

SYMBOL LEGEND

	NEW WOOD FRAME WALL		DATUM
	CONCRETE WALL		COMBINATION ALARM
	EXISTING WALL		EXHAUST FAN
	WALL TO BE REMOVED		HOSE BIB
	WOOD FRAMING		GAS STUB
	SHIM OR BLOCKING		DOWNSPOUT
	BEAM		OVERHEAD ELECTRICAL
	BEAM OR JOIST HANGER		UNDERGROUND ELECTRICAL
	EXTERIOR GLAZING SYMBOL		NATURAL GAS LINE
	INTERIOR ELEVATION		WATER LINE
	CROSS SECTION		SANITARY SEWER
	DETAIL		STORM DRAIN
			PHONE LINE
			CABLE

ABBREVIATIONS

&	AND	MAX	MAXIMUM
@	AT	MECH	MECHANICAL
#	POUND / NUMBER	MEMBR	MEMBRANE
AB	ANCHOR BOLT	MET	METAL
ABV	ABOVE	MFR	MANUFACTURER
ADJ	ADJUSTABLE / ADJACENT	MGMT	MANAGEMENT
AF	ABOVE FINISH FLOOR	MIN	MINIMUM
AFG	ABOVE FINISH GRADE	MW	MICROWAVE
ALT	ALTERNATE		
ALUM	ALUMINUM	NIC	NOT IN CONTRACT
APPROX	APPROXIMATE	NOM	NOMINAL
AVG	AVERAGE		
AWN	AWNING	O/	OVER
		OC	ON CENTER
BB	BOTTOM OF BEAM	OH	OVERHEAD
BD	BOARD	OPNG	OPENING
BDRM	BEDROOM	OPP	OPPOSITE
BL	BOTTOM OF LEDGER	OPT'L	OPTIONAL
BLDG	BUILDING		
BLKG	BLOCKING	PBS	PER BUILDERS SELECTION
BM	BEAM	POS	PER OWNERS SELECTION
BMP	BEST MANAGEMENT PRACTICES	PICT	PICTURE
BOT	BOTTOM	PL	PLATE
BOF	BOTTOM OF FOOTING	PL	PROPERTY LINE
BRG	BEARING	PLTR	PLANTER
BW	BOTTOM OF WALL	PLYVD	PLYWOOD
B&B	BOARD & BATTEN	PNL	PANEL
		PNT	PAINT
CAB	CABINET	PSL	PARALLEL STRAND LUMBER
CB	CATCH BASIN	PT	PRESSURE TREATED
CL	CENTER LINE		
CL	CLOSET	R	RISER
CLG	CEILING	RD	ROOF DRAIN
CLR	CLEAR	REF	REFERENCE
CMT	CASEMENT	REFN	REFINISH
CMU	CONCRETE MASONRY UNIT	REFRIG	REFRIGERATOR
CNTR	COUNTER	REINF	REINFORCE
COL	COLUMN	REQ'D	REQUIRED
CONC	CONCRETE	RH	RIGHT HAND
CONSTR	CONSTRUCTION	RM	ROOM
CONT	CONTINUOUS	RO	ROUGH OPENING
CONTR	CONTRACTOR		
COORD	COORDINATE	SB	SETBACK
COVD	COVERED	SCHED	SCHEDULE
CPT	CARPET	SECT	SECTION
		SF	SQUARE FEET
D	DRYER	SHT	SHEET
DBL	DOUBLE	SHTG	SHEETING
DIA	DIAMETER	SIM	SIMILAR
DIM	DIMENSION		
DH	DOUBLE HUNG		
DN	DOWN		
DP	DEEP	SOG	SLAB ON GRADE
DR	DOOR	SS	STAINLESS STEEL
DS	DOWNSPOUT	STD	STANDARD
DW	DISHWASHER	STL	STEEL
DWG	DRAWING	STOR	STORAGE
		STRUCT	STRUCTURAL
(E)	EXISTING	SO	SQUARE
EA	EACH	SUBFLR	SUBFLOOR
EL	ELEVATION	SUSP	SUSPENDED
ELEC	ELECTRIC / ELECTRICAL		
EQ	EQUAL	T	TREAD
EXT	EXTERIOR	T&B	TOP & BOTTOM
		T&G	TONGUE & GROOVE
FD	FLOOR DRAIN	TEMP	TEMPORARY
FDN	FOUNDATION	TB	TOP OF BEAM
FG	FIBERGLASS	THK	THICK
FIN	FINISH	TL	TOP OF LEDGER
FLR	FLOOR	TOP	TOP OF PARAPET
FP	FIREPLACE	TOP	TOP OF
FT	FOOT	T.PLT	TOP OF PLATE
FTG	FOOTING	TS	TOP OF SLAB / SHTG
FX	FIXED	TW	TOP OF WALL
FZR	FREEZER	TYP	TYPICAL
GA	GAUGE	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	UON	UNLESS OTHERWISE NOTED
GL	GLU-LAM		
GRD	GRADE	VERT	VERTICAL
GWB	GYPSUM WALL BOARD	VOL	VOLUME
		W	WASHER
HDR	HOSE BIB	W/	WITH
HDWD	HEADER	W/	WOOD
HORZ	HARDWOOD	WOW	WINDOW
HT	HORIZONTAL	WH	WATER HEATER
HW	HEIGHT	WIC	WALK IN CLOSET
		W/O	WITH OUT
INSUL	INSULATION	WP	WATER / WEATHERPROOF
INT	INTERIOR	WWM	WELDED WIRE MESH
LF	LINEAR FEET		
LM	LAMINATE		
LH	LEFT HAND		
LP	LIQUID PROPANE		
LSL	LAMINATED STRAND LUMBER		
LVL	LAMINATED VENEER LUMBER		

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.
- THE CONTRACTOR WILL VERIFY CONDITIONS AT THE SITE AND NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND THE DRAWINGS PRIOR TO MAKING ANY CHANGES.
- ALL WORK SHALL CONFORM TO THE CURRENT LOCAL BUILDING CODES AND ALL APPLICABLE MECHANICAL, ELECTRICAL, AND ENERGY CODES.

ENERGY NOTES

THIS PROJECT SHALL COMPLY WITH THE 2021 WASHINGTON STATE ENERGY CODE SECTIONS R401-R404.

MINIMUM BUILDING INSULATION:

CEILING	R-60
CEILING, SINGLE RAFTER OR JOIST VAULTED	R-38
WOOD FRAME WALL	R-20+5, OR R-13+10
DOOR & WINDOW HEADERS	R-10
BELOW-GRADE WALL	101/5/21 INT + 5TB
FLOOR	R-30
FENESTRATION U-FACTOR	0.30
SKYLIGHT U-FACTOR	0.50
SLAB R-VALUE & DEPTH	10, 4FT

- ALLOW 1" MINIMUM AIR SPACE OVER INSULATION WHEN BATTS ARE USED WITH RAFTERS. ALL WALL & ROOF INSULATION APPLIED DIRECTLY TO EXTERIOR FRAMING MEMBERS SHALL BE PROVIDED WITH A VAPOR BARRIER ON HEATED SIDE.
- BATT INSULATION TEARS & JOINTS TO BE SEALED WITH TAPE.
- HEATING UNIT TO MAINTAIN 70 DEGREES F. AT 3' ABOVE FLOOR WHEN 10 DEGREES F. OUTSIDE AIR TEMPERATURE.
- ALL OPENINGS (DOORS, WINDOWS, ETC.) TO BE CAULKED, SEALED, OR WEATHER STRIPPED.
- MINIMUM 75% OF ALL INTERIOR LUMINARIES SHALL BE HIGH EFFICACY LUMINARIES. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY LUMINARIES.
- DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION PER WSEC 101.3.2.6. MAXIMUM AIR TEST LEAKAGE RATE WILL BE REDUCED TO 3.0 CHANGES PER HOUR
- BUILDING AIR LEAKAGE TESTING, DEMONSTRATING THE "AIR LEAKAGE FOR THE DWELLING UNIT SHALL NOT EXCEED 2.0 AIR CHANGES / HOUR", IS REQUIRED PRIOR TO FINAL INSPECTION. THE TEST RESULTS SHALL BE POSTED ON THE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE. (WSEC 105.4)
- DWELLING UNIT TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE PER WSEC 503.8.1.
- BUILDER SHALL COMPLETE AND POST AN "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 3' OF ELECTRICAL PANEL PRIOR TO FINAL INSPECTION

MECHANICAL VENTILATION

- PROVIDE WHOLE HOUSE VENTILATION SYSTEM PER M1505
- USE THE EXHAUST FAN LOCATED IN THE **BATH #1 & BATH #3** AS THE CONTINUOUS WHOLE-HOUSE FAN
- THE SYSTEMS SHALL BE DESIGNED AND INSTALLED TO EXHAUST AND/OR SUPPLY THE MINIMUM OUTDOOR AIRFLOW RATES PER M1505.4.3 AS MODIFIED BY THE WHOLE-HOUSE VENTILATION SYSTEM COEFFICIENTS IN M1504.5.3.1 WHERE APPLICABLE
- THE WHOLE-HOUSE VENTILATION SYSTEM SHALL OPERATE CONTINUOUSLY AT THE MINIMUM VENTILATION RATE DETERMINED PER M1505.4.2
- VENTILATION FANS SHALL BE RATED FOR SOUND AT A MAXIMUM OF 1.0 SONE.
- EXHAUST FANS SHALL BE DUCTED DIRECTLY TO THE OUTSIDE PER M1505.4.1.2
- EXHAUST DUCT SIZING PER TABLE M1504.4(2)
- THE EXHAUST FAN SHALL BE CONTROLLED TO OPERATE AS SPECIFIED IN M1505.4.2
- ALL INTERIOR DOORS SHALL BE UNDERCUT FOR MINIMUM 1/2" CLEARANCE ABOVE FINISHED FLOOR MATERIALS.

MECHANICAL VENTILATION AIRFLOW RATE = **90 CFM** PER TABLE M1505.4.3(1)
SYSTEM COEFFICIENT = 1.5 (NOT BALANCED, NOT DISTRIBUTED) PER TABLE M1505.4.3(2)
RUN TIME FACTOR = 1 (100%) PER TABLE M1505.4.3(3)

DESIGN AIRFLOW RATE = AIRFLOW x COEFFICIENT x RUN TIME = **135 CFM / 2 FANS = 67.5 CFM**

ENERGY CODE COMPLIANCE SUMMARY

TABLE R406.2 ENERGY EQUALIZATION CREDITS	CREDITS
SYSTEM TYPE 1 FOR COMBUSTION HEATING EQUIPMENT MEETING MINIMUM FEDERAL EFFICIENCY STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.2(5) OR C403.3.2(6)	0

R406.3—ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS.

5. ADDITIONS 150 SQUARE FEET TO 500 SQUARE FEET	2.0
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TABLE 406.3 ENERGY CREDITS

1. EFFICIENT BUILDING ENVELOPE OPTIONS	
1.2 PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.3 WITH THE FOLLOWING MODIFICATIONS:	1.0
VERTICAL FENESTRATION U = 0.25	
FLOOR R-38	
SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB	
BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLA	
3. HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS	
3.1 FOR A SYSTEM TYPE 1 IN TABLE R406.2: ENERGY STAR RATED (U.S. NORTH) GAS OR PROPANE FURNACE WITH MINIMUM AFUE OF 95% OR ENERGY STAR RATED (U.S. NORTH) GAS OR PROPANE BOILER WITH MINIMUM AFUE OF 90%	1.0
TOTAL CREDITS	2.0

LOT COVERAGE CALCULATIONS

LOT COVERAGE CALCULATIONS

A. Gross Lot Area	11,972	Square Feet
B. Net Lot Area	11,972	Square Feet
C. Allowed Lot Coverage Area	4,789	Square Feet
D. Allowed Lot Coverage	40	% of Lot
E. Existing Lot Coverage:		
1. Main Structure Roof Area	1,998	Square Feet
2. Accessory Building Roof Area	412	Square Feet
3. Vehicular Use (driveway, paved access easements [portion used by the lot for access], parking)	2,084	Square Feet
4. Covered Patios and Covered Decks	774	Square Feet
5. Total Existing Lot Coverage Area (E1+E2+E3+E4) (Total Lot Coverage Area Removed)	5,268	Square Feet
6. Proposed Adjustment for Single Story (Area)	1,000	Square Feet
7. Proposed Adjustment for Flag Lot	0	Square Feet
H. Total New Lot Coverage Area:		
1. Main Structure Roof Area	443	Square Feet
2. Accessory Structure Roof Area	0	Square Feet
3. Vehicular Use (driveway, paved access easement [portion used by the lot for access], parking)	0	Square Feet
4. Covered Patios and Covered Decks	0	Square Feet
5. Total New Lot Coverage Area (I1 + I2 + I3 + I4)	443	Square Feet
J. Total Project Lot Coverage Area = (E5 - F) + I5	4,711	Square Feet
K. Proposed Lot Coverage Area = (I/B) x 100	39	% of Lot
Lot coverage calculations shown on Plan Sheet #	A0.1	

GROSS FLOOR AREA

Building Area	Existing Area	Removed Area	New/Addition Area	Total
Upper Floor	0	0	0	0
Main Floor	1980	0	264	2244
Gross Basement Area	900	0	0	900
Garage/ Carport	420	0	0	420
Total Floor Area	3300	0	264	3564
Accessory Buildings	0	0	0	0
Accessory Dwelling Unit	900	0	0	900
2 nd & 3 rd Story Roofed Decks	0	0	0	0
Basement Area	0	0	0	0
Excluded	0	0	0	0
150% GFA Modifier* (main and upper floor x2)	0	0	0	0
200% GFA Modifier* (main and upper floor x2)	0	0	0	0
Staircase GFA Modifier* (x2 for a three story staircase, x3 for a four story staircase)	0	0	0	0
TOTAL Building Area	4200	0	264	4464
<i>*Enter the actual room area</i>				
A. Lot Area	11,972	Square Feet		
B. Zone R-8.4	R-9.6	R-12	R-15	
C. Allowed Gross Floor Area (refer to "allowed GFA")	4788	Square Feet		
D. Allowed Gross Floor Area	40	% of Lot		
E. Proposed Gross Floor Area	4464	Square Feet		
F. Proposed Gross Floor Area	37	% of Lot		

HARDSCAPE CALCULATIONS

HARDSCAPE CALCULATIONS

A. Gross Lot Area	11,972	Square Feet
B. Net Lot Area	11,972	Square Feet
C. Area Borrowed from Lot Coverage	0	Square Feet
D. Allowed Hardscape Area = 9% of lot area + C	9	% of Lot
E. Allowed Hardscape Area	1,077	Square Feet
F. Total Existing Hardscape Area:		
1. Uncovered Decks	0	Square Feet
2. Uncovered Patios	337	Square Feet
3. Walkways	36	Square Feet
4. Stairs	0	Square Feet
5. Rockeries and Retaining Walls	217	Square Feet
6. Other none	0	Square Feet
7. Total Existing Hardscape Area (F1+F2+F3+F4+F5+F6)	590	Square Feet
G. (Total Hardscape Area Removed)	0	Square Feet
H. Total New Hardscape Area:		
1. Uncovered Decks	0	Square Feet
2. Uncovered Patios	0	Square Feet
3. Walkways	0	Square Feet
4. Stairs	0	Square Feet
5. Rockeries and Retaining Walls	0	Square Feet
6. Other none	0	Square Feet
7. Total New Hardscape Area (H1+H2+H3+H4+H5+H6)	0	Square Feet
I. Total Project Hardscape Area = (F7 - G) + H7	590	Square Feet
J. Total Project Hardscape Area = (I/B)x100	5	% of Lot

LOT SLOPE CALCULATIONS

LOT SLOPE CALCULATIONS

Highest Elevation Point of Lot:	324	Feet
Lowest Elevation Point of Lot:	306	Feet
Elevation Difference:	18	Feet
Horizontal Distance Between High and Low Points:	160	Feet
Lot Slope*	11.25	%

PROJECT INFORMATION

CLIENT:
ANNIE & PAUL SIM
4226 85TH AVE SE, MERCER ISLAND, WA 98040
ANNIE.FT.SIM@GMAIL.COM
PAUL.SIM13@GOOGLEMAIL.COM

ARCHITECT:
ONOMA ARCHITECTURE
751 NE NORTHLAKE WAY, SEATTLE, WA 98105
BRYAN PENZ, PRINCIPAL ARCHITECT
BRYAN@ONOMAARCHITECTURE.COM
+1 (630) 965-5103

SURVEYOR:
PACIFIC COAST SURVEYS
P.O. BOX 13619
MILL CREEK, WA 98082
425.512.7099

ASSESSORS PARCEL FILE #: 182405-9074

NAME: SIM PAUL & CHENG ANN
SITE ADDRESS: 4226 85TH AVE SE 98040
QUARTER-SECTION-TOWNSHIP-RANGE: NW-18-24-5
LEGAL DESCRIPTION:
POR OF SW 1/4 OF NW 1/4 LY W OF LN 135 FT W OF W MGN 85TH AVE SE & E OF LN 270 FT W OF SD AVE MGN & N OF LN 934.18 FT N OF S LN SD SUB & S OF LN 1023.02 FT N OF S LN SD SUB
LOT SIZE: 11,972 SF
ACRES: 0.28 AC
ZONING: R-9.6
SEWER/SEPTIC: PUBLIC
ELECTRIC: OHP
GAS: IN STREET
WATER: WATER DISTRICT
ROAD ACCESS: PUBLIC
PARKING: ADEQUATE
HEAT SOURCE: GAS
HEAT SYSTEM: FORCED AIR

CONTRACTOR:
MERCER BUILDERS
3026 78TH AVE SE, MERCER ISLAND, WA 98040
JEFF.WENZEL@MERCERBUILDERS.COM
206.719.0069
ROB.CHRISTENSEN@MERCERBUILDERS.COM
(206)-947-6757

STRUCTURAL ENGINEER:
B2 ENGINEERS
10600 WOODINVILLE DR, BOTHELL, WA 98011
BAS@B2ENGINEERS.COM
425-318-0031

AUTHORITY HAVING JURISDICTION: MERCER ISLAND

BUILDING CODES:
2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL FUEL GAS CODE (IFGC)
2021 INTERNATIONAL PLUMBING CODE (IPC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL SWIMMING POOL AND SPA CODE
2021 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE
2021 WASHINGTON STATE ENERGY CODE (WSEC)
2021 WASHINGTON CITIES ELECTRICAL CODE (WCCEC)
2021 ICC(ANSI) A117.1-17, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, WITH STATEWIDE AND CITY AMENDMENTS

PROJECT DESCRIPTION

SINGLE FAMILY RESIDENCE ADDITION AND REMODEL.

ZONING CODE ANALYSIS

ZONING	R9.6	SINGLE-FAMILY RESIDENCE	CONFORMS
LAND-USE	9,600 SF		CONFORMS
19.02.20 MINIMUM LOT SIZE:	75 FT		CONFORMS
19.02.20 MINIMUM LOT WIDTH:	80 FT		CONFORMS
19.02.20 MINIMUM LOT DEPTH:	30 FT		CONFORMS
19.02.20 MAX BUILDING HEIGHT:	FRONT: 20 FT		CONFORMS
19.02.20 BUILDING SETBACKS	REAR: 25 FT		



**CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT
RESIDENTIAL CODE COVERSHEET**

(206) 275-7605 WWW.MERCERISLAND.GOV/CPD
EPERMIT.TECH@MERCERISLAND.GOV
DOCUMENTS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

INSPECTION REQUESTS

Request inspections online via QR code or voicemail
FIRE INSPECTION (206) 275-7979
ALL OTHER INSPECTION (206) 275-7730

PROJECT DESCRIPTION
This scope should match the Building Permit Application Form

PROJECT CONTACT INFORMATION
The Applicant shall provide the following information for each type of contact (Engineer and Geotech dependent on scope)

Permitting Contact: BRYAN PENZ	Phone: (206) 965103
Construction Contact: ROB CHRISTENSEN	Phone: (206) 947-675
Engineer:	Phone:
Geotech:	Phone:

DEFERRED SUBMITTALS
The Applicant is required to indicate all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction. All deferred submittals require pre-approval from the City during the permit review process.

No Deferred Submittals - all design included in these construction documents

Connector plate wood roof trusses Exterior cladding

Metal joist / metal trusses Window wall / curtain wall construction

Premanufactured structures (stairs, etc.) Other:

ENERGY CODE AND WHOLE HOUSE VENTILATION INFORMATION
Indicate where the following information is located within the drawing set and select one box per line below.

Building Envelope- Define all components of the thermal envelope. Include U-factors, insulation and moisture control WISC 6002.1.2

Energy Credit Information- include complete information on plan for options selected and equipment specified WISC 6006.002 and 606.3

No Credits Required Small Dwelling Unit Medium Dwelling Unit Large Dwelling Unit < 500 sf addition

New Construction Tests- The following are mandatory testing and reporting requirements of WSEC Ch. 4 for new construction

- Certificate of Energy Efficiency WISC 6002.1.5
- Duct Leakage Testing WISC 6002.1.5
- Air Leakage Testing WISC 6002.1.5
- Air Leakage test report not to exceed 5 changes per hour WISC 1205.4.1.2
- Air Leakage per selected energy credits WISC 6002.1.2

Whole House Ventilation- Specify system type below and include all system requirements on sheet noted WISC 5006.M1056.4

Exhaust fans WISC 1205.4.1.2 Supply fans WISC 1205.4.1.1 Balanced system WISC 1205.4.1.4 Other permitted system

REQUIRED SPECIAL INSPECTIONS
The Applicant shall complete the following section. One of the options below must be selected prior to permit intake. Chapter 17 of the International Building Code (IBC) requires Special Inspection to evaluate components of construction that are critical to the safety of the structure. The project owner shall be responsible for contracting with and hiring the Special Inspection agents. Structural Special Inspectors are required to be certified by the Washington Association of Building Officials (WABO). Geotechnical Special Inspectors shall be a licensed Washington State Professional Engineer. Where Special Inspection is required, all reports shall be emailed to InspectionReports@mercergov.org and provided to the City Building Inspector at time of the City inspection.

Inspections by the City Building Inspector are required in addition to the Special Inspection.

Do not cover or conceal any work prior to the City inspection.

PRESCRIPTIVE DESIGN

This project is entirely non-structural, or is designed following the prescriptive gravity and lateral provisions of the International Residential Code (IRC) only. There are no engineered components that have been designed to the IRC or its referenced standards, e.g. American Concrete Institute (ACI), National Design Specifications (NDS), etc. No Special Inspections are required by IRC.

MINOR STRUCTURAL WORK

This project has limited engineered design as permitted by IRC Section R301.1.3 and the construction is of a minor nature as excepted by IRC Section 1704.2. This option must be reviewed and accepted by the building official prior to permit issuance and shall be reevaluated for project revisions and deferred submittals.

ENGINEERED DESIGN

This project is engineered to the provisions of the IBC and its referenced standards. Per IBC Chapter 17, a *Statement of Special Inspection* shall be completed by the Registered Design Professional (RDP) in responsible charge. The *Statement of Special Inspections* on coversheet SF2 has been reviewed and completed by the RDP.

REQUIRED STRUCTURAL OBSERVATION
Structural Observation may be required by the Registered Design Professional (RDP) in responsible charge or by the building official per IBC Section 1704.6.1. The RDP shall submit written statements to the building official prior to the commencement of observations (identifying frequency and extent of observations) and at the conclusion of work included in the permit (describing the site visits) performed and identifying any deficiencies that have not been resolved). Submit all statements to inspectionreports@mercerisland.gov

Structural Observation for this project is required by the:

Registered Design Professional Building Official (City use only)

GEOTECHNICAL INFORMATION
Per Mercer Island City Code, designated geologic hazard areas require a geotechnical report and a statement of risk from a geotechnical professional be included with the project submittal. Refer to MICC.19.07.160(B)(3) for statement of risk, and City GIS at <https://www.mercerisland.gov/gis> for hazard mapping. Some proposals may require a site restoration bond.

NO GEOTECHNICAL REPORT REQUIRED

No geotechnical report is required due to either: 1. The absence of geologic hazards on site or 2. Scope of project does not include foundation construction, excavation, or alterations to a hazard (if a report is available or referenced it should be provided)

GEOTECHNICAL REPORT IS REQUIRED AND INCLUDED WITH SUBMITTAL

A geotechnical report is required and has been provided. All construction must comply with the recommendations of the geotechnical report, and a copy of the report and any other geotechnical information must be kept on site at all times.

Geotechnical Engineer: _____ Phone: _____ Project or report #: _____

SEASONAL DEVELOPMENT LIMITATION - MICC 19.07.160(F)(2) limits certain development between Oct. 1 and Apr. 1

An application for Seasonal Development Limitation Waiver will be submitted and approved prior to any such activity.

No grading or excavation will occur between October 1st and April 1st. SDL waiver not applicable.

The City requires an applicant paid peer review when the Building Official determines any of the following are present:

- Advanced excavation or foundation systems, i.e. soil nail
- Projects that require slope stability analysis or those which could pose a significant risk to adjacent properties or structures.
- Foundation systems not supported on competent soils, i.e.
 - Where liquefaction presents significant risk (at waterfront over-excavation, soil preloading, etc.
 - or other high water table with seismic mapping)

TO BE COMPLETED BY APPLICANT

GENERAL REQUIREMENTS FOR NEW SINGLE FAMILY BUILD DEMOLITION/REBUILD ADDITION REMODEL REPAIR DOCK SITE IMPROVEMENTS SEISMIC RETRO

Construction of the project shall be from **approved plans only**. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island. Approved plans must be kept on site and maintained in good condition.

Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including:

- Additional Fire Code Requirements
- Planning Requirements
- Noise Abatement Certification
- Tree Requirements

• ROW restrictions
• Drainage Requirements
• Sewer Requirements
• Water Service Requirements

• Hours of Work
• Construction Vehicle Parking Restrictions
• Access Road Requirements

PRECONSTRUCTION MEETING REQUIRED. Refer to the "Preconstruction Meeting Checklist" notes for additional requirements.

Temporary site address with minimum 6' high numbers visible from the street must be installed.

Erosion control measures must be as shown on approved project drawings. All erosion control is to be in place and inspected prior to the start of any work.

A City of Mercer Island Business License is required for all subcontractors. Call (206) 275-7602 for more information.

Additional rockeries, patios, gravel or concrete paths, and other hardscape revisions to the project shall be submitted to the City for review and approval prior to installation.

LEGAL NONCONFORMANCE/STORMWATER THRESHOLD
Certain thresholds in the Land Use Code (MICC 15.09) or Stormwater Code (MICC 15.09) can have a significant impact on the requirements to conform with current code. Take special care to conform to the construction documents as-issued to avoid additional improvements.

This project includes modification of legally nonconforming structures - MICC 19.01.050

This project retains existing construction to limit calculation of *New Plus Replaced Hard Surface* - MICC 15.09

TREE REQUIREMENTS

TREE REMOVAL NOT SHOWN ON APPROVED PLAN MAY REQUIRE A SEPARATE TREE PERMIT - REFER TO MICC 19.10

Tree protection as shown on approved drawings shall be installed at tree drip line prior to start of any site work and must remain in place throughout the project. Tree damage due to failure to follow approved plans shall result in fines per MICC 19.19.160.

Replacement conifer trees must be a minimum of six feet tall at installation. Deciduous trees must have a minimum caliper of 1-1/2 inches. They must be planted and approved prior to final inspection.

For this project, _____ trees are authorized to be removed and replaced with _____ trees.

This project may be within a protected eagle nest area. Contact Federal Fish and Wildlife at (360) 534-9304 or visit their website at www.fws.gov/pacific/eagle.

FIRE PROTECTION REQUIREMENTS
Separate Permits are required for ALL fire protection systems. Fire inspections can be requested by calling (206) 275-7979 and require three (3) days advanced notice. Do not request fire inspections via MBP or on the general inspection line.

<input type="checkbox"/> Fire Sprinkler	<input type="checkbox"/> Monitored Household Fire Alarm per NFPA 72
<input type="checkbox"/> NFPA 13D	<input type="checkbox"/> Monitored Sprinkler
<input type="checkbox"/> Full Coverage	<input type="checkbox"/> Water Flow Alarm
<input type="checkbox"/> NFPA 13R	<input type="checkbox"/> Other:
<input type="checkbox"/> NFPA 13	<input type="checkbox"/> FCA3
<input type="checkbox"/> Approved Fire Code Alternatives (FCA):	<input type="checkbox"/> FCA4
<input type="checkbox"/> FCA1	
<input type="checkbox"/> FCA2	

WATER SERVICE REQUIREMENTS

New or upsized water supply system required.

Contractor shall provide water supply that meets the required fire sprinkler system fire flow. Fire calculations or fire flow required prior to scheduling the water tap with the City.

Schedule these inspections under the water service permit testing outcome may require a larger water service/meter or water supply line.

- Applicant installation.
- Minimum Service Line Size (main to meter): _____
- Minimum Supply Line Size (meter to house): _____
- Minimum Required Water Size: _____
- Exceeds 80 psi.
- Reduced pressure backflow assembly (RPBA) required for all waterfront lots and for lots with potential connection to non-city water supply. See [mercerisland.gov/spd/pages/water-service](https://www.mercerisland.gov/spd/pages/water-service)

Additional water supply requirements:

- Contractor shall provide water supply that meets the required fire sprinkler system fire flow. Fire calculations or fire flow testing outcome may require a larger water service/meter or water supply line.
- Pressure reducing valve required if water pressure exceeds 80 psi.
- Reduced pressure backflow assembly (RPBA) required for all waterfront lots and for lots with potential connection to non-city water supply. See [mercerisland.gov/spd/pages/water-service](https://www.mercerisland.gov/spd/pages/water-service)

For additional information about Water Service inspection process: <https://www.mercerisland.gov/spd/pages/water-service>

STORMWATER MANAGEMENT
The storm drainage system shown on the approved plans shall be constructed and approved by the City Inspector prior to the construction of the roof, driveway, and other impervious surface that generate runoff from the project.

<input type="checkbox"/> Dispersion / infiltration system	<input type="checkbox"/> Run-off treatment (MR #8)
<input type="checkbox"/> On-site detention system (MR #5)	<input type="checkbox"/> Connect / Extend public drainage system
<input type="checkbox"/> Direct discharge to lake	<input type="checkbox"/> Full size storm drainage as-built
<input type="checkbox"/> Rain Garden / Bioretention / Permeable Pavement	<input checked="" type="checkbox"/> Drainage review not required
<input type="checkbox"/> Flow control system (MR #7)	<input type="checkbox"/> Other:

SIDE SEWER REQUIREMENTS

Side sewer requires a backflow preventer due to: a connection to the lake line, or elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim, or side sewer is shared with one or more properties

Video tape of existing sewer required (see standard details)

New connection Connect to existing Disconnect permit required Reconnect permit required

Other: _____

APPROVED CODE ALTERNATIVES
Code alternatives must be approved by the Building Official prior to permit issuance. All code alternatives must be inspected. Refer to the adjacent Required Construction Inspections checklist.

CA1: _____ CA2: _____

PROJECT ALERTS AND NOTES TO INSPECTORS

WILDLAND/URBAN INTERFACE
-RESERVED FOR FUTURE USE-

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY CITY

REQUIRED CONSTRUCTION INSPECTIONS
It is the applicant's responsibility to contact CPD to schedule ALL inspections applicable to the project. Request inspections online at www.mybuildingpermit.com or by calling the Inspection Hotline at (206) 275-7730. Each MBP inspection type is in [square brackets]. Refer to FIRE PROTECTION REQUIREMENTS for information on scheduling a fire inspection.

Inspections marked with "*" are not building permit inspections, and should be requested under the appropriate permit number. Refer to the packet provided at permit issuance or search by address at mybuildingpermit.com for other issued permit numbers.

INSPECTIONS: (listed in order of typical sequencing)

Inspector	Date	Inspection Description	MBP.com Inspection Name
<input type="checkbox"/>	<input type="checkbox"/>	Pre-construction Meeting to Review Conditions of Permit Approval	[PRE-CON MITG GENERAL]
<input type="checkbox"/>	<input type="checkbox"/>	Tree protection	[TREE PROTECTION]
<input type="checkbox"/>	<input type="checkbox"/>	Erosion control	[EROSION CONTROL]
<input type="checkbox"/>	<input type="checkbox"/>	Sewer disconnect and cap	[SIDE SEWER DISCONNECT]
<input type="checkbox"/>	<input type="checkbox"/>	Right-of-way use or work / easement, material delivery, etc. If applicable, separate ROW permit required	[ROW OR UTILITY IMPRO]
<input type="checkbox"/>	<input type="checkbox"/>	Land clearing, grading and demolition	[FINAL DEMO]
<input type="checkbox"/>	<input type="checkbox"/>	Pilings / Shoring / Shotcrete. If applicable, provide survey letter (property line); Geotechnical Engineer / Special Inspector	[FOUNDATION WALLS/CON]
<input type="checkbox"/>	<input type="checkbox"/>	Footings of inspections (pile and shoring installation, etc.)	[FOOTINGS, SETBACKS, U]
<input type="checkbox"/>	<input type="checkbox"/>	(building height and setbacks): Special Inspector reports of inspections (soil bearing capacity, compaction, earthwork, pile installation, etc.)	[FOUNDATION WALLS/CON]
<input type="checkbox"/>	<input type="checkbox"/>	Foundation walls / concrete columns	[CONVEYANCE FACILITE]
<input type="checkbox"/>	<input type="checkbox"/>	Foundation dampproofing	[FOUND DAMP PROOFING]
<input type="checkbox"/>	<input type="checkbox"/>	Storm drainage, including (but not limited to)	[CONVEYANCE FACILITE]
<input type="checkbox"/>	<input type="checkbox"/>	• Connections to storm main in ROW	
<input type="checkbox"/>	<input type="checkbox"/>	• Det systems / Conveyance / Flow control	
<input type="checkbox"/>	<input type="checkbox"/>	• Infiltration systems / L.I.D. systems	
<input type="checkbox"/>	<input type="checkbox"/>	• Catch basins	
<input type="checkbox"/>	<input type="checkbox"/>	Water Service	[3. WATER SERVICE TAP]
<input type="checkbox"/>	<input type="checkbox"/>	Side sewer installation, including (but not limited to)	[WATER SUPPLY LINE]
<input type="checkbox"/>	<input type="checkbox"/>	• Connections to side sewer main	[SIDE SEWER INSTALLAT]
<input type="checkbox"/>	<input type="checkbox"/>	• Connections to existing side sewer	
<input type="checkbox"/>	<input type="checkbox"/>	• Back-flow valves	
<input type="checkbox"/>	<input type="checkbox"/>	• Grinder pump systems	
<input type="checkbox"/>	<input type="checkbox"/>	Driveway / Access road	[ROW OR UTILITY IMPRO]
<input type="checkbox"/>	<input type="checkbox"/>	Underslab electrical / mechanical / plumbing	[UNDER-SLAB ELECT/MEC]
<input type="checkbox"/>	<input type="checkbox"/>	Underslab insulation / vapor barrier / reinforcing	[UNDER-SLAB INSULATIO]
<input type="checkbox"/>	<input type="checkbox"/>	Under-floor framing	[UNDER-FLOOR FRAMING]
<input type="checkbox"/>	<input type="checkbox"/>	Nailing-Roof sheathing (See SF2 for Required Agency Inspection)	[NAILING-ROOF SHEATHING]
<input type="checkbox"/>	<input type="checkbox"/>	Shear wall construction (See SF2 for Required Agency Inspection)	[NAILING-EXTERIOR WALL]
<input type="checkbox"/>	<input type="checkbox"/>	Rough hydronic installation	[ROUGH HYDRONIC PIPIN]
<input type="checkbox"/>	<input type="checkbox"/>	Rough electric installation	[ROUGH ELECTRIC]
<input type="checkbox"/>	<input type="checkbox"/>	Rough fire alarm (wiring inspection)	[ROUGH-IN LOW VOLTAGE]
<input type="checkbox"/>	<input type="checkbox"/>	Rough plumbing installation (DWV, water)	[ROUGH PLUMBING]
<input type="checkbox"/>	<input type="checkbox"/>	Rough mechanical	[ROUGH MECHANICAL/HVA]
<input type="checkbox"/>	<input type="checkbox"/>	Electrical service	[ELECTRICAL SERVICE]
<input type="checkbox"/>	<input type="checkbox"/>	Gas Piping & Test	[GAS PIPING/TEST]
<input type="checkbox"/>	<input type="checkbox"/>	Rough fire sprinkler / hydrostatic and flow (bucket) test	[ROUGH SPRINKLER RES/STATUS]
<input type="checkbox"/>	<input type="checkbox"/>	Framing and glazing (See SF2 for Required Agency Inspection)	[FRAMING (& GLAZING)]
<input type="checkbox"/>	<input type="checkbox"/>	Masonry construction (fireplace / walls / veneer / etc.)	[MASONRY]
<input type="checkbox"/>	<input type="checkbox"/>	Insulation installation	[INSULATION]
<input type="checkbox"/>	<input type="checkbox"/>	Stucco (paper and lath)	[STUCCO]
<input type="checkbox"/>	<input type="checkbox"/>	Shower pan (or tub)	[SHOWER PAN (OR TUB)]
<input type="checkbox"/>	<input type="checkbox"/>	Weather exposed balcony and walking surface waterproofing	[ROOF DECK WATERPROOFING]
<input type="checkbox"/>	<input type="checkbox"/>	Code Alternative CA1	[CODE ALT 1]
<input type="checkbox"/>	<input type="checkbox"/>	Code Alternative CA2	[CODE ALT 2]

FINAL INSPECTIONS

Inspector _____ Date _____

Final Tree Inspection: Tree Restoration [FINAL_TREE] [TCO_TREE]

Final Fire Inspection: Fire protection [FINAL_FIRE_ALL SYSTEMS/ACCESS] [TCO_FIRE]

• Sprinkler

• Fuel Tank Installation

• Fire Extinguishing System

• Fire Alarm System

• Access Road

• Fire Code Alternatives (see below)

FCA1 FCA2 FCA3 FCA4

Final Civil Inspection: Site and utility, landscape, utilities, ROW, and Site [FINAL_CIVIL] [TCO_CIVIL]

Water supply protection/Backflow devices for:

• Waterfront property

• Fire / lawn sprinkler

• Well water on property

• Boiler

Final Building Inspection: [FINAL_BUILDING] provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and EFS Inspectors.

Final MEP Inspections: Mech Electrical Plumbing

Impact Fees Paid (if applicable)

TCO APPROVALS

Inspector _____ Date _____

[TCO_TREE] [TCO_FIRE]

PROJECT NAME: SIM RESIDENCE

PROJECT ADDRESS: 4226 85TH AVE SE MERCER ISLAND, WA 98040

CERTIFICATE OF OCCUPANCY
Issued after all required inspections have been performed and approved.

REVIEWED FOR CODE COMPLIANCE

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO)
Applicant option. Additional fees required. All TCO Approvals above must be complete.

Approved _____ Start Date _____ End Date _____

Use the contact information below to arrange these additional inspections.

Required Inspection(s): _____ Contact: _____ Contact email: _____

ADDITIONAL REQUIRED CITY INSPECTIONS
Use the contact information below to arrange these additional inspections.

Required Inspection(s): _____ Contact: _____ Contact email: _____

PLAN REVIEW APPROVALS
Not all review disciplines may be required to review the documents.

Impact fees apply and are due **prior** to Final Inspection or on _____, whichever occurs first.

_____ Date _____ Date _____ Date _____

_____ Date _____ Date _____ Date _____

_____ Date _____ Date _____ Date _____

_____ Date _____ Date _____ Date _____

IMPACT FEES

_____ Date _____ Date _____ Date _____

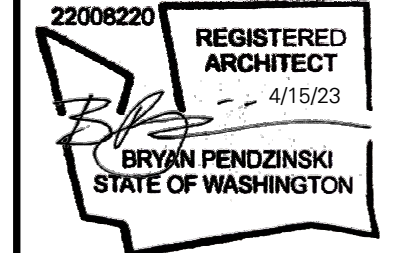
_____ Date _____ Date _____ Date _____

_____ Date _____ Date _____ Date _____

_____ Date _____ Date _____ Date _____



ONOMA ARCHITECTURE
751 NE NORTHLAKE WAY,
SEATTLE, WA 98105
INFO@ONOMAARCHITECTS.COM
WWW.ONOMAARCHITECTS.COM



4 PROJECT DESIGN 100% 3/15/24
5 FOR PERMIT 4/15/24

SIM RESIDENCE
4226 85TH AVE SE, MERCER ISLAND, WA 98040

PROJECT #: 24.03

ASSEMBLIES & SCHEDULES

A0.4

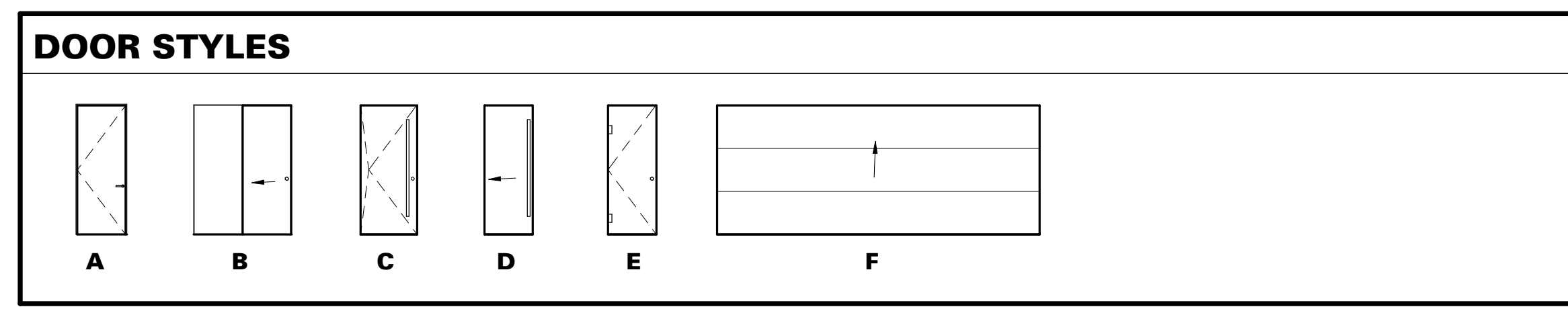
MATERIAL SCHEDULE		SPECIFICATION				PRODUCT INFORMATION			
MATERIAL CATEGORY	MARK	SUPPLIER	TYPE	MATERIAL FINISH					
03 - CONCRETE									
03 330 ARCHITECTURAL CONCRETE	CONC-3	BY CONTRACTOR	SAND BLAST, CUT: SHALLOW, STAIN: NONE, SELAER: NONE	SANDBLAST					
03 330 ARCHITECTURAL CONCRETE	CONCRETE	BY CONTRACTOR	CAST-IN-PLACE CONCRETE FOUNDATION WALLS						
06 - WOODS, PLASTICS, COMPOSITES									
06 110 HEAVY TIMBER FRAMING	GLB-1	BY CONTRACTOR	GLULAM BEAMS, STAIN COLOR TO MATCH EXISTING BEAMS						
06 210 CASEWORK	CW-1	TBD	SPECIES: WHITE OAK, VERTICAL GRAIN, SEMI-TRANSPARENT WHITE-WASH STAIN						
06 210 CASEWORK	PT-1	TBD	PAINT FINISH OR MELAMINE FINISH						
07 - THERMAL & MOISTURE PROTECTION									
05 160 METAL FABRICATIONS	SHEET STEEL	TBD	STEEL SCREEN						
07 410 PVC	METAL FASCIA		PVC	BLACK					
07 500 WOOD SIDING	SIDING, MATCH (E), NEW FINISH, TBD	BY CONTRACTOR	MATCH EXISTING						
07 600 FLASHING AND TRIM	METAL FASCIA		METAL ROOF FASCIA						
09 - FINISHES									
	CONCRETE COUNTER	BY CONTRACTOR	CUSTOM CONCRETE COUNTERTOP						
09 410 CERAMIC AND STONE TILING	TILE	TBD	CERAMIC TILE						
09 410 CERAMIC AND STONE TILING	TILE-1	TBD	CERAMIC TILE						
09 430 QUARTZ	CT-1	DALTILE	QUARTZ, 2CM	HONED					
09 700 PAINTING	TBD	TBD	EXTERIOR WOOD SIDING STAIN, COLOR TBD						
09 700 PAINTING	PAINT-1	TBD	PAINT						

LOCATION		SPECIFICATIONS				QTY
ROOM	DESCR.	MANUF.	MODEL			
BATH #1	ACTUATOR PLATE	TOTO	BASIC ROUND PUSH PLATE - DUAL BUTTON, Y1930#MS			1
BATH #1	UNDERMOUNT LAVATORY	KOHLER	BRAZN RECTANGLE UNDERMOUNT BATHROOM SINK, K-21058-0			1
BATH #1	WALL-HUNG TOILET	TOTO	RP COMPACT WALL-HUNG TOILET & IN-WALL TANK SYSTEM - 1.28 - 0.9 GPF, CWV427227CMFG#WH			1
BATH #2	FAUCET	BRIZO	ODIN, SINGLE-HANDLE LAVATORY FAUCET 1.5 GPM, BRUSHED NICKEL			2
BATH #2	FLOOR DRAIN	TBD	TBD			1
BATH #2	SHOWER FAUCET	BRIZO	ODIN, TEMPASSURE® THERMOSTATIC SHOWER ONLY T60275-PC, MULTICHOICE® UNIVERSAL TUB/SHOWER ROUGH WITH PEX CONNECTIONS, R60000-PX			1
BATH #2	UNDERMOUNT LAVATORY	KOHLER	BRAZN RECTANGLE UNDERMOUNT BATHROOM SINK, K-21058-0			2
BATH #2	TOILET	TOTO	ECO ULTRAMAX® ONE-PIECE TOILET, 1.28 GPF, ROUND BOWL, MS853113E#01			1
BATH #2	ROBE HOOK	BRIZO	ODIN, SINGLE ROBE HOOK, 693575-PC			2
BATH #2	BATH, ALCOVE	KOHLER	UNDERSCORE RECTANGLE 60" X 32" ALCOVE BATH WITH INTEGRAL APRON, INTEGRAL FLANGE, AND RIGHT-HAND DRAIN			1
BATH #3	FAUCET	BRIZO	ODIN, SINGLE-HANDLE LAVATORY FAUCET 1.5 GPM, BRUSHED NICKEL			2
BATH #3	FLOOR DRAIN	TBD	TBD			1
BATH #3	SHOWER FAUCET	BRIZO	ODIN, TEMPASSURE® THERMOSTATIC SHOWER ONLY T60275-PC, MULTICHOICE® UNIVERSAL TUB/SHOWER ROUGH WITH PEX CONNECTIONS, R60000-PX			1
BATH #3	UNDERMOUNT LAVATORY	KOHLER	BRAZN RECTANGLE UNDERMOUNT BATHROOM SINK, K-21058-0			2
BATH #3	TOILET	TOTO	ECO ULTRAMAX® ONE-PIECE TOILET, 1.28 GPF, ROUND BOWL, MS853113E#01			1
BATH #3	ROBE HOOK	BRIZO	ODIN, SINGLE ROBE HOOK, 693575-PC			2
BATH #4	SHOWER FAUCET	BRIZO	ODIN, TEMPASSURE® THERMOSTATIC SHOWER ONLY T60275-PC, MULTICHOICE® UNIVERSAL TUB/SHOWER ROUGH WITH PEX CONNECTIONS, R60000-PX			1
BATH #4	UNDERMOUNT LAVATORY	KOHLER	BRAZN RECTANGLE UNDERMOUNT BATHROOM SINK, K-21058-0			1
BATH #4	TOILET	TOTO	ECO ULTRAMAX® ONE-PIECE TOILET, 1.28 GPF, ROUND BOWL, MS853113E#01			1
BATH #5	SHOWER FAUCET	BRIZO	ODIN, TEMPASSURE® THERMOSTATIC SHOWER ONLY T60275-PC, MULTICHOICE® UNIVERSAL TUB/SHOWER ROUGH WITH PEX CONNECTIONS, R60000-PX			1
BATH #5	UNDERMOUNT LAVATORY	KOHLER	BRAZN RECTANGLE UNDERMOUNT BATHROOM SINK, K-21058-0			2
BATH #5	TOILET	TOTO	ECO ULTRAMAX® ONE-PIECE TOILET, 1.28 GPF, ROUND BOWL, MS853113E#01			1
KITCHEN & DINING	Bar Faucet	Brizo Kitchen and Bath Company	61044LF-BLGL			1
KITCHEN & DINING	KITCHEN FAUCET	BRIZO	LITZE, PULL-DOWN FAUCET WITH ARC SPOUT AND INDUSTRIAL HANDLE, 63044LF-PC			1
KITCHEN & DINING	UNDERMOUNT LAVATORY	KOHLER	BRAZN RECTANGLE UNDERMOUNT BATHROOM SINK, K-21058-0			1
KITCHEN & DINING	UNDERMOUNT SINK	KOHLER	VAULT, 33" X 22" X 9-5/16" TOP-MOUNT/UNDERMOUNT LARGE SINGLE-BOWL KITCHEN SINK WITH 3 FAUCET HOLES			1
LIVING #2	UNDERMOUNT LAVATORY	KOHLER	BRAZN RECTANGLE UNDERMOUNT BATHROOM SINK, K-21058-0			1

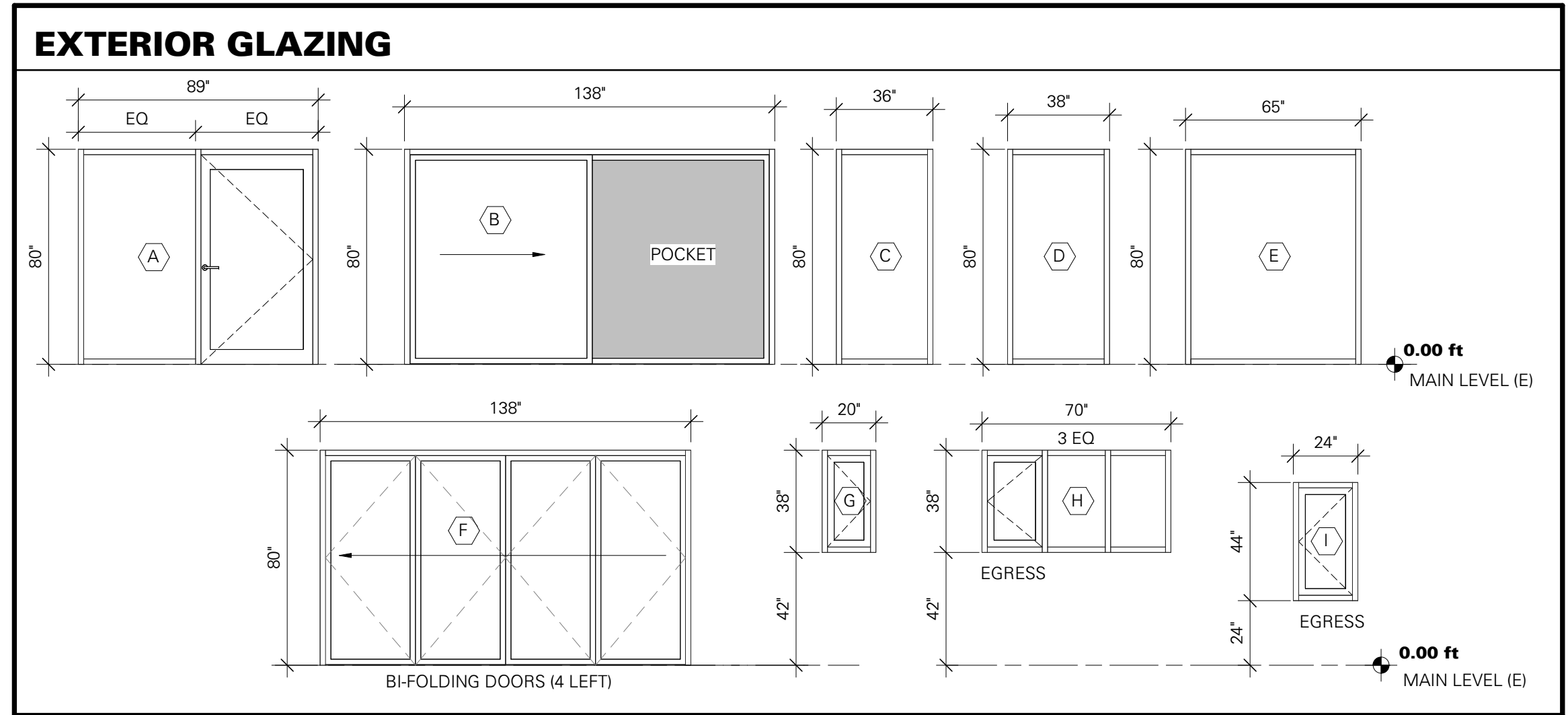
LOCATION		SPECIFICATIONS				QTY	NOTES
ROOM	#	DESCR.	MANUF.	MODEL			
KITCHEN & DINING	4	DISHWASHER	COVE	DW2450 QUICK REFERENCE GUIDE - 24" OPENING		1	
KITCHEN & DINING	4	OVEN & RANGE	WOLF	48" GAS RANGE - 6 BURNERS AND INFRARED CHARBROILER		1	
KITCHEN & DINING	4	REFRIGERATOR	SUBZERO	LEGACY MODEL - 36" DESIGNER OVER-AND-UNDER REFRIGERATOR/FREEZER WITH INTERNAL DISPENSER AND ICE MAKER - PANEL READY, IT-36CID, TUBULAR HANDLES		1	
MUD ROOM	1	DRYER	LG	DLEX4200 / DLGX4201, 7.4 CU.FT. FRONT LOAD DRYER WITH TURBOSTEAM™ AND BUILT-IN INTELLIGENCE, BLACK STEEL FINISH		1	
MUD ROOM	1	WASHER	LG	WM4200H_A 5.0 CU. FT. FRONT LOAD WASHER WITH TURBOWASH™360 AND BUILT-IN INTELLIGENCE, BLACK STEEL FINISH		1	
OFFICE #1	18	DRYER	LG	DLEX4200 / DLGX4201, 7.4 CU.FT. FRONT LOAD DRYER WITH TURBOSTEAM™ AND BUILT-IN INTELLIGENCE, BLACK STEEL FINISH		1	
OFFICE #1	18	WASHER	LG	WM4200H_A 5.0 CU. FT. FRONT LOAD WASHER WITH TURBOWASH™360 AND BUILT-IN INTELLIGENCE, BLACK STEEL FINISH		1	

LOCATION		SPECIFICATIONS				QTY.	NOTES
RM	DESCRIPTION	MFR	MODEL				
BATH #1	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			15	
BATH #2	WALL SCONCE	TBD	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			1	
BATH #2	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			4	
BATH #3	WALL SCONCE	TBD	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			3	
BATH #3	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			4	
BATH #4	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			2	
BATH #5	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			3	
BED #1	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			4	
BED #2	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			4	
BED #3	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			4	
BED #4	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			2	
BED #5	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			2	
CLOSET	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			3	
ENTRY	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			4	
GAME ROOM	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			6	
KITCHEN & DINING	LED STRIP	Q-TRAN	ATOM-FLAT (01)			2	
KITCHEN & DINING	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			15	
LIVING	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			13	
LIVING #2	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			4	
LOUNGE	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			12	
MUD ROOM	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			3	
OFFICE #1	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			4	
OFFICE #2	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			2	
STORAGE	RECESSED CAN	LUMENS / LOTUS LED LIGHTS	TYPE: 4 INCH REGRESSED PLENUM GIMBAL ROUND LED TRIM, COLOR: WHITE, COLOR TEMP: 2700K			2	

LOCATION		DIMENSIONS			TYPE	STYLE	MATERIAL & FINISH		HARDWARE	REMARKS
MARK	ROOM	WIDTH	HEIGHT	THICKNESS			PANEL	FINISH	TYPE	
LOWER LEVEL										
95	BATH #5	2' - 6"	6' - 8"	1 3/4"	SWING	A	WD	PAINT	A-2	
97	BATH #4	3' - 0"	6' - 8"	1 3/4"	SWING	A	WD	PAINT	A-2	
98	OFFICE #2	3' - 0"	6' - 8"	1 3/4"	SWING	A	WD	PAINT	A-2	
99	STORAGE	3' - 0"	6' - 8"	1 3/4"	SWING	A	WD	PAINT	A-2	
100	BATH #5	2' - 6"	6' - 8"	1 3/4"	POCKET	B	WD	PAINT	B-2	
101	BATH #5	2' - 6"	7' - 0"	1 3/4"	GLASS SWING	E	GLASS	PAINT	E-1	
(E) MAIN LEVEL										
1	MUD ROOM	3' - 0"	6' - 8"	1 3/4"	SWING	A	MTL	PAINT	A-2	
3	ENTRY	4' - 0"	8' - 0"	1 3/4"	SLIDING	D	WD	STAIN	D-1	
4	BATH #1	2' - 4"	6' - 8"	1 3/4"	POCKET	H	WD	STAIN	TBD	
5	BED #1	2' - 9"	6' - 8"	1 3/4"	POCKET	B	WD	PAINT	B-1	
6	CLOSET	2' - 9"	6' - 8"	1 3/4"	POCKET	B	WD	PAINT	B-1	
7	BATH #2	3' - 1"	7' - 0"	1 3/4"	POCKET	B	WD	PAINT	B-2	
8	BATH #2	2' - 0"	7' - 0"	1 3/4"	POCKET	B	WD	PAINT	B-2	
9	BED #2	2' - 6"	6' - 8"	1 3/4"	SWING	A	WD	PAINT	A-2	
10	BED #3	2' - 6"	6' - 8"	1 3/4"	SWING	A	WD	PAINT	A-2	
11	BATH #3	2' - 6"	6' - 8"	1 3/4"	POCKET	B	WD	PAINT	B-2	
12	BATH #3	2' - 0"	6' - 8"	1 3/4"	SWING	A	WD	PAINT	A-2	
13	BATH #3	2' - 2"	7' - 0"	1 3/4"	GLASS SWING	E	GLASS	NA	E-1	
14	BATH #2	2' - 2"	7' - 0"	1 3/4"	GLASS SWING	E	GLASS	NA	E-1	
15	BED #1	3' - 1"	7' - 0"	1 3/4"	POCKET	B	WD	PAINT	B-2	



DOOR HARDWARE LEGEND	
SWING DOORS	PIVOT DOORS
(A-1) PASSAGE - EMTEK STUTTGART LEVER PASSAGE SET, WITH CF MECHANISM, DISK ROSETTE, OIL RUBBED BRONZE FINISH, MODEL STUS109US10B - 3-1/2" X 3-1/2", SQUARE CORNERS, SQUARE BARREL HEAVY DUTY HINGES, SOLID BRASS - 0.125" THICKNESS, OIL RUBBED BRONZE FINISH, MODEL 96313US10B	(C-1) PRIVACY - SUGATSUNE DSI-4251-45-BL: 120MM X 45MM SLIDING DOOR HANDLE - BLACK, SUGA-DSI-4251-45-BL - MODERN DISC SINGLE SIDED DEADBOLT, MODEL 8523US10B - FRITSJURGENS PIVOT HARDWARE, SYSTEM M +70 A
(A-2) PRIVACY - EMTEK STUTTGART LEVER PRIVACY SET, WITH CF MECHANISM, DISK ROSETTE, OIL RUBBED BRONZE FINISH, MODEL STUS209US10B - 3-1/2" X 3-1/2", SQUARE CORNERS, SQUARE BARREL HEAVY DUTY HINGES, SOLID BRASS - 0.125" THICKNESS, OIL RUBBED BRONZE FINISH, MODEL 96313US10B	SLIDING DOORS
(A-3) PRIVACY - NO LEVER - 3-1/2" X 3-1/2", SQUARE CORNERS, SQUARE BARREL HEAVY DUTY HINGES, SOLID BRASS - 0.125" THICKNESS, OIL RUBBED BRONZE FINISH, MODEL 96313US10B - MODERN DISC DEADBOLT, OIL RUBBED BRONZE FINISH, MODEL 9423US10B	(D-1) PRIVACY - SUGATSUNE DSI-4251-45-BL: 120MM X 45MM SLIDING DOOR HANDLE - BLACK - HAFELE SLIDDO DOOR TRACK
POCKET DOORS	GLASS SWING DOORS
(B-1) PASSAGE - EMTEK NARROW MODERN RECTANGULAR POCKET DOOR MORTISE, PASSAGE, OIL RUBBED BRONZE FINISH, MODEL 2154US10B - POCKET DOOR TRACK HARDWARE	(E-1) - (2) CRL OIL RUBBED BRONZE GENEVA 044 SERIES WALL MOUNT OFFSET BACK PLATE HINGE, MODEL GEN044ORB - (1) CRL BACK-TO-BACK E-Z GRIP STYLE KNOBS, OIL RUBBED BRONZE FINISH, MODEL SDK1400RB
(B-2) PRIVACY - EMTEK NARROW MODERN RECTANGULAR POCKET DOOR MORTISE, PRIVACY, OIL RUBBED BRONZE FINISH, MODEL 2155US10B - POCKET DOOR TRACK HARDWARE	GARAGE DOORS
	(F-1) - OVERHEAD DOOR, TRACK AND OPENER



ASSEMBLIES:	
W1 - CONCRETE STEM WALL	<ol style="list-style-type: none"> 1. PREPARED SUBGRADE 2. FILTER FABRIC 3. DRAINAGE COURSE 4. COMPOSITE DRAINAGE PANELS 5. BENTONITE WATERPROOFING 6. CAST-IN-PLACE CONCRETE, PER STRUCTURAL
W2 - EXTERIOR WALL (R 20+5)	<ol style="list-style-type: none"> 1. EXTERIOR FINISH, PER PLANS 2. FT FURRING STRIPS 3. AIRY WEATHER BARRIER & FLASHING SYSTEM 4. ZIP SHEATHING, (R-5) 5. ROUGH CARPENTRY WOOD FRAMING (2x6) 6. INSULATION, R-21 7. GYPSUM WALL BOARD 8. INTERIOR FINISH, PER PLANS
F1 - SLAB ON GRADE (INTERIOR) (R-10)	<ol style="list-style-type: none"> 1. FLOOR FINISH 2. ELECTRIC RADIANT 3. CAST-IN-PLACE CONCRETE 4. REINFORCING BARS, PER STRUCTURAL 5. SUB SLAB VAPOR RETARDER 6. RIGID FOAM INSULATION (2"), R-10 7. ENGINEERED FILL 8. PREPARED SUBGRADE
F2 - SLAB ON GRADE (EXTERIOR)	<ol style="list-style-type: none"> 1. CAST-IN-PLACE CONCRETE, SANDBLAST 2. ENGINEERED FILL 3. PREPARED SUBGRADE
R1 - ROOF (R-38)	<ol style="list-style-type: none"> 1. PVC ROOFING MEMBRANE 2. MEMBRANE SEPARATION SLIP SHEET 3. GYPSUM SUBSTRATE, COVER BOARD (1/2") 4. RIGID INSULATION, SLOPE TO DRAIN (1", MINI R-5) 5. VAPOR RETARDER 6. SHEATHING, PER STRUCTURAL 7. RAFTERS, PER STRUCTURAL 8. INSULATION, FULL INSULATION DEPTH EXTENDS OVER THE TOP PLATE OF THE EXTERIOR WALL (R-30) 9. FINISH, PER PLANS
P1 - INTERIOR PARTITIONS	<ol style="list-style-type: none"> 1. FINISH, PER PLANS 2. GYPSUM WALL BOARD 3. WOOD STUD, 2X6 4. GYPSUM WALL BOARD 5. FINISH, PER PLANS
C1 - FINISHED CEILING	<ol style="list-style-type: none"> 1. WOOD FRAMING, AS REQUIRED 2. GYPSUM BOARD 3. FINISH, PER PLANS

EXTERIOR GLAZING NOTES	
1.	GLAZED OPENINGS ELEVATIONS ARE FROM EXTERIOR

FOUND CASED CONC. MON.
W/NAIL IN CONC. DOWN 1.3'
VISITED 12-29-22

N 28°44'19" W 350.01'
S.E. 42ND ST.

SSMH RM=308.65
E 8" RCP(N)=294.60
E 8" RCP(S)=294.50

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS IAC 319-130-080

BASIS OF BEARING:
CENTERLINE OF 86TH AVENUE S.E.,
AS THE BEARING OF N 00°04'58" W.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF 84TH AVENUE SOUTHEAST WITH THE NORTH LINE OF SOUTHEAST 44TH STREET; THENCE S89°00'00" W 135.00 FEET TO THE NORTH CORNER OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE 600.00 FEET MORE OR LESS; TO THE WEST LINE OF 86TH AVENUE SOUTHEAST; THENCE WEST 135.00 FEET; TO THE TRUE POINT OF BEGINNING; THENCE WEST 135.00 FEET; WITH THE WEST LINE OF 86TH AVENUE SOUTHEAST; THENCE EAST 88.68 FEET; THENCE NORTH 88.68 FEET; TO THE TRUE POINT OF BEGINNING; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM

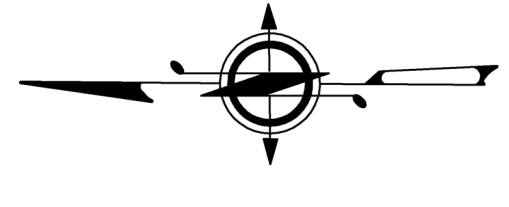
NAVD 88
FOUND CASED CONC. MON. W/NAIL IN CONC. AT THE INTERSECTION OF S.E. 42ND ST. & 86TH AVE. SURVEY DATA WAREHOUSE ID.#47111
ELEV. = 138.87'

SURVEY REFERENCES

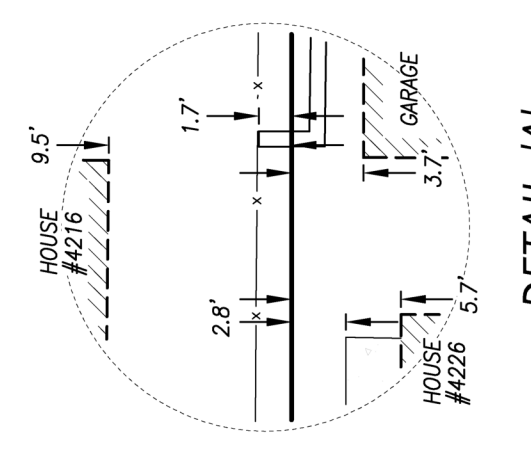
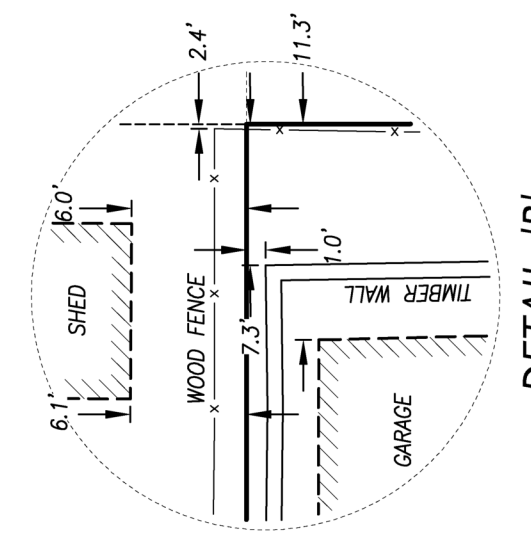
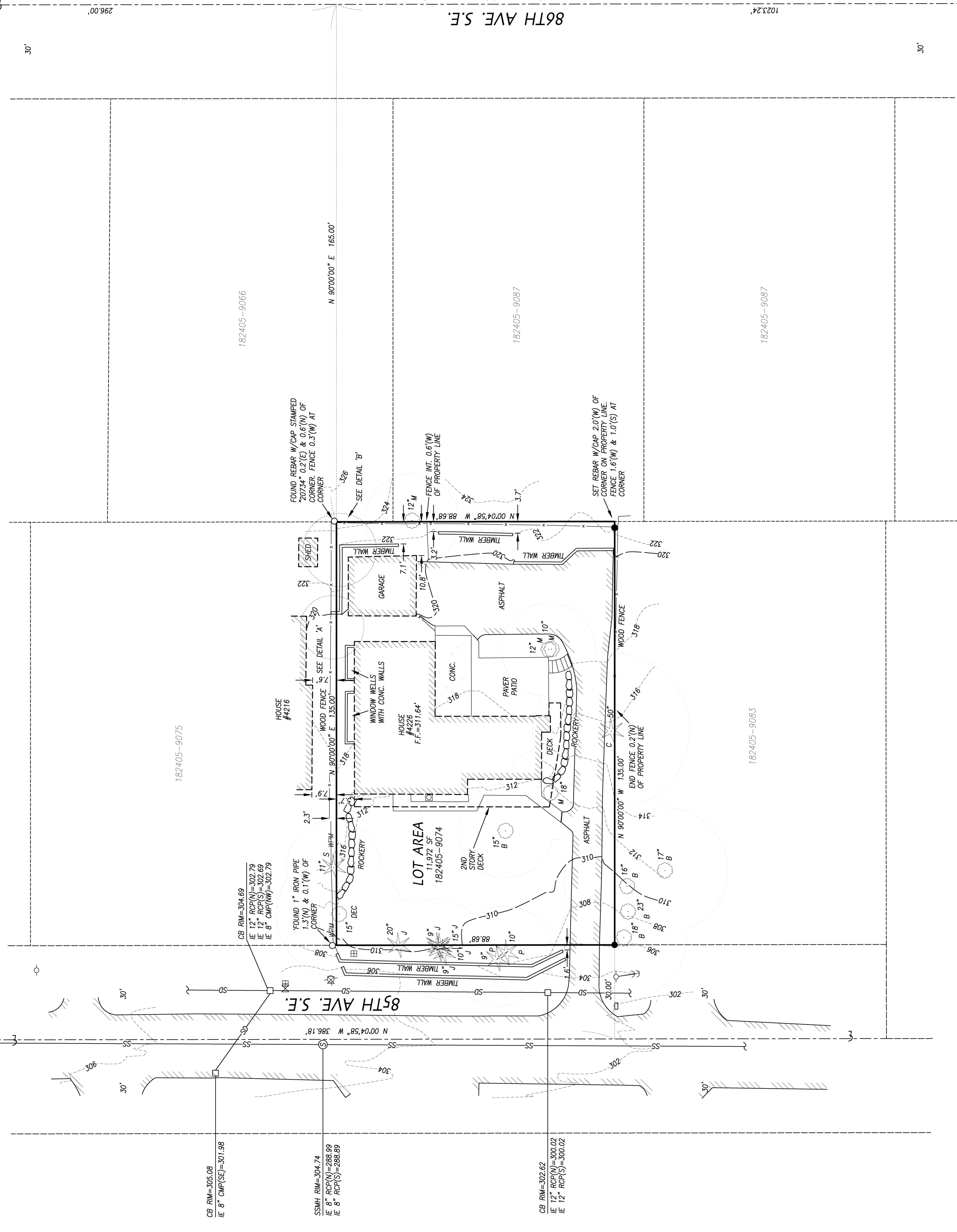
(R1) RECORD OF SURVEY - A.F.#2019101480010
(R2) KING CO. BOUNDARY LINE REVISION - A.F.#201055290002

LEGEND

- SET 1/2" X 24" REBAR W/CAP STAMPED "TCS 37536"
- EXISTING REBAR W/CAP, AS NOTED
- ⊗ FOUND CONCRETE MONUMENT AS NOTED
- ⊥ RIGHT OF WAY CENTERLINE
- CATCH BASIN
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ SANITARY SEWER MANHOLE
- MALEBOX
- ⊕ GAS METER
- ⊕ UTILITY/POWER POLE
- ⊕ GUY ANCHOR
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE
- J JUNIPER
- C CEDAR
- P PINE
- S SPRUCE
- M MAPLE
- B BIRCH



FOUND CASED CONC. MON.
W/NAIL IN CONC. DOWN 1.0'
VISITED 12-29-22



DETAIL 'B'

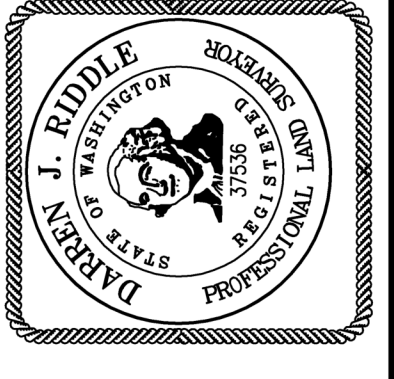
DETAIL 'A'

NOTES

- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES UNLESS OTHERWISE SPECIFIED. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT EXPRESS RECONCILIATION BY THE LAND SURVEYOR OF RECORD.
- BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE CURATIVE SURVEY AND WITHOUT ANY CLAIMS, EASEMENTS, RESERVATIONS, AND OCCUPATION WHICH MAY ENLARGE TITLE OR USE OF SUBJECT PROPERTY.

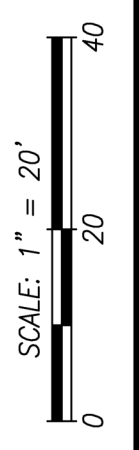
Pacific Coast Surveys, Inc.
LAND SURVEYING & MAPPING

P.O. BOX 19619
MILL CREEK, WA 98082
PH. 425-512-7099 FAX 425-357-3577
WWW.PCSURVEYS.NET

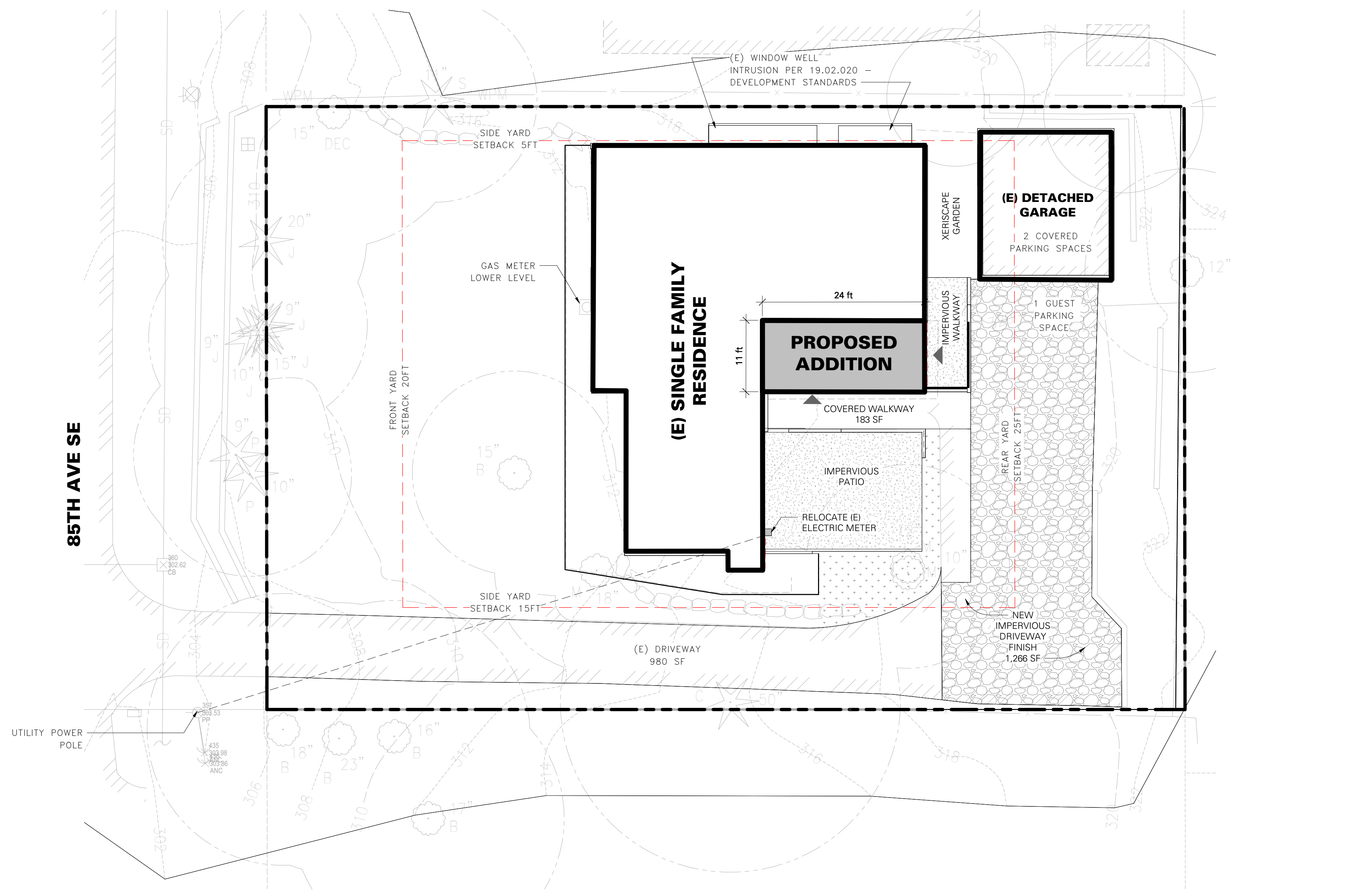


TOPOGRAPHIC SURVEY FOR:
PAUL SIM

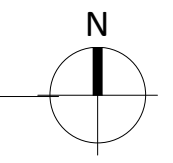
SW 1/4, NW 1/4, SEC.18, T.24N, R.5E., W.M.
DRAWN BY DATE DRAWING FILE NAME SCALE
MAH 3-11-24 222901top.dwg 1" = 20'



SCALE: 1" = 20'



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



SIM RESIDENCE

4226 85TH AVE SE, MERCER ISLAND, WA 98040

PROJECT # 24.03

SITE PLAN

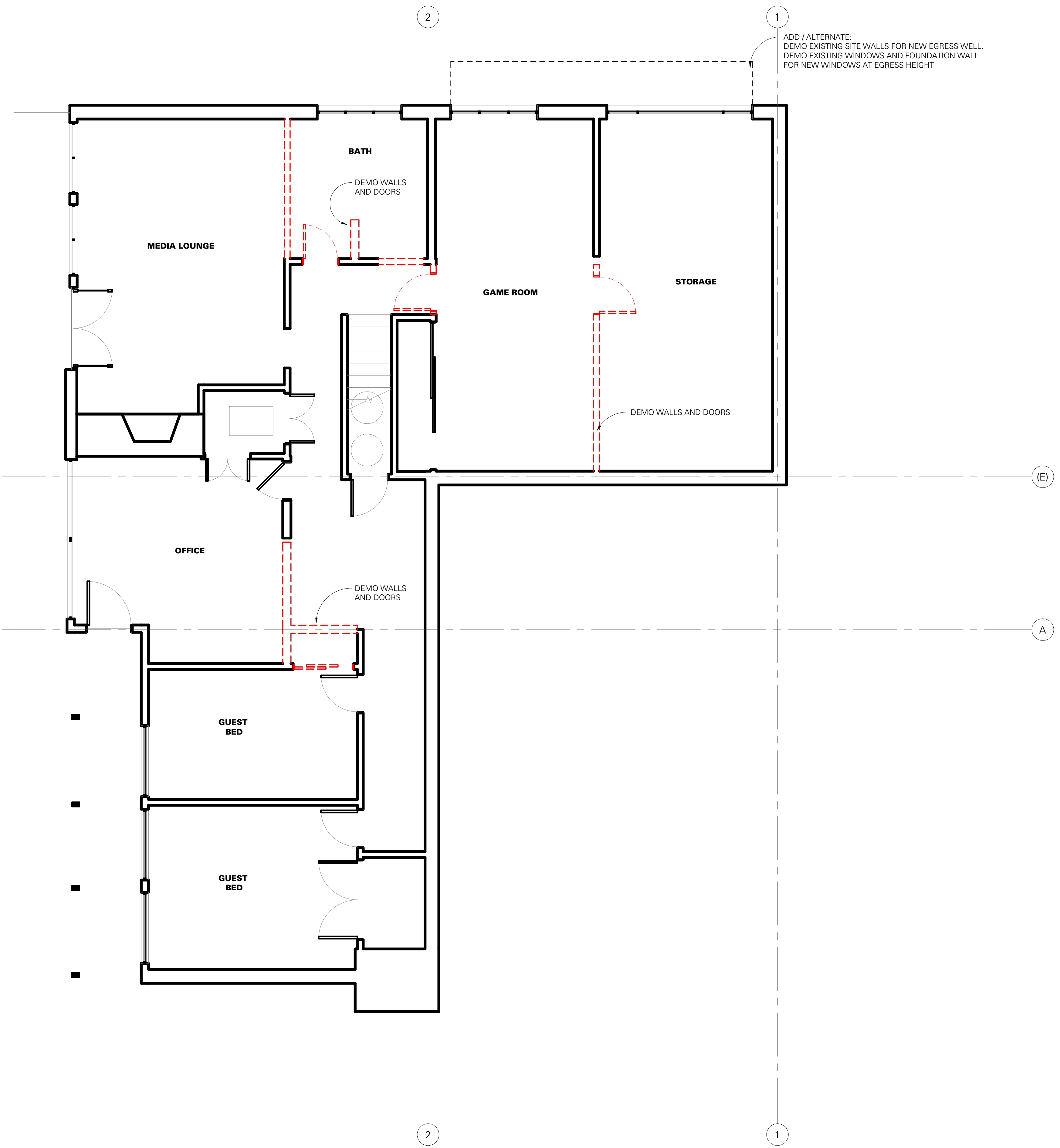
A1.0

DEMOLITION PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE DEMOLISHED

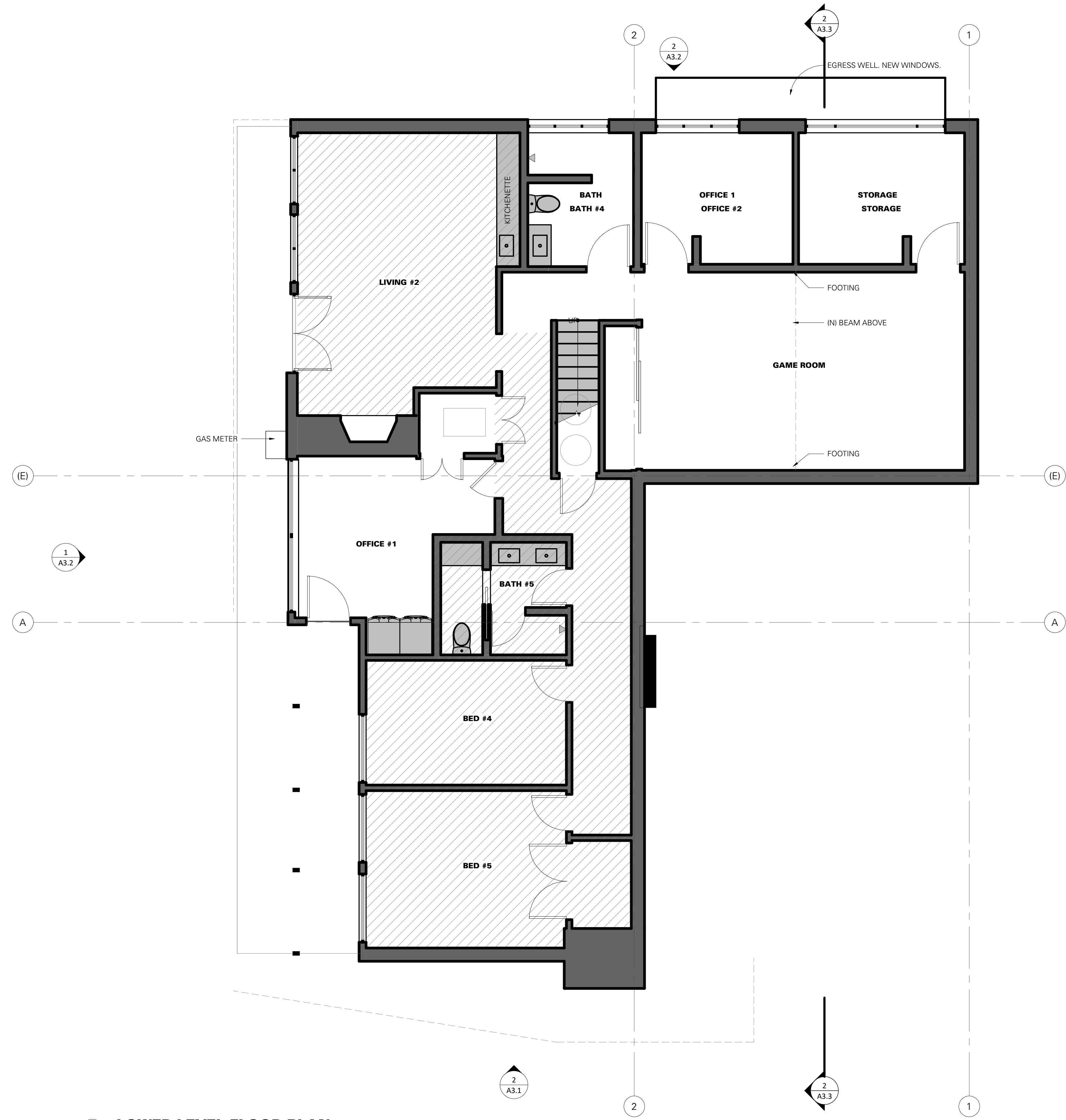
1
ADD / ALTERNATE:
DEMO EXISTING SITE WALLS FOR NEW EGRESS WELL.
DEMO EXISTING WINDOWS AND FOUNDATION WALL
FOR NEW WINDOWS AT EGRESS HEIGHT



1 LOWER LEVEL DEMO PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND:
 [Hatched Area] EXTENT OF ADU

FLOOR PLAN NOTES:
 1. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL, UNO



1 LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"

SIM RESIDENCE
 4226 85TH AVE SE, MERCER ISLAND, WA 98040

PROJECT #: 24.03

FLOOR PLANS

A2.2

ELECTRICAL NOTES:

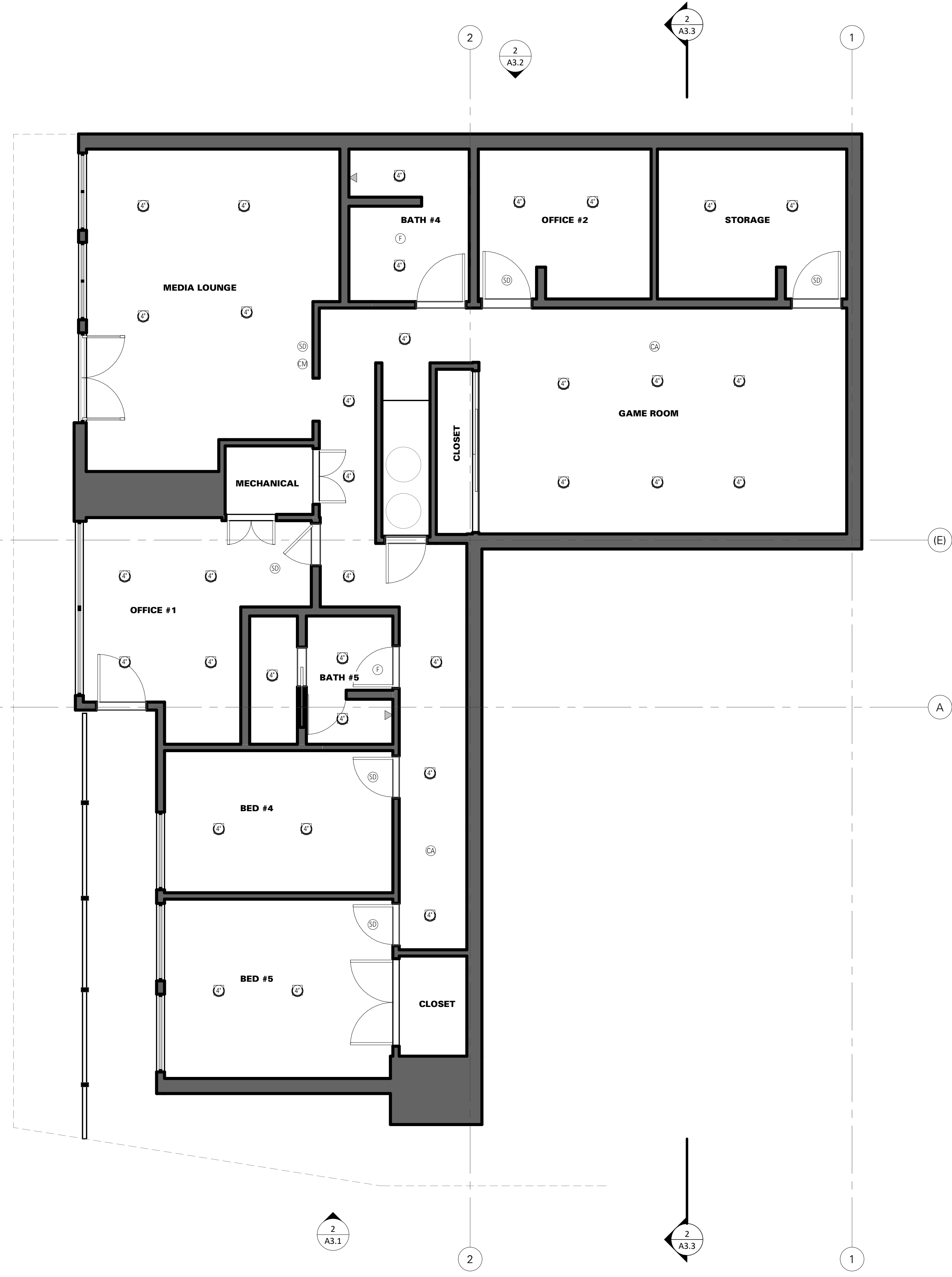
- A. GENERAL:**
1. WALK-THROUGH: PRIOR TO ROUGH-IN OF ELECTRICAL SYSTEMS, CONDUCT WALK-THROUGH WITH THE ARCHITECT TO VERIFY LOCATIONS AND MOUNTING HEIGHTS OF CONTROLS, OUTLETS, AND OTHER EXPOSED TO VIEW DEVICES
- B. OUTLETS, POWER, DATA:**
1. WALL OUTLETS TO BE MOUNTED HORIZONTALLY WITHIN WALL BASE CENTERLINE OF RECEPTACLE = CENTERLINE OF WALL BASE.
 2. OUTLETS ABOVE COUNTERTOPS TO BE MOUNTED HORIZONTALLY WITH CENTERLINE OF RECEPTACLE @ 6" ABOVE COUNTER.
 3. ELECTRICAL APPLIANCE AND EQUIPMENT OUTLETS TO BE MOUNTED PER MANUFACTURER RECOMMENDATIONS.
 4. EXACT OUTLET LOCATIONS AT CASEWORK TO BE COORDINATED IN SHOP DRAWINGS.
 5. PROVIDE WATER-PROOF, CONCEALED JUNCTION BOXES IN EXTERIOR WALLS WHERE REQUIRED.
 6. COORDINATE POWER CONNECTION FOR MOTORIZED SHADE REQUIREMENTS AND WIRING WITH SHADE VENDOR.
 7. DATA / TV OUTLET. VERIFY LOCATIONS, WIRING REQUIREMENTS AND MOUNTING HEIGHTS.
- C. SWITCHES:**
1. SWITCHES AND CONTROLS TO BE MOUNTED 36" FROM FINISH FLOOR TO CENTER OF CONTROL.
 2. ALL SWITCHES TO HAVE COMPANION DIMMER SWITCH WITH 3-WAY / 4-WAY COMPATABILITY, RADIO CONTROL, 120V; LUTRON #RD-RD.
 3. LIGHTING CONTROL SWITCHES: SINGLE POLE, RADIO CONTROL, 120V; LUTRON #RD-BANS.
 4. LIGHTING CONTROL WALL KEYPAD WITH SIX (6) ZONE/SCENE PUSHBUTTONS AND RAISE / LOWER PUSHBUTTONS, RADIO CONTROL; 120V; LUTRON #RRD-W6BRL-XX
- D. DETECTORS / ALARMS:**
1. PROVIDE COMBINATION SMOKE & CARBON MONOXIDE ALARMS PER R315.3, R315.4 OUTSIDE OF EACH SEPARATE SLEEPING AREA, REFER TO PLAN FOR LOCATIONS.
 2. CARBON MONOXIDE DETECTOR/ALARM: 120V WITH BATTERY BACKUP; CEILING MOUNTED. INTERLOCK ALL DETECTORS/ALARMS WITHIN THE HOUSE FOR COMMON ALARM. ALL INTERLOCKED DETECTORS/ALARMS MUST BE CIRCUITED TO THE SAME BRANCH CIRCUIT.
 3. SMOKE DETECTOR/ALARM: 120V WITH BATTERY BACKUP; CEILING MOUNTED. INTERLOCK ALL DETECTORS/ALARMS WITHIN THE HOUSE FOR COMMON ALARM. ALL INTERLOCKED DETECTORS/ALARMS MUST BE CIRCUITED TO THE SAME BRANCH CIRCUIT.

LIGHTING NOTES:

1. VERIFY MOUNTING HEIGHTS WITH ARCHITECT PRIOR TO INSTALL.
2. ALL LIGHTING TO BE 3,000K UNO.
3. VERIFY FINAL LUMINAIRE OUTPUT COLOR CORRECTED (CCT) TEMPERATURE AND EXPOSED FINISHES WITH THE ARCHITECT PRIOR TO ORDERING.
4. LUMINAIRE SUPPLIER/CONTRACTOR SHALL COORDINATE ALL LUMINAIRE DRIVER CONFIGURATIONS WITH THE CONTROLS AND PROVIDE ADEQUATE SHOP DRAWING SUBMITTALS CONFIRMING LUMINAIRE AND CONTROL COMPATIBILITY FOR ALL APPLICATIONS FOR THE PROJECT.
5. SPECIFICATION NUMBERS ARE MANUFACTURERS SERIES NUMBER AND MAY NOT BE COMPLETE. IT IS THE RESPONSIBILITY OF THE SUPPLIER/CONTRACTOR TO COMPLETE CATALOG NUMBERS TO MATCH THE LUMINAIRE DESCRIPTION, COMPLIANCE WITH SPECIFICATIONS AND INSTALLATION REQUIREMENTS.

ELECTRICAL & LIGHTING:

○	SURFACE MOUNT FIXTURE
○	WALL MOUNT FIXTURE
○	WALL MOUNT FIXTURE - SWITCHED
—	FLOURESCENT FIXTURE
⊕	120 VOLT OUTLET
⊕	120 VOLT OUTLET - SWITCHED
⊕	240 VOLT OUTLET
◁	TELEPHONE
◀	DATA
⊞	CABLE TV
Ⓚ	LIGHTING CONTROL WALL KEYPAD
Ⓢ	SWITCH
Ⓢ	SWITCH - 3 WAY
Ⓢ	SWITCH - DIMMER
Ⓢ	SWITCH - TIMER
Ⓢ	SMOKE DETECTOR
Ⓢ	EXHAUST FAN
Ⓢ	THERMOSTAT
Ⓢ	CARBON MONOXIDE DETECTOR
Ⓢ	COMBINATION ALARM
⊕	PENDANT FIXTURE
⊕ ^{UC}	OUTLET - UNDER COUNTER
⊕ ^G	OUTLET - GROUND FAULT PROTECTED
⊕ ^{HT}	OUTLET - SPECIFIC HEIGHT
⊕ ^B	OUTLET - PLACE HORIZONTAL IN BASE
⊕	SPEAKER
⊕	RECESSED LIGHTING - ART LIGHT (DIRECTIONAL)
⊕	RECESSED LIGHTING - NUMBER = SIZE OF CAN
⊕	PUCK LIGHT
⊕	EXISTING TO REMAIN
⊕	PLUG MOLD
⊕	RECESSED STAIR LIGHTING
⊕	LED STRIP LIGHTING
⊕	UNDER CABINET LIGHTING
⊕	MOTORIZED SHADE
⊕	CEILING FAN



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

SIM RESIDENCE
4226 85TH AVE SE, MERCER ISLAND, WA 98040

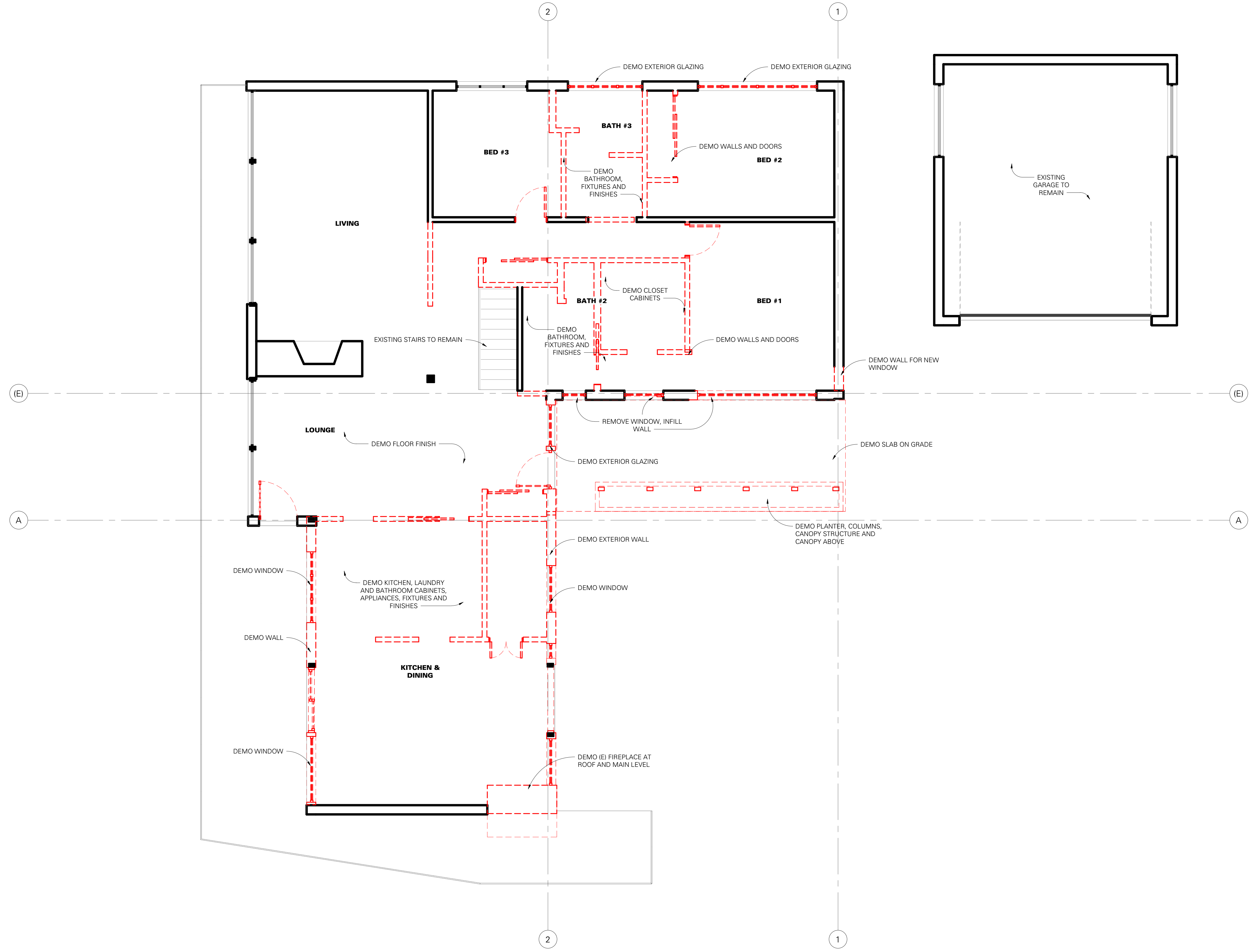
PROJECT #:
24.03

REFLECTED
CEILING PLANS

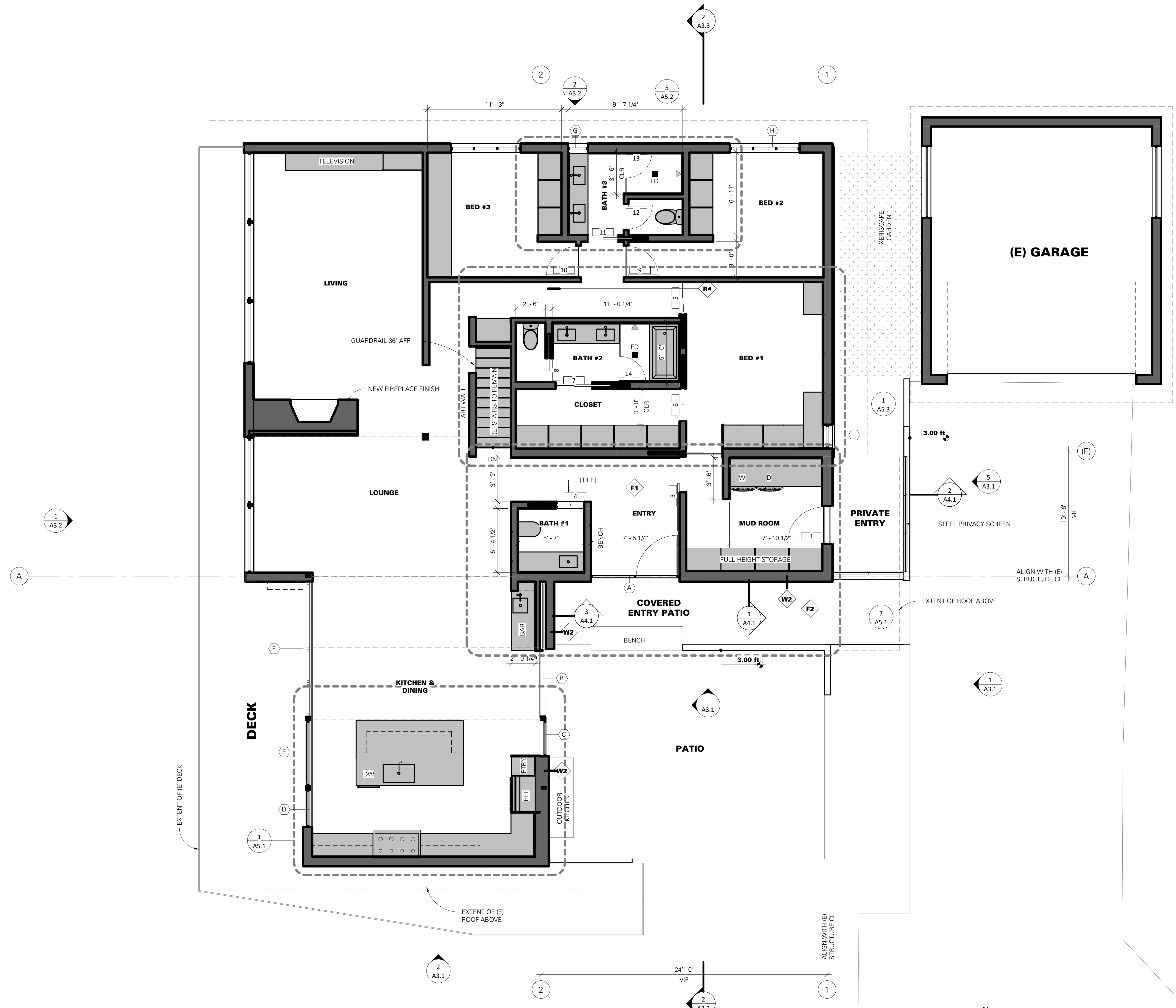
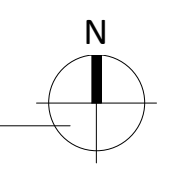
A2.3

DEMOLITION PLAN LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED



1 MAIN LEVEL DEMO PLAN
 SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND:
// EXTENT OF ADU**FLOOR PLAN NOTES:**
1. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL, UNO**1 MAIN LEVEL FLOOR PLAN**
SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

- A. GENERAL:**
1. WALK-THROUGH: PRIOR TO ROUGH-IN OF ELECTRICAL SYSTEMS, CONDUCT WALK-THROUGH WITH THE ARCHITECT TO VERIFY LOCATIONS AND MOUNTING HEIGHTS OF CONTROLS, OUTLETS, AND OTHER EXPOSED TO VIEW DEVICES
- B. OUTLETS, POWER, DATA:**
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 4. EXACT OUTLET LOCATIONS AT CASEWORK TO BE COORDINATED IN SHOP DRAWINGS.
 5. PROVIDE WATER-PROOF, CONCEALED JUNCTION BOXES IN EXTERIOR WALLS WHERE REQUIRED.
 6. COORDINATE POWER CONNECTION FOR MOTORIZED SHADE REQUIREMENTS AND WIRING WITH SHADE VENDOR.
 7. DATA / TV OUTLET. VERIFY LOCATIONS, WIRING REQUIREMENTS AND MOUNTING HEIGHTS.
- C. SWITCHES:**
1. SWITCHES AND CONTROLS TO BE MOUNTED 36" FROM FINISH FLOOR TO CENTER OF CONTROL.
 2. ALL SWITCHES TO HAVE COMPANION DIMMER SWITCH WITH 3-WAY / 4-WAY COMPATIBILITY, RADIO CONTROL, 120V; LUTRON #RD-RD.
 3. LIGHTING CONTROL SWITCHES: SINGLE POLE, RADIO CONTROL, 120V; LUTRON #RD-8ANS.
 4. LIGHTING CONTROL WALL KEYPAD WITH SIX (6) ZONE/SCENE PUSHBUTTONS AND RAISE / LOWER PUSHBUTTONS, RADIO CONTROL; 120V; LUTRON #RRD-W6BRL-XX
- D. DETECTORS / ALARMS:**
1. PROVIDE COMBINATION SMOKE & CARBON MONOXIDE ALARMS PER R315.3, R315.4 OUTSIDE OF EACH SEPARATE SLEEPING AREA, REFER TO PLAN FOR LOCATIONS.
 2. CARBON MONOXIDE DETECTOR/ALARM: 120V WITH BATTERY BACKUP; CEILING MOUNTED. INTERLOCK ALL DETECTORS/ALARMS WITHIN THE HOUSE FOR COMMON ALARM. ALL INTERLOCKED DETECTORS/ALARMS MUST BE CIRCUITED TO THE SAME BRANCH CIRCUIT.
 3. SMOKE DETECTOR/ALARM: 120V WITH BATTERY BACKUP; CEILING MOUNTED. INTERLOCK ALL DETECTORS/ALARMS WITHIN THE HOUSE FOR COMMON ALARM. ALL INTERLOCKED DETECTORS/ALARMS MUST BE CIRCUITED TO THE SAME BRANCH CIRCUIT.

LIGHTING NOTES:

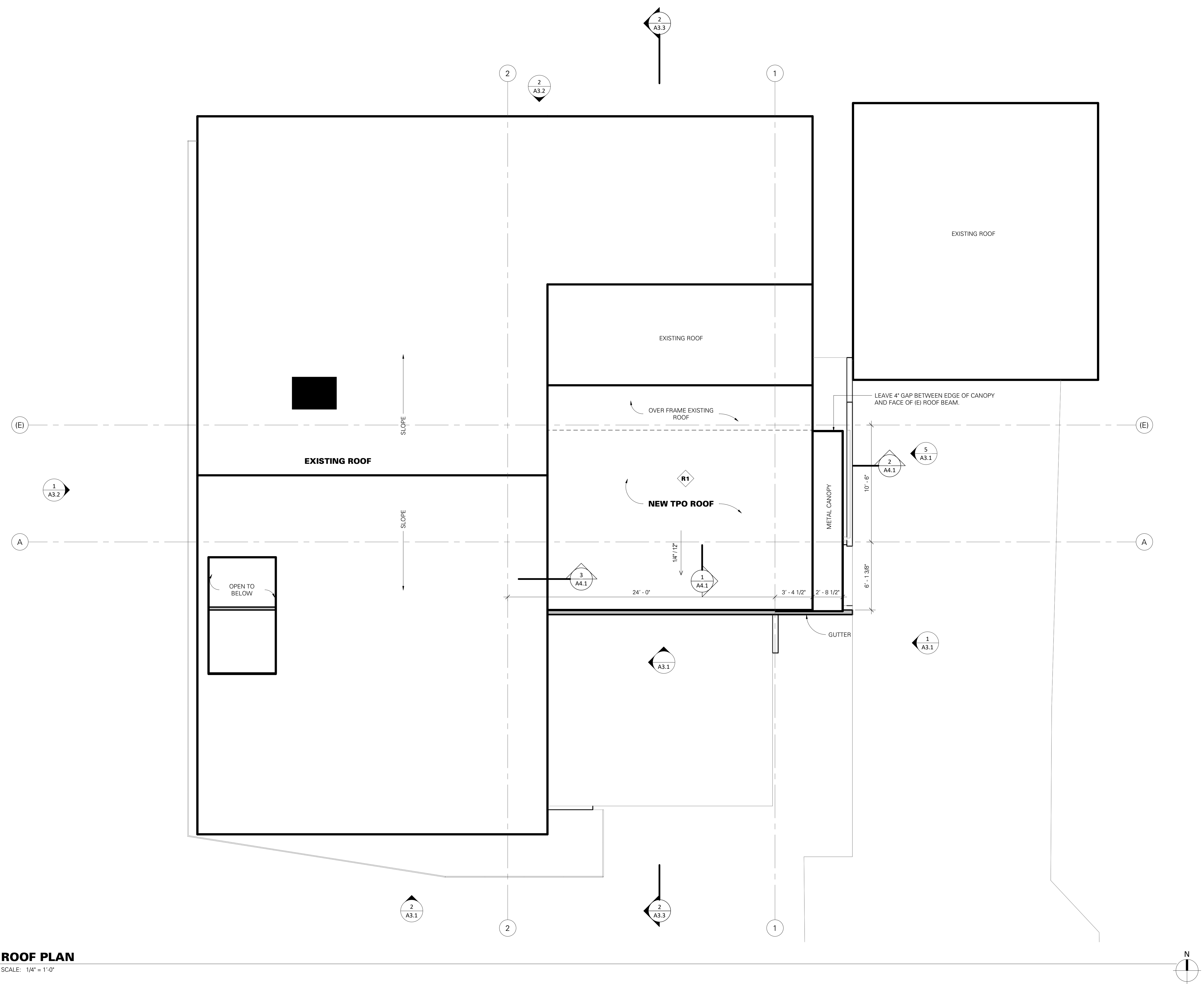
1. VERIFY MOUNTING HEIGHTS WITH ARCHITECT PRIOR TO INSTALL.
2. ALL LIGHTING TO BE 3,000K UNDO.
3. VERIFY FINAL LUMINAIRE OUTPUT COLOR CORRECTED (CCT) TEMPERATURE AND EXPOSED FINISHES WITH THE ARCHITECT PRIOR TO ORDERING.
4. LUMINAIRE SUPPLIER/CONTRACTOR SHALL COORDINATE ALL LUMINAIRE DRIVER CONFIGURATIONS WITH THE CONTROLS AND PROVIDE ADEQUATE SHOP DRAWING SUBMITTALS CONFIRMING LUMINAIRE AND CONTROL COMPATIBILITY FOR ALL APPLICATIONS FOR THE PROJECT.
5. SPECIFICATION NUMBERS ARE MANUFACTURERS SERIES NUMBER AND MAY NOT BE COMPLETE. IT IS THE RESPONSIBILITY OF THE SUPPLIER/CONTRACTOR TO COMPLETE CATALOG NUMBERS TO MATCH THE LUMINAIRE DESCRIPTION, COMPLIANCE WITH SPECIFICATIONS AND INSTALLATION REQUIREMENTS.

ELECTRICAL & LIGHTING:

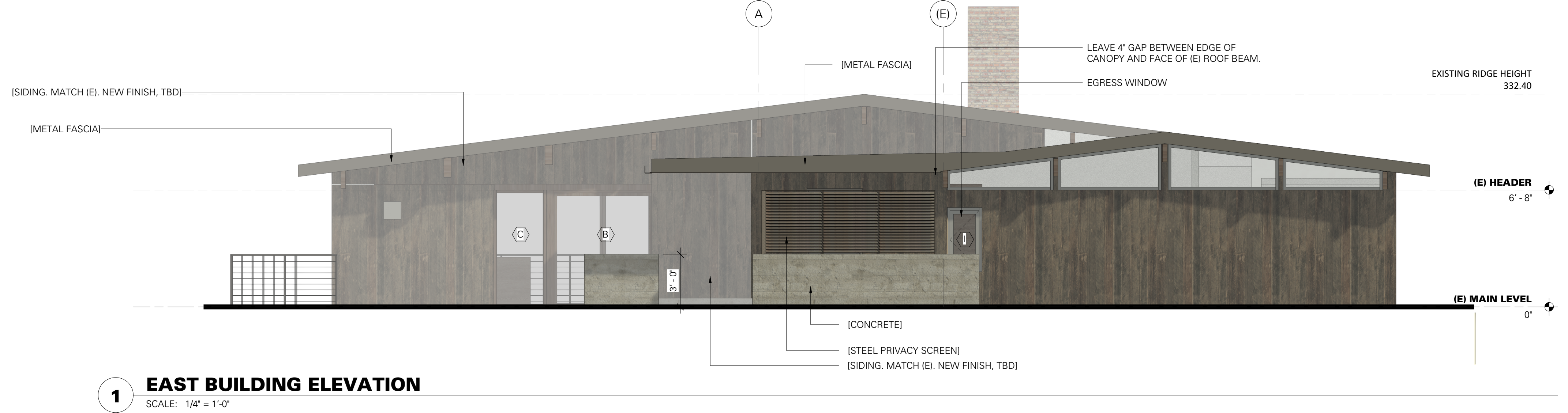
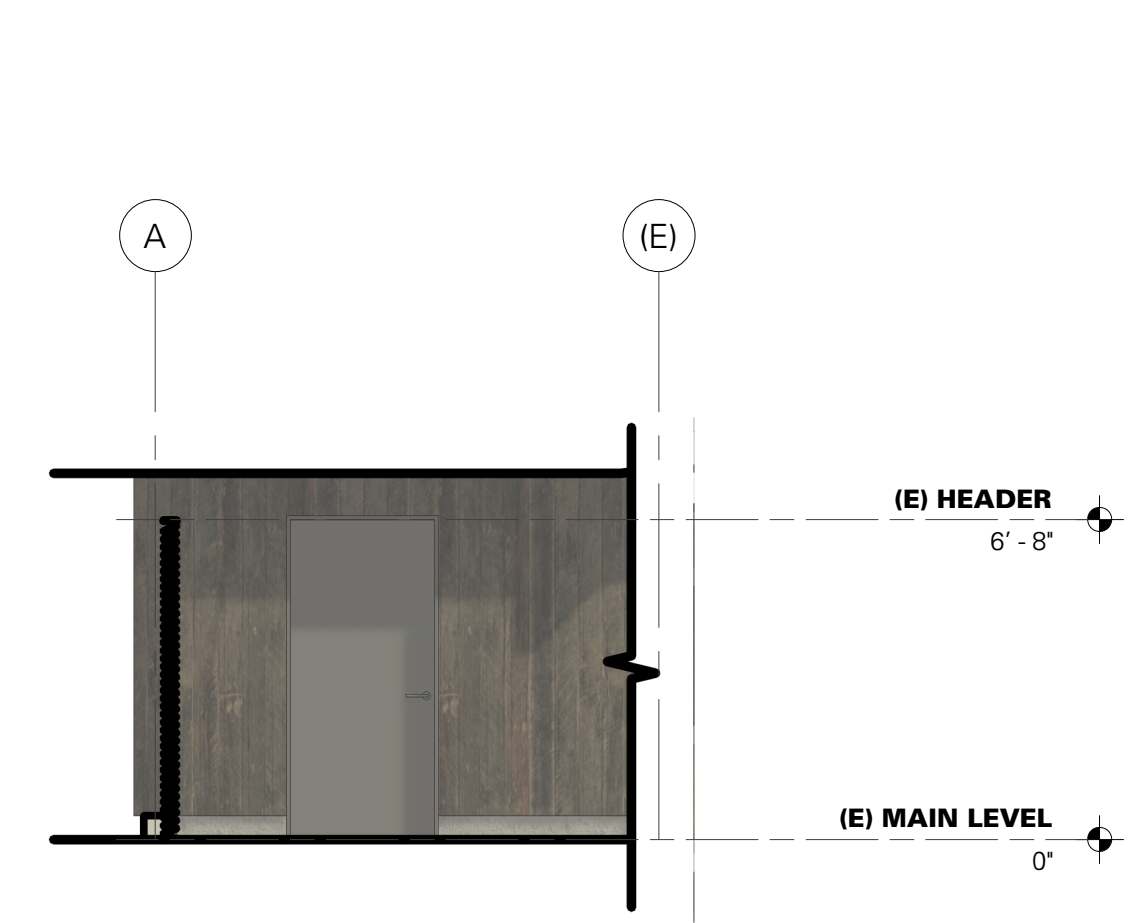
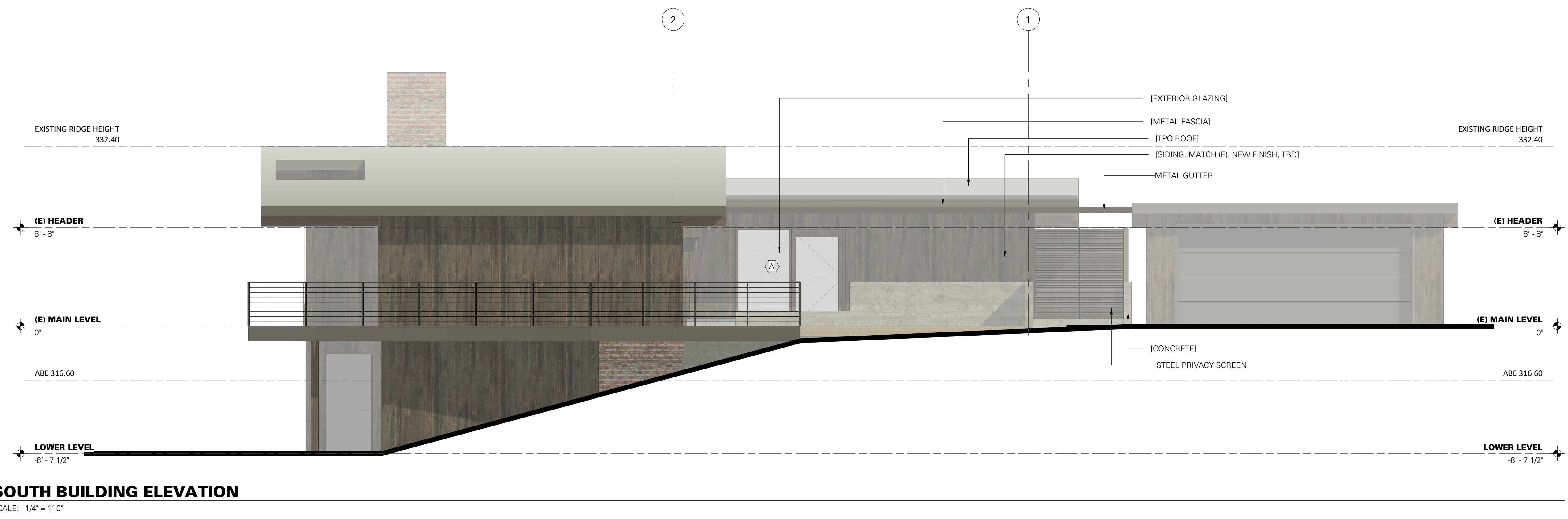
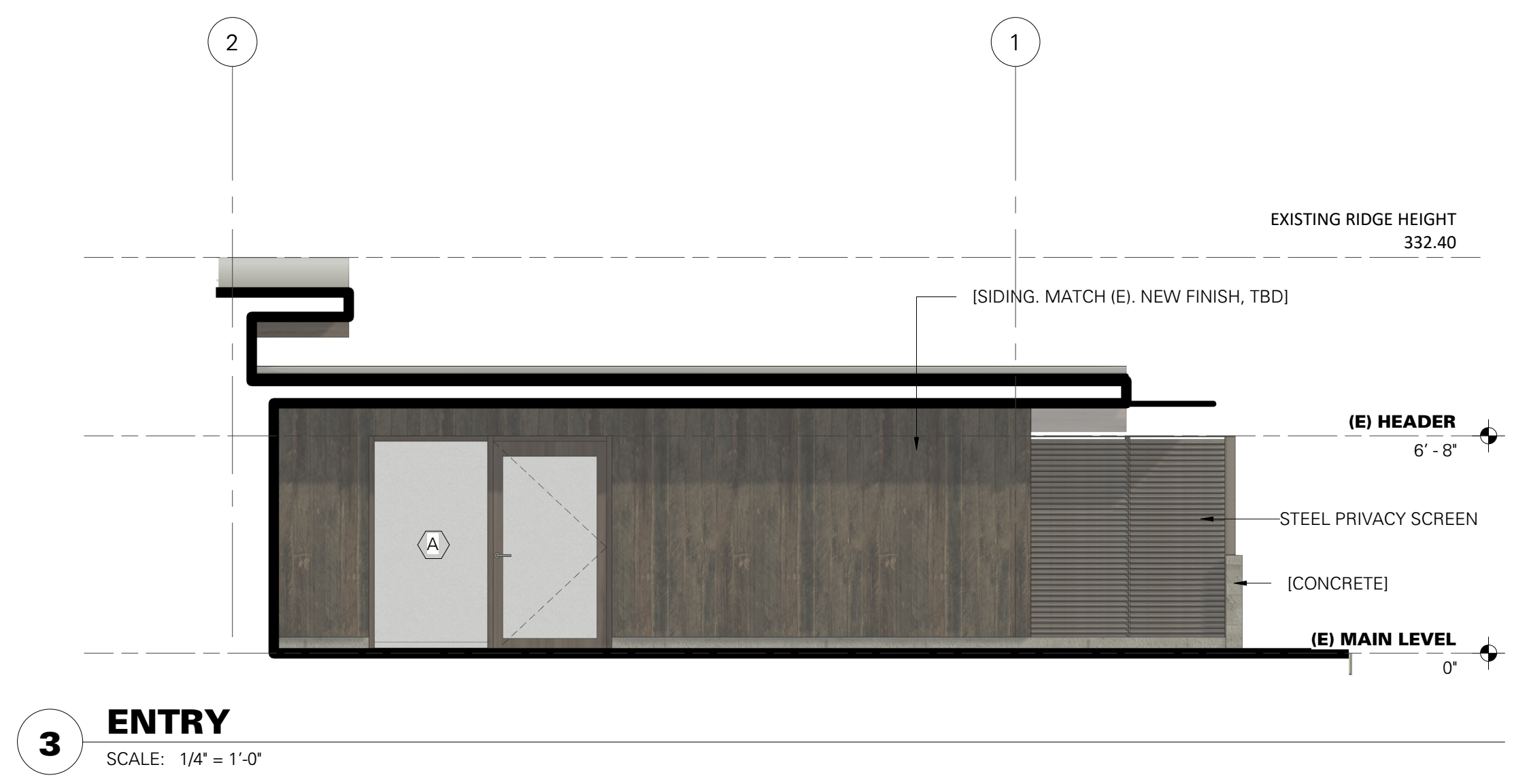
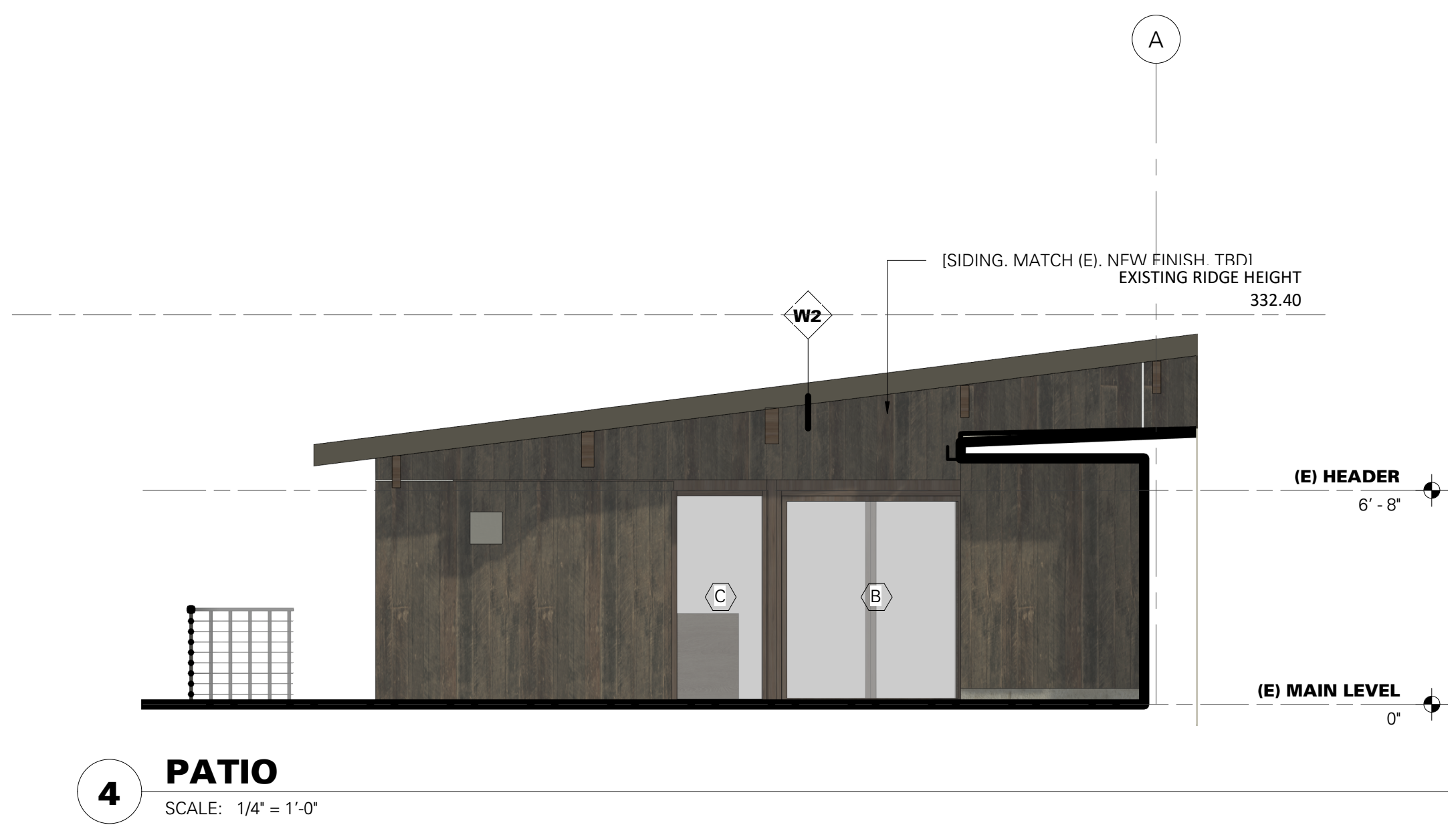
○	SURFACE MOUNT FIXTURE
○	WALL MOUNT FIXTURE
○	WALL MOUNT FIXTURE - SWITCHED
—	FLOURESCENT FIXTURE
⊕	120 VOLT OUTLET
⊕	120 VOLT OUTLET - SWITCHED
⊕	240 VOLT OUTLET
⊕	TELEPHONE
⊕	DATA
⊕	CABLE TV
⊕	LIGHTING CONTROL WALL KEYPAD
⊕	SWITCH
⊕	SWITCH - 3 WAY
⊕	SWITCH - DIMMER
⊕	SWITCH - TIMER
⊕	SMOKE DETECTOR
⊕	EXHAUST FAN
⊕	THERMOSTAT
⊕	CARBON MONOXIDE DETECTOR
⊕	COMBINATION ALARM
⊕	PENDANT FIXTURE
⊕ ^{UC}	OUTLET - UNDER COUNTER
⊕ ^G	OUTLET - GROUND FAULT PROTECTED
⊕ ^H	OUTLET - SPECIFIC HEIGHT
⊕ ^B	OUTLET - PLACE HORIZONTAL IN BASE
⊕	SPEAKER
⊕	RECESSED LIGHTING - ART LIGHT (DIRECTIONAL)
⊕	RECESSED LIGHTING - NUMBER = SIZE OF CAN
⊕	PUCK LIGHT
⊕	EXISTING TO REMAIN
⊕-PM	PLUG MOLD
⊕	RECESSED STAIR LIGHTING
⊕-LED	LED STRIP LIGHTING
⊕-UV	UNDER CABINET LIGHTING
⊕	MOTORIZED SHADE
⊕	CEILING FAN



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



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

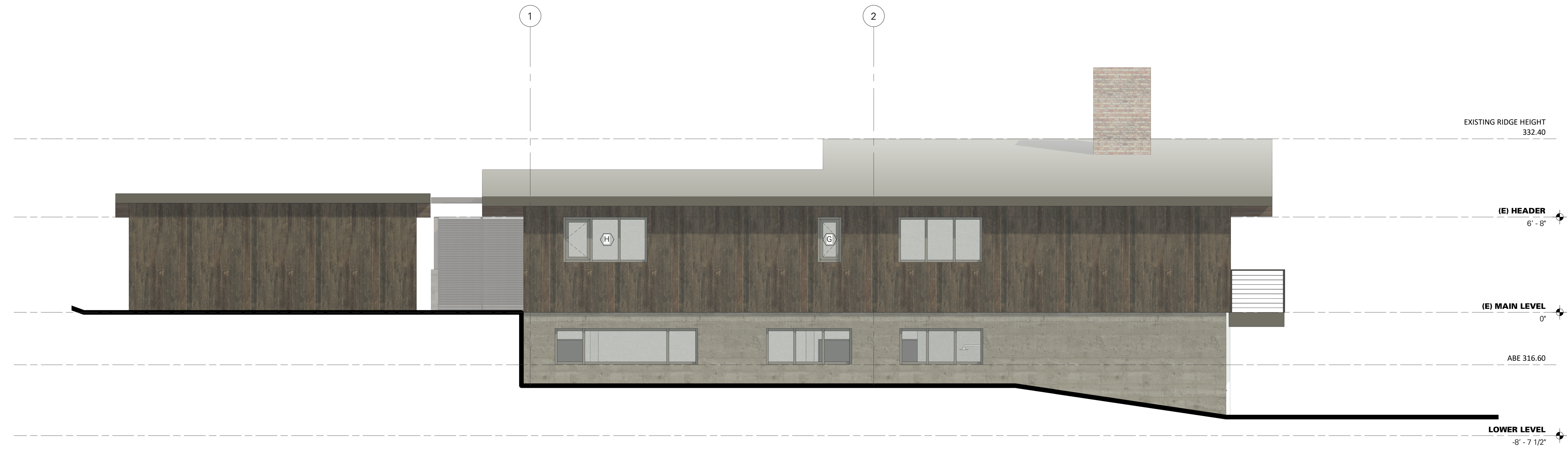


SIM RESIDENCE
 4226 85TH AVE SE, MERCER ISLAND, WA 98040

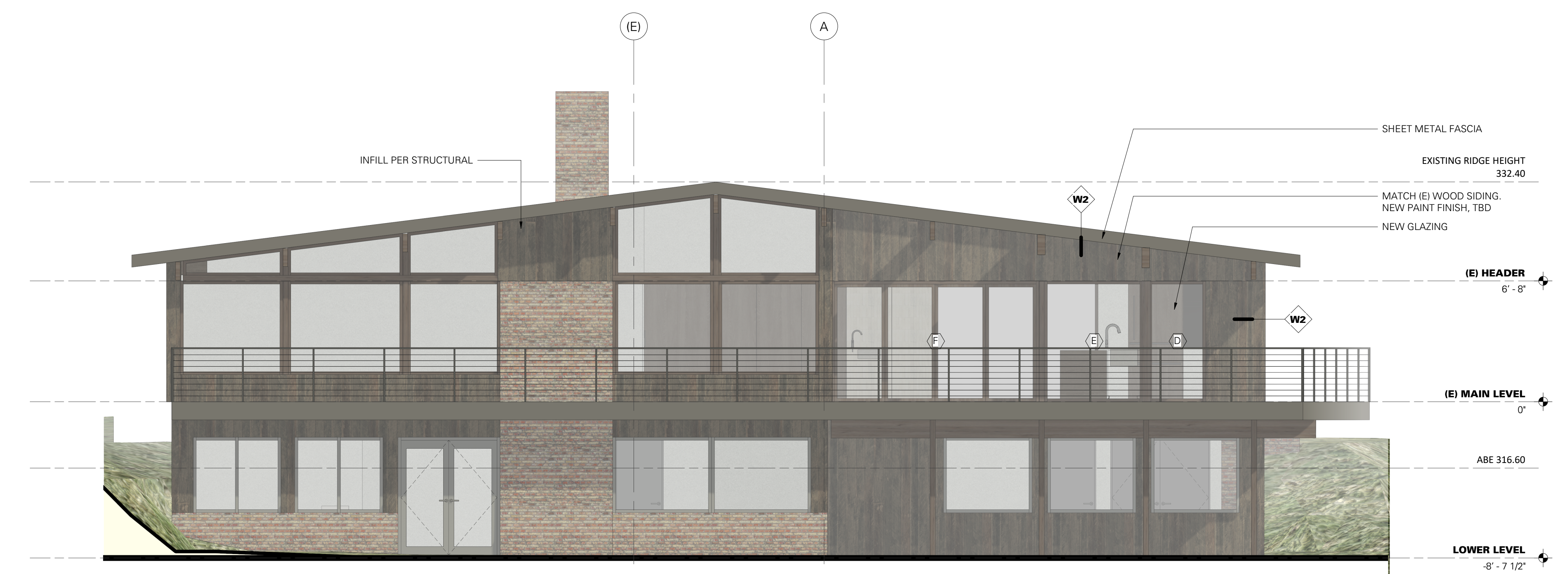
PROJECT #: 24.03

BUILDING ELEVATIONS

A3.1



2 NORTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



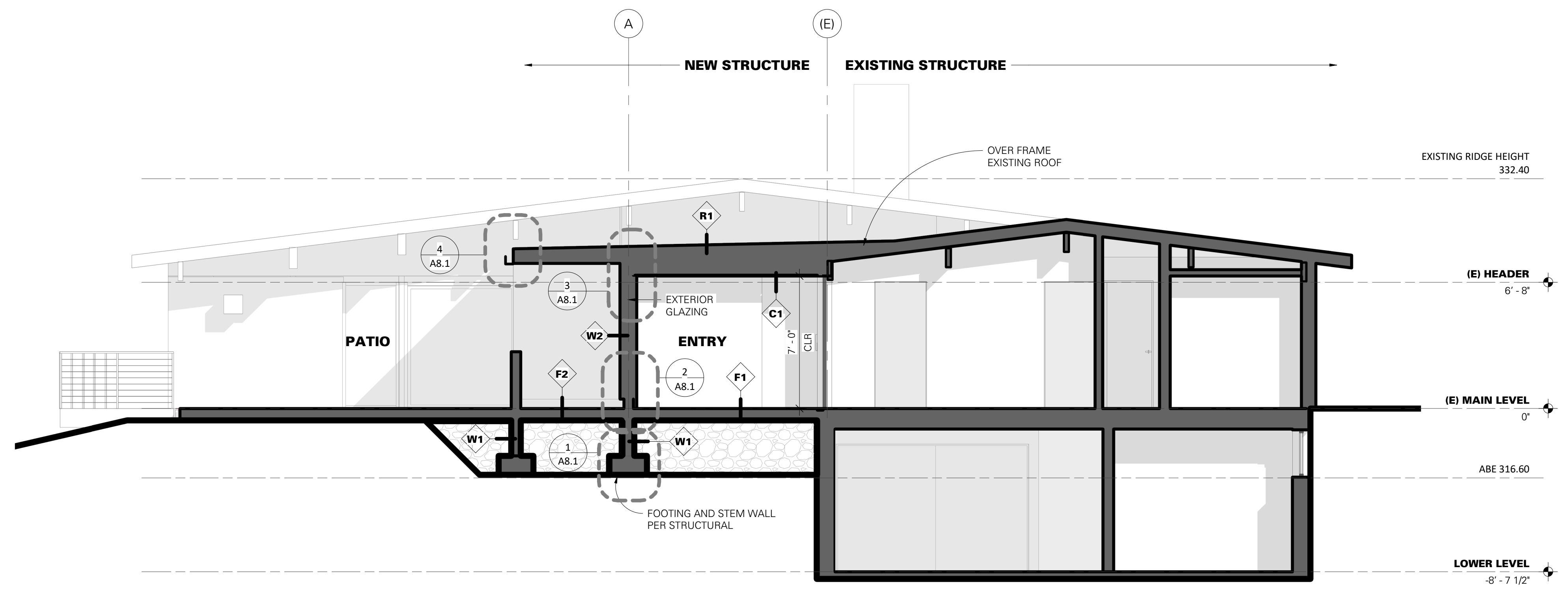
1 WEST BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

SIM RESIDENCE
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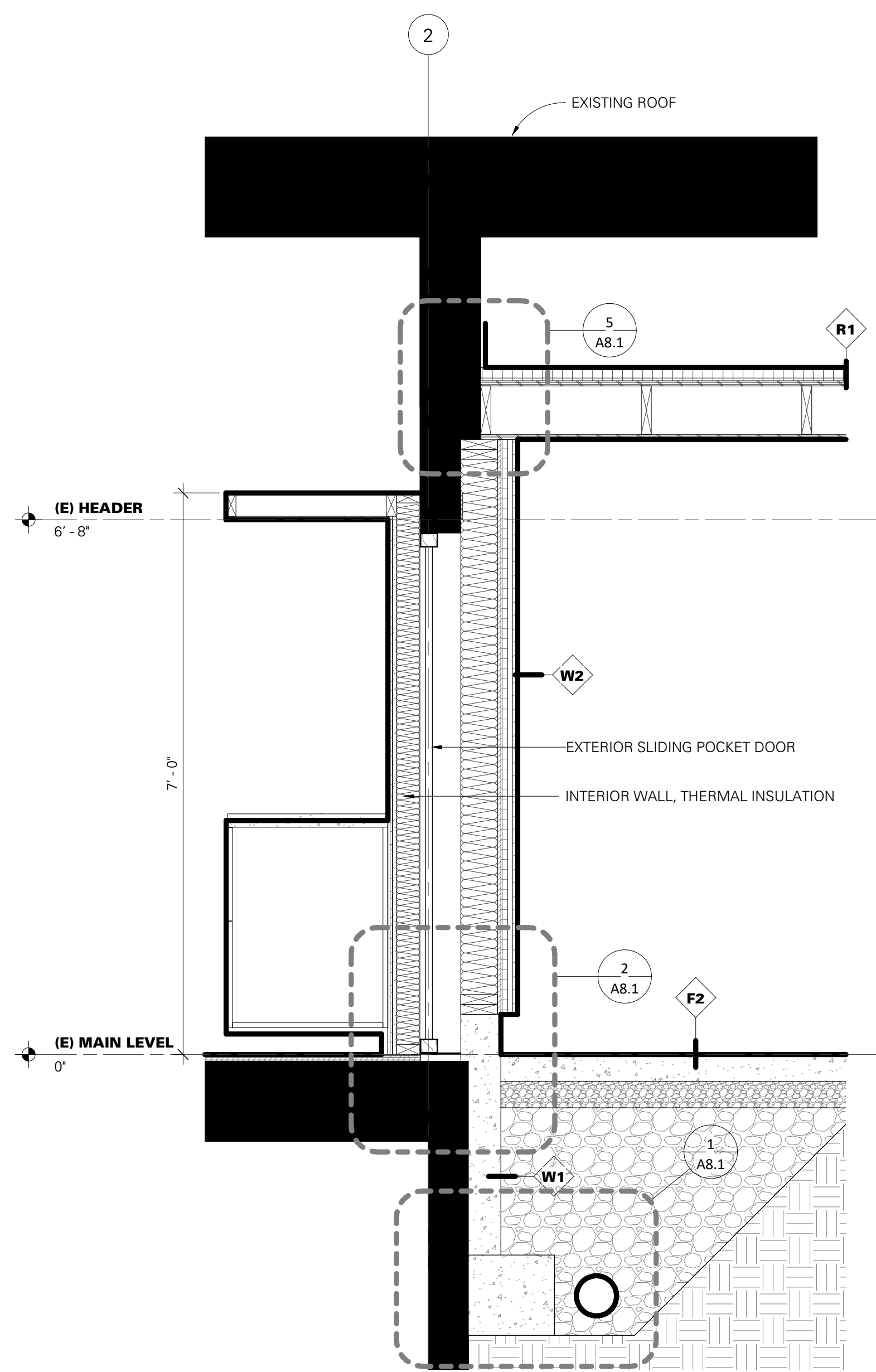
PROJECT #:
24.03

BUILDING
ELEVATIONS

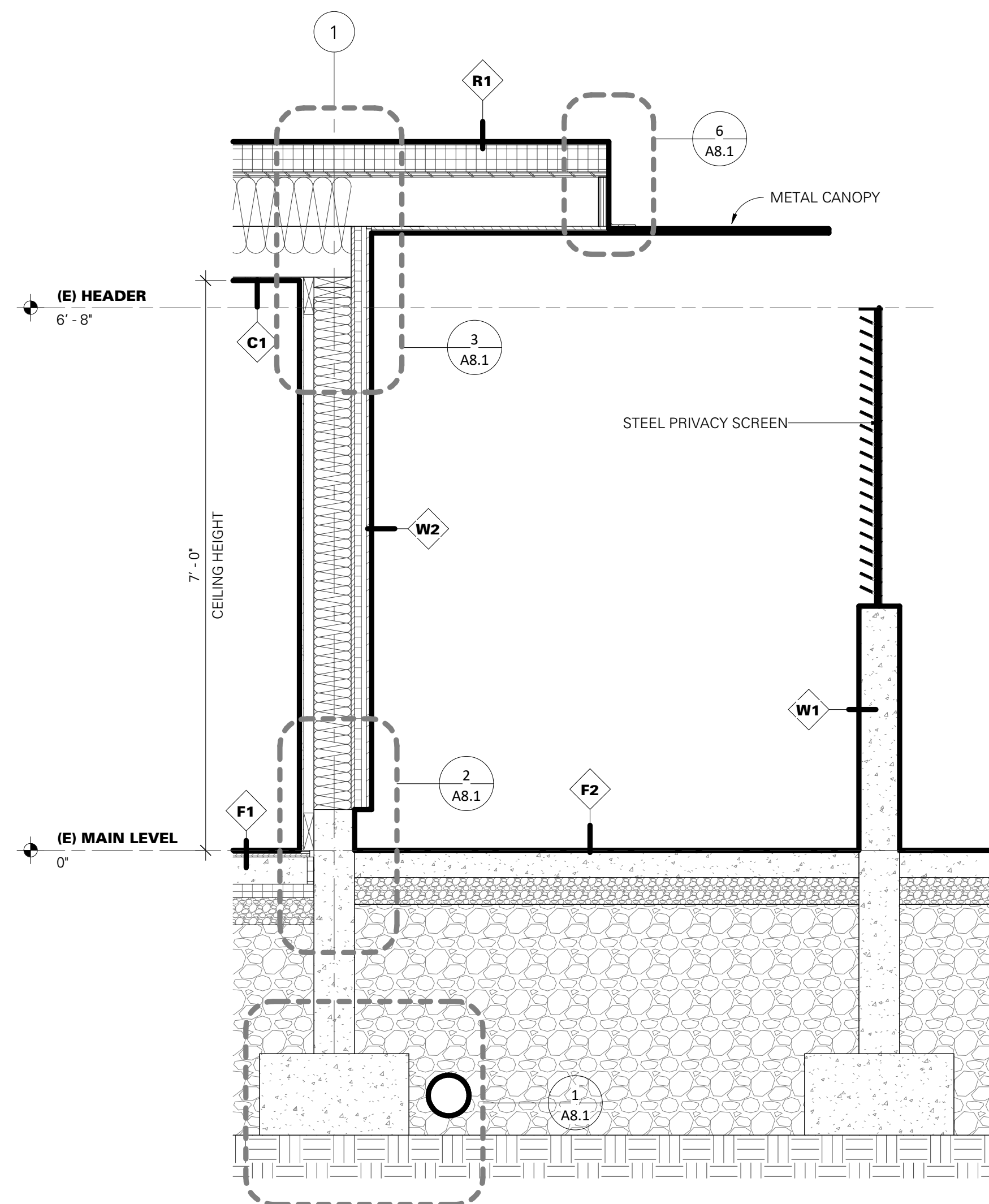
A3.2



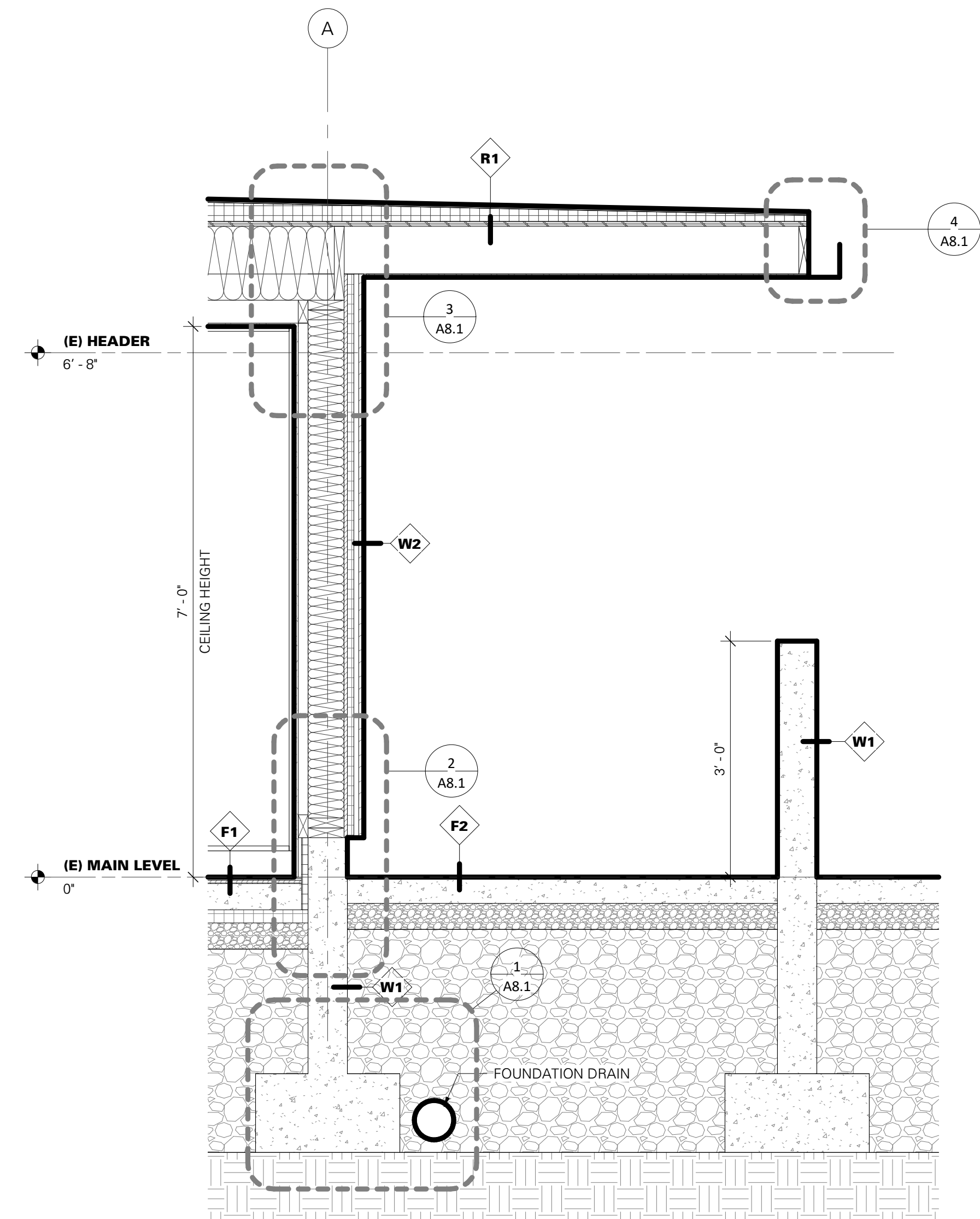
2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



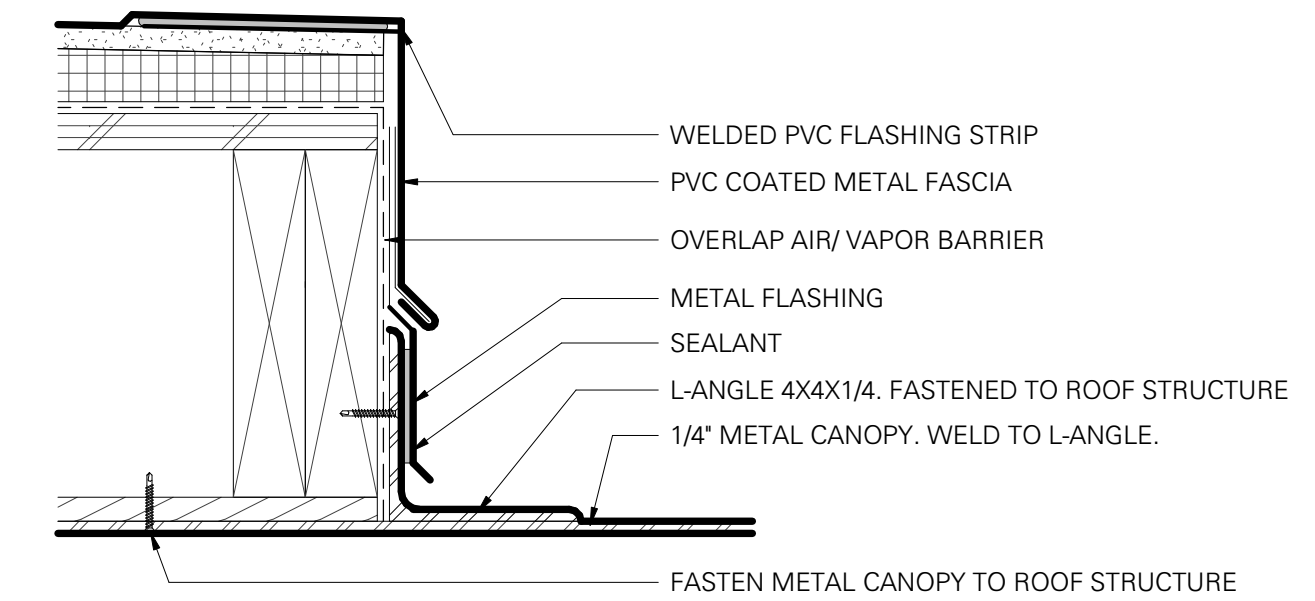
3 WALL SECTION
SCALE: 3/4" = 1'-0"



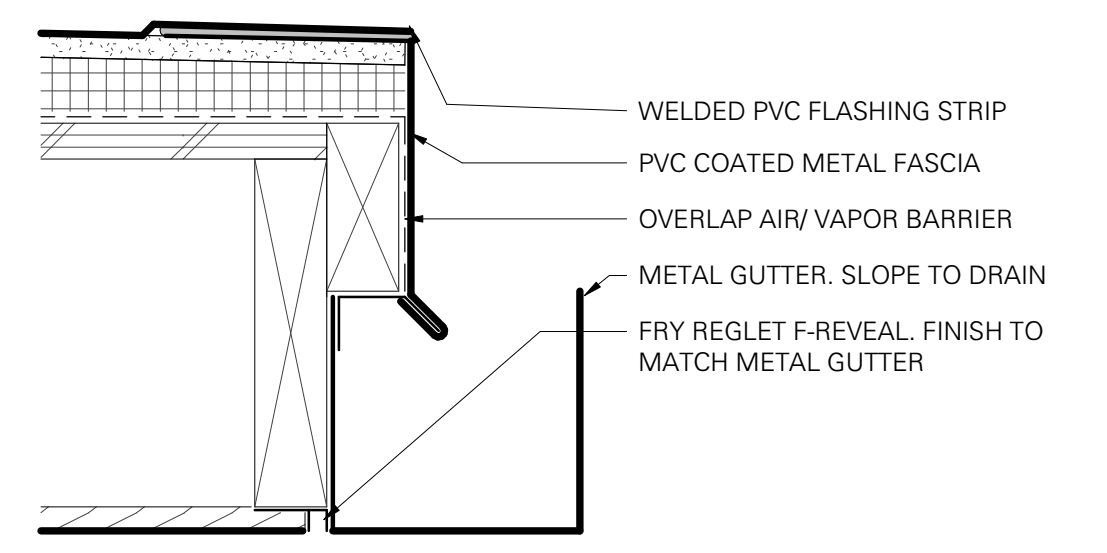
2 WALL SECTION
SCALE: 3/4" = 1'-0"



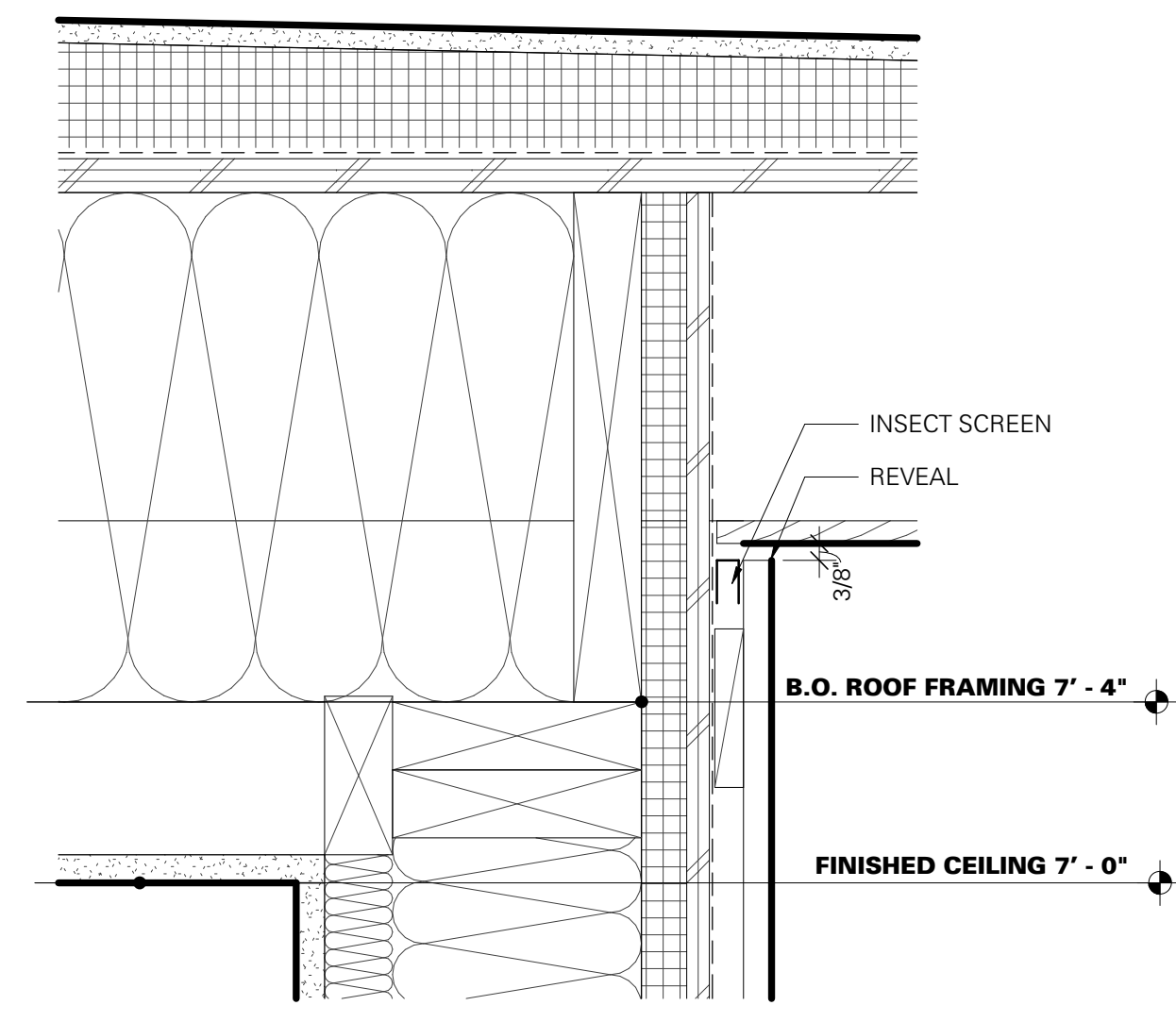
1 WALL SECTION
SCALE: 3/4" = 1'-0"



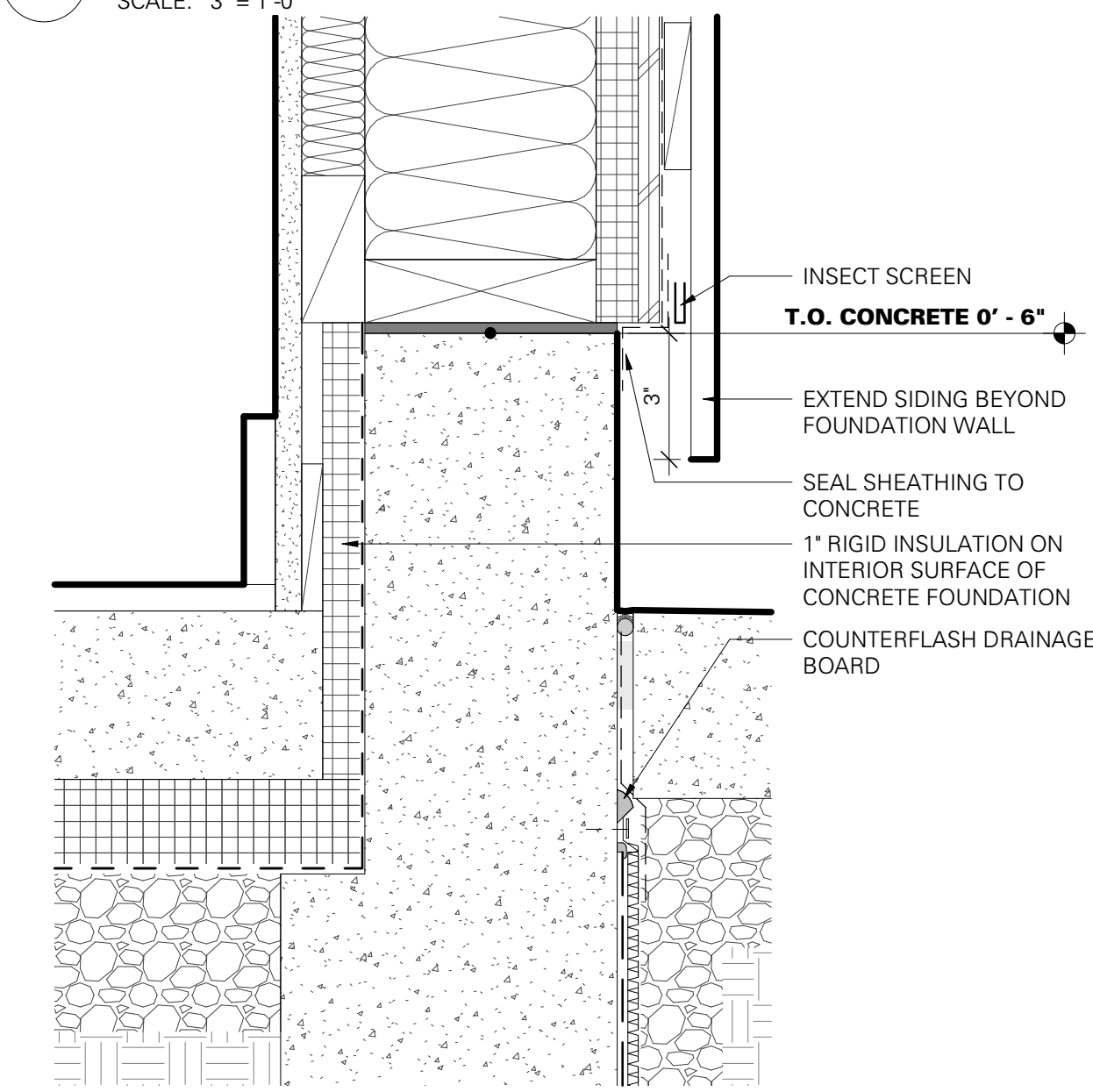
6 EXTERIOR DETAIL
 SCALE: 3" = 1'-0"



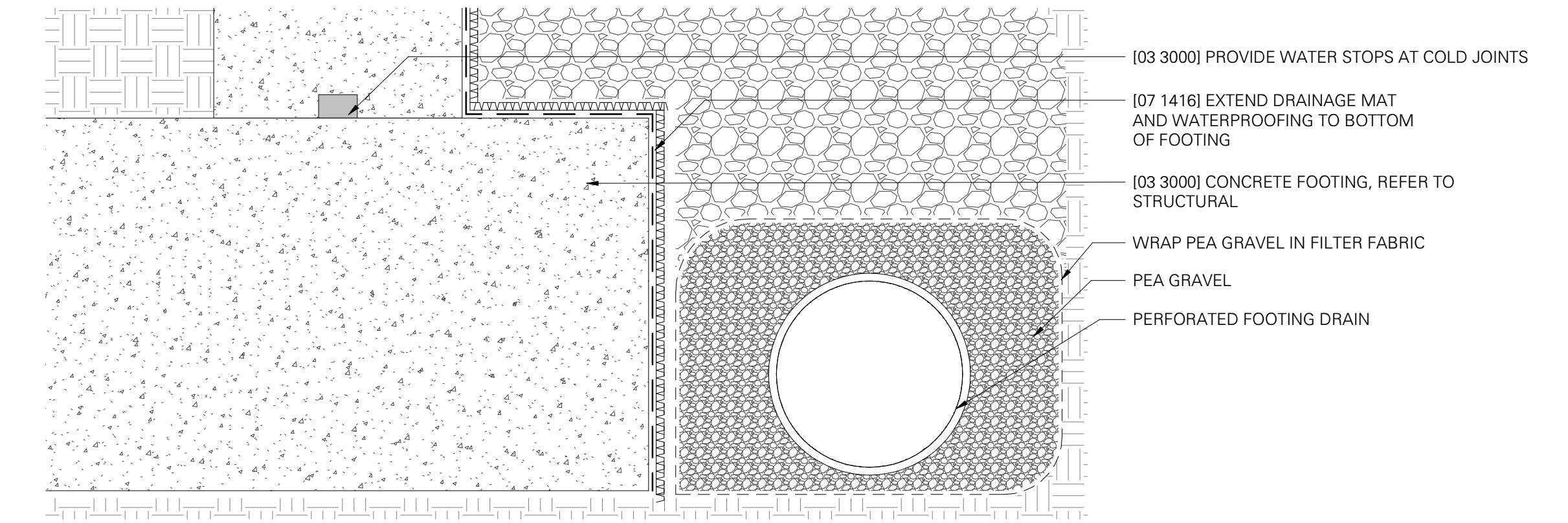
4 EXTERIOR DETAIL
 SCALE: 3" = 1'-0"



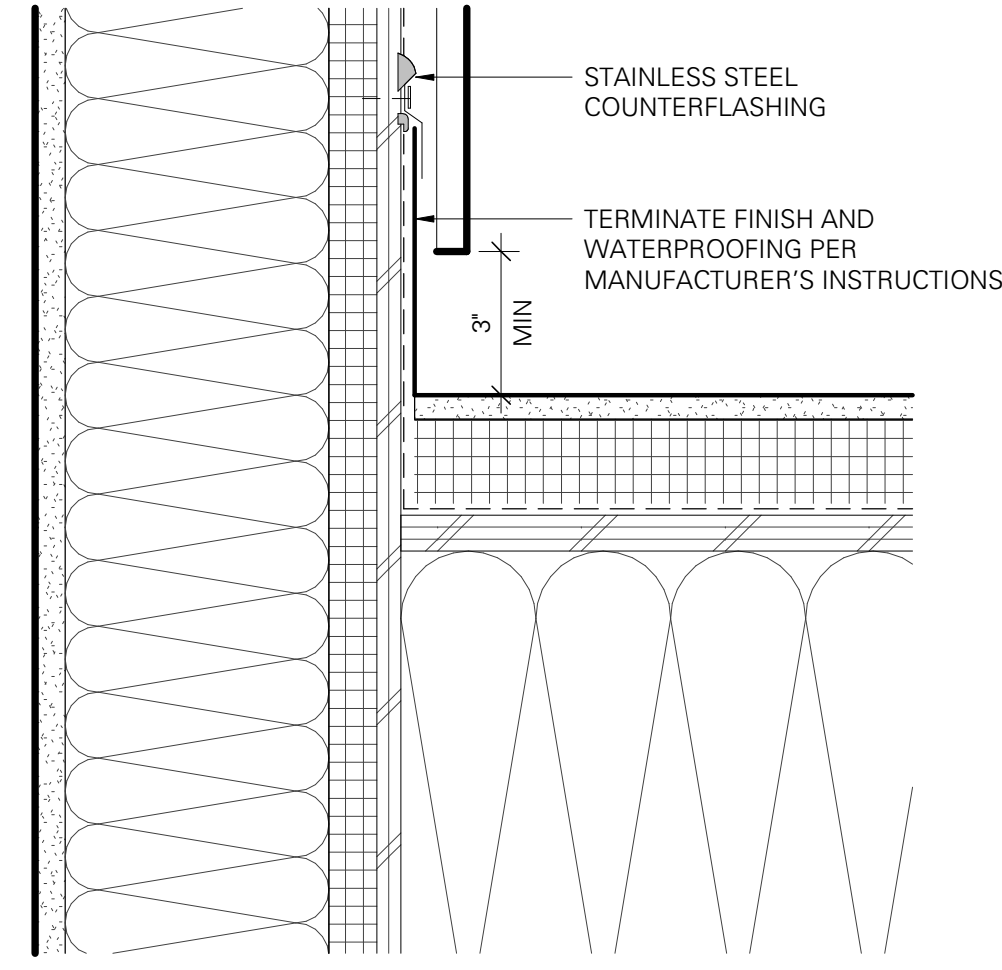
3 EXTERIOR DETAIL
 SCALE: 3" = 1'-0"



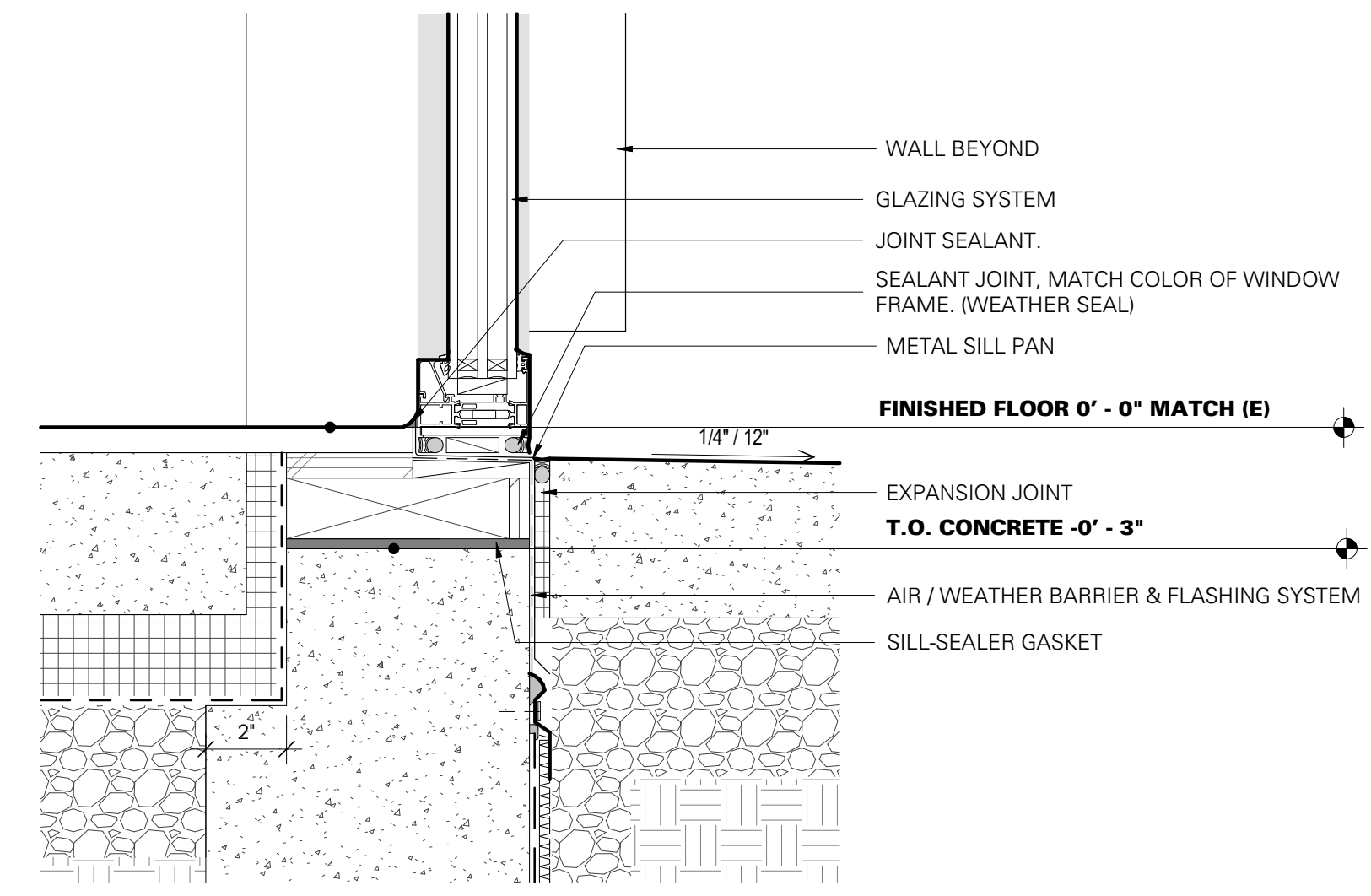
2 EXTERIOR DETAIL
 SCALE: 3" = 1'-0"



1 EXTERIOR DETAIL
 SCALE: 3" = 1'-0"



5 EXTERIOR DETAIL
 SCALE: 3" = 1'-0"



7 EXTERIOR DETAIL
 SCALE: 3" = 1'-0"

INTERNATIONAL BUILDING CODE (IBC) 2021
LOADINGS: ROOF OF SNOW LOAD 25 PSF, RESIDENTIAL LIVE LOAD 40 PSF, DECK, BALCONY, PLATFORM LIVE LOAD 60 PSF, RETAIL, CORRIDOR, LOBBY, WALKWAY LIVE LOAD 100 PSF, OFFICE LIVE LOAD 50 PSF, PARKING LIVE LOAD 40 PSF & 3000# WHEEL LOAD
WIND CRITERIA: BUILDING CLASSIFICATION II, ULTIMATE WIND SPEED (3 SEC GUST) MPH 98 MPH, WIND EXPOSURE B, TOPOGRAPHIC FACTOR, Kzt 1.0
SEISMIC CRITERIA: SEISMIC RISK CATEGORY II, SPECTRAL RESPONSE COEFFICIENT, Ss 1.42, S1 0.49, SEISMIC SITE CLASS D, SEISMIC DESIGN CATEGORY D, DUCTILITY (R) 6.5, METHOD AND BASE SHEAR ELF

- FOUNDATION DESIGN INFORMATION
1. STRUCTURAL DESIGN, DRAINAGE, SUBGRADE PREP. SHALL COMPLY WITH SOIL REPORT: XX
DEEP FOUNDATION SYSTEM: XX
FOOTING BEARING PRESSURE: 1500 PSF (ASSUMED)
ACTIVE/PASSIVE EARTH PRESSURE: 35 PCF
2. ADDITIONAL NOTES/ REQUIREMENTS: XX

- GENERAL CONDITIONS
1. THE CONTRACTOR SHALL EXAMINE THE STRUCTURAL DRAWINGS AND SHALL NOTIFY THE STRUCTURAL ENGINEER IN WRITING OF ANY DISCREPANCIES HE MAY FIND BEFORE PROCEEDING WITH THE WORK.
2. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK SO INVOLVED.
3. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
4. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
5. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE DRAWINGS.
6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY CONDITION THAT, IN HIS OPINION, MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS TO THE STRUCTURE.
7. THE CONTRACTOR SHALL SUPERVISE AND DIRECT HIS WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
8. REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE STRUCTURAL DRAWINGS.
9. ALL CONSTRUCTION SHALL BE DONE WITH MATERIALS, METHODS, AND WORKMANSHIP ACCEPTED AS GOOD PRACTICE BY THE CONSTRUCTION INDUSTRY AND IN CONFORMANCE WITH THE PROVISIONS OF PREVAILING CODE EDITION OF THE "INTERNATIONAL BUILDING CODE" (IBC) AND STANDARDS REFERENCED THEREIN.
10. PIPES, DUCTS, SLEEVES, OPENINGS, POCKETS, CHASES, BLOCK-OUTS, ETC., SHALL NOT BE PLACED IN SLABS, FOUNDATIONS, ETC., NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR SUCH ITEMS, UNLESS SPECIFICALLY DETAILED ON THESE STRUCTURAL DRAWINGS.
11. STRUCTURAL ENGINEER WILL PERFORM PERIODIC STRUCTURAL OBSERVATION DURING CONSTRUCTION OF STRUCTURAL MEMBERS AND REVIEW OF REQUESTED SUBSTITUTIONS

- SHOP DRAWINGS AND SUBMITTALS:
THE FOLLOWING ITEMS SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION OR INSTALL. CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR STRUCTURAL ENGINEER'S REVIEW:
1. SLAB CONDUIT LAYOUT
2. CONCRETE OR MASONRY MIX DESIGN
3. CONCRETE OR MASONRY REINFORCING
4. CONCRETE POST TENSIONING SYSTEM
5. FORMWORK
6. CONCRETE CURING PROCEDURE
7. STRUCTURAL STEEL
8. STUD RAILS AND HEADED ANCHOR EMBED PLATES
9. WOOD FRAMING/ LUMBER PACKAGE
10. SEISMIC HOLDOWN SYSTEM SUCH AS SIMPSON PRODUCTS

- DEFERRED SUBMITTALS:
THE FOLLOWING ITEMS SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION OR INSTALL:
1. ANCHORAGE OF NONSTRUCTURAL COMPONENTS
2. CANOPES AND BALCONIES
3. CURTAIN WALLS
4. EXTERIOR CLADDING
5. HANDRAIL AND GUARDRAIL ASSEMBLIES
6. HEAVY HUNG FIXTURES
7. MECHANICAL EQUIPMENT SUPPORT, SEISMIC ANCHORAGE OR RESTRAINING SYSTEM
8. STEEL STAIRS
9. WINDOW WASHING AND FALL PROTECTION SYSTEMS

- LUMBER, ANCHOR BOLTING AND NAILING SPECIFICATIONS
1. MEET REQUIREMENTS OF PS 20-70 AND NATIONAL GRADING RULES FOR SOFTWOOD DIMENSIONAL LUMBER, BEARING STAMP OF WWPA. ALL EXPOSED LUMBER SHALL BE PRESSURE TREATED OR EXTERIOR GRADE
2. LUMBER GRADES TO BE (UNLESS NOTED OTHERWISE ON PLAN):
WALL STUDS, 2X, 3 X, HF STUD GRADE
WALL PLATES, 2X, 3X, HF STANDARD GRADE U.N.O
JOISTS, 2 X 6, DF #2
JOISTS, 2 X 8 AND UP, DF #2
BEAMS, HEADERS, 6X, DF #2
BEAMS, HEADERS, 4X, DF #2, WWPA GRADING
POSTS, 4X, 6X, DF #2 U.N.O
LUMBER NOT NOTED HERE... DF #2 U.N.O
GLULAM BEAMS WESTERN SPECIES 24F-V4
PSLVLV BEAMS 2.0E OR HIGHER

3. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY THAT IS IN CONTACT WITH OR RESTING ON FOUNDATIONS SHALL BE PRESSURE-TREATED DOUGLAS FIR/ HEMFIR IN ACCORDANCE TO WITH WHPA U1 (PLANT/SHOP TREATMENT) AND M4 (FIELD TREATMENT) STANDARDS. ALL BEARING WALL PLATES SHALL HAVE 5/8" Ø x10" L-BOLTS PLACED AT MAXIMUM OF 9" FROM THE END OF A PLATE AND SPACED AT INTERVALS SHOWN ON THE SHEARWALL SCHEDULE (MAXIMUM 48" OC SPACING). PROVIDE BP/BPS PLATE WASHER AT ALL FOUNDATION SILL PLATE ANCHOR BOLTS. PROVIDE TWO ANCHOR BOLTS MINIMUM PER SECTION OF SILL. FOR NON-SHEARWALL, PLACE ANCHORS AT 48". BOLTS IN WOOD SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER.
4. NAILS: COMMON WIRE NAILS. NAILING IN ACCORDANCE WITH IBC TABLE 2304.9.1.
5. PRESSURE TREATED WOOD: ALL NAILS INTO PT WOOD SHALL BE HOT DIPPED GALVANIZED PER ASTM A153 OR STAINLESS STEEL. ALL METAL CONNECTORS IN CONTACT WITH PT WOOD SHALL BE HOT DIPPED GALVANIZED AND MEET ASTM A653 CLASS G185 (1.85 OZ OF ZINC PER SQ FT MINIMUM) OR TYPE 304 / 316 STAINLESS STEEL SIMPSON Z-MAX CONNECTORS MEET THIS REQUIREMENT. FASTENERS AND CONNECTORS USED TOGETHER SHALL BE OF THE SAME TYPE (E.G. HOT DIPPED NAILS WITH HOT DIPPED HANGERS)
6. ALL LUMBER WITH A LEAST DIMENSION OF 2" (NOMINAL) SHALL BE STAMPED "SURFACE-DRY" AND SHALL HAVE A MOISTURE CONTENT WHEN SURFACED AND WHEN INSTALLED OF NO MORE THAN 19 PERCENT. LUMBER WITH A LEAST DIMENSION OF 4" (NOMINAL) OR GREATER SHALL BE STAMPED "SURFACE-GREEN" AND AIR-DRIED TO A MOISTURE CONTENT OF NOT MORE THAN 19 PERCENT PRIOR TO ITS USE IN FRAMING THE STRUCTURE.
7. NOTCHING AND BORING OF BEAMS AND JOISTS IS NOT ALLOWED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.

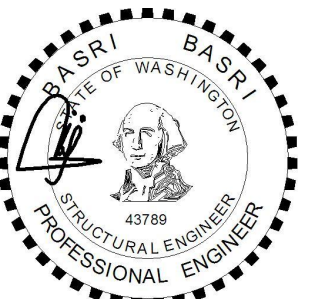
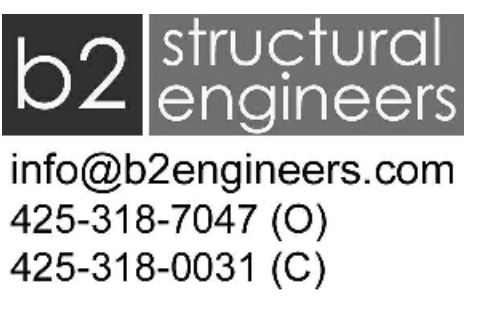
CONCRETE AND REINFORCING SPECIFICATIONS

1. CONCRETE SHALL CONFORM TO THE INDICATED REFERENCE CODES AND STANDARDS EXCEPT AS MODIFIED BELOW:
ACI-301 - "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE"
ACI-318 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
ACI-308R - "HOT WEATHER CONCRETING"
ACI-308R - "COLD WEATHER CONCRETING"
ACI-304 - "GUIDE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE"
2. CONCRETE COMPRESSIVE STRENGTH REQUIREMENTS (PSI)
LOCATION f'c AT 28 DAYS W/C RATIO AIR CONTENT ADMIXTURES REQUIREMENTS
FOOTING 3000 PSI (DESIGN BASED ON 2500 PSI CONCRETE)
SLAB ON GRADE 3000 PSI (DESIGN BASED ON 2500 PSI CONCRETE)
FOUNDATION WALL 3000 PSI (DESIGN BASED ON 2500 PSI CONCRETE)
COLUMN NA
POST TENSIONED BLDG SLAB NA
POST TENSIONED PARKING SLAB NA
TOPPING NA
SHOTCRETE NA
3. PROVIDE GRADE 60 KSI (A615) FOR CONCRETE REINFORCING
4. TOTAL AIR CONTENT IS SPECIFIED IN THE TABLE ABOVE. AIR CONTENT TOLERANCE SHALL BE ± 1% AND SHALL BE MEASURED AT THE POINT OF PLACEMENT. ALL CONCRETE EXPOSED TO THE WEATHER SHALL HAVE 5% TOTAL AIR REQUIRED.

STRUCTURAL STEEL, BOLTING AND WELDING SPECIFICATIONS

1. ALL EXPOSED STEEL MEMBERS, HARDWARE, FASTENERS SHALL BE HOT DIPPED GALVANIZED OR EPOXY PAINTED PER ARCHITECT REQUIREMENTS. ALL CUT, REPAIRED AND EXPOSED SURFACE SHALL BE PAINTED WITH (2) COAT OF 95% ZINC RICH PAINT PER ASTM A780. COLOR TO MATCH EXISTING.
2. STEEL SHALL CONFORM TO THE FOLLOWING STANDARDS:
TUBE COLUMNS: ASTM A500, GRADE B (Fy = 46 KSI)
WIDE FLANGE COLUMNS OR BEAMS: ASTM 572 GR50
STEEL PIPES: ASTM A53, TYPE E OR S, GRADE B (Fy = 35 KSI.)
STEEL PLATES, ANGLES AND MISC: ASTM A36 (Fy = 36 KSI) OR ASTM A992
BEARING BOLTS: ASTM A325
SLIP CRITICAL BOLTS: ASTM A325 WITH LOCK WASHERS
ANCHOR BOLTS: ASTM A307 (WOOD FRAMING)
ANCHOR BOLTS: ASTM A325 (STEEL FRAMING)
3. ALL SLIP CRITICAL CONNECTIONS SHALL BE ASTM A325 BOLTS AND SHALL BE ENGINEER-APPROVED, SELF-LOAD INDICATING TYPES, AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. STRUCTURAL STEEL WELDING SHALL CONFORM TO THE AWS CODES D1.1 AND D1.3. ALL WELDING SHALL CONFORM TO THE AWS CODES AND STRUCTURAL DRAWINGS, AND SHALL BE PERFORMED BY CERTIFIED WELDERS USING DRY E70XX ELECTRODES. WELDS NOT SPECIFIED SHALL BE 1/4" CONTINUOUS FILLET MINIMUM. INCREASE WELD SIZE TO AWS MINIMUM SIZES, BASED ON PLATE THICKNESS.

DRAWING LIST
SHEET NUMBER SHEET NAME ISSUE DATE
S-0 GENERAL NOTES AND SPECIFICATIONS 04-22-24
S-1 FRAMING PLANS 04-22-24
S-2 FRAMING PLAN 04-22-24
S-3 FRAMING DETAILS 04-22-24
Grand total: 4



SIM REMODEL

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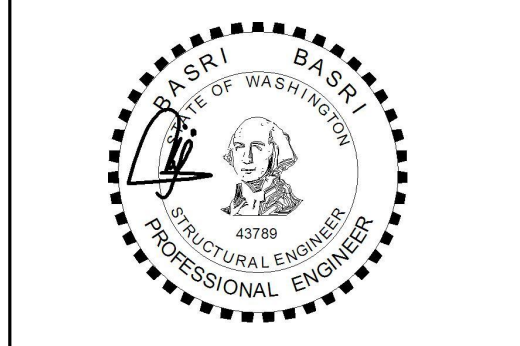
DRAWING INFO

ISSUE DATE 04-22-24
ISSUED FOR PERMIT
PROJECT NO. 24003
ENGINEER BB

REVISION SCHEDULE
NO. DATE DESCRIPTION
GENERAL NOTES AND SPECIFICATIONS
S-0

Table with 2 columns: REQUIRED? (NO/YES) and SPECIAL INSPECTIONS (PART 1/2). Contains detailed inspection items like 1704.2.5 INSPECTION OF FABRICATORS, 1705.1.1 SPECIAL CASES, 1705.2 STEEL CONSTRUCTION, 1705.2.2 STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL, 1705.3 CONCRETE CONSTRUCTION, 1705.4 MASONRY CONSTRUCTION, 1705.5 WOOD CONSTRUCTION, 1705.6 SOILS, 1705.7 DRIVEN PILE FOUNDATIONS, 1705.8 CAST IN PLACE FOUNDATIONS, 1705.9 HELICAL PILE FOUNDATIONS, 1705.10 STRUCTURAL WOOD SPECIAL INSPECTIONS FOR WIND RESISTANCE, 1705.10.3 WIND RESISTANCE INSPECTIONS, 1705.11.1 STRUCTURAL STEEL SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE, 1705.11.2 STRUCTURAL WOOD SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE, 1705.11.3 COLD-FORMED STEEL LIGHT-FRAME CONSTRUCTION SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.

Table with 2 columns: REQUIRED? (NO) and SPECIAL INSPECTIONS (PART 2). Contains detailed inspection items like 1705.4 MASONRY CONSTRUCTION, 1705.5 WOOD CONSTRUCTION, 1705.6 SOILS, 1705.7 DRIVEN PILE FOUNDATIONS, 1705.8 CAST IN PLACE FOUNDATIONS, 1705.9 HELICAL PILE FOUNDATIONS, 1705.10 STRUCTURAL WOOD SPECIAL INSPECTIONS FOR WIND RESISTANCE, 1705.10.3 WIND RESISTANCE INSPECTIONS, 1705.11.1 STRUCTURAL STEEL SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE, 1705.11.2 STRUCTURAL WOOD SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE, 1705.11.3 COLD-FORMED STEEL LIGHT-FRAME CONSTRUCTION SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.



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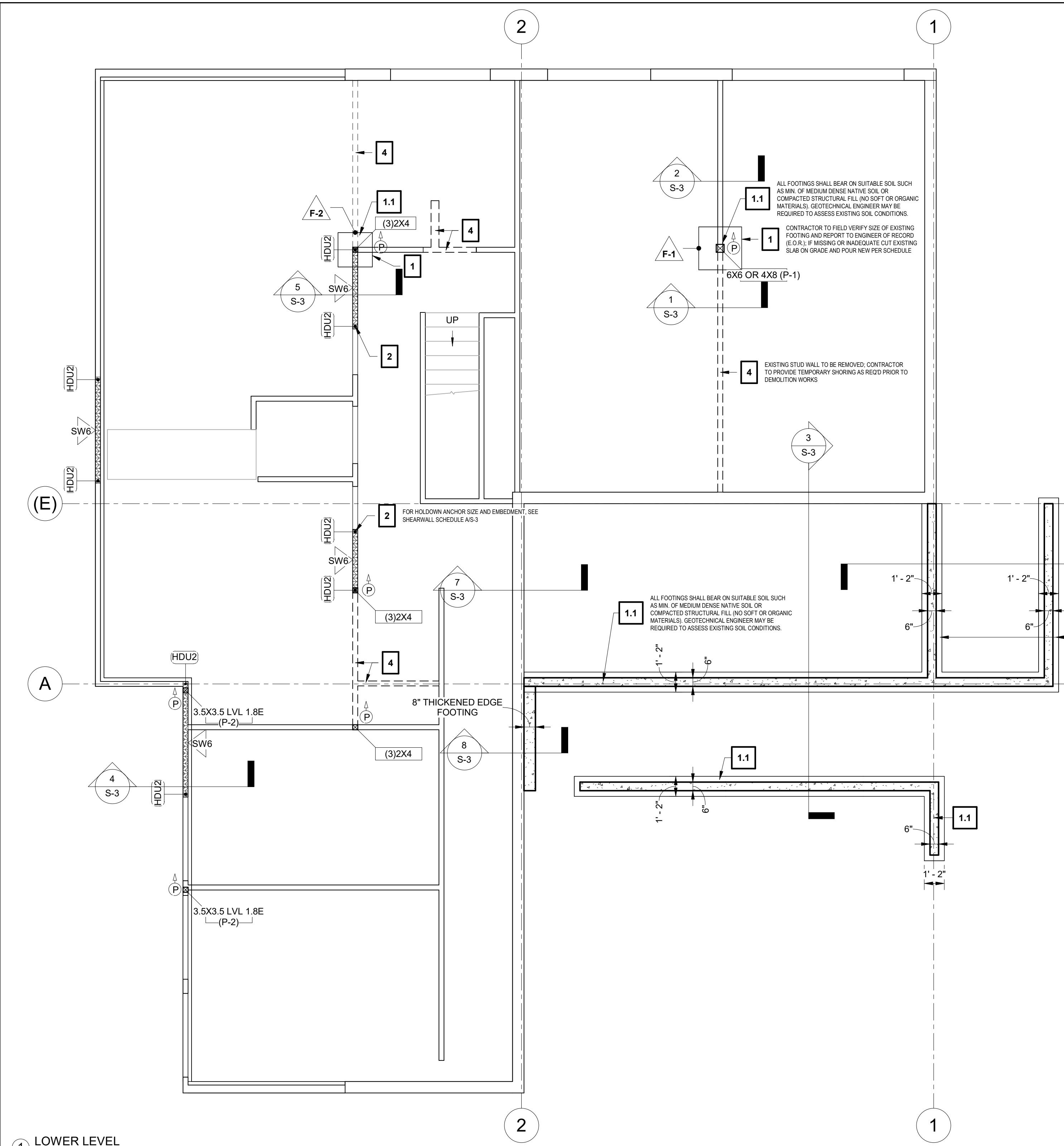
DRAWING INFO

ISSUE DATE	04-22-24
ISSUED FOR	PERMIT
PROJECT NO.	24003
ENGINEER	BB

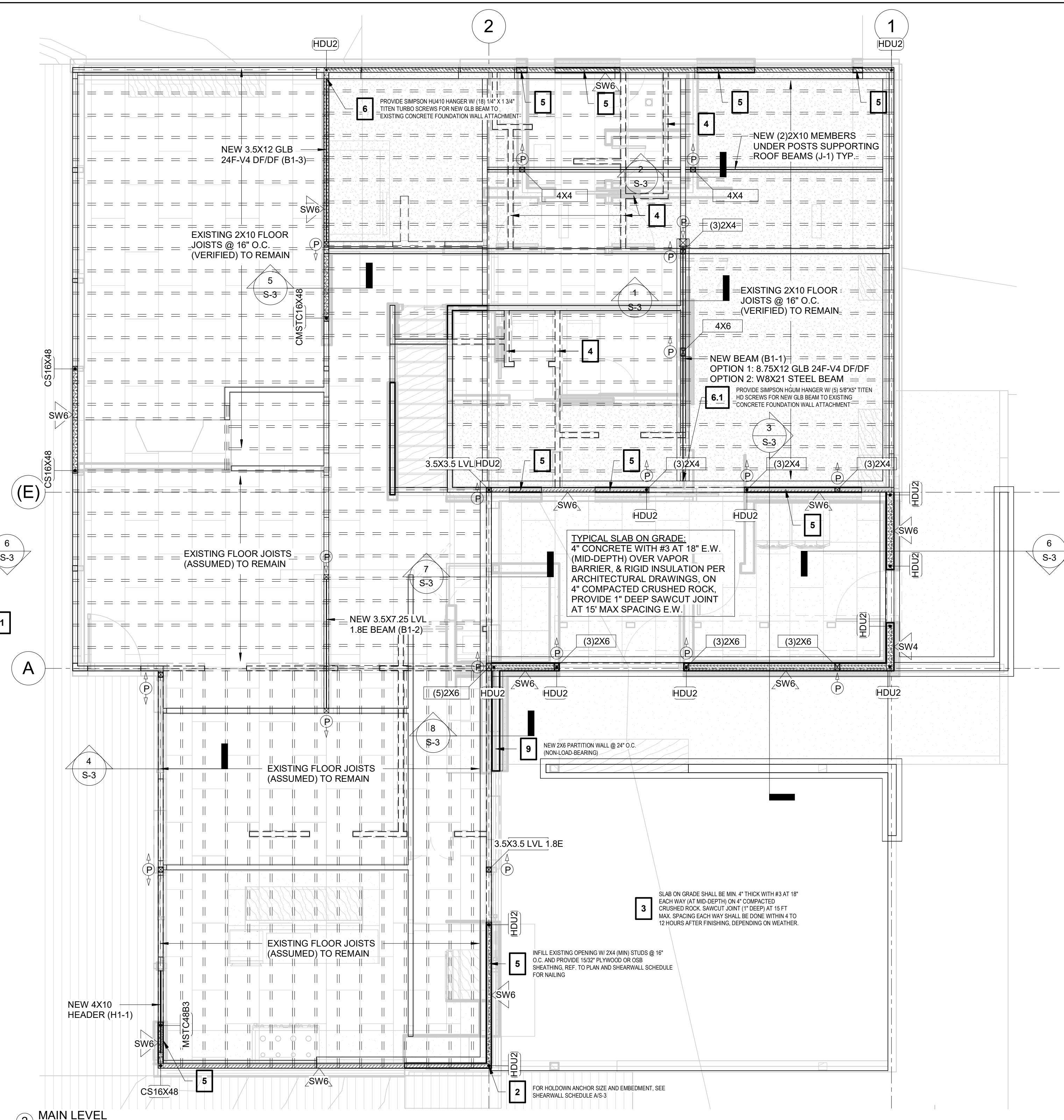
REVISION SCHEDULE

NO.	DATE	DESCRIPTION

FRAMING PLANS



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



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

PLAN CALLOUT AND DESCRIPTION

NUMBER	DESCRIPTION
1	CONTRACTOR TO FIELD VERIFY SIZE OF EXISTING FOOTING AND REPORT TO ENGINEER OF RECORD (E.O.R.); IF MISSING OR INADEQUATE CUT EXISTING SLAB ON GRADE AND POUR NEW PER SCHEDULE
1.1	ALL FOOTINGS SHALL BEAR ON SUITABLE SOIL SUCH AS MIN. OF MEDIUM DENSE NATIVE SOIL OR COMPACTED STRUCTURAL FILL (NO SOFT OR ORGANIC MATERIALS). GEOTECHNICAL ENGINEER MAY BE REQUIRED TO ASSESS EXISTING SOIL CONDITIONS.
2	FOR HOLDOWN ANCHOR SIZE AND EMBEDMENT, SEE SHEARWALL SCHEDULE A/S-3
3	SLAB ON GRADE SHALL BE MIN. 4" THICK WITH #3 AT 18" EACH WAY (AT MID-DEPTH) ON 4" COMPACTED CRUSHED ROCK. SAWCUT JOINT (1" DEEP) AT 15 FT MAX. SPACING EACH WAY SHALL BE DONE WITHIN 4 TO 12 HOURS AFTER FINISHING, DEPENDING ON WEATHER.
4	EXISTING STUD WALL TO BE REMOVED; CONTRACTOR TO PROVIDE TEMPORARY SHORING AS REQ'D PRIOR TO DEMOLITION WORKS
5	INFILL EXISTING OPENING W/ 2X4 (MIN) STUDS @ 16" O.C. AND PROVIDE 15/32" PLYWOOD OR OSB SHEATHING, REF. TO PLAN AND SHEARWALL SCHEDULE FOR NAILING
6	PROVIDE SIMPSON HJ410 HANGER W/ (18) 1/4" X 1 3/4" TITEN TURBO SCREWS FOR NEW GLB BEAM TO EXISTING CONCRETE FOUNDATION WALL ATTACHMENT
6.1	PROVIDE SIMPSON HGM HANGER W/ (5) 5/8" X 5" TITEN HD SCREWS FOR NEW GLB BEAM TO EXISTING CONCRETE FOUNDATION WALL ATTACHMENT
6.2	PROVIDE SIMPSON HUC HANGER FOR NEW HEADER TO EXISTING ROOF BEAM ATTACHMENT
7	FOR COMMON OPENING FRAMING DETAIL, PLEASE REFER TO B/S-3
8	TAPER NEW LVL BEAM TO UP TO 7 1/4" AT CANTILEVERED END
9	NEW 2X6 PARTITION WALL @ 24" O.C. (NON-LOAD-BEARING)

ISOLATED FOOTING SCHEDULE

ID	TYPE	WIDTH	LENGTH	THICKNESS	COUNT	REINFORCEMENT
F-1	RECTANGULAR	30"	30"	10"	1	3 - #4 E.W.
F-2	RECTANGULAR	24"	24"	10"	1	3 - #4 E.W.

IMPORTANT NOTES FOR CONTRACTOR:
1. PROVIDE TEMPORARY SHORING AS NECESSARY PRIOR TO DEMOLITION WORKS
2. NOTIFY ENGINEER OF ANY DISCREPANCY IN COMPARISON WITH STRUCTURAL DOCUMENTS AND FIELD CONDITIONS
3. CONTRACTOR NOTES
1/4" = 1'-0"

IMPORTANT NOTES ON DRAWING REVIEW, FIELD VERIFICATION, TEMPORARY SHORING AND WATERPROOFING:

- CONTRACTOR MUST REVIEW STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION & NOTIFY DESIGN TEAM/OWNER OF ANY DISCREPANCY IN COMPARISON WITH ARCHITECTURAL DOCUMENTS OR FIELD CONDITIONS.
- IN REMODEL/RETROFIT PROJECTS, CONTRACTOR MUST FIELD VERIFY & NOTIFY DESIGN TEAM/OWNER OF EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL LINES THAT MAY INTERFERE WITH STRUCTURAL WORK PRIOR TO CONSTRUCTION. STRUCTURAL DRAWINGS MAY NOT REFLECT ALL EXISTING FRAMING CONDITIONS DUE TO LIMITED AVAILABLE INFORMATION.
- CONTRACTOR IS SOLELY RESPONSIBLE IN PROVIDING PROPER TEMPORARY SHORING PRIOR TO REMOVING ANY STRUCTURAL ELEMENTS.
- ENGINEER IS NOT RESPONSIBLE FOR WATERPROOFING SYSTEM OR DETAILS. CONTRACTOR/OWNER SHALL CONSULT WITH QUALIFIED PROFESSIONALS AS REQUIRED

FRAMING SYMBOLS:

	SIMPSON WSW WOOD STRONG WALL (24" WIDE)		CONTINUOUS POST
	PLYWOOD SHEARWALL		POST STOPS BELOW THIS FLOOR
	SHEARWALL HOLDDOWN		POST STARTS AT THIS FLOOR

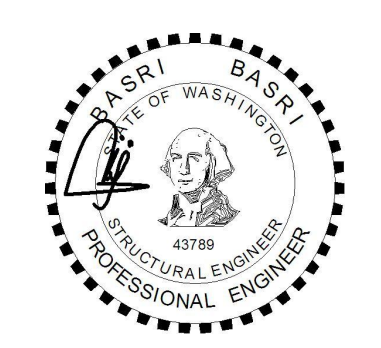
LEGEND AND NOTES
1/4" = 1'-0"

IMPORTANT NOTES ON FOUNDATION AND FRAMING:

- ALL FOOTINGS SHALL BEAR ON SUITABLE SOIL SUCH AS AT MIN. OF MEDIUM DENSE NATIVE SOIL OR COMPACTED STRUCTURAL FILL TO AT LEAST 95% OF MAX. DRY DENSITY BASED ON ASTM D1557. GEOTECHNICAL ENGINEER MAY INSPECT TO VERIFY THAT THE FOUNDATION WILL BEAR ON SUITABLE MATERIAL.
- FOR FRAMING LUMBER TYPES AND GRADES, AND CONCRETE MIX REQUIREMENTS PLEASE SEE S-0
- FOR PLYWOOD/OSB SHEARWALL SCHEDULE & HOLDOWN ANCHOR SIZE AND EMBEDMENT, PLEASE SEE A/S-3
- FOR COMMON HEADER FRAMING DETAIL, SEE B/S-3
- PROVIDE (2) 2X6 OR (3) 2X4 STUD POSTS AT EACH END OF BEAMS, UNLESS NOTED OTHERWISE ON PLAN
- SLAB ON GRADE SHALL BE MIN. 4" THICK WITH #3 AT 18" EACH WAY (AT MID-DEPTH) ON 4" COMPACTED CRUSHED ROCK. SAWCUT JOINT (1" DEEP) AT 15 FT MAX. SPACING EACH WAY SHALL BE DONE WITHIN 4 TO 12 HOURS AFTER FINISHING, DEPENDING ON WEATHER.
- FLOOR SHEATHING SHALL BE 3/4" PLYWOOD OR OSB WITH 10d @ 6" NAILING AT EDGES & BLOCKING AND AT 12" AT FIELD
- ROOF SHEATHING SHALL BE 1/2" PLYWOOD OR OSB WITH 8d @ 6" NAILING AT EDGES & BLOCKING AND AT 12" AT FIELD (U.N.O.)

IMPORTANT NOTES ON TRUSS AND LUMBER PACKAGE/LUMBER PACKAGE REVIEW:

- TRUSS FRAMING LAYOUT SHOWN IS GENERAL CONCEPT ONLY. CONTRACTOR/ TRUSS SUPPLIER MUST SUBMIT TRUSS SHOP DRAWINGS INCLUDING TRUSS TEMPORARY/ PERMANENT BRACING PLANS FOR ENGINEER'S REVIEW
- TRUSS FRAMING PROFILE/ LAYOUT SHOULD CONFORM TO BOTH STRUCTURAL AND ARCHITECTURAL DRAWINGS. ANY DEVIATIONS SHALL BE APPROVED BY ENGINEER/ ARCHITECT PRIOR TO TRUSS DESIGN WORK.
- TRUSS DEFLECTION CRITERIA:
FLOOR/DECK TOTAL LOAD = L/480 ROOF TOTAL LOAD = L/240
FLOOR/DECK LIVE LOAD = L/600 ROOF SNOW LOAD = L/300
** MAXIMUM TOTAL LOAD DEFLECTION SHOULD NOT EXCEED 1.0" IN ALL CASES
- FLOOR/ROOF FRAMING LAYOUT AND CONNECTORS (SUCH AS LUMBER PACKAGE BY SUPPLIERS) MUST BE SUBMITTED FOR ENGINEER'S REVIEW PRIOR TO CONSTRUCTION



SIM REMODEL

4226 85TH AVE SE,
MERCER ISLAND, WA
98040

DRAWING INFO

ISSUE DATE	04-22-24
ISSUED FOR	PERMIT
PROJECT NO.	24003
ENGINEER	BB

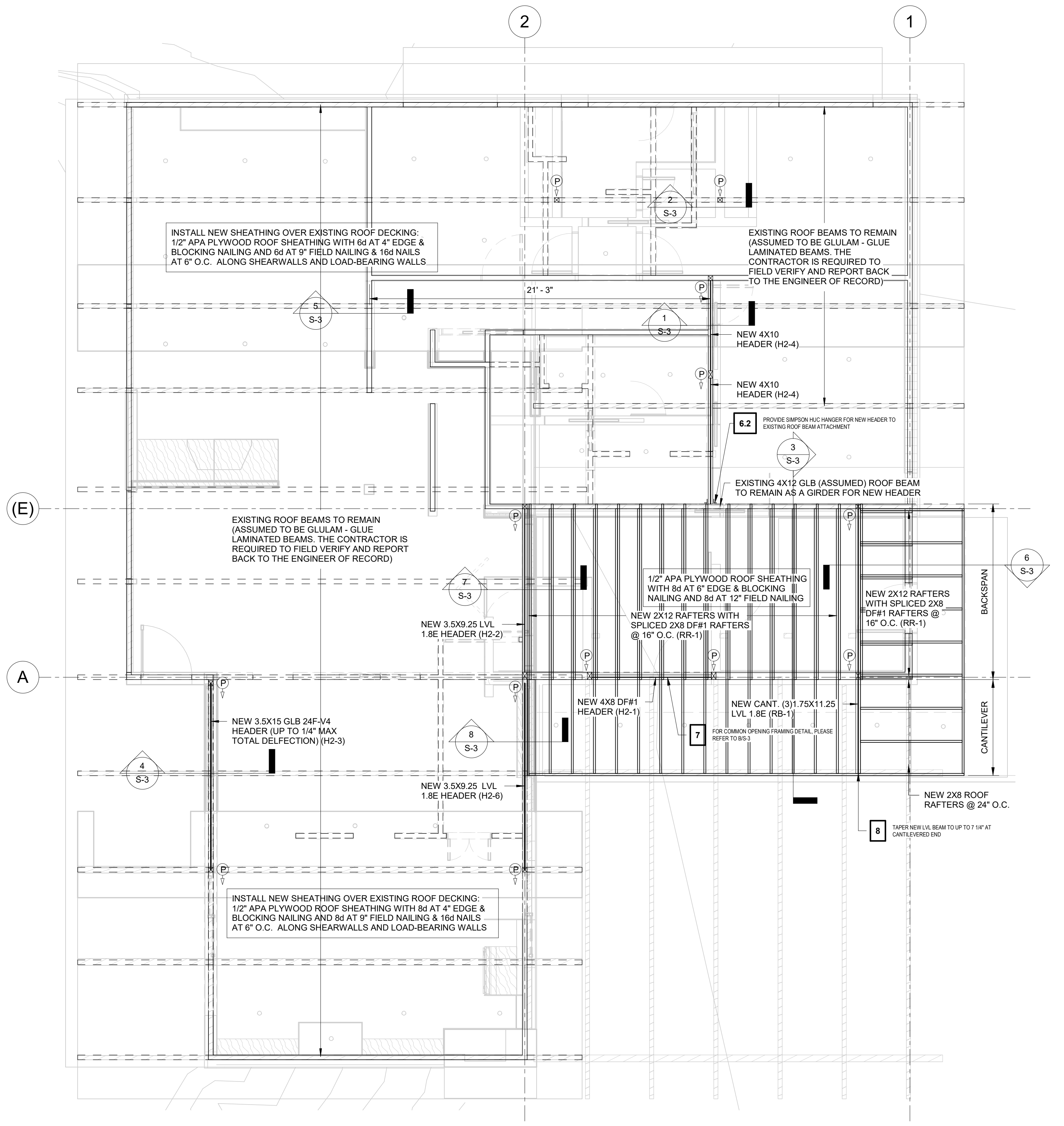
REVISION SCHEDULE

NO.	DATE	DESCRIPTION
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FRAMING PLAN

PLAN CALLOUT AND DESCRIPTION

NUMBER	DESCRIPTION
1	CONTRACTOR TO FIELD VERIFY SIZE OF EXISTING FOOTING AND REPORT TO ENGINEER OF RECORD (E.O.R.); IF MISSING OR INADEQUATE CUT EXISTING SLAB ON GRADE AND POUR NEW PER SCHEDULE
1.1	ALL FOOTINGS SHALL BEAR ON SUITABLE SOIL SUCH AS MIN. OF MEDIUM DENSE NATIVE SOIL OR COMPACTED STRUCTURAL FILL (NO SOFT OR ORGANIC MATERIALS). GEOTECHNICAL ENGINEER MAY BE REQUIRED TO ASSESS EXISTING SOIL CONDITIONS.
2	FOR HOLDOWN ANCHOR SIZE AND EMBEDMENT, SEE SHEARWALL SCHEDULE A/S-3
3	SLAB ON GRADE SHALL BE MIN. 4" THICK WITH #3 AT 18" EACH WAY (AT MID-DEPTH) ON 4" COMPACTED CRUSHED ROCK. SAWCUT JOINT (1" DEEP) AT 15 FT MAX. SPACING EACH WAY SHALL BE DONE WITHIN 4 TO 12 HOURS AFTER FINISHING, DEPENDING ON WEATHER.
4	EXISTING STUD WALL TO BE REMOVED; CONTRACTOR TO PROVIDE TEMPORARY SHORING AS REQ'D PRIOR TO DEMOLITION WORKS
5	INFILL EXISTING OPENING W/ 2X4 (MIN) STUDS @ 16" O.C. AND PROVIDE 15/32" PLYWOOD OR OSB SHEATHING, REF. TO PLAN AND SHEARWALL SCHEDULE FOR NAILING
6	PROVIDE SIMPSON HU410 HANGER W/ (18) 1/4" X 1 3/4" TITEN TURBO SCREWS FOR NEW GLB BEAM TO EXISTING CONCRETE FOUNDATION WALL ATTACHMENT
6.1	PROVIDE SIMPSON HGUM HANGER W/ (5) 5/8"x5" TITEN HD SCREWS FOR NEW GLB BEAM TO EXISTING CONCRETE FOUNDATION WALL ATTACHMENT
6.2	PROVIDE SIMPSON HUC HANGER FOR NEW HEADER TO EXISTING ROOF BEAM ATTACHMENT
7	FOR COMMON OPENING FRAMING DETAIL, PLEASE REFER TO B/S-3
8	TAPER NEW LVL BEAM TO UP TO 7 1/4" AT CANTILEVERED END
9	NEW 2X6 PARTITION WALL @ 24" O.C. (NON-LOAD-BEARING)



① **ROOF PLAN**
1/4" = 1'-0"

IMPORTANT NOTES FOR CONTRACTOR:
1. PROVIDE TEMPORARY SHORING AS NECESSARY PRIOR TO DEMOLITION WORKS
2. NOTIFY ENGINEER OF ANY DISCREPANCY IN COMPARISON WITH STRUCTURAL DOCUMENTS AND FIELD CONDITIONS

○ **CONTRACTOR NOTES**
1/4" = 1'-0"

IMPORTANT NOTES ON DRAWING REVIEW, FIELD VERIFICATION, TEMPORARY SHORING AND WATERPROOFING:

- CONTRACTOR MUST REVIEW STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION & NOTIFY DESIGN TEAM/OWNER OF ANY DISCREPANCY IN COMPARISON WITH ARCHITECTURAL DOCUMENTS OR FIELD CONDITIONS.
- IN REMODEL/RETROFIT PROJECTS, CONTRACTOR MUST FIELD VERIFY & NOTIFY DESIGN TEAM/OWNER OF EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL LINES THAT MAY INTERFERE WITH STRUCTURAL WORK PRIOR TO CONSTRUCTION. STRUCTURAL DRAWINGS MAY NOT REFLECT ALL EXISTING FRAMING CONDITIONS DUE TO LIMITED AVAILABLE INFORMATION.
- CONTRACTOR IS SOLELY RESPONSIBLE IN PROVIDING PROPER TEMPORARY SHORING PRIOR TO REMOVING ANY STRUCTURAL ELEMENTS.
- ENGINEER IS NOT RESPONSIBLE FOR WATERPROOFING SYSTEM OR DETAILS. CONTRACTOR/OWNER SHALL CONSULT WITH QUALIFIED PROFESSIONALS AS REQUIRED

FRAMING SYMBOLS:

	CONTINUOUS POST
	POST STOPS BELOW THIS FLOOR
	POST STOPS AT THIS FLOOR

○ **LEGEND AND NOTES**
1/4" = 1'-0"

IMPORTANT NOTES ON FOUNDATION AND FRAMING:

- ALL FOOTINGS SHALL BEAR ON SUITABLE SOIL SUCH AS AT MIN. OF MEDIUM DENSE NATIVE SOIL OR COMPACTED STRUCTURAL FILL TO AT LEAST 95% OF MAX. DRY DENSITY BASED ON ASTM D1557.
- FOR PLYWOOD/OSB SHEARWALL SCHEDULE & HOLDOWN ANCHOR SIZE AND EMBEDMENT, PLEASE SEE A/S-3
- FOR COMMON HEADER FRAMING DETAIL, SEE B/S-3
- PROVIDE (2) 2X6 OR (3) 2X4 STUD POSTS AT EACH END OF BEAMS, UNLESS NOTED OTHERWISE ON PLAN
- SLAB ON GRADE SHALL BE MIN. 4" THICK WITH #3 AT 18" EACH WAY (AT MID-DEPTH) ON 4" COMPACTED CRUSHED ROCK. SAWCUT JOINT (1" DEEP) AT 15 FT MAX. SPACING EACH WAY SHALL BE DONE WITHIN 4 TO 12 HOURS AFTER FINISHING, DEPENDING ON WEATHER.
- FLOOR SHEATHING SHALL BE 3/4" PLYWOOD OR OSB WITH 10d AT 6" NAILING AT EDGES & BLOCKING AND AT 12" AT FIELD
- ROOF SHEATHING SHALL BE 1/2" PLYWOOD OR OSB WITH 8d AT 6" NAILING AT EDGES & BLOCKING AND AT 12" AT FIELD (U.N.O.)

IMPORTANT NOTES ON TRUSS AND LUMBER PACKAGE/LUMBER PACKAGE REVIEW:

- TRUSS FRAMING LAYOUT SHOWN IS GENERAL CONCEPT ONLY. CONTRACTOR/ TRUSS SUPPLIER MUST SUBMIT TRUSS SHOP DRAWINGS INCLUDING TRUSS TEMPORARY/ PERMANENT BRACING PLANS FOR ENGINEER'S REVIEW
- TRUSS FRAMING PROFILE/ LAYOUT SHOULD CONFORM TO BOTH STRUCTURAL AND ARCHITECTURAL DRAWINGS. ANY DEVIATIONS SHALL BE APPROVED BY ENGINEER/ ARCHITECT PRIOR TO TRUSS DESIGN WORK.
- TRUSS DEFLECTION CRITERIAS:
FLOOR/DECK TOTAL LOAD = L/480 ROOF TOTAL LOAD = L/240
FLOOR/DECK LIVE LOAD = L/600 ROOF SNOW LOAD = L/300
** MAXIMUM TOTAL LOAD DEFLECTION SHOULD NOT EXCEED 1.0" IN ALL CASES
- FLOOR/ROOF FRAMING LAYOUT AND CONNECTORS (SUCH AS LUMBER PACKAGE BY SUPPLIERS) MUST BE SUBMITTED FOR ENGINEER'S REVIEW PRIOR TO CONSTRUCTION



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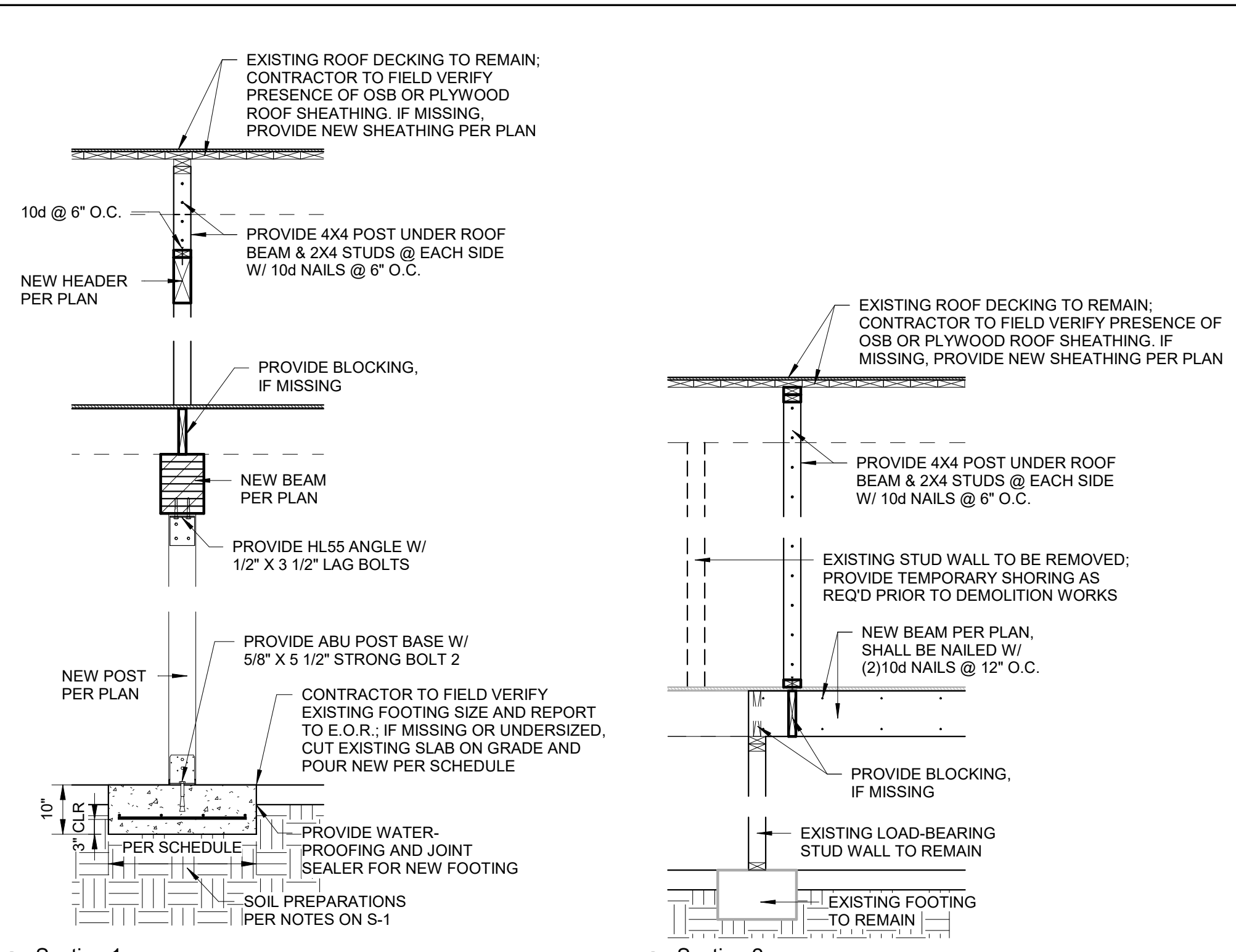
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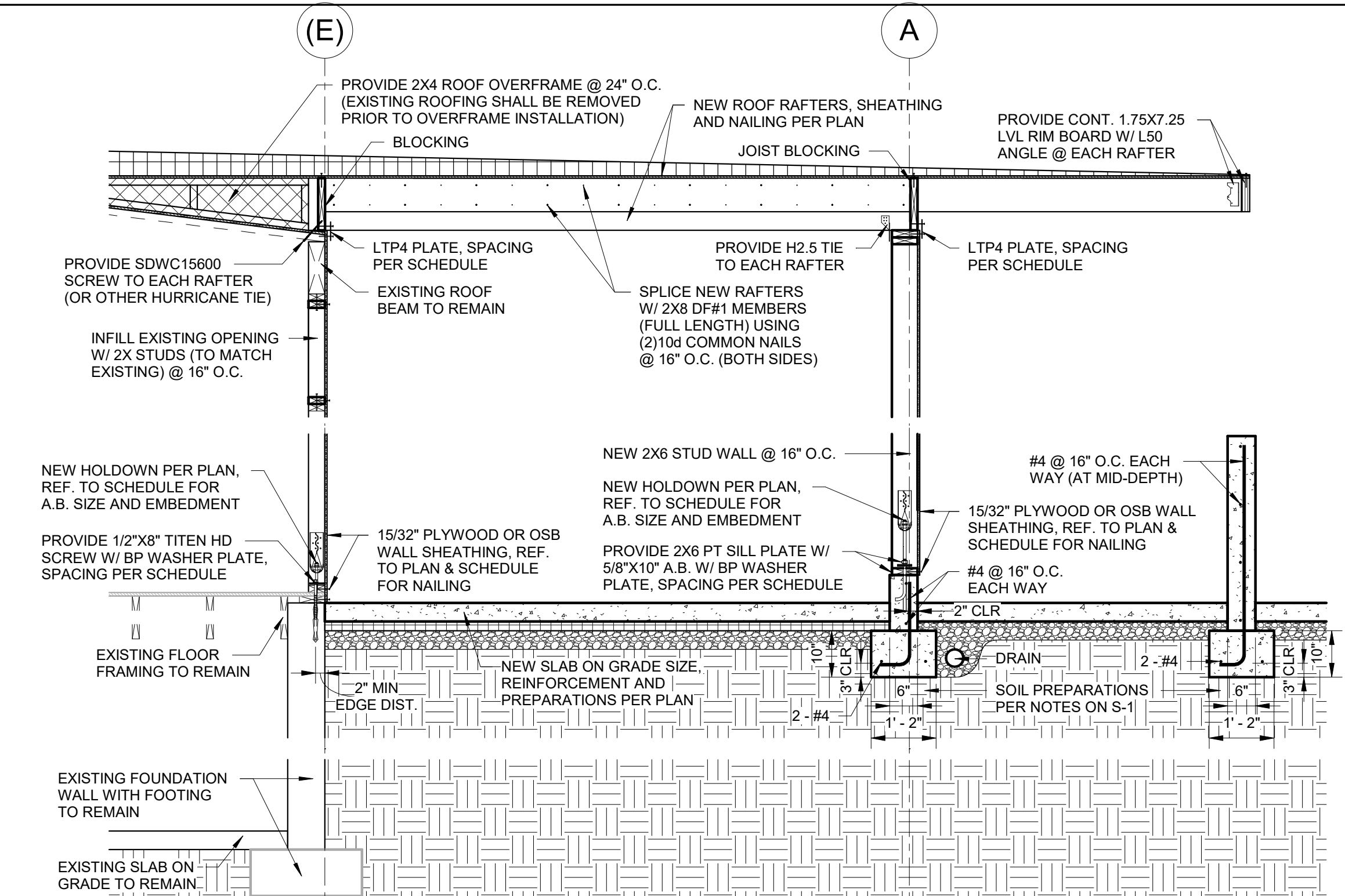
FRAMING DETAILS

S-3

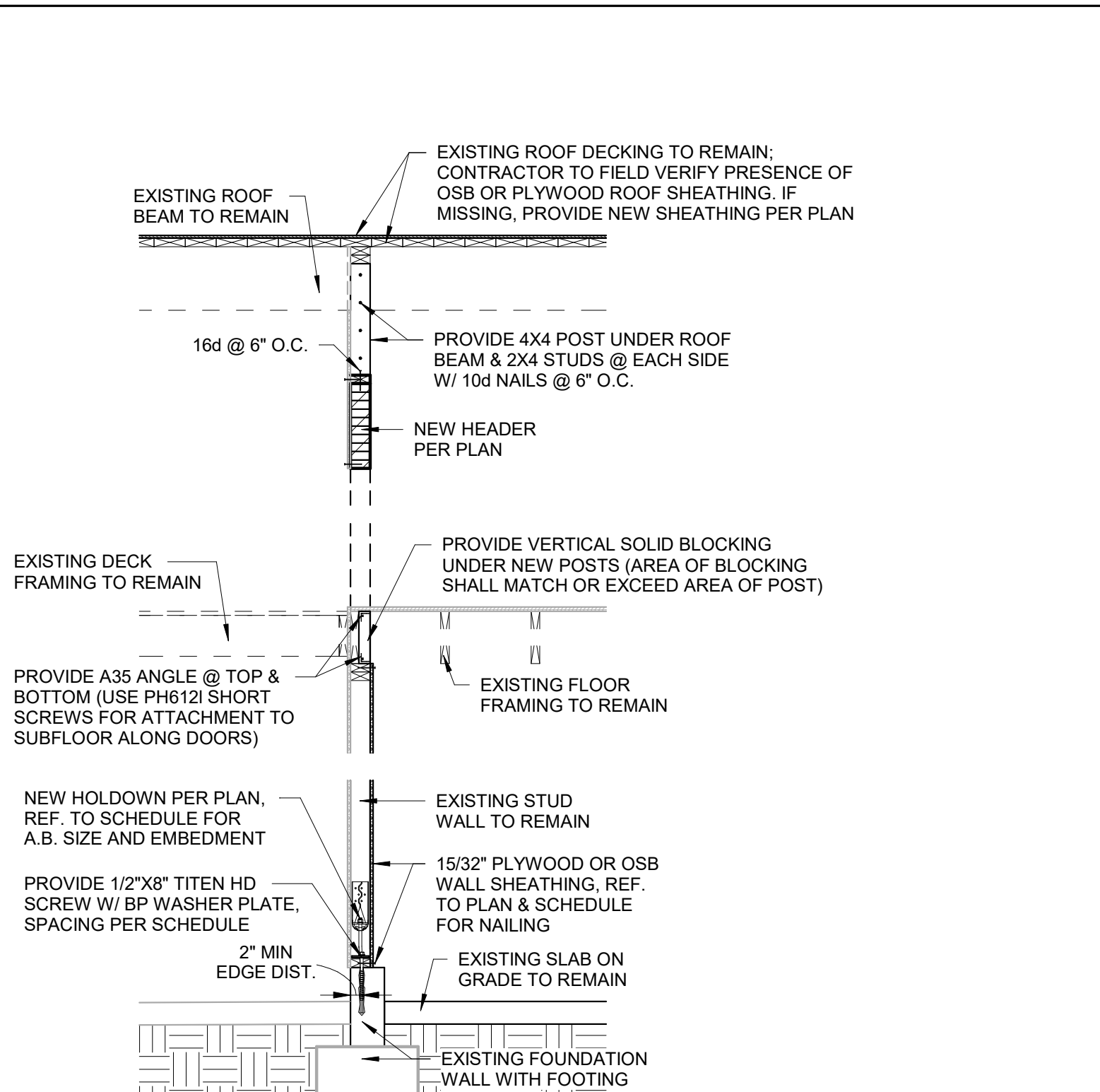


1 Section 1
1/2" = 1'-0"

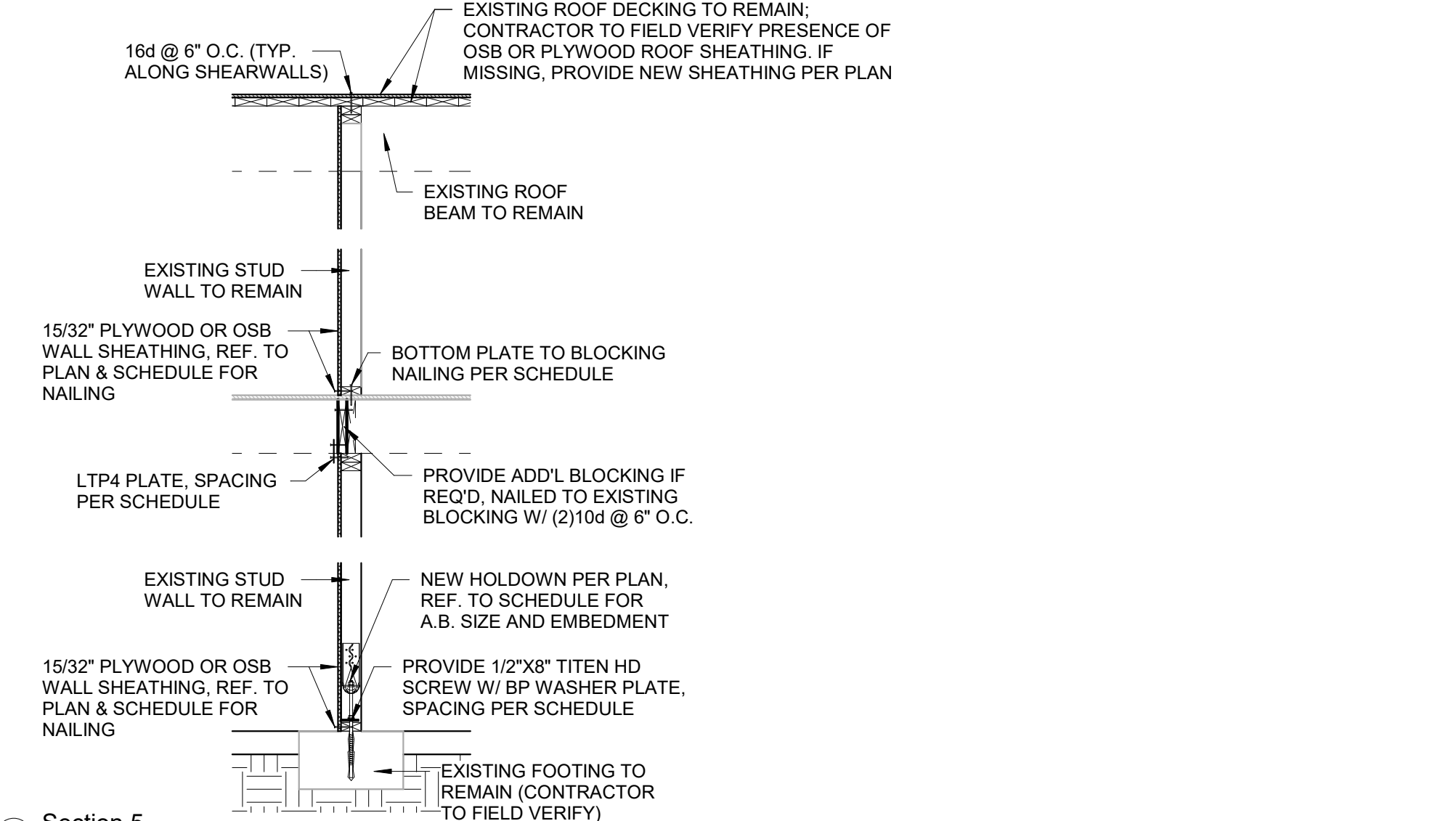
2 Section 2
1/2" = 1'-0"



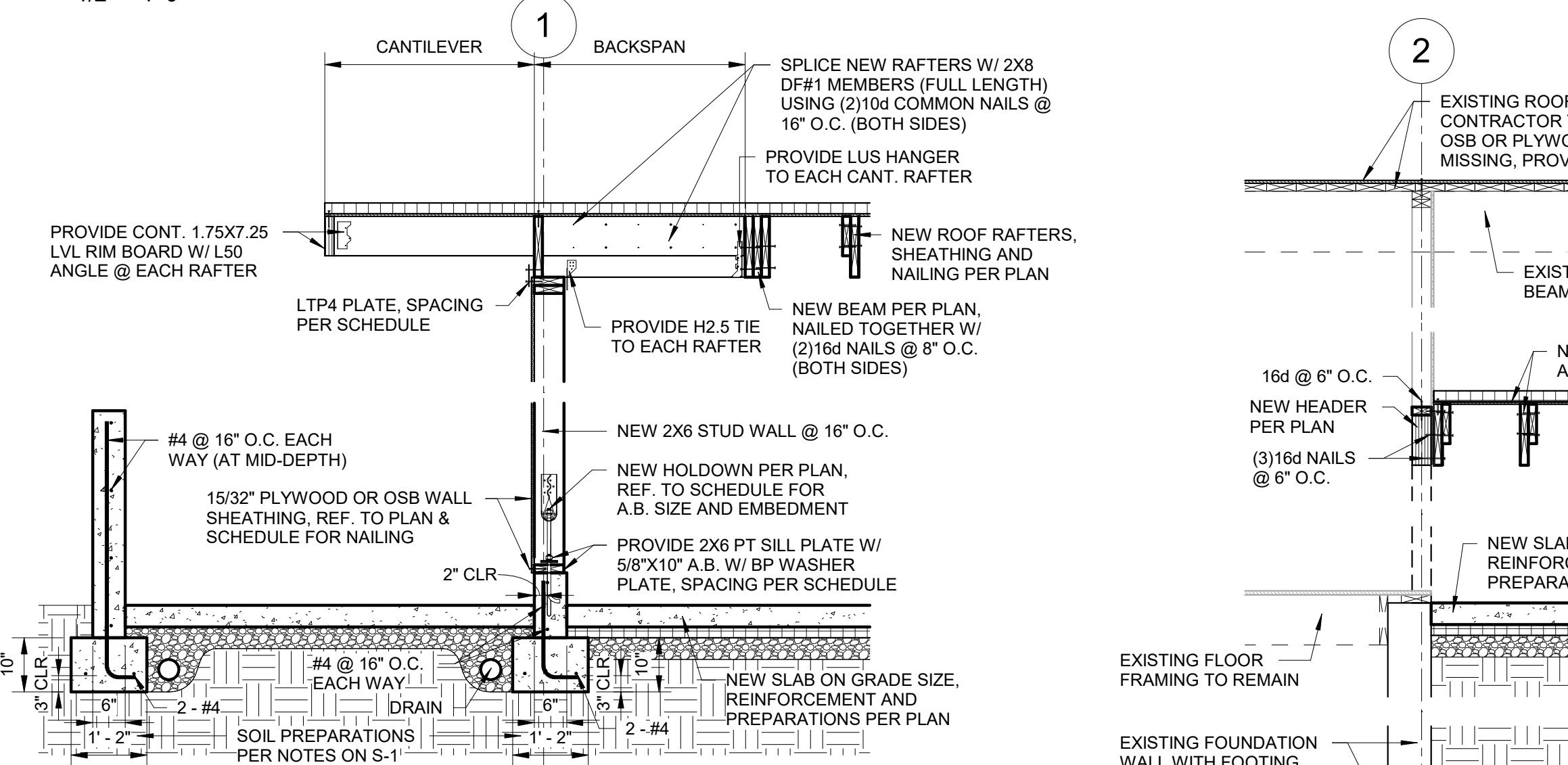
3 Section 3
1/2" = 1'-0"



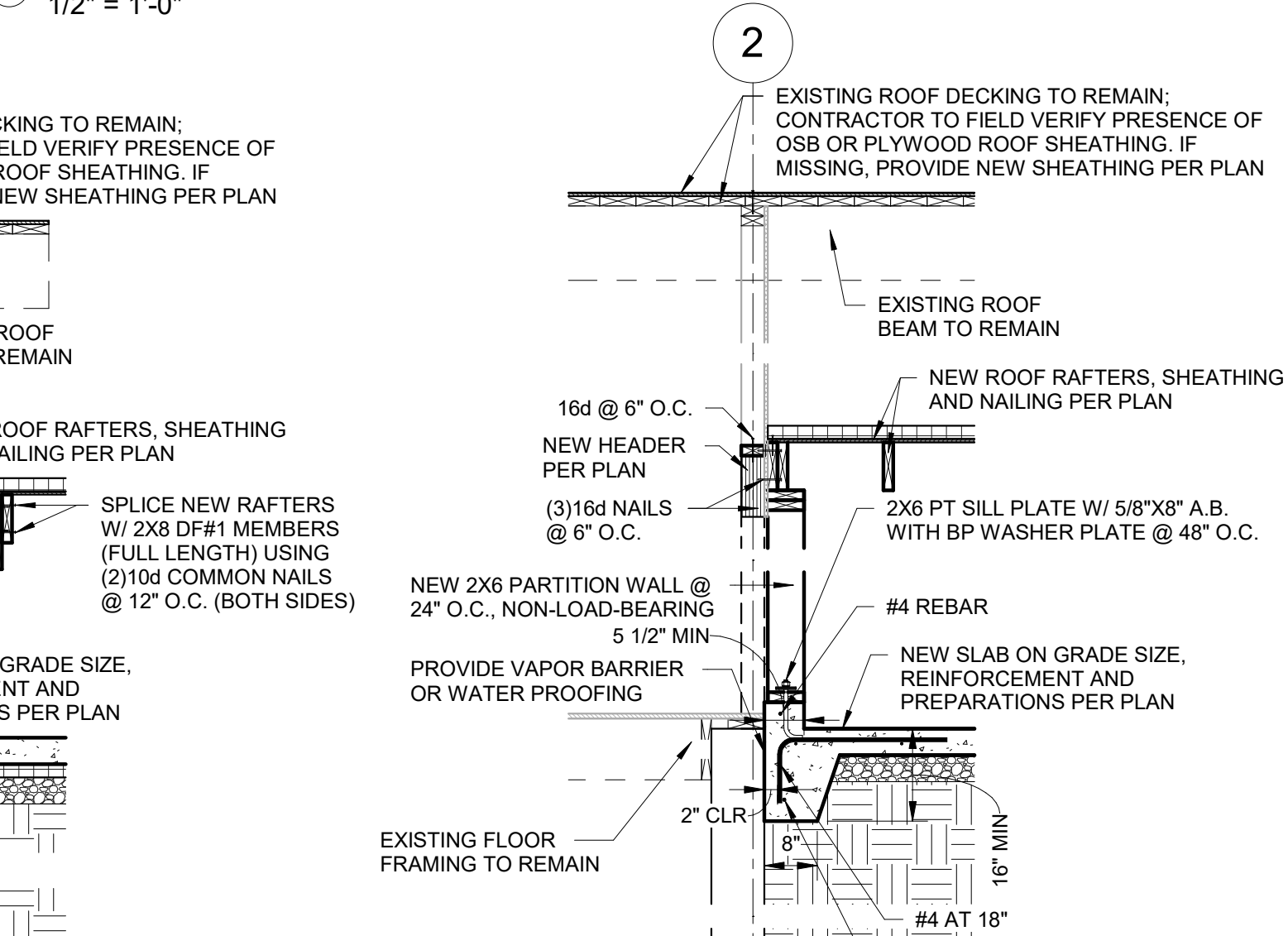
4 Section 4
1/2" = 1'-0"



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



6 Section 6
1/2" = 1'-0"



7 Section 7
1/2" = 1'-0"

8 Section 8
1/2" = 1'-0"

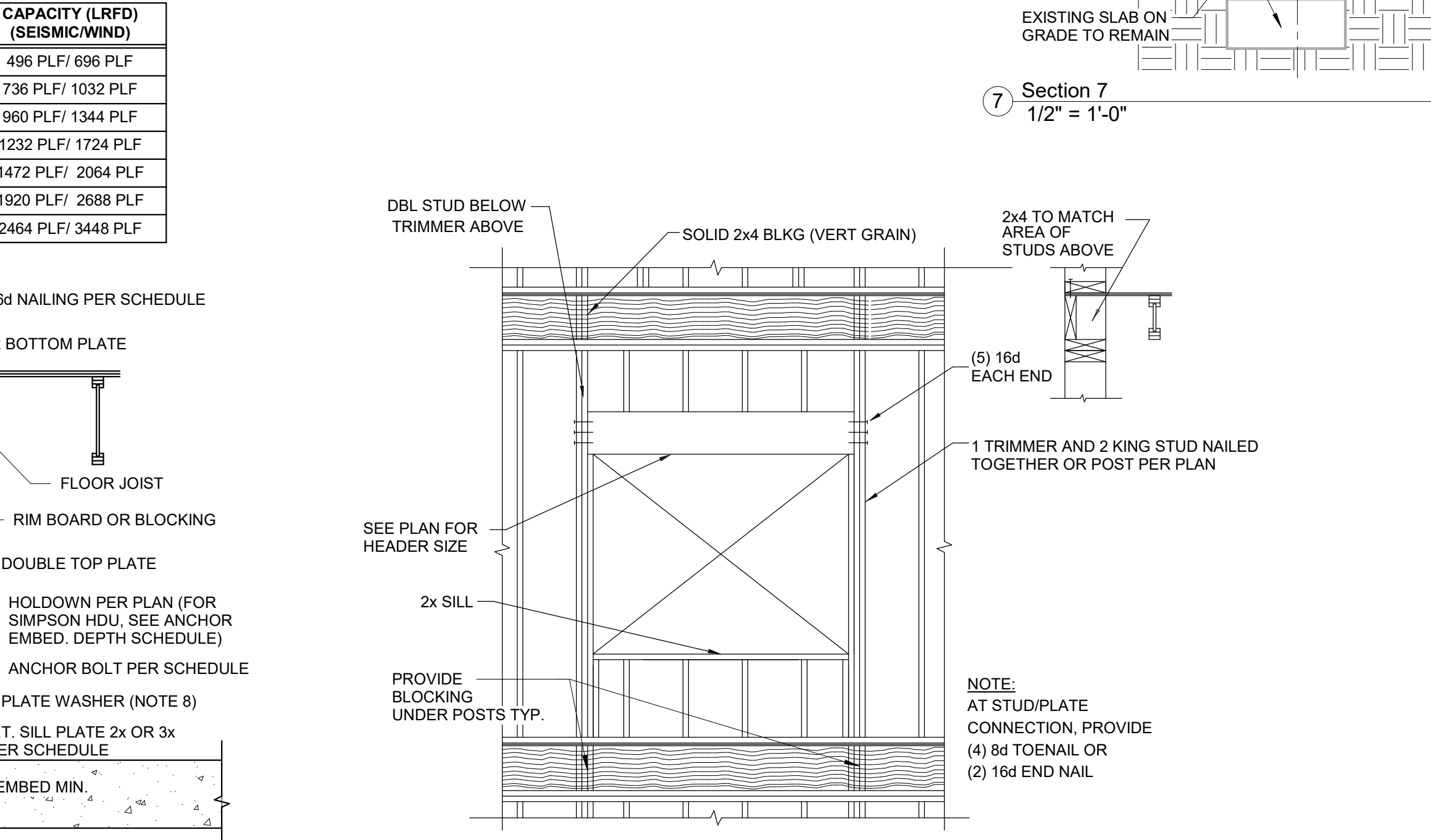
TYPE	PLYWOOD OR OSB SHEATHING (NOTE 7)	PANEL EDGE NAILING (NOTE 4)	PANEL EDGE STUDS AND BLKG	ANCHOR BOLTS AT SILL PLATE (NOTE 8)	TOP/SILL PLATE TO BLOCKING/RIM (NOTE 9)	BOTTOM PLATE TO BLOCKING/RIM (NOTE 4)	CAPACITY (LRFD) (SEISMIC/WIND)
SW6	15/32" PLY/OSB ONE SIDE	10d COM AT 6"	2x	AT 36" O.C.-2x	SIMPSON LTP4 AT 24" O.C.	16d COM AT 6" O.C.-NARROW	496 PLF/ 696 PLF
SW4	15/32" PLY/OSB ONE SIDE	10d COM AT 4"	2x (SEE NOTE 5)	AT 24" O.C.-2x	SIMPSON LTP4 AT 16" O.C.	16d COM AT 4" O.C.-NARROW	736 PLF/ 1032 PLF
SW3	15/32" PLY/OSB ONE SIDE	10d COM AT 3"	3x	AT 18" O.C.-2x	SIMPSON LTP4 AT 12" O.C.	16d COM AT 3" O.C.-WIDE	960 PLF/ 1344 PLF
SW2	15/32" PLY/OSB ONE SIDE	10d COM AT 2"	3x	AT 12" O.C.-2x	SIMPSON LTP4 AT 8" O.C.	16d COM AT 2" O.C.-WIDE	1232 PLF/ 1724 PLF
SW44	15/32" PLY/OSB TWO SIDES	10d COM AT 4"	2x	AT 18" O.C.-3x	SIMPSON LTP4 AT 16" O.C. B.S.	(2) 16d COM AT 4" O.C.-WIDE	1472 PLF/ 2064 PLF
SW33	15/32" PLY/OSB TWO SIDES	10d COM AT 3"	3x	AT 16" O.C.-3x	SIMPSON LTP4 AT 12" O.C. B.S.	(2) 16d COM AT 3" O.C.-WIDE	1920 PLF/ 2688 PLF
SW22	15/32" PLY/OSB TWO SIDES	10d COM AT 2"	3x	AT 12" O.C.-3x	SIMPSON LTP4 AT 8" O.C. B.S.	(2) 16d COM AT 2" O.C.-WIDE	2464 PLF/ 3448 PLF

SHEARWALL SCHEDULE NOTES:

- ALL PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING AT WALLS
- NAIL SHEATHING TO INTERMEDIATE SUPPORTS/ FIELD NAILING 10d AT 12" O.C.
- ALL NAILS INTO 3x MEMBERS SHALL BE STAGGERED.
(2)2x STUDS MAY BE USED IN LIEU OF 3x STUDS AT PANEL JOINTS.
NAIL STUDS TOGETHER W/2 ROWS 16d COMMON AT 6" O.C. AT SINGLE SIDE SHEATHING AND NAIL WITH 2 ROWS OF 16d COMMON AT 3" O.C. AT DOUBLE SHEATHED WALLS.
- COM DENOTES COMMON NAILS. MIN. NAIL PENETRATION INTO PLATE, RIM OR BLOCKING SHALL BE 1 5/8". STAGGER BOTTOM PLATE NAILING
- FOR SHEARWALL SW4, ALL FRAMING MEMBERS RECEIVING EDGE NAILINGS FROM ABUTTING PANELS SHALL BE 3x OR (2) 2x NAILED TOGETHER WITH 16d AT 6"
- WHERE SHEATHING IS APPLIED TO BOTH SIDES OF WALL, OFFSET PANEL EDGES TO FALL ON DIFFERENT STUDS.
- PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF WALLS NOTED ON PLAN.
PROVIDE HOLD-DOWNS PER PLAN AT EACH END OF WALL, UNO.
PROVIDE (2) 2x STUDS AT ENDS OF ALL SHEARWALL. FACE NAIL MULTIPLE STUDS WITH 16d AT 12" PROVIDE PANEL EDGE NAILING IN EACH HOLD-DOWN STUD AT END OF WALL.
- ALL NEW FOUNDATION SILL PLATES SHALL BE PT MEMBERS AND THE ANCHOR BOLTS SHALL HAVE MIN. OF 7" EMBEDMENT WITH SIMPSON'S BP/ BPS WASHER PLATE. END OF WALL ANCHOR BOLTS SHALL BE LOCATED MAX 12" AND MIN 5" FROM END OF THE PLATE. (REFER TO SECTIONS ON S-3 FOR A.B. SIZES)
- WHERE NOTED IN DETAILS, USE SIMPSON A35 IN LIEU OF LTP4 PLATES SPACE AT 2/3 OF LTP4 SPACING.

SIMPSON HOLD-DOWN	SIMPSON CAST IN PLACE ANCHOR BOLTS*	SIMPSON EPOXY ALL THREAD ANCHORS*
HDU2	SSTB16 (5/8" ANCHOR WITH 12 5/8" MIN. EMBED.)	1/2" (8" EMBED WITH SET-3G)
HDU4	SB 5/8x24 (5/8" ANCHOR WITH 18" MIN. EMBED.)	1/2" (12" EMBED WITH SET-3G)
HDU5	SB 5/8x24 (5/8" ANCHOR WITH 18" MIN. EMBED.)	5/8" (16" EMBED WITH SET-3G)
HDU8	SB 7/8x24 (7/8" ANCHOR WITH 18" MIN. EMBED.)	5/8" (16" EMBED WITH SET-3G)
HDU11	SB 1x30 (1" ANCHOR WITH 24" MIN. EMBED.)	* ALL ANCHORS SHALL BE 2.5" MIN. FROM EDGE OF CONCRETE WALL
HDU14	SB 1x30 (1" ANCHOR WITH 24" MIN. EMBED.)	

A SHEARWALL SCHEDULE N.T.S.



B TYP. WALL OPENING FRAMING N.T.S.