E M E R C E R P A R C E L 3

8 3 7 9 E . M E R C E R W A Y M E R C E R I S L A N D W A 9 8 0 4 0

ABBREVIATIONS:

ABV	ABOVE
ADD	ADDITIONAL
AFF	ABOVE FINISHED FLOOR
BLW	BELOW
BLK	BLOCK, BLOCKING
BOT	BOTTOM
BOW	BOTTOM OF WALL
CAB	CABINET
CL	CENTERLINE
CLG	CEILING
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONTR	CONTRACT(OR)
CP	CENTERPOINT
CSMT	CASEMENT
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
EA	EACH
EXH	EXHAUST
EX	EXISTING
EXT	EXTERIOR
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FN GRDE	FINISHED GRADE
FN	FINISHED
FNDN	FOUNDATION
FLR	FLOOR
FP	FIREPLACE
FRZR	FREEZER
GA	GAUGE
GL	GLASS
GR	GRADE
GWB	GYPSUM WALL BOARD
HB	HOSE BIBB
HGT	HEIGHT(H)
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
LT	LIGHT(ING)
LV	LOW VOLTAGE
MEMB	MEMBRANE
MATL	MATERIAL
MTL	METAL
MFR	MANUFACTURER
MT	MOUNT(ED)
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NFC	NOT FOR CONSTRUCTION
NO.	NUMBER
NOM	NOMINAL
OC	ON CENTER
OPH	OPPOSITE HAND
PNL	PANEL
PL	PLATE, PROPERTY LINE
PWD	PLYWOOD
R	RISER(S); RADIUS
RAD	RADIUS
RE:	REFER TO
RFG	ROOFING
REFR	REFRIGERATOR
SIM	SIMILAR
T	TREAD(S)
TBD	TO BE DETERMINED
TG	TEMPERED GLASS
T&G	TONGUE & GROOVE
THK	THICKNESS
TOP	TOPPING
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V	VOLT(AGE)
VIF	VERIFY IN FIELD
WD	WOOD
WDW	WINDOW

SHEET INDEX:

RIPPLE
DESIGN STUDIO
206.913.2333
4303 STONE WAY N
SEATTLE, WA 98103

9790 REGISTERED ARCHITECT
JAMES M DEARTH
STATE OF WASHINGTON

E MERCER PARCEL 3
8379 E. MERCER WAY MERCER ISLAND, WA

FLOOR PLAN LEGEND:

- EXISTING WALL TO REMAIN
- NEW FULL-HEIGHT WALL
- NEW FULL-HEIGHT CONCRETE WALL
- PARTIAL-HEIGHT WALL
- PROPERTY LINE
- BUILDING / STRUCTURE ABOVE
- BUILDING / STRUCTURE BELOW
- CENTERLINE
- AREA OF DRAWING REVISION
- ELEVATION MARKER (1 / A3.1)
- SECTION MARKER (A / A3.2, A / A3.2)

GENERAL PROJECT NOTES:

1. DO NOT SCALE DRAWINGS.
2. THIS PROJECT SHALL COMPLY WITH ALL GOVERNING REGULATIONS, ORDINANCES, BUILDING CODES, OR COVENANTS OF THE AREA IN WHICH IT IS BUILT.
3. APPROVAL BY AN INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE DRAWINGS OR SPECIFICATIONS.
4. THE CONTRACTOR SHALL SCHEDULE WALK-THROUGHS AT EACH OF BELOW NOTED INTERVALS:
A. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
B. PRIOR TO THE COMMENCEMENT OF ALL MECHANICAL + ELECTRICAL WORK.
5. PROVIDE ALL NECESSARY BARRICADES, WARNING SIGNS, + DEVICES TO PROTECT PUBLIC + CONSTRUCTION PERSONNEL DURING CONSTRUCTION.
6. MAINTAIN ALL REQUIRED ACCESS + EGRESS DURING CONSTRUCTION.

DUTY OF COOPERATION:

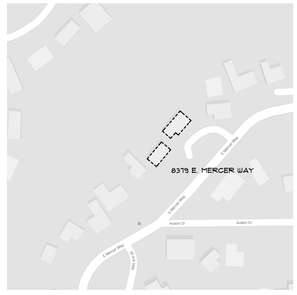
RELEASE + ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, THE CONTRACTOR, + RIPPLE DESIGN STUDIO. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO RIPPLE DESIGN STUDIO. FAILURE TO DO SO SHALL RELIEVE RIPPLE DESIGN STUDIO FROM ANY RESPONSIBILITY OF THE CONSEQUENCES.

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

WSEC 2015 NOTES:

1. THIS PROJECT IS ELIGIBLE AND COMPLIANT W/ WSEC 2015 PRESCRIPTIVE METHOD.
2. INSULATION VALUES SHALL BE AS FOLLOWS:
A. ALL VERTICAL GLAZING SHALL BE 0.30 U-FACTOR MAX.
B. ALL OVERHEAD GLAZING SHALL BE 0.50 U-FACTOR MAX.
C. ALL EXTERIOR DOORS (INCLUDING DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE) SHALL BE 0.20 U-FACTOR MIN.
D. ALL CEILINGS OVER CONDITIONED SPACE SHALL RECEIVE R-49 BLOWN-IN INSULATION MIN.
E. ALL VAULTED CEILINGS SHALL RECEIVE R-38 BATT INSULATION MIN.
F. ALL ABOVE-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN.
G. ALL BELOW-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN @ INTERIOR FRAMED WALL.
H. ALL FLOORS OVER UNCONDITIONED SPACE SHALL RECEIVE R-30 BATT INSULATION MIN.
I. ALL SLAB-ON-GRADE WITHIN CONDITIONED SPACE SHALL RECEIVE R-10 RIGID INSULATION WITHIN 24" OF SLAB PERIMETER.
J. ALL HEADERS @ EXTERIOR WALLS SHALL RECEIVE R-10 RIGID INSULATION @ INTERIOR SIDE OF WALL.
3. RE: STRUCTURAL DRAWINGS FOR ALL FRAMING COMPLIANCE REQUIREMENTS.
4. PROVIDE 100 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ KITCHEN.
5. PROVIDE 50 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ ALL BATHS + LAUNDRY.
6. NATURAL GAS, PROPANE OR OIL WATER HEATER SHALL HAVE A MINIMUM EF OF 0.91 (WSEC 406.2 CREDIT 5C).
7. AT CRAWLSPACES THE MIN NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 FT² FOR EACH 300 FT² OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AT CRAWLSPACE, EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTILATION OPENINGS, OR CRAWLSPACE SHALL BE MECHANICALLY VENTED.
8. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4. WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE TESTING RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE CODE OFFICIAL.
9. AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.

VICINITY MAP:



IMPERVIOUS SURFACE CALCULATIONS:

LOT AREA:	26,053 FT²
ALLOWABLE LOT COVERAGE:	**9,119 FT² (35%)**
(LOT SLOPE IS BETWEEN 15% AND 30%)	
PROPOSED RESIDENCE ROOF AREA:	2,748 FT²
PROPOSED DRIVES + WALK AREA:	1,127 FT²
EXISTING WETLAND AREA TO REMAIN:	1,948 FT²
TOTAL IMPERVIOUS SURFACE UPON COMPLETION:	**5,823 FT² (22.35%)**

PROJECT INFO:

PROJECT ADDRESS:
8379 E. MERCER WAY PARCEL 3
MERCER ISLAND, WA 98040

SCOPE OF WORK:
NEW SINGLE FAMILY RESIDENCE

ZONE:
R-8.4 + R-9.6

LEGAL DESCRIPTION:
AVALON PARK ADD & SELY 40 FT OF POR OF NW 1/4 NWLY LN OF SD 7 & BET SWLY & NELY LNS THOF EXTND WLY

ACCESSOR'S PARCEL NUMBER:
#Project Status

BUILDING CODE + OCCUPANCY:
2012 IRC (ARCHITECTURAL) + 2012 IBC (STRUCTURAL)
R-3 SINGLE-FAMILY RESIDENTIAL (RESIDENCE)
U STORAGE (GARAGE, STORAGE)

TYPE OF CONSTRUCTION:
TYPE-V-N NON-SPRINKLERED

OCCUPANT LOAD CALCULATIONS:

PROPOSED BASEMENT GROSS FLOOR AREA:	1,145 FT²
OCCUPANT LOAD FACTOR (ACCESSORY STORAGE):	1 PER 200 FT²
BASEMENT OCCUPANT LOAD:	6 OCCUPANTS
PROPOSED FIRST FLOOR GROSS FLOOR AREA:	1,898 FT²
OCCUPANT LOAD FACTOR (ACCESSORY STORAGE):	1 PER 200 FT²
FIRST FLOOR OCCUPANT LOAD:	10 OCCUPANTS
PROPOSED SECOND FLOOR GROSS FLOOR AREA:	1,843 FT²
OCCUPANT LOAD FACTOR (RESIDENTIAL):	1 PER 200 FT²
SECOND FLOOR OCCUPANT LOAD:	10 OCCUPANTS
TOTAL OCCUPANT LOAD:	26 OCCUPANTS

GROSS FLOOR AREA CALCULATIONS:

LOT AREA:	26,053 FT²
MAX ALLOWABLE BUILDING GROSS FLOOR AREA:	**11,723.85 FT² (45%)**
PROPOSED BASEMENT AREA:	1,246 FT²
PROPOSED FIRST FLOOR:	2,083 FT²
PROPOSED GARAGE:	953 FT²
PROPOSED SECOND FLOOR:	1,943 FT²
TOTAL BUILDING GROSS FLOOR AREA:	**6,225 FT² (23.8%)**

PROJECT TEAM:

CLIENT:
NEW HORIZON REAL ESTATE DEVELOPMENT
8744 126TH AVE NE
KIRKLAND, WA
206.557.0772

ARCHITECT / APPLICANT:
RIPPLE DESIGN STUDIO, INC. - JIM DEARTH
4303 STONE WAY N
SEATTLE, WA 98103
206.913.2333

SURVEYOR:
GEODIMENSIONS, INC. - KEN GREEN
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
425.458.4488

GEOTECHNICAL ENGINEER:
PANGEO, INC. - MICHAEL XUE
3213 EASTLAKE AVE E SUITE B
SEATTLE, WA 98102
206.262.0307

CIVIL ENGINEER:
CIVIL ENGINEERING SOLUTIONS - JEFFREY ELLIS
2244 NW MARKET ST UNIT B
SEATTLE, WA 98107
206.930.0342

STRUCTURAL ENGINEER:
BUKER ENGINEERING - DANIEL BUKER
PO BOX 28531
SEATTLE, WA 98118
206.310.3559

CONTRACTOR:
TBD

RELEASE

SCHEMATIC DESIGN
20 JUNE 2017

E MERCER PARCEL 3
8379 E. MERCER WAY MERCER ISLAND, WA

A 1 . 0

RUN YONG USA

MERCER ISLAND LOT LINE REVISION NO. SUB 16-004

DECLARATION

WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A LOT LINE REVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS LOT LINE REVISION TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

BY: ____
RUN YONG USA

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
} SS.
COUNTY OF KING }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _______________________________ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE_________________________________ OF RUN YONG USA, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _______ DAY OF ________________, 2016.

____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NAME _______________________________
MY COMMISSION EXPIRES _______________________________

CITY OF MERCER ISLAND APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _______________, 2016.

____
CODE OFFICIAL

EXAMINED AND APPROVED THIS _____ DAY OF _______________, 2016.

____
CITY ENGINEER

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _______________, 2016.

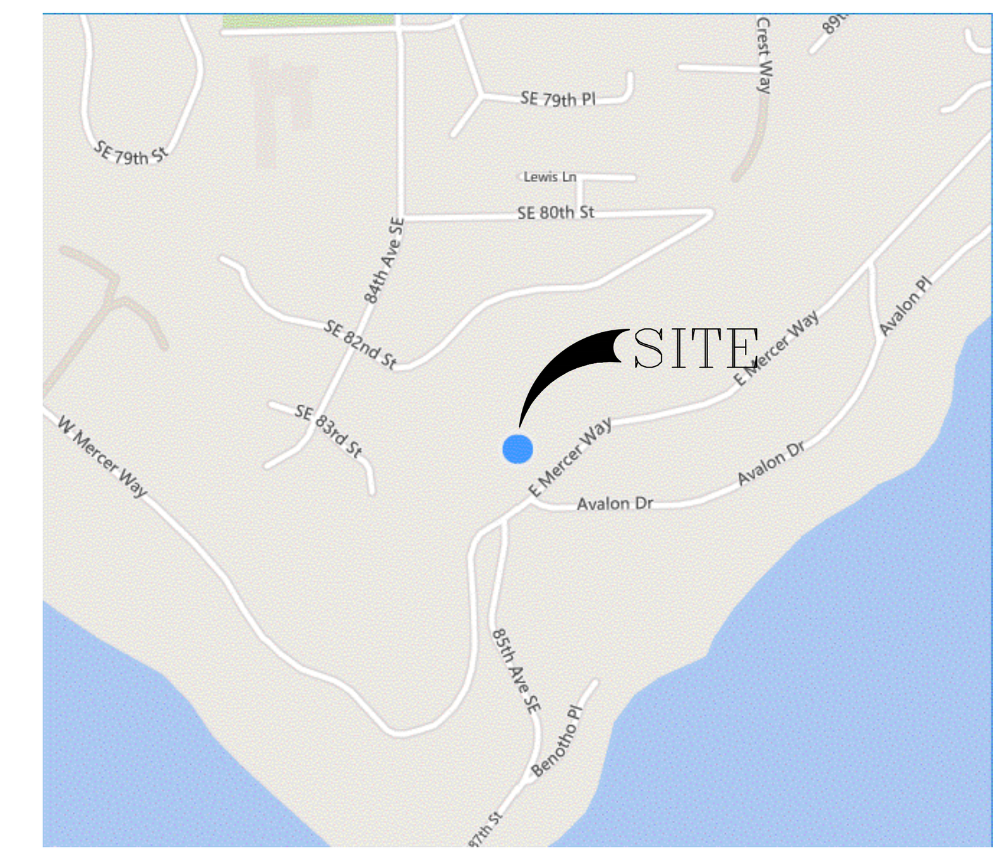
____
ASSESSOR

BASIS OF BEARINGS

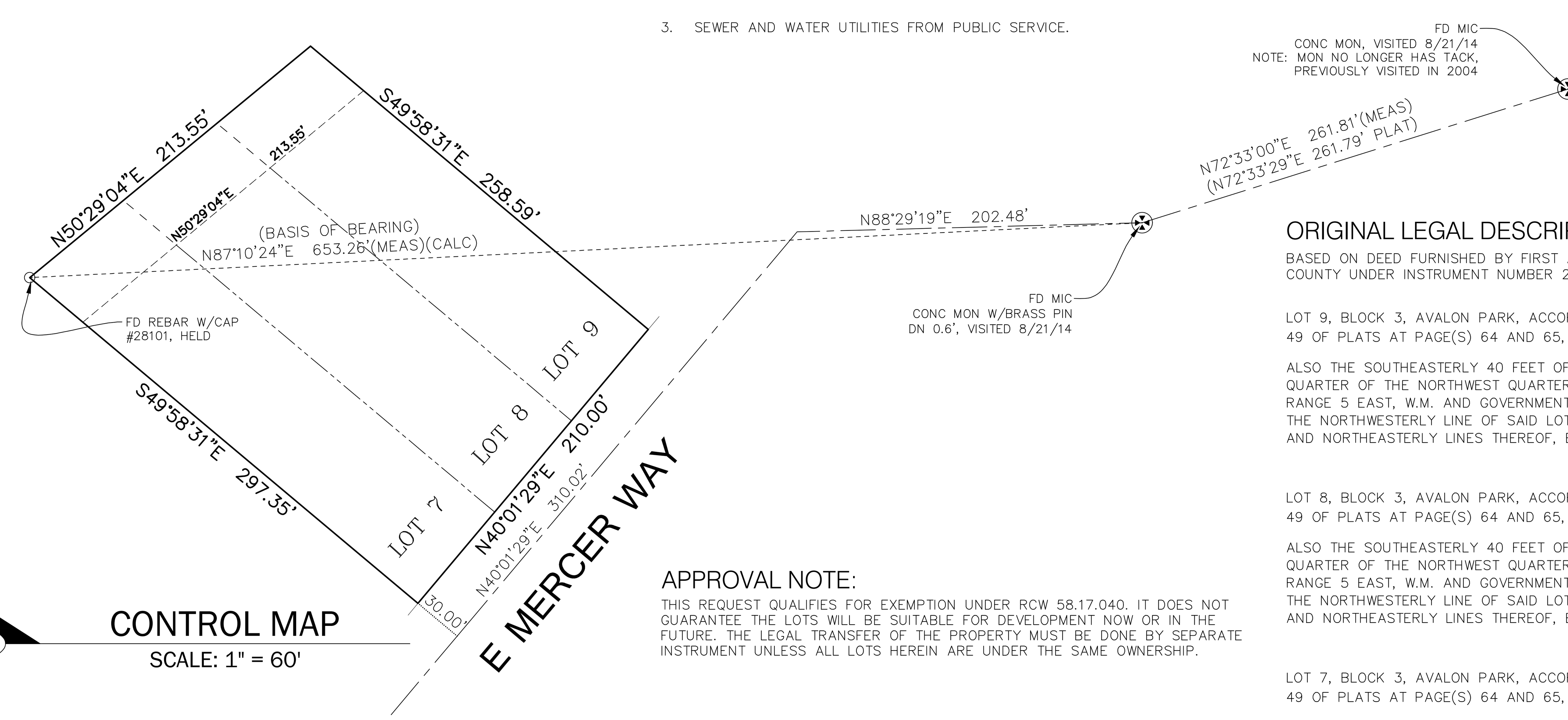
PER PLAT OF AVALON PARK, VOL. 49, PAGE(S) 64 & 65, RECORDS OF KING COUNTY, WASHINGTON.

SURVEY NOTES:

1. THE SURVEY SHOWN HEREON WAS PERFORMED IN AUGUST OF 2014. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
2. INSTRUMENTATION FOR THIS SURVEY WAS A LEICA TOTAL STATION UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS WASHINGTON STATE STANDARDS SET BY WAC 332-130-090.
3. SEWER AND WATER UTILITIES FROM PUBLIC SERVICE.



VICINITY MAP
NOT TO SCALE



CONTROL MAP
SCALE: 1" = 60'

APPROVAL NOTE:

THIS REQUEST QUALIFIES FOR EXEMPTION UNDER RCW 58.17.040. IT DOES NOT GUARANTEE THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER THE SAME OWNERSHIP.

ORIGINAL LEGAL DESCRIPTION:

BASED ON DEED FURNISHED BY FIRST AMERICAN TITLE, RECORDED IN KING COUNTY UNDER INSTRUMENT NUMBER 20140523001500, DATED MAY 23, 2014.

LOT 9, BLOCK 3, AVALON PARK, ACCORDING TO PLAT RECORDED IN VOLUME 49 OF PLATS AT PAGE(S) 64 AND 65, IN KING COUNTY, WASHINGTON.

ALSO THE SOUTHEASTERLY 40 FEET OF THE PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. AND GOVERNMENT LOT 1 OF SAID SECTION ADJACENT TO THE NORTHWESTERLY LINE OF SAID LOT 9 AND BETWEEN THE SOUTHWESTERLY AND NORTHEASTERLY LINES THEREOF, EXTENDED NORTHWESTERLY.

LOT 8, BLOCK 3, AVALON PARK, ACCORDING TO PLAT RECORDED IN VOLUME 49 OF PLATS AT PAGE(S) 64 AND 65, IN KING COUNTY, WASHINGTON.

ALSO THE SOUTHEASTERLY 40 FEET OF THE PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. AND GOVERNMENT LOT 1 OF SAID SECTION ADJACENT TO THE NORTHWESTERLY LINE OF SAID LOT 8 AND BETWEEN THE SOUTHWESTERLY AND NORTHEASTERLY LINES THEREOF, EXTENDED NORTHWESTERLY.

LOT 7, BLOCK 3, AVALON PARK, ACCORDING TO PLAT RECORDED IN VOLUME 49 OF PLATS AT PAGE(S) 64 AND 65, IN KING COUNTY, WASHINGTON.

ALSO THE SOUTHEASTERLY 40 FEET OF THE PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. AND GOVERNMENT LOT 1 OF SAID SECTION ADJACENT TO THE NORTHWESTERLY LINE OF SAID LOT 7 AND BETWEEN THE SOUTHWESTERLY AND NORTHEASTERLY LINES THEREOF, EXTENDED NORTHWESTERLY.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

EDWIN J. GREEN JR.
STATE OF WASHINGTON
15025
REGISTERED
PROFESSIONAL LAND SURVEYOR
[illegible]

CITY OF MERCER ISLAND SUB16-004
NW 1/4, NW 1/4, SEC 31, T 24N, R 5E, W.M.
RUN YONG USA
8375 & 8383 E MERCER WAY
MERCER ISLAND, WA

JOB NO.:	140845
DATE:	9/16/16
DRAFTED BY: TLR	
CHECKED BY:EJG/SRM	
SCALE:	1" = 60'

RUN YONG USA

MERCER ISLAND LOT LINE REVISION NO. SUB 16-004

SURVEY LEGEND

- BUILDING LINE
- EV — ELECTRICAL VAULT
- FOUND SURVEY MONUMENT
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- FOUND IRON PIPE
- FOUND REBAR
- HH — HAND HOLE
- HYD — FIRE HYDRANT
- MH — MAINTENANCE HOLE
- PM — POWER METER
- TPED — TELEPHONE PEDISTAL
- WM — WATER METER
- WETLAND FLAG
- WATER VALVE

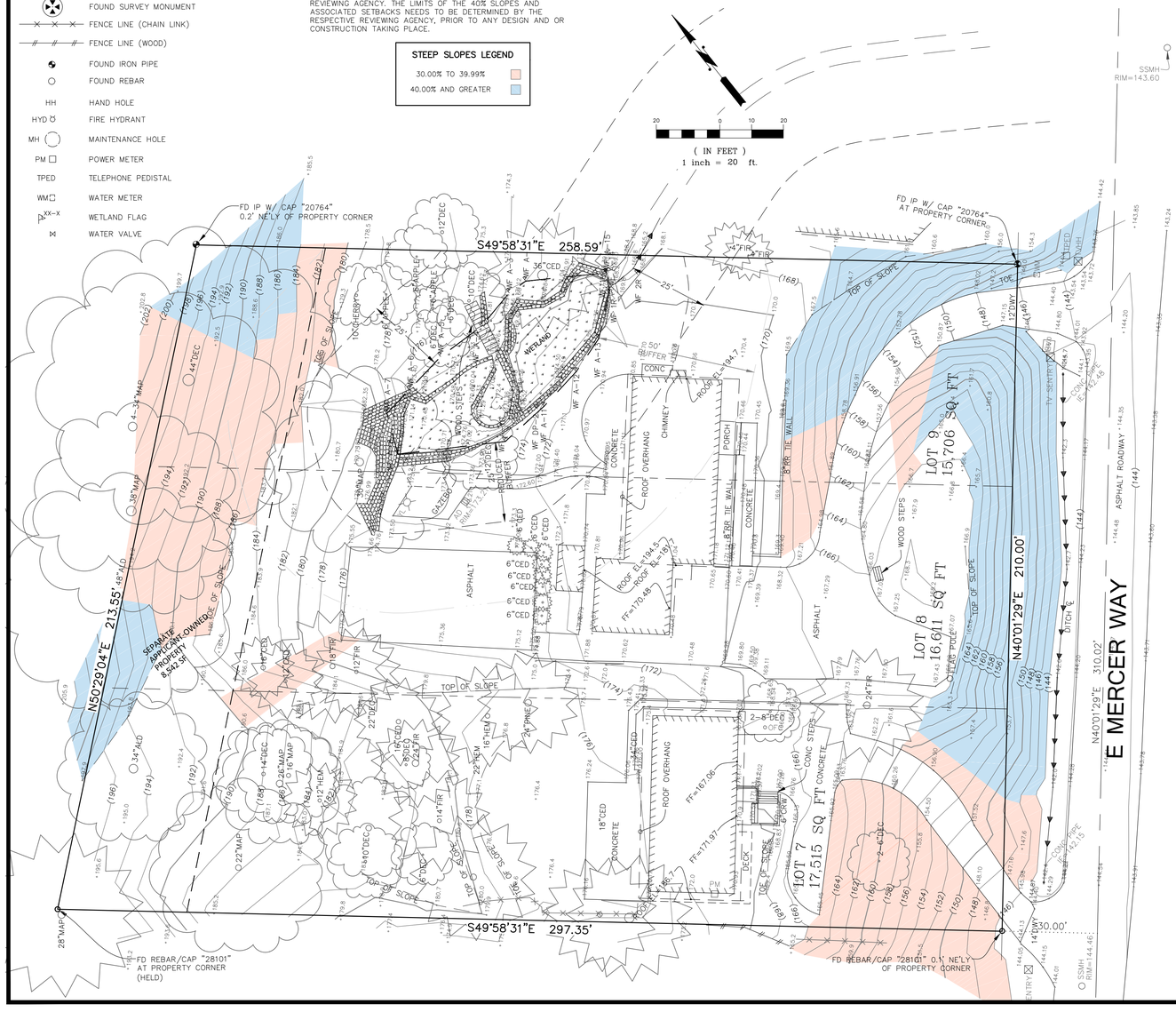
STEEP SLOPE/BUFFER DISCLAIMER

THE LIMITS OF THE 40% AS SHOWN ON THIS DRAWING IS OUR INTERPRETATION WHICH MAY DIFFER FROM THAT OF THE REVIEWING AGENCY. THE LIMITS OF THE 40% SLOPES AND ASSOCIATED SETBACKS NEEDS TO BE DETERMINED BY THE RESPECTIVE REVIEWING AGENCY, PRIOR TO ANY DESIGN AND OR CONSTRUCTION TAKING PLACE.

STEEP SLOPES LEGEND

- 30.00% TO 39.99%
- 40.00% AND GREATER

(IN FEET)
1 inch = 20 ft.



Terrane
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TOPOGRAPHIC SURVEY
NW 1/4, NW 1/4, SEC 31, T 24N, R 5E, W.M.
RUN YONG USA
8375 & 8383 E MERCER WAY
MERCER ISLAND, WA

JOB NO.:	140845
DATE:	9/16/16
DRAFTED BY:	TLR
CHECKED BY:	EJG/SRM
SCALE:	1" = 20'

RUN YONG USA
MERCER ISLAND LOT LINE REVISION FILE NO. SUB 16-004

TOTAL SITE AREA IS 58,373 SF OR 1.34 ACRES.

PARCEL A
GROSS =15,683 SF
WETLAND BUFFER = 2,839 SF
ACCESS ESM'T = 524 SF
NET = 12,320 SF

PARCEL B
GROSS =16,638 SF
ACCESS ESM'T = 3,704 SF
NET = 12,934 SF

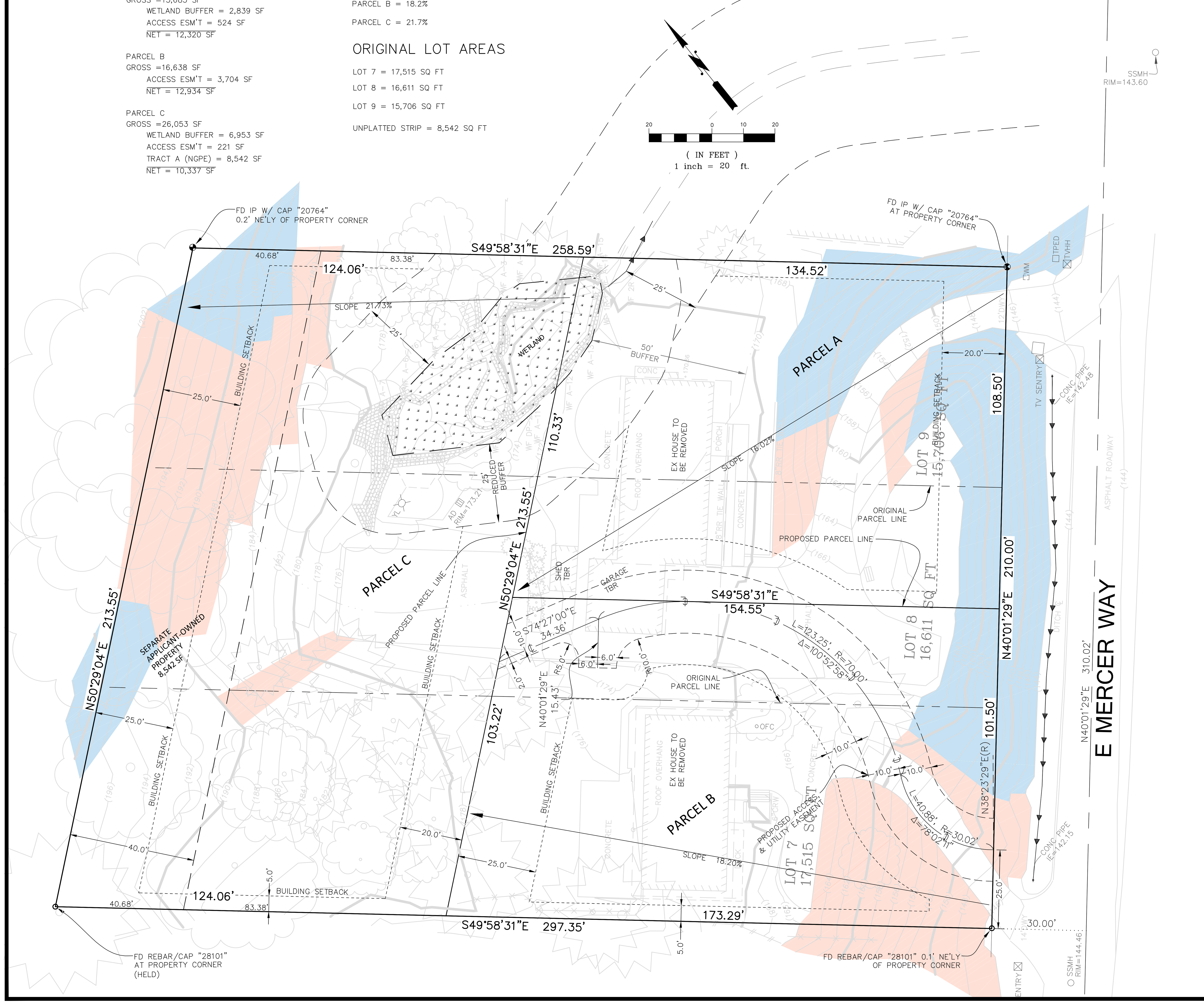
PARCEL C
GROSS =26,053 SF
WETLAND BUFFER = 6,953 SF
ACCESS ESM'T = 221 SF
TRACT A (NGPE) = 8,542 SF
NET = 10,337 SF

LOT SLOPE:
PARCEL A = 16.0%
PARCEL B = 18.2%
PARCEL C = 21.7%

ORIGINAL LOT AREAS

LOT 7 = 17,515 SQ FT
LOT 8 = 16,611 SQ FT
LOT 9 = 15,706 SQ FT

UNPLATTED STRIP = 8,542 SQ FT



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EDWIN J. GREEN JR. STATE OF WASHINGTON 15025 REGISTERED PROFESSIONAL LAND SURVEYOR

LOT LAYOUT
NW 1/4, NW 1/4, SEC 31, T 24N, R 5E, W.M.
RUN YONG USA
8375 & 8383 E MERCER WAY
MERCER ISLAND, WA

JOB NO.:	140845
DATE:	9/16/16
DRAFTED BY:	TLR
CHECKED BY:	EJG/SRM
SCALE:	1" = 20'
3 OF 4	

RUN YONG USA
MERCER ISLAND LOT LINE REVISION FILE NO. SUB 16-004

NEW LEGAL DESCRIPTIONS:

PARCEL A

LOT 9 AND THE NORTHEASTERLY 38.50 FEET OF LOT 8, BLOCK 3, AVALON PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 49 OF PLATS, AT PAGES 64 AND 65, IN KING COUNTY, WASHINGTON,

EXCEPT THE NORTHWESTERLY 82.00 FEET THEREOF.

PARCEL B

LOTS 7 AND 8, BLOCK 3, AVALON PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 49 OF PLATS, AT PAGES 64 AND 65, IN KING COUNTY, WASHINGTON,

EXCEPT THE NORTHEASTERLY 38.50 FEET OF SAID LOT 8;
AND EXCEPT THE NORTHWESTERLY 82.00 FEET THEREOF.

PARCEL C

THE NORTHWESTERLY 82.00 FEET OF LOTS 7, 8 AND 9, BLOCK 3, AVALON PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 49 OF PLATS, AT PAGES 64 AND 65, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE SOUTHEASTERLY 40 FEET OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. AND GOVERNMENT LOT 1 OF SAID SECTION LYING BETWEEN THE SOUTHWESTERLY LINE OF LOT 7 IN BLOCK 3 OF SAID PLAT EXTENDED NORTHWESTERLY AND THE NORTHEASTERLY LINE OF LOT 9 IN BLOCK 3 OF SAID PLAT EXTENDED NORTHWESTERLY.

ACCESS AND UTILITY EASEMENT

THAT PORTION OF LOTS 7 AND 8, BLOCK 3, AVALON PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 49 OF PLATS, AT PAGES 64 AND 65, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

A STRIP OF LAND, 20.00 FEET IN WIDTH, HAVING 10.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 7;
THENCE NORTH 40°01'29" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 25.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH THE CENTER BEARS NORTH 38°23'29" EAST, 30.02 FEET DISTANT, AND THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;
THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°02'11" AND AN ARC DISTANCE OF 40.88 FEET, TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 70.00 FEET;
THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 100°52'58" AND AN ARC DISTANCE OF 123.25 FEET, TO A POINT HEREINAFTER REFERRED TO AS POINT "A" AND THE TERMINUS OF THIS CENTERLINE DESCRIPTION;

TOGETHER WITH A STRIP OF LAND, 12.00 FEET IN WIDTH, HAVING 6.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE REFERENCED POINT "A";
THENCE SOUTH 40°01'29" WEST 15.43 FEET, TO THE TERMINUS OF THIS CENTERLINE DESCRIPTION;

TOGETHER WITH THAT PORTION OF SAID LOT 8, LYING NORTHERLY OF A FILLETED CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 10.00 FEET BETWEEN THE SOUTHEASTERLY LINE OF SAID 12.00 FOOT STRIP AND THE SOUTHERLY LINE OF SAID 20.00 FOOT STRIP;

TOGETHER WITH A STRIP OF LAND, 12.00 FEET IN WIDTH, HAVING 10.00 FEET ON THE NORTH SIDE AND 2.00 FEET ON THE SOUTH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
BEGINNING AT THE HEREINBEFORE REFERENCED POINT "A";
THENCE NORTH 74°27'00" WEST 34.36 FEET, TO THE TERMINUS OF THIS CENTERLINE DESCRIPTION, AND A POINT ON THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 82.00 FEET OF SAID LOTS 7 AND 8;

TOGETHER WITH THAT PORTION OF SAID LOT 8, LYING NORTHERLY OF A FILLETED CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5.00 FEET BETWEEN THE SOUTHWESTERLY LINE OF SAID 12.00 FOOT STRIP AND THE NORTHWESTERLY LINE OF SAID 12.00 FOOT STRIP;

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MERCER ISLAND, WA

JOB NO.:	140845
DATE:	9/16/16
DRAFTED BY:	TLR
CHECKED BY:	EJG/SRM
SCALE:	1" = 20'

SITE NOTES:

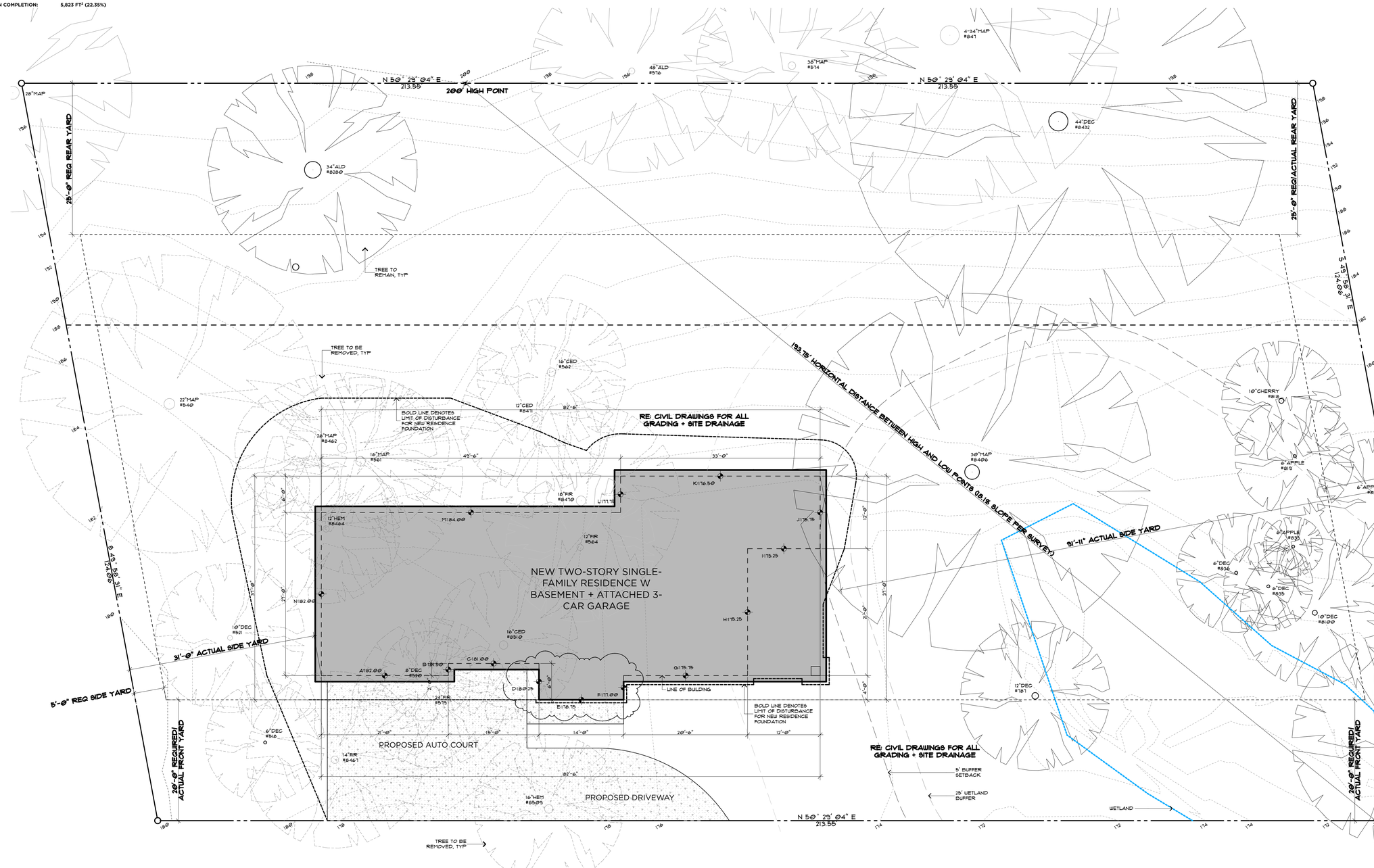
1. ALL IMMEDIATE AREAS AFFECTED BY NEW DEVELOPMENT SHALL BE GRADED AWAY FROM FOUNDATIONS + ADJACENT PROPERTIES @ 10% AS POSSIBLE, 2% MIN.

IMPERVIOUS SURFACE CALCULATIONS:

LOT AREA:	26,053 FT²
ALLOWABLE LOT COVERAGE:	**9,119 FT² (35%)**
(LOT SLOPE IS BETWEEN 15% AND 30%)	
PROPOSED RESIDENCE ROOF AREA:	2,748 FT²
PROPOSED DRIVES + WALK AREA:	1,127 FT²
EXISTING WETLAND AREA TO REMAIN:	1,948 FT²
TOTAL IMPERVIOUS SURFACE UPON COMPLETION:	**5,823 FT² (22.35%)**

AREA CALCULATIONS:

LOT AREA:	26,053 FT²
MAX ALLOWABLE BUILDING GROSS FLOOR AREA:	**11,723.85 FT² (45%)**
PROPOSED BASEMENT AREA:	1,246 FT²
PROPOSED FIRST FLOOR:	2,083 FT²
PROPOSED GARAGE:	953 FT²
PROPOSED SECOND FLOOR:	1,943 FT²
TOTAL BUILDING GROSS FLOOR AREA:	**6,225 FT² (23.8%)**



SITE PLAN

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

RIPPLE
DESIGN STUDIO
206.913.2333
4303 STONE WAY N
SEATTLE, WA 98103

9790 REGISTERED ARCHITECT
JAMES M DEARTH
STATE OF WASHINGTON

E MERCER PARCEL 3
8379 E. MERCER WAY MERCER ISLAND, WA

SITE PLAN

RELEASE
SCHEMATIC DESIGN
20 JUNE 2017

A1.1
E MERCER PARCEL 3

TREE TABLE

BY AMERICAN FOREST MANAGEMENT

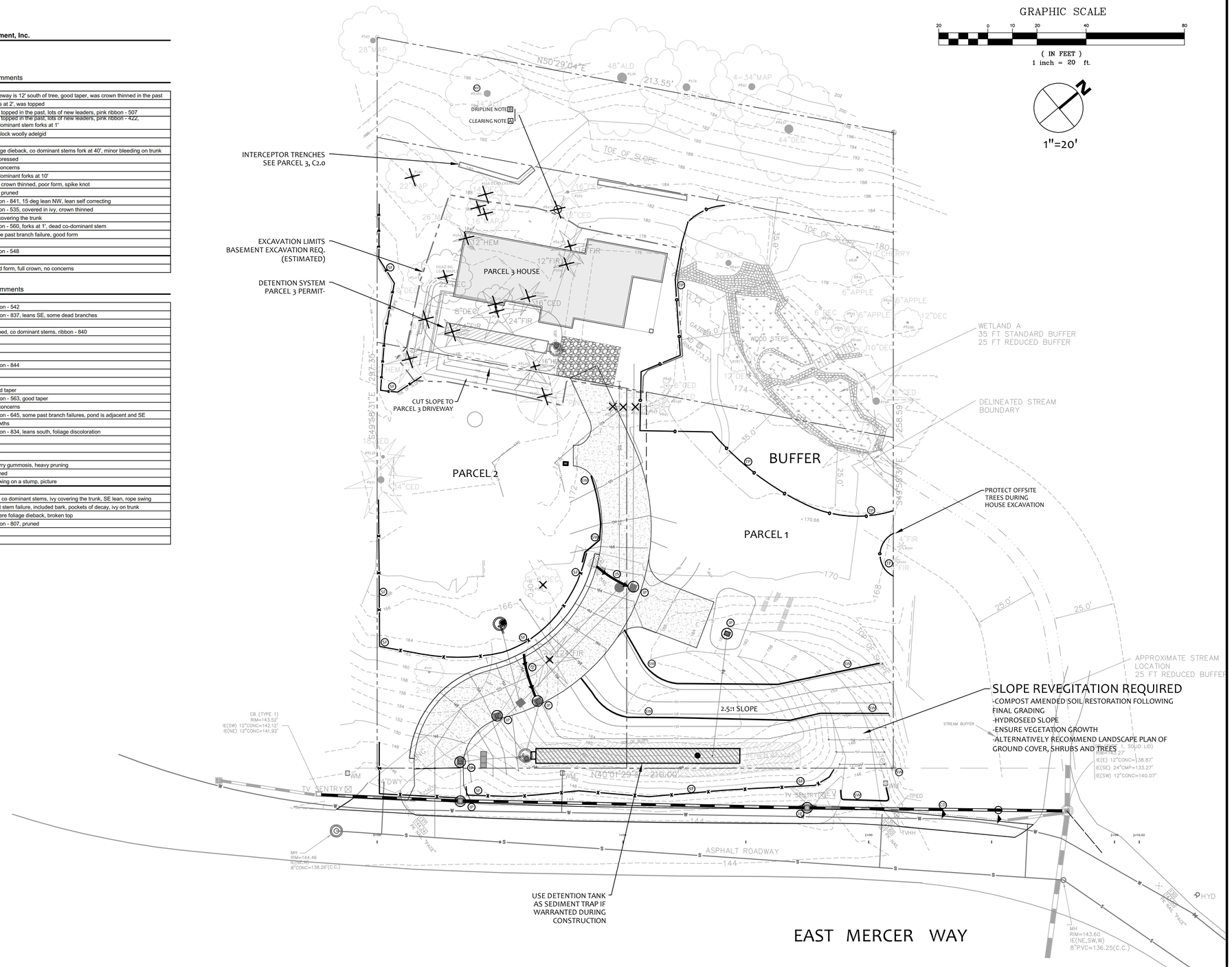
Tree Summary Table
For: 8383 E Mercer Way

American Forest Management, Inc.
Date: 8/29/14
Inspector: Wilkinson

Tree/ Tag #	Species	DBH (inches)	Height (feet)	Drip-Line/Limits of Disturbance (feet) N	S	E	W	Condition	Viability	Comments
8185	Douglas fir	26	85		17 / 12		15 / 12	good	viable	driveway is 12' south of tree, good taper, was crown thinned in the past
101	deciduous ornamental	5, 7	20	15 / 8	10 / 8	10 / 8	12 / 8	good	viable	forks at 2', was topped
8538	western red cedar	19	55	13 / 12			18 / 12	fair-poor	borderline	was topped in the past, lots of new leaders, pink ribbon - 507
422	western red cedar	9, 22	55	14 / 12			16 / 12	fair-poor	borderline	was topped in the past, lots of new leaders, pink ribbon - 422, co-dominant stem forks at 1'
508	western hemlock	22	75	22 / 15		23 / 15	13 / 15	fair	viable	hemlock woolly adelgid
518	deciduous	5						good	viable	
8467	sitka spruce	17	75	6 / 10	16 / 10	20 / 10	4 / 10	fair	viable	foliage dieback, co dominant stems fork at 40', minor bleeding on trunk
521	Washington hawthorne	9	52	12 / 6		12 / 6		fair	viable	suppressed
519	Douglas fir	22	125		14 / 12	11 / 12	6 / 12	good	viable	no concerns
520	European mountain ash	7	25	15 / 6	10 / 6	13 / 6		good	viable	co-dominant forks at 10'
8509	western hemlock	20	90	15 / 12	12 / 12	14 / 12	8 / 12	fair	viable	was crown thinned, poor form, spike knot
510	western white pine	22	95	12 / 12	18 / 12	15 / 10	12 / 12	fair	viable	was pruned
8510	western red cedar	17	75	11 / 10	12 / 10	5 / 10	11 / 10	fair	viable	ribbon - 841, 15 deg lean NW, lean self correcting
8464	western hemlock	12	88		10 / 8		2 / 8	fair	viable	ribbon - 535, covered in ivy, crown thinned
561	big leaf maple	19	90			12 / 10		fair	viable	ivy covering the trunk
8462	big leaf maple	18	90	5 / 10			18 / 10	fair	viable	ribbon - 560, forks at 1', dead co-dominant stem
540	big leaf maple	22	90	25 / 15	25 / 15	17 / 15	10 / 15	good	viable	some past branch failure, good form
328	deciduous	6, 6	12	8	10	5	5	fair	viable	
8280	red alder	25	95				poor	non-viable	ribbon - 548	
						Neighboring Trees				
543	big leaf maple	26			20 / 15		16 / 15	good	viable	good form, full crown, no concerns

Tree/ Tag #	Species	DBH (inches)	Height (feet)	Drip-Line/Limits of Disturbance (feet) N	S	E	W	Condition	Viability	Comments
8471	western red cedar	11	50	10 / 8	10 / 8	12 / 8	9 / 8	good	viable	ribbon - 542
8432	big leaf maple	38	100		38 / 20	35 / 20		fair	viable	ribbon - 837, leans SE, some dead branches
839	Pyramidalis arborvitae	5	25					fair	viable	
8497	Pyramidalis arborvitae	10	15					fair-poor	borderline	topped, co dominant stems, ribbon - 840
841	Pyramidalis arborvitae	6	28					fair	viable	
842	Pyramidalis arborvitae	6	30					fair	viable	
843	Pyramidalis arborvitae	6	30					fair	viable	
8498	Pyramidalis arborvitae	7	30					fair	viable	ribbon - 844
845	Pyramidalis arborvitae	6	35					fair	viable	
846	Pyramidalis arborvitae	7	35					fair	viable	
564	Douglas-fir	13	92		7 / 8	10 / 8	4 / 8	good	viable	good taper
8470	Douglas-fir	18	95	12 / 8		12 / 8	6 / 8	good	viable	ribbon - 563, good taper
562	western red cedar	18	65	11 / 10		15 / 12	5 / 10	good	viable	no concerns
8401	big leaf maple	36	95	20 / 18	25 / 10	29 / 10	26 / 18	fair	viable	ribbon - 645, some past branch failures, pond is adjacent and SE
787	cherry	13	18					poor	non viable	growths
8100	deciduous	8	22	4 / 4	15 / 4	4 / 4		fair-poor	borderline	ribbon - 834, leans south, foliage discoloration
835	fruit	5, 2	20	5 / 4	4 / 4	8 / 4		fair	viable	
833	apple	6	18	5 / 4	2 / 4	4 / 4	4 / 4	fair	viable	
819	fruit tree	5, 3	15	4 / 4	10 / 4	5 / 4	5 / 4	fair	viable	
818	cherry	9	22				10 / 8	fair	viable	cherry gummosis, heavy pruning
820	fruit tree	5, 2	12	2 / 4	8 / 4	4 / 4	6 / 4	fair	viable	pruned
798	western red cedar	26	70	10 / 12	15 / 12		18 / 12	fair	viable	growing on a stump, picture
						Neighboring Trees				
847	big leaf maple	38, 22, 30, 25			39 / 20	31 / 20		fair	viable	four co dominant stems, ivy covering the trunk, SE lean, rope swing
574	red alder	15, 32			38			fair-poor	borderline	past stem failure, included bark, pockets of decay, ivy on trunk
576	red alder	12, 9 , 34						poor	non-viable	severe foliage dieback, broken top
8399	cherry	3, 11, 4					8 / 5	fair	viable	ribbon - 807, pruned
201	Douglas-fir	4					4 / 4	good	viable	
202	Douglas-fir	4					8 / 4	good	viable	

Drip-Line and Limits of Disturbance measurements from face of trunk
Trees on neighboring properties - Drip-line and Limits of Disturbance measurements from property lines



NO.	DATE	BY	REVISIONS

APPLICANT
New Horizon Real Estate Development
8744 126th Ave NE
Kirkland, WA 98033

811 Know what's below. Call before you dig.

DATE: Sep 20, 2018
JOB# 1337
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE

Sep 20, 2018
JEFFREY E. KLEIN
STATE OF WASHINGTON
20766
REGISTERED
PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

EROSION CONTROL PLAN

PARCEL 3
New Horizon Real Estate Development
8375 AND 8383 EAST MERCER WAY
MERCER ISLAND, WA 98040

DRAWING NO: C1.0

APN 032110-0145 & 032110-0140

RECOMMENDED CONSTRUCTION SEQUENCE

A DETAILED CONSTRUCTION SEQUENCE IS NEEDED TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE APPLIED AT THE APPROPRIATE TIMES. A RECOMMENDED CONSTRUCTION SEQUENCE IS PROVIDED BELOW:

1. HOLD AN ONSITE 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. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).

6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).

7. CONSTRUCT SEDIMENT PONDS AND TRAPS.

8. GRADE AND STABILIZE CONSTRUCTION ROADS.

9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.

10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

11. RELOCATE SURFACE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH CITY OF MERCER ISLAND TESC REQUIREMENTS.

12. COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) OR TWO DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.

13. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.

14. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.

15. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPS IF APPROPRIATE.

DENUDED AREAS REQUIREMENTS

APRIL 1 TO SEPT 30
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF CONSTRUCTION. PLEASE READ ALL CITY TESC NOTES ON SHEET C1.2.

OCT 1 TO MARCH 31
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. IF AN EROSION PROBLEM ALREADY EXISTS ON THE SITE, OTHER COVER PROTECTION AND EROSION CONTROL WILL BE REQUIRED.

EROSION CONTROL NOTES

D.8.2 STANDARD ESC PLAN NOTES
THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS. AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED; HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED. FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE NUMBERED 1, 2, 4, 5, 6, ETC.

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. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.

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.) AS DIRECTED BY CITY OF MERCER ISLAND.

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 CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).

9. ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE 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 DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (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 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 ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

CITY NOTES

1. ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.

2. APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.

3. CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASINS/INLETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION AREA. CATCH BASIN FILTERS SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND APPROVED BY THE CITY INSPECTOR. CATCH BASIN FILTERS SHOULD BE INSPECTED FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. IF THE FILTER BECOMES CLOGGED, IT SHOULD BE CLEANED OR REPLACED.

4. CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITES.

5. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.424.5555

6. DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED

7. EROSION CONTROL: ALL "LAND DISTURBING ACTIVITY" IS SUBJECT TO PROVISIONS OF MERCER ISLAND ORDINANCE 95C-118 "STORM WATER MANAGEMENT." SPECIFIC ITEMS TO BE FOLLOWED AT YOUR SITE:

8. PROTECT ADJACENT PROPERTIES FROM ANY INCREASED RUNOFF OR SEDIMENTATION DUE TO THE CONSTRUCTION PROJECT THROUGH THE USE OF APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMP) EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT TRAPS, SEDIMENT PONDS, FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIOENGINEERED SWALES.

9. CONSTRUCTION ACCESS TO THE SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM DRAINS.

10. PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.

11. ALL EXPOSED SOILS SHALL REMAIN DENUDED FOR NO LONGER THAN SEVEN (7) DAYS AND SHALL BE STABILIZED WITH MULCH, HAY, OR THE APPROPRIATE GROUND COVER. ALL EXPOSED SOILS SHALL BE COVERED IMMEDIATELY DURING ANY RAIN EVENT.

12. INSTALLATION OF CONCRETE DRIVEWAYS, TREES, SHRUBS, IRRIGATION, BOULDERS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL, AND AN ENCROACHMENT AGREEMENT AND RIGHT OF WAY PERMIT FROM THE SENIOR DEVELOPMENT ENGINEER.

13. OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER. CONSTRUCTION OF NEW GUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSTREAM CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THIS PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.

14. POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.

15. REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.

16. ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.

17. SILENT FENCE: CLEAN AND PROVIDE REGULAR MAINTENANCE OF THE SILT FENCE. THE FENCE IS TO REMAIN VERTICAL AND IS TO FUNCTION PROPERLY THROUGHOUT THE TERM OF THE PROJECT.

18. WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.

19. REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.

16. THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED. ALTERNATELY, A PRESSURE TEST OF THE SIDE SEWER, FROM SEWER MAIN TO POINT OF CONNECTION, MAY BE SUBSTITUTED FOR THE VIDEO INSPECTION.

20. NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.

21. POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.

22. THE LIMITS AND EXTENDS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZE THE PROJECT.

NO.	DATE	BY	REVISIONS

APPLICANT
New Horizon Real Estate
Development
8744 126th Ave NE
Kirkland, WA 98033

811 Know what's below. Call before you dig.

DATE: Sep 20, 2018
JOB# 1337
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE

Sep 20, 2018
JEFFREY E. KLINE — STATE OF WASHINGTON — 39796 — REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

TESCP NOTES
PARCEL 1-3
New Horizon Real Estate Development
8375 AND 8383 EAST MERCER WAY
MERCER ISLAND, WA 98040

DRAWING NO:
C1.2

APN 032110-0145
& 032110-0140

SANITARY SEWER IMPROVEMENTS

(1) -
(2) -6" SDR 35 PVC SANITARY SEWER(SS) @ MIN 1.0%.
(3) -
(4) -6" SEWER CLEANOUT
(7) -
(8) -

WATER IMPROVEMENTS

(10) -
(11) -WATER SERVICE FROM METER TO HOUSE. CONFIRM DIAMETER WITH FIRE SPRINKLER DESIGNER. USE 250 PSI PRIVATE HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER.
(12) -
(14)

STORM DRAIN

(20) 4" STORM DRAIN (3034 PVC) @ MIN 1% GRADE.
(21) 4" FOUNDATION DRAIN (3034 PVC) @ MIN 1% GRADE.
(22) 6" STORM DRAIN (3034 PVC) @ MIN 1% GRADE.
(23) -
(24) -
(25) -
(26) -
(28) -
(29) -

STORM DRAIN STRUCTURES

(30) -
(31) -
(32) -TYPE 1 CB WITH SOLID LID
(33) -
(34) -
(35) -
(36) -DURASLOPE CHANNEL / TRENCH DRAIN OR EQUAL: MIN 6" DEEP CHANNEL.
(39) -
(40) -
(41) 54" ID TYPE 2 MH CONTROL STRUCTURE WITH SOLID LID. SEE ALL DETAILS AND PROFILE C4.0.
(43) -
(46) -
(47) DETENTION PIPE: ALUMINIZED CMP @ 0.5% GRADE. SEE PLAN FOR SIZE AND CONFIGURATION. SEE PROFILE, NOTES, AND DETAILS ON C4.0.

A CLEARING LIMIT NOTE

ALL SELECTIVE CLEARING, TRENCHING AND OTHER WORK WITHIN THE DRIPLINES OF SIGNIFICANT TREES SHALL BE BY LOW IMPACT/HAND METHODS ONLY AND WORK SHALL BE ADJUSTED AS POSSIBLE TO MINIMIZE ANY DISTURBANCE TO THE SIGNIFICANT AND RETAINED TREES AND PROTECTED UNDERSTORY. CONSTRUCTION MATERIALS AND VEHICLES SHALL NOT BE STORED OUTSIDE THE CLEARING LIMITS.

B TREE DRIPLINE NOTE

WORK WITHIN THE DRIPLINE OF TREES TO BE SAVED MUST BE UNDER THE DIRECTION OF A CERTIFIED ARBORIST (TYP.) SEE ALSO CLEARING LIMIT NOTE ON THIS SHEET.

MISC IMPROVEMENTS

(75) -LANDSCAPE BLOCK WALLS (GRAVITY). MAX HEIGHT=42" TYPICAL.

SURVEYOR

TOPOGRAPHIC SURVEY BY:
TERRANE LAND SURVEYING
(FORMERLY GEODIMENSIONS)
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE 425.458.4488
WWW.TERRANE.NET

INTERCEPTOR TRENCHES

(99) 8' DEEP x 24" MIN WIDTH INTERCEPTOR TRENCH
-BACKFILL WITH 3 / 8" MINUS PEA GRAVEL OR CRUSHED ROCK TO 12" BELOW FINISHED GRADE
-W/6" PERFORATED PIPE PER PAGE 11 OF PANGEO GEOTECHNICAL STUDY.

FOLLOWING IS DIRECTLY SOURCED FROM GEOTECHNICAL REPORT

We recommend that an interceptor trench drain be installed along the approximately west property line to intercept the potential shallow groundwater seepage to improve the long-term performance of the site stability, foundations, and pavements (see Figure 2 for approximately locations).

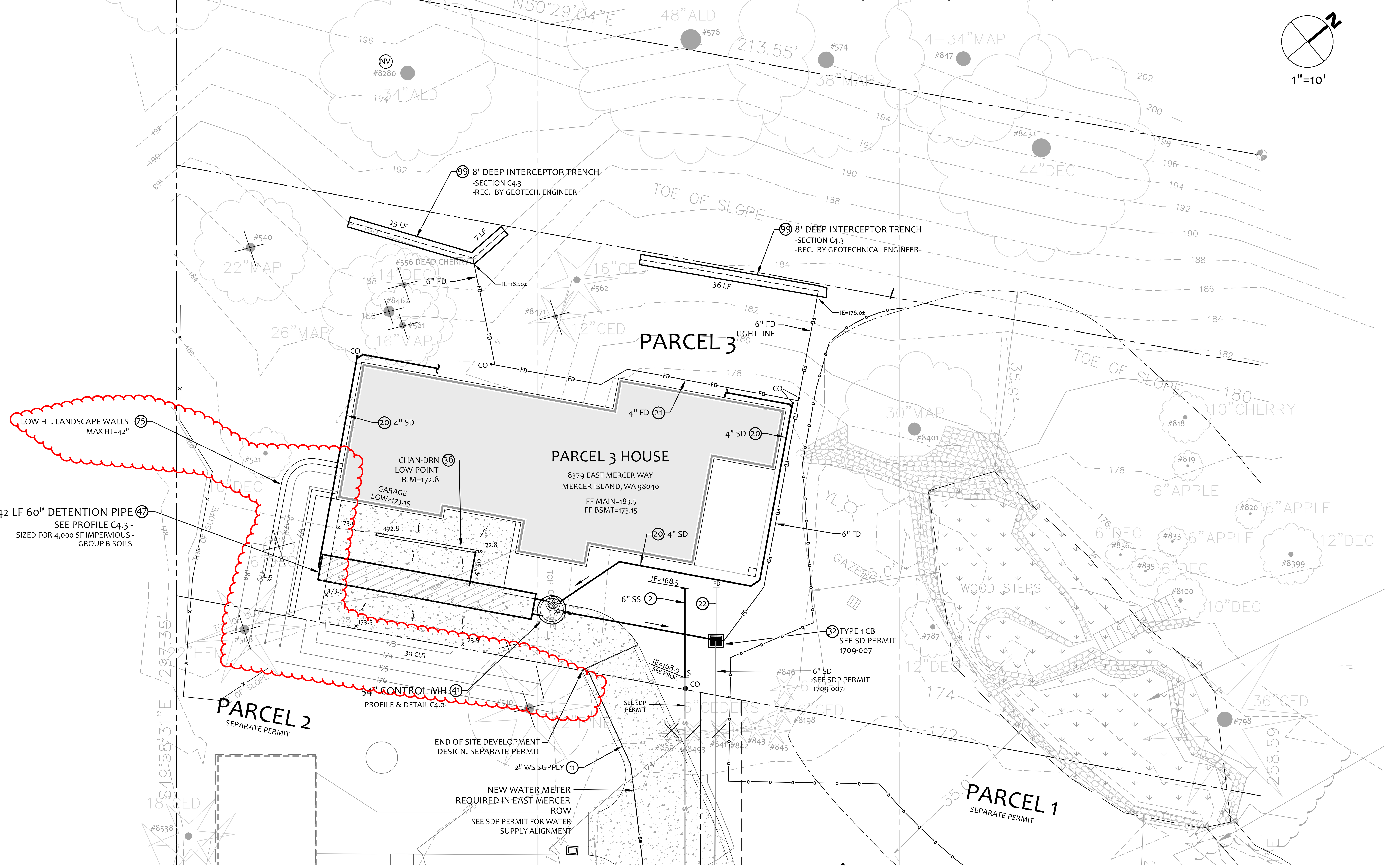
The subsurface trench should be 8 feet deep and should consist of 6-inch diameter perforated drainpipes placed near the bottom of the trench. A 4-inch layer of pea-gravel or clean crushed rock should be placed beneath the 6-inch drainpipes. Water collected in the drainpipes should be tight-lined and discharge to an appropriate outlet at East Mercer Way. The trench should be backfilled with clean, free-draining 3/8 inch minus pea gravel or crushed rock to 12 inches below the finish grade. The final 12 inches of backfill should consist of impervious material compacted to a minimum of 90 percent of its maximum dry density.

VERTICAL DATUM

VERTICAL DATUM:
NAVD88 PER GPS

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

1"=10'



NO.	DATE	BY	REVISIONS

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DATE: Sep 20, 2018
JOB# 1337
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE

Sep 20, 2018
JEFFREY E. [illegible] STATE OF WASHINGTON 39766 REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

DRAINAGE PLAN
PARCEL 3
New Horizon Real Estate Development
8375 AND 8383 EAST MERCER WAY
MERCER ISLAND, WA 98040

DRAWING NO: C2.3

APN 032110-0145 & 032110-0140

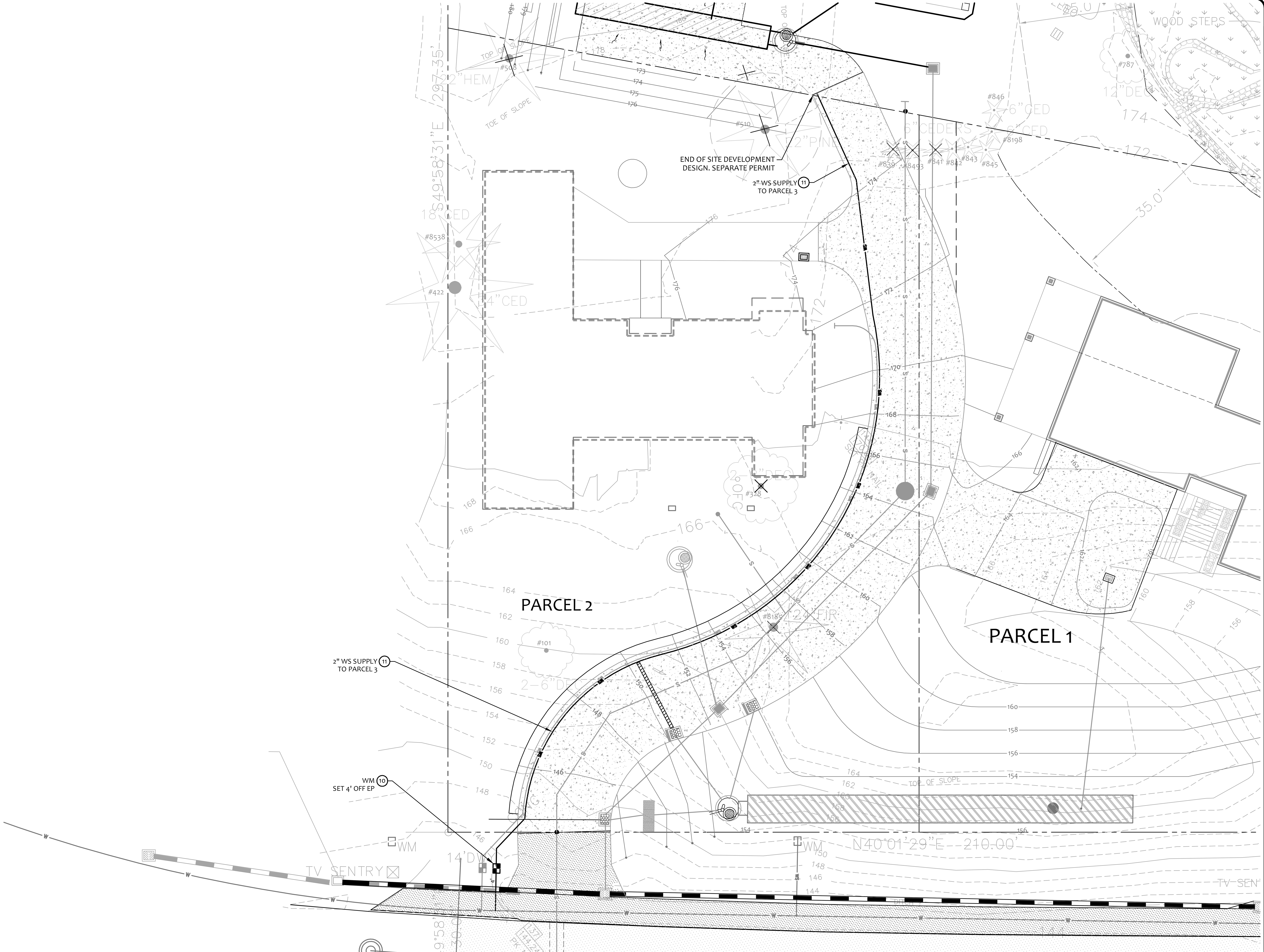
PARCEL 3 WATER IMPROVEMENTS

(10) -NEW SF RESIDENTIAL WATER SERVICE & METER PIT. CONFIRM REQUIRED SIZE WITH BUILDING PERMIT REVIEW. INSTALL PER MERCER ISLAND DETAIL W-13, W-14, OR W-14A DEPENDING ON SIZE REQUIREMENT.

(11) -WATER SERVICE FROM METER TO HOUSE. CONFIRM DIAMETER WITH FIRE SPRINKLER DESIGNER. USE 250 PSI PRIVATE HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER.

(12) -

(14)



NO.	DATE	BY	REVISIONS

APPLICANT
New Horizon Real Estate Development
8744 126th Ave NE
Kirkland, WA 98033

811 Know what's below. Call before you dig.

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CIVIL ENGINEERING SOLUTIONS
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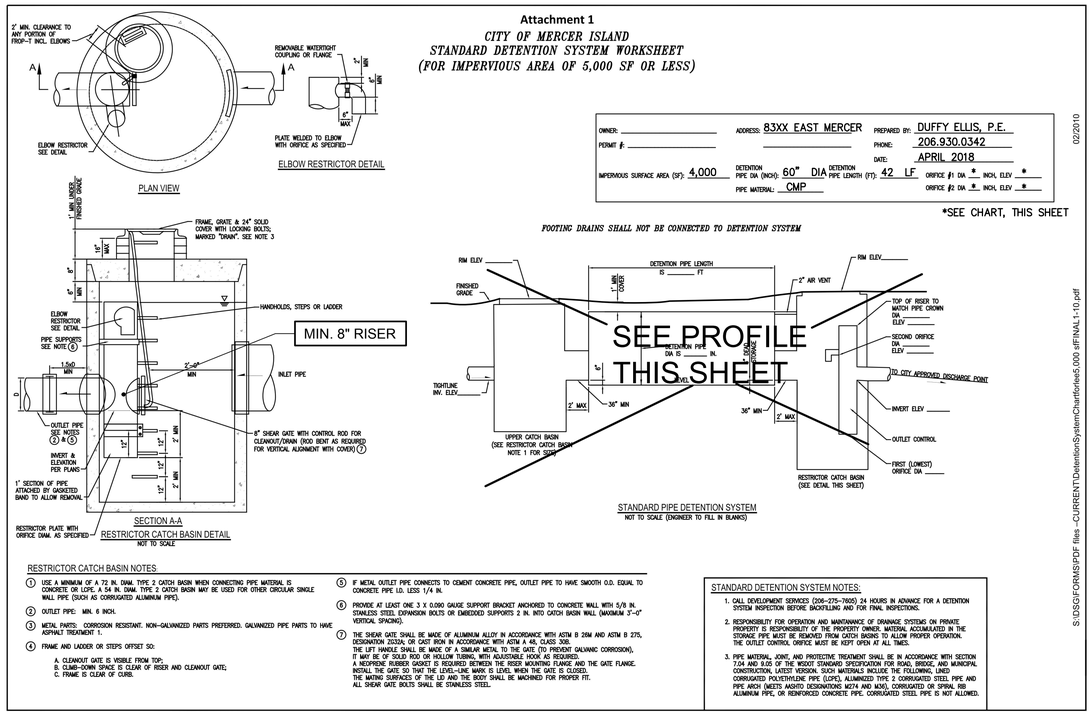
WATER SERVICE
PARCEL 3
New Horizon Real Estate Development
8375 AND 8383 EAST MERCER WAY
MERCER ISLAND, WA 98040

DRAWING NO:
C2.4

APN 032110-0145 & 032110-0140

MERCER ISLAND DETENTION DETAIL



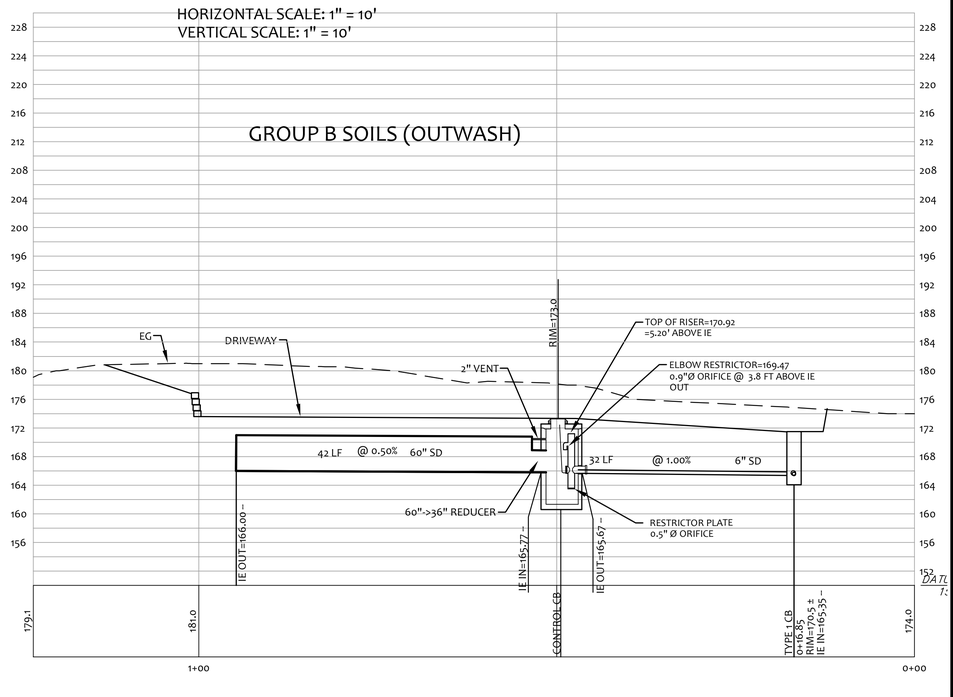
RESTRICTOR CATCH BASIN NOTES

1. USE A MINIMUM OF A 72 IN. DIAM. TYPE 2 CATCH BASIN WHEN CONNECTING PIPE MATERIAL IS CONCRETE OR LCPE. A 54 IN. DIAM. TYPE 2 CATCH BASIN MAY BE USED FOR OTHER CIRCULAR SINGLE WALL PIPE (SUCH AS CORRUGATED ALUMINUM PIPE).
2. OUTLET PIPE: MIN. 6 INCH.
3. METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
4. FRAME AND LADDER OR STEPS OFFSET SO:
   A. CLEANOUT GATE IS VISIBLE FROM TOP;
   B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE;
   C. FRAME IS CLEAR OF CURB.
5. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.
6. PROVIDE AT LEAST ONE 3 X 0.090 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3'-0" VERTICAL SPACING).
7. THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION 2032A, OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B. THE LIFT HANDLE SHALL BE MADE OF A SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION), IT MAY BE OF SOLID ROD OR HOLLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED. A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE. INSTALL THE GATE SO THAT THE LEVEL-LINE MARK IS LEVEL WHEN THE GATE IS CLOSED. THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED FOR PROPER FIT. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.

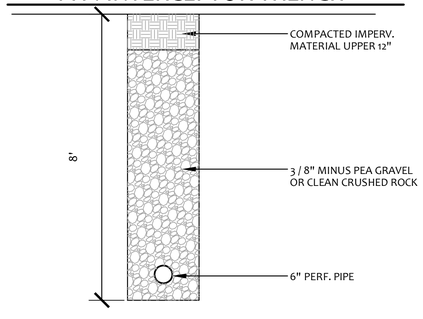
STANDARD DETENTION SYSTEM NOTES:

1. CALL DEVELOPMENT SERVICES (206-275-7605) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
2. RESPONSIBILITY FOR OPERATION AND MAINTANANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
3. PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.05 OF THE WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING, LINED CORRUGATED POLYETHYLENE PIPE (LCPE), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M36), CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.

DETENTION PROFILE PARCEL 3



TYP. INTERCEPTOR TRENCH



PARCEL 3 IMPERVIOUS TABLE

Impervious Area Spreadsheet		
Parcel 3, East Mercer		
Gross Site area	26,053	sf
	0.598	acres
Existing Impervious Area		
Ex House	-	sf
Ex driveway, on-site	-	sf
total existing =	**0**	**sf**
Proposed Impervious Area (on-site)		
Roof	2,748	sf
Exposed, on-site driveway	1,127	sf
total on-site proposed =	**3,875**	**sf**
total on-site new + replaced =	**3,875**	**sf**
Proposed Impervious Area (off-site)		
New Driveway	-	sf
total off-site proposed =	0	sf
total proposed =	**3,875**	Size detention, use Group B Soils

GROUP B SOILS (OUTWASH)
MERCER ISLAND DETENTION "TABLE 2"

ON-SITE DETENTION DESIGN FOR PROJECTS BETWEEN 500 SF AND 9,500 SF NEW PLUS REPLACED IMPERVIOUS SURFACE AREA

New and Replaced Impervious Surface Area (sf)	Detention Pipe Diameter (in)	Detention Pipe Length (ft)		Lowest Orifice Diameter (in)[3]		Distance from Outlet Invert to Second Orifice (ft)		Second Orifice Diameter (in)	
		B soils	C soils	B soils	C soils	B soils	C soils	B soils	C soils
500 to 1,000 sf	36"	30	22	0.5	0.5	2.2	2.0	0.5	0.8
	48"	18	11	0.5	0.5	3.3	3.2	0.9	0.8
	60"	11	7	0.5	0.5	4.2	3.4	0.5	0.6
1,001 to 2,000 sf	36"	66	43	0.5	0.5	2.2	2.3	0.9	1.4
	48"	34	23	0.5	0.5	3.2	3.3	0.9	1.2
	60"	22	14	0.5	0.5	4.3	3.6	0.9	0.9
2,001 to 3,000 sf	36"	90	66	0.5	0.5	2.2	2.4	0.9	1.9
	48"	48	36	0.5	0.5	3.1	2.8	0.9	1.5
	60"	30	20	0.5	0.5	4.2	3.7	0.9	1.1
3,001 to 4,000 sf	36"	120	78	0.5	0.5	2.4	2.2	1.4	1.6
	48"	62	42	0.5	0.5	2.8	2.9	0.8	1.3
	60"	42	26	0.5	0.5	3.8	3.9	0.9	1.3
4,001 to 5,000 sf	36"	134	91	0.5	0.5	2.8	2.2	1.7	1.5
	48"	73	49	0.5	0.5	3.6	2.9	1.6	1.5
	60"	46	31	0.5	0.5	4.6	3.5	1.6	1.3
5,001 to 6,000 sf	36"	162	109	0.5	0.5	2.7	2.2	1.8	1.6
	48"	90	59	0.5	0.5	3.5	2.9	1.7	1.5
	60"	54	37	0.5	0.5	4.6	3.6	1.6	1.4
6,001 to 7,000 sf	36"	192	128	0.5	0.5	2.7	2.2	1.9	1.8
	48"	102	68	0.5	0.5	3.7	2.9	1.9	1.6
	60"	64	43	0.5	0.5	4.6	3.6	1.8	1.5
7,001 to 8,000 sf	36"	216	146	0.5	0.5	2.8	2.2	2.0	1.9
	48"	119	79	0.5	0.5	3.8	2.9	2.2	1.7
	60"	73	49	0.5	0.5	4.5	3.6	2.0	1.6
8,001 to 8,500 sf[1]	36"	228	155	0.5	0.5	2.8	2.2	2.1	1.9
	48"	124	84	0.5	0.5	3.7	2.9	1.9	1.8
	60"	77	53	0.5	0.5	4.6	3.6	2.0	1.6
8,501 to 9,000 sf	36"	NA [1]	164	0.5	0.5	NA [1]	2.2	NA [1]	1.9
	48"	NA [1]	89	0.5	0.5	NA [1]	2.9	NA [1]	1.9
	60"	NA [1]	55	0.5	0.5	NA [1]	3.6	NA [1]	1.7
9,001 to 9,500 sf[2]	36"	NA [1]	174	0.5	0.5	NA [1]	2.2	NA [1]	2.1
	48"	NA [1]	94	0.5	0.5	NA [1]	2.9	NA [1]	2.0
	60"	NA [1]	58	0.5	0.5	NA [1]	3.7	NA [1]	1.7

NO.	DATE	BY	REVISIONS

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DETENTION PROFILE AND DETAIL
PARCEL 3
New Horizon Real Estate Development
8375 AND 8383 EAST MERCER WAY
MERCER ISLAND, WA 98040

DRAWING NO: C4.3

APN 032110-0145 & 032110-0140

FLOOR PLAN NOTES:

1. THIS PROJECT SHALL BE DESIGNED, ENGINEERED, + CONSTRUCTED IN FULL COMPLIANCE W/ ALL CODES + REGULATIONS.
2. ALL EXTERIOR WALLS SHALL BE 2x6 UNO.
3. ALL INTERIOR WALLS SHALL BE 2x6 UNO.
4. ALL HANDRAILS SHALL BE LOCATED @ 36" ABOVE STAIR NOSING WITH A GRASP DIMENSION BETWEEN 1¼" - 2".
5. ALL HANDRAILS SHALL BE CONTINUOUS OR TERMINATE AT NEWEL POST.
6. ALL GUARDRAILS SHALL BE 36" ABOVE FINISHED FLOOR AND DESIGNED SUCH THAT THE MAXIMUM OPENING WILL NOT ALLOW PASSAGE OF A 4" SPHERE.
7. ALL GUARDRAILS SHALL BE DESIGNED TO RESIST A 200LB CONCENTRATED LOAD AT THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL INFILL COMPONENTS.
8. 5/8" GWB AT ALL GARAGE WALLS AND CEILING AS WELL AS ANY POSTS + BEAMS.
9. ACCESSIBLE AREA UNDER STAIR SHALL BE 1/2" GWB MINIMUM PER 302.7.
10. PROVIDE A PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT PER SEC R403.1.1.
11. A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
12. ALL SHOWERHEADS + KITCHEN SINK FAUCETS INSTALLED IN THE UNIT SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.
13. ALL EXHAUST AIR SHALL VENT DIRECTLY TO THE EXTERIOR OF THE BUILDING PER M1501.1 AND M1506.2.
14. CLOTHES DRYER SHALL BE EXHAUSTED TO THE OUTSIDE PER M1502.1
15. ALL STAIRS SHALL MEET FOLLOWING REQUIREMENTS;
    A. MINIMUM 36" WIDTH.
    B. MAXIMUM 7 3/4" RISER, MINIMUM 10" TREAD.
    C. MINIMUM 6'-8" HEAD ROOM
    D. MINIUM LANDING LENGTH 36".
16. A WRITTEN REPORT OF THE AIR LEAKAGE TEST RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO CALL FOR FINAL INSPECTION. AIR LEAKAGE SHALL NOT EXCEED 2.0 AIR CHANGES/HOUR.
17. WHOLE HOUSE VENTILATION INTEGRATED WITH FORCED-AIR SYSTEM PER IRC M1507.3.5 AND SHALL RUN INTERMITTENTLY.
18. FIRE-BLOCKING SHALL BE PROVIDED IN THE FOLLOWING AREAS;
    A. CONCEALED SPACES OF STUD WALLS VERTICALLY BETWEEN CEILING AND FLOOR LEVELS + HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT

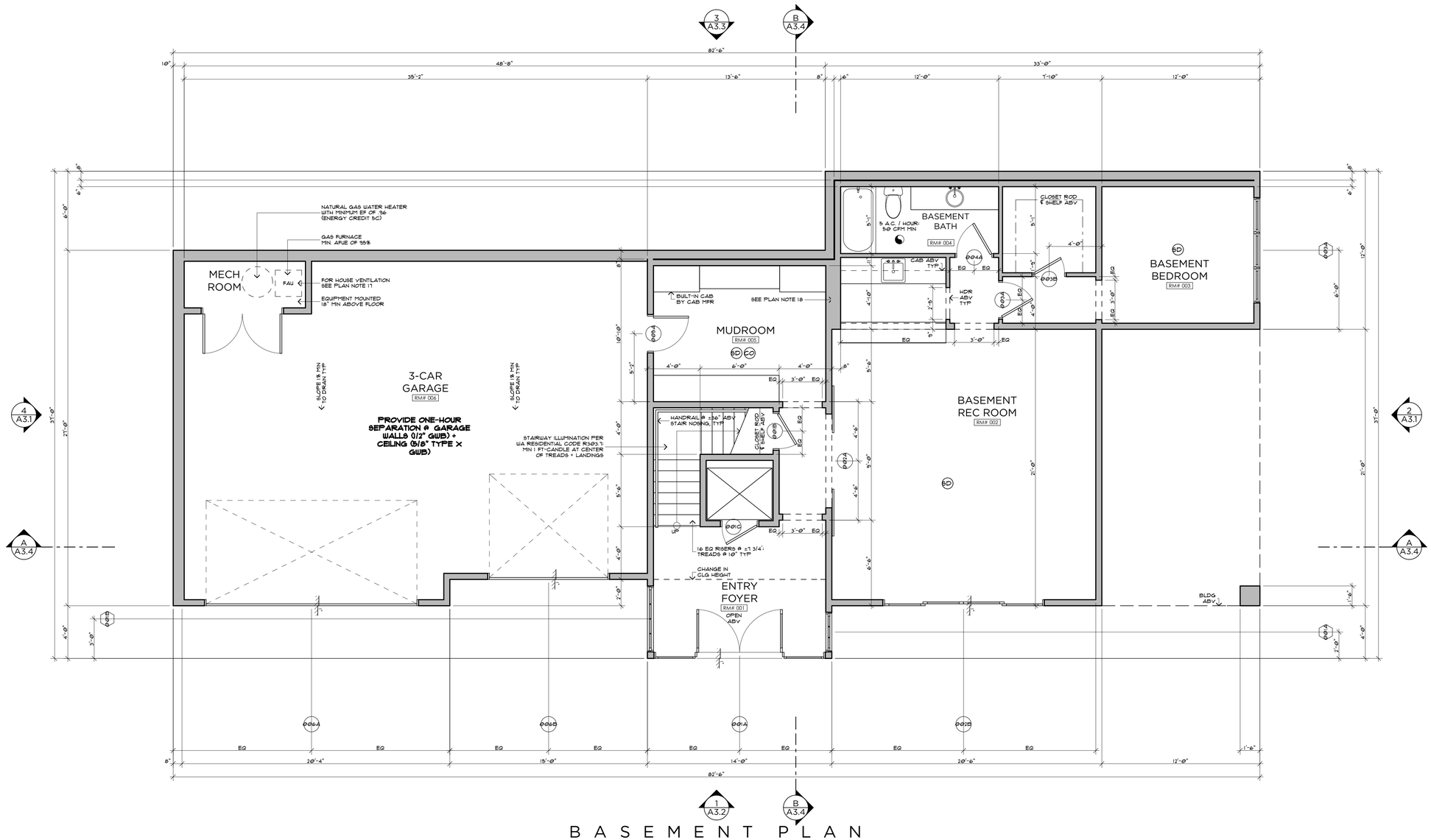
CONDITIONED SPACE CALCULATIONS:

(PER 2015 WASHINGTON STATE ENERGY CODE)

PROPOSED BASEMENT AREA:	1,145 FT²
PROPOSED FIRST FLOOR:	1,986 FT²
PROPOSED SECOND FLOOR:	1,844 FT²
TOTAL CONDITIONED FLOOR AREA:	**4,975 FT² (23.8%)**

ENERGY CREDIT CALCULATIONS:

2b.	A. TESTED AIR LEAKAGE SHALL BE 2.0 AIR CHANGES PER HOUR MAXIMUM.	1.0
	B. HEAT RECOVERY VENTILATION SYSTEM SHALL BE INSTALLED WITH A MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.70.	
3a.	PROPANE FURNACE WITH MINIMUM AFUE OF 94%.	1.0
5c.	PROPANE WATER HEATER WITH MINIMUM EF OF 0.91.	1.5
TOTAL CREDITS:		**3.5**



BASEMENT PLAN

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

RIPPLE
DESIGN STUDIO
206.913.2333
4303 STONE WAY N
SEATTLE, WA 98103

9790 REGISTERED ARCHITECT
JAMES M DEARTH
STATE OF WASHINGTON

E MERCER PARCEL 3
8379 E. MERCER WAY MERCER ISLAND, WA

BASEMENT PLAN

RELEASE
SCHEMATIC DESIGN
20 JUNE 2017

FLOOR PLAN NOTES:

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4. ALL HANDRAILS SHALL BE LOCATED @ 36" ABOVE STAIR NOSING WITH A GRASP DIMENSION BETWEEN 1[1/4"] - 2".
5. ALL HANDRAILS SHALL BE CONTINUOUS OR TERMINATE AT NEWEL POST.
6. ALL GUARDRAILS SHALL BE 36" ABOVE FINISHED FLOOR AND DESIGNED SUCH THAT THE MAXIMUM OPENING WILL NOT ALLOW PASSAGE OF A 4" SPHERE.
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9. ACCESSIBLE AREA UNDER STAIR SHALL BE 1/2" GWB MINIMUM PER 302.7.
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12. ALL SHOWERHEADS + KITCHEN SINK FAUCETS INSTALLED IN THE UNIT SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.
13. ALL EXHAUST AIR SHALL VENT DIRECTLY TO THE EXTERIOR OF THE BUILDING PER M1501.1 AND M1506.2.
14. CLOTHES DRYER SHALL BE EXHAUSTED TO THE OUTSIDE PER M1502.1
15. ALL STAIRS SHALL MEET FOLLOWING REQUIREMENTS;
    A. MINIMUM 36" WIDTH.
    B. MAXIMUM 7 3/4" RISER, MINIMUM 10" TREAD.
    C. MINIMUM 6'-8" HEAD ROOM
    D. MINIUM LANDING LENGTH 36"
16. A WRITTEN REPORT OF THE AIR LEAKAGE TEST RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO CALL FOR FINAL INSPECTION. AIR LEAKAGE SHALL NOT EXCEED 2.0 AIR CHANGES/HOUR.
17. WHOLE HOUSE VENTILATION INTEGRATED WITH FORCED-AIR SYSTEM PER IRC M1507.3.5 AND SHALL RUN INTERMITTENTLY.
18. FIRE-BLOCKING SHALL BE PROVIDED IN THE FOLLOWING AREAS;
    A. CONCEALED SPACES OF STUD WALLS VERTICALLY BETWEEN CEILING AND FLOOR LEVELS + HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT

ENERGY CREDIT CALCULATIONS:

2b.	A. TESTED AIR LEAKAGE SHALL BE 2.0 AIR CHANGES PER HOUR MAXIMUM.	1.0
	B. HEAT RECOVERY VENTILATION SYSTEM SHALL BE INSTALLED WITH A MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.70.	
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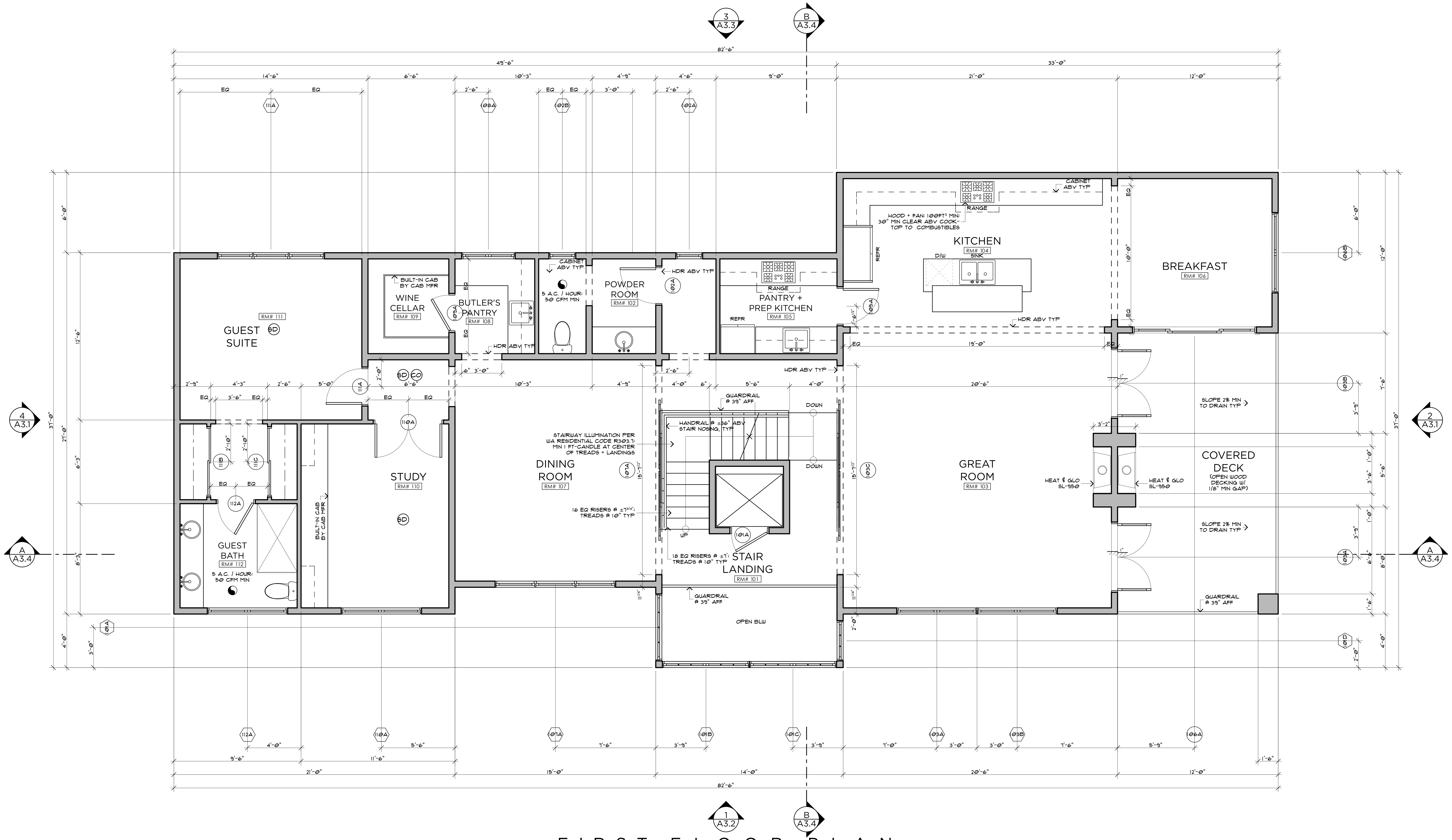
5c.	PROPANE WATER HEATER WITH MINIMUM EF OF 0.91.	1.5
TOTAL CREDITS:		**3.5**



82'-6"
49'-6"
33'-0"
GUEST SUITE
RM# 111
WINE CELLAR
RM# 109
BUILT-IN CAB BY CAB MFR
BUTLER'S PANTRY
RM# 108
CABINET ABV TYP
5 A.C. / HOUR; 50 CFM MIN
POWDER ROOM
RM# 102
HDR ABV TYP
PANTRY + PREP KITCHEN
RM# 105
RANGE
REFR
KITCHEN
RM# 104
HOOD + FAN; 100FT³ MIN; 30" MIN CLEAR ABV COOK-TOP TO COMBUSTIBLES
D/W
SINK
BREAKFAST
RM# 106
STUDY
RM# 110
DINING ROOM
RM# 107
STAIRWAY ILLUMINATION PER WA RESIDENTIAL CODE R303.7; MIN 1 FT-CANDLE AT CENTER OF TREADS + LANDINGS
16 EQ RISERS @ ±7 3/4"; TREADS @ 10" TYP
GUARDRAIL @ 39" AFF
HANDRAIL @ ±36" ABV STAIR NOSING, TYP
DOWN
UP
18 EQ RISERS @ ±7"; TREADS @ 10" TYP
STAIR LANDING
RM# 101
OPEN BLW
GREAT ROOM
RM# 103
HEAT & GLO SL-950
COVERED DECK
(OPEN WOOD DECKING W/ 1/8" MIN GAP)
SLOPE 2% MIN TO DRAIN TYP
GUEST BATH
RM# 112
BUILT-IN CAB BY CAB MFR

FIRST FLOOR PLAN

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

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FIRST FLOOR PLAN

RELEASE

SCHEMATIC DESIGN
20 JUNE 2017

A 2 . 1

E MERCER
PARCEL 3
AUTHORED: 10/8/18

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5. ALL HANDRAILS SHALL BE CONTINUOUS OR TERMINATE AT NEWEL POST.
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7. ALL GUARDRAILS SHALL BE DESIGNED TO RESIST A 200LB CONCENTRATED LOAD AT THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL INFILL COMPONENTS.
8. 5/8" GWB AT ALL GARAGE WALLS AND CEILING AS WELL AS ANY POSTS + BEAMS.
9. ACCESSIBLE AREA UNDER STAIR SHALL BE 1/2" GWB MINIMUM PER 302.7.
10. PROVIDE A PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT PER SEC R403.1.1.
11. A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
12. ALL SHOWERHEADS + KITCHEN SINK FAUCETS INSTALLED IN THE UNIT SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.
13. ALL EXHAUST AIR SHALL VENT DIRECTLY TO THE EXTERIOR OF THE BUILDING PER M1501.1 AND M1506.2.
14. CLOTHES DRYER SHALL BE EXHAUSTED TO THE OUTSIDE PER M1502.1
15. ALL STAIRS SHALL MEET FOLLOWING REQUIREMENTS;
    A. MINIMUM 36" WIDTH.
    B. MAXIMUM 7 3/4" RISER, MINIMUM 10" TREAD.
    C. MINIMUM 6'-8" HEAD ROOM
    D. MINIUM LANDING LENGTH 36".
16. A WRITTEN REPORT OF THE AIR LEAKAGE TEST RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO CALL FOR FINAL INSPECTION. AIR LEAKAGE SHALL NOT EXCEED 2.0 AIR CHANGES/HOUR.
17. WHOLE HOUSE VENTILATION INTEGRATED WITH FORCED-AIR SYSTEM PER IRC M1507.3.5 AND SHALL RUN INTERMITTENTLY.
18. FIRE-BLOCKING SHALL BE PROVIDED IN THE FOLLOWING AREAS;
    A. CONCEALED SPACES OF STUD WALLS VERTICALLY BETWEEN CEILING AND FLOOR LEVELS + HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT

ENERGY CREDIT CALCULATIONS:

2b. A. TESTED AIR LEAKAGE SHALL BE 2.0 AIR CHANGES PER HOUR MAXIMUM.	1.0
B. HEAT RECOVERY VENTILATION SYSTEM SHALL BE INSTALLED WITH A MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.70.	
3a. PROPANE FURNACE WITH MINIMUM AFUE OF 94%.	1.0
5c. PROPANE WATER HEATER WITH MINIMUM EF OF 0.91.	1.5
TOTAL CREDITS:	**3.5**

SECOND FLOOR PLAN

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

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SECOND FLOOR PLAN

RELEASE
SCHEMATIC DESIGN
20 JUNE 2017

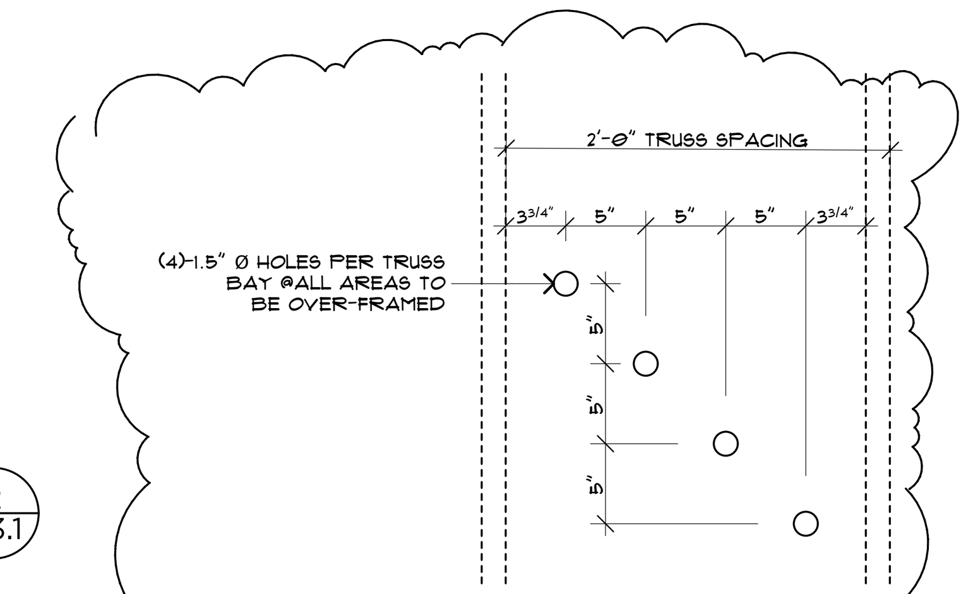
A2.2
E MERCER PARCEL 3
8379 E. MERCER WAY

ROOF NOTES:

1. CHIMNEY SHALL EXTEND A MIN OF 2'-0" ABV ROOF OR PARAPET WITHIN 10'-0" RADIUS OF CHIMNEY. PROVIDE APPROVED SPARK ARRESTOR @ ALL CHIMNEY CAPS. ALL ARCHITECTURAL FEATURES MUST BE PERMITTED BY FLU + SPARK ARRESTOR MFR APPROVAL.
2. COORDINATE DOWNSPOUT LOCATION W/ RIPPLE DESIGN STUDIO, INC. PRIOR TO INSTALLATION.
3. ALL VENTS SHALL BE LOCATED AWAY FROM VISIBILITY @ PUBLIC RIGHT-OF-WAY.
4. TRUSS MANUFACTURERS TO PROVIDE TRUSS SHOP DRAWINGS TO RIPPLE DESIGN STUDIO FOR DESIGN APPROVAL PRIOR TO TRUSS MANUFACTURING.
5. ATTIC SHALL BE VENTED THROUGH EAVE, RIDGE, AND HIP VENTS AS WELL AS VENTILATION HOLES IN SHEATHING BETWEEN ATTIC SPACES.

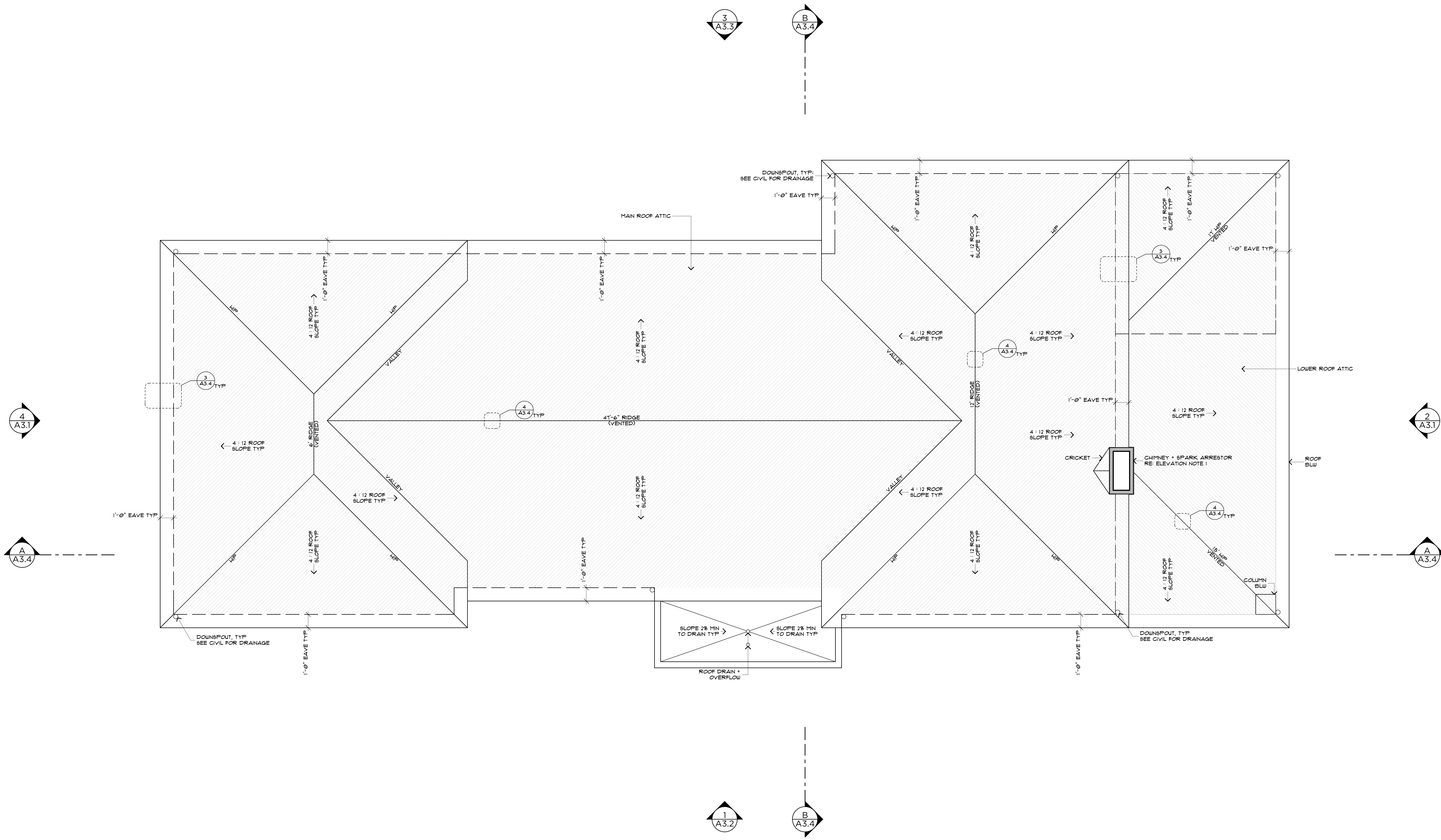
ATTIC VENTILATION CALCULATIONS:

ATTIC AREA - MAIN ROOF		1,972.00
REQUIRED VENTING (1/150)		**13.15**
LINEAR FEET OF RIDGE / HIP VENTING		65.50
PROPOSED RIDGE / HIP VENTING		**6.14**
(@13.5 sq in NET/ FOOT [COR-A-VENT V-300])		
LINEAR FEET OF EAVE VENTING		193.00
PROPOSED EAVE VENTING		**8.42**
(@3.14 sq in PER 2" HOLE @ BLOCKING, 2 HOLES / FT = 6.28 sq in / FT)		
	TOTAL PROPOSED VENTILATION	**14.56**
ATTIC AREA - LOWER ROOF		396.00
REQUIRED VENTING (1/150)		**2.64**
LINEAR FEET OF HIP VENTING		32.00
PROPOSED HIP VENTING		**3.00**
(@13.5 sq in NET/ FOOT)		
LINEAR FEET OF EAVE VENTING		57.00
PROPOSED EAVE VENTING		**2.49**
(@3.14 sq in PER 2" HOLE @ BLOCKING, 2 HOLES / FT = 6.28 sq in / FT)		
	TOTAL PROPOSED VENTILATION	**5.49**



TRUSS VENTING

SCALE: 1" = 1'-0"



ROOF PLAN

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

RIPPLE
DESIGN STUDIO
206.913.2333
4303 STONE WAY N
SEATTLE, WA 98103

9790 REGISTERED ARCHITECT
[illegible]
JAMES M DEARTH
STATE OF WASHINGTON

E MERCER PARCEL 3

8379 E. MERCER WAY MERCER ISLAND, WA

ROOF PLAN

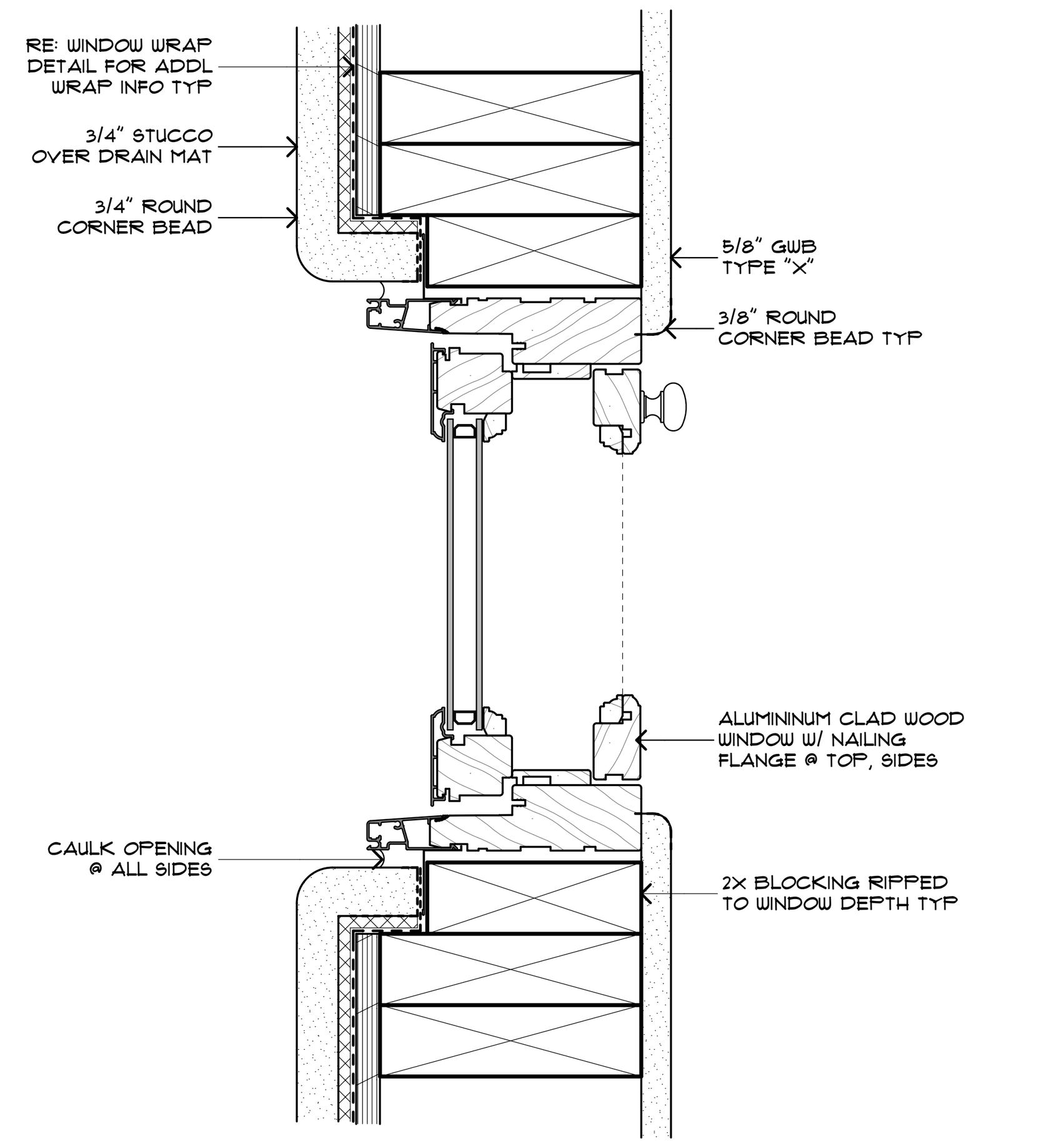
RELEASE

SCHEMATIC DESIGN
20 JUNE 2017

N

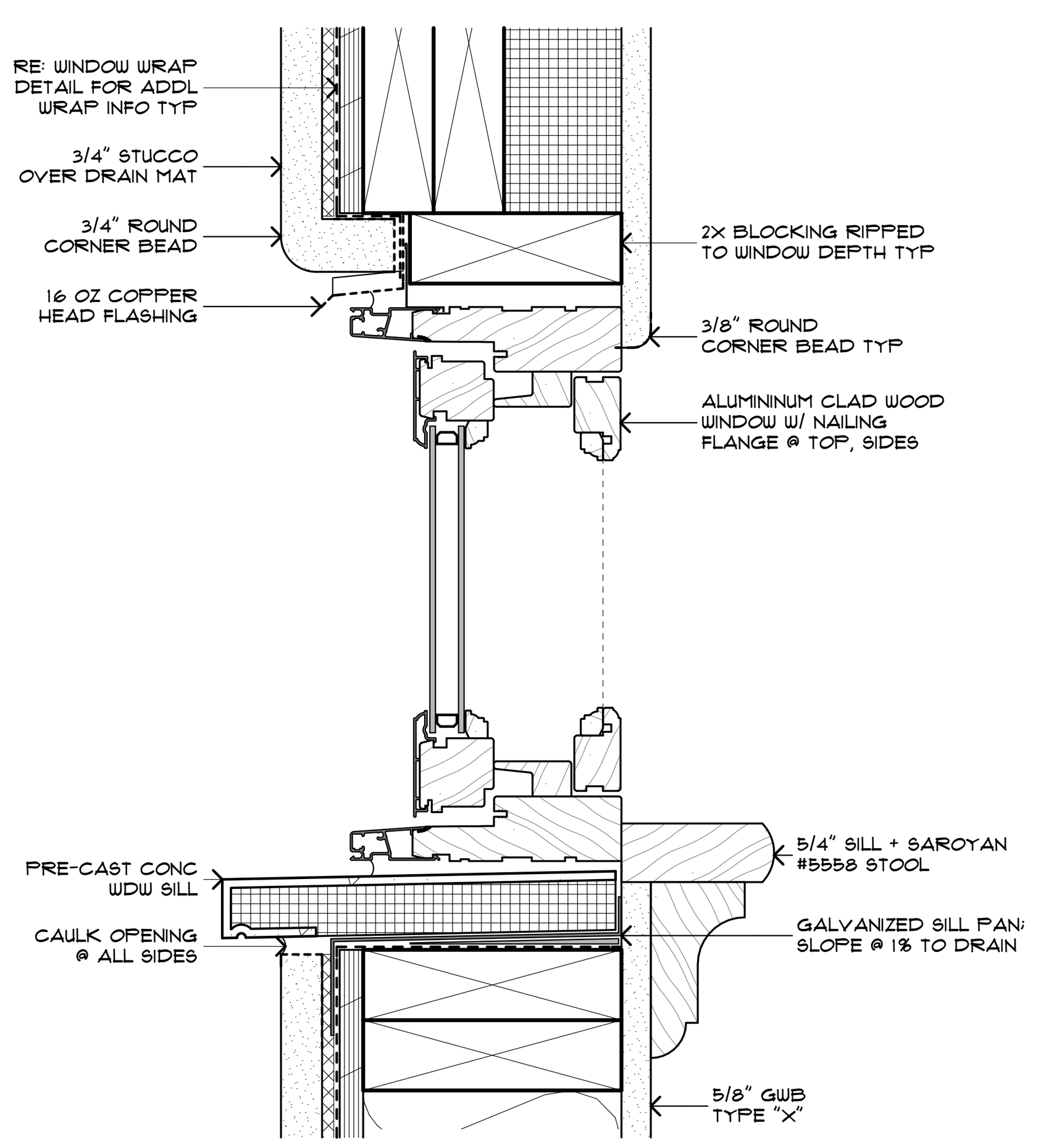
A 2 . 3

E MERCER
PARCEL 3
AUTHORED: 10/8/18


RE: WINDOW WRAP DETAIL FOR ADDL WRAP INFO TYP
3/4" STUCCO OVER DRAIN MAT
3/4" ROUND CORNER BEAD
5/8" GWB TYPE "X"
3/8" ROUND CORNER BEAD TYP
ALUMININUM CLAD WOOD WINDOW W/ NAILING FLANGE @ TOP, SIDES
CAULK OPENING @ ALL SIDES
2X BLOCKING RIPPED TO WINDOW DEPTH TYP

W D W J A M B

S C A L E : 3" = 1'-0"


RE: WINDOW WRAP DETAIL FOR ADDL WRAP INFO TYP
3/4" STUCCO OVER DRAIN MAT
3/4" ROUND CORNER BEAD
16 OZ COPPER HEAD FLASHING
2X BLOCKING RIPPED TO WINDOW DEPTH TYP
3/8" ROUND CORNER BEAD TYP
ALUMININUM CLAD WOOD WINDOW W/ NAILING FLANGE @ TOP, SIDES
PRE-CAST CONC WDW SILL
CAULK OPENING @ ALL SIDES
5/4" SILL + SAROYAN #5558 STOOL
GALVANIZED SILL PAN; SLOPE @ 1% TO DRAIN
5/8" GWB TYPE "X"

W D W / S T U C C O

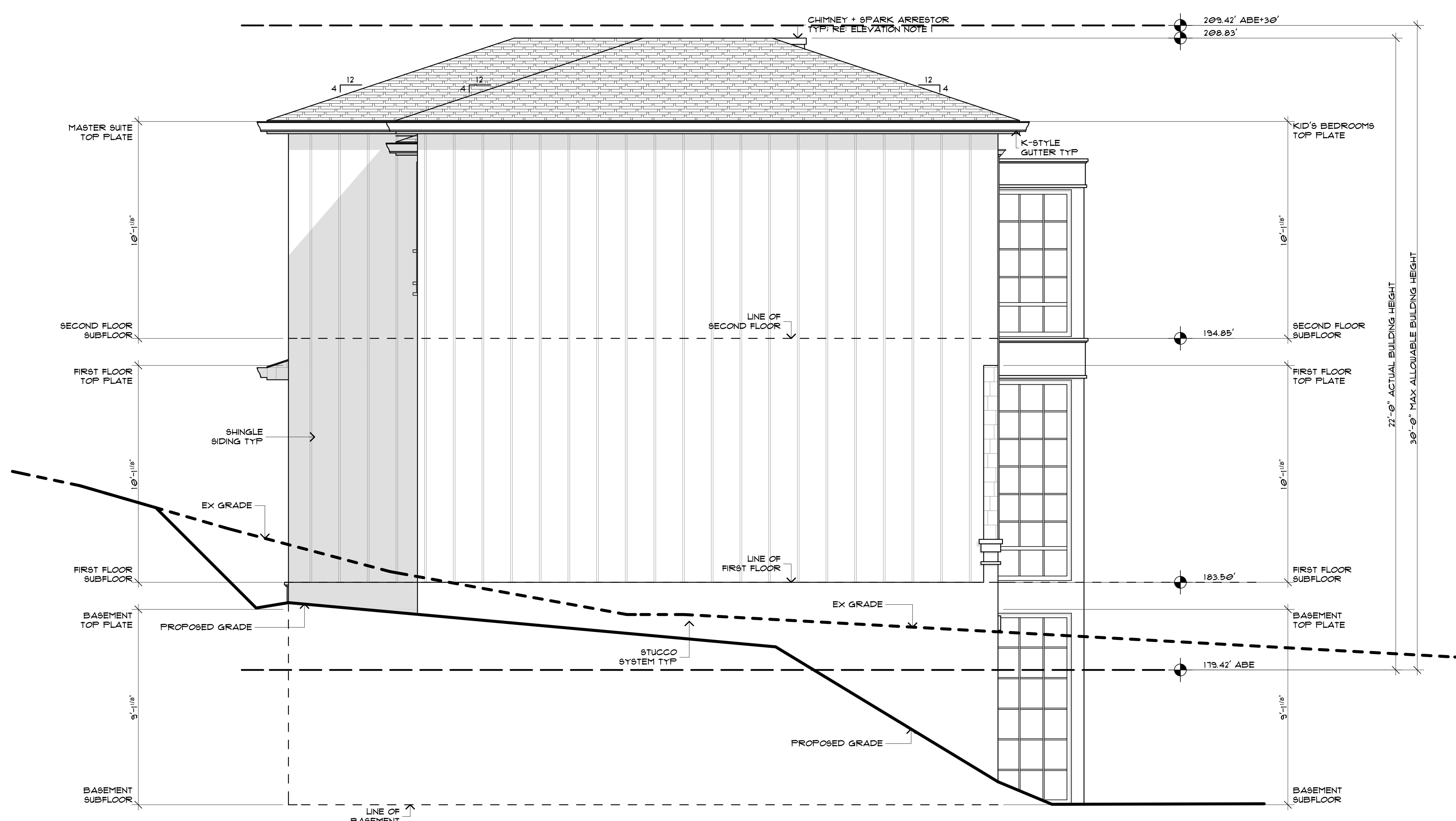
S C A L E : 3" = 1'-0"


CHIMNEY + SPARK ARRESTOR TYP; RE: ELEVATION NOTE 1
209.42' ABE+30'
208.83'
ASPHALT SHINGLE ROOF TYP
MASTER SUITE TOP PLATE
K-STYLE GUTTER TYP
SHINGLE SIDING TYP
10'-1 1/8"
2' LINE DETERMINING WINDOWS NEEDING FALL PROTECTION
2'-0"
LINE OF SECOND FLOOR
STANDING SEAM METAL ROOF
SECOND FLOOR SUBFLOOR
FIRST FLOOR TOP PLATE
MTL RAIL TYP
3'-0"
22'-0" ACTUAL BUILDING HEIGHT
30'-0" MAX ALLOWABLE BUILDING HEIGHT
FIRST FLOOR SUBFLOOR
183.50'
LINE OF FIRST FLOOR
BASEMENT TOP PLATE
STUCCO SYSTEM TYP
179.42' ABE
9'-1 1/8"
EX GRADE
LINE OF BASEMENT
FINISH GRADE
BASEMENT SUBFLOOR
173.15'

N O R T H E L E V A T I O N

2

S C A L E : 1/4" = 1'-0"


CHIMNEY + SPARK ARRESTOR TYP; RE: ELEVATION NOTE 1
209.42' ABE+30'
208.83'
MASTER SUITE TOP PLATE
KID'S BEDROOMS TOP PLATE
K-STYLE GUTTER TYP
10'-1 1/8"
LINE OF SECOND FLOOR
SECOND FLOOR SUBFLOOR
194.85'
FIRST FLOOR TOP PLATE
SHINGLE SIDING TYP
22'-0" ACTUAL BUILDING HEIGHT
30'-0" MAX ALLOWABLE BUILDING HEIGHT
EX GRADE
LINE OF FIRST FLOOR
FIRST FLOOR SUBFLOOR
183.50'
BASEMENT TOP PLATE
PROPOSED GRADE
STUCCO SYSTEM TYP
179.42' ABE
9'-1 1/8"
PROPOSED GRADE
BASEMENT SUBFLOOR
LINE OF BASEMENT

S O U T H E L E V A T I O N

1

S C A L E : 1/4" = 1'-0"

ELEVATION + SECTION NOTES:

1. CHIMNEY SHALL EXTEND A MIN OF 2'-0" ABV ROOF OR PARAPET WITHIN 10'-0" RADIUS OF CHIMNEY. PROVIDE APPROVED SPARK ARRESTOR @ ALL CHIMNEY CAPS. ALL ARCHITECTURAL FEATURES MUST BE PERMITTED BY FLU + SPARK ARRESTOR MFR APPROVAL.
2. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.

AVERAGE BUILDING ELEVATION CALC.S:

ELEVATION @ POINT A:	182.00'
SEGMENT LENGTH @ POINT A:	21.00'
	(3,822.00' @ ELEV x LENGTH)
ELEVATION @ POINT B:	181.50'
SEGMENT LENGTH @ POINT B:	2.00'
	(363.00' @ ELEV x LENGTH)
ELEVATION @ POINT C:	181.00'
SEGMENT LENGTH @ POINT C:	15'
	(2,715.00' @ ELEV x LENGTH)
ELEVATION @ POINT D:	180.25'
SEGMENT LENGTH @ POINT D:	6.00'
	(1,081.50' @ ELEV x LENGTH)
ELEVATION @ POINT E:	178.75'
SEGMENT LENGTH @ POINT E:	14.00'
	(2,502.50' @ ELEV x LENGTH)
ELEVATION @ POINT F:	177.00'
SEGMENT LENGTH @ POINT F:	4.00'
	(708.00' @ ELEV x LENGTH)
ELEVATION @ POINT G:	175.75'
SEGMENT LENGTH @ POINT G:	20.50'
	(3,602.88' @ ELEV x LENGTH)
ELEVATION @ POINT H:	175.25'
SEGMENT LENGTH @ POINT H:	21.00'
	(3,680.25' @ ELEV x LENGTH)
ELEVATION @ POINT I:	175.25'
SEGMENT LENGTH @ POINT I:	12.00'
	(2,103.00' @ ELEV x LENGTH)
ELEVATION @ POINT J:	175.75'
SEGMENT LENGTH @ POINT J:	12.00'
	(2,109.00' @ ELEV x LENGTH)
ELEVATION @ POINT K:	176.50'
SEGMENT LENGTH @ POINT K:	33.00'
	(5,824.50' @ ELEV x LENGTH)
ELEVATION @ POINT L:	177.75'
SEGMENT LENGTH @ POINT L:	6.00'
	(1,066.50' @ ELEV x LENGTH)
ELEVATION @ POINT M:	184.00'
SEGMENT LENGTH @ POINT M:	49.50'
	(9,108.00' @ ELEV x LENGTH)
ELEVATION @ POINT N:	182.00'
SEGMENT LENGTH @ POINT N:	27.00'
	(4,914.00' @ ELEV x LENGTH)
TOTAL ELEVs x SEGMENT LENGTHs:	43,600.13'
TOTAL SEGMENT LENGTHs:	243'
AVERAGE BUILDING ELEVATION (ABE):	**179.42'**

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REGISTERED ARCHITECT
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JAMES M DEARTH
STATE OF WASHINGTON

E MERCER
PARCEL 3

8379 E. MERCER WAY MERCER ISLAND, WA

NORTH + SOUTH
BUILDING
ELEVATIONS

RELEASE

SCHEMATIC DESIGN
20 JUNE 2017

A 3 . 1

E MERCER
PARCEL 3
AUTHORED: 10/8/18

EAST ELEVATION

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

ELEVATION + SECTION NOTES:

1. CHIMNEY SHALL EXTEND A MIN OF 2'-0" ABV ROOF OR PARAPET WITHIN 10'-0" RADIUS OF CHIMNEY. PROVIDE APPROVED SPARK ARRESTOR @ ALL CHIMNEY CAPS. ALL ARCHITECTURAL FEATURES MUST BE PERMITTED BY FLU + SPARK ARRESTOR MFR APPROVAL.
2. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.

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TOTAL SEGMENT LENGTHs:	243'
AVERAGE BUILDING ELEVATION (ABE):	**179.42'**

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8379 E MERCER WAY MERCER ISLAND, WA

EAST BUILDING ELEVATION

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SCHEMATIC DESIGN
20 JUNE 2017

WEST ELEVATION

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

ELEVATION + SECTION NOTES:

1. CHIMNEY SHALL EXTEND A MIN OF 2'-0" ABV ROOF OR PARAPET WITHIN 10'-0" RADIUS OF CHIMNEY. PROVIDE APPROVED SPARK ARRESTOR @ ALL CHIMNEY CAPS. ALL ARCHITECTURAL FEATURES MUST BE PERMITTED BY FLU + SPARK ARRESTOR MFR APPROVAL.
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TOTAL SEGMENT LENGTHs:	243'
AVERAGE BUILDING ELEVATION (ABE):	**179.42'**

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SEATTLE, WA 98103

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STATE OF WASHINGTON

E MERCER PARCEL 3
8379 E MERCER WAY MERCER ISLAND, WA

WEST BUILDING ELEVATIONS

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SCHEMATIC DESIGN
20 JUNE 2017

L O N G I T U D I N A L S E C T I O N A - A

S C A L E : 1/4" = 1'-0"

ELEVATION + SECTION NOTES:

1. CHIMNEY SHALL EXTEND A MIN OF 2'-0" ABV ROOF OR PARAPET WITHIN 10'-0" RADIUS OF CHIMNEY. PROVIDE APPROVED SPARK ARRESTOR @ ALL CHIMNEY CAPS. ALL ARCHITECTURAL FEATURES MUST BE PERMITTED BY FLU + SPARK ARRESTOR MFR APPROVAL.
2. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.

WSEC 2015 NOTES:

1. THIS PROJECT IS ELIGIBLE AND COMPLIANT W/ WSEC 2015 PRESCRIPTIVE METHOD.
2. INSULATION VALUES SHALL BE AS FOLLOWS:
   A. ALL VERTICAL GLAZING SHALL BE 0.30 U-FACTOR MAX.
   B. ALL OVERHEAD GLAZING SHALL BE 0.50 U-FACTOR MAX.
   C. ALL EXTERIOR DOORS (INCLUDING DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE) SHALL BE 0.20 U-FACTOR MIN.
   D. ALL CEILINGS UNCONDITIONED SPACE SHALL RECEIVE R-49 BLOWN-IN INSULATION MIN.
   E. ALL VAULTED CEILINGS SHALL RECEIVE R-38 BATT INSULATION MIN.
   F. ALL ABOVE-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN.
   G. ALL BELOW-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN @ INTERIOR FRAMED WALL.
   H. ALL FLOORS OVER UNCONDITIONED SPACE SHALL RECEIVE R-30 BATT INSULATION MIN.
   I. ALL SLAB-ON-GRADE WITHIN CONDITIONED SPACE SHALL RECEIVE R-10 RIGID INSULATION WITHIN 24" OF SLAB PERIMETER.
   J. ALL HEADERS @ EXTERIOR WALLS SHALL RECEIVE R-10 RIGID INSULATION @ INTERIOR SIDE OF WALL.
3. RE: STRUCTURAL DRAWINGS FOR ALL FRAMING COMPLIANCE REQUIREMENTS.
4. PROVIDE 100 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ KITCHEN.
5. PROVIDE 50 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ ALL BATHS + LAUNDRY.
6. NATURAL GAS, PROPANE OR OIL WATER HEATER SHALL HAVE A MINIMUM EF OF 0.91 (WSEC 406.2, CREDIT 5c).
7. AT CRAWLSPACES THE MIN NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 FT² FOR EACH 300 FT² OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AT CRAWLSPACE, EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTILATION OPENINGS, OR CRAWLSPACE SHALL BE MECHANICALLY VENTED.
8. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4. WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE TESTING RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE CODE OFFICIAL.
9. AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.

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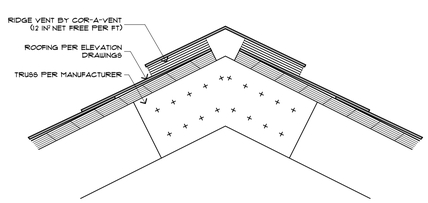
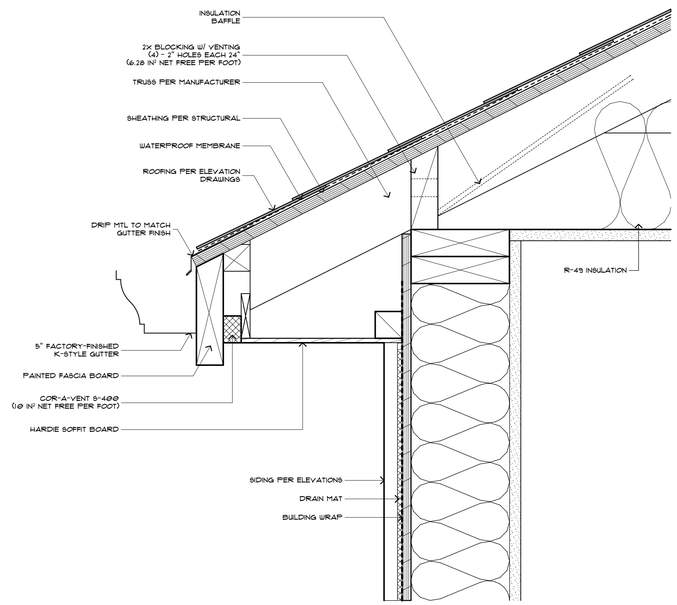


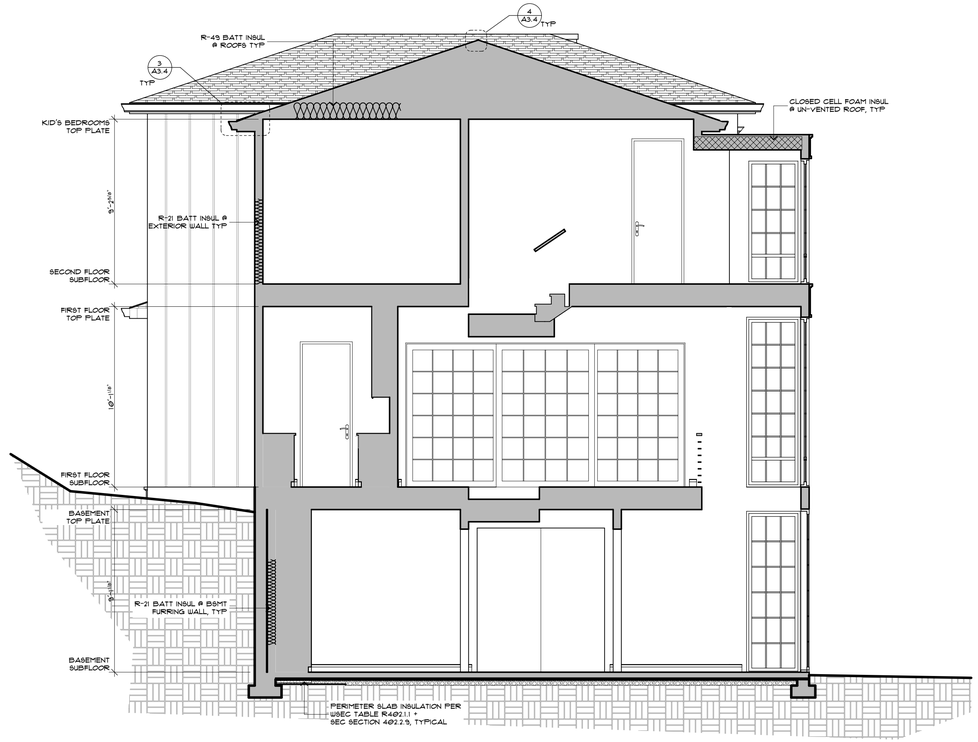
R I D G E V E N T **4**

S C A L E : 3" = 1'-0"



E A V E V E N T **3**

S C A L E : 3" = 1'-0"



L A T E R A L S E C T I O N B - B

S C A L E : 1/4" = 1'-0"

B U I L D I N G S E C T I O N S A - A T H R O U G H B - B

RELEASE

SCHEMATIC DESIGN
20 JUNE 2017

A 3 . 4

E MERCER
PARCEL 3
8379 E. MERCER WAY

DOOR SCHEDULE:

DOOR NO.	WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	REMARKS
001A	6'-6"	9'-0"	FRENCH	CLAD WOOD / GLASS		PAIR, DIVIDED LIGHT, W/ 3'-3" SIDELIGHTS
001B	2'-8"	7'-0"	PANEL	WOOD		
001C	2'-8"	8'-0"	PANEL	WOOD		ELEVATOR, LOCKING, AUTO-CLOSER
002A	7'-0"	8'-0"	SURFACE SLIDER	WOOD		BARN STYLE SLIDING DOOR
002B	12'-0"	8'-0"	FRENCH SLIDER	CLAD WOOD / GLASS		4-PANEL, DIVIDED LIGHT
003A	2'-8"	7'-0"	PANEL	WOOD		
003B	2'-4"	7'-0"	PANEL	WOOD		
004A	2'-8"	8'-0"	PANEL	WOOD		PRIVACY LOCK
005A	2'-8"	8'-0"	PANEL	WOOD		20-MINUTE RATED, AUTO-CLOSER
005A	6'-0"	8'-0"	PANEL	WOOD		20-MINUTE RATED, AUTO-CLOSER
006A	16'-0"	8'-0"	OVERHEAD	WOOD		GARAGE DOOR
006B	9'-0"	8'-0"	OVERHEAD	WOOD		GARAGE DOOR
101A	2'-8"	8'-0"	PANEL	WOOD		ELEVATOR, LOCKING, AUTO-CLOSER
102A	2'-8"	8'-0"	PANEL	WOOD		PRIVACY LOCK
103A	5'-0"	8'-0"	FRENCH	CLAD WOOD / GLASS		PAIR, DIVIDED LIGHT
103B	5'-0"	8'-0"	FRENCH	CLAD WOOD / GLASS		PAIR, DIVIDED LIGHT
103C	15'-6"	8'-0"	SLIDER	WOOD		3-PANEL, 2 OUTBOARD OPERABLE
105A	2'-8"	8'-0"	PANEL	WOOD		
106A	9'-0"	8'-0"	SLIDER	CLAD WOOD / GLASS		3-PANEL, DIVIDED LIGHT
107A	15'-6"	8'-0"	SLIDER	WOOD		3-PANEL, 2 OUTBOARD OPERABLE
109A	2'-8"	8'-0"	PANEL	WOOD		
110A	5'-0"	8'-0"	PANEL	WOOD		PAIR
111A	2'-8"	7'-0"	PANEL	WOOD		
111B	5'-0"	7'-0"	SLIDER	WOOD		PAIR, BY-PASS CLOSET
111C	5'-0"	7'-0"	SLIDER	WOOD		PAIR, BY-PASS CLOSET
112A	2'-8"	8'-0"	PANEL	WOOD		
201A	2'-8"	7'-0"	PANEL	WOOD		ELEVATOR, LOCKING, AUTO-CLOSER
202A	2'-8"	8'-0"	PANEL	WOOD		PRIVACY
203A	2'-8"	8'-0"		WOOD		
203B	2'-8"	8'-0"		WOOD		
204A	2'-8"	8'-0"		WOOD		
206A	2'-8"	8'-0"	PANEL	WOOD		
207A	2'-8"	7'-0"	PANEL	WOOD		
207B	9'-0"	7'-0"	SLIDER	WOOD		TRIPLE BY-PASS CLOSET
208A	2'-8"	7'-0"	PANEL	WOOD		
208B	9'-0"	7'-0"	SLIDER	WOOD		TRIPLE BY-PASS CLOSET
209A	2'-4"	7'-0"	PANEL	WOOD		PRIVACY LOCK
209B	2'-4"	7'-0"	PANEL	WOOD		PRIVACY LOCK
210A	2'-8"	7'-0"		WOOD		
210B	5'-0"	7'-0"	SLIDER	WOOD		BY-PASS CLOSET
211A	2'-4"	7'-0"	PANEL	WOOD		

WINDOW SCHEDULE:

WINDOW NO.	WIDTH	HEIGHT	HEADER	TYPE	MATERIAL	FINISH	REMARKS
001A	3'-0"	9'-0"	9'-0"	FIXED	ALUMINUM		DIVIDED LIGHT, SAFETY GLAZING
001B	5'-0"	9'-0"	9'-0"	FIXED	ALUMINUM		DIVIDED LIGHT, SAFETY GLAZING
003A	8'-0"	5'-0"	8'-0"	CASEMENT	ALUMINUM		TRIPLE, DIVIDED LIGHT, SAFETY GLAZING, EGRESS
101A	5'-0"	9'-6"	9'-6"	FIXED	ALUMINUM		DIVIDED LIGHT, SAFETY GLAZING
101B	6'-6"	9'-6"	9'-6"	FIXED	ALUMINUM		DOUBLE, DIVIDED LIGHT, SAFETY GLAZING
101C	6'-6"	9'-6"	9'-6"	FIXED	ALUMINUM		DOUBLE, DIVIDED LIGHT, SAFETY GLAZING
101D	3'-0"	9'-6"	9'-6"	FIXED	ALUMINUM		DIVIDED LIGHT, SAFETY GLAZING
102A	2'-0"	4'-0"	8'-0"	FIXED	ALUMINUM		DIVIDED LIGHT
102B	2'-0"	4'-0"	8'-0"	CASEMENT	ALUMINUM		DIVIDED LIGHT
103A	6'-0"	7'-6"	9'-6"	FIXED	ALUMINUM		PAIR, DIVIDED LIGHT, SAFETY GLAZING
103B	6'-0"	7'-6"	9'-6"	FIXED	ALUMINUM		PAIR, DIVIDED LIGHT, SAFETY GLAZING
106B	6'-0"	8'-0"	8'-0"	CASEMENT	ALUMINUM		DOUBLE, DIVIDED LIGHT, SAFETY GLAZING @ LOWER AWNING, FALL PROTECTION, EGRESS
107A	9'-0"	7'-6"	9'-6"	FIXED	ALUMINUM		TRIPLE, DIVIDED LIGHT, SAFETY GLAZING
108A	4'-0"	5'-0"	8'-0"	CASEMENT	ALUMINUM		PAIR, DIVIDED LIGHT
110A	6'-0"	7'-6"	9'-6"	FIXED	ALUMINUM		PAIR, DIVIDED LIGHT, SAFETY GLAZING
111A	8'-0"	5'-0"	8'-0"	CASEMENT	ALUMINUM		TRIPLE, DIVIDED LIGHT, EGRESS
112A	6'-0"	7'-6"	9'-6"	FIXED	ALUMINUM		PAIR, DIVIDED LIGHT, FROSTED GLASS
201A	5'-0"	7'-0"	7'-0"	FIXED	ALUMINUM		DIVIDED LIGHT, SAFETY GLAZING @ LOWER AWNING
201B	6'-6"	7'-0"	7'-0"	FIXED	ALUMINUM		DOUBLE, DIVIDED LIGHT, SAFETY GLAZING @ LOWER AWNING
201C	6'-6"	7'-0"	7'-0"	FIXED	ALUMINUM		DOUBLE, DIVIDED LIGHT, SAFETY GLAZING @ LOWER AWNING
201D	3'-0"	7'-0"	7'-0"	FIXED	ALUMINUM		DIVIDED LIGHT, SAFETY GLAZING @ LOWER AWNING
202A	6'-0"	8'-0"	8'-0"	CASEMENT	ALUMINUM		DOUBLE, DIVIDED LIGHT, SAFETY GLAZING @ LOWER AWNING, FALL PROTECTION, EGRESS
202B	6'-0"	8'-0"	8'-0"	CASEMENT	ALUMINUM		DOUBLE, DIVIDED LIGHT, SAFETY GLAZING @ LOWER AWNING, FALL PROTECTION, EGRESS
202C	3'-0"	4'-6"	8'-0"	CASEMENT	ALUMINUM		DIVIDED LIGHT, EGRESS
202D	3'-0"	4'-6"	8'-0"	CASEMENT	ALUMINUM		DIVIDED LIGHT, EGRESS
203A	6'-0"	5'-6"	8'-0"	CASEMENT	ALUMINUM		PAIR, DIVIDED LIGHT, SAFETY GLAZING
205A	9'-0"	5'-0"	7'-0"	FIXED	ALUMINUM		TRIPLE, DIVIDED LIGHT
206A	6'-0"	6'-0"	8'-0"	FIXED	ALUMINUM		PAIR, DIVIDED LIGHT
207A	6'-0"	6'-0"	8'-0"	CASEMENT	ALUMINUM		PAIR, DIVIDED LIGHT, EGRESS
208A	3'-0"	6'-0"	8'-0"	CASEMENT	ALUMINUM		DIVIDED LIGHT, EGRESS
208B	3'-0"	6'-0"	8'-0"	CASEMENT	ALUMINUM		DIVIDED LIGHT, EGRESS
210A	6'-0"	5'-6"	8'-0"	CASEMENT	ALUMINUM		PAIR, DIVIDED LIGHT, EGRESS
210B	4'-0"	4'-0"	8'-0"	CASEMENT	ALUMINUM		PAIR, DIVIDED LIGHT
211A	4'-0"	4'-0"	8'-0"	CASEMENT	ALUMINUM		PAIR, DIVIDED LIGHT, SAFETY GLAZING

WSEC 2015 NOTES:

1. THIS PROJECT IS ELIGIBLE AND COMPLIANT W/ WSEC 2015 PRESCRIPTIVE METHOD.
2. INSULATION VALUES SHALL BE AS FOLLOWS:
   A. ALL VERTICAL GLAZING SHALL BE 0.30 U-FACTOR MAX.
   B. ALL OVERHEAD GLAZING SHALL BE 0.50 U-FACTOR MAX.
   C. ALL EXTERIOR DOORS (INCLUDING DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE) SHALL BE 0.20 U-FACTOR MIN.
   D. ALL CEILINGS UNCONDITIONED SPACE SHALL RECEIVE R-49 BLOWN-IN INSULATION MIN.
   E. ALL VAULTED CEILINGS SHALL RECEIVE R-38 BATT INSULATION MIN.
   F. ALL ABOVE-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN.
   G. ALL BELOW-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN @ INTERIOR FRAMED WALL.
   H. ALL FLOORS OVER UNCONDITIONED SPACE SHALL RECEIVE R-30 BATT INSULATION MIN.
   I. ALL SLAB-ON-GRADE WITHIN CONDITIONED SPACE SHALL RECEIVE R-10 RIGID INSULATION WITHIN 24" OF SLAB PERIMETER.
   J. ALL HEADERS @ EXTERIOR WALLS SHALL RECEIVE R-10 RIGID INSULATION @ INTERIOR SIDE OF WALL.
3. RE: STRUCTURAL DRAWINGS FOR ALL FRAMING COMPLIANCE REQUIREMENTS.
4. PROVIDE 100 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ KITCHEN.
5. PROVIDE 50 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ ALL BATHS + LAUNDRY.
6. NATURAL GAS, PROPANE OR OIL WATER HEATER SHALL HAVE A MINIMUM EF OF 0.91 (WSEC 406.2, CREDIT Sc).
7. AT CRAWLSPACES THE MIN NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 FT² FOR EACH 300 FT² OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AT CRAWLSPACE, EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTILATION OPENINGS, OR CRAWLSPACE SHALL BE MECHANICALLY VENTED.
8. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4. WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE TESTING RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE CODE OFFICIAL.
9. AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.

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DOOR + WINDOW SCHEDULES

RELEASE
SCHEMATIC DESIGN
20 JUNE 2017

A4.1

General Structural Notes

The Following Apply Unless Noted Otherwise on the Drawings

Criteria

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE 2015 INTERNATIONAL BUILDING CODE.
2. DESIGN LOAD CRITERIA

FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
FLOOR LIVE LOAD (RESIDENTIAL DECKS)	60 PSF
SNOW	Pf=25 PSF
WIND	Iw=1.0, GCpi=0.18, 110 MPH (ULTIMATE), EXPOSURE "B", KZT=1.84
EARTHQUAKE	
ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE PROCEDURE
LATERAL SYSTEM:	LIGHT FRAMED SHEAR WALLS
BASE SHEAR (ULTIMATE)	V=21.30 KIPS
SITE CRITERIA	SITE CLASS=D, Ss=1.461, Sds=0.974, S1=0.556, SD1=0.556, Cs=0.150 SDC D, Ie=1.0, R=6.5

SEE PLANS FOR ADDITIONAL LOADING CRITERIA

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

    CONNECTOR PLATE WOOD ROOF TRUSSES

    CONTRACTOR SHALL SUBMIT WALL ELEVATION DRAWINGS OF AT LEAST 1/8"=1'-0" SCALE INDICATING LOCATIONS OF CONNECTION EMBEDMENTS AND WALL OPENINGS FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH REINFORCEMENT SHOP DRAWINGS.

    APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.
11. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

    SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

Quality Assurance

1. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1704 OF THE INTERNATIONAL BUILDING CODE 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. SPECIAL INSPECTION IS REQUIRED OF THE FOLLOWING TYPES OF CONSTRUCTION:

EXPANSION BOLTS AND THREADED EXPANSION INSERTS	PER MANUFACTURER
EPOXY GROUTED INSTALLATIONS	PER MANUFACTURER

2. UNLESS OTHERWISE NOTED, THE FOLLOWING ELEMENTS COMPRISE THE SEISMIC-FORCE-RESISTING SYSTEM AND ARE SUBJECT TO SPECIAL INSPECTION FOR SEISMIC RESISTANCE IN ACCORDANCE WITH SECTION 1705.12 OF THE INTERNATIONAL BUILDING CODE.
    A. STRUCTURAL WOOD SHEAR WALL SYSTEMS REQUIRE PERIODIC INSPECTION FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM INCLUDING DRAG STRUTS, BRACES AND HOLDOWNS.
3. STRUCTURAL OBSERVATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 1704 OF THE INTERNATIONAL BUILDING CODE FOR THE FOLLOWING BUILDING ELEMENTS:

    SHEARWALLS

    THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD ADEQUATE NOTICE TO SCHEDULE APPROPRIATE SITE VISITS FOR STRUCTURAL OBSERVATION.

    STRUCTURAL OBSERVATION MEANS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM, FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS, AT SIGNIFICANT CONSTRUCTION STAGES AND AT COMPLETION OF THE STRUCTURAL SYSTEM. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY SECTION 109 OR OTHER SECTIONS OF THE INTERNATIONAL BUILDING CODE.

    THE OWNER SHALL EMPLOY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUC-TURAL DESIGN, TO PERFORM STRUCTURAL OBSERVATION. OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPEC-TOR, CONTRACTOR, AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

Geotechnical

1. 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 AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ONPLANS (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 (RESTRAINED/UNRESTRAINED)	55 PCF/35 PCF
COEFICIENT OF FRICTION (FACTOR OF SAFETY OF 1.5 INCLUDED)	0.3
PILE CAPACITY (COMPRESSION/TENSION/LATERAL)	

SOILS REPORT REFERENCE: PanGEO, Inc. Project #14-206, Dated 2/4/16

2. FOUNDATION DESIGN IS BASED ON THE INSTALLATION OF AGGREGATE PIERS IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE ALL SOIL CONDITIONS PRIOR TO FORMING FOUNDATIONS.

Concrete

1. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905, 1906 AND ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c=3,000 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. (STRUCTURAL DESIGN OF FOUNDATION IS BASED ON A f'c=2,500 PSI, PER IBC 1705.3.2.3, SPECIAL INSPECTION IS NOT REQUIRED.)
2. THE MINIMUM AMOUNTS OF CEMENT 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 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 1905.6. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY TO THE CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.
3. ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH TABLE ACI 318 TABLE 4.2.1 MODERATE EXPOSURE.
4. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy=60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy=40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. SPIRAL REINFORCEMENT SHALL BE PLAIN WIRE CONFORMING TO ASTM A615, GRADE 60, fy=60,000 PSI.
5. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL REINFORCEMENTS IN ACCORDANCE WITH "THE REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE." PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

    NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.
6. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSEDTO EARTH	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER)	1-1/2"
SLABS AND WALLS (INT. FACE)	GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

7. CONCRETE WALL REINFORCING - PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

6" WALLS	#4 @ 16 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN
8" WALLS	#4 @ 12 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN

8. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.
9. 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

1. EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE “KWIK BOLT TZ” AS MANUFACTURED BY THE HILTI CORP., INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-1917, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.
2. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING “HIT RE 500-V3” AS MANUFACTURED BY HILTI CORP. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2322. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED.

Wood

1. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO.17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS:	(2X & 3X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fb=900 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fb=900 PSI
BEAMS:	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb=1350 PSI
POSTS:	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc=1350 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc=1000 PSI
STUDS, PLATES & MISC. FRAMING:		DOUGLAS-FIR-LARCH NO. 2

2. MANUFACTURED LUMBER, PSL, LVL, AND LSL, SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E)	Fb=2900 PSI, E=2000 KSI, Fv=290 PSI
LVL (1.9E)	Fb=2600 PSI ,E=1900 KSI, Fv=285 PSI
LSL (1.55E)	Fb=2325 PSI ,E=1550 KSI, Fv=310 PSI

    DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE 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 MEMBERS PROVIDED.

    MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.
3. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE TRUS-JOIST CORPORATION. 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 I.C.B.O. APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.
4. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION, ANSI/TPI 1" BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD	25 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	40 PSF
WIND UPLIFT (TOP CHORD)	5 PSF
BOTTOM CHORD LIVE LOAD	10 PSF

    (BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURENTLY WITH THE ROOF LIVE LOAD)

    WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE SIGNED AND STAMPED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC., SHOWN ON THE DRAWINGS. THE EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.
5. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.
    A. ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.
    B. FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.
    C. WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.
    D. REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.
6. 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.
7. PRESSURE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO A RENTION OF 0.25 PCF. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO A RETENTION OF 0.60 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS IN DIRECT CONTACT WITH ACQ-A, CBA-A, CA-B, OR SBX TREATED WOOD SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS IN DIRECT CONTACT WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

Wood (Con't)

8. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2015. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES 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.

    ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITT" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

    WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

    ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.
9. WOOD FASTENERS
    A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
8d	2-1/2"	0.131"
10d	3"	0.148"
16d BOX	3-1/2"	0.135"

    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 - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

    B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2005 EDITION) WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8” AND SMALLER LAG SCREWS.
10. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:
    A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.
    B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

    ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS @ 4" O.C. EACH SIDE JOINT.

    ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

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

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

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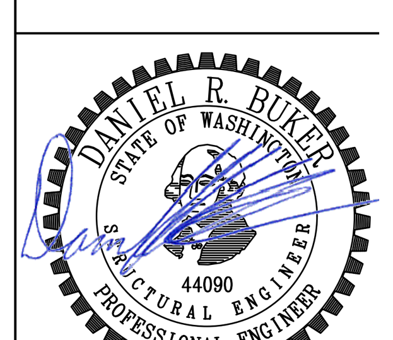


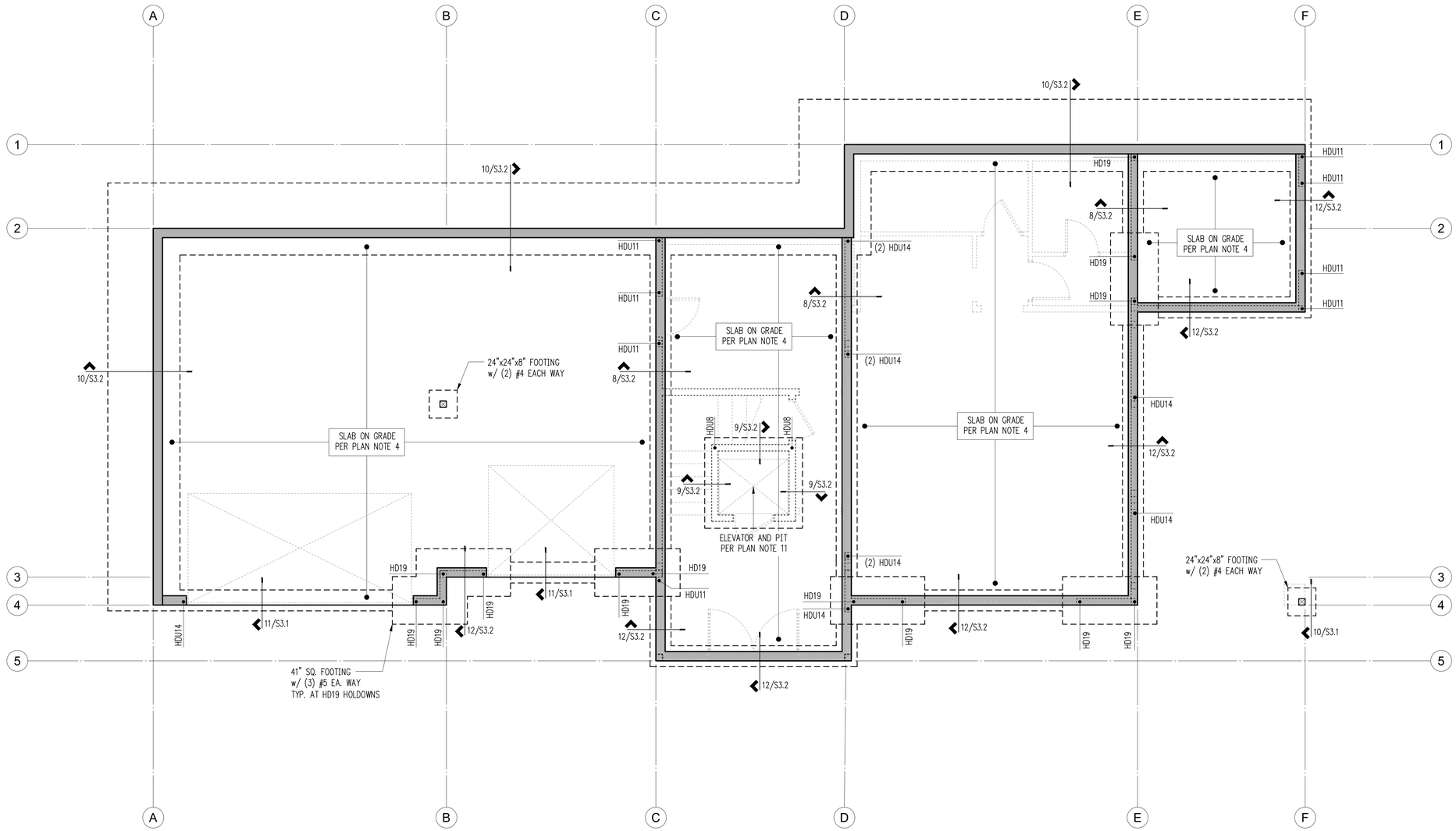
East Mercer - Parcel 3

E Mercer Way
Mercer Island, WA, 98040

No.	Date	Issue
	7/26/17	Permit
1	3/9/18	Corrections
2	6/13/18	Corrections

Sheet Contents
General Structural Notes

Sheet No.
S1.1



Basement / Foundation Plan

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

Plan Notes

1. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS (S1.1).
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS UNLESS SPECIFICALLY NOTED ON STRUCTURAL PLANS.
3. ALL FOOTINGS SHALL BEAR ON FIRM, NATIVE SOIL.
4. 4" CONCRETE SLAB ON GRADE REINFORCED WITH #3 @ 12"oc EACH WAY, CENTERED IN SLAB. PROVIDE A BASE OF 4" COMPACTED, CLEAN 3/4" MINUS GRAVEL COVERED WITH 4 MIL. VAPOR BARRIER. PROVIDE JOINTS PER 2/S3.1.
6. PROVIDE DRAINAGE BEHIND ALL FOUNDATION WALLS.
7. REINFORCE FOOTING AND WALL CORNERS AND INTERSECTIONS PER 6/S3.1.
8. "HDU_" REFERS TO HOLDOWNS PER 8/S3.1
9. REFER 9/S3.1 WHERE PIPES PENETRATE FOUNDATION.
10. CONTRACTOR TO VERIFY TOP OF FOOTING ELEVATION w/ ARCHITECTURAL PLANS.
11. CONTRACTOR TO COORDINATE ELEVATOR DEPRESSION IN FIELD w/ MANUFACTURER, ARCHITECT, AND ENGINEER OF RECORD. CONTRACTOR ALSO TO VERIFY RAIL ATTACHMENT LOCATIONS AND LOADS WITH MANUFACTURER. (ASSUMED RAIL LOAD HAS BEEN DESIGNED FOR 725# TENSION)

NOTE: FOUNDATION DESIGN BASED ON INSTALLATION OF AGGREGATE PIERS IN ACCORDANCE WITH RECOMENDATIONS OF GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE ALL SOIL CONDITIONS PRIOR TO FORMING FOUNDATIONS

Legend

- (N) CONCRETE WALL ABOVE THIS LEVEL
- (N) CONCRETE FOOTING
- (N) SPAN DIRECTION
- EXTENT OF SPAN
- JOIST or BEAM HANGER PROVIDE HU HANGER u.n.o.
- HD — HOLDOWN TYPE

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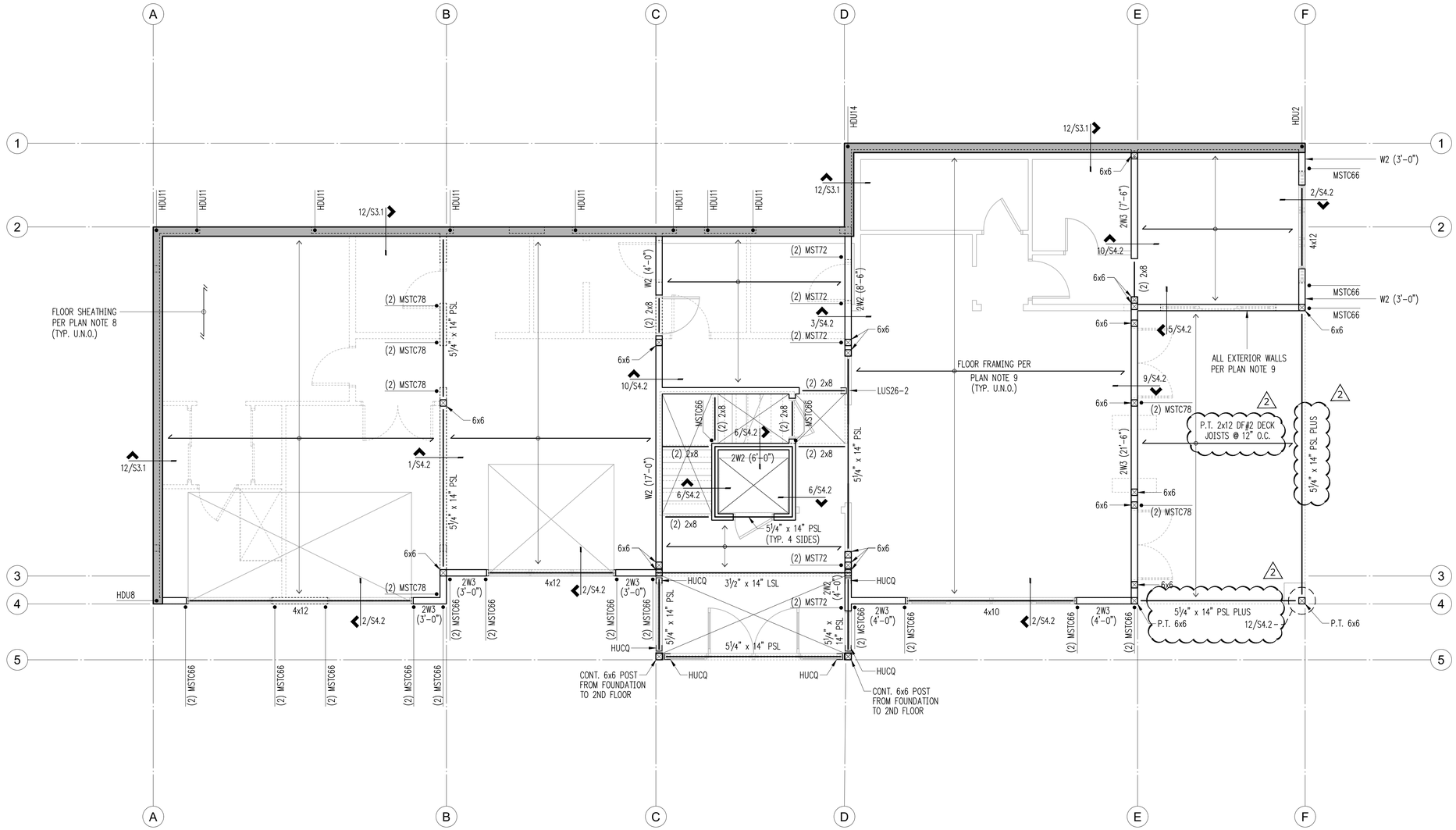
Sheet Contents: Basement / Foundation Plan

Sheet No.: S2.0



First Floor Framing Plan

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

Plan Notes

1. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS (S1.1).
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS UNLESS SPECIFICALLY NOTED ON STRUCTURAL PLANS.
3. PROVIDE DRAINAGE BEHIND ALL FOUNDATION WALLS.
4. REINFORCE FOOTING AND WALL CORNERS AND INTERSECTIONS PER 6/S3.1.
5. "HDU_" REFERS TO HOLDOWNS PER 8/S3.1
6. REFER 9/S3.1 WHERE PIPES PENETRATE FOUNDATION.
7. "W#" REFERS TO SHEARWALL TYPE PER 3/S4.1 & 7/S4.1. ALL OTHER NON-DESIGNATED EXTERIOR WALLS SHALL BE SHEARWALL TYPE W6. WHERE INDICATED, "(X-X)" REFERS TO MINIMUM SHEARWALL LENGTH. COORDINATE ACTUAL LENGTH WITH ARCHITECTURAL.
8. FLOOR SHEATHING SHALL BE ⅜" T&G PLYWOOD SHEATHING WITH 48/24 SPAN RATING. NAIL FRAMED PANEL EDGES W/ 8d COMMON (0.131"dia. x 2½") @ 6"oc, FIELD @ 12"oc. (REFER TO 9/S4.1)
9. FLOOR FRAMING TO BE 14" TJI/230 @ 16"oc (U.N.O.)
10. "MSTC66" & "CS16" REFER TO 60" LONG HOLDOWNS PER 11/S4.2 & 7/S4.2 RESPECTIVELY.
11. PROVIDE TOP PLATE SPLICES PER 1/S4.1
12. REFER TO 11/S4.1 AT SHEARWALL INTERSECTIONS.
13. "D.S." REFERS TO DRAG STRUT. NAIL FLOOR SHEATHING TO DRAG STRUT WITH (2) ROWS OF 8d COMMON (0.131"dia. x 2½") @ 4"oc. (REFER TO 5/S4.1)

Legend

- STRUCTURAL WOOD WALL or POST BELOW THIS LEVEL
- STRUCTURAL WOOD WALL or POST ABOVE THIS LEVEL
- CONCRETE WALL ABOVE THIS LEVEL
- SPAN DIRECTION
- EXTENT OF SPAN
- JOIST or BEAM HANGER
- HD — HOLDOWN TYPE
- BLOCK DIAPH. 2X'S LAID FLAT @ ALL PANEL EDGES. 8D @ 4"OC @ ALL PANEL EDGES & 12"OC IN FIELD. (REFER TO 9/S4.1)

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No.	Date	Issue
	7/26/17	Permit
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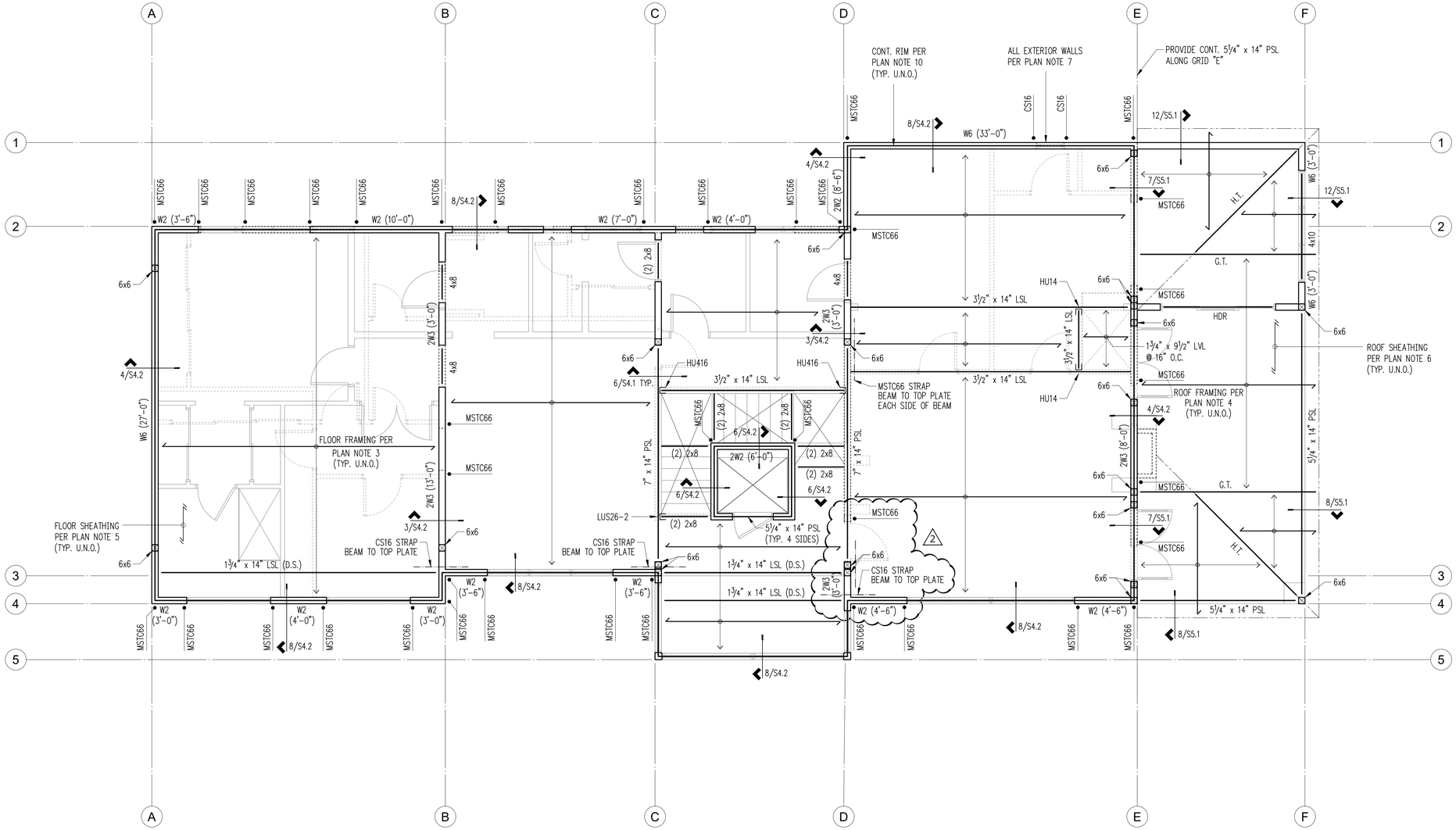
2	6/13/18	Corrections

Sheet Contents: First Floor Framing Plan

Sheet No.: S2.1



Second Floor Framing Plan

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

Plan Notes

1. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS (S1.1).
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS UNLESS SPECIFICALLY NOTED ON STRUCTURAL PLANS.
3. FLOOR FRAMING TO BE 14" TJI/230 @ 16"oc (U.N.O.)
4. ROOF FRAMING (where occurs) SHALL BE PRE-MANUFACTURED ROOF TRUSSES @ 24"oc. (Truss design by others).
5. FLOOR SHEATHING SHALL BE ¾" T&G PLYWOOD SHEATHING WITH 48/24 SPAN RATING. NAIL FRAMED PANEL EDGES W/ 8d COMMON (0.131"dia. x 2½") @ 6"oc, FIELD @ 12"oc. (REFER TO 9/S4.1)
6. ROOF SHEATHING SHALL BE 5/8" CDX PLYWOOD SHEATHING WITH 40/20 SPAN RATING. NAIL FRAMED PANEL EDGES W/ 8d COMMON (0.131"dia. x 2½") @ 6"oc, FIELD @ 12"oc. (REFER TO 9/S4.1)
7. "W#" REFERS TO SHEARWALL TYPE PER 3/S4.1 & 7/S4.1. ALL OTHER NON-DESIGNATED EXTERIOR WALLS SHALL BE SHEARWALL TYPE W6. WHERE INDICATED, "(X-X)" REFERS TO MINIMUM SHEARWALL LENGTH. COORDINATE ACTUAL LENGTH WITH ARCHITECTURAL.
8. "MSTC66" & "CS16" REFER TO HOLDOWNS PER 11/S4.2 & 7/S4.2 RESPECTIVELY.
9. PROVIDE TOP PLATE SPLICES PER 1/S4.1
10. AT EXTERIOR WALLS, PROVIDE CONTINUOUS FLUSH FRAMED 3½" X 14" LSL STRUCTURAL RIM JOIST, UNLESS NOTED OTHERWISE. RIM JOISTS OVER OPENINGS SHALL BE CONTINUOUS w/ NO SPLICES. REFER TO 4/S4.2 & 8/S4.2.
11. REFER TO 11/S4.1 AT SHEARWALL INTERSECTIONS.
12. "D.S." REFERS TO DRAG STRUT. NAIL FLOOR SHEATHING TO DRAG STRUT WITH (2) ROWS OF 8d COMMON (0.131"dia. x 2½") @ 4"oc. (REFER TO 5/S4.1)

Legend

- STRUCTURAL WOOD WALL or POST BELOW THIS LEVEL
- STRUCTURAL WOOD WALL or POST ABOVE THIS LEVEL
- HD — HOLDOWN TYPE
- SPAN DIRECTION
- EXTENT OF SPAN
- JOIST or BEAM HANGER
- G.T. — GIRDER TRUSS
- H.T. — HIP TRUSS
- BLOCK DIAPH. 2X'S LAID FLAT @ ALL PANEL EDGES. 8D @ 4"OC @ ALL PANEL EDGES & 12"OC IN FIELD. (REFER TO 9/S4.1)

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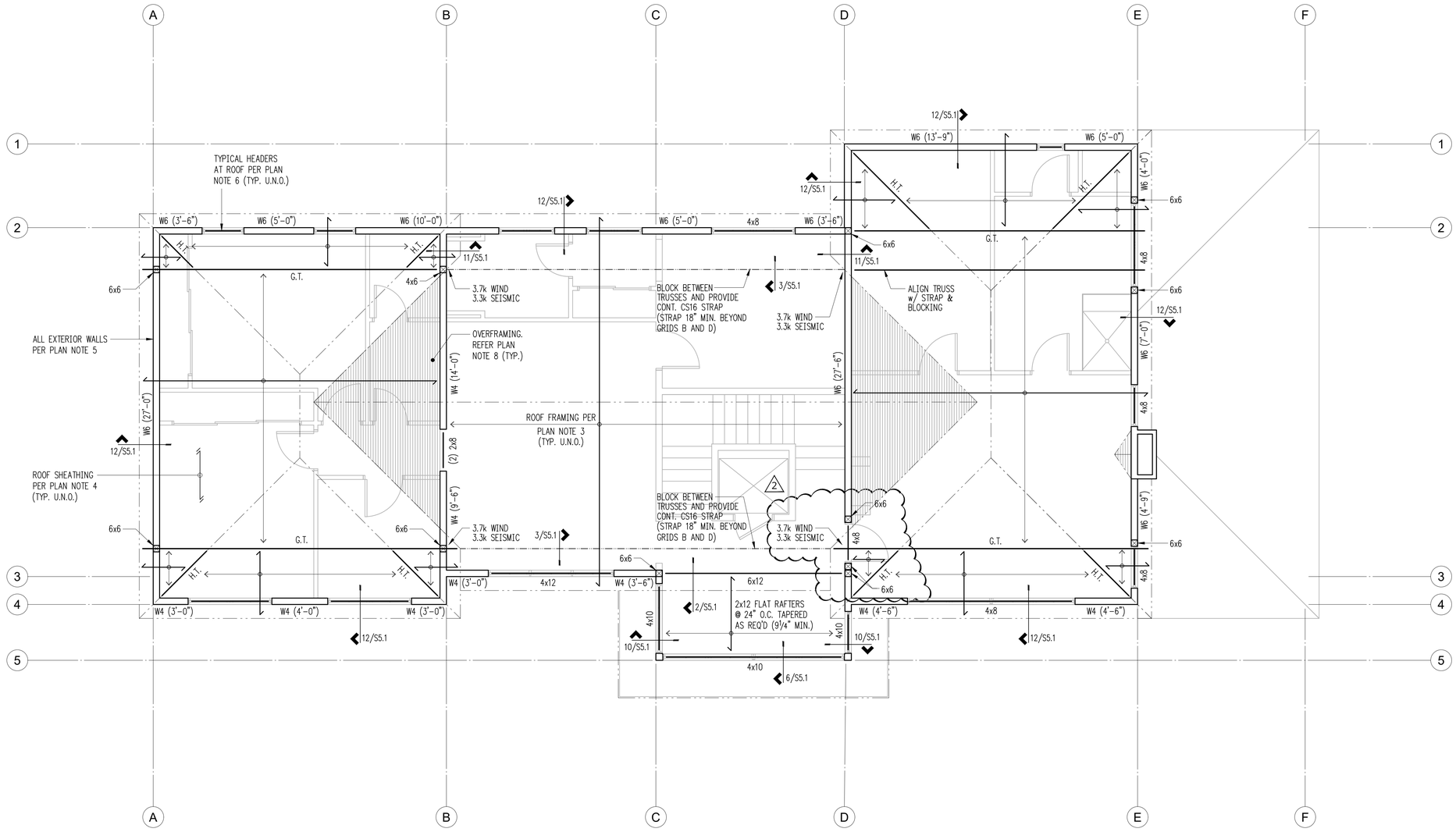
Sheet Contents: Second Floor Framing Plan

Sheet No.: S2.2



Roof Framing Plan

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

Plan Notes

1. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS (S1.1).
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS UNLESS SPECIFICALLY NOTED ON STRUCTURAL PLANS.
3. ROOF FRAMING SHALL BE PRE-MANUFACTURED ROOF TRUSSES @ 24"oc. (TRUSS DESIGN BY OTHERS).
4. ROOF SHEATHING SHALL BE 5/8" CDX PLYWOOD SHEATHING WITH 40/20 SPAN RATING. NAIL FRAMED PANEL EDGES W/ 8d COMMON (0.131"dia. x 2½") @ 6"oc, FIELD @ 12"oc. (REFER TO 9/S4.1)
5. "W#" REFERS TO SHEARWALL TYPE PER 3/S4.1 & 7/S4.1. ALL OTHER NON-DESIGNATED EXTERIOR WALLS SHALL BE SHEARWALL TYPE W6. WHERE INDICATED, "(X-X)" REFERS TO MINIMUM SHEARWALL LENGTH. COORDINATE ACTUAL LENGTH WITH ARCHITECTURAL.
6. ALL HEADERS AT ROOF NOT NOTED OTHERWISE ON PLAN SHALL BE (2) 2X8. (REFER TO DETAIL 2/S4.1)
7. PROVIDE TOP PLATE SPLICES PER 1/S4.1
8. WHERE OVERFRAMING IS INDICATED, OVERFRAME WITH 2x6 @ 24" O.C. w/ 4'-0" MAX. SPAN. (REFER TO DETAIL 4/S5.1)

Legend

- STRUCTURAL WOOD WALL or POST BELOW THIS LEVEL
- SPAN DIRECTION
- EXTENT OF SPAN
- JOIST or BEAM HANGER
- G.T. GIRDER TRUSS
- H.T. HIP TRUSS

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Sheet Contents: Roof Framing Plan

Sheet No.: S2.3

REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE

FOR F'c = 2500 psi, GRADE 60 REINFORCING

(I) MINIMUM STRAIGHT DEVELOPMENT LENGTH (ℓd)

BAR SIZE	TOP BARS	OTHER BARS
#3	23"	18"
#4	31"	24"
#5	40"	30"
#6	47"	36"
#7	68"	53"
#8	78"	60"
#9	88"	68"
#10	99"	77"
#11	110"	85"

(II) MINIMUM LAP SPLICE LENGTHS (ℓs)

BAR SIZE	TOP BARS	OTHER BARS
#3	31"	23"
#4	41"	31"
#5	51"	40"
#6	62"	47"
#7	89"	68"
#8	102"	78"
#9	114"	88"
#10	130"	99"
#11	143"	110"

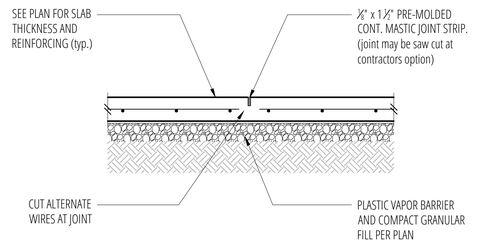
TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.

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 DIAMTERS, THEN LENGTHS SHALL BE INCREASED BY 50%

(III) MINIMUM EMBEDMENT LENGTHS (ℓdh) FOR STANDARD END HOOKS

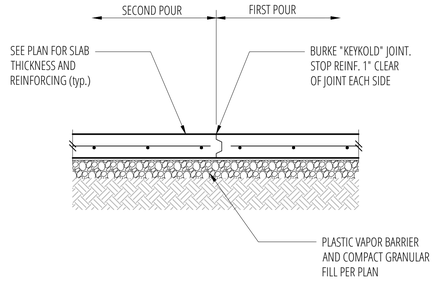
BAR SIZE	LENGTH
#3	7"
#4	9"
#5	11"
#6	13"
#7	14"
#8	17"
#9	19"
#10	21"
#11	24"

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



CONTROL JOINT

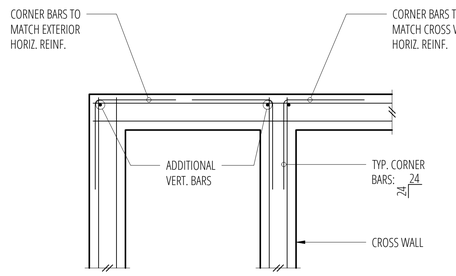
PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 400 SQUARE FEET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.



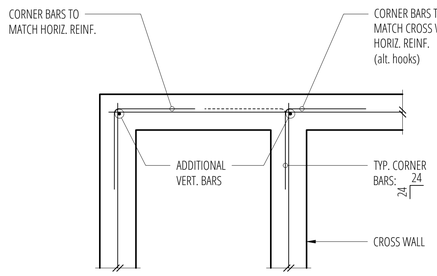
CONSTRUCTION JOINT

2 Typical Slab Joints

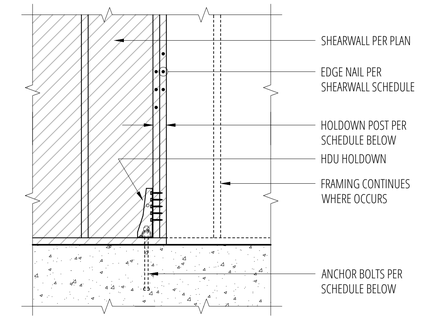
SCALE: 3/4"=1'-0"



DOUBLE CURTAIN



SINGLE CURTAIN



Holdown Schedule

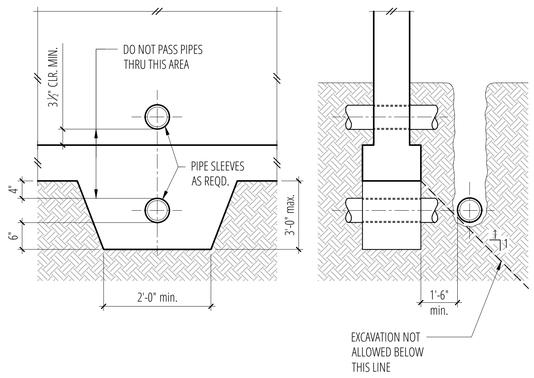
Plan Mark	Screws	Anchor Bolt ②	A.B. Embed	Holdown Post ①		Capacity #
				IF 2x4	IF 2x6	
HDU2-SDS2.5	(6) SDS¼" x 2½"	SSTB16	12⅜"	(2) 2x4	4x6	2215/3075
HDU4-SDS2.5	(10) SDS¼" x 2½"	SB⅝ x 24	18"	4x4	4x6	4565
HDU5-SDS2.5	(14) SDS¼" x 2½"	SB⅝ x 24	18"	4x4	4x6	5645
HDU8-SDS2.5	(20) SDS¼" x 2½"	SB⅝ x 24	18"	4x4	4x6	6970
HDU11-SDS2.5	(30) SDS¼" x 2½"	SB 1 x 30	24"	4x8	6x6	9535
HDU14-SDS2.5	(36) SDS¼" x 2½"	SB⅝ x 30	24"	4x8	6x6	10770
HD19	(5) 1"ø THRU BOLTS	PAB10H	21"	N/A	6x6	26690+

① MINIMUM SIZE OF POST AT END OF WALL UNLESS NOTED OTHERWISE ON FRAMING PLANS.

② "SSTB" & "SB" REFER TO ANCHOR BOLTS BY SIMPSON STRONG-TIE. INSTALL PER MANUFACTURER.

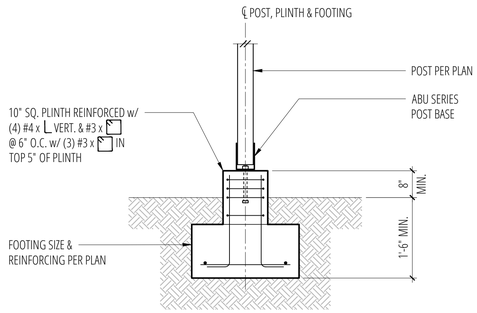
5 Typical Lap Splice & Development Length

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



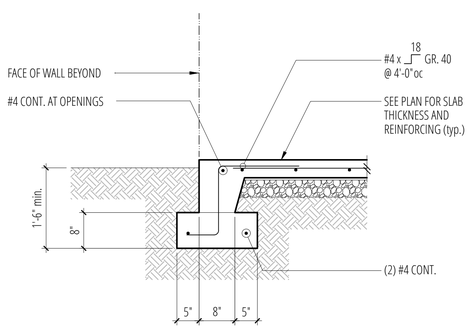
6 Typical Corner Bars at Concrete Walls and Footings

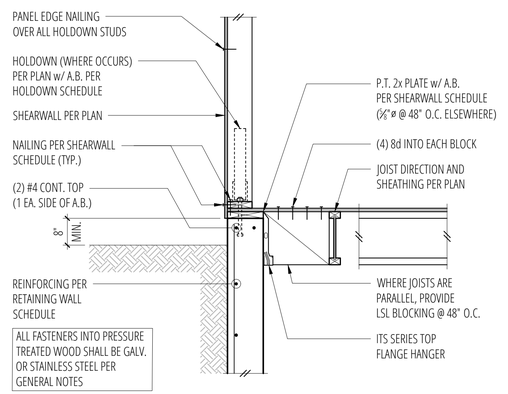
SCALE: 3/4"=1'-0"



8 Typical HDU Holdown

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





9 Pipe and Trench Locations

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

10 Post or Canopy Footing

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

11 Typical Turned-Down Slab Edge

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

12 Exterior Framing at Basement (Dropped Joist)

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

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E Mercer Way
Mercer Island, WA, 98040

No.	Date	Issue
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Sheet Contents: Concrete Details

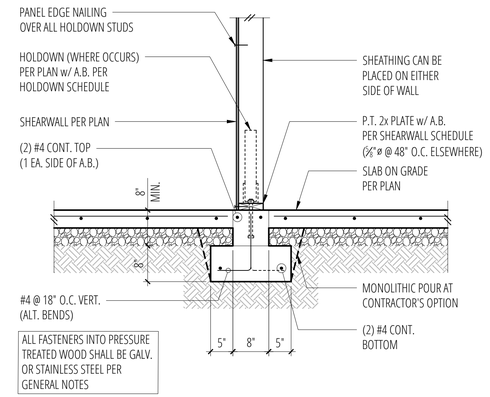
Sheet No.: S3.1

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

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

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

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

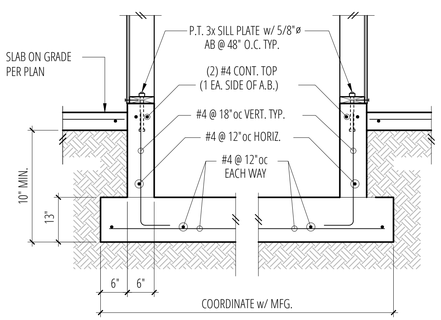


5 SCALE: 3/4"=1'-0"

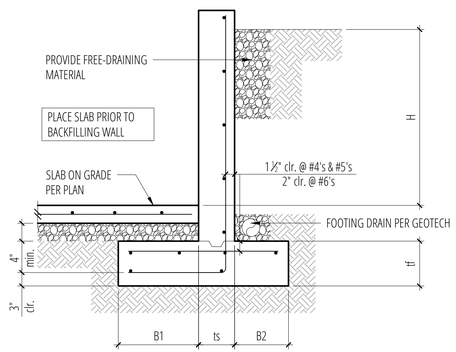
6 SCALE: 3/4"=1'-0"

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

8 Interior Wall w/ Stem Wall & Footing
SCALE: 3/4"=1'-0"



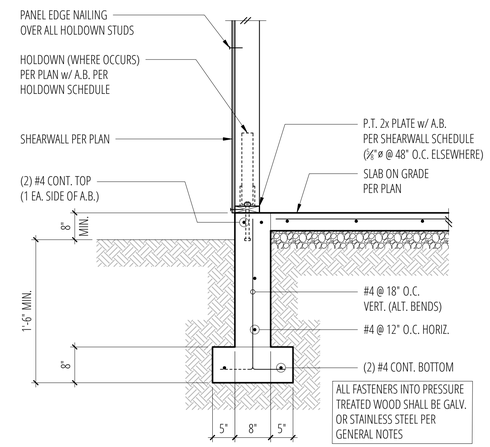
9 Elevator Pit
SCALE: 3/4"=1'-0"



RETAINING WALL SCHEDULE w/ SLAB

H (ft.)	B1	ts	B2	tf	STEM REINFORCING		FOOTING REINFORCING	
					VERT.	HORIZ.	TOP	LONGIT.
3'-0"	5"	8"	5"	8"	#4 @ 18" O.C.	#4 @ 12" O.C.	-	(2) #4
4'-0"	1'-0"	8"	5"	8"	#4 @ 18" O.C.	#4 @ 12" O.C.	-	(2) #4
5'-0"	1'-6"	8"	5"	10"	#4 @ 18" O.C.	#4 @ 12" O.C.	-	(3) #4
6'-0"	2'-3"	8"	5"	10"	#4 @ 18" O.C.	#4 @ 12" O.C.	-	(4) #4
7'-0"	2'-6"	8"	9"	10"	#4 @ 9" O.C.	#4 @ 9" O.C.	-	(5) #4
8'-0"	2'-9"	8"	1'-0"	12"	#5 @ 12" O.C.	#4 @ 12" O.C.	#5 @ 18" O.C.	(5) #5
9'-0"	3'-3"	8"	1'-3"	13"	#5 @ 9" O.C.	#4 @ 9" O.C.	#4 @ 18" O.C.	(6) #5
10'-0"	4'-3"	10"	1'-6"	15"	#6 @ 9" O.C.	#4 @ 9" O.C.	#4 @ 18" O.C.	(7) #5
11'-0"	4'-6"	10"	2'-0"	15"	#6 @ 9" O.C.	#4 @ 9" O.C.	#4 @ 18" O.C.	(8) #5

10 Retaining Wall Schedule
SCALE: 3/4"=1'-0"



12 Exterior Wall w/ Slab on Grade
SCALE: 3/4"=1'-0"

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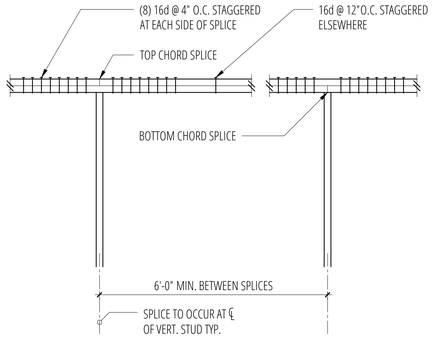
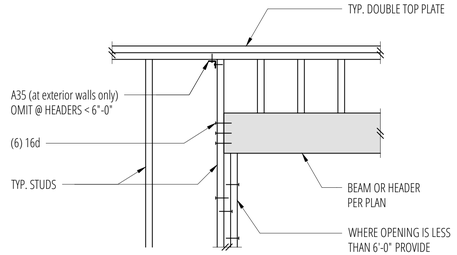
Sheet No.
S3.2



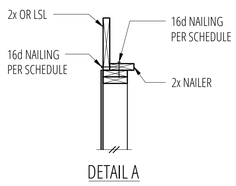
1 Typical Top Plate Splice

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



2 Typical Header Support

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



PLAN VIEW AT ABUTTING PANEL EDGES OF W3 & W2

3 Shearwall Schedule

SCALE: N.T.S.

SHEARWALL SCHEDULE ①②⑥⑦⑧

MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			IF TJI	IF 2x OR LSL ⑨	AT WOOD	AT CONCRETE
W6	15/32" CDX PLYWOOD	8d @ 6" OC	16d @ 6" OC	A35 @ 24" OC ⑩	16d @ 6" OC	⅝" ø A.B. @ 48" OC
W4	15/32" CDX PLYWOOD	8d @ 3" OC	16d @ 4" OC	A35 @ 16" OC ⑩	16d @ 3" OC ⑪	⅝" ø A.B. @ 32" OC
W3 ④	15/32" CDX PLYWOOD	8d @ 3" OC	(2) ROWS 16d @ 6" OC	A35 @ 12" OC ⑩	16d @ 3" OC ⑪	⅝" ø A.B. @ 16" OC
W2 ④	15/32" CDX PLYWOOD	8d @ 2" OC	(2) ROWS 16d @ 4½" OC	A35 @ 9" OC ⑩	(2) ROWS 16d @ 4½" OC ⑫	⅝" ø A.B. @ 12" OC
2W3 ⑤	15/32" CDX PLYWD. EA. SIDE	8d @ 3" OC EA. SIDE	N/A	A35 @ 6" OC	(2) ROWS 16d @ 3" OC ⑫	⅝" ø A.B. @ 16" OC
2W2 ⑤	15/32" CDX PLYWD. EA. SIDE	8d @ 2" OC EA. SIDE	N/A	HGA10 @ 8" OC	(2) ROWS 16d @ 2" OC ⑫	⅝" ø A.B. @ 12" OC

① BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12" OC

② 8d NAILS SHALL BE 0.131" ø x 2½" (COMMON) - 16d NAILS SHALL BE 0.135" ø x 3½" (BOX)

③ EMBED ANCHOR BOLTS AT LEAST 7" EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x ¼" PLATE WASHERS.

④ 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3x STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.

⑤ 3x FOUNDATION SILL PLATES ARE REQUIRED FOR 2W3 AND 2W2. 3x STUDS ARE REQUIRED AT ABUTTING PANEL EDGES AND PANEL JOINTS SHALL BE OFFSET EACH SIDE OF WALL. STAGGER NAILS AT ADJOINING PANEL EDGES. 3x STUDS, MIN. , REQUIRED AT END OF SHEARWALL.

⑥ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SINGLE-SIDED SHEARWALLS. ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING. SEE PLANS AND HOLDOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.

⑦ ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE

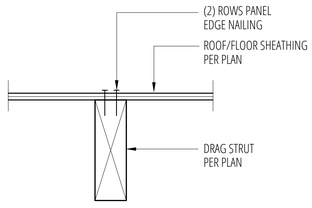
⑧ 7/16" O.S.B. MAY BE SUBSTITUTED FOR 15/32" CDX.

⑨ LTP4'S MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.

⑩ A 2X NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.

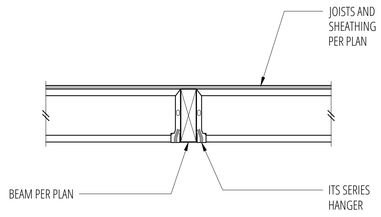
⑪ STAGGER NAILS IN ROW W/ ½" MIN. OFFSET.

⑫ MINIMUM OFFSET BETWEEN ROWS ½", AND MINIMUM RIM OR JOIST 3½" WIDE.



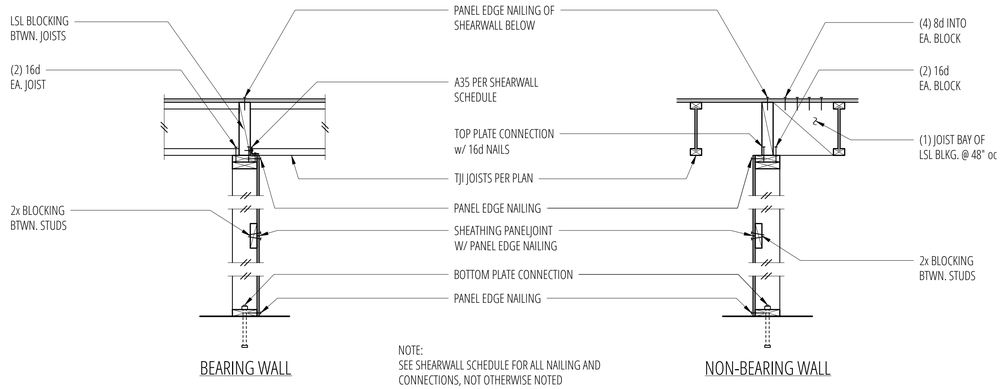
5 Typical Drag Strut (D.S.)

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



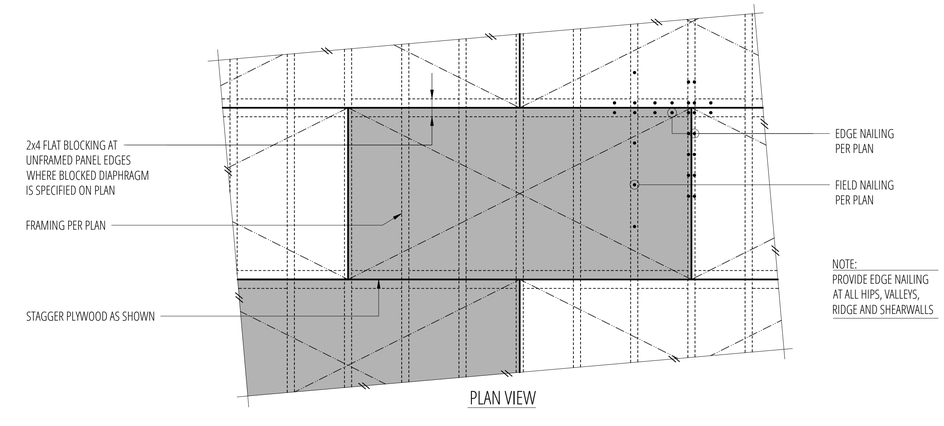
6 Typical Flush Beam

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



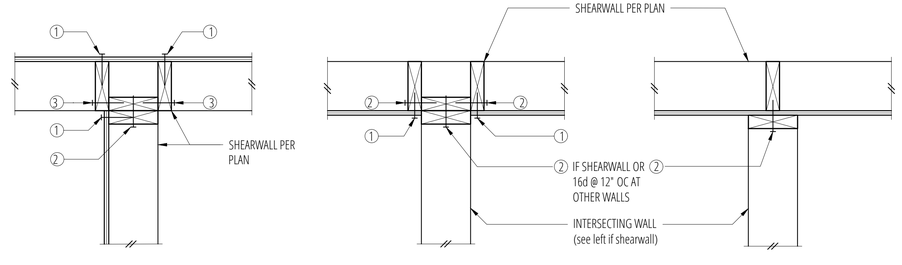
7 Typical Shearwall Construction

SCALE: N.T.S.



9 Typical Diaphragm Sheathing and Nailing

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



① PLYWOOD PANEL EDGE NAILING PER SHEARWALL SCHEDULE

② BASE PLATE NAILING PER SHEARWALL SCHEDULE

③ 16d @ 8" OC

11 Typical Shearwall Intersections

SCALE: N.T.S.

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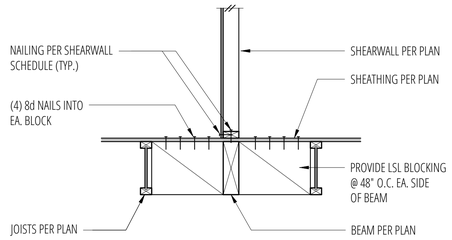
Sheet Contents

Floor Framing Details

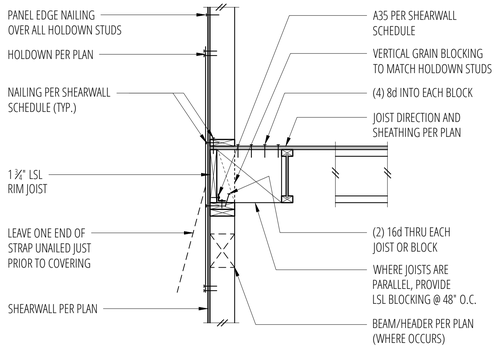
Sheet No.

S4.1



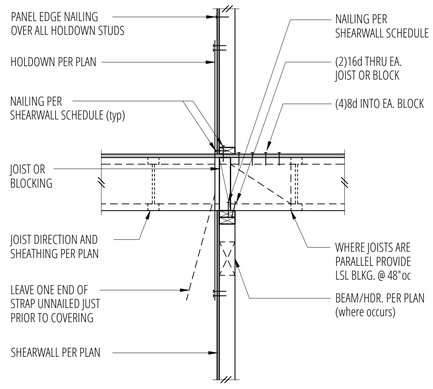
1 Shearwall over Beam (w/TJI)

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



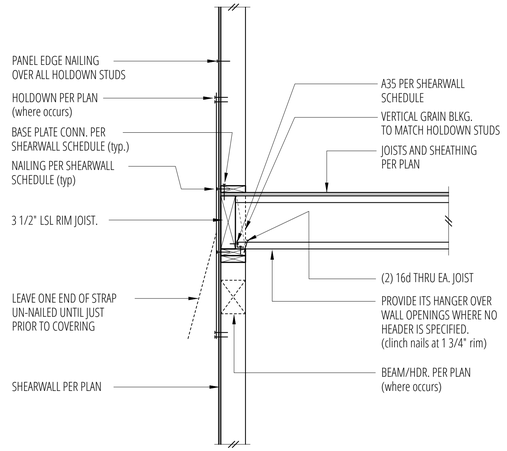
2 Exterior Floor Framing (w/ TJI's)

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



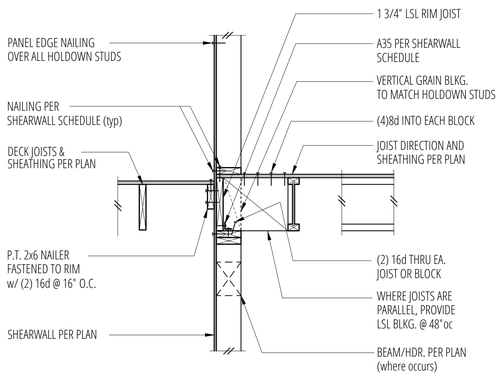
3 Interior Shearwall (w/TJI's)

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



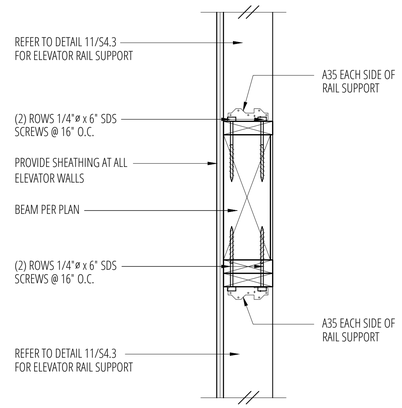
4 Perpendicular Framing at Exterior walls

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



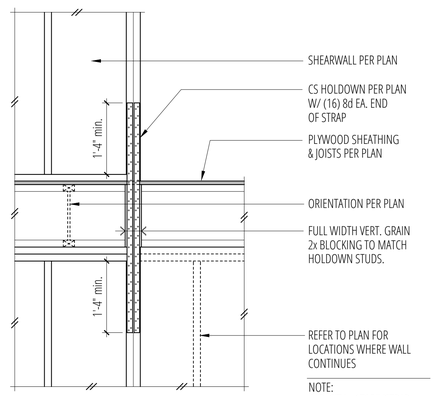
5 Exterior Floor Framing at Deck

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



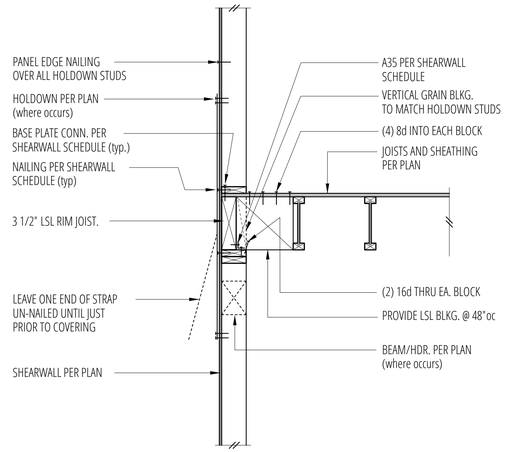
6 Floor Header at Elevator Wall

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



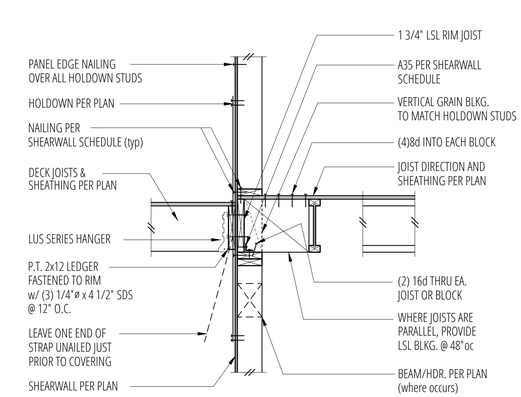
7 Typical CS16 Holdown Strap

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



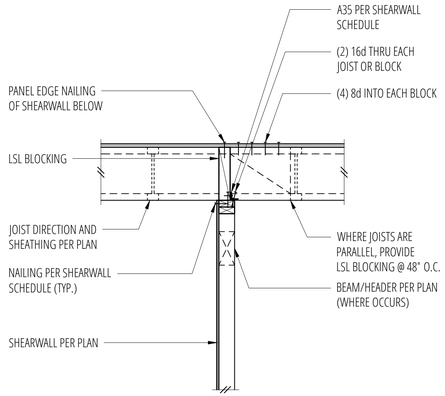
8 Parallel Framing at Exterior Walls

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



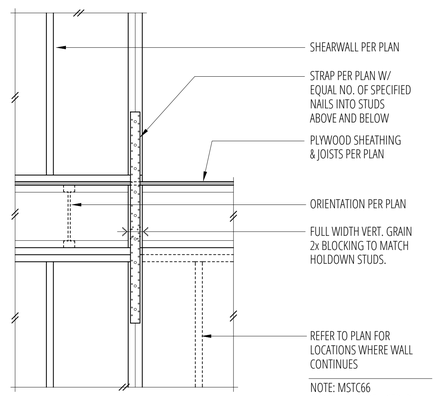
9 Exterior Floor Framing at Deck

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



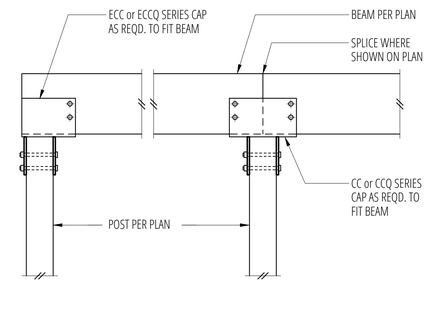
10 Interior Shearwall Below (w/TJI's)

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



11 Typical MST/MSTC Strap

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



12 CC/CCQ Series Connection

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

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Sheet Contents

Floor Framing Details

Sheet No.

S4.2

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

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

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

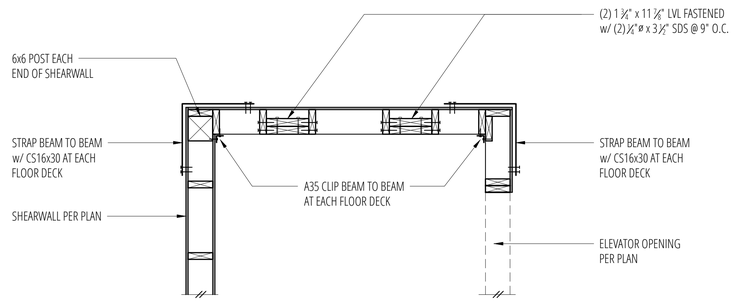
4 SCALE: 3/4"=1'-0"

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

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

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

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



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

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

11 Elevator Wall Framing and Rail Support (Plan View)
SCALE: 3/4"=1'-0"

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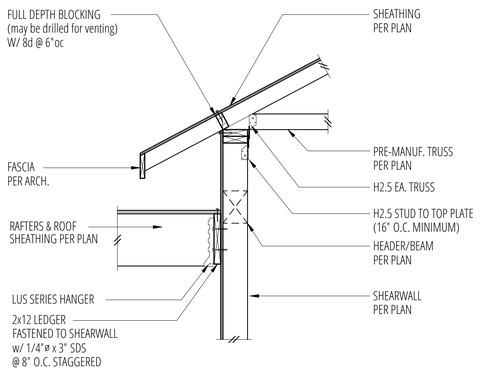
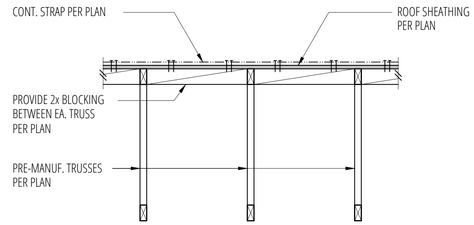
Sheet Contents
Floor Framing Details

Sheet No.
S4.3

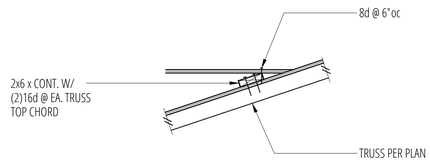
1
SCALE: 3/4"=1'-0"



2 Flat Roof at Exterior Wall
SCALE: 3/4"=1'-0"

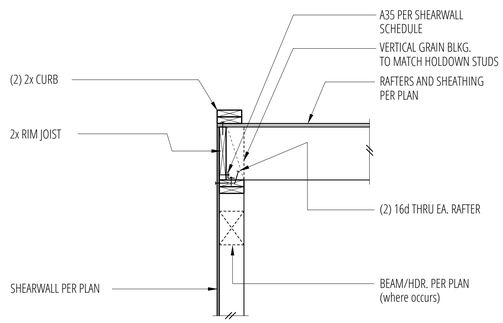


3 Truss Blocking with Strap
SCALE: 3/4"=1'-0"

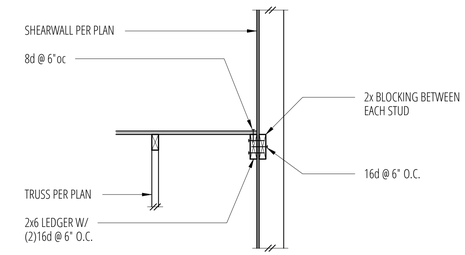


4 Overframing Connection
SCALE: 3/4"=1'-0"

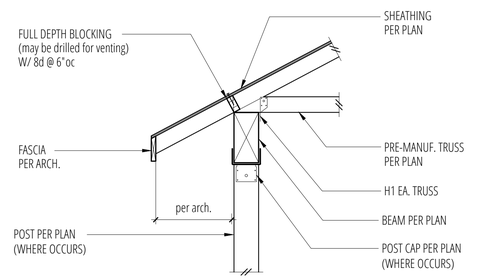
5
SCALE: 3/4"=1'-0"



6 Exterior Bearing Wall at Flat Roof
SCALE: 3/4"=1'-0"

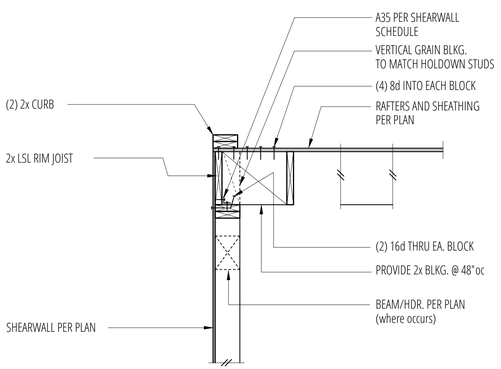


7 Trusses Parallel to Exterior Wall
SCALE: 3/4"=1'-0"

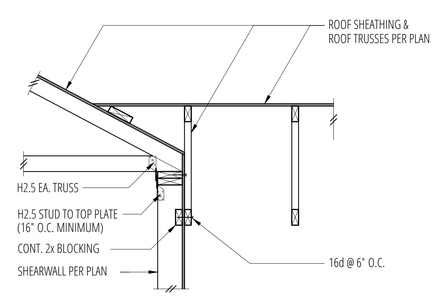


8 Beam & Post at Roof
SCALE: 3/4"=1'-0"

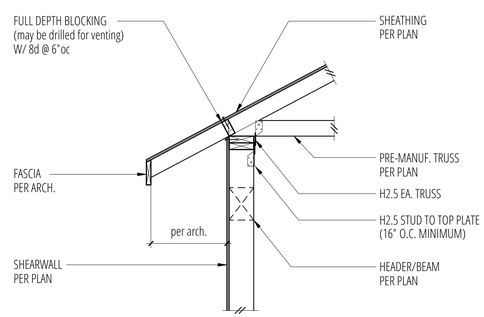
9
SCALE: 3/4"=1'-0"



10 Exterior Non-Bearing Wall at Flat Roof
SCALE: 3/4"=1'-0"



11 Change in Roof Height
SCALE: 3/4"=1'-0"



12 Exterior Bearing Wall at Roof
SCALE: 3/4"=1'-0"

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No.	Date	Issue
	7/26/17	Permit
1	3/9/18	Corrections
2	6/13/18	Corrections

Sheet Contents
Roof Framing Details

Sheet No.
S5.1