PROJECT DATA

PROJECT ADDRESS:	6805 SE 32ND ST MERCER ISLAND, WA 98040
PROPERTY TAX ID NUMBER:	935910-0325
SCOPE OF WORK:	CONVERTING EXISTING CONDITIONED UPPER FLOOR OF GARAGE INTO AN ADU WITH A NEW GABLE ROOF OVER THE KITCHEN AREA. NEW ROOF WILL NOT EXPAND NONCONFORMITY OF THE EXISTING STRUCTURE.
ZONING:	R-8.4
CONSTRUCTION TYPE:	TYPE V B
SEISMIC ZONE:	3
NUMBER OF STORIES:	2 STORY + DAYLIGHT BASEMENT
FIRE PROTECTION:	- 30 FT ABOVE AVERAGE BUILDING ELEVATION (FLAT ROOF) 35 FT ABOVE AVERAGE BUILDING ELEVATION (SLOPED ROOF)
LOT AREA:	22,759 SF
SETBACKS:	FRONT LOT LINE = 20 FT REAR LOT LINE = 25 FT SIDE LOT LINES = 20.1 FT (6.6 FT MIN)

PROJECT TEAM

OWNER:	TREEHAVEN LLC 6805 32ND ST MERCER ISLAND, WA 98040 PHONE: CONTACT:
ARCHITECT:	STURMAN ARCHITECTS, INC. 9 103RD AVE NE SUITE 203 BELLEVUE, WA 98004 PHONE: 425.451.7003 CONTACT: BRAD STURMAN
STRUCTURAL:	SWENSON SAY FAGET 2124 THIRD AVE, SUITE 100 SEATTLE, WA 98121 PHONE: 206.443.6212 CONTACT: BLAZE BRESKO
SURVEYOR:	TERRANE 10801 MAIN STREET SUITE 102 BELLEVUE, WA 98004 PHONE: 425.458.4488 CONTACT: JACOB MILLER

SHEET INDEX

GROSS FLOOR AREA (GFA)

LOT SIZE	= 22,759 SF
GFA THRESHOLD	= 9,103.6 SF (40% LOT AREA) OR 5,000 SF (WHICHEVER IS SMALLER)
EXISTING GFA:	
GARAGE	= 757,5 SF
GARAGE - BONUS SPACE	= 778,4 SF
BASEMENT	= 1,229.7 SF
MAIN FLOOR	= 2,055.3 SF
UPPER FLOOR	= 548,6 SF
EXISTING TOTAL:	= 5,369.5 SF

EXISTING TOTAL IS 5,369.5 SF WHICH IS 23.5% BUT LARGER THAN THE 5,000 SF ALLOWED.

PROPOSED GFA:	
GARAGE	= 757,5 SF
GARAGE - ADU	= 778,4 SF
BASEMENT	= 1,229.7 SF
MAIN FLOOR	= 2,055.3 SF
UPPER FLOOR	= 548,6 SF
PROPOSED TOTAL:	= 5,369.5 SF

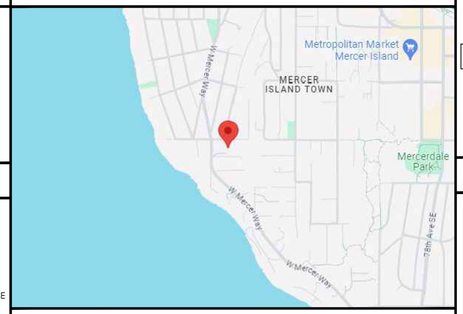
PROPOSED TOTAL IS 5,369.5 SF WHICH IS 23.5% BUT LARGER THAN THE 5,000 SF ALLOWED.

NOTE:
NO NEW GFA ADDED.

LEGAL DESCRIPTION

WHITE & NOBLES 1ST TO E SEATTLE PARCEL A MERCER ISLAND SHORT PLAT NO 82-06-11 REC NO 8207279004 SD PLAT DAF - LOTS 13 THRU 18 & LOTS 33 THRU 38 & E 6 FT OF LOTS 19 & 32
Plat Block: 2
Plat Lot: 13 THRU 18

VICINITY MAP



GENERAL NOTES

1. CODE COMPLIANCE
   ALL WORK SHALL COMPLY WITH THE 2021 IRC, 2021 WSEC, 2021 IMC, 2021IFGC, 2021 IFC, 2021 UPC, 2021 IPMC, 2020 NEC, 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A117.1, AND WITH ALL LOCAL CODES AND ORDINANCES.
2. DIMENSIONS
   A. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK.
   B. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
   C. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.
3. DOCUMENT REVIEW/VERIFICATION:
   CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK
4. ROUGH OPENINGS/BACKING:
   VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS.
5. FURRING:
   PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
6. GRADES: VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).
7. FLOOR LINES: "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.
8. REPETITIVE FEATURES: OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.
9. DOORS:
   DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.
10. WOOD MEMBERS IN CONTACT WITH CONCRETE, AND/OR EXPOSED TO WEATHER:
    TO BE PRESSURE TREATED, TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 8", TYPICAL.
11. FRAMING:
    ALL NEW INTERIOR FRAME PARTITIONS TO BE 2X4 @ 16" O.C., & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2X6 @ 16" O.C., UNLESS OTHERWISE NOTED. VERIFY W/ STRUCTURAL DRAWINGS.
12. VENTILATION:
    VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 24 GA. DUCTWORK.
    FLEX DUCTING IS NOT ALLOWED.
    ALL EXHAUST FANS/VENT HOODS OVER 400CFM SHALL HAVE A MAKE-UP AIR DEVICE W/ DAMPER STARTING AUTOMATICALLY AND RUNNING CONTINUOUSLY WITH THE FAN CAPABLE OF SUPPLYING AN EQUIVALENT AMOUNT OF AIR.
13. FLUES: FLUES TO BE LOCATED MINIMUM 2' FROM ALL COMBUSTIBLE MATERIALS.
14. DOWNSPOUTS: LOCATE NEW DOWNSPOUTS AS SHOWN ON ROOF PLAN, FLOOR PLANS & ELEVATIONS.
15. OTHER DOCUMENTATION:
    REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES, AND SYMBOLS.
16. PROTECTION:
    PROTECT ALL EXISTING FINISHES AND SURFACES. ANY DAMAGE WILL BE REPAIRED WITHOUT ADDITIONAL COST TO OWNER.
17. PERMITS:
    SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT
18. ROOFING: PROVIDE NEW ROOFING TO MATCH EXISTING.
19. EXHAUST DUCTS: PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS.
20. PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE ROOM PER UMC 703.
21. APPLIANCES:
    CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.
22. WATER FLOW:
    SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.
23. SMOKE DETECTORS: SMOKE & CARBON MONOXIDE DETECTORS THROUGHOUT NEW CONSTRUCTION.
24. NFPA 72 MONITORED FIRE ALARM SYSTEM:
    A NFPA 72- CHAPTER 29 MONITORED FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.
25. FIRE BLOCKING:
    FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION PER 2018 IRC SECTION R302.11: 1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, SPECIFICALLY VERTICALLY @ CEILING AND FLOOR LEVELS; AND HORIZONTALLY @ INTERVALS NOT EXCEEDING 10 FEET. 2) AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, 3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT T.O. & B.O. RUN, 4) AT OPENINGS AROUND VENTS, PIPES, ETC. AT CEILING AND FLOOR LEVEL.

DUTY OF COOPERATION

RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, CONTRACTOR, AND STURMAN ARCHITECTS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO STURMAN ARCHITECTS, FAILURE TO DO SO SHALL RELIEVE STURMAN ARCHITECTS FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES.

ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT THE CONSENT OF STURMAN ARCHITECTS ARE UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE STURMAN ARCHITECTS OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING FROM SUCH ACTIONS.

ENERGY NOTES

CODE:	2021 W.S.E.C. & 2021 IRC, WAC 51-11R
CLIMATIC ZONE:	ZONE #4C
SPACE HEAT TYPE:	NEW HEAT PUMP W/
INSULATION VALUES: PER TABLE R4021.1	CODE MIN FROM R402.1.3:
PRESCRIPTIVE METHOD	WALLS: R-20+5 OR 13+10 FLAT ATTICS/CEILINGS: R-60 VAULTED CEILINGS: R-38 FLOORS (OVER UNHEATED SPACES): R-30 SLAB-ON-GRADE: R-10 BELOW GRADE WALLS: R-10/15/21+5TB FENESTRATION U FACTOR: .30 SKYLIGHT U FACTOR: .50
THERMAL STANDARDS FOR OPENINGS:	UNLIMITED OPTION
AIR INFILTRATION:	MANUFACTURED DOORS/WINDOWS: CONFORM TO SECTION R402.4.3 OF THE WASHINGTON STATE ENERGY CODE EXTERIOR JOINTS/OPENINGS: SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF; OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE
MOISTURE CONTROL:	WALLS: VAPOR RETARDER BONDED TO BATT INSULATION; INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH; OR, VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE) ATTICS/CEILINGS: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE), INSTALL CONTINUOUSLY CRAWL SPACE: 6 MIL POLYETHELENE
VENTILATION:	ATTICS WITH LOOSE FILL: N.A. BAFFLE VENT OPENINGS TO DEFLECT AIR ABOVE INSULATION SURFACE ENCLOSED JOIST OR RAFTER SPACES: PROVIDE MINIMUM 4" OF CLOSED CELL SPRAY FOAM AGAINST EXTERIOR SHEATHING FOR INSULATION AND AIR SEALING. FILL REMAINING CAVITY WITH BATT INSULATION TO MINIMUM R-38.
HEATING & COOLING:	NEW ELECTRIC HEAT PUMP WITH MIN. HSPF OF 9.5
TEMP. CONTROL:	FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FARENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE AND 7 DAY PROGRAMMABLE (MINIMUM 5+2).
DUCT INSULATION:	THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH SECTION 403.3 OF THE 2021 WASHINGTON STATE ENERGY CODE. a. ALL HEATING DUCTS OUTSIDE THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED WITH A MIN. OF R-8. ALL SEAM JOINTS SHALL BE MASTICED OR TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER WSEC. b. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10, WITH INSULATION DESIGNED TO BE USED BELOW GRADE.
LIGHTING:	RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED.
PIPE INSULATION:	NON RECIRCULATING HOT AND COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED TO R-6 MIN. PLUMBING OR MECHANICAL CANNOT DISPLACE THE REQUIRED INSULATION.
WHOLE HOUSE VENTILATION:	WHOLE HOUSE VENTILATION SYSTEM: a. WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY EXHAUST FAN PROVIDING 105 CFM RUNNING CONTINUOUSLY PER 2018 IRC TABLES M1505.4.3 (1&2). FAN SHALL BE CONNECTED TO A 24 HOUR CLOCK TIMER AND HAVE A SONE RATING OF LESS THAN 1.0. VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM OR BE PROVIDED WITH INTERLOCKED SYSTEM. b. SYSTEM SHALL HAVE A 5"Ø SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND INSULATED W/ R-4 MIN IN HEATED AREAS. c. SHALL HAVE A FILTER WITH A MERV OF AT LEAST 6 INSTEALLED IN AN EASILY ACCESSIBLE LOCATION. d. FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES, MIN 10' FROM PLUMBING OR APPLIANCE VENTS, AWAY FROM ROOMS W/ FUEL BURNING APPLIANCES, AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES. e. AIRFLOW FOR WHOLE HOUSE EXHAUST FAN SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS 1/2" ABOVE FINISHED FLOOR, TYP.

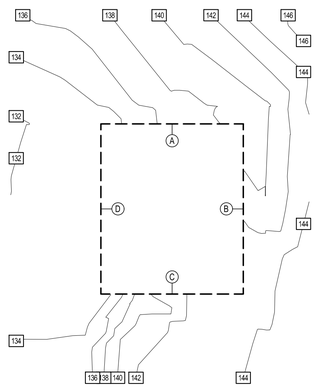
EXISTING WALL INSULATION

EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION WHILE MAINTAINING CODE REQUIRED VENTILATION CLEARANCES. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.

ABE CALCULATION (GARAGE ONLY)

AVERAGE BUILDING ELEVATION

	Wall Length	Elevation Pt.	Wall Length X Elev. Pt.
A	25.20	136.50	3439.80
B	30.10	141.50	4259.15
C	25.20	141.20	3558.24
D	30.10	132.80	3997.28
	110.60	**552.00**	**15254.47**
15254.47	**137.92**	Average Building Elevation	
110.60			



LOT COVERAGE & HARDSCAPE

GROSS LOT AREA IS 22,759 SF

LOT COVERAGE	MAIN STRUCT. & ROOF S.F.			TOTAL LOT COVERAGE	% LOT COVERAGE
EXISTING LOT COVERAGE	2,613.8 SF	959.2 SF	1,109.3 SF	4,682.3 SF	20.6 %
PROPOSED LOT COVERAGE	2,613.8 SF	959.2 SF	1,109.3 SF	4,682.3 SF	20.6 %
CHANGE	0 SF	0 SF	0 SF	0 SF	0 %
% ALLOWED LOT COVERAGE				7,965.7 SF ALLOWABLE	35 %

HIGHEST EL: +/-150.5'
LOWEST EL: +/-111.0'
ELEVATION DIFFERENCE= 39.5'

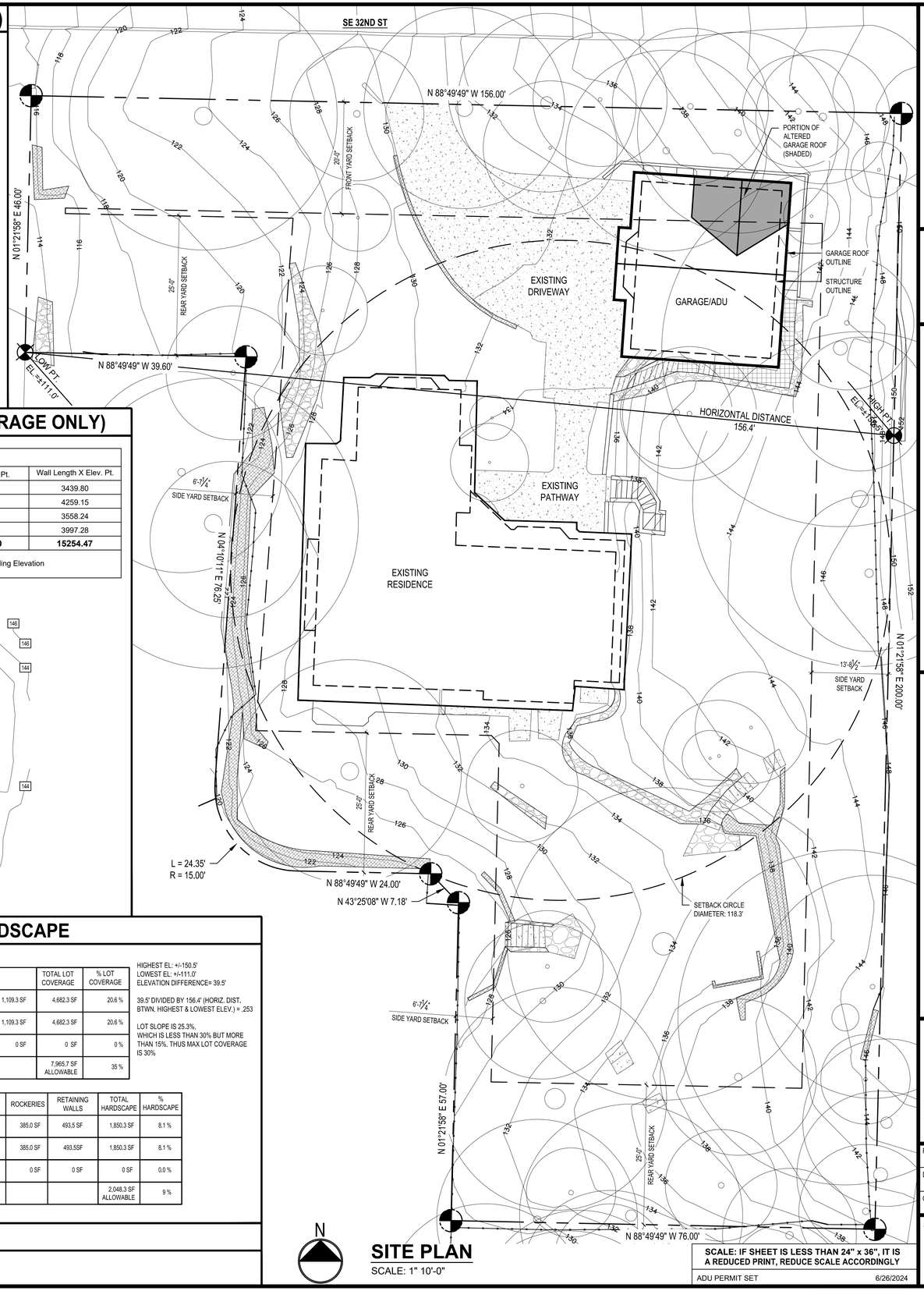
39.5' DIVIDED BY 156.4' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = .253

LOT SLOPE IS 25.3%, WHICH IS LESS THAN 30% BUT MORE THAN 15%. THUS MAX LOT COVERAGE IS 30%

HARDSCAPE	PATHWAY /PATIO	DECKS	STAIRS	ROCKERIES	RETAINING WALLS	TOTAL HARDSCAPE	% HARDSCAPE
EXISTING HARDSCAPE	636.1 SF	63.8 SF	271.8 SF	385.0 SF	493.5 SF	1,850.3 SF	8.1 %
PROPOSED HARDSCAPE	636.1 SF	63.8 SF	271.8 SF	385.0 SF	493.5SF	1,850.3 SF	8.1 %
CHANGE	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0.0 %
% ALLOWED HARDSCAPE						2,048.3 SF ALLOWABLE	9 %

2021 ENERGY CREDITS

NO NEW CONDITIONED SPACE, NO ENERGY CREDITS REQUIRED.



N

SITE PLAN

SCALE: 1" 10'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

ADU PERMIT SET 6/26/2024

STURMAN ARCHITECTS
9 – 103rd Ave NE Suite 203
Bellevue, WA 98004
TEL: 425.451.7003

REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON
9560

FORD ADU
6805 SE 32ND ST
MERCER ISLAND, WA 98040

SITE PLAN PROJECT DATA

REVISIONS:

PLOT DATE: 6/26/2024
DRAWN BY: JM
CHECKED BY: BJS

SHEET
A1.0

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20160524001508)

PARCEL A, MERCER ISLAND SHORT PLAT NO. 82-06-11, RECORDED UNDER KING COUNTY RECORDING NO. 8207279004, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

A LINE COMPUTED PER REFERENCE NO. 1 BETWEEN FOUND MONUMENTS BEARS N 14°49'14" W, AS SHOWN HEREON.

REFERENCES

R1. SHORT PLAT, VOL. 33, PGS. 17-17A, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

SITE TEMP. BENCHMARK
DESCRIPTION: PK NAIL & RED WASHER
LOCATION: NE QUAD INTX. 68TH AVE SE & SE 32ND ST
ELEVATION: 127.80'

SURVEYOR'S NOTES

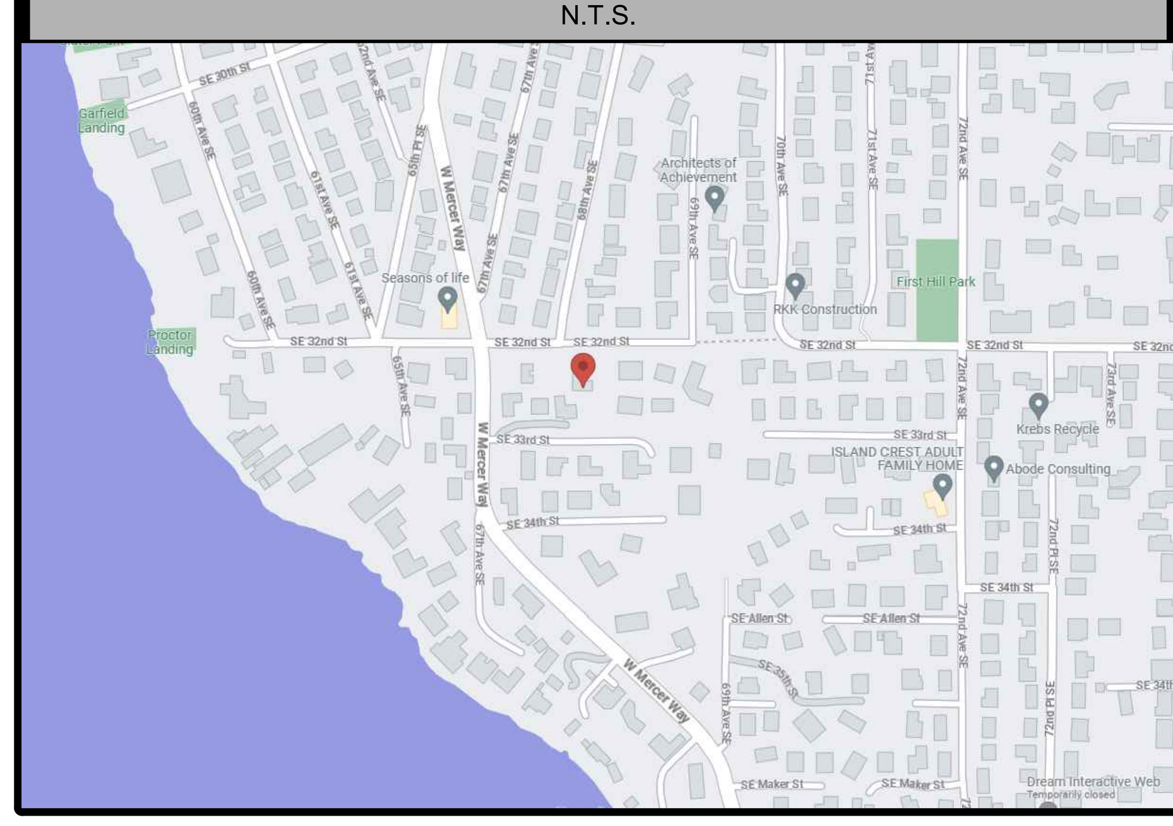
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN APRIL OF 2023. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY 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. 935910-0325
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 22,759 ±S.F. (0.52 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. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. 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.

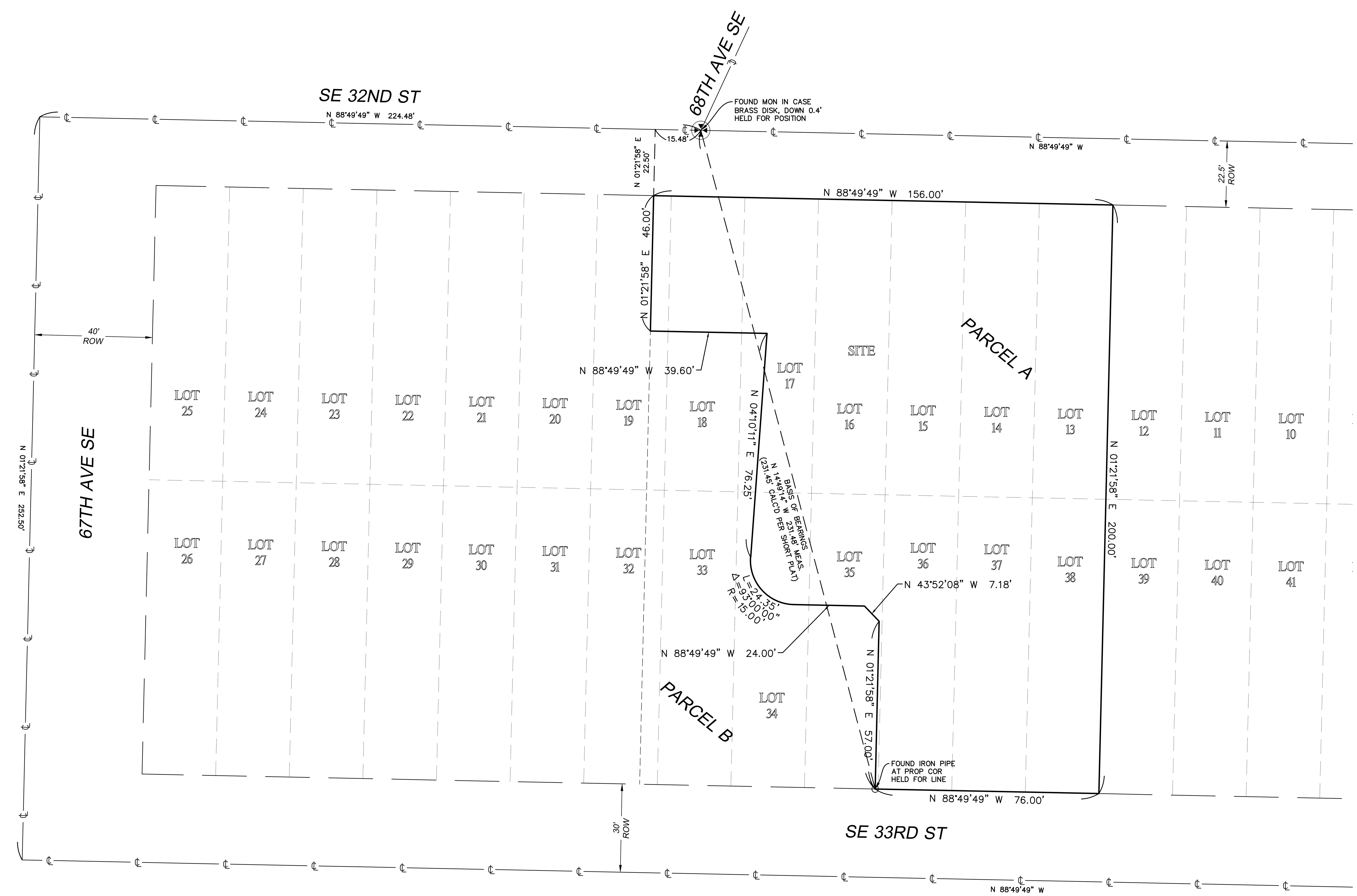
LEGEND

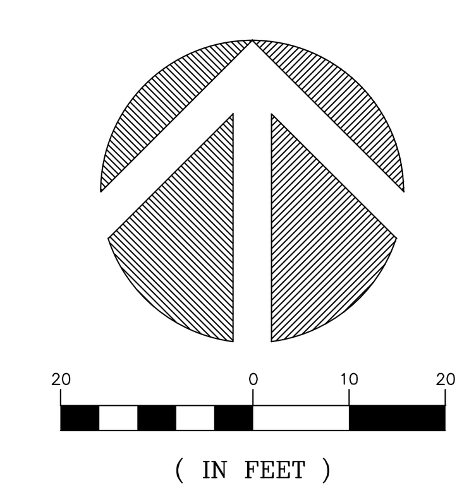
- AREA DRAIN
- ASPHALT SURFACE
- BENCHMARK
- BUILDING
- CENTERLINE ROW
- CO CLEANOUT
- CONCRETE SURFACE
- COL COLUMN
- CULVERT PIPE
- DECK
- DITCH (FLOWLINE)
- FENCE LINE (WOOD)
- FIRE HYDRANT
- FLAGSTONE SURFACE
- G GAS METER
- GRAVEL SURFACE
- GUY ANCHOR
- HX HEAT EXCHANGER
- INLET (TYPE 1)
- INLET (TYPE 2)
- INLET (TYPE 1, FL THRU)
- MB MAILBOX (RESIDENTIAL)
- MONUMENT (IN CASE, FOUND)
- NAIL AS NOTED
- PAVER SURFACE
- P POWER METER
- P POWER (OVERHEAD)
- PP POWER POLE
- REBAR & CAP (SET)
- REBAR / IRON PIPE (FOUND)
- RETAINING WALL
- ROCKERY
- SS SEWER LINE
- SEWER MANHOLE
- SIGN (AS NOTED)
- SD STORM DRAIN LINE
- SIZE TYPE TREE (AS NOTED)
- W WATER LINE
- WM WATER METER
- WV WATER VALVE

VICINITY MAP

N.T.S.







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.

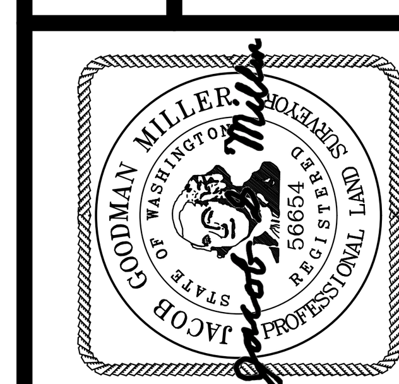
INDEXING INFORMATION

NW 1/4 SW 1/4
SECTION: 12
TOWNSHIP: 24N
RANGE: 04E, W.M.
COUNTY: KING

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 9359100325

TREEHAVEN LLC
6805 SE 32ND ST
MERCER ISLAND, WA 98040



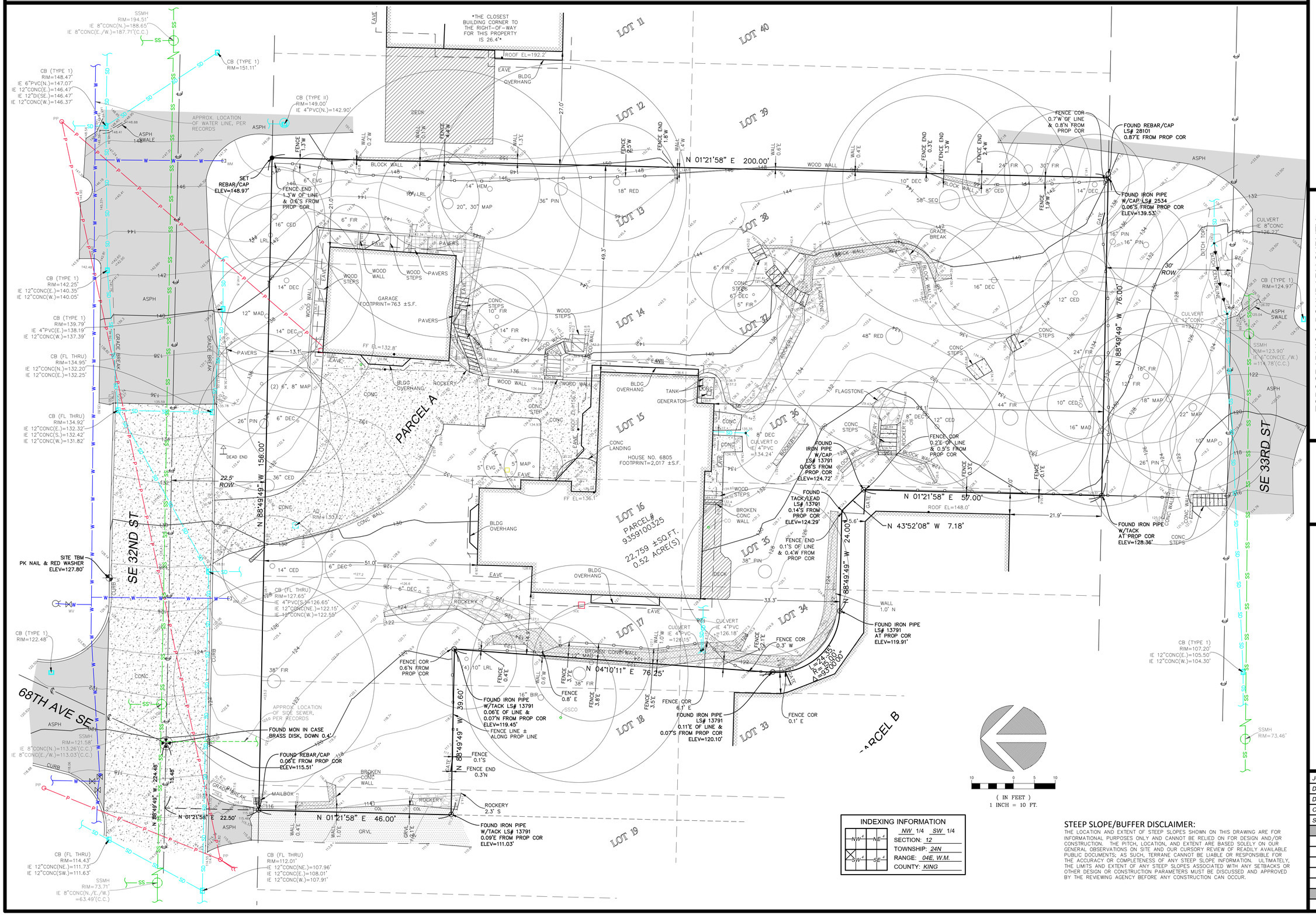
TERRANE
10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	230487
DATE:	04/28/23
DRAFTED BY:	IDV / RPM
CHECKED BY:	TBH / JGM
SCALE:	1" = 20'

REVISION HISTORY

SHEET NUMBER
1 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY



INDEXING INFORMATION

NW 1/4 SW 1/4
SECTION: 12
TOWNSHIP: 24N
RANGE: 04E W.M.
COUNTY: KING

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.

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 9359100325

TREEHAVEN LLC
6805 SE 32ND ST
MERCER ISLAND, WA 98040

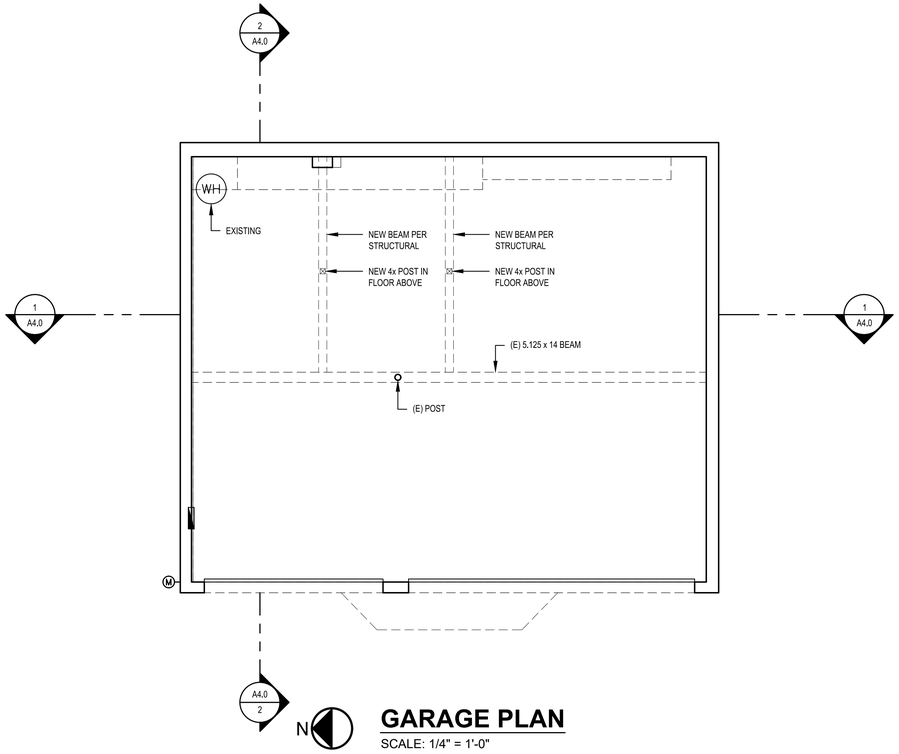
04/28/23

TERRANE
10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	230487
DATE:	04/28/23
DRAFTED BY:	IDV / RPM
CHECKED BY:	TBH / JGM
SCALE:	1"= 10'

REVISION HISTORY

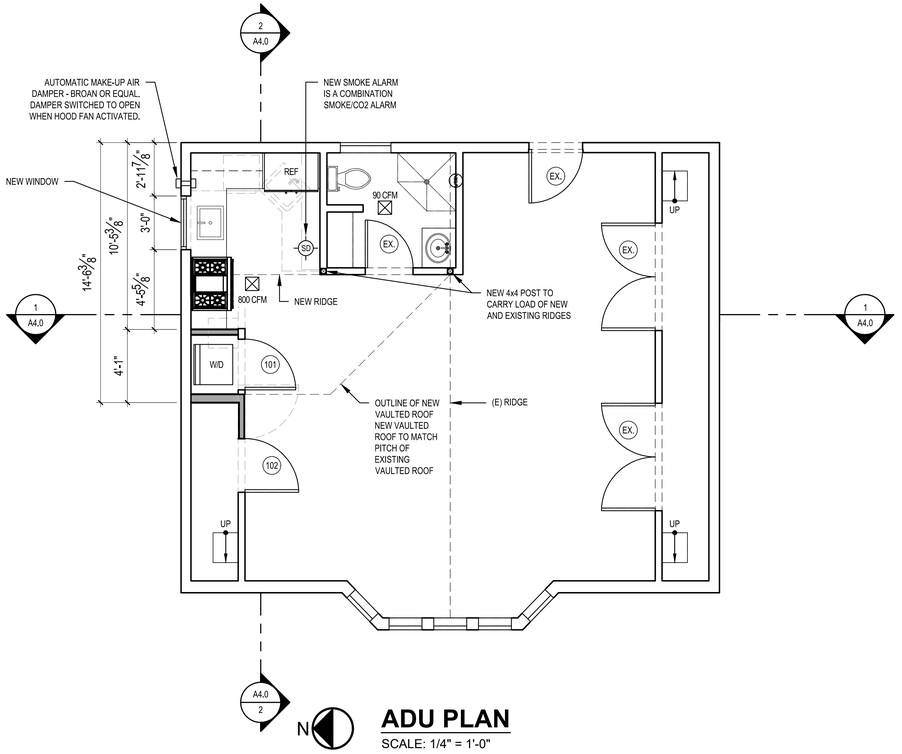
SHEET NUMBER
2 OF 2



N

GARAGE PLAN

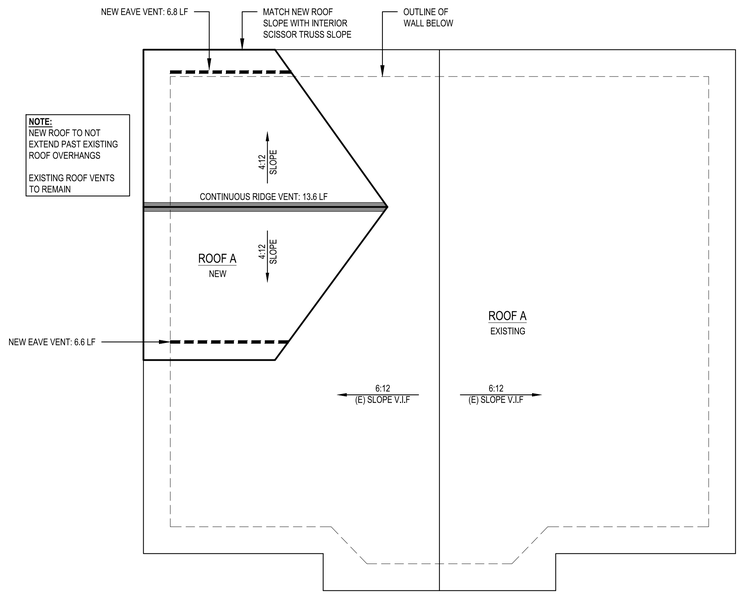
SCALE: 1/4" = 1'-0"



N

ADU PLAN

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



N

ROOF PLAN

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

ROOF VENT CALCULATIONS

CODE REQUIREMENT				CALCULATIONS										ACTUAL	
DESCRIPTION	SF AREA	REQ. VENTING PER SF AREA		VENT TYPE		X	VENT L.F.	=	TOTAL VENT AREA SQ. IN.	X	SF CONVERT. 1/144	X	80% EFF FACTOR	TOTAL
		150	300	RIDGE	EAVE									
ROOF A NEW	182	1.21			18 SQ.IN./FT.		13.4		241.2		1.68		1.34	2.25
					1.5x1.0" VENT									
				12 SQ.IN/FT.			13.6		163.2		1.13		0.91	
				CONTINUOUS										
									0		0.00		0.00	

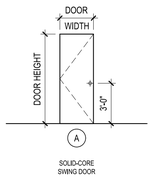
WINDOW SCHEDULE

TAG.	DESCRIPTION	WINDOW SIZE		TEMP.	QTY.	AREA (SF)	U-VAL (MIN.)	GLAZING	REMARKS & NOTES
		WIDTH	HEIGHT						
A	CASEMENT	3'-0"	3'- 10"	Y	1	11.5	0.28	LOW E / CLEAR	

DOOR SCHEDULE

DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR THK.	U-VAL (MIN.)	REMARKS
ADU								
101	ADU LAUNDRY CLOSET	2' - 10"	6' - 8"	A		1-3/4"		
102	CLOSET	3' - 0"	6' - 8"	A		1-3/4"		

DOOR TYPES:



SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

ADU PERMIT SET 6/26/2024

STURMAN ARCHITECTS
9— 103rd Ave NE Suite 203
Bellevue, WA 98004
TEL: 425.451.7003

REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON
9460

FORD ADU

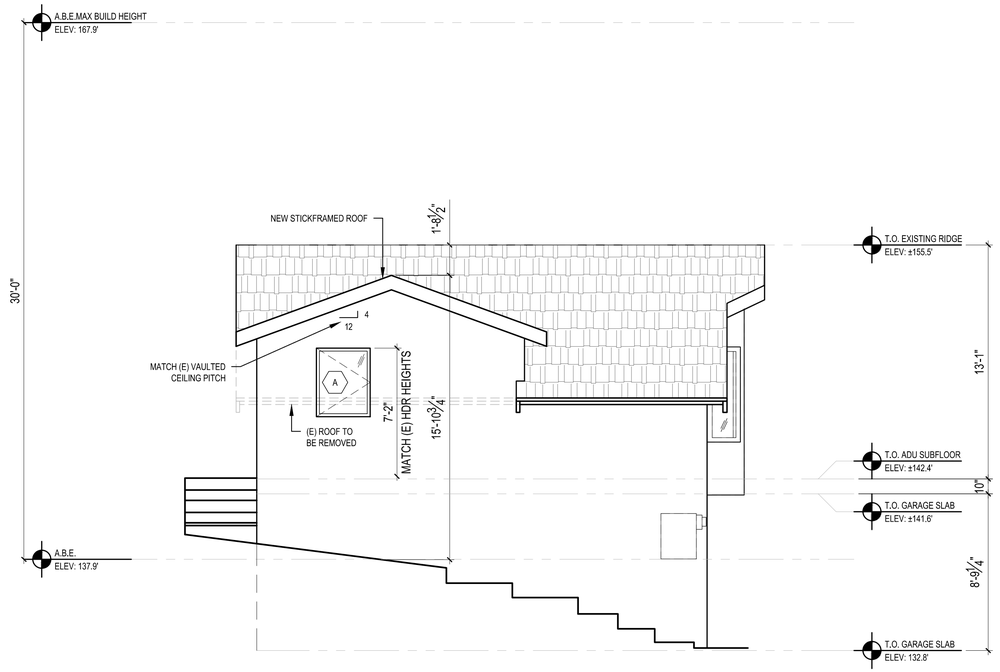
6805 SE 32ND ST
MERCER ISLAND, WA 98040

GARAGE PLAN
ADU PLAN
ROOF PLAN

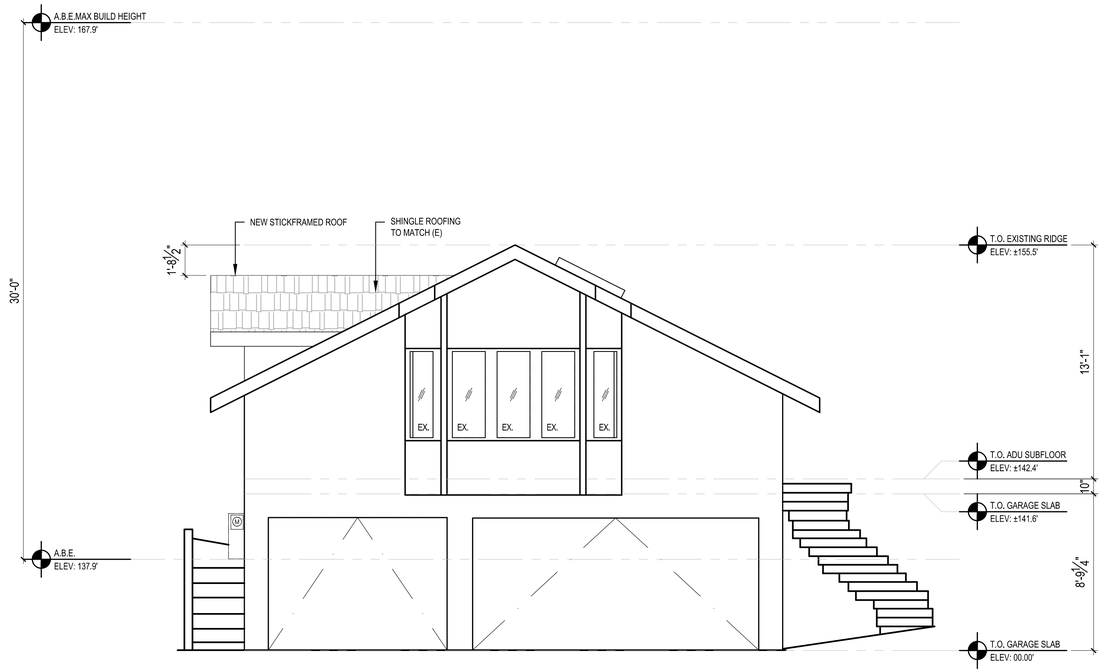
REVISIONS:

PLOT DATE: 6/26/2024
DRAWN BY: JM
CHECKED BY: BJS

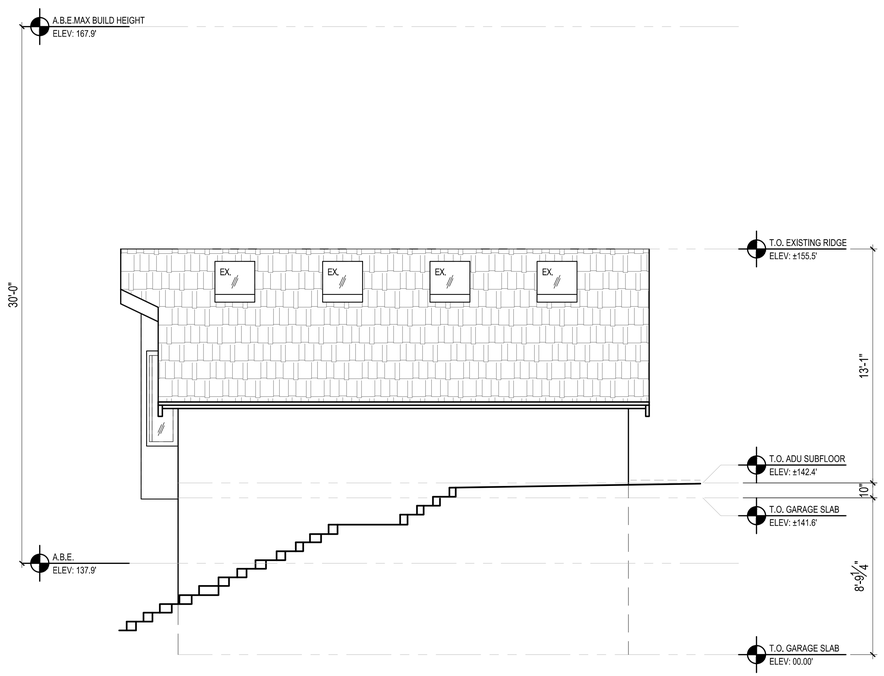
SHEET
A2.0



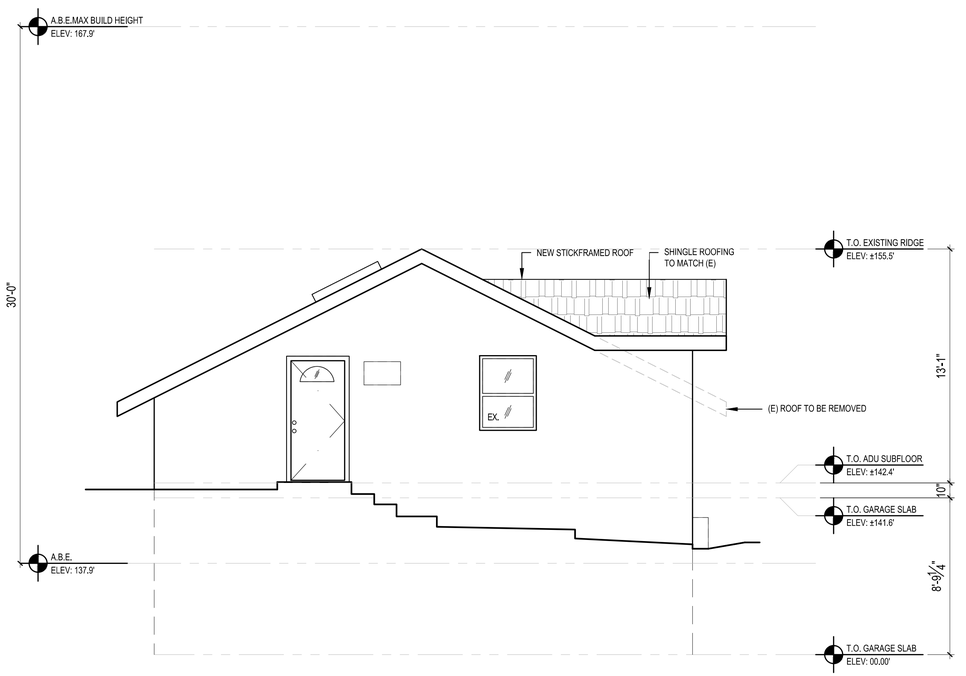
1 NORTH ELEVATION
SCALE: 1/4" = 1'



2 WEST ELEVATION
SCALE: 1/4" = 1'



3 SOUTH ELEVATION
SCALE: 1/4" = 1'



4 EAST ELEVATION
SCALE: 1/4" = 1'

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

ADU PERMIT SET 6/26/2024

STURMAN ARCHITECTS
9— 103rd Ave NE Suite 203
Bellevue, WA 98004
TEL: 425.451.7003

REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON
9462

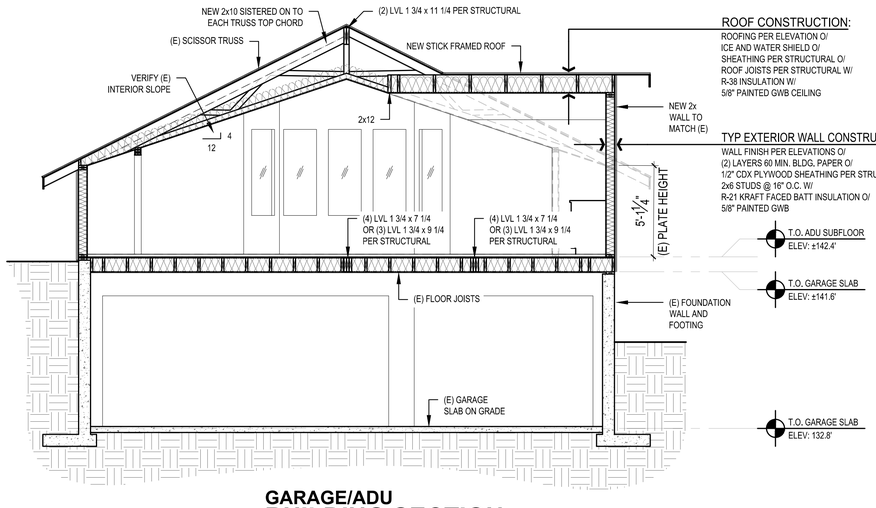
FORD ADU
6805 SE 32ND ST
MERCER ISLAND, WA 98040

BUILDING ELEVATIONS

REVISIONS:

PLOT DATE: 6/26/2024
DRAWN BY: JM
CHECKED BY: BJS

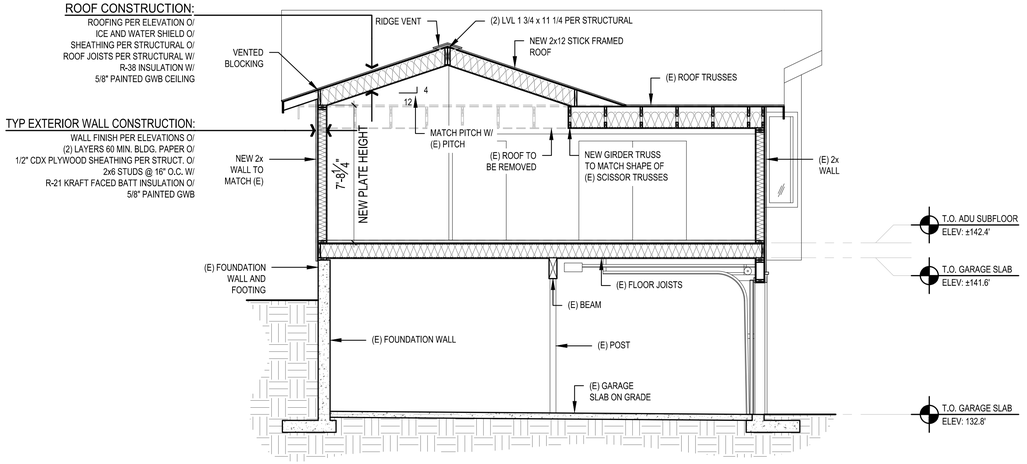
SHEET
A3.0



ROOF CONSTRUCTION:
ROOFING PER ELEVATION O/
ICE AND WATER SHIELD O/
SHEATHING PER STRUCTURAL O/
ROOF JOISTS PER STRUCTURAL W/
R-38 INSULATION W/
5/8" PAINTED GWB CEILING

TYP EXTERIOR WALL CONSTRUCTION:
WALL FINISH PER ELEVATIONS O/
(2) LAYERS 60 MIN. BLDG. PAPER O/
1/2" CDX PLYWOOD SHEATHING PER STRUCT. O/
2x6 STUDS @ 16" O.C. W/
R-21 KRAFT FACED BATT INSULATION O/
5/8" PAINTED GWB

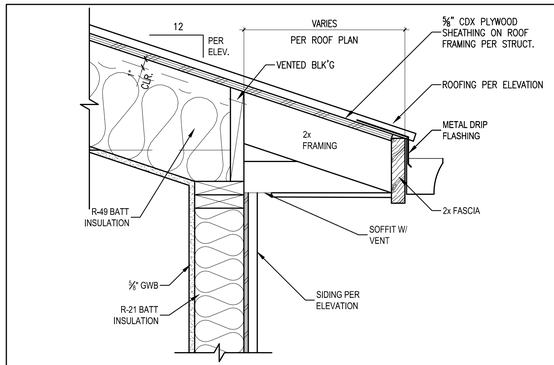
1 GARAGE/ADU BUILDING SECTION
SCALE: 1/4" = 1'-0"



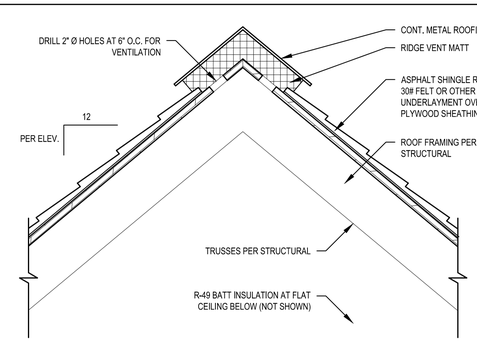
ROOF CONSTRUCTION:
ROOFING PER ELEVATION O/
ICE AND WATER SHIELD O/
SHEATHING PER STRUCTURAL O/
ROOF JOISTS PER STRUCTURAL W/
R-38 INSULATION W/
5/8" PAINTED GWB CEILING

TYP EXTERIOR WALL CONSTRUCTION:
WALL FINISH PER ELEVATIONS O/
(2) LAYERS 60 MIN. BLDG. PAPER O/
1/2" CDX PLYWOOD SHEATHING PER STRUCT. O/
2x6 STUDS @ 16" O.C. W/
R-21 KRAFT FACED BATT INSULATION O/
5/8" PAINTED GWB

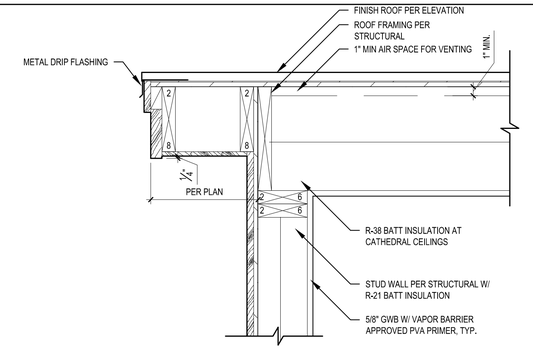
2 GARAGE/ADU BUILDING SECTION
SCALE: 1/4" = 1'-0"



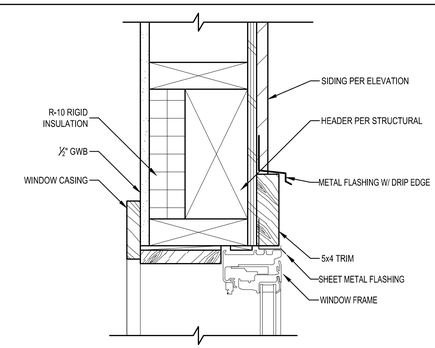
3 TYPICAL ROOF EAVE DETAIL
SCALE: 1 1/2" = 1'-0"



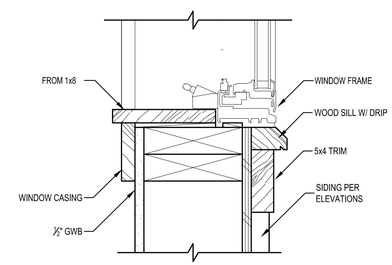
4 TYPICAL ROOF RIDGE VENT DETAIL
SCALE: 1 1/2" = 1'-0"



5 TYPICAL ROOF EAVE RAKE DETAIL
SCALE: 1 1/2" = 1'-0"



6 TYPICAL WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



7 TYPICAL WINDOW SILL DETAIL
SCALE: 3" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

ADU PERMIT SET 6/26/2024

STURMAN ARCHITECTS
9— 103rd Ave NE Suite 203
Bellevue, WA 98004
TEL: 425.451.7003

REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON
5582

FORD ADU
6805 SE 32ND ST
MERCER ISLAND, WA 98040

BUILDING SECTIONS DETAILS

REVISIONS:

PLOT DATE: 6/26/2024
DRAWN BY: JM
CHECKED BY: BJS

SHEET A4.0

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE 2021 INTERNATIONAL BUILDING CODE.

2. DESIGN LOADING CRITERIA:
RESIDENTIAL - ONE AND TWO-FAMILY DWELLINGS
FLOOR LIVE LOAD 40 PSF
ROOF
ROOF DEAD LOAD 15 PSF
DEFLECTION CRITERIA
LIVE LOAD DEFLECTION L/360
TOTAL LOAD DEFLECTION L/240
ENVIRONMENTAL LOADS
SNOW 25 PSF
WIND Kzt= 1.0, GCpi=0.18, 98 MPH, RISK CATEGORY II, EXPOSURE "C"
EARTHQUAKE ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS
SITE CLASS=D, Ss=1.4 Sds=1.0, S1=.49, SD1=.89, Cs=0.154
SDC D, Ie=1.0, R=6.5

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

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

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REQUEST ADDITIONAL INFORMATION.

9. ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

WOOD

10. FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD, GRADING RULES FOR WEST COAST LUMBER NO. 17, OR WWPA STANDARD, WESTERN LUMBER GRADING RULES 2011. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JSTs-BMS	(2X & 3X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb =850 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI
BEAMS	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI
POSTS	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
STUDS, PLATES & MISC. FRAMING:		DOUGLAS-FIR-LARCH OR HEM-FIR NO. 2

11. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv =265 PSI.

12. MANUFACTURED LUMBER, LVL, SHOWN ON PLAN ARE BASED PRODUCTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION IN ACCORDANCE WITH ICC-ES REPORT ESR-1387. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

LVL (2.0E) Fb = 2600 PSI, E = 2000 KSI, Fv = 285 PSI

13. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.
FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.
WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

14. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2024 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "HU/HUCQ" SERIES JOIST HANGERS, UNO.

15. WOOD FASTENERS

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
8d	2-1/2"	0.131"
16d	3-1/4"	0.131"

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DIGRESS WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

16. NOTCHES AND HOLES IN WOOD FRAMING:

A. NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

B. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT SAME SECTION OF STUD AS A CUT OR NOTCH.

17. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AF&PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL DRAWINGS.

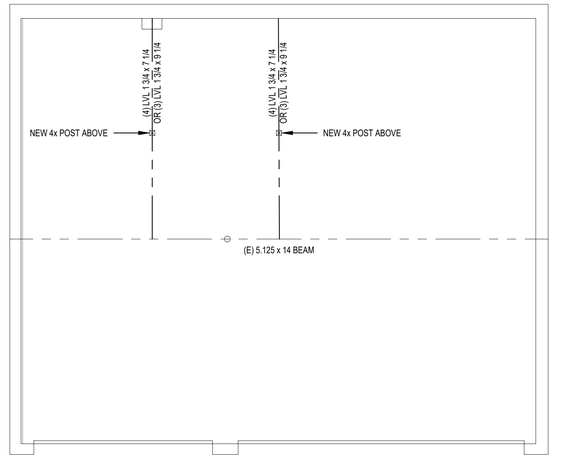
B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW.

ALL 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 @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS @ 4" O.C. EACH SIDE JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @12" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL)APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES)AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER UNO.



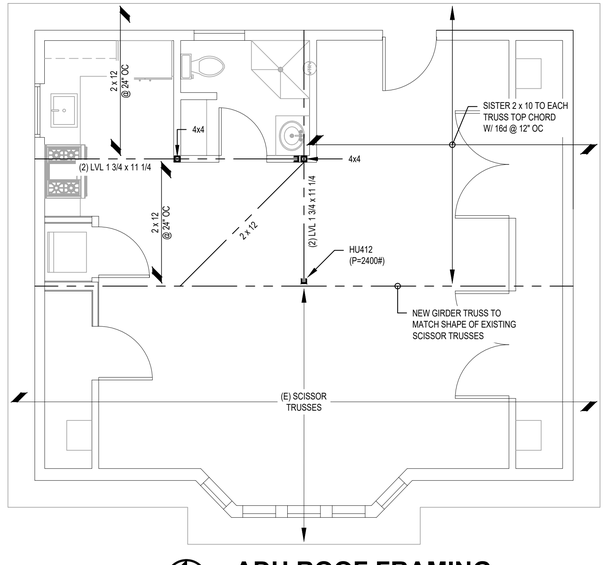
N

ADU FLOOR FRAMING

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

PLAN NOTES:

1. DO NOT SCALE DRAWINGS. REFER ARCHITECTURAL DRAWINGS.
2. TYPICAL ROOF FRAMING CONSISTS OF ROOFING PER STRUCTURAL DRAWINGS OVER 1/2" CDX PLYWOOD, FACE GRAIN PERPENDICULAR TO SUPPORTS OVER TRUSSES PER PLAN. NAIL SHEATHING WITH 8d AT 6" OC OVER EDGES, STRUTS AND SHEAR WALLS, 12" OC FIELD.
3. ALL HEADERS SHALL BE (2) 2x8'S UNO. CONTRACTOR MAY SUBSTITUTE A 6x6 AT HIS OPTION.
4. PROVIDE (1) BEARING STUD AN (1) FULL HEIGHT JAMB STUD EACH END OF ALL HEADERS AND BEAMS LESS THAN 8 FEET, UNO. ATTACH JAMB TO HEADER WITH (4) 16d EACH END AND ATTACH JAMB TOP AND BOTTOM WITH A35.
5. PROVIDE (2) BEARING STUDS AND (1) FULL HEIGHT JAMB STUD EACH END OF ALL HEADERS AND BEAMS GREATER THAN 8 FEET, UNO. ATTACH JAMB TO HEADER WITH (6) 16d EACH END AND ATTACH JAMB TOP AND BOTTOM WITH A35.
6. ALL NEW EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" PLYWOOD IN ACCORDANCE WITH THE GENERAL NOTES. BLOCK EDGES WITH 2x FLAT AND NAIL WITH 6" OC EDGES, 12" OC FIELD.
7. PROVIDE H1 TIE'S AT ALL ROOF JOISTS TO BEARING SUPPORTS.
8. PROVIDE LRUZ HANGERS AT ALL SLOPED ROOF JOISTS TO BEAMS.
9. PROVIDE PC, AC, LPC, A35, OR EQUAL AS POST CAP AT ALL BEAMS TO ISOLATED POSTS, UNO.
10. REFER GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



N

ADU ROOF FRAMING

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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

SCHEMATIC SET 5/15/2024

STURMAN ARCHITECTS
9 - 103rd Ave NE Suite 203
Bellevue, WA 98004
TEL: 425-457-7003

REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON
5460

ANDREW BRESKO
STATE OF WASHINGTON
21726
PROFESSIONAL ENGINEER

FORD ADU
6805 SE 32ND ST
MERCER ISLAND, WA 98040

GENERAL STRUCTURAL NOTES
ADU FLR/ROOF FRAMING

REVISIONS:

PLOT DATE: 6/7/2024
DRAWN BY: JM
CHECKED BY: BJS

SHEET
S1.0