

BOUNDARY SURVEY NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND LEICA VIVA TS15 SMART POLE TOTAL STATION/RTK GPS.
2. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090. SURVEY WAS COMPLETED BY A FIELD TRAVERSE.
3. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
4. ENCROACHMENTS NOTED AS "IN" OR "OUT" ARE RELATIVE TO THE SUBJECT PROPERTY.
5. FENCE DIMENSIONS ARE GENERALLY TO THE CENTERLINE OF THE FENCE UNLESS OTHERWISE NOTED.
6. STRUCTURE LOCATIONS ARE MEASURED TO THE FINISHED FASCIA UNLESS OTHERWISE NOTED.
7. TREE LOCATIONS ARE MEASURED TO THE ESTIMATED CENTER OF THE TREE.
8. ALL DIMENSIONS ARE IN DECIMAL FEET.

TOPOGRAPHIC SURVEY NOTES

1. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS, UTILITY LOCATES BY THIRD PARTIES, AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
2. CONTOURS SHOWN ARE BASED ON A FIELD SURVEY.
3. TREE IDENTIFICATION WAS PERFORMED BY SURVEY FIELD PERSONNEL AND SHOULD BE CONSIDERED A BEST GUESS. AN ARBORIST SHOULD BE RELIED UPON FOR MORE ACCURATE AND DETAILED IDENTIFICATION OF TREE SPECIES AND HEALTH.

PROJECT INFORMATION

SURVEYOR: PLOG ENGINEERING, PLLC
P.O. BOX 412
RAVENSDALE, WA 98051
PH.: (206) 420-7130

PROPERTY OWNER: MIKE & ANNE SEIFERT
3261 67TH AVE SE
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 370890-0065

PROJECT ADDRESS: 3261 67TH AVE SE
MERCER ISLAND, WA 98040

PARCEL AREA: 18,962 S.F. (0.435 ACRES ±)
AS SURVEYED TO BULK HEAD

REFERENCE SURVEYS

P1 - PLAT OF SQUIRES LAKE ADDITION, VOL 11, PG 50
R1 - AF# 20110613900004
R2 - AF# 20050923900004
R3 - AF# 8606099010
R4 - AF# 8010079002
R5 - AF# 20160328900015

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING ARE BASE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED USING RTK GPS.

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

BASIS OF BEARINGS

PER THE RECORD OF SURVEY (R3) AF# 8606099010, RECORDS OF KING COUNTY WASHINGTON.

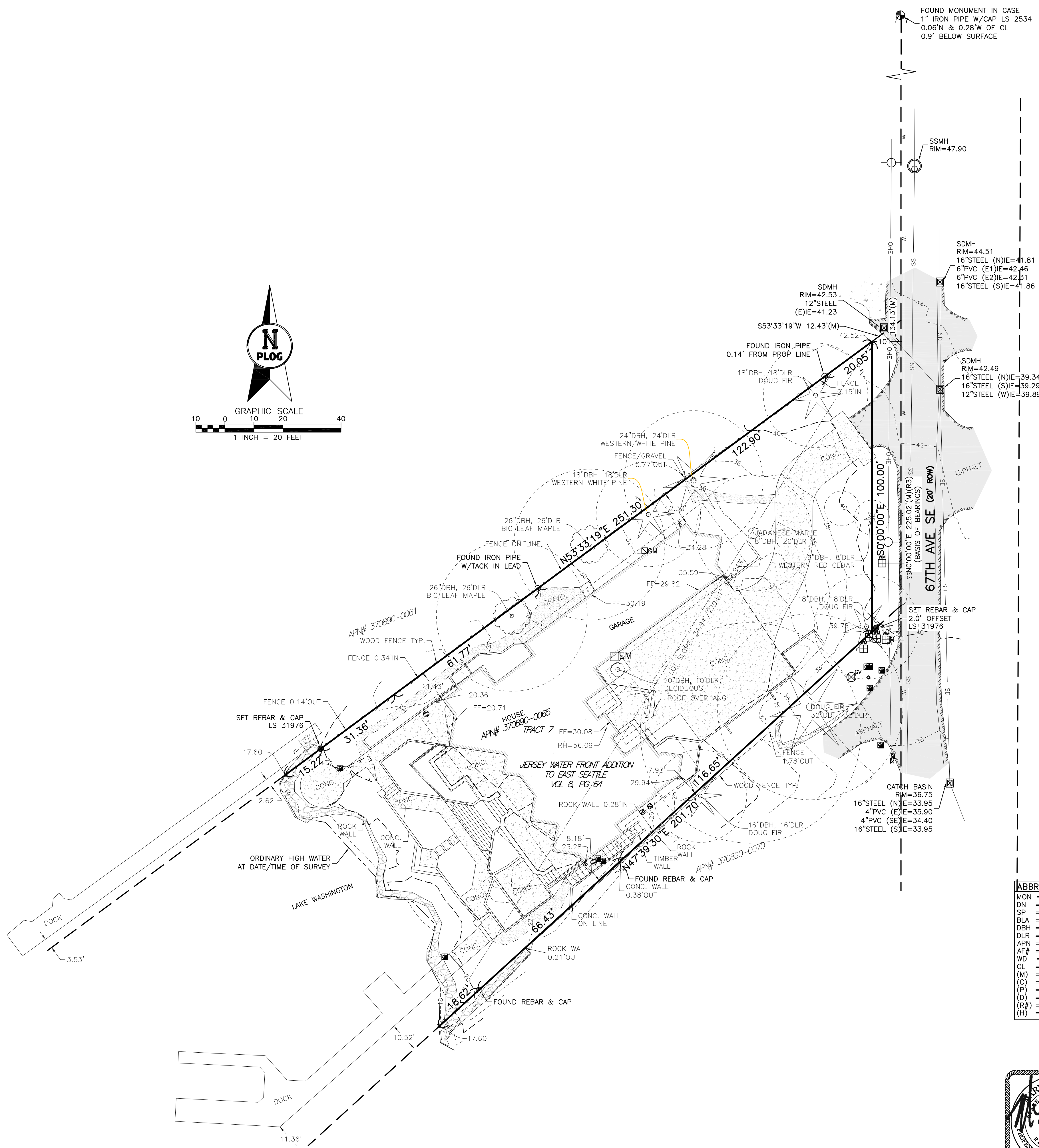
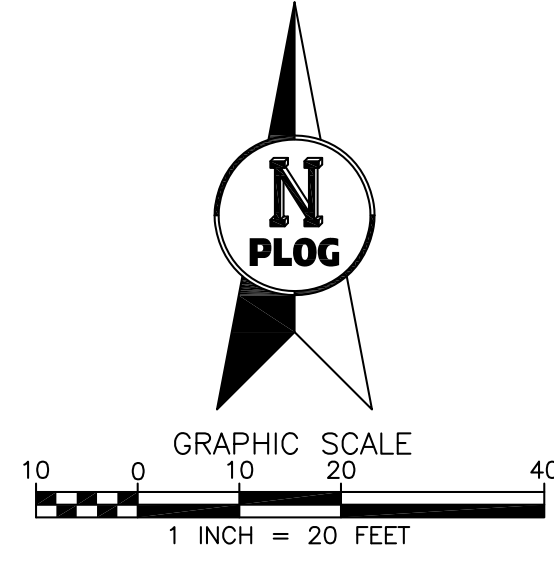
ACCEPTED THE BEARING OF N 0°00'00" E FOR 67TH AVE SE BASED ON VARIOUS FOUND MONUMENTS.

LEGAL DESCRIPTION

THAT PORTION OF TRACT 7, JERSEY WATER FRONT ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 64, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT ON THE WEST LINE OF HOOD AVENUE IN THE PLAT OF SAID ADDITION, WHERE SAID WEST LINE OF HOOD AVENUE IS INTERSECTED BY THE NORTHERLY LINE OF SAID TRACT 7; THENCE SOUTH ALONG THE WEST LINE OF HOOD AVENUE AND THE EAST LINE OF TRACT 7, A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 53°35'36" WEST TO THE SHORE LINE OF LAKE WASHINGTON; THENCE SOUTHEASTERLY ALONG THE SHORE LINE OF LAKE WASHINGTON 100 FEET; THENCE NORTHEASTERLY TO A POINT ON THE EASTERLY LINE OF SAID TRACT 7, WHICH POINT IS 100 FEET SOUTH OF THE TRUE POINT OF BEGINNING; THENCE NORTH ALONG SAID HOOD AVENUE AND THE EAST LINE OF SAID TRACT 7, A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING; TOGETHER WITH SECOND CLASS SHORE LANDS ADJOINING SAID PREMISES.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



SYMBOL LEGEND

- MONUMENT AS NOTED
- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND REBAR AS NOTED
- SET REBAR AND CAP LS 31976
- FOUND SURFACE MARKER/DISK
- SET SURFACE MARKER/DISK LS 31976
- SEWER MAINTENANCE HOLE
- SEPTIC MAINTENANCE HOLE
- SEWER CLEAN OUT
- SEWER LINE
- STORM DRAIN MAINTENANCE HOLE
- CATCH BASIN (TYPE 2)
- CATCH BASIN (TYPE 1)
- STORM DRAIN CLEAN OUT
- ROUND YARD DRAIN
- SQUARE YARD DRAIN
- STORM DRAIN LINE
- WATER MAINTENANCE HOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BLOW OFF VALVE
- IRRIGATION VALVE/JUNCTION
- WATER LINE
- GAS VALVE
- GAS METER
- GAS LINE
- CABLE RISER
- CABLE BOX
- CABLE MAINTENANCE HOLE
- FIBER OPTIC MAINTENANCE HOLE
- TELEPHONE MAINTENANCE HOLE
- TRAFFIC SIGNAL MAINTENANCE HOLE
- PAD MOUNTED TRANSFORMER
- HAND HOLE
- A/C COMPRESSOR
- YARD LIGHT
- POWER POLE
- GUY WIRE
- STREET LIGHT
- OVERHEAD UTILITIES (GENERAL/MIXED)
- OVERHEAD ELECTRICAL
- OVERHEAD CABLE
- OVERHEAD TELEPHONE
- UNDERGROUND UTILITIES (GENERAL/MIXED)
- UNDERGROUND ELECTRICAL
- UNDERGROUND CABLE
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- BOLLARD
- MAILBOX
- SIGN
- WETLAND FLAG
- SNAG
- DECIDUOUS MULTI-TRUNK
- DECIDUOUS
- CONIFER MULTI-TRUNK
- CONIFER

ABBREVIATION LEGEND

MON = MONUMENT
DN = DOWN
SP = SHORT PLAT
BLA = BOUNDARY LINE ADJUSTMENT
DBH = DIAMETER AT BREAST HEIGHT (FT)
DLR = DRIP LINE RADIUS (FT)
APN = ASSESSORS PARCEL NUMBER
AF# = AUDITOR'S FILE NUMBER
WD = WOOD
CL = CHAIN LINK
(M) = AS MEASURED
(C) = AS CALCULATED
(P) = PER PLAT
(D) = PER DEED
(R#) = PER REFERENCE SURVEY
(H) = HELD



PLOG ENGINEERING
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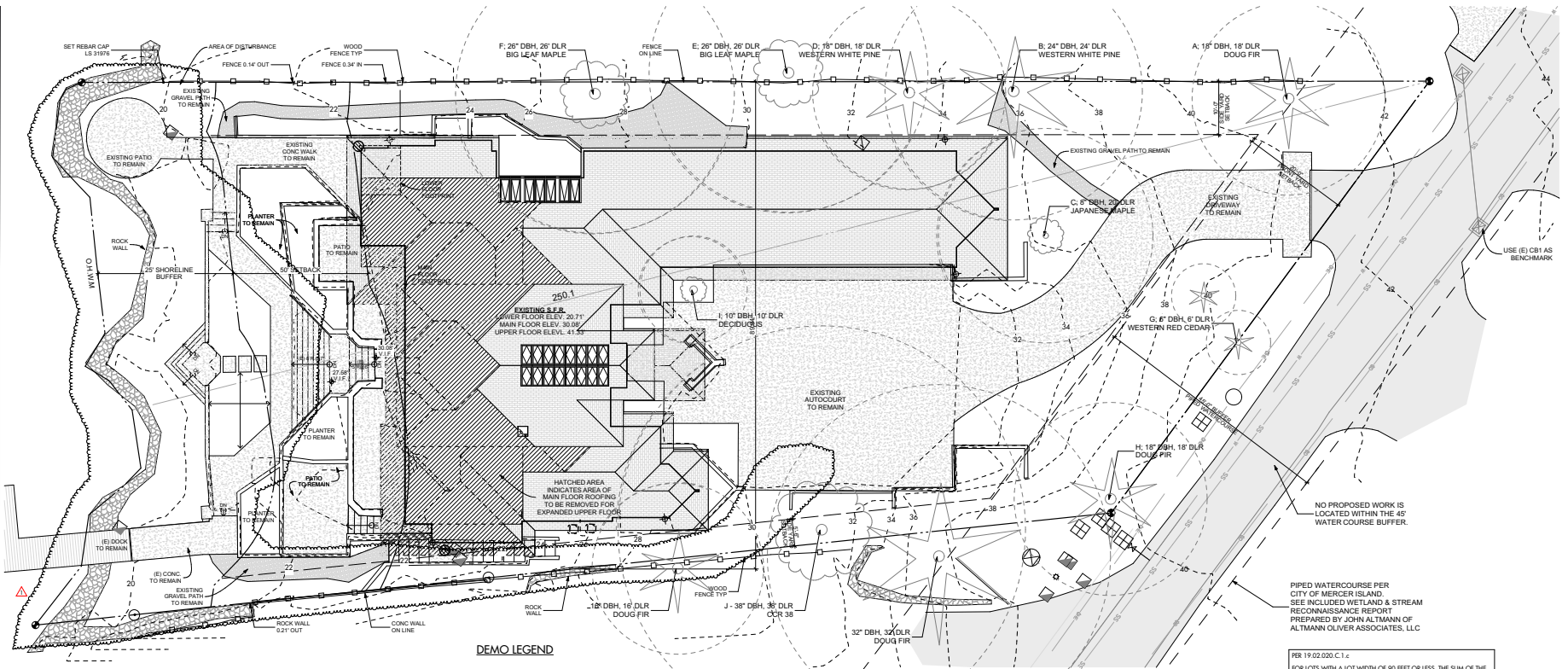
NE1/4, SE1/4, SEC 11, TWP 24N, RNG 4E, W.M.
BOUNDARY & TOPOGRAPHIC SURVEY

MIKE & ANNE SEIFERT
3261 67TH AVE SE, MERCER ISLAND, WA 98040

PROJECT NO.:	REVISION DATE:	REVISION NO.:	SHEET
173-22	10/08/2022	0	1 OF 1



GELOTTE HOMMARS DRIVDAHL
ARCHITECTURE
2340 120th Ave NE, Suite 100, Bellevue, WA 98005
425.878.3081



LOT SLOPE:

LOT HIGH POINT=	42.5'
LOT LOW POINT=	17.3'
ELEVATION DIFFERENCE	25.2'
HORIZ. DIST. BTWN. H.P. & L.P.=	250.1
LOT SLOPE (25.2' / 250.1' x 100)	10.07%
TOTAL ALLOWABLE LOT COVERAGE=	40% MAX.

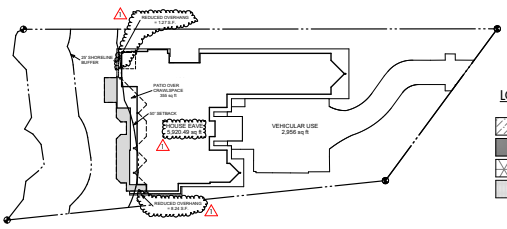
LOT COVERAGE CALCS:

NET LOT AREA:	18,962 SQFT
ALLOWED LOT COVERAGE AREA:	7,584.8 SQFT
EXISTING LOT COVERAGE:	40%
MAIN STRUCTURE ROOF AREA:	5,920.49 SQFT
PATIOS OVER CRAWL SPACE:	365 SQFT
VEHICULAR USE:	2,956 SQFT
EXISTING LOT COVERAGE REMOVED:	
MAIN STRUCTURE ROOF AREA:	9.51 SQFT
TOTAL EXISTING LOT COVERAGE AREA:	9,231.49 SQFT
	48.7%

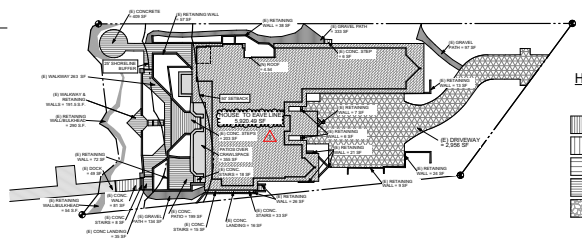
HARDSCAPE CALCS:

NET LOT AREA:	18,962 SQFT
ALLOWED HARDSCAPE AREA:	1,706.58 SQFT
EXISTING HARDSCAPE AREA:	9%
GRAVEL PATHS:	564 SQFT
RETAINING WALLS/BULKHEAD:	658 SQFT
STAIRS:	399 SQFT
WALKWAYS:	1,068 SQFT
DOCK:	49 SQFT
TOTAL EXISTING HARDSCAPE AREA:	2,708 SQFT
	14.2%

AREAS TO BE DEMOLISHED



- LOT COVERAGE**
- (E) HOUSE EAVES
 - (N) HOUSE EAVES
 - VEHICLE USE
 - DECK W/ CRAWLSPACE



- HARDSCAPE**
- GRAVEL
 - STAIRS & LANDINGS
 - DECK/PATIO/CONC.
 - RETAINING WALLS
 - RETAINING WALL/BULKHEAD

DEMOLITION SITE PLAN

PROJECT ADDRESS
3261 67TH AVE SE
MERCER ISLAND, WA 98040

ZONING CLASSIFICATION
R-15

LEGAL DESCRIPTION & TAX PARCEL NUMBER

THAT PORTION OF TRACT 7, JERSEY WATERFRONT ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 64, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT ON THE WEST LINE OF HOOD AVENUE IN THE PLAT OF SAID ADDITION, WHERE SAID WEST LINE OF HOOD AVENUE IS INTERSECTED BY THE NORTHERLY LINE OF SAID TRACT 7; THENCE SOUTH ALONG THE WEST LINE OF HOOD AVENUE AND THE EAST LINE OF TRACT 7, A DISTANCE OF 90 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 53°30'00" WEST TO THE SHORE LINE OF LAKE WASHINGTON 100 FEET; THENCE SOUTHEASTERLY ALONG THE SHORE LINE OF LAKE WASHINGTON 100 FEET; THENCE NORTHEASTERLY TO A POINT ON THE EASTERLY LINE OF SAID TRACT 7, WHICH POINT IS 100 FEET SOUTH OF THE TRUE POINT OF BEGINNING; THENCE NORTH ALONG SAID HOOD AVENUE AND THE EAST LINE OF SAID TRACT 7, A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING; TOGETHER WITH SECOND CLASS SHORE LINES ADJOINING SAID PREMISES, SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NUMBER: 370890-0065

SHORELINE IMPERVIOUS SURFACES CALCS:

0-25' SHORELINE

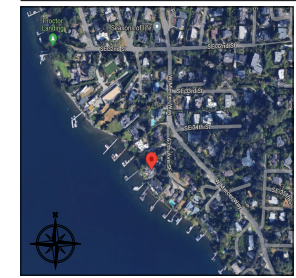
TOTAL LOT AREA:	2,749 SQFT
ALLOWED 10% IMPERVIOUS:	274.9 SQFT
(LOT COVERAGE & HARDSCAPE)	
TOTAL EXISTING AREA:	1,060 SQFT
TOTAL PROJECT AREA:	785.1 SQFT OVER
	28.5%

25-50' SHORELINE

TOTAL LOT AREA:	2,503 SQFT
ALLOWED 30% IMPERVIOUS:	750.9 SQFT
(LOT COVERAGE & HARDSCAPE)	
TOTAL EXISTING AREA:	1,876 SQFT
TOTAL PROJECT AREA:	924.1 SQFT OVER
	66.9%

PER 19.02.020.C.1.c
FOR LOTS WITH A LOT WIDTH OF 90 FEET OR LESS, THE SUM OF THE SIDE YARDS WIDTH SHALL BE AT LEAST 15 FEET.
LOT WIDTH OF 89.94' WITH A SIDE YARDS WIDTH SUM OF 15.5'
NO TREES ARE PROPOSED TO BE REMOVED.

VICINITY MAP



PERMIT SET REVS #1 (03.29.2024)

SEIFERT REMODEL

Job No.	2219
Project Manager	SD
Issue Date	03/29/2024

NO.	DATE	REVISION
1	03/29/2024	OWNER REVISIONS

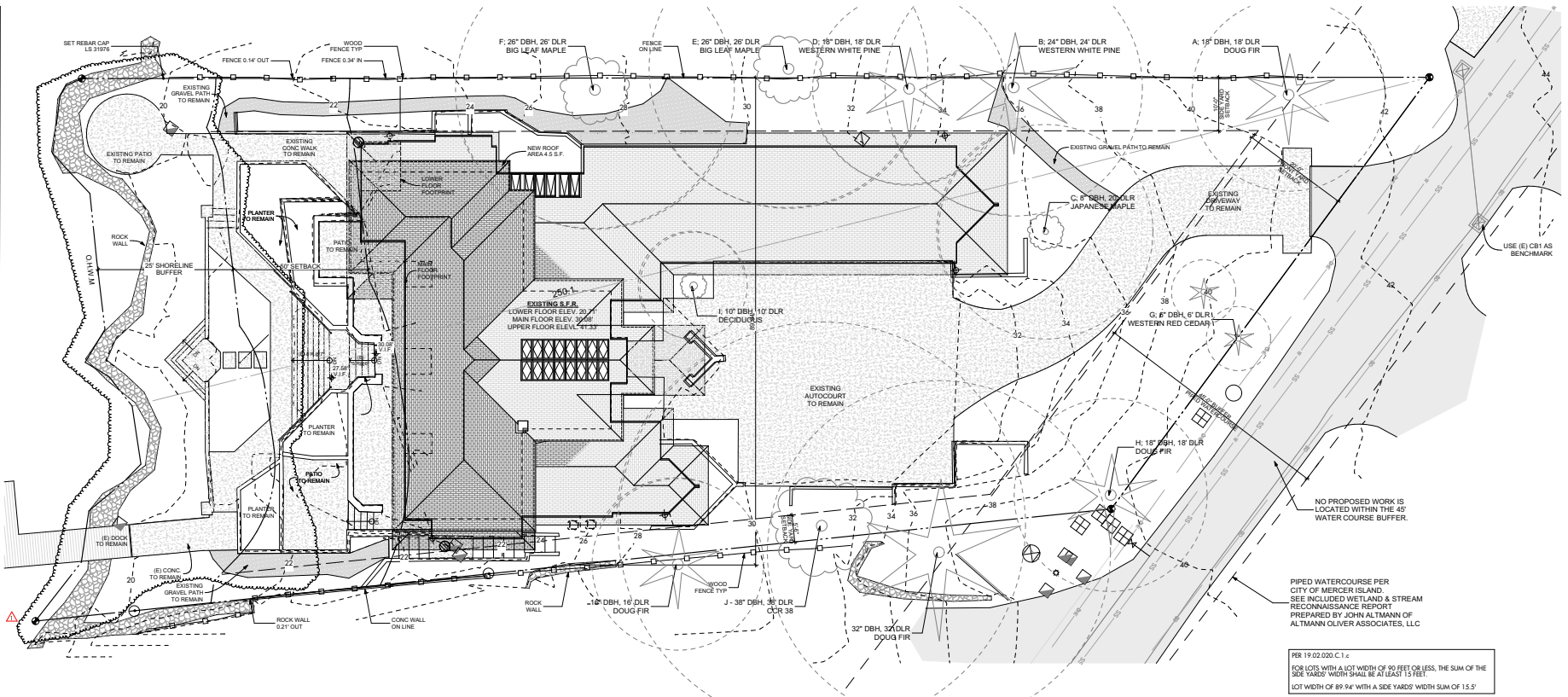


DEMOLITION SITE PLAN

A1.01



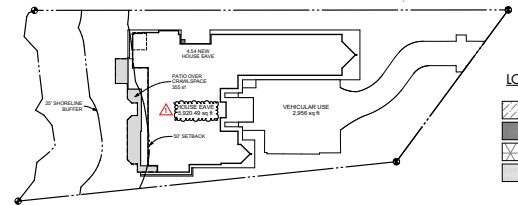
GELLOTTE HOMMAS ORIVDAHL
ARCHITECTURE
2340 120th Ave. NE, Suite 100, Bellevue, WA 98005
425.878.3081



PER 19.02.020.C.1.c
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LOT WIDTH OF 89.94' WITH A SIDE YARDS WIDTH SUM OF 15.5'
NO TREES ARE PROPOSED TO BE REMOVED.

LOT COVERAGE CALCS:

NET LOT AREA:	18,962 SQFT
ALLOWED LOT COVERAGE AREA:	7,584.8 SQFT
EXISTING LOT COVERAGE AREA:	40%
TOTAL NEW LOT COVERAGE AREA:	9,231.49 SQFT
ROOF AREA:	4.54 SQFT
TOTAL PROJECT LOT COVERAGE AREA:	9,236.03 SQFT
	48.7%



LOT COVERAGE

- (E) HOUSE EAVES
- (N) HOUSE EAVES
- VEHICLE USE
- DECK W/ CRAWLSPACE

PROPOSED ARCHITECTURAL SITE PLAN
SCALE 1/8" = 1'-0"

PROJECT ADDRESS
3261 67TH AVE SE
MERCER ISLAND, WA 98040

ZONING CLASSIFICATION
R-15

LEGAL DESCRIPTION & TAX PARCEL NUMBER

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TAX PARCEL NUMBER: 370890-0065

SHORELINE IMPERVIOUS SURFACES CALCS:

0-25' SHORELINE

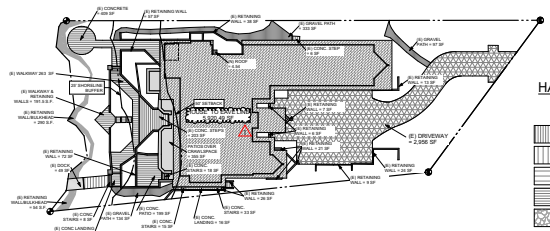
TOTAL LOT AREA:	2,749 SQFT
ALLOWED 10% IMPERVIOUS: (LOT COVERAGE & HARDSCAPE)	274.9 SQFT
TOTAL EXISTING AREA:	1,060 SQFT
TOTAL PROJECT AREA:	785.1 SQFT OVER 28.5%

25-50' SHORELINE

TOTAL LOT AREA:	2,503 SQFT
ALLOWED 30% IMPERVIOUS: (LOT COVERAGE & HARDSCAPE)	750.9 SQFT
TOTAL EXISTING AREA:	1,876 SQFT
TOTAL PROJECT AREA:	924.1 SQFT OVER 66.9%

HARDSCAPE CALCS:

NET LOT AREA:	18,962 SQFT
ALLOWED HARDSCAPE AREA:	1,706.58 SQFT
EXISTING HARDSCAPE AREA:	9%
TOTAL PROJECT HARDSCAPE AREA:	2,708 SQFT
	14.2%



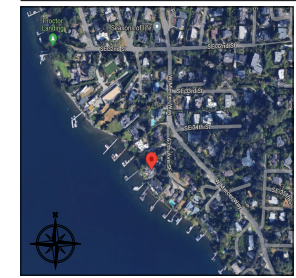
HARDSCAPE

- GRAVEL
- STAIRS & LANDINGS
- DECK/PATIO/CONC
- RETAINING WALLS
- RETAINING WALL/BULKHEAD

TOTAL NEW IMPERVIOUS SURFACES

NEW HOUSE EAVE	4.54 SQFT
TOTAL NEW:	4.54 SQFT

VICINITY MAP



PERMIT SET REVS #1 (03.29.2024)

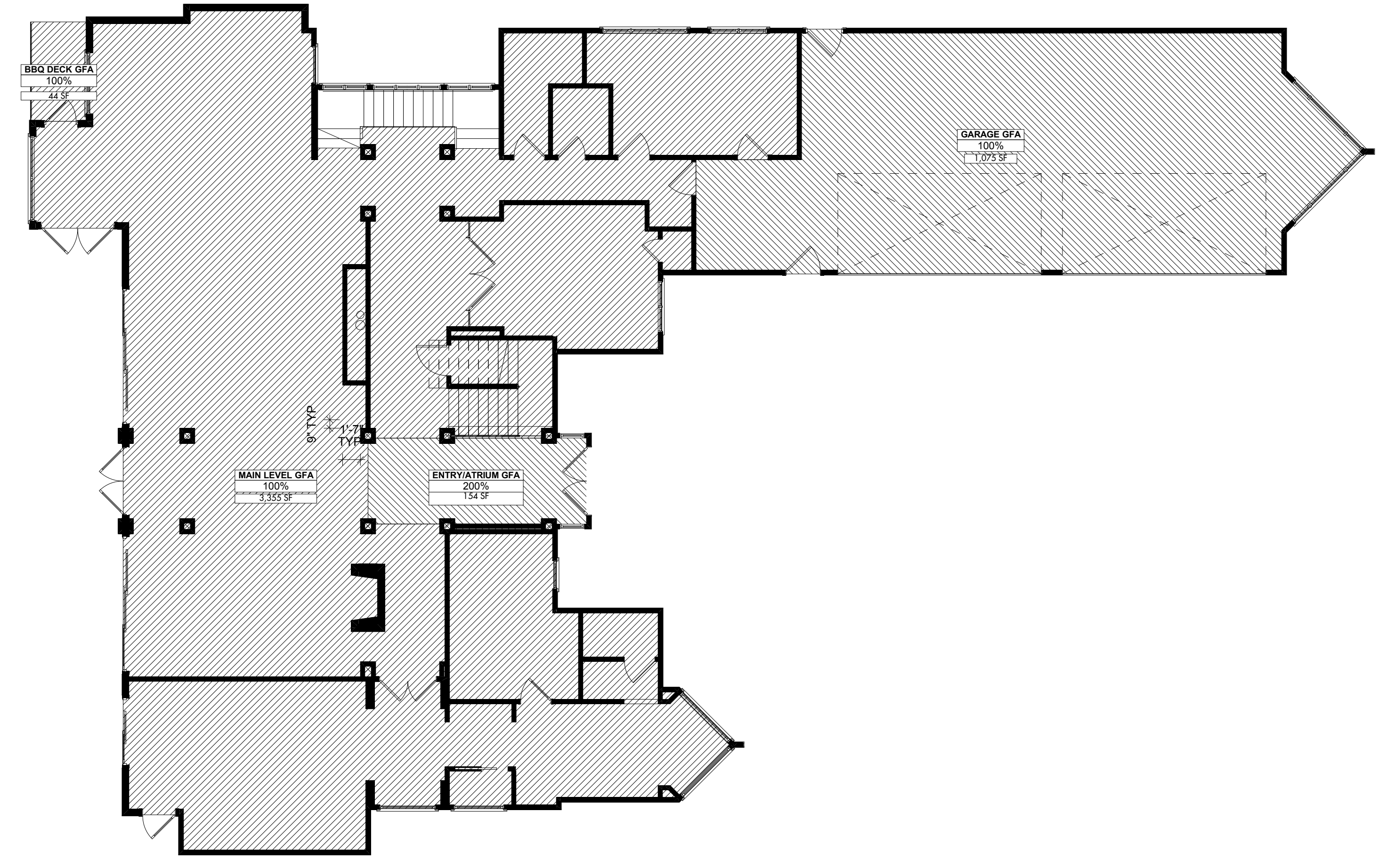
Rev. No.	DATE	REVISION
1	03/29/2024	OWNER REVISIONS



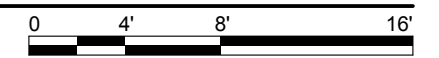
PROPOSED ARCHITECTURAL SITE PLAN

A1.02

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GFA MAIN FLOOR
SCALE: 1/8" = 1'-0"



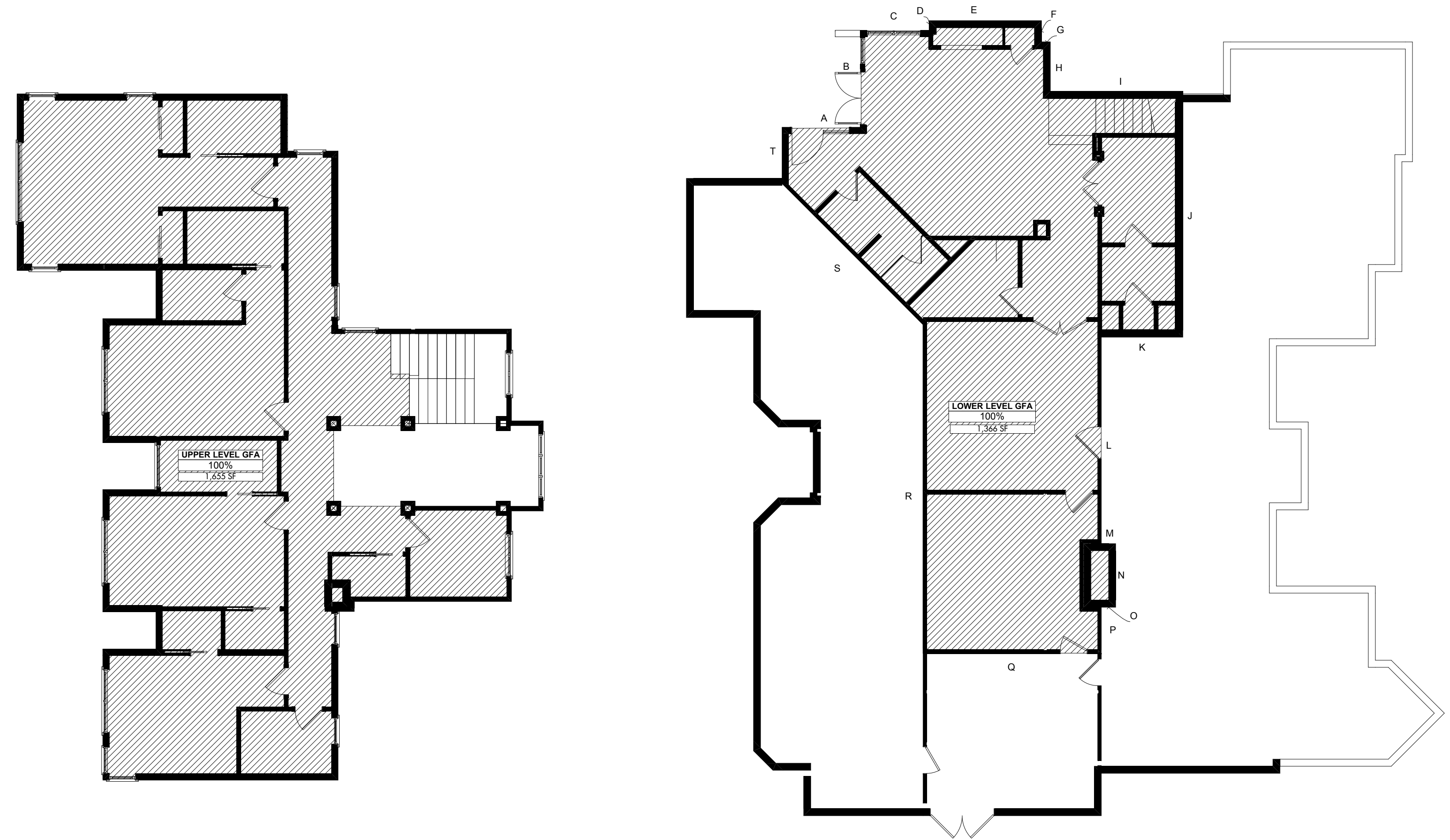
Seifert Addition/Remodel
Gross Floor Area
22-Dec-23

Allowable Area:	Lot Area	Code factor	7,595
Proposed Areas:			
Lower Floor:			880
Main Floor:			3,355
Interior Entry 200%:			154
BBO Deck:			44
Upper Floor:			1,655
Attached Garage:			1,075
Total Area:			7,162
Proposed % of Lot Area:			38%

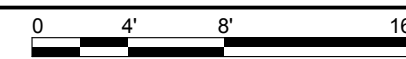
Lower Floor Area exclusions
Seifert Residence
Revised 1/09/2024

Point	Length	Wall ht.	midpoint ht.	Coverage	Result	Percentage
A	7.35	8.38	0.00	0.00	0.00	0%
B	6.83	8.38	0.00	0.00	0.00	0%
C	6.42	8.38	1.79	0.21	1.37	1%
D	1.00	8.38	2.29	0.27	0.27	0%
E	10.58	8.38	3.04	0.36	3.84	4%
F	2.00	8.38	4.00	0.48	0.96	1%
G	0.83	8.38	4.13	0.49	0.41	0%
H	4.86	8.38	4.29	0.51	2.39	2%
I	12.50	8.38	5.79	0.69	8.64	9%
J	23.19	8.38	6.00	0.72	16.63	17%
K	7.69	8.38	5.13	0.61	4.70	5%
L	19.48	8.38	4.16	0.50	9.68	10%
M	1.35	8.38	4.00	0.48	0.65	1%
N	6.00	8.38	3.79	0.45	2.72	3%
O	1.35	8.38	3.68	0.44	0.59	1%
P	4.33	8.38	3.54	0.42	0.57	1%
Q	16.83	8.38	2.83	0.34	1.46	1%
R	31.00	8.38	2.29	0.27	8.48	8%
S	18.66	8.38	1.50	0.18	3.34	3%
T	5.33	8.38	0.00	0.00	0.00	0%
	187.37					67%

Total floor area to outside of exterior wall: 1366
Total % / Total length: 0.36
Total area excluded from Gross Floor area: 486.15
Total area remaining that counts toward Gross Floor Area: 879.85



GFA UPPER FLOOR
SCALE: 1/8" = 1'-0"



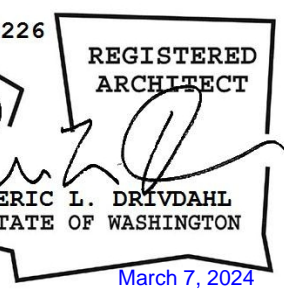
GFA LOWER FLOOR
SCALE: 1/8" = 1'-0"



SEIFERT REMODEL
3261 67TH AVE SE
MERCER ISLAND, WA 98040

Job No: 2219
Project Manager: DG
Issue Date: 03/06/2024

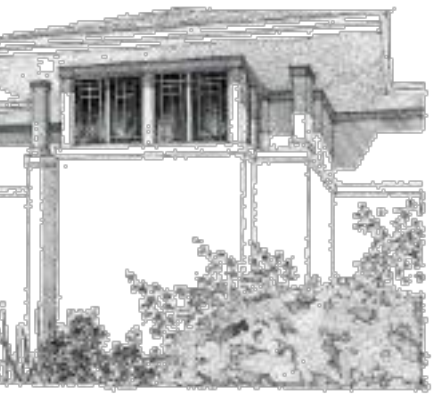
NO.	DATE	REVISION



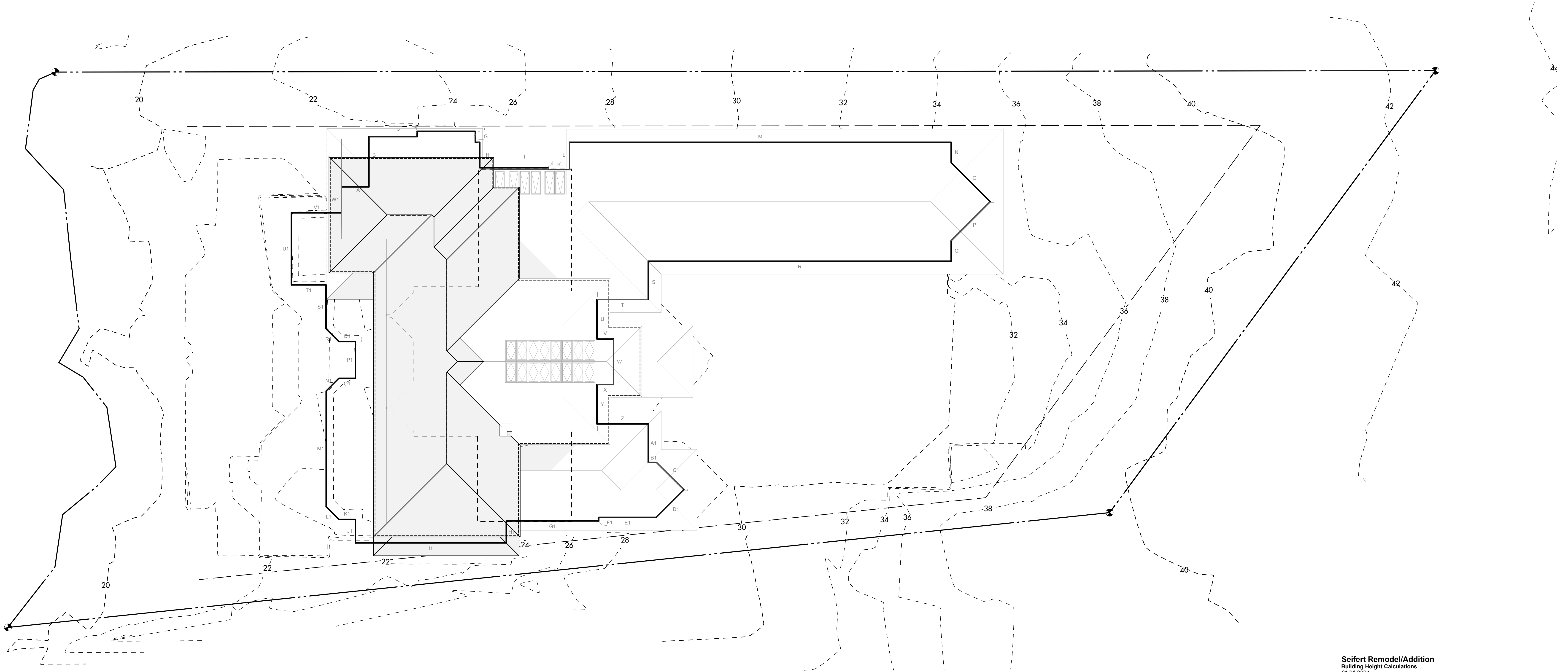
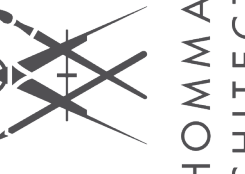
GROSS FLOOR AREA
CALCS

A1.03

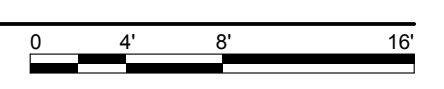
PERMIT SET (03.06.2024)



GELOTTE HOMMAS DRIVDAHL
ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081



BUILDING HEIGHTS SITE PLAN
SCALE: 1/8" = 1'-0"



Seifert Remodel/Addition
Building Height Calculations
01.21.2024

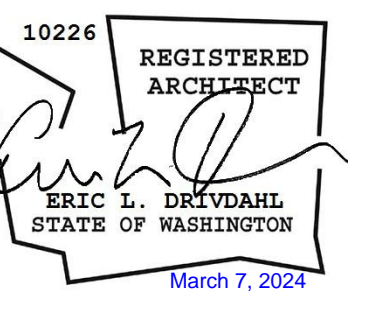
Point	Length	Mid. Elev	Product
A	7.30	20.71	151.18
B	6.83	20.71	141.45
C	6.42	21.00	134.82
D	1.00	21.17	21.17
E	10.58	23.75	251.28
F	2.00	24.33	48.66
G	0.83	24.50	20.34
H	4.86	24.58	119.54
I	12.50	25.00	312.50
J	0.33	25.67	8.80
K	3.83	27.00	103.41
L	5.00	27.25	136.25
M	69.50	30.33	2107.94
N	3.71	34.33	127.36
O	10.00	34.67	346.70
P	10.00	34.67	346.70
Q	3.71	34.33	127.36
R	55.17	29.82	1645.17
S	7.00	30.00	210.00
T	3.33	29.80	99.23
U	7.19	30.00	215.83
V	3.00	30.00	90.00
W	8.29	30.00	248.70
X	3.00	30.00	90.00
Y	2.19	30.00	65.70
Z	9.33	30.00	279.90
A1	7.00	30.00	210.00
B1	4.50	30.00	135.00
C1	7.08	30.00	212.50
D1	3.00	30.00	90.00
E1	10.50	28.83	302.72
F1	0.67	27.83	18.56
G1	16.83	29.75	498.89
H1	4.00	24.33	97.32
I1	27.48	29.75	817.59
J1	4.29	22.58	96.78
K1	3.00	22.50	67.50
L1	3.30	22.50	74.25
M1	21.06	22.33	470.33
N1	3.30	22.25	73.43
O1	3.00	22.25	66.75
P1	6.67	22.25	148.32
Q1	3.00	22.17	66.51
R1	3.30	22.17	73.16
S1	3.00	22.17	66.51
T1	6.33	21.83	138.26
U1	13.13	20.70	271.89
V1	8.35	20.70	172.77
W1	4.75	20.71	98.37
TOTAL	421.93		7895.61

Ave. Bldg. Elevation: 26.92
Height Allowed: 30.00
Allowable Height: 56.92

SEIFERT REMODEL
3261 67TH AVE SE
MERCER ISLAND, WA 98040

Job No. 2219
Project Manager: DG
Issue Date: 03/06/2024

NO.	DATE	REVISION

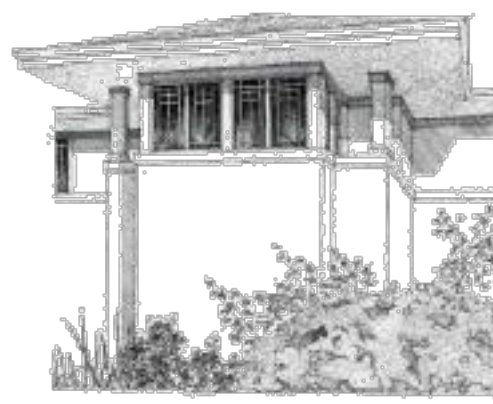


BUILDING HEIGHT CALCS

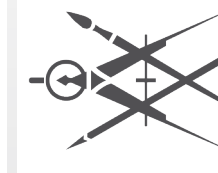
A1.04

PERMIT SET (03.06.2024)

FILE: 2219 Seifert Remodel and Addition - RFRD - Worksheet: AArch, 6.2024



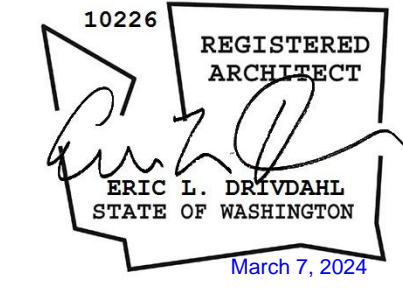
GELOTTE HOMMAS DRIVDAHL
ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081



SEIFERT REMODEL
3261 67TH AVE SE
MERCER ISLAND, WA 98040

Job No. 2219
Project Manager: DG
Issue Date: 03/06/2024

NO.	DATE	REVISION

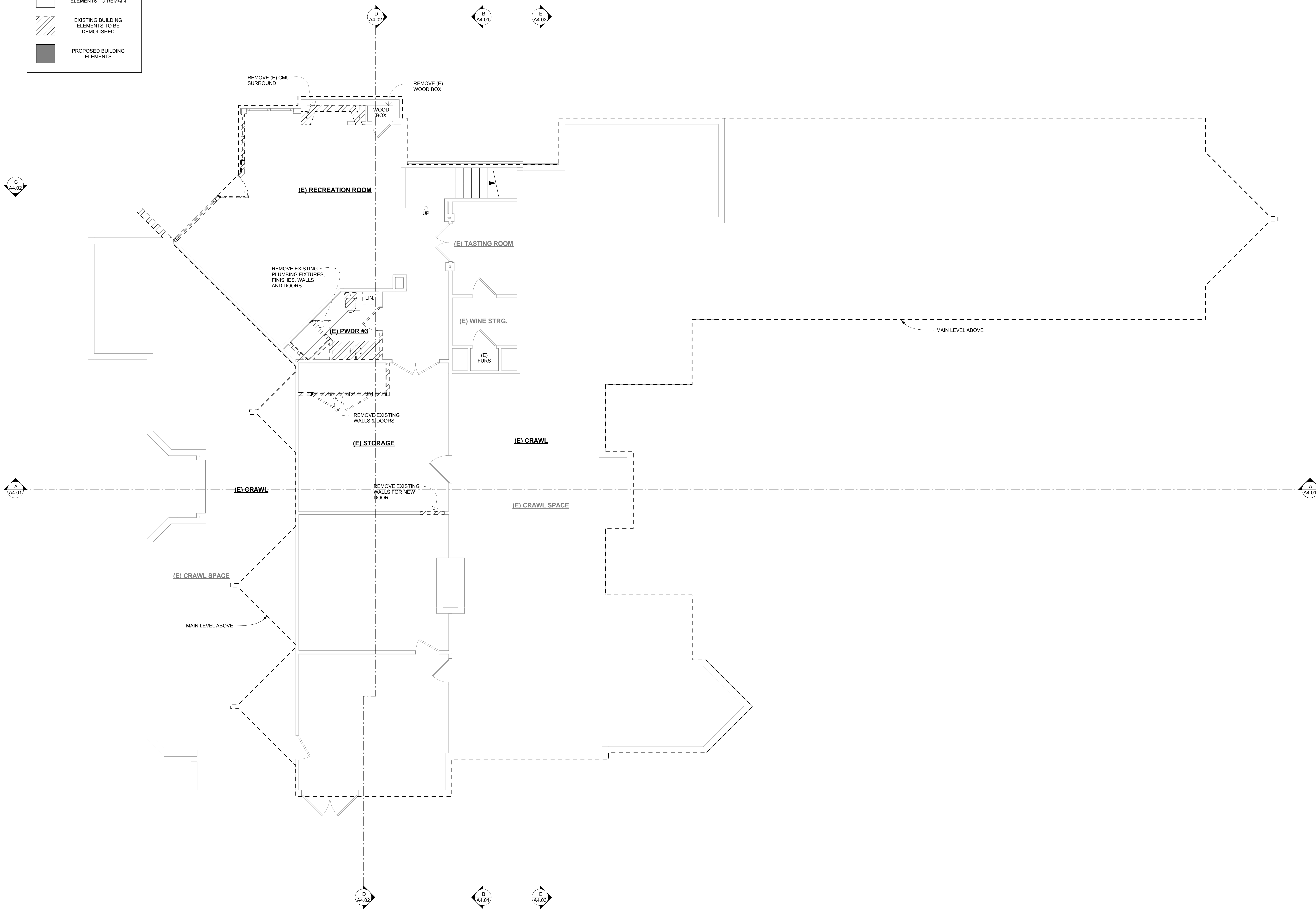


LOWER FLOOR PLAN
DEMO

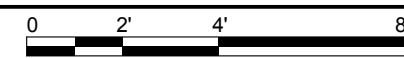
A2.01D

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EXISTING BUILDING ELEMENTS TO REMAIN
EXISTING BUILDING ELEMENTS TO BE DEMOLISHED
PROPOSED BUILDING ELEMENTS

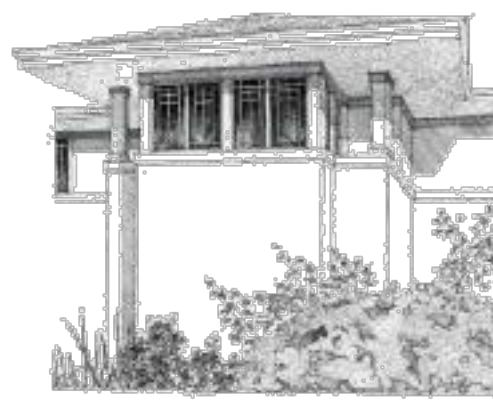


LOWER FLOOR DEMO
SCALE: 1/4" = 1'-0"

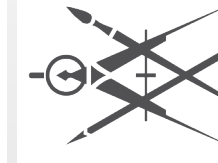


FILE: 2219 Seifert Remodel and Addition - DEMO - Worksheet: March 6, 2024

PERMIT SET (03.06.2024)



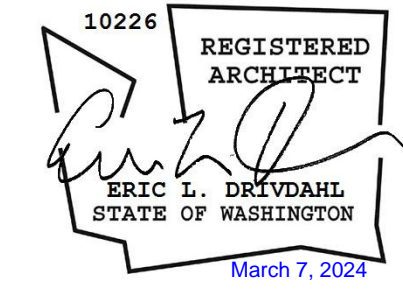
GELOTTE HOMMAS DRIVDAHL
ARCHITECTURE
23401 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081



SEIFERT REMODEL
3261 67TH AVE SE
MERCER ISLAND, WA 98040

Job No. 2219
Project Manager: DG
Issue Date: 03/06/2024

NO.	DATE	REVISION

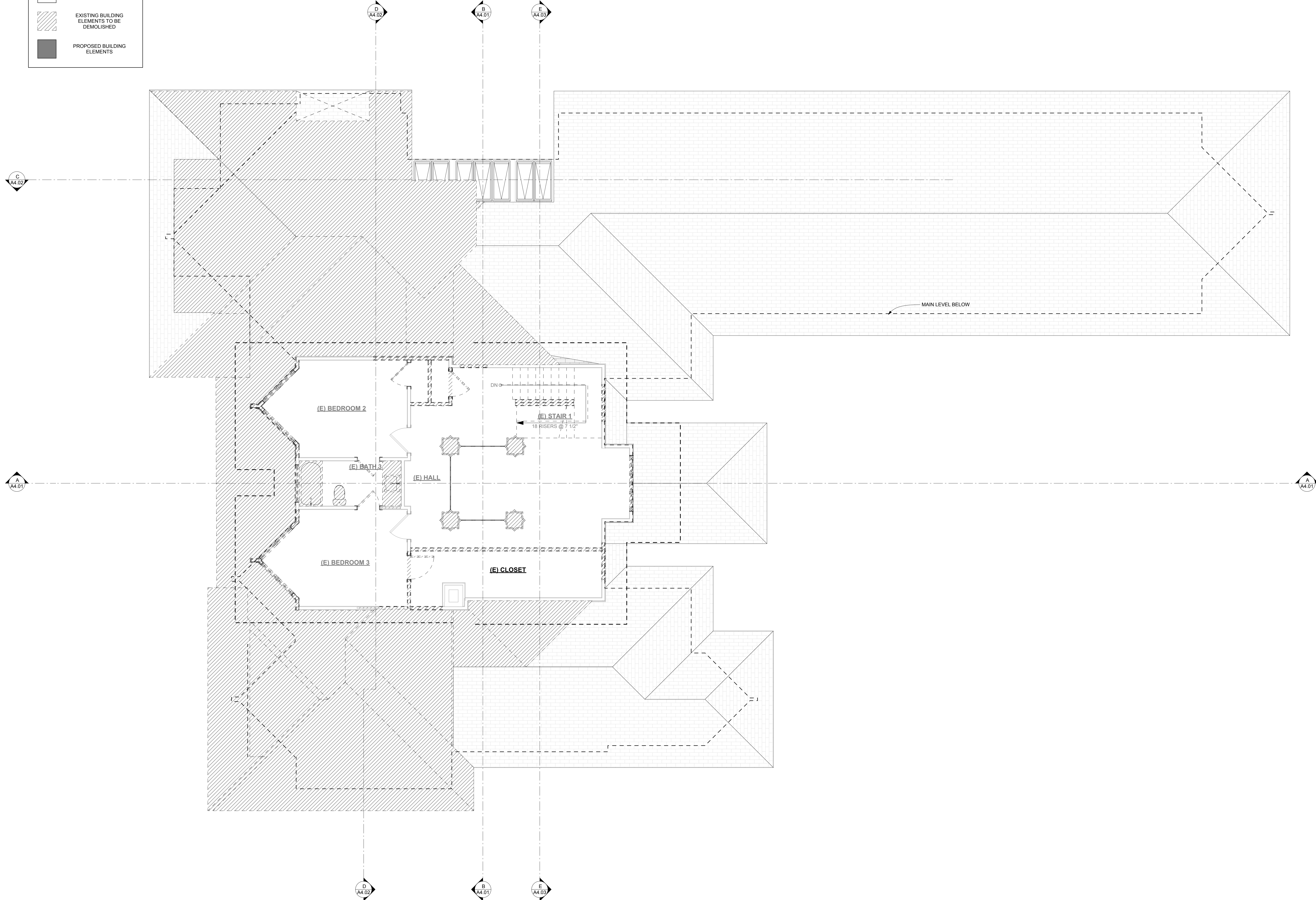


UPPER FLOOR PLAN
DEMO

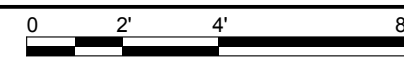
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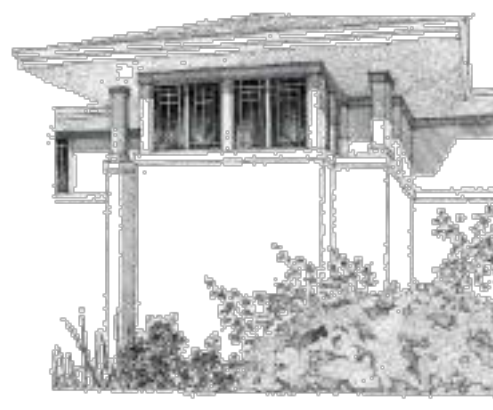
EXISTING BUILDING ELEMENTS TO REMAIN
 EXISTING BUILDING ELEMENTS TO BE DEMOLISHED
 PROPOSED BUILDING ELEMENTS



UPPER FLOOR DEMO
SCALE: 1/4" = 1'-0"

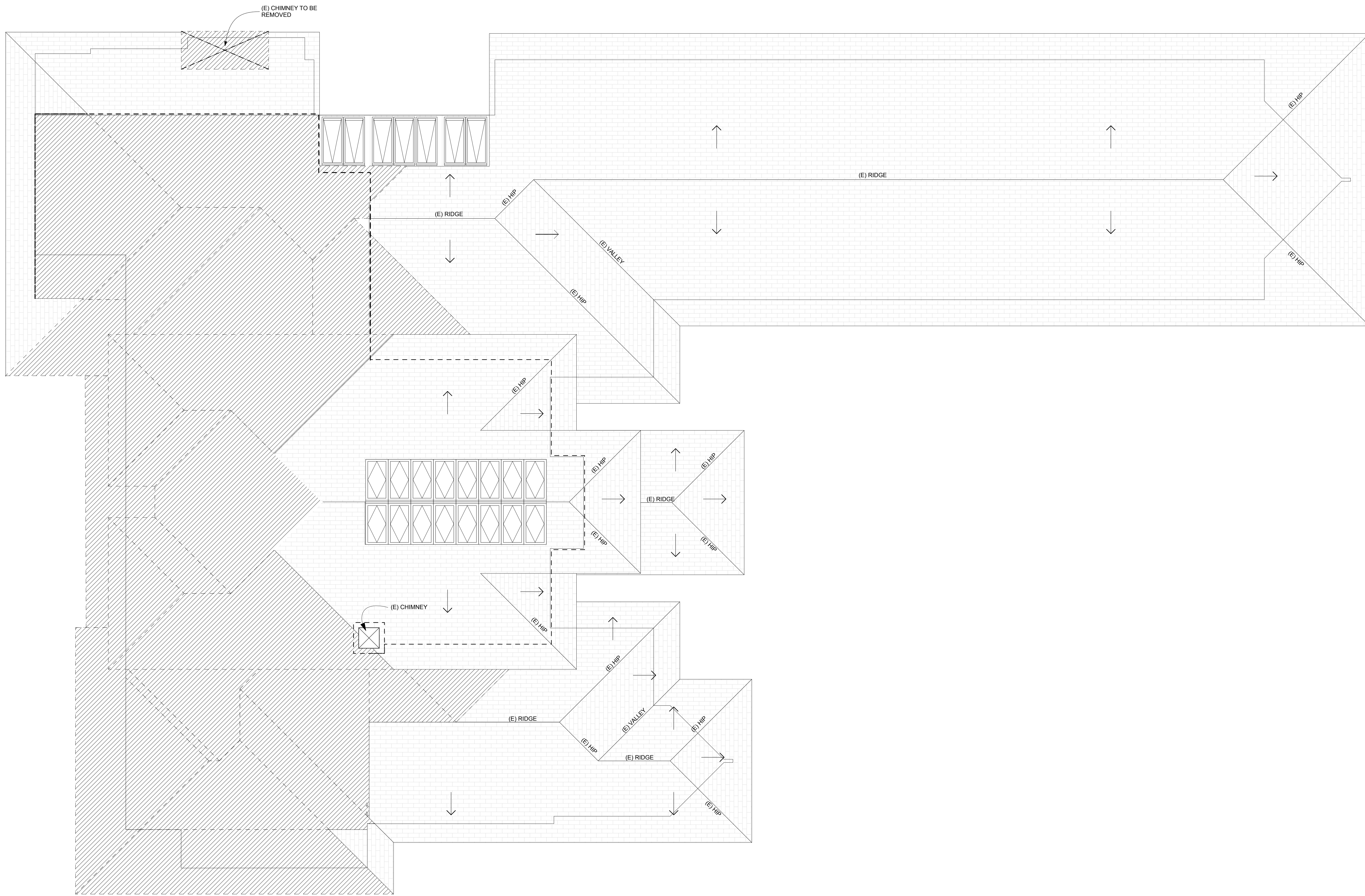


PERMIT SET (03.06.2024)

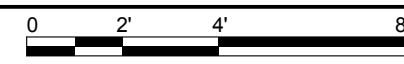


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425.828.3081

	EXISTING BUILDING ELEMENTS TO REMAIN
	EXISTING BUILDING ELEMENTS TO BE DEMOLISHED
	PROPOSED BUILDING ELEMENTS



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

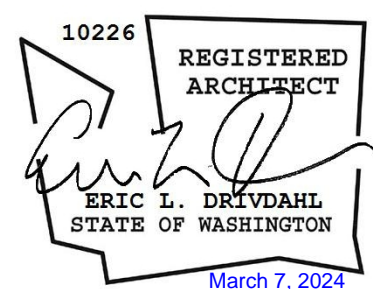


PERMIT SET (03.06.2024)

Job No. 2219
Project Manager: DG
Issue Date: 03/06/2024

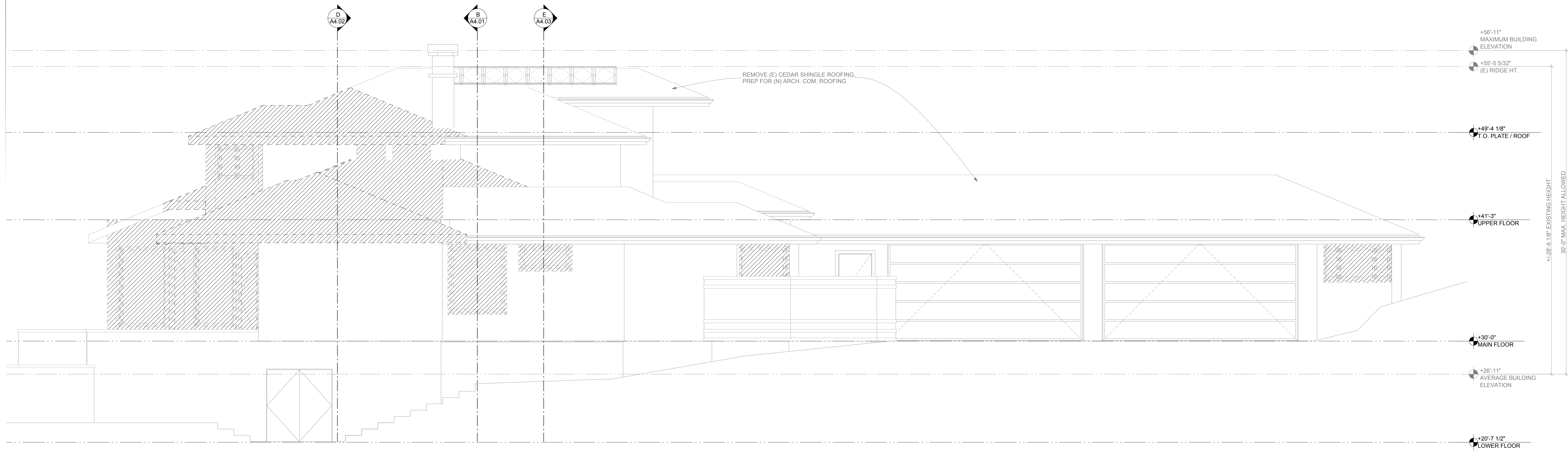
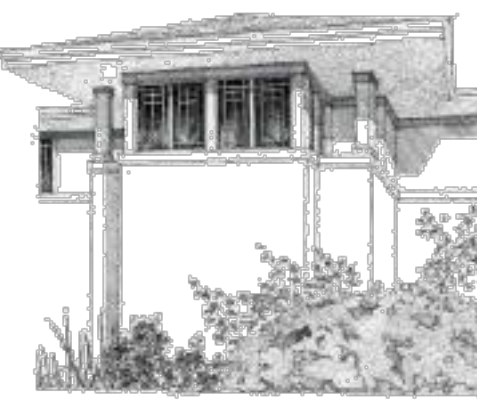
NO.	DATE	REVISION

SEIFERT REMODEL
3261 67TH AVE SE
MERCER ISLAND, WA 98040

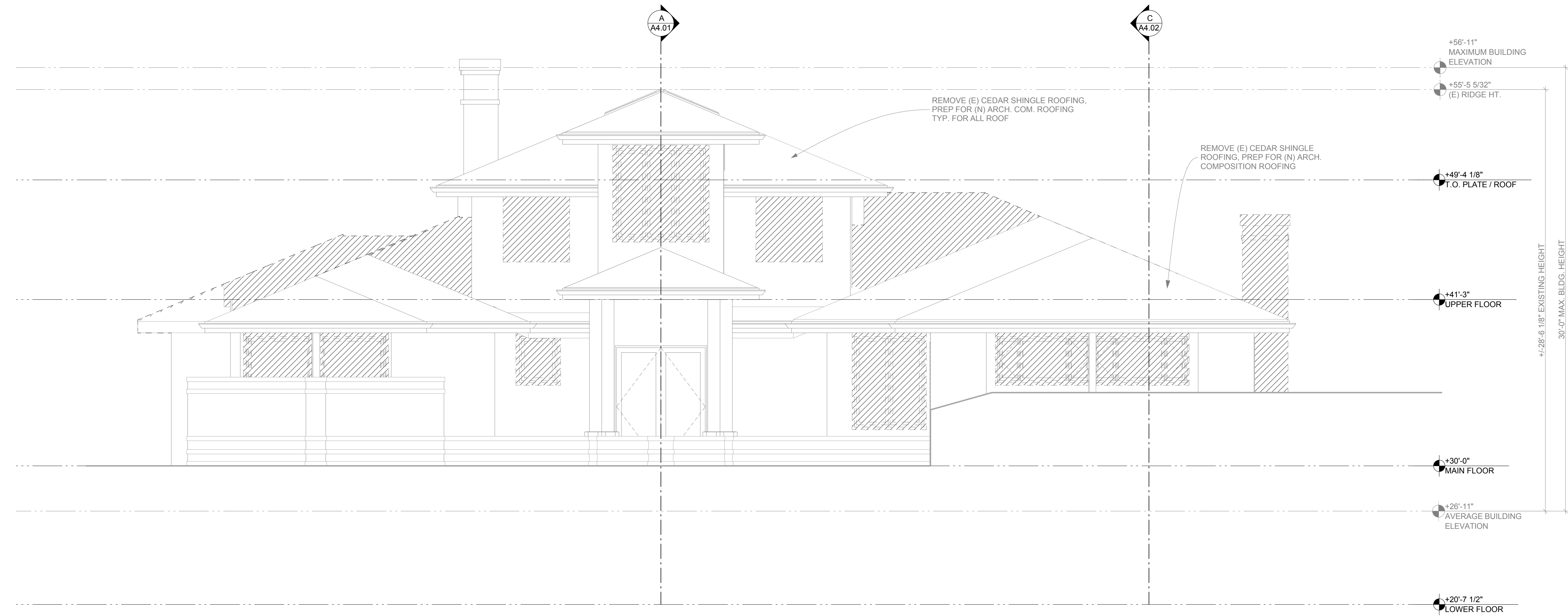


ROOF PLAN DEMO

A2.04D



2 SOUTH ELEVATION DEMO
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION DEMO
SCALE: 1/4" = 1'-0"

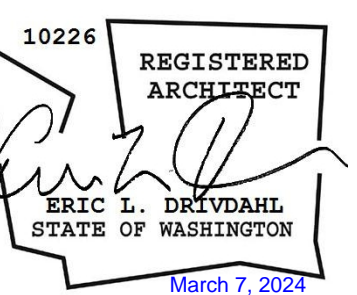
PERMIT SET (03.06.2024)

SEIFERT REMODEL

3261 67TH AVE SE
MERCER ISLAND, WA 98040

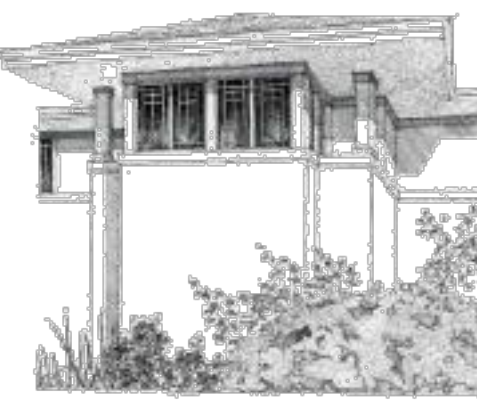
Job No. 2219
Project Manager: DG
Issue Date: 03/06/2024

NO.	DATE	REVISION

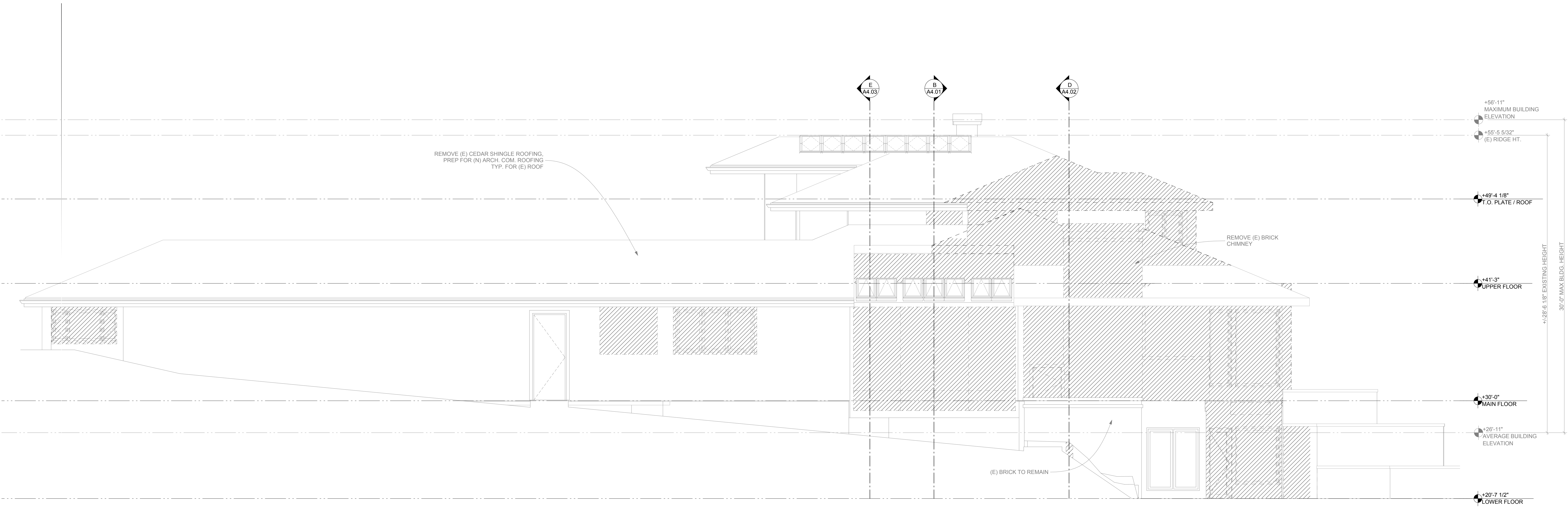


EXTERIOR ELEVATIONS
DEMO

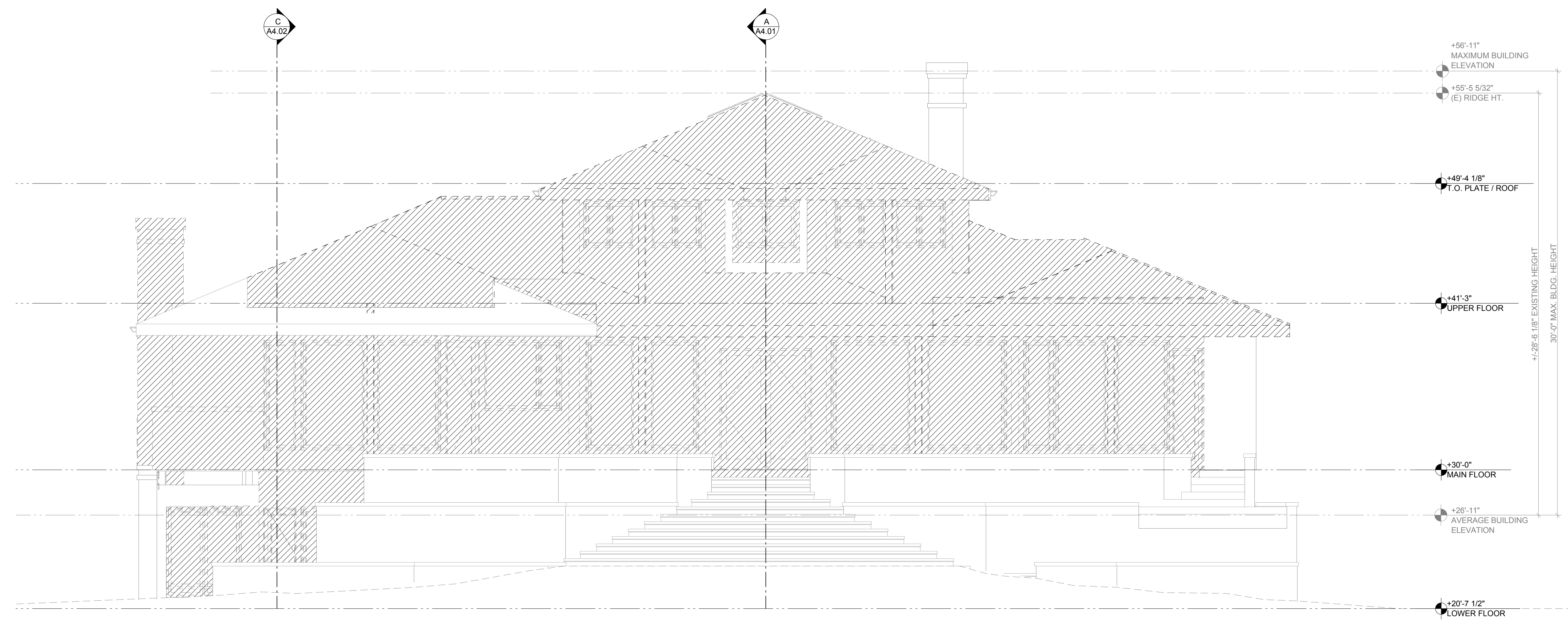
A3.01D



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 425.828.3081



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



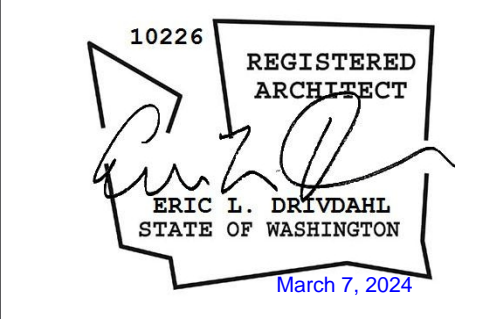
3 WEST ELEVATION DEMO
 SCALE: 1/4" = 1'-0"

PERMIT SET (03.06.2024)

SEIFERT REMODEL
 3261 67TH AVE SE
 MERCER ISLAND, WA 98040

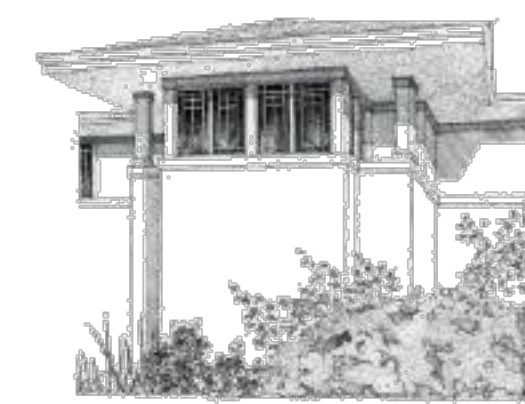
Job No. 2219
 Project Manager: DG
 Issue Date: 03/06/2024

NO.	DATE	REVISION

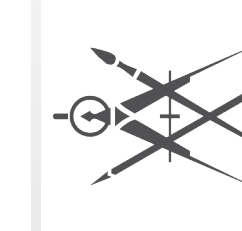


EXTERIOR ELEVATIONS
 DEMO

A3.02D



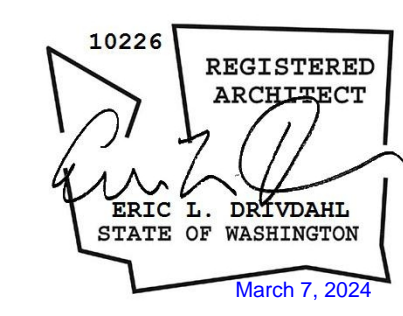
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2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.628.3081



SEIFERT REMODEL
37261 67TH AVE SE
MERCER ISLAND, WA 98040

Job No. 2219
Project Manager: DG
Issue Date: 03/06/2024

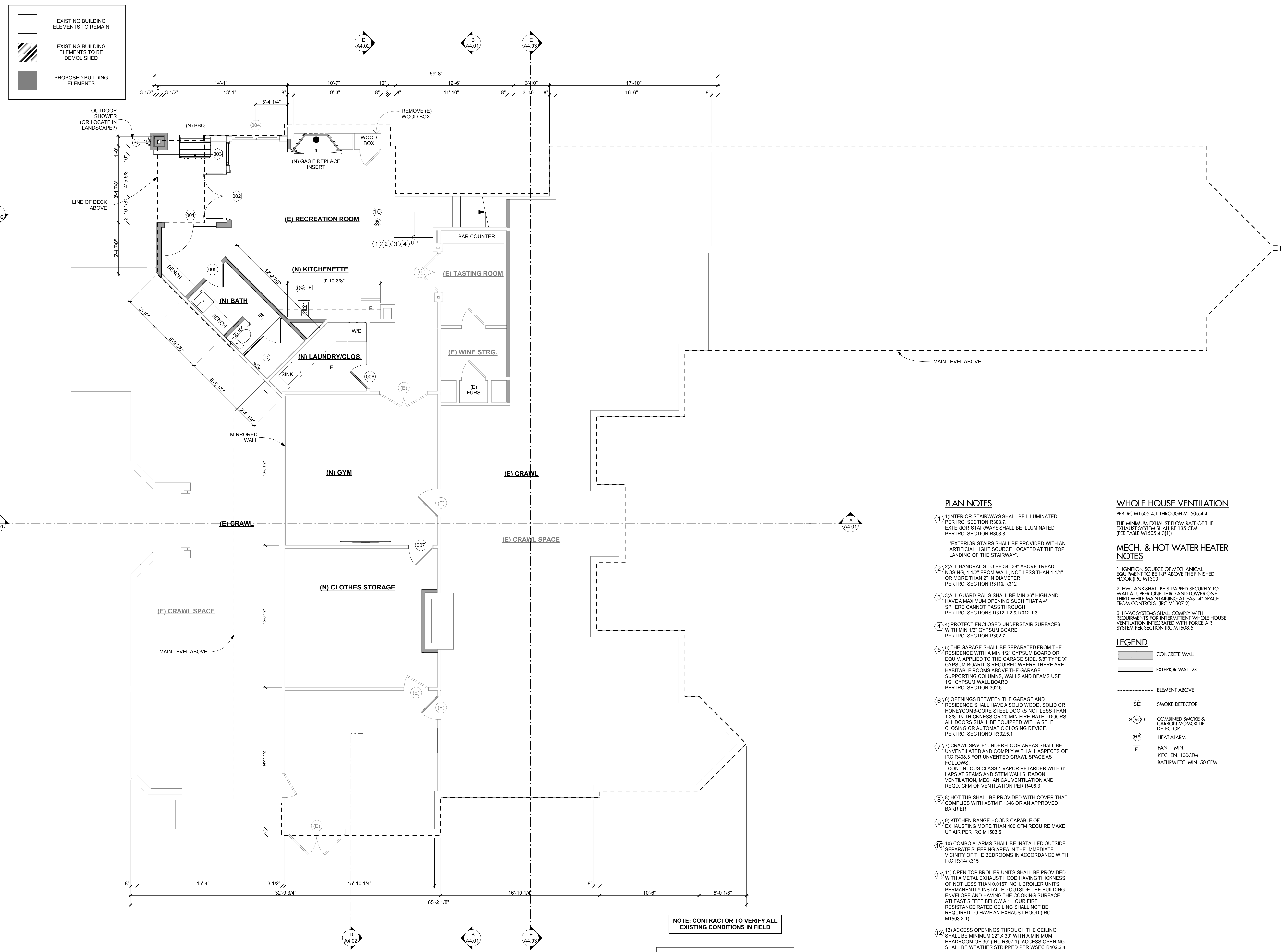
NO.	DATE	REVISION



LOWER FLOOR PLAN
PROPOSED

A2.01

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- PLAN NOTES**
- INTERIOR STAIRWAYS SHALL BE ILLUMINATED PER IRC SECTION R303.7. EXTERIOR STAIRWAYS SHALL BE ILLUMINATED PER IRC SECTION R303.8. EXTERIOR STAIRS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY.
 - 2" ALL HANDRAILS TO BE 34"-38" ABOVE TREAD NOSING, 1 1/2" FROM WALL, NOT LESS THAN 1 1/4" OR MORE THAN 2" IN DIAMETER PER IRC SECTION R311 & R312
 - 3" ALL GUARD RAILS SHALL BE MIN 36" HIGH AND HAVE A MAXIMUM OPENING SUCH THAT A 4" SPHERE CANNOT PASS THROUGH PER IRC SECTIONS R312.1.2 & R312.1.3
 - PROTECT ENCLOSED UNDERSTAIR SURFACES WITH MIN 1/2" GYPSUM BOARD PER IRC SECTION R302.7
 - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE WITH A MIN 1/2" GYPSUM BOARD OR EQUIV. APPLIED TO THE GARAGE SIDE. 5/8" TYPE 'X' GYPSUM BOARD IS REQUIRED WHERE THERE ARE HABITABLE ROOMS ABOVE THE GARAGE. SUPPORTING COLUMNS, WALLS AND BEAMS USE 1/2" GYPSUM WALL BOARD PER IRC SECTION 302.6
 - OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL HAVE A SOLID WOOD, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" IN THICKNESS OR 20-MIN FIRE-RATED DOORS. ALL DOORS SHALL BE EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC CLOSING DEVICE. PER IRC SECTION R302.5.1
 - CRAWL SPACE: UNDERLOOR AREAS SHALL BE UNVENTILATED AND COMPLY WITH ALL ASPECTS OF IRC R408.3 FOR UNVENTED CRAWL SPACE AS FOLLOWS:
- CONTINUOUS CLASS 1 VAPOR RETARDER WITH 6" LAPS AT SEAMS AND STEM WALLS, RADON VENTILATION, MECHANICAL VENTILATION AND REQD. CFM OF VENTILATION PER R408.3
 - HOT TUB SHALL BE PROVIDED WITH COVER THAT COMPLIES WITH ASTM F-1346 OR AN APPROVED BARRIER
 - KITCHEN RANGE HOODS CAPABLE OF EXHAUSTING MORE THAN 400 CFM REQUIRE MAKE UP AIR PER IRC M1503.6
 - COMBO ALARMS SHALL BE INSTALLED OUTSIDE SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN ACCORDANCE WITH IRC R314/R315
 - OPEN TOP BROILER UNITS SHALL BE PROVIDED WITH A METAL EXHAUST HOOD HAVING THICKNESS OF NOT LESS THAN 0.0157 INCH. BROILER UNITS PERMANENTLY INSTALLED OUTSIDE THE BUILDING ENVELOPE AND HAVING THE COOKING SURFACE AT LEAST 5 FEET BELOW A 1 HOUR FIRE RESISTANCE RATED CEILING SHALL NOT BE REQUIRED TO HAVE AN EXHAUST HOOD (IRC M1503.2.1)
 - ACCESS OPENINGS THROUGH THE CEILING SHALL BE MINIMUM 22" X 30" WITH A MINIMUM HEADROOM OF 30" (IRC R307.1). ACCESS OPENING SHALL BE WEATHER STRIPPED PER WSEC R402.2.4

- WHOLE HOUSE VENTILATION**
PER IRC M1505.4.1 THROUGH M1505.4.4
THE MINIMUM EXHAUST FLOW RATE OF THE EXHAUST SYSTEM SHALL BE 133 CFM (PER TABLE M1505.4.3(1))
- MECH. & HOT WATER HEATER NOTES**
- IGNITION SOURCE OF MECHANICAL EQUIPMENT TO BE 18" ABOVE THE FINISHED FLOOR (IRC M1303)
 - HW TANK SHALL BE STRAPPED SECURELY TO WALL AT UPPER ONE-THIRD AND LOWER ONE-THIRD WHILE MAINTAINING AT LEAST 4" SPACE FROM CONTROLS. (IRC M1307.2)
 - HVAC SYSTEMS SHALL COMPLY WITH REQUIREMENTS FOR INTERMITTENT WHOLE HOUSE VENTILATION INTEGRATED WITH FORCE AIR SYSTEM PER SECTION IRC M1508.5

- LEGEND**
- CONCRETE WALL
 - EXTERIOR WALL 2X
 - ELEMENT ABOVE
 - SMOKE DETECTOR
 - COMBINED SMOKE & CARBON MONOXIDE DETECTOR
 - HEAT ALARM
 - FAN MIN. KITCHEN- 100CFM BATHRM ETC. MIN. 50 CFM

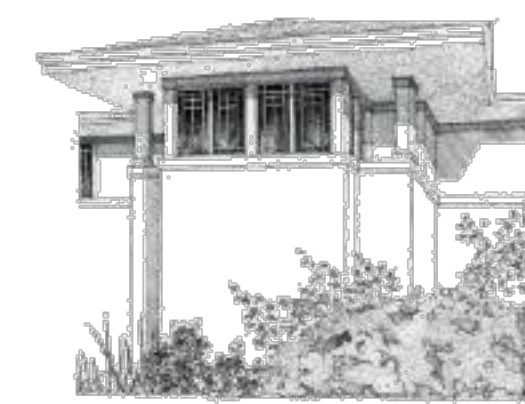
NOTE: CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD

BLDG AREA - ALL STORIES	
LOWER FLOOR	
(E) FINISHED AREAS	1,096
(N) FINISHED AREAS	272
MAIN FLOOR	
(E) FINISHED AREAS	3,244
(E) GARAGE	1,075
(N) FINISHED AREAS	198
UPPER FLOOR	
(E) FINISHED AREAS	789
(N) FINISHED AREAS	967
	7,640 ft²

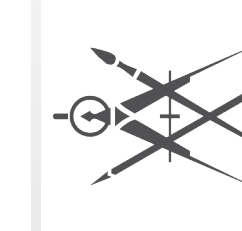
LOWER FLOOR PROPOSED
SCALE: 1/4" = 1'-0"
N

FILE: 2219 Seifert Remodel and Addition - FINISHED - Worksheet: Arch. A. 2024

PERMIT SET (03.06.2024)



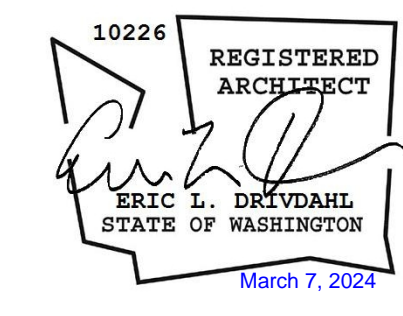
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ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081



SEIFERT REMODEL
3261 67TH AVE SE
MERCER ISLAND, WA 98040

Job No. 2219
Project Manager: DG
Issue Date: 03/06/2024

NO.	DATE	REVISION

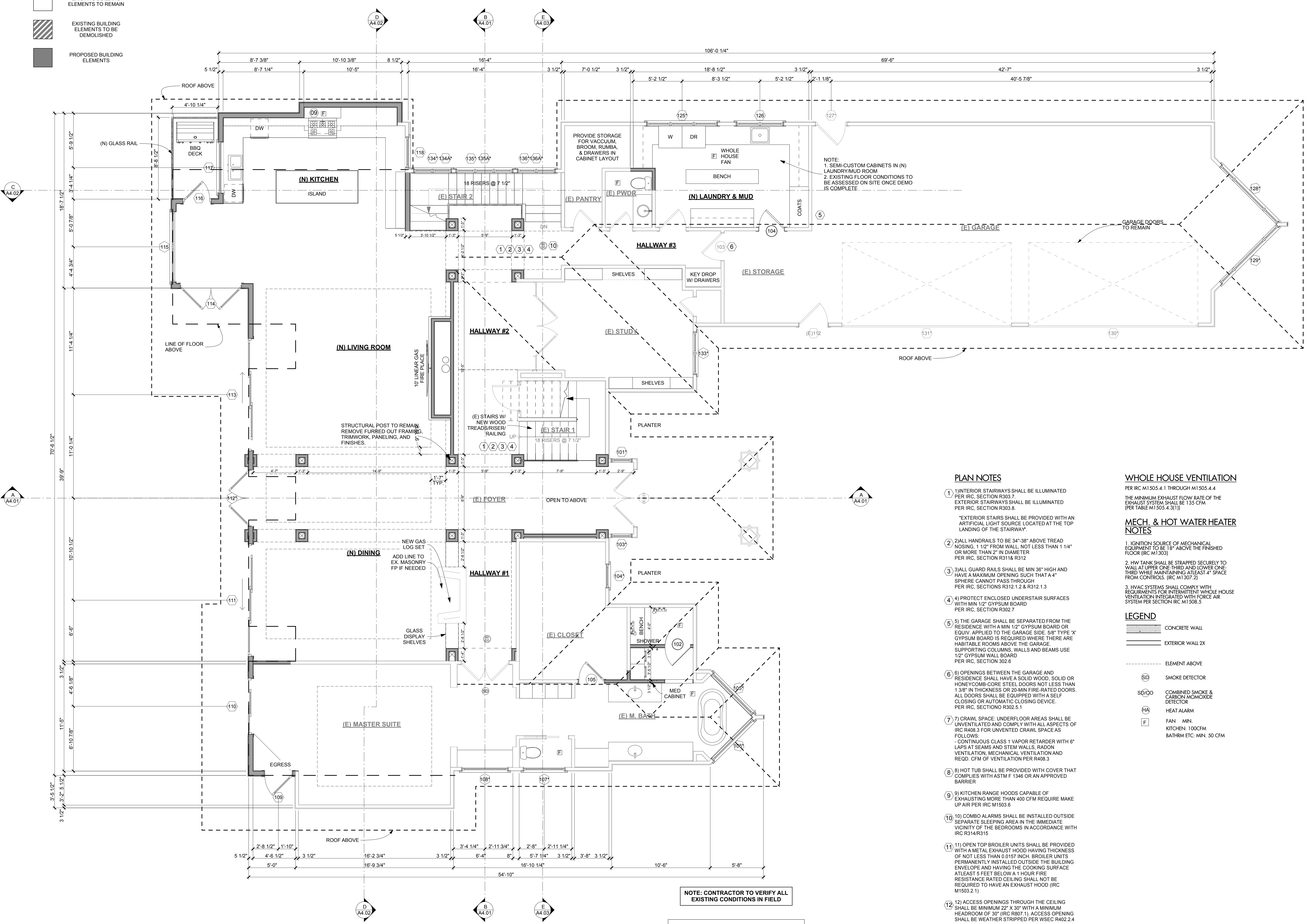


MAIN FLOOR PLAN
PROPOSED

A2.02

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- EXISTING BUILDING ELEMENTS TO REMAIN
- EXISTING BUILDING ELEMENTS TO BE DEMOLISHED
- PROPOSED BUILDING ELEMENTS



WHOLE HOUSE VENTILATION

PER IRC M1505.4.1 THROUGH M1505.4.4
THE MINIMUM EXHAUST FLOW RATE OF THE EXHAUST SYSTEM SHALL BE 133 CFM (PER TABLE M1505.4.3(1))

MECH. & HOT WATER HEATER NOTES

- IGNITION SOURCE OF MECHANICAL EQUIPMENT TO BE 18" ABOVE THE FINISHED FLOOR (IRC M1303)
- HW TANK SHALL BE STRAPPED SECURELY TO WALL AT UPPER ONE-THIRD AND LOWER ONE-THIRD WHILE MAINTAINING AT LEAST 4" SPACE FROM CONTROLS. (IRC M1307.2)
- HVAC SYSTEMS SHALL COMPLY WITH REQUIREMENTS FOR INTERMITTENT WHOLE HOUSE VENTILATION INTEGRATED WITH FORCE AIR SYSTEM PER SECTION IRC M1508.5

LEGEND

- CONCRETE WALL
- EXTERIOR WALL 2X
- ELEMENT ABOVE
- SMOKE DETECTOR
- COMBINED SMOKE & CARBON MONOXIDE DETECTOR
- HEAT ALARM
- FAN MIN. KITCHEN- 100CFM BATHRM ETC. MIN. 50 CFM

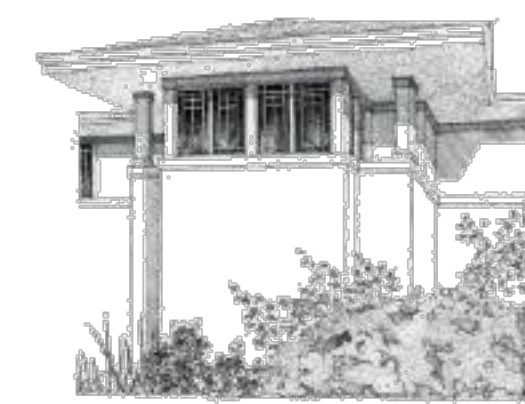
NOTE: CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD

BLDG AREA - ALL STORIES	
LOWER FLOOR	
(E) FINISHED AREAS	1,096
(N) FINISHED AREAS	272
MAIN FLOOR	
(E) FINISHED AREAS	3,244
(E) GARAGE	1,075
(N) FINISHED AREAS	198
UPPER FLOOR	
(E) FINISHED AREAS	789
(N) FINISHED AREAS	967
TOTAL	7,640 ft²

MAIN FLOOR PROPOSED
SCALE: 1/4" = 1'-0"

FILE: 2219 Seifert Remodel and Addition - FINISHED - Worksheet: ArchA_3_2024

PERMIT SET (03.06.2024)

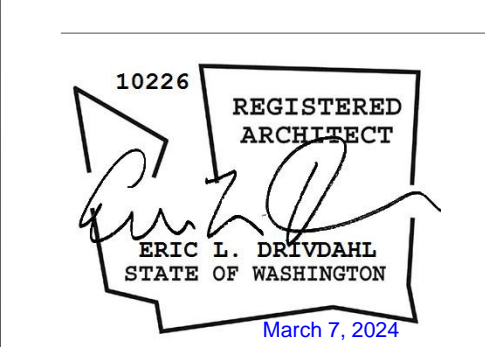


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SEIFERT REMODEL
37261 67TH AVE SE
MERCER ISLAND, WA 98040

Job No. 2219
Project Manager: DG
Issue Date: 03/06/2024

NO.	DATE	REVISION

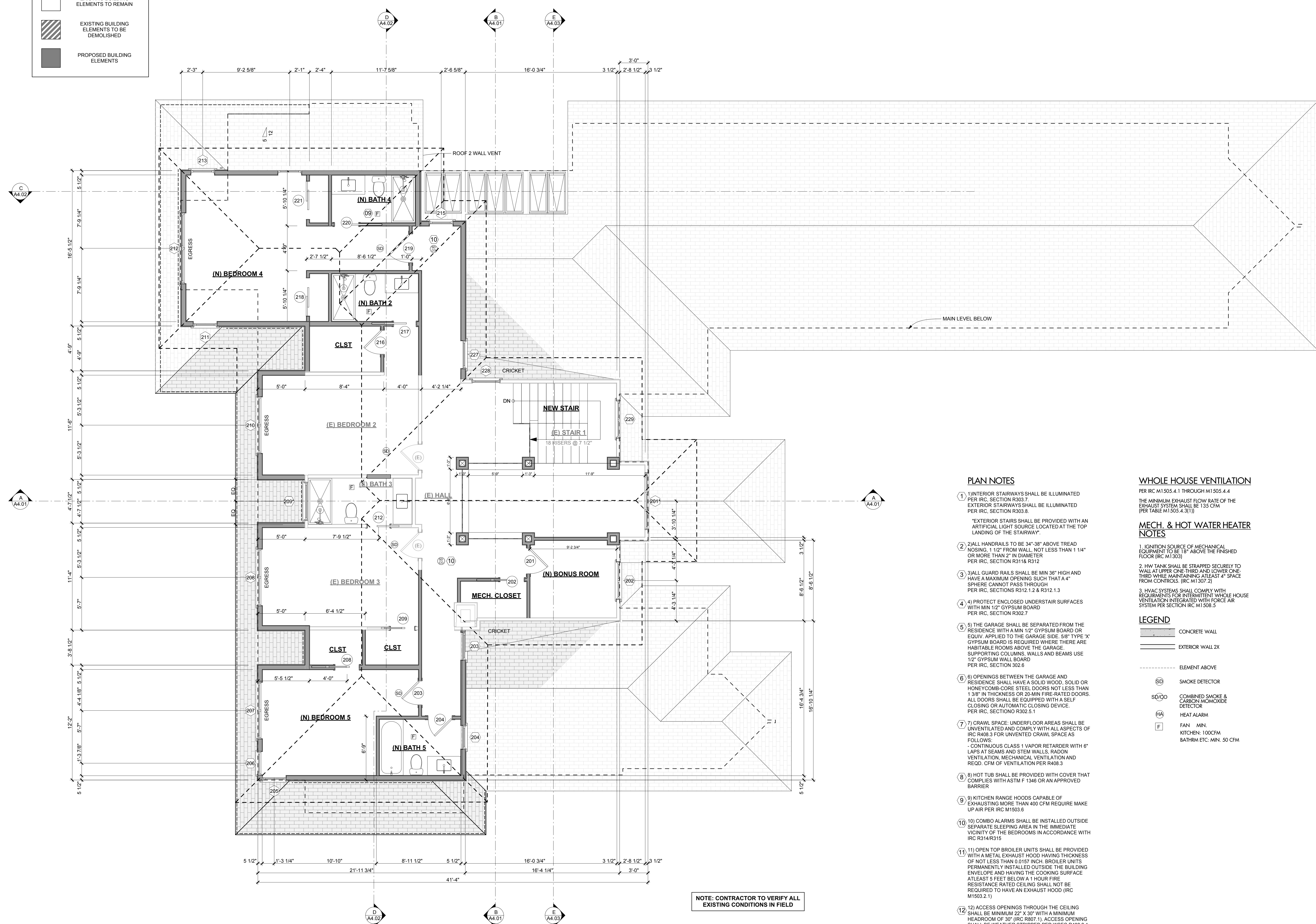


UPPER FLOOR PLAN
PROPOSED

A2.03

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EXISTING BUILDING ELEMENTS TO REMAIN
EXISTING BUILDING ELEMENTS TO BE DEMOLISHED
PROPOSED BUILDING ELEMENTS



- PLAN NOTES**
- INTERIOR STAIRWAYS SHALL BE ILLUMINATED PER IRC SECTION R303.7. EXTERIOR STAIRWAYS SHALL BE ILLUMINATED PER IRC SECTION R303.8. EXTERIOR STAIRS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY.
 - ALL HANDRAILS TO BE 34"-38" ABOVE TREAD NOSING, 1 1/2" FROM WALL, NOT LESS THAN 1 1/4" OR MORE THAN 2" IN DIAMETER PER IRC SECTION R311 & R312
 - ALL GUARD RAILS SHALL BE MIN 36" HIGH AND HAVE A MAXIMUM OPENING SUCH THAT A 4" SPHERE CANNOT PASS THROUGH PER IRC SECTIONS R312.1.2 & R312.1.3
 - PROTECT ENCLOSED UNDERSTAIR SURFACES WITH MIN 1/2" GYPSUM BOARD PER IRC SECTION R302.7
 - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE WITH A MIN 1/2" GYPSUM BOARD OR EQUIV. APPLIED TO THE GARAGE SIDE. 5/8" TYPE 'X' GYPSUM BOARD IS REQUIRED WHERE THERE ARE HABITABLE ROOMS ABOVE THE GARAGE. SUPPORTING COLUMNS, WALLS AND BEAMS USE 1/2" GYPSUM WALL BOARD PER IRC SECTION 302.6
 - OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL HAVE A SOLID WOOD, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" IN THICKNESS OR 20-MIN FIRE-RATED DOORS. ALL DOORS SHALL BE EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC CLOSING DEVICE. PER IRC SECTION R302.5.1
 - CRAWL SPACE: UNDERLOOR AREAS SHALL BE UNVENTILATED AND COMPLY WITH ALL ASPECTS OF IRC R408.3 FOR UNVENTED CRAWL SPACE AS FOLLOWS:
- CONTINUOUS CLASS 1 VAPOR RETARDER WITH 6" LAPS AT SEAMS AND STEM WALLS, RADON VENTILATION, MECHANICAL VENTILATION AND REQD. CFM OF VENTILATION PER R408.3
 - HOT TUB SHALL BE PROVIDED WITH COVER THAT COMPLIES WITH ASTM F-1346 OR AN APPROVED BARRIER
 - KITCHEN RANGE HOODS CAPABLE OF EXHAUSTING MORE THAN 400 CFM REQUIRE MAKE UP AIR PER IRC M1503.6
 - COMBO ALARMS SHALL BE INSTALLED OUTSIDE SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN ACCORDANCE WITH IRC R314/R315
 - OPEN TOP BROILER UNITS SHALL BE PROVIDED WITH A METAL EXHAUST HOOD HAVING THICKNESS OF NOT LESS THAN 0.0157 INCH. BROILER UNITS PERMANENTLY INSTALLED OUTSIDE THE BUILDING ENVELOPE AND HAVING THE COOKING SURFACE AT LEAST 5 FEET BELOW A 1 HOUR FIRE RESISTANCE RATED CEILING SHALL NOT BE REQUIRED TO HAVE AN EXHAUST HOOD (IRC M1503.2.1)
 - ACCESS OPENINGS THROUGH THE CEILING SHALL BE MINIMUM 22" X 30" WITH A MINIMUM HEADROOM OF 30" (IRC R907.1). ACCESS OPENING SHALL BE WEATHER STRIPPED PER WSEC R402.2.4

- WHOLE HOUSE VENTILATION**
PER IRC M1505.4.1 THROUGH M1505.4.4
THE MINIMUM EXHAUST FLOW RATE OF THE EXHAUST SYSTEM SHALL BE 133 CFM (PER TABLE M1505.4.3(1))
- MECH. & HOT WATER HEATER NOTES**
- IGNITION SOURCE OF MECHANICAL EQUIPMENT TO BE 18" ABOVE THE FINISHED FLOOR (IRC M1303)
 - HW TANK SHALL BE STRAPPED SECURELY TO WALL AT UPPER ONE-THIRD AND LOWER ONE-THIRD WHILE MAINTAINING AT LEAST 4" SPACE FROM CONTROLS. (IRC M1307.2)
 - HVAC SYSTEMS SHALL COMPLY WITH REQUIREMENTS FOR INTERMITTENT WHOLE HOUSE VENTILATION INTEGRATED WITH FORCE AIR SYSTEM PER SECTION IRC M1508.5

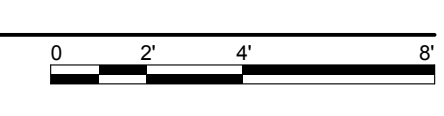
LEGEND

- CONCRETE WALL
- EXTERIOR WALL 2X
- ELEMENT ABOVE
- SMOKE DETECTOR
- COMBINED SMOKE & CARBON MONOXIDE DETECTOR
- HEAT ALARM
- FAN MIN. KITCHEN- 100CFM BATHRM ETC. MIN. 50 CFM

NOTE: CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD

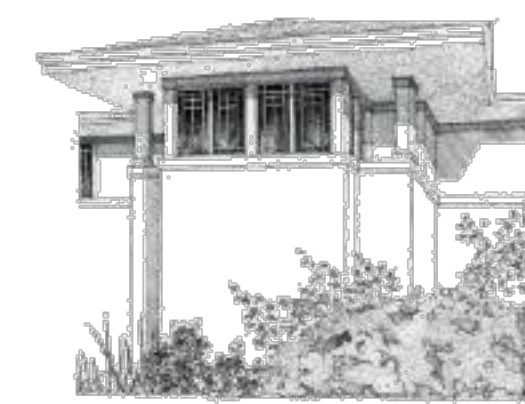
BLDG AREA - ALL STORIES	
LOWER FLOOR	
(E) FINISHED AREAS	1,096
(N) FINISHED AREAS	272
MAIN FLOOR	
(E) FINISHED AREAS	3,244
(E) GARAGE	1,075
(N) FINISHED AREAS	198
UPPER FLOOR	
(E) FINISHED AREAS	789
(N) FINISHED AREAS	967
TOTAL	7,640 ft²

UPPER FLOOR PROPOSED
SCALE: 1/4" = 1'-0"



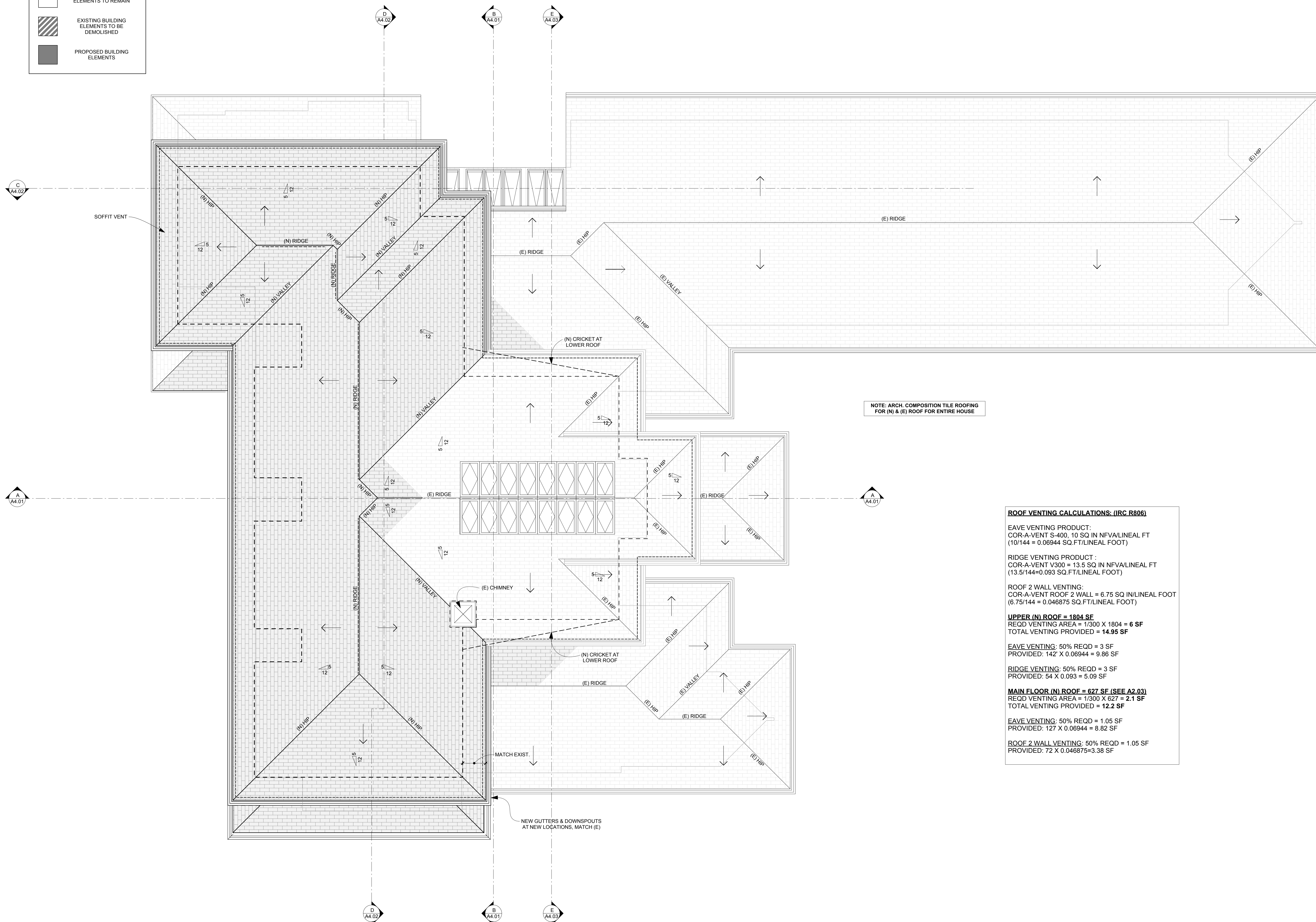
FILE: 2219 Seifert Remodel and Addition - FINISHED - Worksheet: ARCH. A. 2024

PERMIT SET (03.06.2024)



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EXISTING BUILDING ELEMENTS TO REMAIN
EXISTING BUILDING ELEMENTS TO BE DEMOLISHED
PROPOSED BUILDING ELEMENTS



NOTE: ARCH. COMPOSITION TILE ROOFING FOR (N) & (E) ROOF FOR ENTIRE HOUSE

ROOF VENTING CALCULATIONS: (IRC R806)

EAVE VENTING PRODUCT:
COR-A-VENT S-400, 10 SQ IN NFVA/LINEAL FT
(10/144 = 0.06944 SQ.FT./LINEAL FOOT)

RIDGE VENTING PRODUCT:
COR-A-VENT V300 = 13.5 SQ IN NFVA/LINEAL FT
(13.5/144=0.093 SQ.FT./LINEAL FOOT)

ROOF 2 WALL VENTING:
COR-A-VENT ROOF 2 WALL = 6.75 SQ IN/LINEAL FOOT
(6.75/144 = 0.046875 SQ.FT./LINEAL FOOT)

UPPER (N) ROOF = 1804 SF
REQD VENTING AREA = 1/300 X 1804 = 6 SF
TOTAL VENTING PROVIDED = 14.95 SF

EAVE VENTING: 50% REQD = 3 SF
PROVIDED: 142' X 0.06944 = 9.86 SF

RIDGE VENTING: 50% REQD = 3 SF
PROVIDED: 54 X 0.093 = 5.09 SF

MAIN FLOOR (N) ROOF = 627 SF (SEE A2.03)
REQD VENTING AREA = 1/300 X 627 = 2.1 SF
TOTAL VENTING PROVIDED = 12.2 SF

EAVE VENTING: 50% REQD = 1.05 SF
PROVIDED: 127 X 0.06944 = 8.82 SF

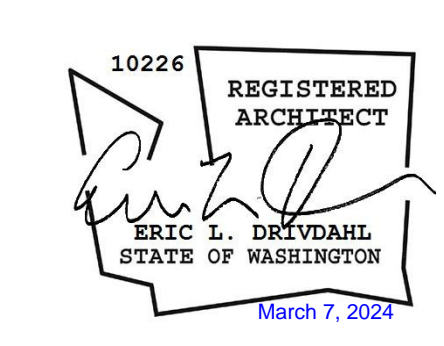
ROOF 2 WALL VENTING: 50% REQD = 1.05 SF
PROVIDED: 72 X 0.046875=3.38 SF

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

SEIFERT REMODEL
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MERCER ISLAND, WA 98040

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ROOF PLAN PROPOSED

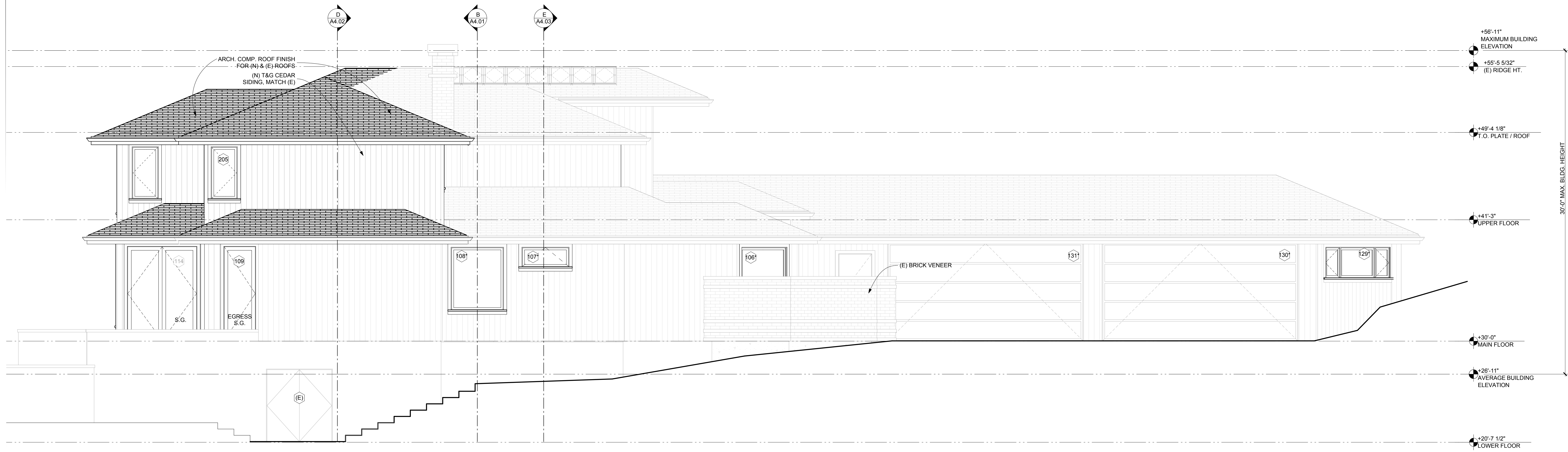
A2.04

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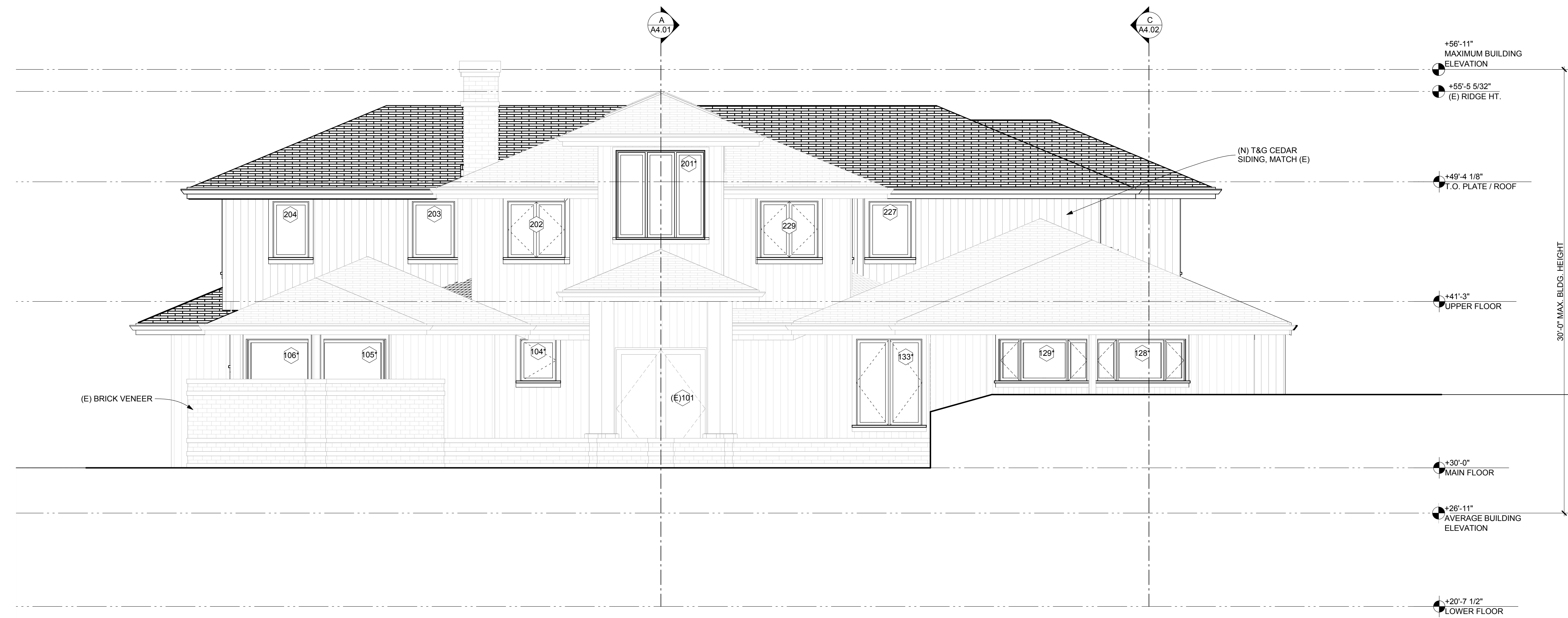
FILE: 2219 Seifert Remodel and Addition - RFR02D - Worksheet: March 6, 2024



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



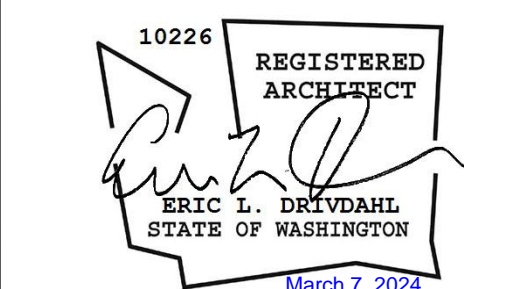
1 EAST ELEVATION PROPOSED
SCALE: 1/4" = 1'-0"

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3261 67TH AVE SE
MERCER ISLAND, WA 98040

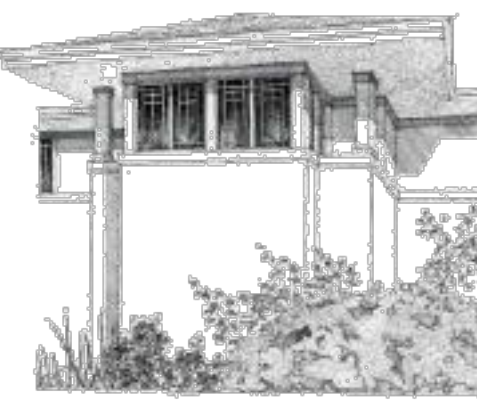
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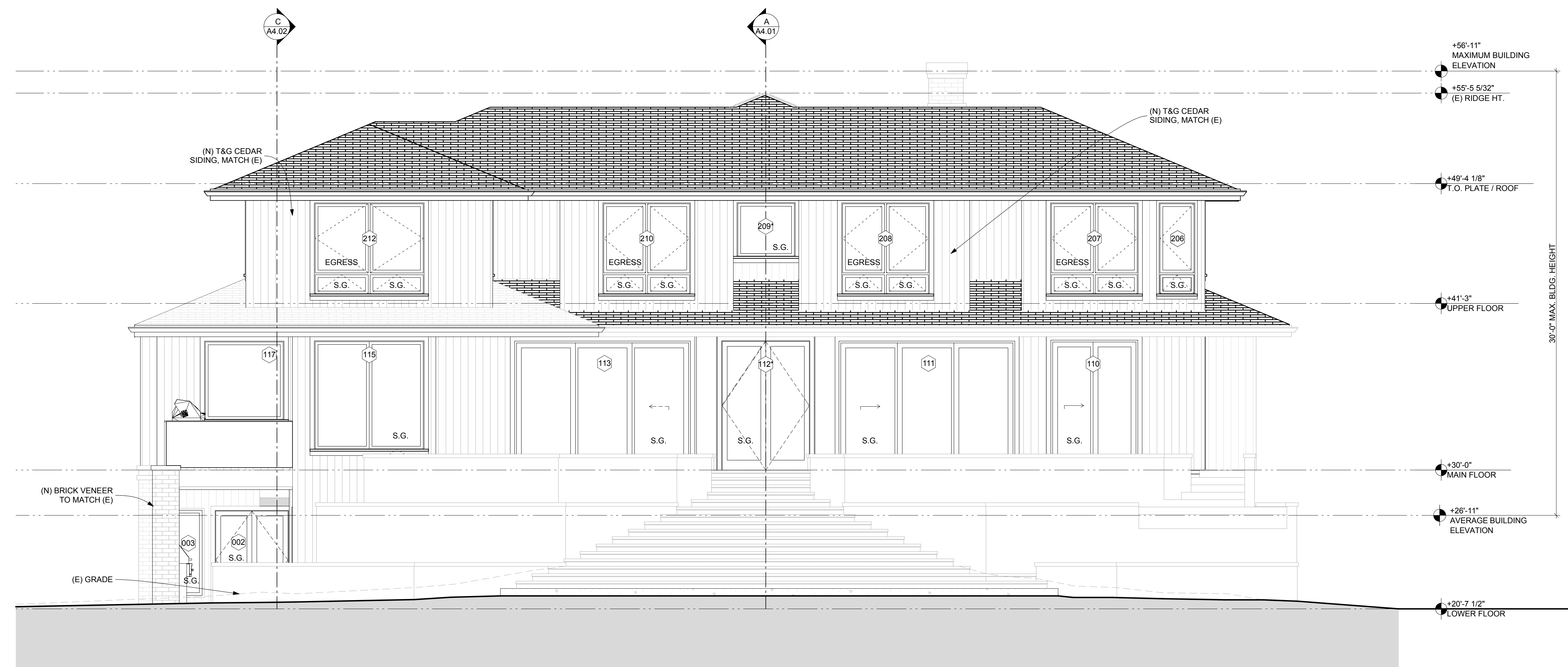


EXTERIOR ELEVATIONS
PROPOSED

A3.01



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



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

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SEIFERT REMODEL

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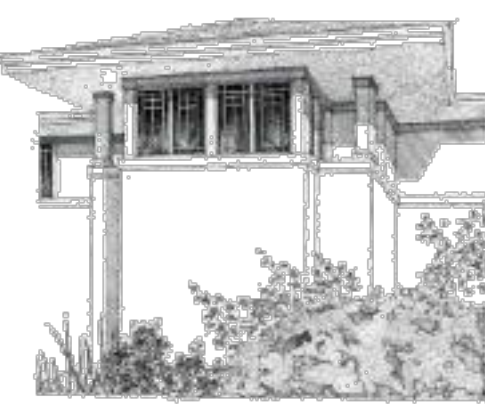
Job No. 2219
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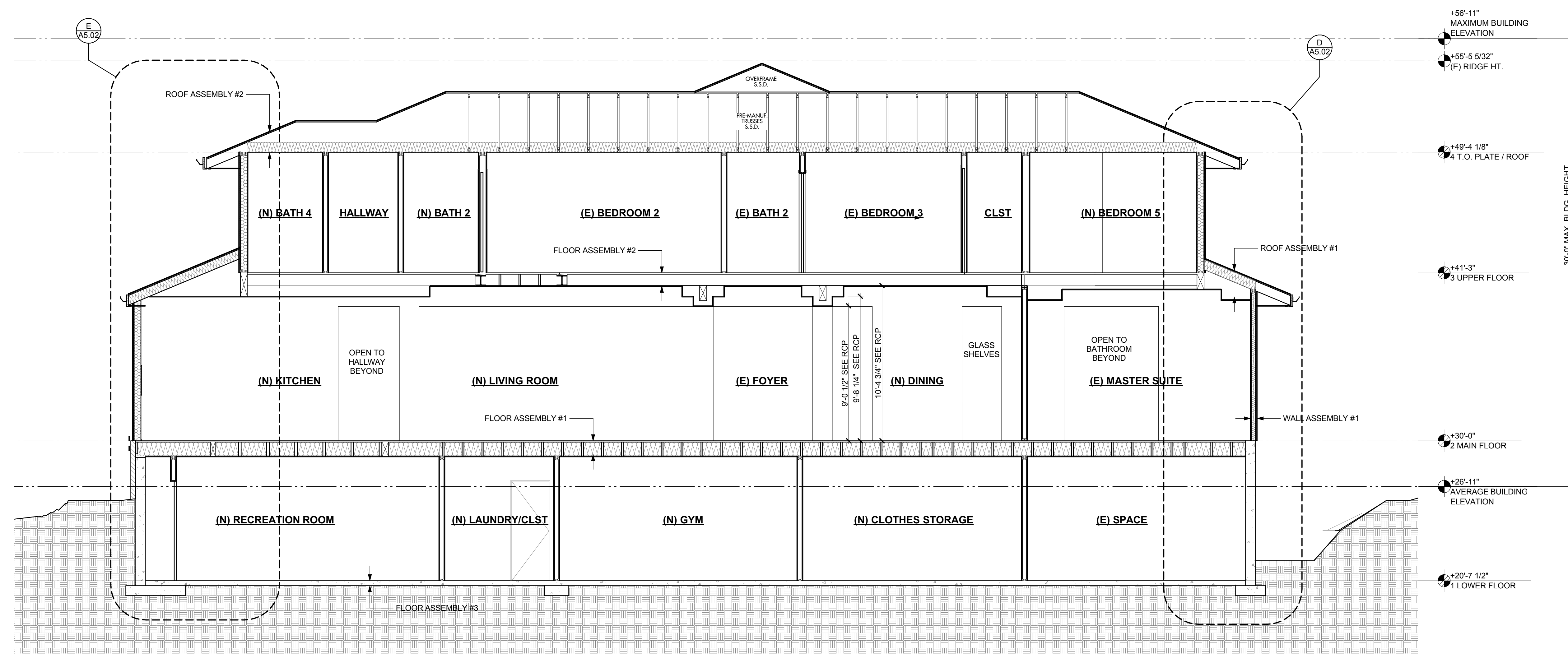


EXTERIOR ELEVATIONS
PROPOSED

A3.02

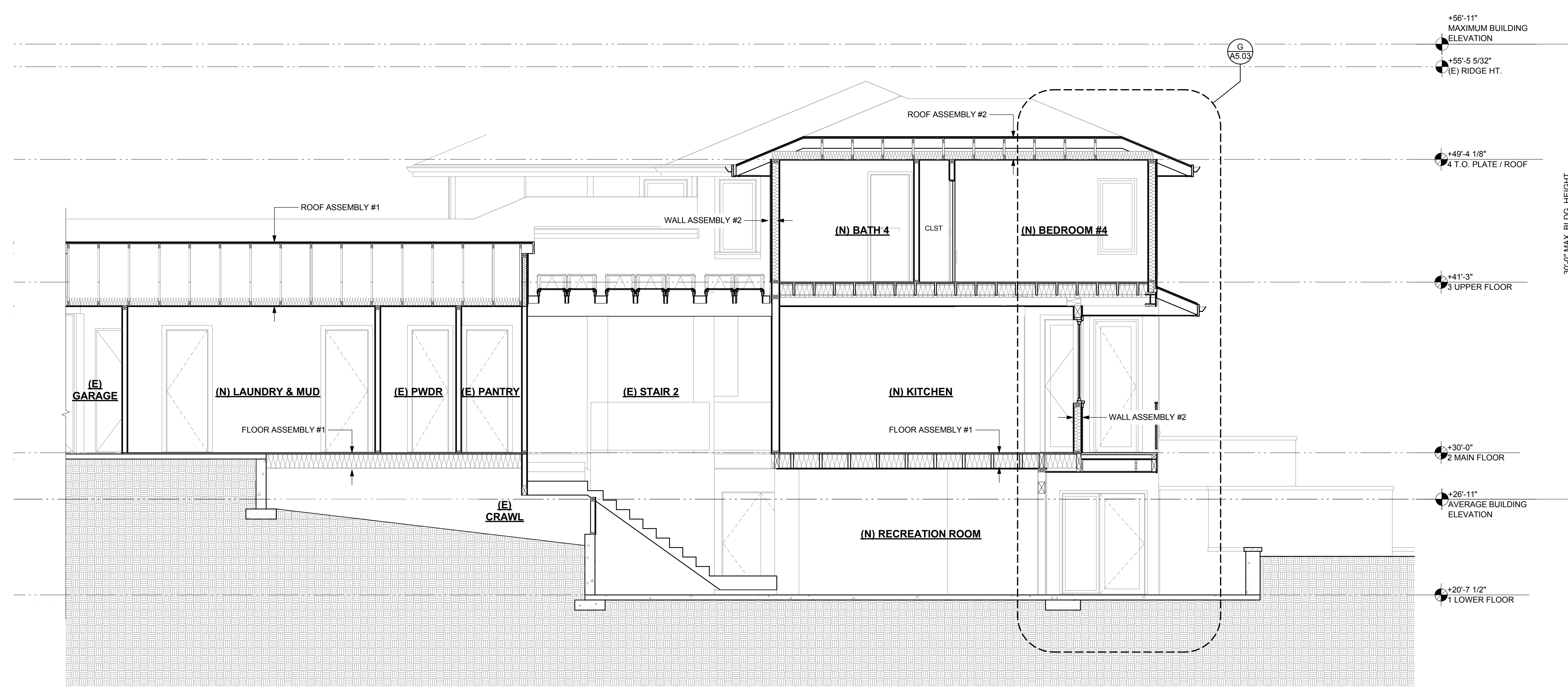


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D BUILDING SECTION
SCALE: 1/4" = 1'-0"

- FLOOR**
- FLOOR ASSEMBLY #1**
(LOCATED AT EXISTING MAIN AND UPPER FLOOR SPACE)
- * (N) FLOORING PER I.D.
 - * (E) SUBFLOOR
 - * (E) FLOOR JOIST
 - * (N) SOUND INSULATION AS NEEDED
 - * (N) 5/8" G.W.B. + PVA PRIMER
- FLOOR ASSEMBLY #2**
(LOCATED AT NEW UPPER FLOOR SPACE)
- * (N) FLOORING PER I.D.
 - * (N) SUBFLOOR
 - * (N) FLOOR JOIST
 - * (N) SOUND INSULATION AS NEEDED
 - * (N) 5/8" G.W.B. + PVA PRIMER
- FLOOR ASSEMBLY #3**
(LOCATED AT LOWER FLOOR AT NEW CONDITIONED SPACES)
- * (N) FLOORING PER I.D.
 - * (E) & (N) CONCRETE SLAB
 - * (N) R-10 RIDGE INSULATION AT NEW LOCATIONS, WHERE POSSIBLE.
 - * (N) VAPOR BARRIER 10 MIL.
 - * (N) 5/8" G.W.B. + PVA PRIMER
- ROOF**
- ROOF ASSEMBLY #1**
(LOCATED AT EXISTING ROOFS)
- * (E) CEDAR SHAKE SHINGLES
 - * (E) ROOF UNDERLAYMENT
 - * (E) ROOF SHEATHING
 - * (E) TRUSSES OR RAFTERS
 - * (E) INSULATION (IF CEILING EXPOSED, NEW INSULATION TO COMPLY WITH CURRENT WSEC)
 - * (E) G.W.B. (NEW G.W.B. IF CEILING EXPOSED, MATCH EXISTING THICKNESS.)
- ROOF ASSEMBLY #2**
(LOCATED AT NEW UPPER ROOFS)
- * (N) CEDAR SHAKE SHINGLES
 - * (N) ROOF UNDERLAYMENT
 - * (N) ROOF SHEATHING, PER STRUCTURAL
 - * (N) TRUSSES OR RAFTERS, PER STRUCTURAL
 - * (N) BATT INSULATION PER CURRENT CODE
 - * (N) 5/8" G.W.B. + PVA PRIMER
- WALLS**
- WALL ASSEMBLY #1**
(LOCATED AT EXISTING WALLS)
- * (E) VERTICAL CEDAR T&G SIDING
 - * (E) BUILDING PAPER
 - * (E) WALL SHEATHING
 - * (E) 2X4 STUD WALL @ 16" O.C.
 - * (E) INSULATION (IF WALL EXPOSED, NEW INSULATION TO COMPLY WITH CURRENT WSEC)
 - * (E) G.W.B. (NEW G.W.B. IF WALL EXPOSED, MATCH EXISTING THICKNESS.)
- WALL ASSEMBLY #2**
(LOCATED AT NEW TYPICAL WALLS)
- * (N) VERTICAL CEDAR T&G SIDING, MATCH EXISTING
 - * (E) BUILDING PAPER
 - * (E) WALL SHEATHING
 - * (E) 2X4 STUD WALL @ 16" O.C.
 - * (E) INSULATION (IF WALL EXPOSED, NEW INSULATION TO COMPLY WITH CURRENT WSEC)
 - * (E) G.W.B. (NEW G.W.B. IF WALL EXPOSED, MATCH EXISTING THICKNESS.)



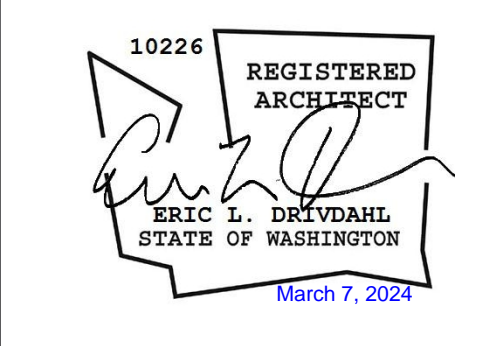
C BUILDING SECTION
SCALE: 1/4" = 1'-0"

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3261 67TH AVE SE
MERCER ISLAND, WA 98040

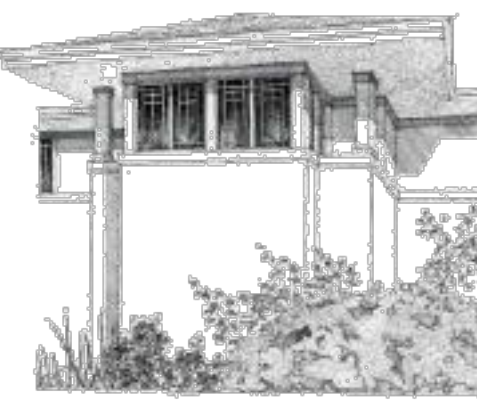
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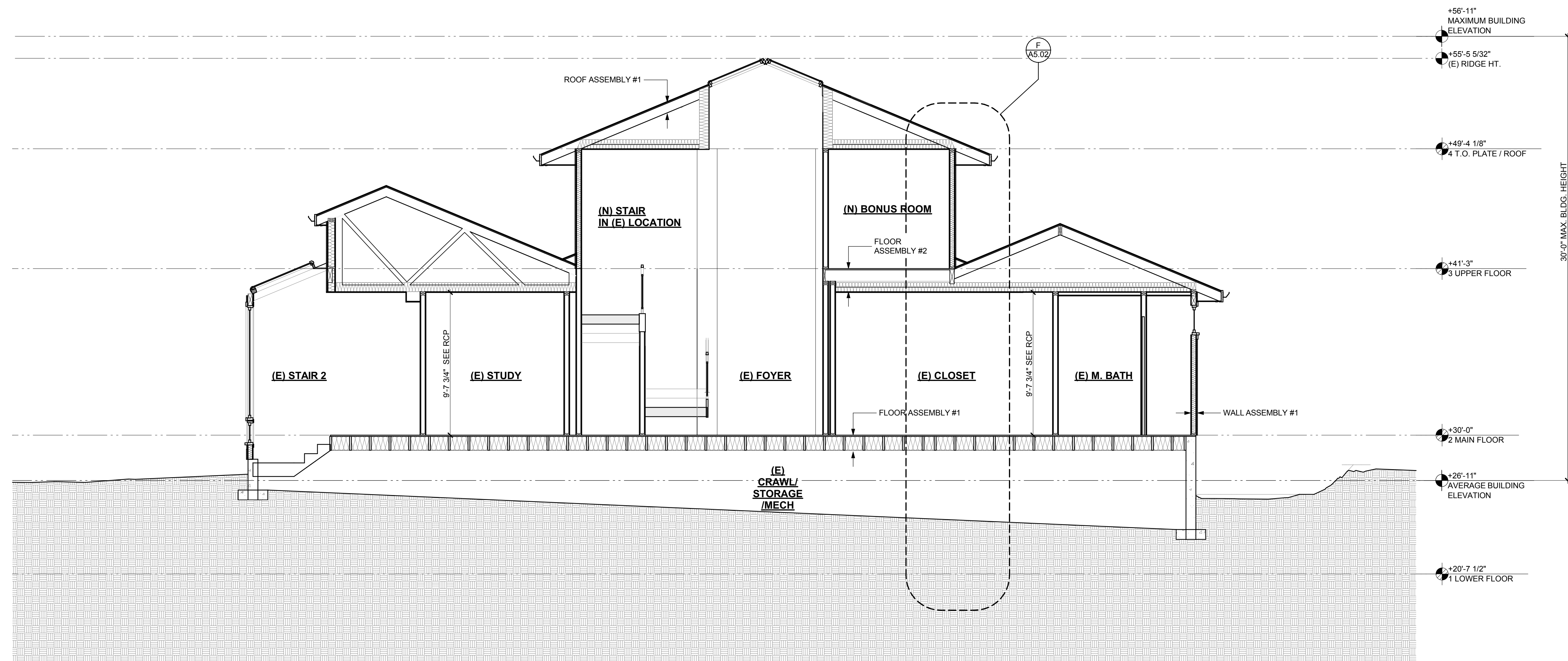
BUILDING SECTIONS

A4.02

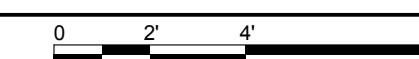


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- FLOOR**
- FLOOR ASSEMBLY #1**
(LOCATED AT EXISTING MAIN AND UPPER FLOOR SPACE)
- * (N) FLOORING PER I.D.
 - * (E) SUBFLOOR
 - * (E) FLOOR JOIST
 - * (N) SOUND INSULATION AS NEEDED
 - * (N) 5/8" G.W.B. + PVA PRIMER
- FLOOR ASSEMBLY #2**
(LOCATED AT NEW UPPER FLOOR SPACE)
- * (N) FLOORING PER I.D.
 - * (N) SUBFLOOR
 - * (N) FLOOR JOIST
 - * (N) SOUND INSULATION AS NEEDED
 - * (N) 5/8" G.W.B. + PVA PRIMER
- FLOOR ASSEMBLY #3**
(LOCATED AT LOWER FLOOR AT NEW CONDITIONED SPACES)
- * (N) FLOORING PER I.D.
 - * (E) & (N) CONCRETE SLAB
 - * (N) R-10 RIDGE INSULATION AT NEW LOCATIONS, WHERE POSSIBLE.
 - * (N) VAPOR BARRIER 10 MIL.
 - * (N) 5/8" G.W.B. + PVA PRIMER
- ROOF**
- ROOF ASSEMBLY #1**
(LOCATED AT EXISTING ROOFS)
- * (E) CEDAR SHAKE SHINGLES
 - * (E) ROOF UNDERLAYMENT
 - * (E) ROOF SHEATHING
 - * (E) TRUSSES OR RAFTERS
 - * (E) INSULATION (IF CEILING EXPOSED, NEW INSULATION TO COMPLY WITH CURRENT WSEC)
 - * (E) G.W.B. (NEW G.W.B. IF CEILING EXPOSED, MATCH EXISTING THICKNESS.)
- ROOF ASSEMBLY #2**
(LOCATED AT NEW UPPER ROOFS)
- * (N) CEDAR SHAKE SHINGLES
 - * (N) ROOF UNDERLAYMENT
 - * (N) ROOF SHEATHING, PER STRUCTURAL
 - * (N) TRUSSES OR RAFTERS, PER STRUCTURAL
 - * (N) BATT INSULATION PER CURRENT CODE
 - * (N) 5/8" G.W.B. + PVA PRIMER
- WALLS**
- WALL ASSEMBLY #1**
(LOCATED AT EXISTING WALLS)
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 - * (E) BUILDING PAPER
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 - * (E) G.W.B. (NEW G.W.B. IF WALL EXPOSED, MATCH EXISTING THICKNESS.)
- WALL ASSEMBLY #2**
(LOCATED AT NEW TYPICAL WALLS)
- * (N) VERTICAL CEDAR T&G SIDING, MATCH EXISTING
 - * (E) BUILDING PAPER
 - * (E) WALL SHEATHING
 - * (E) 2X4 STUD WALL @ 16" O.C.
 - * (E) INSULATION (IF WALL EXPOSED, NEW INSULATION TO COMPLY WITH CURRENT WSEC)
 - * (E) G.W.B. (NEW G.W.B. IF WALL EXPOSED, MATCH EXISTING THICKNESS.)



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

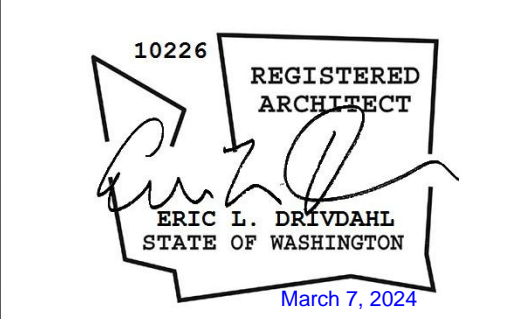


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BUILDING SECTIONS

A4.03



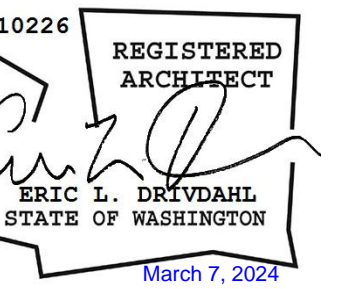
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WALL SECTIONS

A5.01

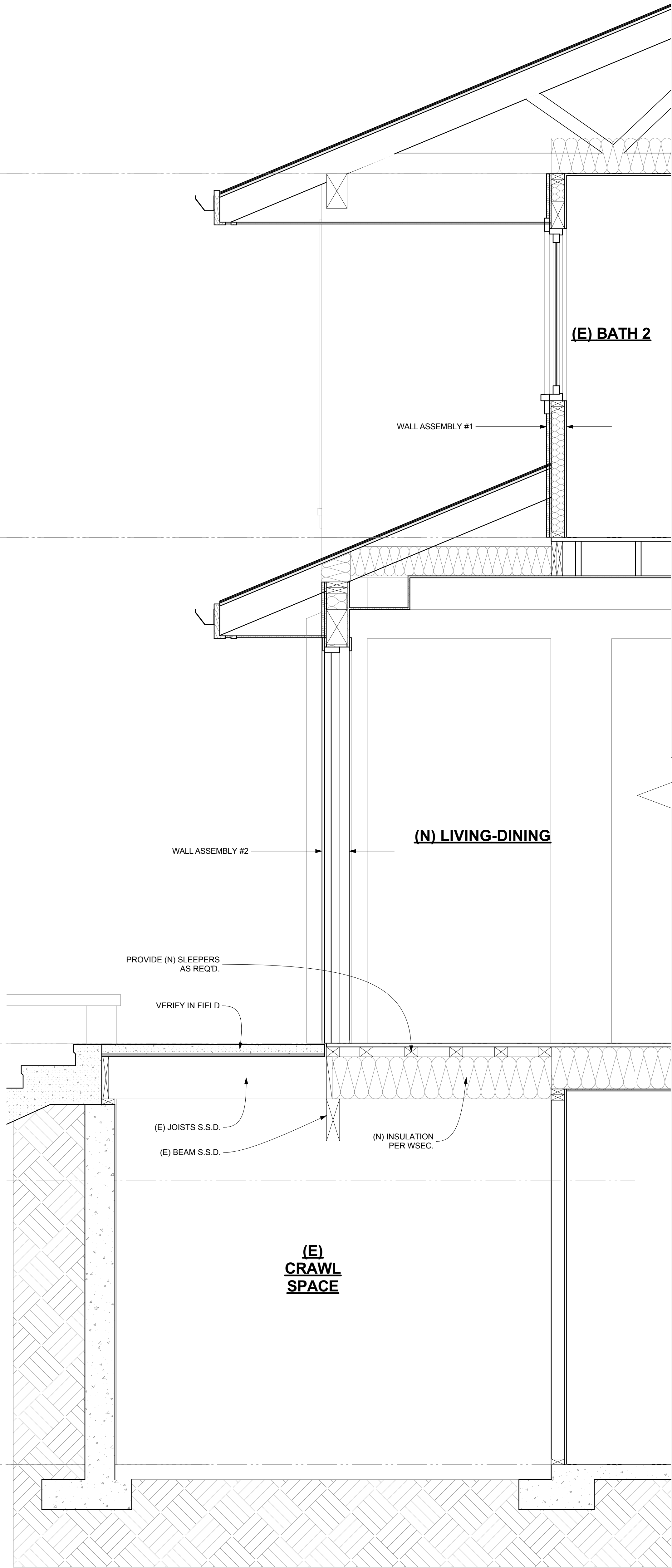
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T.O. PLATE
49'-4 1/8"

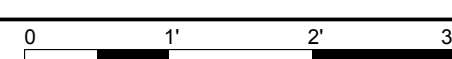
UPPER FLOOR
41'-3"

MAIN FLOOR
30'-0"

LOWER FLOOR
20'-7 1/2"



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



ATTIC

UPPER FLOOR
41'-3"

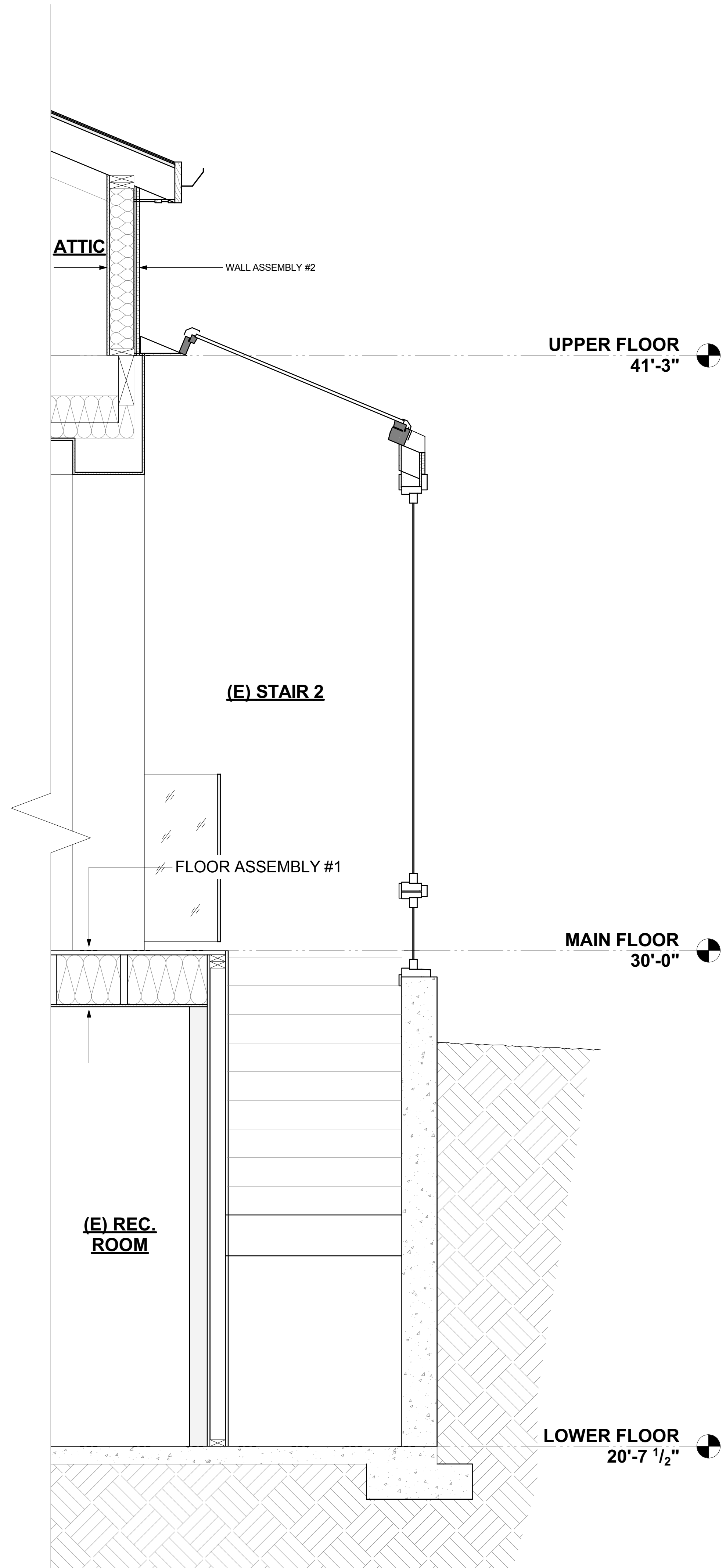
(E) STAIR 2

FLOOR ASSEMBLY #1

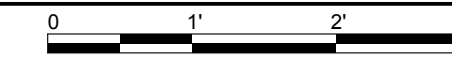
MAIN FLOOR
30'-0"

(E) REC. ROOM

LOWER FLOOR
20'-7 1/2"



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



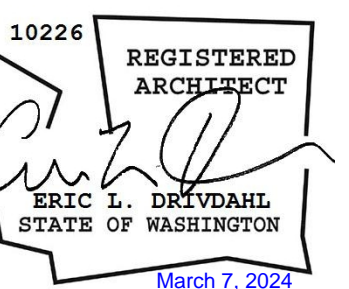


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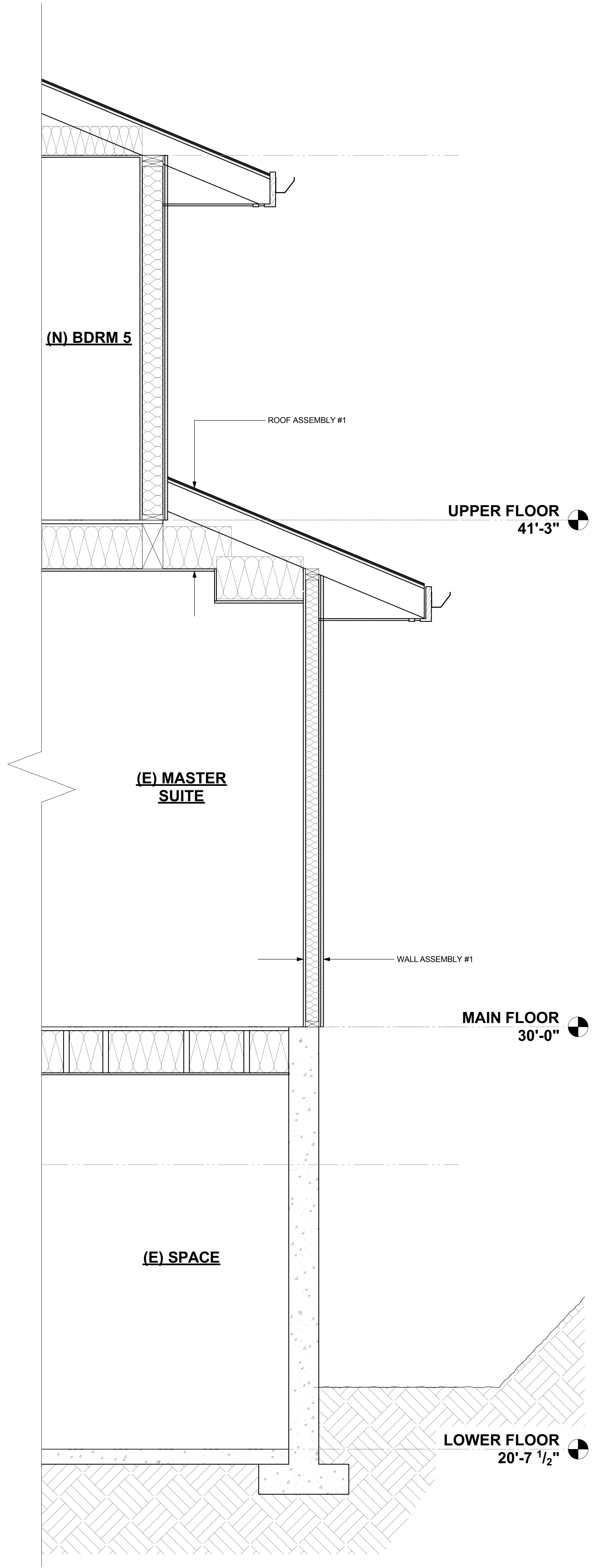
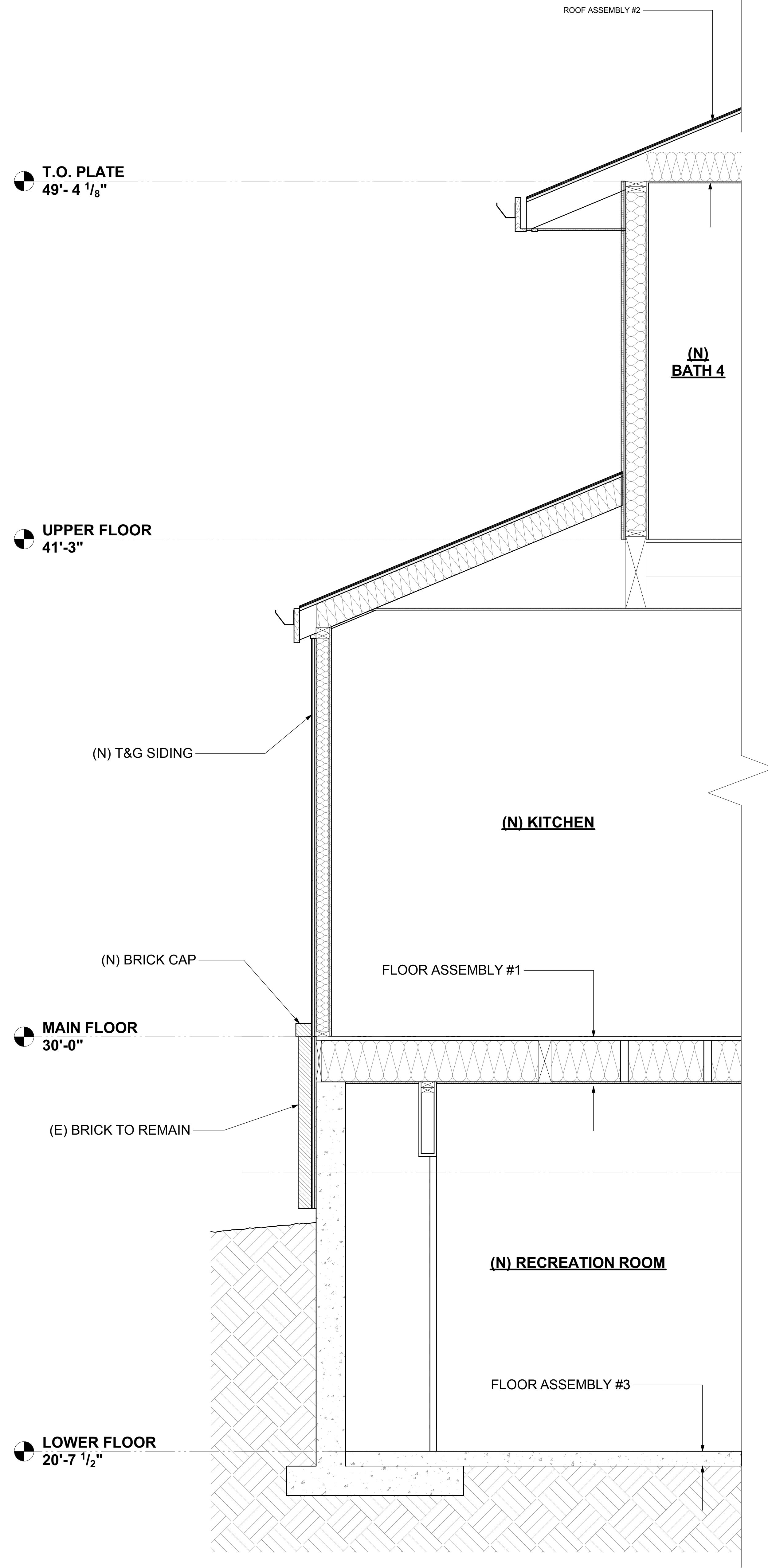
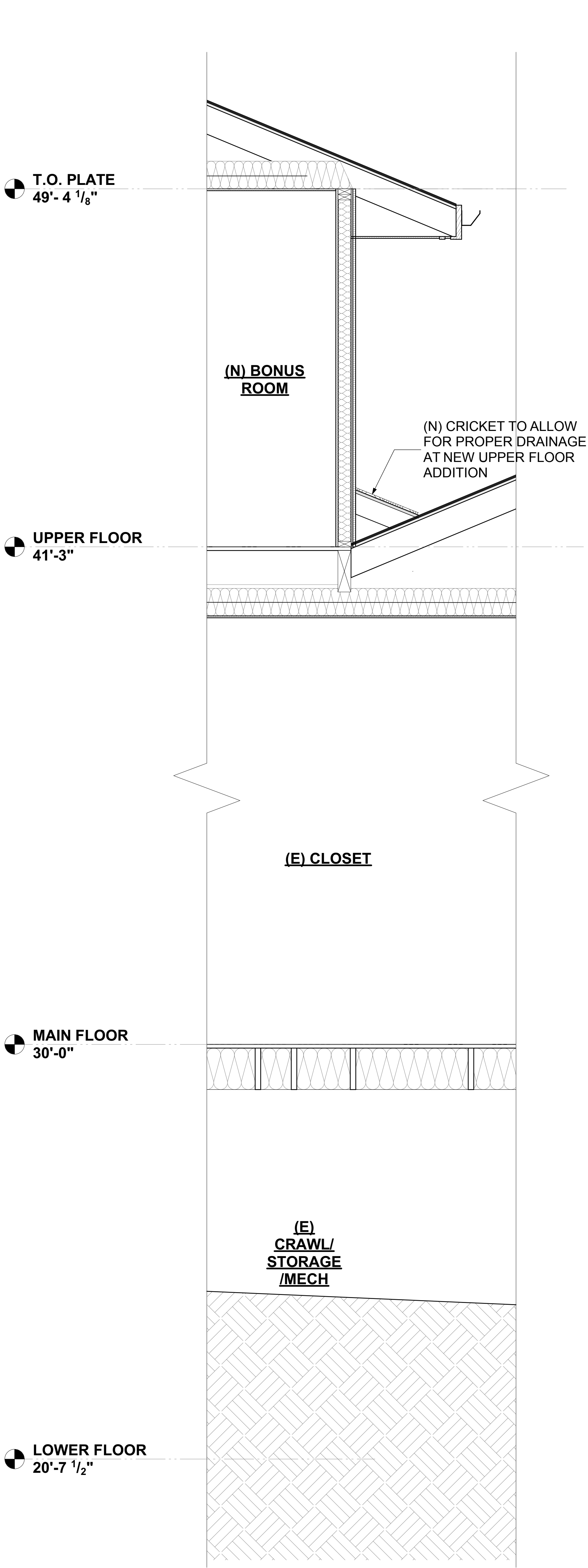
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WALL SECTIONS

A5.02

PERMIT SET (03.06.2024)



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STRUCTURAL NOTES

GENERAL REQUIREMENTS

BUILDING CODE & REFERENCE STANDARDS: The "International Building Code" (IBC), 2018 Edition, as adopted and modified by the City of Mercer Island, governs the design and construction of this project. Reference to a specific section in the Code does not relieve the contractor from compliance with the entire materials referenced standards noted below. The latest edition of the materials reference shall be used.

SCOPE OF STRUCTURAL WORK: Structural engineering of an expanded second story and removal of existing first story of a single-family residence.

DEFINITIONS: The following definitions apply to these general notes:

- Structural Engineer of Record (EOR) – The Structural Engineer who is legally responsible for stamping & signing the structural documents for the project. The EOR is responsible for the design of the Primary Structural System.
- Specialty Structural Engineer (SSE) – A Licensed professional Engineer, not the EOR, who performs specialty structural engineering services necessary to complete the structure, who has experience and training in the specific specialty. The General Contractor, subcontractor, or supplier who is responsible for the design, fabrication and installation of specialty-engineered elements shall retain the SSE. Submittals shall be stamped and signed by the SSE. Documents stamped and signed by the SSE shall be completed by or under the direct supervision of the SSE with a PE or SE license issued by the State of Washington.
- Deferred Submittals - Deferred Submittal is engineering work to be designed-by-others or bidder-designed.

NOTE PRIORITIES: Notes on the individual drawings shall govern over these general notes.

SPECIFICATIONS: Refer to the contract specifications for information in addition to that contained in these notes and the structural drawings. Refer to these notes, structural drawings, and architectural drawings which serve as general character and extent of the project.

STRUCTURAL DETAILS: The structural drawings are intended to show the general character and extent of the project and are not intended to show all details of the work.

ARCHITECTURAL DRAWINGS: Refer to the Architectural drawings for information including, but not limited to: dimensions, elevations, slopes, door and window openings, non-bearing walls, curtain walls, stairs, elevators, curbs, drains, depressions, railings, waterproofing, finishes and other nonstructural items.

STRUCTURAL RESPONSIBILITIES: The EOR is responsible for the strength and stability of the Primary Structure in its completed state.

CONTRACTOR RESPONSIBILITIES: The contractor is responsible for the means and methods of construction and all job-related safety standards such as OSHA and WISHA. The contractor is responsible for the strength and stability of the structure during construction and shall provide temporary shoring, bracing and other elements required to maintain stability until the structure is completed. It is the contractor's responsibility to be familiar with the work required in the construction documents and the requirements for executing it properly.

DISCREPANCIES: In case of discrepancies between these general notes, the contract drawings, and specifications, and/or reference standards, the EOR shall determine which shall govern. Discrepancies shall be brought to the attention of the EOR before proceeding with the work. Accordingly, any conflict in or between the Contract Documents shall not be a basis for adjustment in the Contract Price.

SITE VERIFICATION: The contractor shall verify all dimensions and conditions at the site prior to fabrication and/or construction. Conflicts between the drawings and actual site conditions shall be brought to the attention of the EOR before proceeding with the work. All underground utilities shall be determined by the Contractor prior to excavation.

ADJACENT UTILITIES: The contractor shall determine the locations of all adjacent underground utilities prior to excavation. Any utility information shown on the drawings and details is approximate and not necessarily complete.

DESIGN CRITERIA

CONSTRUCTION LOADS: Loads on the structure during construction shall not exceed the design loads or the capacity of the partially completed construction.

DEAD LOAD:

Wood Deck with concrete topping = 36 psf
Wood Floor = 15 psf

SNOW LOAD: The roof snow load is determined by using Chapter 7 of ASCE 7-16 in accordance with IBC Section 1608 and with the following factors:
Ground Snow Load, $P_g = 10$ psf

WIND DESIGN: Wind load is determined using Chapter 28 to 30 of ASCE 7-16 in accordance with IBC Section 1609 with the following factors:
Basic Wind Speed (3-Second Gust) $V = 91$ MPH (Ultimate) / 75 MPH (ASD)
Wind Importance Factor $I = 1.0$ Risk Category = II
Exposure Category = C $G_{Cp1} = +0.18$
Components & Cladding Pressure = 25.7 PSF (Ultimate) Components & Cladding End Zone Pressure = 31.7 PSF (Ultimate)
 $K_{zt} = 1.0$

Analysis Procedure - Directional Procedure per ASCE 7, Table 27-2.1

SEISMIC DESIGN: Earthquake design is determined using Chapter 12 ASCE 7-16 in accordance with IBC Chapter 16 with the following factors:
Importance Factor $I_e = 1.0$
Risk Category = II
 $S_s = 1.415$ g
 $S_1 = 0.492$ g
Site Class = D Seismic Design Category = D
Redundancy Factor, $\rho = 1.3$

Wood Structure
Basic Seismic Force Resisting System: A-15 (Bearing Wall Systems) Light-framed walls with wood structural panels rated for shear resistance
Analysis Procedure: Equivalent lateral force procedure, per ASCE 7-16, Section 12.8
 $R = 6.5$
 $C_s = 0.15$
 $C_d = 4$
 $\alpha = 2.5$

Seismic demands on nonstructural components, structural components engineered as part of deferred submittals, and connections of those components to the primary structure shall be designed in accordance with the aforementioned building code, the general seismic criteria listed above and the requirements of ASCE 7-16.

DESIGN BASE SHEAR: Design Base Shear (Seismic Governed) (ASD), $V = 30.47$ K

DEFLECTIONS:

Floor Total Load Deflection Limit: L/360
Floor Live Load Deflection Limit: L/480
Roof Total Load Deflection Limit: L/240
Roof Live Load Deflection Limit: L/360
Operable Partition Support Members: L/600 or 1/4" (whichever is less)

LIVE LOADS:

Roof (Live) 20 PSF
Roof (Snow) 25 PSF
Balconies and Decks 1.5 X occupancy served ≤ 100 psf
Residential Floor 40 PSF

DEFERRED SUBMITTAL LOADS: All pre-engineered, pre-fabricated, pre-manufactured, or other products designed by others shall be designed for the tributary dead and live loads plus wind, earthquake, and component, and cladding loads when applicable. Design shall conform to the project drawings and specifications, reference standards, and governing code.

Roof Dead Load 20 PSF
Top Chord Dead Load 12 PSF
Bottom Chord Dead Load 8 PSF
Alic Bottom Chord Dead Load 18 PSF
Roof Live Load 20 PSF
Top Chord Live Load 20 PSF
Bottom Chord Live Load 10 PSF
Total Deflection Limit L/240
Live Load Deflection Limit L/360
Truss Uplift Load (Cross) 10 PSF

SUBMITTALS

Submittals: Shop Drawings shall be submitted to the Architect/EOR prior to any fabrication or construction for all structural items as noted below. The contractor shall review and place a shop drawings stamp on the submittal before forwarding to the EOR. Submittals shall be made in time to provide a minimum of one week for review by the EOR. Additional submittals required for this project are specified in the specific sections below. Reference the individual material section for specific information to be included in the submittal.

If the shop drawings differ from or add to the design of the Structural Drawings, they shall bear the seal and signature of the Washington State Registered Professional Engineer who is responsible for the design.

ALTERNATES: Product or manufacturer components specified in these drawings are used as the basis of design for this project. Alternates for specified items may be submitted to the EOR for review. However, contractor shall submit a current ICC-ESRIAPMO-ER report identifying that an alternate component has the same or greater load capacity than the specified item.

SHOP DRAWING REVIEW: Review by the Architect/EOR is for general compliance with the design contract and the contract documents. Dimensions and quantities are not reviewed by the EOR, and therefore, must be verified by the General Contractor. Markings or comments shall not be construed as relieving the contractor from compliance with the project plans and specifications, nor departures therefrom. The contractor remains responsible for details and accuracy, for confirming and controlling all quantities and dimensions, for selecting fabrication processes; for techniques of assembly, and for performing work in a secure manner. When shop drawings (component design drawings) differ from or add to the requirements of the Structural drawings they shall be designed and stamped by the responsible SSE. Allow one week for EOR review time.

DEFERRED SUBMITTALS: Per IBC Section 107.3.4.1, drawings, calculations, and product data for the design and fabrication of items that are designed-by-others shall bear the seal and signature of the Washington State Registered Professional Engineer (SSE) who is responsible for the design and shall be submitted to the Architect/EOR and the building department for review prior to fabrication. Allow one week for EOR review time.

The SSE shall submit stamped and signed calculations and shop drawings to the EOR for review. Review of the SSE's shop drawings is for general compliance with design criteria and compatibility with the design of the primary structure, and does not relieve the SSE of the responsibility for that design. All necessary bracing, ties, anchors, and proprietary products shall be furnished and installed per manufacturer's instructions or the SSE's design drawings and calculations. Submitted drawings shall indicate all reaction forces imparted to the primary structure. The design of the connection to the primary structure is the responsibility of the supplier & SSE. Submitted calculations are for cursory review only and will generally not be returned. Deferred submittals include but are not limited to the following:
Prefabricated Wood Roof Trusses/Joints (RTR)

NON-STRUCTURAL COMPONENTS: Design, detailing and anchorage of all nonstructural components shall be in accordance with ASCE 7-16, Chapter 13 and the project specifications. Nonstructural components designed by others shall not induce torsional loading into supporting steel structural members without additional bracing of those members to eliminate torsional forces. Torsional bracing shall be designed by the nonstructural component designer and approved by the EOR. Anchorage to the primary structure is to be the bidder-designer contractor or supplier.

TESTS & INSPECTIONS

INSPECTIONS: All construction is subject to inspection by the Building Official in accordance with IBC Sec 110. The contractor shall coordinate all required inspections with the Building Official. Submit copies of all inspection reports to the Architect/EOR for review. The Building Official may accept inspection and reports by approved inspection agencies in lieu of Building Official's inspections. The contractor shall obtain approval of Building Official to use the third-party inspection agency and contractor shall alert the Architect/EOR as such.

SPECIAL INSPECTIONS: In addition to the inspections required by IBC Sec 110, a Special Inspector shall be hired by the Owner as an independent third-party inspector to perform the special inspections per IBC Ch. 17. Special inspections shall be performed by an approved testing agency as outlined in the Special Inspection Schedule, the contract documents, and/or the project specification. Special inspections shall meet the requirements outlined in the specific materials sections of IBC Sec 1703. The contractor is responsible for scheduling the inspections, per the city/Building Official requirements. The EOR shall be independent of the special inspection process. All questions regarding Special Inspections shall be directed to the Building Department or an approved special inspection agency.

Special inspections shall be performed for the following:
Concrete

Periodic inspection of reinforcing steel and cast-in-place anchors

Periodic verification of use of the required design mix.

Steel

Periodic inspection of steel, bolts, nuts and washers' identification marks conform to ASTM standard and weld field material conforms to AWS.

Wood

Periodic inspection of anchor bolts, hold-downs, drag stud connections, nailing steel and spacing.

Periodic verification of moisture content of wood studs, plates, beams, and joists.

Periodic inspection of 2x and 3x bottom plates and plate washers.

PREFABRICATED CONSTRUCTION: All prefabricated construction shall conform to the inspection requirements of the same material or construction type used for this project.

SOILS AND FOUNDATIONS

REFERENCE STANDARDS: Conform to IBC Chapter 18 "Soils and Foundations."

GEOTECHNICAL REPORT: Recommendations contained in "Foundation and Critical Area Considerations" by Geotech Consultants, Inc., dated October 5, 2023, and were used for design.

GEOTECHNICAL INSPECTION: The Geotechnical Engineer or third-party inspector shall inspect all prepared soil bearing surfaces prior to placement of concrete and reinforcing steel and provide a letter to the Owner stating that soils are adequate to support the "Allowable Foundation Pressure" shown below. Soil compaction shall be supervised by an approved testing agency or Geotechnical Engineer. Site soil conditions, fill placement, and load-bearing requirements shall be as required by IBC Section 1705.6 and Table 1705.6. Assumed values shall be field verified by the Building Official or the Geotechnical Engineer prior to placing concrete. The Building Official shall be notified of a geotechnical investigation where satisfactory data from adjacent areas is available that demonstrates an investigation is not necessary for any of the conditions in IBC Sections 1803.5.1 - 1803.5.6 and IBC Sections 1803.5.10 - 1803.5.11.

DESIGN SOIL VALUES:

Allowable Soil Bearing Pressure 2500 PSF DL + LL
3332 PSF DL + LL + Seismic/Wind
Retaining Walls
Passive Lateral Pressure 300 PSF/FT
Active Lateral Pressure (unrestrained) 30 PSF/FT
Active Lateral Pressure (restrained) 60 PSF/FT
Uniform Seismic 8H
Coefficient of Sliding Friction 0.40

SLABS-ON-GRADE & FOUNDATIONS: All slabs-on-grade and foundations shall bear on structural compacted fill or competent native soil per the Geotechnical report or as noted in these documents. Exterior perimeter footings shall bear not less than 18 inches below finish grade, or as required by the Geotechnical Engineer and the Building Official. Interior footings shall bear not less than 12 inches below finish floor.

FOUNDATION STEM WALLS: Unless otherwise noted on the drawings, the maximum unbalanced soil condition for all foundation stem walls (difference in elevation between interior and exterior soil grades) shall be 2'-0". Maintain a minimum 8" separation between finish grade and untreated wood framing.

BACKFILLING: Backfill behind retaining and foundation walls shall be of free-draining material placed in maximum loose lifts of 12" or as directed by the Geotechnical Report. Backfill behind walls shall not be placed before the wall is properly supported by the fill slab or temporary bracing. Backfill shall be compacted using hand-operated equipment only. The contractor shall refrain from operating heavy equipment behind retaining and foundation walls within a distance equal to or greater than the height of the wall, unless otherwise approved by the EOR. All topsoil between and below surface soil shall be removed from beneath fill supporting concrete slab or parking.

COMPACTION: Unless otherwise specified by a Geotechnical Engineer, footings shall be placed on compacted material and shall be well-graded granular material with no more than 5% passing a #200 sieve. Fills placed shall be in maximum 8" lifts and all bearing soils shall be compacted to 95% maximum density at optimum moisture content using the Modified Proctor Test.

CAST-IN-PLACE CONCRETE

REFERENCE STANDARDS: Conform to the latest editions of the following:
(1) ACI 318 "Building Code Requirements for Structural Concrete and Commentary."
(2) IBC Chapter 19.

FIELD REFERENCE: The contractor shall keep a copy of ACI Field Reference manual, SP-15, "Standard Specifications for Structural Concrete (ACI 301) with Selected ACI and ASTM References."

CONCRETE MIXTURES: Conform to ACI 318 Chapter 19 "Concrete: Design and Durability Requirements."

MATERIALS: Conform to ACI 318 Chapters 19 & 20.

SUBMITTALS: Provide all submittals required by ACI 301 Sec 4.1.2. Submit mix designs for each mix in the table below.

Member	TABLE OF MIX DESIGN REQUIREMENTS			
	Strength (psi)	Test Age Maximum (days)	Exposure	Max Minimum Aggregates Classification W/C Ratio Air Content
Basement walls, foundation walls	2500	28	1"	F2, C1 0.45 4.5%

MIX DESIGN NOTES:
(1) W/C Ratio: Water-cementitious material ratios shall be based on the total weight of cementitious materials. Ratios not shown in the table above are controlled by strength requirements.

- Cementitious Content: The use of fly ash, other pozzolans, silica fume, or slag shall conform to ACI 301 Sec 4.2.1 "Materials." Maximum amount of fly ash shall be 20% of total cementitious content unless reviewed and approved otherwise by EOR.
- Air Content: Conform to ACI 301 Sec 4.2.2.4. Horizontal exterior surfaces in contact with the soil require entrained air. Use Exposure Category F0, S0, W0, and C0 unless noted otherwise. Tolerance is +/- 1.5%. Air content shall be measured at point of placement.
- Exposure Classification: The mix design provided shall meet the requirements of ACI 318 Chapter 19, based on the exposure classification indicated in the table above.
- Slump: Unless otherwise specified or permitted, concrete shall have at the point of delivery, a slump of 4" +/- 1". For additional criteria, reference ACI 301 Sec 4.2.2.2.
- Shrinkage Limit: Concrete used in elevated slabs and beams shall have a shrinkage limit of 0.045% at 28 days measured in accordance with ASTM C157.
- Non-chloride accelerator: Non-chloride accelerating admixture may be used in concrete slabs placed at ambient temperatures below 50F at the contractor's option.

FORMWORK: Conform to ACI 301 Sec 2 "Formwork and Form Accessories." Removal of Forms shall conform to Sec 2.3.2 except strength indicated in Sec 2.3.2.5 shall be 0.75 Fc. Re-shoring shall conform to Sec 2.3.3.

MEASURING, MIXING, AND DELIVERY: Conform to ACI 301 Sec 4.3.

HANDLING, PLACING, CONSTRUCTING, AND CURING: Conform to ACI 301 Sec 5.

EMBEDDED ITEMS: Position and secure in place expansion joint material, anchors and other structural and non-structural embedded items before placing concrete. Contractor shall refer to mechanical, electrical, plumbing, and architectural drawings and coordinate all other embedded items.

CONCRETE REINFORCEMENT

REFERENCE STANDARDS: Conform to:
(1) ACI 301 "Standard Specifications for Structural Concrete, Sec 3 "Reinforcement, and Reinforcement Supports."
(2) IBC Chapter 19, Concrete.
(3) ACI 318 and ACI 318R.
(4) ACI SP-66 "ACI Detailing Manual" including ACI 315 "Details and Detailing of Concrete Reinforcement."
(5) CRSI MSP-2 "Manual of Standard Practice."
(6) ANSIAWS D1.4 "Structural Welding Code - Reinforcing Steel."

SUBMITTALS: Conform to ACI 301 Sec 3.1.1 "Submittals, data, and drawings." Submit placing drawings showing fabrication dimensions and locations for placement of reinforcement and reinforcement supports.

MATERIALS:
Reinforcing Bars ASTM A615, Grade 60, deformed bars.
Weldable Reinforcing Bars ASTM A706, Grade 60, deformed bars.
Smooth Welded Wire Fabric ASTM A185
Bar Supports CRSI MSP-2, Chapter 3 "Bar Supports." 16.5 page or heavier, black detailing manual.
The Wire

FABRICATION: Conform to ACI 301, Sec 3.2.2 "Fabrication," and ACI SP-66 "ACI Detailing Manual."

WELDING: Bars shall not be welded unless authorized. When authorized, conform to ACI 301, Sec 3.2.2.2, "Welding" and provide ASTM A706, Grade 60 reinforcement.

PLACING: Conform to ACI 301, Sec 3.3.2.2 "Placement." Placing tolerances shall conform to Sec 3.3.2.1 "Tolerances."

CONCRETE COVER: Conform to the following cover requirements from ACI 301, Table 3.3.2.3.
Concrete cast against earth 2"
Concrete exposed to earth or weather (#5 & smaller) 1-1/2"
Bars in slabs and walls 3/4"

SPLICES & DEVELOPMENT LENGTH: Conform to ACI 301, Sec 3.3.2.7. Refer to Lap Splice & Development Schedule for 2500 psi concrete below. Lap all continuous reinforcement and corner bars per Schedule. The splices and development lengths indicated on individual sheets control over the schedule. Use Class B splices unless otherwise noted. Mechanical connections may be used when approved by the EOR. WWF to be topped a minimum 8" on all sides and edges.

LAP & DEVELOPMENT SCHEDULE (Concrete strength $f_c = 2500$)

Bar Designation	Lap Length, L_s	Development Length, L_d
#4	32"	24"
#5	38"	30"
WWF	8" on all sides and edges	

FIELD BENDINGS: Conform to ACI 301 Sec 3.3.2.8 "Field Bending or Straightening." Bar sizes #3 through #5 may be field bent cold the first time. Other bars prefer hot bending. Do not twist bars.

CORNERS BARS: Provide matching-sized "L" corner bars for all horizontal wall and footing bars with the appropriate splice length, L_{OC}.

TYPICAL CONCRETE REINFORCEMENT: Unless noted on the plans, concrete walls shall have the following minimum reinforcement. Contractor shall confirm minimum reinforcement of walls with EOR prior to rebar fabrication.

Wall Thickness	Horizontal Bars	Vertical Bars	Location
6"	#4 @ 12" OC	#4 @ 12" OC	@ CL of Wall
8"	#5 @ 12" OC	#5 @ 12" OC	@ CL of Wall

STRUCTURAL STEEL

DESIGN STANDARDS: Structural steel for this project is designed in accordance with the latest edition of the AISC Steel Construction Manual.

REFERENCE STANDARDS: Conform to:
(1) ANSIAISC 360 "Specification for Structural Steel Buildings" - Referenced to as "AISC Specification"
(2) AISI 303 "Code of Standard Practice for Steel Buildings & Bridges"
(3) RISC "Specification for Structural Joints using ASTM A325 or A490 Bolts."
(4) AWS D1.1 "Structural Welding Code - Steel."
AISC 341 "Seismic Provisions for Structural Steel Buildings."

SUBMITTALS:

(1) Submit shop drawings in accordance with AISC Specification Sec M1 "Shop and Erection Drawings."

MATERIALS:

Structural WF Shapes ASTM A992, $F_y = 50$ ksi
Bars & Plates ASTM A572, $F_y = 36$ ksi
Anchor Bolts & Bolts in Wood ASTM A307
Nuts ASTM A563 or ASTM A194, Grade 2H
Washers (flat or beveled) ASTM F436
Anchor Rods (hooked, headed, threaded/nutted) ASTM F1554, Grade 36
Threaded Rods ASTM A36, $F_y = 36$ ksi
Welded Headed/Threaded Studs (WHS, WTS) ASTM A193
Expansion Anchors E7018, 70 ksi, low hydrogen, typical
Adhesive Anchors Per Drawings Simpson Strong-Tie
Concrete Screws Simpson ITTEN HD

WELDING: Conform to AWS D1.1, D1.3 & D1.8. Welders shall be certified in accordance with AWS and WABO requirements. Use E70 electrodes of type required for materials to be welded.

FABRICATION/ERECTION: Conform to AISC Specification Sec M2 "Fabrication," AISC Code Sec 6 "Fabrication and Delivery" and AISC Code Sec 8 "Quality Control." The fabricator and erector shall maintain a quality control program to the extent deemed necessary so that all of the work is performed in accordance with this Code, the AISC Specification, contract documents, and project specifications.

SHOP PAINTING: Conform to AISC 308, AISC Specification Sec M3, and AISC Code Sec 6.5. Do not paint steel to be embedded in concrete. Reprofiled, or concealed by the interior building finish. Do not paint surfaces to be field welded or where slip-critical bolts are specified. All other exterior steel shall be painted with one coat of grey shop primer. All exposed exterior steel shall be painted with an exterior multi-coat system as per the Architect or project specifications or galvanized per section below. Field touch-up painting shall be with primer for exposed interior surfaces and as per the Architect or project specifications for exposed exterior surfaces.

GALVANIZING: Where required, all exposed steel outside the building envelope shall be hot-dipped galvanized. Apply field touch-ups per project specifications.

ERECTION: Conform to AISC Specification Sec M4 "Erection" and AISC Code Sec 7 "Erection." Steel work shall be carried up true and plumb within the limits defined in AISC 303-16 Sec 7.1.1.

WOOD FRAMING

REFERENCE STANDARDS: Conform to:

- IBC Chapter 23 "WOOD."
(2) NDS and NDS Supplement - "National Design Specification for Wood Construction."
(3) ANSITP 1 "National Design Standard for Metal-Plate-Connected Wood Truss Construction."
(4) BCS 2013 "Building Component Safety Information."

ALTERNATES: Alternates for specified item may be submitted to the EOR for review. Contractor shall submit a current ICC-ESRIAPMO-ER report identifying that an alternate component has the same or greater load capacity than the specified item.

IDENTIFICATION: All sawn lumber and pre-manufactured wood products shall be identified by the grade mark or a certificate of inspection issued by the certifying agency.

MATERIALS:

Sawn Lumber: Conform to grading rules of WWPA, WCLB, or NLGA. Finger jointed studs acceptable at interior non-structural walls only.

Member Use	Size	Species	Grade
Studs & Plates	2x, 3x	HF	No. 2
Posts	4x	HF	No. 2
Joists	2x	HF	No. 2
Beams	4x	HF	No. 2
Beams	6x	DF	No. 1
Posts	6x	DF	No. 1

Glued Laminated Timber: Conform to AITC 117 "Standard Specifications for Structural Glued Laminated Timber of Softwood Species, Manufacturing and Design" and ANSI/AITC A190.1 "Structural Glued Laminated Timber." Glued laminated member beams shall not be welded threaded other than the stock member of 5000' unless shown otherwise on the plans or specifications.

Member Use	Sizes	Species	Stress Class	Uses
Beams	24-F4	All	24-F4	Simple Spans
	All	DF/DF	24-F48	Can'tilever Spans

Metal Plate Connected Wood Roof Trusses: Reference DEFERRED SUBMITTAL section above. Conform to IBC Sec 2303.4 "Trusses."

Wood Structural Sheathing (Plywood): Wood APA-rated structural sheathing includes: all veneer plywood, oriented strand board, waferboard, particleboard, T1-11 siding, and composites of veneer and wood-based material. Conform to Product Standards PS-1 and PS-2 of the U.S. Dept. of Commerce and the American Plywood Association (APA)

Location	Thickness	Span Rating	Minimum APA Rating	
			Plywood Grade	Exposure
Roof	15/32"	2416	C-D	1
Floor	23/32" TAG	24 OC	Sturd-Floor	1
Walls	15/32"	3216	C-D	1

Joist Hangers and Connectors: Simpson Strong-Tie Company Inc. as specified in their latest catalogs was used as the basis of design for this project. Alternate connectors by other manufacturers may be substituted provided they have current ICC-ESRIAPMO-ER approval for equivalent or greater load capacities and are reviewed and approved by the EOR prior to ordering. Connectors shall be installed per the manufacturer's instructions. Where connector straps connect two members, place 1/2 of the nails or bolts in each member. Unless noted otherwise all nails shall be full length common. Nail spans to wood framing as late as possible in the framing process to allow the wood to shrink and the building to settle.

Nails and Staples: Conform to IBC Sec 2303.6 "Nails and Staples." Unless noted on plans, nail per IBC Table 2304.10.1. Unless noted otherwise all nails shall be common. Nail sizes specified on the drawings are based on the following specifications:

COMMON NAILS

Size	Length	Diameter
8d	2-1/2"	0.131"
10d	3"	0.148"
16d	3-1/2"	0.162"
16d Sinker	3-1/4"	0.148"

Lag Bolts/Thru-Bolts/Anchor Bolts: Conform to ASTM A307. Provide plate washers/BPS washers under the heads and nuts of all bolts and lag screws bearing on wood.

Wood Holdowns: Holdowns specified are as manufactured by Simpson Strong-Tie Company Inc. Additional framing members shall be provided per the manufacturer's requirements. Acceptable equivalent product substitutions are available from other manufacturers with EOR approval. Do not counter-sink holdown bolts.

Engineered Wood Products (EWP): The following materials are based on lumber manufactured by TrusJoist by Weyerhaeuser. Trus-Joist by Weyerhaeuser was used as the basis of design for this project. Alternate products by other manufacturers may be substituted provided they have current ICC-ESRIAPMO-ER approval for equivalent or greater load and stiffness properties and are reviewed and approved by the EOR.
a) Parallel Strand Lumber (PSL): Conform to ICC-ES Report No. ESR-1387, CCMC Report No. 11161-R, or NES Report No. NER-481. Use 2.0E unless noted otherwise.
b) Laminated Strand Lumber (LSL): Conform to ICC-ES Report No. ESR-1387, CCMC Report No. 12627-R, or NES Report No. NER-481.

NAILING REQUIREMENTS: Provide minimum nailing in accordance with IBC Table 2304.10.1 "Fastening Schedule" except as noted on the drawings. Nailing for roof/ceiling diaphragms/shear walls shall be per drawings. Nails shall be driven flush and shall not fracture the surface of sheathing.

FLOOR FRAMING PLAN NOTES

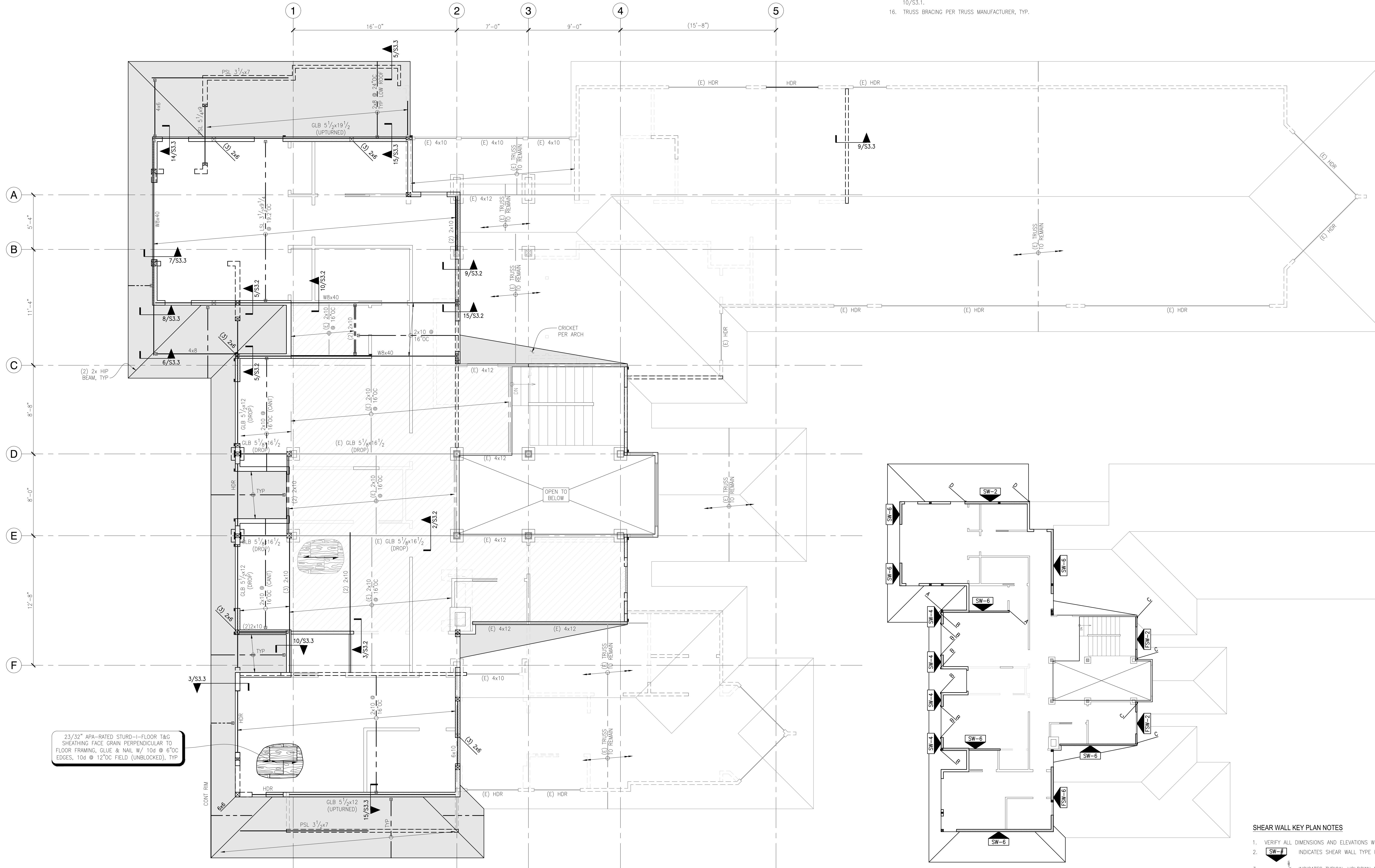
- REFERENCE S1.0 FOR STRUCTURAL GENERAL NOTES, DRAWING LIST & ABBREVIATIONS.
- DIMENSIONS: VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
- ALL DUCTS, CHASES AND PIPE/CONDUIT OPENINGS SHALL BE PER ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. CONTACT EOR FOR APPROVAL OF ANY OPENING NOT SHOWN ON THE STRUCTURAL DRAWINGS. FOR STAIR DETAILS AND GUARDRAILS, REFERENCE ARCHITECTURAL DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.
- ALL BEAMS ARE FLUSH WITH JOISTS UNO AS "DROP" INDICATING A DROPPED BEAM.
- PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS OVER SHEAR WALLS AND BEARING WALLS AT REPETITIVE FRAMING MEMBERS AT SHEAR WALLS AND BEARING WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST/BEAR OVER WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
- EXTERIOR RIM SHALL BE A MINIMUM LSL 1 1/2" x FULL-DEPTH.
- ALL WOOD EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED PER STRUCTURAL GENERAL NOTES.
- PROVIDE DOUBLE JOISTS AROUND ALL ROOF OPENINGS GREATER THAN 24"OC ONE SIDE.
- HDR INDICATES TYPICAL (2) 2x10 TYPICAL HEADER, 6'-0" MAXIMUM HEADER SPAN.
- PROVIDE SW-6 SHEATHING/NAILING ON EXTERIOR BUILDING, TYPICAL.
- MATCH BUNDLED STUDS FROM ABOVE & EXTEND TO FOUNDATION.
- HANGERS: ALL 2x HANGERS TO BE SIMPSON 'LUS' SERIES.
- JOIST BRIDGING PER JOIST MANUFACTURER, TYP.

ROOF FRAMING PLAN NOTES

- REFERENCE S1.0 FOR STRUCTURAL GENERAL NOTES, ABBREVIATIONS & SHEET INDEX.
- VERIFY ALL DIMENSION AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
- ALL DUCTS, CHASES AND PIPE/CONDUIT OPENINGS SHALL BE PER ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. CONTACT EOR FOR APPROVAL OF ANY OPENING NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- REFERENCE ARCHITECTURAL PLANS FOR ROOF SLOPES, SCUPPERS AND DRAIN LOCATIONS.
- CONTRACTOR RESPONSIBLE FOR ALL TEMPORARY SHORING.
- ALL BEAMS ARE FLUSH WITH JOISTS UNO AS "DROP" INDICATING A DROPPED BEAM.
- PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS OVER SHEAR WALLS AND BEARING WALLS AT REPETITIVE FRAMING MEMBERS, AT SHEAR WALLS AND BEARING WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER WALL (ADDITIONAL JOISTS MAY BE REQUIRED).
- PROVIDE SW-6 SHEATHING & NAILING ON EXTERIOR BUILDING, TYPICAL.
- PROVIDE DOUBLE JOISTS AROUND ALL ROOF OPENINGS GREATER THAN 24"OC ONE SIDE.
- REFERENCE 8/S3.1 FOR HEADER SUPPORT JAMBS, PROVIDE MINIMUM (2) 2x STUDS UNO.
- "HDR" INDICATES TYPICAL (2) 2x10 DROPPED HEADER WITH 6'-0" MAXIMUM SPAN.
- BALLOON FRAME ALL WALLS GREATER THAN ONE LEVEL WITHOUT FLOOR OR ROOF SUPPORT. ALL EXTERIOR WALL STUDS 12'-0" HIGH OR GREATER, USE (2) SISTERED STUDS AT 16"OC, UNO.
- ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE-TREATED PER STRUCTURAL GENERAL NOTES.
- HORIZONTAL STRAP TIES INDICATED ON THE SHEAR WALL PLANS ARE TO BE CENTERED OVER WALL TOP PLATE AND/OR HEADER, BLOCKING OR BEAM. CONTRACTOR SHALL COORDINATE ADDITIONAL WALL FURRING REQUIRED AT BEAMS AND POSTS WITH CONNECTIONS OR HOLDOWNS THAT EXCEED THE NOMINAL WALL THICKNESS.
- TYPICAL TOP PLATE SPICE: PROVIDE A MINIMUM 48" LAP W/ 16d @ 6"OC STAGGERED, REFERENCE DETAIL 10/S3.1.
- TRUSS BRACING PER TRUSS MANUFACTURER, TYP.

17. ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING CRITERIA:

- REFER TO THE STRUCTURAL GENERAL NOTES FOR STANDARD DEAD AND LIVE LOADS AND SUBMITTAL INFORMATION.
- TRUSS SUPPLIER IS BIDDER DESIGNED AND RESPONSIBLE FOR FINAL TRUSS LAYOUT AND CONFIGURATION. TRUSS LAYOUT SHOWN IS A SUGGESTED LAYOUT, CHANGES MUST BE SUBMITTED TO THE ENGINEER-OF-RECORD THRU THE ARCHITECT WITH BEARING POINTS AND REACTIONS TO STRUCTURE.
- SHADDED REGION INDICATES APPROXIMATE AREA OF OVER FRAMING. TRUSS MANUFACTURER IS RESPONSIBLE FOR DESIGNING THE OVER FRAMING REQUIRED. TRUSSES SHALL BE DESIGNED TO SUPPORT OVER FRAMING IN ADDITION TO THE STANDARD DESIGN LOADS.
- ALL GIRDER TRUSSES SHALL BE SUPPORTED BY A MINIMUM OF (3) STUDS. TRUSS MANUFACTURER TO SUBMIT TO ENGINEER ALL LOCATIONS WHERE REACTIONS FROM GIRDER TRUSSES EXCEED 10,000 LBS. FOR REVIEW OF COLUMN SUPPORT CAPACITY.
- ALL MULTIPLE STUDS UNDER HIP MASTER AND GIRDER TRUSS ENDS TO CONTINUE TO FOUNDATION.
- PROVIDE SIMPSON H2.5A HURRICANE TIES AT ALL ROOF TRUSSES AND ROOF JOISTS, TYP.



UPPER FLOOR FRAMING PLAN

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

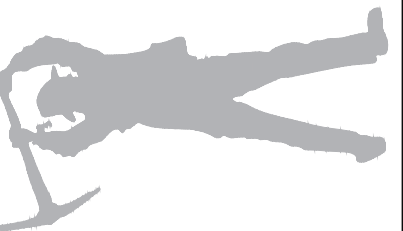
UPPER FLOOR SHEAR WALL KEY PLAN

SCALE: NTS

SHEAR WALL KEY PLAN NOTES

- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
- INDICATES SHEAR WALL TYPE PER 20/S3.0.
- INDICATES TYPICAL HOLDOWN PER 17/S3.0 OR TIEDOWN PER 6/S3.0.
- CONTRACTOR TO COORDINATE HOLDOWN ANCHOR BOLTS WITH STEEL POST BASE PLATES.
- PROVIDE FULL HEIGHT SOLID BLOCKING OR DOUBLE JOISTS OVER SHEARWALLS AND BEARING WALLS AT REPETITIVE FRAMING MEMBERS, AT SHEARWALLS AND BEARING WALLS PARALLEL TO FRAMING, ALIGN (1) JOIST OVER WALL (ADDITIONAL JOISTS MAY BE REQUIRED).

DEI
DIBBLE ENGINEERS INC
www.dibbleengineers.com
1039 Market Street, Kirkland, WA 98033
425.828.4200



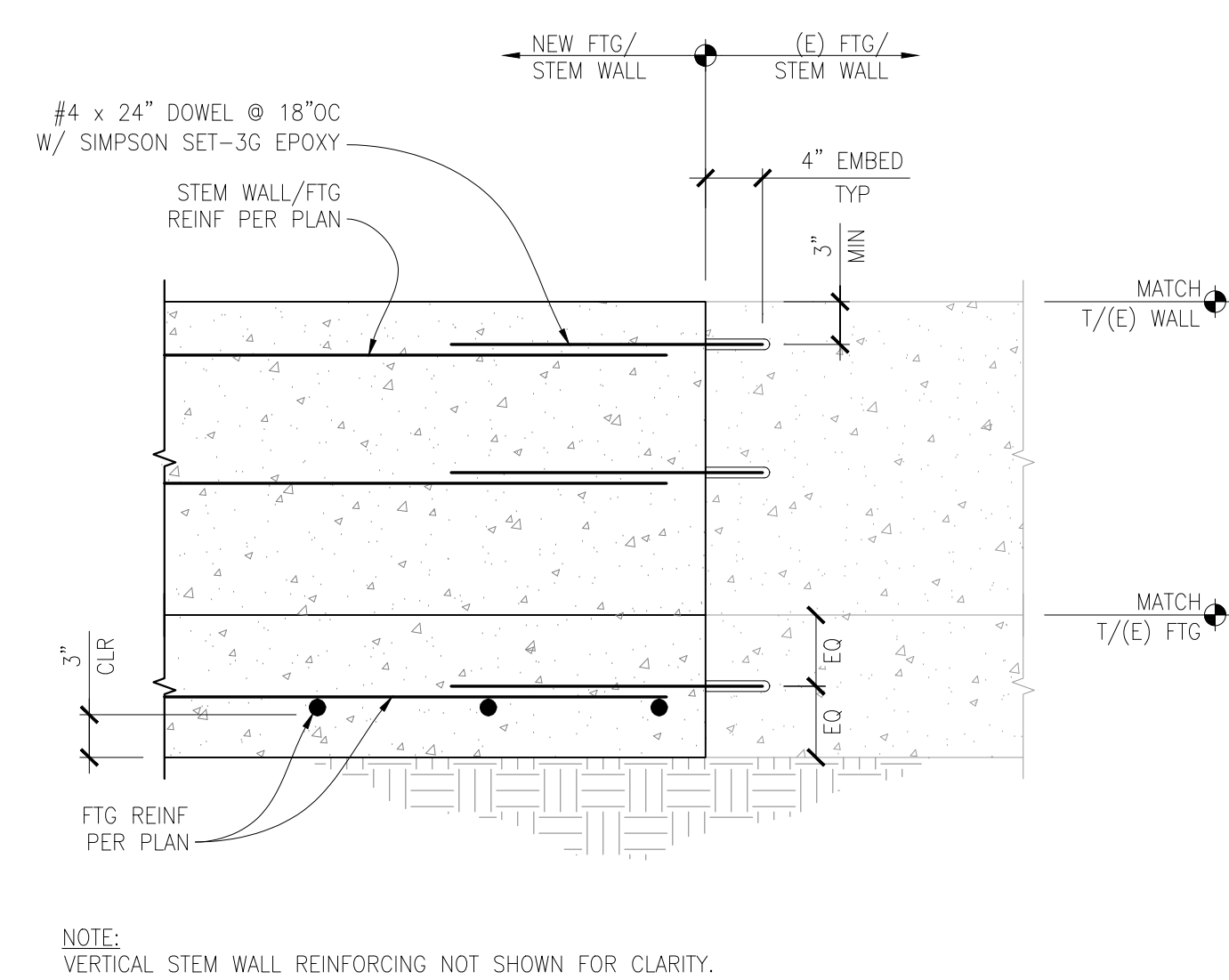
SEIFERT RESIDENCE
REMODEL
3261 67TH AVE SE
MERCER ISLAND, WA 98040

PROJECT #	2405
PROJECT NAME	SEIFERT RESIDENCE REMODEL
DATE	03/07/2024
BY	BJU
REVIEWED BY	MWD
DATE	

STRUCTURAL UPPER FLOOR FRAMING PLAN

SHEET NUMBER:

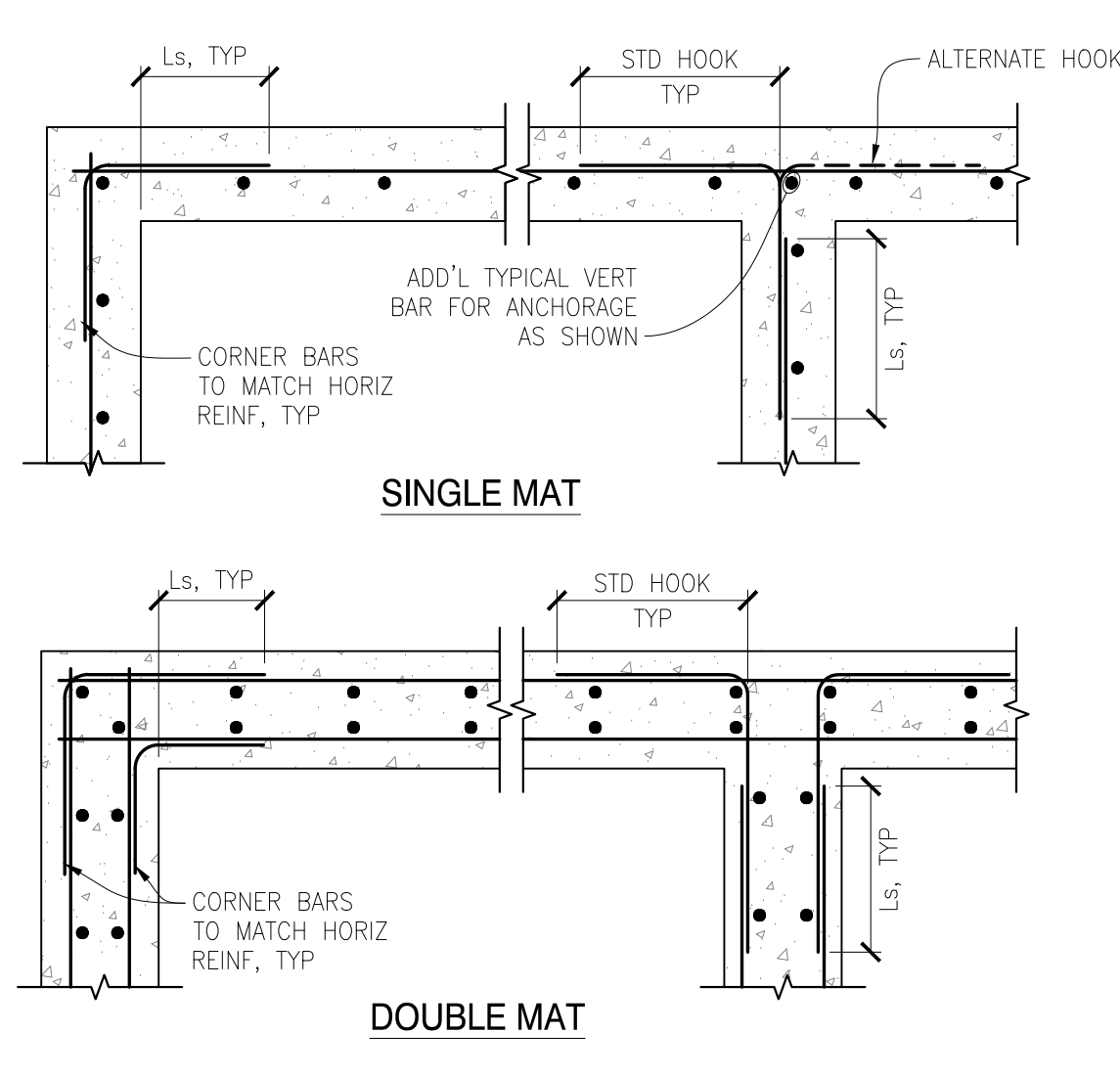
S 2.2



NEW FOUNDATION CONNECTION TO EXISTING

SCALE: NTS

1



NOTES:
1. MEMBER SIZE & REINFORCING PER PLAN.

TYPICAL CONCRETE MEMBER INTERSECTIONS

SCALE: NTS

2

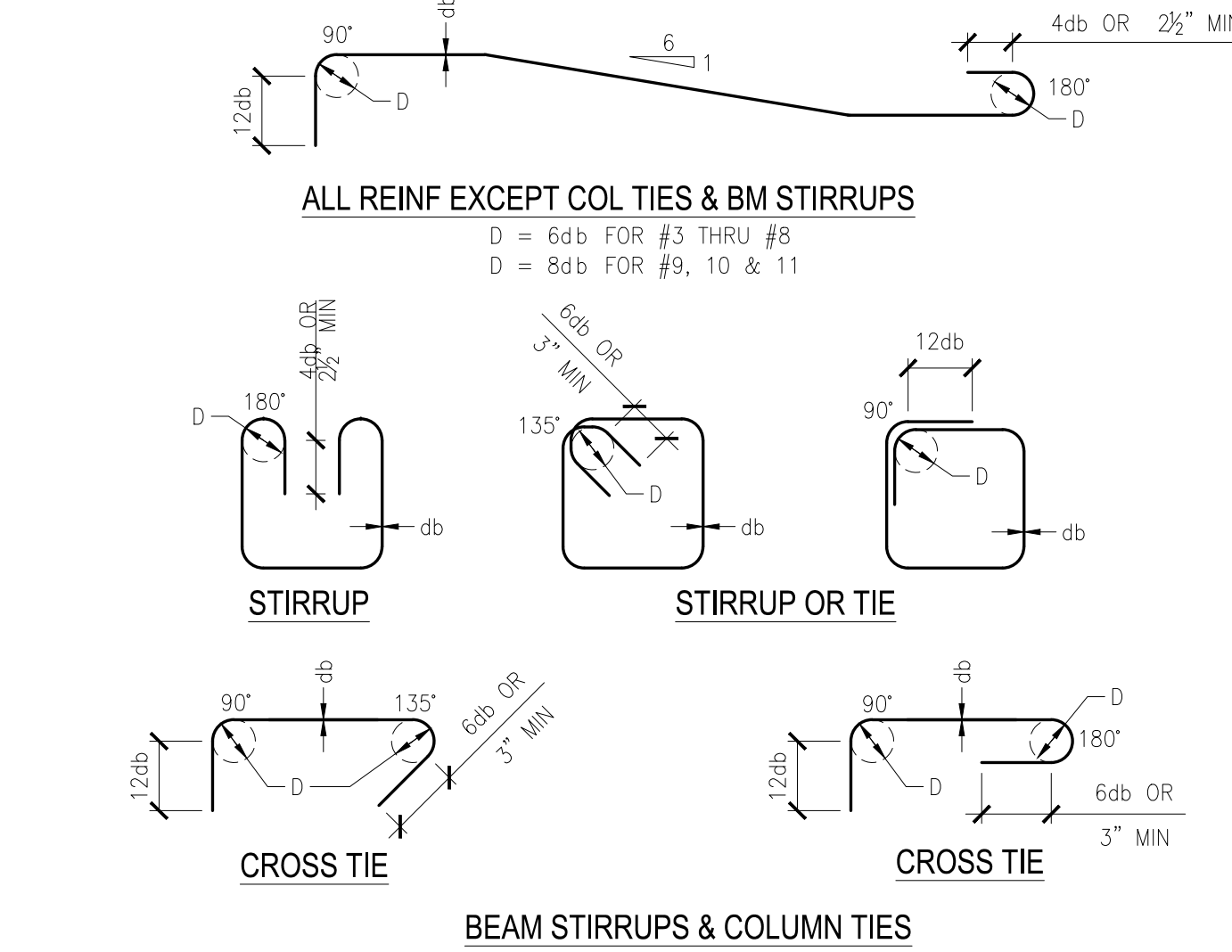
BAR SIZE	LAP SPlice & DEVELOPMENT SCHEDULE				Ldh
	DEVELOPMENT LENGTH, Ld		CLASS B SPlice, Ls		
	STANDARD	TOP	STANDARD	TOP	
F _c = 3000 psi / 3500 psi					
#3	17	22	23	29	9
#4	22	29	29	38	11
#5	28	36	37	47	14
#6	33	43	43	56	17
#7	48	63	63	82	20
#8	55	72	72	94	22
#9	62	81	81	106	25
#10	70	91	91	119	28
#11	78	101	102	132	31

NOTES:
1. VALUES FOR UNCOATED REINFORCING AND NORMAL WEIGHT CONCRETE WITH CLEAR SPACING > d_b, CLEAR COVER > d_b AND MINIMUM STIRRUPS OR TIES THROUGHOUT Ld OR CLEAR SPACING > 2d_b AND CLEAR COVER > d_b.
2. DEVELOP ALL REINFORCING IN STRUCTURAL SLABS WITH MINIMUM DEVELOPMENT LENGTH Ld.
3. TOP BAR = HORIZONTAL BAR WITH MORE THAN 12" OF FRESH CONCRETE BELOW OR AS NOTED ON DOCUMENTS AS "TOP BAR".
4. UNO, ALL LAPS SHALL BE MINIMUM CLASS B.
5. ALL TABULATED VALUES ARE IN INCHES.
6. Ldh = HOOKED BAR DEVELOPMENT LENGTH.

TYPICAL LAP SPlice & DEVELOPMENT LENGTH SCHEDULE

SCALE: N.T.S.

3

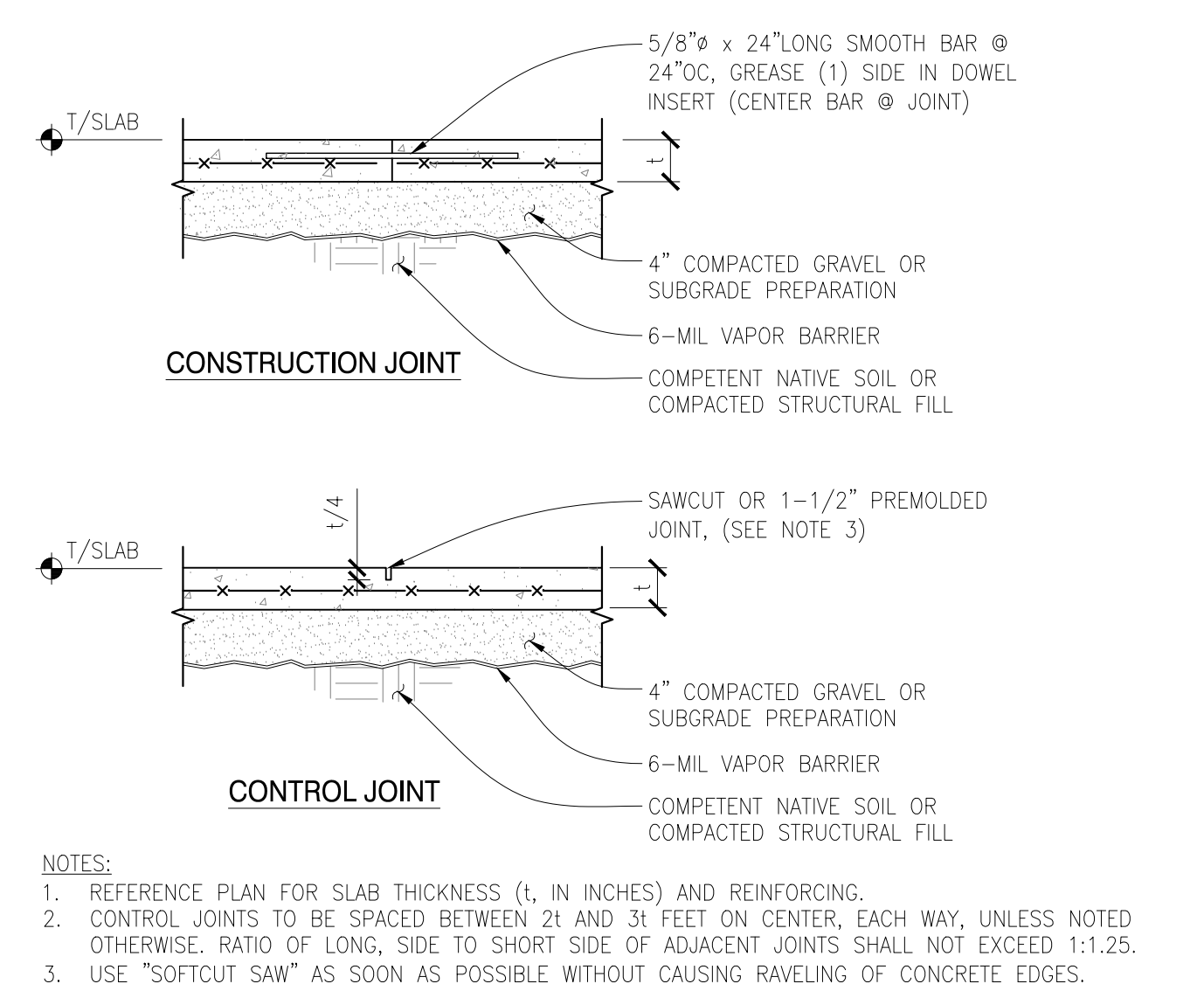


NOTES:
db = BAR DIAMETER, D = BEND DIAMETER

TYPICAL REBAR BEND SCHEDULE

SCALE: NTS

4



NOTES:
1. REFERENCE PLAN FOR SLAB THICKNESS (L, IN INCHES) AND REINFORCING.
2. CONTROL JOINTS TO BE SPACED BETWEEN 21 AND 31 FEET ON CENTER, EACH WAY, UNLESS NOTED OTHERWISE. RATIO OF LONG, SIDE TO SHORT SIDE OF ADJACENT JOINTS SHALL NOT EXCEED 1:1.25.
3. USE "SOFT CUT SAW" AS SOON AS POSSIBLE WITHOUT CAUSING RAVELING OF CONCRETE EDGES. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST.

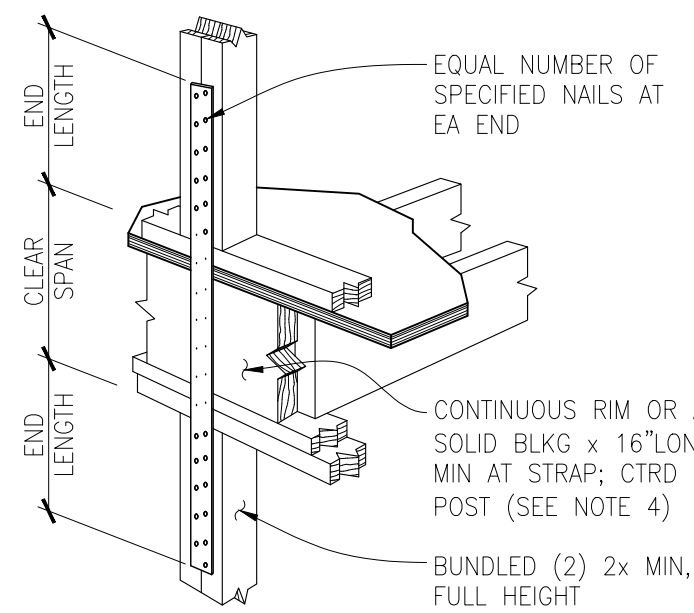
TYPICAL SLAB-ON-GRADE JOINT DETAILS

SCALE: NTS

5

MARK	STRAP	HEM-FIR STUDS			ALTERNATE	
		MINIMUM END LENGTH	NAILING REQUIRED AT EACH END LENGTH	NAIL SPACING	STRAP	CLEAR SPAN
A	CMST14	9"	(8) 16d	1 3/4"	1569	CS16 13"
B	CMST14	14"	(13) 16d	1 3/4"	2550	MSTC40 16"
C	CMST14	19"	(20) 16d	1 3/4"	3924	MSTC52 16"
D	CMST14	28"	(29) 16d	1 3/4"	5690	MSTC66 16"
E	CMST14	30"	(33) 16d	1 3/4"	6475	N/A N/A

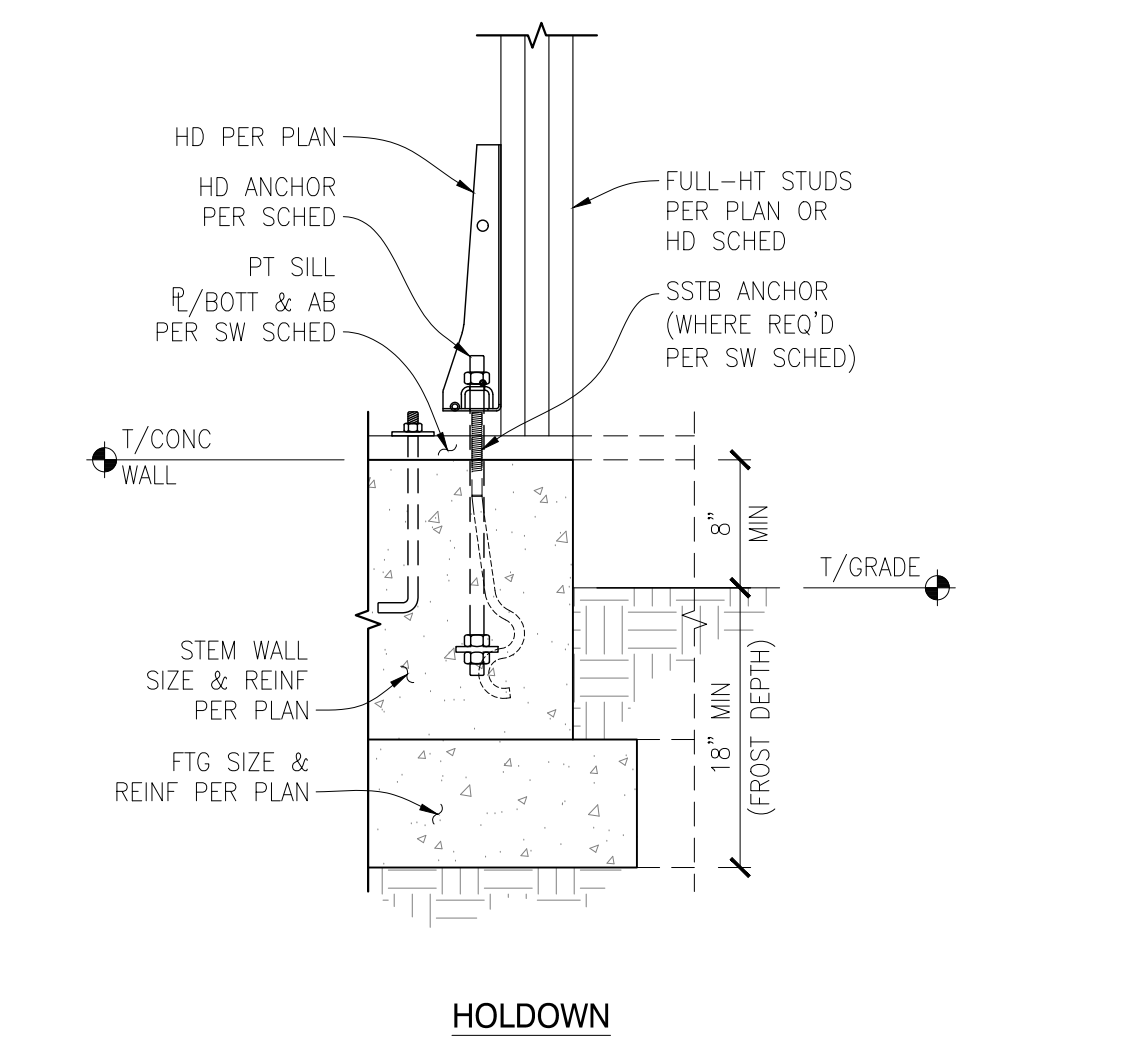
NOTES:
1. FOLLOW ALL SIMPSON STRONG-TIE GUIDELINES NECESSARY TO ACHIEVE FULL ICC DESIGN VALUES.
2. STRAP MAY BE INSTALLED OVER OR UNDERNEATH PLYWOOD.
3. EDGE NAIL PLYWOOD TO STRAPPED POST.
4. WHERE STRAPS OCCUR OVER FLOOR BEAM, SEE 3/S3.2.
5. ADDED BLOCKING MAY BE ELIMINATED WHERE FLOOR FRAMING IS DIRECTLY BETWEEN POSTS.
6. INDICATES FLOOR-TO-FLOOR STRAP ON PLAN.
7. BASED ON SIMPSON CATALOG 2021-2023.



FLR-TO-FLR HOLDOWN STRAP SCHEDULE

SCALE: NTS

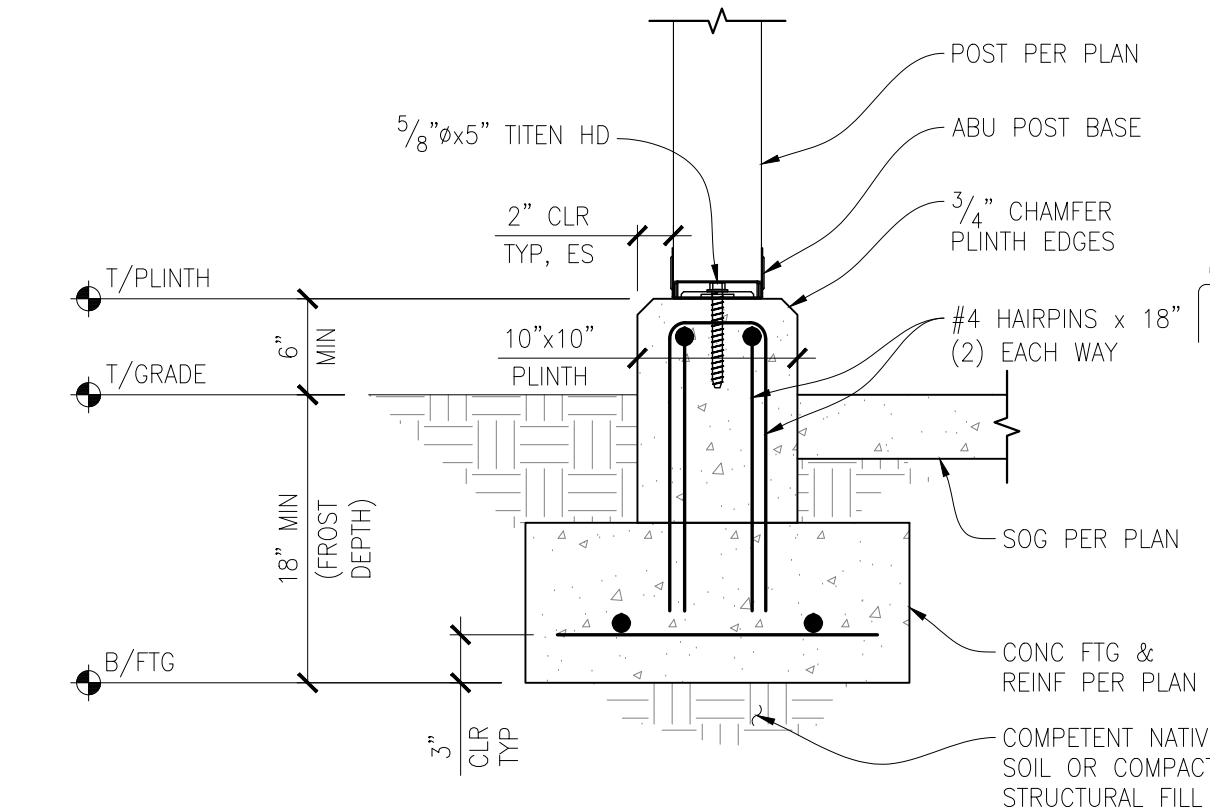
6



SHEAR WALL HOLDOWN CONNECTION (NO RIM)

SCALE: NTS

7

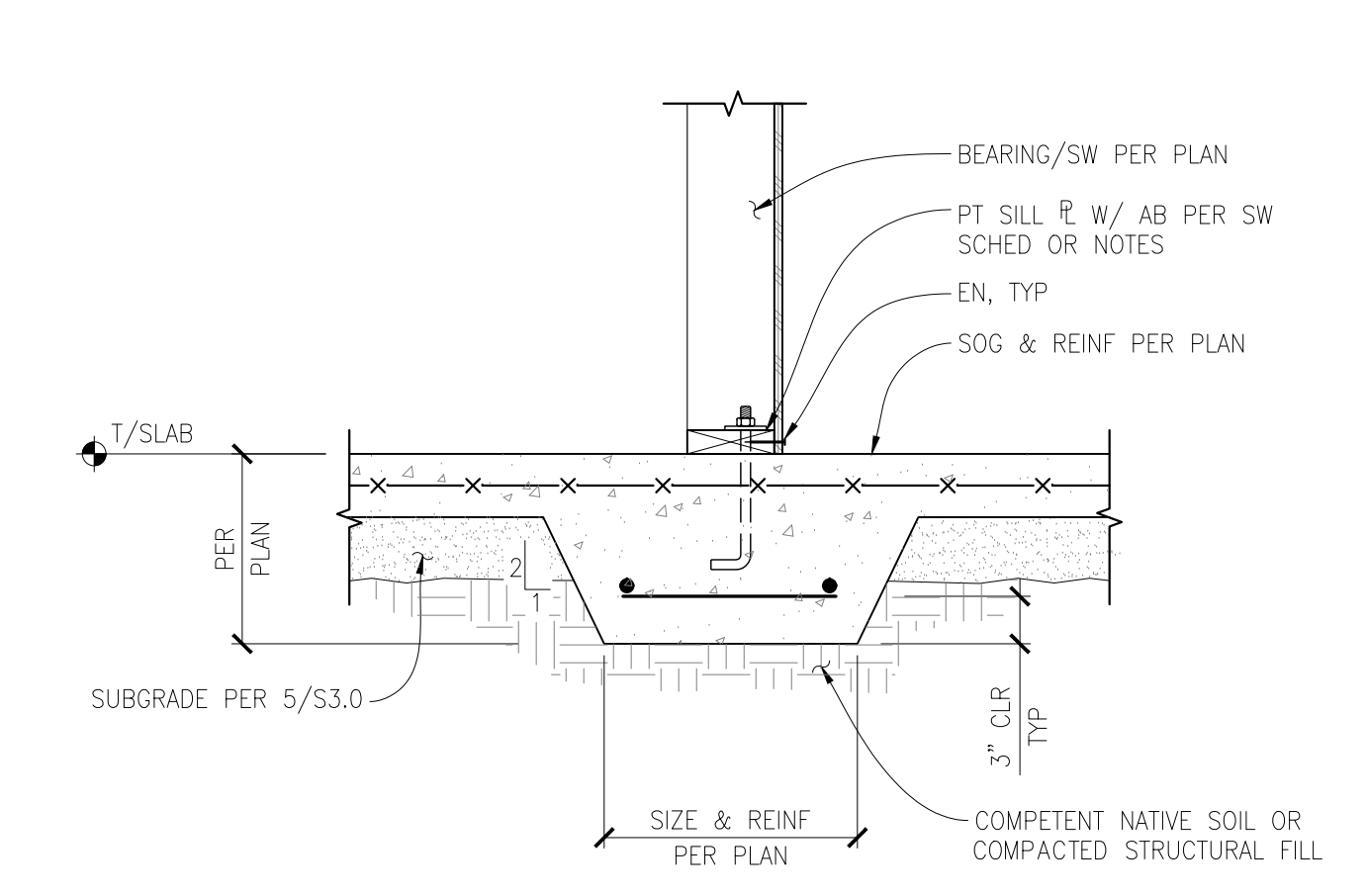


NOTE:
FASTEN ALL SIMPSON HARDWARE PER MFR SPECIFICATIONS.

TYPICAL POST FOOTING WITH PLINTH

SCALE: NTS

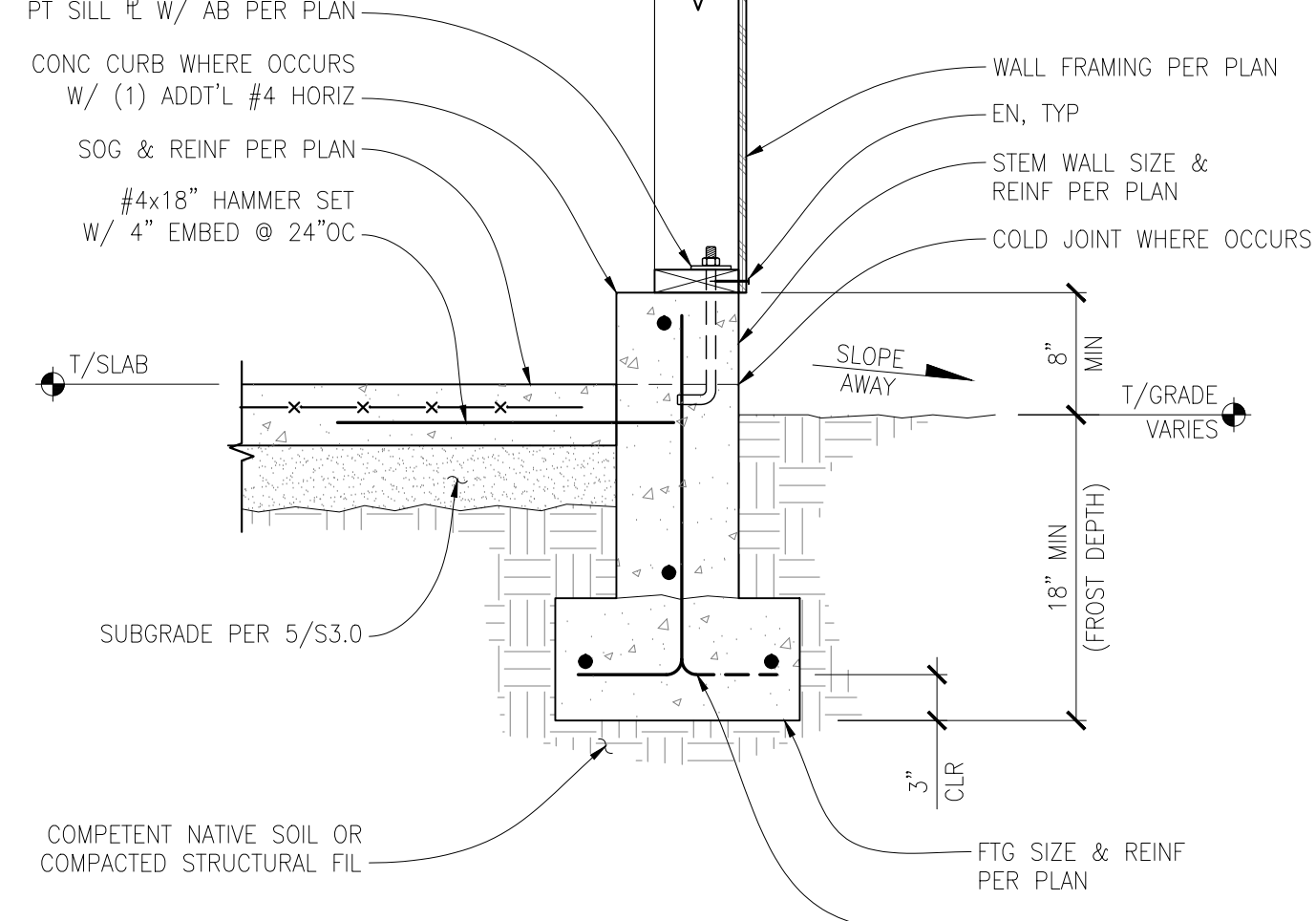
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TYPICAL INTERIOR THICKENED SLAB FOOTING AT BEARING / SHEAR WALL

SCALE: NTS

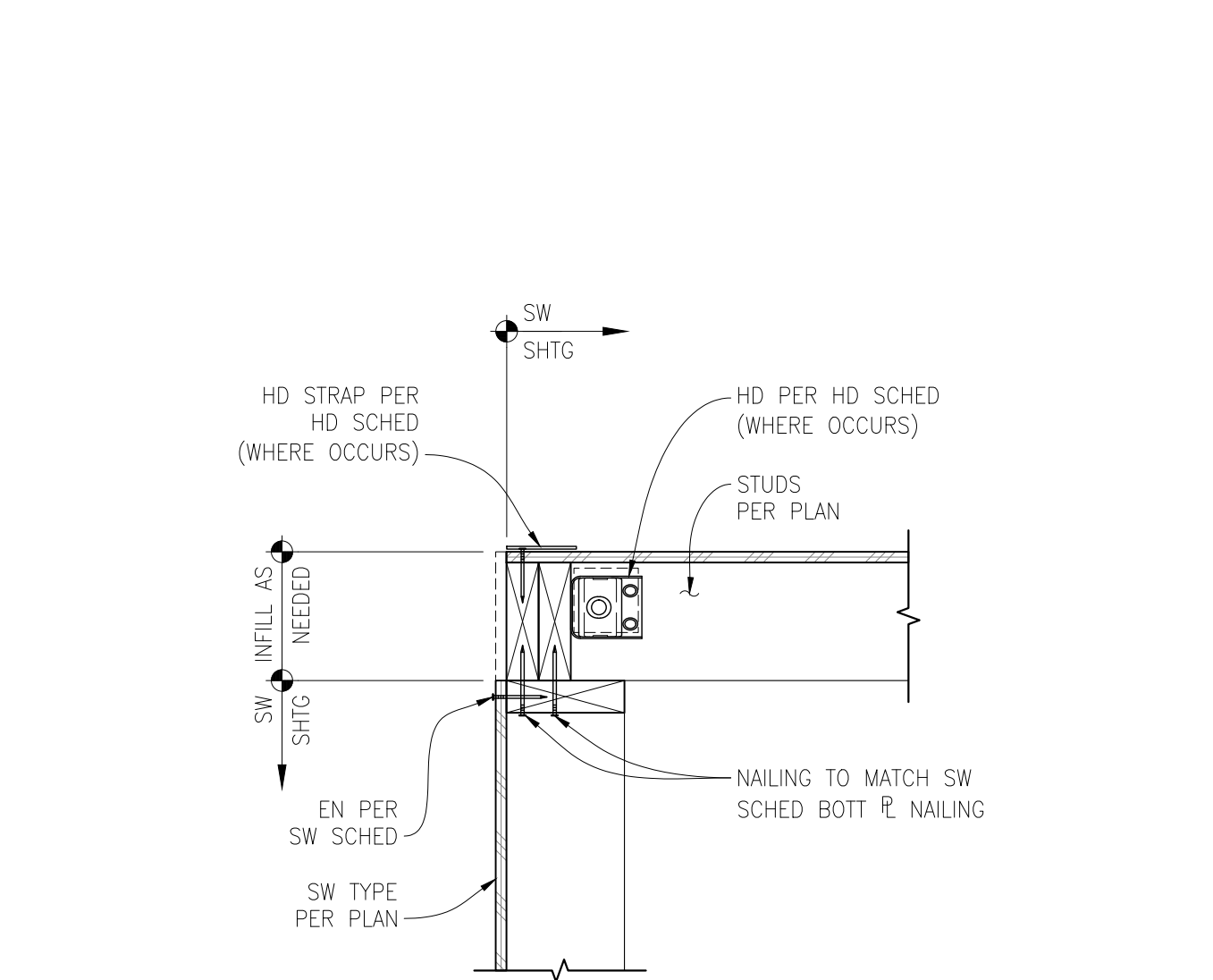
9



TYPICAL FOUNDATION FOOTING AND STEM WALL WITH SOG (8" STEM)

SCALE: NTS

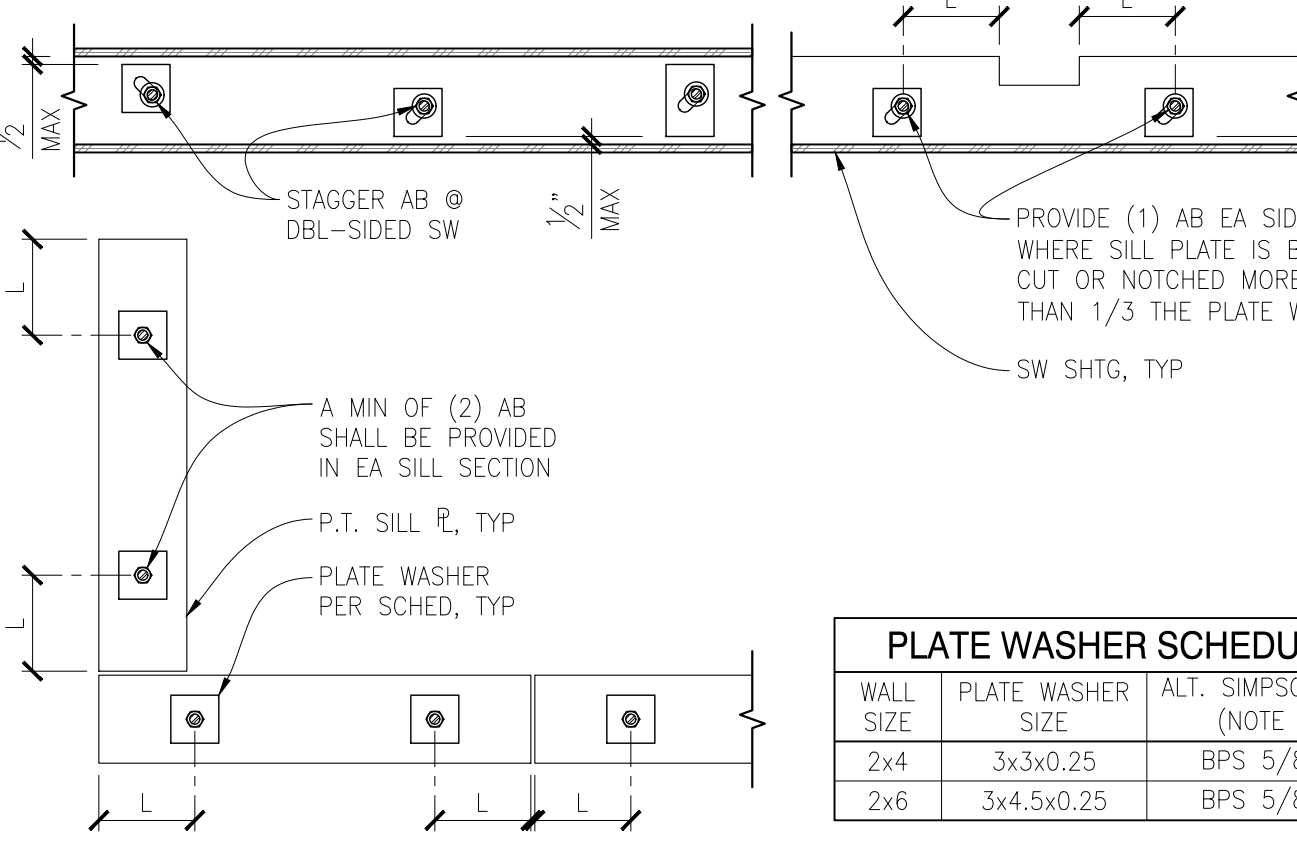
10



PLAN VIEW - SHEAR WALL HOLDOWNS AT CORNER

SCALE: NTS

11

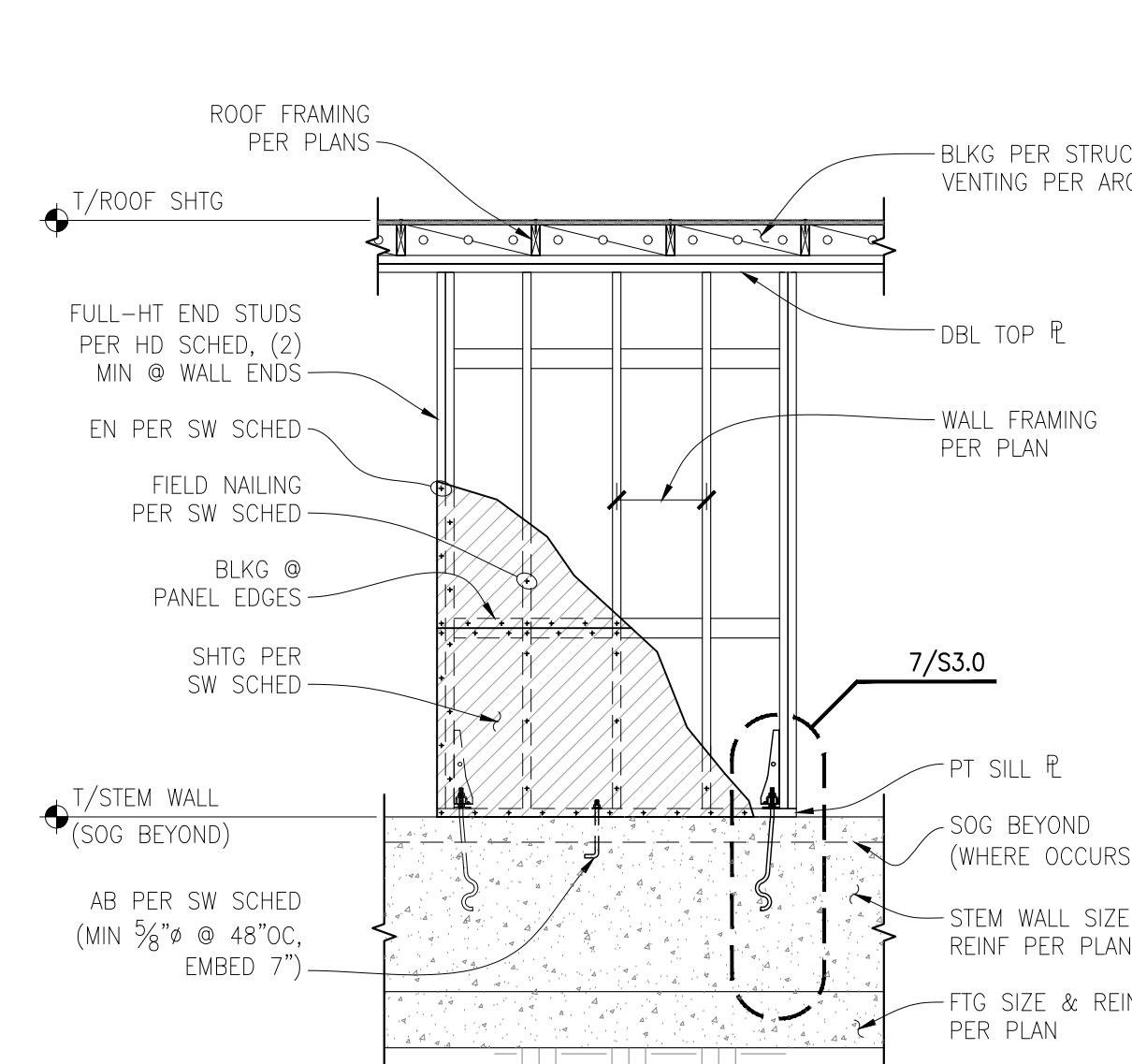


NOTES:
1. L = 6" MIN, 12" MAX
2. 5/8" AB W/ MIN 7" EMBED TYP, SEE STUD WALL OR SHEAR WALL SCHEDULE FOR SPACINGS & EMBED.
3. SILL PLATES TO BE PRESSURE TREATED, REFER TO GENERAL NOTES FOR GALV REQUIREMENTS FOR CONNECTORS & FASTENERS.
4. HOLES IN SILL PLATES SHALL BE A MIN 1/32" TO MAX 1/16" LARGER THAN BOLT DIAMETER.
5. HOLES, CUTS AND NOTCHES IN TREATED SILL PLATES SHALL BE COATED W/ FIELD APPLIED P.T. LIQUID.
6. BPS BEARING PLATES W/ SLOTTED HOLES SHALL BE PLACED W/ STANDARD CUT WASHER & NUT.

PLAN VIEW - TYPICAL ANCHOR BOLT INSTALLATION

SCALE: NTS

12



TYPICAL SHEAR WALL ELEVATION

SCALE: NTS

13

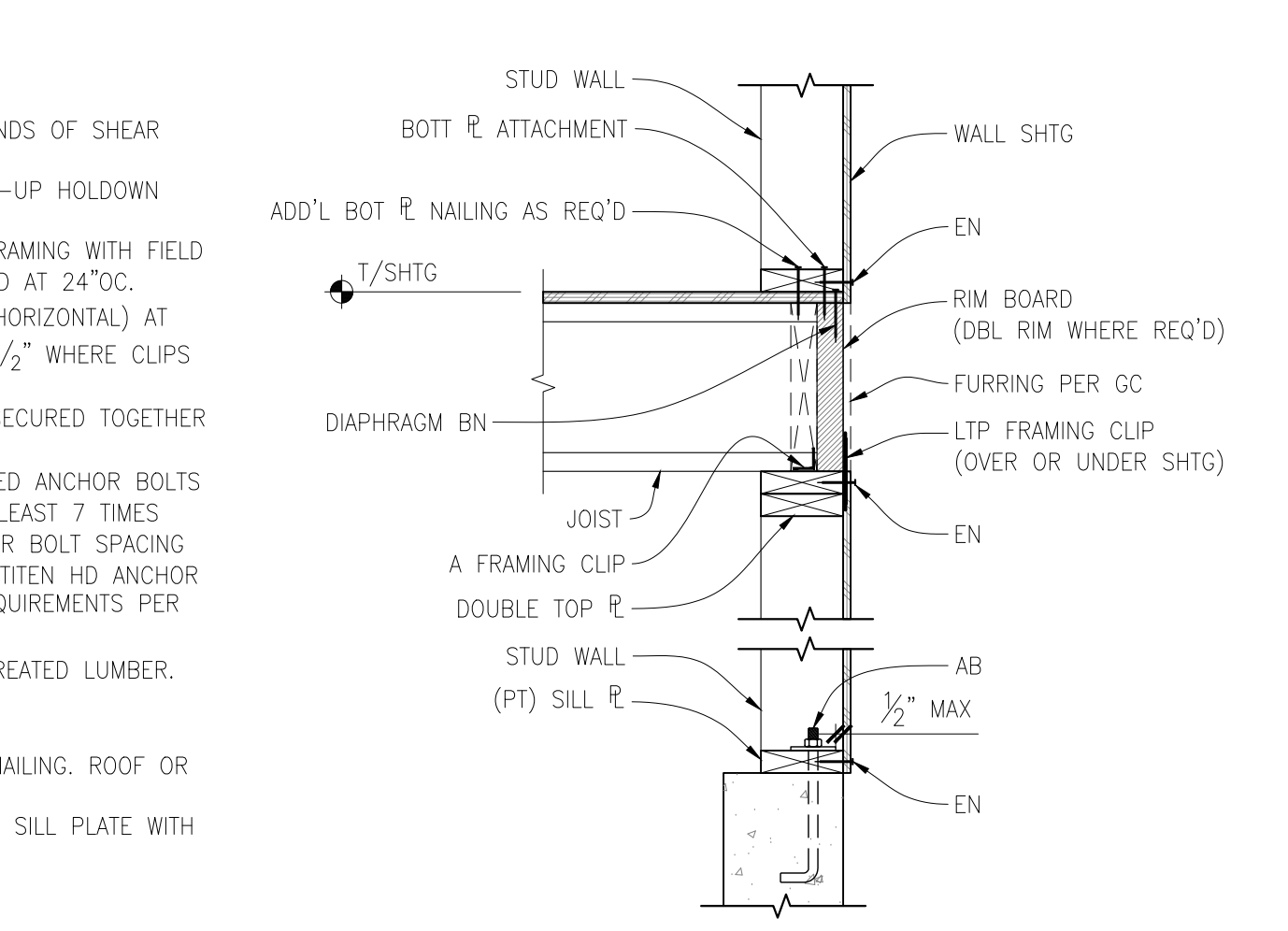
SW TYPE	WALL SHEATHING APA RATED	EDGE NAILING	BOTTOM PLATE ATTACHMENT	FRAMING CLIP TO WALL BELOW	MINIMUM RIM BOARD THICKNESS	FRAMING AT PANEL EDGES	BLOCKING AT ALL PANEL EDGES	ANCHOR BOLT TO CONCRETE FOUNDATION	SILL PLATE AT FOUNDATION	ALLOWABLE SHEAR WALL CAPACITY (PLF)	
										SEISMIC	WIND
										(3)	(10,11,12)
SINGLE-SIDED	SW-6	1 5/8"	8d @ 6"OC	16d SINKER @ 5"OC	LTP5 @ 16"OC	1 1/4"	2x	2x	P.T. 2x	241	339
	SW-4	1 5/8"	8d @ 4"OC	16d SINKER @ 6"OC, STAGGERED	LTP5 @ 10"OC	1 3/4"	2x	2x	P.T. 2x	35.3	495
SW-3	1 5/8"	8d @ 3"OC	16d SINKER @ 6"OC, STAGGERED	LTP5 @ 8"OC	1 3/4"	2x	2x	P.T. 2x	455	637	
											5/8" @ 24"OC
SW-2	1 5/8"	8d @ 2"OC STAGGERED	16d SINKER @ 4"OC, STAGGERED	LTP5 @ 6"OC	3 1/2"	3x	3x -OR- FLAT 2x	P.T. 2x	595	832	
											5/8" @ 32"OC
2SW-4	1 5/8" BOTH SIDES	8d @ 4"OC (1)	16d SINKER @ 5"OC	LTP5 @ 12"OC & A35 @ 12"OC	3 1/2"	3x	3x	P.T. 3x	706	990	
											5/8" @ 18"OC
2SW-3	1 5/8" BOTH SIDES	8d @ 3"OC (1)	16d SINKER @ 4"OC, STAGGERED	LTP5 @ 8"OC & A35 @ 8"OC	3 1/2"	3x	3x	P.T. 3x	911	1274	
											5/8" @ 16"OC

NOTES:
1. ALL NAILS ARE COMMON, UNO, REFERENCE GENERAL STRUCTURAL NOTES FOR NAIL DIAMETER AND LENGTH.
2. REFERENCE SHEAR WALL KEY DETAIL FOR DESCRIPTION OF TERMS.
3. PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF SHEAR WALLS ARE TYPICALLY AT WINDOWS, DOORWAYS OR AS SHOWN ON PLAN.
4. EDGE NAILING IS REQUIRED AT ALL HOLDOWN POSTS. EDGE NAILING IS REQUIRED TO EACH STUD USED IN BUILT-UP HOLDOWN POSTS. REFERENCE HOLDOWN SCHEDULE & DETAILS FOR ADDITIONAL INFORMATION.
5. INTERMEDIATE FRAMING TO BE 2x MINIMUM MEMBERS UNO IN SCHEDULE. ATTACH SHEATHING TO INTERMEDIATE FRAMING WITH FIELD NAILING AT 12"OC WHERE STUDS ARE SPACED AT 16"OC AND FIELD NAILING AT 6"OC WHERE STUDS ARE SPACED AT 24"OC.
6. SIMPSON STRONG-TIE "A35" MAY BE USED IN LIEU OF "LTP5." "LTP5" CLIPS SHALL BE ORIENTED LENGTHWISE (HORIZONTAL) AT PLATE TO RIM. USE 0.131"Øx1 1/2" NAILS WHERE CLIPS ARE ATTACHED DIRECTLY TO FRAMING. USE 0.131"Øx2 1/2" WHERE CLIPS ARE INSTALLED OVER SHEATHING.
7. (2) 2x STUDS NAILED TOGETHER MAY BE USED IN PLACE OF SINGLE 3x STUD. DOUBLE 2x STUDS SHALL BE SECURED TOGETHER WITH FASTENERS OF THE SAME DIAMETER AND SPACING AS THE BOTTOM PLATE ATTACHMENT PER SCHEDULE.
8. ANCHOR BOLTS SHALL BE PROVIDED WITH HOT-DIPPED GALVANIZED STEEL PLATE WASHERS PER 12/S3.0. EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE. PROVIDE AN ANCHOR BOLT AT EACH END OF EACH PLATE AND SHALL BE AT LEAST 7 TIMES THE ANCHOR BOLT DIAMETER FROM THE ENDS OF THE PLATE, BUT NOT MORE THAN 1/2 THE TABULATED ANCHOR BOLT SPACING OR 12", WHICHEVER IS LESS. SEE ANCHOR BOLT DETAIL FOR PLATE WASHER REQUIREMENTS. [ALT: 5/8"Øx8" TITEN HD ANCHOR SCREWS MAY BE USED IN LIEU OF ANCHOR BOLTS AT EXISTING CONCRETE, WITH PLATE WASHER & SPACING REQUIREMENTS PER SCHEDULE.]
9. PROVIDE HOT-DIPPED GALVANIZED NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) AT ALL PRESSURE TREATED LUMBER.
10. PANELS MAY BE INSTALLED HORIZONTALLY IF STUDS ARE SPACED AT 16"OC MAX.
11. THE TOP EDGE OF THE WOOD STRUCTURAL PANEL SHALL BE ATTACHED TO THE UPPER TOP PLATE WITH EDGE NAILING. ROOF OR UPPER LEVEL UPLIFT CONNECTORS SHALL BE ON THE SAME SIDE OF THE WALL AS THE SHEATHING.
12. THE BOTTOM EDGE OF THE WOOD STRUCTURAL PANEL SHALL EXTEND TO AND BE ATTACHED TO THE BOTTOM OR SILL PLATE WITH EDGE NAILING.
13. REFERENCE DETAIL BELOW FOR STAGGERED NAIL AND SCREW SPACING AT RIM BOARDS.
14. WALL TYPE ACCEPTABLE WITH TRUSJOIST AND BOISE CASCADE RIM JOIST AND BLOCKING.
15. WHERE SHEATHING IS APPLIED ON BOTH SIDES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6"OC ON EITHER SIDE, THE WIDTH OF THE NAILED FACE OF THE FRAMING MEMBER SHALL BE 3x OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED. ALTERNATIVELY, PANELS SHALL BE STAGGERED SO THAT EDGE JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUD.
16. INDICATES FORCE TRANSFER AROUND OPENING (FTAO) SHEAR WALL. NAILING PER CORRESPONDING SHEAR WALL REQUIREMENTS ON SCHEDULE. REFERENCE 16/S3.0 FOR ADDITIONAL DETAIL REQUIREMENTS.

WOOD-FRAMED SHEAR WALL SCHEDULE

SCALE: NONE

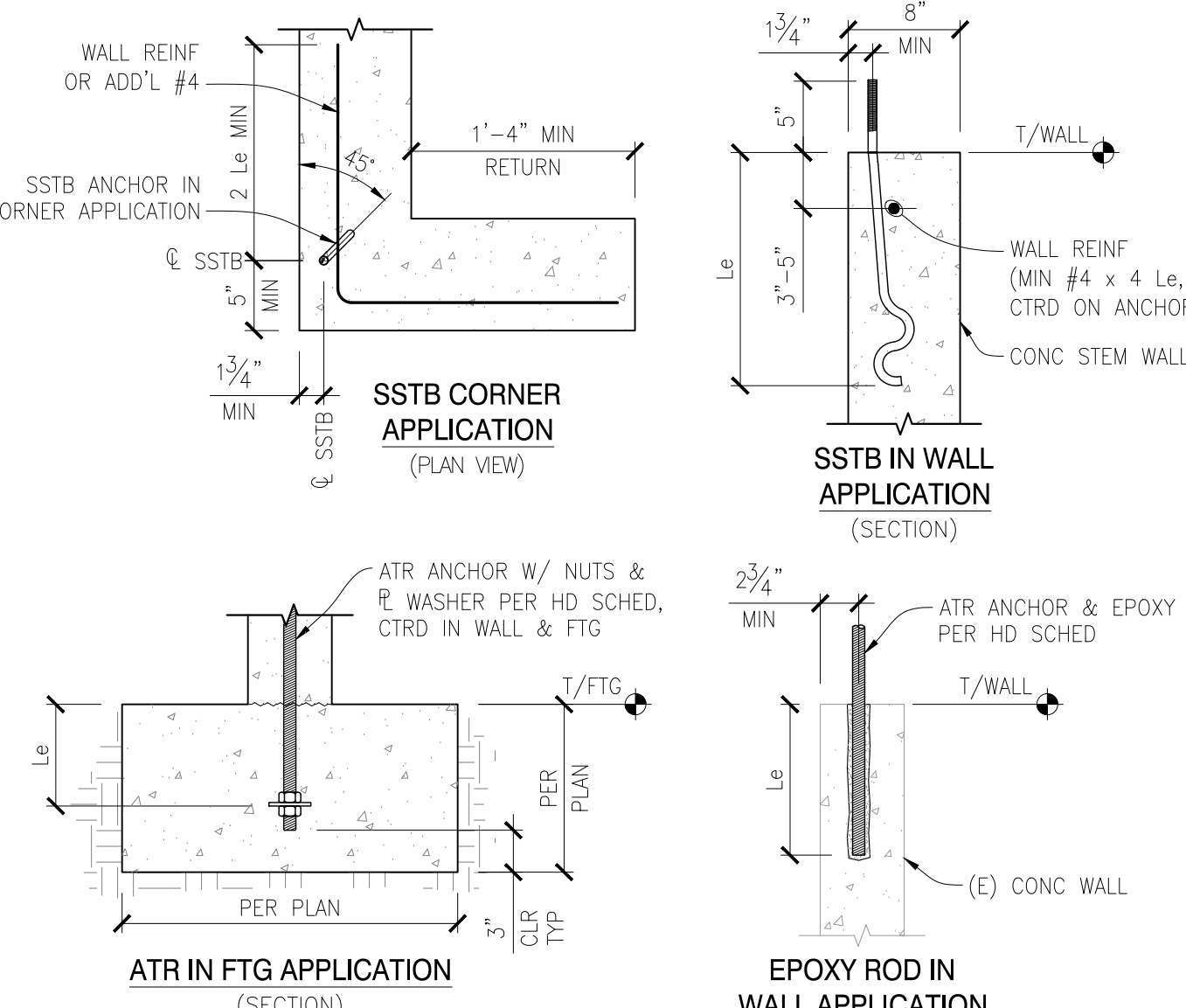
14



SHEAR WALL KEY DETAIL

SCALE: NTS

15



TYPICAL HOLDOWN ANCHOR INSTALLATION

SCALE: NTS

16

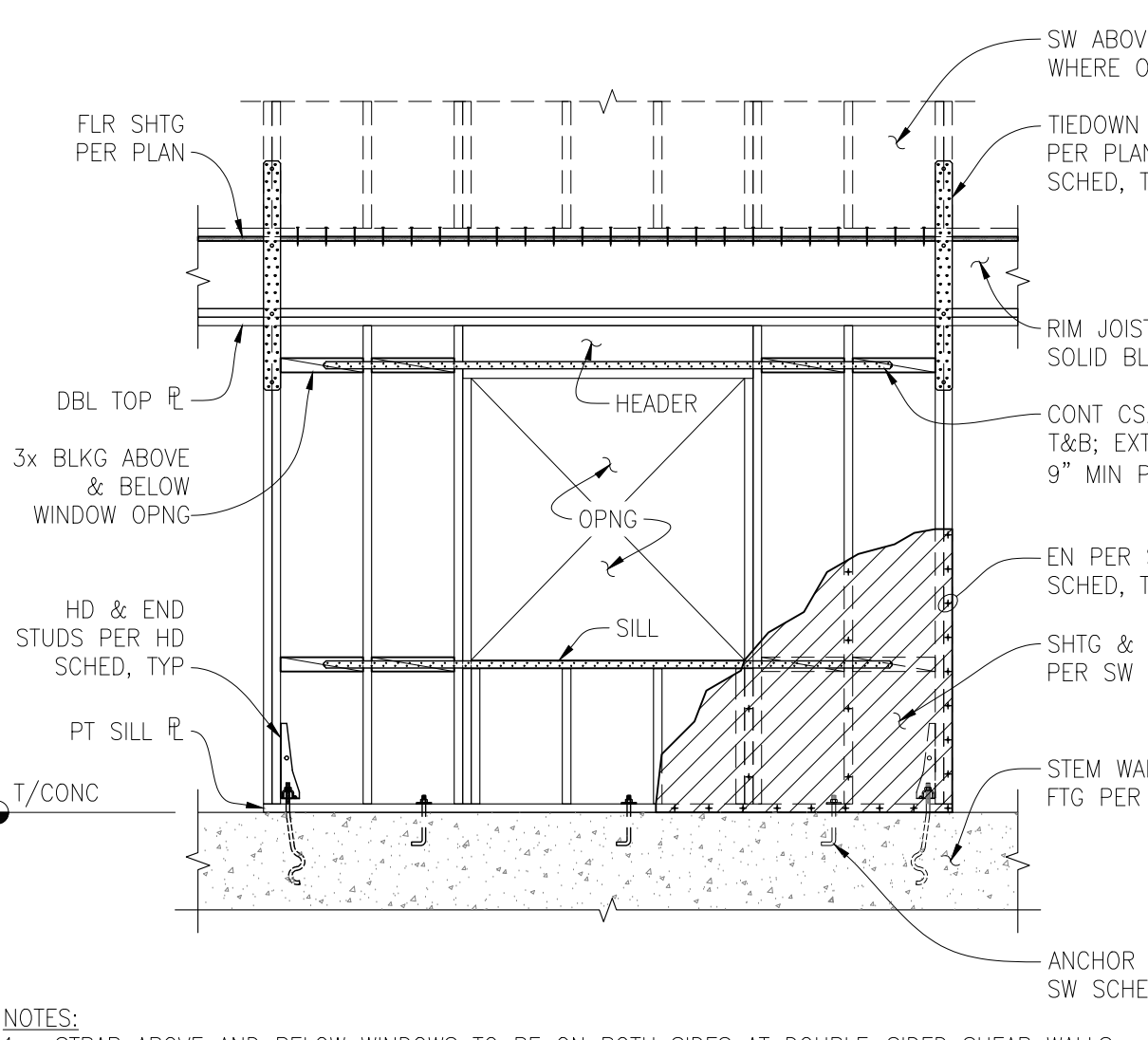
MARK	MODEL #	ALLOWABLE UPLIFT (LBS)			MIN END STUDS	STUD FASTENERS	CONCRETE ANCHOR
		MID WALL	CORNER	END WALL			
2	HDU2-SDS2.5	2215			(2) 2x	(6) 1/4" x 2 1/2" SDS	5/8" ATR W/ 4" EMBED EPOXY @ (E) & PER NOTE 4 @ (N)
11	HDU11-SDS2.5	8030			(4) 2x OR 6x	(30) 1/4" x 2 1/2" SDS	1 1/8" ATR W/ 9" EMBED (H)

NOTES:
1. HOLDOWNS SPECIFIED ARE AS MANUFACTURED BY SIMPSON STRONG-TIE CO. INC.; ACCEPTABLE EQUIVALENT PRODUCT SUBSTITUTIONS ARE AVAILABLE FROM OTHER MANUFACTURERS WITH EOR APPROVAL. FOLLOW ALL MANUFACTURER GUIDELINES NECESSARY TO ACHIEVE FULL ICC DESIGN VALUES.
2. REFERENCE PLANS FOR ADDITIONAL STUD REQUIREMENTS WHERE OCCURS.
3. HOLDOWN SHALL BE INSTALLED TIGHT TO STUDS WITHOUT FILLERS OR NOTCHING. DO NOT BEND ANCHORS.
4. PROVIDE 1/4"x3" SO PLATE WASHER IN BETWEEN STANDARD DOUBLE NUTS. EMBED LENGTH (Le) EQUAL TO TOP OF CONCRETE DOWN TO TOP OF PLATE WASHER.
5. (N) INDICATES HOLDOWN ON PLAN, TYP.
6. CONTRACTOR TO COORDINATE WHERE "R" HOLDOWNS ARE REQUIRED.
7. BASED ON SIMPSON CATALOG 2021-2023.

HOLDOWN SCHEDULE (8" MIN STEM WALL)

SCALE: NTS

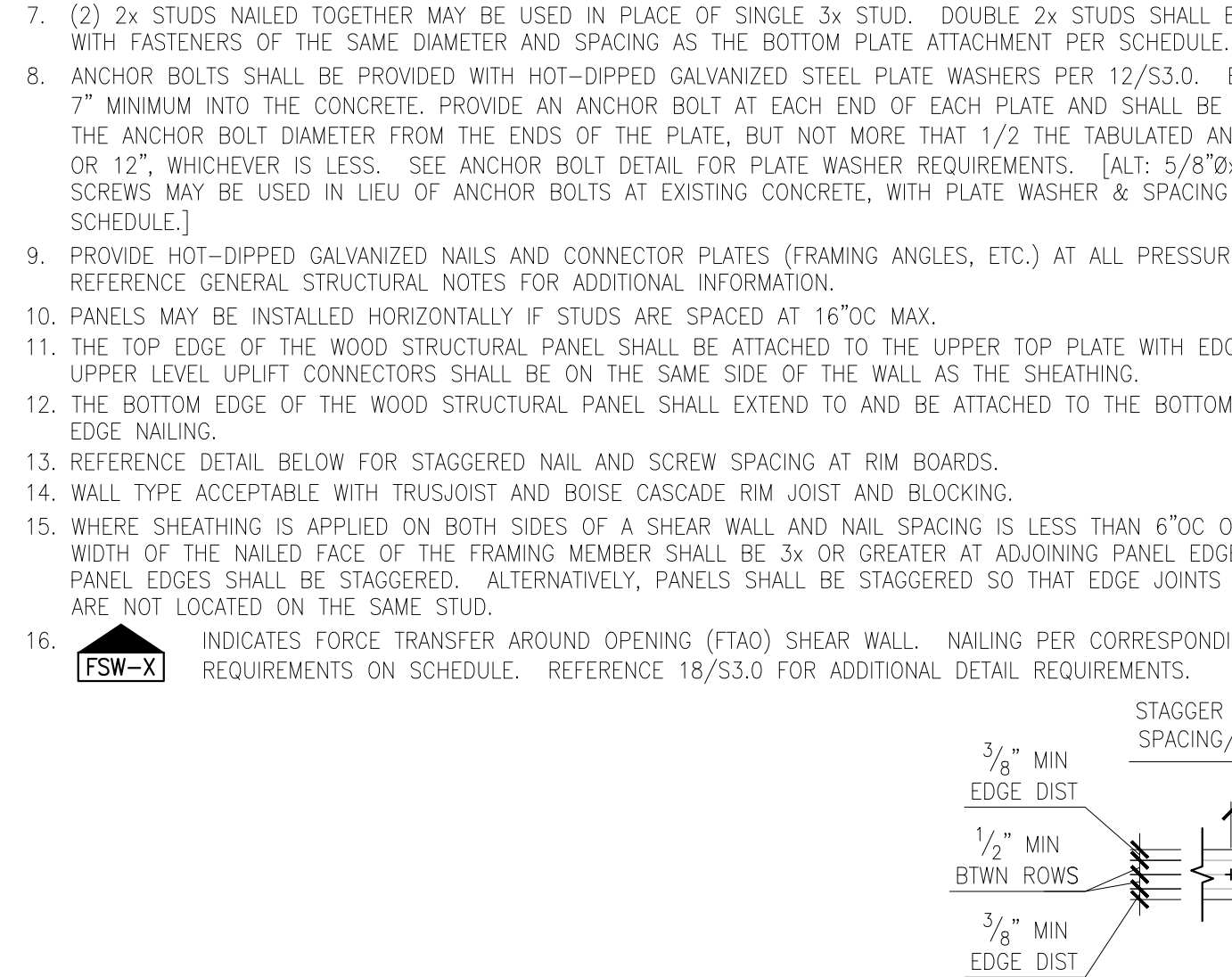
17



TYPICAL FTAO SHEAR WALL ELEVATION

SCALE: NTS

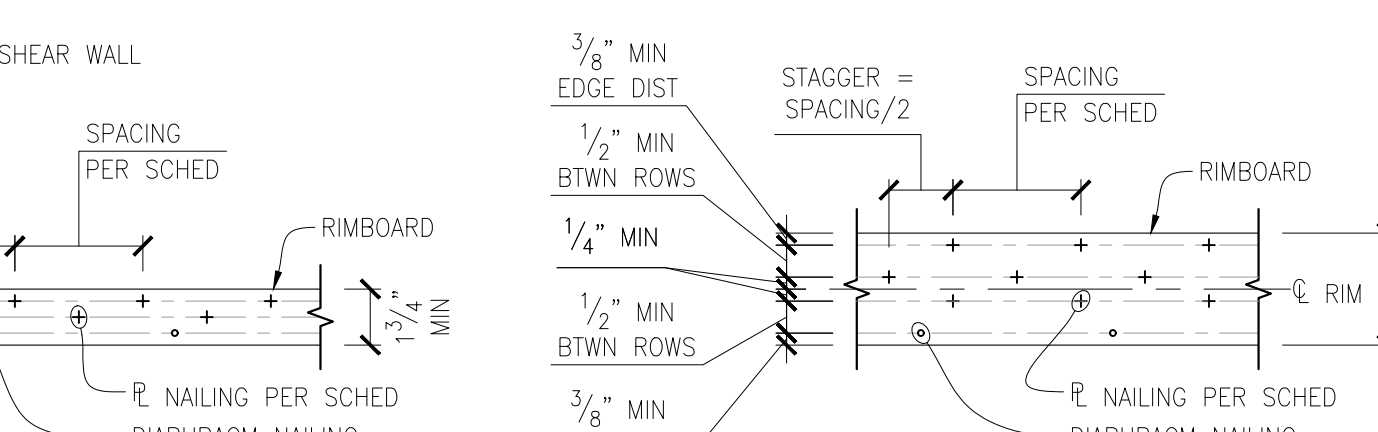
18



WOOD-FRAMED SHEAR WALL SCHEDULE

SCALE: NONE

16



WOOD-FRAMED SHEAR WALL SCHEDULE

SCALE: NONE

16

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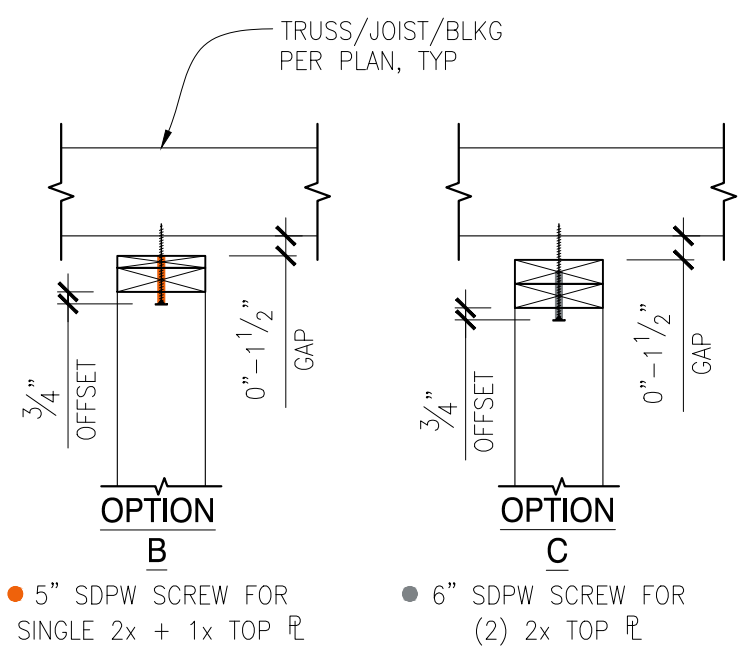
SEAL:
S. COLLIER
REGISTERED PROFESSIONAL ENGINEER
3/7/24

SEIFERT RESIDNECE
REMODEL
3261 67TH AVE SE
MERCER ISLAND, WA 98040

PROJECT NAME:
PROJECT # 24005
DRAWN BY: BDU
REVIEWED BY: MWD
DATE:

REVISIONS:
DATE COMMENTS
1 03/07/2024 PERMIT SUBMITTAL

SHEET TITLE:
STRUCTURAL SECTIONS & DETAILS
SHEET NUMBER:
S3.0



- NOTES:**
- FLOAT THE CEILING DRYWALL END AS PER STANDARD INDUSTRY STANDARDS.
 - INSTALL SIMPSON SDPW SCREWS W/ OFFSET DRIVER BIT WITH 3/4\"/>

TYPICAL INTERIOR NON-BEARING WALL TOP PLATE ANCHORAGE

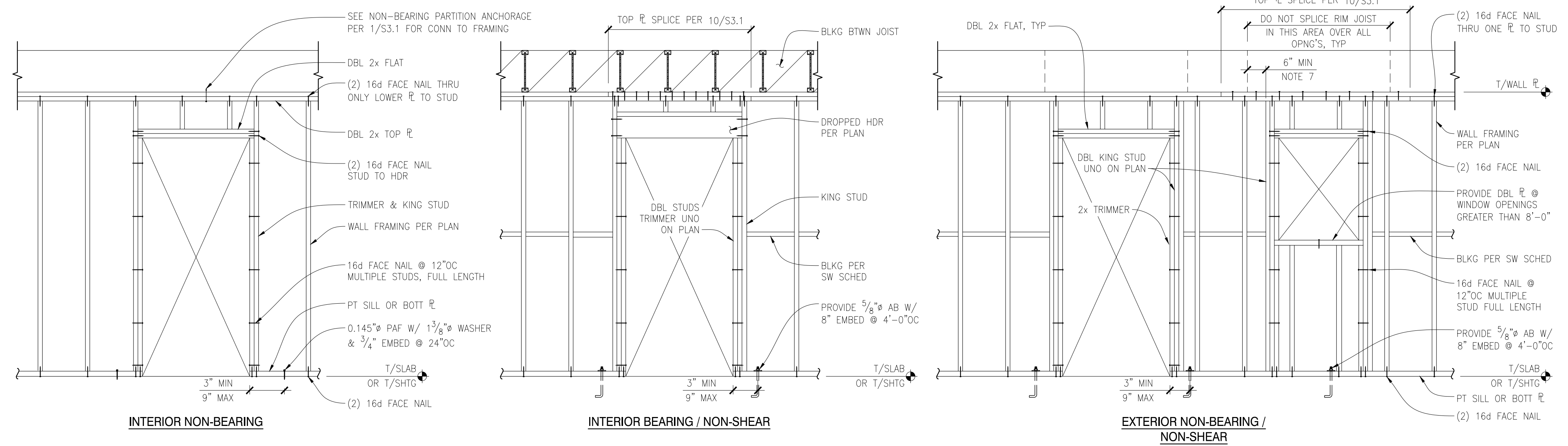
SCALE: NTS

6651x **1**

- NOTES:**
- HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER TYPICAL DETAILS.
 - REFERENCE SHEAR WALL NAILING DETAIL FOR ADDITIONAL INFORMATION.
 - REFERENCE SHEAR WALL SCHEDULE FOR CONNECTION AT TOP AND BOTTOM OF WALL.
 - COORDINATE KING AND TRIM STUDS WITH HOLDOWN STUDS.
 - ACCEPTABLE TO USE THREADED ANCHOR IN LIEU OF CAST-IN-PLACE ANCHOR BOLT.
 - RIM JOIST IS HEADER AT EXTERIOR AND CORRIDOR WALLS. DO NOT SPLICE OVER OPENINGS.
 - IF 6\"/>

TYPICAL WALL FRAMING DETAILS & NOTES

SCALE: NTS



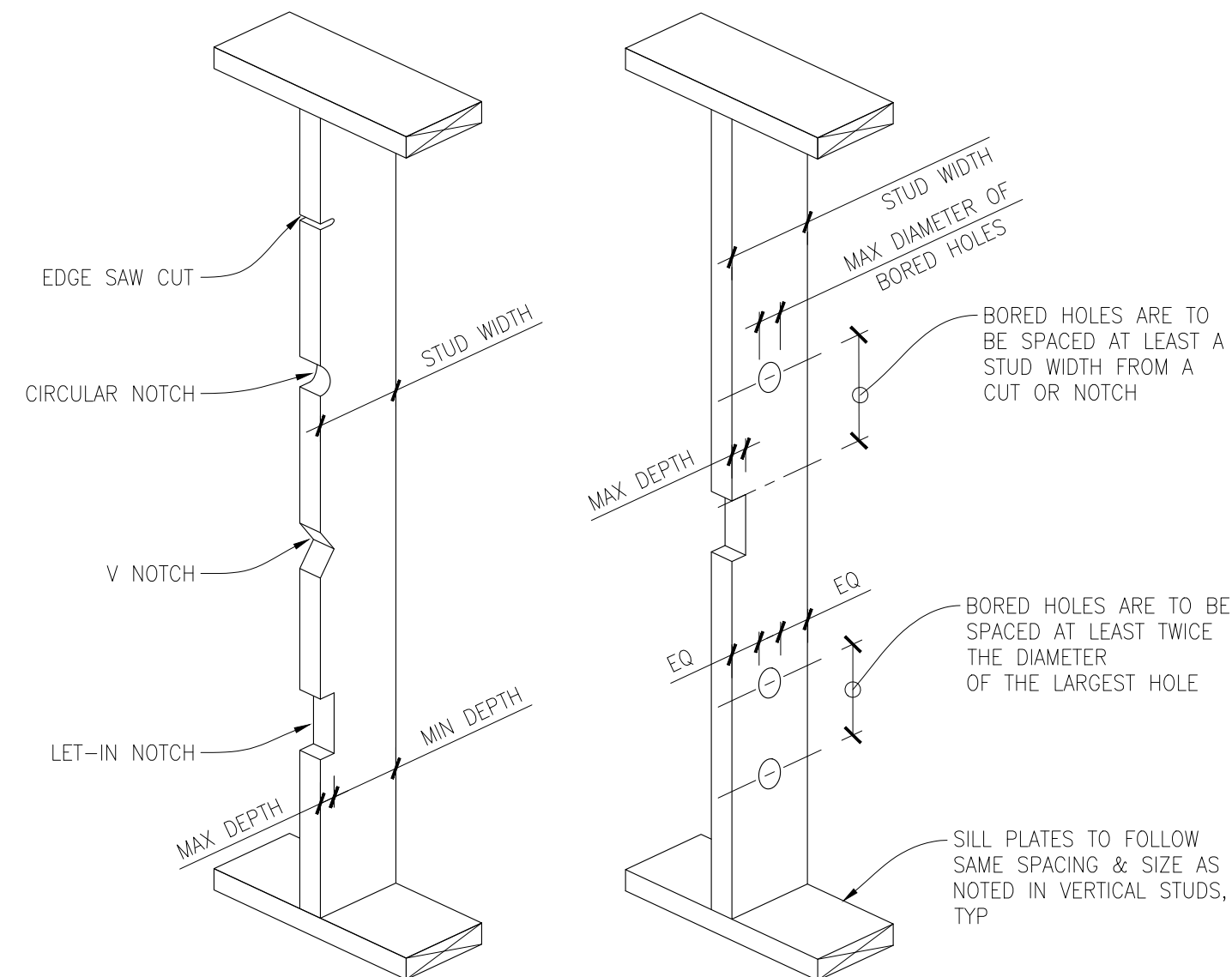
1290N 1291N 1292N 1293N **5**

EXTERIOR/BEARING/SHEAR WALL STUDS			EXTERIOR/BEARING/SHEAR WALL STUDS		
STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN STUD DEPTH REMAINING	STUD SIZE	MAX DIAMETER OF HOLE	MIN DEPTH REMAINING AFTER BORING
2x4	3/8"	2 3/8"	2x4	1 3/8"	5/8" EA SIDE OF HOLE
2x6	1 3/8"	4 1/8"	2x6	2 3/8"	5/8" EA SIDE OF HOLE
2x8	1 3/4"	5 1/2"	2x8	2 7/8"	5/8" EA SIDE OF HOLE

NON-BEARING WALL STUDS			NON-BEARING WALL STUDS		
STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN STUD DEPTH REMAINING	STUD SIZE	MAX DIAMETER OF HOLE	MIN DEPTH REMAINING AFTER BORING
2x4	1 3/8"	2 3/8"	2x4	2"	5/8" EA SIDE OF HOLE
2x6	2 3/8"	3 3/8"	2x6	3 3/4"	5/8" EA SIDE OF HOLE
2x8	2 7/8"	4 3/8"	2x8	4 1/4"	5/8" EA SIDE OF HOLE

CUTTING AND NOTCHING WOOD STUDS

BORED HOLES IN WOOD STUDS

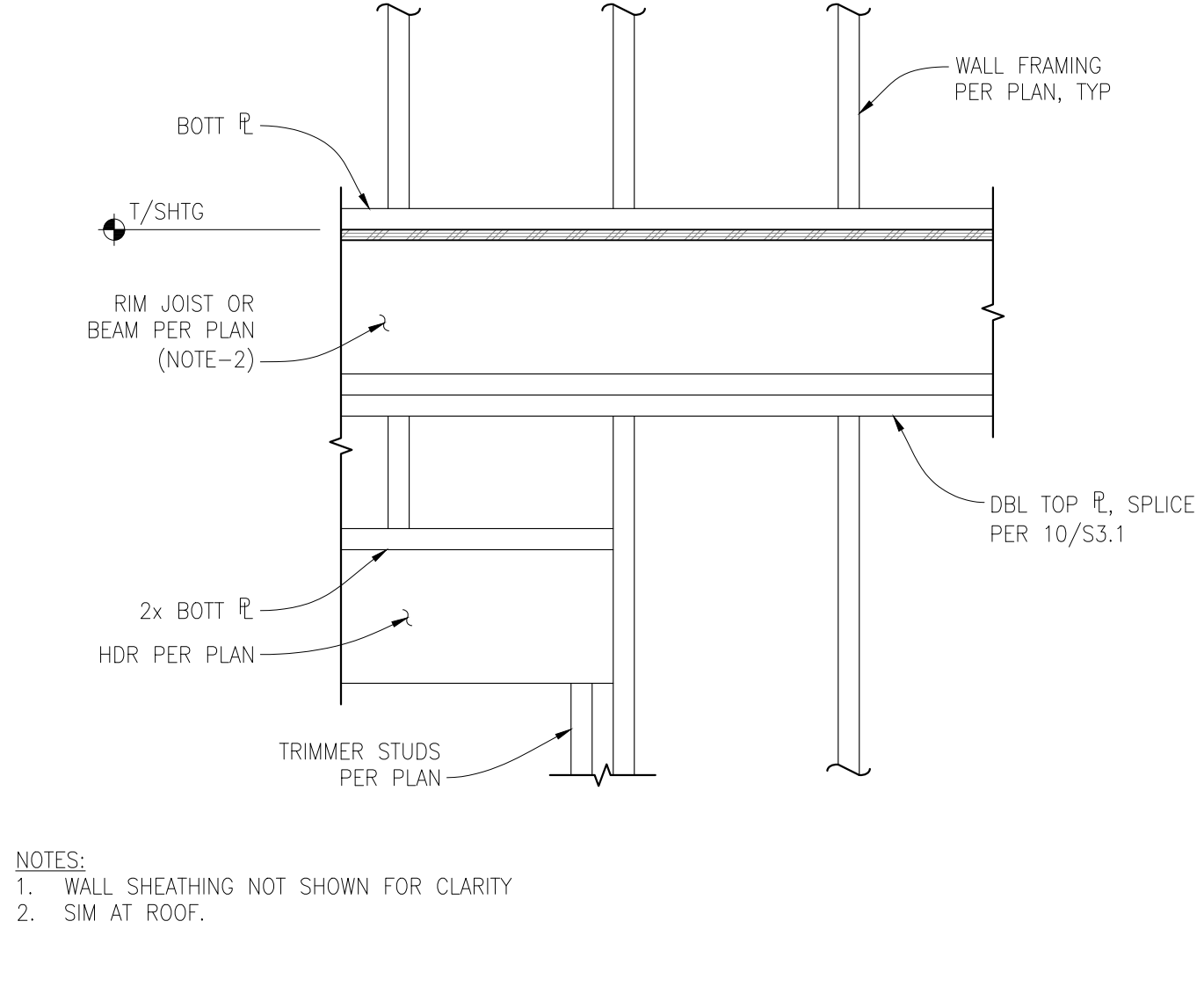


- NOTES:**
- NO CUTTING, NOTCHING OR BORING IS ALLOWED IN SHEAR WALL HOLDOWN COMPRESSION STUDS OR PLATES.
 - BORINGS SHALL NOT BE MADE AT THE SAME SECTION WHERE A CUT OR NOTCH HAS BEEN MADE.
 - DO NOT NOTCH OR BORE MORE THAN THREE ADJACENT STUDS WITHOUT REVIEW AND APPROVAL BY EOR.

TYPICAL HOLES & NOTCHES IN WOOD STUDS

SCALE: NTS

1312x **7**

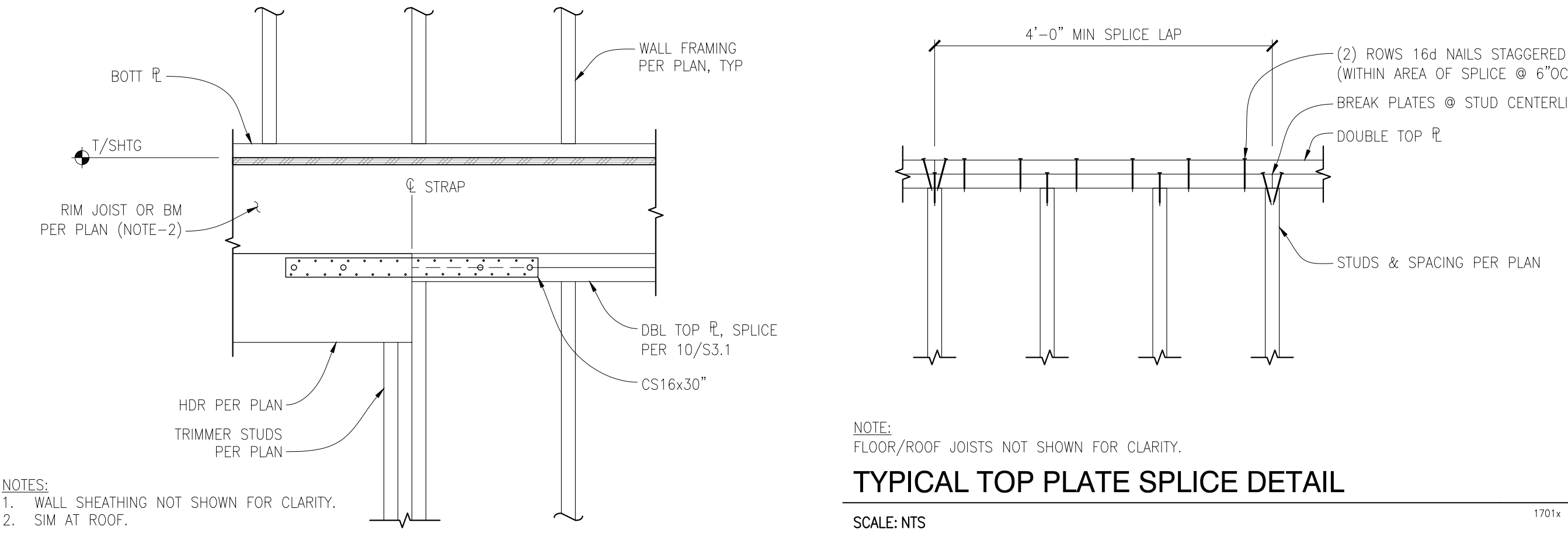


- NOTES:**
- WALL SHEATHING NOT SHOWN FOR CLARITY.
 - SIM AT ROOF.

TYPICAL HEADER FRAMING (DROPPED)

SCALE: NTS

6671x **8**

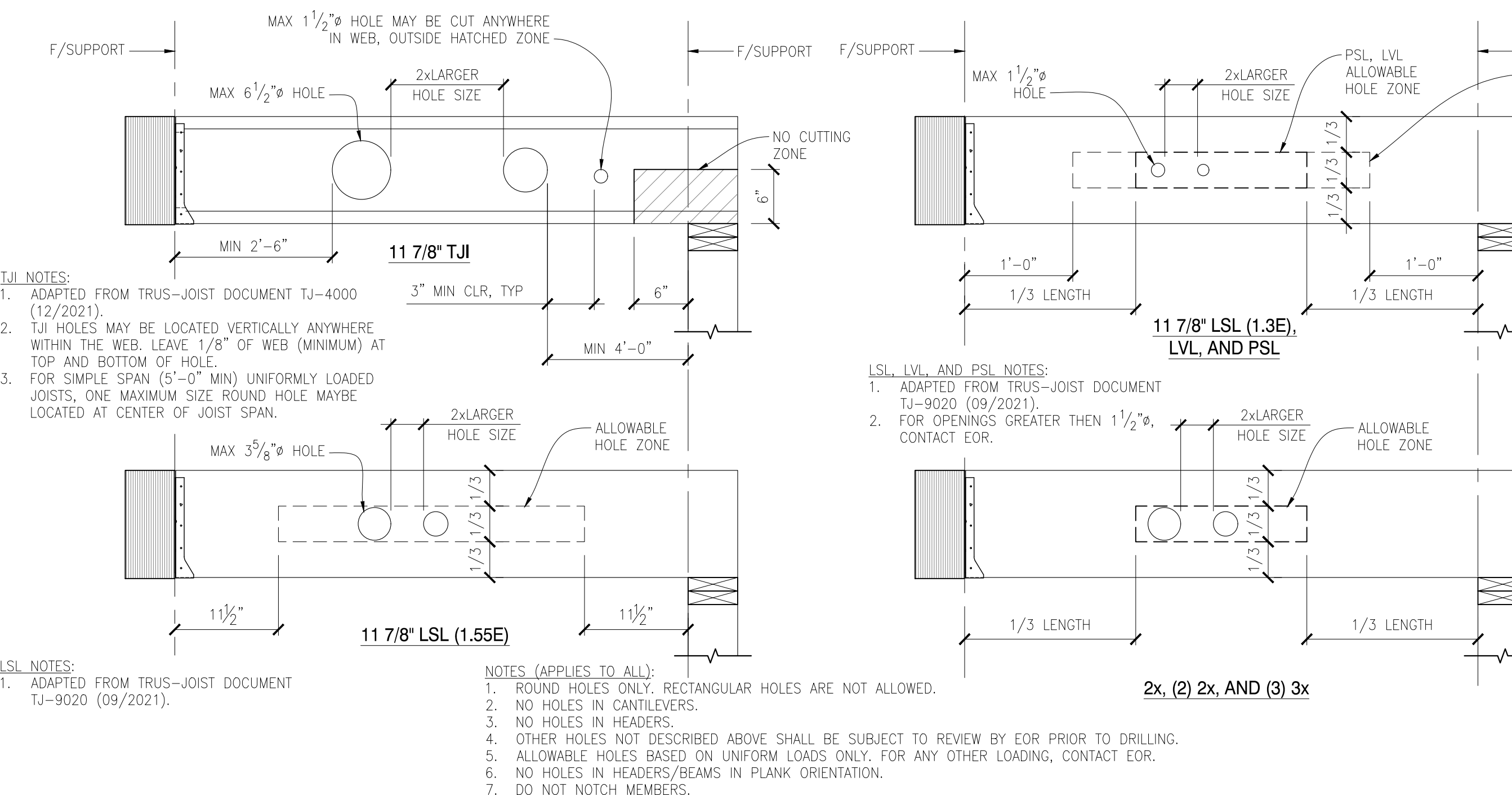


- NOTES:**
- WALL SHEATHING NOT SHOWN FOR CLARITY.
 - SIM AT ROOF.

TYPICAL HEADER FRAMING (FLUSH)

SCALE: NTS

6621x **9**



- TJI NOTES:**
- ADAPTED FROM TRUS-JOIST DOCUMENT TJ-4000 (12/2021).
 - TJI HOLES MAY BE LOCATED VERTICALLY ANYWHERE WITHIN THE WEB. LEAVE 1/8\"/>

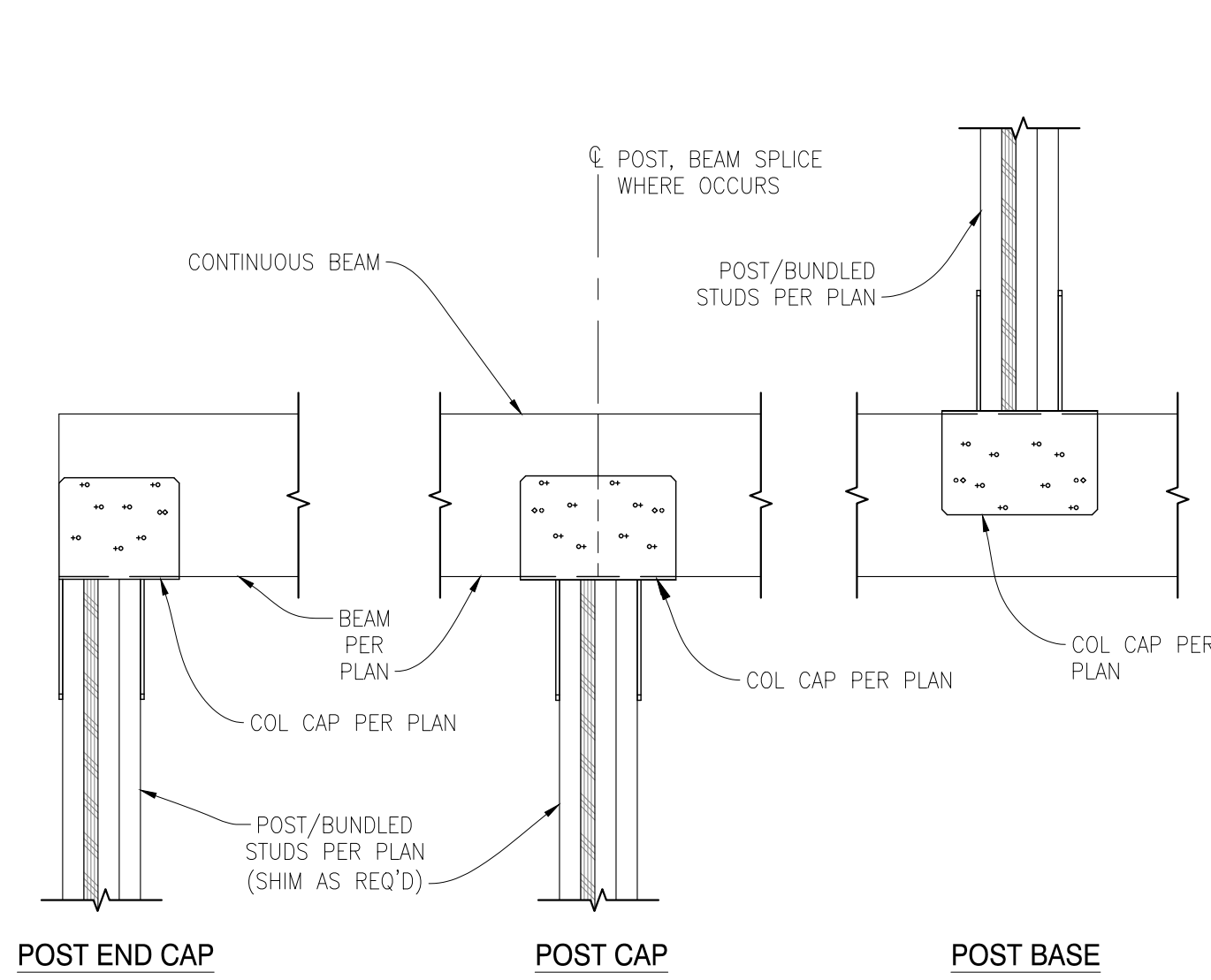
- LSL NOTES:**
- ADAPTED FROM TRUS-JOIST DOCUMENT TJ-9020 (09/2021).

- NOTES (APPLIES TO ALL):**
- ROUND HOLES ONLY. RECTANGULAR HOLES ARE NOT ALLOWED.
 - NO HOLES IN CANTILEVERS.
 - NO HOLES IN HEADERS.
 - OTHER HOLES NOT DESCRIBED ABOVE SHALL BE SUBJECT TO REVIEW BY EOR PRIOR TO DRILLING.
 - ALLOWABLE HOLES BASED ON UNIFORM LOADS ONLY. FOR ANY OTHER LOADING, CONTACT EOR.
 - NO HOLES IN HEADERS/BEAMS IN PLANK ORIENTATION.
 - DO NOT NOTCH MEMBERS.

ALLOWABLE HOLES IN WOOD JOISTS & BEAMS (11 7/8") - TRUS JOIST

SCALE: NTS

1313x **10**

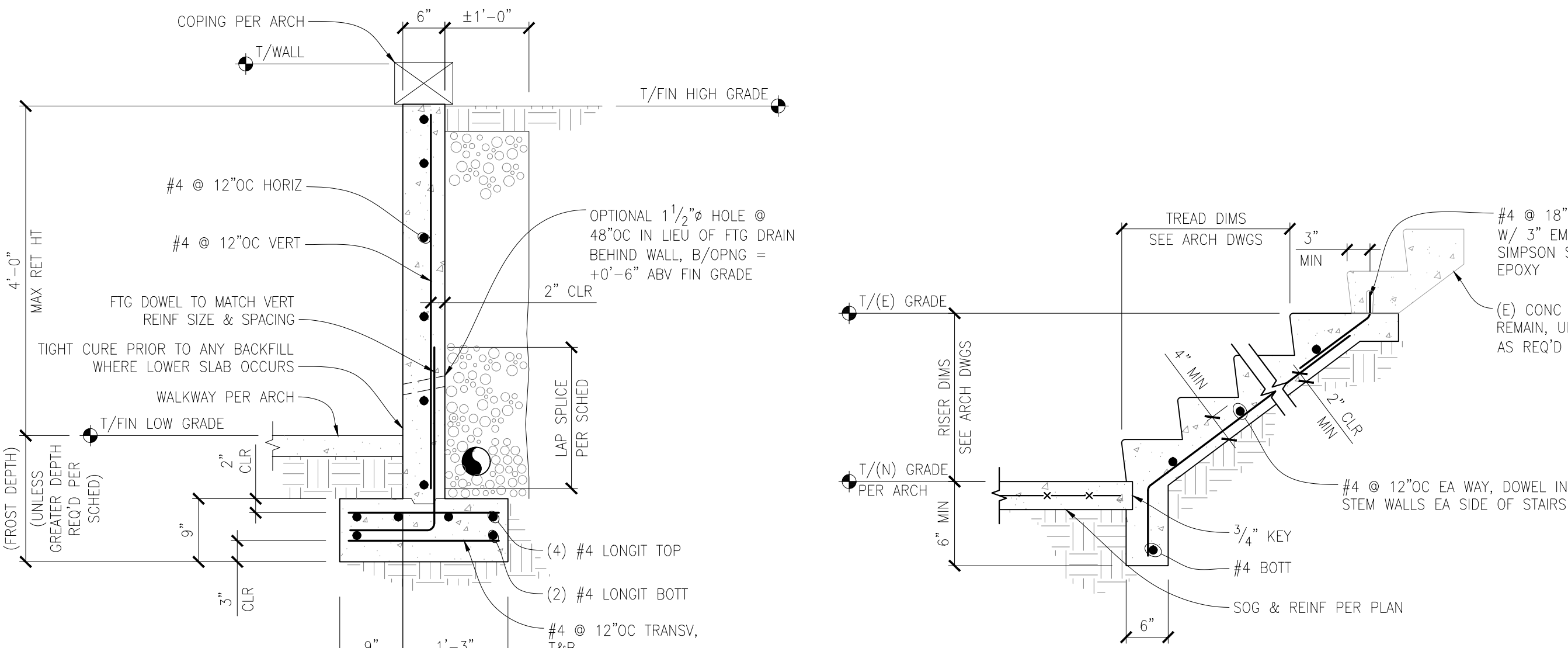


- NOTE:**
FLOOR/ROOF SHTG NOT SHOWN FOR CLARITY.

TYPICAL POST TO BEAM CONNECTION

SCALE: NTS

6036x **18**

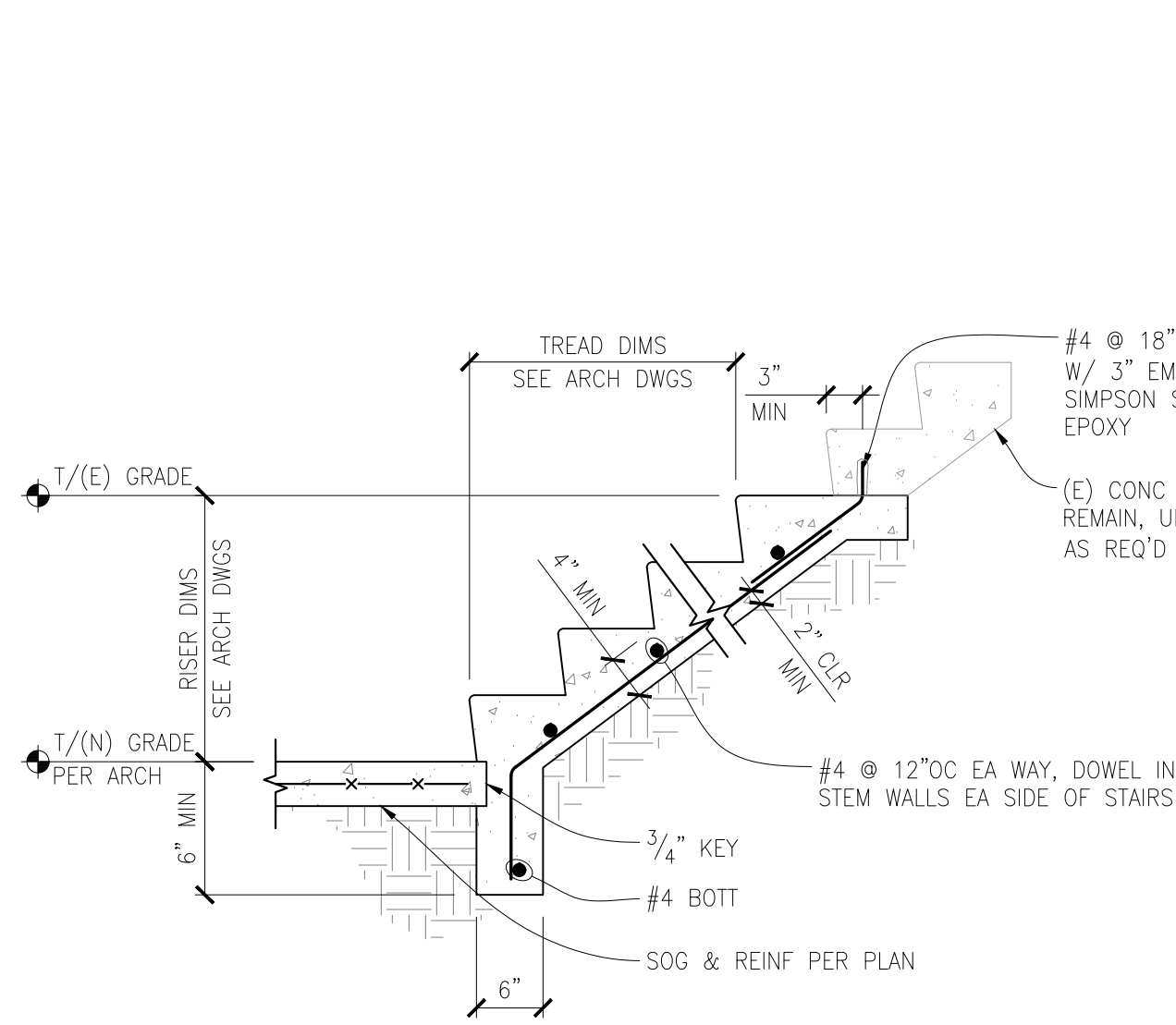


- NOTES:**
- CONT FTG DRAIN (UNO PER CIVIL/ARCH): 4\"/>

TYPICAL CONCRETE RETAINING WALL

SCALE: NTS

3008-4 **19**

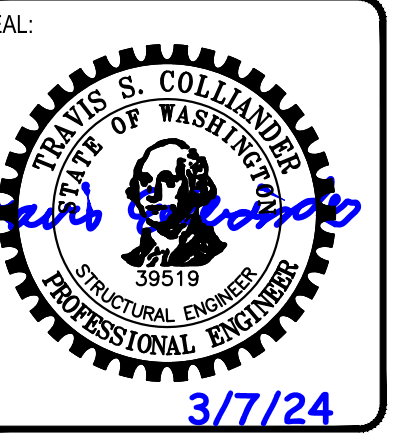
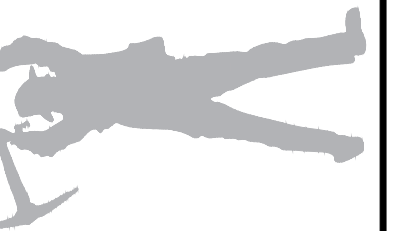


TYPICAL STAIR-ON-GRADE

SCALE: NTS

3012x-W00 **20**

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SEIFERT RESIDNECE
REMODEL
3261 67TH AVE SE
MERCER ISLAND, WA 98040

PROJECT NAME:

PROJECT #:

SCALE:

DRAWN BY:

REVIEWED BY:

DATE:

PERMIT SUBMITTAL

SHEET TITLE:

STRUCTURAL SECTIONS & DETAILS

SHEET NUMBER:

S3.1

