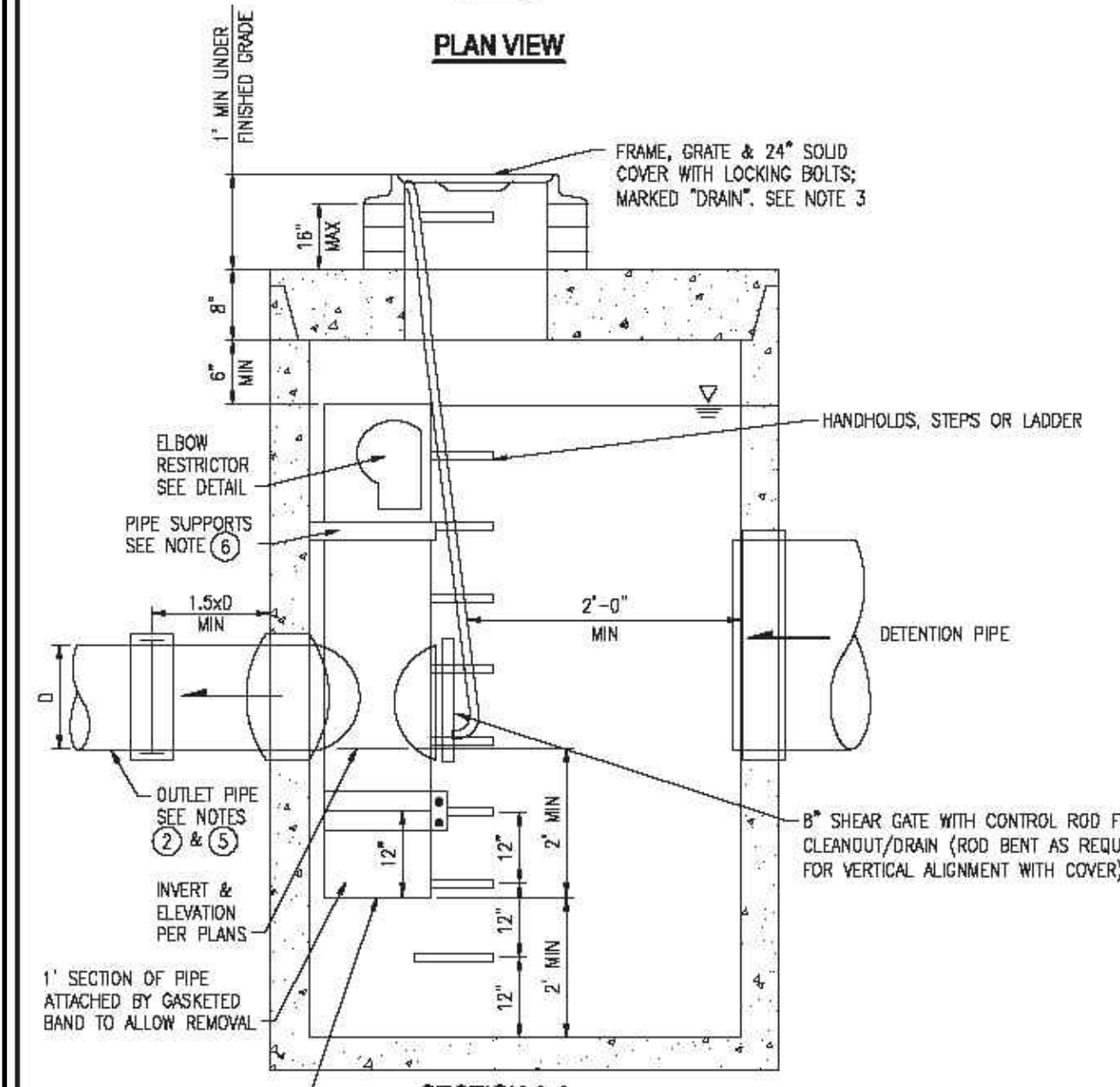
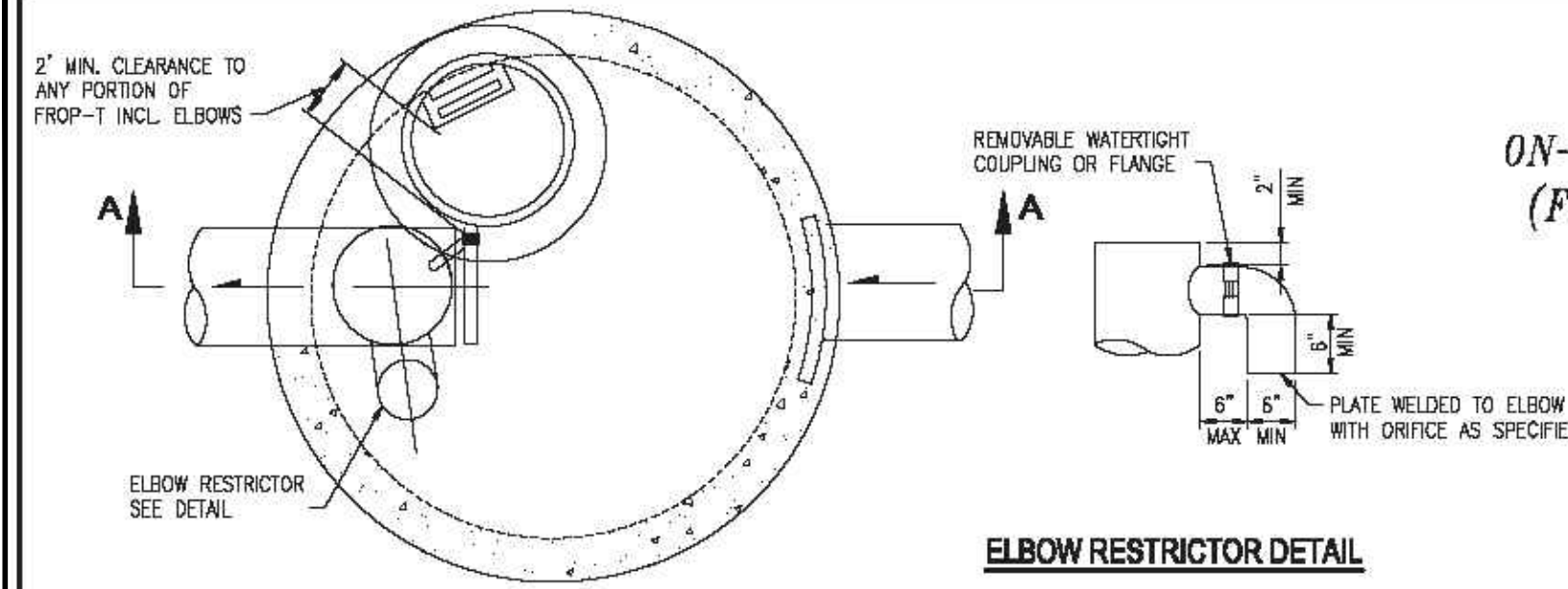


TESC PLAN
GRANBOIS CUSTOM
TCHC, LLC. (BDA: BDR CUSTOM)
P.O. BOX 50208
BELLEVUE, WA 98015

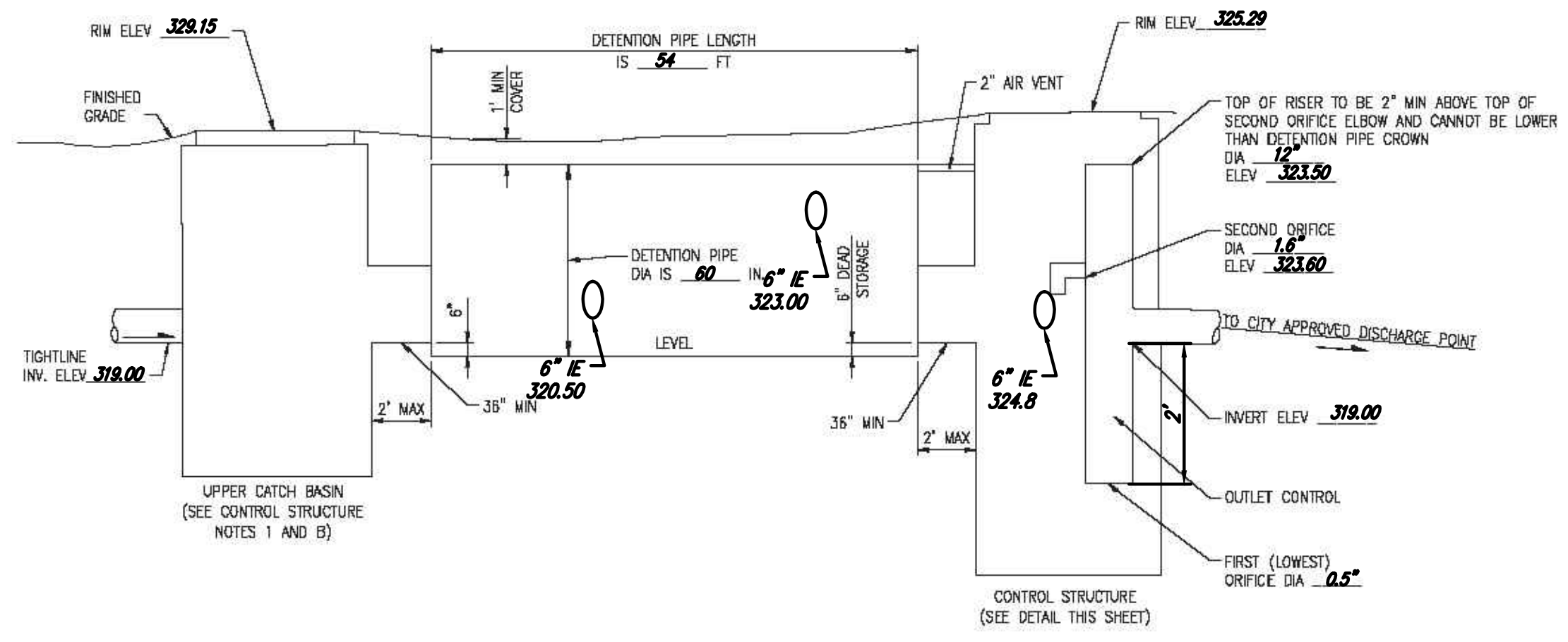
DATE	APRIL 2023 (2ND SUB)
DESIGNED	SHERI H. MURATA, P.E.
DRAWN	JOCELYN R. CASENMS
APPROVED	SHERI H. MURATA, P.E.
	SHERI H. MURATA, P.E.
	PROJECT MANAGER

SHEET	OF
2	3
PROJECT NUMBER	
22293	

ATTACHMENT 1
CITY OF MERCER ISLAND
ON-SITE DETENTION SYSTEM WORKSHEET
(FOR NEW PLUS REPLACED IMPERVIOUS
AREA OF 9,500 SF OR LESS)



OWNER: **ANDREW AND TRACI GRANBOIS** ADDRESS: **8440 SE 82ND ST. MERCER ISLAND, WA 98040** PREPARED BY: **SHERI MURATA, P.E.**
 PERMIT #: _____ PHONE: **425-885-7877** DATE: **6/5/23**
 NEW PLUS REPLACED IMPERVIOUS SURFACE AREA (SF): **9,570 SF** DETENTION PIPE DIA (INCH): **60** DETENTION PIPE LENGTH (FT): **54** ORIFICE #1 DIA **0.5\"/>**



ON-SITE DETENTION SYSTEM
NOT TO SCALE (ENGINEER TO FILL IN BLANKS)

- ON-SITE DETENTION SYSTEM NOTES:**
- CALL DEVELOPMENT SERVICES (206-275-7805) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
 - RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
 - PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.05 OF THE WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING: LINED CORRUGATED POLYETHYLENE PIPE (LOPE), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M36), CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.
 - FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.

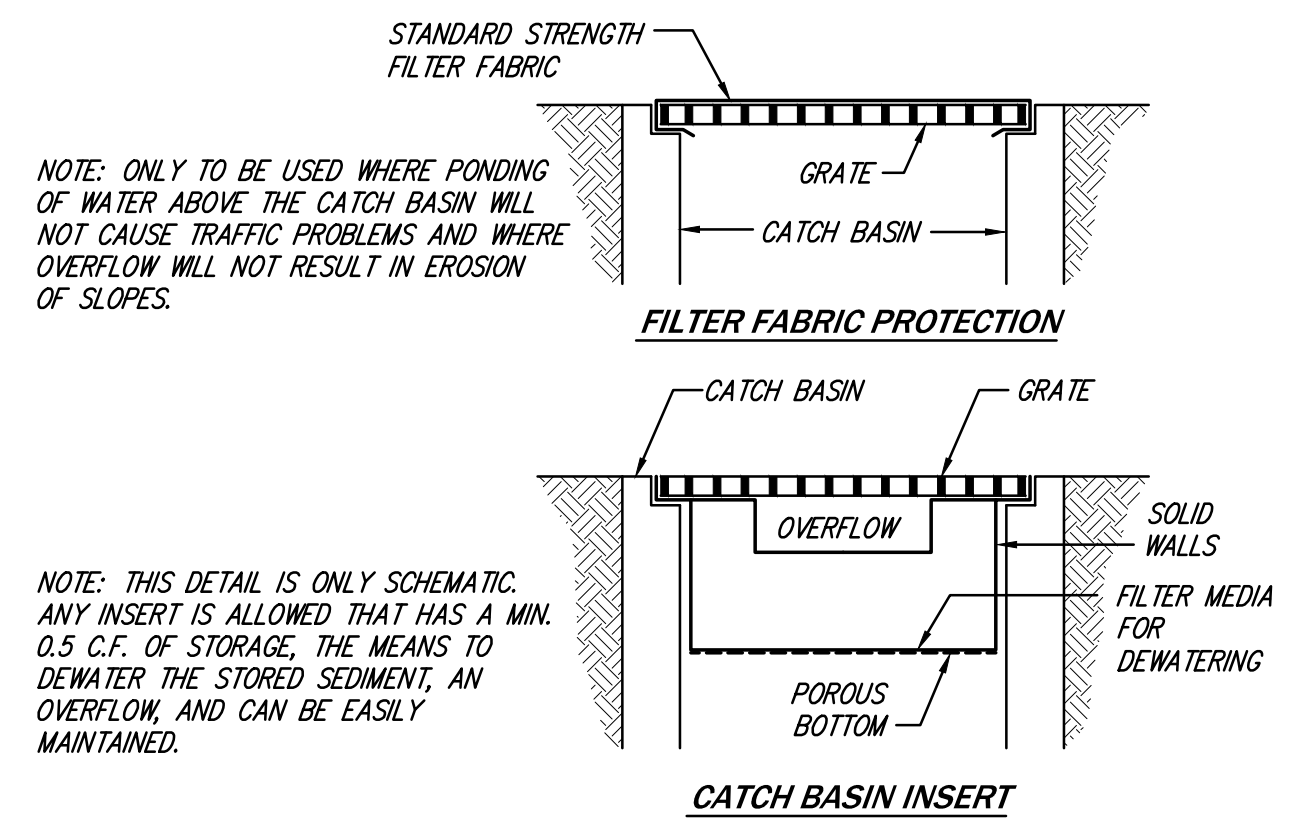
- CONTROL STRUCTURE NOTES:**
- USE A MINIMUM OF A 54 IN. DIAM. TYPE 2 CATCH BASIN. THE ACTUAL SIZE IS DEPENDENT ON CONNECTING PIPE MATERIAL AND DIAMETER.
 - OUTLET PIPE: MIN. 6 INCH.
 - METAL PARTS: CORROSION RESISTANT, NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
 - FRAME AND LADDER OR STEPS OFFSET SO:
 - CLEANOUT GATE IS VISIBLE FROM TOP;
 - CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE;
 - FRAME IS CLEAR OF CURB.
 - IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.
 - PROVIDE AT LEAST ONE 3 X 0.690 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3'-0\"/>

(SEE BMP 15.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH IN THE 2014 DOE MANUAL FOR THE FULL DESIGN REQUIREMENT)

SOIL RETENTION
 RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

SOIL QUALITY
 ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

- A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
- MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL
- USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
 - THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BIORETENTION (BMP 17.30), WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
 - CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A.) ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173-350-220.



NOTE: ONLY TO BE USED WHERE PONDING OF WATER ABOVE THE CATCH BASIN WILL NOT CAUSE TRAFFIC PROBLEMS AND WHERE OVERFLOW WILL NOT RESULT IN EROSION OF SLOPES.

NOTE: THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 C.F. OF STORAGE. THE MEANS TO DEWATER THE STORED SEDIMENT, AN OVERFLOW, AND CAN BE EASILY MAINTAINED.

- MAINTENANCE STANDARDS**
- ANY ACCUMULATED SEDIMENT ON OR AROUND THE FILTER FABRIC PROTECTION SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AND ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON-SITE OR HAULED OFF-SITE.
 - ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE SEDIMENT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.
 - REGULAR MAINTENANCE IS CRITICAL FOR BOTH FORMS OF CATCH BASIN PROTECTION. UNLIKE MANY FORMS OF PROTECTION THAT FAIL GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUDDENLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.

FILTER FABRIC PROTECTION FOR CB'S

NO SCALE

TREE PROTECTION AREA (TPZ)

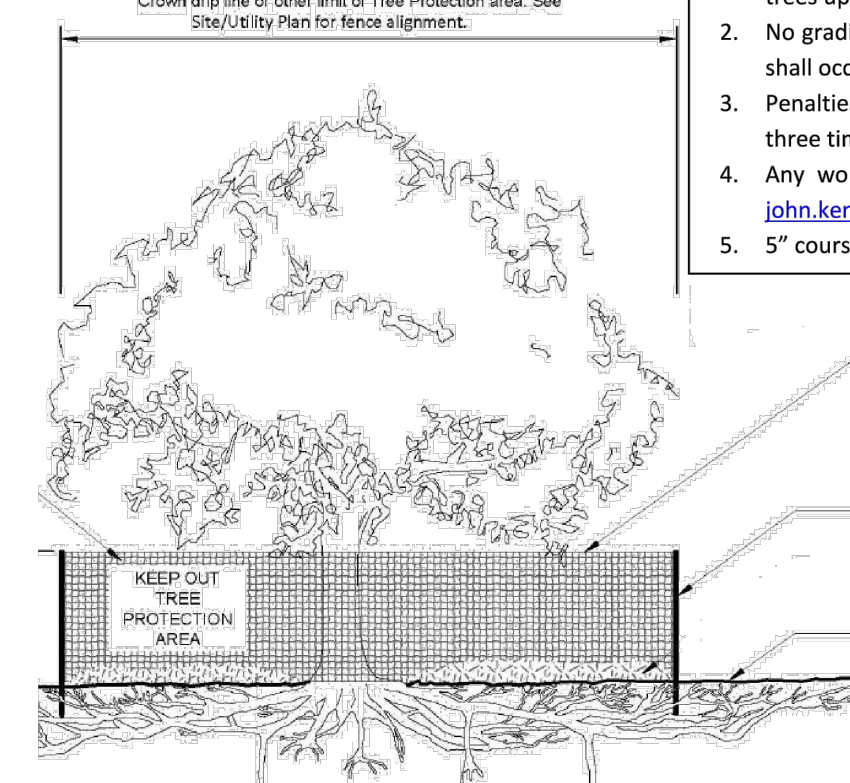
KEEP OUT!

DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

- Correction Notices or Stop Work Orders until compliance is achieved
- RE Inspection Fees/financial penalties
- Arborist reports recommending mitigation

- Notes**
- No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
 - No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
 - Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
 - Any work in approved TPZ must be with the permission of the City Arborist (206) 275-7713, john.kennedy@mercergov.org.
 - 5" course woodchips within the tree protection zone, but not against the tree trunk.

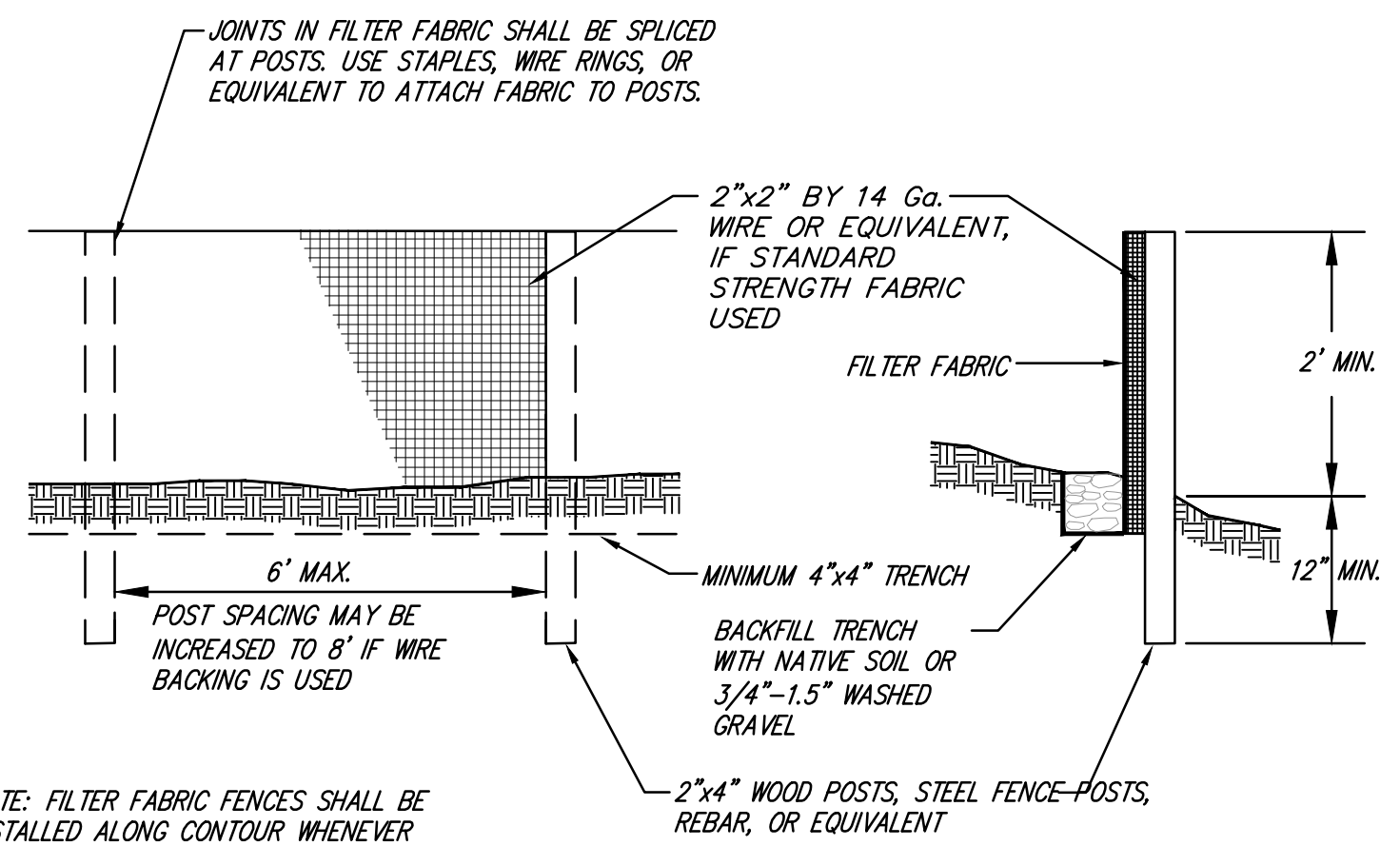


Tree protection fence: 4-6" chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indication on the plans

Any Work in the protected area must be with the permission of the City Arborist john.kennedy@mercergov.org



NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE

FILTER FABRIC FENCE DETAIL

NO SCALE

UNDERGROUND LOCATOR SERVICE
 CALL BEFORE YOU DIG!
 1-800-424-5555

DATE	APRIL 2023 (2ND SUB)	DESIGNED	SHERI H. MURATA, P.E.
DATE	5/30/23	DRAWN	JOCELYN R. CASEMANS
REVISIONS		APPROVED	SHERI H. MURATA, P.E.
NO.		PROJECT MANAGER	SHERI H. MURATA, P.E.
1	CITY COMMENTS, FOOTPRINT REVISION		
2	CITY COMMENTS		

DATE: 7/10/23

CITY COMMENTS, FOOTPRINT REVISION

CITY COMMENTS

PROJECT MANAGER

APRIL 2023 (2ND SUB)

SHERI H. MURATA, P.E.

JOCELYN R. CASEMANS

SHERI H. MURATA, P.E.

SHERI H. MURATA, P.E.

PROJECT MANAGER

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

12100 NE 195th St, Suite 300, Bothell, WA 98015

425.885.7877

4/29/24

DETAILS
GRANBOIS CUSTOM
TCHC, LLC. (BDA: BDR CUSTOM)
P.O. BOX 50208
BELLEVUE, WA 98015

SHEET 3 OF 3

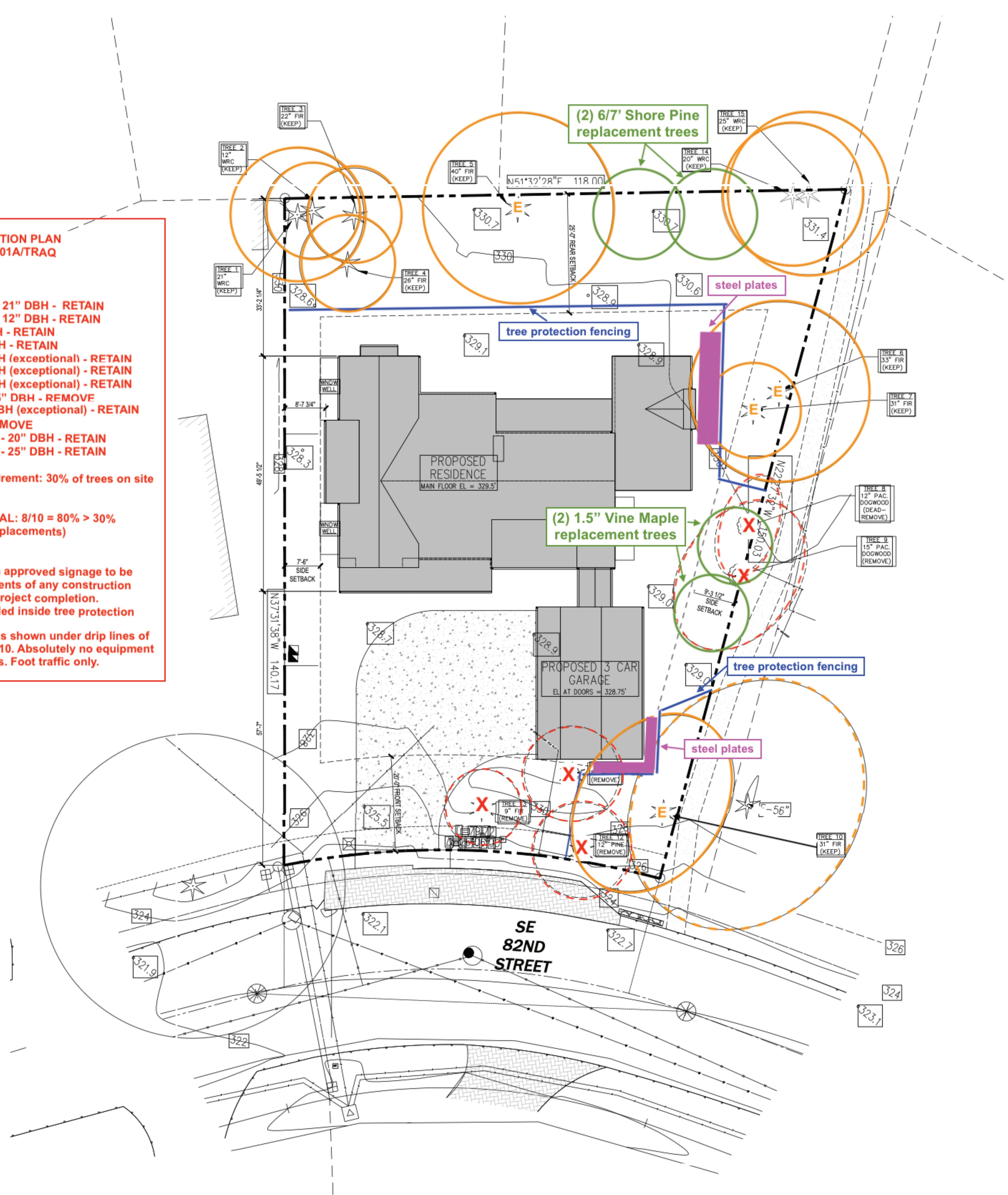
PROJECT NUMBER 22293

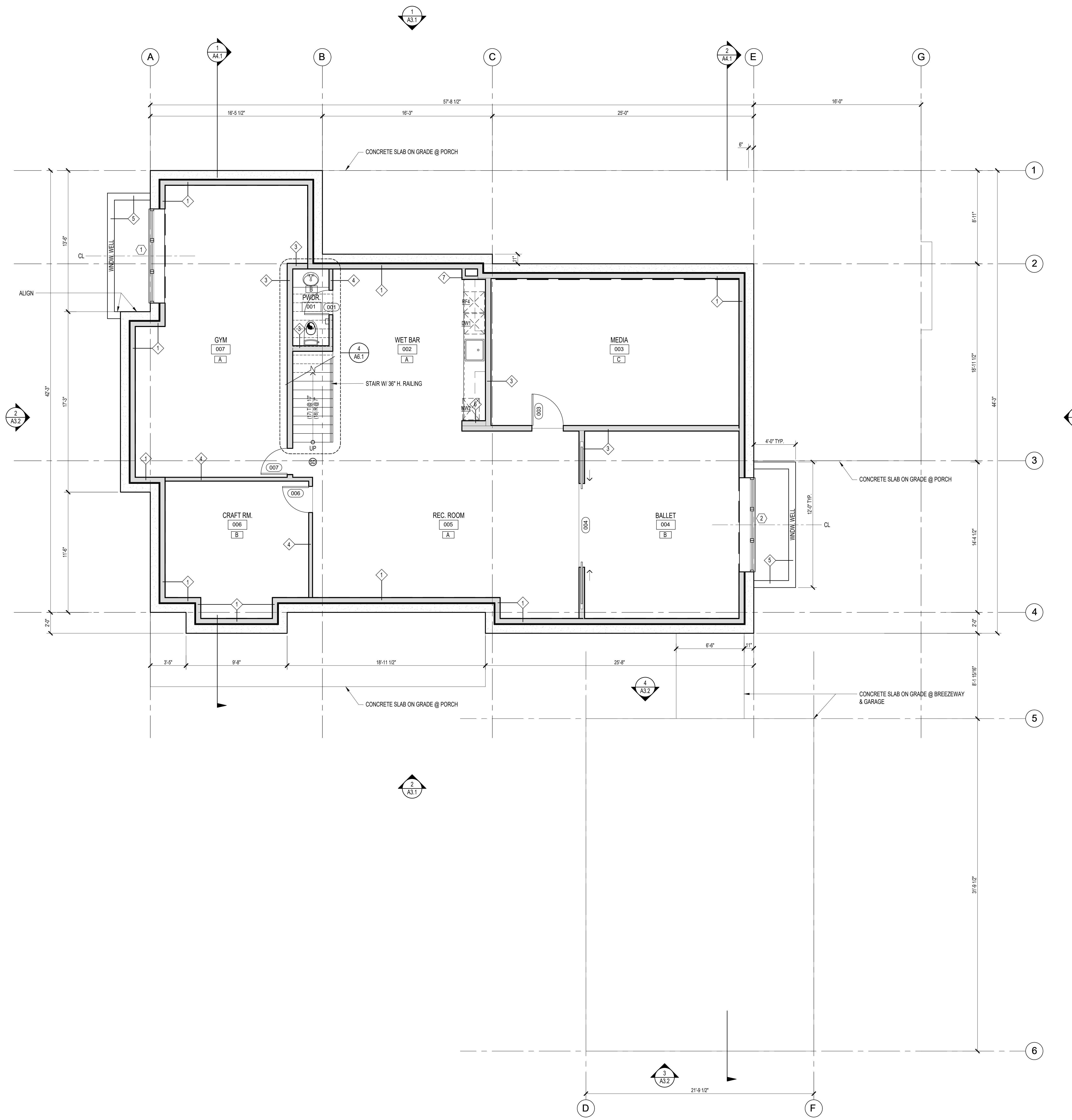
TREE RETENTION & PROTECTION PLAN
 Kim Ettari - ISA Arborist PN1301A/TRAQ
 Laughing Trees Landscapes

TREE LEGEND:
 Tree #1 - Western Red Cedar - 21" DBH - RETAIN
 Tree #2 - Western Red Cedar - 12" DBH - RETAIN
 Tree #3 - Douglas Fir - 22" DBH - RETAIN
 Tree #4 - Douglas Fir - 26" DBH - RETAIN
 Tree #5 - Douglas Fir - 40" DBH (exceptional) - RETAIN
 Tree #6 - Douglas Fir - 33" DBH (exceptional) - RETAIN
 Tree #7 - Douglas Fir - 31" DBH (exceptional) - RETAIN
 Tree #9 - Pacific Dogwood - 15" DBH - REMOVE
 Tree #10 - Douglas Fir - 31" DBH (exceptional) - RETAIN
 Tree #12 - Pine - 12" DBH - REMOVE
 Tree #14 - Western Red Cedar - 20" DBH - RETAIN
 Tree #15 - Western Red Cedar - 25" DBH - RETAIN

Mercer Island Retention Requirement: 30% of trees on site
 Trees to be retained: 10
 Trees to be removed: 2
TOTAL TREES AFTER REMOVAL: 8/10 = 80% > 30%
 (meets requirement with no replacements)

ARBORIST NOTES:
 1. Tree protection fencing with approved signage to be installed prior to commencements of any construction activities and to remain until project completion.
 2. 3-4" bark mulch to be installed inside tree protection areas.
 3. Steel plates to be installed as shown under drip lines of exceptional Trees #6, #7 and #10. Absolutely no equipment traffic permitted on steel plates. Foot traffic only.





1 FLOOR PLAN - BASEMENT LEVEL
1/4"=1'-0"

FLOOR PLAN NOTES

- ALL DIMENSIONS TO F.O. FRAMING U.N.O.
- ALL EXTERIOR WALLS TO BE TYPE 1. U.N.O. REFER TO ASSEMBLY LIST.
- ALL HANDRAILS TO BE 1 1/4" - 2" DIA. AND LOCATED 1 1/2" MIN. FROM ADJACENT WALL ON AT LEAST ONE SIDE OF STAIRS.
- ALL HANDRAILS TO BE 3/4" - 3/8" ABOVE STAIR NOSE.
- ALL GUARDRAILS TO BE 36" H. WITH 4" MAX. CLEAR SPACE BETWEEN INTERMEDIATES.
- ALL DOORS TO BE 4" FROM ADJACENT WALL TO INT. F.O. FINISHED JAMB U.N.O.
- PROVIDE SOLID BLOCKING AT ALL WALL MOUNTED ITEMS. LOCATIONS T.B.D. DURING FRAMING.
- STAIRS TO HAVE MAX RISER HGT. OF 7 7/8". MAX TREAD DEPTH OF 10" AND MIN. HEADROOM OF 80". MAX RISE OF STAIR 12'-0".

NEW CONSTRUCTION NOTES

- PATCH/REPAIR, PRIME & PAINT ALL EXISTING FINISHES TO REMAIN.
- PARTITIONS THAT ARE NOT DIMENSIONED ARE TO BE LOCATED FLUSH & SQUARE WITH THE EXISTING PARTITION OR CENTERLINE OF WINDOW MULLION AS SHOWN.
- WALLS THAT APPEAR TO ALIGN DO ALIGN. WALLS THAT APPEAR CENTERED ON COLUMNS OR MULLIONS ARE CENTERED ON COLUMNS OR MULLIONS.
- *ALIGN* MEANS TO ACCURATELY LOCATE THE FINISHED FACES IN THE SAME PLANE.
- DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION. U.N.O. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.
- NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. ALLOW TIME IN THE SCHEDULE FOR VERIFICATION OF THE LAYOUT BY THE ARCHITECT PRIOR TO INSTALLATION.
- ALL WORK SHALL BE ERECTED & INSTALLED PLUMB, LEVEL, SQUARE & TRUE.
- DIMENSIONS LOCATING DOORS ARE TO FINISHED OPENING. UON.
- ALL GLASS SHALL BE CLEAR TEMPERED GLASS, UNLESS OTHERWISE NOTED. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN AND POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.
- ALL CASEWORK CONSTRUCTION TO MEET AIA PREMIUM GRADE STANDARDS. ALL WOOD TO RECEIVE TRANSPARENT FINISH. FINISH IN ACCORDANCE W/ AIA STANDARDS SECTION 1500. SYSTEM PRECATALYZED LACQUER, TRANSPARENT OR BETTER. DO NOT USE MDF IN WET OR DAMP LOCATIONS. SUBMIT COMPLETE SHOP DRAWINGS FOR REVIEW & APPROVAL PRIOR TO FABRICATION.
- ALL MILLWORK TO BE FASTENED TO THE WALLS. PROVIDE NON-COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT.
- VERIFY LOCATION OF ALL DEVICES (OUTLETS, SWITCHES, HORNS, STROBES, THERMOSTATS, ETC.) PRIOR TO CONNECTION AT ROUGH-IN. NO DEVICE SHALL BE LOCATED IN WALLS OR CEILINGS TO RECEIVE WALLCOVERINGS OR OTHER SPECIALTY PAINTS & /OR FINISHES.
- PER M1504.3 ANY NEW EXHAUST AIR SHALL VENT DIRECTLY TO EXTERIOR OF THE BUILDING.

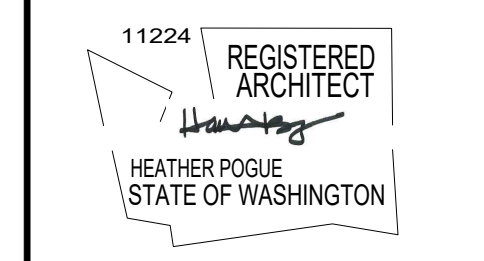
FLOOR PLAN LEGEND

- MIN 50 CFM FAN, VENT TO OUTSIDE
- INTERMITTENT WHOLE HOUSE FAN - SEE COVER SHEET FOR SIZE & RUN TIME
- SMOKE/CO COMBO DETECTOR, INTERCONNECTED & HARD WIRED W/ BATTERY BACKUP

JEUNESSE ARCHITECTS
 7811 GREENWOOD AVE. N. #4110 SEATTLE, WA 98103
 P. 206.457.7966 | www.jeunessearchitects.com

The Granbols Residence
 8440 SE 8th Street
 MERCER ISLAND, WA 98040
 JA PROJECT NUMBER: 202314

©Jeunesse Architects LLC 2017
 These documents have been prepared specifically for the above-named project. They are not suitable for use on other projects, or in other locations, and/or without the approval and participation of the Architect.

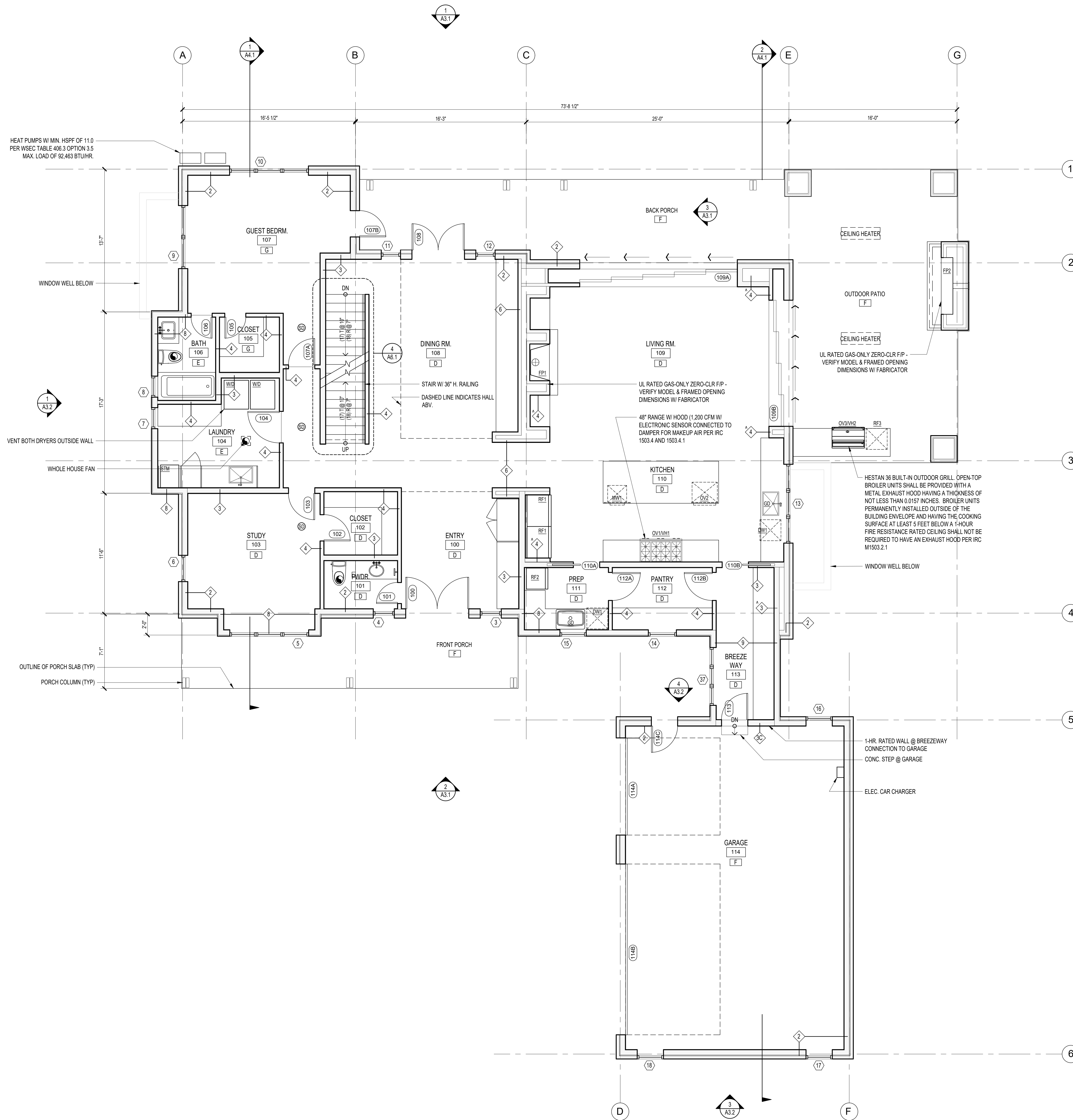


REVISION: _____ DATE: _____
 PERMIT REVISION: 04/29/24

PERMIT SET
 04/07/2023

BASEMENT FLOOR PLAN

A2.1



FLOOR PLAN NOTES

- ALL DIMENSIONS TO F.O. FRAMING U.N.O.
- ALL EXTERIOR WALLS TO BE TYPE 1, U.N.O. REFER TO ASSEMBLY LIST.
- ALL HANDRAILS TO BE 1 1/4" - 2" DIA. AND LOCATED 1 1/2" MIN. FROM ADJACENT WALL ON AT LEAST ONE SIDE OF STAIRS.
- ALL HANDRAILS TO BE 34" - 38" ABOVE STAIR NOSE.
- ALL GUARDRAILS TO BE 36" H. WITH 4" MAX. CLEAR SPACE BETWEEN INTERMEDIATES.
- ALL DOORS TO BE 4" FROM ADJACENT WALL TO INT. F.O. FINISHED JAMB U.N.O.
- PROVIDE SOLID BLOCKING AT ALL WALL MOUNTED ITEMS. LOCATIONS T.B.D. DURING FRAMING.
- STAIRS TO HAVE MAX RISER HGT. OF 7.75". MAX TREAD DEPTH OF 10" AND MIN. HEADROOM OF 80". MAX RISE OF STAIR 12'-0".

NEW CONSTRUCTION NOTES

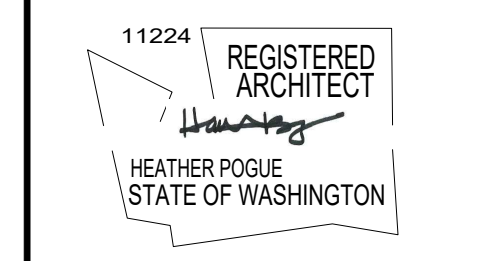
- PATCH/REPAIR, PRIME & PAINT ALL EXISTING FINISHES TO REMAIN.
- PARTITIONS THAT ARE NOT DIMENSIONED ARE TO BE LOCATED FLUSH & SQUARE WITH THE EXISTING PARTITION OR CENTERLINE OF WINDOW MULLION AS SHOWN.
- WALLS THAT APPEAR TO ALIGN DO ALIGN. WALLS THAT APPEAR CENTERED ON COLUMNS OR MULLIONS ARE CENTERED ON COLUMNS OR MULLIONS.
- *ALIGN* MEANS TO ACCURATELY LOCATE THE FINISHED FACES IN THE SAME PLANE.
- DIMENSIONS MARKED = MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION. U.N.O. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.
- NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. ALLOW TIME IN THE SCHEDULE FOR VERIFICATION OF THE LAYOUT BY THE ARCHITECT PRIOR TO INSTALLATION.
- ALL WORK SHALL BE ERECTED & INSTALLED PLUMB, LEVEL, SQUARE & TRUE.
- DIMENSIONS LOCATING DOORS ARE TO FINISHED OPENING. U.N.O.
- ALL GLASS SHALL BE CLEAR TEMPERED GLASS, UNLESS OTHERWISE NOTED. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN AND POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.
- ALL CASEWORK CONSTRUCTION TO MEET AIA PREMIUM GRADE STANDARDS. ALL WOOD TO RECEIVE TRANSPARENT FINISH. FINISH IN ACCORDANCE W/ AIA STANDARDS. SECTION 1500. SYSTEM PRECATALYZED LACQUER, TRANSPARENT OR BETTER. DO NOT USE MDF IN WET OR DAMP LOCATIONS. SUBMIT COMPLETE SHOP DRAWINGS FOR REVIEW & APPROVAL PRIOR TO FABRICATION.
- ALL MILLWORK TO BE FASTENED TO THE WALLS. PROVIDE NON-COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT.
- VERIFY LOCATION OF ALL DEVICES (OUTLETS, SWITCHES, HORNS, STROBES, THERMOSTATS, ETC.) PRIOR TO CONNECTION AT ROUGH-IN. NO DEVICE SHALL BE LOCATED IN WALLS OR CEILINGS TO RECEIVE WALLCOVERINGS OR OTHER SPECIALTY PAINTS & /OR FINISHES.
- PER M1504.3 ANY NEW EXHAUST AIR SHALL VENT DIRECTLY TO EXTERIOR OF THE BUILDING.

1 FLOOR PLAN - MAIN LEVEL
1/4"=1'-0"

JEUNESSE ARCHITECTS
 7811 GREENWOOD AVE. N. #4110 SEATTLE, WA 98103
 P. 206.457.7966 | WWW.JEUNESSEARCHITECTS.COM

The Granbois Residence
 8440 SE 8th Street
 MERCER ISLAND, WA 98040
 JA PROJECT NUMBER: 202314

©Jeunesse Architects LLC 2017
 These documents have been prepared specifically for the above-named project. They are not suitable for use on other projects, or in other locations, and/or without the approval and participation of the Architect.



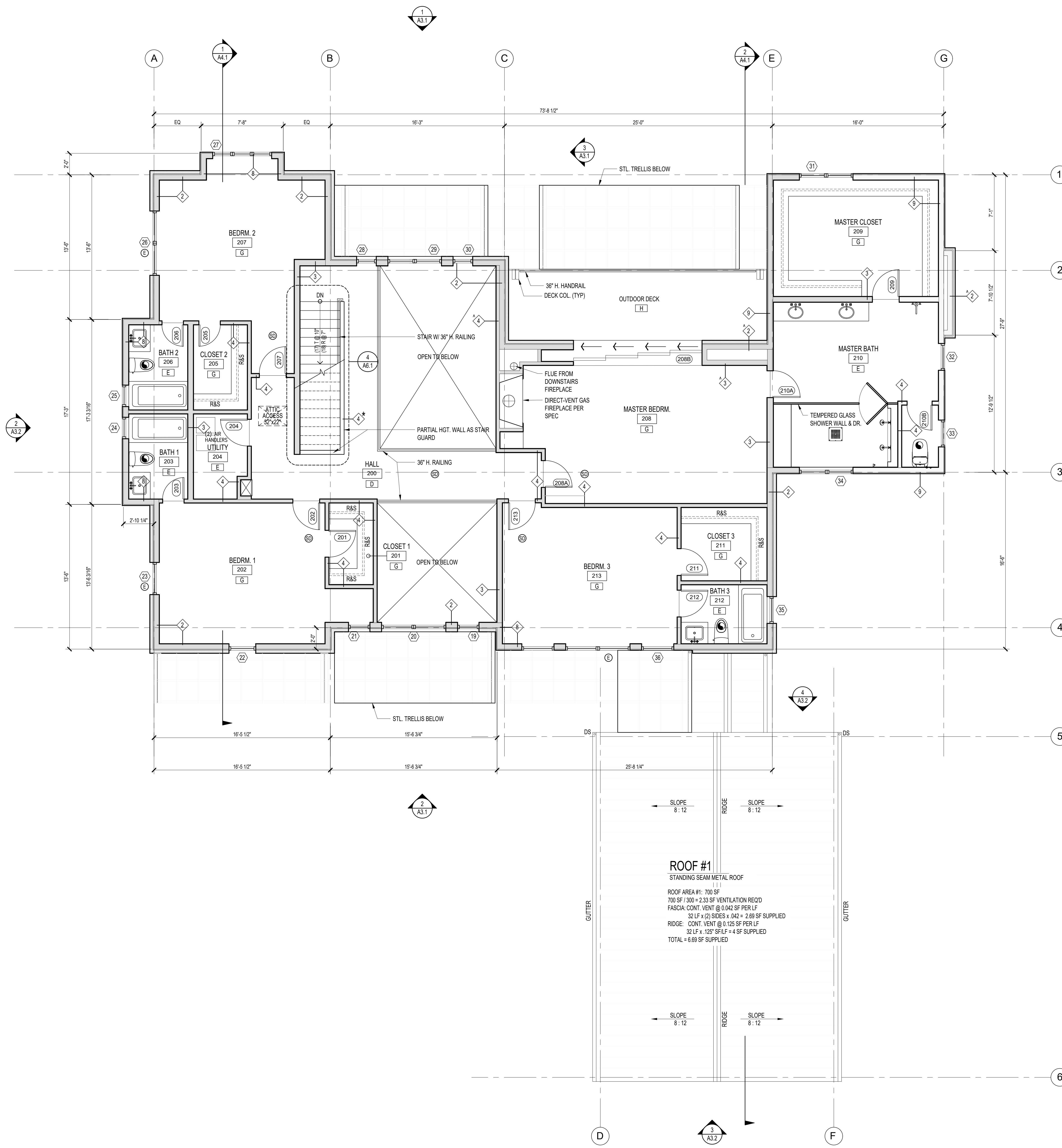
REVISION: DATE:
 PERMIT REVISION: 04/29/24

FLOOR PLAN LEGEND

- MIN 50 CFM FAN, VENT TO OUTSIDE
- INTERMITTENT WHOLE HOUSE FAN - SEE COVER SHEET FOR SIZE & RUN TIME
- SMOKE/CO COMBO DETECTOR, INTERCONNECTED & HARD WIRED W/ BATTERY BACKUP

PERMIT SET
 04/07/2023
MAIN LEVEL FLOOR PLAN

A2.2



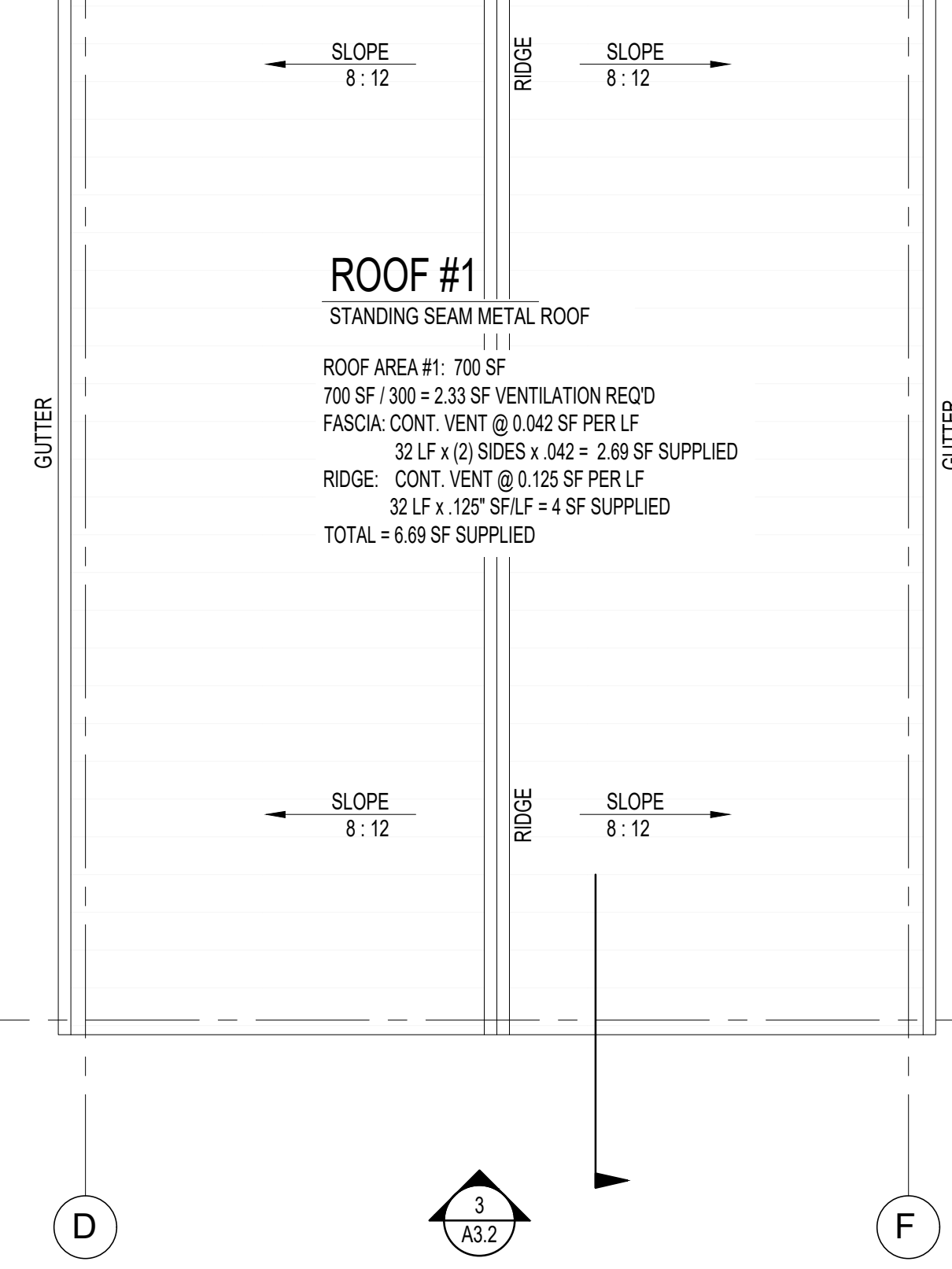
1 FLOOR PLAN - UPPER LEVEL
1/4"=1'-0"

FLOOR PLAN NOTES

- ALL DIMENSIONS TO F.O. FRAMING U.N.O.
- ALL EXTERIOR WALLS TO BE TYPE 1. U.N.O. REFER TO ASSEMBLY LIST.
- ALL HANDRAILS TO BE 1 1/4" - 2" DIA. AND LOCATED 1 1/2" MIN. FROM ADJACENT WALL ON AT LEAST ONE SIDE OF STAIRS.
- ALL HANDRAILS TO BE 3/4" - 3/8" ABOVE STAIR NOSE.
- ALL GUARDRAILS TO BE 36" H. WITH 4" MAX. CLEAR SPACE BETWEEN INTERMEDIATES.
- ALL DOORS TO BE 4" FROM ADJACENT WALL TO INT. F.O. FINISHED JAMB U.N.O.
- PROVIDE SOLID BLOCKING AT ALL WALL MOUNTED ITEMS. LOCATIONS T.B.D. DURING FRAMING.
- STAIRS TO HAVE MAX RISER HGT. OF 7 7/8". MAX TREAD DEPTH OF 10" AND MIN. HEADROOM OF 80". MAX RISE OF STAIR 12'-0".

NEW CONSTRUCTION NOTES

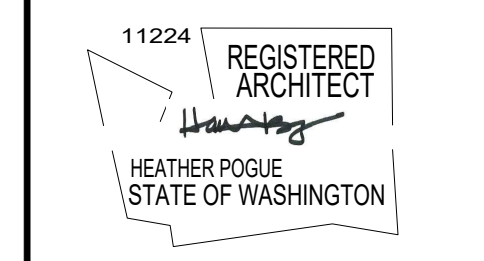
- PATCH/REPAIR, PRIME & PAINT ALL EXISTING FINISHES TO REMAIN.
- PARTITIONS THAT ARE NOT DIMENSIONED ARE TO BE LOCATED FLUSH & SQUARE WITH THE EXISTING PARTITION OR CENTERLINE OF WINDOW MULLION AS SHOWN.
- WALLS THAT APPEAR TO ALIGN DO ALIGN. WALLS THAT APPEAR CENTERED ON COLUMNS OR MULLIONS ARE CENTERED ON COLUMNS OR MULLIONS.
- 'ALIGN' MEANS TO ACCURATELY LOCATE THE FINISHED FACES IN THE SAME PLANE.
- DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION. U.N.O. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.
- NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. ALLOW TIME IN THE SCHEDULE FOR VERIFICATION OF THE LAYOUT BY THE ARCHITECT PRIOR TO INSTALLATION.
- ALL WORK SHALL BE ERECTED & INSTALLED PLUMB, LEVEL, SQUARE & TRUE.
- DIMENSIONS LOCATING DOORS ARE TO FINISHED OPENING. U.N.
- ALL GLASS SHALL BE CLEAR TEMPERED GLASS, UNLESS OTHERWISE NOTED. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN AND POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.
- ALL CASEWORK CONSTRUCTION TO MEET AWP PREMIUM GRADE STANDARDS. ALL WOOD TO RECEIVE TRANSPARENT FINISH. FINISH IN ACCORDANCE W/ AWP STANDARDS. SECTION 1500. SYSTEM PRECATALYZED LACQUER, TRANSPARENT OR BETTER. DO NOT USE MDF IN WET OR DAMP LOCATIONS. SUBMIT COMPLETE SHOP DRAWINGS FOR REVIEW & APPROVAL PRIOR TO FABRICATION.
- ALL MILLWORK TO BE FASTENED TO THE WALLS. PROVIDE NON-COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT.
- VERIFY LOCATION OF ALL DEVICES (OUTLETS, SWITCHES, HORNS, STROBES, THERMOSTATS, ETC.) PRIOR TO CONNECTION AT ROUGH-IN. NO DEVICE SHALL BE LOCATED IN WALLS OR CEILINGS TO RECEIVE WALLCOVERINGS OR OTHER SPECIALTY PAINTS & /OR FINISHES.
- PER M1504.3 ANY NEW EXHAUST AIR SHALL VENT DIRECTLY TO EXTERIOR OF THE BUILDING.



JEUNESSE ARCHITECTS
 7811 GREENWOOD AVE. N. #4119 SEATTLE, WA 98103
 P. 206.457.7966 | WWW.JEUNESSEARCHITECTS.COM

The Granbois Residence
 8440 SE 8th Street
 MERCER ISLAND, WA 98040
 JA PROJECT NUMBER: 202314

©Jeunesse Architects LLC 2017
 These documents have been prepared specifically for the above-named project. They are not suitable for use on other projects, or in other locations, and/or without the approval and participation of the Architect.



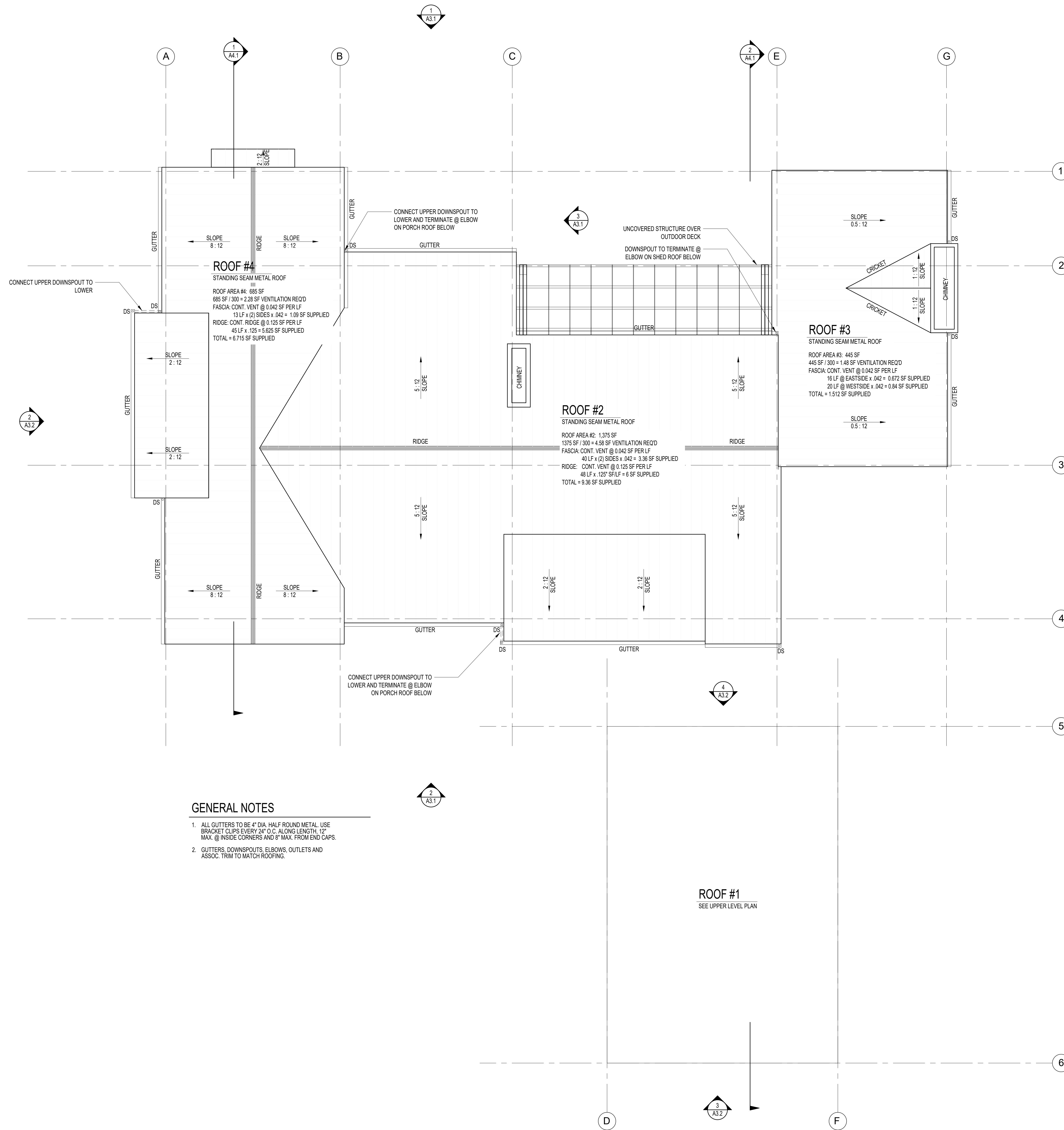
REVISION: _____ DATE: _____
 PERMIT REVISION: 04/29/24

FLOOR PLAN LEGEND

- MIN 50 CFM FAN, VENT TO OUTSIDE
- INTERMITTENT WHOLE HOUSE FAN - SEE COVER SHEET FOR SIZE & RUN TIME
- SMOKE/CO COMBO DETECTOR, INTERCONNECTED & HARD WIRED W/ BATTERY BACKUP
- EGRESS WINDOW

PERMIT SET
 04/07/2023
UPPER LEVEL FLOOR PLAN

A2.3



- GENERAL NOTES**
1. ALL GUTTERS TO BE 4" DIA. HALF ROUND METAL. USE BRACKET CLIPS EVERY 24" O.C. ALONG LENGTH. 12" MAX. @ INSIDE CORNERS AND 8" MAX. FROM END CAPS.
 2. GUTTERS, DOWNSPOUTS, ELBOWS, OUTLETS AND ASSOC. TRIM TO MATCH ROOFING.

1 ARCHITECTURAL ROOF PLAN
1/4"=1'-0"

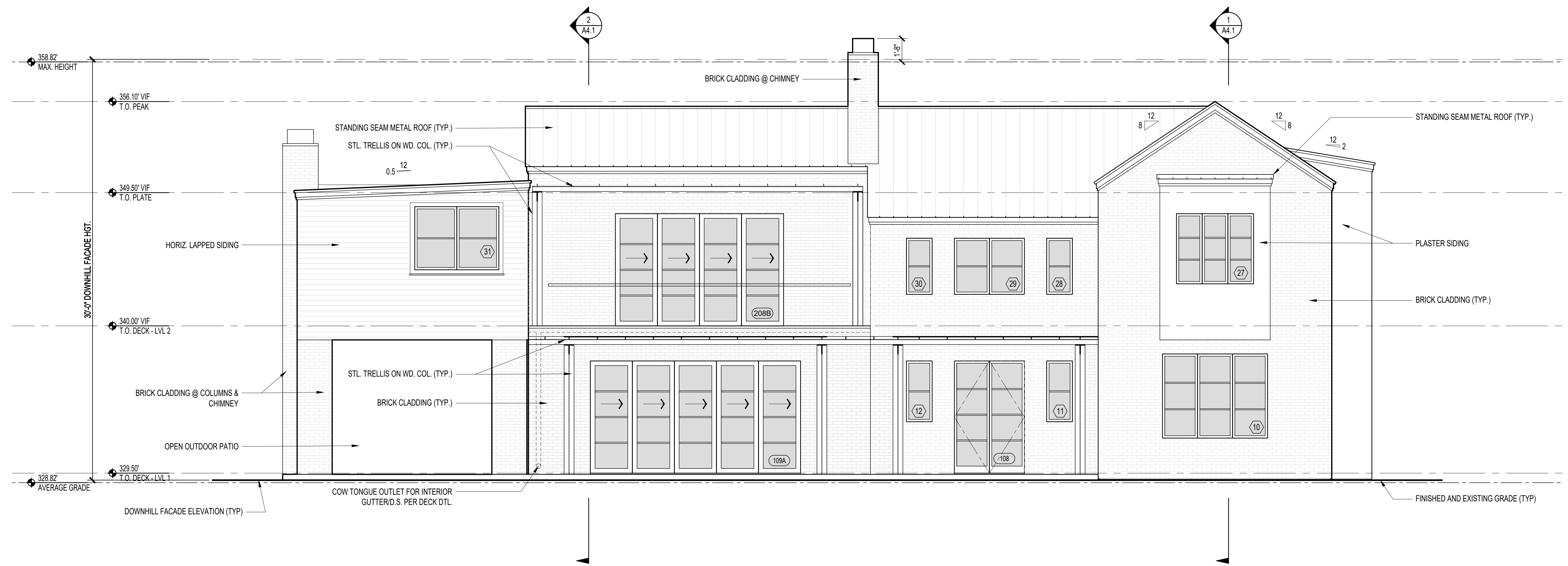
©Jeuennesse Architects LLC 2017
These documents have been prepared specifically for the above-named project. They are not suitable for use on other projects, or in other locations, and/or without the approval and participation of the Architect.

11224 REGISTERED ARCHITECT
HEATHER POGUE
STATE OF WASHINGTON

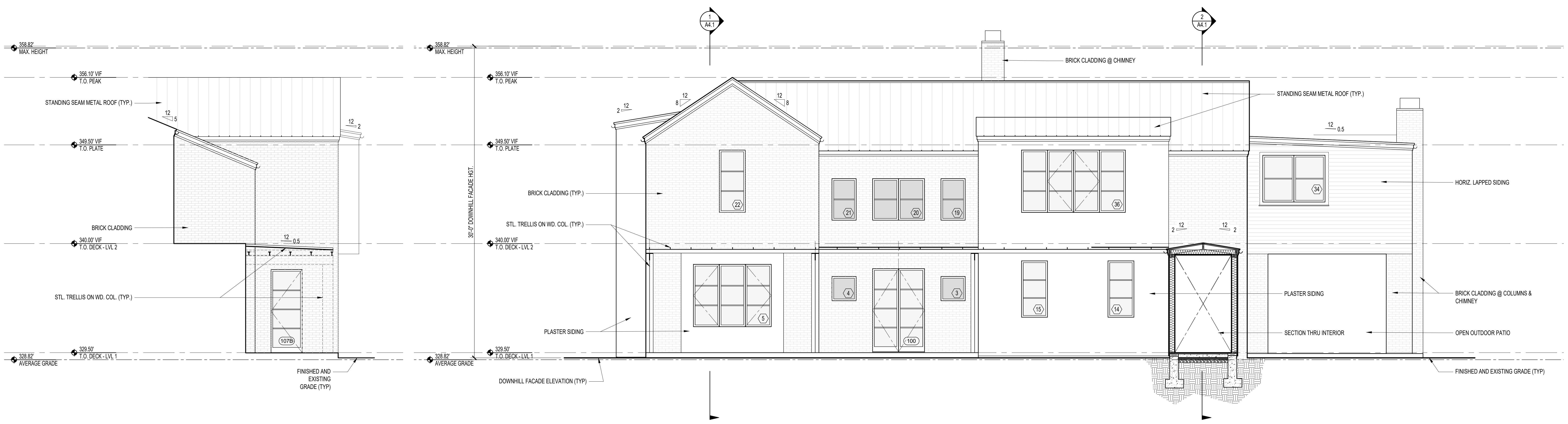
REVISION DATE
 A PERMIT REVISION . 04/29/24

PERMIT SET
04/07/2023

ROOF PLAN
A2.4

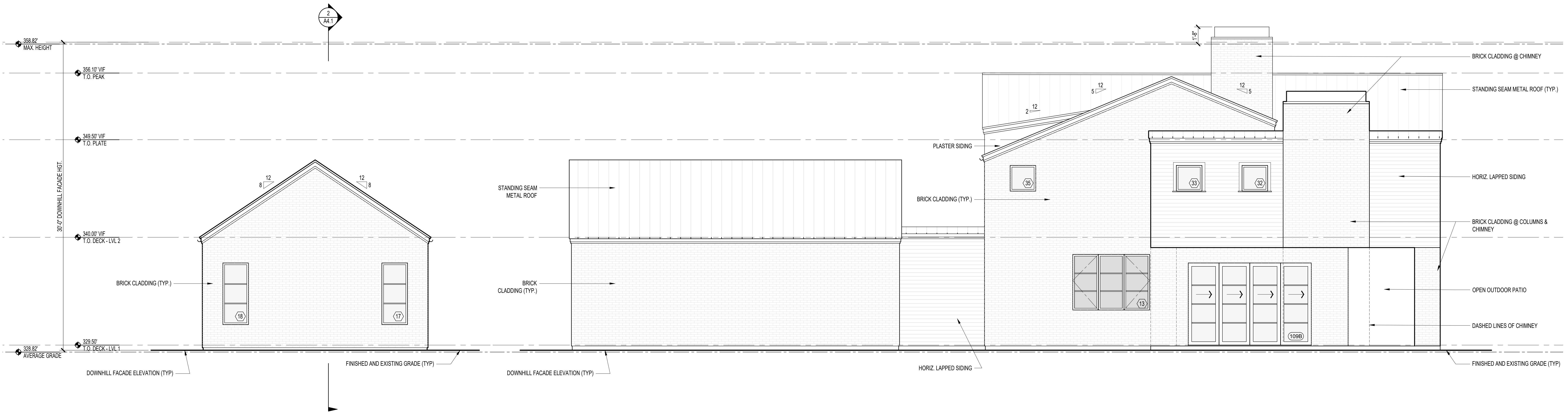


1 PROPOSED ELEVATION - NORTH
1/4"=1'-0"



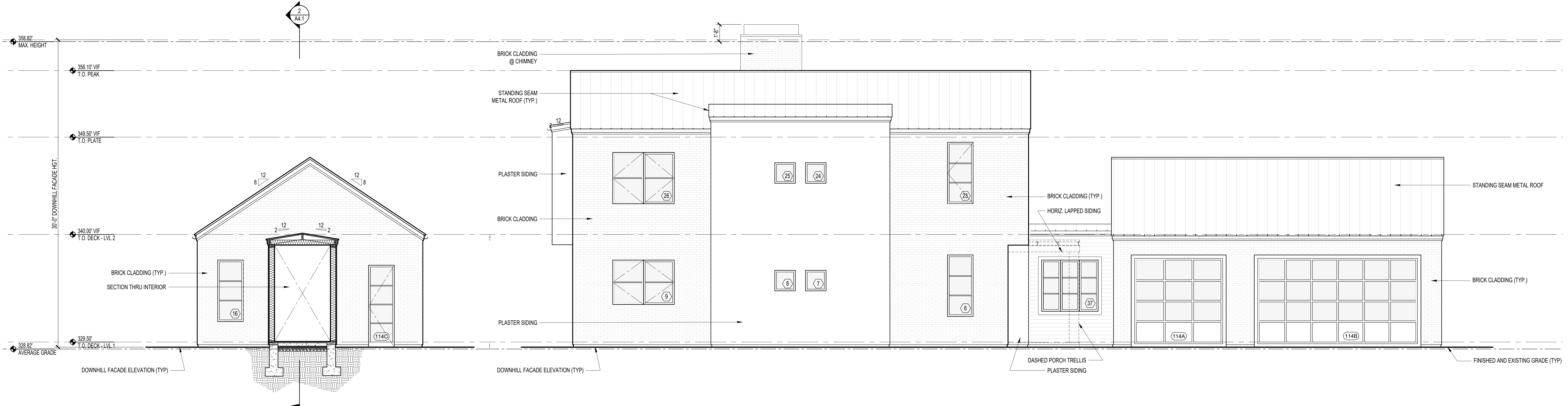
2 PROPOSED ELEVATION - SOUTH
1/4"=1'-0"

3 PROPOSED ELEVATION - EAST AT BACK PORCH
1/4"=1'-0"



3 PROPOSED ELEVATION - GARAGE SOUTH
1/4"=1'-0"

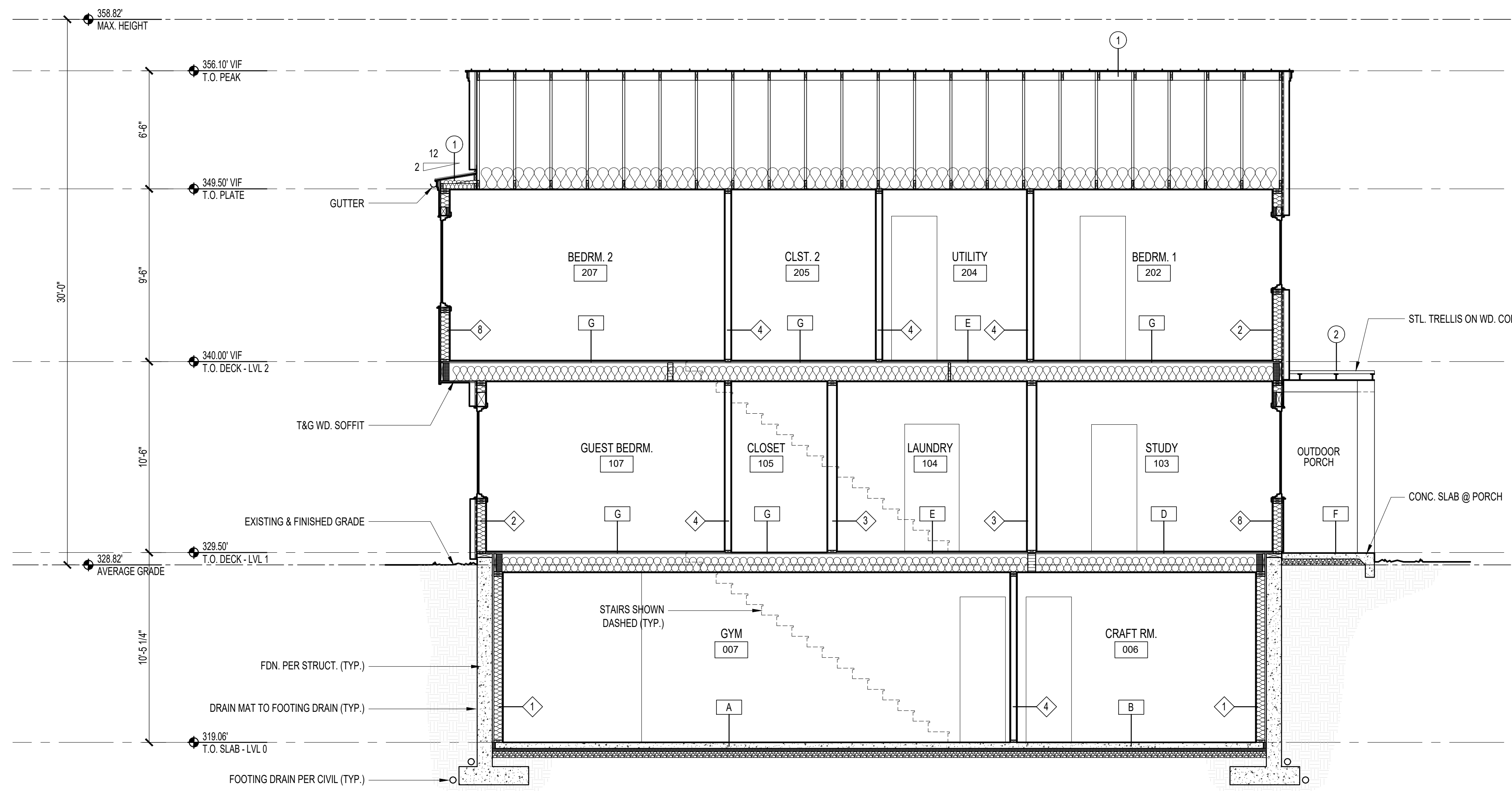
1 PROPOSED ELEVATION - WEST
1/4"=1'-0"



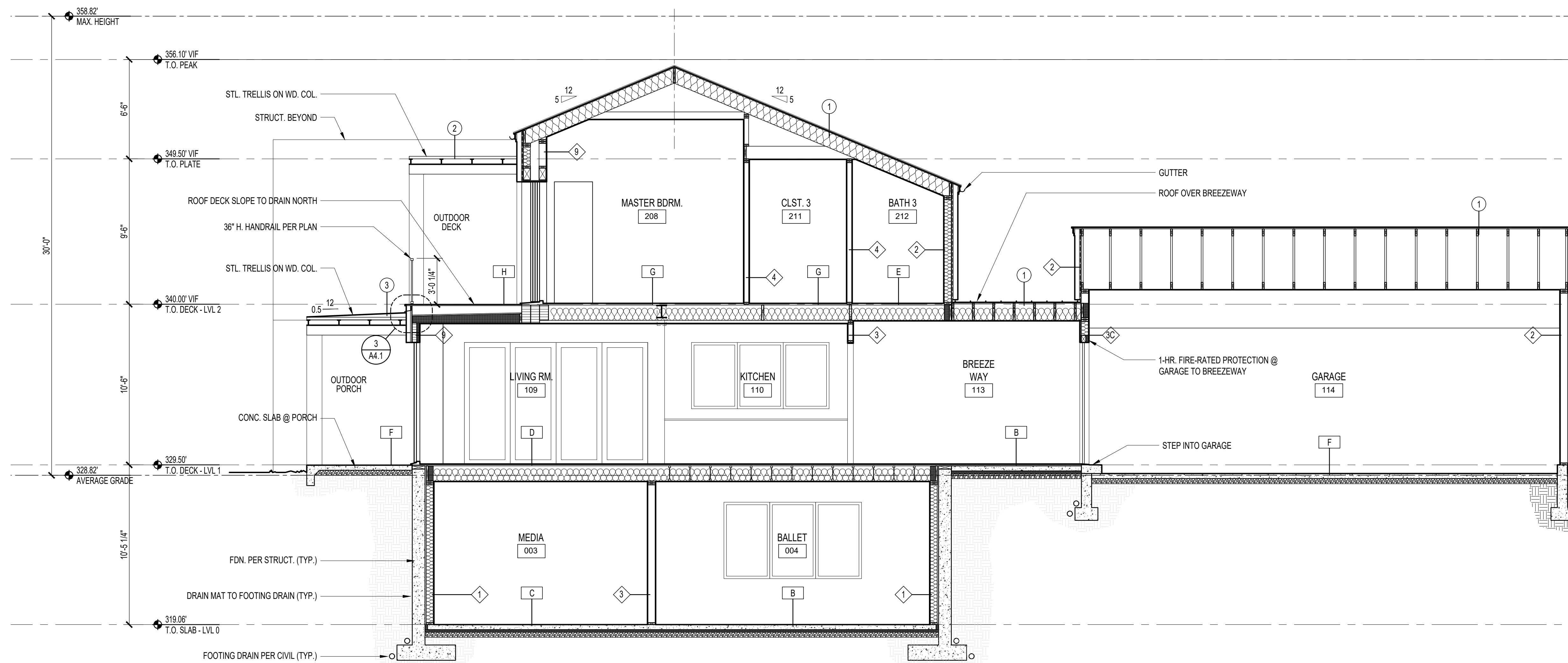
4 PROPOSED ELEVATION - GARAGE NORTH
1/4"=1'-0"

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

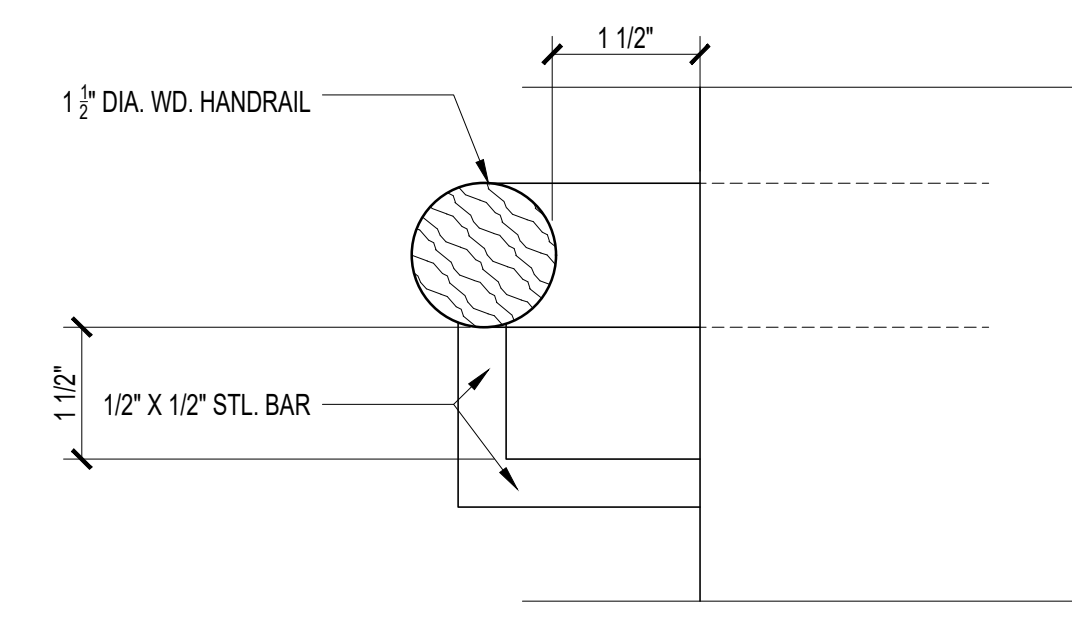
FLOOR ASSEMBLIES	WALL ASSEMBLIES	ROOF ASSEMBLIES
<p>EPOXY SEAL ON STRUCTURAL CONC. SLAB R-10 RIGID INSUL. (RATED FOR UNDERSLAB INSTALL) VAPOR BARRIER CAPILLARY FILL STRUCT. FILL PER STRUCT.</p>	<p>CONCRETE WALL PER STRUCT. ROUGH FORMED W/ WATER REPELLENT SEALER R-21 RIGID INSUL. W/ VAPOR BARRIER TO HEATED SIDE WD. STUD 1/2" GWB DRAIN MAT (SUB-GRADE ONLY) FREE DRAINING GRAVEL (SUB-GRADE ONLY) BACKFILL (SUB-GRADE ONLY)</p>	<p>STANDING SEAM MTL. ROOF ICE AND WATER SHIELD PLYWD. DK. PER STRUCT. R-38 BATT INSUL. W/ 1" MIN. SPACE TO PLYWD. DK. WD. RAFTERS PER STRUCT. VAPOR BARRIER 5/8" GWB CEILING, 1X4 T&G SOFFIT @ EXTERIOR (IF OVERHANG SHOWN)</p>
<p>A EPOXY OVER CONCRETE</p> <p>3/4" WD. FLOOR ON (2) LAYERS 5/8" PLYWD. CLEAR SEAL ON STRUCTURAL CONC. SLAB R-10 RIGID INSUL. (RATED FOR UNDERSLAB INSTALL) VAPOR BARRIER CAPILLARY FILL STRUCT. FILL PER STRUCT.</p>	<p>1 EXT. CONCRETE FURR WALL</p> <p>FACE BRICK AIR SPACE 5/8" GWB VAPOR BARRIER WD. STUD (2) LAYERS 60 MIN. PAPER (1 ON 1) ON 1/2" PLYWD. SHEATHINGS R-21 BATT INSUL.</p>	<p>1 METAL PANEL ROOF</p> <p>STL. FLAT BAR PER STRUCT. @ 24" O.C. STL. T-BAR PER STRUCT. @ 24" O.C. STL. T-BAR PER STRUCT. @ COL. WD. COL.</p>
<p>B WD. OVER CONCRETE</p> <p>CARPET CARPET PAD CLEAR SEAL ON STRUCTURAL CONC. SLAB R-10 RIGID INSUL. (RATED FOR UNDERSLAB INSTALL) VAPOR BARRIER CAPILLARY FILL STRUCT. FILL PER STRUCT.</p>	<p>2 EXTERIOR BRICK ON FRAMING</p> <p>SOUND INSULATION PER PLAN WD. STUD 1/2" GWB 1/2" CEM. BD. IN LIEU OF GWB PER TILE / SHOWER LOCATIONS, VER. W/ PLAN 1/2" MOISTURE RESISTANT GWB TO DAMP SIDE (BATHS) TYPE 'X' GWB FOR 1-HOUR RATING W/ R-21 INSULATION IN CAVITY</p>	<p>2 METAL TRELLIS</p> <p>STL. PANEL PER STRUCT. (WHERE SHOWN) STL. FLAT BAR PER STRUCT. @ 24" O.C. STL. T-BAR PER STRUCT. @ 24" O.C. STL. T-BAR PER STRUCT. @ COL. WD. COL.</p>
<p>C CPT. OVER CONCRETE</p> <p>3/4" HDWD. FLOOR PLYWD. SUBFLOOR FLOOR JOISTS PER STRUCT SOUNDPROOFING 1/2" EXTRA STRONG GWB</p>	<p>3 3A-3B-3C TYP. INTERIOR WALL</p> <p>SOUND INSULATION PER PLAN WD. STUD 1/2" GWB 1/2" CEM. BD. IN LIEU OF GWB PER TILE / SHOWER LOCATIONS, VER. W/ PLAN 1/2" MOISTURE RESISTANT GWB TO DAMP SIDE (BATHS)</p>	<p>3 METAL TRELLIS ROOF</p> <p>STL. PANEL PER STRUCT. (WHERE SHOWN) STL. FLAT BAR PER STRUCT. @ 24" O.C. STL. T-BAR PER STRUCT. @ 24" O.C. STL. T-BAR PER STRUCT. @ COL. WD. COL.</p>
<p>D WD. OVER WD. FRAMING</p> <p>THIN SET TILE ON ANTI-FRACTURE MEMBRANE 1/2" CEM. BD. PLYWD. SUBFLOOR FLOOR JOISTS PER STRUCT SOUNDPROOFING 1/2" EXTRA STRONG GWB</p>	<p>4 4A-4B TYP. INTERIOR WALL</p> <p>CONCRETE WALL PER STRUCT. ROUGH FORMED W/ WATER REPELLENT SEALER DRAIN MAT (SUB-GRADE ONLY) FREE DRAINING GRAVEL (SUB-GRADE ONLY) BACKFILL (SUB-GRADE ONLY)</p>	
<p>E TILE ON WD. FRAMING</p> <p>CLEAR SEAL ON HARD-TROWELED STRUCTURAL CONC. SLAB; SLOPE TO DRAIN CAPILLARY FILL STRUCT. FILL PER STRUCT.</p>	<p>5 EXT. CONCRETE WALL</p> <p>1/2" GWB WD. STUD "DIMENSION PER PLAN"</p>	
<p>F CONCRETE SLAB ON GRADE</p> <p>CARPET ON CARPET PAD PLYWD. SUBFLOOR FLOOR JOISTS PER STRUCT SOUNDPROOFING 1/2" EXTRA STRONG GWB</p>	<p>6 TYP. INTERIOR CAVITY WALL</p> <p>*FRAME POCKET DOOR, CAVITY WALL PER MANUF. INSTALL INSTRUCTIONS 1/2" GWB WD. STUD "DIMENSION PER PLAN"</p>	
<p>G CARPET ON WD. FRAMING</p> <p>WD. DECKING TAPERED SLEEPER PER STRUCT. WRB ON SHEATHING PER STRUCT. REVERSE TAPERED SLEEPER PER STRUCT. FLOOR JOISTS PER STRUCT R-38 INSUL. 1/2" EXTRA STRONG GWB</p>	<p>7 TYP. INTERIOR FURR WALL</p> <p>R-21 BATT INSUL. W/ VAPOR BARRIER TO HEATED SIDE 2 LAYERS 60 MIN. PAPER (1 ON 1) ON 1/2" PLYWD. WD. STUD 1/2" GWB STUCCO BASE AND FINISH COAT ON SELF FURRING LATH</p>	
<p>H DECK ON WD. FRAMING</p> <p>GWB ON INTERIOR SIDE ONLY (FURRING) PARTIAL HT. WALL: SEE INTERIOR ELEVATION FOR WALL HT. WALL TYPE MARK STUD SIZE: R-2X6, R-2X8, ETC. OTHER THAN STUD NOTED IN ASSEMBLY WALL TYPE BELOW</p>	<p>8 TYP. EXTERIOR PLASTER</p> <p>R-21 BATT INSUL. W/ VAPOR BARRIER TO HEATED SIDE 2 LAYERS 60 MIN. PAPER (1 ON 1) ON 1/2" PLYWD. WD. STUD 1/2" GWB HORIZONTAL BEVELED LAP SIDING, 4" EXPOSURE</p>	
<p>WALL TYPE KEY</p> <p>WD. DECKING HANDRAIL PER PLAN TAPERED SLEEPER PER STRUCT. BIRD NOSE END FOR GUTTER INSTALL MTL. COPING OVER P.T. BLKG & FASCIA FLASHING WRB ON SHEATHING PER STRUCT. WRAP SAM OVER CUSTOM MTL. GUTTER ROOF PER ASSEMBLY TYPE WRB OVER SHEATHING REVERSE TAPERED SLEEPER PER STRUCT. BRICK TIE IN AIR GAP BEAM PER STRUCT. BRICK CLADDING (TYP.)</p>	<p>9 TYP. LAPPED SIDING</p> <p>WD. DECKING HANDRAIL PER PLAN TAPERED SLEEPER PER STRUCT. BIRD NOSE END FOR GUTTER INSTALL MTL. COPING OVER P.T. BLKG & FASCIA FLASHING WRB ON SHEATHING PER STRUCT. WRAP SAM OVER CUSTOM MTL. GUTTER ROOF PER ASSEMBLY TYPE WRB OVER SHEATHING REVERSE TAPERED SLEEPER PER STRUCT. BRICK TIE IN AIR GAP BEAM PER STRUCT. BRICK CLADDING (TYP.)</p>	



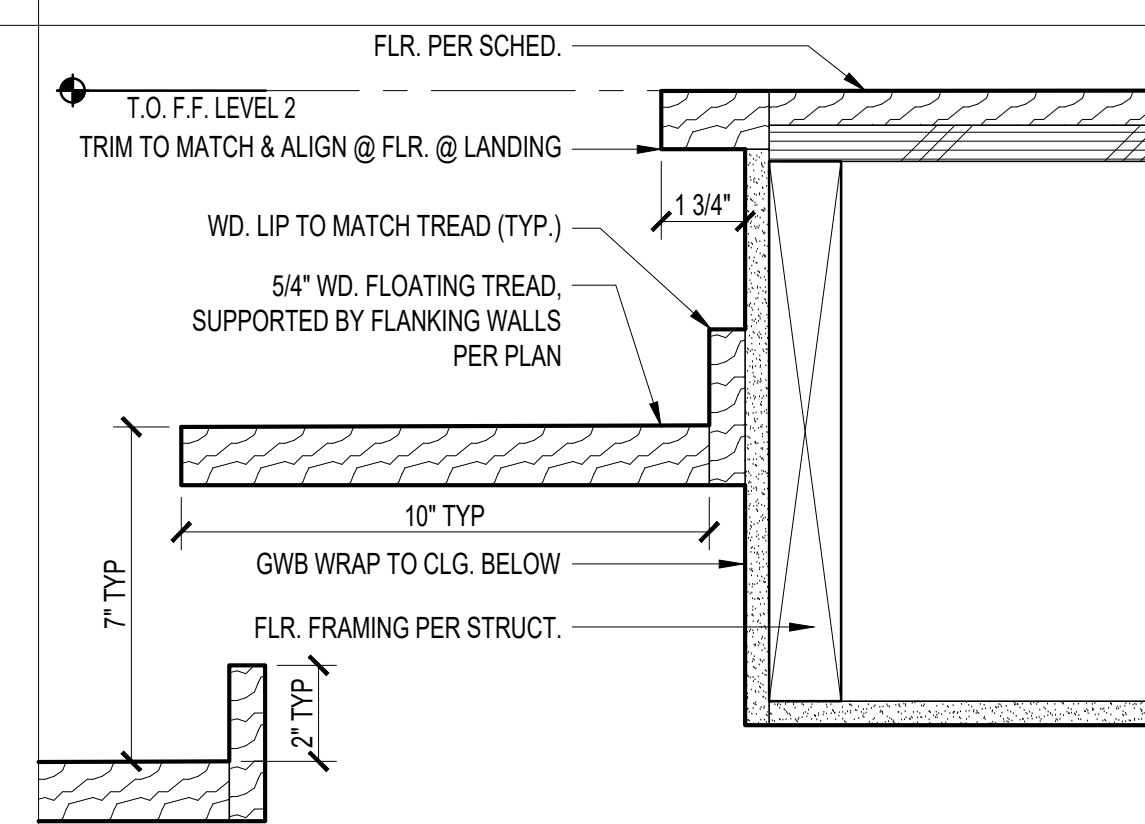
1 BUILDING SECTION LOOKING EAST THROUGH GUEST SUITE
1/4"=1'-0"



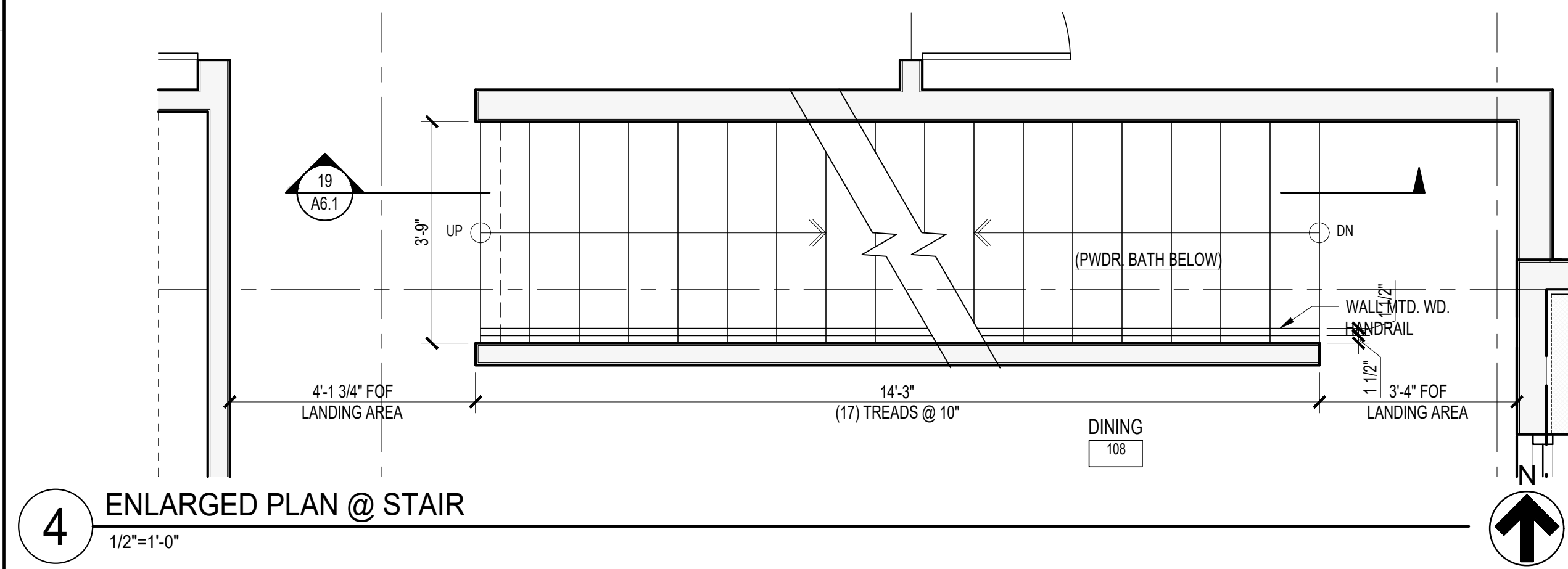
2 BUILDING SECTION LOOKING EAST THROUGH BREEZEWAY
1/4"=1'-0"



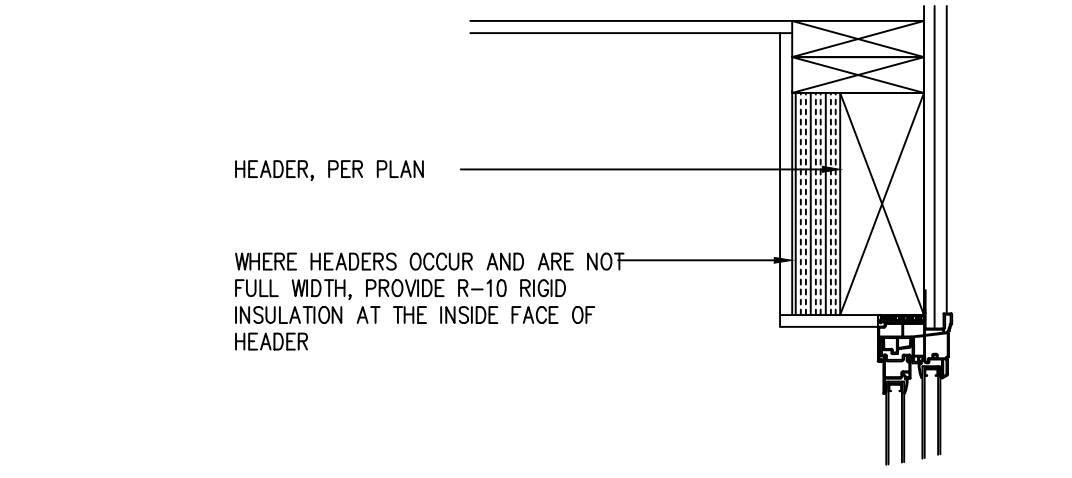
2 HANDRAIL DETAIL
1/2"=1'-0"



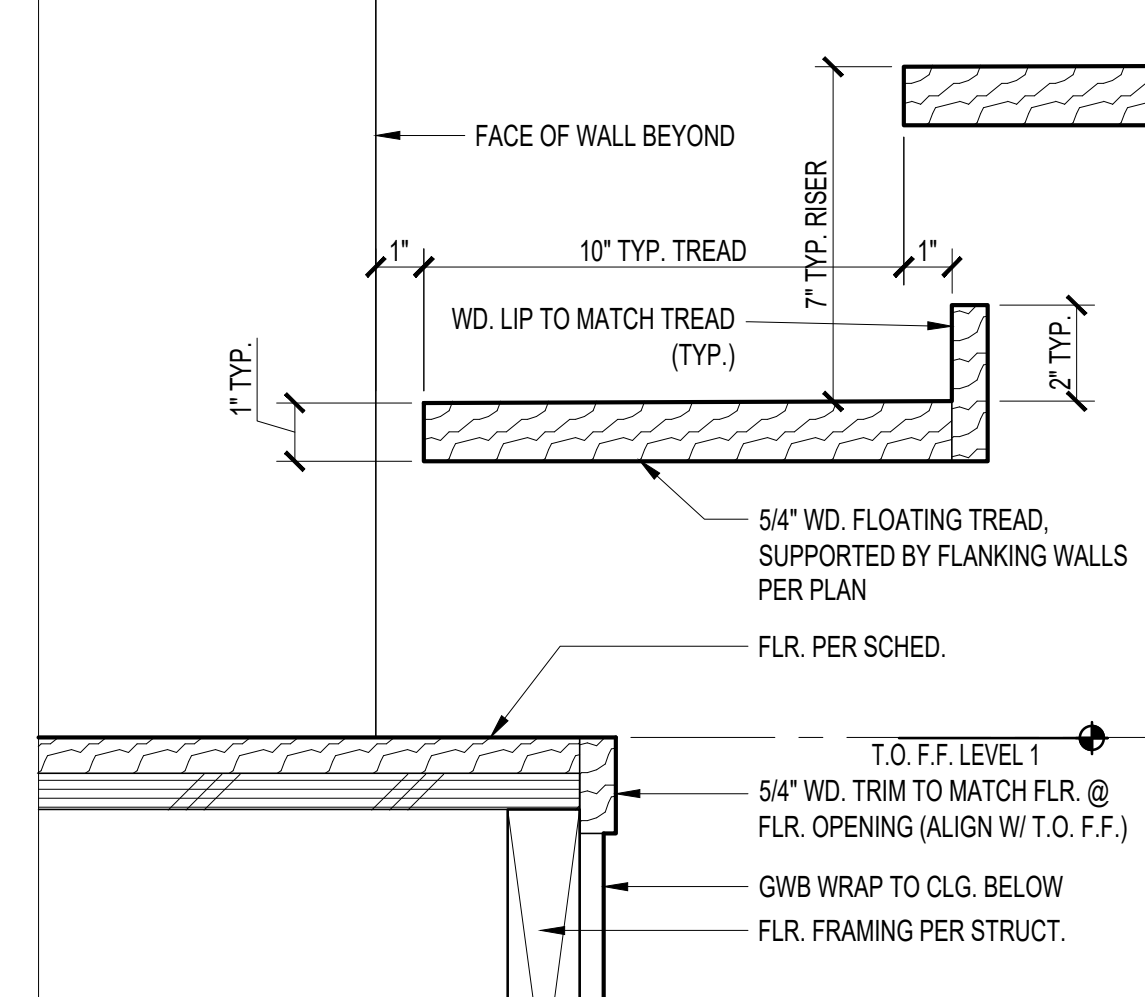
3 STAIR - CONNECTION @ UPPER LANDING
3/8"=1'-0"



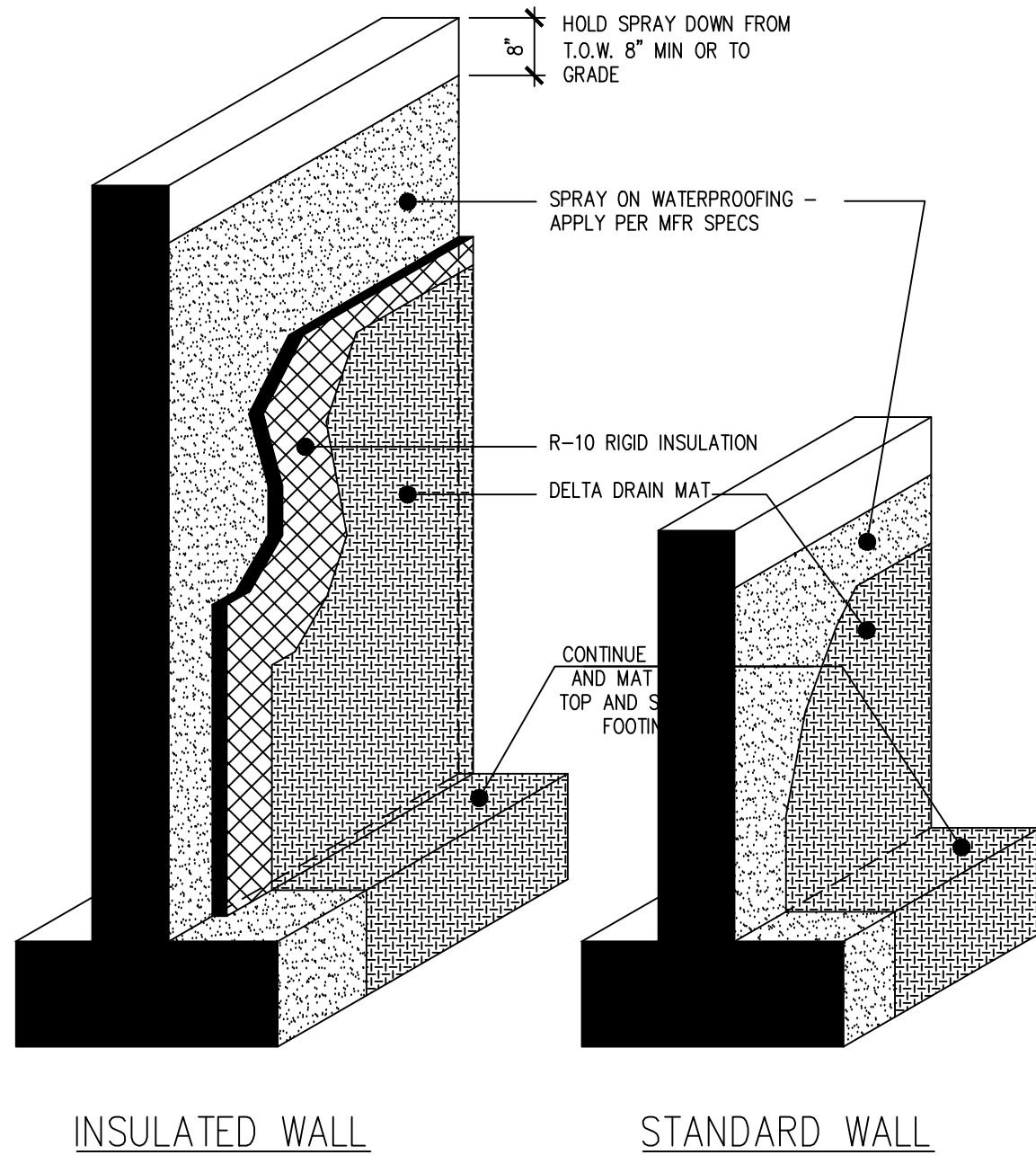
4 ENLARGED PLAN @ STAIR
1/2"=1'-0"



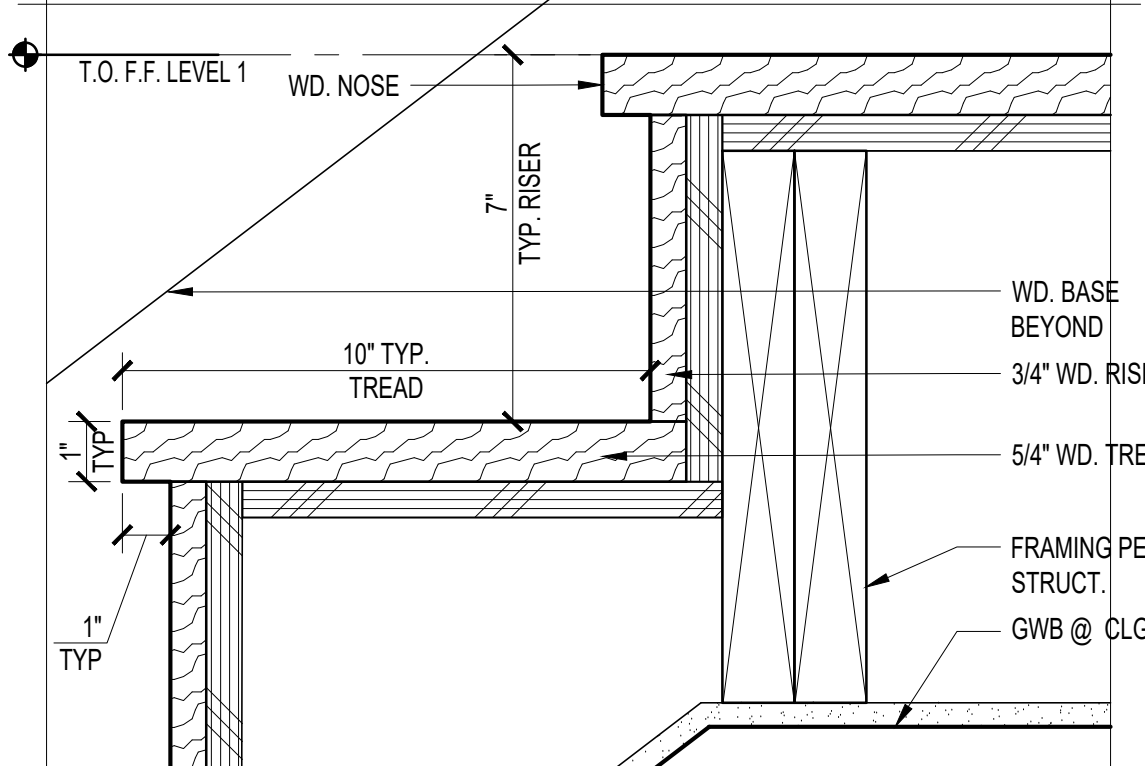
7 TYPICAL HEADER INSULATION
3/4"=1'-0"



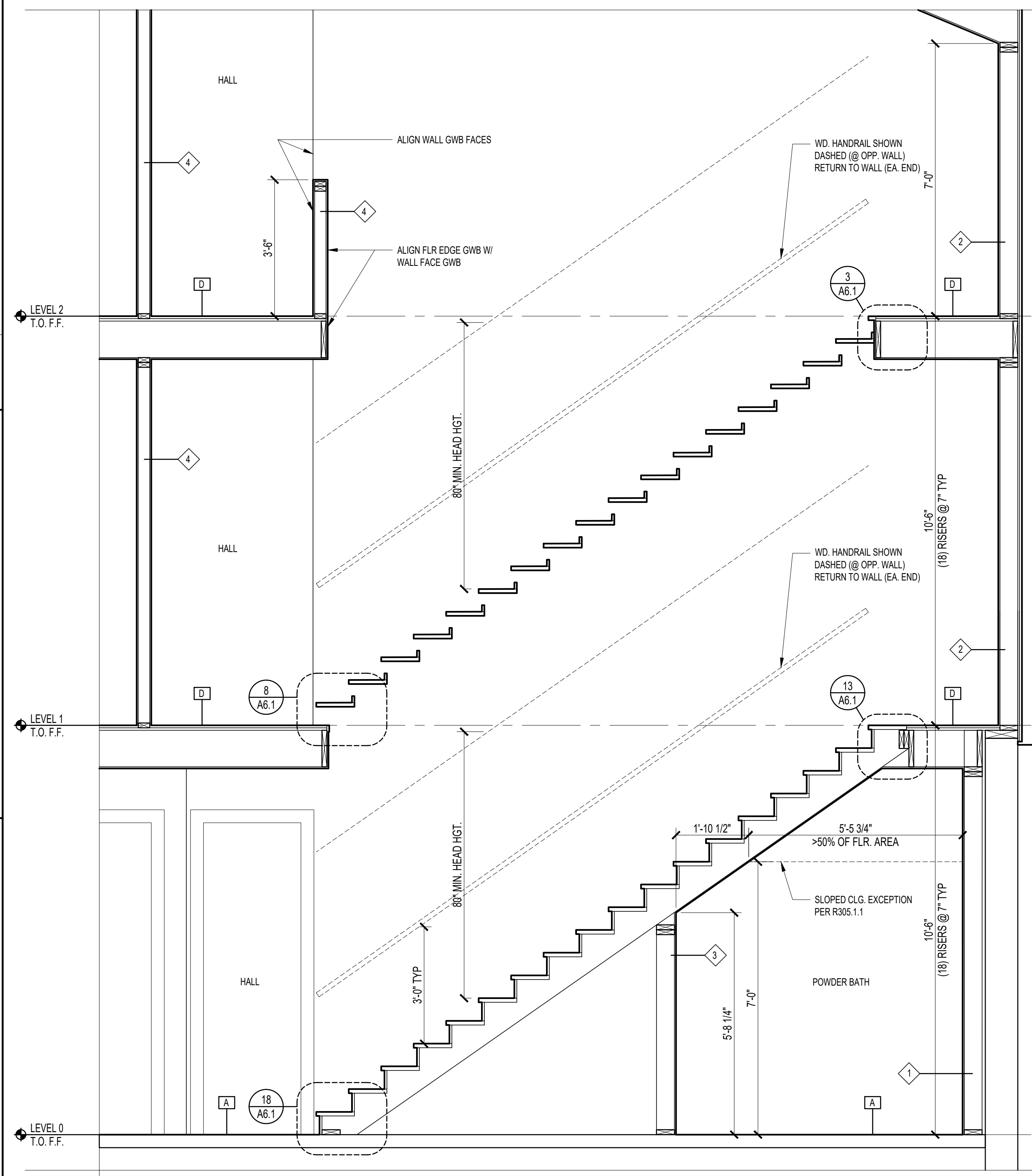
8 STAIR - CONNECTION @ MAIN LEVEL (ENTRY)
3/8"=1'-0"



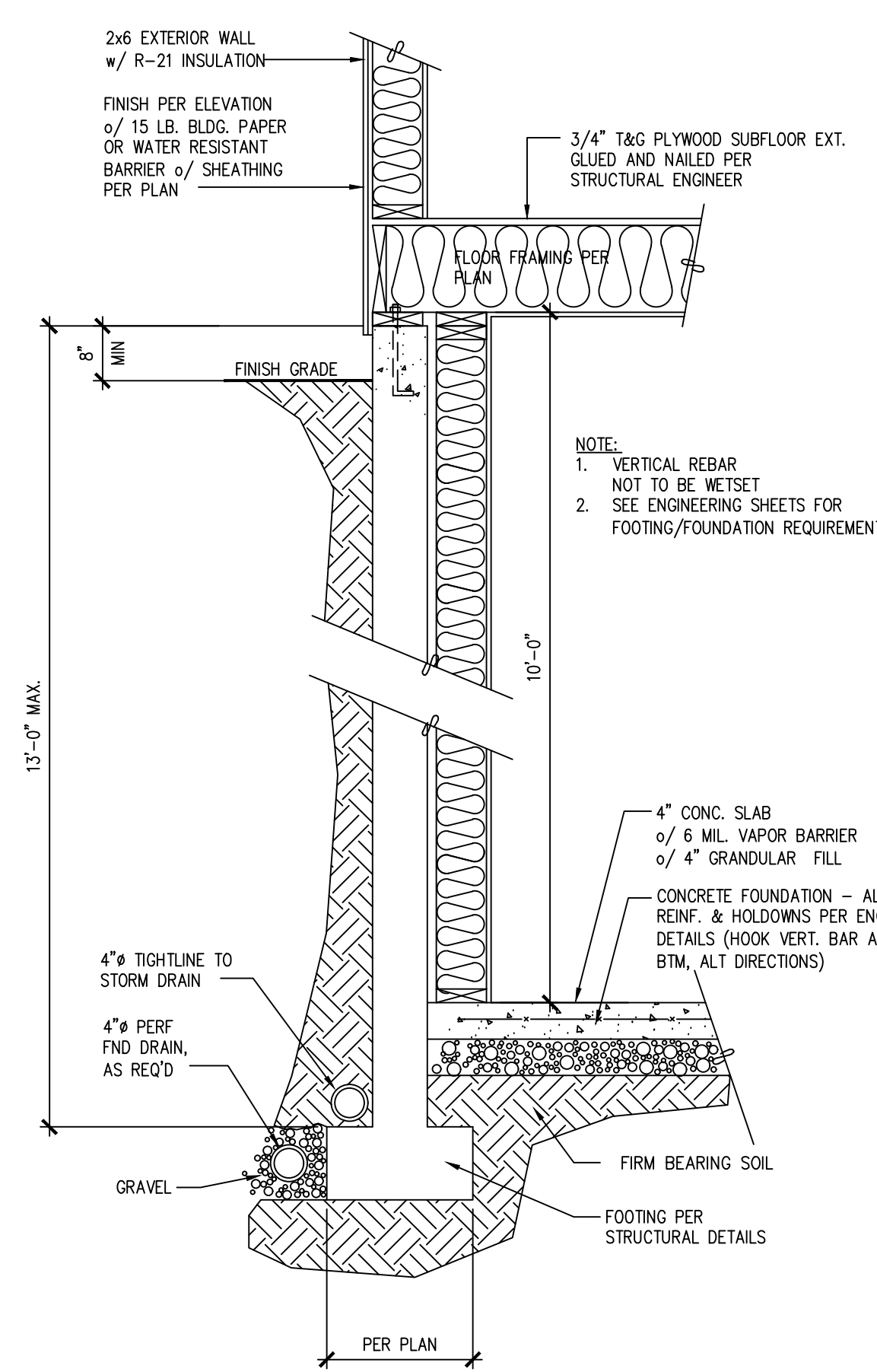
12 TYPICAL FOUNDATION
3/4"=1'-0"



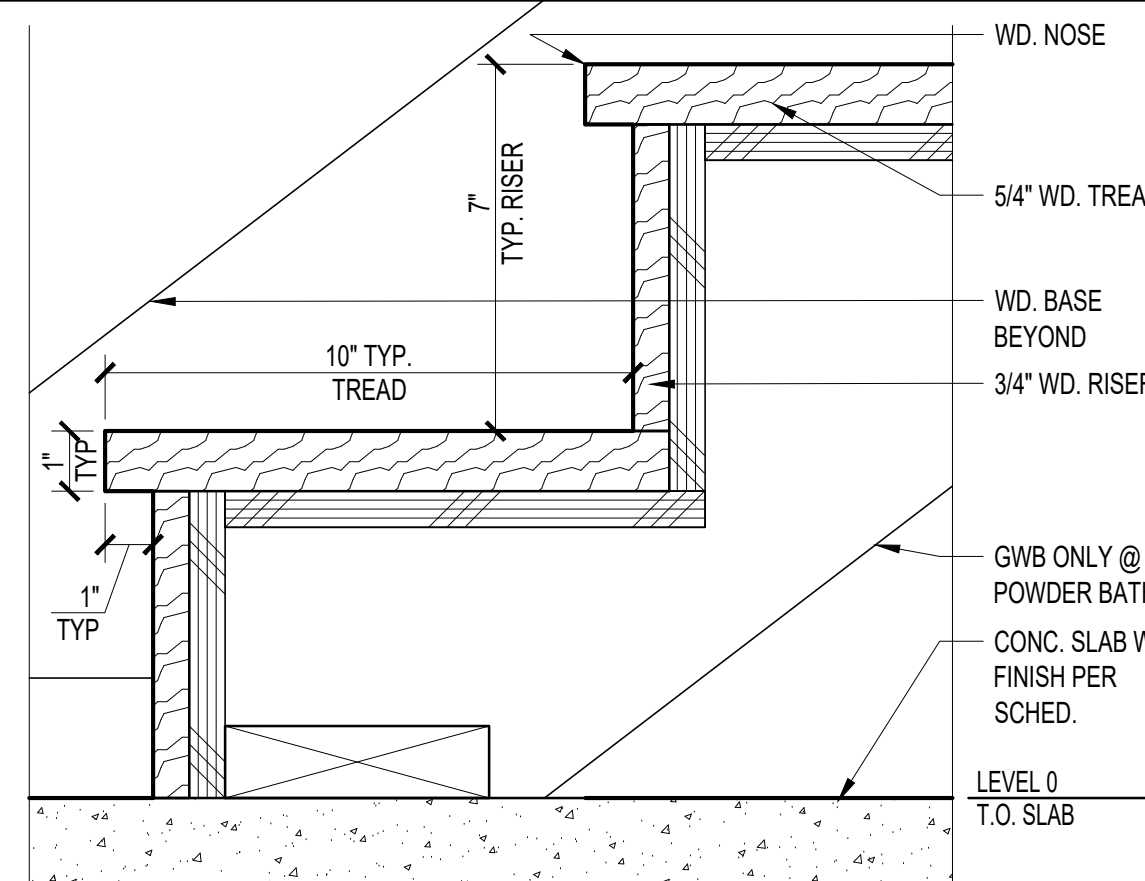
13 STAIR - CONNECTION @ MAIN LEVEL
3/8"=1'-0"



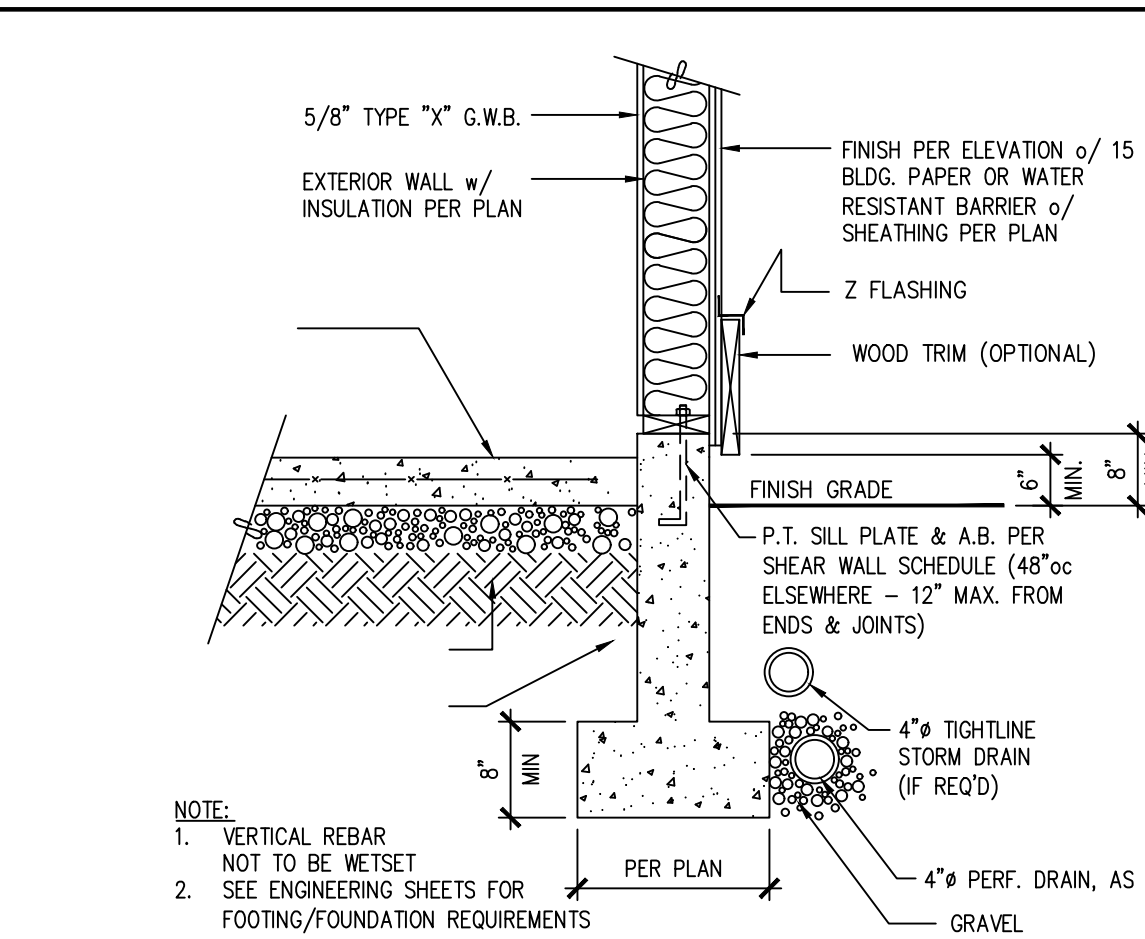
19 MAIN STAIR OVERALL SECTION
1/2"=1'-0"



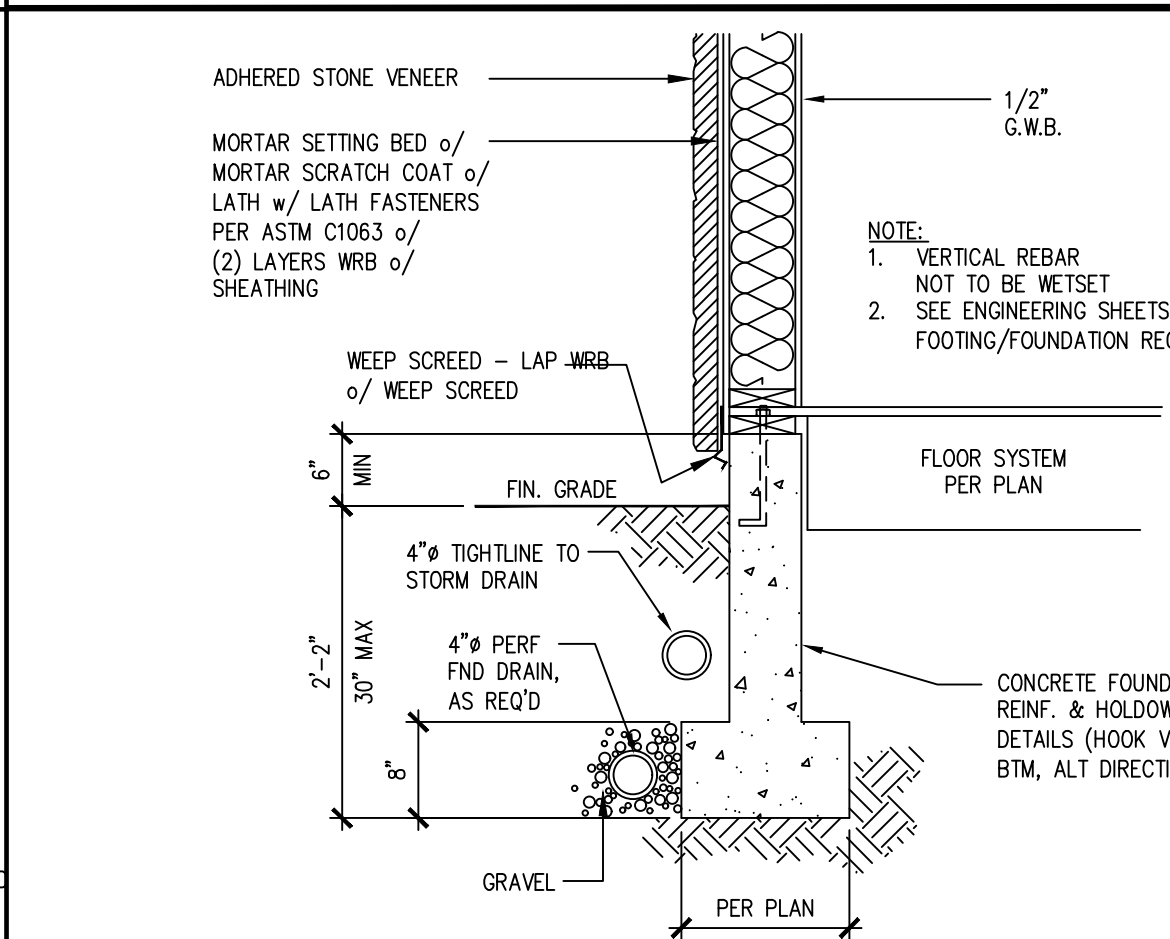
22 TYPICAL PONY WALL/FOUNDATION
3/4"=1'-0"



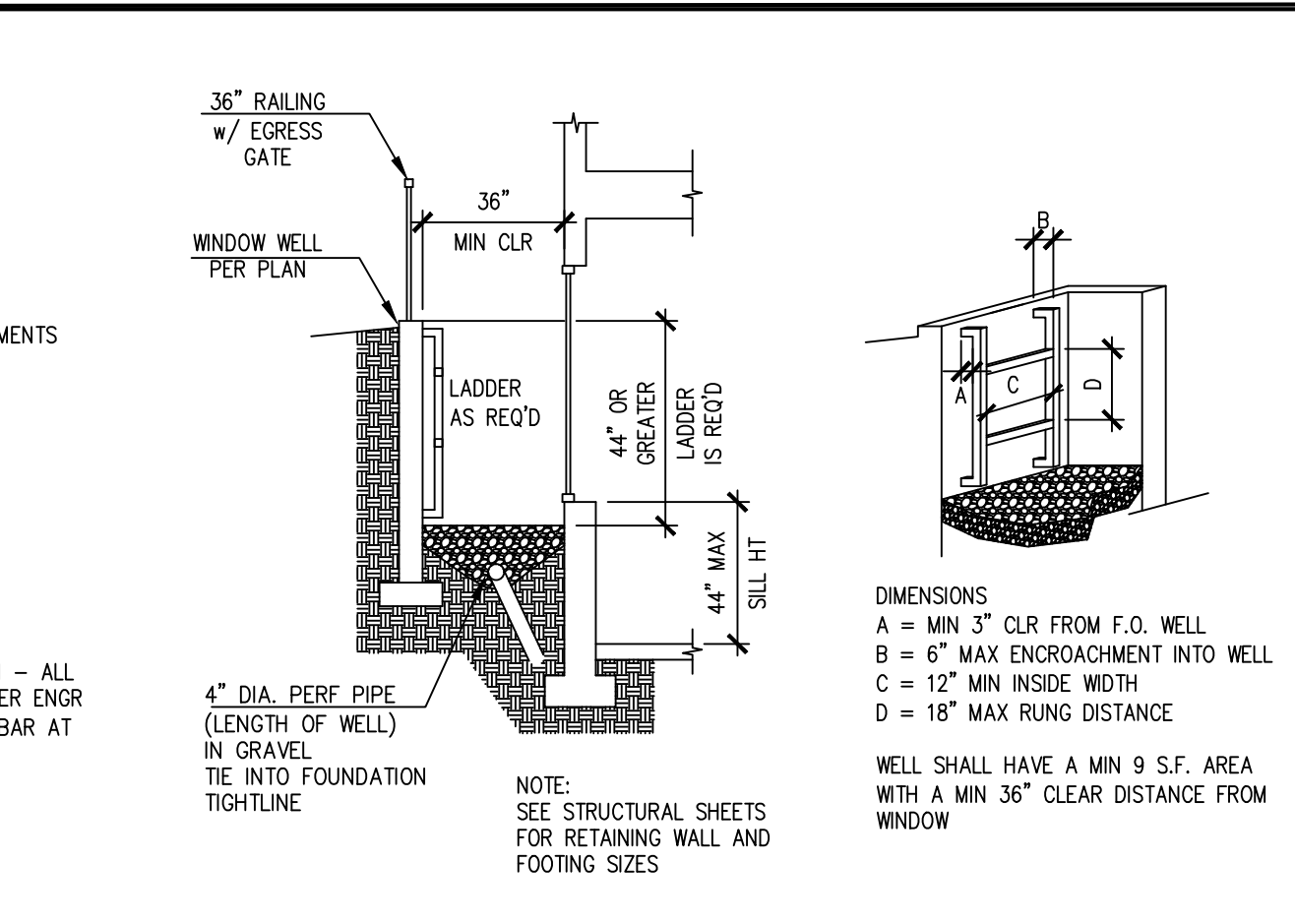
18 STAIR - CONNECTION @ BASEMENT LEVEL
3/8"=1'-0"



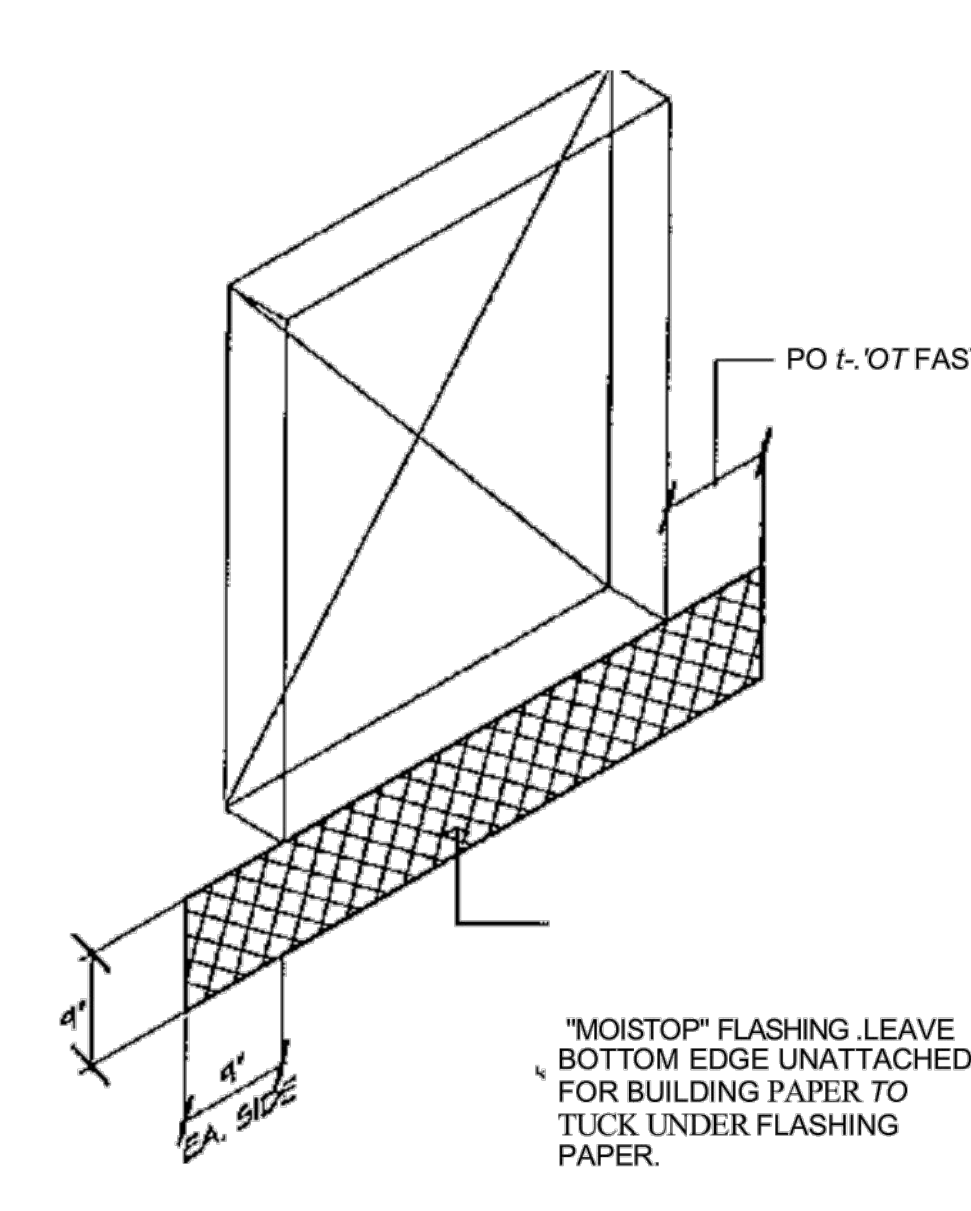
23 TYPICAL GARAGE FOUNDATION
3/4"=1'-0"



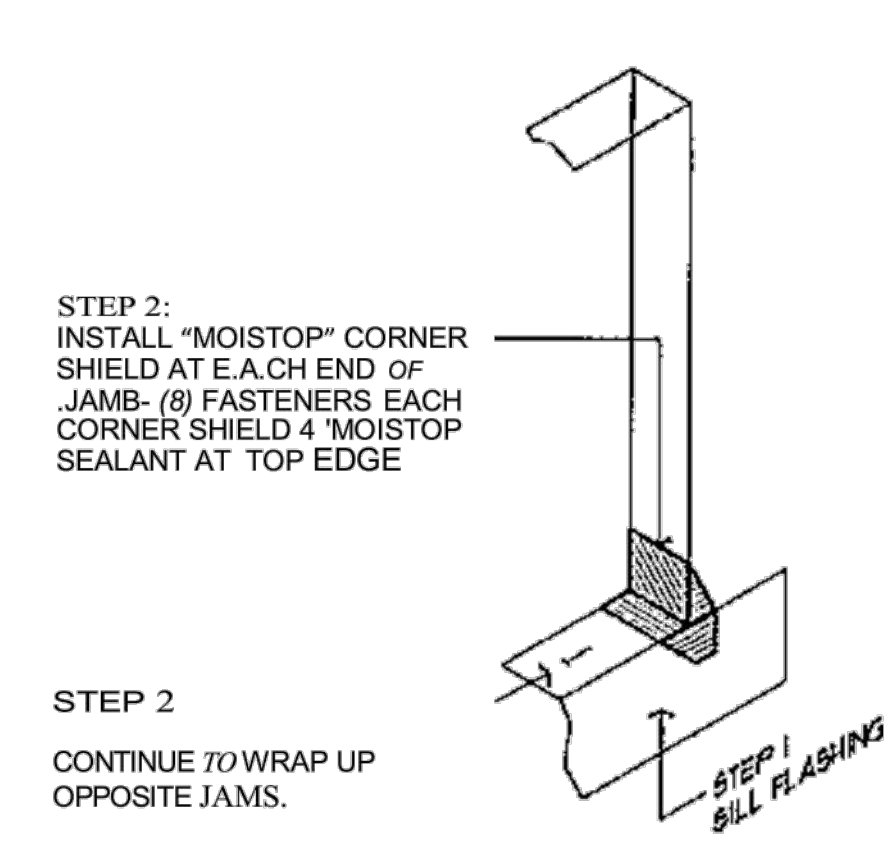
24 TYPICAL BRICK VENEER DETAIL
3/4"=1'-0"



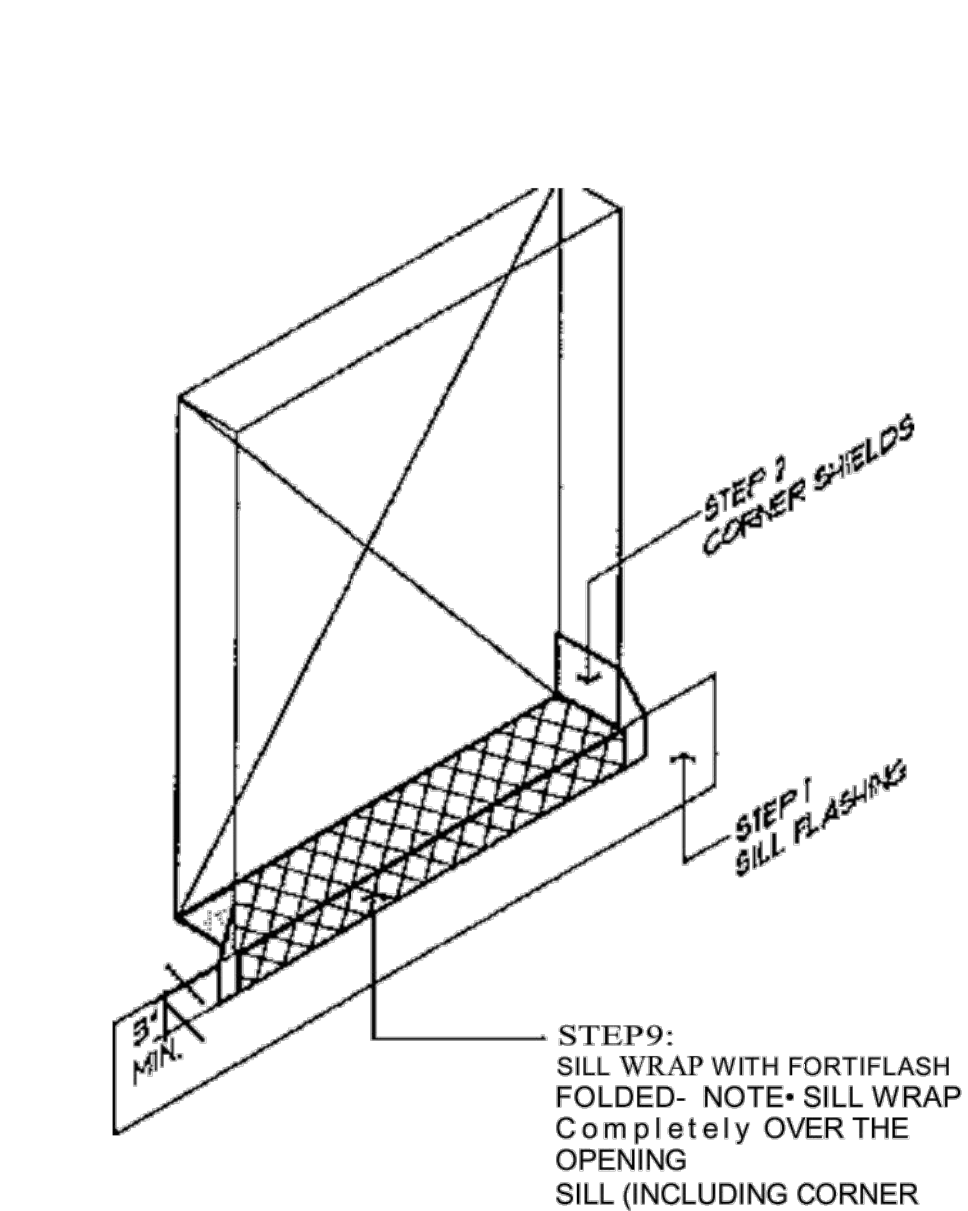
25 TYPICAL WINDOW WELL DETAIL
3/4"=1'-0"



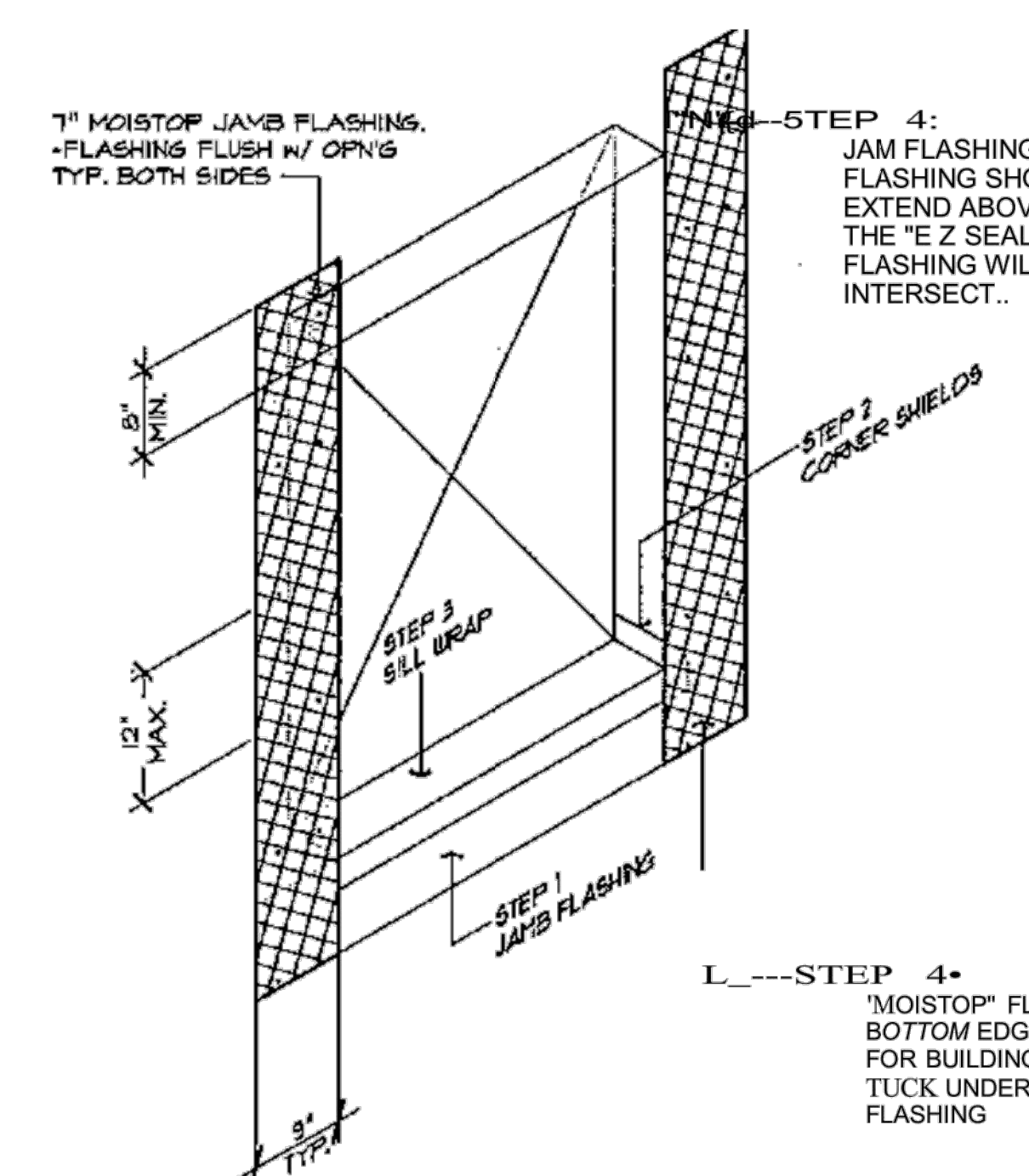
STEP: 1
INSTALLED BY FRAMER



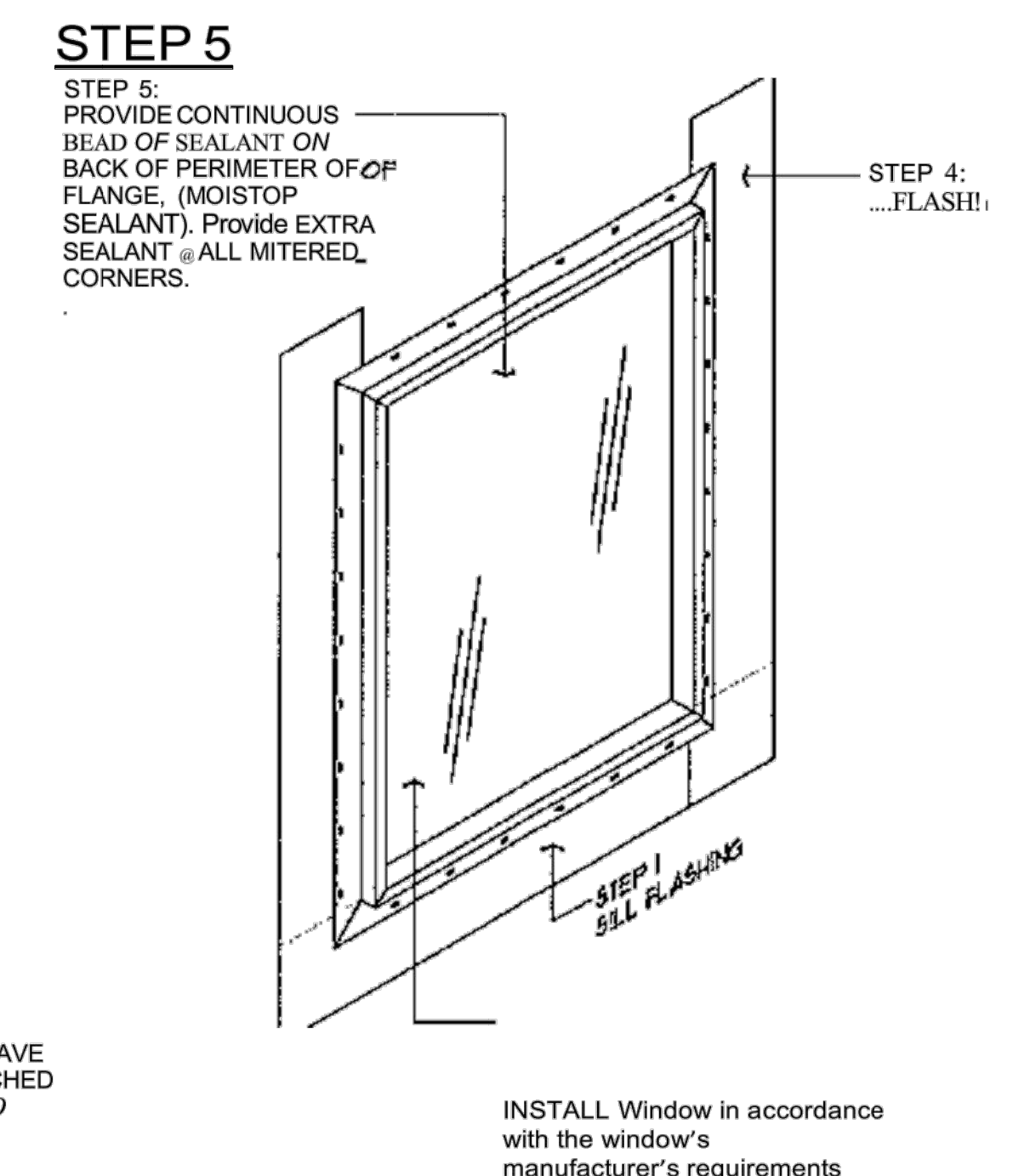
STEP: 2
INSTALLED BY FRAMER



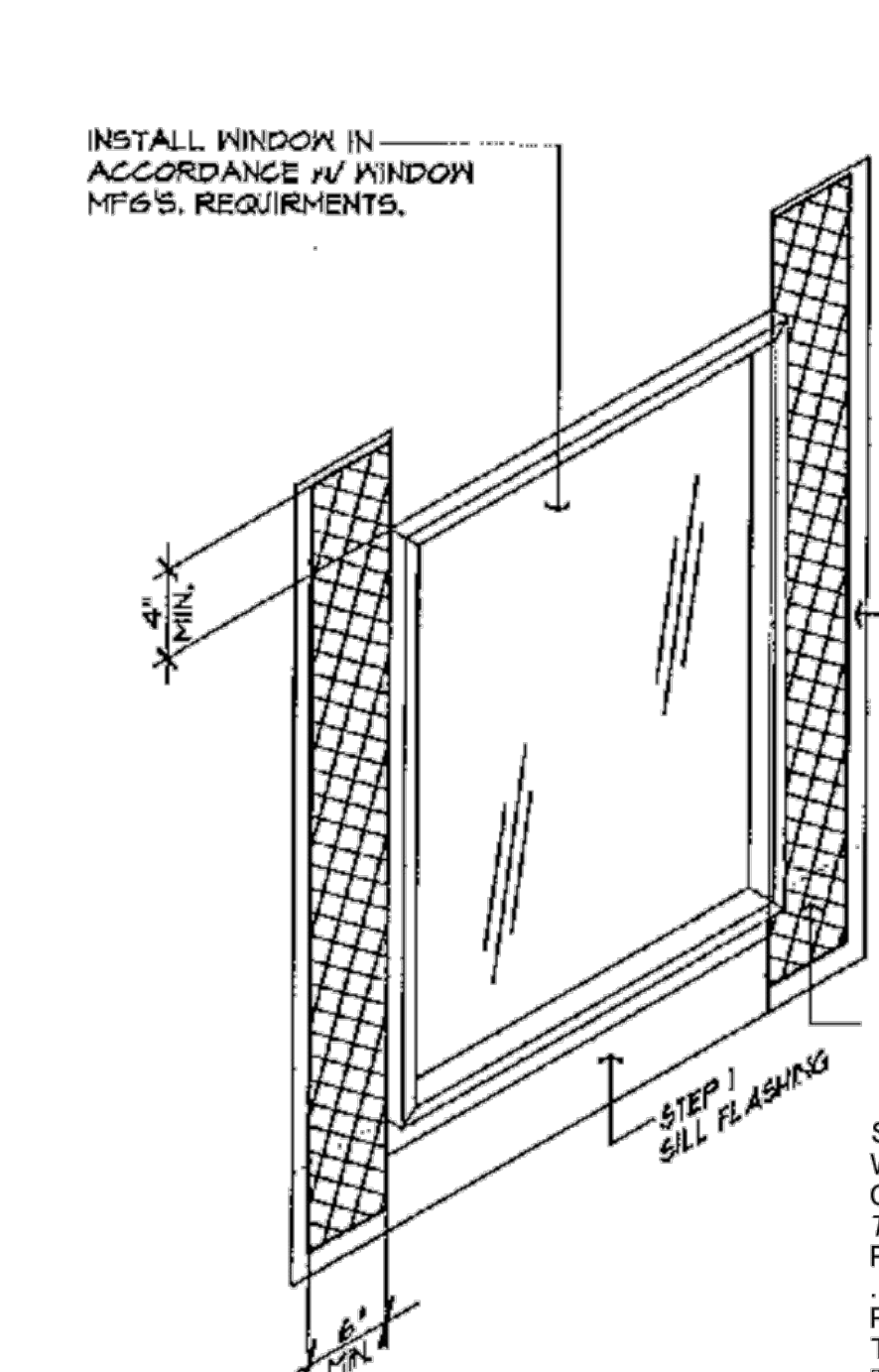
STEP 3
INSTALLED BY FRAMER



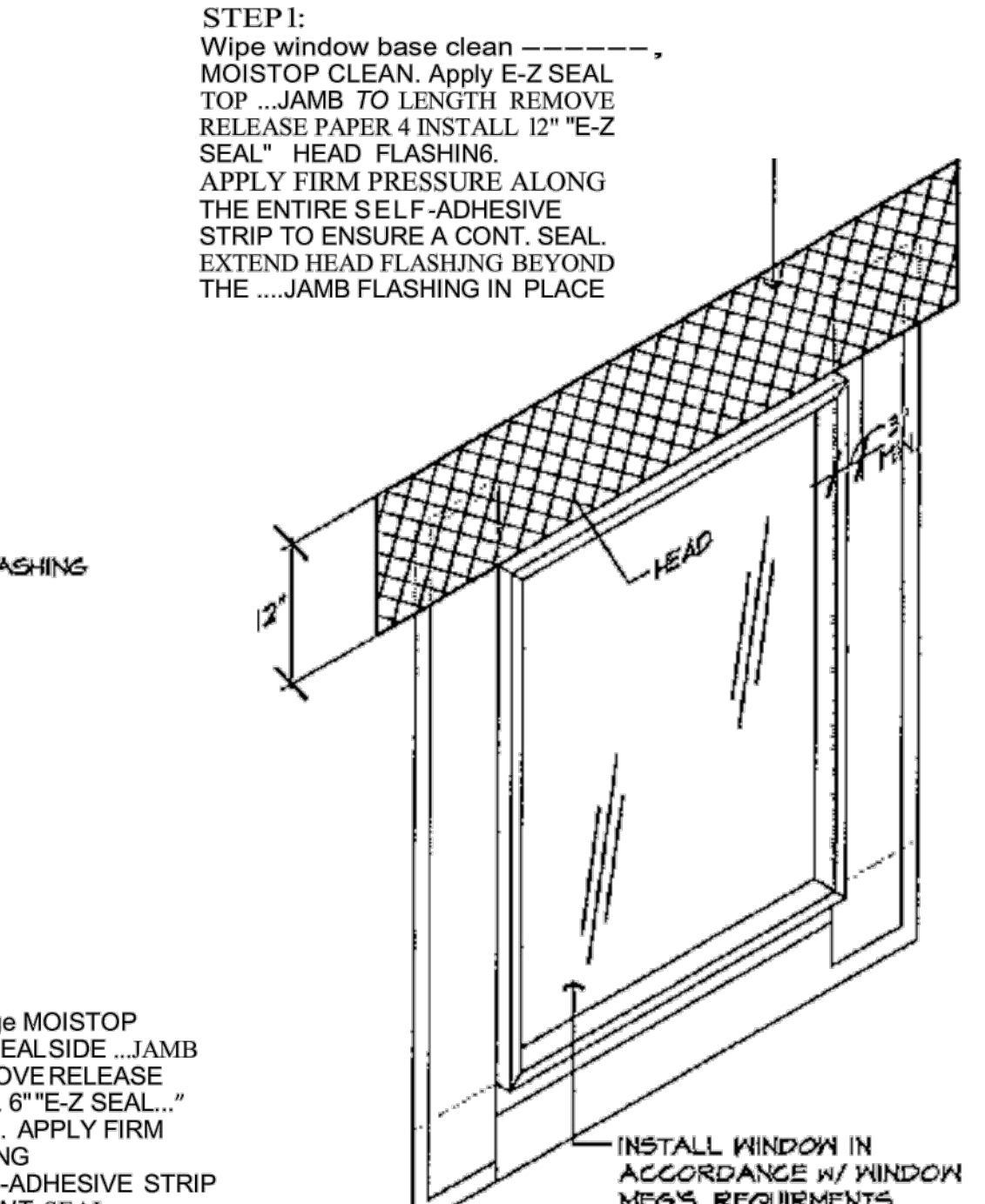
STEP 4
INSTALLED BY FRAMER



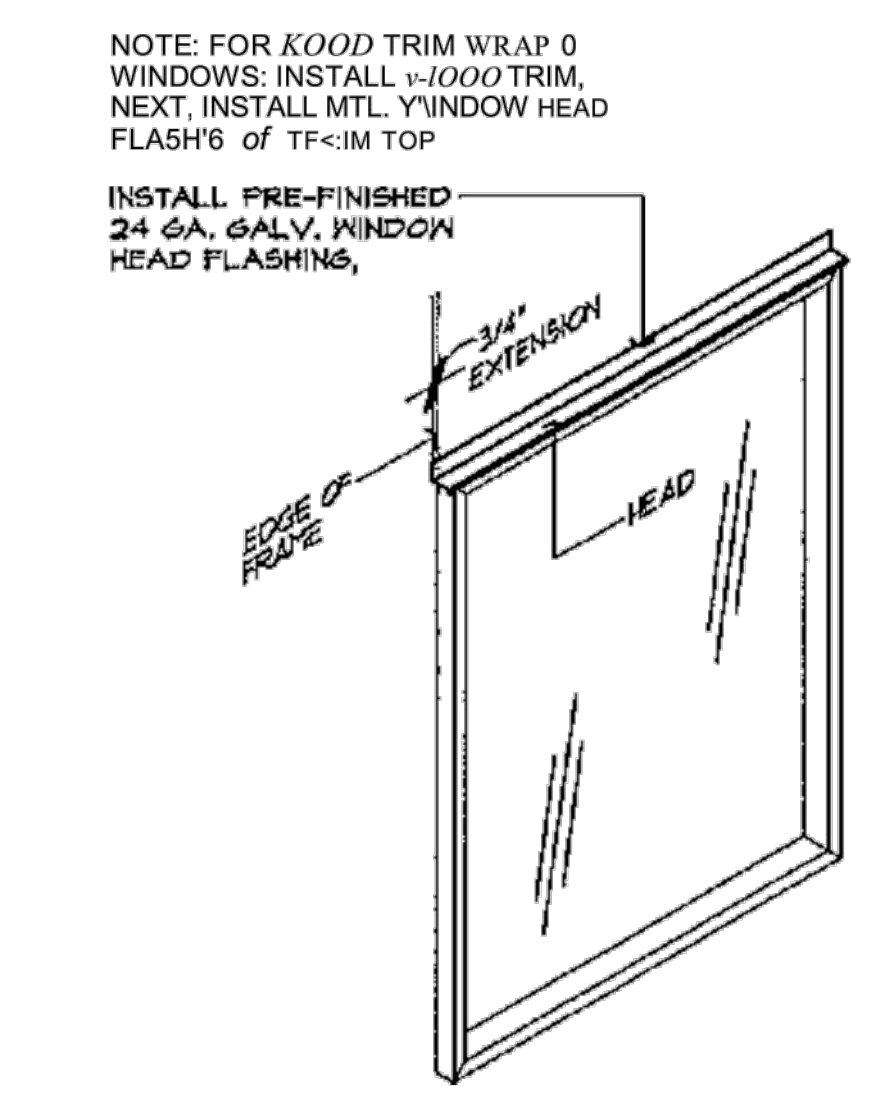
STEP 5
INSTALLED BY FRAMER



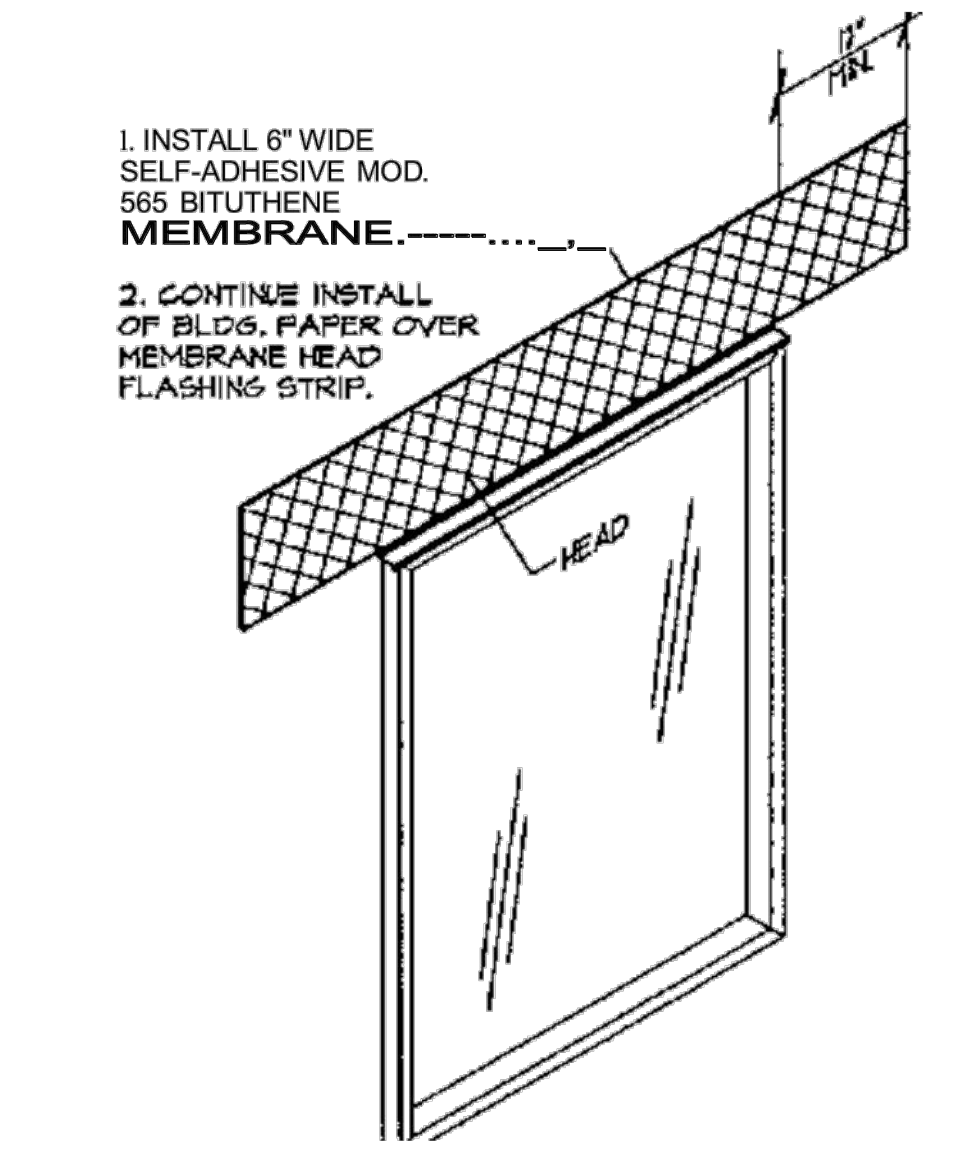
STEP 6
INSTALLED BY SIDER



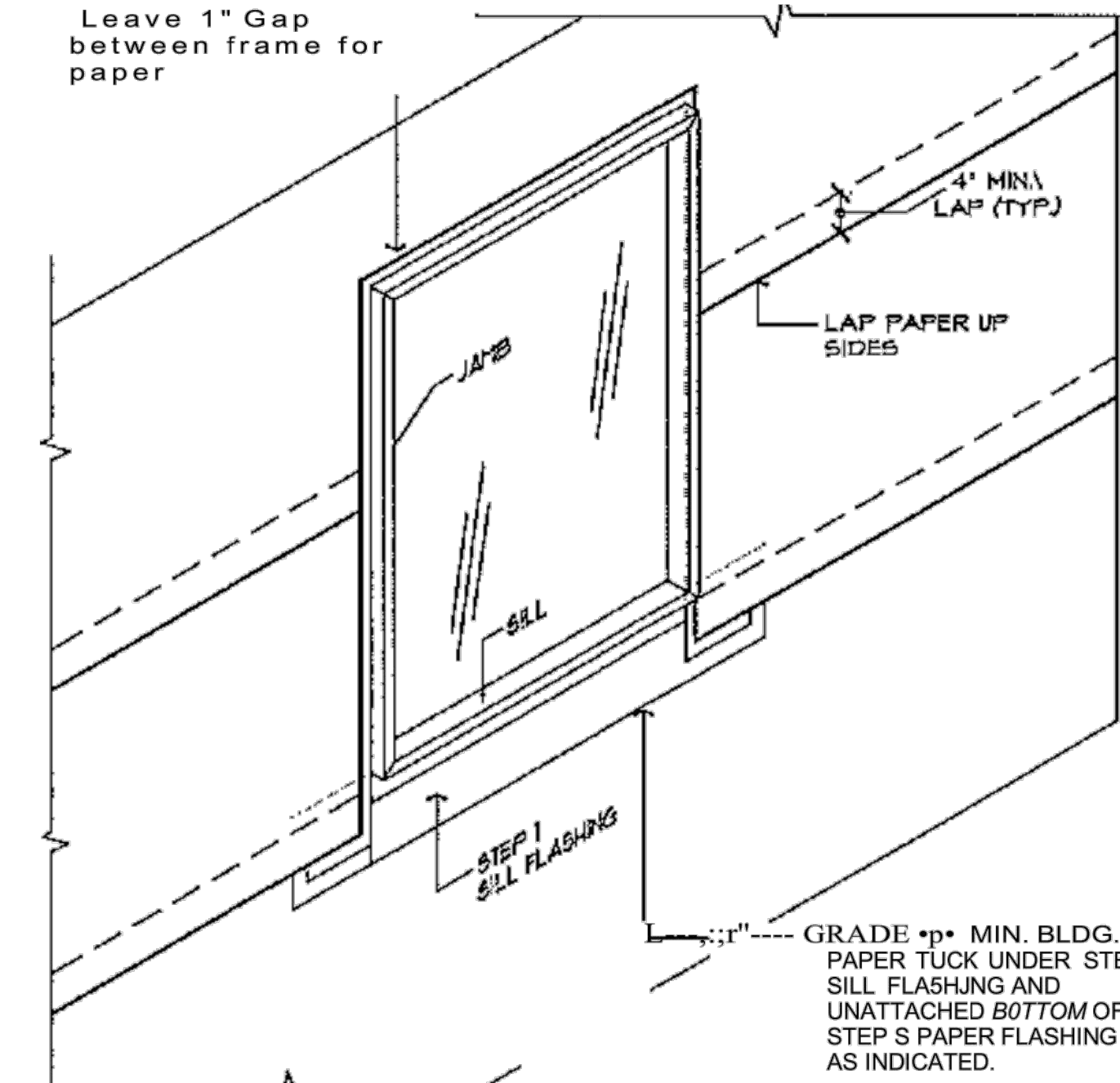
STEP 7
INSTALLED BY SIDER



STEP 8
INSTALLED BY SIDER



STEP 9
INSTALLED BY SIDER



STEP 10
INSTALLED BY SIDER

©Jeunesse Architects LLC 2017
These documents have been prepared specifically for the above-named project. They are not suitable for use on other projects, or in other locations, and/or without the approval and participation of the Architect.

GRANBOIS RESIDENCE

S230110-1

PROJECT INFORMATION

PROJECT ADDRESS
8440 SE 82ND ST
MERCER ISLAND, WA 98040

ARCHITECT
JEUNESSE ARCHITECTS
7511 GREENWOOD AVE #4119
SEATTLE, WA 98103
PHONE: (206) 457-7966

STRUCTURAL ENGINEER
L120 ENGINEERING & DESIGN
13150 91ST PL NE
KIRKLAND, WA 98034
PHONE: (425) 636-3313
EMAIL: MTHURFJELL@L120ENGINEERING.COM
CONTACT: MANS THURFJELL, PE

CODES

ENGINEERED PER:
2018 (IRC) INTERNATIONAL RESIDENTIAL CODE
2018 (IBC) INTERNATIONAL BUILDING CODE

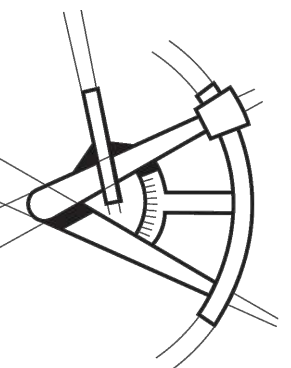
SHEET INDEX

- COVER SHEET...S-0
- STRUCTURAL GENERAL NOTES...S-1
- FOUNDATION PLAN...S-2
- BASEMENT WALL FRAMING AND SHEAR WALL PLAN...S-3
- FIRST FLOOR FRAMING PLAN...S-4
- FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN...S-5
- SECOND FLOOR FRAMING PLAN...S-6
- SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN...S-7
- ROOF FRAMING PLAN...S-8

STRUCTURAL DETAILS...SD-1
STRUCTURAL DETAILS...SD-2
STRUCTURAL DETAILS...SD-3



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS

△	DESCRIPTION	DATE	BY
⚠	BDC RESPONSE	04/19/24	

PROJECT NAME

GRANBOIS RESIDENCE
8440 SE 82ND ST,
MERCER ISLAND

PROJECT NUMBER

S230110-1

DRAWN BY - MR

CHECKED BY - MRT

SHEET DATE - 04/19/2024

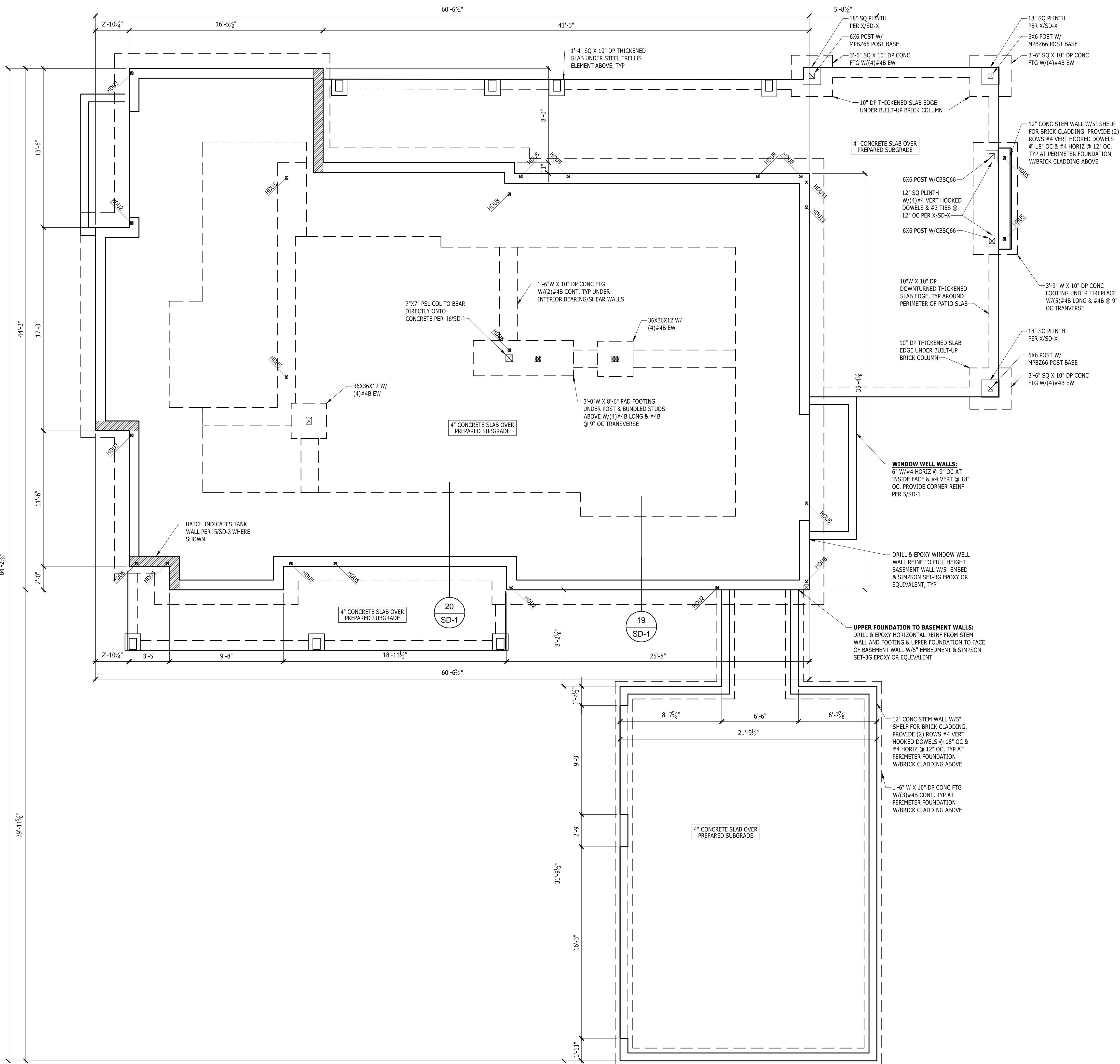
SCALE

24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION

COVER SHEET

SHEET S-0



FOUNDATION PLAN

FOUNDATION NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH. PROVIDED DIMENSIONS ARE TO FACE OF CONCRETE STEM WALL OR CENTER OF INDIVIDUAL FOOTING. OUTSIDE FACE OF STEM WALL ALIGNS WITH OUTSIDE FACE OF STUD WALL UNO. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD/HTT HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- VERIFY ALL T/CONC ELEVATIONS ON ALL CONCRETE INCLUDING PARTIAL HEIGHT RETAINING WALLS. CONCRETE TO EXTEND MIN 8" ABOVE FINISHED GRADE. PROVIDE 1" RECESS AT DOUBLE SIDED SHEARWALLS TO ACCOMMODATE 3X SILL PLATE.
- FOOTINGS ARE TO BEAR ON COMPETENT NATIVE SOIL OR STRUCTURAL FILL CAPABLE OF SUPPORTING THE ASSUMED BEARING PRESSURE PER GENERAL NOTES. REFERENCE GEOTECHNICAL REPORT (IF AVAILABLE) FOR SUBGRADE PREPARATION, FILL REQUIREMENTS, FOOTING DRAINS, AND OTHER REQUIREMENTS. REFERENCE ARCH SET (OR OTHERS IF APPLICABLE) FOR FOOTING DRAINS AROUND PERIMETER OF BUILDING.
- PRIOR TO POURING CONCRETE CONTRACTOR SHALL LOCATE AND VERIFY LOCATIONS OF ALL FOUNDATION OPENINGS, PENETRATIONS, AND SLOPES.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8" Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"x3"x1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- HOLDOWNS BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER SPECIFICATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. HOLDOWN THREADED RODS SHALL BE ASTM F1554 (36KSI) HDG UNO. EMBEDDED END OF THREADED ROD TO HAVE 3"x3"x1/4" HDG PLATE WASHER BETWEEN TWO HAND-TIGHTENED HDG STANDARD NUTS.
- CJ INDICATES CONTROL JOINT.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- EXTERIOR STAIRS AND STEEL-FRAMED STAIRS BY OTHERS.
- TYPICAL DETAILS:
 - 1/SD-1 TYP STEM WALL
 - 2/SD-1 TYP STEM WALL W/BRICK
 - 4/SD-1 TYP FOOTING STEP
 - 5/SD-1 TYP CORNER BARS REQ'T
 - 7/SD-1 TYP CONSTRUCTION JOINT
 - 8/SD-1 TYP BAR BEND AND HOOK DETAIL
 - 11/SD-1 TYP HOLDOWN INSTALLATION
 - 12/SD-1 TYP PONY WALL DETAIL

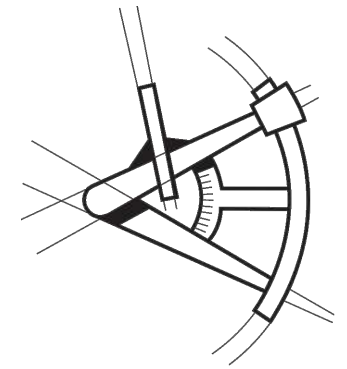
HOLDOWN SCHEDULE			
MODEL	ANCHOR	EMBEDMENT	MIN END POST
CS16/CS14	-	-	1-2X EA
MST#	-	-	2-2X OR 3X
STHD14/STHD14RJ	-	-	2-2X OR 3X
HDU2	5/8" TR	12"	2-2X OR 3X
HDU5	5/8" TR	12"	2-2X
HDU8	7/8" TR	12"	3-2X
HDU11	1" TR	12"	6X6
HDU14	1" TR	15"	6X6
HD19	1 1/4" TR	15"	6X6

FOUNDATION LEGEND

- INDICATES STEP AT T/FOUNDATION
- INDICATES STEP AT B/FOUNDATION
- TANK WALL (TOP OF WALL NOT TO STEP WITHIN HATCHED REGION)
- HOLDOWN BY SIMPSON (STHD/HDU/HD/HTT, TYP)
- FOOTING CENTERED ON POST (L X W X T)



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS		
DESCRIPTION	DATE	BY
BDC RESPONSE	04/19/24	

PROJECT NAME
GRANBOIS RESIDENCE
8440 SE 82ND ST,
MERCER ISLAND

PROJECT NUMBER
S230110-1

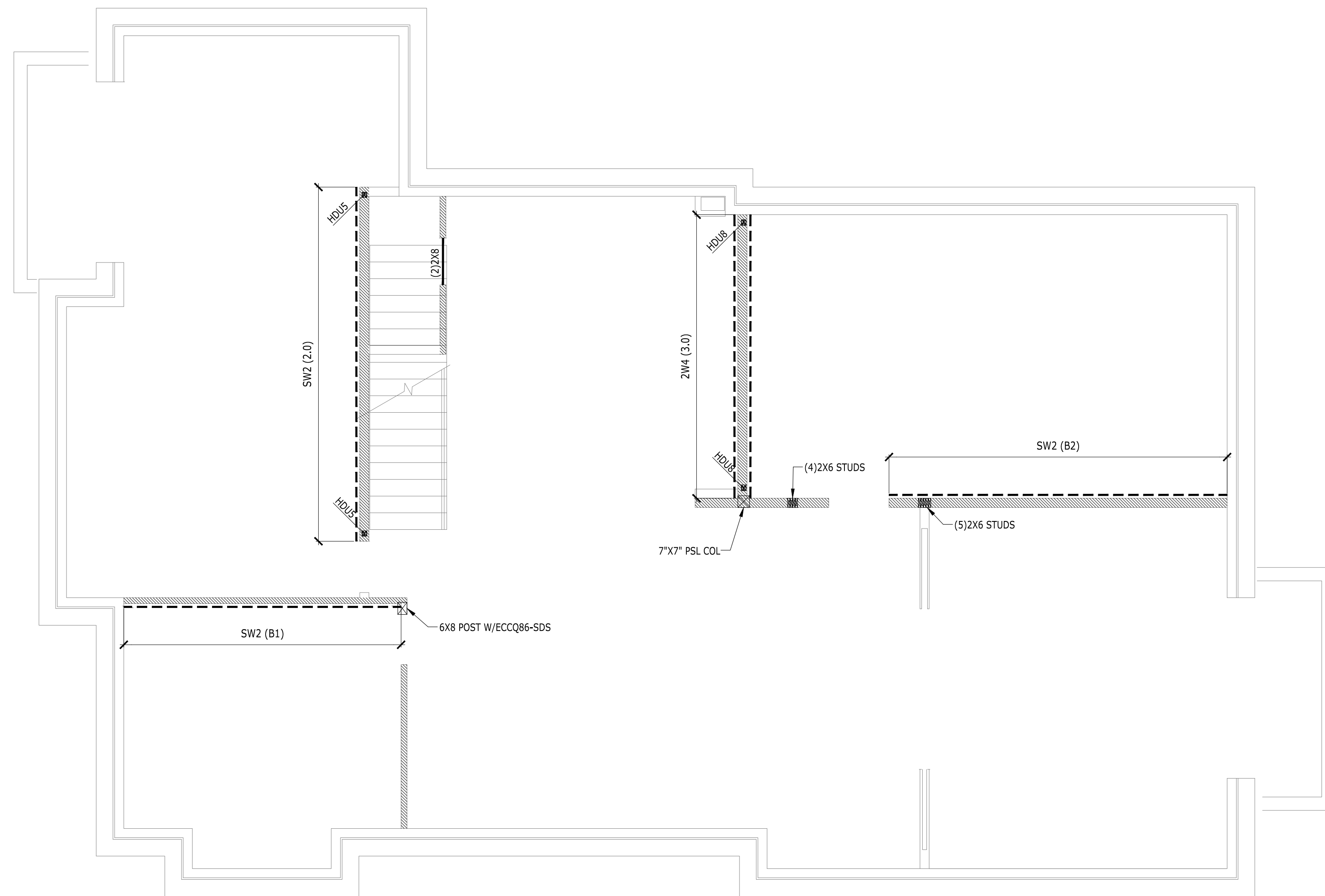
DRAWN BY - MR

CHECKED BY - MRT

SHEET DATE - 04/19/2024

SCALE
24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION
FOUNDATION PLAN
SHEET
S-2

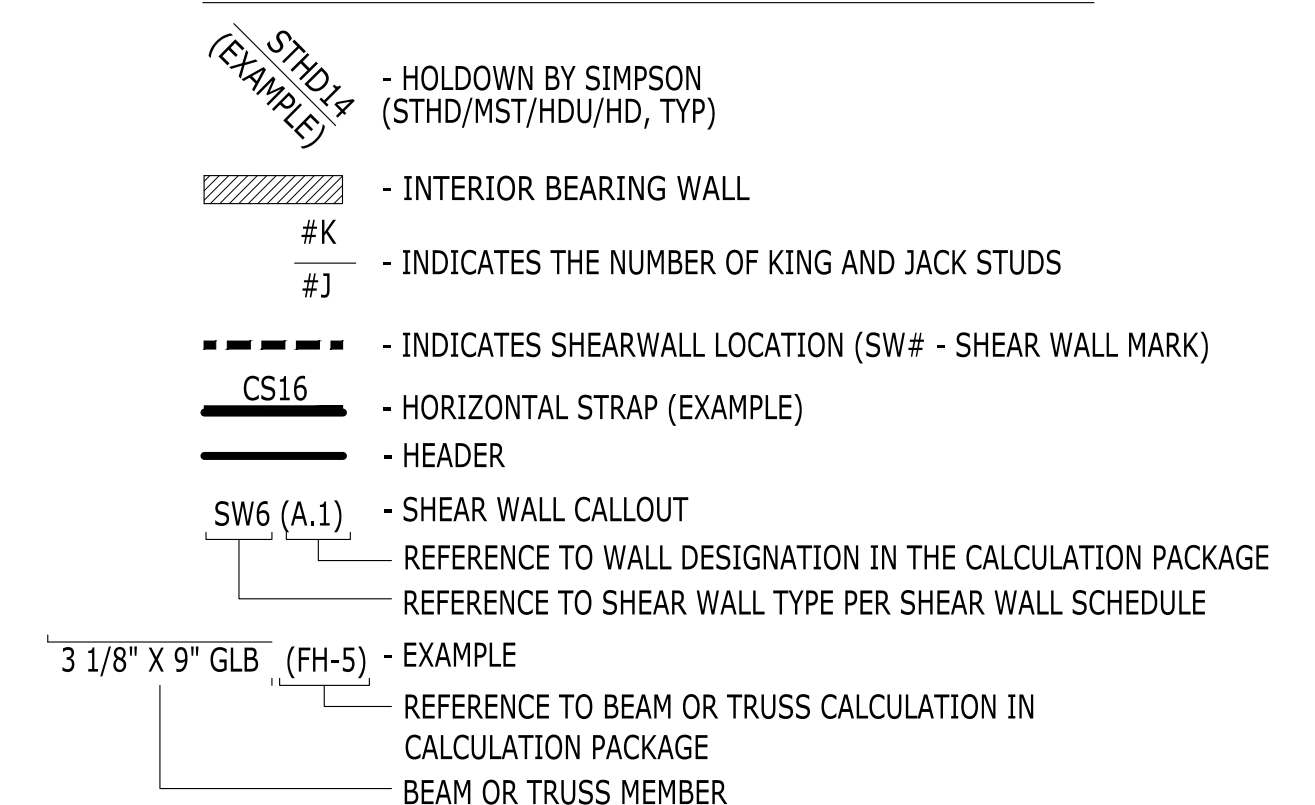


WALL FRAMING AND SHEAR WALL NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
- ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6" O.C.
- EXTERIOR WALL STUDS SHALL BE 2X6 @ 16" O.C. ($\leq 10'$), 2X6 @ 12" O.C. ($> 10'$) UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16" O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
- SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
- ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
- PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
- LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.1310 X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148X 1.5").
- WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8" ϕ X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3" X 3" X 1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:

- 11/SD-1 TYP HOLDOWN INSTALLATION
- 12/SD-1 TYP PONY WALL DETAIL
- 14/SD-3 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
- 15/SD-3 TYP BEAM-TO-T/PL DRAG CONNECTION
- 20/SD-3 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
- 11/SD-2 TYP NON-BEARING WALL FRAMING
- 16/SD-2 TYP TOP PLATE SPLICE
- 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
- 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
- 3/SD-2 TYP HEADER FRAMING

FRAMING AND SHEATHING LEGEND



SHEAR WALL SCHEDULE

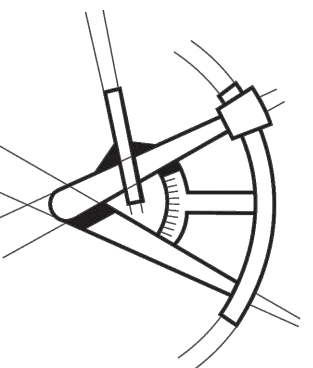
WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8" ϕ EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .1480 X 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.

BASEMENT WALL FRAMING AND SHEAR WALL PLAN



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS

DESCRIPTION	DATE	BY
BOC RESPONSE	04/19/24	

PROJECT NAME

GRANBOIS RESIDENCE
8440 SE 82ND ST,
MERCER ISLAND

PROJECT NUMBER

S230110-1

DRAWN BY - MR

CHECKED BY - MRT

SHEET DATE - 04/19/2024

SCALE

24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION
BASEMENT WALL FRAMING
AND SHEAR WALL PLAN

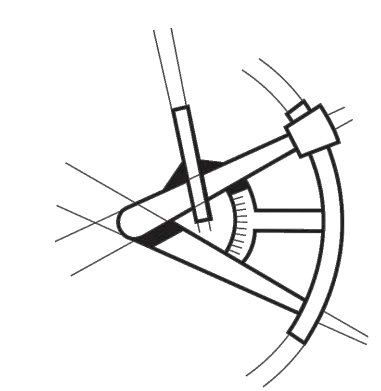
SHEET
S-3



FLOOR FRAMING NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD. UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BEAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BEAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BEAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
- ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 13/SD-3 TYP DROPPED BEAM AT CUT PLATES
 - 14/SD-3 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-3 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 20/SD-3 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 11/SD-2 TYP NON-LOAD BEARING WALL FRAMING
 - 13/SD-2 TYP FRAMING AT INTERIOR BEARING WALL

LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS			
DESCRIPTION	DATE	BY	
BDC RESPONSE	04/19/24		

PROJECT NAME
GRANBOIS RESIDENCE
8440 SE 82ND ST,
MERCER ISLAND

PROJECT NUMBER
S230110-1

DRAWN BY - MR

CHECKED BY - MRT

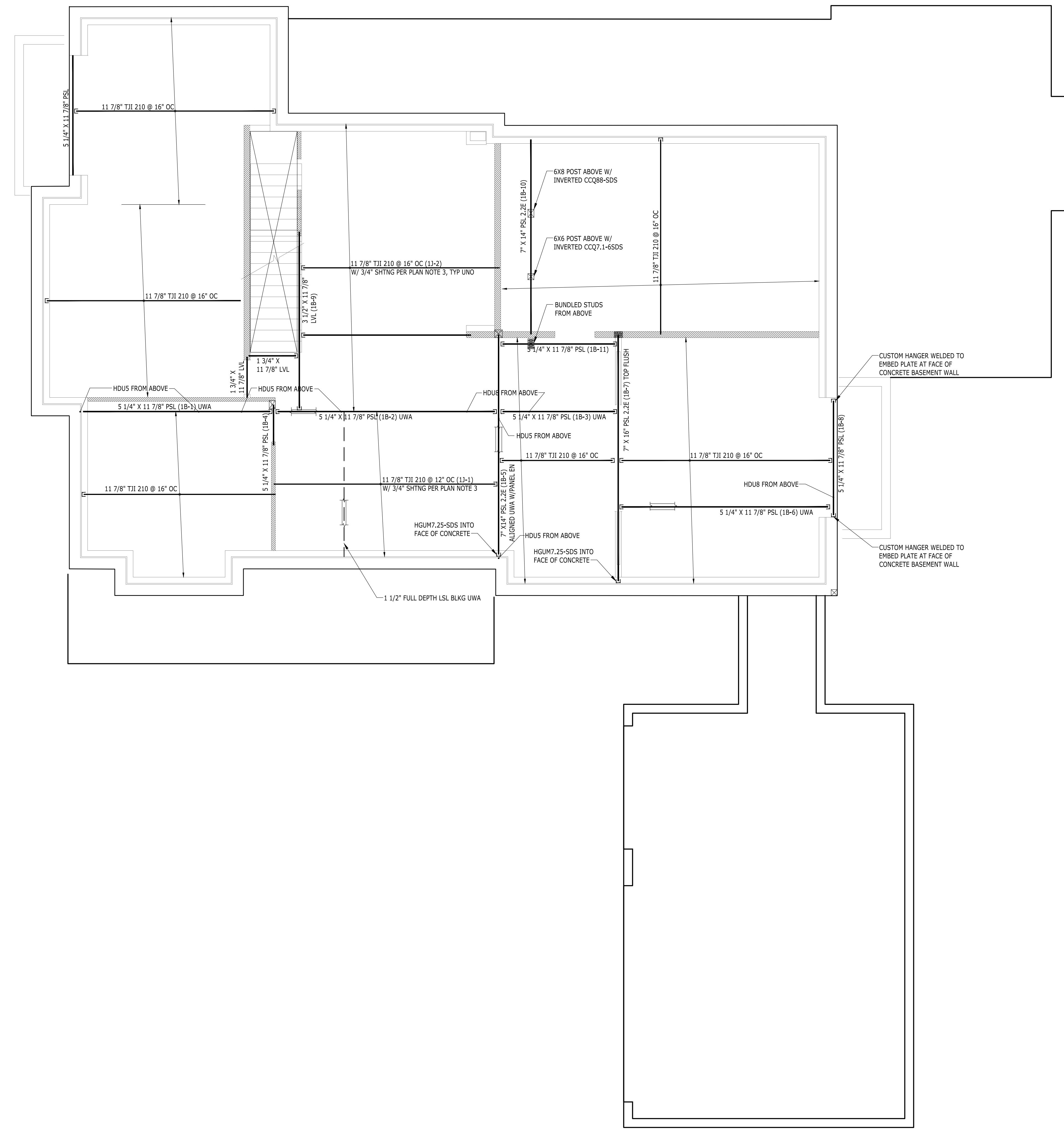
SHEET DATE - 04/19/2024

SCALE
24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION

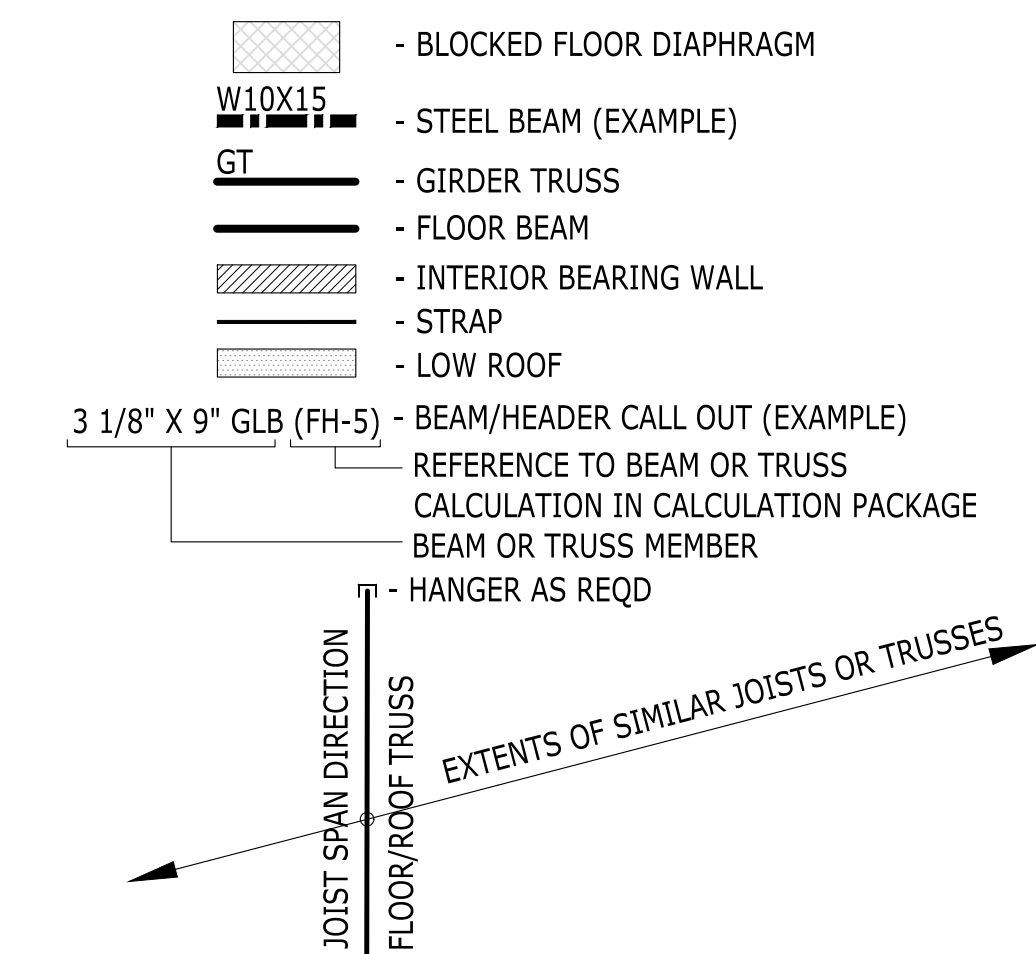
FIRST FLOOR FRAMING PLAN

SHEET **S-4**

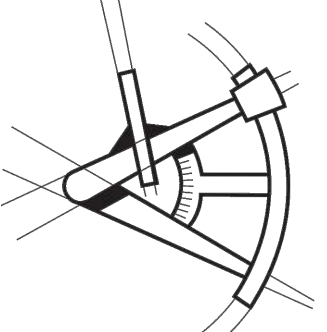


FIRST FLOOR FRAMING PLAN

FRAMING LEGEND



TYPICAL JOIST HANGER SCHEDULE			
TJI210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	
TYPICAL BEAM HANGER SCHEDULE			
LVL / LSL / PSL			
1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14



REVISIONS	DESCRIPTION	DATE	BY
△	BDC RESPONSE	04/19/24	

PROJECT NAME
GRANBOIS RESIDENCE
8440 SE 82ND ST,
MERCER ISLAND

PROJECT NUMBER
S230110-1

DRAWN BY - MR

CHECKED BY - MRT

SHEET DATE - 04/19/2024

SCALE
24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION
FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN
SHEET
S-5

WALL FRAMING AND SHEAR WALL NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
- ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6" O.C.
- EXTERIOR WALL STUDS SHALL BE 2X6 @ 16" O.C. ($\leq 10'$), 2X6 @ 12" O.C. ($> 10'$) UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16" O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
- SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
- ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
- PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
- LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.1310 X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148X 1.5").
- WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TURNAROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- STHD HOLD-DOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLD-DOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8" X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3" X 3" X 1/4" HDG PLATE WASHER WITH AN EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4 X 1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 9/SD-1 TYP STHD HOLD-DOWN INSTALLATION
 - 10/SD-1 TYP STHD HOLD-DOWN SECTION
 - 11/SD-1 TYP HOLD-DOWN INSTALLATION
 - 12/SD-1 TYP PONY WALL DETAIL
 - 14/SD-3 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-3 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 20/SD-3 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 11/SD-2 TYP NON-BEARING WALL FRAMING
 - 16/SD-2 TYP TOP PLATE SPLICE
 - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
 - 2/SD-2 FORCE-TURNAROUND WINDOWS DETAIL
 - 3/SD-2 TYP HEADER FRAMING

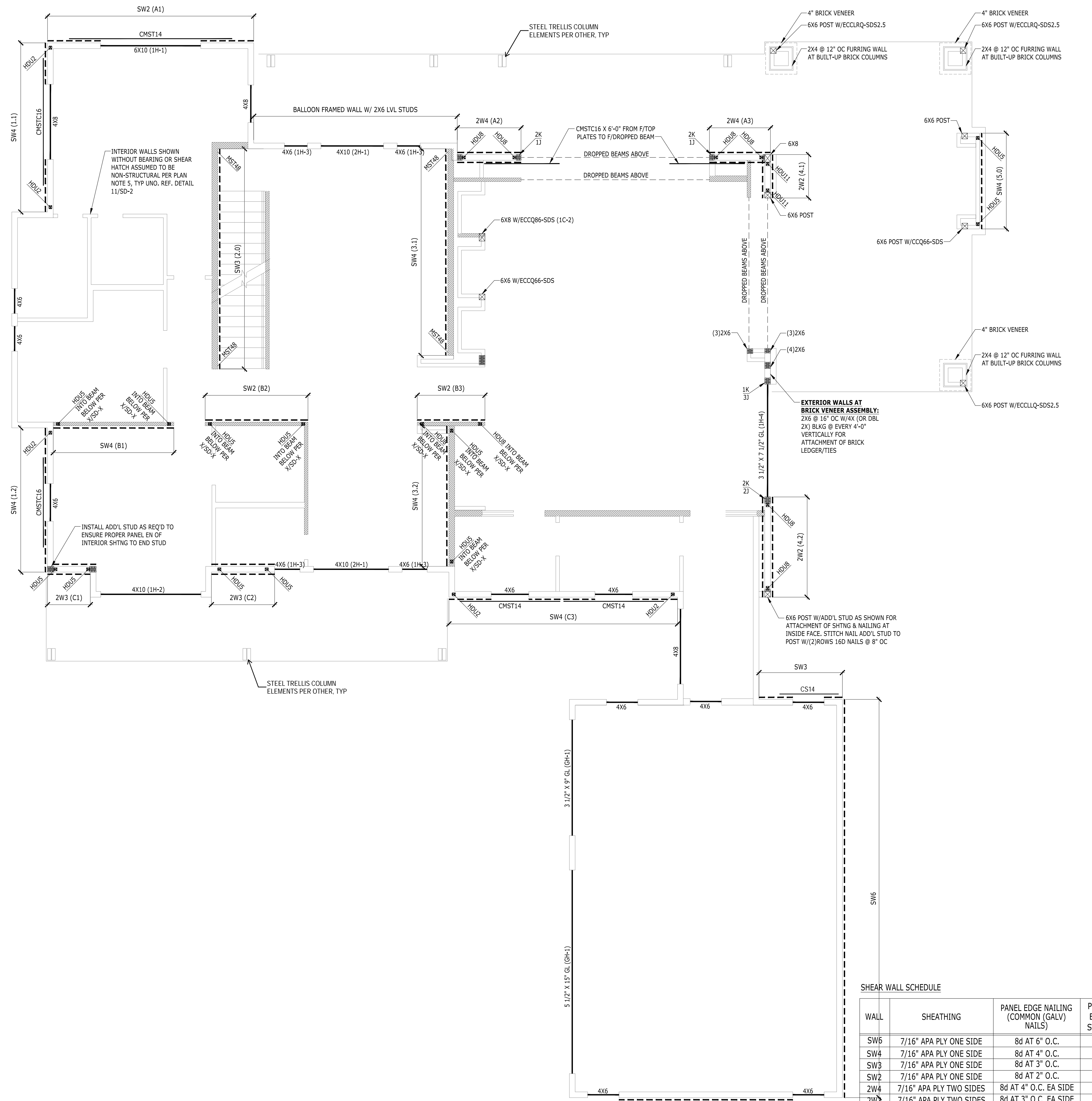
FRAMING AND SHEATHING LEGEND

- HOLD-DOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
- INTERIOR BEARING WALL
- INDICATES THE NUMBER OF KING AND JACK STUDS
- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)
- HORIZONTAL STRAP (EXAMPLE)
- HEADER
- SHEAR WALL CALLOUT
- REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE
- REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
-
-
-
-
-
-
-

SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8" Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .1480 x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

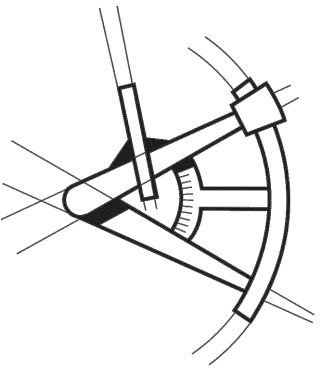
NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.



FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS

NO.	DESCRIPTION	DATE	BY
1	BOC RESPONSE	04/19/24	

PROJECT NAME
GRANBOIS RESIDENCE
8440 SE 82ND ST,
MERCER ISLAND

PROJECT NUMBER
S230110-1

DRAWN BY - MR

CHECKED BY - MRT

SHEET DATE - 04/19/2024

SCALE
24X36 SHEET: 1/4" = 1'-0"

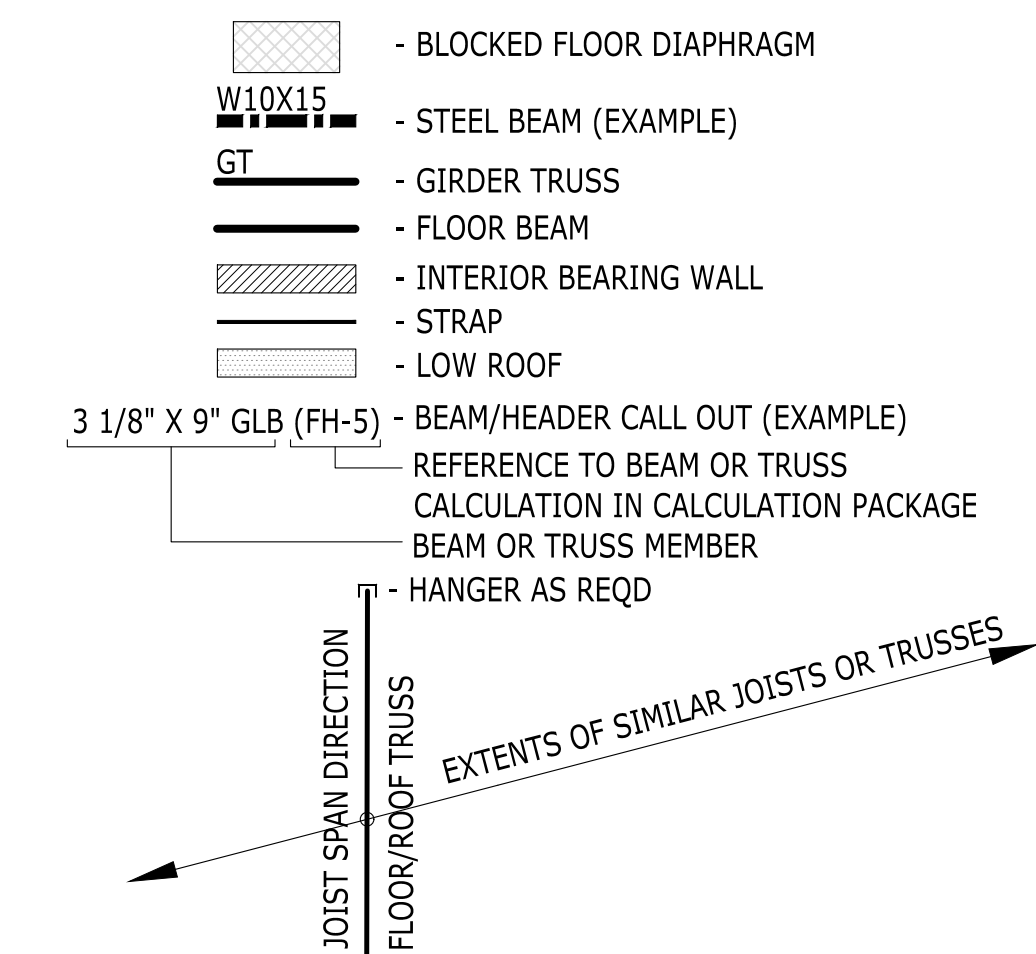
SECOND FLOOR FRAMING PLAN

SHEET S-6

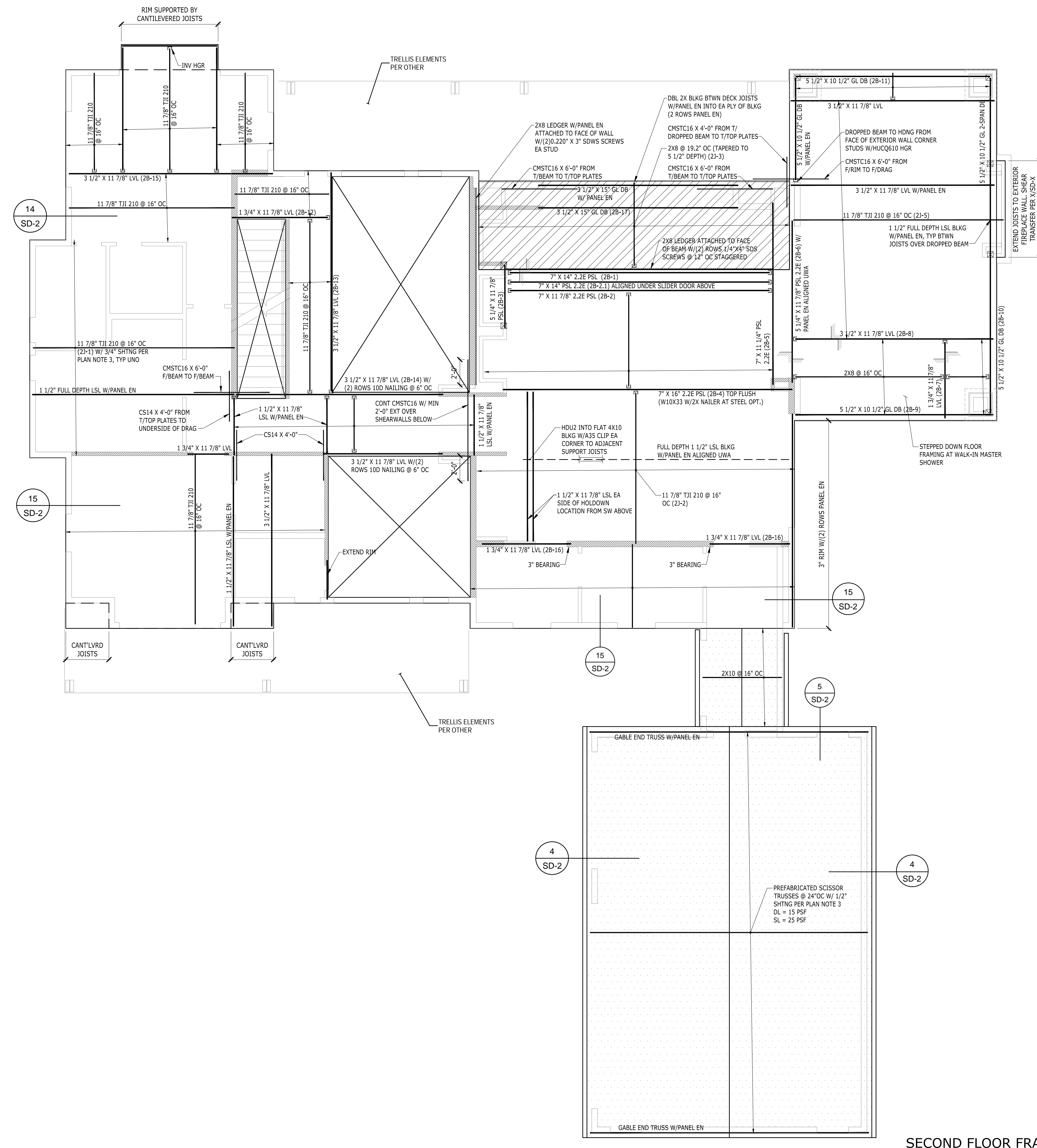
FLOOR FRAMING NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD. UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BEAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BEAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BEAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
- ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 13/SD-3 TYP DROPPED BEAM AT CUT PLATES
 - 14/SD-3 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-3 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 20/SD-3 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 11/SD-2 TYP NON-LOAD BEARING WALL FRAMING
 - 13/SD-2 TYP FRAMING AT INTERIOR BEARING WALL

FRAMING LEGEND



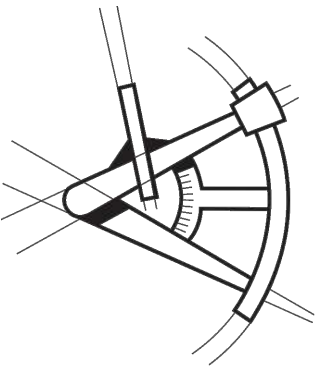
TYPICAL JOIST HANGER SCHEDULE			
TJI210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	
TYPICAL BEAM HANGER SCHEDULE			
LVL / LSL / PSL			
1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12 HGUS7.25/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14 HGUS7.25/14



SECOND FLOOR FRAMING PLAN



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS

DESCRIPTION	DATE	BY
BOC RESPONSE	04/19/24	

PROJECT NAME

GRANBOIS RESIDENCE
8440 SE 82ND ST,
MERCER ISLAND

PROJECT NUMBER

S230110-1

DRAWN BY - MR

CHECKED BY - MRT

SHEET DATE - 04/19/2024

SCALE

24X36 SHEET: 1/4" = 1'-0"

SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN
 DESCRIPTION
 SHEET **S-7**

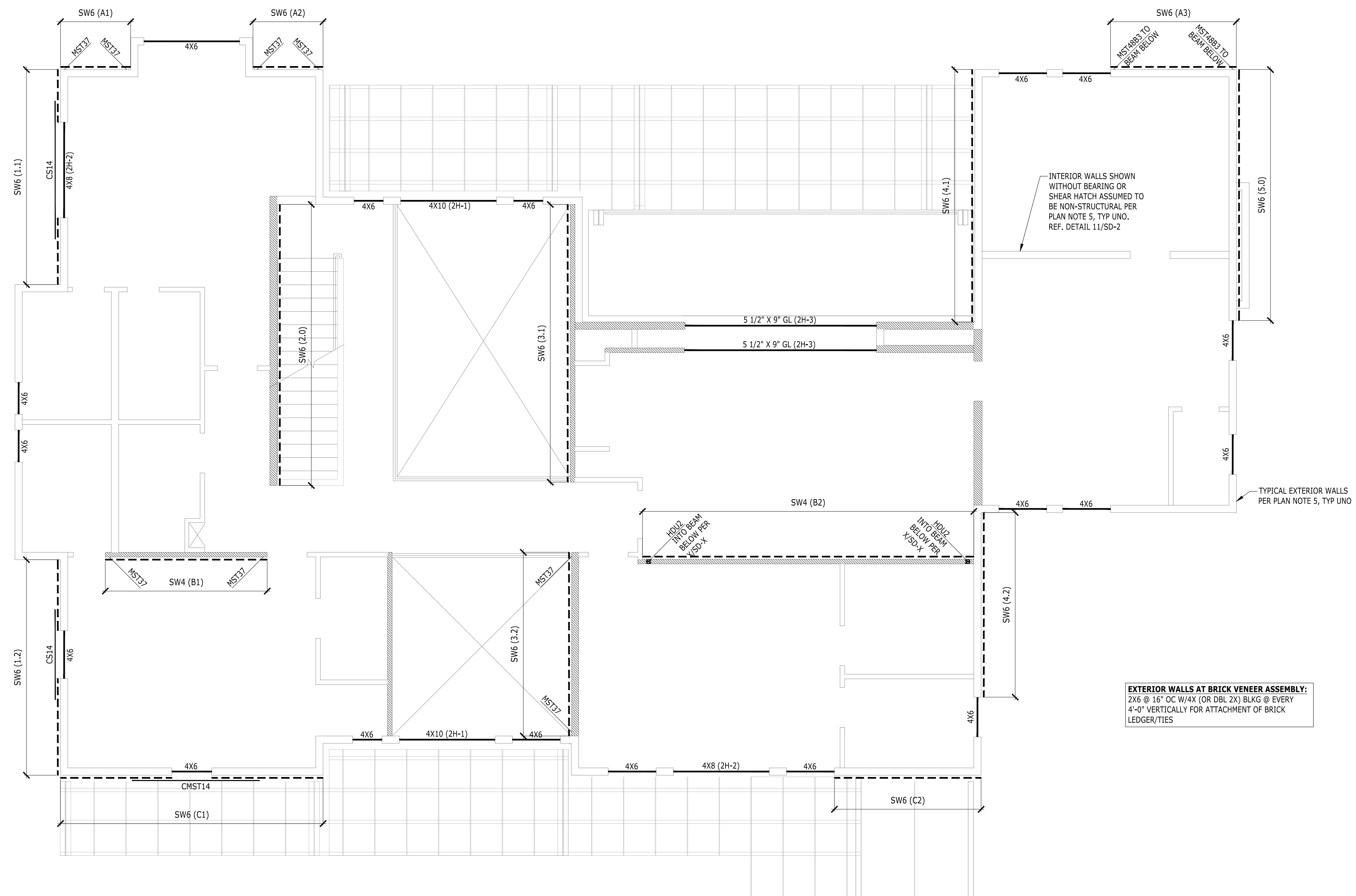
WALL FRAMING AND SHEAR WALL NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
- ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6" O.C.
- EXTERIOR WALL STUDS SHALL BE 2X6 @ 16" O.C. (≤10'), 2X6 @ 12" O.C. (>10') UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16" O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
- SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
- ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
- PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
- LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.1310 X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148X 1.5").
- WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8" Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
 - 10/SD-1 TYP STHD HOLDOWN SECTION
 - 11/SD-1 TYP HOLDOWN INSTALLATION
 - 12/SD-1 TYP PONY WALL DETAIL
 - 14/SD-3 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-3 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 20/SD-3 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 11/SD-2 TYP NON-BEARING WALL FRAMING
 - 16/SD-2 TYP TOP PLATE SPLICE
 - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
 - 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
 - 3/SD-2 TYP HEADER FRAMING

FRAMING AND SHEATHING LEGEND

- HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
- INTERIOR BEARING WALL
- INDICATES THE NUMBER OF KING AND JACK STUDS
- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)
- HORIZONTAL STRAP (EXAMPLE)
- HEADER
- SHEAR WALL CALLOUT REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
-

EXTERIOR WALLS AT BRICK VENEER ASSEMBLY:
2X6 @ 16" OC W/4X (OR DBL 2X) BLKG @ EVERY 4'-0" VERTICALLY FOR ATTACHMENT OF BRICK LEDGER/TIES



SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8" Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .1480 x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2X PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2X PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2X PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2X PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3X PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3X PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3X PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.



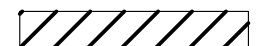
NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.



SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN

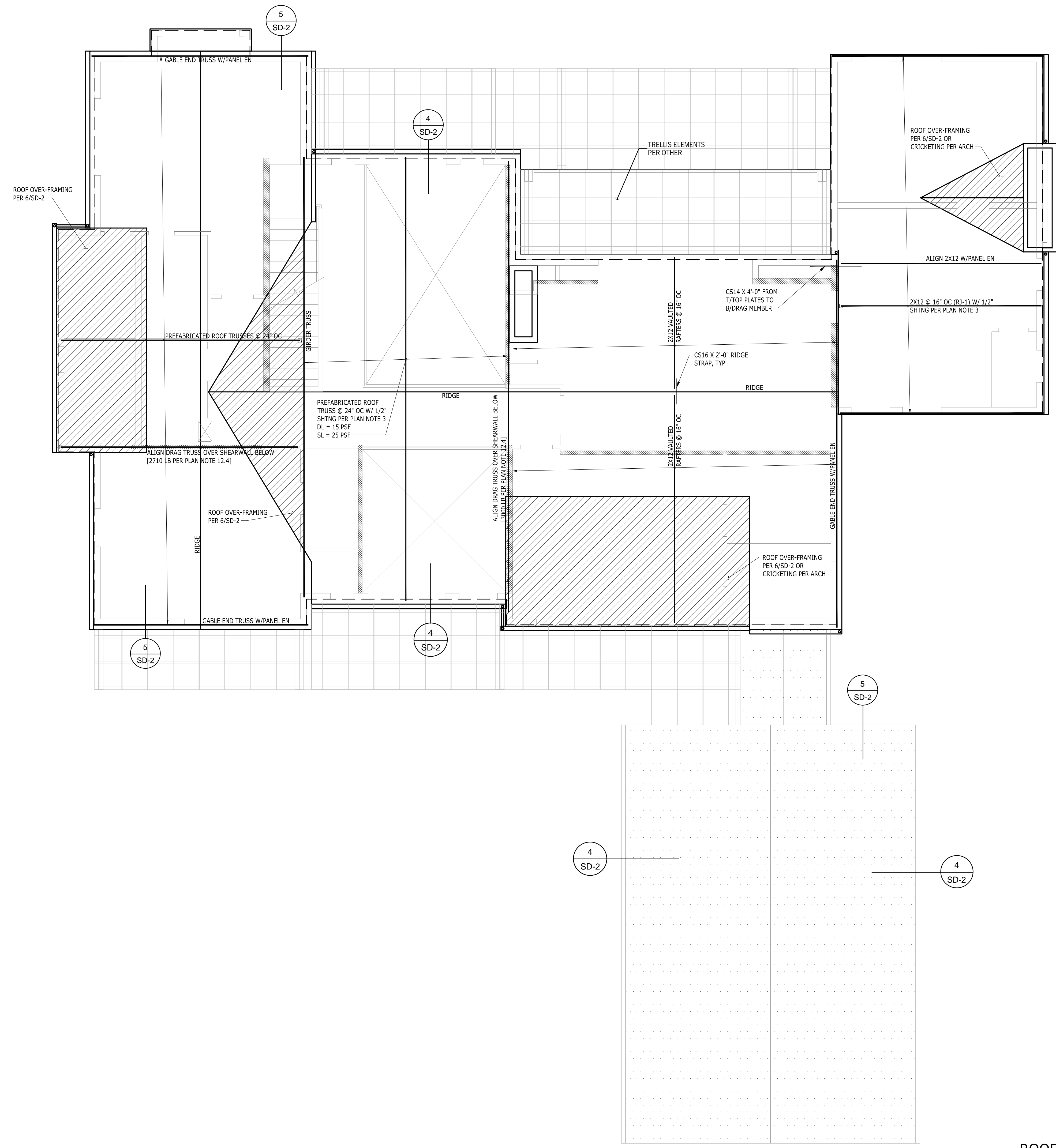
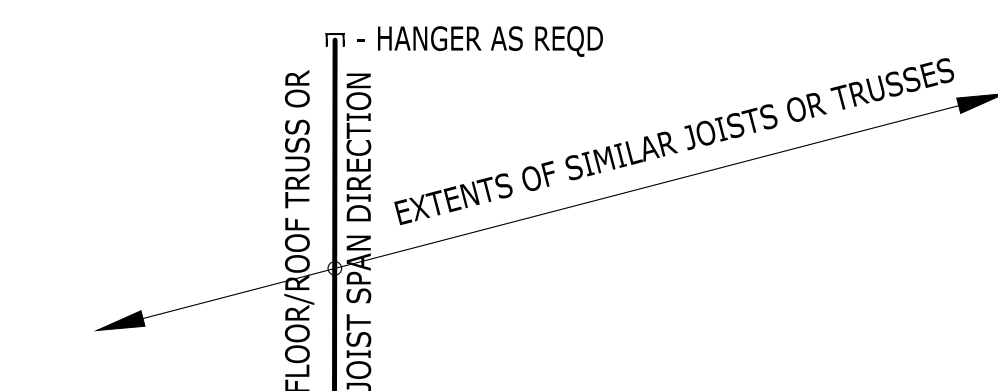
ROOF FRAMING NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- ROOF SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD, UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
- ALL ROOF TRUSSES SHALL BE SPACED NO FURTHER APART THAN 24" O.C. AND SHALL BE CONNECTED TO TOP PLATE WITH H2.5 TIE UNO.
- ALL GIRDER TRUSSES SHALL BE CONNECTED TO TOP PLATE WITH TWO H6 TIES UNO.
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH ROOF FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- ALL BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/B/EAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/B/EAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/B/EAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN UNO.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS. HANGERS FOR ROOF TRUSSES BY OTHERS.
- ENGINEERED ROOF JOISTS AND ROOF TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
 - STANDARD DEAD AND LIVE LOADS SHALL BE USED FOR TRUSS DESIGN. REFERENCE STRUCTURAL GENERAL NOTES FOR MORE INFORMATION.
 - CHANGES TO LAYOUT MUST BE SUBMITTED TO THE ARCHITECT AND EOR FOR REVIEW AND APPROVAL.
 - TRUSS SUBMITTAL PACKAGE TO BE PROVIDED TO EOR FOR REVIEW. REFERENCE STRUCTURAL GENERAL NOTES FOR SUBMITTAL REQUIREMENTS.
 - (XXX LBS SHEAR/DRAG) INDICATES SHEAR TRANSFER LOAD. SHEAR TRUSS SHALL BE DESIGNED TO BE ABLE TO TRANSFER SPECIFIED LATERAL LOAD APPLIED AT THE TOP CHORD TO THE BOTTOM CHORD AND INTO SHEARWALL BELOW.
 - ROOF TRUSSES SHOULD BE DESIGNED FOR ADDITIONAL LOADS WHERE APPLICABLE AS SPECIFIED BY THE ARCHITECT (I.E. MECHANICAL UNITS, ROOF DECKS AND PATIOS, GREEN ROOFS, SOLAR UNITS AND ETC).
 - TRUSS DESIGN FOR BEARING AT TOP PLATES TO BE DESIGNED FOR COMPRESSION PERPENDICULAR TO GRAIN.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- ROOF COVERINGS AND ROOFING MATERIAL BY OTHERS.
- ROOF DRAINAGE BY OTHERS.
- ATTIC VENTILATION BY OTHERS.
- FOR TYPICAL INSTALLATION DETAILS REFERENCE TO:
 - 13/SD-3 TYP DROPPED BEAM AT CUT PLATES
 - 14/SD-3 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-3 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 20/SD-3 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 11/SD-2 TYP NON-LOAD BEARING WALL FRAMING
 - 4/SD-2 TYP HIP ROOF FRAMING
 - 5/SD-2 TYP GABLE END ROOF FRAMING
 - 6/SD-2 TYP ROOF OVERFRAMING
 - 7/SD-2 TYP INTERIOR SHEAR TRUSS
 - 8/SD-2 TYP INTERIOR OFFSET SHEAR TRUSS
 - 9/SD-2 TYP TRUSS BLOCKING

FRAMING LEGEND

-  - GIRDER OR GABLE END TRUSS
-  - INTERIOR BEARING WALL
-  - ROOF OVERFRAMING

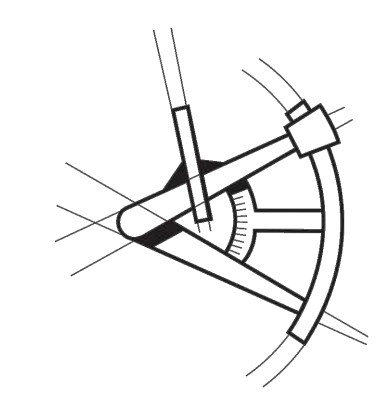
-  3 1/8" X 9" GLB (FH-5) - EXAMPLE REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE BEAM OR TRUSS MEMBER
-  - HANGER AS REQD



ROOF FRAMING PLAN



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS		
DESCRIPTION	DATE	BY
BOC RESPONSE	04/19/24	

PROJECT NAME
GRANBOIS RESIDENCE
8440 SE 82ND ST,
MERCER ISLAND

PROJECT NUMBER
S230110-1

DRAWN BY - MR

CHECKED BY - MRT

SHEET DATE - 04/19/2024

SCALE
24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION	SHEET
ROOF FRAMING PLAN	S-8



REVISIONS

DESCRIPTION	DATE	BY
BCD RESPONSE	04/19/24	

PROJECT NAME
GRANBOIS RESIDENCE
8440 SE 82ND ST,
MERCER ISLAND

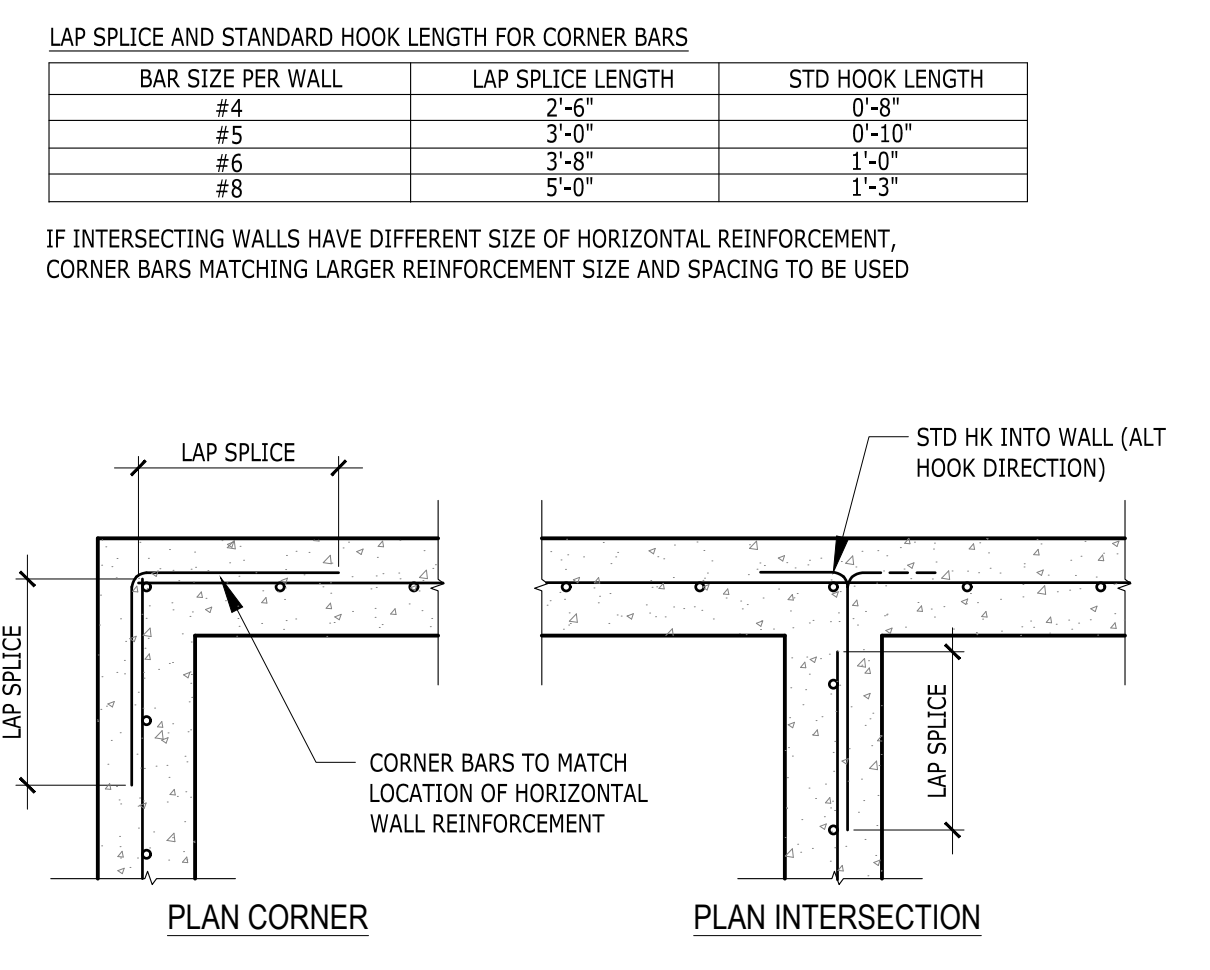
PROJECT NUMBER
S230110-1

DRAWN BY - MR

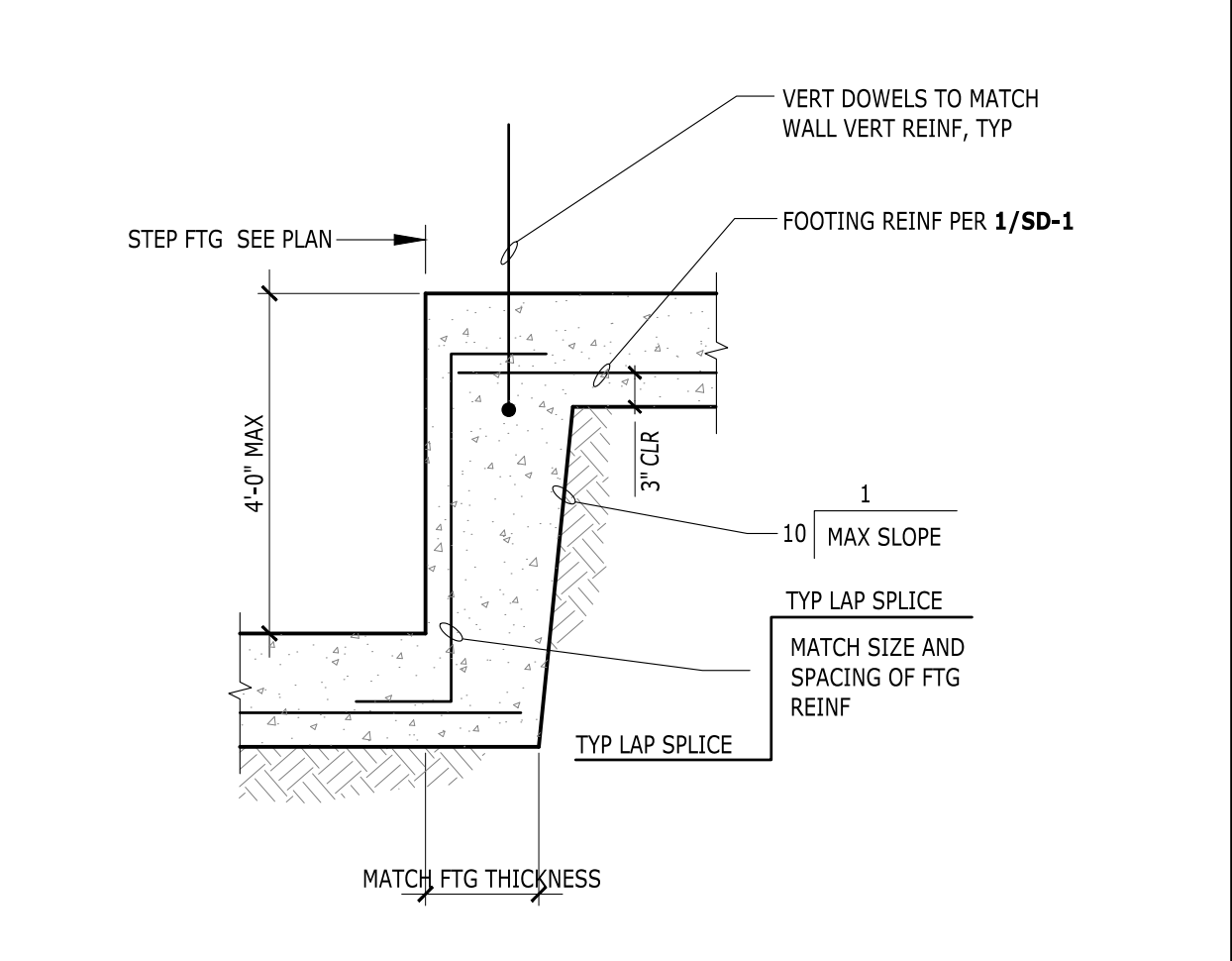
CHECKED BY - MRT

SHEET DATE - 04/19/2024

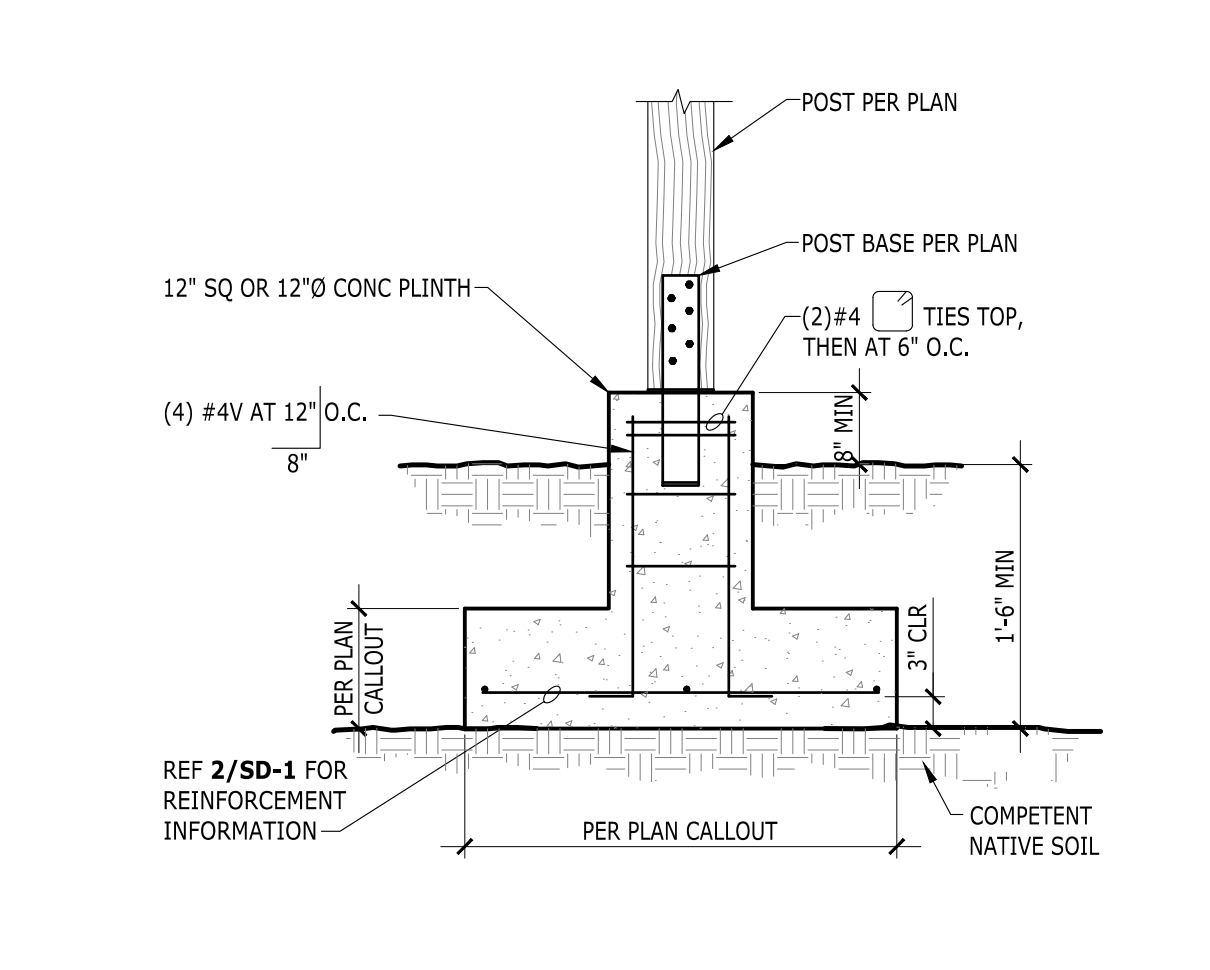
SCALE
24X36 SHEET: 1/4" = 1'-0"



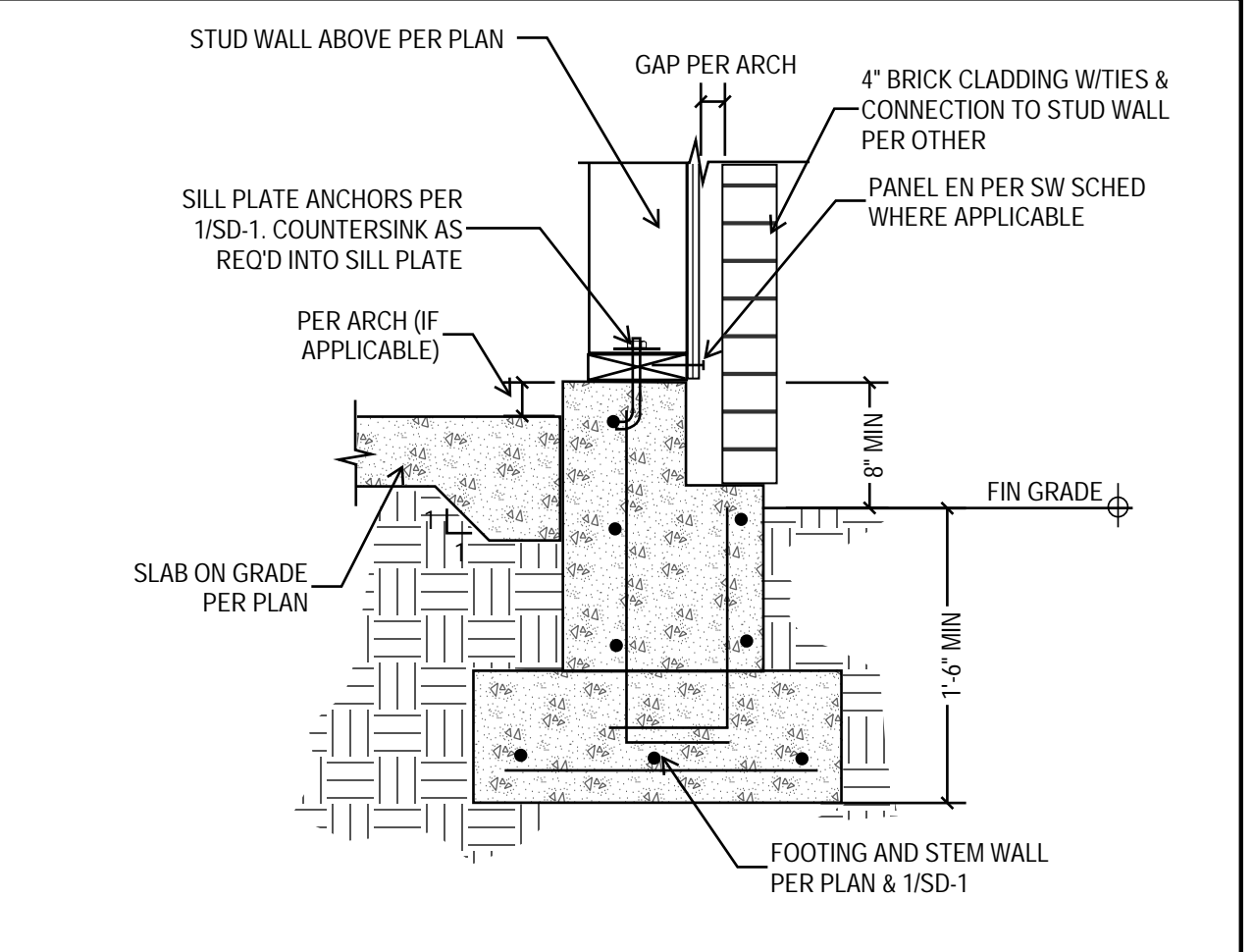
5 CORNER BARS AT CONCRETE WALLS



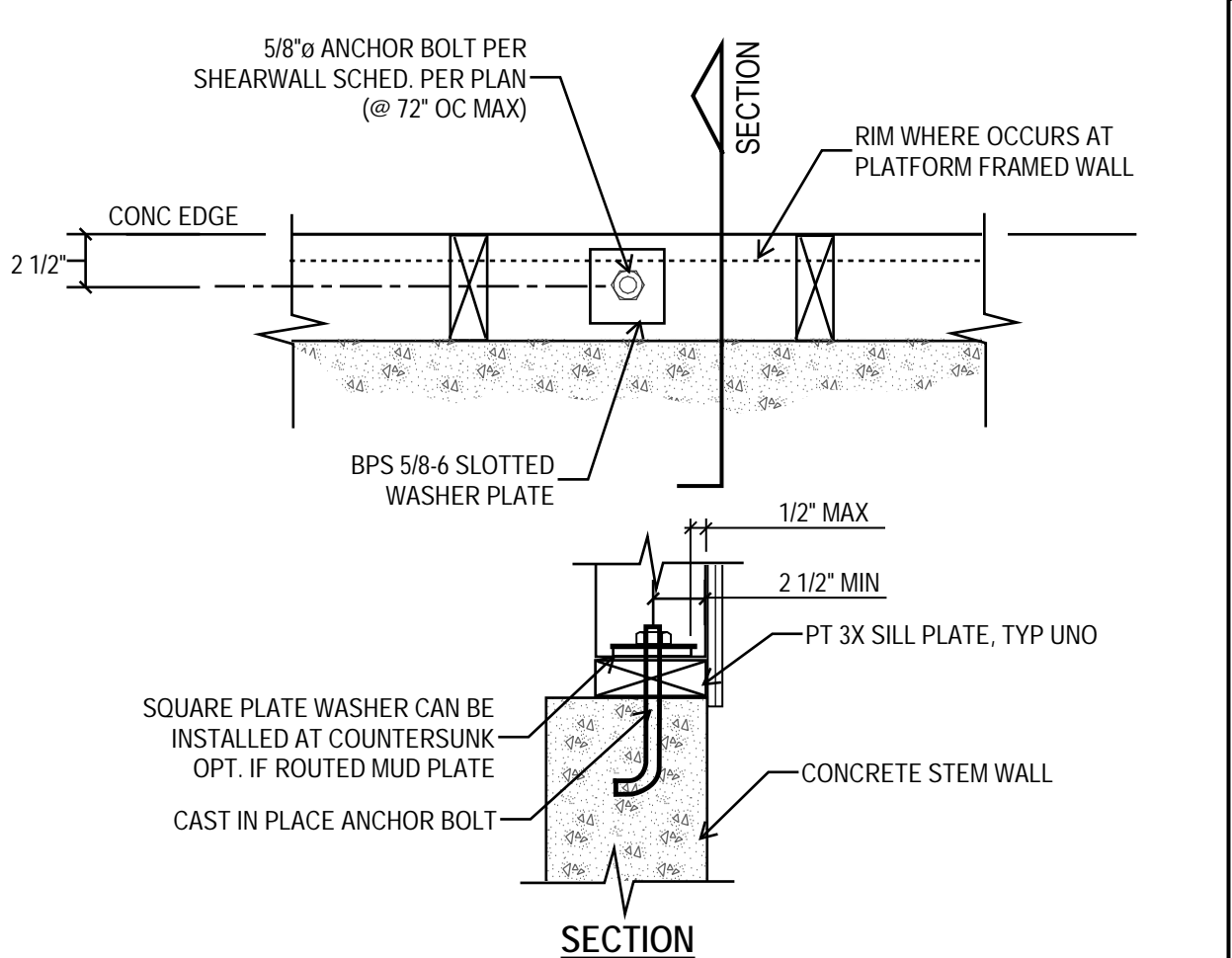
4 STEP AT WALL FOOTING



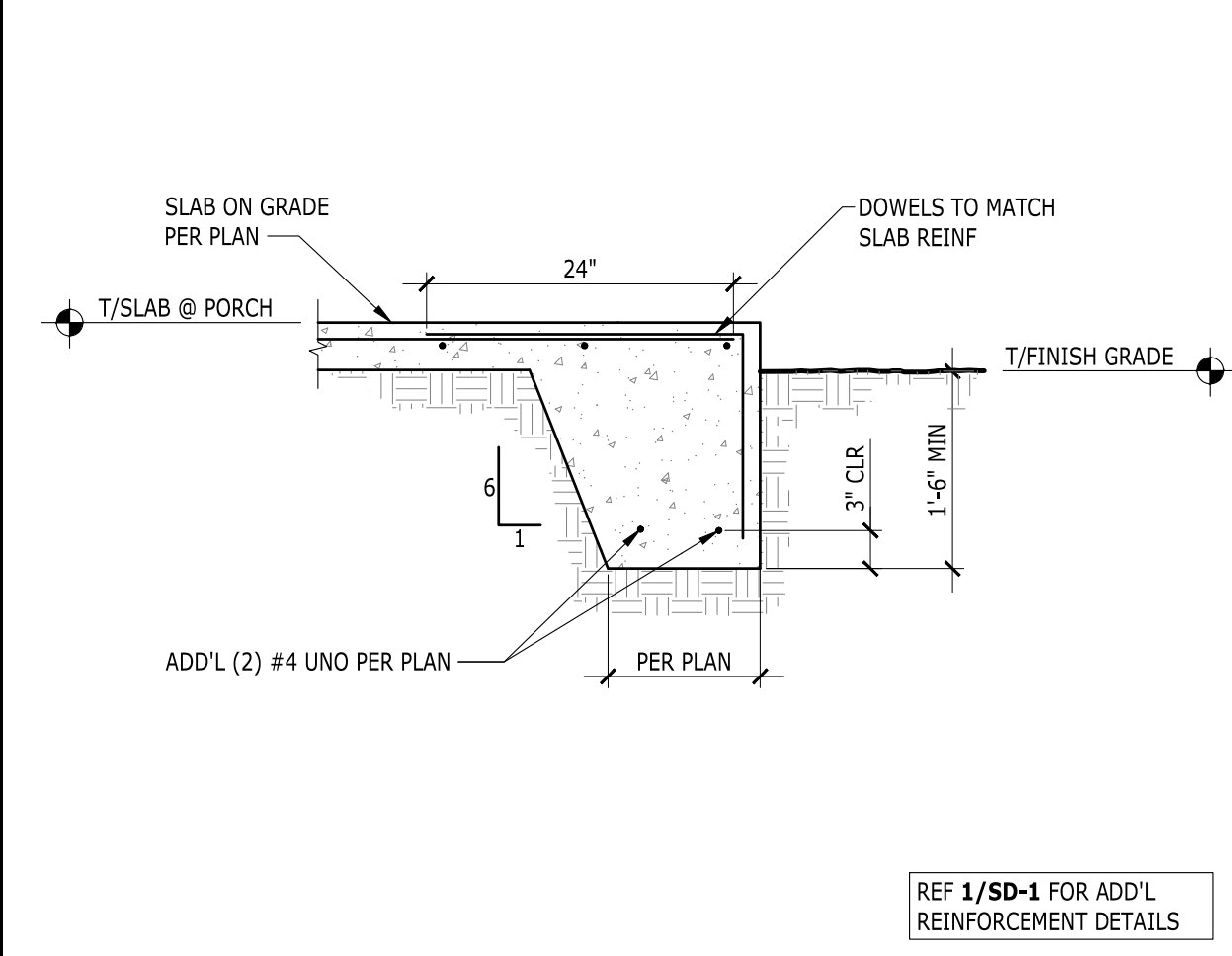
3 ISOLATED EXTERIOR FOOTING



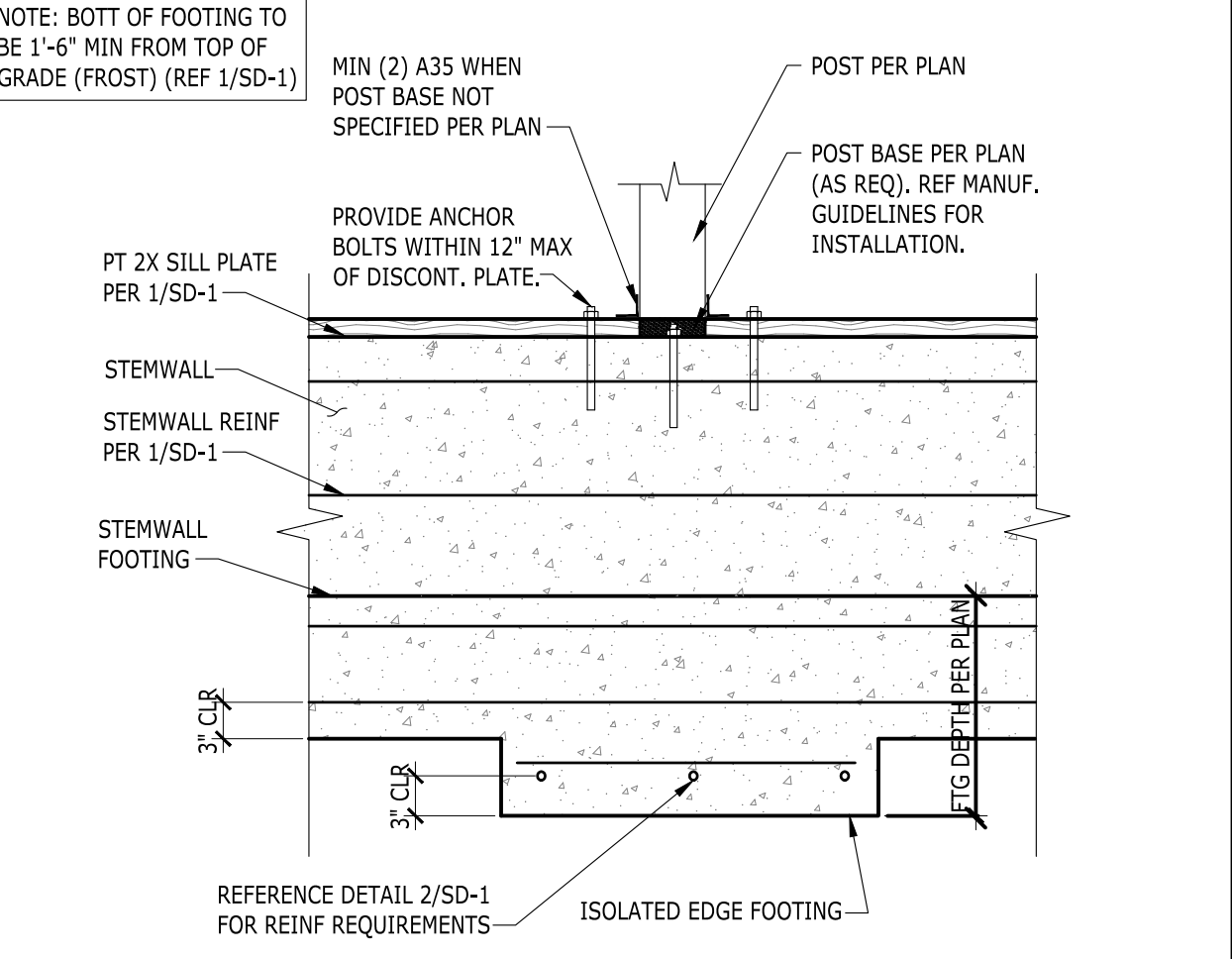
2 STEM WALL W/BRICK - SLAB ON GRADE



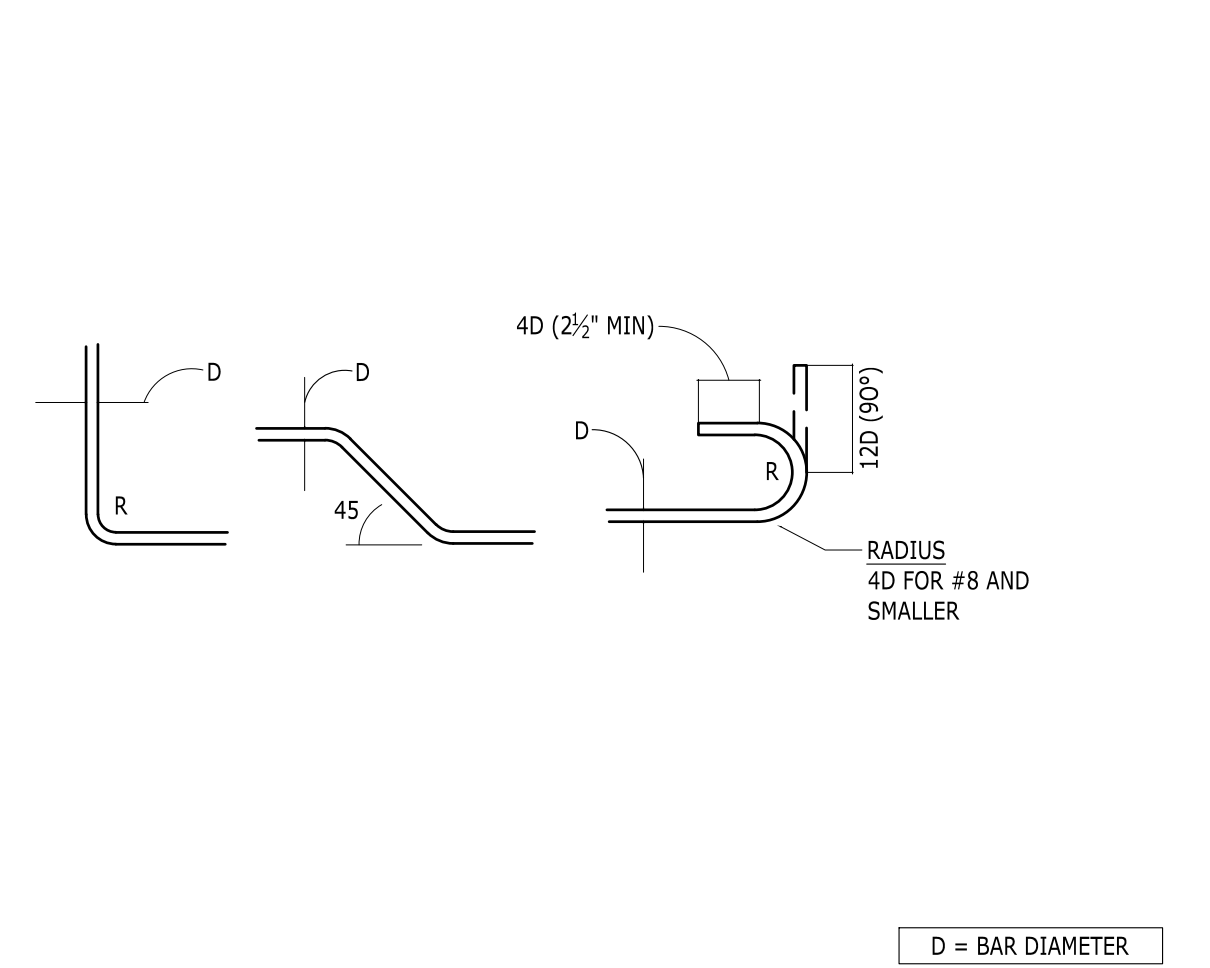
1 SILL PLATE ANCHORS



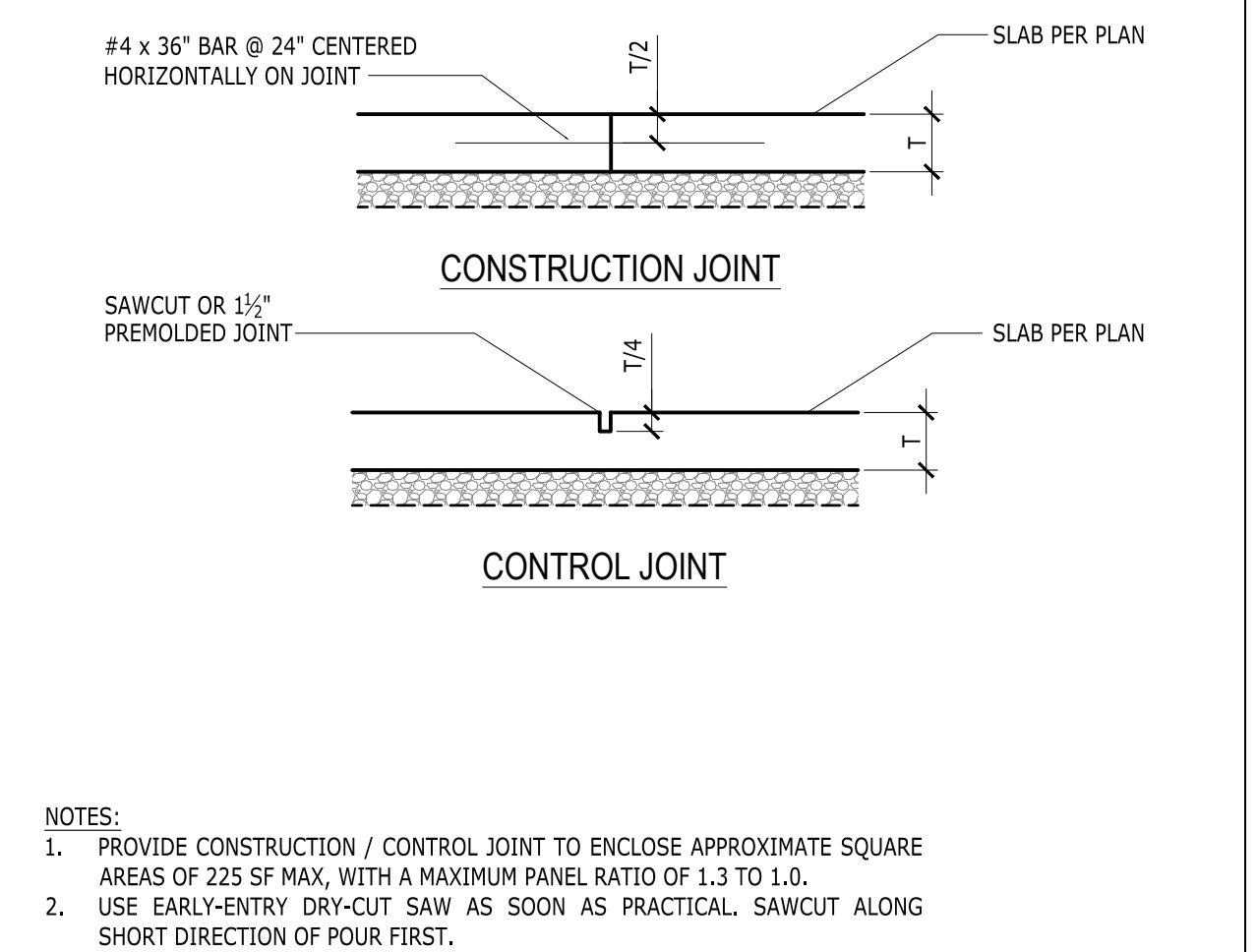
10 TYPICAL THICKENED SLAB EDGE TURN DOWN



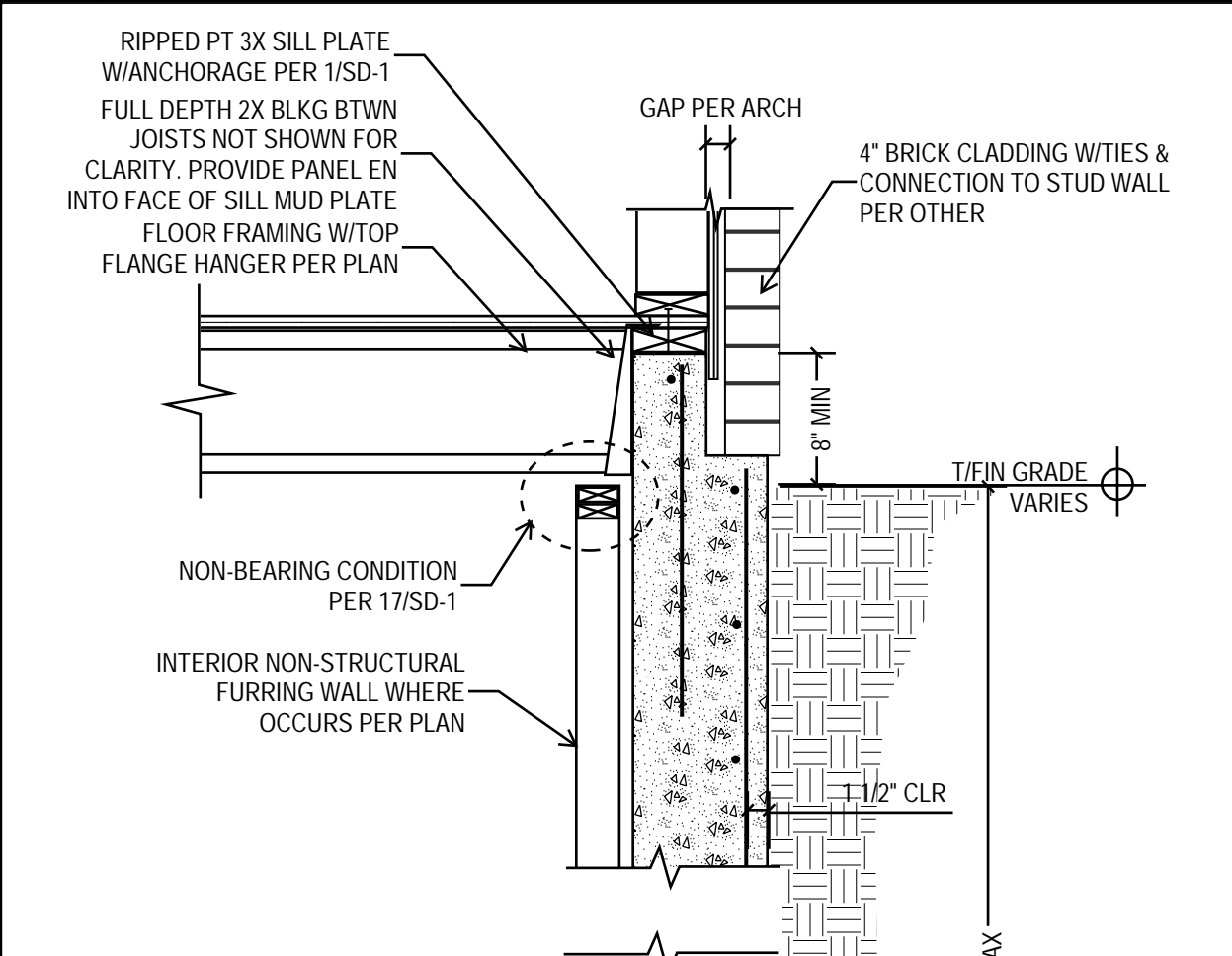
9 EXTERIOR EDGE ISOLATED FOOTING



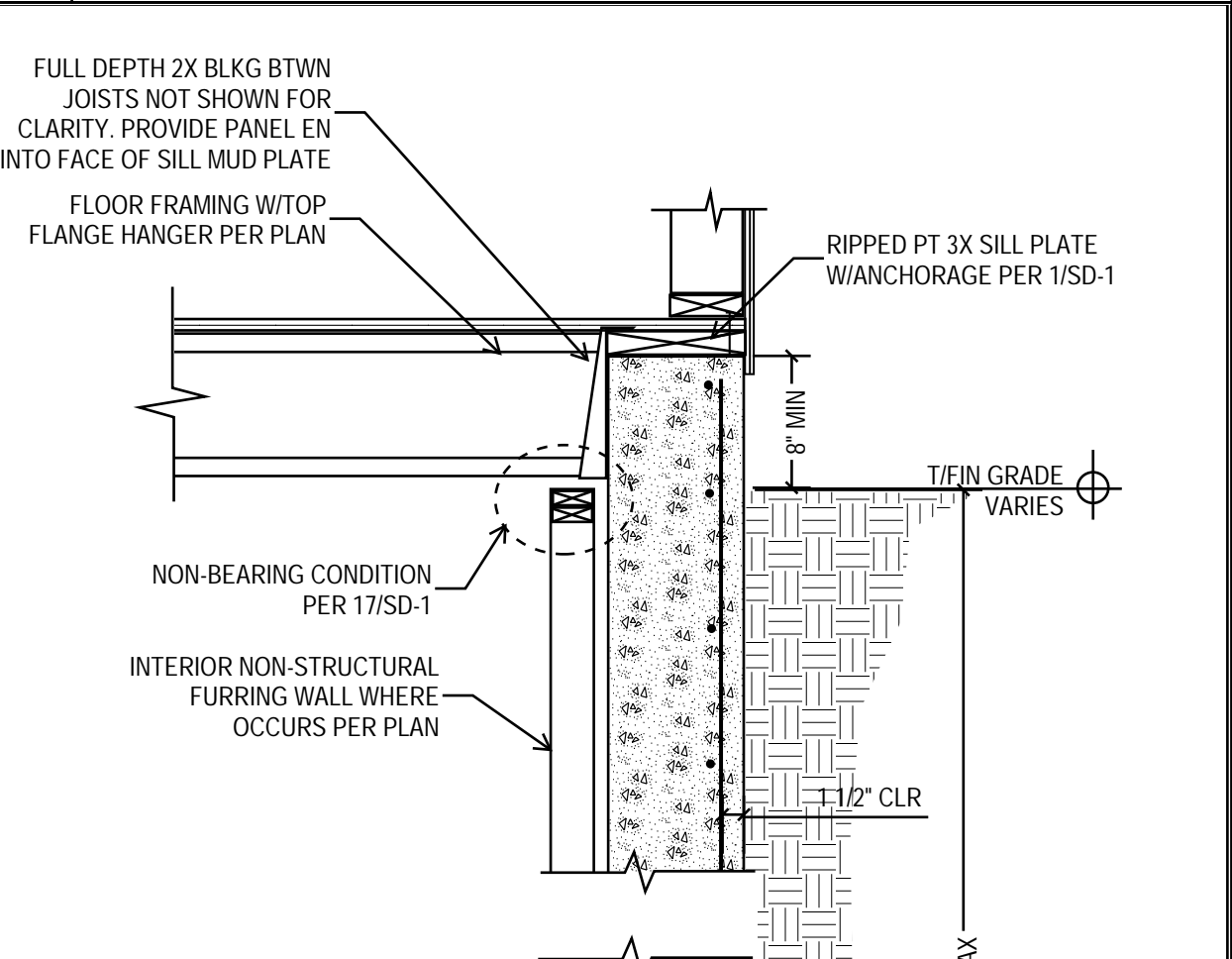
8 BAR BEND AND HOOK DETAILS



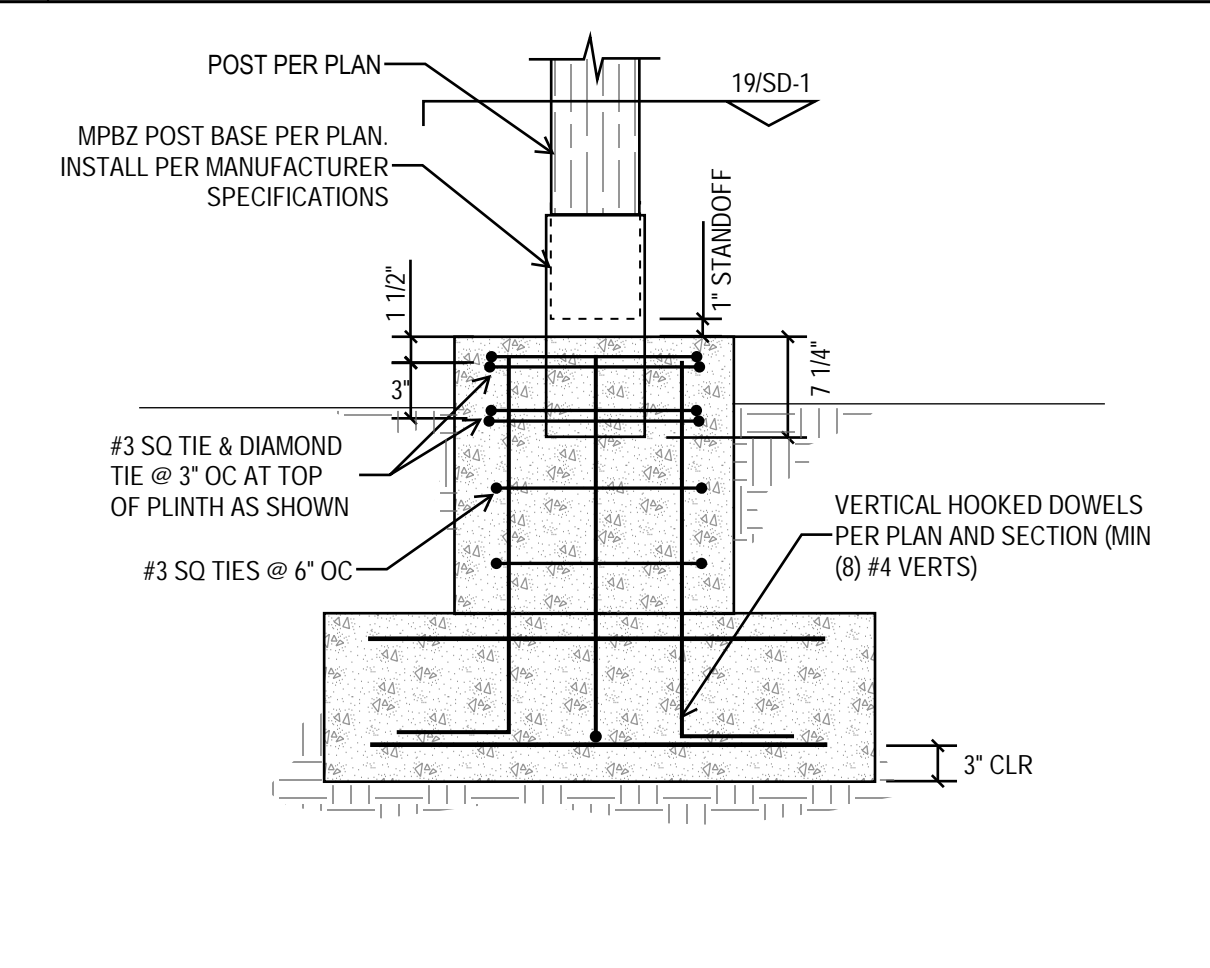
7 CONSTRUCTION/CONTROL JOINT DETAILS



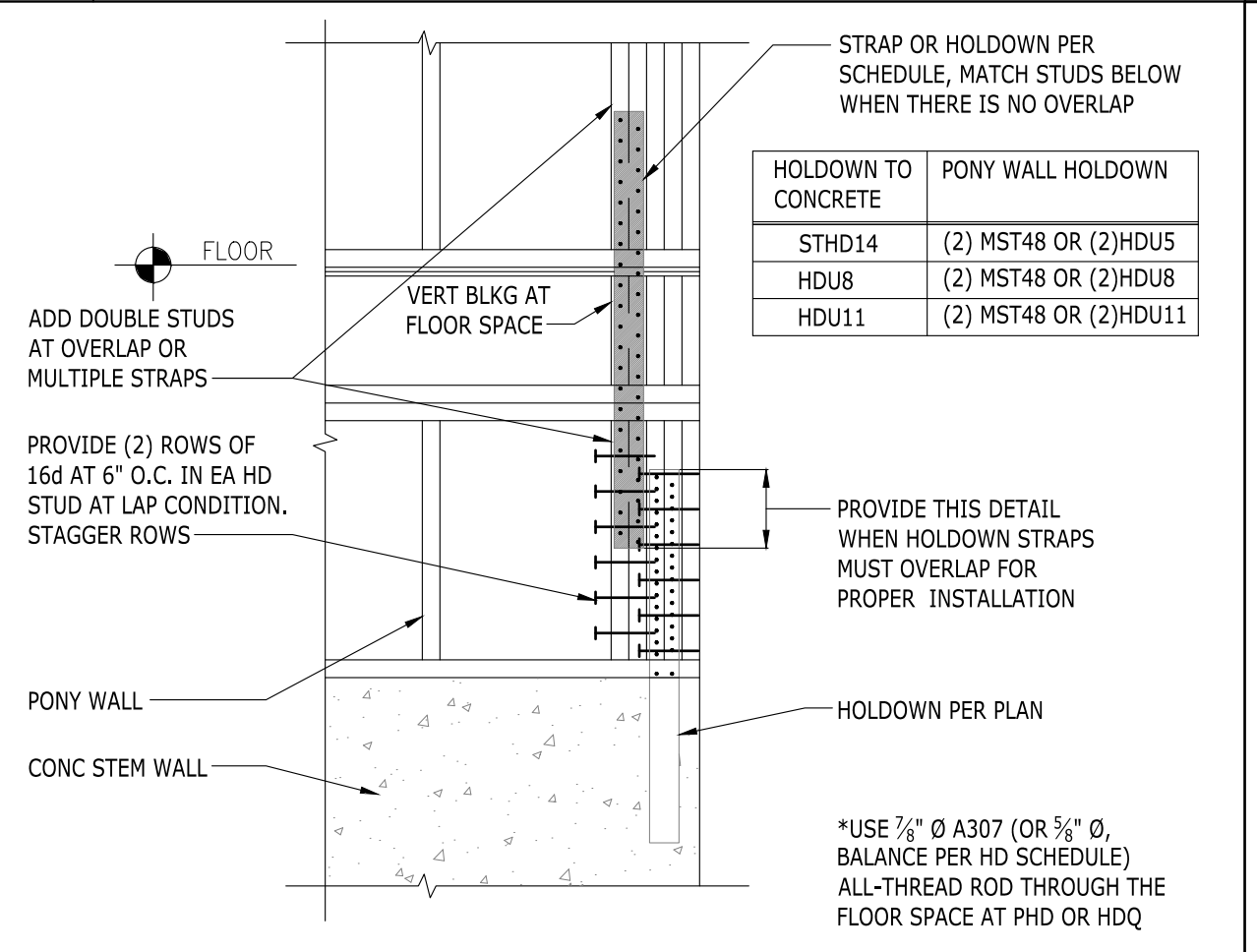
20 RETNG WALL W/BRICK (13'-0" MAX) FLUSH FLOOR



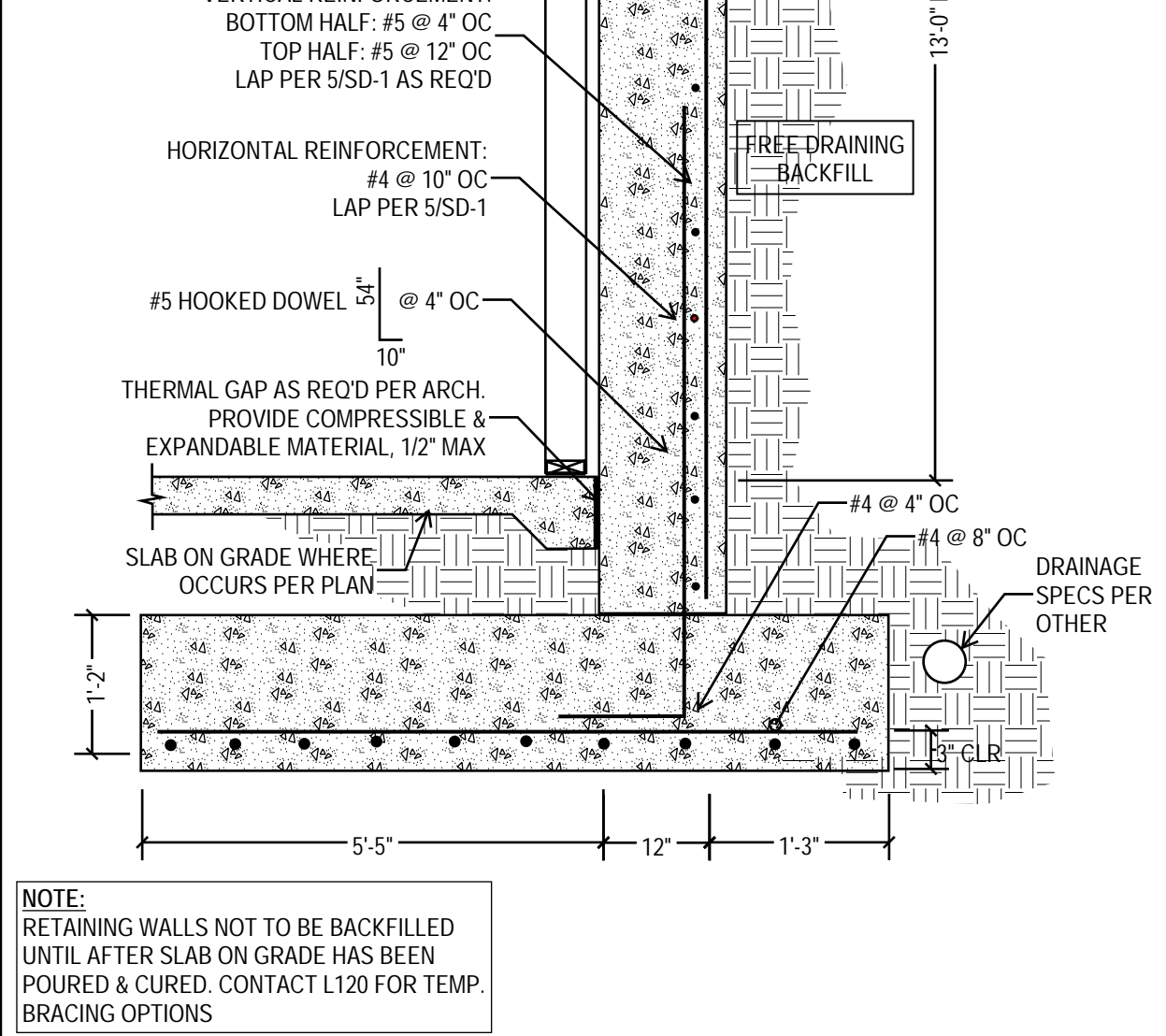
19 RETAINING WALL (13'-0" MAX) FLUSH FLOOR



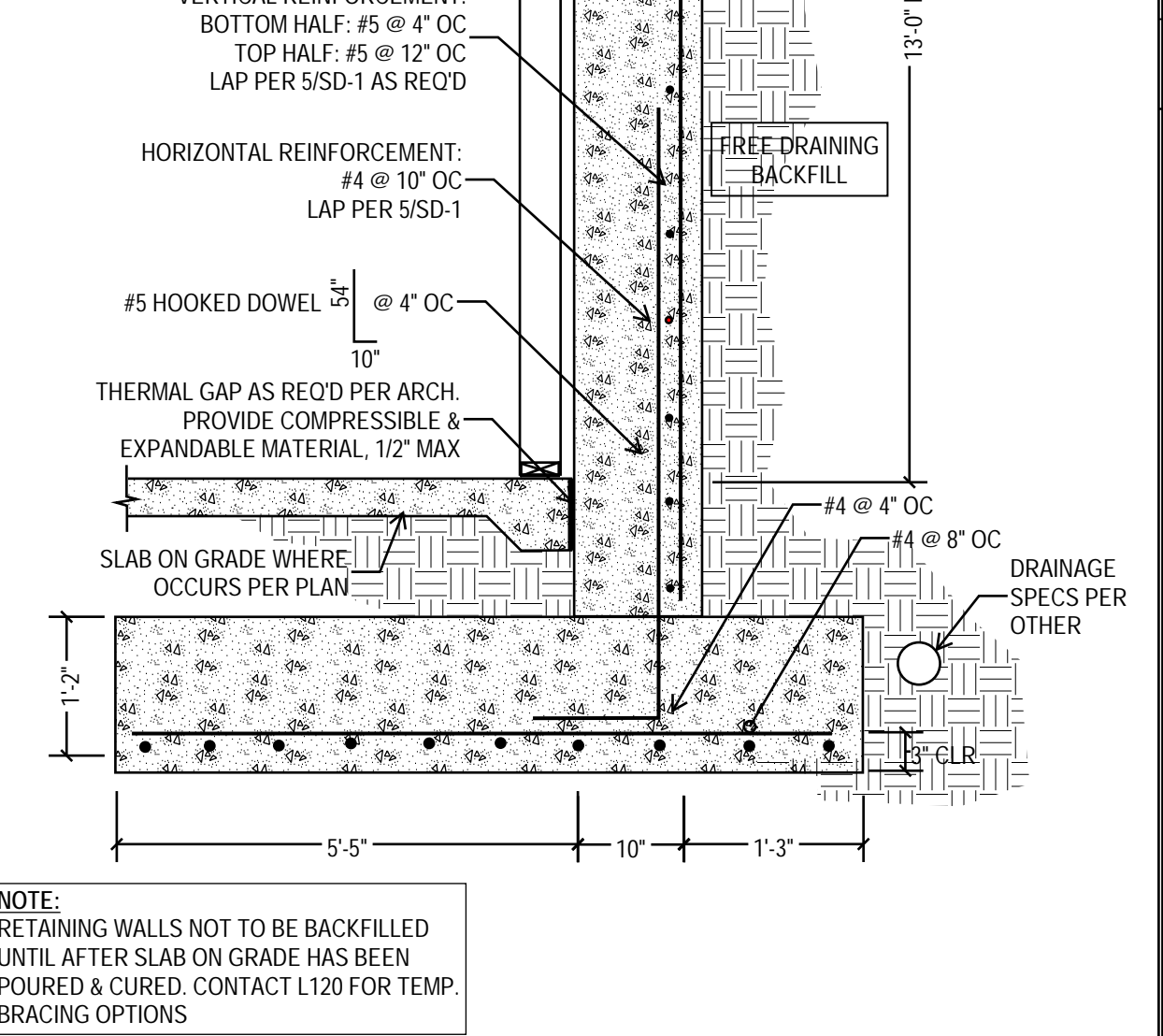
13 PLINTH AT MPBZ POST BASE



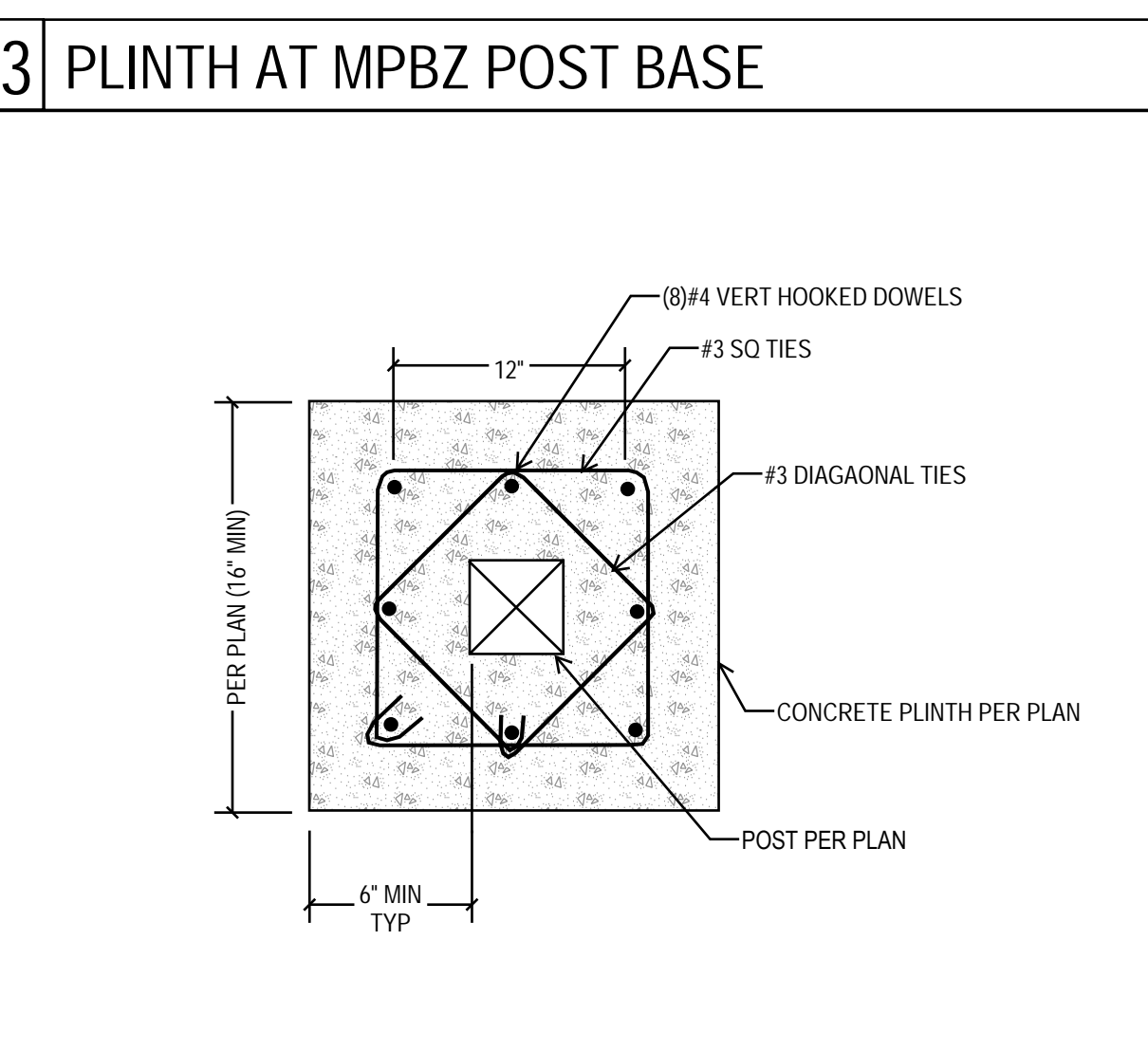
12 OVERLAP STRAP AT PONY WALL



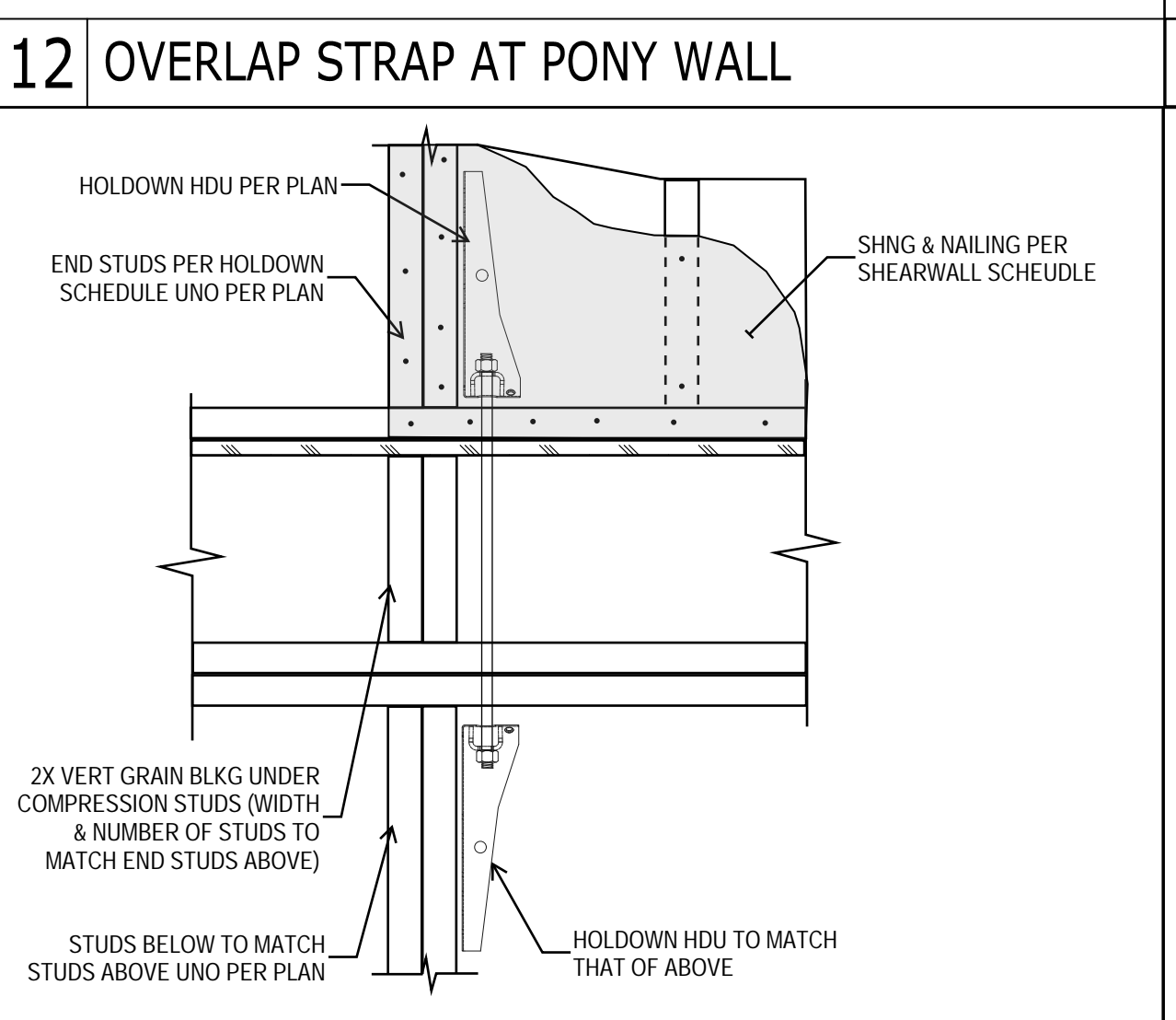
20 RETNG WALL W/BRICK (13'-0" MAX) FLUSH FLOOR



19 RETAINING WALL (13'-0" MAX) FLUSH FLOOR



13 SECTION - PLINTH AT MPBZ POST BASE



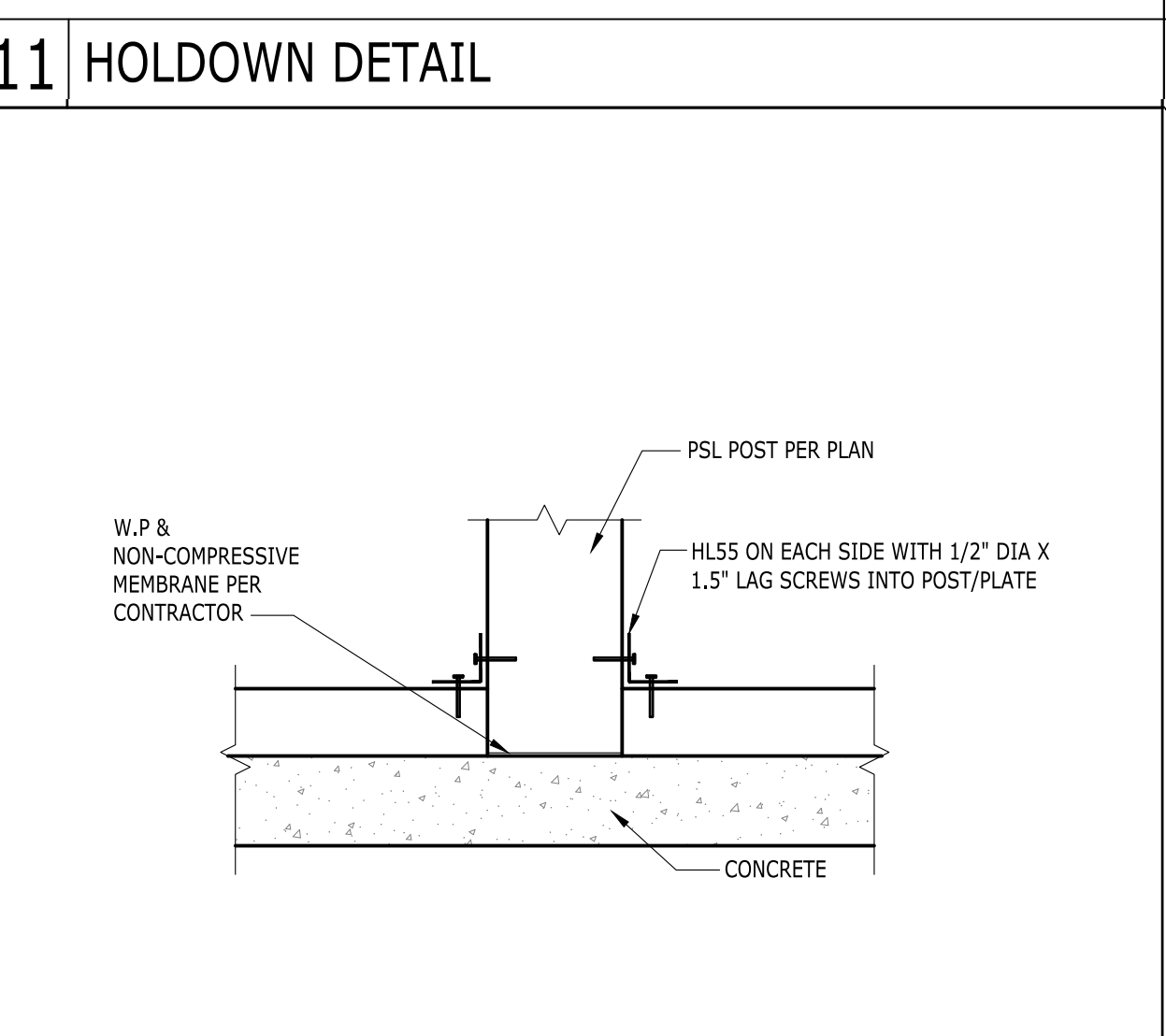
17 HOLDDOWN HDU FLOOR-TO-FLOOR

20 RETNG WALL W/BRICK (13'-0" MAX) FLUSH FLOOR

19 RETAINING WALL (13'-0" MAX) FLUSH FLOOR

13 SECTION - PLINTH AT MPBZ POST BASE

17 HOLDDOWN HDU FLOOR-TO-FLOOR

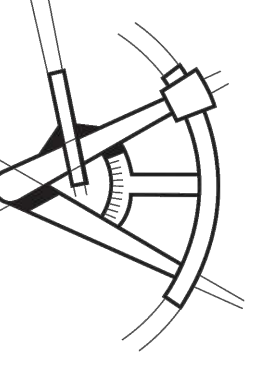


11 HOLDOWN DETAIL

16 PSL POST TO PLATE/CONCRETE DETAIL



LONGITUDE
ONE TWENTY
ENGINEERING & DESIGN



REVISIONS		
DESCRIPTION	DATE	BY
BOC RESPONSE	04/19/24	

PROJECT NAME
GRANBOIS RESIDENCE
8440 SE 82ND ST,
MERCER ISLAND

PROJECT NUMBER
S230110-1

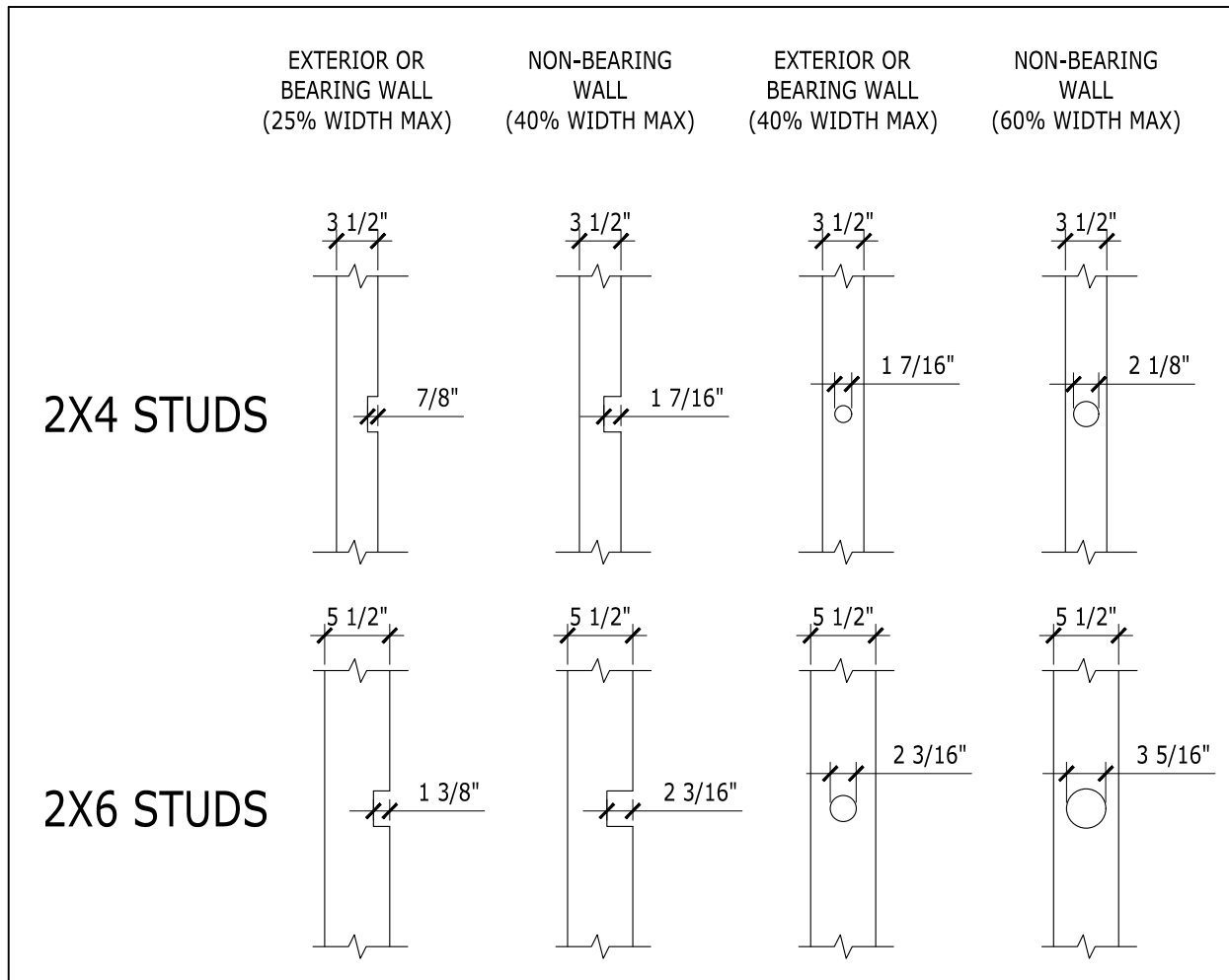
DRAWN BY - MR

CHECKED BY - MRT

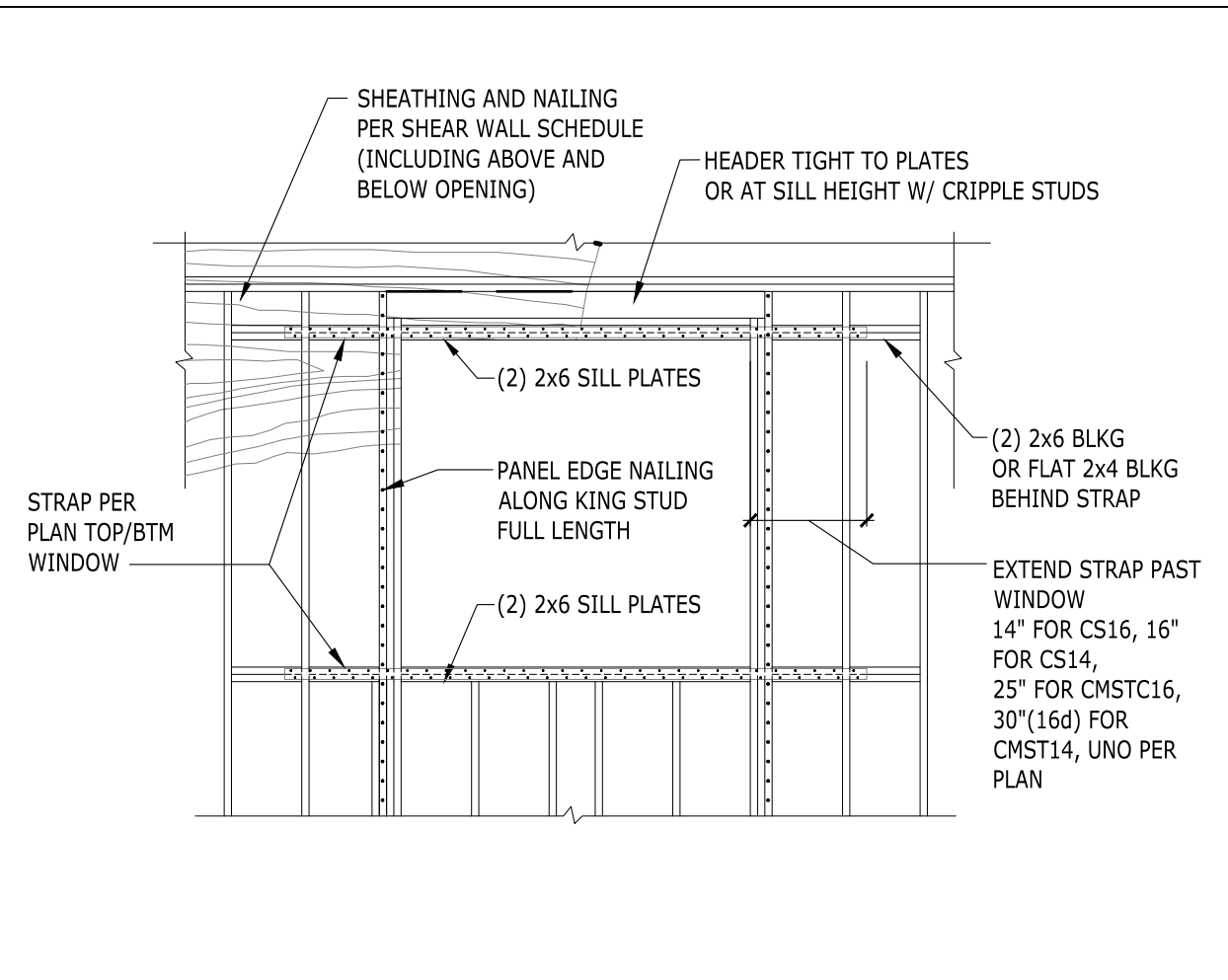
SHEET DATE - 04/19/2024

SCALE
24X36 SHEET: 1/4" = 1'-0"

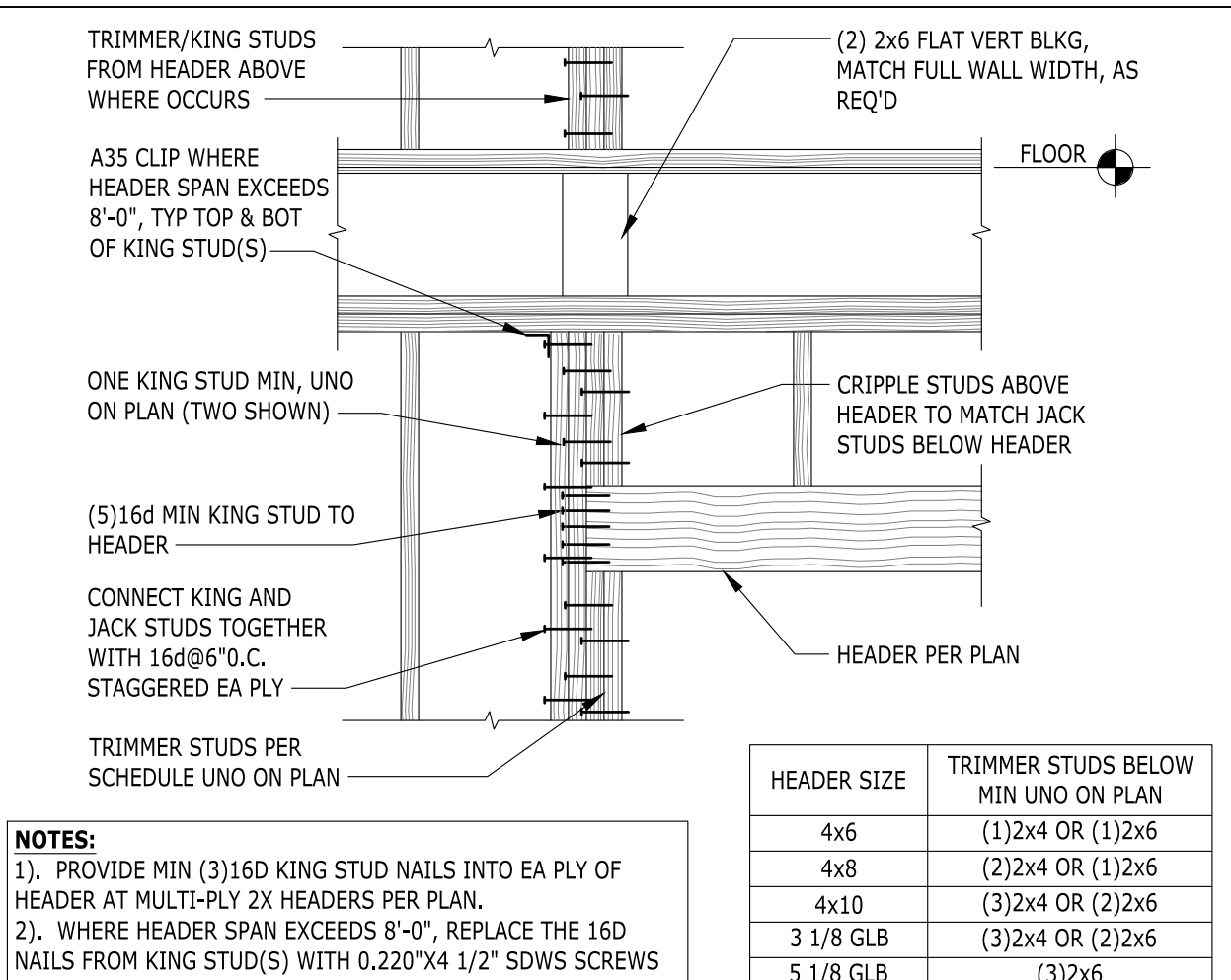
DESCRIPTION
STRUCTURAL DETAILS
SHEET **SD-2**



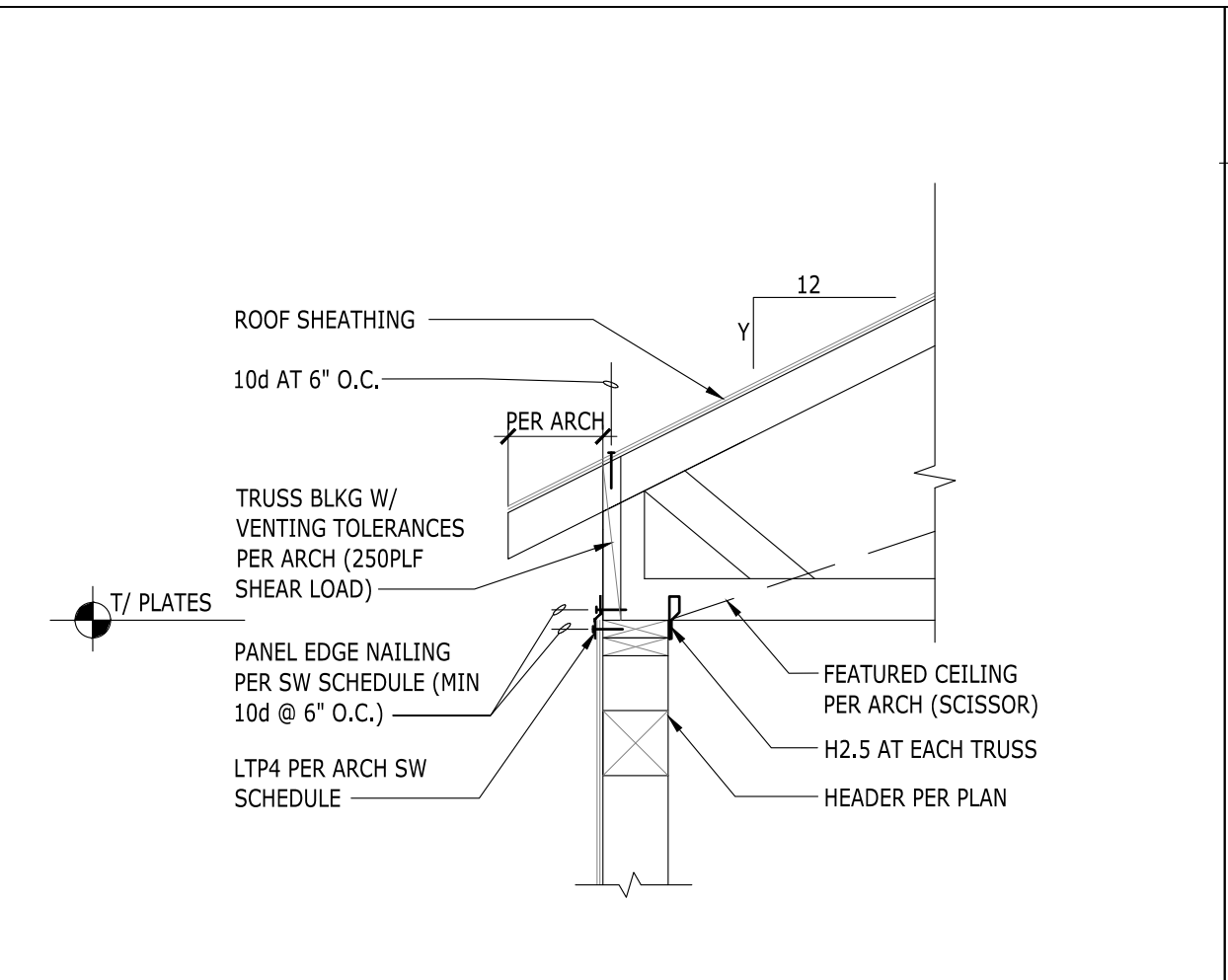
1 ALLOWABLE STUD NOTCHING AND BORING



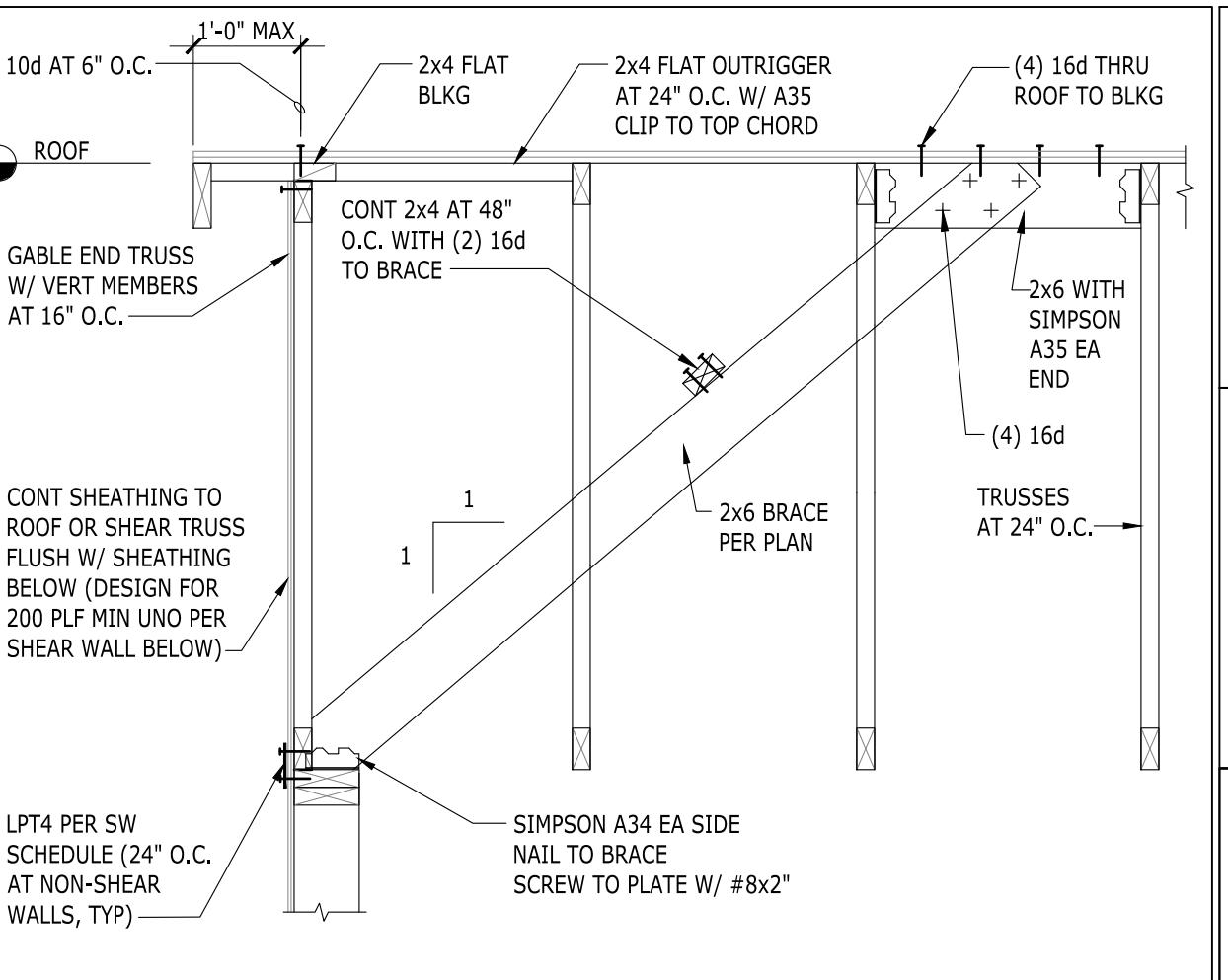
2 STRAPS AROUND WINDOWS



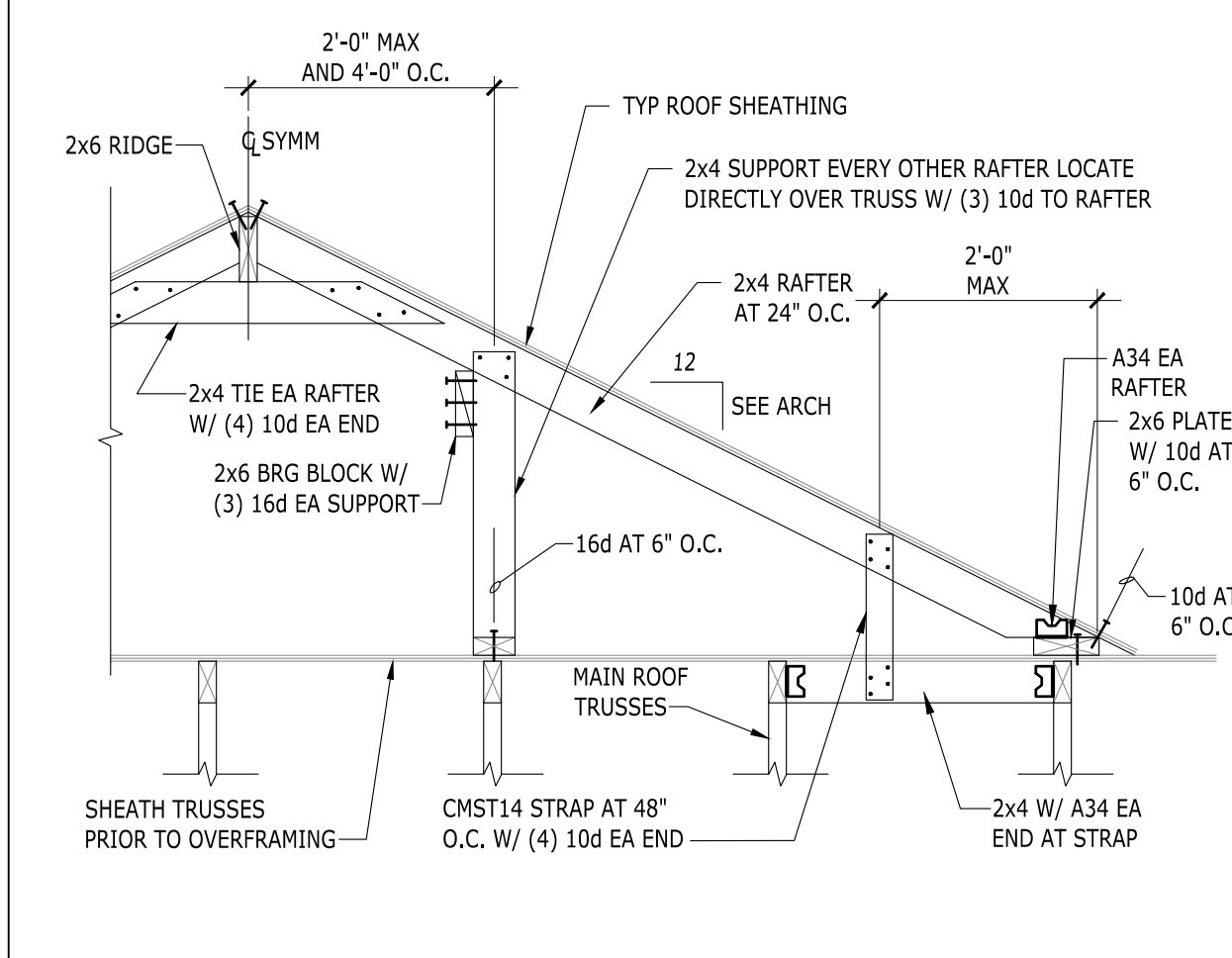
3 TYPICAL HEADER FRAMING



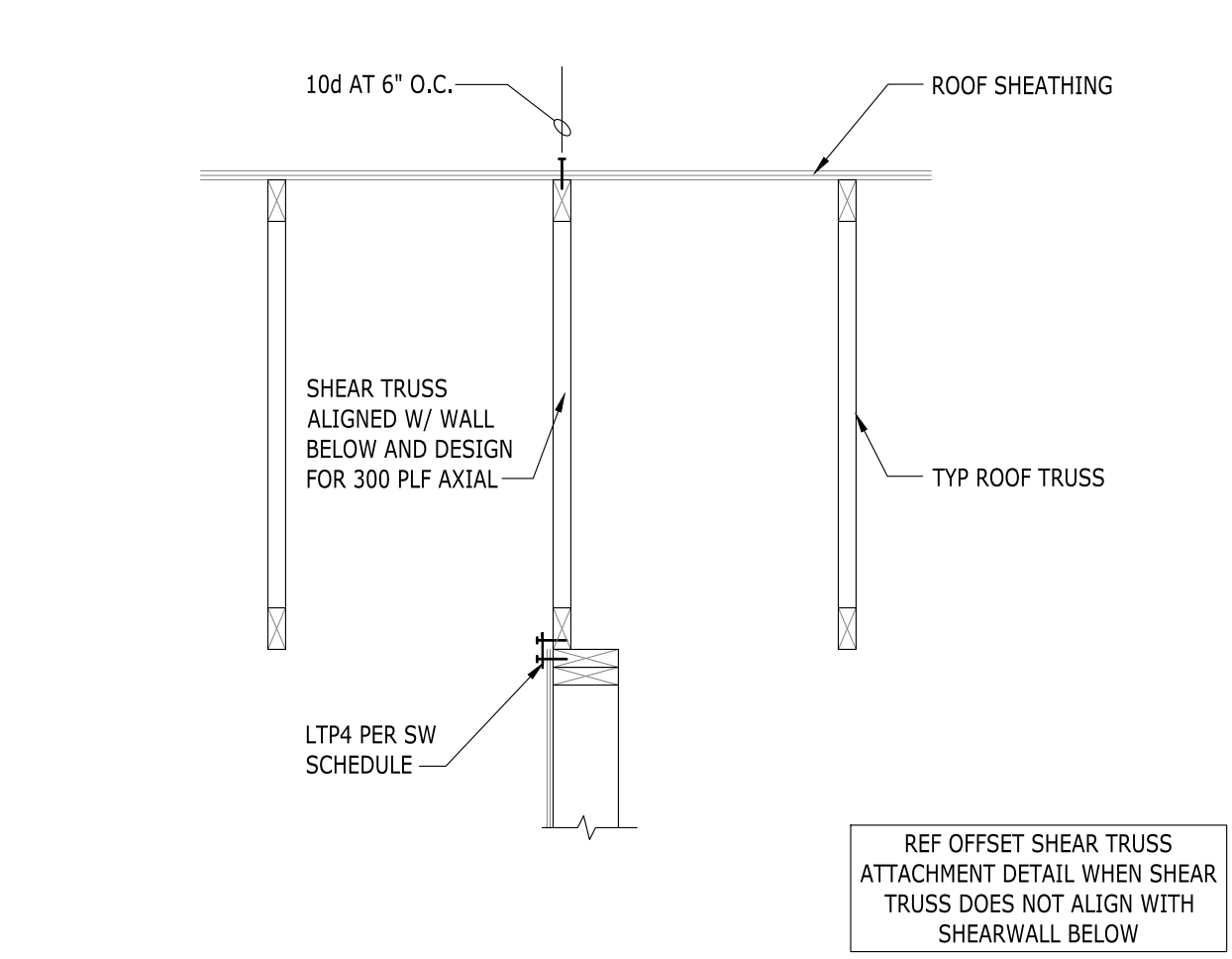
4 TALL HEEL ROOF TRUSS



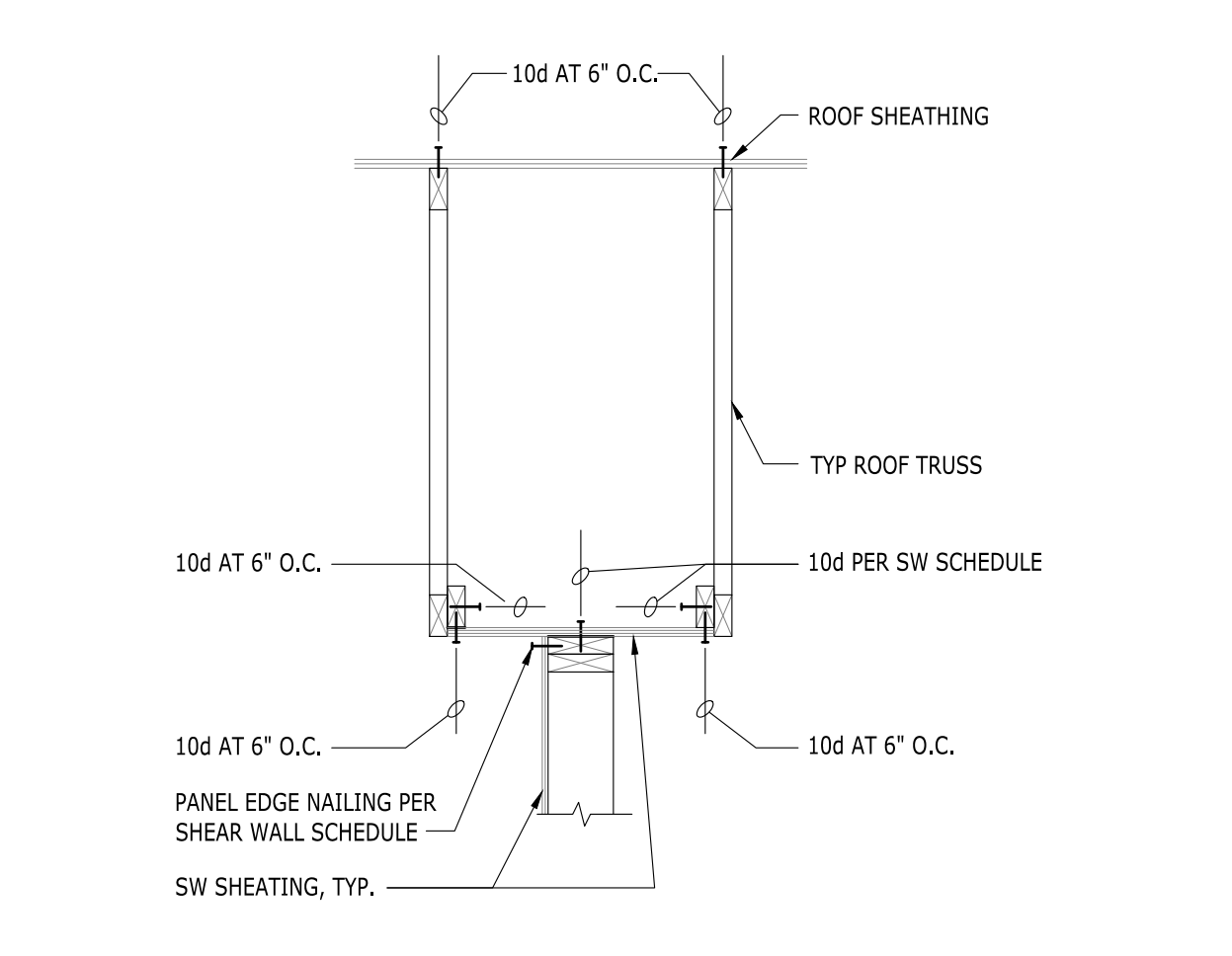
5 GABLE END FRAMING



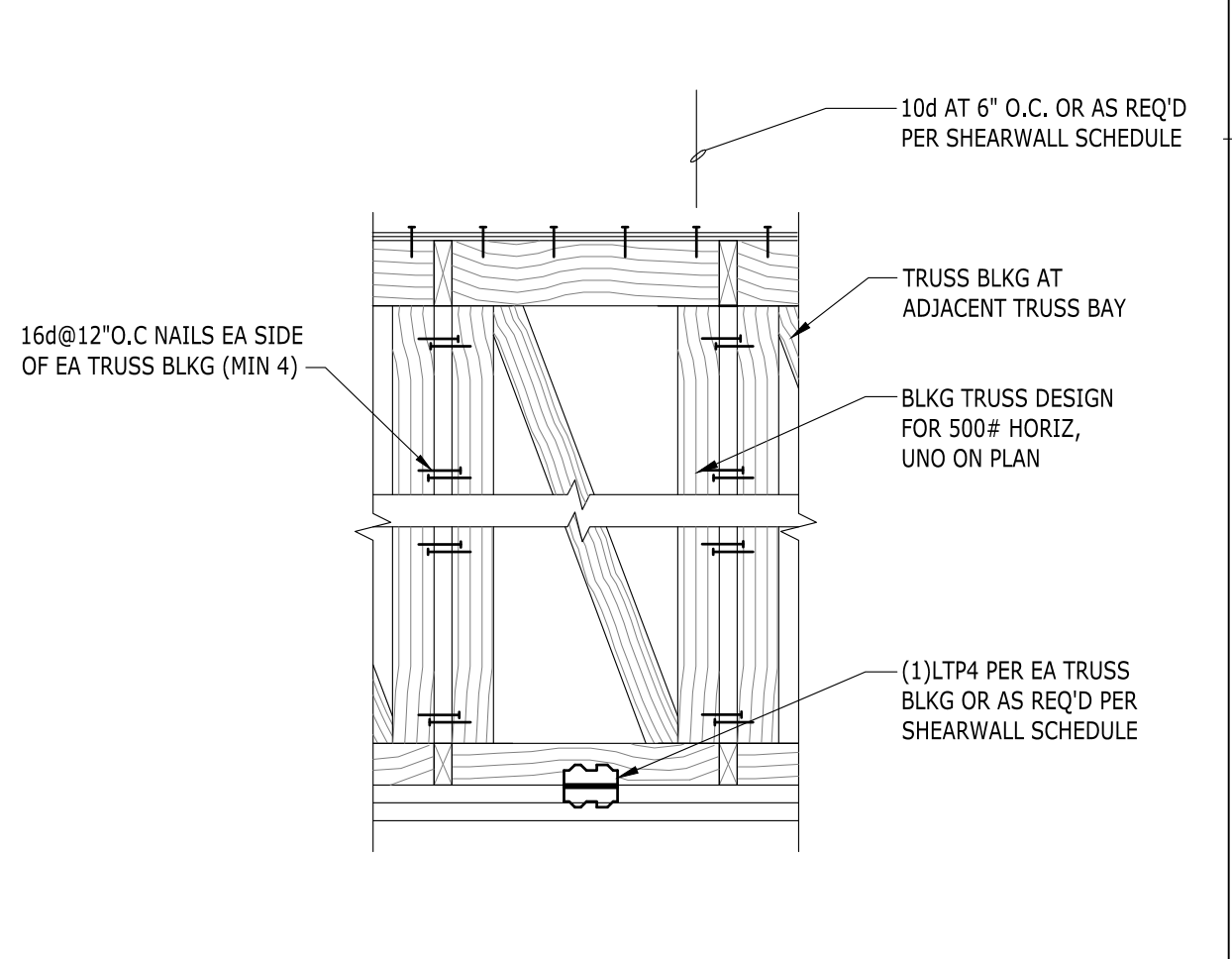
6 ROOF OVERFRAMING



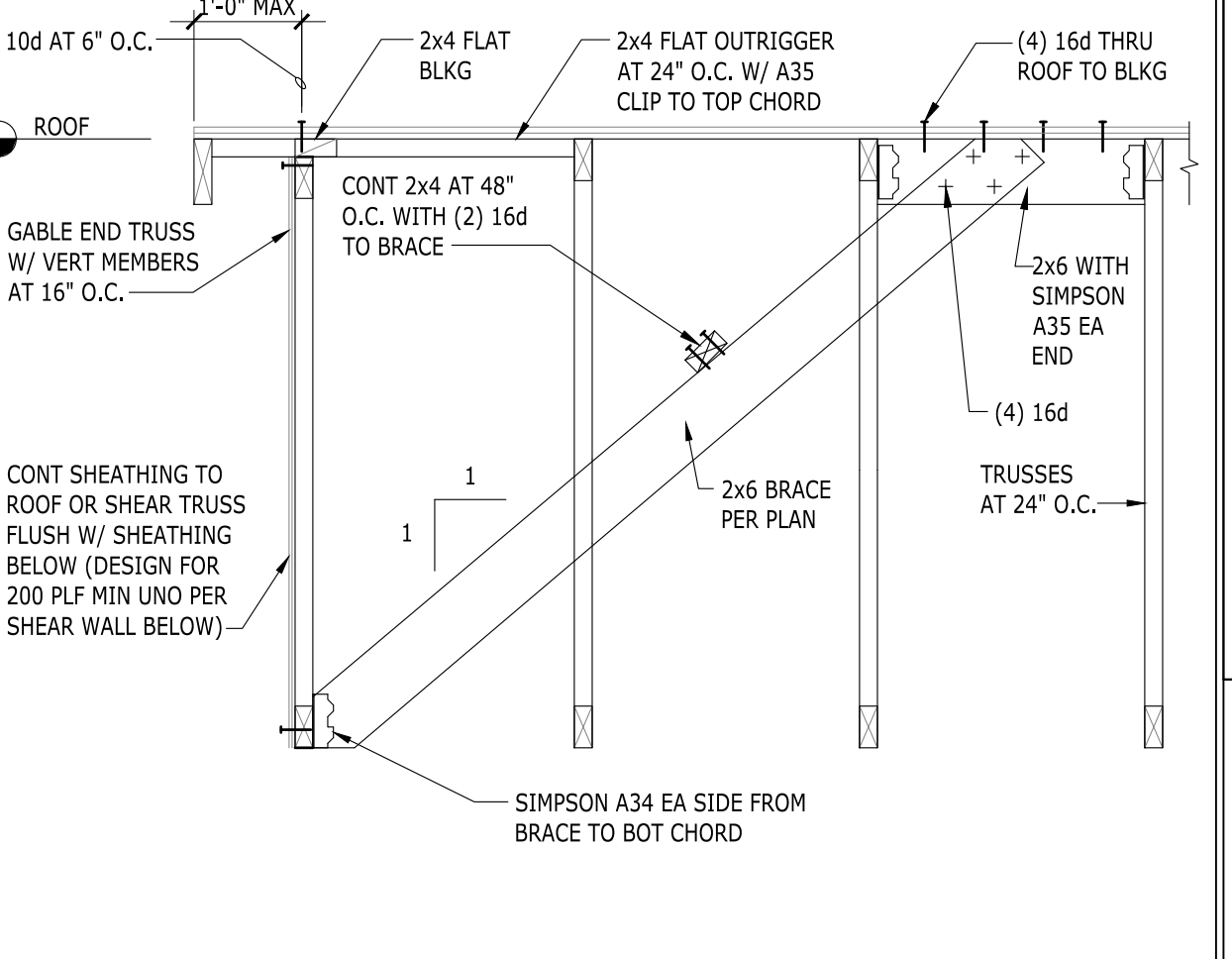
7 PARALLEL TRUSS AT SHEAR WALL



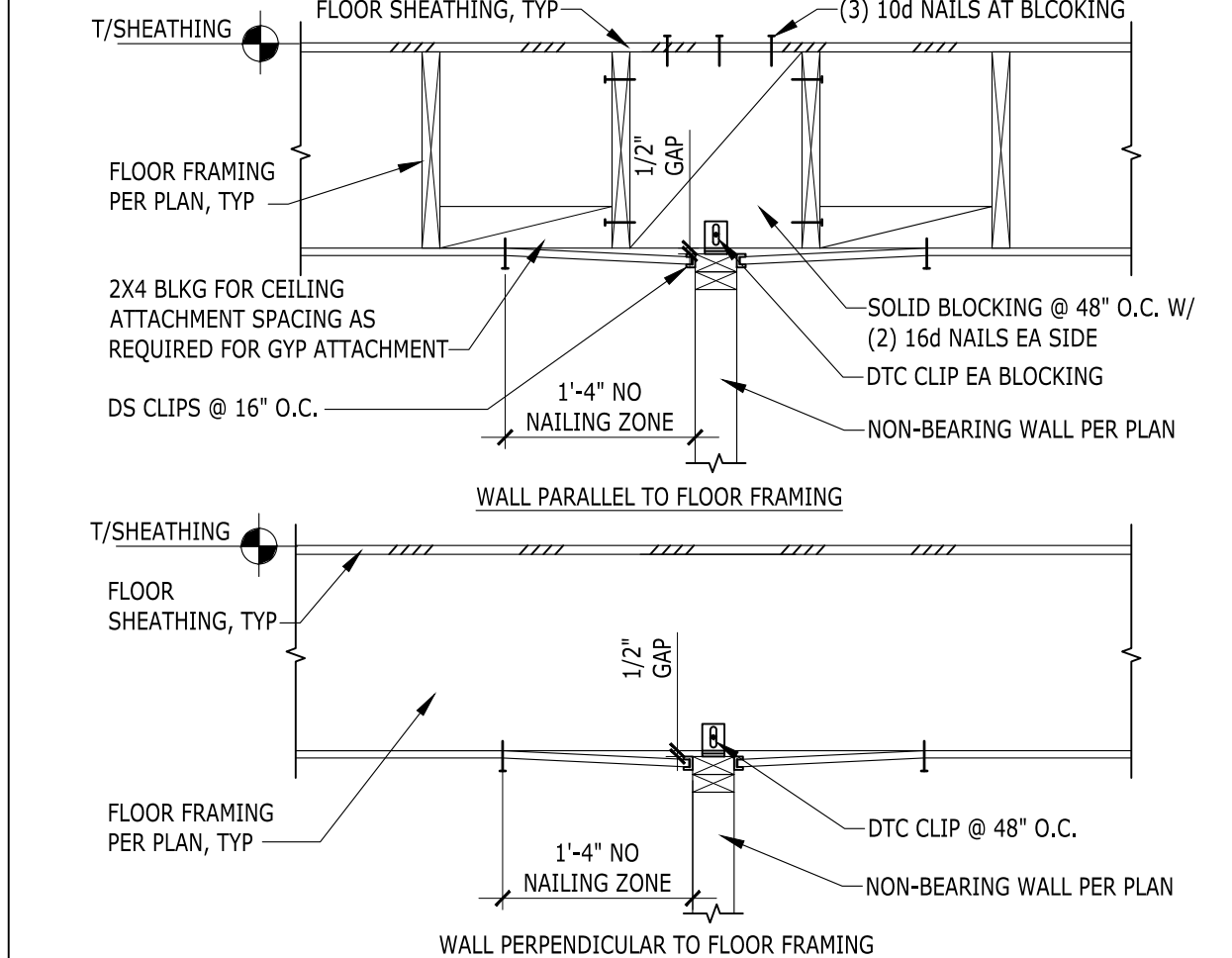
8 OFFSET SHEAR TRUSS ATTACHMENT



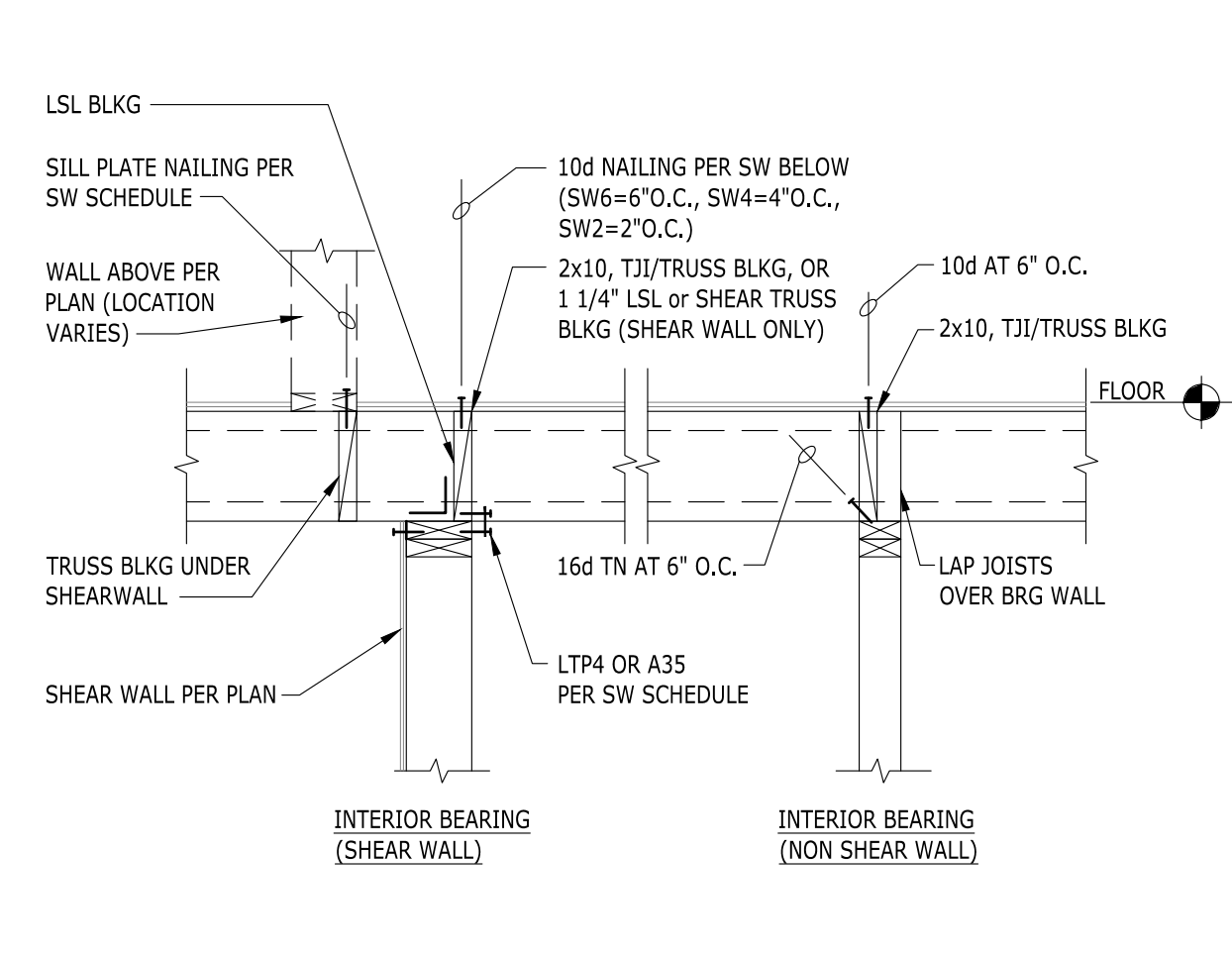
9 TYPICAL TRUSS BLOCKING



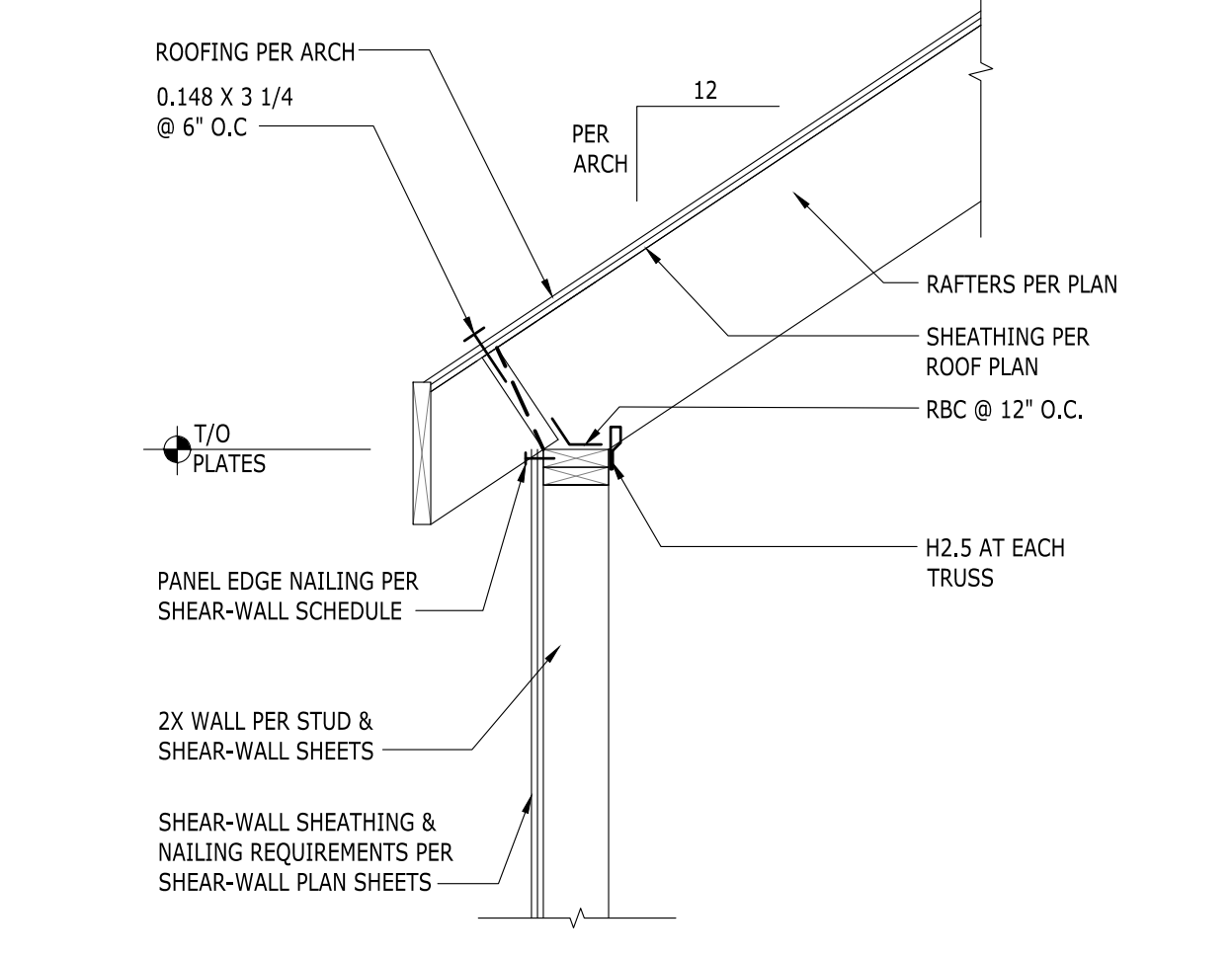
10 GABLE END FRAMING OVER DECK



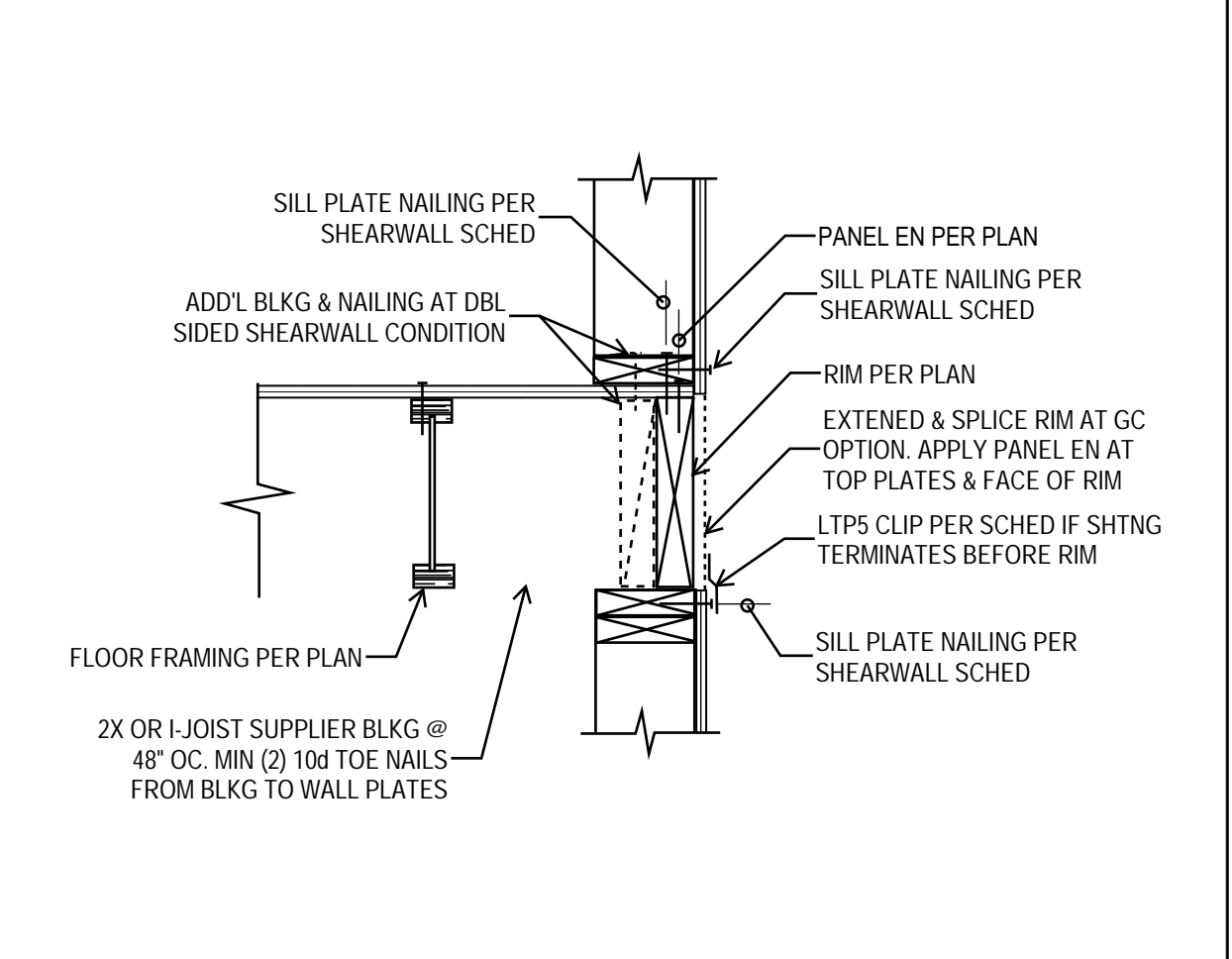
11 CEILING FRAMING AT NON-BEARING WALL



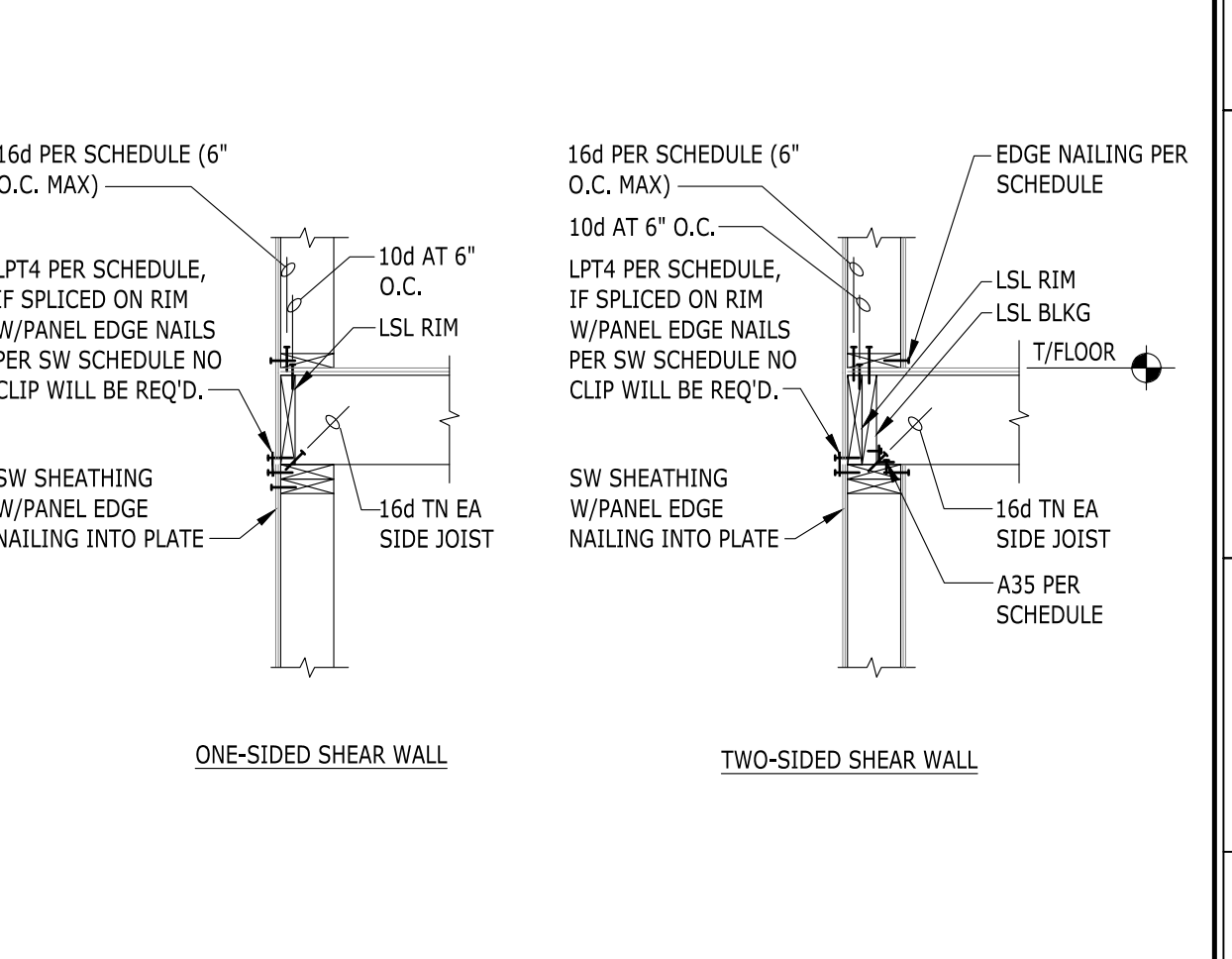
12 FLOOR FRAMING AT INTERIOR BEARING WALL



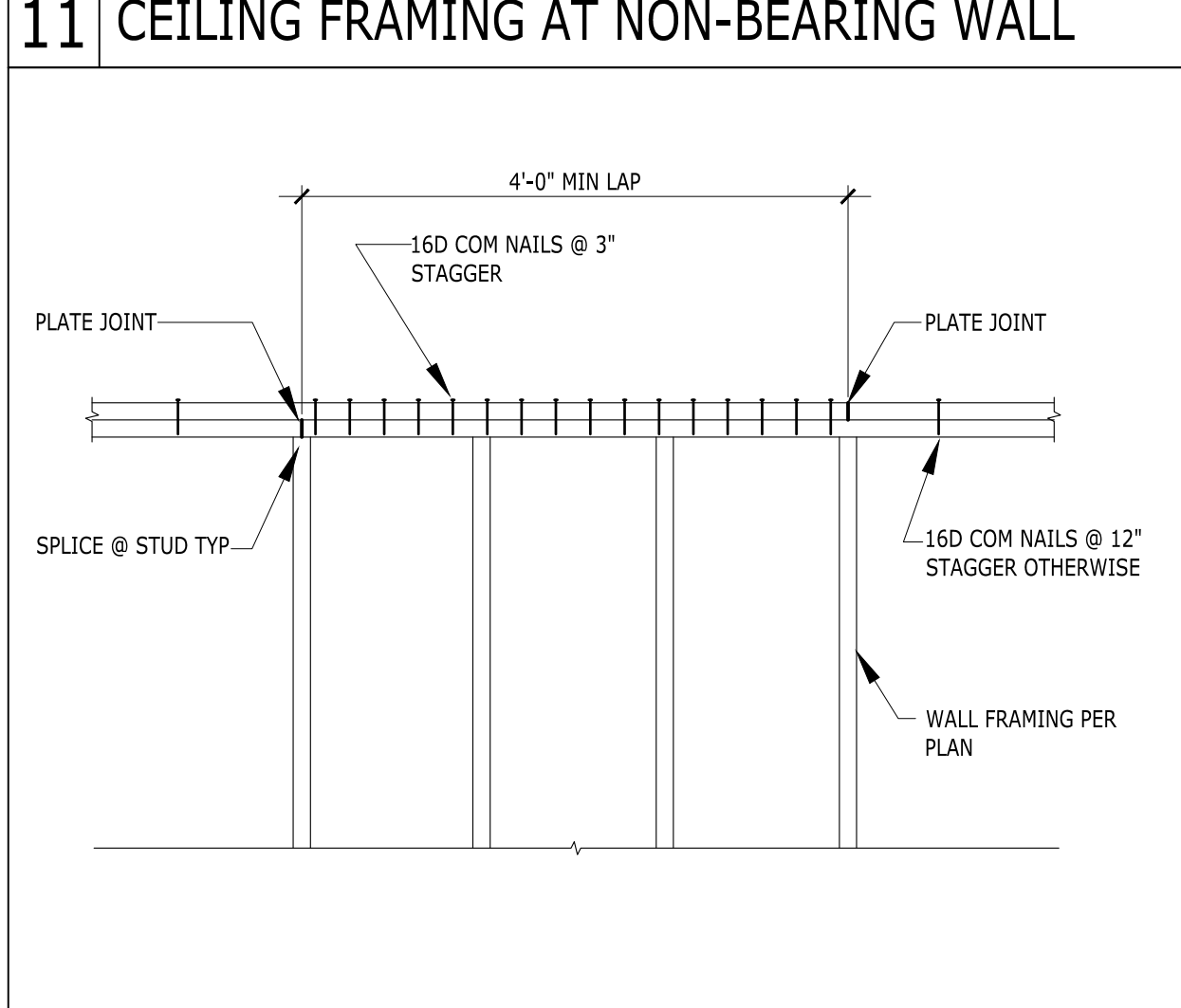
13 HIP ROOF FRAMING



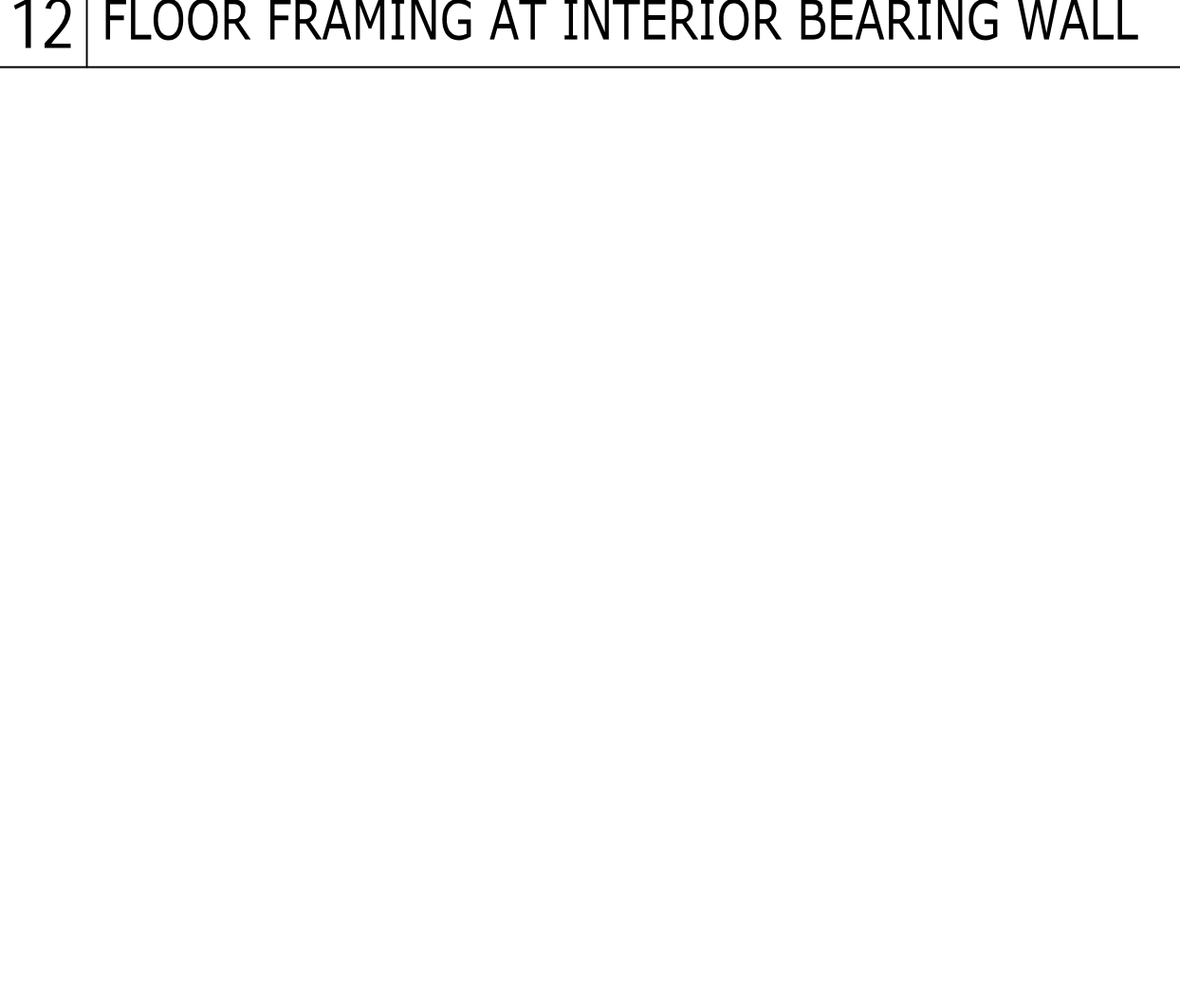
14 SHEAR TRANSFER AT EXTERIOR WALL



15 SHEAR TRANSFER AT EXTERIOR WALL



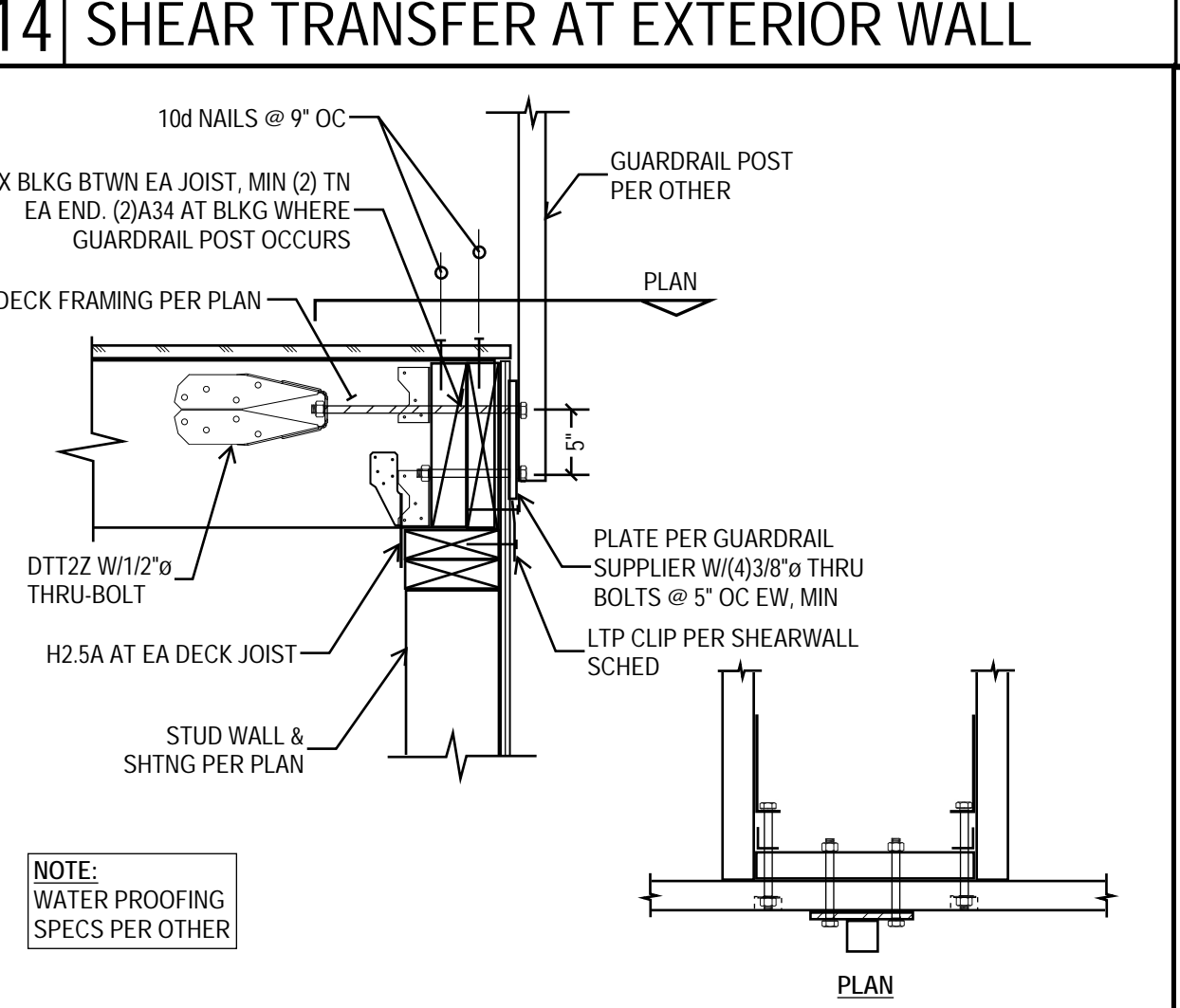
16 ELEVATION TOP PLATE SPLICE



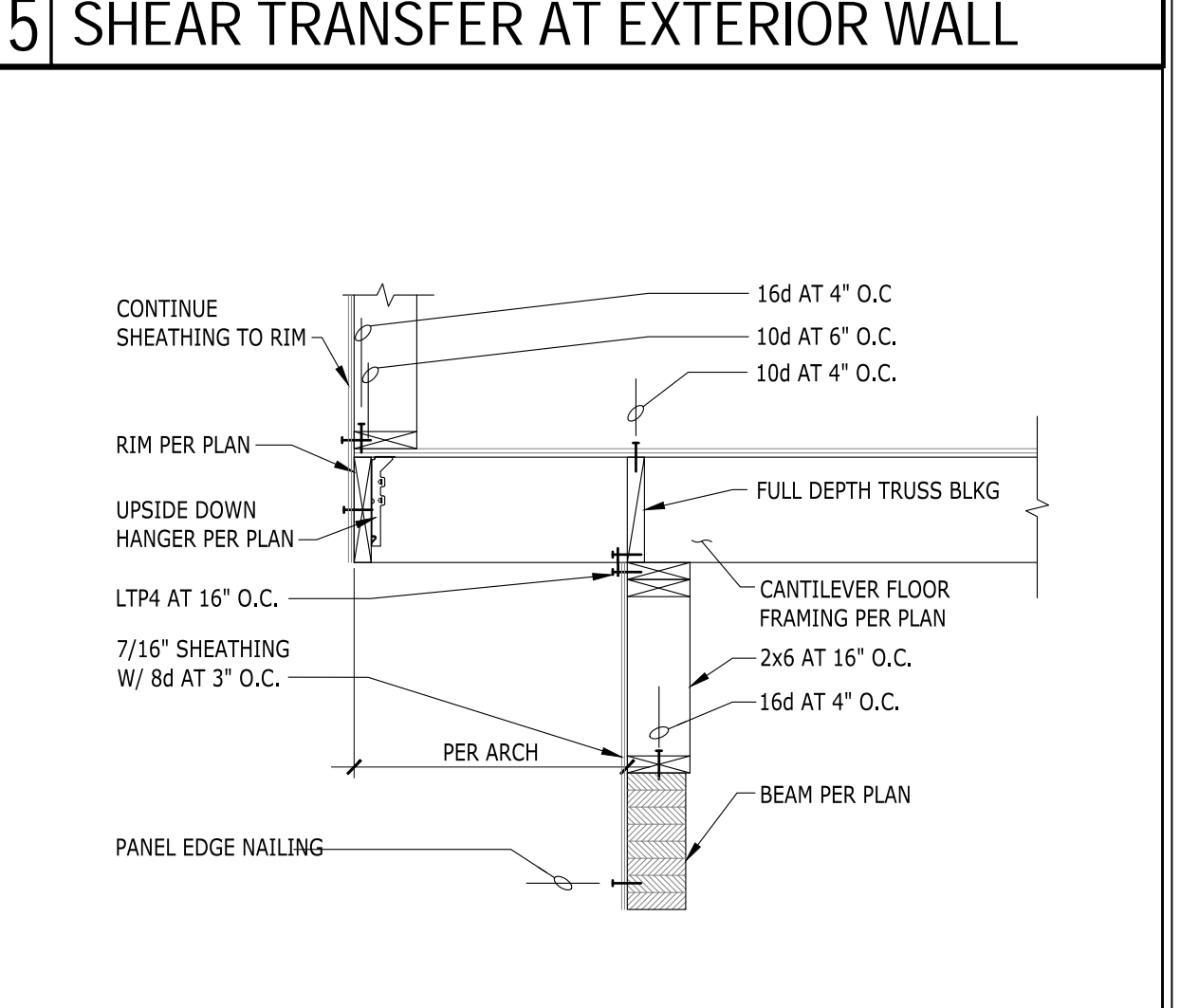
17 CANTILEVER FLOOR FRAMING



18 DECK FRAMING AT GUARDRAIL POST



19 DECK FRAMING AT GUARDRAIL POST



20 CANTILEVER FLOOR FRAMING

17 CANTILEVER FLOOR FRAMING

18 DECK FRAMING AT GUARDRAIL POST

19 DECK FRAMING AT GUARDRAIL POST

20 CANTILEVER FLOOR FRAMING

1

6

11

16

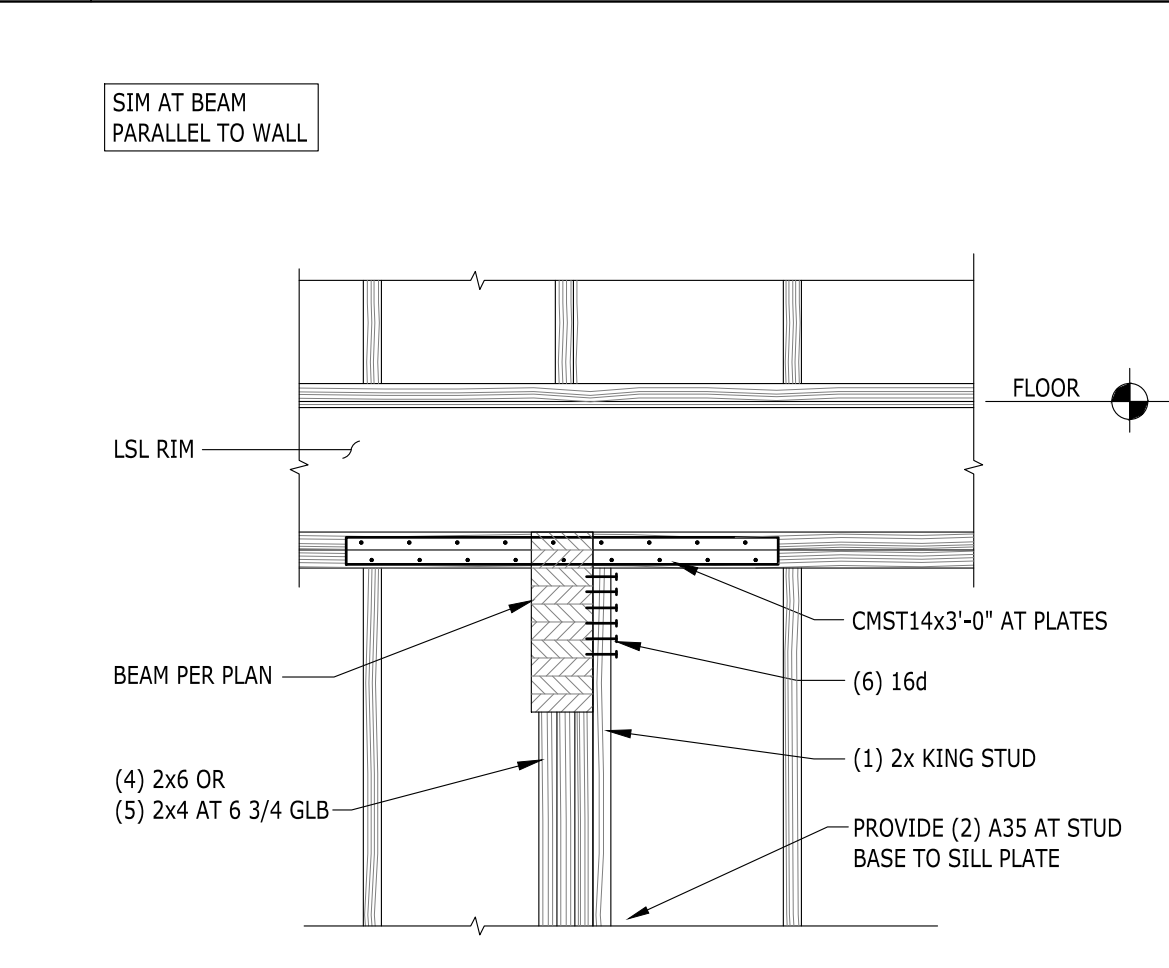
7

12

17

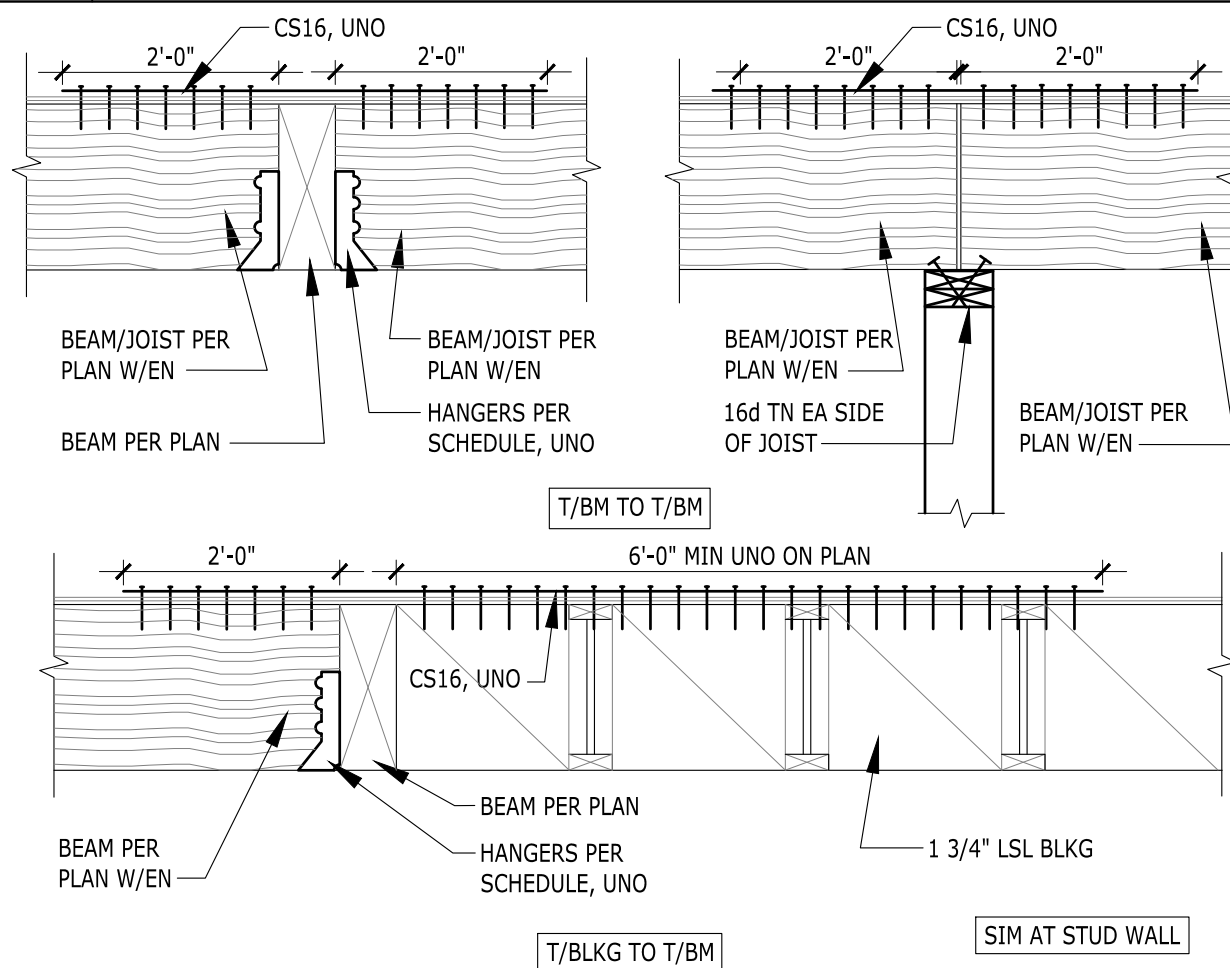
8

13 BEAM AT DISCONTINUOUS TOP PLATES

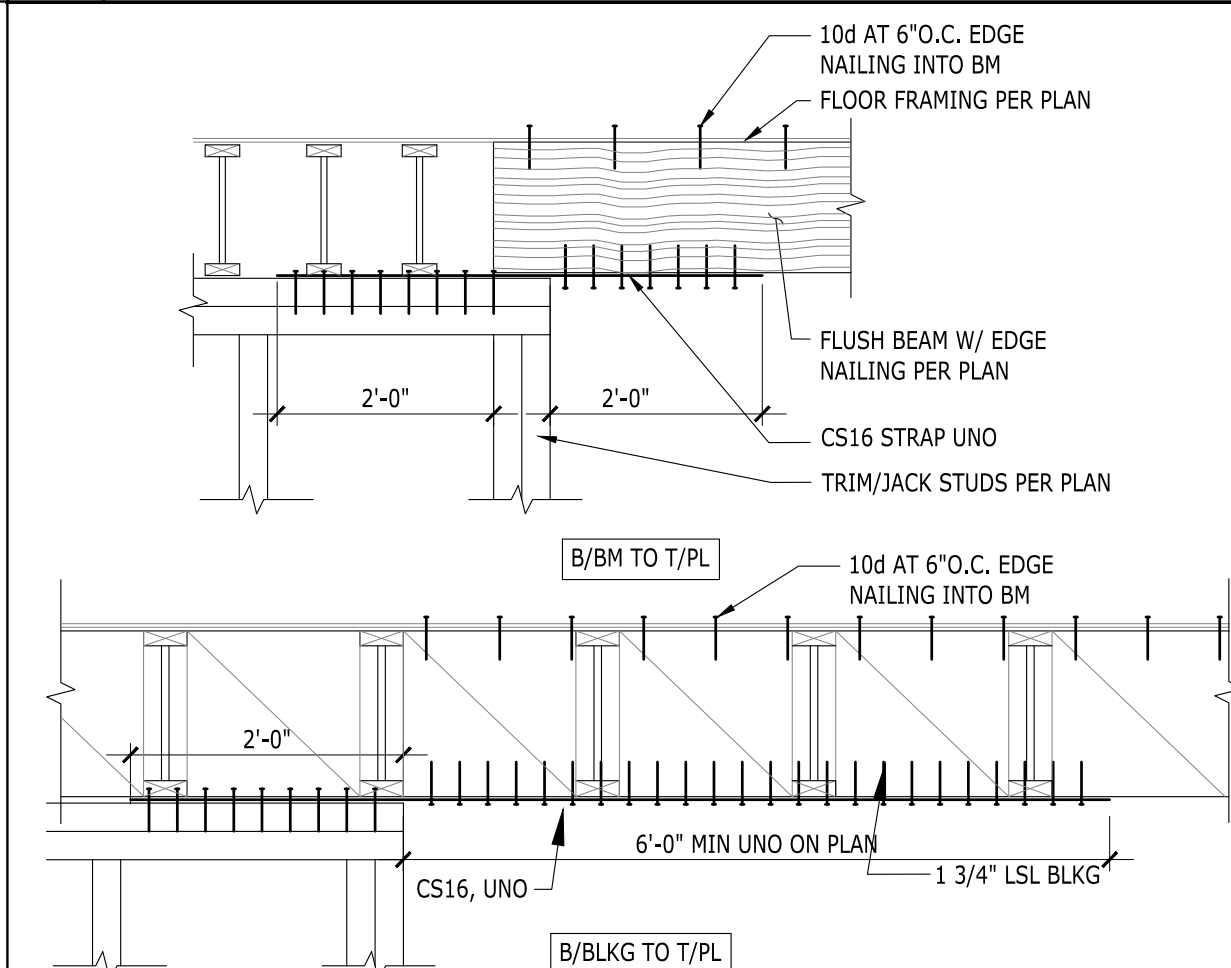


9

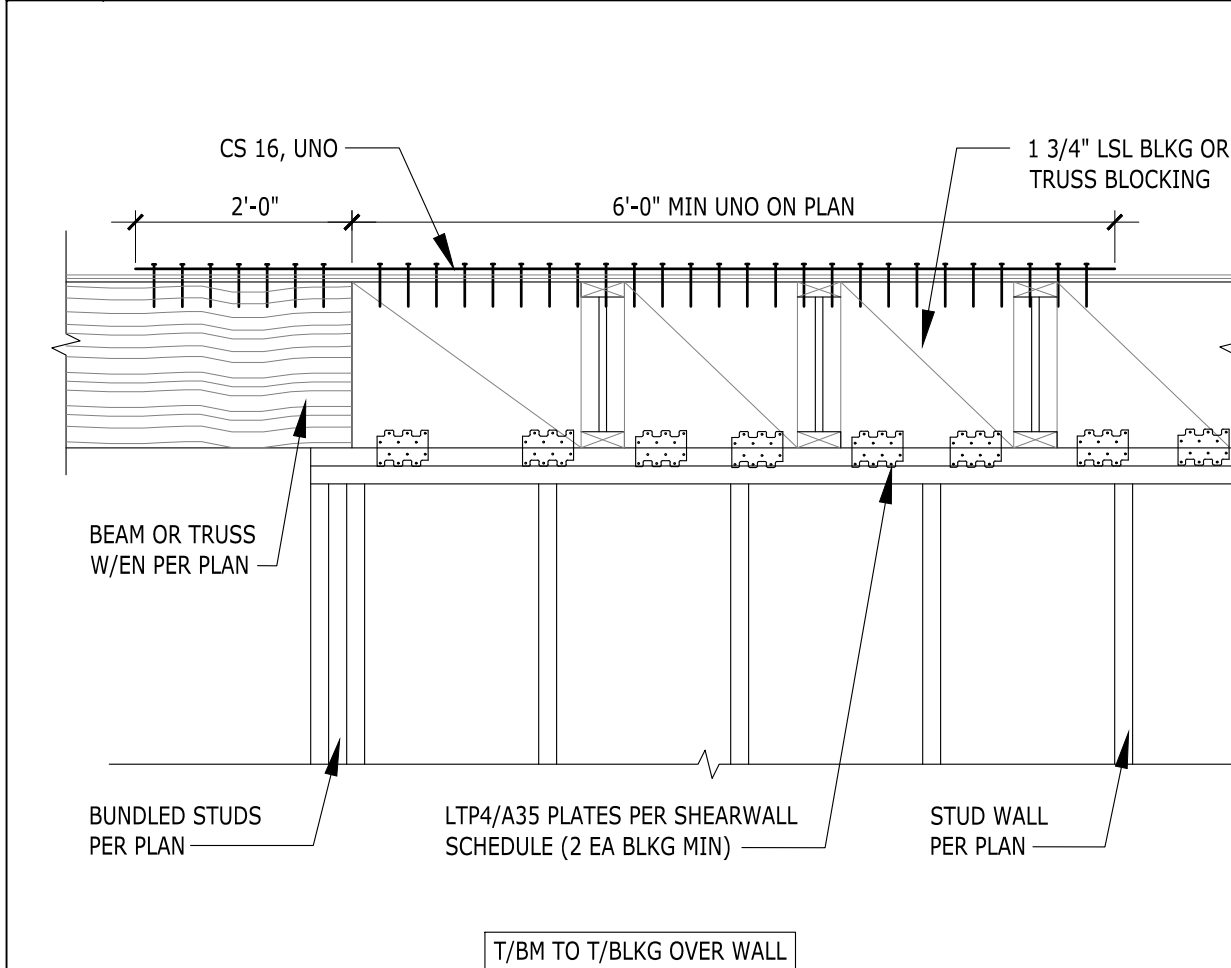
14 TENSION TIE AT FLOOR FRAMING



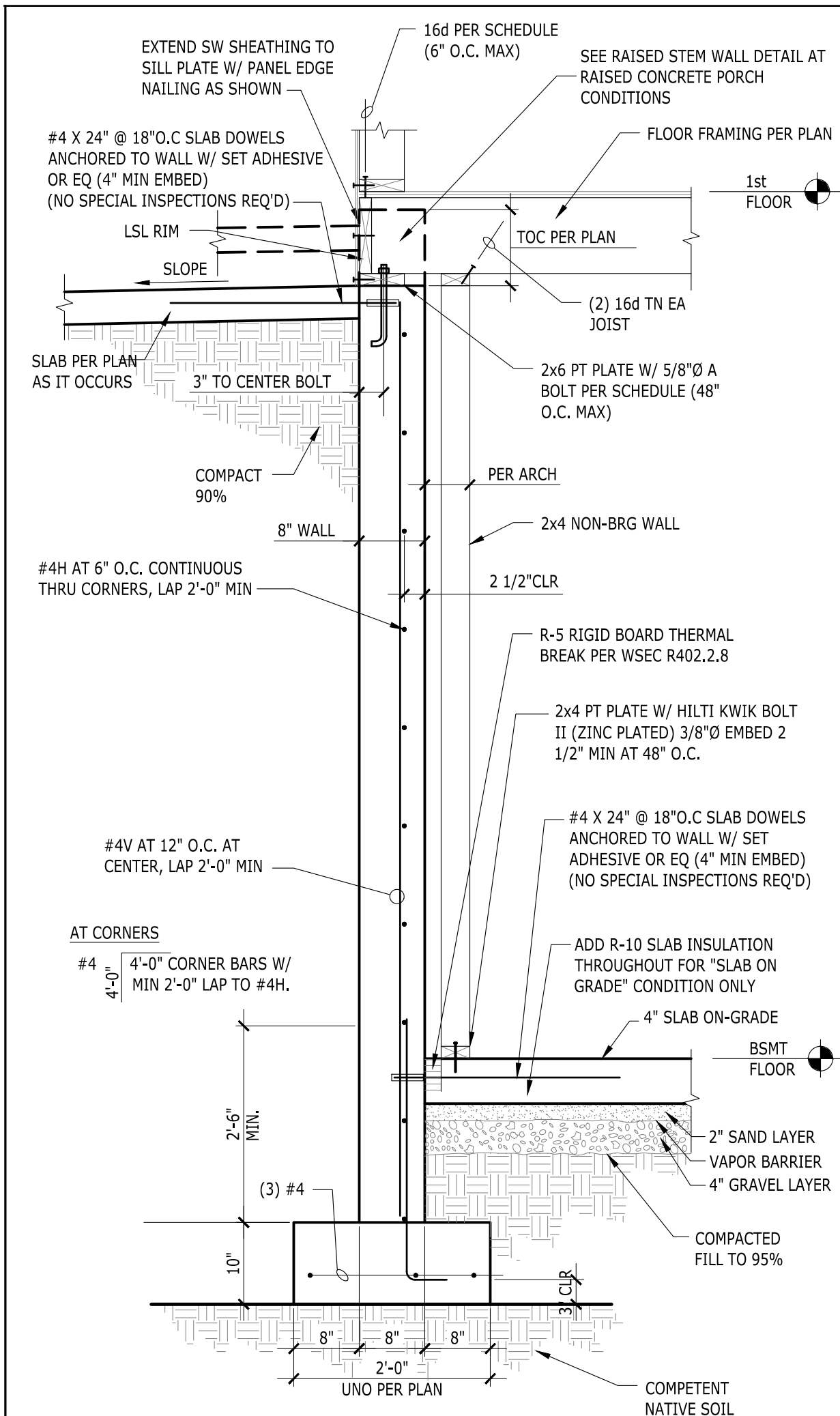
10 RETAINING TANK WALL



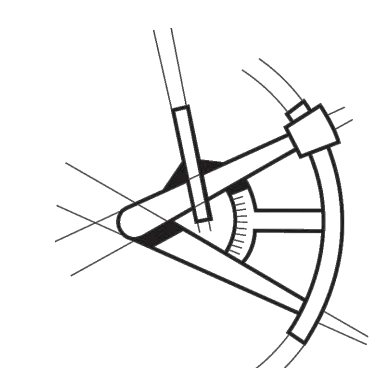
15 TENSION TIE AT FLOOR FRAMING



20 TENSION TIE T/BM TO T/BLKG



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS		
DESCRIPTION	DATE	BY
△ BDC RESPONSE	04/19/24	

PROJECT NAME
GRANBOIS RESIDENCE
8440 SE 82ND ST,
MERCER ISLAND

PROJECT NUMBER
S230110-1

DRAWN BY - MR

CHECKED BY - MRT

SHEET DATE - 04/19/2024

SCALE
24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION
STRUCTURAL DETAILS
SHEET **SD-3**