

GFA CALCULATIONS

GROSS FLOOR AREA CALCULATIONS			
LOT AREA			8,811
FLOOR AREA RATIO		40%	
MAX ALLOWABLE GFA			3,524
ADU ALLOWANCE			
		LESS OF 5% OF LOT OR ADU GFA	441
		ADD 5% OF LOT ADU GFA PER PLAN	460
MAX ALLOWABLE GFA WITH ADU ALLOWANCE			3,965
SFR			
	GFA	EXCLUDE PER APPENDIX B	CHARGABLE GFA
BASEMENT	1,398	59.35%	588
LEVEL 1	1,697		1,697
L1 COVER DECK	134		134
STAIR EXCLUDE PER 19.02.020.D.2.c.			
LEVEL 2	1,521	43	1,478
L2 COVER DECK	44		44
			3,921 COMPLIES

BASEMENT GFA EMEMPT - TABLE OF WALL LENGTHS AND COVERAGE					
SEGMENT	LENGTH	M.P. HEIGHT	TOTAL WALL HEIGHT	COVERAGE %	RESULT
W1	42.50	0.00	9.00	0%	0.00
S1	22.00	2.70	9.00	30%	6.60
E1	6.50	5.50	9.00	61%	3.97
S2	6.00	6.80	9.00	78%	4.53
E2	13.33	8.00	9.00	89%	11.85
S3	28.50	9.00	9.00	100%	28.50
E3	8.67	9.00	9.00	100%	8.67
N1	28.50	9.00	9.00	100%	28.50
E4	14.00	8.00	9.00	89%	12.44
N2	28.00	4.00	9.00	44%	12.44
TOTAL	198.00				117.51
EXCLUDED FROM GFA					59.35%

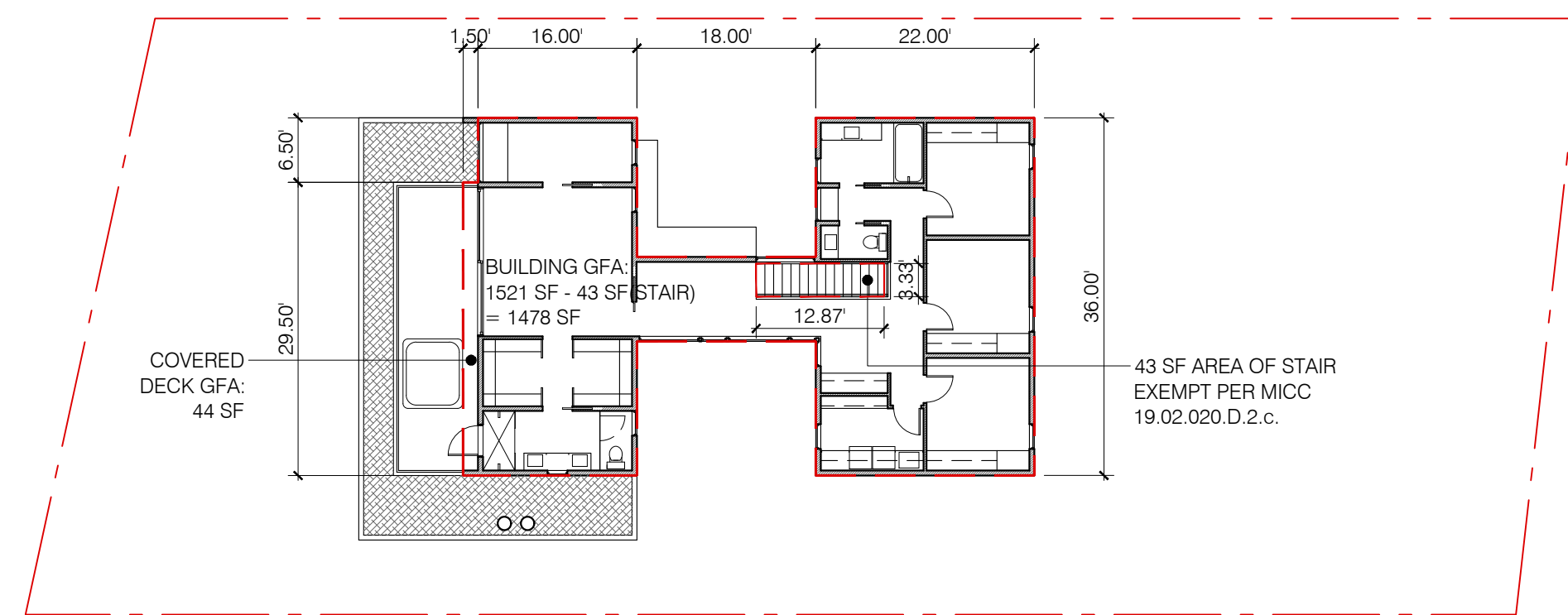
NOTE:
REFER TO A300, A301, 2/A401 FOR WALL M.P. HEIGHT
PORTION OF EXCLUDED BASEMENT:
1398 SF x 59.35% = 830 SF EXCLUDED FROM GFA

AVG BUILDING ELEVATION CALCULATIONS

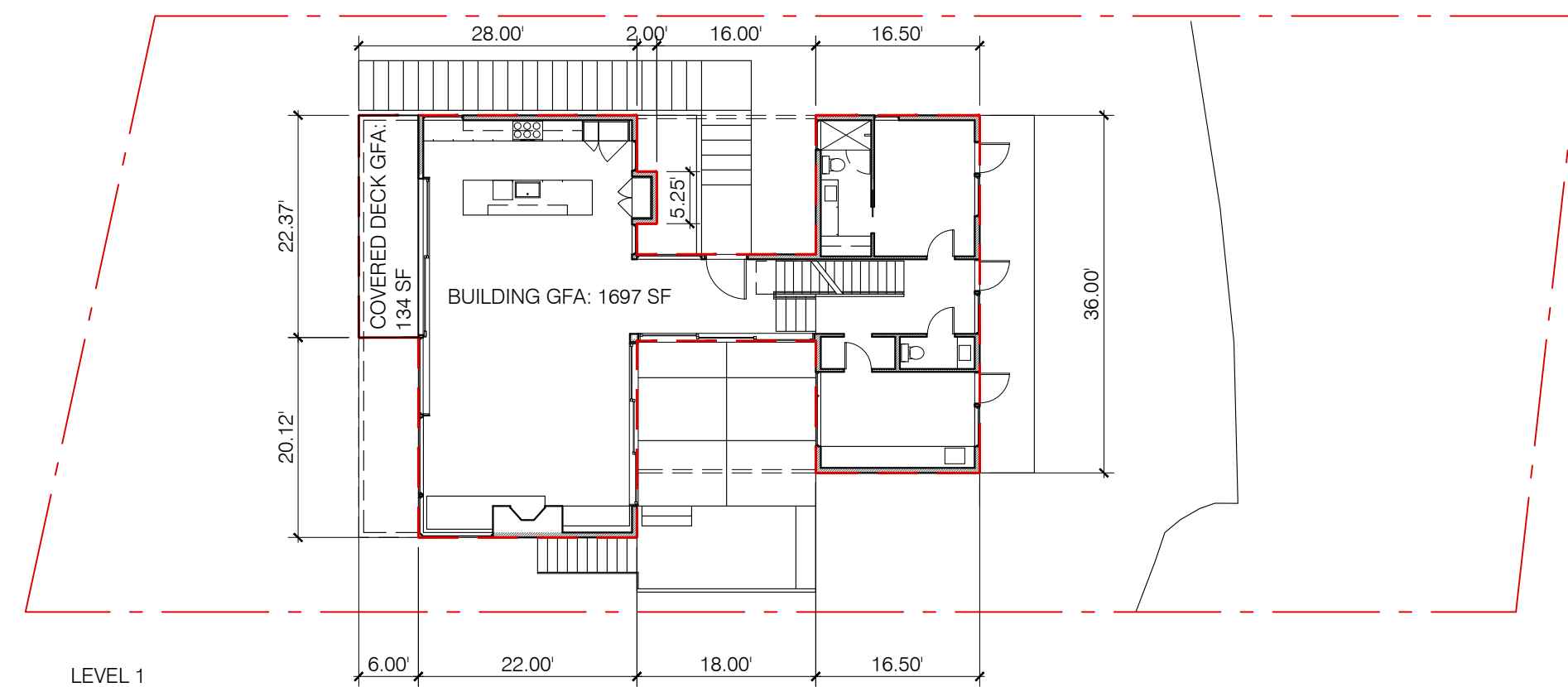
AVERAGE BUILDING ELEVATION			
	midpoint elevation	façade length	(length x elev)
W1	132.5	42.50	5631.3
S1	135.7	22.00	2985.4
E1	138.5	6.50	900.3
S2	139.8	6.00	838.8
E2	141.0	13.33	1879.5
S4	142.0	12.00	1704.0
W2	143.5	13.33	1912.9
S5	145.0	16.50	2392.5
E5	146.0	36.00	5256.0
N3	146.0	16.50	2409.0
W3	143.0	14.00	2002.0
N4	142.0	12.00	1704.0
E4	141.0	14.00	1974.0
N2	137.0	28.00	3836.0
			35425.6 total
			252.7 total length
			140.2 average elev (total / total length)
			170.2 30' height limit

LOT SLOPE CALCULATION

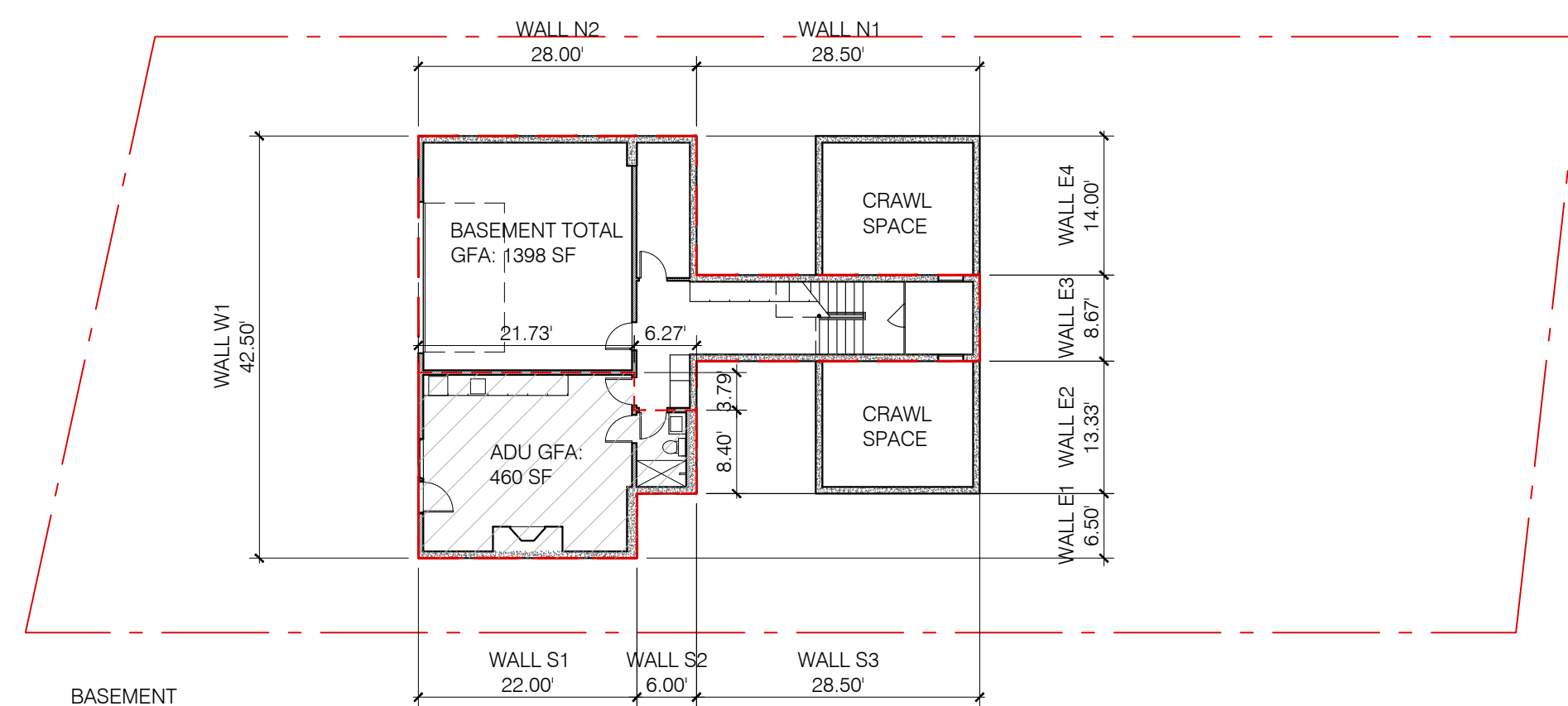
HIGHEST PT ELEVATION: +164.0'
LOWEST PT ELEVATION: +121.8'
ELEVATION DIFFERENCE: 42.2'
HORIZONTAL DISTANCE BETWEEN HIGH AND LOW PT: 147.5'
LOT SLOPE = 42.2' / 147.5' = 28.6%



LEVEL 2

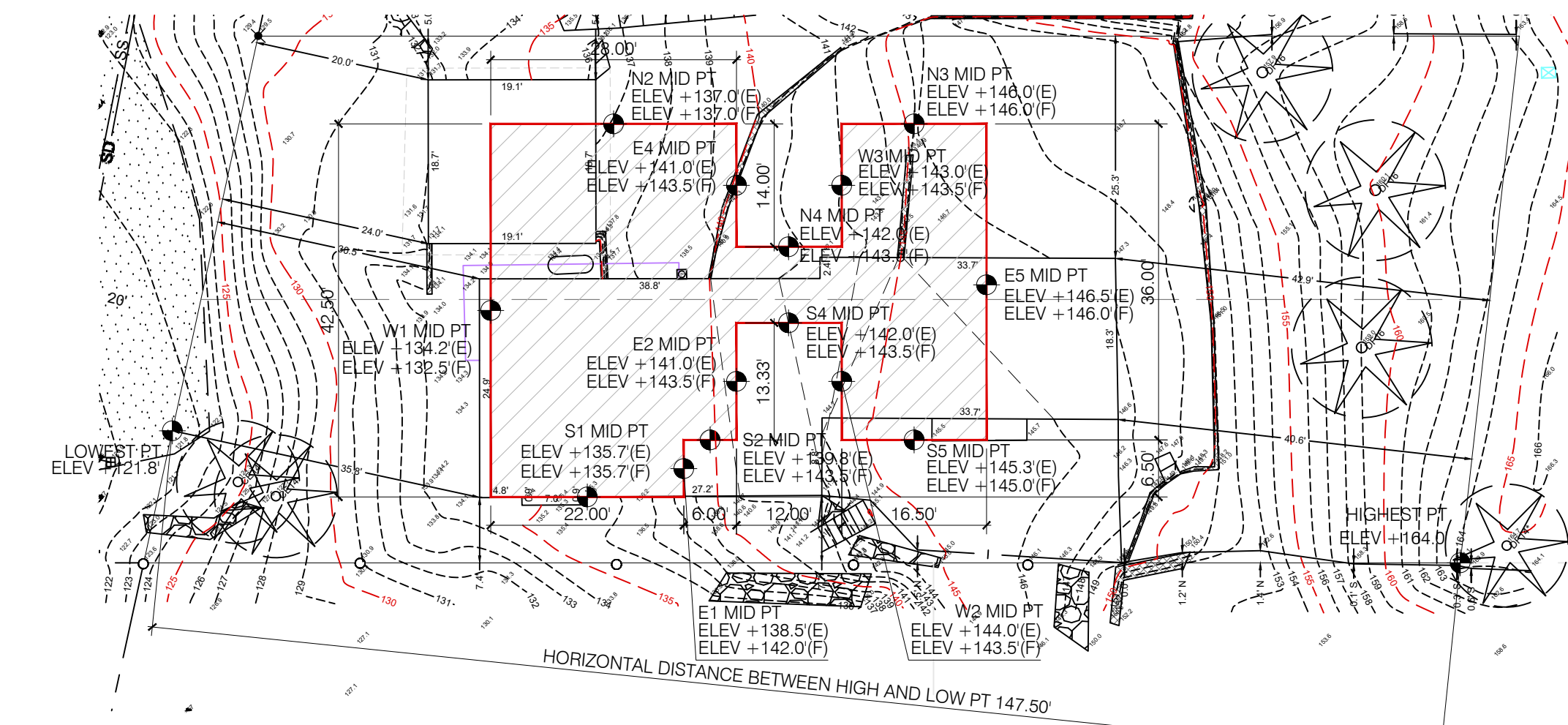


LEVEL 1



NOTE: ADU GFA INCLUDED IN BASEMENT TOTAL GFA

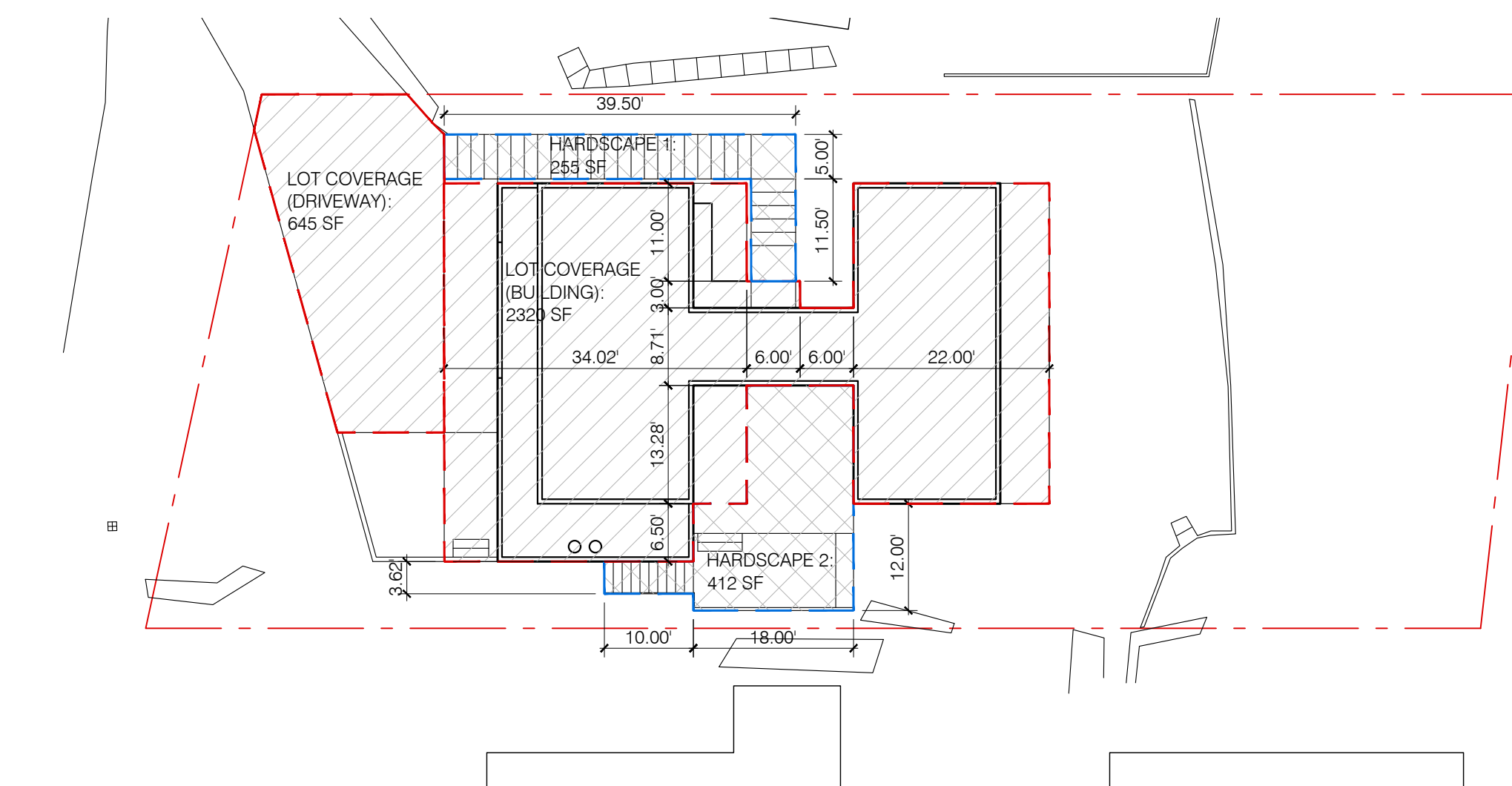
2 GFA DIAGRAMS
1/16" = 1'-0"



2 AVG BUILDING ELEVATION DIAGRAM - EXISTING AND FINISH GRADE / LOT SLOPE
1/16" = 1'-0"

LOT COVERAGE AND HARDSCAPE CALCULATIONS

LOT COVERAGE CALCULATION			
LOT AREA			8,811
MAX COVERAGE (35%)			3,084
PROPOSED COVERAGE			
	BUILDING	2,320	
	DRIVEWAY	645	
TOTAL		2,965	COMPLIES
MAX HARDSCAPE (9%)			
		793	
PROPOSED HARDSCAPE			
	H1	255	
	H2	412	
TOTAL		667	COMPLIES



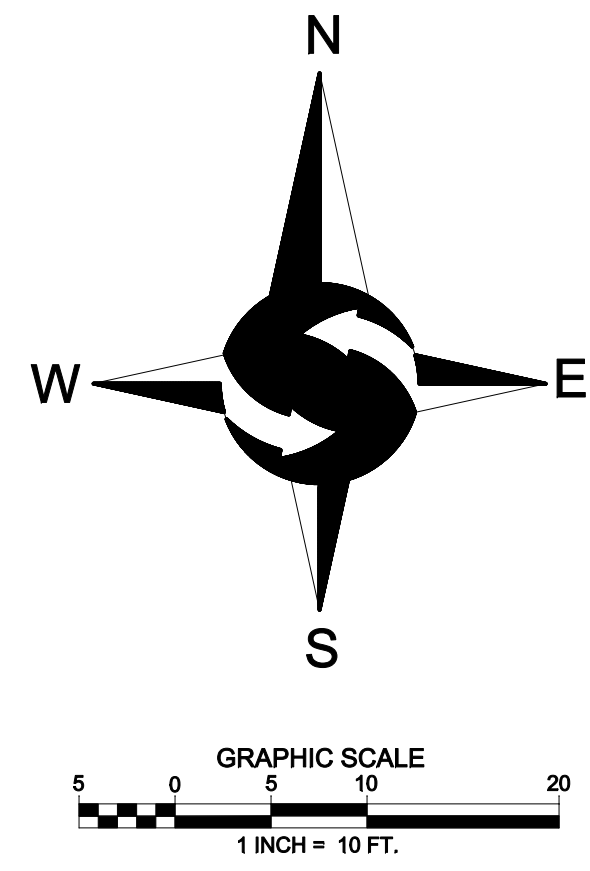
1 LOT COVERAGE PLAN DIAGRAM
1/16" = 1'-0"

Jurisdiction Review

Owner Name
SAM FRANKLIN + JUNE CADENHEAD
Project Address
3064 68TH AVE SE
MERCER ISLAND, WA 98040

Sheet Information
Job Number 2209
Drawn DR / TL
Checked SB
Title
LAND USE CALCULATIONS

Sheet



LEGEND

- | | | | |
|------|---|-------|-----------------------|
| ○ | FOUND MONUMENT IN CASE | —OHP— | OVERHEAD POWER |
| ○ | FOUND REBAR AS DESCRIBED | -X- | CHAINLINK FENCE |
| ⊗ | SET MAG NAIL AS DESCRIBED | — | WOOD FENCE |
| ⊕ | POWER METER | --- | WIRE FENCE |
| ⊙ | UTILITY POLE | ▨ | TIMBER WALL |
| ⊞ | MAILBOX | ▩ | CONCRETE WALL |
| ⊚ | STORM DRAIN MANHOLE | ▭ | ROCKERY |
| ⊛ | CATCH BASIN SOLID LID | ▭ | ASPHALT SURFACE |
| ⊜ | CATCH BASIN | ▭ | CONCRETE SURFACE |
| ⊝ | SANITARY SEWER MANHOLE | ▭ | GRAVEL SURFACE |
| ⊞ | WATER VALVE | ▭ | BRICK SURFACE |
| ⊞ | FIRE HYDRANT | CE | CEDAR |
| ⊞ | WATER METER | DF | DOUGLAS FIR |
| —SS— | APPROXIMATE LOCATION SANITARY SEWER LINE | * | INDICATES MULTI-TRUNK |
| —SD— | APPROXIMATE LOCATION STORM DRAIN LINE | | |
| —G— | APPROXIMATE LOCATION UNDERGROUND GAS LINE | | |
| —W— | APPROXIMATE LOCATION UNDERGROUND WATER LINE | | |

LEGAL DESCRIPTION

LOTS 4 AND 5, BLOCK 39, EAST SEATTLE BLOCKS 39 & 40, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 21, RECORDS OF KING COUNTY, WASHINGTON, SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

RECORD OF SURVEY BY TERRANE FOR LOUIE SCALZO, RECORDED ON OCTOBER 19, 2017, IN VOLUME 372 OF SURVEYS, PAGES 200 AND 201, UNDER RECORDING NO. 20171019900001, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

PROPERTY OWNER: MARY KAY NELSON
3064 68TH AVENUE SE
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 217510-0020

PROJECT ADDRESS: 3064 68TH AVENUE SE
MERCER ISLAND, WA 98040

ZONING: R-8.4

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 8,811 S.F. (0.202 ACRES) AS SURVEYED

GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION AND AN EMLID REACH RS2 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MAY 2022 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

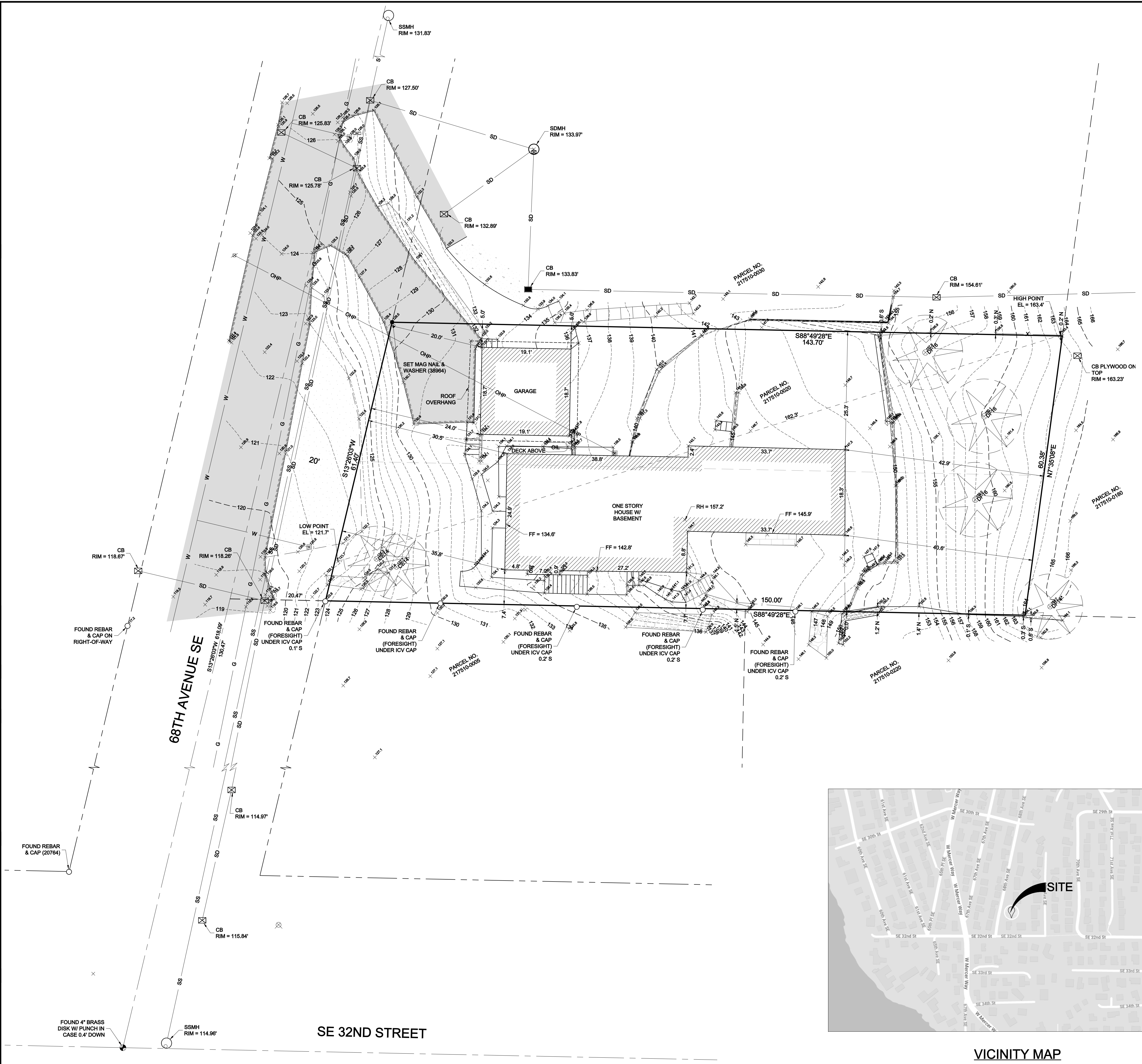
VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.

THE MARK IS A MONUMENT IN CASE AT THE INTERSECTION OF SE 32ND STREET AND 68TH AVENUE NE.

POINT ID NO. 502;
ELEVATION: 112.571 FEET - NAVD 88

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



SW 1/4, NW 1/4, SEC 12, TWP 24N, RNG 4E, W.M.



DATE	REVISION	DRN

TOPOGRAPHIC SURVEY

SAM FRANKLIN
3064 68TH AVENUE SE
MERCER ISLAND, WA 98040

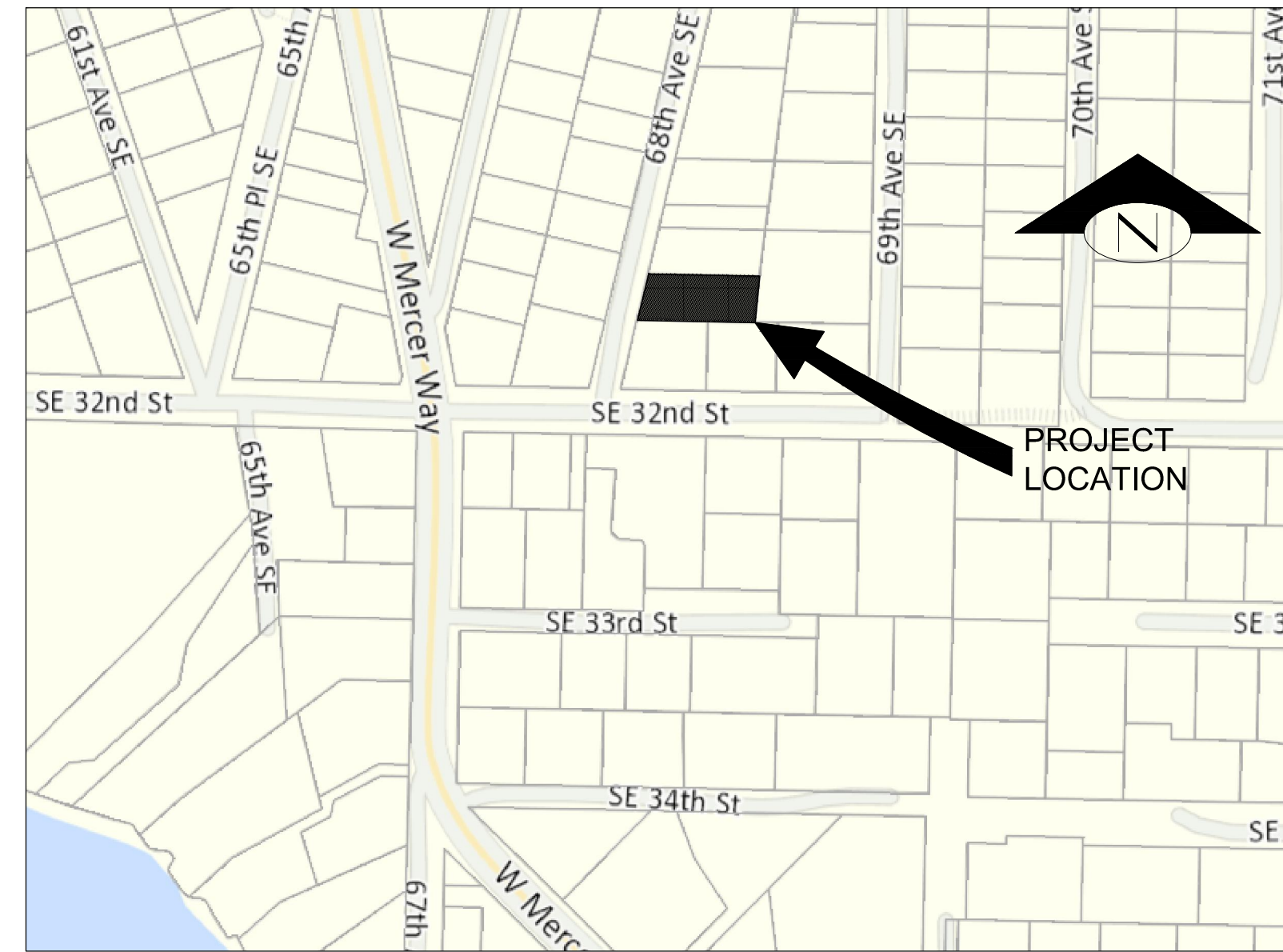
PROJECT NO. 22-254

DRAWN BY: MTS
CHECKED BY: TNW
DATE: 5/4/2022

SHEET 1 OF 1

VICINITY MAP

SCALE: 1"=200'



LEGAL DESCRIPTION

LOTS 4 AND 5, BLOCK 39, EAST SEATTLE BLOCKS 39 & 40, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 21, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

NOTES

1. THE CONTRACTOR SHALL PROTECT EXISTING PAVEMENT TO REMAIN. IF ROADWAY SURFACE IS DISTURBED DURING CONSTRUCTION THE CONTRACTOR SHALL COORDINATE RESTORATION LIMITS WITH THE INSPECTOR.
2. ALL ON-SITE STORM LINES SHALL BE 6" PVC, HAVE A MINIMUM 2% SLOPE, AND A MINIMUM COVER OF 1.0' IN LANDSCAPED AREAS AND 2.0' IN AREAS SUBJECT TO VEHICULAR TRAFFIC, UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO VERIFY SIZE, LOCATION AND CONDITION OF EX SSS TO BE REUSED.
4. PROJECT PROPOSES TO PRODUCE APPROXIMATE 550 CUBIC YARDS OF CUT RELATED TO EXCAVATION FOR CONSTRUCTION OF THE PROPOSED BASEMENT. EXCAVATED SOILS SHALL BE HAULED OFF-SITE.



Green Lake Engineering, LLC
6045 4th Ave. NE
Seattle, WA 98115
Phone: 206-898-4269



68TH AVE SE
BUILDING PERMIT SUBMITTAL

BUILDING PERMIT SUBMITTAL
12.30.2022

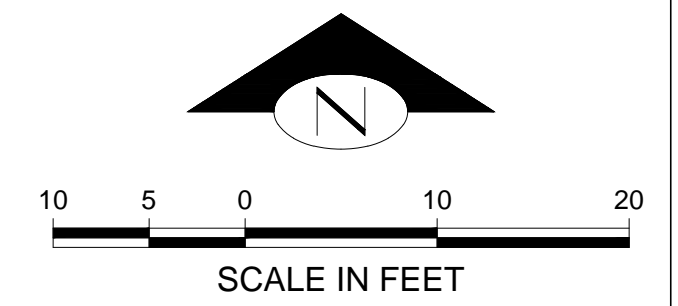
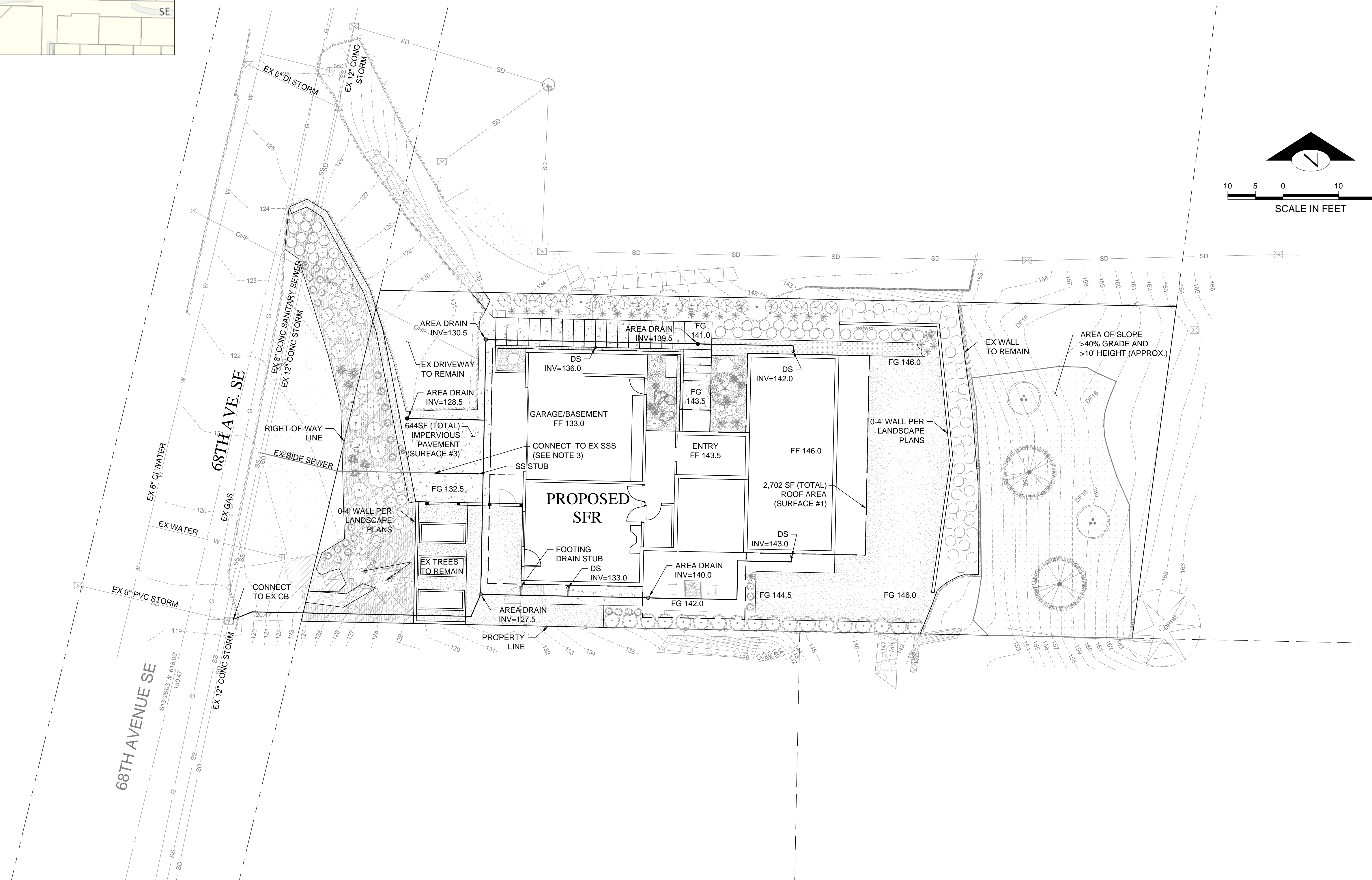
Jurisdiction Review

Owner Name
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Project Address
3064 68TH AVE SE
MERCER ISLAND, WA 98040

Sheet Information	
Job Number	2209
Drawn	RMK
Checked	RMK
	Title

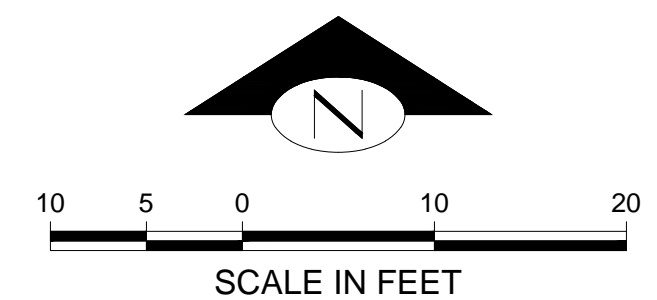
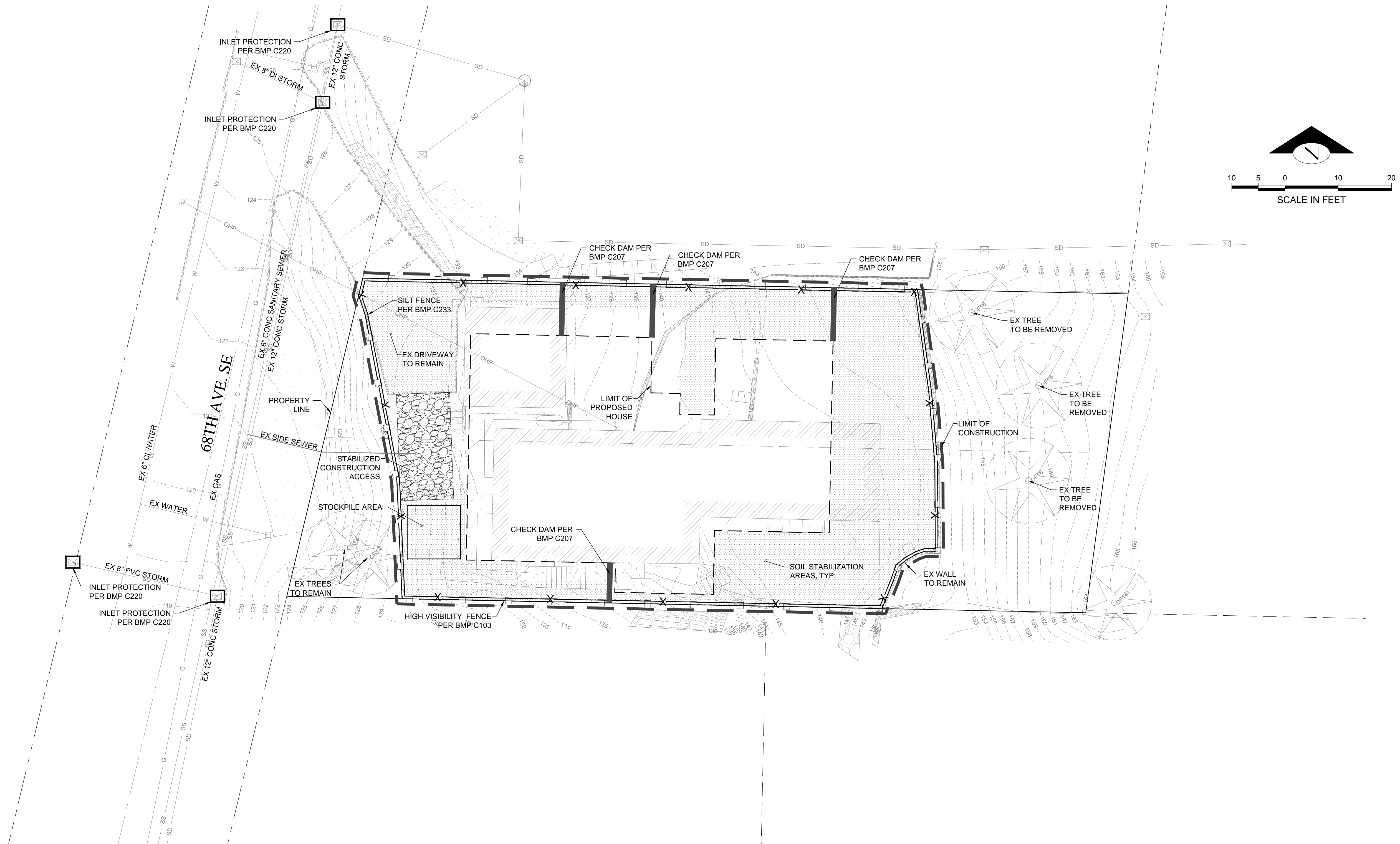
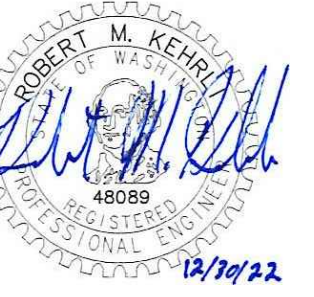
STORMWATER
SITE PLAN

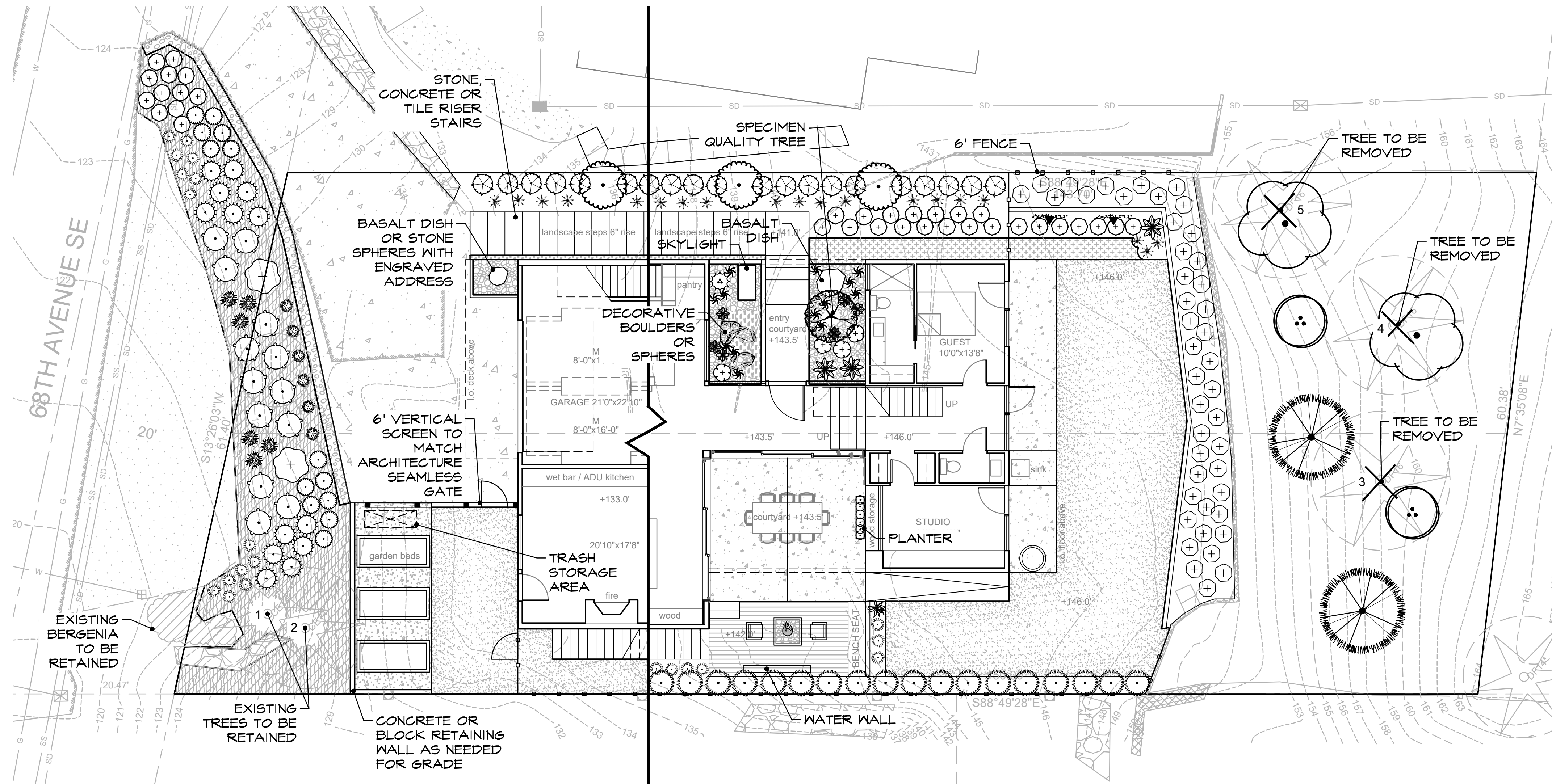
Sheet





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Seattle, WA 98115
Phone: 206-898-4269





LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE PHONE 1-800-424-5555.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW IN THESE NOTES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
5. SUBGRADE IS TO BE WITHIN 1/8" OF ONE FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS AND STICKS LARGER THAN 2" DIAMETER.
6. 6" DEPTH TOPSOIL IN BED AREAS AND 4" IN ALL LAWN AREAS.
7. 2" DEPTH BARK IN ALL BED AREAS.
8. ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURER'S SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. ANY REPLACEMENTS MADE AT ONCE.
 - 9.A. GENERAL: ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
 - 9.B. TREES, SHRUBS, AND GROUND COVER: QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL FOLIATED WHEN IN LEAF. FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS, AND ALL NEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
10. ALUMINUM EDGING, PERMALOC OR APPROVED EQUAL, TO BE INSTALLED BETWEEN BARK AND COBBLE.

TREE RETENTION REQUIREMENTS
 MINIMUM 30% LARGE TREES RETAINED
 TOTAL LARGE TREES ON SITE: 5
 TREES TO BE REMOVED: 3 (TREE #3, #4, #5)
 TREES TO TO BE RETAINED: 2 (TREE #1, #2)= 40%

TREE REPLACEMENT CALCULATIONS
 LARGE TREES TO BE REMOVED: 3 (TREE #3, #4, #5)
 REPLACEMENT REQUIRED 2:1 RATIO:
 6 REPLACEMENT TREES REQUIRED- 6'TALL MIN
 CONIFERS & 1.5" CAL DECIDUOUS TREES
 REPLACEMENTS PROVIDED: 6
 2-ACER CIRCINATUM
 2-CORNUS NUTTALLII
 2-PINUS CONTORTA

Root of Design
 206.441.4545
 2020 Maitby Rd
 Ste 7, PMB 370
 Bothell, WA 98021
 www.rootofdesign.com



PROJECT TITLE

LANDSCAPE PLAN

3064 68TH AVE SE MERCER ISLAND, WA

DRAWN	DATE
KJ	12.22.22
REVISED	DATE

1/8" = 1'-0"

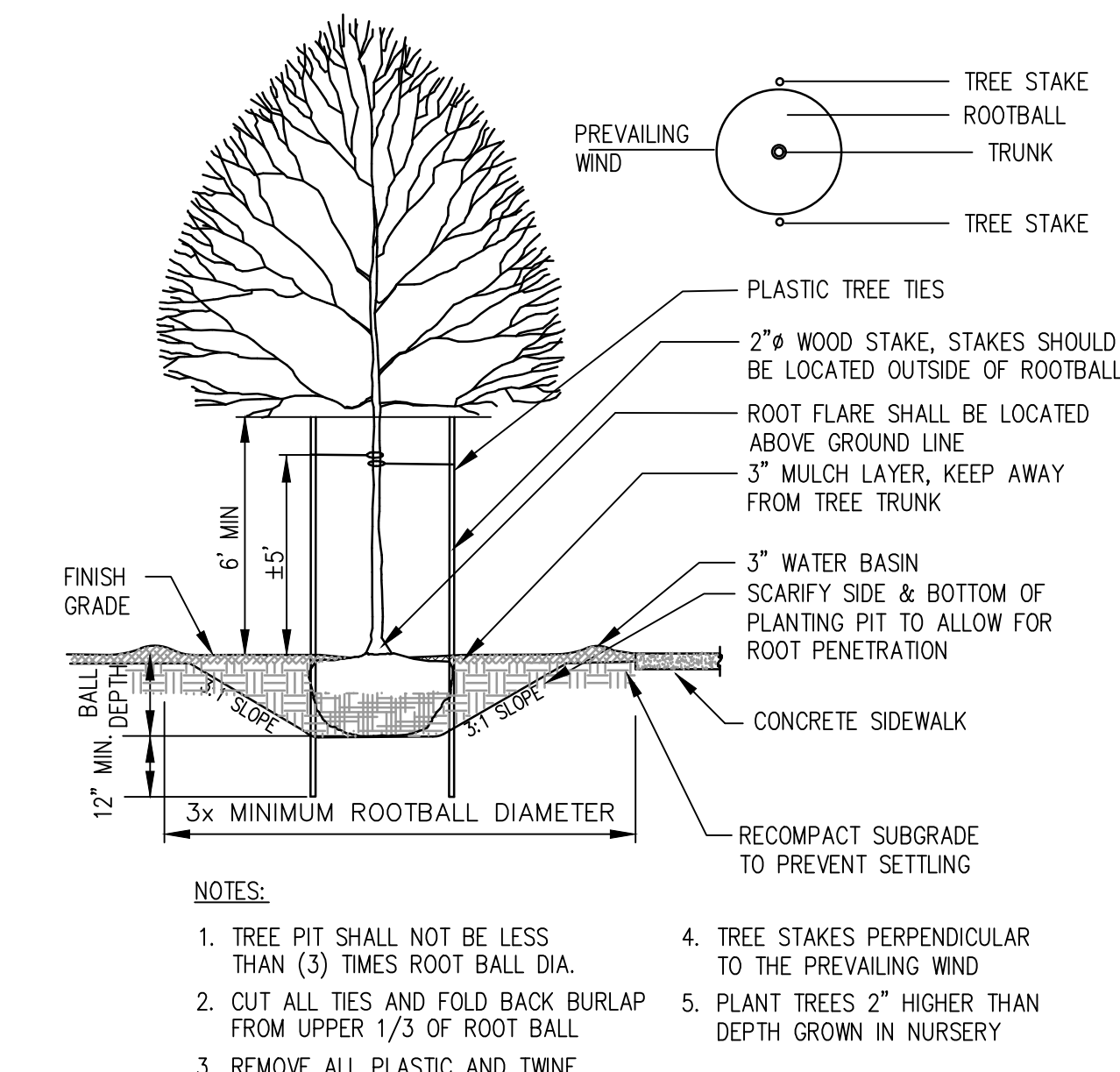
L1

PLANT SCHEDULE *

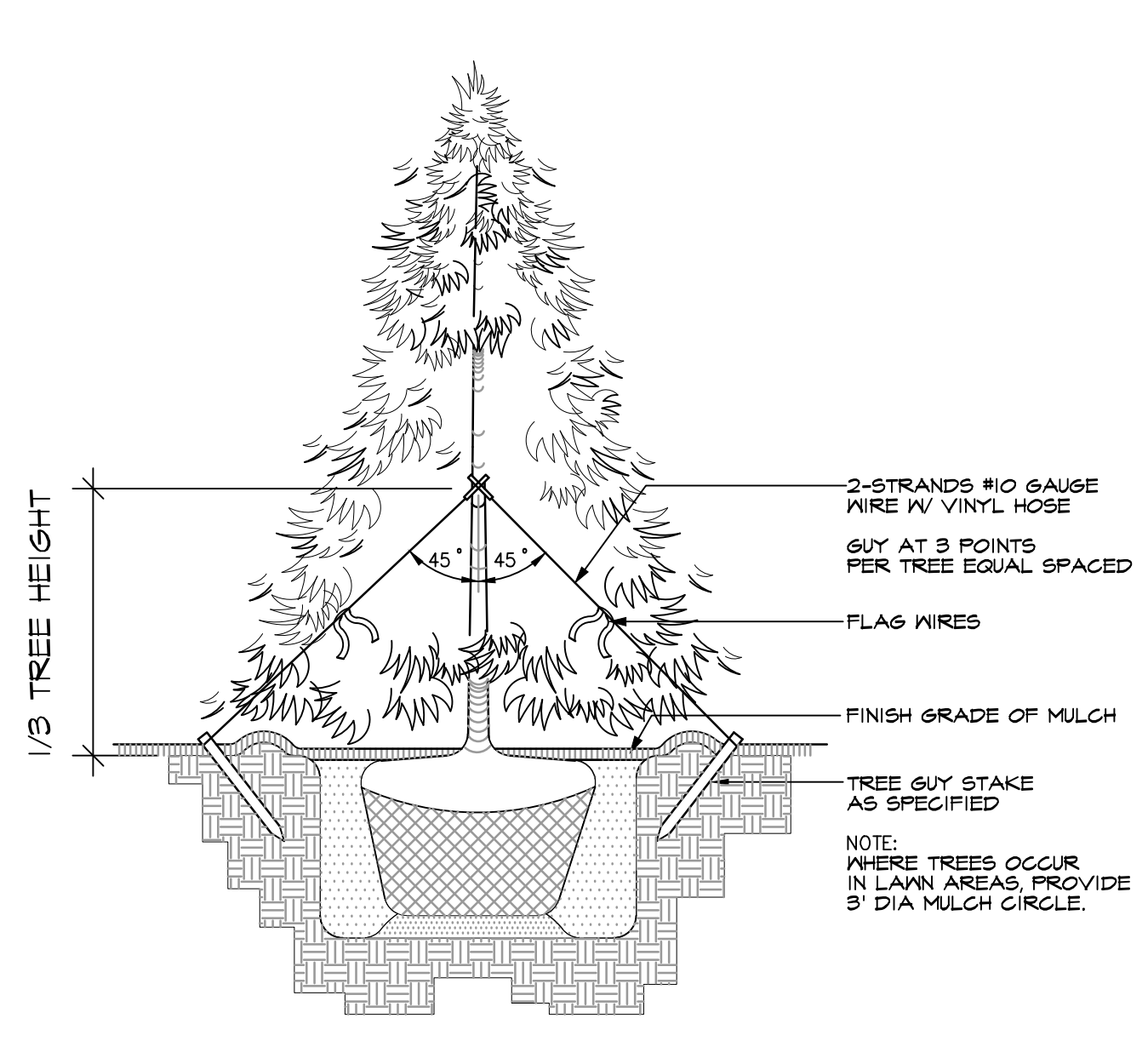
TREES	BOTANICAL / COMMON NAME	SIZE	QTY	
	Acer circinatum / Vine Maple Replacement Tree	1.5' Cal, 6' Ht min.	2	
	Acer palmatum 'Sango-kaku' / Coral Bark Japanese Maple	2"-2.5" Cal B&B	1	
	Cornus nuttallii / Pacific Dogwood Replacement Tree	1.5' Cal, 6' Ht min.	2	
	Pinus contorta / Shore Pine Replacement Tree	6'-7' Ht.	2	
	Populus tremula 'Erecta' / Swedish Columnar Aspen	1.75" Cal.	3	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	Ophiopogon japonicus 'Nanus' / Dwarf Mondo Grass	4" pot	15" o.c.	23
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry	4" pot	24" o.c.	122
	Sagina subulata / Irish Moss	4" pot	18" o.c.	45
	Turf Sod / Drought Tolerant Fescue Blend	sod		1,123 sf
SITE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	Arborist Chips 3" Depth	N/A		99 sf
	Black Polished Mexican Beach Pebbles 1"-2"	N/A		144 sf
	Cobble 1"-3"	N/A		77 sf

PLANT SCHEDULE *

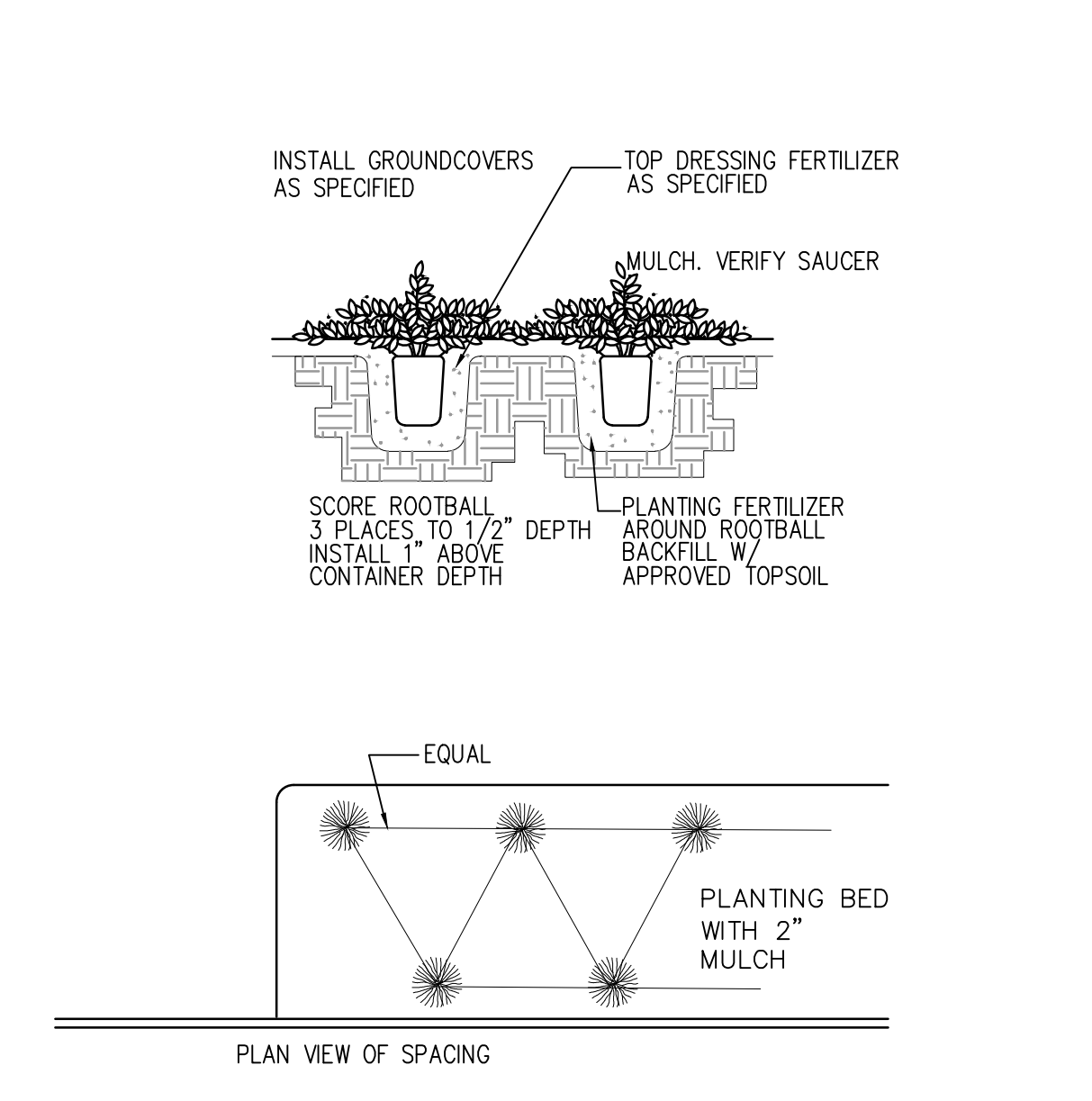
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Azalea x 'Gumpo White' / Gumpo White Satsuki Azalea	1 gal	4
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal	13
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	6
	Camellia sasanqua 'Yuletide' / Yuletide Camellia	5 gal, Espalier	2
	Carex oshimensis 'Carfitol' / EverColor® Everest Japanese Sedge	1 gal	19
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal	13
	Carex testacea / Orange Sedge	1 gal	21
	Choisya ternata 'Sundance' / Sundance Mexican Mock Orange	3 gal	13
	Cotinus coggygria 'Royal Purple' / Royal Purple Smoke Tree	5 gal	2
	Equisetum hyemale / Horsetail Reed Grass	1 gal	6
	Gaultheria shallon / Salal	1 gal	44
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle	2 gal	13
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress	2 gal	3
	Miscanthus sinensis 'Purpurescens' / Purple Eulalia Grass	2 gal	6
	Phormium tenax / New Zealand Flax	2 gal	1
	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	2 gal	1
	Polystichum polyblepharum / Japanese Tassel Fern	1 gal	6
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel	2 gal	34
	Taxus x media 'H.M. Eddie' / H.M. Eddie Yew	3'-5' Ht	20
	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	8'-9' Ht.	13



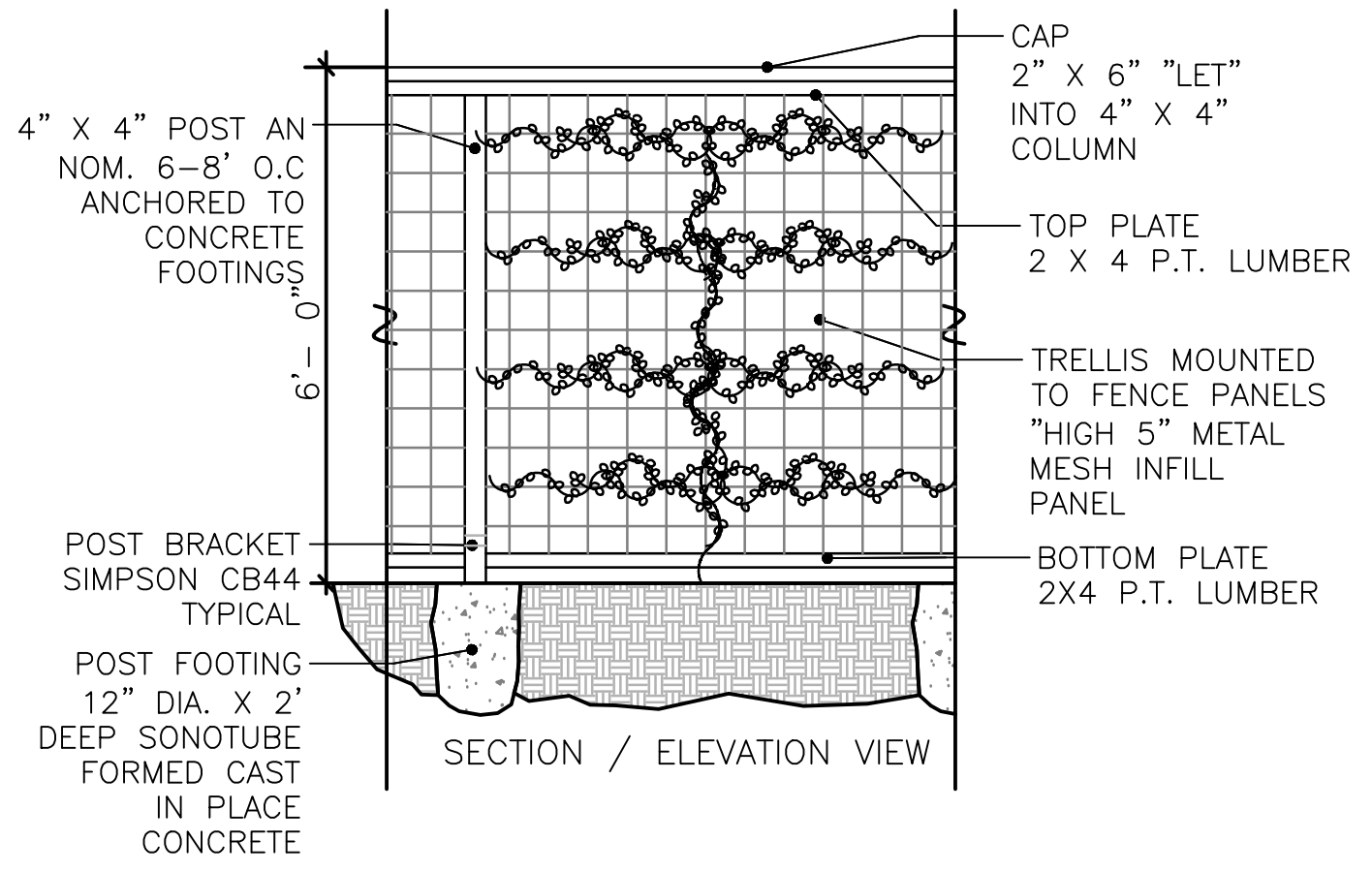
1 TYPICAL DECIDUOUS TREE PLANTING DETAIL
NTS



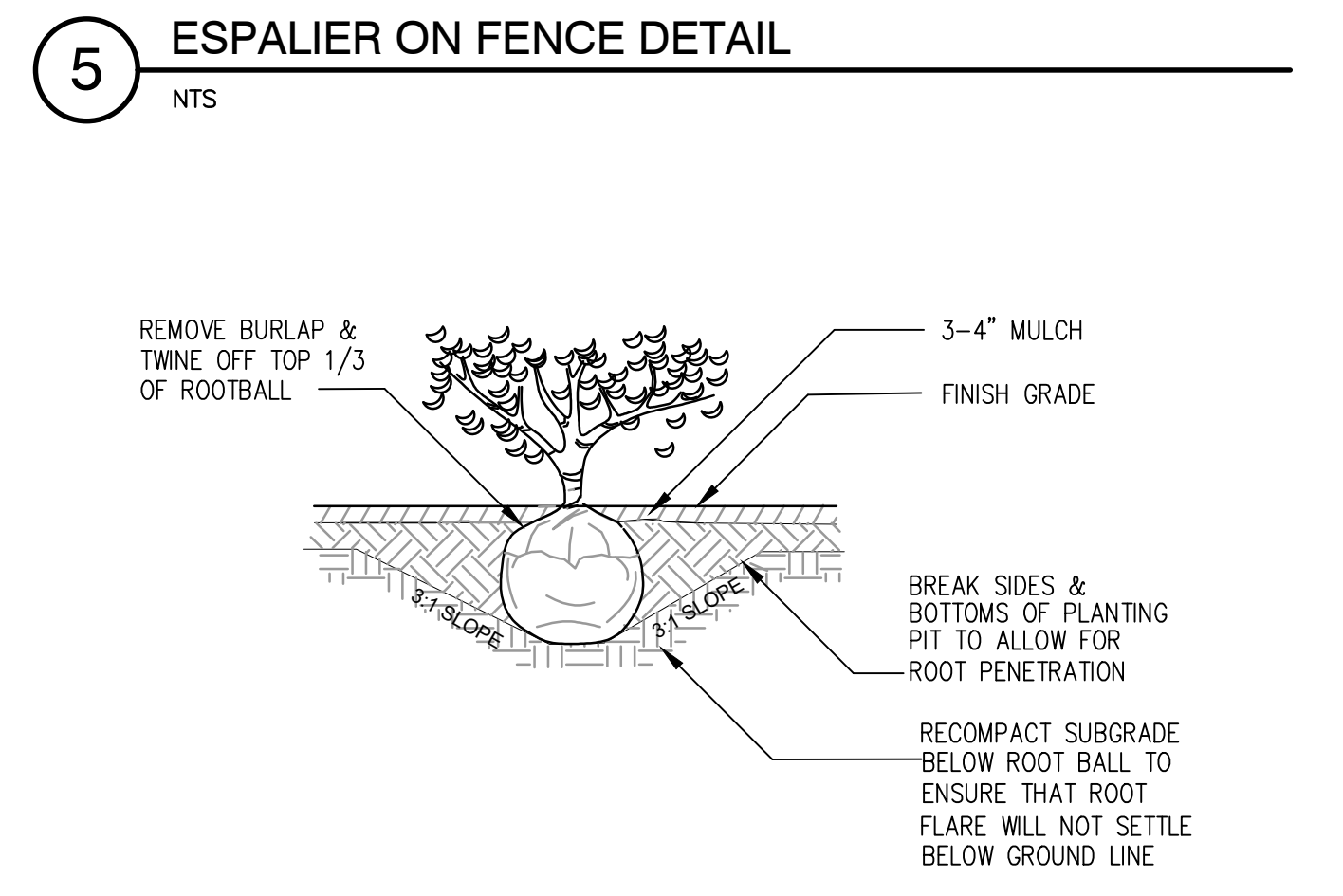
2 TYPICAL EVERGREEN TREE PLANTING DETAIL
NTS



3 TYPICAL GROUNDCOVER PLANTING DETAIL
NTS



4 TYPICAL SHRUB PLANTING DETAIL
NTS



5 ESPALIER ON FENCE DETAIL
NTS

Root of Design
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Bethel, WA 98021
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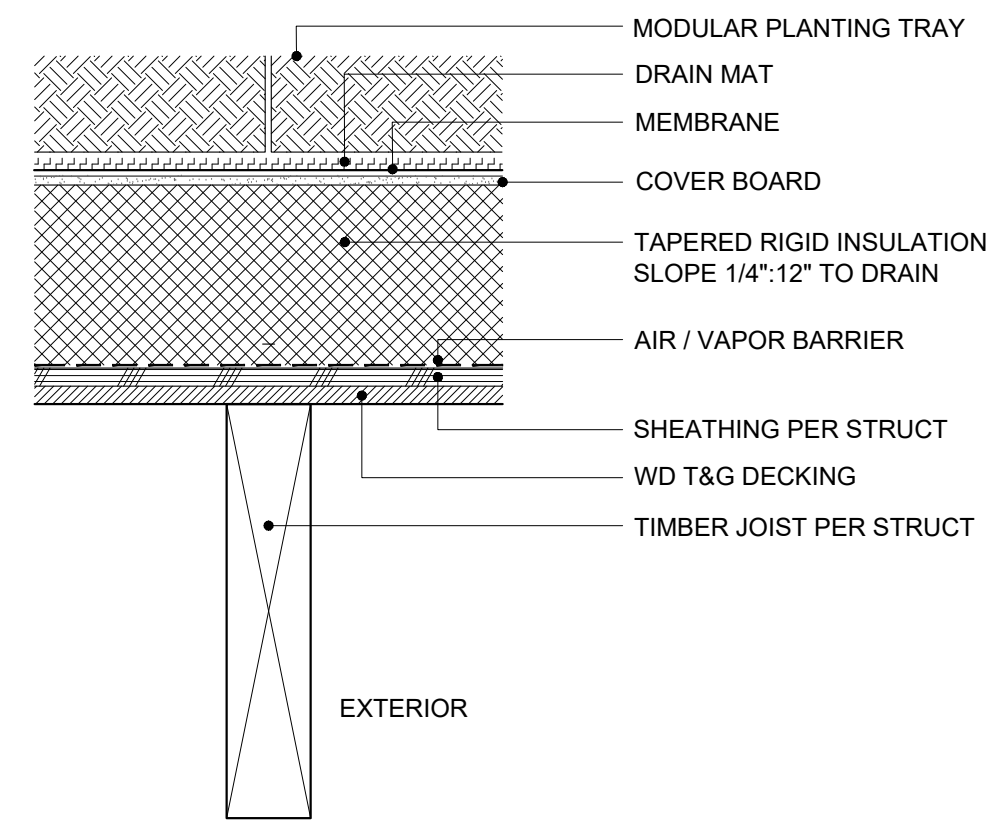


PROJECT TITLE

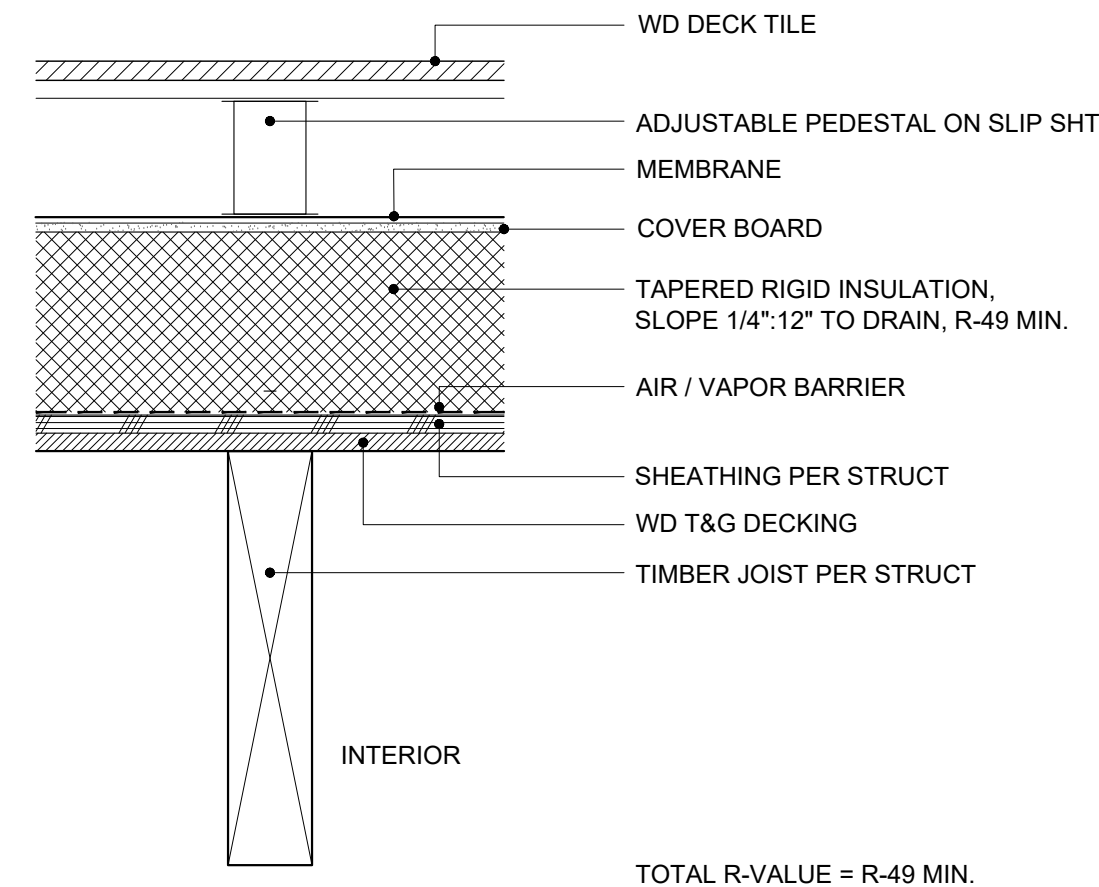
LANDSCAPE PLAN
3064 68TH AVE SE MERCER ISLAND, WA

DRAWN: KJ DATE: 12.22.22
REVISED: DATE:

NTS
L2

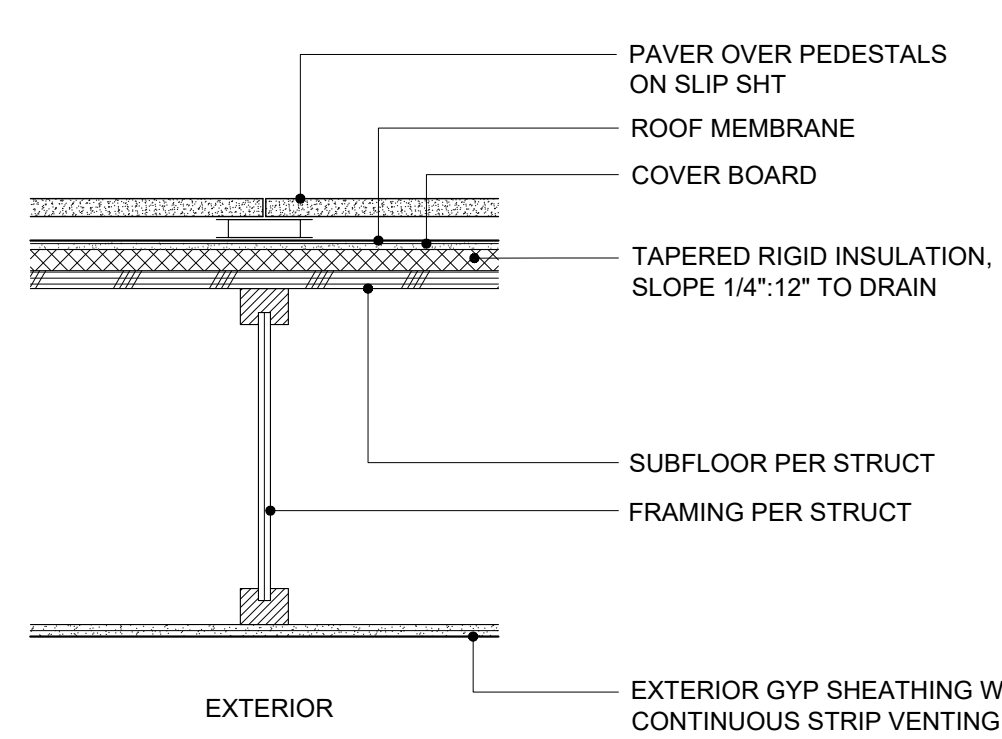


R5 ROOF - WEST OVERHANG
1 1/2"=1'-0"

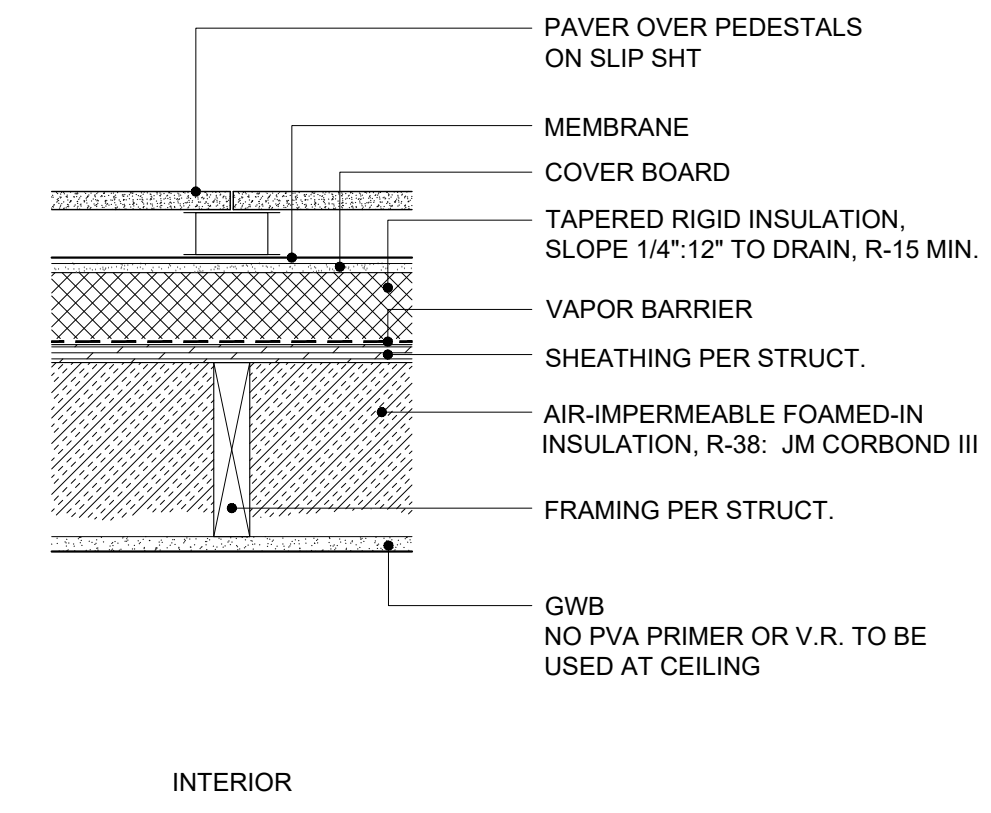


R4 ROOF - WOOD DECK OVER HEATED SPACE
1 1/2"=1'-0"

TOTAL R-VALUE = R-49 MIN.

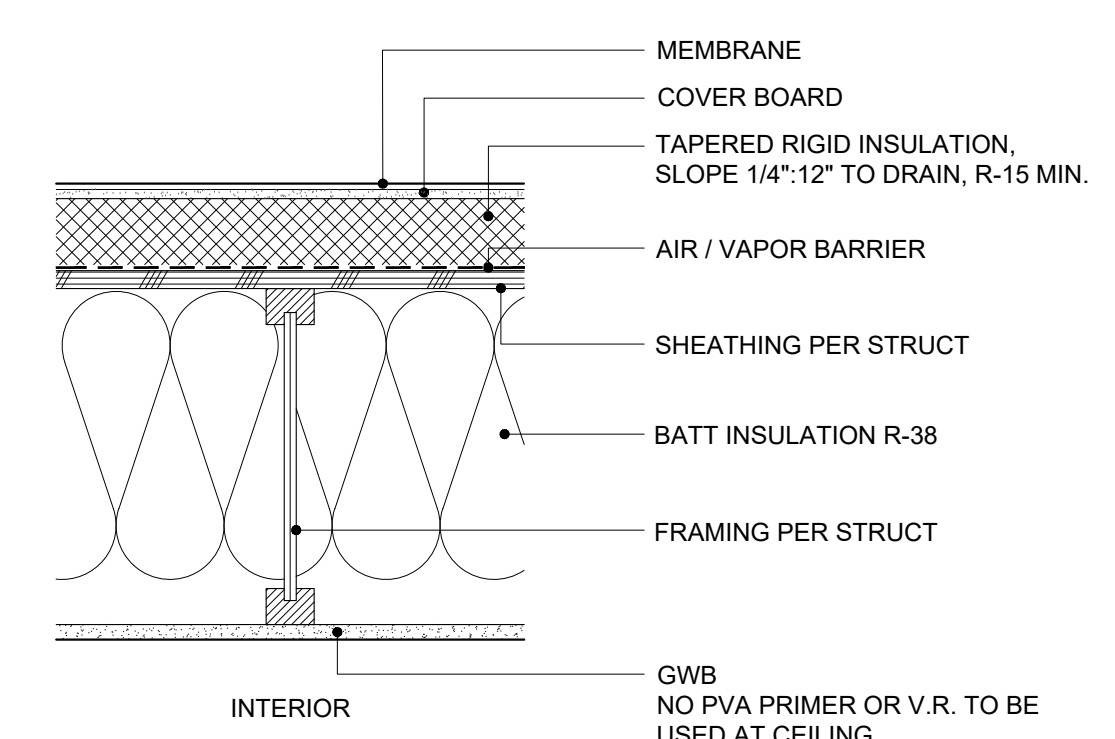


R3 ROOF - LEVEL 1 DECK & SOFFIT
1 1/2"=1'-0"



R2 ROOF - COURTYARD
1 1/2"=1'-0"

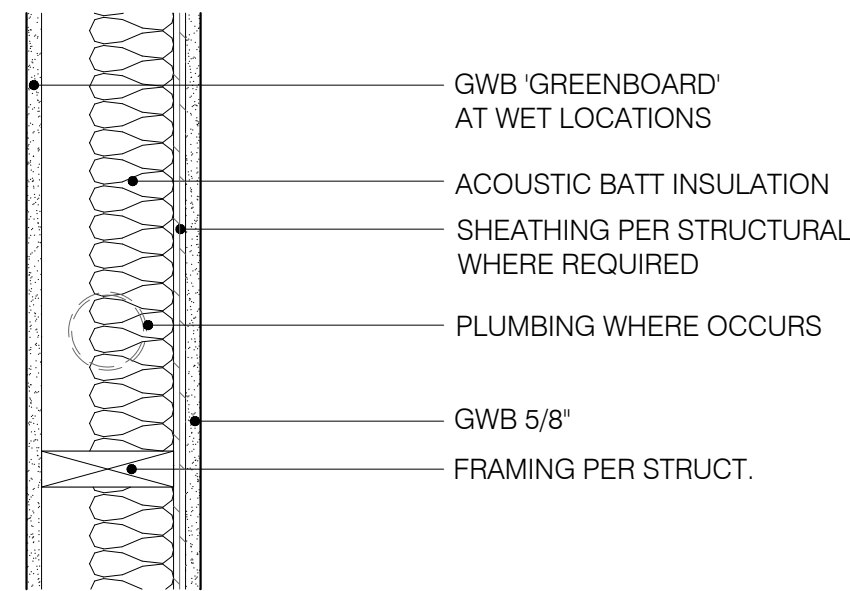
TOTAL R-VALUE = R-53 MIN.



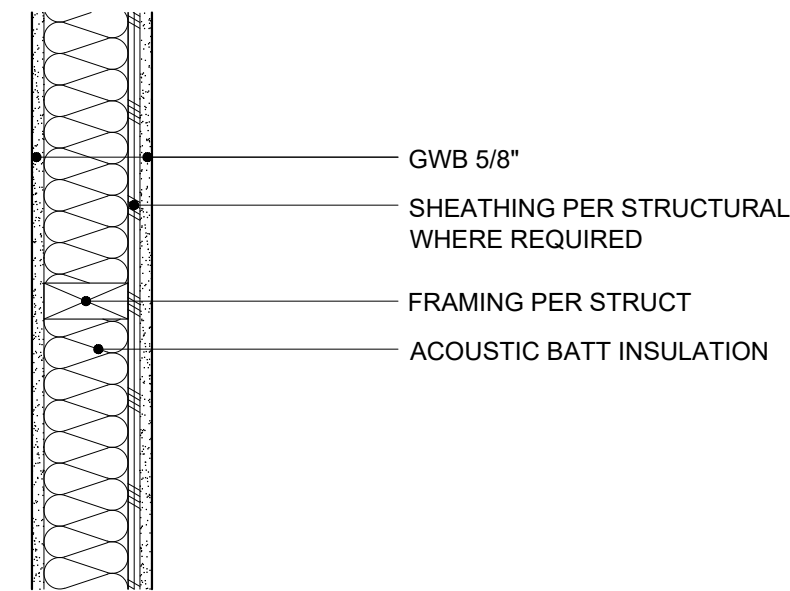
R1 ROOF - TYPICAL
1 1/2"=1'-0"

TOTAL R-VALUE = R-53 MIN.

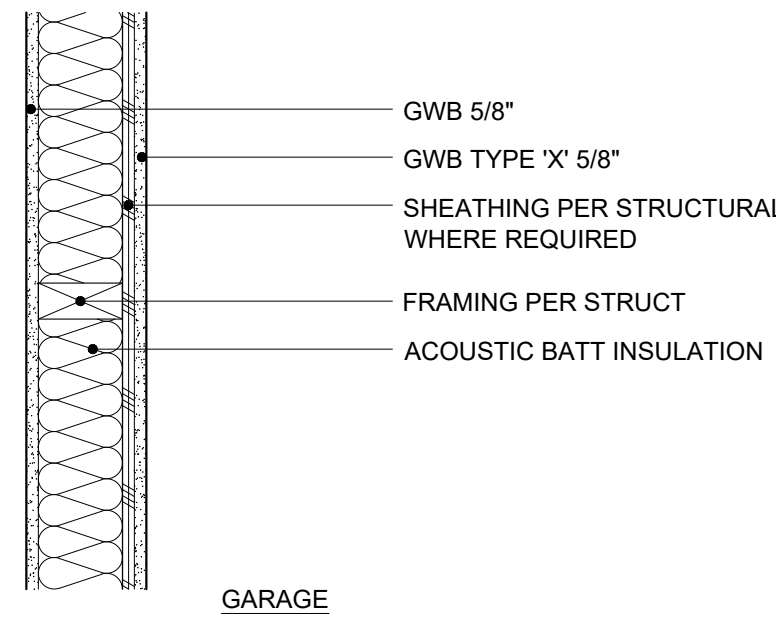
NOTE:
1. A COPY OF THE ICC-ES REPORT FOR THE INSULATION PRODUCT MUST BE PROVIDED ON SITE FOR THE FIELD INSPECTOR.
2. THE APPLIED FOAMED-IN PRODUCT MUST BE INSTALLED BY A CERTIFIED INSTALLER IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.



P3 PARTITION - TYPICAL PLUMBING
1 1/2"=1'-0"

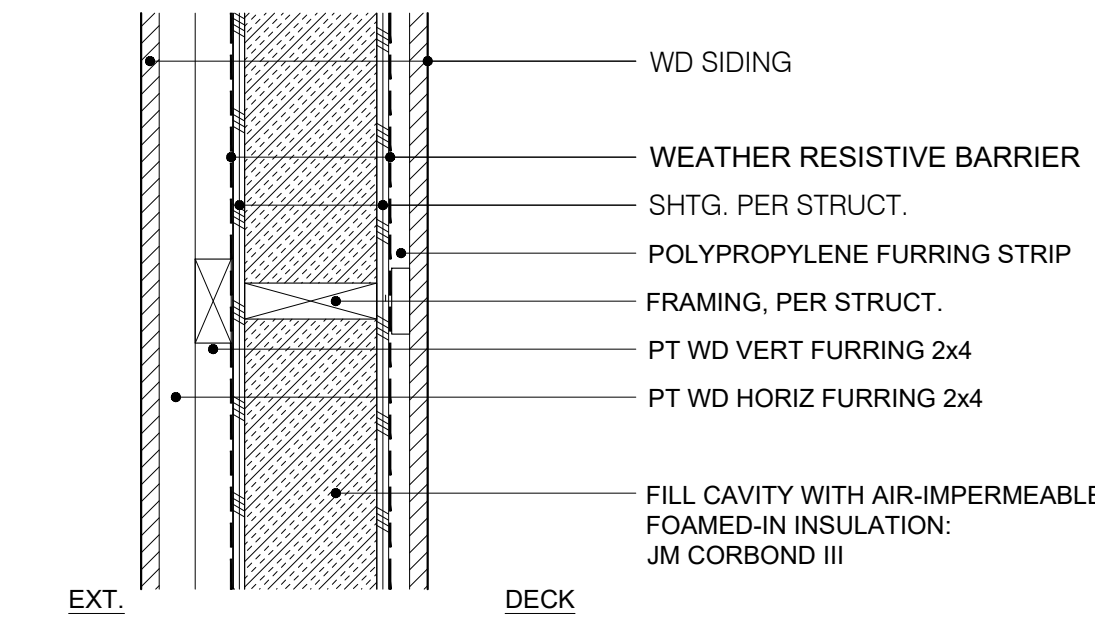


P2 PARTITION - TYPICAL INTERIOR
1 1/2"=1'-0"



P1 PARTITION - TYPICAL @ GARAGE
1 1/2"=1'-0"

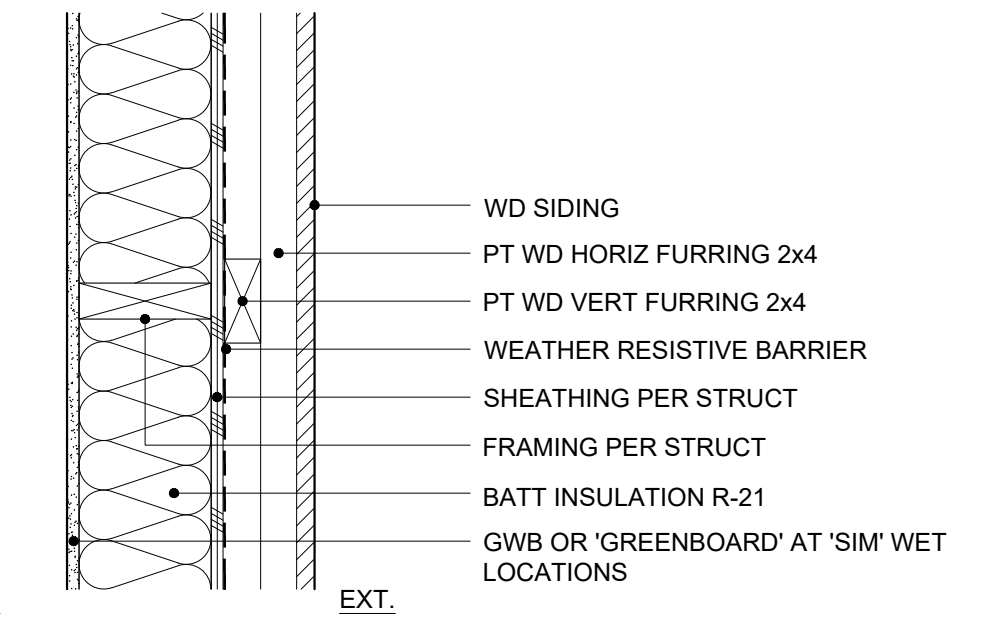
GARAGE



W2 WALL - EXTERIOR
1 1/2"=1'-0"

EXT.

DECK

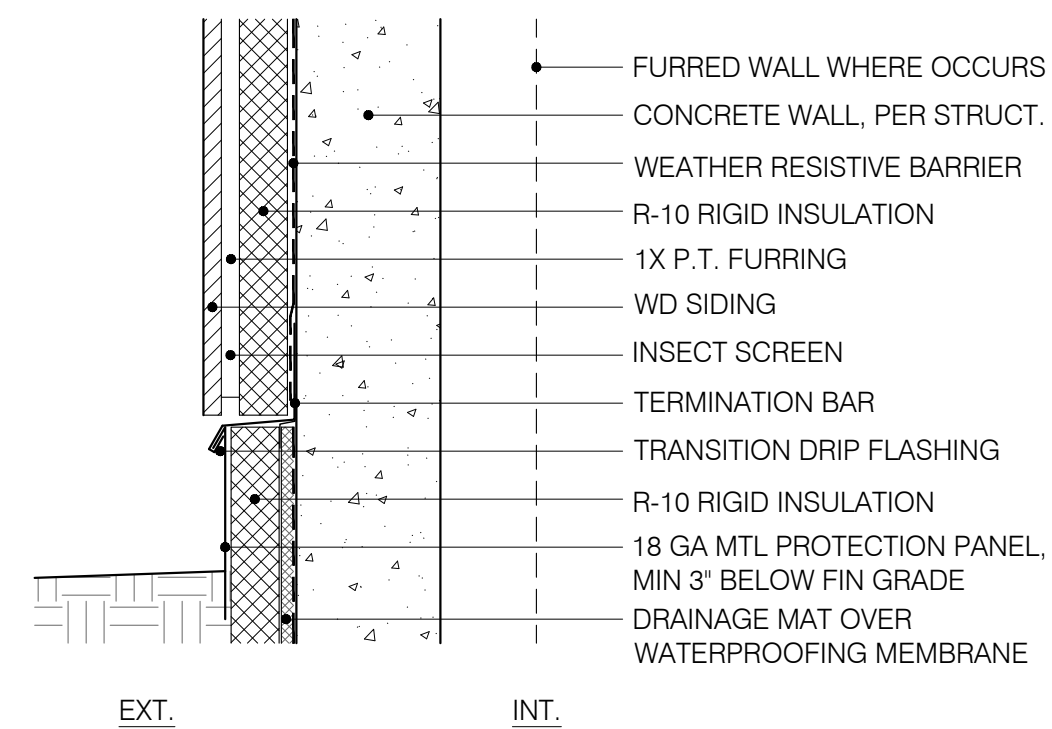


W1 WALL - TYPICAL EXTERIOR
1 1/2"=1'-0"

INT.

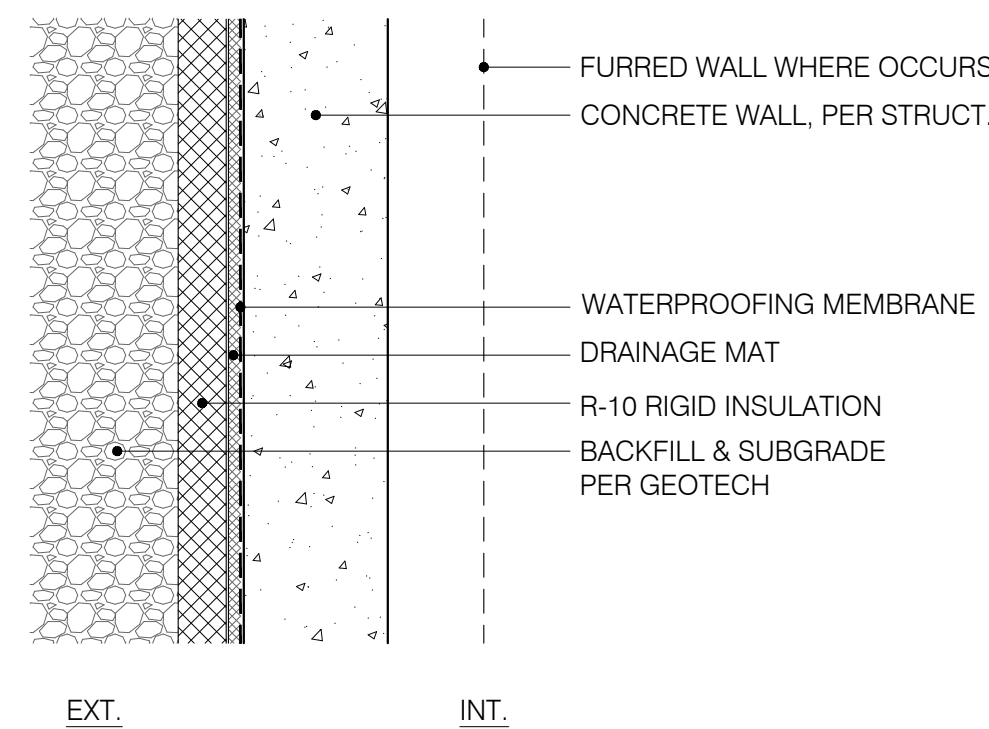
EXT.

TOTAL R-VALUE = R-21



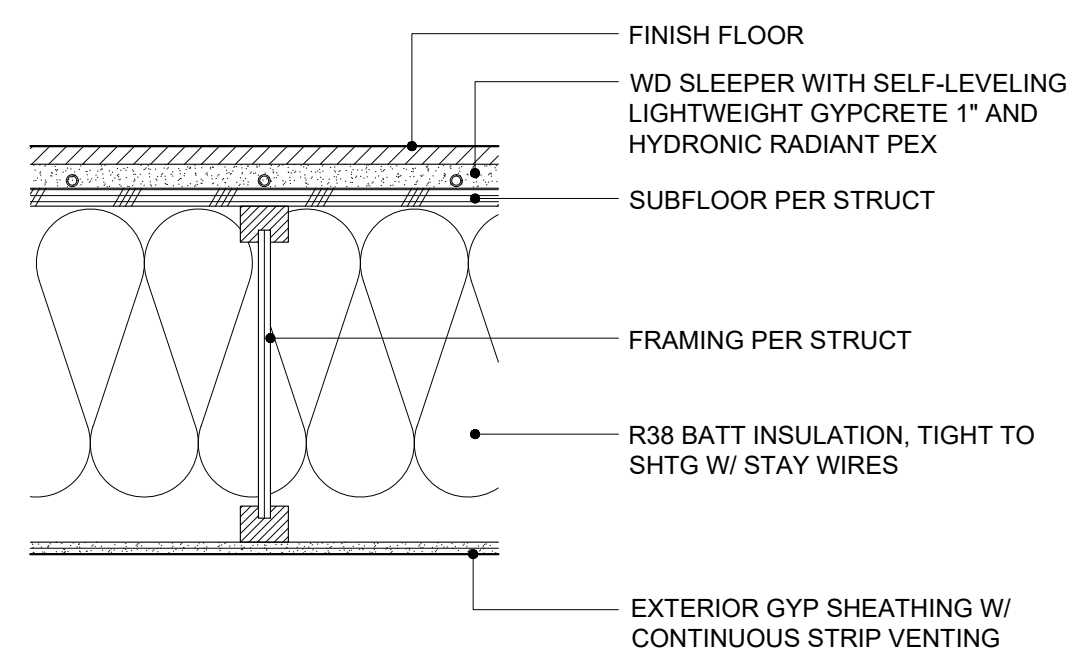
C2 WALL - CONCRETE ABOVE GRADE AT HEATED SPACE
1 1/2"=1'-0"

TOTAL R-VALUE = R10 MIN. C.I.



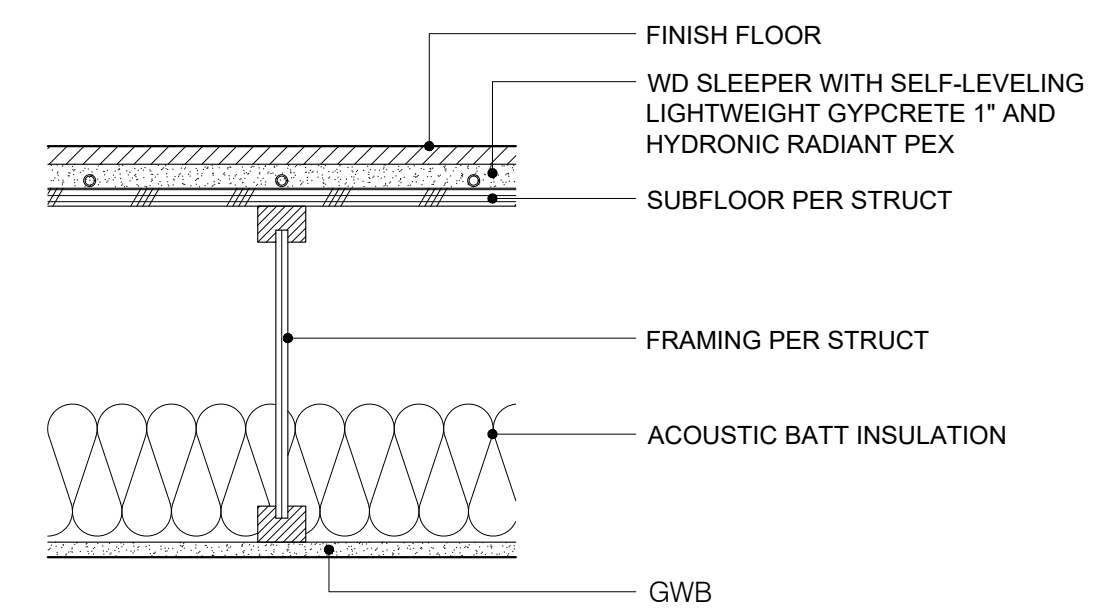
C1 WALL - CONCRETE BELOW GRADE AT HEATED SPACE
1 1/2"=1'-0"

TOTAL R-VALUE = R10 MIN. C.I.

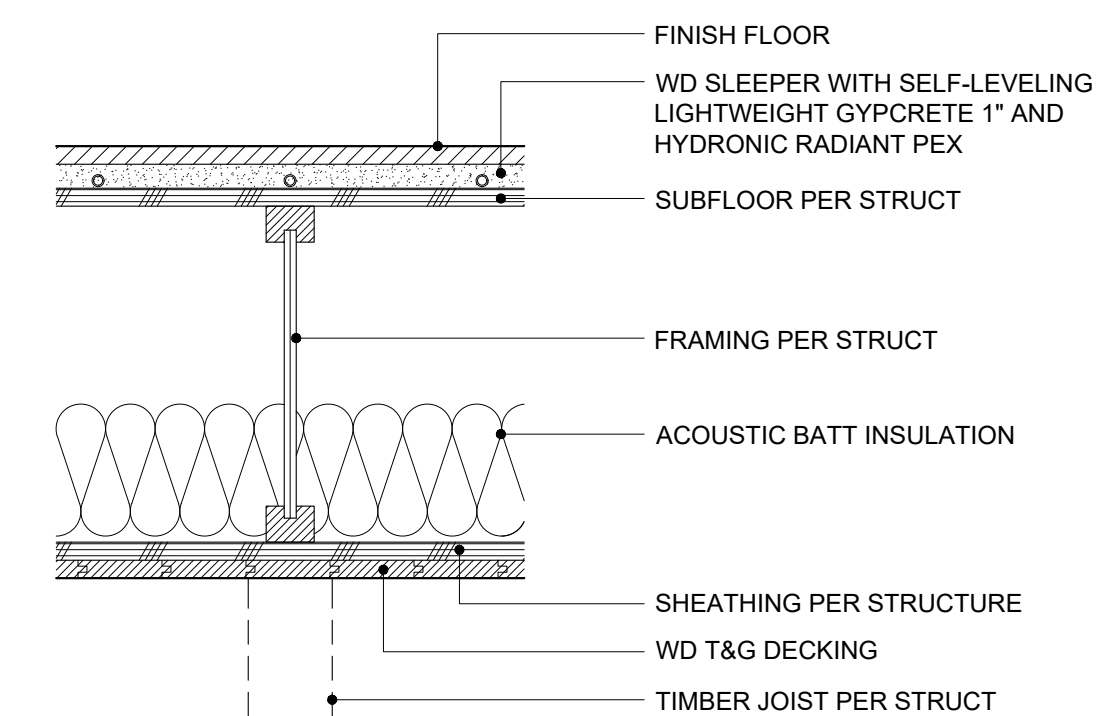


F8 FLOOR - LEVEL 2 OVERHANG
1 1/2"=1'-0"

TOTAL R-VALUE = R-38 MIN.

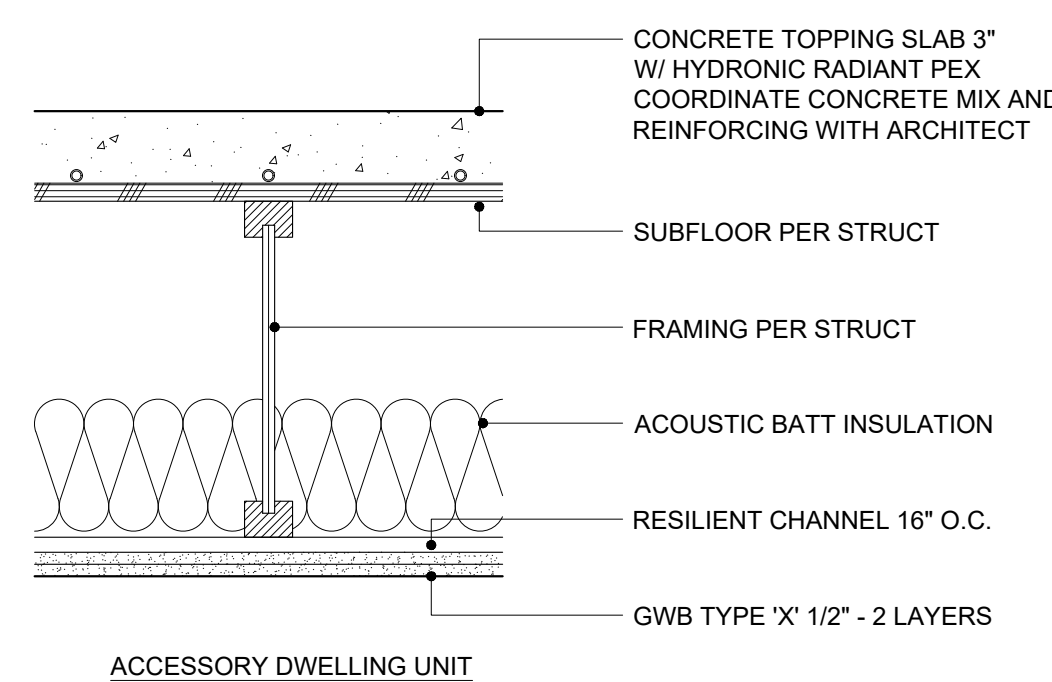


F7 FLOOR - TYPICAL LEVEL 2
1 1/2"=1'-0"



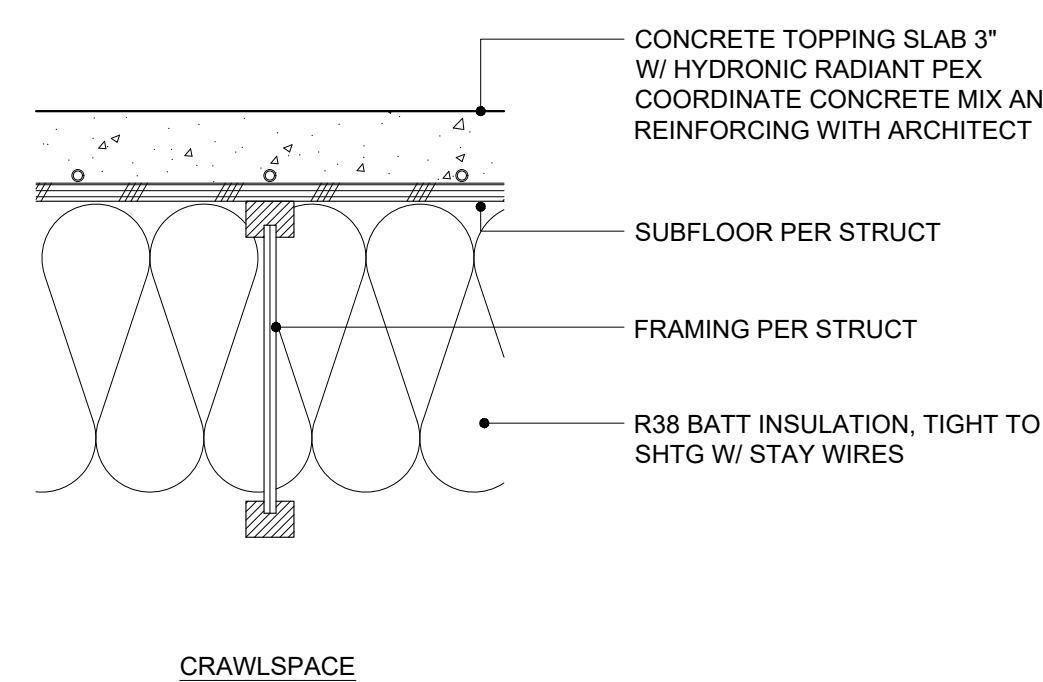
F6 FLOOR - TYPICAL LEVEL 2
1 1/2"=1'-0"

Jurisdiction Review



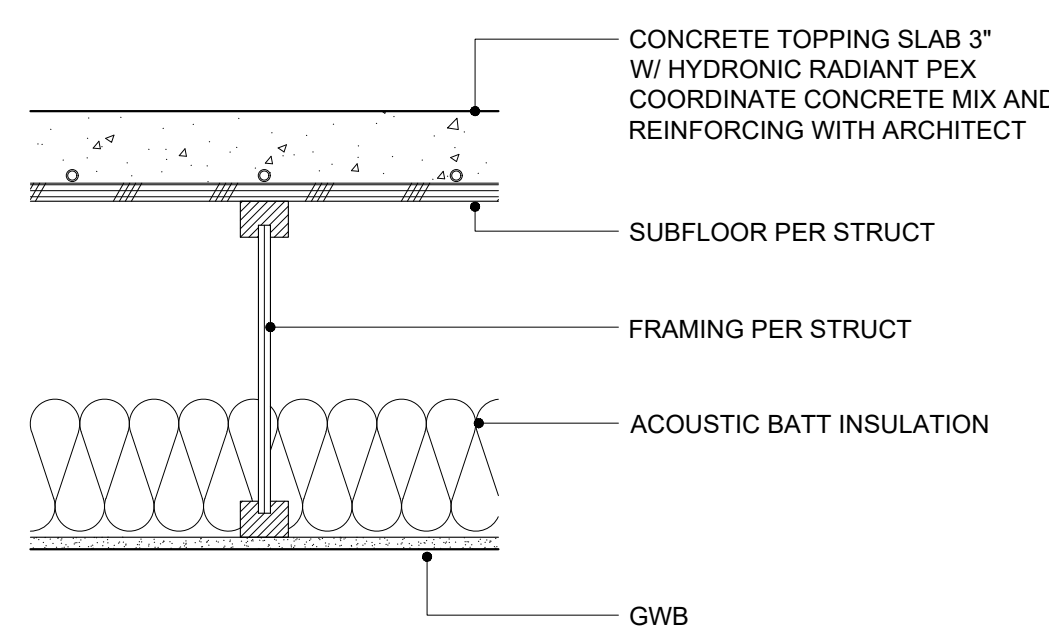
F5 FLOOR - LEVEL 1 OVER ADU
1 1/2"=1'-0"

STC | IIC = 50 MIN

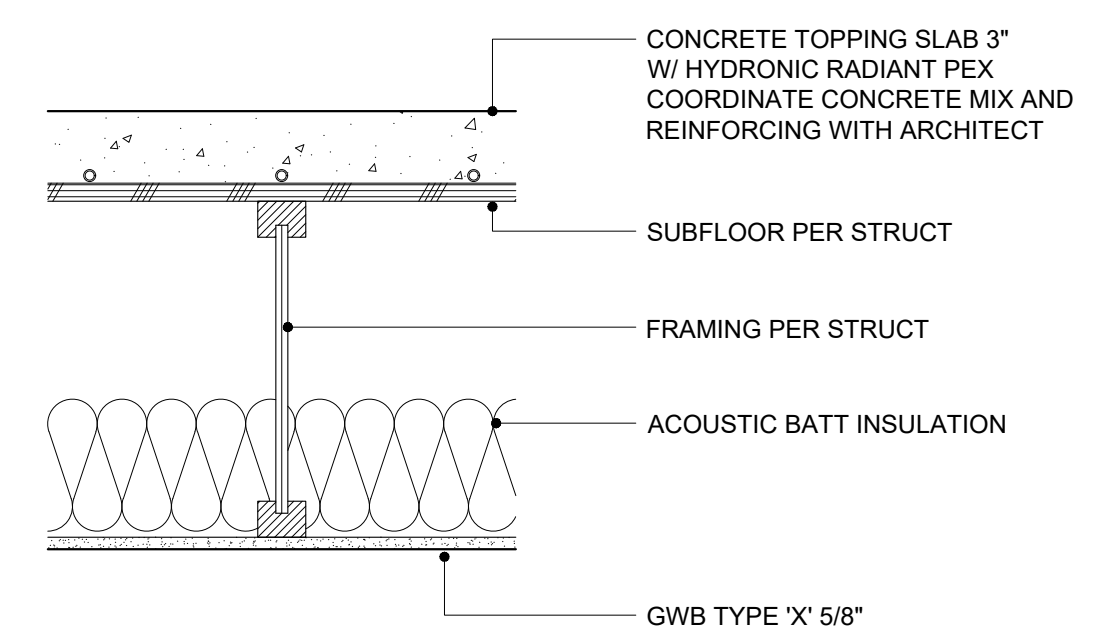


F4 FLOOR - TYPICAL OVER CRAWL SPACE
1 1/2"=1'-0"

TOTAL R-VALUE = R-38 MIN.

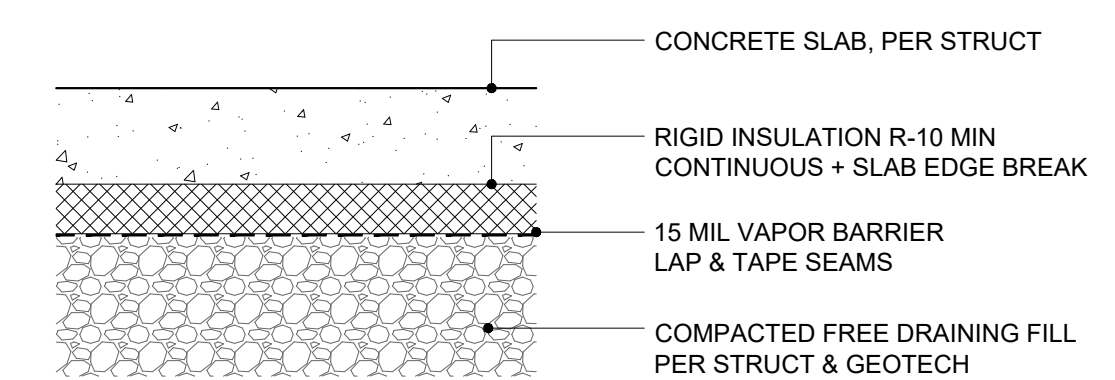


F3 FLOOR - TYPICAL LEVEL 1
1 1/2"=1'-0"



F2 FLOOR - LIVING SPACE OVER HEATED GARAGE
1 1/2"=1'-0"

GARAGE

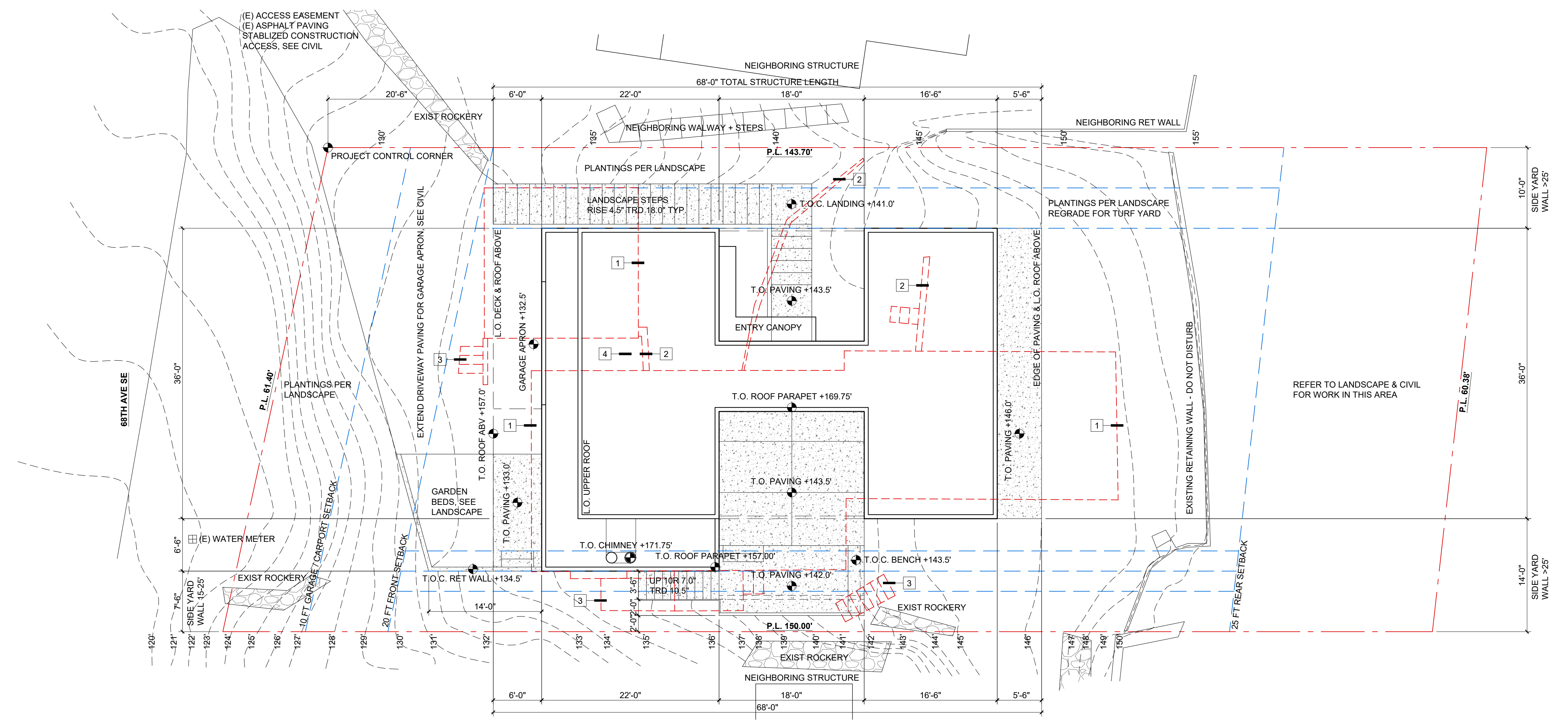


F1 FLOOR - CONCRETE SLAB ON GRADE - INSULATED
1 1/2"=1'-0"

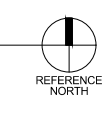
Owner Name
SAM FRANKLIN + JUNE CADENHEAD
Project Address
3064 68TH AVE SE
MERCER ISLAND, WA 98040

Sheet Information
Job Number 2209
Drawn DR / TL
Checked SB
Title ASSEMBLIES

Sheet



1 SITE PLAN
1/8" = 1'-0"



- SITE DEMO KEY NOTES:**
1. REMOVE STRUCTURE INCLUDING ALL FOUNDATIONS & SLABS
 2. REMOVE RETAINING WALL
 3. REMOVE STEPS & WALKWAYS
 4. DECOMMISSION AND REMOVE ABOVE GROUND OIL TANK

workshop AD

310 South Washington Street
Seattle, WA 98104
206.903.5414 T
206.682.0317 F
www.workshopad.com

3064 68TH AVE SE
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JAN. 18, 2023

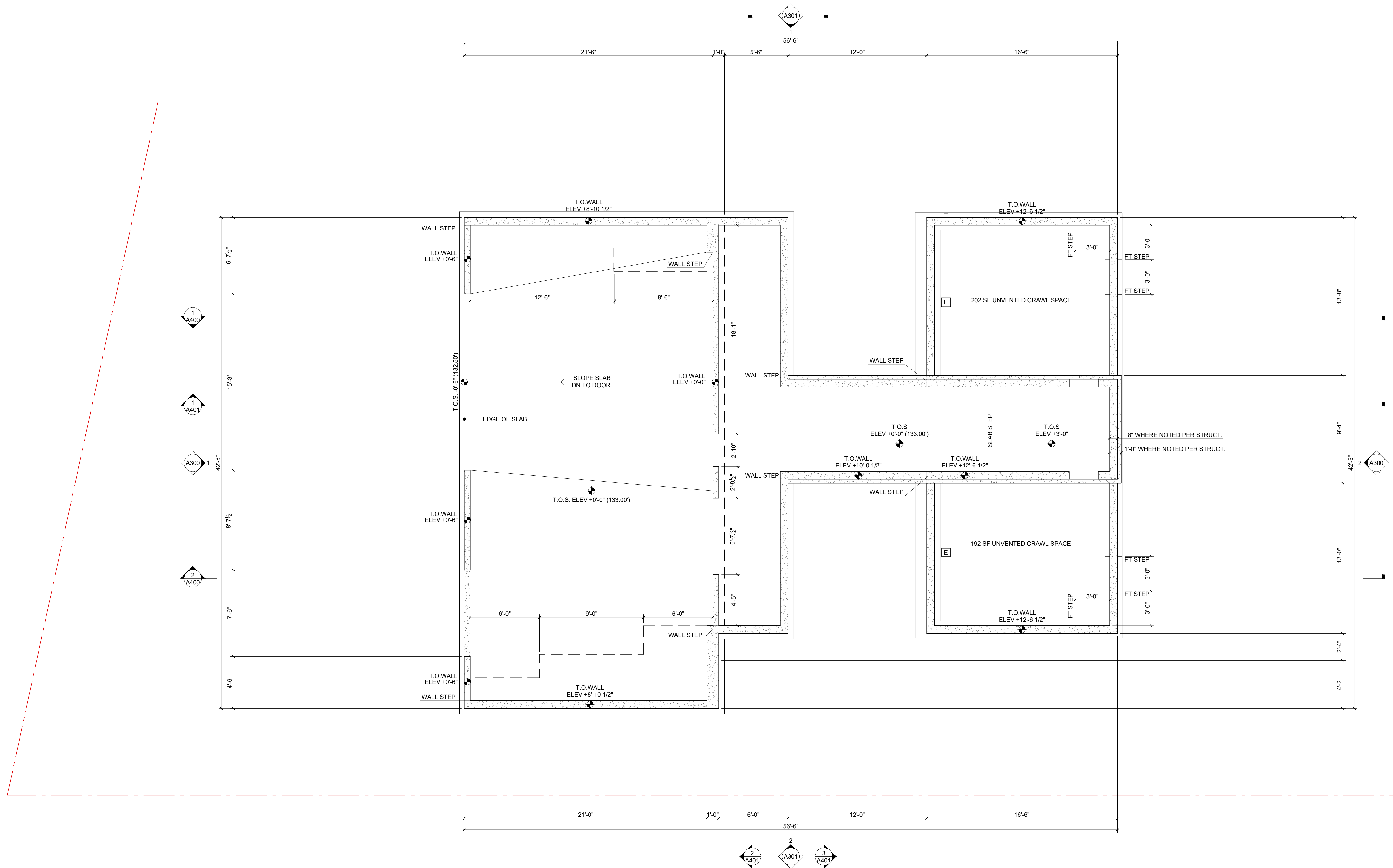
Jurisdiction Review

Owner Name
SAM FRANKLIN + JUNE CADENHEAD
Project Address
3064 68TH AVE SE
MERCER ISLAND, WA 98040

Sheet Information	
Job Number	2209
Drawn	DR / TL
Checked	SB
Title	
SITE PLAN	

Sheet

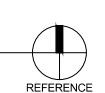
A100

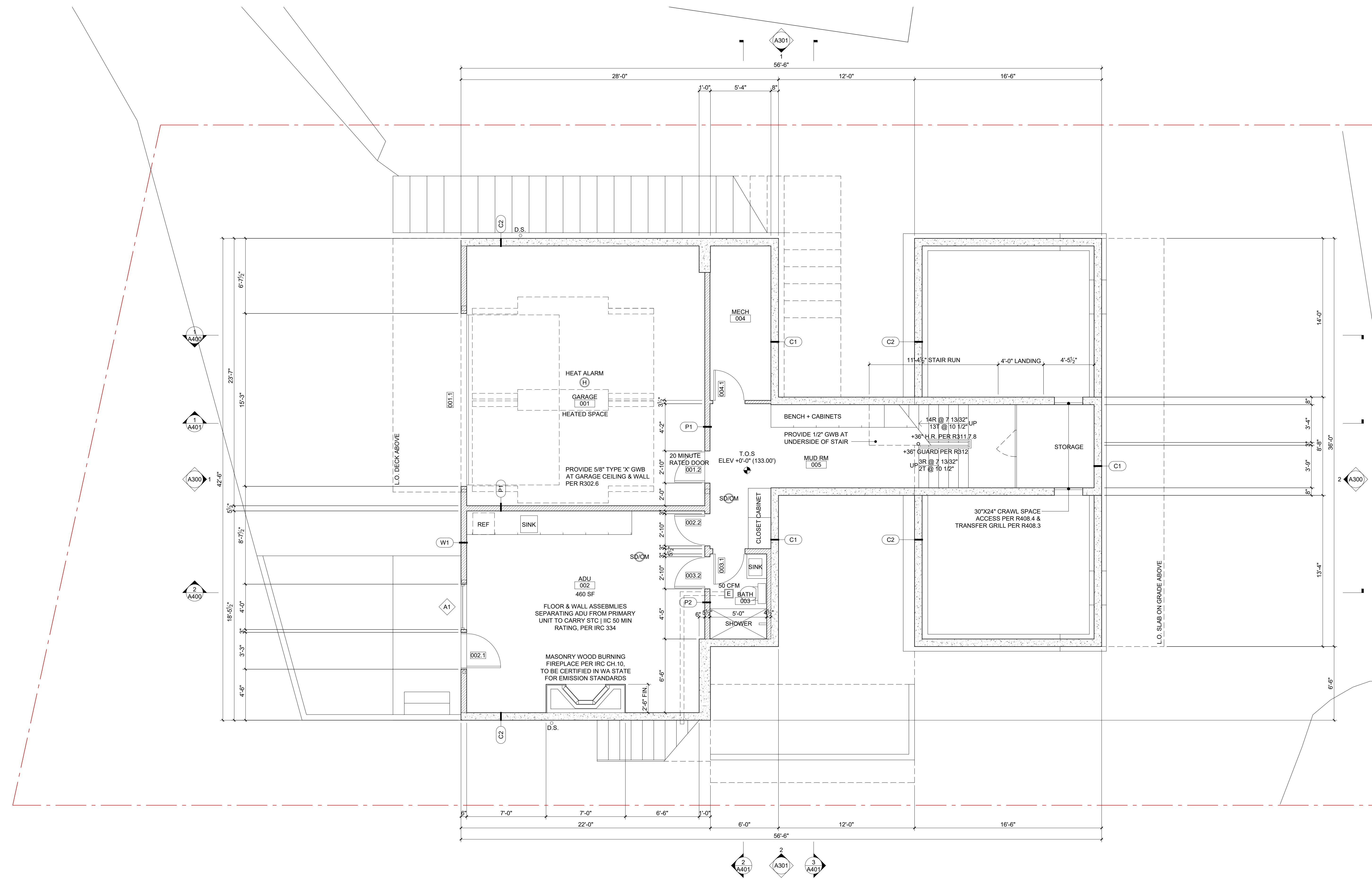


1 FOUNDATION PLAN
1/4" = 1'-0"

GENERAL FOUNDATION NOTES

1. FACE OF CONCRETE IS 3/8" BEYOND FACE OF FRAMING (TYP.) GRID LINES ARE AT FACE OF FRAMING.
2. SEE SHEET A400 FOR TYPICAL PARTITION ASSEMBLIES.
3. ALL WOOD FRAMING IN CONTACT WITH CONCRETE TO BE TREATED.
4. FOUNDATION DRAINAGE TO BE PROVIDED PER R408.1.
5. FOUNDATION TO BE DAMP-PROOFED FROM TOP OF FOOTING TO FINISHED GRADE PER R406.1.
6. PROVIDE CLASS I VAPOR RETARDER, LAPPED & SEALED JOINTS, EXTEND MIN 6" UP AND SEAL TO STEM WALL PROVIDE 5 CFM MIN CONTINUOUSLY OPERATING EXHAUST FAN WITH DISCHARGE TO EXTERIOR PER R408.3.

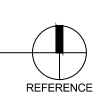


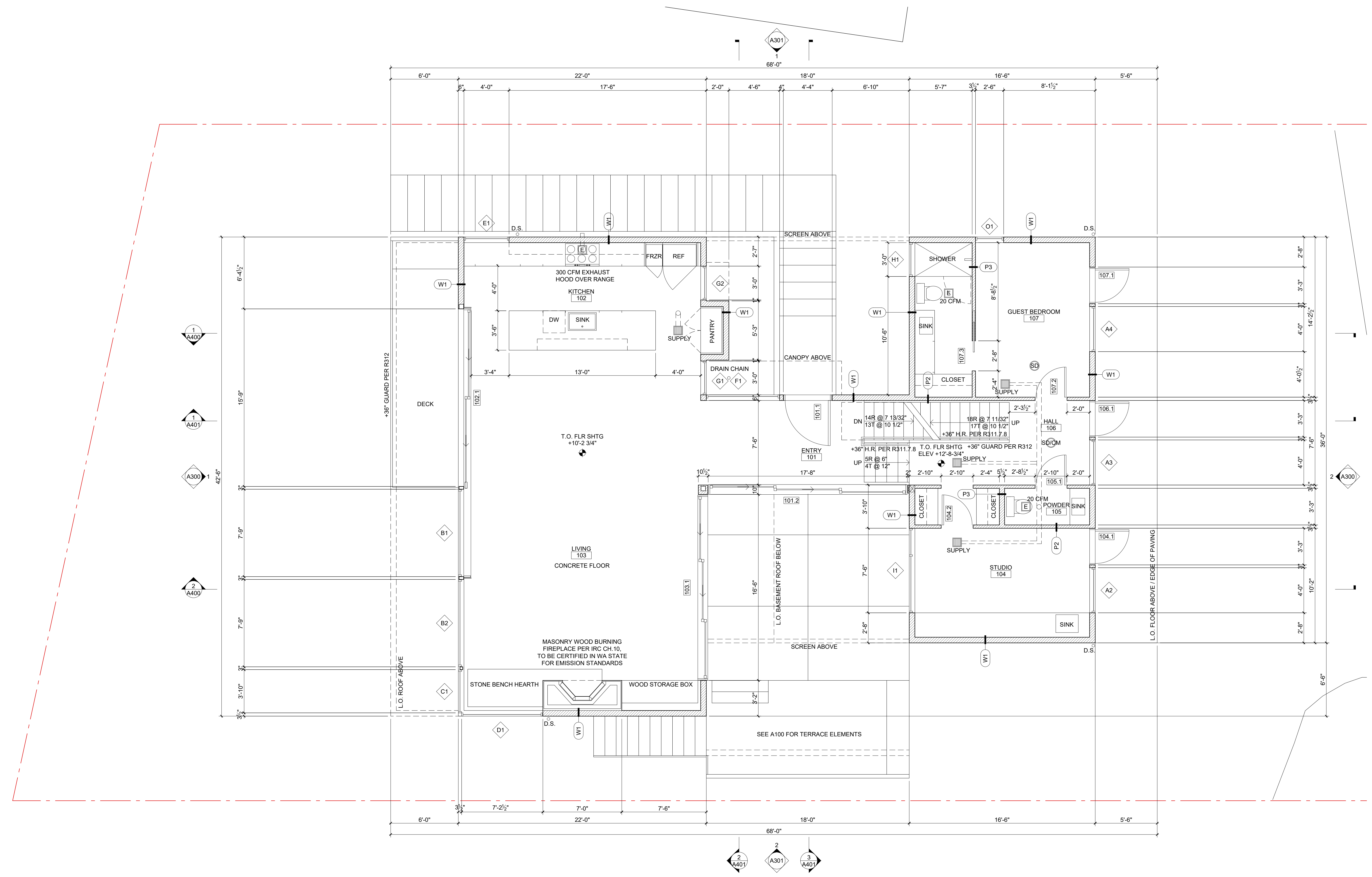


1 BASEMENT PLAN
1/4" = 1'-0"

GENERAL PLAN NOTES

- SEE SHEET A000 FOR TYPICAL PARTITION ASSEMBLIES
- ALL WOOD FRAMING IN CONTACT WITH CONCRETE TO BE TREATED
- FACE OF CONCRETE IS 3/8" BEYOND FACE OF FRAMING (TYP.)
- PROVIDE GFI OUTLETS AT ALL WET AREAS

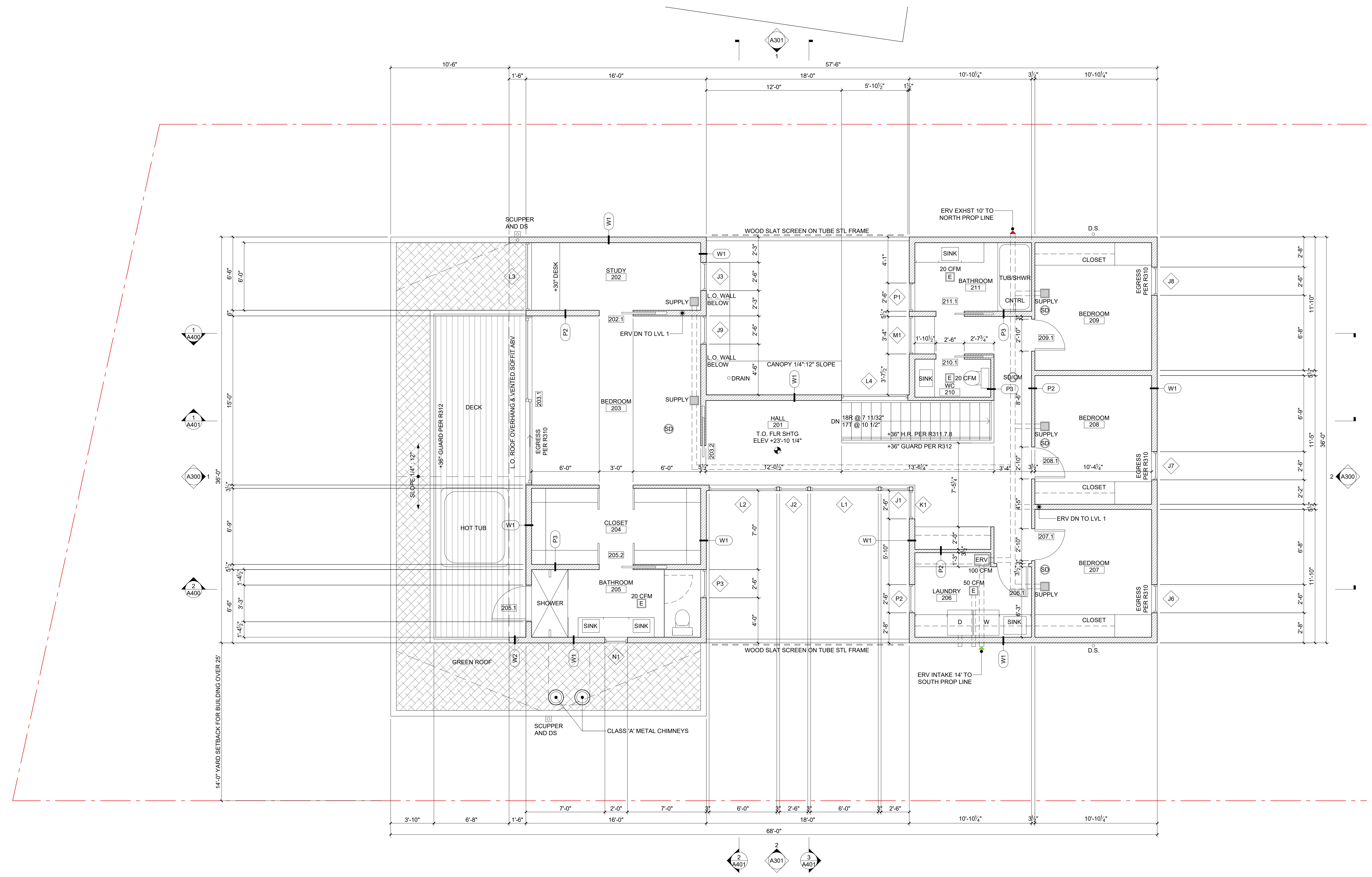




1 LEVEL 1 PLAN
1/4" = 1'-0"

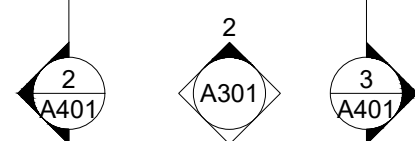
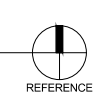
- GENERAL PLAN NOTES
- SEE SHEET A000 FOR TYPICAL PARTITION ASSEMBLIES
 - ALL WOOD FRAMING IN CONTACT WITH CONCRETE TO BE TREATED
 - FACE OF CONCRETE IS 3/8" BEYOND FACE OF FRAMING (TYP.)
 - PROVIDE GFI OUTLETS AT ALL WET AREAS

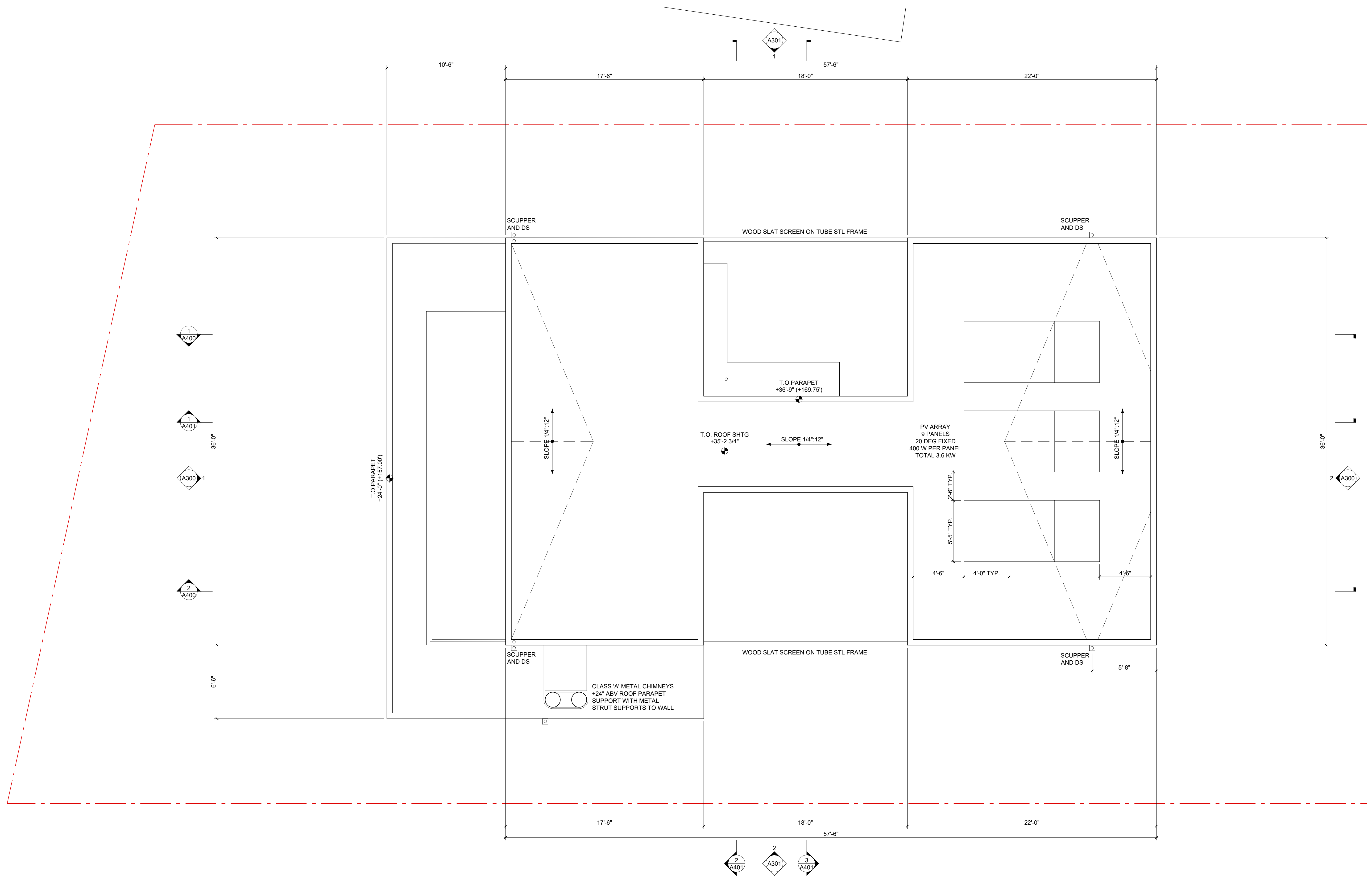




1 LEVEL 2 PLAN
1/4" = 1'-0"

- GENERAL PLAN NOTES
- SEE SHEET A000 FOR TYPICAL PARTITION ASSEMBLIES
 - ALL WOOD FRAMING IN CONTACT WITH CONCRETE TO BE TREATED
 - FACE OF CONCRETE IS 3/8" BEYOND FACE OF FRAMING (TYP.)
 - PROVIDE GFI OUTLETS AT ALL WET AREAS



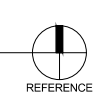


1 ROOF PLAN
1/4" = 1'-0"

Month	Solar Radiation (kWh/m ² /day)	AC Energy (kWh)
January	1.05	104
February	2.01	202
March	3.07	304
April	4.08	379
May	5.11	465
June	6.08	581
July	6.34	611
August	5.08	502
September	4.03	373
October	2.07	204
November	1.07	105
December	1.01	100
Annual	3.82	3,788

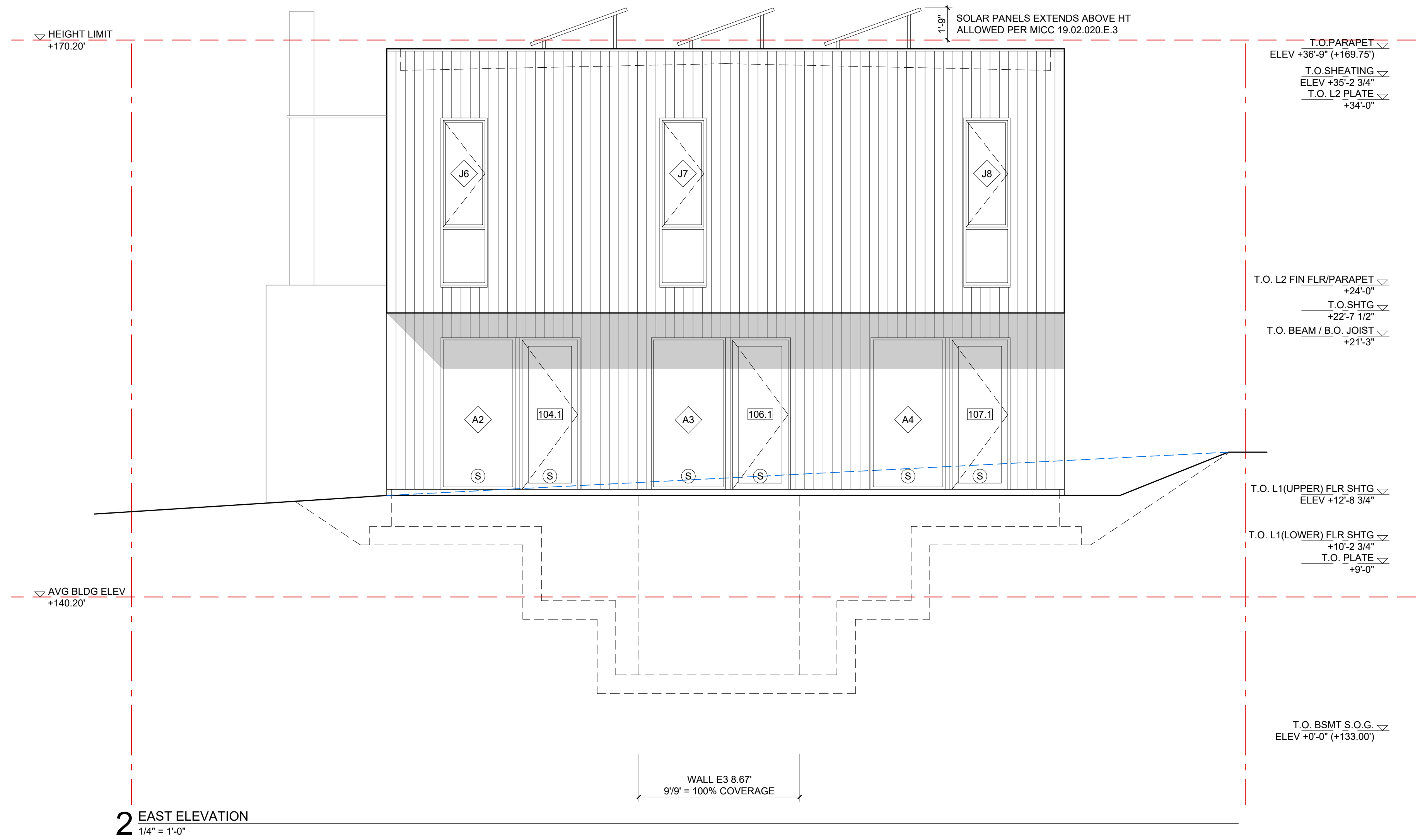
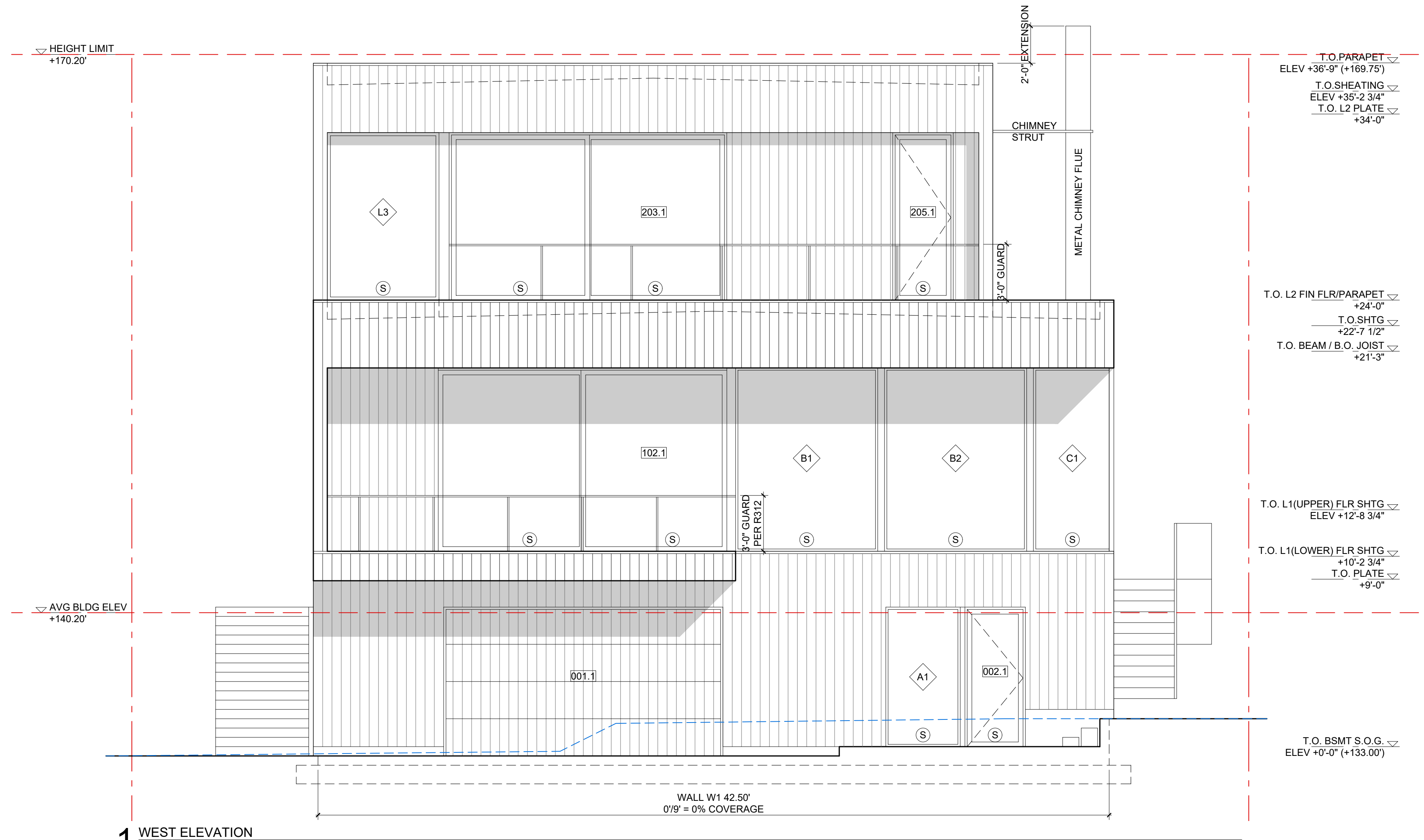
Annual AC Energy: 3,788 kWh/Year

Location and Station Identification
 Project Location: 3064 68th Ave SE, Mercer Island WA
 Weather Station Name: LAJ, Long 47°N, 122°W, 140 ft



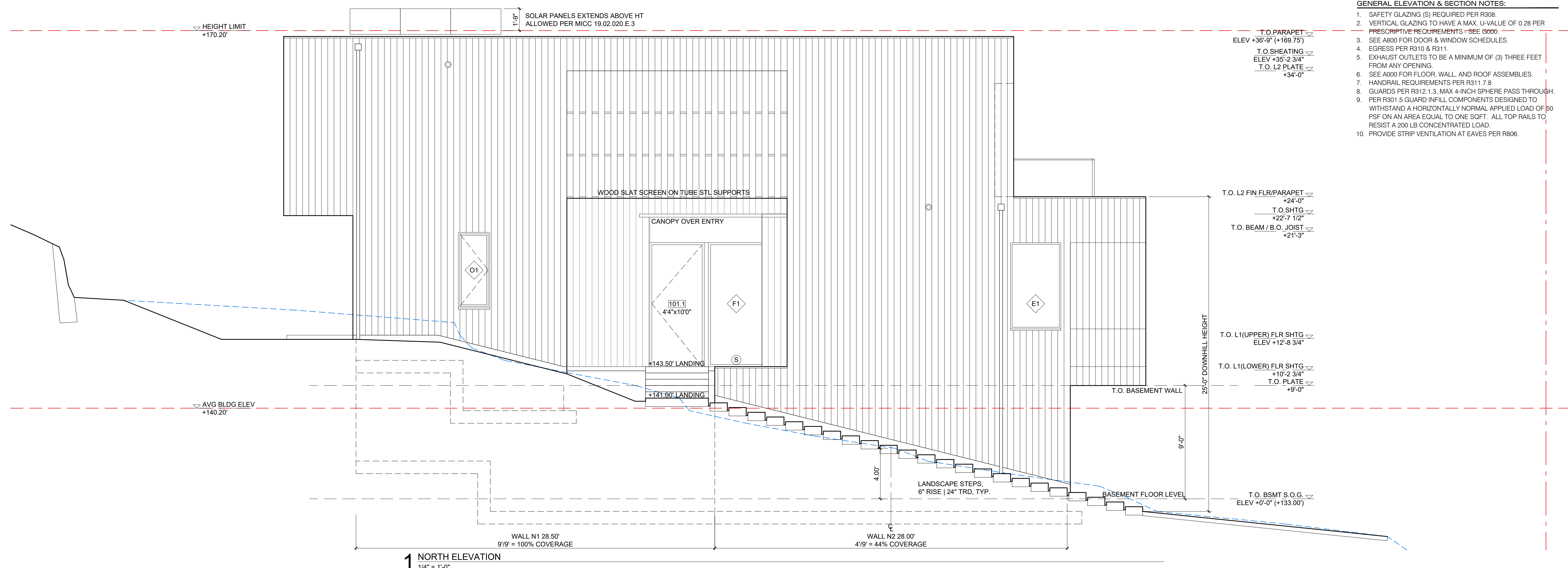
GENERAL ELEVATION & SECTION NOTES:

1. SAFETY GLAZING (S) REQUIRED PER R308.
2. VERTICAL GLAZING TO HAVE A MAX. U-VALUE OF 0.28 PER PRESCRIPTIVE REQUIREMENTS - SEE G000.
3. SEE A800 FOR DOOR & WINDOW SCHEDULES.
4. EGRESS PER R310 & R311.
5. EXHAUST OUTLETS TO BE A MINIMUM OF (3) THREE FEET FROM ANY OPENING.
6. SEE A000 FOR FLOOR, WALL, AND ROOF ASSEMBLIES.
7. HANDRAIL REQUIREMENTS PER R311.7.8
8. GUARDS PER R312.1.3, MAX 4-INCH SPHERE PASS THROUGH.
9. PER R301.5 GUARD INFILL COMPONENTS DESIGNED TO WITHSTAND A HORIZONTALLY NORMAL APPLIED LOAD OF 50 PSF ON AN AREA EQUAL TO ONE SQFT. ALL TOP RAILS TO RESIST A 200 LB CONCENTRATED LOAD.
10. PROVIDE STRIP VENTILATION AT EAVES PER R806.

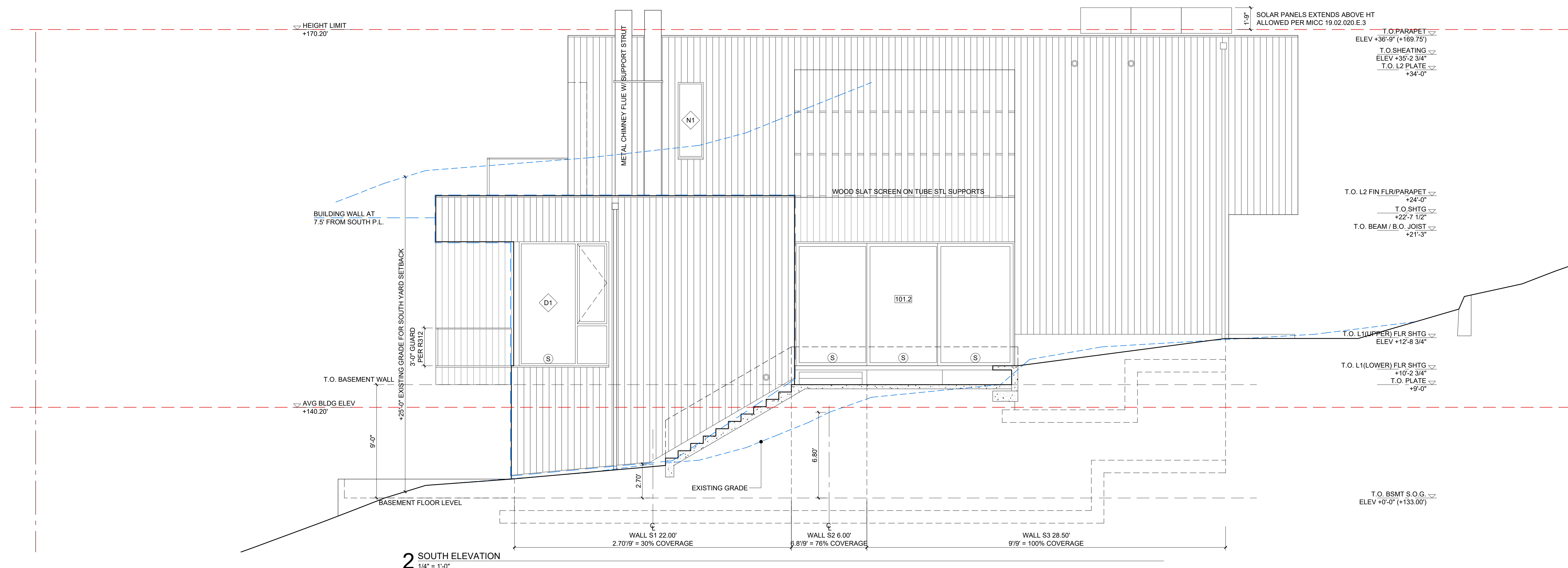


GENERAL ELEVATION & SECTION NOTES:

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8. GUARDS PER R312.1.3, MAX 4-INCH SPHERE PASS THROUGH.
9. PER R301.5 GUARD INFILL COMPONENTS DESIGNED TO WITHSTAND A HORIZONTALLY NORMAL APPLIED LOAD OF 50 PSF ON AN AREA EQUAL TO ONE SQFT. ALL TOP RAILS TO RESIST A 200 LB CONCENTRATED LOAD.
10. PROVIDE STRIP VENTILATION AT EAVES PER R806.



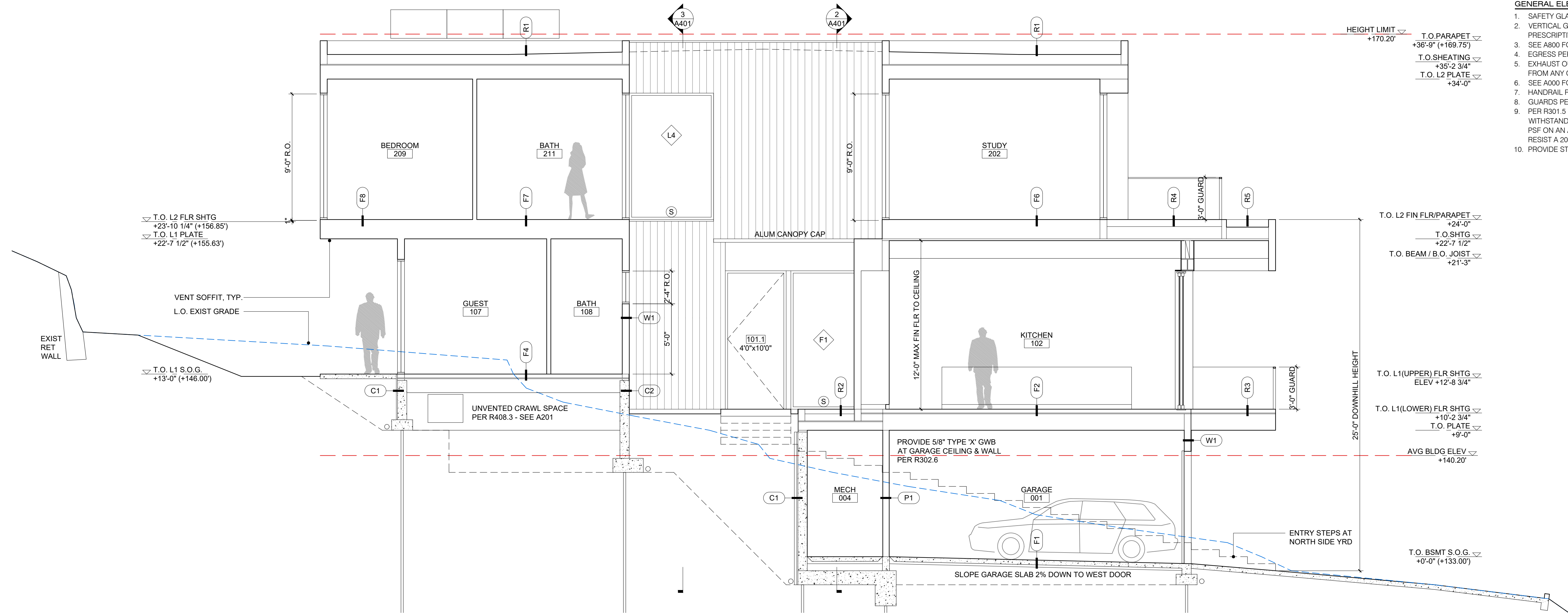
1 NORTH ELEVATION
1/4" = 1'-0"



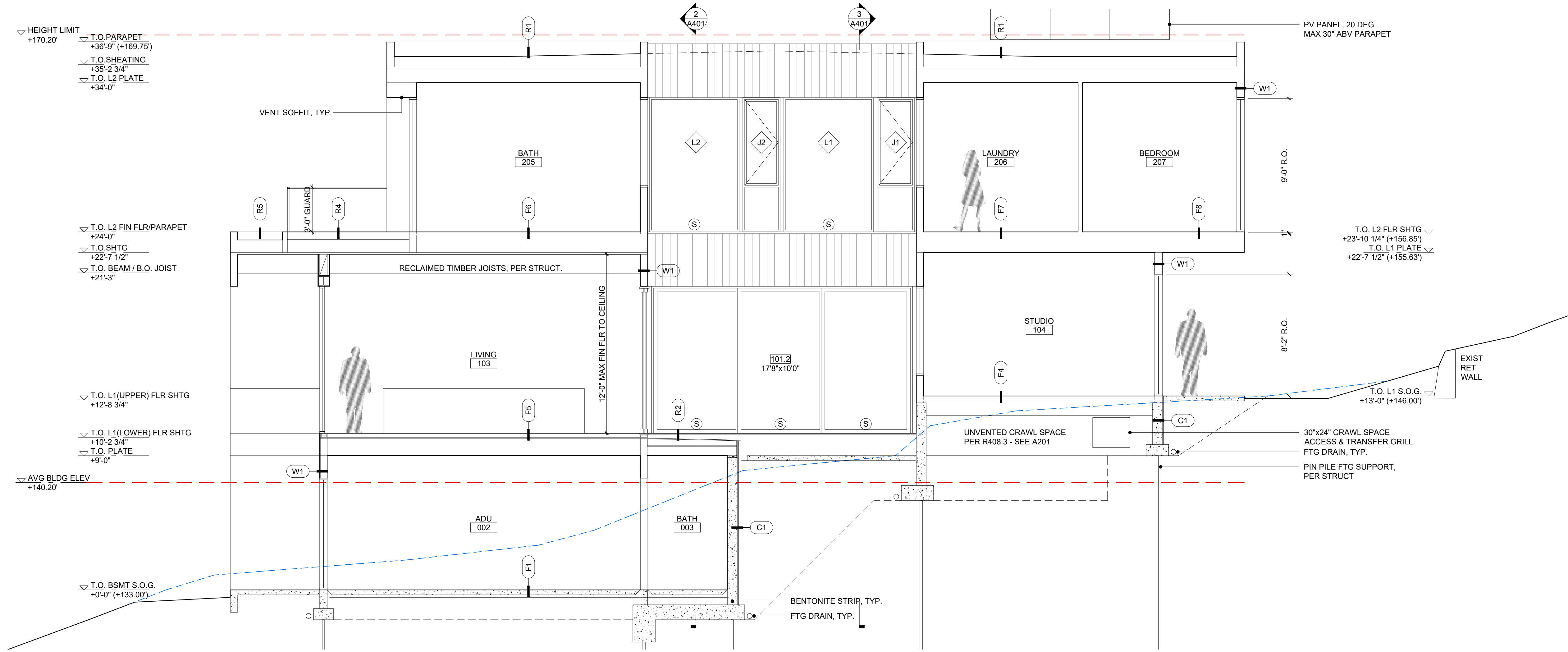
2 SOUTH ELEVATION
1/4" = 1'-0"

GENERAL ELEVATION & SECTION NOTES:

- SAFETY GLAZING (S) REQUIRED PER R308.
- VERTICAL GLAZING TO HAVE A MAX. U-VALUE OF 0.28 PER PRESCRIPTIVE REQUIREMENTS - SEE G000.
- SEE A800 FOR DOOR & WINDOW SCHEDULES.
- EGRESS PER R310 & R311.
- EXHAUST OUTLETS TO BE A MINIMUM OF (3) THREE FEET FROM ANY OPENING.
- SEE A000 FOR FLOOR, WALL, AND ROOF ASSEMBLIES.
- HANDRAIL REQUIREMENTS PER R311.7.8
- GUARDS PER R312.1.3, MAX 4-INCH SPHERE PASS THROUGH.
- PER R301.5 GUARD INFILL COMPONENTS DESIGNED TO WITHSTAND A HORIZONTALLY NORMAL APPLIED LOAD OF 50 PSF ON AN AREA EQUAL TO ONE SOFT. ALL TOP RAILS TO RESIST A 200 LB CONCENTRATED LOAD.
- PROVIDE STRIP VENTILATION AT EAVES PER R806.



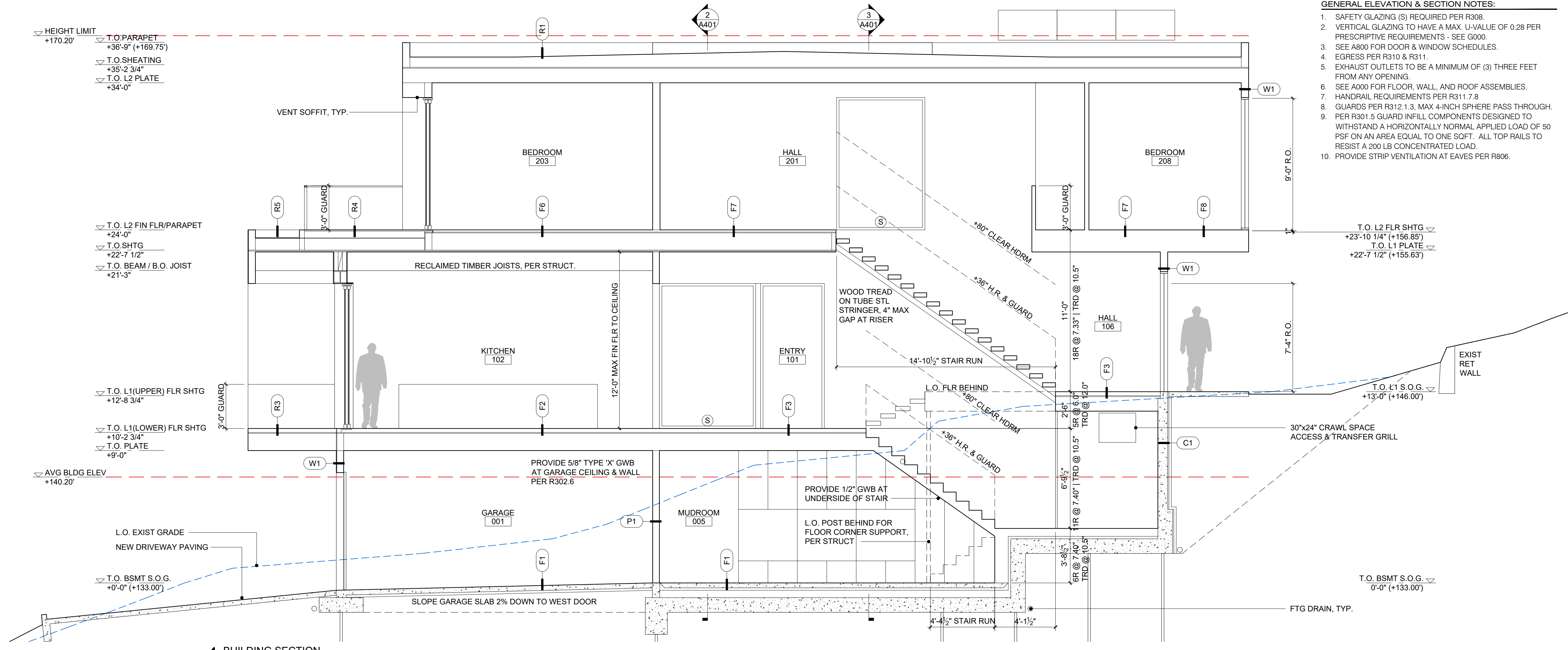
1 BUILDING SECTION
1/4" = 1'-0"



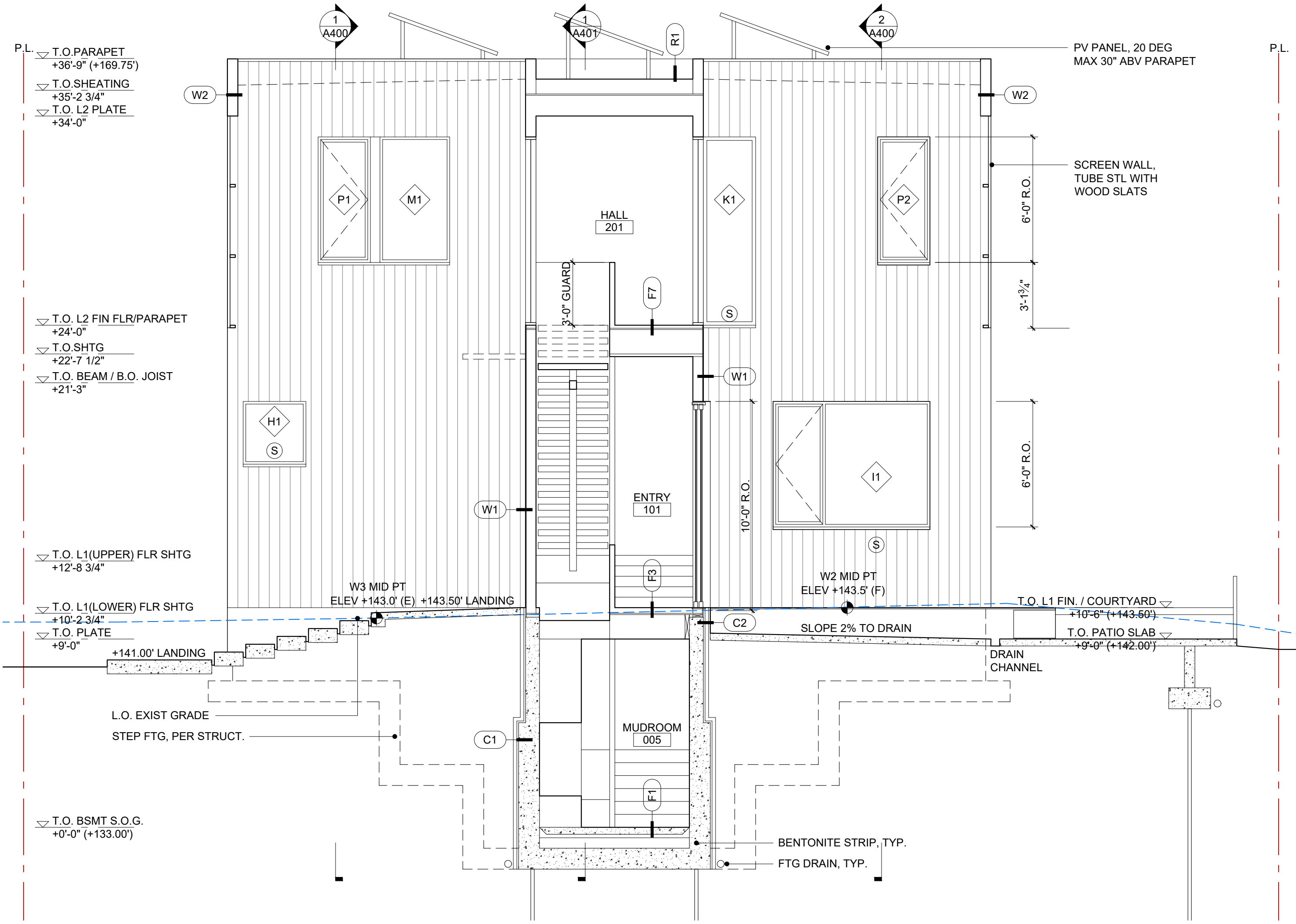
2 BUILDING SECTION
1/4" = 1'-0"

GENERAL ELEVATION & SECTION NOTES:

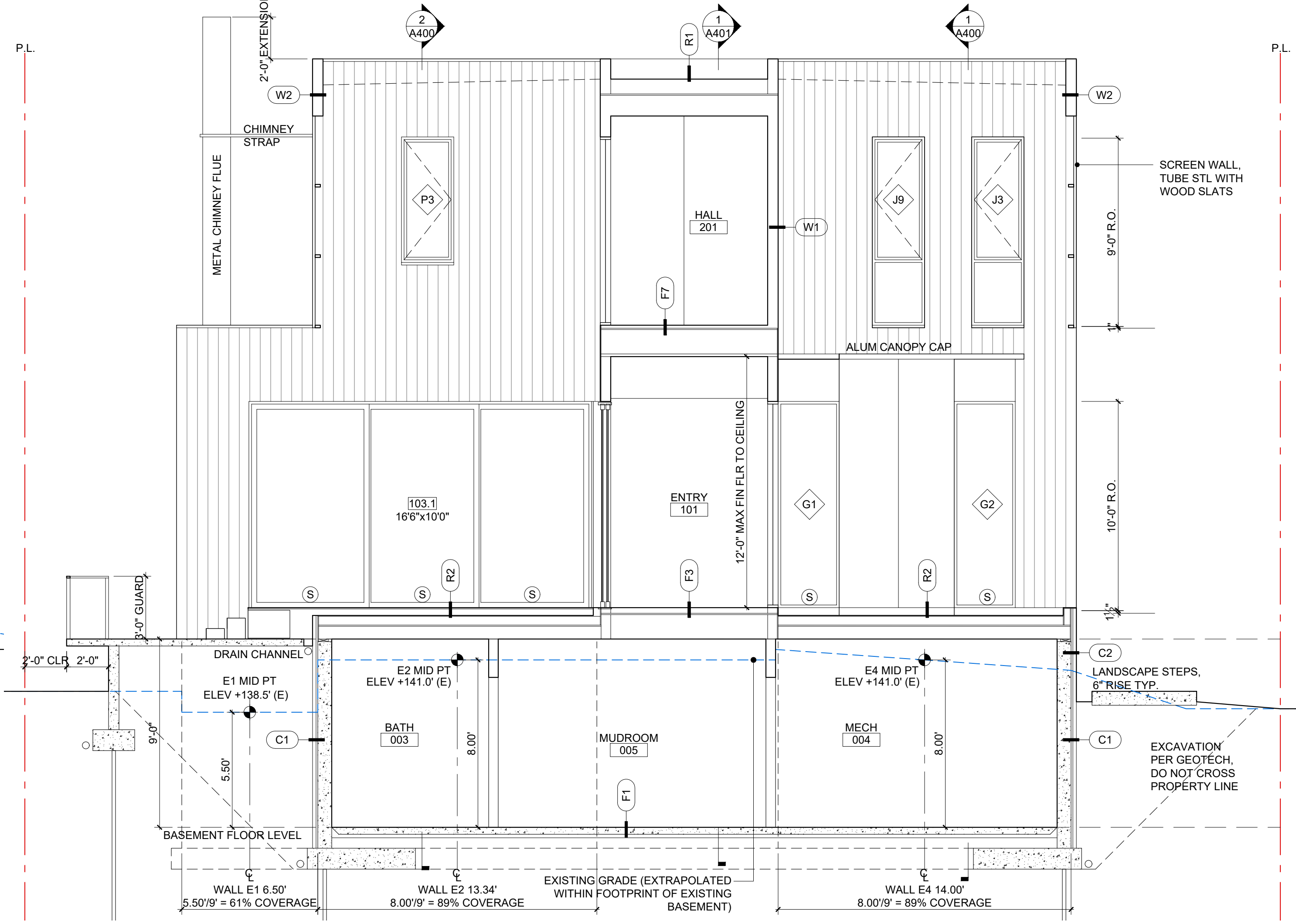
- SAFETY GLAZING (S) REQUIRED PER R308.
- VERTICAL GLAZING TO HAVE A MAX. U-VALUE OF 0.28 PER PRESCRIPTIVE REQUIREMENTS - SEE G000.
- SEE A800 FOR DOOR & WINDOW SCHEDULES.
- EGRESS PER R310 & R311.
- EXHAUST OUTLETS TO BE A MINIMUM OF (3) THREE FEET FROM ANY OPENING.
- SEE A000 FOR FLOOR, WALL, AND ROOF ASSEMBLIES.
- HANDRAIL REQUIREMENTS PER R311.7.8
- GUARDS PER R312.1.3, MAX 4-INCH SPHERE PASS THROUGH.
- PER R301.5 GUARD INFILL COMPONENTS DESIGNED TO WITHSTAND A HORIZONTALLY NORMAL APPLIED LOAD OF 50 PSF ON AN AREA EQUAL TO ONE SOFT. ALL TOP RAILS TO RESIST A 200 LB CONCENTRATED LOAD.
- PROVIDE STRIP VENTILATION AT EAVES PER R806.



1 BUILDING SECTION
1/4" = 1'-0"



3 BUILDING SECTION | COURTYARD EAST ELEVATION
1/4" = 1'-0"



2 BUILDING SECTION | COURTYARD WEST ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE: BASIS OF DESIGN - MARVIN SIGNATURE MODERN

MARK	ROOM NUMBER	R.O. WIDTH (In.)	R.O. HEIGHT (In.)	MATL.	TYPE	GLASS	REMARKS	QA	U-VALUE	AREA (SF)	U*AREA
A	002, 104, 106, 107	48.00	98.00	FIBERGLASS	PICTURE	SG		4	0.28	130.7	146.35
B	103	96.00	120.00	FIBERGLASS	PICTURE	SG		2	0.28	160.0	89.60
C	103	46.00	120.00	FIBERGLASS	PICTURE	SG		1	0.28	38.3	10.73
D	103	86.50	120.00	FIBERGLASS	CASEMENT-PICT COMBO	SG		1	0.28	72.1	20.18
E	103	48.00	82.50	FIBERGLASS	PICTURE			1	0.28	27.5	7.70
F	101	78.00	120.00	FIBERGLASS	PICTURE	SG		1	0.28	65.0	18.20
G	102	36.00	120.00	FIBERGLASS	PICTURE	SG		2	0.28	60.0	33.60
H	107	28.00	36.00	FIBERGLASS	PICTURE	SG		1	0.28	7.0	1.96
I	104	91.00	88.00	FIBERGLASS	CASEMENT-PICT COMBO	SG		1	0.28	55.6	15.57
J	201, 202, 203, 207, 208, 209	30.00	108.00	FIBERGLASS	CASEMENT-PICT COMBO		EGRESS PER PLAN LOCATIONS	6	0.28	135.0	226.80
K	201	30.00	108.00	FIBERGLASS	PICTURE	SG		1	0.28	22.5	6.30
L	201, 202	72.00	108.00	FIBERGLASS	PICTURE	SG	CONFIRM L4 WIDTH W/ JAMB DETAIL	4	0.28	216.0	241.92
M	210	40.00	72.00	FIBERGLASS	PICTURE	SG		1	0.28	20.0	5.60
N	205	24.00	72.00	FIBERGLASS	PICTURE			1	0.28	12.0	3.36
O	107	30.00	98.00	FIBERGLASS	CASEMENT-PICT COMBO			1	0.28	20.4	5.72
P	205, 206, 211	30.00	72.00	FIBERGLASS	CASEMENT			3	0.28	45.0	37.80
WINDOW TOTAL										796.4	635.44
WINDOW AVERAGE U-VALUE									0.280		

3064 68TH AVE SE

BUILDING PERMIT SUBMITTAL

DOOR SCHEDULE - EXTERIOR

NO.	LOCATION	R.O. WIDTH	R.O. HEIGHT	SWING	THICK.	FRAME	HARDWARE	MATL.	REMARKS	QA	U-VALUE	AREA (SF)	U*AREA
001.1	GARAGE	15'-0"	8'-2"	OVRHD	-	-	-	-	INSULATED, WOOD SIDING, 1.5 HP MIN.	1			
002.1	ADU ENTRY	3'-3"	8'-2"	IN	1 3/4"	4 9/16"	MINIMALIST	FIBERGLASS	MARVIN SIGNATURE MODERN, SG	1	0.28	29.3	8.21
101.1	MAIN ENTRY	4'-4"	10'-0"	IN	2 1/4"	4 9/16"	MINIMALIST	WOOD	FIR T&G SLAB, MULTI-POINT MORTISE LOCK	1	0.28	39.6	11.09
101.2	ENTRY COURT	17'-8"	10'-0"	M.SLIDE	2 1/4"	10"	MINIMALIST	FIBERGLASS	MARVIN SIGNATURE MODERN, XXO, SG	1	0.28	176.6	49.45
102.1	KITCHEN	15'-9"	10'-0"	M.SLIDE	2 1/4"	7"	MINIMALIST	FIBERGLASS	MARVIN SIGNATURE MODERN, XXPKT, SG	1	0.28	157.5	44.10
103.1	LIVING	16'-6"	10'-0"	M.SLIDE	2 1/4"	10"	MINIMALIST	FIBERGLASS	MARVIN SIGNATURE MODERN, OXX, SG	1	0.28	165.0	46.20
104.1	STUDIO	3'-3"	8'-2"	OUT	1 3/4"	4 9/16"	MINIMALIST	FIBERGLASS	MARVIN SIGNATURE MODERN, SG	1	0.28	22.0	6.16
106.1	HALL	3'-3"	8'-2"	OUT	1 3/4"	4 9/16"	MINIMALIST	FIBERGLASS	MARVIN SIGNATURE MODERN, SG	1	0.28	22.0	6.16
107.1	GUEST BED	3'-3"	8'-2"	OUT	1 3/4"	4 9/16"	MINIMALIST	FIBERGLASS	MARVIN SIGNATURE MODERN, SG	1	0.28	22.0	6.16
205.1	BATH	3'-3"	9'-0"	OUT	1 3/4"	4 9/16"	MINIMALIST	FIBERGLASS	MARVIN SIGNATURE MODERN, SG	1	0.28	35.3	9.90
203.1	BEDROOM	15'-0"	9'-0"	M.SLIDE	2 1/4"	7"	MINIMALIST	FIBERGLASS	MARVIN SIGNATURE MODERN, OX, SG	1	0.28	133.1	37.28
DOOR TOTAL											802.5	224.70	
DOOR AVERAGE U-VALUE										0.280			

DOOR SCHEDULE - INTERIOR

NO.	LOCATION	PANEL WIDTH	PANEL HEIGHT	THICKNESS	TYPE	HARDWARE	MATL.	REMARKS	QA
001.2	GARAGE	2'-8"	7'-0"	1-3/8"	SOLID CORE SECURITY	WD, PTD		20 MIN. GASKETED SEALS & SPRING HINGES	1
002.2	ADU	2'-8"	7'-0"	1-3/8"	SOLID CORE PRIVACY	WD, PTD		GASKETED ACOUSTIC SEALS	1
003.1	ADU BATH	2'-8"	7'-0"	1-3/8"	SOLID CORE PRIVACY	WD, PTD		GASKETED ACOUSTIC SEALS	1
003.2	ADU BATH	2'-8"	7'-0"	1-3/8"	SOLID CORE PRIVACY	WD, PTD		GASKETED ACOUSTIC SEALS	1
004.1	MECHANICAL	2'-8"	7'-0"	1-3/8"	SOLID CORE PASSAGE	WD, PTD		GASKETED ACOUSTIC SEALS	1
104.2	STUDIO	2'-8"	7'-0"	1-3/8"	SOLID CORE PRIVACY	WD, PTD			1
105.1	POWDER	2'-8"	7'-0"	1-3/8"	SOLID CORE PRIVACY	WD, PTD			1
107.2	GUEST BEDROOM	2'-8"	7'-0"	1-3/8"	SOLID CORE PRIVACY	WD, PTD			1
107.3	GUEST BATH	2'-8"	7'-0"	1-3/8"	SOLID CORE PRIVACY	WD, PTD		POCKET SLIDER	1
202.1	STUDY	3'-0"	8'-10"	1-3/4"	SOLID CORE PRIVACY	WD, PTD		POCKET SLIDER	1
203.2	BEDROOM	3'-6"	8'-10"	1-3/4"	SOLID CORE PRIVACY	WD, PTD		POCKET SLIDER	1
205.2	BATHROOM	3'-0"	8'-10"	1-3/4"	SOLID CORE PRIVACY	WD, PTD		POCKET SLIDER	1
206.1	LAUNDRY	2'-8"	7'-0"	1-3/8"	SOLID CORE PASSAGE	WD, PTD			1
207.1	BEDROOM	2'-8"	7'-0"	1-3/8"	SOLID CORE PRIVACY	WD, PTD			1
208.1	BEDROOM	2'-8"	7'-0"	1-3/8"	SOLID CORE PRIVACY	WD, PTD			1
209.1	BEDROOM	2'-8"	7'-0"	1-3/8"	SOLID CORE PRIVACY	WD, PTD			1
210.1	WATERCLOSET	2'-6"	7'-0"	1-3/8"	SOLID CORE PRIVACY	WD, PTD		POCKET SLIDER	1
211.1	BATHROOM	2'-6"	7'-0"	1-3/8"	SOLID CORE PRIVACY	WD, PTD		POCKET SLIDER	1

BUILDING PERMIT SUBMITTAL
JAN. 18, 2023

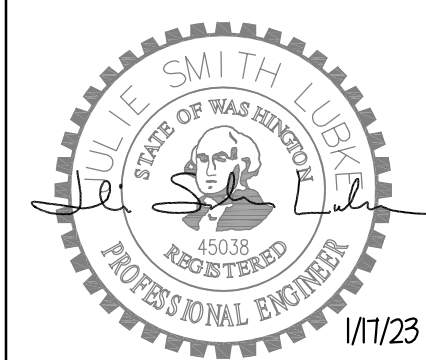
Jurisdiction Review

Owner Name
SAM FRANKLIN + JUNE CADENHEAD
Project Address
3064 68TH AVE SE
MERCER ISLAND, WA 98040

Sheet Information
Job Number 2209
Drawn DR / TL
Checked SB
Title
WINDOW AND DOOR
SCHEDULES

Sheet

A900



GENERAL STRUCTURAL NOTES
(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (2018 EDITION).
- DESIGN LOADING CRITERIA:

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

WIND:
BASIC WIND SPEED (3-SECOND GUST) 98 MPH
WIND RISK CATEGORY II
WIND EXPOSURE C
TOPOGRAPHICAL FACTOR (Kzt) 1.00

EARTHQUAKE:
LAT. / LONG. 47.582 / -122.247
SEISMIC IMPORTANCE FACTOR (Ie) 1.0
SEISMIC RISK CATEGORY II
SEISMIC SITE CLASS D
MAPPED SPECTRAL RESPONSE (Ss/S1) 1.41g/0.49g
SPECTRAL RESPONSE COEF. (SDS/SD1) 0.94g/0.59g
SEISMIC FORCE RESISTING SYSTEM: PLYWOOD SHEAR WALLS
DESIGN BASE SHEAR 31.59k
SEISMIC RESPONSE COEFFICIENT (Cs) 0.144
SEISMIC DESIGN CATEGORY D
RESPONSE MODIFICATION FACTOR (R) 6.5
ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE

REFERENCE: ASCE 7 HAZARDS REPORT

- 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.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK AND DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION, AND NOTIFY ARCHITECT OF DISCREPANCIES AND CONFLICTS.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE 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.
- SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 110 AND 1704 OF THE INTERNATIONAL BUILDING CODE AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS.
 - STRUCTURAL STEEL FABRICATION AND ERECTION (INCLUDING FIELD WELDING AND HIGH-STRENGTH FIELD BOLTING)
 - EXPANSION BOLTS AND THREADED EXPANSION INSERTS
 - EPOXY GROUTED INSTALLATIONS
 - DRIVEN PILE INSTALLATION
- SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.
 - STRUCTURAL STEEL

APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.

GEOTECHNICAL

- FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

ALLOWABLE SOIL PRESSURE NA PSF
ACTIVE EARTH PRESSURE (LEVEL GROUND BEHIND WALLS) 35 PCF
AT-REST EARTH PRESSURE (LEVEL GROUND BEHIND WALLS) 45 PCF

SOILS REPORT REFERENCE: GEO GROUP NORTHWEST NO. G-5713

- PIPE PILE INSTALLATION SHALL CONFORM STRICTLY WITH THE RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. INSPECTION OF PILE INSTALLATION BY THE SOILS ENGINEER IS REQUIRED. PIPE PILES SHALL BE DRIVEN TO REFUSAL, WHERE REFUSAL IS DEFINED AS THE MINIMUM NUMBER OF SECONDS REQUIRED TO ACHIEVE ONE INCH OF PENETRATION, AS INDICATED BELOW:

HAMMER MODEL	HAMMER WEIGHT	REFUSAL CRITERIA
JACK HAMMER	90 LB	60 SEC/INCH
RHINO HAMMER	140 LB	60 SEC/INCH

PIPE PILE AXIAL CAPACITY IS 3 TONS (6,000 LB).

PIPE PILES SHALL BE 2" DIAMETER, SCHEDULE 80 (0.218" WALL), AND SHALL CONFORM TO ASTM A53, GRADE A, FY = 30 KSI.

CONCRETE

- 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 BUILDING DEPARTMENT 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. 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.

- 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.
- REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318-14. 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.
- CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
 - FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE . . . 3"
 - ALL OTHER SURFACES 1 1/2"

- NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

ANCHORAGE

- EXPANSION BOLTS INTO CONCRETE AND GROUTED MASONRY UNITS SHALL BE "STRONG-BOLT" ANCHORS AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ER 1771, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS.
- 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.

STEEL

- STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE LATEST EDITIONS OF THE AISC SPECIFICATIONS AND CODES:
 - SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS-ALLOWABLE STRESS DESIGN.
 - CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AMENDED BY THE DELETION OF THE FOLLOWING SENTENCE IN PARAGRAPH 4.2.1: "THIS APPROVAL CONSTITUTES THE OWNER'S ACCEPTANCE OF ALL RESPONSIBILITY FOR THE DESIGN ADEQUACY OF ANY DETAIL CONFIGURATION OF CONNECTIONS DEVELOPED BY THE FABRICATOR AS PART OF HIS PREPARATION OF THESE SHOP DRAWINGS."
 - SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS. BOLTS IN SHEAR OR BEARING TYPE CONNECTIONS NEED ONLY BE TIGHTENED TO THE SNUG TIGHT CONDITION PER SECTION 8(C).

- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING MINIMUM STANDARDS. PLATES, ANGLES, AND CHANNELS SHALL CONFORM TO ASTM A36, FY = 36 KSI. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, FY = 50 KSI. STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, FY = 35 KSI. SQUARE OR RECTANGULAR STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, FY = 46 KSI. ANCHOR BOLTS AND CONNECTION BOLTS SHALL CONFORM TO ASTM A307.

- ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED.

WOOD

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

JOISTS: (2X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, FB = 850 PSI
(3X & 4X MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASE VALUE, FB = 1000 PSI
STRUCTURAL LIGHT FRAMING: (INCL. 3X AND 4X POSTS)	DOUGLAS FIR NO. 2 MINIMUM BASE VALUE, FB = 900 PSI
BEAMS AND STRINGERS: (INCL. 6X AND LARGER)	DOUGLAS FIR NO. 1 MINIMUM BASE VALUE, FB = 1350 PSI
POSTS AND TIMBERS: (6X6 AND LARGER)	DOUGLAS FIR NO. 1 MINIMUM BASE VALUE, FC = 1000 PSI
STUDS, PLATES & MISC. FRAMING:	DOUGLAS FIR OR HEM-FIR STANDARD GRADE
2X6 STUDS AND PLATES:	HEM-FIR NO. 3/ STUD GRADE
2X AND 3X T & G DECKING	HEM-FIR COMMERCIAL DEX, MINIMUM BASE VALUE, FB = 1350 PSI

- 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 NER REPORT AND GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER.

PSL	FB = 2900 PSI	E = 2000 KSI	FV = 290 PSI	NER-292
LSL	FB = 2250 PSI	E = 1500 KSI	FV = 285 PSI	NER-481
LVL	FB = 2600 PSI	E = 1800 KSI	FV = 285 PSI	NER-126

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE MEYERHAUSER 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.

- PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE MEYERHAUSER 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 MEYERHAUSER 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.

- 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.

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

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING.

- 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.

- 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 1.850Z 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.

- WOOD FASTENERS
 - NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6D	2"	0.113"
8D	2-1/2"	0.131"
10D	3"	0.148"
12D	3-1/4"	0.148"
16D	3-1/2"	0.162"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

- STAPLES - THE FOLLOWING STAPLES MAY BE SUBSTITUTED FOR NAILING OF PLYWOOD (APA RATED SHEATHING):

NAIL SIZE	EQUIV. STAPLE	MINIMUM LENGTH
6D	16 GA.	1-3/4"
8D	15 GA.	1-3/4"
10D	13 GA.	1-3/4"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE STAPLES, THEY SHALL SUBMIT STAPLE SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

- NAILS AND STAPLES - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTER-SINKING PERMITTED.

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Mercer Island, WA

Issue Date	Issue Description
1/17/23	Permit

S1.0
GENERAL STRUCTURAL
NOTES

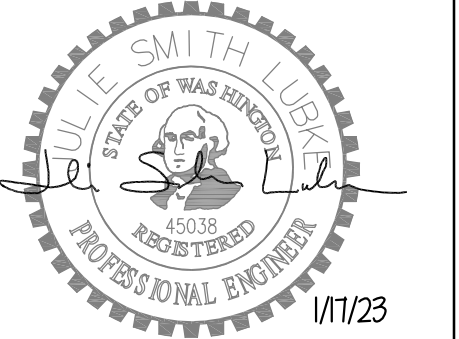


28. TONGUE AND GROOVE STRUCTURAL ROOF AND FLOOR DECKING SHALL BE INSTALLED AS FOLLOWS: 2X DECKING SHALL BE TOENAILED THROUGH THE TONGUE AND FACENAILED WITH ONE 16D NAIL PER PIECE PER SUPPORT. 3X AND 4X DECKING SHALL BE TOENAILED WITH ONE 40D NAIL AND FACENAILED WITH ONE 60D NAIL PER SUPPORT. COURSES SHALL BE SPIKED TOGETHER WITH 8" SPIKES AT 30" O. C. (MAXIMUM) AND AT 10" (MAXIMUM) FROM EACH END OF EACH PIECE. SPIKES SHALL BE INSTALLED IN PREDRILLED EDGE HOLES.

29. 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 10D 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.

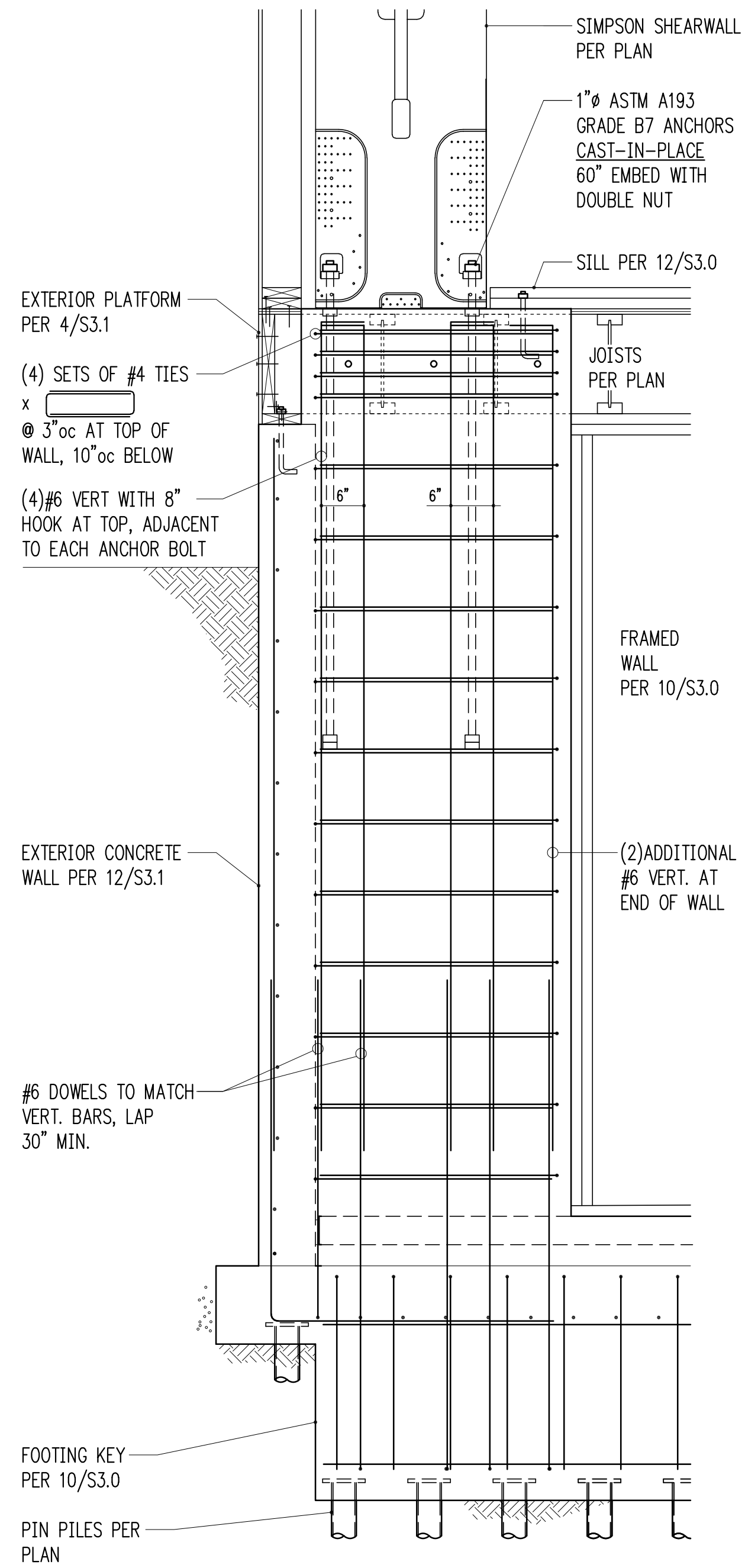
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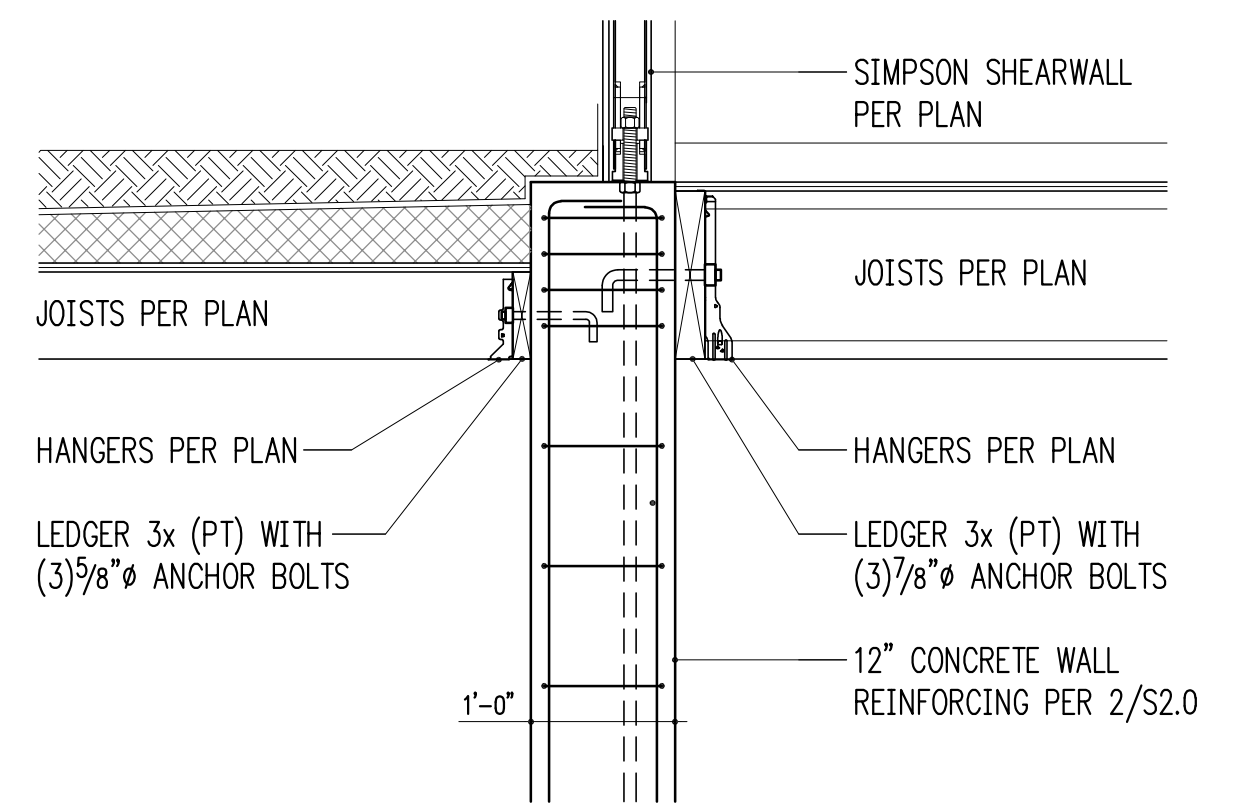
Sam + June
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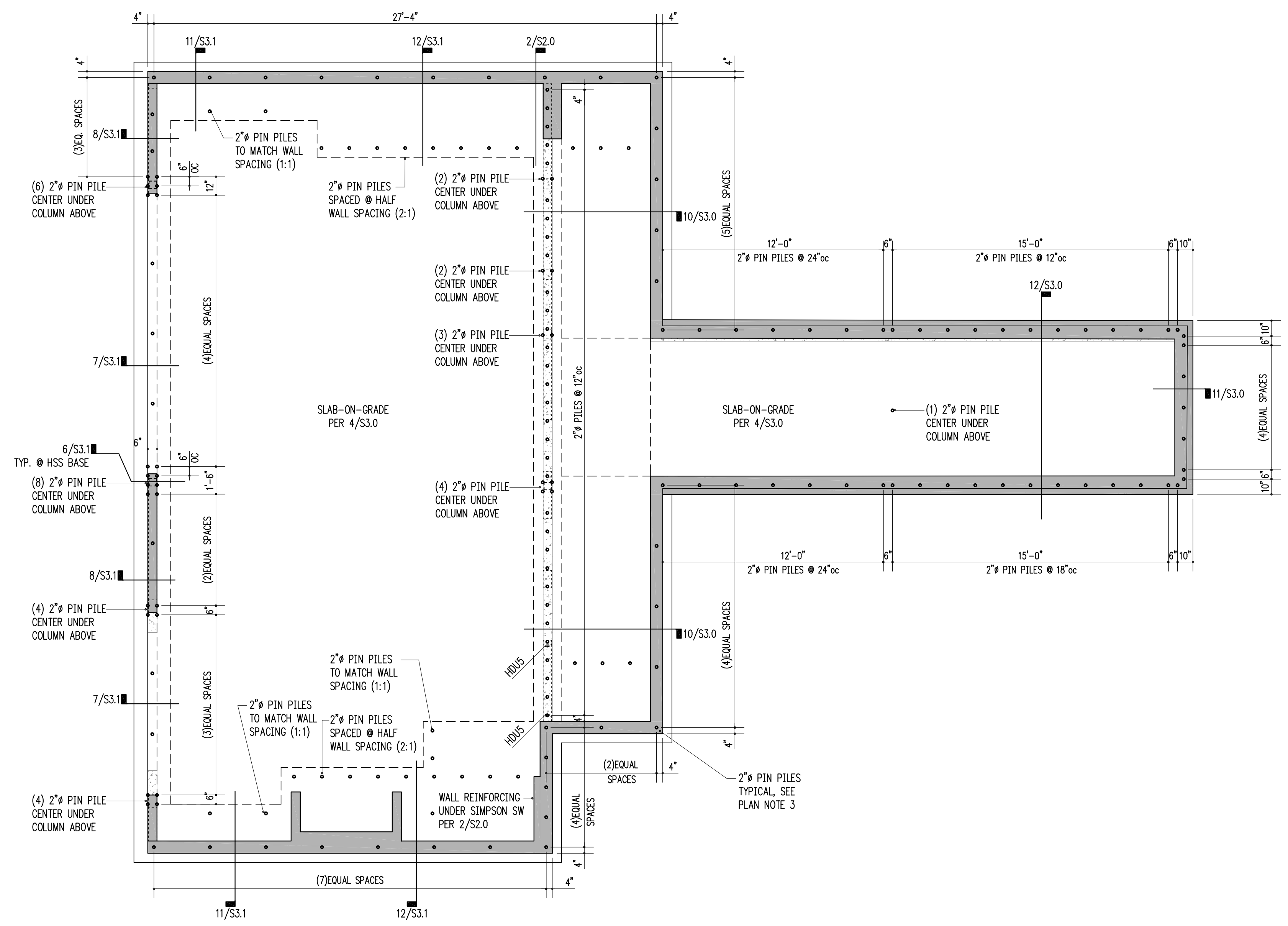
S1.1
GENERAL STRUCTURAL
NOTES



3/4" = 1'-0" 2



3/4" = 1'-0" 3



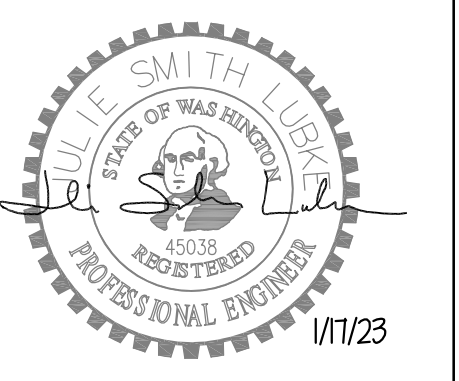
1 LOWER FOUNDATION PLAN
scale: 1/4" = 1'-0"

FOUNDATION PLAN NOTES

- SEE 10/S3.1 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.
- 2" PIN PILE SHALL BE INSTALLED PER GENERAL STRUCTURAL NOTES AND DETAIL 3/S3.0.

LEGEND

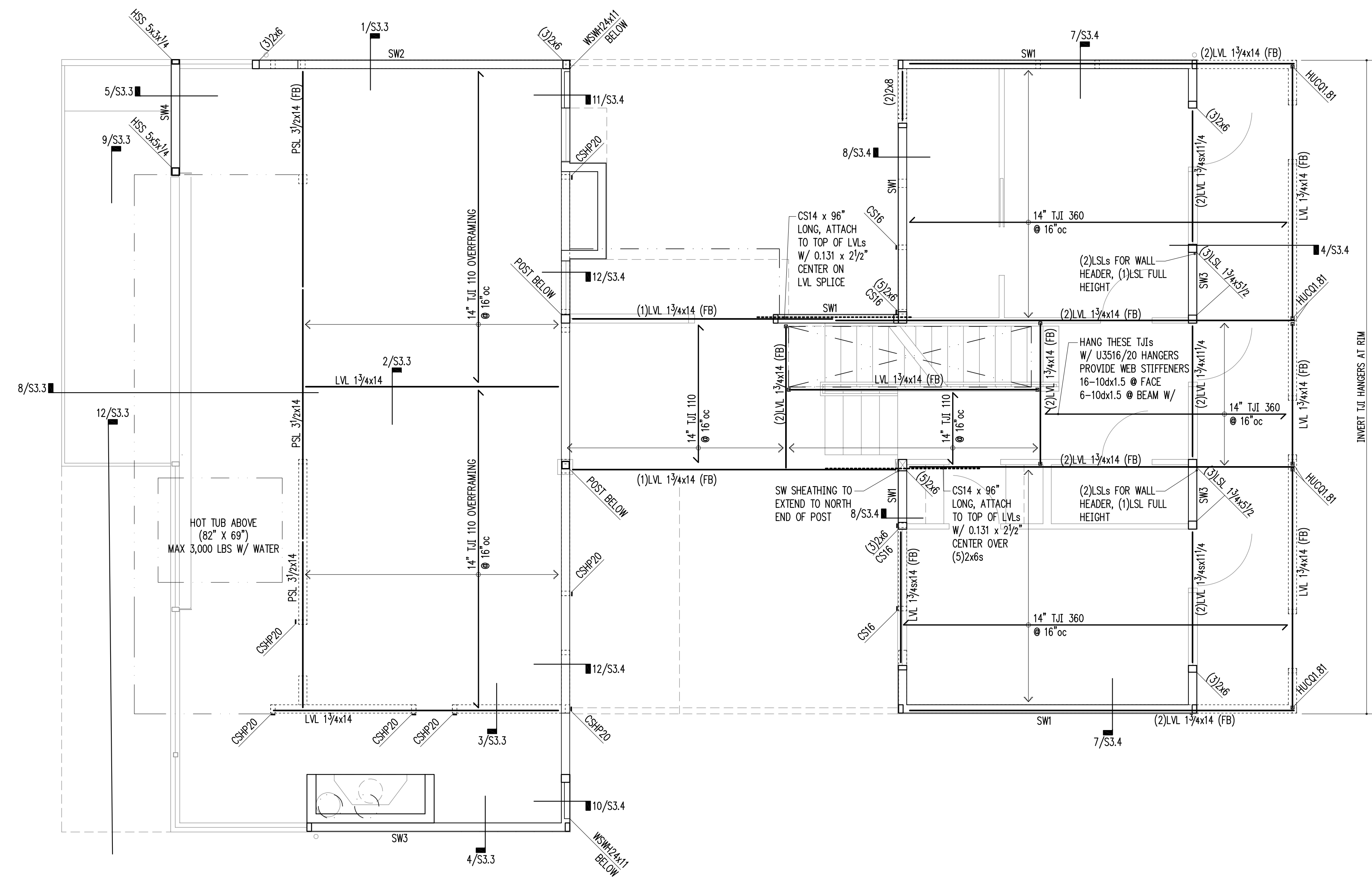
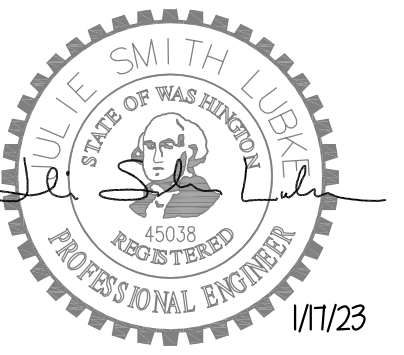
- SPAN
- EXTENT
- x/S3.0 SECTION DETAIL
- (FB) FLUSH BEAM
- (PT) PRESSURE-TREATED
- ☐ COLUMN ABOVE
- ☐ COLUMN BELOW
- h HANGER PER SCHEDULE UNLESS NOTED OTHERWISE
- HTX ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE
- CSX STRAP HOLDOWN AT END OF SHEARWALL ABOVE



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Mercer Island
3064 - 68th Avenue SE
Mercer Island, WA

Issue Date	Issue Description
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S2.0
LOWER FOUNDATION PLAN



1
S2.3
scale: 1/4" = 1'-0"

FRAMING PLAN NOTES

- SW___ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S3.2. 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/S3.2.
- AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S3.2.

HANGER SCHEDULE

MEMBER (FLAT ONLY)	HANGER	FACE NAILING	MEMBER FASTENERS	WEB STIFF REQUIRED
2x8	LU28	8-10d x 1 1/2	6-10d x 1 1/2	-
LVL 1 3/4 x 9 1/2	HUS1.81/10	30-10d x 1 1/2	10-10d	-
LVL 1 3/4 x 11 7/8	HUS1.81/10	30-10d x 1 1/2	10-10d	-
LVL 1 3/4 x 14	HUS1.81/10	30-10d x 1 1/2	10-10d	-
(2)LVL 1 3/4 x 14	U414	16-0.162 x 3 1/2	6-0.148 x 3	YES
9 1/2" TJI 110	IUS1.81/9.5	8-10dx1.5	2-STRONG GRIP	-
11 7/8" TJI 210	IUS2.06/11.88	10-10dx1.5	2-STRONG GRIP	-
14" TJI 110	IUS1.81/14	12-10dx1.5	2-STRONG GRIP	-
14" TJI 360	IUS2.37/14	12-10dx1.5	2-STRONG GRIP	-
14" TJI 560	MIUS.56/14	22-10dx1.5	2-10dx1.5	YES
4x16	CJT5Z	10-1/4"x3" SDS	(5) 1/2" x 2 3/4" LONG JOIST PINS	-

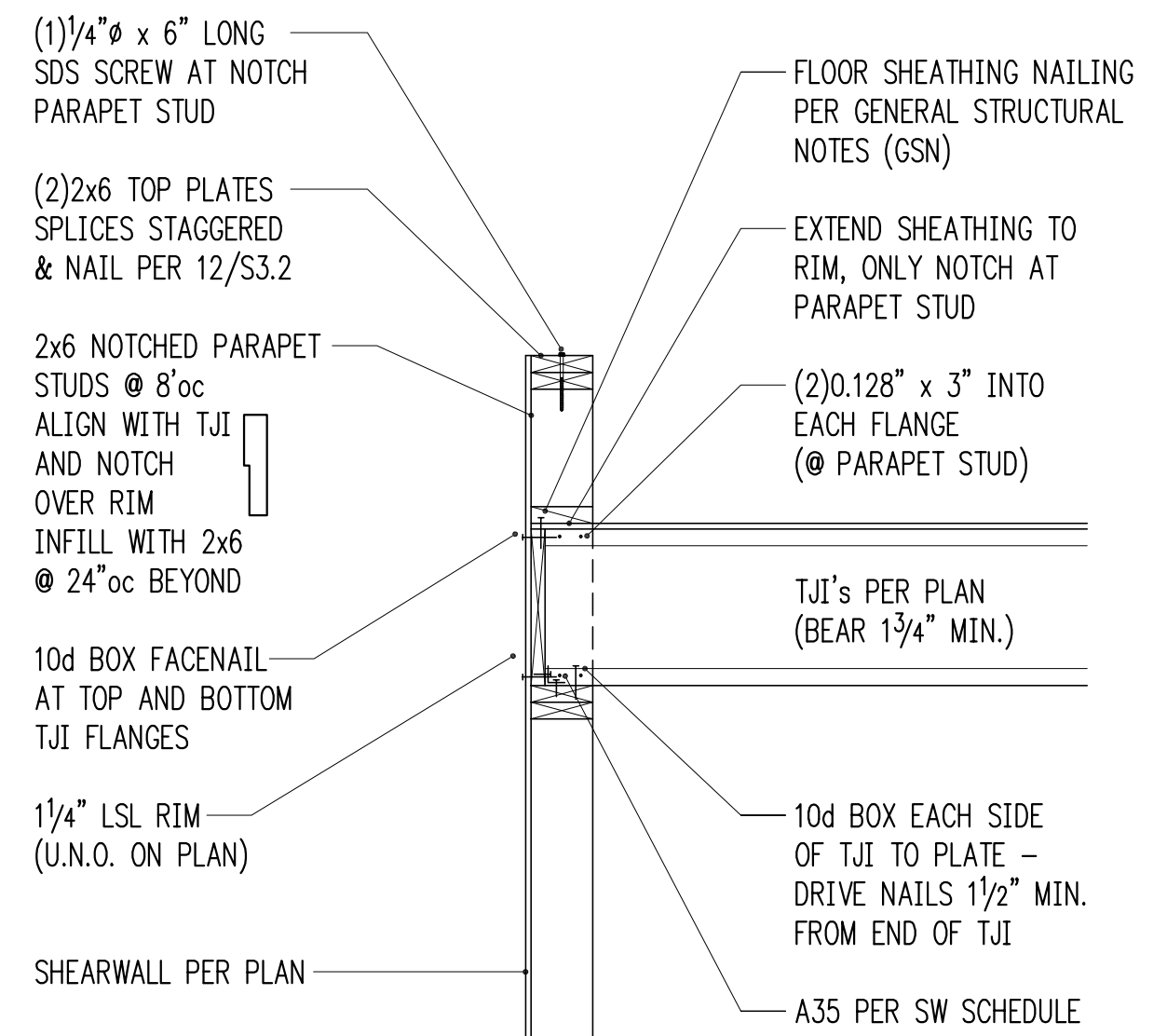
LEGEND

- SPAN
- EXTENT
- x/S3.0 SECTION DETAIL
- (FB) FLUSH BEAM
- (PT) PRESSURE-TREATED
- COLUMN ABOVE
- COLUMN BELOW
- " HANGER PER SCHEDULE UNLESS NOTED OTHERWISE
- HOX ALL-THREAD HOLDDOWN AT END OF SHEARWALL ABOVE
- CSX STRAP HOLDDOWN AT END OF SHEARWALL ABOVE

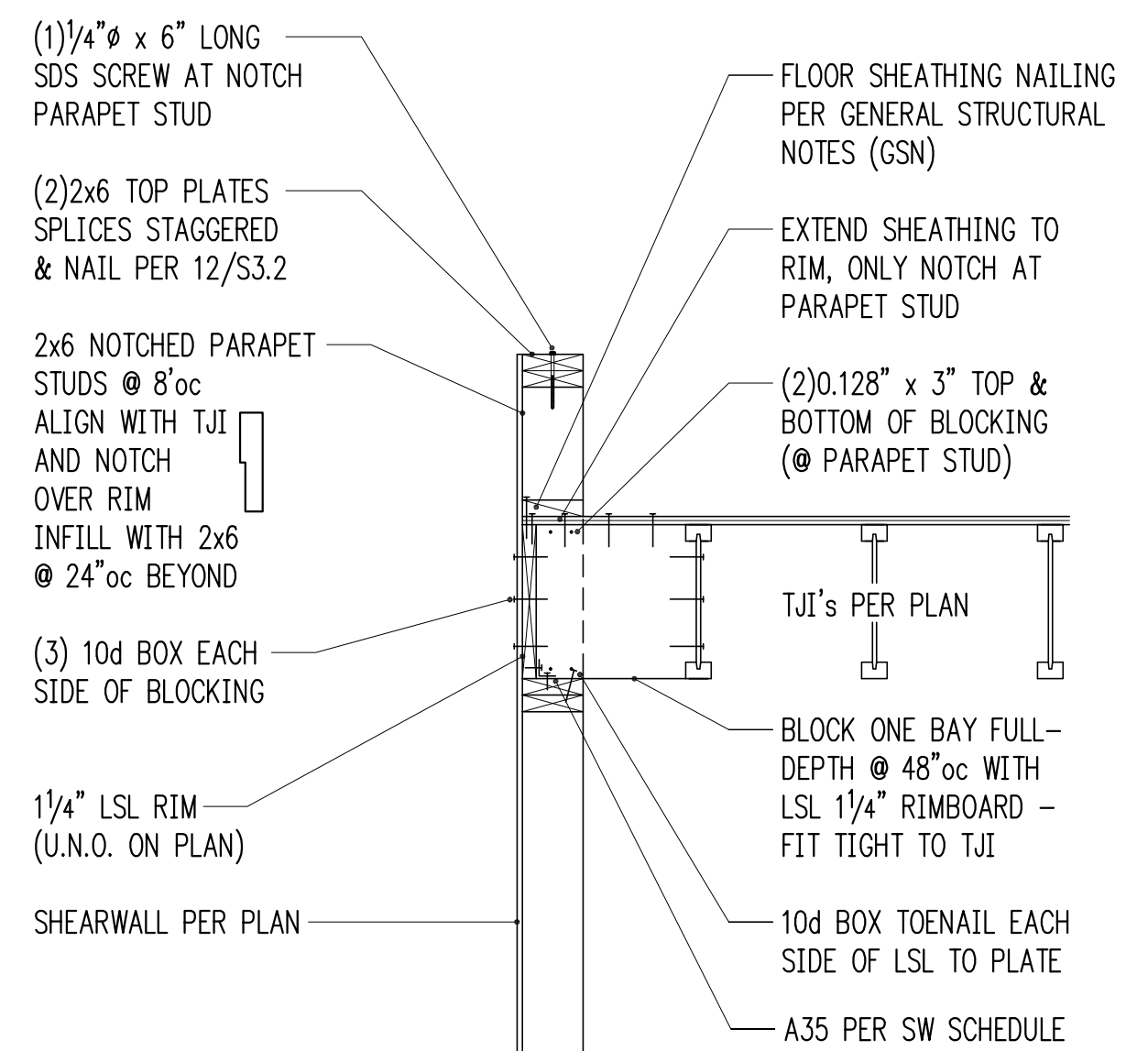
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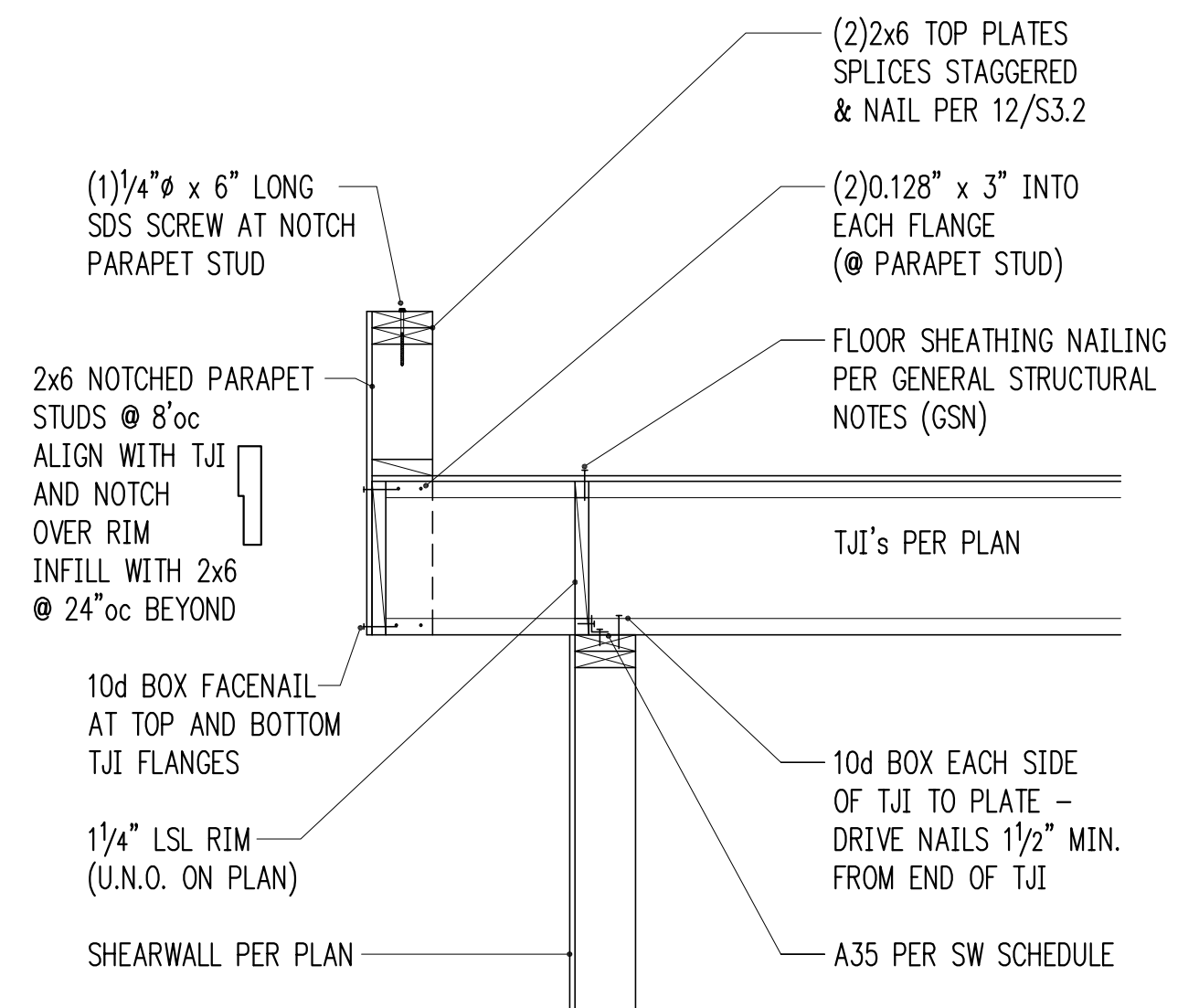
S2.3
UPPER FLOOR FRAMING PLAN



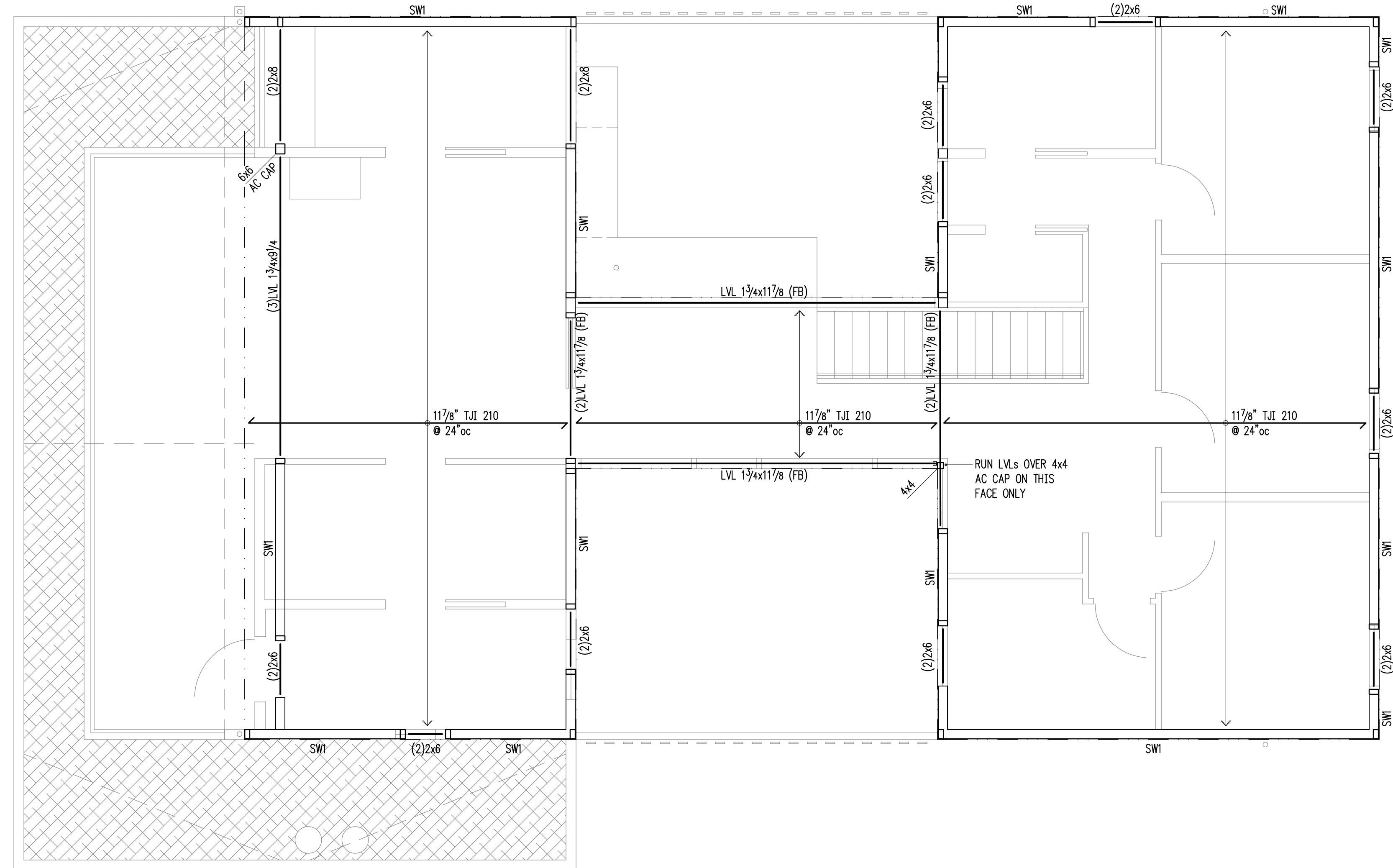
3/4" = 1'-0" 2



3/4" = 1'-0" 3



3/4" = 1'-0" 4



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

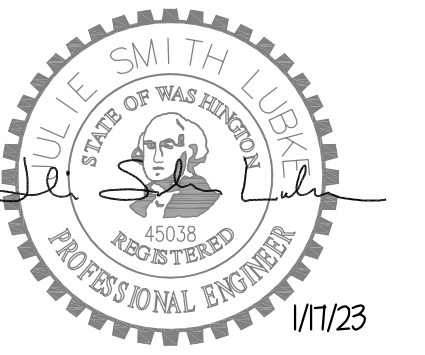
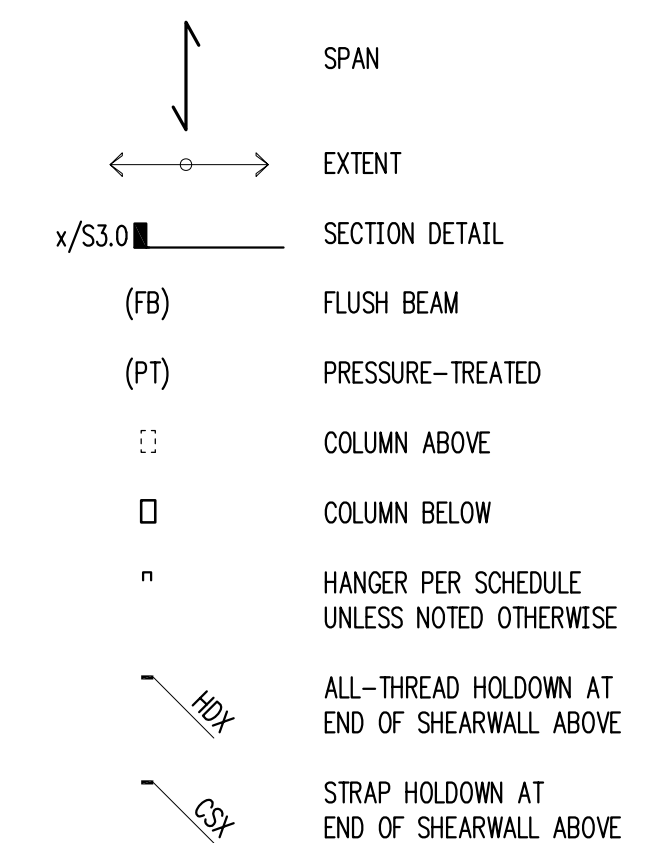
FRAMING PLAN NOTES

- SW___ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S3.2. 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/S3.2.
- AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S3.2.

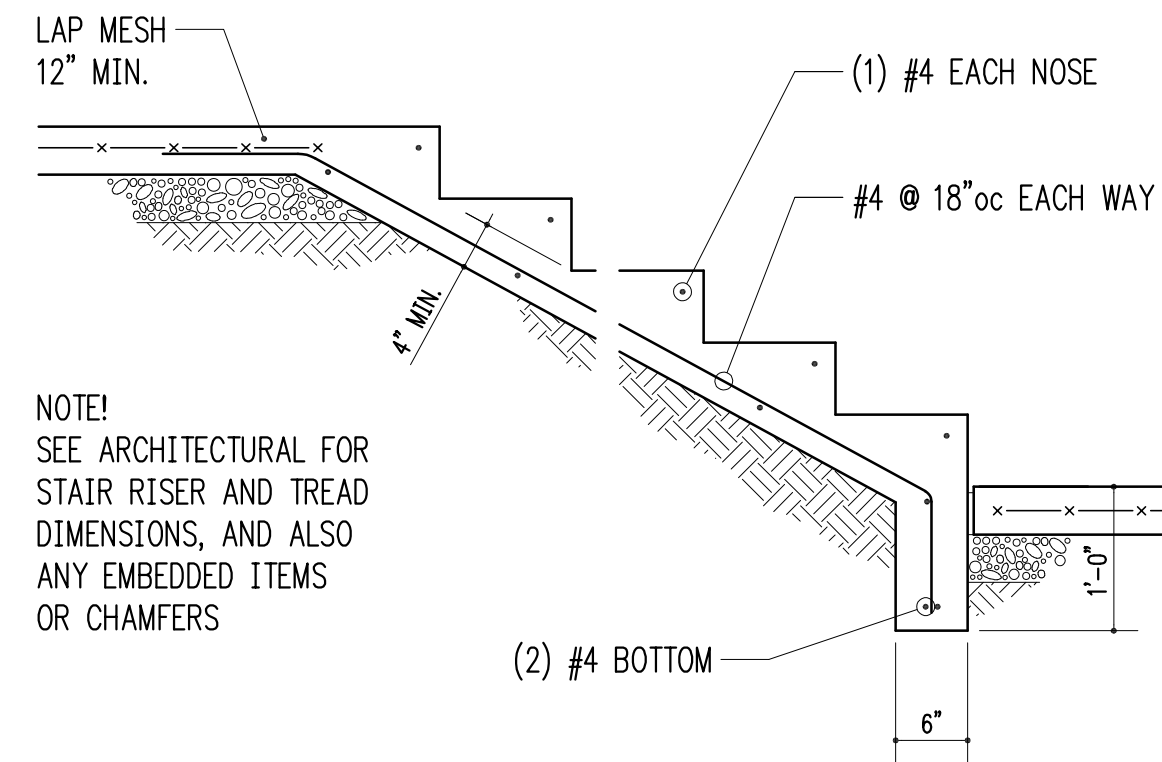
HANGER SCHEDULE

MEMBER (FLAT ONLY)	HANGER	FACE NAILING	MEMBER FASTENERS	WEB STIFF REQUIRED
2x8	LU28	8-10d x 1 1/2	6-10d x 1 1/2	-
LVL 1 3/4x9 1/2	HUS1.81/10	30-10d x 1 1/2	10-10d	-
LVL 1 3/4x11 7/8	HUS1.81/10	30-10d x 1 1/2	10-10d	-
LVL 1 3/4x14	HUS1.81/10	30-10d x 1 1/2	10-10d	-
(2)LVL 1 3/4x14	U414	16-0.162 x 3 1/2	6-0.148 x 3	YES
9/2\" TJI 110	IUS1.81/9.5	8-10dx1.5	2-STRONG GRIP	-
11 7/8\" TJI 210	IUS2.06/11.88	10-10dx1.5	2-STRONG GRIP	-
14\" TJI 110	IUS1.81/14	12-10dx1.5	2-STRONG GRIP	-
14\" TJI 360	IUS2.37/14	12-10dx1.5	2-STRONG GRIP	-
14\" TJI 560	MIUS.56/14	22-10dx1.5	2-10dx1.5	YES
4x16	CJT5Z	10-1/4\"x3\" SDS	(5) 1/2\" x 2 3/4\" LONG JOIST PINS	-

LEGEND

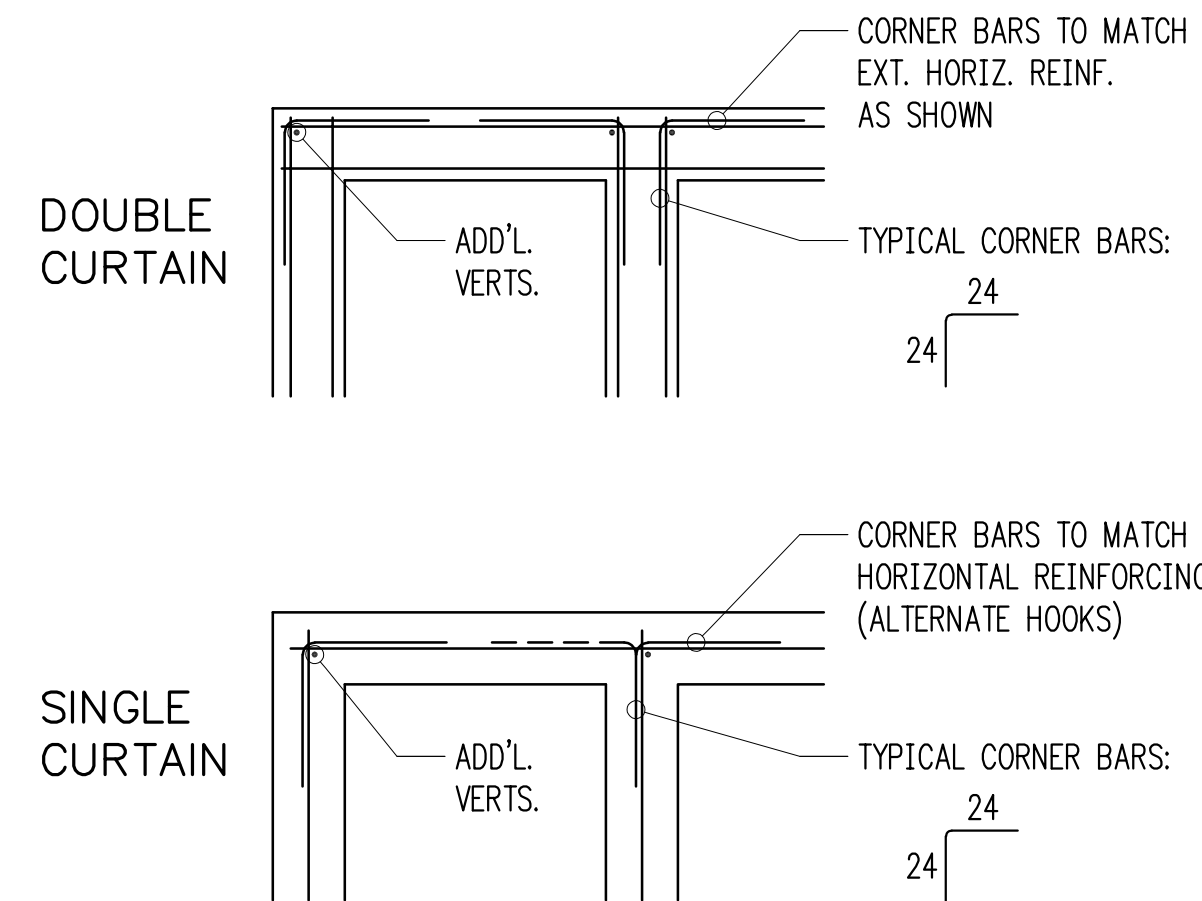


Issue Date	Issue Description
1/17/23	Permit

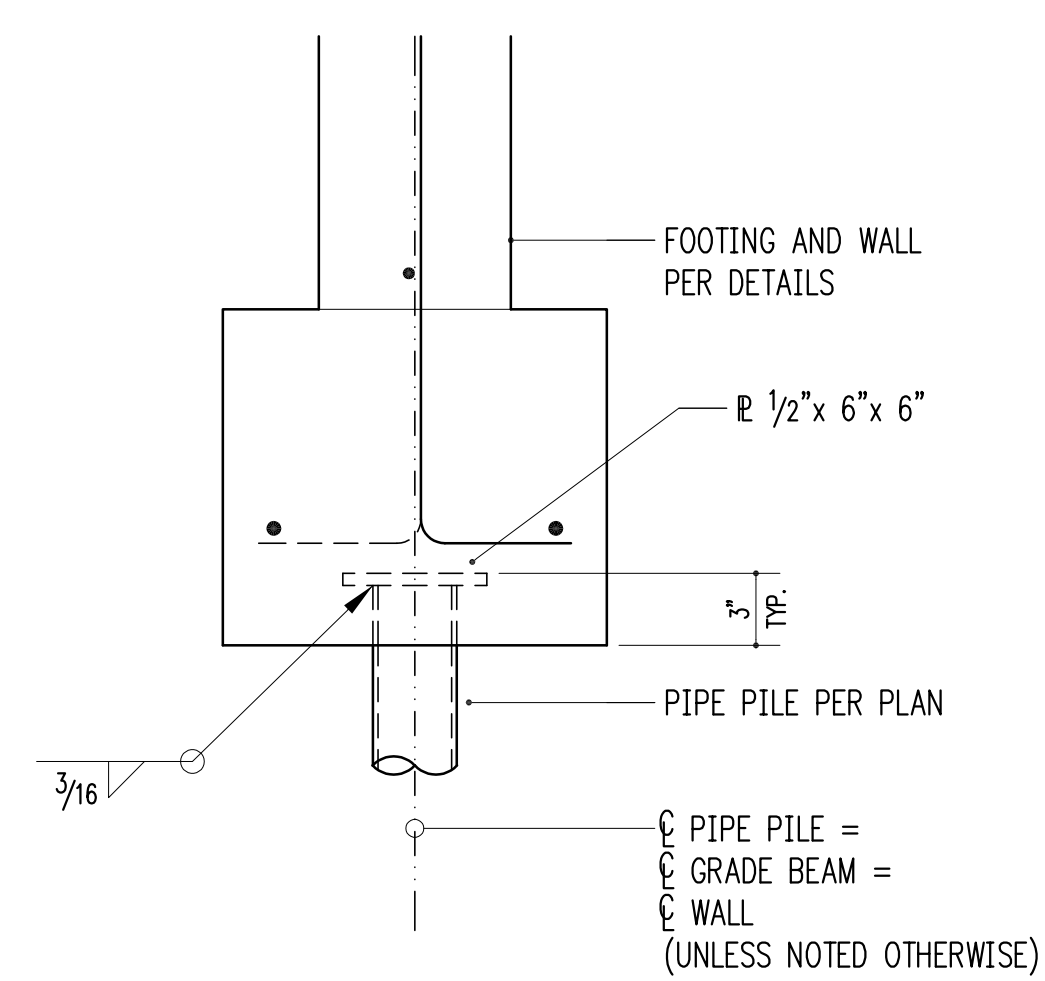


NOTE!
SEE ARCHITECTURAL FOR
STAIR RISER AND TREAD
DIMENSIONS, AND ALSO
ANY EMBEDDED ITEMS
OR CHAMFERS

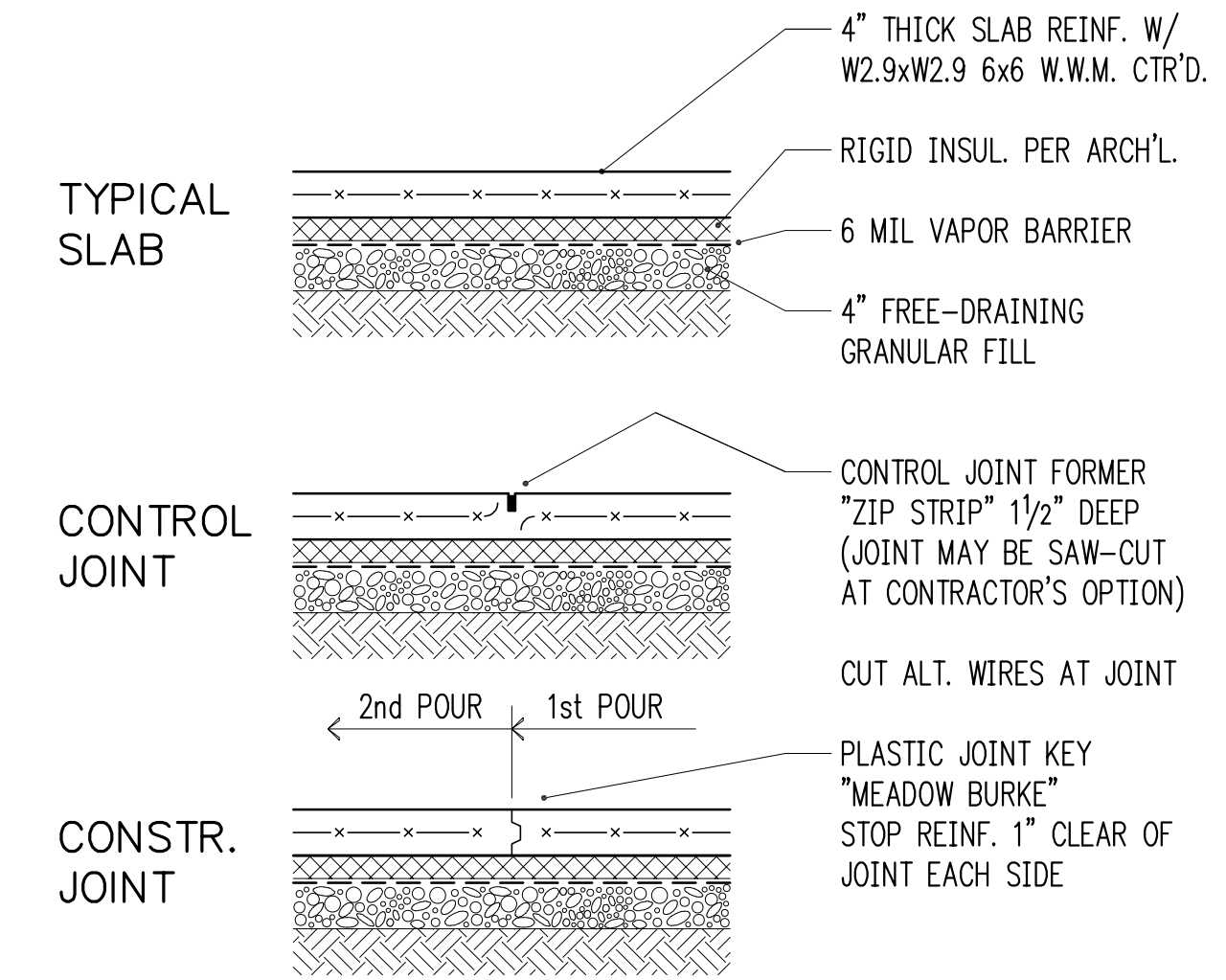
TYPICAL STAIR-ON-GRADE
3/4" = 1'-0" 1



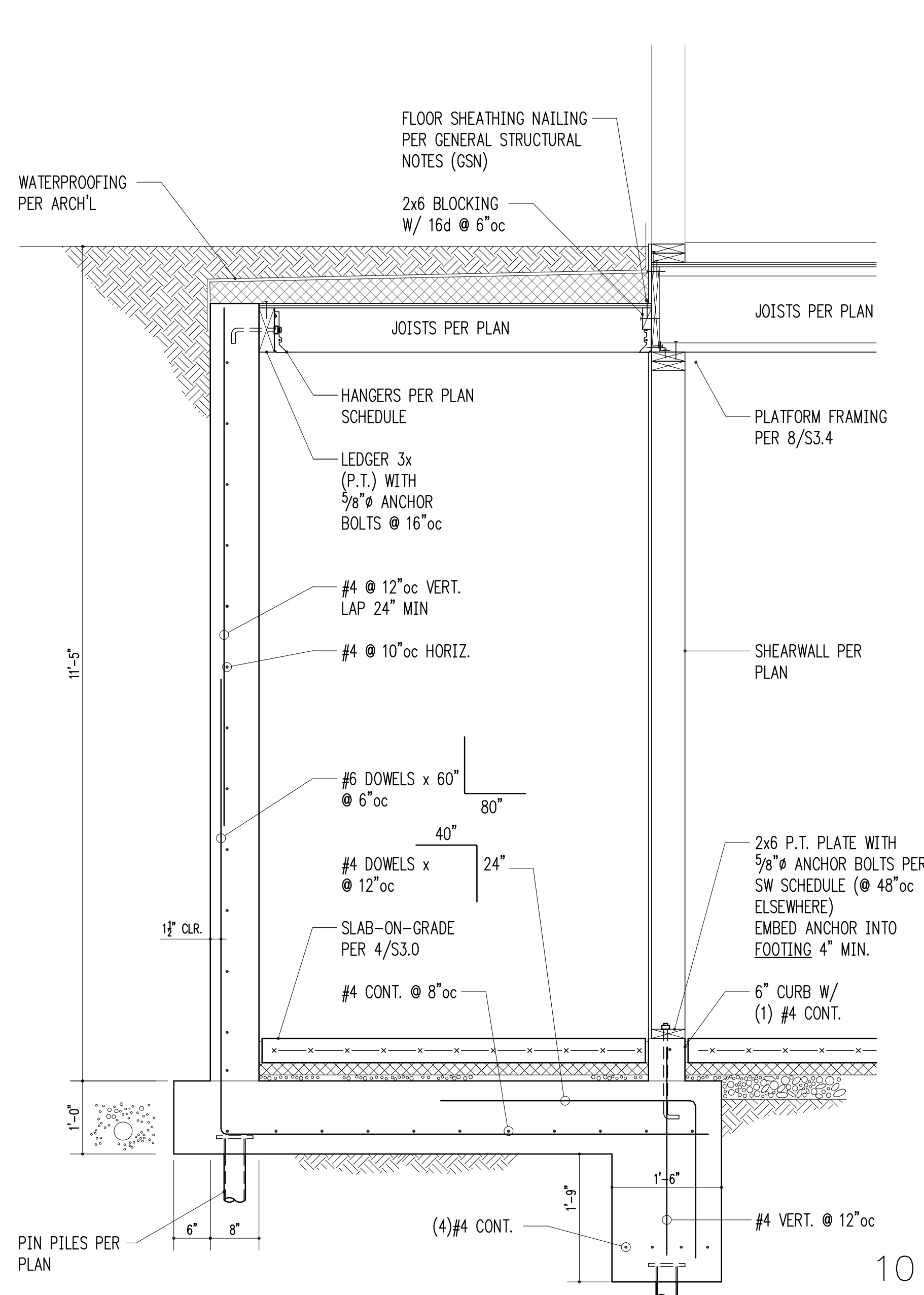
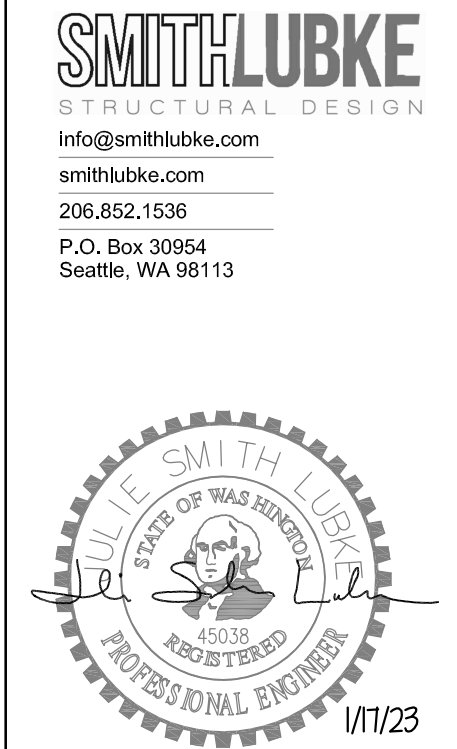
TYPICAL CORNER BARS AT CONCRETE WALLS
3/4" = 1'-0" 2



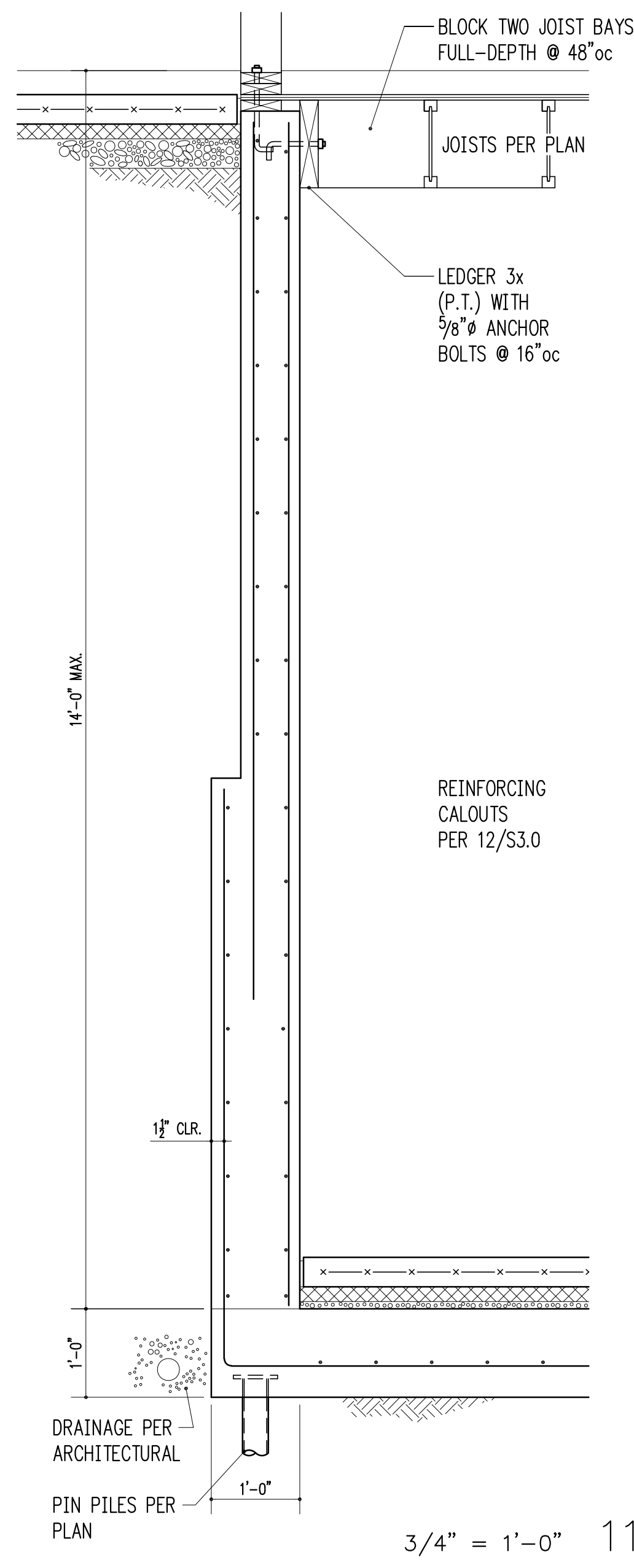
TYPICAL PIPE PILE EMBEDMENT
1-1/2" = 1'-0" 3



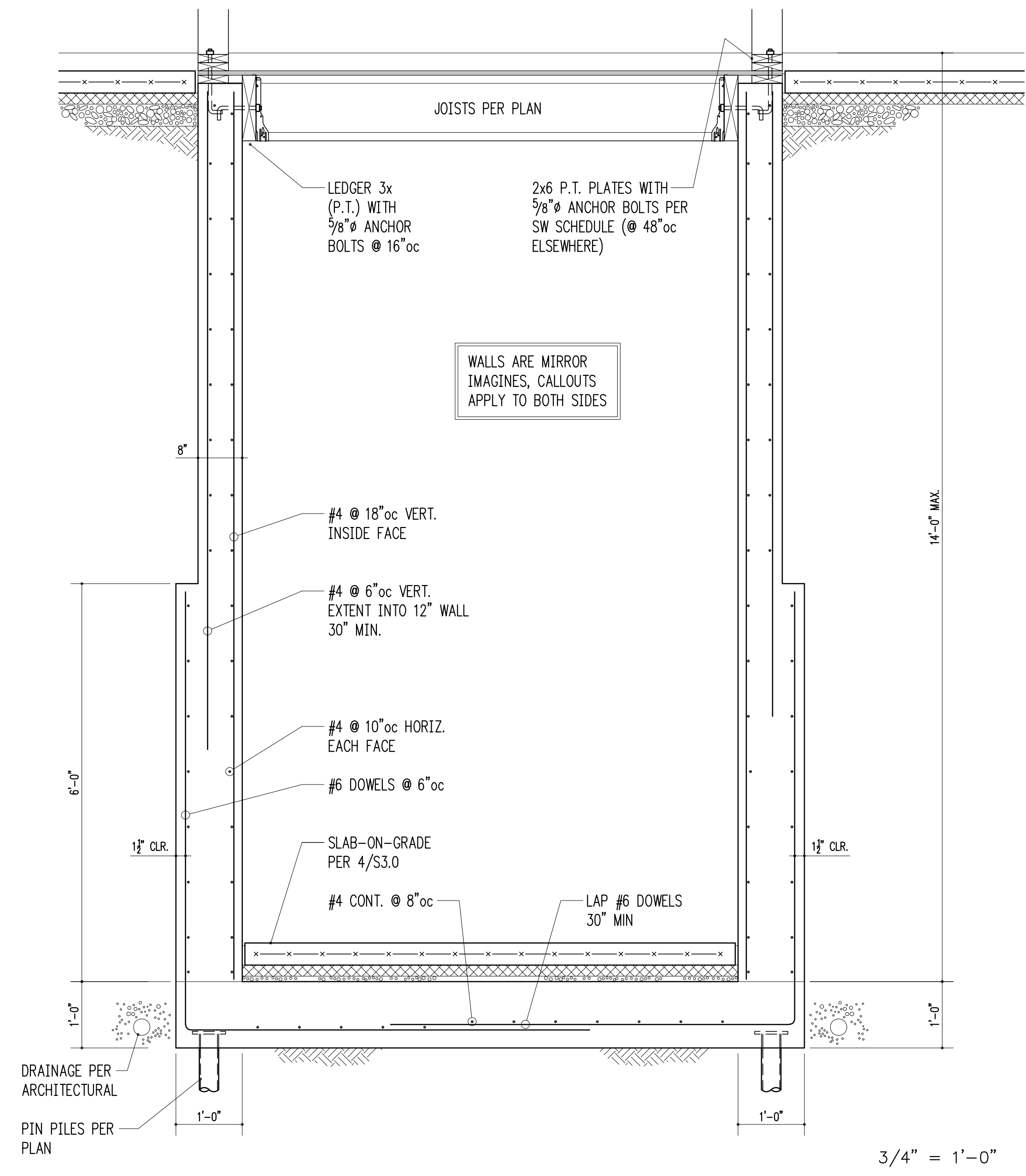
SLAB-ON-GRADE (INSULATED)
3/4" = 1'-0" 4



10



3/4" = 1'-0" 11



3/4" = 1'-0" 12

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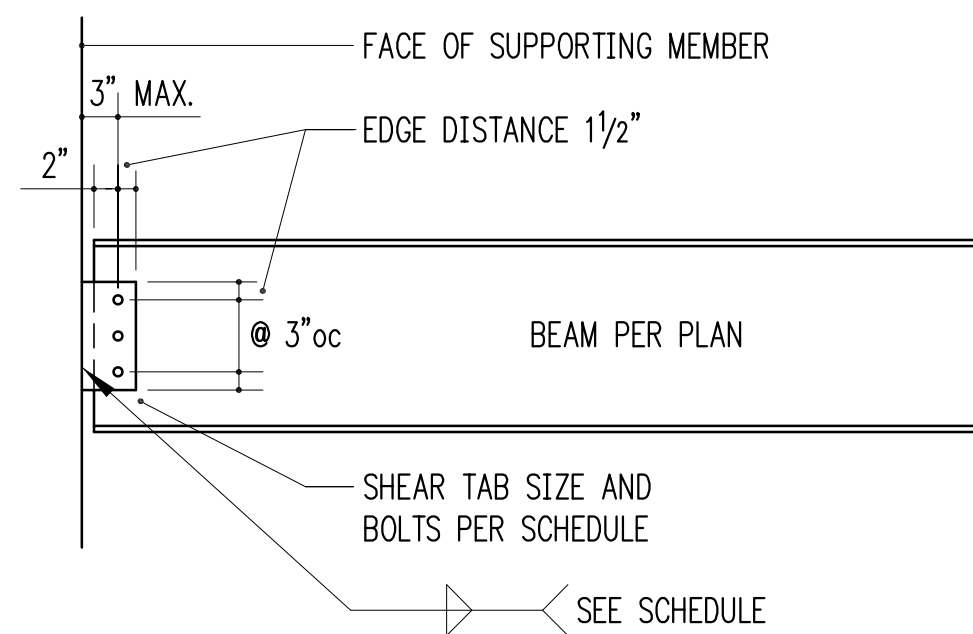
Issue Date	Issue Description
1/17/23	Permit

S3.0
STRUCTURAL DETAILS

SHEAR TAB SCHEDULE

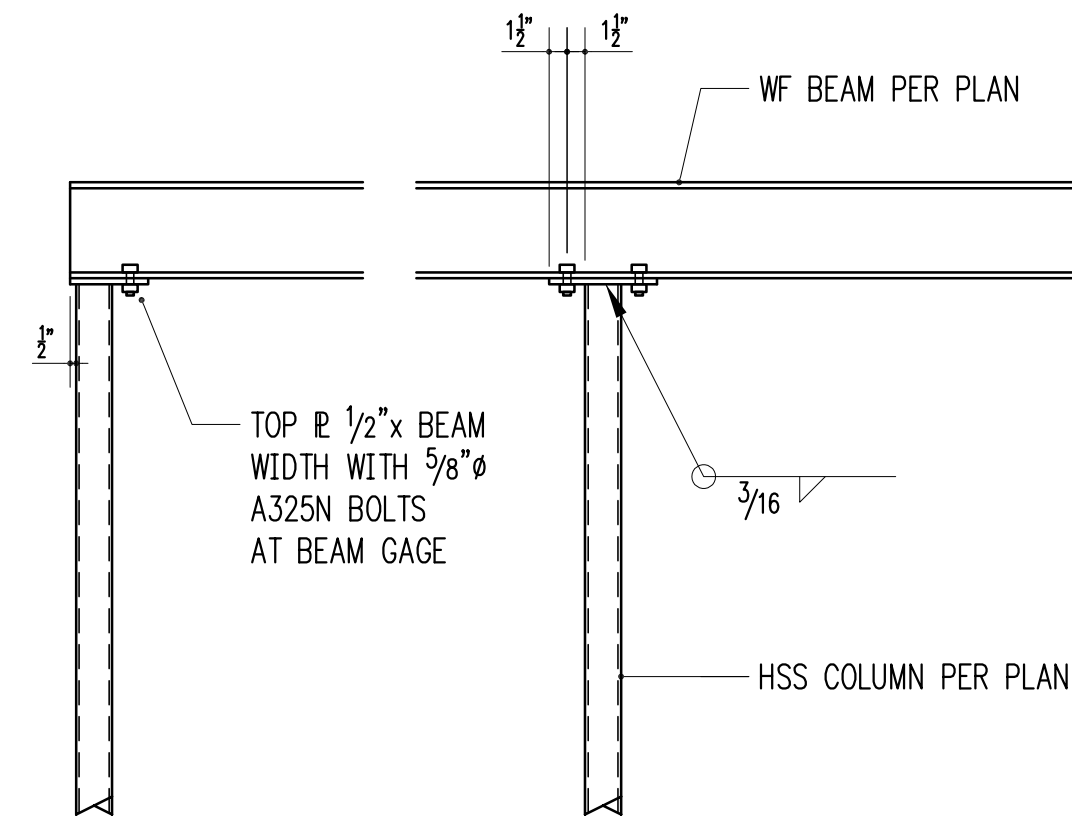
BEAM SIZE	# BOLTS	BOLT SIZE	P. THICK.	WELD SIZE	CAPACITY
W8, W10	(2)	3/4"Ø	1/4"	3/16"	8,200 lb

BOLT TYPE SHALL BE A325N. PLATE MATERIAL SHALL BE A36.



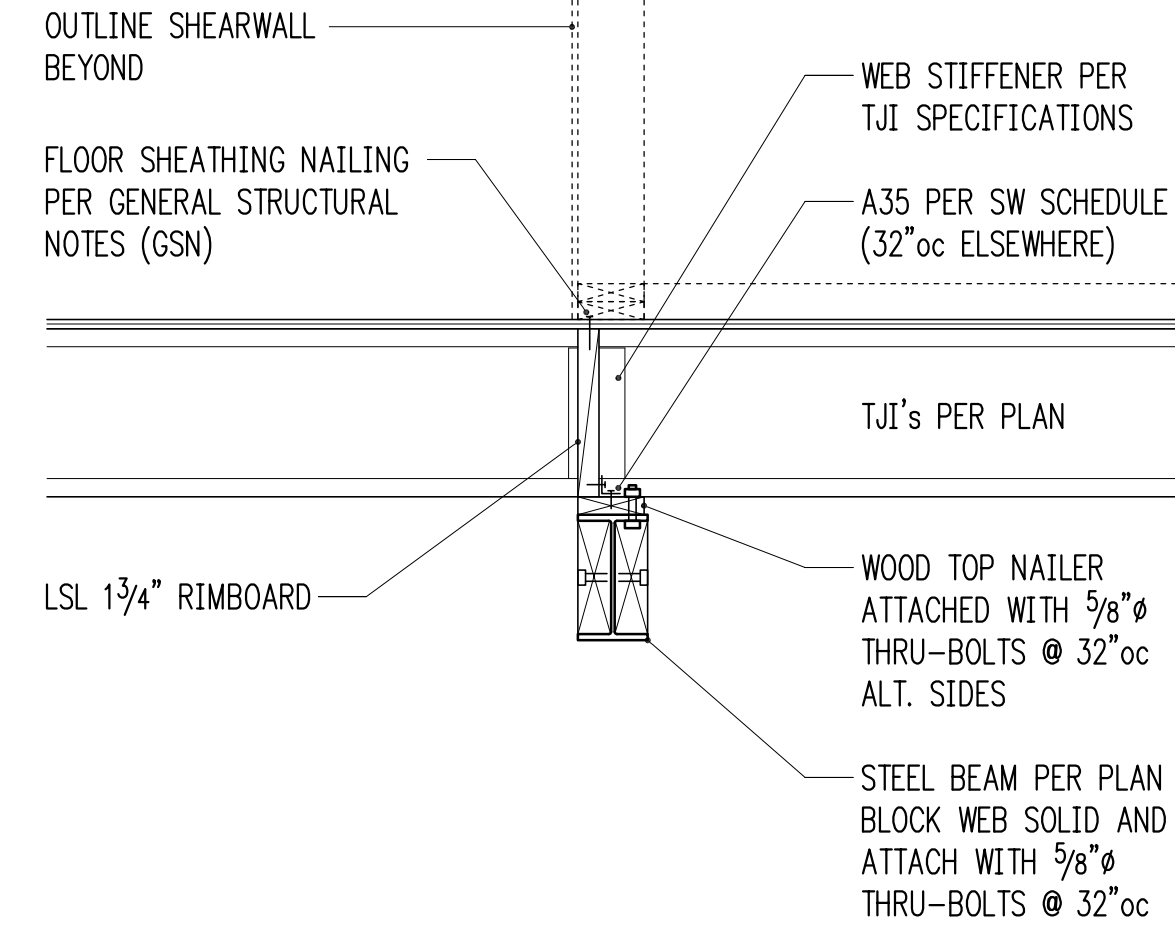
TYPICAL SHEAR TAB CONNECTION

3/4" = 1'-0" 1

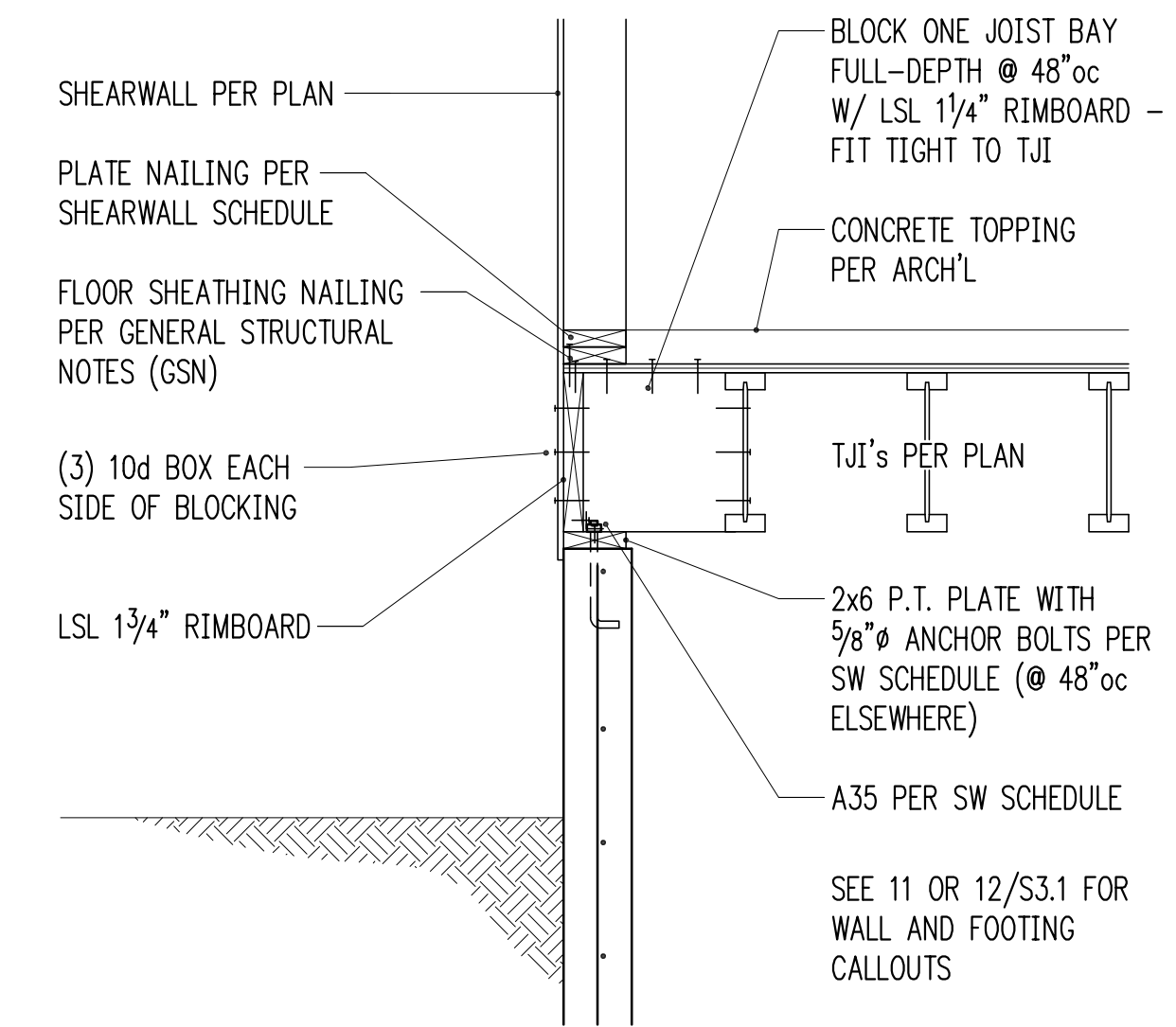


WF BEAM BEARING ON HSS COLUMN

3/4" = 1'-0" 2



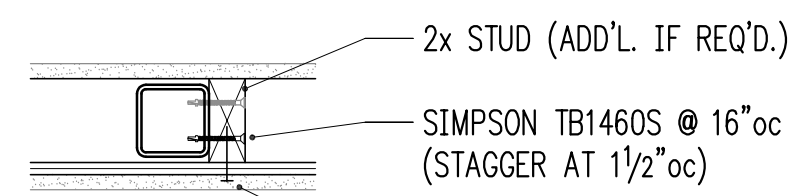
3/4" = 1'-0" 3



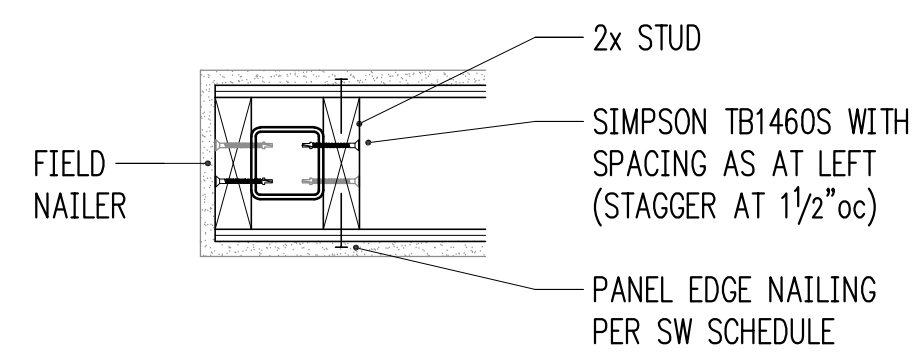
3/4" = 1'-0" 4

NAILER TYPE:

STUD WALL OR SHEARWALL FIELD NAILER



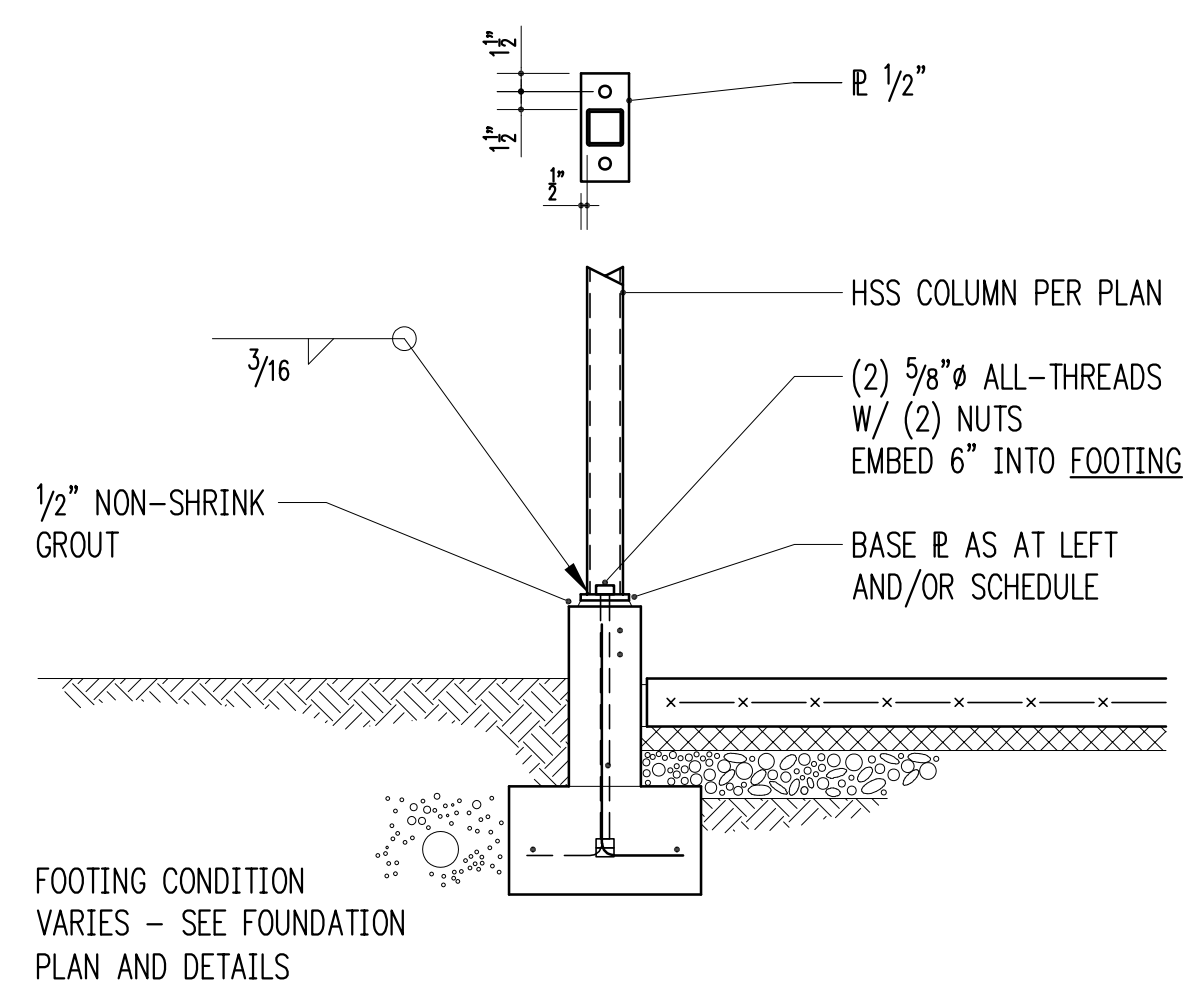
SHEARWALL BOUNDARY NAILER



- SW1 16"oc
- SW2 12"oc
- SW3 9"oc
- SW4 7"oc
- SW5 4 1/2"oc
- SW6 3 1/2"oc

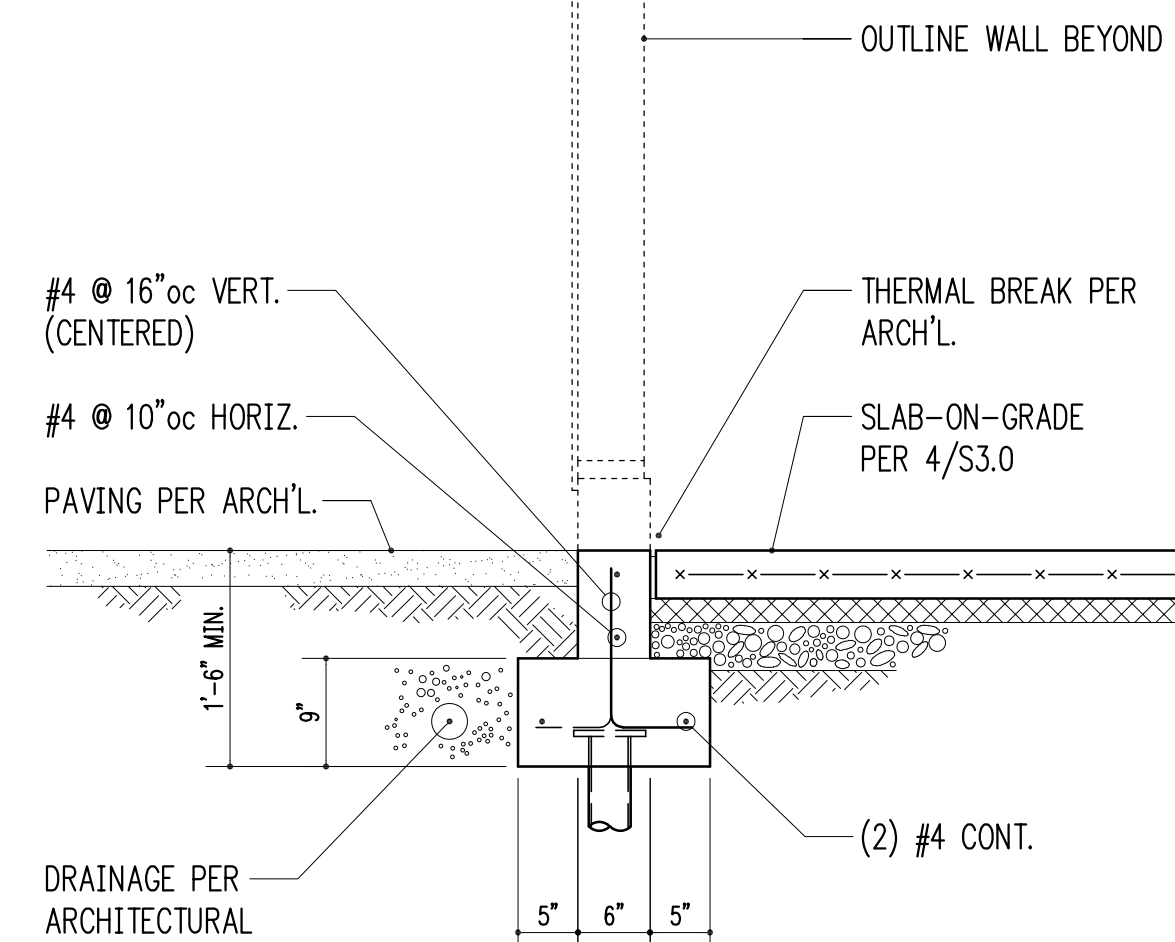
HSS COLUMN NAILERS

1-1/2" = 1'-0" 5

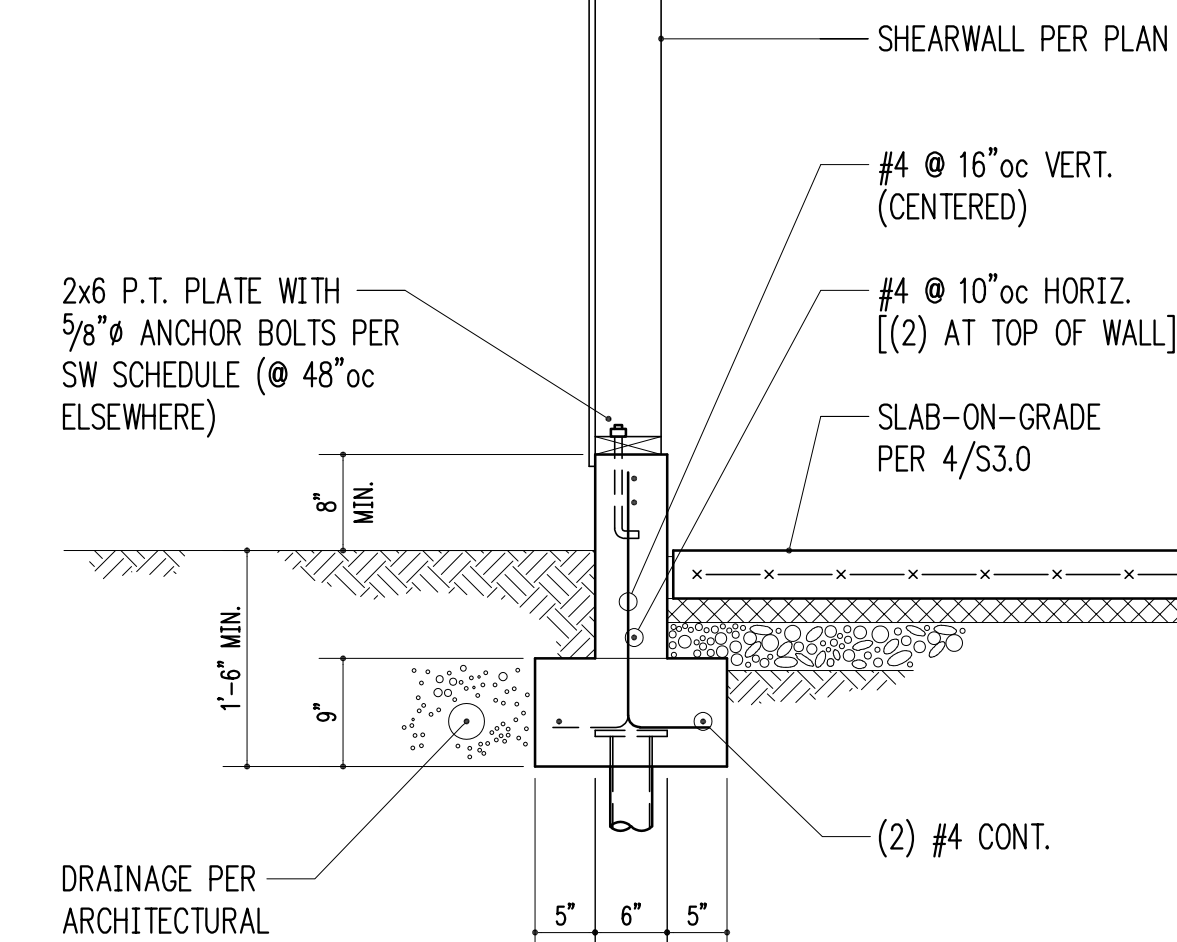


HSS COLUMN BASE PLATES

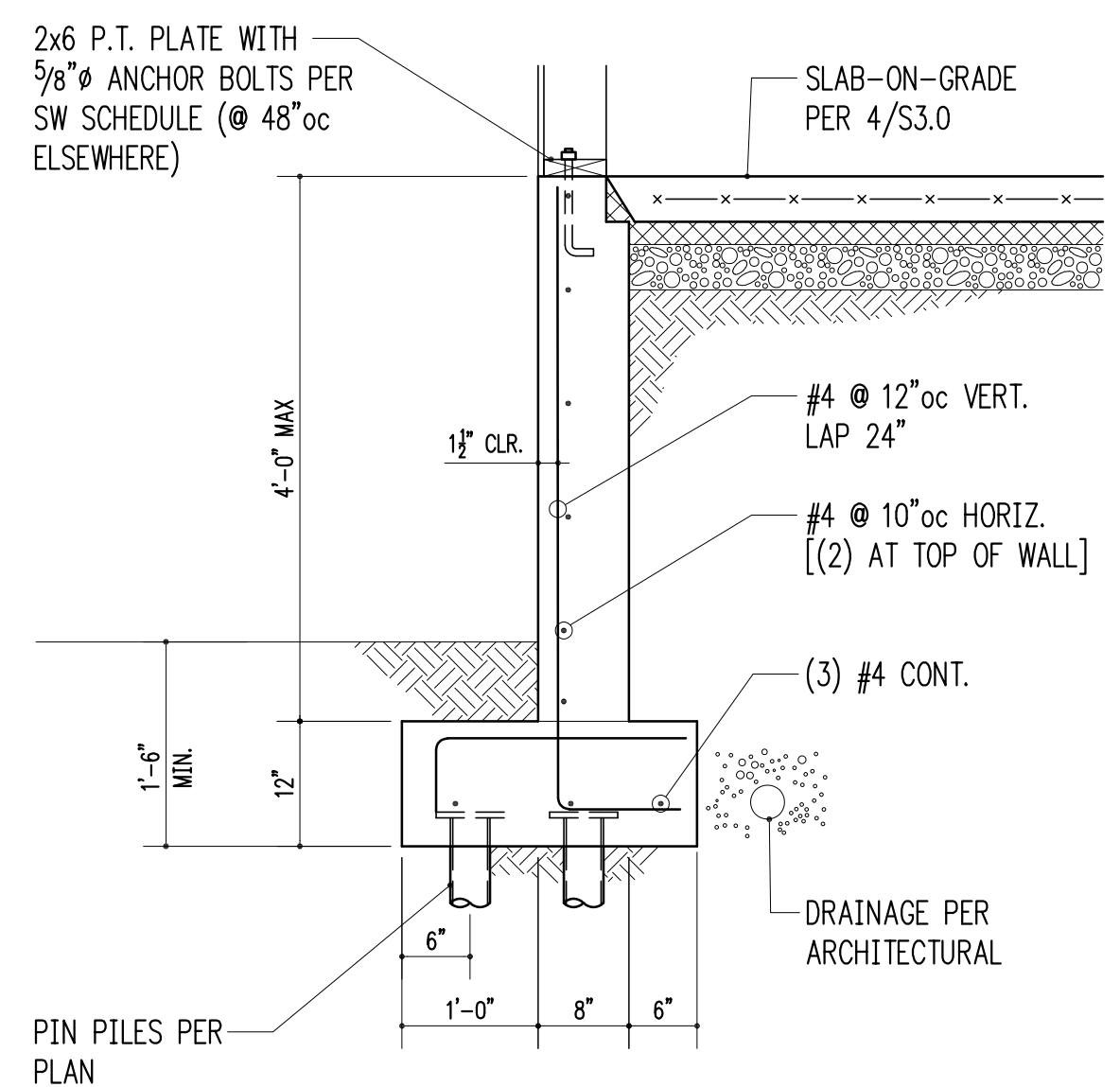
3/4" = 1'-0" 6



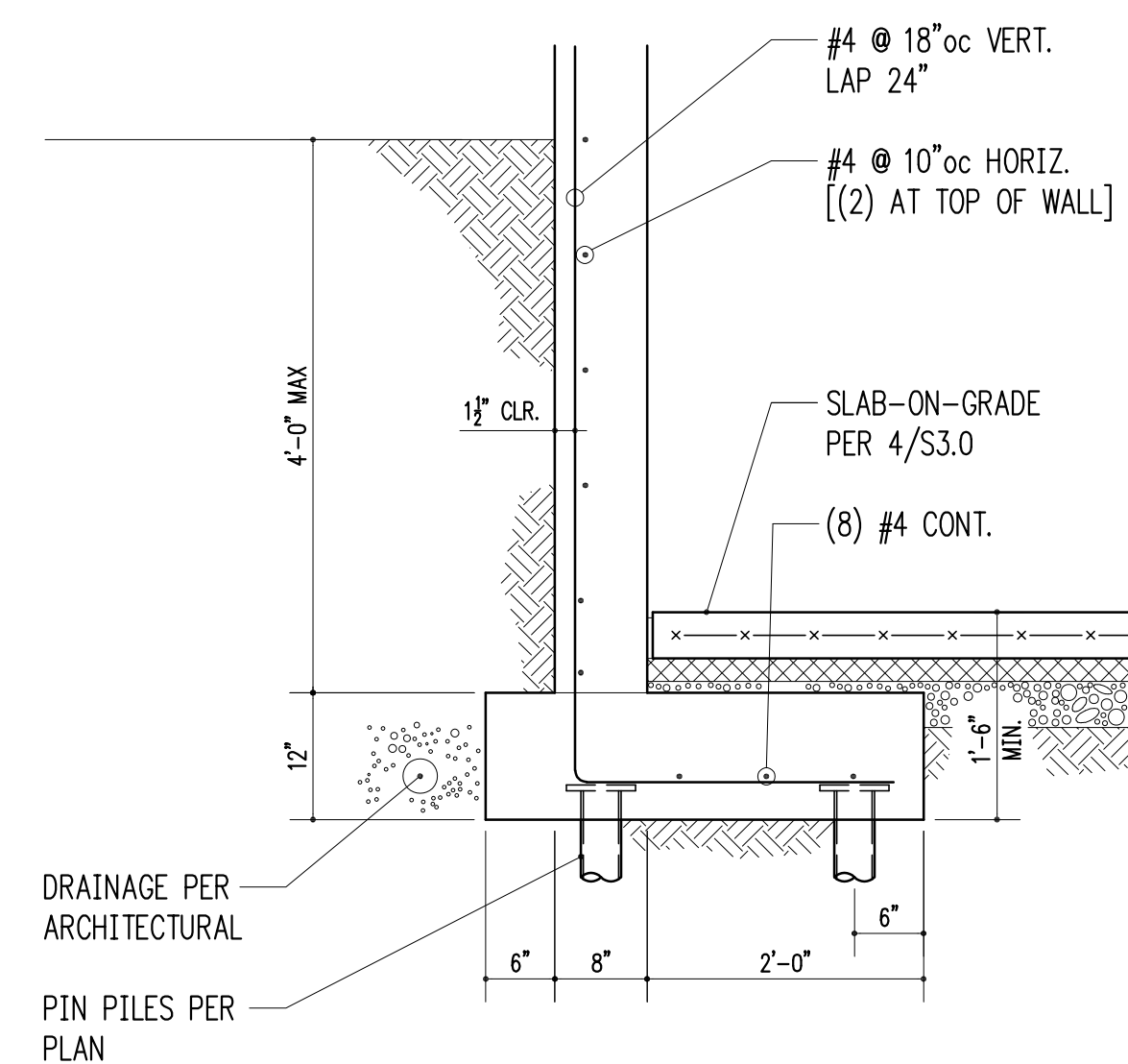
3/4" = 1'-0" 7



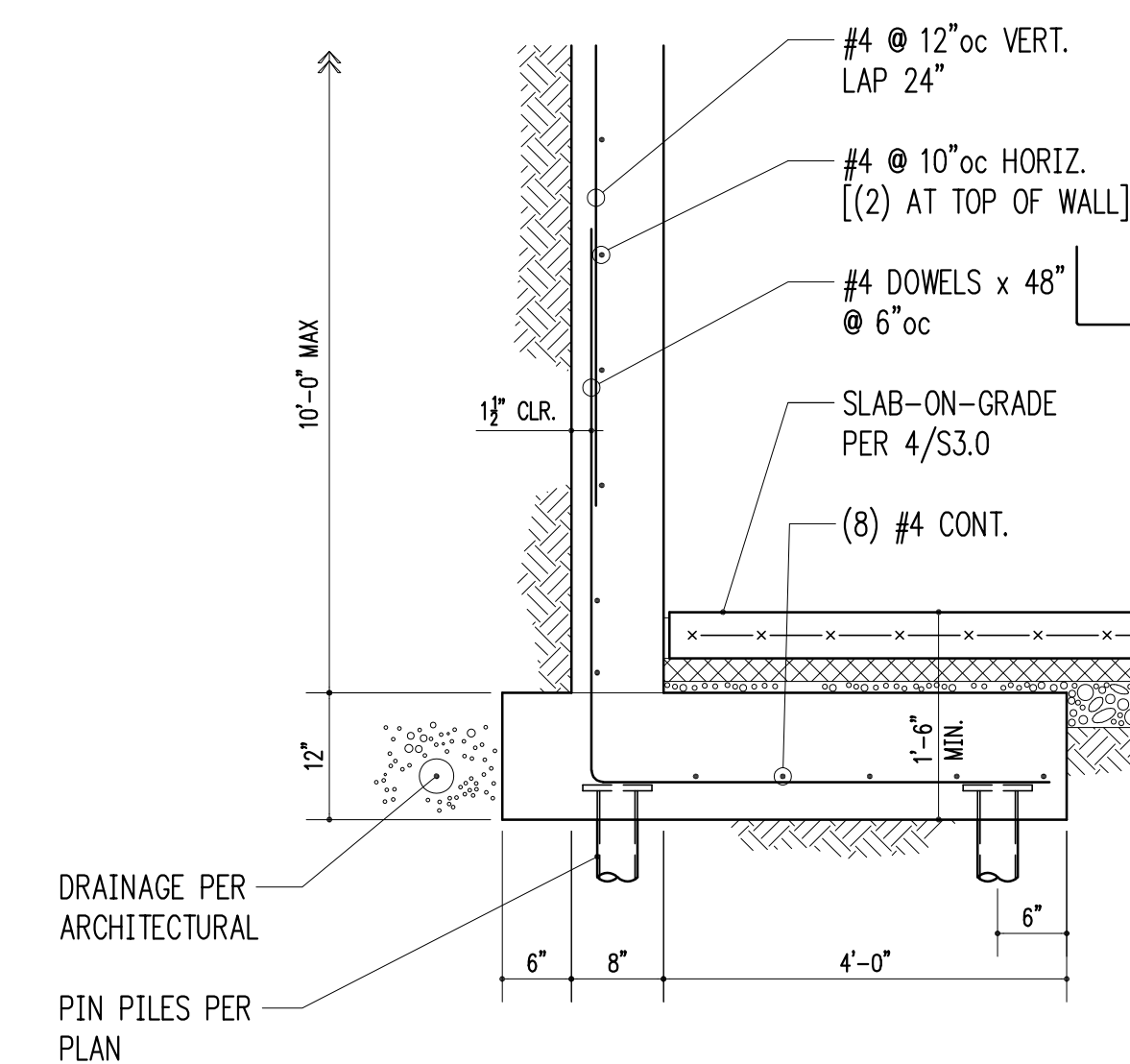
3/4" = 1'-0" 8



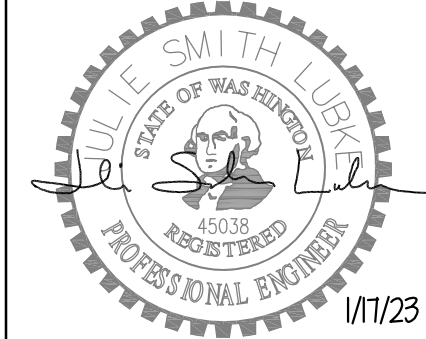
3/4" = 1'-0" 9



3/4" = 1'-0" 11



3/4" = 1'-0" 12

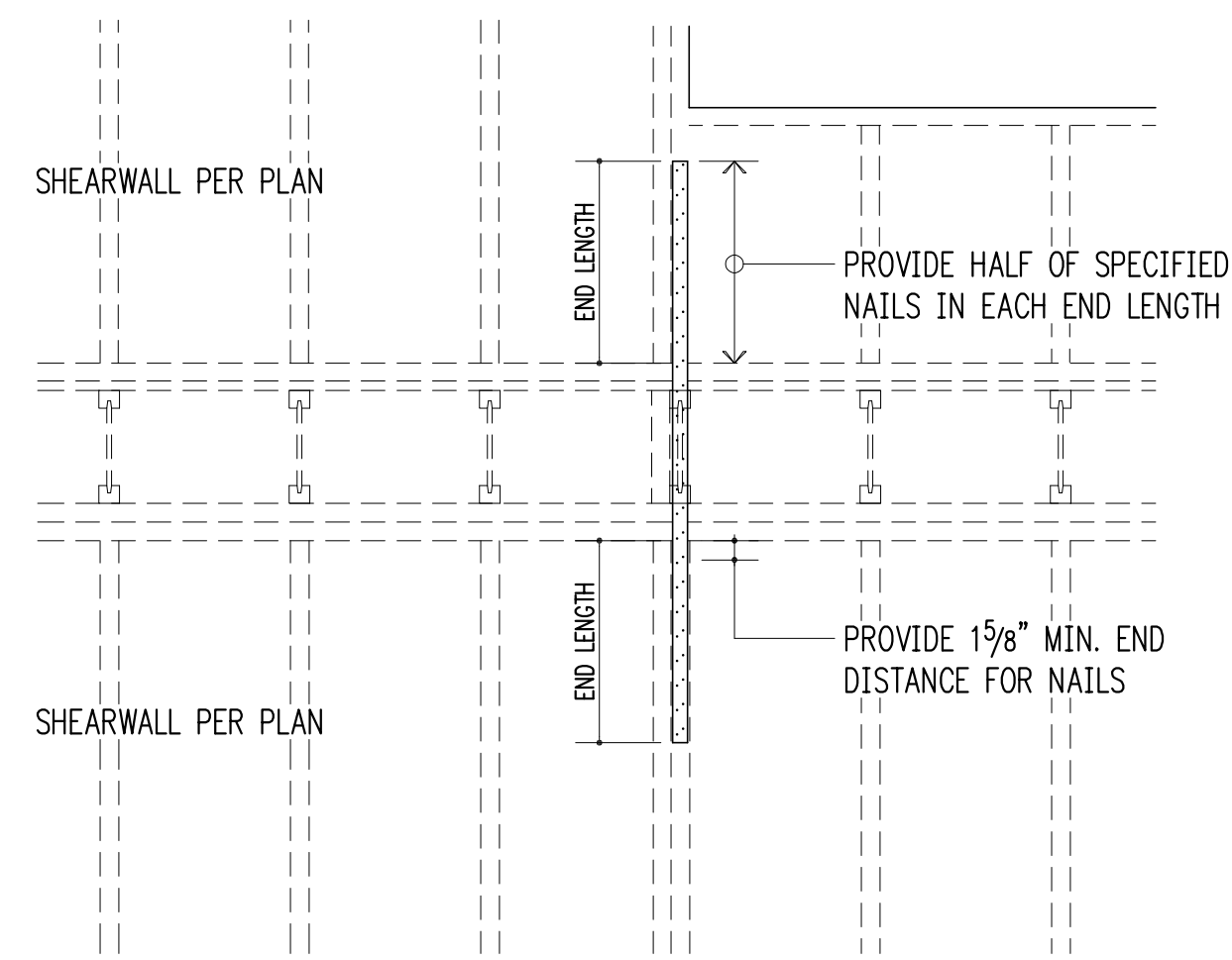


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STRAP SCHEDULE

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"
CS20	9"	(16) 8d x 2 1/2"	2 1/16"
CSHP20	8"	(12) 0.148" x 2 1/2"	1 3/16"

- 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 HOLDDOWN AT FLOOR

3/4" = 1'-0"

1

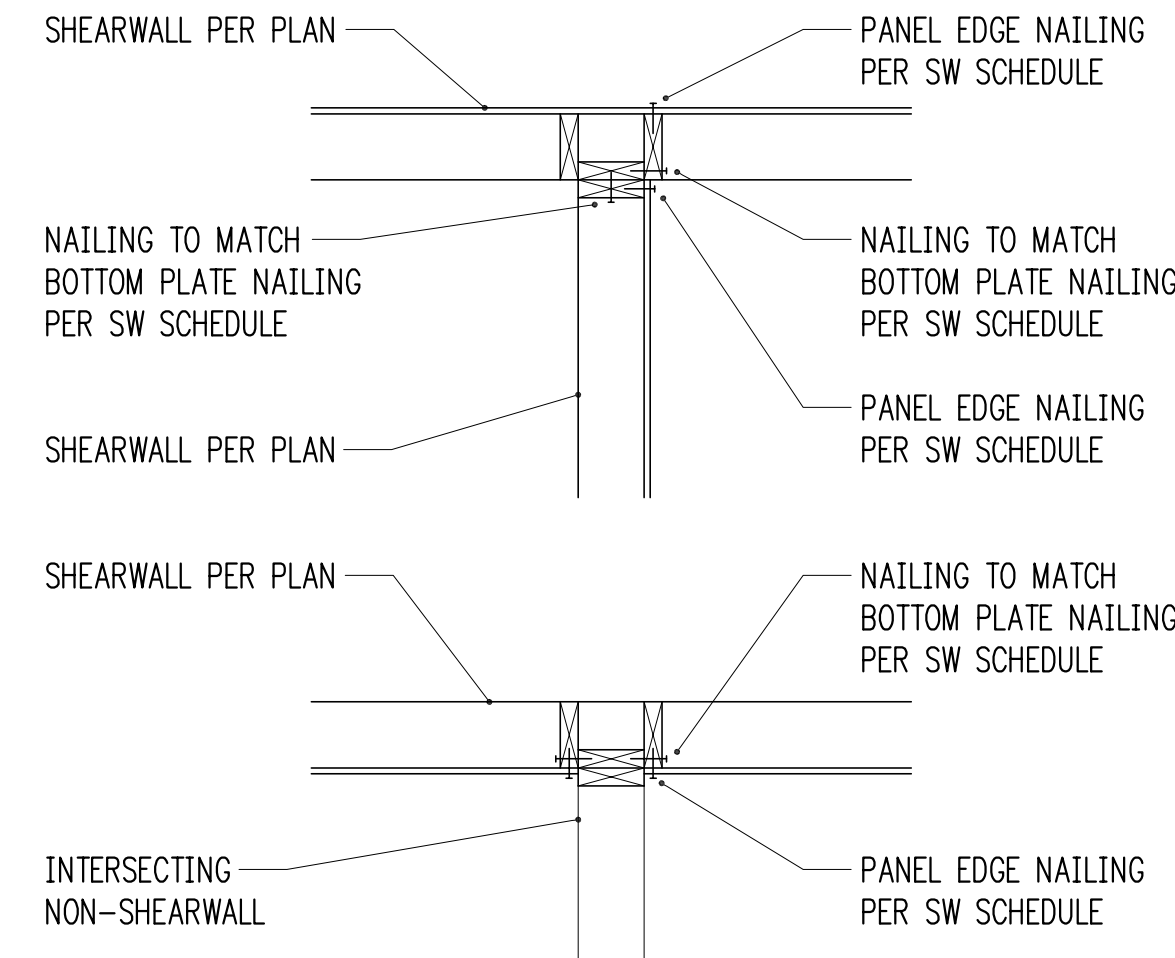
3/4" = 1'-0"

2

SHEARWALL SCHEDULE

MARK	SHEATHING ¹	STUDS AT ABUTTING PANEL EDGES ²	PANEL EDGE NAILING ^{3,4}	RIM JOIST OR BLOCKING TO TOP PLATE		BOTTOM PLATE ATTACHMENT		
				SOLID RIM	TJI RIM	BOTTOM PLATE TO RIM JOIST BELOW ⁴	ANCHOR BOLT TO CONCRETE ⁵	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 @ 2"oc	A35 @ 9"oc	N/A - USE SOLID RIM	16d @ 2"oc	5/8" @ 12"oc	2x
SW4	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 1/8" 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 GROUDED 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 GROUDED ALL-THREADS OR TITEN HD ANCHORS). EPOXY GROUDED 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). STEEL PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF PLYWOOD SHEATHING.



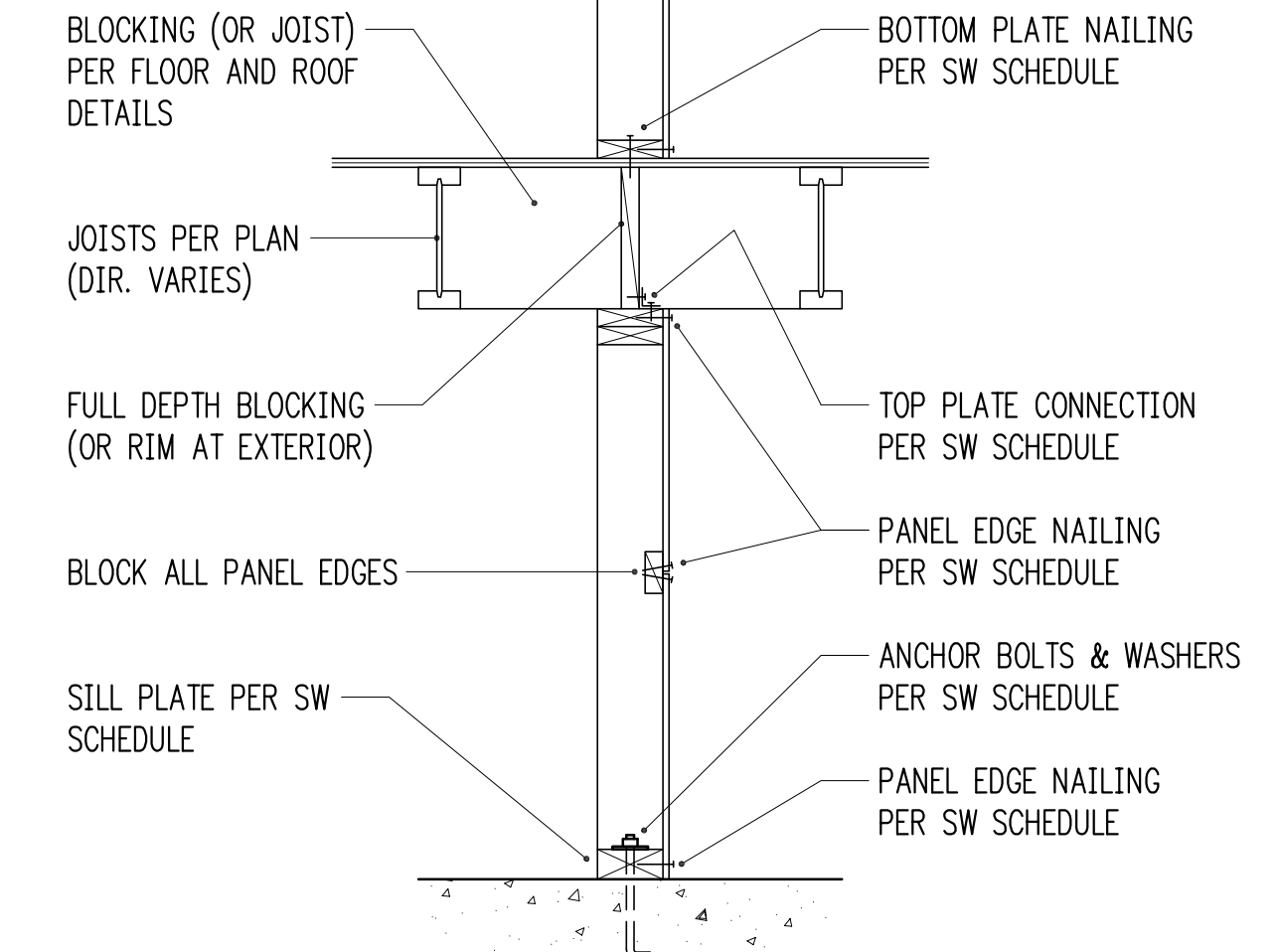
TYPICAL SHEARWALL INTERSECTIONS

3/4" = 1'-0"

5

3/4" = 1'-0"

6



TYPICAL SHEARWALL SECTION

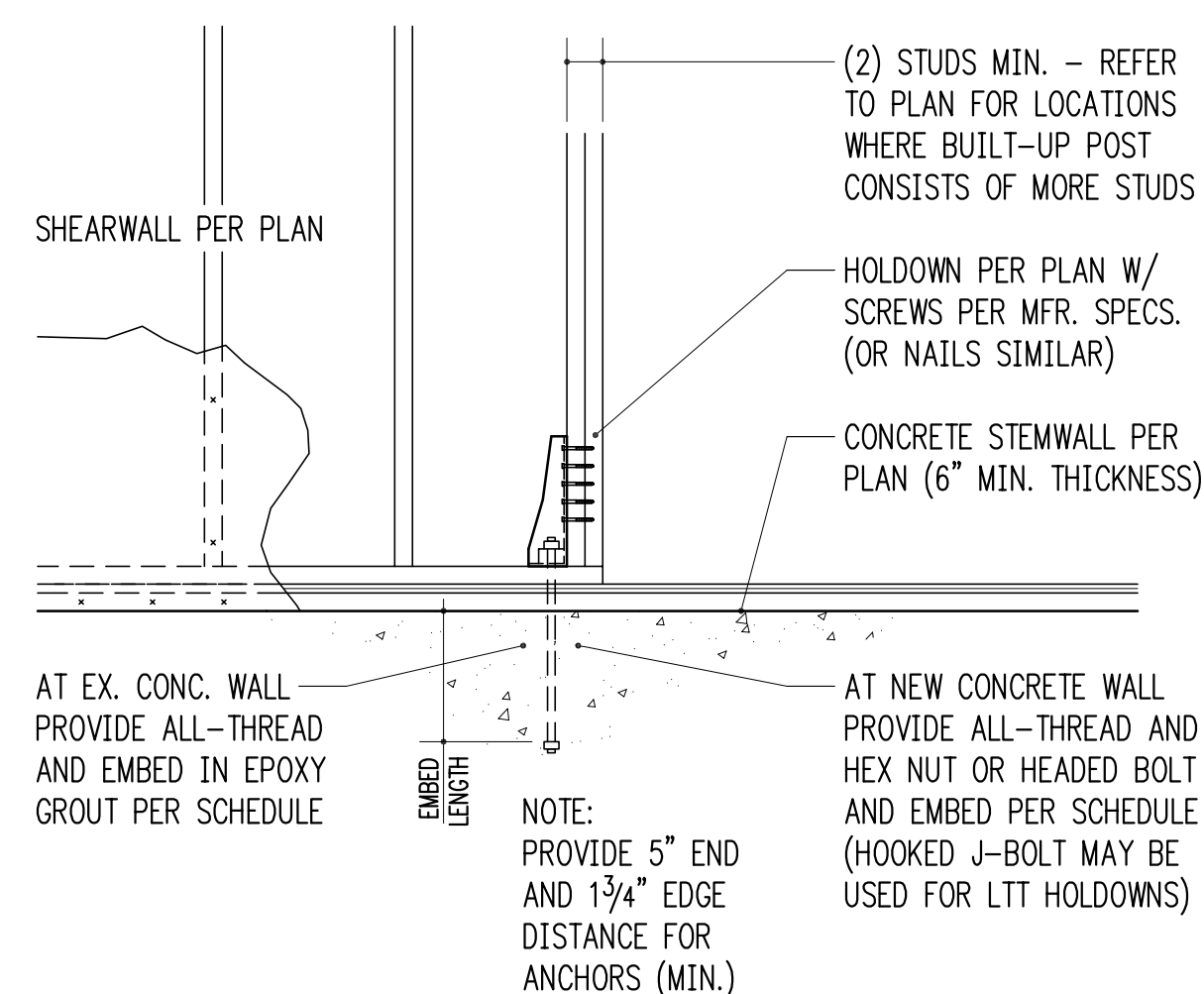
3/4" = 1'-0"

8

HOLDOWN SCHEDULE

MARK	FASTENERS TO STUDS ¹	ANCHOR DIA. ²	EMBEDMENT LENGTH	
			EPOXY ³	CAST-IN ⁴
DTT2Z	(8) 1/4" @ x 2 1/2" SCREWS	5/8"	7"	7"
HDU5	(14) 1/4" @ x 2 1/2" SCREWS	5/8"	-	37"

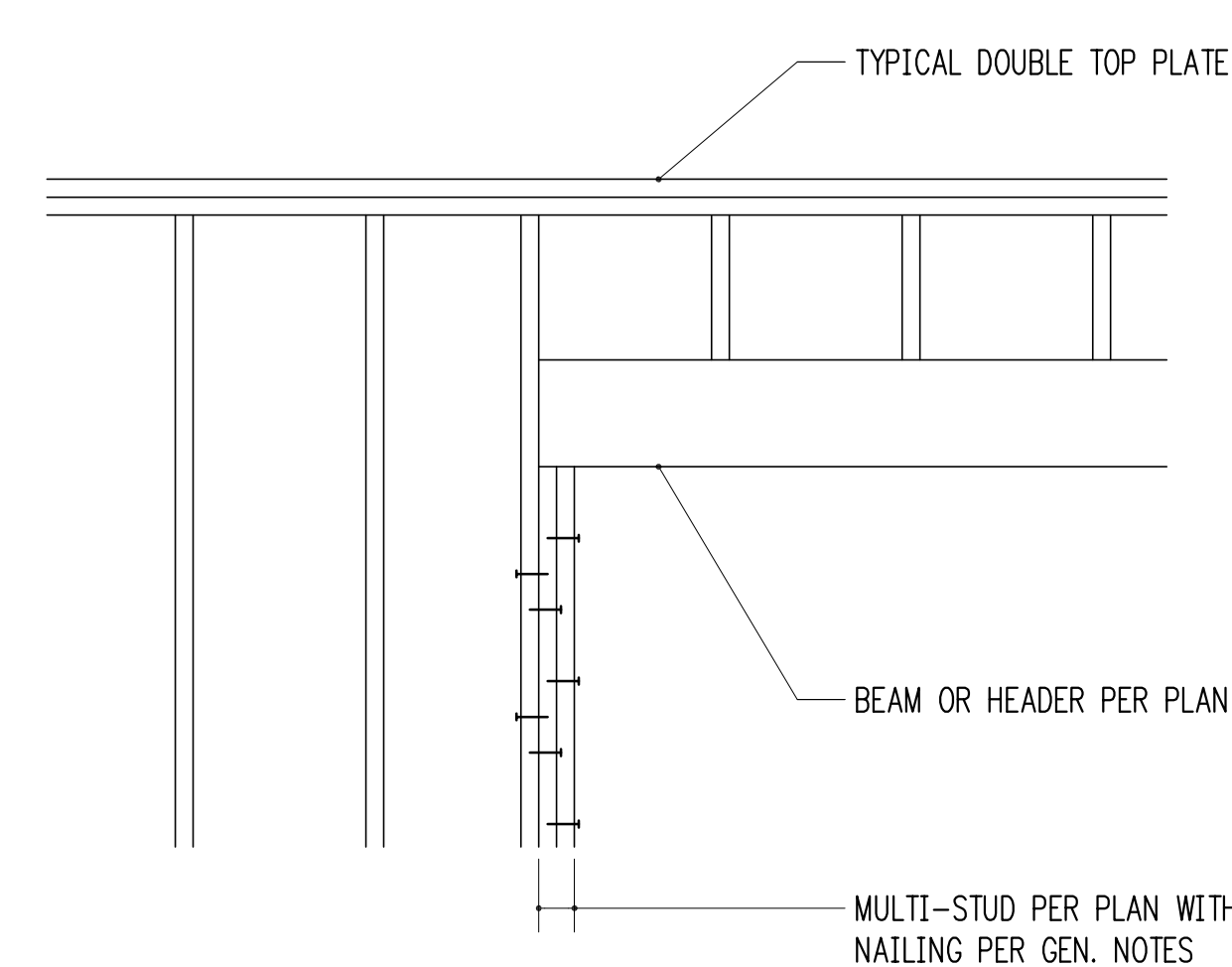
- 10d AND 12d DIAMETER = 0.148"; 16d DIAMETER = 0.162". SCREWS SHALL BE SIMPSON "SDS" TYPE SCREWS, INSTALL PER SIMPSON RECOMMENDATIONS.
- PROVIDE A36 OR A307 ALL-THREAD AT EPOXY AND CAST-IN ANCHORS.
- PROVIDE SIMPSON "SET-XP" EPOXY PER GENERAL STRUCTURAL NOTES. SPECIAL INSPECTION IS REQUIRED.
- AT CAST-IN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



TYPICAL HOLDDOWN AT CONCRETE

3/4" = 1'-0"

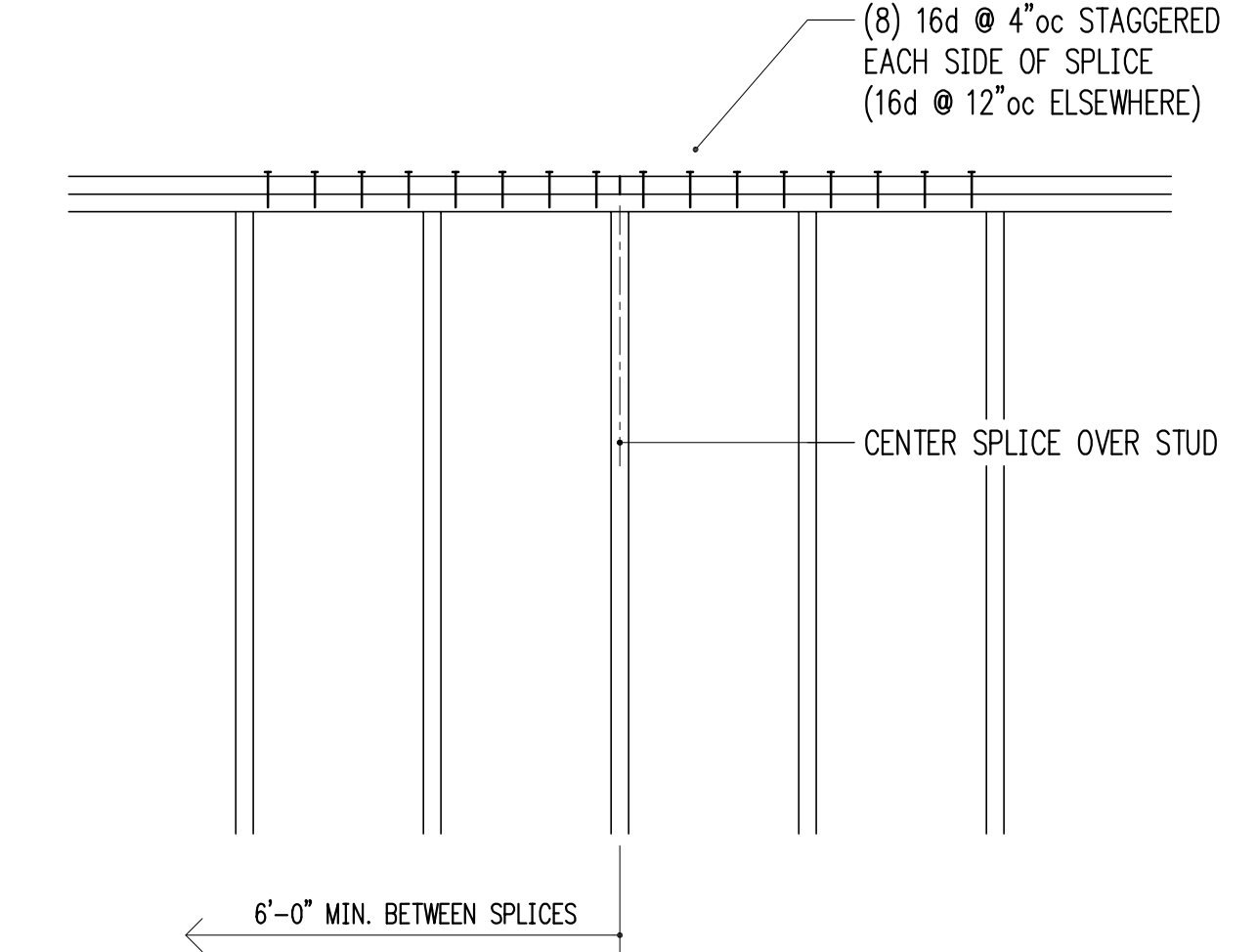
10



TYPICAL MULTIPLE-STUD POST CONSTRUCTION

3/4" = 1'-0"

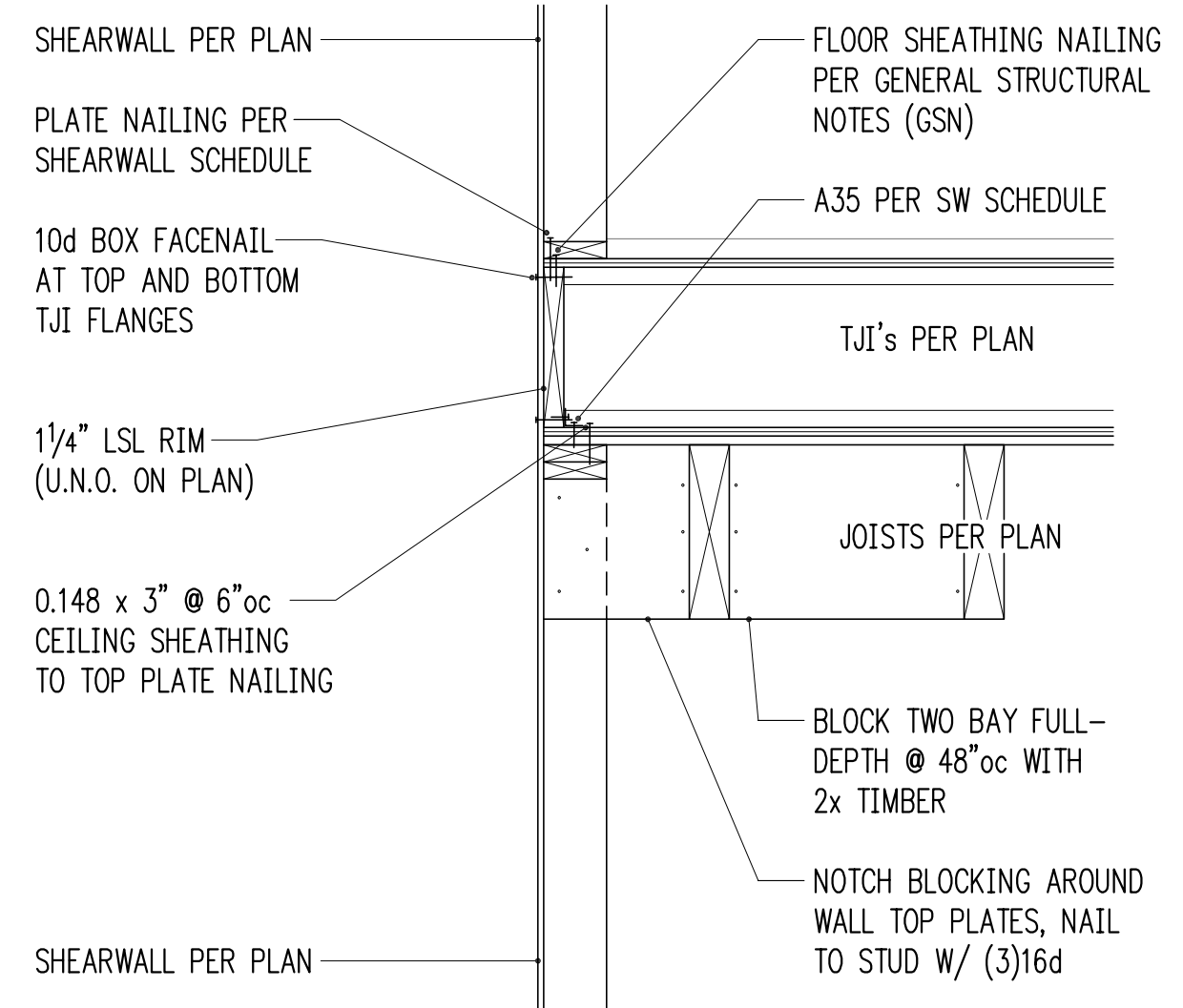
11



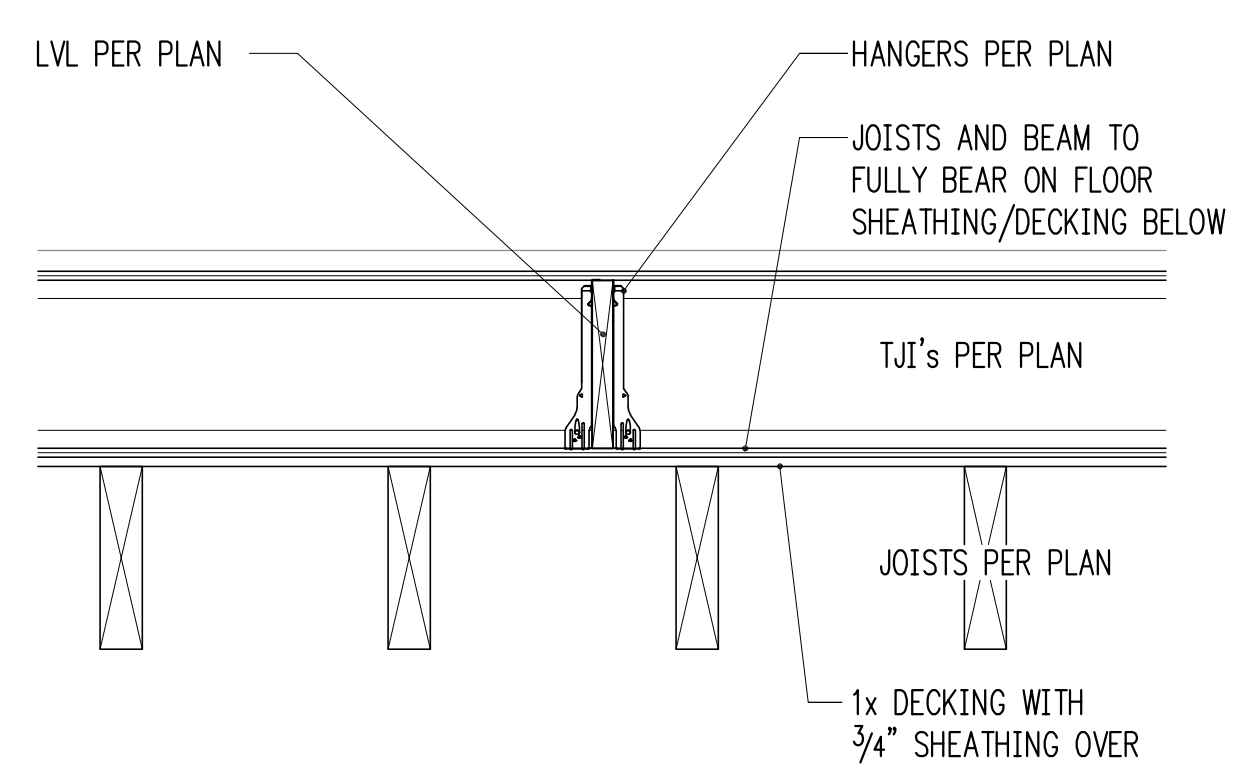
TYPICAL TOP PLATE SPLICE CONSTRUCTION

3/4" = 1'-0"

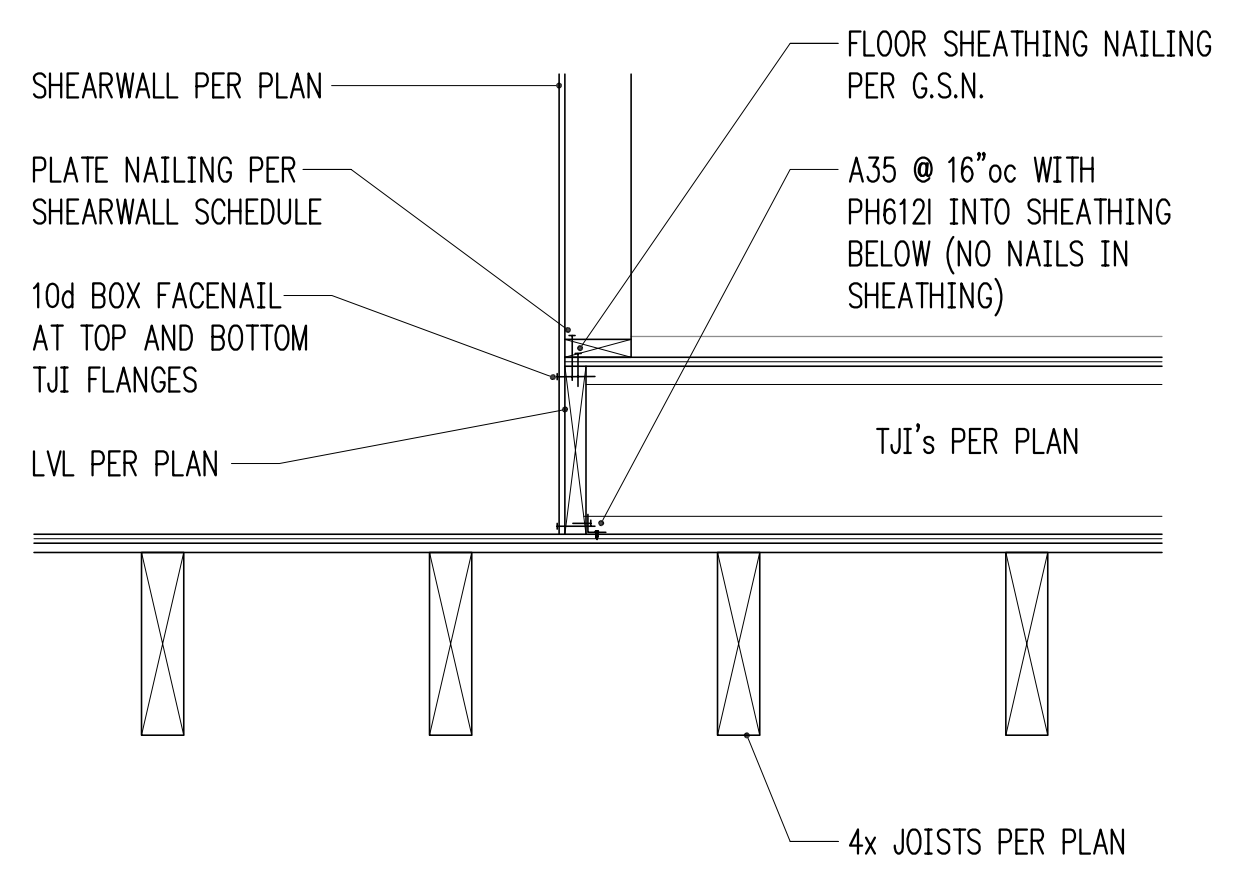
12



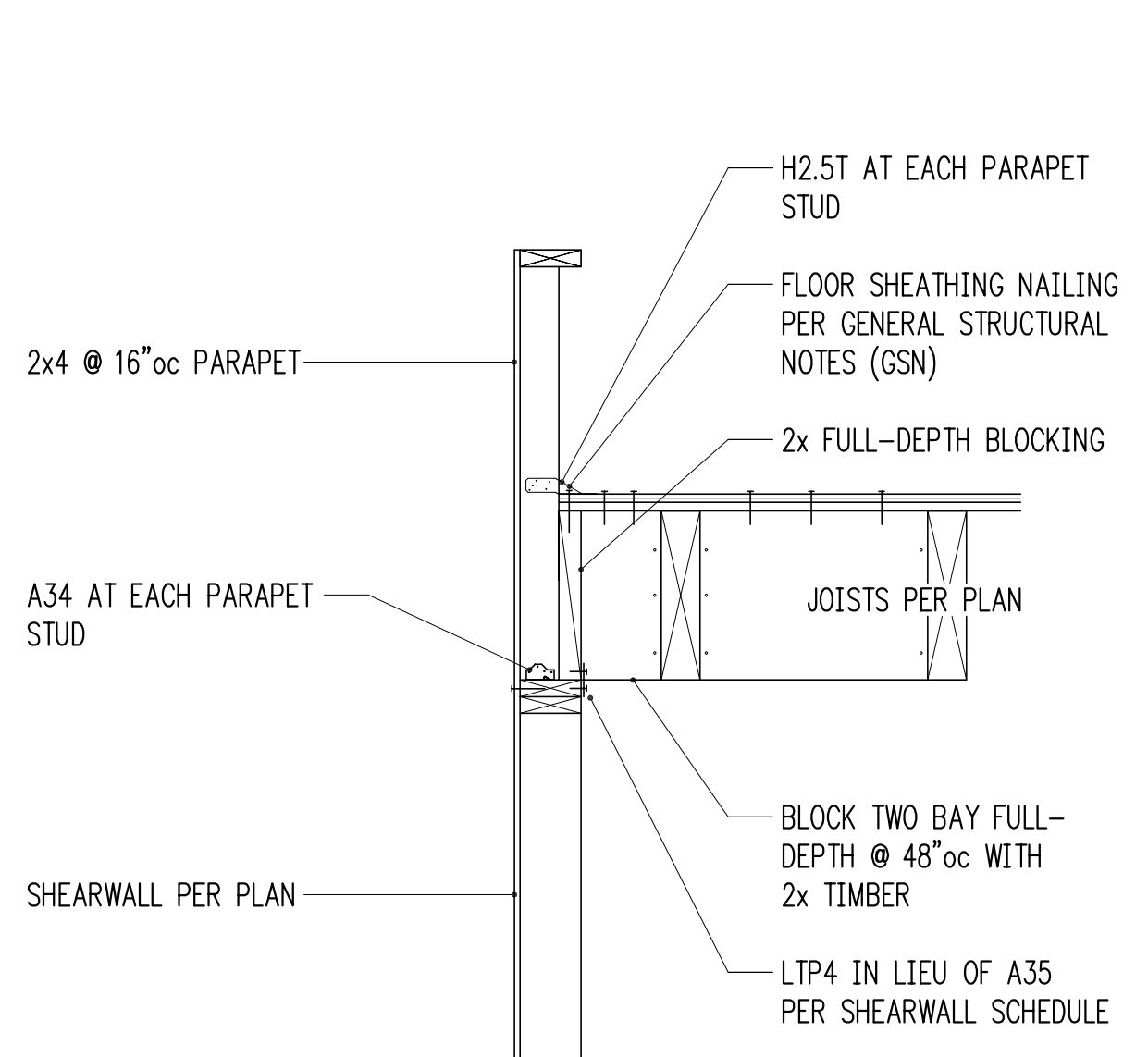
3/4" = 1'-0" 1



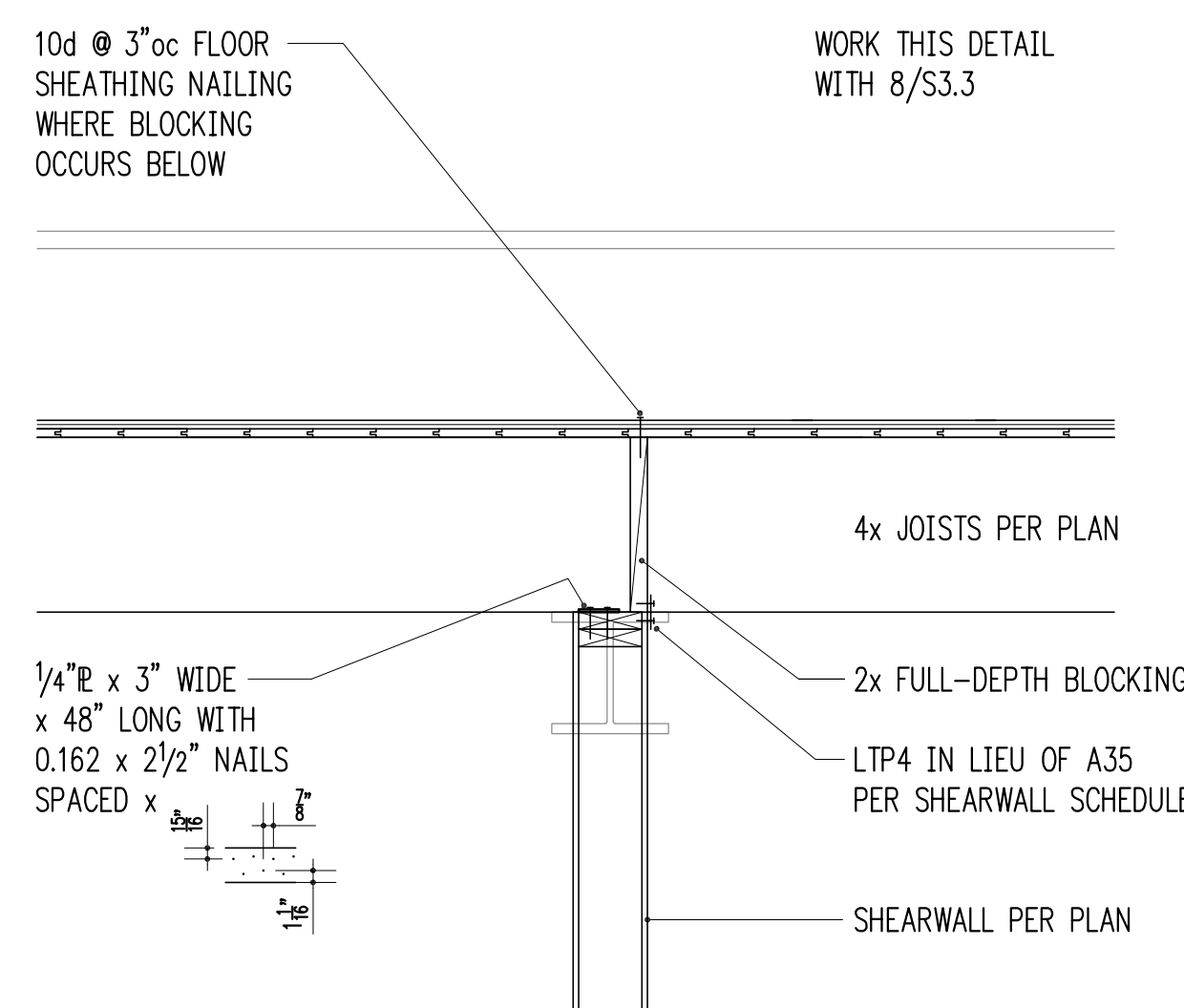
3/4" = 1'-0" 2



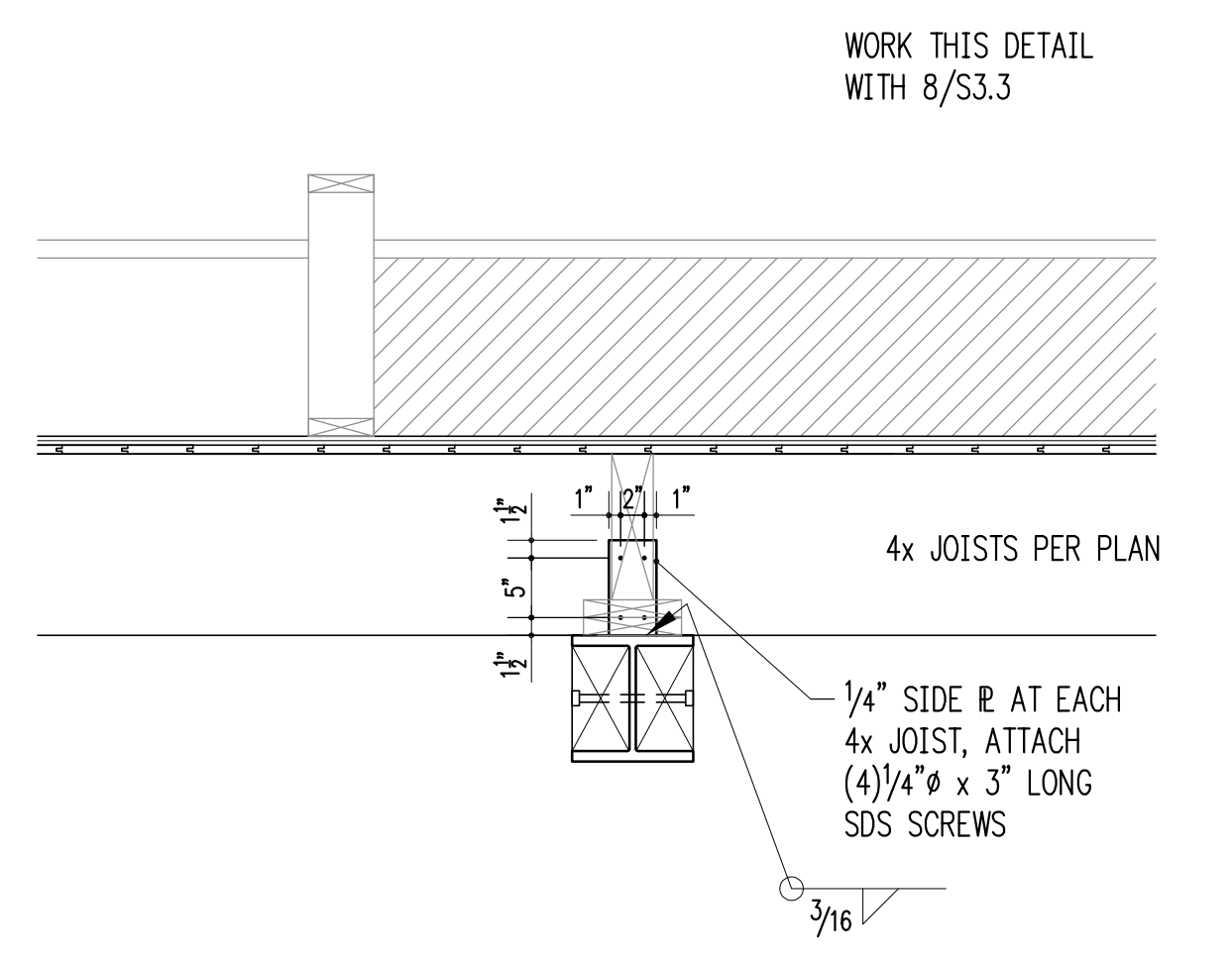
3/4" = 1'-0" 3



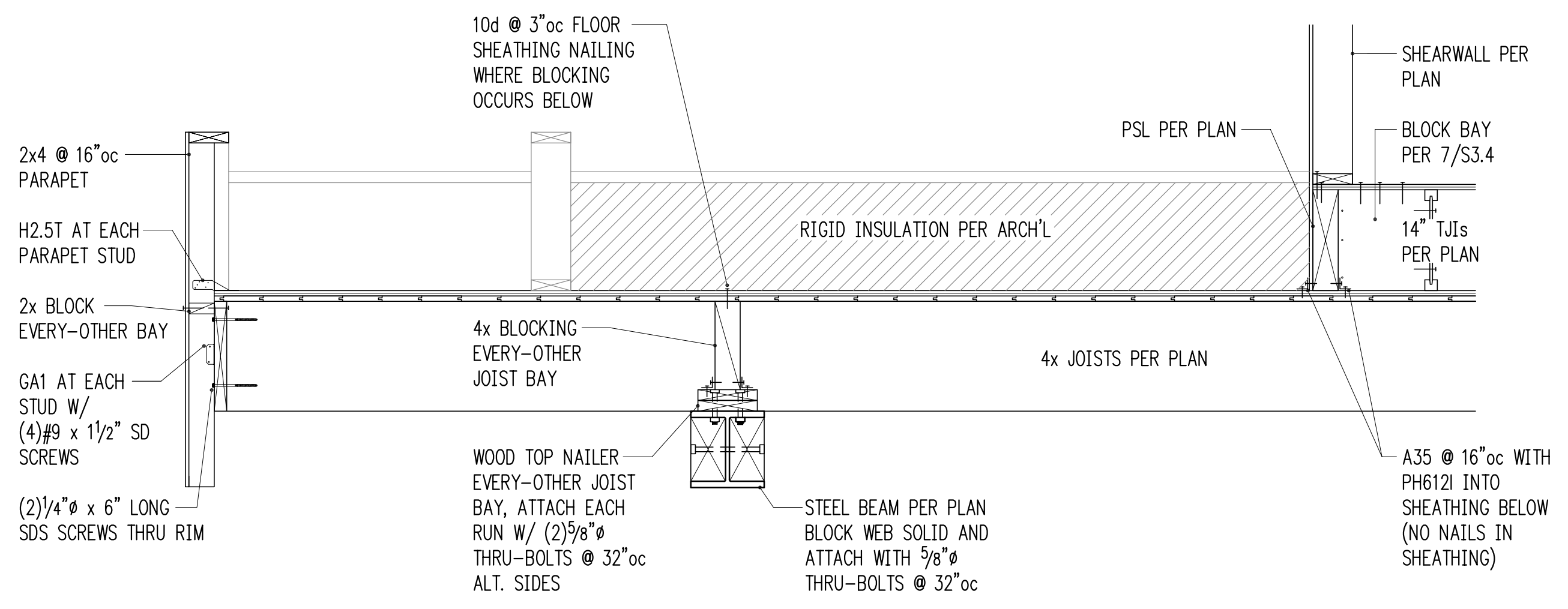
3/4" = 1'-0" 4



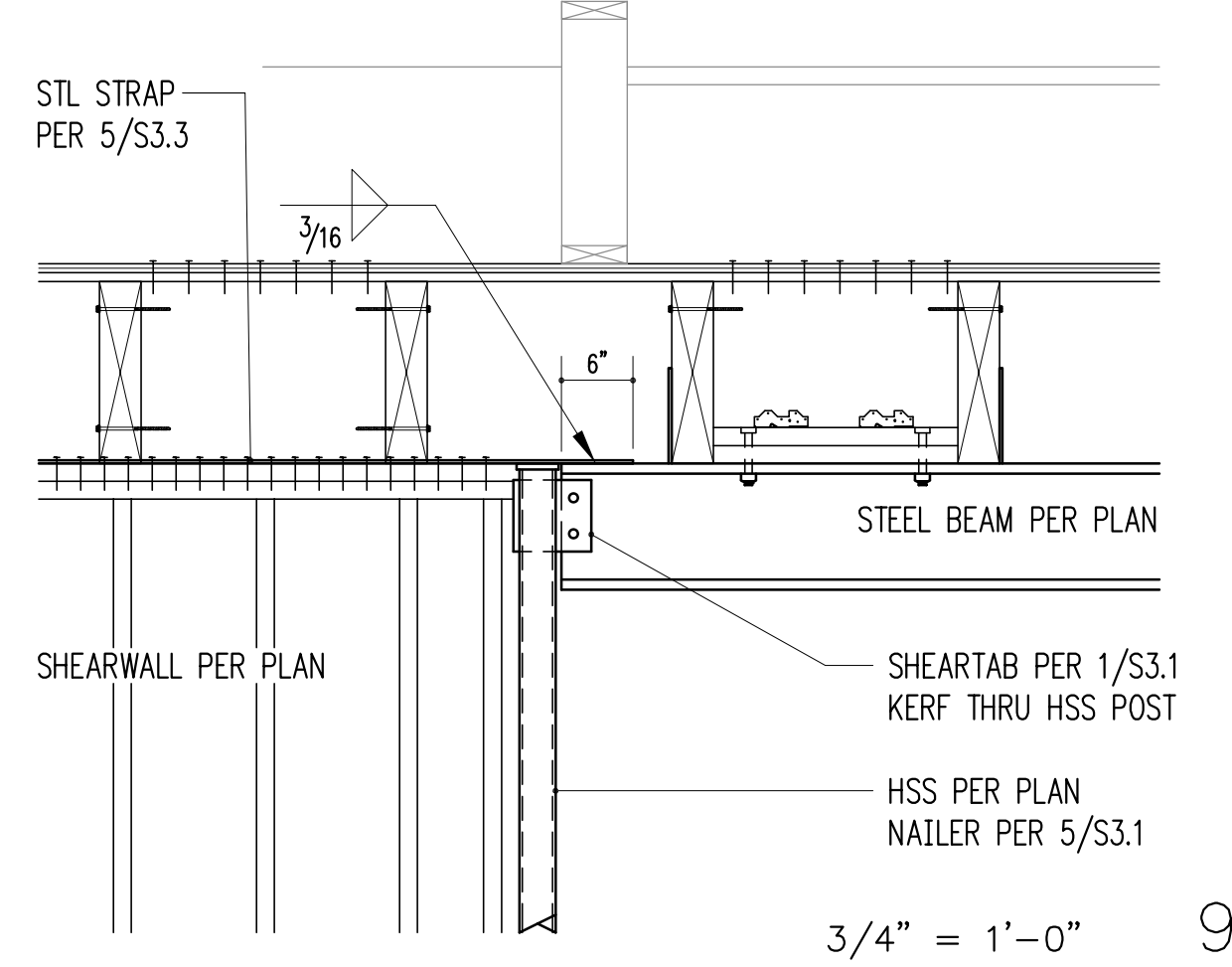
3/4" = 1'-0" 5



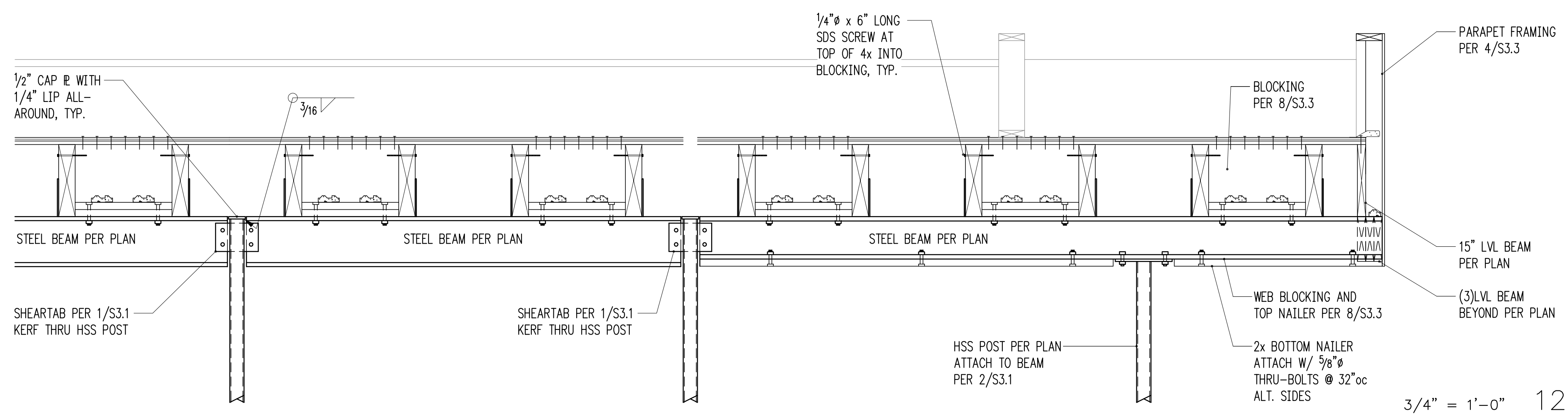
3/4" = 1'-0" 6



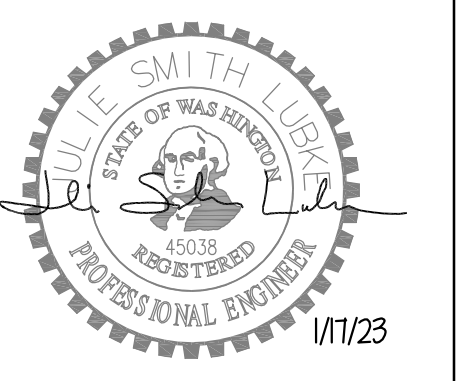
3/4" = 1'-0" 8



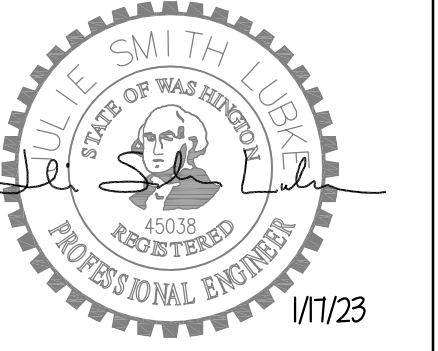
3/4" = 1'-0" 9



3/4" = 1'-0" 12



Issue Date	Issue Description
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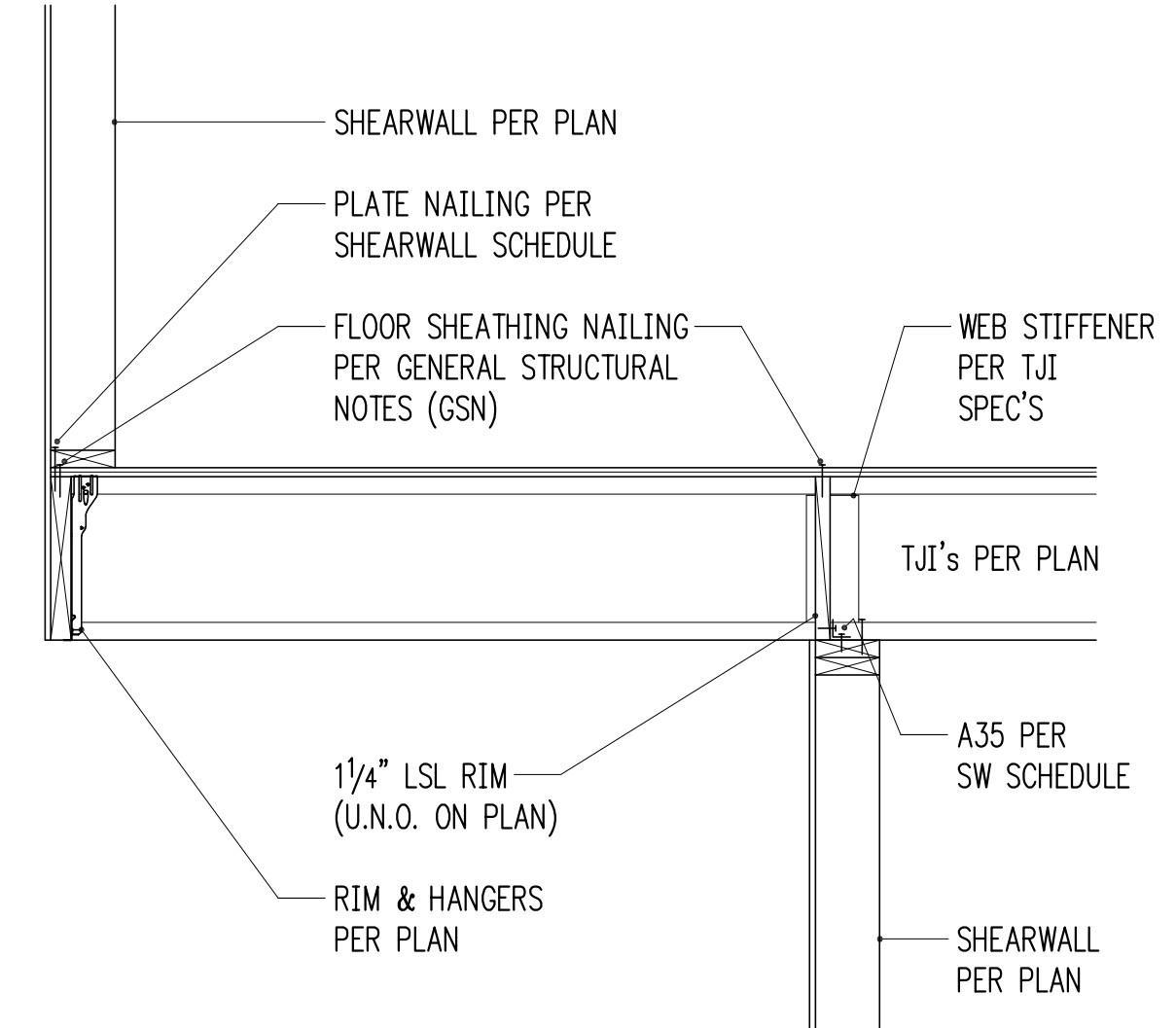


3/4" = 1'-0" 1

3/4" = 1'-0" 2

3/4" = 1'-0" 3

3/4" = 1'-0" 4

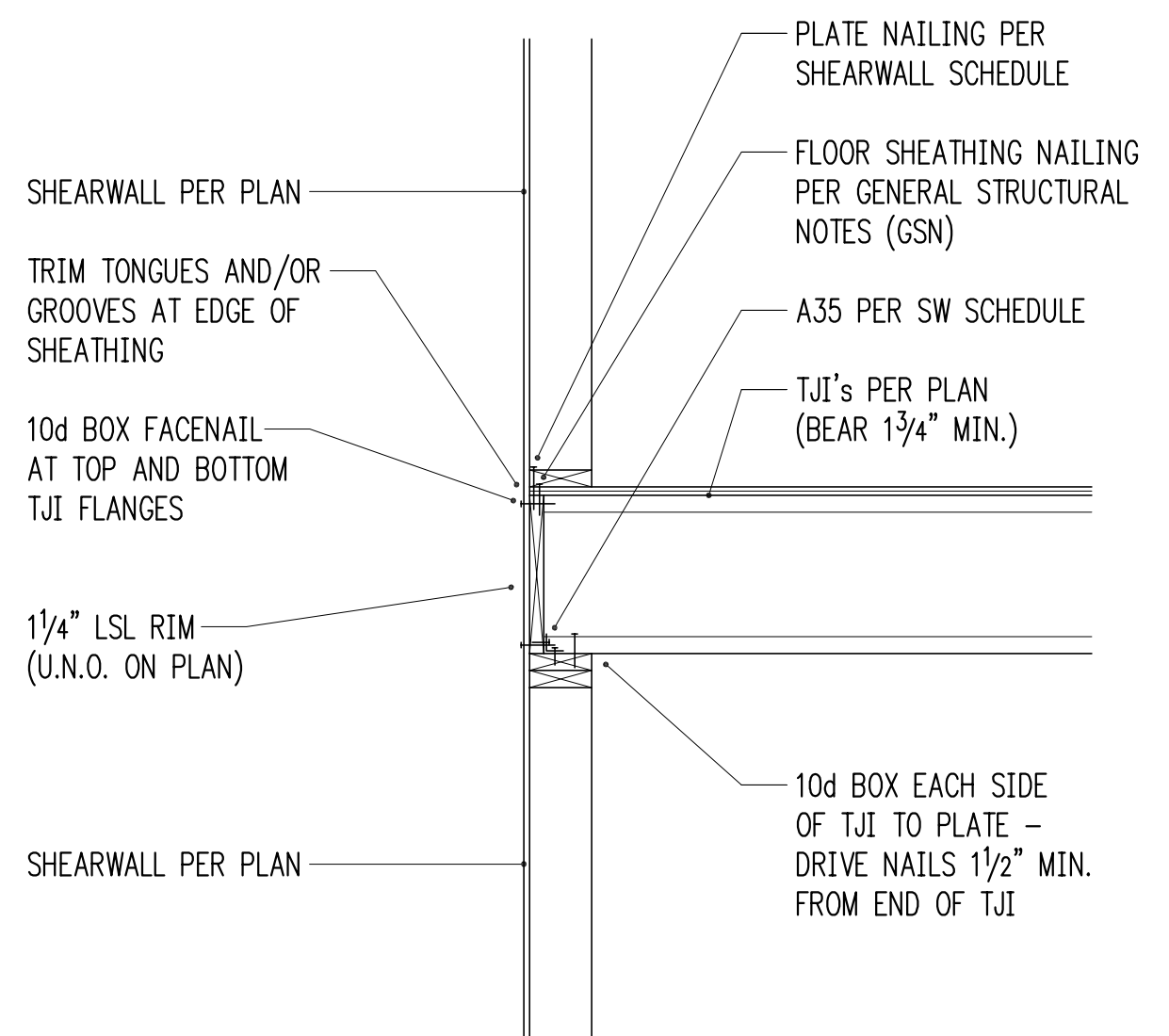
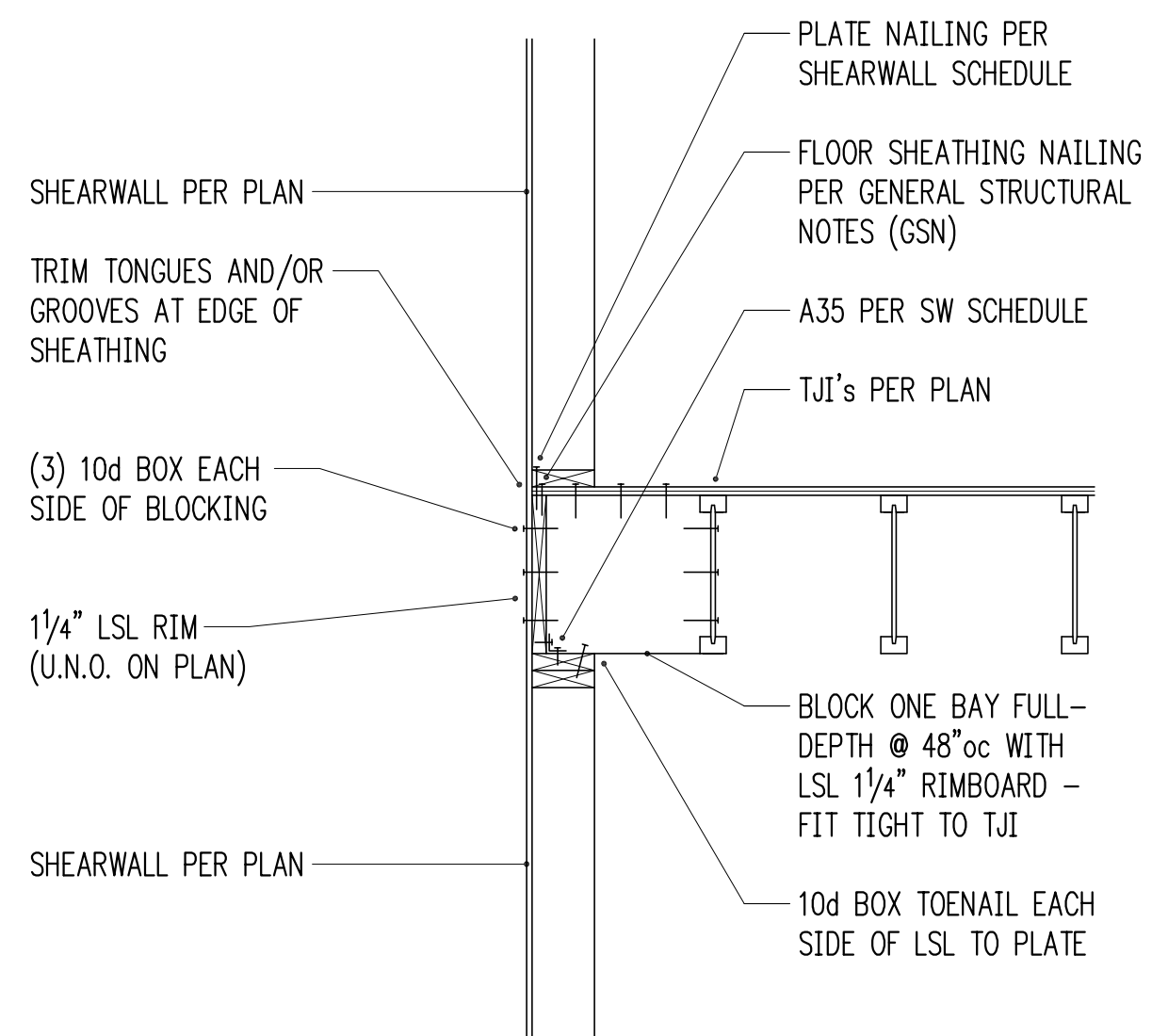


3/4" = 1'-0" 5

3/4" = 1'-0" 6

3/4" = 1'-0" 7

3/4" = 1'-0" 8

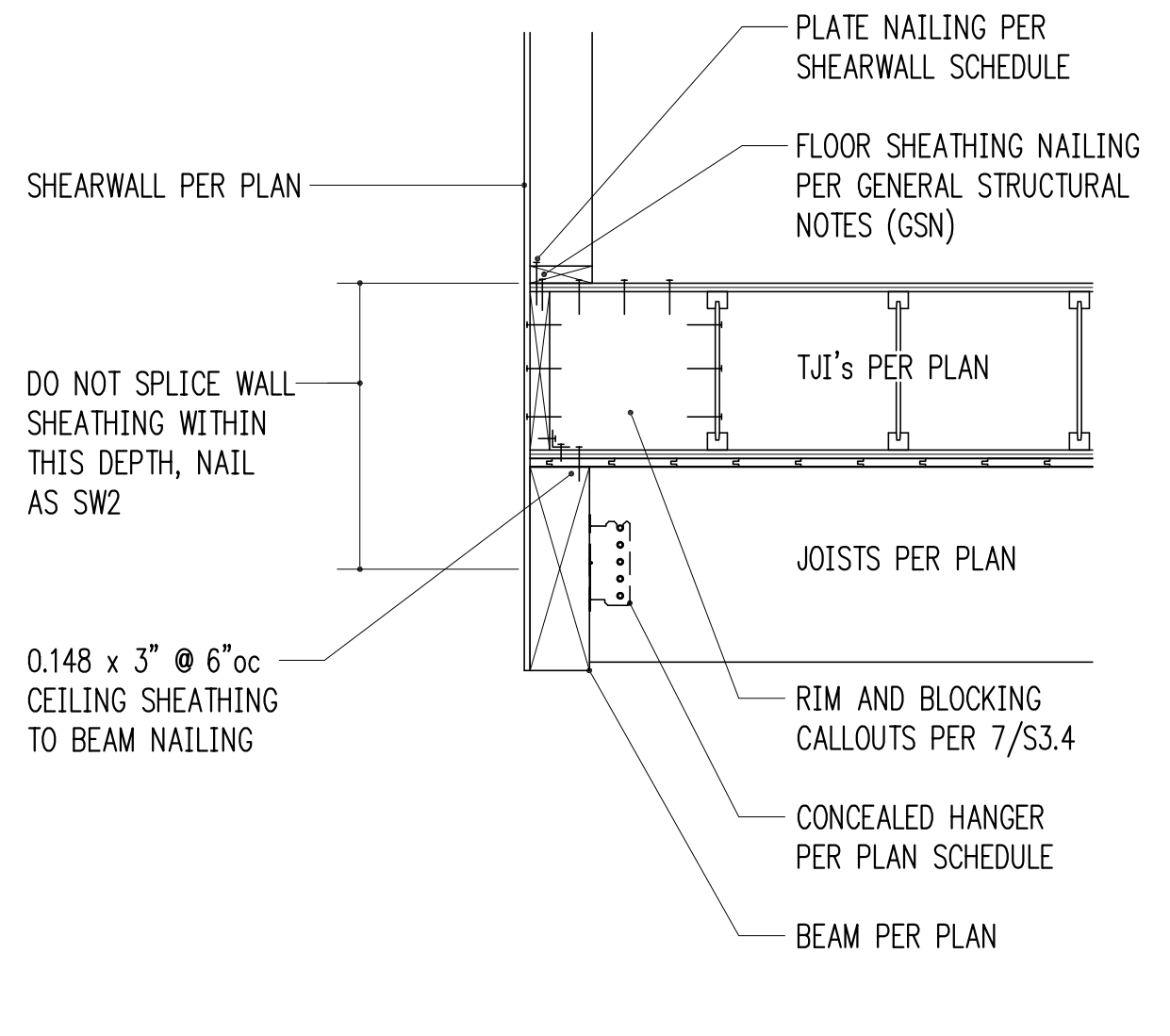
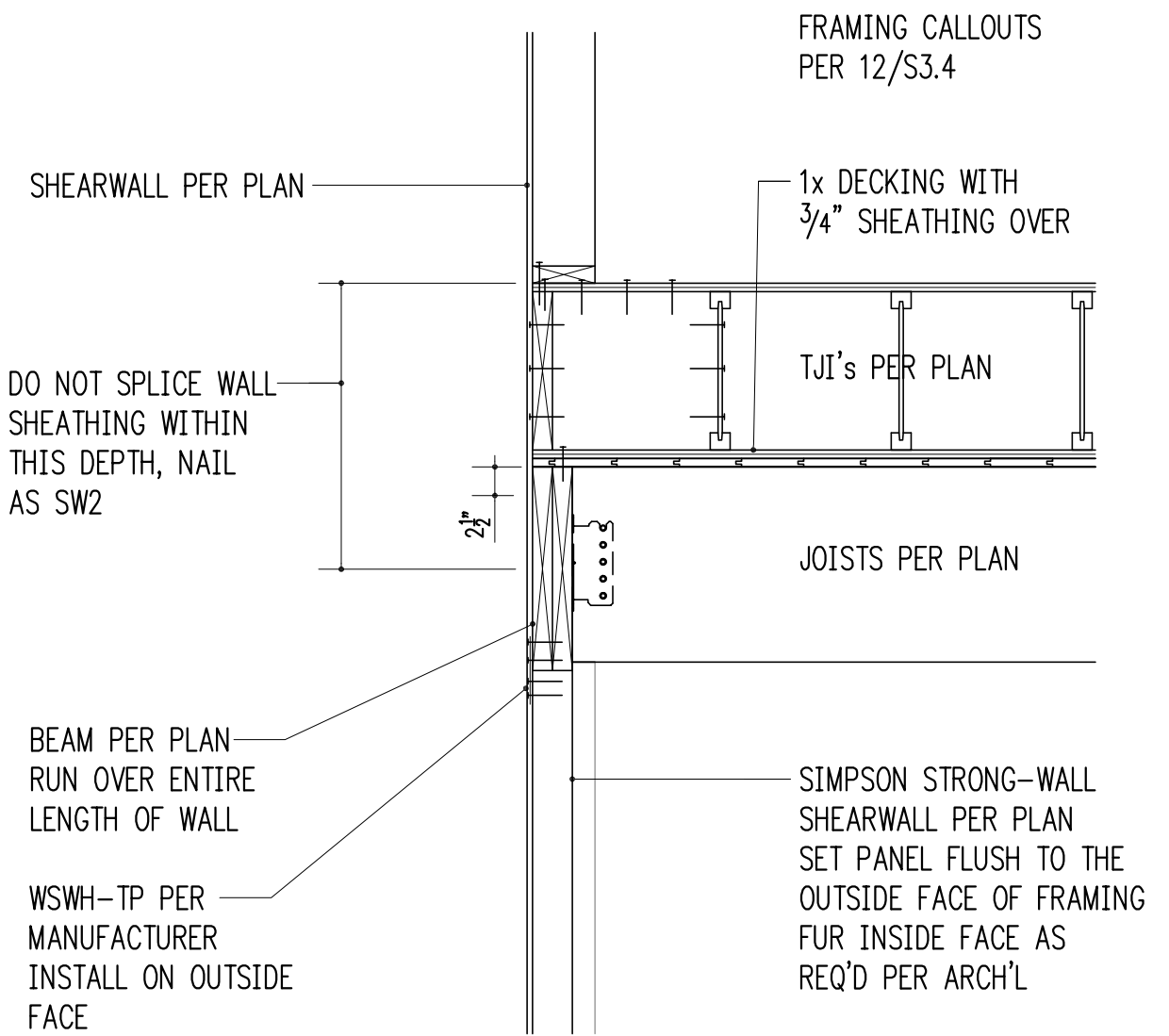
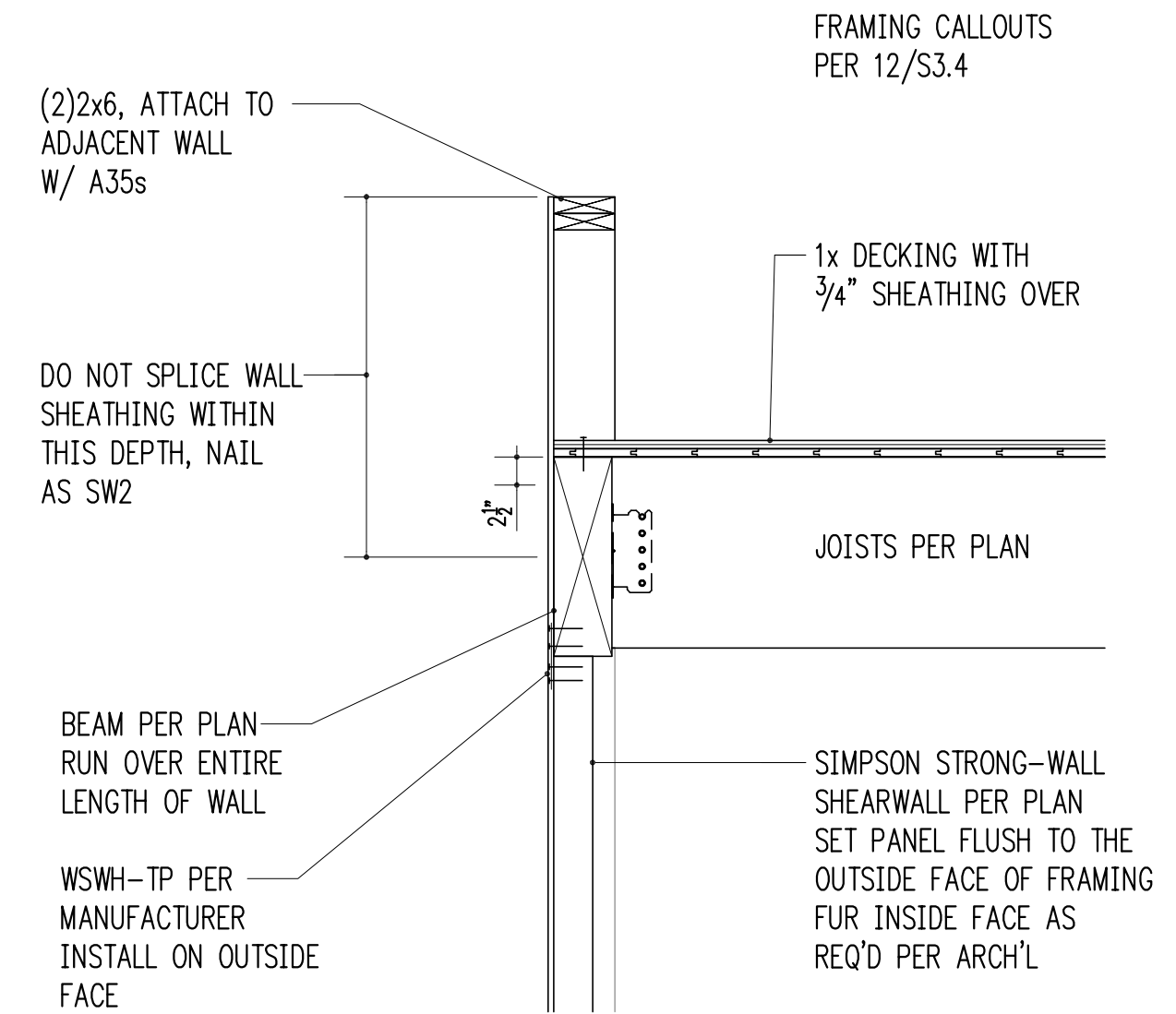


3/4" = 1'-0" 9

3/4" = 1'-0" 10

3/4" = 1'-0" 11

3/4" = 1'-0" 12



Sam + June
 Mercer Island
 3064 - 68th Avenue SE
 Mercer Island, WA

Issue Date	Issue Description
1/17/23	Permit

S3.4
 STRUCTURAL DETAILS