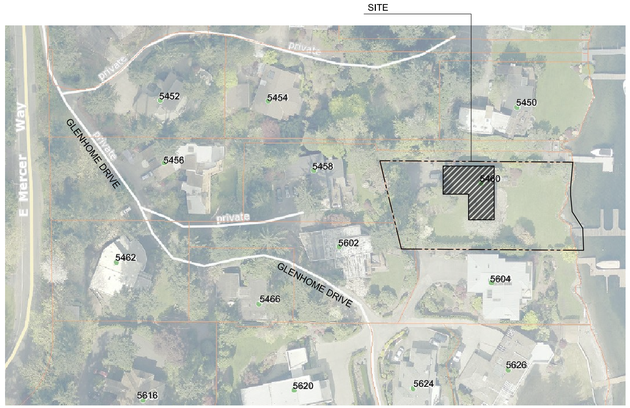


N

3 VICINITY MAP

SCALE: NTS

2 PROPERTY IMAGE

SCALE: NTS

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE DONE ACCORDING TO GENERAL NOTES AND CALCULATIONS SUBMITTED BY STRUCTURAL, MECHANICAL, AND ELECTRICAL ENGINEERS, AND IN ACCORDANCE WITH MOST CURRENT APPLICABLE CODES AND ORDINANCES
2. THESE DOCUMENTS ARE OF LIMITED SCOPE AND DO NOT COVER ALL CONSTRUCTION DETAILS, CONDITIONS, FINISHES OR PRACTICES. THE CONTRACTOR IS ASSUMED TO USE GOOD JUDGMENT IN THE EXECUTION OF THESE DOCUMENTS. BABIENKO ARCHITECTS PLLC SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THE MISINTERPRETATIONS OF THESE DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND NEW DIMENSIONS AND JOB CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES REQUIRED TO PERFORM THE WORK.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK. DISCREPENCIES, IF ANY, ARE TO BE REFERRED TO THE ARCHITECT IMMEDIATELY FOR DETERMINATION ON HOW TO PROCEED.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT EXISTING WORK TO REMAIN. ANY SUCH ITEM DAMAGED OR DESTROYED BY THE WORK OF THIS CONTRACT IS TO BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION.
5. DIMENSIONS ARE TO:
   FACE OF GWB, OR
   FACE OF CONCRETE (FOC), OR
   GRID LINE, OR
   CENTER LINE, OR
   AS INDICATED ON THE DRAWINGS.
6. REFERENCING OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWING OR DETAIL.
7. CONTRACTOR SHALL PROVIDE ALL WORK INDICATED ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS. THE WORK INDICATED ON THE DRAWINGS IS TO BE GOVERNED BY ALL RELEVANT SECTIONS OF THE SPECIFICATIONS THOUGH CROSS REFERENCES MAY OR MAY NOT BE STATED EXPLICITLY. THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY TO EACH OTHER. WHAT IS DESCRIBED OR INDICATED ON ONE IS BINDING AS IF CALLED ON IN BOTH.
8. WHERE ADJOINING ROOMS HAVE DISSIMILAR FLOORING, MAKE CHANGE UNDER CENTERLINE OF DOOR, UNLESS OTHERWISE SHOWN.
9. DIFFERING PARTITION TYPES (I.E. WHERE EXISTING PARTITIONS RUN INTO NEW) SHALL ALIGN SO THAT WALL PLANES CONTINUE UNBROKEN WITHIN ROOMS UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS AND EQUIPMENT FURNISHED AND INSTALLED BY CONTRACTOR OR OTHERS PRIOR TO PROCEEDING WITH THE WORK.
11. THE CONTRACTOR SHALL COORDINATE WITH ALL OWNER FURNISHED ITEMS AND PROVIDE ALL REQUIRED MECHANICAL AND ELECTRICAL CONNECTIONS, INCLUDING STUB OUTS FOR NEW AND FUTURE WORK (FUTURE WORK ONLY IF NOTED TO CONTRACTOR IN WRITING)
12. DO NOT SCALE DRAWINGS.
13. CONTRACTOR SHALL REPAIR, AND PATCH ALL EXISTING STRUCTURES AND FINISHES WHERE ALTERATIONS OR NEW CONDITIONS ABUTT, JOIN, OR INTEGRATE TO EXISTING CONDITIONS.
14. AT NON-LOAD BEARING STUD PARTITIONS, STUDS ARE TO EXTEND FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE, UNLESS OTHERWISE NOTED. WHERE PARTITIONS CANNOT EXTEND TO STRUCTURE, DUE TO INTERFERENCE OF DUCTS, PIPING, ETC., PROVIDE BRACING TO STRUCTURE ABOVE TO PROVIDE FOR EQUIVALENT SUPPORT OF PARTITION.
15. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR SOIL SHALL BE SEPARATED USING AN UNDERLAYMENT / MOISTURE BARRIER, EXCEPT WHERE EXISTING FLOOR IS NOT DEMOLISHED.
16. PROVIDE BLOCKING AT ALL WALL MOUNTED ITEMS, REFER TO INTERIOR ELEVATIONS.
17. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL METAL FABRICATIONS AND CABINETS TO ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH MATERIAL ORDER OR MANUFACTURE.

ENERGY NOTES

CODE: 2015 WSEC:
PRESCRIPTIVE PATH (SEE WSEC TABLE R406.2)
EFFICIENT BUILDING ENVELOPE 1a
ENERGY CREDITS: 0.5
VERTICAL FENESTRATION U = 0.28
FLOOR R-38
SLAB ON GRADE (PERIMETER AND UNDER ENTIRE SLAB) R-10
HIGH EFFICIENCY HVAC EQUIPMENT 3d
ENERGY CREDITS: 1.0
EFFICIENT WATER HEATING 5a
ENERGY CREDITS: 0.5
PLUMBING FIXTURE MAX FLOW RATES:
BATHROOM FAUCETS = 1.0 GPM
SHOWERHEADS & KITCHEN FAUCETS = 1.75 GPM
EFFICIENT WATER HEATING 5c
ENERGY CREDITS: 1.5
GAS WATER HEATING SYSTEM W/ MINIMUM EF OF 0.91
WATER HEATER TYPE: GAS
MANUFACTURER: VERTEX
MODEL: GDHE-50
EFFICIENCY: 96%
TOTAL ENERGY CREDITS REQ'D: 3.5
TOTAL ENERGY CREDITS EARNED: 3.5

1. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS) WSEC R402.4.1.2

2. A WRITTEN REPORT OF THE RESULTS OF THE AIR LEAKAGE TESTING SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL AND HOME OWNER PRIOR TO AN APPROVED FINAL INSPECTION. WSEC R402.4.1.2

3. A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR WITHIN THREE FEET OF THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BELOW-GRADE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. WSEC R401.3

4. A MINIMUM OF 75% OF ALL PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS. WSEC R404.1

MECHANICAL NOTES

CODE: WSEC 2015
CHAPTER 15: EXHAUST SYSTEMS
CONTINUOUSLY OPERATING WHOLE HOUSE EXHAUST FAN PER PRESCRIPTIVE REQUIREMENTS.
FAN SIZE: 60 CFM PER TABLE M1508,2
UNDERCUT DOORS 1/2"

INTEGRATED FORCED-AIR VENTILATION SYSTEMS SHALL DISTRIBUTE OUTDOOR AIR TO EACH HABITABLE SPACE THROUGH THE FORCED-AIR SYSTEM. SRC M1507.3.5.1

R101.4.3.1 MECHANICAL SYSTEMS. WHEN A SPACE-CONDITIONING SYSTEM IS ALTERED BY THE INSTALLATION OR REPLACEMENT OF SPACE-CONDITIONING EQUIPMENT (INCLUDING REPLACEMENT OF THE AIR HANDLER, OUTDOOR CONDENSING UNIT OF A SPLIT SYSTEM AIR CONDITIONER OR HEAT PUMP, COOLING OR HEATING COIL, OR THE FURNACE HEAT EXCHANGER), THE DUCT SYSTEM THAT IS CONNECTED TO THE NEW OR REPLACEMENT SPACE-CONDITIONING EQUIPMENT SHALL BE TESTED AS SPECIFIED IN WSU RS-33.

ZONING SUMMARY

GROSS LOT AREA: 22,651 SF

LOT COVERAGE
MAXIMUM: 35 % OF LOT (.35 X 22,651) = 7,927.85 SF AVAILABLE
EXISTING: 2020 SF (HOUSE) + 835.8 (PATIO) = 2020 SF
PROPOSED: 2979 SF (HOUSE) + 2242 (PATIO & WALKWAYS) = **5,221 SF COMPLIES**

HEIGHT LIMIT:
ALLOWED HEIGHT: 30 FT

FRONT YARD:
20 FT SETBACK
SIDE YARD:
SUM OF THE SIDE YARD SETBACKS = 15FT, PROVIDED NO SIDE YARD IS LESS THAN 5 FT
REAR YARD:
25 FT SETBACK W/ LIMITATIONS W/IN 50 FT SETBACK

SYMBOLS

- CONTINUOUS WOOD FRAMING
- WOOD BLOCKING
- COMPACTED SAND
- COMPACTED GRAVEL
- SOIL
- BATT INSULATION
- CONCRETE
- KITCHEN 110 — ROOM NAME / NUMBER
- 114 — DOOR TYPE
- 122 — WINDOW TYPE
- A — ROOF/ CEILING/ WALL TYPE
- 2'-1" — DIMENSION POINTS
- ELEVATION MARKER
- EXHAUST FAN
- DB — DOOR BELL
- SQUARE
- ø — DIAMETER
- @ — AT
- ℄ — CENTER LINE
- ℙ — PLATE
- 5 — GRID LINE
- 1 / A–101 — DETAIL TAG
- 1 / A–101 — BUILDING SECTION
- 1 / A–101 — ROOM SECTION
- 2 / A401 / 4 — INTERIOR ELEVATION TAG
- SD — SMOKE DETECTOR - HARD WIRED W/ BATTERY BACK-UP
- CO — CARBON MONOXIDE DETECTOR - HARD WIRED W/ BATTERY BACK-UP

SMOKE DETECTORS (SD)

A SMOKE DETECTOR SHALL BE INSTALLED IN EACH HABITABLE ROOM.
A SMOKE DETECTOR SHALL BE CENTRALLY LOCATED ON EACH FLOOR.
AN ADDITIONAL SMOKE DETECTOR SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING HEIGHT CHANGE GREATER THAN 24".
SMOKE DETECTORS TO BE 110v HARDWIRED, INTERCONNECTED, WITH BATTERY BACKUP PER IRC R313

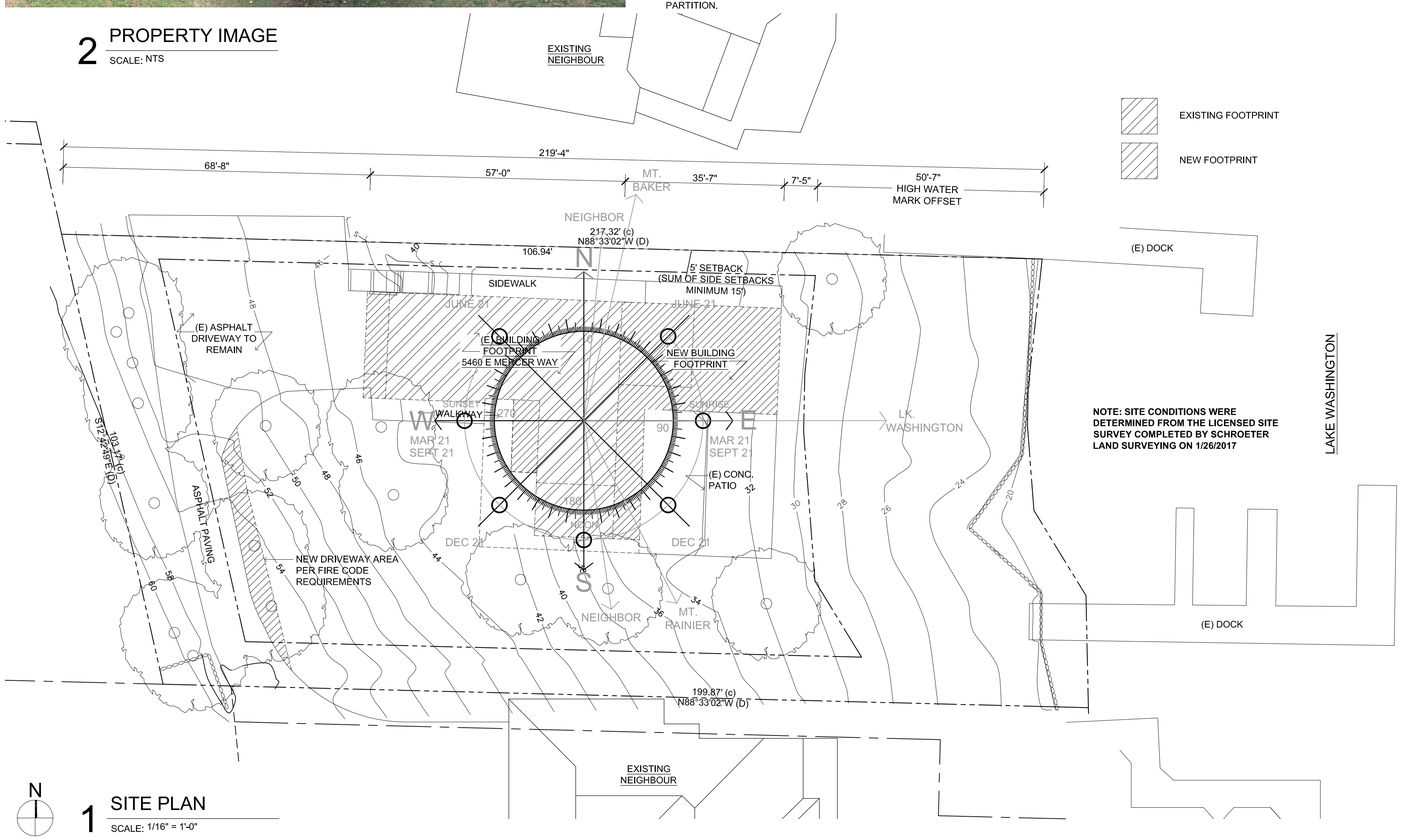
CARBON MONOXIDE DETECTORS (CO)

A CARBON MONOXIDE DETECTOR SHALL BE CENTRALLY LOCATION ON EACH FLOOR.
CARBON MONOXIDE DETECTORS TO BE 110v HARDWIRED, WITH BATTERY BACKUP PER IRC R313

VENTILATION SCHEDULE

- 100 CFM ON SWITCH INTERMITTENT
- 50 CFM ON SWITCH INTERMITTENT
- 100 CFM ON TIMER -WHOLE HOUSE FAN
- 25 CFM CONTINUOUS

MECHANICAL VENTILATING SYSTEMS IN BATHROOMS, LAUNDRY ROOMS AND SIMILAR ROOMS SHOULD EXHAUST DIRECTLY TO THE OUTSIDE. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST THREE FEET FROM ANY OPENING INTO THE BUILDING. WAC 51-51-15



NOTE: SITE CONDITIONS WERE DETERMINED FROM THE LICENSED SITE SURVEY COMPLETED BY SCHROETER LAND SURVEYING ON 1/26/2017

N

1 SITE PLAN

SCALE: 1/16" = 1'-0"

PROJECT DIRECTORY

OWNER
SAM BULL & LAM NGUYEN-BULL
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MERCER ISLAND, WA 98040

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GENERAL CONTRACTOR
SCHUCHART/DOW
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SEATTLE, WA 98122
PH: 206.633.3003

PROJECT INFORMATION

PROJECT DESCRIPTION
RENOVATION OF EXISTING SINGLE FAMILY RESIDENCE. ADDITION TO EXISTING MAIN AND UPPER LEVEL.

PROJECT ADDRESS (RECORDS FILED AT)
5460 E MERCER WAY
MERCER ISLAND, WA 98040

ASSESSOR PARCEL #
192405-9284

LEGAL DESCRIPTION
POR GLS 2 & 3 LY ELY OF E MERCER WAY & BET LNS RESPECT 2575 & 2700 FT N OF S LN OF SEC LESS POR WLY OF LN RNG S 12-42-49 E FR PT ON N LN THOF 403.13 FT E OF C/L OF E MERCER WAY LESS N 25 FT TGW 2ND CL SH LDS ADJ

ZONING
R-15

FIRE SPRINKLERS REQUIRED
YES / 13R

SITE SLOPE
HIGHEST ELEVATION: 60'
LOWEST ELEVATION: 18.6'
SHORTEST DISTANCE BETWEEN ELEVATIONS: 207'
(60' - 18.6') / 207' = 20% SITE SLOPE

FLOOR AREA

GROSS FLOOR AREA

HEATED	EXISTING	PROPOSED
LOWER LEVEL:	980.7 SF	2,564 SF
MAIN LEVEL:	1113.2 SF	1,357 SF
UPPER LEVEL:	0 SF	1,013 SF
TOTAL:	**2093.9 SF**	**4,934 SF**
TOTAL ADDED FLOOR AREA:		**SF**

GROSS FLOOR AREA

UNHEATED	EXISTING	PROPOSED
LOWER LEVEL STORAGE:	504 SF	0 SF
MAIN LEVEL GARAGE:	544 SF	596 SF
SIDE STAIRWAY:	345 SF	345 SF
FRONT PORCH:	149 SF	0 SF
UPPER LEVEL COVER PATIO	0 SF	392 SF
LOWER LEVEL PATIO:	836 SF	836 SF
TOTAL:	**2378 SF**	**2,169 SF**
TOTAL ADDED FLOOR AREA:		**- 209 SF**

TYPICAL ABBREVIATIONS

AHU	AIR HANDLING UNIT (FURNACE)
BLKG	BLOCKING
CONC.	CONCRETE
DTL.	DETAIL
D.S.	DOWNSPOUT
EL.	ELEVATION
EXIST.	EXISTING CONSTRUCTION (E)
EXT.	EXTERIOR
FT.	FOOT / FEET
GA.	GAUGE
GWB.	GYPSUM WALL BOARD
HT.	HEIGHT
IN.	INCH / INCHES
MFR.	MANUFACTURER
N.I.C.	NOT IN CONTRACT
P.T.	PRESSURE TREATED PRESERVATIVE
QTY.	QUANTITY
REFR	REFRIGERATOR
R.O.	ROUGH OPENING
SCH	SCHEDULE
SW	SHEAR WALL
TEL	TELEPHONE
T&G	TONGUE AND GROOVE
TOW	TOP OF WALL
TYP.	TYPICAL
WD.	WOOD
W/	WITH
W/O	WITHOUT
WH	WATER HEATER
V.I.F.	VERIFY IN FIELD

DRAWING LIST

* = NOT INCUDED IN THIS SET

architect
babienko ARCHITECTS pllc

PROJECT
LS RESIDENCE

TITLE SHEET
PROJECT DATA & SITE PLAN

A000

ISSUE
PERMIT

DATE
AUGUST 29, 2017

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ARCHITECTURAL NOTES & SPECIFICATIONS

CODES
All work shall comply with the International Residential Code (IRC) 2015 Edition, and any City of Mercer Island amendments to the code. In addition the current versions of the codes covering plumbing, mechanical, electrical and fire shall be followed. Notify Architect of any discrepancies between the contract documents and the building codes. Work shall be done to current area wide standards and practices by experienced craftsmen.

SCOPE
These documents are of limited scope and do not cover all construction details, conditions, finishes or practices. The Contractor is assumed to use good judgment in the execution of these documents. babienko ARCHITECTS pllc shall not be responsible for any errors or omissions from the misinterpretations of these documents. The Contractor shall verify all existing and new dimensions and job conditions and notify the Architect of any discrepancies prior to proceeding with the work. The Contractor shall be responsible for all safety precautions and the methods, techniques, sequence or procedures required performing the Work.

GRADING
Grade entire area of property to reasonably true and even surfaces. Slope ground away from building walls to facilitate drainage. Grade to uniform levels or slopes between points where grades are noted on drawings. Round surfaces at abrupt changes in level.

Backfill behind retaining walls with free draining, granular fill and provide for subsurface drainage. Cut slopes for permanent excavations shall not be steeper than 2 horizontal to 1 vertical and slopes for permanent fills shall be not steeper than 2 horizontal to 1 vertical unless substantiating data justifying steeper slopes are submitted.

FOUNDATIONS- Also see Structural Notes for additional requirements.
Allowable soil bearing capacity per soils report. Foundation footings shall be placed upon firm, undisturbed native soil. Notify Architect if undisturbed soil depth is different from drawings. Minimum footing depth 18" below adjacent finish grade.

Foundations supporting wood shall extend at least 6 inches above the adjacent finish grade.

Foundations for all buildings where the surface of the ground slopes more than 1 foot in 10 feet shall be level, or shall be stepped so that both top and bottom of such foundation are level.

Individual concrete pier footings shall project a minimum of 8 inches above exposed ground unless the columns or posts which they support are of approved wood of natural resistance to decay or treated wood.

Columns and posts located on concrete or masonry floors or decks exposed to the weather or to water splash or in basements and which support permanent structures shall be supported by concrete piers or metal pedestals projecting above floors unless approved wood of natural resistance to decay or treated wood is used. The pedestals shall project at least 6 inches above exposed earth and at least 1 inch above such floors.

Provide 18 inch minimum crawl space under wood joints and 12 inches under wood girders or be of wood with natural resistance to decay or be pressure treated.

Crawl space unobstructed access, minimum 18 inches by 24 inches through floor or 16 inches by 24 inches through perimeter wall. (R408.3)

Crawl space ventilation, minimum not less than 1 square foot for each 150 square feet of under floor area, one such opening shall be within 3 feet of each corner of the building and shall provide cross ventilation. The openings shall be covered with an IRC approved material provided that the least dimension of the covering shall not exceed one-quarter inch. (R408.1)h

WOOD-Also see Structural Notes for additional requirements.
All lumber, plywood, particleboard, structural glued-laminated timber, and jointed lumber, flberboard sheathing (when used structurally), hardboard siding (when used structurally), piles and poles shall conform to the applicable standards or grading rules specified in the IRC and shall be so identified by the grade mark or a Certificate of Inspection issued by an approved agency.

All lumber, timber, plywood, and poles required to be Treated Wood under shall be identified by the quality mark of an approved inspection agency which maintains continued supervision, testing, and inspection over the quality of the product as specified in IRC.

Delivery and Storage: Keep materials under cover and dry. Protect against exposure to weather and contact with damp or wet surfaces. Stack lumber as well as plywood and other panels; provide for air circulation within and around stacks and under temporary coverings including polyethylene and similar materials.

Frame nailing to be in compliance with Table R602.3(1), IRC.

Wood members entering masonry or concrete require one-half inch net air space on top, sides, and end.

Foundation cripple walls shall be framed of studs not less in size than the studding above. When exceeding 4 feet in height, such walls shall be framed of studs having the size requirements for an additional story. Cripple walls having a stud height less than 14 inches shall be sheathed on at least one side with a wood structural panel that is fastened to both the top and bottom plates or the cripple wall shall be constructed of solid blocking. (R602.10.2)

For conventional construction, the ends of each joist shall have not less than 1-1/2 inches of bearing on wood or metal, nor less than 3 inches on masonry except where supported on a 1 x 4 ribbon strip nailed to adjacent stud or by approved joist hanger. (R502.6)

Bearing partitions perpendicular to joists shall not be offset from supporting girders, walls, or partitions more than joist depth unless sized to carry the additional load. (R502.4)

Joists under and parallel to bearing partitions shall be of adequate size to support the load. Double joist, sized to support the load, that are separated to permit the installation of piping or vents shall be full depth solid blocked with lumber not less than 2 inches nominal and spaced not more than 4 feet on center. (R502.4)

Solid blocking shall be provided over bearing partitions, walls, and beams.

Fire blocking and draftstopping shall be installed to cut off all concealed draft openings (both vertical and horizontal) and shall form and effective barrier between floors, between top story and a roof or attic space. Fire blocking shall consist of 2 inch nominal lumber. Fire blocking shall be required in concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels and at 10 foot intervals both horizontally and vertically; At all interconnections between concealed vertical and horizontal spaces such as soffits, drop ceilings and cove ceilings; Between stair stringers at top and bottom and along run between studs; In openings around vents, pipes, ducts and similar openings with afford a passage for fire at ceiling and floor levels, with approved non-combustible materials. (R602.8) All spaces between chimneys and floors and ceilings through which chimneys pass shall be fire-blocked with noncombustible material securely fastened into place to a depth of 1 inch and shall only be placed on strips of metal or metal lath laid across the spaces between combustible material and the chimney. (R1001.16)

All wood exposed to weather, such as wood used for deck framing including decking, railings, joists, beams, and posts shall be an approved species and grade of lumber pressure treated and/or decay-resistant heartwood of redwood, black locust or cedars. (R319.1)

ROOF
Roof sheathing shall be in accordance with IRC roof sheathing. Panels exposed in outdoor applications shall be bonded with exterior glue identified as Exposure 1. Application of roof covering materials shall be in accordance with IRC. (R803)

The net free ventilating area of enclosed rafter or attic spaces or other enclosed but unheated spaces shall be not less than 1/150 of the area of each space to be ventilated, except that the area may be 1/300, provided that at least 50% and not more than 80% of the required ventilating area is located at least 3 feet above eave or cornice vents with the balance being provided by the eave or cornice vents, or if a vapor retarder not exceeding a 1 perm rating is installed on the warm side of the insulation. The vent area openings shall be covered with an IRC approved corrosion-resistant material provided that the least dimension of the covering shall not exceed one-quarter inch. (R806)

GARAGE
The garage shall be separated from the residence and its attic area by not less than 1/2-inch gypsum board applied to garage side. Garages beneath habitual space shall be separated by not less than 5/8-inch Type X gypsum board or equal. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch gypsum board or equal. (R309.2)

EGRESS
Basements and every sleeping room shall have at least one operable window or exterior door approved for emergency escape or rescue. Escape or rescue windows shall have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. Where windows are provided as a means of escape or rescue, they shall have a finished sill height not more than 44 inches above the floor. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. (R310)

All corridors shall be not less than 36 inches wide. (R311.3)

Not less than one exit door shall be provided for direct access to the exterior without requiring travel though a garage. The required exit door shall be side-hinged not less than 3 feet in width and 6 feet 8 inches in height. A floor or landing is required on each side of the exit door. The floor or landing at the exit door shall not be more than 1 1/2-inches lower than the top of the threshold. Other than the required exit door where a stairway of two or fewer risers is located on the exterior side of a door a landing is not required for the exterior side of the door. Floors or landings at exterior doors other than the required exit door shall have a rise less than 7 3/4-inch below the top of the threshold, provided the door, other than an exterior storm or screen door does not swing over the landing. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. (R311.4)

STAIRWAYS & RAILS
Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 1/2-inch gypsum board. (R311.2.2)

Stairways: Maximum riser height 7 3/4-inches, minimum tread depth 10 inches, headroom minimum 6 feet 8 inches, minimum width 36 inches. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Handrail ends shall be returned or shall terminate in newel post or safety terminals. Handrails height shall be not less than 34 inches and not more than 38 inches above slope plane adjoining the tread nosing. Handrails with circular cross section shall have an outside diameter of at least 1 1/4-inches and not greater than 2-inches. Non circular handrails shall have a perimeter dimension of at least 4-inches and not greater than 6 1/4-inches with maximum cross section dimension of 2 1/4-inches. Handrails adjacent to a wall shall have a space of not less than 1 1/2-inches between the wall and the handrail. (R311.5)

Stairs, exit balconies and similar exit facilities shall be positively anchored to the primary to resist both vertical and lateral forces. Such attachment shall not be accomplished by use of toenails or nails subject to withdrawal. (R311.2.1)

When decks, screened porches, balconies or raised floor surfaces are more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Open sides of stairs with total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads. Intermediate rails or ornamental closures are required that do not allow passage of a sphere 4 inches or more in diameter. Triangular openings created by stair risers, treads and bottom rail shall not allow the passage of a 6 inch sphere. (R312)

GLAZING (R308)
HAZARDOUS LOCATIONS: Each pane of glazing installed in hazardous locations shall be visibly labeled with a non-removable label that designates the type and thickness of glass and safety glazing standard. The following shall be considered specific hazardous locations for the purposes of glazing:
1. Glazing in swinging doors except jalousies.
2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
3. Glazing in storm doors.
4. Glazing in all unframed swinging doors.
5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
6. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24 inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
7. Glazing in an individual fixed or operable panel, other than those locations described in Items 5 and 6 above, that meets all of the following conditions:
7.1 Exposed area of an individual pane greater than 9 square feet.
7.2 Bottom edge less than 18 inches above the floor.
7.3 Top edge greater than 36 inches above the floor.
7.4 One or more walking surfaces within 36 inches horizontally of the glazing.
8. All glazing in railings regardless of an area or height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels.
9. Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches horizontally of the water's edge. This shall apply to single glazing and all panes in multiple glazning.
10. Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface.
11. Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread.

EXCEPTION: The following products, materials and uses are exempt from the above hazardous locations:
1. Openings in doors through which a 3-inch sphere is unable to pass.
2. Decorative glass in exception items, 1, 6 or 7.
3. Glazing in hazardous locations, item 6, when there is an intervening wall or other permanent barrier between the door and the glazing.
4. Glazing in hazardous locations, item 6, in walls perpendicular to the plane of the door in a closed position or where access through the door is to a closet or storage area 3 feet or less in depth. Glazing in these applications shall comply with hazardous location item 7.
5. Glazing in hazardous locations, items 7 and 10, when a protective bar is installed on the accessible side(s) of the glazing 36 inches ± 2 inches above the floor. The bar shall be capable of withstanding a horizontal load of 50 pounds per linear foot without contacting the glass and be a minimum of 1 1/2-inches in height.
6. Outboard panes in insulating glass units and other multiple glazed panels in hazardous locations, item 7, when the bottom edge of the glass is 25 feet or more above grade, a roof, walking surface, or other horizontal [within 45°of horizontal] surface adjacent to the glass exterior.
7. Louvered windows and Jalousies complying with the following: Regular, float, wired or patterned glass shall be no thinner than nominal 3/8-inch and no longer than 48 inches with smooth exposed edges. Longitudinal edges may not have exposed wire.
8. Mirrors and other glass panels mounted or hung on a surface that provides a continuous backing support.
9. Safety glazing in hazardous locations, Items 10 and 11 is not required where:
9.1 The side of a stairway, landing or ramp has a guardrail or handrail, including balusters or in-fill panels, complying with the provisions of Sections 1012 and 1607.7 of the International Building Code; and
9.2 The plane of the glass is greater than 18 inches from the railing.

Finish Carpentry
Fasteners and Anchorages: Provide nails, screws and other anchoring devices of type, size, material and finish suitable for intended use and required to provide secure attachment, concealed where possible. Hot-dip galvanized fasteners for work exposed to exterior and high humidities to comply with ASTM A 153.

Standing and Running Trim: Install with minimum number of joints possible, using full-length pieces from maximum length of lumber available. Cope at returns, miter at corners to produce tight fitting joints. Use scarf joints for end-to-end joints.

Install finish carpentry work plumb, level, true and straight with no distortions. Shim as required using concealed shims. Scribe and cut finish carpentry items to fit adjoining work. Anchor finish carpentry work securely to supports and substrates, using concealed fasteners and blind nailing where possible. Use fine finishing nails for exposed nailing except as indicated, countersunk and filled flush with finished surface.

FLASHINGS
All flashings to be 26 GA galvanized metal or aluminum alloy anodized finish. Install flashings in all locations to make building watertight. These areas would include but not be limited to copings, caps, gravel stops, beam caps, drip caps over doors windows and other openings, and roof and wall intersections.

CAULKING AND SEALANT
The following openings in the building envelope shall be caulked or otherwise sealed to limit infiltration. Around glazing and door frames, between the unit and the interior sheet rock or the tough framing as shown in details with spray foam sealer; Between all exterior wall sole plates and the structural floor, using two rows of caulking as shown in details; Over all framing joints where floors over conditioned spaces intersect exterior walls (e.g. at rim and band joists) as shown in details; Around openings in the building envelope for ducts, plumbing, electricity, telephone, and cable television lines in walls, ceilings and floors; At openings in the ceiling, (e.g. where ceiling panels meet interior and exterior walls; at exposed beams, masonry fireplaces, woodstove flues, etc.); At penetrations. All openings in the air barrier including spaces around plumbing, electric conduits and boxes, and telephone service entrances. Penetrations of exterior ceilings and walls by metal insulted flues shall be sealed according to manufacturer's specifications; At recessed lighting fixtures in unheated areas, seal around the exterior can to be air tight, the mounting flange on the exterior can is caulked to the GWB. At electrical outlets; seal gaps between GWB and outlet box.

ENERGY CODE REQUIREMENTS (Prescriptive Option III: unlimited glazing)
Vertical Glazing U = .30
Overhead Glazing U = .50
Door U = .20
Flat Ceilings R-49 or R-38 adv
Vaulted Ceilings R-38
Above grade walls R-21 int
Wall interior - Below grade R-21 TB
Wall Exterior - Below grade R-10
Frame Floors R-30 / U=0.029
Slab on grade R-10

Access Hatches and Doors. Access doors from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) shall be weather-stripped and insulated to a level equivalent to the insulation on the surrounding surfaces. Access shall be provided to all equipment which prevents damaging or compressing the insulation. A wood framed or equivalent baffle or retainer must be provided when loose fill insulation is installed to prevent fill from spilling into conditioned space and to maintain installed R-value. (WSEC Section 502.1.4.4)

Clearances. Where required, insulation shall be installed with clearances according to manufacturer's specifications. Insulation shall be installed so that required ventilation is unobstructed. For blown or poured loose fill, insulation clearances shall be maintained through installation of a permanent retainer. (WSEC Section 502.1.4.3)

All insulation materials, including facings such as vapor barriers or breather papers, installed within floor/ceiling assemblies, roof/ceiling assemblies, walls, crawl spaces, or attics shall have a flame-spread rating of less than 25, and a smoke density not to exceed 450 when tested in accordance with ASTM E84-01. EXCEPTIONS: 1.) foam plastic insulation shall comply with Section 2603 of the International Building Code; and 2.) when such materials are installed in concealed spaces of Types III, IV and V construction, the flame spread and smoke developed limitations do not apply to the facing, provided that the facing is installed in substantial contact with the unexposed surface of the ceiling, floor, finish. 3.) Cellulose insulation shall comply with section 719 of the International Building code. (WSEC Section 502.1.4.2)

Roofs/ceilings. Maintain 1" ventilation above roof insulation. If baffles are used they shall be resistant to moisture, be of rigid material, and installed to and extend 6" vertically above batts or 12" vertically above loose fill. When eave vents are installed, baffling of the vent openings shall be provided so as to deflect the incoming air above the surface of the insulation. Baffles shall be rigid material, resistant to wind driven moisture. (WSEC Section 502.1.4.5)

Walls. All wall insulation shall fill the entire cavity. Exterior wall cavities isolated during framing (such as behind bathtubs and showers) shall be fully insulated to the levels of surrounding walls. All faced insulation shall be face stapled to avoid compression. (WSEC Section 502.1.4.6)

Floors. All floor insulation shall be installed in a permanent manner in substantial contact with the surface being insulated. Insulation supports shall be installed so spacing is no more than 24 inches on center. Foundation vents shall be placed so that the top of the vent is below the lower surface of the floor insulation. (WSEC Section 502.1.4.7)

Slabs. Perimeter insulation installed on the inside of the foundation wall shall extend downward from the top of the slab for a minimum of 24 inches or downward and then horizontally beneath the slab for a combined minimum of 24 inches. Insulation installed on the outside of the foundation shall extend downward a minimum 24 inches or to the frostline or for monolithic slabs from the top to the bottom of the footing. Above grade insulation shall be protected. Thermal breaks shall be placed in the slab between conditioned and unconditioned spaces. The entire area of a radiant slab shall be thermally isolated from the soil with minimum R-10 insulation. The insulation shall be an approved product for its intended use. If a soil gas control system is present below the radiant slab, which results in increased convective flow, the slab shall be thermally isolated from the sub-slab gravel layer. (WSEC Section 502.1.4.8-9)

Below-Grade Walls. Below grade exterior wall insulation (cold) side of the wall shall extend from the top of the below grade wall to the top of the footing and shall be approved for below-grade use. Above grade insulation shall be protected. Insulation used on the interior (warm) side of the wall shall extend from the top of the below-grade wall to the below-grade floor level. (WSEC Section 502.1.4.10)

PLUMBING
Water closet compartment minimum 30" wide with 2' clear space in front of stool.

Shower walls shall be relatively smooth, hard, nonabsorbent, and not adversely affected by moisture to a height of not less than 70 inches above the drain inlet. When gypsum is used as a base for tile or wall panels for tub or shower enclosures or water closet compartments walls, water-resistant gypsum backing board complying with U.B.C. shall be used, except that water-resistant gypsum board shall not be used in the following locations: a)over a vapor retarder; b)In areas subject to continuous high humidity, such as saunas or steam rooms; and c)on ceilings.

WOOD STOVES
All solid fuel-burning appliances shall comply with the provisions of U.M.C. Wood stoves shall be approved by the building official for safe use or comply with applicable nationally recognized standards as evidenced by the listing and label of an approved agency.

Listed appliances. The installer shall leave the manufacturer's installation instructions attached to the appliance. Clearances of listed appliances from combustible materials shall be as specified in the listing or on the rating plate.

Appliances designed to be in a fixed position shall be securely fastened in place. Supports for appliances shall be designed and constructed to sustain vertical and horizontal loads within the stress limitations in the building code.

Every appliance designed to be vented shall be connected to a venting system complying with the U.M.C.

Every factory built chimney, Type L vent, Type B gas vent, or Type BW gas vent shall be installed in accordance with the terms of its listing, manufacturer's instructions, and the applicable provisions of U.M.C.

Vent connectors shall be installed within the space or area in which the appliance is located and shall be connected to a chimney or vent in such a manner as to maintain the clearance to combustibles per U.M.C.

Thermostat-Wall thermostat, low voltage , heat anticipating. Four time periods per day with intelligent recovery feature.

SMOKE DETECTOR
Smoke alarm shall be installed in the following locations, coordinate with drawings:
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements but not including crawlspaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
All alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the dwelling unit. The alarms shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. The required smoke alarms shall receive their primary power from the building wiring and be equipped with a battery backup. The detector shall emit a signal when the batteries are low. (R313)

a r c h i t e c t
babienko ARCHITECTS pllc

P R O J E C T
LS RESIDENCE

T I T L E S H E E T
GENERAL NOTES

A001

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D A T E
AUGUST 29, 2017

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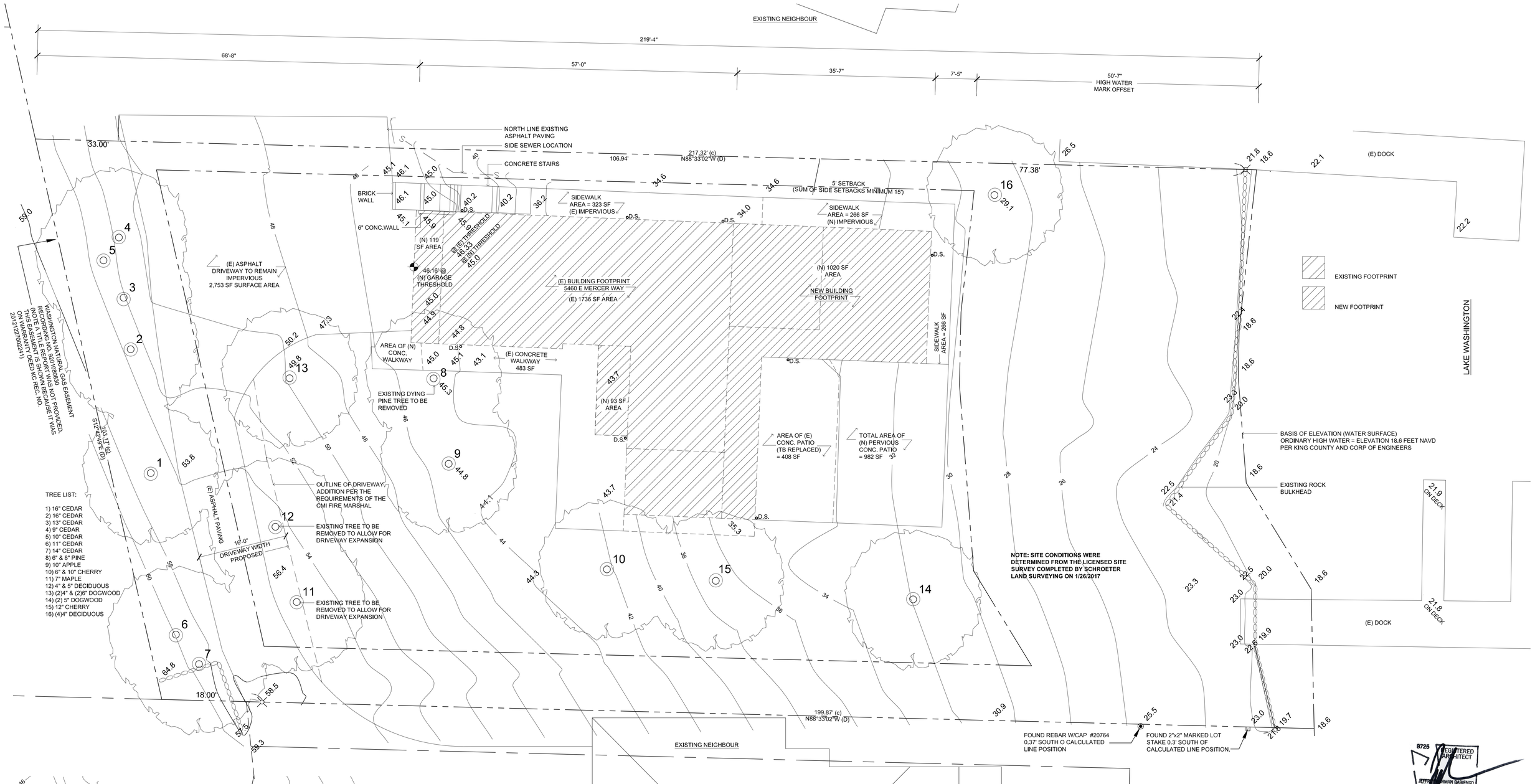


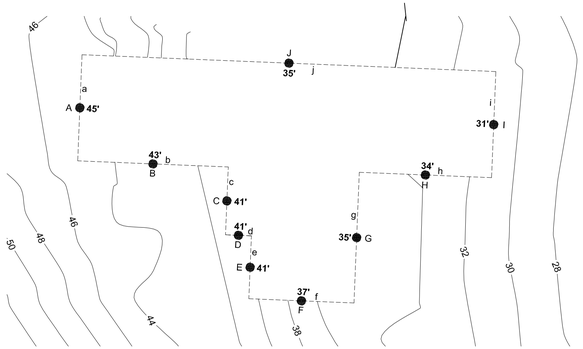
TREE LIST:

1) 16" CEDAR
2) 16" CEDAR
3) 13" CEDAR
4) 9" CEDAR
5) 10" CEDAR
6) 11" CEDAR
7) 14" CEDAR
8) 6" & 8" PINE
9) 10" APPLE
10) 6" & 10" CHERRY
11) 7" MAPLE
12) 4" & 5" DECIDUOUS
13) (2)4" & (2)6" DOGWOOD
14) (2) 5" DOGWOOD
15) 12" CHERRY
16) (4)4" DECIDUOUS

N

1 BUILDING SITE PLAN

SCALE: 1/8" = 1'-0"



N

3 AVERAGE BUILDING ELEVATION DIAGRAM

SCALE: 1/16" = 1'-0"

MIDPOINT ELEVATION	WALL SEGMENT LENGTH
A = 45'	a = 24'
B = 43'	b = 34'
C = 41'	c = 15'
D = 41'	d = 6'
E = 41'	e = 14'
F = 37'	f = 24'
G = 35'	g = 29'
H = 34'	h = 29'
I = 31'	i = 24'
J = 35'	j = 93'

$$\frac{(45*24)+(43*34)+(41*15)+(41*6)+(41*14)+(37*24)+(35*29)+(34*29)+(31*24)+(35*93)}{24+34+15+6+14+24+29+29+24+93}$$

$$\frac{(1,080)+(1462)+(615)+(246)+(574)+(888)+(1015)+(986)+(744)+(3255)}{292}$$

$$\frac{10,865}{292} = 37.2' \text{ AVERAGE BUILDING ELEVATION}$$

2 AVERAGE BUILDING ELEVATION CALCULATIONS

SCALE: NA

8725 REGISTERED ARCHITECT
JEFFREY HERMAN BABIENKO
STATE OF WASHINGTON

architect
babienko ARCHITECTS pllc

PROJECT
LS RESIDENCE

TITLE SHEET
BUILDING HEIGHT CALCULATIONS
SITE PLAN

A002

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DATE
AUGUST 29, 2017

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LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.; LYING EASTERLY OF EAST MERCER WAY AND BETWEEN LINES PARALLEL WITH AND DISTANT RESPECTIVELY 2575 AND 2700 FEET NORTH OF THE SOUTH LINE OF SAID SECTION;
EXCEPT THAT PORTION THEREOF LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF EAST MERCER WAY AT A POINT 2700 FEET NORTH OF THE SOUTH LINE OF SAID SECTION N 19; THENCE SOUTH 88°33'02" EAST, PARALLEL TO THE SOUTH LINE OF SECTION 19, 361.13 FEET TO A POINT FROM WHICH AN EXISTING CONCRETE MONUMENT BEARS SOUTH 01°26'58" WEST DISTANT 1.74 FEET;
THENCE CONTINUE SOUTH 88°33'02" EAST 42 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 12°42'49" EAST TO AN INTERSECTION WITH A LINE 2575 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF SECTION 19;
AND EXCEPT THE NORTH 25 FEET;
AND EXCEPT ANY PORTION PREVIOUSLY CONVEYED TO WILLIAM I. SANBORN AND SHIRLEY SANBORN BY DEED RECORDED UNDER RECORDING NO. 4782009;
TOGETHER WITH SECOND CLASS SHORE LANDS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING THEREON.

3	10.5.17	added driveway the south	
		& add'l locator info	law
2	9.20.17	added information from locator	law
1	9.18.17	added information from locator	law
NO.	DATE	DESCRIPTION	BY

LEGEND

- Concrete Monument in Case
- Set rebar w/cap #23604
- set tack in lead/in asphalt
- Found reabr w/cap or pipe
- (D) DEED bearing or distance
- (c) calculated bearing or distance
- DEED Lot Line
- sewer manhole
- rockery
- existing tree
- —S— PAINTED SEWER LINE
- —CATV— PAINTED COMMUNICATION/TV LINE
- —w— PAINTED WATER LINE
- —P— PAINTED POWER LINE
- —SD— PAINTED STORN DRAIN LINE
- —g— PAINTED GAS LINE

TREE INVENTORY

1. 16" CEDAR
2. 16" CEDAR
3. 13" CEDAR
4. 9" CEDAR
5. 10" CEDAR
6. 11" CEDAR
7. 14" CEDAR
8. 6" & 8" PINE
9. 10" APPLE
10. 6" & 10" CHERRY
11. 7" MAPLE
12. 4" & 5" DECIDUOUS
13. (2)4" & (2) 6" DOGWOOD
14. (2) 5" DOGWOOD
15. 12" CHERRY
16. (4) 4" DECIDUOUS

BASIS OF BEARING

BASIS OF BEARING IS KING COUNTY RECORD OF SURVEY 91008079011.

REFERENCES

KING COUNTY RECORD OF SURVEY 91008079011
KING COUNTY RECORD OF SURVEY 20050725900001

BASIS OF ELEVATION

ELEVATION DATUM BASED ON ELEVATION 18.6 FEET NAVD AT THE EXISTING WATER SURFACE. REFERENCE ARMY CORP OF ENGINEERS.

NOTES:

1. The location of utilities as shown serving the subject property have been taken from public records. We cannot certify to their accuracy and/or completeness. Before commencing construction involving excavation or removal of existing structures, call a locating service or 811 for underground utility locations.
2. Field data for this survey was obtained by direct field measurements. Angular and linear relationships were measured with a six second theodolite and electronic distance measuring device, supplemented by a steel tape.
3. Contours as shown have been interpolated between spot elevations, actual ground surface may vary.
4. This survey has been prepared for the exclusive use of parties whose names appear hereon only, and does not extend to any unnamed third parties without express recertification by the land surveyor.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT PURPORT TO SHOW ALL EASEMENTS, COVENANTS, CONDITIONS OR RESTRICTION, IF ANY.

RICHARD L. SCHROETER · STATE OF WASHINGTON · REGISTERED · PROFESSIONAL LAND SURVEYOR

SCHROETER LAND SURVEYING
PROFESSIONAL LAND SURVEYORS ELECTRONIC
P.O. Box 813, Seahurst, Washington 98062 (206) 242-6621
SCHROETERSURVEY@COMCAST.NET

PROJECT NO. 16186	JOB NO. 655/28	SEC. NE 19-24-5
DATE FIELD 1/19/17	DWN BY LAW	CHKD. BY
DATE 1/26/17 REVISED	SCALE 1" = 10'	SHEET 1 OF 1

SURVEY FOR:
LALILU MERCER ISLAND LLC
815 SEATTLE BLVD S.
SUITE 206
SEATTLE, WA 98134

8725 REGISTERED ARCHITECT
JEFFREY NORMAN BABIENKO
STATE OF WASHINGTON

architect
babienko ARCHITECTS pllc

PROJECT
LS RESIDENCE

TITLE SHEET
SITE SURVEY

A003

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DATE
AUGUST 29, 2017

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

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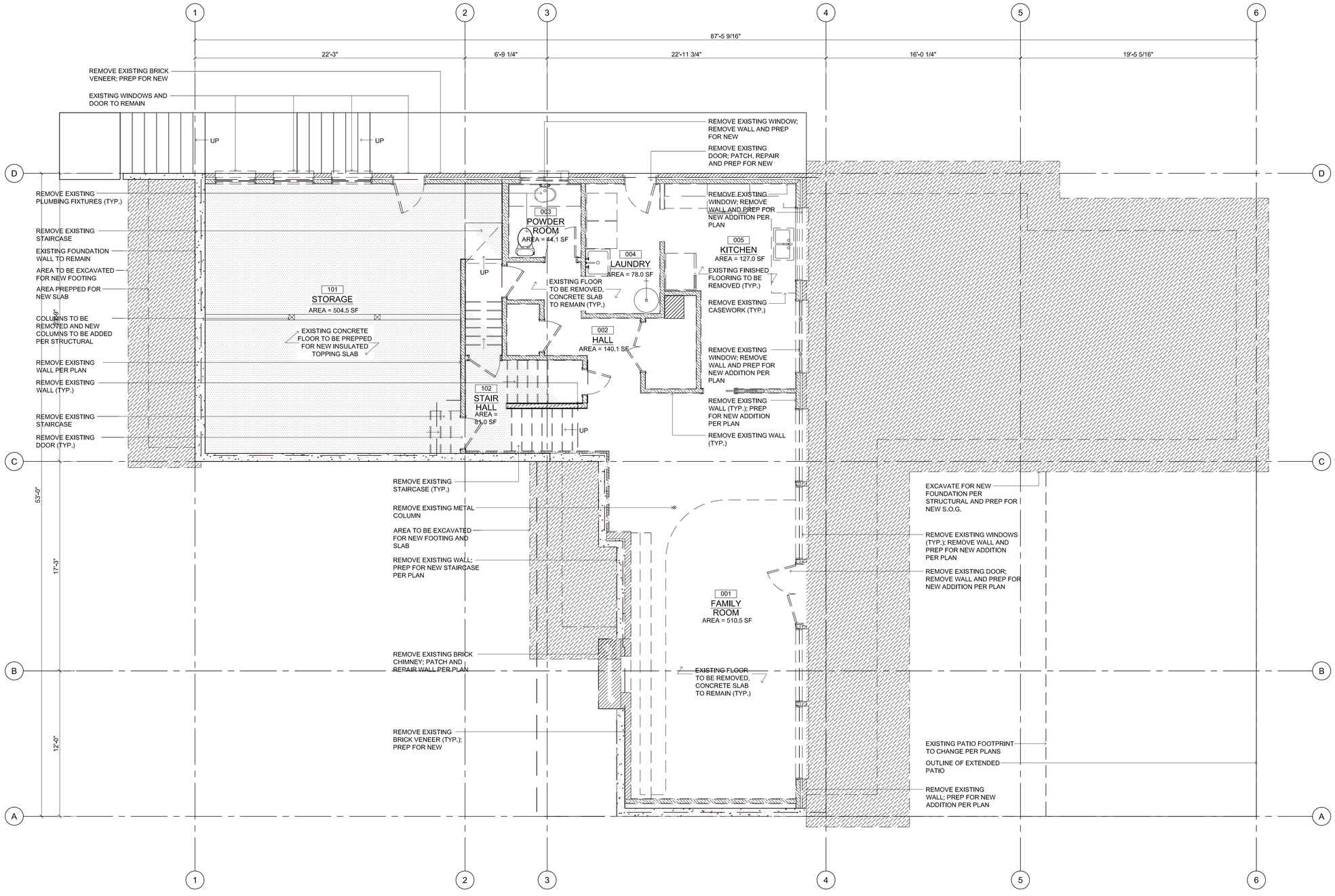

N

1 LOWER LEVEL DEMO PLAN

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

GENERAL DEMOLITION NOTES

1. PROVIDE ADEQUATE PROTECTION FOR ALL SURFACES, FINISHES, ETC. WHICH ARE NOT SCHEDULED FOR DEMOLITION.

2. NO DEMOLITION SHALL BE DONE IN ANY MANNER WHICH MIGHT CREATE A HAZARD TO ANY PERSON OR STRUCTURALLY WEAKEN ANY POSITION OF THIS PROPERTY. ALL STRUCTURAL WORK IS TO BE ADEQUATELY SUPPORTED AT ALL TIMES DURING CONSTRUCTION.

3. ALL DEMOLITION SHALL BE EXECUTED IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR NEIGHBORING BUILDINGS AND THE PUBLIC.

4. THE CONTRACTOR IS TO USE RUBBER WHEELED CARTS IN REMOVING DEBRIS AND TRASH FROM SPACE. UNDER NO CIRCUMSTANCES SHALL METAL WHEELED CARTS BE ALLOWED. ALL DOORS ARE TO BE PROTECTED WITH PAPER AND CARDBOARD.

5. ALL UNUSED ELECTRICAL WIRING/CONDUIT/CABLING (INCLUDING TELEPHONE) SHALL BE REMOVED BACK TO THE SOURCE OF CONNECTION.

6. ALL PIPES PLUMBING, ETC. WHICH ARE OR WILL BE ABANDONED SHALL BE REMOVED BACK TO THE SOURCE OF CONNECTION. GC TO CONFIRM ABANDON SERVICES.

7. ALL MECHANICAL EQUIPMENT, DUCT WORK ETC. WHICH IS OR WILL BE ABANDONED SHALL BE REMOVED BACK TO THE SOURCE OF THE CONNECTION.

8. INTERIOR PARTITIONS SHALL BE REMOVED SHOWN DASHED, TYP. INCLUDING ALL UNUSED PLUMBING LINES, ELECTRICAL WIRING & FIXTURES.

9. EXISTING FINISHED FLOOR SHALL BE REMOVED WHERE NOTED. LEVEL AND PREP FOR NEW FINISHED FLOOR.

10. EXISTING FINISHED CEILING SHALL BE REMOVED WHERE NOTED. PREP CEILING FOR NEW FINISHED CEILING.

13. EXCAVATE FOR NEW CONCRETE FOOTINGS / CONCRETE PADS. SEE STRUCTURAL FOR LOCATIONS AND REQUIREMENTS
.

LEGEND

- EXISTING WALL CONSTRUCTION TO REMAIN
- EXISTING WALL CONSTRUCTION TO BE REMOVED
- NEW WALL CONSTRUCTION SEE SHT A700
- F1 PARTITION TYPE
- 104 WINDOW KEY
- 100 DOOR KEY

8725 REGISTERED ARCHITECT
JEFFREY HERMAN BABIENKO
STATE OF WASHINGTON

architect
babienko ARCHITECTS pllc

PROJECT
LS RESIDENCE

TITLE SHEET
LOWER LEVEL DEMO PLAN

D100

ISSUE
PERMIT

DATE
AUGUST 29, 2017

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GENERAL DEMOLITION NOTES

1. PROVIDE ADEQUATE PROTECTION FOR ALL SURFACES, FINISHES, ETC. WHICH ARE NOT SCHEDULED FOR DEMOLITION.

2. NO DEMOLITION SHALL BE DONE IN ANY MANNER WHICH MIGHT CREATE A HAZARD TO ANY PERSON OR STRUCTURALLY WEAKEN ANY POSITION OF THIS PROPERTY. ALL STRUCTURAL WORK IS TO BE ADEQUATELY SUPPORTED AT ALL TIMES DURING CONSTRUCTION.

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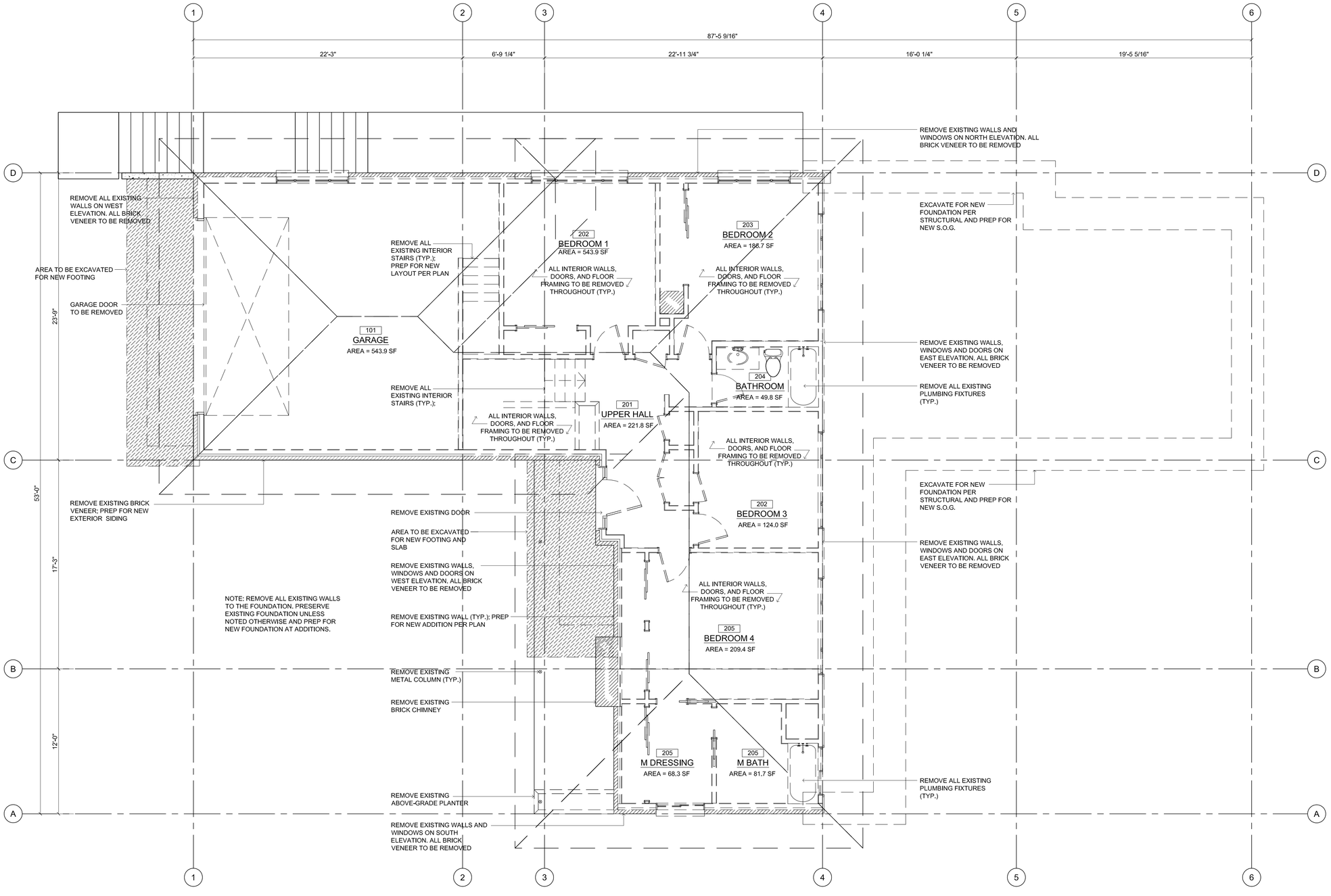
13. EXCAVATE FOR NEW CONCRETE FOOTINGS / CONCRETE PADS. SEE STRUCTURAL FOR LOCATIONS AND REQUIREMENTS
.

LEGEND

- EXISTING WALL CONSTRUCTION TO REMAIN
- EXISTING WALL CONSTRUCTION TO BE REMOVED
- NEW WALL CONSTRUCTION SEE SHT A700
- F1 PARTITION TYPE
- 104 WINDOW KEY
- 100 DOOR KEY



N

1 MAIN LEVEL DEMO PLAN

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

8725 REGISTERED ARCHITECT JEFFREY HERMAN BABIENKO STATE OF WASHINGTON

architect
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PROJECT
LS RESIDENCE

TITLE SHEET
MAIN LEVEL DEMO PLAN

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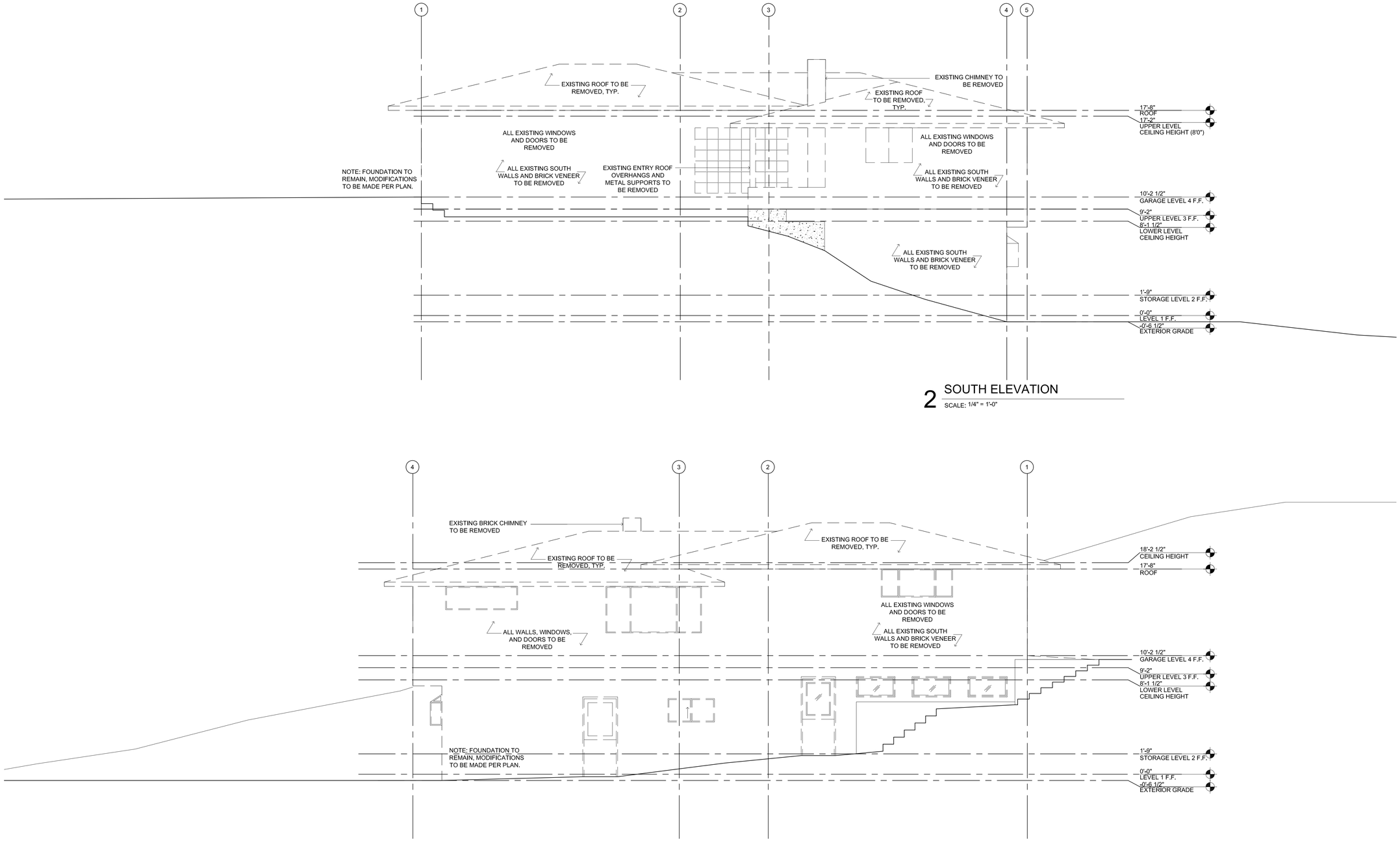

8725 REGISTERED ARCHITECT JEFFREY HERMAN BABENKO STATE OF WASHINGTON

architect
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PROJECT
LS RESIDENCE

TITLE SHEET
ELEVATION

D200

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DATE
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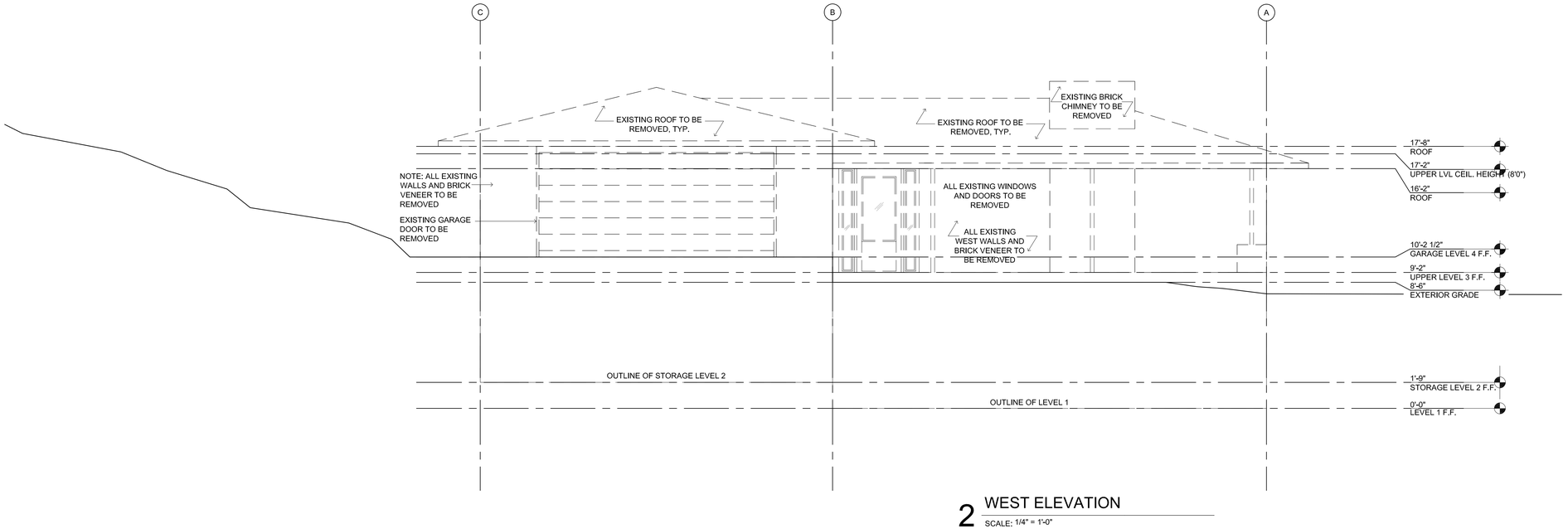
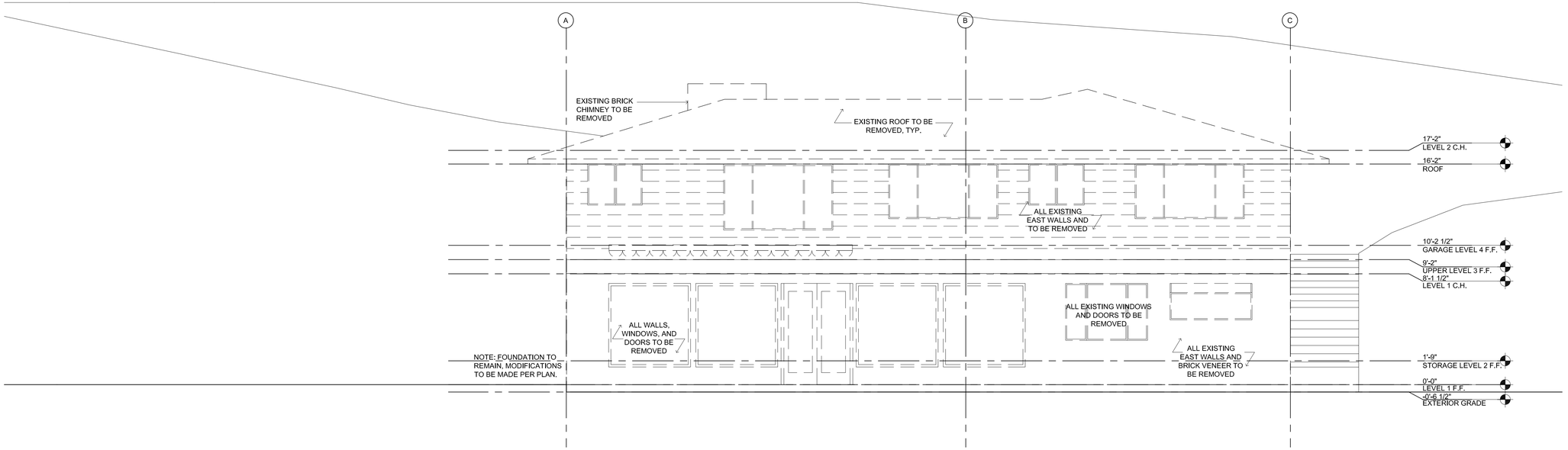


2 WEST ELEVATION

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



1 EAST ELEVATION

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

8725 REGISTERED ARCHITECT JEFFREY HERMAN BABENKO STATE OF WASHINGTON

architect
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PROJECT
LS RESIDENCE

TITLE SHEET
ELEVATIONS

D201

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DATE
AUGUST 29, 2017

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GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT AND DESCREPANCIES TO ARCHITECT PRIOR TO COMMENCING PROJECT.

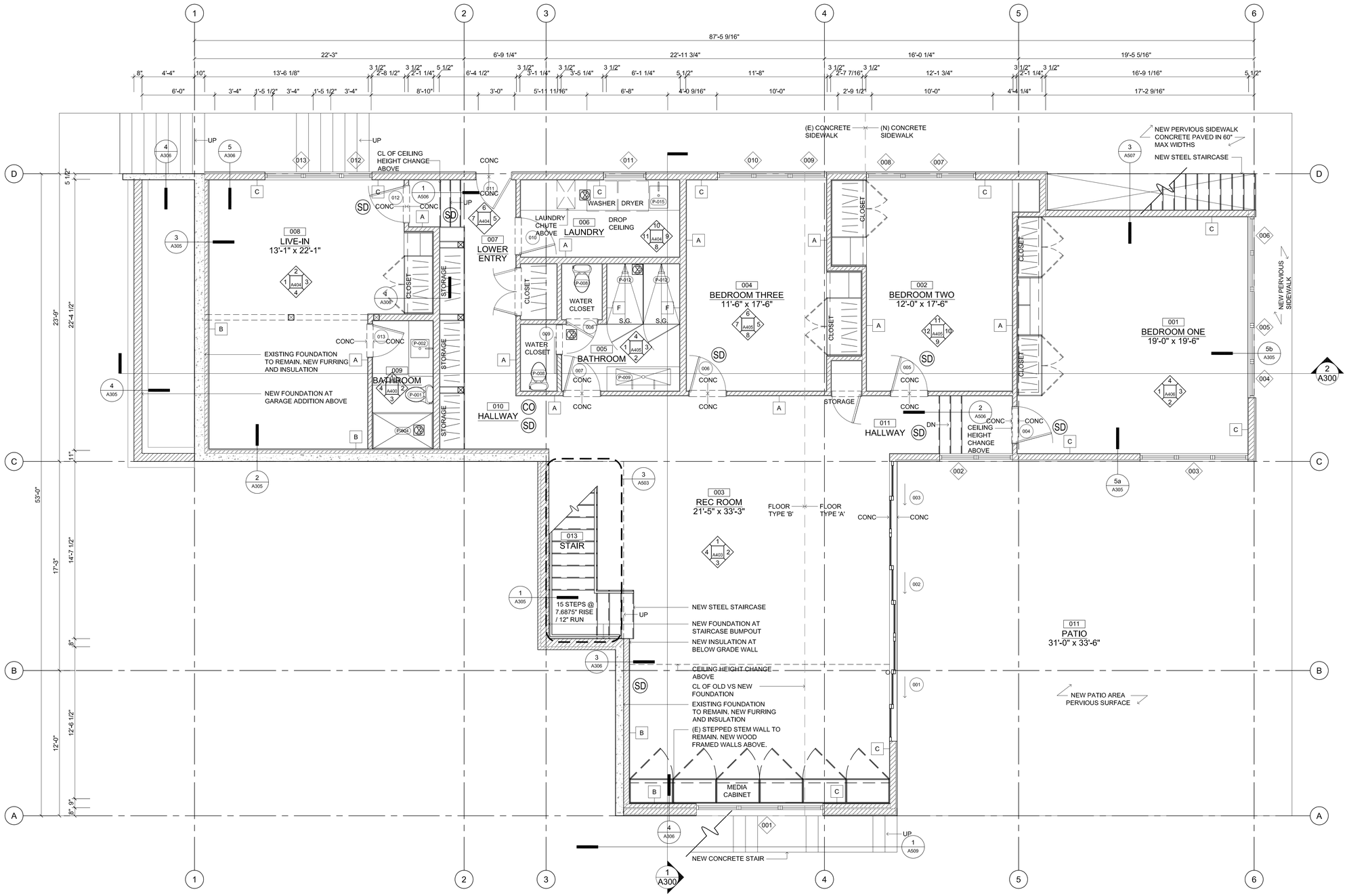
2. CONTRACTOR TO PATCH, REPAIR AND MAKE GOOD ALL SURFACES AFFECTED BY DEMOLITION PRIOR TO INSTALLATION OF NEW CONSTRUCTION FINISHES.

3. CONTRACTOR TO PROVIDE TEMPORARY SHORING AS REQUIRED TO SUPPORT EXISTING BUILDING WHERE EXISTING WALLS ARE REMOVED. DO NOT REMOVE SHORING UNTIL ALL NEW STRUCTURE IS INSTALLED AND COMPLETE.

4. SOME CRACKING OF EXISTING FINISHES MAY OCCUR DUE TO REMOVAL OF EXISTING WALLS DUE TO RE-DISTRIBUTION OF LOADS. CONTRACTOR TO PATCH , FINISH AND MAKE GOOD.

LEGEND

- EXISTING WALL CONSTRUCTION TO REMAIN
- EXISTING WALL CONSTRUCTION TO BE REMOVED
- NEW WALL CONSTRUCTION SEE SHT A700
- F1 PARTITION TYPE
- 104 WINDOW KEY
- 100 DOOR KEY



N

1 LOWER LEVEL FLOOR PLAN

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

8725 REGISTERED ARCHITECT
JEFFREY HERMAN BABENKO
STATE OF WASHINGTON

architect
babienko ARCHITECTS pllc

PROJECT
LS RESIDENCE

TITLE SHEET
LOWER LEVEL FLOOR PLAN

A100

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AUGUST 29, 2017

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GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT AND DESCREPANCIES TO ARCHITECT PRIOR TO COMMENCING PROJECT.

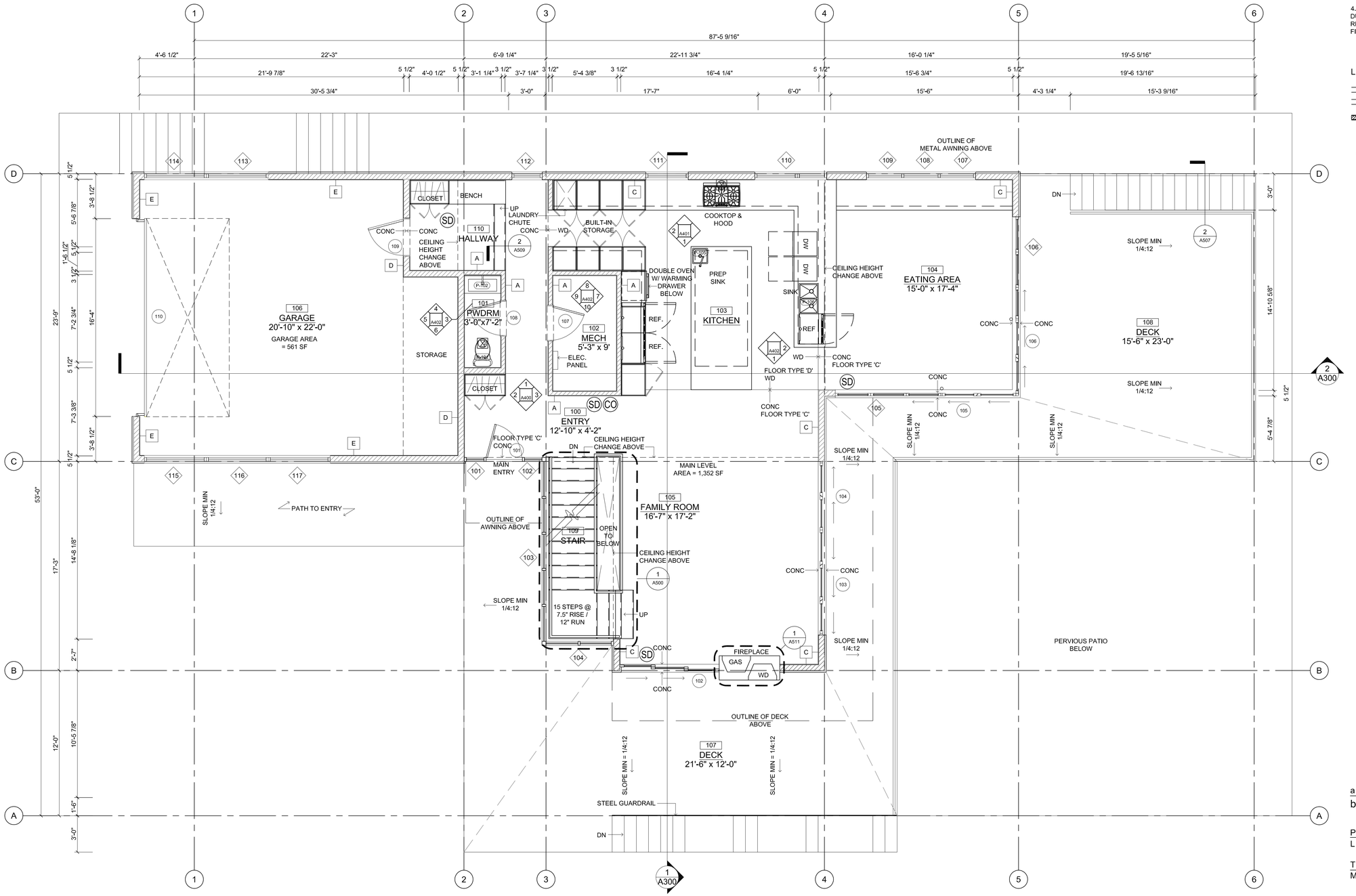
2. CONTRACTOR TO PATCH, REPAIR AND MAKE GOOD ALL SURFACES AFFECTED BY DEMOLITION PRIOR TO INSTALLATION OF NEW CONSTRUCTION FINISHES.

3. CONTRACTOR TO PROVIDE TEMPORARY SHORING AS REQUIRED TO SUPPORT EXISTING BUILDING WHERE EXISTING WALLS ARE REMOVED. DO NOT REMOVE SHORING UNTIL ALL NEW STRUCTURE IS INSTALLED AND COMPLETE.

4. SOME CRACKING OF EXISTING FINISHES MAY OCCUR DUE TO REMOVAL OF EXISTING WALLS DUE TO RE-DISTRIBUTION OF LOADS. CONTRACTOR TO PATCH , FINISH AND MAKE GOOD.

LEGEND

- EXISTING WALL CONSTRUCTION TO REMAIN
- EXISTING WALL CONSTRUCTION TO BE REMOVED
- NEW WALL CONSTRUCTION SEE SHT A700
- F1 PARTITION TYPE
- 104 WINDOW KEY
- 100 DOOR KEY



N

1 MAIN LEVEL FLOOR PLAN

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

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MAIN LEVEL FLOOR PLAN

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GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT AND DESCREPANCIES TO ARCHITECT PRIOR TO COMMENCING PROJECT.

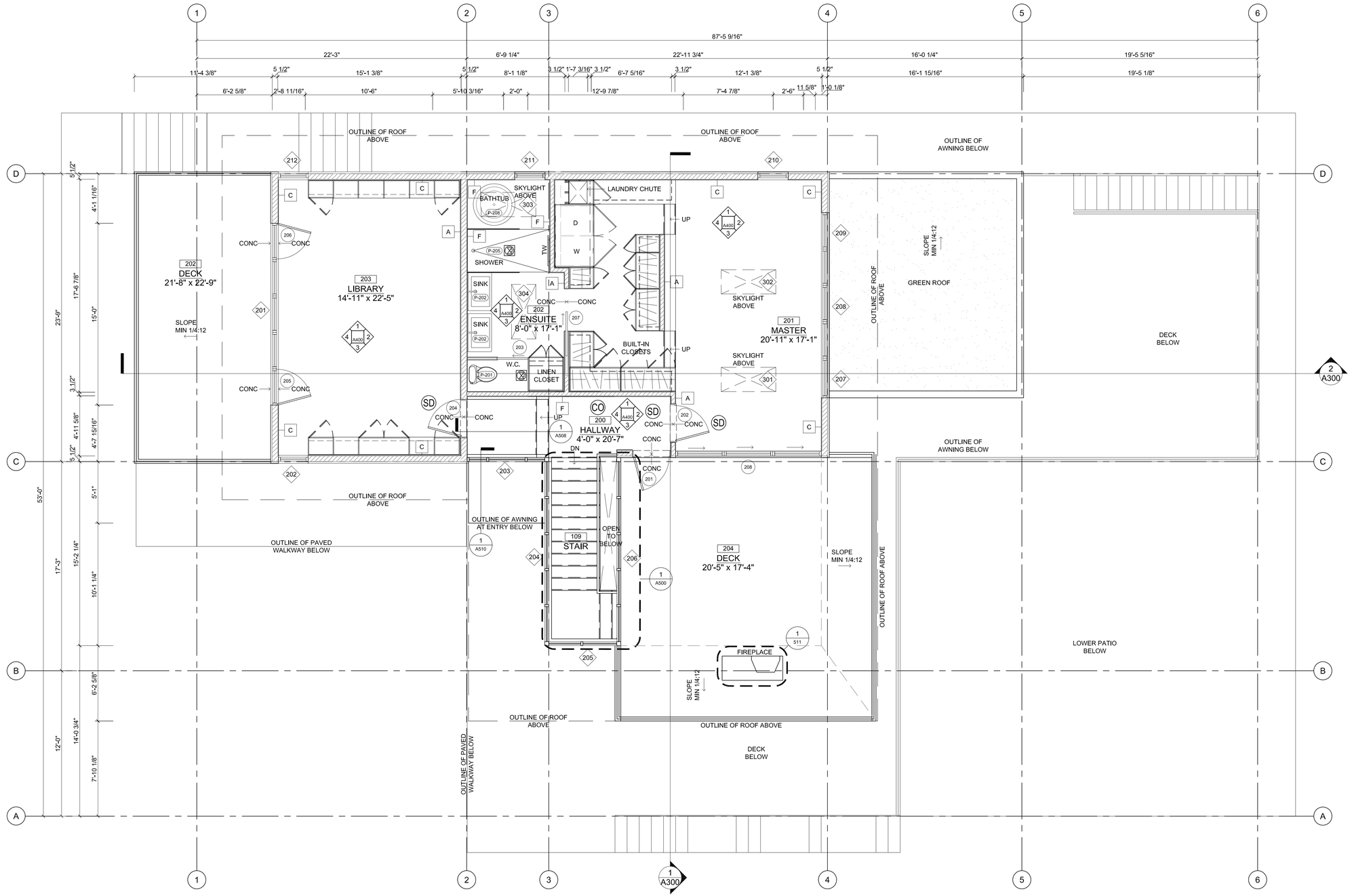
2. CONTRACTOR TO PATCH, REPAIR AND MAKE GOOD ALL SURFACES AFFECTED BY DEMOLITION PRIOR TO INSTALLATION OF NEW CONSTRUCTION FINISHES.

3. CONTRACTOR TO PROVIDE TEMPORARY SHORING AS REQUIRED TO SUPPORT EXISTING BUILDING WHERE EXISTING WALLS ARE REMOVED. DO NOT REMOVE SHORING UNTIL ALL NEW STRUCTURE IS INSTALLED AND COMPLETE.

4. SOME CRACKING OF EXISTING FINISHES MAY OCCUR DUE TO REMOVAL OF EXISTING WALLS DUE TO RE-DISTRIBUTION OF LOADS. CONTRACTOR TO PATCH , FINISH AND MAKE GOOD.

LEGEND

- EXISTING WALL CONSTRUCTION TO REMAIN
- EXISTING WALL CONSTRUCTION TO BE REMOVED
- NEW WALL CONSTRUCTION SEE SHT A700
- F1 PARTITION TYPE
- 104 WINDOW KEY
- 100 DOOR KEY



N

1 UPPER LEVEL FLOOR PLAN

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

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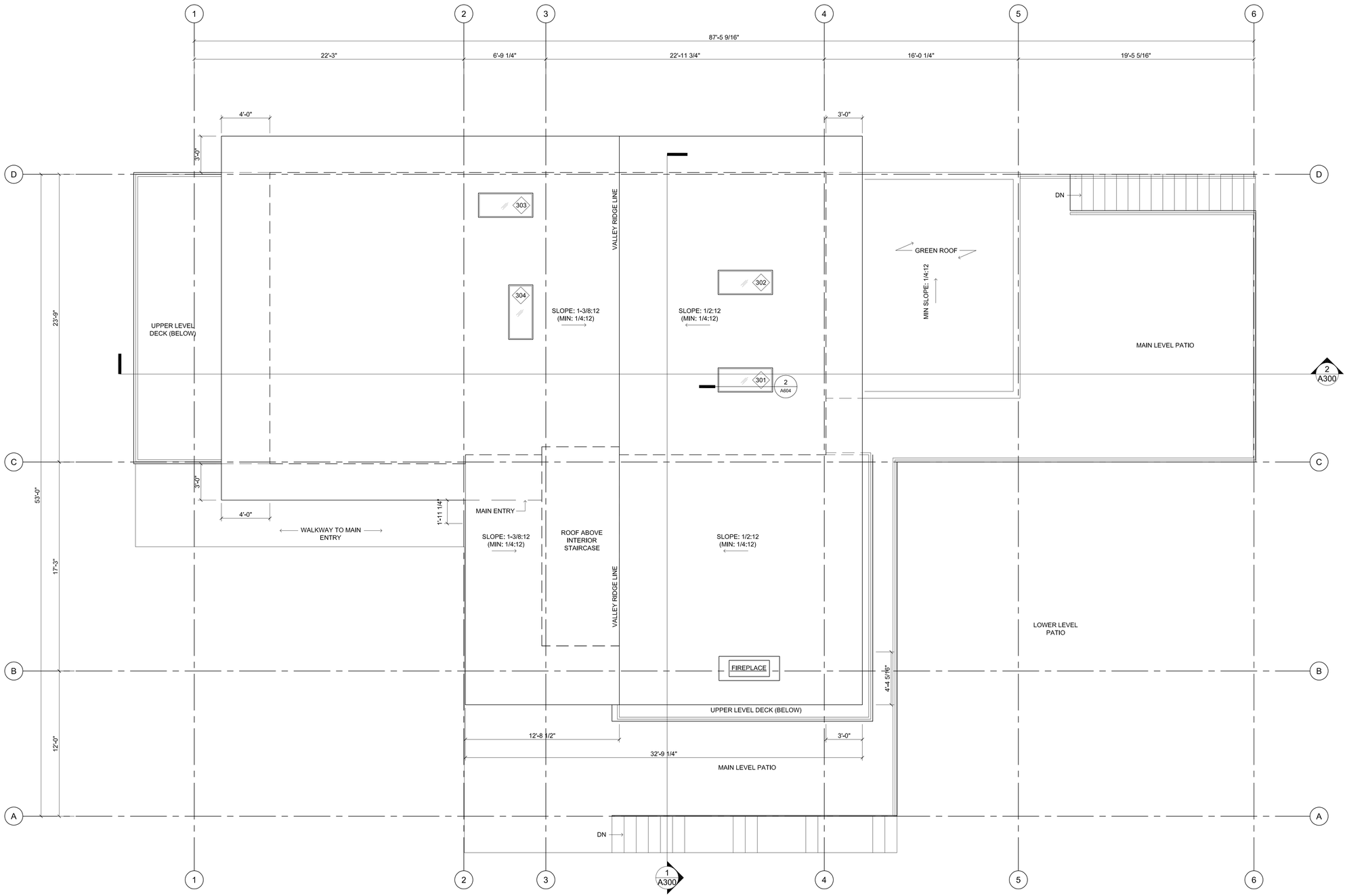

N

1 UPPER LEVEL FLOOR PLAN

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

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT AND DESCREPANCIES TO ARCHITECT PRIOR TO COMMENCING PROJECT.

2. CONTRACTOR TO PATCH, REPAIR AND MAKE GOOD ALL SURFACES AFFECTED BY DEMOLITION PRIOR TO INSTALLATION OF NEW CONSTRUCTION FINISHES.

3. CONTRACTOR TO PROVIDE TEMPORARY SHORING AS REQUIRED TO SUPPORT EXISTING BUILDING WHERE EXISTING WALLS ARE REMOVED. DO NOT REMOVE SHORING UNTIL ALL NEW STRUCTURE IS INSTALLED AND COMPLETE.

4. SOME CRACKING OF EXISTING FINISHES MAY OCCUR DUE TO REMOVAL OF EXISTING WALLS DUE TO RE-DISTRIBUTION OF LOADS. CONTRACTOR TO PATCH , FINISH AND MAKE GOOD.

LEGEND

- EXISTING WALL CONSTRUCTION TO REMAIN
- EXISTING WALL CONSTRUCTION TO BE REMOVED
- NEW WALL CONSTRUCTION SEE SHT A700
- F1 PARTITION TYPE
- 104 WINDOW KEY
- 100 DOOR KEY

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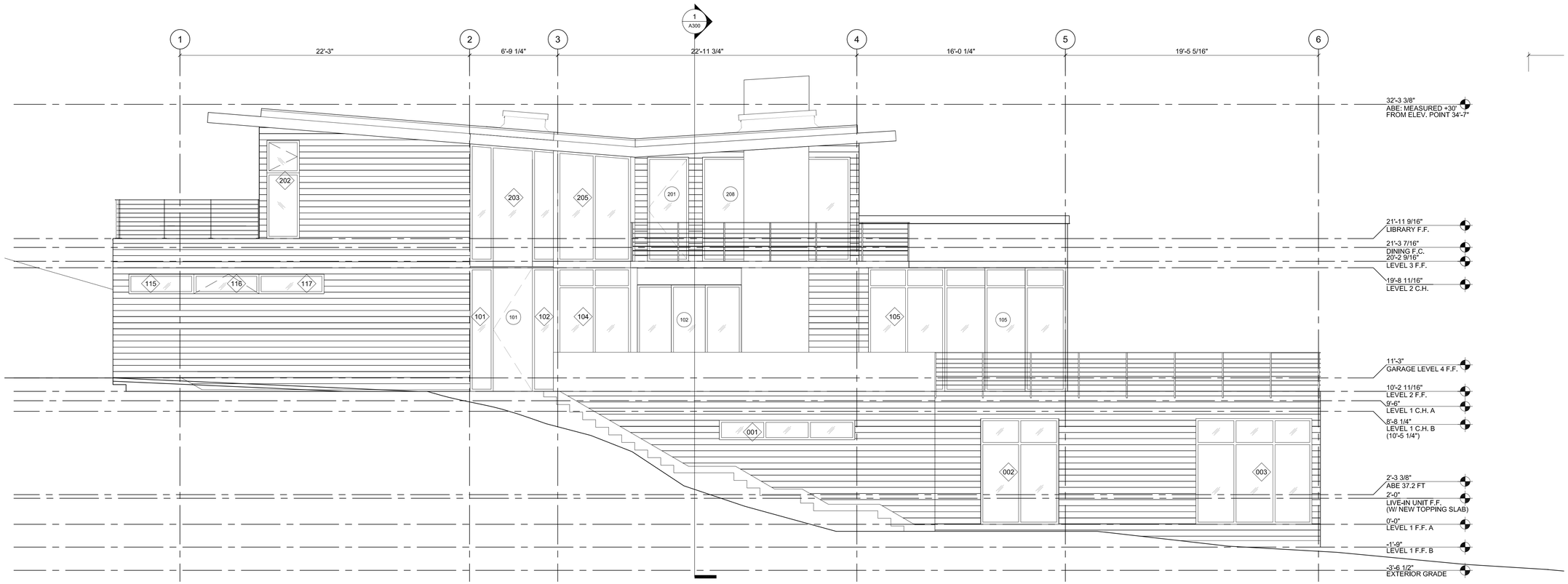
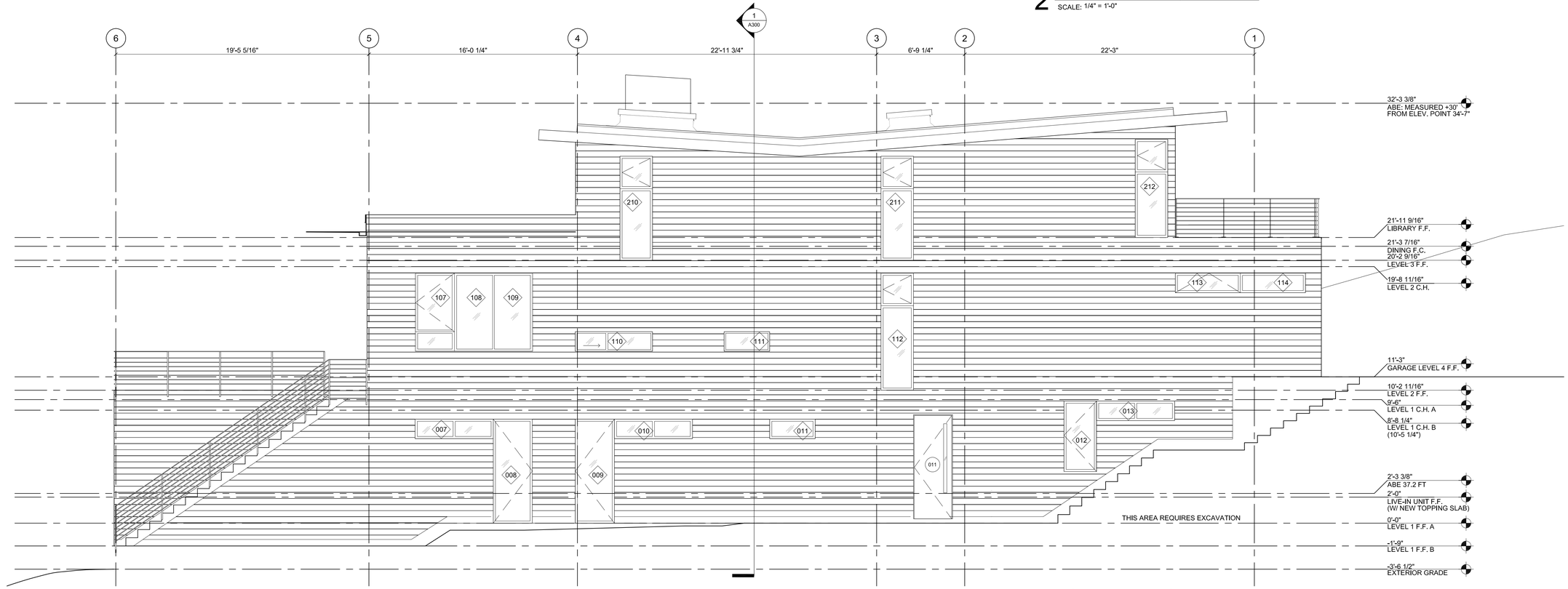


2 SOUTH ELEVATION

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



1 NORTH ELEVATION

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

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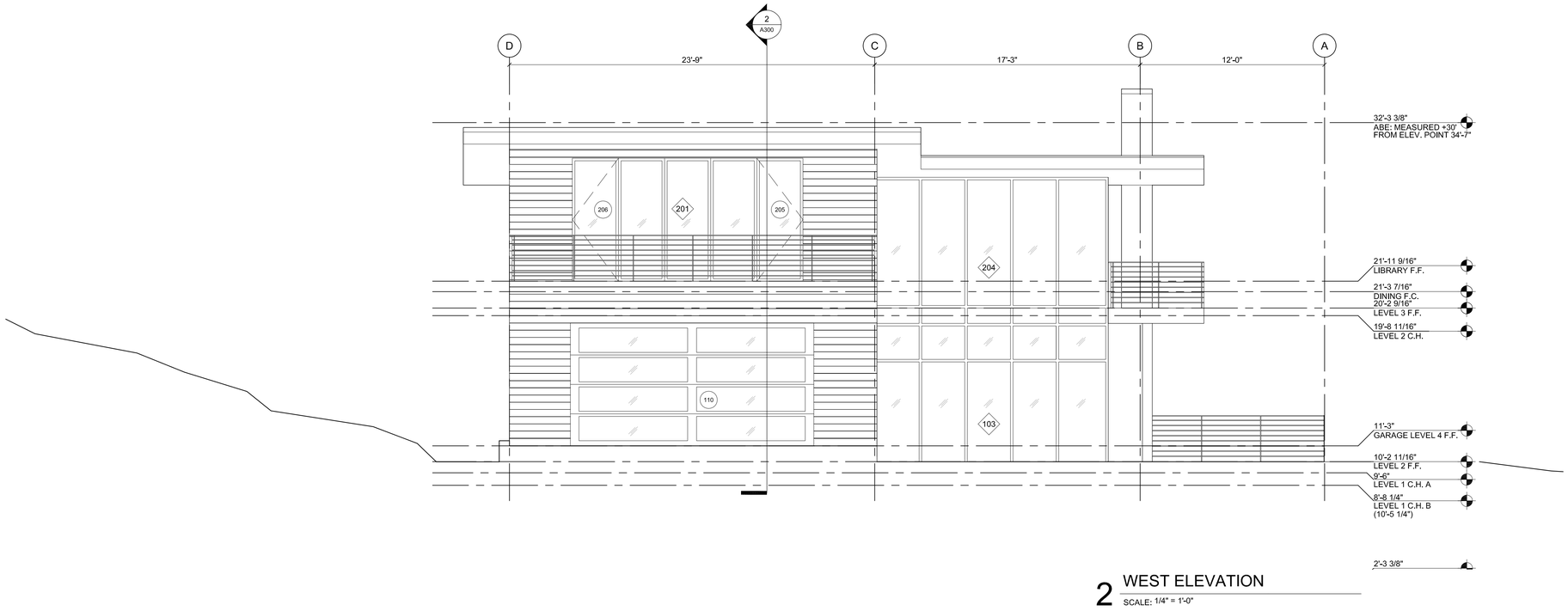
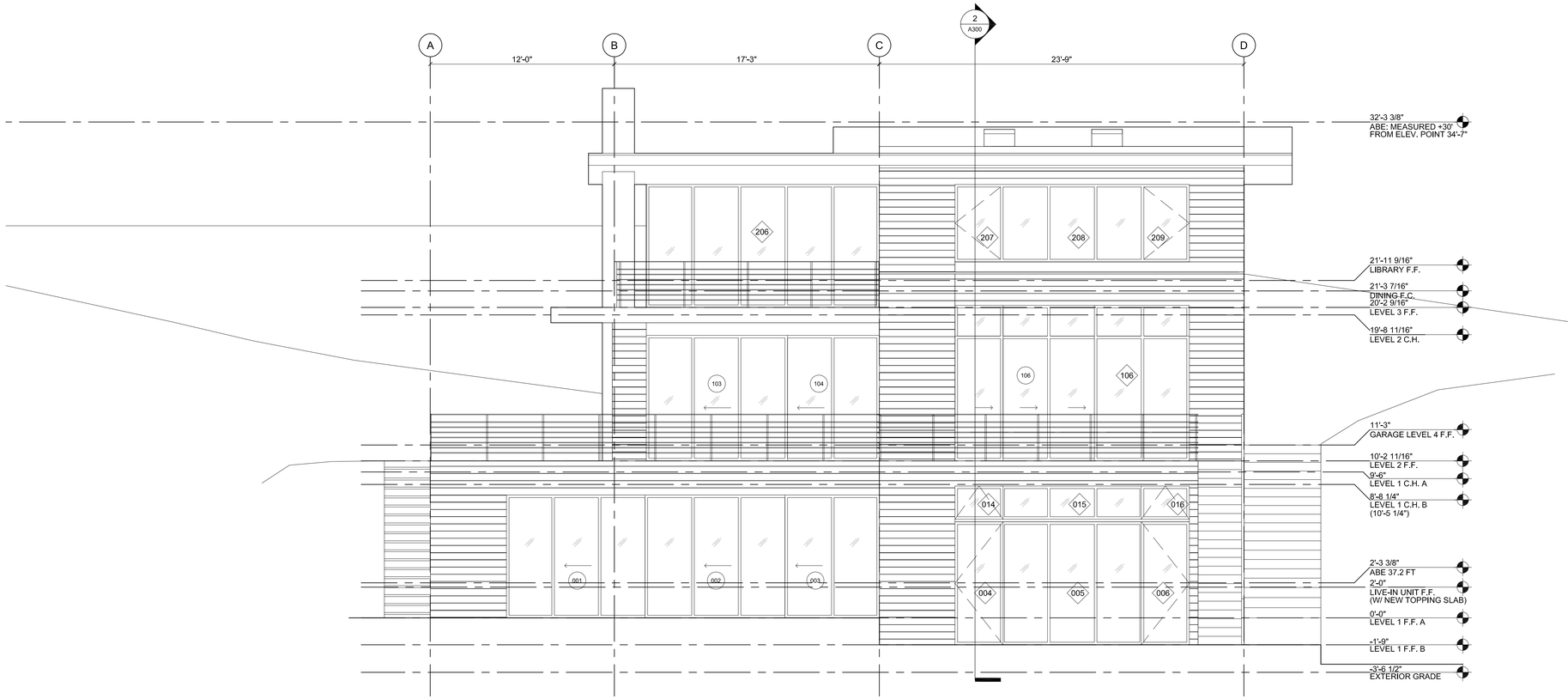


2 WEST ELEVATION

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



1 EAST ELEVATION

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

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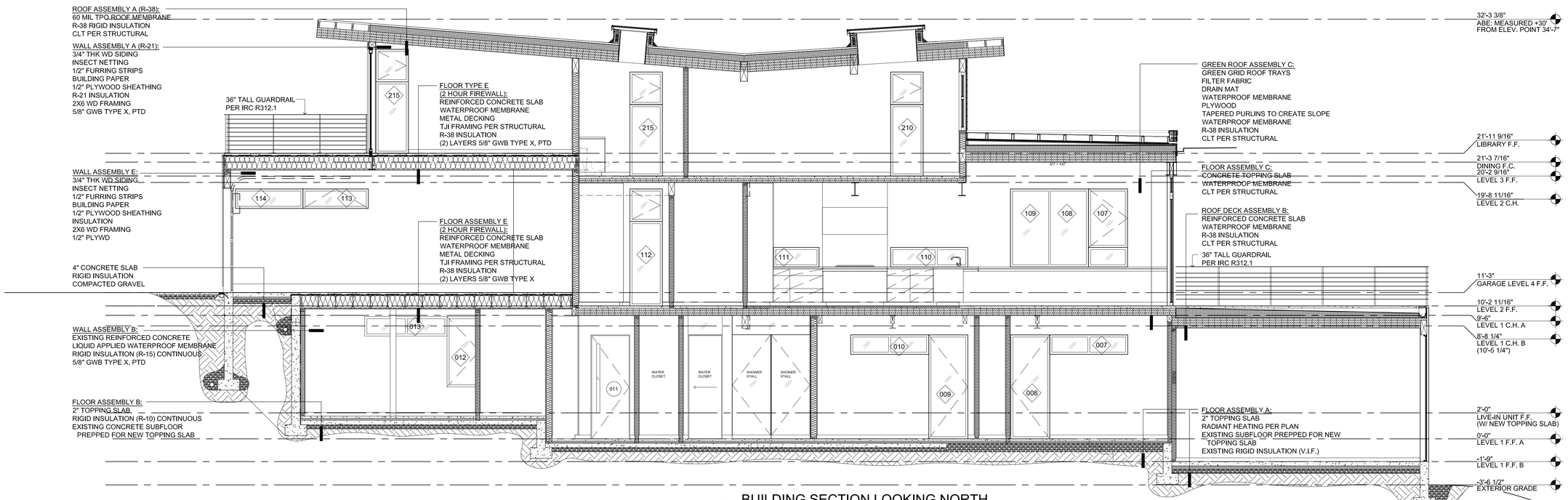
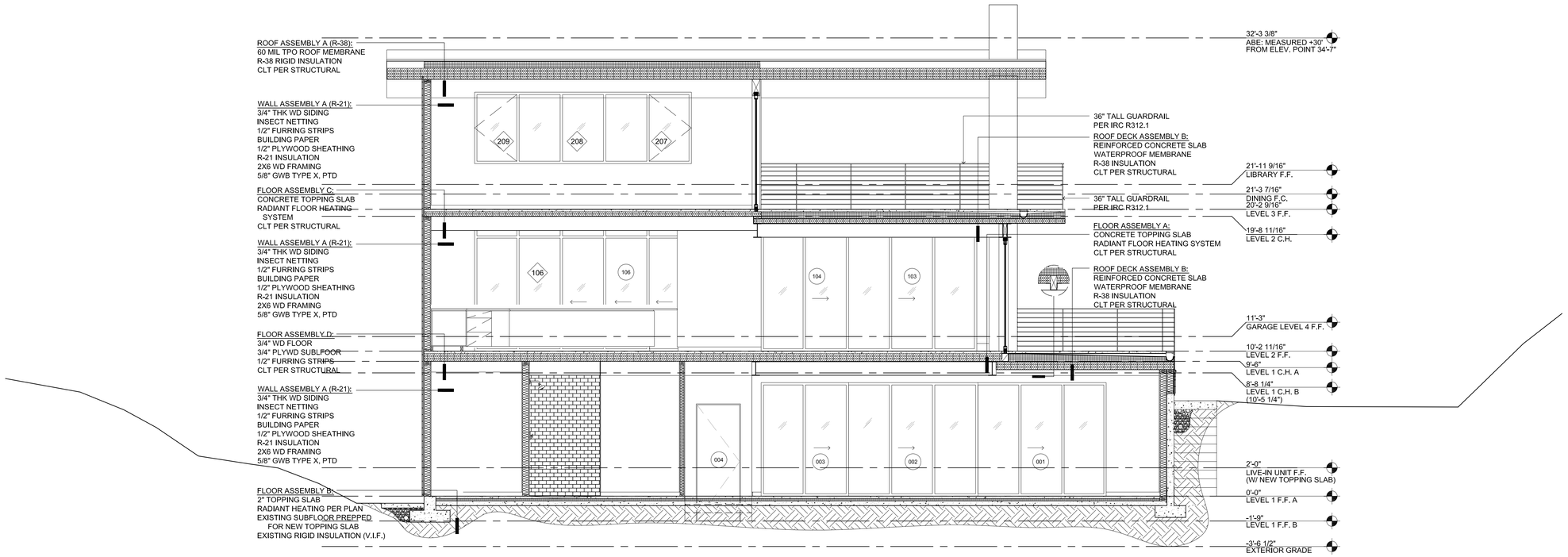


2 BUILDING SECTION LOOKING NORTH

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



1 BUILDING SECTION LOOKING EAST

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

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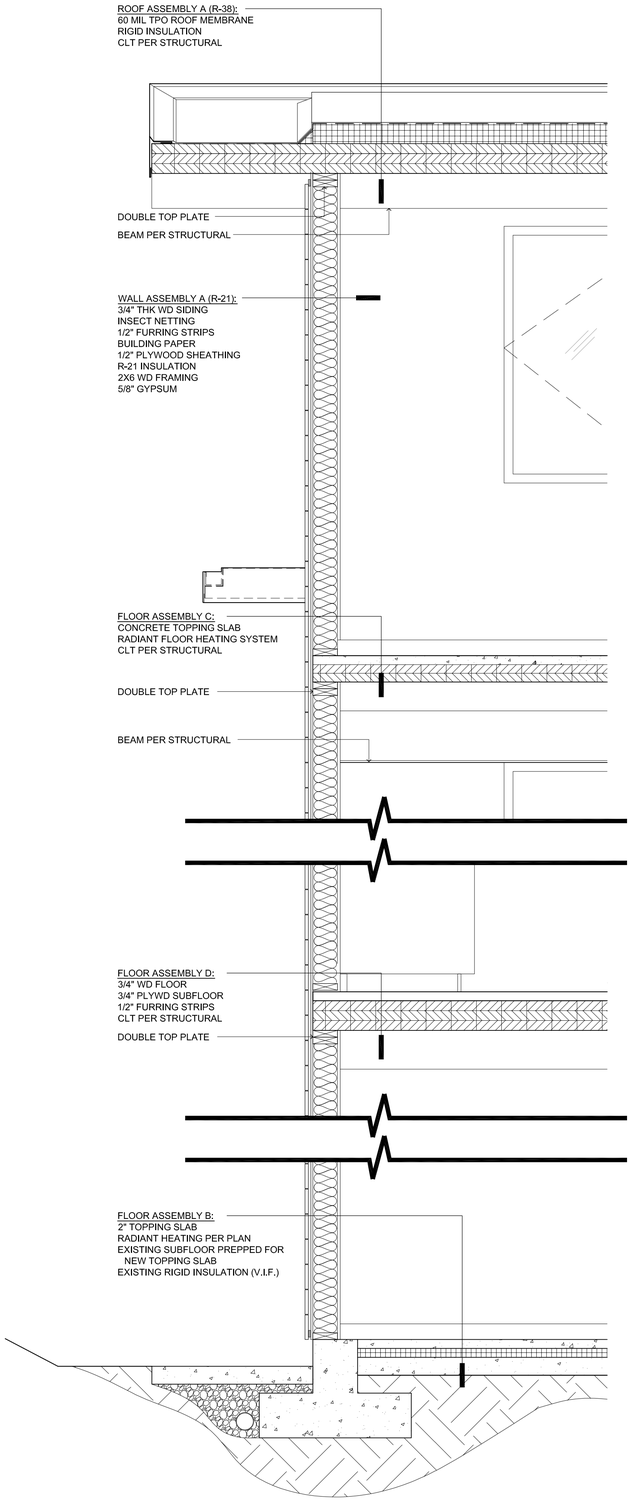
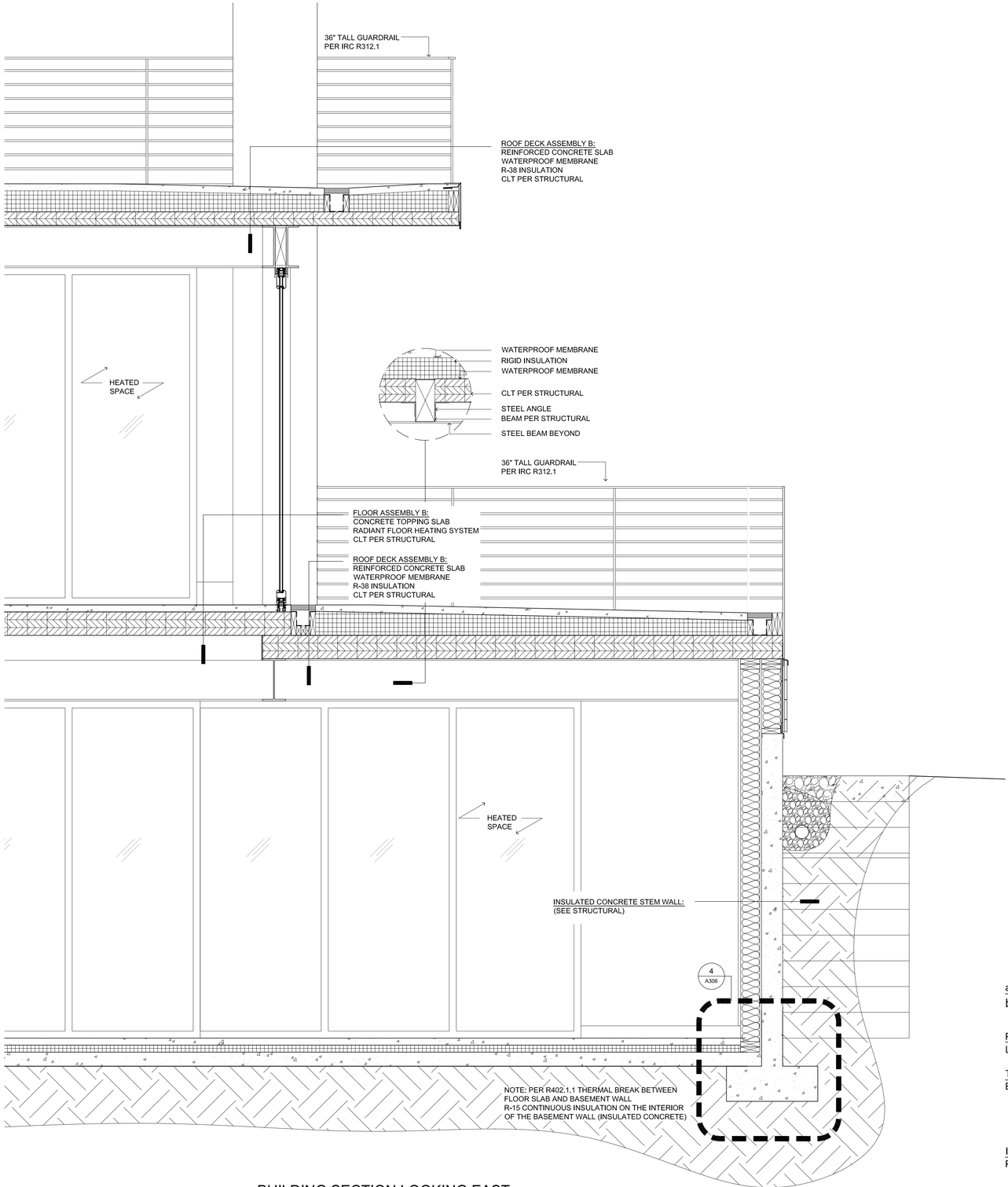


2 BUILDING SECTION LOOKING EAST

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



1 BUILDING SECTION LOOKING EAST

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

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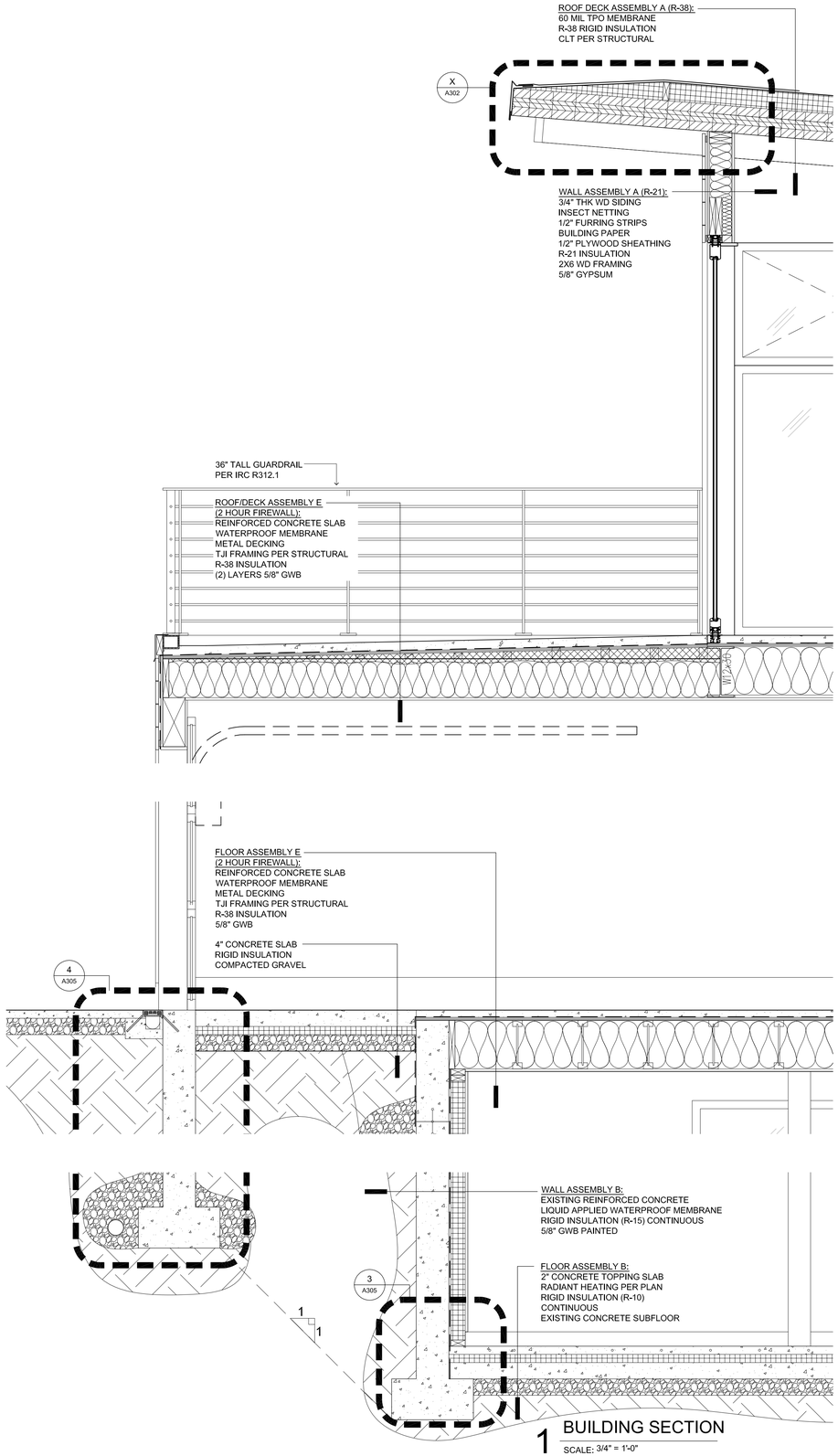

1 BUILDING SECTION

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

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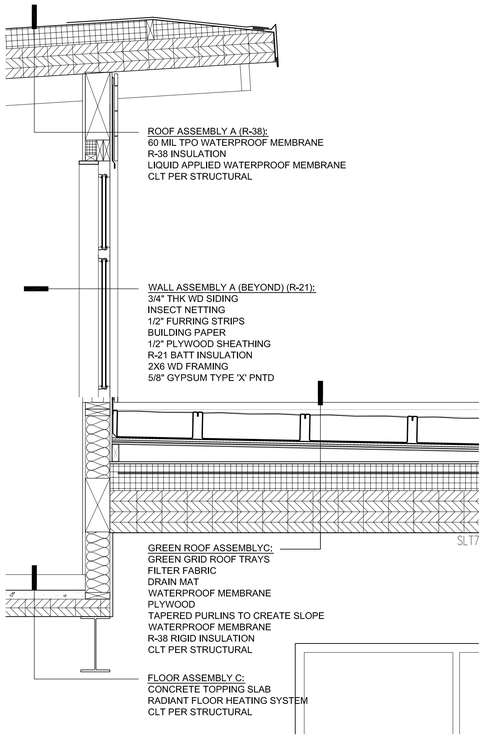
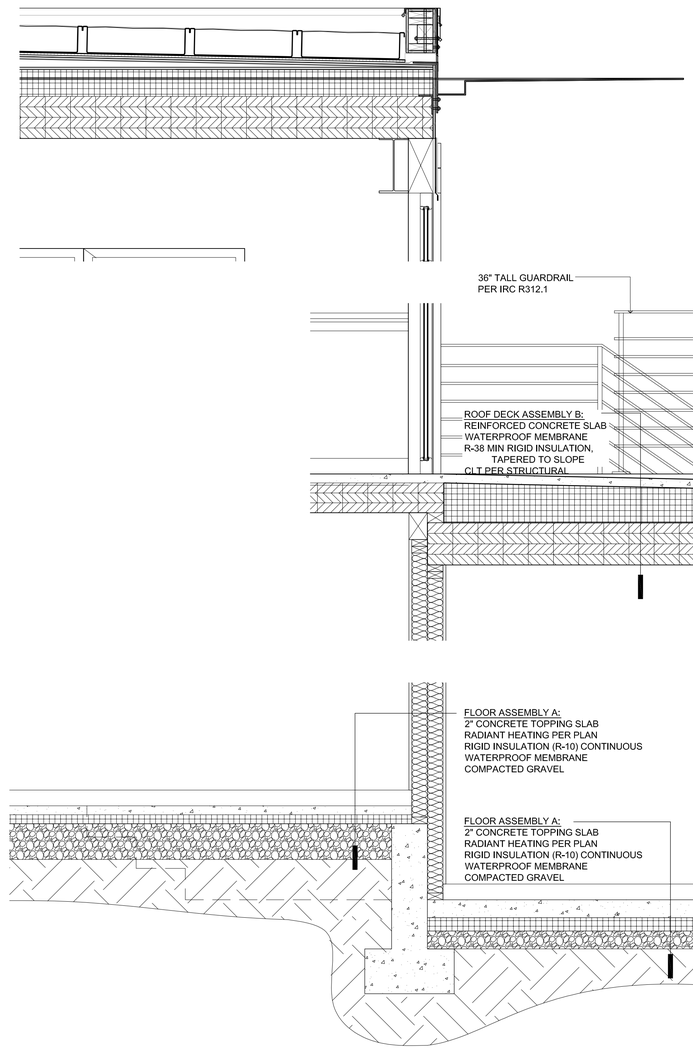
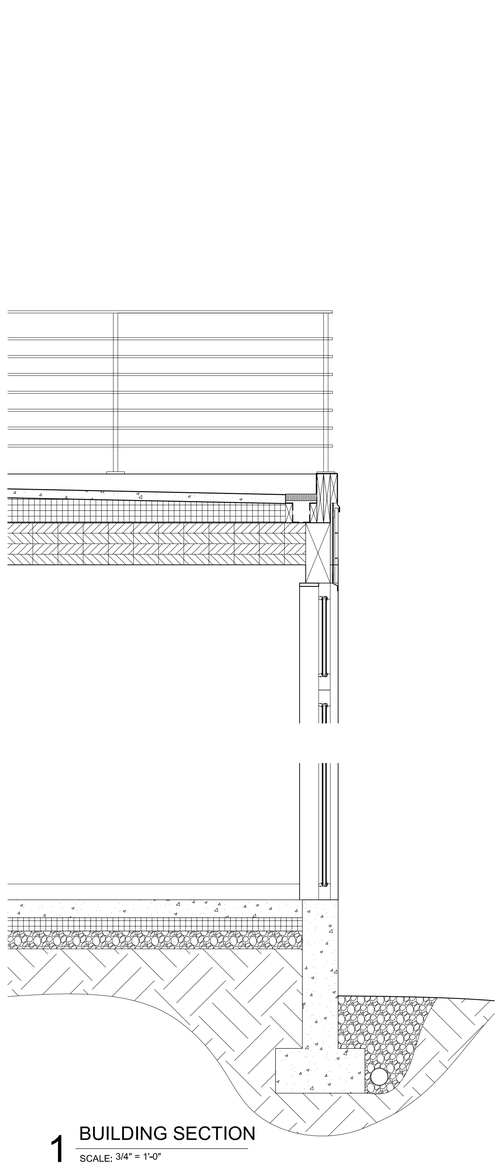


3 BUILDING SECTION
SCALE: 3/4" = 1'-0"



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



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

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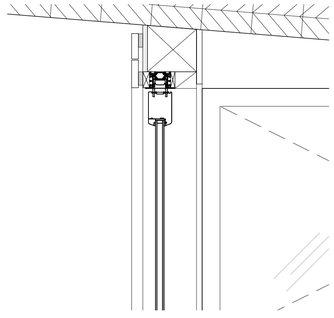
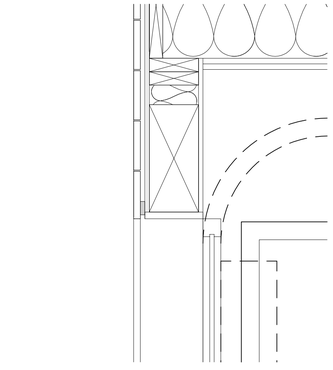
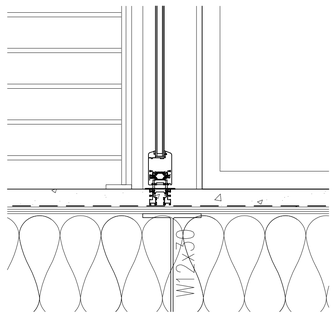
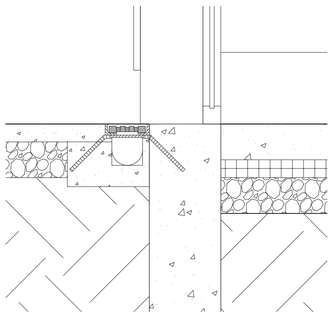


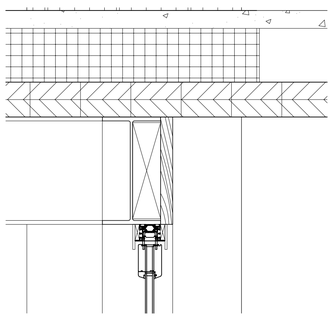


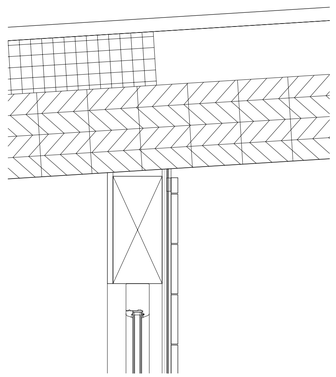


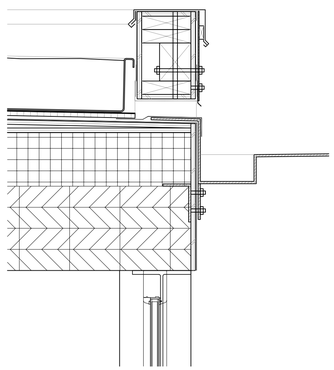


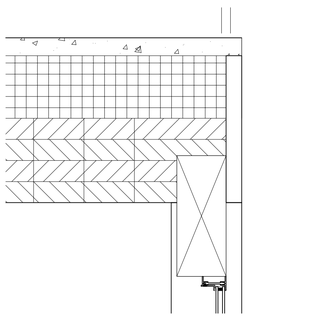
6 SECTION @ WINDOW 201/DOOR 205
SCALE: 3/4" = 1'-0"

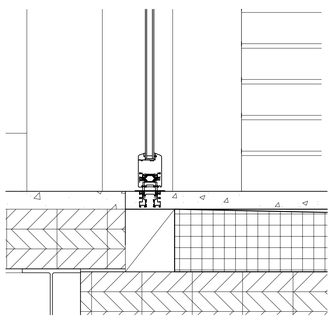
5 SECTION @ WINDOW
SCALE: 3/4" = 1'-0"

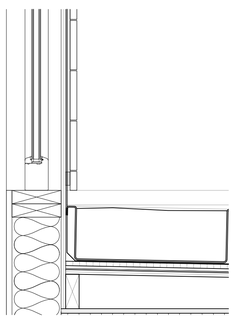


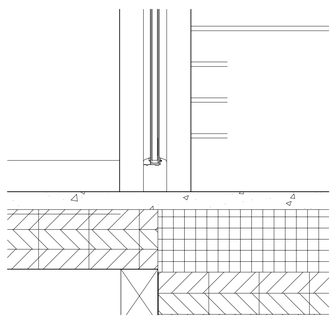


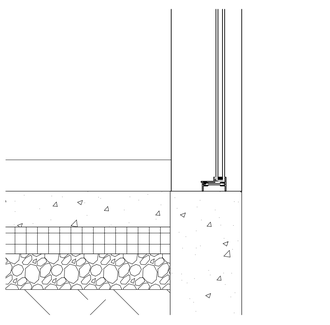












4 SECTION @ DOOR 102
SCALE: 3/4" = 1'-0"

3 SECTION @ WINDOW 208
SCALE: 3/4" = 1'-0"

2 SECTION @ WINDOW/DOOR 106
SCALE: 3/4" = 1'-0"

1 SECTION @ WINDOW 004
SCALE: 3/4" = 1'-0"

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TITLE SHEET
WINDOW / DOOR SECTION DETAILS

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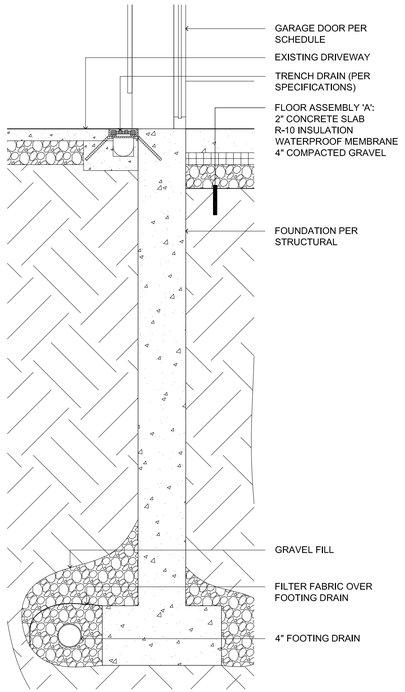
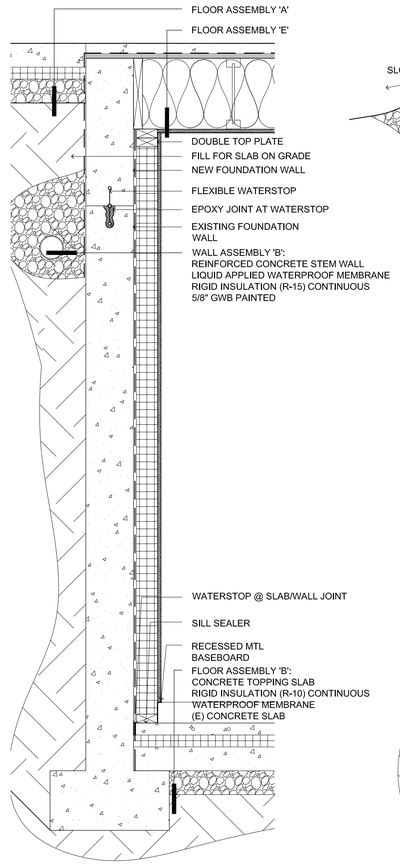
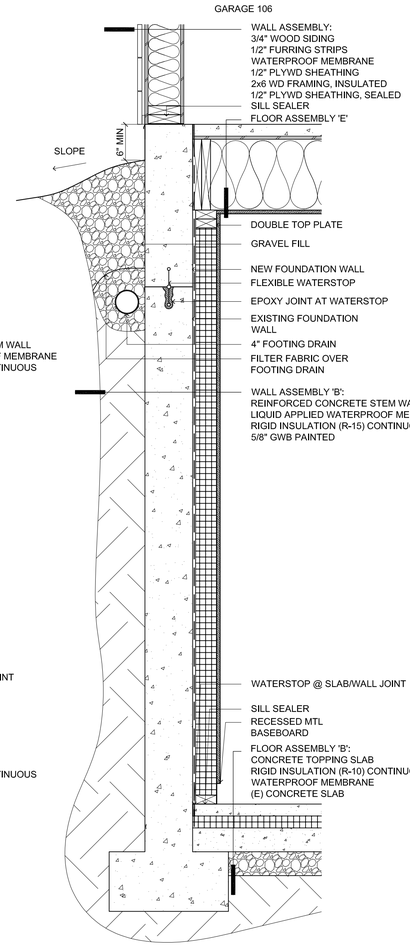


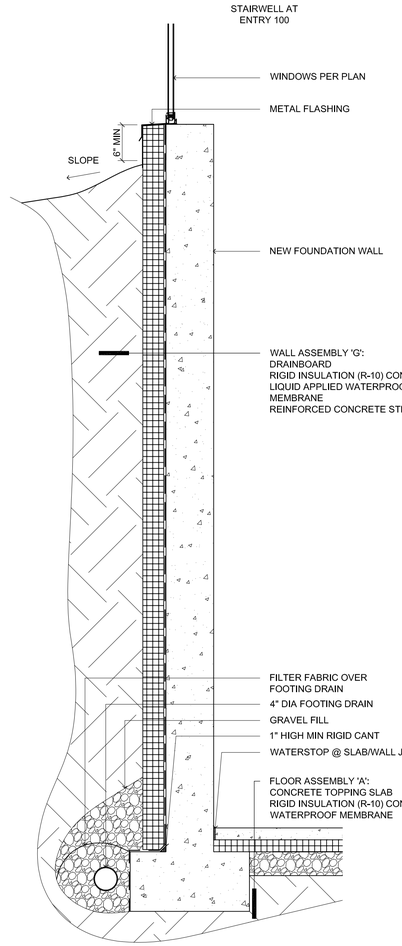
4 A305 **SECTION @ GARAGE 106**
SCALE 1"=1'-0" 1612_DTLS wall.dwg



3 A305 **SECTION @ GARAGE 106 / LIVE-IN 008**
SCALE 1"=1'-0" 1612_DTLS wall.dwg



2 A305 **SECTION @ GARAGE 106 / LIVE-IN 008**
SCALE 1"=1'-0" 1612_DTLS wall.dwg



1 A305 **SECTION @ STAIRWELL 013**
SCALE 1"=1'-0" 1612_DTLS wall.dwg

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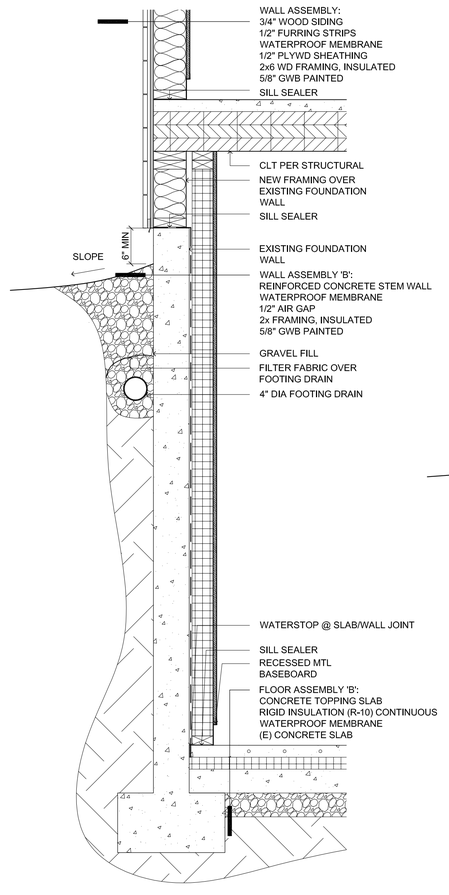
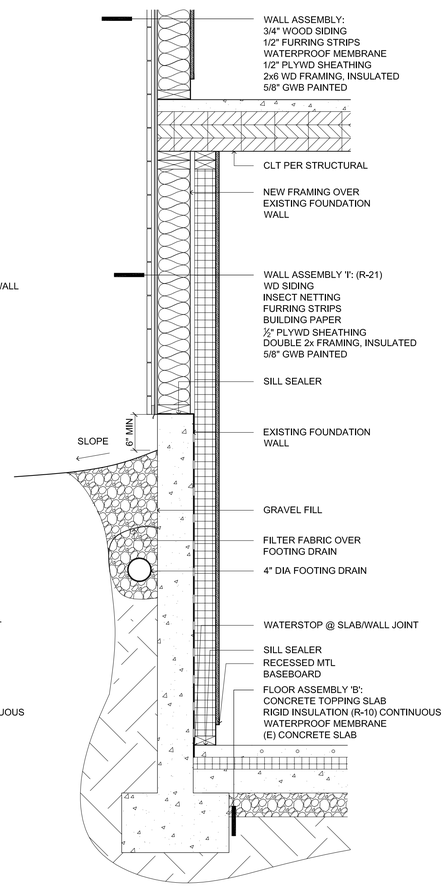


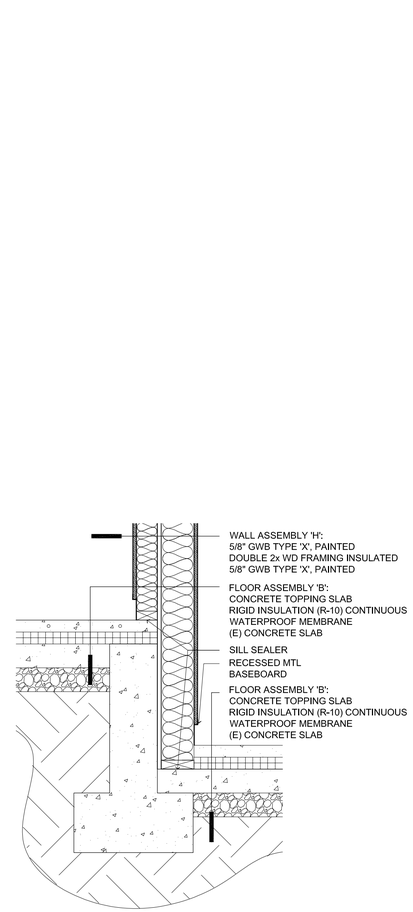
3 A306 SECTION @ REC RM 003 & LIVE-IN 008

SCALE 1"=1'-0" 1612_DTLS wall.dwg



2 A306 SECTION 6

SCALE 1"=1'-0" 1612_DTLS wall.dwg



1 A306 SECTION @ LIVE-IN 008 / ENTRY 007

SCALE 1"=1'-0" 1612_DTLS wall.dwg

3 A300

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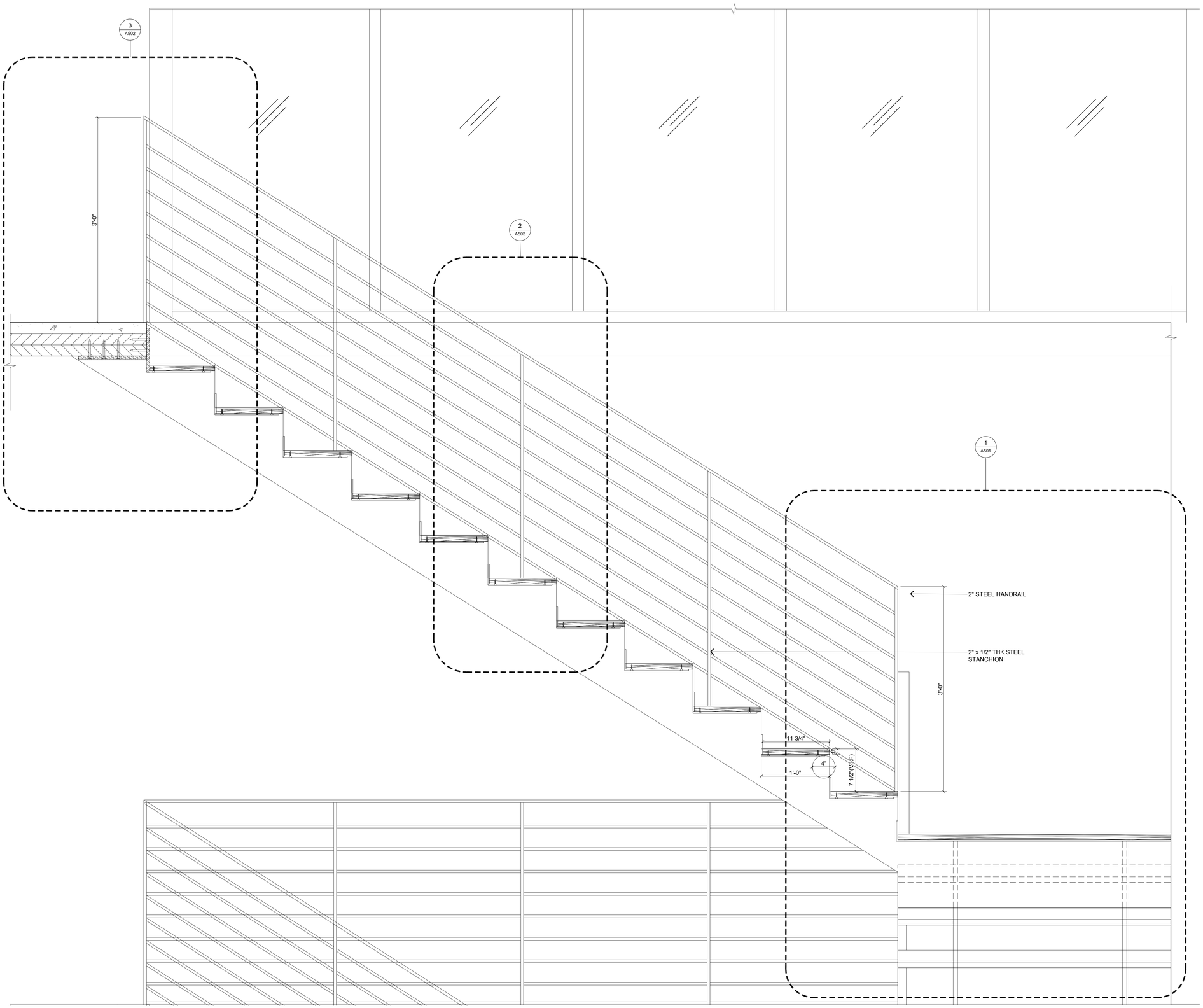

1 SECTION @ MAIN STAIR

SCALE: 1 1/2" = 1'-0"

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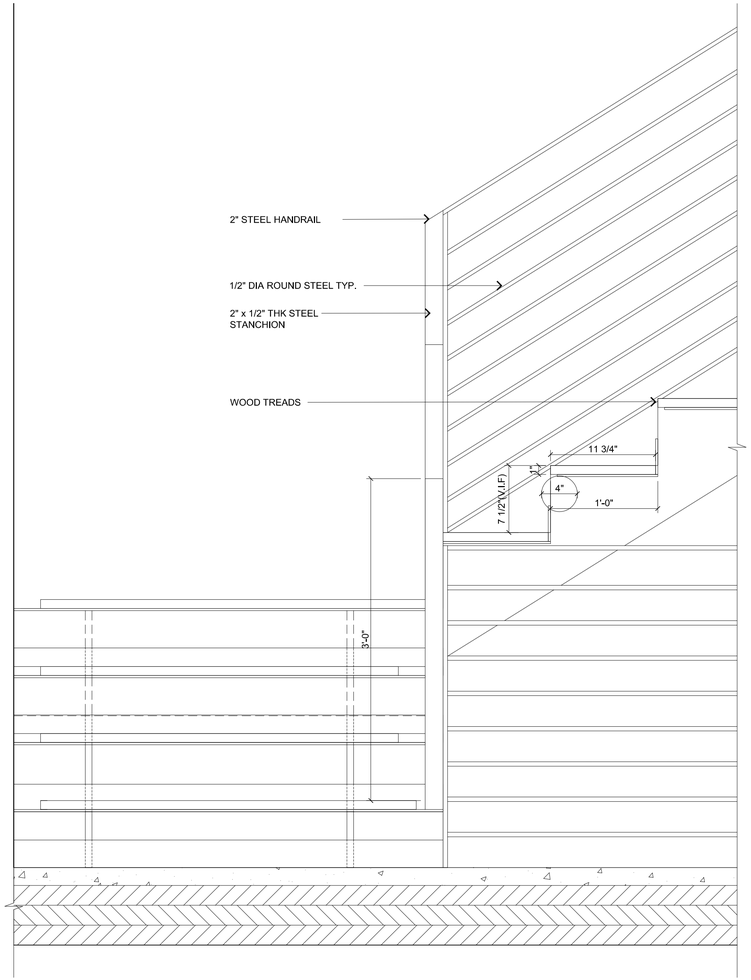
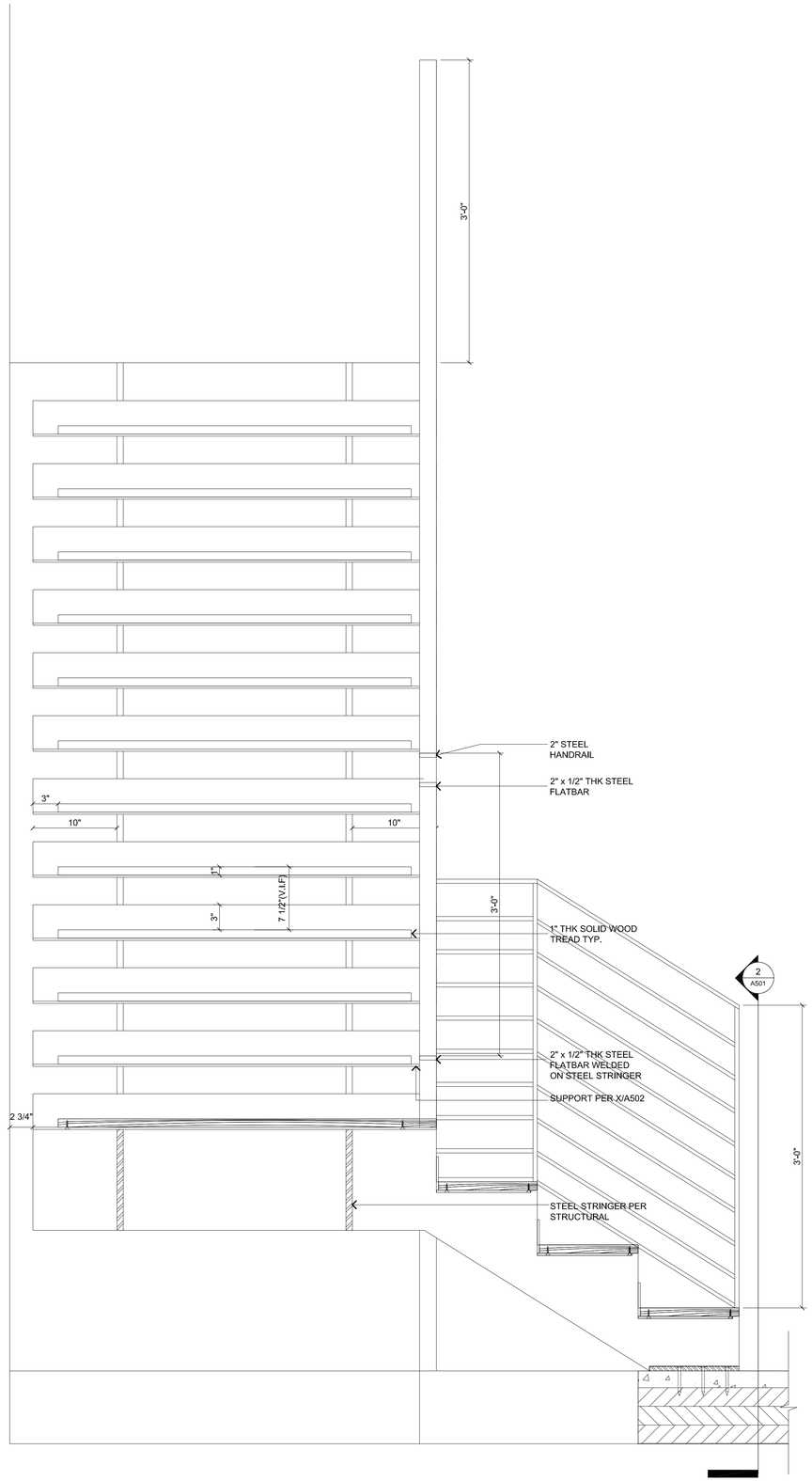


2 DETAIL @ MAIN STAIR

SCALE: 1 1/2" = 1'-0"



1 DETAIL @ MAIN STAIR

SCALE: 1 1/2" = 1'-0"

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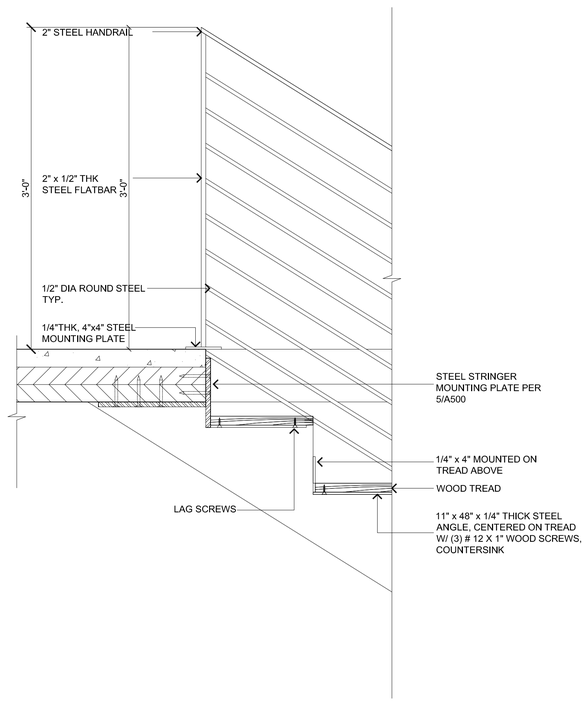
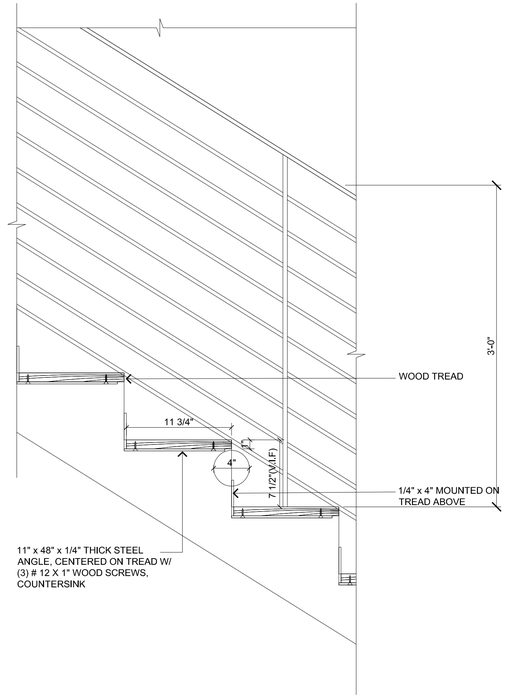


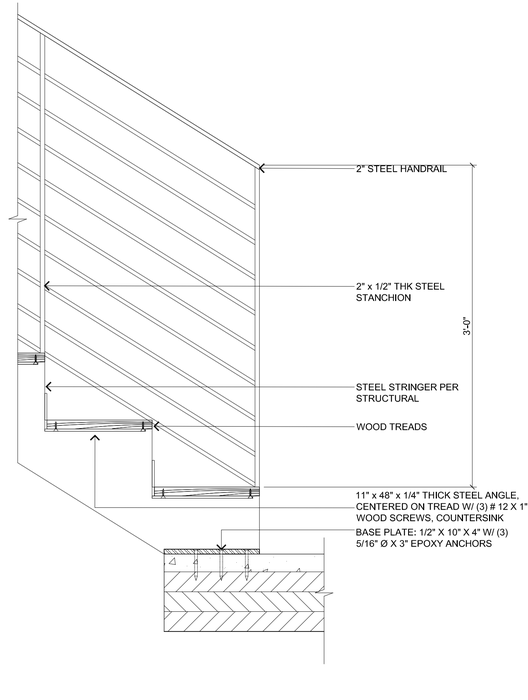
3 DETAIL @ MAIN STAIR

SCALE: 1 1/2" = 1'-0"



2 DETAIL @ MAIN STAIR

SCALE: 1 1/2" = 1'-0"



1 DETAIL @ MAIN STAIR

SCALE: 1 1/2" = 1'-0"

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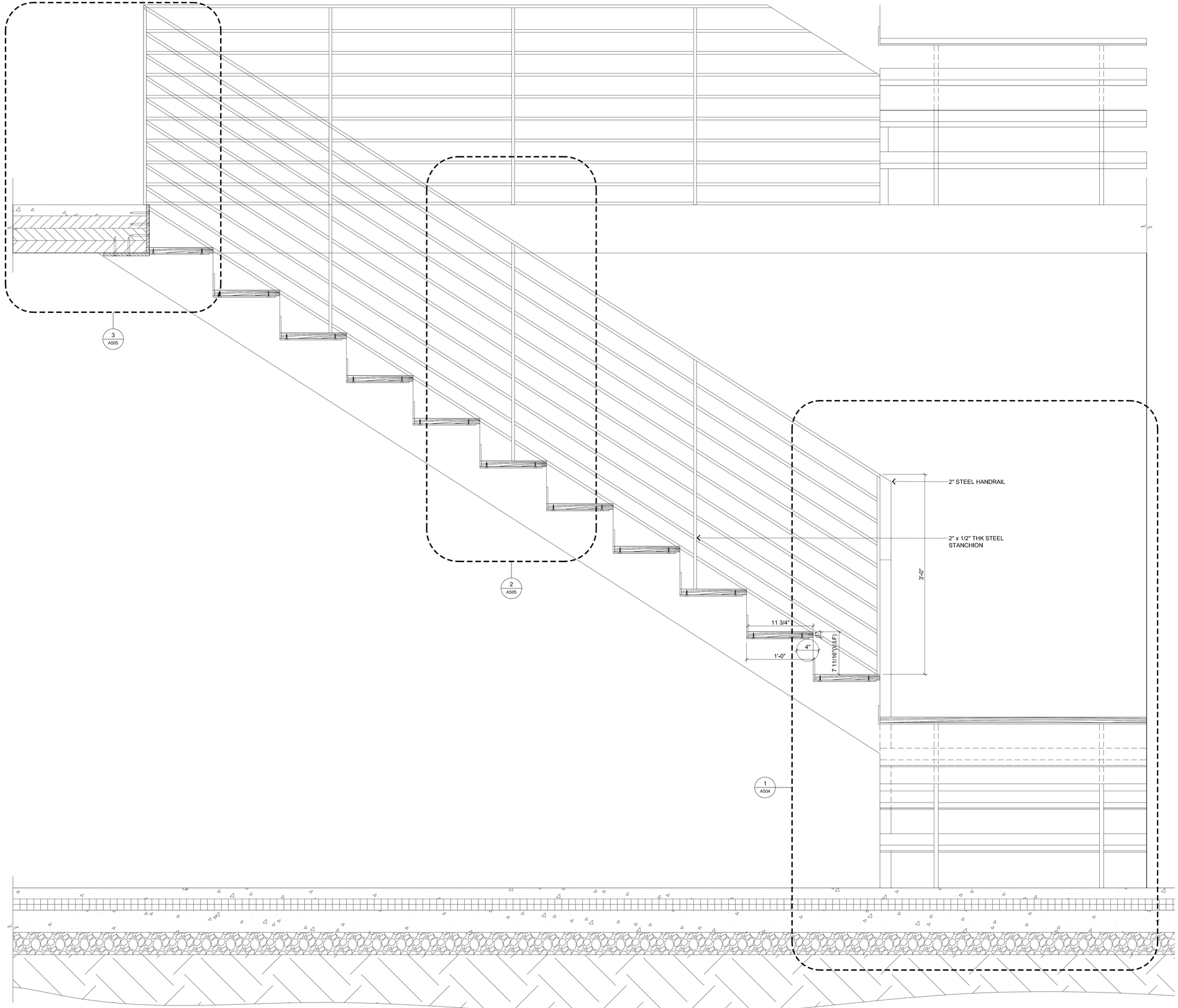

1 SECTION @ MAIN STAIR

SCALE: 1 1/2" = 1'-0"

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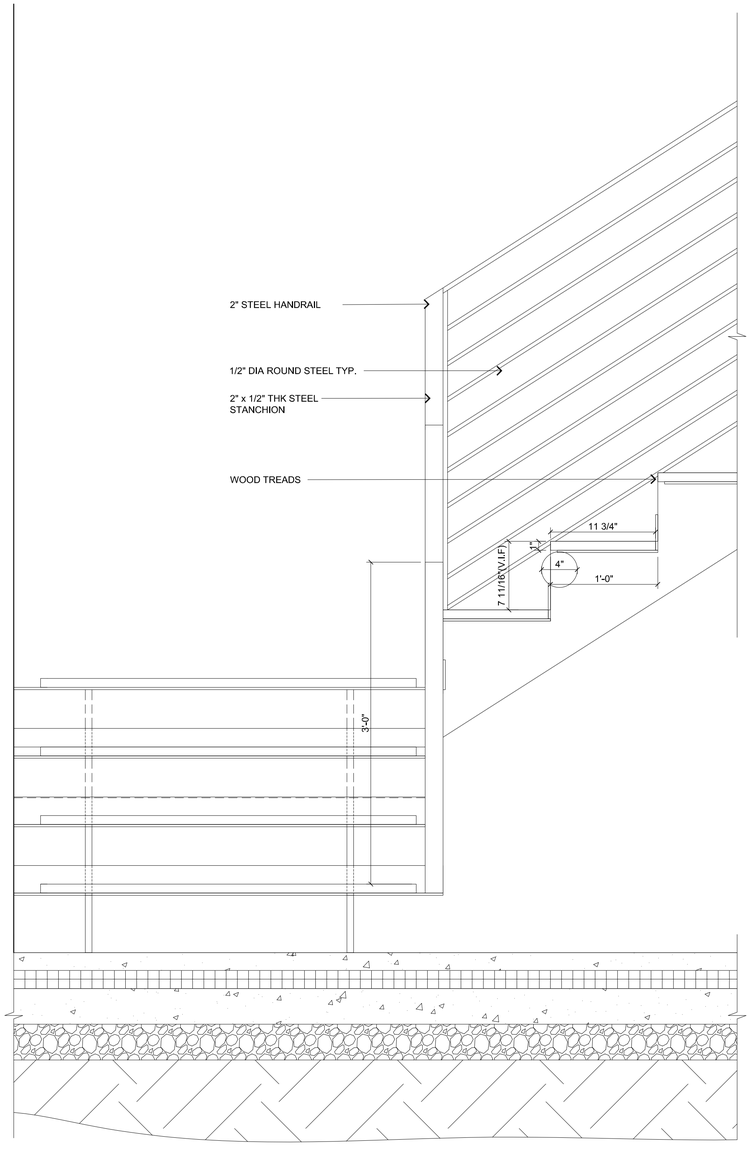
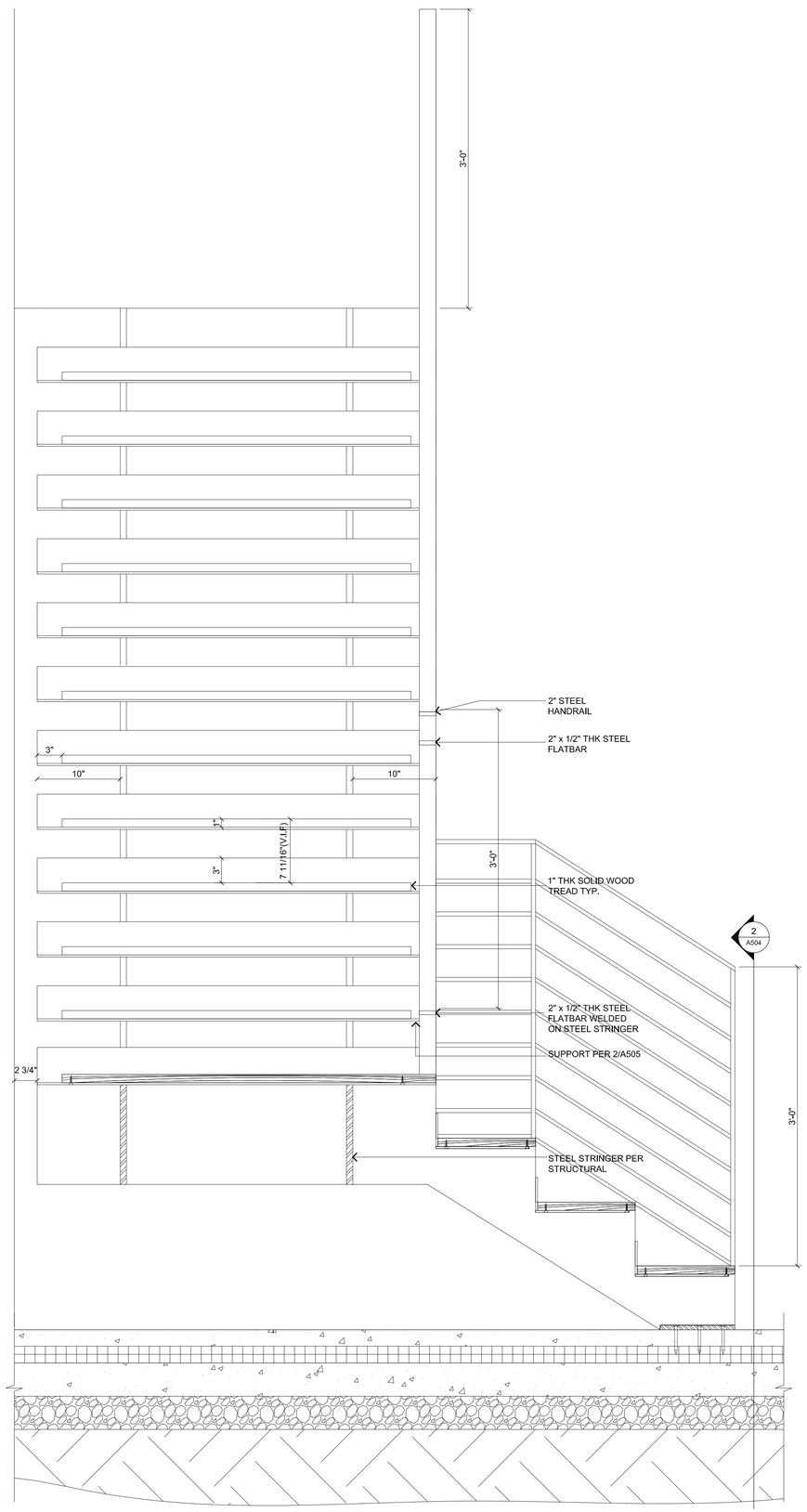


2 DETAIL @ MAIN STAIR

SCALE: 1 1/2" = 1'-0"



1 DETAIL @ MAIN STAIR

SCALE: 1 1/2" = 1'-0"

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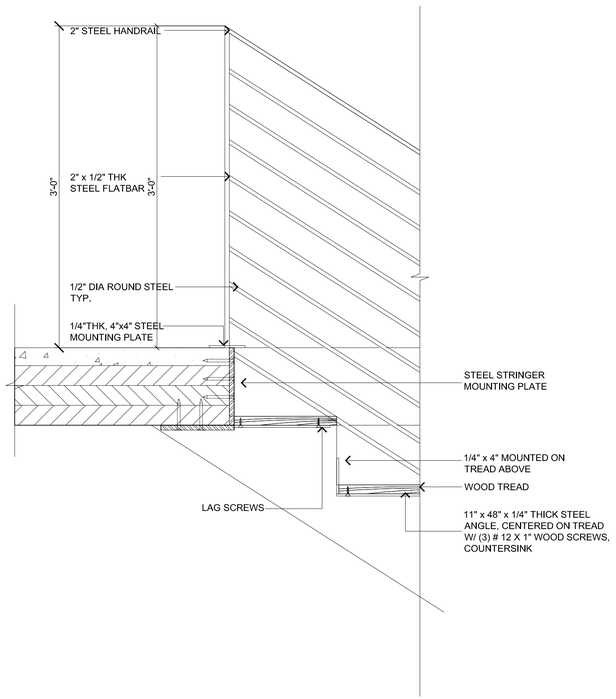

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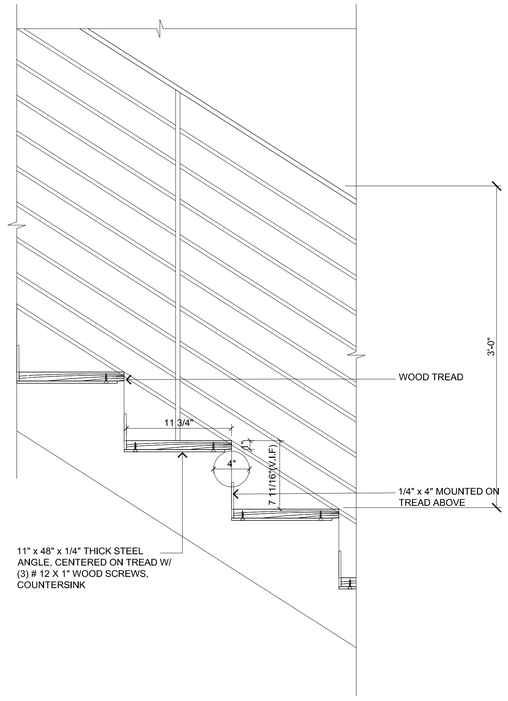

2 DETAIL @ MAIN STAIR

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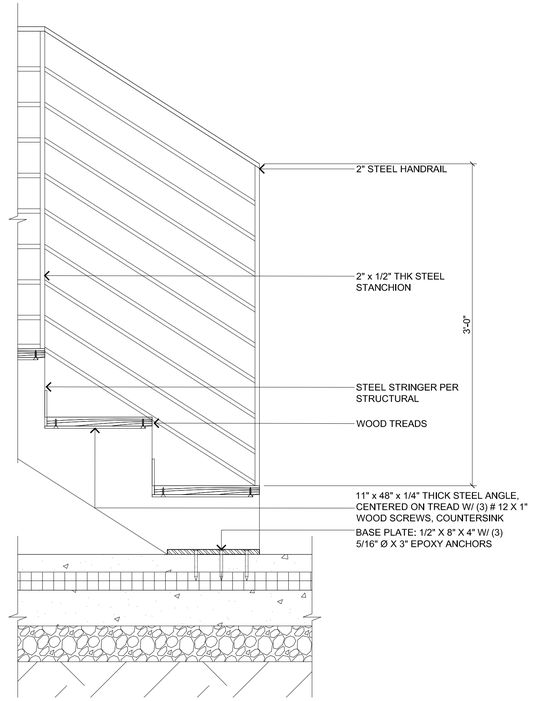

1 DETAIL @ MAIN STAIR

SCALE: 1 1/2" = 1'-0"

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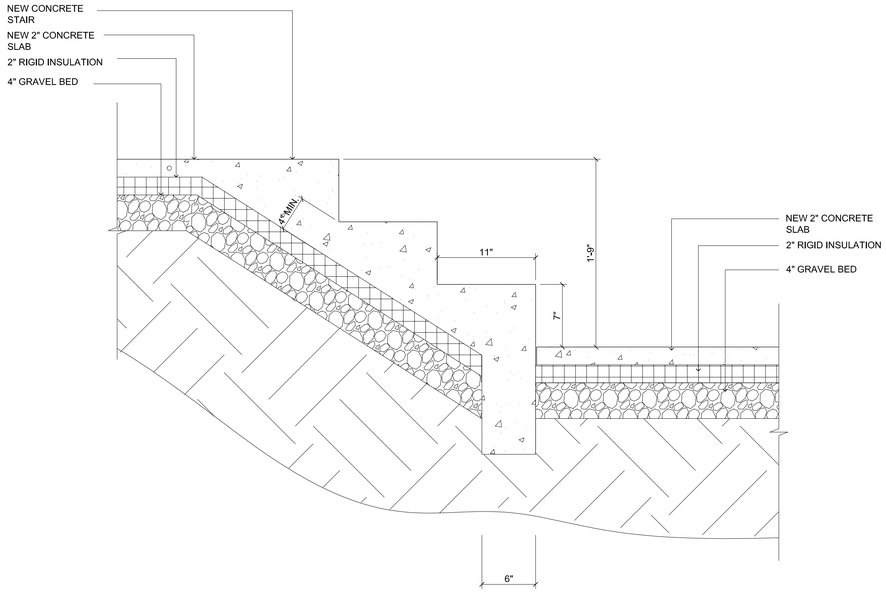
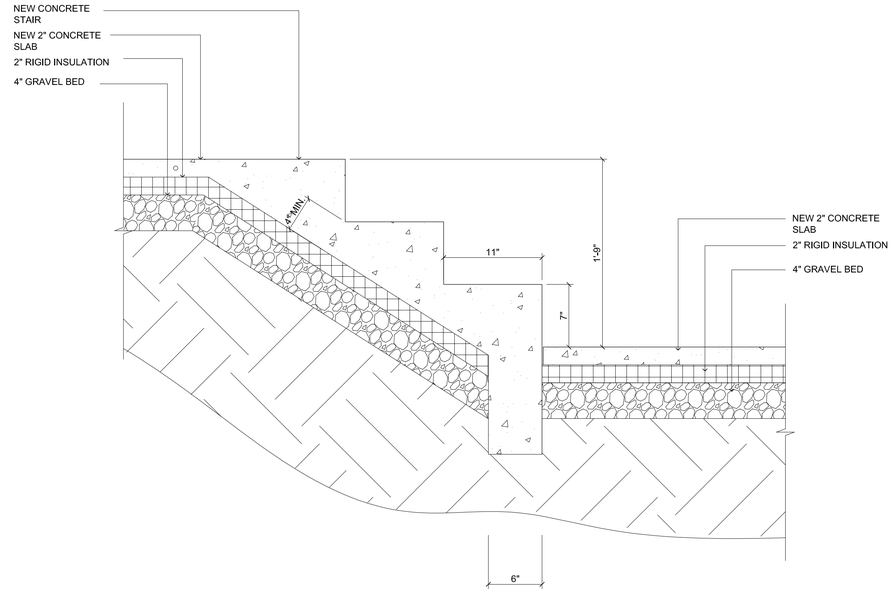
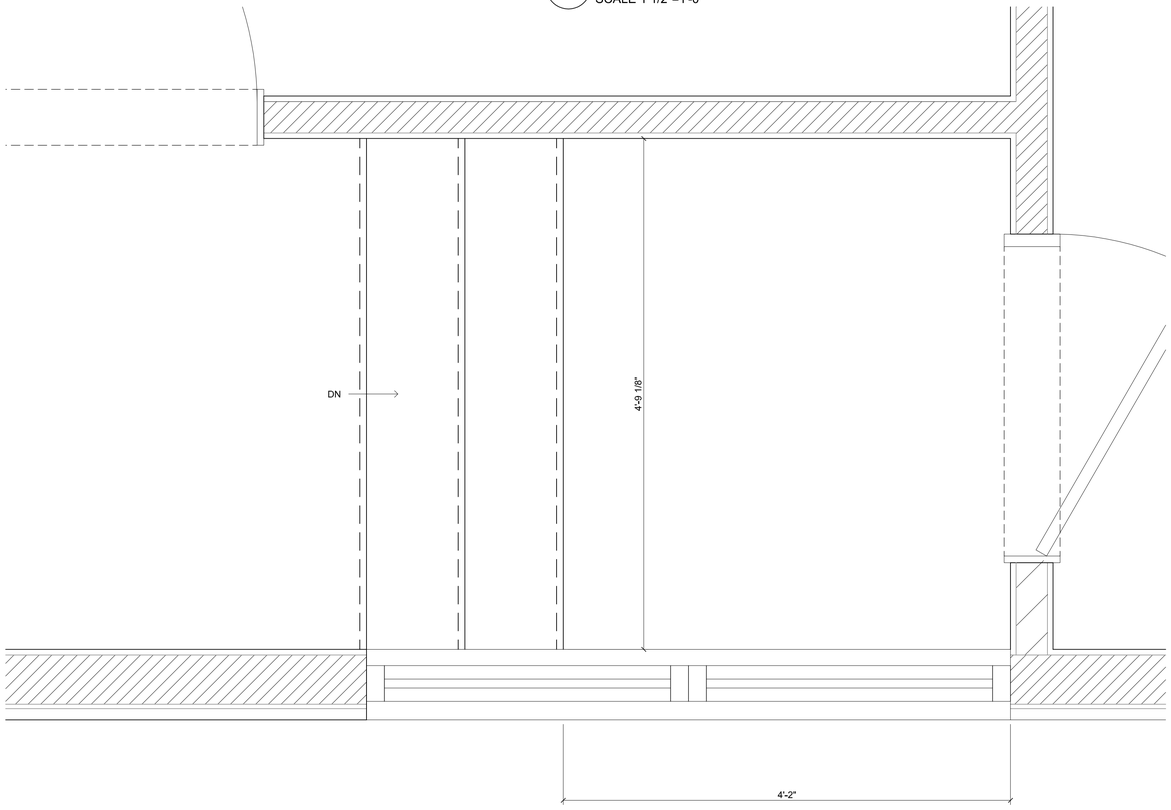


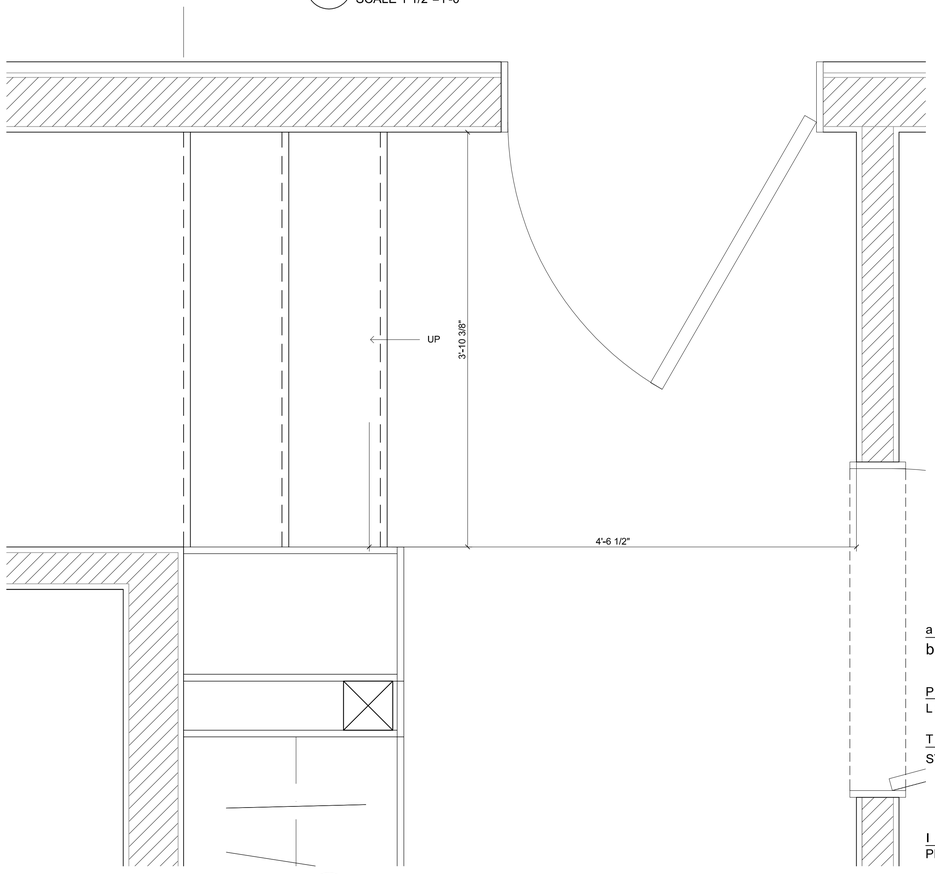
4 A506 SECTION @ HALLWAY 011 STAIR
SCALE 1 1/2"=1'-0"
1612_STAIR



4 A506 SECTION @ HALLWAY 011 STAIR
SCALE 1 1/2"=1'-0"
1612_STAIR-DTL



2 A506 PLAN @ HALLWAY 011 STAIR
SCALE 1 1/2"=1'-0"
1612_STAIR-DTL



1 A506 PLAN @ LOWER ENTRY 007 STAIR
SCALE 1 1/2"=1'-0"
1612_STAIR-DTL

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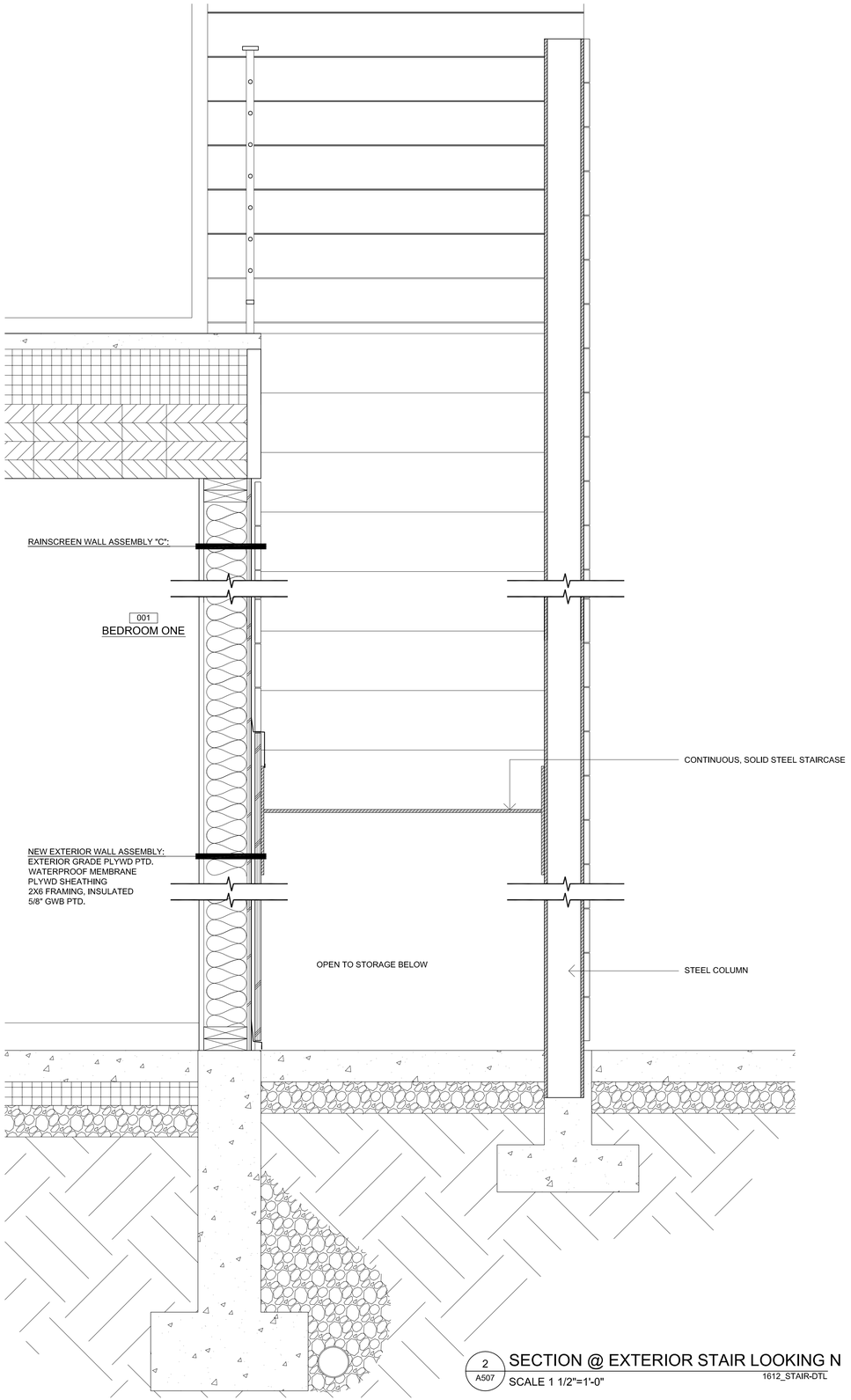
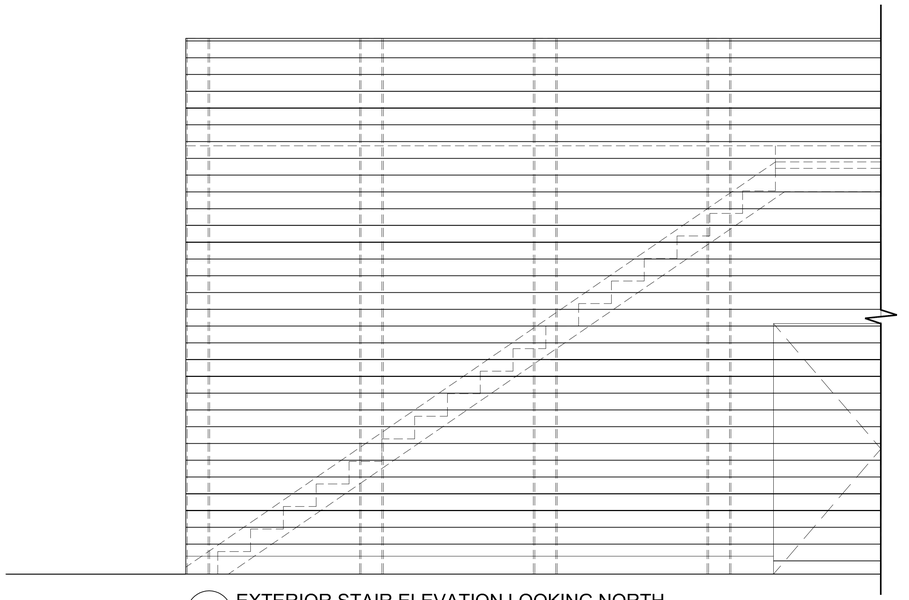
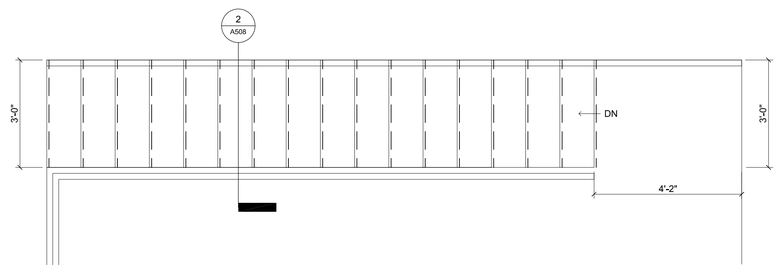


2 A507 SECTION @ EXTERIOR STAIR LOOKING N
SCALE 1 1/2"=1'-0"
1612_STAIR-DTL



3 A507 EXTERIOR STAIR ELEVATION LOOKING NORTH
SCALE 1/2"=1'-0"
1612_STAIR-DTL



1 A507 PLAN @ DECK 108 STAIR
SCALE 1/2"=1'-0"
1612_STAIR-DTL

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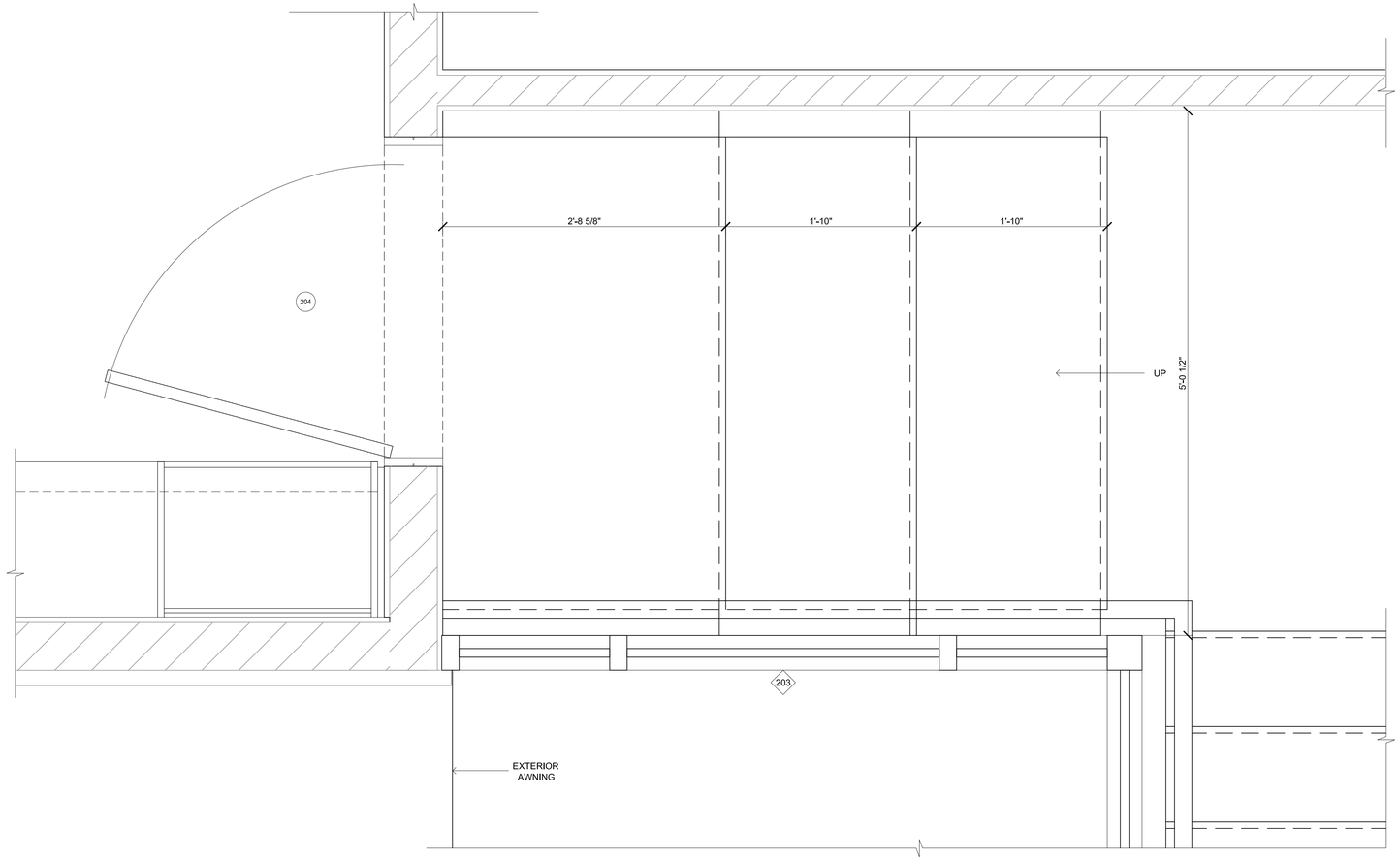
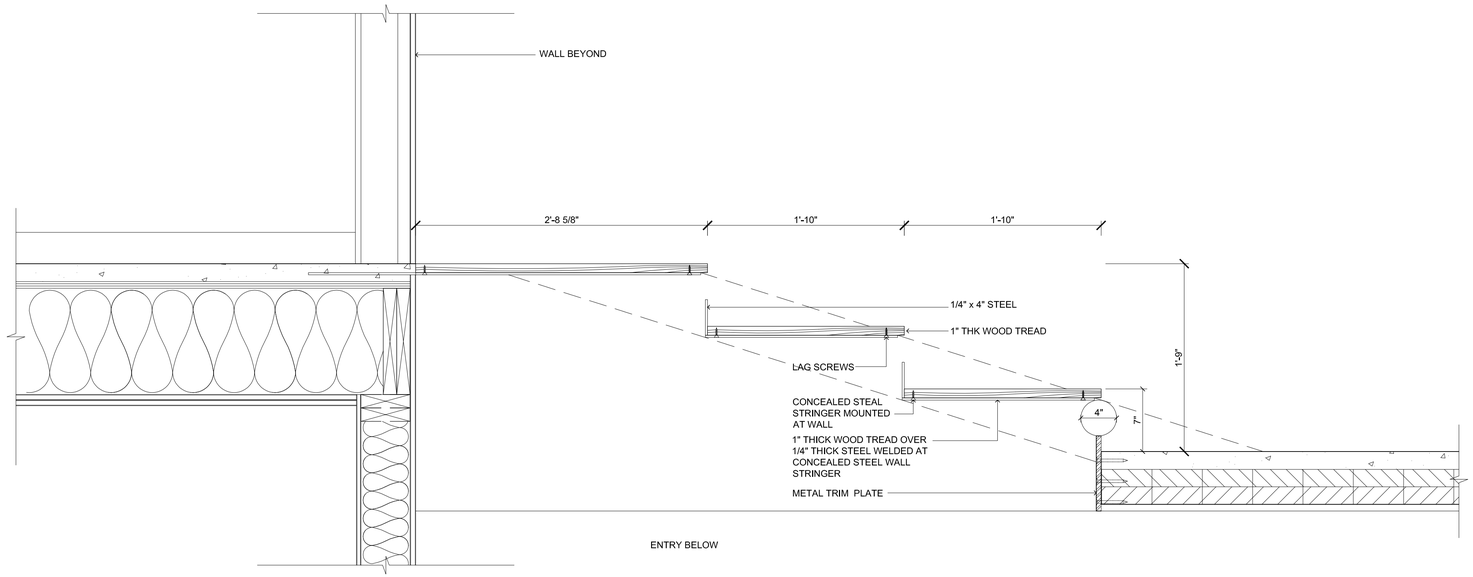


2 A508 PLAN @ HALLWAY STAIR TO LIBRARY

SCALE 1 1/2"=1'-0" 1612_STAIR-DTL



1 A508 SECTION @ HALLWAY STAIR TO LIBRARY

SCALE 1 1/2"=1'-0" 1612_STAIR-DTL

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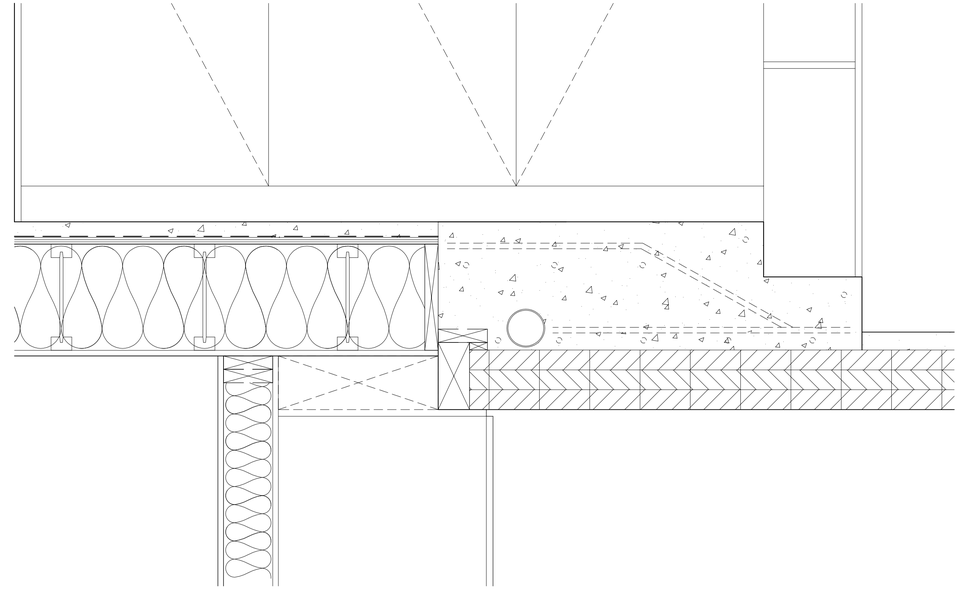
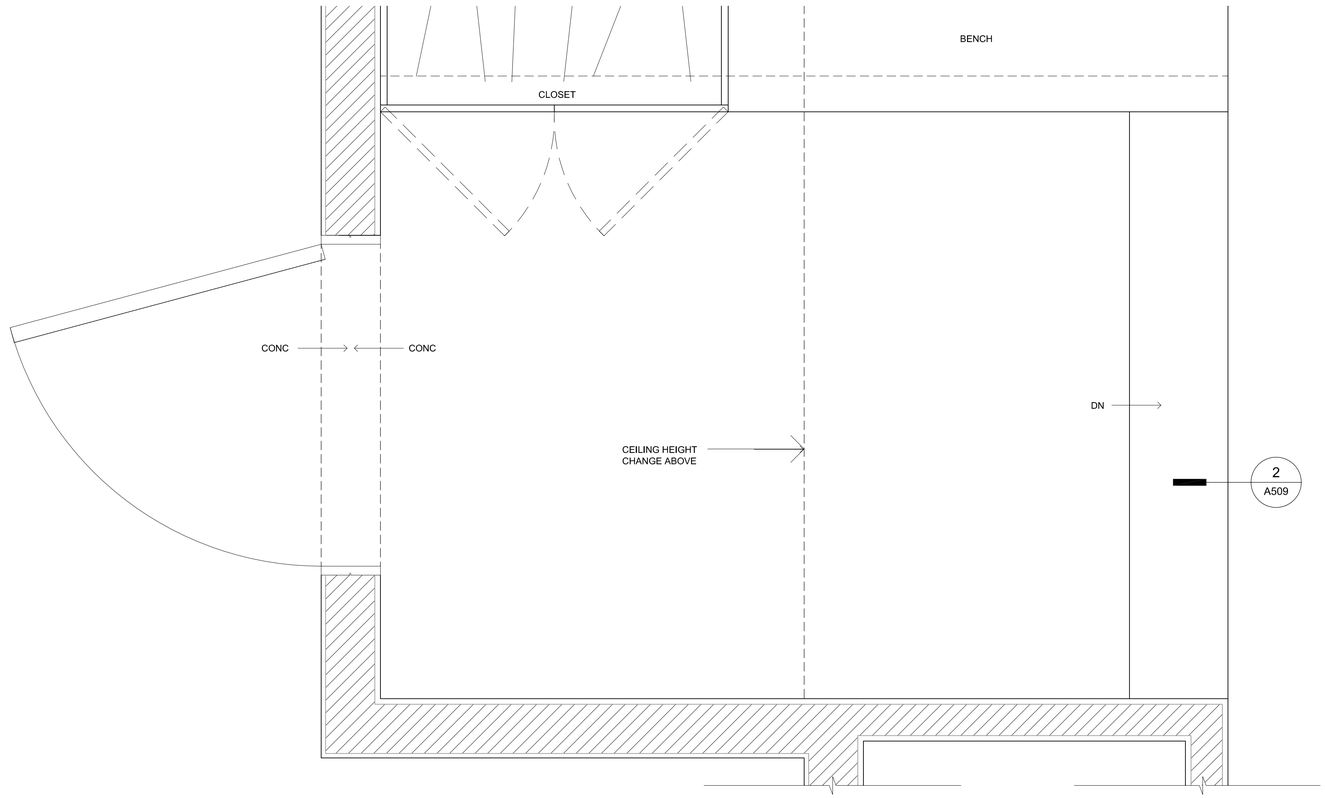


2 A509 STAIR SECTION @ HALLWAY 110 STAIR

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

1612_STAIR-DTL



1 A509 PLAN @ HALLWAY 110 STAIR

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

1612_STAIR-DTL

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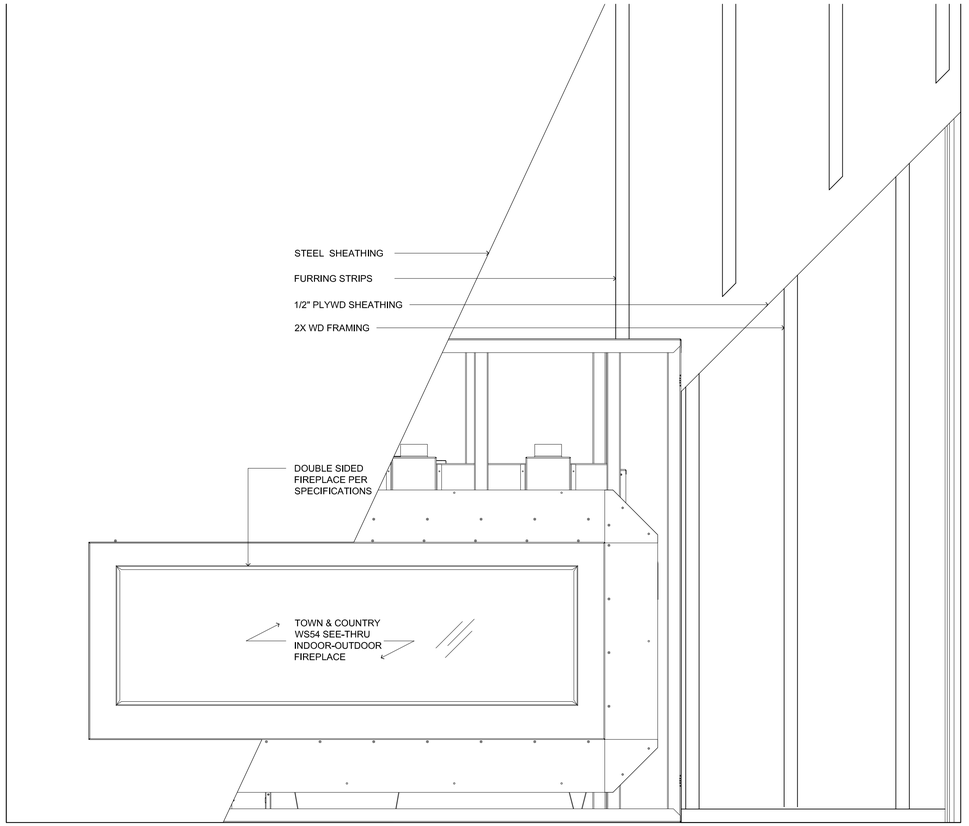
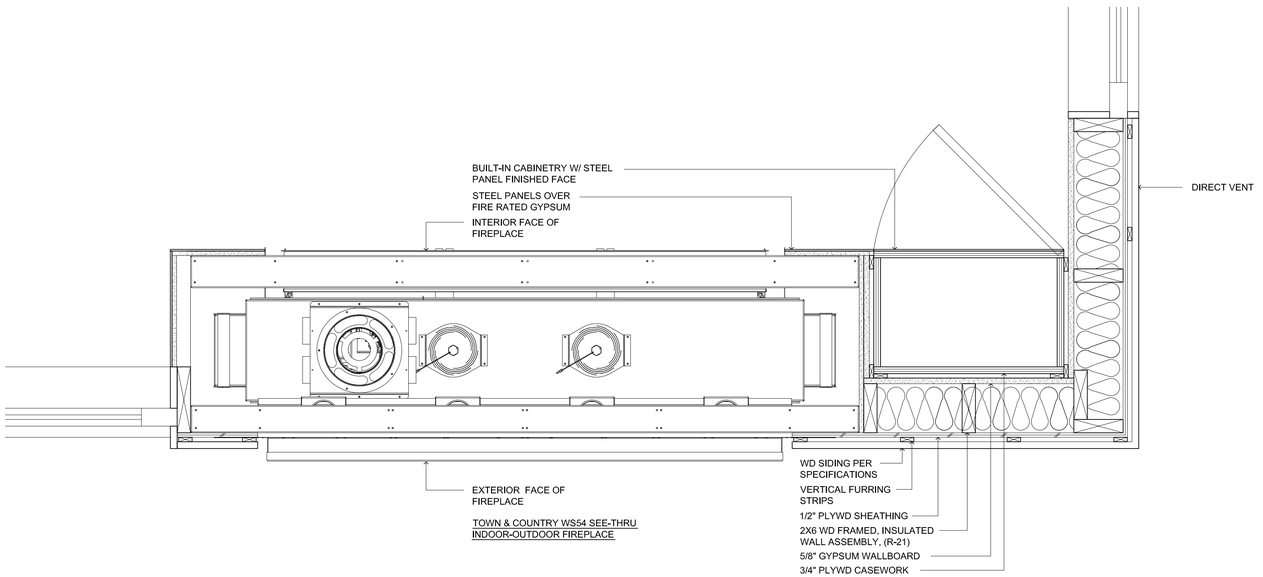


2 A511 FIREPLACE EXTERIOR ELEVATION

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

1612_DTLS_fireplace



1 A511 FIREPLACE PLAN SECTION @ MAIN LEVEL

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

1612_DTLS_fireplace

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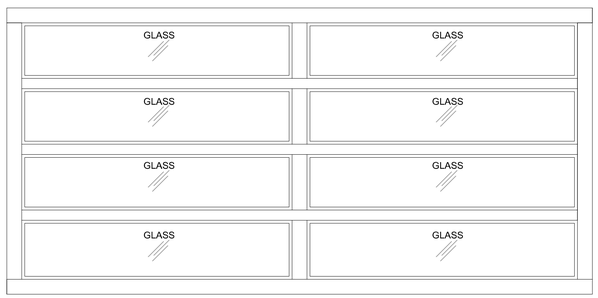
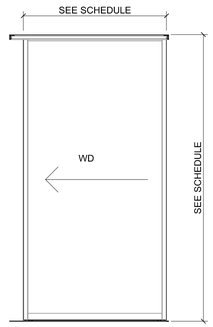


8 A600 **DOOR TYPE 'F'**
SCALE 1/2"=1'-0" 16/12_SCH_DOOR



7 A600 **DOOR TYPE 'E'**
SCALE 1/2"=1'-0" 1612_SCH_DOOR

ABBREVIATIONS
MTL - STEEL
VIF - VERIFY IN FIELD
F.C. - FINISH FLOOR TO CEILING
R.O. - ROUGH OPENING
S.C. - SOLID CORE
WD - WOOD

LEVER TYPES:
A) REGULAR
B) EDGE PULL
C) PULL

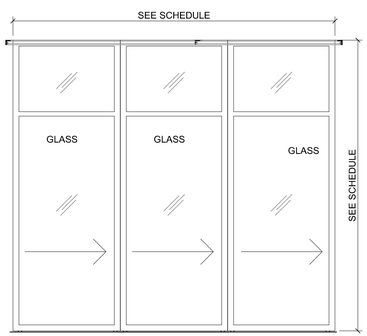
HINGE TYPES:
A) BUTT
B) SLIDER
C) CONCEALED
D) PIVOT

MISC HARDWARE:
A) PRIVACY LOCK
B) PASSAGE
C) DEADBOLT LOCK
D) FLOOR STOP
E) WALL STOP
F) CLOSER
G) ROLLER CATCH
H) ENTRY
J) PANIC HARDWARE
K) SLIDE BOLT

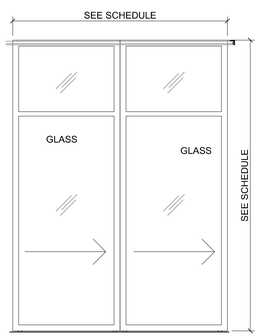
GLAZING

SAFETY GLAZING IS REQUIRED IN THE FOLLOWING LOCATIONS:

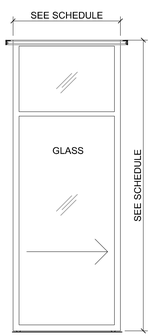
A. GLAZING IN EGRESS AND INGRESS DOORS
B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS.
C. GLAZING IN UNFRAMED SWINGING DOORS.
D. GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET.
E. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 8 SQ. FT.
EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
EXPOSED TOP EDGE GREATER THAT 36 INCHES ABOVE THE FLOOR.
F. GLAZING IN RAILINGS REGARDLESS OF HEIGHT ABOVE THE WALKING SURFACE.



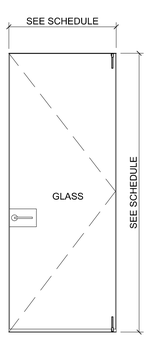
6 A600 **DOOR TYPE 'D2'**
SCALE 1/2"=1'-0" 1612_SCH_DOOR



5 A600 **DOOR TYPE 'D1'**
SCALE 1/2"=1'-0" 1612_SCH_DOOR



4 A600 **DOOR TYPE 'D'**
SCALE 1/2"=1'-0" 1612_SCH_DOOR



3 A600 **DOOR TYPE 'C'**
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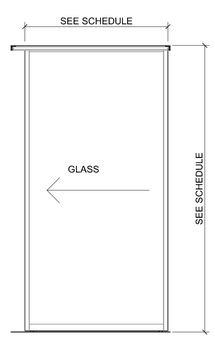

2 A600 **DOOR TYPE 'B'**
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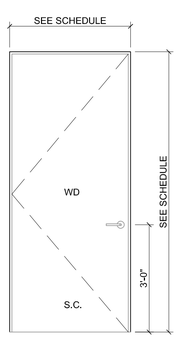

1 A600 **DOOR TYPE 'A'**
SCALE 1/2"=1'-0" 1612_SCH_DOOR

GENERAL DOOR AND WINDOW NOTES:

1. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. ALL DIMENSIONS TO BE VERIFIED IN FIELD WITH ARCHITECT PRIOR TO FABRICATION. SUBMIT SHOP DRAWINGS (3 COPIES) FOR APPROVAL. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
3. ALL DOORS TO BE SANDED SMOOTH AND FINISHED W/ (1) COAT PRIMERS AND (2) COATS OF FINISH, SAND BETWEEN COATS AS REQUIRED. VERIFY ALL FINISH SPECIFICATIONS W/ ARCHITECT PRIOR TO FABRICATION. SUBMIT ACTUAL FINISH SAMPLE FOR APPROVAL.
4. MAXIMUM CLEARANCE ⅛" AT EACH SIDE AND AT TOP OF DOOR, ½" AT BOTTOM (VERIFY W/ HARDWARE MANUFACTURER).
5. SEE BOTH FLOOR PLANS AND ELEVATIONS FOR DOOR SWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO FABRICATION OF DOORS.
6. DOOR SIZES INDICATE DOOR DIMENSION, NOT ROUGH OPENINGS.
7. ALL DOORS ADA COMPLIANT UNLESS NOTED OTHERWISE.
8. ALL DOORS EGRESS DOORS UNLESS NOTED OTHERWISE.
9. DOOR BLANKS SOLID CORE U.N.O. INSTALLED IN WOOD FRAMES U.N.O.
10. ALL DOOR ELEVATIONS REPRESENT EXTERIOR.
11. ALL GLASS TO BE AS SPECIFIED, SECURELY FASTENED AND CLEANED.

DOOR SCHEDULE

Number	Location	STYLE	TYPE	Size		Material	Glazing	Detail				Hardware			Notes
				Width	Height			Threshold	Jamb Hinge	Jamb	Head	Lever	Hinge	Misc	
001	PATIO 011	SLIDE STACKING- SINGLE	D	9'-0"	8'-0"	ALUM	INSULATED LOW E2					-	-	-	NEW DOOR; SAFETY GLAZING; NFRC RATING: RNA-A-8-00042-00001
002	PATIO 011	SLIDE STACKING- SINGLE	D	9'-0"	8'-0"	ALUM	INSULATED LOW E2					-	-	-	NEW DOOR; SAFETY GLAZING; NFRC RATING: RNA-A-8-00042-00001
003	PATIO 011	SLIDE STACKING- SINGLE	D	6'-0"	8'-0"	ALUM	INSULATED LOW E2					-	-	-	NEW DOOR; SAFETY GLAZING; NFRC RATING: RNA-A-8-00042-00001
004	BEDROOM ONE 001	HINGED - SINGLE	A	3'-0"	7'-0"	WD	N/A					-	-	-	NEW DOOR
005	BEDROOM TWO 002	HINGED - SINGLE	A	3'-0"	7'-0"	WD	N/A					-	-	-	NEW DOOR
006	BEDROOM THREE 004	HINGED - SINGLE	A	3'-0"	7'-0"	WD	N/A					-	-	-	NEW DOOR
007	BATHROOM 005	HINGED - SINGLE	A	3'-0"	7'-0"	WD	N/A					-	-	-	NEW DOOR
008	BATHROOM 005	HINGED - SINGLE	A	2'-6"	7'-0"	WD	N/A					-	-	-	NEW DOOR
009	BATHROOM 005	SLIDER - SINGLE	E	3'-0"	7'-0"	WD	N/A					-	-	-	NEW DOOR
010	LAUNDRY 006	HINGED - SINGLE	A	3'-0"	7'-0"	WD	N/A					-	-	-	NEW DOOR
011	LOWER ENTRY 007	HINGED - SINGLE	A	3'-0"	7'-0"	WD	N/A					-	-	-	NEW DOOR
012	LIVE-IN 008	HINGED - SINGLE	A	3'-0"	7'-0"	WD	N/A					-	-	-	NEW DOOR
013	BATHROOM 009	HINGED - SINGLE	A	2'-8"	7'-0"	WD	N/A					-	-	-	NEW DOOR
101	ENTRY 100	HINGED - SINGLE	C	3'-0"	8'-1"	METAL	N/A					-	-	-	NEW DOOR
102	FAMILY ROOM 105	SLIDE STACKING-SINGLE	D	8'-0"	8'-0"	ALUM	INSULATED LOW E2					-	-	-	NEW DOOR; SAFETY GLAZING; NFRC RATING: RNA-A-8-00042-00001
103	FAMILY ROOM 105	SLIDE STACKING-DOUBLE	D2	9'-0"	8'-0"	ALUM	INSULATED LOW E2					-	-	-	NEW DOOR; SAFETY GLAZING; NFRC RATING: RNA-A-8-00042-00001
104	FAMILY ROOM 105	SLIDE STACKING-TRIPLE	D1	6'-0"	8'-0"	ALUM	INSULATED LOW E2					-	-	-	NEW DOOR; SAFETY GLAZING; NFRC RATING: RNA-A-8-00042-00001
105	EATING AREA 104	SLIDE STACKING-TRIPLE	D2	9'-0"	10'-0"	ALUM	INSULATED LOW E2					-	-	-	NEW DOOR; SAFETY GLAZING; NFRC RATING: RNA-A-8-00042-00001
106	EATING AREA 104	SLIDE STACKING-TRIPLE	D2	9'-0"	10'-0"	ALUM	INSULATED LOW E2					-	-	-	NEW DOOR; SAFETY GLAZING; NFRC RATING: RNA-A-8-00042-00001
107	MECHANICAL 102	HINGED - SINGLE	A	2'-10"	7'-0"	WD	N/A					-	-	-	NEW DOOR
108	POWDER ROOM 101	HINGED - SINGLE	A	2'-10"	7'-0"	WD	N/A					-	-	-	NEW DOOR
109	GARAGE 106	HINGED - SINGLE	A	3'-0"	7'-0"	WD	N/A					-	-	-	NEW DOOR
110	GARAGE 106	ROLL-UP	F	16'-4"	8'-0"	WD	N/A					-	-	-	NEW DOOR
201	HALLWAY 200	HINGED - SINGLE	C	3'-0"	8'-0"	WD	N/A					-	-	-	NEW DOOR
202	MASTER 201	HINGED - SINGLE	A	3'-0"	7'-0"	WD	N/A					-	-	-	NEW DOOR
203	ENSUITE 202	SLIDER - SINGLE	E	2'- 6"	7'-0"	WD	N/A					-	-	-	NEW DOOR
204	LIBRARY 203	HINGED - SINGLE	A	3'-0"	7'-0"	WD	N/A					-	-	-	NEW DOOR
205	LIBRARY 203	HINGED - SINGLE	C	3'-0"	8'-0"	ALUM	INSULATED LOW E2					-	-	-	NEW DOOR; SAFETY GLAZING; NFRC RATING: RNA-A-8-00042-00001
206	LIBRARY 203	HINGED - SINGLE	C	3'-0"	8'-0"	ALUM	INSULATED LOW E2					-	-	-	NEW DOOR; SAFETY GLAZING; NFRC RATING: RNA-A-8-00042-00001
208	MASTER 201	HINGED - SINGLE	D2	12'-0"	8'-0"	ALUM	INSULATED LOW E2					-	-	-	NEW DOOR; SAFETY GLAZING; NFRC RATING: RNA-A-8-00042-00001

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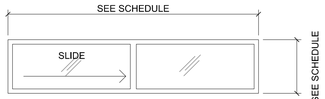
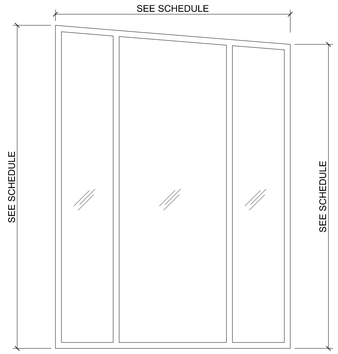
C. GLAZING IN UNFRAMED SWINGING DOORS.
D. GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET.
E. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 8 SQ. FT.
EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
EXPOSED TOP EDGE GREATER THAT 36 INCHES ABOVE THE FLOOR.
F. GLAZING IN RAILINGS REGARDLESS OF HEIGHT ABOVE THE WALKING SURFACE.

GENERAL DOOR AND WINDOW NOTES:

1. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. ALL DIMENSIONS TO BE VERIFIED IN FIELD WITH ARCHITECT PRIOR TO FABRICATION. SUBMIT SHOP DRAWINGS (3 COPIES) FOR APPROVAL. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
3. ALL DOORS TO BE SANDED SMOOTH AND FINISHED W/ (1) COAT PRIMERS AND (2) COATS OF FINISH. SAND BETWEEN COATS AS REQUIRED. VERIFY ALL FINISH SPECIFICATIONS W/ ARCHITECT PRIOR TO FABRICATION. SUBMIT ACTUAL FINISH SAMPLE FOR APPROVAL.
4. MAXIMUM CLEARANCE ¼" AT EACH SIDE AND AT TOP OF DOOR, ¾" AT BOTTOM (VERIFY W/ HARDWARE MANUFACTURER).
5. SEE BOTH FLOOR PLANS AND ELEVATIONS FOR DOOR SWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO FABRICATION OF DOORS.
6. DOOR SIZES INDICATE DOOR DIMENSION, NOT ROUGH OPENINGS.
7. ALL DOORS ADA COMPLIANT UNLESS NOTED OTHERWISE.
8. ALL DOORS EGRESS DOORS UNLESS NOTED OTHERWISE.
9. DOOR BLANKS SOLID CORE U.N.O. INSTALLED IN WOOD FRAMES U.N.O.
10. ALL DOOR ELEVATIONS REPRESENT EXTERIOR.
11. ALL GLASS TO BE AS SPECIFIED, SECURELY FASTENED AND CLEANED.



13 A601 WINDOW TYPE 'L'
SCALE 1/2"=1'-0" 1612_SCH_DOOR



12 A601 WINDOW TYPE 'K'
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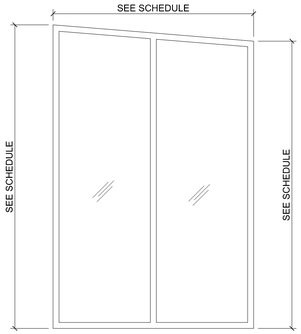

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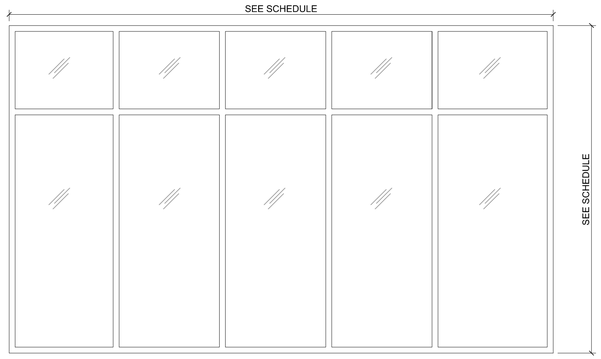

10 A601 WINDOW TYPE 'I'
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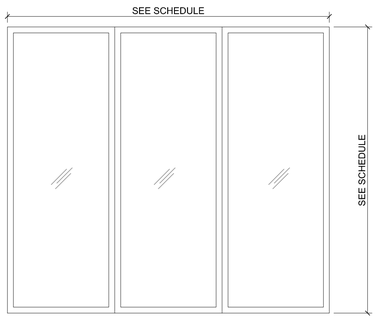

9 A601 WINDOW TYPE 'H'
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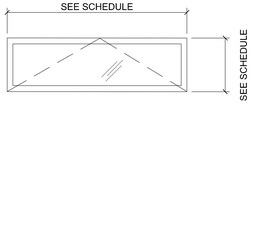

8 A601 WINDOW TYPE 'G'
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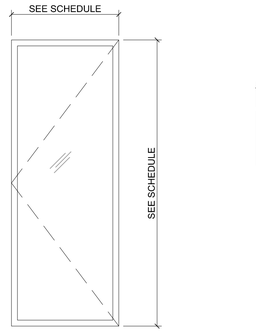

7 A601 WINDOW TYPE 'F'
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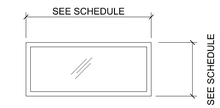

6 A601 WINDOW TYPE 'E'
SCALE 1/2"=1'-0" 1612_SCH_DOOR

5 A601 WINDOW TYPE 'D'
SCALE 1/2"=1'-0" 1612_SCH_DOOR

WINDOW SCHEDULE

NUMBER	TYPE	MATERIAL	GLAZING TYPE	U-VALUE	SILL HT	DETAIL				WIDTH	HEIGHT	GLAZING AREA	NOTES
						SILL	JAMB	MULLION	HEAD				
001	D	ALUM	DBL. GLZ., LOW E	.28	0'-0"					10'-5"	1'-6" VIF	15.6 SQ FT	NEW WINDOW; SAFETY GLAZING
002	I	ALUM	DBL. GLZ., LOW E	.28	0'-0"					6'-0"	8'-0" VIF	48.0 SQ FT	NEW WINDOW; SAFETY GLAZING
003	I	ALUM	DBL. GLZ., LOW E	.28	0'-0"					9'-0"	8'-0" VIF	72.0 SQ FT	NEW WINDOW; SAFETY GLAZING
004	F	ALUM	DBL. GLZ., LOW E	.28	0'-0"					3'-0"	8'-0" VIF	24.0 SQ FT	NEW WINDOW; SAFETY GLAZING
005	H	ALUM	DBL. GLZ., LOW E	.28	0'-0"					9'-0"	8'-0" VIF	72.0 SQ FT	NEW WINDOW; SAFETY GLAZING
006	F	ALUM	DBL. GLZ., LOW E	.28	0'-0"					3'-0"	8'-0" VIF	24.0 SQ FT	NEW WINDOW; SAFETY GLAZING
007	D	ALUM	DBL. GLZ., LOW E	.28	6'-6"					6'-0"	1'-6" VIF	9.0 SQ FT	NEW WINDOW
008	F	ALUM	DBL. GLZ., LOW E	.28	0'-0"					3'-0"	8'-0" VIF	24.0 SQ FT	NEW WINDOW; SAFETY GLAZING
009	F	ALUM	DBL. GLZ., LOW E	.28	0'-0"					3'-0"	8'-0" VIF	24.0 SQ FT	NEW WINDOW; SAFETY GLAZING
010	D	ALUM	DBL. GLZ., LOW E	.28	6'-6"					6'-0"	1'-6" VIF	9.0 SQ FT	NEW WINDOW
011	E	ALUM	DBL. GLZ., LOW E	.28	6'-6"					3'-6"	1'-6" VIF	5.3 SQ FT	NEW WINDOW
012	F	ALUM	DBL. GLZ., LOW E	.28	2'-0"					2'-6"	5'-5" VIF	13.5 SQ FT	NEW WINDOW
013	D	ALUM	DBL. GLZ., LOW E	.28	5'-11"					6'-0"	1'-6" VIF	9.0 SQ FT	NEW WINDOW
014	G	ALUM	DBL. GLZ., LOW E	.28	8'-2"					3'-0"	2'-2" VIF	6.5 SQ FT	NEW WINDOW
015	E	ALUM	DBL. GLZ., LOW E	.28	8'-2"					3'-0"	2'-2" VIF	6.5 SQ FT	NEW WINDOW
016	G	ALUM	DBL. GLZ., LOW E	.28	8'-2"					3'-0"	2'-2" VIF	6.5 SQ FT	NEW WINDOW
101	B	ALUM	DBL. GLZ., LOW E	.28	0'-0"					1'-6"	9'-6" VIF	14.3 SQ FT	NEW WINDOW; SAFETY GLAZING
102	B	ALUM	DBL. GLZ., LOW E	.28	0'-0"					1'-6"	9'-6" VIF	14.3 SQ FT	NEW WINDOW; SAFETY GLAZING
103	I	ALUM	DBL. GLZ., LOW E	.28	0'-0"					15'-0"	9'-6" VIF	142.5 SQ FT	NEW WINDOW; SAFETY GLAZING
104	I	ALUM	DBL. GLZ., LOW E	.28	0'-0"					5'-7"	9'-6" VIF	53.0 SQ FT	NEW WINDOW; SAFETY GLAZING
105	I	ALUM	DBL. GLZ., LOW E	.28	0'-0"					6'-0"	10'-0" VIF	60.0 SQ FT	NEW WINDOW; SAFETY GLAZING
106	I	ALUM	DBL. GLZ., LOW E	.28	0'-0"					6'-0"	10'-0" VIF	60.0 SQ FT	NEW WINDOW; SAFETY GLAZING
107	C	ALUM	DBL. GLZ., LOW E	.28	3'-0"					3'-0"	6'-0" VIF	18 SQ FT	NEW WINDOW
108	B	ALUM	DBL. GLZ., LOW E	.28	3'-0"					3'-0"	6'-0" VIF	18 SQ FT	NEW WINDOW
109	B	ALUM	DBL. GLZ., LOW E	.28	3'-0"					3'-0"	6'-0" VIF	18 SQ FT	NEW WINDOW
110	L	ALUM	DBL. GLZ., LOW E	.28	3'-0"					5'-11"	1'-6" VIF	8.9 SQ FT	NEW WINDOW
111	E	ALUM	DBL. GLZ., LOW E	.28	3'-0"					3'-6"	1'-6" VIF	5.3 SQ FT	NEW WINDOW
112	A	ALUM	DBL. GLZ., LOW E	.28	0'-0"					2'-6"	9'-0" VIF	22.5 SQ FT	NEW WINDOW; SAFETY GLAZING
113	G	ALUM	DBL. GLZ., LOW E	.28	6'-6"					5'-0"	1'-6" VIF	7.5 SQ FT	NEW WINDOW
114	E	ALUM	DBL. GLZ., LOW E	.28	6'-6"					5'-0"	1'-6" VIF	7.5 SQ FT	NEW WINDOW
115	E	ALUM	DBL. GLZ., LOW E	.28	6'-6"					5'-0"	1'-6" VIF	7.5 SQ FT	NEW WINDOW
116	G	ALUM	DBL. GLZ., LOW E	.28	6'-6"					5'-0"	1'-6" VIF	7.5 SQ FT	NEW WINDOW
117	E	ALUM	DBL. GLZ., LOW E	.28	6'-6"					5'-0"	1'-6" VIF	7.5 SQ FT	NEW WINDOW
201	H	ALUM	DBL. GLZ., LOW E	.28	0'-0"					9'-0"	8'-0" VIF	72.0 SQ FT	NEW WINDOW; SAFETY GLAZING
202	A	ALUM	DBL. GLZ., LOW E	.28	0'-0"					2'-6"	7'-7" VIF	19.0 SQ FT	NEW WINDOW; SAFETY GLAZING
203	K	ALUM	DBL. GLZ., LOW E	.28	0'-0"					6'-5"	8'-9" VIF	56.1 SQ FT	NEW WINDOW; SAFETY GLAZING
204	H	ALUM	DBL. GLZ., LOW E	.28	0'-0"					15'-0"	8'-6" VIF	127.5 SQ FT	NEW WINDOW; SAFETY GLAZING
205	J	ALUM	DBL. GLZ., LOW E	.28	0'-0"					5'-7"	8'-3" VIF	46.1 SQ FT	NEW WINDOW; SAFETY GLAZING
206	H	ALUM	DBL. GLZ., LOW E	.28	0'-0"					15'-0"	8'-0" VIF	120.0 SQ FT	NEW WINDOW; SAFETY GLAZING
207	F	ALUM	DBL. GLZ., LOW E	.28	3'-0"					3'-0"	5'-0" VIF	15.0 SQ FT	NEW WINDOW
208	H	ALUM	DBL. GLZ., LOW E	.28	3'-0"					6'-0"	5'-0" VIF	30.0 SQ FT	NEW WINDOW
209	F	ALUM	DBL. GLZ., LOW E	.28	3'-0"					3'-0"	5'-0" VIF	15.0 SQ FT	NEW WINDOW
210	A	ALUM	DBL. GLZ., LOW E	.28	0'-0"					2'-6"	8'-0" VIF	20 SQ FT	NEW WINDOW; SAFETY GLAZING
211	A	ALUM	DBL. GLZ., LOW E	.28	0'-0"					2'-6"	8'-0" VIF	20 SQ FT	NEW WINDOW; SAFETY GLAZING
212	A	ALUM	DBL. GLZ., LOW E	.28	0'-0"					2'-6"	7'-7" VIF	19.0 SQ FT	NEW WINDOW; SAFETY GLAZING

FIXED WINDOW NFRC RATING: DWD-N-22-00329-00001
CASEMENT WINDOW NFRC RATING: DWD-N-21-00346-00002

4 A601 WINDOW TYPE 'C'
SCALE 1/2"=1'-0" 1612_SCH_DOOR

2 A601 WINDOW TYPE 'B'
SCALE 1/2"=1'-0" 1612_SCH_DOOR

1 A601 WINDOW TYPE 'A'
SCALE 1/2"=1'-0" 1612_SCH_DOOR

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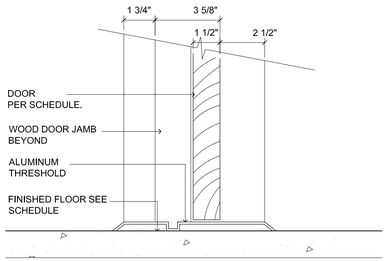
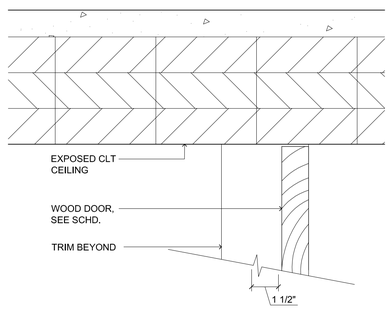


7 A602 SECTION @ DOOR THRESHOLD

SCALE 3"=1'-0" 1612_DTL_DOOR

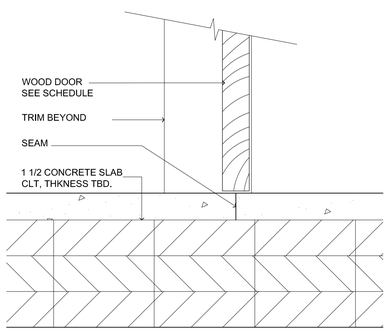
6 A602 THRESHOLD @ FRONT DOOR

SCALE 3"=1'-0" 1612_DTL_DOOR



5 A602 HEAD DETAIL @ DOOR

SCALE 3"=1'-0" 1612_DTL_DOOR



4 A602 SECTION @ DOOR THRESHOLD

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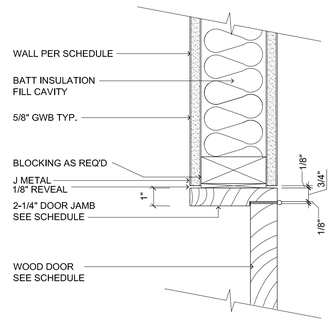

3 A602 TYP. JAMB DETAIL @ DOOR HINGE

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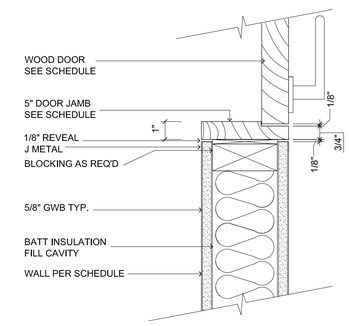

2 A602 TYPICAL JAMB DETAIL @ DOOR

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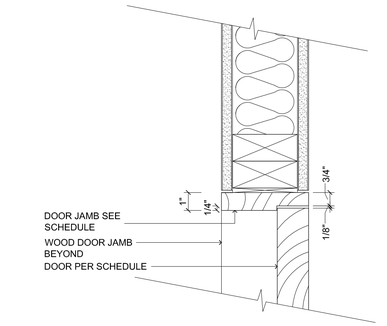

1 A602 HEAD DETAIL @ DOOR

SCALE 3"=1'-0" 1612_DTL_DOOR

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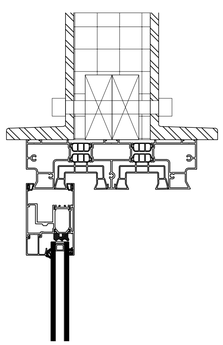
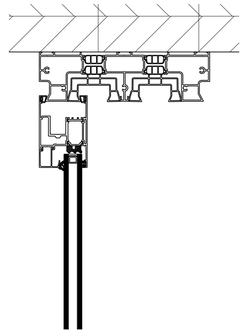
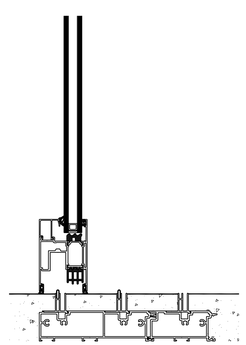


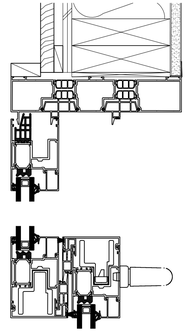
5 A603 HEAD DETAIL @ LIFT & SLIDE DOORS
SCALE 3"=1'-0" 1612_DTL_DOOR

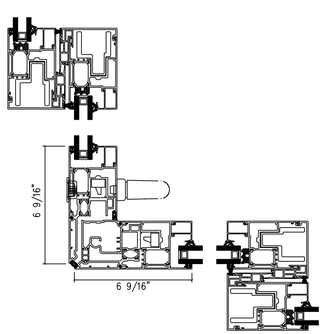


4 A603 HEAD DETAIL @ LIFT & SLIDE DOORS
SCALE 3"=1'-0" 1612_DTL_DOOR

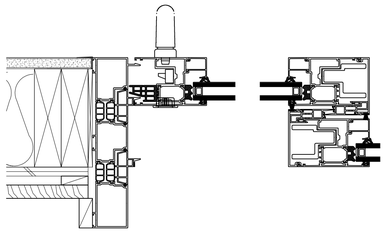


3 A603 THRESHOLD @ LIFT & SLIDE DOORS
SCALE 3"=1'-0" 1612_DTL_DOOR

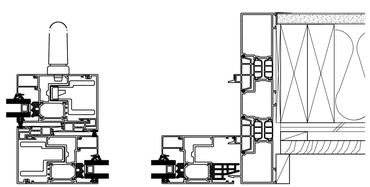




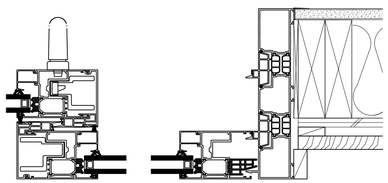
1B A603 PLAN SECTION @ CORNER DOOR
SCALE 3"=1'-0" 1612_DTL_DOOR



2 A603 PLAN SECTION @ LIFT & SLIDE DOORS
SCALE 3"=1'-0" 1612_DTL_DOOR



1A A603 JAMB DETAIL @ CORNER DOOR
SCALE 3"=1'-0" 1612_DTL_DOOR



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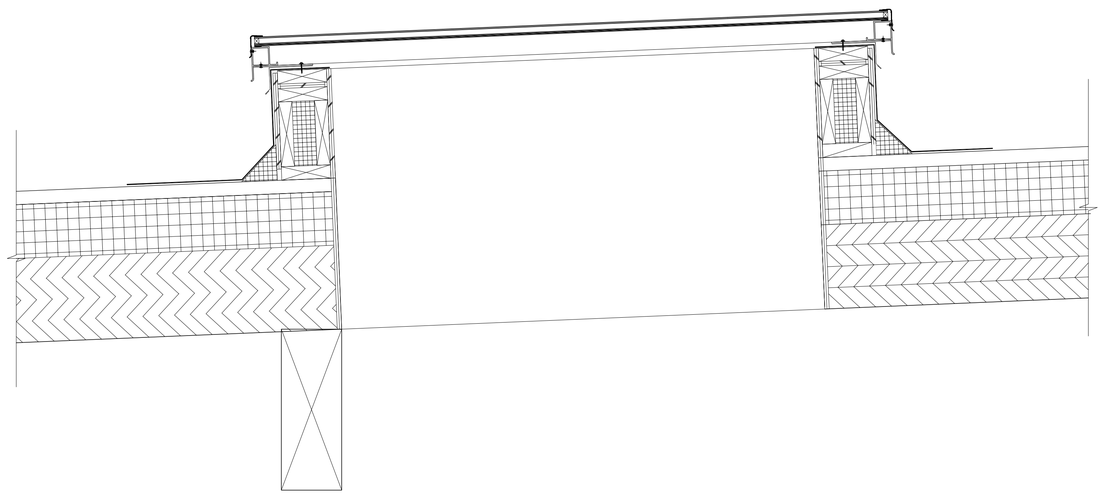
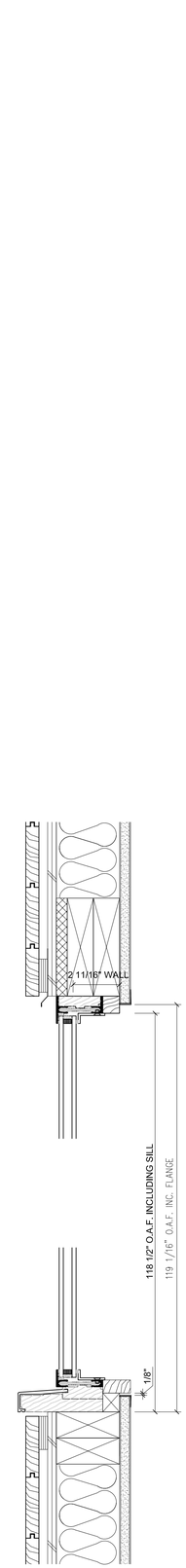


2 A604 SECTION @ SKYLIGHT

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

1612_DTL_DOOR



1 A604 SILL DETAIL @ FIXED WINDOW

SCALE 3"=1'-0"

1612_DTL_DOOR

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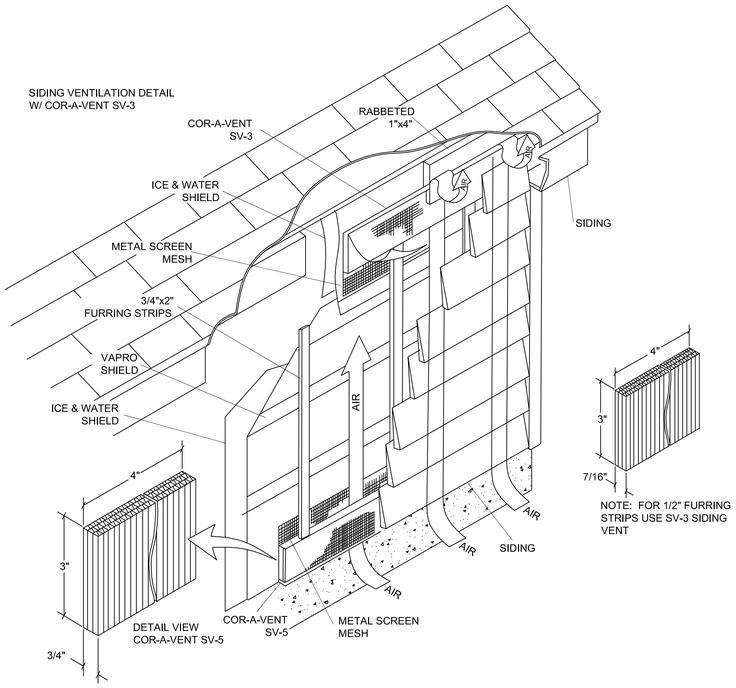
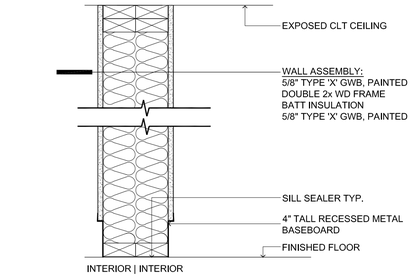
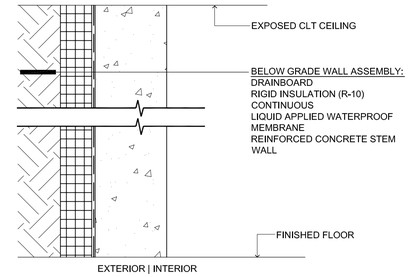


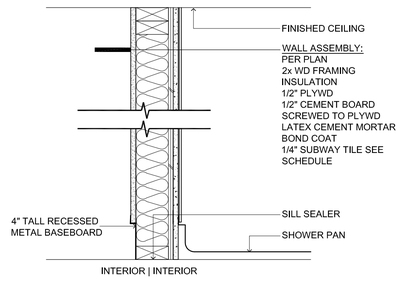
7 A800 RAIN SCREEN DETAIL
SCALE 1/2"=1'-0" 1612_WALL TYPES



9 A800 WALL TYPE 'H'
SCALE 1 1/2"=1'-0" 1612_WALL TYPES



8 A800 WALL TYPE 'G'
SCALE 1 1/2"=1'-0" 1612_WALL TYPES



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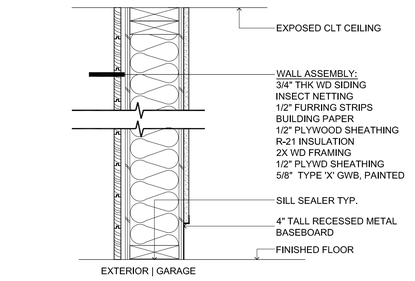

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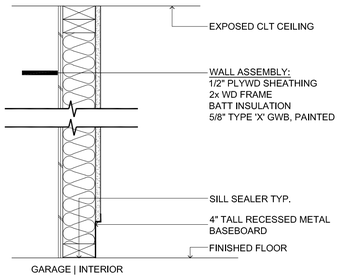

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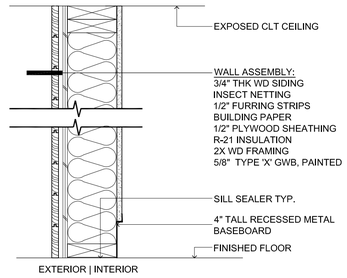

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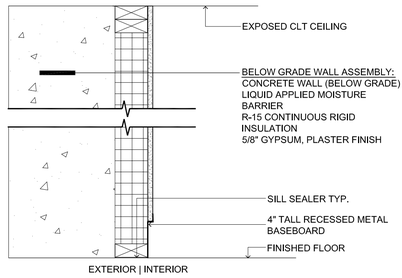

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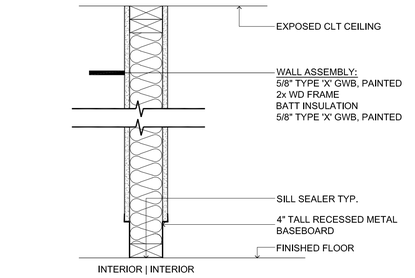
SCALE 1 1/2"=1'-0" 1612_WALL TYPES



1 A800 WALL TYPE 'A'
SCALE 1 1/2"=1'-0" 1612_WALL TYPES

8725 REGISTERED ARCHITECT
JEFFREY HERMAN BABIENKO
STATE OF WASHINGTON

architect
babienko ARCHITECTS pllc

PROJECT
LS RESIDENCE

TITLE SHEET
WALL TYPES

A800

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DATE
AUGUST 29, 2017

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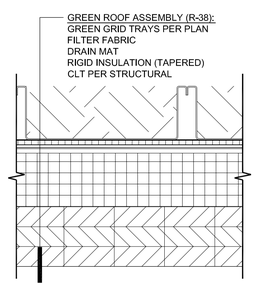

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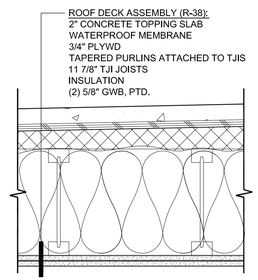
1612_WALL TYPES



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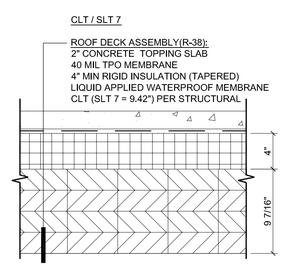

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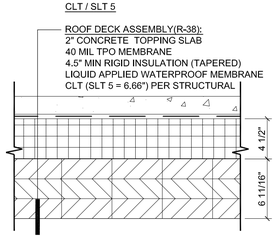

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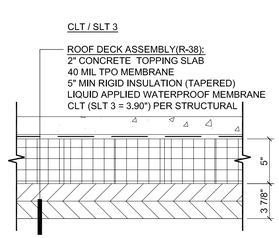

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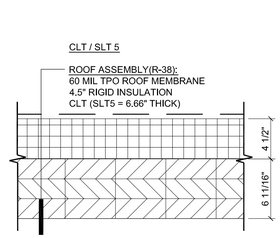

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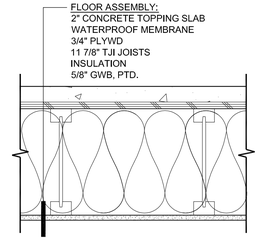

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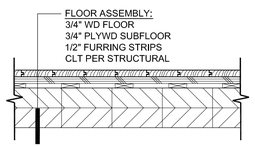

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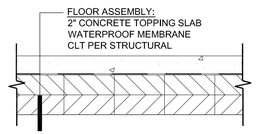

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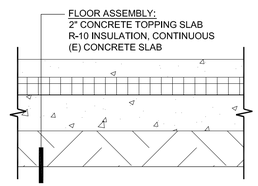

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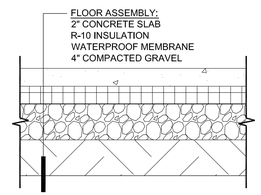

1 A801 FLOOR TYPE 'A'
SCALE 1 1/2"=1'-0"
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8725 REGISTERED ARCHITECT
JEFFREY HERMAN BABIENKO
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PROJECT
LS RESIDENCE

TITLE SHEET
FLOOR & ROOF TYPES

A801

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DATE

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

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS & THE INTERNATIONAL BUILDING CODE (2015 EDITION).

2. DESIGN LOADING CRITERIA:

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

   WIND:
   BASIC WIND SPEED (3-SECOND GUST) . . . . . .110 MPH
   WIND IMPORTANCE FACTOR (Iw). 1.0
   WIND EXPOSURE C
   TOPOGRAPHICAL FACTOR (Kzt). 1.00

   EARTHQUAKE:
   LAT. / LONG. . . . . .47.553 / -122.2210
   SEISMIC IMPORTANCE FACTOR (Ie) 1.0
   SEISMIC USE GROUP. I
   MAPPED SPECTRAL RESPONSE (Ss/S1) 1.44g/0.55g
   SPECTRAL RESPONSE COEF. (SDS/SD1). 0.96g/0.55g
   SEISMIC DESIGN CATEGORY . . . . . D
   ANALYSIS PROCEDURE . . . . . EQUIVALENT LATERAL FORCE

   SEISMIC FORCE RESISTING SYSTEM: . . .PLYWOOD SHEAR WALLS
   DESIGN BASE SHEAR. 17.03k
   SEISMIC RESPONSE COEFFICIENT (Cs) 0.148
   RESPONSE MODIFICATION FACTOR (R). 6.5

   SEISMIC FORCE RESISTING SYSTEM: . ORDINARY MOMENT FRAME
   DESIGN BASE SHEAR. 60.15k
   SEISMIC RESPONSE COEFFICIENT (Cs) 0.274
   RESPONSE MODIFICATION FACTOR (R). 3.5

   REFERENCE: USGS NATIONAL SEISMIC HAZARD MAPPING PROJECT, 2008 DATA

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 OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST VERIFIED. CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION. THE CONTRACTOR SHALL BRING ALL CONFLICTS AND DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.

5. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE RETAINED UNDAMAGED WHERE NOTED ON THE PLANS. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF. ALL NEW OPENINGS THROUGH EXISTING CONCRETE OR MASONRY WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

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

8. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 109 AND 1704 OF THE INTERNATIONAL BUILDING CODE AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS.

   A. STRUCTURAL STEEL FABRICATION AND ERECTION (INCLUDING FIELD WELDING AND HIGH-STRENGTH FIELD BOLTING)
   B. EPOXY GROUTED INSTALLATIONS

9. STRUCTURAL OBSERVATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 1702 AND 1709 OF THE INTERNATIONAL BUILDING CODE FOR THOSE STRUCTURAL ELEMENTS THAT FORM THE LATERAL-FORCE-RESISTING SYSTEM, AS FOLLOWS:

   A. PLYWOOD ROOF AND FLOOR DIAPHRAGMS, INCLUDING COLLECTORS
   B. PLYWOOD SHEARWALLS, INCLUDING STRAPS AND HOLDOWNS

   THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD ADEQUATE NOTICE TO SCHEDULE APPROPRIATE SITE VISITS FOR STRUCTURAL OBSERVATION, AS FOLLOWS:

   A. DURING FOUNDATION AND CONCRETE CONSTRUCTION - AFTER REBAR, HOLDOWN AND ANCHOR BOLT PLACEMENT, BUT PRIOR TO CONCRETE PLACEMENT.
   B. DURING FRAMING - AFTER HOLDOWN AND STRAP INSTALLATION, AND AFTER SHEARWALL AND DIAPHRAGM NAILING, BUT PRIOR TO COVER WITH INTERIOR OR EXTERIOR FINISHES, INCLUDING ROOFING AND BUILDING PAPER.
   C. DURING STEEL CONSTRUCTION - AFTER STEEL ERECTION AND WELDING, BUT PRIOR TO COVER WITH FINISHES OR OTHER STRUCTURE SUCH AS NAILERS.

   STRUCTURAL OBSERVATION MEANS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY THE REGISTERED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY SECTION 110, 1704 OR OTHER SECTIONS OF THE CODE. THE OWNER SHALL EMPLOY THE ENGINEER RESPONSIBLE FOR THE STRUCTURAL DESIGN TO PERFORM STRUCTURAL OBSERVATION.

   OBSERVED DEFICIENCIES WILL BE REPORTED IN WRITING TO THE ARCHITECT AND CONTRACTOR. RECOMMENDATIONS FOR MITIGATION OF DEFICIENCIES WILL BE INCLUDED IN THESE REPORTS. THE CONTRACTOR SHALL MITIGATE ANY DEFICIENCIES FOUND AND PROVIDE THE ENGINEER OF RECORD ADEQUATE NOTICE TO SCHEDULE APPROPRIATE SITE VISITS TO OBSERVE THE MITIGATION OF THE DEFICIENCIES.

   AT THE CONCLUSION OF THE WORK INCLUDED IN THE PERMIT, THE STRUCTURAL OBSERVER WILL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS NOTED ABOVE HAVE BEEN MADE AND WILL IDENTIFY ANY REPORTED DEFICIENCIES WHICH TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE HAVE NOT BEEN MADE.

10. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

    A. STRUCTURAL STEEL
    B. GLUED LAMINATED MEMBERS
    C. CLT PANELS
    D. PLYWOOD WEB JOISTS

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

GEOTECHNICAL

11. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 72" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

    ALLOWABLE SOIL PRESSURE. . . . . 2000 PSF
    LATERAL EARTH PRESSURE . . . . . 45 PCF

    SOILS REPORT REFERENCE: NELSON GEOTECHNICAL ASSOCIATES
    - BULL RESIDENCE ADDITION

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

HAMMER MODEL	HAMMER WEIGHT	BLOWS PER MINUTE	SECONDS PER INCH
JACK HAMMER	140 LB	1000 - 1200	60

    PIPE PILE AXIAL CAPACITY IS 2 TONS (4,000 LB).

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

CONCRETE

13. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905 AND ACI 301. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF F'C = 2,500 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS.

    THE MINIMUM AMOUNTS OF CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH IBC 1905.1.3. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

    ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 19.3.2.1 OF THE ACI 318.

14. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

15. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318. LAP ALL CONTINUOUS REINFORCEMENT 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

16. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
    A. FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE . . .3"
    B. ALL OTHER SURFACES . . . . . .1 1/2"

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

ANCHORAGE

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

19. EPOXY-GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH "SET-XP" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ESR 2508.

20. TITEN HD ANCHORS SPECIFIED ON THE DRAWINGS SHALL CONSIST OF "TITEN HD" HEAVY DUTY SCREW ANCHORS AS MANUFACTURED BY THE SIMPSON COMPANY AND INSTALLED IN STRICT ACCORDANCE WITH ICC ESR 2713.

STEEL

21. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE LATEST EDITIONS OF THE AISC SPECIFICATIONS AND CODES:

    A. SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 360)

    B. CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (AISC 303)

    C. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS. BOLTS IN SHEAR OR BEARING TYPE CONNECTIONS NEED ONLY BE TIGHTENED TO THE SNUG TIGHT CONDITION PER SECTION 8(C).

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

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

HVE
Harriott Valentine E□□□□□□□□□□
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DOUGLAS O. CLAIR
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REGISTERED
PROFESSIONAL ENGINEER
9/11/17

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Project Architect
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Project
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5460 E. M□r□□r W□□
M□r□□r I□□□d, WA 98040

Issue Date	Issue Description
9.11.17	PERMIT

Building Department Approval

Drawing Title
GENERAL STRUCTURAL NOTES

Drawing Number
S1.0

LS RESIDENCE

WOOD

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

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

25. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, FB = 2,400 PSI, FV = 165 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, FB = 2400 PSI, FV = 165 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 2,000' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS. ALL COLUMNS SHALL BE DOUGLAS FIR COMBINATION NO. 5, FC = 2400 PSI, E = 2.0 X 10E6 PSI.

26. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAUSER CORPORATION AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS, STIFFENERS, ETC., SHALL BE DETAILED AND FURNISHED BY THE MANUFACTURER. SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

ALL HOLES SHALL CONFORM TO THE MANUFACTURERS SPECIFICATIONS. IF THREE OR FEWER HOLES ARE PROPOSED FOR A SINGLE JOIST, HOLES SHALL CONFORM TO THE WEYERHAUSER ILEVEL TJI ALLOWABLE HOLE CHART. IF MORE THEN THREE HOLES ARE PROPOSED FOR ONE SINGLE JOIST, ALL HOLE SIZES AND LOCATIONS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL TWO WORKING DAYS PRIOR TO DRILLING HOLES.

27. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH APA STANDARDS. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND SPAN RATING MAY BE USED IN LIEU OF PLYWOOD.

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

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING.

28. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY. ALL WOOD EXPOSED TO WEATHER WITHOUT THE ADEQUATE PROTECTION OF A ROOF OR EAVE SHALL BE AN APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR PRESSURE TREATED. SUCH MEMBERS INCLUDE HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS, AND DECKING; OR VERTICAL MEMBERS SUCH AS POSTS, POLES, AND COLUMNS.

29. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR MOST RECENT CATALOG. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. HANGERS IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE EITHER STAINLESS STEEL (SST300), POST HOT-DIPPED GALVANIZED(HDG) OR GALVANIZED WITH A MINIMUM OF 1.85OZ ZINC PER SQUARE INCH (ZMAX). UNLESS NOTED OTHERWISE, ALL LUMBER JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS, AND ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITT" OR "IUT" SERIES JOIST HANGERS.

30. NAILS - NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

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

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL. NAILS SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

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

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

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE STAPLES, THEY SHALL SUBMIT STAPLE SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL. STAPLES SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

32. CROSS LAMINATED TIMBER PANELS (C.L.T.) SHALL CONSIST OF ALTERNATING LAYERS OF SAWN LUMBER, AS MANUFACTURED BY THE STRUCTURLAM OR AN APPROVED EQUAL MANUFACTURER. MANUFACTURER SHALL VERIFY THAT THE PANELS HAVE BEEN CERTIFIED TO MEET THE REQUIREMENTS OF THE STANDARD FOR PERFORMANCE RATED CLT ANSI/ APA PRG 320 AND THE APAP PRODUCT REPORT PR-L314. PANELS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS. STORED PANELS MUST BE KEPT DRY AND PROPERLY SUPPORTED, AND NOT ALLOWED TO COME INTO CONTACT WITH THE GROUND.

PANEL CALLOUT	NO. LAYERS	PANEL DEPTH
SLT3	3	3.90"
SLT5	5	6.66"
SLT7	7	9.42"
SLT9	9	12.18"

PANEL LAYOUT PACKAGE SHALL BE PROVIDED TO THE STURCUTRAL ENGINEER OF RECORD FOR REVIEW PRIOR TO THE ACCEPATANCE OF PANELS TO BE USED ON SITE.

33. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2X4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2X6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2X8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16D NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16D NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16D AT 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE SIX 16D NAILS AT 4" O.C. EACH SIDE OF JOINT. ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT)@ 4'-0" O.C. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16D @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5D COOLER NAILS FOR 1/2" GWB AND 6D COOLER NAILS FOR 5/8" GWB. WHEN NOT OTHERWISE NOTED, PROVIDE 1/2" (NOM.) APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8D @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8D @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16D NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH METAL JOIST HANGERS IN ACCORDANCE WITH TIMBER CONNECTOR NOTE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16D @ 12" O.C. STAGGERED. UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND NAILED WITH 8D NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ALL ROOF AND FLOOR SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16D @ 12" O.C. UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PLYWOOD PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.

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Issue Date	Issue Description
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Drawing Title
GENERAL STRUCTURAL NOTES

Drawing Number
S1.1

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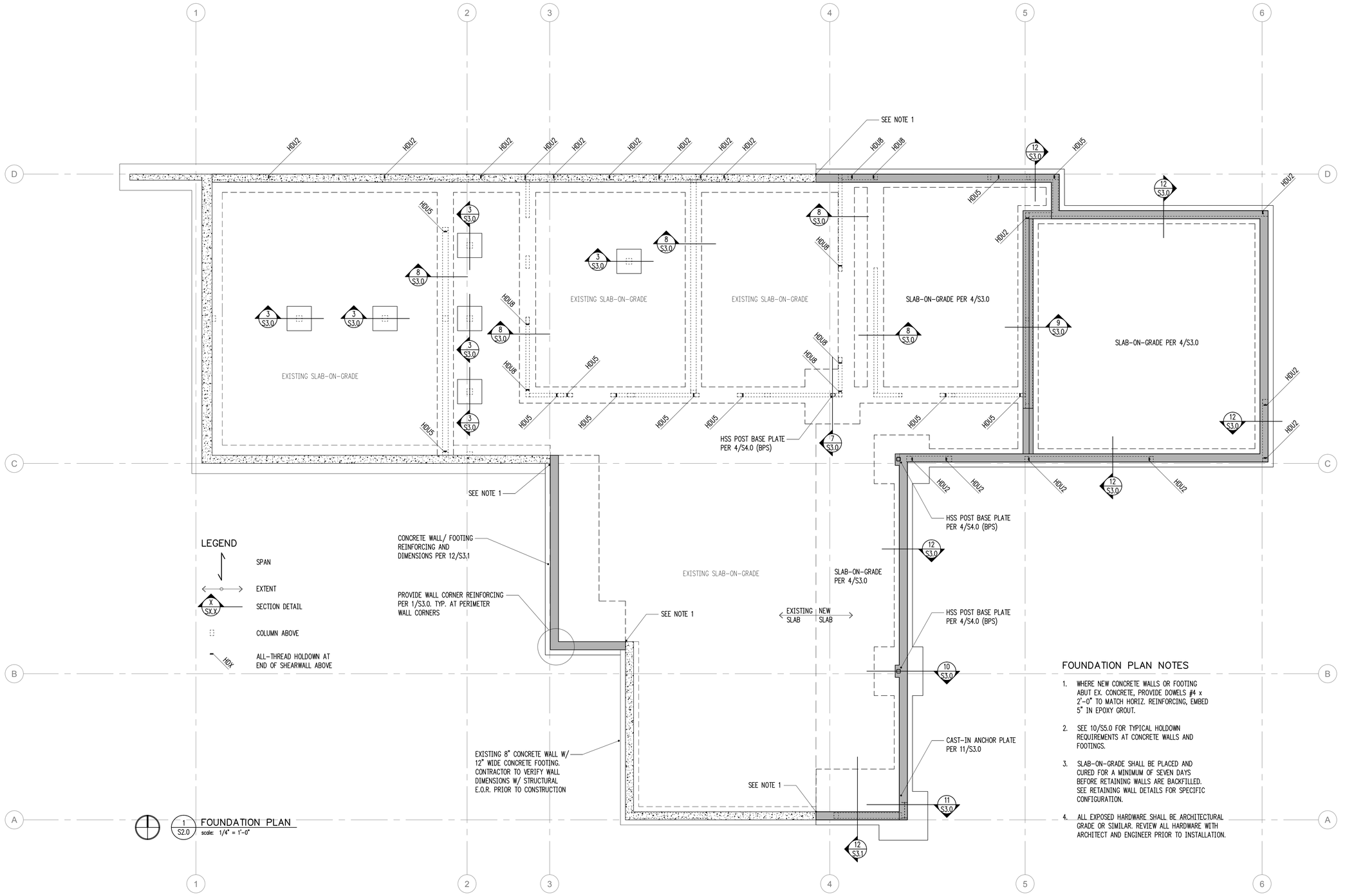

FOUNDATION PLAN NOTES

1. WHERE NEW CONCRETE WALLS OR FOOTING ABUT EX. CONCRETE, PROVIDE DOWELS #4 x 2'-0" TO MATCH HORIZ. REINFORCING, EMBED 5" IN EPOXY GROUT.
2. SEE 10/S5.0 FOR TYPICAL HOLDOWN REQUIREMENTS AT CONCRETE WALLS AND FOOTINGS.
3. SLAB-ON-GRADE SHALL BE PLACED AND CURED FOR A MINIMUM OF SEVEN DAYS BEFORE RETAINING WALLS ARE BACKFILLED. SEE RETAINING WALL DETAILS FOR SPECIFIC CONFIGURATION.
4. ALL EXPOSED HARDWARE SHALL BE ARCHITECTURAL GRADE OR SIMILAR. REVIEW ALL HARDWARE WITH ARCHITECT AND ENGINEER PRIOR TO INSTALLATION.

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Drawing Title
FOUNDATION PLAN

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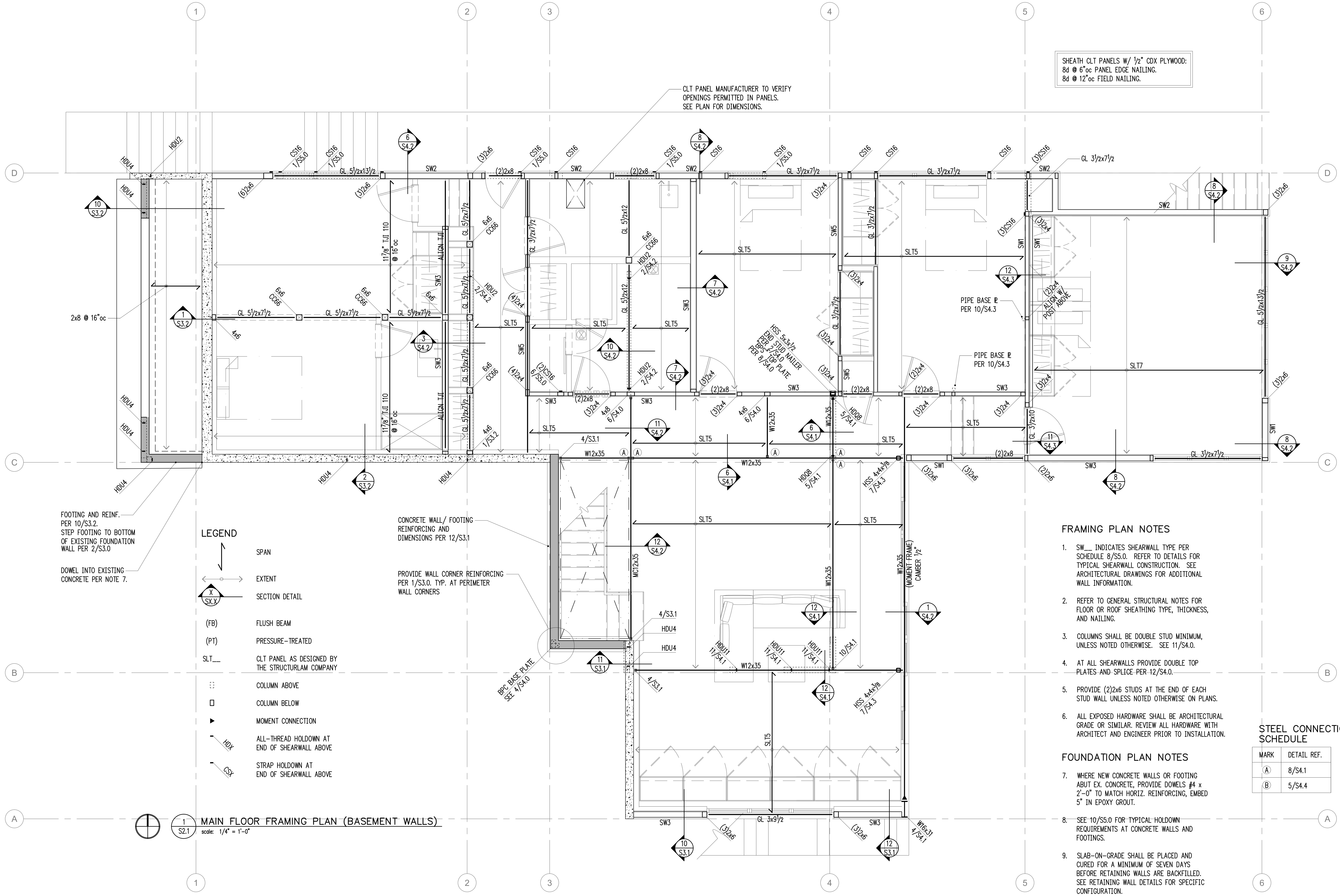

FRAMING PLAN NOTES

1. SW__ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S5.0. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.

2. REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.

3. COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.

4. AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.

5. PROVIDE (2)2x6 STUDS AT THE END OF EACH STUD WALL UNLESS NOTED OTHERWISE ON PLANS.

6. ALL EXPOSED HARDWARE SHALL BE ARCHITECTURAL GRADE OR SIMILAR. REVIEW ALL HARDWARE WITH ARCHITECT AND ENGINEER PRIOR TO INSTALLATION.

FOUNDATION PLAN NOTES

7. WHERE NEW CONCRETE WALLS OR FOOTING ABUT EX. CONCRETE, PROVIDE DOWELS #4 x 2'-0" TO MATCH HORIZ. REINFORCING, EMBED 5" IN EPOXY GROUT.

8. SEE 10/S5.0 FOR TYPICAL HOLDOWN REQUIREMENTS AT CONCRETE WALLS AND FOOTINGS.

9. SLAB-ON-GRADE SHALL BE PLACED AND CURED FOR A MINIMUM OF SEVEN DAYS BEFORE RETAINING WALLS ARE BACKFILLED. SEE RETAINING WALL DETAILS FOR SPECIFIC CONFIGURATION.

STEEL CONNECTION SCHEDULE

MARK	DETAIL REF.
(A)	8/S4.1
(B)	5/S4.4

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Drawing Title

MAIN FLOOR FRAMING PLAN

Drawing Number

S2.1

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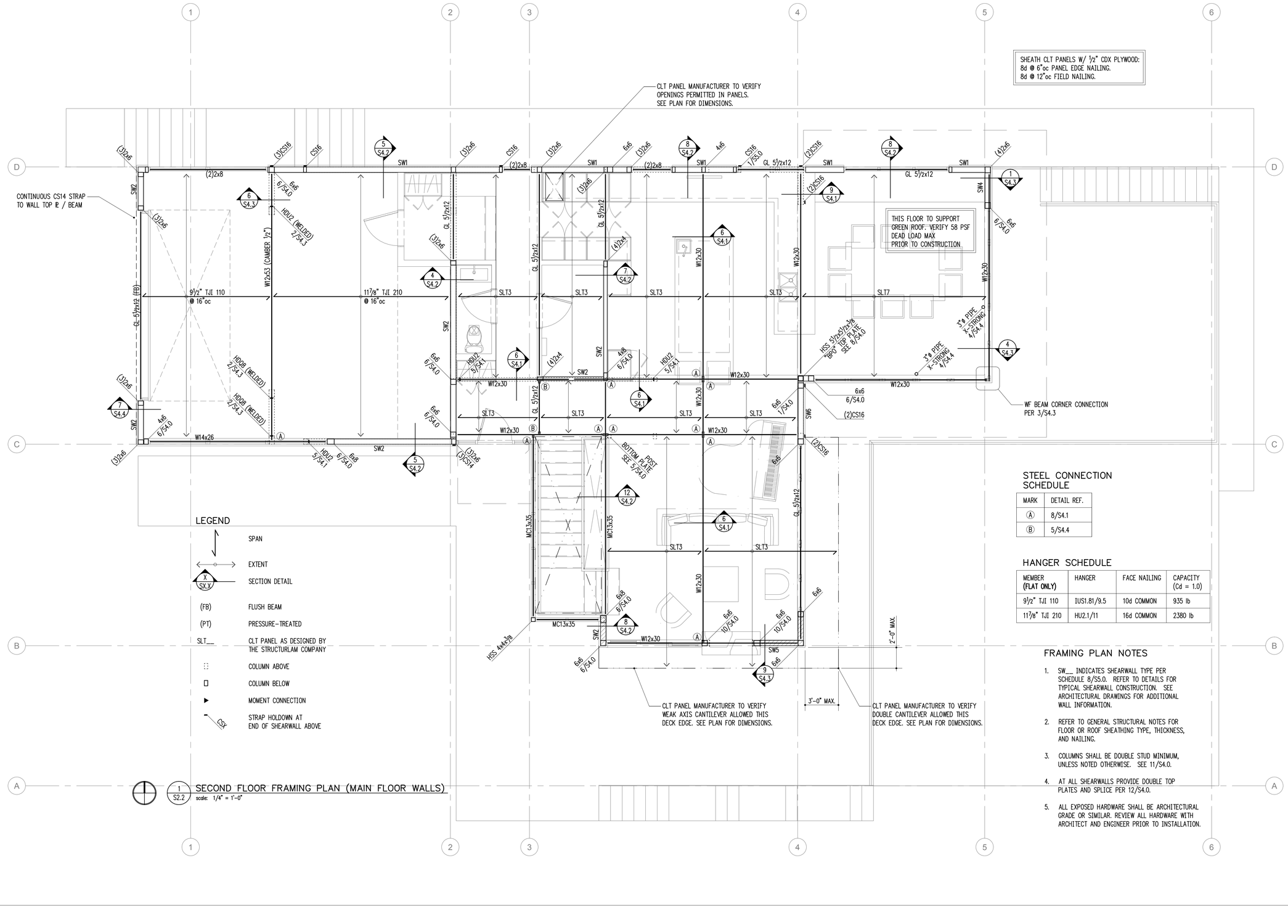

LEGEND

- SPAN
- EXTENT
- X / SX.X — SECTION DETAIL
- (FB) — FLUSH BEAM
- (PT) — PRESSURE-TREATED
- SLT__ — CLT PANEL AS DESIGNED BY THE STRUCTURLAM COMPANY
- COLUMN ABOVE
- COLUMN BELOW
- MOMENT CONNECTION
- CS__ — STRAP HOLDOWN AT END OF SHEARWALL ABOVE

STEEL CONNECTION SCHEDULE

MARK	DETAIL REF.
Ⓐ	8/S4.1
Ⓑ	5/S4.4

HANGER SCHEDULE

MEMBER (FLAT ONLY)	HANGER	FACE NAILING	CAPACITY (Cd = 1.0)
9 1/2" TJI 110	IUS1.81/9.5	10d COMMON	935 lb
11 7/8" TJI 210	HU2.1/11	16d COMMON	2380 lb

FRAMING PLAN NOTES

1. SW__ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S5.0. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
2. REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
3. COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.
4. AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.
5. ALL EXPOSED HARDWARE SHALL BE ARCHITECTURAL GRADE OR SIMILAR. REVIEW ALL HARDWARE WITH ARCHITECT AND ENGINEER PRIOR TO INSTALLATION.

1 / S2.2 SECOND FLOOR FRAMING PLAN (MAIN FLOOR WALLS)
scale: 1/4" = 1'-0"

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Drawing Title
SECOND FLOOR FRAMING PLAN

Drawing Number
S2.2

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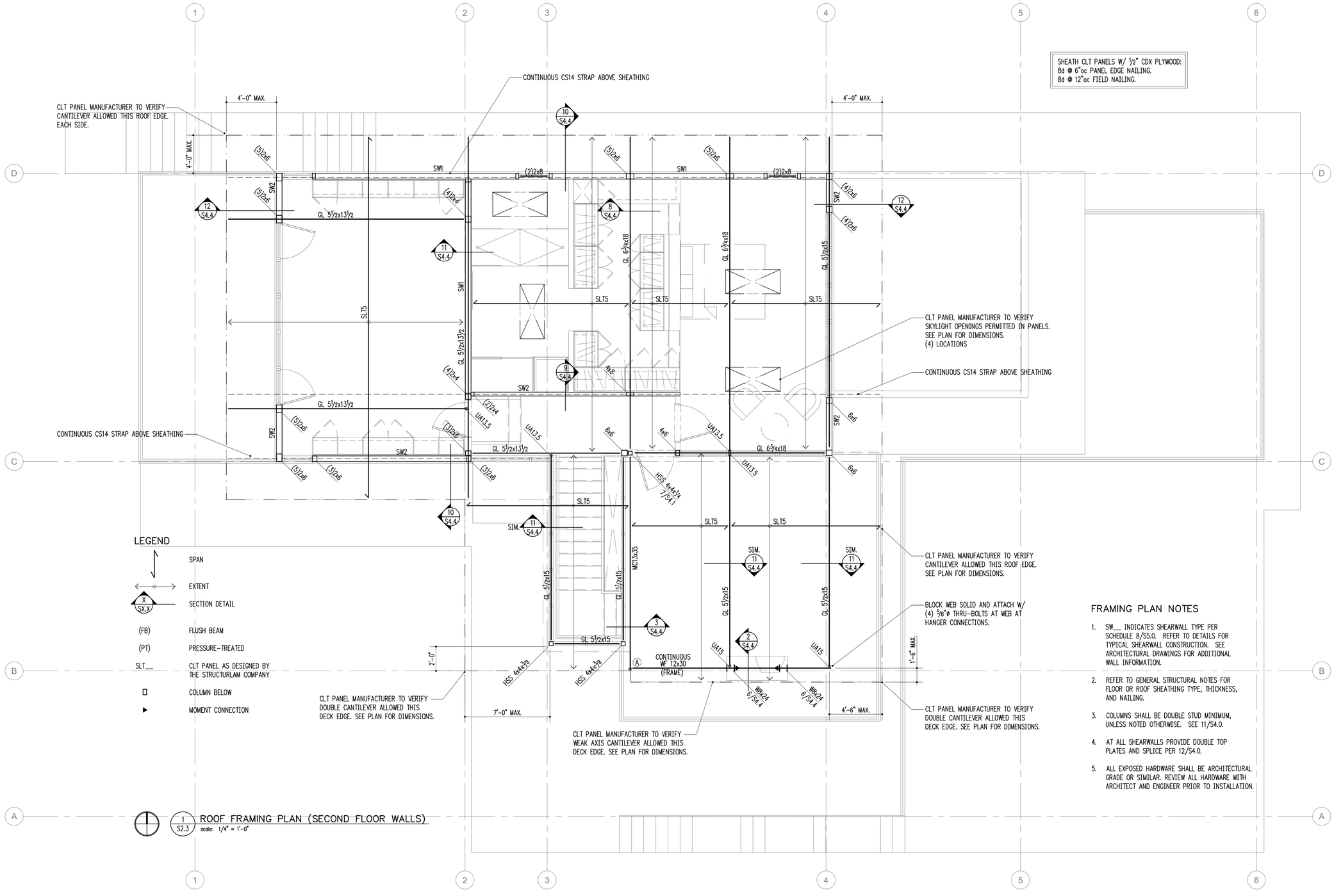

FRAMING PLAN NOTES

1. SW__ INDICATES SHEARWALL TYPE PER SCHEDULE 8/S5.0. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
2. REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
3. COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.
4. AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.
5. ALL EXPOSED HARDWARE SHALL BE ARCHITECTURAL GRADE OR SIMILAR. REVIEW ALL HARDWARE WITH ARCHITECT AND ENGINEER PRIOR TO INSTALLATION.

1 S2.3 ROOF FRAMING PLAN (SECOND FLOOR WALLS)
scale: 1/4" = 1'-0"

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Drawing Title
ROOF FRAMING PLAN

Drawing Number
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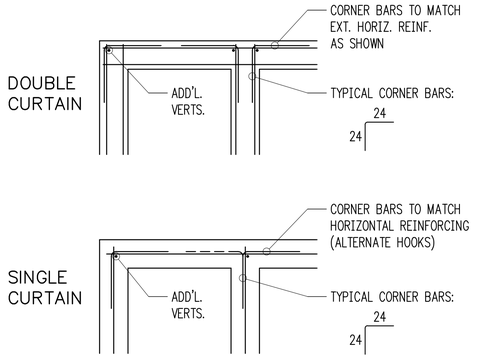
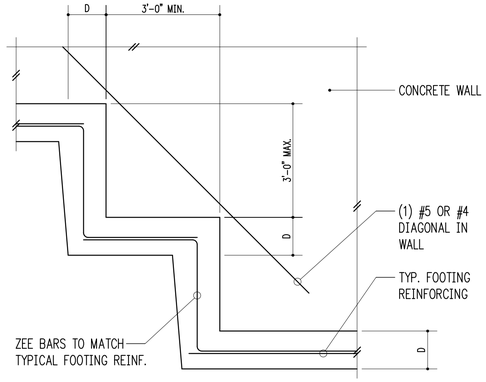


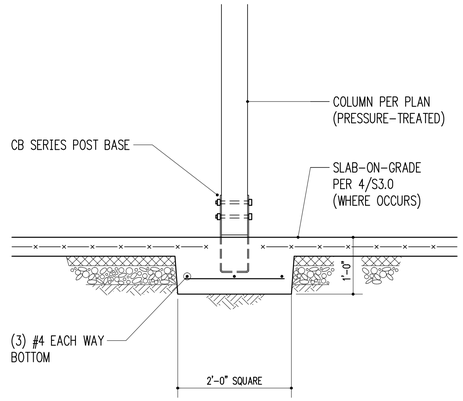
TYPICAL CORNER BARS AT CONCRETE WALLS

3/4" = 1'-0" 1

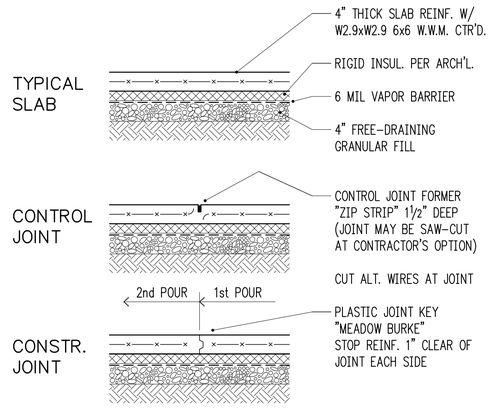


TYPICAL STEPPED FOOTING

3/4" = 1'-0" 2



3/4" = 1'-0" 3

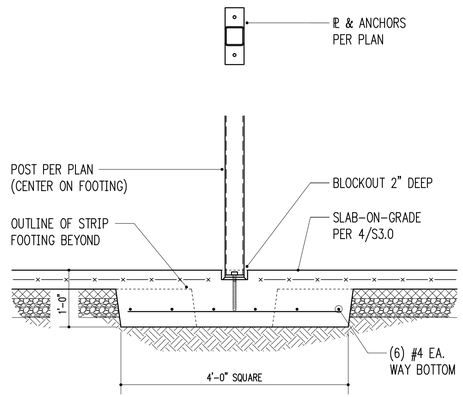


SLAB-ON-GRADE (INSULATED)

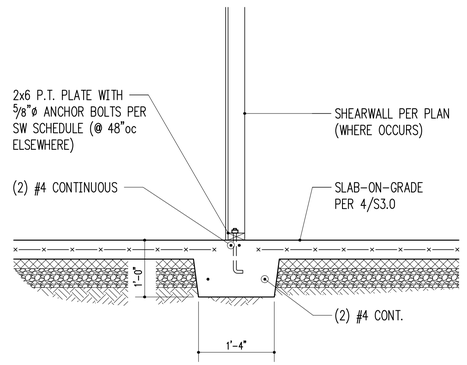
3/4" = 1'-0" 4

3/4" = 1'-0" 5

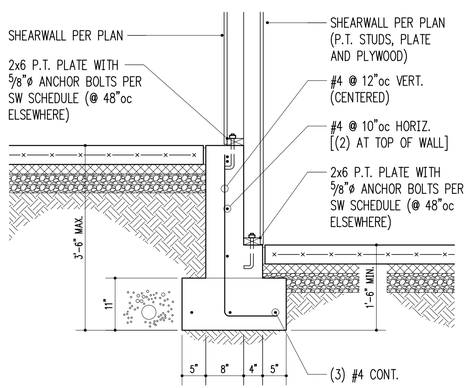
3/4" = 1'-0" 6



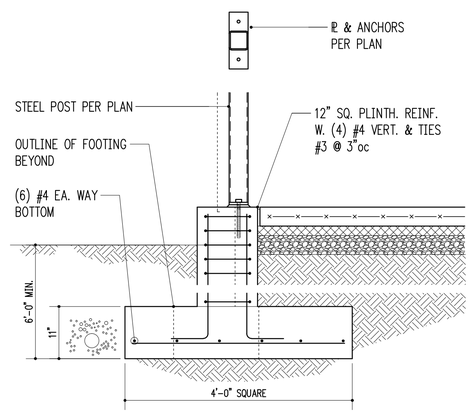
3/4" = 1'-0" 7



3/4" = 1'-0" 8



3/4" = 1'-0" 9



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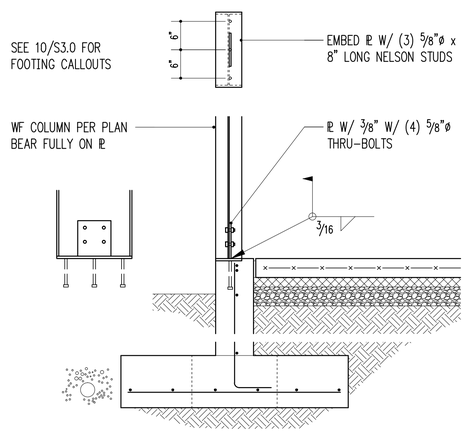
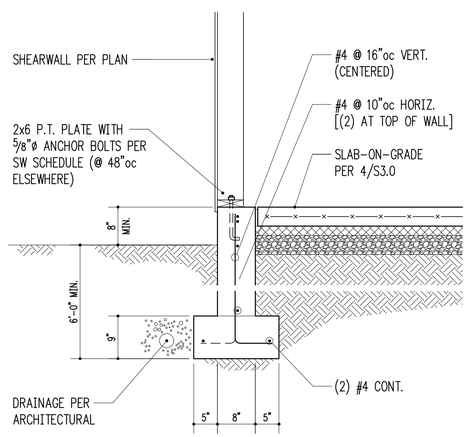


3/4" = 1'-0" 11



3/4" = 1'-0" 12

HVE
Harriott Valentine E□□□□□□□□□
1932 □n□□A□□□□□, S□□□720
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DOUGLAS O CLAIR
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54220
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Project Architect
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S□□□□, WA 98134

Project
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5460 E. M□r□r W□□
M□r□r□l□□d, WA 98040

Issue Date	Issue Description
9.11.17	PERMIT

Building Department Approval

Drawing Title
STRUCTURAL DETAILS

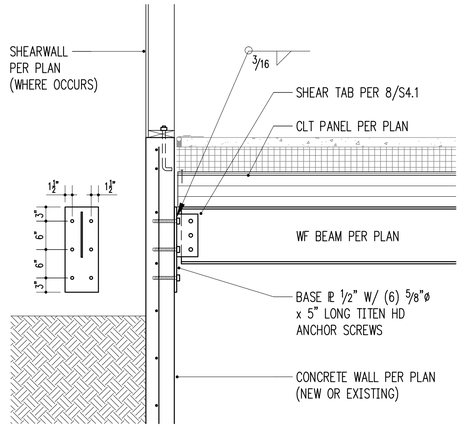
Drawing Number
S3.0

LS RESIDENCE

3/4" = 1'-0" 1

3/4" = 1'-0" 2

3/4" = 1'-0" 3

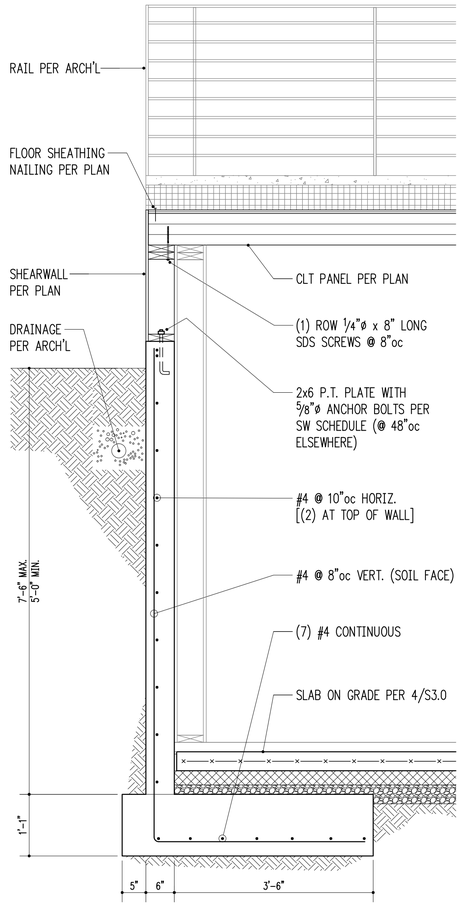


3/4" = 1'-0" 4

3/4" = 1'-0" 5

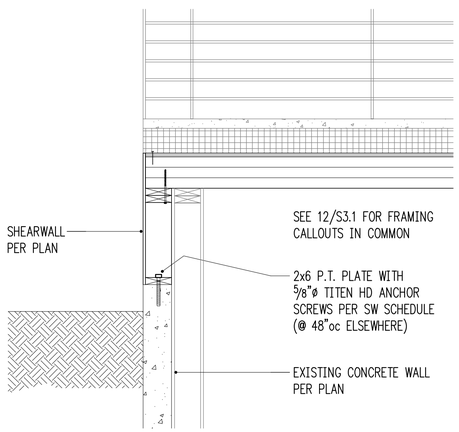
3/4" = 1'-0" 6

3/4" = 1'-0" 7

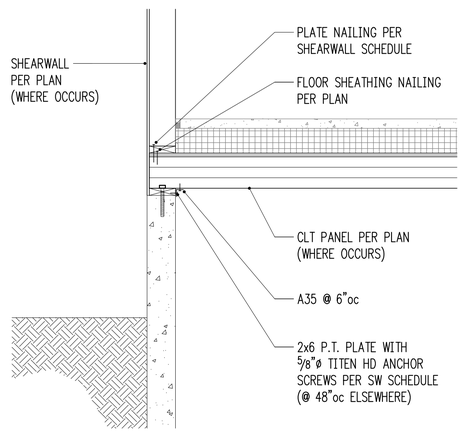


3/4" = 1'-0" 12

3/4" = 1'-0" 9



3/4" = 1'-0" 10



3/4" = 1'-0" 11

HVE

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DOUGLAS O CLAIR
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54220
REGISTERED
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9/11/17

Project Contact

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Project Architect

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5460 E. M□r□□r W□□

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Issue Date	Issue Description
9.11.17	PERMIT

Building Department Approval

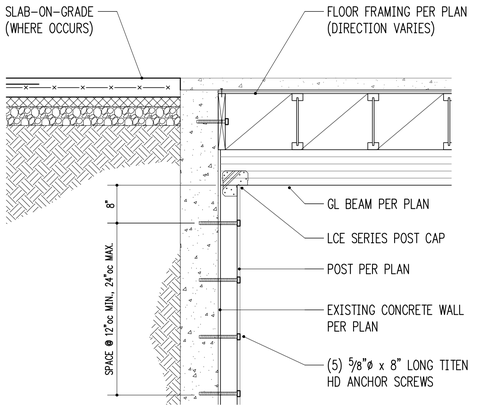
Drawing Title

STRUCTURAL DETAILS

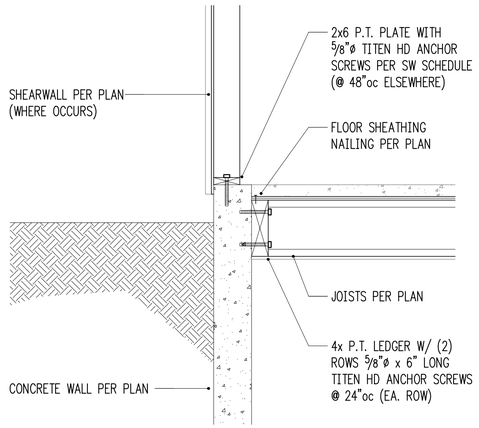
Drawing Number

S3.1

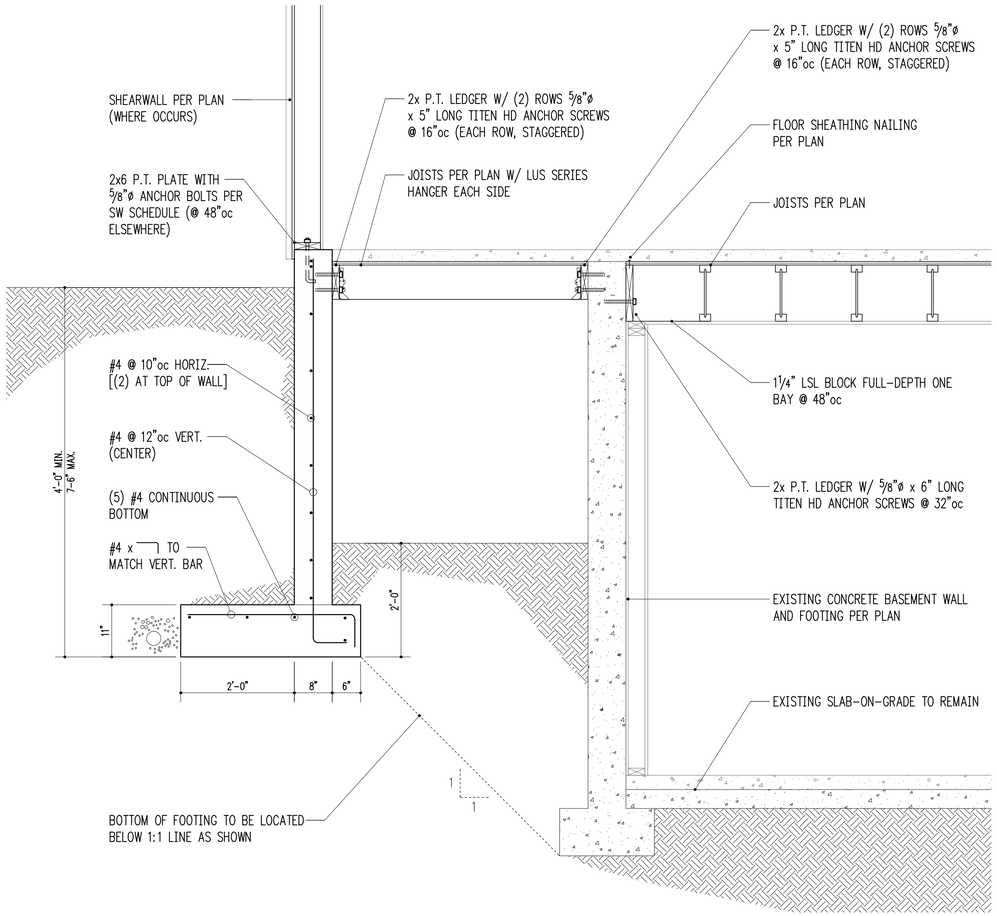
LS RESIDENCE



3/4" = 1'-0" 1



3/4" = 1'-0" 2



3/4" = 1'-0" 10

REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE

~ f'c =2500 , GRADE 60 REINFORCING ~

MIN. STRAIGHT DEVELOPMENT LENGTH (Ld)

BAR SIZE	TOP BARS	OTHER BARS
#3	12"	12"
#4	15"	15"
#5	19"	18"
#6	27"	22"
#7	37"	26"
#8	48"	29"
#9	55"	33"
#10	61"	39"
#11	68"	48"

MIN. LAP SPLICE LENGTH (Ls)

BAR SIZE	TOP BARS	OTHER BARS
#3	16"	16"
#4	20"	20"
#5	25"	24"
#6	36"	29"
#7	49"	34"
#8	63"	38"
#9	72"	43"
#10	80"	51"
#11	89"	63"

1. TOP BARS = HORIZONTAL REINFORCING BARS WITH GREATER THAN 12" DEPTH OF CONCRETE CAST BELOW BAR.
2. LENGTHS SHALL BE INCREASED BY 50% IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR, OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS.

MIN. EMBEDMENT LENGTHS FOR STANDARD END HOOKS (Ldh)

BAR SIZE	LENGTH
#3	7"
#4	9"
#5	11"
#6	13"
#7	15"
#8	17"
#9	19"
#10	22"
#11	24"

1. SIDE COVER MUST BE GREATER THAN 2½"
2. END COVER FOR 90° HOOKS MUST BE 2" OR GREATER

~ f'c =4000 , GRADE 60 REINFORCING ~

MIN. STRAIGHT DEVELOPMENT LENGTH (Ld)

BAR SIZE	TOP BARS	OTHER BARS
#3	22"	15"
#4	29"	19"
#5	36"	24"
#6	43"	29"
#7	63"	42"
#8	72"	48"
#9	81"	54"
#10	91"	61"
#11	101"	67"

MIN. LAP SPLICE LENGTH (Ls)

BAR SIZE	TOP BARS	OTHER BARS
#3	29"	20"
#4	38"	25"
#5	47"	32"
#6	56"	38"
#7	82"	55"
#8	94"	63"
#9	106"	71"
#10	119"	80"
#11	132"	88"

1. TOP BARS = HORIZONTAL REINFORCING BARS WITH GREATER THAN 12" DEPTH OF CONCRETE CAST BELOW BAR.
2. LENGTHS SHALL BE INCREASED BY 50% IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR, OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS.

MIN. EMBEDMENT LENGTHS FOR STANDARD END HOOKS (Ldh)

BAR SIZE	LENGTH
#3	6"
#4	7"
#5	9"
#6	10"
#7	12"
#8	14"
#9	15"
#10	17"
#11	19"

1. SIDE COVER MUST BE GREATER THAN 2½"
2. END COVER FOR 90° HOOKS MUST BE 2" OR GREATER

3/4" = 1'-0" 12

HVE
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DOUGLAS O. CLAIR
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54220
REGISTERED PROFESSIONAL ENGINEER
9/11/17

Project Contact
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Project Architect
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S□□□□, WA 98134

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M□r□□r I□□□d, WA 98040

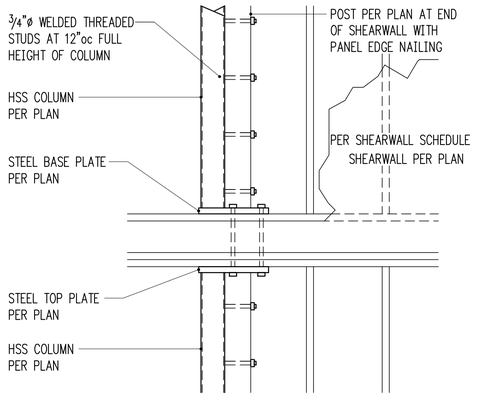
Issue Date	Issue Description
9.11.17	PERMIT

Building Department Approval

Drawing Title
STRUCTURAL DETAILS

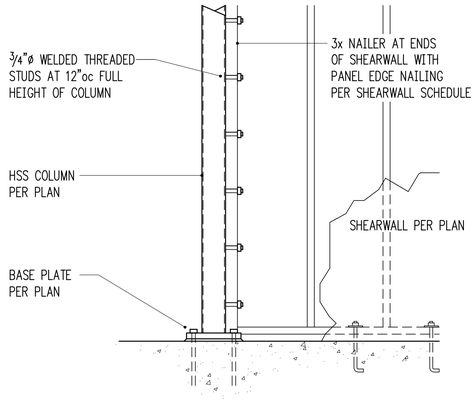
Drawing Number
S3.2

LS RESIDENCE



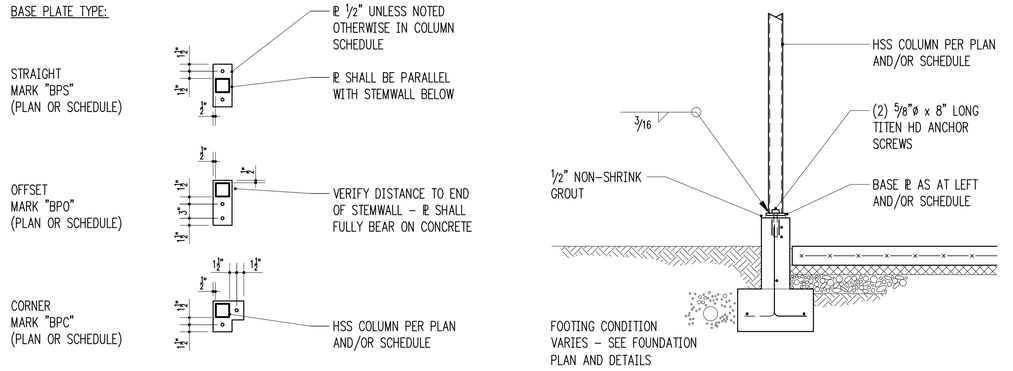
SHEARWALL TO HSS CONNECTION (FLOOR)

3/4" = 1'-0" 1



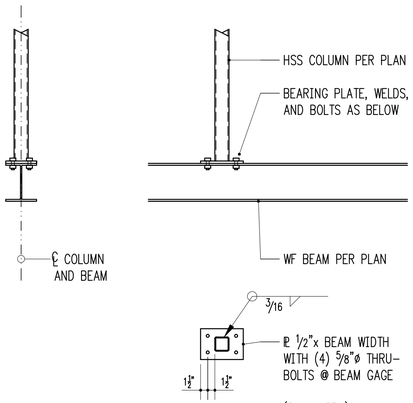
SHEARWALL TO HSS CONNECTION (FOUNDATION)

3/4" = 1'-0" 2



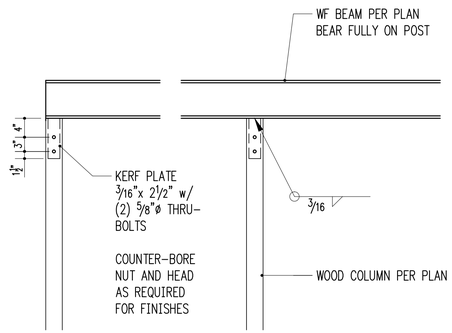
HSS COLUMN BASE PLATES (AT FOUNDATION)

3/4" = 1'-0" 4



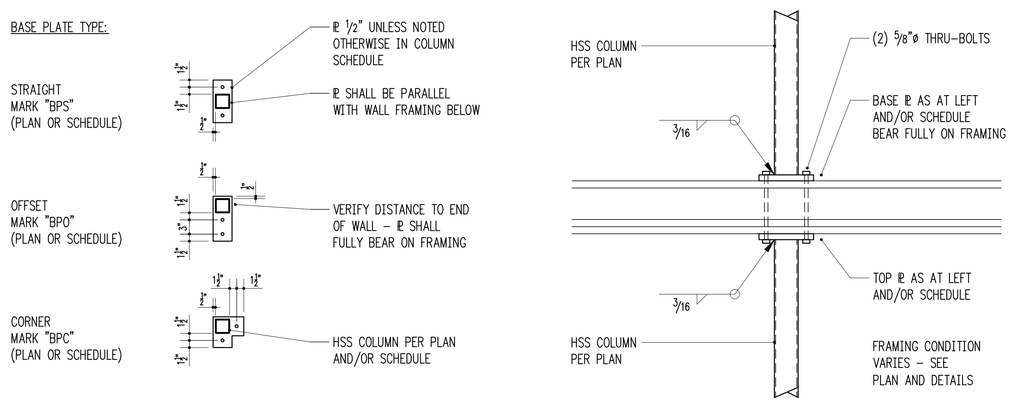
HSS COLUMN BEARING ON WF BEAM

3/4" = 1'-0" 5



WF BEAM BEARING ON WOOD COLUMN (KERF)

3/4" = 1'-0" 6

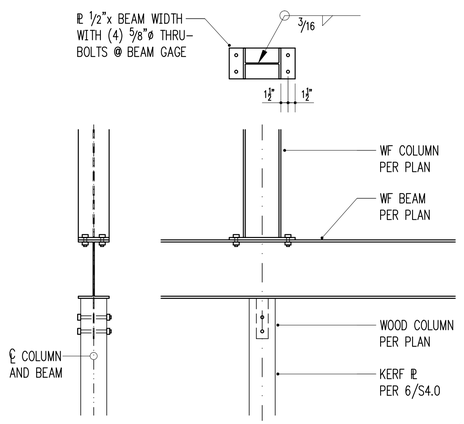


HSS COLUMN PLATES (TO FRAMING)

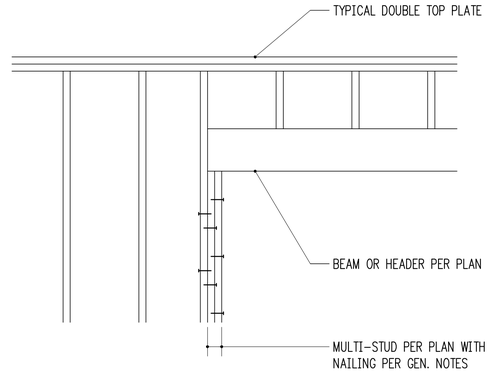
3/4" = 1'-0" 7

3/4" = 1'-0" 8

3/4" = 1'-0" 9

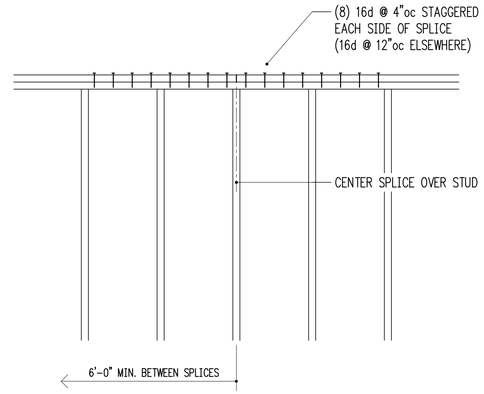


3/4" = 1'-0" 10



TYPICAL MULTIPLE-STUD POST CONSTRUCTION

3/4" = 1'-0" 11



TYPICAL TOP PLATE SPLICE CONSTRUCTION

3/4" = 1'-0" 12

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Project Architect
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815 S□□□□E B□□□□rd S□□□
S□□□□, WA 98134

Project
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5460 E. M□r□r W□□
M□r□r I□□□d, WA 98040

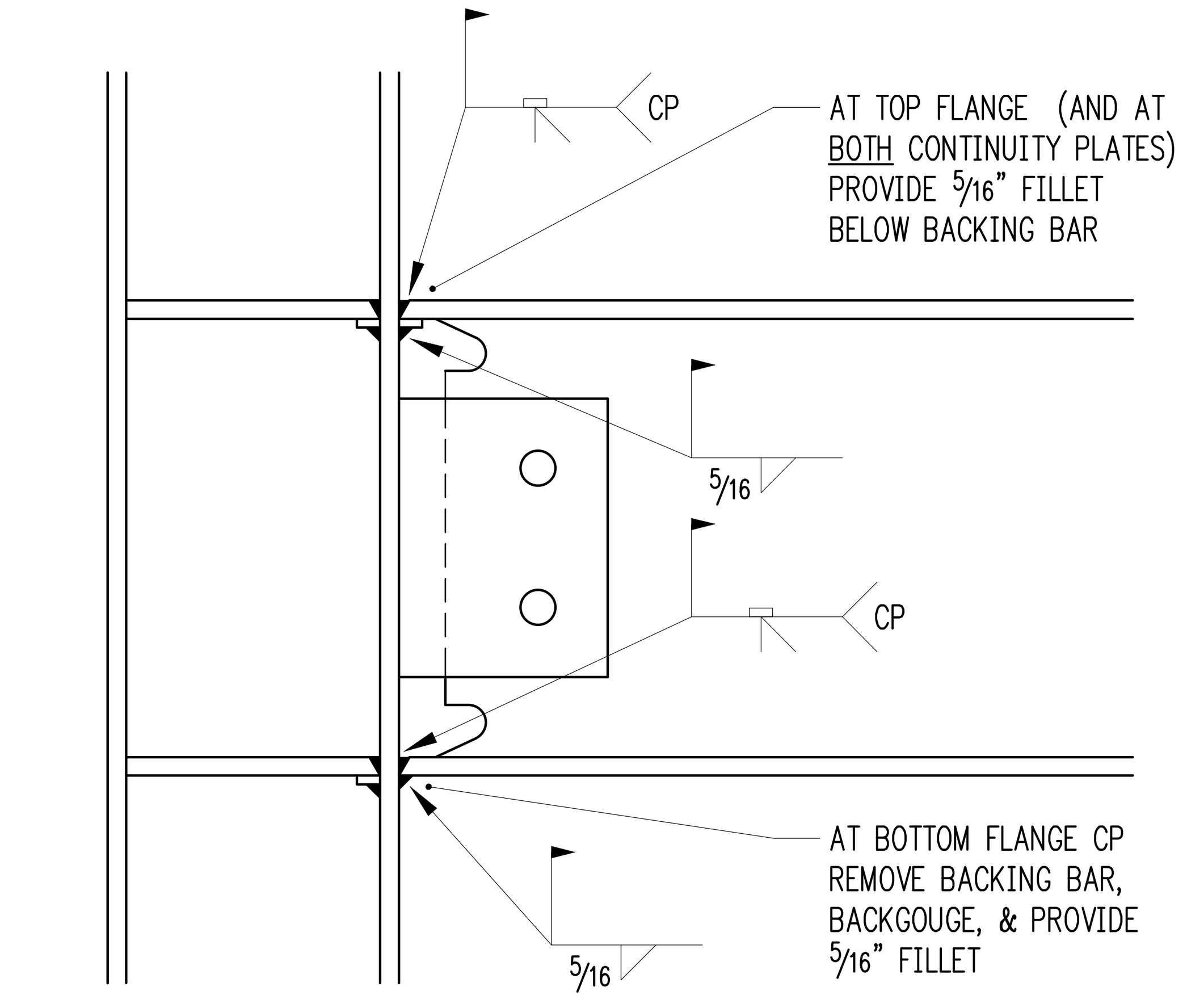
Issue Date	Issue Description
9.11.17	PERMIT

Building Department Approval

Drawing Title
STRUCTURAL DETAILS

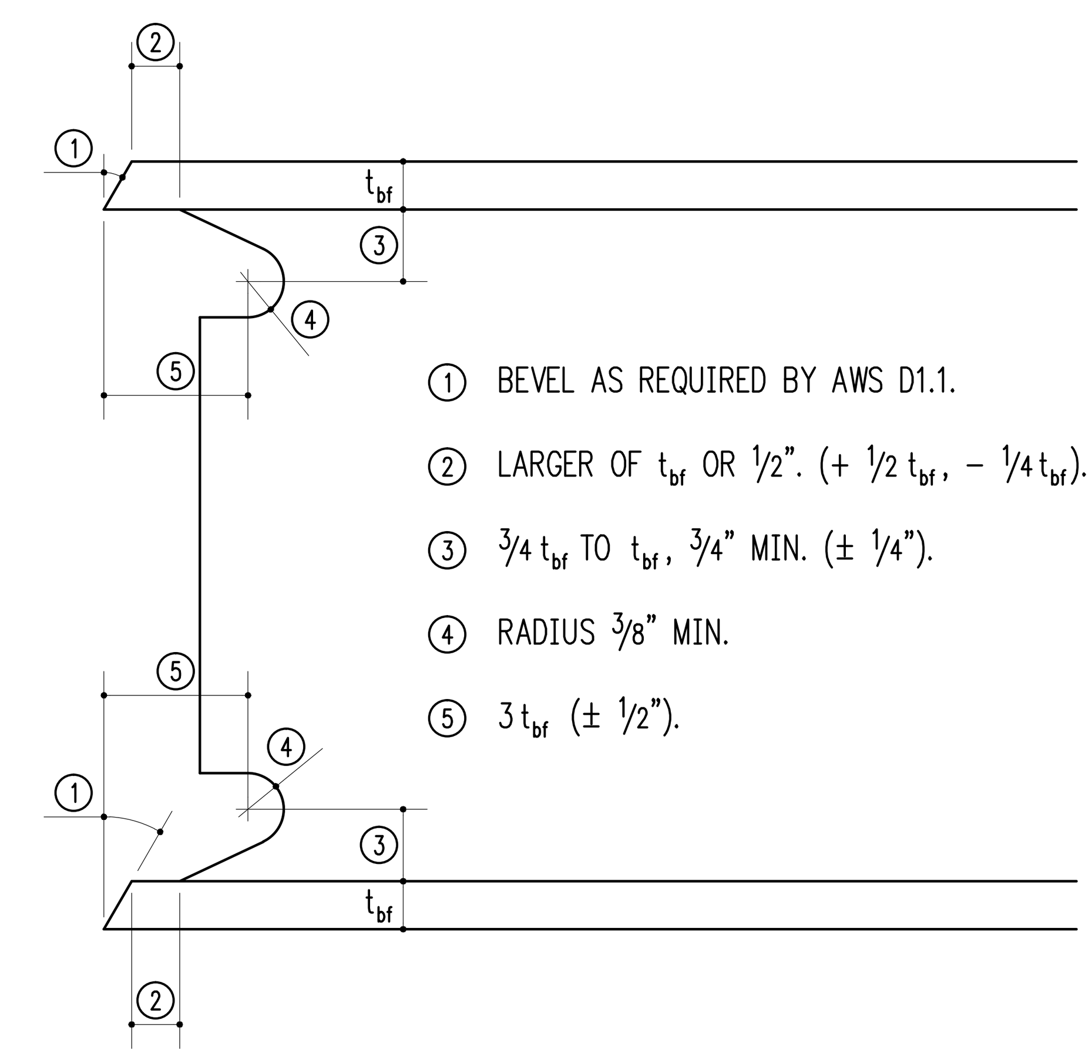
Drawing Number
S4.0

LS RESIDENCE



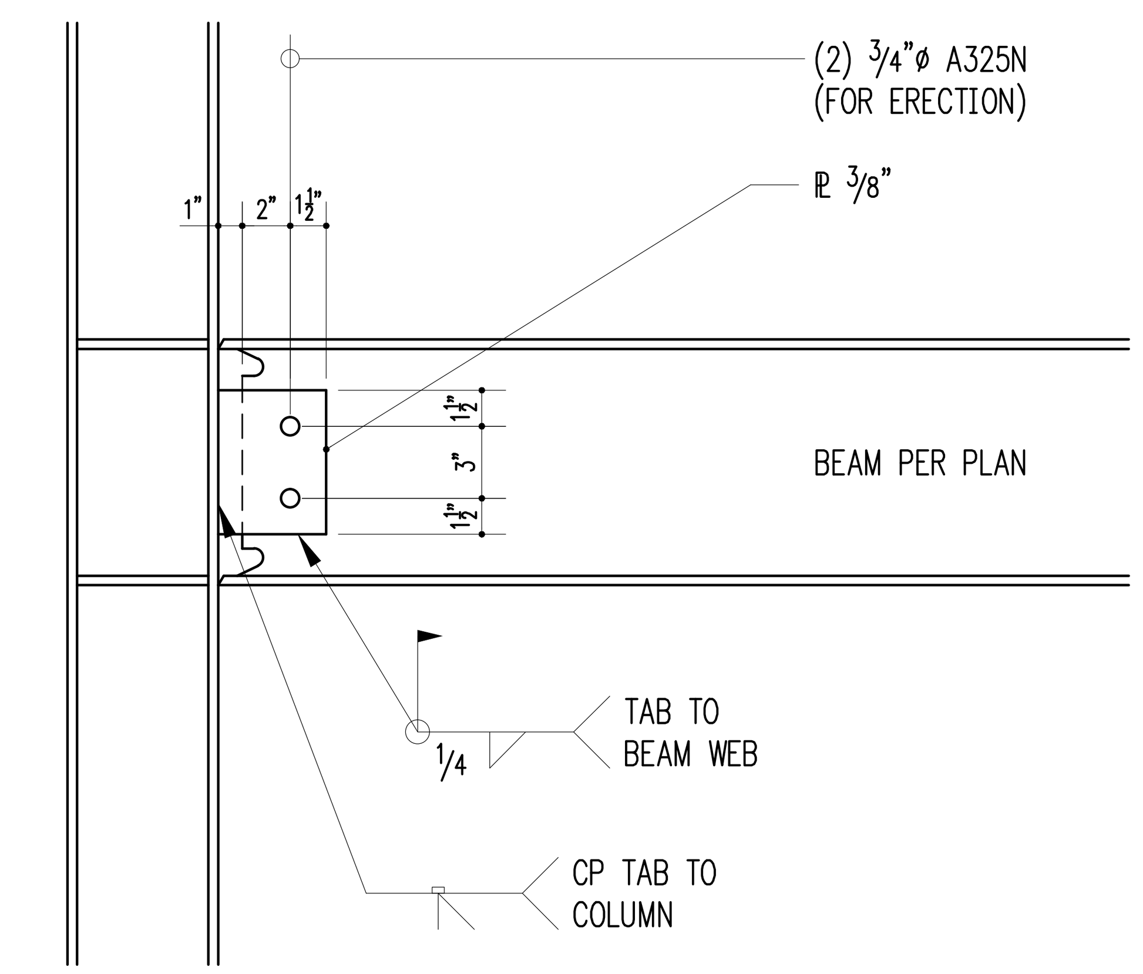
CP (COMPLETE PENETRATION) WELD REQUIREMENTS

3" = 1'-0" 1



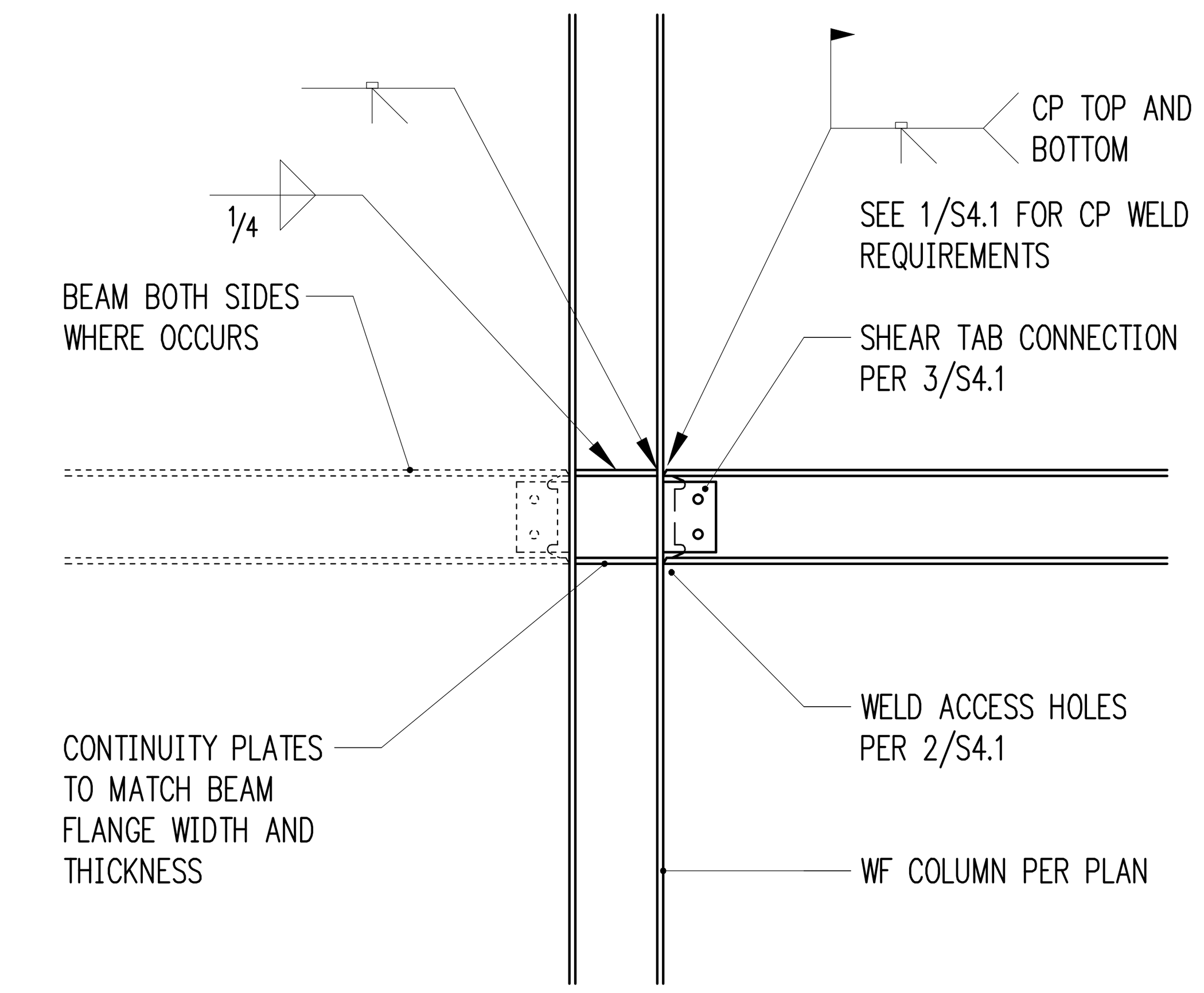
WELD ACCESS HOLES

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



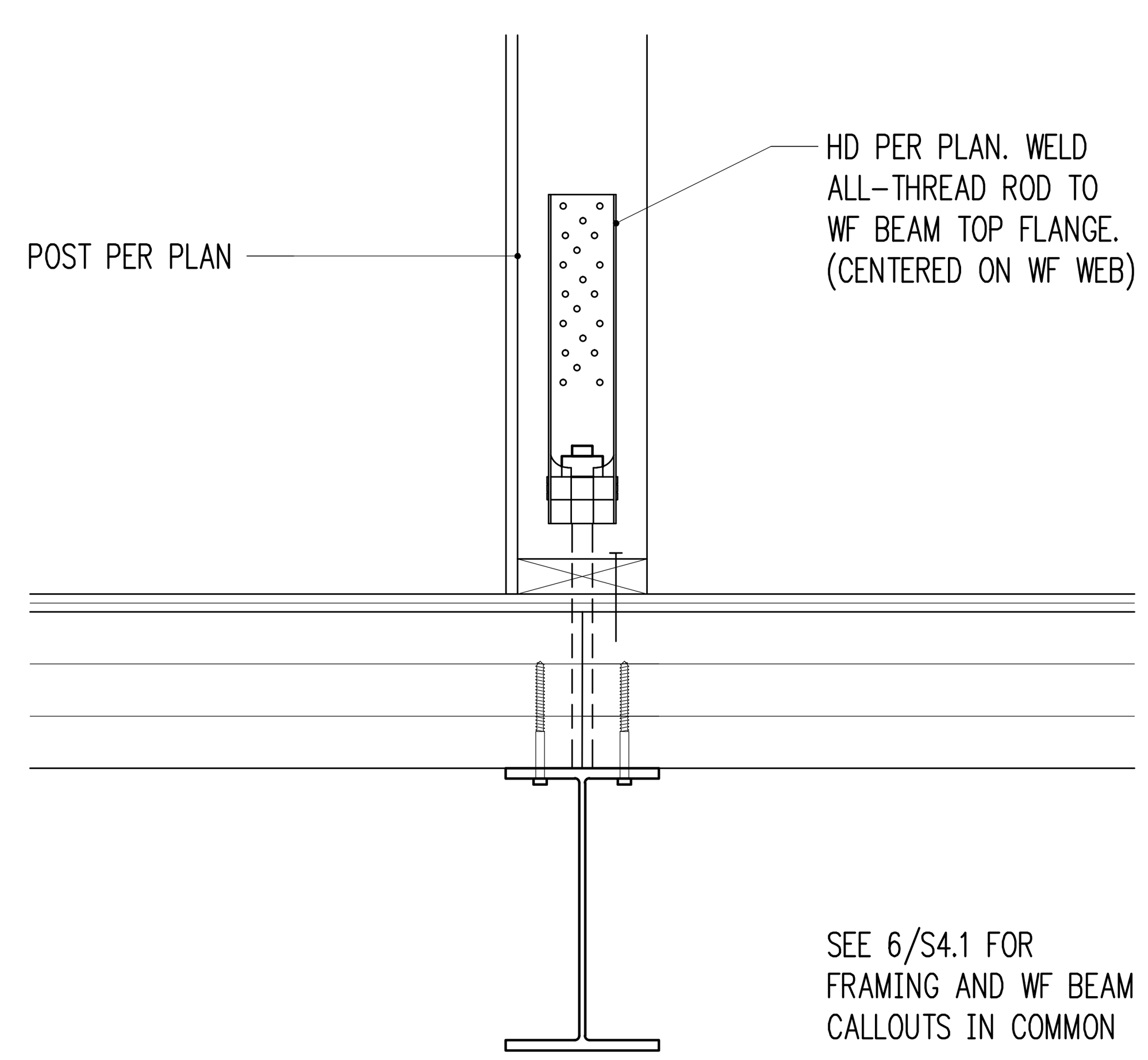
SHEAR TAB – MOMENT FRAMES

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

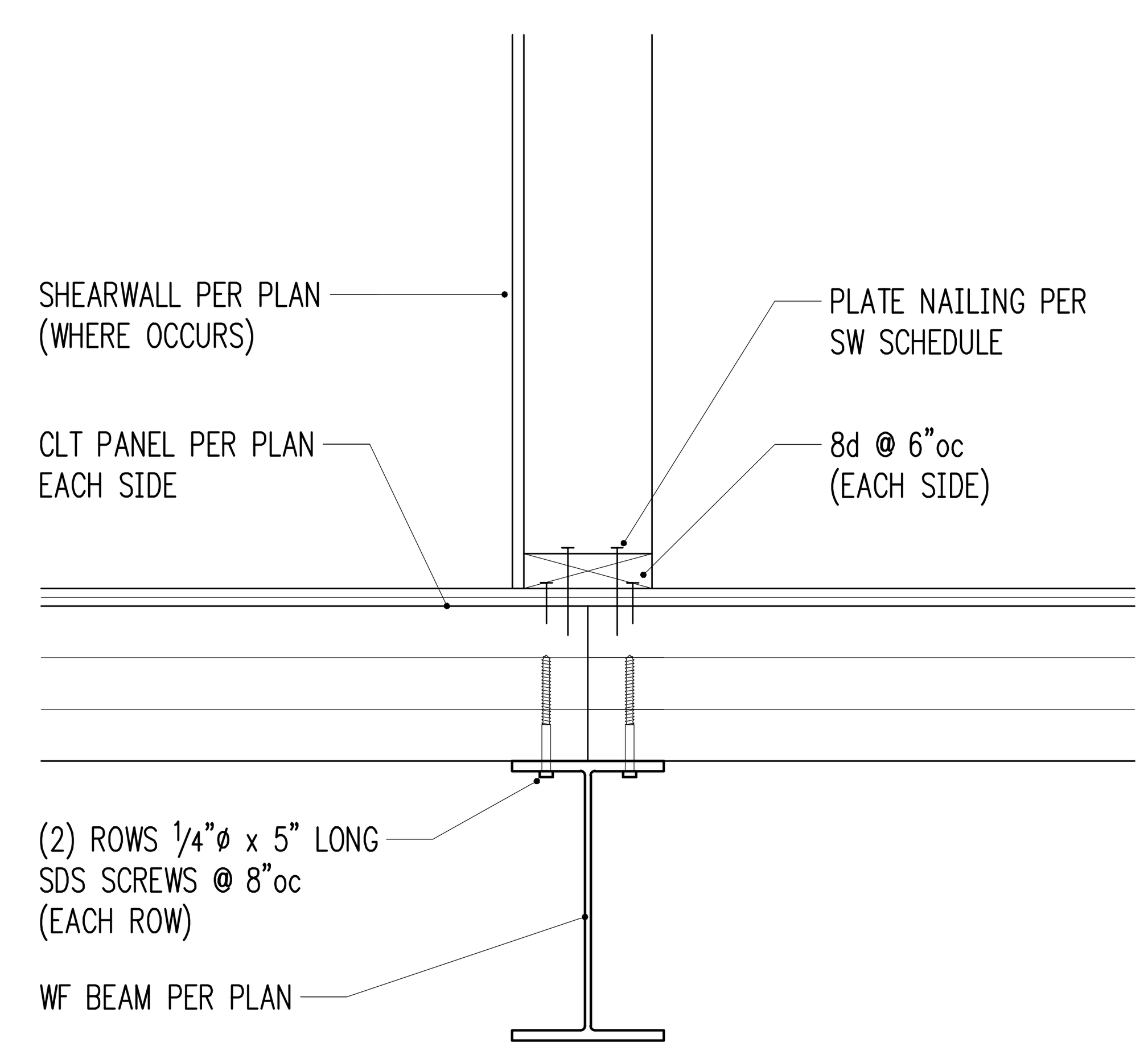


MOMENT CONN. – COLUMN STRONG AXIS

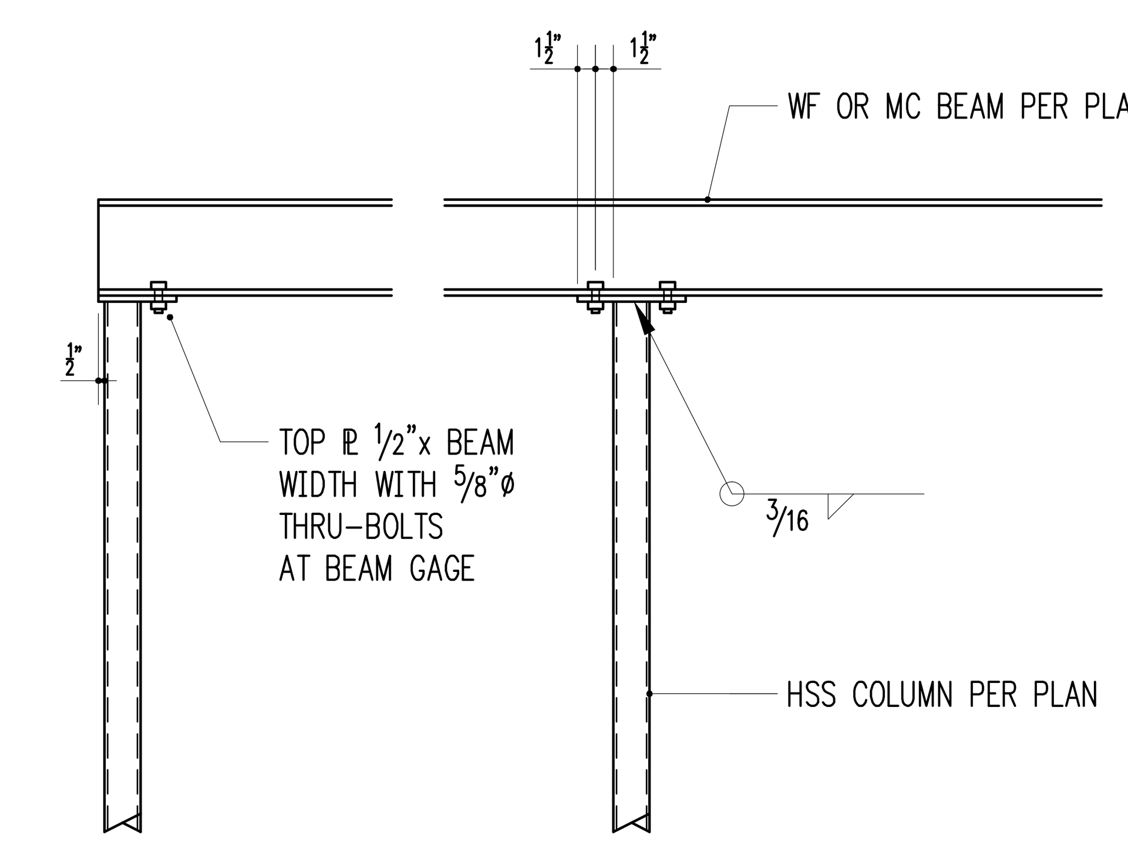
3/4" = 1'-0" 4



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



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



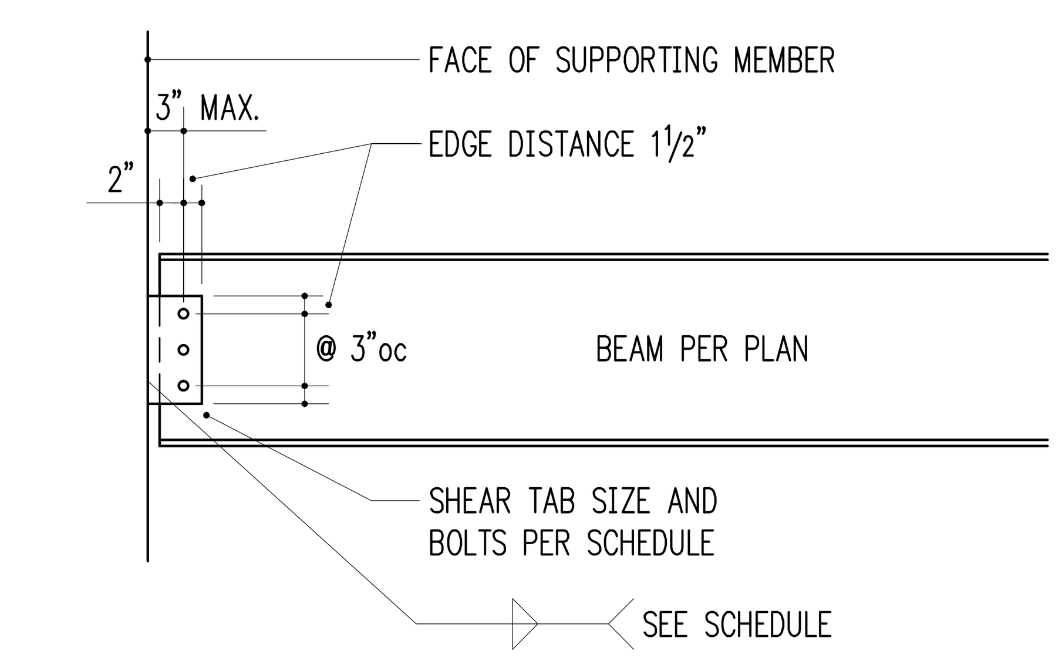
WF OR MC BEAM BEARING ON HSS OR PIPE COLUMN

3/4" = 1'-0" 7

SHEAR TAB SCHEDULE

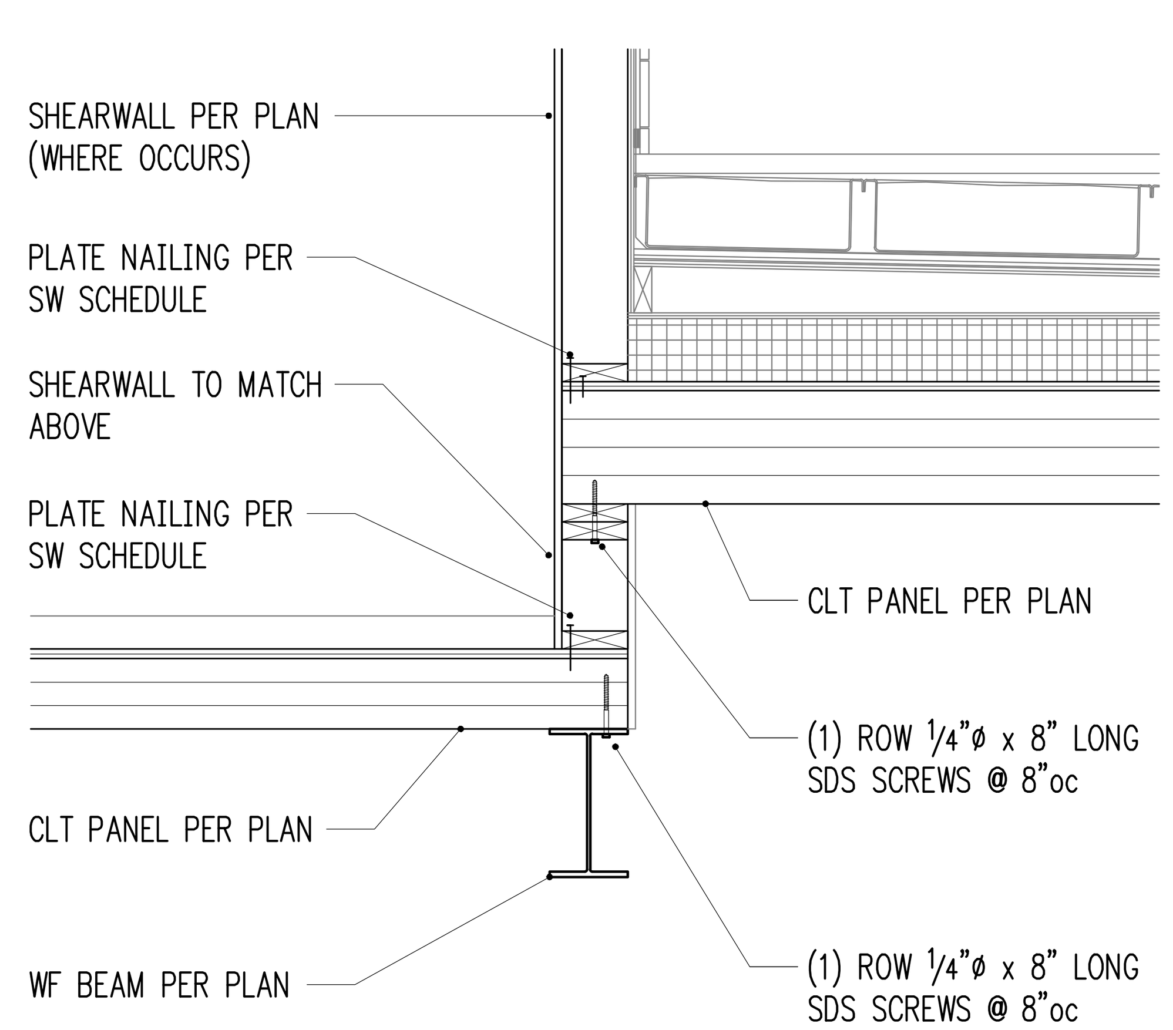
BEAM SIZE	# BOLTS	BOLT SIZE	PL THICK.	WELD SIZE	CAPACITY
W8, W10	(2)	3/4"ø	1/4"	3/16"	8,200 lb
W12, W14	(3)	3/4"ø	1/4"	3/16"	16,300 lb

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

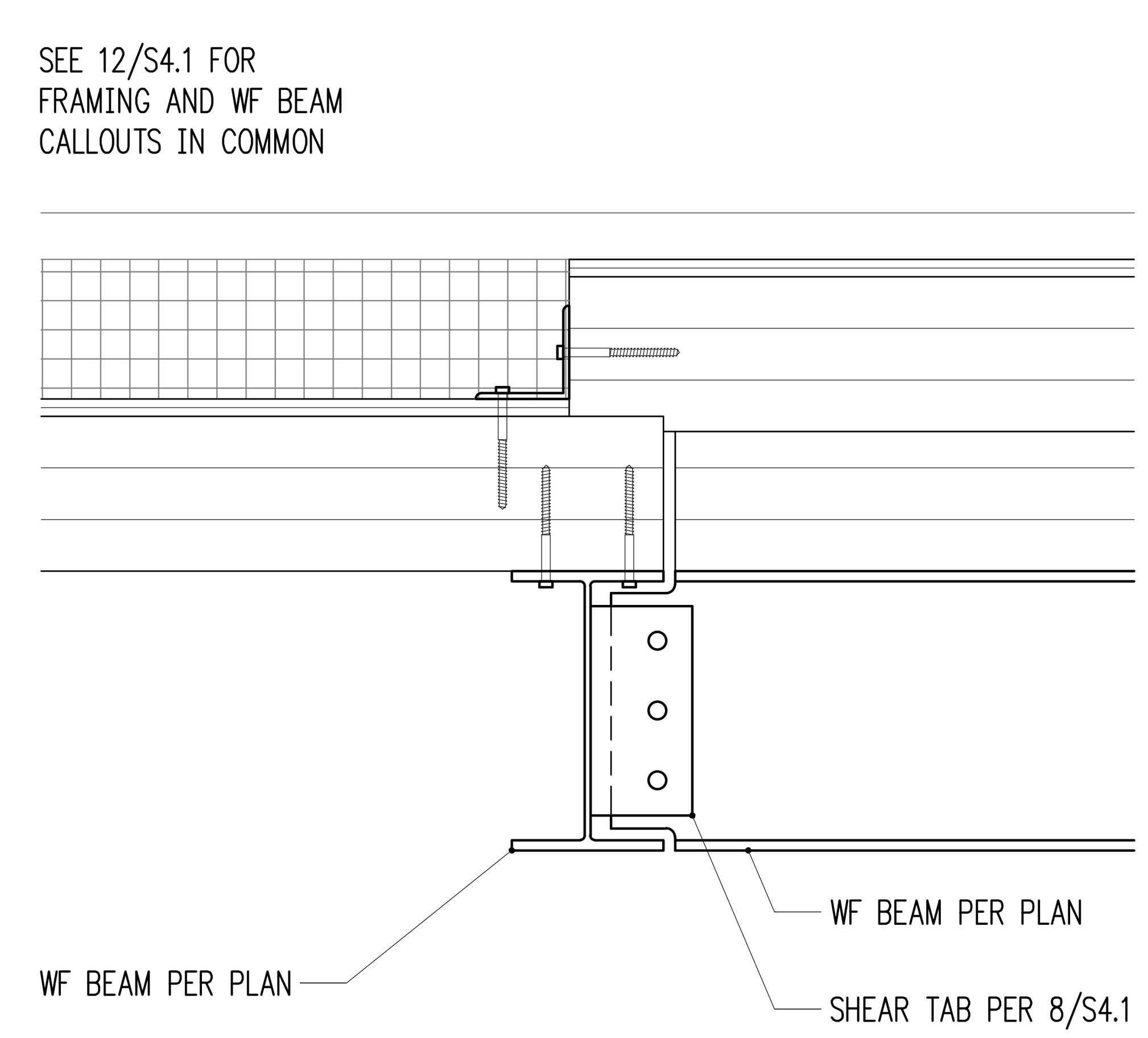


TYPICAL SHEAR TAB CONNECTION

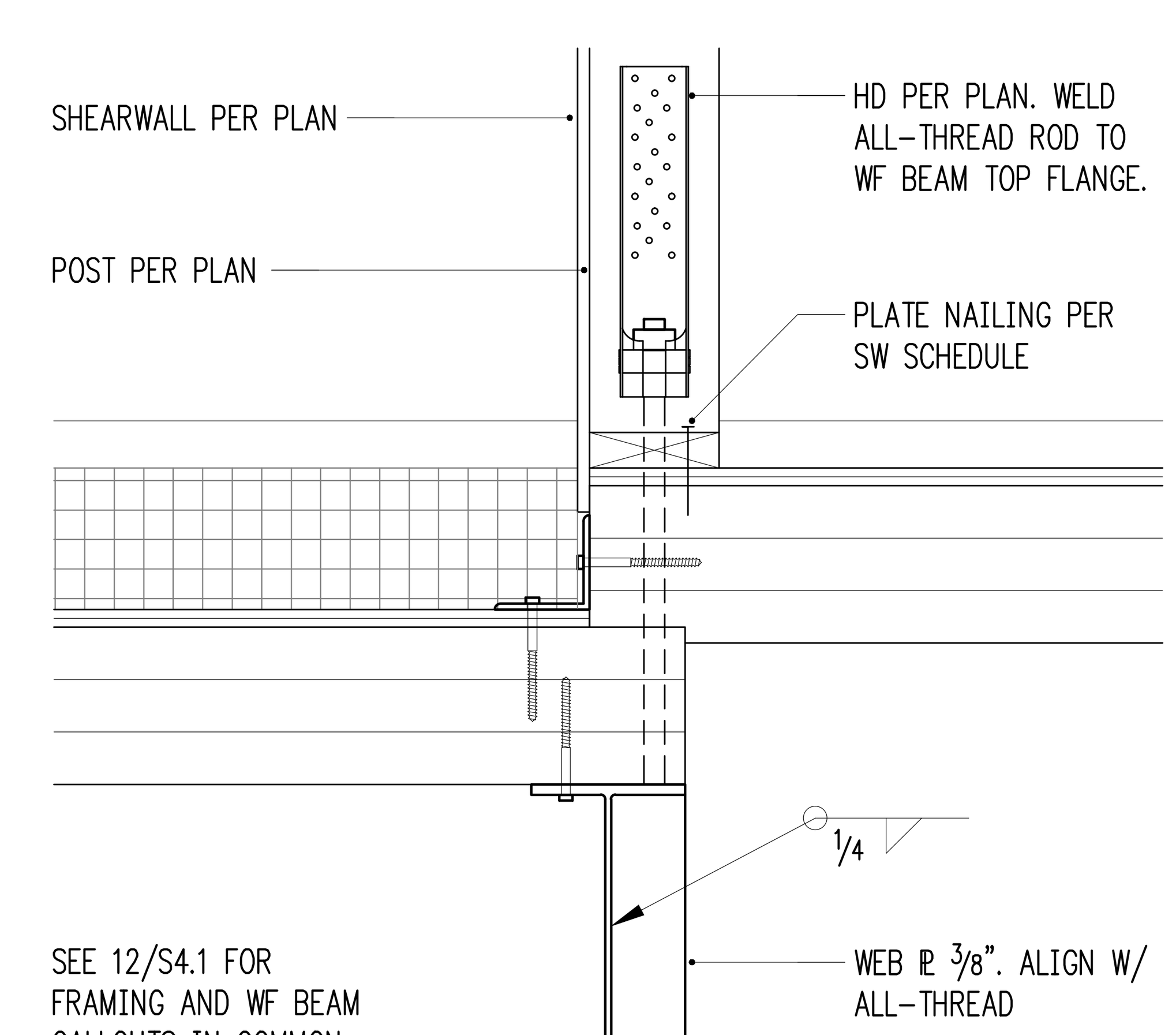
3/4" = 1'-0" 8



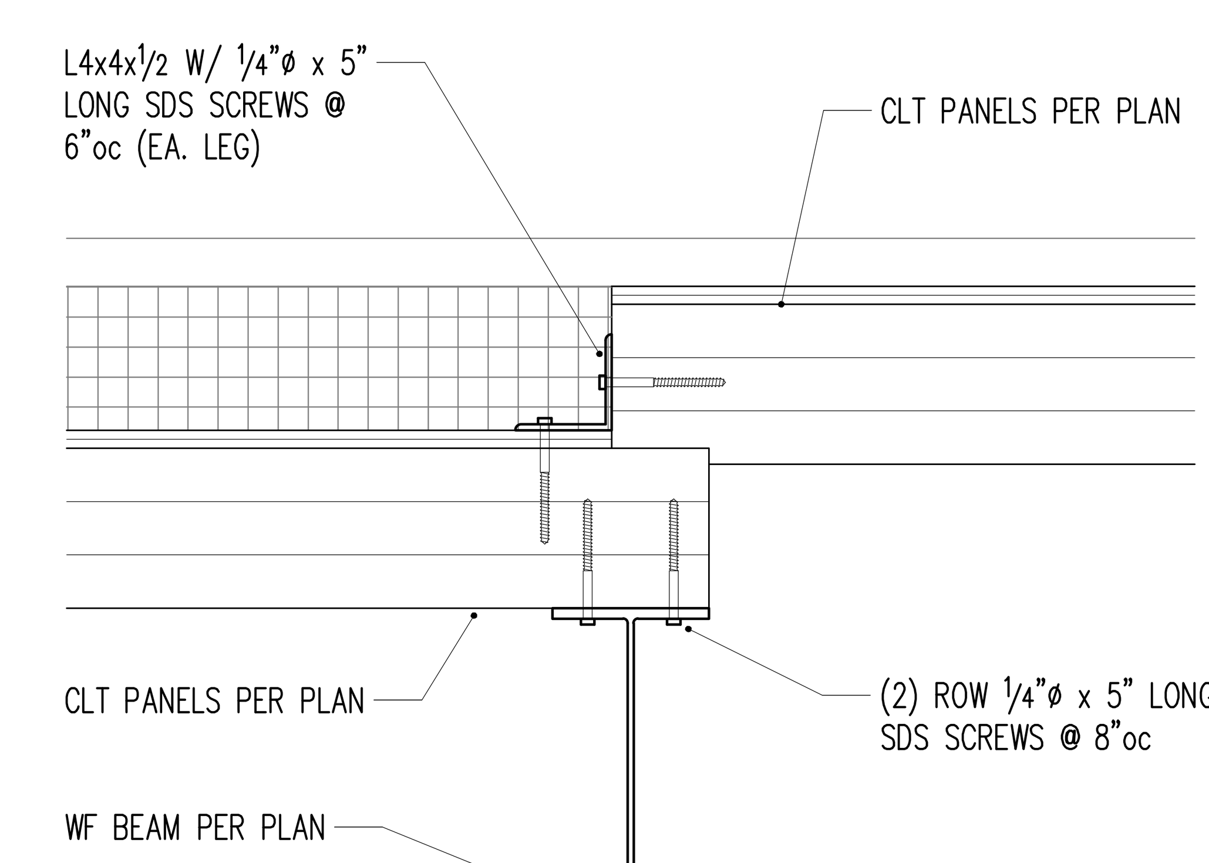
3/4" = 1'-0" 9



1-1/2" = 1'-0" 10



1-1/2" = 1'-0" 11



1-1/2" = 1'-0" 12

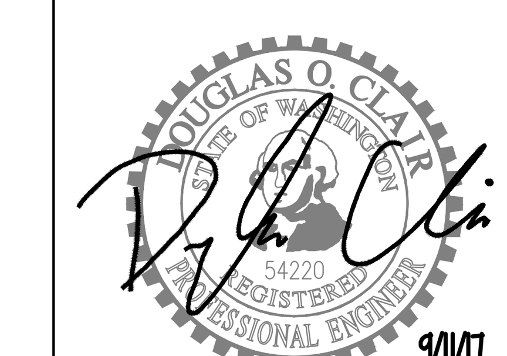
HVE

Harriott Valentine E[illegible]

1932 [illegible]A[illegible], S[illegible] 720

S[illegible], W[illegible] 98101-2447

[illegible] 206 624 4760 [illegible] 206 447 6971



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S[illegible], WA 98134

Project

LS R[illegible]d[illegible]

5460 E. M[illegible]r W[illegible]
M[illegible]r I[illegible]d, WA 98040

Issue Date	Issue Description
9 11 17	PERMIT

Building Department Approval

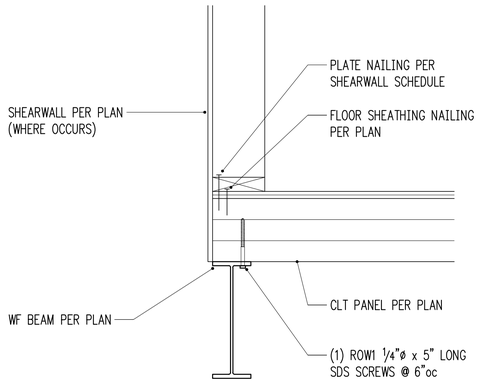
Drawing Title

STRUCTURAL DETAILS

Drawing Number

S4.1

LS RESIDENCE



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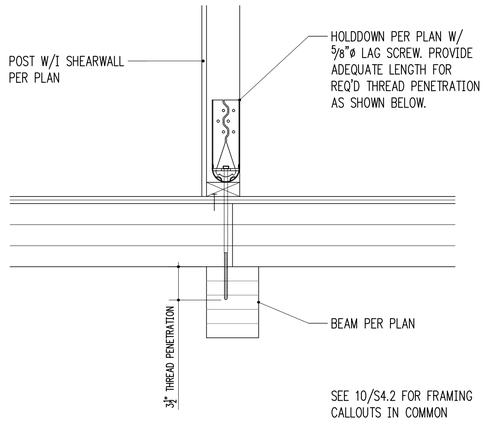

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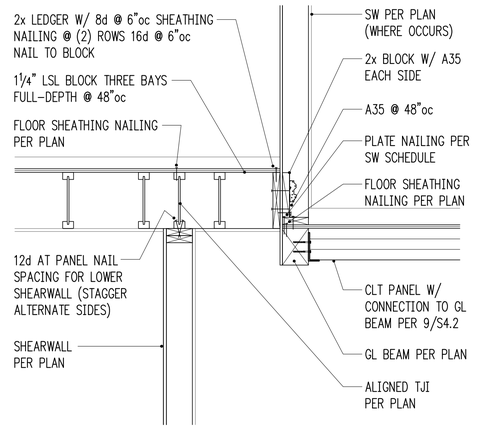

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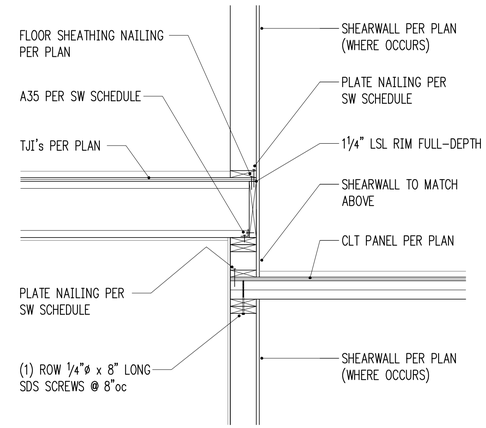

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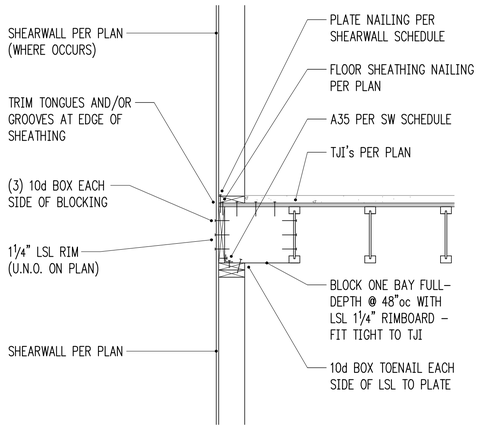

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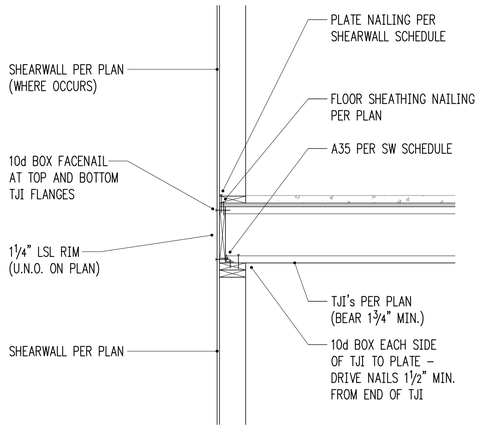

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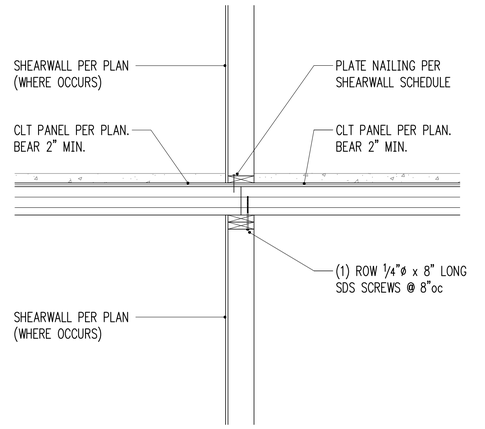

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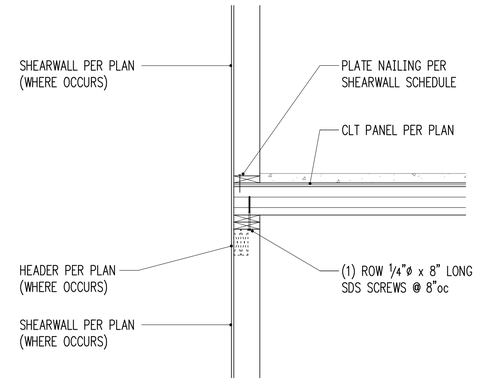
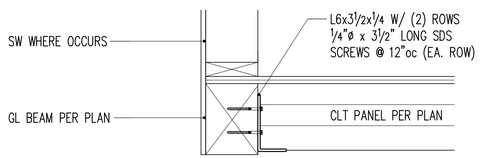
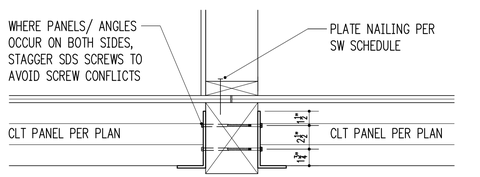


TYPICAL CLT TO STUD WALL (DROPPED HEADER)

3/4" = 1'-0" 8

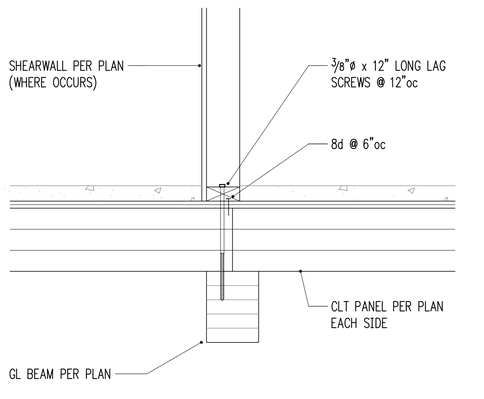


CLT PANEL TO GL BEAM (SINGLE-SIDE)



CLT PANEL TO GL BEAM (DOUBLE-SIDE)

1-1/2" = 1'-0" 9



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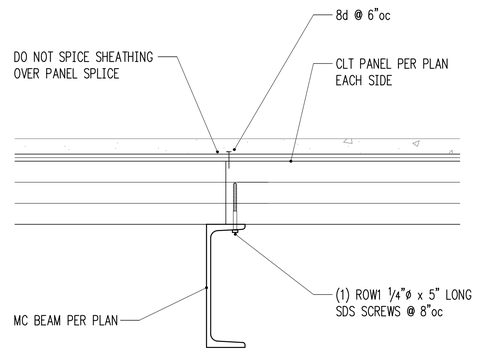
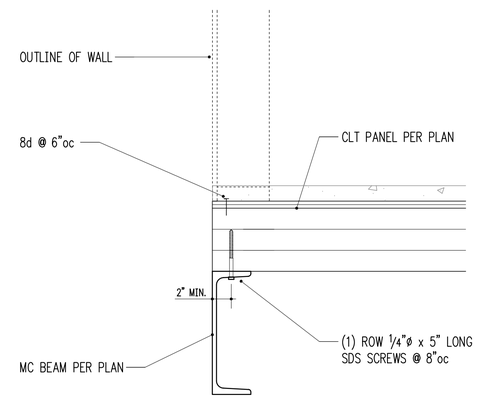


1-1/2" = 1'-0" 11



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DOUGLAS O. CLAIR
STATE OF WASHINGTON
54220
REGISTERED
PROFESSIONAL ENGINEER
9/11/17

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Project Architect
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Project
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5460 E. M□r□r W□□
M□r□□l□□d, WA 98040

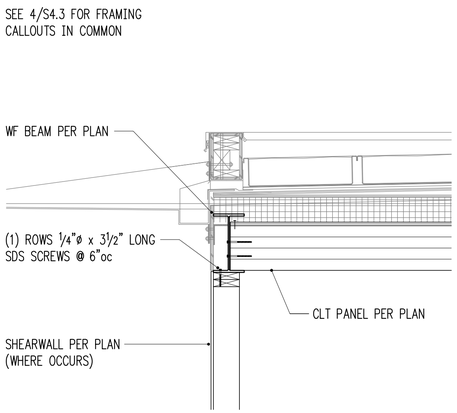
Issue Date	Issue Description
9.11.17	PERMIT

Building Department Approval

Drawing Title
STRUCTURAL DETAILS

Drawing Number
S4.2

LS RESIDENCE



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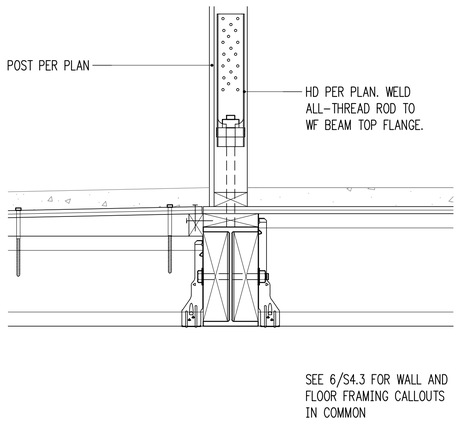

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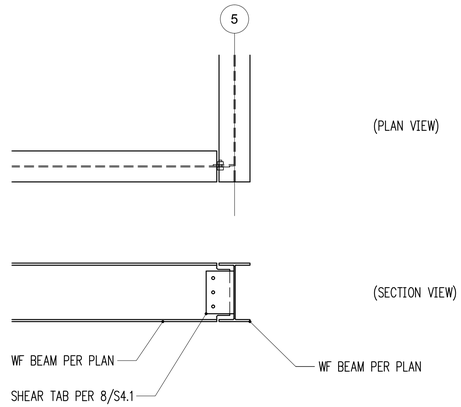

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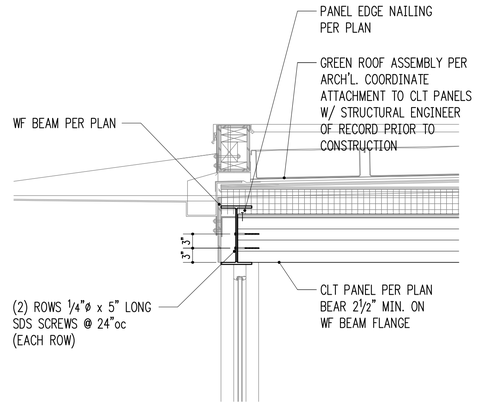
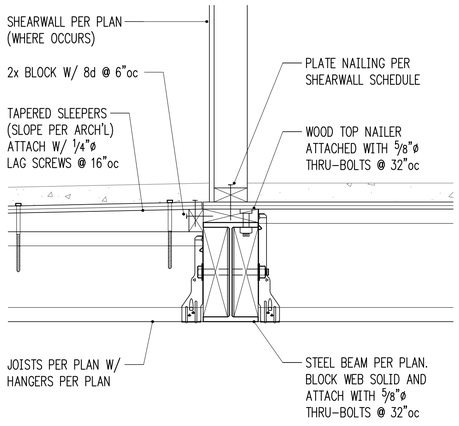


3/4" = 1'-0" 4

3/4" = 1'-0" 5



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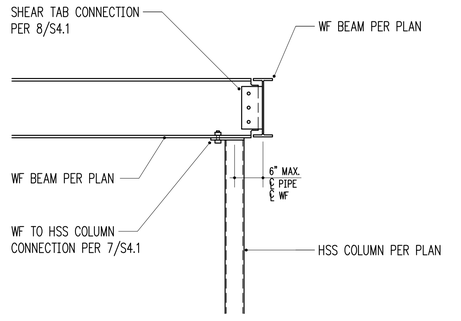
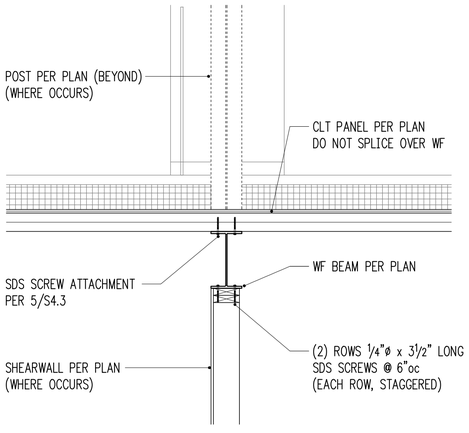
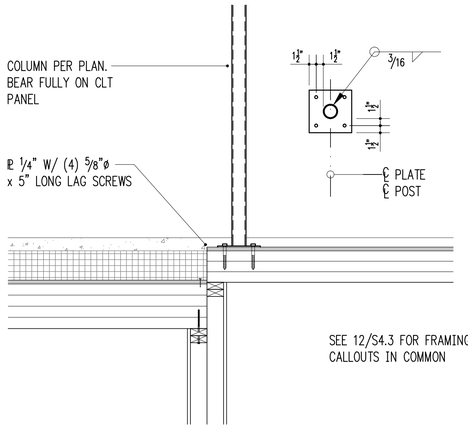


3/4" = 1'-0" 7

3/4" = 1'-0" 8



3/4" = 1'-0" 9



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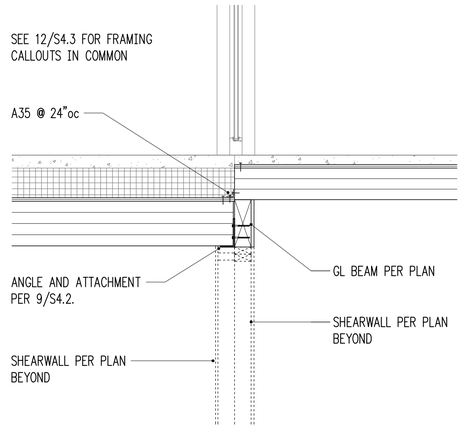

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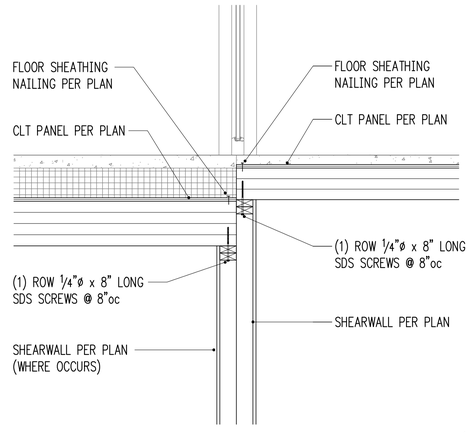

3/4" = 1'-0" 12

HVE
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DOUGLAS O. CLAIR
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S□□□□, WA 98134

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5460 E. M□r□r W□
M□r□□r I□□□d, WA 98040

Issue Date	Issue Description
9.11.17	PERMIT

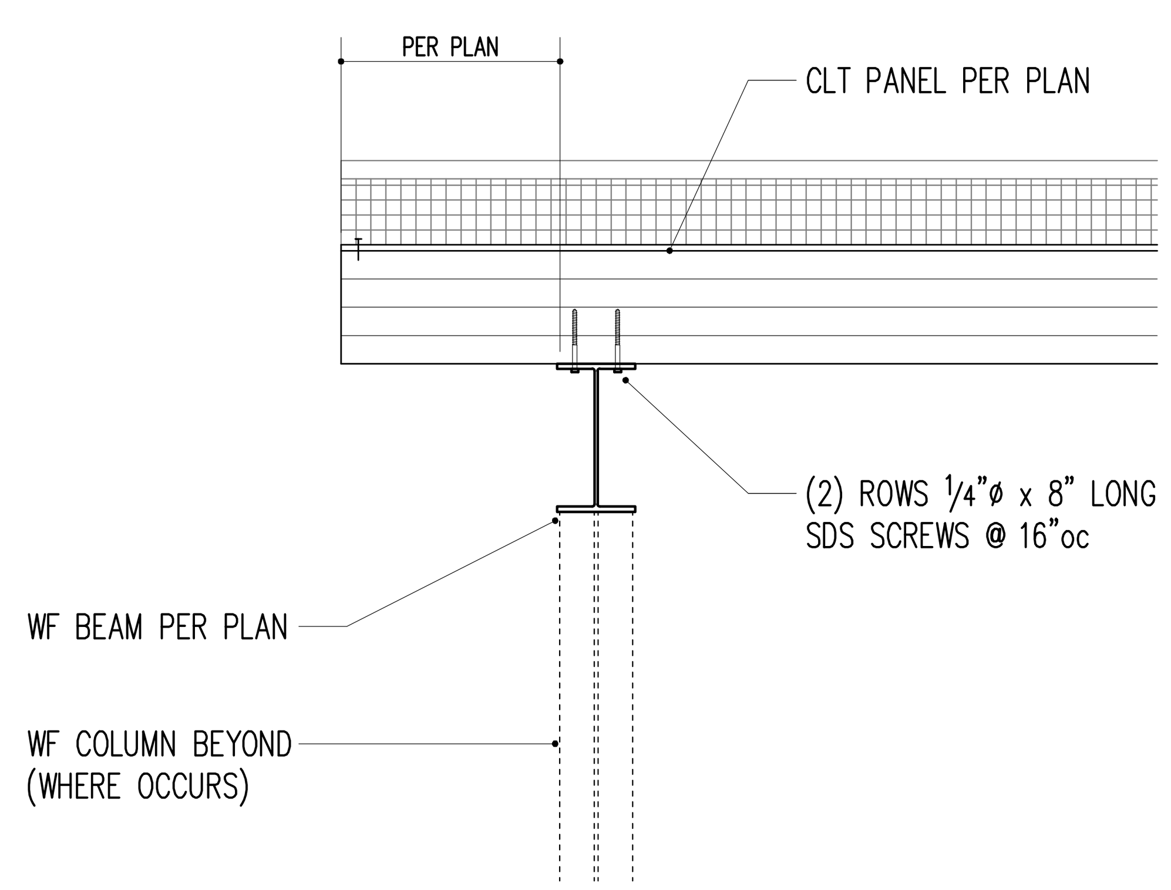
Building Department Approval

Drawing Title
STRUCTURAL DETAILS

Drawing Number
S4.3

LS RESIDENCE

3/4" = 1'-0" 1



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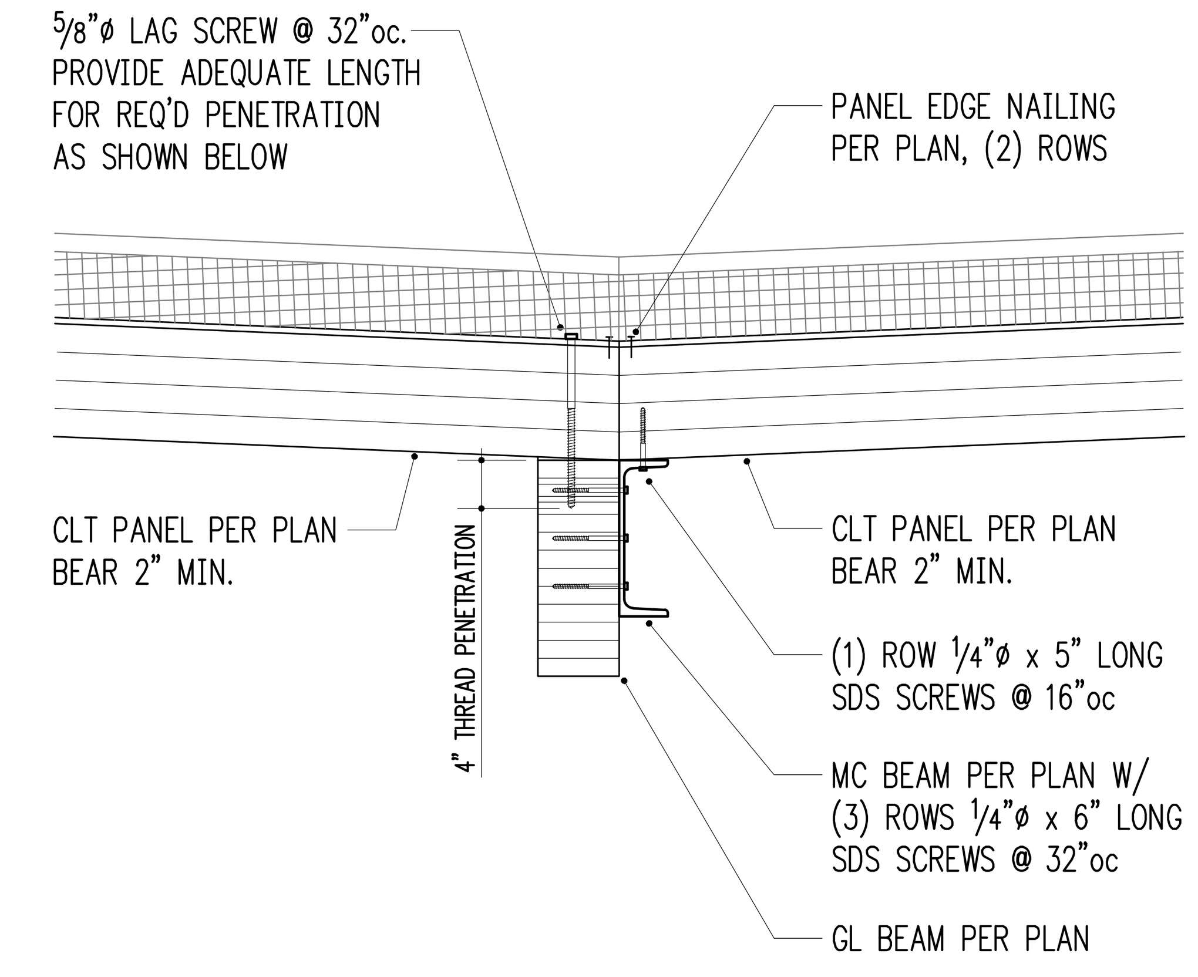

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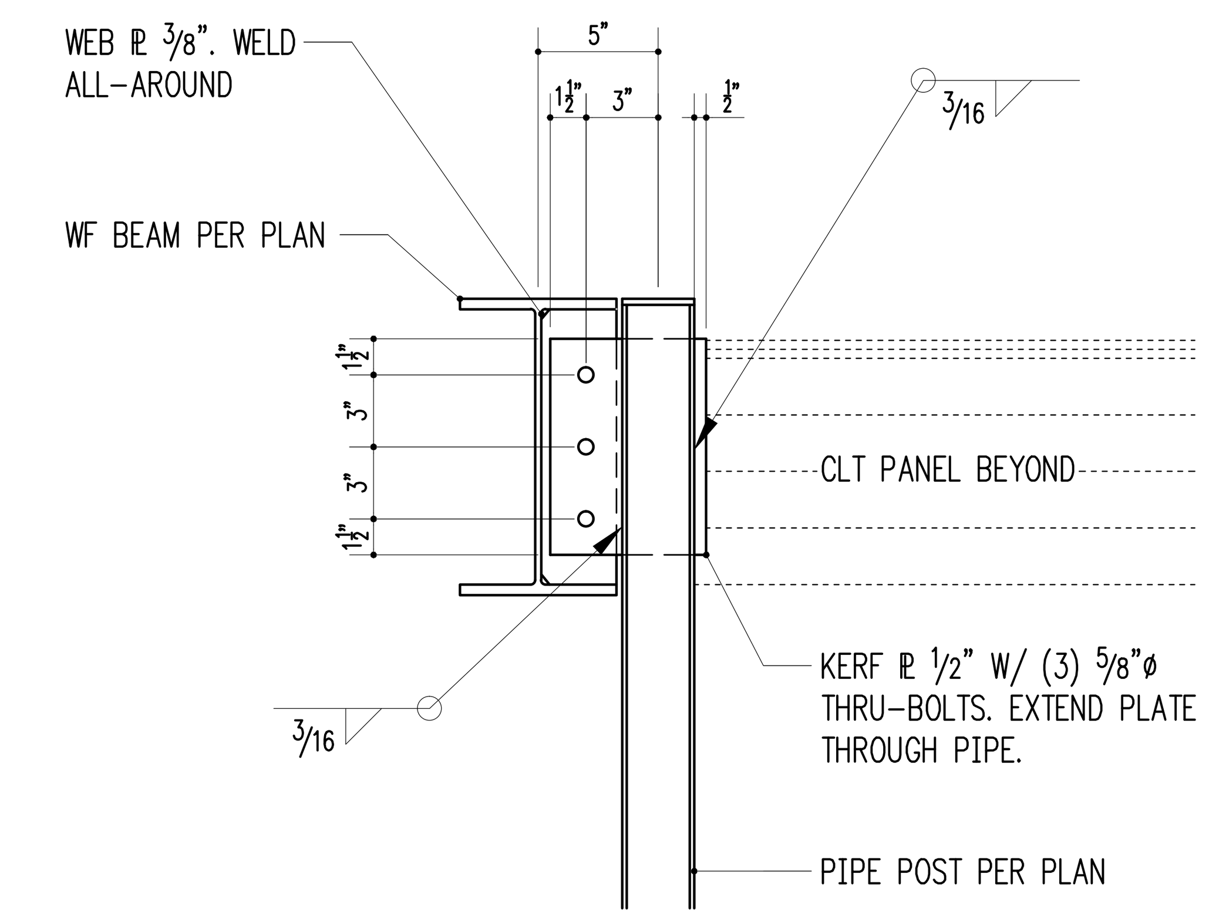

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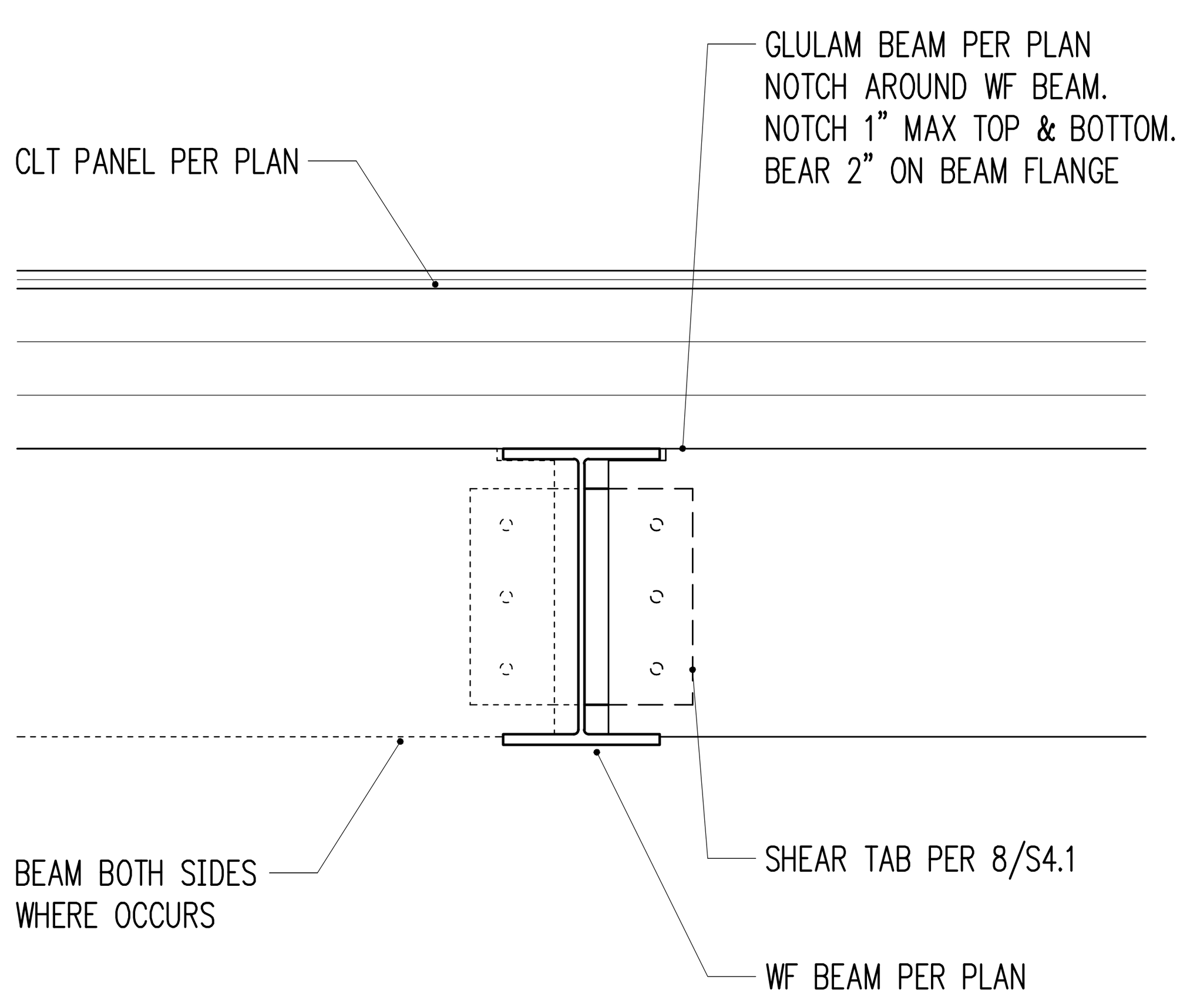
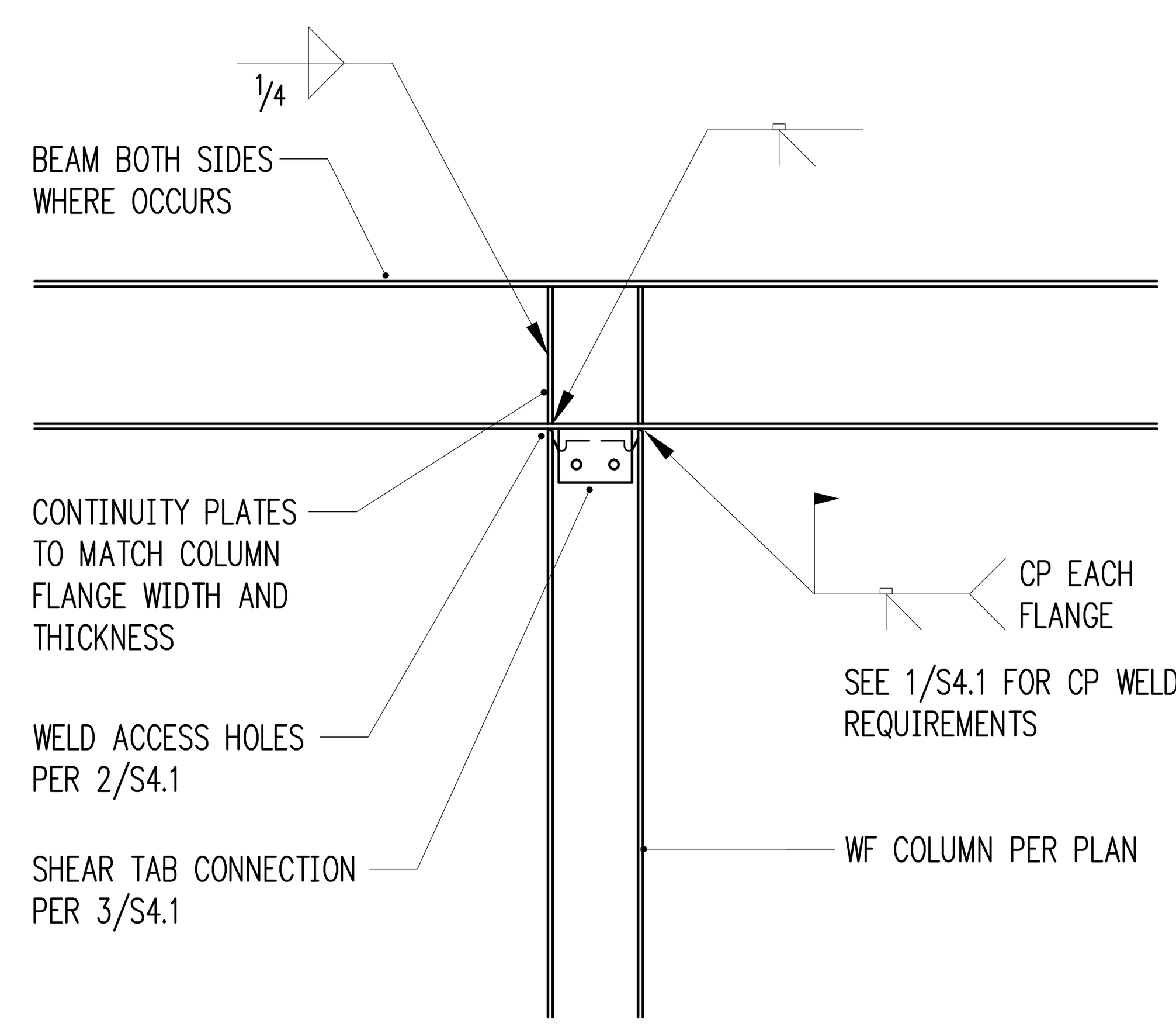
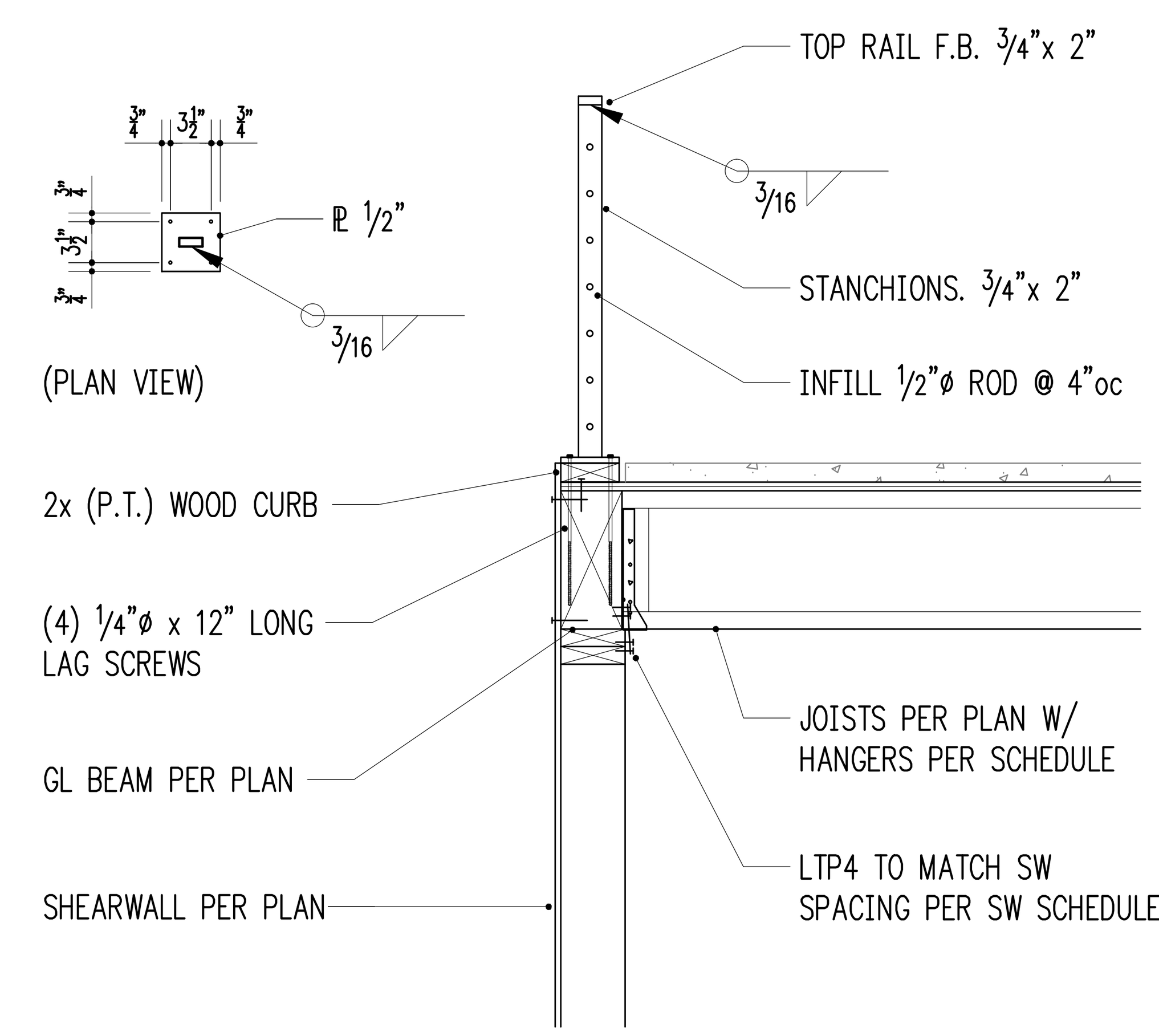


1-1/2" = 1'-0" 5

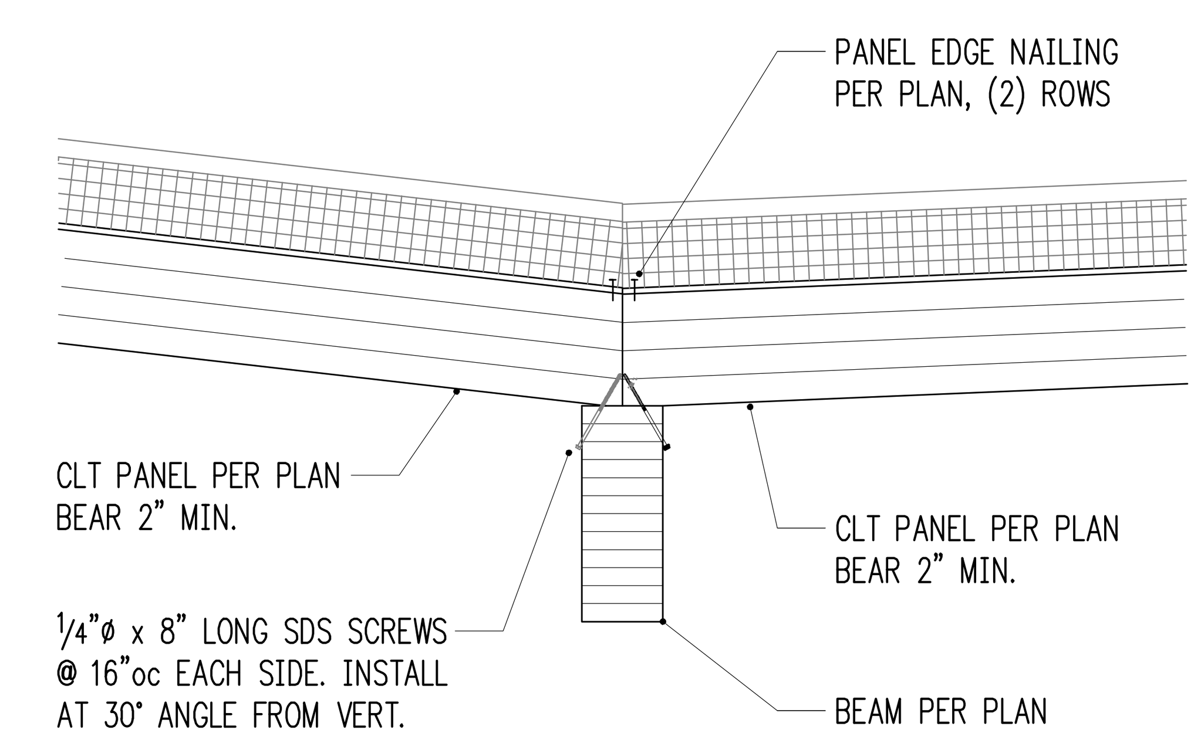


MOMENT CONN. – CANTILEVER BEAM

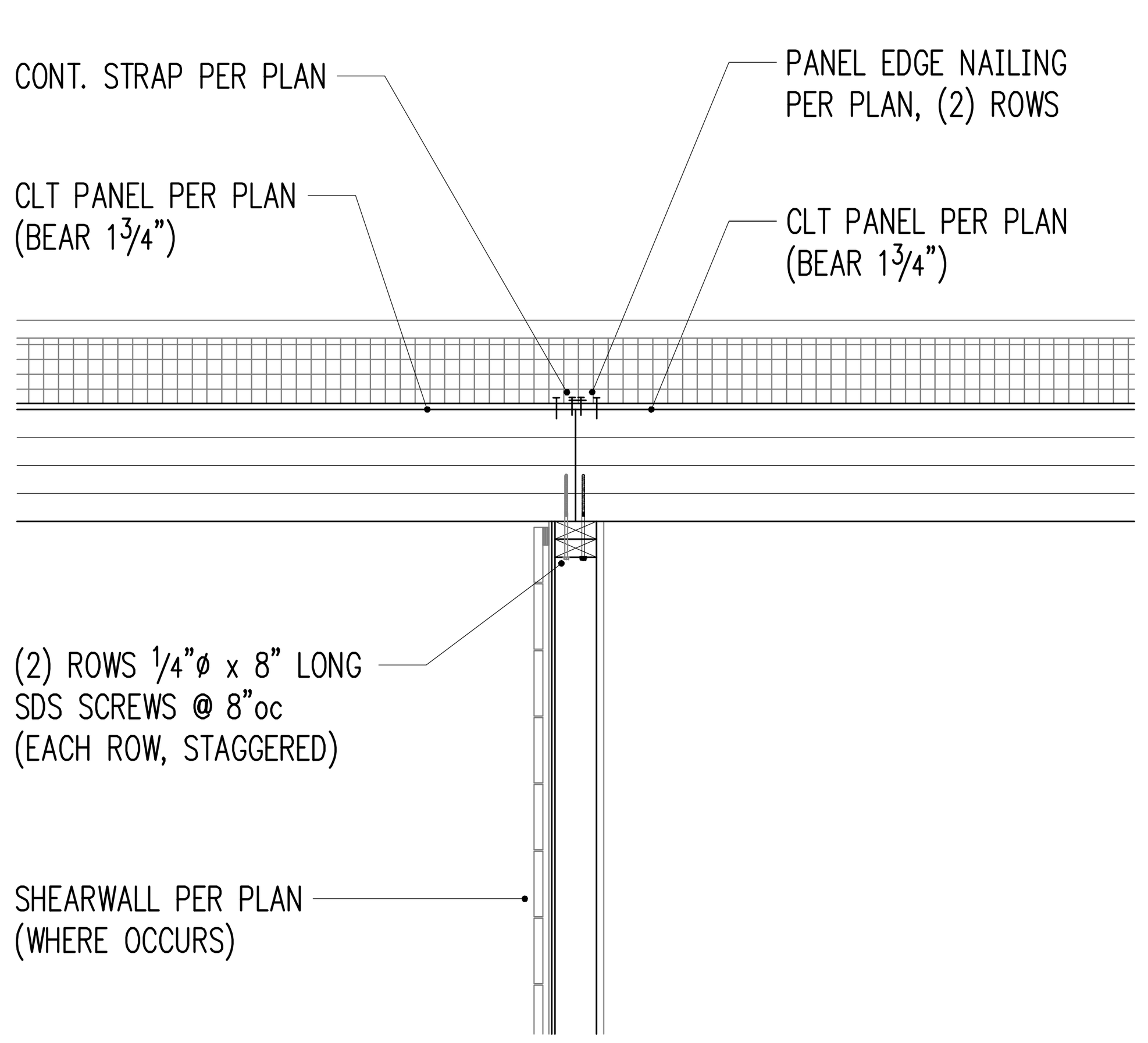
3/4" = 1'-0" 6



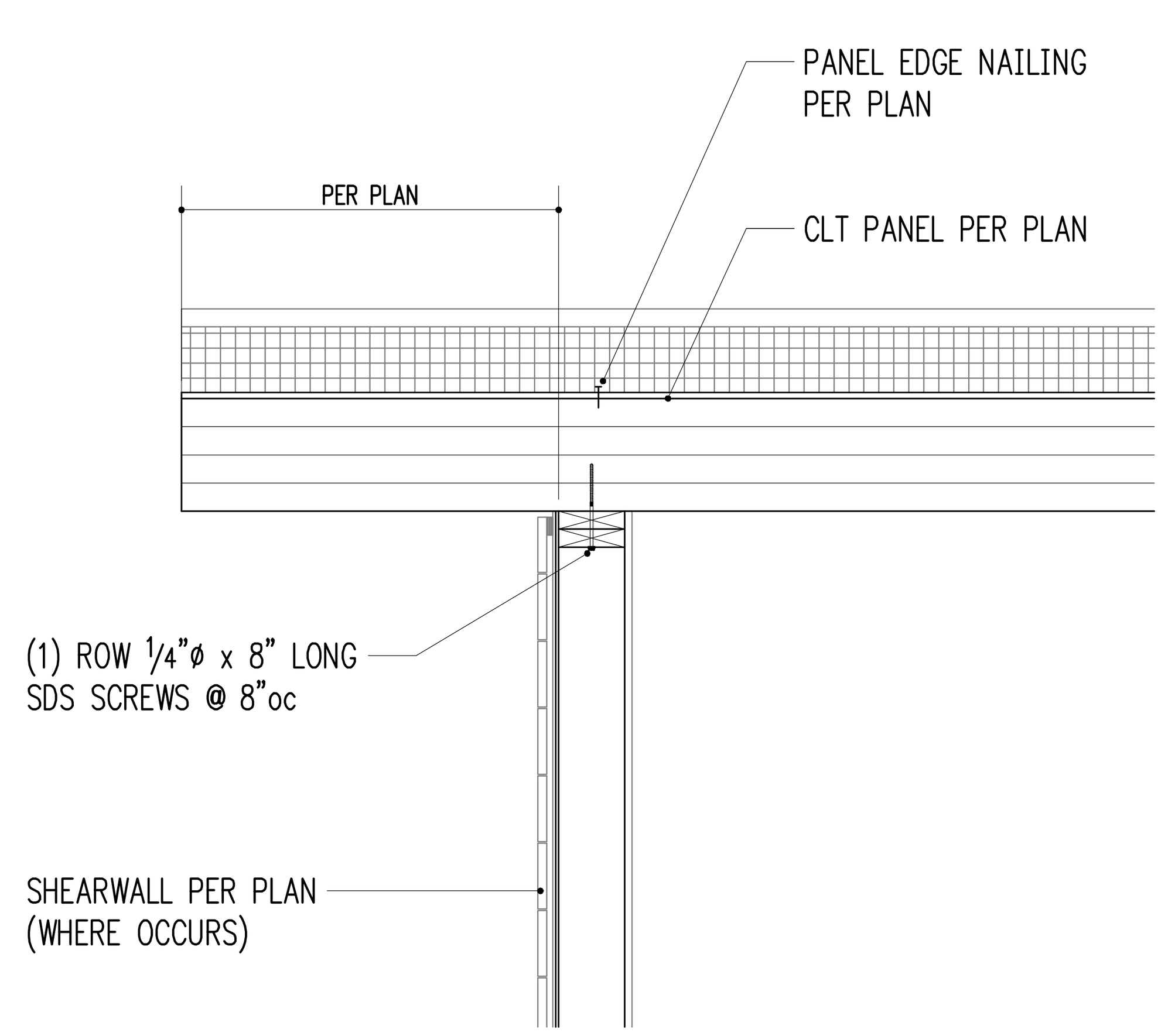
3/4" = 1'-0" 7



3/4" = 1'-0" 8



3/4" = 1'-0" 9



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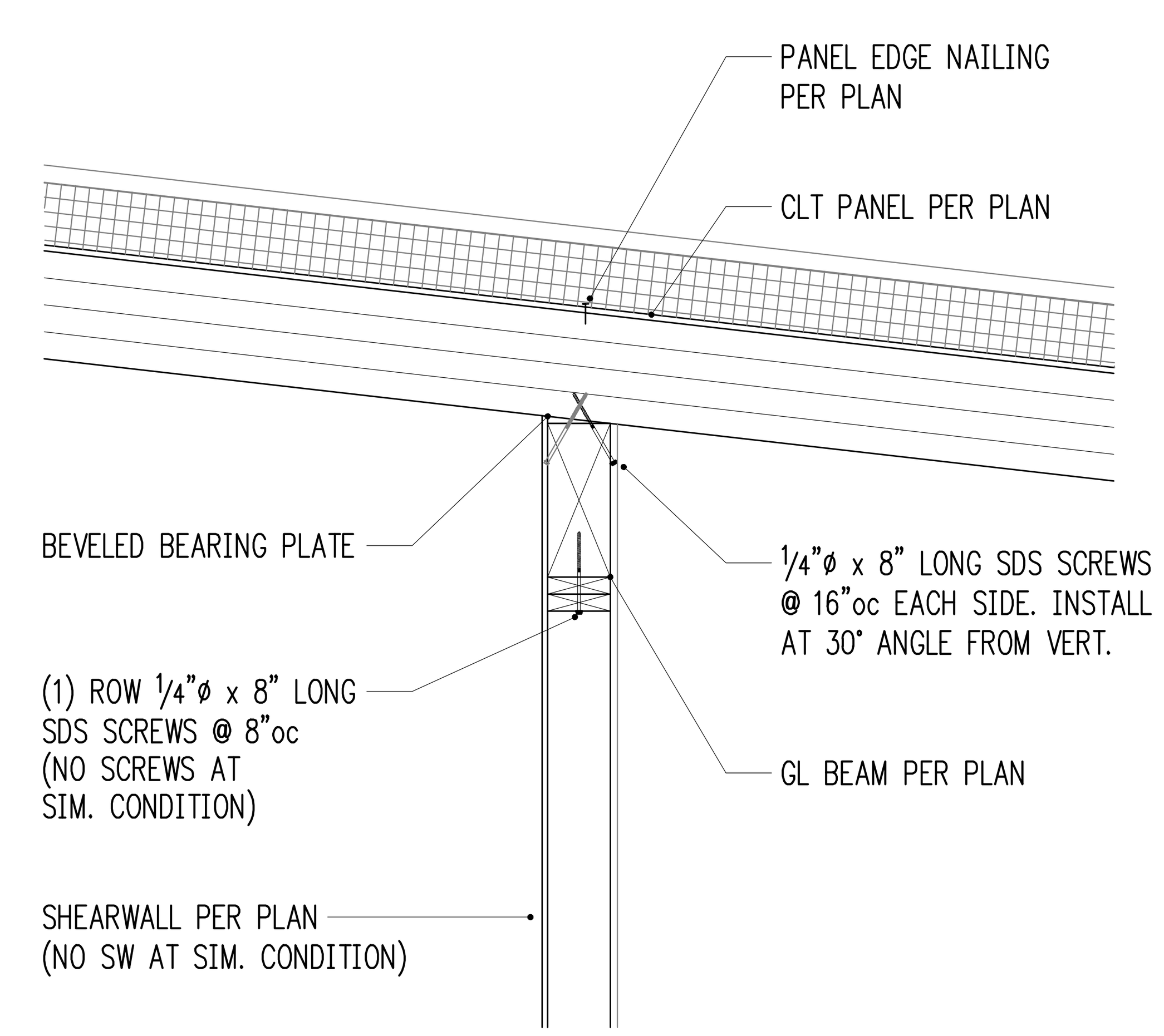
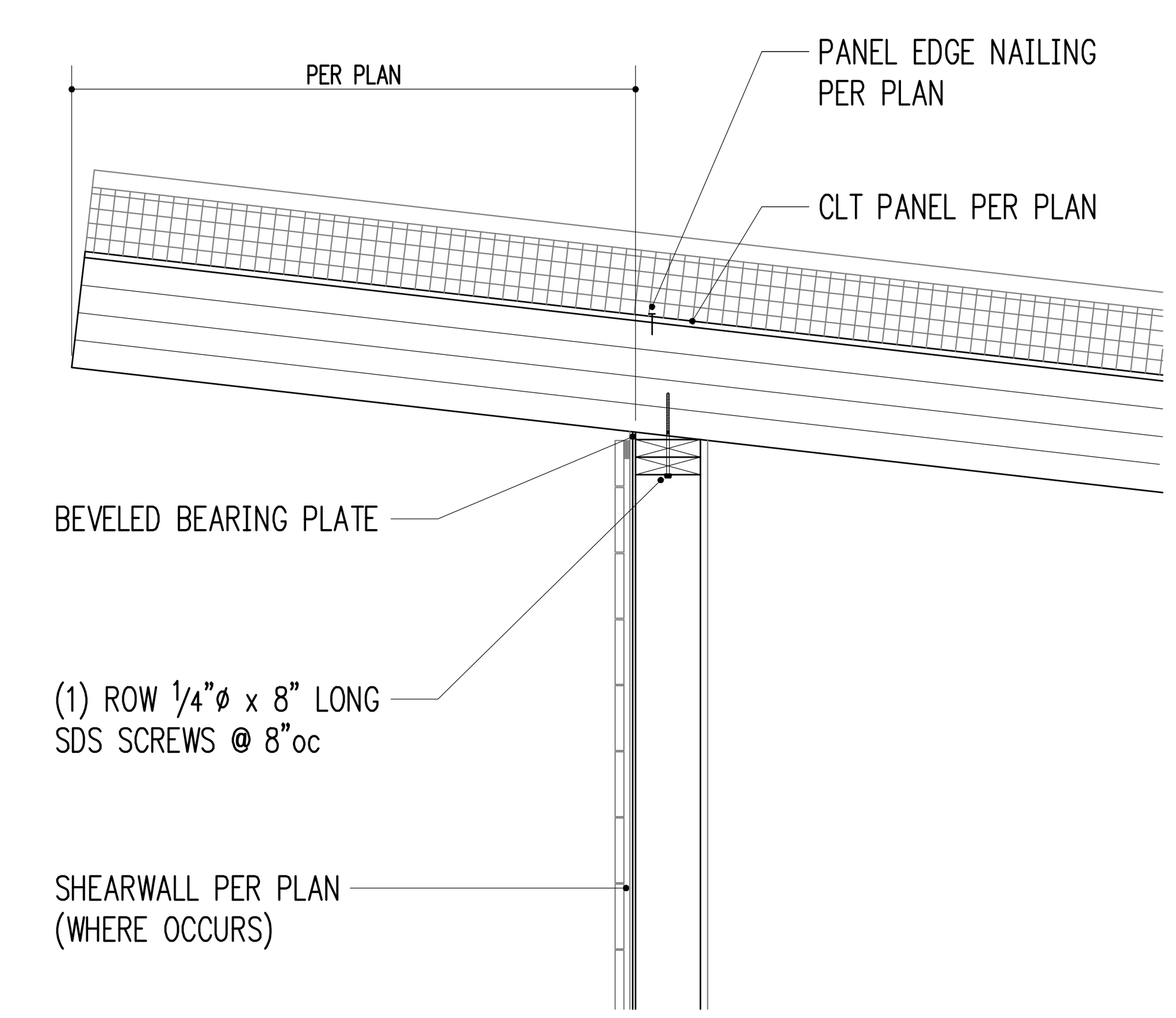


3/4" = 1'-0" 11



3/4" = 1'-0" 12

HVE
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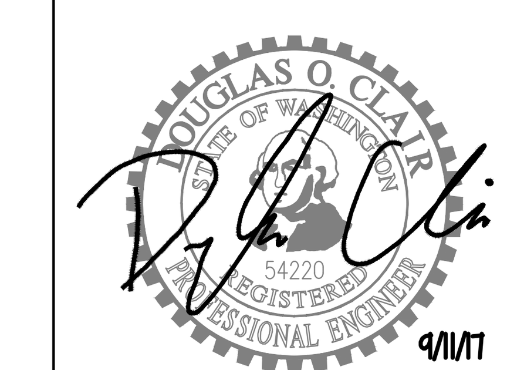
1932 A, S 720
S, W 98101-2447
206 624 4760 206 447 6971



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206 447 6971

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S, WA 98134

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M r r I d, WA 98040

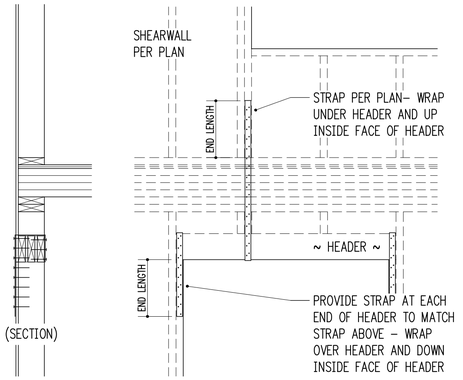
Issue Date	Issue Description
9 11 17	PERMIT

Building Department Approval

Drawing Title
STRUCTURAL DETAILS

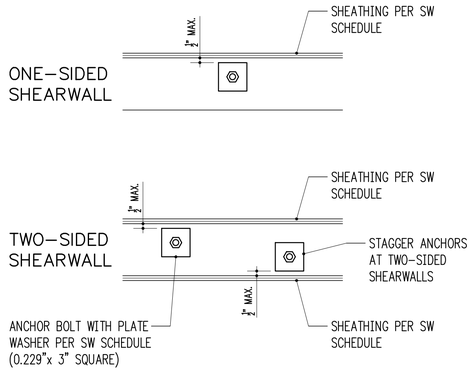
Drawing Number
S4.4

LS RESIDENCE



TYPICAL STRAPPED HEADER

3/4" = 1'–0" 1



TYPICAL SHEARWALL ANCHOR BOLT PLACEMENT

1–1/2" = 1'–0" 2

SHEARWALL SCHEDULE (NOT ALL USED)

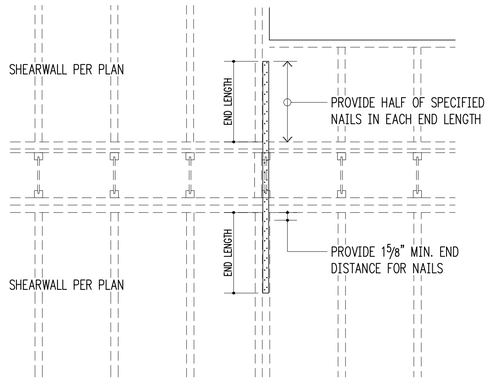
MARK	SHEATHING[1]	STUDS AT ABUTTING PANEL EDGES[2]	PANEL EDGE NAILING[3,4]	RIM JOIST OR BLOCKING TO TOP PLATE		BOTTOM PLATE ATTACHMENT		
				SOLID RIM	TJI RIM	BOTTOM PLATE TO RIM JOIST BELOW[4]	ANCHOR BOLT TO CONCRETE[5]	SILL PLATE AT FOUND.
SW1	15/32" CDX PLYWOOD	2x	8d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	16d @ 6"oc	5/8"ø @ 48"oc	2x
SW2	15/32" CDX PLYWOOD	2x	8d @ 4"oc	A35 @ 15"oc	16d @ 4"oc	16d @ 4"oc	5/8"ø @ 32"oc	2x
SW3	15/32" CDX PLYWOOD	3x	8d @ 3"oc	A35 @ 12"oc	N/A – USE SOLID RIM	16d @ 3"oc	5/8"ø @ 16"oc	2x
SW4	15/32" CDX PLYWOOD	3x	8d @ 2"oc	A35 @ 9"oc	N/A – USE SOLID RIM	16d @ 2"oc	5/8"ø @ 12"oc	2x
SW5	15/32" CDX PLYWOOD BOTH SIDES	3x	8d @ 3"oc	A35 @ 6"oc	N/A – USE SOLID RIM	(2) ROWS 16d @ 3"oc	5/8"ø @ 16"oc	3x
SW6	15/32" CDX PLYWOOD BOTH SIDES	3x	8d @ 2"oc	A35 @ 4½"oc	N/A – USE SOLID RIM	(2) ROWS 16d @ 2"oc	5/8"ø @ 12"oc	3x

1. WALL SHEATHING SHALL CONSIST OF APA RATED PLYWOOD WITH SPAN RATING 24/0. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF PANELS. 7/16" APA RATED SHEATHING (OSB) MAY BE USED IN PLACE OF 15/32" CDX.
2. STUDS AT ABUTTING PANEL EDGES MAY CONSIST OF (2)2x STUDS IN PLACE OF 3x STUDS – NAIL (2)2x STUDS TOGETHER WITH BOTTOM PLATE ATTACHMENT NAILING.
3. BLOCK ALL PANEL EDGES W/ 2x4 FLAT, ATTACH W/ PANEL EDGE NAILING. TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS. END STUDS SHALL RECEIVE PANEL EDGE NAILING. INTERMEDIATE STUDS SHALL BE 2x STUDS. NAIL SHEATHING TO INTERMEDIATE FRAMING MEMBERS WITH 8d @ 12"oc.
4. 8d NAILS SHALL BE 0.131" DIAMETER x 2½" (COMMON). 16d NAILS SHALL BE 0.135" DIAMETER x 3½" (BOX).
5. ANCHORS TO CONCRETE SHALL CONSIST OF CAST–IN–PLACE ANCHOR BOLTS, EXPANSION BOLTS, EPOXY GROUTED ALL–THREADS, OR TITEN HD HEAVY DUTY SCREW ANCHORS. CAST–IN–PLACE ANCHOR BOLTS HAVE A 7" EMBED AND SHALL BE J–BOLTS OR SHALL HAVE A HEX NUT AT THE BOTTOM END. EXPANSION BOLTS SHALL HAVE 5" EMBED AND SHALL NOT BE USED AT STEM WALL LOCATIONS WITH EDGE DISTANCE LESS THAN 5" (INSTEAD, USE EPOXY GROUTED ALL–THREADS OR TITEN HD ANCHORS). EPOXY GROUTED ANCHORS SHALL HAVE 5" EMBED AND 2½" MIN. EDGE DISTANCE. TITEN HD ANCHORS SHALL HAVE 3½" EMBED AND 1¾" MIN. EDGE DISTANCE. AT ALL ANCHOR BOLTS, PROVIDE STEEL PLATE WASHERS THAT ARE A MINIMUM OF 0.229" (3 GAUGE) x 3"x 3" (SIMPSON BP5/8–3 OR SIMILAR). PLACE BOLTS PER ANCHOR BOLT PLACEMENT DETAIL.

STRAP SCHEDULE (NOT ALL USED)

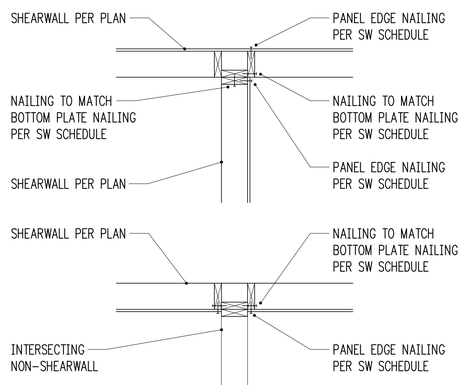
MARK	END LENGTH	NAILS	NAIL SPACING
CMST12	44"	(98) 10d x 3"	1¾"
CMST14	34"	(76) 10d x 3"	1¾"
CMSTC16	25"	(58) 12d x 3¼"	1½"
CS14	19"	(36) 8d x 2½"	2 1/16"
CS16	14"	(26) 8d x 2½"	2 1/16"
CS18	12"	(22) 8d x 2½"	2 1/16"
CS20	9"	(16) 8d x 2½"	2 1/16"
CS22	8"	(14) 8d x 2½"	2 1/16"

1. 10d AND 12d DIAMETER = 0.148"; 8d DIAMETER = 0.131".
2. USE HALF OF THE REQUIRED NAILS IN EACH MEMBER BEING CONNECTED (i.e. IN EACH END LENGTH).

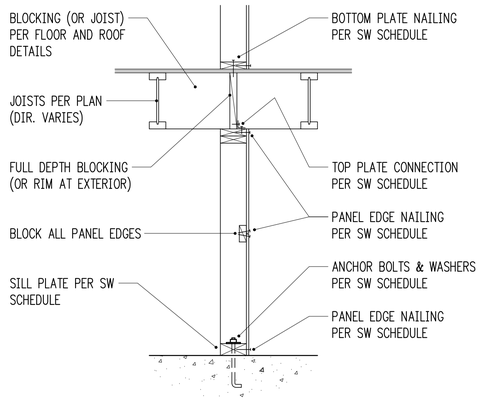


TYPICAL STRAP HOLDOWN AT FLOOR

3/4" = 1'–0" 6



TYPICAL SHEARWALL INTERSECTIONS



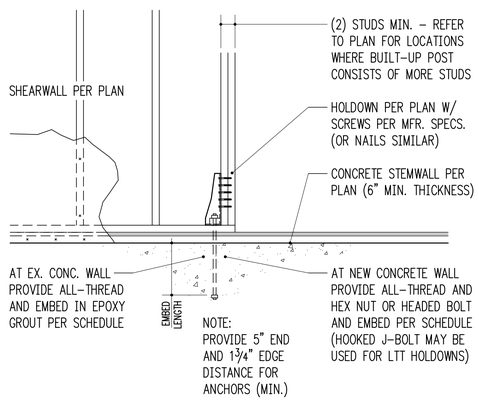
TYPICAL SHEARWALL SECTION

3/4" = 1'–0" 8

HOLDOWN SCHEDULE (NOT ALL USED)

MARK	FASTENERS TO STUDS[1]	ANCHOR DIA.[2]	EMBEDMENT LENGTH		SSTB[5]
			EPOXY[3]	CAST–IN[4]	
LTT19	(8) 10d x 3" NAILS	5/8"	7"	7"	SSTB16
LTT20B	(10) 10d x 3" NAILS	5/8"	8"	7"	SSTB16
HDU2	(6) 1/4"ø x 2½" SCREWS	5/8"	8"	11"	SSTB16
HDU4	(10) 1/4"ø x 2½" SCREWS	5/8"	16"	24"	SSTB20
HDU5	(14) 1/4"ø x 2½" SCREWS	5/8"	24"	37"	SSTB24

1. 10d AND 12d DIAMETER = 0.148"; 16d DIAMETER = 0.162". SCREWS SHALL BE SIMPSON "SDS" TYPE SCREWS, INSTALL PER SIMPSON RECOMMENDATIONS.
2. PROVIDE A36 OR A307 ALL–THREAD AT EPOXY AND CAST–IN ANCHORS.
3. PROVIDE SIMPSON "SET–XP" EPOXY PER GENERAL STRUCTURAL NOTES. SPECIAL INSPECTION IS REQUIRED.
4. AT CAST–IN ANCHORS PROVIDE HEAVY HEX NUT AT BOTTOM OF ALL–THREAD. HOOKED J–BOLT MAY BE USED FOR LTT HOLDOWNS.
5. AT 3x SILL PLATES, PROVIDE LONGER SSTBL MODELS.



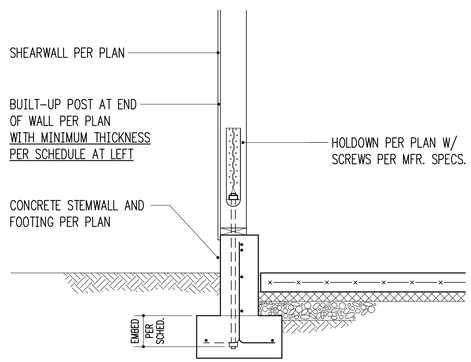
TYPICAL HOLDOWN AT CONCRETE

3/4" = 1'–0" 10

HEAVY–DUTY HOLDOWN SCHEDULE (NOT ALL USED)

MARK	FASTENERS TO STUDS[1]	ANCHOR DIA.[2]	EMBEDMENT INTO FOOTING	MIN. WOOD THICKNESS
HDU5	(14) 1/4"ø x 2½" SCREWS	5/8"	6"	3"
HDU8	(20) 1/4"ø x 2½" SCREWS	7/8"	6"	4½"
HDU11	(30) 1/4"ø x 2½" SCREWS	1"	6"	7¼"
HDU14	(36) 1/4"ø x 2½" SCREWS	1"	6"	7¼"

1. SCREWS SHALL BE SIMSPON "SDS" TYPE SCREWS, INSTALL PER SIMPSON RECOMMENDATIONS.
2. PROVIDE A36 OR A307 ALL–THREAD FOR ANCHORS.
3. THE ANCHORS LISTED IN THIS SCHEDULE MUST BE CAST–IN–PLACE.



HEAVY–DUTY HOLDOWN AT CONCRETE

3/4" = 1'–0" 12

HVE
Harriott Valentine E□□□□□□□□□□
1932 □n□□A□□□□□, S□□□720
S□□□□, W□□□□□□□□98101-2447
□□206 624 4760 □□206 447 6971
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DOUGLAS O. CLAIR — STATE OF WASHINGTON — 54220 — REGISTERED PROFESSIONAL ENGINEER — 9/11/17

Project Contact
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□□ 206 447 6971
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Project Architect
□□□B□□□□□□
815 S□□□□ B□□□□rd S□□□
S□□□□, WA 98134

Project
LS R□□d□□□□
5460 E. M□□r W□□
M□□□□ I□□□d, WA 98040

Issue Date	Issue Description
9.11.17	PERMIT

Building Department Approval

Drawing Title
STRUCTURAL DETAILS

Drawing Number
S5.0

LS RESIDENCE

PORTION OF THE SW 1/4, NE 1/4, SEC. 24, TWP 27 N., RGE. 5 E., W.M.

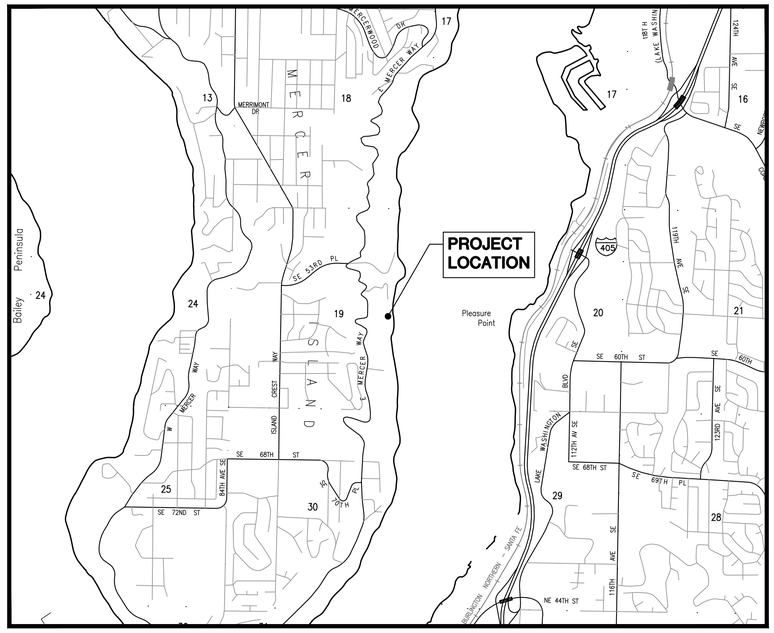
LR RESIDENCE

5460 EAST MERCER WAY, MERCER ISLAND WA 98040

OCTOBER 17, 2017

LEGAL DESCRIPTION

POR GLS 2 & 3 LY ELY OF E MERCER WAY & BET LNS RESPECT 2575 & 2700 FT N OF S LN OF SEC LESS POR WLY OF LN RNG S 12-42-49 E FR PT ON N LN THOF 403.13 FT E OF C/L OF E MERCER WAY LESS N 25 FT TGW 2ND CL SH LDS ADJ



VICINITY MAP
NTS

SHEET INDEX

APPLICANT:
LALILU MERCER ISLAND LLC
5460 EAST MERCER WAY
MERCER ISLAND, WA 98040

ENGINEER:
CECIL & ASSOCIATES, LLC
19535 97TH AVE NE
BOTHELL, WA 98011
ROGER CECIL, P.E.
(206) 484-3495

ARCHITECT:
BABIENKO ARCHITECTS PLLC
815 SEATTLE BLVD S., STUDIO 206
SEATTLE WA, 98134
WHITNEY MADISON
(206) 223-7663

CALL BEFORE YOU DIG 811
UNDERGROUND SERVICE (USA)

REVISIONS

No.	Description	Date
2	PERMIT SUBMITTAL	10/17/17
1	PERMIT SUBMITTAL	8/25/17

159-001-17 Project No.
VS Drawn By
RJC Designed By
RJC Approved By
10/17/2017 Date

ROGER J. CECIL — STATE OF WASHINGTON — 19371 — REGISTERED PROFESSIONAL ENGINEER — 10/17/2017

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SEATTLE, WA 98134

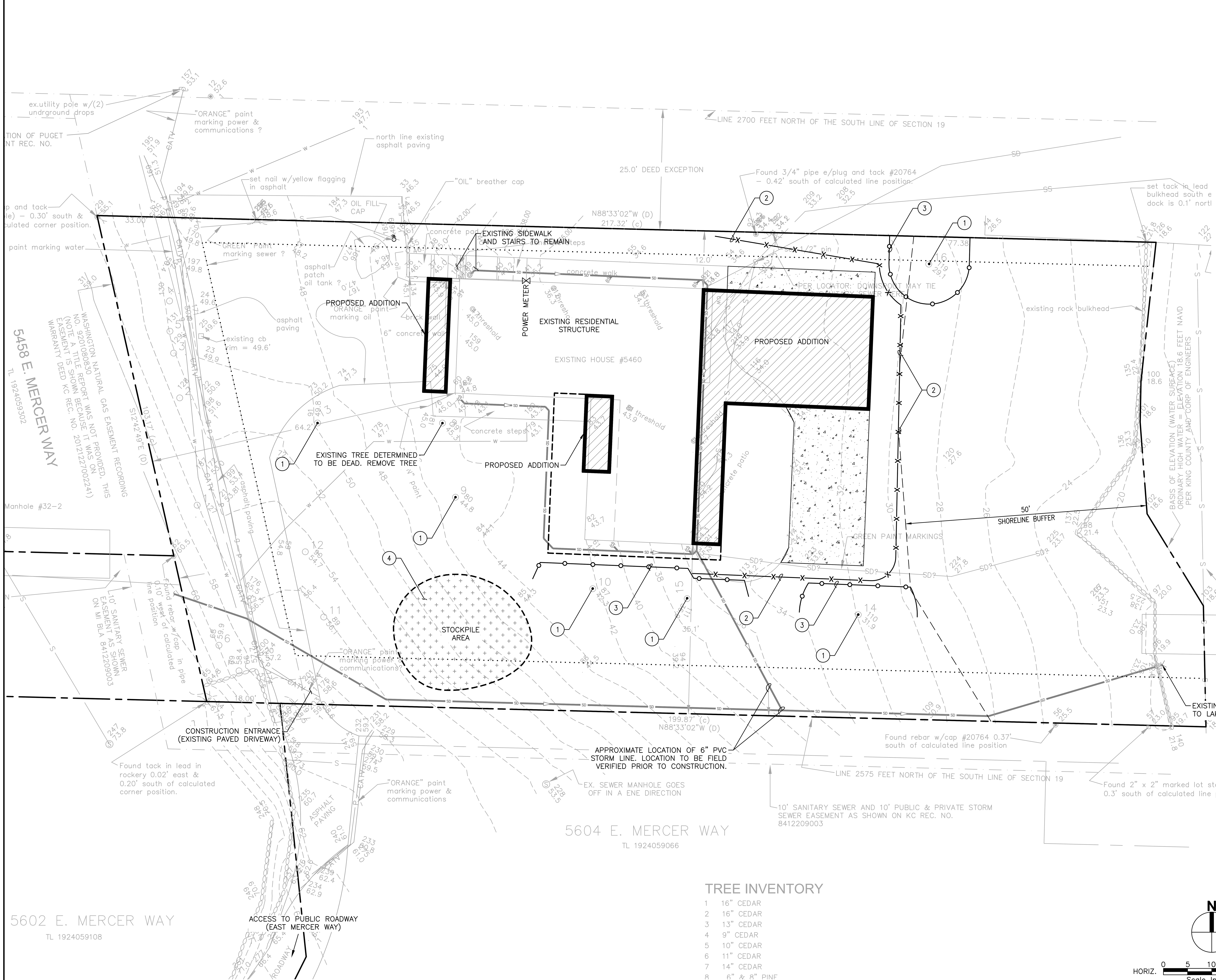
WHITNEY MADISON
CONTACT

LR RESIDENCE

TITLE SHEET

C0.01

PORTION OF THE SW 1/4, NE 1/4, SEC. 24, TWP 27 N, RGE. 5 E, W.M.



TESC CONSTRUCTION NOTES

1. PROTECT EXISTING TREE
2. SILT FENCE (TYP).
3. TREE PROTECTION FENCING (TYP).
4. STOCK PILE AREA W/PLASTIC COVERING.

LEGEND

- PROPERTY LINE
- SHORELINE BUFFER
- BUILDING SETBACK LINE
- SILT FENCE
- TREE PROTECTION FENCING
- PROPOSED BUILDING ADDITION
- PROPOSED CONCRETE

TREE INVENTORY

1. 16" CEDAR
2. 16" CEDAR
3. 13" CEDAR
4. 9" CEDAR
5. 10" CEDAR
6. 11" CEDAR
7. 14" CEDAR
8. 6" & 8" PINE

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UNDERGROUND SERVICE (USA)

REVISIONS

No.	Description	Date
2	PERMIT SUBMITTAL	10/17/17
1	PERMIT SUBMITTAL	8/25/17

Project No.	159-001-17
Drawn By	VS
Designed By	RJC
Approved By	RJC
Date	10/17/2017

ROGER J. CECIL STATE OF WASHINGTON 34374 REGISTERED PROFESSIONAL ENGINEER 10/17/2017

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CONTACT
WHITNEY MADISON

LR RESIDENCE
SITE PREP/TESC PLAN

C1.00

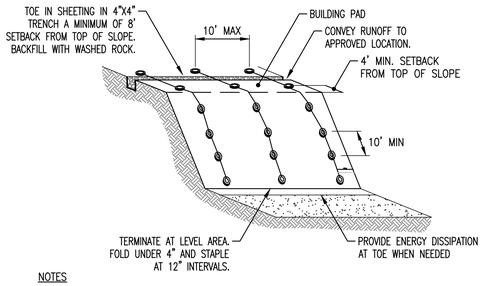
PORTION OF THE SW 1/4, NE 1/4, SEC. 24, TWP 27 N., RGE. 5 E., W.M.

EROSION CONTROL NOTES

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
4. EXISTING DRIVEWAYS WILL BE USED FOR CONSTRUCTION ACCESS. CONTRACTOR SHALL PROTECT EXISTING PAVED AREAS FROM DAMAGE. ANY DAMAGE TO PAVED AREAS SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. CONTRACTOR SHALL SWEEP PAVED AREAS REGULARLY TO PREVENT TRACKING OF DIRT OR MUD OFF SITE AND ONTO PUBLIC ROADS.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.).
7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC COVER METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
9. ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
11. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONE CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DDES INSPECTOR FOR REVIEW.
15. PERMANENT RESTORATION OF ALL DISTURBED AREAS SHALL BE COMPLETED PRIOR TO PROJECT APPROVAL.

STANDARD CONSTRUCTION SEQUENCE

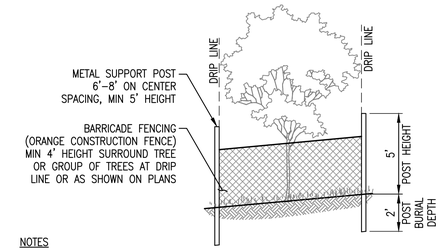
1. PRE-CONSTRUCTION MEETING.
2. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).
3. FLAG OR FENCE CLEARING LIMITS.
4. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
5. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
6. STABILIZE CONSTRUCTION ROADS.
7. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
8. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
9. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY OF MERCER ISLAND EROSION AND SEDIMENT CONTROL STANDARDS.
10. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
11. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
12. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
13. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPS REMOVED IF APPROPRIATE.



NOTES

1. TIRES, SANDBAGS, OR EQUIVALENT MAY BE USED TO WEIGHT PLASTIC SHEETING.
2. SEAMS BETWEEN SHEETS MUST OVERLAP A MINIMUM OF 12" AND BE WEIGHTED OR TAPED.
3. PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 6 MIL.
4. DUE TO RAPID RUNOFF CAUSED BY PLASTIC SHEETING, THIS METHOD SHALL NOT BE USED UPSLOPE OF AREAS THAT MIGHT BE ADVERSELY IMPACTED BY CONCENTRATED RUNOFF.
5. IF EROSION AT THE TOE OF SLOPE IS LIKELY, A GRAVEL BERM, RIP-RAP, OR OTHER SUITABLE PROTECTION SHALL BE INSTALLED AT THE TOE OF SLOPE IN ORDER TO REDUCE THE VELOCITY OF RUNOFF.

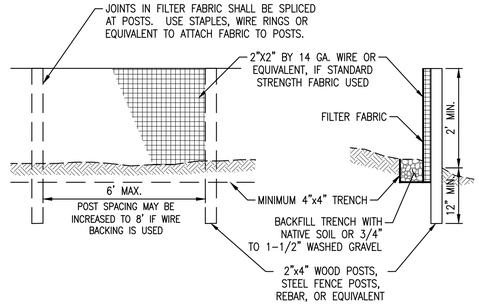
1 — **PLASTIC SHEETING SLOPE PROTECTION DETAIL**
N.T.S.



NOTES

1. A 4 FOOT HIGH TEMPORARY FENCE MUST BE PLACED AT THE DRIP LINE OF TREES PRIOR TO THE COMMENCEMENT OF CLEARING OR EARTHWORK. NOTIFY THE CLEARING AND GRADING INSPECTOR TO GET BOTH THE INSPECTION AND WRITTEN APPROVAL OF FLAGGED TREES AND TEMPORARY PROTECTION FENCING AROUND TREES TO BE SAVED PER THE APPROVED CLEARING AND GRADING PLAN.
2. NO STOCKPILING OF MATERIAL AND NO VEHICULAR TRAFFIC ARE ALLOWED WITHIN THE LIMITS OF THE TEMPORARY FENCING. FILLING, EXCAVATION, AND CLEARING MUST BE ACCOMPLISHED BY HAND METHODS ONLY.
3. ROOTS OF TREES TO BE SAVED WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE TREATED IN THE FOLLOWING WAY: FOR DAMAGED ROOTS OVER 1" IN DIAMETER, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION OF THE ROOT ALL EXPOSED ROOTS WILL BE TEMPORARILY COVERED WITH DAMP BURLAP OR WOOD SHAVINGS TO PREVENT DRYING AND COVERED WITH EARTH AS SOON AS POSSIBLE.
4. SEE SHEET C1.00 FOR LOCATION OF EXISTING TREES TO RECEIVE TEMPORARY FENCING.
5. SEE SPECIFICATIONS FOR PRUNING, WATERING AND OTHER MAINTENANCE REQUIREMENTS

2 — **TREE PROTECTION FENCING DETAIL**
N.T.S.



NOTE:

FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOURS WHENEVER POSSIBLE

3 — **SILT FENCE DETAIL**
N.T.S.

WET SEASON NOTES

SITE GRADING IN THE WET SEASON (OCT 1 – APRIL 1) IS RESTRICTED IN ACCORDANCE WITH SECTION 19.07.060.4 OF THE CITY OF MERCER ISLAND MUNICIPAL CODE. NO GRADING ACTIVITIES SHALL OCCUR DURING THE WET SEASON WITHOUT THE ISSUANCE OF A SEASONAL DEVELOPMENT LIMITATION WAIVER.

CONSTRUCTION SITES MAY BE CLOSED FOR THE DURATION OF THE WET SEASON BY THE CITY OF MERCER ISLAND IF ON-SITE TESC IS FOUND TO BE INADEQUATE. IF SITE WORK MUST BE SUSPENDED, THE FOLLOWING MEASURES SHALL BE IMPLEMENTED:

1. HOLES OR EXCAVATION MUST BE FILLED IN
2. ALL STOCKPILES MUST BE COVERED
3. ALL DISTURBED AREAS MUST BE COVERED WITH 4" OF STRAW
4. ALL SILT FENCE MUST BE INSPECTED TO ENSURE NO BREAKS OR GAPS IN FENCE.

SITE DISTURBANCE TO BE AVOIDED WITHIN THE SHORELINE BUFFER (50') OF LAKE WASHINGTON, ACCEPT WHAT IS REQUIRED FOR SILT FENCING AND TREE PROTECTION FENCING

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UNDERGROUND SERVICE (USA)

REVISIONS

No.	Description	Date
2	PERMIT SUBMITTAL	10/17/17
1	PERMIT SUBMITTAL	8/25/17

159-001-17 Project No.
VS Drawn By
RJC Designed By
RJC Approved By
10/17/2017 Date

ROGER J. CECIL — STATE OF WASHINGTON — 13371 — REGISTERED PROFESSIONAL ENGINEER — 10/17/2017

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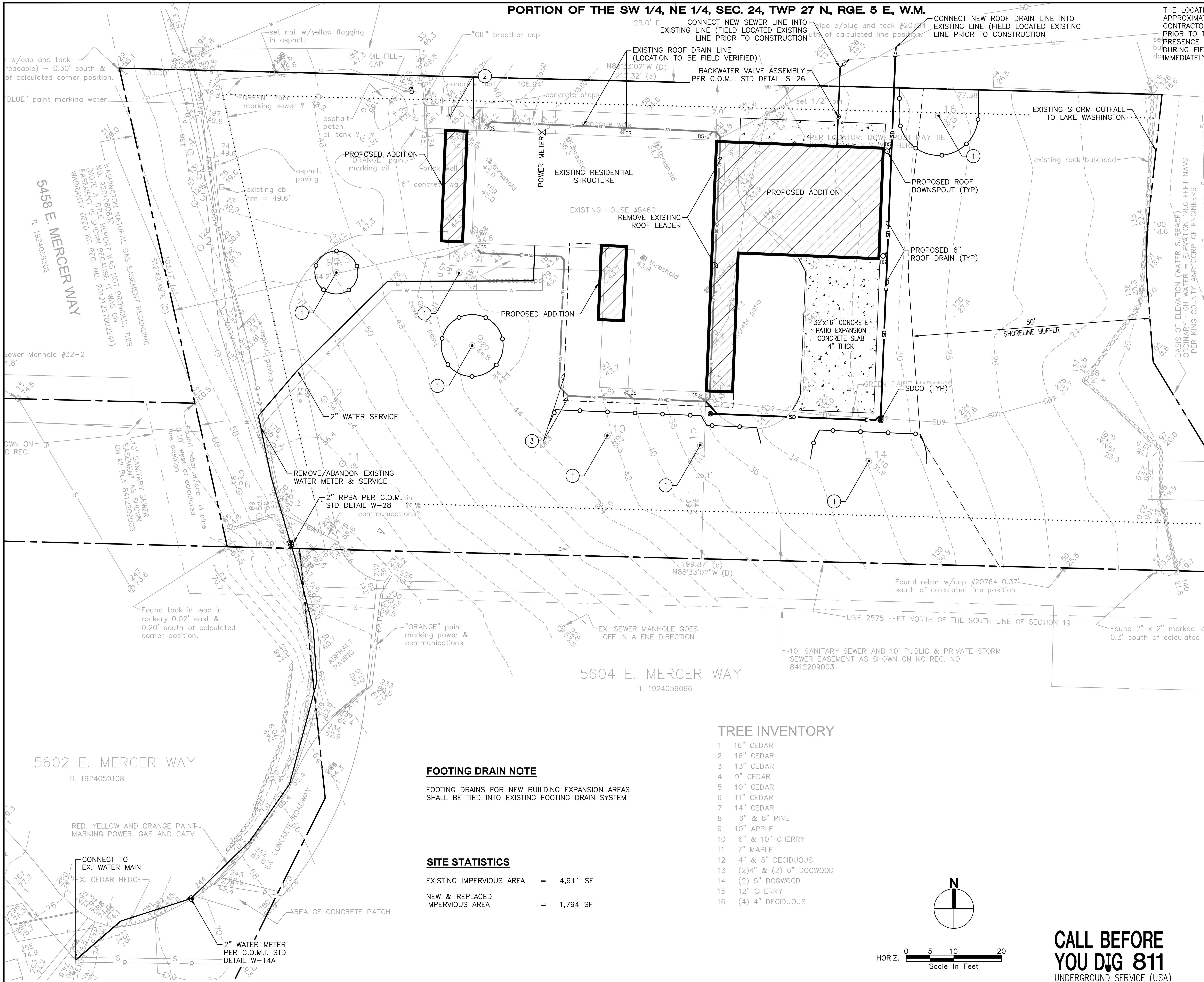
WHITNEY MADISON
CONTACT

LR RESIDENCE

TESC NOTES & DETAILS

C1.01

PORTION OF THE SW 1/4, NE 1/4, SEC. 24, TWP 27 N, RGE. 5 E, W.M.



THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON AVAILABLE RECORD DRAWINGS. CONTRACTOR SHALL FIELD VERIFY LOCATION OF AL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY UNEXPECTED PRESENCE OR DISCREPANCY OF UTILITIES THAT ARE DISCOVERED DURING FIELD VERIFICATION SHALL BE REPORTED TO THE OWNER IMMEDIATELY.

FOOTING DRAIN NOTE

FOOTING DRAINS FOR NEW BUILDING EXPANSION AREAS SHALL BE TIED INTO EXISTING FOOTING DRAIN SYSTEM

SITE STATISTICS

EXISTING IMPERVIOUS AREA = 4,911 SF

NEW & REPLACED IMPERVIOUS AREA = 1,794 SF

TREE INVENTORY

1. 16" CEDAR
2. 16" CEDAR
3. 13" CEDAR
4. 9" CEDAR
5. 10" CEDAR
6. 11" CEDAR
7. 14" CEDAR
8. 6" & 8" PINE
9. 10" APPLE
10. 6" & 10" CHERRY
11. 7" MAPLE
12. 4" & 5" DECIDUOUS
13. (2)4" & (2) 6" DOGWOOD
14. (2) 5" DOGWOOD
15. 12" CHERRY
16. (4) 4" DECIDUOUS

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CONSTRUCTION NOTES

1. PROTECT EXISTING TREE
2. EXISTING SIDEWALK AND STAIRS TO REMAIN.
3. EXISTING OVERHANG TO REMAIN.

LEGEND

- PROPERTY LINE
- SHORELINE BUFFER
- BUILDING SETBACK LINE
- TREE PROTECTION FENCING
- EXISTING STORM
- PROPOSED STORM
- EXISTING DOWNSPOUT
- PROPOSED DOWNSPOUT
- PROPOSED STORM DRAIN CLEANOUT (SDCO)
- FLOW ARROW
- PROPOSED BUILDING ADDITION
- PROPOSED CONCRETE

REVISIONS

No.	Description	Date
1	PERMIT SUBMITTAL	8/25/17
2	PERMIT SUBMITTAL	10/17/17

159-001-17 Project No.
VS Drawn By
RJC Designed By
RJC Approved By
10/17/2017 Date

ROGER J. CECIL, STATE OF WASHINGTON, 34374 REGISTERED PROFESSIONAL ENGINEER 10/17/2017

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WHITNEY MADISON
CONTACT

LR RESIDENCE

STORMWATER CONTROL PLAN

C2.00

STANDARD GENERAL NOTES

1. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMIT CONDITIONS, MERCER ISLAND MUNICIPAL CODE, MERCER ISLAND DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AND THE CONDITIONS OF THE PERMIT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE CITY OF MERCER ISLAND.
2. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE MERCER ISLAND DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT SERVICES ENGINEERING REVIEW CHECKLIST. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE CITY PLAN REVIEWER. ANY VARIANCE FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF MERCER ISLAND PRIOR TO CONSTRUCTION.
3. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G. DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.)
4. BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE DPER'S DEVELOPMENT INSPECTOR, THE APPLICANT, AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.
5. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. GRADING ACTIVITIES (SITE ALTERATION) ARE LIMITED TO THE HOURS OF 7 A.M. TO 7 P.M. MONDAY THROUGH SATURDAY AND 10 A.M. TO 5 P.M. ON SUNDAY, UNLESS OTHERWISE APPROVED WITH A WRITTEN DECISION BY THE REVIEWING AGENCY.
7. IT SHALL BE THE APPLICANT'S/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS NECESSARY BEFORE INITIATING OFF-SITE WORK. EASEMENTS REQUIRE REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
8. FRANCHISED UTILITIES OR OTHER INSTALLATIONS THAT ARE NOT SHOWN ON THESE APPROVED PLANS SHALL NOT BE CONSTRUCTED UNLESS AN APPROVED SET OF PLANS THAT MEET ALL REQUIREMENTS OF THE CITY OF MERCER ISLAND CHAPTER 8 ARE SUBMITTED TO THE CITY DEVELOPMENT INSPECTOR THREE DAYS PRIOR TO CONSTRUCTION.
9. DATUM SHALL BE NAVD88 UNLESS OTHERWISE APPROVED BY DPER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, 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 CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL APPLY. WORK IN RIGHT-OF-WAY IS NOT AUTHORIZED UNTIL A TRAFFIC CONTROL PLAN IS APPROVED BY THE CITY OF MERCER ISLAND.

WET SEASON NOTES

SITE GRADING IN THE WET SEASON (OCT 1 – APRIL 1) IS RESTRICTED IN ACCORDANCE WITH SECTION 19.07.060.4 OF THE CITY OF MERCER ISLAND MUNICIPAL CODE. NO GRADING ACTIVITIES SHALL OCCUR DURING THE WET SEASON WITHOUT THE ISSUANCE OF A SEASONAL DEVELOPMENT LIMITATION WAIVER.

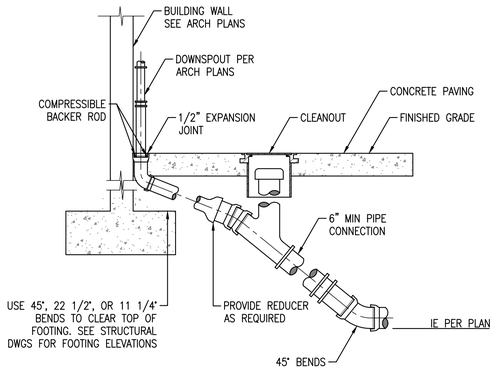
CONSTRUCTION SITES MAY BE CLOSED FOR THE DURATION OF THE WET SEASON BY THE CITY OF MERCER ISLAND IF ON-SITE TESC IS FOUND TO BE INADEQUATE. IF SITE WORK MUST BE SUSPENDED, THE FOLLOWING MEASURES SHALL BE IMPLEMENTED:

1. HOLES OR EXCAVATION MUST BE FILLED IN
2. ALL STOCKPILES MUST BE COVERED
3. ALL DISTURBED AREAS MUST BE COVERED WITH 4" OF STRAW
4. ALL SILT FENCE MUST BE INSPECTED TO ENSURE NO BREAKS OR GAPS IN FENCE.

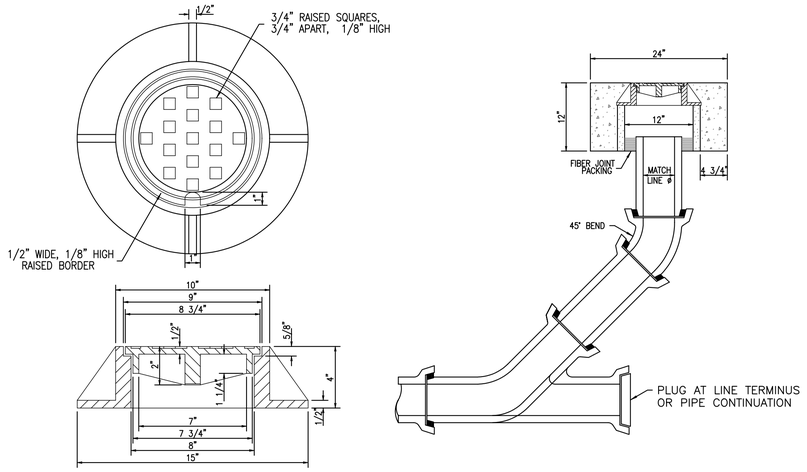
SITE DISTURBANCE TO BE AVOIDED WITHIN THE SHORELINE BUFFER (50') OF LAKE WASHINGTON, ACCEPT WHAT IS REQUIRED FOR SILT FENCING AND TREE PROTECTION FENCING

STANDARD DRAINAGE NOTES

1. PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY PRIOR TO THE CONSTRUCTION OF THE DRAINAGE FACILITIES, PREFERABLY AT THE PRECONSTRUCTION MEETING.
2. ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT SPECIFICATIONS. THIS SHALL INCLUDE LEVELING AND COMPACTING THE TRENCH BOTTOM, THE TOP OF THE FOUNDATION MATERIAL, AND ANY REQUIRED PIPE BEDDING, TO A UNIFORM GRADE SO THAT THE ENTIRE PIPE IS SUPPORTED BY A UNIFORMLY DENSE UNYIELDING BASE.
3. STEEL PIPE SHALL BE ALUMINIZED, OR GALVANIZED WITH ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE.
4. ALL DRIVEWAY CULVERTS LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. CULVERTS SHALL HAVE BEVELED END SECTIONS TO MATCH THE SIDE SLOPE.
5. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1 FOOT, AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8"/40%-70% PASSING; 2"- 4" ROCK/30%-40% PASSING; AND -2" ROCK/10%-20% PASSING. INSTALLATION SHALL BE IN ACCORDANCE WITH KCRDCS.



1 – **DOWNSPOUT CONNECTION DETAIL**
N.T.S.



2 – **STORM DRAIN CLEANOUT (SDCO) DETAIL**
N.T.S.

N

HORIZ. 0 5 10 20
Scale In Feet

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REVISIONS

No.	Description	Date
2	PERMIT SUBMITTAL	10/17/17
1	PERMIT SUBMITTAL	8/25/17

159-001-17 Project No.
VS Drawn By
RJC Designed By
RJC Approved By
10/17/2017 Date

ROGER J. CECIL — STATE OF WASHINGTON — 19371 — REGISTERED PROFESSIONAL ENGINEER — 10/17/2017

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WHITNEY MADISON
CONTACT

LR RESIDENCE

STORMWATER CONTROL DETAILS

C2.01