

EAST MERCER RESIDENCE

4634 EAST MERCER WAY,
MERCER ISLAND, WA 98040

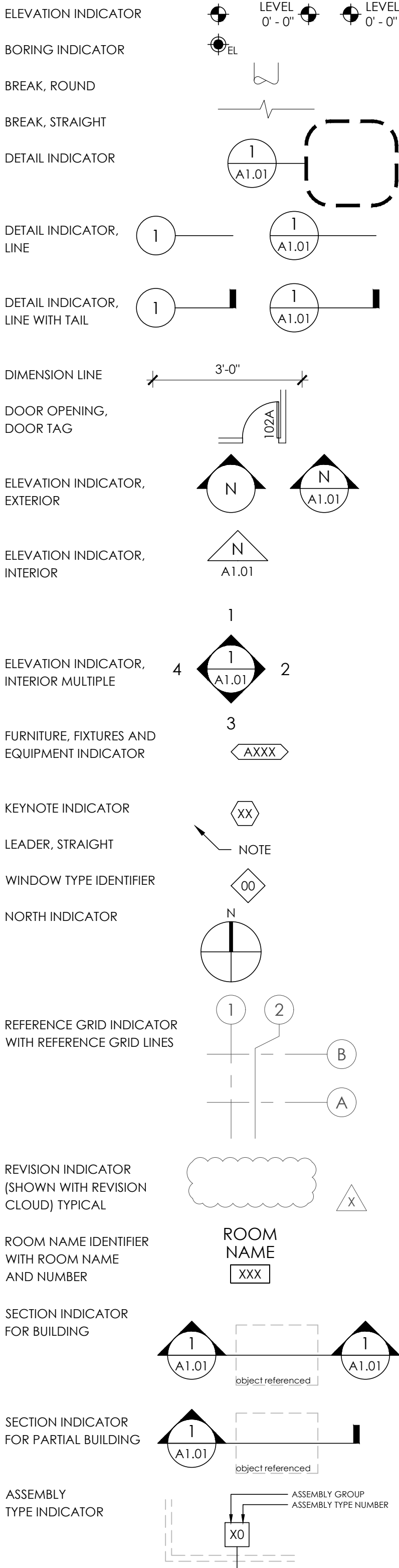
REVISION TO BUILDING PERMIT

ABBREVIATIONS

AB	ANCHOR BOLT	DEPT	DEPARTMENT	FRZ	FREEZER	LLV	LONG LEG VERTICAL
AC	AIR CONDITIONING	DET	DETAIL	FS	FLOOR SINK	PLF	LINE
ACC/ACCESS	ACCESSIBLE	DF	DRINKING FOUNTAIN	FT	FOOT; FEET	LPT	LOW POINT
ACOUS	ACOUSTICAL	DIA	DIAMETER	FTD	FACIAL TISSUE DISPENSER	LR	LIVING ROOM
AD	AREA DRAIN	DIAG	DIAGONAL	FTG	FOOTING	LT	LIGHT
ADD	ADDITIONAL	DIFF	DIFUSER	FURN	FURNITURE	LVR	LOUVER
ADJ	ADJUSTABLE	DIM	DIMENSION	FURR	FURRING; FURRED		
ADJA	ADJACENT	DIS	DISABLED	FUT	FUTURE	M	MALE; METER
AF	ACCESS FLOORING (RAISED)	DISP	DISPENSER	FWC	FABRIC WALLCOVERING	MACH	MACHINE
AFF	ABOVE FINISH FLOOR	DMPF	DAMPPOOFING	FWP	FABRIC WRAPPED PANE	MAINT	MAINTENANCE
AGGR	AGGREGATE	DMT	DEMOUNTABLE			MAS	MASONRY
AL	ALUMINIUM	DN	DOWN	GA	GAGE	MATL	MATERIAL
ALT	ALTER; ALTERNATE	DO	DOOR OPENING	GALV	GALVANIZED	MAX	MAXIMUM
ANCH	ANCHOR	DP	DIMENSION POINT	GB	GRAB BAR	MB	MACHINE BOLT
ANOD	ANODIZED	DPTN	DEMOUNTABLE PARTITION	GC	GENERAL CONTRACT(OR)	MBR	MASTER BED ROOM
AP	ACCESS PANEL	DR	DOOR	GFRG	GLASS FIBER REINFORCED CONCRETE	MC	MEDICINE CABINET
APC	ACOUSTICAL PANEL CEILING	DRN	DRAIN			MDF	MEDIUM DENSITY FIBERBOARD
APPD	APPROVED	DS	DOWNSPOUT	GFRG	GLASS FIBER REINFORCED GYPSUM	MDO	MEDIUM DENSITY OVERLAY PLYWOOD
APPROX	APPROXIMATE	DSP	DRY STANK PIPE				MECH
ARCH	ARCHITECTURAL	DW	DISHWASHER	GL	GLUE LAMINATED WOOD	MEMB	MEMBRANE
ATC	ACOUSTICAL TILE CEILING	DWG	DRAWING	GLU-LAM	GLUE LAMINATED WOOD	MEP	MECHANICAL, ELECTRICAL, PLUMBING
AUTO	AUTOMATIC	DWR	DRAWER	GND	GROUND		
AV	AUDIO VISUAL			GR	GRADE		
		(E)	EXISTING	GYP	GYPSUM BOARD	MET	METAL
BD	BOARD	E	EAST			MEZZ	MEZZANINE
BLDG	BUILDING	EA	EACH			MFR	MANUFACTURER
BLK	BLOCK	EB	EXPANSION BOLT	H	HIGH/HEIGHT	MH	MANHOLE
BLKG	BLOCKING	EC	ELASTOMERIC COATING; EXPOSED CONSTRUCTION	HB	HOSE BIBB	MIN	MINIMUM
BM	BEAM	EFS	EXTERIOR FINISH SYSTEM	HC	HOLLOW CORE	MIR	MIRROR
BO	BOTTOM OF	EFB	EXTERIOR INSULATION AND FINISH SYSTEM	HCP	HANDICAPPED	MISC	MISCELLANEOUS
BOH	BACK OF HOUSE	EFG		HDW	HARDWARE	MLDG	MOLDING
BOT	BOTTOM			HDWD	HARDWOOD	MM	MILLIMETER
BR	BED ROOM	EJ	EXPANSION JOINT	HS	HEAT STRENGTHENED (GLASS)	MO	MASONRY OPENING
BRG	BEARING	EL	ELEVATION	HM	HOLLOW METAL (STEEL FRAME)	MOD	MODULAR
BRK	BRICK	ELAS	ELASTOMERIC			MR	MOISTURE RESISTANT
BRKT	BRACKET	ELEC	ELECTRICAL	HNDRL	HANDRAIL	MS	MACHINE SCREW
BS	BOTH SIDES	ELEV	ELEVATOR	HO	HOLD-OPEN	MTD	MOUNTED
BSMT	BASEMENT	EMER	EMERGENCY	HORLZ	HORIZONTAL	MTG	MOUNTING
BTWN	BETWEEN	ENCL	ENCLOSURE	HPT	HIGH POINT	MTL	METAL
BUR	BUILT-UP ROOFING	EOS	EDGE OF SLAB	HR	HOUR	MUL	MULLION
		EP	ELECTRICAL PANELBOARD	HRC	HOSE REEL CABINET	MUN	MUNTIN
		EQ	EQUAL	HS	HAND SINK		
CAB	CABINET	EQPM	EQUIPMENT	HT	HEIGHT	N	NORTH
CAT	CATEGORY	ESCAL	ESCALATOR	HVAC	HEATING, VENTILATING, AIR CONDITIONING	NA	NOT APPLICABLE
CB	CATCH BASIN					NC	NOISE CRITERIA
CBU	CEMENTITIOUS BACKER UNIT	EW	EACH WAY			NIC	NOT IN CONTRACT
CEM	CEMENT	EWG	ELECTRICAL WATER COOLER	HW	HOT WATER	NO	NUMBER
CEM PLAS	CEMENT PLASTER	EXH	EXHAUST	HYDR	HYDRAULIC	NOM	NOMINAL
CER	CERAMIC	EXP	EXPANSION			NTS	NOT TO SCALE
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED CORNER GUARD	EXPO	EXPOSED	ID	INSIDE DIAMETER (DIMENSION)		
		EXT	EXTERIOR	IN	INCH	OA	OVERALL
CG	CHILLER			INCAND	INCANDESCENT	OBS	OBSOLETE
CHAN	CHANNEL	F	FEMALE	INCL	INCLUSIVE; INCLUDED; INCLUDING	OC	ON CENTER
CI	CAST IRON	FA	FIRE ALARM	INFO	INFORMATION	OCEW	ON CENTER EACH WAY
CIP	CAST-IN-PLACE	FAB	FABRICATE	INSUL	INSULATION	OD	OUTSIDE DIAMETER; DIMENSION
CJ	CONTROL JOINT; CONSTRUCTION JOINT	FB	FLAT BAR	INT	INTERIOR	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
		FCU	FAN COIL UNIT	INTEG	INTEGRATED	SA	SUPPLY AIR
CL	CENTER LINE	FD	FLOOR DRAIN	INTERM	INTERMEDIATE	SAN	SANITARY
CLG	CEILING	FDI	FIRE DEPARTMENT CONNECTION	INV	INVERT	SC	SOLID CORE
CLO	CLOSET	FDC		IPS	INTERNATIONAL PIPE STANDARD	SCD	SEAT COVER DISPENSER
CLR	CLEAR	FDN	FOUNDATION	OFOI	OWNER FURNISHED, OWNER INSTALLED	SCHD	SCHEDULE
CMU	CONCRETE MASONRY UNIT	FE	FIRE EXTINGUISHER	OH	OVERHEAD	SCP	SCUPPER
CNTR	COUNTER	FEC	FIRE EXTINGUISHER CABINET	OPH	OPPOSITE HAND	SCR	SCREEN
CO	CASED OPENING; CLEANOUT	FF&E	FURNITURE, FINISHES & EQUIPMENT	OPNG	OPENING	SD	STORM DRAIN; SMOKE DETECTOR; SOAP DISPENSER SECTION
COL	COLUMN			OPP	OPPOSITE	SECT	SECTION
COMP	COMPARTMENT	FFEL	FINISH FLOOR ELEVATION	OPR	OPERABLE	SF	SQUARE FEE; FOOT
CONC	CONCRETE	FH	FLAT HEAD	ORD	OVERFLOW ROOF DRAIN OVERHEAD	SG	SAFETY GLASS
COND	CONDITION	FHC	FIRE HOSE CABINET	SH	SHEET	SH	SHEATHING
CONN	CONNECTION	FIN	FINISH	SHT	SHOWER	SIM	SIMILAR
CONSTR	CONSTRUCTION	FIXT	FIXTURE	SL	SLOPE	SLDG	SLIDING
CONT	CONTINUOUS	FL	FLOOR	SLNT	SEALANT	SM	SHEET METAL; SQUARE METER
CONTR	CONTRACTOR	FLASH	FLASHING	SND	SANITARY NAPKIN DISPENSER	SP	POWDER DRIVEN FASTENER
COORD	COORDINATE	FLDG	FOLDING	SDR	STANDARD	SPEC	SPECIFICATION
CORR	CORRIDOR	FLG	FLOORING			SPKR	SPEAKER
CPT	CARPET	FLUOR	FLUORESCENT			SPRK	SPRINKLER
CRM	CONCRETE RUBBLE MASONRY	FO	FACE OF			SQ	SQUARE
CT	CERAMIC TILE; COOLING TOWER	FOC	FACE OF CONCRETE			SSE	STRUCTURE SLAB ELEVATION
		FOF	FACE OF FINISH			SS	STAINLESS STEEL
CTR	CENTER	FOM	FACE OF MASONRY			SSK	SERVICE SINK
CTSK	COUNTERSUNK	FOS	FACE OF STUDS; SLAB; STRUCTURE	L	LONG OR LITER (METRIC DOCS)	STA	STATION
CULT	CULTURED			LAB	LABORATORY		
CW	COLD WATER (PIPING)	FW	FACE OF WALL	LAM	LAMINATE; LAMINATION		
		FWP	FIRE PROTECTION	LAV	LAVATORY		
D	DEEP; DEPTH; DRYER	FPG	FIREPROOFING	LB	POUND		
DA	DOUBLE ACTING	FR	FRAME	LDG	LANDING		
DBL	DOUBLE	FRP	FIBERGLASS REINFORCED	LF	LINEAR FOOT		
DD	DECK DRAIN			LH	LEFT HAND		
DEG	DEGREE	FRT	FIRE RETARDANT TREATED	LK	LOCKER		
DEMO	DEMOLITION	FRTW	FIRE RETARDANT TREATED WOOD	LLH	LONG LEG HORIZONTAL		

PLBG	PLUMBING	STD	STANDARD
PLF	POUNDS PER LINEAR FOOT	STL	STEEL
PLYWD	PLYWOOD	STL_JST	STEEL JOIST
PNL	PANEL	STOR	STORAGE
POL	POLISHED	STRG	STRINGER
PR	PAIR	STRL	STRUCTURAL
PRCST	PRECAST	STRUC	STRUCTURAL
PREFAB	PREFABRICATED	SUBCAT	SUBCATEGORY
PROJ	PROJECT	SURR	SURROUND
PROP	PROPERTY	SUSP	SUSPENDED
PSF	POUNDS PER SQUARE FOOT	SVC	SERVICE
PT	POINT; PAINT	SW	SWITCH
PTD	PAPER TOWEL DISPENSER; PAINTED	SYM	SYMMETRICAL
		SYS	SYSTEM
PTDR	PAPER TOWEL DISPENSER & WASTE RECEPTACLE	T&G	TONGUE & GROOVE
PTN	PARTITION	T	TREAD; THERMOSTAT
PTR	PAPER TOWEL RECEPTACLE	TB	TOWEL BAR
PVC	POLYVINYL CHLORIDE	TBB	TILE BACKER BOARD
PVMT	PAVEMENT	TC	TOP OF CURB
		TD	TRENCH DRAIN
QT	QUARRY TILE	TEL	TELEPHONE; TELECOM
QTY	QUANTITY	TEMP	TEMPORARY; TEMPERATURE
		TER	TERRAZZO
(R)	RELOCATED	TGB	TOGGLE BOLT
R	RISER; RADIUS	THK	THICK; THICKNESS
RA	RETURN AIR	THRES	THRESHOLD
RB	RESILIENT BASE	THRU	THROUGH
RCP	REFLECTED CEILING PLAN	TBDB	TACK BOARD
RD	ROOF DRAIN	TMPPD	TEMPERED
REBAR	REINFORCING BAR	TO	TOP OF
RECOM	RECOMMENDED	TOC	TOP OF CURB; TOP OF CONCRETE
REC	RECESSED	TOP	TOP OF PAVEMENT
REF	REFERENCE	TOS	TOP OF SLAB; TOP OF STRUCTURE
REFL	REFLECTED; REFLECTIVE; REFLECT	TOW	TOP OF WALL
REFR	REFRIGERATOR	TPD	TOILET PAPER DISPENSER
REG	REGISTER	TPH	TOILET PAPER HOLDER
REINF	REINFORCED; REINFORCING	TRACT	TRACTION
REL	RELOCATE	TRAN	TRANSITION
REM	REMOVABLE	TRD	TREAD
REQ	REQUIRED; REQUIRED	TS	TOWEL SHELF
RESIL	RESILIENT	TV	TELEVISION
REV	REVISION; REVISED	TW	TOP OF WALL
RGH	ROUGH	TYP	TYPICAL
RH	RIGHT HAND; ROBE HOOK		
RM	ROOM	UC	UNDERCUT
RND	ROUND	UL	UNDERWRITERS LABORATORY
RO	ROUGH OPENING	UNF	UNFINISHED
RATED	RATED	UON	UNLESS OTHERWISE NOTED
RATING	RATING	UR	URINAL
RWC	RAIN WATER CONDUCTOR		
RWL	RAIN WATER LEADER	VAC	VENTILATION AND AIR CONDITIONING
		VCT	VINYL COMPOSITION TILE
S	SOUTH	VERT	VERTICAL
SA	SUPPLY AIR	VEST	VESTIBULE
SAN	SANITARY	VIF	VERIFY IN FIELD
SC	SOLID CORE	VOL	VOLUME
SCD	SEAT COVER DISPENSER	VP	VENER PLASTER
SCHD	SCHEDULE	VR	VAPOR RETARDER
SCP	SCUPPER	VT	VINYL TILE
SCR	SCREEN	VTR	VENT THROUGH ROOF
SD	STORM DRAIN; SMOKE DETECTOR; SOAP DISPENSER SECTION	VWC	VINYL WALL COVERING
SECT	SECTION		
SF	SQUARE FEE; FOOT	W/	WITH
SG	SAFETY GLASS	W/O	WITHOUT
SH	SHEET	W	WASHER; WIDE; WIDTH; WEST
SHG	SHEATHING	WC	WATER CLOSET; WALL COVERING
SHR	SHOWER	WD	WOOD
SIM	SIMILAR	WDS	WOOD SCREW
SL	SLOPE	WDW	WINDOW
SLDG	SLIDING	WGL	WIRE GLASS
SLNT	SEALANT	WH	WATER HEATER
SM	SHEET METAL; SQUARE METER	WO	WHERE OCCURS
SND	SANITARY NAPKIN DISPENSER	WP	WATERPROOFING
SDR	SANITARY NAPKIN RECEPTACLE	WPM	WATERPROOFING MEMBRANE
SP	POWDER DRIVEN FASTENER	WPT	WORK POINT
SPEC	SPECIFICATION	WR	WATER RESISTANT; REPELLANT
SPKR	SPEAKER	WSCOT	WEATHER STRIPPING
SPRK	SPRINKLER	WSP	WET STAND PIPE
SQ	SQUARE	WT	WEIGHT
SSE	STRUCTURE SLAB ELEVATION	WW	WALL TO WALL
SS	STAINLESS STEEL	WWF	WELDED WIRE FABRIC
SSK	SERVICE SINK		
STA	STATION		

SYMBOLS



PROJECT TEAM

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DRAWING INDEX

GENERAL G0.00 G1.01	COVERSHEET CODE SUMMARY
SURVEY 1 OF 2 2 OF 2	TREE & TOPOGRAPHIC SURVEY & GENERAL NOTES TREE & TOPOGRAPHIC SURVEY
CIVIL C1 C2 C3 C4 C5 C6	COVER SHEET, VICINITY MAP, GENERAL NOTES TREC PLAN, MISC. DETAILS, EROSION CONTROL NOTES SITE IMPROVEMENT PLAN & NOTES CONSTRUCTION DETAILS TEMPORARY EXCAVATION PLAN STORM DRAIN OUTFALL
ARCHITECTURAL A1.01 A1.02 A2.01 A2.02 A2.02.1 A2.02.2 A2.03 A2.03.1 A2.04 A3.01 A3.02 A3.03 A3.04 A4.01 A4.02 A4.03 A4.04 A8.01 A8.02 A9.01 A9.02 A9.03	SITE PLAN TREE PLAN LEVEL 1 FLOOR PLAN LEVEL 1 DIMENSION PLAN LEVEL 2 FLOOR PLAN LEVEL 2 DIMENSION PLAN LEVEL 3 FLOOR PLAN LEVEL 3 DIMENSION PLAN ROOF PLAN NORTH ELEVATION EAST ELEVATION SOUTH ELEVATION WEST ELEVATION BUILDING SECTION BUILDING SECTION BUILDING SECTION BUILDING SECTION DETAILS DETAILS DOOR & WINDOW SCHEDULES DOOR & WINDOW SCHEDULES DOOR & WINDOW SCHEDULES

STRUCTURAL S1 S1.1 S2 S2.1 S3 S4 S5 S6 S7 S8 S9 S10 S11	GENERAL STRUCTURAL NOTES STATEMENT OF SPECIAL INSPECTIONS FOUNDATION PLAN RETAINING WALL SCHEDULE MOMENT FRAME DETAILS & ELEVATION FIRST FLOOR FRAMING PLAN SECOND FLOOR FRAMING PLAN WALL & BUILDING SECTIONS, DETAILS ROOF FRAMING PLAN FIRST FLOOR SHEAR WALL PLAN SECOND & THIRD FLOOR SHEAR WALL PLANS SOLDIER PILE SHORING SOLDIER PILE SHORING
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CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:



EAST MERCER RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

SHEET ISSUE:

6/24/2015	PERMIT SUBMITTAL
8/29/2016	PERMIT APPROVED
6/05/2017	REVISION TO PERMIT

MUNICIPALITY REVIEW:

PROJECT # MERCER ISLAND 15 - 015

SHEET TITLE:

COVERSHEET

PROJECT NO.: 20140904

DATE ISSUED: 6/05/2017

SHEET NUMBER:

G0.01

ZONING CODE ANALYSIS

CODE REFERENCES:
MERCER ISLAND MUNICIPAL CODE, ADOPTED DECEMBER 1, 2014

2012 INTERNATIONAL BUILDING CODE WITH STATEWIDE AND CITY AMENDMENTS

2012 INTERNATIONAL RESIDENTIAL CODE WITH STATEWIDE AND CITY AMENDMENTS

2012 SEATTLE ENERGY CODE - RESIDENTIAL

2012 INTERNATIONAL MECHANICAL CODE WITH STATEWIDE AND CITY AMENDMENTS

WASHINGTON CITIES ELECTRICAL CODE

2012 INTERNATIONAL FIRE CODE WITH STATEWIDE AND CITY AMENDMENTS

2012 INTERNATIONAL FUEL GAS CODE WITH STATEWIDE AND CITY AMENDMENTS

2012 WASHINGTON STATE PLUMBING CODE WITH CITY AMENDMENTS

SECTION	EXISTING / REQUIRED	PROPOSED	COMPLIES	SHEET
ZONING	R-15	R-15	YES	G0.02
LOT SIZE	21,417.54 SF STEEP SLOPE			G0.02
CRITICAL AREAS	HILLSIDE (27.71 % MAX SLOPE)			A1.01
MAXIMUM BUILDABLE AREA	45% of LOT AREA (21,417 SF) = 9,637.65 SF	9,637.65 SF	YES	G0.02
MAXIMUM IMPERVIOUS COVERAGE	30% of LOT AREA (21,417 SF) = 6,425.10 SF	-	-	G0.02
BUILDING HEIGHT LIMIT	30' FROM AVERAGE BUILDING GRADE + 5' FOR ROOF WITH MINIMUM 4:12 PITCH FRONT = 20' MINIMUM	30'	YES	A3.01 / A3.02
		20'	YES	A1.01
SETBACKS	REAR = 25' MINIMUM	25'	YES	A1.01
	SIDES = 5' MINIMUM	5'	YES	A1.01
PARKING	1 PARKING SPACE / DWELLING UNIT	1 PARKING SPACE / DWELLING UNIT	YES	A2.01
PARKING ACCESS	ACCESS FROM PRIVATE ROAD	10 FT DRIVE	YES	A2.01
LANDSCAPING	TOTAL DIAMETER OF TREES RETAINED OR PLANTED = 2 INCH PER 1000 SF	1	YES	A1.01
FIRE SPRINKLERS	PER NFPA 13D - REQUIRED ON STRUCTURES 5,000 SF OR MORE	YES	YES	DEFERED
PROJECTIONS	36" ROOF EAVES AND GUTTERS		YES	A2.04
CONSTRUCTION TYPE	RESIDENTIAL - TYPE VA			
WATER	WATER DISTRICT			
SEWER / SEPTIC	PUBLIC			
ROAD ACCESS	PRIVATE			
STREET SURFACE	PAVED			

ENERGY CODE ANALYSIS

PERFORMANCE REQUIREMENT	MEET OR EXCEED THE 2012 WASHINGTON STATE ENERGY CODE	PROPOSED
TOTAL HEATED FLOOR AREA (GROSS)		3,017.01 SF
LEVEL 1		1,394 SF
LEVEL 2		976.21 SF
LEVEL 3		646.80
GLAZING AREA % OF FLOOR	OPTION III : UNLIMITED	1,310.67 SF
CLIMATE ZONE	MARINE 4	
FENESTRATION U-FACTOR	0.30	SEE WSEC GLAZING SCHEDULE
CEILING R-VALUE	R-49 OR R-38 ADVANCED FRAMED CEILING	R-50 & R-54 (SEE ROOF PLAN)
WOOD FRAME WALL ABOVE GRADE R-VALUE	R-21 (16 OC, HEADERS MIN R-10)	R-21
FLOOR R-VALUE / U-FACTOR	R = 30 / U = 0.029	R-30
SLAB ON GRADE R-VALUE	R = 10, 2'	R-10 (FULL UNDER)
BELOW GRADE U-FACTOR	0.042	0.04200
DOOR U-FACTOR	0.20	0.30000
(DEFAULT GLAZED FENESTRATION U-FACTOR, METAL WITH THERMAL BREAK, DOUBLE PANE; TABLE R303.1.3 (1))	0.65	NOT APPLICABLE

CONTRACTOR NOTES

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL BONDS, CASH DEPOSITS, ETC. THAT THE CITY WILL REQUIRED TO FACILITATE CONSTRUCTION OF THE PROJECT.
- GENERAL CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE WATER, SEWER, POWER AND TELEPHONE CONNECTIONS FOR THE CONSTRUCTION TRAILER.
- UNLESS QUALIFIED, NO PRODUCT SUBSTITUTIONS "OR EQUAL" PRODUCTS, EQUIPMENT OR MATERIALS SHALL BE ALLOWED.
- THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL OTHER PERMITS REQUIRED BY LAW FOR THE EXECUTION OF THIS WORK UNLESS NOTED OTHERWISE. THE BASIC BUILDING PERMIT WILL BE OBTAINED AND PAID FOR BY THE OWNER. ALL TRADE PERMITS, IF REQUIRED BY JURISDICTION AUTHORITIES, AND FEES SHALL BE PAID FOR BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL ALSO OBTAIN AND PAY CERTIFICATES, INSPECTIONS AND OTHER LEGAL FEES REQUIRED, BOTH PERMANENT AND TEMPORARY, INCLUDING PLUMBING, ELECTRICAL AND HIGHWAY PERMITS UNLESS SPECIFICALLY OTHERWISE PROVIDED.
- GENERAL CONTRACTOR HAS RESEARCHED AND VERIFIED ALL TRASH, DEBRIS, AND RECYCLING REQUIREMENTS FOR THE CITY IN WHICH THIS WORK WILL BE PERFORMED AND HAS INCLUDED SUCH COSTS INTO THIS PROPOSAL.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR SITE SURVEYING AND LAYOUT, OWNER TO PROVIDE ONE (1) BENCHMARK FOR GENERAL CONTRACTOR'S USE.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE, FURNISH AND INSTALL ALL FRAMING, BACKING AND DEADWOOD REQUIREMENTS FOR EQUIPMENT AND MATERIALS INSTALLED IN THE BUILDING.
- JOINT SEALERS SHALL BE REQUIRED AT THE INTERSECTION OF ALL DISSIMILAR MATERIALS IN INTERIOR AND EXTERIOR CONDITIONS.
- ARCHITECTURAL, MECHANICAL, AND ELECTRICAL PENETRATIONS OF THE BUILDING ENVELOPE INCLUDING EXTERIOR WINDOWS, GRILLES, HVAC DUCTWORK, AND CONDUIT AS REQUIRED THROUGH THE EXTERIOR WALLS, ROOF DECKS, VERTICAL ROOF AND MANSARD WALLS SHALL REQUIRE MECHANICAL FLASHING IN ADDITION TO APPROPRIATE EXTERIOR SEALANTS TO PROVIDE AND ENSURE WATERTIGHT CONDITIONS AT THESE LOCATIONS.
- GUTTERS, DOWNSPOUTS AND ALL EXTERIOR SHEET METALS ARE TO BE PRE-FINISHED AT THE FACTORY. COLOR SHALL BE SELECTED FROM THE MANUFACTURER'S FULL RANGE OF COLOR OPTIONS BY THE ARCHITECT. NO FIELD PAINTING TO BE ALLOWED.
- ALL EXTERIOR LOUVER GRILLES SHALL BE FACTORY PAINTED WITH KYNAR FINISH TO MATCH THE EXTERIOR FIELD COLOR IN WHICH THEY ARE LOCATED.
- ALL EXTERIOR METALS SHALL BE GALVANIZED, PRE-FINISHED OR FIELD PAINTED PER ARCHITECT COORDINATION GC SHALL ASSUME THE MOST STRINGENT FINISH IF NOT INDICATED ON DOCUMENTS.
- APPLIANCES - GENERALLY, THIS EQUIPMENT IS DELIVERED FACTORY DIRECT. MOUNTINGS AND CONNECTIONS NOT INCLUDED. GENERAL CONTRACTOR SHALL MOUNT AND MAKE UP ALL REQUIRED CONNECTIONS TO MAKE THE EQUIPMENT FUNCTION PROPERLY.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE SET OF DRAWINGS TO EACH SUBCONTRACTOR AND FOR INSURING THAT THE WORK OF EACH SUBCONTRACTOR IS COORDINATED WITH THE WORK OF ALL OTHER SUBCONTRACTORS.
- THE LAST DATED REVISION VOIDS AND SUPERSEDES ANY AND ALL PREVIOUS DRAWINGS WITH THE SAME SHEET NUMBER. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO RECOVER AN DISPOSE OF ALL SUPERSEDED / PREVIOUSLY ISSUED PLANS FROM ALL SUBCONTRACTORS, SUPPLIES AND MATERIAL PERSONS. ALL COSTS RESULTING FROM A FAILURE TO ISSUE REVISED SHEETS, AND RECOVERY / DISPOSAL OF SUPERSEDED SHEETS IN A TIMELY MANNER, SHALL BE ABSORBED BY THE GENERAL CONTRACTOR. THE OWNER AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH THE ABOVE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE ALL EXISTING UTILITIES AND PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK. ALL FINAL CONNECTIONS TO EXISTING UTILITIES SHALL BE BY THE CONTRACTOR.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.
- GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AS REQUIRED BY GENERAL CONDITIONS AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. DO NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT-OF-WAYS WITHOUT FIRST OBTAINING PROPER PERMITS.
- ALL FIRE RATED CONSTRUCTION SHALL CONFORM WITH CURRENT UL TESTED STANDARD AND/OR LOCAL REQUIREMENTS.

GENERAL NOTES

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE.
- DRAWINGS HAVE BEE PREPARED ON AN ORIGINAL SHEET SIZE OF 24" X 36".
- INFORMATION REGARDING EXISTING CONDITIONS USED TO PREPARE THESE DRAWINGS HAS BEEN PROVIDED BY OTHERS. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. PROVIDE WRITTEN NOTIFICATION TO THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS. THE ARCHITECT WILL ISSUE A WRITTEN DIRECTIVE IF FURTHER CLARIFICATION IS REQUIRED.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, DATUM, LEVELS AND CONDITIONS PERTAINING TO THE WORK PRIOR TO COMMENCING CONSTRUCTION. PROVIDE WRITTEN NOTIFICATION TO THE ARCHITECT OF ANY DISCREPANCIES WITH THE DOCUMENTS. THE ARCHITECT WILL ISSUE A WRITTEN DIRECTIVE IF FURTHER CLARIFICATION IS REQUIRED.
- THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF STUDIO19 ARCHITECTS, AND HAVE BEEN PREPARED FOR THE USE IN THE EXECUTION OF THE ENCLOSED PROJECT. USE OR REPRODUCTION FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF STUDIO19 ARCHITECTS IS PROHIBITED.
- LEGENDS ON THE PLANS AND SCHEDULE IN THE SPECS SHALL BE COMPLEMENTARY.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND RESTRICTIONS ENFORCED BY AUTHORITIES HAVING JURISDICTION.

VENTILATION NOTES

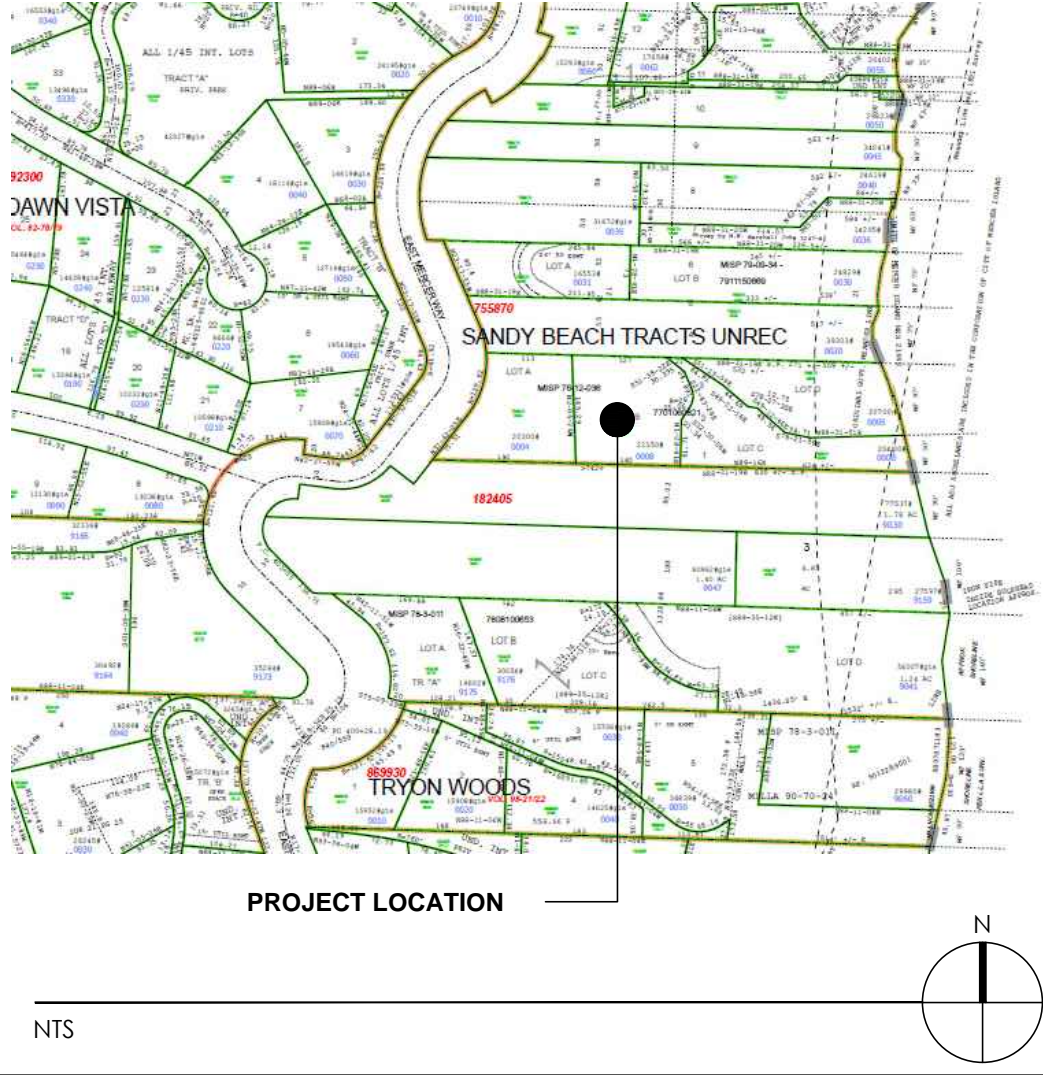
- WAC 51-13, WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE SEATTLE RESIDENTIAL CODE (SRC), CHAPTER 15
- WHOLE HOUSE VENTILATION PER IRC M1508.7.
 - NOISE: WHOLE HOUSE FANS LOCATED FOUR FEET OR LESS FROM THE INTERIOR GRILLE SHALL HAVE A SONE RATING OF 1.0 OR LESS.
 - EXHAUST DUCTS SHALL TERMINATE OUTSIDE OF THE BUILDING.
 - OUTDOOR AIR DISTRIBUTION: OUTDOOR AIR SHALL BE DISTRIBUTED TO EACH HABITABLE ROOM BY MEANS SUCH AS INDIVIDUAL INLETS, SEPARATE DUCT SYSTEMS, OR A FORCED-AIR SYSTEM.
 - DOORS SHALL BE UNDERCUT TO A MINIMUM OF ONE-HALF INCH ABOVE THE SURFACE OF THE FINISH FLOOR COVERING. DOORS AND OPERABLE LITES IN WINDOWS ARE DEEMED NOT TO MEET THE OUTDOOR AIR SUPPLY INTAKE REQUIREMENTS.
 - INTERMITTENTLY OPERATING MINIMUM EXHAUST RATES FOR BATHROOMS = 50 CFM, KITCHENS = 100 CFM. - U.N.O.
 - EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM. PER M1503.4

ENERGY CODE NOTES

- WASHINGTON STATE ENERGY CODE
- BUILDING AIR LEAKAGE TESTING, DEMONSTRATING 2.0 AIR EXCHANGES PER HOUR (MAX) IS REQUIRED PRIOR TO FINAL INSPECTION. THE TEST RESULTS SHALL BE POSTED ON THE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE.
 - EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR REGULATION OF TEMPERATURE (WSEC R403.1.1).
 - A SIGNED AFFIDAVIT DOCUMENTING THE DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION (WSEC R402.4.1.2).
 - DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOMEOWNER PRIOR TO APPROVED FINAL INSPECTION (WSEC R403.2.2 AND WSU RS-33).
 - MINIMUM 75% OF ALL INTERIOR LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES, AND ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY LUMINAIRES (WSEC R404.1).
 - ALL HEADERS IN EXTERIOR WALLS TO HAVE A MINIMUM R-10 INSULATION.
 - ALL DUCTS NOT LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED TO A MINIMUM OF R-8.
 - REQUIRED SLAB PERIMETER INSULATION TO BE WATER RESISTANT MATERIAL, MANUFACTURED FOR ITS INTENDED USE, AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. FOR SLABS INSIDE FOUNDATION WALL, THE INSULATION SHALL BE INSTALLED TO PROVIDE A THERMAL BREAK BETWEEN THE SLAB EDGE AND THE FOUNDATION. MONOLITHIC SLABS SHALL INCLUDE INSULATION, INSTALLED OUTSIDE THE FOUNDATION WALL, AND SHALL EXTEND DOWNWARD FROM THE TOP OF THE SLAB FOR A MINIMUM DISTANCE OF 24" OR DOWNWARD AND THEN HORIZONTALLY FOR A MINIMUM COMBINED DISTANCE OF 24", AND SHOULD INCLUDE R-10 INSULATION UNDER THE NON-LOAD BEARING PORTIONS OF THE SLAB.
 - INSULATION FOR HOT WATER PIPES SHALL BE A MINIMUM OF R-4.
 - WASHINGTON STATE ENERGY CREDITS PER TABLE 406.2:
 - EFFICIENT BUILDING ENVELOPE
PRESCRIPTIVE COMPLIANCE BASED ON TABLE R402.1 WITH THE FOLLOWING MODIFICATIONS:
FENESTRATION U = 0.28
SLAB ON GRADE, R-10 PERIMETER AND UNDER ENTIRE SLAB BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB OR
COMPLIANCE BASED ON SECTION R402.1.4: REDUCE TOTAL UA BY 5% CREDITS FROM THIS OPTION = 0.5
 - AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION
COMPLIANCE BASED ON SECTION R402.4.1.2 REDUCE TESTED AIR LEAKAGE TO 2.0 AIR CHANGES PER HOUR MAX.
AND
ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE IRC.

PROVIDE BALANCED WHOLE HOUSE VENTILATION SYSTEM WITH MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.70 PER WSEC R403.5 CREDITS FROM THIS OPTION = 1.0
 - EFFICIENT WATER HEATING
GAS, PROPANE, OR OIL WATER HEATER WITH MINIMUM EF OF 0.62 CREDITS FROM THIS OPTION = 0.5

VICINIY MAP



SITE DESCRIPTION

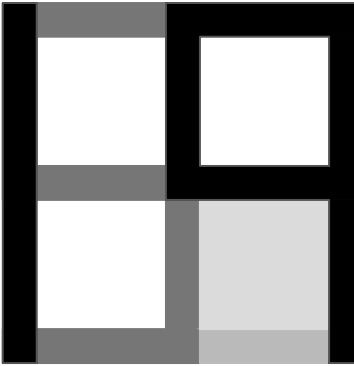
PARCEL #	755870-0008
LEGAL DESCRIPTION	SANDY BEACH TRS UNREC LOT 8 CITY OF MERCER ISLAND SHORT PLAT 76-12-036 REC #7701060821 SD SP DAF - LOTS 1-2 & 3
PROPERTY ADDRESS:	4634 EAST MERCER WAY, MERCER ISLAND, WA 98040
LOT SIZE	21,417.54 GSF PER SURVEY
WIDTH	159.65'
DEPTH	145.19'
WATERFRONT	NONE
ACCESS	PRIVATE ROAD FROM EAST MERCER WAY
EASEMENTS	ACCESS EASEMENT AS DEFINED IN SHORT PLAT 76-12-036 REC#7701060821

PROJECT INFORMATION

PROJECT DESCRIPTION:	A NEW CONSTRUCTION OF A 3 LEVEL SINGLE FAMILY RESIDENCE		
PROPERTY ADDRESS:	4634 EAST MERCER WAY, MERCER ISLAND, WA 98040		
SEISMIC ZONE:	ZONE 3		
PARCEL #:	755870-0008		
LOT AREA:	21,417.54 GSF PER SURVEY		
BUILDING AREAS:	LEVEL 1:	1,716 SQ FT	
	LEVEL 2:	2,408 SQ FT	
<div>1</div>	LEVEL 3:	2,364 SQ FT	
	TOTAL LIVABLE AREA: F.A.R.	6,488 SQ FT	30.29 %
	LEVEL 1 GARAGE:	898 SQ FT	
	LEVEL 2 VIEW DECK 1:	431 SQ FT	
	LEVEL 2 VIEW DECK 2:	217 SQ FT	
	LEVEL 3 VIEW DECK 3:	148 SQ FT	
	LEVEL 3 ROOF DECK:	262 SQ FT	
	TOTAL STRUCTURE SF:	8,444 SQ FT	
IMPERVIOUS AREAS:	STRUCTURE FOOTPRINT:	3,511 SQ FT	
	ENTRY STAIR:	477 SQ FT	
	LEVEL 1 PATIO:	73 SQ FT	
	LEVEL 2 PATIO:	316 SQ FT	
	DRIVEWAY:	1,500 SQ FT	
TOTAL IMPERVIOUS AREA:		5,877 SQ FT	
PERCENTAGE LOT COVERAGE:		27.44 %	

MECHANICAL, ELECTRICAL, AND PLUMBING NOTES

MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS AND CALCULATIONS TO BE DEFERRED.



studio19 architects

207-362 first ave, s | suite 300
seattle, washington 98104
www.studio19architects.com
tel: 206.466.1225

CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:



EAST MERCER RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

SHEET ISSUE:

6/24/2015	PERMIT SUBMITTAL
8/29/2016	PERMIT APPROVED
6/05/2017	REVISION TO PERMIT

MUNICIPALITY REVIEW:

PROJECT # MERCER ISLAND 15 - 015

SHEET TITLE:

CODE SUMMARY

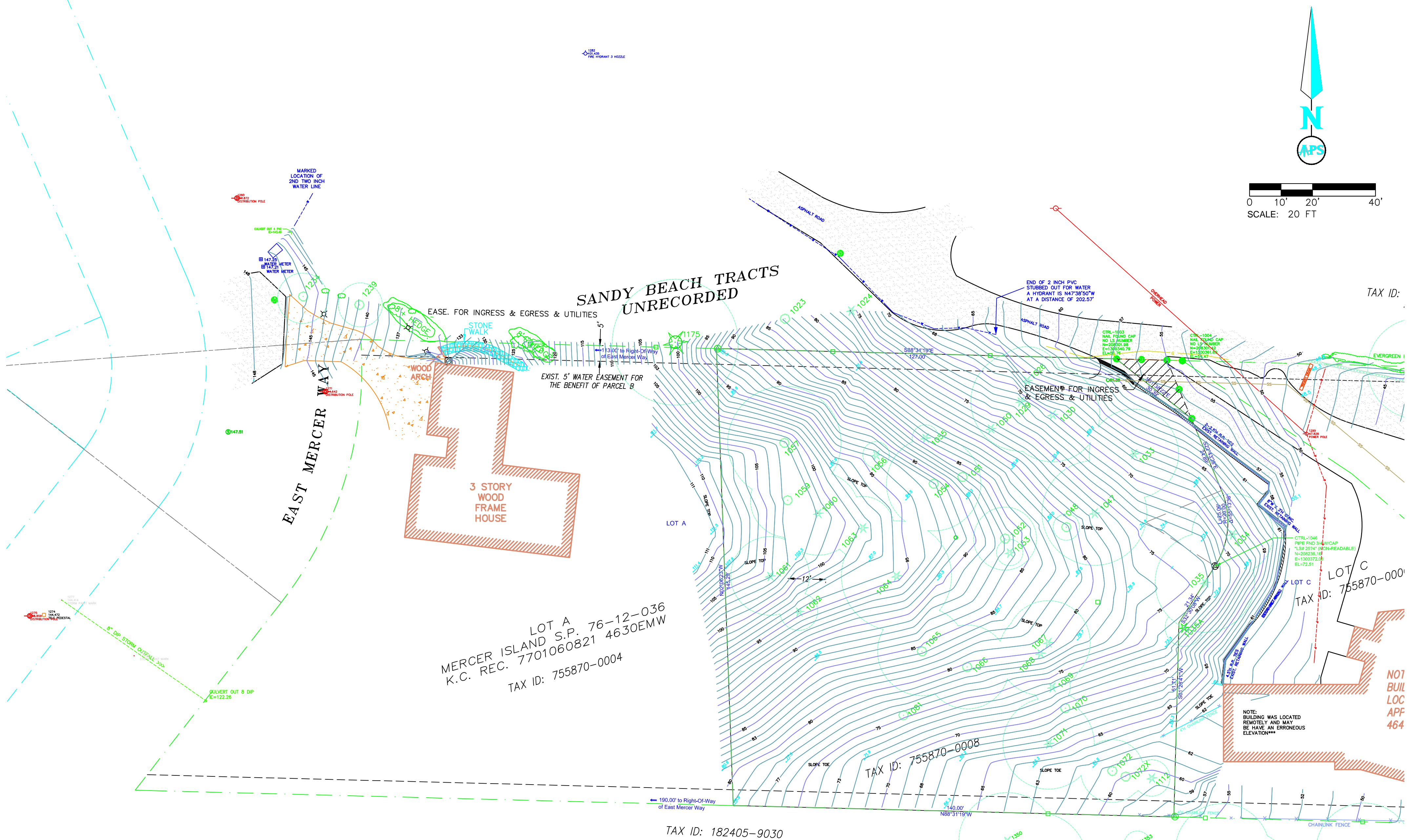
PROJECT NO.: 20140904

DATE ISSUED: 6/05/2017

SHEET NUMBER:

G0.02

WITHIN THE SE 1/4 PF THE SE 1/4 OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 05 EAST, W.M., IN KING COUNTY, WASHINGTON



- GENERAL NOTES**
1. THE SOLE PURPOSE OF THIS SURVEY IS TO TOPOGRAPH AND ILLUSTRATE THE UTILITY, INGRESS/ EGRESS AND SEWER EASEMENT WITHIN THE PROPERTY, AS SHOWN HEREON.
 2. OUR CLIENT, BARCELO HOMES, HAS NOT FURNISHED APS SURVEY & MAPPING WITH A TITLE REPORT OF THE BOUNDARIES. A COMBINATION OF RECORD OF SURVEYS AND PLATS WERE USED IN CONCERT WITH FOUND MONUMENTATION TO DETERMINE THE BOUNDARIES SHOWN HEREON. ACTUAL OWNERSHIP STATUS MAY VARY.
 3. THIS SURVEY WAS BASED ON A RTK VRS SURVEY (USING TRIMBLE R8 UNITS) IN COMBINATION WITH A CONVENTIONAL SURVEY (USING TRIMBLE 5600 TOTAL STATIONS, LEICA 1" TO 5" TOTAL STATION). THIS NETWORK MEETS OR EXCEEDS THE ACCURACY STANDARDS SET BY WAC 332-130-090.
 4. ALL MONUMENTS WERE OCCUPIED OR OBSERVED DURING THE MONTH OF APRIL OF 2015.
 5. ALL MEASURING INSTRUMENTS AND EQUIPMENT USED FOR THIS SURVEY WERE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 6. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION OF LAND.
 7. THE LOCATION OF SUBSURFACE UTILITIES ARE BASED ON OBSERVED UTILITY PAINT MARKS ON THE SURFACE, AND SET THERE BY OTHERS.
 8. ALL COORDINATES AND BEARINGS ARE BASED ON OBSERVATIONS USING THE WASHINGTON STATE PREFERENCE NETWORK, THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, EXPRESSED IN US SURVEY FEET.
 9. ALL VERTICAL ELEVATIONS ARE BASED ON NAVD83 DATUM FROM THE FOLLOWING DESCRIBED BENCHMARK.

SPECIAL SURVEY NOTE

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF BARCEL HOMES, AND DOES NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS RECERTIFICATION BY APS SURVEY & MAPPING, LLC AND/OR THE PROFESSIONAL LAND SURVEYOR NAMED HEREON, NAMING SAID PARTY.

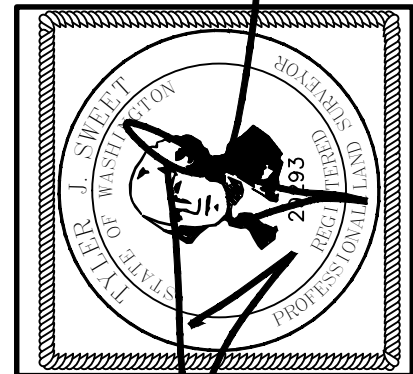
TYPICAL

OUTER CIRCLE = DRIPLINE
NUMBER ALONG SIDE = THE TREE DESCRIPTION ON THE CHART
THE TREE SYMBOL = A DECIDUOUS TREE

OUTER CIRCLE = DRIPLINE
NUMBER ALONG SIDE = THE TREE DESCRIPTION ON THE CHART
THE TREE SYMBOL = A EVERGREEN TREE

THE FOLLOWING HATCHING PATTERN AT THE NORTHWESTERLY CORNER OF LOT C REFERS TO AN EASEMENT ACROSS A PORTION OF LOT C CONTAINING AN INGRESS / EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT B.

REF	TYPE	DIA. (INCHES)	REF	TYPE	DIA. (INCHES)
1023	MAPLE	8	1175	CEDAR	4
1024	CEDAR	14	1234	DECID.	4
1026	HEMLOCK	26	1309	DECID.	4
1029	FIR	38	1308	CEDAR	38
1030	FIR	38	1309	CEDAR	22
1033	FIR	34	1326	DECID.	10
1034	FIR	31	1344	CEDAR	24
1035	FIR	38	1346	CEDAR	22
1035A	FIR	4	1347	CEDAR	18
1047	FIR	40	1348	CEDAR	18
1048	CHERRY	10	1349	CEDAR	26
1050	FIR	12			
1051	MAPLE	10			
1052	MAPLE	24			
1053	CEDAR	10			
1054	MAPLE	12			
1055	HEMLOCK	10			
1056	FIR	10			
1057	MAPLE	36			
1059	MAPLE	27			
1060	FIR	32			
1061	FIR	30			
1062	HEMLOCK	12			
1063	FIR	24			
1064	FIR	42			
1065	MAPLE	34			
1066	MAPLE	32			
1067	FIR	42			
1068	CEDAR	32			
1069	CEDAR	14			
1070	MAPLE	10			
1071	CEDAR	35			
1072	MAPLE	12			
1072X	MAPLE	8			
1081	MAPLE	16			
1112	HEMLOCK	14			



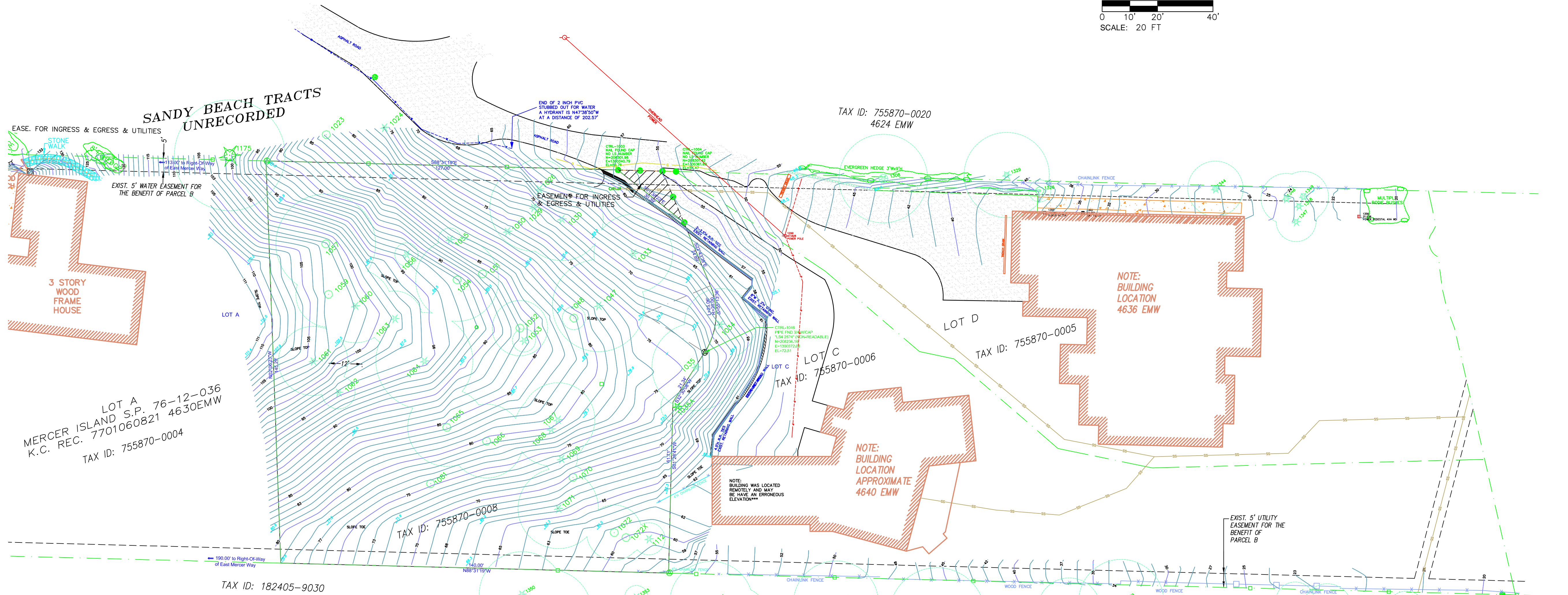
AS-BUILT SURVEY of
4634 EAST MERCER WAY
BARCELO HOMES

WASHINGTON
MERCER ISLAND
DATE: 5/27/15
APSSM PROJECT NO.: 1294002
ACAD DWG NAME: rev/294002-ARCH.DWG

SURVEYED BY: TJS	CHECKED BY: _____	APPROVED BY: _____
DRAWN BY: MAGG	REVISION	CK'D
DATE	BY	APPR.

SHEET
1
OF
2

1202
-021.435
FBS HYDRANT 3 HOZZLO



REF	TYPE	DIA. (INCHES)	
1023	MAPLE	8	6 E 6 S 10 NORTH OF SITE
1024	CEDAR	14	NORTH OF SITE
1026	HEMLOCK	26	
1029	FIR	38	
1030	FIR	36	
1033	FIR	34	
1034	FIR	31	
1035	FIR	38	FROM ARBORIST
1035A	FIR	38	
1047	FIR	40	
1048	CHERRY	10	
1050	FIR	12	DEAD SNAG
1051	MAPLE	10	DEAD SNAG
1052	MAPLE	24	
1053	CEDAR	24	
1054	MAPLE	36	12
1055	HEMLOCK	30	
1056	FIR	10	
1057	MAPLE	36	
1059	MAPLE	36	
1060	FIR	32	
1061	FIR	30	
1062	HEMLOCK	30	
1063	FIR	24	
1064	FIR	42	
1065	MAPLE	34	
1066	MAPLE	32	
1067	FIR	42	
1068	CEDAR	32	
1069	CEDAR	14	
1070	MAPLE	10	
1071	MAPLE	35	
1072	MAPLE	36	
1072X	MAPLE	8	FROM ARBORIST
1081	MAPLE	16	DEAD SNAG
1111	HEMLOCK	36	

REF.	TYPE	DIA. (INCHES)
1175	CEADR	48 LOT A
1234	DECID	4 LOT A
1339	DECID	4 LOT A
1300	CEADR	36 LOT D
1329	DECID	26 LOT D
1326	DECID	10 LOT D
1344	CEADR	24 LOT D
1347	CEADR	10 LOT D
1347	CEADR	18 LOT D
1348	CEADR	18 LOT D
1349	CEADR	26 LOT D
ESTIMATED (COULD NOT GAIN ACCESS)		
1350	CEADR	22 4644 E. MERCER
1351	CEADR	18 4644 E. MERCER
1352	CEADR	8 4644 E. MERCER
1353	CEADR	6 4644 E. MERCER
1354	CEADR	22 4644 E. MERCER
1355	CEADR	10 4644 E. MERCER
1356	CEADR	22 4644 E. MERCER
1357	CEADR	26 4644 E. MERCER
1358	CEADR	12 4644 E. MERCER
1359	CEADR	22 4644 E. MERCER
1360	CEADR	4 4644 E. MERCER
1361	DECID	10 4644 E. MERCER
1362	DECID	8 4644 E. MERCER

SANDY BEACH TRACTS
UNRECORDED
4644 EMW

TYPICAL

OUTER CIRCLE = DRIPLINE
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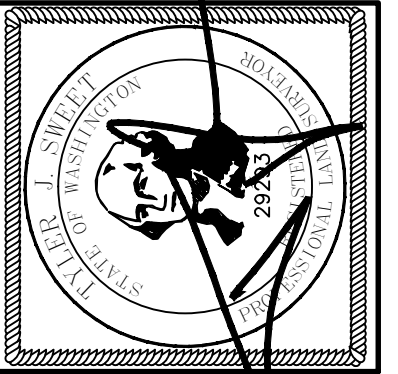
THE FOLLOWING HATCHING PATTERN AT THE NORTHWESTERLY CORNER OF LOT C REFERS TO AN EASEMENT ACROSS A PORTION OF LOT C CONTAINING AN INGRESS / EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT B.

APS
SURVEY & MAPPING

13221 S.E. 26TH STREET, SUITE A
BELLEVUE, WASHINGTON 98005
TEL. (425) 746-3200
FAX. (425) 746-3342

VOSB
Veteran Owned Small Business

CVE



AS-BUILT SURVEY of
4634 EAST MERCER WAY
BARCELO HOMES

MERCER ISLAND	WASHINGTON
DATE: 5/27/15	APSSM PROJECT NO.: 1294002
	ACAD DWG NAME: rev1294002-ARCH.DWG

SURVEYED BY: TJS		CHECKED BY: _____	
DRAWN BY: MAGG		APPROVED BY: _____	
DATE	BY	REVISION	CK'D APPR.

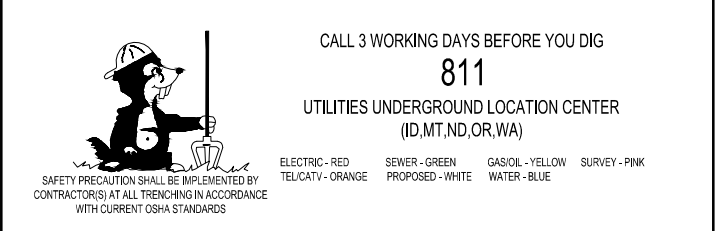
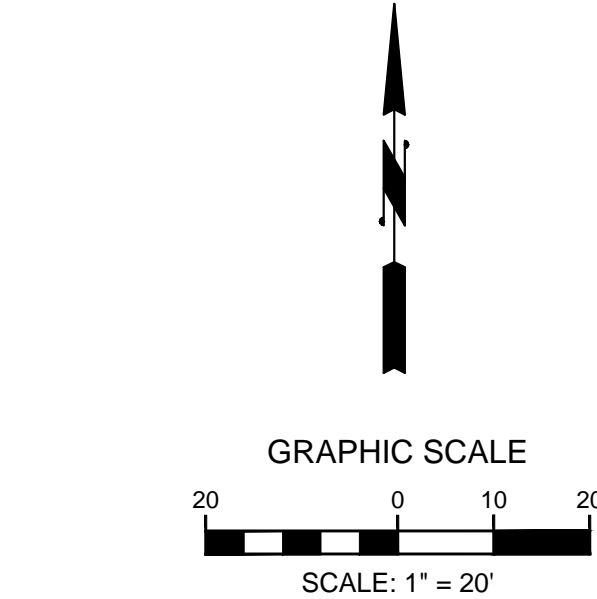
2 OF 2

SEC. 18, TWN. 24N, RGE. 5E, W.M.

COVER SHEET

GENERAL NOTES

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. SPECIAL INSPECTIONS BY CITY INSPECTOR ARE REQUIRED DURING CONSTRUCTION. GENERAL CONTRACTOR TO COORDINATE.
3. ALL ROADWAY WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CURRENT APWA AND CITY OF MERCER ISLAND STANDARDS AND SPECIFICATIONS.
4. A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY TRAFFIC CONTROL TO ENSURE TRAFFIC SAFETY DURING CONSTRUCTION ACTIVITIES. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
7. MEASURES SHALL BE TAKEN BY THE DEVELOPER TO PROVIDE GROUND COVER IN AREAS WITHIN THE RIGHT-OF-WAY WHICH HAVE BEEN STRIPPED OF NATURAL VEGETATION OR HAVE A POTENTIAL FOR EROSION.
8. ANY EXISTING PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PRIOR TO FINAL INSPECTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC STREETS FREE FROM MUD AND DEBRIS AT ALL TIMES.
10. ALL EXISTING ON-SITE STRUCTURES AND ASSOCIATED UTILITIES TO BE DEMOLISHED, REMOVED, AND/OR ABANDONED PER APPLICABLE JURISDICTIONAL REQUIREMENTS.
11. DEFICIENCIES, WHETHER CAUSED BY CONTRACTOR OPERATIONS OR NOT CAUSED BY THE CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED IMMEDIATELY.
12. THE CONTRACTOR SHALL MAINTAIN ROADS AND STREETS ADJACENT TO THE PROJECT LIMITS WHEN AFFECTED BY THE CONTRACTOR'S OPERATIONS. THE CONTRACTOR SHALL REMOVE OR REPAIR ANY CONDITION RESULTING FROM THE WORK THAT MIGHT IMPEDE TRAFFIC OR CREATE A HAZARD. PUBLIC ROADWAYS SHALL BE BROOMED CLEAN AT THE END OF EACH WORK DAY.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF THE WORK COVERED BY THE CONTRACT.
14. ROCKERIES AND/OR RETAINING WALLS TO BE CONSTRUCTED PER GEOTECHNICAL AND/OR STRUCTURAL ENGINEER'S PLANS & SPECIFICATIONS.



PROJECT DATA

PROPERTY ADDRESS: 4634 EAST MERCER WAY
MERCER ISLAND, WASHINGTON 98040
755870-0008
SITE AREA: 21,350 SF (0.49 ACRES)
ZONING: R-15 = RESIDENTIAL 15

LEGEND

- FOUND PIPE
- SET HUB
- SET PK NAIL
- FOUND NAIL
- GAS METER
- GAS VALVE
- SOIL LOG/TEST PIT
- SANITARY SEWER MANHOLE
- CATCH BASIN
- WATER METER
- WETLAND FLAG
- POWER METER
- AREA LIGHT
- POWER POLE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- OP OVERHEAD POWER LINE

- CONCRETE PAVING
- ASPHALT PAVING
- BUILDINGS
- GRAVEL SURFACE



VICINITY MAP
NOT TO SCALE

PROJECT TEAM

OWNER/DEVELOPER: BARCELO HOMES
PO BOX 1733
AUBURN, WA 98071
CONTACT: BOGDAN MAKSIMCHUK
PHONE: (206) 724-1072

ARCHITECT: STUDIO 19 ARCHITECTS
207 1/2 1ST AVENUE SOUTH
SEATTLE, WASHINGTON 98104
CONTACT: ANDREW WISDOM
PHONE: (206) 466-1225

CIVIL ENGINEER: LITCHFIELD ENGINEERING
12840 81ST AVE NE
KIRKLAND, WA 98034
(425) 821-5038
CONTACT: KEITH LITCHFIELD, PE

GEOTECHNICAL ENGINEER: PANGE, INC.
3213 EASTLAKE AVENUE E, STE. B
SEATTLE, WA 98102
CONTACT: MICHAEL H. XUE, PE
(206) 262-0374

SURVEYOR: APS SURVEYING AND MAPPING
13221 SE 26TH STREET, SUITE A
BELLEVUE, WASHINGTON 98005
CONTACT: TYLER SWEET, PLS
PHONE: (425) 746-3342

CRITICAL AREA CONSULTANT: WETLAND RESOURCES
9515 19TH AVE SE #106
EVERETT, WA 98208
CONTACT: NIELS PEDERSON,
SENIOR ECOLOGIST
PHONE: (425) 337-3174

LEGAL DESCRIPTION

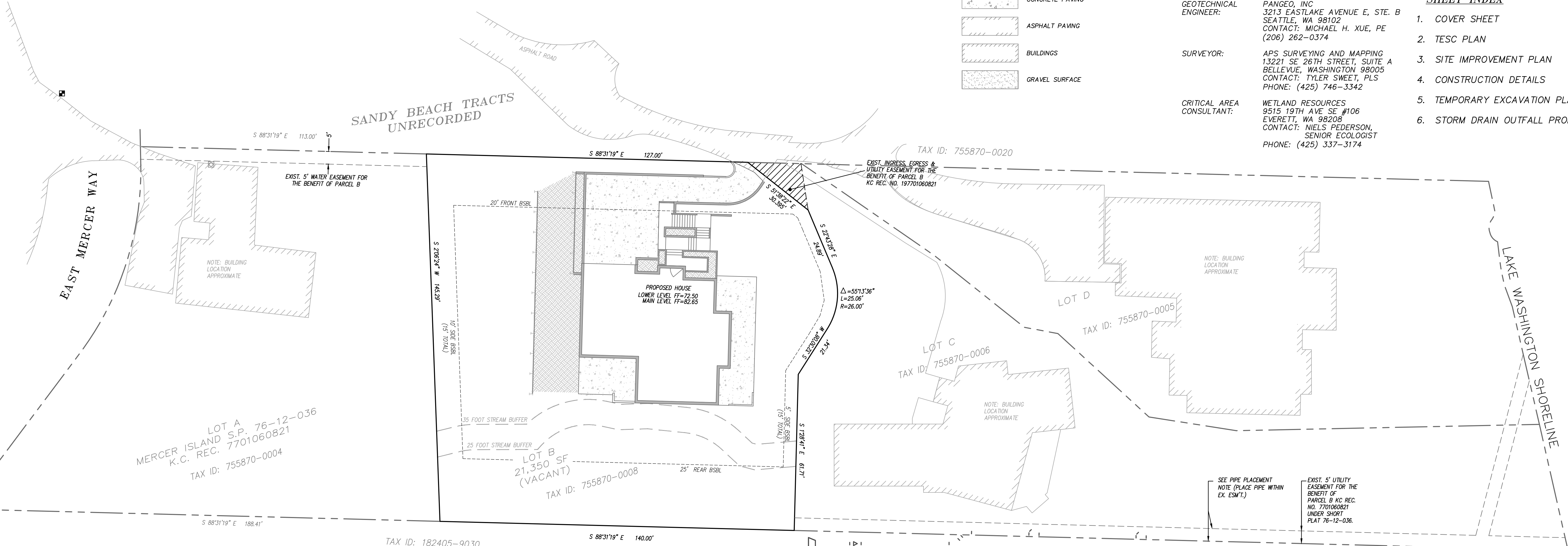
SANDY BEACH TRS UNREC LOT B
CITY OF MERCER ISLAND SHORT
PLAT 76-12-036 REC #7701060821
SD SP DAF - LOTS 1-2 & 3;

DATUM

NAVD88
BENCHMARK: POINT NAME: 4135:
1/4" BRASS PIN IN CONC.
(DOWN 1.0') INTX. E. MERCER WAY
& SE 68th ST.
ELEVATION: 158.465

SHEET INDEX

1. COVER SHEET
2. TESC PLAN
3. SITE IMPROVEMENT PLAN
4. CONSTRUCTION DETAILS
5. TEMPORARY EXCAVATION PLAN
6. STORM DRAIN OUTFALL PROFILE



PROJECT CESCL

MICHAEL H. XUE, PE, CESCL
PANGE, INC.
(206) 262-0374 (O)
(206) 491-0081 (C)

APPROVED: CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP Date

LITCHFIELD ENGINEERING
12840 81ST AVENUE NE
Kirkland, WA 98034
Tel: (425) 921-5008 Fax: (425) 921-5729

COVER SHEET
BARCELO HOMES SFR,
4634 EAST MERCER WAY
BOGDAN MAKSIMCHUK
P.O. BOX 1733
AUBURN, WA 98071

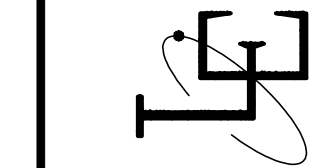
SHEET

1 of 6



DWN BY	CHD BY	DATE	NOTES
KAL	KAL	6-16-15	SUBMITTED TO CLIENT
KAL	KAL	7-6-15	REVISED PER CITY COMMENTS
KAL	KAL	10-19-15	REVISED PER CITY COMMENTS
KAL	KAL	3-25-16	ADD EXCAVATION PLAN: SHEET 5
KAL	KAL	5-25-16	ADD PROFILE: SHEET 6
KAL	KAL	6-14-17	UPDATED PER STREAM BUFFER

LITCHFIELD ENGINEERING
12840 81ST AVENUE NE
Kirkland, WA 98034
Tel: (425) 921-5008 Fax: (425) 921-5729



COVER SHEET
BARCELO HOMES SFR,
4634 EAST MERCER WAY
BOGDAN MAKSIMCHUK
P.O. BOX 1733
AUBURN, WA 98071

SHEET

1 of 6

JOB No.

CONSTRUCTION SEQUENCE:

1. ATTEND PRE-CONSTRUCTION MEETING
2. FLAG CLEARING LIMITS
3. INSTALL ORANGE TREE BARRIER FENCING
4. INSPECTION BY CITY OF MERCER ISLAND INSPECTOR
5. EROSION CONTROL DEVICES AND RESOURCES TO COVER ALL SOIL, IN CASE OF EROSION RISK, ARE TO BE ON THE SITE AT ALL TIMES
6. INSTALL 2 ROWS OF SILT FENCING ALONG THE EDGE OF CLEARING LIMITS
7. INSTALL FILTER SOCKS ON ALL DOWN GRADIENT STORM DRAIN INLETS
8. CONSTRUCT TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
9. CLEAR AND GRUB WITHIN CLEARING LIMITS
10. PERFORM SITE GRADING
11. KEEP PRIVATE ACCESS DRIVE FREE OF DIRT AND DEBRIS AT ALL TIMES
12. CONSTRUCT BUILDING FOUNDATIONS, FOOTING DRAINS, AND WALL BACK DRAINS
13. CONSTRUCT DRAINAGE TIGHT LINE TO THE LAKE (PROPERTY OWNER OF LOT C TO BE PRESENT)
14. BACKFILL FOUNDATIONS AND RETAINING WALLS WITH DRAIN ROCK OR OTHER POROUS MATERIAL APPROVED BY PROJECT GEOTECH.
15. FINISH GRADE
16. APPLY PERMANENT VEGETATION AND MULCH ALL DISTURBED AREAS
17. CLEAN-UP THE SITE. TEMPORARY EROSION CONTROL DEVICES MAY BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THEY ARE NO LONGER NECESSARY. PROJECT CESCL TO INSPECT SITE AND APPROVE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES.

EROSION/SEDIMENT CONTROL NOTES

1. PRIOR TO BEGINNING EARTH DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRADING, ALL CLEARING LIMITS, EASEMENTS, SETBACKS, TREES AND DRAINAGE COURSES SHALL BE CLEARLY DEFINED AND MARKED IN THE FIELD TO PREVENT DAMAGE AND OFFSITE IMPACTS.
2. CONSTRUCTION VEHICLE ACCESS AND EXIT SHALL BE LIMITED TO ONE ROUTE IF POSSIBLE. ACCESS POINTS SHALL BE STABILIZED WITH QUARRY SPALLS OR CRUSHED ROCK TO MINIMIZE THE TRACKING OF SEDIMENTS ONTO PUBLIC STREETS. WHEEL WASH OR TIRE BATHS SHALL BE LOCATED ON-SITE. IF SEDIMENT IS TRANSPORTED ONTO A ROAD SURFACE, THE PAVEMENT SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE PAVEMENT BY SHOVELING OR SWEEPING AND BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. STREET WASHING WILL ONLY BE ALLOWED AFTER SEDIMENT IS REMOVED IN THIS MANNER. PAVEMENT WASHING SHALL NOT OCCUR UNTIL ALL STORM DRAIN INLETS, LOCATED DOWNSTREAM OF THE WASHING AREA, HAVE BEEN PROTECTED BY PLACEMENT OF A FILTER CLOTH UNDER THE INLET GRATE.
3. PROPERTIES AND WATERWAYS DOWNSTREAM FROM THE DEVELOPMENT SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM THE PROJECT SITE.
4. PRIOR TO LEAVING THE SITE, STORMWATER RUNOFF SHALL PASS THROUGH APPROVED SEDIMENT BARRIERS OR FILTERS, DIKES, OR ANY OTHER APPROVED FACILITY INTENDED TO TRAP SEDIMENT. THESE SEDIMENT CONTROLLING MEASURES SHALL BE CONSTRUCTED

AS THE FIRST STEP IN GRADING. THESE FACILITIES SHALL BE FUNCTIONAL BEFORE ANY OTHER LAND DISTURBING ACTIVITY TAKES PLACE. EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS SHALL BE SEEDED AND MULCHED ACCORDING TO THE TIMING INDICATED UNDER ITEM 5.

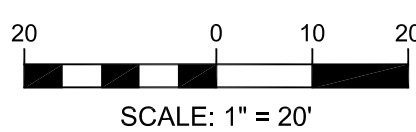
7. ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT STORMWATER RUNOFF SHALL NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENTS.

8. ALL TEMPORARY ON-SITE CONVEYANCE CHANNELS SHALL BE DESIGNED, CONSTRUCTED AND STABILIZED TO PREVENT EROSION. STABILIZATION, INCLUDING ARMORING MATERIAL, ADEQUATE TO PREVENT EROSION AT ALL DISCHARGE POINTS, ADJACENT STREAM BANKS, SLOPES AND DOWNSTREAM REACHES, SHALL BE PROVIDED.

9. ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, SOLVENT AND DE-GREASING CLEANING OPERATIONS AND OTHER ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF, MUST BE CONDUCTED UNDER COVER AND ON IMPERVIOUS SURFACES. THESE SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILLAGE INCIDENT. WHEEL WASH, OR TIRE BATH WASTEWATER, SHALL NOT BE DISCHARGED TO THE STORM DRAIN, OR ON-SITE STORMWATER TREATMENT SYSTEM.

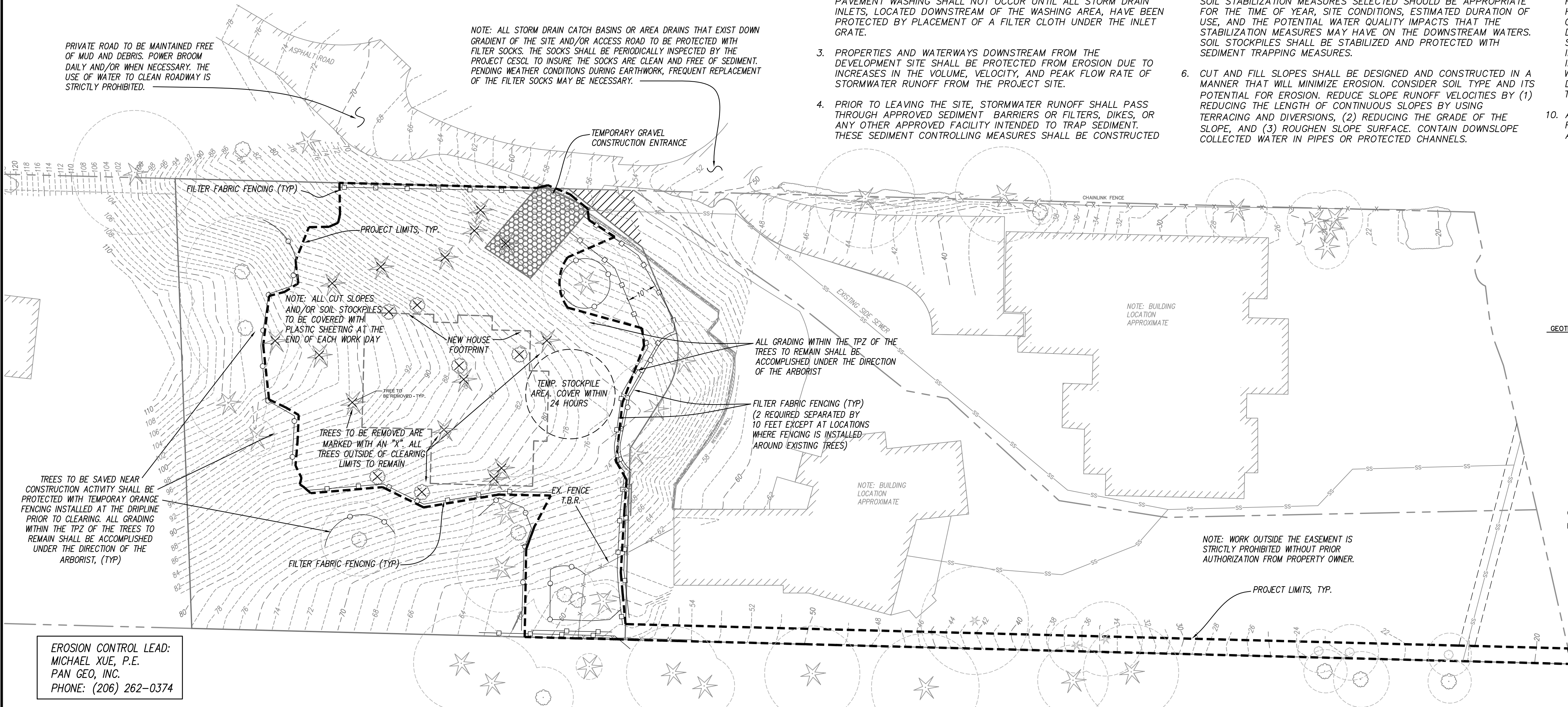
10. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

GRAPHIC SCALE

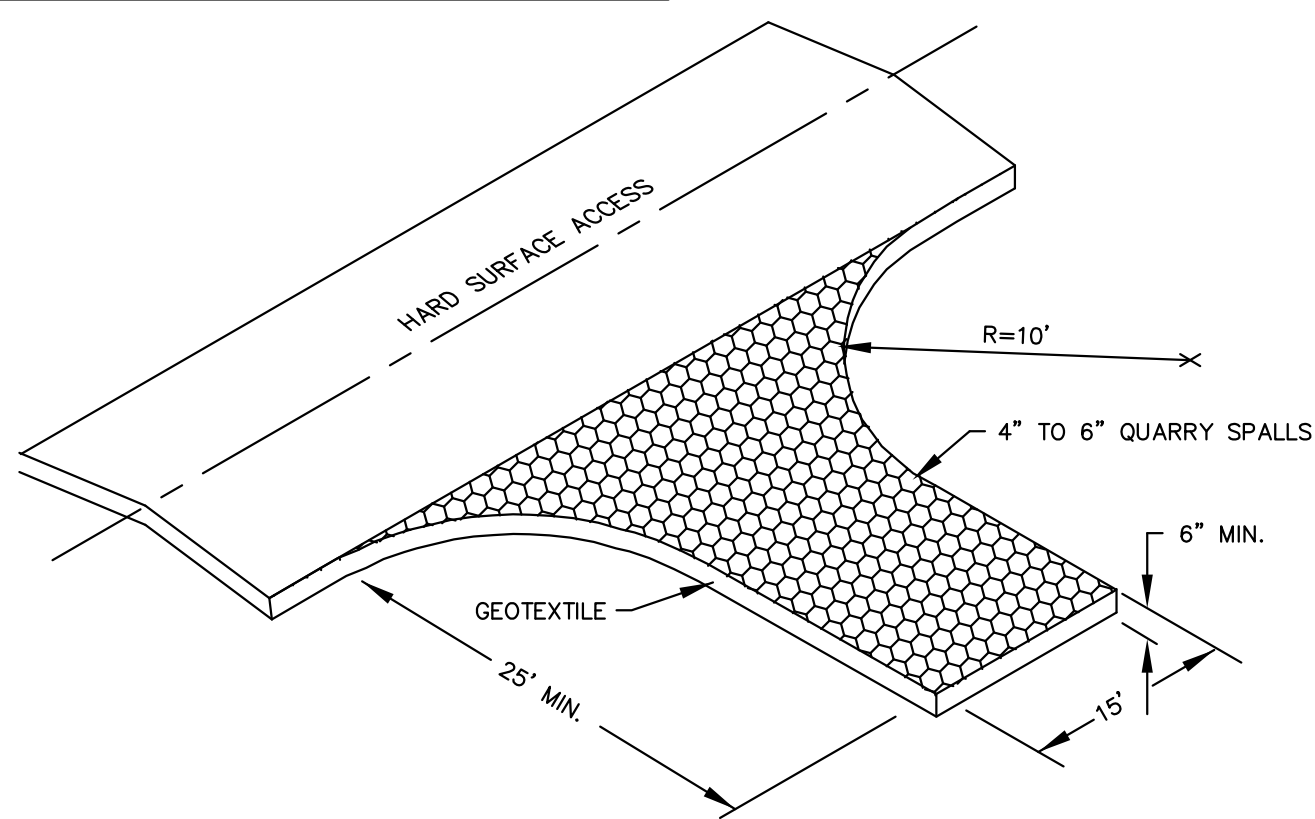
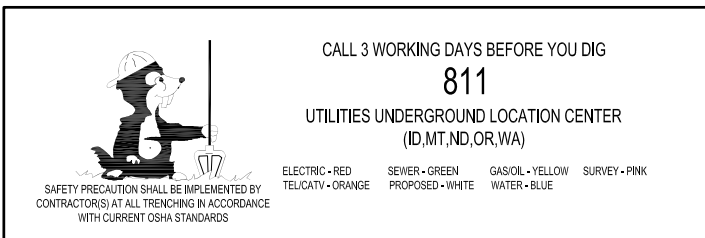


NOTE: ALL STORM DRAIN CATCH BASINS OR AREA DRAINS THAT EXIST DOWN GRADIENT OF THE SITE AND/OR ACCESS ROAD TO BE PROTECTED WITH FILTER SOCKS. THE SOCKS SHALL BE PERIODICALLY INSPECTED BY THE PROJECT CESCL TO INSURE THE SOCKS ARE CLEAN AND FREE OF SEDIMENT. PENDING WEATHER CONDITIONS DURING EARTHWORK, FREQUENT REPLACEMENT OF THE FILTER SOCKS MAY BE NECESSARY.

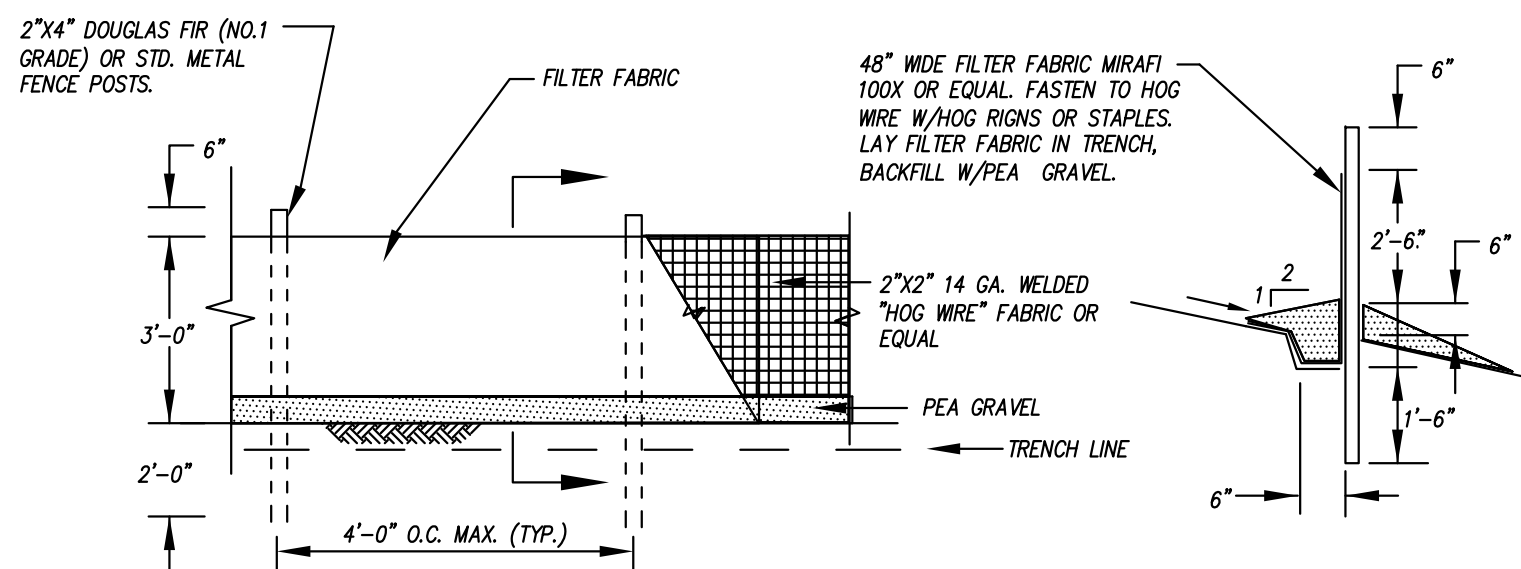
PRIVATE ROAD TO BE MAINTAINED FREE OF MUD AND DEBRIS. POWER BROOM DAILY AND/OR WHEN NECESSARY. THE USE OF WATER TO CLEAN ROADWAY IS STRICTLY PROHIBITED.



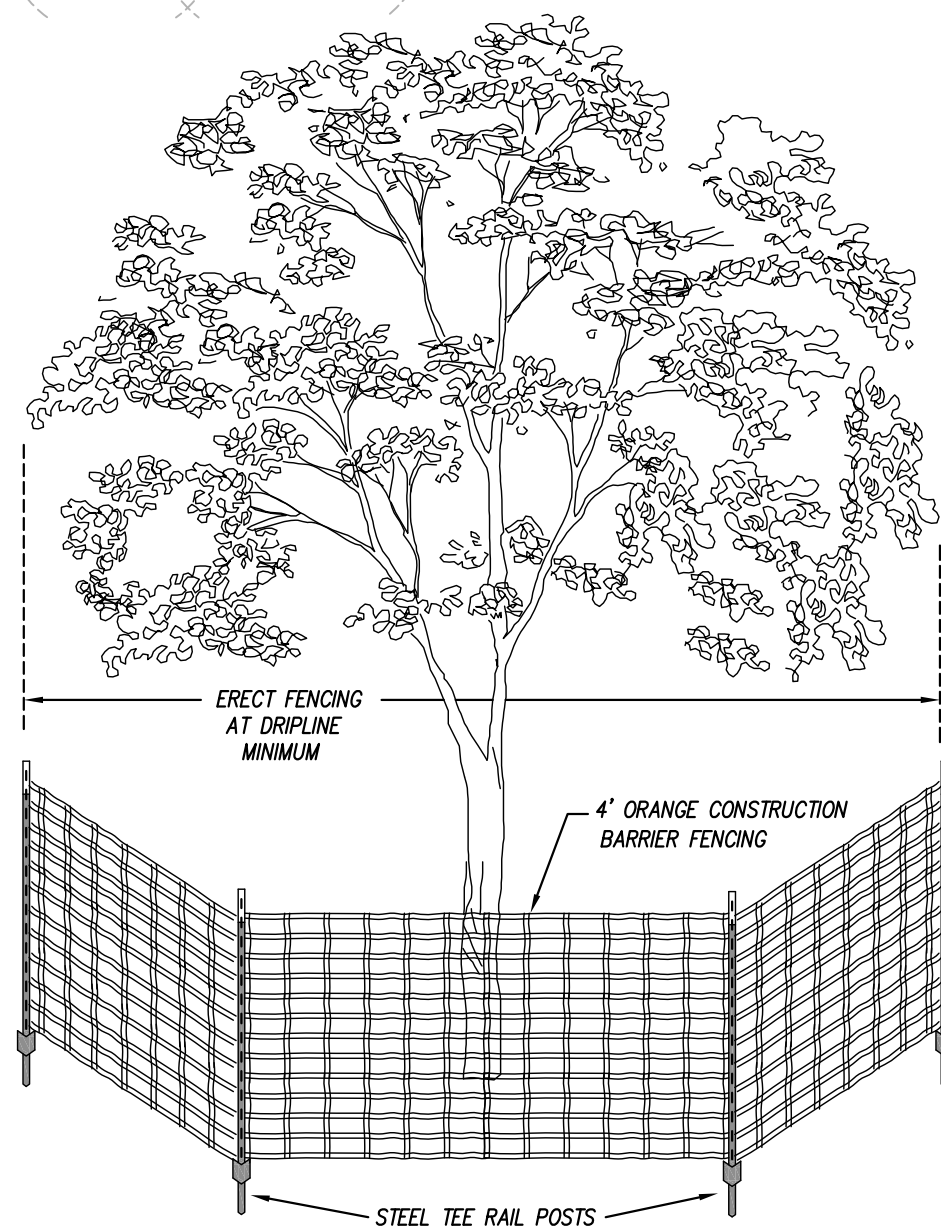
EROSION CONTROL LEAD:
MICHAEL XUE, P.E.
PAN GEO, INC.
PHONE: (206) 262-0374



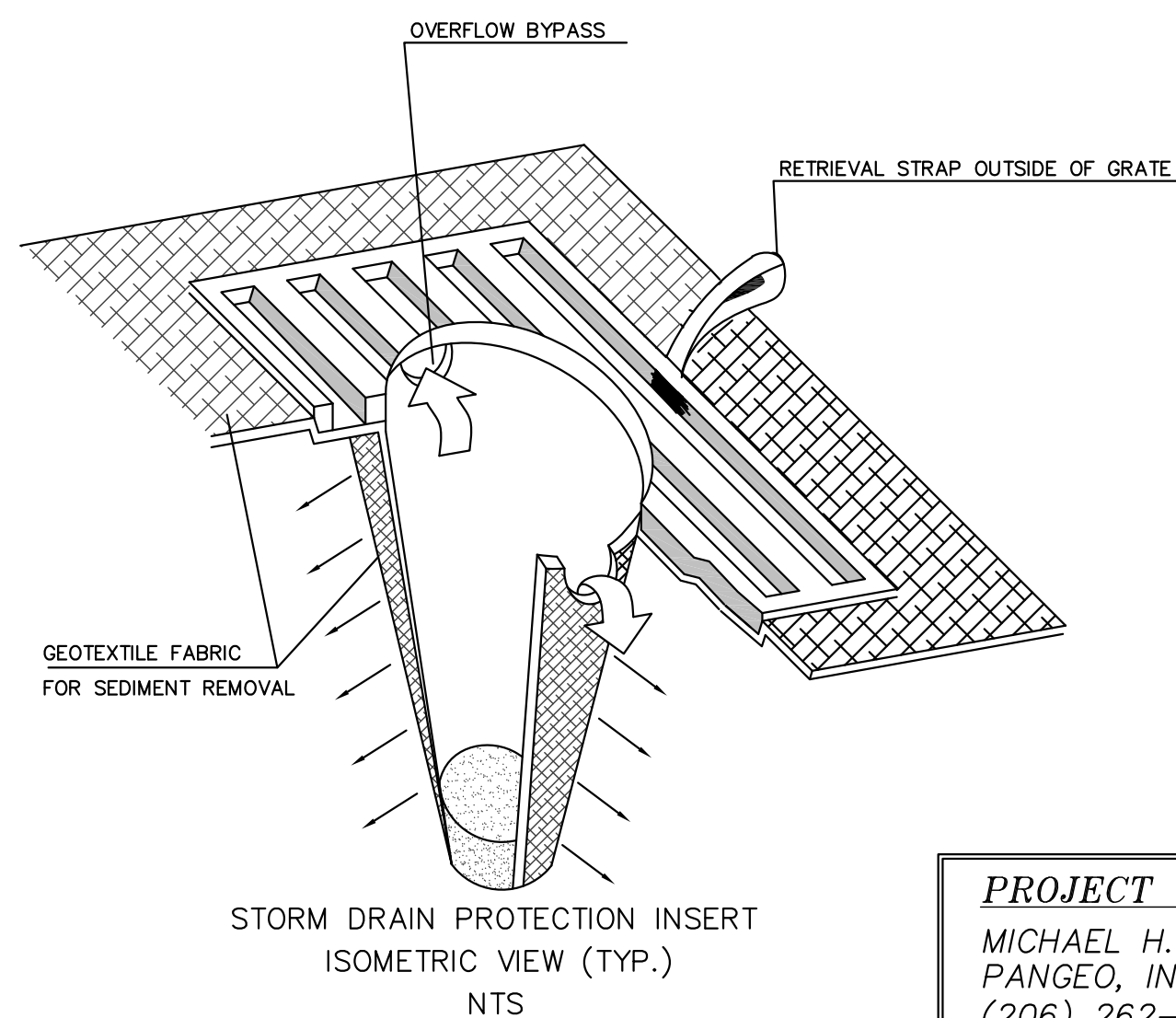
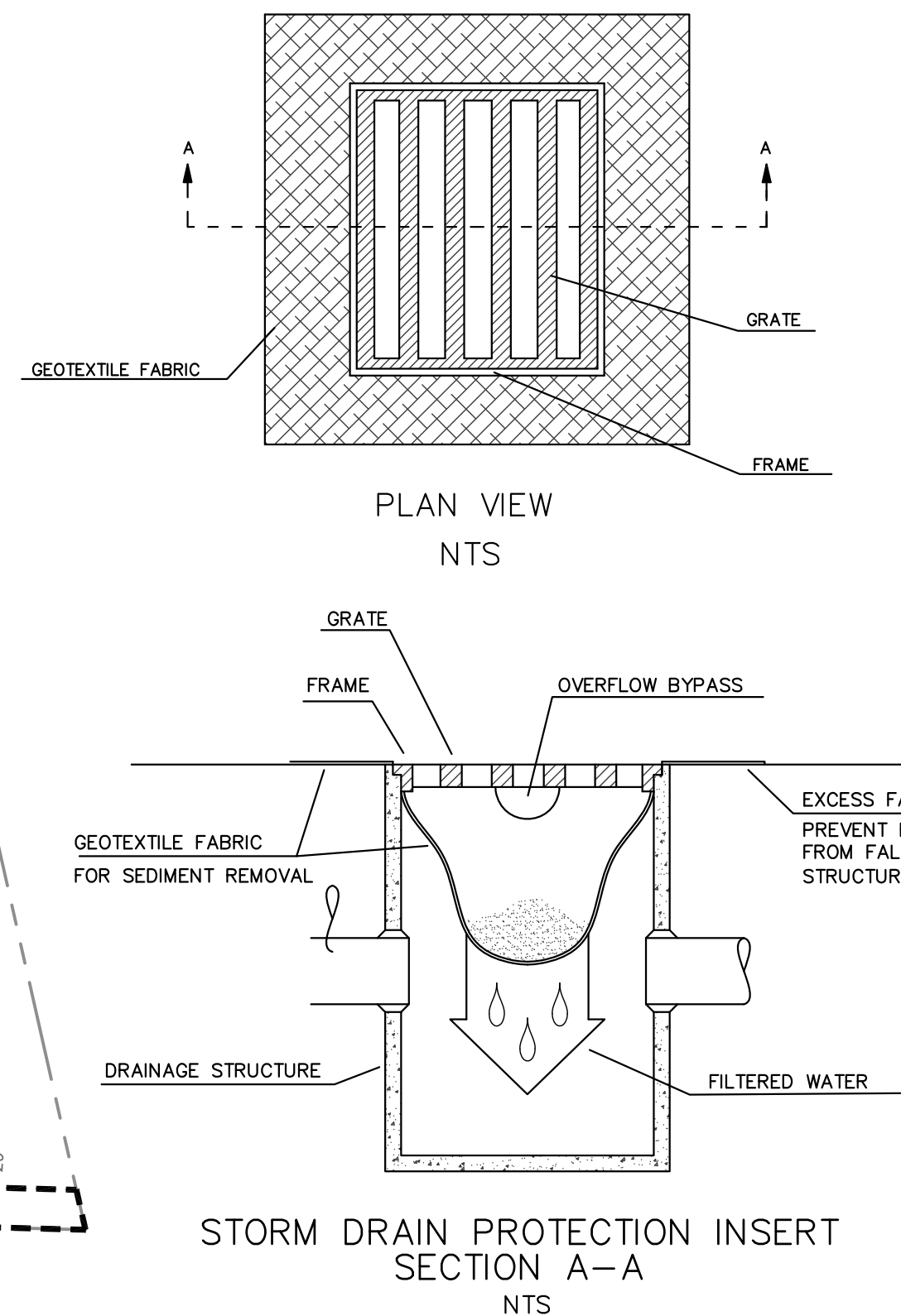
TEMPORARY GRAVEL
CONSTRUCTION ENTRANCE
N.T.S.



FILTER FABRIC FENCING
N.T.S.



TREE PROTECTION DETAIL
N.T.S.



PROJECT CESCL
MICHAEL H. XUE, PE, CESCL
PANGEO, INC.
(206) 262-0374 (O)
(206) 491-0081 (C)

APPROVED: _____
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP Date



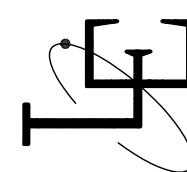
STAMP NOT VALID
UNLESS SIGNED AND DATED

DWN BY	CHGD BY	DATE	NOTES
KAL	KAL	6-16-15	SUBMITTED TO CLIENT
KAL	KAL	10-1-15	REVISED PER CITY COMMENTS
KAL	KAL	10-19-15	REVISED PER CITY COMMENTS
KAL	KAL	3-25-16	ADD EXCAVATION PLAN: SHEET 5
KAL	KAL	5-25-16	PER CITY COMMENTS
KAL	KAL	6-14-17	UPDATED PER STREAM BUFFER
KAL	KAL	8-3-18	PER CITY COMMENTS
KAL	KAL	1-22-19	PER CITY COMMENTS
KAL	KAL	5-15-19	PER CITY COMMENTS

LITCHFIELD ENGINEERING

12840 81ST AVENUE NE
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T.E.S.C. PLAN
BARCELO HOMES SFR,
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BOGDAN MAKSMUCHUK
P.O. BOX 1733
AUBURN, WA 98071

SHEET
2 of 6

SITE IMPROVEMENT NOTES

1. PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRE-CONSTRUCTION MEETING.
2. THESE PLANS ARE APPROVED FOR GRADING, DRAINAGE, AND UTILITY IMPROVEMENTS ONLY. PLANS FOR STRUCTURES REQUIRE A SEPARATE REVIEW AND APPROVAL.
3. RETAINING WALLS GREATER THAN FOUR (4) FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT.
4. FILL MATERIAL PLACED UNDER BUILDING FOUNDATIONS OR PAVEMENT SHALL BE CRUSHED BASE ROCK OR COMPACTED STRUCTURAL FILL IN ACCORDANCE WITH CITY AND WSDOT STANDARD SPECIFICATIONS.
5. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE SOLID LOOKING LIDS.
6. THIS PLAN DOES NOT SHOW THE LOCATION OF ALL EXISTING UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION.
7. THE CONTRACTOR SHALL EXPOSE ALL EXISTING PIPING THAT WILL BE CONNECTED TO NEW PIPING. DEPTH, LOCATION, AND CONDITION SHALL BE RELAYED TO THE ENGINEER IF CONDITIONS VARY SIGNIFICANTLY FROM WHAT IS DETAILED OR ANTICIPATED.
8. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO DETAILS AND SPECIFICATIONS OF CITY STANDARDS. ALL CONSTRUCTION DEBRIS GENERATED DURING CONSTRUCTION TO BE REMOVED & DISPOSED OF AT AN APPROVED LOCATION OFF-SITE.
9. ALL CUT MATERIAL GENERATED DURING THE PROJECT THAT IS NOT ACCEPTABLE FOR USE AS COMPACTED FILL MATERIAL AT ANOTHER LOCATION ON-SITE MUST BE HAULED TO AN APPROVED LOCATION OFF-SITE.

DRAINAGE GENERAL NOTES

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. BEFORE ANY CONSTRUCTION MAY OCCUR, THE CONTRACTOR SHALL HAVE PLANS WHICH HAVE BEEN SIGNED AND APPROVED BY THE CITY OF MERCER ISLAND PUBLIC WORKS DEPARTMENT, OBTAINED ALL CITY, COUNTY, STATE, FEDERAL AND OTHER REQUIRED PERMITS, AND HAVE POSTED ALL REQUIRED BONDS.
3. ALL STORM DRAINAGE IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF MERCER ISLAND PUBLIC WORKS PRE-APPROVED PLANS AND POLICIES AND THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, PREPARED BY WSDOT AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
4. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL. ALL CHANGES SHALL BE SUBMITTED TO THE CITY.
5. A COPY OF THE APPROVED STORM WATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SIMILARLY STABILIZED TO THE SATISFACTION OF THE CITY OF MERCER ISLAND DEPARTMENT OF PUBLIC WORKS FOR THE PREVENTION OF ON-SITE EROSION AFTER THE COMPLETION OF CONSTRUCTION.
7. MINIMUM COVER OVER STORM DRAINAGE PIPES IN ROW OR VEHICULAR PATH SHALL BE 18 INCHES, UNLESS OTHER DESIGN IS APPROVED.
8. CONSTRUCTION OF DEWATERING (GROUNDWATER) SYSTEMS SHALL BE IN ACCORDANCE WITH THE APWA STANDARD SPECIFICATIONS.
9. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, CONFINED SPACE PROTECTION, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT.
11. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITY LOCATIONS WHETHER OR NOT THESE UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE TO ANY UTILITY. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY CONSTRUCTION INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE DEVELOPMENT ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
12. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 811. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
13. OPEN CUT ROAD CROSSINGS FOR UTILITY TRENCHES ON EXISTING TRAVELED ROADWAY SHALL BE BACKFILLED ONLY WITH 5/8" MINUS CRUSHED ROCK AND MECHANICALLY COMPACTED (UNLESS OTHERWISE APPROVED BY THE CITY). CUTS INTO THE EXISTING ASPHALT SHALL BE NEAT LINE CUT WITH SAW OR JACKHAMMER IN A CONTINUOUS LINE. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. A PERMANENT HOT MIX PATCH SHALL BE PLACED WITHIN 30 DAYS AND SHALL BE A MINIMUM OF 1" THICKER THAN THE ORIGINAL ASPHALT WITH A MINIMUM THICKNESS OF 2".
14. ALL DAMAGES INCURRED TO PUBLIC AND/OR PRIVATE PROPERTY BY THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE CITY CONSTRUCTION INSPECTOR BEFORE PROJECT APPROVAL AND/OR THE RELEASE OF THE PROJECT'S PERFORMANCE BOND.
15. GROUT ALL SEAMS AND OPENINGS IN ALL INLETS, CATCH BASINS, AND MANHOLES.

PUMP SYSTEM CALL-OUT

ORENCO 30" PUMP BASIN & COVER
W/DUPLEX SUBMERSIBLE PUMPS,
PUMPS TO BE ALTERNATING AND
FUNCTION AS A LEAD/LAG SYSTEM
RIM = 61.00
IE 6" PVC = 55.00 (ALL PIPES)
BASE = 51.00
(PER PUMP SYSTEM DETAIL)

BACK-UP GENERATOR NOTES

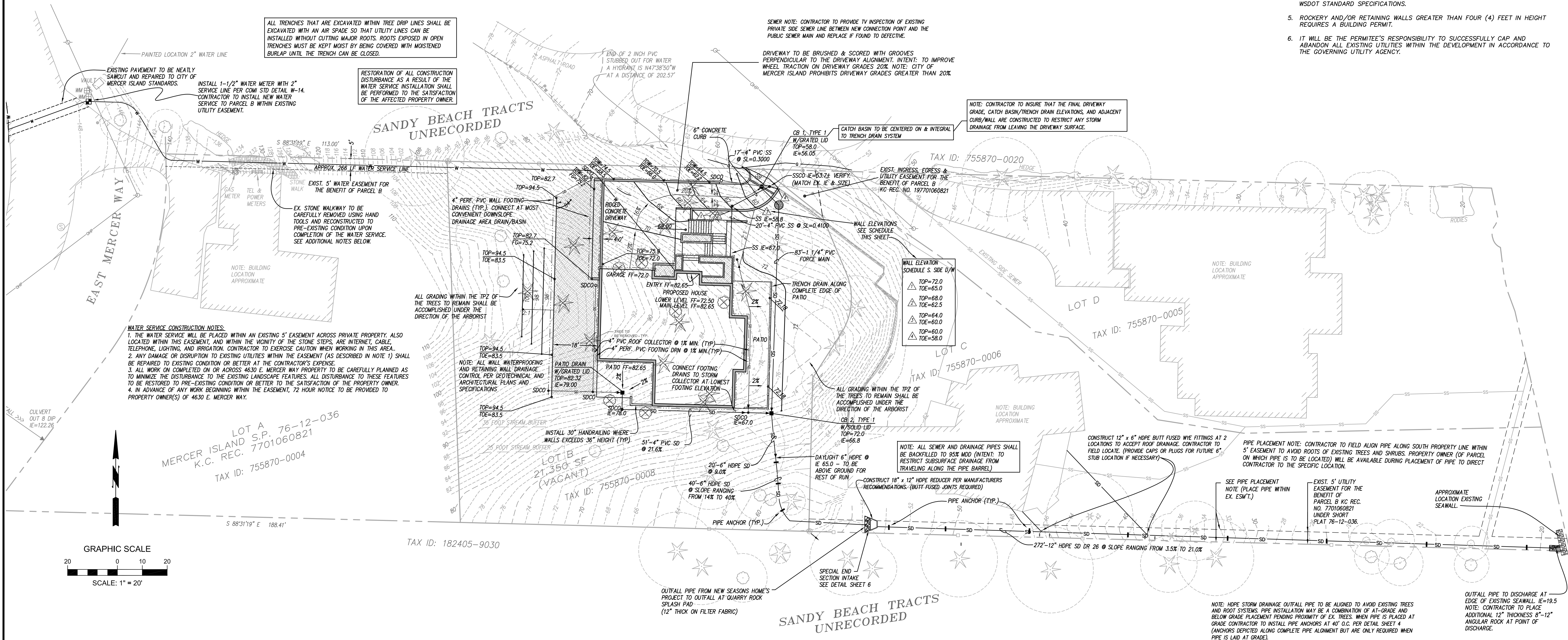
1. ELECTRICAL CONTRACTOR TO PROVIDE GENERATOR AND TRANSFER SWITCH FOR BATTERY BACK-UP & AUTO START FOR SERVICE TO PUMPS DURING UTILITY OUTAGE.
2. DUPLEX PUMP CONTROL PANEL & TRANSFER SWITCH TO BE LOCATED IN GARAGE.

ARCHITECTURAL, STRUCTURAL & GEOTECHNICAL NOTES

1. THESE PLANS ARE APPROVED FOR STANDARD ROAD AND DRAINAGE IMPROVEMENTS ONLY. PLANS FOR STRUCTURES SUCH AS RETAINING WALLS REQUIRE A SEPARATE REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. SPECIAL INSPECTIONS FOR GEOTECHNICAL AND/OR STRUCTURAL ASPECTS OF THE PROJECT MAY BE REQUIRED DURING VARIOUS STAGES OF THE PROJECT. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION AND OBTAINING INSPECTIONS WHEN AND WHERE NECESSARY.
3. SEE ARCHITECTURAL PLANS FOR BUILDING SECTIONS AND ALL LOCATION/DIMENSIONAL ASPECTS OF BUILDINGS.
4. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL BUILDING AND RETAINING WALL DETAILS.
5. COORDINATE ALL SITE CIVIL CONSTRUCTION WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL/PLUMBING AND LANDSCAPE PLANS AND IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
6. PRIOR TO CONSTRUCTION THE EARTHWORK/GENERAL CONTRACTOR TO BE COMPLETELY FAMILIAR WITH THE GEOTECHNICAL REPORT AND RECOMMENDATIONS. PLEASE REVIEW PANGEO, INC.'S REPORT DATED MARCH 31, 2014 AND CONTACT MICHAEL XUE, PE ON ANY QUESTIONS OR CONCERNS REGARDING HIS RECOMMENDATIONS.

GRADING NOTES:

1. ALL CUT MATERIAL GENERATED DURING THE PROJECT THAT IS NOT ACCEPTABLE FOR USE AS COMPACTED FILL MATERIAL AT ANOTHER LOCATION ON-SITE MUST BE HAULED TO AN APPROVED LOCATION OFF-SITE.
2. THE ON-SITE TOPOGRAPHICAL MAPPING WAS PROVIDED BY EMERALD LAND SURVEYING, INC.
3. ALL TEMPORARY OR PERMANENT SLOPES SHALL NOT EXCEED 2H:1V UNLESS APPROVED BY A GEOTECHNICAL ENGINEER.
4. FILL MATERIAL PLACED UNDER BUILDING FOUNDATIONS OR PAVEMENT SHALL BE CRUSHED BASE ROCK OR COMPACTED STRUCTURAL FILL IN ACCORDANCE TO WSDOT STANDARD SPECIFICATIONS.
5. ROCKERY AND/OR RETAINING WALLS GREATER THAN FOUR (4) FEET IN HEIGHT REQUIRES A BUILDING PERMIT.
6. IT WILL BE THE PERMITEE'S RESPONSIBILITY TO SUCCESSFULLY CAP AND ABANDON ALL EXISTING UTILITIES WITHIN THE DEVELOPMENT IN ACCORDANCE TO THE GOVERNING UTILITY AGENCY.



PROJECT CESCL

MICHAEL H. XUE, PE, CESCL
PANGEO, INC.
(206) 262-0374 (O)
(206) 491-0081 (C)

APPROVED:

CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP Date

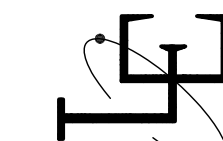
SHEET

3 of 6



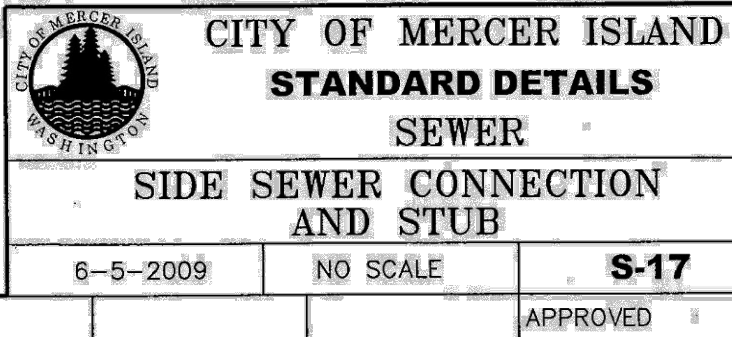
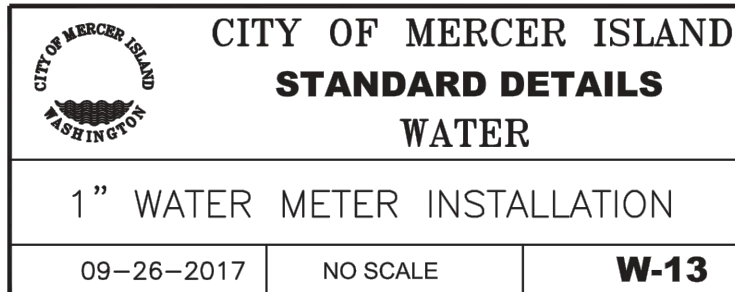
DWG BY	CHKD BY	DATE	NOTES
KAL	KAL	6-16-15	SUBMITTED TO CLIENT
KAL	KAL	7-6-15	REVISED PER CITY COMMENTS
KAL	KAL	10-19-15	REVISED PER CITY COMMENTS
KAL	KAL	3-25-16	ADD EXCAVATION PLAN: SHEET 5
KAL	KAL	5-25-16	PER CITY COMMENTS
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KAL	KAL	1-22-19	PER CITY COMMENTS
KAL	KAL	5-15-19	PER CITY COMMENTS

LITCHFIELD ENGINEERING



SITE IMPROVEMENT PLAN
BARCELLO HOMES SFR,
4634 EAST MERCER WAY
BOGDAN MAKSMOCHUK
P.O. BOX 1733
AUBURN, WA 98071

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NOTE:

1. The smooth coupling band shall be used in combination with concrete pipe.
2. Concrete pipe without ball and spigot shall not be installed on grades in excess of 20%.
3. The first anchor shall be installed on the first side of the lower end of the pipe and remaining anchors evenly spaced throughout the installation.
4. If the pipe being installed has a manhole or catch basin on the lower end of the pipe, the first pipe anchor may be eliminated.
5. When CMP is used, the anchors may be attached to the coupling bands used to join the pipe as long as the specified spacing is not exceeded.
6. All pipe anchors shall be securely installed before backfilling around the pipe.

30" PUMP BASIN DETAIL

CONSTRUCTION DETAILS
BARCELLO HOMES S.F.R.
4634 EAST MERCER WAY
BOGDAN MAKSYMCHUK
P.O. BOX 1733
AUBURN, WA. 98071

JOB No.

SPECIAL GEOTECHNICAL ULTRABLOCK NOTES

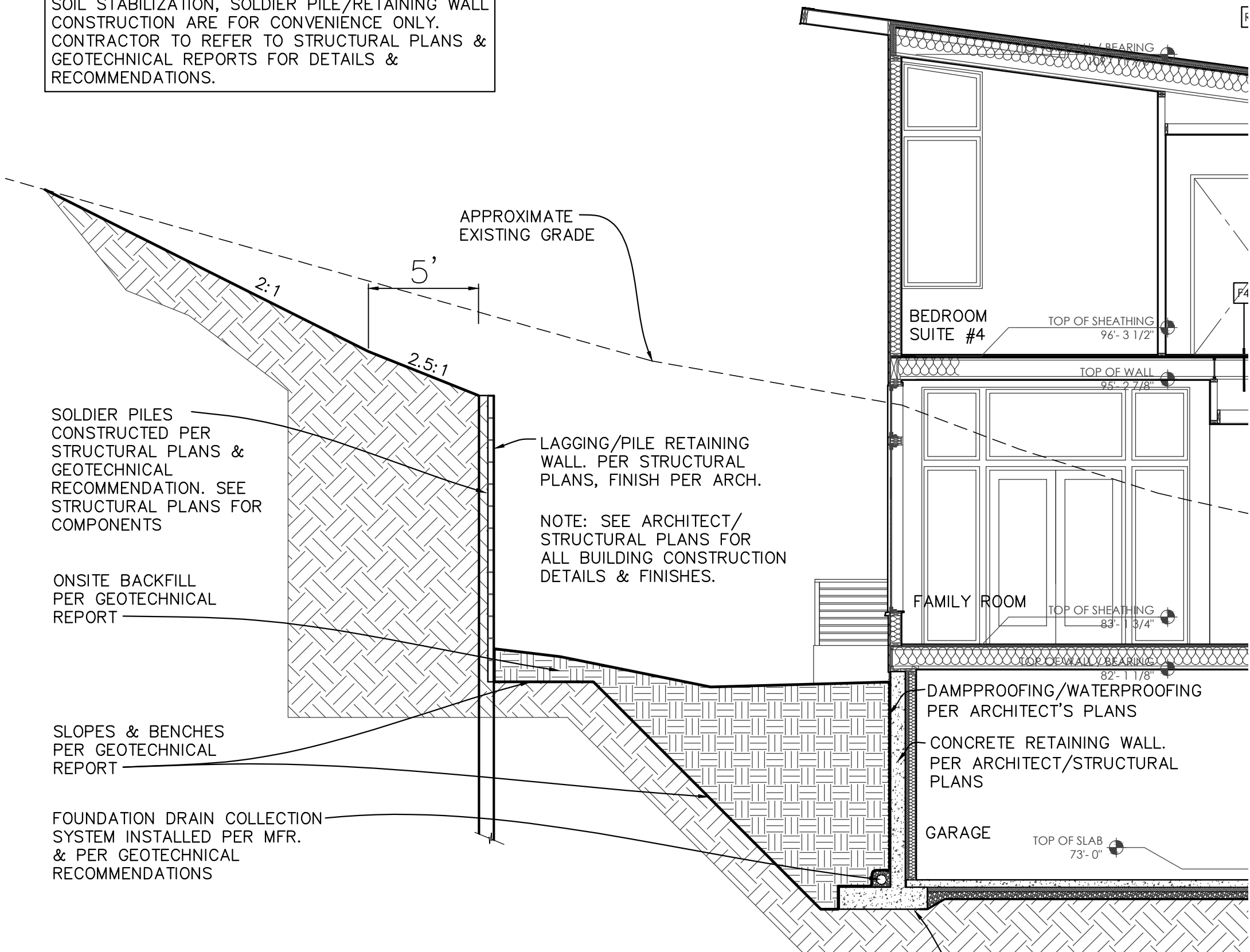
- GEOTECHNICAL RECOMMENDATIONS FOR TEMPORARY EXCAVATIONS AND SHORING USING ULTRABLOCKS
1. THE MAXIMUM WALL HEIGHT OF STAGGERED BLOCKS IS 7½ FEET (I.E., 3 BLOCKS IN HEIGHT);
 2. THE VERTICAL WALL FACE IS NO STEEPER THAN 1H (HORIZONTAL):8V (VERTICAL);
 3. THE SUBGRADE AT THE BASE OF THE ULTRABLOCK BLOCKS SHALL CONSIST OF DENSE NATIVE SOIL OR LEVELING CRUSHED ROCK PLACED ON DENSE SOIL;
 4. NO EXCAVATION SHALL BE MADE UNTIL BLOCKS ARE AVAILABLE ON SITE;
 5. THE WIDTH OF UNSUPPORTED CUT FACE FOR BLOCK PLACEMENT SHALL BE LIMITED TO NO MORE THAN ABOUT 10 FEET AT ANY GIVEN TIME;
 6. BLOCKS SHALL BE PLACED IMMEDIATELY AFTER THE CUT IS MADE, OTHERWISE THE CUT FACE SHALL BE BUTTRESSED WITH ON-SITE SOILS UNTIL THE BLOCKS CAN BE PLACED;
 7. ANY VOIDS BEHIND BLOCKS SHALL BE BACKFILLED WITH GRAVEL IMMEDIATELY AFTER THE BLOCK WALL ARE INSTALLED; AND
 8. PANGEO SHALL PROVIDE FULL TIME OBSERVATION DURING BLOCK WALL INSTALLATION.

GEOTECHNICAL ENGINEER TO REVIEW THESE PLANS AND COORDINATE WITH CONTRACTOR ON ALL EXCAVATION, FOUNDATION DRAINAGE, RETAINING WALLS, SHEET PILING, SHORING, ULTRABLOCK, BACKFILLING AND OTHER EARTHWORK NECESSARY TO CONSTRUCT THIS PROJECT.

THIS PROJECT REQUIRES STAGED FOUNDATION CONSTRUCTION. CONTRACTOR TO WORK WITH GEOTECHNICAL ENGINEER TO DETERMINE THE APPROPRIATE LIMITS AND PROCESSES FOR SUCCESSIVE STAGES OF THE CONSTRUCTION.

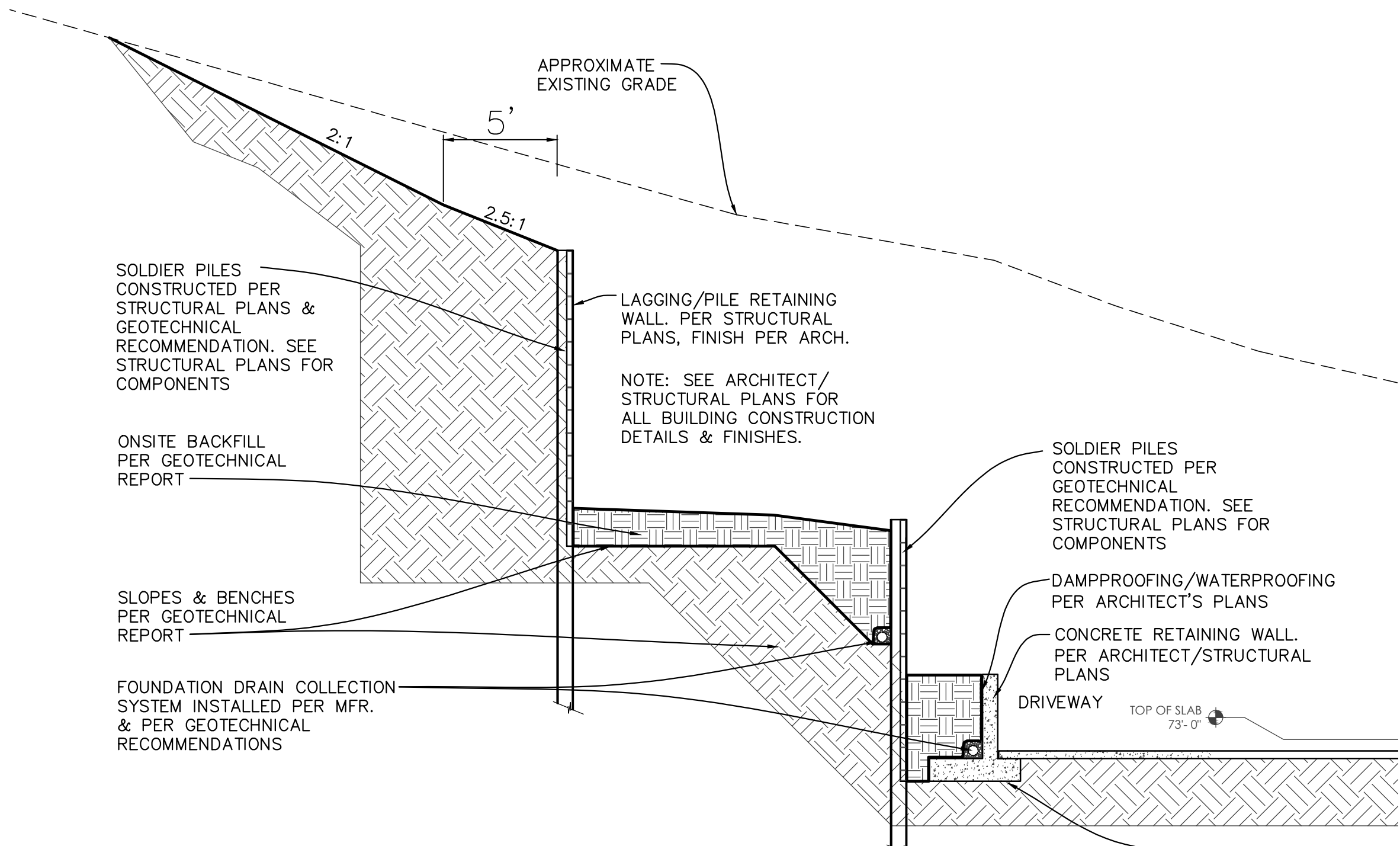
CONTRACTOR TO COORDINATE WITH ARCHITECT & STRUCTURAL ENGINEER ON ALL PENETRATIONS THROUGH RETAINING WALLS, PROVIDING SLEEVES WHERE SHOWN OR REQUIRED.

SPECIAL NOTE TO CONTRACTOR: THE DETAILS & NOTES REGARDING TEMPORARY/PERMANENT CUTS, SOIL STABILIZATION, SOLDIER PILE/RETAINING WALL CONSTRUCTION ARE FOR CONVENIENCE ONLY. CONTRACTOR TO REFER TO STRUCTURAL PLANS & GEOTECHNICAL REPORTS FOR DETAILS & RECOMMENDATIONS.



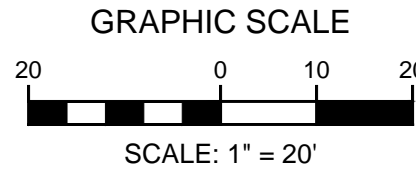
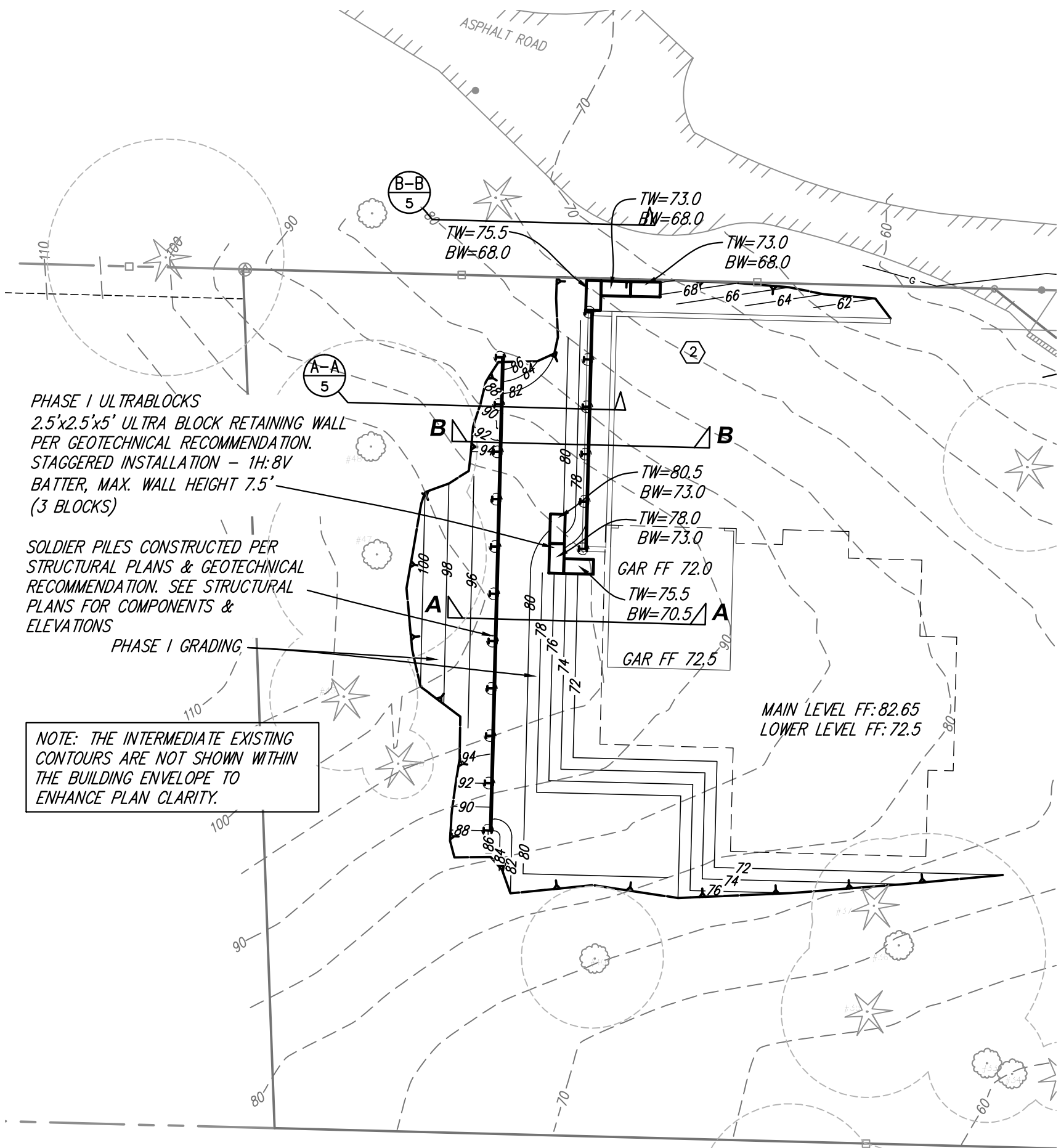
A-A EXCAVATION AT WEST WALL WITH SOLDIER PILES

SCALE: HOR.: 1"=5'; VER.: 1"=5'



B-B EXCAVATION AT WEST WALL WITH PARALLEL SOLDIER PILES

SCALE: HOR.: 1"=5'; VER.: 1"=5'



PROJECT CESCL
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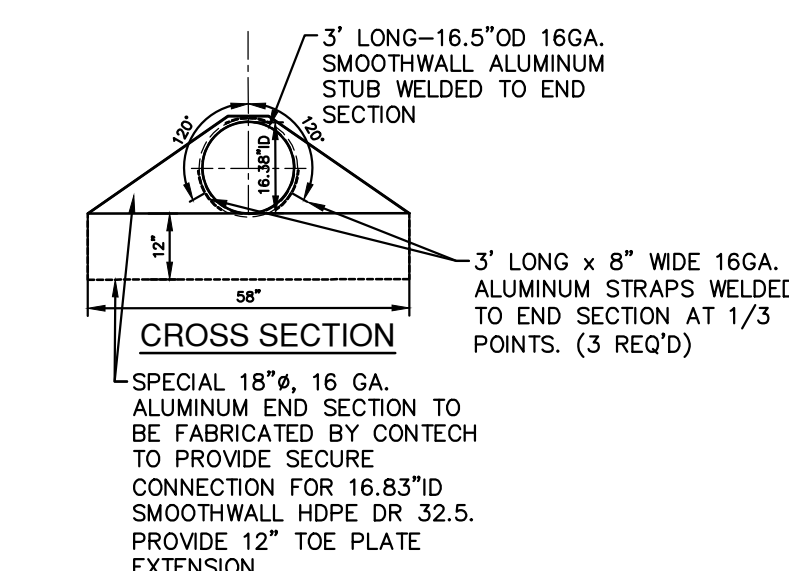
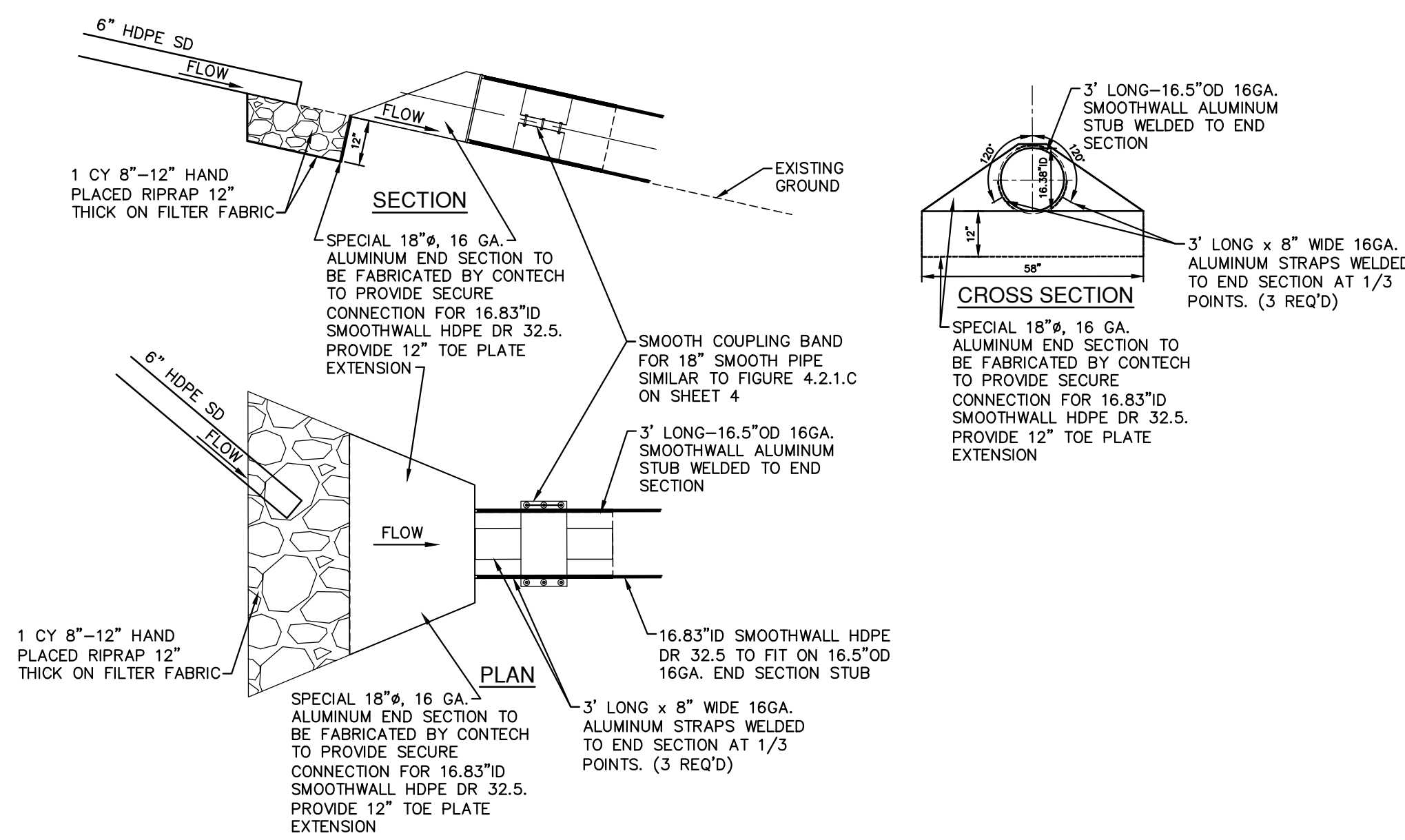
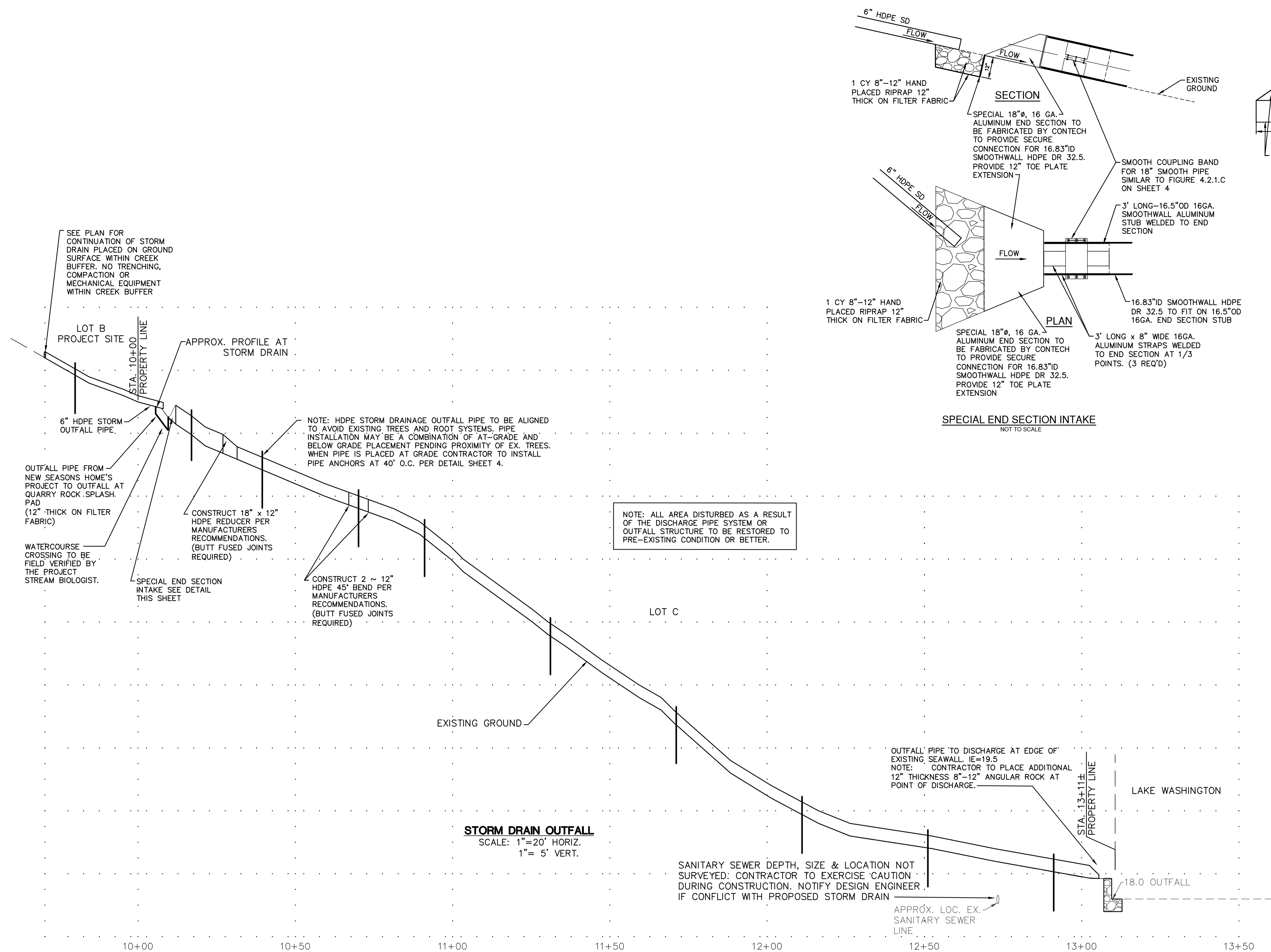
APPROVED: CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP Date



DATE	CHD BY	NOTES
1-29-16	KAL	PER STRUCTURAL REVISION
3-9-16	KAL	PER ARCH/STRUCT/GEOTECH
3-25-16	KAL	ADD EXCAVATION PLAN: SHEET 5
5-25-16	KAL	PER CITY COMMENTS
6-14-17	KAL	UPDATED PER STREAM BUFFER
10-10-17	KAL	PER CITY COMMENTS
8-3-18	KAL	PER CITY COMMENTS
1-22-19	KAL	PER CITY COMMENTS

LITCHFIELD ENGINEERING
12840 81ST AVENUE NE
Kirkland, WA 98034
Tel: (425) 821-5008 Fax: (425) 821-5729

TEMPORARY EXCAVATION PLAN
BARCELO HOMES SFR
4634 EAST MERCER WAY
BOGDAN MAKSMUCHUK
P.O. BOX 1733
AUBURN, WA 98071



DATE	CHKD BY	DWN BY	NOTES
5-25-16	KAL	KAL	ADD PROFILE: SHEET 6
08-03-18	KAL	KAL	PER CITY COMMENTS
1-22-19	KAL	KAL	PER CITY REVIEW
4-16-19	KAL	KAL	

LITCHFIELD ENGINEERING
12840 81ST AVENUE NE
Kirkland, WA 98034
Tel: (425) 821-5008 Fax: (425) 821-5729

STORM DRAIN OUTFALL PROFILE
BARCELLO HOMES SFR,
4634 EAST MERCER WAY
BOGDAN MAKSIMCHUK
P.O. BOX 1733
AUBURN, WA 98001

APPROVED: _____ Date _____
CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

CONSULTANT: _____

PROFESSIONAL SEAL: _____



PROJECT: _____

a project for:

 **Barcelo**
homes

PO BOX 1733 AUBURN, WA 98071
Phone: (206) 724-1072

EAST MERCER RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

SHEET ISSUE: _____

	6/24/2015	PERMIT SUBMITTAL
	8/29/2016	PERMIT APPROVED
1	6/05/2017	REVISION TO PERMIT

MARK	DATE	DESCRIPTION
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MUNICIPALITY REVIEW: _____

PROJECT # MERCER ISLAND 15 - 015

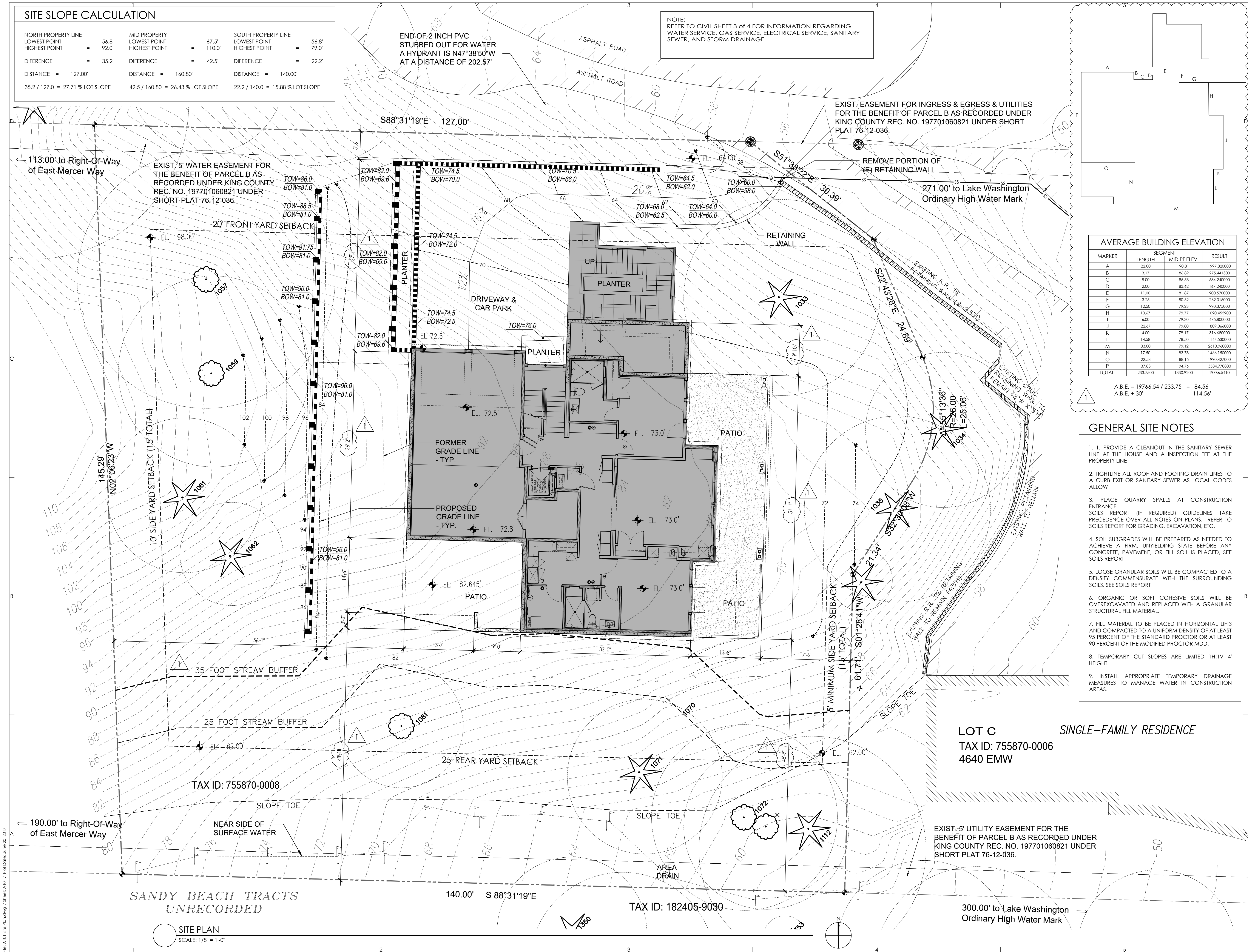
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SITE PLAN

PROJECT NO.: 20140904
DATE ISSUED: 6/05/2017

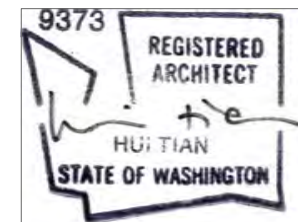
SHEET NUMBER: _____

A1.01



CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:



PO BOX 1733 AUBURN, WA 98071
Phone: (206) 724-1072

EAST MERCER RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

SHEET ISSUE:

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1	6/05/2017	REVISION TO PERMIT

MUNICIPALITY REVIEW:

PROJECT # MERCER ISLAND 15 - 015

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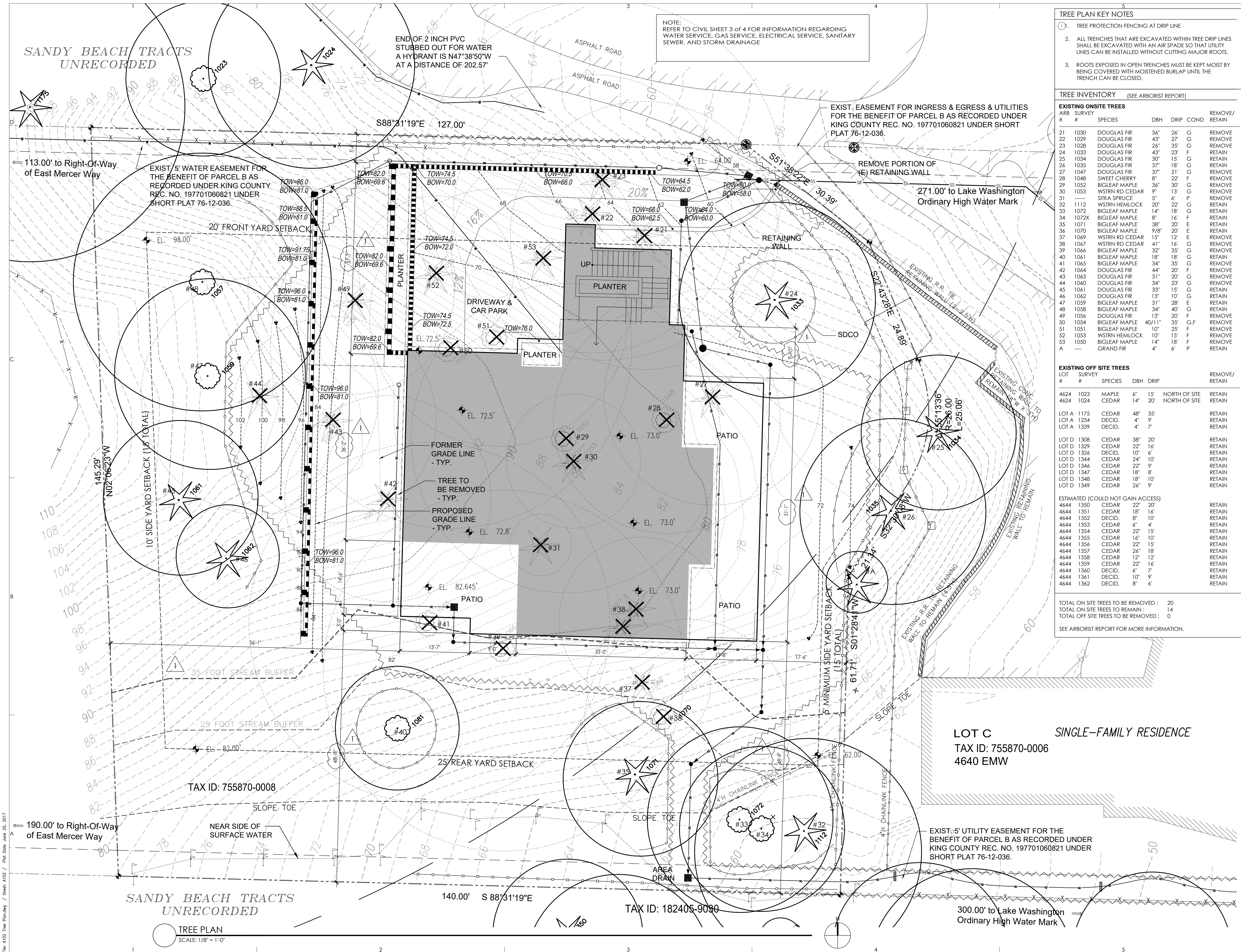
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PROJECT NO.: 20140904

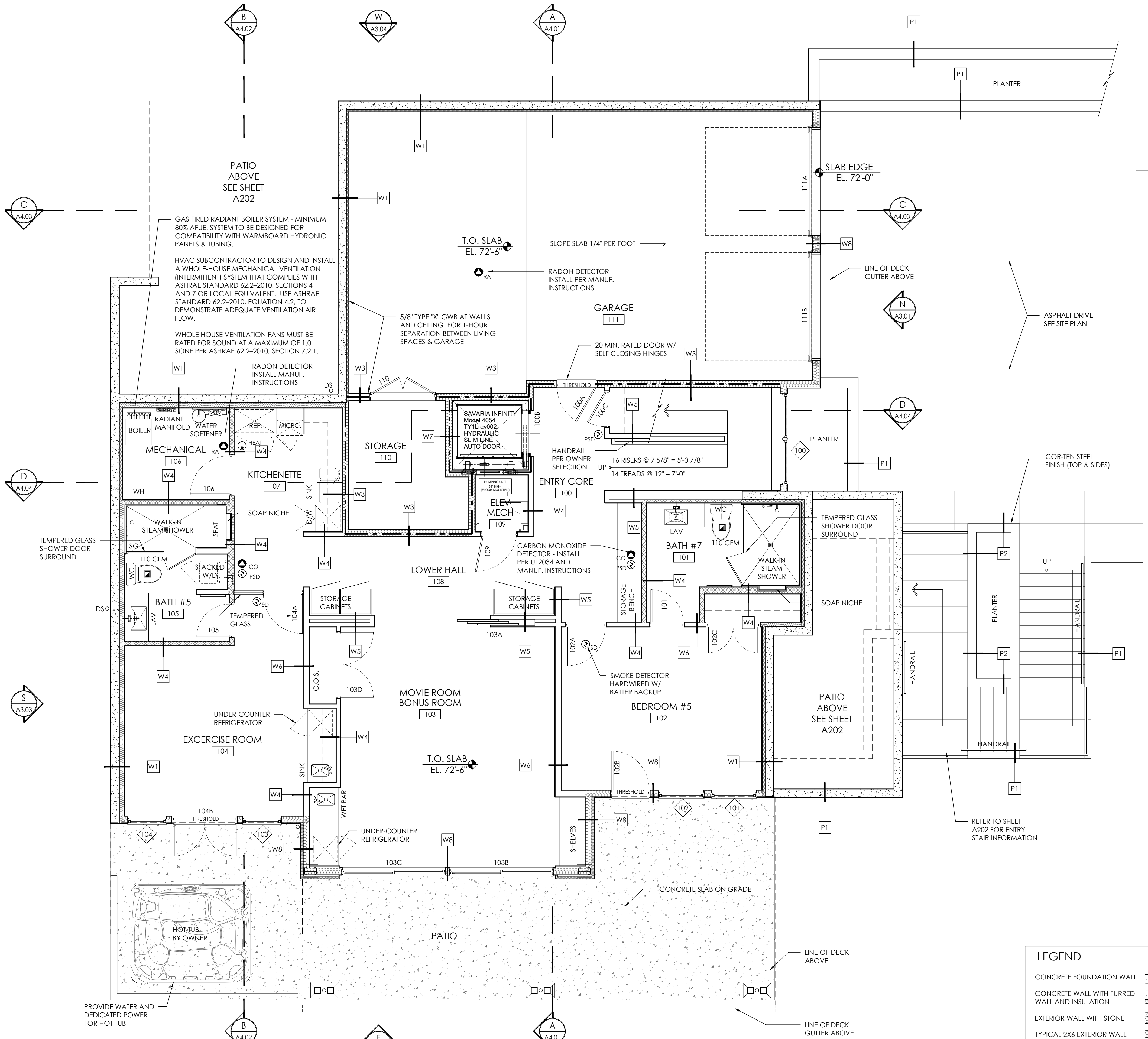
DATE ISSUED: 6/05/2017

SHEET NUMBER:

A1.02



File: A201 Level 1 Floor Plan.dwg / Sheet: A201 / Plot Date: June 5, 2017



- GENERAL NOTES**
- 1-HR FIRE RATED ASSEMBLY BETWEEN GARAGE AND DWELLING, AND USABLE SPACE BELOW STAIR, SEE SHEET A2.01.
 - 1/2" GYPSUM BOARD ON GARAGE SIDE REQUIRED AT WALLS SEPARATING GARAGE AND DWELLING.
 - GARAGE CEILINGS REQUIRES 5/8" TYPE X GYPSUM BOARD, AND SUPPORTING STRUCTURE REQUIRES 1/2" GYPSUM BOARD.
 - 1-3/8" THICK MINIMUM SOLID CORE OR 20 MINUTE DOOR REQUIRED BETWEEN GARAGE AND DWELLING, SEE SHEET A9.01.
 - KITCHEN, BATHROOMS, LAUNDRY ROOM MUST BE VENTED MECHANICALLY PER SRC TABLE M1507.3.
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 - RESIDENTIAL ELEVATORS #950 HYD HP1 \$ 15 RH RAIL, PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH ASME A17.1 AS REQUIRED BY IRC SECTION R323.1. ELEVATOR TO BE INSTALLED BY A LICENSED ELEVATOR CONTRACTOR AND SHALL HAVE YEARLY SAFETY INSPECTIONS AS REQUIRED BY WASHINGTON STATE DEPT. OF LABOR AND INDUSTRIES.

- WALL TYPES**
- W1** EXTERIOR BELOW GRADE CONCRETE WALLS
PROTECTION BOARD OVER
DRAINAGE MATT / DAMPROOFING OVER
REINFORCED CONCRETE WALL (PER STRUCTURAL)
WITH 1" AIR SPACE
WITH R-21 SPRAY FOAM INSULATION MIN. (OR EQUAL)
WITH 2x4 / 2x6 FRAMING @ 16" O.C. (PER STRUCTURAL)
WITH 1/2" GYPSUM WALL BOARD
WITH VAPOR BARRIER PVA PRIMER
FINISH PER INTERIORS
- W2** INTERIOR CONCRETE WALLS
FINISH PER INTERIORS OVER
1/2" GYPSUM WALL BOARD OVER DRAINAGE MATT / DAMPROOFING
OVER 2x4 / 2x6 FRAMING @ 16" O.C. (PER STRUCTURAL) OVER
1" AIR SPACE OVER
REINFORCED CONCRETE WALL (PER STRUCTURAL)
WITH 1" AIR SPACE
WITH 2x4 / 2x6 FRAMING @ 16" O.C. (PER STRUCTURAL)
WITH 1/2" GYPSUM WALL BOARD
FINISH PER INTERIORS
- W3** INTERIOR GARAGE TO HEATED SPACE 2x6 WALL ASSEMBLY
(1 HOUR RATED)
FINISH COAT EACH SIDE OVER
VAPOR BARRIER PVC PRIMER EACH SIDE OVER
5/8" GYPSUM WALLBOARD EACH SIDE (TYPE-X AT GARAGE) OVER
2x6 STUDS @ 16" O.C. OR AS NOTED.
R 21 FIBERGLASS INSULATION
- W4** INTERIOR FRAMED WALL ASSEMBLY (2x4)
FINISH COAT EACH SIDE OVER
VAPOR BARRIER PVC PRIMER EACH SIDE OVER
1/2" GYPSUM WALLBOARD EACH SIDE (SUBSTITUTE GREEN BOARD @
2X4 FRAMING
SOUND ATTENUATION INSULATION AT ALL BEDROOMS, BATHROOMS,
MECHANICAL ROOMS, AND AS NOTED ON PLAN.
- W5** INTERIOR FRAMED WALL ASSEMBLY - DOUBLE STUD (2x4)
FINISH COAT EACH SIDE OVER
VAPOR BARRIER PVC PRIMER EACH SIDE OVER
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SINGLE ROW 2x4 + SINGLE ROW 2x6 @ 16" O.C. (SEE PLAN)
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SOUND ATTENUATION INSULATION AT ALL BEDROOMS, BATHROOMS,
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- W7** INTERIOR 1-HR FIRE RATED WALL ASSEMBLY
FINISH COAT EACH SIDE OVER
VAPOR BARRIER PVC PRIMER EACH SIDE OVER
5/8" GYPSUM TYPE 'X' WALLBOARD EACH SIDE OVER
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SOUND ATTENUATION INSULATION AT ALL BEDROOMS, BATHROOMS,
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RAINSREEN DRAINAGE SYSTEM
W/ CLIP SYSTEM AS INDICATED OVER
WEATHER RESISTIVE BARRIER OVER
PLYWOOD SHEATHING PER STRUCTURAL OVER
2x6 STUDS @ 16" O.C.
WITH R-21 INSULATION (MIN)
WITH 1/2" GYPSUM WALL BOARD
WITH VAPOR BARRIER PVA PRIMER
FINISH PER INTERIORS

LEGEND

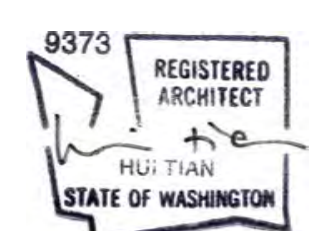
CONCRETE FOUNDATION WALL	TYPICAL 2X4 INTERIOR WALL
CONCRETE WALL WITH FURRED WALL AND INSULATION	WALL WITH SOUND INSULATION
EXTERIOR WALL WITH STONE	1-HR FIRE RATED WALL
TYPICAL 2X6 EXTERIOR WALL	

A1 LEVEL 1 - FLOOR PLAN
SCALE: 1/4" = 1'-0"
(1,716 SF LIVING + 898 SF GARAGE)



CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:
Barcelo homes
PO BOX 1733 AUBURN, WA 98071
Phone: (206) 724-1072

EAST MERCER RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

SHEET ISSUE:

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MUNICIPALITY REVIEW:

PROJECT # MERCER ISLAND 15 - 015

SHEET TITLE:

LEVEL 1
FLOOR PLAN

PROJECT NO.: 20140904
DATE ISSUED: 6/05/2017

SHEET NUMBER:

A2.01

CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:



EAST MERCER RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

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MUNICIPALITY REVIEW:

PROJECT # MERCER ISLAND 15 - 015

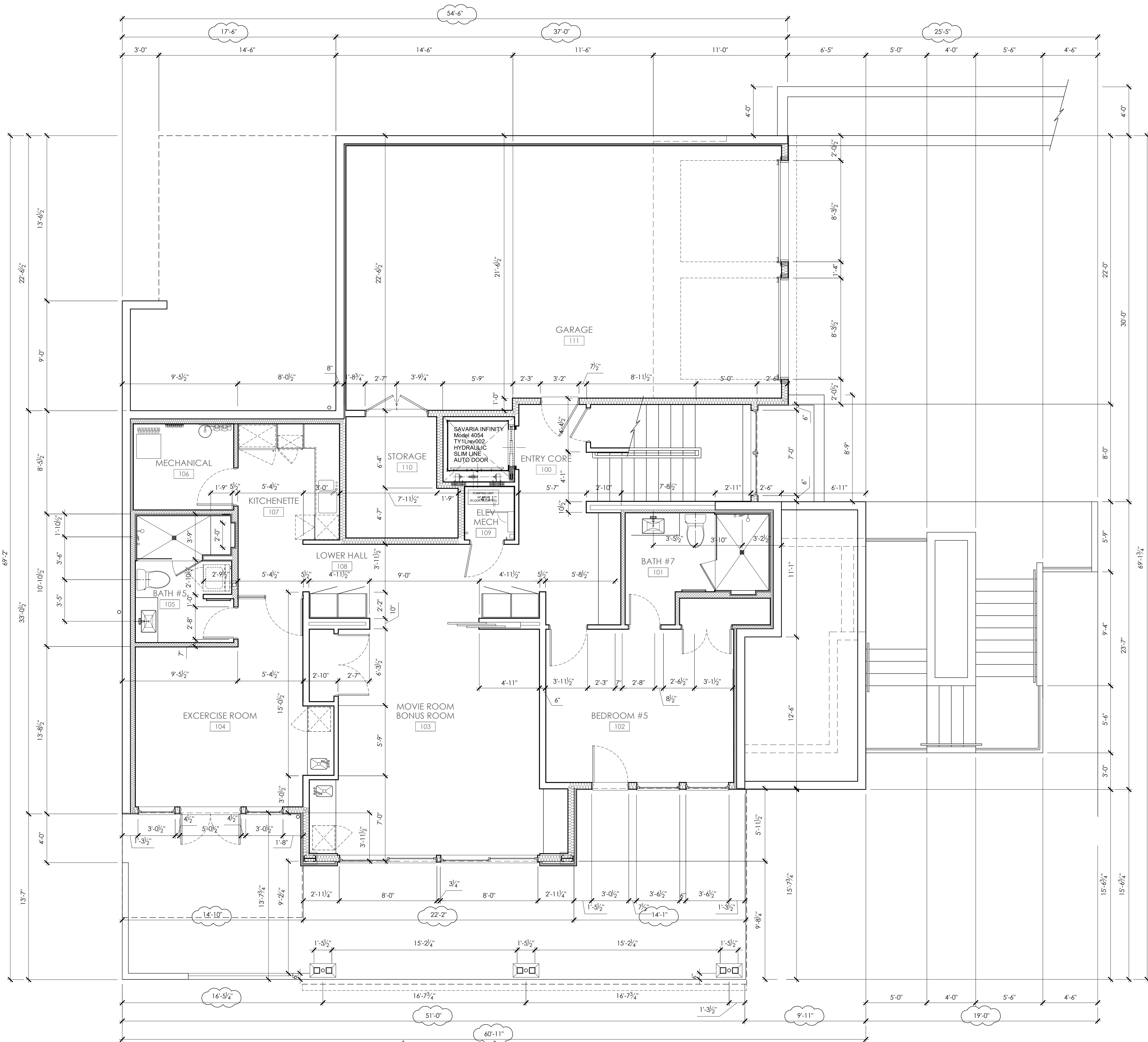
SHEET TITLE:

LEVEL 1
DIMENSION PLAN

PROJECT NO.: 20140904
DATE ISSUED: 6/05/2017

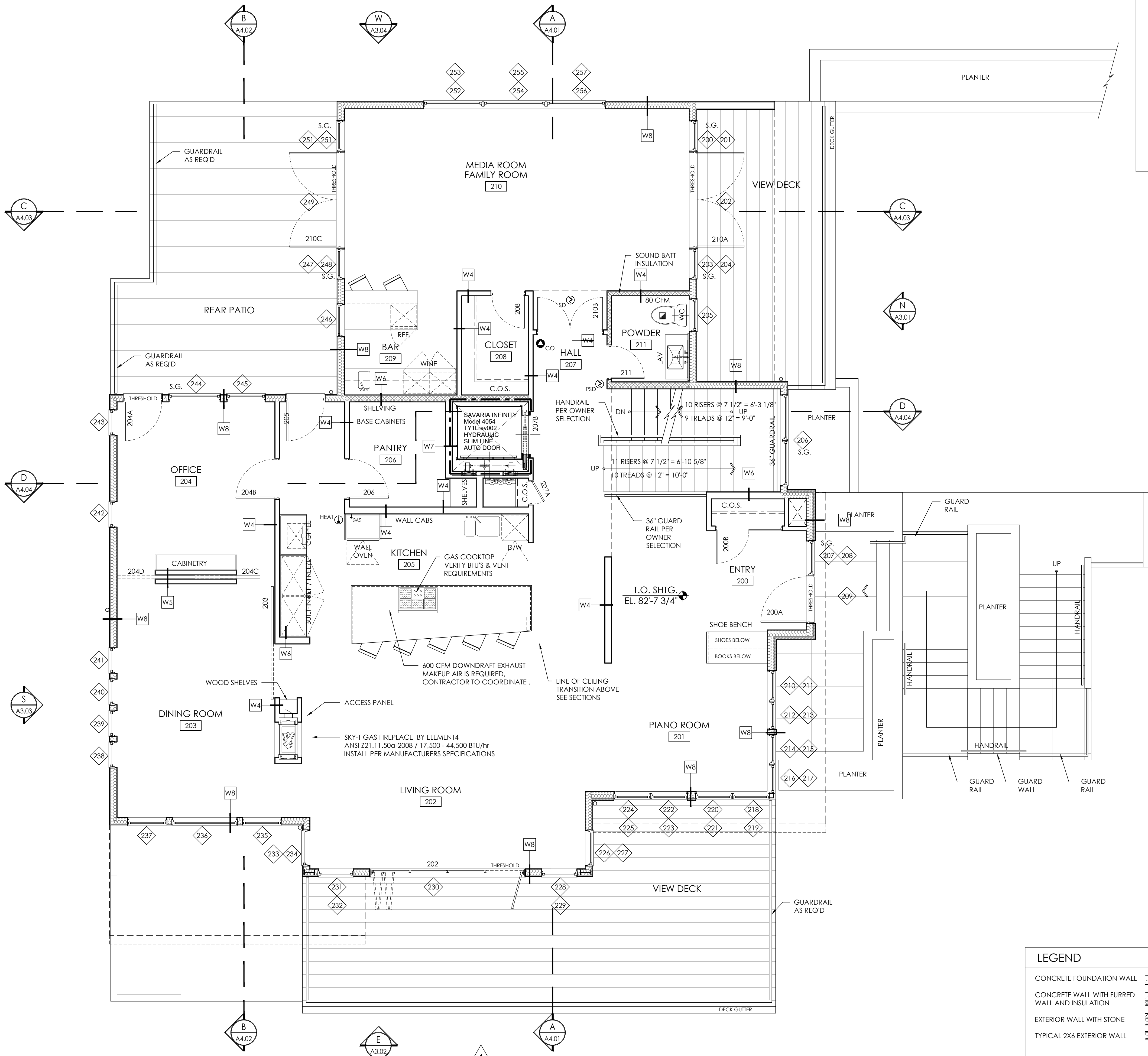
SHEET NUMBER:

A2.01.1



A1 LEVEL 1 - DIMENSION PLAN
SCALE: 1/4" = 1'-0"

1

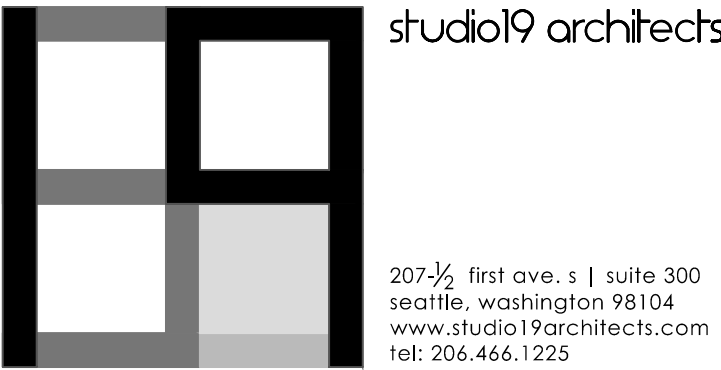


- GENERAL NOTES**
- 1-HR FIRE RATED ASSEMBLY BETWEEN GARAGE AND DWELLING, AND USABLE SPACE BELOW STAIR, SEE SHEET A2.01.
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PROTECTION BOARD OVER
DRAINAGE MATT / DAMPROOFING OVER
REINFORCED CONCRETE WALL (PER STRUCTURAL)
WITH 1" AIR SPACE
WITH R-21 SPRAY FOAM INSULATION MIN. (OR EQUAL)
WITH 2x4 / 2x6 FRAMING @ 16" O.C. (PER STRUCTURAL)
WITH 1/2" GYPSUM WALL BOARD
WITH VAPOR BARRIER PVA PRIMER
FINISH PER INTERIORS
- W2** INTERIOR CONCRETE WALLS
FINISH PER INTERIORS OVER
1/2" GYPSUM WALL BOARD OVER DRAINAGE MATT / DAMPROOFING
OVER 2x4 / 2x6 FRAMING @ 16" O.C. (PER STRUCTURAL) OVER
1" AIR SPACE OVER
REINFORCED CONCRETE WALL (PER STRUCTURAL)
WITH 1" AIR SPACE
WITH 2x4 / 2x6 FRAMING @ 16" O.C. (PER STRUCTURAL)
WITH 1/2" GYPSUM WALL BOARD
FINISH PER INTERIORS
- W3** INTERIOR GARAGE TO HEATED SPACE 2x6 WALL ASSEMBLY
(1 HOUR RATED)
FINISH COAT EACH SIDE OVER
VAPOR BARRIER PVC PRIMER EACH SIDE OVER
5/8" GYPSUM WALLBOARD EACH SIDE (TYPE-X AT GARAGE) OVER
2x6 STUDS @ 16" O.C. OR AS NOTED.
R 21 FIBERGLASS INSULATION
- W4** INTERIOR FRAMED WALL ASSEMBLY (2x4)
FINISH COAT EACH SIDE OVER
VAPOR BARRIER PVC PRIMER EACH SIDE OVER
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ALL BATHROOM WALLS) OVER
2x4 FRAMING
SOUND ATTENUATION INSULATION AT ALL BEDROOMS, BATHROOMS,
MECHANICAL ROOMS, AND AS NOTED ON PLAN.
- W5** INTERIOR FRAMED WALL ASSEMBLY - DOUBLE STUD (2x4)
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MECHANICAL ROOMS, AND AS NOTED.
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VAPOR BARRIER PVC PRIMER EACH SIDE OVER
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SOUND ATTENUATION INSULATION AT ALL BEDROOMS, BATHROOMS,
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EXTERIOR FINISH PER ELEVATIONS OVER
RAINSREEN DRAINAGE SYSTEM
W/ CLIP SYSTEM AS INDICATED OVER
WEATHER RESISTIVE BARRIER OVER
PLYWOOD SHEATHING PER STRUCTURAL OVER
2x6 STUDS @ 16" O.C.
WITH R-21 INSULATION (MIN)
WITH 1/2" GYPSUM WALL BOARD
WITH VAPOR BARRIER PVA PRIMER
FINISH PER INTERIORS

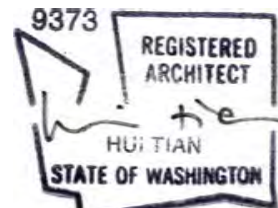
LEGEND

CONCRETE FOUNDATION WALL	TYPICAL 2X4 INTERIOR WALL
CONCRETE WALL WITH FURRED WALL AND INSULATION	WALL WITH SOUND INSULATION
EXTERIOR WALL WITH STONE	1-HR FIRE RATED WALL
TYPICAL 2X6 EXTERIOR WALL	



CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:
Barcelo homes
PO BOX 1733 AUBURN, WA 98071
Phone: (206) 724-1072

EAST MERCER RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

SHEET ISSUE:

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8/29/2016	PERMIT APPROVED
6/05/2017	REVISION TO PERMIT

MUNICIPALITY REVIEW:

PROJECT # MERCER ISLAND 15 - 015

SHEET TITLE:

LEVEL 2
FLOOR PLAN

PROJECT NO.: 20140904
DATE ISSUED: 6/05/2017

SHEET NUMBER: A2.02

CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:
Barcelo homes
PO BOX 1733 AUBURN, WA 98071
Phone: (206) 724-1072

EAST MERCER RESIDENCE

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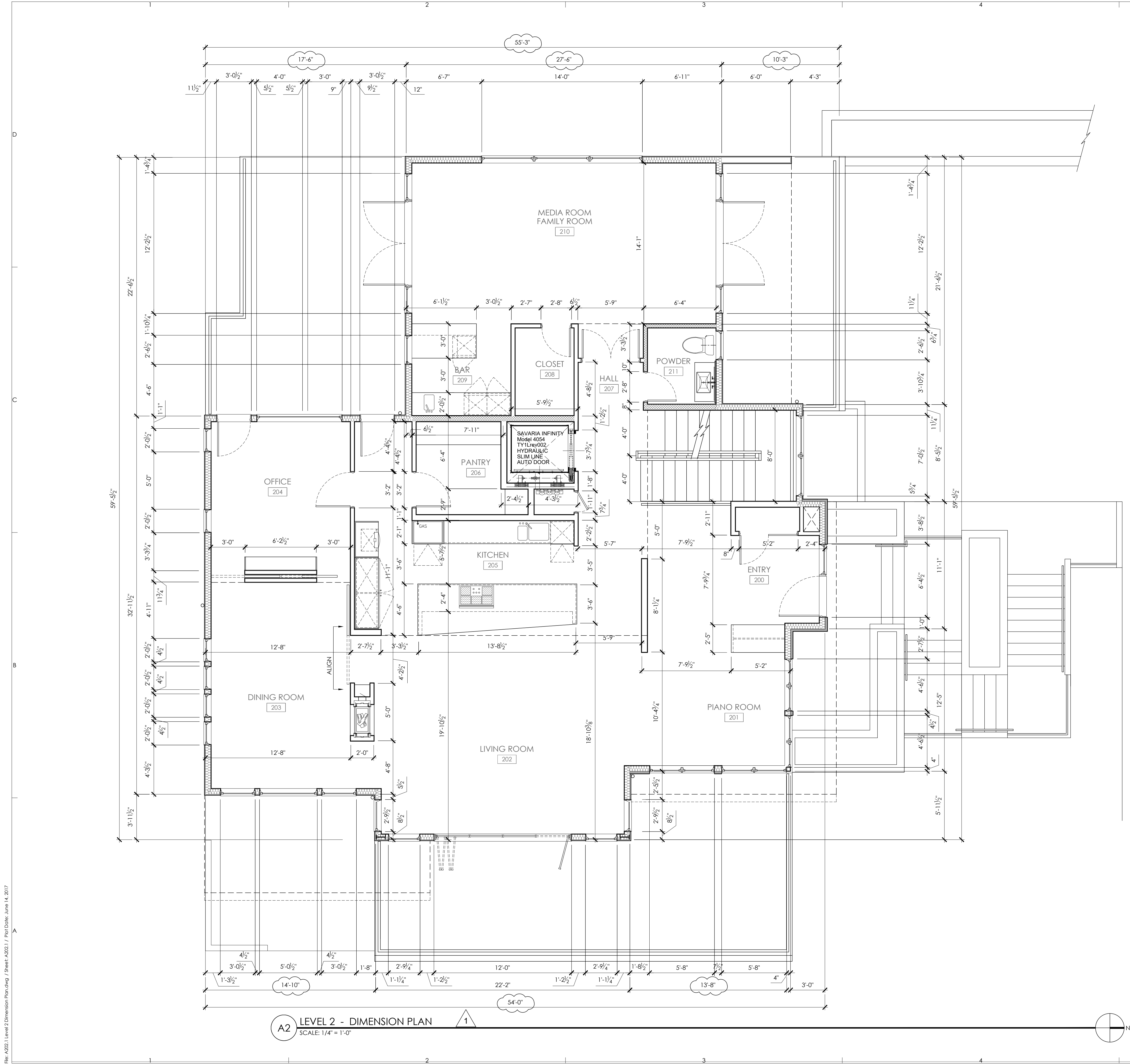
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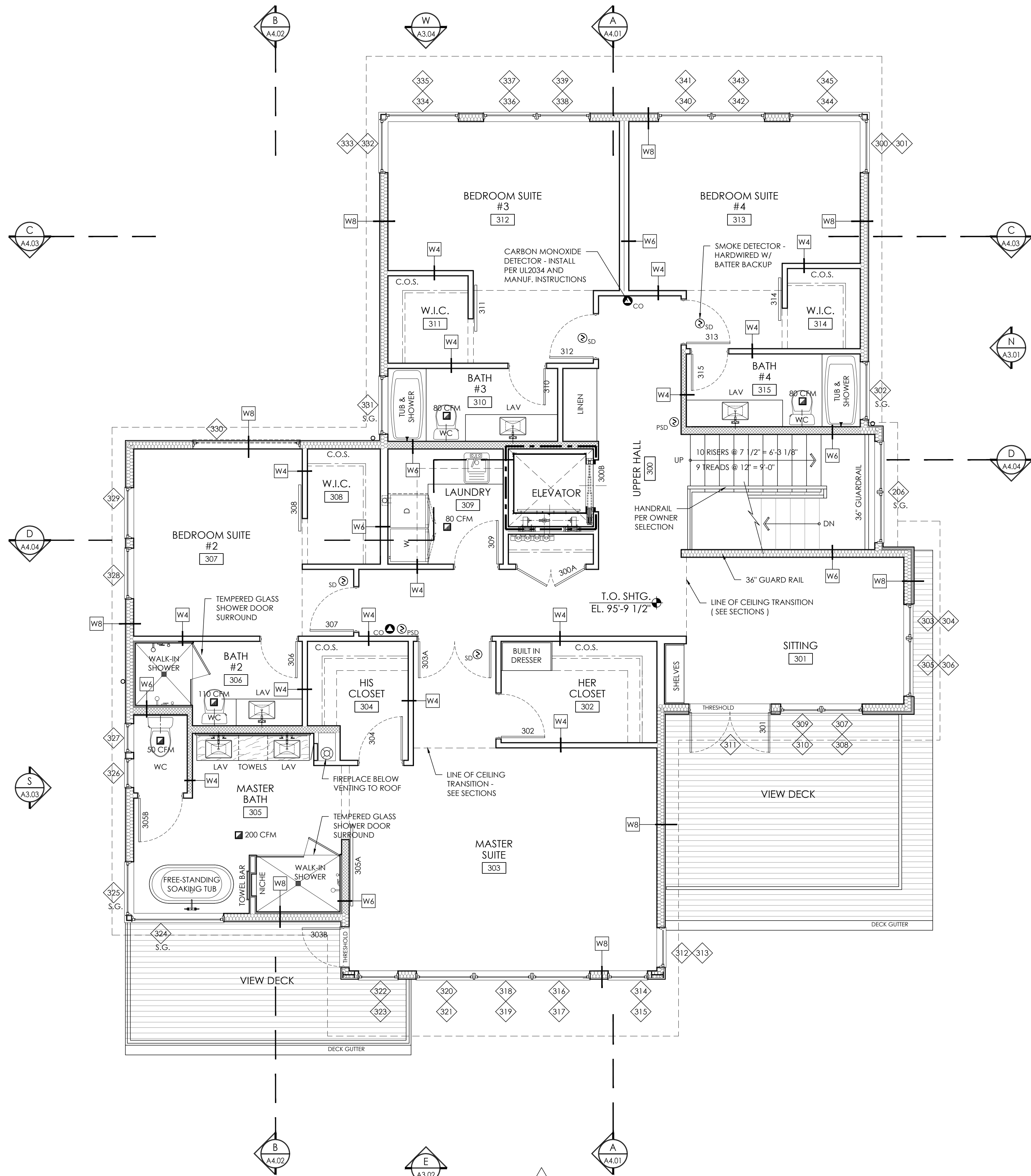
LEVEL 2
DIMENSION PLAN

PROJECT NO.: 20140904
DATE ISSUED: 6/05/2017

SHEET NUMBER:

A2.02.1





GENERAL NOTES

- 1-HR FIRE RATED ASSEMBLY BETWEEN GARAGE AND DWELLING, AND USABLE SPACE BELOW STAIR, SEE SHEET A2.01.
- 1/2" GYPSUM BOARD ON GARAGE SIDE REQUIRED AT WALLS SEPARATING GARAGE AND DWELLING.
- GARAGE CEILINGS REQUIRES 5/8" TYPE X GYPSUM BOARD, AND SUPPORTING STRUCTURE REQUIRES 1/2" GYPSUM BOARD.
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WALL TYPES

- W1** EXTERIOR BELOW GRADE CONCRETE WALLS
PROTECTION BOARD OVER
DRAINAGE MATT / DAMPROOFING OVER
REINFORCED CONCRETE WALL (PER STRUCTURAL)
WITH 1" AIR SPACE
WITH R-21 SPRAY FOAM INSULATION MIN. (OR EQUAL)
WITH 2x4 / 2x6 FRAMING @ 16" O.C. (PER STRUCTURAL)
WITH 3/2" GYPSUM WALL BOARD
WITH VAPOR BARRIER PVA PRIMER
FINISH PER INTERIORS
- W2** INTERIOR CONCRETE WALLS
FINISH PER INTERIORS OVER
3/2" GYPSUM WALL BOARD OVER DRAINAGE MATT / DAMPROOFING
OVER 2x4 / 2x6 FRAMING @ 16" O.C. (PER STRUCTURAL) OVER
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REINFORCED CONCRETE WALL (PER STRUCTURAL)
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WITH 3/2" GYPSUM WALL BOARD
FINISH PER INTERIORS
- W3** INTERIOR GARAGE TO HEATED SPACE 2x6 WALL ASSEMBLY
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VAPOR BARRIER PVC PRIMER EACH SIDE OVER
5/8" GYPSUM WALLBOARD EACH SIDE (TYPE-X AT GARAGE) OVER
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R 21 FIBERGLASS INSULATION
- W4** INTERIOR FRAMED WALL ASSEMBLY (2x4)
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VAPOR BARRIER PVC PRIMER EACH SIDE OVER
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ALL BATHROOM WALLS) OVER
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SOUND ATTENUATION INSULATION AT ALL BEDROOMS, BATHROOMS,
MECHANICAL ROOMS, AND AS NOTED ON PLAN.
- W5** INTERIOR FRAMED WALL ASSEMBLY - DOUBLE STUD (2x4)
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MECHANICAL ROOMS, AND AS NOTED.
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VAPOR BARRIER PVC PRIMER EACH SIDE OVER
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2x6 STUDS @ 16" O.C.
WITH R-21 INSULATION (MIN)
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WITH VAPOR BARRIER PVA PRIMER
FINISH PER INTERIORS

LEGEND

CONCRETE FOUNDATION WALL	TYPICAL 2X4 INTERIOR WALL
CONCRETE WALL WITH FURRED WALL AND INSULATION	WALL WITH SOUND INSULATION
EXTERIOR WALL WITH STONE	1-HR FIRE RATED WALL
TYPICAL 2X6 EXTERIOR WALL	

CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:



EAST MERCER RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

SHEET ISSUE:

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MARK DATE DESCRIPTION

MUNICIPALITY REVIEW:

PROJECT # MERCER ISLAND 15 - 015

SHEET TITLE:

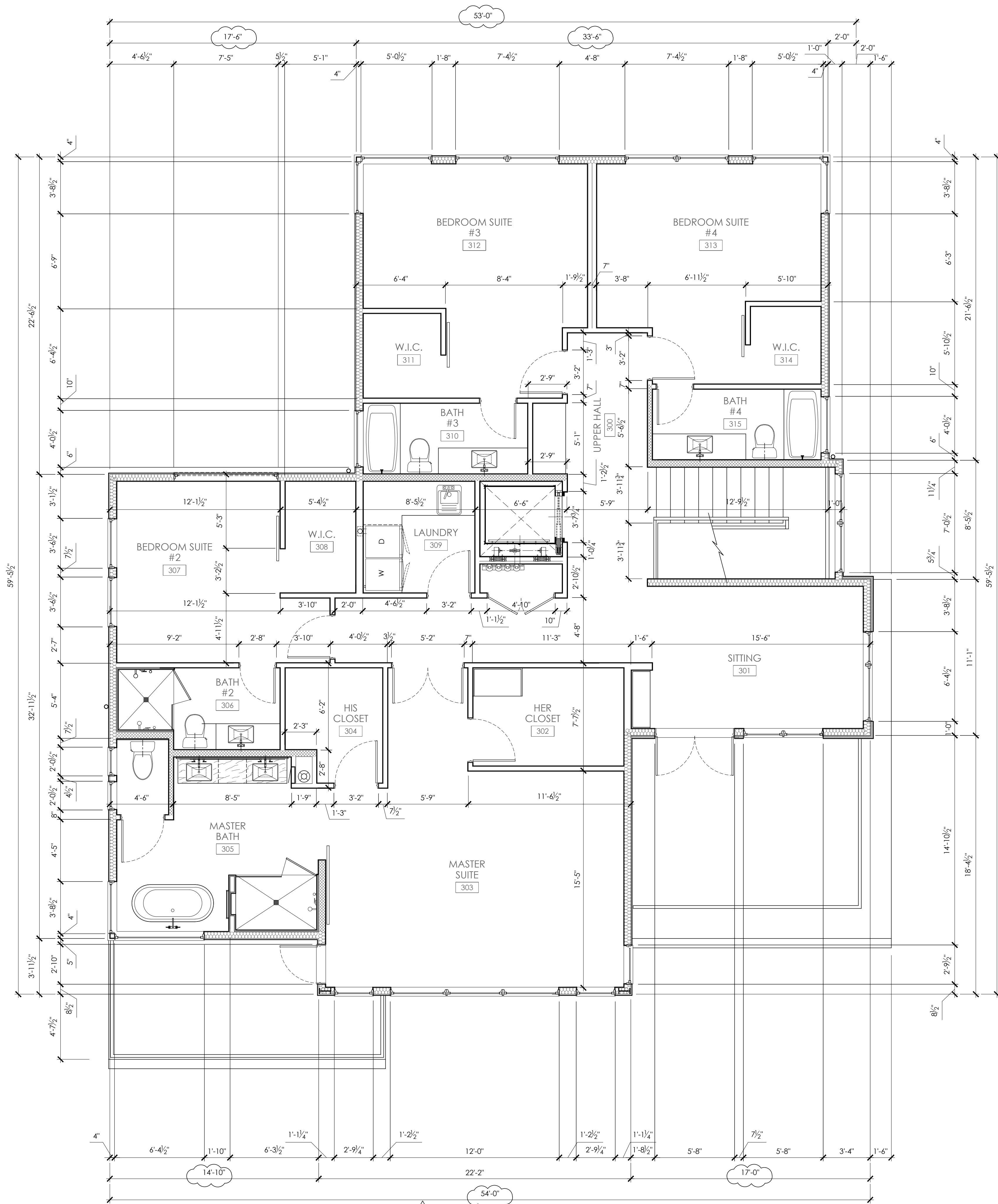
LEVEL 3
FLOOR PLAN

PROJECT NO.: 20140904
DATE ISSUED: 6/05/2017

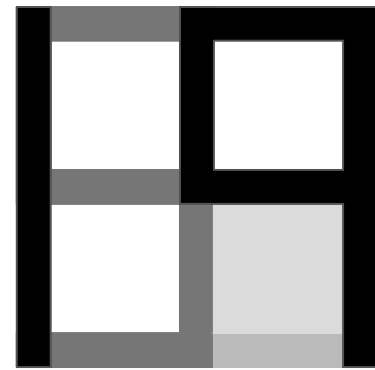
SHEET NUMBER:

A2.03

File: A203.1 Level 3 Dimension Plan.dwg / Sheet: A203.1 / Plot Date: June 14, 2017



A3 LEVEL 3 - DIMENSION PLAN
SCALE: 1/4" = 1'-0"



studio19 architects
207 1/2 first ave. s | suite 300
seattle, washington 98104
www.studio19architects.com
tel: 206.466.1225

CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:
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PO BOX 1733 AUBURN, WA 98071
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4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

SHEET ISSUE:

6/24/2015	PERMIT SUBMITTAL
8/29/2016	PERMIT APPROVED
6/05/2017	REVISION TO PERMIT

MARK DATE DESCRIPTION

MUNICIPALITY REVIEW:

PROJECT # MERCER ISLAND 15 - 015

SHEET TITLE:

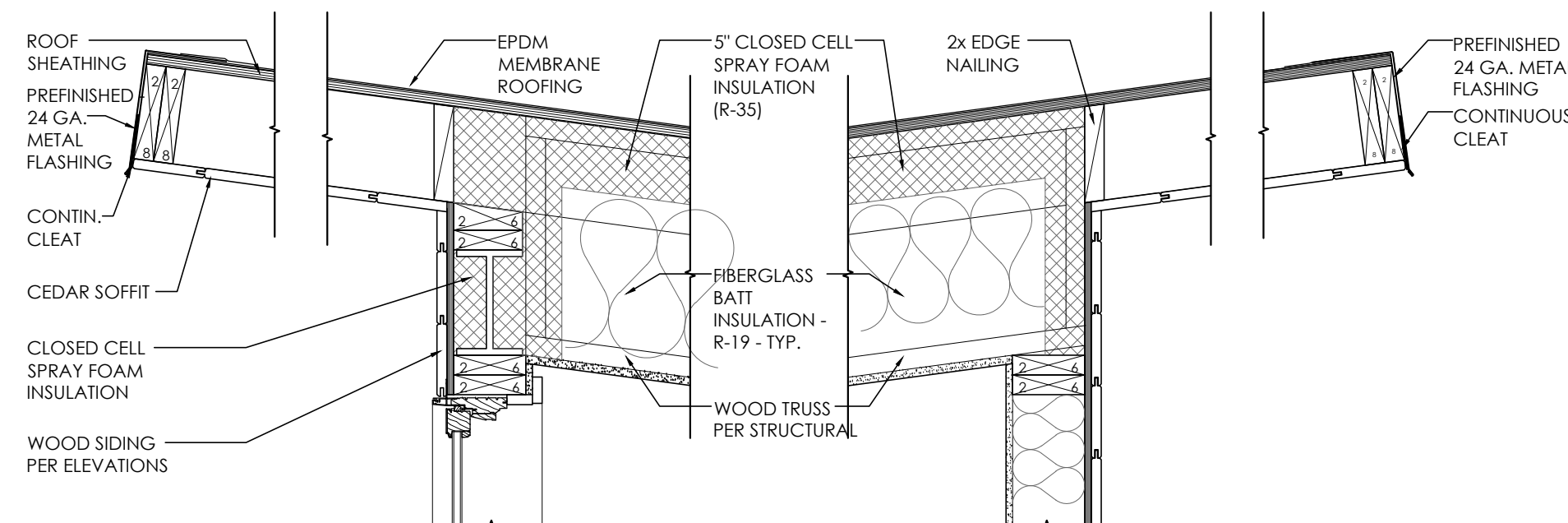
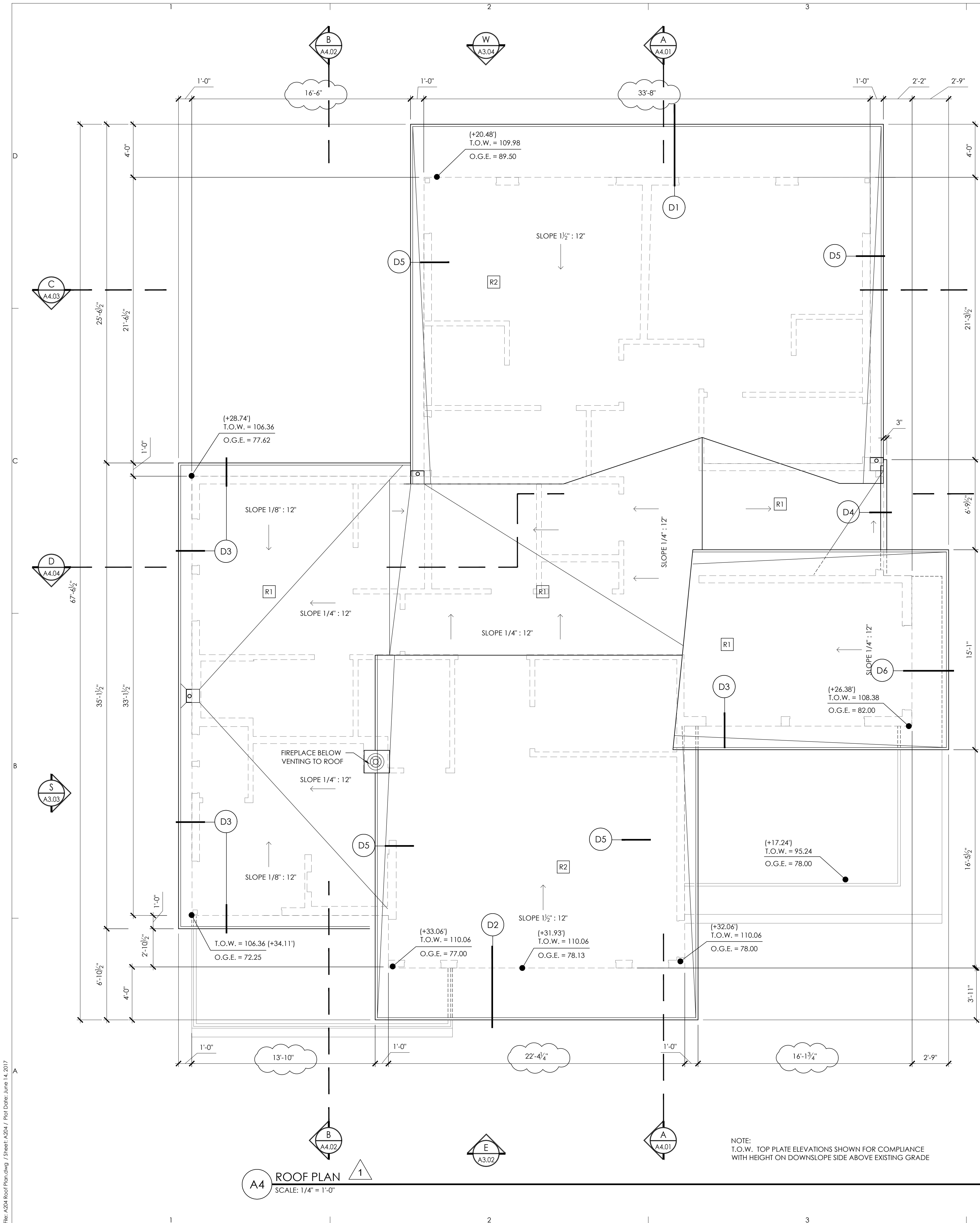
LEVEL 3
DIMENSION PLAN

PROJECT NO.: 20140904

DATE ISSUED: 6/05/2017

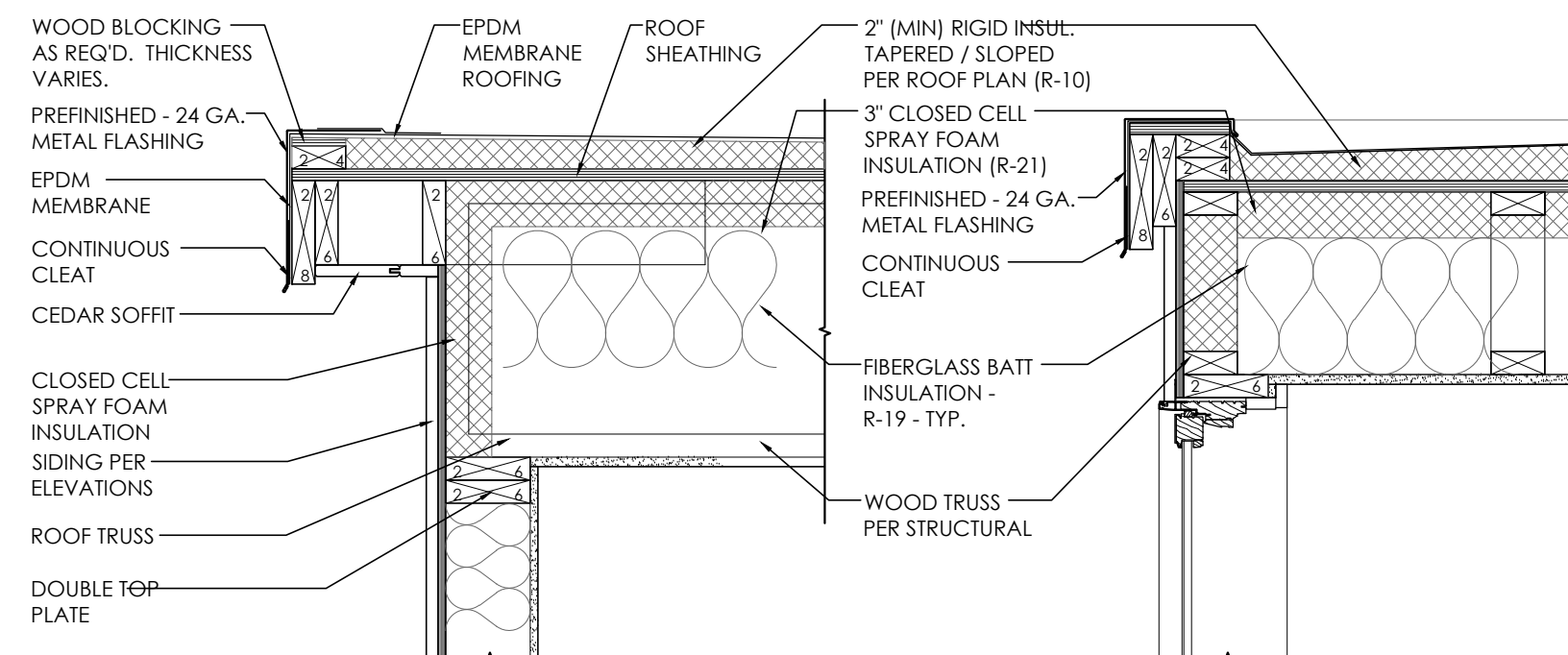
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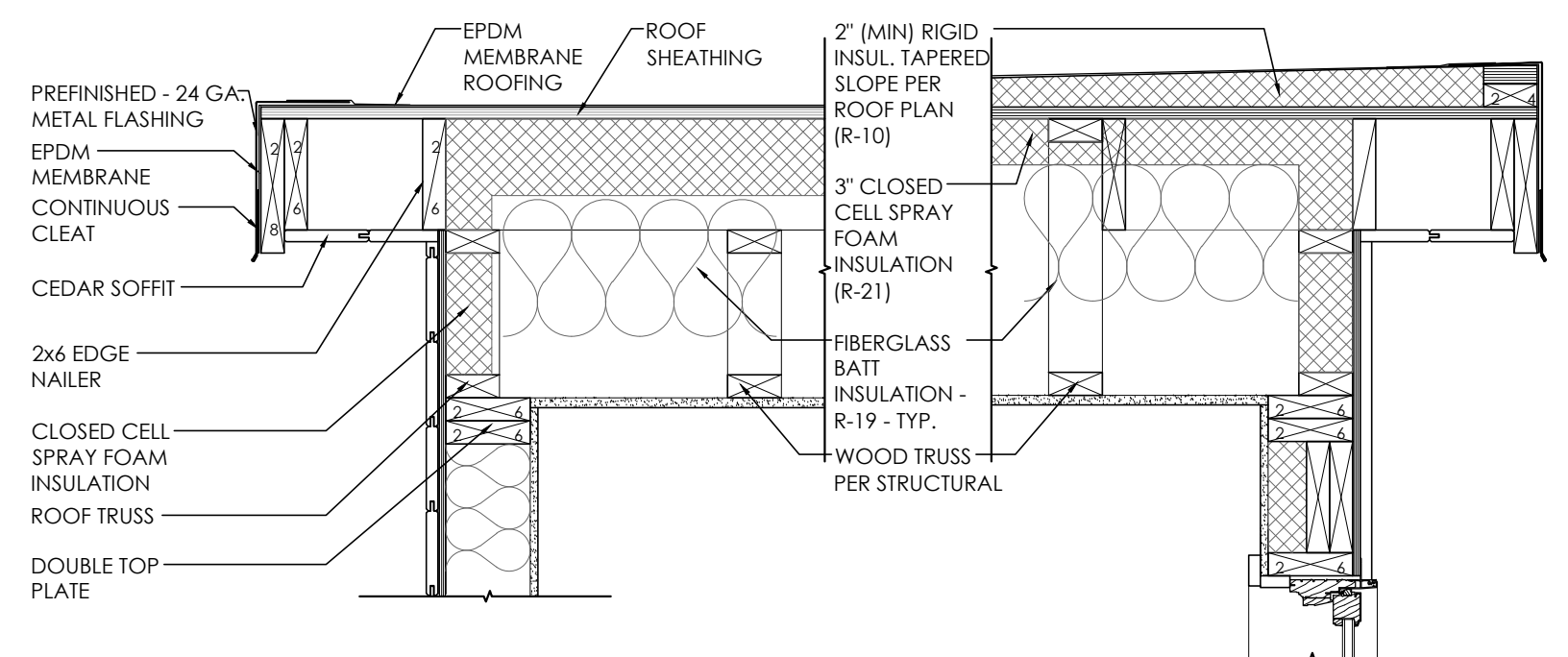
D1 ROOF EDGE DETAIL
SCALE: 1" = 1'-0"

D2 ROOF EDGE DETAIL
SCALE: 1" = 1'-0"



D3 ROOF EDGE DETAIL
SCALE: 1" = 1'-0"

D4 ROOF EDGE DETAIL
SCALE: 1" = 1'-0"



D5 ROOF EDGE DETAIL
SCALE: 1" = 1'-0"

D6 ROOF EDGE DETAIL
SCALE: 1" = 1'-0"

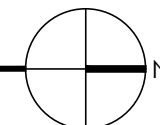
R1 FLAT ROOF / ROOF DECK ASSEMBLY
3-PLY EPDM SELF-ADHERING MEMBRANE
(SELF-ADHERING CAP SHT OVER
SELF-ADHERING BASE SHT OVER
MECHANICALLY-ADHERED BASE SHT) OVER
TAPERED INSULATION (MIN. R-10 AT LOW POINT) OVER
2 LAYERS OF 30 LB. ROOFING FELTS OVER
3/4 PLYWOOD SHEATHING PER STRUCT. OVER
3" (R-21) SPRAY APPLIED CLOSED CELL INSULATION
W/ VAPOR BARRIER TO UNDERSIDE OF DECKING
R-19 FIBERGLASS BATT INSULATION
(FOR TOTAL ASSEMBLY R-VALUE OF R-50)
ROOF TRUSSES/FRAMING PER STRUCT. W/
5/8 GYPSUM WALLBOARD &
FINISH PER OWNER SELECTION

R2 FLAT ROOF / ROOF DECK ASSEMBLY
3-PLY EPDM SELF-ADHERING MEMBRANE
(SELF-ADHERING CAP SHT OVER
SELF-ADHERING BASE SHT OVER
MECHANICALLY-ADHERED BASE SHT)
3/4 PLYWOOD SHEATHING PER STRUCT.
5" (R-35) SPRAY APPLIED CLOSED CELL INSULATION
W/ VAPOR BARRIER TO UNDERSIDE OF DECKING
R-19 FIBERGLASS BATT INSULATION
(FOR TOTAL ASSEMBLY R-VALUE OF R-54)
ROOF TRUSSES/FRAMING PER STRUCT. W/
5/8 GYPSUM WALLBOARD &
FINISH PER OWNER SELECTION

ROOF NOTES

- ALL WATERPROOFING SHOWN IS FOR DESIGN INTENT ONLY. ALL ELEMENTS OF THE WATERPROOFING SYSTEMS, DETAILS OF INSTALLATION, AND COORDINATION WITH ADJACENT MATERIALS AND FINISHES IS THE RESPONSIBILITY OF THE DESIGN-BUILD SUBCONTRACTOR FOR SUCH SYSTEM(S).
- UNVENTED ROOF ASSEMBLY PROPOSED. R-10 RIGID INSULATION ABOVE SHEATHING (WHERE APPLICABLE) WITH AIR-IMPERMEABLE SPRAY FOAM INSULATION BELOW.
- ALL ROOF PENETRATIONS, SUCH AS VENT STACKS, ETC., TO BE GROUPED TOGETHER AND LOCATED AS FAR AWAY FROM THE ROOF EDGE AS POSSIBLE.

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATIONS SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY SAME.



CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:



EAST MERCER RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

SHEET ISSUE:

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6/05/2017	REVISION TO PERMIT

MUNICIPALITY REVIEW:

PROJECT # MERCER ISLAND 15 - 015

SHEET TITLE:

ROOF PLAN

PROJECT NO.: 20140904

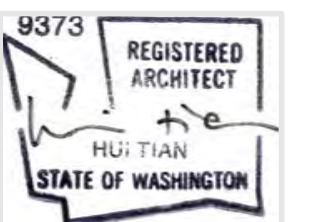
DATE ISSUED: 6/05/2017

SHEET NUMBER:

A2.04

CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:
Barcelo homes
PO BOX 1733 AUBURN, WA 98071
Phone: (206) 724-1072

EAST MERCER RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

SHEET ISSUE:

6/24/2015	PERMIT SUBMITTAL
8/29/2016	PERMIT APPROVED
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MARK	DATE	DESCRIPTION
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MUNICIPALITY REVIEW:

PROJECT # MERCER ISLAND 15 - 015

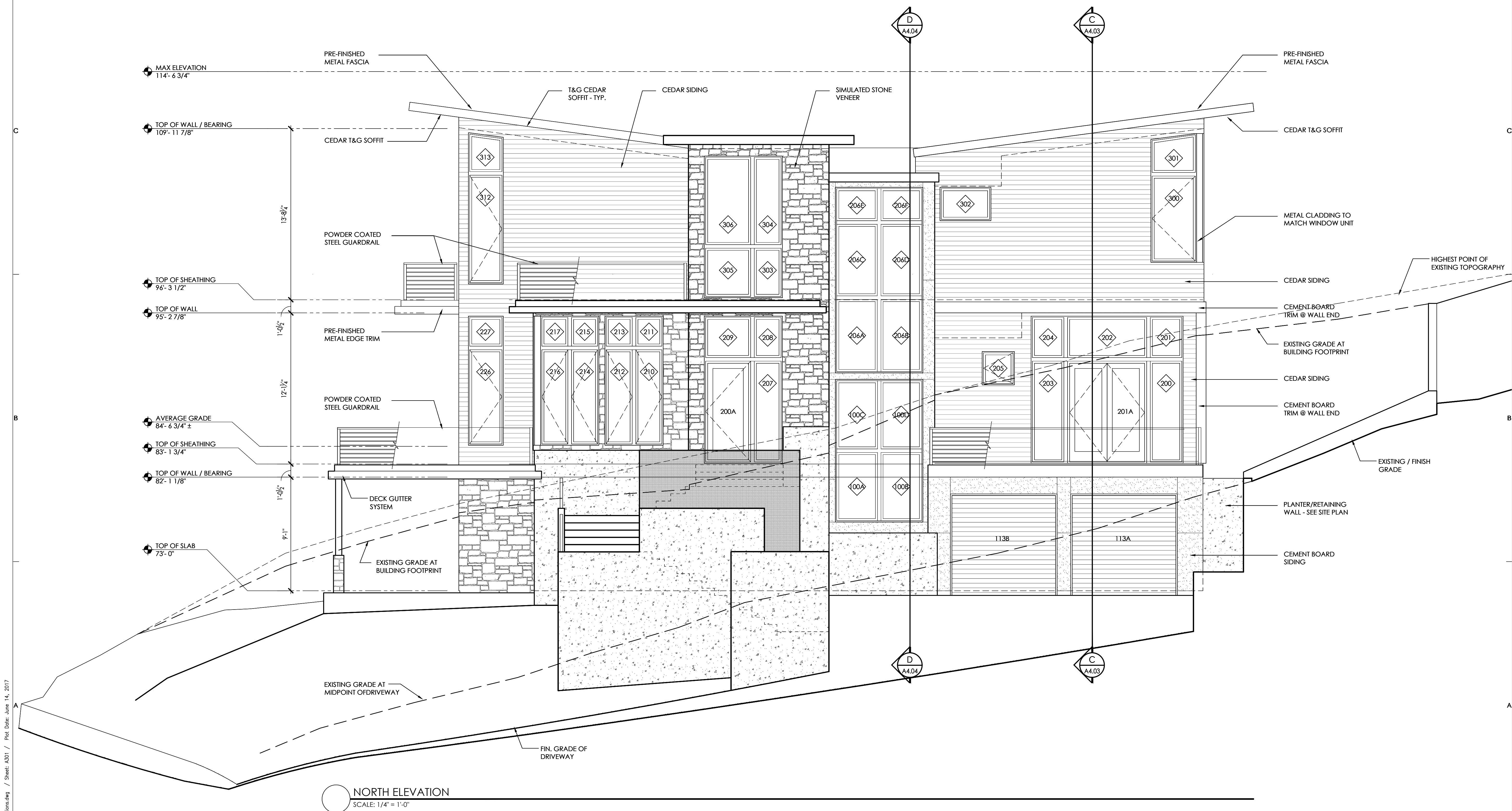
SHEET TITLE:

NORTH
EXTERIOR ELEVATION

PROJECT NO.: 20140904
DATE ISSUED: 6/05/2017

SHEET NUMBER:

A3.01



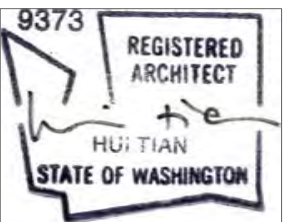
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



207-1/2 first ave. s | suite 300
seattle, washington 98104
www.studio19architects.com
tel: 206.466.1225

CONSULTANT: _____

PROFESSIONAL SEAL: _____



PROJECT: _____

a project for:



Barcelo
homes

PO BOX 1733 AUBURN, WA 98071
Phone: (206) 724-1072

EAST MERCER RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

SHEET ISSUE: _____

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	8/29/2016	PERMIT APPROVED
1	6/05/2017	REVISION TO PERMIT

MUNICIPALITY REVIEW: _____

PROJECT # MERCER ISLAND 15-015

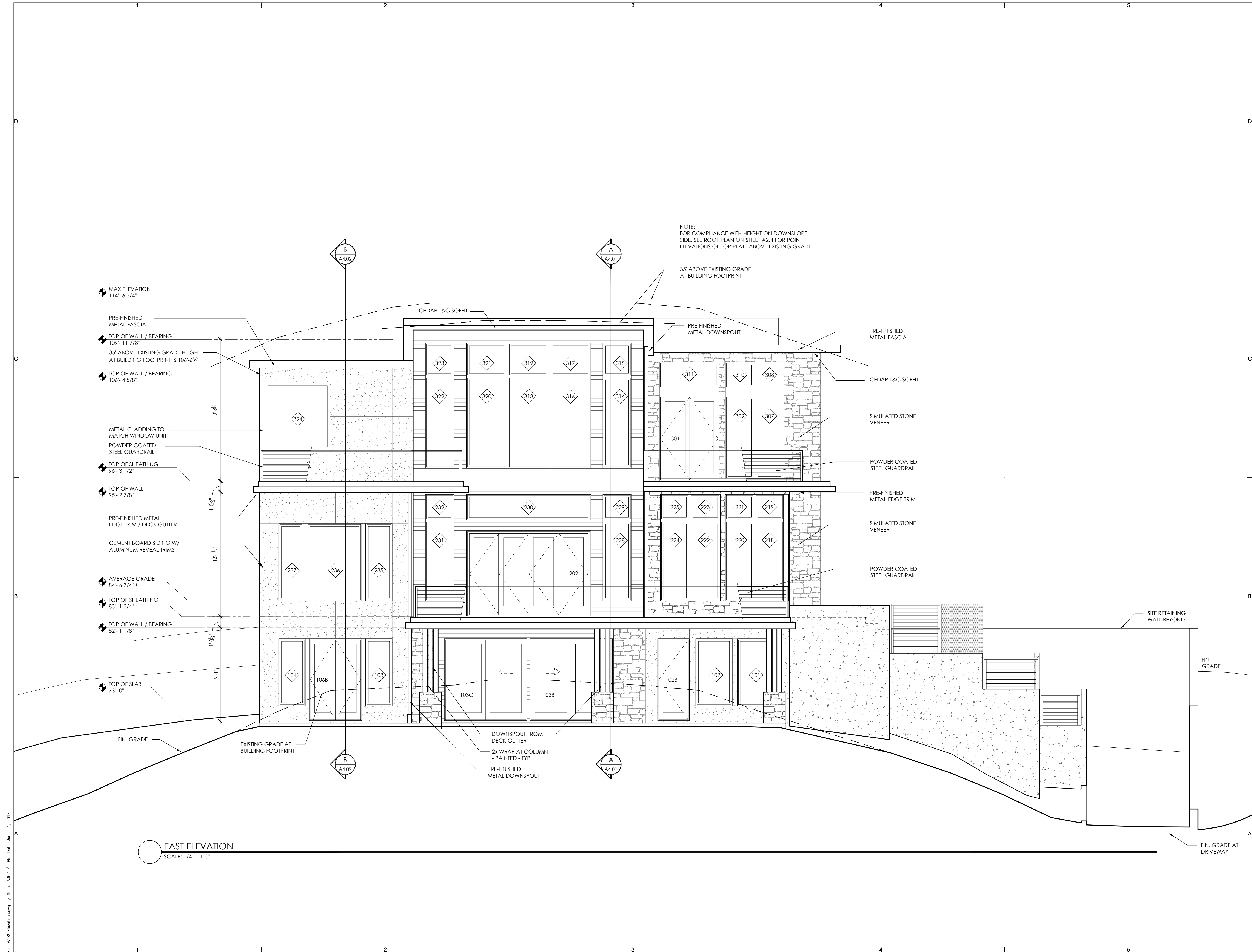
SHEET TITLE: _____

EAST
EXTERIOR ELEVATION

PROJECT NO.: 20140904
DATE ISSUED: 6/05/2017

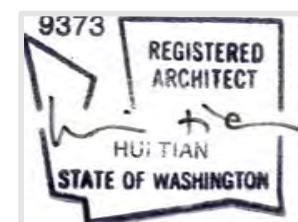
SHEET NUMBER: _____

A3.02



CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:
Barcelo homes
PO BOX 1733 AUBURN, WA 98071
Phone: (206) 724-1072

EAST MERCER RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

SHEET ISSUE:

6/24/2015	PERMIT SUBMITTAL
8/29/2016	PERMIT APPROVED
6/05/2017	REVISION TO PERMIT

MARK DATE DESCRIPTION

MUNICIPALITY REVIEW:

PROJECT # MERCER ISLAND 15 - 015

SHEET TITLE:

SOUTH
EXTERIOR ELEVATION

PROJECT NO.:

20140904

DATE ISSUED:

6/05/2017

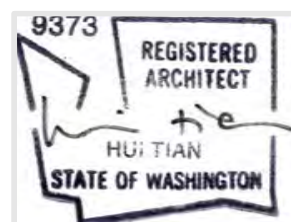
SHEET NUMBER:

A3.03



CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:

Barcelo homes
PO BOX 1733 AUBURN, WA 98071
Phone: (206) 724-1072

EAST MERCER RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

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MUNICIPALITY REVIEW:

PROJECT # MERCER ISLAND 15 - 015

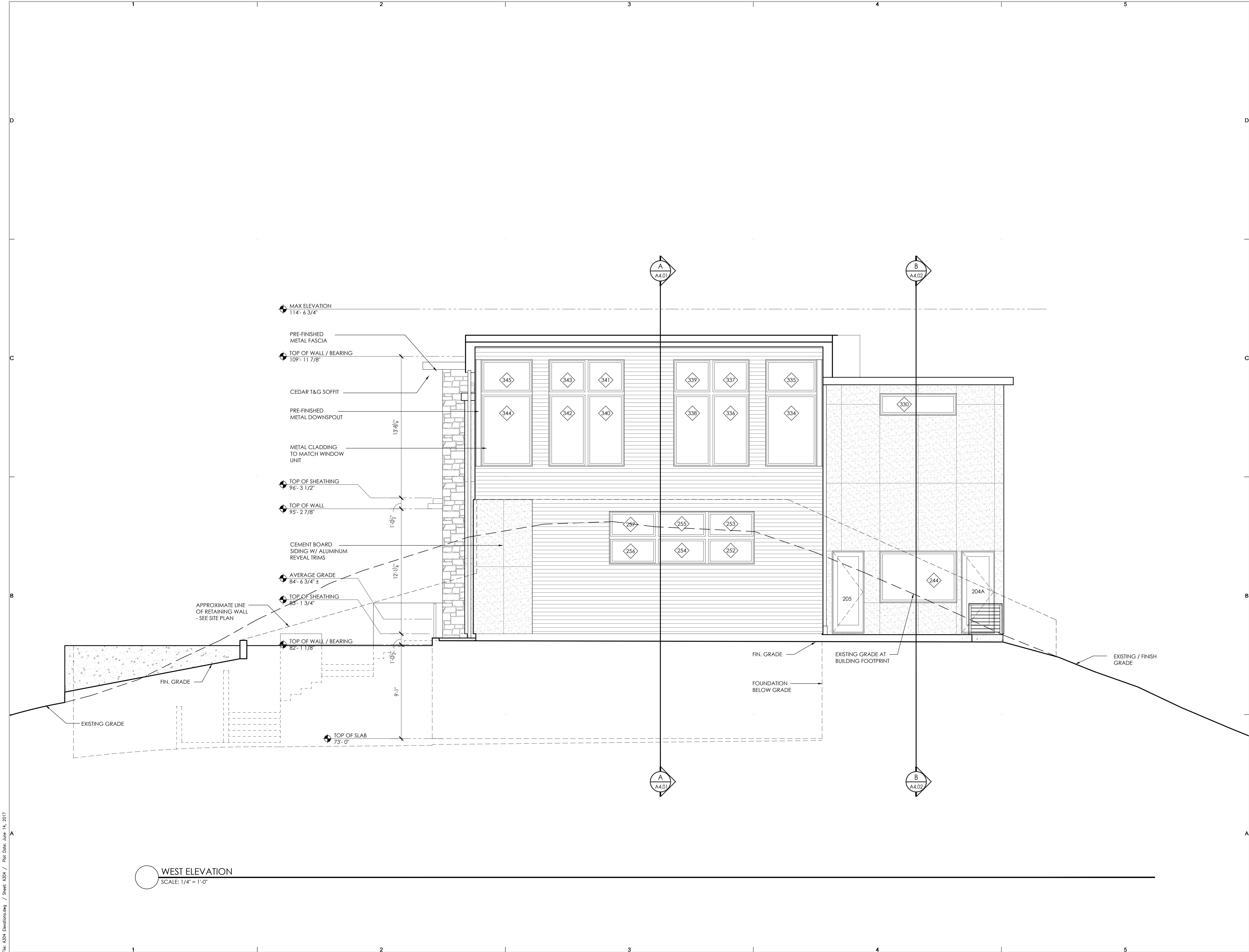
SHEET TITLE:

WEST
EXTERIOR ELEVATION

PROJECT NO.: 20140904
DATE ISSUED: 6/05/2017

SHEET NUMBER:

A3.04



File: A401 Sections.dwg / Sheet: A401 / Plot Date: June 14, 2017

R1 FLAT ROOF / ROOF DECK ASSEMBLY
3-PLY EPDM SELF-ADHERING MEMBRANE
(SELF-ADHERING CAP SHT OVER
SELF-ADHERING BASE SHT OVER
MECHANICALLY-ADHERED BASE SHT) OVER
TAPERED INSULATION (MIN. R-10 AT LOW POINT) OVER
2 LAYERS OF 30 LB. ROOFING FELTS OVER
3/4" PLYWOOD SHEATHING PER STRUCT. OVER
3" (R-21) SPRAY APPLIED CLOSED CELL INSULATION
W/ VAPOR BARRIER TO UNDERSIDE OF DECKING
R-19 FIBERGLASS BATT INSULATION
(FOR TOTAL ASSEMBLY R-VALUE OF R-50)
ROOF TRUSSES/FRAMING PER STRUCT. W/
5/8" GYPSUM WALLBOARD &
FINISH PER OWNER SELECTION

R2 FLAT ROOF / ROOF DECK ASSEMBLY
3-PLY EPDM SELF-ADHERING MEMBRANE
(SELF-ADHERING CAP SHT OVER
SELF-ADHERING BASE SHT OVER
MECHANICALLY-ADHERED BASE SHT)
3/4" PLYWOOD SHEATHING PER STRUCT.
5" (R-35) SPRAY APPLIED CLOSED CELL INSULATION
W/ VAPOR BARRIER TO UNDERSIDE OF DECKING
R-19 FIBERGLASS BATT INSULATION
(FOR TOTAL ASSEMBLY R-VALUE OF R-54)
ROOF TRUSSES/FRAMING PER STRUCT. W/
5/8" GYPSUM WALLBOARD &
FINISH PER OWNER SELECTION

F1 TYPICAL WOOD FINISH OVER SLAB ON GRADE:
WOOD FINISH PER INTERIORS
REINFORCED CONCRETE SLAB PER STRUCT
WITH IN-SLAB HYDRONIC HEATING SYSTEM
W/ THERMAL EXPANSION JOINTS AT WALL
6 MIL VISQUEEN (MIN) VAPOR BARRIER
R-10 RIGID FOAM INSULATION
6" MINIMUM COMPACTED GRAVEL BASE OVER
UNDISTURBED SOIL

F2 TYPICAL GARAGE FLOOR ASSEMBLY
CONCRETE SEALER
REINFORCED CONCRETE SLAB PER STRUCT.,
SLOPED TO DRAIN (1/4" PER FT.),
6 MIL POLY VAPOR BARRIER OVER
6" MINIMUM COMPACTED STRUCT. FILL
UNDISTURBED SOIL.

F3 TYPICAL FLOOR ASSEMBLY OVER UNHEATED EXTERIOR SPACE
FLOOR FINISH PER INTERIORS
1-1/8" T&G "WARMBOARD" SUBFLOOR FLOOR SHEATHING
(GLUED & SCREWED) WITH HYDRONIC HEATING SYSTEM
FLOOR FRAMING PER STRUCTURAL
R30 FIBERGLASS BATT INSULATION
6 MIL VISQUEEN VAPOR BARRIER
EXTERIOR T&G CEDAR SOFFIT MATERIAL
(SMOOTH FACE EXPOSED)

F4 TYPICAL FLOOR ASSEMBLY OVER HEATED SPACE
FLOOR FINISH PER INTERIORS
1-1/8" T&G "WARMBOARD" SUBFLOOR FLOOR SHEATHING
(GLUED & SCREWED) WITH HYDRONIC HEATING SYSTEM
FLOOR FRAMING PER STRUCTURAL
(2X DROP CEILING /SOFFIT FRAMING AS INDICATED/APPLICABLE)
5/8" GYPSUM WALLBOARD
VAPOR BARRIER PVC PRIMER
FINISH PER OWNER SELECTION

F5 TYPICAL FLOOR ASSEMBLY OVER GARAGE
FLOOR FINISH PER INTERIORS
1-1/8" T&G "WARMBOARD" SUBFLOOR FLOOR SHEATHING
(GLUED & SCREWED) WITH HYDRONIC HEATING SYSTEM
FLOOR FRAMING PER STRUCTURAL
R30 FIBERGLASS BATT INSULATION
6 MIL VISQUEEN VAPOR BARRIER
5/8" TYPE X" GWB
VAPOR BARRIER PVC PRIMER
FINISH PER OWNER SELECTION

F6 TILE FLOOR ASSEMBLY:
TILE (TBD)
THINSET
UNDERLAYMENT/ISOLATION MAT
TYPICAL FLOOR ASSEMBLY

F7 COMPOSITE WOOD DECKING OVER WATERPROOF DECK
ASSEMBLY:
DECKING PER OWNER SELECTION
"DRYJOIST" PVC STRUCTURAL DECK DRAINAGE SYSTEM
DECK FRAMING PER STRUCTURAL
2X SOFFIT FURRING STRIPS
3/8" BEVELED SOFFIT BOARDS (SMOOTH FACE EXPOSED) W/
CONTINUOUS STRIP VENTING

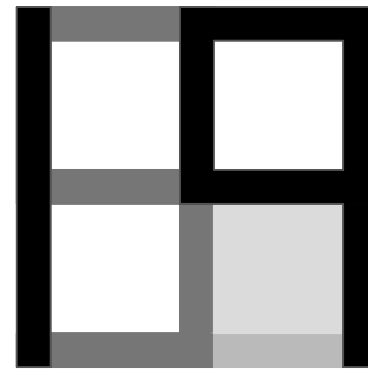
S1 TYPICAL DRIVEWAY ASSEMBLY
REINFORCED CONCRETE SLAB PER STRUCT.,
SLOPED TO DRAIN (1/4" PER FT.),
STAINED & SCORED, OVER
6" MINIMUM COMPACTED STRUCT. FILL OVER
UNDISTURBED SOIL.

S2 TYPICAL CONCRETE SIDEWALK/STAIR ASSEMBLY
REINFORCED CONCRETE SLAB / STEPS PER STRUCT.,
SLOPED TO DRAIN (1/4" PER FT.),
STAINED & SCORED, OVER
6" MINIMUM COMPACTED STRUCT. FILL OVER
UNDISTURBED SOIL.

F8 PATIO PAVERS OVER PIT SET PEDESTAL SYSTEM:
PAVERS PER OWNER SELECTION
LEVELING PEDESTALS
CONCRETE SEALER
REINFORCED 4" CONCRETE SLAB (SLOPE TO DRAIN 1/8" PER FOOT TO
TRENCH DRAIN)
6" MINIMUM COMPACTED SAND BASE OVER
UNDISTURBED SOIL.

GENERAL NOTES

- HANDRAIL 34"X38" ABOVE TREAD NOSING. STYLE & CONFIGURATION PER OWNER SELECTION. TBD.
- HANDRAIL GRASPING DIMENSION 1-1/4" MINIMUM - 2" MAXIMUM.
- DECKS, PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GROUND BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT. STYLE & CONFIGURATION PER OWNER SELECTION. TBD.



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tel: 206.466.1225

CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:



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Phone: (206) 724-1072

EAST MERCER RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

SHEET ISSUE:

6/24/2015	PERMIT SUBMITTAL
5	8/19/2016

FOR REGISTRATION SUBMITTAL #5

MARK	DATE	DESCRIPTION
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MUNICIPALITY REVIEW:

PROJECT # MERCER ISLAND 15 - 015

SHEET TITLE:

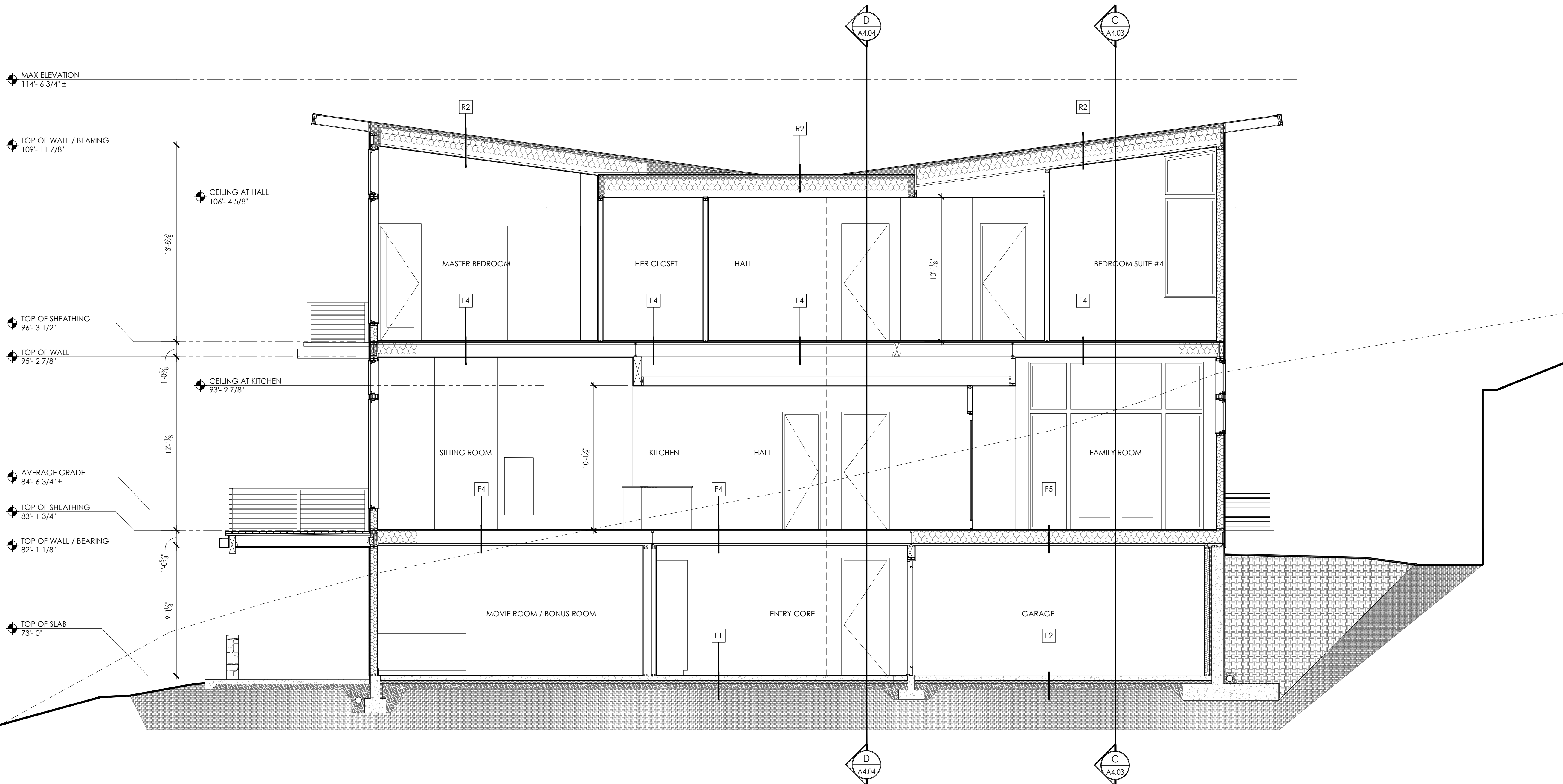
BUILDING SECTION 'A'

PROJECT NO.: 20140904

DATE ISSUED: 6/05/2017

SHEET NUMBER:

A4.01



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

File: A402 Sections.dwg / Sheet: A402 / Plot Date: June 14, 2017

R1 FLAT ROOF / ROOF DECK ASSEMBLY
3-PLY EPDM SELF-ADHERING MEMBRANE
(SELF-ADHERING CAP SHT OVER
SELF-ADHERING BASE SHT OVER
MECHANICALLY-ADHERED BASE SHT) OVER
TAPERED INSULATION (MIN. R-10 AT LOW POINT) OVER
2 LAYERS OF 30 LB. ROOFING FELTS OVER
3/4 PLYWOOD SHEATHING PER STRUCT. OVER
3" (R-21) SPRAY APPLIED CLOSED CELL INSULATION
W/ VAPOR BARRIER TO UNDERSIDE OF DECKING
R-19 FIBERGLASS BATT INSULATION
(FOR TOTAL ASSEMBLY R-VALUE OF R-50)
ROOF TRUSSES/FRAMING PER STRUCT. W/
5/8 GYPSUM WALLBOARD &
FINISH PER OWNER SELECTION

R2 FLAT ROOF / ROOF DECK ASSEMBLY
3-PLY EPDM SELF-ADHERING MEMBRANE
(SELF-ADHERING CAP SHT OVER
SELF-ADHERING BASE SHT OVER
MECHANICALLY-ADHERED BASE SHT)
3/4 PLYWOOD SHEATHING PER STRUCT.
5" (R-35) SPRAY APPLIED CLOSED CELL INSULATION
W/ VAPOR BARRIER TO UNDERSIDE OF DECKING
R-19 FIBERGLASS BATT INSULATION
(FOR TOTAL ASSEMBLY R-VALUE OF R-54)
ROOF TRUSSES/FRAMING PER STRUCT. W/
5/8 GYPSUM WALLBOARD &
FINISH PER OWNER SELECTION

F1 TYPICAL WOOD FINISH OVER SLAB ON GRADE:
WOOD FINISH PER INTERIORS
REINFORCED CONCRETE SLAB PER STRUCT
WITH IN-SLAB HYDRONIC HEATING SYSTEM
W/ THERMAL EXPANSION JOINTS AT WALL
6 MIL VISQUEEN (MIN) VAPOR BARRIER
R-10 RIGID FOAM INSULATION
6" MINIMUM COMPACTED GRAVEL BASE OVER
UNDISTURBED SOIL

F2 TYPICAL GARAGE FLOOR ASSEMBLY
CONCRETE SEALER
REINFORCED CONCRETE SLAB PER STRUCT.,
SLOPED TO DRAIN (1/4" PER FT.),
6 MIL POLY VAPOR BARRIER OVER
6" MINIMUM COMPACTED STRUCT. FILL
UNDISTURBED SOIL.

F3 TYPICAL FLOOR ASSEMBLY OVER UNHEATED EXTERIOR SPACE
FLOOR FINISH PER INTERIORS
1-1/8" T&G 'WARMBOARD' SUBFLOOR FLOOR SHEATHING
(GLUED & SCREWED) WITH HYDRONIC HEATING SYSTEM
FLOOR FRAMING PER STRUCTURAL
R30 FIBERGLASS BATT INSULATION
6 MIL VISQUEEN VAPOR BARRIER
EXTERIOR T&G CEDAR SOFFIT MATERIAL
(SMOOTH FACE EXPOSED)

F4 TYPICAL FLOOR ASSEMBLY OVER HEATED SPACE
FLOOR FINISH PER INTERIORS
1-1/8" T&G 'WARMBOARD' SUBFLOOR FLOOR SHEATHING
(GLUED & SCREWED) WITH HYDRONIC HEATING SYSTEM
FLOOR FRAMING PER STRUCTURAL
(2X DROP CEILING /SOFFIT FRAMING AS INDICATED/APPLICABLE)
5/8" GYPSUM WALLBOARD
VAPOR BARRIER PVC PRIMER
FINISH PER OWNER SELECTION

F5 TYPICAL FLOOR ASSEMBLY OVER GARAGE
FLOOR FINISH PER INTERIORS
1-1/8" T&G 'WARMBOARD' SUBFLOOR FLOOR SHEATHING
(GLUED & SCREWED) WITH HYDRONIC HEATING SYSTEM
FLOOR FRAMING PER STRUCTURAL
R30 FIBERGLASS BATT INSULATION
6 MIL VISQUEEN VAPOR BARRIER
5/8" TYPE X" GWB
VAPOR BARRIER PVC PRIMER
FINISH PER OWNER SELECTION

F6 TILE FLOOR ASSEMBLY:
TILE (TBD)
THINSET
UNDERLAYMENT/ISOLATION MAT
TYPICAL FLOOR ASSEMBLY

F7 COMPOSITE WOOD DECKING OVER WATERPROOF DECK
ASSEMBLY:
DECKING PER OWNER SELECTION
"DRYJOIST" PVC STRUCTURAL DECK DRAINAGE SYSTEM
DECK FRAMING PER STRUCTURAL
2X SOFFIT FURRING STRIPS
3/8" BEVELED SOFFIT BOARDS (SMOTH FACE EXPOSED) W/
CONTINUOUS STRIP VENTING

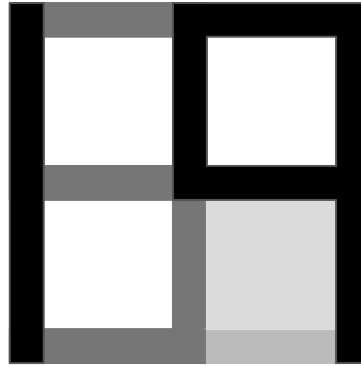
S1 TYPICAL DRIVEWAY ASSEMBLY
REINFORCED CONCRETE SLAB PER STRUCT.,
SLOPED TO DRAIN (1/4" PER FT.),
STAINED & SCORED, OVER
6" MINIMUM COMPACTED STRUCT. FILL OVER
UNDISTURBED SOIL.

S2 TYPICAL CONCRETE SIDEWALK/STAIR ASSEMBLY
REINFORCED CONCRETE SLAB / STEPS PER STRUCT.,
SLOPED TO DRAIN (1/4" PER FT.),
STAINED & SCORED, OVER
6" MINIMUM COMPACTED STRUCT. FILL OVER
UNDISTURBED SOIL.

F8 PATIO PAVERS OVER PIT SET PEDESTAL SYSTEM:
PAVERS PER OWNER SELECTION
LEVELING PEDESTALS
CONCRETE SEALER
REINFORCED 4" CONCRETE SLAB (SLOPE TO DRAIN 1/8" PER FOOT TO
TRENCH DRAIN)
6" MINIMUM COMPACTED SAND BASE OVER
UNDISTURBED SOIL.

GENERAL NOTES

- HANDRAIL 34"x38" ABOVE TREAD NOSING. STYLE & CONFIGURATION PER OWNER SELECTION. TBD.
- HANDRAIL GRASPING DIMENSION 1-1/4" MINIMUM - 2" MAXIMUM.
- DECKS, PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GROUND BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT. STYLE & CONFIGURATION PER OWNER SELECTION. TBD.



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CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:



EAST MERCER
RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

SHEET ISSUE:

6/24/2015	PERMIT SUBMITTAL
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MARK	DATE	DESCRIPTION
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MUNICIPALITY REVIEW:

PROJECT # MERCER ISLAND 15 - 015

SHEET TITLE:

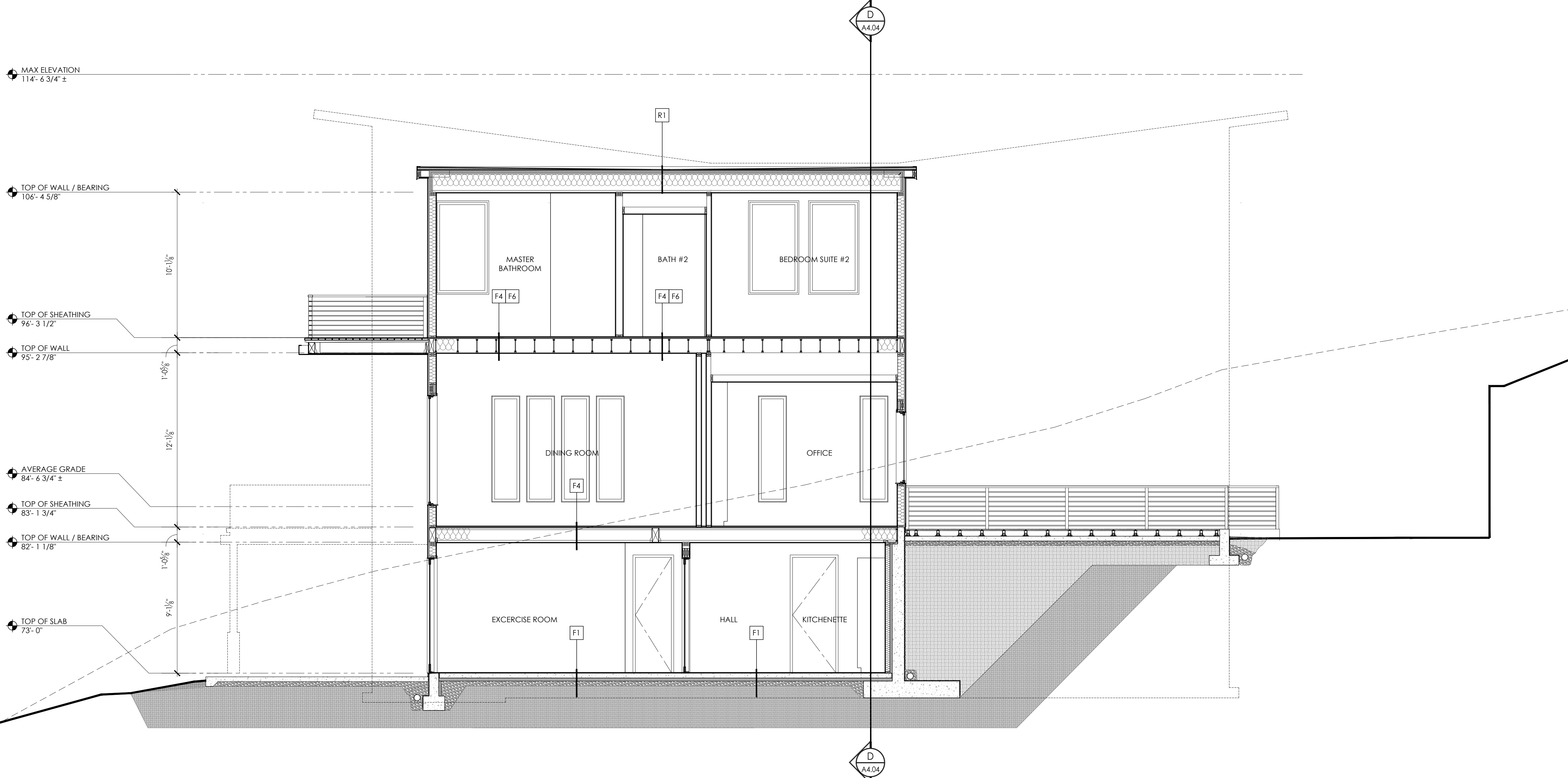
BUILDING SECTION 'B'

PROJECT NO.: 20140904

DATE ISSUED: 6/05/2017

SHEET NUMBER:

A4.02



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

File: A403 Sections.dwg / Sheet: A403 / Plt Date: June 14, 2017

R1 FLAT ROOF / ROOF DECK ASSEMBLY
3-PLY EPDM SELF-ADHERING MEMBRANE
(SELF-ADHERING CAP SHT OVER
SELF-ADHERING BASE SHT OVER
MECHANICALLY-ADHERED BASE SHT) OVER
TAPERED INSULATION (MIN. R-10 AT LOW POINT) OVER
2 LAYERS OF 30 LB. ROOFING FELTS OVER
3/4 PLYWOOD SHEATHING PER STRUCT. OVER
3" (R-21) SPRAY APPLIED CLOSED CELL INSULATION
W/ VAPOR BARRIER TO UNDERSIDE OF DECKING
R-19 FIBERGLASS BATT INSULATION
(FOR TOTAL ASSEMBLY R-VALUE OF R-50)
ROOF TRUSSES/FRAMING PER STRUCT. W/
5/8 GYPSUM WALLBOARD &
FINISH PER OWNER SELECTION

R2 FLAT ROOF / ROOF DECK ASSEMBLY
3-PLY EPDM SELF-ADHERING MEMBRANE
(SELF-ADHERING CAP SHT OVER
SELF-ADHERING BASE SHT OVER
MECHANICALLY-ADHERED BASE SHT)
3/4 PLYWOOD SHEATHING PER STRUCT.
5" (R-35) SPRAY APPLIED CLOSED CELL INSULATION
W/ VAPOR BARRIER TO UNDERSIDE OF DECKING
R-19 FIBERGLASS BATT INSULATION
(FOR TOTAL ASSEMBLY R-VALUE OF R-54)
ROOF TRUSSES/FRAMING PER STRUCT. W/
5/8 GYPSUM WALLBOARD &
FINISH PER OWNER SELECTION

F1 TYPICAL WOOD FINISH OVER SLAB ON GRADE:
WOOD FINISH PER INTERIORS
REINFORCED CONCRETE SLAB PER STRUCT
WITH IN-SLAB HYDRONIC HEATING SYSTEM
W/ THERMAL EXPANSION JOINTS AT WALL
6 MIL VISQUEEN (MIN) VAPOR BARRIER
R-10 RIGID FOAM INSULATION
6" MINIMUM COMPACTED GRAVEL BASE OVER
UNDISTURBED SOIL

F2 TYPICAL GARAGE FLOOR ASSEMBLY
CONCRETE SEALER
REINFORCED CONCRETE SLAB PER STRUCT.,
SLOPED TO DRAIN (1/4" PER FT.),
6 MIL POLY VAPOR BARRIER OVER
6" MINIMUM COMPACTED STRUCT. FILL
UNDISTURBED SOIL.

F3 TYPICAL FLOOR ASSEMBLY OVER UNHEATED EXTERIOR SPACE
FLOOR FINISH PER INTERIORS
1-1/8" T&G "WARMBOARD" SUBFLOOR FLOOR SHEATHING
(GLUED & SCREWED) WITH HYDRONIC HEATING SYSTEM
FLOOR FRAMING PER STRUCTURAL
R30 FIBERGLASS BATT INSULATION
6 MIL VISQUEEN VAPOR BARRIER
EXTERIOR T&G CEDAR SOFFIT MATERIAL
(SMOOTH FACE EXPOSED)

F4 TYPICAL FLOOR ASSEMBLY OVER HEATED SPACE
FLOOR FINISH PER INTERIORS
1-1/8" T&G "WARMBOARD" SUBFLOOR FLOOR SHEATHING
(GLUED & SCREWED) WITH HYDRONIC HEATING SYSTEM
FLOOR FRAMING PER STRUCTURAL
(2X DROP CEILING /SOFFIT FRAMING AS INDICATED/APPLICABLE)
5/8" GYPSUM WALLBOARD
VAPOR BARRIER PVC PRIMER
FINISH PER OWNER SELECTION

F5 TYPICAL FLOOR ASSEMBLY OVER GARAGE
FLOOR FINISH PER INTERIORS
1-1/8" T&G "WARMBOARD" SUBFLOOR FLOOR SHEATHING
(GLUED & SCREWED) WITH HYDRONIC HEATING SYSTEM
FLOOR FRAMING PER STRUCTURAL
R30 FIBERGLASS BATT INSULATION
6 MIL VISQUEEN VAPOR BARRIER
5/8" TYPE X" GWB
VAPOR BARRIER PVC PRIMER
FINISH PER OWNER SELECTION

F6 TILE FLOOR ASSEMBLY:
TILE (TBD)
THINSET
UNDERLAYMENT/ISOLATION MAT
TYPICAL FLOOR ASSEMBLY

F7 COMPOSITE WOOD DECKING OVER WATERPROOF DECK
ASSEMBLY:
DECKING PER OWNER SELECTION
"DRYJOIST" PVC STRUCTURAL DECK DRAINAGE SYSTEM
DECK FRAMING PER STRUCTURAL
2X SOFFIT FURRING STRIPS
3/8" BEVELED SOFFIT BOARDS (SMOOTH FACE EXPOSED) W/
CONTINUOUS STRIP VENTING

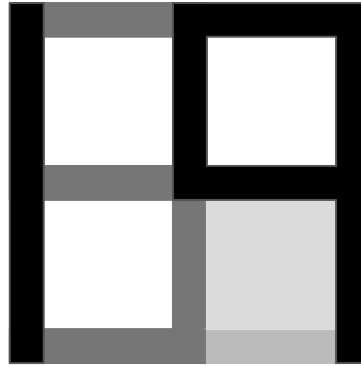
S1 TYPICAL DRIVEWAY ASSEMBLY
REINFORCED CONCRETE SLAB PER STRUCT.,
SLOPED TO DRAIN (1/4" PER FT.),
STAINED & SCORED, OVER
6" MINIMUM COMPACTED STRUCT. FILL OVER
UNDISTURBED SOIL.

S2 TYPICAL CONCRETE SIDEWALK/STAIR ASSEMBLY
REINFORCED CONCRETE SLAB / STEPS PER STRUCT.,
SLOPED TO DRAIN (1/4" PER FT.),
STAINED & SCORED, OVER
6" MINIMUM COMPACTED STRUCT. FILL OVER
UNDISTURBED SOIL.

F8 PATIO PAVERS OVER PIT SET PEDESTAL SYSTEM:
PAVERS PER OWNER SELECTION
LEVELING PEDESTALS
CONCRETE SEALER
REINFORCED 4" CONCRETE SLAB (SLOPE TO DRAIN 1/8" PER FOOT TO
TRENCH DRAIN)
6" MINIMUM COMPACTED SAND BASE OVER
UNDISTURBED SOIL.

GENERAL NOTES

- HANDRAIL 34"x38" ABOVE TREAD NOSING. STYLE & CONFIGURATION PER OWNER SELECTION. TBD.
- HANDRAIL GRASPING DIMENSION 1-1/4" MINIMUM - 2" MAXIMUM.
- DECKS, PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GROUND BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT. STYLE & CONFIGURATION PER OWNER SELECTION. TBD.



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CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:



EAST MERCER
RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

SHEET ISSUE:

6/24/2015	PERMIT SUBMITTAL
8/29/2016	PERMIT APPROVED
6/05/2017	REVISION TO PERMIT

MARK	DATE	DESCRIPTION
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MUNICIPALITY REVIEW:

PROJECT # MERCER ISLAND 15 - 015

SHEET TITLE:

BUILDING SECTION 'C'

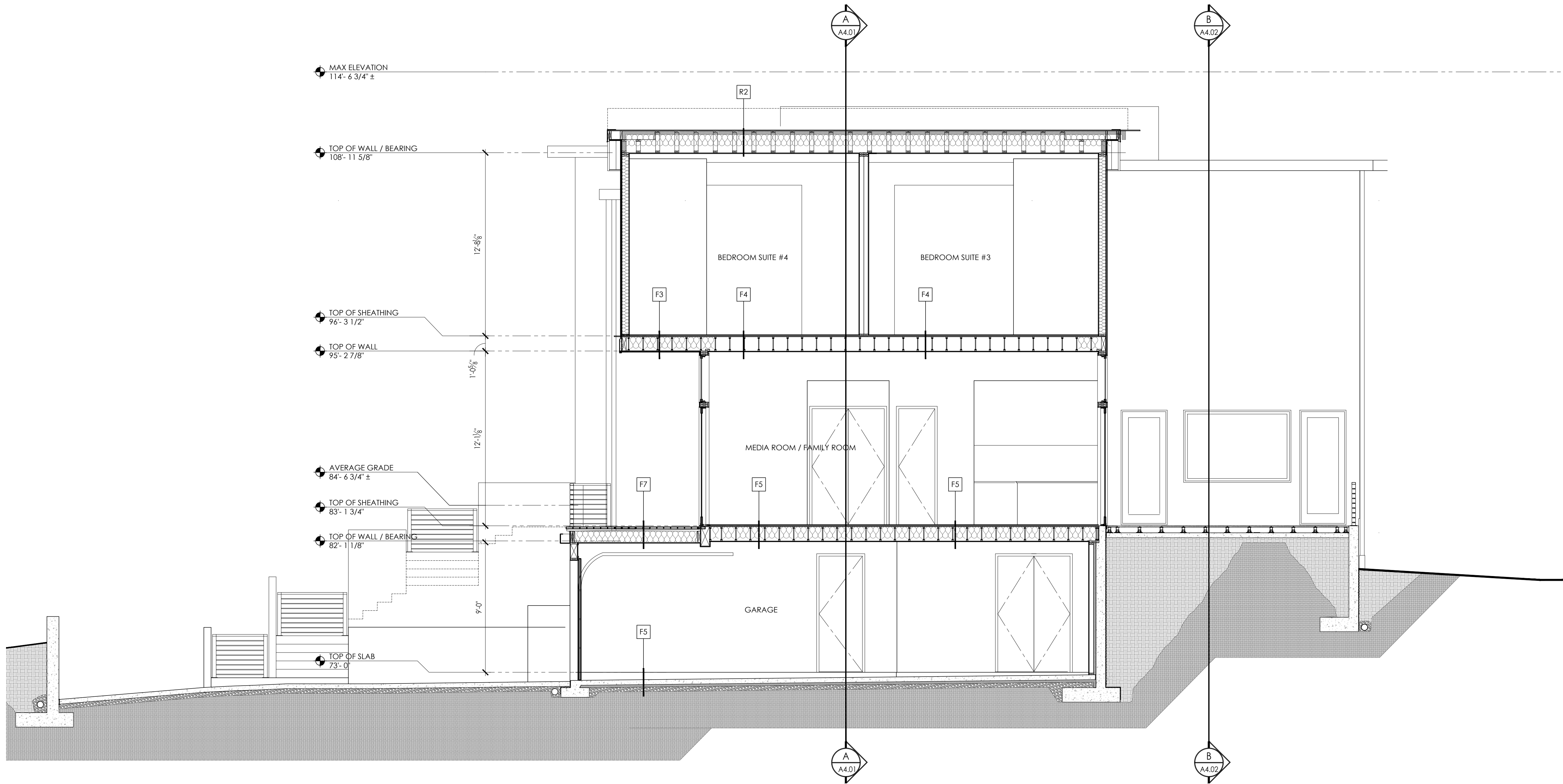
PROJECT NO.: 20140904

DATE ISSUED: 6/05/2017

SHEET NUMBER:

A4.03

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



File: A404 Sections.dwg / Sheet: A404 / Plot Date: June 14, 2017

R1 FLAT ROOF / ROOF DECK ASSEMBLY
3-PLY EPDM SELF-ADHERING MEMBRANE
(SELF-ADHERING CAP SHT OVER
SELF-ADHERING BASE SHT OVER
MECHANICALLY-ADHERED BASE SHT) OVER
TAPERED INSULATION (MIN. R-10 AT LOW POINT) OVER
2 LAYERS OF 30 LB. ROOFING FELTS OVER
3/4 PLYWOOD SHEATHING PER STRUCT. OVER
3" (R-21) SPRAY APPLIED CLOSED CELL INSULATION
W/ VAPOR BARRIER TO UNDERSIDE OF DECKING
R-19 FIBERGLASS BATT INSULATION
(FOR TOTAL ASSEMBLY R-VALUE OF R-50)
ROOF TRUSSES/FRAMING PER STRUCT. W/
5/8 GYPSUM WALLBOARD &
FINISH PER OWNER SELECTION

R2 FLAT ROOF / ROOF DECK ASSEMBLY
3-PLY EPDM SELF-ADHERING MEMBRANE
(SELF-ADHERING CAP SHT OVER
SELF-ADHERING BASE SHT OVER
MECHANICALLY-ADHERED BASE SHT)
3/4 PLYWOOD SHEATHING PER STRUCT.
5" (R-35) SPRAY APPLIED CLOSED CELL INSULATION
W/ VAPOR BARRIER TO UNDERSIDE OF DECKING
R-19 FIBERGLASS BATT INSULATION
(FOR TOTAL ASSEMBLY R-VALUE OF R-54)
ROOF TRUSSES/FRAMING PER STRUCT. W/
5/8 GYPSUM WALLBOARD &
FINISH PER OWNER SELECTION

F1 TYPICAL WOOD FINISH OVER SLAB ON GRADE:
WOOD FINISH PER INTERIORS
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EXTERIOR T&G CEDAR SOFFIT MATERIAL
(SMOOTH FACE EXPOSED)

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1-1/8" T&G 'WARMBOARD' SUBFLOOR FLOOR SHEATHING
(GLUED & SCREWED) WITH HYDRONIC HEATING SYSTEM
FLOOR FRAMING PER STRUCTURAL
(2X DROP CEILING /SOFFIT FRAMING AS INDICATED/APPLICABLE)
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VAPOR BARRIER PVC PRIMER
FINISH PER OWNER SELECTION

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FLOOR FINISH PER INTERIORS
1-1/8" T&G 'WARMBOARD' SUBFLOOR FLOOR SHEATHING
(GLUED & SCREWED) WITH HYDRONIC HEATING SYSTEM
FLOOR FRAMING PER STRUCTURAL
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FINISH PER OWNER SELECTION

F6 TILE FLOOR ASSEMBLY:
TILE (TBD)
THINSET
UNDERLAYMENT/ISOLATION MAT
TYPICAL FLOOR ASSEMBLY

F7 COMPOSITE WOOD DECKING OVER WATERPROOF DECK
ASSEMBLY:
DECKING PER OWNER SELECTION
"DRYJOIST" PVC STRUCTURAL DECK DRAINAGE SYSTEM
DECK FRAMING PER STRUCTURAL
2X SOFFIT FURRING STRIPS
3/8" BEVELED SOFFIT BOARDS (SMOOTH FACE EXPOSED) W/
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S1 TYPICAL DRIVEWAY ASSEMBLY
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SLOPED TO DRAIN (1/4" PER FT.),
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REINFORCED CONCRETE SLAB / STEPS PER STRUCT.,
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STAINED & SCORED, OVER
6" MINIMUM COMPACTED STRUCT. FILL OVER
UNDISTURBED SOIL.

F8 PATIO PAVERS OVER PIT SET PEDESTAL SYSTEM:
PAVERS PER OWNER SELECTION
LEVELING PEDESTALS
CONCRETE SEALER
REINFORCED 4" CONCRETE SLAB (SLOPE TO DRAIN 1/8" PER FOOT TO
TRENCH DRAIN)
6" MINIMUM COMPACTED SAND BASE OVER
UNDISTURBED SOIL.

GENERAL NOTES

- HANDRAIL 34"-38" ABOVE TREAD NOSING. STYLE & CONFIGURATION PER OWNER SELECTION. TBD.
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CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:



EAST MERCER RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

SHEET ISSUE:

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MUNICIPALITY REVIEW:

PROJECT # MERCER ISLAND 15 - 015

SHEET TITLE:

BUILDING SECTION 'D'

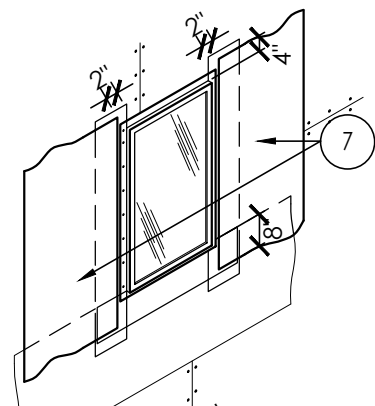
PROJECT NO.: 20140904
DATE ISSUED: 6/05/2017

SHEET NUMBER:

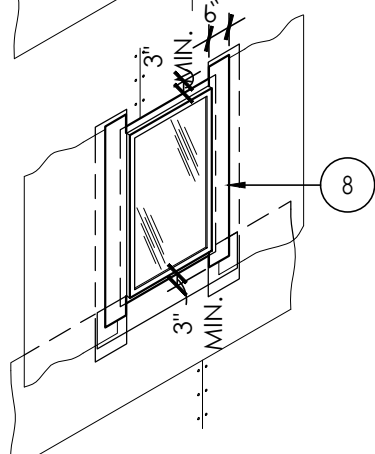
A4.04

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

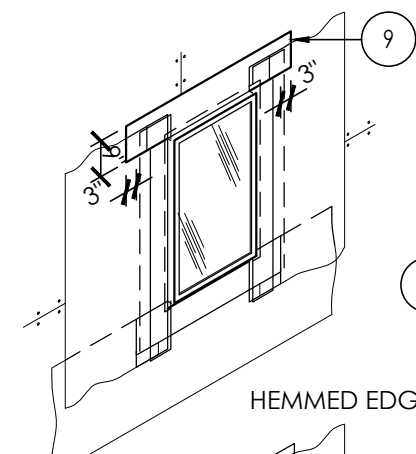
W.R.B. & FLASHING SEQUENCE AT BUILDING PENETRATIONS



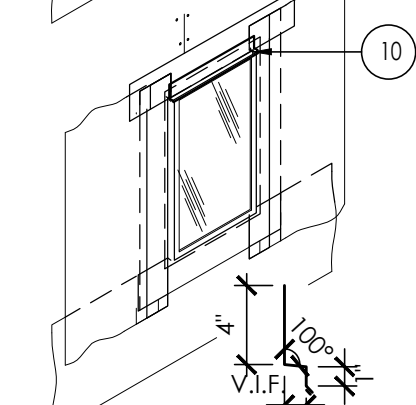
7 BLEEDER STRIPS AT JAMBS:
INSTALL ONE COURSE OF
WEATHER-RESISTIVE BARRIER
VERTICALLY AT JAMBS. OFFSET EDGE
OF WEATHER-RESISTIVE BARRIER 2"
FROM ROUGH OPENING.



8 SELF-ADHESIVE JAMB FLASHING:
WIPE CLEAN NAILING FLANGE AND
BASE FLASHING. APPLY 6" WIDE
SELF-ADHESIVE JAMB FLASHING
(FORTIFIBER "MOISTOP FORTIFLASH")
OVER NAILING FLANGE. APPLY FIRM
PRESSURE WITH A ROLLER ALONG
ENTIRE SELF-ADHESIVE STRIP TO
ENSURE A CONTINUOUS SEAL.



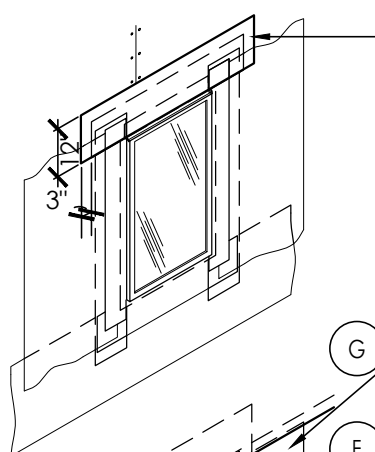
9 SELF-ADHESIVE HEAD MEMBRANE
FLASHING:
WIPE CLEAN THE WINDOW FLANGE,
PREVIOUS FLASHING LAYERS AND
SUBSTRATE. APPLY 9" WIDE
SELF-ADHESIVE HEAD FLASHING
(FORTIFIBER "MOISTOP EZ-SEAL") OVER
THE WINDOW FLANGE, BASE FLASHING
AND SELF-ADHESIVE JAMB FLASHING.
USING A ROLLER, APPLY FIRM PRESSURE
ALONG THE ENTIRE SELF-ADHESIVE STRIP
TO ENSURE A CONTINUOUS SEAL.



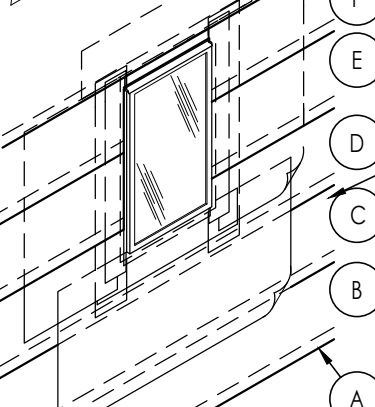
TYPICAL HEAD
FLASHING PROFILE

METAL SIDING APPLICATION:
APPLY METAL FLASHING DIRECTLY
ABOVE WINDOW. EXTEND FLASHING
BEYOND WINDOW FRAME 3/4" EACH
SIDE, OR THE MINIMUM REQUIRED TO
COVER 1/2" SEALANT JOINT.

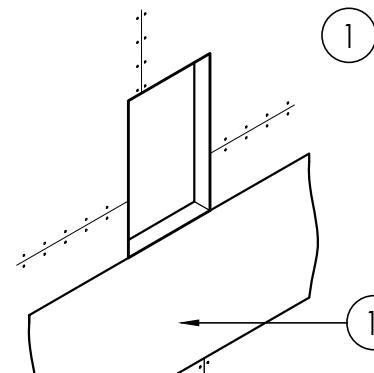
10 TYPICAL 24 GA. METAL HEAD
FLASHING:
PROVIDE END DAM AT BOTH ENDS OF
HEAD FLASHING
(SEE WINDOW HEAD DETAIL)



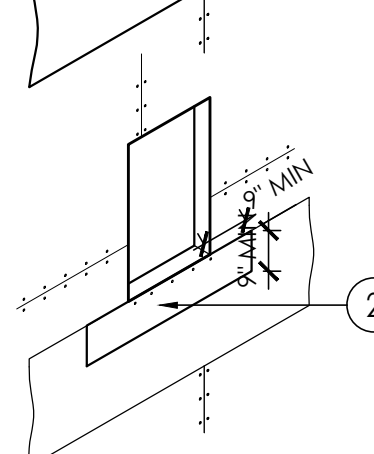
11 WATERPROOF HEAD FLASHING MEMBRANE:
INSTALL MEMBRANE (FORTIFIBER
"FORTIFLASH") OVER METAL HEAD
FLASHING. APPLY FIRM PRESSURE WITH A
ROLLER ALONG THE ENTIRE SELF-ADHESIVE
STRIP TO ENSURE A CONTINUOUS SEAL.
FASTEN AT CORNERS AND MIDPOINT.



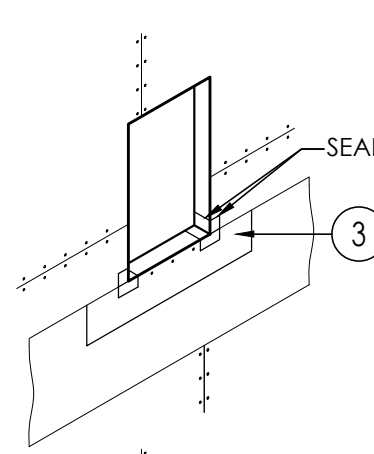
12 WEATHER-RESISTIVE BARRIER:
START AT THE BOTTOM OF THE WALL, LAY
WEATHER-RESISTIVE BARRIER UP THE
WALL, OVERLAPPING 1/2 ROLL + 4" MIN.
HORIZ. AND 6" VERTICAL IN
WEATHERBOARD FASHION. MAKE SURE
THAT COURSE 'C' AND 'D' ARE PLACED
UNDER THE SILL STRIP FLASHING AND
JAMB FLASHING. ALIGN VERTICAL EDGE
OF W.R.B. WITH SIDES OF HEAD FLASHING
(LETTERS REFER TO ORDER OF
INSTALLATION)



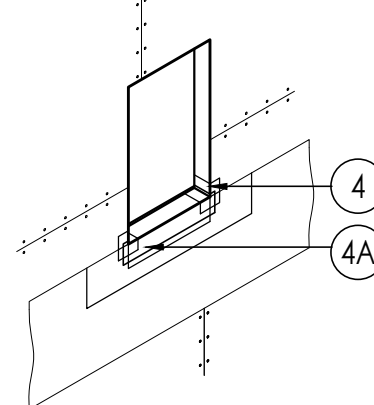
1 WEATHER-RESISTIVE BARRIER MATERIAL AT SILL:
INSTALL ONE COURSE OF WEATHER-RESISTIVE
BARRIER AT SILL. FASTEN ONLY THE TOP OF
WEATHER-RESISTIVE BARRIER TO SUBSTRATE, TO
ALLOW (FOLLOWING) LOWER COURSE OF
WEATHER RESISTIVE BARRIER TO GO UNDERNEATH.



2 BASE FLASHING - SILL:
INSTALL WATER-RESISTANT BASE
FLASHING (FORTIFIBER "NEXT")
AT SILL, ON TOP OF
WEATHER-RESISTIVE BARRIER.



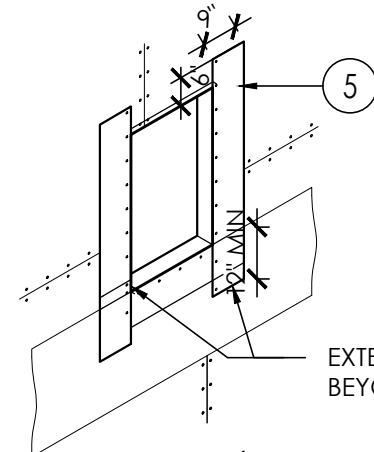
3 CORNER SHIELD:
FASTEN PRE-FORMED CORNER
SHIELDS IN BEAD OF SEALANT AT
JAMB TO FRAMING. CUT TO FIT TIGHT
TO EXISTING LINER. DO NOT NAIL
THROUGH SILL.



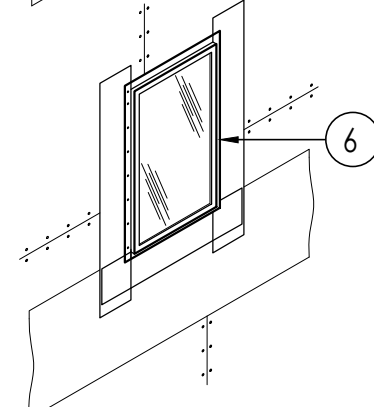
4 SILL WRAP:
INSTALL SELF-ADHESIVE SILL WRAP
FLASHING (FORTIFIBER "FORTIFLASH")
AT SILL, ON TOP OF BASE FLASHING
AND CORNER SHIELDS. INSTALL UP
TO LINER.



4A SILL PAN:
METAL SILL PAN WITH VERTICAL
INTERIOR LIP OVER SILL WRAP



5 VERTICAL BASE FLASHING - JAMB:
INSTALL VERTICAL BASE FLASHING
(FORTIFIBER "MOISTOP") OVER SILL
FLASHING.



6 WINDOW FLANGE W/ SILICONE SEALANT:
APPLY CONTINUOUS BEAD OF SILICONE
SEALANT (ASTM C-920 TYPE "S" GRADE N.S.
CLASS 2S) ALONG TOP, SIDES AND BOTTOM
OF WINDOW FLANGE. DO NOT NAIL AT
WINDOW HEAD. INSTALL WINDOW IN
OPENING PER MANUFACTURER'S
SPECIFICATIONS.

NOTES

MATERIALS / ASSEMBLIES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL APPLICABLE COUNTY, AND LOCAL BUILDING AND FIRE CODES AS REQUIRED.
2. ALL WOOD AND SONITUBE FORMS USED FOR CONCRETE IN THE GROUND OR BETWEEN FOUNDATION SILLS & THE GROUND SHALL BE REMOVED.
3. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WOOD OR ANY SPECIES OR FOUNDATION GRADE CEDAR OR REDWOOD, ALL MARKED BY AN APPROVED TESTING AGENCY.
4. PROVIDE 90# FELT BETWEEN POSTS & CONCRETE.
5. PROVIDE DRAFT STOPS, FIRE BLOCKING, AND FIRESTOPS AS REQUIRED BY CODE.
6. FLASHING AND COUNTER FLASHING TO BE MIN. 24 GAUGE OF CORROSION-RESISTANT METAL AND SHALL BE INSTALLED IN COMPLIANCE WITH LOCAL BUILDING CODES AND MANUFACTURES RECOMMENDATIONS.
7. GENERAL CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL WALL-MOUNTED HARDWARE, TOILET ACCESSORIES, TOWEL BARS, LIGHT FIXTURES, BUILT-INS, ETC., AS REQUIRED FOR SECURE AND PROPER INSTALLATION.
8. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR CEDAR.
9. ALL STRUCTURAL PANEL COMPONENTS OF THE RESIDENCE SHALL COMPLY WITH APPROPRIATE STANDARDS FOR THE EMISSION OF FORMALDEHYDE. THE BACK-DRAFTING OF COMBUSTION BY-PRODUCTS FROM COMBUSTION APPLIANCES SHALL BE MINIMIZED THROUGH THE USE OF DAMPERS, VENTS, OUTSIDE COMBUSTION AIR SOURCES, OR OTHER APPROPRIATE TECHNOLOGIES (RCW 19.27.190 VER 1)

CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:



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MUNICIPALITY REVIEW:

PROJECT # MERCER ISLAND 15 - 015

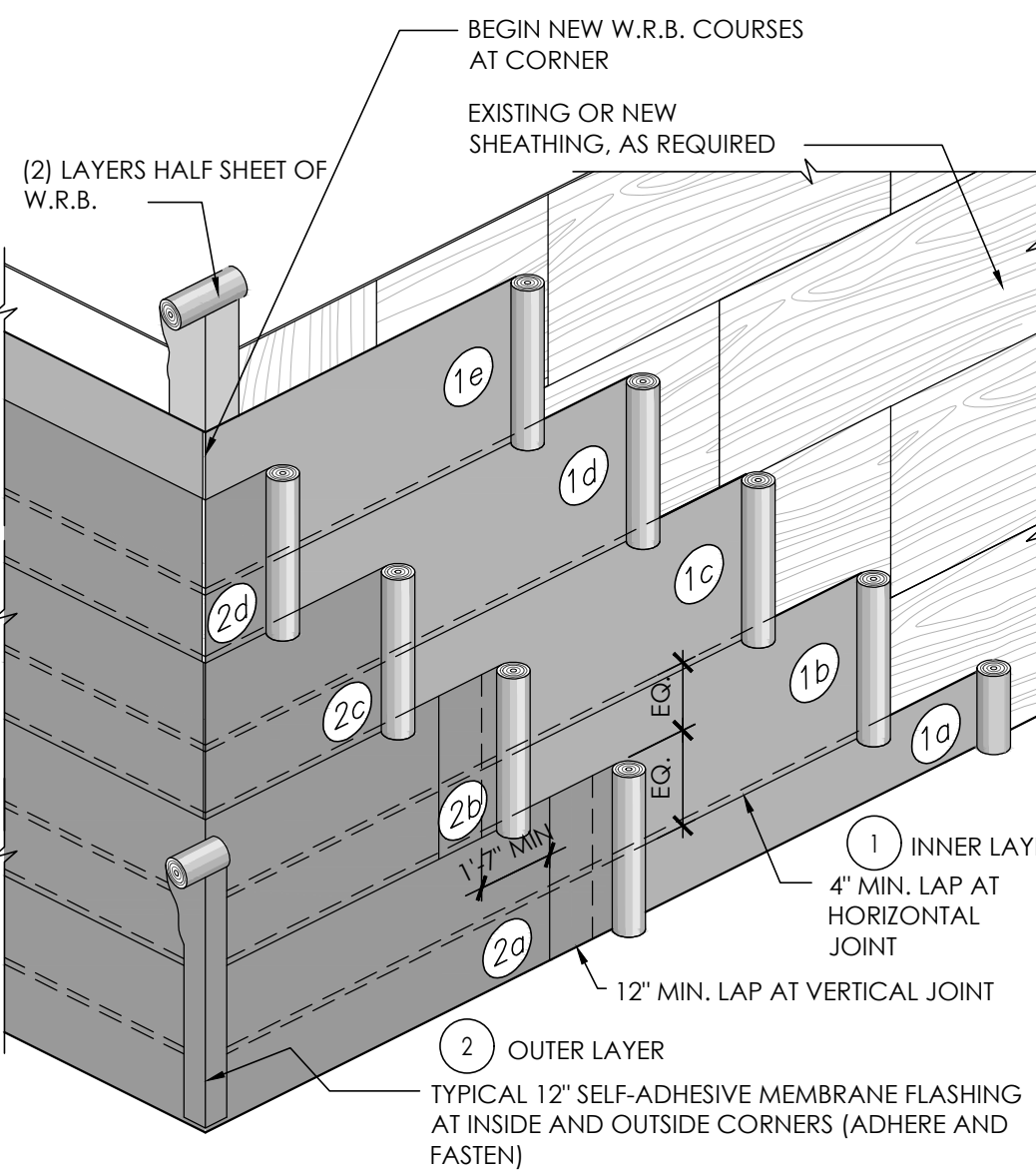
SHEET TITLE:

TYPICAL WALL, FLOOR, & ROOF ASSEMBLIES
W.R.B. & FLASHING SEQUENCE AT
BUILDING PENETRATIONS

PROJECT NO.: 20140904
DATE ISSUED: 6/05/2017

SHEET NUMBER:

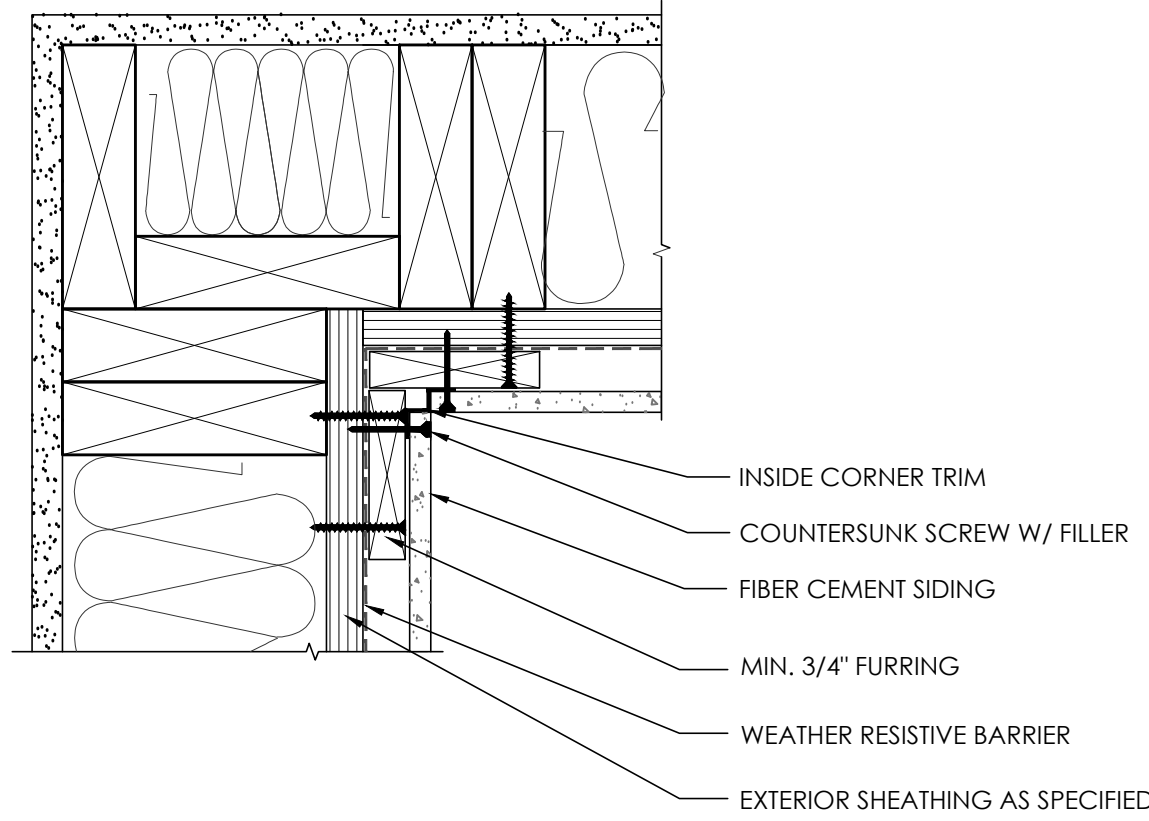
A8.01



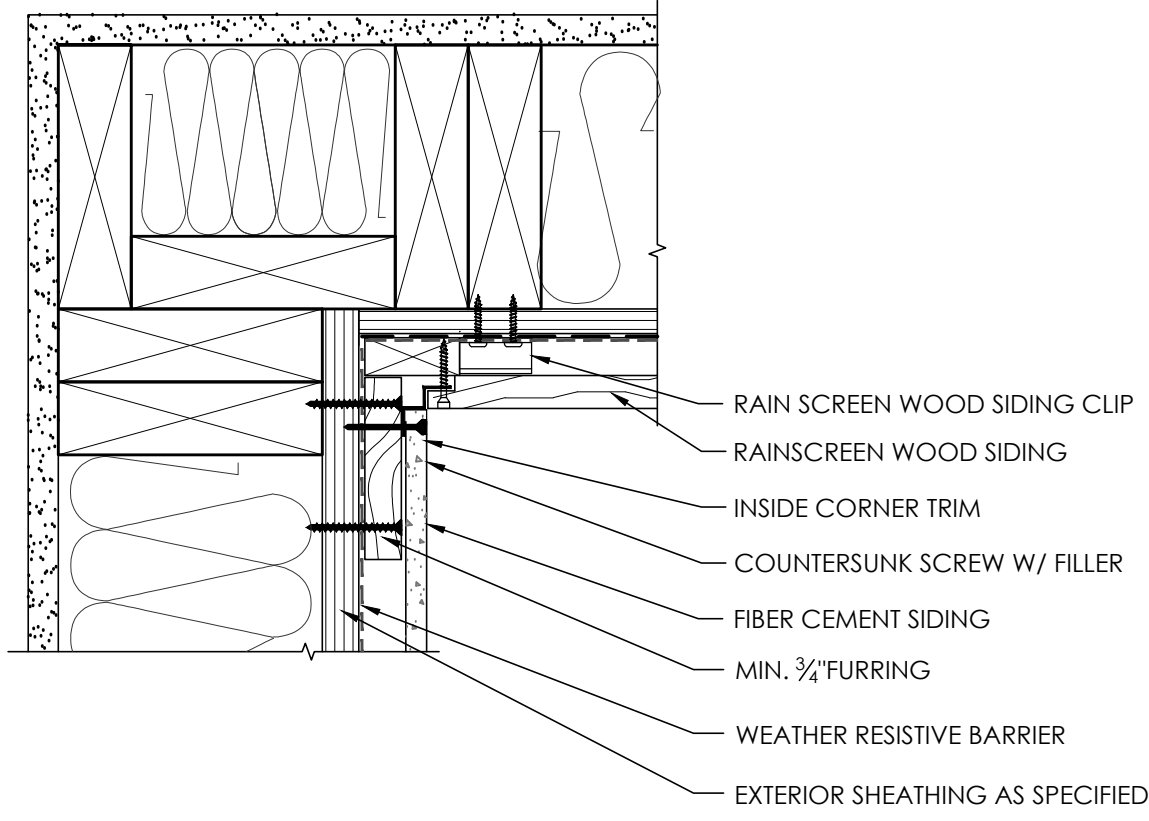
TYPICAL SEQUENCING OF WEATHER RESISTIVE MEMBRANE PRIOR TO INSTALLATION OF
EXTERIOR FINISH MATERIAL

A1 WEATHER RESISTIVE BARRIER
NTS

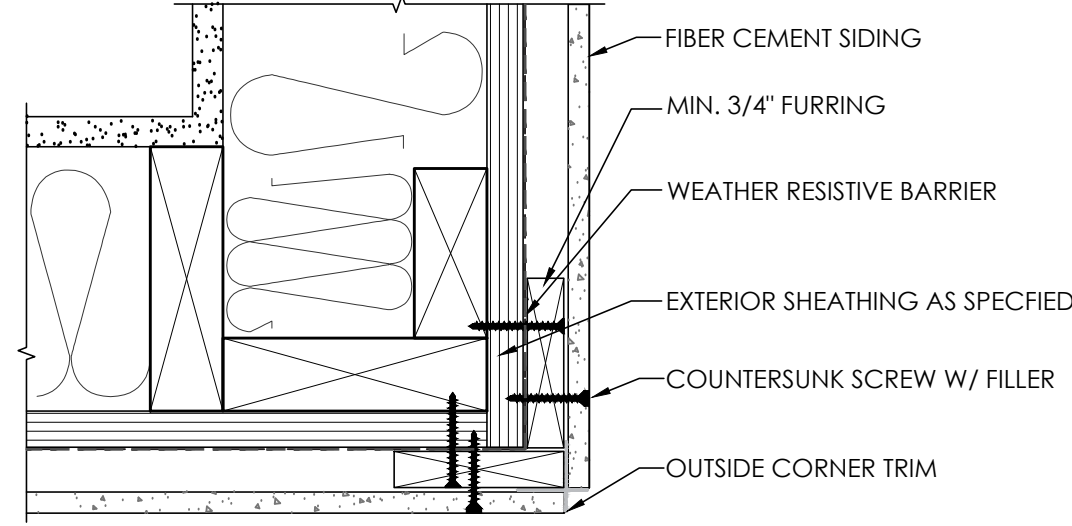
File: A8.02 Details.dwg / Sheet: A8.02 / Plot Date: June 14, 2017



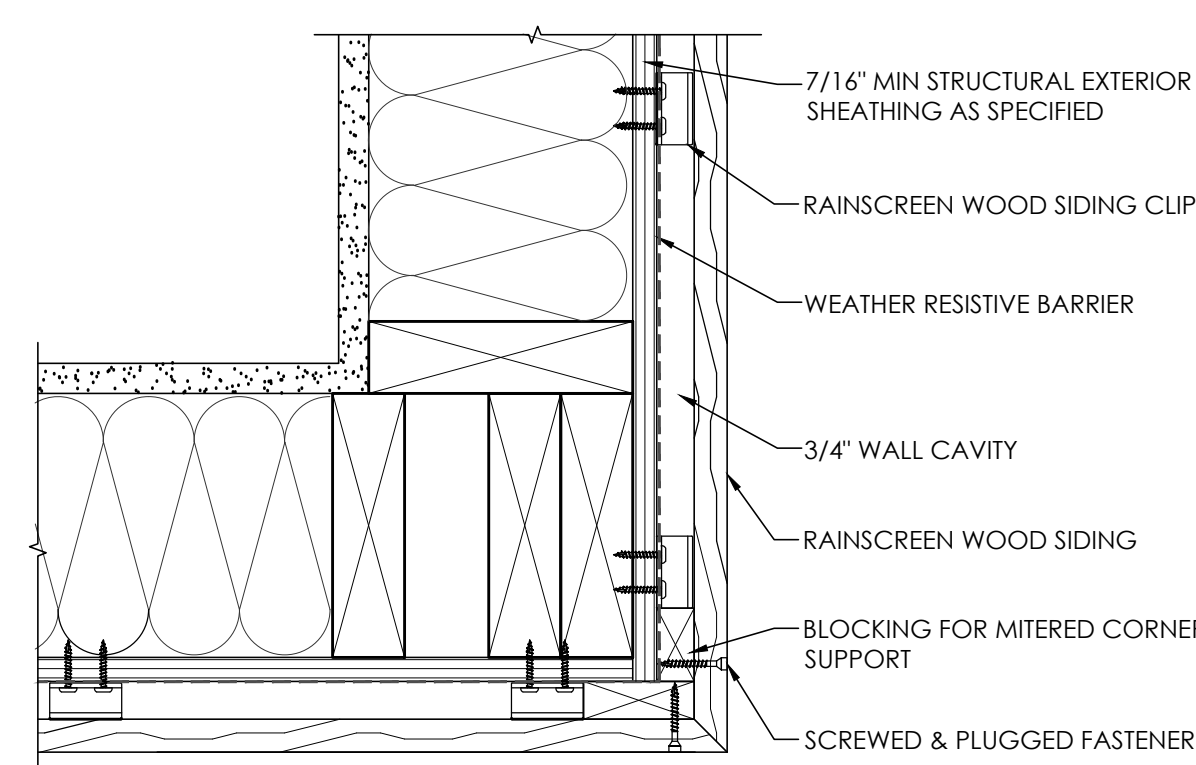
D1 PLAN DETAIL AT INSIDE CORNER TRIM
SCALE: 3" = 1'-0"



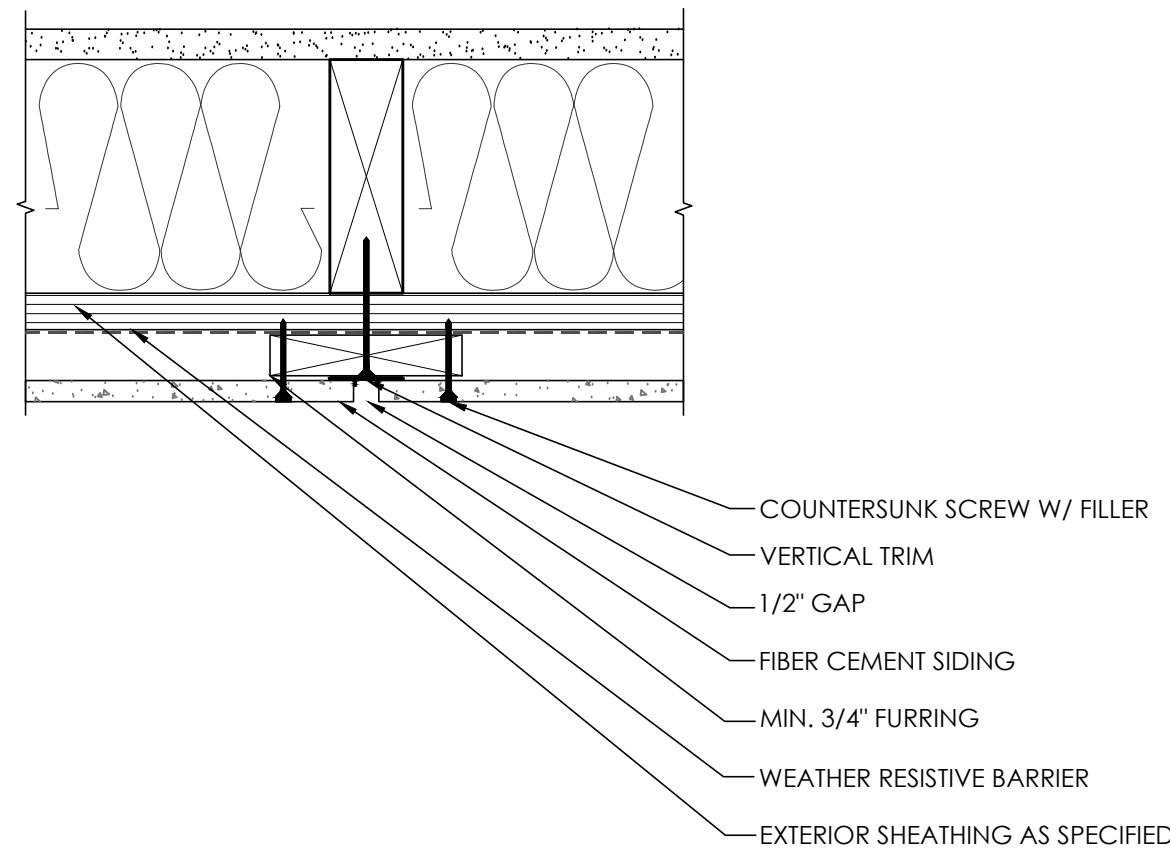
D2 INSIDE CORNER - FIBER CEMENT TO WOOD
SCALE: 3" = 1'-0"



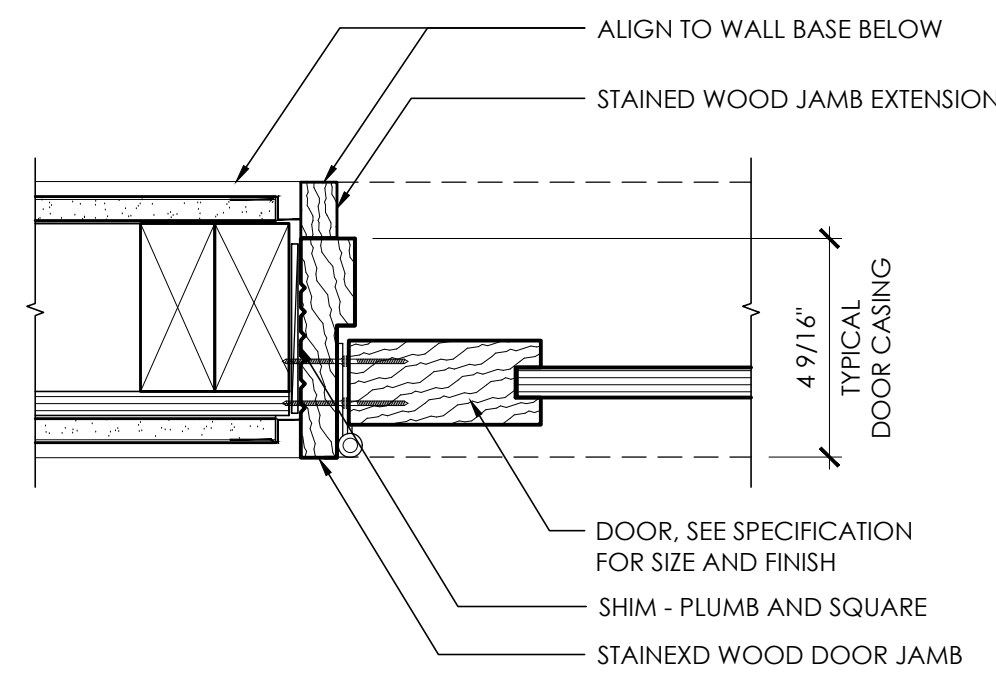
D3 PLAN DETAIL AT OUTSIDE CORNER TRIM
SCALE: 3" = 1'-0"



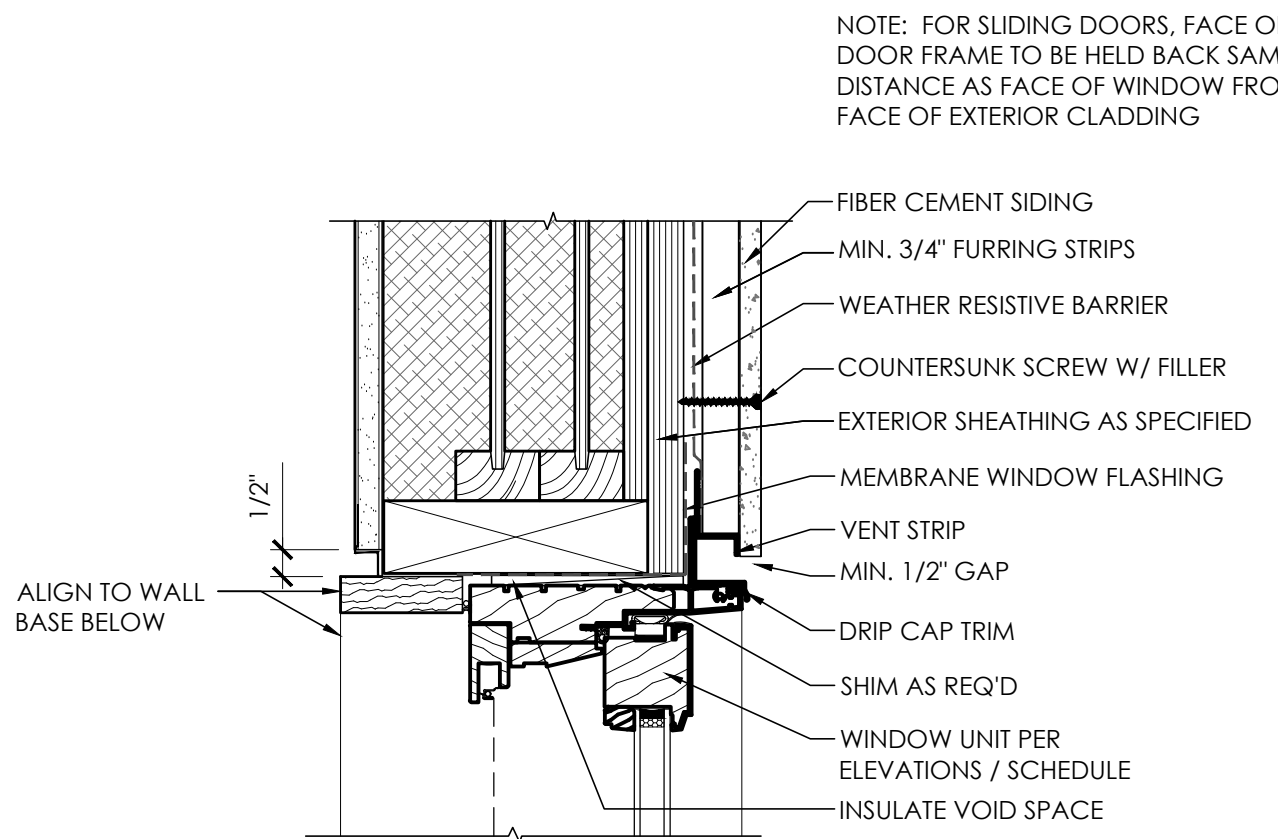
D5 OUTSIDE CORNER AT WOOD SIDING
SCALE: 3" = 1'-0"



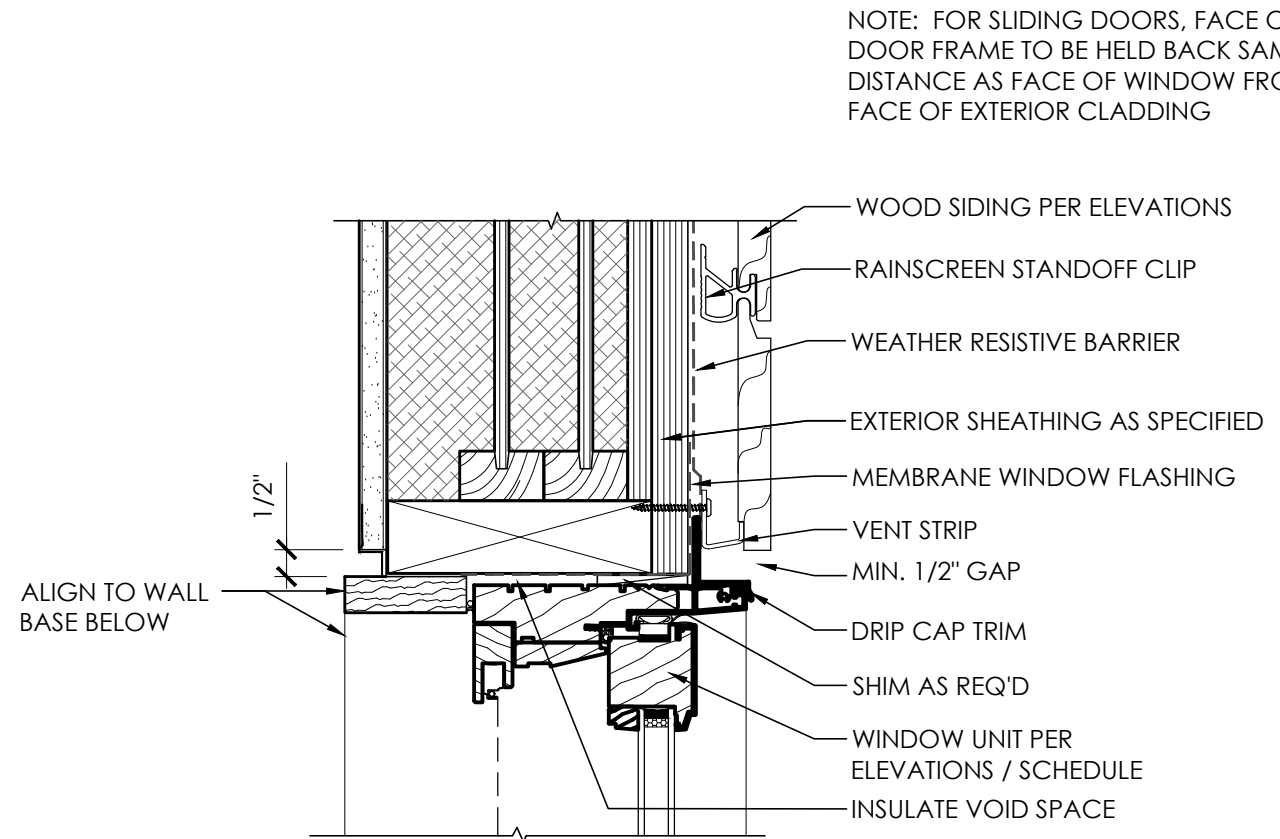
C1 PANEL SECTION W/ VERTICAL TRIM
SCALE: 3" = 1'-0"



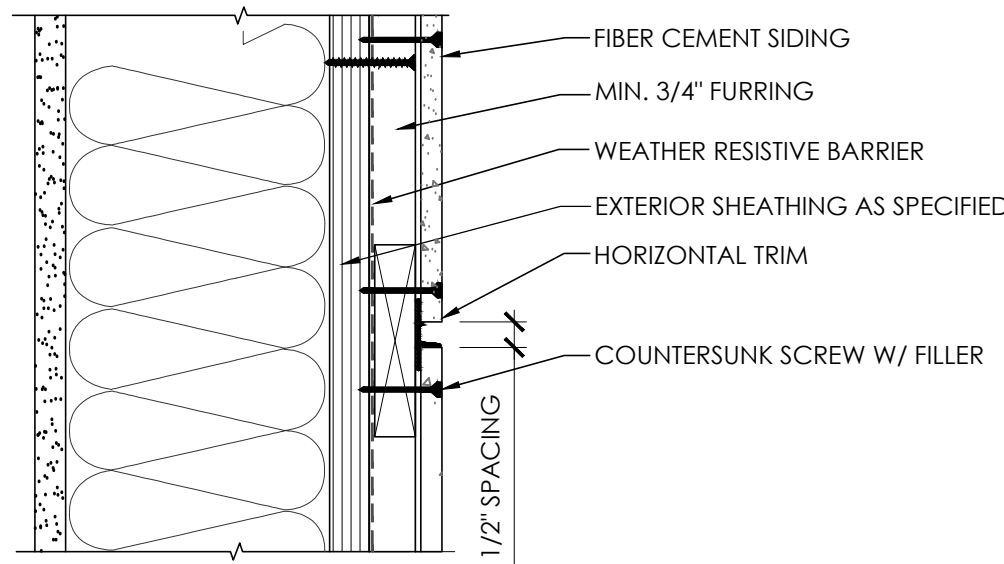
C2 INTERIOR DOOR JAMB
SCALE: 3" = 1'-0"



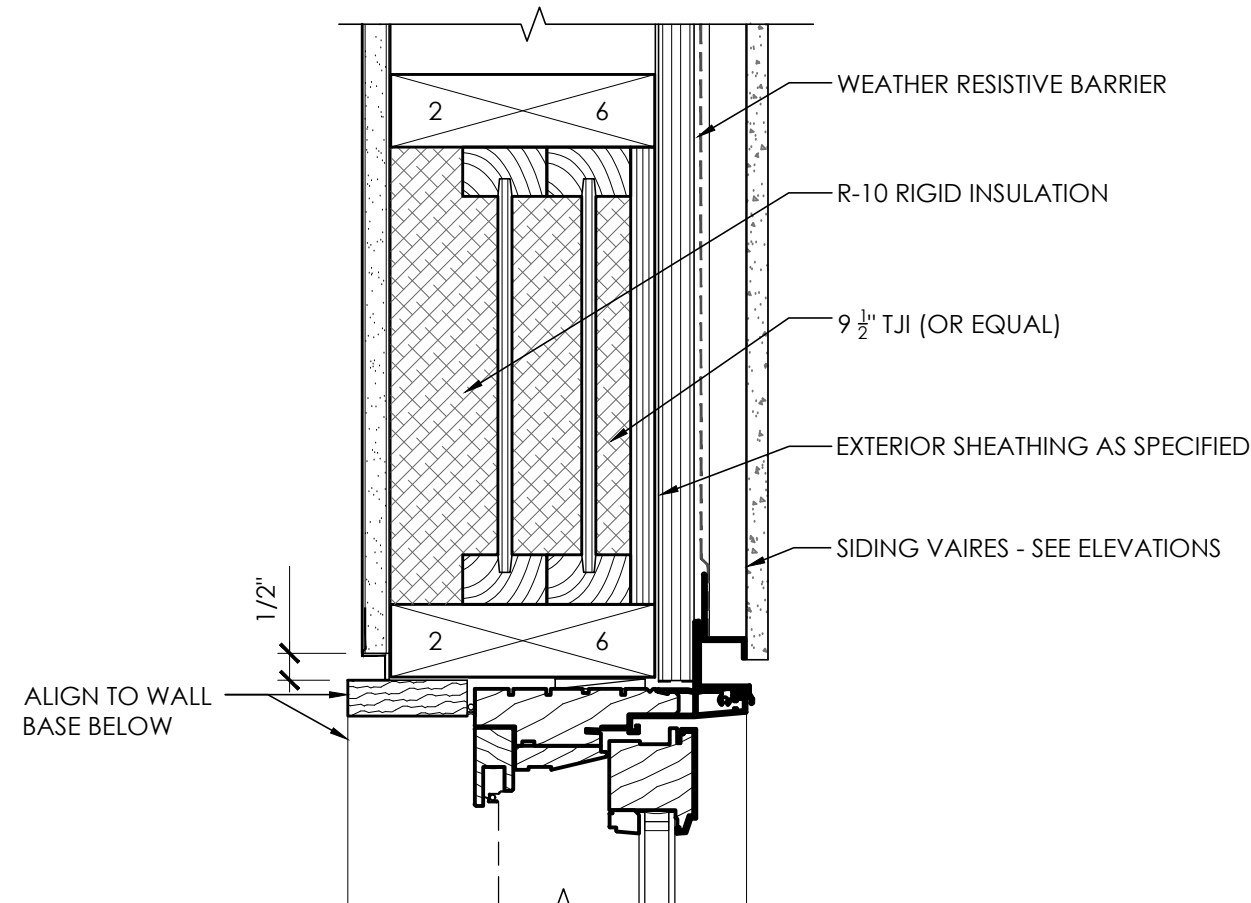
C3 WINDOW HEAD AT SIDING - DOOR HEAD SIM.
SCALE: 3" = 1'-0"



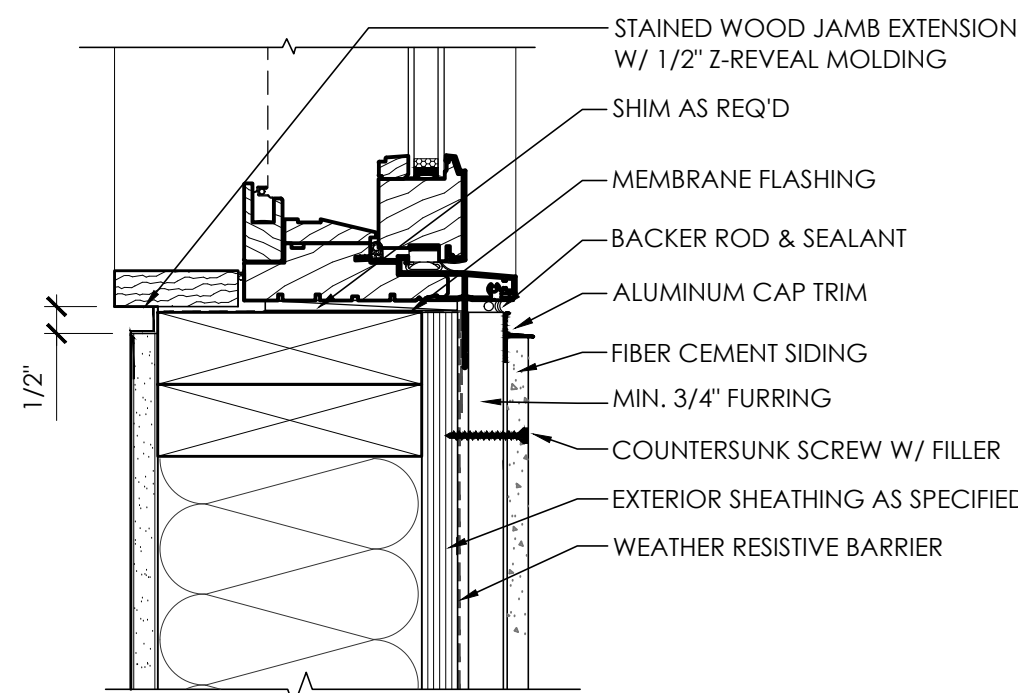
C5 WINDOW HEAD AT WOOD SIDING - DOOR HEAD SIM.
SCALE: 3" = 1'-0"



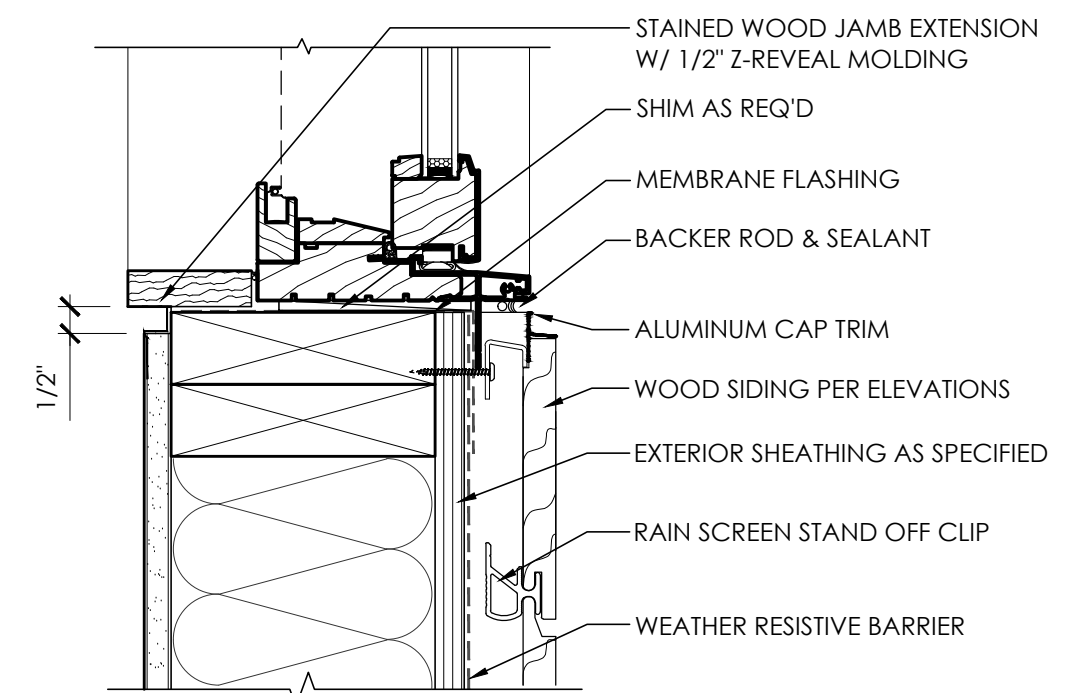
B1 PANEL SECTION W/ HORIZONTAL TRIM
SCALE: 3" = 1'-0"



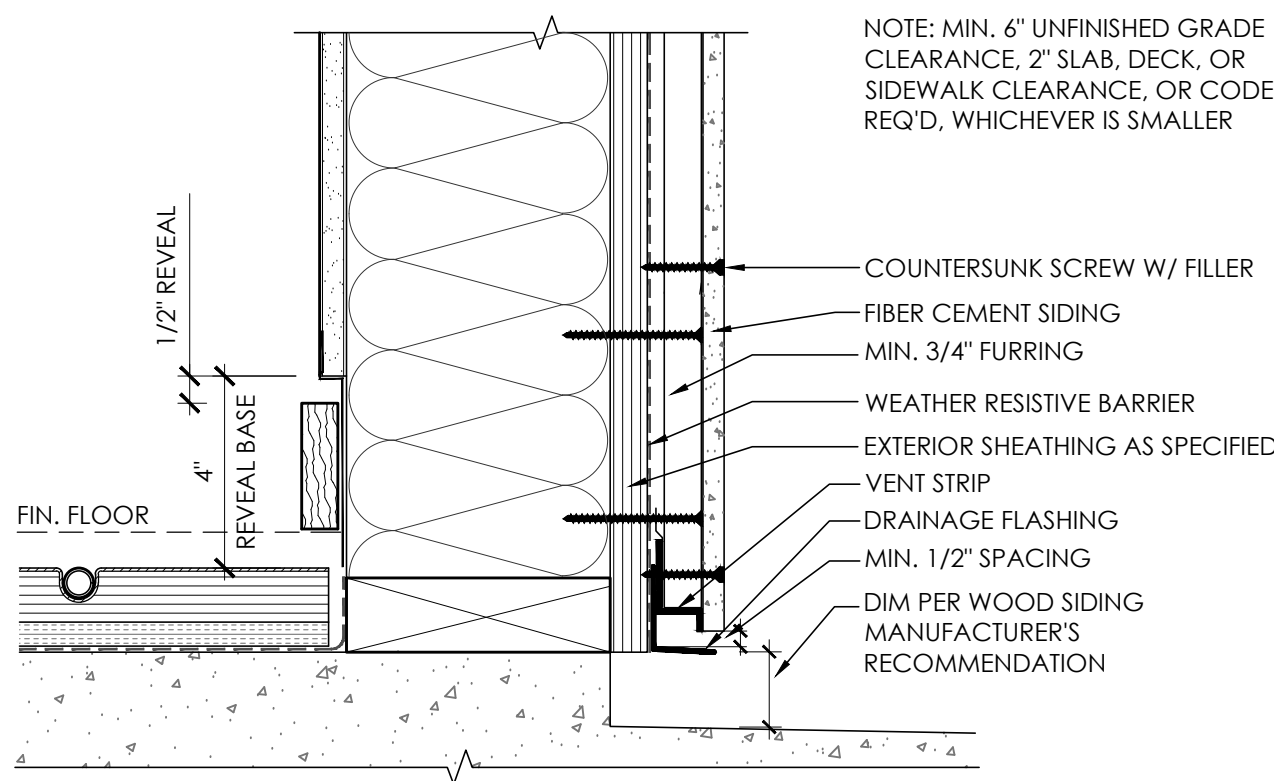
B2 TYPICAL WINDOW/DOOR HEADER
SCALE: 3" = 1'-0" CONTRACTOR OPTION



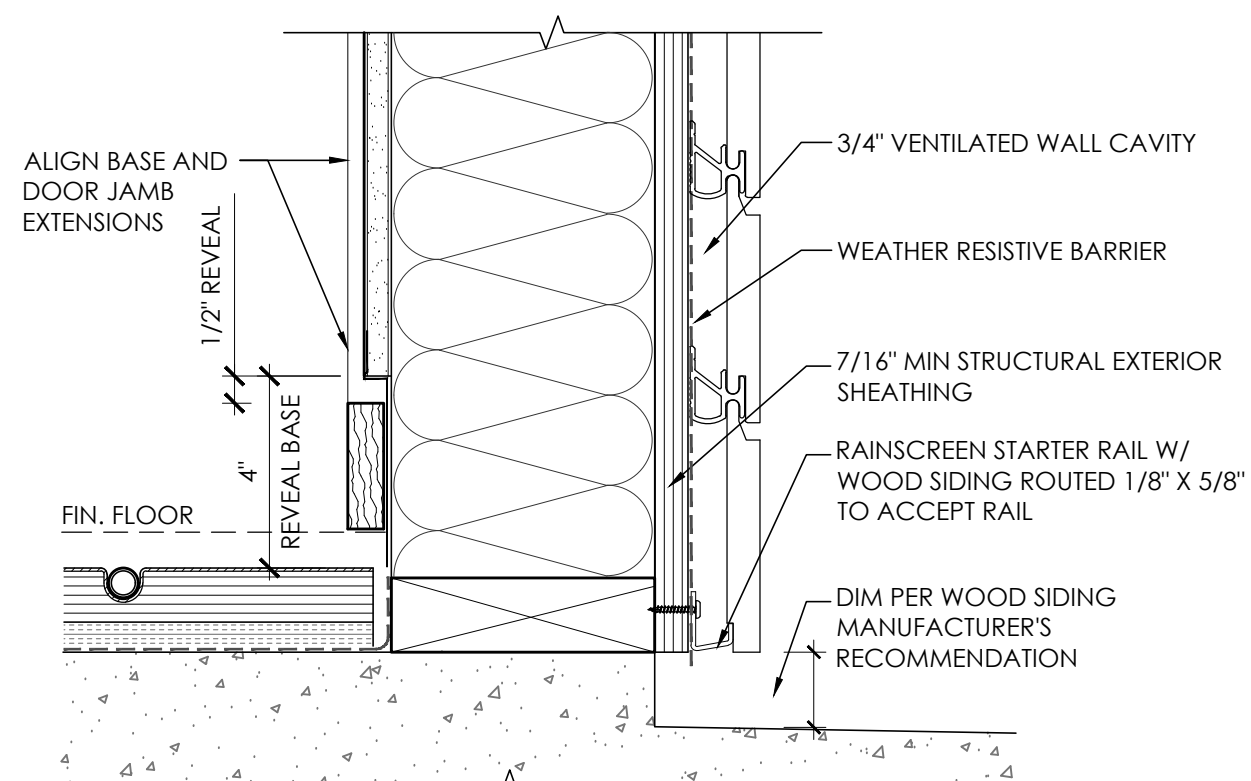
B3 WINDOW SILL AT SIDING
SCALE: 3" = 1'-0"



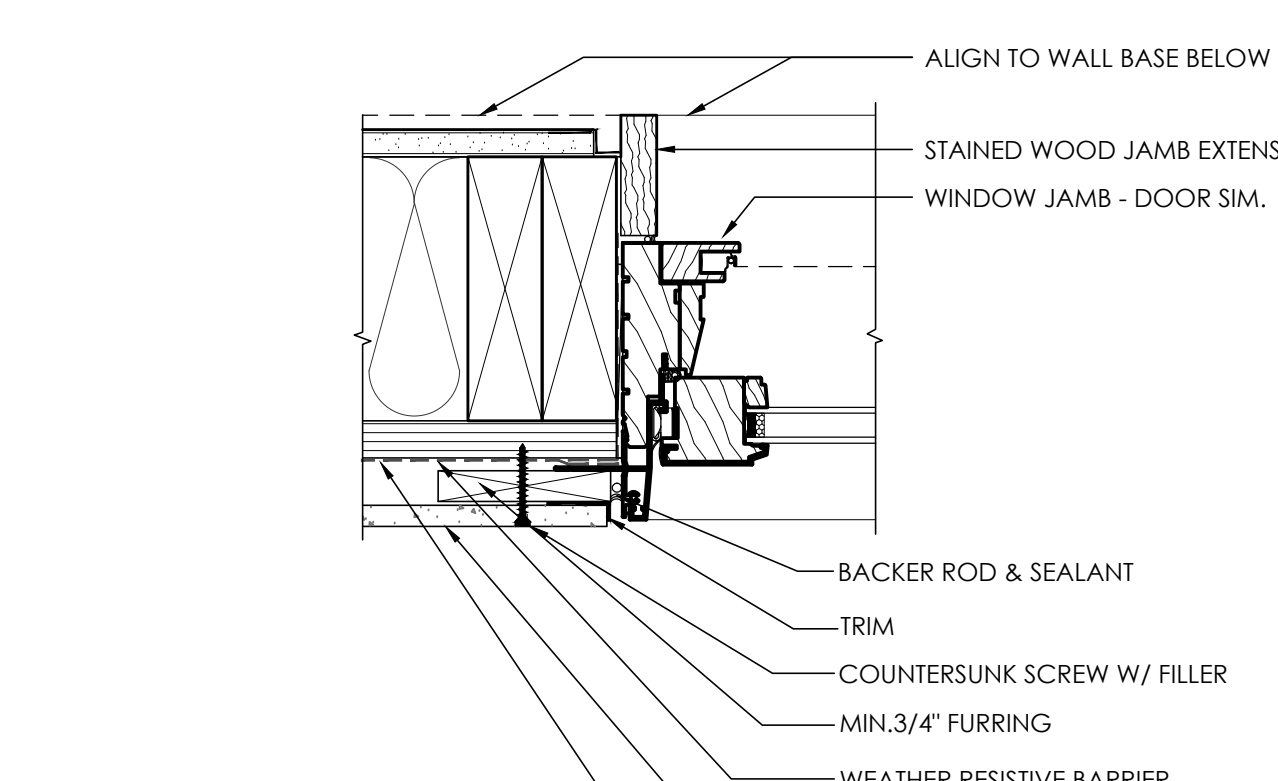
B5 WINDOW SILL AT WOOD SIDING
SCALE: 3" = 1'-0"



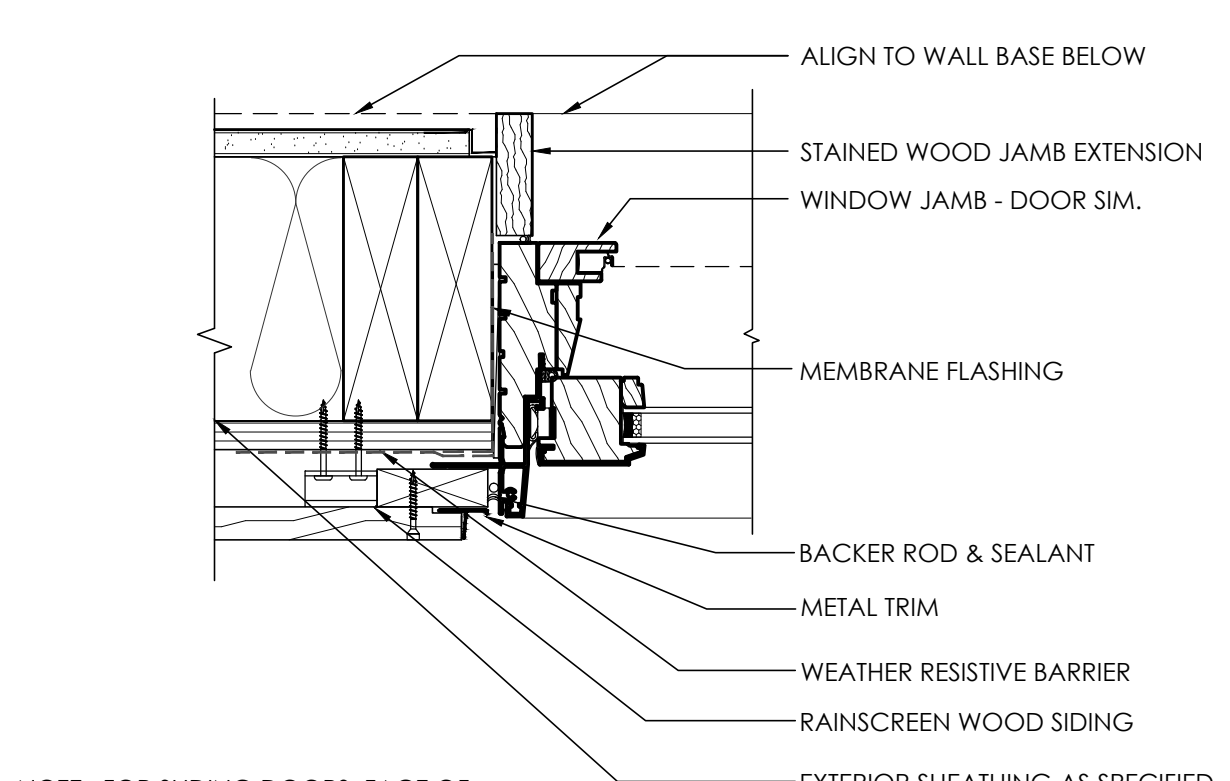
A1 FOUNDATION DETAIL
SCALE: 3" = 1'-0"



A2 FOUNDATION DETAIL
SCALE: 3" = 1'-0"



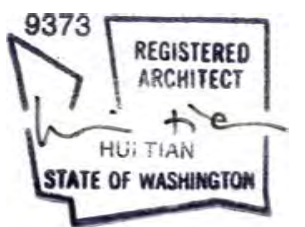
A3 WINDOW JAMB AT SIDING - DOOR JAMB SIM.
SCALE: 3" = 1'-0"



A5 WINDOW JAMB AT WOOD SIDING - DOOR JAMB SIM.
SCALE: 3" = 1'-0"

CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:
Barcelo homes
PO BOX 1733 AUBURN, WA 98071
Phone: (206) 724-1072

EAST MERCER RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

SHEET ISSUE:

6/24/2015	PERMIT SUBMITTAL
8/29/2016	PERMIT APPROVED
6/05/2017	REVISION TO PERMIT

MARK DATE DESCRIPTION

MUNICIPALITY REVIEW:

PROJECT # MERCER ISLAND 15 - 015

SHEET TITLE:

EXTERIOR DETAILS - CLADDING

PROJECT NO.: 20140904

DATE ISSUED: 6/05/2017

SHEET NUMBER:

A8.02

OPENING SCHEDULE - LEVEL 1 - INTERIOR DOORS											
MARKER	DIMENSION		FIRE RATING (MIN)	HARDWARE	TYPE	FRAME		HEAD	DETAILS		REMARKS
	W	H				TYPE	FINISH		JAMB	SILL	
100A	3'-0"	8'-0"	20 MIN	TBD	PASSAGE W/ SELF CLOSING HINGES	WOOD	STAINED	A3/A9.01	A3/A9.01	N/A	
100B	3'-0"	8'-0"	20 MIN	CALL BUTTON	ELEVATOR W/ SELF CLOSING HINGES						
100C	2'-6"			TBD	PASSAGE						
101	2'-6"				PRIVACY						
102A	2'-6"				PRIVACY						
102C	PAIR 2'-0"				PASSAGE / CLOSET						
103A	12'-0"				SLIDING POCKET						
103D	PAIR 2'-6"				PASSAGE / CLOSET						
104A	3'-0"	8'-0"	TEMPERED		PIVOT GLASS DOOR / 1/2" LAMINATED GLASS	GLASS	CLEAR	N/A	N/A	N/A	
105	2'-6"	8'-0"			PRIVACY	WOOD	STAINED	A3/A9.01	A3/A9.01	N/A	
106	3'-0"		20 MIN		PASSAGE W/ SELF CLOSING HINGES						
109	2'-6"				PASSAGE						
113C	PAIR 2'-6"		20 MIN.		PASSAGE W/ SELF CLOSING HINGES						

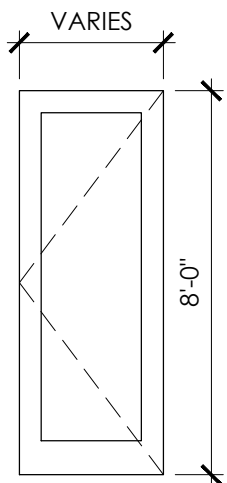
OPENING SCHEDULE - LEVEL 2 - INTERIOR DOORS											
MARKER	DIMENSION		FIRE RATING (MIN)	HARDWARE	TYPE	FRAME		HEAD	DETAILS		REMARKS
	W	H				TYPE	FINISH		JAMB	SILL	
200B	PAIR 2'-6"	8'-0"		TBD	PASSAGE / CLOSET	WOOD	STAINED	A3/A9.01	A3/A9.01	N/A	
203	4'-6"				BARN SLIDER						
204B	3'-0"				PASSAGE						
204C	3'-0"				POCKET/PASSAGE						
204D	3'-0"				POCKET/PASSAGE						
206	3'-0"				PASSAGE						
207A	2'-4"				PASSAGE / CLOSET						
207B	3'-0"		20 MIN		PASSAGE						
208	2'-4"				PASSAGE / CLOSET						
209	2'-8"				PRIVACY						
210B	PAIR 2'-4"				PRIVACY						
211	2'-6"				PRIVACY						

OPENING SCHEDULE - LEVEL 3 - INTERIOR DOORS											
MARKER	DIMENSION		FIRE RATING (MIN)	HARDWARE	TYPE	FRAME		HEAD	DETAILS		REMARKS
	W	H				TYPE	FINISH		JAMB	SILL	
300A	PAIR 2'-4"	8'-0"		TBD	PASSG / CLOSET	WOOD	STAINED	A3/A9.01	A3/A9.01	N/A	
300B	3'-0"				PASSAGE						
302	3'-0"				PASSAGE / CLOSET						
303A	PAIR 2'-4"				PASSAGE / CLOSET						
304	3'-0"				PASSAGE / CLOSET						
305A	5'-0"				BARN SLIDER						
305B	2'-8"				PRIVACY						
306	2'-6"				PRIVACY						
307	3'-0"				PRIVACY						
308	3'-0"				BARN SLIDER						
309	3'-0"				PASSAGE						
310	2'-6"				PRIVACY						
311	3'-0"				PASSAGE / CLOSET						
312	3'-0"				PRIVACY						
313	3'-0"				PRIVACY						
314	3'-0"				BARN SLIDER						
315	2'-6"				PRIVACY						

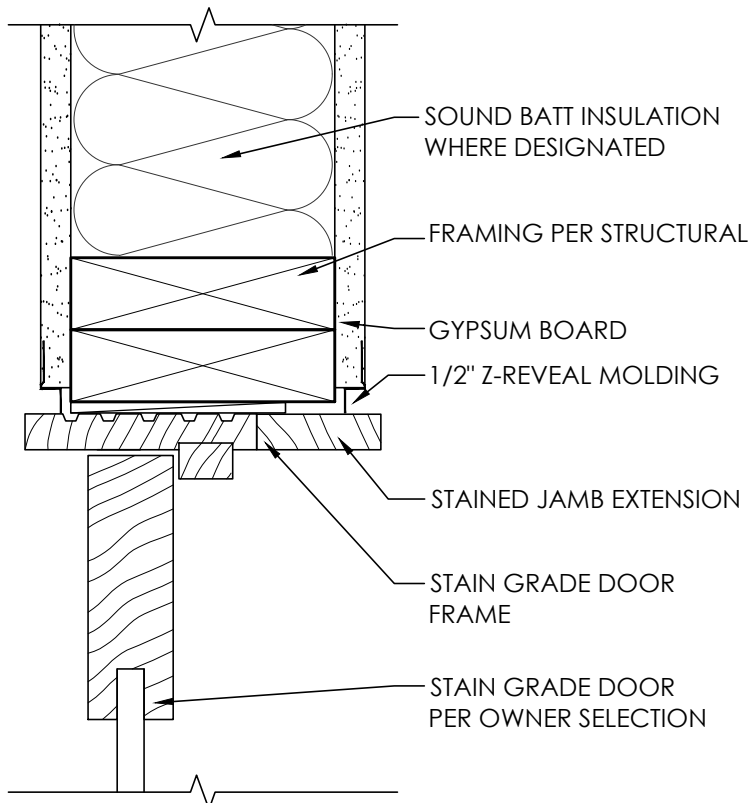
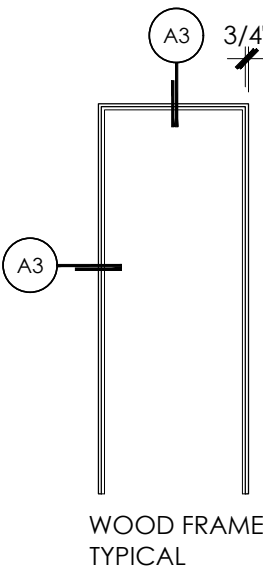
GENERAL FINISH NOTES

2012 IBC INTERIOR FINISH (CHAPTER 7, 8, 12 & 16)

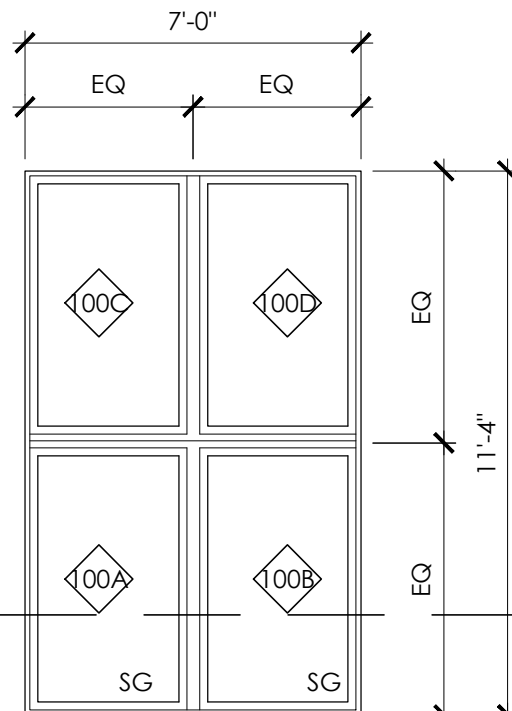
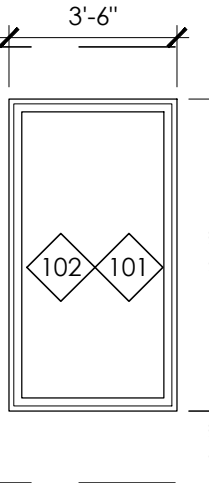
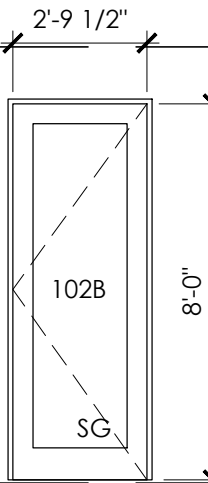
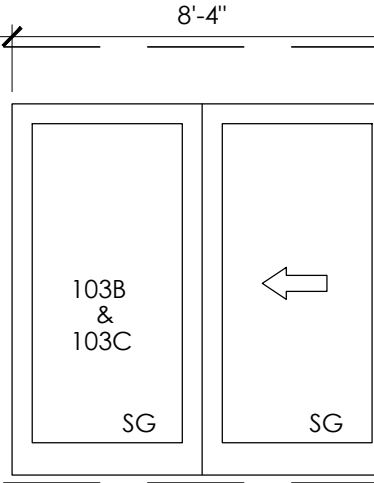
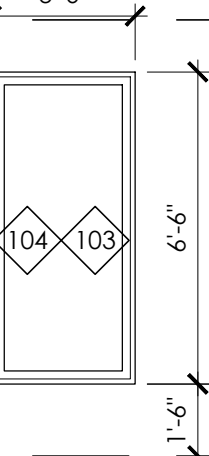
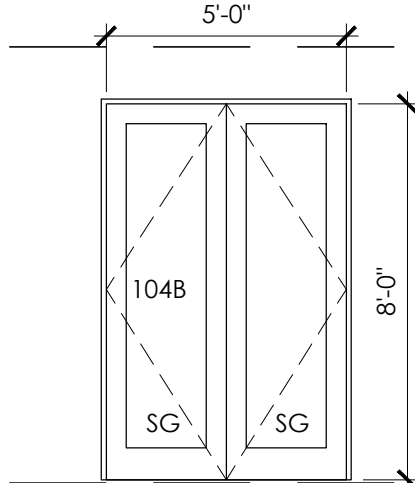
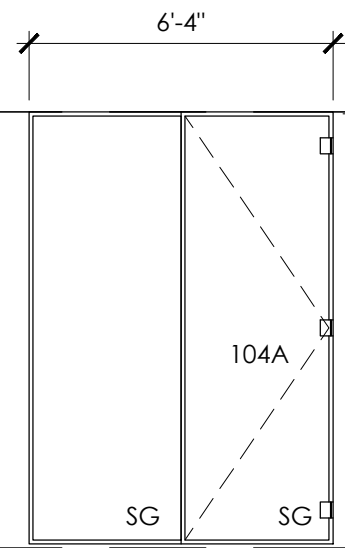
- THE FACING OF ANY EXPOSED INSULATION MUST MEET A FLAME SPREAD INDEX OF 25 OR LESS IBC SECTION 719.2).
- REFER TO TABLE 721.1 FOR RATED FIRE RESISTANCE PERIODS FOR WALLS AND PARTITIONS (2012 IBC)
- THE MAXIMUM FLAME-SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS & CEILINGS SHALL NOT EXCEED THE FLAME-SPREAD LIMITATIONS OF IBC TABLE 803.9)
- INTERIOR WALL AND CEILING FINISH MATERIALS SHALL MEET WITH ASTM E84 OR UL 723'
- INTERIOR FLOOR FINISHES TO COMPLY WITH 2012 IBC SECTION 804, AND NFPA 253
- INSULATION TO COMPLY WITH 2012 IBC SECTION 720
- DECORATIVE MATERIALS AND TRIMS SHALL BE RESTRICTED BY COMBUSTIBILITY AND THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701, IN ACCORDANCE WITH SECTION 806 (2012 IBC)



A2 INTERIOR DOOR ELEVATIONS
SCALE: 1/4" = 1'-0"

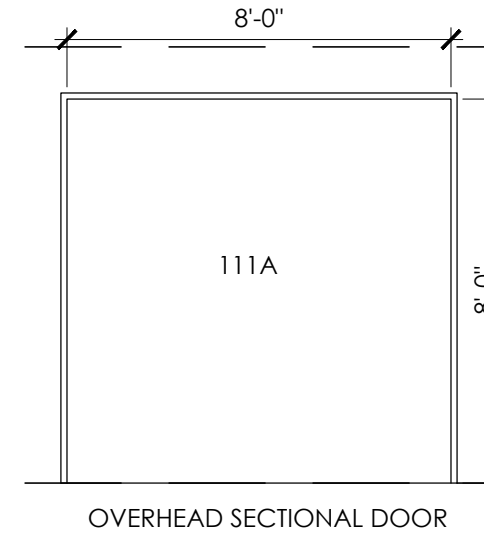
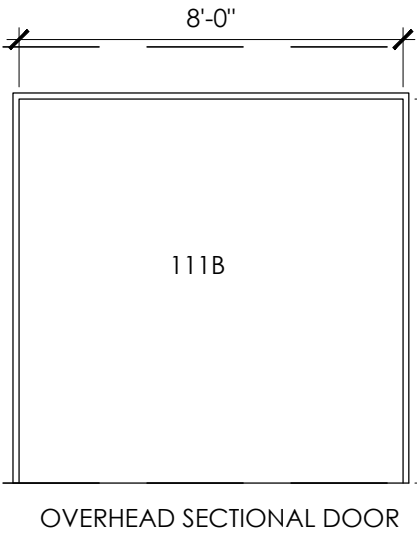


A3 INT. DOOR HEAD / JAMB DETAIL
SCALE: 1/4" = 1'-0"



GENERAL NOTES

- ALL WINDOW DIMENSIONS AR NOMINAL. REFER TO MANUFACTURERS RECOMMENDATIONS FOR ROUGH OPENING DIMENSIONS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO FABRICATION.
- ALL GLAZING IN OR WITHIN 24" OF A DOOR, OR WITHIN 18" OF FLOOR, OR WITHIN 60" OF TUB FLOOR, GLAZING ADJACENT TO STAIRS AND STAIR LANDINGS, OR ANY OTHER HAZARDOUS AREA IS TO BE TEMPERED SAFETY GLAZING. PROVIDE SAFETY GLAZING WHERE REQUIRED PER APPLICABLE CODE REQUIREMENTS.
- DOORS AND CASED OPENINGS LOCATED NEAR WALL INTERSECTIONS SHALL BE LOCATED SO THAT THE EDGE OF FINISHED OPENING IS 3" FROM FACE OF NEARBY WALL, UNLESS NOTED OTHERWISE.
- ALL WINDOWS TO BE DOUBLE GLAZED WITH A MINIMUM U-VALUE OF 0.30 OR BETTER.
- SEE SHEETS A-301 AND A-302, EXTERIOR ELEVATIONS FOR OPENING DIRECTION OF OPERABLE UNITS.
- EACH BEDROOM WINDOW MUST BE 5.7 SF MINIMUM NET CLEAR AREA (GRADE FLOOR OPENINGS CAN BE MINIMUM NET CLEAR OPEN AREA OF 5 SF), WITH 20" MINIMUM CLEAR OPEN WIDTH, 24" CLEAR OPEN HEIGHT, 44" MAXIMUM SILL HEIGHT.
- CAULK AND SEAL ALL WINDOW AND DOOR OPENINGS AND EXTERIOR PENETRATIONS.
- MINIMUM 1/2" THROW ON DEAD BOLT OR DEAD LATCH FOR DOORS.
- NOT USED
- WINDOWS WITHIN 10' OF GRADE (OR ACCESSIBLE DECK) CAPABLE OF BEING LOCKED.
- MINIMUM 1 3/8" SOLID CORE OR 20 MINUTE DOOR REQUIRED BETWEEN GARAGE AND DWELLING.



A1 EXTERIOR DOOR AND WINDOW ELEVATIONS - LEVEL 1
SCALE: 1/4" = 1'-0"

OPENING SCHEDULE - LEVEL 1 - EXTERIOR WINDOWS										
MARKER	DIMENSION		HEAD HEIGHT ABOVE SUBFLOOR	TYPE	FRAME		DETAILS			REMARKS
					TYPE	FINISH	HEAD	JAMB	SILL	
100	SEE ELEVATIONS	SEE ELEVATIONS	SEE ELEVATIONS	GANGED PICTURE	CLAD WOOD	BRONZE	SEE SHT A8.02	SEE SHT A8.02	SEE SHT A8.02	SAFETY GLAZING NOTED ON ELEVATIONS – TYP.
101										
102				PICTURE						
103				PICTURE						
104				PICTURE						
	▼	▼	▼		▼	▼	▼	▼	▼	▼

OPENING SCHEDULE - LEVEL 1 - EXTERIOR DOORS											
MARKER	DIMENSION		FIRE RATING (MIN)	HARDWARE	TYPE	FRAME		HEAD	DETAILS		REMARKS
	W	H				TYPE	FINISH		JAMB	SILL	
111A	SEE ELEVATIONS	SEE ELEVATIONS	N/A	TBD	OVERHEAD SECTIONAL	N/A	N/A	TBD	TBD	TBD	
111B					OVERHEAD SECTIONAL	N/A	N/A	TBD	TBD	TBD	
102B					INSWING - FULL LITE	CLAD WOOD	BRONZE	SEE SHT A8.02	SEE SHT A8.02	FACTORY	
103B					SLIDING PATIO DOOR						
103C					SLIDING PATIO DOOR						
104B					OUTSWING - FULL LITE - DOUBLE DOOR						

OPENING SCHEDULE - LEVEL 2 - EXTERIOR DOORS											
MARKER	DIMENSION		FIRE RATING (MIN)	HARDWARE	TYPE	FRAME		HEAD	DETAILS		REMARKS
	W	H				TYPE	FINISH		JAMB	SILL	
200A	SEE ELEVATIONS	SEE ELEVATIONS	N/A	TBD	INSWING - FULL LITE	CLAD WOOD	BRONZE	SEE SHT A8.02	SEE SHT A8.02	FACTORY	
202					STACKING BIFOLD						
204A					INSWING - FULL LITE						
205					INSWING - FULL LITE						
210A					OUTSWING - FULL LITE - DOUBLE DOOR						
210C					OUTSWING - FULL LITE - DOUBLE DOOR						

OPENING SCHEDULE - LEVEL 3 - EXTERIOR DOORS											
MARKER	DIMENSION		FIRE RATING (MIN)	HARDWARE	TYPE	FRAME		HEAD	DETAILS		REMARKS
	W	H				TYPE	FINISH		JAMB	SILL	
301	SEE ELEVATIONS	SEE ELEVATIONS	N/A	TBD	OUTSWING - FULL LITE - DOUBLE DOOR	CLAD WOOD	BRONZE	SEE SHT A8.02	SEE SHT A8.02	FACTORY	
303B					OUTSWING - FULL LITE						

CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:
Barcelo homes
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Phone: (206) 724-1072

EAST MERCER RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

SHEET ISSUE:

6/24/2015	PERMIT SUBMITTAL
8/29/2016	PERMIT APPROVED
6/05/2017	REVISION TO PERMIT

MARK DATE DESCRIPTION

MUNICIPALITY REVIEW:

PROJECT # MERCER ISLAND 15 - 015

SHEET TITLE:

WINDOW & DOOR SCHEDULES

PROJECT NO.: 20140904

DATE ISSUED: 6/5/2017

SHEET NUMBER:

A9.01

CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:

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Phone: (206) 724-1072

EAST MERCER RESIDENCE

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MERCER ISLAND, WA 98040

SHEET ISSUE:

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8/29/2016	PERMIT APPROVED
6/05/2017	REVISION TO PERMIT

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MUNICIPALITY REVIEW:

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SHEET TITLE:

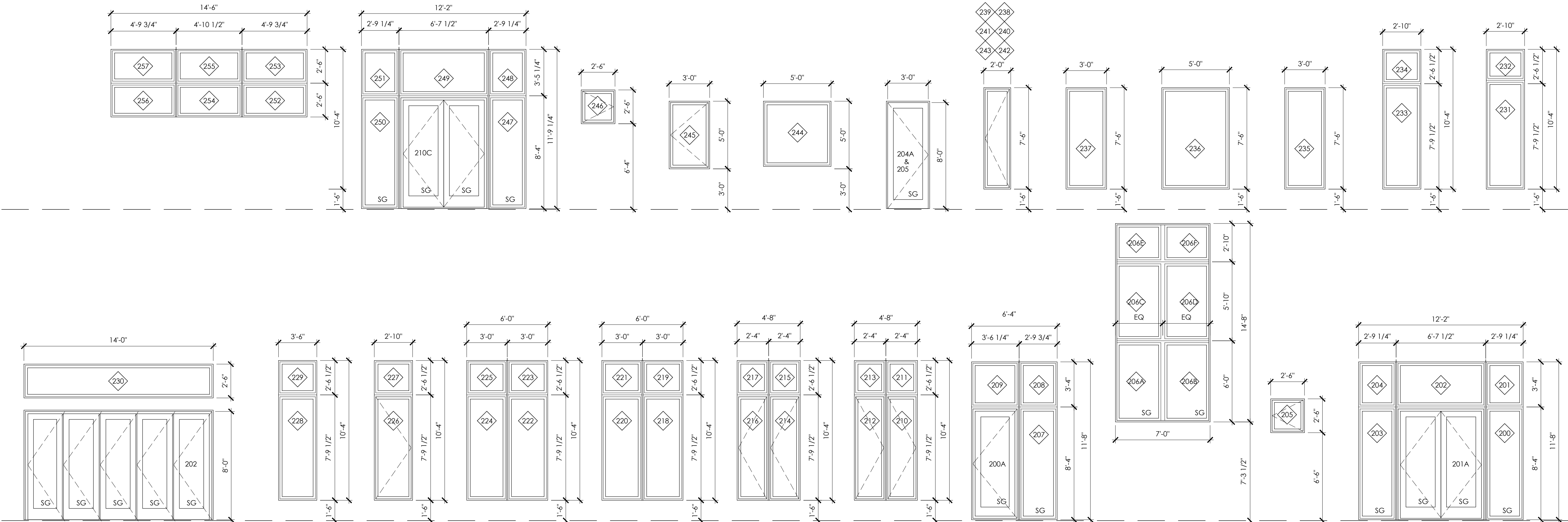
WINDOW SCHEDULE

PROJECT NO.: 20140904
DATE ISSUED: 6/05/2017

SHEET NUMBER: A9.02

OPENING SCHEDULE - LEVEL 2 - EXTERIOR WINDOWS										
MARKER	DIMENSION		HEAD HEIGHT ABOVE SUBFLOOR	TYPE	FRAME		DETAILS			REMARKS
	SEE ELEVATIONS	SEE ELEVATIONS			SEE ELEVATIONS	TYPE	FINISH	HEAD	JAMB	
200	SEE ELEVATIONS	SEE ELEVATIONS	SEE ELEVATIONS	PICTURE	CLAD WOOD	BRONZE	SEE SHT A8.02	SEE SHEET A8.02	SEE SHEET A8.02	SAFETY GLASS NOTED ON ELEVATIONS – TYP.
201				PICTURE						
202				PICTURE/TRANSOM						
203				PICTURE						
204				PICTURE						
205				CASEMENT						
206				PICTURE						
207				PICTURE						
208				PICTURE						
209				PICTURE						
210				CASEMENT						
211				PICTURE						
212				CASEMENT						
213				PICTURE						
214				CASEMENT						
215				PICTURE						
216				CASEMENT						
217				PICTURE						
218				PICTURE						
219				PICTURE						
220				PICTURE						
221				PICTURE						
222				PICTURE						
223				PICTURE						
224				PICTURE						
225				PICTURE						
226				CASEMENT						
227				PICTURE						
228				PICTURE						
229				PICTURE						
230	✓	✓	✓	PICTURE	✓	✓	✓	✓	✓	

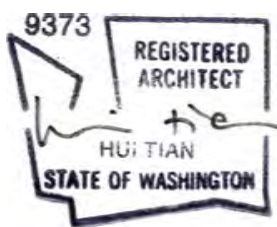
OPENING SCHEDULE - LEVEL 2 - EXTERIOR WINDOWS											
MARKER	DIMENSION		HEAD HEIGHT ABOVE SUBFLOOR	TYPE	FRAME		DETAILS			REMARKS	
	SEE ELEVATIONS	SEE ELEVATIONS			SEE ELEVATIONS	TYPE	FINISH	HEAD	JAMB		SILL
231	SEE ELEVATIONS	SEE ELEVATIONS	SEE ELEVATIONS	PICTURE	CLAD WOOD	BRONZE	SEE SHT A8.02	SEE SHT A8.02	SEE SHT A8.02	SAFETY GLAZING NOTED ON ELEVATIONS – TYP.	
232				PICTURE							
233				PICTURE							
234				PICTURE							
235				PICTURE							
236				PICTURE							
237				PICTURE							
238				CASEMENT							
239				CASEMENT							
240				CASEMENT							
241				CASEMENT							
242				CASEMENT							
243				PICTURE							
244				PICTURE							
245				CASEMENT							
246				CASEMENT							
247				PICTURE							
248				PICTURE							
249				TRANSOM							
250				PICTURE							
251				PICTURE							
252				PICTURE							
253				PICTURE							
254				PICTURE							
255				PICTURE							
256				PICTURE							
257				PICTURE							
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A1 EXTERIOR DOOR AND WINDOW ELEVATIONS - LEVEL 2
SCALE: 1/4" = 1'-0"

CONSULTANT:

PROFESSIONAL SEAL:



PROJECT:

a project for:

PO BOX 1733 AUBURN, WA 98071
Phone: (206) 724-1072

EAST MERCER RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

SHEET ISSUE:

6/24/2015	PERMIT SUBMITTAL
8/29/2016	PERMIT APPROVED
6/05/2017	REVISION TO PERMIT

MARK	DATE	DESCRIPTION
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MUNICIPALITY REVIEW:

PROJECT # MERCER ISLAND 15 - 015

SHEET TITLE:

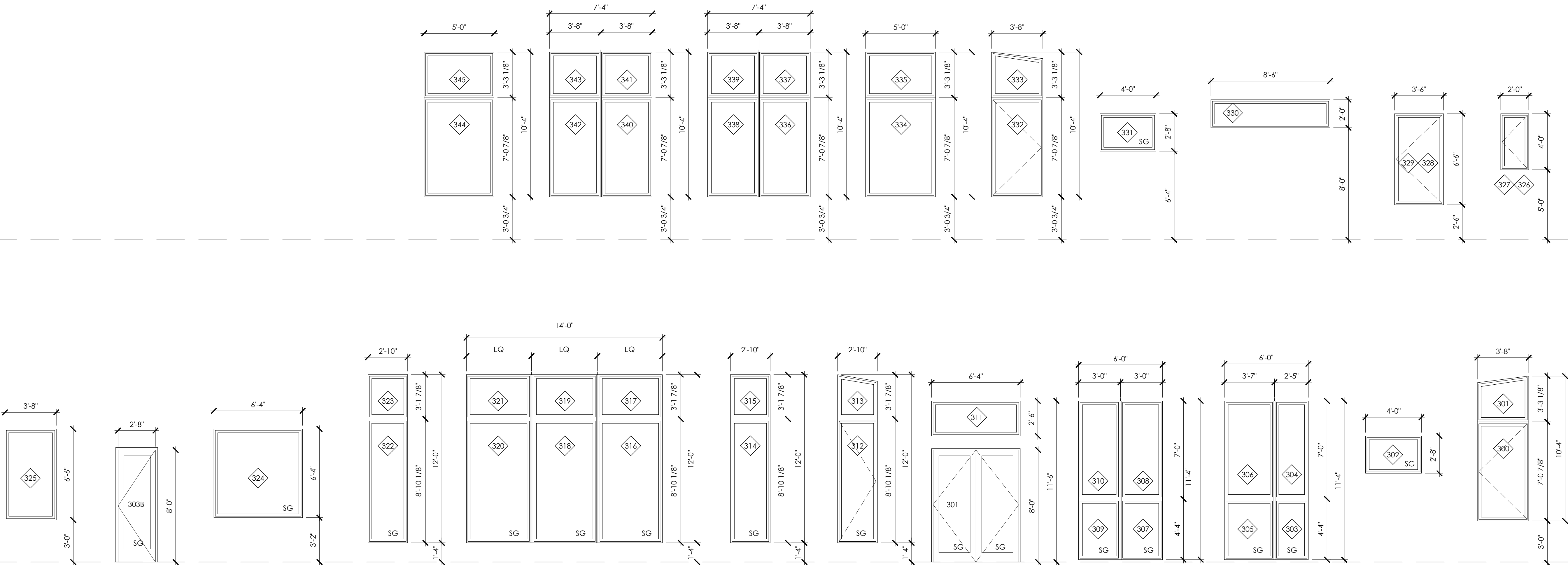
WINDOW SCHEDULE

PROJECT NO.: 20140904
DATE ISSUED: 6/05/2017

SHEET NUMBER: A9.03

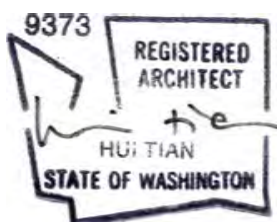
MARKER	DIMENSION		HEAD HEIGHT ABOVE SUBFLOOR	TYPE	FRAME		DETAILS			REMARKS
					TYPE	FINISH	HEAD	JAMB	SILL	
300	SEE ELEVATIONS	SEE ELEVATIONS	SEE ELEVATIONS	CASEMENT	CLAD WOOD	BRONZE	SEE SHT A8.02	SEE SHT A8.02	SEE SHT A8.02	SAFETY GLAZING NOTED ON ELEVATIONS – TYP.
301				PICTURE / TRAPEZOID						
302				PICTURE						
303				PICTURE						
304				PICTURE						
305				PICTURE						
306				PICTURE						
307				PICTURE						
308				PICTURE						
309				PICTURE						
310				PICTURE						
311				PICTURE						
312				CASEMENT						
313				PICTURE / TRAPEZOID						
314				PICTURE						
315				PICTURE						
316				PICTURE						
317				PICTURE						
318				PICTURE						
319				PICTURE						
314				PICTURE						
315				PICTURE						
316				PICTURE						
317				PICTURE						
318				PICTURE						
319				PICTURE						
320				PICTURE						
321				PICTURE						
322				PICTURE						
323				PICTURE						
324	✓	✓	✓	PICTURE	✓	✓	✓	✓	✓	

MARKER	DIMENSION		HEAD HEIGHT ABOVE SUBFLOOR	TYPE	FRAME		DETAILS			REMARKS
					TYPE	FINISH	HEAD	JAMB	SILL	
325	SEE ELEVATIONS	SEE ELEVATIONS	SEE ELEVATIONS	PICTURE	CLAD WOOD	BRONZE	SEE SHT A8.02	SEE SHT A8.02	SEE SHT A8.02	SAFETY GLAZING NOTED ON ELEVATIONS – TYP.
326				CASEMENT						
327				CASEMENT						
328				CASEMENT						
329				CASEMENT						
330				PICTURE						
331				PICTURE						
332				CASEMENT						
333				PICTURE						
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A1 EXTERIOR DOOR AND WINDOW ELEVATIONS - LEVEL 3
SCALE: 1/4" = 1'-0"

CONSULTANT:

PROFESSIONAL SEAL:

PROJECT:

a project for:



PO BOX 1733 AUBURN, WA 9807
Phone: (206) 724-1072

EAST MERCER RESIDENCE

4634 EAST MERCER WAY
MERCER ISLAND, WA 98040

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SHEET TITLE:

COMPLIANCE WORKSHEET

WINDOW SCHEDULE

PROJECT NO.: 20140904

DATE ISSUED: 6/05/2017

SHEET NUMBER:

A9.04

[illegible]

Window, Skylight and Door Schedule				Contact Information					
Project Information				Studio19 Architects					
BARCELO HOMES				Attn: Andrew Wisdom (206) 466-1225					
4634 East Mercer Way, Mercer Island, WA 98040				207-127 First Avenue S, Seattle WA 98103					
Single Family Residence									
Exempt Swinging Door (24 sq. ft. max.)	Ref.	U-factor		Qt.	Feet	Width	Height	Area	UA
				ft ²	ft	ft	ft		
Exempt Glazed Fenestration (15 sq. ft. max.)	245	.28		1	3	0	5	24.0	7.68
				1	3	0	5	15.0	4.20
Vertical Fenestration (Windows and doors)									
Component Description	Ref.	U-factor		Qt.	Feet	Width	Height	Area	UA
				ft ²	ft	ft	ft		
SECOND FLOOR									
North Wall								0.0	0.00
Stacked Picture (200+201)	.28			1	2	8	11	31.1	8.71
Stacked Door & Transom (201A+202)	.30			1	6	8	11	75.8	22.75
Stacked Picture (203-204)	.28			1	2	8	11	31.1	8.71
Casement Window 205	.30			1	2	6	12	6.3	1.88
Ganged (205A, 205B, 205C, 205D, 205E, 205F)	.32			1	7	0	14	102.7	28.75
Ganged Unit (200A, 207, 208, 209)	.28			1	6	4	11	73.9	23.64
Ganged Unit (210, 211, 212, 213)	.30			1	4	8	10	48.2	14.47
Ganged Unit (214, 215, 216, 217)	.30			1	4	8	10	48.2	14.47
Stacked Picture (227 + 226)	.28			1	2	10	14	29.3	8.20
								0.0	0.00
East Wall								0.0	0.00
Ganged Unit (218, 219, 220, 221)	.28			1	6	8	10	62.0	17.36
Ganged Unit (222, 223, 224, 225)	.28			1	6	8	10	62.0	17.36
Stacked Picture (228 + 229)	.28			1	2	10	14	29.3	8.20
Stacked Picture (231 + 232)	.28			1	2	10	14	29.3	8.20
Stacking Bi-Fold Door 202	.31			1	14	8	9	112.0	34.72
Picture Window 230	.28			1	14	8	9	35.0	9.80
Picture Window 235	.28			1	3	0	7	22.5	6.30
Picture Window 236	.28			1	5	7	10	37.5	10.50
Picture Window 237	.28			1	3	0	7	22.5	6.30
								0.0	0.00
South Wall								0.0	0.00
Stacked Picture (227 + 226)& (233 + 234)	.30			1	2	10	14	29.3	8.78
Casements (238, 239, 240, 241, 242, 243)	.30			6	2	0	7	90.0	27.00
Picture Window 246				1	2	8	11	6.3	0.00
Stacked Picture (247 + 248)	.28			1	2	8	11	31.1	8.71
Door & Transom (210C + 249)	.31			1	6	4	11	73.9	22.17
Stacked Picture (250 + 251)	.28			1	2	8	11	31.1	8.71
								0.0	0.00
West Wall								0.0	0.00
Door 234A	.30			1	3	0	8	24.0	7.20
Picture Window 244	.28			1	5	0	5	25.0	7.00
Picture Window 245 (Exempt)								0.0	0.00
Door 205 (Exempt)								0.0	0.00
Mull Unit (252, 253, 254, 255, 256, 257)	.28			1	14	8	5	73.7	20.64
								0.0	0.00
								0.0	0.00

Window, Skylight and Door Schedule				Contact Information			
<i>Project information</i>				<i>Contact information</i>			
BARCELO HOMES				Studio19 Architects			
4634 East Mercer Way, Mercer Island, WA 98040				Attn: Andrew Wisdom (206) 466-1225			
Single Family Residence				207-1/2 First Avenue S, Seattle WA 98103			

	Ref.	U-factor	Width		Height		Area	UA
			Qt'	Feet ^{inch}	Feet ^{inch}	Feet ^{inch}		
Exempt Swinging Door (24 sq. ft. max.)							0.0	0.00
Exempt Glazed Fenestration (15 sq. ft. max.)							0.0	0.00

Vertical Fenestration (Windows and doors)									
Component Description		Ref.	U-factor	Width		Height		Area	UA
				Qt'	Feet ^{inch}	Feet ^{inch}	Feet ^{inch}		
THIRD FLOOR								0.0	0.00
North Wall								0.0	0.00
Stacked Picture (300+301)		0.30		1	3	8	10	36.2	10.85
Picture Window 302		0.28		1	4	2	8	12.4	3.48
Mulled Picture Unit (303, 304, 305, 306)		0.28		1	6	4	11	71.8	20.10
Stacked Picture (312+313)		0.30		1	2	10	12	34.0	10.20
								0.0	0.00
East Wall								0.0	0.00
Ganged Picture Unit (307 +309)		0.28		1	6	8	8	50.7	14.19
Ganged Transom Unit (308+310)		0.28		1	6	4	2	15.8	4.43
Double Door 301		0.32		1	6	0	8	48.0	15.36
Transom Unit 311		0.28		1	6	0	2	15.0	4.20
Stacked Picture (314+315)		0.28		1	2	10	12	34.0	9.52
Ganged Unit (316, 317, 318, 319, 320, 321)		0.28		1	14	10	12	188.0	47.04
Stacked Picture (322+323)		0.28		1	3	8	12	42.0	11.76
Picture Window 324		0.28		1	6	4	8	40.1	11.23
								0.0	0.00
South Wall								0.0	0.00
Door 303B		0.30		1	2	8	8	21.3	6.40
Picture Window 325		0.28		1	3	8	8	23.9	6.67
Casement Window 326		0.30		1	2	0	4	8.0	2.40
Casement Window 327		0.30		1	2	0	4	8.0	2.40
Casement Window 328		0.30		1	3	8	6	22.8	6.83
Casement Window 329		0.30		1	3	8	6	22.8	6.83
Picture Window 331		0.28		1	4	0	2	10.7	2.99
Stacked Picture (332+333)		0.28		1	2	10	10	29.3	8.20
								0.0	0.00
West Wall								0.0	0.00
Picture Window 330		0.28		1	8	8	2	17.0	4.76
Stacked Picture (334+335)		0.28		1	5	10	10	51.7	14.47
Ganged Unit (336, 337, 338, 339)		0.28		1	7	4	10	75.8	21.22
Ganged Unit (340, 341, 342, 343)		0.28							

[illegible]

Simple Heating System Size: Washington State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2012 Washington State Energy Code (SEEC) and ACCA Manual J and S. This calculator will calculate heating loads only. ACCA procedures for sizing cooling systems will be used to determine cooling loads. The glazing (window) and door portion of this calculator assumes the installed glazing and door products have an area weighted average U-factor of 0.30. The incorporated insulation requirements are the minimum prescriptive amounts specified by the 2012 WSEC. Please fill out all of the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not select the selection you need in the drop-downs, please call the WSU Energy Extension Program at (360) 956-2042 for assistance.

Project Information BARCELO HOMES 9634 East Mercer Way Seattle Family Residence		Contact Information Studio19 Architects Allyn Anderson (206) 466-1225 207-1/2 First Avenue S Suite 900, Seattle WA 98103											
Heating System Type: <input type="radio"/> All Other Systems <input checked="" type="radio"/> Heat Pump													
To see detailed instructions for each section, place your cursor on the word "Instructions".													
Design Temperature Instructions Nectar Island		Design Temperature Difference (ΔT) 45 ΔT = Indoor (70 degrees) - Outdoor Design Temp											
Area of Building													
Conditioned Floor Area (sq ft) Instructions 6,764													
Average Ceiling Height Instructions 10.6		Conditioned Volume 71,428											
Glazing and Doors		U-Factor X Area = UA 0.30 2,624 787.29											
Skylights Instructions 0.50		U-Factor X Area = UA 0.50 0 —											
Insulation													
Attic Instructions R-49		U-Factor X Area = UA 0.026 2,612 65.31											
Single Rafter or Joist Vaulted Ceilings Instructions Select R Value		U-Factor Area UA No selection 0 —											
Above Grade Walls (see Figure 1) Instructions R-23 Intermediate		U-Factor Area UA 0.056 6,734 377.10											
Floors Instructions R-30		U-Factor Area UA 0.029 745 21.69											
Below Grade Walls (see Figure 1) Instructions R-10 Continuous Exterior		U-Factor Area UA 0.064 823 52.67											
Slab Below Grade (see Figure 1) Instructions R-5 Thermal break at slab edge		F-Factor Length UA 0.570 82 46.85											
Slab on Grade (see Figure 1) Instructions R-10 Fully Insulated		F-Factor Length UA 0.360 82 22.39											
Location of Ducts Instructions Conditioned Space		Duct Leakage Coefficient 1.00											
<table border="1"> <tr> <td>Sum of UA</td> <td>1373.32</td> </tr> <tr> <td>Envelope Heat Load Sum of UA X ΔT</td> <td>61,799 Btu / Hour</td> </tr> <tr> <td>Air Leakage Heat Load Air Changes X 0.018 X 1.2 X 259</td> <td>34,714 Btu / Hour</td> </tr> <tr> <td>Building Design Heat Load Ducts in unconditioned space: Sum of Building Heat Load X 1.10 Ducts in conditioned space: Sum of Building Heat Load X 1.10</td> <td>96,513 Btu / Hour</td> </tr> <tr> <td>Maximum Heat Equipment Output Building and Duct Heat Load X 1.40 for Forced Air Furnace Building and Duct Heat Load X 1.20 for Heat Pump</td> <td>120,641 Btu / Hour</td> </tr> </table>				Sum of UA	1373.32	Envelope Heat Load Sum of UA X ΔT	61,799 Btu / Hour	Air Leakage Heat Load Air Changes X 0.018 X 1.2 X 259	34,714 Btu / Hour	Building Design Heat Load Ducts in unconditioned space: Sum of Building Heat Load X 1.10 Ducts in conditioned space: Sum of Building Heat Load X 1.10	96,513 Btu / Hour	Maximum Heat Equipment Output Building and Duct Heat Load X 1.40 for Forced Air Furnace Building and Duct Heat Load X 1.20 for Heat Pump	120,641 Btu / Hour
Sum of UA	1373.32												
Envelope Heat Load Sum of UA X ΔT	61,799 Btu / Hour												
Air Leakage Heat Load Air Changes X 0.018 X 1.2 X 259	34,714 Btu / Hour												
Building Design Heat Load Ducts in unconditioned space: Sum of Building Heat Load X 1.10 Ducts in conditioned space: Sum of Building Heat Load X 1.10	96,513 Btu / Hour												
Maximum Heat Equipment Output Building and Duct Heat Load X 1.40 for Forced Air Furnace Building and Duct Heat Load X 1.20 for Heat Pump	120,641 Btu / Hour												

Figure 1.

The diagram shows a cross-section of a house with a gabled roof. The interior space is labeled 'Conditioned Space'. The ducts are shown running through the house, with some sections labeled 'Above Grade' (above the ground level) and 'Below Grade' (below the ground level). The ducts are shown in the conditioned space, indicating they are insulated and part of the building's heating system.

Prescriptive Energy Code Compliance for All Climate Zones in Washington		Contact Information
Project Information		Studio19 Architects
<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">BARCELO HOMES</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">4634 East Mercer Way, Mercer Island, WA 98040</div> <div style="border: 1px solid black; padding: 5px;">Single Family Residence</div>		<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">Attn: Andrew Wisdom (206) 466-1225</div> <div style="border: 1px solid black; padding: 5px;">207-1/2 First Avenue S, Seattle WA 98103</div>

This project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. In addition, based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Authorized Representative: [Signature] Date: 5/29/2016

All Climate Zones		
	R-Value ^{1,2}	U-Factor ³
Fenestration U-Factor ³	n/a	0.30
Skylight U-Factor	n/a	0.50
Glazed Fenestration SHGC ^{3,4}	n/a	n/a
Ceiling	49"	0.026
Wood Frame Wall ^{2,5,6}	21 in	0.056
Mass Wall R-Value ^{2,5}	21/21"	0.056
Floor	30"	0.029
Below Grade Wall ^{2,5}	10/15/21 in ⁷ TB	0.042
Slab ² R-Value & Depth	10, 2, 2"	n/a

*Table R402.1.1 and Table R402.1.3 Footnotes included on Page 2.

Each dwelling unit in one and two-family dwellings and townhouses, as defined in Section 101.2 of the International Residential Code shall comply with sufficient options from Table R406.2 so as to achieve the following minimum number of credits:

- ☐ 1. Small Dwelling Unit: 0.5 points
Dwelling units less than 1500 square feet in conditioned floor area with less than 300 square feet of fenestration area. Additions to existing building that are less than 750 square feet of heated floor area.
- ☐ 2. Medium Dwelling Unit: 1.5 points
All dwelling units that are not included in #1 or #3, including additions over 750 square feet.
- ☒ 3. Large Dwelling Unit: 2.5 points
Dwelling units exceeding 5000 square feet of conditioned floor area.
- ☐ 4. Dwelling unit other than one and two-family dwellings and townhouses: Exempt.
As defined in Section 101.2 of the International Residential Code

Table R406.2 Summary		Credit(s)
Option	Description	
1a	Efficient Building Envelope 1a	0.5
1b	Efficient Building Envelope 1b	1.0
1c	Efficient Building Envelope 1c	2.0
2a	Air Leakage Control and Efficient Ventilation 2a	0.5
2b	Air Leakage Control and Efficient Ventilation 2b	1.0
2c	Air Leakage Control and Efficient Ventilation 2c	1.5
3a	High Efficiency HVAC 3a	0.5
3b	High Efficiency HVAC 3b	1.0
3c	High Efficiency HVAC 3c	2.0
3d	High Efficiency HVAC 3d	1.0
4	High Efficiency HVAC Distribution System	1.0
5a	Efficient Water Heating	0.5
5b	Efficient Water Heating	1.5
6	Renewable Electric Energy	0.5

Total Credits
 2.50

1200 kWh

*Please refer to Table R406.2 for complete option descriptions

GENERAL STRUCTURAL NOTES

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (2012 EDITION) AND MODIFICATIONS TO THE INTERNATIONAL BUILDING CODE. BY THE LOCAL JURISDICTION.
2. DESIGN LOAD CRITERIA

DEAD LOADS

ROOF	25 PSF
FLOORS	N/A
DECKS	N/A
EXTERIOR WALLS	10 PSF
INTERIOR WALLS	8 PSF

LIVE LOADS

ROOF	20 PSF
FLOOR / LIVING SPACE	N/A
DECKS / BALCONIES	N/A

SNOWLOADS

GROUND LOAD	25 PSF
ROOF SNOW LOAD	25 PSF
EXPOSURE FACTOR	C _c = 0.9
IMPORTANCE FACTOR	I _s = 1.0
THERMAL FACTOR	C _t = 1.0

WIND

ULTIMATE DEIGN WIND SPEED (V _{ult})	110 MPH
ASD WIND SPEED (V _{asd})	85 MPH
WIND EXPOSURE	C
IMPORTANCE FACTOR I _w =	1.0
ADJUSTMENT FACTOR λ =	1.0
WIND SPEED UP FACTOR	1.0
ROOF SLOPE	flat

SEISMIC

SEISMIC USE GROUP	I
IMPORTANCE FACTOR I _e	1.0
SITE CLASS	D
SEISMIC DESIGN CATEGORY	D
RESPONSE FACTOR FOR LIGHT FRAME CONSTRUCTION	R = 6.5
RESPONSE FACTOR FOR ORDINARY STEEL MOMENT FRAME	R = 3.5
MAPPED ACCELERATION (PER USGS)	S _s = 1.276
BASE SHEAR	S ₁ = 0.434
	V = 29,350
SEISMIC RESPONSE COEFFICIENT	C _s = 0.131

PER GEOTECHNICAL REPORT FILE NO. 14-128, 02/02/2015, PanGEO

ALL SOIL PRESURE	2,500 PSF
FRICTION COEFFICIENT	0.4
EQUIVALENT FLUID PRESSURE	35 PSF
AT REST	45 PSF
AT REST WITH BACKSLOPE	55 PSF
PASSIVE	300 PSF
SEISMIC HORIZONTAL PRESSURE (PASSIVE)	8H
	375 pcf

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.
5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER SITE ENTITIES OR PERSONS AT THE PROJECT SITE.
7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

FOUNDATIONS

10. ALL FOOTINGS AND FOUNDATIONS SHALL BE SUPPORTED BY COMPETENT NATIVE SOIL 18" BELOW FINISHED GRADE FOR EXTERIOR SIDE AND 12" FOR INTERIOR FOOTINGS, FREE OF ORGANIC MATERIALS. OVEREXCAVATION MIGHT BE NEEDED TO REACH THE COMPETENT SOIL.

11. FOOTINGS AND FOUNDATION EXCAVATION SHALL BE FREE OF LOOSE SOILS, SLOUGHS, DEBRIS, AND FREE OF WATER AT ALL TIMES.

12. FOUNDATION WALL BACKFILL SHALL BE PLACED SIMULTANEOUSLY ON BOTH SIDES OF WALL PROVIDING 4" PERFORATED PIPE (AS REQUIRED) FOR SUBSURFACE DRAINAGE.

13. U.N.O. IN AN APPROVED GEOTECHNICAL REPORT, THE FOLLOWING METHOD FOR BACKFILL PLACEMENT AND COMPACTION IS TO BE USED:

EXCEPT FOR BACKFILL AGAINST BELOW-GRADE WALLS OR RETAINING WALLS, ALL OTHER STRUCTURAL FILL AND STRUCTURAL BACKFILL MATERIALS SHALL BE PLACED IN RELATIVELY HORIZONTAL LOOSE LIFTS NOT EXCEEDING 10 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DENSITY AT MOISTURE CONTENTS WITHIN TWO (2) PERCENT OF OPTIMUM. THE SPECIFIED COMPACTION DENSITY AND MOISTURE CONTENT OF EACH LIFT MUST BE VERIFIED BY INSPECTION, PRIOR TO PLACEMENT OF SUBSEQUENT LIFTS. BACKFILL AGIANST BELOW-GRADE WALLS AND RETAINING WALLS SHOULD BE COMPACTED AS DESCRIBDED ABOVE TO ONLY 90 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.

14. FOOTING SIZE SHALL BE AS INDICATED ON DRAWINGS OR MIN. AS PER IBC SECTION 1806.
15. WHERE THE SURFACE IS SLOPED MORE THAN OE (1) FOOT IN TEN (10) FEET THE FOUNDATION SHALL BE LEVEL OR STEPPED SO THAT BOTH, TOP AND BOTTOM, OF SUCH FOUNDATION ARE LEVEL PER IBC.
16. WHERE STRUCTURAL COLUMNS AND POSTS ARE EXPOSED TO WATER SPLASH ABOVE, A CONCRETE SURFACE OR TO THE WEATHER, PROVIDE A MIN. OF 1" ABOVE CONCRETE SURFACE, OR 8" ABOVE THE EXPOSED EARTH PER IBC.

CONCRETE

17. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905, 1906, AND ACI 301. STRENGTH AT AGE 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS, U.N.O.:

MEMBER TYPE (IN)	PSI	MAX AGGR	MAX W/C RATIO
SLABS ON GRADE	2,500	1	0.45
FOUNDATIONS	2,500	1	0.45
WALLS	4,500	1	0.50
COLUMNS	4,500	¾	0.40
ELEVATED SLABS & BEAMS	4,500	¾	0.40

18. CONCRETE MIX FOR FOUNDATION AND SLAB: CEMENT: 5.5 SACK TYPE I NORMAL PORTLAND CEMENT 1,210 LBS OF WET SAND 1,925 LBS GRAVEL
19. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, FY = 60,000 PSI, UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM-185.
20. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-92 AND ACI 318-08. LAP ALL REINFORCEMENTS IN ACCORDANCE WITH "THE REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE". PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
21. NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED AND APPROVED BY THE STRUCTURAL ENGINEER.
22. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
- | | |
|--|---------------------------------------|
| FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH | 3" |
| FORMED SURFACES EXPOSED TO EARTH OR WEATHER | |
| (NO. 6 BARS OR LARGER) | 2" |
| (NO 5 BARS OR SMALLER) | 1-1/2" |
| COLUMN TIES OR SPIRALS AND BEAM STIRRUPS | 1-1/2" |
| SLABS AND WALLS: | GREATER OF BAR DIAMETER + 1/8 OR 3/4" |

23. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS .

24. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (2,500 PSI MIN).

ANCHORAGE

25. POXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BARS) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED WITH SIMPSON EPOXY "SET-XP" OR EQUAL. SPECIAL INSPECTION IS REQUIRED. RODS SHALL BE ASTM A-36 UNLESS NOTED OTHERWISE.

26. DRIVEN PINS AND OTHER POWDER ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE. INSTALL IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1" UNLESS OTHERWISE NOTED. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE

STEEL

STRUCTURAL STEEL FABRICATION, ERECTION AND WELDING INSPECTION SHALL COMPLY WITH THE SPECIAL INSPECTION SCHEDULE.

STRUCTURAL STEEL SHALL BE GRADE A-36 UNLESS NOTED OTHERWISE.

ARCHITECTURALLY EXPOSED STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

30. ALL ANCHORS EMBEDED IN MASONRY OF CONCRETE SHALL BE A307 HEADED BOLTS OR A36 THREADED ROD.
31. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND A.W.S STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS(AS DEFINED BY A.W.S.) SHALL BE USED ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT LBS AT -20 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION
32. WELDING INSPECTION SHALL BE IN COMPLIANCE WITH AWS D1.1.

WOOD

33. ALL SOLID LUMBER TO BE GRADED BY WCLIB OR WWSA. ALL LUMBER SHALL BE HEM-FIR #2 (HF #2) OR BETTER. ALL SOLID LUMBER 5" X 4" OR LARGER SHALL BE DOUGLAS FIR #2 (DF #2) U.N.O. ALL GLUE-LAMINATED LUMBER SHALL BE GLULAM 24F-1.8E WS.

DESIGN VALUES FOR GLULAM BEAMS

FLEXURAL STRESS TENSION ZONE	2,400 PSI
FLEXURAL STRESS COMPRESSION ZONE	1,850 PSI
COMPRESSION PERPENDICULAR TO GRAIN	650 PSI
SHEAR	266 PSI
APPARENT E	1.8x16 lb-in ²
TRUE E	1.9x10 lb-in ²

34. LUMBER IN CONTACT WITH CONCRETE AND ALL EXTERIOR WOOD SHALL BE PRESSURE TREATED, ALL CONNECTORS GALVANIZED.
35. INSTALL SOLID BLOCKING BTWN JOISTS AT ALL BEARING POINTS.
36. THROUGH BOLTS AND LAG BOLTS SHALL BE ASTM A307. PROVIDE MALLEABLE IRON WASHER AT ALL BOLT AND LAG BOLT LOATIONS. PROVIDE CUT WASHER FOR ALL BOLTS PROTRUDING BEARING WOOD.
37. ALL METAL (CONNECTORS, NAILS, BOLTS, ETC.) IN CONTACT WITH P.T. WOOD SHALL BE HOT DIPPED GALVANIZED.
38. U.N.O. CONNECTORS AND FASTENERS SHALL COMPLY WITH IBC TABLE 2304.9.1

OPEN WEB TRUSSES

39. PER IBC 2012 1704.2.2, PREFABRICATED OPEN-WEB JOISTS SHALL BE FABRICATED BY A REGISTERED AND APPROVED FABRICATOR. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANNCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.

NOTE:


NO STRUCTURAL CHANGES FROM THE APPROVED PLANS SHALL BE MADE IN THE FIELD UNLESS PRIOR TO MAKING CHANGES, WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER OF RECORD. IF CHANGES ARE MADE WITHOUT WRITTEN APPROVAL, SUCH CHANGES SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTOR OR SUB-CONTRACTORS INVOLVED AND SHALL BE THEIR RESPONSIBILITY TO REPLACE OR REPAIR THE CONDITION AS DIRECTED BY THE ENGINEER.

COMPARISON OF COMMON, BOX AND SINKER NAIL DIMENSIONS (inches) OF THE SAME PENNYWEIGHT.						
TYPE	FEATURE	PENNYWEIGHT				
		6d	8d	10d	12d	16d
COMMON	Length	2	2-1/2	3	3-1/4	3-1/2
	Diameter	0.113	0.131	0.148	0.148	0.162
	Head	0.226	0.281	0.312	0.312	0.344
BOX	Length	2	2-1/2	3	3-1/4	3-1/2
	Diameter	0.099	0.113	0.128	0.128	0.135
	Head	0.266	0.297	0.312	0.312	0.344
SINKER	Length	1-7/8	2-3/8	2-7/8	3-1/8	3-1/4
	Diameter	0.092	0.113	0.120	0.135	0.148
	Head	0.231	0.266	0.281	0.312	0.344

PROTECTION FOR REINFORCEMENT OF CAST IN-PLACE CONCRETE	MIN. COVER
Concrete cast against and permanently exposed to earth	3"
Concrete exposed to earth or weather	
Wall panels: No. 6 through No. 18 bars No. 5 bars, W31 or D31 wire, and smaller	2" 1 ½"
Concrete exposed to neither earth or weather Slabs, walls, and joists: No. 14 and no. 18 bars No. 11 and smaller bars Beams and Columns: Primary reinforcement, ties, stirrups, and spirals	1 ½" ¾" 1 ½"
Shells and folded-plate members: No. 6 bars and larger No. 5 bars, W31 or D31 or smaller	¾" ¾"



REVISION 07/13/16

 <div>tec instruct LLC 6830 NE Bothell Way - Suite C, PMB 181, Kenmore, WA 98028 Telephone (206) 553 9076 - Fax (206) 529 4408</div>			ENGINEERING	
BUILDER:	Barcelo Homes		SHEET	
JOB SITE:	4634 E Mercer Way, Mercer Island		S1	
PARCEL NO.:	WA 98040			
DESCRIPTION:	new SFR			
DATE:	03/11/15	SCALE:	as noted	
ENGINEER:	Roland Heimisch, P. E.			

Statement of special inspections

General

The owner shall comply an approved agency for the special inspections for the construction of this project

A quality assurance and inspection plan from an AISC approved fabrictror is required to satisfy the inspection requirements.

The following systems and components shall be inspected

Type

Standard

At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building official stating that the work was performed in accordance with the approved construction documents

Special inspections for structural steel

Steel sections, steel grade, location of installation

all elements

AISC 360

Special inspections for steel construction other than structural steel

Inspection of welding

periodic

AWS D1.3

Special inspections for concrete construction

Inspection of reinforcing steel
Inspection of anchors post-installed in hardened concrete members
Verifying use of required design mix
Inspect formwork for shape, locations, and dimensions

periodic
periodic
periodic
periodic

ACI 318 3.5, 7.1-7.7
ACI 318 3.8.6, 8.13, 21.2.8
ACI 318 Ch 4,5.2-5.4
ACI 318 6.1.1



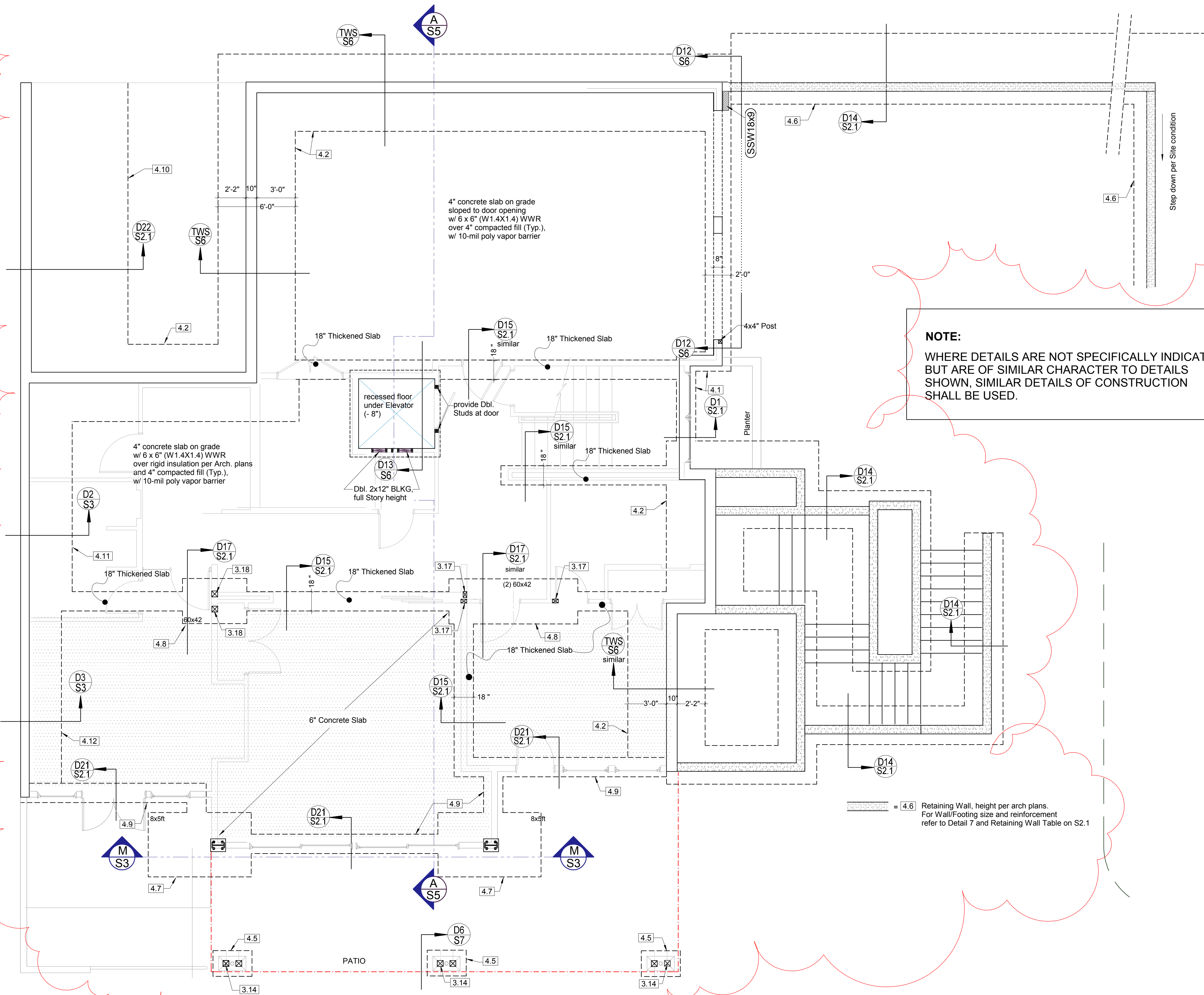
REVISION 05/29/16

tec instruct LLC

6830 NE Bothell Way - Suite C, PMB 181, Kenmore, WA 98028
Telephone (206) 553 9076 - Fax (206) 529 4408

ENGINEERING

BUILDER:	Barcelo Homes	SHEET	
JOB SITE:	4634 E Mercer Way, Mercer Island	S1.1	
PARCEL NO.:	WA 98040		
DESCRIPTION:	new SFR		
DATE:	03/11/15		SCALE: as noted
ENGINEER:	Roland Heimisch, P. E.		



NOTE:
WHERE DETAILS ARE NOT SPECIFICALLY INDICATED
BUT ARE OF SIMILAR CHARACTER TO DETAILS
SHOWN, SIMILAR DETAILS OF CONSTRUCTION
SHALL BE USED.

KEY NO.	STRUCTURAL MEMBERS
FOUNDATION	
4.1	Cont. Footing, fc = 2,500 psi, 18x12"
4.2	Basement Wall 10" w/ Cont. Footing fc = 2,500 psi, 72x16"
4.3	Basement Wall 8" w/ Cont. Footing fc = 2,500 psi, 48x12"
4.4	Basement Wall 8" w/ Cont. Footing fc = 2,500 psi, 36x12"
4.5	Spread Footing, fc = 2,500 psi, 24x24x10"
4.6	Retaining Wall, fc = 2,500 psi, 8" wall thickness , Ftg size and reinforcement per Detail 14/Table S2.1
4.7	Spread Footing under Moment Frame fc = 2,500 psi, 8ftx5ftx2ft
4.8	Spread Footing, fc = 2,500 psi, 60x48x10"
4.9	Cont. Footing, fc = 2,500 psi, 18x18"
4.10	Retaining Wall, fc = 2,500 psi, 8" wall w/ Ftg 8'-4"x1'-4"
4.11	Retaining Wall, fc = 2,500 psi, 8" wall w/ Ftg 48x10"
4.12	Retaining Wall, fc = 2,500 psi, 8" wall w/ Ftg 38x12"



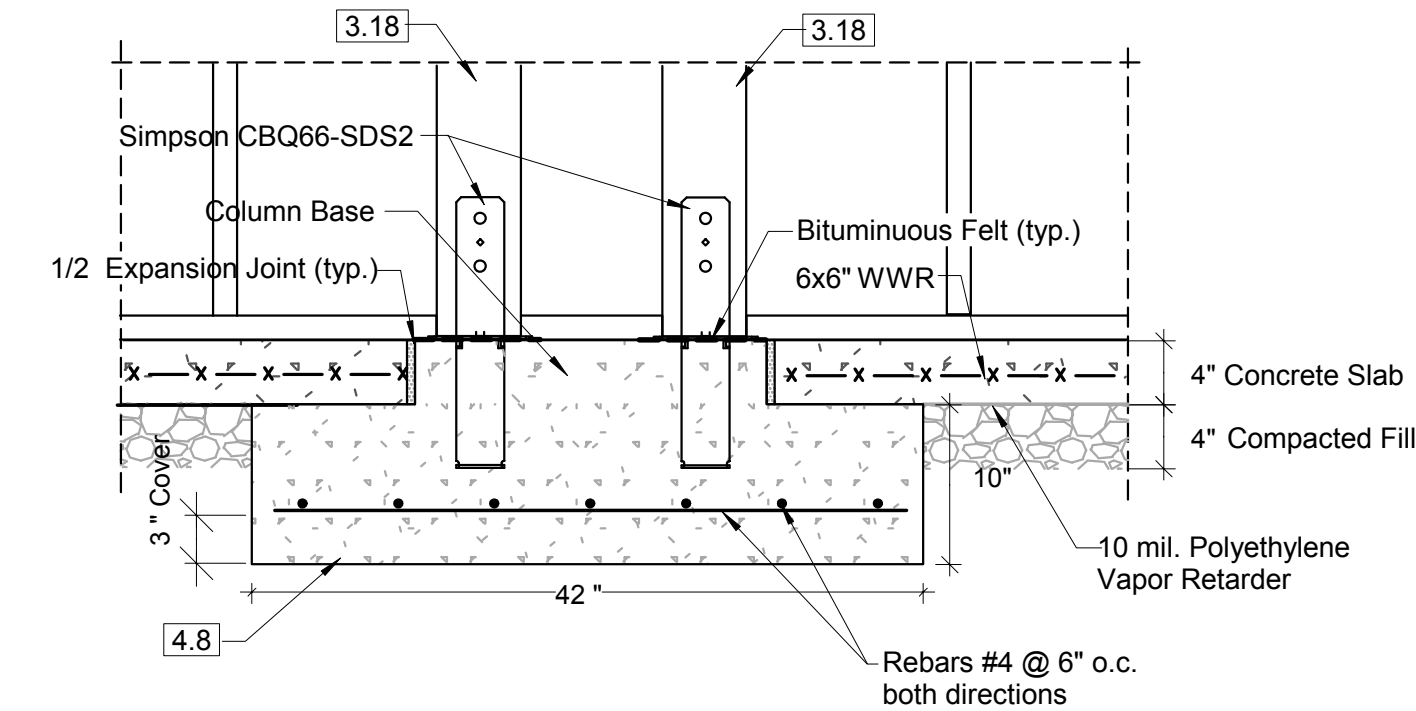
REVISION 06/18/17

<div>tecinstruct LLC</div> <div>6830 NE Bothell Way - Suite C, PMB 181, Kenmore, WA 98028</div> <div>Telephone (206) 553 9076 - Fax (206) 529 4408</div> <div>ENGINEERING</div>		
BUILDER:	Barcelo Homes	S2
JOB SITE:	4634 E Mercer Way, Mercer Island	
PARCEL NO.:	WA 98040	
DESCRIPTION:	new SFR	
DATE:	03/11/15	
ENGINEER:	Roland Heimisch, P. E.	

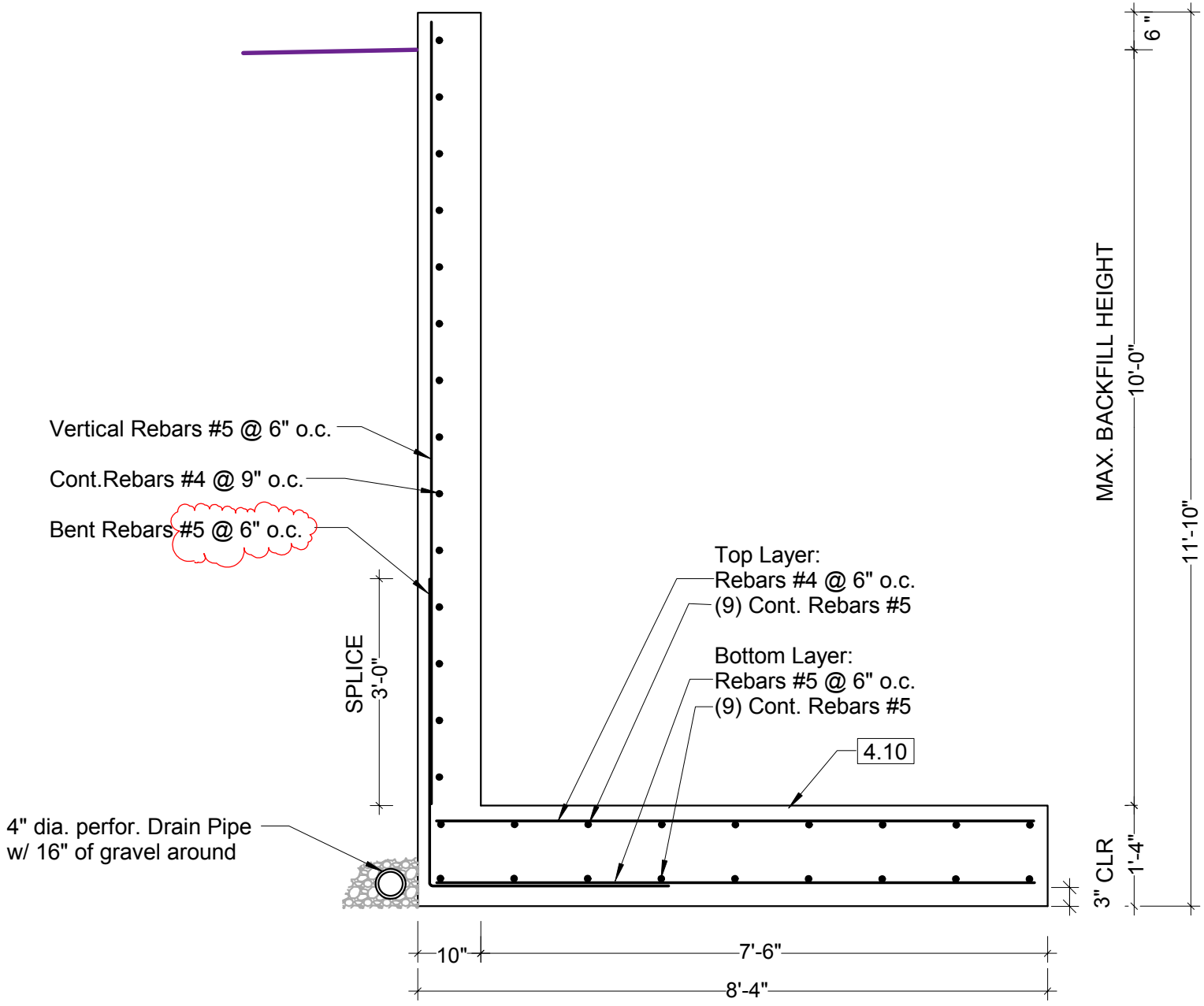
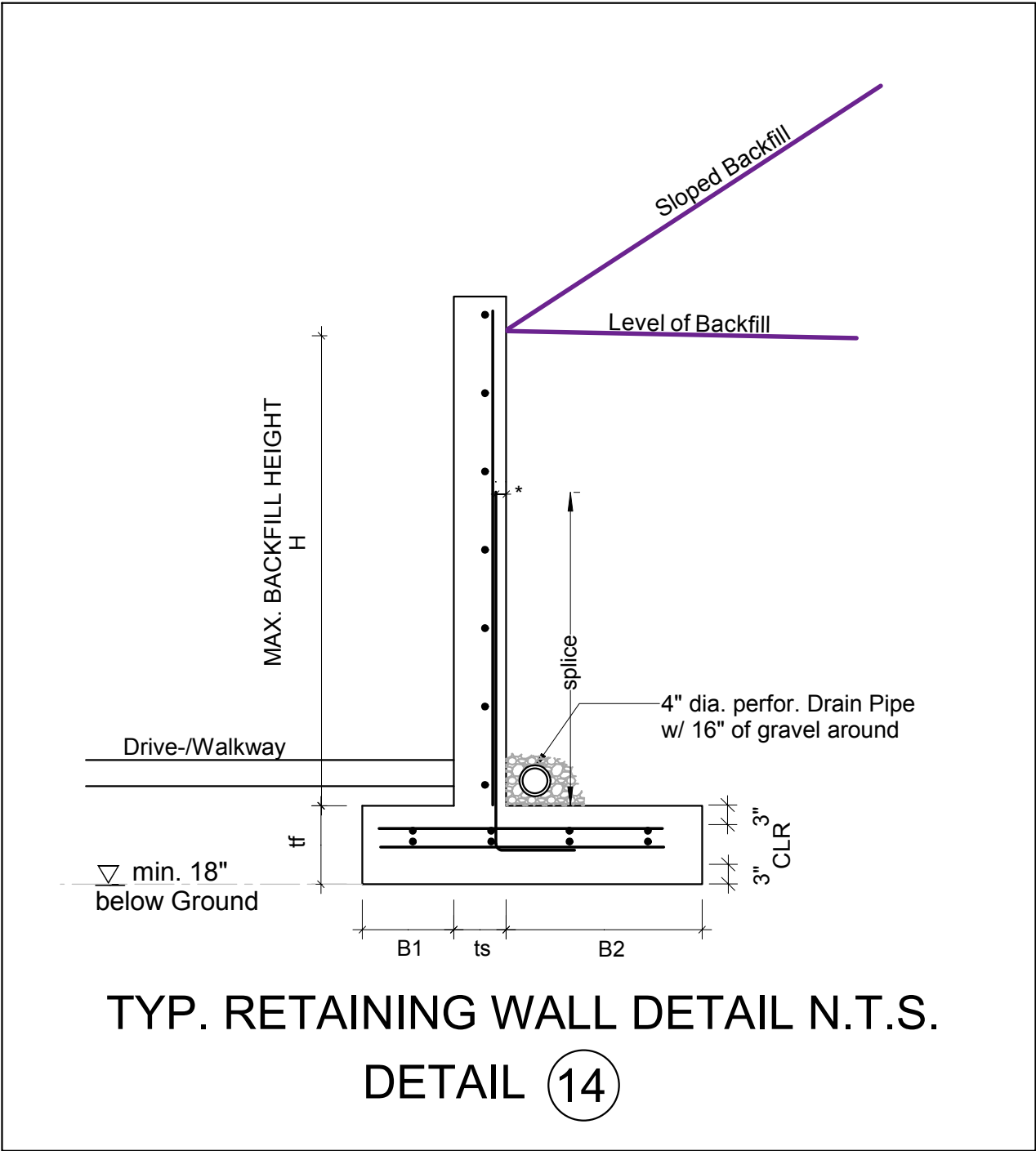
RETAINING WALL SCHEDULE

H (ft.)	B1	ts	B2	tf	Stem Reinforcing		splice	Footing Reinforcing			
					horiz.	vert.		Top Layer		Bottom Layer	
								cont.	perp.	cont.	perp.
3'-0"	1'-0"	8"	1'-0"	12"	#4 @ 12" o.c.	#4 @ 12" o.c.	2ft	-	-	(2) #4	#4 @ 12" o.c.
4'-0"	1'-0"	8"	1'-4"	12"	#4 @ 12" o.c.	#4 @ 12" o.c.	2ft	-	-	(3) #4	#4 @ 12" o.c.
5'-0"	1'-4"	8"	1'-6"	10"	#4 @ 12" o.c.	#4 @ 16" o.c.	3ft	-	-	(3) #4	#4 @ 16" o.c.
6'-0"	1'-4"	8"	2'-0"	10"	#4 @ 12" o.c.	#4 @ 12" o.c.	3ft	-	-	(4) #4	#4 @ 12" o.c.
8'-0"	1'-10"	8"	2'-9"	12"	#4 @ 12" o.c.	#5 @ 9" o.c.	3ft	(6) #4	#4 @ 9" o.c.	(6) #4	#4 @ 9" o.c.
10'-0"	2'-0"	10"	3'-10"	14"	#5 @ 12" o.c.	#5 @ 8" o.c.	4ft	(8) #4	#5 @ 8" o.c.	(8) #4	#4 @ 8" o.c.
12'-0"	2'-6"	10"	4'-2"	10"	#5 @ 12" o.c.	#6 @ 6" o.c.	4ft	(8) #4	#5 @ 6" o.c.	(8) #4	#4 @ 6" o.c.
RETAINING WALL WITH SLOPED BACKFILL											
12'-0"	3'-0"	12"	5'-0"	16"	#5 @ 12" o.c.	#6 @ 6" o.c.	4ft	(8) #4	#5 @ 6" o.c.	(8) #4	#4 @ 6" o.c.

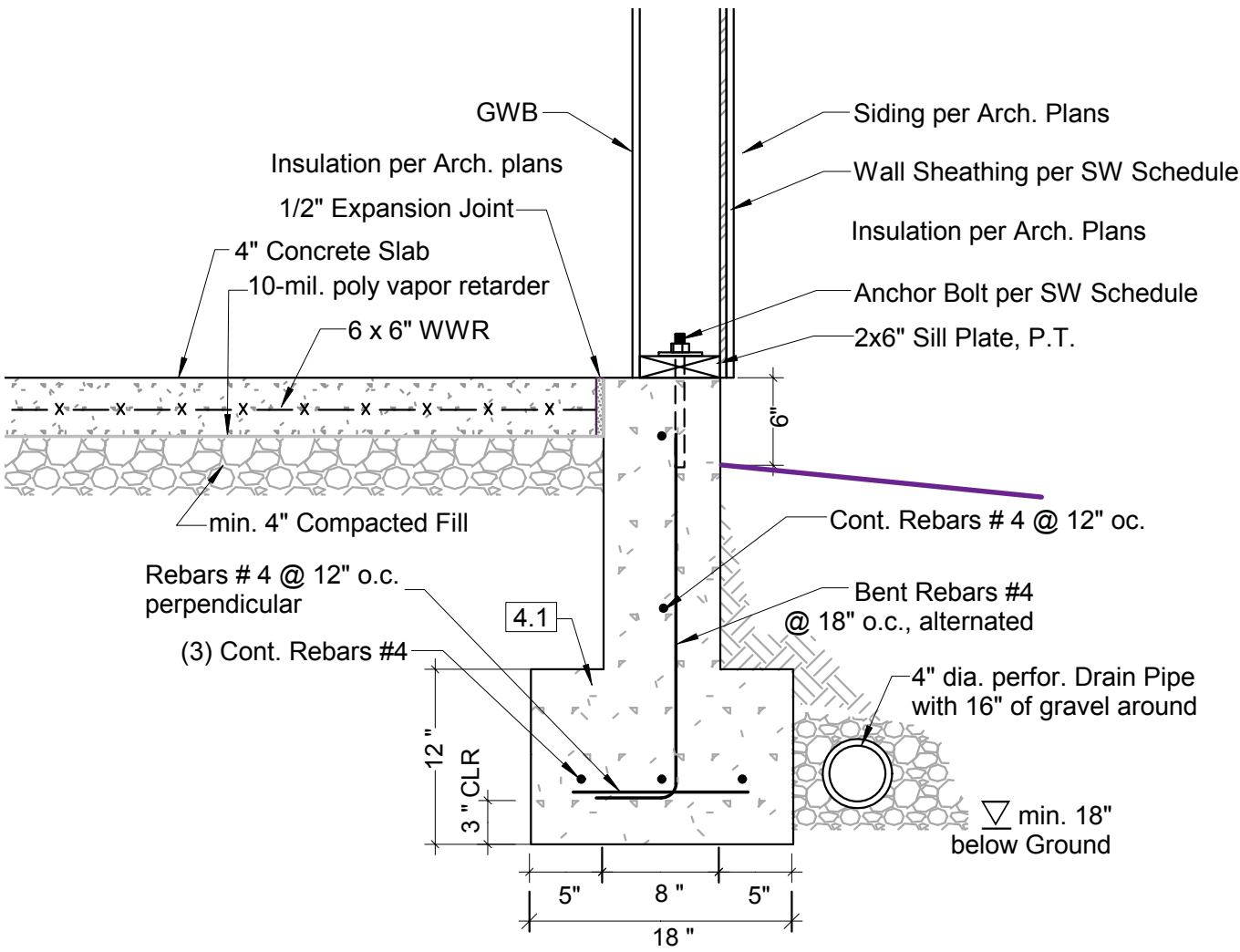
PROTECTION FOR REINFORCEMENT OF CAST IN-PLACE CONCRETE	MIN. COVER
Concrete cast against and permanently exposed to earth	3"
Concrete exposed to earth or weather	
* Wall panels:	
No. 6 through No. 18 bars	2"
No. 5 bars, W31 or D31 wire, and smaller	1 1/2"
Concrete exposed to neither earth or weather	
Slabs, walls, and joists:	
No. 14 and no. 18 bars	1 1/2"
No. 11 and smaller bars	3/4"
Beams and Columns:	
Primary reinforcement, ties, stirrups, and spirals	1 1/2"
Shells and folded-plate members:	
No. 6 bars and larger	3/4"
No. 5 bars, W31 or D31 or smaller	3/4"



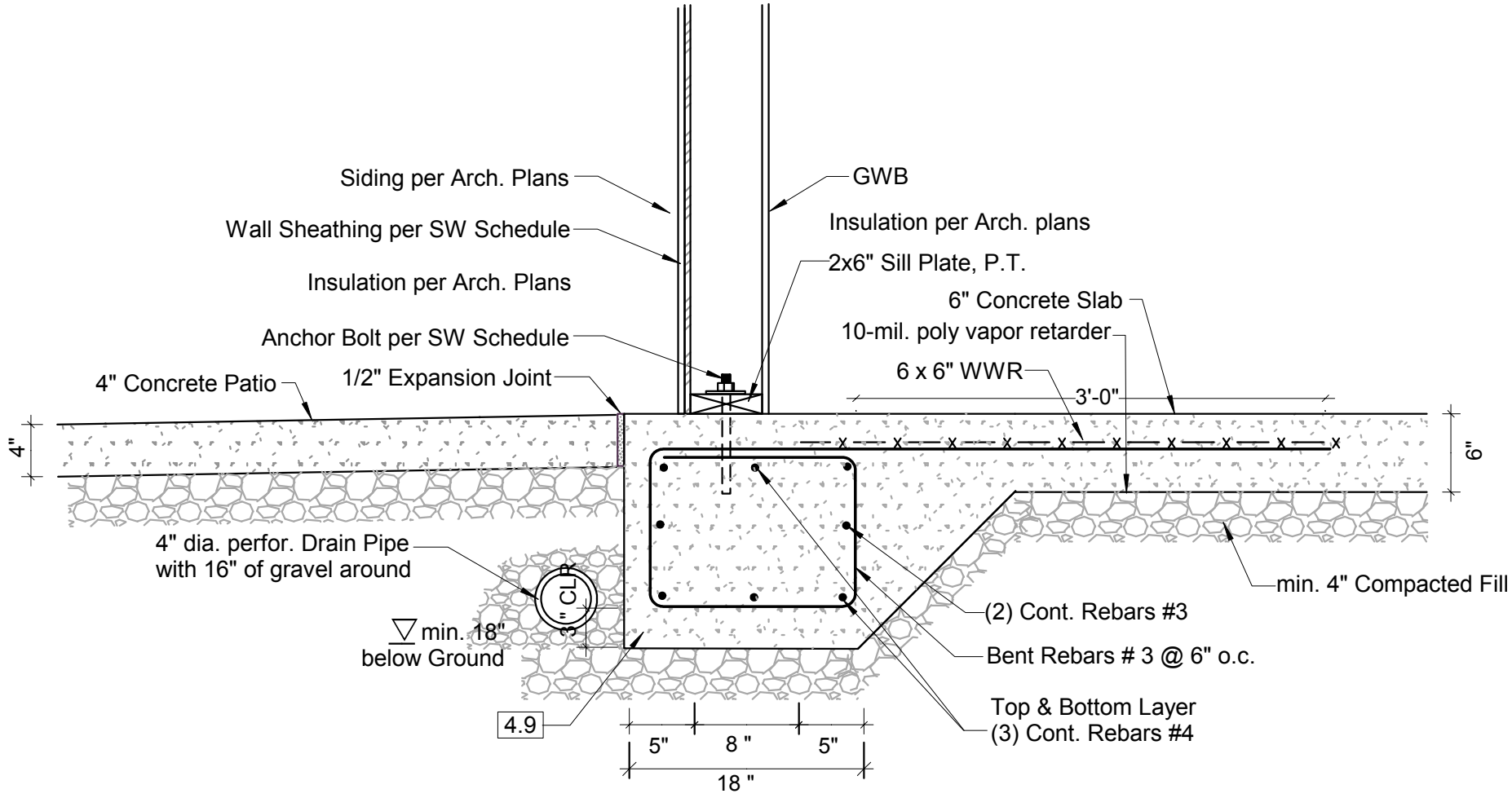
DETAIL 17 SCALE: 1" = 1'-0" (1:12)



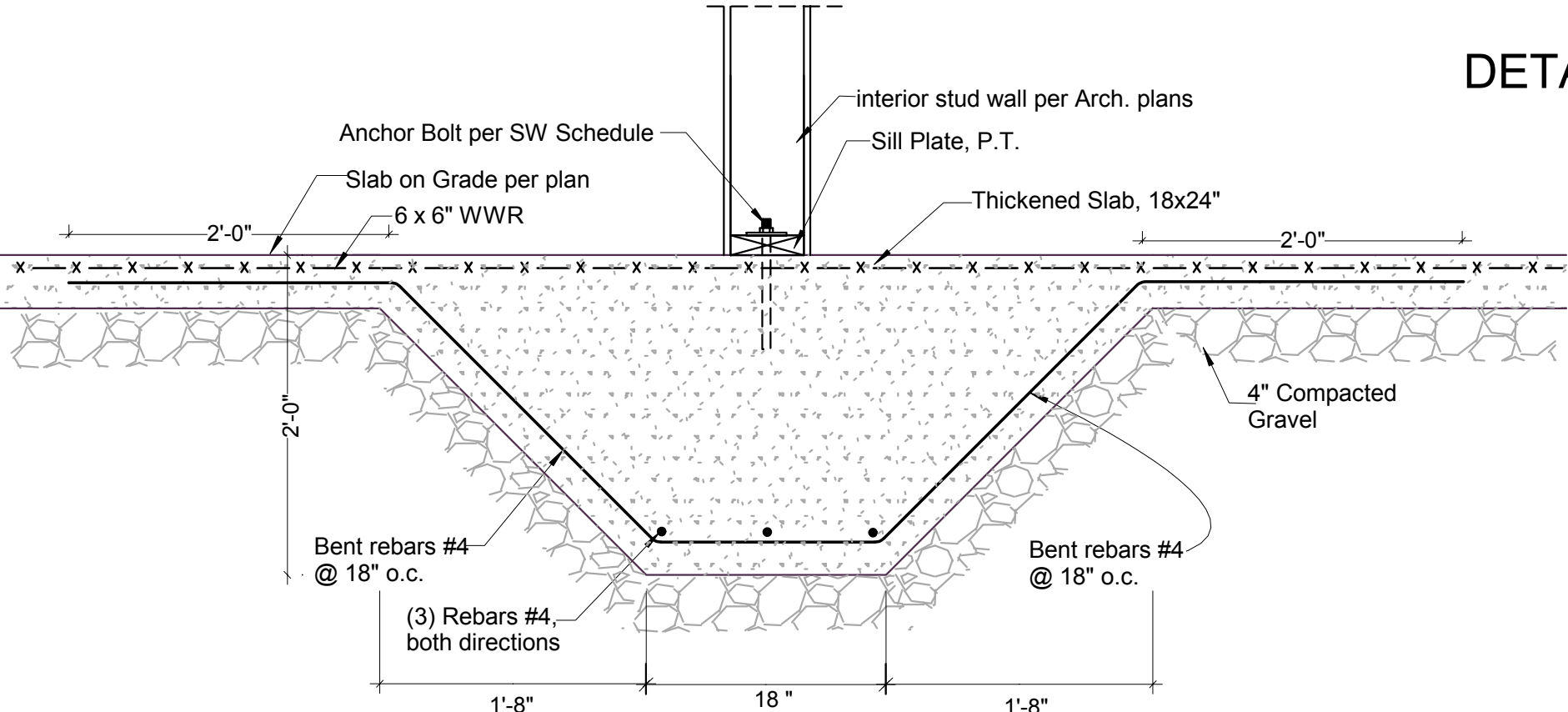
DETAIL 22 SCALE: 1/2" = 1'-0" (1:24)



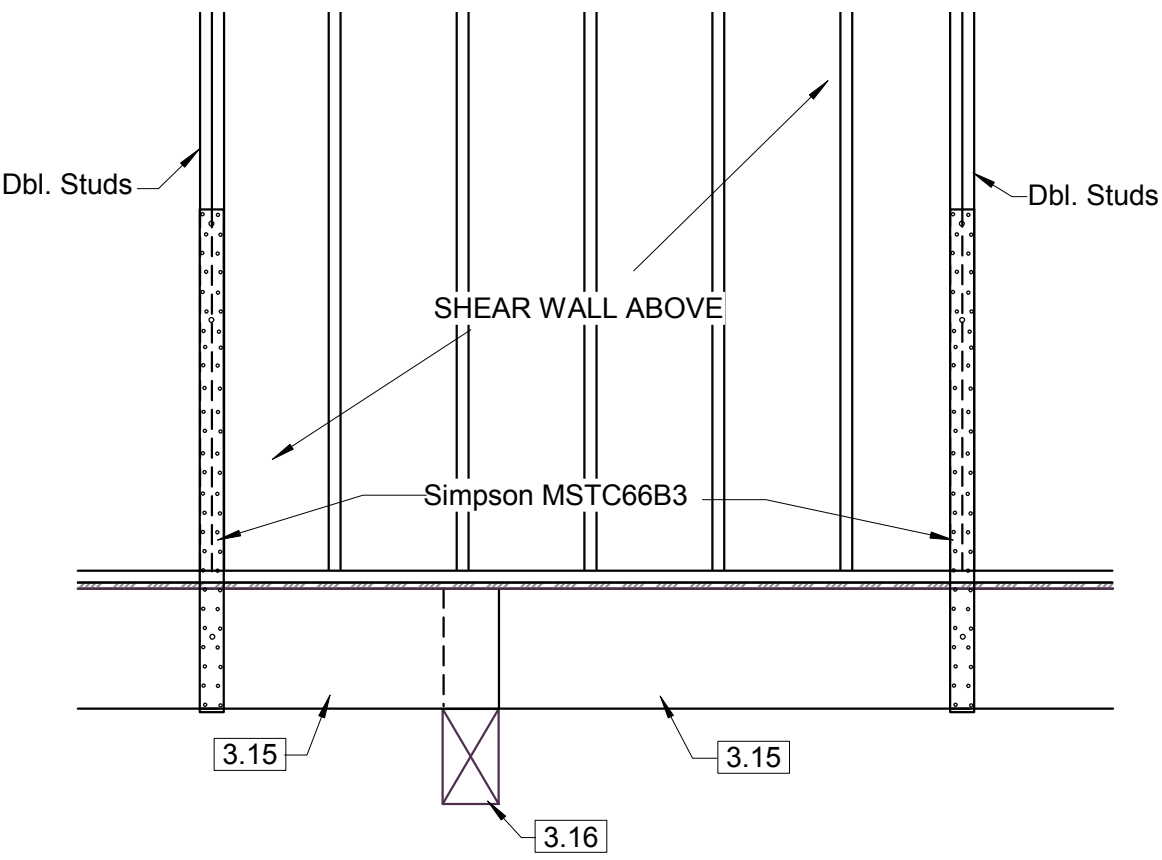
DETAIL 1 SCALE: 1" = 1'-0" (1:12)



DETAIL 21 SCALE: 1" = 1'-0" (1:12)



DETAIL 15 SCALE: 1" = 1'-0" (1:12)

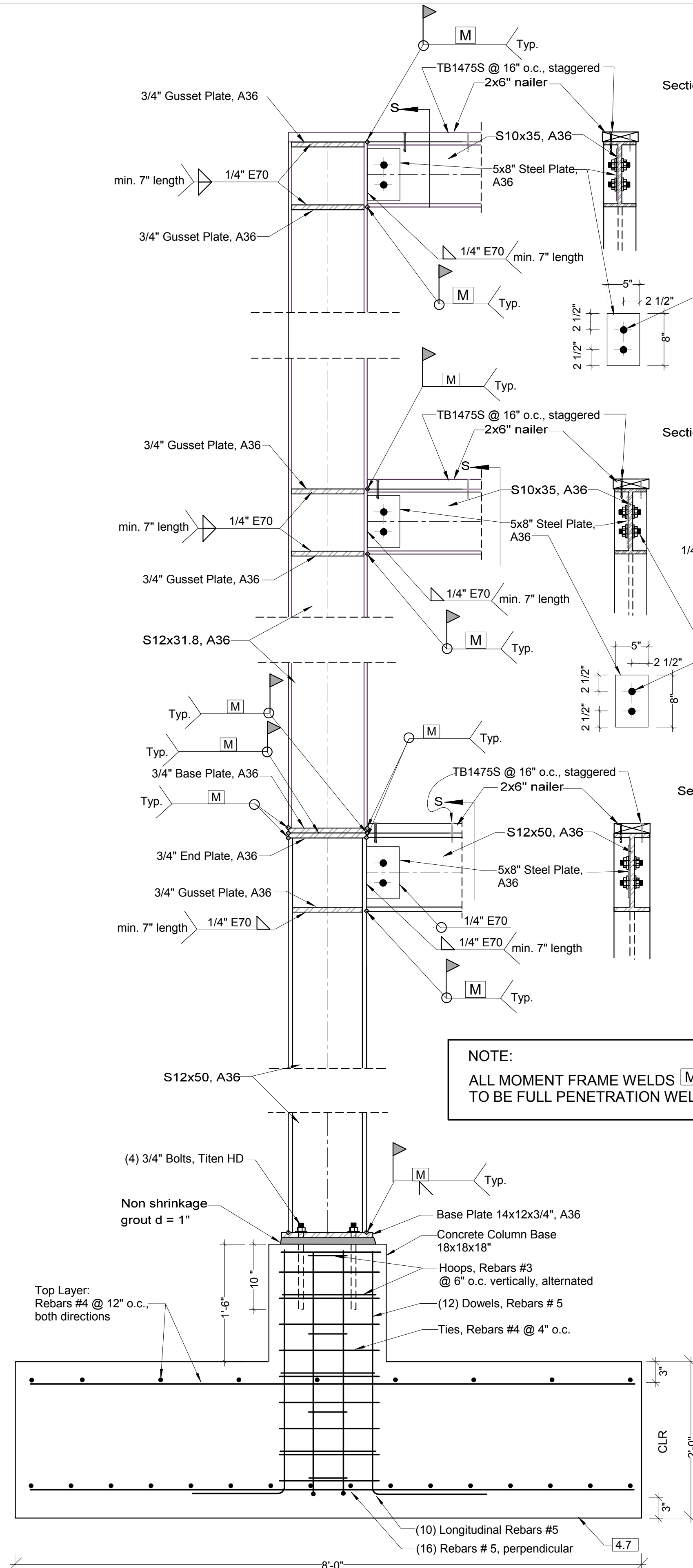


DETAIL 20 SCALE: 1/2" = 1'-0" (1:24)

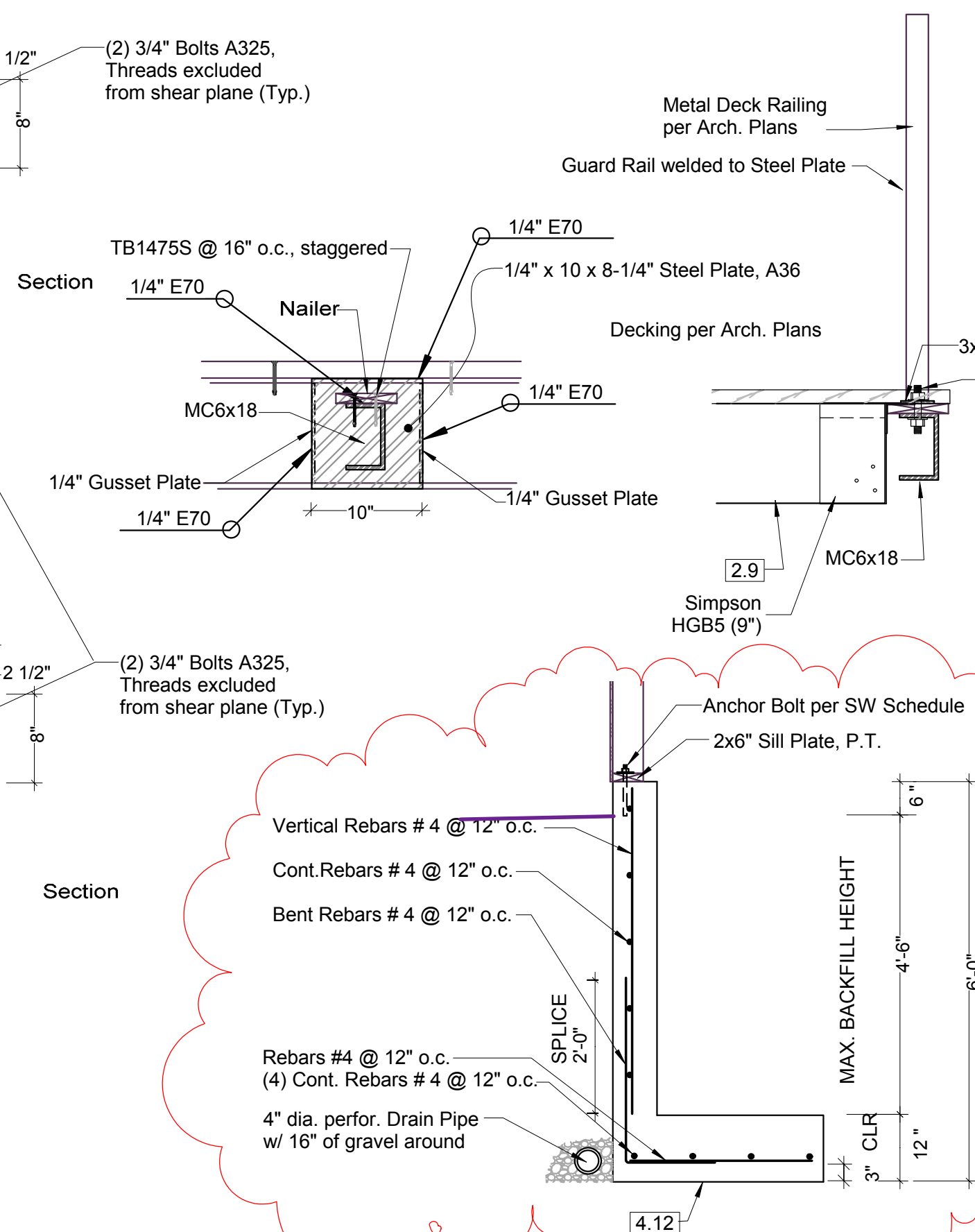


REVISION 09/17/17

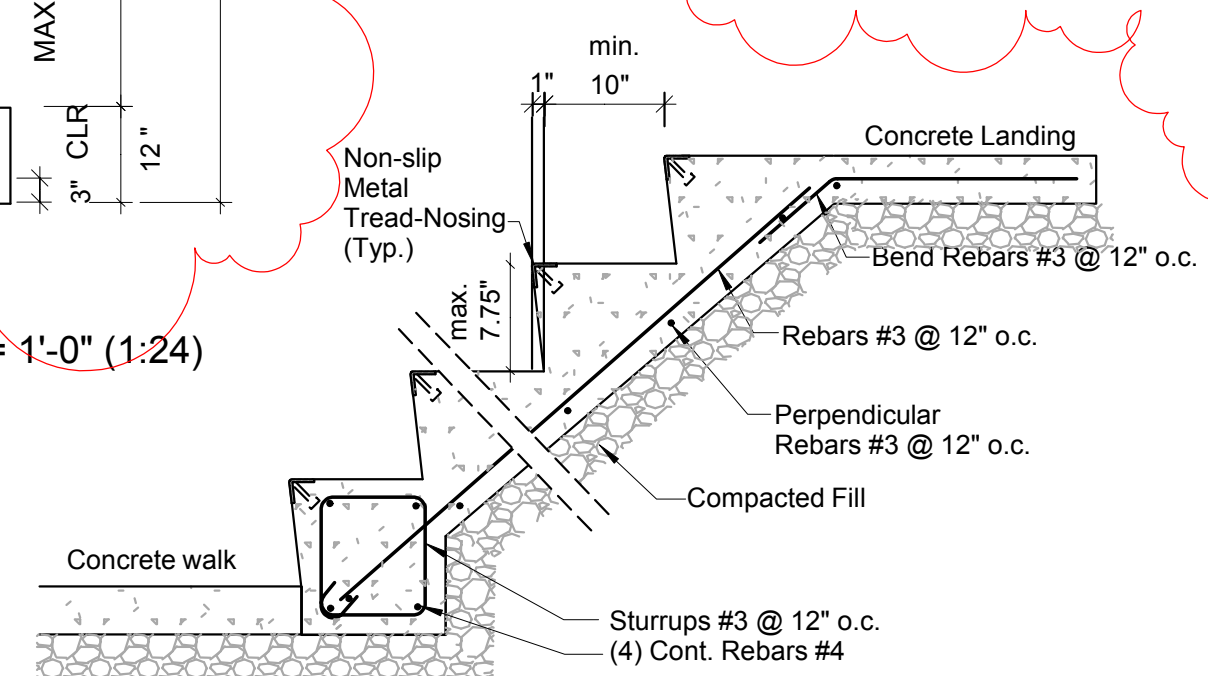
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DATE:					03/11/15					SCALE: as noted																																																																			
ENGINEER:					Roland Heimisch, P. E.																																																																								
S2.1																																																																													



DETAIL (1)
MOMENT FRAME SCALE: 1" = 1'-0" (1:12)

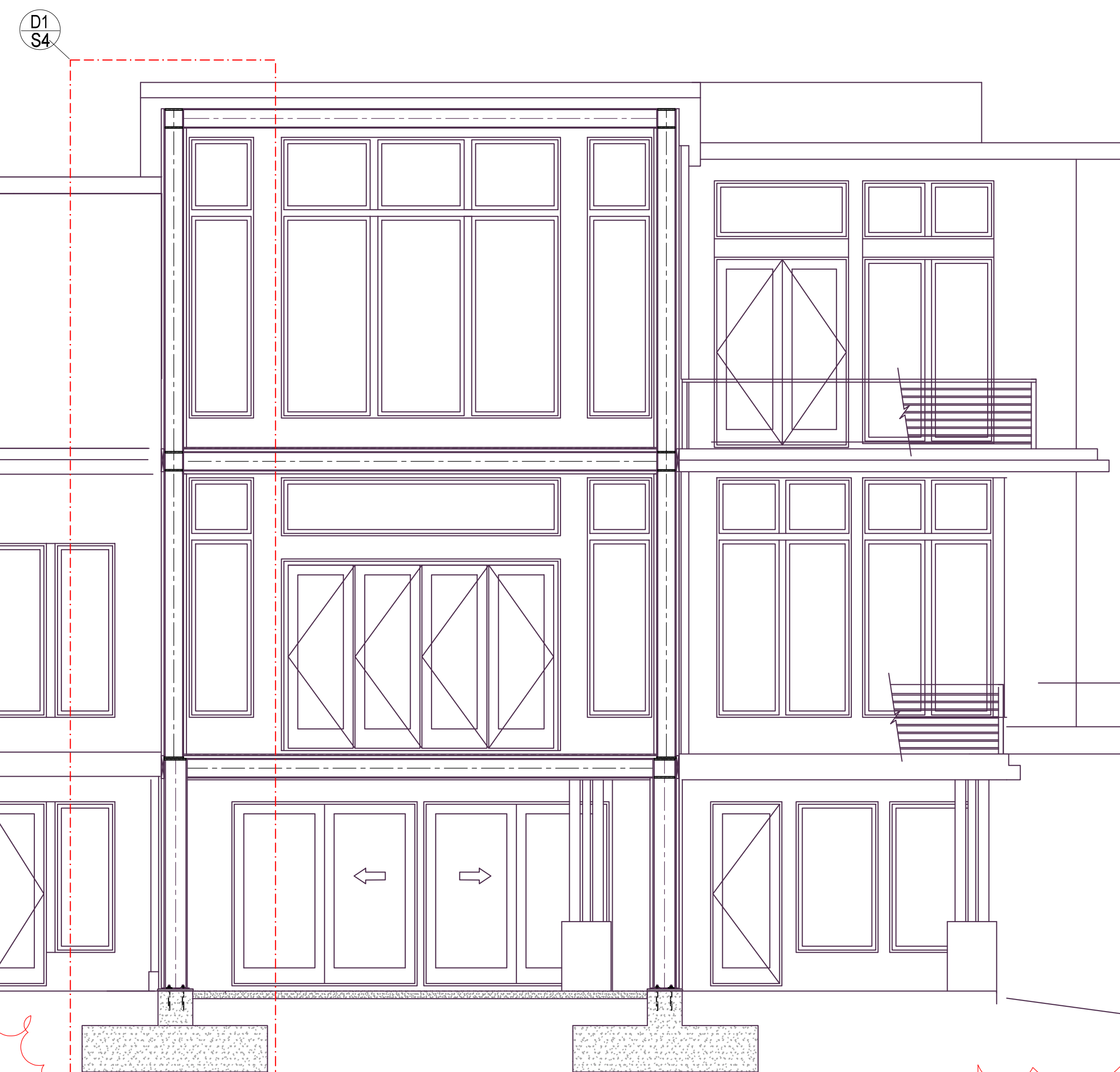


MOMENT FRAME COLUMN BASE
SCALE: 1" = 1'-0" (1:12)

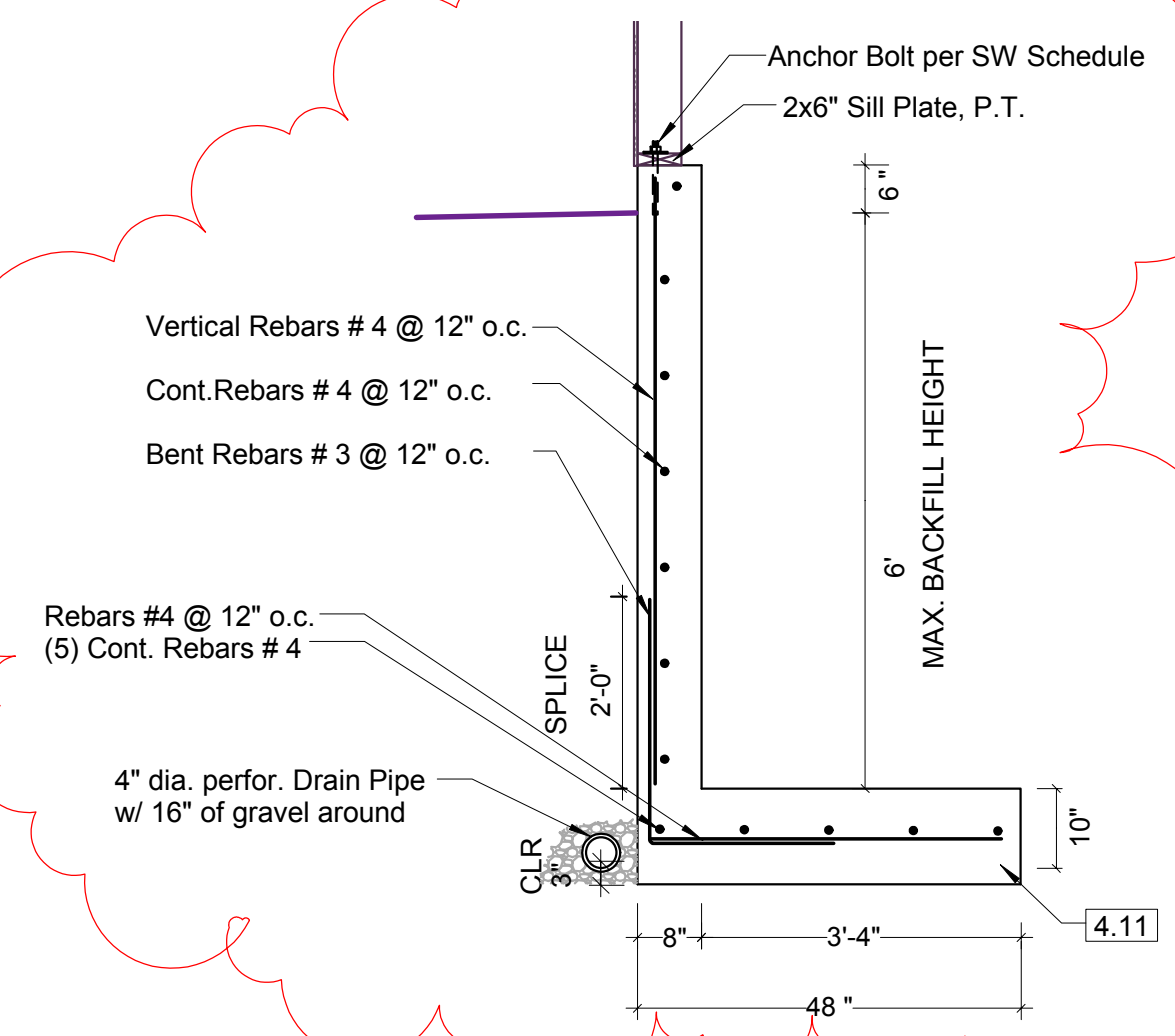


CONCRETE STAIRS (TYP)

SCALE: 3/4" = 1'-0" (1:16)



MOMENT FRAME ELEVATION M-M SCALE: 1/4" = 1'-0" (1:48)



DETAIL (2)

SCALE: 1/2" = 1'-0" (1:24)



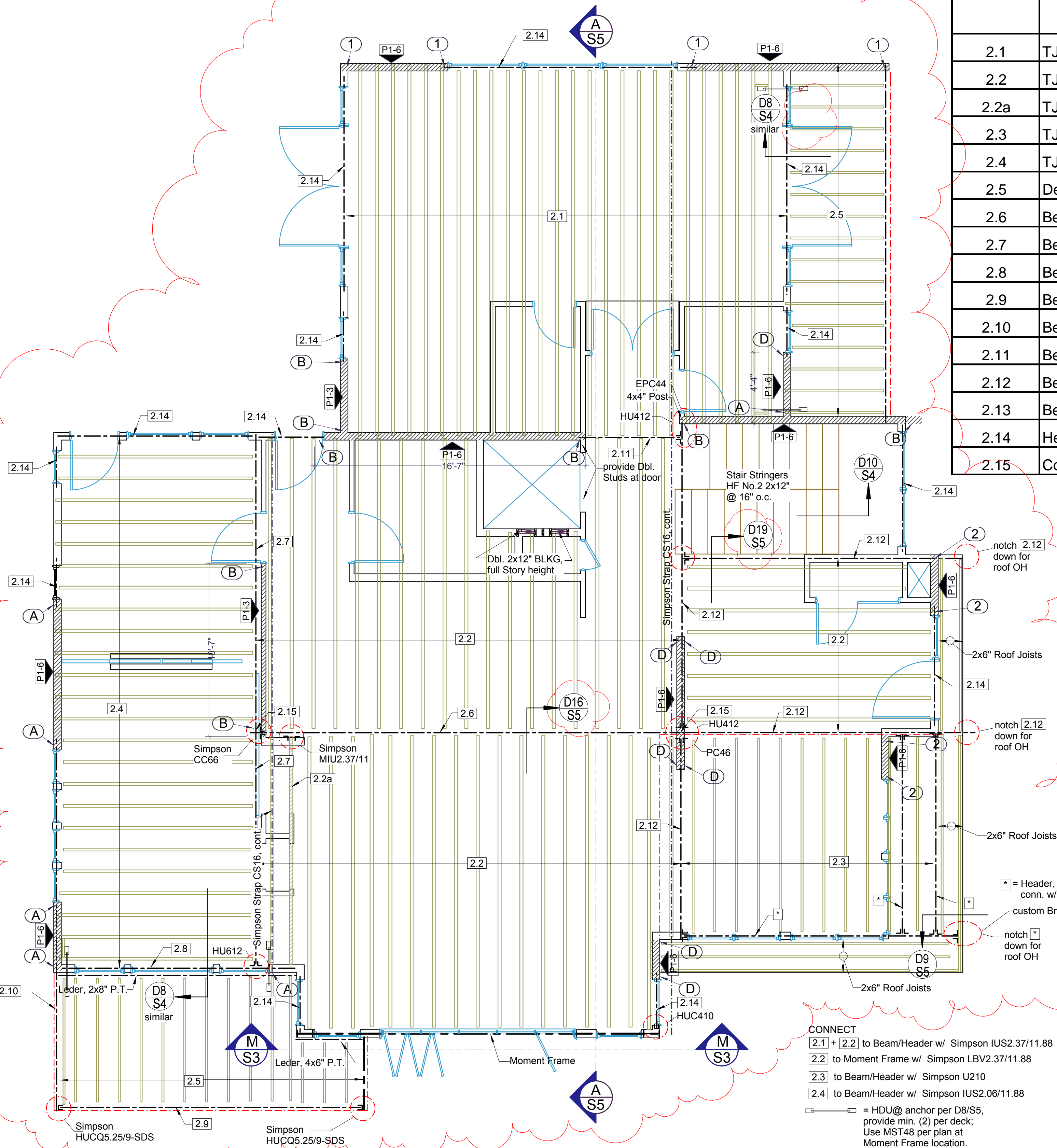
REVISION 06/18/17

<h1 style="text-align: center;">tec instruct LLC</h1> <p style="text-align: center;">8830 NE Bothell Way - Suite C, PMB 181, Kenmore, WA 98028 Telephone (206) 553 9076 - Fax (206) 529 4408</p> <h2 style="text-align: center;">ENGINEERING</h2>		
BUILDER:	Barcelo Homes	
JOB SITE:	4634 E Mercer Way, Mercer Island	
PARCEL NO.:	WA 98040	
DESCRIPTION:	new SFR	
DATE:	03/11/15	SCALE: as noted
ENGINEER:	Roland Heimisch, P. E.	



NOTE:

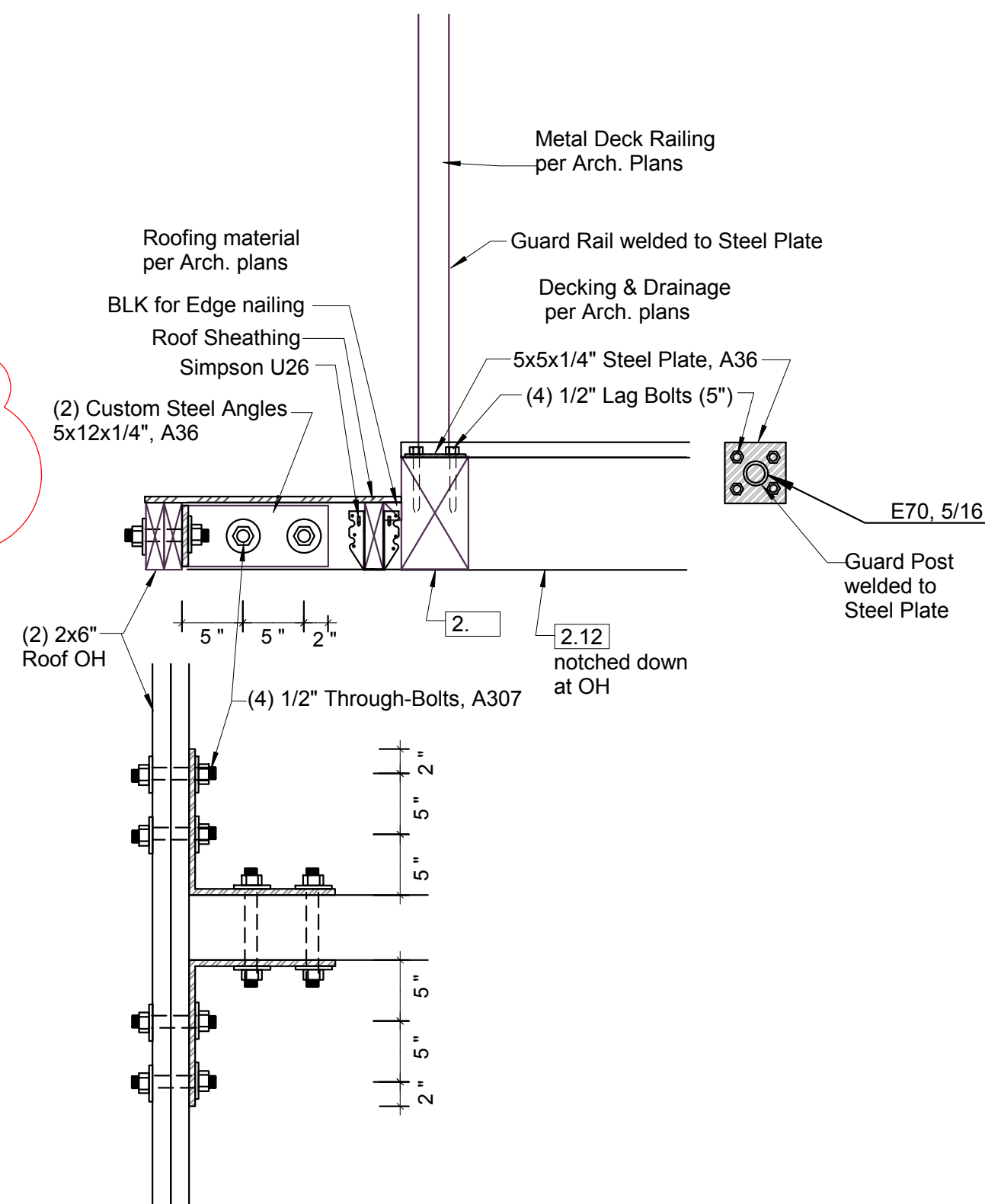
WHERE DETAILS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED.



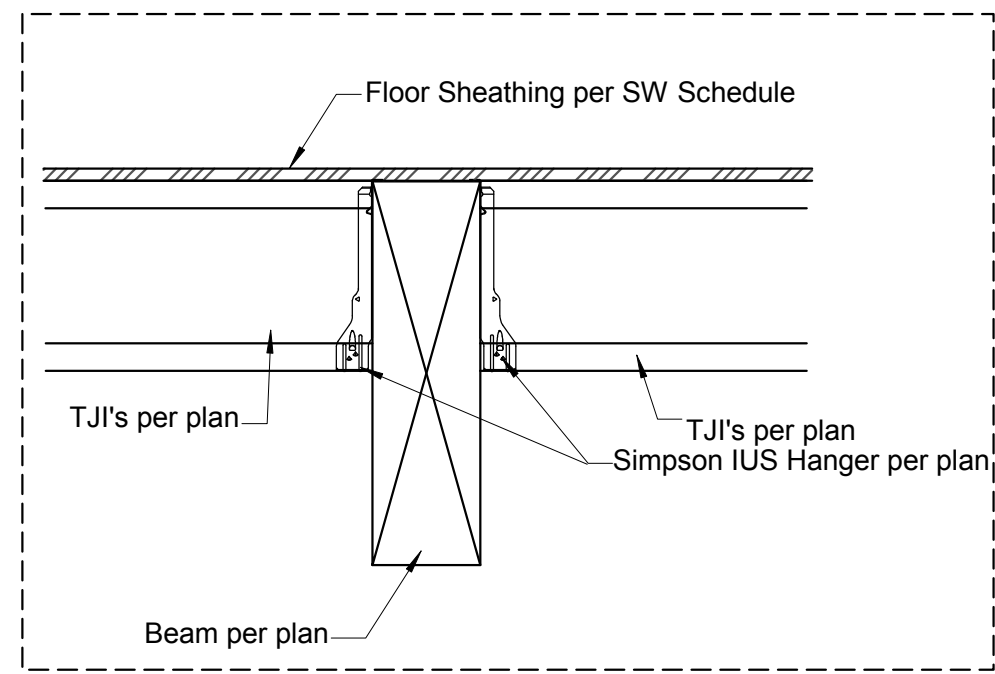
FRAMING ABOVE 2ND LEVEL SCALE: 1/4" = 1'-0" (1:48)

KEY NO.	STRUCTURAL MEMBERS	REACTIONS			
		FLOOR SYSTEM ABOVE 2ND LEVEL		CANTILEVER	
		DL	LL	(-) = uplift	rear end
2.1	TJI 360, 2-5/16x11-7/8" @ 12" o.c.				
2.2	TJI 360, 2-5/16x11-7/8" @ 16" o.c.				
2.2a	TJI 360, 2-5/16x11-7/8" @ 16" o.c.				
2.3	TJI 210, 2-1/16x11-7/8" @ 16" o.c.				
2.4	TJI 210, 2-1/16x11-7/8" @ 16" o.c.				
2.5	Deck Joists, HF No.2, 2x8" @ 16" o.c. P.T.				
2.6	Beam, Glulam WS, 24F-1.8E, 6-3/4x24"	5,016	9,100		
2.7	Beam, PSL, 2.0E, 2900Fb, 5-1/4x11-7/8"	1,534	2,736		
2.8	Beam, PSL, 2.0E, 2900Fb, 5-1/4x11-7/8"	3,040	3,931		
2.9	Beam @ Deck, Glulam WS, 24F-1.8E, 5-1/8x9"	636	1,370		
2.10	Beam, Glulam WS, 24F-1.8E, 6-3/4x12"	1,056	2,194	-1,250	
2.11	Beam, PSL, 2.0E, 2900Fb, 3-1/2x11-7/8"	955	1,688	-415	85
2.12	Beam, PSL, 2.0E, 2900Fb, 3-1/2x11-7/8"	2,574	2,604		
2.13	Beam, Glulam WS, 24F-1.8E, 5-1/4x12"	1,950	1,733		
2.14	Header (=Rim), LSL, 1.55E, 2325Fb, 3-1/2x11-7/8"				
2.15	Column, PSL, 1.8E, 5-1/4x5-1/4"				

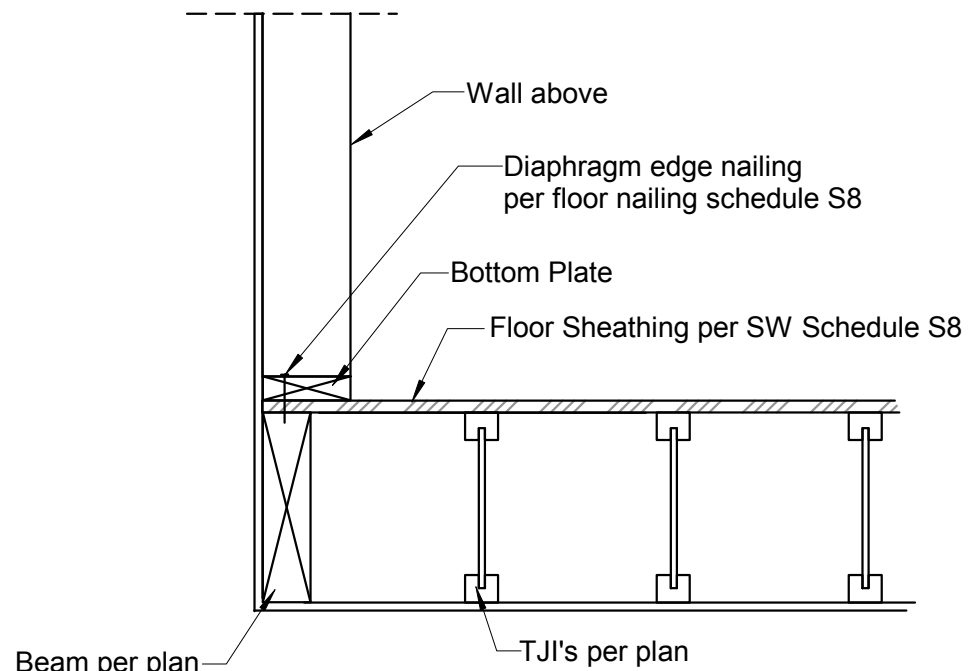
NOTE:
WHERE DETAILS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED.



DETAIL 9 SCALE: 1" = 1'-0" (1:12)



DETAIL 16 SCALE: 1" = 1'-0" (1:12)
TJI'S TO BEAM (TYP.)



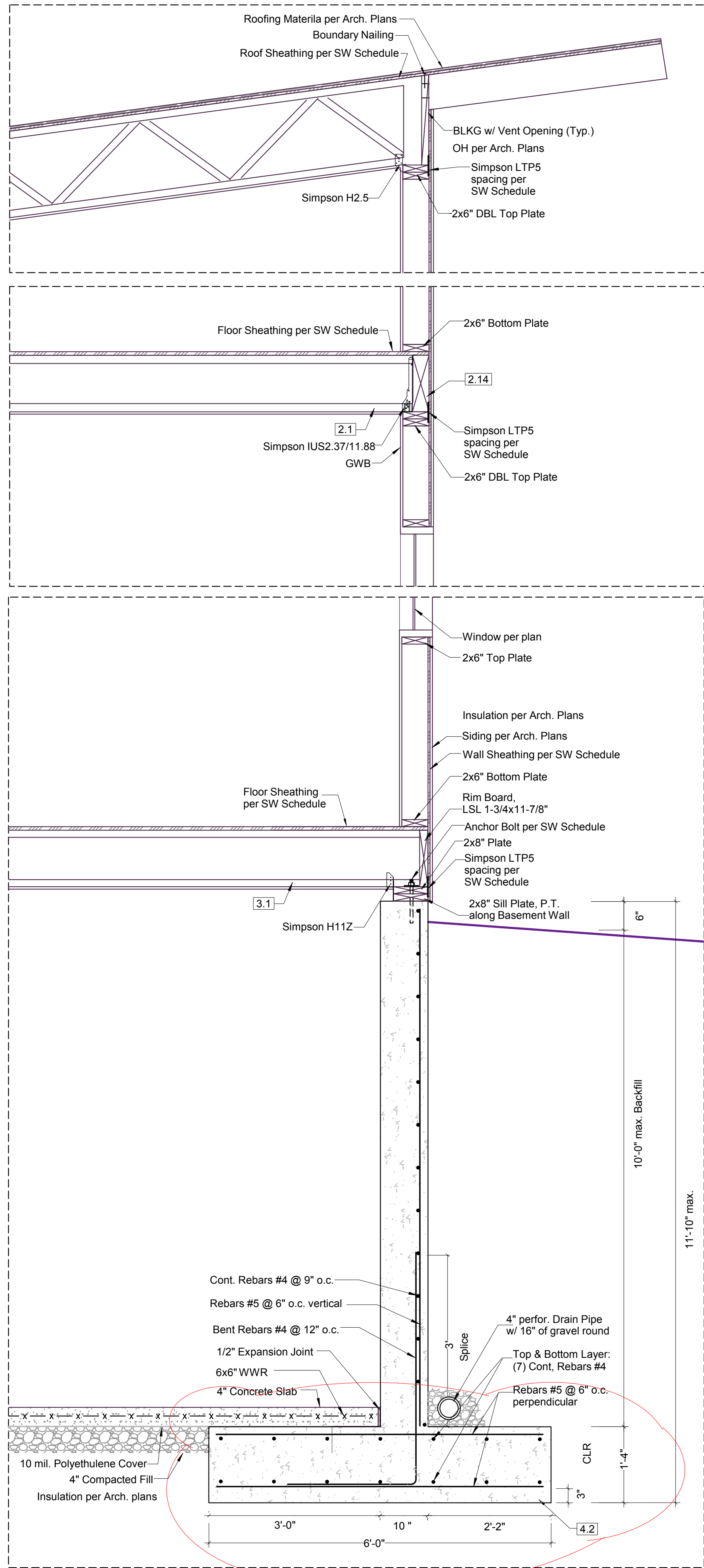
DETAIL 19 SCALE: 1" = 1'-0" (1:12)



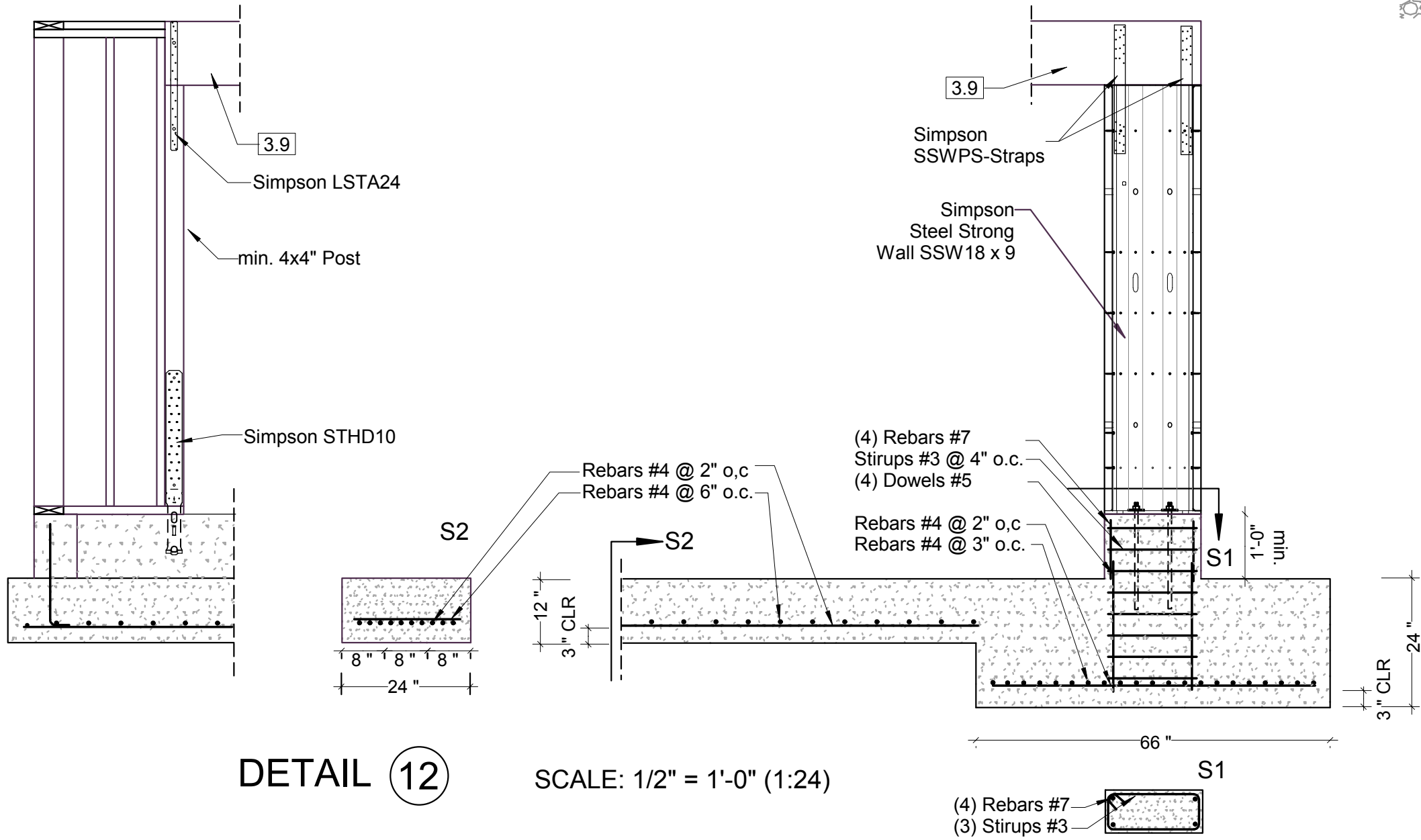
REVISION 06/18/17

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6830 NE Bothell Way - Suite C, PMB 181, Kenmore, WA 98028
Telephone (206) 553 9076 - Fax (206) 529 4408
ENGINEERING

BUILDER:	Barcelo Homes	S5
JOB SITE:	4634 E Mercer Way, Mercer Island	
PARCEL NO.:	WA 98040	
DESCRIPTION:	new SFR	
DATE:	03/11/15	
ENGINEER:	Roland Heimisch, P. E.	

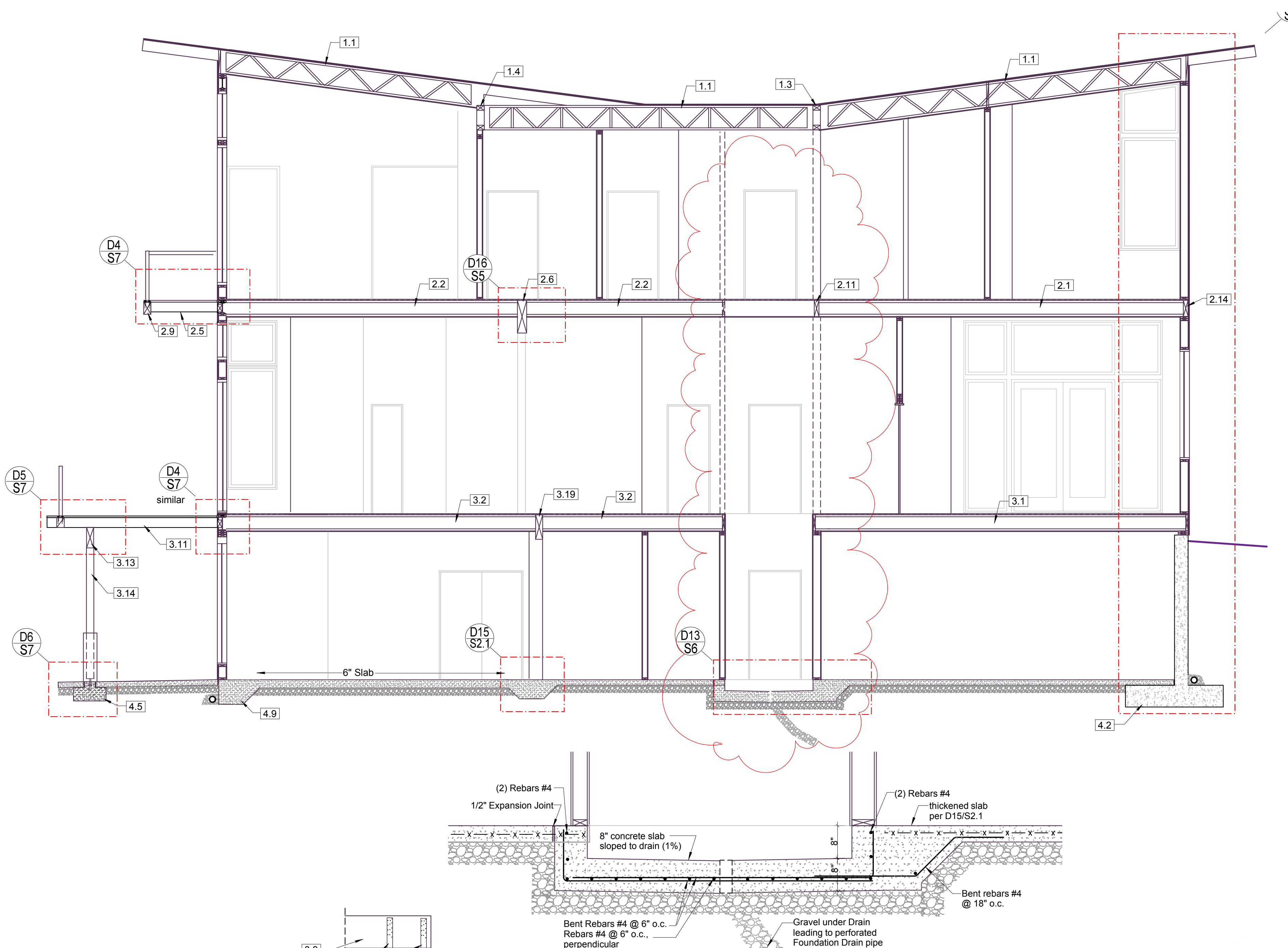


TYPICAL WALL SECTION (TWS) SCALE: 3/4" = 1'-0" (1:16)



DETAIL 12 SCALE: 1/2" = 1'-0" (1:24)

SSW18X9 INSTALL. DETAIL (TYP.)

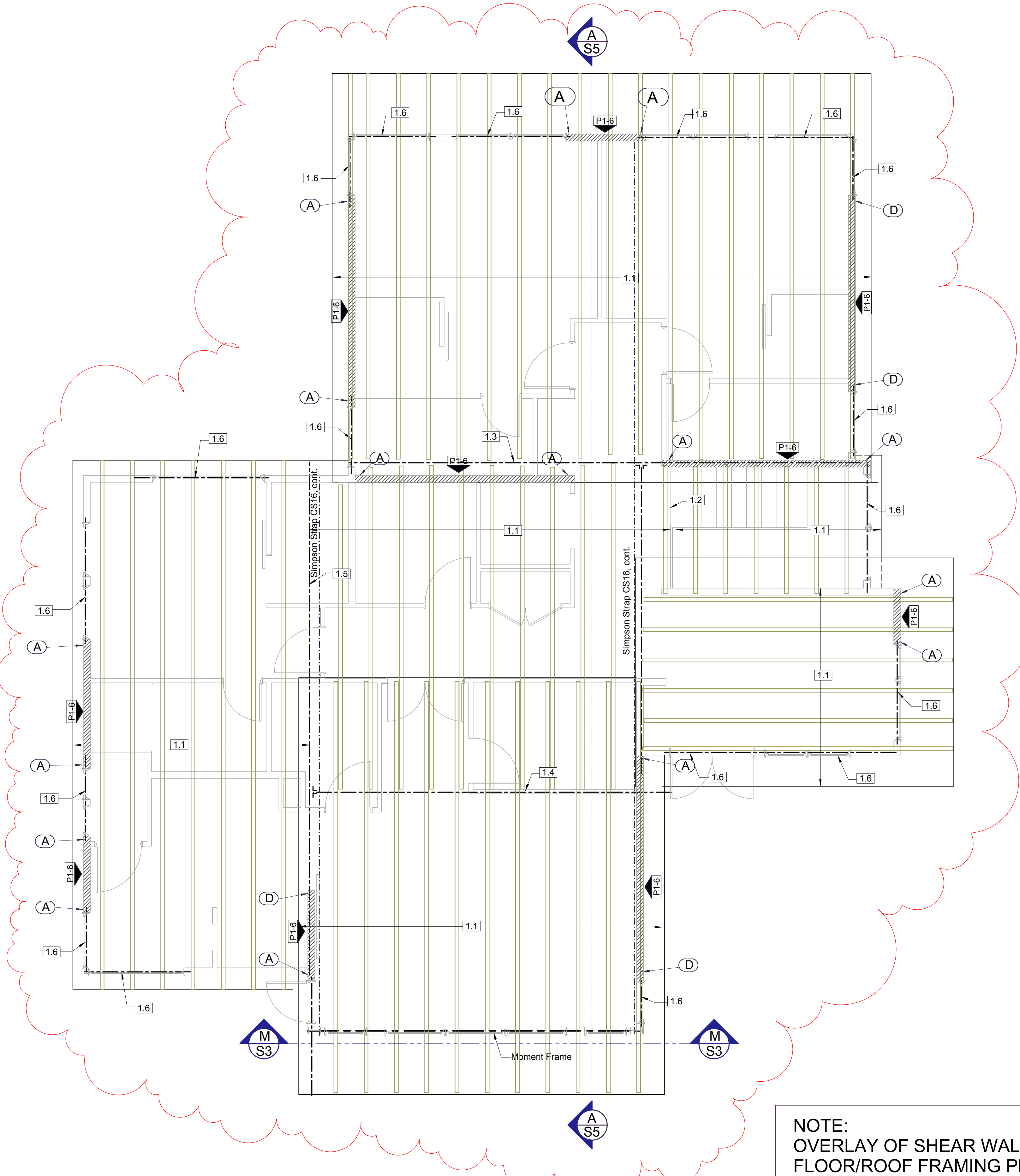


DETAIL 13 SCALE: 3/4" = 1'-0" (1:16)



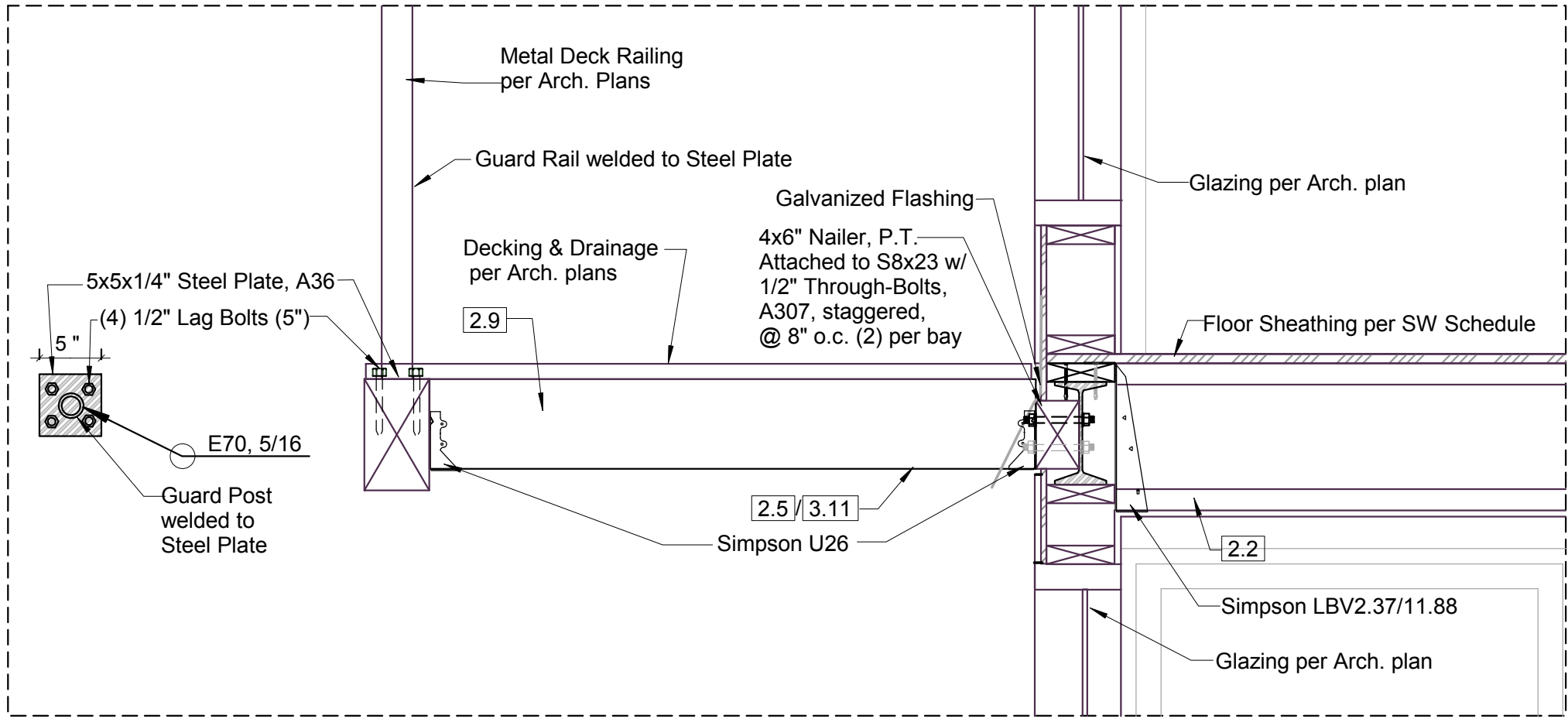
REVISION 06/18/17

tec instruct LLC 6830 NE Bothell Way - Suite C, PMB 181, Kenmore, WA 98028 Telephone (206) 553 9076 - Fax (206) 529 4408 ENGINEERING			S6
BUILDER:	Barcelo Homes	SHEET	
JOB SITE:	4634 E Mercer Way, Mercer Island		
PARCEL NO.:	WA 98040		
DESCRIPTION:	new SFR		
DATE:	03/11/15	SCALE: as noted	
ENGINEER:	Roland Heimisch, P. E.		

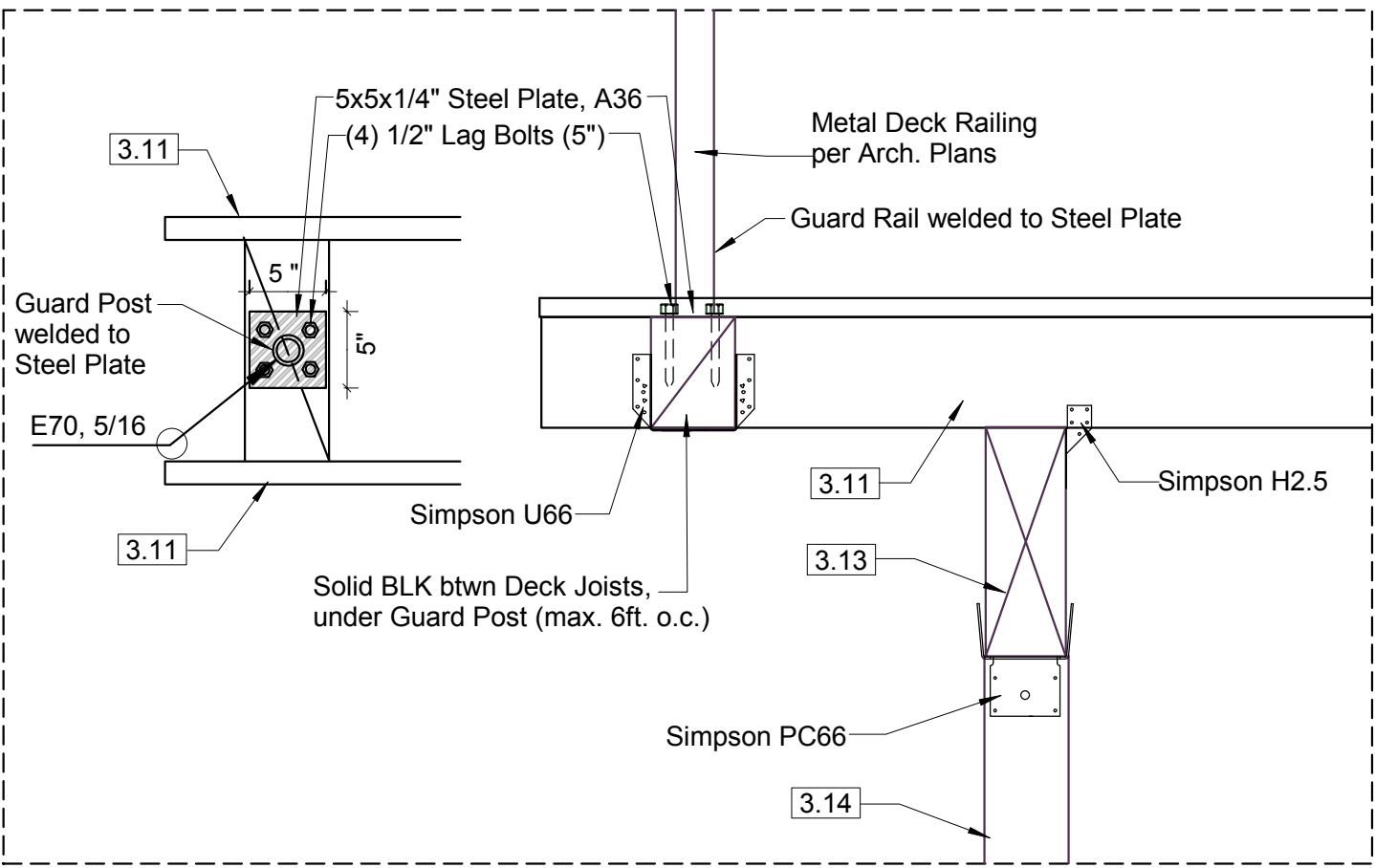


ROOF FRAMING PLAN SCALE: 1/4" = 1'-0" (1:48)

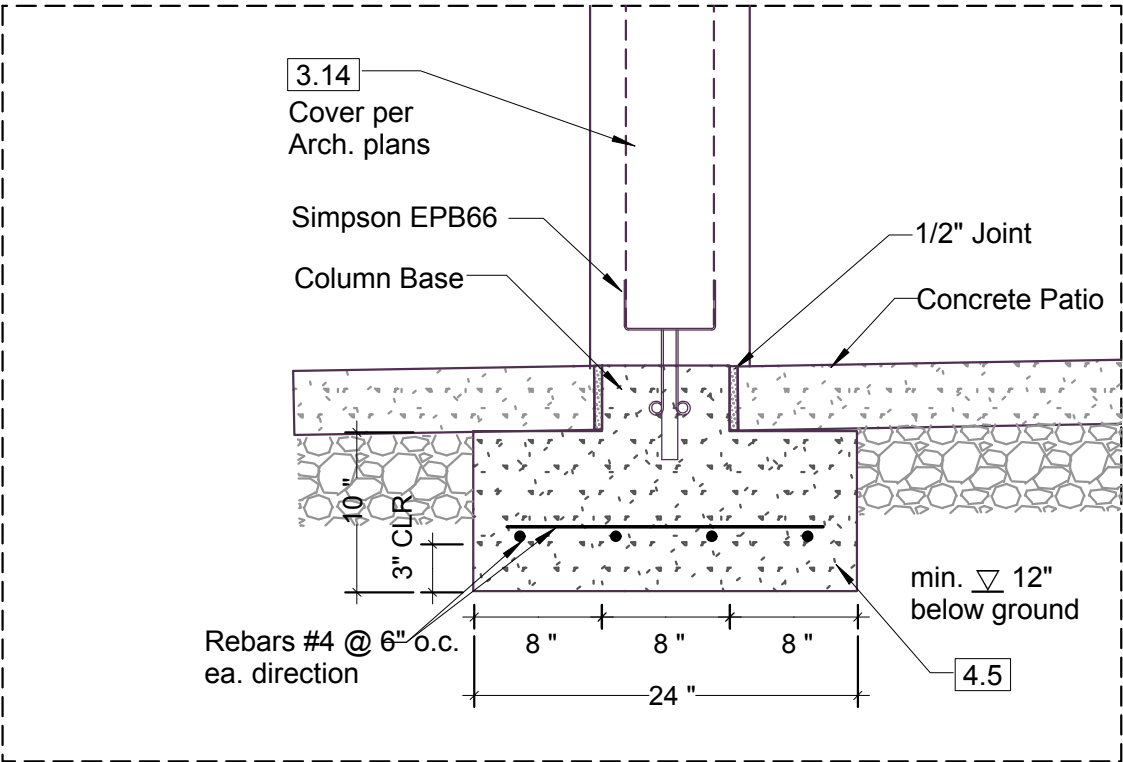
NOTE:
OVERLAY OF SHEAR WALLS IN
FLOOR/ROOF FRAMING PLANS PER
REVIEWER REQUEST,
REFER TO SHEAR WALL PLANS (S8/S9)
FOR SHEAR WALL INFORMATION



DETAIL 4 SCALE: 1" = 1'-0" (1:12)



DETAIL 5 SCALE: 1" = 1'-0" (1:12)

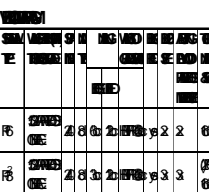


DETAIL 6 SCALE: 1" = 1'-0" (1:12)

KEY NO.	STRUCTURAL MEMBERS
ROOF LEVEL	
1.1	Open Web Trusses @ 24" o.c., d = 18"
1.2	Girder Truss, d = 18"
1.3	Girder Truss, d = 18"
1.4	Girder Truss, d = 18"
1.5	Girder Truss, d = 18"
1.6	Header (=Rim), LVL, 2-ply, (2) 1-3/4x18"



REVISION 06/18/17

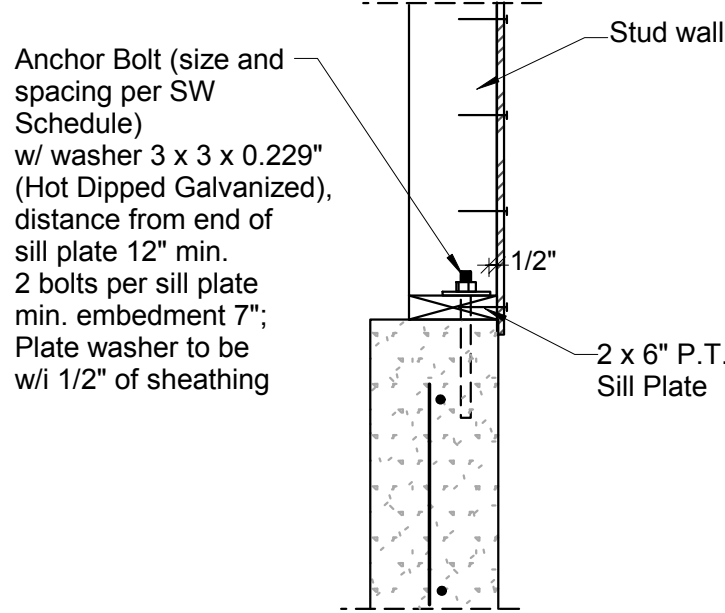
 tec instruct LLC 6830 NE Bothell Way - Suite C, PMB 181, Kenmore, WA 98028 Telephone (206) 553 9076 - Fax (206) 529 4408 ENGINEERING			S7
BUILDER:	Barcelo Homes	SHEET	
JOB SITE:	4634 E Mercer Way, Mercer Island		
PARCEL NO.:	WA 98040		
DESCRIPTION:	new SFR		
DATE:	02/23/15	SCALE: as noted	
ENGINEER:	Roland Heimisch, P. E.		

HOLDOWN SCHEDULE

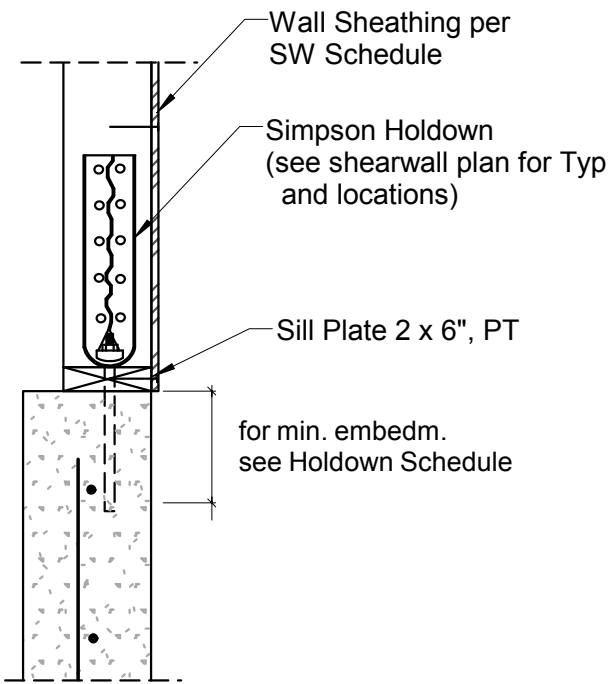
SYMBOL	HOLDOWN	EMBED.	BOLT TYPE	MIN. WOOD MEMBER THICKNESS
1	Simpson HDU2	18"	SB5/8x24	(2) 2x
2	Simpson HDU4	18"	SB5/8x24	(2) 2x
3	Simpson HDU8	18"	SB7/8x24	DF 6x6"
4	Simpson HDU11	24"	SB1x30	DF 6x6"

STRAP SCHEDULE

SYMBOL	STRAP	WOOD MEMBER	NAILS
A	MST48	(2) 2x	34 - 16d
B	MST60	(2) 2x	46 - 16d
C	HTS20	(2) 2x	20 - 16d
D	MSTC66B3	(2) 2x	38 - 10d



ANCHOR BOLT DETAIL (TYP.)
SCALE: 1" = 1'-0" (1:12)



HOLDOWN DETAIL (TYP.)
SCALE: 1" = 1'-0" (1:12)

VERTICAL DIAPHRAGM

SHEARWALL TYPE	WALL SHEATHING (PANEL) THICKNESS & GRADE	SPAN INDEX	NAIL TYPE	NAILING		WALL STUD GRADE & SPACING	BLKG REQ'D	BLOCK SIZE	ABUTTING PLYWOOD PANEL EDGE MEMBER SIZE	TOP PLATE NAILING SIZE & SPACING	SOLE PLATE NAILING SIZE &	FOUNDATION ANCHOR BOLTS SIZE & SPACING	ALLOWABLE LOAD SEISMIC / WIND	SIMPSON CLIPS
				EDGE	FIELD									
P1-6	15/32" APA RATED/OSB ONE FACE	24/0	8d	6" o.c.	12" o.c.	HEM-FIR @ 16" o.c.	yes	2x	2x	16d @ 5"	16d @ 5"	5/8" @ 48" o.c.	244 PLF / 342 PLF	LTP5 @ 24" o.c.
P1-3 ²	15/32" APA RATED/OSB ONE FACE	24/0	8d	3" o.c.	12" o.c.	HEM-FIR @ 16" o.c.	yes	3x	3x	(2) ROWS 16d @ 4"	(2) ROWS 16d @ 4"	5/8" @ 24" o.c.	564 PLF / 790 PLF	LTP5 @ 12" o.c.
NOTE: For all non-Shear Walls use nailing pattern, bolt and clip size/spacing for P1-6														

HORIZONTAL DIAPHRAGM

	THICKNESS & GRADE	SPAN INDEX	NAIL TYPE	NAILING		
				BDRY	EDGE	FIELD
FLOOR NAILING	3/4" CDX T&G APA RATED/OSB	48/24	10d	6" o.c.	6" o.c.	12" o.c.
ROOF NAILING	7/16" APA RATED/OSB	24/0	8d	6" o.c.	6" o.c.	12" o.c.

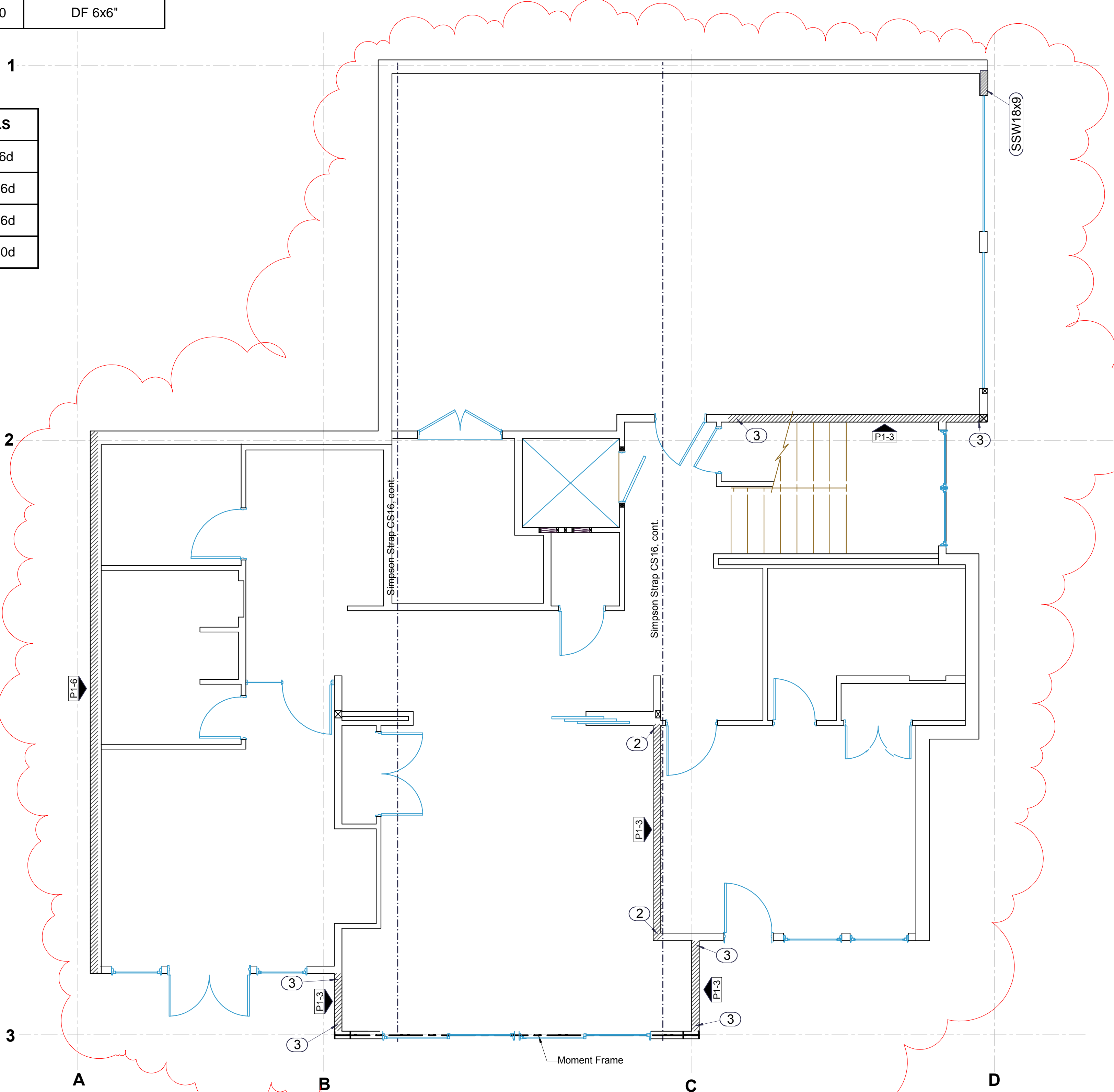
SHEAR WALLS

- ALL SHEAR WALLS SHALL CONFORM TO IBC SECTION 23 REQMENTS. APPLY NAILING TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKINGS. SHEATHING SHALL BE INSTALLED VERTICALLY W/ 4x10 SHEETS FROM THE SILL PLATE AT THE FOUNDATION TO THE LOWER OF THE DOUBLED TOP PLATES AT THE MAIN LEVEL AND FROM THE UPPER OF THE DOUBLED TOP PLATES AT THE WALL TO THE TOP OF THE DOUBLED TOP PLATES AT THE UPPER LEVEL.
- WHERE APA SHEATHING IS APPLIED ON BOTH FACES OF THE WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBER, OR FRAMING SHALL BE 3x NOMINAL AND NAILS ON EACH SIDE SHALL BE STAGGERED. WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (NAIL SPACING 4" OR LESS, OR SHEAR WALLS W/ PLYWOOD APPLIED ON EACH SIDE OF THE STUD WALL) FOUNDATION SILL PLATES AND FRAMING ABUTTING PANEL EDGES SHALL BE 3x NOMINAL OR (2) 2x W/ STAGGERED NAILING.
- ABOVE LISTED ALLOWABLE SHEAR CAPACITIES ARE ADJUSTED FOR USE OF HEM-FIR STUDS, SPACED NO MORE THAN 16" O.C. AND SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS.
- 14 GAUGE STAPLES W/ 7/16" CROWN AND 2" NOMINAL LEG LENGTH OR 0.131 DIA. P-NAILS W/ 2" NOMINAL LENGTH CAN BE SUBSTITUTED FOR 8D COMMON NAILS W/ REDUCED SHEAR CAPACITIES TO USE STAPLES. VERIFY W/ ENGINEER.
- ALL FASTENERS SHALL BE DRIVEN FLUSH W/ SURFACE OF SHEATHING.
- PROVIDE A SINGLE JOIST OR MIN. 2x SOLID BLOCKING BELOW AND AT THE TOP OF ALL SHEARWALLS.

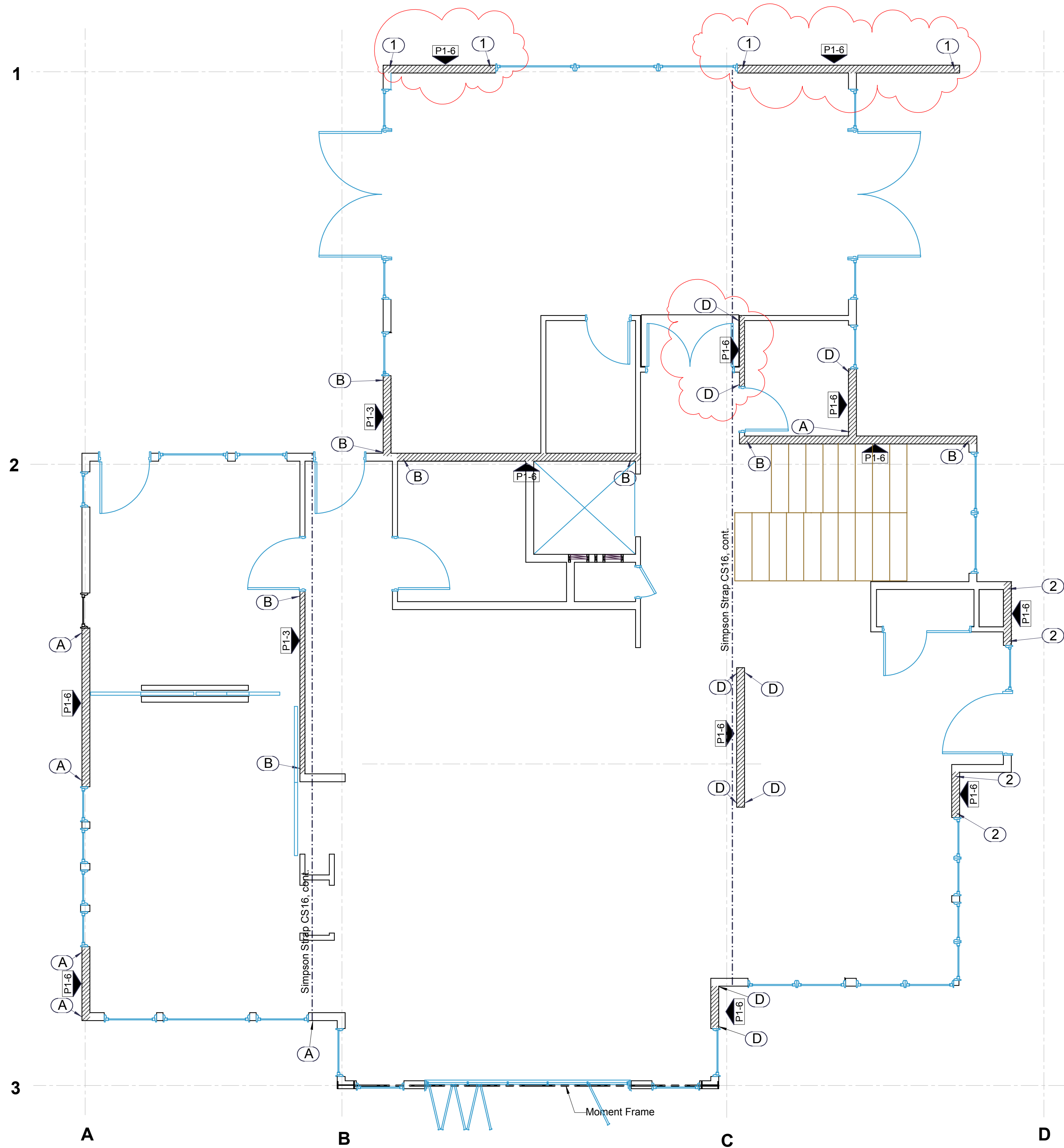


REVISION 06/18/17

tec instruct LLC 6830 NE Bothell Way - Suite C, PMB 181, Kenmore, WA 98028 Telephone (206) 553 9076 - Fax (206) 529 4408 ENGINEERING		
BUILDER:	Barcelo Homes	SHEET S8
JOB SITE:	4634 E Mercer Way, Mercer Island	
PARCEL NO.:	WA 98040	
DESCRIPTION:	new SFR	
DATE:	02/23/15	
ENGINEER:	Roland Heimisch, P. E.	

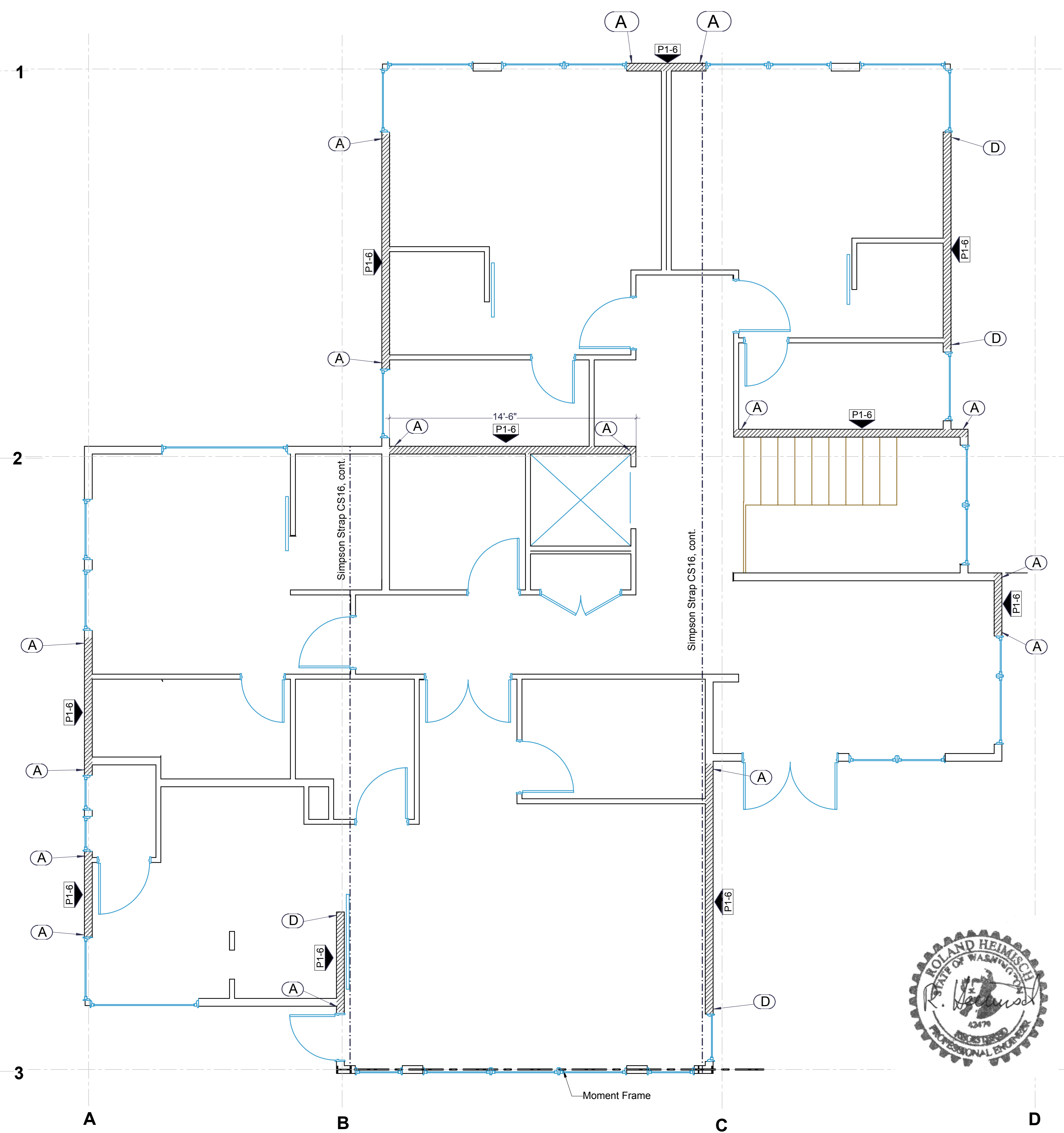


FIRST LEVEL SHEAR WALL PLAN SCALE: 1/4" = 1'-0" (1:48)



SECOND LEVEL SHEAR WALL PLAN

SCALE: 1/4" = 1'-0" (1:48)

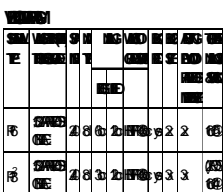


THIRD LEVEL SHEAR WALL PLAN

SCALE: 1/4" = 1'-0" (1:48)



REVISION 09/17/17

		tec instruct LLC	
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ENGINEERING			
BUILDER:		Barcelo Homes	
JOB SITE:		4634 E Mercer Way, Mercer Island	
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ENGINEER:		Roland Heimisch, P. E.	
		SCALE: as noted	

SHEET
S9

