

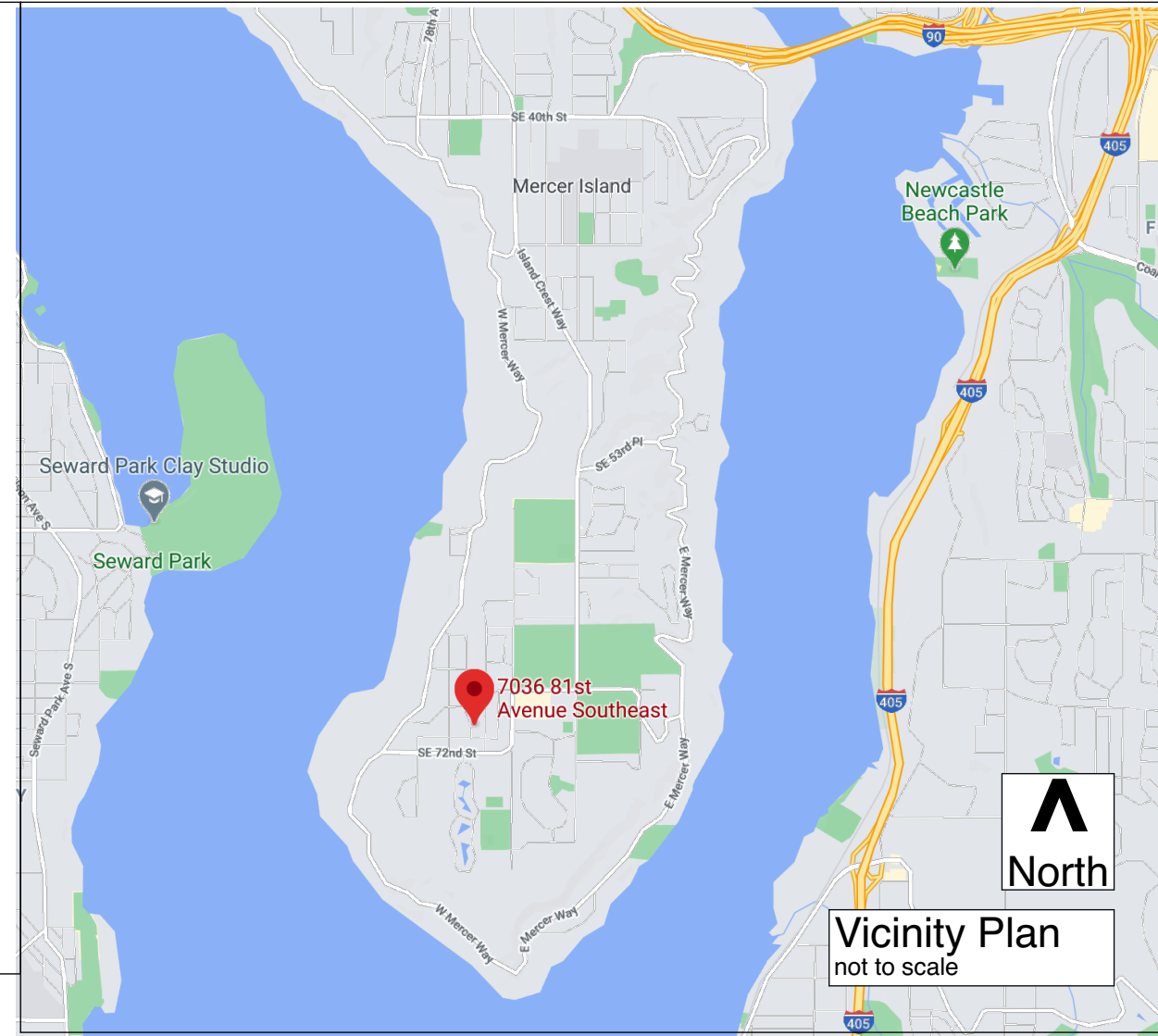


**Project Team**

Wascha Studios LLC  
 815 Seattle Blvd. South #135 Seattle WA 98134  
 Phone: 206-818-2139  
 E-mail: sw@waschastudios.com  
 Contact: Stephanie A. Wascha, AIA

Harriott Valentine Engineering  
 1932 1st Ave ste 720 Seattle Phone: 206.624.4760  
 E-mail: hknuckles@harriottvalentine.com  
 Contact: Henry Knuckles

Contractor  
 Palmer Residential  
 405 S. Brandon St. Phone: 206.661.2031  
 E-mail: ron@palmerresidential.com  
 Contact: Ron Palmer



**General Notes**

- All work shall conform to the 2015 IRC and all other applicable codes and ordinances.
- Do not scale drawings: use calculated dimensions only. Verify existing "as-built" dimensions as req'd. All dimensions are to face of stud unless noted otherwise.
- Verify all rough-in dimensions and locations for equipment, fixtures etc. Provide all blocking, buck-outs, backing and jacks required for installation.
- All wood in contact with concrete to be pressure treated.
- All flashing to be galvanized, galvalume or factory finish to be approved by architect and owner.
- Contractor shall verify all existing conditions prior to initiating any portion of the work.
- Provide all protection, shoring and bracing as required by site conditions in order to maintain a safe job site and protect components to remain.
- Stair and guardrail openings to be less than 4".
- Tight line all affected drainage to approved drainage system.
- All framing to be properly caulked, sealed, gasketed or otherwise treated to minimize air infiltration prior to sheathing and finishing.
- All (new) smoke detectors to be hardwired to home's electrical system.
- If subsurface water is encountered at any point, contact the owner's geotechnical engineer for recommendations before proceeding.

**Applicable Codes**

- Mercer Island Title 6
- 2015 WA State Energy Code
- Fire: NFPA monitored household fire alarm per NFPA 72 for both the main residence and the ADU

**Energy**

Compliance path: PRESCRIPTIVE  
 Requirements applicable to this project:

Vertical glazing: U .3 minimum  
 Exterior wall: R-21 minimum  
 Ceiling: R-49 minimum; R-38 single rafter  
 Floors R-10 RIGID minimum

CREDITS:  
 1.5 credits needed

Option 3a, High efficiency HVAC 1 credit  
 Carrier heat pump 25hce model single stage up to 14 seer 2 ton  
 Carrier 59sc5 95% gas furnace 2 ton 40k

Option 5b, High efficiency Water heating 1 credit  
 Tankless Navien 210s EF .99

**Ventilation**

WHOLE HOUSE VENTILATION 30CFM CONT. VENTING

**Water Supply System Requirements**

Required: 1" Meter size & 1.25" supply line (meter to house) VIF

**Other Land Use Applications:**

There will be an ADU application associated with the building permit

**Property Information**

Project Type: ATTACHED ADU

Owners: CHAN REVOCABLE LIVING TRUST

Site Address: 7036 81ST AVE SE . MERCER ISLAND WA 98040

Legal Description:  
 LOT 3, BLOCK 4, TWIN VIEW NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL 64 OF THE PLATS, PAGES 90 AND 91 IN KING COUNTY WA.  
 Assessor Parcel Number: 873230-0204

Zoning: R9.6

**Floor Areas**

|                              |           |
|------------------------------|-----------|
| Main Residence (E) to remain | 3175Sq Ft |
| ADU                          | 841 Sq Ft |
| Attached Garage              | 487 Sq Ft |

**Sheet Index**

**Cover Sheet, Site Plans, Permit Requirements**

|      |                             |
|------|-----------------------------|
| A001 | Cover Sheet and Site Plan   |
| A002 | Tree Retention & Replanting |
| A003 | Survey                      |
| A003 | CALCS                       |
| A004 | Demolition Main Level Plan  |
| A005 | Schedules                   |

**Plans**

|      |                 |
|------|-----------------|
| A101 | Foundation      |
| A102 | Main Level Plan |
| A103 | Roof Plan       |

**Elevations**

|      |               |
|------|---------------|
| A201 | N/S Elevation |
| A202 | E/W Elevation |

**Sections**

|      |          |
|------|----------|
| A301 | Sections |
|------|----------|

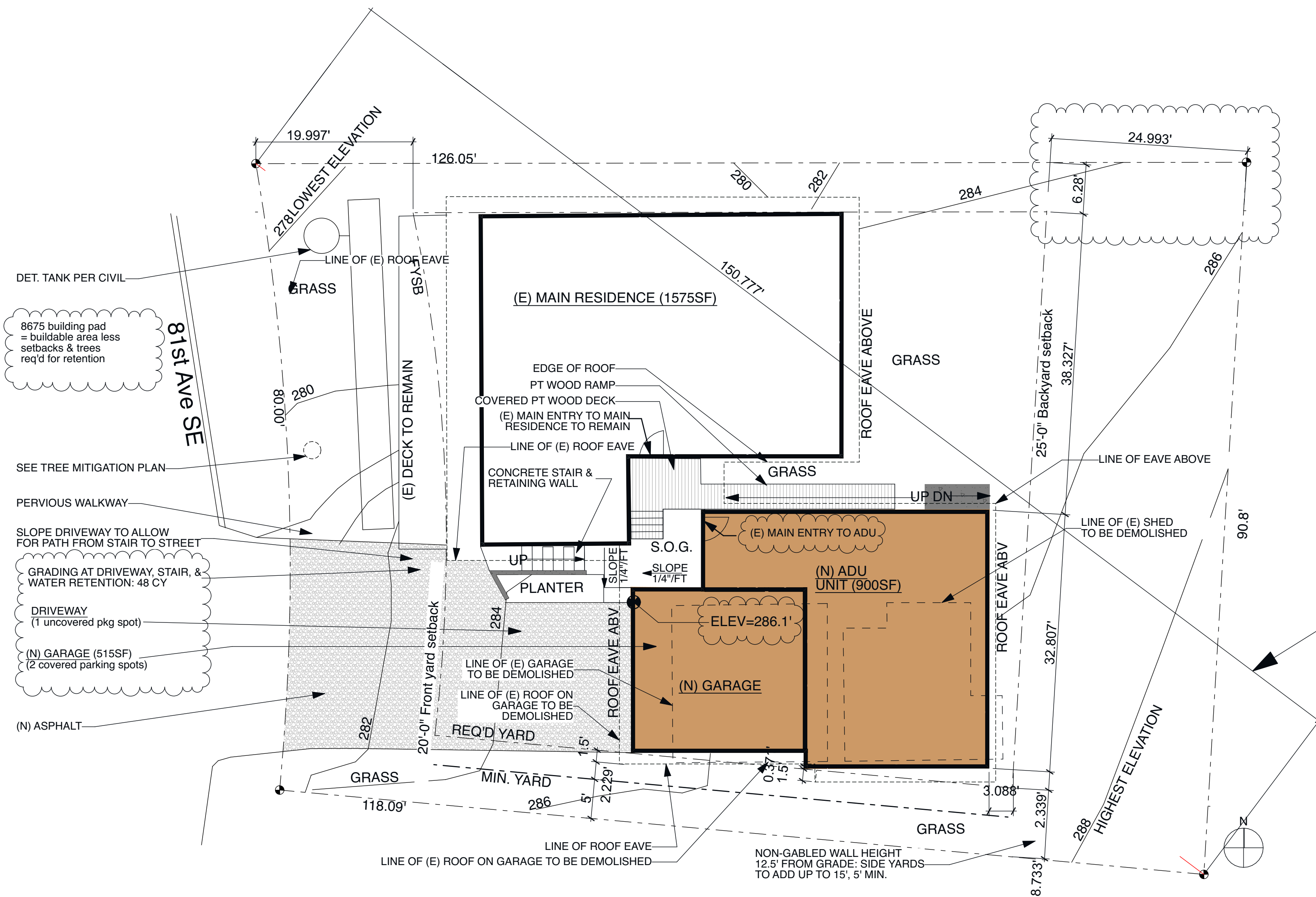
**Details**

**Structural Engineering**

- S1.0 Structural Notes
- S2.0 Foundation Plan
- S2.1 Main Floor Framing
- S2.2 Roof Framing
- S3.0 Structural Details
- S3.1 Structural Details
- S3.2 Structural Details
- S4.0 Structural Details

**Civil Engineering**

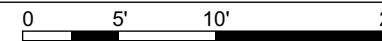
- Site & Drainage Plan Sheets 1&2
- TESC Plans Sheets 1&2



| HEIGHT/SLOPE                  |      |
|-------------------------------|------|
| LOWEST ELEV                   | 278  |
| HIGHEST ELEV                  | 288  |
| DIFFERENCE                    | 10'  |
| LENGHT: DIAG DIST. ACROSS LOT | 150' |
| SLOPE                         | 6.7% |

**1 A001 Site Plan - Soil Management Plan**

SCALE: 1" = 10'



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Cover Sheet and Site Plan

**A001**

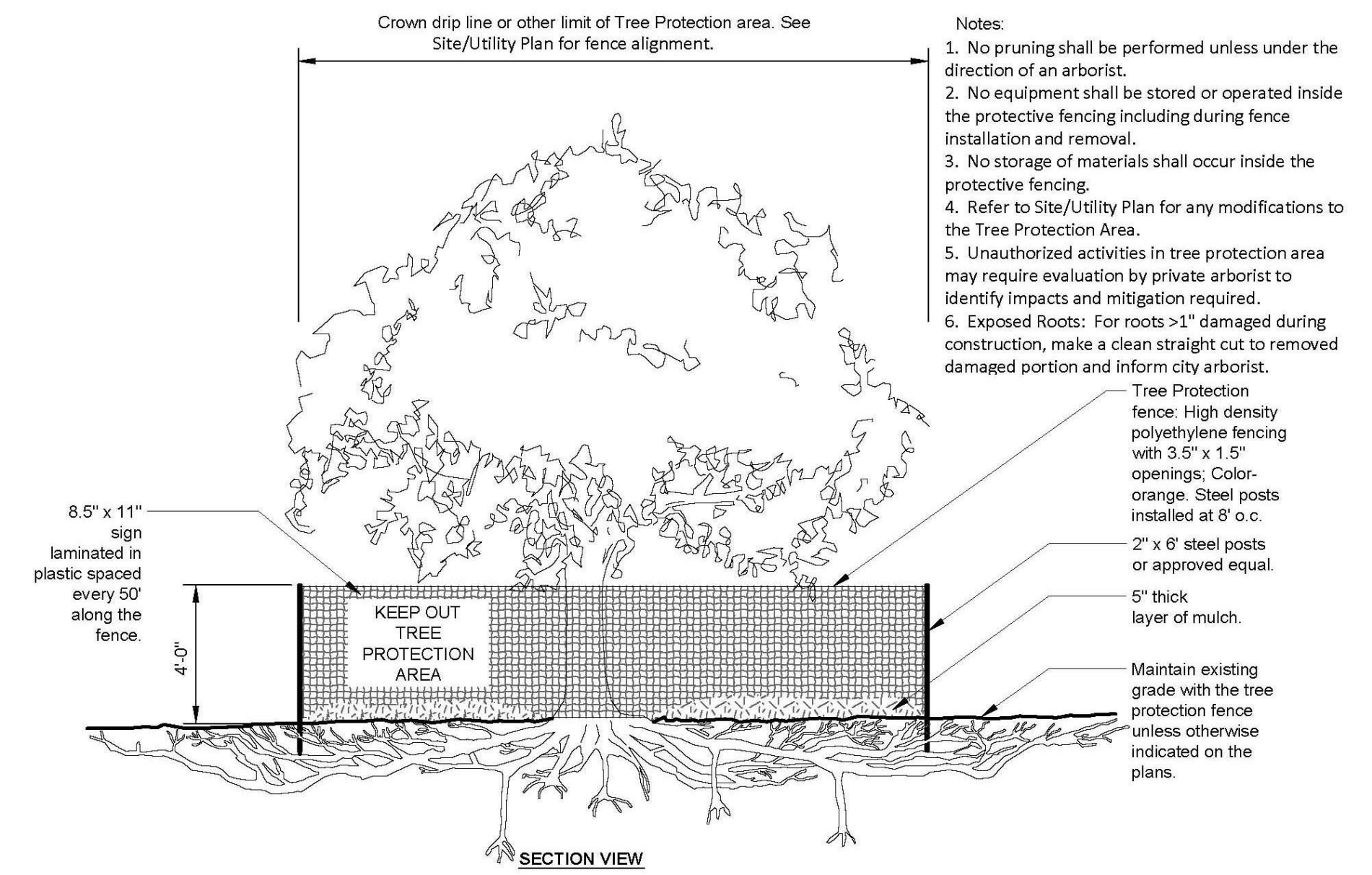
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| Tree # | On-site | Species                            | DBH"       | Drpln rad' | Cndtn     | Comments  | Designation | Rmv | Rtn |
|--------|---------|------------------------------------|------------|------------|-----------|---|-------------|-----|-----|
| 1      | X       | Acer macrophyllum, Big leaf maple  | 24.8       | 5E, 18NSW  | Fair      | Mal-pruned, poor balance of structure. See photo in report                          | Large       | X   |     |
| 2      |         | Cotinus, Smoke tree                | 2-6"       | 12' North  | Fair      | Off-site large shrub or small tree. Heavy limb overhangs subject property driveway. | Non-reg     |     | X   |
| 3      |         | Prunus, cherry                     | approx 30" | 15' North  | Good      | Seasonally defoliated, overhangs subject property.                                  | Exceptional |     | X   |
| 4      | X       | Azalea                             | Shrub      | 8'         | Good      | Very old Azalea that has grown into small, low-branched tree-form.                  | Non-reg     |     | X   |
| 5      | X       | Prunus, cherry                     | 14.5       | 3'         | Poor      | Severely broken top, risk of further failure. See photo in report                   | Large       |     | X   |
| 6      | X       | Pinus nigra, Black pine            | 22.2       | 15'        | Excellent | Excellent condition   | Large       |     | X   |
| 7      |         | Chamaecyparis, Goldthread cypress  | apprx2-12" | 10'        | Fair/Poor | Sparsely foliated, out-competed, large Pyramidalis around base.                     | Large       |     | X   |
| 8      |         | Betula, Birch                      | apprx 14"  | 10'        | Poor      | Significant dieback in tops, suspect Birch Bronze Borer infestation                 | Large       |     | X   |
| 9      | X       | Prunus, cherry                     | 8.8        | 15' West   | Poor      | Old 10" stem cut off at base w/decay, broken top, poor structure                    | Non-reg     |     | X   |
| 10     |         | Pseudotsuga menziesii, Douglas fir | apprx 15"  | 15'        | Good      | 50% Live crown ratio, located Off-site.   | Large       |     | X   |
| 11     |         | Betula, Birch                      | apprx 10"  |            | Fir       | Under canopy of Tree #10, may be one-tree at base with Tree #12                     | Large       |     | X   |
| 12     |         | Betula, Birch                      | apprx 10"  |            | Fair      | Under canopy of Tree #10, may be one-tree at base with Tree #11                     | Large       |     | X   |

The following mitigation measures should be implemented prior to any clearing or grading activities. The following bulleted items should be included on the Tree Retention & Replanting plan sheet and/or other plan set pages that detail clearing and grading standards.

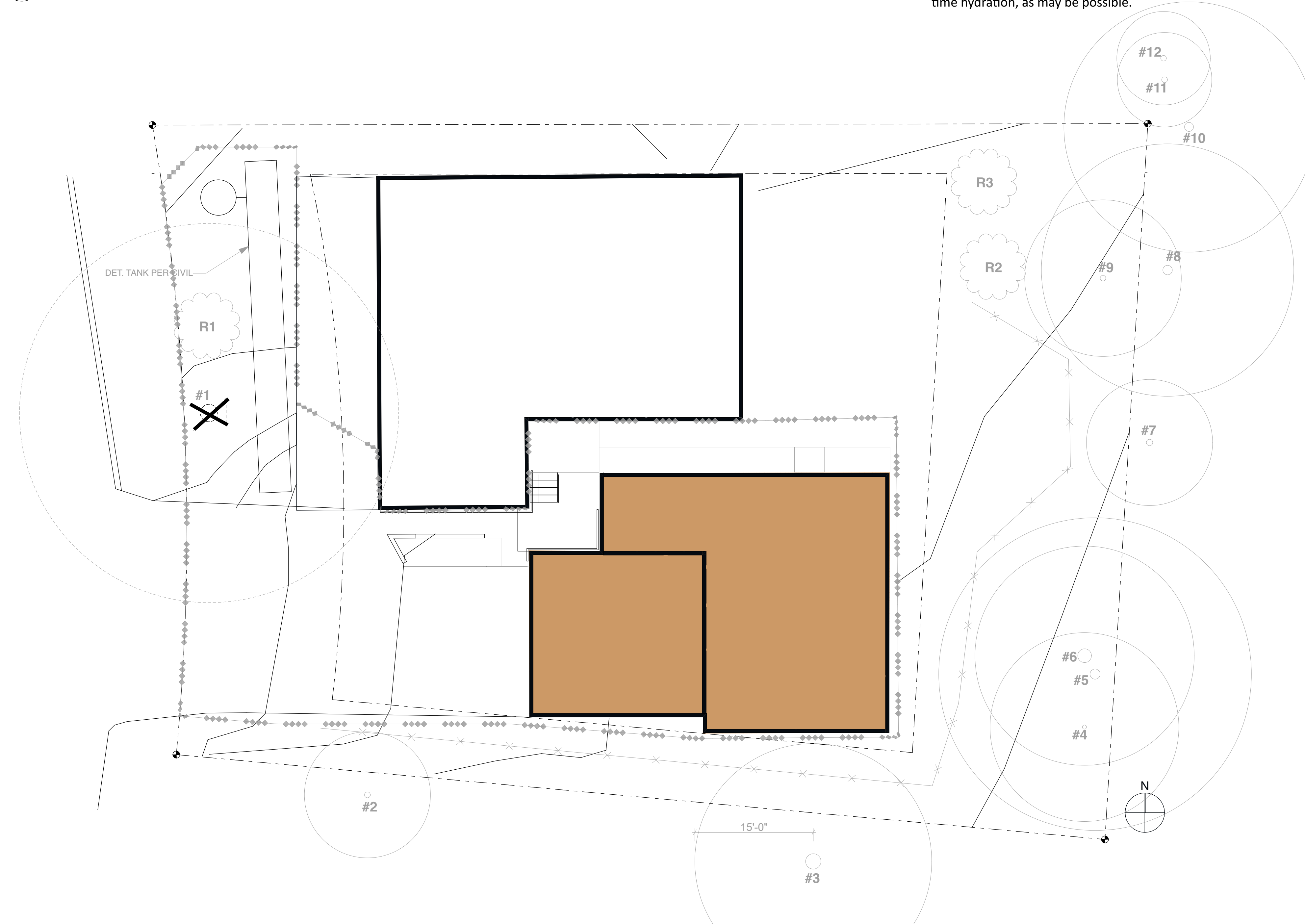
- Tree Protection Measures (TPM) should be 4' tall orange poly fencing, or equivalent, staked into place at the Limits of Disturbance (LOD), and as detailed in the referenced site plan.
- Signage shall be provided every 20' along the sections of TPM stating the fence provides a "Tree Protection Zone" – "No Soils, Building Materials or Equipment Allowed in Protection Zone". These signs should be 8.5" by 11.0" and made to be weather resistant.
- Any roots encountered during site clearing, grading, or excavation should be cleanly cut as-if it were a root from a tree scheduled for retention.
- Root pruning, as needed, should be undertaken with care. Additional pruning standards are detailed in ANSI Standard A300 (Part8)-2013 Root Management.
- All exposed roots should be covered with moist native soil or a commercial compost or mulch product, sufficient to cover the freshly cut roots as soon as is reasonable following exposure.
- All bare soils around the retained trees should be covered with 3" of arborist wood chips or a commercial mulch material.
- If limb removal is needed in order to provide building clearance, such pruning should be undertaken by a tree professional and should be done with proper pruning equipment.
- The on-site retained trees would benefit from additional summer-time hydration, as may be possible.



TREE PROTECTION DETAIL

2 A002 treeprotectionfencingdetail  
SCALE: 1:0.80

3 A002 ISA Chan Tree Invntry 12292020(1).xlsx - Read-Only  
SCALE: 1:0.81



- LIMITS OF DISTURBANCE
- X DEMOLISH TREE
- R1 REPLACEMENT TREE 1: ACER PALMATUM, JAPANESE MAPLE 2" CALIPER
- R2 REPLACEMENT TREE 2: AMELANCHIER SERVICEBERRY 2" CALIPER
- R3 REPLACEMENT TREE 3: THUJA PLICATA WESTERN RED CEDAR 6" MIN
- TREE PROTECTION: SEE DETAIL THIS SHEET

1 A002 Tree Retention & Replanting  
SCALE: 1/8" = 1'-0"

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**CHAN ADU**  
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MERCER ISLAND, WA 98040

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9489 REGISTERED ARCHITECT  
STEPHANIE ANN WASCHA  
STATE OF WASHINGTON

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Tree Retention & Replanting

**A002**

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**LEGAL DESCRIPTION**

(PER STATUTORY WARRANTY DEED RECORDING# 20120628001442)

LOT 3, BLOCK 4, TWIN VIEW NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 64 OF PLATS, PAGES 90 AND 91, IN KING COUNTY, WASHINGTON.

**BASIS OF BEARINGS**

THE CENTERLINE N.E. 71ST ST.  
BEARING = NORTH 88°41'04" WEST PER R1.

**REFERENCES**

R1. PLAT OF TWIN VIEW NO.2, VOL.64, PAGES 90-91, RECORDS OF KING COUNTY, WASHINGTON.

**VERTICAL DATUM**

NAVD88, PER GPS OBSERVATIONS.

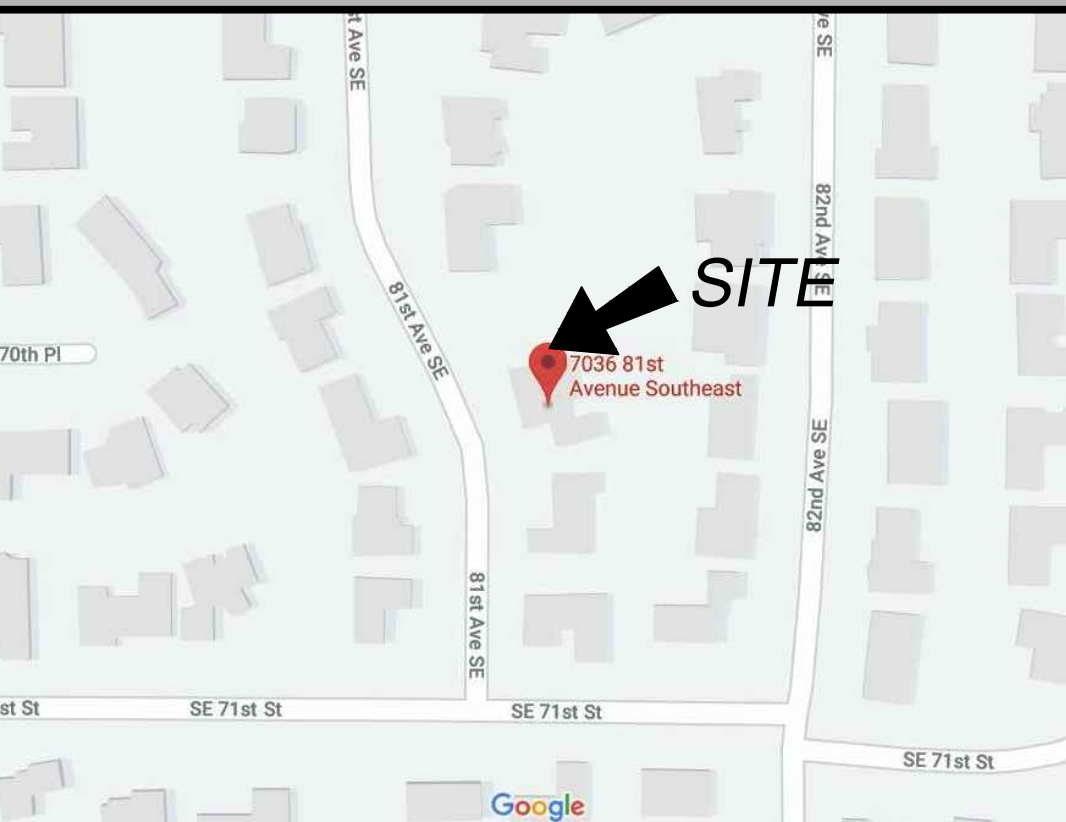
**SURVEYOR'S NOTES**

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 873230-0240
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 10,246 ±S.F. (0.24 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

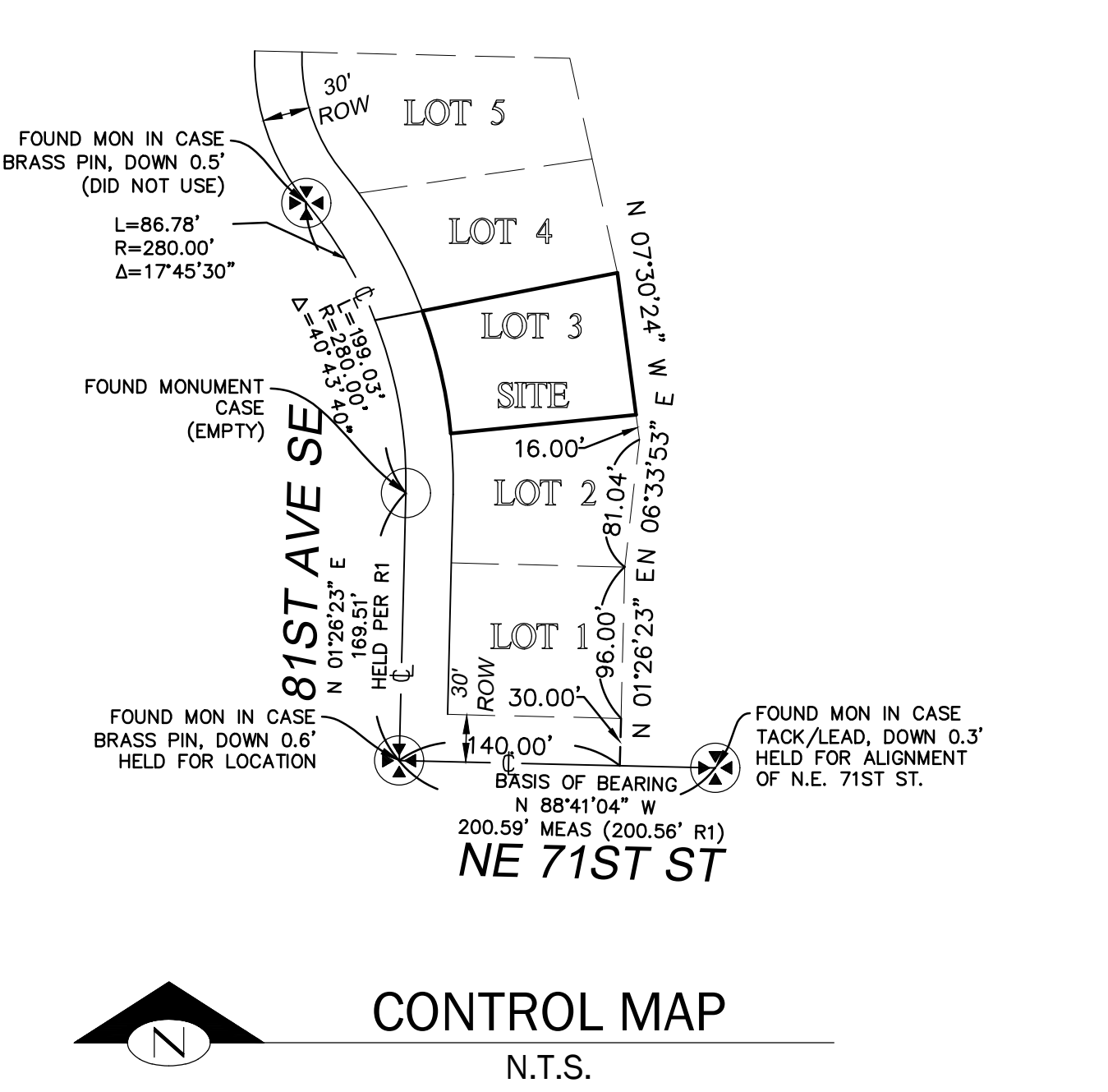
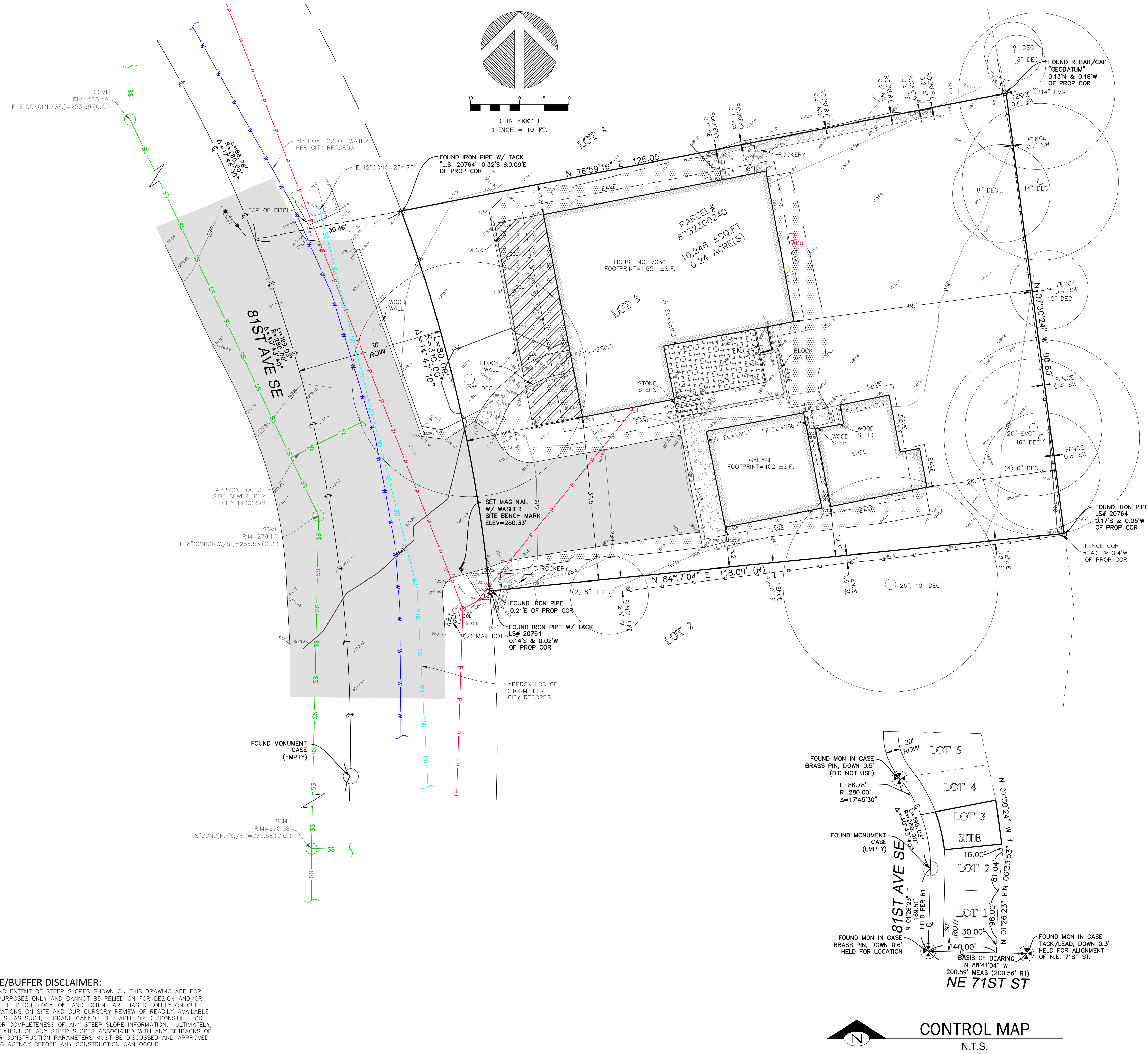
**LEGEND**

|                       |                          |
|-----------------------|--------------------------|
| AIR CONDITION UNIT    | MONUMENT IN CASE (FOUND) |
| ASPHALT SURFACE       | PAVER SURFACE            |
| BENCHMARK             | POWER METER              |
| BUILDING              | POWER (OVERHEAD)         |
| CENTERLINE ROW        | POWER POLE               |
| CULVERT PIPE          | REBAR AS NOTED (FOUND)   |
| CONCRETE SURFACE      | ROCKERY                  |
| RETAINING WALL        | SEWER LINE               |
| DECK                  | SEWER MANHOLE            |
| DITCH (FLOWLINE)      | STORM DRAIN LINE         |
| FENCE LINE (WOOD)     | TREE (AS NOTED)          |
| GAS METER             | WATER LINE               |
| GRAVEL SURFACE        | WATER METER              |
| GUY ANCHOR            | COLUMN                   |
| MAILBOX (RESIDENTIAL) |                          |

**VICINITY MAP**  
N.T.S.



**TOPOGRAPHIC & BOUNDARY SURVEY**

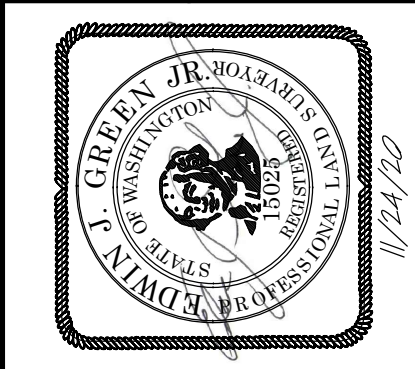


**STEEP SLOPE/BUFFER DISCLAIMER:**  
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS. AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

measure success

TOPOGRAPHIC & BOUNDARY SURVEY  
SE 1/4 OF NE 1/4 SEC 25, TWP. 24N., RGE 04E., W. 1/4M.  
PARCEL NO. 8732300240

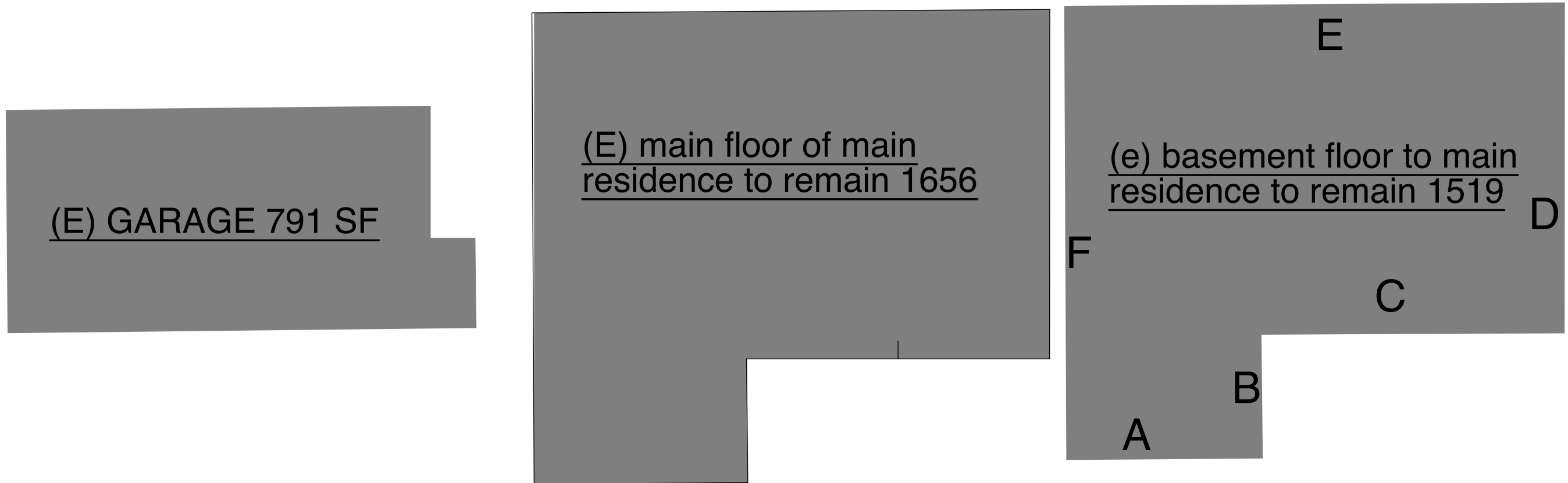
CHAN RESIDENCE  
7036 81ST AVE SE  
MERCER ISLAND, WA 98040



**Terrane**  
10801 Main Street, Suite 102, Bellevue, WA 98004  
phone 425.458.4488 support@terrane.net  
www.terrane.net

|                  |                 |
|------------------|-----------------|
| JOB NUMBER:      | 192166          |
| DATE:            | 12/19/19        |
| DRAFTED BY:      | IDV-MD          |
| CHECKED BY:      | EJG/TMM         |
| SCALE:           | 1" = 10'        |
| REVISION HISTORY |                 |
| 11/24/20         | NOTED SITE B.M. |
| SHEET NUMBER     |                 |
| 1 OF 1           |                 |





**GFA CALC**

| WALL SEGMENT | LENGTH | COVERAGE | RESULT |
|--------------|--------|----------|--------|
| A            | 19'    | 70%      | 13.3%  |
| B            | 11'    | 100%     | 11%    |
| C            | 27'    | 100%     | 27%    |
| D            | 31'    | 59%      | 18.29% |
| E            | 46'    | 12%      | 5.52%  |
| F            | 42'    | 0%       | 0%     |
| TOTALS       | 176'   | NA       | 75.11% |

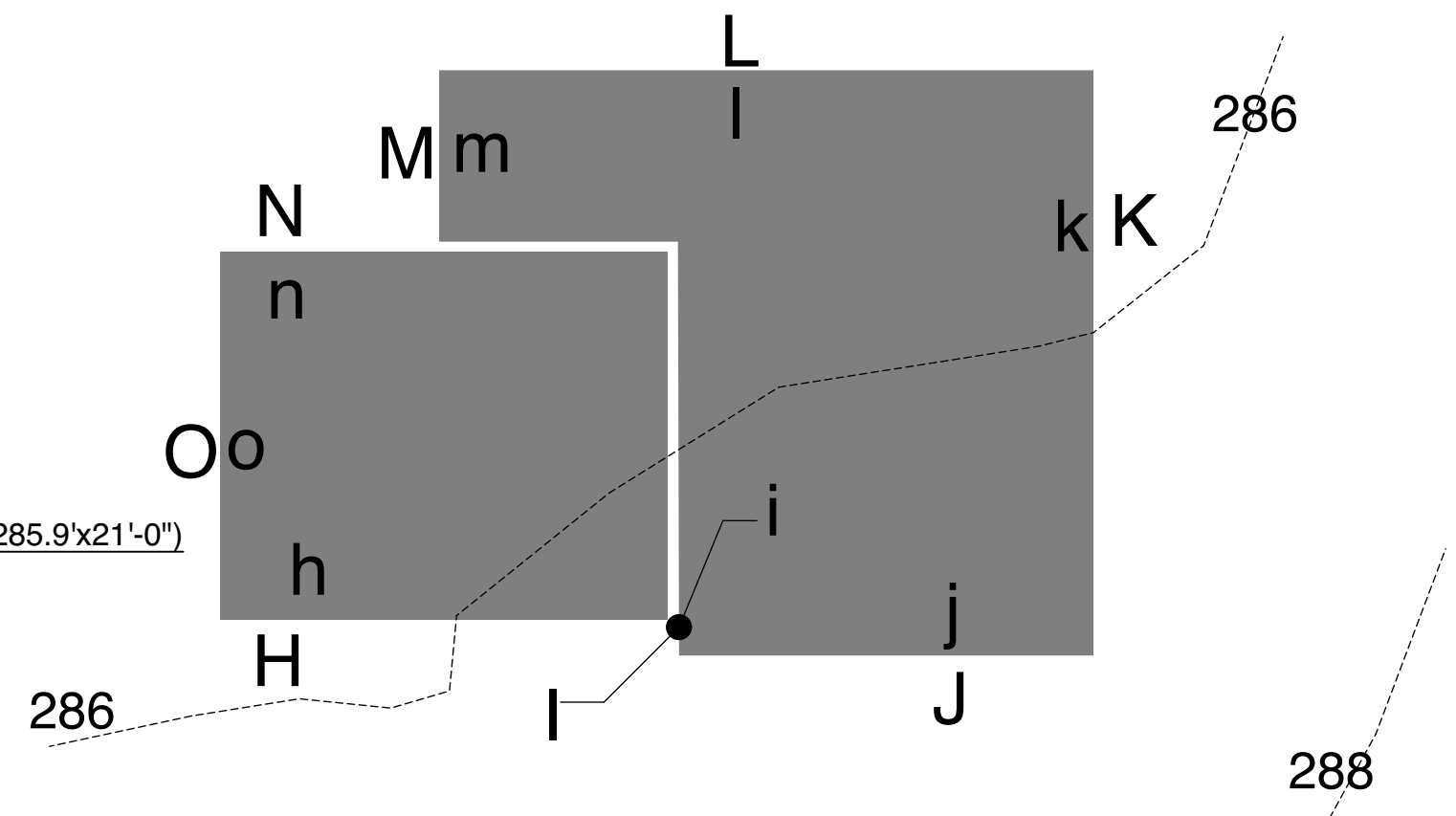
$(19 \times 70\%) + (11 \times 100\%) + (27 \times 100\%) + (31 \times 59\%) + (46 \times 12\%) + (42 \times 0\%) = 75.11/176 = 43\%$   
 BSMT AREA: 1519 X 43% = 653SF EXCLUDED FROM GFA  
 MAIN: 1656 + (1519-653) = 2522 GFA FOR MAIN RESIDENCE  
 (N) ADU (NO HT OVER 12' TO FINISHED CLG) = 841SF  
 GARAGE = 487SF  
 2522+841+487 = 3850SF GFA  
 10323X.05 = 516SF. AREA OF ADU 890  
 4129+516 = 4645, 4500 MAX GFA



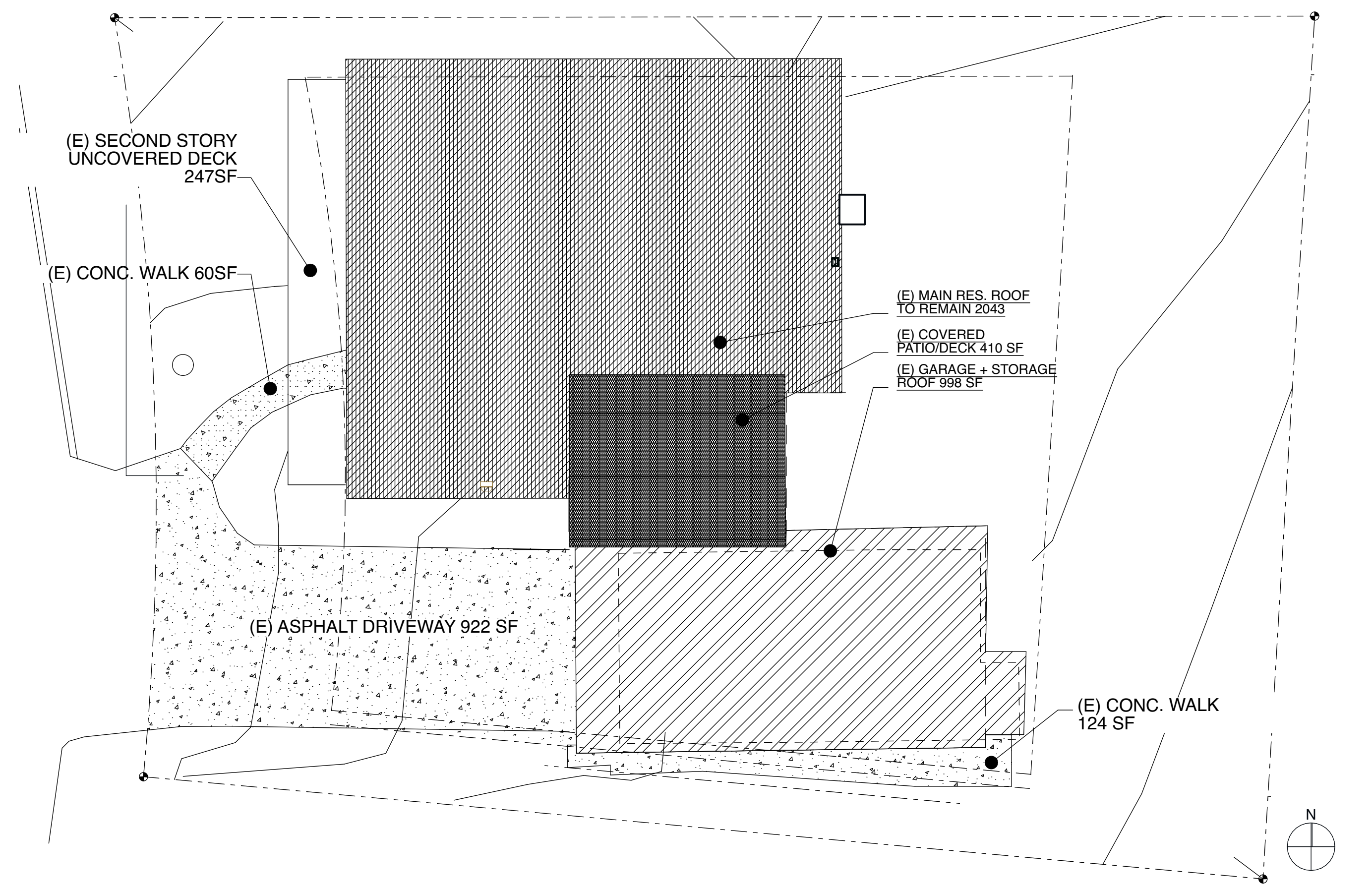
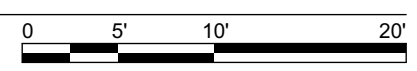
**ABE CALC**

| MIDPT ELEV. | WALL SEGMENT LENGTH |
|-------------|---------------------|
| H=286.0'    | 22'                 |
| I=286.2'    | 2'                  |
| J=286.8'    | 23'-7"              |
| K=286.2'    | 31'-11"             |
| L=285.8'    | 36'-9"              |
| M=285.7'    | 9'-11"              |
| N=285.9'    | 8'-11"              |
| O=285.9'    | 21'-0"              |

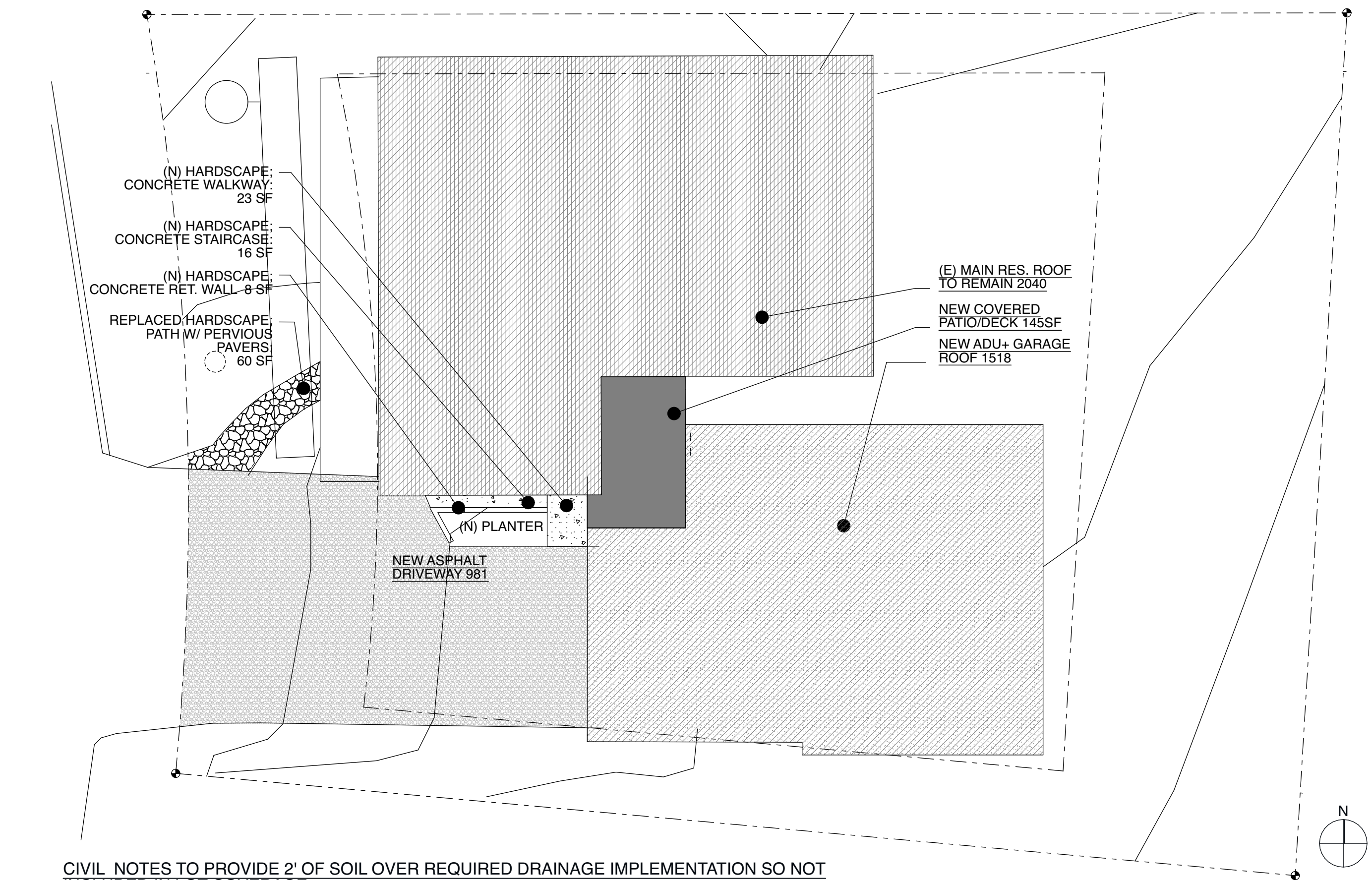
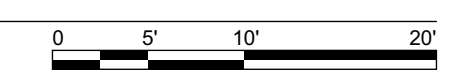
$(286 \times 22) + (286.2 \times 2) + (286.8 \times 23'-7") + (286.2 \times 31'-11") + (285.8 \times 36'-9") + (285.7 \times 9'-11") + (285.9 \times 8'-11") + (285.9 \times 21'-0")$   
 $22 + 2 + 23'-7" + 31'-11" + 36'-9" + 9'-11" + 8'-11" + 21"$   
 $6292 + 572 + 6763 + 9134 + 10503 + 2833 + 2549 + 6004 = \frac{44650}{156}$   
 ABE" = 286.2'



3  
A003  
SCALE: 1" = 10'



2  
A003  
SCALE: 1" = 10'



1  
A003  
SCALE: 1" = 10'



CIVIL NOTES TO PROVIDE 2" OF SOIL OVER REQUIRED DRAINAGE IMPLEMENTATION SO NOT INCLUDED IN LOT COVERAGE

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9489 REGISTERED ARCHITECT  
STEPHANIE ANN WASCHA  
STATE OF WASHINGTON

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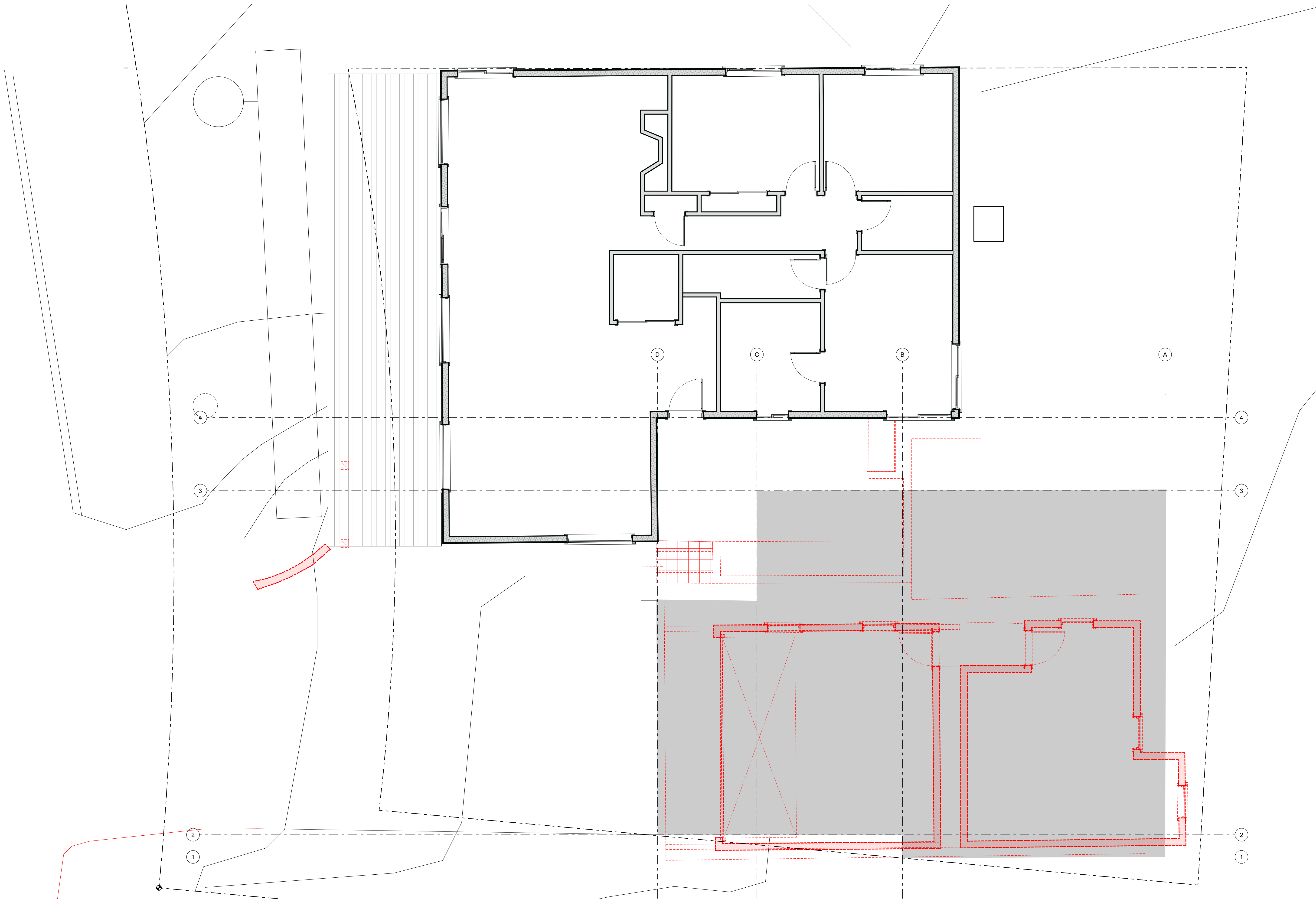
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CALCS

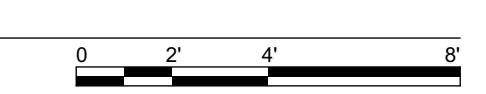
**A003**

Printed: 1/8/21

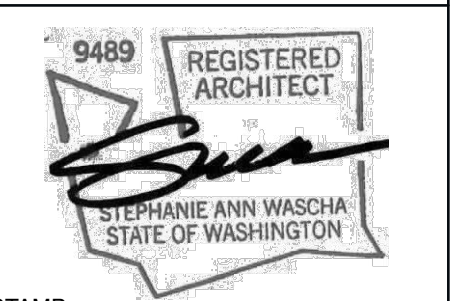




1 Main Floor Demo Plan  
 SCALE: 1/4" = 1'-0"



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Demolition Main Level Plan

**A004**  
 Printed: 1/8/21



**Vertical Glazing Window and Door Schedule (conditioned space)**

| Ganged Unit | Element ID | Manufacturer | Type           | Width     | Height     | QTY.      | Total VGA   | U-value | VGAXU=      | NFRC-Certification No. | Area (sq. ft.)      | Egress | Tempered | Note         |
|-------------|------------|--------------|----------------|-----------|------------|-----------|-------------|---------|-------------|------------------------|---------------------|--------|----------|--------------|
| Not Ganged  |            |              |                |           |            |           |             |         |             |                        |                     |        |          |              |
|             | D01        | Undefined    | Garage Door    | 18'-0"    | 8'-0"      | 1         | 0.00        | .3      | 0.00        |                        | 144.00              | No     | No       |              |
|             | D02        | Undefined    | Inswing Door   | 3'-0"     | 6'-8"      | 1         | 0.00        | .3      | 0.00        |                        | 20.00               | No     | No       | 20 MIN RATED |
|             | D04        | Undefined    | Inswing Door   | 3'-0"     | 6'-8"      | 1         | 0.00        | .3      | 0.00        |                        | 20.00               | No     | No       |              |
|             | D08        | Undefined    | Inswing Door   | 3'-0"     | 6'-8"      | 1         | 0.00        | .3      | 0.00        |                        | 20.00               | No     | No       |              |
|             | W01        | Undefined    | Fixed          | 2'-7 1/2" | 2'-10 1/4" | 1         | 0.00        | .3      | 0.00        |                        | 7.45                | No     | No       |              |
|             | W02        | Undefined    | Fixed          | 4'-0"     | 2'-0"      | 1         | 0.00        | .3      | 0.00        |                        | 8.00                | No     | Yes      |              |
|             | W03        | Undefined    | Fixed          | 4'-0"     | 2'-0"      | 1         | 0.00        | .3      | 0.00        |                        | 8.00                | No     | Yes      |              |
|             | W04        | Undefined    | Casement       | 2'-0"     | 5'-4"      | 1         | 0.00        | .3      | 0.00        |                        | 10.67               | No     | Yes      |              |
|             | W05        | Undefined    | Casement       | 2'-0"     | 5'-4"      | 1         | 0.00        | .3      | 0.00        |                        | 10.67               | No     | Yes      |              |
|             | W06        | Undefined    | Casement       | 2'-0"     | 5'-4"      | 1         | 0.00        | .3      | 0.00        |                        | 10.67               | No     | Yes      |              |
|             | W07        | Undefined    | Sliding Window | 5'-0"     | 3'-0"      | 1         | 0.00        | .3      | 0.00        |                        | 15.00               | No     | No       |              |
|             | W08        | Undefined    | Double Awning  | 2'-0"     | 1'-6"      | 1         | 0.00        | .3      | 0.00        |                        | 3.00                | No     | No       |              |
|             | W09        | Undefined    | Double Awning  | 2'-0"     | 1'-6"      | 1         | 0.00        | .3      | 0.00        |                        | 3.00                | No     | No       |              |
|             | W10        | Undefined    | Double Awning  | 2'-0"     | 1'-6"      | 1         | 0.00        | .3      | 0.00        |                        | 3.00                | No     | No       |              |
|             | W11        | Undefined    | Casement       | 2'-6"     | 4'-0"      | 1         | 0.00        | .3      | 0.00        |                        | 10.00               | No     | No       |              |
|             | W12        | Undefined    | Casement       | 2'-6"     | 4'-0"      | 1         | 0.00        | .3      | 0.00        |                        | 10.00               | Yes    | No       |              |
|             | W13        | Undefined    | Double Awning  | 2'-6"     | 2'-6"      | 1         | 0.00        | .3      | 0.00        |                        | 6.25                | No     | No       |              |
|             | W14        | Undefined    | Double Awning  | 2'-6"     | 2'-6"      | 1         | 0.00        | .3      | 0.00        |                        | 6.25                | No     | No       |              |
|             | W15        | Undefined    | Casement       | 2'-6"     | 4'-0"      | 1         | 0.00        | .3      | 0.00        |                        | 10.00               | Yes    | No       |              |
|             | W16        | Undefined    | Fixed          | 2'-7 1/2" | 4'-0"      | 1         | 0.00        | .3      | 0.00        |                        | 10.48               | No     | No       |              |
|             | W17        | Undefined    | Fixed          | 2'-7 1/2" | 4'-0"      | 1         | 0.00        | .3      | 0.00        |                        | 10.48               | No     | No       |              |
|             | W18        | Undefined    | Fixed          | 2'-7 1/2" | 4'-0"      | 1         | 0.00        | .3      | 0.00        |                        | 10.48               | No     | No       |              |
|             |            |              |                |           |            | <b>22</b> | <b>0.00</b> |         | <b>0.00</b> |                        | <b>357.40 sq ft</b> |        |          |              |

**Interior Door Schedule**

| Label      | From Zone      | To Zone     | Type         | Width | Height | Hardware Set | QTY      | Note |
|------------|----------------|-------------|--------------|-------|--------|--------------|----------|------|
| Main Level |                |             |              |       |        |              |          |      |
| D03        | <Undefined>    | Garage      | Undefined    | 3'-0" | 6'-8"  | Undefined    | 1        |      |
| D03        | Garage         | Garage      | Undefined    | 3'-0" | 6'-8"  | Undefined    | 1        |      |
| D05        | Main Entry ADU | <Undefined> | Sliding Door | 4'-0" | 6'-8"  | Undefined    | 1        |      |
| D06        | LA             | Entry Hall  | Undefined    | 3'-0" | 6'-8"  | Undefined    | 1        |      |
| D07        | Entry Hall     | Powder      | Undefined    | 2'-6" | 6'-8"  | Undefined    | 1        |      |
| D09        | Kitchen        | Office      | Pocket Door  | 3'-0" | 6'-8"  | Undefined    | 1        |      |
| D10        | M.Hall         | <Undefined> | Undefined    | 3'-0" | 6'-8"  | Undefined    | 1        |      |
| D11        | M.Hall         | M.Bath      | Undefined    | 3'-0" | 6'-8"  | Undefined    | 1        |      |
| D12        | Linen          | M.Hall      | Undefined    | 2'-6" | 6'-8"  | Undefined    | 1        |      |
|            |                |             |              |       |        |              | <b>9</b> |      |

**Skylight Schedule**

| Label | Type | QTY.     | Width | Height | Note            |
|-------|------|----------|-------|--------|-----------------|
| S1    |      | 1        | 2'-0" | 3'-6"  | U-VALUE .50 MIN |
| S2    |      | 1        | 2'-0" | 3'-6"  | U-VALUE .50 MIN |
| S3    |      | 1        | 2'-0" | 3'-6"  | U-VALUE .50 MIN |
|       |      | <b>3</b> |       |        |                 |

**Appliance Schedule**

| Label                 | Manufacturer | Model     | QTY.      | Note |
|-----------------------|--------------|-----------|-----------|------|
| SMOKE & CARBON DET.   | Undefined    | Undefined | 11        |      |
| Entry Hall            |              |           |           |      |
| SMOKE & CARBON DET.   | Undefined    | Undefined | 2         |      |
| Garage                |              |           |           |      |
| REFRIGERATOR          | Undefined    | Undefined | 1         |      |
| SMOKE & CARBON DET.   | Undefined    | Undefined | 2         |      |
| Kitchen               |              |           |           |      |
| HOOD                  | Undefined    | Undefined | 1         |      |
| MICRO/CONVECTION      | Undefined    | Undefined | 1         |      |
| RANGE TOP             | Undefined    | Undefined | 1         |      |
| REFRIGERATOR          | Undefined    | Undefined | 1         |      |
| WD                    | Undefined    | Undefined | 1         |      |
| LA                    |              |           |           |      |
| WASHER/ DRYER/ FAN    | Undefined    | Undefined | 3         |      |
| M.Bath                |              |           |           |      |
| FAN                   | Undefined    | Undefined | 1         |      |
| M.Hall                |              |           |           |      |
| SMOKE & CARBON DET.   | Undefined    | Undefined | 2         |      |
| Office                |              |           |           |      |
| SMOKE DET             | Undefined    | Undefined | 1         |      |
| Powder                |              |           |           |      |
| FAN                   | Undefined    | Undefined | 1         |      |
| Utility               |              |           |           |      |
| TANKLESS WATER HEATER | Undefined    | Undefined | 1         |      |
|                       |              |           | <b>30</b> |      |

**Plumbing Fixtures**

| Label                     | Manufacturer  | Model     | QTY.     | Note |
|---------------------------|---|-----------|----------|------|
| Kitchen                   |   |           |          |      |
| kitchen sink              | Undefined   | Undefined | 1        |      |
| M.Bath                    |   |           |          |      |
| toilet w/ washlet         | TOTO toilet with TOTO SW2034#01 C100 Electronic Bidet Toilet Seat | Undefined | 1        |      |
| vanity w/ 2 sinks/faucets | Undefined   | Undefined | 1        |      |
| Powder                    |   |           |          |      |
| toilet                    | Undefined   | Undefined | 1        |      |
| vanity w/ sink/faucet     | Undefined   | Undefined | 1        |      |
| Shwr                      |   |           |          |      |
| Hand held shwr/controls   | Undefined   | Undefined | 1        |      |
|                           |   |           | <b>6</b> |      |

**CHAN ADU**

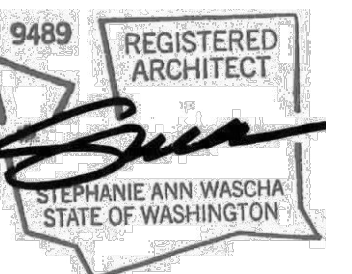
7036 81ST AVE SE  
MERCER ISLAND, WA  
98040

Project Number:

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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STAMP:

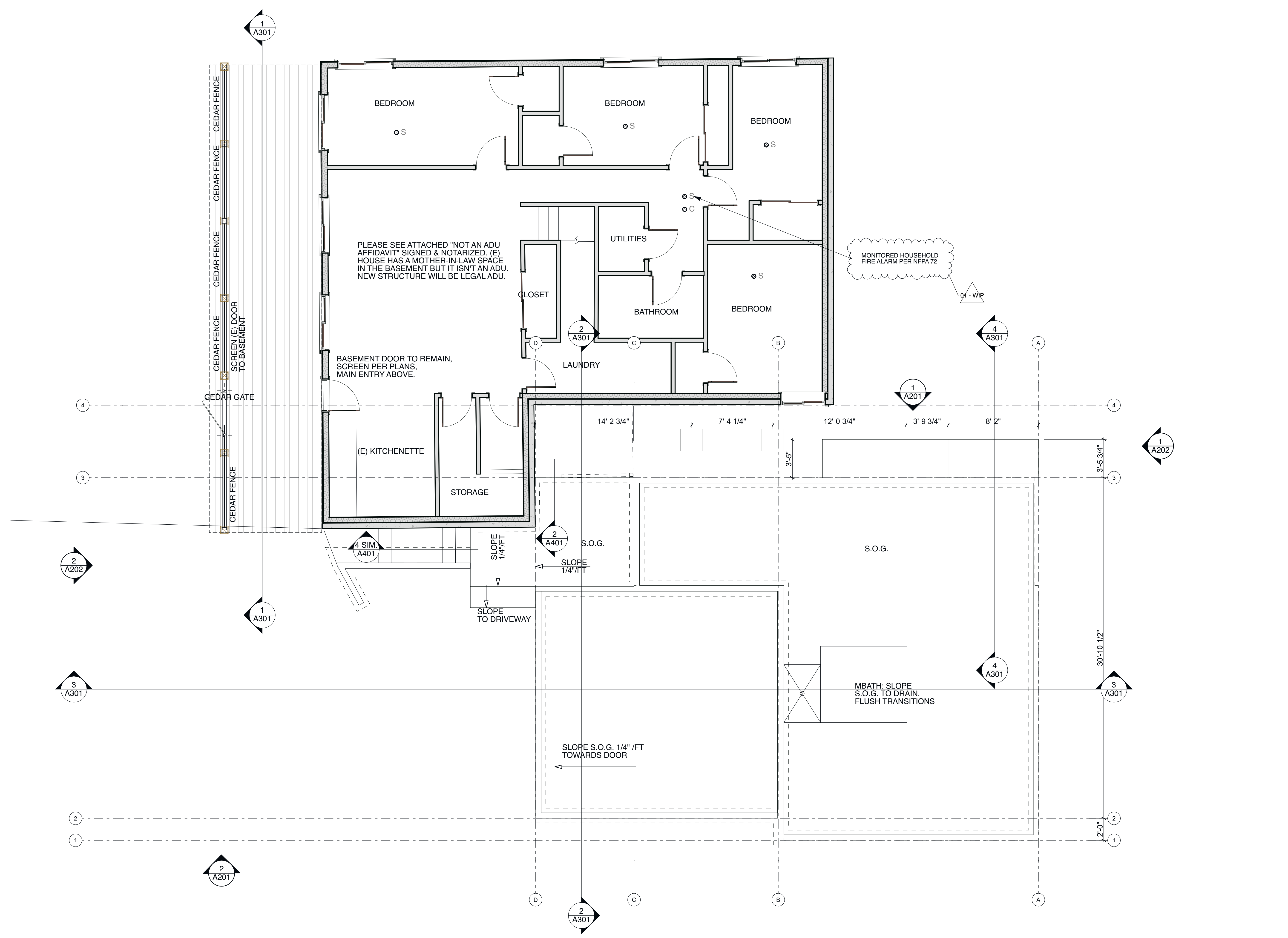
PERMIT SET

ISSUED:  
01 - MODIFICATIONS 12.11.20

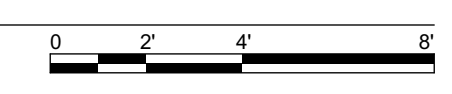
Schedules

**A005**

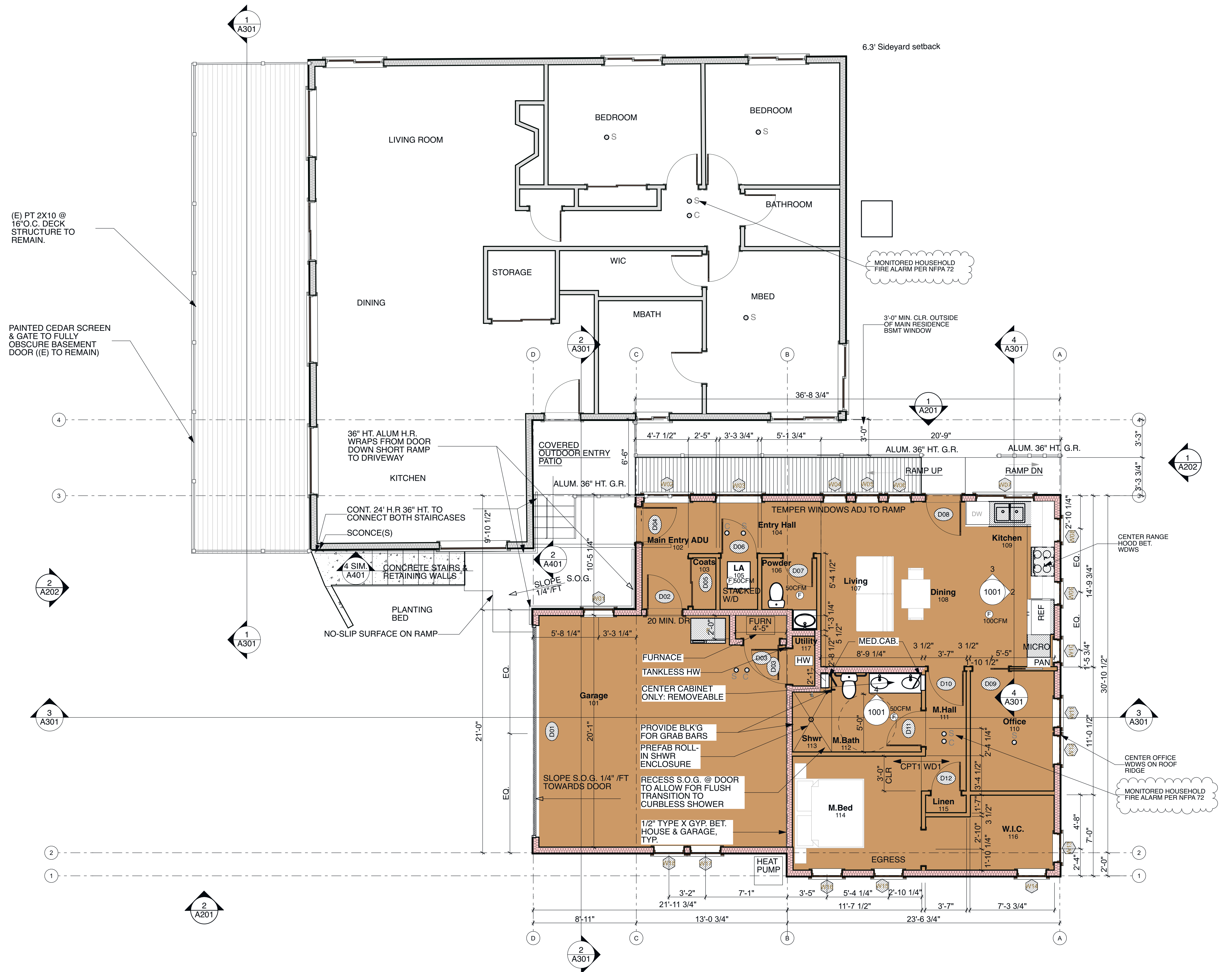




**1**  
A101 Lower Level  
SCALE: 1/4" = 1'-0"



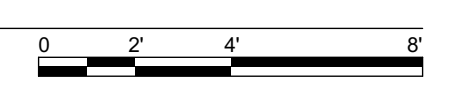




(E) PT 2X10 @ 16" O.C. DECK STRUCTURE TO REMAIN.

PAINTED CEDAR SCREEN & GATE TO FULLY OBSCURE BASEMENT DOOR (E) TO REMAIN

1  
A102 Main Floor  
SCALE: 1/4" = 1'-0"

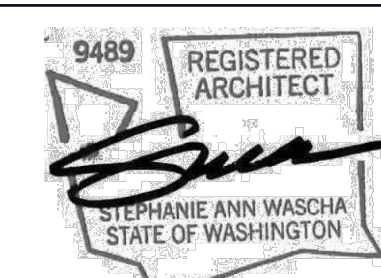








Project Number:  
Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.  
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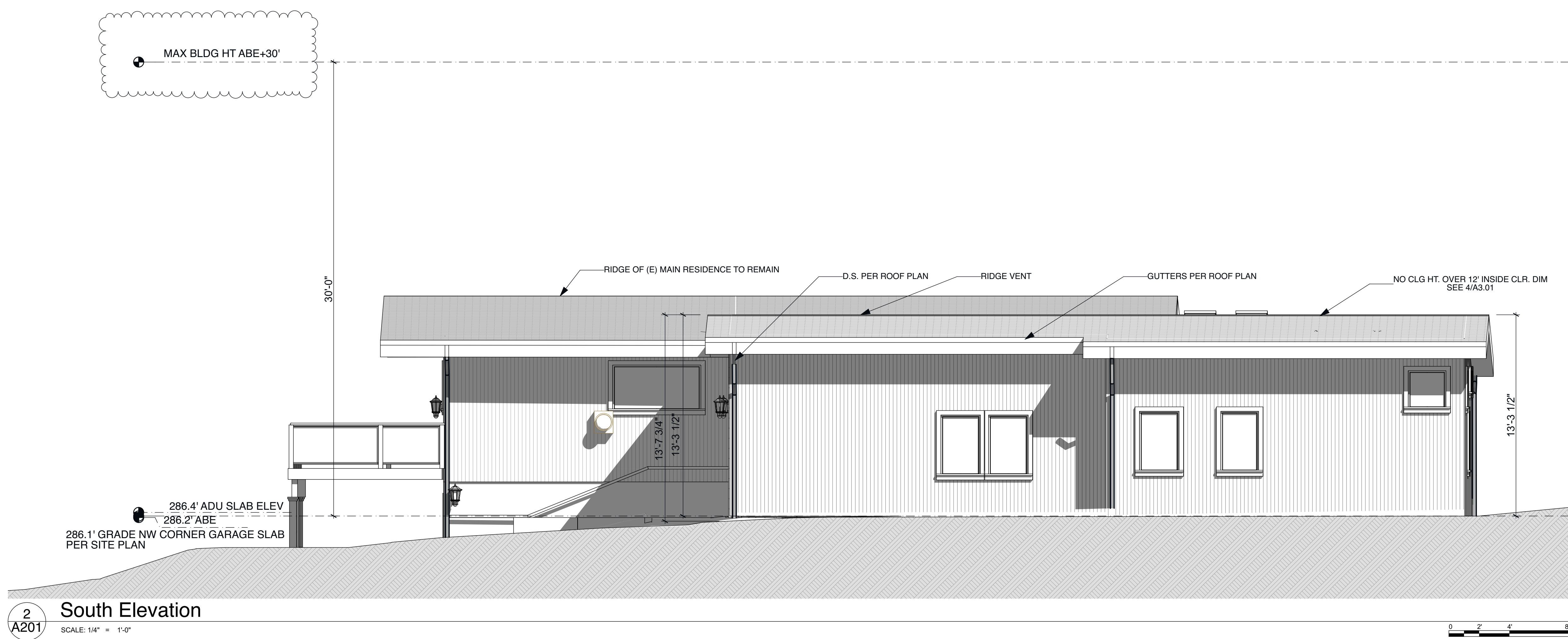
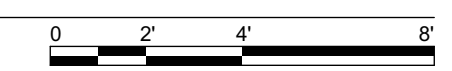
ISSUED:  
01- MODIFICATIONS 12.11.20

N/S Elevation

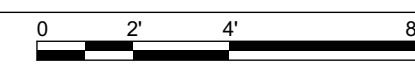
**A201**



**1 North Elevation**  
SCALE: 1/4" = 1'-0"

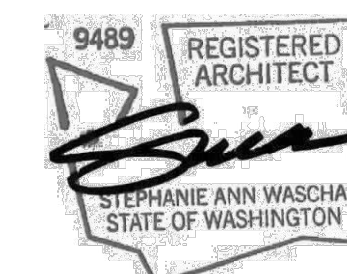


**2 South Elevation**  
SCALE: 1/4" = 1'-0"



SEE A003 FOR ABE CACLS





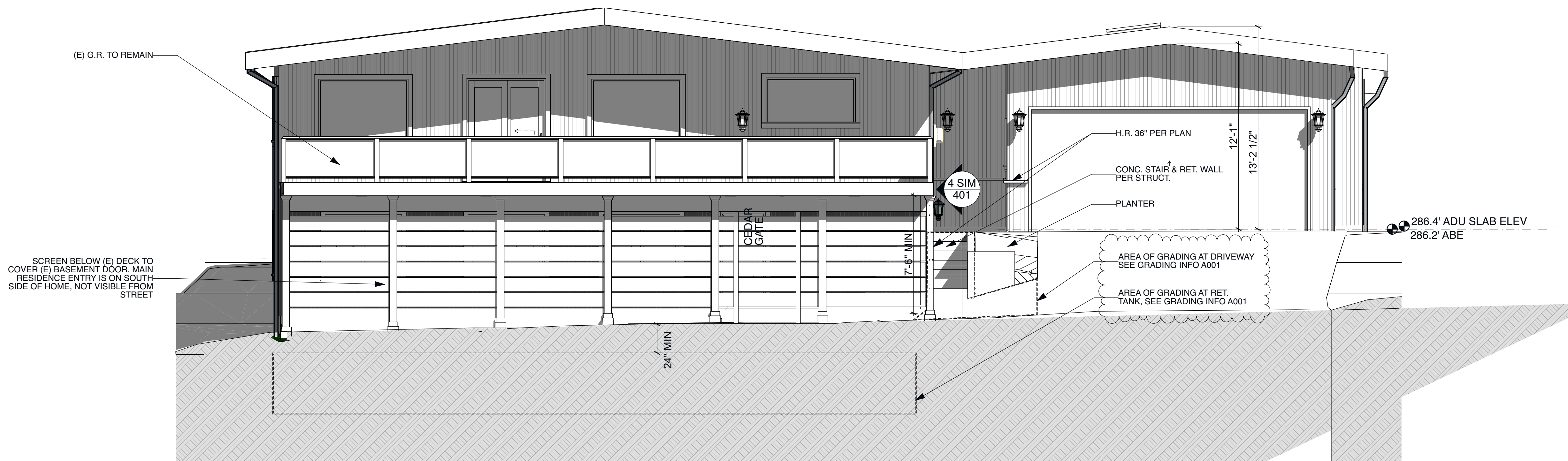
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PERMIT SET

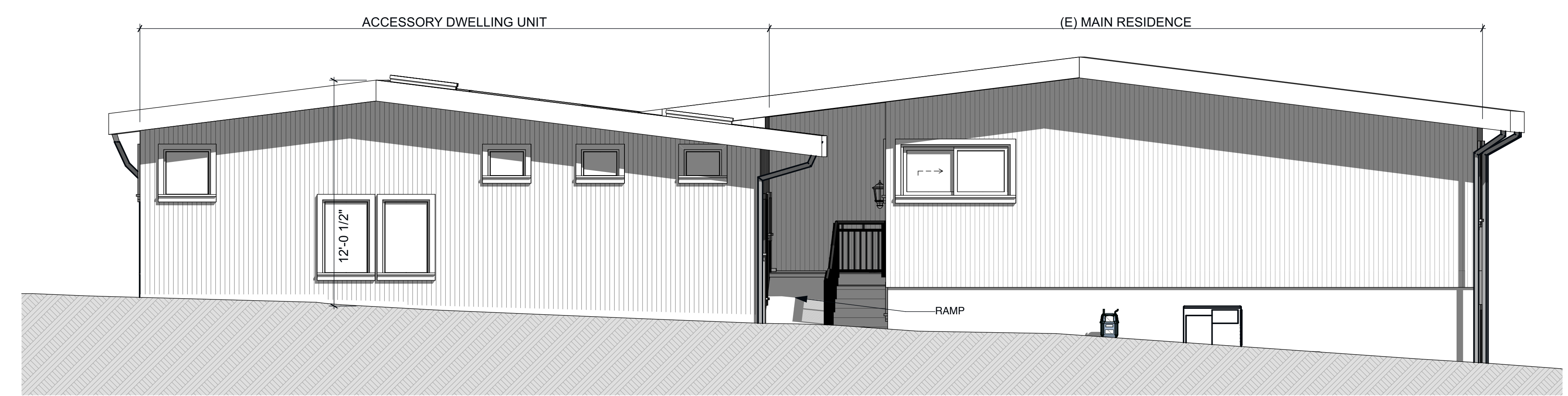
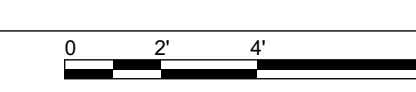
ISSUED:  
01 - MODIFICATIONS 12.11.20

E/W Elevation

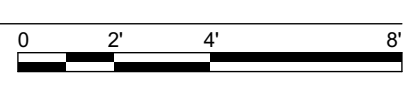
**A202**



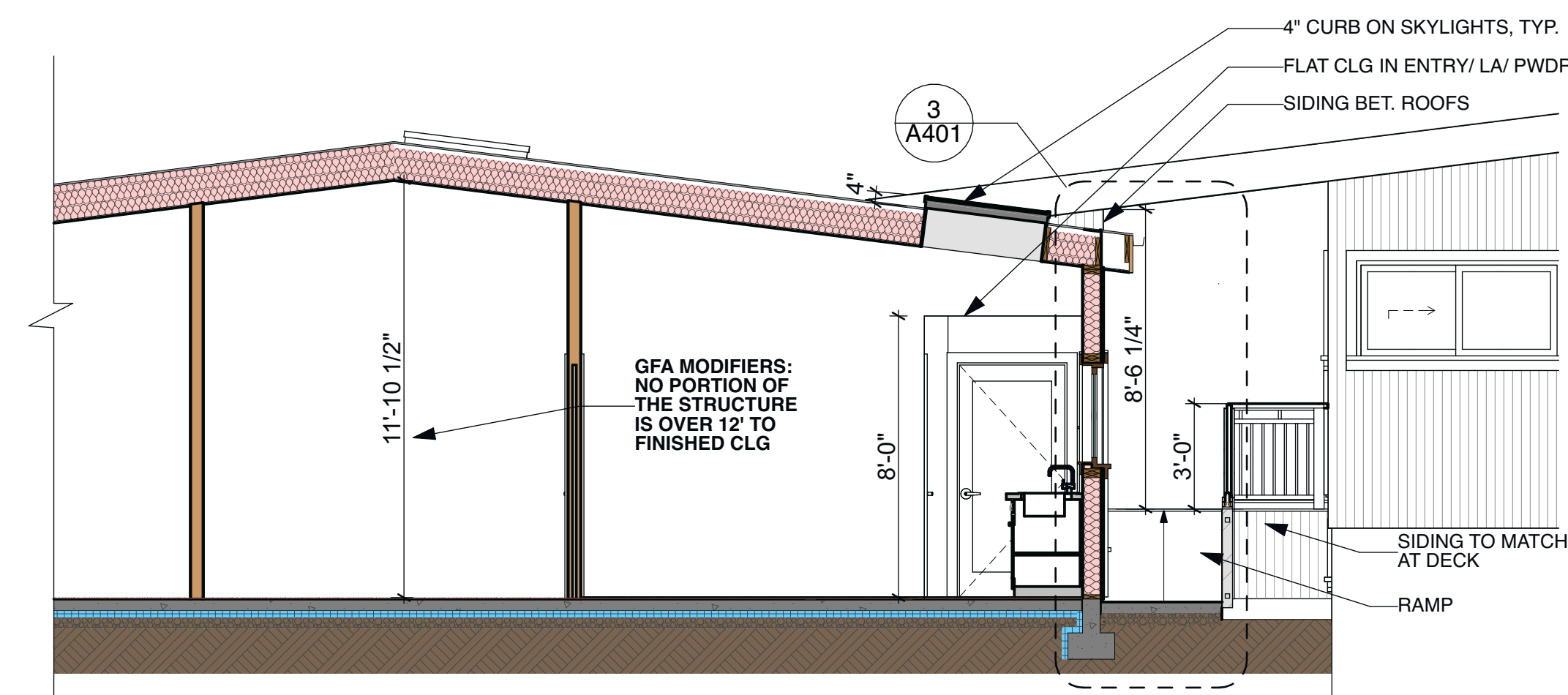
**2**  
**A202** West Elevation  
SCALE: 1/4" = 1'-0"



**1**  
**A202** East Elevation  
SCALE: 1/4" = 1'-0"

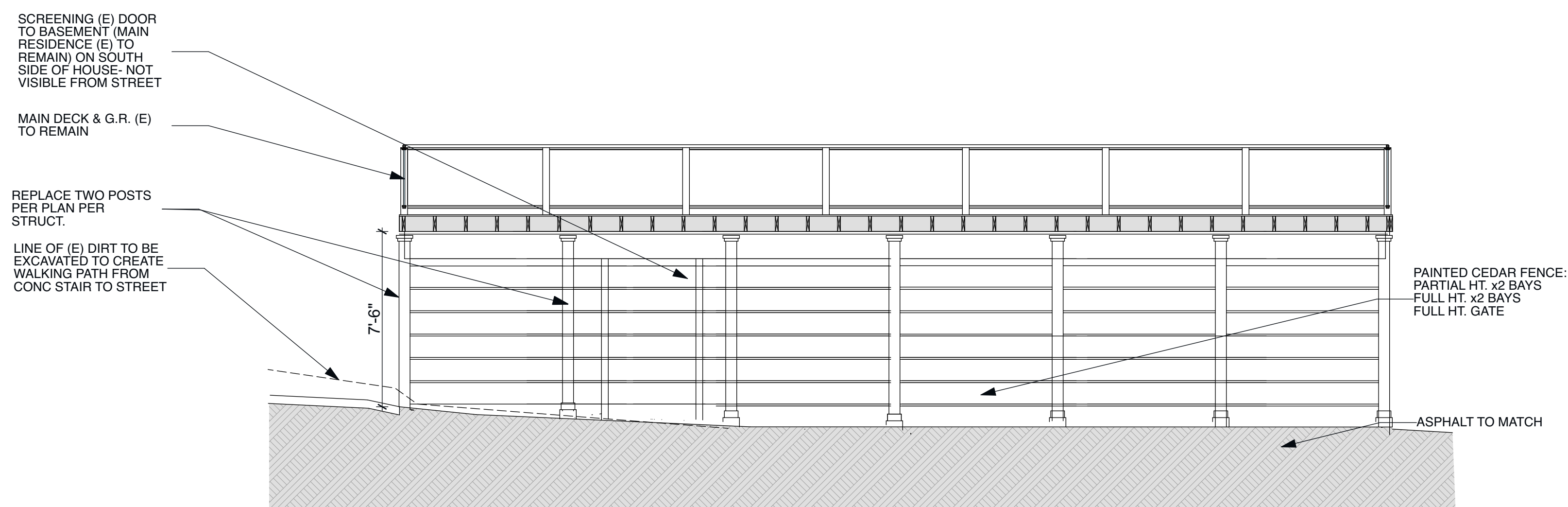
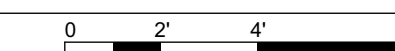






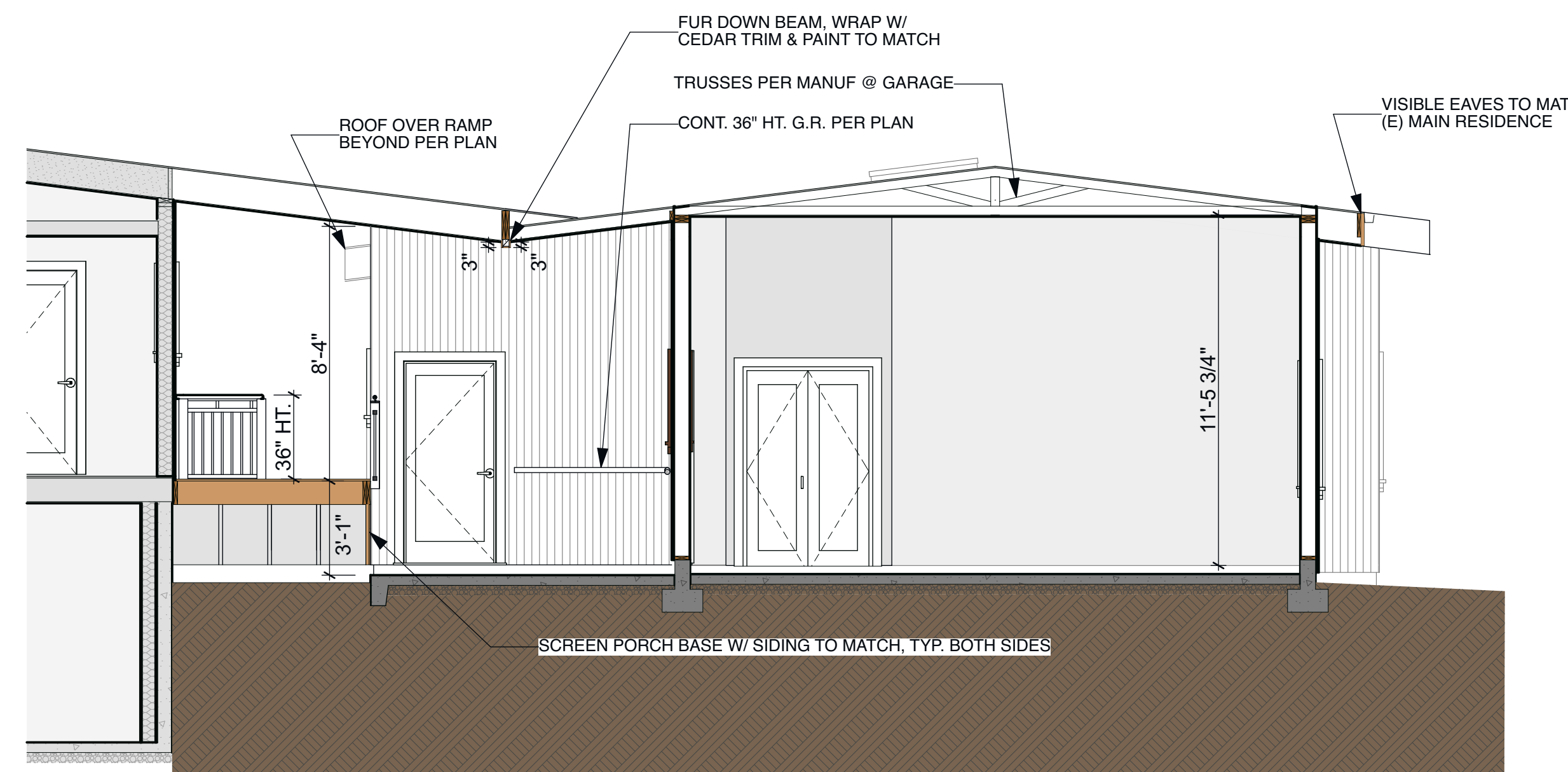
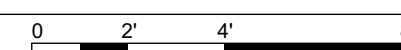
4 Section

A301 SCALE: 1/4" = 1'-0"



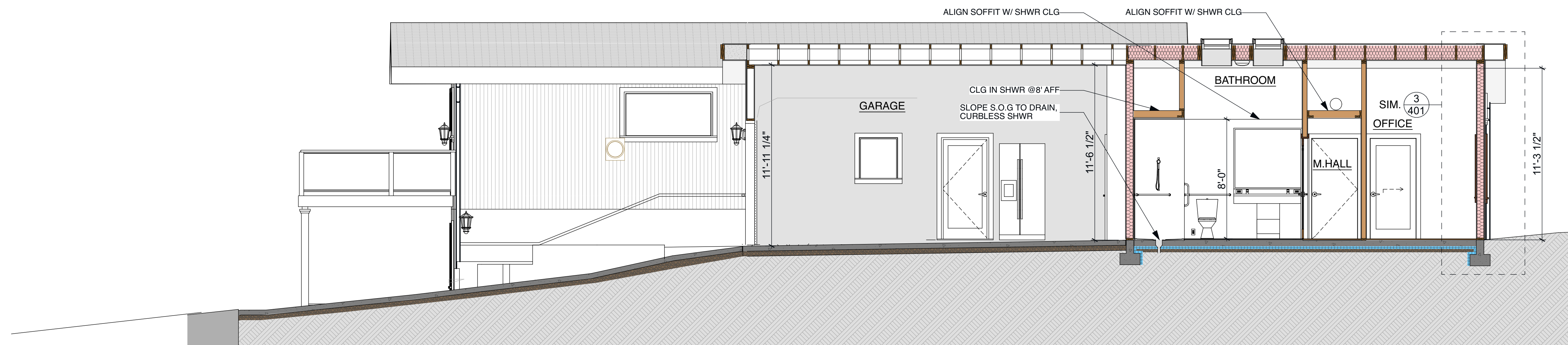
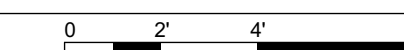
1 Section Looking West Thru Main Deck Looking At Street

A301 SCALE: 1/4" = 1'-0"



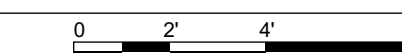
2 Section Thru Garage Looking East

A301 SCALE: 1/4" = 1'-0"

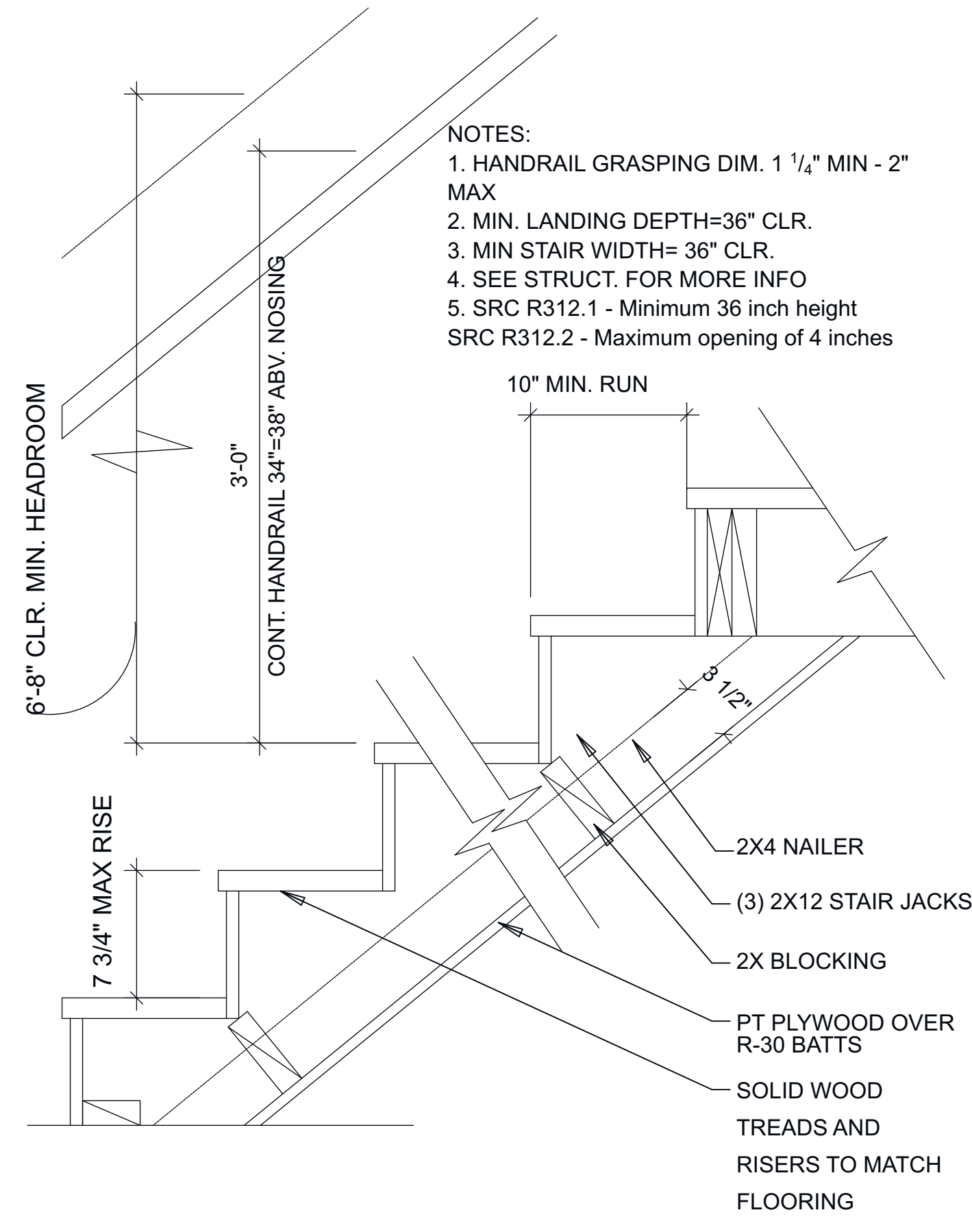


3 Section Looking North

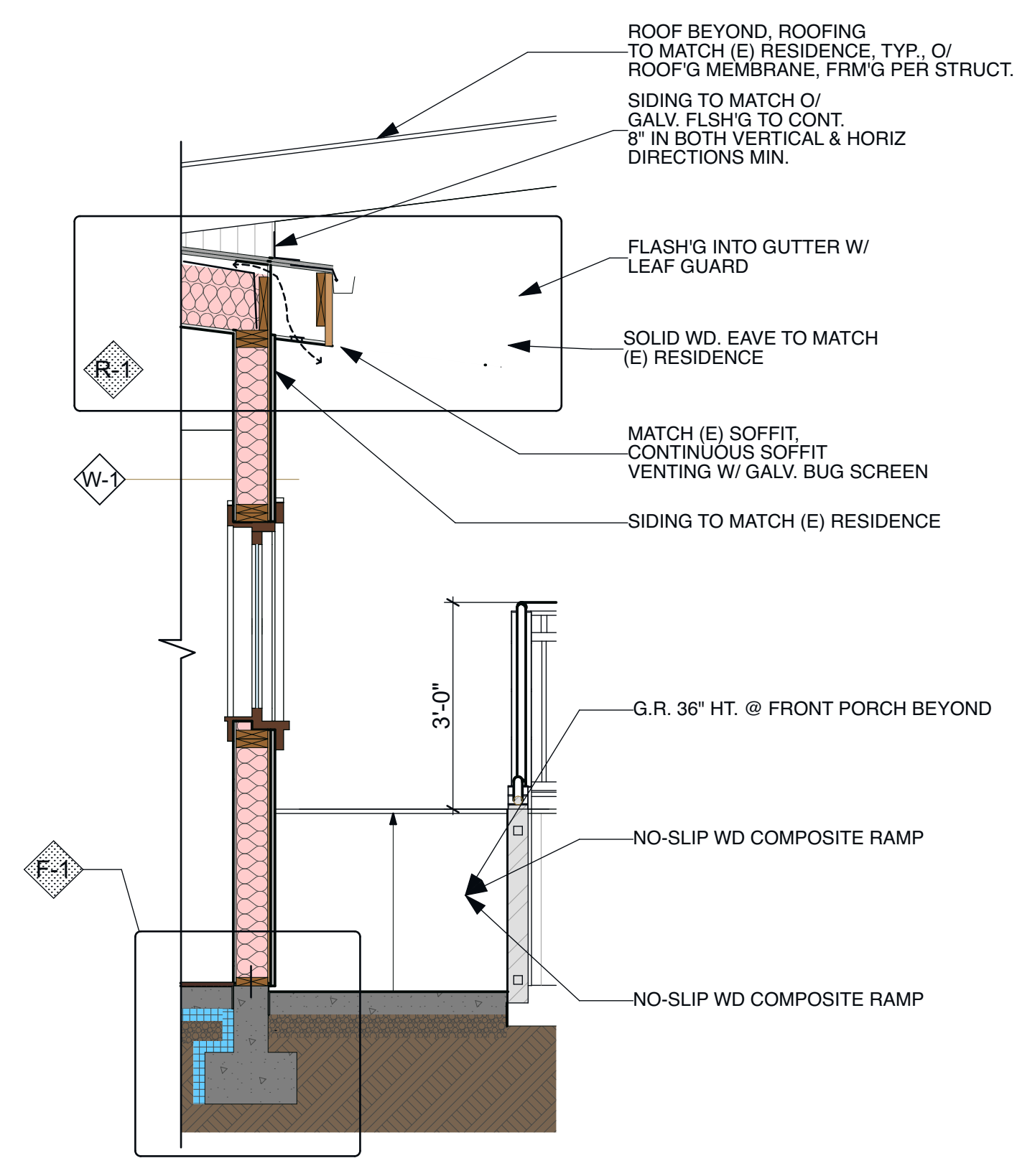
A301 SCALE: 1/4" = 1'-0"



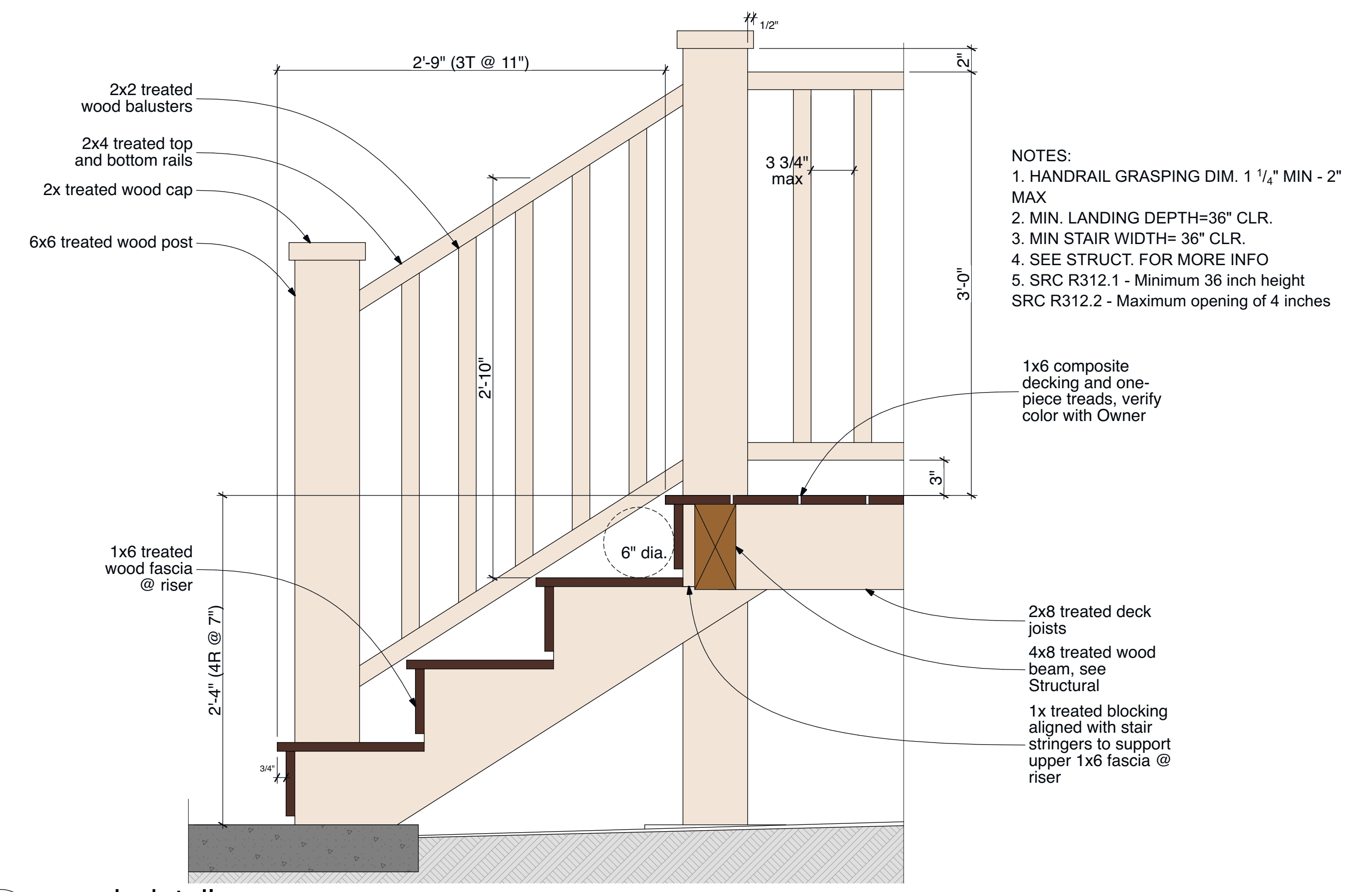




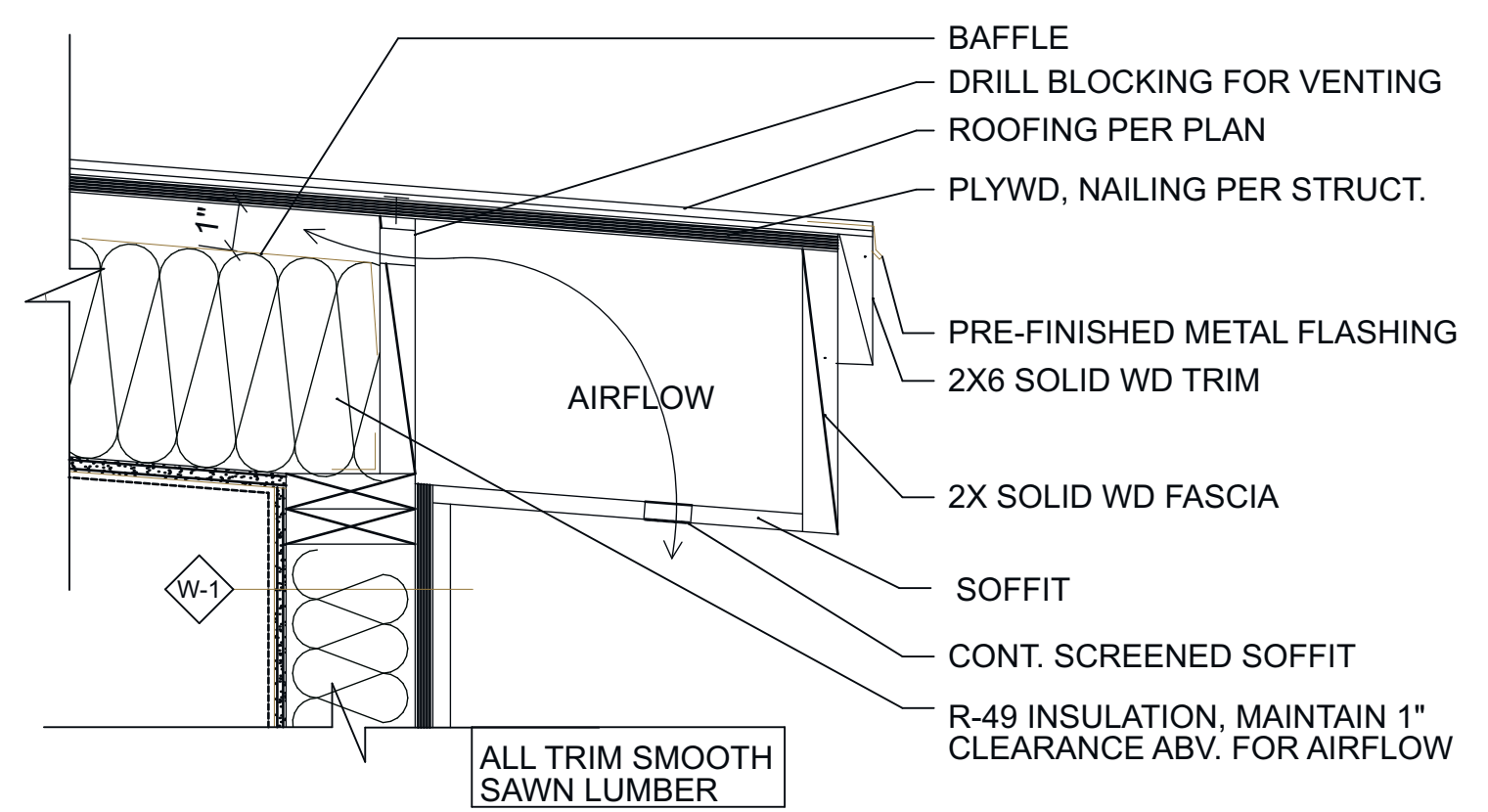
**4 TYPICAL STAIR DETAIL**  
 SCALE: 1 1/2" = 1'-0"  
 0 6" 12" 18"



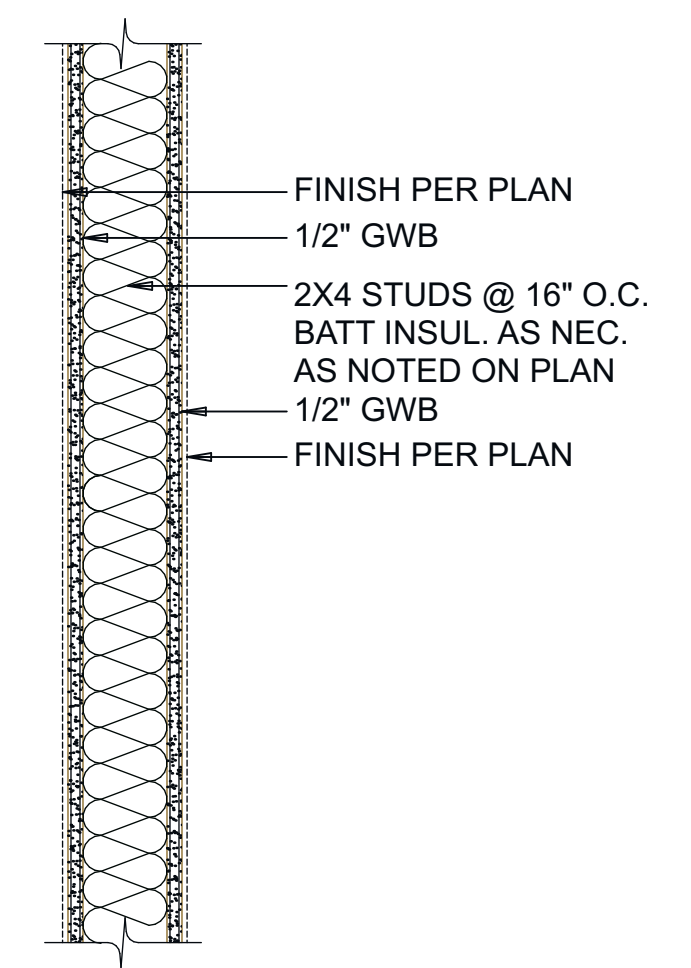
**3 DETAIL**  
 SCALE: 1/2" = 1'-0"  
 0 1' 2' 4"



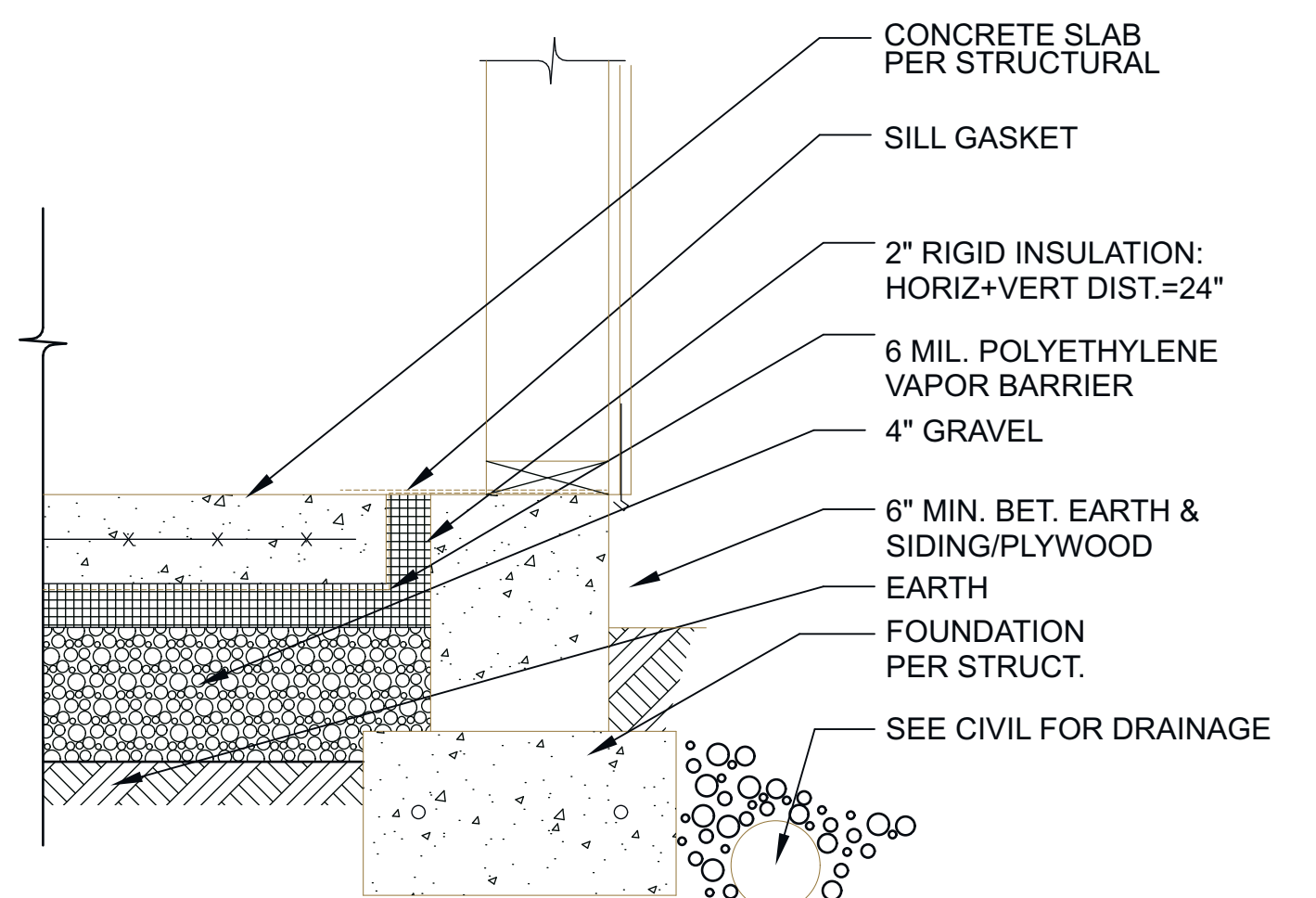
**2 porch detail**  
 SCALE: 1 1/2" = 1'-0"  
 0 6" 12" 18"



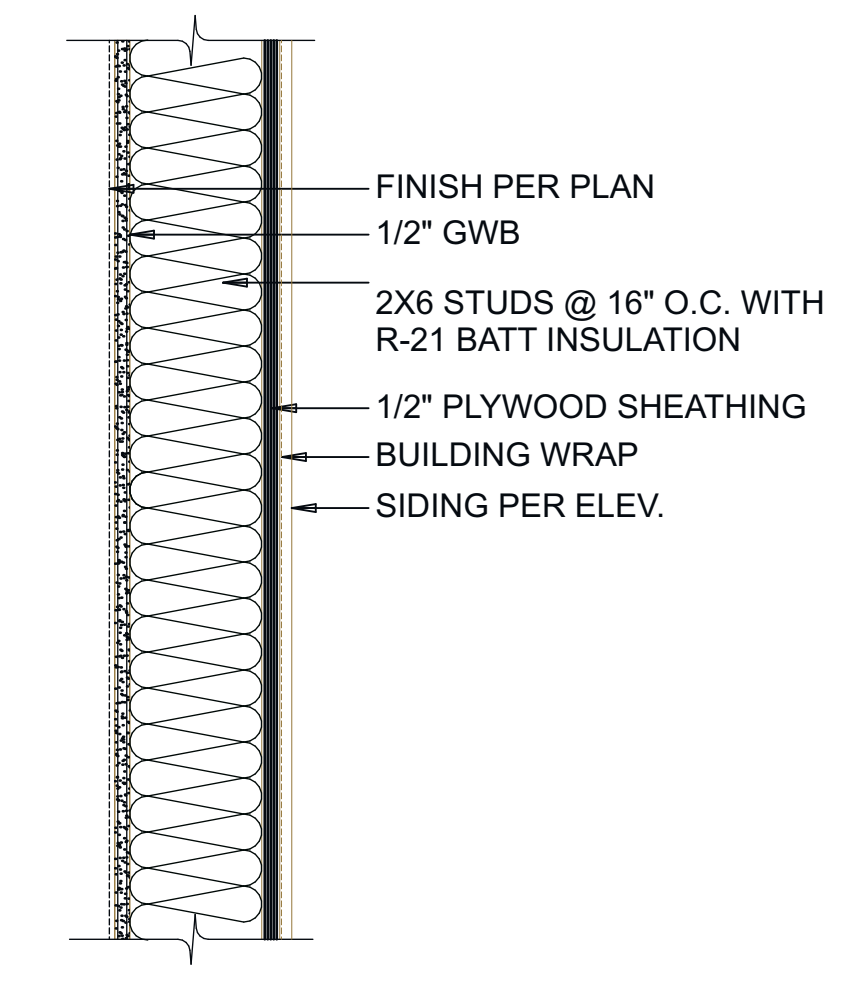
**R-1 TYPICAL ROOF CONSTRUCTION**



**P-1 TYPICAL INTERIOR PARTITION**



**F-1 SLAB ON GRADE, CONDITIONED SPACE**



**W-1 TYPICAL NEW EXTERIOR WALL**

**1 DETAIL**  
 SCALE: 1 1/2" = 1'-0"  
 0 6" 12" 18"



GENERAL STRUCTURAL NOTES

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

CRITERIA

- 1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (2012 EDITION), & SEATTLE BUILDING CODE MODIFICATIONS TO THE INTERNATIONAL BUILDING CODE.

DESIGN LOADING CRITERIA:

FLOOR LIVE LOAD (RESIDENTIAL) . . . . . 40 PSF
FLOOR LIVE LOAD (DECKS) . . . . . 60 PSF
ROOF SNOW LOAD (Pf) . . . . . 25 PSF

WIND:
BASIC WIND SPEED (3-SECOND GUST) . . . . . 110 MPH
WIND IMPORTANCE FACTOR (Iw) . . . . . 1.0
WIND EXPOSURE . . . . . B
TOPOGRAPHICAL FACTOR (Kzt) . . . . . 1.60

EARTHQUAKE:
LAT. / LONG. . . . . 47.540 / -122.230
SEISMIC IMPORTANCE FACTOR (Ie) . . . . . 1.0
SEISMIC USE GROUP . . . . . I
MAPPED SPECTRAL RESPONSE (Ss/S1) . . . . . 1.47g/0.51g
SPECTRAL RESPONSE COEF. (SDS/SD1) . . . . . 1.17g/0.51g
SEISMIC FORCE RESISTING SYSTEM . . . . . PLYWOOD SHEAR WALLS
DESIGN BASE SHEAR . . . . . 3.37k
SEISMIC RESPONSE COEFFICIENT (Cs) . . . . . 0.151
SEISMIC DESIGN CATEGORY . . . . . D
RESPONSE MODIFICATION FACTOR (R) . . . . . 6.5
ANALYSIS PROCEDURE . . . . . EQUIVALENT LATERAL FORCE

REFERENCE: USGS NATIONAL SEISMIC HAZARD MAPPING PROJECT, 2002 DATA

- 3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

- 4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION. THE CONTRACTOR SHALL BRING ALL CONFLICTS AND DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.

- 5. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE RETAINED UNDAMAGED WHERE NOTED ON THE PLANS. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF. ALL NEW OPENINGS THROUGH EXISTING CONCRETE OR MASONRY WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.

- 6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

- 7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

GEOTECHNICAL

- 8. FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS NOTED OTHERWISE, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

ALLOWABLE SOIL PRESSURE . . . . . 2,000 PSF
LATERAL EARTH PRESSURE . . . . . 35 PCF

CONCRETE

- 9. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905 AND ACI 301. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF F'c = 2,500 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS.

THE MINIMUM AMOUNTS OF CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE SEATTLE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH IBC 1905.3. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION. THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 1904.2.1 OF THE INTERNATIONAL BUILDING CODE.

- 10. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

- 11. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318-02. LAP ALL CONTINUOUS REINFORCEMENT 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

- 12. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
A. FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE . . . . 3"
B. ALL OTHER SURFACES . . . . . 1 1/2"

ANCHORAGE

- 13. EPOXY-GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH "SET-XP" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ESR 2508.

- 14. TITEN HD ANCHORS SPECIFIED ON THE DRAWINGS SHALL CONSIST OF "TITEN HD" HEAVY DUTY SCREW ANCHORS AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ESR 2713.

WOOD

- 15. FRAMING LUMBER SHALL BE KILN DRIED OR MC-15, AND GRADED AND MARKED IN CONFORMANCE WITH WCLB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

Table with 2 columns: Description and Minimum Base Value. Includes JOISTS (2X MEMBERS), (3X & 4X MEMBERS), STRUCTURAL LIGHT FRAMING, BEAMS AND STRINGERS, POSTS AND TIMBERS, STUDS, PLATES & MISC. FRAMING, 2X6 STUDS AND PLATES, and 2X AND 3X T & G DECKING.

- 16. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND AITC STANDARDS IN A CITY OF SEATTLE CERTIFIED PLANT. EACH MEMBER SHALL BEAR AN AITC IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC CERTIFICATE OF CONFORMANCE. CERTIFICATES OF CONFORMANCE MUST BE MADE AVAILABLE TO BUILDING INSPECTORS. CITY INSPECTION IS REQUIRED PRIOR TO COVERING GLUED LAMINATED MEMBERS. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, FB = 2,400 PSI, FV = 165 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, FB = 2,400 PSI, FV = 165 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 2,000 RADIUS, UNLESS SHOWN OTHERWISE. ALL COLUMNS SHALL BE DOUGLAS FIR COMBINATION NO. 5, FC = 2400 PSI, E = 2.0 X 10E6 PSI.

- 17. ENGINEERED LUMBER MEMBERS SHALL BE MANUFACTURED UNDER A PROCESS BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPROPRIATE ICC REPORT AND GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER.

Table with 4 columns: Grade, FB, E, FV. Includes PSL, LSL, and LVL grades.

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE WEYERHAUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

ALL PROPOSED HOLE SIZES AND LOCATIONS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL TWO WORKING DAYS PRIOR TO DRILLING HOLES.

- 18. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAUSER CORPORATION AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS, STIFFENERS, ETC., SHALL BE DETAILED AND FURNISHED BY THE MANUFACTURER. SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

ALL HOLES SHALL CONFORM TO THE MANUFACTURERS SPECIFICATIONS. IF THREE OR FEWER HOLES ARE PROPOSED FOR A SINGLE JOIST, HOLES SHALL CONFORM TO THE WEYERHAUSER ILEVEL TJI ALLOWABLE HOLE CHART. IF MORE THEN THREE HOLES ARE PROPOSED FOR ONE SINGLE JOIST, ALL HOLE SIZES AND LOCATIONS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL TWO WORKING DAYS PRIOR TO DRILLING HOLES.

- 19. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH APA STANDARDS. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND SPAN RATING MAY BE USED IN LIEU OF PLYWOOD.

- A. ROOF SHEATHING SHALL BE 1/2" (NOM.) WITH SPAN RATING 24/0.
B. FLOOR SHEATHING SHALL BE 3/4" (NOM.) WITH SPAN RATING 40/20.
C. WALL SHEATHING SHALL BE 1/2" (NOM.) WITH SPAN RATING 24/0.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING.

- 20. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY. ALL WOOD EXPOSED TO WEATHER WITHOUT THE ADEQUATE PROTECTION OF A ROOF OR EAVE SHALL BE AN APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR PRESSURE TREATED. SUCH MEMBERS INCLUDE HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS, AND DECKING; OR VERTICAL MEMBERS SUCH AS POSTS, POLES, AND COLUMNS.

- 21. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR MOST RECENT CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. HANGERS IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE EITHER STAINLESS STEEL (SST300), POST HOT-DIPPED GALVANIZED(HDG) OR GALVANIZED WITH A MINIMUM OF 1.85OZ ZINC PER SQUARE INCH (ZMAX). UNLESS NOTED OTHERWISE, ALL LUMBER JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS, AND ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITT" OR "IUT" SERIES JOIST HANGERS.

- 22. NAILS - NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

Table with 3 columns: SIZE, LENGTH, DIAMETER. Lists nail specifications for sizes 6D, 8D, 10D, 12D, and 16D.

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL. NAILS SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

- 23. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN:

- A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

- B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2X4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2X6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2X8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16D NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16D NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16D AT 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE SIX 16D NAILS AT 4" O.C. EACH SIDE OF JOINT. ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT)@ 4'-0" O.C. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16D @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5D COOLER NAILS FOR 1/2" GWB AND 6D COOLER NAILS FOR 5/8" GWB. WHEN NOT OTHERWISE NOTED, PROVIDE 1/2" (NOM.) APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8D @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8D @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

- C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16D NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH METAL JOIST HANGERS IN ACCORDANCE WITH TIMBER CONNECTOR NOTE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16D @ 12" O.C. STAGGERED. UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND NAILED WITH 8D NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ALL ROOF AND FLOOR SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16D @ 12" O.C. UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PLYWOOD PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.

HV

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11/16/20

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Table with 2 columns: Issue Date, Issue Description. Shows 11/16/20 Permit Submittal.

Building Department Approval

Drawing Title
GENERAL STRUCTURAL
NOTES

Drawing Number


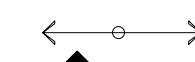

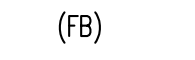
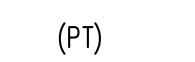
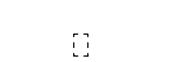

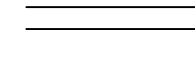
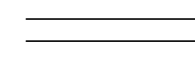
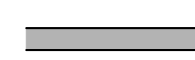


S1.0

CHAN ADU



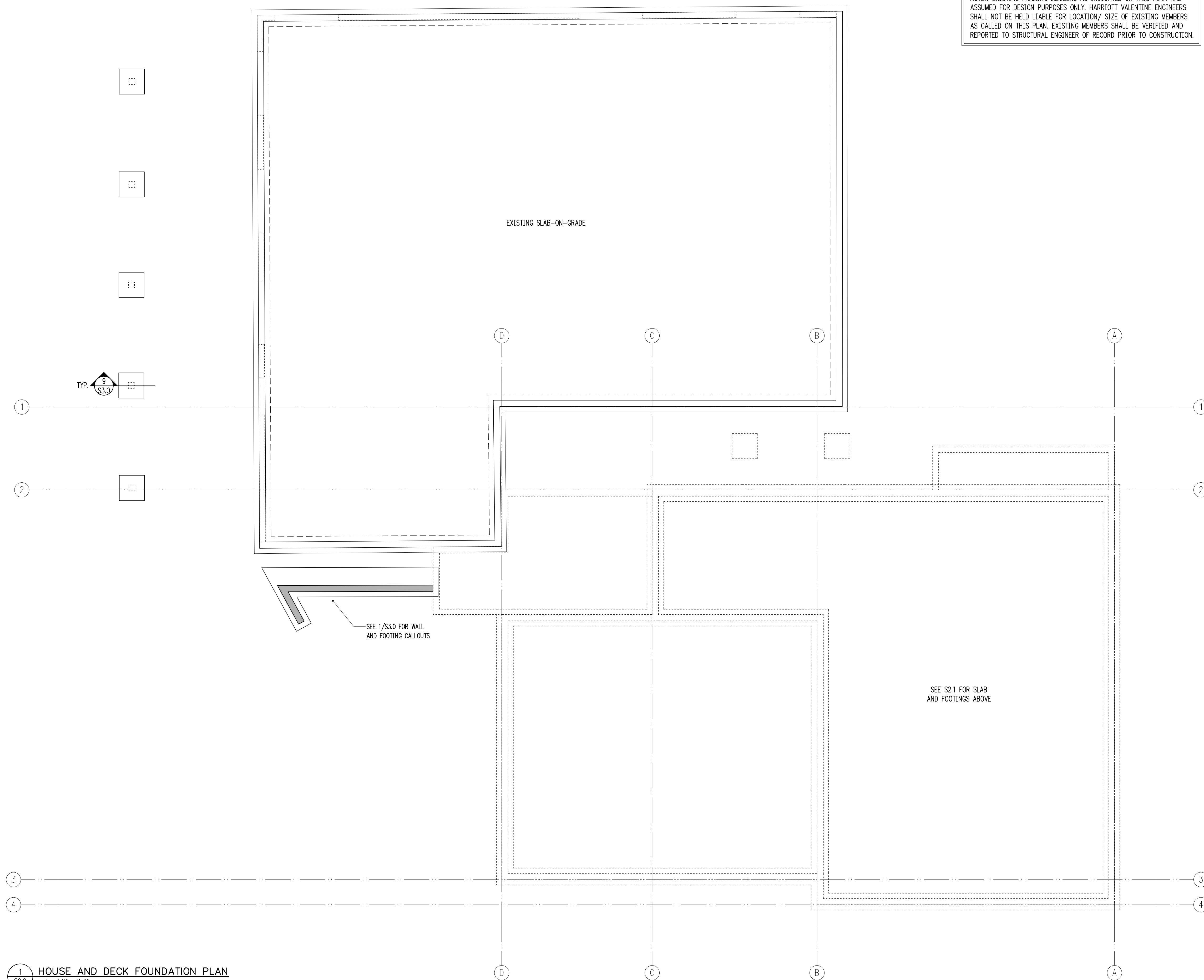
NOTE: EXISTING FRAMING MEMBERS AS INDICATED ON THIS PLAN ARE ASSUMED FOR DESIGN PURPOSES ONLY. HARRIOTT VALENTINE ENGINEERS SHALL NOT BE HELD LIABLE FOR LOCATION/ SIZE OF EXISTING MEMBERS AS CALLED ON THIS PLAN. EXISTING MEMBERS SHALL BE VERIFIED AND REPORTED TO STRUCTURAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

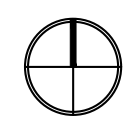
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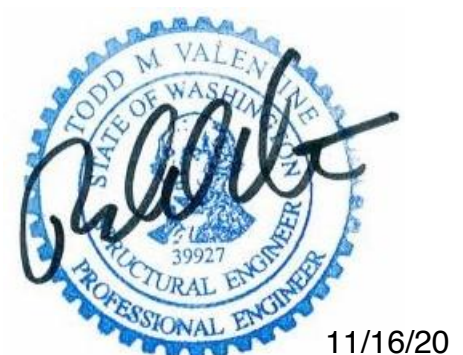
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-  EXTENT
-  SECTION DETAIL
-  (FB) FLUSH BEAM
-  (PT) PRESSURE-TREATED
-  COLUMN ABOVE
-  COLUMN BELOW
-  NEW STRUCTURAL WALL
-  EXISTING STRUCTURAL WALL
-  NEW CONCRETE WALL
-  EXISTING CONCRETE WALL
-  ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE

FOUNDATION PLAN NOTES

1. WHERE NEW CONCRETE WALLS OR FOOTING ABOUT EX. CONCRETE, PROVIDE DOWELS #4 x 2'-0" TO MATCH HORIZ. REINFORCING, EMBED 5" IN EPOXY GROUT.
2. SEE 10/S4.0 FOR TYPICAL HOLDOWN REQUIREMENTS AT CONCRETE WALLS AND FOOTINGS.
3. SLAB-ON-GRADE SHALL BE PLACED AND CURED FOR A MINIMUM OF SEVEN DAYS BEFORE RETAINING WALLS ARE BACKFILLED. SEE RETAINING WALL DETAILS FOR SPECIFIC CONFIGURATION.



 1 HOUSE AND DECK FOUNDATION PLAN  
S2.0 scale: 1/4" = 1'-0"



11/16/20

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Building Department Approval

Drawing Title  
**HOUSE AND DECK FOUNDATION PLAN**

Drawing Number  
**S2.0**

CHAN ADU



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- LEGEND**
- SPAN
  - EXTENT
  - SECTION DETAIL
  - (FB) FLUSH BEAM
  - (PT) PRESSURE-TREATED
  - COLUMN ABOVE
  - COLUMN BELOW
  - NEW STRUCTURAL WALL
  - EXISTING STRUCTURAL WALL
  - NEW CONCRETE WALL
  - EXISTING CONCRETE WALL
  - ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE

**FRAMING PLAN NOTES**

- SW\_\_\_ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S4.0. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
- COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.
- AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.
- POSTS , INCLUDING ENDS OF WALL OPENINGS, SHALL BE (2)2x6 UNLESS NOTED OTHERWISE.

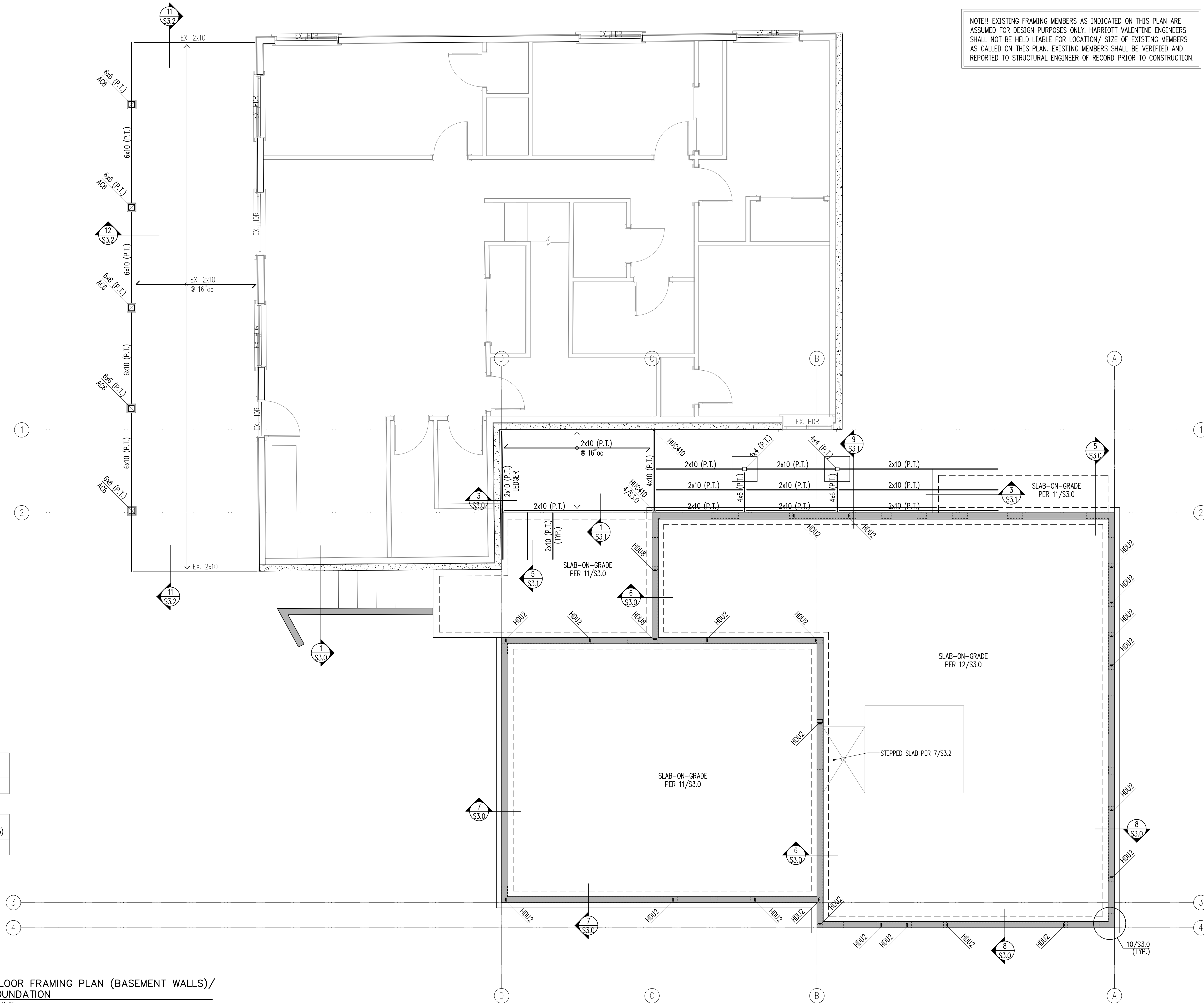
**FOUNDATION PLAN NOTES**

- WHERE NEW CONCRETE WALLS OR FOOTING ABOUT EX. CONCRETE, PROVIDE DOWELS #4 x 2'-0" TO MATCH HORIZ. REINFORCING, EMBED 5" IN EPOXY GROUT.
- SEE 10/S4.0 FOR TYPICAL HOLDOWN REQUIREMENTS AT CONCRETE WALLS AND FOOTINGS.
- SLAB-ON-GRADE SHALL BE PLACED AND CURED FOR A MINIMUM OF SEVEN DAYS BEFORE RETAINING WALLS ARE BACKFILLED. SEE RETAINING WALL DETAILS FOR SPECIFIC CONFIGURATION.

**HANGER SCHEDULE**

| MEMBER (FLAT ONLY) | HANGER | FACE NAILING | CAPACITY (Cd = 1.0) |
|--------------------|--------|--------------|---------------------|
| 2x10               | LUS210 | 10d COMMON   | 1275 lb             |

| MEMBER (SLOPED ONLY) | HANGER  | FACE NAILING | CAPACITY (Cd = 1.15) |
|----------------------|---------|--------------|----------------------|
| 2x10                 | LSSU210 | 10d COMMON   | 1275 lb              |



**1** MAIN FLOOR FRAMING PLAN (BASEMENT WALLS)/ ADU FOUNDATION  
scale: 1/4" = 1'-0"



11/16/20

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**Issue Date** 11/16/20  
**Issue Description** Permit Submittal

**Building Department Approval**

**Drawing Title**  
**ADU**  
**FOUNDATION PLAN**

**Drawing Number**  
**S2.1**

CHAN ADU



NOTE: EXISTING FRAMING MEMBERS AS INDICATED ON THIS PLAN ARE ASSUMED FOR DESIGN PURPOSES ONLY. HARRIOTT VALENTINE ENGINEERS SHALL NOT BE HELD LIABLE FOR LOCATION/ SIZE OF EXISTING MEMBERS AS CALLED ON THIS PLAN. EXISTING MEMBERS SHALL BE VERIFIED AND REPORTED TO STRUCTURAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

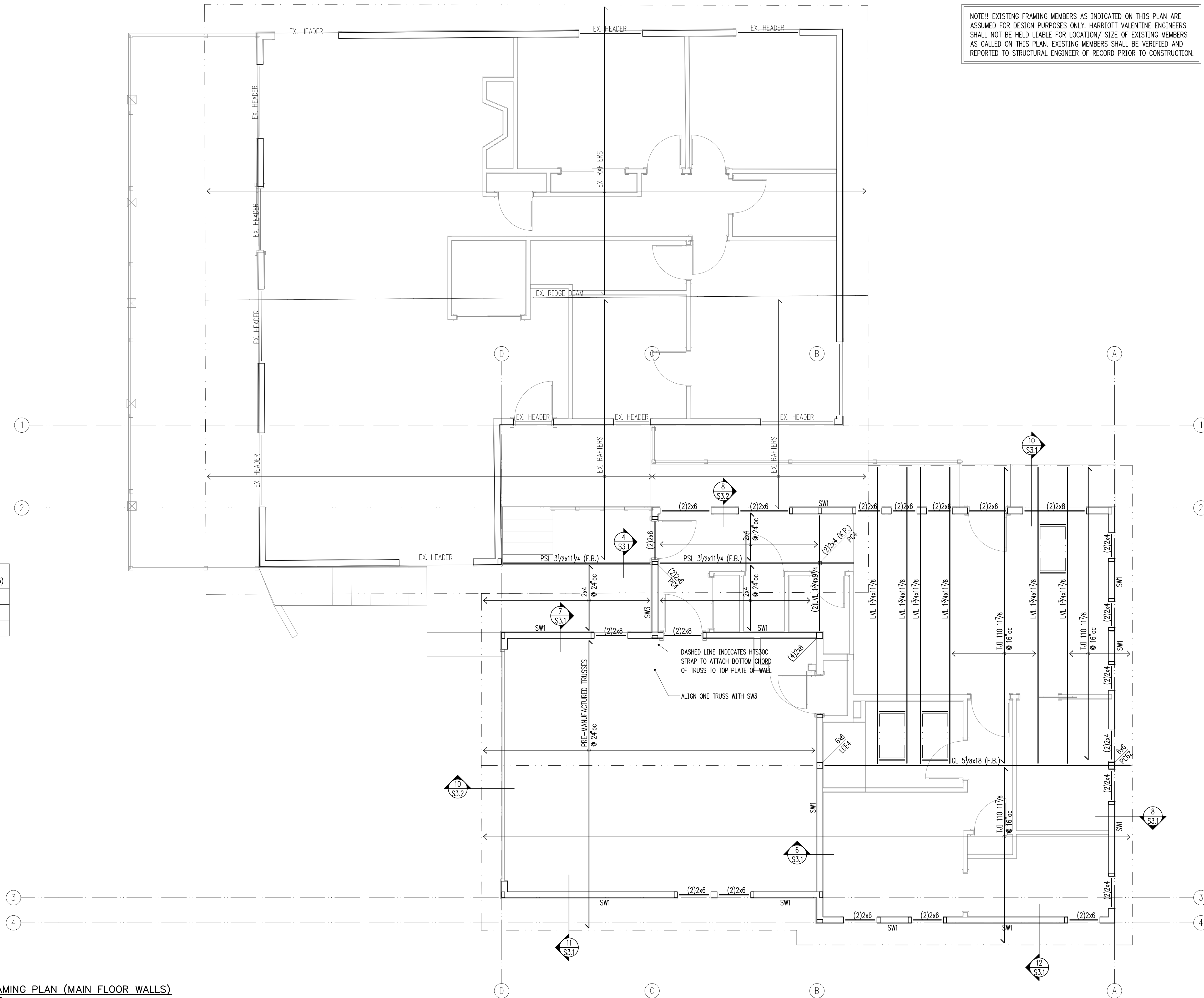
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  - FLUSH BEAM
  - PRESSURE-TREATED
  - COLUMN ABOVE
  - COLUMN BELOW
  - NEW STRUCTURAL WALL
  - EXISTING STRUCTURAL WALL
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  - EXISTING CONCRETE WALL
  - ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE

**FRAMING PLAN NOTES**

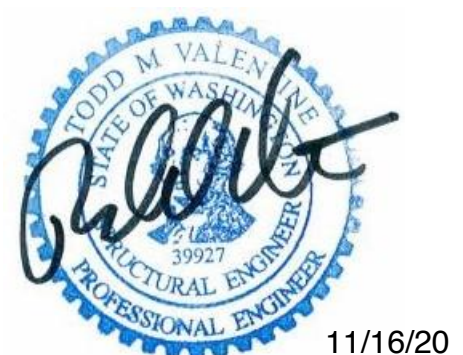
1. SW \_\_\_ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S4.0. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
2. REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
3. COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.
4. AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.
5. POSTS , INCLUDING ENDS OF WALL OPENINGS, SHALL BE (2)2x6 UNLESS NOTED OTHERWISE.

**HANGER SCHEDULE**

| MEMBER (SLOPED ONLY) | HANGER    | FACE NAILING | CAPACITY (Cd = 1.15) |
|----------------------|-----------|--------------|----------------------|
| 2x10                 | LRU210Z   | 10d COMMON   | 1395 lb              |
| 117/8" TJI 110       | LSSR1.81Z | 10d COMMON   | 1345 lb              |
| LVL 1 3/4x11 7/8     | LSSR1.81Z | 10d COMMON   | 1345 lb              |



**1** ROOF FRAMING PLAN (MAIN FLOOR WALLS)  
S2.2 scale: 1/4" = 1'-0"



11/16/20

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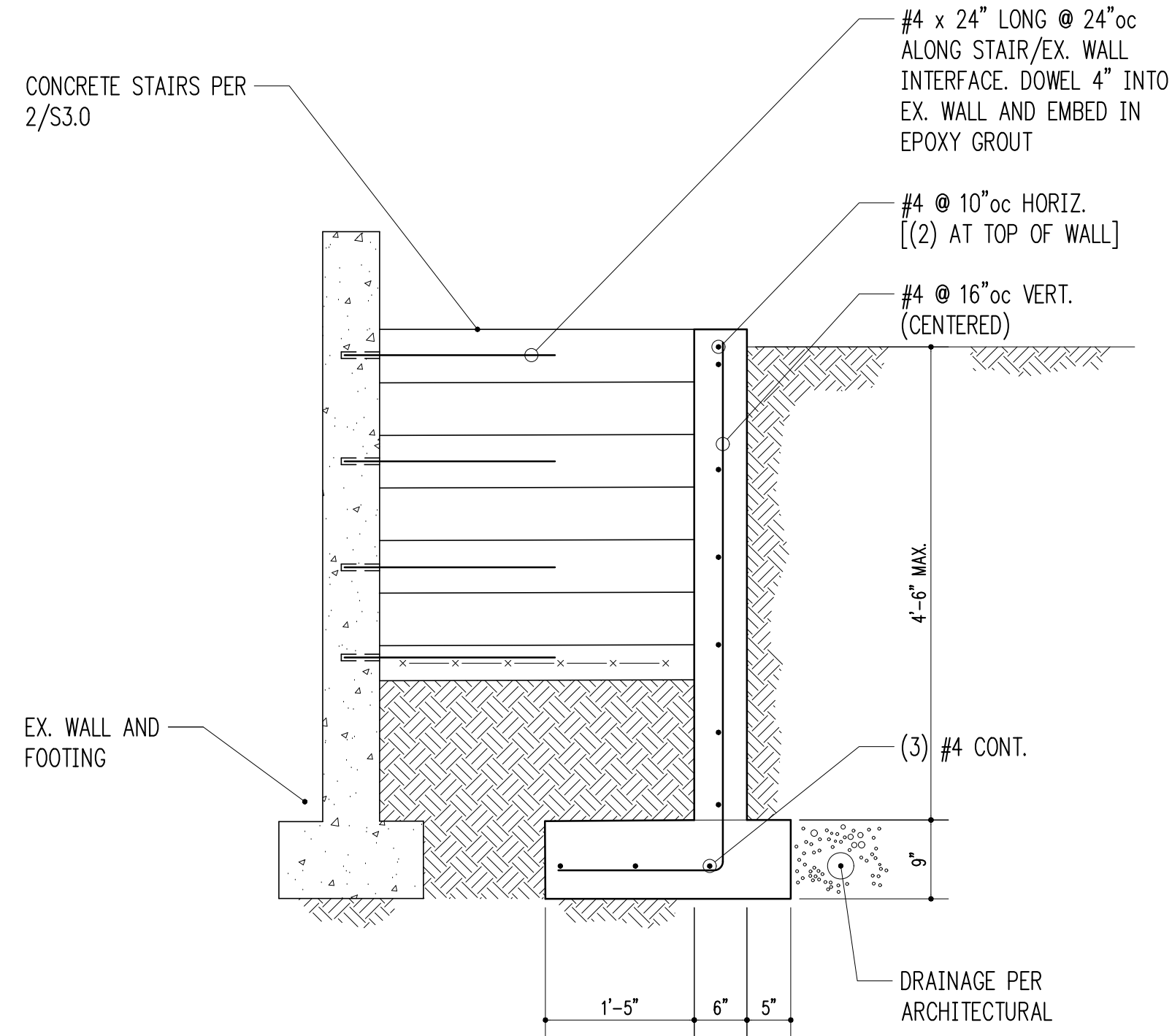


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ROOF FRAMING PLAN

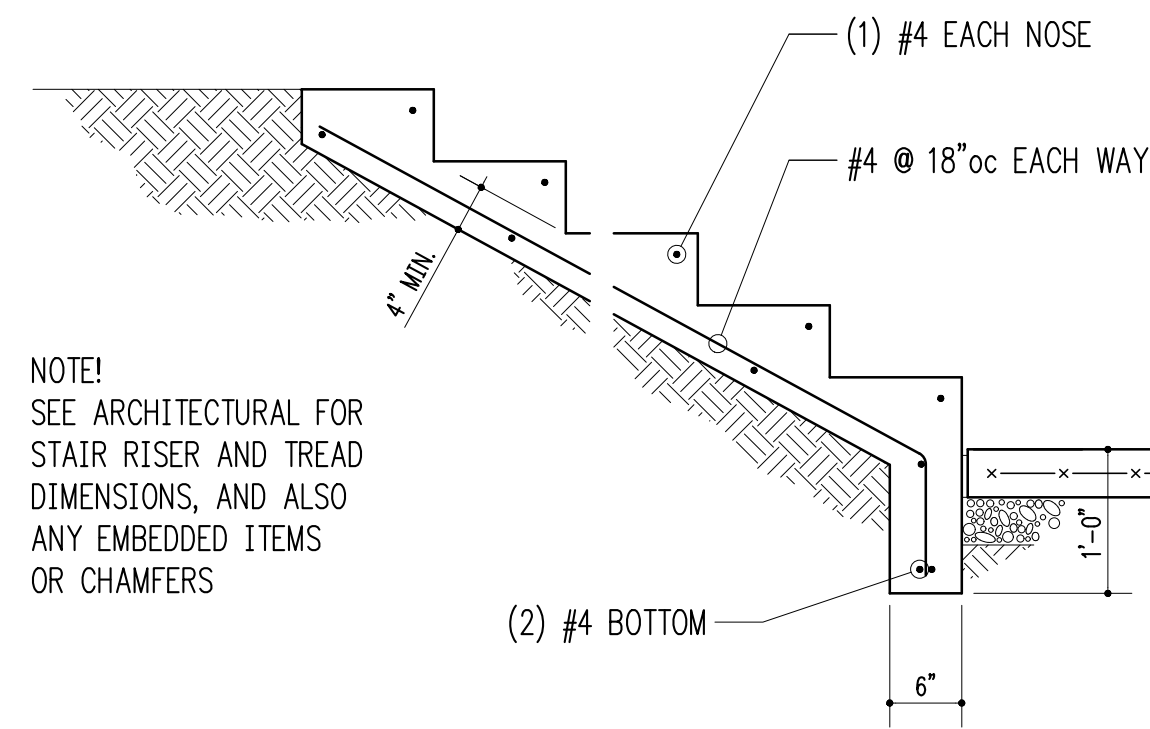
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CHAN ADU

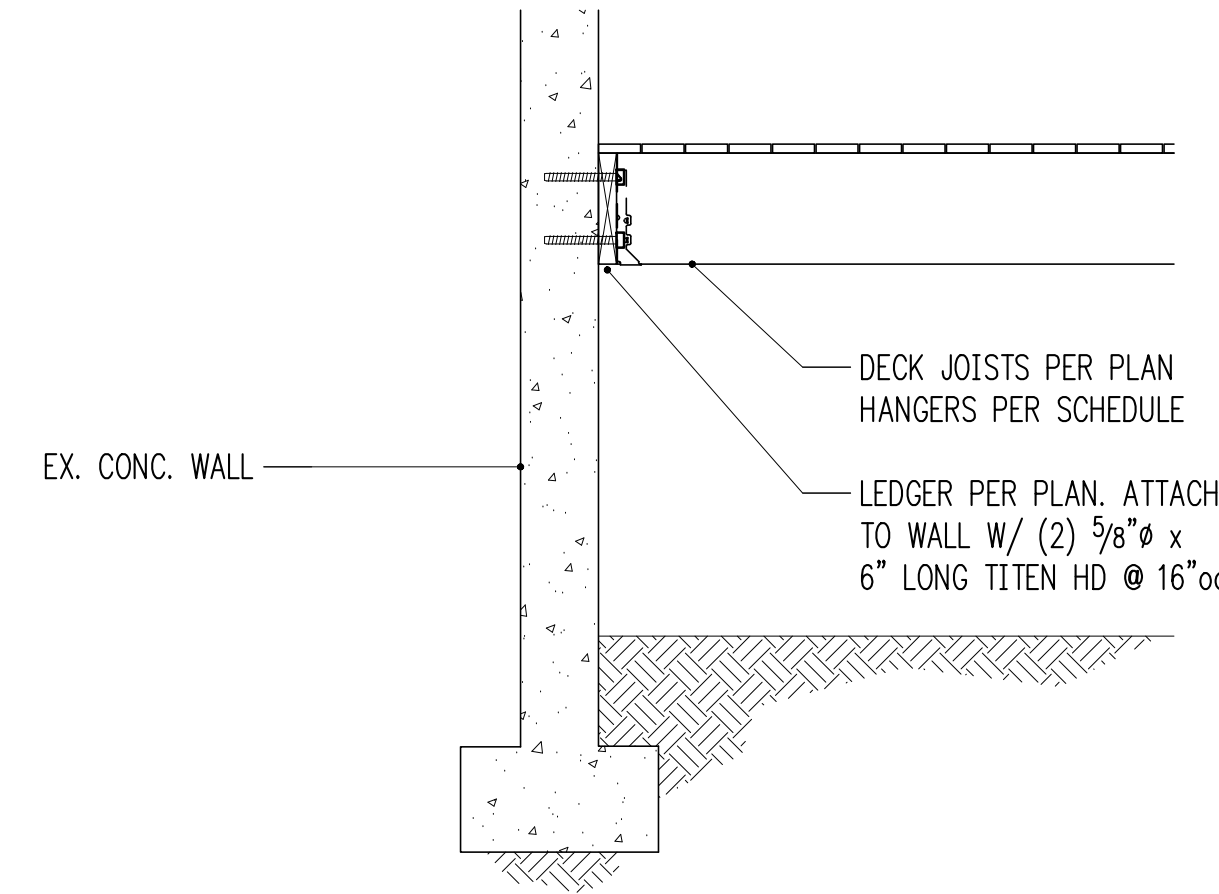




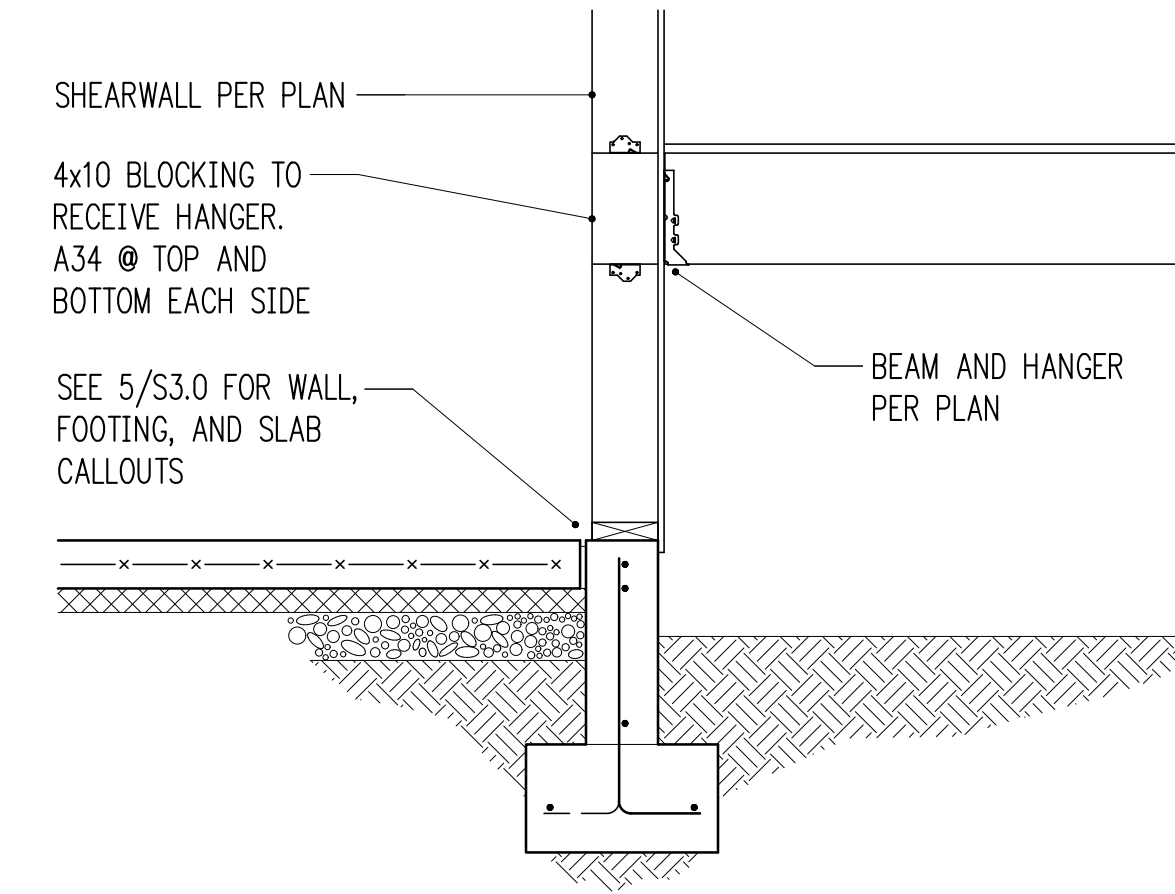
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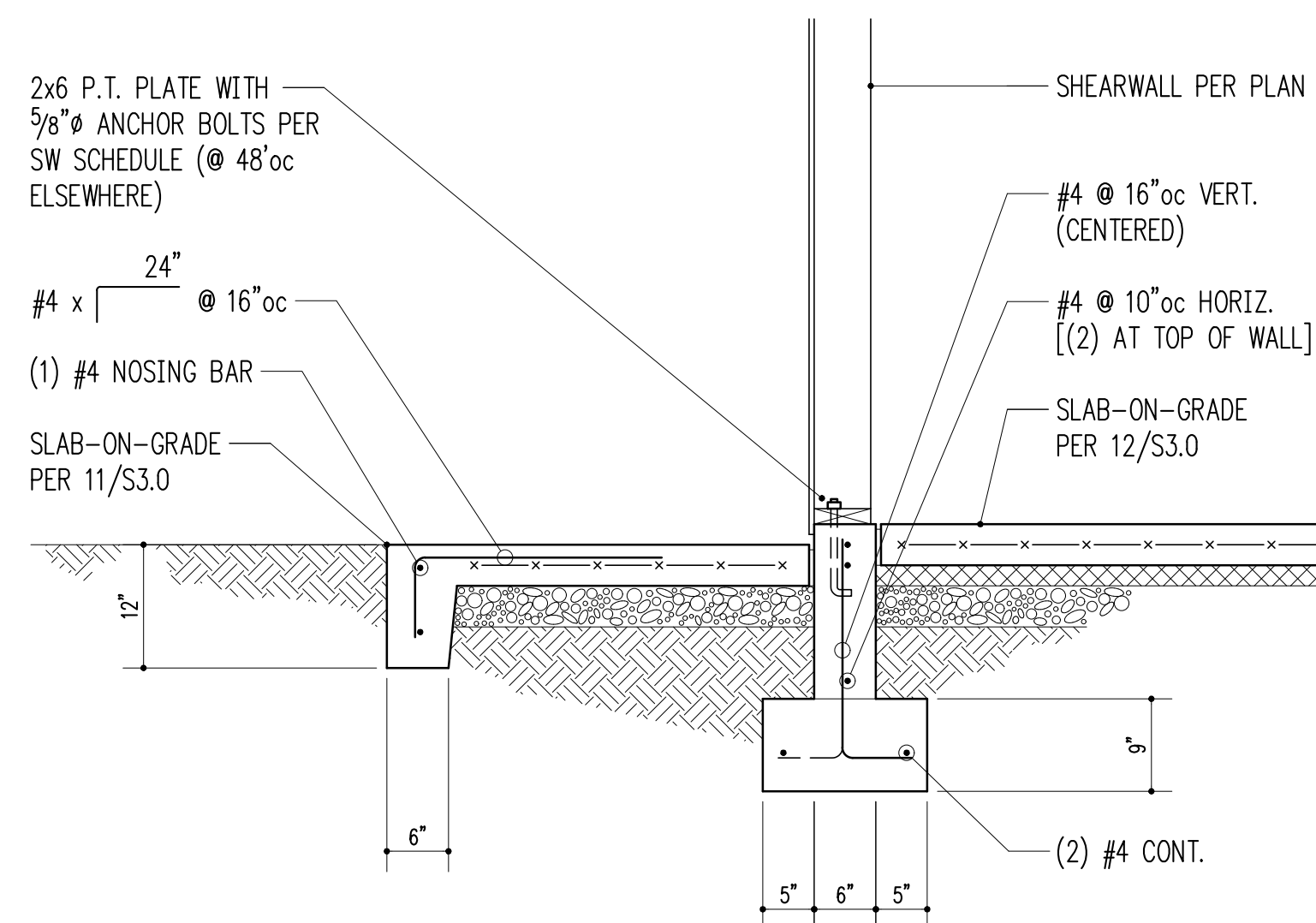
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 3/4" = 1'-0" 2



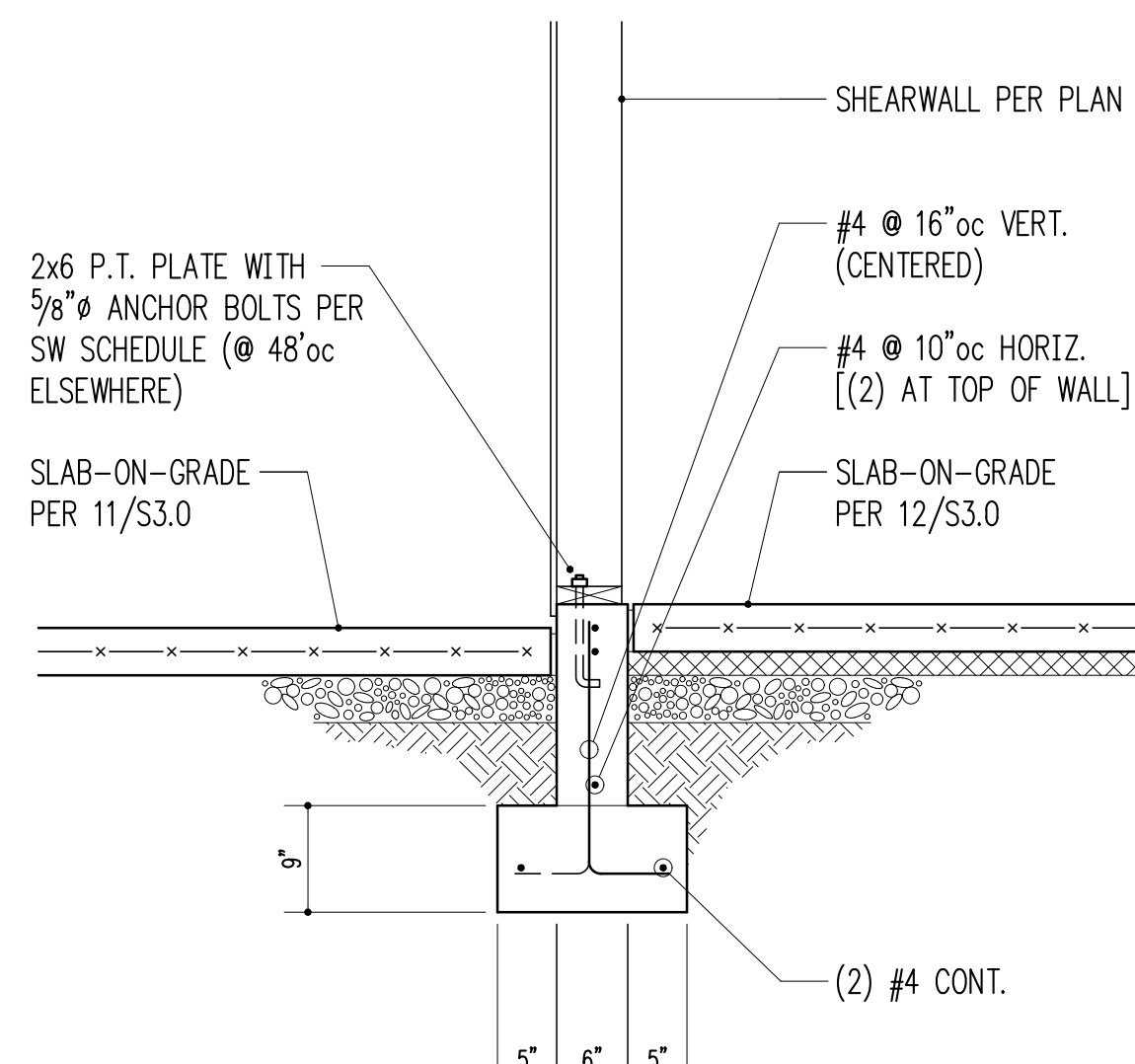
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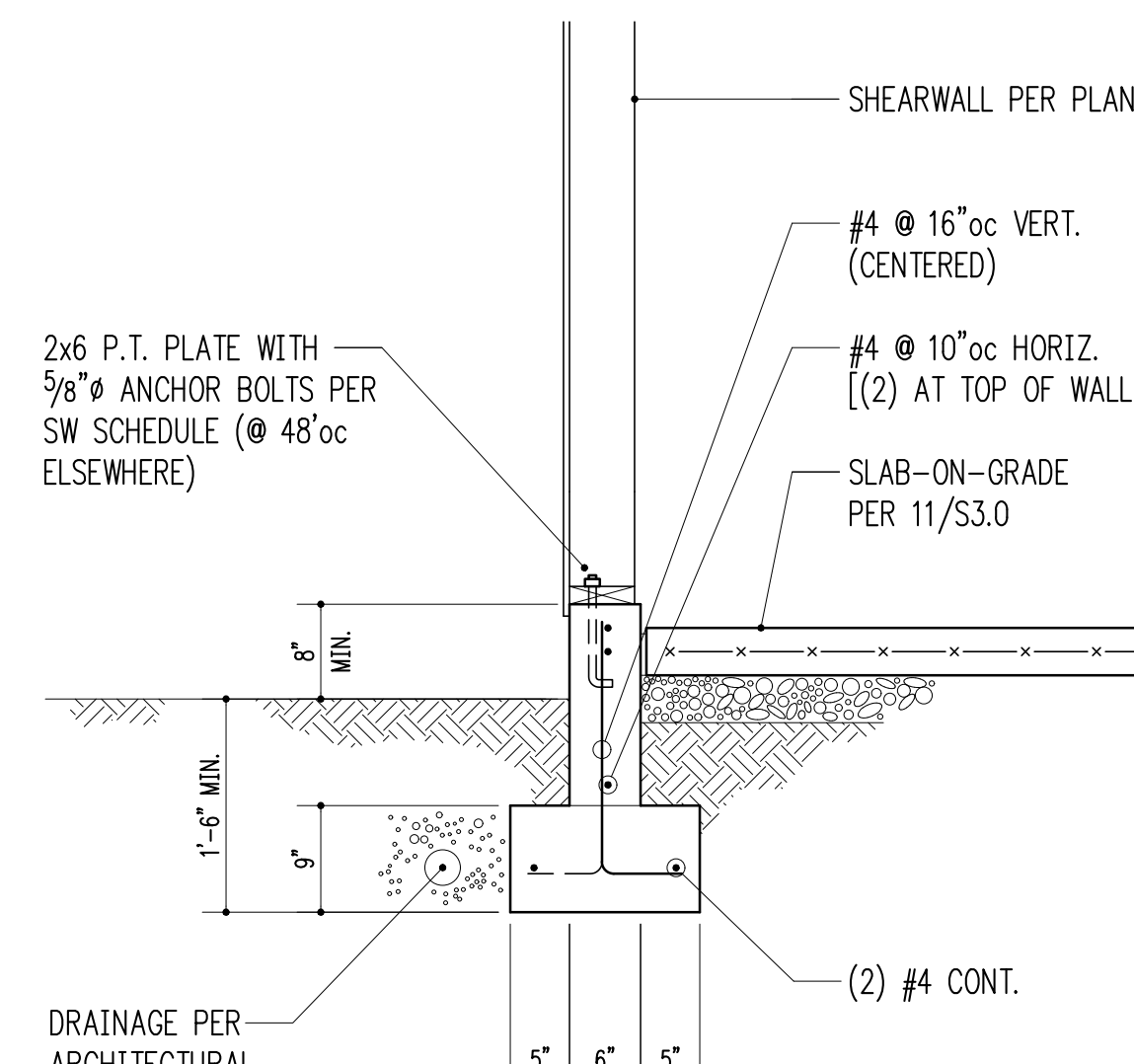
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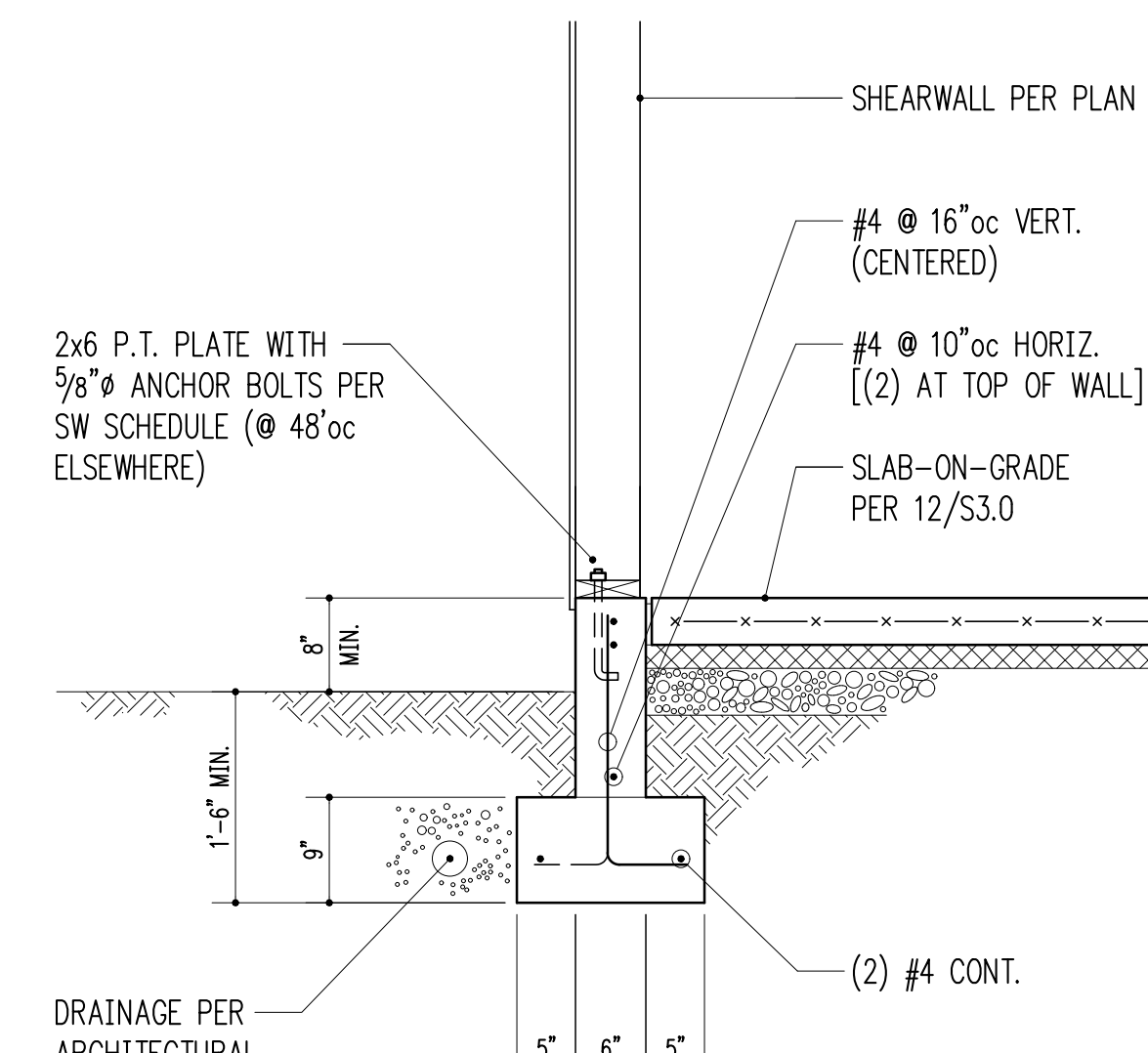
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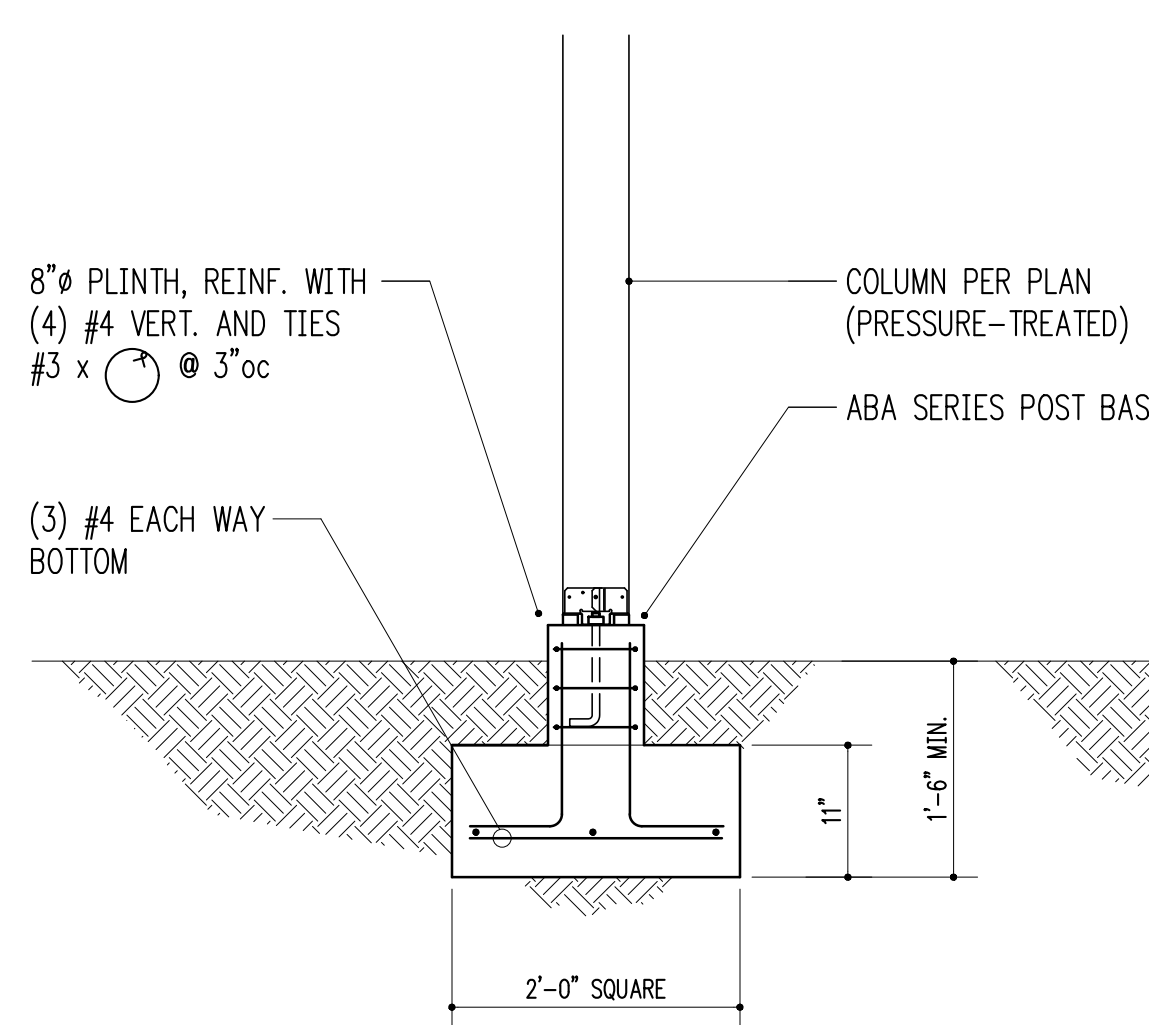
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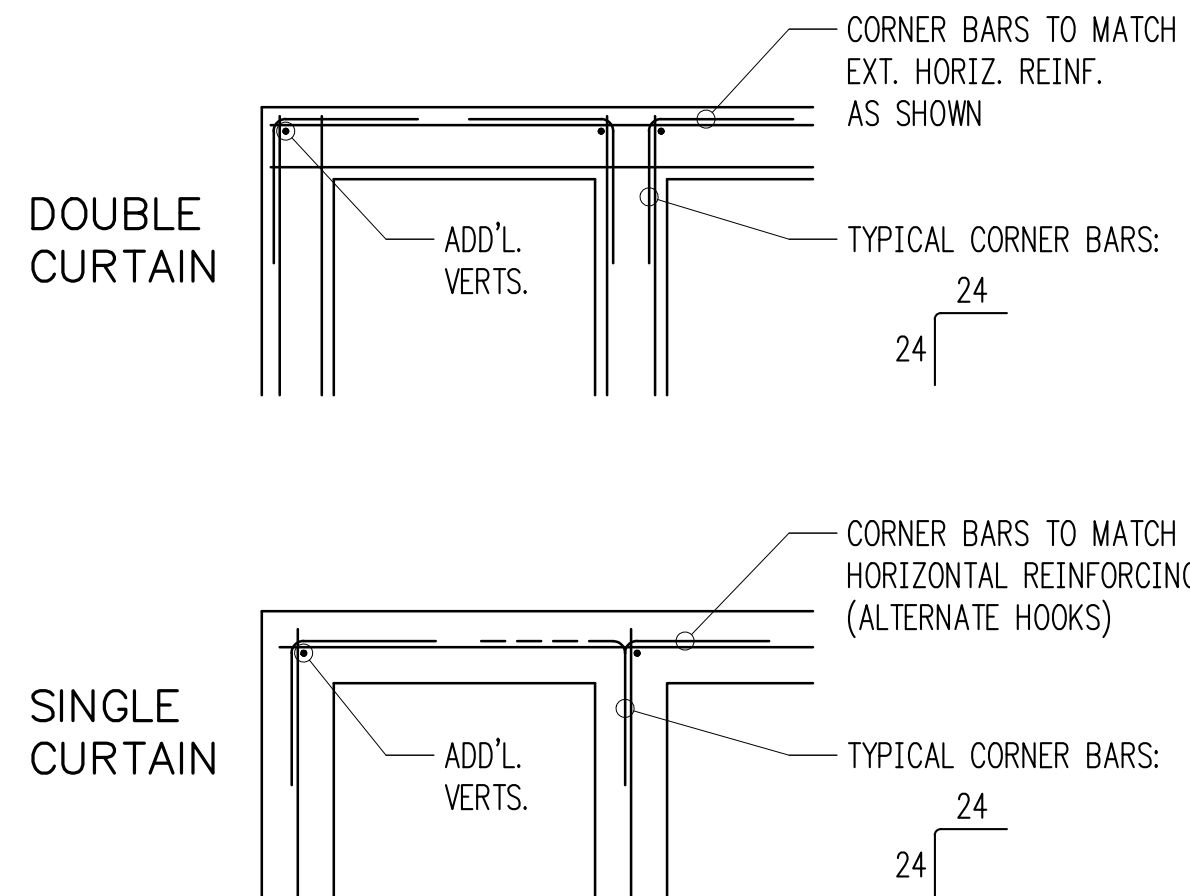
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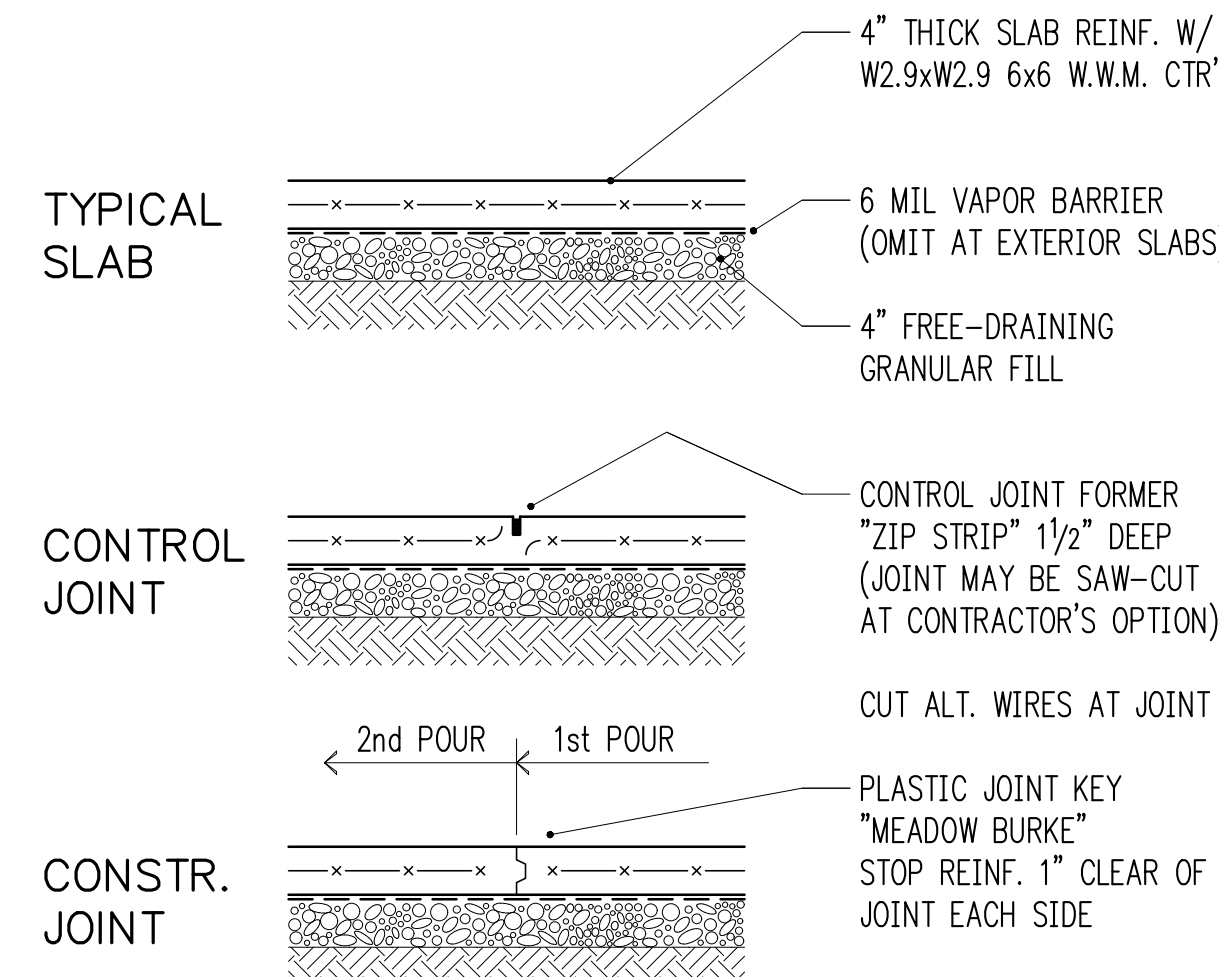
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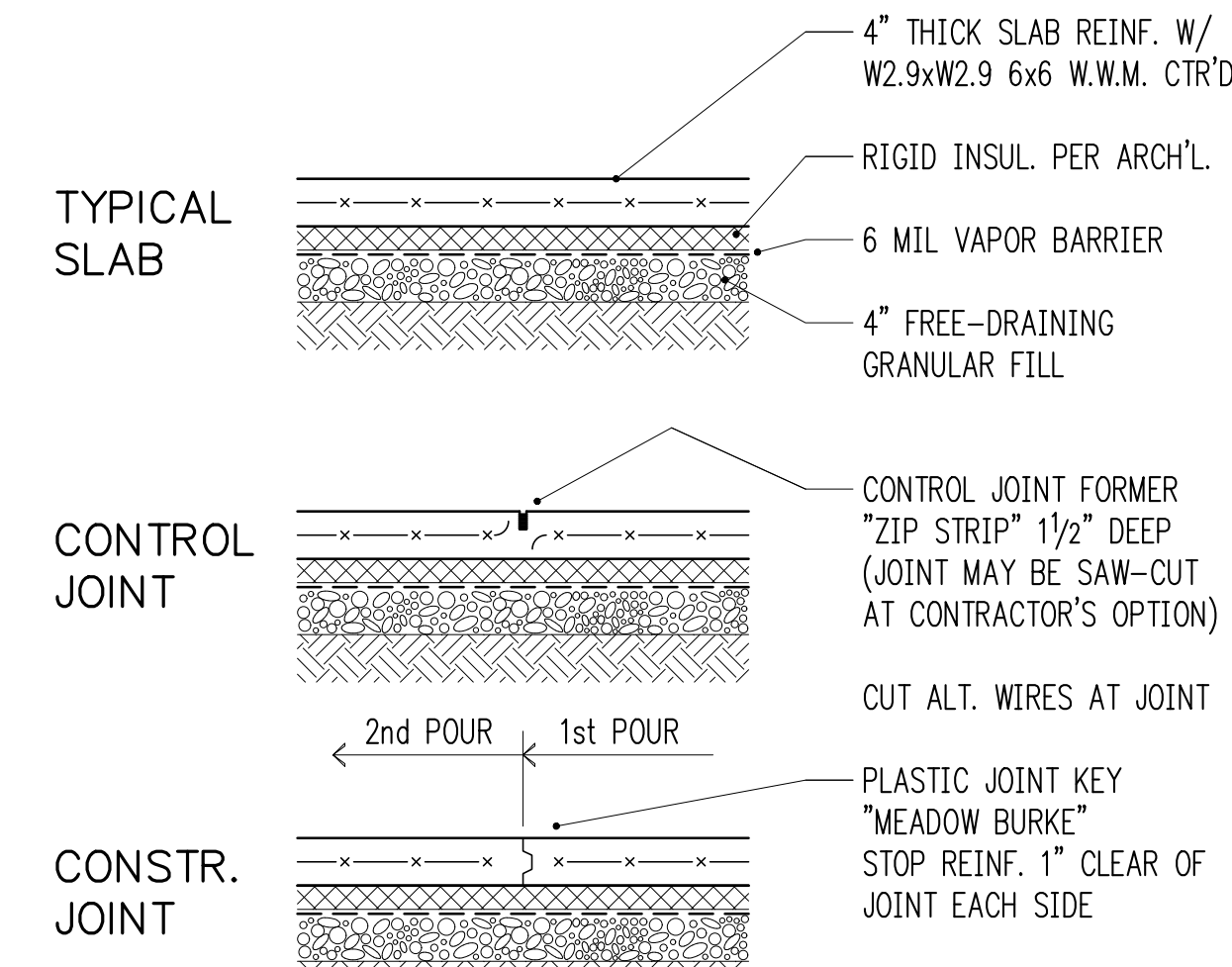
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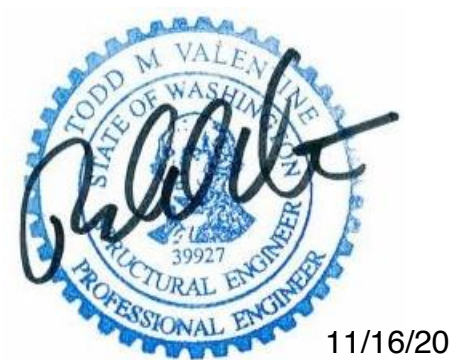
TYPICAL CORNER BARS AT CONCRETE WALLS  
 3/4" = 1'-0" 10



SLAB-ON-GRADE (NOT INSULATED)  
 3/4" = 1'-0" 11



SLAB-ON-GRADE (INSULATED)  
 3/4" = 1'-0" 12



11/16/20

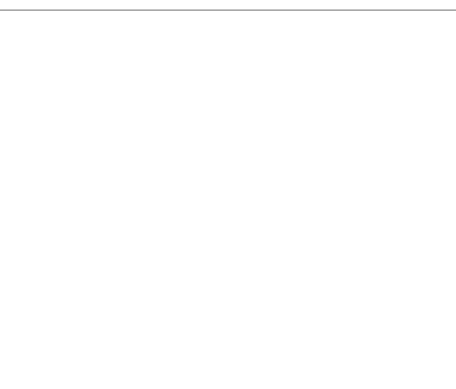
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| Issue Date | Issue Description |
|------------|-------------------|
| 11/16/20   | Permit Submittal  |
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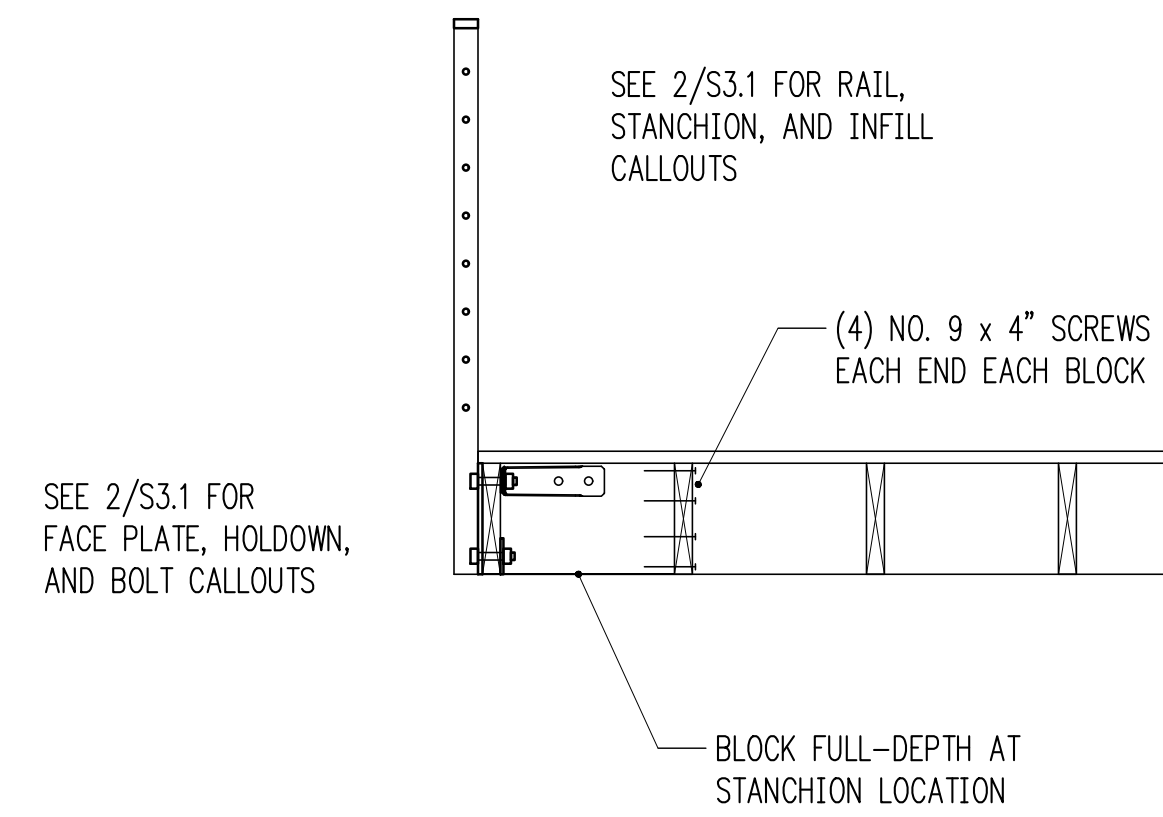
Drawing Title  
**STRUCTURAL DETAILS**

Drawing Number

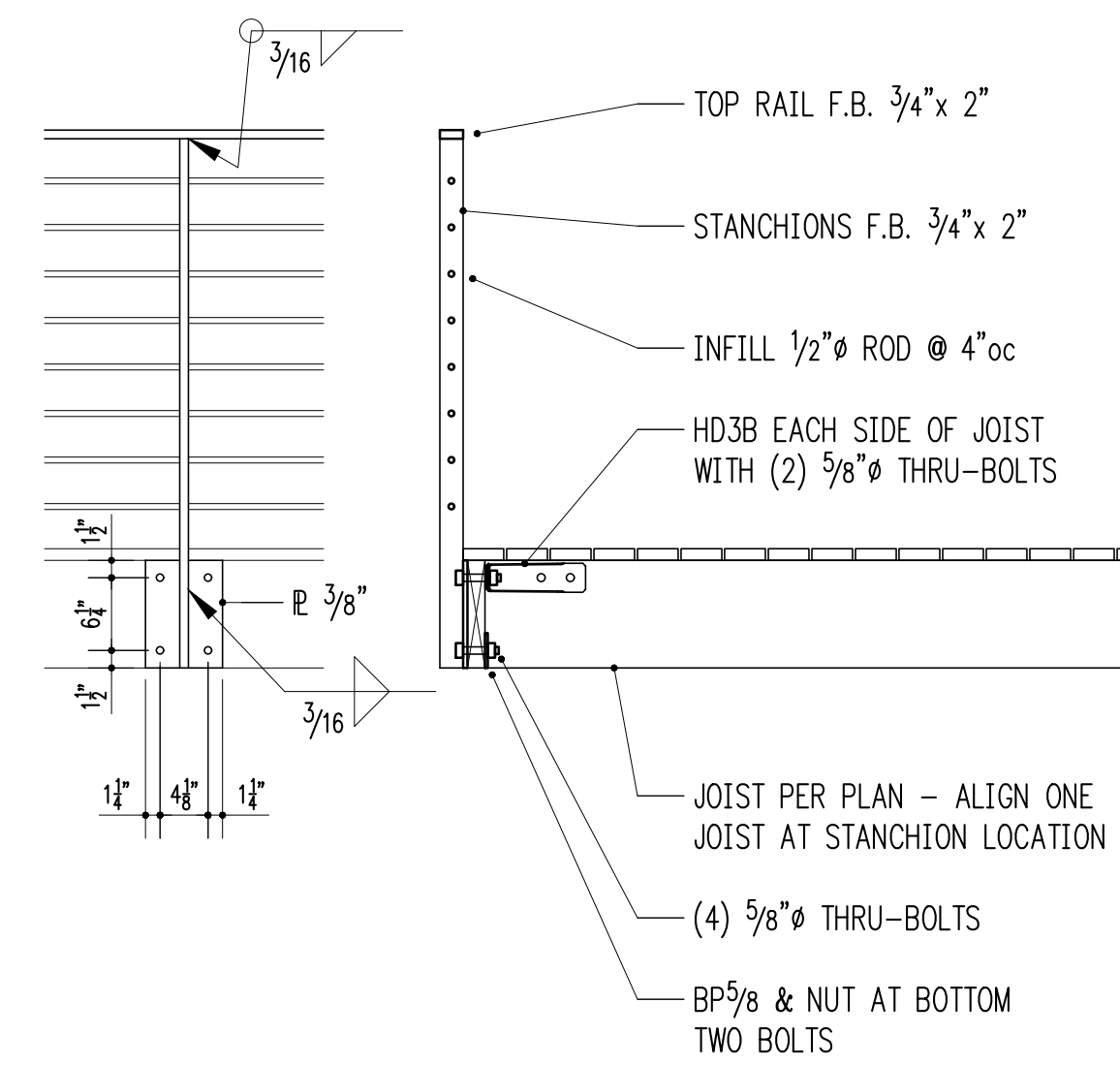
**S3.0**

CHAN ADU

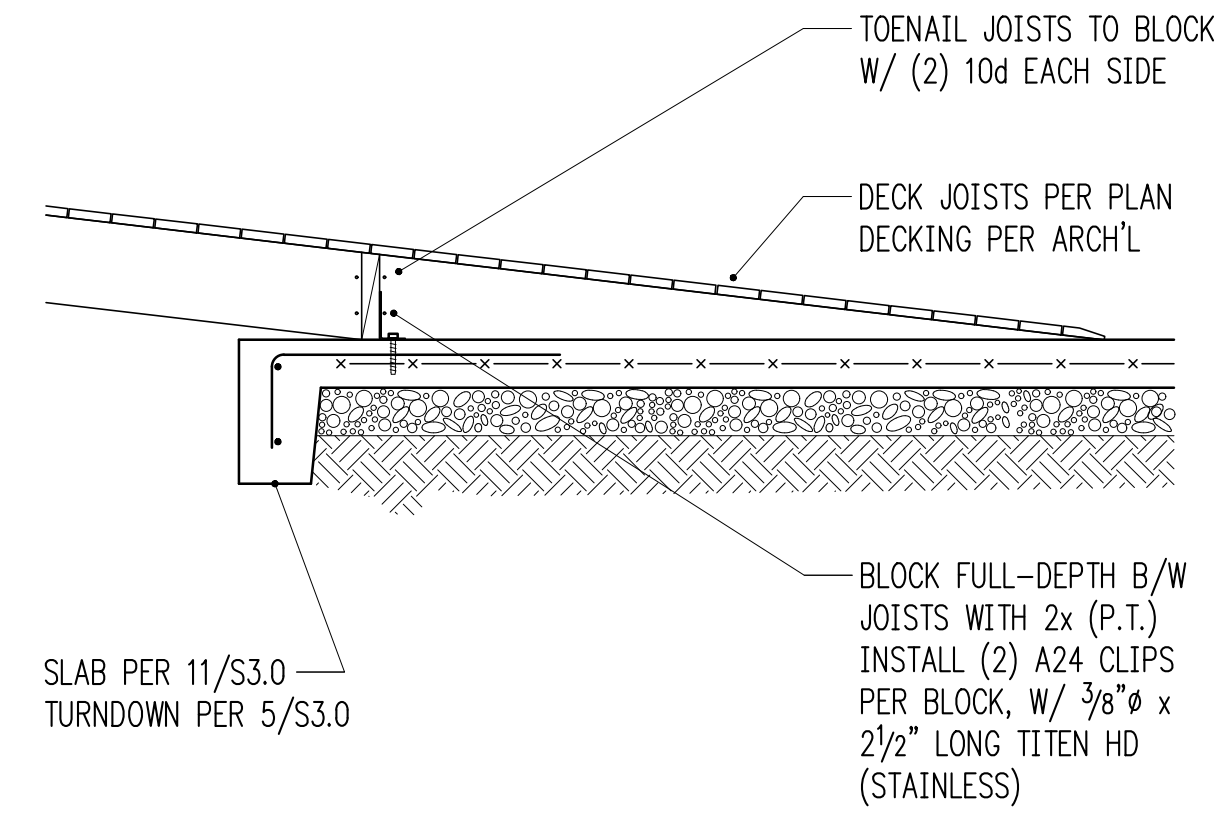




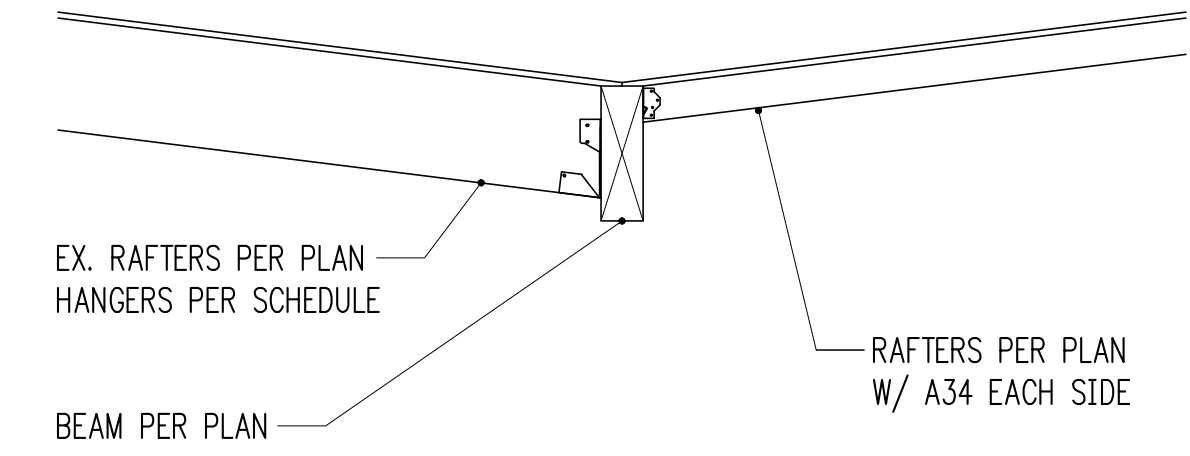
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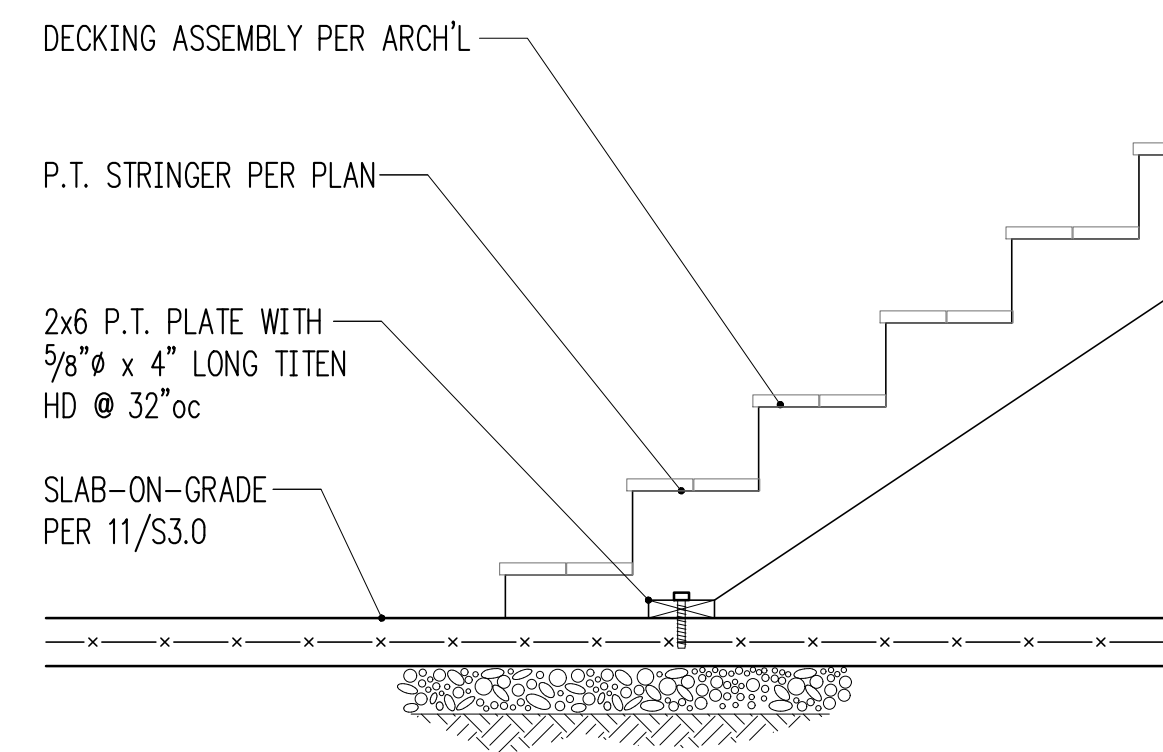
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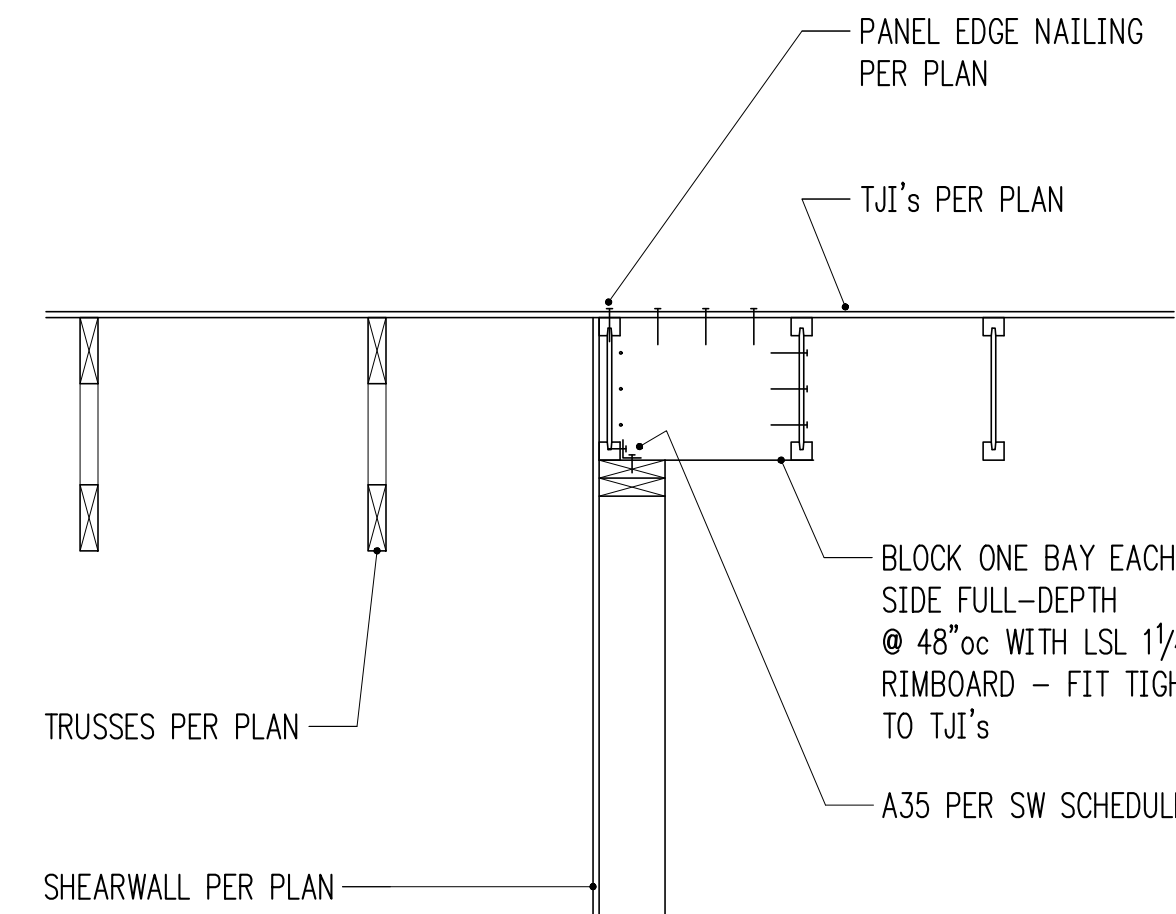
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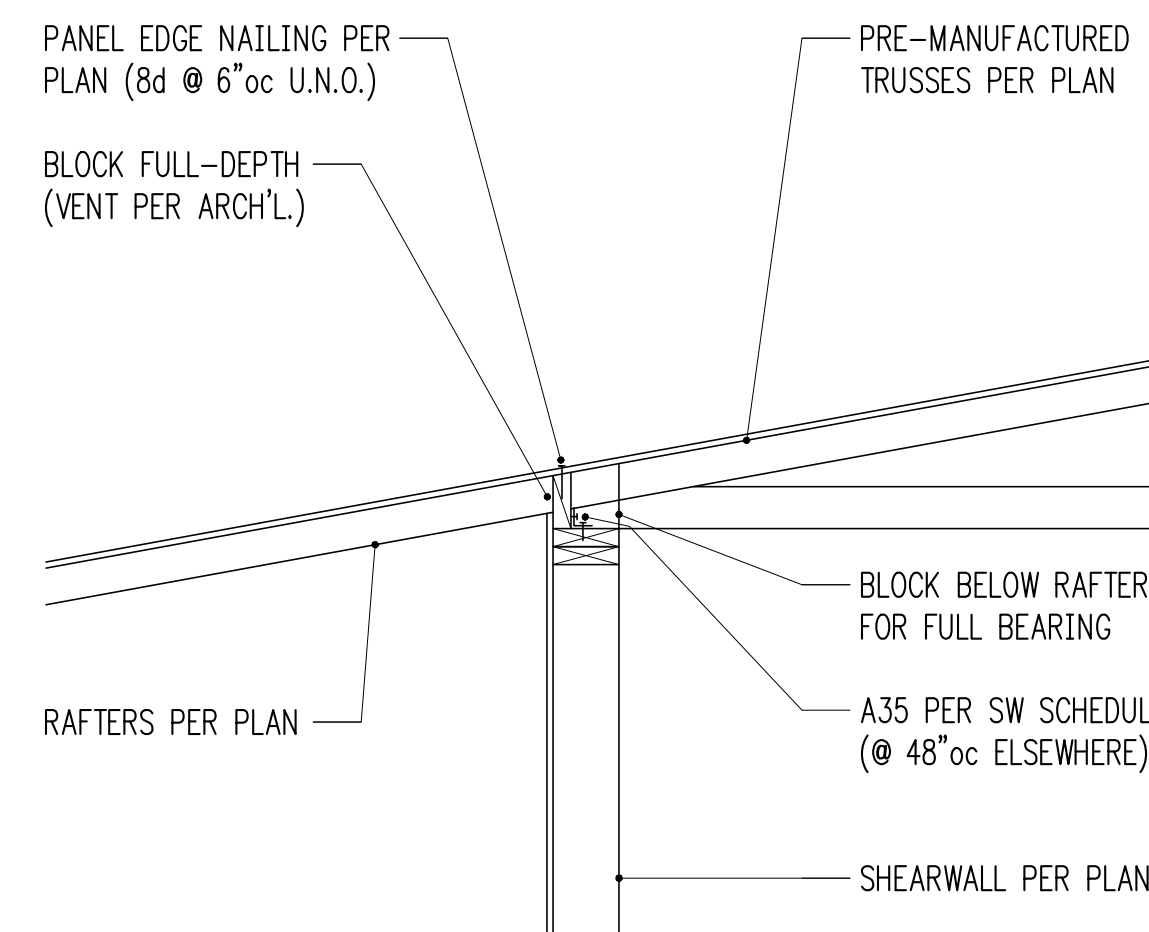
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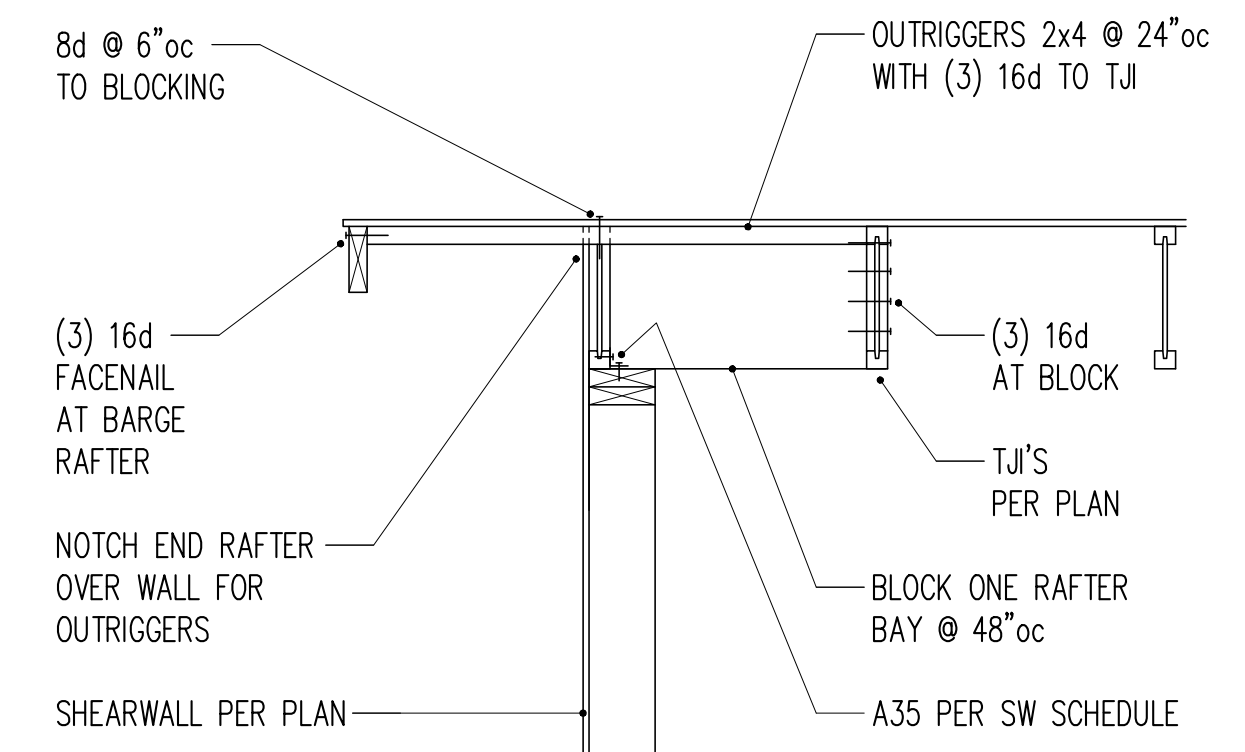
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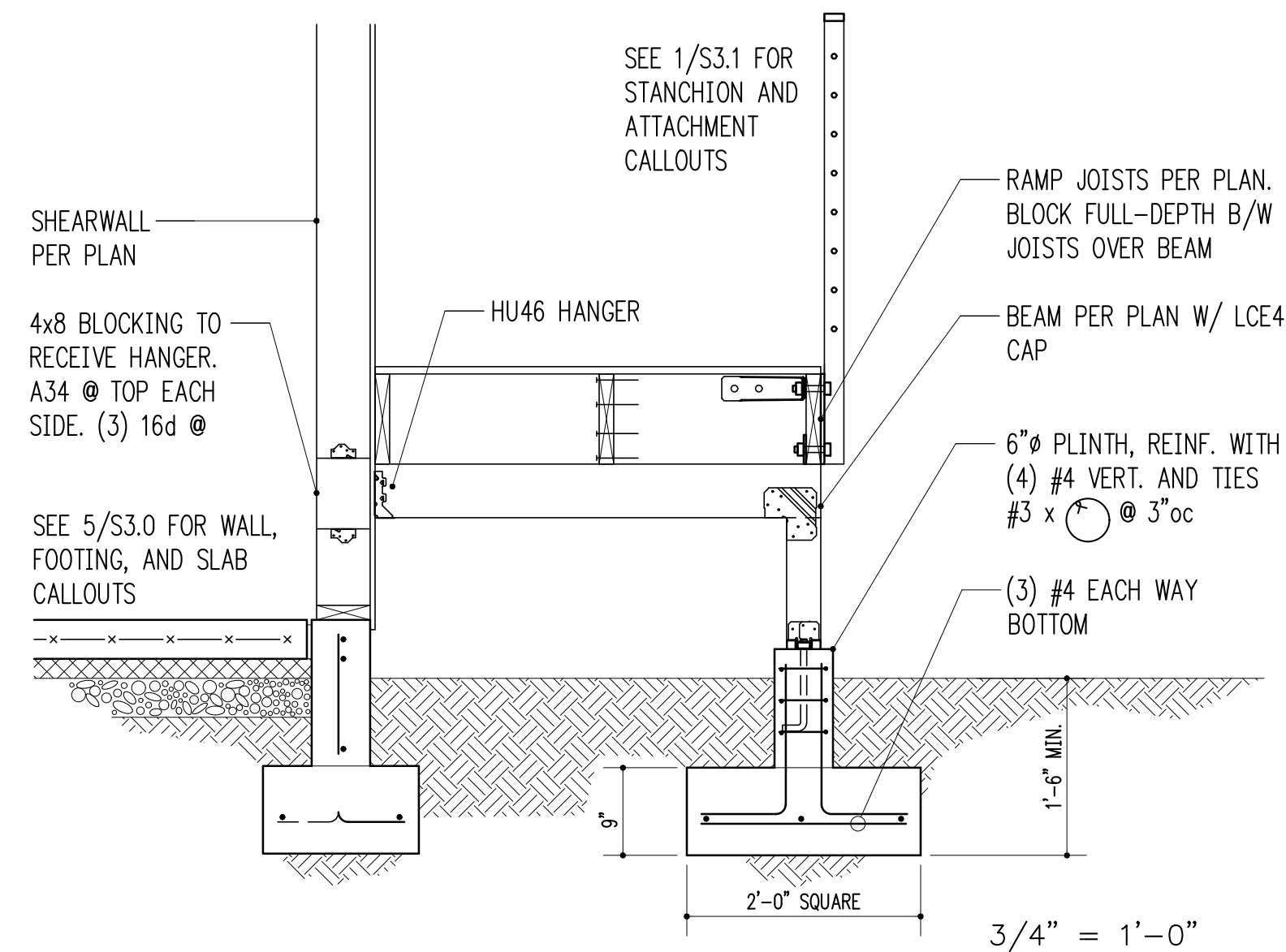
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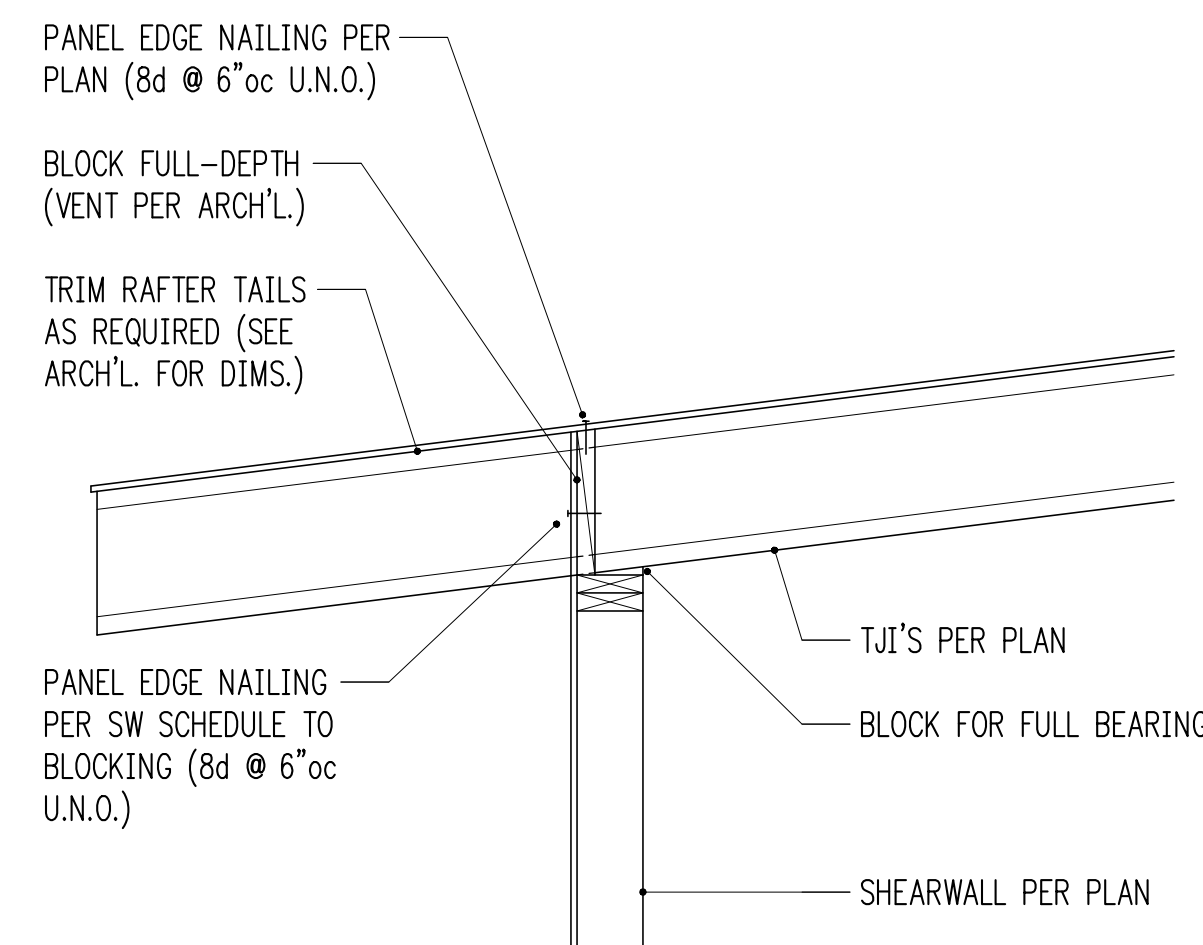
3/4" = 1'-0" 7



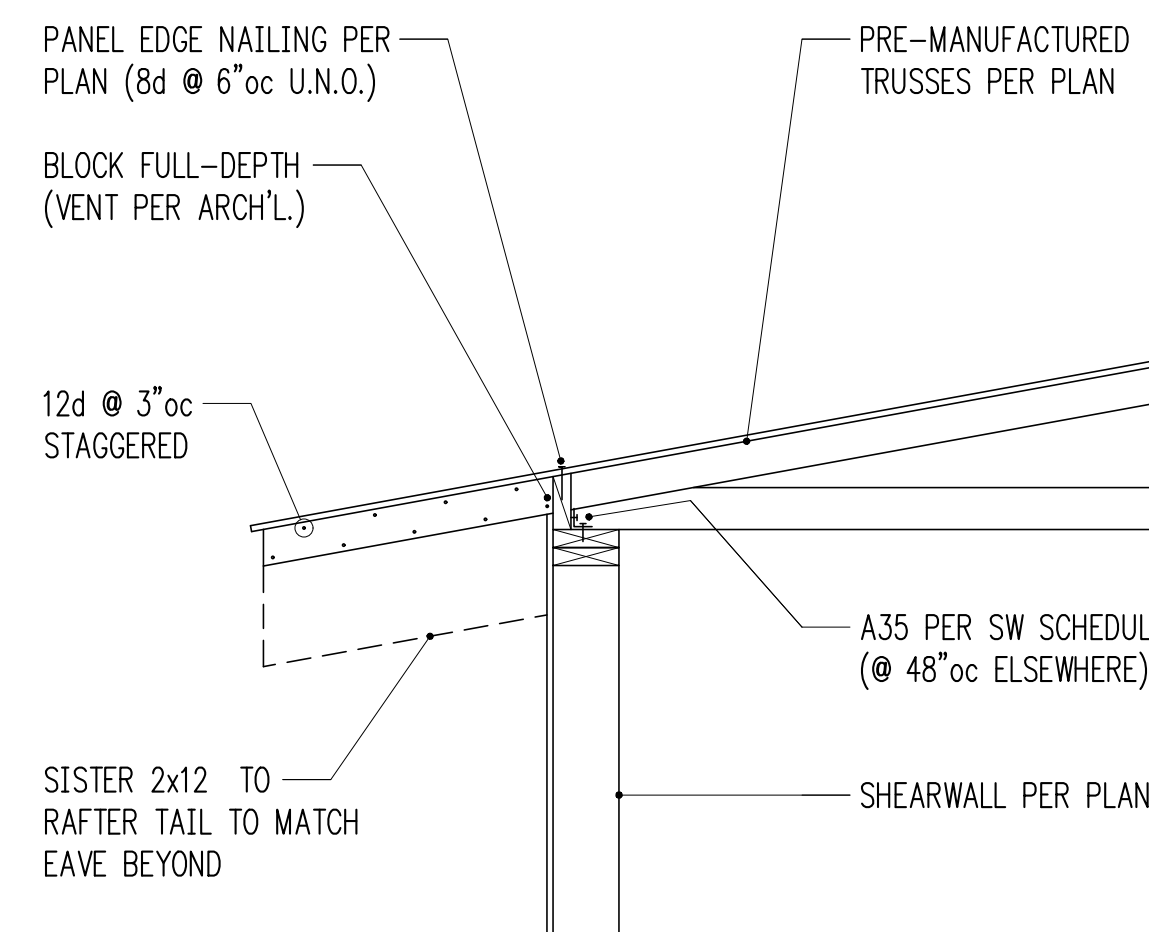
3/4" = 1'-0" 8



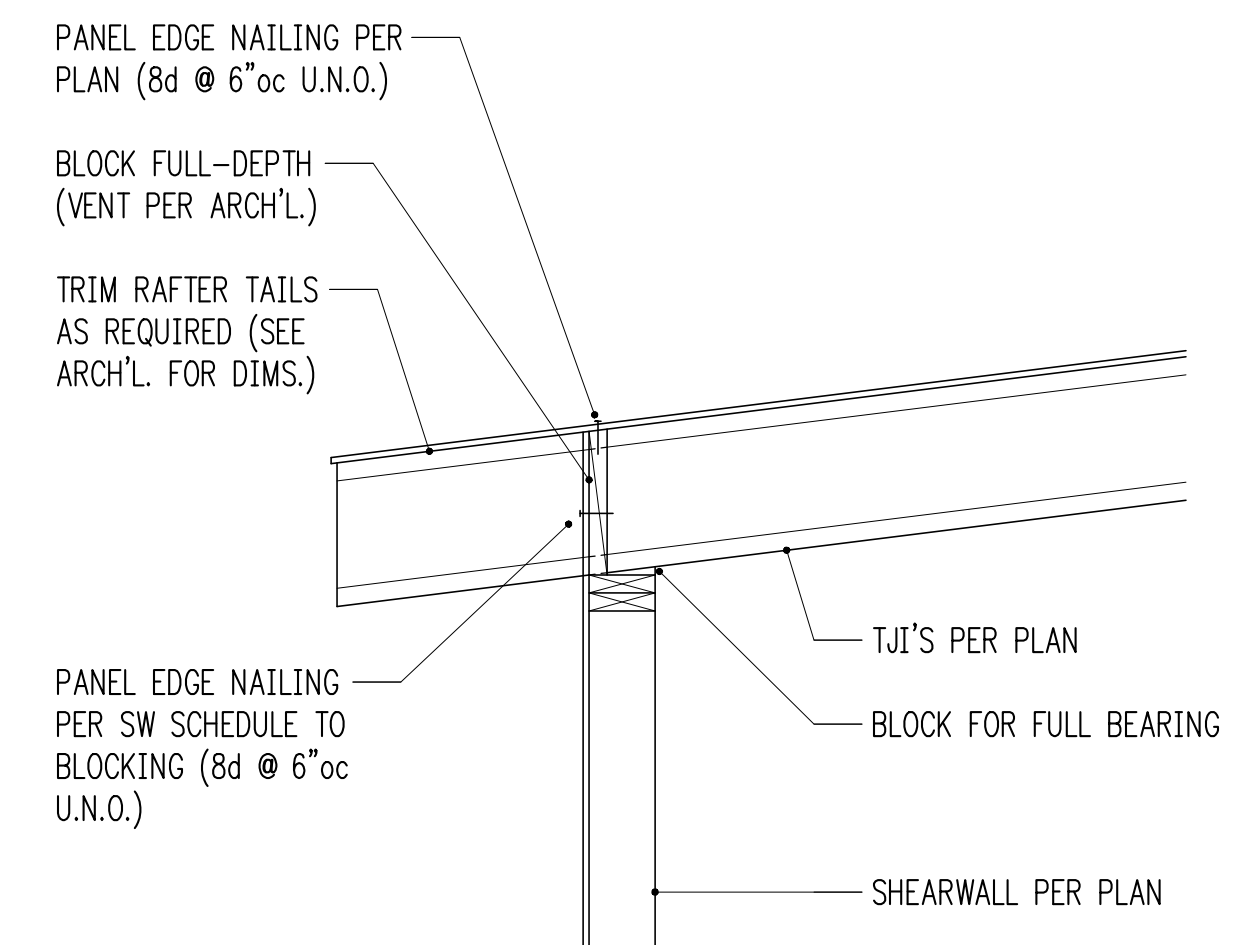
3/4" = 1'-0" 9



3/4" = 1'-0" 10



3/4" = 1'-0" 11



3/4" = 1'-0" 12



11/16/20

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**Issue Description**  
 Permit Submittal

**Building Department Approval**

**Drawing Title**  
**STRUCTURAL DETAILS**

**Drawing Number**

**S3.1**

CHAN ADU





11/16/20

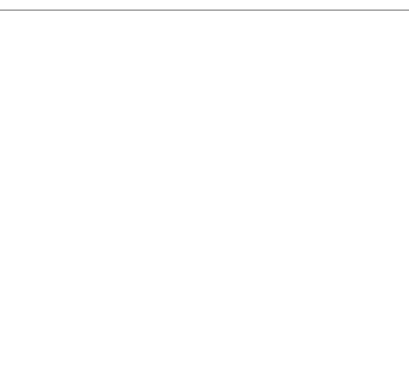
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**STRUCTURAL DETAILS**

Drawing Number

**S3.2**

CHAN ADU

3/4" = 1'-0" 1

3/4" = 1'-0" 2

3/4" = 1'-0" 3

3/4" = 1'-0" 4

3/4" = 1'-0" 5

3/4" = 1'-0" 6

3/4" = 1'-0" 7

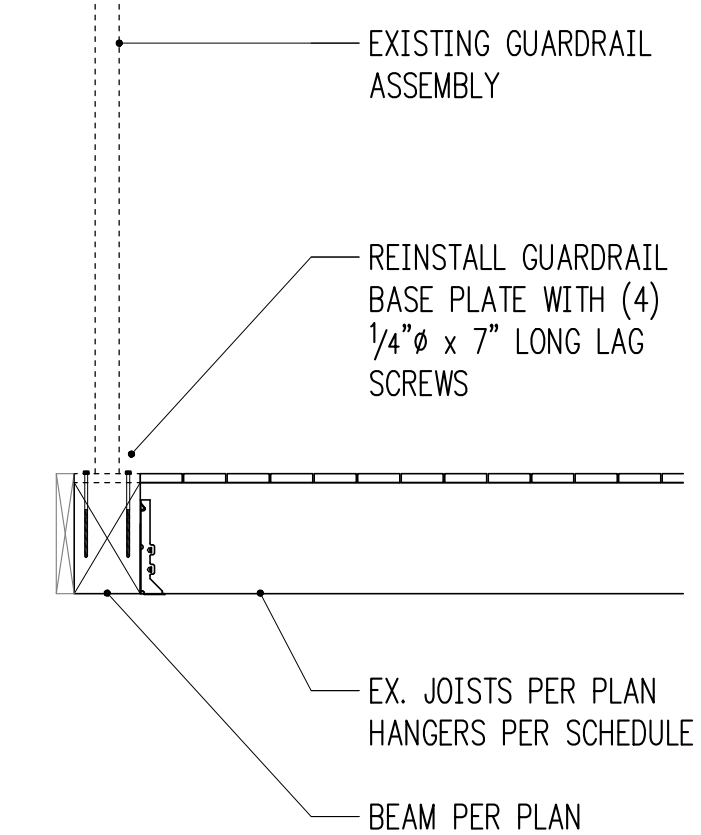
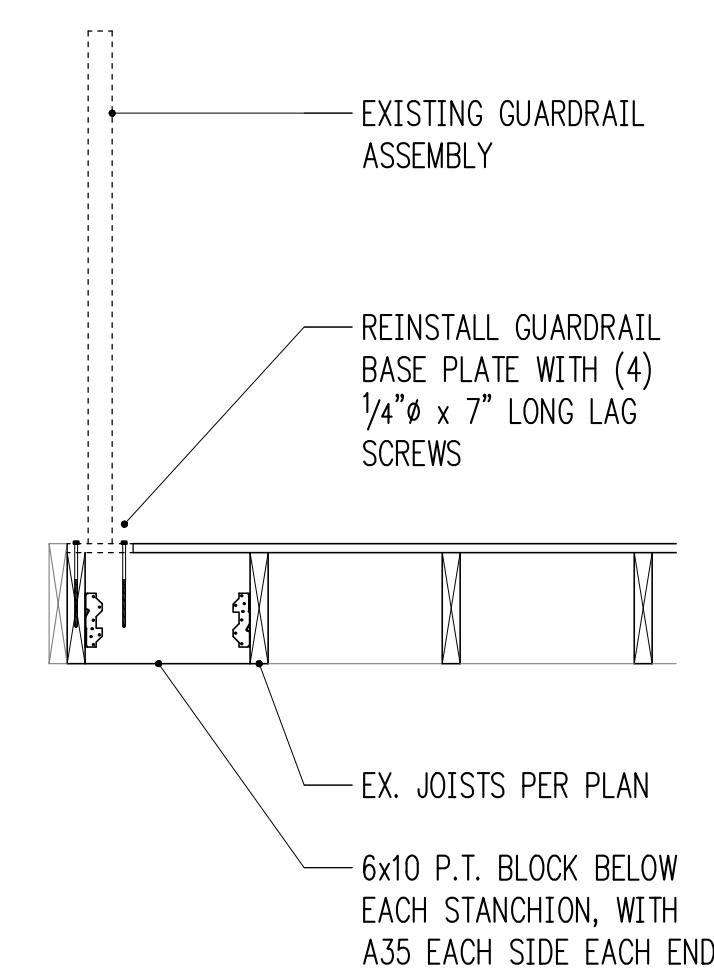
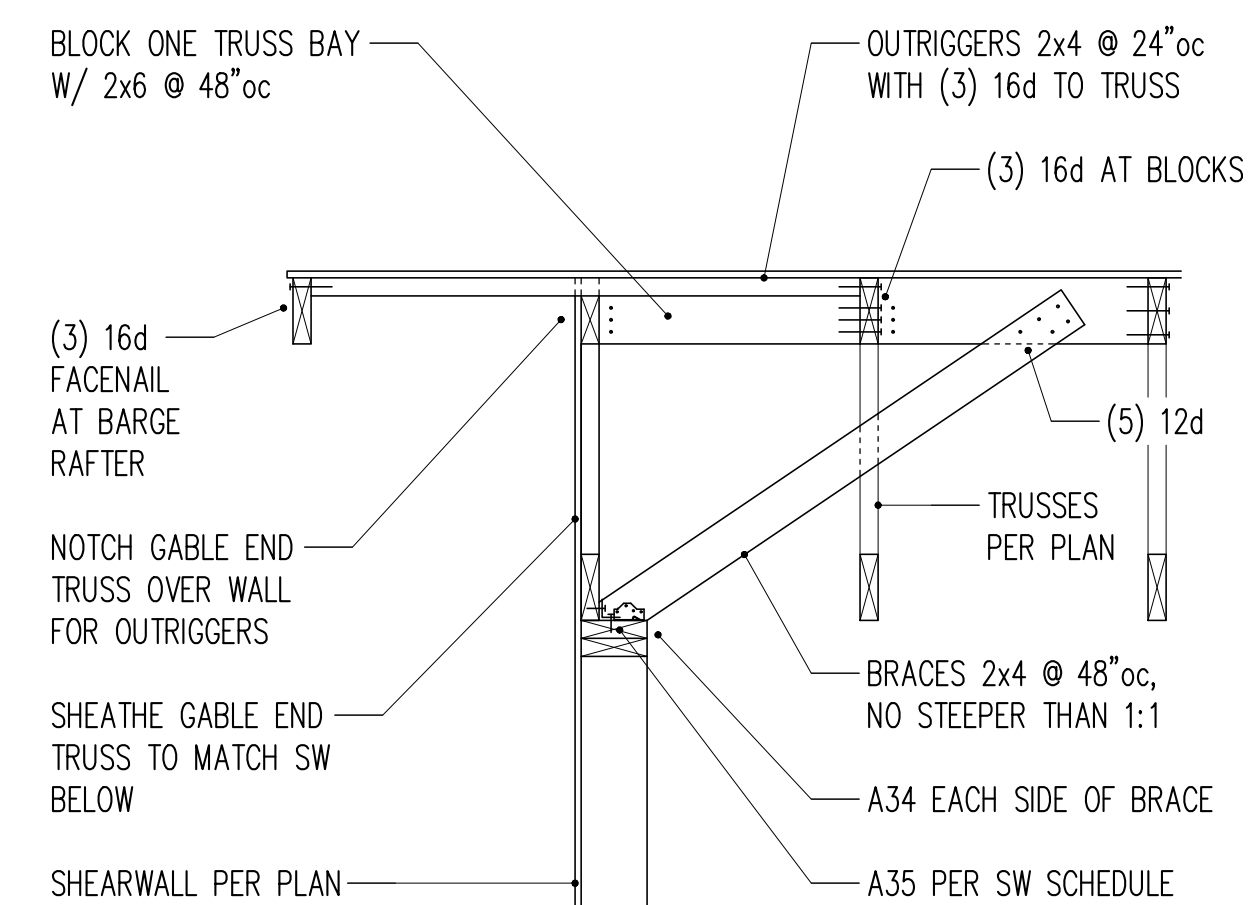
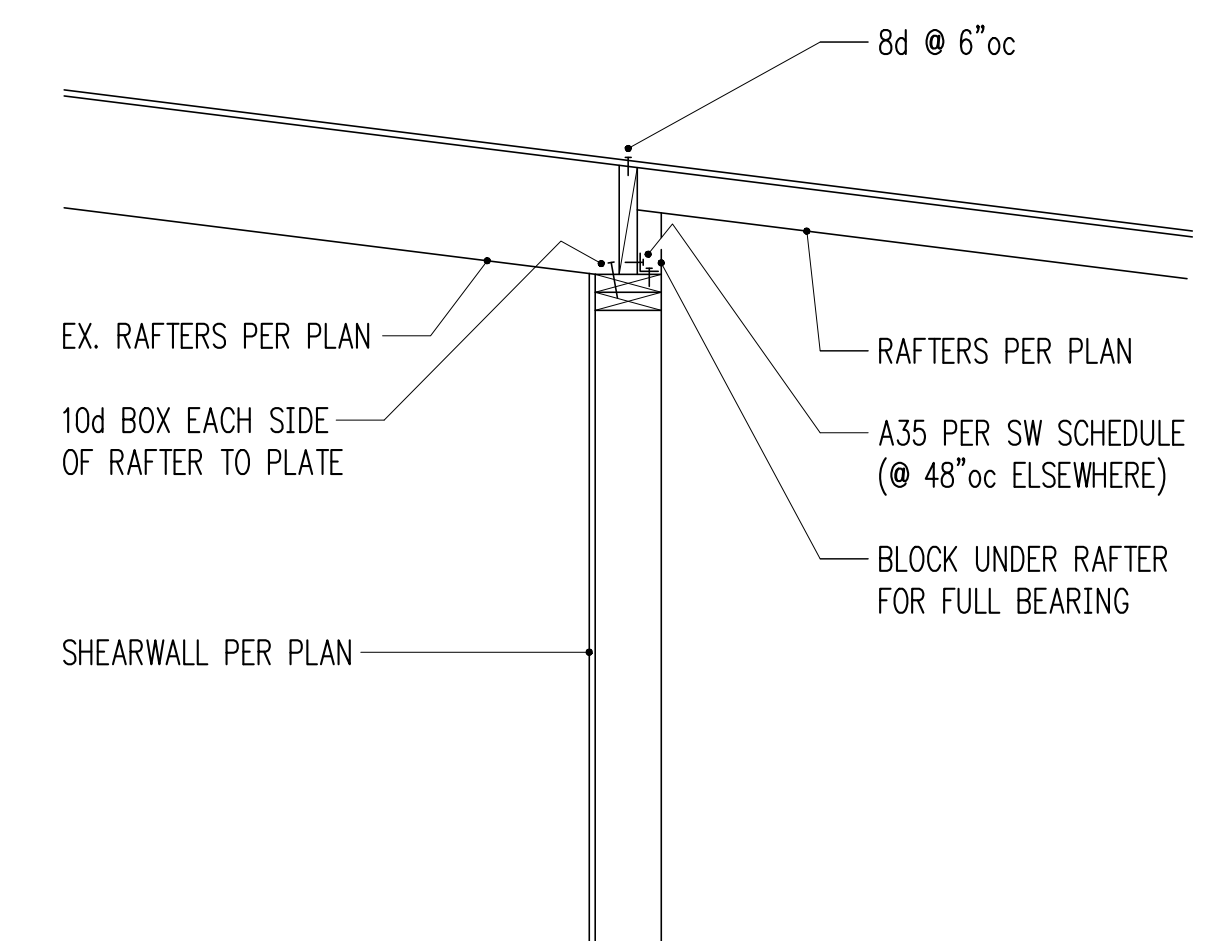
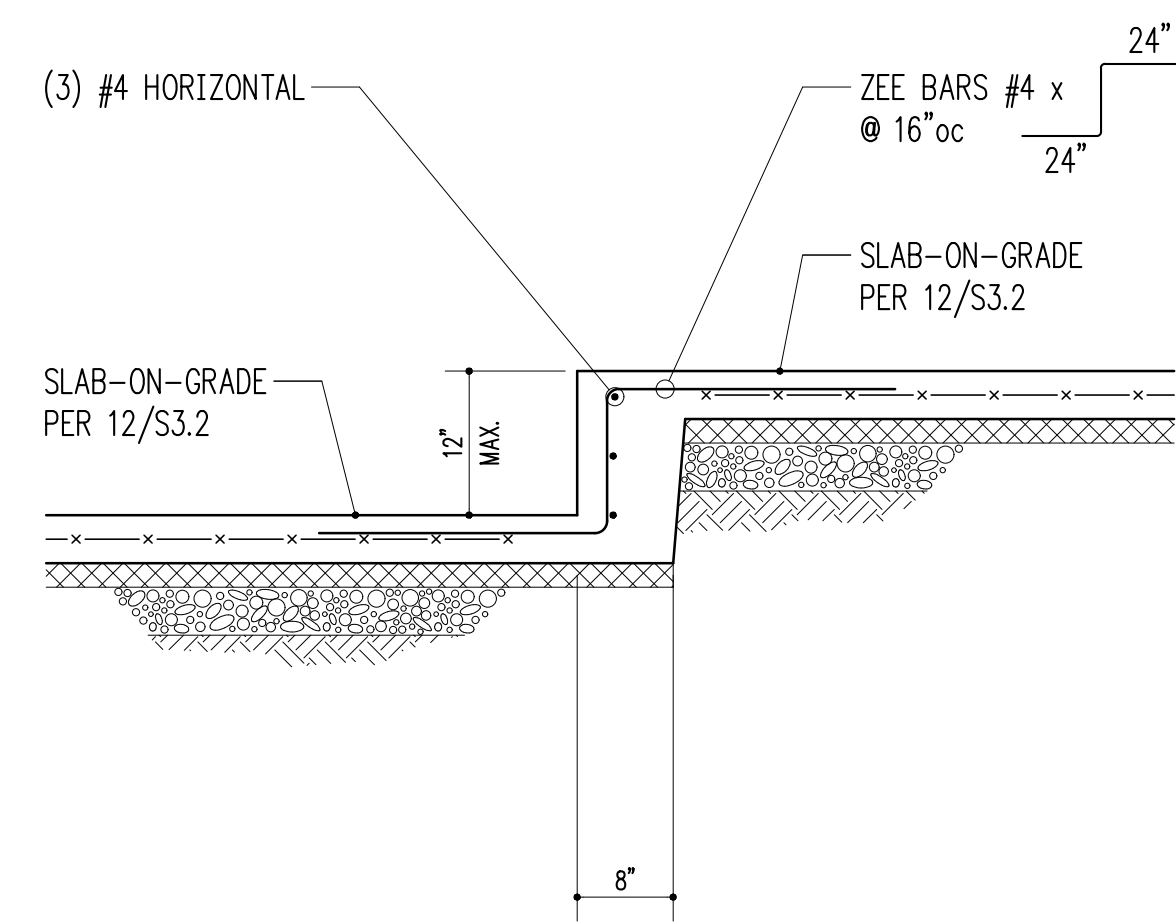
3/4" = 1'-0" 8

3/4" = 1'-0" 9

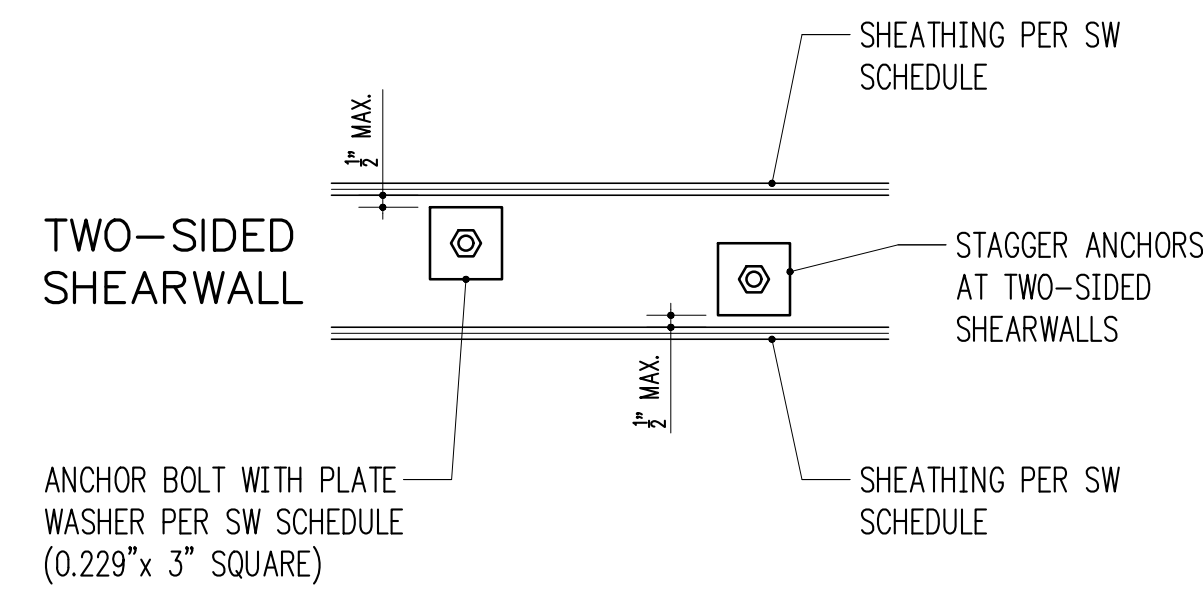
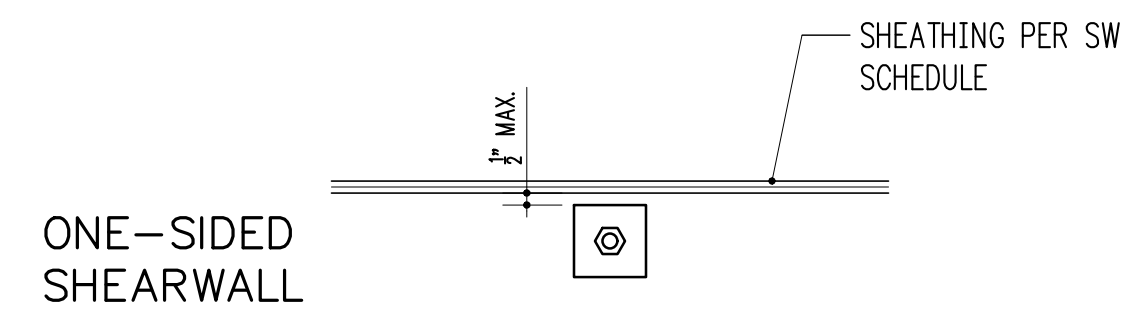
3/4" = 1'-0" 10

3/4" = 1'-0" 11

3/4" = 1'-0" 12





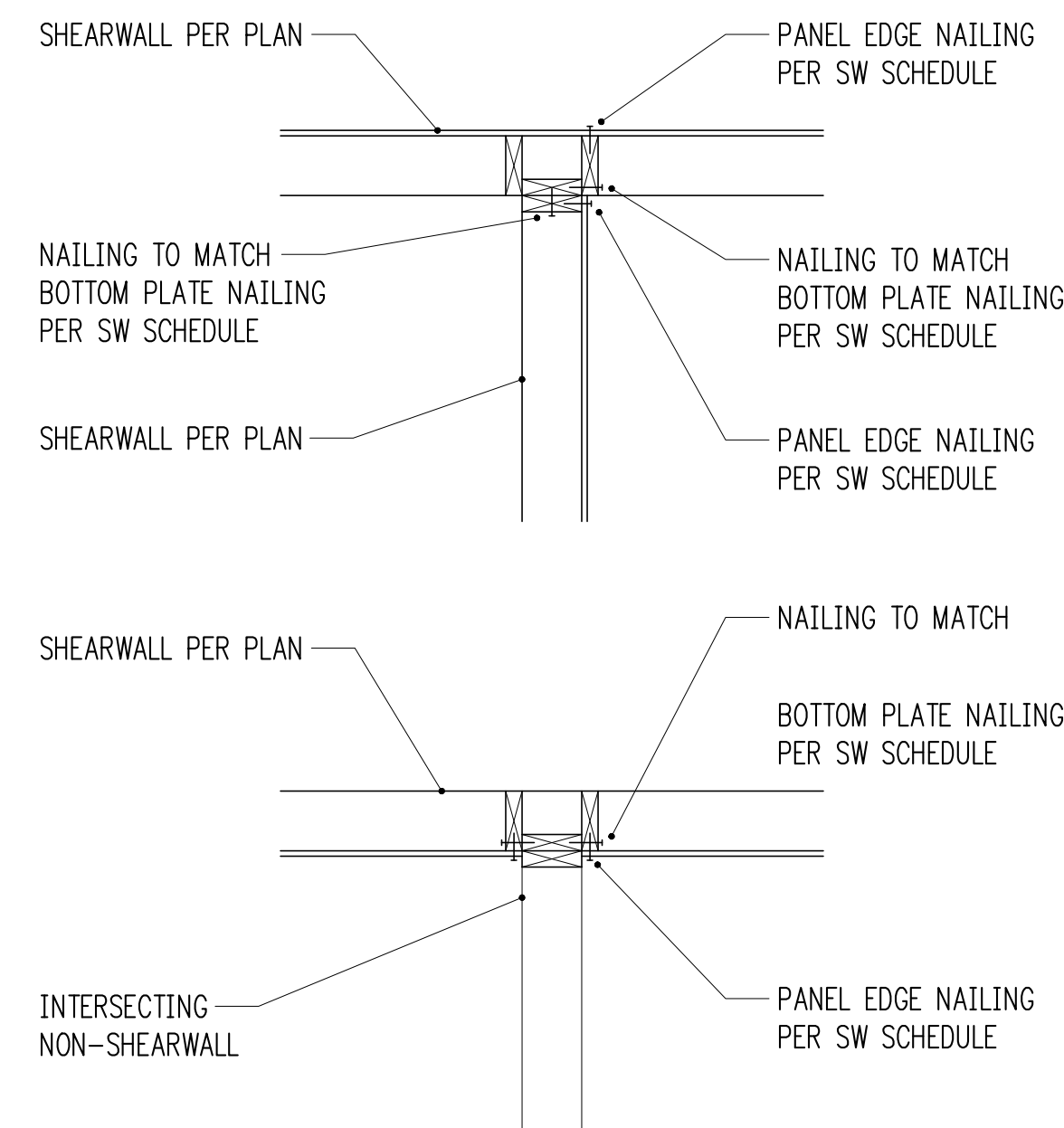


TYPICAL SHEARWALL ANCHOR BOLT PLACEMENT  
3/4" = 1'-0" 1

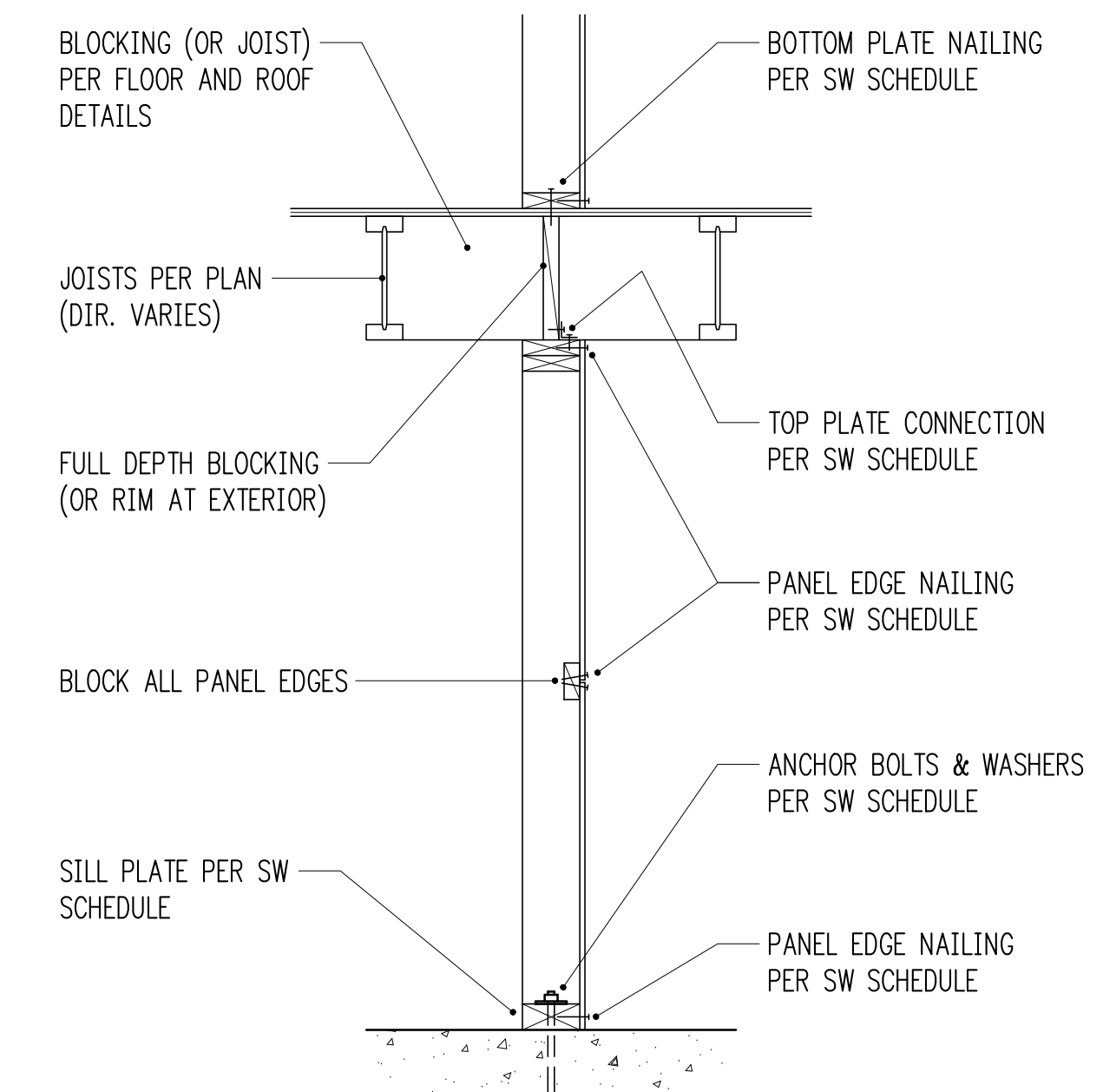
SHEARWALL SCHEDULE (NOT ALL USED ON PLANS)

| MARK | SHEATHING <sup>1</sup>        | STUDS AT ABUTTING PANEL EDGES <sup>2</sup> | PANEL EDGE NAILING <sup>3,4</sup> | RIM JOIST OR BLOCKING TO TOP PLATE |                     | BOTTOM PLATE ATTACHMENT                      |                                      |                      |
|------|-------------------------------|--|-----------------------------------|------------------------------------|---------------------|--|--------------------------------------|----------------------|
|      |                               |  |                                   | SOLID RIM                          | TJI RIM             | BOTTOM PLATE TO RIM JOIST BELOW <sup>4</sup> | ANCHOR BOLT TO CONCRETE <sup>5</sup> | SILL PLATE AT FOUND. |
| SW1  | 15/32" CDX PLYWOOD            | 2x   | 8d @ 6"oc                         | A35 @ 24"oc                        | 16d @ 6"oc          | 16d @ 6"oc                                   | 5/8" @ 48"oc                         | 2x                   |
| SW2  | 15/32" CDX PLYWOOD            | 2x   | 8d @ 4"oc                         | A35 @ 15"oc                        | 16d @ 4"oc          | 16d @ 4"oc                                   | 5/8" @ 32"oc                         | 2x                   |
| SW3  | 15/32" CDX PLYWOOD            | 3x   | 8d @ 3"oc                         | A35 @ 12"oc                        | N/A - USE SOLID RIM | 16d @ 3"oc                                   | 5/8" @ 16"oc                         | 2x                   |
| SW4  | 15/32" CDX PLYWOOD            | 3x   | 8d @ 2"oc                         | A35 @ 9"oc                         | N/A - USE SOLID RIM | 16d @ 2"oc                                   | 5/8" @ 12"oc                         | 2x                   |
| SW5  | 15/32" CDX PLYWOOD BOTH SIDES | 3x   | 8d @ 3"oc                         | A35 @ 6"oc                         | N/A - USE SOLID RIM | (2) ROWS 16d @ 3"oc                          | 5/8" @ 12"oc                         | 3x                   |
| SW6  | 15/32" CDX PLYWOOD BOTH SIDES | 3x   | 8d @ 2"oc                         | A35 @ 4 1/2"oc                     | N/A - USE SOLID RIM | (2) ROWS 16d @ 2"oc                          | 5/8" @ 12"oc                         | 3x                   |

- WALL SHEATHING SHALL CONSIST OF APA RATED PLYWOOD WITH SPAN RATING 24/0. ALLOW 7/8" SPACING AT ALL PANEL EDGES AND ENDS OF PANELS. 7/16" APA RATED SHEATHING (OSB) MAY BE USED IN PLACE OF 15/32" CDX.
- STUDS AT ABUTTING PANEL EDGES MAY CONSIST OF (2)2x STUDS IN PLACE OF 3x STUDS - NAIL (2)2x STUDS TOGETHER WITH BOTTOM PLATE ATTACHMENT NAILING.
- BLOCK ALL PANEL EDGES W/ 2x4 FLAT, ATTACH W/ PANEL EDGE NAILING. TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS. END STUDS SHALL RECEIVE PANEL EDGE NAILING. INTERMEDIATE STUDS SHALL BE 2x STUDS. NAIL SHEATHING TO INTERMEDIATE FRAMING MEMBERS WITH 8d @ 12"oc.
- 8d NAILS SHALL BE 0.131" DIAMETER x 2 1/2" (COMMON). 16d NAILS SHALL BE 0.135" DIAMETER x 3 1/2" (BOX).
- ANCHORS TO CONCRETE SHALL CONSIST OF CAST-IN-PLACE ANCHOR BOLTS, EXPANSION BOLTS, EPOXY GROUTED ALL-THREADS, OR TITEN HD HEAVY DUTY SCREW ANCHORS. CAST-IN-PLACE ANCHOR BOLTS HAVE A 7" EMBED AND SHALL BE J-BOLTS OR SHALL HAVE A HEX NUT AT THE BOTTOM END. EXPANSION BOLTS SHALL HAVE 5" EMBED AND SHALL NOT BE USED AT STEM WALL LOCATIONS WITH EDGE DISTANCE LESS THAN 5" (INSTEAD, USE EPOXY GROUTED ALL-THREADS OR TITEN HD ANCHORS). EPOXY GROUTED ANCHORS SHALL HAVE 5" EMBED AND 2 1/2" MIN. EDGE DISTANCE. TITEN HD ANCHORS SHALL HAVE 3 1/2" EMBED AND 1 3/4" MIN. EDGE DISTANCE. AT ALL ANCHOR BOLTS, PROVIDE STEEL PLATE WASHERS THAT ARE A MINIMUM OF 0.229" (3 GAUGE) x 3" x 3" (SIMPSON BP5/8-3 OR SIMILAR). PLACE BOLTS PER ANCHOR BOLT PLACEMENT DETAIL.



TYPICAL SHEARWALL INTERSECTIONS  
3/4" = 1'-0" 7

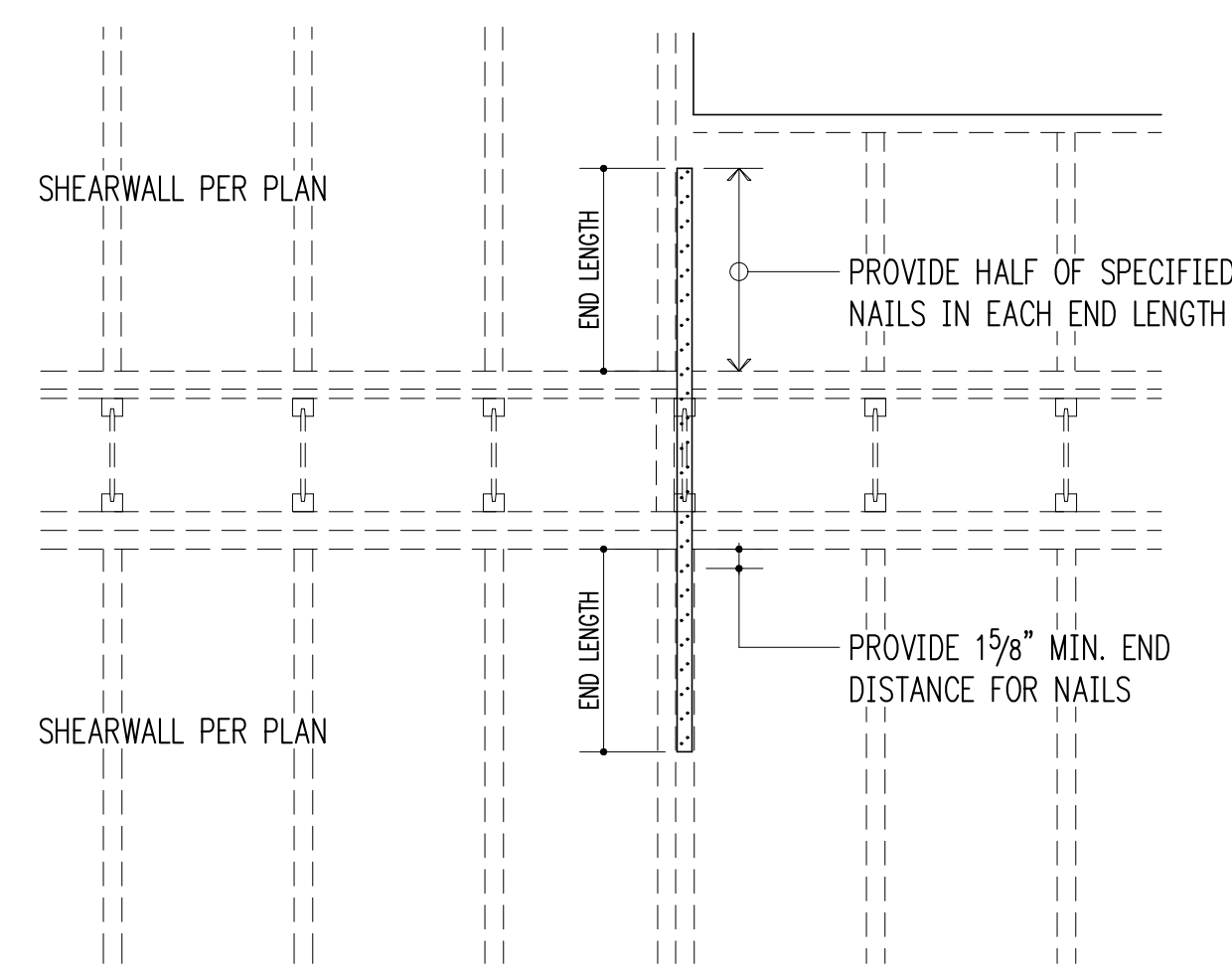


TYPICAL SHEARWALL SECTION  
3/4" = 1'-0" 8

STRAP SCHEDULE (NOT ALL USED)

| MARK    | END LENGTH | NAILS             | NAIL SPACING |
|---------|------------|-------------------|--------------|
| CMST12  | 44"        | (98) 10d x 3"     | 1 3/4"       |
| CMST14  | 34"        | (76) 10d x 3"     | 1 3/4"       |
| CMSTC16 | 25"        | (58) 12d x 3 1/4" | 1 1/2"       |
| CS14    | 19"        | (36) 8d x 2 1/2"  | 2 1/16"      |
| CS16    | 14"        | (26) 8d x 2 1/2"  | 2 1/16"      |
| CS18    | 12"        | (22) 8d x 2 1/2"  | 2 1/16"      |
| CS20    | 9"         | (16) 8d x 2 1/2"  | 2 1/16"      |
| CS22    | 8"         | (14) 8d x 2 1/2"  | 2 1/16"      |

- 10d AND 12d DIAMETER = 0.148"; 8d DIAMETER = 0.131".
- USE HALF OF THE REQUIRED NAILS IN EACH MEMBER BEING CONNECTED (i.e. IN EACH END LENGTH).

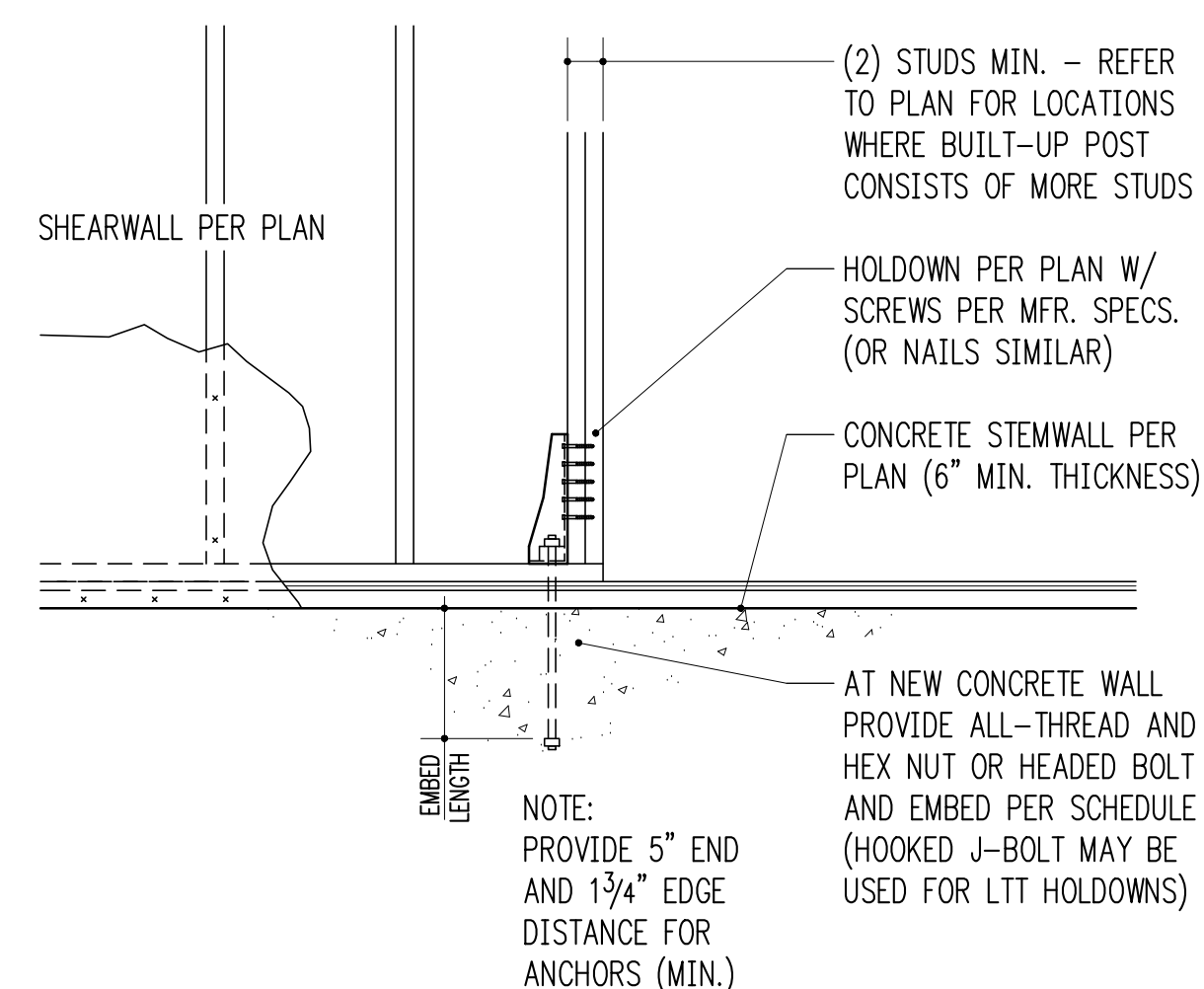


TYPICAL STRAP HOLDOWN AT FLOOR  
3/4" = 1'-0" 6

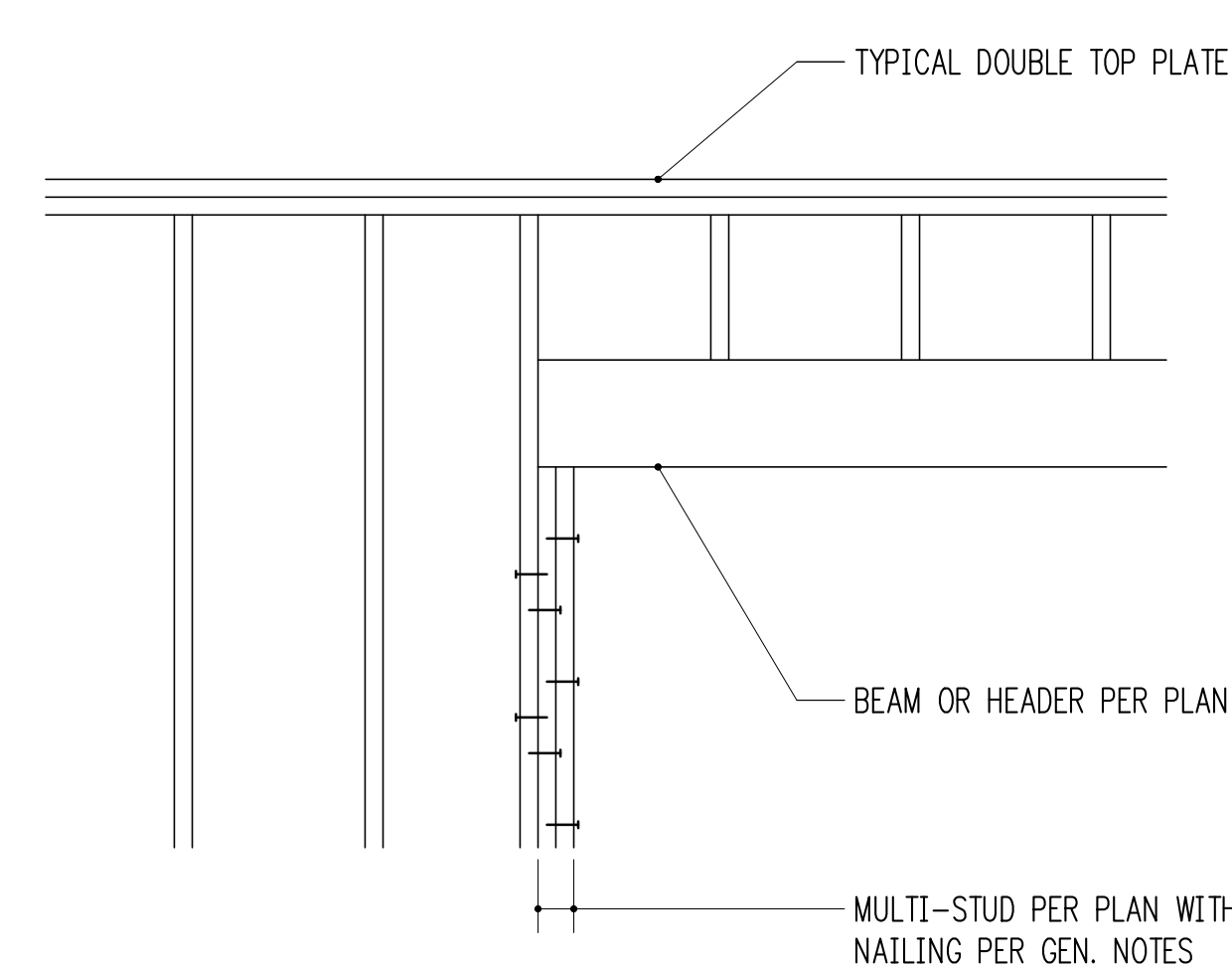
HOLDOWN SCHEDULE

| MARK | FASTENERS TO STUDS <sup>1</sup> | ANCHOR DIA. <sup>2</sup> | EMBEDMENT LENGTH   |                      | SSTB <sup>5</sup> |
|------|---------------------------------|--------------------------|--------------------|----------------------|-------------------|
|      |                                 |                          | EPOXY <sup>3</sup> | CAST-IN <sup>4</sup> |                   |
| HDU2 | (6) 1/4" @ x 2 1/2" SCREWS      | 5/8"                     | N/A                | 12"                  | SSTB16            |
| HDU8 | (20) 1/4" @ x 2 1/2" SCREWS     | 7/8"                     | N/A                | 9"                   | N/A               |

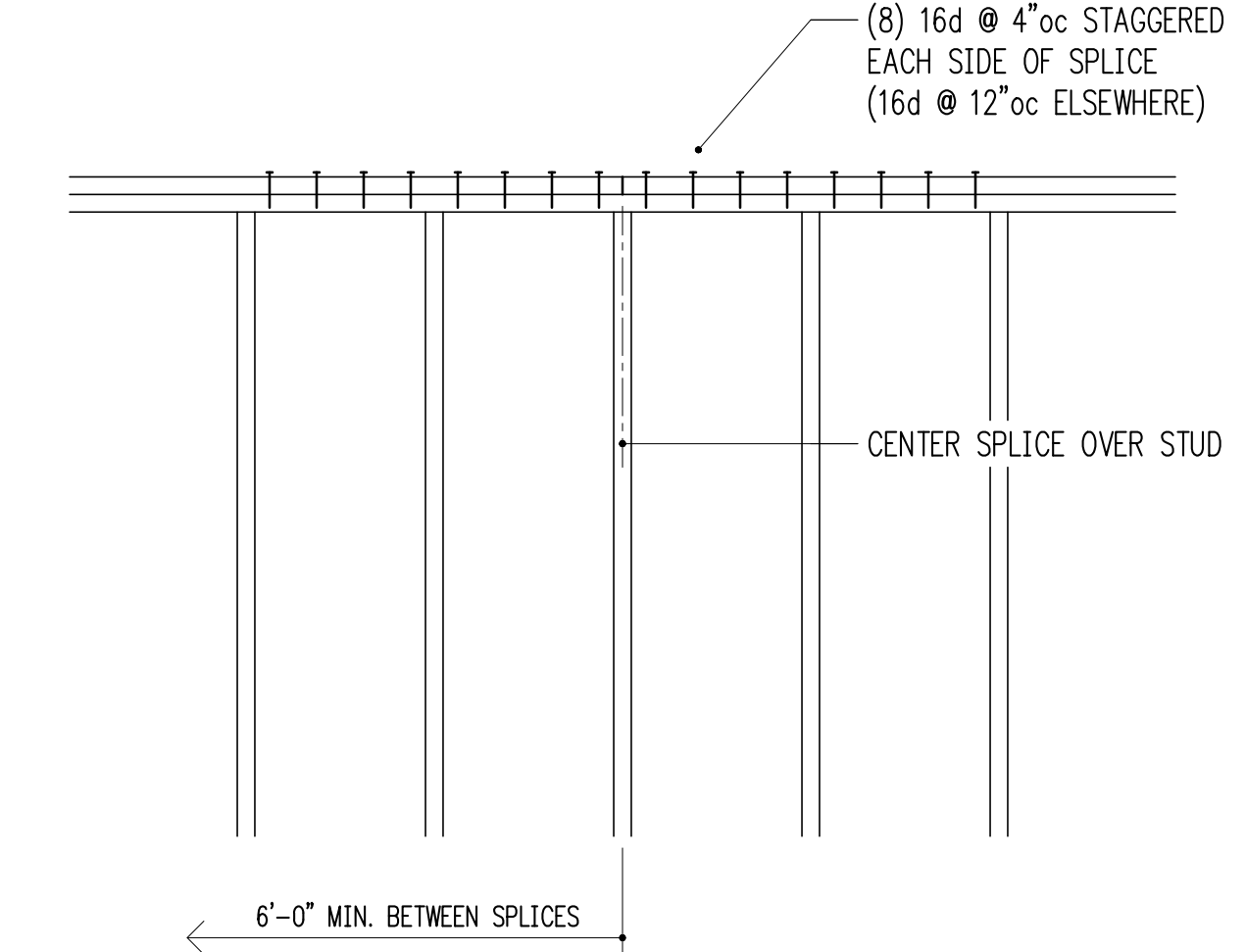
- 10d AND 12d DIAMETER = 0.148"; 16d DIAMETER = 0.162". SCREWS SHALL BE SIMPSON "SDS" TYPE SCREWS, INSTALL PER SIMPSON RECOMMENDATIONS.
- PROVIDE A36 OR A307 ALL-THREAD AT EPOXY AND CAST-IN ANCHORS.
- PROVIDE SIMPSON "SET-XP" EPOXY PER GENERAL STRUCTURAL NOTES. SPECIAL INSPECTION IS REQUIRED.
- AT CAST-IN ANCHORS PROVIDE HEAVY HEX NUT AT BOTTOM OF ALL-THREAD.
- AT 3x SILL PLATES, PROVIDE LONGER SSTBL MODELS.



TYPICAL HOLDOWN AT CONCRETE  
3/4" = 1'-0" 10



TYPICAL MULTIPLE-STUD POST CONSTRUCTION  
3/4" = 1'-0" 11



TYPICAL TOP PLATE SPLICE CONSTRUCTION  
3/4" = 1'-0" 12



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**S4.0**

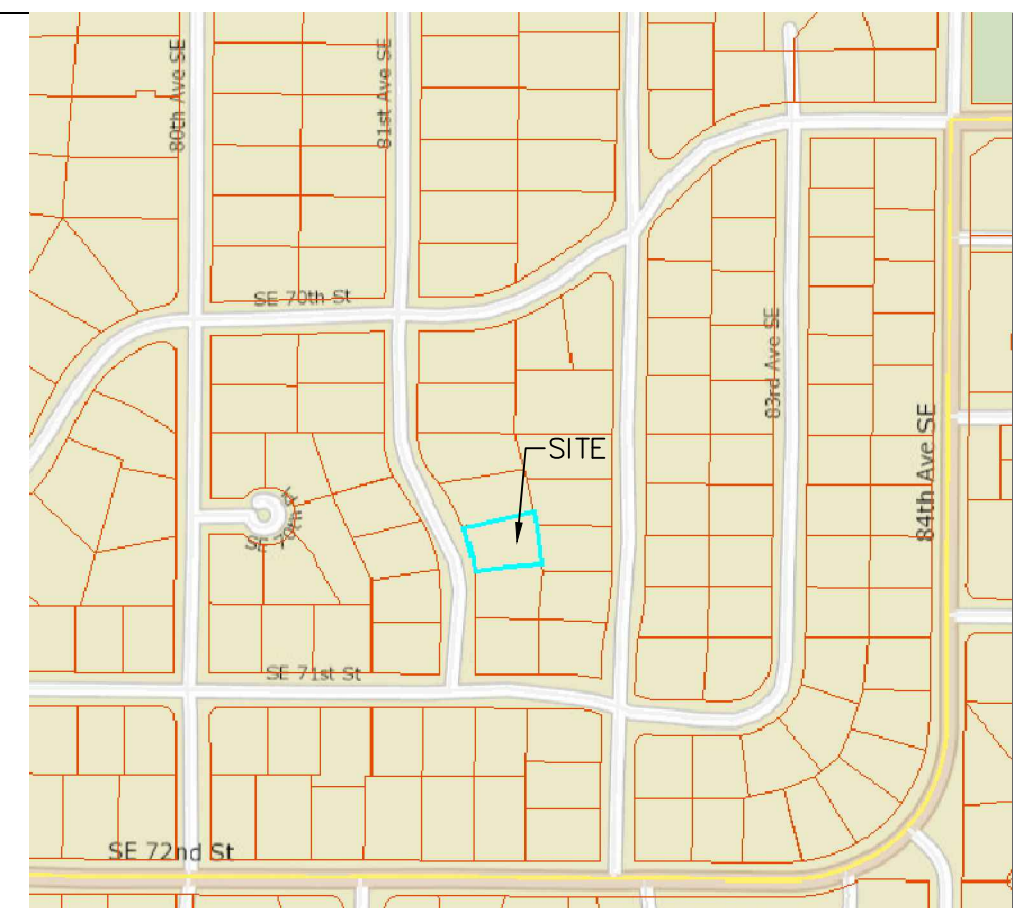
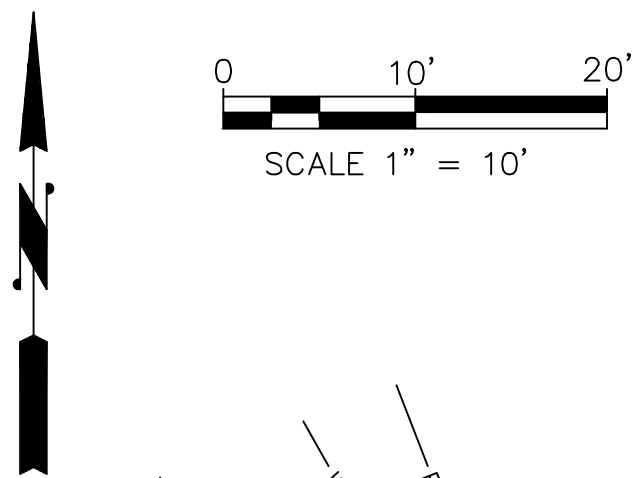












VICINITY MAP

PARCEL # 873230-0240

LEGAL DESCRIPTION:  
 (PER STATUTORY WARRANTY DEED RECORDING# 20120628001442)  
 LOT 3, BLOCK 4, TWIN VIEW NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 64 OF PLATS, PAGES 90 AND 91, IN KING COUNTY, WASHINGTON.

EXISTING HARD SURFACE AREA:

|                                  |           |
|----------------------------------|-----------|
| TOTAL LOT AREA                   | 10,323 SF |
| IMPERVIOUS HARD SURFACE:-        |           |
| EXISTING MAIN BUILDING ROOF AREA | 2,040 SF  |
| EXISTING GARAGE AND SHED/STORE   | 998 SF    |
| EXISTING COVERED PATIO/DECK      | 410 SF    |
| EXISTING ASPHALT DRIVE WAY       | 922 SF    |
| EXISTING WALK WAY (60+124)       | 184 SF    |
| TOTAL EXISTING IMPERVIOUS        | 4,554 SF  |

PERVIOUS HARD SURFACE:-

|                         |          |
|-------------------------|----------|
| EXISTING UNCOVERED DECK | 247 SF   |
| TOTAL HARD SURFACE      | 4,801 SF |

TOTAL% EXISTING HARD SURFACE COVERAGE = 46.5%

PROPOSED HARD SURFACE AREA:

|                                  |           |
|----------------------------------|-----------|
| TOTAL LOT AREA                   | 10,323 SF |
| IMPERVIOUS HARD SURFACE:-        |           |
| EXISTING MAIN BUILDING ROOF AREA | 2,040 SF  |
| NEW GARAGE AND ADU ROOF AREA     | 1,518 SF  |
| NEW COVERED PATIO/DECK           | 145 SF    |
| NEW ASPHALT DRIVE WAY            | 981 SF    |
| NEW WALK WAY/STAIR/RET.WALL      | 47 SF     |
| TOTAL IMPERVIOUS                 | 4,731 SF  |

PERVIOUS HARD SURFACE:-

|                                   |          |
|-----------------------------------|----------|
| EXISTING UNCOVERED DECK           | 247 SF   |
| REPLACED WALK WAY/PERVIOUS PAVERS | 60 SF    |
| TOTAL HARD SURFACE                | 5,038 SF |

TOTAL% EX/NEW/REPLCED HARD SURFACE COVERAGE = 49%

|                            |                  |
|----------------------------|------------------|
| REPLACED HARD SURFACE      | 2514 SF (24.35%) |
| ADDED NEW HARD SURFACE     | 237 SF (2.30%)   |
| TOTAL REP/NEW HARD SURFACE | 2,751 SF         |

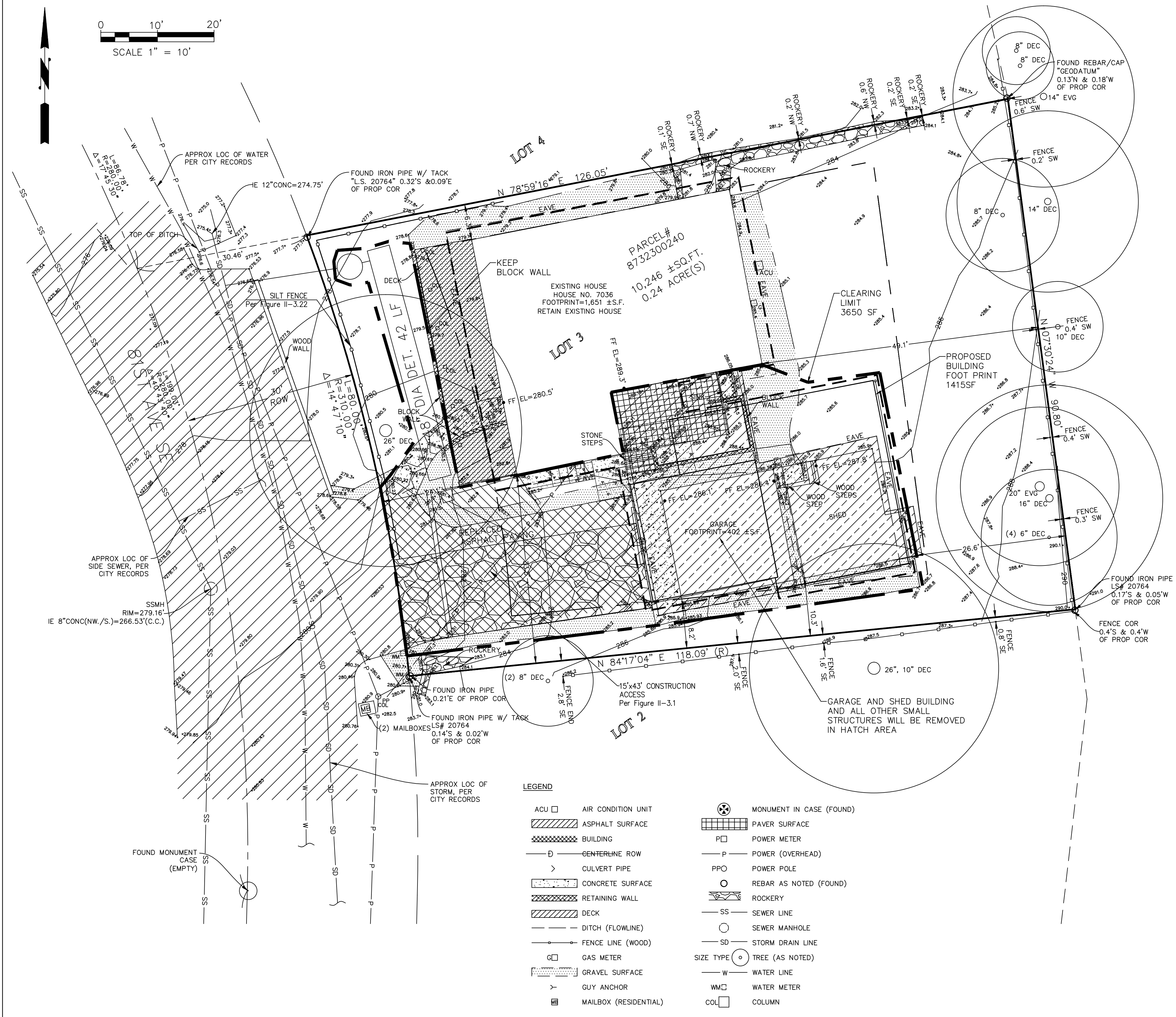
TOTAL% NEW/REPLCED HARD SURFACE COVERAGE = 26.65%

DETENTION PIPE DESIGN AREA:

|                                |          |
|--------------------------------|----------|
| REPLACED/NEW IMPERVIOUS        | 2,691 SF |
| EXISTING IMP. WITH COMBINED DS | 840 SF   |
| TOTAL IMP. FOR DETENTION       | 3,531 SF |

NOTES:

1. SILT FENCE AND ROCK CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING.
2. EXISTING GARAGE AND STORE NEED TO BE DEMOLISHED
3. ALL THE TREES WILL BE RETAINED
4. EXISTING PAVING AND SMALL GRADING STRUCTURES NEED TO BE REMOVED IN CLEARING LIMIT FOR RE-GRADING
5. APPLY SOIL AMENDMENT PER BMP T5.13 AND STABILIZE THE SOIL AND COVER WITH MULCH AT DISTURBED AREA BEFORE REMOVING THE SILT FENCE

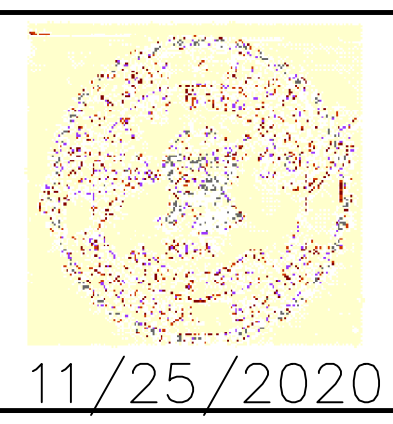



LEGEND

|                       |                       |                           |
|-----------------------|-----------------------|---------------------------|
| ACU                   | AIR CONDITION UNIT    | MONUMENT IN CASE (FOUND)  |
| ASPHALT SURFACE       | ASPHALT SURFACE       | PAVER SURFACE             |
| BUILDING              | BUILDING              | POWER METER               |
| CENTERLINE ROW        | CENTERLINE ROW        | POWER (OVERHEAD)          |
| CULVERT PIPE          | CULVERT PIPE          | POWER POLE                |
| CONCRETE SURFACE      | CONCRETE SURFACE      | REBAR AS NOTED (FOUND)    |
| RETAINING WALL        | RETAINING WALL        | ROCKERY                   |
| DECK                  | DECK                  | SEWER LINE                |
| DITCH (FLOWLINE)      | DITCH (FLOWLINE)      | SEWER MANHOLE             |
| FENCE LINE (WOOD)     | FENCE LINE (WOOD)     | STORM DRAIN LINE          |
| GAS METER             | GAS METER             | SIZE TYPE TREE (AS NOTED) |
| GRAVEL SURFACE        | GRAVEL SURFACE        | WATER LINE                |
| GUY ANCHOR            | GUY ANCHOR            | WATER METER               |
| MAILBOX (RESIDENTIAL) | MAILBOX (RESIDENTIAL) | COLUMN                    |

| NO | DATE | BY | APPR | REVISIONS |
|----|------|----|------|-----------|
|    |      |    |      |           |
|    |      |    |      |           |
|    |      |    |      |           |
|    |      |    |      |           |

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Approved By 

|              |      |
|--------------|------|
| BPA 11/15/20 | DATE |
| DESIGNED BY  | DATE |
| BPA 11/15/20 | DATE |
| DRAWN BY     | DATE |
| CHECKED BY   | DATE |

CHAN RESIDENCE  
 7036 81ST AVE SE  
 MERCER ISLAND, WA 98040

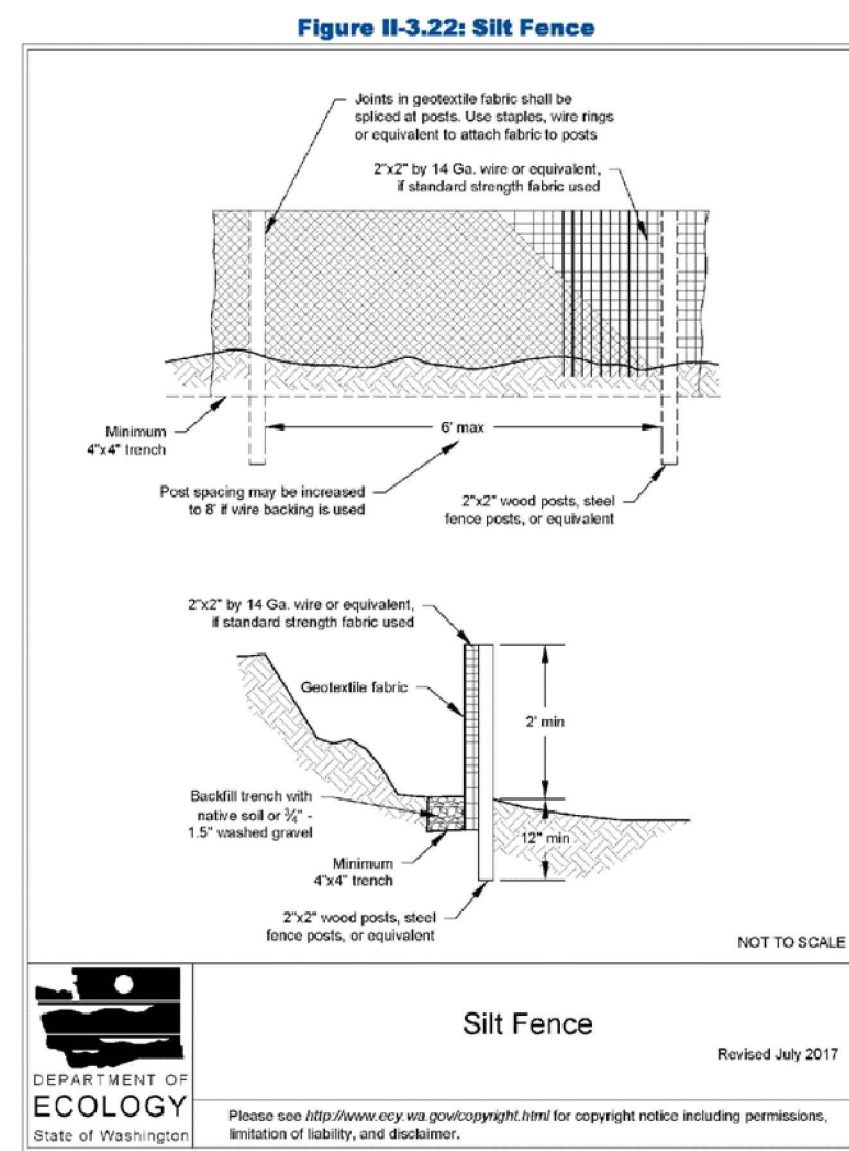
**TESC PLAN**

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RECOMMENDED CONSTRUCTION SEQUENCE:

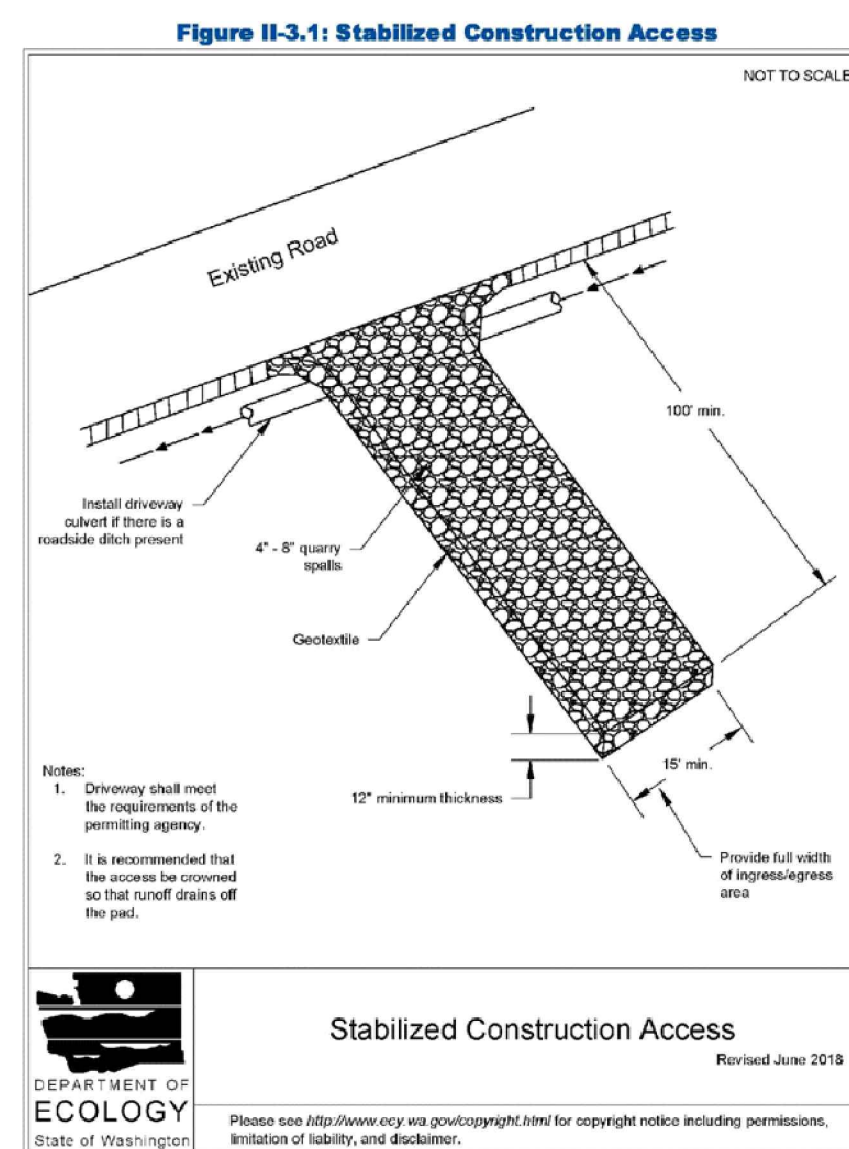
1. HOLD AN ONSITE PRE-CONSTRUCTION MEETING.
2. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).
3. FLAG OR FENCE CLEARING LIMITS.
4. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
7. CONSTRUCT SEDIMENT PONDS AND TRAPS.
8. GRADE AND STABILIZE CONSTRUCTION ROADS.
9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
11. RELOCATE SURFACE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH CITY OF MERCER ISLAND TESC REQUIREMENTS.
12. COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) OR TWO DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
13. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
14. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
15. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPs IF APPROPRIATE.



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EROSION CONTROL STANDARD NOTES:

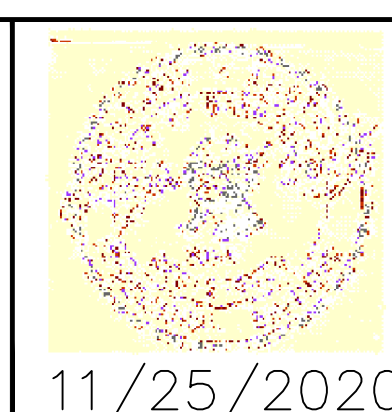
1. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
8. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.



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Approved By <sup>M</sup>

BPA 11/15/20  
 DESIGNED BY DATE  
 BPA 11/15/20  
 DRAWN BY DATE  
 CHECKED BY DATE

CHAN RESIDENCE  
 7036 81ST AVE SE  
 MERCER ISLAND, WA 98040

**TESC STD DETAILS  
 AND STD NOTES**  
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