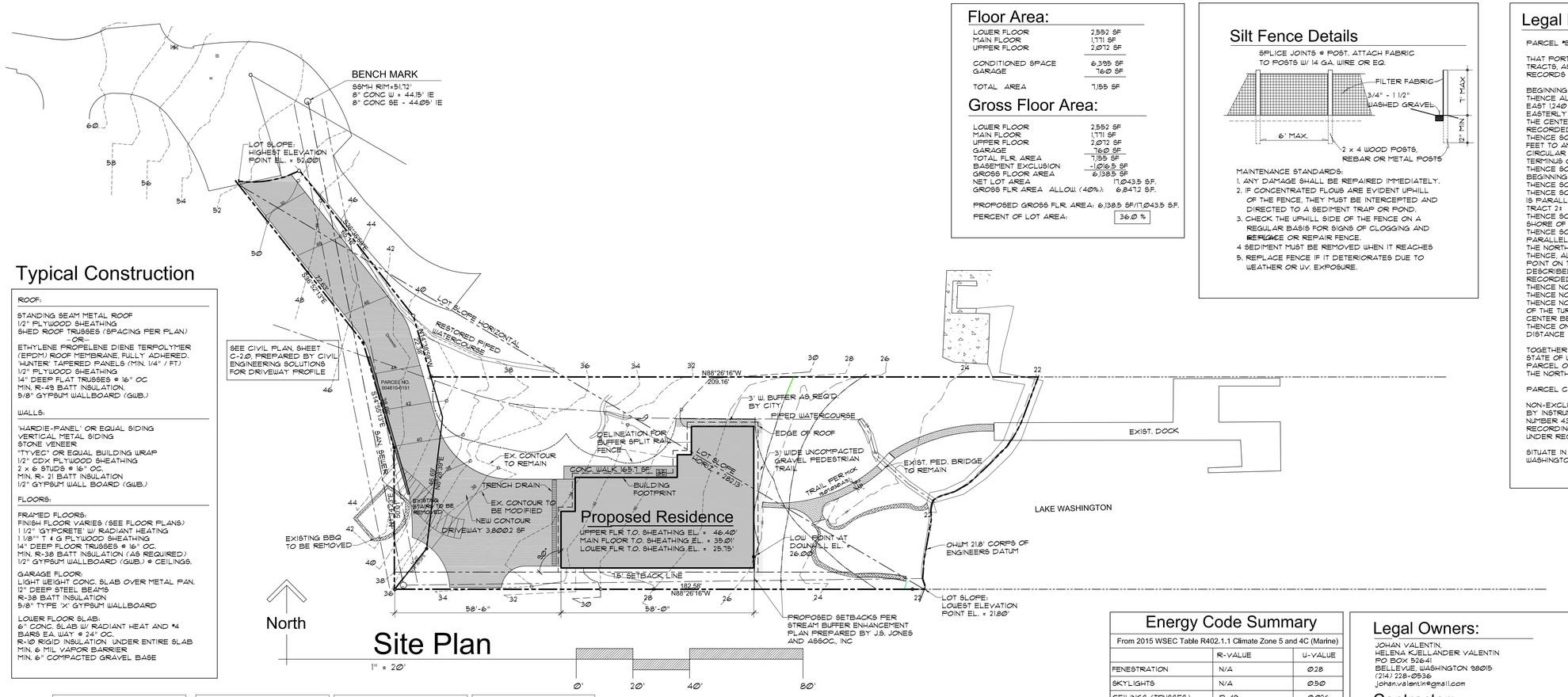
PRINTINGS
DEC. 20, 2018
DEC. 28, 2018
JAN. 3, 2019
JAN. 9, 2019
JAN. 10, 2019
JAN. 13, 2019
JAN. 18, 2019
JAN. 20, 2019
JAN. 27, 2019
FEB. 1, 2019
FEB. 4, 2019
FEB. 7, 2019
FEB. 9, 2019



Site Plan

1" = 20'

Typical Construction

ROOF:

STANDING SEAM METAL ROOF
1/2" PLYWOOD SHEATHING
SHED ROOF TRUSSES (SPACING PER PLAN)
– OR –
ETHYLENE PROPELENE DIENE TERPOLYMER (EPDM) ROOF MEMBRANE, FULLY ADHERED.
'HUNTER' TAPERED PANELS (MIN. 1/4" / FT)
1/2" PLYWOOD SHEATHING
14" DEEP FLAT TRUSSES @ 16" OC
MIN. R-49 BATT INSULATION.
5/8" GYPSUM WALLBOARD (GWB.)

WALLS:

'HARDIE-PANEL' OR EQUAL SIDING
VERTICAL METAL SIDING
STONE VENEER
"TYVEC" OR EQUAL BUILDING WRAP
1/2" CDX PLYWOOD SHEATHING
2 x 6 STUDS @ 16" OC.
MIN. R- 21 BATT INSULATION
1/2" GYPSUM WALL BOARD (GWB.)

FLOORS:

FRAMED FLOORS:
FINISH FLOOR VARIES (SEE FLOOR PLANS)
1 1/2" 'GYPCRETE' W/ RADIANT HEATING
1 1/8"" T & G PLYWOOD SHEATHING
14" DEEP FLOOR TRUSSES @ 16" OC.
MIN. R-38 BATT INSULATION (AS REQUIRED)
1/2" GYPSUM WALLBOARD (GWB.) @ CEILINGS.

GARAGE FLOOR:
LIGHT WEIGHT CONC. SLAB OVER METAL PAN.
12" DEEP STEEL BEAMS
R-38 BATT INSULATION
5/8" TYPE 'X' GYPSUM WALLBOARD

LOWER FLOOR SLAB:
6" CONC. SLAB W/ RADIANT HEAT AND #4 BARS EA. WAY @ 24" OC.
R-10 RIGID INSULATION UNDER ENTIRE SLAB
MIN. 6 MIL VAPOR BARRIER
MIN. 6" COMPACTED GRAVEL BASE

Floor Area:

LOWER FLOOR	2,552 SF
MAIN FLOOR	1,771 SF
UPPER FLOOR	2,072 SF
CONDITIONED SPACE	6,395 SF
GARAGE	760 SF
TOTAL AREA	7,155 SF

Gross Floor Area:

LOWER FLOOR	2,552 SF
MAIN FLOOR	1,771 SF
UPPER FLOOR	2,072 SF
GARAGE	760 SF
TOTAL FLR AREA	7,155 SF
BASEMENT EXCLUSION	-1,016.5 SF
GROSS FLOOR AREA	6,138.5 SF
NET LOT AREA	17,043.5 SF.
GROSS FLR AREA ALLOW. (40%):	6,817.2 SF.

PROPOSED GROSS FLR. AREA: 6,138.5 SF/17,043.5 SF.
PERCENT OF LOT AREA: 36.0 %

Silt Fence Details

SPLICE JOINTS @ POST. ATTACH FABRIC TO POSTS W/ 14 GA. WIRE OR EQ.

MAINTENANCE STANDARDS:
1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND DIRECTED TO A SEDIMENT TRAP OR POND.
3. CHECK THE UPHILL SIDE OF THE FENCE ON A REGULAR BASIS FOR SIGNS OF CLOGGING AND **BEFORE** OR REPAIR FENCE
4. SEDIMENT MUST BE REMOVED WHEN IT REACHES
5. REPLACE FENCE IF IT DETERIORATES DUE TO WEATHER OR U.V. EXPOSURE.

Legal Description:

PARCEL "B": 004610-0150 + 004610-0151

THAT PORTION OF TRACTS 2 AND 3 OF ADAMS LAKE WASHINGTON TRACTS, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2;
THENCE ALONG THE NORTH LINE OF SAID TRACT 2, SOUTH 88°26'16" EAST 1240 FEET, MORE OR LESS, TO AN IRON PIPE MONUMENT ON THE EASTERLY MARGIN OF EAST MERCER WAY, SAID IRON PIPE BEING ON THE CENTERLINE PRODUCED OF A 30 FOOT ROAD EASEMENT RECORDED FEBRUARY 19, 1953 UNDER RECORDING NUMBER 4316894;
THENCE SOUTH 80°23'30" EAST, ALONG SAID CENTERLINE, 56.83 FEET TO AN IRON PIPE MONUMENT WHICH IS THE CENTER POINT OF A CIRCULAR TURNAROUND, SAID TURNAROUND BEING THE EASTERLY TERMINUS OF SAID 30 FOOT ROAD EASEMENT;
THENCE SOUTH 24°30'23" EAST 38.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE SOUTH 36°52'15" EAST 65.05 FEET;
THENCE SOUTH 14°55'13" EAST 22.38 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND 185 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 2;
THENCE SOUTH 88°26'16" EAST, ALONG SAID PARALLEL LINE, TO THE SHORE OF LAKE WASHINGTON;
THENCE SOUTHERLY, ALONG SAID SHORE, TO A POINT DRAWN PARALLEL WITH AND 20 FEET SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF TRACT 3 IN ADAMS LAKE WASHINGTON TRACTS;
THENCE, ALONG SAID PARALLEL LINE, NORTH 88°26'16" WEST TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF A TRACT OF LAND DESCRIBED IN CONTRACT SALE TO MILTON L. WITTENDALE RECORDED UNDER RECORDING NUMBER 3936791;
THENCE NORTH 01°14'23" EAST 50.01 FEET;
THENCE NORTH 14°55'13" WEST 38.66 FEET;
THENCE NORTH 36°52'13" WEST 72.74 FEET TO A POINT IN THE MARGIN OF THE TURNAROUND IN SAID ROAD EASEMENT FROM WHICH THE CENTER BEARS NORTH 10°53'34" EAST 38.00 FEET;
THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 38.00 FEET A DISTANCE OF 23.48 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORELANDS, AS CONVEYED BY THE STATE OF WASHINGTON, ADJACENT TO AND ABUTTING UPON THE PARCEL OF LAND HEREIN ABOVE DESCRIBED AND LYING BETWEEN THE NORTH AND SOUTH BOUNDARIES THEREOF EXTENDED EASTERLY.

PARCEL C:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, AS CREATED BY INSTRUMENTS RECORDED FEBRUARY 19, 1953, UNDER RECORDING NUMBER 4316894, RECORDED SEPTEMBER 24, 1953, UNDER RECORDING NUMBER 4382730, AND RECORDED MARCH 20, 1956, UNDER RECORDING NUMBER 4674371.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

Energy Code Summary

From 2015 WSEC Table R402.1.1 Climate Zone 5 and 4C (Marine)

	R-VALUE	U-VALUE
FENESTRATION	N/A	0.28
SKYLIGHTS	N/A	0.50
CEILINGS (TRUSSES)	R-49	0.026
CEILINGS PER R402.2.1	R-38 (ADV)	0.026
WOOD FRAMED WALLS	R-21 (INT)	0.056
FLOORS	R-30	0.029
BELOW GRADE WALLS	R-10 C.I. INTERIOR R-15 C.I. INTERIOR R-21 INT & T.B.	0.042
SLAB ON GRADE R-10 UNDER ENTIRE SLAB		

R406 Additional Energy Efficiency Requirements

Credits Required

LARGE DWELLING UNIT (> 5,000 SQ. FT.)	4.5

Credits Provided

1a	EFFICIENT BUILDING ENVELOPE (0.5 CREDITS)
	PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS; VERTICAL FENESTRATION U=0.28 FLOOR R-38 SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB. BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB. OR COMPLIANCE BASE ON SECTION R402.1.4 REDUCE THE TOTAL BY 15%.
2a	AIR LEAKAGE CONTROL & EFFICIENT VENTILATION (0.5 CR.)
	COMPLIANCE BASED ON R402.1.2. REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM AND; ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE INTERNATIONAL RESIDENTIAL CODE SHALL BE MET WITH A HIGH EFFICIENCY FAN (MAXIMUM 0.35 WATTS / CFM), NOT INTERLOCKED WITH THE FURNACE FAN.
3a	HIGH EFFICIENCY HVAC EQUIPMENT (1.0 CREDITS)
	GAS, PROPANE OR OIL FIRED BOILER WITH MINIMUM AFUE OF 92%. PROJECTS MAY ONLY INCLUDE CREDIT FROM ONE SPACE HEATING OPTION 3a, 3b, 3c OR 3d. WHEN A HOUSING UNIT HAS TWO PIECES OF EQUIPMENT (IE, TWO FURNACES) BOTH MUST MEET THE STANDARD TO RECEIVE THE CREDIT.
4	HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM (1.0 CR.)
	ALL HEATING AND COOLING SYSTEM COMPONENTS INSTALLED INSIDE THE CONDITIONED SPACE. THIS INCLUDES ALL EQUIPMENT AND DISTRIBUTION SYSTEM COMPONENTS SUCH AS FORCED AIR DUCTS, HYDRONIC PIPING, HYDRONIC FLOOR HEATING LOOP, CONVECTORS AND RADIATORS. ALL COMBUSTION EQUIPMENT SHALL BE DIRECT VENT OR SEALED COMBUSTION.
5c	EFFICIENT WATER HEATING (1.5 CREDITS)
	WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING GAS, PROPANE OR OIL WATER HEATER WITH A MINIMUM EF OF 0.91. OR SOLAR WATER HEATING SUPPLEMENTING A MINIMUM STANDARD WATER HEATER. SOLAR WATER HEATING WILL PROVIDE A RATED MINIMUM SAVINGS OF 85 THERMS OR 2000 KWH BASED ON SOLAR RATING AND CERTIFICATION CORPORATION (SRCC) ANNUAL PERFORMANCE OF OG-300 CERTIFIED SOLAR WATER HEATING SYSTEMS OR ELECTRIC HEAT PUMP WATER HEATER WITH A MINIMUM EF OF 2.0 AND MEETING THE STANDARDS OF NEEA'S NORTHERN CLIMATE SPECIFICATIONS FOR HEAT PUMP WATER HEATERS.

Legal Owners:

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Civil Engineer:

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duffy@cesolutionsus

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425-298-4412

Arborist:

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Tboyce15@hotmail.com

Environmental Consultants:

J.S. JONES AND ASSOCIATES
P.O BOX 1908
ISSAQUAH, WA 98027

Electrician

ENERGY
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32821 NE 142ND ST
DUVALL, WA 98019
425-681-2099
El@elclark.com

Project Address:

4350 E. MERCER WAY
MERCER ISLAND, WA. 98040

Parcel No.

004610-0150

Permit No.

1902-013

Zoning

R-15

Index:

SEE TREE REPORT PREPARED BY THOMAS BOYCE, ISA CERTIFIED ARBORIST (ATTACHED) FOR TREE INVENTORY, LOCATION AND PROPOSED REMOVAL

SEE BUFFER REDUCTION MITIGATION PLAN PREPARED BY J.S. JONES AND ASSOCIATES, INC. ENVIRONMENTAL CONSULTANTS

SITE INFORMATION FROM TOPOGRAPHY / BOUNDARY SURVEY BY SITE SURVEYING, SEE SHEET A-1.2.

INSTALL AN IRC APPENDIX 'R' FLOW THROUGH FIRE SYSTEM.

INSTALL A MONITORED NFPA 72 LOW VOLTAGE FIRE ALARM

Topo / Survey Accuracy

Lot Slope

HIGHEST ELEVATION POINT	52.00'
LOWEST ELEVATION POINT	21.80'
ELEVATION DIFFERENCE	30.20'
HORIZ. DIST. BETWEEN PTS.	282.13'
LOT SLOPE = 30.20' / 282.13' =	10.70 %

Lot Coverage

HOUSE (ROOF)	2,897.1 SF
DRIVEWAY	3,800.2 SF
TOTAL	6,697.3 SF
LOT AREA	17,043.5 SF
ALLOWABLE (40%)	6,817 SF
ACTUAL (6,697.3 / 17,043.5)	39.3%

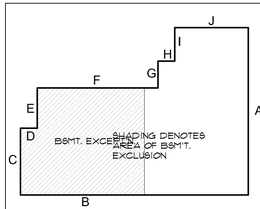
Downhill Ht. Limit:

LOW POINT EL.	26.00'
ALLOWABLE 30' HEIGHT EL.	56.00'
TOP OF WALL EL.	55.53'

HEIGHT LIMIT SHOWN ON BUILDING SECTIONS AND EXTERIOR ELEVATIONS, SHEETS A-9 THRU A-12.

Hardscape:

CONCRETE WALKWAY	165.7 SF
HARDSCAPE = 165.7 / 17,043.5 =	1%
ALLOWABLE HARDSCAPE	9%
17,043.5 x 0.09 =	1,533.9 SF

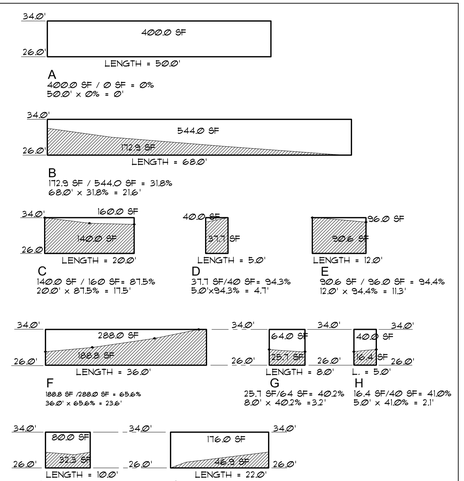


Building Footprint
NOT TO SCALE

Basement Exclusion Calculation

WALL SEGMENT	WALL LENGTH	PERCENT COVERAGE	PRODUCT
A	50.00'	0.00	0.00'
B	68.00'	31.80	21.62'
C	20.00'	87.50	17.50'
D	5.00'	94.30	4.72'
E	12.00'	94.40	11.33'
F	36.00'	65.60	23.62'
G	8.00'	40.20	3.22'
H	5.00'	41.00	2.05'
I	10.00'	40.40	4.04'
J	22.00'	26.10	5.81'
	236.00'		93.36'

93.36' / 236.00' = 39.81%
BASEMENT AREA = 2,552 SF
BASEMENT EXCLUSION = 2,552 SF x 39.81% = 1,016.00 SF

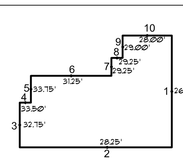


Wall Diagrams
1/8" = 1'-0"

Height Limit Calculations

WALL SEGMENT	MID-PT. ELEVATION	SEGMENT LENGTH	MID-PT. x LENGTH
1	26.25'	50.00'	1,312.50 SF
2	28.00'	68.00'	1,904.00 SF
3	32.75'	20.00'	655.00 SF
4	33.50'	5.00'	167.50 SF
5	33.75'	12.00'	405.00 SF
6	31.25'	36.00'	1,125.00 SF
7	29.25'	8.00'	234.00 SF
8	29.25'	5.00'	146.25 SF
9	29.00'	10.00'	290.00 SF
10	28.00'	22.00'	616.00 SF
		236.00'	6,817.25 SF

AVERAGE BUILDING EL. = 6,817.25 SF / 236.00' = 29.12'
ALLOWABLE HEIGHT = 29.12' + 30' = 59.12'
ACTUAL RIDGE HEIGHT = 59.12'



Building Footprint
NOT TO SCALE

REVISED

The Valentin Residence

Parcel No. 004610-0150 and 004610-00151
4350 E. Mercer Way Parcel No. 004610-0150Mercer Island, Washington 98040

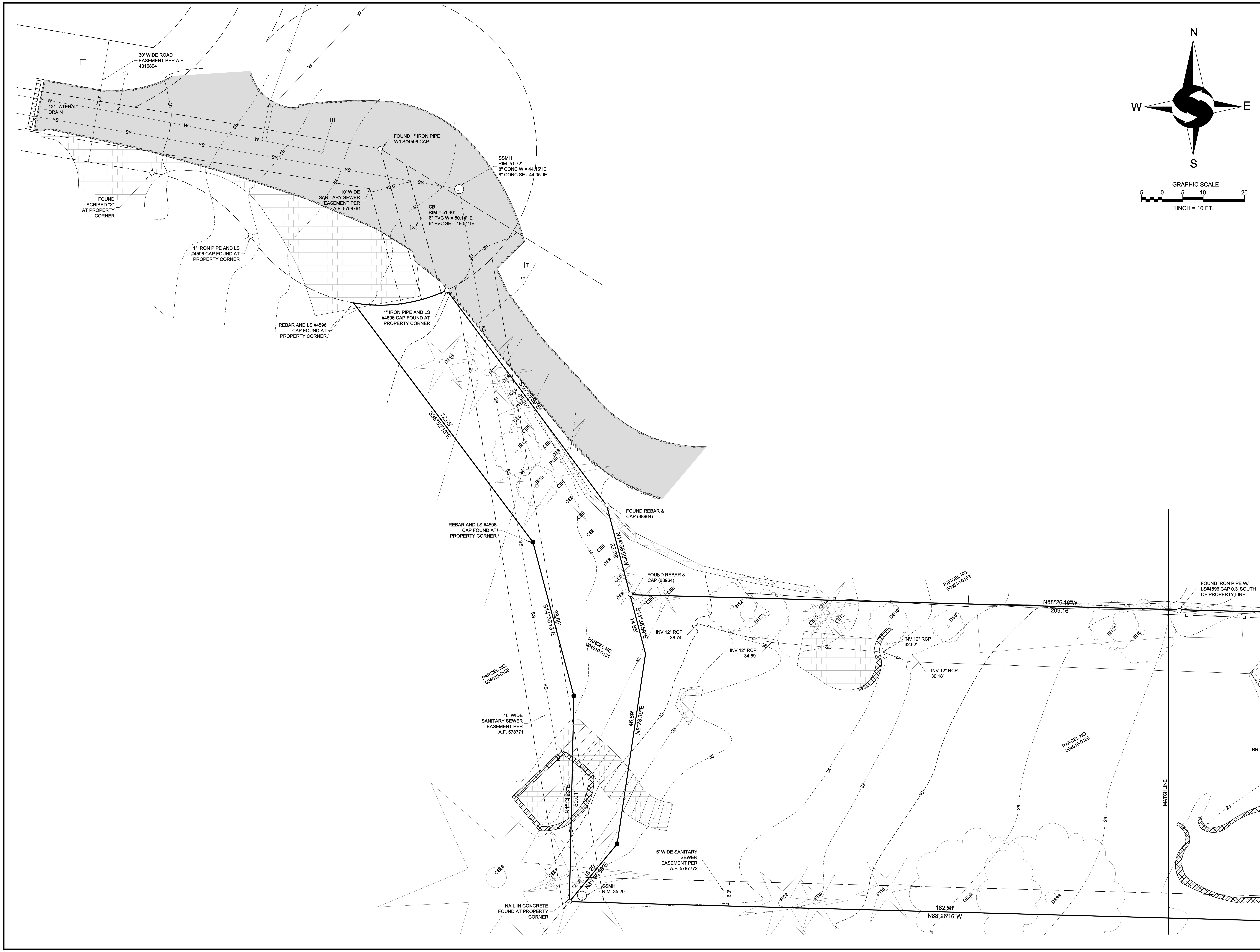
Ed. L. Huri, Architect
6908 - 168th St. SW., Lynwood, WA. 98037
Architectural Design & Planning
(425) 286-3985 e-huri@msn.com

REGISTERED ARCHITECT
5005
ED. L. HURI
STATE OF WASHINGTON

vol 17-01	E.L.H.	FEB. 11, 2019

A-1

OF



SE 1/4, NE 1/4, SEC 18, TWP 24N, RNG 5E, W.M.

Site Surveying, Inc.

www.sitesurveymapping.com 21923 NE 11th Street Sammamish, WA 98074 Phone: 425.298.4412

DATE	REVISION	DRN

TOPOGRAPHIC SURVEY

JOHN VALENTIN
4350 E MERCER WAY
MERCER ISLAND, WA 98040

PROJECT NO. 18-023

DRAWN BY: EFJ
CHECKED BY: TNW
DATE: 2/13/19

LEGAL DESCRIPTION

PARCEL #S: 004610-0150 + 004610-0151

THAT PORTION OF TRACTS 2 AND 3 OF ADAMS LAKE WASHINGTON TRACTS, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2;
THENCE ALONG THE NORTH LINE OF SAID TRACT 2, SOUTH 88°26'16" EAST 1,240 FEET, MORE OR LESS, TO AN IRON PIPE MONUMENT ON THE EASTERLY MARGIN OF EAST MERCER WAY, SAID IRON PIPE BEING ON THE CENTERLINE PRODUCED OF A 30 FOOT ROAD EASEMENT RECORDED FEBRUARY 19, 1953 UNDER RECORDING NUMBER 4316894; THENCE SOUTH 80°23'50" EAST, ALONG SAID CENTERLINE, 560.83 FEET TO AN IRON PIPE MONUMENT WHICH IS THE CENTER POINT OF A CIRCULAR TURNAROUND, SAID TURNAROUND BEING THE EASTERLY TERMINUS OF SAID 30 FOOT ROAD EASEMENT;
THENCE SOUTH 24°30'23" EAST 38.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE SOUTH 36°52'13" EAST 65.05 FEET;
THENCE SOUTH 14°55'13" EAST 22.38 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND 185 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 2;
THENCE SOUTH 88°26'16" EAST, ALONG SAID PARALLEL LINE, TO THE SHORE OF LAKE WASHINGTON;
THENCE SOUTHERLY, ALONG SAID SHORE, TO A POINT DRAWN PARALLEL WITH AND 20 FEET SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF TRACT 3 IN ADAMS LAKE WASHINGTON TRACTS;
THENCE, ALONG SAID PARALLEL LINE, NORTH 88°26'16" WEST TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF A TRACT OF LAND DESCRIBED IN CONTRACT SALE TO MILTON L. WITTENDALE RECORDED UNDER RECORDING NUMBER 3936791;
THENCE NORTH 01°14'23" EAST 50.01 FEET;
THENCE NORTH 14°55'13" WEST 38.66 FEET;
THENCE NORTH 36°52'13" WEST 72.74 FEET TO A POINT IN THE MARGIN OF THE TURNAROUND IN SAID ROAD EASEMENT FROM WHICH THE CENTER BEARS NORTH 10°53'34" EAST 38.00 FEET;
THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 38.00 FEET A DISTANCE OF 23.48 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORELANDS, AS CONVEYED BY THE STATE OF WASHINGTON, ADJACENT TO AND ABUTTING UPON THE PARCEL OF LAND HEREINABOVE DESCRIBED AND LYING BETWEEN THE NORTH AND SOUTH BOUNDARIES THEREOF EXTENDED EASTERLY.

PARCEL C:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, AS CREATED BY INSTRUMENTS RECORDED FEBRUARY 19, 1953, UNDER RECORDING NUMBER 4316894, RECORDED SEPTEMBER 24, 1953, UNDER RECORDING NUMBER 4382730, AND RECORDED MARCH 20, 1956, UNDER RECORDING NUMBER 4674377.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

PROJECT INFORMATION

SURVEYOR:	SITE SURVEYING, INC. 21923 NE 11TH ST SAMMAMISH, WA 98074 PHONE: 425.298.4412
PROPERTY OWNER:	JOHAN & HELENA VALENTIN 4346 E MERCER WAY MERCER ISLAND, WA 98040
TAX PARCEL NUMBER:	004610-0150 & 004610-0151
PROJECT ADDRESS:	xxx E MERCER WAY MERCER ISLAND, WA 98040
ZONING:	R-15
JURISDICTION:	CITY OF MERCER ISLAND
PARCEL ACREAGE:	17,363 S.F. (± 0.399 ACRES) AS SURVEYED

VERTICAL DATUM & CONTOUR INTERVAL

DATUM

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY US CORPS OF ENGINEERS AND ARE ON USCE CHITTENDEN LOCKS DATUM

WATER LEVEL = 20.00' ON 02/09/2018

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

BASIS OF BEARINGS

THE PLAT OF CROWN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 38, RECORDS OF KING COUNTY, WASHINGTON.

GENERAL NOTES

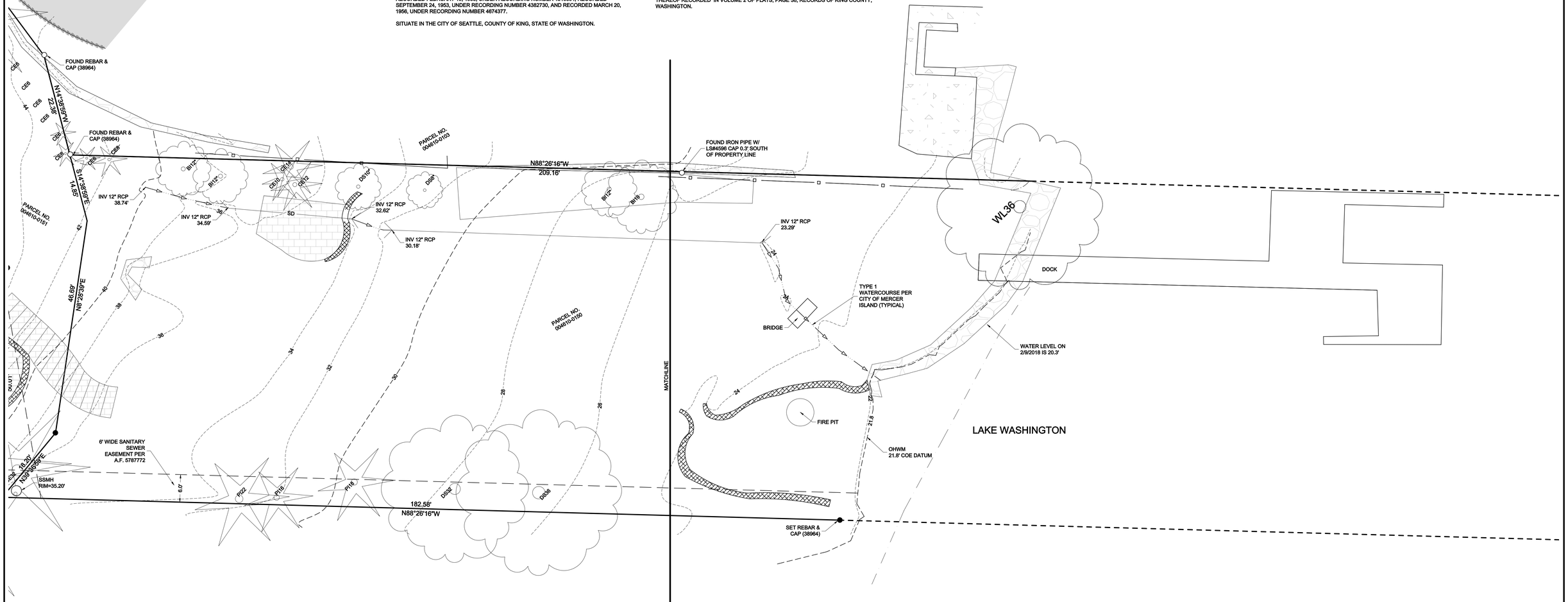
1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO 5.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY 2018 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

LEGEND

◕	FOUND MONUMENT AS DESCRIBED	—OHP—	OVERHEAD POWER
○	FOUND REBAR AS DESCRIBED	—OHU—	OVERHEAD UTILITIES
⊗	TACK IN LEAD FOUND	—X—	CHAINLINK FENCE
●	SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP	—□—	WOOD FENCE
PM	POWER METER	//////	CONCRETE WALL
UP	UTILITY POLE		ROCKERY
GM	GAS METER		ASPHALT SURFACE
SCO	SANITARY SEWER CLEANOUT		CONCRETE SURFACE
SMH	SANITARY SEWER MANHOLE		GRAVEL SURFACE
WV	WATER VALVE	CE	CEDAR
FH	FIRE HYDRANT	DS	DECIDUOUS
WM	WATER METER	SP	SPRUCE
SIGN	SIGN	BI	BIRCH
—SS—	APPROXIMATE LOCATION SANITARY SEWER LINE	PI	PINE
—SD—	APPROXIMATE LOCATION STORM DRAIN LINE	*	INDICATES MULTI-TRUNK

N
W E
S

GRAPHIC SCALE
5 0 5 10 20
1INCH = 10 FT.



SE 1/4, NE 1/4, SEC 18, TWP 24N, RNG 5E, W.M.

PROJECT NO.	18-023
DRAWN BY:	EFJ
CHECKED BY:	TNW
DATE:	2/13/19
SHEET	2 OF 2

TOPOGRAPHIC SURVEY

JOHN VALENTIN
4350 E MERCER WAY
MERCER ISLAND, WA 98040

DATE	REVISION	DRN

THOMAS N. WOLDENDORP — STATE OF WASHINGTON — 38964 — REGISTERED PROFESSIONAL LAND SURVEYOR

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www.sitesurveymapping.com 21923 NE 11th Street Sammamish, WA 98074 Phone: 425.298.4412

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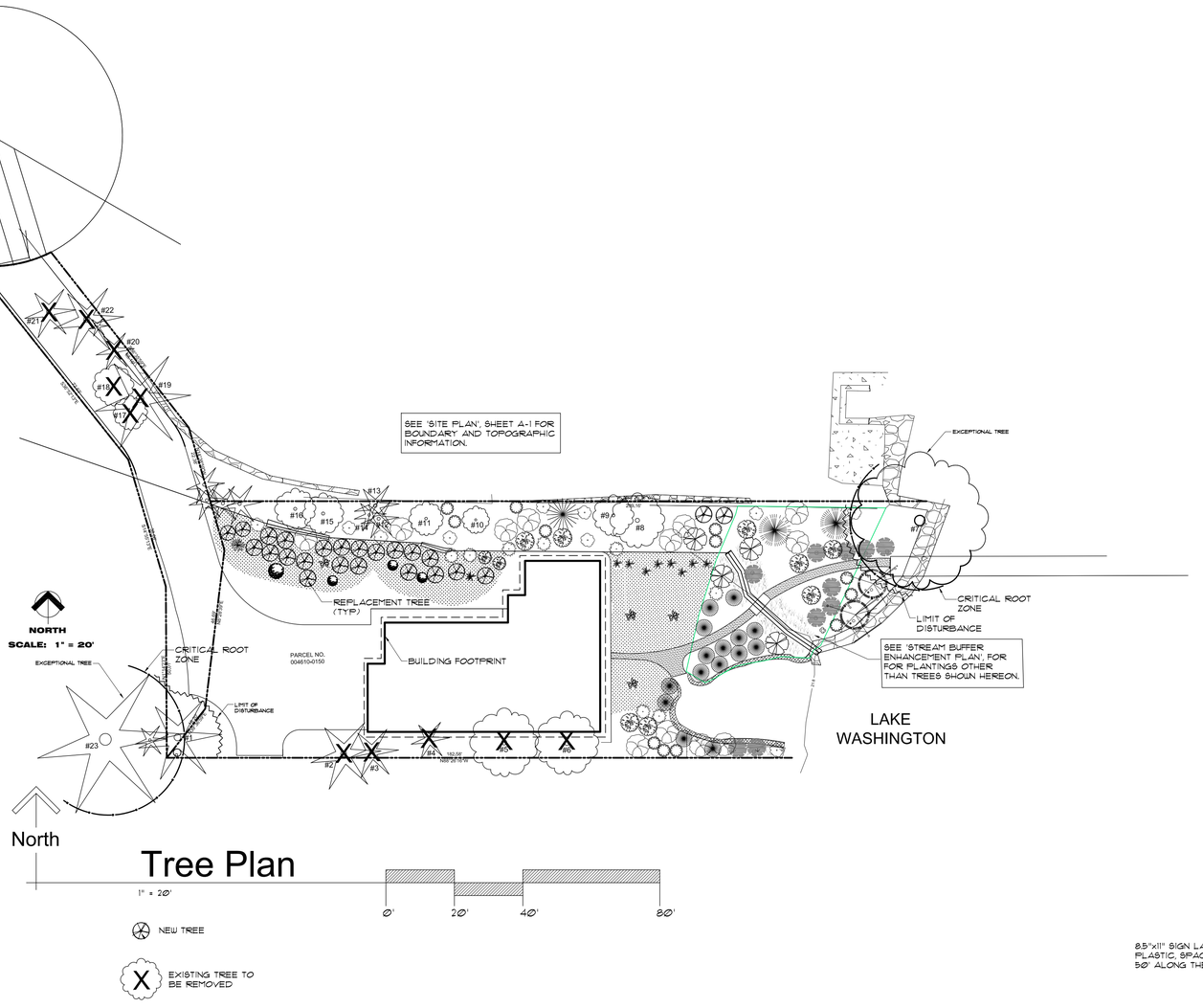
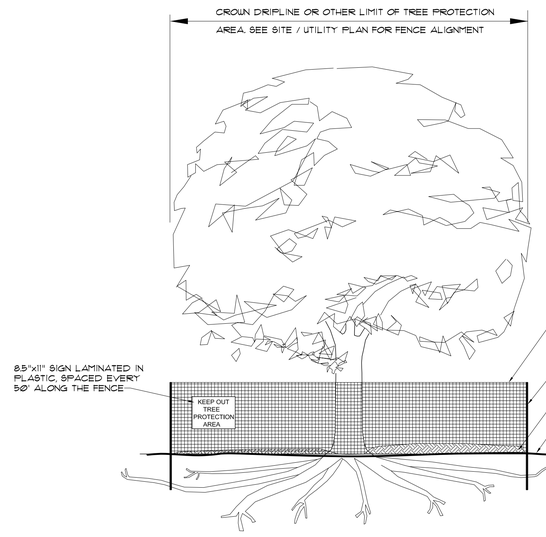


Tree Inventory

No.	Species	Common Name	DBH	RDL Radial Dripline	Comments	Retain / Remove
1	THUJA PLICATA	WESTERN RED CEDAR	28 IN.	12 FT	NORMAL VIGOR	RETAIN
2	PINUS SP.	PINE	22 IN.	6 FT	POOR VIGOR	REMOVE
3	PINUS SP.	PINE	16 IN.	6 FT	POOR VIGOR	REMOVE
4	PINUS SP.	PINE	18 IN.	6 FT	POOR VIGOR	REMOVE
5	POPULUS TRICHOCARPA	LOMBARDY POPLAR	32 IN.	10 FT	POOR VIGOR	REMOVE
6	POPULUS TRICHOCARPA	LOMBARDY POPLAR	35 IN.	9 FT	POOR VIGOR	REMOVE
7	SALIX BABYLONICA	WEEPING WILLOW	36 IN.	20 FT	POOR VIGOR	RETAIN
8	BETULA PAPYRIFERA	PAPERBARK BIRCH	16 IN.	12 FT	FAIR VIGOR	RETAIN
9	BETULA PAPYRIFRERA	PAPERBARK BIRCH	12 IN.	12 FT	NORMAL VIGOR	RETAIN
10	PRUNUS BLIREANA	FLOWERING PLUM	8 IN.	15 FT	SENESCENT	RETAIN
11	PRUNUS BLIREANA	FLOWERING PLUM	12 IN.	15 FT	SENESCENT	RETAIN
12	THUJA PLICATA	WESTERN RED CEDAR	12 IN.	10 FT	NORMAL VIGOR	RETAIN
13	THUJA PLICATA	WESTERN RED CEDAR	14 IN.	15 FT	NORMAL VIGOR	RETAIN
14	THUJA PLICATA	WESTERN RED CEDAR	10 IN.	10 FT	NORMAL VIGOR	RETAIN
15	BETULA PAPYRIFERA	PAPERBARK BIRCH	12 IN.	15 FT	NORMAL VIGOR	RETAIN
16	BETULA PAPYRIFERA	PAPERBARK BIRCH	12 IN.	15 FT	NORMAL VIGOR	RETAIN
17	BETULA PAPYRIFERA	PAPERBARK BIRCH	10 IN.	10 FT	NORMAL VIGOR	REMOVE
18	BETULA PAPYRIFERA	PAPERBARK BIRCH	12 IN.	10 FT	NORMAL VIGOR	REMOVE
19	PINUS SP.	PINE	18 IN.	15 FT	FAIR VIGOR	REMOVE
20	PINUS SP.	PINE	12 IN.	10 FT	FAIR VIGOR	REMOVE
21	CALOCEDRUS DECURRENS	INCENSE CEDAR	16 IN.	10 FT	GOOD VIGOR	REMOVE
22	PINUS SP.	PINE	22 IN.	15 FT	NORMAL VIGOR	REMOVE
23	SEQUOIA SEMPREVIRENS	COAST REDWOOD	66 IN.	20 FT	ON NEIGHBOR PROPERTY HDL ON SUBJECT PROPERTY	RETAIN



Notes:

- NO PRUNING SHALL BE PERFORMED UNLESS UNDER THE DIRECTION OF AN ARBORIST.
- NO EQUIPMENT SHALL BE STORED OR OPERATED INSIDE THE PROTECTIVE FENCING, INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
- NO STORAGE OF MATERIALS SHALL OCCUR INSIDE THE PROTECTIVE FENCING.
- REFER TO SITE / UTILITY PLAN FOR ANY MODIFICATIONS TO TREE PROTECTION AREA.
- UNAUTHORIZED ACTIVITIES IN TREE PROTECTION AREA MAY REQUIRE EVALUATION BY PRIVATE ARBORIST TO IDENTIFY IMPACTS AND MITIGATION REQUIRED.
- EXPOSED ROOTS: FOR ROOTS LARGER THAN 1" DAMAGED DURING CONSTRUCTION, MAKE CLEAN STRAIGHT CUT TO REMOVED DAMAGED PORTION AND INFORM ARBORIST.

Tree Protection Zone (TPZ)

- THIS FENCE SHALL NOT BE REMOVED / MOVED FROM THE APPROVED LOCATION WITHOUT WRITTEN AUTHORIZATION FROM THE CITY ARBORIST AND SUPERVISION BY THE PROJECT ARBORIST.
- NO PRUNING SHALL BE PERFORMED UNLESS UNDER THE DIRECTION OF THE PROJECT ARBORIST.
- NO GRADING, EXCAVATION, STORAGE (MATERIALS, EQUIPMENT, VEHICLES, ETC.), OR OTHER UNPERMITTED ACTIVITY SHALL OCCUR INSIDE THE PROTECTIVE FENCING.
- UNAUTHORIZED ACTIVITIES IN TREE PROTECTION AREAS MAY REQUIRE IMMEDIATE EVALUATION BY THE PROJECT ARBORIST TO IDENTIFY IMPACTS AND POTENTIAL MITIGATION.
- PENALTIES FOR DAMAGING OR REMOVING A SAVED TREE MAY BE A FINE UP TO THREE TIMES THE VALUE OF THE TREE PLUS RESTORATION (MICC 19.10.160).
- ANY WORK IN APPROVED T.P.Z. MUST BE WITH THE PERMISSION OF THE CITY ARBORIST (206) 275-7712, johnkenney@mercergov.org.

REVISED

The Valentin Residence

Parcel No. 004610-0150 and 004610-00151
4350 E. Mercer Way Parcel No. 004610-0150Mercer Island, Washington 98040

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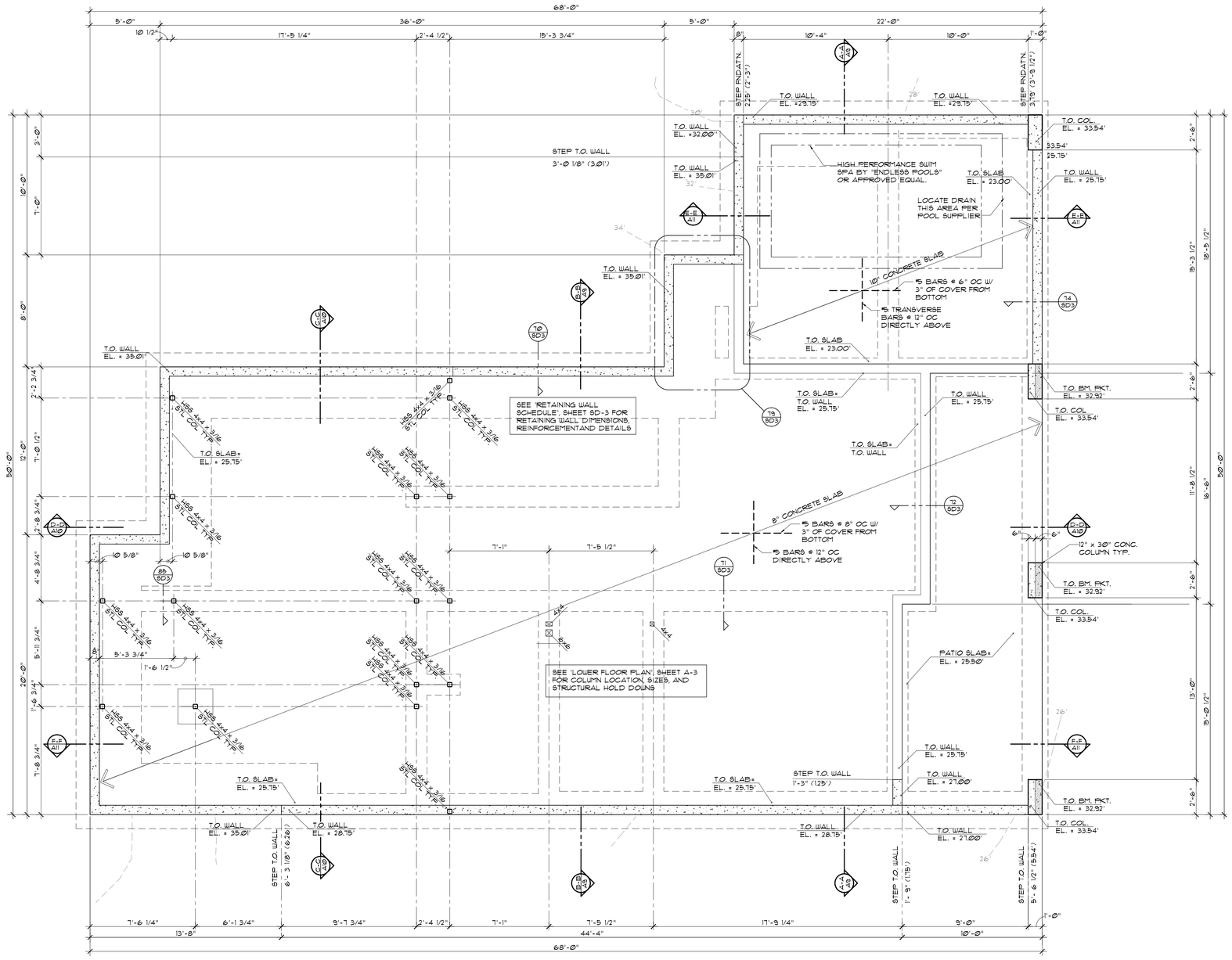
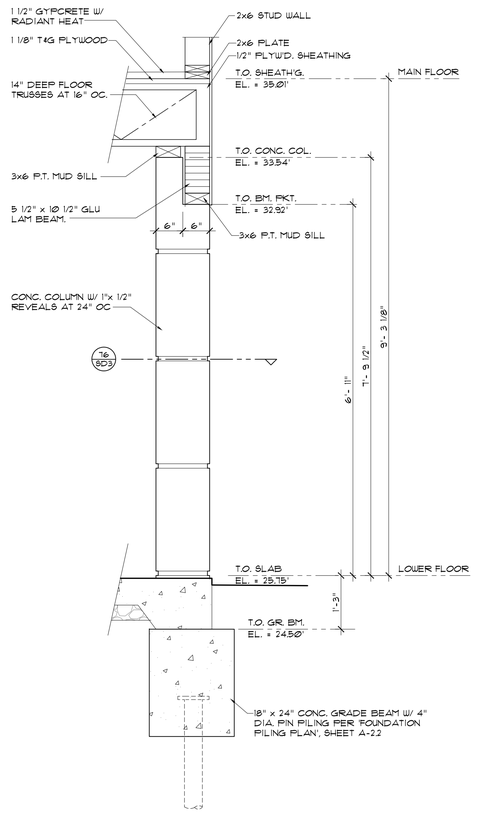


Foundation Plan

1/4" = 1'-Ø" T.O. SLAB ELEV. = 25.75' (25'-9")
T.O. POOL SLAB EL. = 23.00' (23'-Ø")



Conc. Col. Detail

3/4" = 1'-Ø"

Foundation Notes

SITEWORK:

EXCAVATE AND DISPOSE OF TOPSOIL, ORGANIC MATERIAL, LOOSE NATIVE MATERIAL AND OTHER DELETERIOUS MATERIAL WITHIN FIVE FEET OF THE BUILDING.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH OR COMPACTED STRUCTURAL FILL.

STRUCTURAL FILL SHALL BE GRAVEL BORROW, OR APPROVED WELL GRADE BANKRUN GRAVEL (MAXIMUM 4" ROCK SIZE WITH NO FROZEN SOIL, ORGANIC OR DELETERIOUS MATERIAL), OR LEAN CONCRETE (f'c = 2000 psi). GRAVEL SHALL BE PLACED IN 16" MAXIMUM LIFTS AND COMPACTED TO 95% RELATIVE DENSITY PER ASTM D-1557.

CAST IN PLACE CONCRETE:

MIX, DELIVER AND PLACE ALL CONCRETE IN ACCORDANCE WITH ASTM C-94, ACI 304, ACI 305, ACI 306 AND ACI 318.

ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 12" BELOW THE UNDISTURBED GROUND SURFACE BUT MUST EXTEND BELOW THE FROST LINE AS SPECIFIED IN IRC TABLE R3Ø12(1).

TOP OF CONCRETE FOUNDATION SLAB SHALL EXTEND ABOVE THE FINISH GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 6" .

WOOD FRAMING SHALL BEAR UPON A 3x6 PRESSURE TREATED MUD SILL TYPICAL. ANCHOR BOLT SIZE AND SPACING SHALL BE IN ACCORDANCE TO THAT SHOWN ON THE SHEARWALL SCHEDULE AND NOTES.

HOLD DOWNS:

STRUCTURAL HOLD DOWNS ARE SHOWN AND NOTED ON THE "FOUNDATION PLAN", SHEET A-4. FOUNDATION CONTRACTOR SHALL CONFIRM AND VERIFY LOCATION OF ALL HOLD DOWNS PRIOR TO PLACEMENT OF CONCRETE

DAMPROOFING:

FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE.

COLUMNS:

WOOD COLUMNS SHALL BE PROTECTED FROM DECAY AS SET FORTH IN SECTION R-319 (I.R.C.).

GENERAL:

SLOPE ALL DRAIN LINES AT 2% MINIMUM TOWARD OUTLET. PROVIDE CLEAN OUTS OR CONTROL STRUCTURES AS APPROPRIATE.
ALL DRAINAGE PIPING AND STRUCTURES SUBJECT TO INSPECTION PRIOR TO BACKFILLING.
ROOF AND FOOTING DRAINS MAY BE COMBINED BEYOND THE LOWEST POINT OF THE FOOTING DRAIN.
USE SAND COLLARS AT C.B. CONNECTIONS TO PVC. PIPE.

ROOF DRAINS:

NUMBER AND SIZE SHALL BE IN CONFORMANCE WITH THE INTERNATIONAL RESIDENTIAL CODE.

DOWN SPOUTS SHALL BE TIED INTO A NON-PERFORATED, RIGID, SMOOTH BORE PIPE, WHICH DRAINS TO AN APPROVED STORM SYSTEM.

DRAIN PIPE SHALL MEET THE STANDARDS FOR D2729 FOR PVC PIPE OR GR F-405 FOR SMOOTH BORE H.D.P.E. PIPE.

PROVIDE CLEAN OUTS AT THE UPPER END OF THE SYSTEM AND AT EACH CUMULATIVE CHANGE OF DIRECTION IN EXCESS OF 135 DEGREES.

ALL PIPE FITTINGS SHALL BE OF THE SAME MATERIAL AS THE STRAIGHT PIPE. GLUED JOINTS SHALL USE A BONDING AGENT RECOMMENDED BY THE MANUFACTURER.

FOOTING DRAINS:

FOOTING DRAINS SHALL BE INSTALLED AROUND ALL FOUNDATIONS WHICH ENCLOSE A CRAWLSPACE, CELLAR, BASEMENT, GARAGE OR OTHER BUILDING SPACE.

DRAINS SHALL BE CONSTRUCTED OF PERFORATED PIPE INSTALLED AT THE BASE OF THE FOOTING.

DRAIN PIPE SHALL MEET THE STANDARDS FOR D2729 FOR PVC. PIPE, WITH THE PERFORATIONS DIRECTED DOUNWARD. GRANULAR BACKFILL SHALL BE PLACED AROUND AND ABOVE THE FOOTING DRAIN TO A MIN. DEPTH OF 12" OVER DRAIN PIPE. A FILTER FABRIC SHALL BE USED TO PREVENT SOIL PARTICLES FROM ENTERING THE FOOTING DRAIN. IT IS PREFERABLE THAT THE FABRIC BE PLACED BETWEEN THE GRANULAR FILL AND THE NATIVE SOILS.

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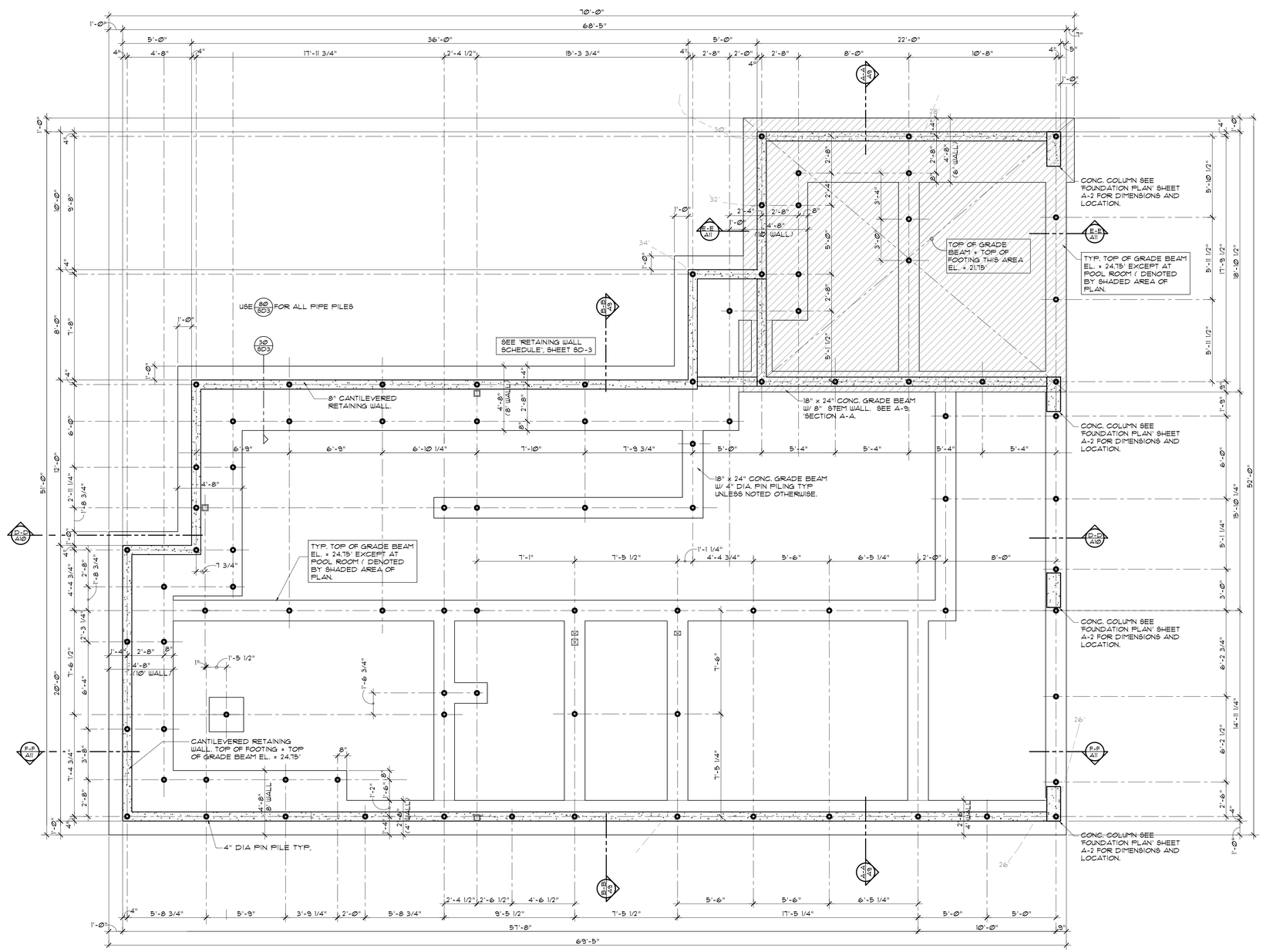

Foundation Pin Piling Plan

North

1/4" = 1'-0"

● DENOTES 4" DIA PIN PILE

THIS PLAN FOR PILING LAYOUT ONLY. SEE FOUNDATION PLAN, SHEET A2 FOR ALL OTHER DIMENSIONS, ELEVATIONS, HOLD DOWNS AND RELATED INFORMATION

REFER TO LOWER AND MAIN FLOOR PLANS (SHEETS A-4 AND A-6) FOR HOLD DOWN LOCATIONS RELATIVE TO OPENINGS.

4'-8" 10' WALL — DENOTES WIDTH OF FOOTING FROM RETAINING WALL SCHEDULE.

DENOTES WALL HEIGHT FROM RETAINING WALL SCHEDULE.

USE (8Ø 8D3) FOR ALL PIPE PILES

Footing Schedule	
F 1.5	1' - 6" x 1' - 6" x 10" THK W/ (2) #4 EW.
F 2.0	2' - 0" x 2' - 0" x 10" THK W/ (2) #4 EW.
F 2.5	2' - 6" x 2' - 6" x 10" THK W/ (2) #4 EW.
F 3.0	3' - 0" x 3' - 0" x 12" THK W/ (3) #4 EW.
F 3.5	3' - 6" x 3' - 6" x 12" THK W/ (3) #4 EW.

Foundation Notes

SITEWORK:

EXCAVATE AND DISPOSE OF TOPSOIL, ORGANIC MATERIAL, LOOSE NATIVE MATERIAL AND OTHER DELETERIOUS MATERIAL WITHIN FIVE FEET OF THE BUILDING.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH OR COMPACTED STRUCTURAL FILL.

STRUCTURAL FILL SHALL BE GRAVEL BORROW OR APPROVED WELL GRADE BANKRUN GRAVEL (MAXIMUM 4" ROCK SIZE WITH NO FROZEN SOIL, ORGANIC OR DELETERIOUS MATERIAL), OR LEAN CONCRETE (f'c = 1000 psi). GRAVEL SHALL BE PLACED IN 6" MAXIMUM LIFTS AND COMPACTED TO 95% RELATIVE DENSITY PER ASTM D-1557.

CAST IN PLACE CONCRETE:

MIX, DELIVER AND PLACE ALL CONCRETE IN ACCORDANCE WITH ASTM C-94, ACI 304, ACI 305, ACI 306 AND ACI 318.

ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 12" BELOW THE UNDISTURBED GROUND SURFACE BUT MUST EXTEND BELOW THE FROST LINE AS SPECIFIED IN IRC TABLE R301.2(1).

TOP OF CONCRETE FOUNDATION SLAB SHALL EXTEND ABOVE THE FINISH GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 6" .

WOOD FRAMING SHALL BEAR UPON A 3x6 PRESSURE TREATED MUD SILL. TYPICAL ANCHOR BOLT SIZE AND SPACING SHALL BE IN ACCORDANCE TO THAT SHOWN ON THE SHEARWALL SCHEDULE AND NOTES.

HOLD DOWNS:

STRUCTURAL HOLD DOWNS ARE SHOWN AND NOTED ON THE "FOUNDATION PLAN", SHEET A-2 AND FLOOR PLANS A-4 AND A-6. FOUNDATION CONTRACTOR SHALL CONFIRM AND VERIFY LOCATION OF ALL HOLD DOWNS PRIOR TO PLACEMENT OF CONCRETE

DAMPROOFING:

FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE.

COLUMNS:

WOOD COLUMNS SHALL BE PROTECTED FROM DECAY AS SET FORTH IN SECTION R-319 (I.R.C.).

GENERAL:

SLOPE ALL DRAIN LINES AT 2% MINIMUM TOWARD OUTLET.
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ROOF DRAINS:

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PROVIDE CLEAN OUTS AT THE UPPER END OF THE SYSTEM AND AT EACH CUMULATIVE CHANGE OF DIRECTION IN EXCESS OF 135 DEGREES.

ALL PIPE FITTINGS SHALL BE OF THE SAME MATERIAL AS THE STRAIGHT PIPE GLUED JOINTS SHALL USE A BONDING AGENT RECOMMENDED BY THE MANUFACTURER.

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DRAINS SHALL BE CONSTRUCTED OF PERFORATED PIPE INSTALLED AT THE BASE OF THE FOOTING.

DRAIN PIPE SHALL MEET THE STANDARDS FOR D2729 FOR PVC. PIPE, WITH THE PERFORATIONS DIRECTED DOWNWARD. GRANULAR BACKFILL SHALL BE PLACED AROUND AND ABOVE THE FOOTING DRAIN TO A MIN. DEPTH OF 12" OVER DRAIN PIPE. A FILTER FABRIC SHALL BE USED TO PREVENT SOIL PARTICLES FROM ENTERING THE FOOTING DRAIN. IT IS PREFERABLE THAT THE FABRIC BE PLACED BETWEEN THE GRANULAR FILL AND THE NATIVE SOILS.

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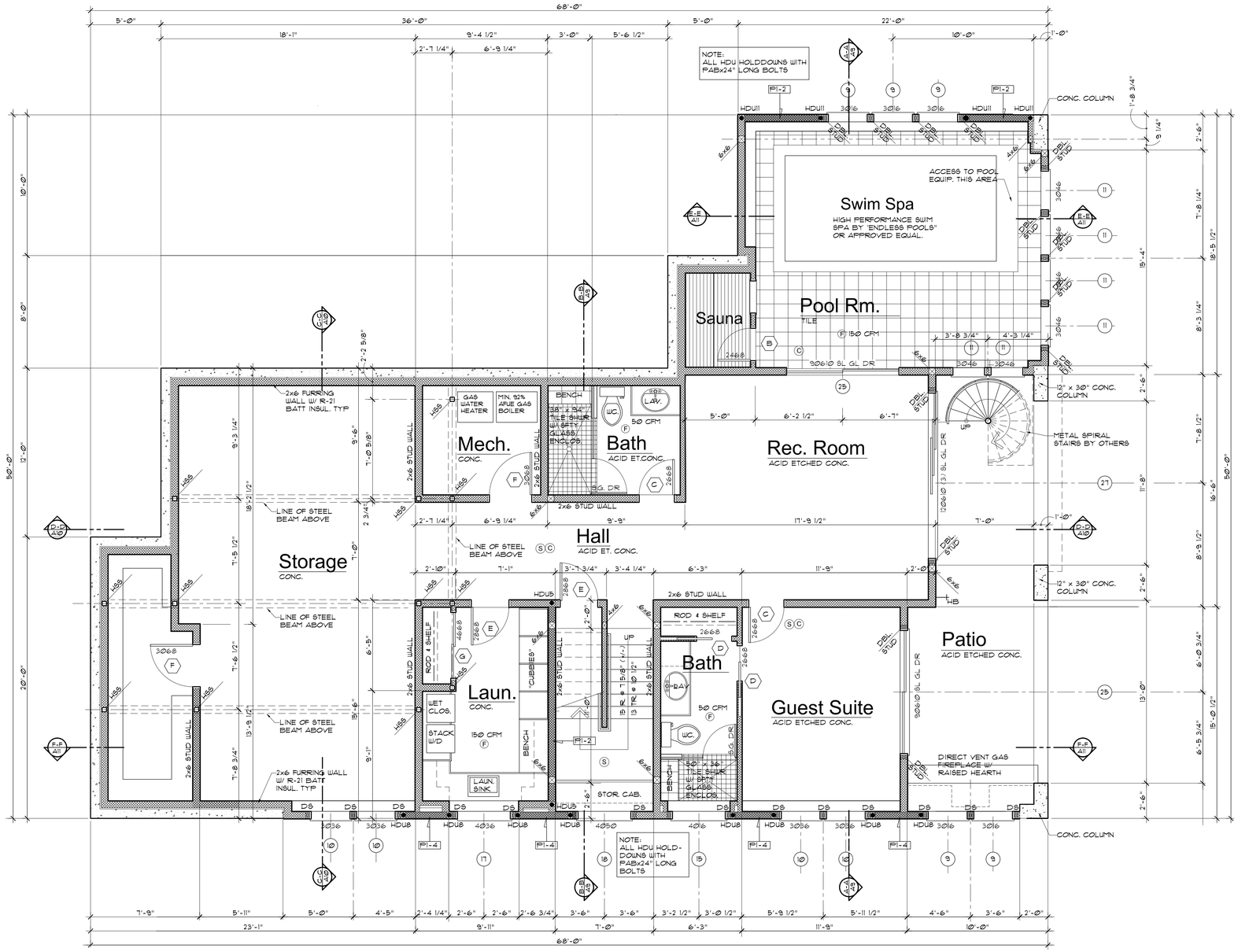

Lower Floor Plan 2,268 sf

North 1/4" = 1'-Ø" T.O. SLAB ELEV. = 25.75' (25'-9") 2,552 SF INCL. PATIO (284 SF)

Legend:

- ● — DENOTES SIMPSON HOLD DOWN AS NOTED
- ▬ — DENOTES SIMPSON STRAP (VERT.) AS NOTED
- SW-* — SHEAR WALL PANEL NO. (SEE SCHEDULE)
- DENOTES STUD WALL FRAMING
- DENOTES SHEAR PANEL
- (F) — EXHAUST FAN (SEE SIZING NOTES)
- (S) — 110V SMOKE DETECTOR W/ BATTERY BACK UP.
- (C) — CARBON MONOXIDE DETECTOR
- 102'-6 — DENOTES FLR. ELEV. (T.O. SLAB/ T.O. SHTH'G.)
- DS — DOWN SPOUT
- HB — HOSE BIBB
- HSS — 4"x4"x3/16" STEEL COLUMN
- DS — DOUBLE STUD

General Notes:

ALL EXTERIOR WALLS OR WALLS BETWEEN HEATED AND UNHEATED SPACES SHALL BE 2 x 6 STUDS @ 16" OC. TYPICAL UNLESS NOTED OTHERWISE (U.N.O.) WITH 6 x 10 HEADERS AT ALL OPENINGS IN BEARING WALLS U.N.O. (SEE FRAMING PLANS).

ALL INTERIOR WALLS SHALL BE 2 x 4 STUDS @ 16" OC. TYP. U.N.O. WITH 4 x 10 HEADERS (BEARING WALLS), U.N.O.

ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING U.N.O.

BUILDING OFFSET DIMENSIONS: F.O. FRAMING = F.O. CONCRETE AT FOUNDATION WALLS TYP. U.N.O.

PLATE HEIGHT THIS FLOOR = 8'- Ø" TYP. (U.N.O.).

SOLID BLOCK ALL SUPPORTS AND FIRE BLOCK ALL PLUMBING PENETRATIONS AND LOCATIONS REQUIRED BY R302.11 PROVIDE FIRE BLOCKING TO ALL CONCEALED DRAFT OPENINGS TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN FLOORS.

SEE FLOOR FRAMING PLANS FOR HEADER NOTATIONS AND ALL COLUMN / BEAM SIZES AND LOCATIONS.

ALL HOLD DOWNS ARE TO BE SIMPSON (TYPE AND SIZE AS NOTED ON PLANS AND SHEAR WALL SCHEDULE) SEE FLOOR FOUNDATION AND FRAMING PLANS FOR LOCATION AND TYPE OF ALL SHEAR WALL PANEL TYPE AND ANCHOR BOLT SPACING AT PANELS. ALL STRAP TIE DOWNS SHALL HAVE A MINIMUM 1 1/2" EDGE COVER. PROVIDE TRIPLE 2x STUDS AS REQUIRED FOR PROPER PLACEMENT.

Window Schedule

MARK	QTY.	TYPE	SIZE	LOCATION	COMMENTS	U VALUE REQ'D.	AREA / UNIT	GLAZED AREA
1	8	PIC.	1'-Ø" x 1'-6"	GARAGE		Ø.28	1.5 SF	12.Ø SF
2	8	PIC.	1'-Ø" x 6'-Ø"	GARAGE	SAFETY / TEMP. GLASS		6.ØØ SF	48.Ø SF
3	1	CSMT.	1'-6" x 3'-6"	MASTER BATH			5.25 SF	5.25 SF
4	1	PIC.	1'-6" x 5'-Ø"	HALL	SAFETY / TEMP. GLASS		7.5Ø SF	7.5Ø SF
5	1	PIC.	2'-Ø" x 1'-6"	BATH			3.ØØ SF	3.ØØ SF
6	1	CSMT.	2'-Ø" x 3'-Ø"	BATH			6.ØØ SF	6.ØØ SF
7	1	CSMT.	2'-Ø" x 3'-6"	M. BA.			7.ØØ SF	7.ØØ SF
8	4	3 CSMT/ 1 PIC	2'-6" x 3'-6"	M. BA., LAUN.			8.75 SF	35.ØØ SF
9	22	PIC	3'-Ø" x 1'-6"	GR. RM.,POOL, PATIO, MASTER			4.5Ø SF	99.ØØ SF
10	4	CSMT.	3'-Ø" x 3'-6"	GUEST, STOR.			10.5Ø SF	42.ØØ SF
11	8	4 CSMT/4 PIC	3'-Ø" x 4'-6"	POOL RM.,			13.5Ø SF	108.ØØ SF
12	7	1 PIC/ 6 CSMT	3'-Ø" x 5'-Ø"	BR 3, BR 4			15.Ø SF	105.ØØ
13	8	COMBO	3'-Ø" x 4'-6" PIC 3'-Ø" x 1'-6" AWN.	GREAT RM.	SAFETY GL., MATCH DR. W.		18.Ø SF	144.ØØ SF
14	7	COMBO	3'-Ø" x 5'-Ø" PIC 3'-Ø" x 1'-6" AWN.	BR. 2,	SAFETY GLASS		19.5Ø SF	136.5Ø SF
15	8	6 PIC/ 2 AWN.	4'-Ø" x 1'-6"	GR. RM., KIT., BATH	3 PIC COMBO FORMS TRANSOM FOR SL. GL. DR. (VERIFY.)		6.ØØ SF	48.ØØ SF
16	1	PIC.	4'-Ø" x 3'-6"	KIT.			14.ØØ SF	14.ØØ SF
17	1	DBL. CSMT.	4'-Ø" x 3'-6"	LAUN.			14.ØØ SF	14.ØØ SF
18	3	PIC.	4'-Ø" x 5'-Ø"	M.BA., STAIR	SAFETY GL. @ M. BA.		2Ø.ØØ SF	6Ø.ØØ SF
19	1	PIC.	4'-Ø" x 6'-6"	STAIR			26.ØØ SF	26.ØØ SF
2Ø	2	COMBO	4'-6" x 4'-6" PIC 4'-Ø" x 1'-6" PIC	GREAT RM.			24.ØØ SF	48.ØØ SF
21	2	PIC.	5'-Ø" x 1'-6"	KIT.			7.5Ø SF	15.ØØ SF
22	2	PIC.	5'-Ø" x 3'-6"	KIT.			17.5Ø SF	35.ØØ SF
23	2	PIC.	6'-Ø" x 1'-6"	KIT.			9.ØØ SF	18.ØØ SF
24	2	PIC.	6'-Ø" x 3'-6"	KIT.			21.ØØ SF	42.ØØ SF
25	3	SL. GL. DR.	9'-Ø" x 6'-1Ø"	GUEST, POOL			61.5Ø SF	184.5Ø SF
26	1	SL. GL. DR.	9'-Ø" x 8'-Ø"	MASTER			72.ØØ SF	72.ØØ SF
27	2	SL. GL. DR	12'-Ø" x 6'-1Ø"	DINING, REC. RM.	3 PANEL, SAFETY GL.	Ø.28	81.96 SF	163.92 SF
SKYLIGHTS						TOTAL WINDOW AREA		1,498.8Ø SF
28	4	SKYLIGHT	4'-Ø" x 4'-Ø"	HALL		Ø.5Ø	16.ØØ SF	64.ØØ SF
						TOTAL GLAZED AREA		1,562.8Ø SF

Door Schedule GLAZED DOOR AREAS NOTED ON WINDOW SCHEDULE

MARK	QTY.	SIZE	TYPE	LOCATION	COMMENTS
A	2	2'-2" x 6'-8"	INT. CSMT	CLOSETS	
B	2	2'-4" x 6'-8"	INT. CSMT.	FAN, SAUNA	
C	3	2'-6" x 6'-8"	INT. CSMT.	GUEST, PANTRY, PDR, ENTRY CLOS.	
D	5	2'-6" x 6'-8"	POCKET	GUEST BA, PANTRY, MUD ROOM	
E	2	2'-8" x 6'-8"	INT. CSMT	STAIR, LAUN.	
F	3	3'-Ø" x 6'-8"	CSMT	GAR, MECH, STOR	SOLID CORE W/ SELF CLOSER AT GARAGE INT. CSMT. AT MECH AND STOR.
G	1	4'-6" x 6'-8"	BI-PASS	LAUN.	
H	1	5'-Ø" x 6'-8"	PIVOT	FOYER	MFGR TO PROVIDE EXACT LAYOUT BASED ON ALLOWABLE ROUGH OPENING.
I	1	8'-Ø" x 8'-Ø"	O/H GARAGE	GARAGE	W/ ELECTRIC OPENER
J	1	16'-Ø" x 8'-Ø"	O/H GARAGE	GARAGE	W/ ELECTRIC OPENER
K	1	2'-2" x 8'-Ø"	POCKET	WIC	
L	1	2'-4" x 8'-Ø"	POCKET	M. BATH	
M	7	2'-6" x 8'-Ø"	INT. CSMT.	BR 2, BR 3, BR 4, BATH, WIC	
N	2	2'-6" x 8'-Ø"	POCKET	BATH	
O	1 PR.	2'-6" x 8'-Ø"	INT. CSMT.	MASTER	
P	1	2'-8" x 8'-Ø"	INT. CSMT.	LAUNDRY	
Q	2	3'-6" x 8'-Ø"	BI-PASS	HALL	
R	1	4'-Ø" x 8'-Ø"	BI-PASS	BR 4	
S	1	6'-Ø" x 8'-Ø"	BIPASS	BR 4	

Typical Construction

ROOF:

STANDING SEAM METAL ROOF
1/2" PLYWOOD SHEATHING
SHED ROOF TRUSSES (SPACING PER PLAN)
--OR--
EPDM ROOF MEMBRANE, FULLY ADHERED.
'HUNTER' TAPERED PANELS (MIN. 1/4" / FT)
1/2" PLYWOOD SHEATHING
14" DEEP FLAT TRUSSES @ 16" OC
MIN. R-49 BATT OR BLOW-IN INSULATION
5/8" GYPSUM WALLBOARD (GWB.)

WALLS:

'HARDIE-PANEL' OR EQUAL SIDING
VERTICAL METAL SIDING
STONE VENEER
'TYVEC' OR EQUAL BUILDING WRAP
1/2" CDX PLYWOOD SHEATHING
2 x 6 STUDS @ 16" OC.
MIN. R- 21 BATT INSULATION
1/2" GYPSUM WALL BOARD (GWB.)

FLOORS:

FRAMED FLOORS:
FINISH FLOOR VARIES (SEE FLOOR PLANS)
1 1/2" 'GYPCRETE' W/ RADIANT HEATING
1 1/8"" T & G PLYWOOD SHEATHING
14" DEEP FLOOR TRUSSES @ 16" OC.
MIN. R-38 BATT INSULATION (AS REQUIRED)
1/2" GYPSUM WALLBOARD (GWB.) @ CEILINGS.

GARAGE FLOOR:
LIGHT WEIGHT CONC. SLAB OVER METAL PAN.
16" DEEP STEEL BEAMS
R-38 BATT INSULATION
5/8" TYPE 'X' GYPSUM WALLBOARD

LOWER FLOOR SLAB:
6" CONC. SLAB W/ RADIANT HEAT AND #4 BARS EA. WAY @ 24" OC.
R-10 RIGID INSULATION UNDER ENTIRE SLAB.
MIN. 6 MIL VAPOR BARRIER
MIN. 6" COMPACTED GRAVEL BASE

REVISED

The Valentin Residence

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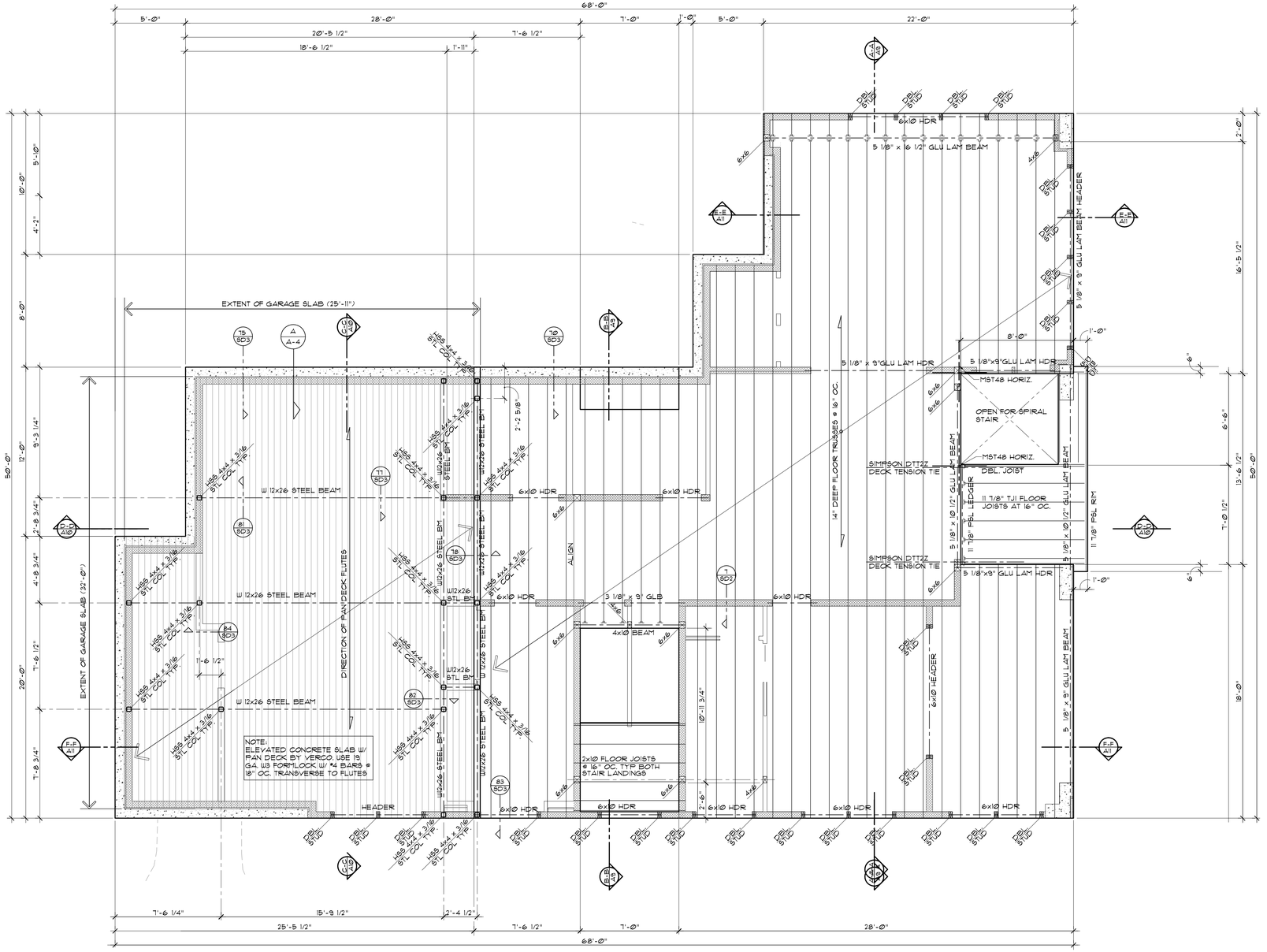

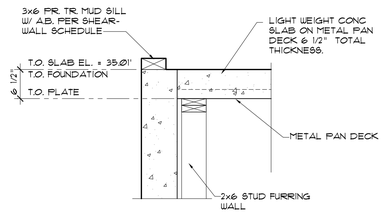

'A' Detail

3/4" = 1'-Ø"

Main Floor Framing Plan

North

1/4" = 1'-Ø"

T.O. GYPCRETE EL. = 35.14'
T.O. SHEATHING EL. = 35.Ø1'

NOTE:
ALL FLOOR FRAMING SHALL BE 14" DEEP FLOOR TRUSSES AT 16' OC. TYPICAL UNLESS NOTED OTHERWISE W/ 1 1/8" T4G PLYWOOD SHEATHING AND 1 1/2" GYPCRETE

Framing Notes:

GENERAL:

THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1 1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON CONCRETE OR MASONRY.

JOIST FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM OF 3" AND SHALL BE NAILED TOGETHER WITH A MINIMUM OF THREE (3) 10d FACE NAILS.

JOIST FRAMING TO THE SIDE OF A BEAM OR GIRDER SHALL BE SUPPORTED BY SIMPSON LUS HANGERS. BEAM / COLUMN USE CCQ TYPE HANGERS. BEAM / BEAM USE SIMPSON HUCQ TYPE UNLESS NOTED OTHERWISE (U.N.O.).

JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS OR BY ATTACHMENT TO A HEADER, RIM JOIST OR TO AN ADJOINING STUD; OR SHALL OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.

FRAMING LUMBER:

PROVIDE S4S, S-DRY. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE PRESERVATIVE TREATED.

NAIL IN ACCORDANCE WITH IBC TABLE 23-Ø4.9.1 OR AS INDICATED ON THE DRAWINGS.

USE FULL HEIGHT STUDS AND USE MULTIPLE STUDS TO ACHIEVE FULL BEARING UNDER BEAM ENDS OR POSTS IN WALL UNLESS NOTED OTHERWISE ON DRAWINGS.

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AITC COMBINATION 24F-V4 FOR SINGLE SPANS AND 24F-V8 FOR CONTINUOUS MULTIPLE SPANS‡ MANUFACTURER'S STANDARD CAMBER.

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TRUSSES SHALL BE DESIGNED AND FACTORY MANUFACTURED IN CONFORMANCE WITH TPI-85. METAL PLATE CONNECTORS SHALL BE ICC APPROVED. TOP CHORDS SHALL BE DOUGLAS FIR - LARCH.

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SHEARWALLS:

SEE 'SHEARWALL NOTES' AND SCHEDULE.

SHEARWALLS WITH NAIL SPACING OF 4" OC. OR TIGHTER SHALL BE FRAMED WITH 3x STUDS AND PLATES.

FLOOR SHEATHING:

FLOOR SHEATHING SHALL BE 1 1/8" TONGUE AND GROOVE (T&G) A.P.A. RATED PLYWOOD, GLUED AND SCREWED TO FLOOR JOISTS.

ADHESIVES SHALL CONFORM TO A.P.A. SPECIFICATION AFG.Ø1. PROVIDE T&G EDGES ON LONG PANEL EDGES. SCREWS SHALL BE XXX AT 6" ON CENTER AT PANEL EDGES AND 1Ø" ON CENTER AT INTERMEDIATE SUPPORTS.

PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS SHALL BE STAGGERED 4'-Ø".

REVISED

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A-4

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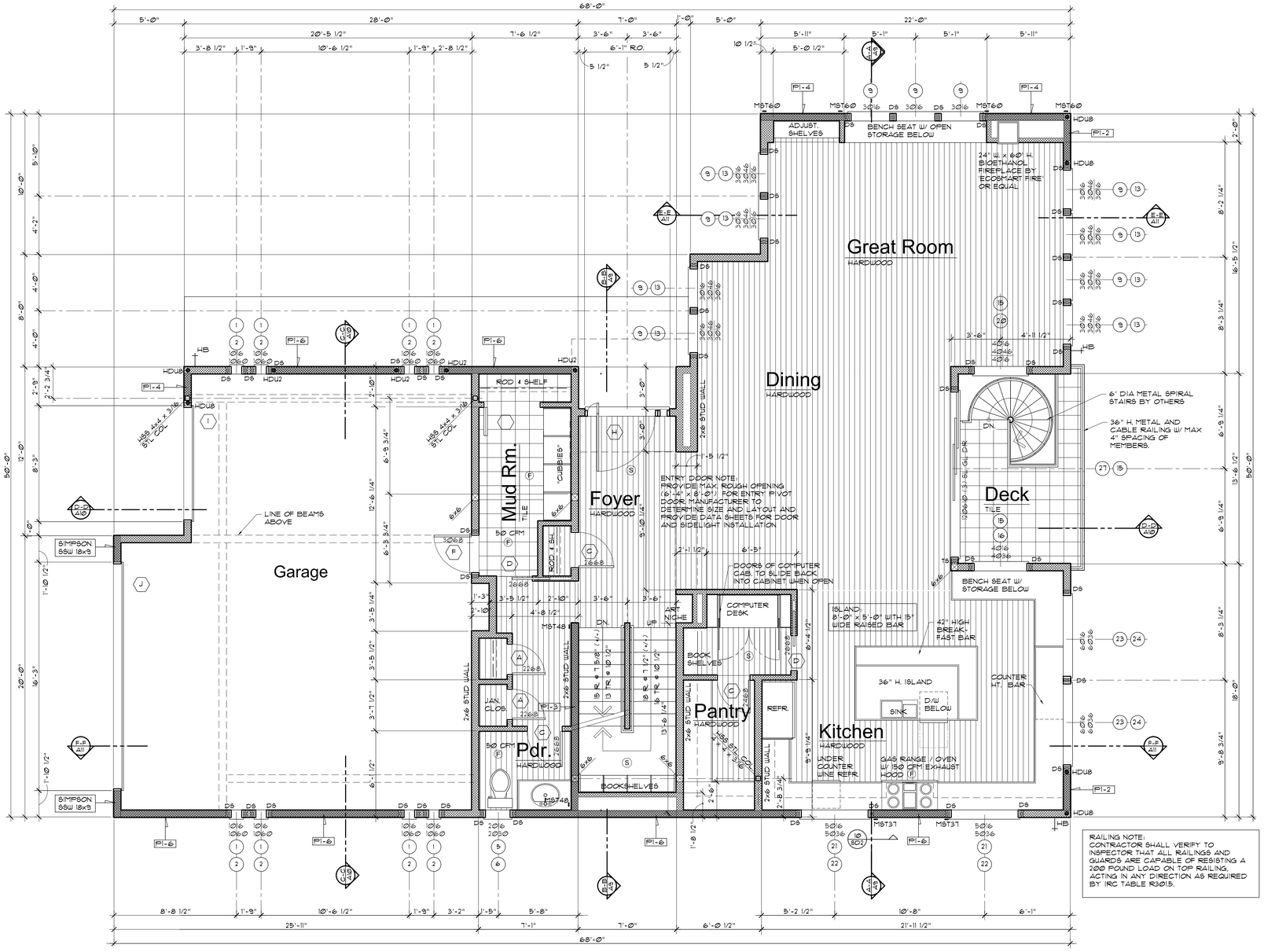

Main Floor Plan 1,661 sf

North

1/4" = 1'-0"

GARAGE = 760 SF DECK = 180 SF ADDITIONAL

T.O. SHEATHING EL. = 35.01' / T.O. GYPCRETE EL. = 35.14'

Legend:

- ● — DENOTES SIMPSON HOLD DOWN AS NOTED
- ▬ — DENOTES SIMPSON STRAP (VERT.) AS NOTED
- SW-* — SHEAR WALL PANEL NO. (SEE SCHEDULE)
- DENOTES STUD WALL FRAMING
- DENOTES SHEAR PANEL
- (F) — EXHAUST FAN (SEE SIZING NOTES)
- (S) — 110V SMOKE DETECTOR W/ BATTERY BACK UP.
- (C) — CARBON MONOXIDE DETECTOR
- 10'-6" — DENOTES FLR. ELEV. (T.O. SLAB/ T.O. SHTH'G.)
- DS ○ — DOWN SPOUT
- HB — HOSE BIBB
- DS — DOUBLE STUD
- TS — TRIPLE STUD

General Notes:

ALL EXTERIOR WALLS OR WALLS BETWEEN HEATED AND UNHEATED SPACES SHALL BE 2 x 6 STUDS @ 16" OC. TYPICAL UNLESS NOTED OTHERWISE (U.N.O.) WITH 6 x 10 HEADERS AT ALL OPENINGS IN BEARING WALLS U.N.O. (SEE FRAMING PLANS).

ALL INTERIOR WALLS SHALL BE 2 x 4 STUDS @ 16" OC. TYP. U.N.O. WITH 4 x 10 HEADERS (BEARING WALLS) U.N.O.

ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING U.N.O.

BUILDING OFFSET DIMENSIONS: F.O. FRAMING = F.O. CONCRETE AT FOUNDATION WALLS TYP. U.N.O.

PLATE HEIGHT THIS FLOOR = 10'- 1 1/2" TYP. FROM SHEATHING, TYP. UNLESS NOTED OTHERWISE.

SOLID BLOCK ALL SUPPORTS AND FIRE BLOCK ALL PLUMBING PENETRATIONS AND LOCATIONS REQUIRED BY R302.11 PROVIDE FIRE BLOCKING TO ALL CONCEALED DRAFT OPENINGS TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN FLOORS.

SEE FLOOR FRAMING PLANS FOR HEADER NOTATIONS AND ALL COLUMN / BEAM SIZES AND LOCATIONS.

ALL HOLD DOWNS ARE TO BE SIMPSON (TYPE AND SIZE AS NOTED ON PLANS AND SHEAR WALL SCHEDULE). SEE FLOOR, FOUNDATION AND FRAMING PLANS FOR LOCATION AND TYPE OF ALL SHEAR WALL PANEL TYPE AND ANCHOR BOLT SPACING AT PANELS. ALL STRAP TIE DOWNS SHALL HAVE A MINIMUM 1 1/2" EDGE COVER. PROVIDE TRIPLE 2x STUDS AS REQUIRED FOR PROPER PLACEMENT.

Shearwall Schedule:

SHEAR WALL TYPE	NAIL SIZE	EDGES	FIELD	TOP PLATE NAIL'G.	TOP PL. LTP4 SPACING	BLOCK'G REQ'D.	PLATE ANCHORS	MIN. PLATE SIZE	SOLE PLATE NAILING	HEM-FIR #2 #/Ft.	DOUG-FIR #2 #/Ft.
P1-6	10d	6"	12"	N/A	24"	Yes	5/8" dia @ 32" O.C.	2x	(2) 16d @ 10" O.C.	279	310
P1-5	10d	5"	12"	N/A	18"	Yes	5/8" dia @ 32" O.C.	2x	(2) 16d @ 8" O.C.	348	350
P1-4	10d	4"	12"	N/A	16"	Yes	5/8" dia @ 24" O.C.	3x	(2) 16d @ 11" O.C.	418	460
P1-3	10d	3"	12"	N/A	12"	Yes	5/8" dia @ 24" O.C.	3x	(2) 16d @ 5" O.C.	545	600
P1-2	10d	2"	12"	N/A	8"	Yes	5/8" dia @ 16" O.C.	3x	(3) 16d @ 5" O.C.	713	770
P2-6	10d	6"	12"	N/A	12"	Yes	5/8" dia @ 16" O.C.	3x	(2) 16d @ 5" O.C.	558	620
P2-4	10d	4"	12"	N/A	8"	Yes	5/8" dia @ 16" O.C.	3x	(3) 16d @ 5" O.C.	836	920
P2-3	10d	3"	12"	N/A	6"	Yes	5/8" dia @ 12" O.C.	3x	(4) 16d @ 5" O.C.	1090	1200
P2-2	10d	2"	12"	N/A	4"	Yes	5/8" dia @ 12" O.C.	3x	(4) 16d @ 4" O.C.	1426	1540

NOTE:
FOR ALL SHEARWALL PANELS WITH EDGE NAILING OF 4" OC. OR LESS (P1-4 OR BELOW), 3x STUDS ARE REQUIRED WHERE JOINT BETWEEN TWO ADJACENT PANELS FALL ON AN INDIVIDUAL STUD.

Shearwall Schedule Notes:

1. G1 - GYPSUM WALLBOARD ONE SIDE
   G2 - GYPSUM WALLBOARD TWO SIDES
   P1 - 1/2" PLYWOOD OR A.P.A. RATED SHEATHING ONE SIDE
   P2 - 1/2" PLYWOOD OR A.P.A. RATED SHEATHING TWO SIDES

2. WHEN ALLOWABLE SHEAR WALL VALUES EXCEED 350 plf, 3x MINIMUM STUDS REQUIRED AT ADJOINING PANEL EDGES (ie. P1-4 DESIGNATION OR BELOW).

3. NAILS SHALL BE 10d COMMON, UNLESS NOTED OTHERWISE.

4. WHERE PLYWOOD IS TWO SIDES OF WALL, PANEL EDGES SHALL FALL ON SEPARATE STUDS EACH SIDE.

5. ALL PANEL EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING UNLESS NOTED OTHERWISE. INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY FOR PLYWOOD OR A.P.A. RATED SHEATHING. GYPSUM SHEAR WALLS SHALL BE INSTALLED WITH PANELS RUNNING HORIZONTALLY. SPACE NAILS AT 12" ON CENTER AT INTERMEDIATE SUPPORTS.

6. TYPICAL EXTERIOR WALL SHALL BE 1/2" PLYWOOD OR 15/32" A.P.A. RATED SHEATHING (UNLESS NOTED OTHERWISE), WITH NAILS SPACED AT 6" ON CENTER AT PANEL EDGES, AND 12" ON CENTER IN FIELD. BLOCK ALL PANEL EDGES.

7. TYPICAL INTERIOR WALL SHALL BE 1/2" GYPSUM WALLBOARD UNLESS NOTED OTHERWISE. NAIL WITH 8d COOLER NAILS AT 7" ON CENTER ALL STUDS AND PLATES. BLOCK ALL PANEL EDGES.

-OR-

5/8" GYPSUM WALLBOARD. NAIL WITH 6d COOLER NAILS AT 7" ON CENTER ALL PANEL EDGES AND PLATES.

8. TYPICAL ANCHOR BOLTS TO BE 5/8" DIAMETER, HOT DIPPED GALVANIZED AT 72" ON CENTER UNLESS NOTED OTHERWISE. ALL BOLTS MUST HAVE 3x3 HDG SQUARE WASHERS INSTALLED.

9. MASAT MUD SILL ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS, USE SPACING PROVIDED FOR ANCHOR BOLTS.

10. ALL FRAMING HOLD DOWNS AND CLIPS TO BE SIMPSON BRAND OR EQUIVALENT.

11. DO NOT OVER DRIVE NAILS INTO SHEATHING.

ROOF AND FLOOR SHEATHING:

ROOF SHEATHING SHALL BE 15/32" A.P.A. RATED PLYWOOD OR AS NOTED ON PLANS. NAILING SHALL BE 8d COMMON NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS.

FLOOR SHEATHING SHALL BE 1 1/8" A.P.A. RATED PLYWOOD SCREWED AND GLUED TO SUPPORTS. ADHESIVES SHALL CONFORM TO A.P.A. SPECIFICATION AFG 01. PROVIDE TONGUE AND GROOVE EDGES AT LONG PANEL EDGES. SCREWS SHALL BE AT 6" ON CENTER AT PANEL EDGES AND 10" ON CENTER AT INTERMEDIATE SUPPORTS.
PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOIST STAGGERED 4'-0".

HOLDDOWNS:

PROVIDE HOLDDOWNS TO FOUNDATION AT END OF WALLS WHERE SHOWN ON PLANS.

Window Notes:

SEE 'WINDOW SCHEDULE', SHEET A-3.

WINDOWS SHOWN ARE 'GENERIC' SIZES. ONCE A MANUFACTURER IS CHOSEN, SAID MANUFACTURER SHALL SUPPLY A MODIFIED WINDOW SCHEDULE TO THE OWNER AND ARCHITECT FOR APPROVAL PRIOR TO PLACING WINDOW ORDER.

CONTRACTOR OR WINDOW SUPPLIER / MANUFACTURER SHALL VERIFY ALL ROUGH OPENINGS PRIOR TO ORDERING WINDOWS.

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE DOOR OR WINDOW APPROVED FOR EMERGENCY EGRESS. EGRESS WINDOWS ARE NOTED ON EXTERIOR ELEVATIONS

EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF NOT LESS THAN 5.7 SQ. FT. THE MINIMUM OPENABLE HEIGHT SHALL BE 24", THE MINIMUM OPENABLE WIDTH SHALL BE 20". THE OPENABLE HEIGHT x THE OPENABLE WIDTH SHALL NOT BE LESS THAN 5.7 SQ. FEET.

SAFETY GLAZING IS REQUIRED FOR ALL INTERIOR AND EXTERIOR GLASS SUBJECT TO HUMAN IMPACT. WINDOW SUPPLIER / MANUFACTURER TO VERIFY THOSE WINDOWS REQUIRING SAFETY GLAZING.

EACH PANE OF SAFETY GLASS MUST BE IDENTIFIED BY A PERMANENT LABEL THAT INDICATES THE MANUFACTURER OR INSTALLER. WHEN TEMPERED GLASS IS USED AS SAFETY GLAZING, THE IDENTIFICATION SHALL BE ETCHED OR CERAMIC FIRED AND THE MARKING MUST REMAIN VISIBLE WHEN THE UNIT OF GLASS IS INSTALLED.

ARTIFICIAL LIGHTING PER IRC R303.1, EXCEPTION 2 SHALL BE INSTALLED IN ANY HABITABLE ROOM WITH AGGREGATE GLAZING OF LESS THAN 8% OF FLOOR AREA.

Typical Construction

ROOF:

STANDING SEAM METAL ROOF
1/2" PLYWOOD SHEATHING
SHED ROOF TRUSSES (SPACING PER PLAN)
-OR-
EPDM ROOF MEMBRANE, FULLY ADHERED, 'HUNTER' TAPERED PANELS (MIN. 1/4" / FT)
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14" DEEP FLAT TRUSSES @ 16" OC
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FRAMED FLOORS:
FINISH FLOOR VARIES (SEE FLOOR PLANS)
1 1/2" GYPCRETE W/ RADIANT HEATING
1 1/8" T & G PLYWOOD SHEATHING
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16" DEEP STEEL BEAMS
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5/8" TYPE 'X' GYPSUM WALLBOARD

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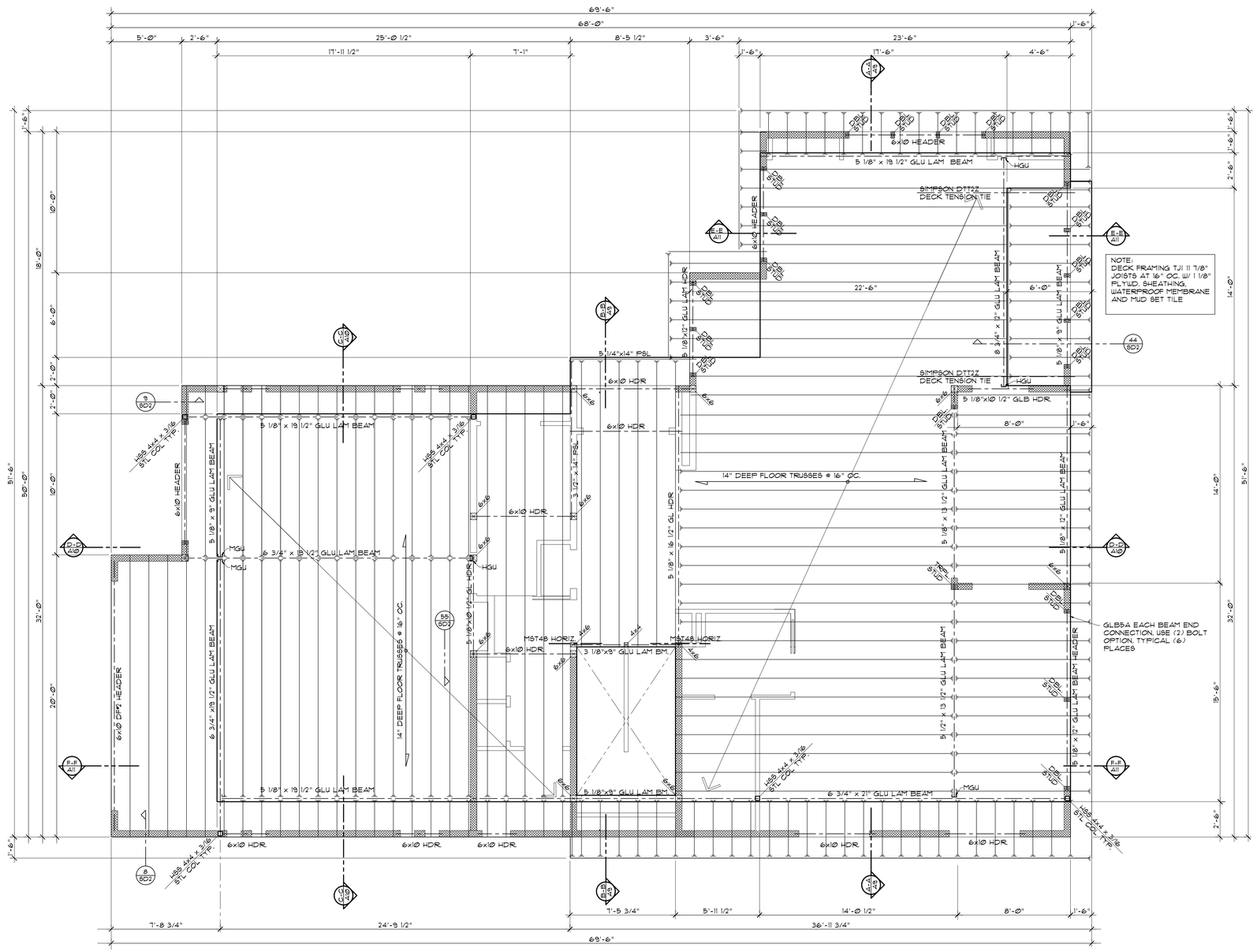

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Upper Floor Framing Plan

North

1/4" = 1'-0"

T.O. SHEATHING EL. = 35.01' / T.O. GYPCRETE EL. = 35.14'

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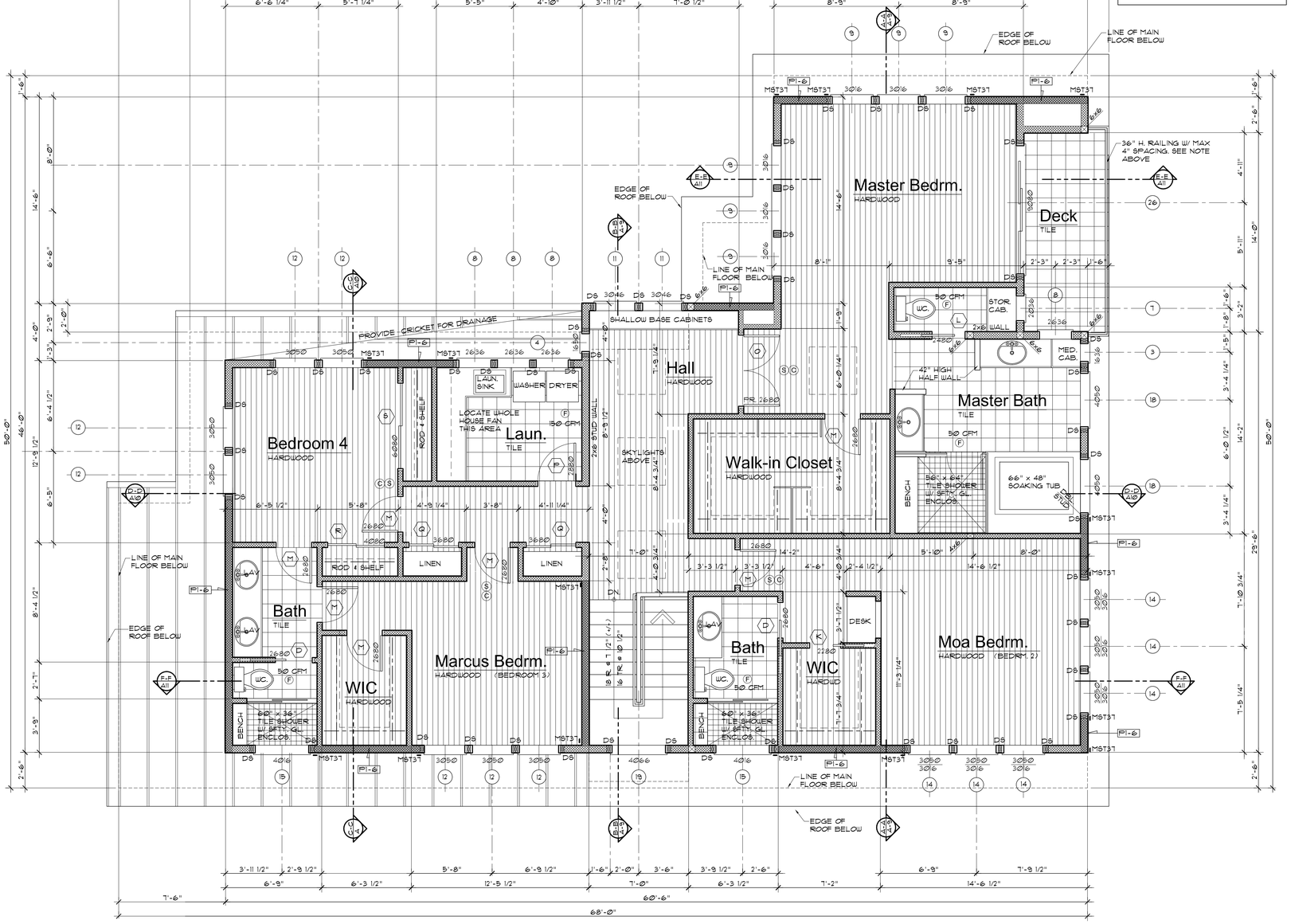
ED. L. HURI
STATE OF WASHINGTON

Vol 17-01	
E.L.H.	
FEB. 11, 2019	

A-6

OF

PRINTINGS
DEC. 20, 2018
DEC. 28, 2018
JAN. 5, 2019
JAN. 9, 2019
JAN. 10, 2019
JAN. 13, 2019
JAN. 15, 2019
JAN. 20, 2019
JAN. 27, 2019
FEB. 1, 2019
FEB. 4, 2019
FEB. 7, 2019
FEB. 9, 2019



Upper Floor Plan 2,062 sf

North

DECK ADD'L. =84 SF
1/4" = 1'-0"

T.O. SHEATHING EL. = 46.40' / T.O. GYPCRETE EL. = 46.53'

Legend:

- ● — DENOTES SIMPSON HOLD DOWN AS NOTED
- — DENOTES SIMPSON STRAP (VERT.) AS NOTED
- SW-* — SHEAR WALL PANEL NO. (SEE SCHEDULE)
- DENOTES STUD WALL FRAMING
- DENOTES SHEAR PANEL
- (F) — EXHAUST FAN (SEE SIZING NOTES)
- (S) — 110V SMOKE DETECTOR W/ BATTERY BACK UP.
- (C) — CARBON MONOXIDE DETECTOR
- 100'-6" — DENOTES FLR. ELEV. (T.O. SLAB/ T.O. SHTH'G.)
- DS — DOWN SPOUT
- HB — HOSE BIBB
- DS — DOUBLE STUD
- TS — TRIPLE STUD

General Notes:

ALL EXTERIOR WALLS OR WALLS BETWEEN HEATED AND UNHEATED SPACES SHALL BE 2 x 6 STUDS @ 16" OC. TYPICAL UNLESS NOTED OTHERWISE (U.N.O.) WITH 6 x 10 HEADERS AT ALL OPENINGS IN BEARING WALLS U.N.O. (SEE FRAMING PLANS).

ALL INTERIOR WALLS SHALL BE 2 x 4 STUDS @ 16" OC. TYP. U.N.O. WITH 4 x 10 HEADERS (BEARING WALLS), U.N.O.

ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING U.N.O.

BUILDING OFFSET DIMENSIONS: F.O. FRAMING = F.O. CONCRETE AT FOUNDATION WALLS TYP. U.N.O.

PLATE HEIGHT THIS FLOOR = 9'-1 1/2" FROM SHEATHING TYP. UNLESS NOTED OTHERWISE.

SOLID BLOCK ALL SUPPORTS AND FIRE BLOCK ALL PLUMBING PENETRATIONS AND LOCATIONS REQUIRED BY R302.11 PROVIDE FIRE BLOCKING TO ALL CONCEALED DRAFT OPENINGS TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN FLOORS.

SEE FLOOR FRAMING PLANS FOR HEADER NOTATIONS AND ALL COLUMN / BEAM SIZES AND LOCATIONS.

ALL HOLD DOWNS ARE TO BE SIMPSON (TYPE AND SIZE AS NOTED ON PLANS AND SHEAR WALL SCHEDULE). SEE FLOOR, FOUNDATION AND FRAMING PLANS FOR LOCATION AND TYPE OF ALL SHEAR WALL PANEL TYPE AND ANCHOR BOLT SPACING AT PANELS. ALL STRAP TIE DOWNS SHALL HAVE A MINIMUM 1 1/2" EDGE COVER. PROVIDE TRIPLE 2x STUDS AS REQUIRED FOR PROPER PLACEMENT.

RAILING NOTE:
CONTRACTOR SHALL VERIFY TO INSPECTOR THAT ALL RAILINGS AND GUARDS ARE CAPABLE OF RESISTING A 200 POUND LOAD ON TOP RAILING, ACTING IN ANY DIRECTION AS REQUIRED BY IRC TABLE R301.5.

Whole House Ventilation System:

WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1507.3.1 THROUGH M1507.3.3.

INTEGRATED WHOLE-HOUSE VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT THE RATE CALCULATED USING SECTION M1507.3.3. INTEGRATED FORCED AIR VENTILATION SYSTEMS SHALL DISTRIBUTE OUTDOOR AIR TO EACH HABITABLE SPACE THROUGH THE FORCED AIR SYSTEM DUCTS. INTEGRATED FORCED AIR VENTILATION SYSTEM SHALL HAVE AN OUTDOOR INLET DUCT CONNECTING A TERMINAL ELEMENT ON THE OUTSIDE OF THE BUILDING TO THE RETURN AIR PLENUM OF THE FORCED AIR HANDLER. THE OUTDOOR AIR INLET CONNECTION TO THE RETURN AIR STREAM SHALL BE LOCATED UPSTREAM OF THE FORCED AIR SYSTEM BLOWER AND SHALL NOT CONNECT DIRECTLY INTO THE FURNACE CABINET TO PREVENT SHOCK TO THE HEAT EXCHANGER. THE SYSTEM SHALL BE EQUIPPED WITH A MOTORIZED DAMPER CONNECTED TO THE AUTOMATIC VENTILATION CONTROL AS SPECIFIED IN SECTION M1507.3.2. THE REQUIRED FLOW RATE SHALL BE VERIFIED BY FIELD TESTING WITH A FLOW HOOD OR A FLOW MEASURING STATION.

TABLE M1507.3.3(1)
CONT. WHOLE HOUSE MECH. VENT. SYSTEM AIR FLOW REQMTS

DWELLING UNIT FLOOR AREA (SQ. FT.)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	>7
	AIR FLOW IN CFM				
< 1500	30	45	60	75	90
1501-3,000	45	60	75	90	105
3,001-4500	60	75	90	105	120
4,501-6,000	75	90	105	120	135
6,001-7,500	90	105	120	135	150
>7,500	105	120	135	150	165

TABLE M1507.3.3(2)
INTERMITTENT CONT. WHOLE HOUSE MECH. VENT. RATE FACTORS

RUN TIME PERCENTAGE PER 4 HR. SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR	4	3	2	1.5	1.3	1.0

LOCATE WHOLE HOUSE FAN IN LAUNDRY ROOM.

MECHANICAL VENTILATION RATE:
THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR TO EACH DWELLING UNIT AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1507.3.3(1), FOR FLOOR AREA OVER 6,001 SQ. FT. AND FIVE BEDROOMS = 120 CFM (CONTINUOUSLY OPERATING FAN). FOR INTERMITTENTLY OPERATING VENTILATION SYSTEM, THE RATE SHALL BE THE COMBINATION OF ITS DELIVERED CAPACITY FROM TABLE M1507.3.3(1) AND ITS VENTILATION EFFECTIVENESS AND DAILY FRACTIONAL OPERATION TIME FROM TABLE 1507.3.3(2).

AIRFLOW RATE REQUIREMENTS PER M1507.3.3(1): 120cfm.

RATE FACTOR AT 25% PER M1507.3.3(2): 4
120CFM x 4 = 480 CFM.

Source Specific Exhaust Ventilation:

REQUIRED IN EACH KITCHEN, BATHROOM, WATER CLOSET COMPARTMENT, LAUNDRY ROOM AND OTHER ROOMS WHERE WATER VAPOR OR COOKING ODOR IS PRODUCED.

MINIMUM SOURCE SPECIFIC VENTILATION REQUIREMENTS.

	BATH/TOILET ROOMS	KITCHENS
INTERMITTENT OPERATION	50 CFM	100 CFM
CONTINUOUS OPERATION	20 CFM	25 CFM

Typical Construction

ROOF:

STANDING SEAM METAL ROOF
1/2" PLYWOOD SHEATHING
SHED ROOF TRUSSES (SPACING PER PLAN)
-OR-
EPDM ROOF MEMBRANE, FULLY ADHERED.
'HUNTER' TAPERED PANELS (MIN. 1/4" / FT.)
1/2" PLYWOOD SHEATHING
14" DEEP FLAT TRUSSES @ 16" OC
MIN. R-49 BATT OR BLOW-IN INSULATION
5/8" GYPSUM WALLBOARD (GWB.)

WALLS:

'HARDIE-PANEL' OR EQUAL SIDING
VERTICAL METAL SIDING
STONE VENEER
"TYVEC" OR EQUAL BUILDING WRAP
1/2" CDX PLYWOOD SHEATHING
2 x 6 STUDS @ 16" OC.
MIN. R- 21 BATT INSULATION
1/2" GYPSUM WALL BOARD (GWB.)

FLOORS:

FRAMED FLOORS:
FINISH FLOOR VARIES (SEE FLOOR PLANS)
1 1/2" 'GYPCRETE' W/ RADIANT HEATING
1 1/8"" T & G PLYWOOD SHEATHING
14" DEEP FLOOR TRUSSES @ 16" OC.
MIN. R-38 BATT INSULATION (AS REQUIRED)
1/2" GYPSUM WALLBOARD (GWB.) @ CEILINGS.

GARAGE FLOOR:
LIGHT WEIGHT CONC. SLAB OVER METAL PAN.
TOP HUNG METAL TRUSSES @ 16" OC.
16" DEEP STEEL BEAMS
R-38 BATT INSULATION
5/8" TYPE 'X' GYPSUM WALLBOARD

LOWER FLOOR SLAB:
6" CONC. SLAB W/ RADIANT HEAT AND #4 BARS EA. WAY @ 24" OC.
R-10 RIGID INSULATION
MIN. 6 MIL VAPOR BARRIER
MIN. 6" COMPACTED GRAVEL BASE

Shearwall Schedule Notes:

1. G1 - GYPSUM WALLBOARD ONE SIDE
   G2 - GYPSUM WALLBOARD TWO SIDES
   P1 - 1/2" PLYWOOD OR A.P.A. RATED SHEATHING ONE SIDE
   P2 - 1/2" PLYWOOD OR A.P.A. RATED SHEATHING TWO SIDES

2. WHEN ALLOWABLE SHEAR WALL VALUES EXCEED 350 plf, 3x MINIMUM STUDS REQUIRED AT ADJOINING PANEL EDGES (ie. P1-4 DESIGNATION OR BELOW).

3. NAILS SHALL BE 10d COMMON, UNLESS NOTED OTHERWISE.

4. WHERE PLYWOOD IS TWO SIDES OF WALL, PANEL EDGES SHALL FALL ON SEPARATE STUDS EACH SIDE.

5. ALL PANEL EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING UNLESS NOTED OTHERWISE. INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY FOR PLYWOOD OR A.P.A. RATED SHEATHING. GYPSUM SHEAR WALLS SHALL BE INSTALLED WITH PANELS RUNNING HORIZONTALLY. SPACE NAILS AT 12" ON CENTER AT INTERMEDIATE SUPPORTS.

6. TYPICAL EXTERIOR WALL SHALL BE 1/2" PLYWOOD OR 15/32" A.P.A. RATED SHEATHING (UNLESS NOTED OTHERWISE), WITH NAILS SPACED AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER IN FIELD. BLOCK ALL PANEL EDGES.

7. TYPICAL INTERIOR WALL SHALL BE 1/2" GYPSUM WALLBOARD UNLESS NOTED OTHERWISE. NAIL WITH 5d COOLER NAILS AT 7" ON CENTER ALL STUDS AND PLATES. BLOCK ALL PANEL EDGES.

-OR-

5/8" GYPSUM WALLBOARD. NAIL WITH 6d COOLER NAILS AT 7" ON CENTER ALL PANEL EDGES AND PLATES.

8. TYPICAL ANCHOR BOLTS TO BE 5/8" DIAMETER, HOT DIPPED GALVANIZED AT 72" ON CENTER UNLESS NOTED OTHERWISE. ALL BOLTS MUST HAVE 3x3 HDG SQUARE WASHERS INSTALLED.

9. MASAT MUD SILL ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS. USE SPACING PROVIDED FOR ANCHOR BOLTS.

10. ALL FRAMING HOLD DOWNS AND CLIPS TO BE SIMPSON BRAND OR EQUIVALENT.

11. DO NOT OVER DRIVE NAILS INTO SHEATHING.

ROOF AND FLOOR SHEATHING:

ROOF SHEATHING SHALL BE 15/32" A.P.A. RATED PLYWOOD OR AS NOTED ON PLANS. NAILING SHALL BE 8d COMMON NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS.

FLOOR SHEATHING SHALL BE 1 1/8" A.P.A. RATED PLYWOOD SCREWED AND GLUED TO SUPPORTS. ADHESIVES SHALL CONFORM TO A.P.A. SPECIFICATION AFG 01. PROVIDE TONGUE AND GROOVE EDGES AT LONG PANEL EDGES. SCREWS SHALL BE AT 6" ON CENTER AT PANEL EDGES AND 10" ON CENTER AT INTERMEDIATE SUPPORTS.
PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOIST STAGGERED 4'-0".

HOLDDOWNS:

PROVIDE HOLDDOWNS TO FOUNDATION AT END OF WALLS WHERE SHOWN ON PLANS.

Shearwall Schedule:

SHEAR WALL TYPE	NAIL SIZE	EDGES	FIELD	TOP PLATE NAIL'G.	TOP FL. L.TR. SPACING	BLOCK'G REQ'D.	PLATE ANCHORS	MIN. PLATE SIZE	SOLE PLATE NAILING	HEM-FIR #2 *FL.	DOUG-FIR #2 *FL.
P1-6	10d	6"	12"	N/A	24"	Yes	5/8" dia @ 32" O.C.	2x	(2) 16d @ 10" O.C.	279	310
P1-5	10d	5"	12"	N/A	18"	Yes	5/8" dia @ 32" O.C.	2x	(2) 16d @ 8" O.C.	348	350
P1-4	10d	4"	12"	N/A	16"	Yes	5/8" dia @ 24" O.C.	3x	(2) 16d @ 7" O.C.	418	460
P1-3	10d	3"	12"	N/A	12"	Yes	5/8" dia @ 24" O.C.	3x	(2) 16d @ 5" O.C.	545	600
P1-2	10d	2"	12"	N/A	8"	Yes	5/8" dia @ 16" O.C.	3x	(3) 16d @ 5" O.C.	713	770
P2-6	10d	6"	12"	N/A	12"	Yes	5/8" dia @ 16" O.C.	3x	(2) 16d @ 5" O.C.	558	620
P2-4	10d	4"	12"	N/A	8"	Yes	5/8" dia @ 16" O.C.	3x	(3) 16d @ 5" O.C.	836	920
P2-3	10d	3"	12"	N/A	6"	Yes	5/8" dia @ 12" O.C.	3x	(4) 16d @ 5" O.C.	1080	1200
P2-2	10d	2"	12"	N/A	4"	Yes	5/8" dia @ 12" O.C.	3x	(4) 16d @ 4" O.C.	1426	1540

NOTE:
FOR ALL SHEARWALL PANELS WITH EDGE NAILING OF 4" OC. OR LESS (P1-4 OR BELOW), 3x STUDS ARE REQUIRED WHERE JOINT BETWEEN TWO ADJACENT PANELS FALL ON AN INDIVIDUAL STUD.

REVISED

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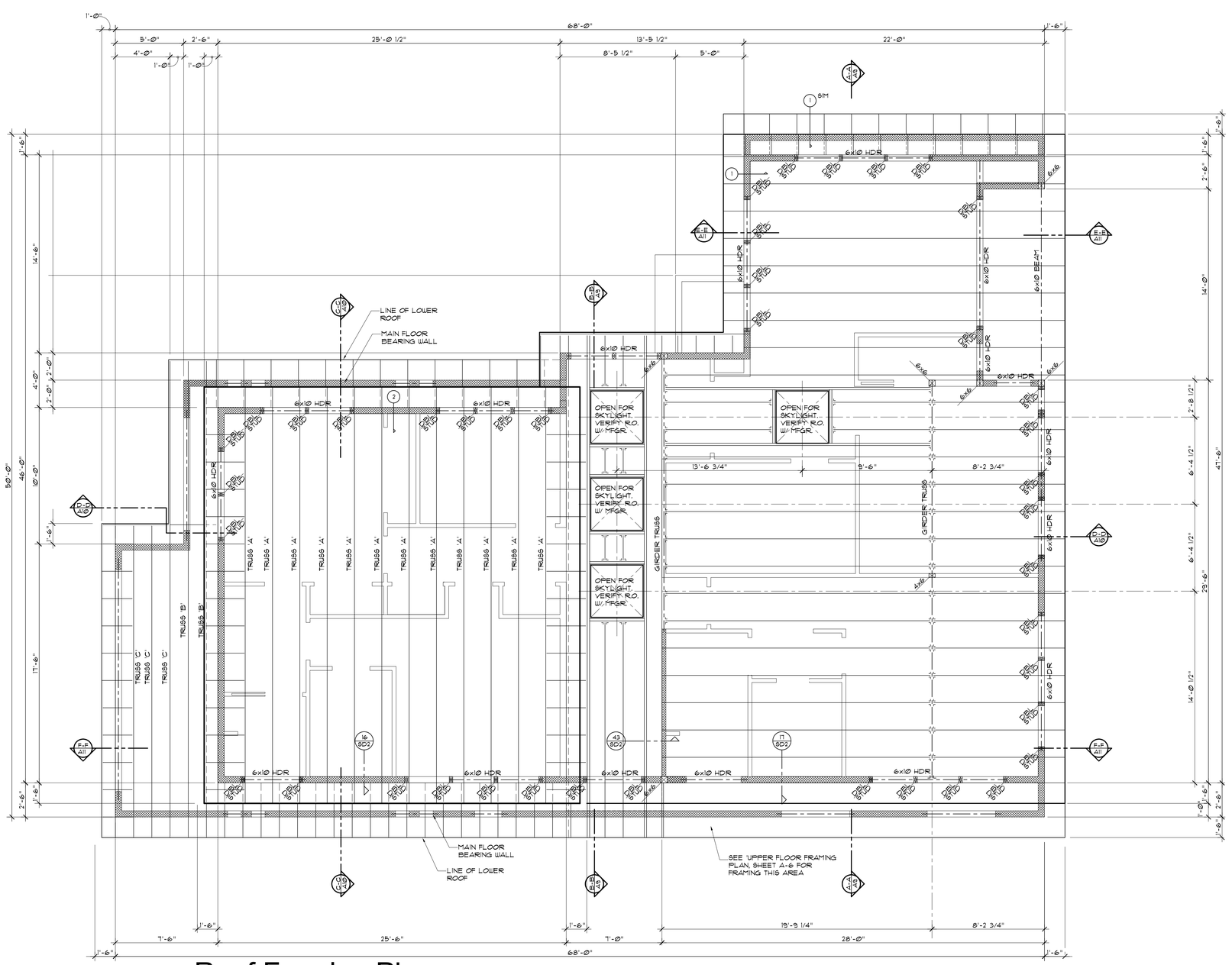


Roof Framing Plan

North

1/4" = 1'-0"

Roof Framing Notes

ROOF FRAMING SHALL BE MANUFACTURED TRUSSES W/ SPACING AS NOTED ON PLAN. ROOF SHALL HAVE A SLOPE OF THREE QUARTERS OF ONE UNIT VERTICAL PER EVERY TUELVE UNITS HORIZONTAL (3/4:12) TYPICAL. SEE BUILDING EXTERIOR ELEVATIONS AND BUILDING SECTIONS FOR ROOF SLOPES.

ROOF SHEATHING SHALL BE MINIMUM 15/32" CDX PLYWOOD WITH AN APA RATING 24/0, NAIL WITH 10d NAILS @ 6" OC. AT PANEL EDGES AND 12" OC. IN FIELD.

WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH APPROVED ENGINEERING PRACTICES. THE DESIGN AND MANUFACTURE OF METAL PLATE CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI. THE TRUSS DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL.

TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND TO PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS FOR THE BUILDING AND AS NOTED ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS.

TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, SPLICED OR OTHERWISE ALTERED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT, ENGINEER OR TRUSS MANUFACTURER.

ROOF TRUSSES SHALL BEAR MANUFACTURERS STAMP AND SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS AND THE LAYOUT SHOWN HEREON. TRUSS MANUFACTURER SHALL NOTIFY THE ARCHITECT AND ENGINEER PRIOR TO MODIFYING THE TRUSS LAYOUT SHOWN HERE.

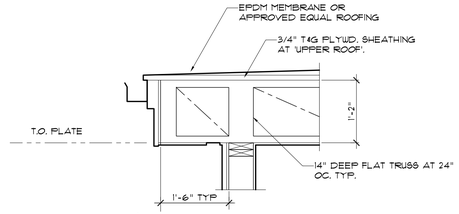
TRUSS MANUFACTURER SHALL SIZE AND PROVIDE ALL REQUIRED METAL BRACKETS AND HANGERS FOR THE PROPER INSTALLATION OF THE ROOF FRAMING SYSTEM. CONNECTIONS BETWEEN ENGINEERED ROOF MEMBERS SHALL BE DESIGNED BY THE TRUSS MANUFACTURER OR THEIR DESIGN PROFESSIONAL.

ROOFING TO BE 'STANDING SEAM METAL' OR EQUAL ROOFING ON SLOPED ROOFS, INSTALLED STRICTLY TO MANUFACTURERS SPECIFICATIONS AND ACCEPTED INDUSTRY STANDARDS. ROOFING ON "FLAT" ROOFS TO BE TORCH DOWN OR EQUAL.

ALL GLU LAMINATED BEAMS SHALL BE 24F-V3 UNLESS NOTED OTHERWISE ON PLAN OR IN ENGINEERING DETAILS.

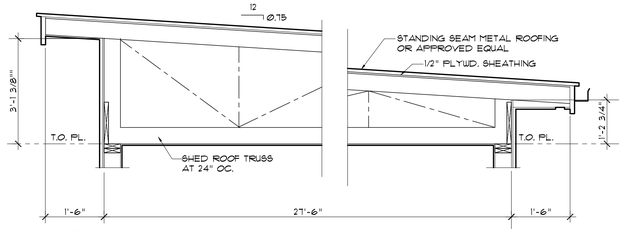
BEARING WALLS ARE SHOWN SHADED. ALL HEADERS ARE TO BE 6x10 DF #1 (EXTERIOR WALLS) AND 4x10 DF #1 (INTERIOR WALLS) TYPICAL ALL BEARING WALLS UNLESS NOTED OTHERWISE ON ROOF FRAMING PLAN.

TYPICAL PLATE HEIGHT FROM TOP OF SHEATHING (UNLESS NOTED OTHERWISE) SHOWN ON BUILDING SECTIONS AND ELEVATIONS.



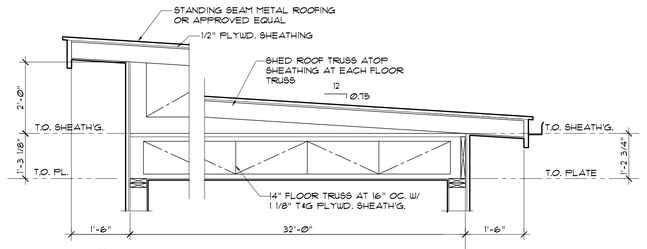
1. Flat Roof Truss Det.

3/4" = 1'-0" UPPER ROOF



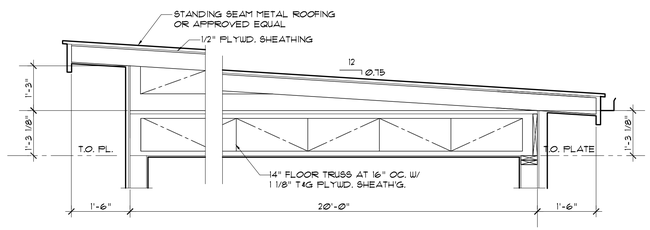
2. Roof Truss 'A'

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



3. Roof Truss 'B'

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



4. Roof Truss 'C'

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

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JAN. 9, 2019
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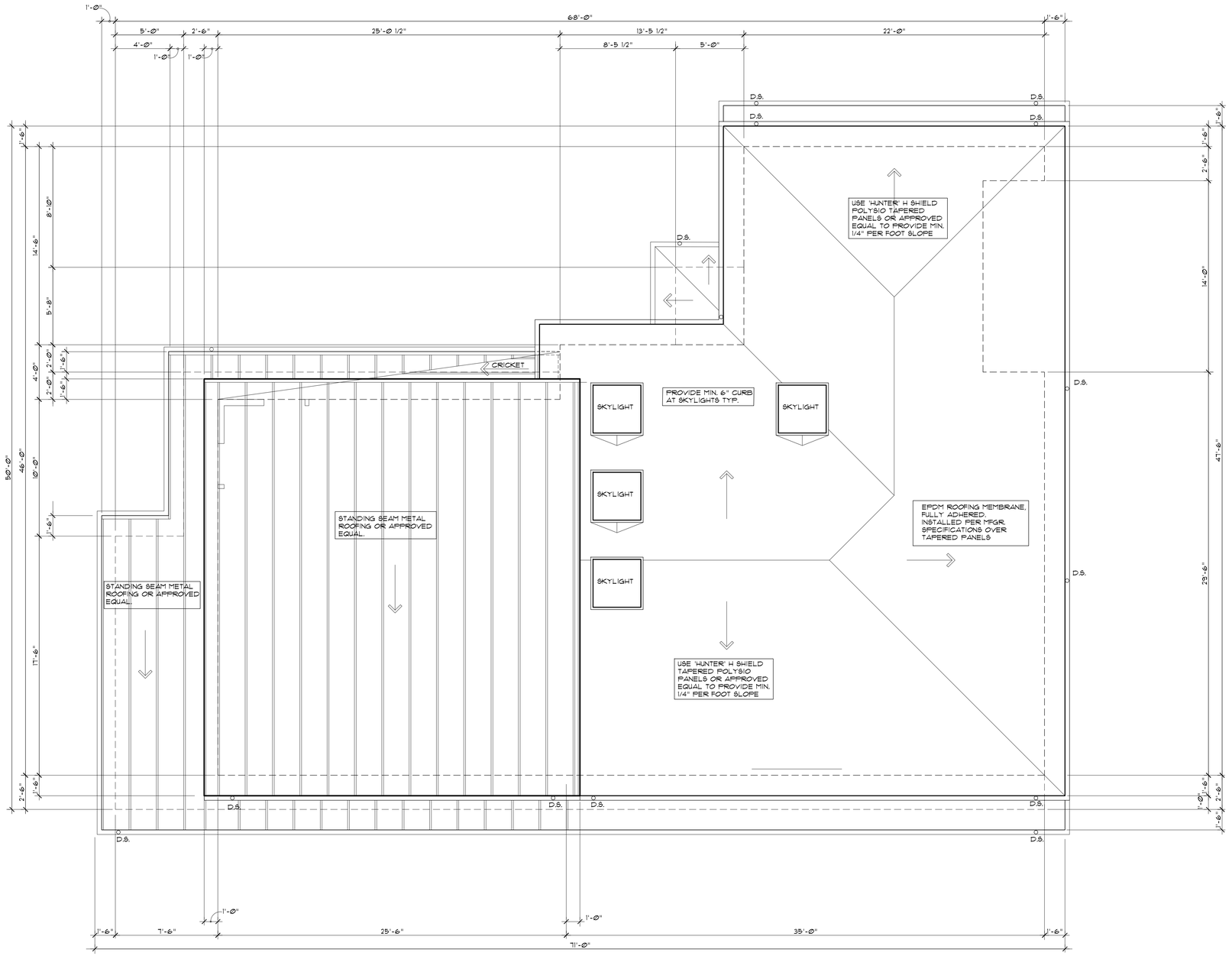

Roof Drainage Plan

North

1/4" = 1'-0"

ETHYLENE PROPYLENE DIENE TERPOLYMER (EPDM) SINGLE PLY ROOFING MEMBRANE TYPICAL UNLESS OTHERWISE NOTED.

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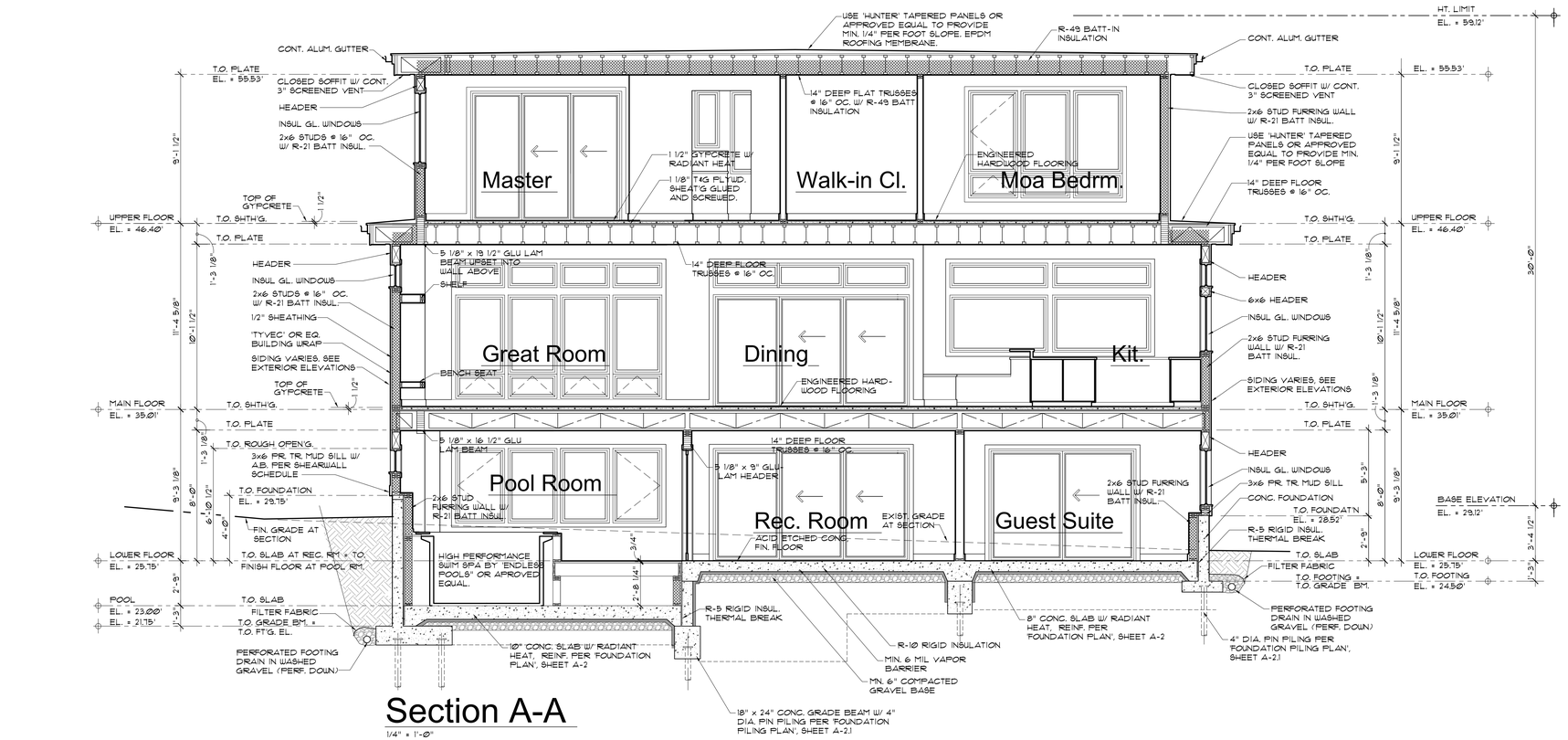
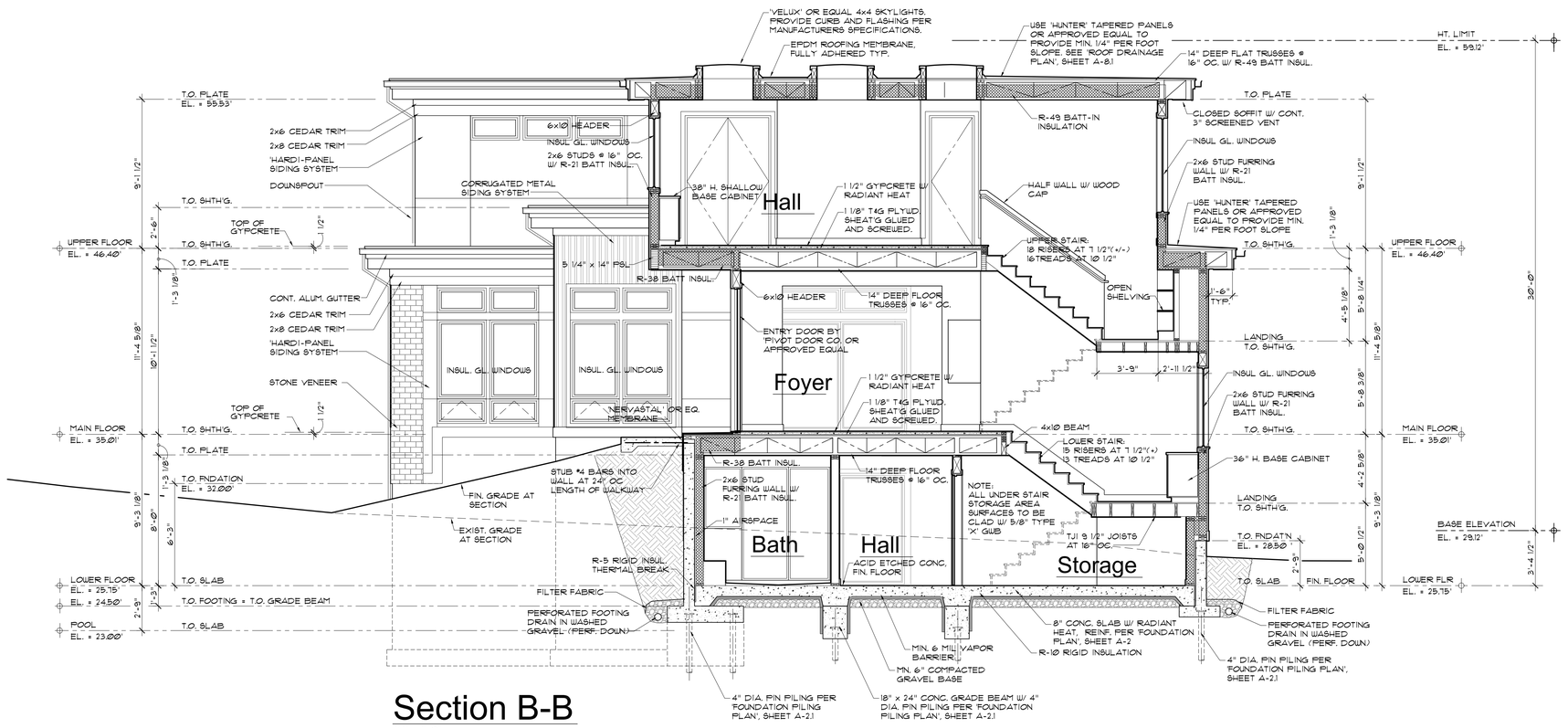


Section A-A

1/4" = 1'-0"



Section B-B

1/4" = 1'-0"

Typical Construction

ROOF:

STANDING SEAM METAL ROOF
1/2" PLYWOOD SHEATHING
SHED ROOF TRUSSES (9PACING PER PLAN)
—OR—
EPDM ROOF MEMBRANE, FULLY ADHERED.
'HUNTER' TAPERED PANELS (1/2" / FT.)
1/2" PLYWOOD SHEATHING
14" DEEP FLAT TRUSSES @ 16" OC
MIN. R-49 BATT OR BLOW-IN INSULATION
5/8" GYPSUM WALLBOARD (GWB.)

WALLS:

'HARDIE-PANEL' OR EQUAL SIDING
VERTICAL METAL SIDING
STONE VENEER
'TYVEC' OR EQUAL BUILDING WRAP
1/2" CDX PLYWOOD SHEATHING
2 x 6 STUDS @ 16" OC.
MIN. R- 21 BATT INSULATION
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FLOORS:

FRAMED FLOORS:
FINISH FLOOR VARIES (SEE FLOOR PLANS)
1 1/2" GYPCRETE W/ RADIANT HEATING
1 1/8"" T 4 G PLYWOOD SHEATHING
14" DEEP FLOOR TRUSSES @ 16" OC.
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GARAGE FLOOR:
LIGHT WEIGHT CONC. SLAB OVER METAL PAN.
16" DEEP STEEL BEAMS
R-38 BATT INSULATION
5/8" TYPE 'X' GYPSUM WALLBOARD

LOWER FLOOR SLAB:
6" CONC. SLAB W/ RADIANT HEAT AND #4 BARS E.A. WAY @ 24" OC.
R-10 RIGID INSULATION
MIN. 6 MIL VAPOR BARRIER
MIN. 6" COMPACTED GRAVEL BASE

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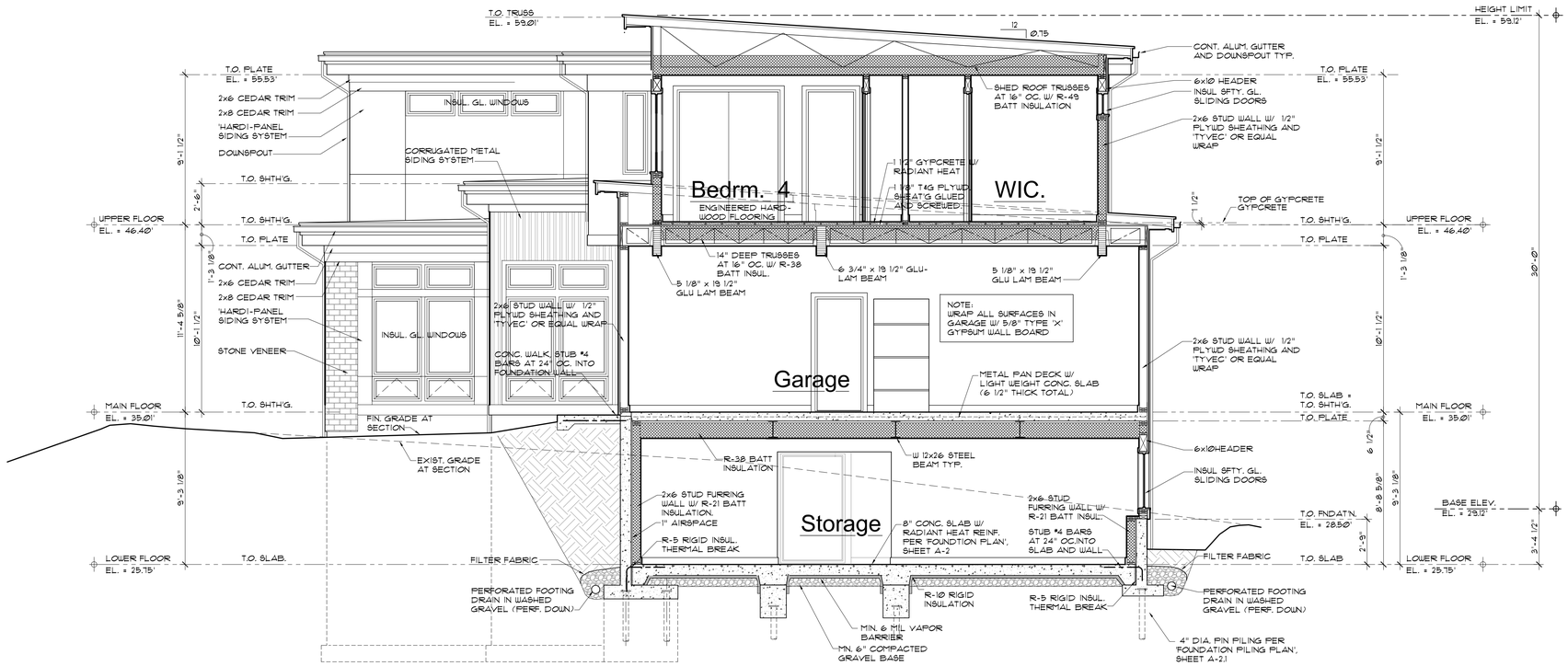
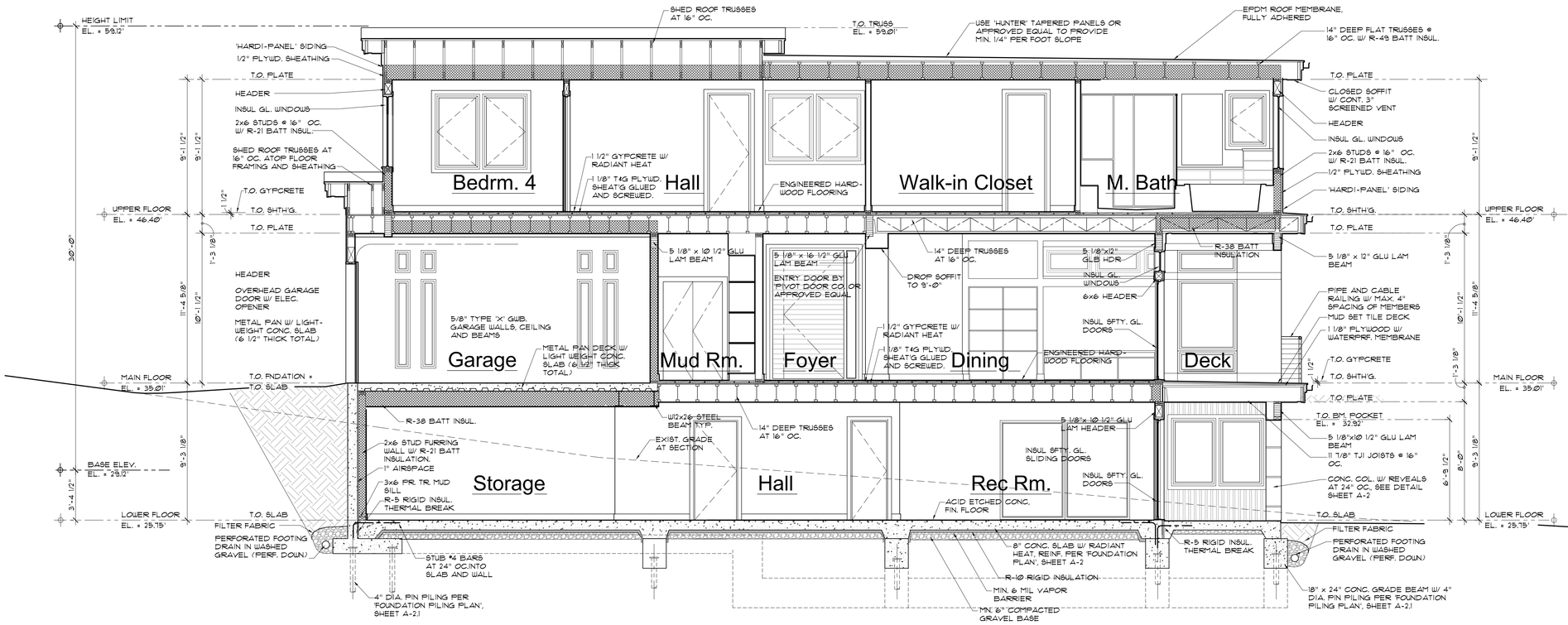


Section C-C

1/4" = 1'-Ø"



Section D-D

1/4" = 1'-Ø"

Typical Construction

ROOF:

STANDING SEAM METAL ROOF
1/2" PLYWOOD SHEATHING
SHED ROOF TRUSSES (SPACING PER PLAN)
–OR–
EPDM ROOF MEMBRANE FULLY ADHERED.
'HUNTER' TAPERED PANELS (1/2" / FT.)
1/2" PLYWOOD SHEATHING
14" DEEP FLAT TRUSSES @ 16" OC
MIN. R-49 BATT OR BLOW-IN INSULATION
5/8" GYPSUM WALLBOARD (GWB.)

WALLS:

'HARDIE-PANEL' OR EQUAL SIDING
VERTICAL METAL SIDING
STONE VENEER
'TYVEC' OR EQUAL BUILDING WRAP
1/2" CDX PLYWOOD SHEATHING
2 x 6 STUDS @ 16" OC.
MIN. R- 21 BATT INSULATION
1/2" GYPSUM WALL BOARD (GWB.)

FLOORS:

FRAMED FLOORS:
FINISH FLOOR VARIES (SEE FLOOR PLANS)
1 1/2" GYPCRETE W/ RADIANT HEATING
1 1/8"" T & G PLYWOOD SHEATHING
14" DEEP FLOOR TRUSSES @ 16" OC.
MIN. R-38 BATT INSULATION (AS REQUIRED)
1/2" GYPSUM WALLBOARD (GWB.) @ CEILINGS.

GARAGE FLOOR:
LIGHT WEIGHT CONC. SLAB OVER METAL PAN.
12" DEEP STEEL BEAMS
R-38 BATT INSULATION
5/8" TYPE 'X' GYPSUM WALLBOARD

LOWER FLOOR SLAB:
6" CONC. SLAB W/ RADIANT HEAT AND #4 BARS EA. WAY @ 24" OC.
R-10 RIGID INSULATION
MIN. 6 MIL VAPOR BARRIER
MIN. 6" COMPACTED GRAVEL BASE

REVISED

The Valentin Residence

Parcel No. 004610-0150 and 004610-00151
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A-10

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DEC. 20, 2018
DEC. 28, 2018
JAN. 3, 2019
JAN. 9, 2019
JAN. 10, 2019
JAN. 13, 2019
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FEB. 4, 2019
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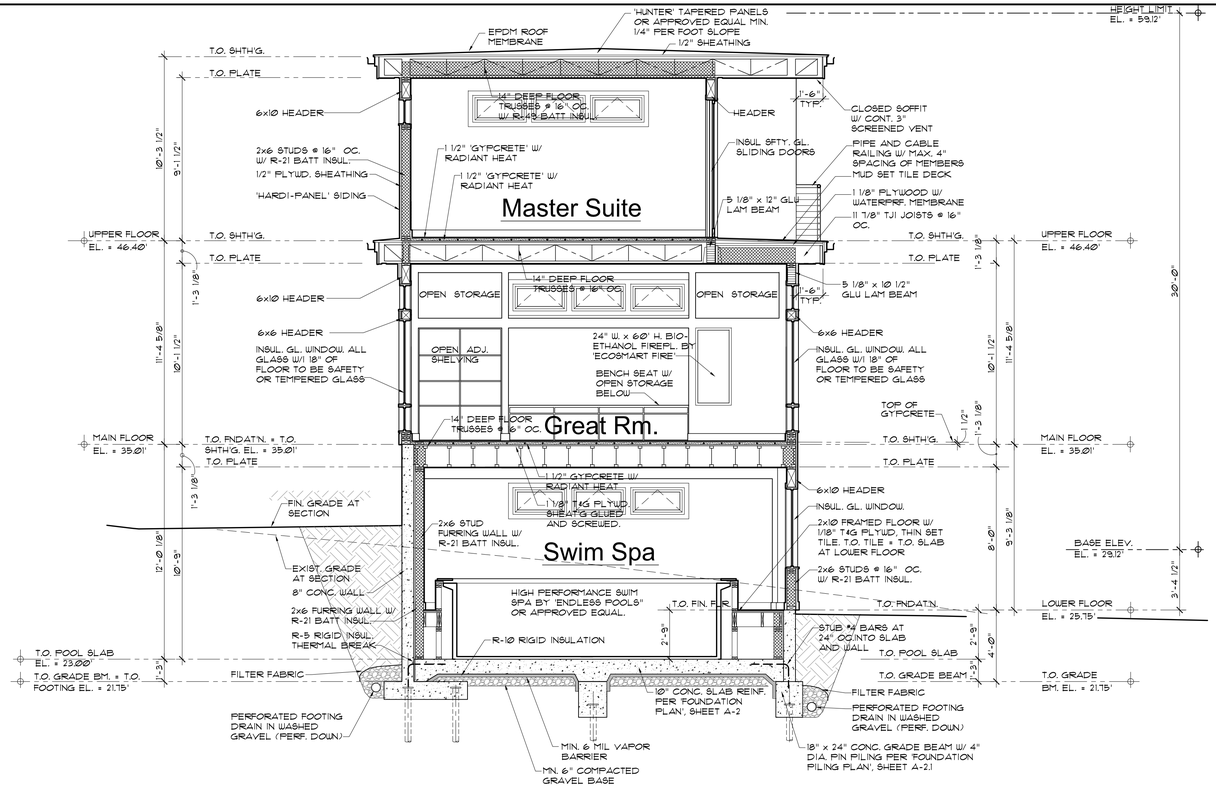
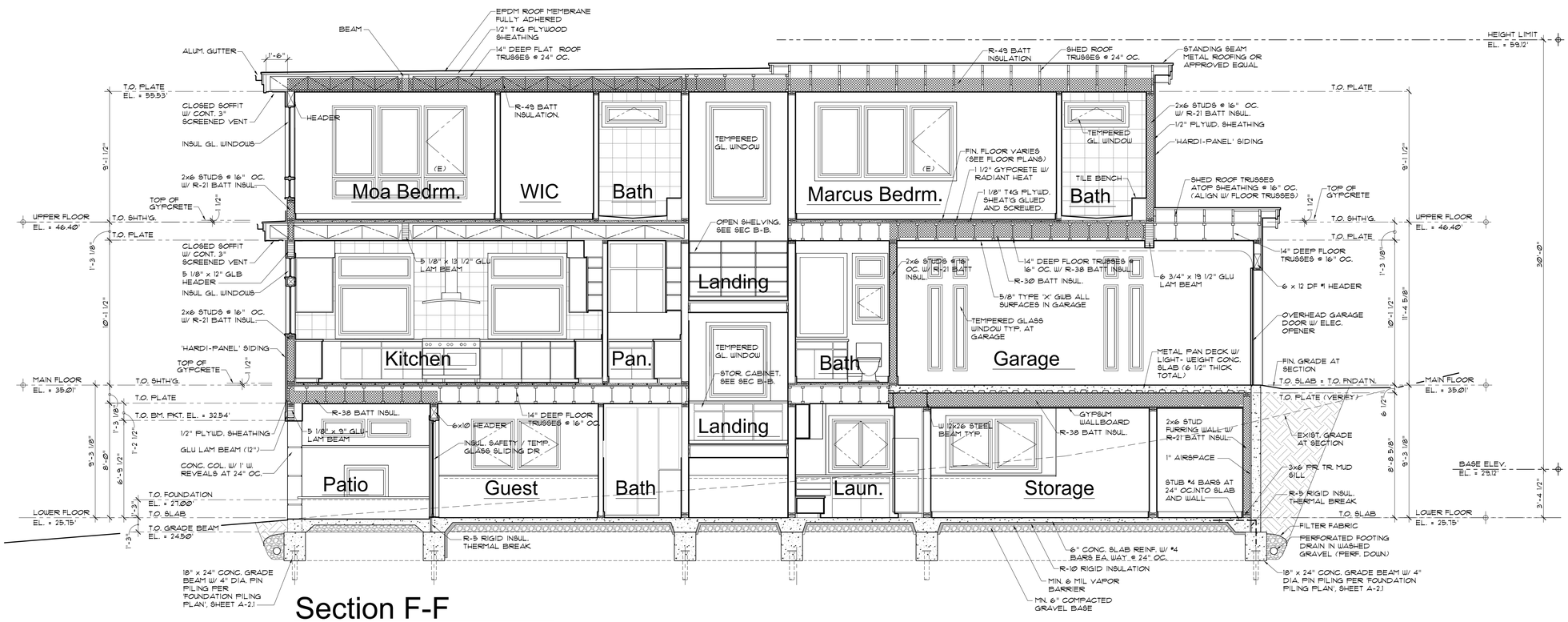
FEB. 9, 2019



Section E-E

1/4" = 1'-0"



Section F-F

1/4" = 1'-0"

Typical Construction

ROOF:

STANDING SEAM METAL ROOF
1/2" PLYWOOD SHEATHING
SHED ROOF TRUSSES (SPACING PER PLAN)
–OR–
EPDM ROOF MEMBRANE, FULLY ADHERED.
'HUNTER' TAPERED PANELS (1/2" / FT)
1/2" PLYWOOD SHEATHING
14" DEEP FLAT TRUSSES @ 16" OC
MIN. R-49 BATT OR BLOW-IN INSULATION
5/8" GYPSUM WALLBOARD (GWB.)

WALLS:

'HARDIE-PANEL' OR EQUAL SIDING
VERTICAL METAL SIDING
STONE VENEER
"TYVEC" OR EQUAL BUILDING WRAP
1/2" CDX PLYWOOD SHEATHING
2 x 6 STUDS @ 16" OC.
MIN. R- 21 BATT INSULATION
1/2" GYPSUM WALL BOARD (GWB.)

FLOORS:

FRAMED FLOORS:
FINISH FLOOR VARIES (SEE FLOOR PLANS)
1 1/2" 'GYPCRETE' W/ RADIANT HEATING
1 1/8"" T & G PLYWOOD SHEATHING
14" DEEP FLOOR TRUSSES @ 16" OC.
MIN. R-38 BATT INSULATION (AS REQUIRED)
1/2" GYPSUM WALLBOARD (GWB.) @ CEILINGS.

GARAGE FLOOR:
LIGHT WEIGHT CONC. SLAB OVER METAL PAN.
12" DEEP STEEL BEAMS
R-38 BATT INSULATION
5/8" TYPE 'X' GYPSUM WALLBOARD

LOWER FLOOR SLAB:
6" CONC. SLAB W/ RADIANT HEAT AND #4 BARS EA. WAY @ 24" OC.
R-10 RIGID INSULATION
MIN. 6 MIL VAPOR BARRIER
MIN. 6" COMPACTED GRAVEL BASE

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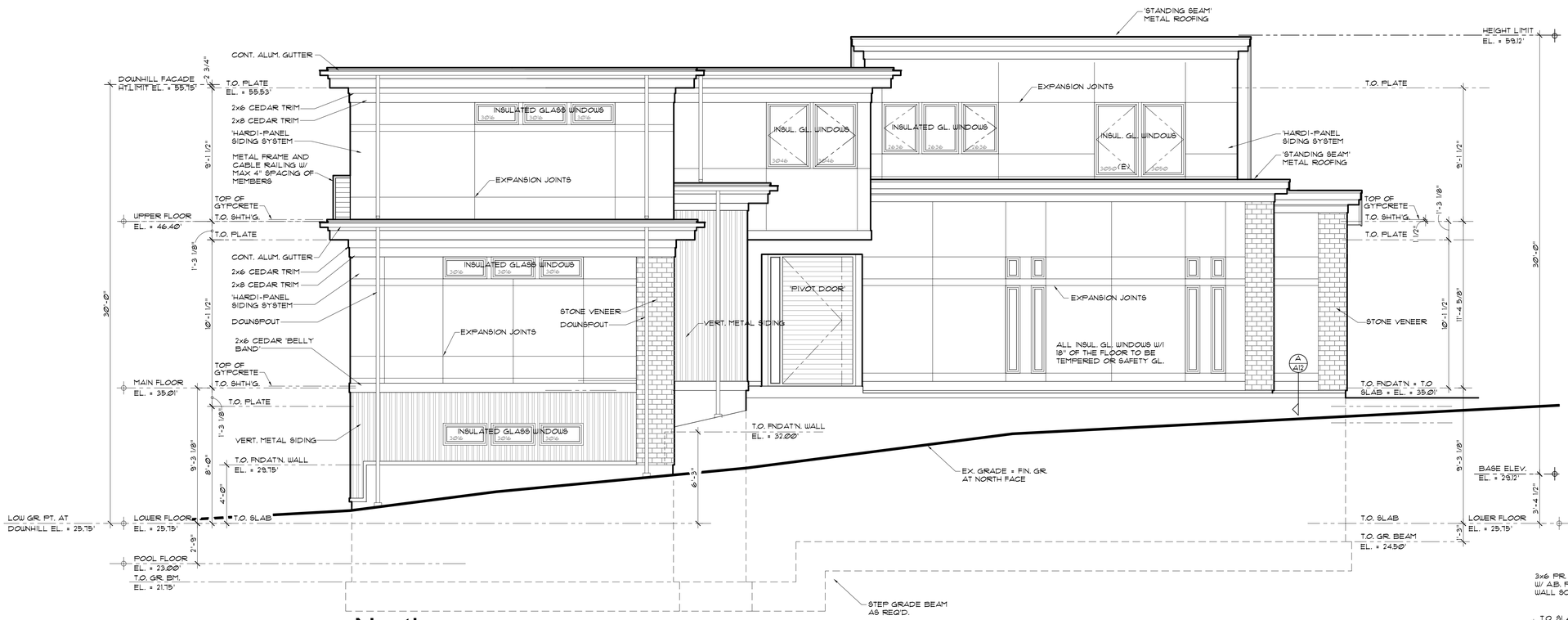
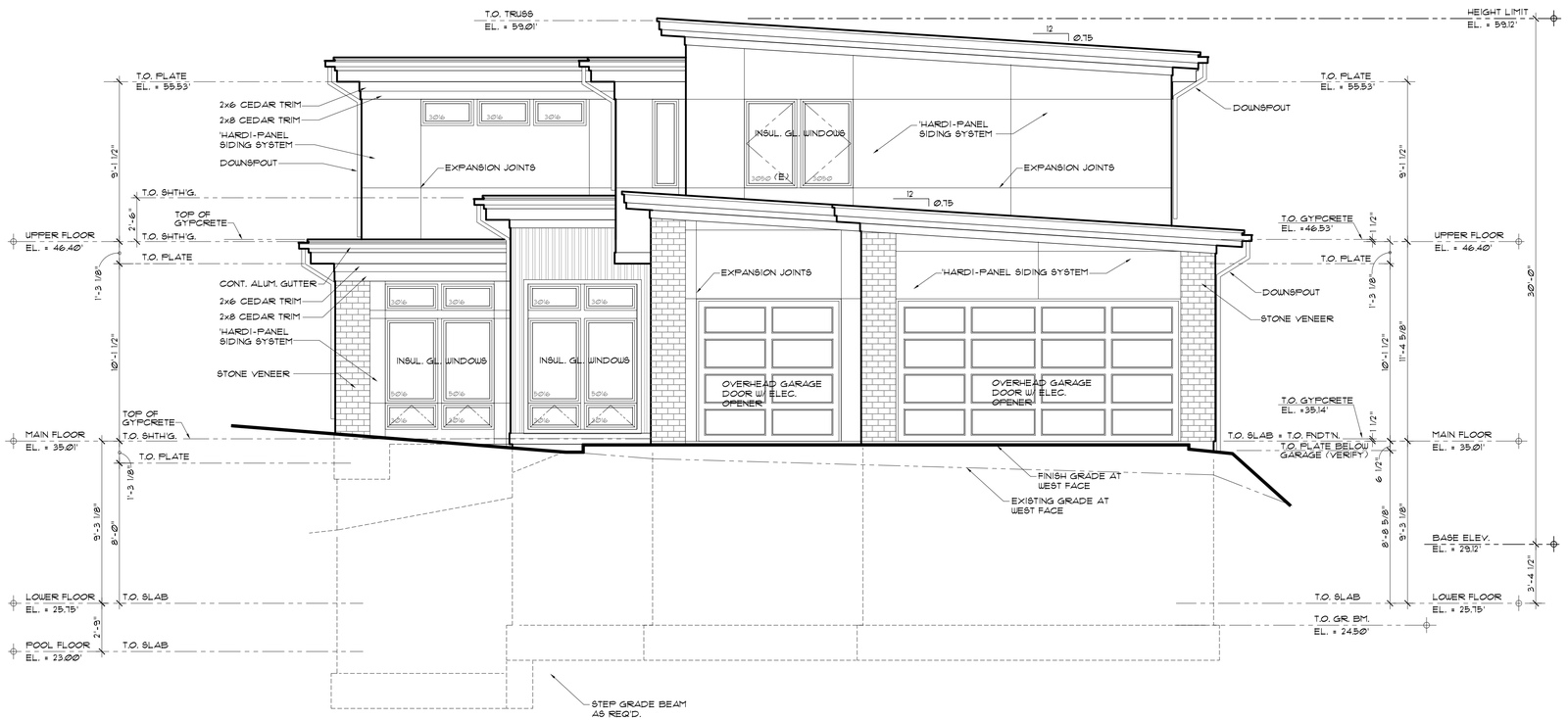
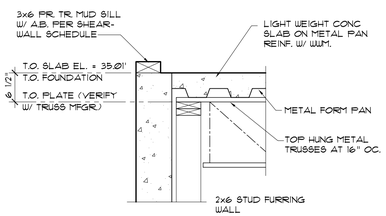


North
1/4" = 1'-0"



West
1/4" = 1'-0"



'A' Detail
3/4" = 1'-0"

Typical Construction

ROOF:

STANDING SEAM METAL ROOF
1/2" PLYWOOD SHEATHING
SHED ROOF TRUSSES @ 24" OC.
—OR—
EPDM ROOF MEMBRANE, FULLY ADHERED.
'HUNTER' TAPERED PANELS (1/2" / FT)
1/2" PLYWOOD SHEATHING
14" DEEP FLAT TRUSSES @ 16" OC
MIN. R-49 BATT OR BLOW-IN INSULATION
5/8" GYPSUM WALLBOARD (GWB.)

WALLS:

'HARDIE-PANEL' OR EQUAL SIDING
VERTICAL METAL SIDING
STONE VENEER
"TYVEC" OR EQUAL BUILDING WRAP
1/2" CDX PLYWOOD SHEATHING
2 x 6 STUDS @ 16" OC.
MIN. R- 21 BATT INSULATION
1/2" GYPSUM WALL BOARD (GWB.)

FLOORS:

FRAMED FLOORS:
FINISH FLOOR VARIES (SEE FLOOR PLANS)
1 1/2" 'GYPCRETE' W/ RADIANT HEATING
1 1/8" T & G PLYWOOD SHEATHING
14" DEEP FLOOR TRUSSES @ 16" OC.
MIN. R-38 BATT INSULATION (AS REQUIRED)
1/2" GYPSUM WALLBOARD (GWB.) @ CEILINGS.

GARAGE FLOOR:
LIGHT WEIGHT CONC. SLAB OVER METAL PAN.
12" DEEP STEEL BEAMS
R-38 BATT INSULATION
5/8" TYPE 'X' GYPSUM WALLBOARD

LOWER FLOOR SLAB:
6' CONC. SLAB W/ RADIANT HEAT AND #4 BARS EA. WAY @ 24" OC.
R-10 RIGID INSULATION
MIN. 6 MIL VAPOR BARRIER
MIN. 6" COMPACTED GRAVEL BASE

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A-12

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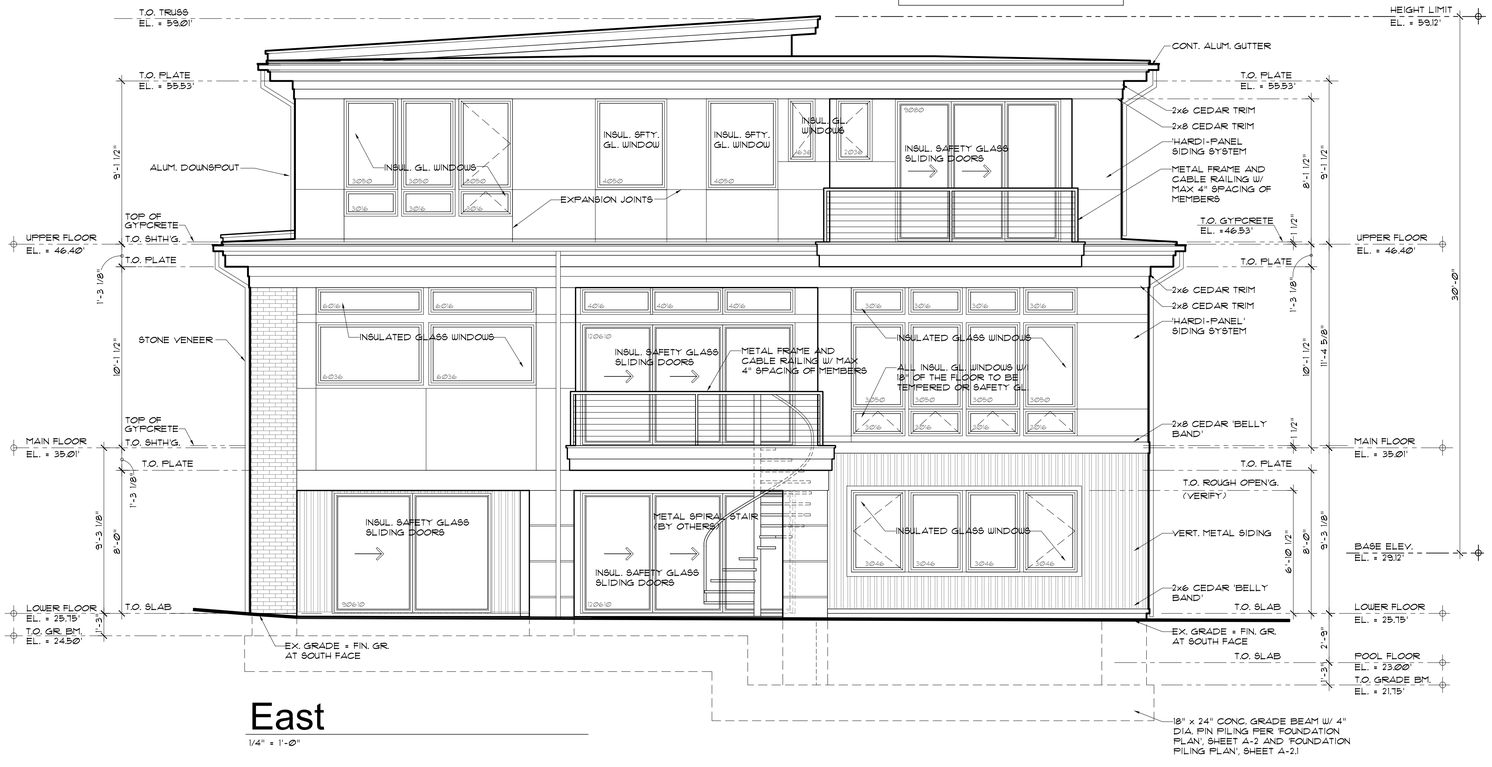
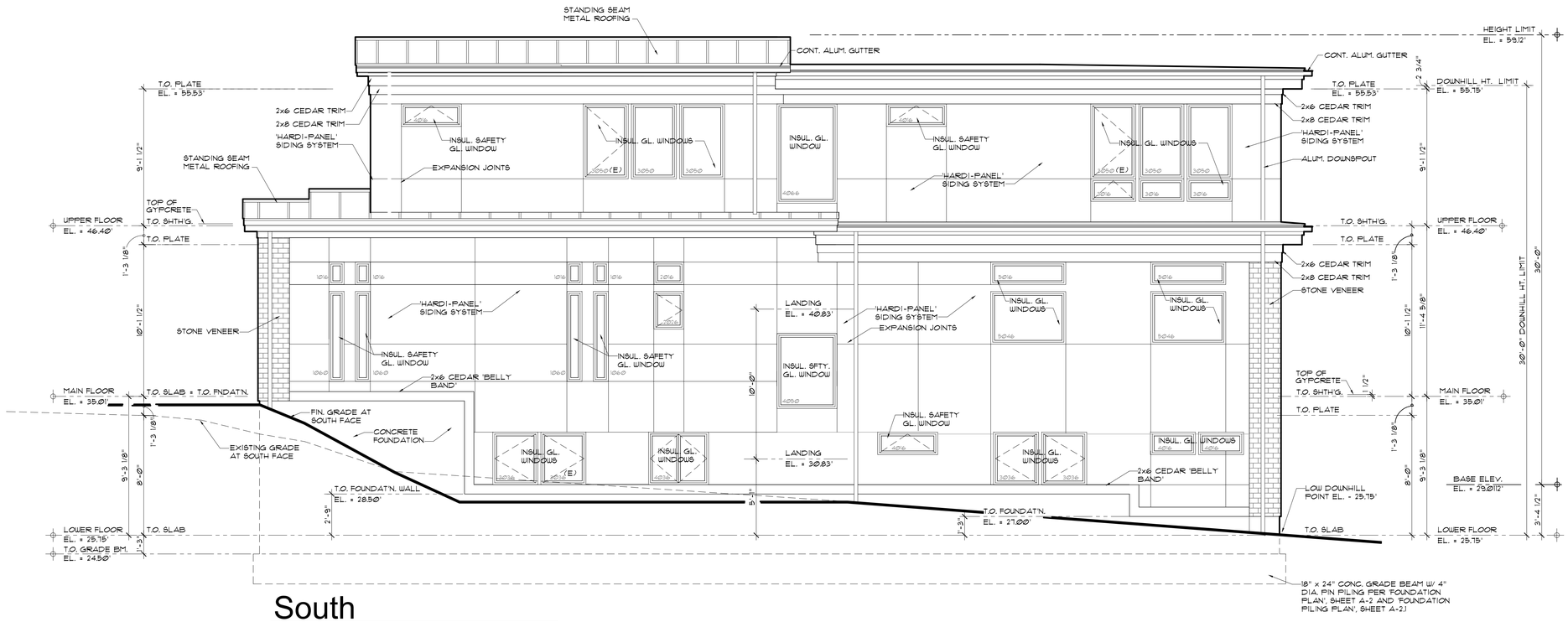
FEB. 9, 2019

NOTE:
CONTRACTOR SHALL VERIFY TO INSPECTOR THAT ALL RAILINGS AND GUARDS ARE CAPABLE OF RESISTING A 200 POUND LOAD ON TOP RAILING, ACTING IN ANY DIRECTION AS REQUIRED BY IRC TABLE R3Ø1.5.



East
1/4" = 1'-Ø"



South
1/4" = 1'-Ø"

Typical Construction

ROOF:

STANDING SEAM METAL ROOF
1/2" PLYWOOD SHEATHING
SHED ROOF TRUSSES @ 24" OC.
–OR–
EPDM ROOF MEMBRANE, FULLY ADHERED,
'HUNTER' TAPERED PANELS (1/2" / FT.)
1/2" PLYWOOD SHEATHING
14" DEEP FLAT TRUSSES @ 16" OC
MIN. R-49 BATT OR BLOW-IN INSULATION
5/8" GYPSUM WALLBOARD (GWB.)

WALLS:

'HARDIE-PANEL' OR EQUAL SIDING
VERTICAL METAL SIDING
STONE VENEER
'TYVEC' OR EQUAL BUILDING WRAP
1/2" CDX PLYWOOD SHEATHING
2 x 6 STUDS @ 16" OC.
MIN. R- 21 BATT INSULATION
1/2" GYPSUM WALL BOARD (GWB.)

FLOORS:

FRAMED FLOORS:
FINISH FLOOR VARIES (SEE FLOOR PLANS)
1 1/2" 'GYPCRETE' W/ RADIANT HEATING
1 1/8"" T & G PLYWOOD SHEATHING
14" DEEP FLOOR TRUSSES @ 16" OC.
MIN. R-38 BATT INSULATION (AS REQUIRED)
1/2" GYPSUM WALLBOARD (GWB.) @ CEILINGS.

GARAGE FLOOR:
LIGHT WEIGHT CONC. SLAB OVER METAL PAN,
12" DEEP STEEL BEAMS
R-38 BATT INSULATION
5/8" TYPE 'X' GYPSUM WALLBOARD

LOWER FLOOR SLAB:
6" CONC. SLAB W/ RADIANT HEAT AND #4 BARS EA. WAY @ 24" OC.
R-1Ø RIGID INSULATION
MIN. 6 MIL VAPOR BARRIER
MIN. 6" COMPACTED GRAVEL BASE

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vol 17-Ø1	E.L.H.	FEB. 11, 2019	

A-13

OF

STRUCTURAL NOTES:

GENERAL

CODE: all materials, methods, and workmanship shall conform to the International Building Code, 2015 edition (IBC).

LOADS: dead load — actual

roof load — 25 psf Snow

floor load — 40 psf residential
60 psf residential deck live load
50 psf garage load or 3000# wheel load

wind load — simplified method
110 mph wind speed, Kzt = 1.0
exposure 'C', I = 1.0.

seismic — category D, Simplified Method, I=1.0, Sds=0.939

SOILS REPORT:

FOUNDATION SOIL: Geotech Consultants, Inc.
Geotechnical firm, file number 17464

Lateral active pressure: 40 psf/ft
Passive resistance: 250 psf/ft

Pipe Piles– 4" Diameter pipe piling ASTM A53 Grade A Schedule 40 10 Ton capacity
Pipe piling should be driven to a point of refusal by means of
1100# hammer w/maximum 10 sec./in.
800# hammer w/ maximum 15 sec./in. or
650# hammer w/maximum 20 sec./in.

APPROVALS: 'Approved' materials or methods shall be approved in writing by the engineer of record, prior to ordering, fabrication, and/or proceeding with specified work.

SUBMITTALS (Shop Drawings, Certifications, Test Reports, Calculations): the contractor shall submit to the engineer of record for review prior to fabrication, for the following items:

Preconstruction meeting with a Simpson Strongtie Representative and contractor required for Simpson Strongtie Shearwall panels.
structural steel.
metal plate wood trusses

INSPECTION AND TESTING: an independent qualified testing laboratory, employed by the owner, shall perform inspection and testing in accordance with IBC Section 1701 for the following items:

compaction:

moisture content: 2 daily, ASTM D–2216.
field density: 2 daily, ASTM–D–1556.

gravel borrow and structural fill:

gradation: 1 each material type, ASTM D–1140 and ASTM D–546.
sand equivalent: 1 each material type, ASTM D–2419.
moisture density relationship: 1 each material type, ASTM D–1557.

Concrete compressive strength when over 2500 psi: four compressive strength specimens shall be made for each 100 cubic yards, or each day concrete is poured, whichever is greater. Test one specimen at 7 days, one at 14 days and two at 28 days. The samples for strength test shall be taken in accordance with ASTM C– 172. Specimens shall be moulded and cured in accordance with ASTM C–31, and tested in accordance with ASTM C–39 for compressive strength.

The inspection agency shall submit inspection and test reports to the owner and the engineer of record.

SITEWORK

FOUNDATION: footings shall bear on firm undisturbed earth or compacted structural fill.

EXCAVATION: excavate and dispose of topsoil, organic material, loose native material, and other deleterious material within 5 feet of the building area.

STRUCTURAL FILL: gravel borrow, or approved well graded bankrun gravel (maximum rock size 4", no frozen soil, organic material, or other deleterious material), or lean concrete (f'c = 2000 psi). gravel shall be placed in 16 inch maximum lifts and compacted to 95% relative density per ASTM D–1557.

ROCKERY ROCK: All rocks shall be hard and free of seams, cracks and holes, with a minimum density of 155 pounds per cubic foot. Rocks shall be generally rectangular in shape and individually placed for good fit. Rocks shall bear on flat faces of at least two other rocks, wherever possible. Rocks shall be placed to prevent continuous joint planes vertically or horizontally. Horizontal joint planes shall slope away from the wall face. Use Five Man Rock (48" to 54" maximum dimension, 4,000 lb. to 6,000 lb.)

FILTER FABRIC: AMOCO 4545 or Exxon P0511

CAST–IN–PLACE CONCRETE

CONCRETE: mix, deliver, and place in accordance with ASTM C–94, ACI 304, ACI 305, ACI 306, and ACI 318. No aluminum (conduit, or other miscellaneous items) shall be embedded in concrete.

FOOTINGS & FOUNDATION WALLS:
f'c = 2,500 psi @ 28 days for strength, 3,000 psi for durability.
Type I or Type II Portland Cement, 5–1/2 Sack Min.
0.51 Max. Water/Cement Ratio
1–1/2 inch Max. Aggregate Size
3–5 % Entrained Air

SLAB ON GRADE:
f'c = 2,500 psi @ 28 days for strength, 3,000 psi for durability.
Type I or Type II Portland Cement, 6 Sack Min.
0.45 Max. Water/Cement Ratio
1 inch Max. Aggregate Size
5–7 % Entrained Air

FLOOR TOPPING:
f'c = 1,250 psi @ 28 days

LEAN CONCRETE:
f'c = 2,000 psi @ 28 days.

CONTROLLED DENSITY FILL:
f'c = 300 psi @ 28 days
7/8 inch Max. Aggregate Size

WATER: Clean and potable.

AGGREGATES: ASTM C–33.

REINFORCING: Deformed bar ASTM A–615, Grade 40 for bars #4 and smaller; Grade 60 for bars #5 and larger; welded wire fabric ASTM A–185, Grade 75.

REINFORCING MECHANICAL SPLICE: ERICO QUICK WEDGE or approved alternate. Alternate shall be ICC approved to develop 125% of specified yield tension for the grade of reinforcing specified. Install in accordance with manufacturer's instructions.

ADMIXTURES: Conform to ASTM C–260 or ASTM C–494 as applicable. Calcium chloride shall not be added to the concrete mix.

FINISHING: As noted, in accordance with ACI–301.

CURING: Protect all freshly placed concrete from premature drying and excessive hot or cold temperature, for seven days after pouring.

JOINT SEALER: Poured two part polyurethane resilient sealant

NONSHRINK GROUT: Master Builders Set Grout. Install in accordance with the manufacturer's instructions.

BONDED ANCHORS: Simpson Set–xp, epoxy to meet ASTM C–881 Specification for type I, and IV, grade 3, class C epoxy. Install in accordance with manufacturer's instructions. Embed to minimum depth recommended by manufacturer but not less than:

1/2" Dia. –– Embed 3" Min.
5/8" Dia. –– Embed 4" Min.
3/4" Dia. –– Embed 4" Min.

EXPANSION ANCHORS: Simpson Strong Bolt Wedge Anchors. Install in accordance with manufacturer's instructions. Embed to minimum depth recommended by manufacturer but not less than:

1/2" Dia. –– Embed 3" Min.
5/8" Dia. –– Embed 4" Min.
3/4" Dia. –– Embed 5" Min.

MASONRY
INSPECTION: Special inspection per IBC Sections 1701 and 2105 is not required for all masonry.

CMU WALLS: f'm = 1350 psi (1500 psi fully grouted).

BLOCK: ASTM C–90, Grade N–1 [Type S–1 (interior exposure only)] 50/50, f'c = 1000 psi @ 28 days, linear shrinkage 0.045 to 0.065% max.

BRICK VENEER: Brick ASTM C–216, install 22 Ga. x 1" galvanized tie every 2.0 square feet with #9 wire continuous in horizontal mortar joint at ties.

MORTAR: ASTM C–270, Type S, f'c = 1800 psi @ 28 days.

GROUT: ASTM C–476, f'c = 2000 psi @ 28 days.

REINFORCING FOR MASONRY: BAR, ASTM A–615, Grade 40; wire joint reinforcing, IBC Standard 21–10, ASTM A–82 Wire, Galvanized, use prefabricated corners and tees.

STRUCTURAL STEEL

GENERAL: All fabrication and erection shall conform to the AISC Steel Construction Manual, 14th Edition., and the AISI Specification for the Design of Cold–formed Members, 2010 Edition.

HOT ROLLED SHAPES AND PLATE: ASTM A–36, Fy = 36 ksi.

STRUCTURAL PIPE: ASTM A–53 GRADE B, Fy = 35 ksi.

STEEL PIPE PILES: ASTM A–272 GRADE 2, Fy = 35 ksi.

STRUCTURAL TUBING: ASTM A–500 GRADE B, Fy = 46 ksi.

LIGHT GAGE STUDS AND JOISTS: ASTM A–446. provide all accessories including but not limited to: tracks, clips, web stiffeners, anchors, fastening devices, resilient clips, and other accessories required for complete and proper installation as recommended by the manufacturer of the members. Use USG or KNORR as indicted or approved alternate with equal or greater load capacity. All studs joists and accessories shall be produced by a single manufacturer except as noted on the drawings or as approved by the engineer of record. Products shall be proven by testing as demonstrated either by ICC and NRB acceptance or through a test program conforming to IBC STANDARD 25.1737.

WELDING: Conform to AWS D1.1. All welding shall be by WABO certified welders. E70XX electrodes.

CARPENTRY

FRAMING LUMBER: Provide S4S, S–Dry. All lumber in contact with concrete or masonry shall be pressure preservative treated. Nail in conformance with IBC Table 23–04.9.1 or as indicated on the drawings. Use full height studs at exterior walls. Double joists are required under parallel bearing walls. Use multiple studs to achieve full bearing under beam ends or posts in wall from above, unless noted otherwise.

PLATES: Hem–Fir No. 2
Ft = 500 psi, Fc brag = 405 psi
Douglas Fir No. 2
Ft = 575 psi, Fc brag = 625 psi

STUDS: Hem–Fir No. 2
FBI = 850 psi, Fc// = 1,350 psi, E = 1,300 ksi
Douglas Fir No. 2
FBI = 900 psi, Fc// = 1,500 psi, E = 1,600 ksi

JOISTS: Hem–Fir No. 2
FBI = 850 psi, Fv = 150 psi, E = 1,300 ksi
Douglas Fir No. 2
FBI = 900 psi, Fv = 180 psi, E = 1,600 ksi

BEAMS: Douglas Fir No. 2
2x––: FBI = 900 psi, Fv = 180 psi, E = 1,600 ksi
4x––: FBI = 900 psi, Fv = 180 psi, E = 1,600 ksi
6x––: FBI = 875 psi, Fv = 170 psi, E = 1,300 ksi

POSTS: Douglas Fir No. 1
4x––: Fc// = 1,500 psi, E = 1,600 ksi
6x––: Fc// = 1,000 psi, E = 1,300 ksi

DECKING: Hem–Fir Commercial Dex
2x6: FBI = 850 psi, Fbr = 1,000 psi, E = 1,300 ksi
4x8: FBI = 850 psi, Fbr = 1,000 psi, E = 1,300 ksi
4x12: Fbr = 850 psi, E = 1,000 ksi

MISC.: Douglas Fir No. 2 OR Hem–Fir No. 2
FBI = 850 psi, E = 1,300 ksi

GLU–LAMINATED TIMBER: Shall conform to AITC 117–84 and ANSI 190.1.; Industrial Appearance Grade in conformance with AITC 110–84 (except as noted on the drawings). Handle, store and erect in accordance with AITC 111–79.

BEAMS: AITC Combination 24f–V4 for single spans and 24f–V8 for continuous multiple spans; manufacturer's standard camber

COLUMNS: AITC Combination 3 Grade L2D.

LAMINATED VENEER LUMBER (LVL): Weyerhaueser MICRO=LAM as indicated on drawings or approved alternate. Products shall be proven by testing as demonstrated either by ICBO or NER acceptance. Minimum allowable design stresses shall be as follows:

1.8E DF MICRO=LAM LVL FBI = 2,600 psi, Fv = 285 psi
Fc// = 2,460 psi, Fc brag = 750 psi, E = 1,800 ksi.

PARALLEL STRAND LUMBER (PSL): Weyerhaueser Parallam as indicated on the drawings or approved alternate. Products shall be proven by testing as demonstrated either by ICBO or NER acceptance. Minimum allowable design stresses shall be as follows:

2.0E DF PARALLAM PSL FBI = 2,900 psi, Fv = 290 psi
Fc// = 2,900 psi, Fc brag = 750 psi, E = 2,000 ksi.

2.1E DF PARALLAM PSL FBI = 3,100 psi, Fv = 290 psi
Fc// = 2,900 psi, Fc brag = 750 psi, E = 2,100 ksi.

STRUCTURAL WOOD PANELS: A.P.A. rated sheathing as noted. Install panels with the long dimension across supports, and continuous across two or more spans. Space panels 1/8" at joint.

PLYWOOD WEB JOISTS: Weyerhaueser as indicated on drawings or approved alternate. The plywood web joists shall be factory manufactured with A.P.A. structural plywood, machine stress rated or MICRO=LAM lumber flanges, and waterproof glues. Joist manufacturer shall provide drawings showing all critical dimensions for determining fit and placement in the building, temporary and permanent bracing and bridging, materials used, and load capacity or design load. Drawings shall be stamped by a structural engineer licensed in the State of Washington. Products shall be proven by testing as demonstrated either by ICC and NRB acceptance.

METAL PLATE WOOD TRUSSES: Trusses shall be designed and factory manufactured in conformance with TPI–85. Metal plate connectors shall be ICC approved. Top chords shall be douglas–fir larch. Design trusses for the following minimum loading:

top chord live load	25 psf	
top chord dead load	10 psf	(20 psf for tile roof)
bottom chord dead load	10 psf	
total load	45 psf	(55 psf for tile roof)

Truss manufacturer shall provide drawings and calculations, including placing plans and stress diagrams, for review by the engineer, prior to fabrication. Provide for shapes, hips and valleys, bearing points, bearing stress, girder truss connections, mechanical and other special loads, temporary and permanent lateral bracing, and erection. Girder trusses shall be located as shown on the plans, other special framing for hips, valleys, etc. Shall be determined by the manufacturer. Submitted documents shall be stamped, signed, and dated by a structural engineer licensed in the State of Washington. All noted truss documents to be on job site available for inspector.

FASTENERS

NAILS AND SPIKES: Common, except as noted on the drawings.

LAG SCREWS: ANSI B18.2.1.

BOLTS, NUTS AND WASHERS: ASTM A–307 GRADE A or B, ANSI B18.2.1; ASTM A–563 GRADE A, ANSI B18.2.2; ASTM F–844.

FRAMING CONNECTORS: Simpson as noted. Products shall be proven by testing as demonstrated either by ICC and NRB acceptance. When used with pressure treated or fire retardant wood, fasterners must be ZMAX Hot Dipped Galvanized (G185), stainless steel, or meet ASTM–153 requirements. For D.F. treated or retentions of ACQ or CBA higher than 0.40, or CAB over 0.20, stainless steel required.

PRESSURE PRESERVATIVE TREATMENT: all treated lumber shall be marked with the AWPB quality mark. Handle and repair field cuts or penetrations in accordance with AWPA M–4. After treatment air or kiln dry to a maximum moisture content of 19%.

LUMBER (DOUGLAS FIR–LARCH):

TREATMENT: AWPA U1
PRESERVATIVE: AWPA P–5, ACZA
RETENTION: 0.25 [0.40 ground contact or fresh water] pounds per cubic foot
QUALITY MARK: AWPB LP–2 OR LP–22 [ground contact]

LUMBER (HEM–FIR):

TREATMENT: AWPA U1
PRESERVATIVE: AWPA P–5, CCA
RETENTION: 0.25 [0.40 ground contact or fresh water] pounds per cubic foot
QUALITY MARK: AWPB LP–2 OR LP–22 [ground contact]

PLYWOOD:

TREATMENT: AWPA U1
PRESERVATIVE: AWPA P–5, CCA OR ACZA
RETENTION: 0.25 [0.40 ground contact or fresh water] pounds per cubic foot
QUALITY MARK: AWPB LP–2 OR LP–22 [ground contact]

GLU–LAMINATED TIMBERS:

TREATMENT: AWPA U1
PRESERVATIVE: AWPA P–8, Pentachlorophenol
RETENTION: 0.40 [0.50 Ground Contact] pounds per cubic foot
QUALITY MARK:

Shear Wall Designation	Nail Size	Edges	Field	Top Plate Nailing	Top Plate LTP4 Spacing	Blocking Required	Plate Anchors	Min. Plate Size	Sole Plate Nailing	Hem–Fir #2 #/Ft.	Doug–Fir #2 #/Ft.
P1–6	10d	6"	12"	N/A	24"	Yes	5/8"ø @ 32" O.C.	2x	(2) 16d @ 10" O.C.	279	310
P1–5	10d	5"	12"	N/A	18"	Yes	5/8"ø @ 32" O.C.	2x	(2) 16d @ 8" O.C.	348	350
P1–4	10d	4"	12"	N/A	16"	Yes	5/8"ø @ 24" O.C.	3x	(2) 16d @ 7" O.C.	418	460
P1–3	10d	3"	12"	N/A	12"	Yes	5/8"ø @ 24" O.C.	3x	(2) 16d @ 5" O.C.	545	600
P1–2	10d	2"	12"	N/A	8"	Yes	5/8"ø @ 16" O.C.	3x	(3) 16d @ 5" O.C.	713	770
P2–6	10d	6"	12"	N/A	12"	Yes	5/8"ø @ 16" O.C.	3x	(2) 16d @ 5" O.C.	558	620
P2–4	10d	4"	12"	N/A	8"	Yes	5/8"ø @ 16" O.C.	3x	(3) 16d @ 5" O.C.	836	920
P2–3	10d	3"	12"	N/A	6"	Yes	5/8"ø @ 12" O.C.	3x	(4) 16d @ 5" O.C.	1090	1200
P2–2	10d	2"	12"	N/A	4"	Yes	5/8"ø @ 12" O.C.	3x	(4) 16d @ 4" O.C.	1426	1540

Shear Wall Notes:

1. P1 – 1/2" Plywood or A.P.A. rated sheathing one side.
P2 – 1/2" Plywood or A.P.A. rated sheathing two sides.
2. When allowable wall shear values exceeds 350 plf, 3X minimum wall studs required at adjoining panel edges. (i.e. P1–4 designation or below).
3. Nails shall be 10d common, unless noted otherwise.
4. Where plywood is 2 sides of wall, joints shall fall on separate studs each side.
5. All panel edges backed with 2–inch nominal or wider framing unless noted otherwise . Install panels either horizontally or vertically for A.P.A. rated sheathing, gypsum shear walls shall be installed with the sheets running horizontally. Space nails @ 12 inches on center at intermediate supports.
6. Typical exterior – unless noted – 15/32" A.P.A. rated space nails at edges 6" O.C., 12" O.C. field. Block all edges.
7. Typical interior– 1/2" gypsum wall board. Nail with 5d cooler nails at 7" O.C. all studs and plates. Block all shear wall edges.
or
5/8" gypsum wall board. Nail with 6d cooler nails at 7" O.C. all studs and plates.
8. Typical anchor bolts. 5/8" dia. Hot Dipped Galvanized 72" O.C. unless otherwise noted. All bolts must have 3"x3"x0.229" square washers installed – 7" minimum embedment.
9. MASAT Mudsil Anchor may be substituted for anchor bolt. Use spacing provided for anchor bolts.
10. All framing holdowns and clips to be Simpson brand or equivalent.
11. Do not overdrive nails into sheathing.

Roof & floor sheathing:
Roof sheathing: 15/32" A.P.A. rated sheathing (24\0). Nailing shall be 8d (common) @ 6" O.C. at panel edges, and 12" O.C. at intermediate supports.

Floor sheathing: 3/4" A.P.A. rated sheathing (48/24) nailed and glued. Adhesives shall conform to A.P.A. specification A.F.G. 01. Provided T&G edges at long panel edges. Nailing shall be 8d (common) at 6" O.C. at panel edges and 10" O.C. at intermediate supports.

Plywood shall be laid with face grain perpendicular to supports and end joints staggered 4'–0".

Holdowns:
Provide holdowns to foundation at ends of walls where shown on plans.

Installation instruction of Simpson Steel StrongWall and Wood StrongWall come attached to the wall assemblies. Please read and understand the design drawings and product information before installing the anchoring elements of the walls. If installation instructions are not present refer to Simpson Strong–Tie Catalog C–SW07 or www.strongtie.com.

Simpson strong–Tie will provide, upon request, training and field review before the installation of the anchoring elements of the Steel and/or Wood wall assemblies. To request such training, please call (800) 999–5099 Ext. 1082 and provide name, project address and contact information. You may also e–mail requests to kbourn@strongtie.com. Please allow 24 hours notice for scheduling.

Forsman engineering

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Federal Way, WA 98003
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REVISIONS	BY	DATE
1		
2		
3		
4		
5		
6		
7		

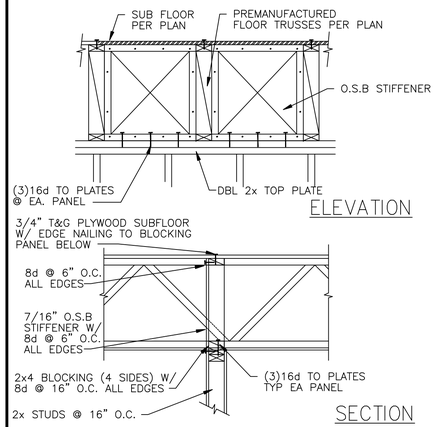
Valentin Residence
4350 East Mercer Way 98040
Mercer Island Washington

Standard Structural Notes

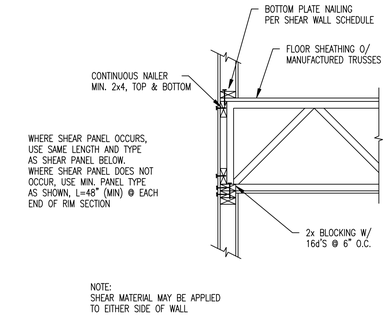
DESIGNED	AEF
DRAWN	RLJ
CHECKED	RLJ
DATE	02/10/19
PROJECT	18062
FILENAME	18062–SD1.DWG
PLOT AT	1 = 16
SCALE	NONE

SD1

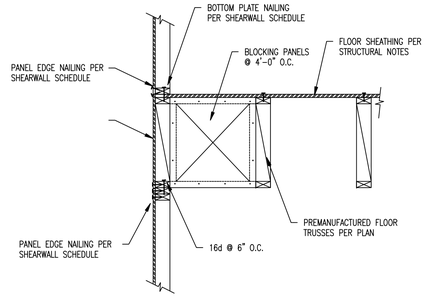
02/10/2019



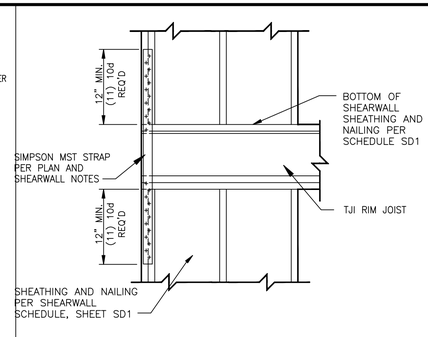
FLOOR TRUSS BLOCKING 7 SD2
3/4" = 1'-0"



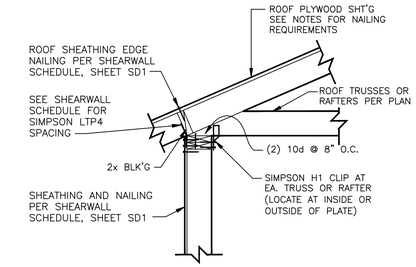
JOISTS PERPENDICULAR TO WALL 8 SD2
3/4" = 1'-0"



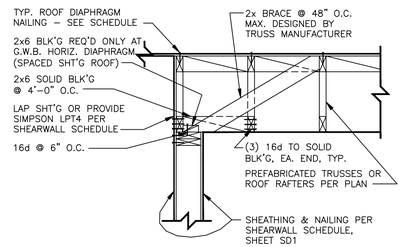
(TRUSSES PARALLEL) FLOOR TRUSS TO EXTERIOR WALL 9 SD2
3/4" = 1'-0"



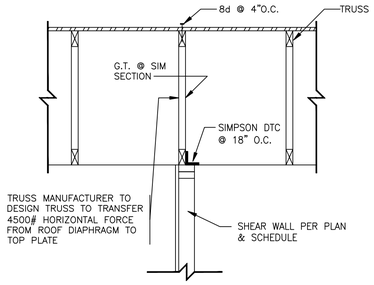
TYPICAL HOLD-DOWN BETWEEN FLOORS 10 SD2
3/4" = 1'-0"



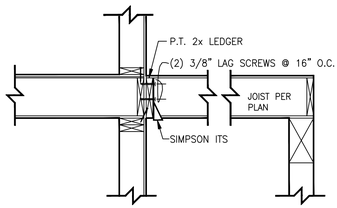
SECTION - ROOF TRUSS PERPENDICULAR 16 SD2
3/4" = 1'-0"



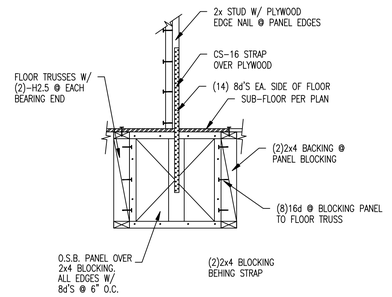
SECTION- ROOF TRUSS PARALLEL 17 SD2
3/4" = 1'-0"



PARALLEL TRUSS TRANSFER 43 SD2
3/4" = 1'-0"



SECTION AT DECK 44 SD2
3/4" = 1'-0"



2ND FLOOR HD STRAP TO BLK'G PANEL 55 SD2
3/4" = 1'-0"

Forsman engineering

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REVISIONS	BY	DATE
1		
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5		
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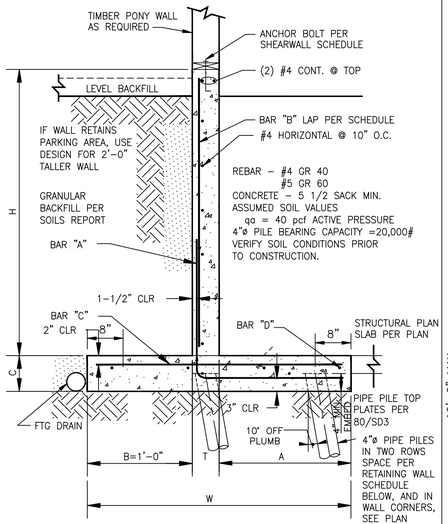
Valentin Residence
4350 East Mercer Way 98040
Mercer Island Washington

Standard Structural Details

DESIGNED	AEF
DRAWN	RLJ
CHECKED	RLJ
DATE	02/11/19
PROJECT	18062
FILENAME	18062-SD2.DWG
PLOT AT	1 = 16
SCALE	AS NOTED

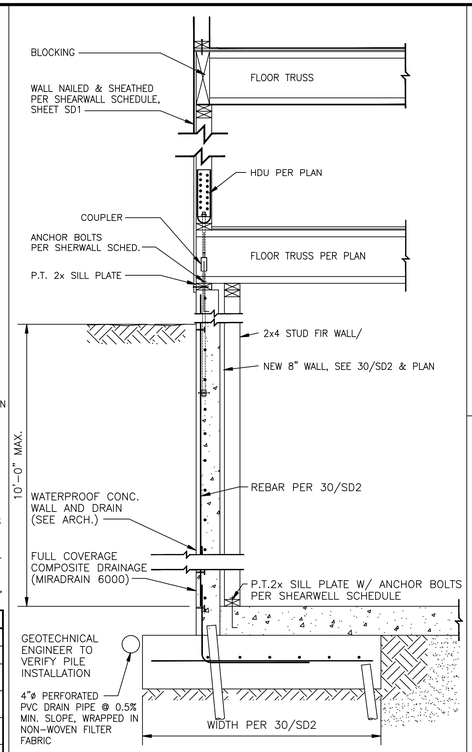
SD2

02/11/2019

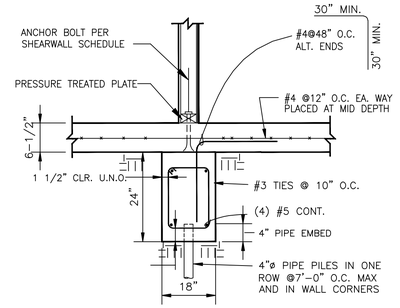


RETAINING WALL SCHEDULE										
H	T	A	B	C	W	BAR "A"	BAR "B"	BAR "C"	BAR "D"	PILE SPC
4'-0"	8"	10"	1'-0"	8"	2'-6"	#4 @ 16"	-----	-----	(2) #4	7'-6"
6'-0"	8"	2'-4"	1'-0"	10"	4'-0"	#4 @ 12"	#4 @ 12" LAP 24"	#4 @ 12"	(4) #4	7'-6"
8'-0"	8"	3'-0"	1'-0"	1'-0"	4'-8"	#5 @ 12"	#4 @ 12" LAP 36"	#4 @ 12"	(6) #4	7'-6"
10'-0"	8"	3'-0"	1'-0"	1'-0"	4'-8"	#5 @ 8"	#4 @ 8" LAP 36"	#4 @ 12"	(6) #4	6'-6"
12'-0"	8"	3'-0"	1'-0"	1'-0"	4'-8"	#6 @ 6"	#5 @ 6" LAP 36"	#4 @ 12"	(6) #4	3'-6"

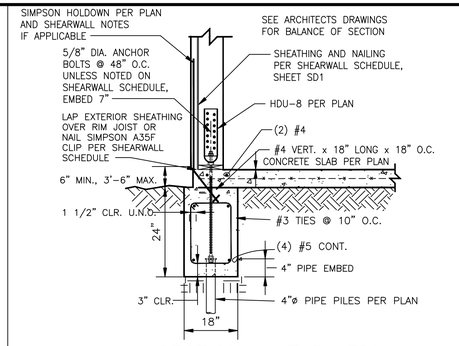
TYPICAL RETAINING WALL DETAIL 30 SD3
3/4" = 1'-0"



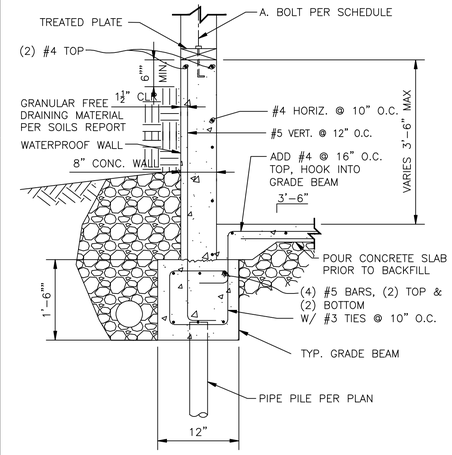
RETAINING WALL PER PLAN 70 SD3
3/4" = 1'-0"



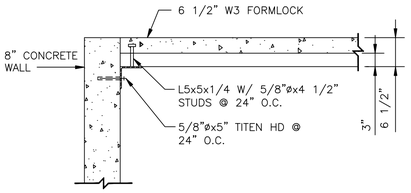
FOUNDATION SECTION 71 SD3
3/4" = 1'-0"



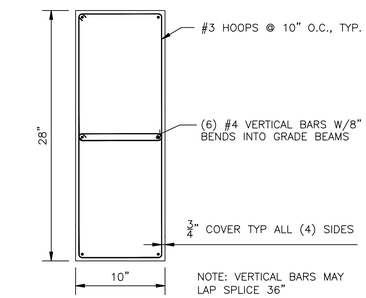
SECTION - TYP. FDN. WITH PIN PILES 72 SD3
3/4" = 1'-0"



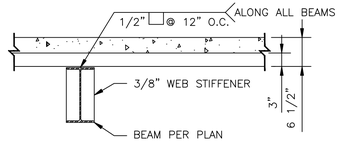
8" CONC. WALL TO GRADE BEAM W/ PILE 74 SD3
3/4" = 1'-0"



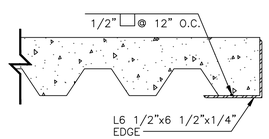
PAN DECK TO CONCRETE WALL 75 SD3
3/4" = 1'-0"



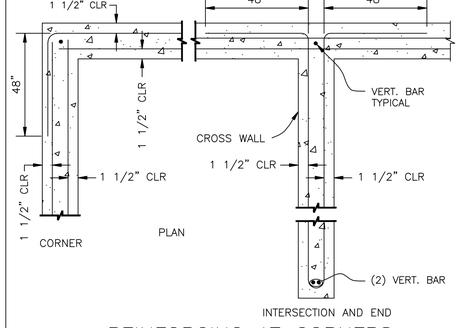
CONCRETE PIER SECTION AT REVEL 76 SD3
1 1/2" = 1'-0"



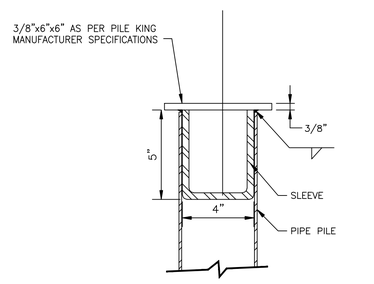
PAN DECK TO BEAM 77 SD3
3/4" = 1'-0"



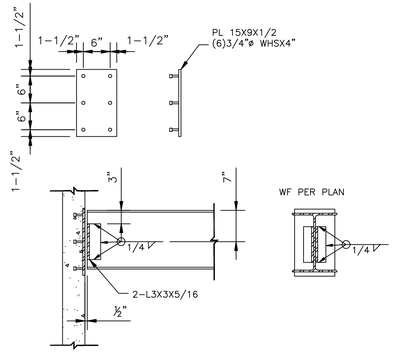
PAN DECK FREE EDGE 78 SD3
1 1/2" = 1'-0"



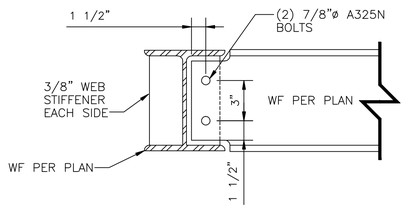
REINFORCING AT CORNERS, INTERSECTIONS AND ENDS 79 SD3
3/4" = 1'-0"



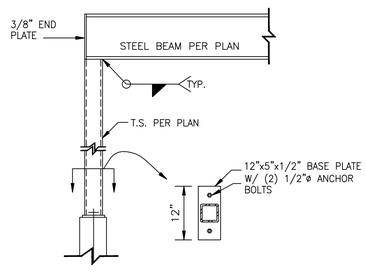
PIPE PILE TOP PLATES 80 SD3
3" = 1'-0"



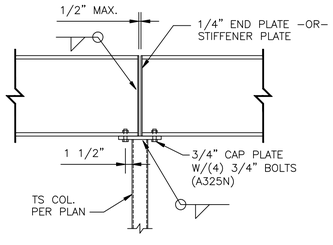
WF BEAM TO CONC. WALL 81 SD3
1 1/2" = 1'-0"



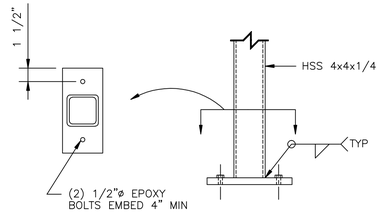
WF BEAM TO WF BEAM 82 SD3
1 1/2" = 1'-0"



SECTION 83 SD3
3/4" = 1'-0"



DETAIL 84 SD3
3/4" = 1'-0"



POST CONNECTION DETAIL 85 SD3
1 1/2" = 1'-0"

Forsman engineering

FORSMAN ENGINEERING
Federal Way, WA 98003
Fax (253) 529-9438
30014 2nd Court S.
(253) 815-9182
forsmanengineering@comcast.net

REVISIONS	BY	DATE
1		
2		
3		
4		
5		
6		
7		

Valentin Residence
4350 East Mercer Way
Mercer Island Washington
98040

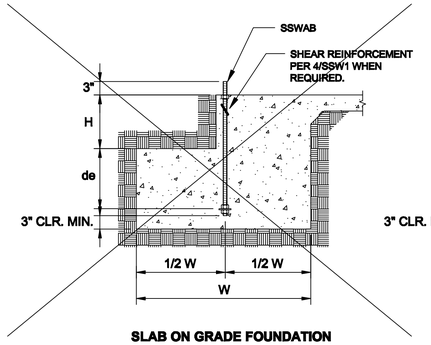
Standard Structural Details

02/11/2019

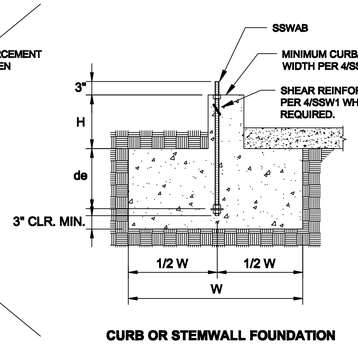
DESIGNED	AEF
DRAWN	SRL/RLJ
CHECKED	RLJ
DATE	02/11/19
PROJECT	18062
FILENAME	18062-SD3.dwg
PLOT AT	1 = 16
SCALE	3/4" = 1'-0", UNO

SD3

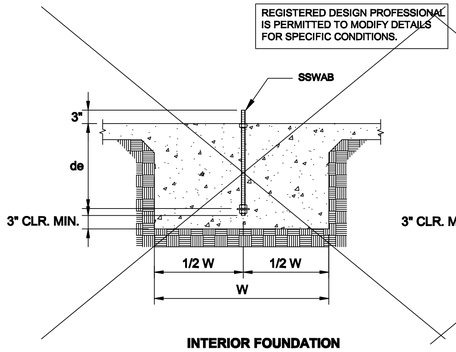
02/11/2019



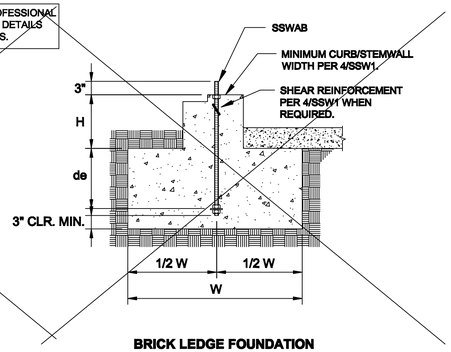
SLAB ON GRADE FOUNDATION



CURB OR STEMWALL FOUNDATION



INTERIOR FOUNDATION

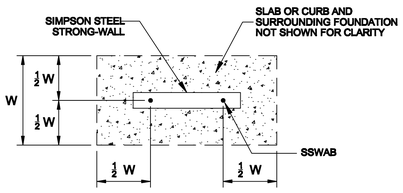


BRICK LEDGE FOUNDATION

NOTES:
1. SEE 2/SSW1 AND 3/SSW1 FOR DIMENSIONS AND ADDITIONAL NOTES.
2. SEE 4/SSW1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
3. MAXIMUM H = le - de. SEE 5/SSW1 AND 6/SSW1 FOR le.

STEEL STRONG-WALL ANCHORAGE - TYPICAL SECTIONS

1



SEE TABLES BELOW FOR DIMENSIONS

W = 8"
DE = 18"

FOUNDATION PLAN VIEW

STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)	SSWAB 1" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)
SEISMIC	CRACKED	STANDARD *	8,800	22	8	16,100	33	11
			9,600	24	8	17,100	35	12
		HIGH STRENGTH	18,500	36	12	33,000	51	17
			19,900	38	13	35,300	54	18
	UNCRACKED	STANDARD	8,800	19	7	15,700	28	10
			9,600	21	7	17,100	30	10
		HIGH STRENGTH	18,300	31	11	32,300	44	15
			19,900	33	11	35,300	47	16
WIND *	CRACKED	STANDARD *	5,100	14	6	6,200	16	6
			7,400	16	6	11,400	24	8
		HIGH STRENGTH	9,600	22	8	17,100	32	11
			11,400	24	8	21,100	36	12
			13,600	27	9	27,300	42	14
			15,900	30	10	31,800	46	16
			19,900	35	12	35,300	50	17
	UNCRACKED	STANDARD	5,000	12	6	6,400	14	6
			7,800	16	6	12,500	22	8
		HIGH STRENGTH	9,600	19	7	17,100	28	10
			12,500	22	8	21,900	32	11
			14,300	24	8	28,400	36	12
			17,000	27	9	31,500	40	14
			19,900	30	10	38,300	43	15

NOTES:
1. ANCHORAGE DESIGNS CONFORM TO ACI 318-14 AND ACI 318-11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. REFER TO 1/SSW1 FOR de.

SSWAB TENSION ANCHORAGE SCHEDULE 2500 PSI

2

STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 3500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)	SSWAB 1" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)
SEISMIC	CRACKED	STANDARD	9,000	20	7	15,700	29	10
			9,600	21	7	17,100	31	11
		HIGH STRENGTH	18,200	32	11	33,000	46	16
			19,900	34	12	35,300	48	16
	UNCRACKED	STANDARD	8,800	17	6	15,700	25	9
			9,600	19	7	17,100	27	9
		HIGH STRENGTH	18,800	28	10	32,800	40	14
			19,900	30	10	35,300	42	14
WIND	CRACKED	STANDARD	6,000	14	6	7,300	16	6
			7,300	16	6	13,500	24	8
			9,600	20	7	17,100	29	10
		HIGH STRENGTH	11,800	22	8	22,700	34	12
			13,500	24	8	27,400	38	13
			17,000	28	10	32,300	42	14
			19,900	32	11	35,300	45	15
	UNCRACKED	STANDARD	6,000	12	6	7,500	14	6
			7,500	14	6	12,800	20	7
		HIGH STRENGTH	9,600	17	6	17,100	25	9
			12,800	20	7	21,300	28	10
			14,800	22	8	26,000	32	11
			16,900	24	8	31,300	36	12
			19,900	27	9	35,300	39	13

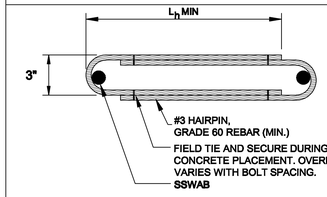
STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)	SSWAB 1" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)
SEISMIC	CRACKED	STANDARD	8,700	18	6	16,000	27	9
			9,600	20	7	17,100	29	10
		HIGH STRENGTH	17,800	29	10	32,100	42	14
			19,900	32	11	35,300	45	15
	UNCRACKED	STANDARD	9,100	16	6	15,700	23	8
			9,600	17	6	17,100	25	9
		HIGH STRENGTH	17,800	25	9	32,500	37	13
			19,900	27	9	35,300	39	13
WIND	CRACKED	STANDARD	5,400	12	6	6,800	14	6
			8,300	16	6	11,800	20	7
		HIGH STRENGTH	9,600	18	6	17,100	26	9
			11,800	20	7	21,400	30	10
			13,400	22	8	25,800	34	12
			17,300	26	9	31,000	38	13
			19,900	29	10	35,300	42	14
	UNCRACKED	STANDARD	6,800	12	6	6,800	12	6
			8,500	14	6	12,400	18	6
		HIGH STRENGTH	9,600	16	6	17,100	23	8
			12,400	18	6	21,600	26	9
			14,500	20	7	26,700	30	10
			16,800	22	8	32,200	34	12
			19,900	25	9	35,300	36	12

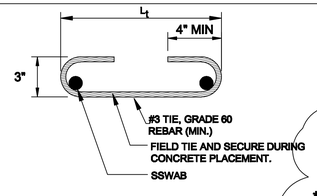
NOTES:
1. ANCHORAGE DESIGNS CONFORM TO ACI 318-14 AND ACI 318-11 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. SEE 1/SSW1 AND 2/SSW1 FOR W AND de.

SSWAB TENSION ANCHORAGE SCHEDULE 3500/4500 PSI

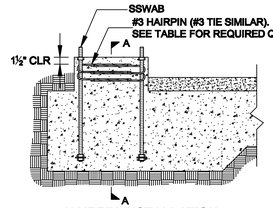
3



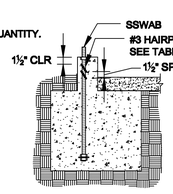
HAIRPIN SHEAR REINFORCEMENT



TIE SHEAR REINFORCEMENT



HAIRPIN INSTALLATION
(GARAGE CURB SHOWN. OTHER FOOTING TYPES SIMILAR.)



SECTION A-A

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

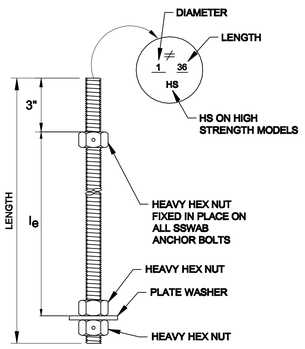
STEEL STRONG-WALL SHEAR ANCHORAGE

	MODEL	SEISMIC[3] L_t OR L_h (in.)	SEISMIC[3] SHEAR REINFORCEMENT	SEISMIC[3] MIN. CURB / STEMWALL WIDTH (in.)	WIND[4] SHEAR REINFORCEMENT	WIND[4] MIN. CURB / STEMWALL WIDTH (in.)	WIND[4] ASD ALLOWABLE SHEAR LOAD V (lbs.)[5] 6" MIN CURB / STEMWALL UNCRACKED	6" MIN CURB / STEMWALL CRACKED	8" MIN CURB / STEMWALL UNCRACKED	8" MIN CURB / STEMWALL CRACKED
	SSW12	9	(1) #3 TIE	6	NONE REQUIRED	-	1230	880	1440	1030
	SSW15	12	(2) #3 TIES	6	NONE REQUIRED	-	1590	1135	1810	1295
*	SSW18	14	(1) #3 HAIRPIN	8[6]	(1) #3 HAIRPIN	6	HAIRPIN REINFORCEMENT ACHIEVES MAXIMUM ALLOWABLE SHEAR LOAD OF THE STEEL STRONG-WALL PANEL			
	SSW21	15	(2) #3 HAIRPIN	8[6]	(1) #3 HAIRPIN	6				
	SSW24	17	(2) #3 HAIRPIN	8[6]	(1) #3 HAIRPIN	6				

NOTES:
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-14 AND ACI 318-11 AND ASSUME MINIMUM f'c=2,500 PSI CONCRETE. SEE DETAILS 1/SSW1 TO 3/SSW1 FOR TENSION ANCHORAGE.
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR PANELS INSTALLED ON A WOOD FLOOR, INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
5. MINIMUM CURB/STEMWALL WIDTH IS 6" WHEN STANDARD STRENGTH SSWAB IS USED.
6. USE (1) #3 TIE FOR SSW12 AND SSW15 WHEN THE STEEL STRONG-WALL PANEL DESIGN SHEAR FORCE EXCEEDS THE TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
7. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-14 SECTION 17.7.2 AND ACI 318-11 D.8.2.

STEEL STRONG-WALL ANCHOR BOLT SHEAR ANCHORAGE

4

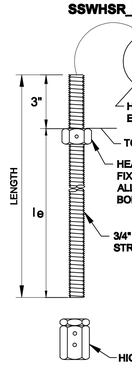


STEEL STRONG-WALL WIDTH	MODEL NO.	DIAMETER	LENGTH	l_e
12" MODEL	SSWAB3/4x24	3/4"	24"	19"
	SSWAB3/4x24HS	3/4"	24"	19"
	SSWAB3/4x30	3/4"	30"	25"
	SSWAB3/4x30HS	3/4"	30"	25"
	SSWAB3/4x36HS	3/4"	36"	31"
* 15", 18", 21 AND 24" MODELS	SSWAB1x24	1"	24"	19"
	SSWAB1x24HS	1"	24"	19"
	SSWAB1x30	1"	30"	25"
	SSWAB1x30HS	1"	30"	25"
	SSWAB1x36HS	1"	36"	31"

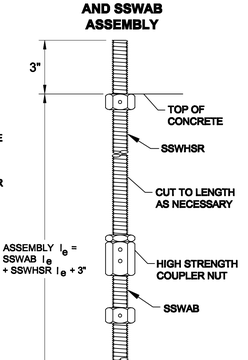
SSW ANCHOR BOLTS

5

SSWHSR_KT



SSWHSR AND SSWAB ASSEMBLY

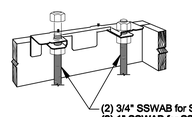


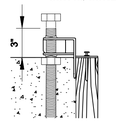
SSW WIDTH	MODEL NO.	DIAMETER	TOTAL LENGTH	l_e
12" MODEL	SSWHSR3/4-2KT	3/4"	24"	21"
	SSWHSR3/4-3KT	3/4"	36"	33"
* 15", 18", 21 AND 24" MODELS	SSWHSR1-2KT	1"	24"	21"
	SSWHSR1-3KT	1"	36"	33"

SSW ANCHOR BOLT EXTENSION

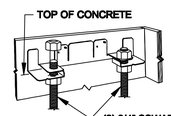
6

SSWT EXTERIOR INSTALLATION

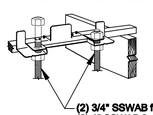


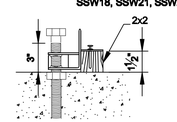


SSWTPF PANEL FORM INSTALLATION

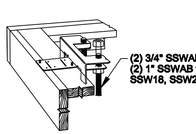


SSWT INTERIOR INSTALLATION





SSWTBL BRICK LEDGE INSTALLATION



SSW ANCHOR BOLT TEMPLATES

7

NO.	DATE	REVISIONS
1	9/21/2009	2006 IBC REVISIONS
2	4/16/2014	2012 IBC REVISIONS
3	8/08/2016	2015 IBC REVISIONS

SIMPSON STRONG-TIE COMPANY, INC.
HOME OFFICE:
5956 W. LAS POSITAS BLVD.
PLEASANTON, CA 94588
TEL: (800) 999-5099

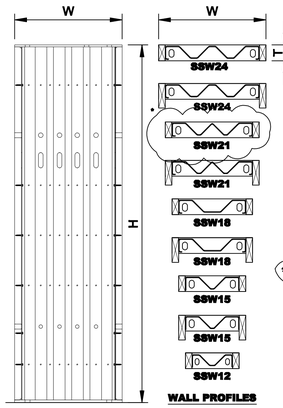
SIMPSON Strong-Tie® THERE IS NO EQUAL.

STEEL STRONG-WALL
ANCHORAGE DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie® THERE IS NO EQUAL.

NAME	
DATE	8-8-2016
SCALE	N.T.S.
CHECKED	
SHEET	SSW1
OF	SHEETS
JOB NO.	

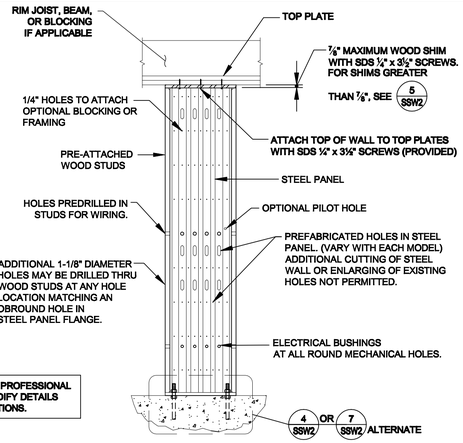
STEEL STRONG-WALL MODELS



STD. WALL MODEL NO.	-STK WALL MODEL NO.	H (in)	T (in)	HOLDOWN ANCHOR BOLTS[2]	QTY. OF TOP OF WALL SCREWS[1]
SSW12x7	--	80	3 1/2	(2) 3/4"	4
SSW15x7	--	80	3 1/2	(2) 1"	6
SSW18x7	--	80	3 1/2	(2) 1"	9
SSW21x7	--	80	3 1/2	(2) 1"	12
SSW24x7	--	80	3 1/2	(2) 1"	14
SSW12x7.4	--	85 1/2	3 1/2	(2) 3/4"	4
SSW15x7.4	--	85 1/2	3 1/2	(2) 1"	6
SSW18x7.4	--	85 1/2	3 1/2	(2) 1"	9
SSW21x7.4	--	85 1/2	3 1/2	(2) 1"	12
SSW24x7.4	--	85 1/2	3 1/2	(2) 1"	14
SSW12x8	--	93 1/4	3 1/2	(2) 3/4"	4
SSW15x8	SSW15x8-STK	93 1/4	3 1/2	(2) 1"	6
SSW18x8	SSW18x8-STK	93 1/4	3 1/2	(2) 1"	9
SSW21x8	SSW21x8-STK	93 1/4	3 1/2	(2) 1"	12
SSW24x8	SSW24x8-STK	93 1/4	3 1/2	(2) 1"	14
SSW12x9	--	105 1/4	3 1/2	(2) 3/4"	4
SSW15x9	SSW15x9-STK	105 1/4	3 1/2	(2) 1"	6
* SSW18x9	SSW18x9-STK	105 1/4	3 1/2	(2) 1"	9
SSW21x9	SSW21x9-STK	105 1/4	3 1/2	(2) 1"	12
SSW24x9	SSW24x9-STK	105 1/4	3 1/2	(2) 1"	14
SSW12x10	--	117 1/4	3 1/2	(2) 3/4"	4
SSW15x10	SSW15x10-STK	117 1/4	3 1/2	(2) 1"	6
SSW18x10	SSW18x10-STK	117 1/4	3 1/2	(2) 1"	9
SSW21x10	SSW21x10-STK	117 1/4	3 1/2	(2) 1"	12
SSW24x10	SSW24x10-STK	117 1/4	3 1/2	(2) 1"	14
SSW15x11	SSW15x11-STK	129 1/4	5 1/2	(2) 1"	6
SSW18x11	SSW18x11-STK	129 1/4	5 1/2	(2) 1"	9
SSW21x11	SSW21x11-STK	129 1/4	5 1/2	(2) 1"	12
SSW24x11	SSW24x11-STK	129 1/4	5 1/2	(2) 1"	14
SSW15x12	SSW15x12-STK	141 1/4	5 1/2	(2) 1"	6
SSW18x12	SSW18x12-STK	141 1/4	5 1/2	(2) 1"	9
SSW21x12	SSW21x12-STK	141 1/4	5 1/2	(2) 1"	12
SSW24x12	SSW24x12-STK	141 1/4	5 1/2	(2) 1"	14
SSW18x13	SSW18x13-STK	153 1/4	5 1/2	(2) 1"	9
SSW21x13	SSW21x13-STK	153 1/4	5 1/2	(2) 1"	12
SSW24x13	SSW24x13-STK	153 1/4	5 1/2	(2) 1"	14

TABLE NOTES:
1. SDS¼" x 3½" SCREWS PROVIDED WITH WALL.
2. SEE SHEET SSW1 FOR ANCHORAGE SOLUTIONS.

STEEL STRONG-WALL MODELS | 1



REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

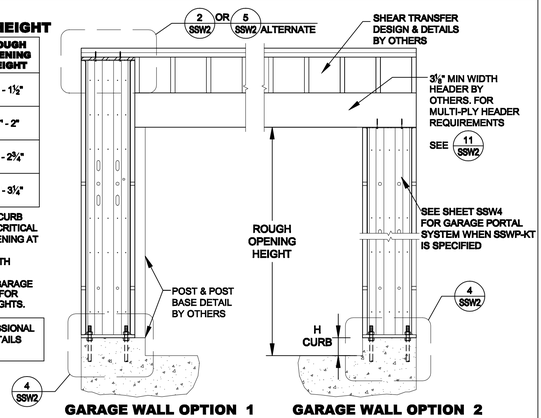
SINGLE-STORY SSW ON CONCRETE | 2

GARAGE HEADER ROUGH OPENING HEIGHT

MODEL No.	H CURB	ROUGH OPENING HEIGHT
SSW12x7 SSW15x7	5½"	7' - 1½"
SSW18x7 SSW21x7 SSW24x7	6"	7' - 2"
SSW12x8 SSW15x8	5½"	8' - 2¾"
SSW18x8 SSW21x8 SSW24x8	6"	8' - 3¼"

1. THE HEIGHT OF THE GARAGE CURB ABOVE THE GARAGE SLAB IS CRITICAL FOR THE ROUGH HEADER OPENING AT GARAGE RETURN WALLS.
2. SHIMS ARE NOT PROVIDED WITH STEEL STRONG-WALL.
3. FURRING ON UNDERSIDE OF GARAGE HEADER MAY BE NECESSARY FOR LESSER ROUGH OPENING HEIGHTS.

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



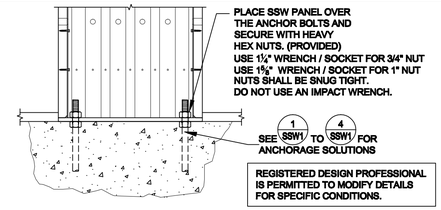
GARAGE WALL OPTION 1

GARAGE WALL OPTION 2
FOR GARAGE WALL OPTION 2

NOTE:
7-FT. HIGH STEEL STRONG-WALL MODELS ARE 80", 2" TALLER THAN 7-FT. HIGH WOOD STRONG-WALL SHEARWALLS

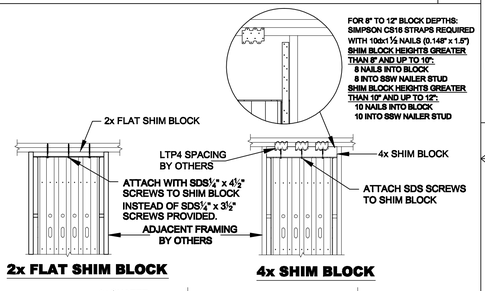
REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT.

ALTERNATE GARAGE WALL OPTIONS | 3



REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

STRONG-WALL ON CONCRETE | 4



2x FLAT SHIM BLOCK

4x SHIM BLOCK

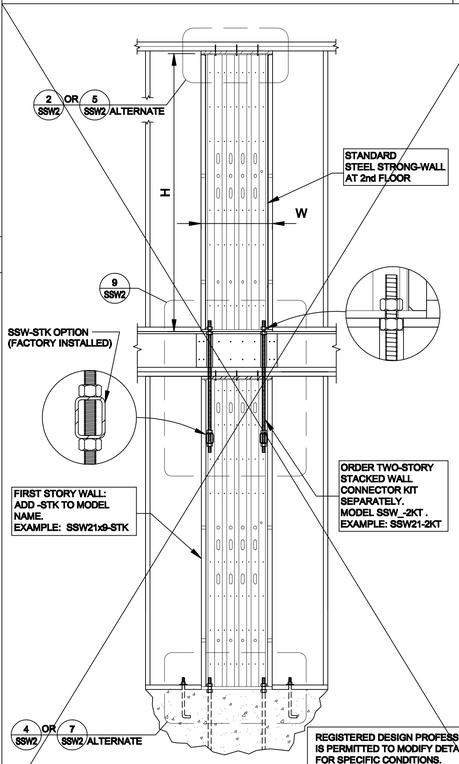
RAKE WALL

CRIPPLE WALL

REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT.

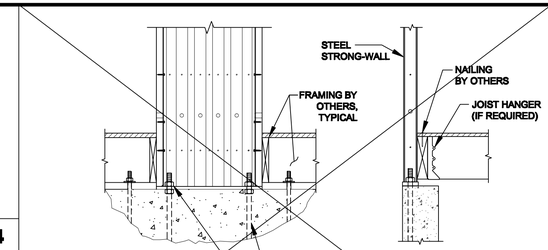
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TOP OF WALL HEIGHT ADJUSTMENTS | 5



REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

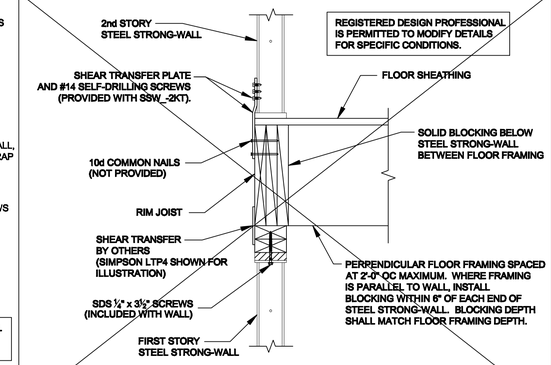
TWO-STORY STACKED | 6



SECTION

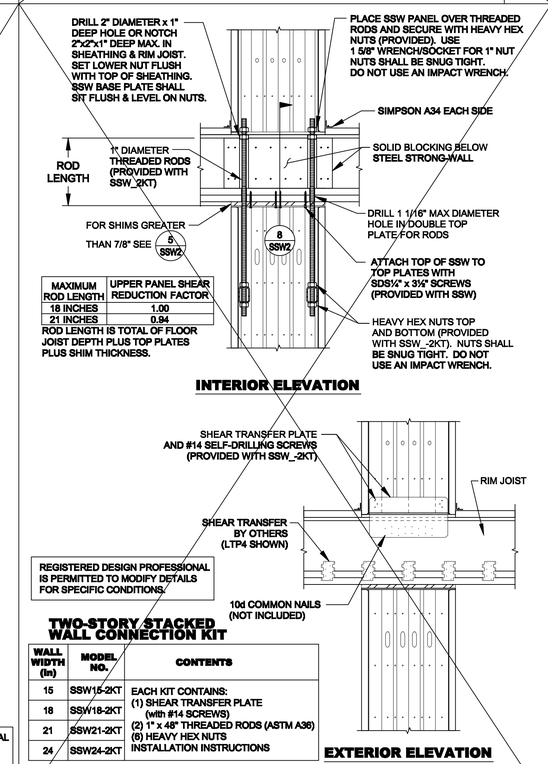
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

ALTERNATE 1ST FLOOR WOOD FRAMING | 7



REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TWO-STORY STACKED FLOOR SECTION | 8



INTERIOR ELEVATION

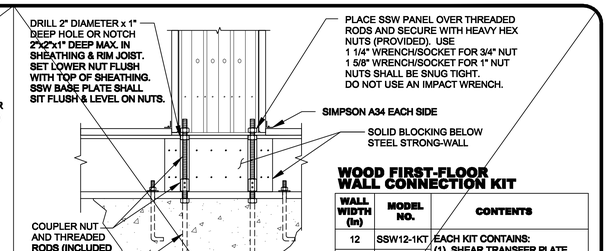
EXTERIOR ELEVATION

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TWO-STORY STACKED WALL CONNECTION KIT

WALL WIDTH (in)	MODEL NO.	CONTENTS
15	SSW15-2KT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (with #14 SCREWS) (2) 1" x 48" THREADED RODS (ASTM A36) (6) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
18	SSW18-2KT	
21	SSW21-2KT	
24	SSW24-2KT	

TWO-STORY STACKED FLOOR FRAMING | 9

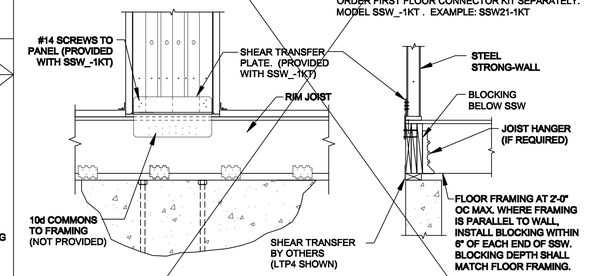


INTERIOR ELEVATION

WOOD FIRST-FLOOR WALL CONNECTION KIT

WALL WIDTH (in)	MODEL NO.	CONTENTS
12	SSW12-1KT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (with #14 SCREWS) (2) 3/4"x18" or 1" x 18" THREADED RODS (ASTM A36) (2) COUPLER NUTS (2) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
15	SSW15-1KT	
18	SSW18-1KT	
21	SSW21-1KT	
24	SSW24-1KT	

ORDER FIRST FLOOR CONNECTOR KIT SEPARATELY. MODEL SSW_-1KT . EXAMPLE: SSW21-1KT



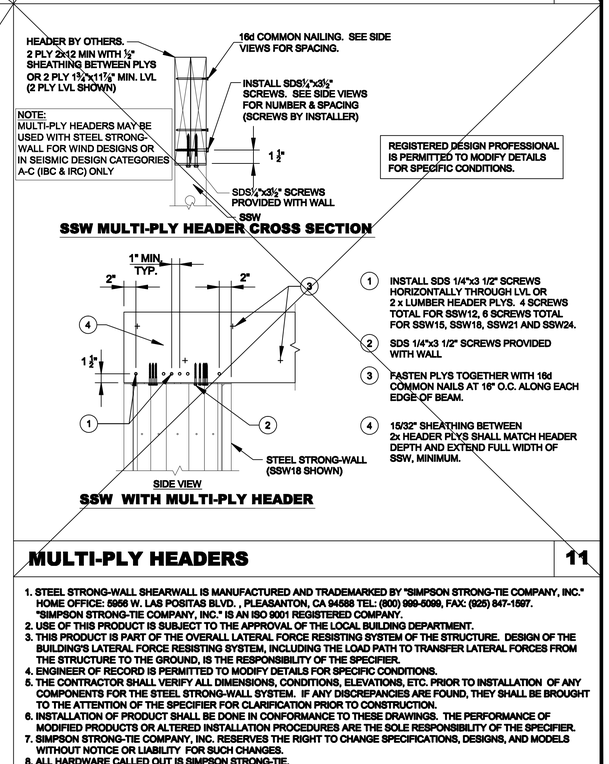
EXTERIOR ELEVATION

SECTION

FIRST FLOOR AT WOOD FRAMING NOTES:
1. USE WOOD FIRST-FLOOR ALLOWABLE LOAD TABLES FROM THE STRONG-WALL CATALOG FOR THIS INSTALLATION.
2. USE ALTERNATE DETAIL 7 SSW2 TO ACHIEVE MAXIMUM ON-CONCRETE ALLOWABLE LOADS.
3. FOR TWO-STORY STACKED STEEL STRONG-WALLS WITH WOOD FIRST FLOOR, USE ALTERNATE DETAIL 7 SSW2
4. REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR SHEAR TRANSFER FROM RIM JOIST TO SILL PLATE AND SILL PLATE TO FOUNDATION.

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

FIRST FLOOR AT WOOD FRAMING | 10



SSW MULTI-PLY HEADER CROSS SECTION

SSW WITH MULTI-PLY HEADER

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

MULTI-PLY HEADERS | 11

1. STEEL STRONG-WALL SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY, INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY, INC." IS AN ISO 9001 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE SPECIFIER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STEEL STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER.
7. SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

NOTES | 12

NO.	DATE	REVISIONS
1	9/21/2009	2006 IBC REVISIONS
2	4/19/2014	2012 IBC REVISIONS
3	8/08/2016	2015 IBC REVISIONS

SIMPSON STRONG-TIE COMPANY, INC.
HOME OFFICE:
5956 W. LAS POSITAS BLVD.
PLEASANTON, CA 94588
TEL: (800) 999-5099

SIMPSON Strong-Tie
THERE IS NO EQUAL

STEEL STRONG-WALL
FRAMING DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie
THERE IS NO EQUAL

NAME	
DATE	8-8-2016
SCALE	N.T.S.
CHECKED	
SHEET	SSW2
	OF SHEETS
JOB NO.	

TREE INVENTORY & REPLACEMENT PLAN

SEE ARBORIST REPORT & DEVELOPMENT TREE PLAN BY THOMAS BOYCE, PROJECT ARBORIST, JANUARY 27, 2019

EROSION CONTROL NOTES

SHEET C1.2

EROSION CONTROL DETAILS

SHEET C1.2

SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C1.2.

EROSION CONTROL LEGEND

LIMITS OF DISTURBANCE		
FILTER FABRIC FENCE (SILT FENCE)	SF	
STABILIZED CONSTRUCTION ENTRANCE	CE	
CATCH BASIN INLET PROTECTION	IP	
INTERCEPTOR SWALE SEE COR DWG 504, TYPE A TEMPORARY SWALE	IS	
TREE PROTECTION FENCING	TP	
STOCKPILE	ST	
STRAW WATTLES	SW	USE AS NEEDED
PLASTIC COVERING	PC	COVER EXPOSED AREAS WITHIN MERCER ISLAND TIME LIMIT
COMPOST SOCK	CS	SEDIMENT CONTROL OPTION RECOMMENDED IN LIEU OF SILT FENCE
COMPOST BERM	CB	SEDIMENT CONTROL OPTION RECOMMENDED IN LIEU OF SILT FENCE

TREE TABLE

Tree Inventory

No.	Species	Common Name	DBH	RDL Radial Dripline	Comments	Retain / Remove
1	THUJA PLICATA	WESTERN RED CEDAR	28 IN.	12 FT	NORMAL VIGOR	RETAIN
2	PINUS SP.	PINE	22 IN.	9 FT	POOR VIGOR	REMOVE
3	PINUS SP.	PINE	16 IN.	9 FT	POOR VIGOR	REMOVE
4	PINUS SP.	PINE	18 IN.	9 FT	POOR VIGOR	REMOVE
5	POPULUS TRICHOCARPA	LOMBARDY POPLAR	32 IN.	16 FT	POOR VIGOR	REMOVE
6	POPULUS TRICHOCARPA	LOMBARDY POPLAR	38 IN.	9 FT	POOR VIGOR	REMOVE
7	SALIX BABYLONICA	WEEPING WILLOW	36 IN.	20 FT	POOR VIGOR	RETAIN
8	BETULA PAPYRIFERA	PAPERBARK BIRCH	16 IN.	12 FT	FAIR VIGOR	RETAIN
9	BETULA PAPYRIFERA	PAPERBARK BIRCH	12 IN.	12 FT	NORMAL VIGOR	RETAIN
10	PRUNUS BLIREANA	FLOWERING PLUM	8 IN.	15 FT	SENESCENT	RETAIN
11	PRUNUS BLIREANA	FLOWERING PLUM	12 IN.	15 FT	SENESCENT	RETAIN
12	THUJA PLICATA	WESTERN RED CEDAR	12 IN.	16 FT	NORMAL VIGOR	RETAIN
13	THUJA PLICATA	WESTERN RED CEDAR	14 IN.	15 FT	NORMAL VIGOR	RETAIN
14	THUJA PLICATA	WESTERN RED CEDAR	18 IN.	16 FT	NORMAL VIGOR	RETAIN
15	BETULA PAPYRIFERA	PAPERBARK BIRCH	12 IN.	15 FT	NORMAL VIGOR	RETAIN
16	BETULA PAPYRIFERA	PAPERBARK BIRCH	12 IN.	15 FT	NORMAL VIGOR	REMOVE
17	BETULA PAPYRIFERA	PAPERBARK BIRCH	18 IN.	16 FT	NORMAL VIGOR	REMOVE
18	BETULA PAPYRIFERA	PAPERBARK BIRCH	12 IN.	16 FT	NORMAL VIGOR	REMOVE
19	PINUS SP.	PINE	18 IN.	15 FT	FAIR VIGOR	REMOVE
20	PINUS SP.	PINE	12 IN.	16 FT	FAIR VIGOR	REMOVE
21	CALOCEDRUS DECURRENS	INCENSE CEDAR	16 IN.	16 FT	GOOD VIGOR	REMOVE
22	PINUS SP.	PINE	22 IN.	15 FT	NORMAL VIGOR	REMOVE
23	SEQUOIA SEMPERVIRENS	COAST REDWOOD	66 IN.	20 FT	ON NEIGHBOR PROPERTY HOL ON SUBJECT PROPERTY	RETAIN

SEE TREE REPLACEMENT PLAN

-SEE TREE REPLANTING PLAN & REPORT BY THOMAS BOYCE, HUCKLEBERRY LANDWORKS ISA CERTIFIED ARBORIST

A CLEARING NOTE

B DRIPLINE NOTE

WETLAND BUFFER ENHANCEMENT

SEE PLANS BY JS JONES & ASSOCIATES-

N

10 5 0 10 20

SCALE: 1"=10'

PRIVATE ROAD

10' WIDE SANITARY SEWER EASEMENT PER A.F. 5758761

SSMH RIM=51.72' 8" CONC W = 44.15' IE 8" CONC SE = 44.05' IE

CB RIM = 51.46' 6" PVC W = 50.14' IE 6" PVC SE = 49.54' IE

EX 12" SD - APPROX. LOCATION LOCATION OF INVERTS UNKNOWN

25' Pipe Water Course Buffer

PARCEL NO. 004610-0159

PROPOSED DRIVEWAY

FUTURE EDGE OF NEW DRIVEWAY TYP.

PRIVATE INGRESS, EGRESS & UTILITY EASEMENT REQ. PRIOR TO PERMIT APPROVAL

16' Reduced Restored Watercourse Buffer

PARCEL NO. 004610-0103

N88°26'16"W 209.16'

3' Buffer as requested by the city

VALENTIN RESIDENCE

GARAGE FF=35.00

BASEMENT FF=25.75

WETLAND "A" CATEGORY IV

TYPE 4 STREAM

BRIDGE

DOCK

25' REDUCED STREAM BUFFER

25' WETLAND BUFFER

EX PATH

TRAIL

WATER LEVEL ON 2/9/2018 IS 20.3'

LAKE WASHINGTON

OHWM=21.8

20' From OHWM

50' OHWM Buffer

OHWM 21.8' COE DATUM

SAVE

EXCEPTIONAL TREE

LIMITS OF DISTURBANCE

NO.	DATE	BY	REVISIONS

APPLICANT:
JOHAN VALENTIN
PO BOX 52641
BELLEVUE, WA 98015

T:\Acad Reference\BS Logo\BSEng_ver_BW.jpg

DATE: Feb 26, 2019
JOB# 1704
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE

Feb 26, 2019
JEFFREY E. HANSEN
STATE OF WASHINGTON
36706
REGISTERED
PROFESSIONAL ENGINEER

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

EROSION CONTROL PLAN

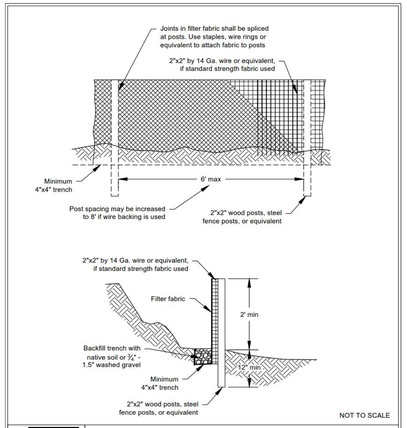
VALENTIN RESIDENCE
4350 E. MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO: C1.0

APN 004610-0150
1902-013

SILT FENCE DETAIL DOE

Figure II-4.2.12 Silt Fence



DEPARTMENT OF ECOLOGY State of Washington

Figure II-4.2.12
Silt Fence

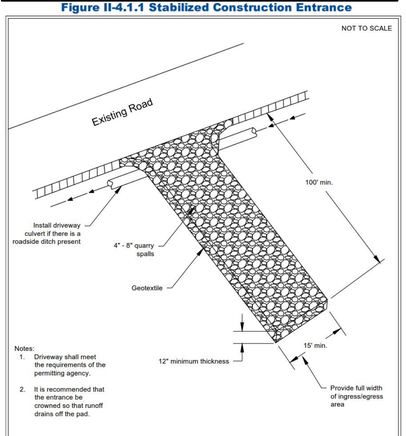
Revised October 2014

2014 Stormwater Management Manual for Western Washington

Volume II - Chapter 4 - Page 369

CONSTRUCTION ENTRANCE DOE

Figure II-4.1.1 Stabilized Construction Entrance



DEPARTMENT OF ECOLOGY State of Washington

Figure II-4.1.1
Stabilized Construction Entrance

Revised June 2015

2014 Stormwater Management Manual for Western Washington

Volume II - Chapter 4 - Page 273

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.

LEGAL DESCRIPTION

PARCEL #S: 004610-0150 + 004610-0151

THAT PORTION OF TRACTS 2 AND 3 OF ADAMS LAKE WASHINGTON TRACTS, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2;
THENCE ALONG THE NORTH LINE OF SAID TRACT 2, SOUTH 88°26'16" EAST 1,240 FEET, MORE OR LESS, TO AN IRON PIPE MONUMENT ON THE EASTERLY MARGIN OF EAST MERCER WAY, SAID IRON PIPE BEING ON THE CENTERLINE PRODUCED OF A 30 FOOT ROAD EASEMENT RECORDED FEBRUARY 19, 1953 UNDER RECORDING NUMBER 4316894;
THENCE SOUTH 80°23'50" EAST, ALONG SAID CENTERLINE, 560.83 FEET TO AN IRON PIPE MONUMENT WHICH IS THE CENTER POINT OF A CIRCULAR TURNAROUND, SAID TURNAROUND BEING THE EASTERLY TERMINUS OF SAID 30 FOOT ROAD EASEMENT;
THENCE SOUTH 24°30'23" EAST 38.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE SOUTH 36°52'13" EAST 65.05 FEET;
THENCE SOUTH 14°55'13" EAST 22.38 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND 185 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 2;
THENCE SOUTH 88°26'16" EAST, ALONG SAID PARALLEL LINE, TO THE SHORE OF LAKE WASHINGTON;
THENCE SOUTHERLY, ALONG SAID SHORE, TO A POINT DRAWN PARALLEL WITH AND 20 FEET SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF TRACT 3 IN ADAMS LAKE WASHINGTON TRACTS;
THENCE, ALONG SAID PARALLEL LINE, NORTH 88°26'16" WEST TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF A TRACT OF LAND DESCRIBED IN CONTRACT SALE TO MILTON L. WITTENDALE RECORDED UNDER RECORDING NUMBER 3936791;
THENCE NORTH 01°14'23" EAST 50.01 FEET;
THENCE NORTH 14°55'13" WEST 38.66 FEET;
THENCE NORTH 36°52'13" WEST 72.74 FEET TO A POINT IN THE MARGIN OF THE TURNAROUND IN SAID ROAD EASEMENT FROM WHICH THE CENTER BEARS NORTH 10° 53'34" EAST 38.00 FEET;
THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 38.00 FEET A DISTANCE OF 23.48 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORELANDS, AS CONVEYED BY THE STATE OF WASHINGTON, ADJACENT TO AND ABUTTING UPON THE PARCEL OF LAND HEREINABOVE DESCRIBED AND LYING BETWEEN THE NORTH AND SOUTH BOUNDARIES THEREOF EXTENDED EASTERLY.

PARCEL C:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, AS CREATED BY INSTRUMENTS RECORDED FEBRUARY 19, 1953, UNDER RECORDING NUMBER 4316894, RECORDED SEPTEMBER 24, 1953, UNDER RECORDING NUMBER 4382730, AND RECORDED MARCH 20, 1956, UNDER RECORDING NUMBER 4674377.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

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:
JOHAN VALENTIN
PO BOX 52641
BELLEVUE, WA 98015

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

DATE: Feb 10, 2019
JOB# 1704
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE

Feb 10, 2019 — JEFFREY E. DUFFY — STATE OF WASHINGTON — 36766 — REGISTERED PROFESSIONAL ENGINEER

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

TESC & CITY NOTES
TESC DETAILS
VALENTIN RESIDENCE
4350 E. MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO: C1.2

APN 004610-0150
19xx-xxx

STORM BMP's

COMPOSTED AMENDED SOIL IS REQUIRED FOR DISTURBED AREAS. SEE DETAIL ON C3.5.

STORM BMP'S ARE NOT PROPOSED FOR PROJECT. SEE STORM REPORT FOR BMP LIST DISCUSSION.

SOILS

SITE IS IN AN AREA OF "INFILTRATING LID FACILITIES ARE NOT PERMITTED" PER MAP "LOW IMPACT DEVELOPMENT INFILTRATION FEASIBILITY ON MERCER ISLAND".

SURVEYOR

TOPOGRAPHIC & BOUNDARY SURVEY BY:
SITE SURVEYING, INC.
21923 NE 11th ST
SAMMAMISH, WA 98074
PHONE: 425.298.4412

VERTICAL DATUM

DATUM

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY US CORPS OF ENGINEERS AND ARE ON USCE CHITTENDEN LOCKS DATUM

WATER LEVEL = 20.00' ON 02/09/2018

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

SANITARY SEWER IMPROVEMENTS

1. -6" PVC SIDE SEWER PER MERCER ISLAND STANDARD DETAIL S-17
2. -6" SDR 35 PVC SANITARY SEWER(SS) @ MIN 1.0%.
3. -BACKWATER VALVE ASSEMBLY (48"-Ø STRUCTURE). SEE MERCER ISLAND DETAIL S-26. VALVE ELEVATION WILL NEED TO BE MIN. 2' ABOVE HIGH WATER ELEVATION.
4. -SEWER CLEANOUT FOR LAKE LINE CONNECTIONS PER MERCER ISLAND DETAIL S-25 (C3.2). LOCATE SO MIN. 2.0' ABOVE LAKE LEVEL. USE FOGTITE METER BOX COVER.

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. -MIN 1.5" 250 PSI PRIVATE HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER.
12. -
13. -REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) DEVICE REQUIRED. PROVIDE FROST PROTECTION IN ACCORDANCE WITH UNIFORM PLUMBING CODE.

LEGAL DESCRIPTION

SEE C1.2

STORM DRAIN

20. -
21. -4" FOUNDATION DRAIN (3034 PVC) @ MIN 2% GRADE
22. -6" STORM DRAIN (3034 PVC) @ MIN 1% GRADE.
23. -8" STORM DRAIN. (SDR 35 PVC OR EQUAL). MIN 1.0% GRADE. PROFILE AS NOTED ON PLAN.
24. -
25. -
26. -
28. -
29. -

SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5

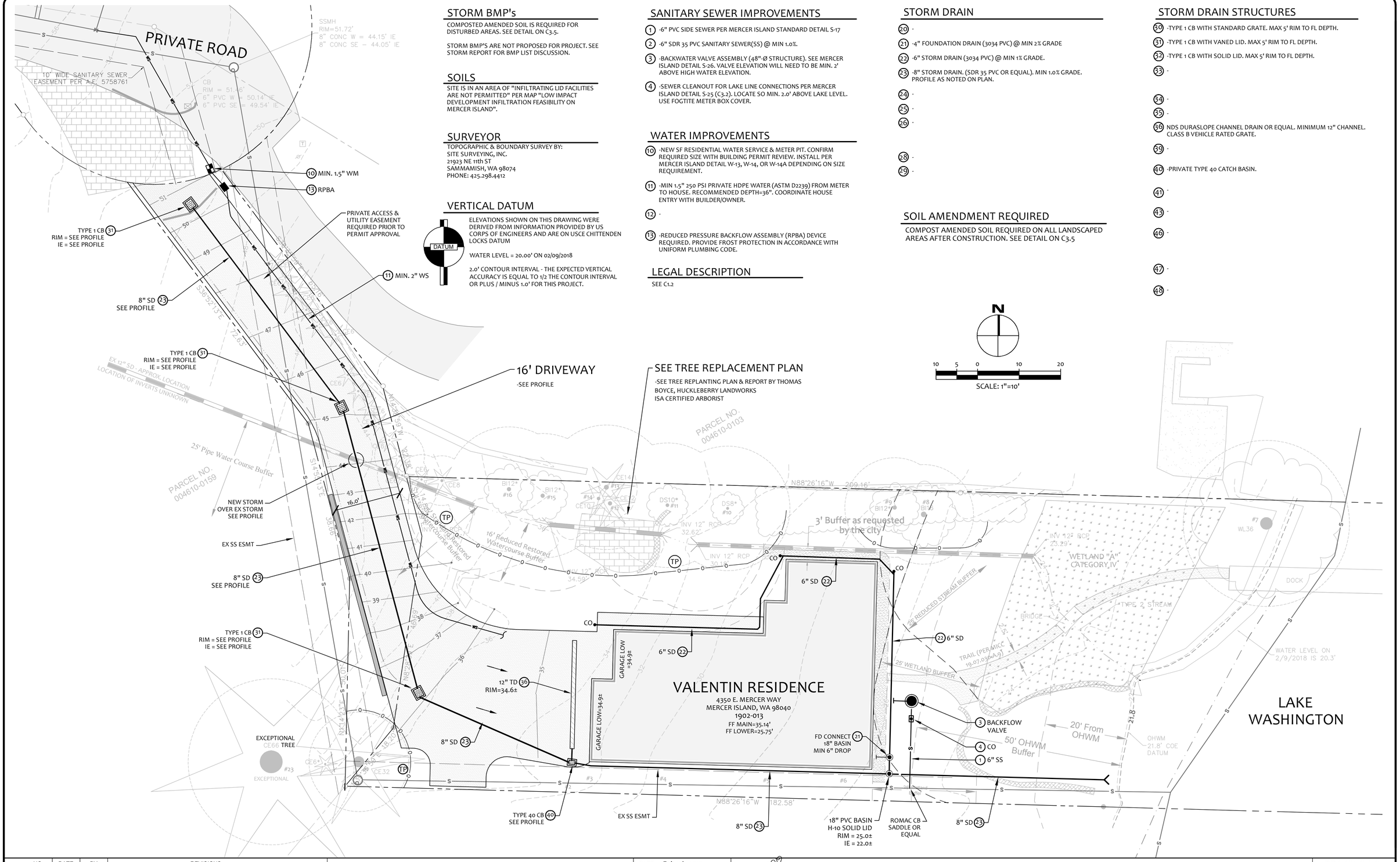
STORM DRAIN STRUCTURES

30. -TYPE 1 CB WITH STANDARD GRATE. MAX 5' RIM TO FL DEPTH.
31. -TYPE 1 CB WITH VANED LID. MAX 5' RIM TO FL DEPTH.
32. -TYPE 1 CB WITH SOLID LID. MAX 5' RIM TO FL DEPTH.
33. -
34. -
35. -
36. NDS DURASLOPE CHANNEL DRAIN OR EQUAL. MINIMUM 12" CHANNEL. CLASS B VEHICLE RATED GRATE.
39. -
40. -PRIVATE TYPE 40 CATCH BASIN.
41. -
43. -
46. -
47. -
48. -

N

10 5 0 10 20

SCALE: 1"=10'



NO.	DATE	BY	REVISIONS

APPLICANT:
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PO BOX 52641
BELLEVUE, WA 98015

T:\Acad References\BI Logo\BIEng_ver_BW.jpg

DATE: Feb 26, 2019
JOB# 1704
DRAFTED: DE DESIGN: DE
DIGITAL SIGNATURE

Feb 26, 2019
JEFFREY E DUFFY
STATE OF WASHINGTON
36766
REGISTERED
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102 NW CANAL STREET SEATTLE, WA 98107
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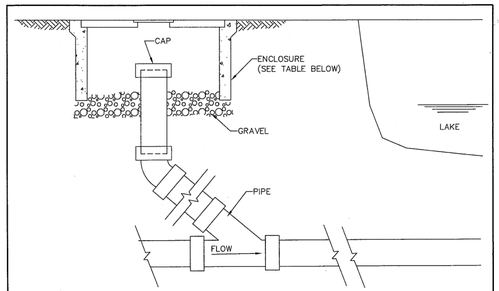
DRAINAGE / CIVIL PLAN

VALENTIN RESIDENCE
4350 E. MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO: C2.0

APN 004610-0150
1902-013

LAKE CONNECTION CLEANOUT



LAKE LINE CLEANOUT

PIPE SIZE	MATERIAL	CAP	ENCLOSURE	COMMENTS
6"	PVC	SIDU MECHANICAL SEWER PLUG	CONC. METER BOX, FOGTITE 1-D	INSTALLATION BELOW HYDRAULIC GRADIENT
6"	PVC	PVC CAP W/O GASKET	CONC. METER BOX, FOGTITE 1-D	INSTALLATION ABOVE HYDRAULIC GRADIENT
6"	DIP	MECHANICAL JOINT CAP	CONC. METER BOX, FOGTITE 1-D	INSTALLATION ABOVE HYDRAULIC GRADIENT
8"	PVC	PVC CAP W/O GASKET	CONC. METER BOX, FOGTITE NO. 2 (CONC. LID W/ ALUM. INS. PLATE)	INSTALLATION ABOVE HYDRAULIC GRADIENT
8"	DIP	MECHANICAL JOINT CAP	CONC. METER BOX, FOGTITE NO. 2 (CONC. LID W/ ALUM. INS. PLATE)	INSTALLATION ABOVE HYDRAULIC GRADIENT

NOTES

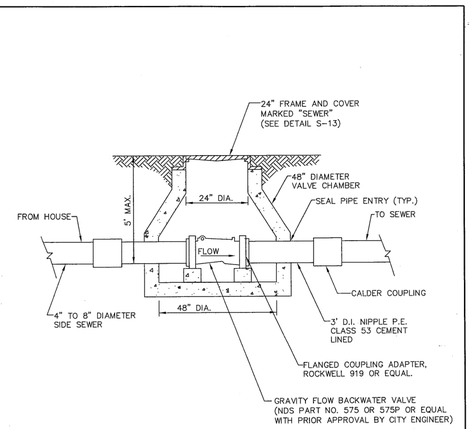
1. IF POSSIBLE, CLEANOUT TO BE LOCATED JUST ABOVE HYDRAULIC GRADIENT OF LAKE LINE. CLEANOUT SHOULD ALSO BE LOCATED TO PROVIDE EASY ACCESS FOR INSPECTION AND MAINTENANCE BY THE HOME OWNER.
2. SEE S-23 & S-24 FOR BACK WATER VALVE LOCATION.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
SIDE SEWER CLEANOUT FOR LAKE LINE CONNECTIONS

6-5-2009	NO SCALE	**S-25**

REV DATE | APPROVED

BACKWATER VALVE & MH



CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
BACK WATER VALVE ASSEMBLY FOR JOINT USE SIDE SEWER (4" OR 6" DIAMETER)

6-5-2009	NO SCALE	**S-26**

REV DATE | APPROVED

NO.	DATE	BY	REVISIONS

APPLICANT:
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BELLEVUE, WA 98015

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DRAFTED: DE DESIGN: DE
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Feb 26, 2019
JEFFREY E. DUFFY — STATE OF WASHINGTON — 36766 — REGISTERED PROFESSIONAL ENGINEER

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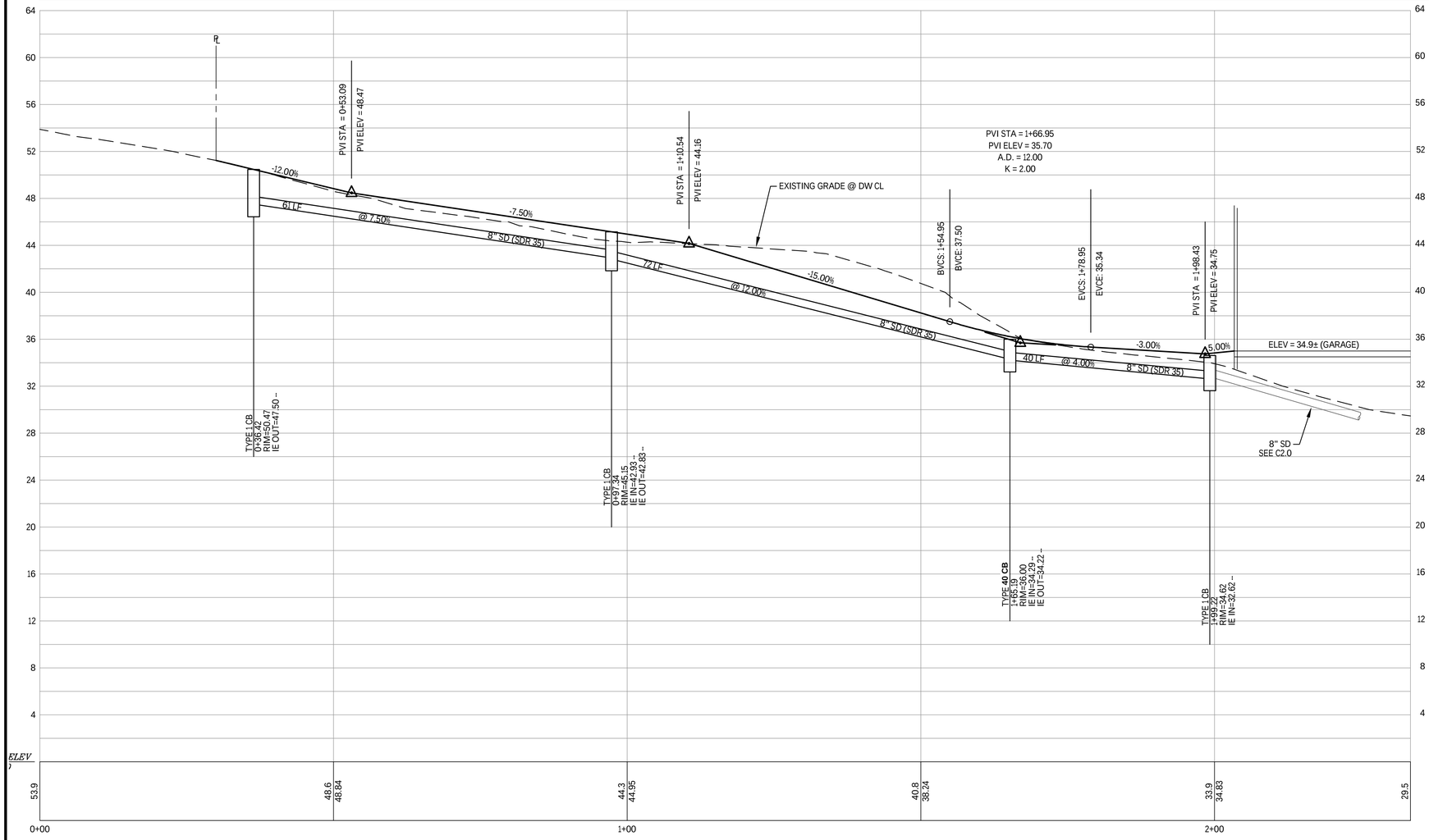
SAN SEWER DETAILS

VALENTIN RESIDENCE
4350 E. MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO:
C3.2

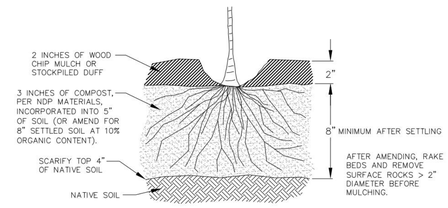
APN 004610-0150
1902-013

PRIVATE DRIVEWAY / STORM PROFILE

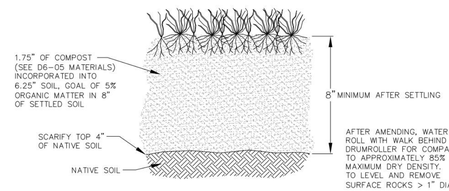


COMPOST AMENDED SOIL SPEC

AMENDMENT FOR LANDSCAPED AREAS



SOIL AMENDMENT FOR GRASS OR TURF AREAS



NOTES:

1. AMEND SOILS PER DOE MANUAL, VOL. V, 5.3.1, BMP T5.13, (2012 OR CURRENT) OR WWW.SOILSFORSALMON.ORG.
2. DO NOT AMEND SOILS IN AREAS WITH UNDISTURBED SOIL AND NATIVE VEGETATION.
3. OPTIONAL ALTERNATIVE: STOCKPILE NATIVE TOPSOIL ONSITE, AMEND IF NEEDED, AND REPLACE BEFORE PLANTING.
4. OPTIONAL ALTERNATIVE: IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET REQUIREMENTS.

JANUARY 2017 NO SCALE

TITLE
AMENDED SOILS
NO. _____

NO.	DATE	BY	REVISIONS

APPLICANT:
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BELLEVUE, WA 98015

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

DATE: Feb 10, 2019
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DRAINAGE DETAILS / STORM PROFILE

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DRAWING NO:
C3.5

APN 004610-0150
19xx-xxx