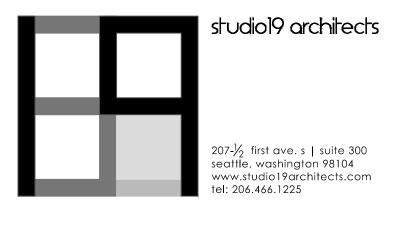
HOUSE 88

4703 88TH AVENUE SOUTHEAST MERCER ISLAND, WA 98040 PARCEL No. 275700-0050-00

05-18-2020 PERMIT REVISION SUBMITTAL

Control Cont	BRKEA	ATIONS											SYMBOLS	
Control Cont													ELEVATION INDICATOR	O' - 0''
1	/ACCESS												DODING INIDIO (TOD	Φ.
Company		ACOUSTICAL											BORING INDICATOR	学 比
March													BREAK, ROUND	\triangleright
March Marc			DIFF	DIFFUSER		FURNITURE	LVR	LOUVER		PAIR				
Section Control Cont								MALE METER					BREAK, STRAIGHT	V -
Allering Commission Commi	\						* * *							
Marchanness		,			•								DETAIL INDICATOR	(1)
1. 1. 1. 1. 1. 1. 1. 1.	R					-								V(101)
1									• •	·				
1	4								PTD				DETAIL INDICATOR, (1)	
March Marc									PTDR		SYS	SYSIEM	LINE	A101
Control of Control o						,					T&G	TONGUE & GROOVE		
March Marc						CONCRETE		MEDIUM DENSITY FIBERBOARD			T		DETAIL INDICATOR	
Ministration 10					GFRG		MDO				ID		· \	A101
Property					Gl		MECH							
A CANADA COLOR C	ı								1 */*(1	17XV EIVIEIXI				
Bian 1		AUTOMATIC			GND	GROUND		MECHANICAL, ELECTRICAL,					DIMENSION LINE	3'-0"
Company Comp		AUDIO VISUAL							QTY	QUANTITY		•	,,	
MARCO		BOA DO	(E)						(D)	DEI OCATED			·	
March Control Contro			E		G I L RD	GILJUM ROAKD			(K) R				DOOK IAG	
Part				_	Н	HIGH/HEIGHT			RA			•		^
Fig. Fig. Property Proper					НВ								ELEVATION INDICATOR.	A
Section 15		BEAM		EXPOSED CONSTRUCTION		HOLLOW CORE			_					A A 10
Fig.				EXTERIOR FINISH SYSTEM								TEMPERED		
Part			EIFS								TO	TOP OF		Δ
Service 1			FI								TOC	· ·		
BECOL EAS			-			` ,					T∩P		INTERIOR	AIUI
PROTECT CLC														1
Segretary Ministry		BRACKET	ELEC	ELECTRICAL			MS			REFLECTED; REFLECTIVE;		STRUCTURE		I
A SACIAL C.C. D.C. D.C									חברה					
Mail of Country Countr													ELEVATION INDICATOR,	1 1 2
CALIFE P. BETTER (FREEZING) RC CALIFOLD RACE													INTERIOR MULTIPLE	A101
CASHE 10		POILIZOT KOOTIING								•				•
APPENDIX PART		CABINET	- -				2. ·	-					FUD. 1171.55	3
Authorition Company							Ν						·	ΔΥΥΥ
Color Colo					HVAC	·					• •	TELEVISION	EQUIPMENT INDICATOR	_^^^^_/
CAMPINION CAMP					HW									
CLANACE CHANNELS	DI A C										IYP	IYPICAL	KEYNOTE INDICATOR	/ _{YY} \
CONTROLOGY 1900	LA3				טוג	510 (0110					IIC	IINDERCLIT		\ \^^/
CONFECTION FIRST FOR SOFT SO					ID	INSIDE DIAMETER (DIMENSION)							LEADER, STRAIGHT	NOTE
CORRECTIONS CONTROLL		•			IN									A
CASH FAME			EXT	EXTERIOR			OA				UON	unless otherwise noted	WINDOW TYPE IDENTIFIER	(00)
CASTRON FALL					INCL						UR	URINAL	NO DELLA MIDIO A TOD	N
CAST-PI-LACE CONTINUITY CONTINUIT	V		F		INFO							\(\(\int \) \(\int \	NORTH INDICATOR	
CONTROLIGNITE 16U PLATE PLAN PARTICIPATION OF THE CONTROLIGNITY PLAN PARTICIPATION OF									K VV L	RAIN WATER LEADER	VAC			
CONSTRUCTION JOINT PUT PAR COLUMIN RES NEGRALED OCI OWNSTHINSONERS SA SUPPLY ARE VERY CALL CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CALL CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CALL CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR CRIMINAL PART OF CONNECTION POWER ALL SAN SAME YEST VERY CHARLES FOR C							OD		S	SOUTH	VCT			
CTINIS DC REGISTRATIVENT NV NVMI OFT OFT OFT OVERTION SC SCILL CORF V							OFCI	·	SA	SUPPLY AIR		VERTICAL		
CONCRET FIG.			FD	FLOOR DRAIN			OLD							
CLEAR ID COUNTROLOGY SANAMO CMC COUNTROLOGY			FDC											
COUNTERMANDER FOR PREDITIOUSER NAME INVESTOR ROOM AUBBANNE SCHOOL			EDN		пО								WITH REFERENCE GRID LINES	46-(
COLINE P.C. HIP-EMINGUISHE CASET ASSMALLY OIL OVERHALD SCI2 SCIENT V. V. V. V. V. V. V. V					IRMA	INVERTED ROOF MEMBRANE		INSTALLED						
CASED OPENINC, CLEANOUT FREE PRINTINE, RISSHES & COUNTY CO						ASSEMBLY								/
COMPARTMENT THE		CASED OPENING; CLEANOUT		FURNITURE, FINISHES &	IAI					STORM DRAIN; SMOKE				<u> </u>
CONCRETE FILE HIGH FLOOR LEVEL FROM BOX OF HO OPPOSITE FROM SECTION OF OPPOSITE FROM OPPOSIT			F==·						0505		VWC	VINYL WALL COVERING		
CONTROL FILE FIRE LOS CABNET JC JOINT ORD OVERFLOW ROOF DRAIN SFRINGER HEAD W WASHER WIDE WIDTH: WEST WEST WASHER WIDE WIDTH: WASHER WIDE WIDTH: WASHER WIDE WIDTH: WASHER WIDE WIDTH: WASHER WIDE WID					JB						147	NAMES I		. ·
COMINECTION FIN FINSH JST JOST ORD OVERFLOW ROOF DRAIN SI SPENICER HEAD W WISHER WIDE WIDTH WEST CONSTRUCTION FOR FILE FOR THE PROPERTY OF THE					JC									
IR CONSIDECTION RIX HITTURE J. JOINT O'VID O'VENIEAD S.H. SHEET W.C. WATER CLOSES WALL CONTINUOUS H. HOOP. R. CONTINUOUS H. HOOP. R. CON					JST		ORD						,	
CONTINUOUS PL FLOOR COMBACTOR HASH HASHING K MP [1000 LBF] P PAINT SHR SHOWER WD WOOD OD CORDINATE HDG FOLDING KD KNOCK DOWN PA PUBLIC ADDRESS SYSTEM SIM SIMILAR WDS WOOD SCREW WITH ROOM NAME DATING THE PAINT SHR SHOWER WD WOOD CREW WITH ROOM NAME DATING THE PAINT SHR SHOWER WD WOOD CREW WITH ROOM NAME DATING THE PAINT SHR SHOWER WD WOOD CREW WITH ROOM NAME DATING THE PAINT SHR SHAPING STREAM SHAPE WDS WOOD SCREW WITH ROOM NAME DATING THE PAINT SHR SHAPING STREAM SHAPE WD WOOD CREW WITH ROOM NAME DATING THE PAINT SHAPING STREAM SHAPE WD WOOD CREW WITH ROOM NAME DATING THE PAINT SHAPING STREAM SHAPE WD WOOD CREW WITH ROOM NAME DATING THE PAINT SHAPING STREAM SHAPE WD WOOD CREW WITH ROOM NAME DATING THE PAINT SHAPING STREAM SHAPE WD WOOD CREW WITH ROOM NAME DATING THE PAINT SHAPING STREAM SHAPE WD WOOD CREW WITH ROOM NAME DATING THE PAINT SHAPING STREAM SHAPE WD WOOD CREW WITH ROOM NAME DATING THE PAINT SHAPE WD WOOD CREW WITH ROOM NAME DATING THE PAINT SHAPE WITH PAINT SHAPE WITH ROOM NAME DATING THE PAINT				FIXTURE	JT	JOINT	OVHD	OVERHEAD	SHT				CLOUD) TYPICAL	
R CONTRACTOR FLASHING IN INCOMINATE PLOS FOLDING KD KNOCK DOWN PA PARTIN PARTITION SL SLOPE WDW WINDOW CAPPET FLUOR FLOORING KII KIICHEN PARTIN PARTITION SL SLOPE WDW WINDOW CAPPET FLUOR FLOORING KII KIICHEN PARTIN PARTITION SL SLOPE WDW WINDOW CAPPET FLUOR FLOORING KII KIICHEN PARTIN PARTITION SL SLOPE WDW WINDOW CAPPET FLUOR FLOORING MARKET FLOORING WIRE GLASS CONCRETE KO KOCKOUT PAS PASSAGE SLODG SLDING WGL WIRE GLASS CONCRETE KO KOCKOUT PAV PAVING CONCRETE WO WHERE COCCURS CONCRETE WO WHERE COCCURS CONCRETE WO WHERE COCCURS CONCRETE WO WATERPROOFING MEMBRANE CONCRETURE OF PACE OF MASONRY L LONG OR LITER PC PRECAST CONCRETE WFT WORK POINT OF WORK POI		CONTINUOUS			K	KID (1000 I BE)	D	DAINIT				COVERING	POOM NAME IDENTIFIED	ROOM
CORRIDOR FLG FLOORING KIT KICHEN PARTIN PARTITION S.L SLOPE WDW WINDOW CARPET FLUOR FLUOR FLUORSCENT KPL KICK PLATE PASS PASSAGE SLOG SLIDING WGL WIRE GLASS CONCRETE RUBBLE MASONRY FO FACE OF FIRST CONLITION FOR FACE OF MASONRY L LONG OR LIFE PASS PASSAGE SLIDING WGL WIRE GLASS CONLITION FACE OF MASONRY L LONG OR LIFE PASS PASSAGE WP WATERPROPRING MEMBRANE COUNTERSUNK FOS FACE OF STUDIS; SLAB: CULTURED STRUCTURE LAB LABORATORY POF POWDER DRIVEN FASTENER SP STANDPIE WR WATERPROPRING MEMBRANE COUNTERSUNK FOS FACE OF WALL LAM LAMINATE; LAMINATION PERF PERFORATED SPEC SPECIFICATION WS WEATHER STRIPPING LAW LAVATORY PERMIT PERMITTER SP SPEC SPECIFICATION WS WEATHER STRIPPING FOR PARTICLAR SPRK SPRINKLER WSP WHISTAND PIE DOUBLE ACTION FOR PASSAGE WT SECRIFICATION WS WEATHER STRIPPING LAVATORY PERMIT PERMITTER SP SPEC SPECIFICATION WS WEATHER STRIPPING LAVATORY PERMIT PERMITTER SP SPEC SPECIFICATION WS WEATHER STRIPPING LAVATORY PERMIT PERMITTER SP SPEC SPECIFICATION WS WATERPROPERTY OF THE PERMITTER SP SPEC SPECIFICATION WS WEATHER STRIPPING LAVATORY PERMITTER SP SPEC SPECIFICATION WS WATERPROPERTY SPECIAL DAVATORY PERMITTER SPEC SPECIFICATION WS WATERPROPERTY OF THE PERMITTER SPECIAL DAVATORY PERMITTER SP SPEC SPECIFICATION WS WATERPROPERTY OF THE PERMITTER SPECIAL DAVATORY PERMITTER SP SPEC SPECIFICATION WS WATERPROPERTY OF THE PERMITTER SP SP STANDER SP SP ST					KD		Υ PΔ							
CORRIDOR FLUOR STUDRING CARPET FLUOR FLUOR SCENT KPL KICK PLATE PASS PASSAGE SLIDG SLIDING WGL WIRE GLASS CONCRETE RUBBLE MASONRY FO FACE OF FOR KG KILOGRAM PATD PAPER TOWEL DISPENSER SLIDG SLIDING WGL WIRE GLASS CONCRETE RUBBLE MASONRY FO FACE OF FOR KG KILOGRAM PATD PAPER TOWEL DISPENSER SLIDG SLIDING WGL WIRE GLASS CONCRETE RUBBLE MASONRY FO FACE OF FINISH CERAMIC TILE: FOC FACE OF CONCRETE KO KINOCKOUT PAV PAVING SM SHEET METAL: SQUARE METER WO WHERE POCURS COOLING TOWER FOF FACE OF FINISH CENTER FOM FACE OF SIDUS: SLAB: METIC DOCS) PD PLANTER DRAIN RECEPTACICE WPT WORK POINT CULTURED COULTIERSUNK FOS FACE OF SIDUS: SLAB: METIC AMBINATION PER PERFORATED COLOUR STRUCTURE LAB LABORATORY POF POWDER DRIVEN FASTENER SP STANDEIPE WR WATER RESISTANT; REPLILANT CULTURED COLOUR METER (PIPING) FOW FACE OF WILL LAM LAMINATE: LAMINATION PER PERFORATED DEEP: DEPTI- DEPTI- DRIVEN FROM PARTIC DATE OF PERFORMENT									21 21M					XXX
CONCRETE RUBBLE MASONRY FO FACE OF KG KILOGRAM PAID PAPER TOWEL DISPENSER SLNT SEALANT WH WATER HEATER CERAMIC TILE: FOC FACE OF CONCRETE KO KNOCKOUT PAV PAVING SM SHEET METAL: SQUARE METER WO WHERE OCCURS COOLING TOWER POF FACE OF FINISH LONG OR LITTER PBD PARTICLEBOARD SND SANITARY NAPKIN DISPENSER WP WATERPROOFING MEMBRANE COUNTERSUNK FOS FACE OF STUDS: SLAB: (MERIC DOCS) PD PLANTER DRAIN RECEPTACLE WPT WORK PASTENER STRUCTURE LAB LABORATORY PDF POWDER DRIVEN FASTENER SP STANDPIPE WR WATER RESISTANT; REPELLANT COLUTIVED SPEC SPECIFICATION WS WEATHER STRIPPING FOR PAIN SECOND WITH STAND PPE PERPHOLICULAR SPRK SPEAKER WS WP WET STAND PIPE DOUBLE ACTING FR FRAME LOG LANDING PH PERPHOLICULAR SPRK SPRINKLER WSP WET STAND PIPE DOUBLE ACTING FR FRAME LOG LANDING PH PERPHOLICULAR SPRK SPRINKLER WSP WET STAND PIPE DOUBLE ACTING FR FRAME LOG LANDING PH PERPHOLICULAR SPRK SPRINKLER WSP WET STAND PIPE DOUBLE ACTING FR FRAME LOG LANDING PH PERPHOLICULAR SPRK SPRINKLER WSP WET STAND PIPE DOUBLE FRP FIBERCIALS REINFORCED LF LINEAR FOOT PI POINT OF INTERSECTION SSE STRUCTURE SLAB ELEVATION WW WALL TO WALL DECK DRAIN POINT OF INTERSECTION SSE STRUCTURE SLAB ELEVATION WW WALL TO WALL DECK DRAIN POINT OF INTERSECTION SSE STANDESS STELL WWF WELDED WIRE FABRIC DECK DRAIN WORLD WORL									SIDG					
CERAMIC TILE; FOC FACE OF CONCRETE KO KNOCKOUT PAV PAVING SM SHEET METAL; SQUARE METER WO WHER OCCURS COOLING TOWER FOF FACE OF FINISH LONG OR LITER PC PRECAST CONCRETE SDR SANITARY NAPKIN WPM WATERPROPING MEMBRANE COUNTERSUNK FOS FACE OF STUDY; SLAB; LAB LABORATORY PDF POWER DRIVEN FASTENER SP STANDPIPE WR WATER SITIANT; REPELLANT COLLTURED STRUCTURE LAB LABORATORY PDF POWER DRIVEN FASTENER SP STANDPIPE WR WATER RESISTANT; REPELLANT COLL WATER (PIPING) POWER CRITICAL STRUCTURE LAW LAWINATE: LAWINATION PERF PERFORATION WR WATER RESISTANT; REPELLANT COLL WATER (PIPING) POWER CRITICAL STRUCTURE SPECIFICATION WR WATER RESISTANT; REPELLANT COLL WATER (PIPING) POWER CRITICAL STRUCTURE SPECIFICATION WR WATER RESISTANT; REPELLANT COLL WATER (PIPING) POWER DRIVEN FASTENER SP STANDPIPE WR WATER RESISTANT; REPELLANT COLL WATER COLL WATER (PIPING) POWER DRIVEN FASTENER SP STANDPIPE WR WATER RESISTANT; REPELLANT COLL WATER COLL WATE								PAPER TOWEL DISPENSER						•
CENTER FOM FACE OF MASONRY L LONG OR LITER PC PRECAST CONCRETE SDR SANITARY NAPKIN WPM WATERPROOFING MEMBRANE COUNTERSUNK FOS FACE OF STUDS; SLAB; (METRIC DOCS) PD PLANTER DRAIN RECEPTACLE WPT WORK POINT WORK POINT CULTURED STRUCTURE LAB LABORATORY PDF POWDER DRIVEN FASTENER SP STANDPIPE WR WATER RESISTANT; REPELLANT COLD WATER (PIPING) FOW FACE OF WALL LAW LAWATORY PERIM PERIMETER SPK SPEAKER WSCT WAINSCOT PF FIRE PROTECTION LAV LAVATORY PERIM PERIMETER SPK SPIKKLER WSP WET STAND PIPE DOUBLE ACTING FR FRAME LDG LANDING PH PENTHOUSE SQ SQUARE WT WEIGHT DOUBLE FRP FIBERGLASS REINFORCED LF LINEAR FOOT PI POINT OF INTERSECTION SSE STRUCTURE SLAB ELEVATION WW WALL TO WALL DECK DRAIN FROM POLYESTER FRIT FIRE RETARDANT TREATED LKR LONGER PLAM PLASTE SSK SERVICE SINK DEMOLITION FRTW FIRE RETARDANT TREATED LLH LONG LEG HORIZONTAL PLAS PLASTER STA STATION					KO	KNOCKOUT							FOR BUILDING	
CENTER FOM FACE OF MASUNITY COUNTERSUNK FOS FACE OF STUDS; SLAB; COUNTERSUNK FOS FACE OF STUDS; SLAB; CULTURED CULTURED COLD WATER (PIPING) FOW FACE OF WALL LAM LAMINATE; LAMINATION PERF PERFORATED SPEC SPECIFICATION WS WEATHER STRIPPING FOR PACE OF WALL LAM LAMINATE; LAMINATION PERF PERFORATED SPEC SPECIFICATION WS WEATHER STRIPPING FOR PARTIAL BUILDING FOR PARTI					1								4	1
CULTURED CULTURED COLD WATER (PIPING) FOW FACE OF WALL LAB LABORATORY PDF POWDER DRIVEN FASTENER SP STANDPIPE WR WATER RESISTANT; REPELLANT SPEC SPECIFICATION WS WEATHER STRIPPING FP FIRE PROTECTION LAV LAVATORY PERIM PERIMETER SPK SPEAKER WSCT WAINSCOT FOR PARTIAL BUILDING FOR PARTIAL BUILDING FOR PARTIAL BUILDING DOUBLE ACTING FRP FIBERGLASS REINFORCED LF LINEAR FOOT DECK DRAIN DECK DRAIN POLYESTER FRT FIRE RETARDANT TREATED LKB LABORATORY PDF POWDER DRIVEN FASTENER SP STANDPIPE WR WATER RESISTANT; REPELLANT SPEC SPECIFICATION WS WEATHER STRIPPING FOR PARTIAL BUILDING SECTION INDICATOR FOR PARTIAL BUILDING AID AID DECK DRAIN POLYESTER LH LEFT HAND PL PLATE; PROPERTY LINE SS STANDRIPE WR WFI WATER RESISTANT; REPELLANT WASCOT FOR PARTIAL BUILDING AID SECTION INDICATOR FOR PARTIAL BUILDING AID SECTION INDICATOR FOR PARTIAL BUILDING FOR PA					L				SDR					
COLD WATER (PIPING) FOW FACE OF WALL LAM LAMINATE; LAMINATION PERF PERFORATED SPEC SPECIFICATION WS WATER RSTRIPPING FOR PARTIAL BUILDING FOR PARTIAL BUILDI			FO?		LAB	,			SP.					
FP FIRE PROTECTION LAV LAVATORY PERIM PERIMETER SPKR SPEAKER WSCT WAINSCOT WAS A			FOW									·	SECTION INDICATOR	
DEEP; DEPTH; DRYER FPG FIREPROOFING LB POUND PERP PERPENDICULAR SPRK SPRINKLER WSP WET STAND PIPE DOUBLE ACTING FR FRAME LDG LANDING PH PENTHOUSE SQ SQUARE WT WEIGHT DOUBLE FRP FIBERGLASS REINFORCED LF LINEAR FOOT PI POINT OF INTERSECTION SSE STRUCTURE SLAB ELEVATION WW WALL TO WALL DECK DRAIN POLYESTER LH LEFT HAND PL PLATE; PROPERTY LINE SS STAINLESS STEEL WWF WELDED WIRE FABRIC DEGREE FRT FIRE RETARDANT TREATED LKR LOCKER PLAM PLASTIC LAMINATE SSK SERVICE SINK DEMOLITION FRTW FIRE RETARDANT TREATED LLH LONG LEG HORIZONTAL PLAS PLASTER STA STATION		COLD MAITK (LILING)												1
DOUBLE ACTING FR FRAME LDG LANDING PH PENTHOUSE SQ SQUARE WT WEIGHT DOUBLE FRP FIBERGLASS REINFORCED LF LINEAR FOOT PI POINT OF INTERSECTION SSE STRUCTURE SLAB ELEVATION WW WALL TO WALL DECK DRAIN POLYESTER LH LEFT HAND PL PLATE; PROPERTY LINE SS STAINLESS STEEL WWF WELDED WIRE FABRIC DEGREE FRT FIRE RETARDANT TREATED LKR LOCKER PLAM PLASTIC LAMINATE SSK SERVICE SINK DEMOLITION FRTW FIRE RETARDANT TREATED LLH LONG LEG HORIZONTAL PLAS PLASTER STA STATION		DEEP; DEPTH; DRYER		FIREPROOFING										
DECK DRAIN DEGREE FRT FIRE RETARDANT TREATED LH LONG LEG HORIZONTAL PLAST PLASTER SS STAINLESS STEEL WWF WALL TO WALL WALL TYPE INDICATOR WALL T					LDG									object referenced
DECK DRAIN DEGREE FRT FIRE RETARDANT TREATED LEFT HAND PL PLATE; PROPERTY LINE SS STAINLESS STEEL WWF WELDED WIRE FABRIC OXOX OXOV OXOV OXOV OXOV VOOD VOOD VOOD			FRP		LF I H								WALL TYPE INDICATOR	FIRE R PARTI
DEMOLITION FRIW FIRE RETARDANT TREATED LLH LONG LEG HORIZONTAL PLAS PLASTER STA STATION			FRT								WWF	WELDED WIRE FABRIC		OXOX - PARTI
WOOD WOOD)												i i	<u> </u>
l I	J	DEMOLITION					, .0	. 2.0.20	NIΛ	SIAHON				WIDTH



PROFESSIONAL SEAL:



PROJECT:

PROJECT TEAM

VIEWCREST CAPITAL

TEL: 425-591-7690

11900 1ST ST. SUITE 300 BELLEVUE, WA 98005 CONTACT: ANDY PARK

STUDIO19 ARCHITECTS

SEATTLE, WA 98104 CONTACT: ADAM BOWHAY

TEL: 206-466-1225

CIVIL ENGINEER:

12840 81ST AVE NE KIRKLAND, WA 98034

TEL: 425-821-5038

SEATTLE, WA 98104

TEL: 206-789-6038

GEODIMENSIONS INC.

BELLEVUE, WA 98004 CONTACT: SCOTT HUFFORD

TEL: 206-789-6038

ARBUTUS DESIGN 1906 14TH AVE. E SEATTLE, WA 98112

TEL: 206-335-6388

 $207\frac{1}{2}$ 1ST AVENUE SOUTH SUITE 300

LITCHFIELD ENGINEERING

CONTACT: KEITH LITCHFIELD

STRUCTURAL ENGINEER:

CONTACT: SCOTT HUFFORD

10801 MAIN STREET, SUITE 102

CONTACT: M. ELIZA DAVIDSON

DRAWING INDEX

SRVY SURVEY

ARCHITERCTURAL

C-5

A1.02

A2.04

A2.07

A3.02

A3.03

A3.04

A4.03

A4.04

A4.05

A4.10

S2.0B

S2.1

S2.3

S3.2

S4.0

S4.2

S4.3

S5.0

SH1.0

SH2.0

SH3.0

EMAIL: SCOTT@MALSAM-TSANG.COM

EMAIL: KENNYG@GEODIMENSIONS.NET

EMAIL: ARBUTUSDESIGNLLC@GMAIL.COM

COVER SHEET

TREE PLAN

ROOF PLAN

GENERAL
G0.01 COVER SHEET / GENERAL INFORMATION
G0.02 CODE SUMMARY& GENERAL NOTES

SITE IMPROVEMENT PLAN DRAINAGE PROFILE & DETAILS

BASEMENT FLOOR PLAN FIRST FLOOR PLAN SECOND FLOOR PLAN

BASEMENT REFLECTED CEILING PLAN FIRST FLOOR REFLECTED CEILING PLAN

SOUTH EXTERIOR ELEVATION

NORTH EXTERIOR ELEVATION

EXTERIOR CLADDING DETAILS

WEST EXTERIOR ELEVATION

EAST EXTERIOR ELEVATION BUILDING SECTIONS

BUILDING SECTIONS

BUILDING SECTIONS

BUILDING SECTIONS

BUILDING SECTIONS

WALL SECTIONS WALL SECTIONS

STRUCTURAL

S1 0 General Structural Notes

Foundation Plan

Roof Framing Plan
Typical Concrete Details

Concrete Details

Concrete Details

Ground Floor Framing Plan Second Floor Framing Plan

Typical Wood Framing Details Wood Framing Details

Wood Framing Details

Wood Framing Details

Steel Framing Details

Shoring General Notes

Shoring Plan

Shoring Detail

SECOND FLOOR REFLECTED CEILING PLAN

OPENING SCHEDULE - INTERIOR OPENINGS OPENING SCHEDULE - EXTERIOR OPENINGS

WEATHER RESISTANT BARRIER DETAILS

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

CONSOLIDATED TREE AND SITE IMPROVEMENT PLAN

EMAIL: KA.LITCHFIELD@FRONTIER.COM

MALSAM - TSANG STRUCTURAL ENGINEERING 122 SOUTH JACKSON STREET SUITE 210

EMAIL: APARK@VIEWCRESTCAPITAL.COM

ARCHITECT:

EMAIL: ABOWHAY@STUDIO19ARCHITECTS.COM

VIEWCREST CAPITAL
11900 NE 1st ST, SUITE 300
BELLEVUE, WA 98005
CONTACT: ANDY PARK
TEL: 425-591-7690
EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

MUNICIPALITY REVIEW
CITY OF MERCER ISLAND #:1503-086

	DATE	DESCRIPTION
1	02/10/2015	BUILDING PERMIT SUBMITTAL
2	06/01/2015	PERMIT CORRECTIONS
3	07/01/2015	PERMIT CORRECTIONS
4	07/12/2015	100% PERMIT DOCUMENTS
		-

SHEET TITLE:

05/18/2020

COVERSHEET

SHEET ISSUE:

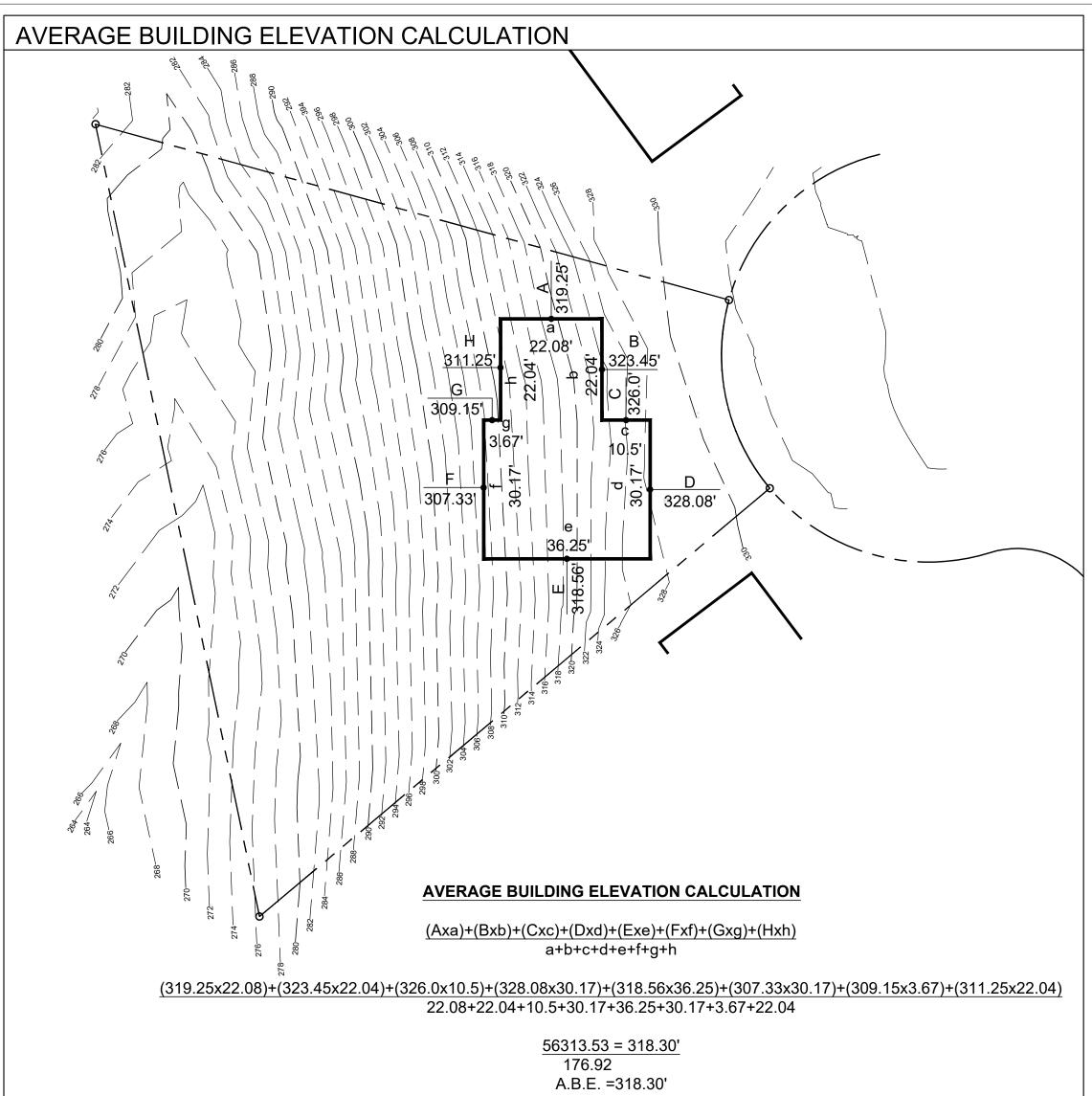
DATE ISSUED: 05/18/2020 PROJECT NO.: 20140218

SHEET NUMBER:

G0 01

PERMIT REVISION SUBMITTAL

PERMIT REVISION SUBMITTAL



GRADING CALCULATIONS

TOTAL CUT (CUBIC YARDS):

AREA A - BASEMENT & CRAWL SPACE @ SOUTH FOOTING: 46 CU. YDS.

AREA B - BASEMENT & CRAWL SPACE BETWEEN SOUTH FOOTING AND STAIR: 89 CU. YDS

AREA C - BASEMENT @ STAIR: 106 CU. YDS.

AREA D - FOOTINGS @ GARAGE: 53 CU. YDS. AREA E - DRIVEWAY: 15 CU. YDS

AREA F - FRONT PATIO: 16 CU. YDS

AREA G - SOUTHERN RETAINING WALLS / PLANTERS: 57 CU. YDS.

AREA H - SOUTH BASEMENT DECK FOOTING: 37 CU. YDS.

TOTAL CUT: 419 CU. YDS

TOTAL FILL (CUBIC YARDS):

AREA 1 - NORTH PLANTER: 10 CU. YDS.

AREA 2 - WESTERN PORTION OF BASEMENT: 20 CU YDS. AREA 3 - EASTERN PLANTER: 8 CU.YDS

TOTAL FILL = 38 CU. YDS

TOTAL CUT AND FILL: 457 CUBIC YARDS

NATURAL GRADE TO REMAIN NO CUT OR FILL √**G**∀

ZONING REGULATION SUMMARY

SECTION	EXISTING / REQUIRED	PROPOSED	COMPLIES	SHEET
ZONING	R-9.6	R-9.6	YES	G0.02
LOT SIZE	13,746 SF			SRVY
	STEEP SLOPE			
CRITICAL AREAS	HILLSIDE (51% SLOPE)			SRVY
	TYPE 2 WATERCOURSE (50 FT BUFFER)	TYPE 3 WATERCOURSE (35 FT BUFFER)	YES	SRVY & A1.01
MAXIMUM BUILDABLE AREA	45% of LOT AREA (13,746 SF) = 6,064 SF	4,245 SF (31%)	YES	G0.02
MAXIMUM IMPERVIOUS COVERAGE	20% of LOT AREA (13,746 SF) = 2,749.2 SF	2,720.27SF (19.73%)	YES	G0.02, A1.01
BUILDING HEIGHT LIMIT	30' FROM AVERAGE BUILDING GRADE (348.3'). 35' FROM EXISTING GRADE TO TOP OF PLATE ON DOWNHILL SIDE. (ROOF PEAK MUST STILL BE BELOW 30' HEIGHT LIMIT	BUILDING HEIGHT IS 347.74' (ROUGHLY 6" BELOW HEIGHT LIMIT) FROM AVERAGE BUILDING GRADE. 35' FROM EXISTING GRADE TO TOP OF PLATE ON DOWNHILL SIDE. (ROOF PEAK IS STILL BE BELOW 30' HEIGHT LIMIT)	YES	G0.02, A3.01 - A3.04, A4.01 - A4.05
	FRONT = 20' MINIMUM	16' (PROPOSED 4 FT FRONT SETBACK REDUCTION)	YES	A1.01
SETBACKS	REAR = 25' MINIMUM	25'	YES	A1.01
	SIDES = 5' MINIMUM	5'	YES	A1.01
PARKING	2 COVERED SPACES & 1 ADDITIONAL OFF-STREET PARKING SPACE / DWELLING UNIT	2 COVERED SPACES & 1 ADDITIONAL OFF-STREET PARKING SPACE / DWELLING UNIT	YES	A2.01
PARKING ACCESS	ACCESS FROM PUBLIC ROAD	17 FT DRIVE	YES	A2.01
LANDSCAPING	TOTAL DIAMETER OF TREES RETAINED OR PLANTED = 2 INCH PER 1000 SF	1	YES	A1.02
FIRE SPRINKLERS	PER NFPA 13D - REQUIRED ON STRUCTURES 5,000 SF OR MORE	NO	YES	DEFERED
CONSTRUCTION TYPE	RESIDENTIAL - TYPE VA			
WATER	WATER DISTRICT			
SEWER / SEPTIC	PUBLIC			
ROAD ACCESS	PUBLIC			
STREET SURFACE	PAVED- ASPHALT			

ENERGY CODE INFORMATION

	•	
PERFORMANCE REQUIREMENT	MEET OR EXCEED THE 2012 WASHINGTON STATE ENERGY CODE	PROPOSED
TOTAL HEATED FLOOR AREA (GROSS)		3,017.01 SF
LEVEL 1		1,394 SF
LEVEL 2		976.21 SF
LEVEL 3		646.80
GLAZING AREA % OF FLOOR	OPTION III : UNLIMITED	1,310.67 SF
CLIMATE ZONE	1	
FENESTRATION U-FACTOR	0.30	
CEILING R-VALUE	R-49 OR R-38 ADVANCED FRAMED CEILING	
WOOD FRAME WALL ABOVE GRADE R-VALUE	R-21 (16 OC, HEADERS MIN R-10)	
FLOOR R-VALUE / U-FACTOR	R = 30 / U = 0.029	
SLAB ON GRADE R-VALUE	R = 10, 2'	
BELOW GRADE U-FACTOR	0.042	
DOOR U-FACTOR	0.20	
DOOR U-FACTOR (DEFAULT GLAZED FENESTRATION U-FACTOR, METAL WITH THERMAL BREAK,		

VENTILATION NOTES

DOUBLE PANE; TABLE R303.1.3 (1))

- 1. PROVIDE PROPER ROOF & CRAWL SPACE VENTILATION PER IBC..
- 2. VENT DRYER TO OUTSIDE PER MECHANICAL CODE. 3. VENT ALL FANS TO OUTSIDE W/ 3' MIN. SEPARATION TO BUILDING OPENINGS OR >.
- 4. VENT HOT WATER TANK TO EXPANSION TANK. 5. VENT DISHWASHER AT SINK.
- 6. EXHAUST MINIMUMS:
 - A. PROVIDE SOURCE SPECIFIC INTERMITTENT OPERATION EXHAUST FANS WITH THE FOLLOWING MINIMUM STANDARDS:

- BATHROOMS / LAUNDRY ROOMS: 75 CFM AT 0.25" W.G. - KITCHEN HOODS & DOWNDRAFTS: 150 CFM AT 0.10" W.G.

7. PROVIDE INTEGRATED WHOLE HOUSE VENTILATION WITH FORCED AIR SYSTEM. WHOLE HOUSE VENTILATION SYSTEM SHALL CONFORM WITH STATE VENTILATION AND

INDOOR AIR CODE - CURRENT EDITION AND SHALL BE CAPABLE WITH THE FOLLOWING MINIMUM STANDARDS: A. SYSTEM SHALL PROVIDE OUTDOOR AIR AT THE RATE OF 90 CFM PER M1507.3.3.

B. SYSTEM SHALL DISTRIBUTE OUTDOOR AIR TO EACH HABITABLE SPACE THROUGH THE FORCED-AIR SYSTEM DUCTS.

C. SYSTEM SHALL HAVE AN OUTDOOR AIR INLET DUCT CONNECTING A TERMINAL ELEMENT ON THE OUTSIDE OF THE BUILDING TO THE RETURN AIR PLENUM OF THE FORCED-AIR SYSTEM, AT A POINT WITHIN 4 FEET UPSTREAM OF THE AIR HANDLER.

D. THE OUTDOOR AIR INLET DUCT CONNECTION TO THE RETURN AIR STREAM SHALL BE LOCATED UPSTREAM OF THE FORCED-AIR SYSTEM BLOWER AND SHALL NOT BE CONNECTED DIRECTLY INTO A FURNACE CABINET TO PREVENT THERMAL SHOCK TO THE HEAT EXCHANGER.

E. THE SYSTEM WILL BE EQUIPPED WITH A MOTORIZED DAMPER CONNECTED TO THE AUTOMATIC VENTILATION CONTROL AS SPECIFIED IN SECTION M1507.3.2. F. THE REQUIRED FLOW RATE SHALL BE VERIFIED BY FIELD TESTING WITH A FLOW HOOD OR A FLOW MEASURING STATION.

8. VENTILATION DUCT INSULATION: A. ALL SUPPLY DUCTS IN THE CONDITIONED SPACE SHALL BE INSULATED TO A MINIMUM OF R-4. PER M1507.3.5.2

B. OUTDOOR AIR INLETS. INLETS SHALL BE SCREENED OR OTHERWISE PROTECTED FROM ENTRY BY LEAVES OR OTHER MATERIAL

C. OUTDOOR AIR INLETS SHALL BE LOCATED SO AS NOT TO TAKE AIR FROM THE FOLLOWING AREAS: 1. CLOSER THAN 10 FEET FROM AN APPLIANCE VENT OUTLET, UNLESS SUCH VENT OUTLET IS 3 FEET ABOVE THE OUTDOOR AIR INLET.

2. WHERE IT WILL PICK UP OBJECTIONABLE ODORS, FUMES OR FLAMMABLE VAPORS.

3. A HAZARDOUS OR UNSANITARY LOCATION. 4. A ROOM OR SPACE HAVING ANY FUEL-BURNING APPLIANCES THEREIN.

5. CLOSER THAN 10 FEET FROM A VENT OPENING OF A PLUMBING DRAINAGE SYSTEM UNLESS THE VENT OPENING IS AT LEAST 3 FEET ABOVE THE AIR INLET.

6. ATTIC, CRAWL SPACES, OR GARAGES.

1. IN EACH SLEEPING ROOM AN EGRESS WINDOW OR DOOR SHALL BE PROVIDED THAT HAS 5.7 SF OF CLEAR NET OPERABLE AREA. THE SMALLEST CLEAR MIN. DIMENSION SHALL NOT BE LESS THAN 20" IN WIDTH OR 24" IN HEIGHT. WINDOW

SILLS IN SLEEPING ROOMS NOT TO EXCEED 44" ABOVE FLOOR. 2. ALL WINDOWS TO BE DOUBLE-GLAZED WITH A MINIMUM U-VALUE OF 0. 35 OR 3. ALL GLASS IN A DOOR OR WITHIN 12" OF DOOR, OR WITHIN 18" OF FLOOR OR

WITHIN 60" OF TUB FLOOR, OR ANY OTHER HAZARDOUS AREA PER CODE, TO BE TEMPERED SAFETY GLASS. 4. 20 MIN., SELF-CLOSING DOOR REQUIRED AT GARAGE ENTRANCE TO LIVING

SPACE.

1. ALL WASTE LINES TO BE INSULATED WITH ACOUSTIC INSULATION. 2. ELECTRICAL WIRING SHALL CONFORM TO THE 2012 WASHINGTON STATE

ELECTRICAL CODE. 3. INSTALL OUTLETS AND SWITCHES AT HEIGHTS AND LOCATIONS REQUIRED BY 2006 INTERNATIONAL RESIDENTIAL CODE. AND THE 2012 WASHINGTON STATE

ELECTRICAL CODE. 4. LIGHTING WATTAGE SHALL MEET THE 2012 WASHINGTON STATE ELECTRICAL

5. PROVIDE SMOKE DETECTORS AND FIRE SUPPRESSION SYSTEMS TO MEET THE 2012 INTERNATIONAL RESIDENTIAL CODE AND 2012 INTERNATIONAL FIRE CODE.

PROJECT INFORMATION

PROJECT DESCRIPTION:

PROPERTY ADDRESS:

LEGAL DESCRIPTION:

CONSTRUCT A NEW SINGLE FAMILY RESIDENCE AND RELATED SITE IMPROVEMENTS 4703 88TH AVENUE SOUTHEAST

MERCER ISLAND, WA 98040

SEISMIC ZONE: ZONE 3

LOT 5, GILBERT ADDITION, AS PER PLAT RECORDED IN VOLUME 74 OF PLATS PAGE 47 RECORDS OF KING

SITUATE IN THE CITY OF MERCER ISLAND, WASHINGTON.

ASSESSOR'S PARCEL NO: 275700-0050-00 13,746 SQ. FT. LOT AREA:

APPLICABLE CODES:

MERCER ISLAND MUNICIPAL CODE, ADOPTED NOVEMBER 19, 2019

2012 INTERNATIONAL BUILDING CODE WITH STATEWIDE AND CITY AMENDMENTS

2012 INTERNATIONAL RESIDENTIAL CODE WITH STATEWIDE AND CITY AMENDMENTS

2012 INTERNATIONAL MECHANICAL CODE WITH STATEWIDE AND CITY AMENDMENTS

2012 SEATTLE ENERGY CODE - RESIDENTIAL

WASHINGTON CITIES ELECTRICAL CODE

CITY AMENDMENTS 2012 INTERNATIONAL FUEL GAS CODE WITH STATEWIDE

2012 INTERNATIONAL FIRE CODE WITH STATEWIDE AND

2012 WASHINGTON STATE PLUMBING CODE WITH CITY **AMENDMENTS**

BUILDING CODE INFORMATION

USE GROUP: R3 (SINGLE FAMILY)

CONSTRUCTION TYPE: RESIDENTIAL - TYPE V

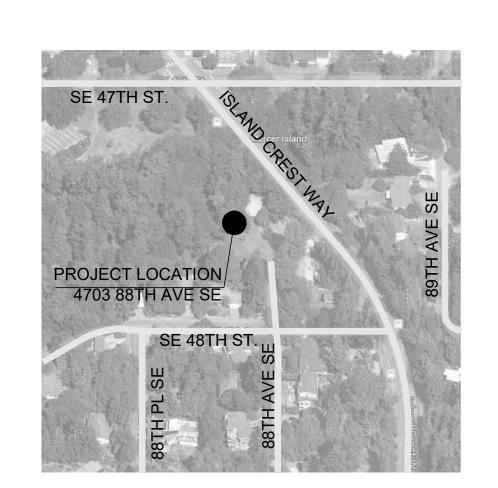
MERCER ISLAND FIRE PREVENTION OFFICE TO

AND CITY AMENDMENTS

MAKE A DETERMINATION OF THE NEED FOR AUTOMATIC FIRE SPRINKLERS BASED UPON THE 2012 INTERNATIONAL FIRE CODE.

VICINITY MAP

FIRE SPRINKLER SYSTEM:



CITY OF MERCER ISLAND #:1503-086

MUNICIPALITY REVIEW

studiol9 architects

 $207-\frac{1}{2}$ first ave. s | suite 300 seattle, washington 98104 www.studio19architects.com

REGISTERE ARCHITECT

HUI TIAN

EMAIL: APARK@VIEWCRESTCAPITAL.COM

PROFESSIONAL SEAL:

PROJECT:

VIEWCREST CAPITAL

BELLEVUE, WA 98005

TEL: 425-591-7690

4703 88TH AVE SE

CONTACT: ANDY PARK

11900 NE 1st ST, SUITE 300

HOUSE 88

MERCER ISLAND, WA 98040

SHEET ISSUE:

DESCRIPTION BUILDING PERMIT SUBMITTAL 1 02/10/2015 2 06/01/2015 PERMIT CORRECTIONS 3 07/01/2015 PERMIT CORRECTIONS

100% PERMIT DOCUMENTS

PERMIT REVISION SUBMITTAL

PERMIT REVISION SUBMITTAL

SHEET TITLE:

4 07/12/2015

01/14/2020

05/18/2020

CODE SUMMARY & GENERAL NOTES

DATE ISSUED: PROJECT NO.:

SHEET NUMBER:

05/18/2020

20140218



1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, AND LOCAL BUILDING AND FIRE CODES

2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS OTHER THAN THE BUILDING PERMIT. ADDITIONALLY, PAY FOR ALL OTHER CHARGES, FEES OR COSTS ASSOCIATED WITH THE WORK AND CHARGED BY THE MUNICIPALITY, UTILITIES, OR PRIVATE COMPANIES.

3. GENERAL CONTRACTOR SHALL VISIT JOB SITE AND VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. ANY CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND APPROVED BEFORE COMMENCING WORK..

4. GENERAL CONTRACTOR SHALL COORDINATE ALL EQUIPMENT OR SYSTEMS TO BE SALVAGED WITH THE OWNER. THE OWNER SHALL DIRECT THE CONTRACTOR AS TO THE LOCATION OF A STORAGE AREA FOR SALVAGED ITEMS. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL FROM THE CONSTRUCTION SITE ALL CONSTRUCTION DEBRIS AND/OR ITEMS NOT RETAINED BY THE OWNER'S REPRESENTATIVE.

5. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR STRUCTURES UNTIL ALL FINAL CONNECTIONS ARE INSTALLED. 6. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

1. GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS.

2. NOTIFY ARCHITECT CONCERNING QUESTIONS, CHANGES, CONFLICTS OR OMISSIONS. IN THE EVENT OF CONFLICTS OR CHANGES BETWEEN DETAILS OR BETWEEN THE PLANS AND SPECIFICATIONS, NOTIFY ARCHITECT IMMEDIATELY. OBTAIN CLARIFICATION BEFORE PROCEEDING. 3. FACE OF FRAMING IS TO BE FLUSH WITH FACE OF CONCRETE, UNLESS

OTHERWISE INDICATED. 4. THE TYPICAL EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE AND/OR FACE OF FRAMING. INTERIOR DIMENSIONS ARE TO FACE OF FRAMING, UNLESS

OTHERWISE INDICATED. 5. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE SIMILAR IN CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. REFER TO ARCHITECTURAL DRAWINGS FOR OPENINGS,

ARCHITECTURAL REQUIREMENTS AND DIMENSIONS. 6. INFORMATION CONTAINED WITHIN THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR. ALL ATTEMPTS HAVE BEEN MADE TO ACCURATELY REPRESENT THE EXISTING BUILDING AND SURROUNDINGS VIA OWNER SUPPLIED AS-BUILTS AND FIELD VERIFICATION. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK TO AVOID UNREASONABLE DELAYS TO THE SCHEDULE.

7. ALL DRAWINGS OF EXISTING CONDITIONS ARE FOR REFERENCE ONLY, ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED.

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL APPLICABLE COUNTY, AND LOCAL BUILDING AND FIRE CODES AS REQUIRED.

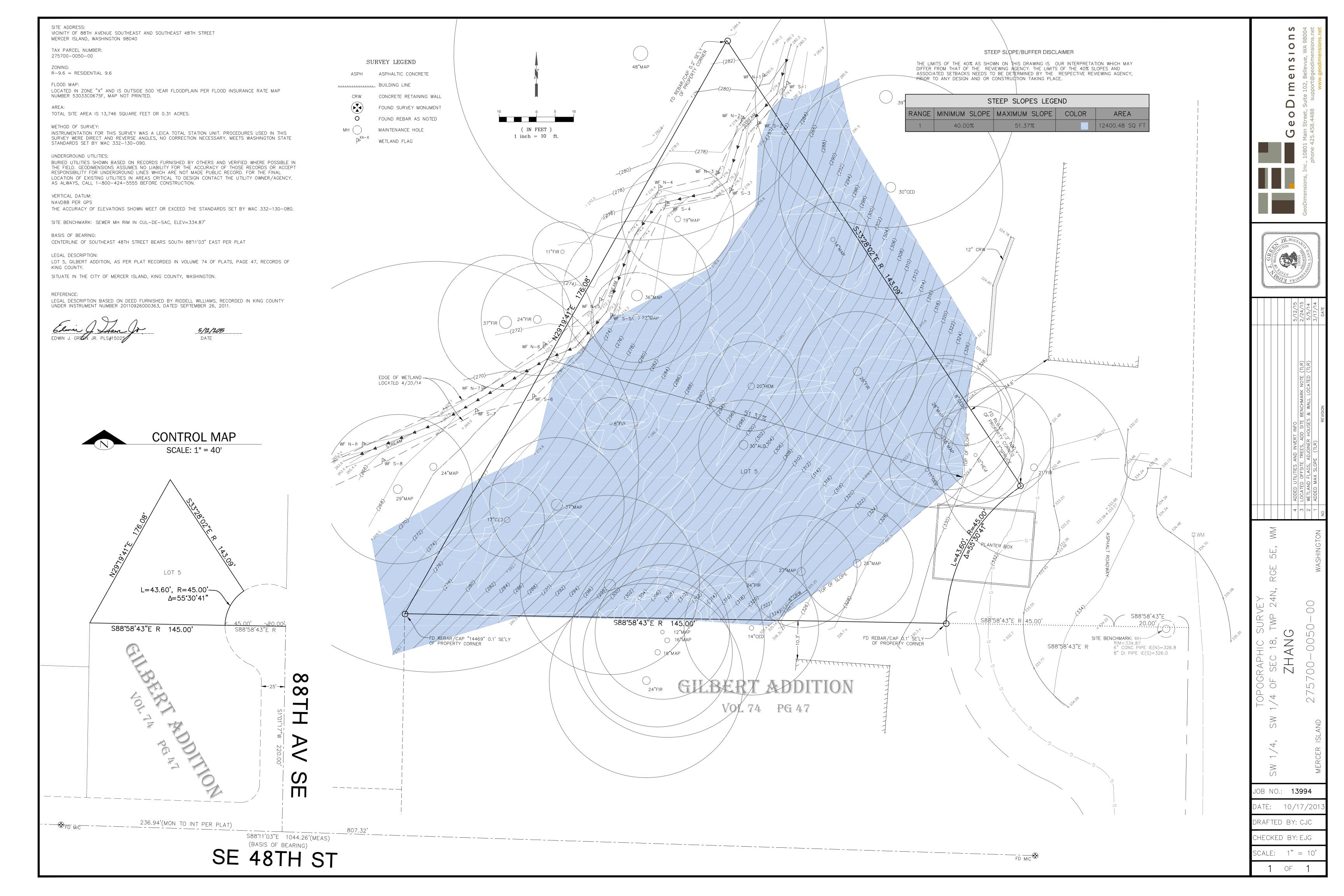
2. ALL WOOD AND SONITUBE FORMS USED FOR CONCRETE IN THE GROUND OR BETWEEN FOUNDATION SILLS & THE GROUND SHALL BE REMOVED.

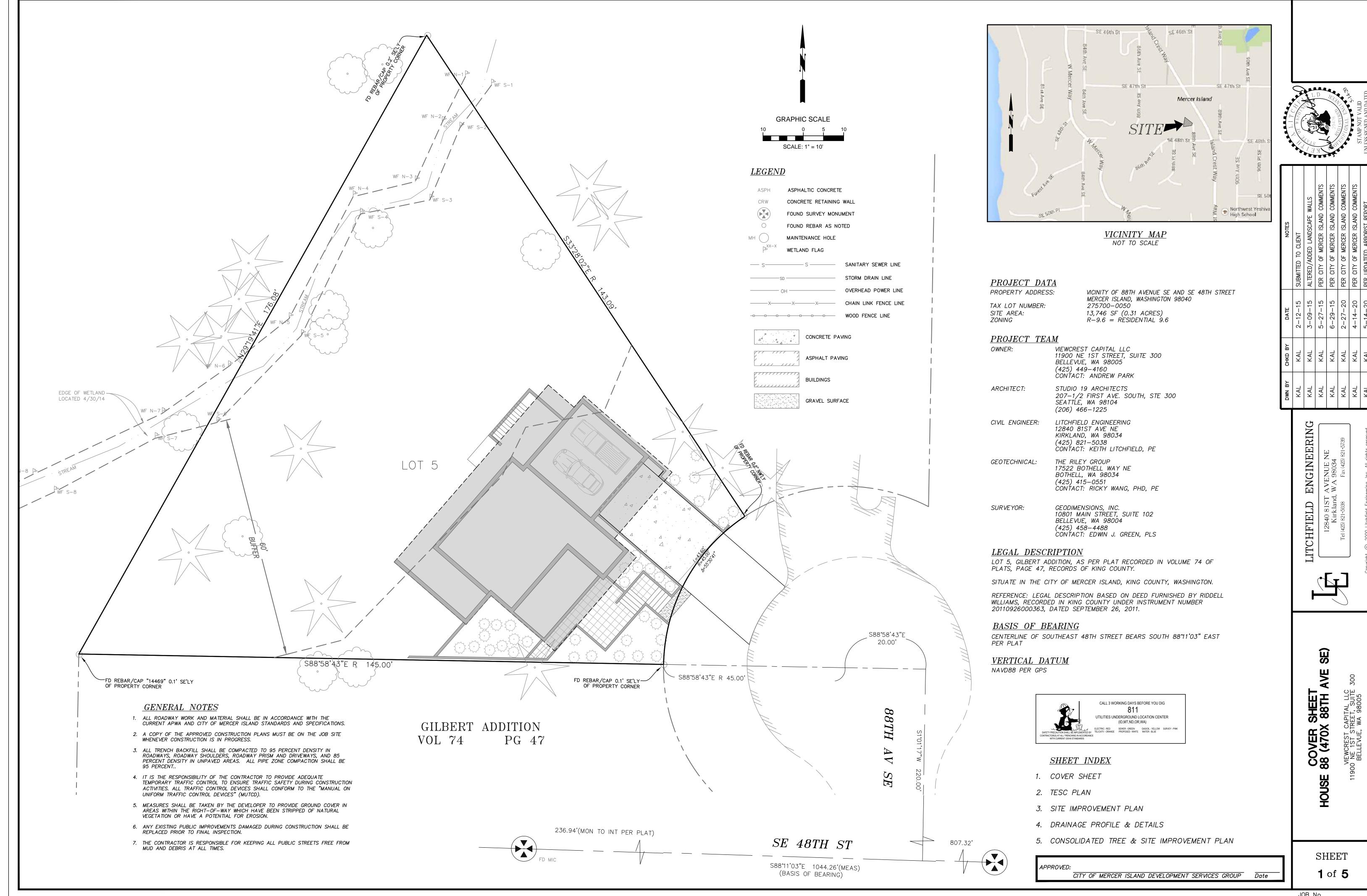
3. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WOOD OR ANY SPECIES OR FOUNDATION GRADE CEDAR OR REDWOOD. ALL MARKED BY AN APPROVED TESTING AGENCY. 4. PROVIDE 90# FELT BETWEEN POSTS & CONCRETE.

5. PROVIDE DRAFT STOPS, FIRE BLOCKING, AND FIRESTOPS AS REQUIRED BY

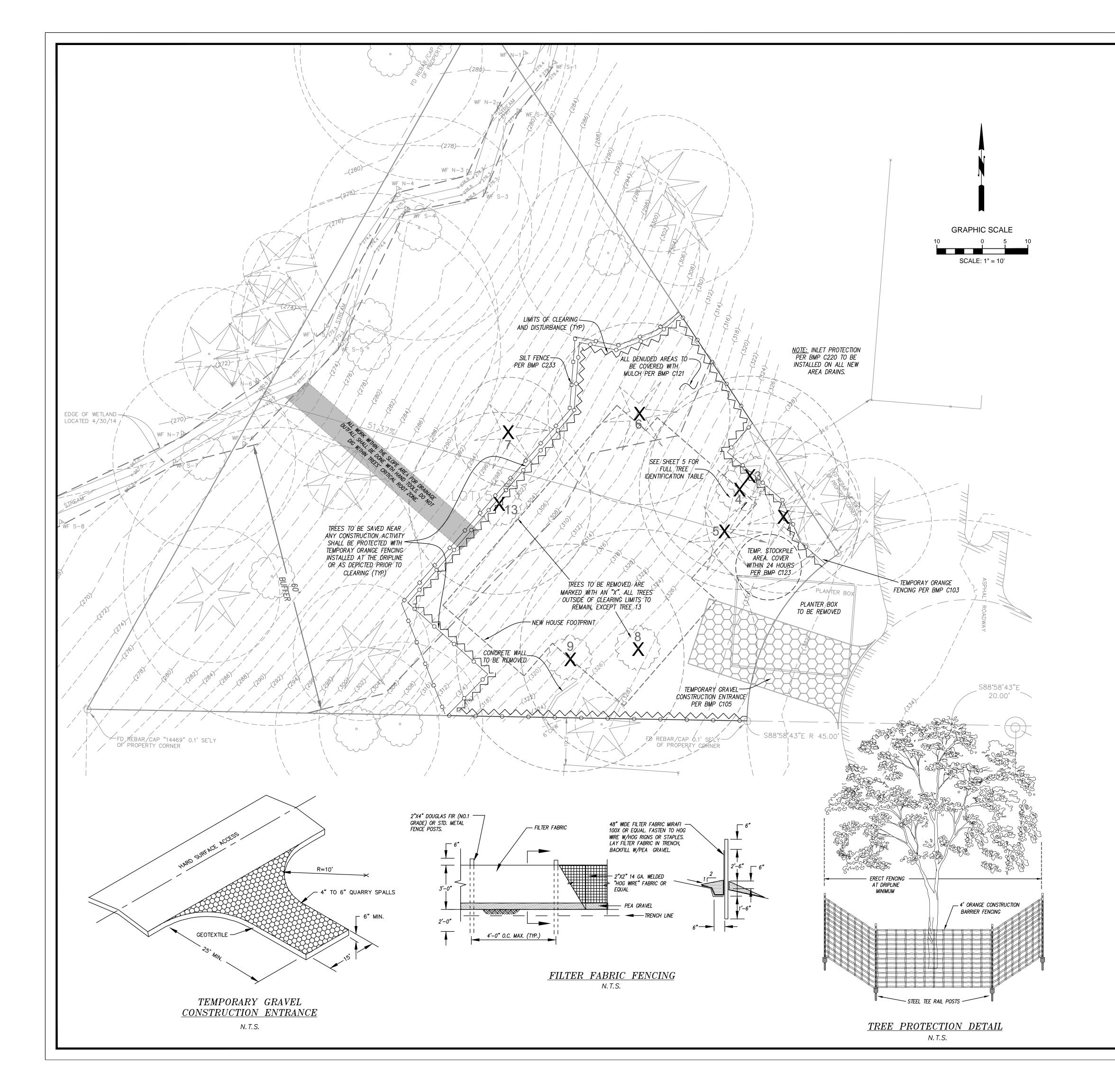
6. FLASHING AND COUNTER FLASHING TO BE MIN. 24 GAUGE OF CORROSION-RESISTANT METAL, AND SHALL BE INSTALLED IN COMPLIANCE WITH LOCAL BUILDING CODES AND MANUFACTURES RECOMMENDATIONS.

7. GENERAL CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL WALL-MOUNTED HARDWARE, TOILET ACCESSORIES, TOWEL BARS, LIGHT FIXTURES, BUILT-INS, ETC., AS REQUIRED FOR SECURE AND PROPER INSTALLATION.





JOB No.

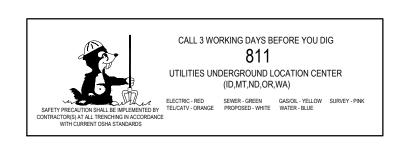


EROSION/SEDIMENTATION CONTROL NOTES

- PRIOR TO BEGINNING EARTH DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRADING, ALL CLEARING LIMITS, EASEMENTS, SETBACKS, TREES AND DRAINAGE COURSES SHALL BE CLEARLY DEFINED AND MARKED IN THE FIELD TO PREVENT DAMAGE AND OFFSITE IMPACTS.
- 2. CONSTRUCTION VEHICLE ACCESS AND EXIT SHALL BE LIMITED TO ONE ROUTE IF POSSIBLE. ACCESS POINTS SHALL BE STABILIZED WITH QUARRY SPALLS OR CRUSHED ROCK TO MINIMIZE THE TRACKING OF SEDIMENTS ONTO PUBLIC STREETS. WHEEL WASH OR TIRE BATHS SHALL BE LOCATED ON—SITE. IF SEDIMENT IS TRANSPORTED ONTO A ROAD SURFACE, THE PAVEMENT SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE PAVEMENT BY SHOVELING OR SWEEPING AND BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. STREET WASHING WILL ONLY BE ALLOWED AFTER SEDIMENT IS REMOVED IN THIS MANNER. PAVEMENT WASHING SHALL NOT OCCUR UNTIL ALL STORM DRAIN INLETS, LOCATED DOWNSTREAM OF THE WASHING AREA, HAVE BEEN PROTECTED BY PLACEMENT OF A FILTER CLOTH UNDER THE INLET GRATE.
- 3. PROPERTIES AND WATERWAYS DOWNSTREAM FROM THE DEVELOPMENT SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM THE PROJECT SITE.
- 4. PRIOR TO LEAVING THE SITE, STORMWATER RUNOFF SHALL PASS THROUGH APPROVED SEDIMENT BARRIERS OR FILTERS, DIKES, OR ANY OTHER APPROVED FACILITY INTENDED TO TRAP SEDIMENT. THESE SEDIMENT CONTROLLING MEASURES SHALL BE CONSTRUCTED AS THE FIRST STEP IN GRADING. THESE FACILITIES SHALL BE FUNCTIONAL BEFORE ANY OTHER LAND DISTURBING ACTIVITY TAKES PLACE. EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS SHALL BE SEEDED AND MULCHED ACCORDING TO THE TIMING INDICATED UNDER ITEM 5.
- 5. ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY THE PLACEMENT OF SOD OR OTHER VEGETATION, PLASTIC COVERING, MULCHING, APPLICATION OF BASE ROCK WITHIN AREAS TO BE PAVED, OR SOME OTHER APPROVED MEANS, TO PROTECT THE SOIL FROM THE EROSIVE FORCES OF RAINDROP IMPACT AND FLOWING WATER. FROM OCTOBER 1 THROUGH APRIL 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 2 DAYS. FROM MAY 1 THROUGH SEPTEMBER 30, NO SOIL SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS. THIS CONDITION APPLIES TO ALL SOILS ON SITE, WHETHER AT FINAL GRADE OR NOT. THE SOIL STABILIZATION MEASURES SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, ESTIMATED DURATION OF USE, AND THE POTENTIAL WATER QUALITY IMPACTS THAT THE STABILIZATION MEASURES MAY HAVE ON THE DOWNSTREAM WATERS. SOIL STOCKPILES SHALL BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING MEASURES.
- 6. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. CONSIDER SOIL TYPE AND ITS POTENTIAL FOR EROSION. REDUCE SLOPE RUNOFF VELOCITIES BY (1) REDUCING THE LENGTH OF CONTINUOUS SLOPES BY USING TERRACING AND DIVERSIONS, (2) REDUCING THE GRADE OF THE SLOPE, AND (3) ROUGHEN SLOPE SURFACE. CONTAIN DOWNSLOPE COLLECTED WATER IN PIPES OR PROTECTED CHANNELS.
- 7. ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT STORMWATER RUNOFF SHALL NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENTS.
- 8. ALL TEMPORARY ON—SITE CONVEYANCE CHANNELS SHALL BE DESIGNED, CONSTRUCTED AND STABILIZED TO PREVENT EROSION. STABILIZATION, INCLUDING ARMORING MATERIAL, ADEQUATE TO PREVENT EROSION AT ALL DISCHARGE POINTS, ADJACENT STREAM BANKS, SLOPES AND DOWNSTREAM REACHES, SHALL BE PROVIDED.
- 9. ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON—SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, SOLVENT AND DE—GREASING CLEANING OPERATIONS AND OTHER ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF, MUST BE CONDUCTED UNDER COVER AND ON IMPERVIOUS SURFACES. THESE SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILLAGE INCIDENT. WHEEL WASH, OR TIRE BATH WASTEWATER, SHALL NOT BE DISCHARGED TO THE STORM DRAIN, OR ON—SITE STORMWATER TREATMENT SYSTEM.
- 10. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

CONSTRUCTION SEQUENCE:

- 1. ATTEND PRE-CONSTRUCTION MEETING
- 2. FLAG CLEARING LIMITS
- 3. INSTALL ORANGE TREE BARRIER FENCING
- 4. INSPECTION BY CITY OF MERCER ISLAND INSPECTOR
- 5. EROSION CONTROL DEVICES AND RESOURCES TO COVER ALL SOIL, IN CASE OF EROSION RISK, ARE TO BE ON THE SITE AT ALL TIMES
- 6. CONSTRUCT TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- 7. CLEAR AND GRUB WITHIN CLEARING LIMITS
- 8. SITE GRADING
- 9. INSTALL UNDERGROUND UTILITIES
- 10. TEMPORARY COVER OR APPLY PERMANENT VEGETATION, WHICH EVER IS APPROPRIATE
- 11. FINISH GRADE
- 12. APPLY PERMANENT VEGETATION AND MULCH ALL DISTURBED AREAS
- 13. CLEAN—UP THE SITE. TEMPORARY EROSION CONTROL DEVICES MAY BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THEY ARE NO LONGER NECESSARY



APPROVED:

CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP Date

KESTONAL ENGLAND

CHKD BY		
	DATE	NOTES
	2-12-15	SUBMITTED TO CLIENT
	3-09-15	ALTERED/ADDED LANDSCAPE WALLS
	5-27-15	PER CITY OF MERCER ISLAND COMMENTS
	6-29-15	PER CITY OF MERCER ISLAND COMMENTS
	2-27-20	PER CITY OF MERCER ISLAND COMMENTS
	4-14-20	PER CITY OF MERCER ISLAND COMMENTS
	5-14-20	PER UPDATEED ARBORIST REPORT

TCHFIELD ENGINEERIN

12840 81ST AVENUE NE
Kirkland, WA 98034

Tel (425) 821-5038 Fax (425) 821-5739

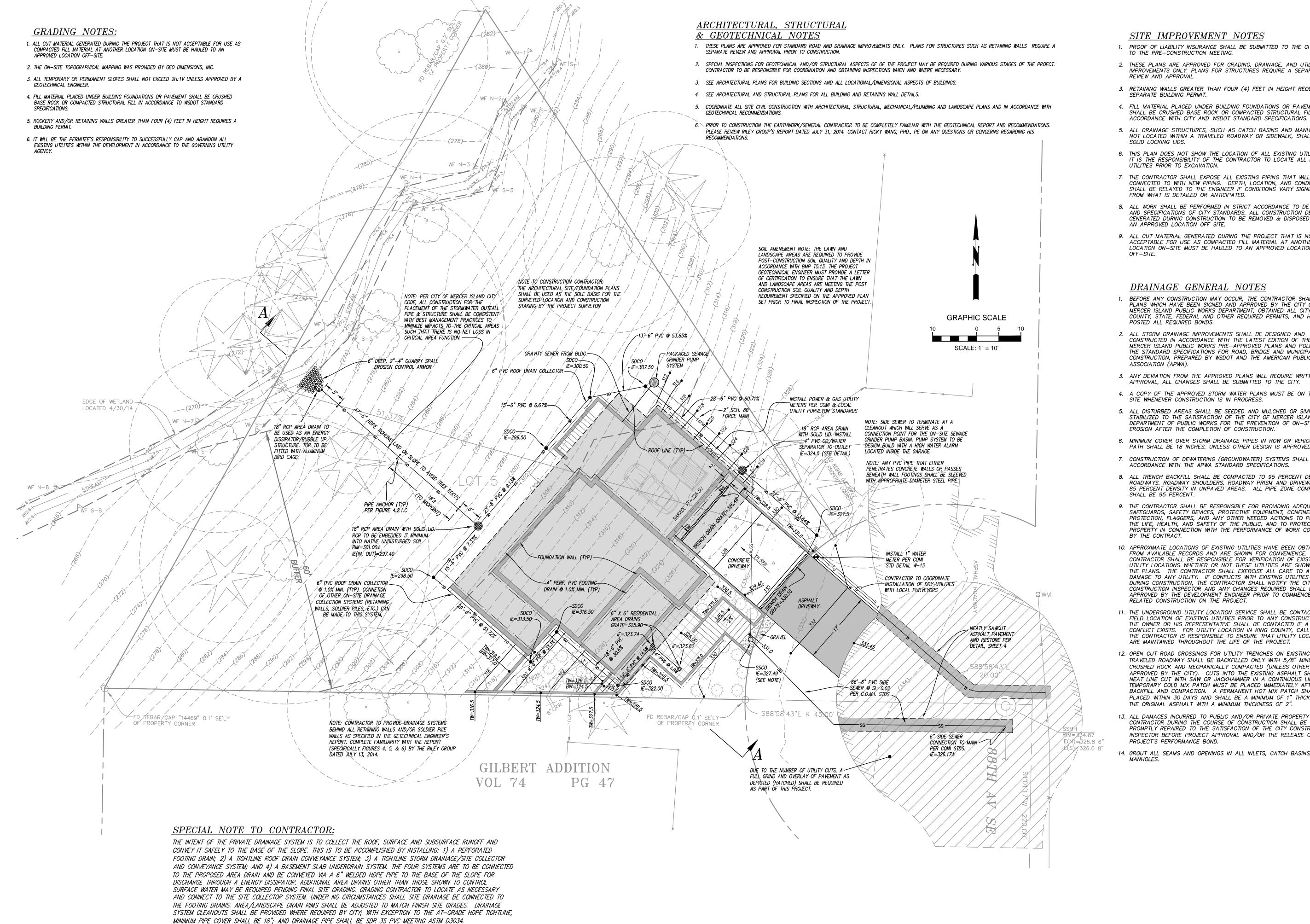
SE)

88 (470X 88TH AVE S

V 11900

SHEET

2 of 5



SITE IMPROVEMENT NOTES

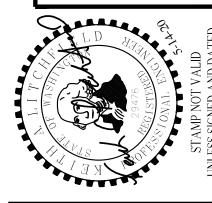
- PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRE-CONSTRUCTION MEETING.
- 2. THESE PLANS ARE APPROVED FOR GRADING, DRAINAGE, AND UTILITY IMPROVEMENTS ONLY. PLANS FOR STRUCTURES REQUIRE A SEPARATE REVIEW AND APPROVAL.
- 3. RETAINING WALLS GREATER THAN FOUR (4) FEET IN HEIGHT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

DRAINAGE GENERAL NOTES

- 1. BEFORE ANY CONSTRUCTION MAY OCCUR, THE CONTRACTOR SHALL HAVE PLANS WHICH HAVE BEEN SIGNED AND APPROVED BY THE CITY OF MERCER ISLAND PUBLIC WORKS DEPARTMENT, OBTAINED ALL CITY, COUNTY, STATE, FEDERAL AND OTHER REQUIRED PERMITS, AND HAVE POSTED ALL REQUIRED BONDS.
- 2. ALL STORM DRAINAGE IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF MERCER ISLAND PUBLIC WORKS PRE-APPROVED PLANS AND POLICIES AND THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, PREPARED BY WSDOT AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
- 3. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL, ALL CHANGES SHALL BE SUBMITTED TO THE CITY.
- 4. A COPY OF THE APPROVED STORM WATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- 5. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SIMILARLY STABILIZED TO THE SATISFACTION OF THE CITY OF MERCER ISLAND DEPARTMENT OF PUBLIC WORKS FOR THE PREVENTION OF ON-SITE EROSION AFTER THE COMPLETION OF CONSTRUCTION.
- 6. MINIMUM COVER OVER STORM DRAINAGE PIPES IN ROW OR VEHICULAR PATH SHALL BE 18 INCHES, UNLESS OTHER DESIGN IS APPROVED.
- 7. CONSTRUCTION OF DEWATERING (GROUNDWATER) SYSTEMS SHALL BE IN ACCORDANCE WITH THE APWA STANDARD SPECIFICATIONS.
- 8. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, CONFINED SPACE PROTECTION, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT.
- 10. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITY LOCATIONS WHETHER OR NOT THESE UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE TO ANY UTILITY. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CITY CONSTRUCTION INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE DEVELOPMENT ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
- 11. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 811. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- 12. OPEN CUT ROAD CROSSINGS FOR UTILITY TRENCHES ON EXISTING TRAVELED ROADWAY SHALL BE BACKFILLED ONLY WITH 5/8" MINUS CRUSHED ROCK AND MECHANICALLY COMPACTED (UNLESS OTHERWISE APPROVED BY THE CITY). CUTS INTO THE EXISTING ASPHALT SHALL BE NEAT LINE CUT WITH SAW OR JACKHAMMER IN A CONTINUOUS LINE. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. A PERMANENT HOT MIX PATCH SHALL BE PLACED WITHIN 30 DAYS AND SHALL BE A MINIMUM OF 1" THICKER THAN THE ORIGINAL ASPHALT WITH A MINIMUM THICKNESS OF 2".
- 13. ALL DAMAGES INCURRED TO PUBLIC AND/OR PRIVATE PROPERTY BY THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE CITY CONSTRUCTION INSPECTOR BEFORE PROJECT APPROVAL AND/OR THE RELEASE OF THE PROJECT'S PERFORMANCE BOND.
- 14. GROUT ALL SEAMS AND OPENINGS IN ALL INLETS, CATCH BASINS, AND

CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

APPROVED:



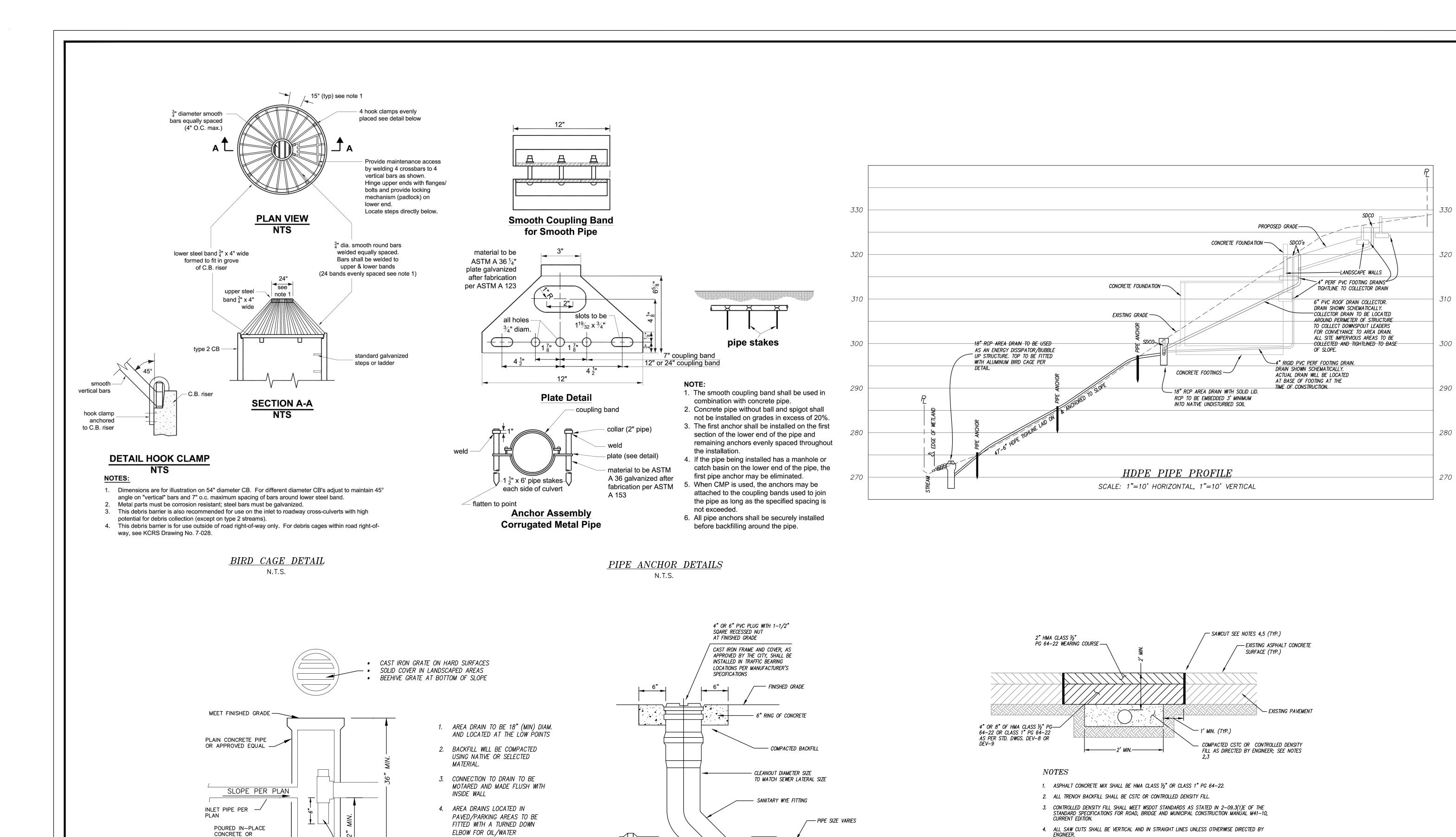
NOTES	SUBMITTED TO CLIENT	ALTERED/ADDED LANDSCAPE WALLS	PER CITY OF MERCER ISLAND COMMENTS	PER UPDATEED ARBORIST REPORT			
DATE	2-12-15	3-09-15	5-27-15	6-29-15	2-27-20	4-14-20	5-14-20
снкр ву	KAL	KAL	KAL	KAL	KAL	KAL	KAL
DWN BY	KAL	KAL	KAL	KAL	KAL	KAL	KAL

EERI БN A >HFIEL

ROVE (470X

3 of 5

SHEET



PIPE SIZE VARIES

<u>CLEANOUT</u> N. T. S.

SEPARATION.

-INSTALL 4" PVC OIL/WATER

TRENCH DRAIN

SEPARATOR (4"X4"X6"TEE) TO THE AREA DRAIN ADJACENT TO THE

PRE-CAST PLUG-

NATIVE SOIL OR — STRUCTURAL FILL

N.T.S.

ASPHALT PAVEMENT SAWCUT & RESTORATION N.T.S.

5. TACK ASPHALT FACES OF SAW CUTS AND SEAL SAW CUTS WITH PG 64-22 OIL.

6. HOT MIX ASPHALT SHALL BE A MINIMUM OF 6 INCHES THICK

D: _____

CITY OF MERCER ISLAND DEVELOPMENT SERVICES GROUP

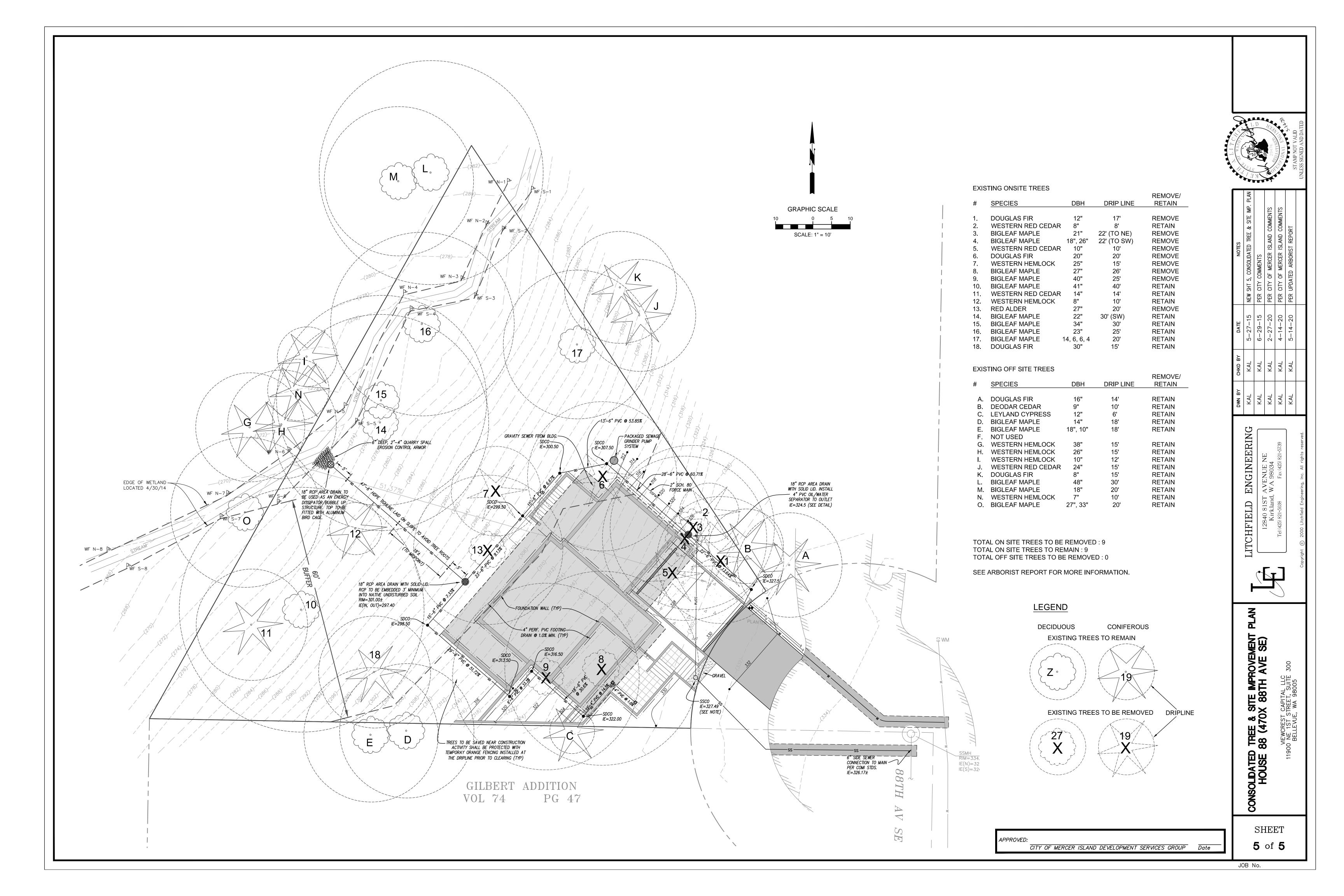
SHEET

4 of **5**

ENGINEERIN

CHFIELD

DET. AVE





SITE KEY NOTES

COURT YARD W/ PERMEABLE PAVERS. SEE DETAIL A5/A1.01

STEPS W/ PERMEABLE PAVERS

(3) SCORED CONC. DRIVEWAY @ 20% SLOPE MAX.

4 CONCRETE PLANTER. SEE RETAINING WALL DETAILS ON 6&10/S3.2

SITE NOTES

DEMOLITION NOTES:

1. DEMOLISH EXISTING RAISED PLANTER BED AND A

1. DEMOLISH EXISTING RAISED PLANTER BED AND ALL TREES IDENTIFIED AS "TO BE REMOVED" ON SHEET A1.02.

DESIGN AND CONSTRUCTION CRITERIA FOR PAVER BLOCKS:

1. GENERAL: INSTALLATION MUST BE IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND SPECIFICATIONS.

2. SUB-GRADE: COMPACT THE SUB-GRADE TO THE MINIMUM NECESSARY FOR STRUCTURAL STABILITY. USE STATIC, DUAL WHEEL, SMALL MECHANICAL ROLLERS OR PLATE VIBRATION MACHINES FOR COMPACTION. DO NOT ALLOW HEAVY COMPACTION DUE TO HEAVY EQUIPMENT OPERATION.

3. GEO-TEXTILE: GEO-TEXTILE FABRIC SHALL BE PLACED BENEATH THE RESERVOIR LAYER IN AREAS WHERE SOIL REMAINS SATURATED PART OF THE YEAR, WHERE THERE IS SOIL FREEZE AND THAW, OR OVER CLAY AND MOIST SILTY SUB-GRADE SOILS. THE GEO-TEXTILE FABRIC SHOULD PASS WATER AT A GREATER RATE THAN THE SUB-GRADE SOILS.

4. UNDER-DRAIN: PROVIDE AN UNDER-DRAIN PIPE WHEN SUB-GRADE SOILS ARE POORLY DRAINING OR SOILS REMAIN SATURATED PART OF THE YEAR.

RESERVOIR LAYER): USED CRUSHED AGGREGATE. CLEAN AND WASHED. NO FINES. "OPEN GRADED" ROCK CONTAINING ONLY A SMALL PERCENTAGE OF AGGREGATE IN THE SMALL RANGE. DO NOT USE ROUND ROCK.

5. AGGREGATE MATERIALS (STONE FILL, LEVELING COURSE, AND BASE / SUB-BASE

• STONE FILL / LEVELING COURSE - ASTM NO. 8 CRUSHED AGGREGATE. MINIMUM 1" TO 2" THICKNESS.

• <u>RESERVOIR COURSE</u> - ASTM NO. 57 CRUSHED AGGREGATE. MINIMUM 6" TO 12" THICKNESS DEPENDING ON PERMEABILITY OF THE SUB-GRADE SOILS

6. LIMITATIONS: THE DESIGN SHALL HAVE NO SURFACE DRAINAGE ON TO THE PAVERS FROM OTHER SURFACES. IF SURFACE DRAINAGE COMES FROM MINOR OR INCIDENTAL PERVIOUS AREAS, THOSE AREAS MUST BE FULLY STABILIZED. SLOPE ADJACENT IMPERVIOUS SURFACES AWAY FROM THE PERMEABLE PAVEMENT TO THE MAXIMUM EXTENT PRACTICABLE. MAXIMUM INSTALLED SLOPE IS GENERALLY 5%.

7. PROTECTION: AFTER WORK IS COMPLETE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING WORK FROM SEDIMENT DEPOSITION AND DAMAGE DUE TO SUBSEQUENT CONSTRUCTION ACTIVITY ON THE SITE.

8. IMPROPER INSTALLATION: MAY RESULT IN LOSS OF IMPERVIOUS SURFACE EXEMPTION OR MAY REQUIRE RE-CONSTRUCTION OF THE PAVING SYSTEM.

9. INSPECTIONS: THE CONTRACTOR SHALL CALL FOR INSPECTION OF THE

SUB-GRADE PREPARATION PRIOR TO PLACEMENT OF BASE MATERIAL AND FOR A SUBSEQUENT INSPECTION OF THE BASE MATERIAL PLACEMENT PRIOR TO INSTALLATION OF BLOCKS.

10. MAINTENANCE: HOMEOWNERS MUST ADEQUATELY MAINTAIN THEIR PERMEABLE BLOCK PAVEMENTS. OVER TIME, THE SPACE BETWEEN PAVERS WILL TEND TO CLOG. CONDUCT PERIODIC VISUAL INSPECTIONS TO DETERMINE IF SURFACES ARE CLOGGED WITH VEGETATION OR FINE GRAIN SOILS. CLOGGED SURFACES SHOULD BE CORRECTED IMMEDIATELY. SURFACES SHOULD BE SWEPT WITH A HIGH EFFICIENCY OR VACUUM SWEEPER TWICE PER YEAR; PREFERABLY ONCE IN THE AUTUMN AFTER LEAF FALL, AND AGAIN IN EARLY SPRING. AS LONG AS ANNUAL INFILTRATION RATE TESTING DEMONSTRATES THAT A RATE OF 5 INCHES PER HOUR OR GREATER IS BEING MAINTAINED, THE SWEEPING FREQUENCY CAN BE REDUCED TO ONCE PER YEAR.

11. ADDITIONAL REQUIREMENTS: INCLUDE THE FOLLOWING:
GAP BETWEEN PAVERS SHALL BE FILLED WITH STONE FILL (ASTM NO. 8) OR

OTHER FREE DRAINING MATERIAL.

 GAP CANNOT BE PLANTED IF USING TOPSOIL OR OTHER PLANTING MEDIA THAT IMPEDES THE FREE FLOW OF WATER BETWEEN THE PAVERS UNLESS APPROVED BY THE CITY ENGINEER.

 PAVERS SHALL BE UNDERLAIN BY AT LEAST 6" RESERVOIR COURSE (ASTM NO. 57) AND 2" LEVELING COURSE STONE FILL (ASTM NO. 8) IN ACCORDANCE WITH THE CITY OF MERCER ISLAND TYPICAL CROSS SECTION FOR PERVIOUS CONCRETE BLOCK OR "PAVER" SYSTEMS

2,720.27 SF

LOT COVERAGE CALCULATION

NET LOT AREA: 13,746 SF

MAIN STRUCTURE ROOF AREA: 2,276.59 SF
ACCESSORY BUILDING ROOF AREA: 0 SF
PROPOSED DRIVEWAY: 443.68 SF
TOTAL EXISTING IMPERVIOUS SURFACE: 0 SF
TOTAL REMOVED: 0 SF
TOTAL NEW IMPERVIOUS SURFACE: 2,720.27 SF

TOTAL LOT COVERAGE:

% OF LOT COVERAGE: 2,720.27 / 13,746 = 19.78% MAXIMUM ALLOWED: 20%

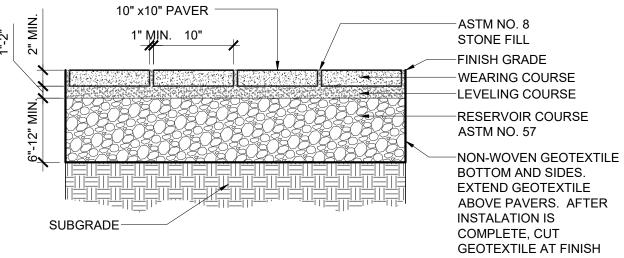
HARDSCAPE CALCULATION

NET LOT AREA: 13,746 SF

UNCOVERED DECK: 276.42 SF
WALKWAYS: 286.12 SF
RETAINING WALLS: 95.19 SF

TOTAL HARDSCAPE COVERAGE: 657.73 SF

% OF HARDSCAPE COVERAGE: 657.73 / 13,746 = 4.8%



PERVIOUS CONCRETE PAVER DETAIL

1" = 1'-0"

studiol9 architects

207-½ first ave. s | suite 300 seattle, washington 98104 www.studio19architects.com tel: 206.466.1225

PROFESSIONAL SEAL:



PROJECT:

VIEWCREST CAPITAL
11900 NE 1st ST, SUITE 300
BELLEVUE, WA 98005
CONTACT: ANDY PARK
TEL: 425-591-7690
EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

MUNICIPALITY REVIEW
CITY OF MERCER ISLAND #:1503-086

 SHEET ISSUE:

 MARK
 DATE
 DESCRIPTION

 1
 02/10/2015
 BUILDING PERMIT SUBMITTAL

 2
 06/01/2015
 PERMIT CORRECTIONS

 3
 07/01/2015
 PERMIT CORRECTIONS

 4
 07/12/2015
 100% PERMIT DOCUMENTS

 5
 01/14/2020
 PERMIT REVISION SUBMITTAL

 6
 05/18/2020
 PERMIT REVISION SUBMITTAL

SHEET TITLE:

06/15/2020

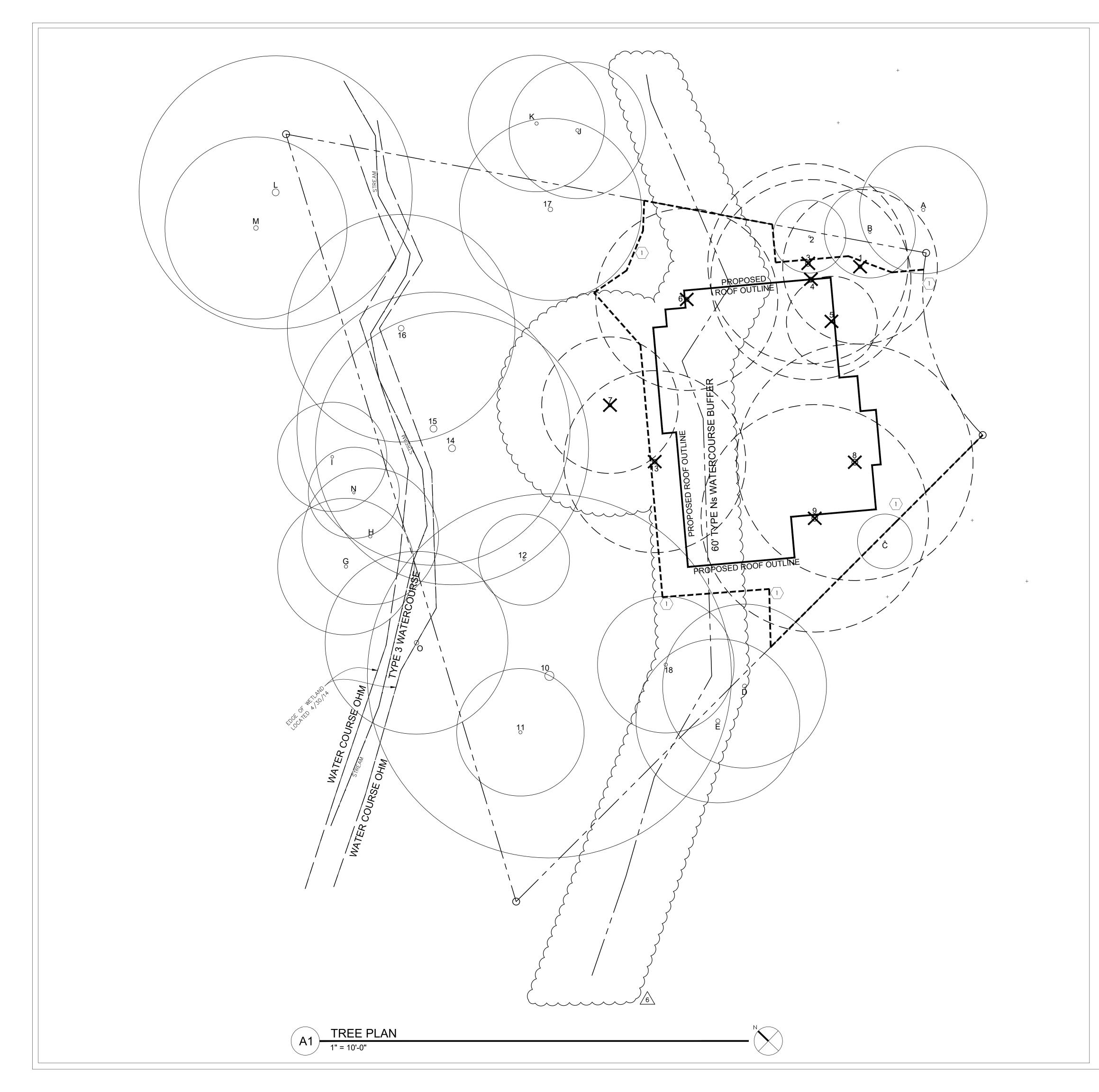
SITE PLAN

DATE ISSUED: 06/15/2020 PROJECT NO.: 20140218

SHEET NUMBER:

A-1.01

PERMIT REVISION SUBMITTAL



TREE PLAN KEY NOTES

TREE PROTECTION FENCING AT DRIP LINE

TREE INVENTORY (SEE ARBORIST REPORT)

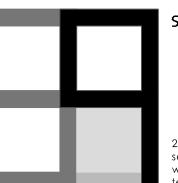
EXIS	TING ONSITE TREES			DEMOVE!
				REMOVE/
#	SPECIES	DBH	DRIP LINE	RETAIN
4	DOLLOL AO EID	4011	4 71	DEMOVE
1.	DOUGLAS FIR	12"	17'	REMOVE
2.	WESTERN RED CEDAR	_	8'	RETAIN
3.	BIGLEAF MAPLE	21"	22' (TO NE)	REMOVE
4.	BIGLEAF MAPLE	18", 26"	22' (TO SW)	REMOVE
5.	WESTERN RED CEDAR	10"	10'	REMOVE
6.	DOUGLAS FIR	20"	20'	REMOVE
7.	WESTERN HEMLOCK	25"	15'	$(REMOVE)_{\wedge}$
8.	BIGLEAF MAPLE	27"	26'	REMINOVE 16
9.	BIGLEAF MAPLE	40"	25'	REMOVE
10.	BIGLEAF MAPLE	41"	40'	RETAIN
11.	WESTERN RED CEDAR	14"	14'	RETAIN
12.	WESTERN HEMLOCK	8"	10'	RETAIN
13.	RED ALDER	27"	20'	REMOVE
14.	BIGLEAF MAPLE	22"	30' (SW)	RETAIN
15.	BIGLEAF MAPLE	34"	30'	RETAIN
16.	BIGLEAF MAPLE	23"	25'	RETAIN
17.	BIGLEAF MAPLE	14, 6, 6, 4	20'	RETAIN
18.	DOUGLAS FIR	30"	15'	RETAIN

EXISTING OFF SITE TREES

				REMOVE/	
#	SPECIES	DBH	DRIP LINE	RETAIN	
A.	DOUGLAS FIR	16"	14'	RETAIN	
B.	DEODAR CEDAR	9"	10'	RETAIN	
C.	LEYLAND CYPRESS	12"	6'	RETAIN	
D.	BIGLEAF MAPLE	14"	18'	RETAIN	
E.	BIGLEAF MAPLE	18", 10"	18'	RETAIN	
F.	NOT USED				
G.	WESTERN HEMLOCK	38"	15'	RETAIN	
Н.	WESTERN HEMLOCK	26"	15'	RETAIN	
I.	WESTERN HEMLOCK	10"	12'	RETAIN	
J.	WESTERN RED CEDAR	24"	15'	RETAIN	
K.	DOUGLAS FIR	8"	15'	RETAIN	
L.	BIGLEAF MAPLE	48"	30'	RETAIN	
M.	BIGLEAF MAPLE	18"	20'	RETAIN	
N.	WESTERN HEMLOCK	7"	10'	RETAIN	
Ο.	BIGLEAF MAPLE	27", 33"	20'	RETAIN	

TOTAL ON SITE TREES TO BE REMOVED: 9 TOTAL ON SITE TREES TO REMAIN: 9 TOTAL OFF SITE TREES TO BE REMOVED : 0

SEE ARBORIST REPORT FOR MORE INFORMATION.



studio19 architects $207-\frac{1}{2}$ first ave. s | suite 300 seattle, washington 98104 www.studio19architects.com tel: 206.466.1225

PROFESSIONAL SEAL:



PROJECT:

VIEWCREST CAPITAL 11900 NE 1st ST, SUITE 300 BELLEVUE, WA 98005 CONTACT: ANDY PARK TEL: 425-591-7690 EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

MUNICIPALITY REVIEW CITY OF MERCER ISLAND #:1503-086

SHEET ISSUE: 1 02/10/2015 BUILDING PERMIT SUBMITTAL 2 06/01/2015 PERMIT CORRECTIONS 3 07/01/2015 PERMIT CORRECTIONS 4 07/12/2015 100% PERMIT DOCUMENTS 5 01/14/2020 PERMIT REVISION SUBMITTAL 6 05/18/2020 PERMIT REVISION SUBMITTAL

SHEET TITLE:

TREE PLAN

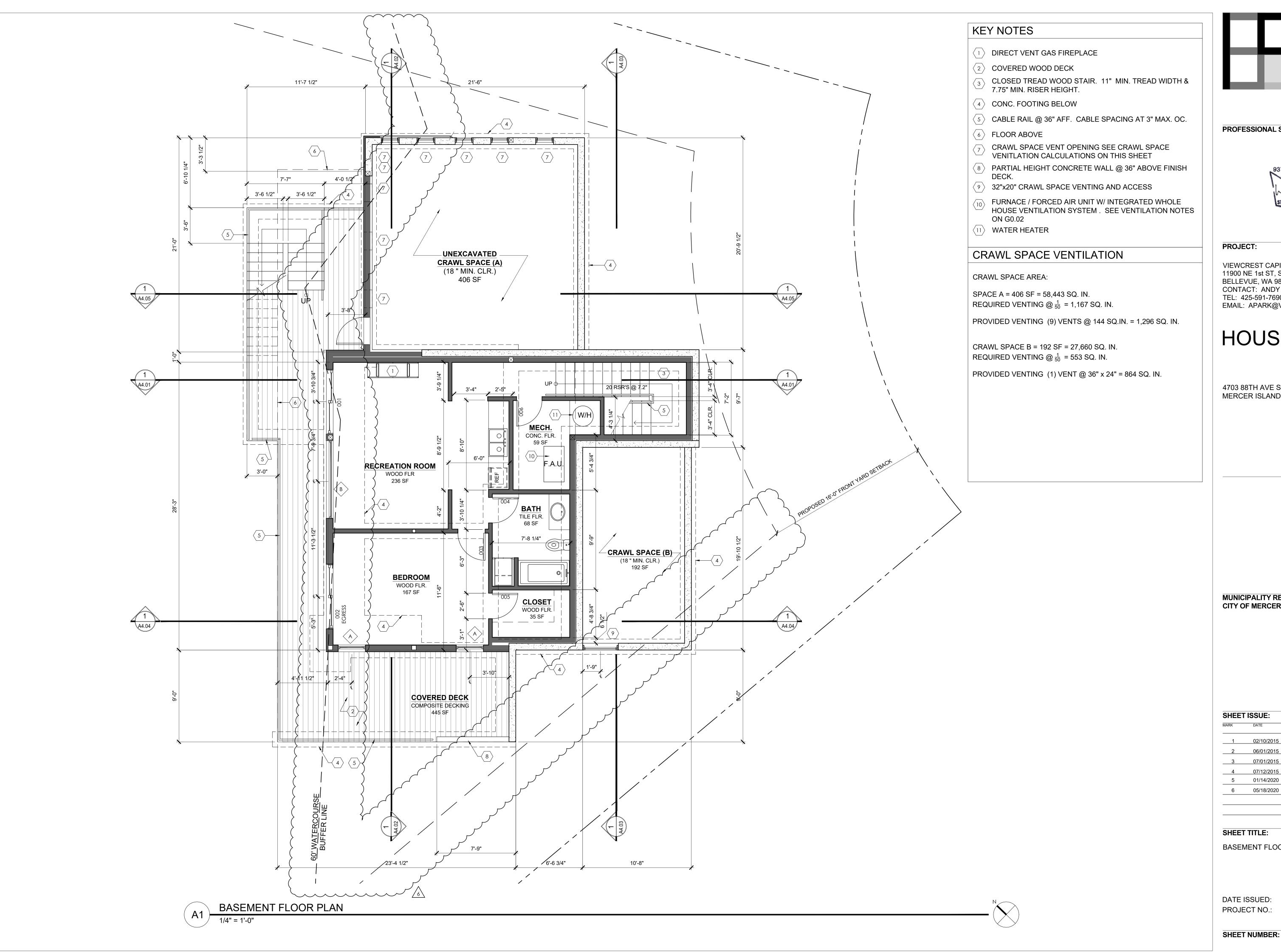
DATE ISSUED: PROJECT NO.:

SHEET NUMBER:

A-1.02

05/18/2020

20140218







PROJECT:

VIEWCREST CAPITAL 11900 NE 1st ST, SUITE 300 BELLEVUE, WA 98005 CONTACT: ANDY PARK TEL: 425-591-7690 EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

MUNICIPALITY REVIEW -CITY OF MERCER ISLAND #:1503-086

SHEET ISSUE: BUILDING PERMIT SUBMITTAL 100% PERMIT DOCUMENTS PERMIT REVISION SUBMITTAL 01/14/2020 05/18/2020 PERMIT REVISION SUBMITTAL

SHEET TITLE:

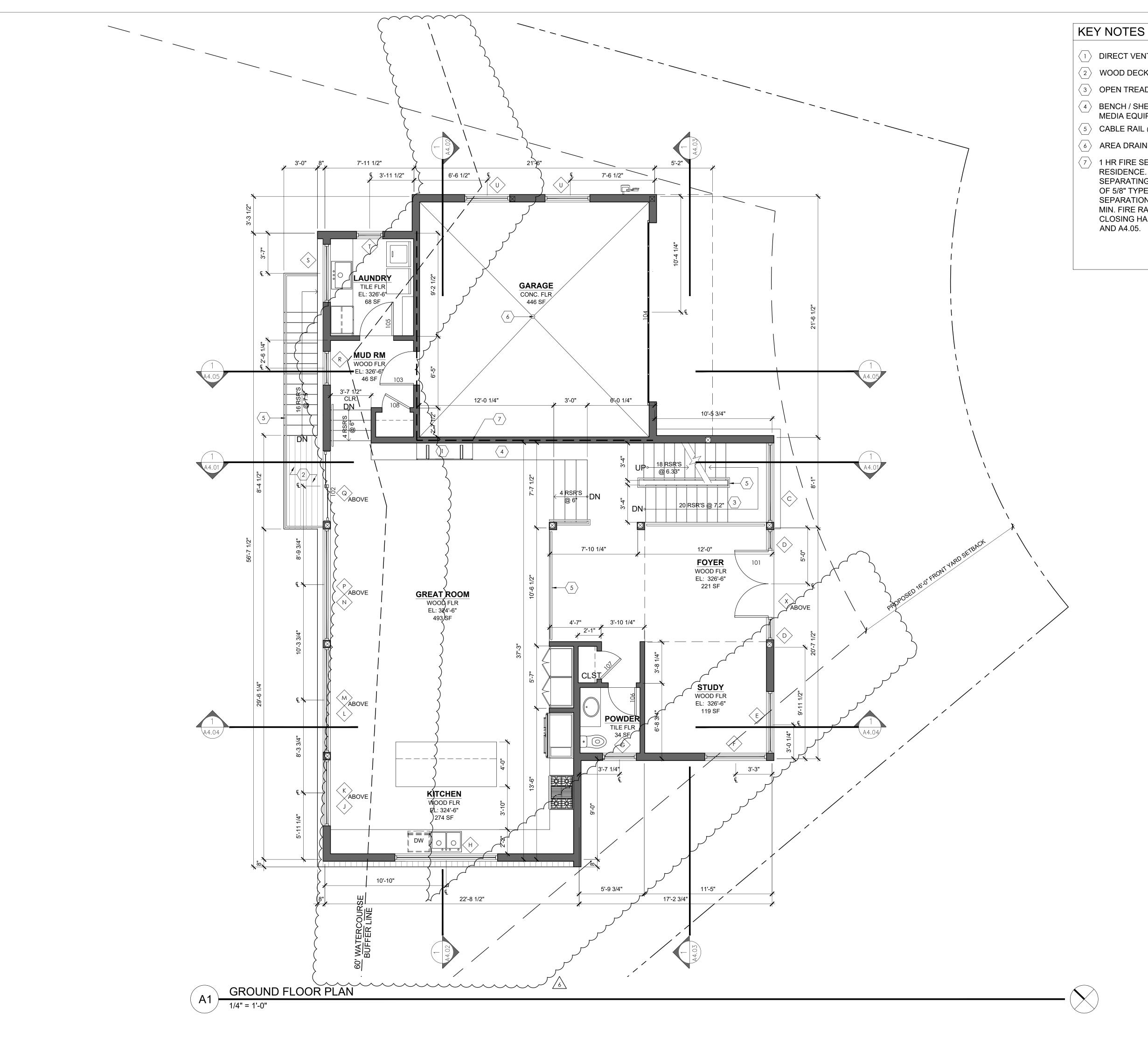
BASEMENT FLOOR PLAN

DATE ISSUED: PROJECT NO.:

A-2.01

05/18/2020

20140218





- 1 DIRECT VENT GAS FIREPLACE
- $\langle 2 \rangle$ WOOD DECK
- (3) OPEN TREAD WOOD STAIR
- 4 BENCH / SHELVING/ CABINETRY FOR BOOKS, TV & OTHER MEDIA EQUIPTMENT.
- (5) CABLE RAIL @ 36" AFF. CABLE SPACING AT 3" MAX. OC.
- 6 AREA DRAIN
- 7 1 HR FIRE SEPARATION BETWEEN GARAGE AND RESIDENCE. PROVIDE 5/8" GWB ON BOTH SIDES OF WALLS SEPARATING GARAGE FROM RESIDENCE AND (2) LAYERS OF 5/8" TYPE X GWB AT GARAGE CEILING. DOORS IN SEPARATION WALL ASSEMBLY TO BE MIN. 1-3/8" THICK, 20 MIN. FIRE RATED, SOLID CORE, WOOD DOORS WITH SELF CLOSING HARDWARE. SEE SECTIONS ON SHEETS A4.02 AND A4.05.



207-½ first ave. s | suite 300 seattle, washington 98104 www.studio19architects.com

PROFESSIONAL SEAL:



PROJECT:

VIEWCREST CAPITAL 11900 NE 1st ST, SUITE 300 BELLEVUE, WA 98005 CONTACT: ANDY PARK TEL: 425-591-7690 EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

MUNICIPALITY REVIEW

CITY OF MERCER ISLAND #:1503-086

SHEE	T ISSUE:	
MARK	DATE	DESCRIPTION
1	02/10/2015	BUILDING PERMIT SUBMITTAL
2	06/01/2015	PERMIT CORRECTIONS
3	07/01/2015	PERMIT CORRECTIONS
4	07/12/2015	100% PERMIT DOCUMENTS
5	01/14/2020	PERMIT REVISION SUBMITTAL
6	05/18/2020	PERMIT REVISION SUBMITTAL

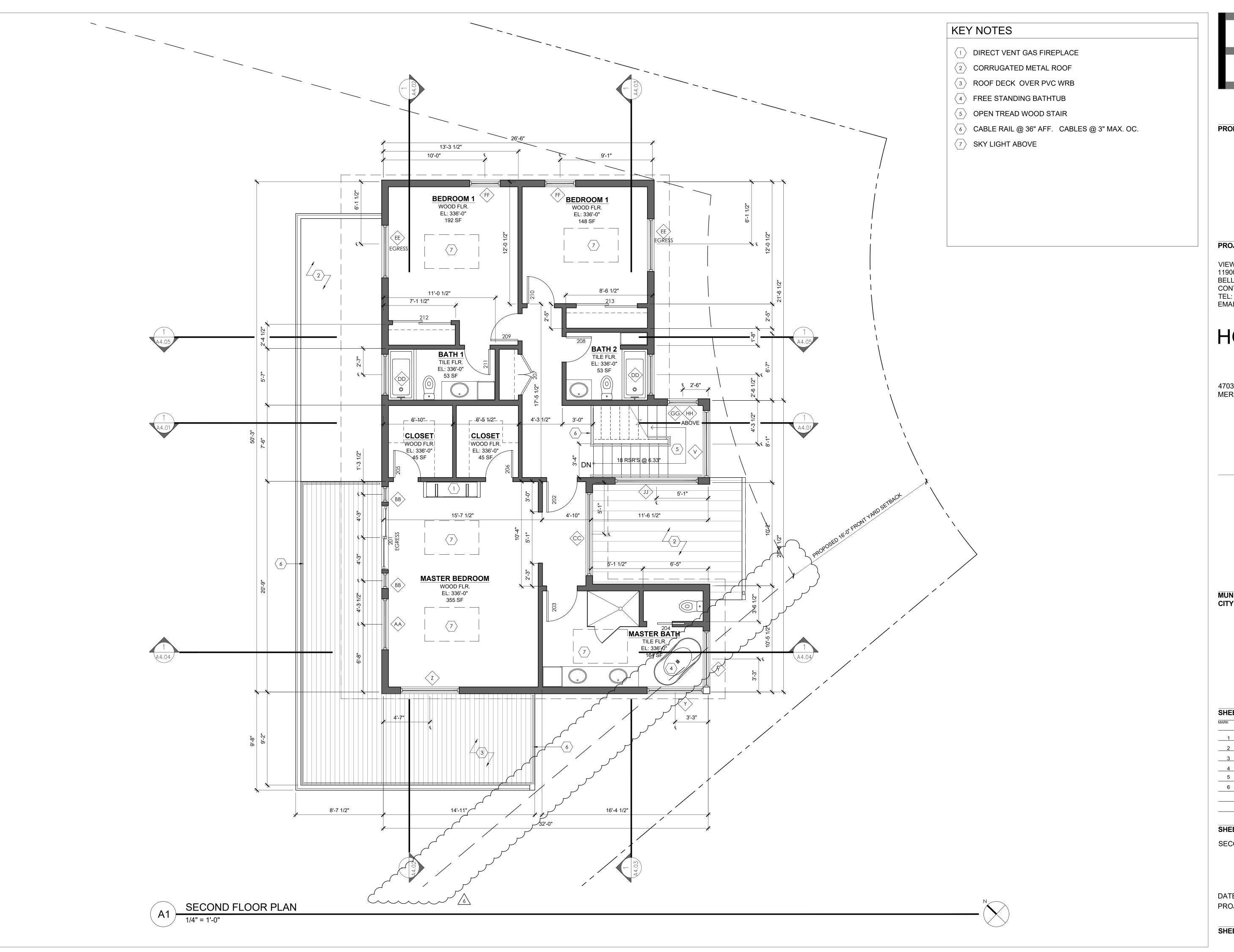
SHEET TITLE:

GROUND FLOOR PLAN

DATE ISSUED: PROJECT NO.:

05/18/2020 20140218

SHEET NUMBER:







PROJECT:

VIEWCREST CAPITAL
11900 NE 1st ST, SUITE 300
BELLEVUE, WA 98005
CONTACT: ANDY PARK
TEL: 425-591-7690
EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

MUNICIPALITY REVIEW
CITY OF MERCER ISLAND #:1503-086

MARK	DATE	DESCRIPTION
1	02/10/2015	BUILDING PERMIT SUBMITTAL
2	06/01/2015	PERMIT CORRECTIONS
3	07/01/2015	PERMIT CORRECTIONS
4	07/12/2015	100% PERMIT DOCUMENTS
5	01/14/2020	PERMIT REVISION SUBMITTAL
6	05/18/2020	PERMIT REVISION SUBMITTAL

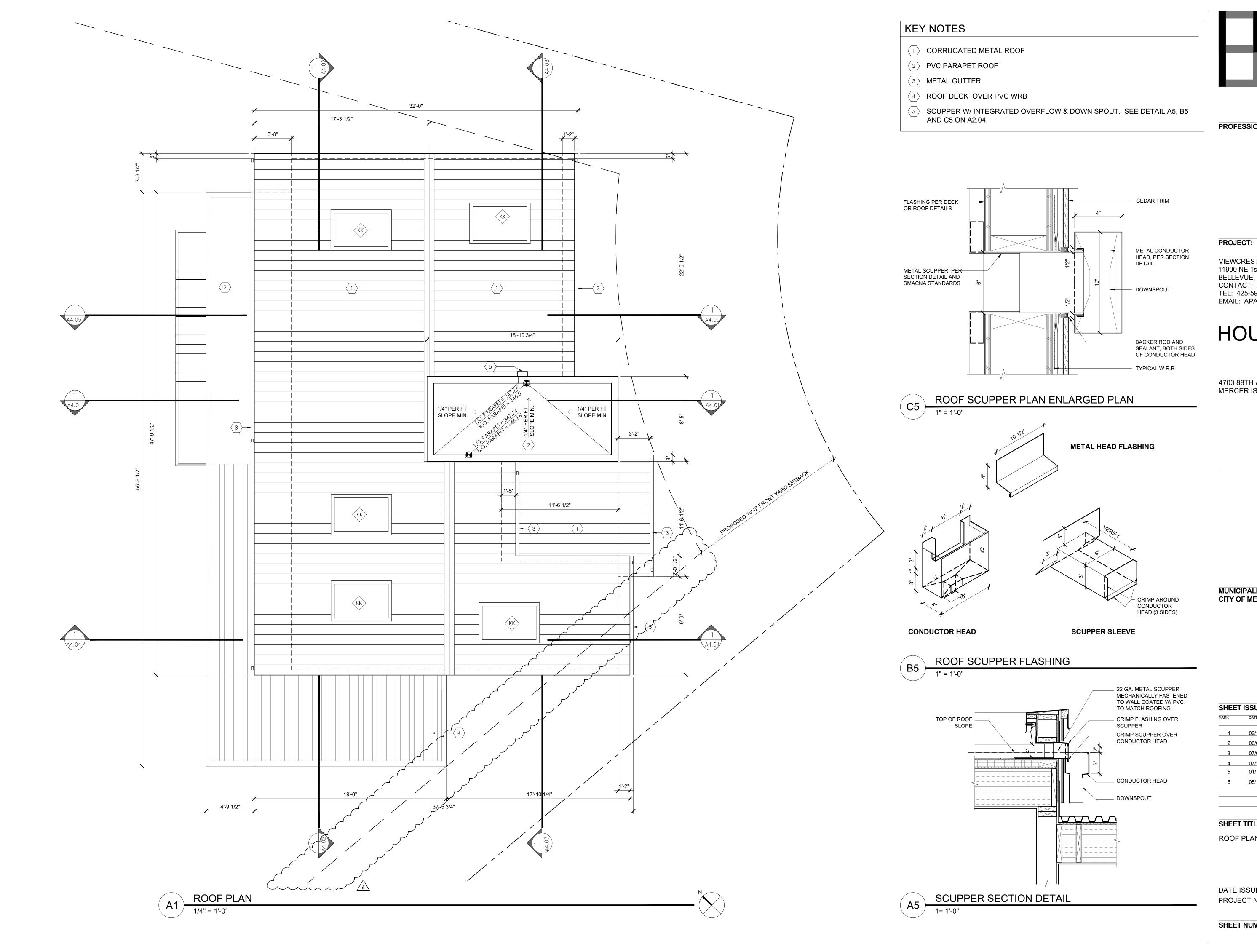
SHEET TITLE:

SECOND FLOOR PLAN

DATE ISSUED: PROJECT NO.:

05/18/2020 20140218

SHEET NUMBER:







VIEWCREST CAPITAL 11900 NE 1st ST, SUITE 300 BELLEVUE, WA 98005 CONTACT: ANDY PARK TEL: 425-591-7690 EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

MUNICIPALITY REVIEW -CITY OF MERCER ISLAND #:1503-086

SHEET ISSUE: BUILDING PERMIT SUBMITTAL 100% PERMIT DOCUMENTS PERMIT REVISION SUBMITTAL 01/14/2020 05/18/2020 PERMIT REVISION SUBMITTAL

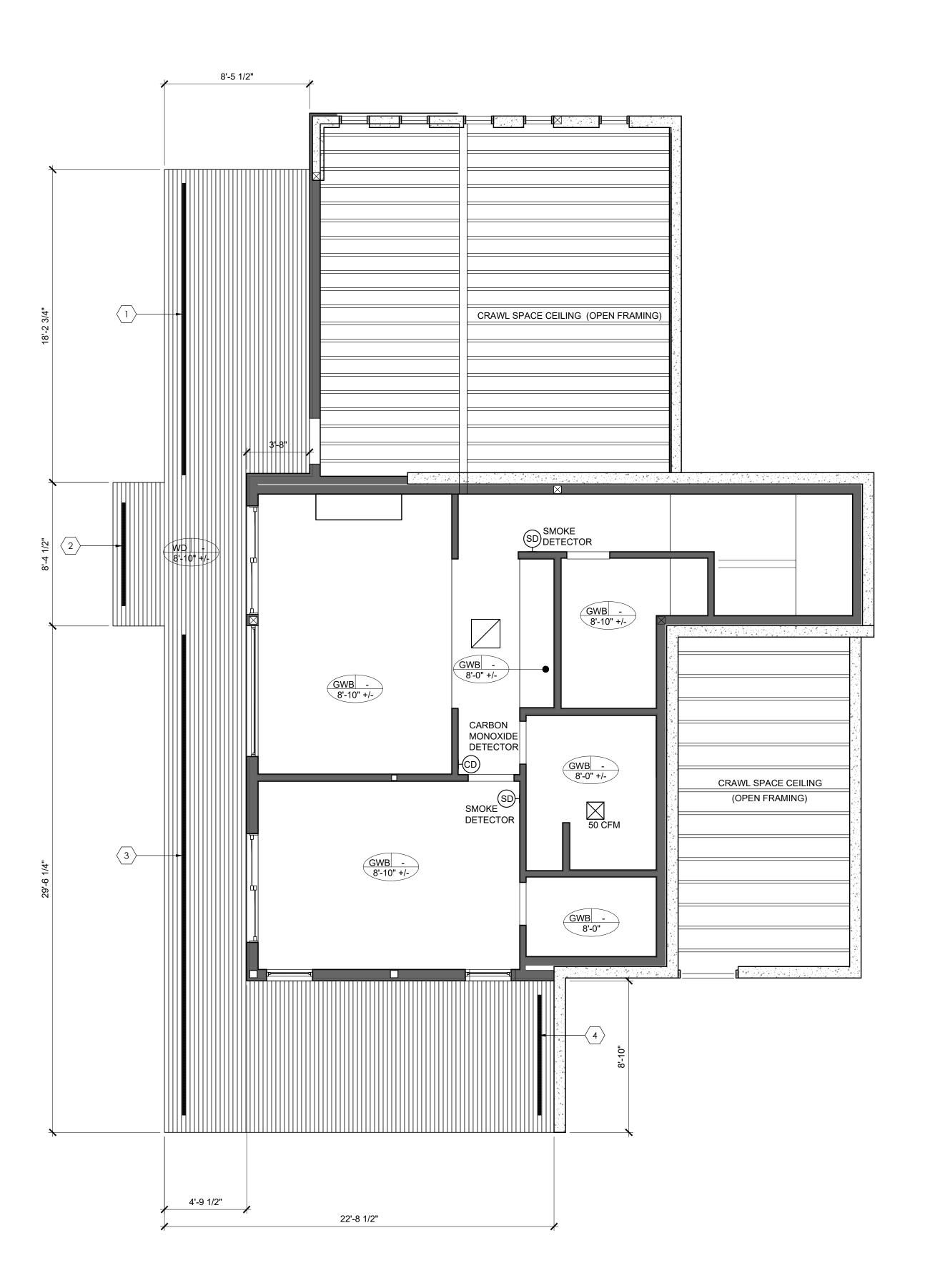
SHEET TITLE:

ROOF PLAN

DATE ISSUED: PROJECT NO.:

05/18/2020 20140218

SHEET NUMBER:



BASEMENT REFLECTED CEILING PLAN

KEY NOTES

2" X 17'-0" CONTINUOUS STRIP VENT @ ECLOSED FLOOR CAVITY OVER NON-CONDITIONED / EXTERIOR SPACE. SEE REQUIRED VENTING CALCULATIONS ON THIS SHEET.



2" X 28'-0" CONTINUOUS STRIP VENT @ ECLOSED FLOOR CAVITY OVER NON-CONDITIONED / EXTERIOR SPACE. SEE REQUIRED VENTING CALCULATIONS ON THIS SHEET.

2" X 7'-0" CONTINUOUS STRIP VENT @ ECLOSED FLOOR CAVITY OVER NON-CONDITIONED / EXTERIOR SPACE. SEE REQUIRED VENTING CALCULATIONS ON THIS SHEET.

REQUIRED SOFFIT VENTILATION

REQUIRED VENTILATION: 1 SQ IN. PER 150 SQ IN. OF SOFFIT AREA.

SOFFIT AREA: 490 SF = 70560 SQ. IN.

70560 SQ. IN. / 150 SQ. IN. = **470 SQ. IN OF VENTILATION REQUIRED**

2" CONTINUOUS LINEAR STRIP VENTS (18 SQ. IN. OF VENTILATION PER LINEAR FOOT).

REQUIRED LINEAR FEET OF STRIP VENTING:
470 SQ. IN. / 18 SQ. IN. = 26 LINEAR FEET OF CONTINUOUS LINEAR STRIP VENT REQUIRED. PROVIDED VENTING:

VENTSTRIP 1 = 17 LINEAR FEET = 306 SQ. INCHES

VENTSTRIP 4 = 7 LINEAR FEET = 126 SQ. INCHES

VENTSTRIP 2 = 6 LINEAR FEET = 108 SQ. INCHES

VENTSTRIP 3 = 28 LINEAR FEET = 504 SQ. INCHES

TOTAL VENTING PROVIDED = 58 LINEAR FEET = 870 SQ IN.



PROFESSIONAL SEAL:



PROJECT:

VIEWCREST CAPITAL 11900 NE 1st ST, SUITE 300 BELLEVUE, WA 98005 CONTACT: ANDY PARK TEL: 425-591-7690 EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

MUNICIPALITY REVIEW

CITY OF MERCER ISLAND #:1503-086

MARK	DATE	DESCRIPTION
1	02/10/2015	BUILDING PERMIT SUBMITTAL
2	06/01/2015	PERMIT CORRECTIONS
3	07/01/2015	PERMIT CORRECTIONS
4	07/12/2015	100% PERMIT DOCUMENTS
5	01/14/2020	PERMIT REVISION SUBMITTAL
6	05/18/2020	PERMIT REVISION SUBMITTAL

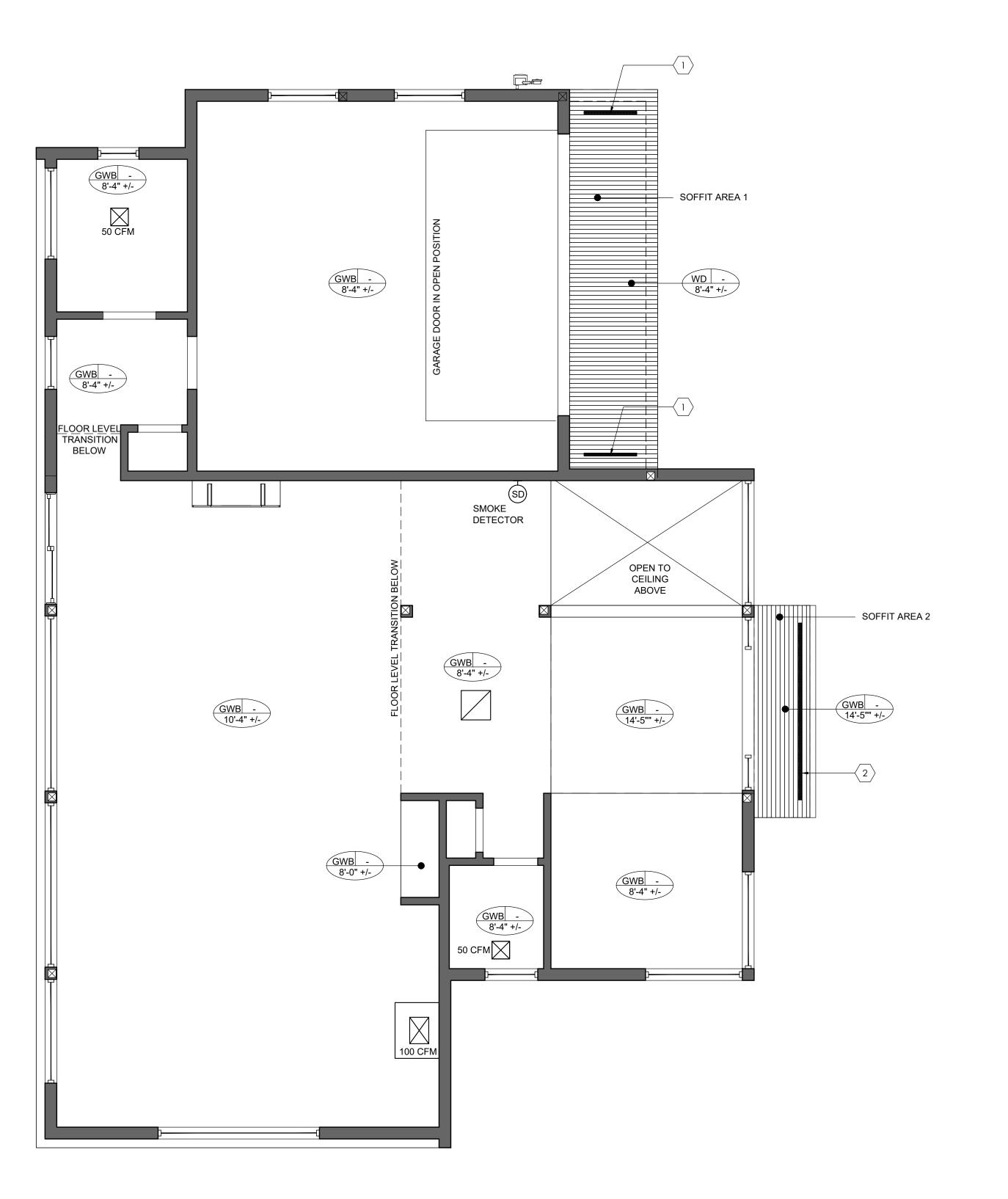
SHEET TITLE:

BASEMENT REFLECTED CEILING PLAN

DATE ISSUED: 05/18/2020 PROJECT NO.: 20140218

A-2.05

SHEET NUMBER:



KEY NOTES

SOFFIT AREA 1:

VENTING METHOD:

PROVIDED VENTING:

SOFFIT AREA 2:

PROVIDED VENTING:

SOFFIT AREA: 38 SF = 5472 SQ. IN.

SOFFIT AREA: 90 SF = 12960 SQ. IN.

REQUIRED LINEAR FEET OF STRIP VENTING:

VENTSTRIP 1(x2) = 6 LINEAR FEET = 108 SQ. INCHES

VENTSTRIP 2 = 10 LINEAR FEET = 180 SQ. INCHES

TOTAL VENTING PROVIDED = 10 LINEAR FEET = 180 SQ IN.

TOTAL VENTING PROVIDED = 6 LINEAR FEET = 108 SQ IN.

5472 SQ. IN. / 150 SQ. IN. = **37 SQ. IN OF VENTILATION REQUIRED**

2" X 3'-0" CONTINUOUS STRIP VENT @ ECLOSED FLOOR CAVITY OVER NON-CONDITIONED / EXTERIOR SPACE. SEE REQUIRED VENTING CALCULATIONS ON THIS SHEET.

2" X 10'-0" CONTINUOUS STRIP VENT @ ECLOSED FLOOR CAVITY OVER NON-CONDITIONED / EXTERIOR SPACE. SEE REQUIRED VENTING CALCULATIONS ON THIS SHEET.

REQUIRED SOFFIT VENTILATION

REQUIRED VENTILATION: 1 SQ IN. PER 150 SQ IN. OF SOFFIT AREA.

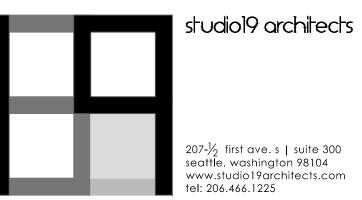
12960 SQ. IN. / 150 SQ. IN. = **87 SQ. IN OF VENTILATION REQUIRED**

2" CONTINUOUS LINEAR STRIP VENTS (18 SQ. IN. OF VENTILATION PER LINEAR FOOT).

87 SQ. IN. / 18 SQ. IN. = 5 LINEAR FEET OF CONTINUOUS LINEAR STRIP VENT REQUIRED.

2" CONTINUOUS LINEAR STRIP VENTS (18 SQ. IN. OF VENTILATION PER LINEAR FOOT).

REQUIRED LINEAR FEET OF STRIP VENTING:
37 SQ. IN. / 18 SQ. IN. = 2 LINEAR FEET OF CONTINUOUS LINEAR STRIP VENT REQUIRED.



PROFESSIONAL SEAL:



PROJECT:

VIEWCREST CAPITAL
11900 NE 1st ST, SUITE 300
BELLEVUE, WA 98005
CONTACT: ANDY PARK
TEL: 425-591-7690
EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

MUNICIPALITY REVIEW
CITY OF MERCER ISLAND #:1503-086

 SHEET ISSUE:

 MARK
 DATE
 DESCRIPTION

 1
 02/10/2015
 BUILDING PERMIT SUBMITTAL

 2
 06/01/2015
 PERMIT CORRECTIONS

 3
 07/01/2015
 PERMIT CORRECTIONS

 4
 07/12/2015
 100% PERMIT DOCUMENTS

 5
 01/14/2020
 PERMIT REVISION SUBMITTAL

 6
 05/18/2020
 PERMIT REVISION SUBMITTAL

SHEET TITLE:

GROUND FLOOR REFLECTED CEILING PLAN

DATE ISSUED: 05/18/2020 PROJECT NO.: 20140218

SHEET NUMBER:

A-2.06

GROUND FLOOR REFLECTED CEILING PLAN









PROJECT:

VIEWCREST CAPITAL 11900 NE 1st ST, SUITE 300 BELLEVUE, WA 98005 CONTACT: ANDY PARK TEL: 425-591-7690 EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

MUNICIPALITY REVIEW CITY OF MERCER ISLAND #:1503-086

SHEET ISSUE: 1 02/10/2015 BUILDING PERMIT SUBMITTAL PERMIT CORRECTIONS PERMIT CORRECTIONS 100% PERMIT DOCUMENTS 5 01/14/2020 PERMIT REVISION SUBMITTAL 6 05/18/2020 PERMIT REVISION SUBMITTAL

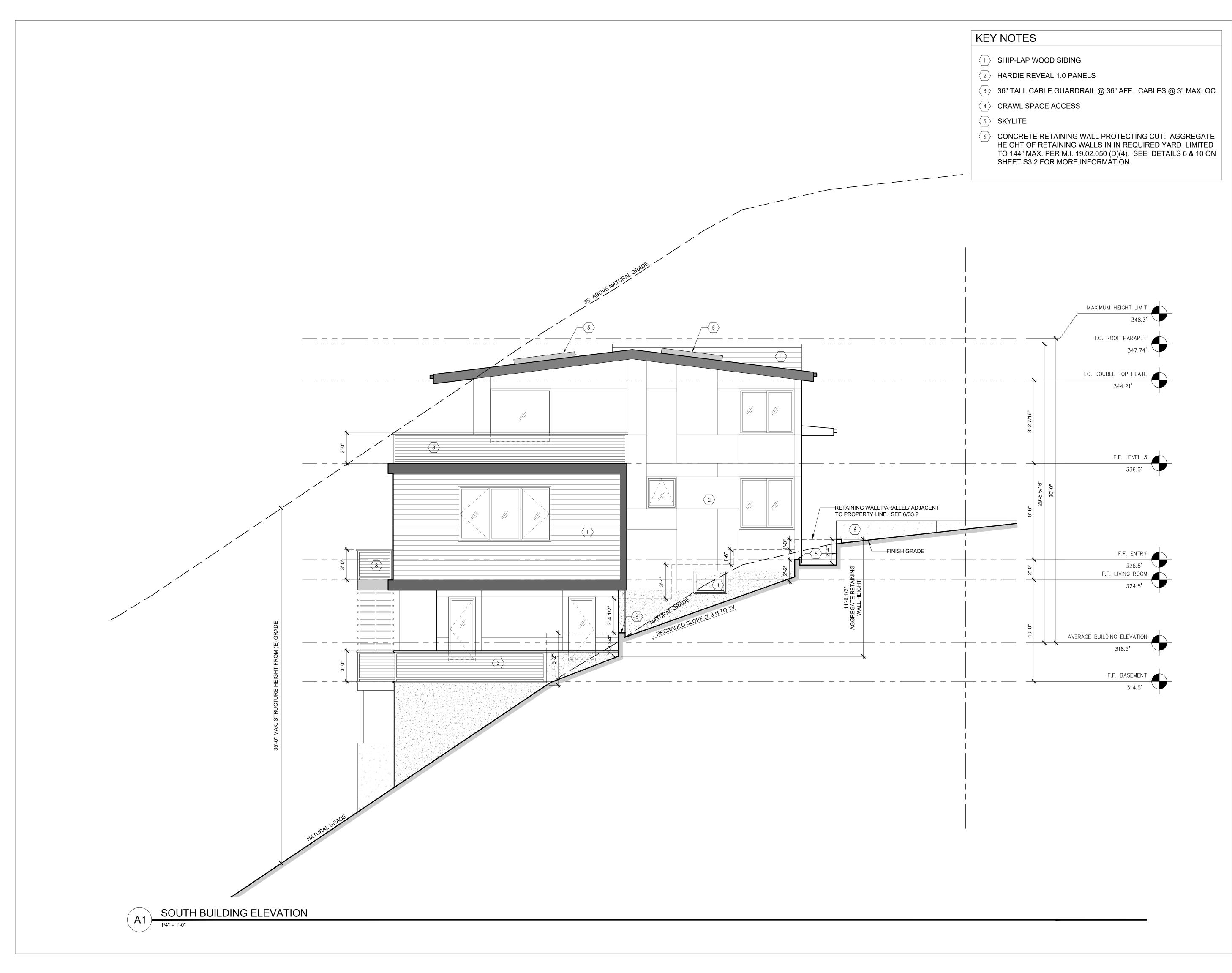
SHEET TITLE:

SECOND FLOOR REFLECTED CEILING PLAN

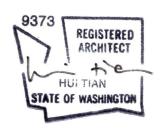
DATE ISSUED: PROJECT NO.:

05/18/2020 20140218

SHEET NUMBER:







PROJECT:

VIEWCREST CAPITAL
11900 NE 1st ST, SUITE 300
BELLEVUE, WA 98005
CONTACT: ANDY PARK
TEL: 425-591-7690
EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

MUNICIPALITY REVIEW
CITY OF MERCER ISLAND #:1503-086

 SHEET ISSUE:

 MARK
 DATE
 DESCRIPTION

 1
 02/10/2015
 BUILDING PERMIT SUBMITTAL

 2
 06/01/2015
 PERMIT CORRECTIONS

 3
 07/01/2015
 PERMIT CORRECTIONS

 4
 07/12/2015
 100% PERMIT DOCUMENTS

 5
 01/14/2020
 PERMIT REVISION SUBMITTAL

 6
 05/18/2020
 PERMIT REVISION SUBMITTAL

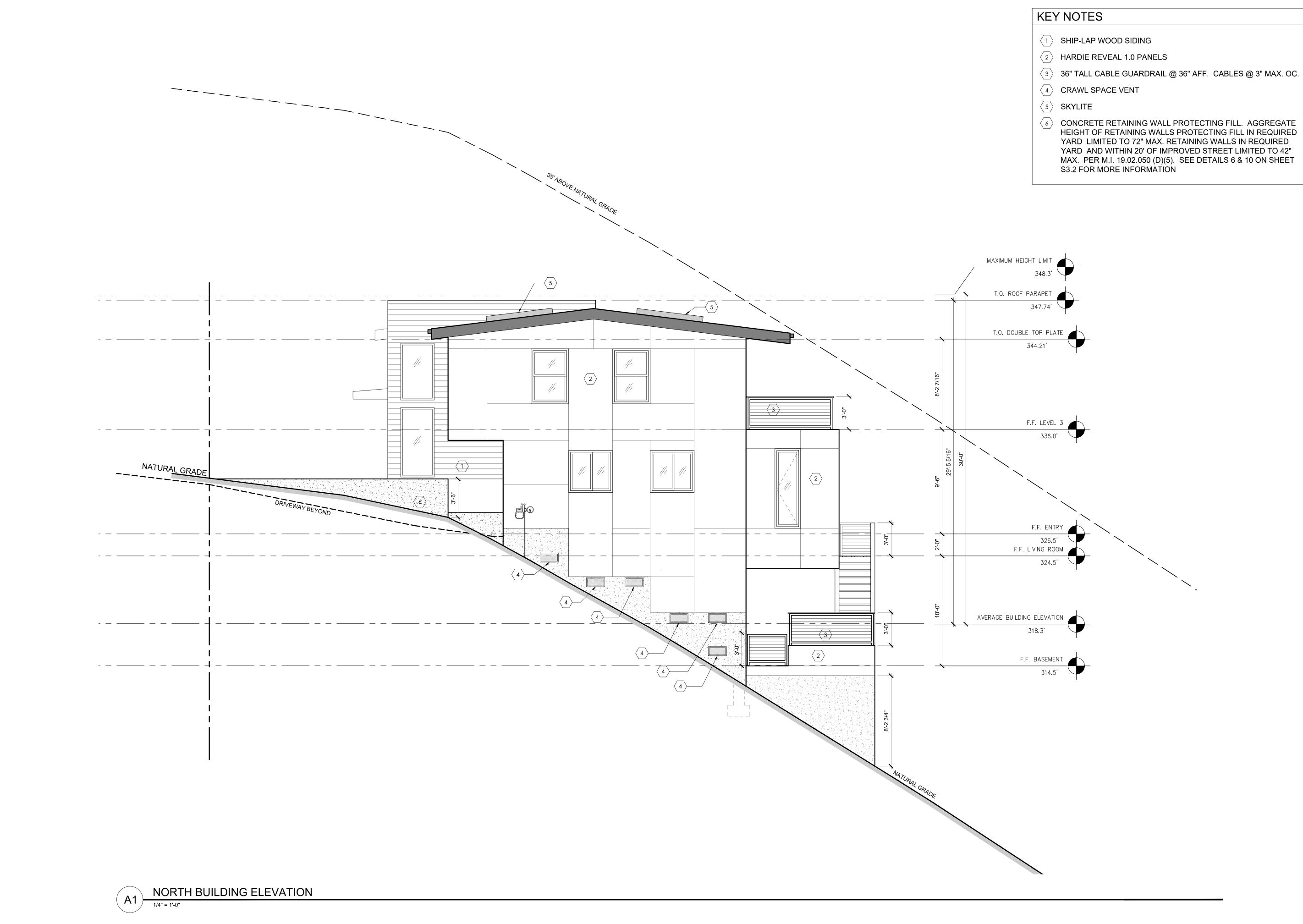
SHEET TITLE:

SOUTH BUILDING ELEVATION

DATE ISSUED: PROJECT NO.:

05/18/2020 20140218

SHEET NUMBER:



studio19 architects 207- $\frac{1}{2}$ first ave. s | suite 300 seattle, washington 98104 www.studio19architects.com tel: 206.466.1225

PROFESSIONAL SEAL:



PROJECT:

VIEWCREST CAPITAL 11900 NE 1st ST, SUITE 300 BELLEVUE, WA 98005 CONTACT: ANDY PARK TEL: 425-591-7690 EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

MUNICIPALITY REVIEW CITY OF MERCER ISLAND #:1503-086

SHEE	T ISSUE:	
MARK	DATE	DESCRIPTION
1	02/10/2015	BUILDING PERMIT SUBMITTAL
2	06/01/2015	PERMIT CORRECTIONS
3	07/01/2015	PERMIT CORRECTIONS
4	07/12/2015	100% PERMIT DOCUMENTS
5	01/14/2020	PERMIT REVISION SUBMITTAL
6	05/18/2020	PERMIT REVISION SUBMITTAL

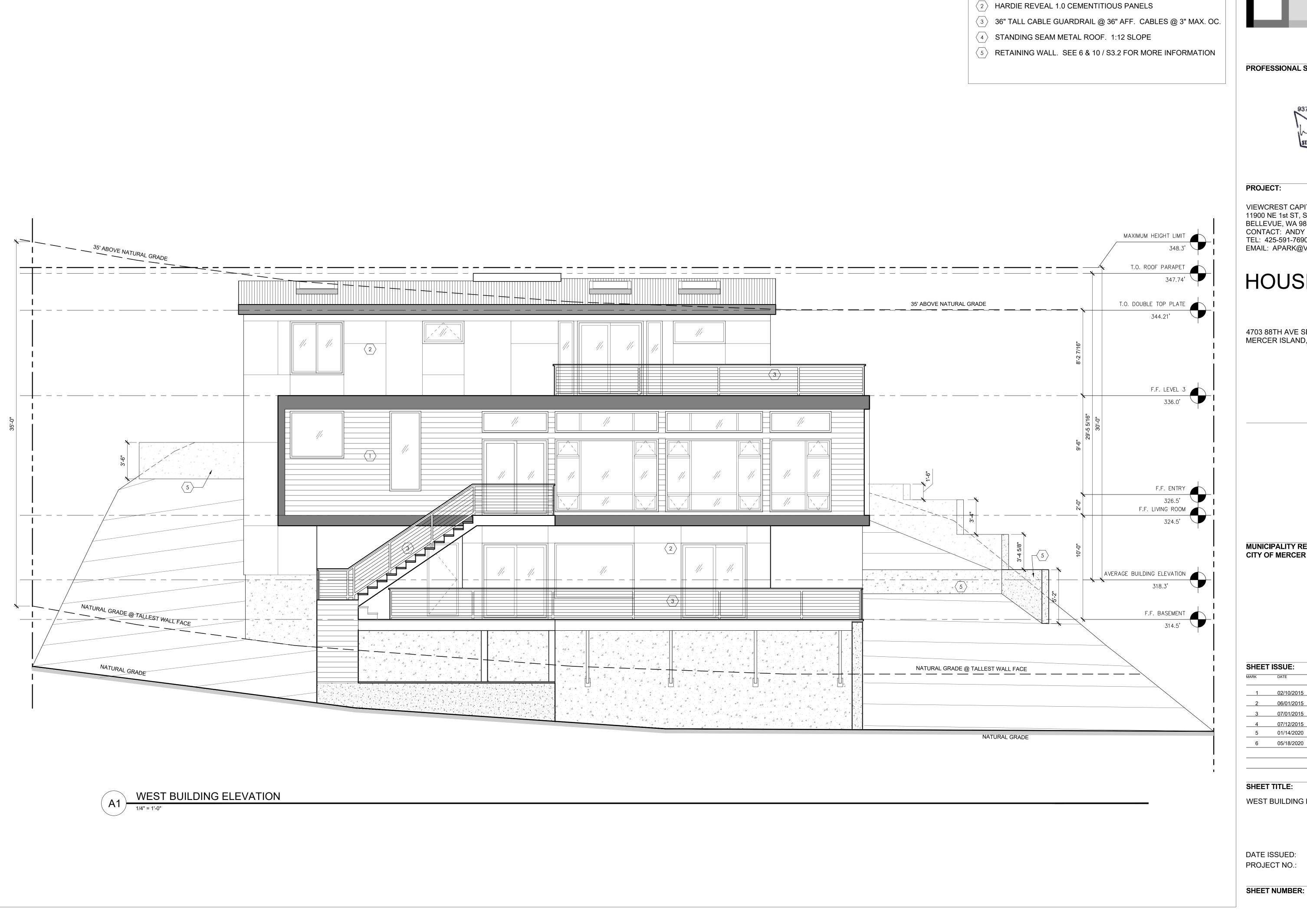
SHEET TITLE:

NORTH BUILDING ELEVATION

DATE ISSUED: PROJECT NO.:

05/18/2020

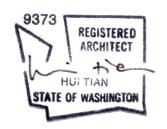
SHEET NUMBER:





KEY NOTES

SHIP-LAP WOOD SIDING



VIEWCREST CAPITAL 11900 NE 1st ST, SUITE 300 BELLEVUE, WA 98005 CONTACT: ANDY PARK TEL: 425-591-7690 EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

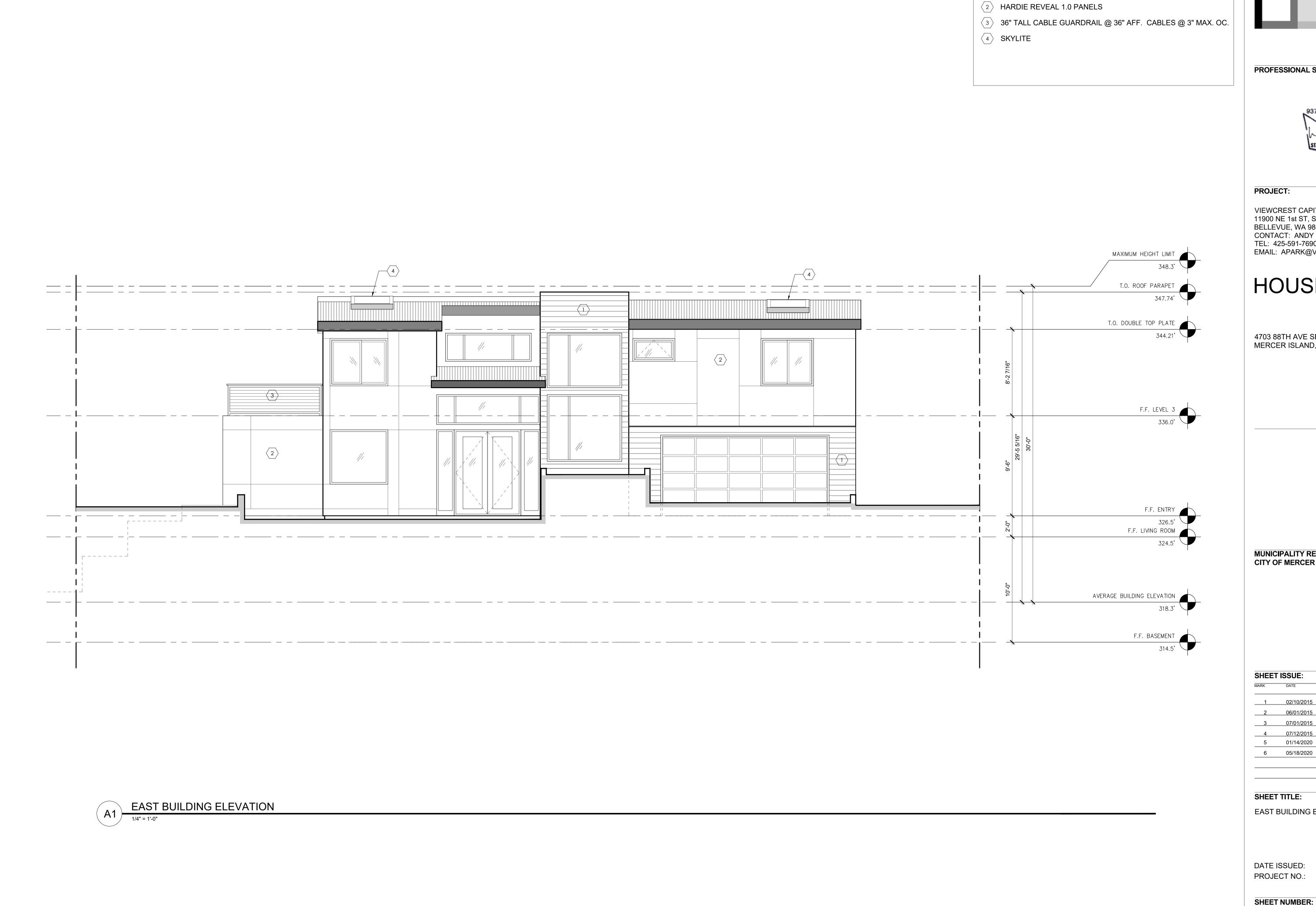
MUNICIPALITY REVIEW CITY OF MERCER ISLAND #:1503-086

SHEET ISSUE: BUILDING PERMIT SUBMITTAL PERMIT CORRECTIONS 100% PERMIT DOCUMENTS PERMIT REVISION SUBMITTAL 01/14/2020 PERMIT REVISION SUBMITTAL 05/18/2020

SHEET TITLE:

WEST BUILDING ELEVATION

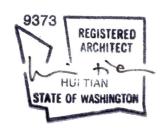
DATE ISSUED: 05/18/2020 PROJECT NO.: 20140218





KEY NOTES

1 SHIP-LAP WOOD SIDING



PROJECT:

VIEWCREST CAPITAL 11900 NE 1st ST, SUITE 300 BELLEVUE, WA 98005 CONTACT: ANDY PARK TEL: 425-591-7690 EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

MUNICIPALITY REVIEW CITY OF MERCER ISLAND #:1503-086

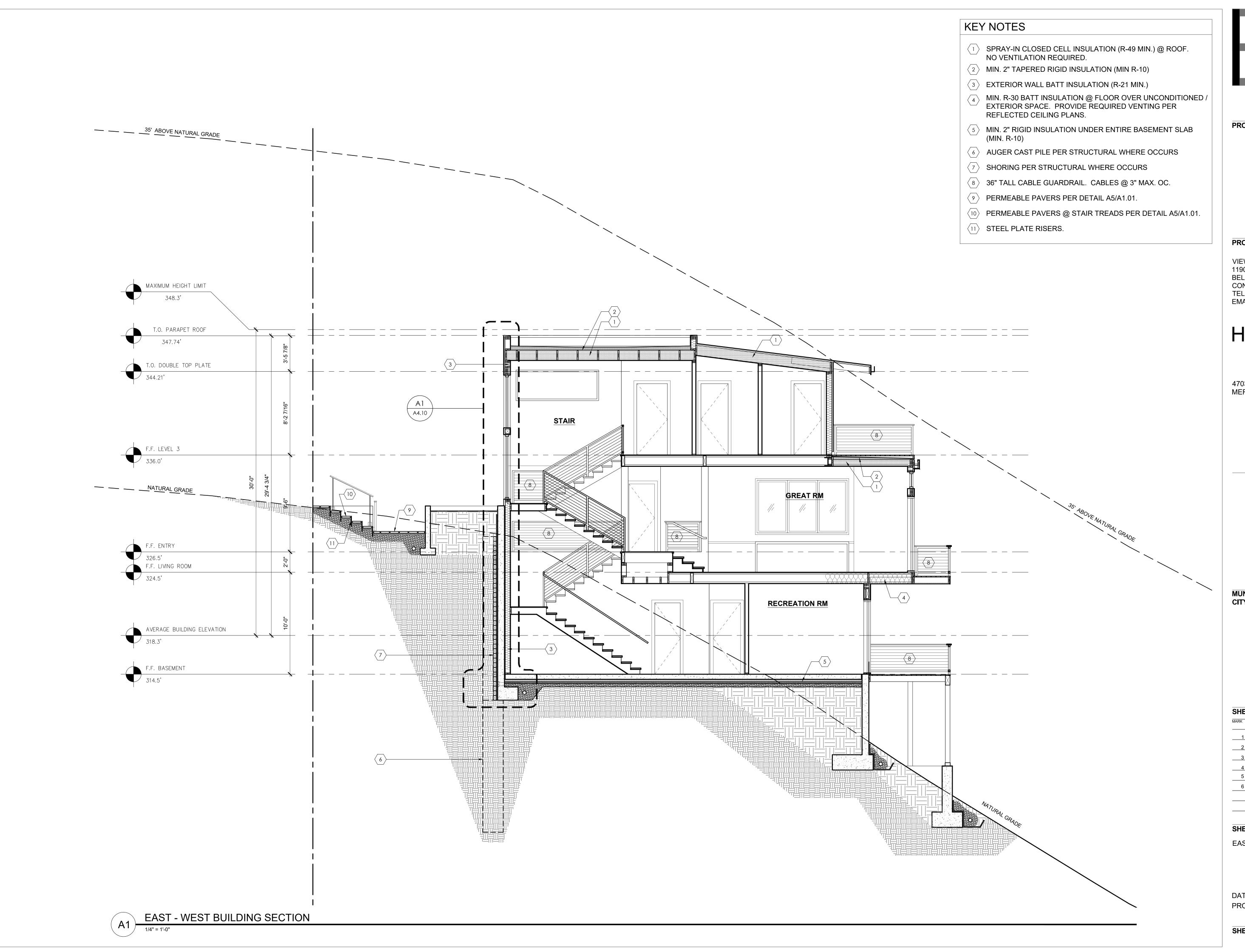
SHEET ISSUE: 1 02/10/2015 BUILDING PERMIT SUBMITTAL 2 06/01/2015 PERMIT CORRECTIONS PERMIT CORRECTIONS 100% PERMIT DOCUMENTS 5 01/14/2020 PERMIT REVISION SUBMITTAL PERMIT REVISION SUBMITTAL 6 05/18/2020

SHEET TITLE:

EAST BUILDING ELEVATION

DATE ISSUED: PROJECT NO.:

05/18/2020







PROJECT:

VIEWCREST CAPITAL
11900 NE 1st ST, SUITE 300
BELLEVUE, WA 98005
CONTACT: ANDY PARK
TEL: 425-591-7690
EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

MUNICIPALITY REVIEW

CITY OF MERCER ISLAND #:1503-086

MARK	DATE	DESCRIPTION
1	02/10/2015	BUILDING PERMIT SUBMITTA
2	06/01/2015	PERMIT CORRECTIONS
3	07/01/2015	PERMIT CORRECTIONS
4	07/12/2015	100% PERMIT DOCUMENTS
5	01/14/2020	PERMIT REVISION SUBMITTA
6	05/18/2020	PERMIT REVISION SUBMITTA

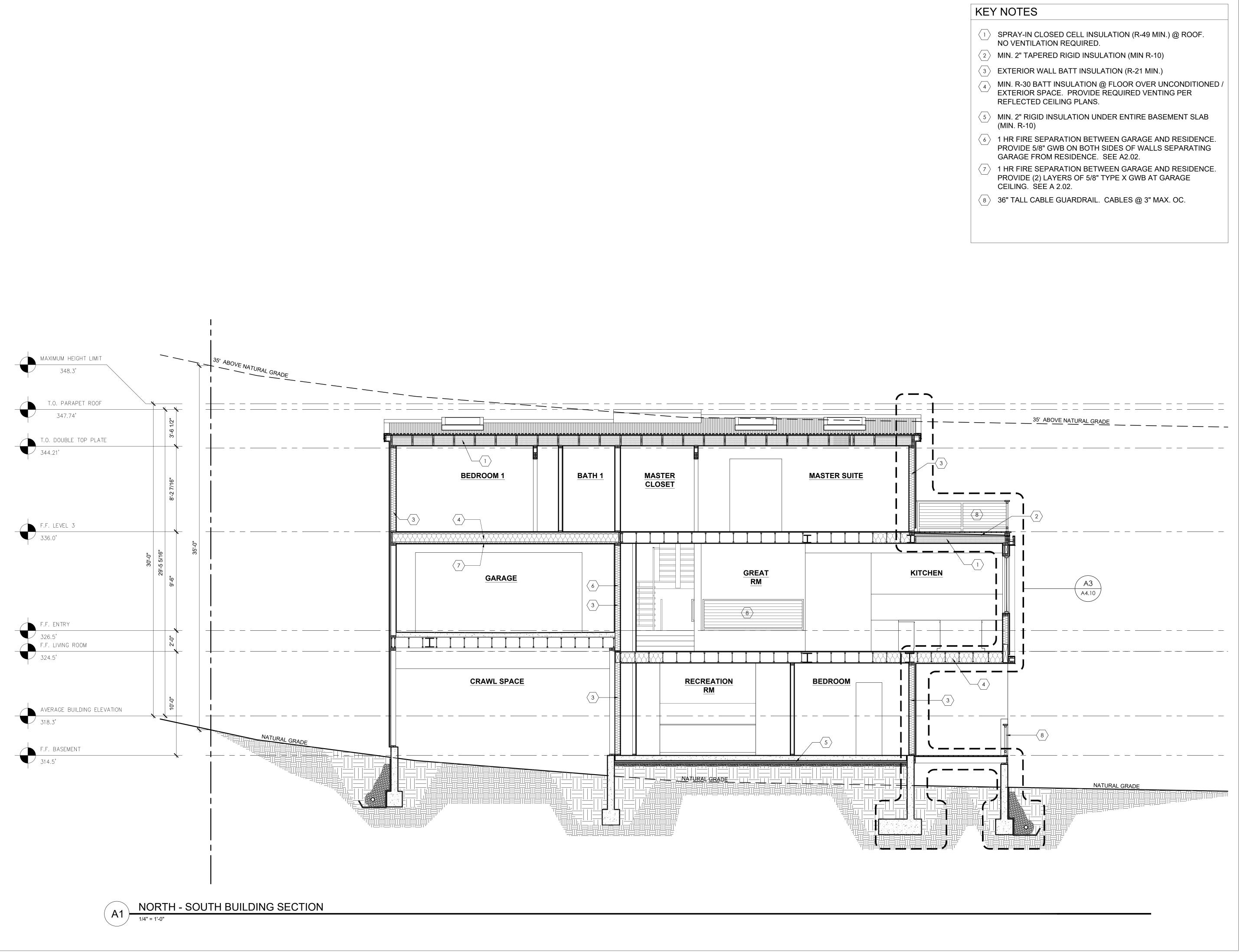
SHEET TITLE:

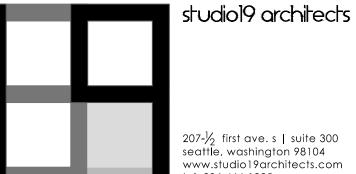
EAST - WEST BUILDING SECTION

DATE ISSUED: PROJECT NO.:

05/18/2020 20140218

SHEET NUMBER:







PROJECT:

VIEWCREST CAPITAL 11900 NE 1st ST, SUITE 300 BELLEVUE, WA 98005 CONTACT: ANDY PARK TEL: 425-591-7690 EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

MUNICIPALITY REVIEW CITY OF MERCER ISLAND #:1503-086

DATE	DECORIDE ON
	DESCRIPTION
02/10/2015	BUILDING PERMIT SUBMITTAL
06/01/2015	PERMIT CORRECTIONS
07/01/2015	PERMIT CORRECTIONS
07/12/2015	100% PERMIT DOCUMENTS
01/14/2020	PERMIT REVISION SUBMITTAL
05/18/2020	PERMIT REVISION SUBMITTAL
	02/10/2015 06/01/2015 07/01/2015 07/12/2015 01/14/2020

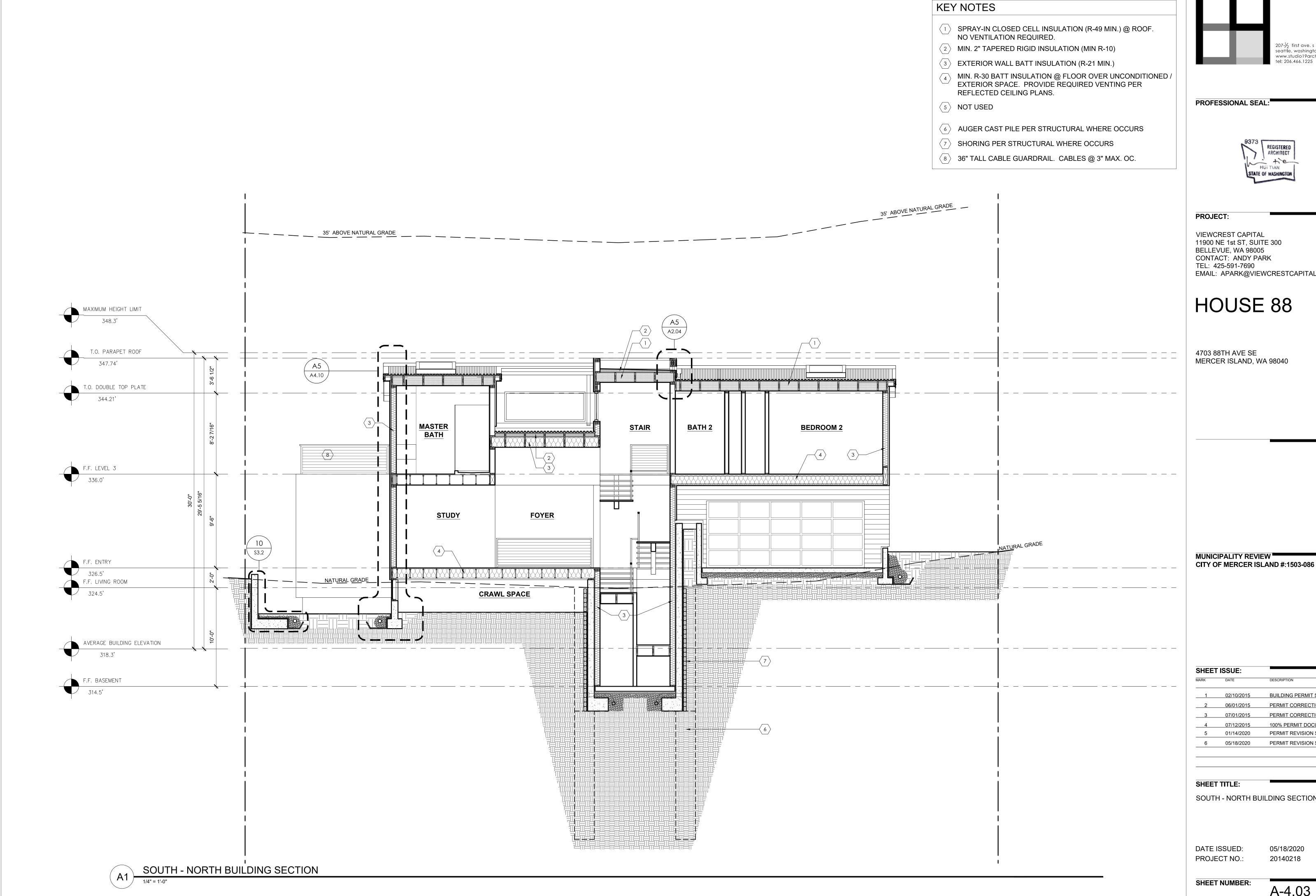
SHEET TITLE:

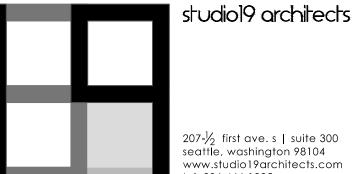
NORTH - SOUTH BUILDING SECTION

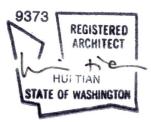
DATE ISSUED:

05/18/2020

SHEET NUMBER:







11900 NE 1st ST, SUITE 300 CONTACT: ANDY PARK EMAIL: APARK@VIEWCRESTCAPITAL.COM

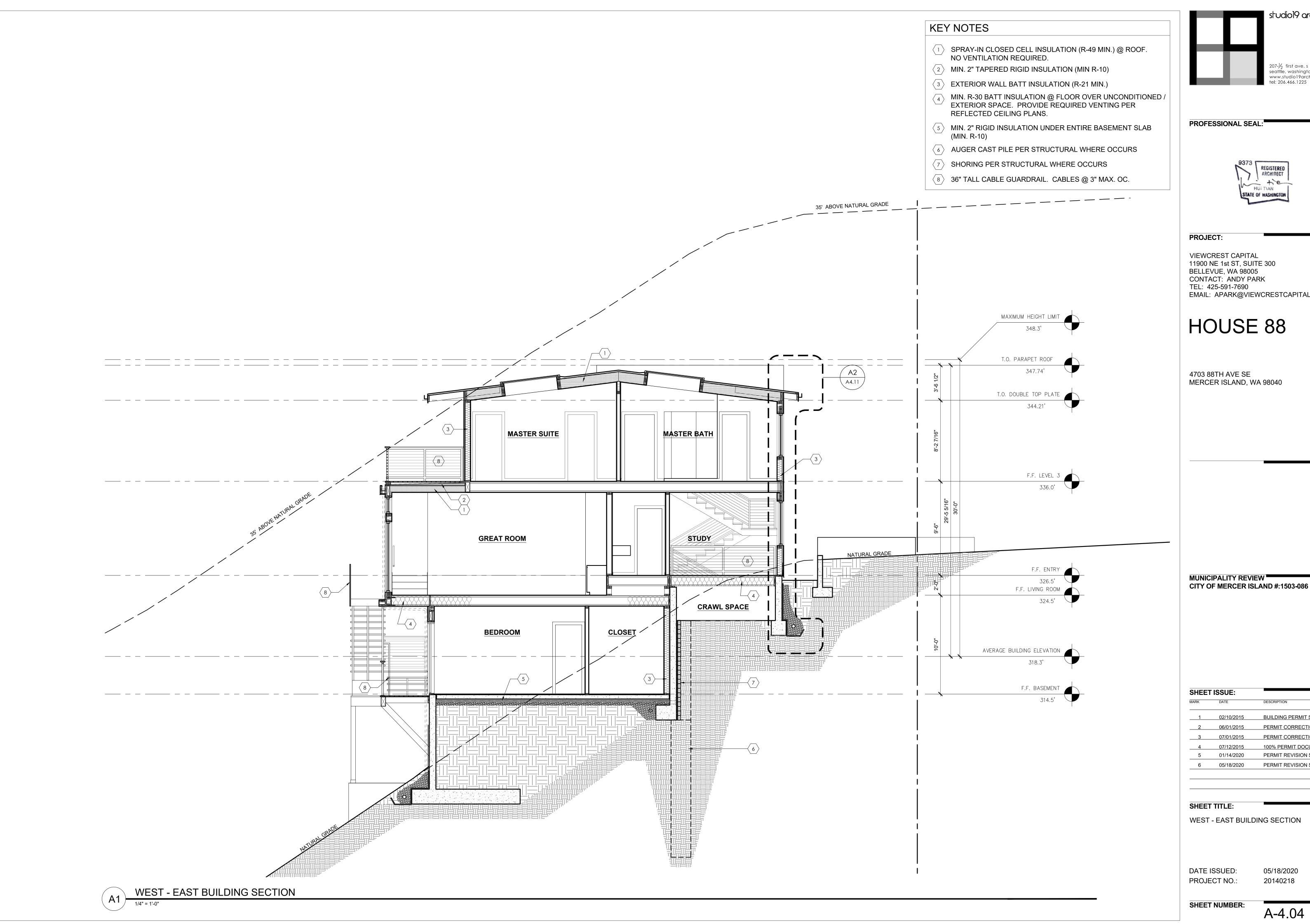
MERCER ISLAND, WA 98040

BUILDING PERMIT SUBMITTAL

PERMIT REVISION SUBMITTAL PERMIT REVISION SUBMITTAL

SOUTH - NORTH BUILDING SECTION

05/18/2020







PROJECT:

VIEWCREST CAPITAL 11900 NE 1st ST, SUITE 300 BELLEVUE, WA 98005 CONTACT: ANDY PARK TEL: 425-591-7690 EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

MUNICIPALITY REVIEW

SHEE	T ISSUE:	
MARK	DATE	DESCRIPTION
1	02/10/2015	BUILDING PERMIT SUBMITTAL
2	06/01/2015	PERMIT CORRECTIONS
3	07/01/2015	PERMIT CORRECTIONS
4	07/12/2015	100% PERMIT DOCUMENTS
5	01/14/2020	PERMIT REVISION SUBMITTAL
6	05/18/2020	PERMIT REVISION SUBMITTAL

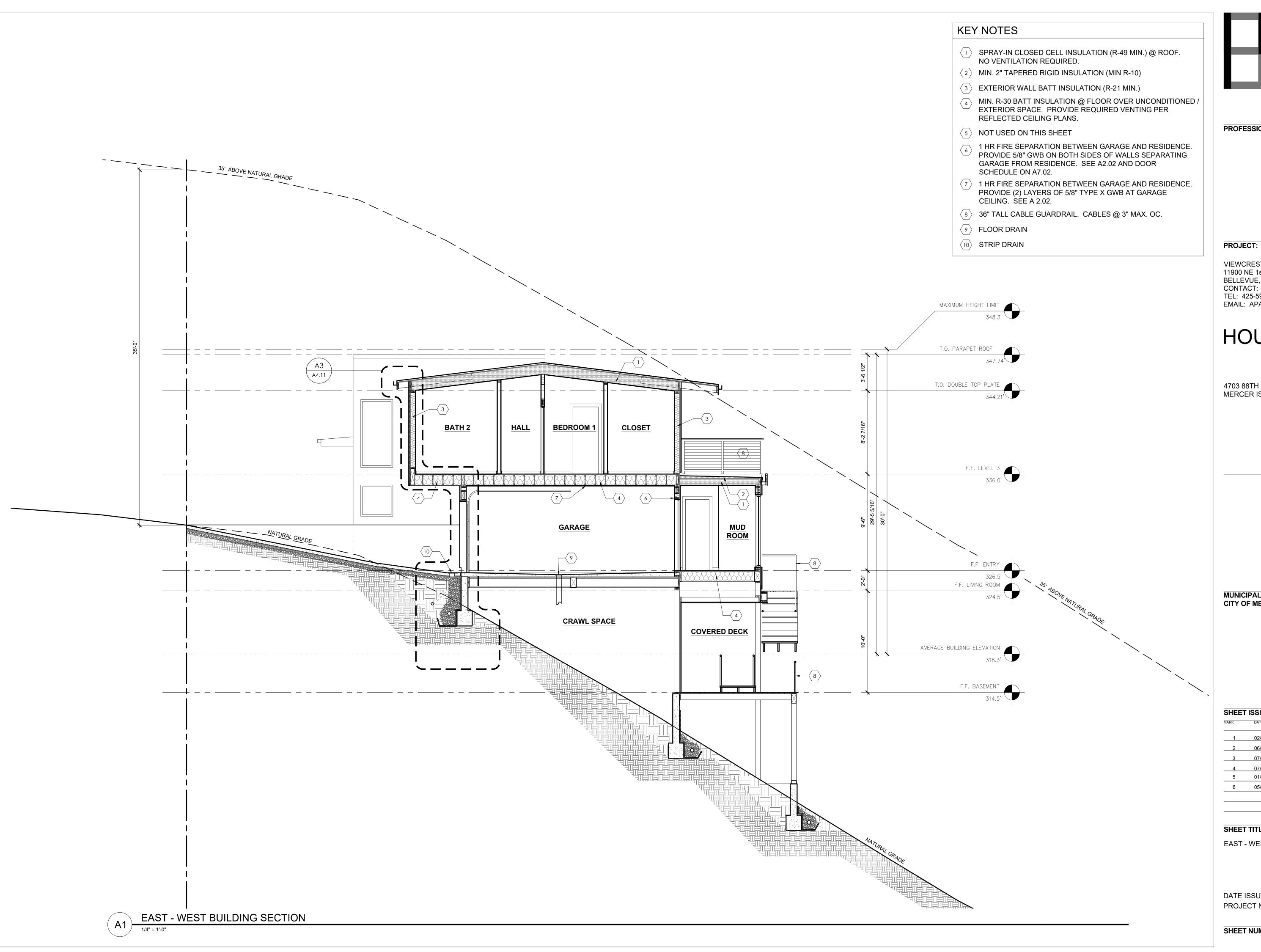
SHEET TITLE:

WEST - EAST BUILDING SECTION

DATE ISSUED: PROJECT NO.:

05/18/2020

SHEET NUMBER:







VIEWCREST CAPITAL 11900 NE 1st ST, SUITE 300 BELLEVUE, WA 98005 CONTACT: ANDY PARK TEL: 425-591-7690 EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

MUNICIPALITY REVIEW CITY OF MERCER ISLAND #:1503-086

MARK	DATE	DESCRIPTION
1	02/10/2015	BUILDING PERMIT SUBMITT.
2	06/01/2015	PERMIT CORRECTIONS
3	07/01/2015	PERMIT CORRECTIONS
4	07/12/2015	100% PERMIT DOCUMENTS
5	01/14/2020	PERMIT REVISION SUBMITT
6	05/18/2020	PERMIT REVISION SUBMITT

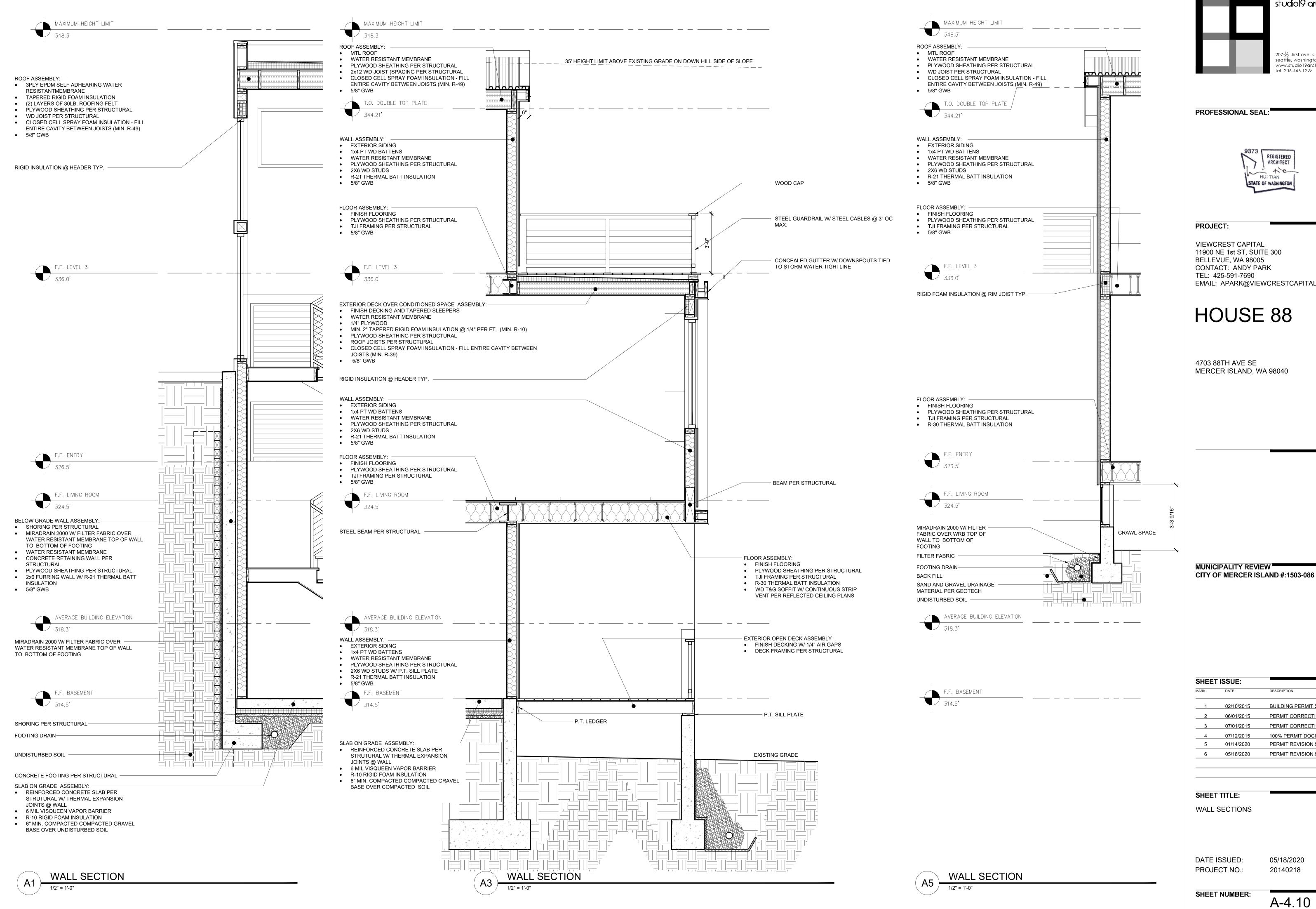
SHEET TITLE:

EAST - WEST BUILDING SECTION

DATE ISSUED: PROJECT NO.:

05/18/2020

SHEET NUMBER:



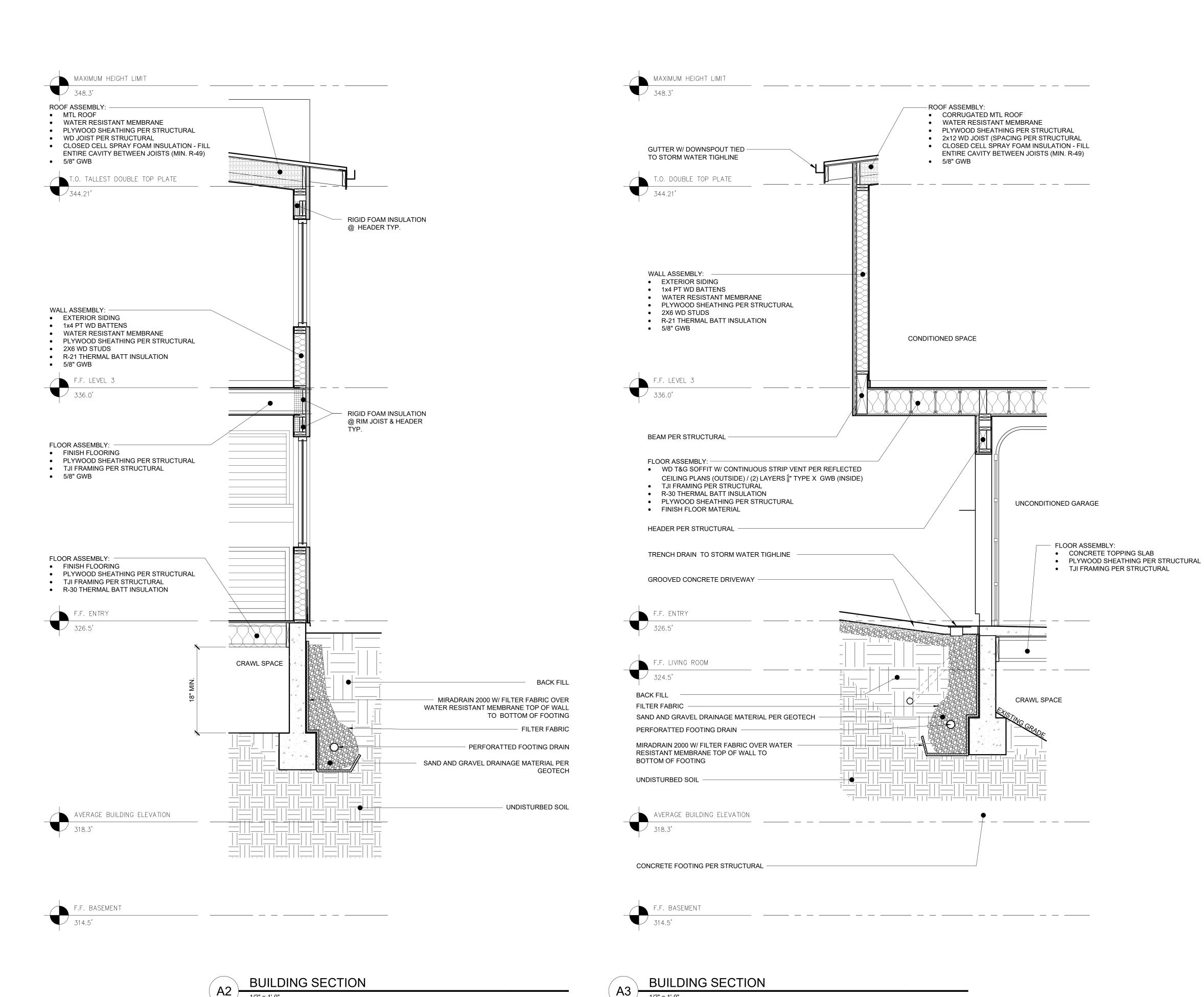
studio19 architects $207-\frac{1}{2}$ first ave. s | suite 300 seattle, washington 98104 www.studio19architects.com tel: 206.466.1225

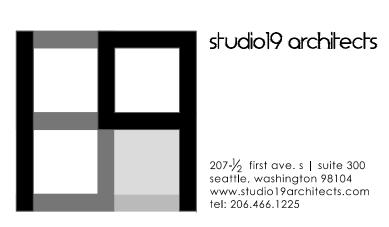


EMAIL: APARK@VIEWCRESTCAPITAL.COM

SHEE	I ISSUE:	
MARK	DATE	DESCRIPTION
1	02/10/2015	BUILDING PERMIT SUBMITTAL
2	06/01/2015	PERMIT CORRECTIONS
3	07/01/2015	PERMIT CORRECTIONS
4	07/12/2015	100% PERMIT DOCUMENTS
5	01/14/2020	PERMIT REVISION SUBMITTAL
6	05/18/2020	PERMIT REVISION SUBMITTAL

20140218







PROJECT:

VIEWCREST CAPITAL 11900 NE 1st ST, SUITE 300 BELLEVUE, WA 98005 CONTACT: ANDY PARK TEL: 425-591-7690 EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

MUNICIPALITY REVIEW CITY OF MERCER ISLAND #:1503-086

SHEET ISSUE: BUILDING PERMIT SUBMITTAL PERMIT CORRECTIONS PERMIT CORRECTIONS 100% PERMIT DOCUMENTS PERMIT REVISION SUBMITTAL 01/14/2020 05/18/2020 PERMIT REVISION SUBMITTAL

SHEET TITLE:

WALL SECTIONS

DATE ISSUED: 05/18/2020 PROJECT NO.: 20140218

SHEET NUMBER:

SIZE SILL TYPE MANUFACTURER TYPE CONFIG FIN U-VALUE SHGC REMARKS	
Name	
Name	
B 8-4" 5-4" 2-0" FIXED SIERRA PACIFIC AL CLD	
C 7'-0" 6'-4" 0'-5" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING D 1'-10" 8'-0" 0'-2" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING E 5'-6" 5'-2" 3'-0" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING F 5'-6" 5'-2" 3'-0" HORIZ. SLIDER SIERRA PACIFIC AL CLD30 .31 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING G 3'-2" 3'-2" 5'-0" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING H 9'-2" 5'-6" 3'-8" CASEMENT / FIXED / CASEMENT SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING J 5'-10" 7'-0" 0'-4" FIXED / FIXED / AWNING	
D 1'-10" 8-0" 0'-2" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING E 5'-6" 5'-2" 3'-0" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED F 5'-6" 5'-2" 3'-0" HORIZ. SLIDER SIERRA PACIFIC AL CLD30 .31 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING G 3'-2" 3'-2" 5'-0" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING H 9'-2" 5'-6" 3'-8" CASEMENT / FIXED / CASEMENT SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING J 5'-10" 7'-0" 0'-4" FIXED / AWNING / FIXED / AWNING SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING J 5'-10" 7'-0" 0'-4" FIXED / FIXED / AWNING / FIXED / AWNING SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING OPENABLE PORTIONS LESS TO THAN 6'-0" AFG: HARDWARE LIMITING OPENING RANGE TO PREVENT PASSAGE OF A 4" DIA. SPI	
E 5'-6" 5'-2" 3'-0" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED F 5'-6" 5'-2" 3'-0" HORIZ. SLIDER SIERRA PACIFIC AL CLD30 .31 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING G 3'-2" 3'-2" 5'-0" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING H 9'-2" 5'-6" 3'-8" CASEMENT / FIXED / CASEMENT SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING J 5'-10" 7'-0" 0'-4" FIXED / FIXED / AWNING / FIXED / AWNING SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING J 5'-10" 7'-0" 0'-4" FIXED / FIXED / AWNING / FIXED / AWNING SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING. OPERABLE PORTIONS LESS TO THAN 6'-0" AFG: HARDWARE LIMITING OPENING RANGE TO PREVENT PASSAGE OF A 4" DIA. SPI	
F 5'-6" 5'-2" 3'-0" HORIZ. SLIDER SIERRA PACIFIC AL CLD30 .31 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING G 3'-2" 5'-6" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING H 9'-2" 5'-6" 3'-8" CASEMENT / FIXED / CASEMENT SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING J 5'-10" 7'-0" 0'-4" FIXED / FIXED / AWNING / FIXED / AWNING / SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING THAN 6'-0" AFG: HARDWARE LIMITING OPENING RANGE TO PREVENT PASSAGE OF A 4" DIA. SPI	
G 3'-2" 5'-0" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING H 9'-2" 5'-6" 3'-8" CASEMENT / FIXED / CASEMENT SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING J 5'-10" 7'-0" 0'-4" FIXED / FIXED / AWNING / FIXED / AWNING SIERRA PACIFIC AL CLD28 / .31 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING. OPERABLE PORTIONS LESS TO THAN 6'-0" AFG: HARDWARE LIMITING OPENING RANGE TO PREVENT PASSAGE OF A 4" DIA. SPI	
H 9'-2" 5'-6" 3'-8" CASEMENT / FIXED / CASEMENT SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING J 5'-10" 7'-0" 0'-4" FIXED / FIXED / AWNING / FIXED / AWNING / FIXED / AWNING SIERRA PACIFIC AL CLD28 / .31 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING. OPERABLE PORTIONS LESS TO THAN 6'-0" AFG: HARDWARE LIMITING OPENING RANGE TO PREVENT PASSAGE OF A 4" DIA. SPH	
J 5'-10" 7'-0" 0'-4" FIXED / FIXED / AWNING / FIXED / AWNING SIERRA PACIFIC AL CLD28 / .31 .37 / .31 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING. OPERABLE PORTIONS LESS THAN 6'-0" AFG: HARDWARE LIMITING OPENING RANGE TO PREVENT PASSAGE OF A 4" DIA. SPI	
THAN 6'-0" AFG: HARDWARE LIMITING OPENING RANGE TO PREVENT PASSAGE OF A 4" DIA. SPI	
K 5'-10" 2'-0" 8'-0" FIXED SIERRA PACIFIC ALCID 28 37 LOW E CONTINC DELCLAZED ADCON EULED	
SILITION TO SEE SEE SEE SEE SEE SEE SEE SEE SEE SE	
L 10'-4 1/2" 7'-0" 0'-4" AWNING / FIXED / AWNING / FIXED	
M 10'-4 1/2" 2'-0" 8'-0" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED	
N 9'-11" 7'-0" 0'-4" AWNING / FIXED / AW	
P 9'-11" 2'-0" 8'-0" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED	
Q 6'-4" 2'-0" 8'-0" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED. SAFETY GLAZING	
R 3'-0" 7'-8" 0'-4" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING	
S 5'-2" 4'-6" 3'-6" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED	
T 2'-4" 7'-8" 0'-4" CASEMENT SIERRA PACIFIC AL CLD30 .31 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING. OPERABLE PORTIONS LESS TO THAN 6'-0" AFG: HARDWARE LIMITING OPENING RANGE TO PREVENT PASSAGE OF A 4" DIA. SPI	
U 4'-0" 3'-10" 3'-8" HORIZ. SLIDER SIERRA PACIFIC AL CLD30 .31 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING	
V 7'-0" 5'-2" 7'-5" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED	
W NOT USED	
X 9'-10" 2'-10" 8'-8" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING	
Y 5'-6" 4'-6" 2'-10" HORIZ. SLIDER SIERRA PACIFIC AL CLD30 .31 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING	
Z 6'-0" 5'-4" 2'-0" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED	
AA 5'-0" 2'-2" 5'-0" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED	
BB 1'-6" 6'-10" 0'-4" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING	
CC 8'-0" 2'-8" 5'-2" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED	
DD 4'-0" 2'-2" 5'-2" AWNING SIERRA PACIFIC AL CLD31 .31 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING	
EE 5'-0" 4'-6" 2'-10" HORIZ. SLIDER SIERRA PACIFIC AL CLD30 .31 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING	
FF 3'-0" 5'-0" 2'-4" DBL HUNG SIERRA PACIFIC AL CLD - - .30 .31 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING	
GG 3'-0" 6'-4" 0'-5" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING	
HH 3'-0" 5'-2" 7'-5" FIXED SIERRA PACIFIC AL CLD28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED	
JJ 8'-0" 2'-8" 5'-2" FIXED SIERRA PACIFIC AL CLD .28 .37 LOW - E COATING, DBL GLAZED, ARGON FILLED	
KK 6'-0" 4'-0" SKYLITE TBD - - .50 - LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING	

GENERAL NOTES

1. ALL WINDOW DIMENSIONS ARE NOMINAL. REFER TO MANUFACTURERS RECOMMENDATIONS FOR R.O. DIMENSIONS.

2. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD & NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO FABRICATION..

3. ALL GLASS IN A DOOR OR WITHIN 24" OF A DOOR, OR WITHIN 18" OF FLOOR OR WITHIN 60" OF TUB FLOOR OR ANY OTHER HAZARDOUS AREA PER CODE TO BE TEMPERED SAFETY GLASS. PROVIDE SAFETY GLAZING WHERE REQUIRED PER APPLICABLE CODE REQUIREMENTS. PROVIDE SAFETY GLAZING WHEN NOTES CONFLICT WITH CODE REQUIREMENTS.

4. DOORS & CASED OPENINGS LOCATED NEAR WALL INTERSECTIONS SHALL BE LOCATED SO THAT THE EDGE OF THE FINISHED OPENING IS 3" FROM FACE OF NEARBY WALL UNLESS NOTED OTHERWISE.

5. ALL WINDOWS TO BE DOUBLE-GLAZED WITH A MINIMUM U-VALUE OF 0.35 OR BETTER.

6. SEE EXTERIOR ELEVATIONS FOR INFORMATION ON OPENING DIRECTION OF OPERABLE UNITS.

7. ALL DOORS TO BE 1³/₄" THICK, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
 8. PROVIDE SAFETY GLAZING WHERE REQUIRED PER APPLICABLE CODE

REQUIREMENTS.

9. CONTRACTOR TO VERIFY ALL CALLOUTS. PROVIDE SAFETY GLAZING WHEN

10. ALL DOORS TO HAVE LEVER HANDLES PER ACCESSIBILITY CODE

REQUIREMENTS, UNLESS NOTED OTHERWISE.

11. 1" UNDERCUT IS FROM FINISHED FLOOR (I.E. TOP OF CARPET).

12. WALL CORRIDOR DOORS SHALL BE 20 MINUTE RATED & COMPLY WITH IBC SEC 715.3.3, 715.3.5 & NFPA 80.

13. ALL EXTERIOR LEVEL HANDLES SHALL BE CLUTCHED.

14. FURNISH SMOKE SEALS AS REQUIRED BY CODE.

NOTES CONFLICT WITH CODE REQUIREMENTS.

15. DOORS AND CASED OPENINGS LOCATED NEARBY WALL INTERSECTIONS SHALL BE LOCATED SO THAT THE EDGE OF THE FINISHED OPENING IS 6" FROM FACE OF NEARBY WALL. UNLESS NOTED OTHERWISE ALL OTHER DOORS AND CASED OPENINGS SHALL BE CENTERED BETWEEN ADJACENT WALL INTERSECTIONS.



studio19 architects

207-½ first ave. s | suite 300 seattle, washington 98104 www.studio19architects.com tel: 206.466.1225

PROFESSIONAL SEAL:



PROJECT:

VIEWCREST CAPITAL
11900 NE 1st ST, SUITE 300
BELLEVUE, WA 98005
CONTACT: ANDY PARK
TEL: 425-591-7690
EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

MUNICIPALITY REVIEW CITY OF MERCER ISLAND #:1503-086

 SHEET ISSUE:

 MARK
 DATE
 DESCRIPTION

 1
 02/10/2015
 BUILDING PERMIT SUBMITTAL

 2
 06/01/2015
 PERMIT CORRECTIONS

 3
 07/01/2015
 PERMIT CORRECTIONS

 4
 07/12/2015
 100% PERMIT DOCUMENTS

 5
 01/14/2020
 PERMIT REVISION SUBMITTAL

 6
 05/18/2020
 PERMIT REVISION SUBMITTAL

SHEET TITLE:

WINDOW SCHEDULE & DETAILS

DATE ISSUED: PROJECT NO.:

JED: 05/18/2020 NO.: 20140218

SHEET NUMBER:

A-7.01

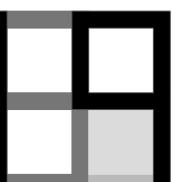
	DOOR SCHEDULE														
					DOOR					FRAME			DETAILS		
NO	LOCATION	HDWE	SIZ	SIZE EIDE DI		TYPE	E CONFIG FIN	FIN	J TYPE	CONFIG	FIN HEAD	HEAD	JAMB(S)	SILL	DEMARKS
NO			W	Н	(MIN)	• • • •		' ''	' ' ' '	0011110	1 11 4			OILL	REMARKS
001	ENTRY - BASEMENT REC. RM		6'-4"	7'-0"	-	AL/GL	Α	-	AL	-	-				LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING
002	ENTRY - BASEMENT BEDROOM		6'-4"	7'-0"	-	AL/GL	Α	P-1	WD-2	1	P-1	TBD	TBD	TBD	LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING
003	BASEMENT BEDROOM		2'-8"	7'-0"	-	HC	С	P-1	WD-2	1	P-1	TBD	TBD	TBD	
004	BASEMENT BATHROOM		2'-6"	7'-0"	-	SC	-	P-1	WD-2	1	P-1	TBD	TBD	TBD	
005	BASEMENT BEDROOM CLOSET		2'-6"	7'-0"	-	HC	SEE REMARKS	P-1	WD-2	1	P-1				
006	BASEMENT MECHANICAL ROOM		2'-6"	6'-8"	20 MIN	SC	В	P-1	WD-2	1	P-1	TBD	TBD	TBD	
007	BASEMENT CRAWL SPACE		2'-6"	6'-8"		SC	В	P-1	WD-2	1	P-1				
101	ENTRY- FOYER		PR 3'-0"	7'-10"	-	AL/GL	F	WD-1	-	-	-	TBD	TBD	TBD	LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING
102	ENTRY - LIVING ROOM		6'-4"	7'-0"	-	AL/GL	D	P-	НМ	1	P-	TBD	TBD	TBD	LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING
103	ENTRY - GARAGE / MUD ROOM	SELF CLSNG	3'-0"	7'-0"	20 MIN	SC	Α	WD-1	WD-2	1	P-	TBD	TBD	TBD	MIN. 1-3/8" THICK SOLID WD DOOR W/ SELF CLOSING DEVICE, FIRE GASKET
104	GARAGE DOOR		16'-0"	7'-6"	-	AL/GL	E	-	НМ	1	P-	TBD	TBD	TBD	
105	MUD ROOM / LAUNDRY		3'-0"	7'-0"	-	SC	А	WD-1	WD-2	1	P-	TBD	TBD	TBD	
106	POWDER ROOM		2'-6"	7'-0"	-	НС	SEE REMARKS	-	AL	-	-				
107	FOYER CLOSET		2'-6"	7'-0"	-	НС	SEE REMARKS	-	AL	-	-				
108	MUD ROOM CLOSET		2'-6"	7'-0"	-	НС	SEE REMARKS	-	AL	-	-				
201	ENTRY MACTER REPROCM		6'-4"	7'-0"		A1 /C1	OFF DEMARKS		Δ1						LOW E COATING DRI CLAZED ADCOMENTED CAFETY CLAZING
201	ENTRY - MASTER BEDROOM MASTER SUITE		3'-0"	7'-0"	-	AL/GL SC	SEE REMARKS	WD-1	AL WD-2	-	- P-	TBD	TBD	TBD	LOW - E COATING, DBL GLAZED, ARGON FILLED, SAFETY GLAZING
202	MASTER SUITE BATHROOM		3'-0"	7'-0"	-	SC	A	WD-1	-	-	<u> </u>	TBD	TBD	TBD	
204	MASTER SUITE WATER CLOSET		2'-6"	7'-0"	-	HC	A	WD-1	WD-2	1	 P-	TBD	TBD	TBD	SLIDING POCKET DOOR WITHIN GWB WALL & W/ DOOR FRAME
205	MASTER SUITE CLOSET		2'-8"	7'-0"	-	HC	A	WD-1	WD-2	1	P-	TBD	TBD	TBD	SEIDING FOCKET DOOK WITHIN GWB WALL & W. DOOK TRAWL
206	MASTER SUITE CLOSET		2'-8"	7'-0"	-	HC	A	WD-1	WD-2	1	P-	TBD	TBD	TBD	
207	LINEN CLOSET		PR 2'-0"	7'-0"	-	HC	C	WD-1	-	-		TBD	TBD	TBD	
208	GUEST BATHROOM		2'-6"	7'-0"	_	HC	SEE REMARKS	-	AL	_	_				
209	BEDROOM 1		2'-8"	7'-0"	-	SC	A	_	WD-2	1	P-	TBD	TBD	TBD	
210	BEDROOM 2		2'-8"	7'-0"	-	SC	C	WD-1	-	-		TBD	TBD	TBD	
211	BATHROOM 1		2'-6"	7'-0"	-	НС	A	WD-1	WD-2	1	P-	TBD	TBD	TBD	
212	BEDROOM 1 CLOSET		PR 3'-0"	7'-0"	-	НС	С	WD-1	-	-	-	TBD	TBD	TBD	BI-PASS DOOR W/ DOOR FRAME
213	BEDROOM 2 CLOSET		PR 3'-0"	7'-0"	-	НС	A	WD-1	WD-2	1	P-	TBD	TBD	TBD	BI-PASS DOOR W/ DOOR FRAME
		1		ĺ									1		

GENERAL NOTES

- 1. ALL WINDOW DIMENSIONS ARE NOMINAL. REFER TO MANUFACTURERS RECOMMENDATIONS FOR R.O. DIMENSIONS.
 - 2. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD & NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO FABRICATION..
 - 3. ALL GLASS IN A DOOR OR WITHIN 24" OF A DOOR, OR WITHIN 18" OF FLOOR OR WITHIN 60" OF TUB FLOOR OR ANY OTHER HAZARDOUS AREA PER CODE TO BE TEMPERED SAFETY GLASS. PROVIDE SAFETY GLAZING WHERE REQUIRED PER APPLICABLE CODE REQUIREMENTS. PROVIDE SAFETY GLAZING WHEN NOTES CONFLICT WITH CODE REQUIREMENTS.
 - 4. DOORS & CASED OPENINGS LOCATED NEAR WALL INTERSECTIONS SHALL BE LOCATED SO THAT THE EDGE OF THE FINISHED OPENING IS 3" FROM FACE OF NEARBY WALL UNLESS NOTED OTHERWISE.
 - 5. ALL WINDOWS TO BE DOUBLE-GLAZED WITH A MINIMUM U-VALUE OF 0.35 OR BETTER.
 - 6. SEE EXTERIOR ELEVATIONS FOR INFORMATION ON OPENING DIRECTION OF OPERABLE UNITS.
 - 7. ALL DOORS TO BE $1\frac{3}{4}$ " THICK, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
 - 8. PROVIDE SAFETY GLAZING WHERE REQUIRED PER APPLICABLE CODE REQUIREMENTS.
 - 9. CONTRACTOR TO VERIFY ALL CALLOUTS. PROVIDE SAFETY GLAZING WHEN NOTES CONFLICT WITH CODE REQUIREMENTS.
 - 10. ALL DOORS TO HAVE LEVER HANDLES PER ACCESSIBILITY CODE REQUIREMENTS, UNLESS NOTED OTHERWISE.
 - 11. 1" UNDERCUT IS FROM FINISHED FLOOR (I.E. TOP OF CARPET).
 - 12. WALL CORRIDOR DOORS SHALL BE 20 MINUTE RATED & COMPLY WITH IBC SEC 715.3.3, 715.3.5 & NFPA 80.
 - 13. ALL EXTERIOR LEVEL HANDLES SHALL BE CLUTCHED.

14. FURNISH SMOKE SEALS AS REQUIRED BY CODE.

15. DOORS AND CASED OPENINGS LOCATED NEARBY WALL INTERSECTIONS SHALL BE LOCATED SO THAT THE EDGE OF THE FINISHED OPENING IS 6" FROM FACE OF NEARBY WALL. UNLESS NOTED OTHERWISE ALL OTHER DOORS AND CASED OPENINGS SHALL BE CENTERED BETWEEN ADJACENT WALL INTERSECTIONS.



studio 19 architects

 $207-\frac{1}{2}$ first ave. s | suite 300 seattle, washington 98104 www.studio19architects.com tel: 206.466.1225

PROFESSIONAL SEAL:



PROJECT:

VIEWCREST CAPITAL
11900 NE 1st ST, SUITE 300
BELLEVUE, WA 98005
CONTACT: ANDY PARK
TEL: 425-591-7690
EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

MUNICIPALITY REVIEW CITY OF MERCER ISLAND #:1503-086

 SHEET ISSUE:

 MARK
 DATE
 DESCRIPTION

 1
 02/10/2015
 BUILDING PERMIT SUBMITTAL

 2
 06/01/2015
 PERMIT CORRECTIONS

 3
 07/01/2015
 PERMIT CORRECTIONS

 4
 07/12/2015
 100% PERMIT DOCUMENTS

 5
 01/14/2020
 PERMIT REVISION SUBMITTAL

 6
 05/18/2020
 PERMIT REVISION SUBMITTAL

SHEET TITLE:

DOOR SCHEDULE & DETAILS

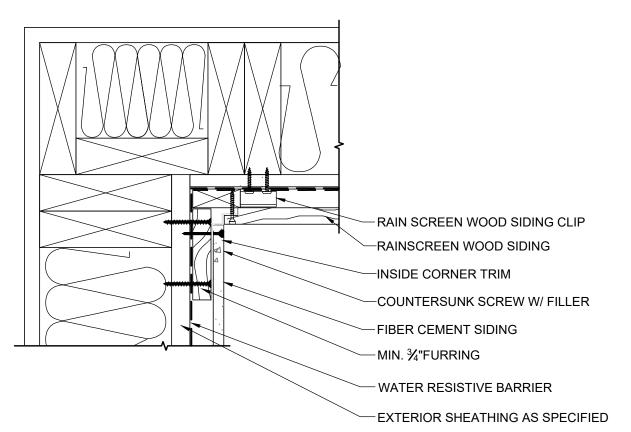
DATE ISSUED: PROJECT NO.:

CT NO.: 20140218

SHEET NUMBER:

-7 02

05/18/2020

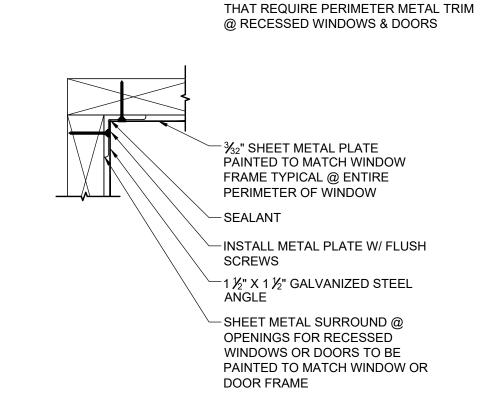


(XX) SCALE: 3" = 1'-0"

INSIDE CORNER - CEMENT BOARD TO WOOD

FIBER CEMENT SIDING MIN. ¾"FURRING WATER RESISTIVE BARRIER EXTERIOR SHEATHING AS SPECFIED COUNTERSUNK SCREW W/ FILLER OUTSIDE CORNER TRIM

PLAN DETAIL @ OUTSIDE CORNER TRIM



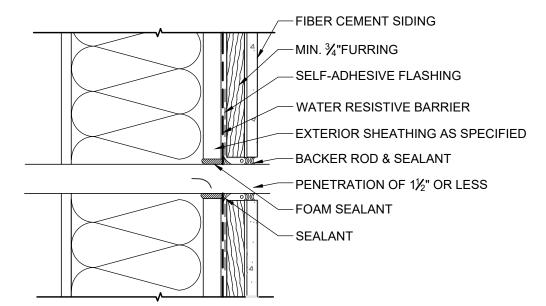
THIS DETAIL APPLIES TO ALL CONDITIONS

INSIDE CORNER @ WINDOW METAL SURROUND

SCALE: 3" = 1'-0"

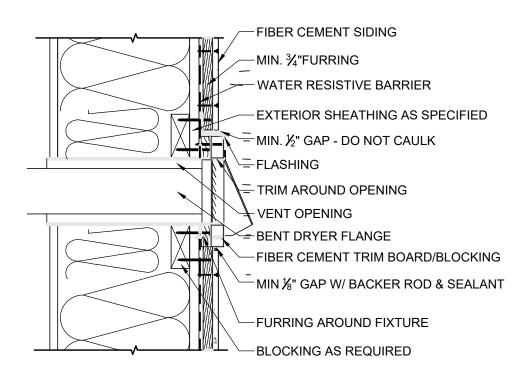
SCALE: 3" = 1'-0"

NOTE: EXTERNAL BLOCKING IS RECOMMENDED WHEN PENETRATION OCCURS AFTER THE INSTALLATION OF PANEL



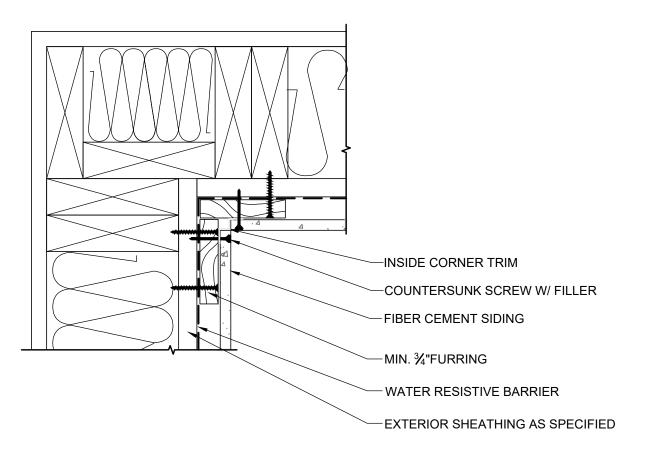
DETAIL FOR HOLE 1 1/2" OR LESS

SCALE: 3" = 1'-0"



1. CAULK 3 SIDES BUT NOT TOP. J-CHANNEL TRIM IS OPTIONAL
2. EXTERNAL BLOCKING IS RECOMMENDED WHEN PENETRATION OCCURS AFTER THE INSTALLATION OF PANEL.
3. IF PENETRATION OCCURS BEFORE THE INSTALLATION OF PANEL, USE HORIZONTAL EDGE TRIM ON SILL & VERTICAL F-TRIM ON SIDES

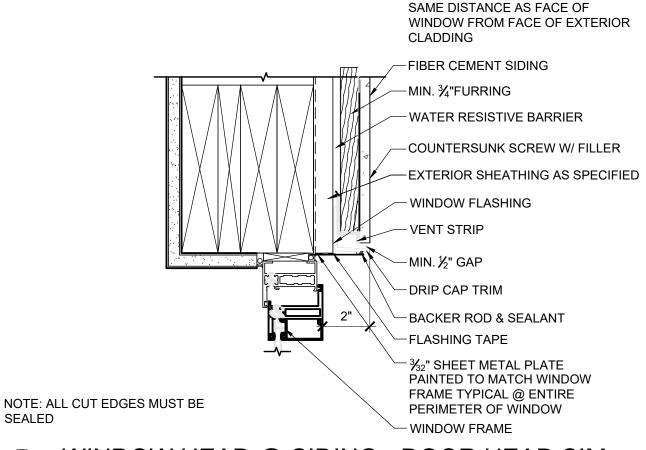




NOTE: FOR SLIDING DOORS, FACE OF DOOR FRAME TO BE HELD BACK

PLAN DETAIL @ INSIDE CORNER TRIM

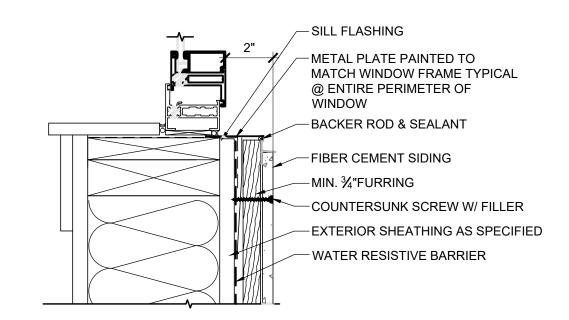
SCALE: 3" = 1'-0"



WINDOW HEAD @ SIDING - DOOR HEAD SIM.

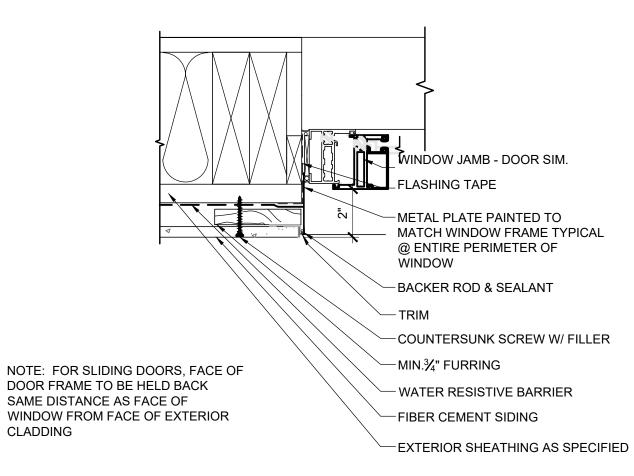
SCALE: 3" = 1'-0"

NOTE: FOR SLIDING DOORS, FACE OF DOOR FRAME TO BE HELD BACK SAME DISTANCE AS FACE OF WINDOW FROM FACE OF EXTERIOR CLADDING



WINDOW SILL @ SIDING

SCALE: 3" = 1'-0"



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

NOTES:

1. THESE DETAILS APPLY TO INSTALLATION OF CEMENT BOARD SIDING, THIN BRICK VENEER & WOOD SIDING ONLY.

REFER TO ARCHITECTURAL DRAWINGS FOR INFORMATION ON WALL CONSTRUCTION.
 REFER TO BUILDING ELEVATIONS FOR LOCATION OF JOINTS ON FIBER CEMENT PANELS & THIN BRICK.



PROFESSIONAL SEAL:



PROJECT:

VIEWCREST CAPITAL
11900 NE 1st ST, SUITE 300
BELLEVUE, WA 98005
CONTACT: ANDY PARK
TEL: 425-591-7690
EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

FIBER CEMENT SIDING

MIN. ¾"FURRING

WATER RESISTIVE BARRIER

EXTERIOR SHEATHING AS SPECIFIED

HORIZONTAL TRIM

COUNTERSUNK SCREW W/ FILLER

- COUNTERSUNK SCREW W/ FILLER

- VERTICAL TRIM

-MIN. ¾"FURRING

FIBER CEMENT SIDING

- WATER RESISTIVE BARRIER

-EXTERIOR SHEATHING AS SPECIFIED

CITY OF MERCER ISLAND #:1503-086

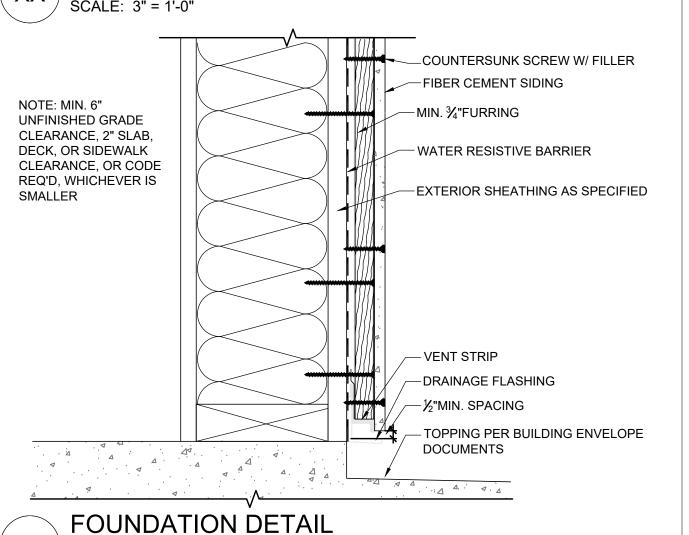
MUNICIPALITY REVIEW

PANEL SECTION W/ HORIZONTAL TRIM

PANEL SECTION W/ VERTICAL TRIM

SCALE: 3" = 1'-0"

SCALE: 3" = 1'-0"



SHEET TITLE:

01/14/2020

05/18/2020

SHEET ISSUE:

EXTERIOR DETAILS - CLADDING

DATE ISSUED: PROJECT NO.:

SHEET NUMBER:

A-8.01

05/18/2020

20140218

DESCRIPTION

BUILDING PERMIT SUBMITTAL

100% PERMIT DOCUMENTS

PERMIT REVISION SUBMITTAL

PERMIT REVISION SUBMITTAL

PERMIT CORRECTIONS

PERMIT CORRECTIONS

TYPICAL ASSEMBLIES

- EXTERIOR 2X6 WALL ASSEMBLY W/ SIDING EXTERIOR SIDING & TRIM ASSEMBLY AS INDICATED O/ WEATHER RESISTIVE BARRIER O/ PLYWOOD SHEATHING PER STRUCTURAL O/ R 21 FIBERGLASS INSULATION O/ 2x6 STUDS @ 16" O.C. O/ 5/8" GYPSUM WALL BOARD O/ VAPOR BARRIER PVA PRIMER O/ FINISH PER SCHEDULE.
- EXTERIOR 2X6 WALL ASSEMBLY W/ STUCCO EXTERIOR STUCCO ASSEMBLY AS INDICATED O/ WEATHER RESISTIVE BARRIER O/ PLYWOOD SHEATHING PER STRUCTURAL O/ R 21 FIBERGLASS INSULATION O/ 2x6 STUDS @ 16" O.C. O/ 5/8" GYPSUM WALL BOARD O/ VAPOR BARRIER PVA PRIMER O/ FINISH PER SCHEDULE.
- EXTERIOR 2X6 WALL ASSEMBLY W/ STONE VENEER EXTERIOR STONE VENEER AS INDICATED O/ MORTAR SETTING BED O/ SCRATCH COAT O/ METAL LATH O/ WEATHER RESISTIVE BARRIER O/ PLYWOOD SHEATHING PER STRUCTURAL O/ R 21 FIBERGLASS INSULATION O/ 2x6 STUDS @ 16" O.C. O/ 5/8" GYPSUM WALL BOARD O/

VAPOR BARRIER PVA PRIMER O/

FINISH PER SCHEDULE.

FINISH PER SCHEDULE.

- TYPICAL BELOW GRADE WALL ASSEMBLY FINISH COAT INTERIOR SIDE O/ VAPOR BARRIER PVC PRIMER O/ 5/8" GYPSUM WALLBOARD O/ 2x4 STUDS @ 16" O.C. OR AS NOTED W/ 3" THK R-22 RIGID INSULATION O/ 1/2" GAP BETWEEN STUDS AND FOUNDATION WALL REINFORCED CONCRETE FOUNDATION WALL (PER STRUCTURAL) W/ EXTERIOR WATERPROOFING SYSTEM
- TYPICAL EXTERIOR DOUBLE WALL ASSEMBLY W/ SIDING EXTERIOR SIDING & TRIM ASSEMBLY AS INDICATED O/ WEATHER RESISTIVE BARRIER O/ PLYWOOD SHEATHING PER STRUCTURAL O/ R 21 FIBERGLASS INSULATION O/ 2x6 STUDS @ 16" O.C. O/ 2x FURRING @ 16" O.C. 0/ 5/8" GYPSUM WALL BOARD O/ VAPOR BARRIER PVA PRIMER O/
- TYPICAL EXTERIOR DOUBLE WALL ASSEMBLY W/ STUCCO EXTERIOR STUCCO ASSEMBLY AS INDICATED O/ WEATHER RESISTIVE BARRIER O/ PLYWOOD SHEATHING PER STRUCTURAL O/ R 21 FIBERGLASS INSULATION O/ 2x6 STUDS @ 16" O.C. 0/ 2x FURRING @ 16" O.C. 0/ 5/8" GYPSUM WALL BOARD O/ VAPOR BARRIER PVA PRIMER O/ FINISH PER SCHEDULE.
- TYPICAL 2X EXTERIOR UNHEATED WALL ASSEMBLY EXTERIOR SIDING & TRIM ASSEMBLY AS INDICATED O/ WEATHER RESISTIVE BARRIER O/ PLYWOOD SHEATHING PER STRUCTURAL O/ 2x STUDS @ 16" O.C. O/ 5/8" GYPSUM WALL BOARD O/ FINISH PER SCHEDULE.
- EXTERIOR 2x6 UNHEATED WALL ASSEMBLY AT UNEXCAVATED SPACE EXTERIOR SIDING & TRIM ASSEMBLY AS INDICATED O/ WEATHER RESISTIVE BARRIER O/ PLYWOOD SHEATHING PER STRUCTURAL O/ R 21 FIBERGLASS INSULATION O/ 2x6 STUDS @ 16" O.C. O/ 6 MIL VAPOR BARRIER
- TYPICAL INTERNAL WALL ASSEMBLY FINISH COAT EA. SIDE O/ VAPOR BARRIER PVC PRIMER EA. SIDE O/ 5/8" GYPSUM WALLBOARD EA. SIDE O/ 2X PER FRAMING PLAN OR AS NOTED.

SOUND ATTENUATION INSULATION AT ALL BEDROOMS, BATHROOMS, MECHANICAL ROOMS, AND AS NOTED.

SEE PLANS & WALL SCHEDULE FOR MORE SPECIFIC WALL ASSEMBLY INFORMATION.

- W10 GARAGE TO HEATED SPACE 2x6 WALL ASSEMBLY FINISH COAT EA. SIDE O/ VAPOR BARRIER PVC PRIMER EA. SIDE O/ 5/8" GYPSUM WALLBOARD EA. SIDE (TYPE-X AT GARAGE) O/ 2X6 STUDS @ 16" O.C. OR AS NOTED. R 21 FIBERGLASS INSULATION O/
- TYPICAL INTERNAL PARTIAL HEIGHT WALL ASSEMBLY: FINISH COAT EA. SIDE O/ VAPOR BARRIER PVC PRIMER EA. SIDE O/ 5/8" GYPSUM WALLBOARD EA. SIDE O/ 1/4" PLYWOOD SHEATHING ONE SIDE O/ 2x STUDS @ 16" O.C. U.N.O.
- W12 TYPICAL FLAT-FRAMED INTERNAL WALL ASSEMBLY: FINISH COAT EA. SIDE O/ VAPOR BARRIER PVC PRIMER EA. SIDE O/ 5/8" GYPSUM WALLBOARD EA. SIDE O/ 1/4" PLYWOOD SHEATHING ONE SIDE O/ 2x STUDS @ 16" O.C. U.N.O.

- W13 TYPICAL RAILING WALL ASSEMBLY FINISH COAT EA. SIDE O/ VAPOR BARRIER PVC PRIMER EA. SIDE O/ 5/8" GYPSUM WALLBOARD EA. SIDE O/ 2X STUDS @ 16" O.C. OR AS NOTED. W/ WOOD CAP AT HEIGHT AS NOTED.
- F1 TYPICAL SLAB-ON-GRADE FLOOR ASSEMBLY: REINFORCED CONCRETE SLAB PER STRUCT. W/ THERMAL EXPANSION JOINTS AT WALL O/ 6 MIL VISQUEEN VAPOR BARRIER O/ R-10 RIGID FOAM INSULATION 6" MINIMUM COMPACTED GRAVEL BASE O/ UNDISTURBED SOIL
- TYPICAL GARAGE FLOOR ASSEMBLY REINFORCED CONCRETE SLAB PER STRUCT., SLOPED TO DRAIN (1/4' PER FT.), 6 MIL POLY VAPOR BARRIER O/ 6" MINIMUM COMPACTED STRUCT. FILL O/ UNDISTURBED SOIL.
- F3 TYPICAL FLOOR ASSEMBLY O/ CRAWL SPACE: FLOOR FINISH PER SCHEDULE O/ 3/4" T&G FLOOR SHEATHING (GLUED & SCREWED) 0/ TJI'S PER STRUCTURAL O/ R30 INSULATION O/ 6 MIL VISQUEEN VAPOR BARRIER O/ 18" CRAWL SPACE TO GRADE MIN
- TYPICAL FLOOR ASSEMBLY OVER UNHEATED EXTERIOR FLOOR FINISH PER SCHEDULE O/ 3/4" T&G FLOOR SHEATHING (GLUED & SCREWED) 0/ TJI'S PER STRUCTURAL O/ R30 INSULATION O/ 6 MIL VISQUEEN VAPOR BARRIER O/ EXTERIOR T&G CEDAR SOFFIT MATERIAL (SMOOTH FACE EXPOSED)
- TYPICAL FLOOR ASSEMBLY OVER HEATED SPACE FLOOR FINISH PER SCHEDULE O/ 3/4" T&G FLOOR SHEATHING (GLUED & SCREWED) 0/ TJI'S PER STRUCTURAL O/ (2X DROP CEILING /SOFFIT FRAMING AS INDICATED) 0/ 5/8" GYPSUM WALLBOARD O/ VAPOR BARRIER PVC PRIMER O/ FINISH PER SCHEDULE.
- F6 TYPICAL FLOOR ASSEMBLY O/ GARAGE: FLOOR FINISH PER SCHEDULE O/ 3/4" T&G FLOOR SHEATHING (GLUED & SCREWED) O/ TJI'S PER STRUCTURAL O/ R30 INSULATION O/ 5/8 "TYPE X" GWB 0/ VAPOR BARRIER PVC PRIMER 0/ FINISH PER SCHEDULE.
- COMPOSITE PAVER TILES OVER WATERPROOF DECK ASSEMBLY: COMPOSITE PAVER TILES O/ LEVELING PEDISTALLS O/ DRAINAGE MAT O/ WATER PROOF MEMBRANE BARRIER O/ 3/4" T&G DECK SHEATHING O/ 2X SLEEPERS - SLOPED TO DRAIN (1/4"/FT) 0/ DECK FRAMING PER STRUCT. O/ 2X SOFFIT FRAMING O/ 3/8" BEVELED SOFFIT BOARD (SMOTH FACE EXPOSED) W/ CONTINUOUS STRIP VENTING
- TYPICAL STAIR ASSEMBLY FLOOR FINISH PER SCHEDULE O/ 3/4" T&G FLOOR SHEATHING (GLUED & SCREWED) 0/ (3) 2X12 STRINGERS OR 2X10 JOIST AT LANDINGS O/ (2X DOP CEILING AS INDICATED (MINIMUM 7'-0" HEAD HEIGHT) O/ (R30 INSULATION OVER UNHEATED SPACE) O/ 5/8" 'TYPE-X' GYPSUM WALLBOARD O/ VAPOR BARRIER PVC PRIMER O/
- TYPICAL DRIVEWAY ASSEMBLY REINFORCED CONCRETE SLAB PER STRUCT.. SLOPED TO DRAIN (1/4' PER FT.), STAINED & SCORED, O/ 6" MINIMUM COMPACTED STRUCT. FILL O/ UNDISTURBED SOIL.

FINISH PER SCHEDULE.

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

SEE PLAN FOR SCORING PATERN AND INFORMATION.

FOR 'STONE INLAY' LOCATIONS, ASSUME: EXTERIOR GRADE STONE TILE (BY OTHER) O/ MORTAR BED (BY OTHER) O/ MIN. CONCRETE TOPPING SLAB. STONE INLAY SHALL FINISH 'FLUSH' WITH REST OF CONCRETE TOPPING SLAB.

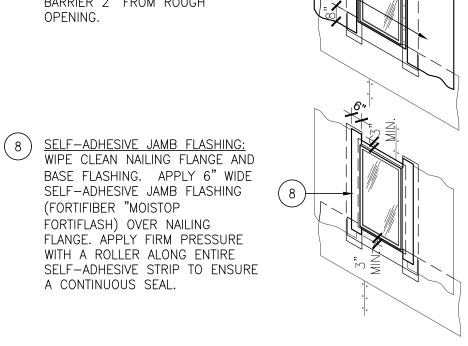
R1 TYPICAL ROOF ASSEMBLY COMPOSITION ROOFING OF COMPOSITION ROOFING O/ 2 LAYERS OF 30 LB. ROOFING FELTS O/ PLY SHEATHING PER STRUCT. O/ PRE ENGINEERED TRUSSES OR 2X FRAMING PER STRUCT. W/ A MINIMUM OF 1" AIR SPACE O/ R-38 BATT INSULATION O/ 2x COFFERED CEILING FRAMING AS INDICATED O/ 5/8 GYPSUM WALLBOARD O/ VAPOR BARRIER PVA PRIMER O/ FINISH PER SCHEDULE OR 3/8" BEVELED SOFFIT BOARD (SMOTH FACE EXPOSED) W/ CONTINUOUS STRIP VENTING

- TYPICAL ROOF ASSEMBLY OVER UNHEATED SPACE COMPOSITION ROOFING O/ 2 LAYERS OF 30 LB. ROOFING FELTS O/ PLY SHEATHING PER STRUCT. O/ PRE ENGINEERED TRUSSES OR 2X FRAMING PER STRUCT. W/ 5/8 GYPSUM WALLBOARD O/ VAPOR BARRIER PVA PRIMER O/ FINISH PER SCHEDULE OR 3/8" BEVELED SOFFIT BOARD (SMOTH FACE EXPOSED) W/ CONTINUOUS STRIP VENTING
- FLAT ROOF / ROOF DECK ASSEMBLY 3-PLY EPDM SELF-ADHERING MEMBRANE (SELF-ADHERING CAP SHT O/ SELF-ADHERING BASE SHT O/ MECHANICALY-ADHERED BASE SHT) O/ TAPERED INSULATION (MIN. R-10 AT LOW POINT) 0/2 LAYERS OF 30 LB. ROOFING FELTS O/ 3/4 PLYWOOD SHEATING PER STRUCT. O/ R-30 BATT INSULATION O/ ROOF FRAMING PER STRUCT. O/ 2X COFFERED CEILING FRAMING AS INDICATED O/ 5/8 GYPSUM WALLBOARD O/ VAPOR BARRIER PVA PRIMER O/ FINISH PER SCHEDULE. FLAT ROOF TO TERMINATE AT VERTICALLY AT PARAPET
- GENERAL NOTE ALL ASSEMBLIES, MATERIALS AND PRODUCTS SHALL BE INSTALLED AND CONSTRUCTED TO CODE COMPLIANCE OR BETTER AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

OR VERITCAL WALL FACE. SEE DETAILS FOR

CONDITIONS.

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



WEATHER RESISTIVE BARRIER C4

SELF-ADHESIVE HEAD MEMBRANE

WIPE CLEAN THE WINDOW FLANGE

PREVIOUS FLASHING LAYERS AND

SUBSTRATE. APPLY 9" WIDE

SELF-ADHESIVE HEAD FLASHING

USING A ROLLER, APPLY FIRM

PRESSURE ALONG THE ENTIRE

WINDOW FRAME

METAL SIDING APPLICATION:

APPLY METAL FLASHING DIRECTLY ABOVE

MINIMUM REQUIRED TO COVER 1/2" SEALANT

WINDOW. EXTEND FLASHING BEYOND

WINDOW FRAME %" EA. SIDE, OR THE

TYPICAL 24 GA. METAL HEAD FLASHING:

WEATHER RESISTIVE BARRIER

AT BOTH ENDS OF HEAD FLASHING

(SEE WINDOW HEAD DETAIL)

CONTINUOUS SEAL.

CRIMP END DAM.

SET IN SEALANT.

DEPTH OF WINDOW —

JOINT.

B4

Α4

PROVIDE END DAM

SEALANT TO FOLLOW ---

(FORTIFIBER "MOISTOP EZ-SEAL") OVER (9)

THE WINDOW FLANGE, BASE FLASHING

AND SELF-ADHESIVE JAMB FLASHING.

SELF-ADHESIVE STRIP TO ENSURE A

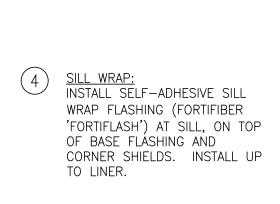
WEATHER-RESISTIVE BARRIER MATERIAL AT SILL:
INSTALL ONE COURSE OF WEATHER-RESISTIVE BARRIER AT SILL. FASTEN ONLY THE TOP OF WEATHER-RESISTIVE BARRIER TO SUBSTRATE, TO ALLOW (FOLLOWING) LOWER COURSE OF WEATHER RESISTIVE BARRIER TO GO UNDERNEATH. 2 <u>BASE FLASHING – SILL:</u> INSTALL WATER–RESISTANT BASE FLASHING (FORTIFIBER "NEXT") AT SILL, ON TOP OF WEATHÉR-RESISTIVE BARRIER.

WEATHER RESISTIVE BARRIER

CONTRACTOR SHALL CONFIRM COMPATIBILITY OF ALL

MATERIALS USED IN PENETRATION FLASHING SEQUENCE.

USE SIMILAR METHODS AT EACH BUILDING PENETRATION.



FASTEN PRE-FORMED CORNER

SHIELDS IN BEAD OF SEALANT AT

JAMB TO FRAMING, CUT TO FIT

TIGHT TO EXISTING LINER. DO

NOT NAIL THROUGH SILL.

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

WEATHER RESISTIVE BARRIER

COURSES AT CORNER EXISTING OR NEW SHEATHING, AS REQUIRED (2) LAYERS HALF SHEET, ÒF W.R.B.— 1) INNER LAYER 4" MIN. LAP AT HORIZONTAL 12" MIN. LAP AT VERTICAL JOINT 2) OUTER LAYER

- BEGIN NEW W.R.B.

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

(ADHERE AND FASTEN)

TYPICAL 12" SELF-ADHESIVE MEMBRANE

FLASHING AT INSIDE AND OUTSIDE CORNERS

WEATHER RESISTIVE BARRIER

(11) WATERPROOF HEAD FLASHING **MEMBRANE:** INSTALL MEMBRANE (FORTIFIBER "FORTIFLASH") OVER METAL HEAD FLASHING. APPLY FIRM PRESSURE WITH A ROLLER ALONG" THE ENTIRE SELF-ADHESIVE STRIP TO ENSURE A CONTINUOUS SEAL. FASTEN AT CORNERS AND MIDPOINT. INTEGRATE PREVIOUSLY INSTALLED WEATHER-RESISTIVE BARRIER AT JAMBS (PER STEP 7 OF SEQUENCE INTO W.R.B. WEATHERBOARD ASSEMBLY. WEATHER-RESISTIVE BARRIER: START AT THE BOTTOM OF THE WALL, LAY WEATHER-RESISTIVE BARRIER UP THE WALL, OVERLAPPING 1/2 ROLL + 4" MIN. HORIZ. AND 6" VERTICAL IN WEATHERBOARD FASHION. MAKE SURE THAT COURSE 'C' AND 'D' ARE PLACED UNDER THE SILL STRIP

FLASHING AND JAMB FLASHING. ALIGN VERTICAL EDGE OF W.R.B. WITH SIDES OF HEAD FLASHING (LETTERS REFER TO ORDER OF INSTALLATION)

TYPICAL HEAD

FLASHING

PROFILE

WEATHER RESISTIVE BARRIER

VERTICAL BASE FLASHING-JAMB: INSTALL VERTICAL BASE FLASHING (FORTIFIBER "MOISTOP") OVER SILL FLASHING. EXTEND JAMB FLASHING BEYOND SILL FLASHING. (6) <u>WINDOW FLANGE W/ SILICONE</u>

APPLY CONTINUOUS BEAD OF SILICONE SEALANT (ASTM C-920 TYPE "S" GRADE N.S. CLASS 25) ALONG TOP, SIDES AND BOTTOM OF WINDOW FLANGE. DO NOT NAIL AT WINDOW HEAD. INSTALL WINDOW IN OPENING PER MANUFACTURER'S SPECIFICATIONS.

PROJECT NO.: WEATHER RESISTIVE BARRIER

 $207-\frac{1}{2}$ first ave. s | suite 300 seattle, washington 98104 www.studio19architects.com el: 206.466.1225

studio 19 architects

PROFESSIONAL SEAL:



PROJECT:

VIEWCREST CAPITAL 11900 NE 1st ST, SUITE 300 BELLEVUE, WA 98005 CONTACT: ANDY PARK TEL: 425-591-7690 EMAIL: APARK@VIEWCRESTCAPITAL.COM

HOUSE 88

4703 88TH AVE SE MERCER ISLAND, WA 98040

-SEALANT

MUNICIPALITY REVIEW CITY OF MERCER ISLAND #:1503-086

SHEET ISSUE: DATE DESCRIPTION 1 02/10/2015 BUILDING PERMIT SUBMITTAL 2 06/01/2015 PERMIT CORRECTIONS 3 07/01/2015 PERMIT CORRECTIONS 4 07/12/2015 100% PERMIT DOCUMENTS 01/14/2020 PERMIT REVISION SUBMITTAL 05/18/2020 PERMIT REVISION SUBMITTAL

SHEET TITLE:

TYPICAL ASSEMBLIES & WEATHER RESISTIVE BARRIER DETAILS

DATE ISSUED: 05/18/2020 20140218

SHEET NUMBER:

A-8.02

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

EARTHQUAKE

CRITERIA

 ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC) 2012 EDITION.

2. DESIGN LOADING CRITERIA FLOOR LIVE LOAD (RESIDENTIAL)

40 PSF SNOW 25 PSF WIND METHOD - DIRECTIONAL PROCEDURE Kzt=1.37, GCpi=0.18, 110 MPH (RISK CATEGORY II), EXPOSURE "B"

> ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS SDC D, Ie=1.0, Ss=1.43, S1=0.55, Sds=0.953, Sd1=0.55, Cs=0.147, R=6.5,

SEISMIC DESIGN BASE SHEAR Vsx=17.4 KIPS

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTIONS, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- 5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-02 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTOR'S WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
- 7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- 8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
- 9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

GEOTECHNICAL

10.REQUIREMENTS SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

)00 PSF
35 PCF
7H
50 PCF
0.3
O TONS

SOILS REPORT REFERENCE: GEOTECHNICAL ENGINEERING REPORT FOR 88TH AVENE SOUTHEAST, MERCER ISLAND, WA, PREPARED BY THE RILEY GROUP, INC, REPORT NUMBER 2014-100 DATED JUNE 13, 2014

11.4" DIAMETER STANDARD WEIGHT PIPE PILES SHALL BE DRIVEN TO REFUSAL AS DEFINED BY THE SOILS ENGINEER. PIPE PILES SHALL BE INSTALLED IN STRICT CONFORMANCE TO SOILS ENGINEER'S REQUIREMENTS. TESTING OF PILES SHALL BE ACCORDANCE WITH SOILS ENGINEER'S REQUIREMENTS AND AT A MINIMUM BE TESTED IN ACCORDANCE TO ASTM STANDARD D1143-81 FOR A MINIMUM OF (1)PILE OR 3% OF 3", 4" AND 6" DIAMETER PILES UP TO (5)PILES OF EACH SIZE MAXIMUM; USE OF THE QUICK LOAD TEST METHOD IN THE STANDARD IS THE MINIMUM REQUIRED. STEEL PIPE SHALL CONFORM TO ASTM 53, GRADE A OR B, Fy = 35 KSI. PILES SHALL BE DRIVEN IN NOMINAL SECTIONS AND CONNECTED WITH COMPRESSION FITTED SLEEVE COUPLERS. PIPE JOINTS SHOULD NOT BE WELDED TOGETHER. PILES NEED TO BE PLACED WITHIN 3" OF SPECIFIED LOCATION. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRIVING PILES.

CONCRETE

- 12.CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318 AND ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3000 PSI. SLUMP OF CONCRETE SHALL NOT EXCEED 6". STRUCTURAL DESIGN IS BASED ON A CONCRETE STRENGTH OF f'c = 2500 PSI, THEREFORE NO CONCRETE STRENGTH TESTING REQUIRED.
- ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-11, TABLE 4.4.1.
- 13.REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy = 60 KSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy = 40 KSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 1064. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, fy = 60 KSI.
- 14.DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-05 AND 318-11. LAP ALL CONTINUOUS REINFORCEMENT #6 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-11, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

15. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER) FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER) 1-1/2" COLUMN TIES OR SPIRALS AND BEAM STIRRUPS 1-1/2" GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4" SLABS AND WALLS (INT FACE)

CRITERIA

- 16.EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" EPOXY ADHESIVE AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2508. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A36, UNO.
- 17. HEAVY DUTY THREADED CONCRETE ANCHORS SPECIFIED ON THE DRAWINGS SHALL BE "TITEN HD SCREW ANCHOR" AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2713, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES.
- 18.EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "STRONG-BOLT" ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT CONFORMANCE TO ICC-ES REPORT ESR-1771, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.
- 19.DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE (PDPWL-300MG, 0.145" DIAMETER, UNO) AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2138. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1", UNO. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE.

WOOD

20.ALL 2x LUMBER SHALL BE KILN DRIED OR MC-19, AND ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2x AND 3x MEMBERS)	HEM-FIR NO 2 OR SPRUCE-PINE-FIR NO 2 MINIMUM BASE VALUE, Fb = 850 PSI				
	(4x MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 900 PSI				
BEAMS	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 875 PSI				
POSTS	(4x MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, FC = 1350 PSI				
	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fc = 600 PSI				
STUDS, PLATES AND MISC	FRAMING:	HEM-FIR NO 2 OR SPRUCE-PINE-FIR NO 2				

- 21.GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI. UNLESS NOTED OTHERWISE ALL CANTILEVERED AND MULTI-SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 5000' RADIUS, UNO. GLUED LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 3, L2D GRADE, Fc = $2300 \, \text{PSI}$, Fb = $2000 \, \text{PSI}$, E = $1900 \, \text{KSI}$.
- 22.MANUFACTURED LUMBER, PSL, LVL, AND LSL, SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.2E)	FD = 2900 PSI	E = 5200 KSI	FV = 290 PSI
LVL (2.0E)	Fb = 2600 PSI	E = 2000 KSI	Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI	E = 1550 KSI	Fv = 310 PSI
PSL COLUMN (1.8E)	Fc = 2400 PSI	E = 1800 KSI	Fv = 190 PSI

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

23.PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

24.PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS-1 OR PS-2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

WALL SHEATHING SHALL BE 7/16" or 1/2" (NOMINAL) WITH SPAN RATING 24/0

FLOOR SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

WATERPROOF DECK SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

FLAT ROOF SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

ROOF SHEATHING SHALL BE 1/2" or 7/16" (NOMINAL) WITH SPAN RATING 32/16 FOR ROOFS WITH A PITCH GREATER THAN 2:12

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS

- 25.ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.
- 26.PRESSURE TREATED WOOD (INCLUDES PRESERVATIVE AND FIRE TREATED) SHALL BE TREATED PER AWPA STANDARDS. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO RETENTION OF 0.25 PCF. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS WITHOUT AMMONIA IN DIRECT CONTACT WITH ACQ-A TO A RETENTION LEVEL OF 0.40 PCF), CBA-A (UP TO A RETENTION LEVEL OF 0.41 PCF), CA-B (UP TO A RETENTION LEVEL OF 0.21 PCF), SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS WITH AMMONIA IN DIRECT CONTACT WITH ACQ-A (OVER A RETENTION LEVEL OF 0.40 PCF), CBA-A (OVER A RETENTION LEVEL OF 0.41 PCF), CA-B (OVER A RETENTION LEVEL OF 0.21 PCF), OR WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.
- 27.TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-2013. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL 2x JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS. ALL DOUBLE-JOISTS BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIU" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT (2) MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

28. WOOD FASTENERS

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	TYPE	LENGTH	DIAMETER
8d	COMMON	2-1/2"	0.131"
10d	GUN	3"	0.131"
12d	GUN	3-1/4"	0.131"
16d	GUN	3-1/2"	0.131"

- B. IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.
- C. NAILS PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.
- D. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG SCREWS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2012 EDITION) WITH A LEAD BORE HOLE OF 60-70% OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS. BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE PLATES/MEMBERS. BOLTS SHALL NOT BE FORCIBLY DRIVEN.
- E. SDS SERIES WOOD SCREWS CALLED OUT ON PLAN SHALL BE "SIMPSON STRONG-DRIVE" WOOD SCREWS BY SIMPSON COMPANY, AND INSTALLED IN STRICT ACCORDANCE TO ICC-ES REPORT ESR-2236. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. LAG SCREWS ARE NOT AN EQUIVALENT SUBSTITUTION.

29. WOOD FRAMING NOTES - THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS:

- A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC, THE AITC "TIMBER CONSTRUCTION MANUAL", AND THE AF&PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, SHALL CONFORM TO TABLE 2304.9.1. OF THE IBC, UNO. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
- B. WALL FRAMING: REFER TO ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16"oc, UNO. (2)STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. (2)2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS IN STRUCTURAL WALLS, UNO. NAIL MULTI-MEMBER HEADERS WITH (2) ROWS 10d AT 12"oc. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.
- ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE AND BOTTOM PLATE TO EACH STUD WITH (3) 10d NAILS. FACE NAIL DOUBLE TOP PLATES WITH 10d AT 12"OC AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE (12) 10d NAILS AT 4"OC EACH SIDE OF JOINT. AT TOP PLATE INTERSECTIONS PROVIDE (3) 10d FACE NAILS.
- ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH (2) ROWS OF 10d NAILS AT 16"oc, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"OC EMBEDDED 7" MINIMUM, UNO. THERE SHALL BE A MINIMUM OF (2)BOLTS PER PLATE SECTION WITH (1)BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4-1/2" FROM EACH END OF THE PLATE SECTION. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH (2) ROWS OF 10d AT 16"oc. UNLESS NOTED OTHERWISE, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH #6 x 1-1/4" TYPE S OR W SCREWS AT 8"oc. UNLESS NOTED OTHERWISE, 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS AT 6"OC AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS AT 12"oc. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS, UNO. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL TIMBER JOISTS TO SUPPORTS WITH (3) 10d NAILS AND NAIL TJI JOISTS TO SUPPORTS WITH (2) 10d NAILS. ATTACH JOISTS TO BEAMS WITH SIMPSON JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH (2) ROWS 10d AT 12"oc. TOENAIL RIM JOIST TO TOP PLATE WITH 10d AT 6"oc. TOENAIL BLOCKING BETWEEN JOISTS TO TOP PLATE WITH (3) 10d NAILS.

UNLESS NOTED OTHERWISE ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6"OC WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND AT 12"oc TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 10d AT 12"oc, UNO.

30. NOTCHES AND HOLES IN WOOD FRAMING:

- A. SAWN LUMBER JOISTS AND RAFTERS: NOTCHES AT THE ENDS OF JOISTS SHALL NOT EXCEED 1/4 THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED 1/6 THE JOIST DEPTH, BE LONGER THAN 1/3 THE JOIST DEPTH, OR BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. HOLES SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER SHALL NOT EXCEED 1/3 THE JOIST DEPTH. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL BE LOCATED A MINIMUM OF 2" FROM ANY NOTCH.
- B. EXTERIOR AND BEARING WALLS: WOOD STUDS ARE PERMITTED TO BE NOTCHED TO A DEPTH NOT EXCEEDING 1/4 OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH IS PERMITTED IN WOOD STUDS. HOLES SHALL NOT BE WITHIN 5/8" TO THE EDGE OF THE STUD. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2) TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL NOT BE LOCATED AT THE SAME SECTION AS A NOTCH.
- C. CUTS, NOTCHES, AND HOLES IN MANUFACTURED LUMBER, PREFABRICATED PLYWOOD WEB JOISTS, AND PREFABRICATED TRUSSES ARE PROHIBITED EXCEPT WHERE NOTED ON STRUCTURAL PLANS OR PERMITTED BY MANUFACTURER'S RECOMMENDATIONS.

STEEL

- 31. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, Fy = 50 KSI. HP SHAPES SHALL CONFORM TO ASTM A572 GRADE 50, Fy = 50 KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STRUCTURAL PIPE SHALL CONFORM TO ASTM A53 GRADE B, Fy = 35 KSI. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO ASTM A500, GRADE B, Fy = 46 KSI (SQUARE AND RECTANGULAR), Fy = 42 KSI (ROUND). CONNECTION BOLTS SHALL CONFORM TO ASTM A307, UNO.
- 32.ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
- 33. ALL A325 CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A PERSON USING AN ORDINARY
- 34.ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES(F) AND 40 FT-LBS AT 70 DEGREES(F), AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

ABBREVIATIONS

PLUS OR MINUS

-	1 200 01 74111105	OL	OLOL D WIII W VILD	ODD	OMENTED STOUTE
Ø	DIAMETER		TIMBER		BOARD
AB	ANCHOR BOLT	GR	GRADE	PLF	POUNDS PER LINEAR
ADDL	ADDITIONAL	GT	GIRDER TRUSS		FOOT
ALT	ALTERNATE	GWB	GYPSUM WALLBOARD	PLY	PLYWOOD
APPROX	APPROXIMATE	HD	HOLDOWN	PREFAB	PREFABRICATED
ARCH	ARCHITECT,	HDR	HEADER	PSF	POUNDS PER
	ARCHITECTURAL	HF	HEM FIR		SQUARE FOOT
BLKG	BLOCKING	HGR	HANGER	PSI	POUNDS PER
BM	BEAM	HM	HIP MASTER		SQUARE INCH
BOE	BOTTOM OF	HORIZ	HORIZONTAL	PSL	PARALLEL STRAND
	EXCAVATION	HT	HEIGHT		LUMBER
BOT	BOTTOM	IBC	INTERNATIONAL	PT	PRESSURE TREATED
Q.	CENTERLINE		BUILDING CODE		LUMBER
ĊLR	CLEARANCE	INT	INTERIOR	REINF	REINFORCING
CONT	CONTINUOUS	IRC	INTERNATIONAL	REQD	REQUIRED
DBL	DOUBLE		residential code	SOG	SLAB ON GRADE
DF	DOUGLAS FIR	JST	JOIST	SQ	SQUARE
DP	DEEP, DEPTH	K	KIPS (1000 LBS)	STD	Standard
DN	DOWN	KP	KING POST	SW	SHEARWALL
DS	DRAG STRUT	L	LENGTH	T&G	TONGUE AND GROOVE
DWGS	DRAWINGS	LBS	POUNDS	THRD	THREADED
(E)	EXISTING	LONG	LONGITUDINAL	TPL	TRIPLE
EA	EACH	LSL	LAMINATED	TRANSV	TRANSVERSE
EMBED	EMBEDMENT		STRUCTURAL LUMBER	TYP	TYPICAL
EQ	EQUAL	LVL	LAMINATED VENEER	UNO	unless noted
EQUIV	EQUIVALENT		LUMBER		OTHERWISE
EW	EACH WAY	MAX	MAXIMUM	VERT	VERTICAL
EXP	EXPANSION	MB	MACHINE BOLT	W	WIDE OR WIDTH
EXT	EXTERIOR	MFR	MANUFACTURER	W/	WITH
FDN	FOUNDATION	MIN	MINIMUM	w/o	WITHOUT
FRMG	FRAMING	MISC	MISCELLANEOUS	WHS	WELDED HEADED
FT	FEET	NO	NUMBER		STUD
FTG	FOOTING	NTS	NOT TO SCALE	WTS	WELDED THREADED
GA	GAUGE	ОС	ON CENTER		STUD
GALV	GALVANIZED	OPP	OPPOSITE	WWM	WELDED WIRE MESH

GLUE LAMINATED

OSB

ORIENTED STRAND

122 S JACKSON ST SUITE 210 SEATTLE, WA

MALSAM

STRUCTURAL

ENGINEERING

TSANG

206.789.6038 1 206.789.6042 F

 ∞ $\stackrel{\sim}{=}$ ш∢о ≥ ⊗ ≥

STUDIO 19 ARCHITECTS 207-1/2 1ST AVE S SUITE 300 SEATTLE, WA 98104 206.466.1225 T



ICT
SKH WAI
RAP
0285.2014.01.01

GENERAL

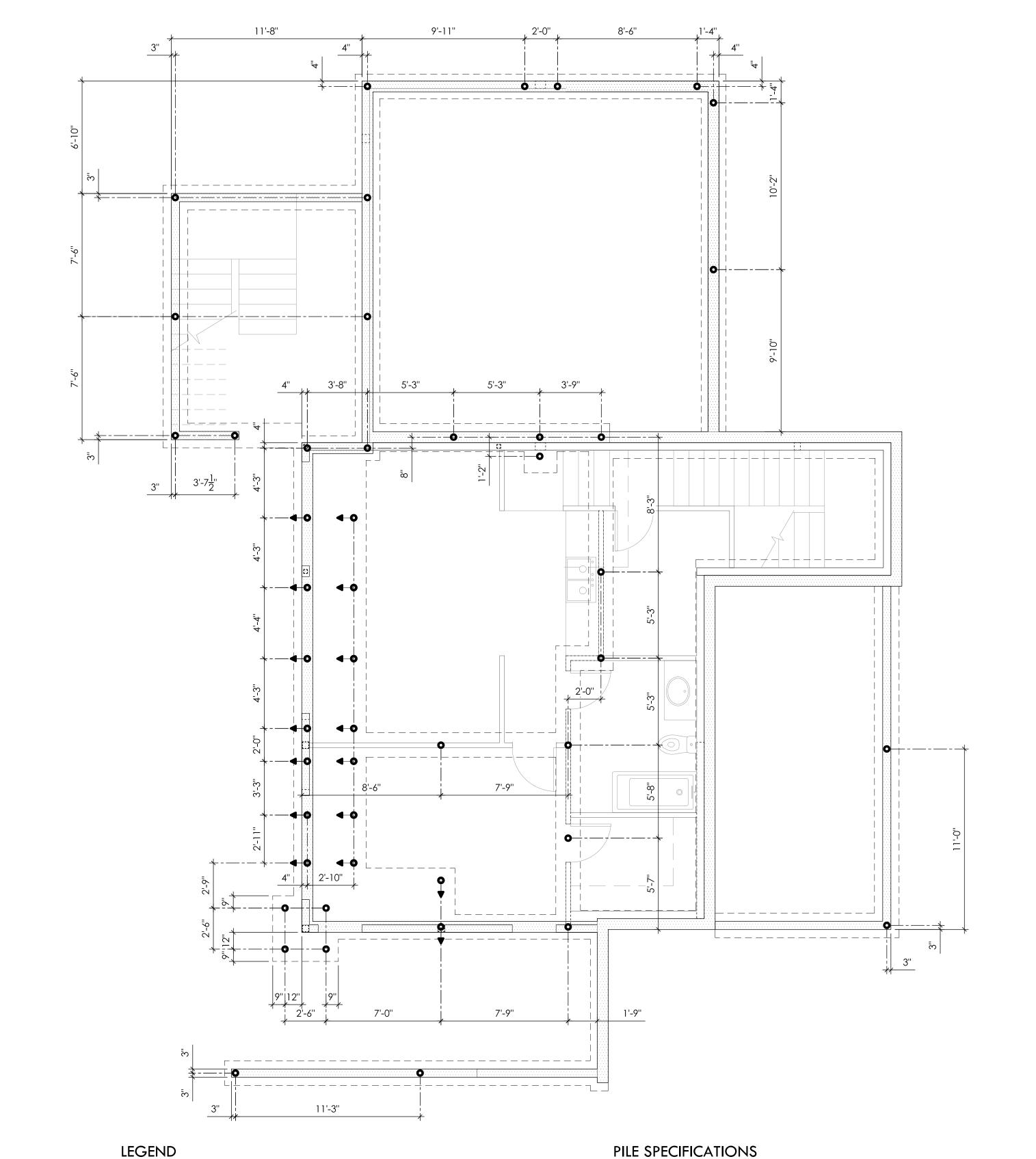
/1\ PERMIT CORRECTIONS 5.7.15

SCALE - NTS

NOTES

REV DESCRIPTION

STRUCTURAL



1. REFER TO GENERAL STRUCTURAL NOTES SHEET \$1.0 FOR ADDITIONAL REQUIREMENTS.

2. REFER TO SOILS REPORT FOR ADDITIONAL PILE INSTALLATION REQUIREMENTS.

PLAN NOTES

3. CONTRACTOR TO VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS, SURVEY DRAWINGS, AND EXISTING SITE CONDITIONS.

4. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

CONCRETE FOOTING ABOVE

CONCRETE WALL ABOVE

STRUCTURAL WALL ABOVE

4"Ø STANDARD WEIGHT PILE (10-TON CAPACITY) REFER TO 10/S3.0 FOR EMBEDMENT INTO FOOTING

● ◆ 4"Ø BATTERED PIPE PILE (1H: 5V) IN DIRECTION OF ARROW

1. 4" DIAMETER STANDARD WEIGHT PIPE PILES SHALL BE DRIVEN TO REFUSAL WITH A HYDRAULIC HAMMER AS DEFINED BY THE SOILS ENGINEER. THE DRIVING CRITERIA WILL BE DETERMINED BASED ON THE ACTUAL HAMMER SIZE SELECTED BY THE CONTRACTOR AND THE STATIC LOAD

2. GEOTECHNICAL SPECIAL INSPECTOR SHALL BE CONTINUOUSLY PRESENT DURING PIPE PILE INSTALLATION.

3. STEEL PIPE SHALL CONFORM TO ASTM A53, GRADE A OR B, Fy = 35 KSI. PILES SHALL BE DRIVEN IN NOMINAL SECTIONS AND CONNECTED WITH COMPRESSION FITTED SLEEVE COUPLERS. PIPE JOINTS ARE NOT ALLOWED TO BE WELDED TOGETHER.

4. PIPE PILES NEED TO BE PLACED WITHIN 3" OF SPECIFIED LOCATION. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRIVING PILES.

PIN PILE PLAN

IND FLOOR WALLS SHOWN DASHED BASEMENT AND GROUND FLOOR WALLS SHOWN DASHED

STUDIO 19 ARCHITECTS

SEATTLE, WA 98104 206.466.1225 T

207-1/2 1ST AVE S SUITE 300

MALSAM

STRUCTURAL **ENGINEERING**

122 S JACKSON ST SUITE 210 SEATTLE, WA

206.789.6038 T 206.789.6042 F

TSANG

ENGINEER SKH WAI DRAWN PROJECT NO 0285.2014.01.01

PERMIT SET

2.5.15

REV DESCRIPTION PERMIT CORRECTIONS 5.7.15

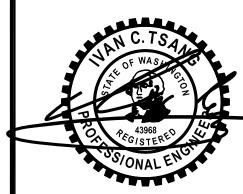
PIN PILE PLAN

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

MALSAM

STRUCTURAL ENGINEERING

TSANG



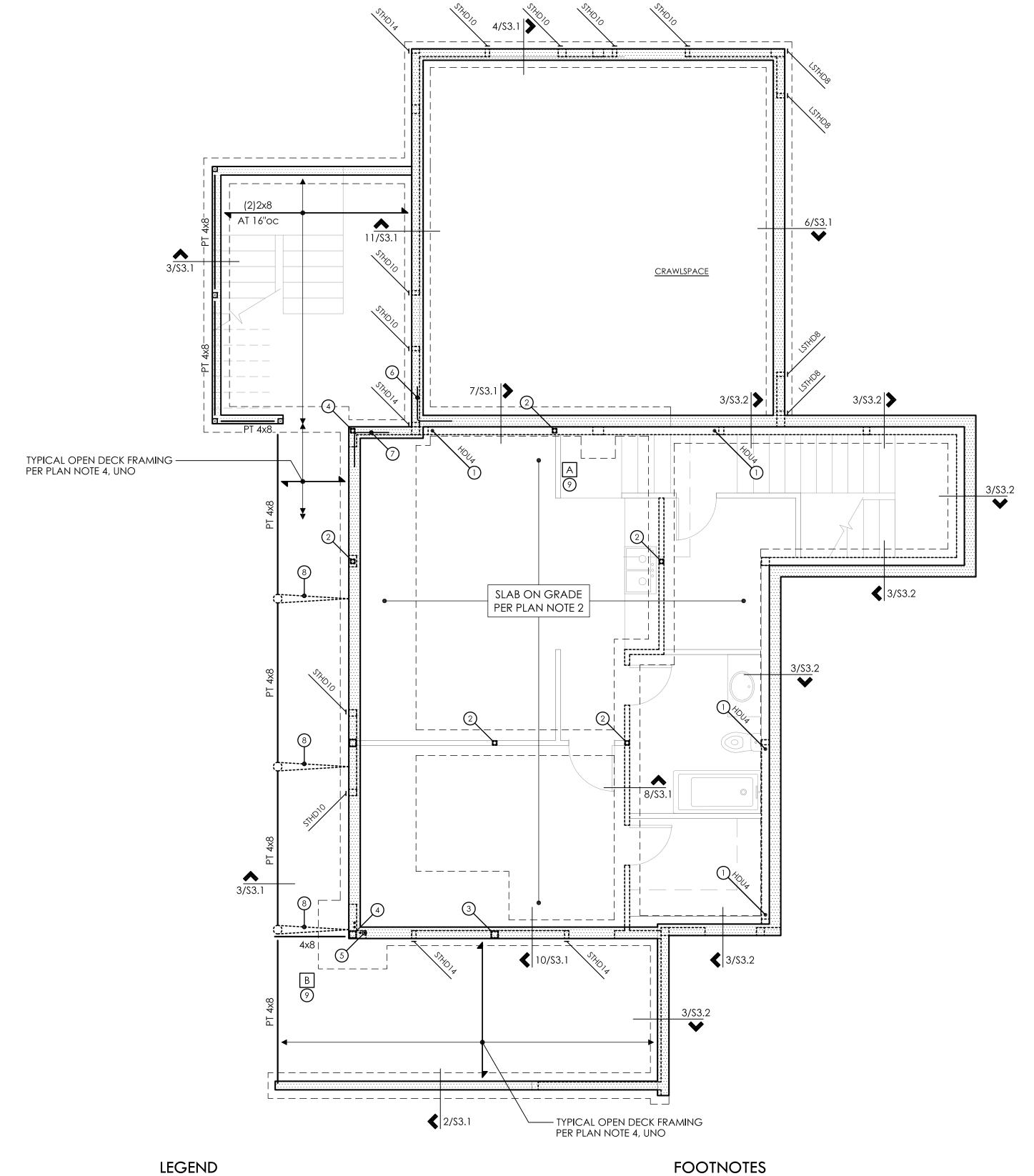
•	PRINCIPAL	IC.
•	ENGINEER	SKH WA
•	DRAWN	RAI
•	PROJECT NO	0285.2014.01.01
	PERMIT SET	
1	2.5.15	

REV DESCRIPTION

PERMIT CORRECTIONS 5.7.15

FOUNDATION PLAN

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



1. BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, UNO.

2. SLAB ON GRADE SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH #3 AT 18"oc EACH WAY CENTERED IN SLAB. PROVIDE RIGID INSULATION AT INTERIOR SPACES AND VAPOR BARRIER BELOW SLAB PER ARCHITECTURAL DRAWINGS OVER 4" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL PER SOILS ENGINEER.

3. REFER TO SHEET \$3.0 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.

PLAN NOTES

4. TYPICAL OPEN DECK FRAMING CONSISTS OF DECKING PER ARCHITECTURAL DRAWINGS OVER

5. REFER TO GENERAL STRUCTURAL NOTES SHEET \$1.0 FOR ADDITIONAL REQUIREMENTS.

6. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

CONCRETE WALL BELOW

STRUCTURAL WALL ABOVE

SPAN AND EXTENTS

7 PROVIDE ADDL REINF PER 2/S3.0 AT RETAINING WALL CORNERS TYP

8 KNEE BRACE PER 2/\$3.2

1) ALIGN w/ CS16 ABOVE

3 BASE PLATE PER 8/\$3.2

6 PROVIDE CORNER BARS PER 4/S3.0 TYP

O CENTER FOOTING UNDER POST ABOVE

2 BASE PLATE PER 4/S3.2

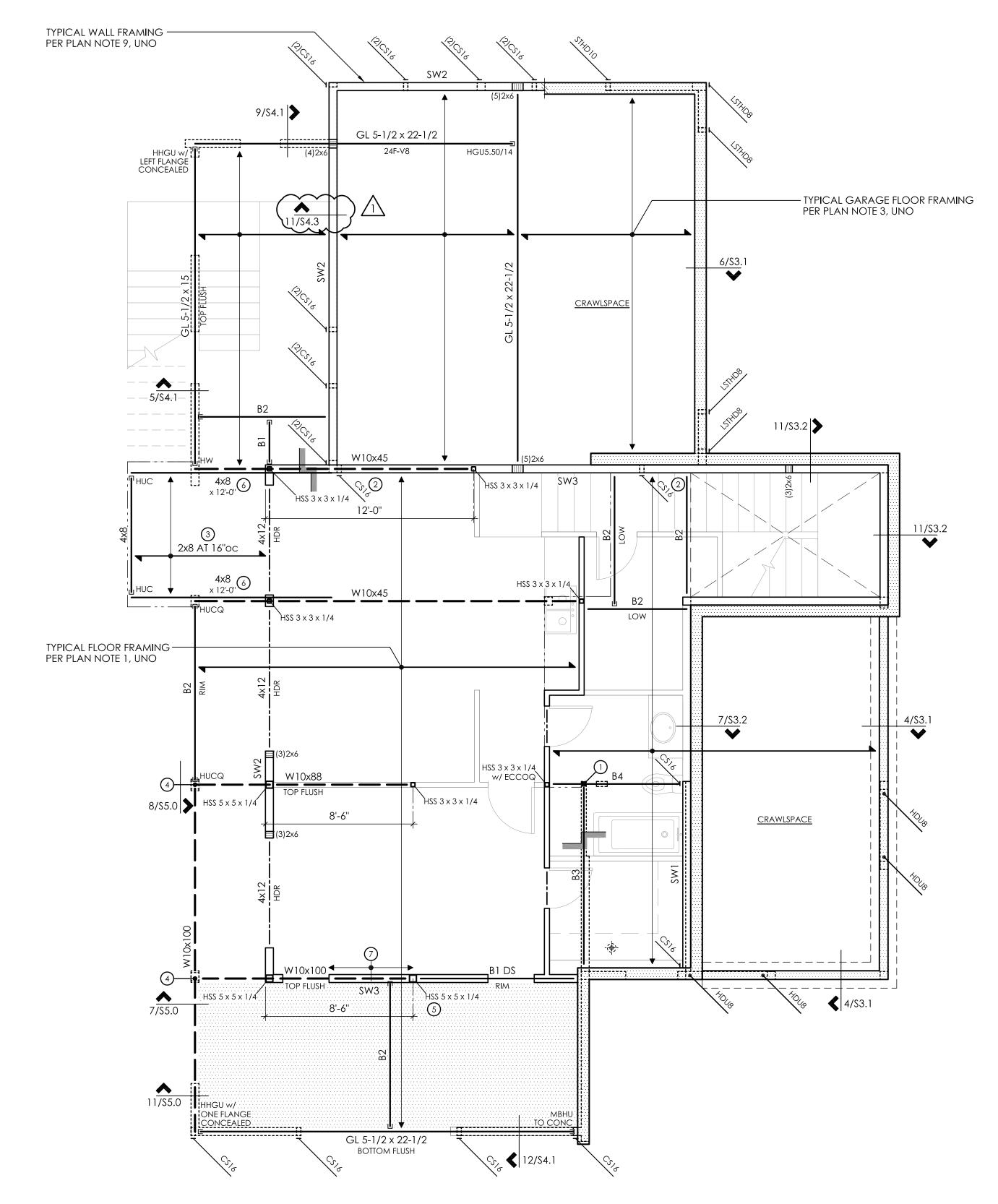
4 BASE PLATE PER 12/S3.2 5 PROVIDE (4)#6 VERT FULL HEIGHT SPACED AT 3"OC AT CORNER

FOOTING SCHEDULE REINFORCING

> 2'-0" x 3'-0" x 12" DP (3)#4 BOT LONGIT (8)#4 EW TOP AND BOT

FOUNDATION PLAN

BASEMENT AND GROUND FLOOR WALLS SHOWN DASHED



1. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24)

PLAN NOTES

OVER 11-7/8" TJI 230's AT 16"oc, UNO. PROVIDE DBL JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.

2. TYPICAL WATER PROOF DECK FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 2x8's AT 16"oc, UNO. TYPICAL GARAGE FLOOR FRAMING CONSISTS OF 3-1/2" MINIMUM CONCRETE TOPPING (6-1/4"

MAX) OVER 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER (2)2x12's AT 16"oc, HANG JOISTS W/ HUS SERIES HANGERS. 4. GLUE AND NAIL FLOOR SHEATHING W/8d AT 6"OC AT FRAMED PANEL EDGES AND OVER SHEAR-

WALLS AND AT 12"oc IN FIELD, UNO. 5. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/\$4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE \$W1, UNO.

6. ALL HEADERS SHALL BE (2)2x8, UNO. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.

7. PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HDRS AND BEAMS 6'-0" IN LENGTH AND OVER, UNO.

8. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING

MATCHING SUPPORTS BELOW, UNO.

9. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc at interior walls per arch drawings, uno.

10. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS. 11. REFER TO GENERAL STRUCTURAL NOTES SHEET \$1.0 FOR ADDITIONAL REQUIREMENTS.

12. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

FOOTNOTES

LEGEND

CONCRETE WALL BELOW

STRUCTURAL WALL BELOW

STRUCTURAL WALL ABOVE

SPAN AND EXTENTS

— – — HEADER/BEAM BELOW FRAMING - TYP

--- WIDE FLANGE STEEL BEAM PER PLAN

*--- HORIZ CS16 x 3'-0" - BEAM TO BEAM

STEP PER ARCH

IN THE FIELD

PLUMBING PENETRATION ABOVE

BLOCK DIAPHRAGM - PROVIDE FLAT 2x4 BLKG w/

8d AT 4"oc AT ALL PANEL EDGES AND 8d AT 12"oc

1) BASE PLATE FOR HSS ABOVE PER DETAIL 12/S5.0 - PLATE TO BEAR DIRECTLY ON BEAM. NOTCH PLYWOOD AS REQUIRED

2 ALIGN w/ CS16 ABOVE

PROVIDE WEB FILLER AT TJI's AND SISTER 2x8 TO TJI w/ (4) 10d AT 12"oc

POST ABOVE TO BEAR DIRECTLY ON STEEL BEAM - PROVIDE HGA10 FROM POST TO SILL PLATE

5 PROVIDE 1" THICK BEARING PLATE TOP AND BOTTOM

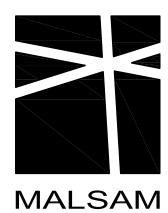
SISTER 4x8 TO W10x45 WEB w/ 5/8"Ø WTS AT 12"oc 6

PROVIDE 1/4"Ø SDS x 4-1/2" LONG AT 6"oc FROM BOTTOM FLANGE TO TOP PLATE

GROUND FLOOR WALLS SHOWN DASHED BASEMENT FLOOR WALLS SHOWN SOLID

FLUSH BEAM SCHEDULE

MARK	SIZE	BRG STUDS	HANGER
B1	LSL 1-3/4 x 11-7/8	2	HUS1.81/10
B2	LSL 3-1/2 x 11-7/8	2	HHUS410
В3	PSL 5-1/4 x 11-7/8	3	HGUS5.50/10
B4	PSL 7 x 11-7/8	4	HGU\$7.25/10



TSANG

STRUCTURAL **ENGINEERING**

122 S JACKSON ST SUITE 210 SEATTLE, WA

206.789.6038 T

206.789.6042 F

GROUND FLOOR FRAMING PLAN

TO STOOM WALLS SHOWN DASHED PRINCIPAL

ENGINEER SKH WAI DRAWN PROJECT NO 0285.2014.01.01

PERMIT SET

ARCHITECT

STUDIO 19 ARCHITECTS

SEATTLE, WA 98104 206.466.1225 T

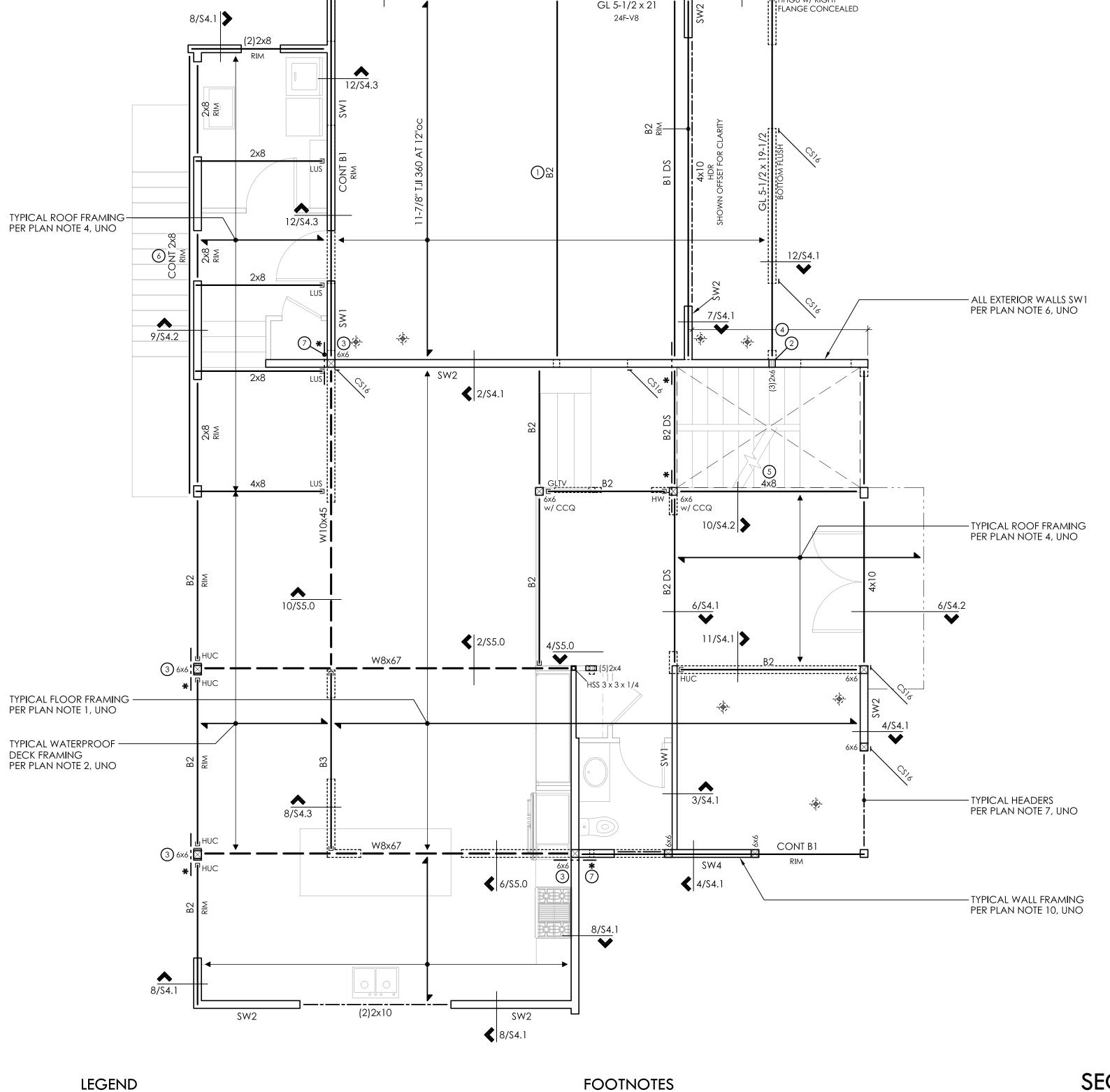
207-1/2 1ST AVE S SUITE 300

2.5.15

REV DESCRIPTION $\angle 1$ PERMIT CORRECTIONS 5.7.15

GROUND FLOOR FRAMING PLAN

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



PLAN NOTES

1. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 11-7/8" TJI 230's AT 16"oc, UNO. PROVIDE DBL JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.

2. TYPICAL WATER PROOF DECK FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 2x8's AT 16"oc, UNO.

3. GLUE AND NAIL FLOOR SHEATHING W/ 8d AT 6"OC AT FRAMED PANEL EDGES AND OVER SHEAR-WALLS AND AT 12"oc IN FIELD, UNO.

4. TYPICAL ROOF FRAMING CONSISTS OF 7/16" or 1/2" APA RATED SHEATHING (SPAN RATING 32/16) OVER 2x8's AT 24"oc, UNO. PROVIDE H2.5A CLIPS EACH END OF ALL RAFTERS, AND H2.5A EACH SIDE OF MULTIPLE RAFTERS, UNO.

5. NAIL ROOF SHEATHING W/ 8d AT 6"OC AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN THE FIELD, UNO.

6. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/\$4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE \$\text{SW}\$1, UNO.

7. ALL HEADERS SHALL BE (2)2x8, UNO. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS. 8. PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HDRS AND BEAMS 6'-0" IN LENGTH

AND OVER, UNO. 9. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING MATCHING SUPPORTS BELOW, UNO.

10. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc at interior walls per arch drawings, uno.

11. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.

12. REFER TO GENERAL STRUCTURAL NOTES SHEET \$1.0 FOR ADDITIONAL REQUIREMENTS.

13. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

FOOTNOTES

STRUCTURAL WALL BELOW

STRUCTURAL WALL ABOVE

---- HEADER/BEAM BELOW FRAMING - TYP

--- WIDE FLANGE STEEL BEAM PER PLAN

* -- - HORIZ C\$16 x 3'-0" - BEAM TO BEAM

PLUMBING PENETRATION ABOVE

SPAN AND EXTENTS

4/S4.1 **>**

SW2

SW2

1) ALIGN W/ BEDROOM WALL ABOVE

2 POCKET BEAM INTO WALL

3 CONNECT STEEL BEAM TO WOOD POST PER DETAIL 3/S5.0 BALLOON FRAME WALL w/ 2x6 AT 12"oc FROM FIRST FLOOR TO ROOF

5 INSTALL 4x8 AT LOW ROOF ELEVATION

6 NAIL CONTINUOUS RIM TO RAFTERS W/ (4) 10d EACH RAFTER

10/\$4.1

SW2

7 INSTALL CS16 STRAP FROM WEB FILLER TO RIM

FLUSH BE

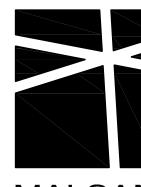
MARK	SIZE	BRG STUDS	HANGER
В1	LSL 1-3/4 x 11-7/8	2	HUS1.81/10
B2	LSL 3-1/2 x 11-7/8	2	HHUS410
В3	PSL 5-1/4 x 11-7/8	3	HGU\$5.50/10
B4	PSL 7 x 11-7/8	4	HGUS7.25/10

SECOND FLOOR FRAMING PLAN

TO BE SHOWN DASHED

GROUND FLOOR WALLS SHOWN SOLID

EAM SCHED	ULE		2.5.15
SIZE	BRG STUDS	HANGER	rev description
SL 1-3/4 x 11-7/8	2	HUS1.81/10	1 PERMIT CORRECTIONS
SL 3-1/2 x 11-7/8	2	HHUS410	I —
PSL 5-1/4 x 11-7/8	3	HGUS5.50/10	



MALSAM **TSANG** STRUCTURAL **ENGINEERING**

122 S JACKSON ST SUITE 210 SEATTLE, WA

206.789.6038 T 206.789.6042 F

STUDIO 19 ARCHITECTS 207-1/2 1ST AVE S SUITE 300 SEATTLE, WA 98104

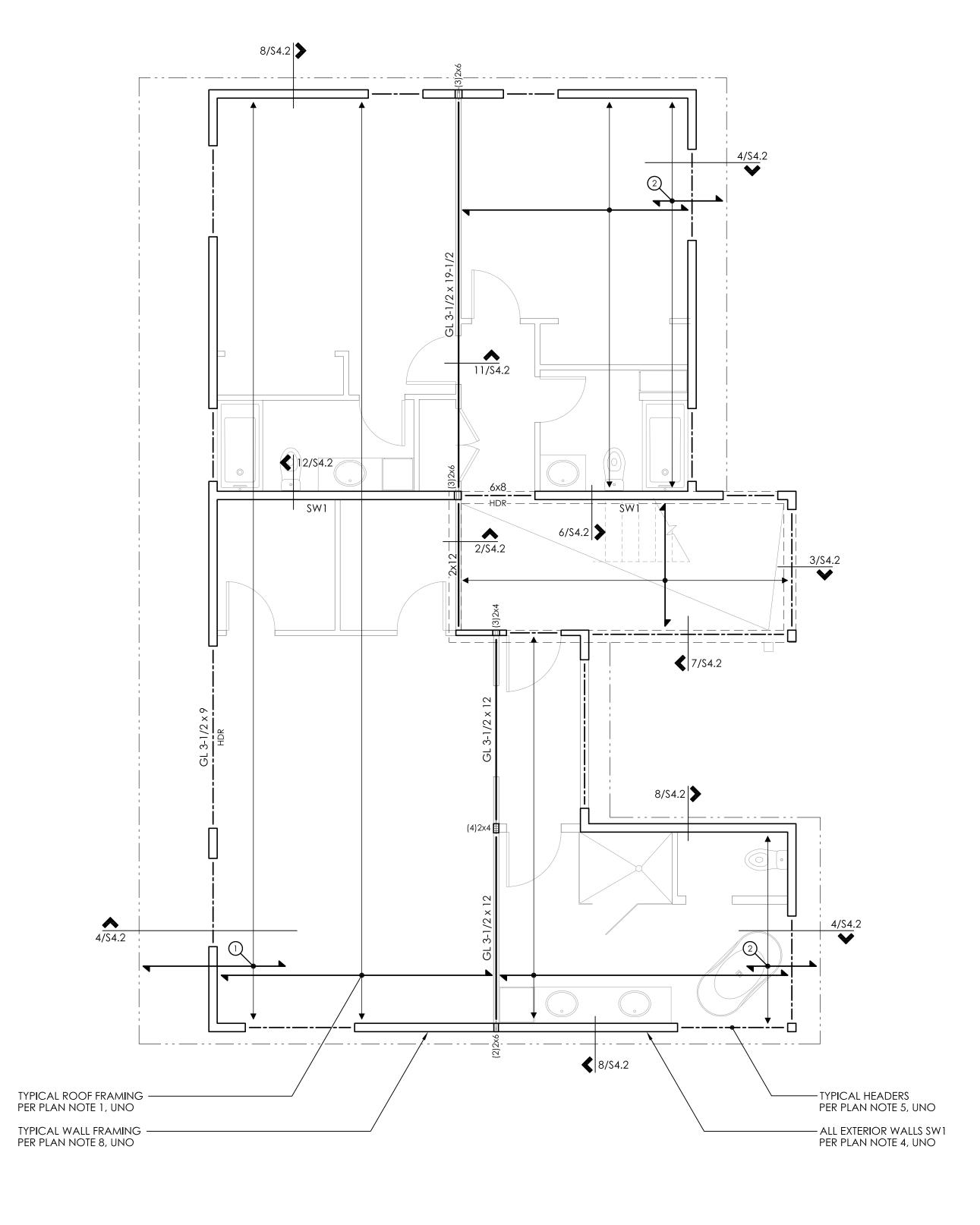
206.466.1225 T



ENGINEER SKH WAI DRAWN PROJECT NO 0285.2014.01.01 PERMIT SET 2.5.15 REV DESCRIPTION

SECOND FLOOR FRAMING PLAN

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



PLAN NOTES

1. TYPICAL ROOF FRAMING CONSISTS OF 7/16" or 1/2" APA RATED SHEATHING (SPAN RATING 32/16) OVER 2x12's AT 24"oc, UNO. PROVIDE H2.5A CLIPS EACH END OF ALL RAFTERS, H2.5A EACH SIDE OF MULTIPLE RAFTERS, UNO.

2. TYPICAL CRICKET ROOF FRAMING CONSISTS OF 5/8" T&G APA RATED SHEATHING (SPAN RATING 40/20) OVER 2x SLEEPERS AT 24"oc. TOENAIL SLEEPERS w/ (2)10d AT 24"oc OVER TYPICAL ROOF FRAMING. PROVIDE VENTING HOLES BELOW CRICKET ROOF FRAMING AS REQUIRED.

3. NAIL ROOF SHEATHING W/ 8d AT 6" OC AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN FIELD, UNO.

- 4. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/\$4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE \$\text{SW}\$1, UNO.
- 5. ALL HEADERS SHALL BE (2)2x8, UNO. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
- 6. PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HDRS AND BEAMS 6'-0" IN LENGTH AND OVER, UNO.
- 7. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING MATCHING SUPPORTS BELOW, UNO.
- 8. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc at interior walls per arch drawings, uno.
- 9. REFER TO SHEET \$4.0 FOR TYPICAL WOOD FRAMING DETAILS.
- 10. REFER TO GENERAL STRUCTURAL NOTES SHEET \$1.0 FOR ADDITIONAL REQUIREMENTS.
- 11. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

— – — HEADER/BEAM BELOW FRAMING - TYP

SPAN AND EXTENTS

STRUCTURAL WALL BELOW

LEGEND

SLOPE DN DIRECTION OF SLOPE

FOOTNOTES

1) 2x8 x 8'-0" AT 24"oc - SISTER TO RAFTER w/ (3)10d AT 12"oc 2x8 x 4'-0" AT 24"oc - SISTER TO RAFTER w/ (3)10d AT 12"oc

ROOF FRAMING PLAN

TOOR WALLS SHOWN SOLID

ENGINEER DRAWN

PROJECT NO 0285.2014.01.01

SKH WAI

STUDIO 19 ARCHITECTS

SEATTLE, WA 98104

206.466.1225 T

207-1/2 1ST AVE S SUITE 300

MALSAM

STRUCTURAL ENGINEERING

122 S JACKSON ST SUITE 210 SEATTLE, WA

206.789.6038 T 206.789.6042 F

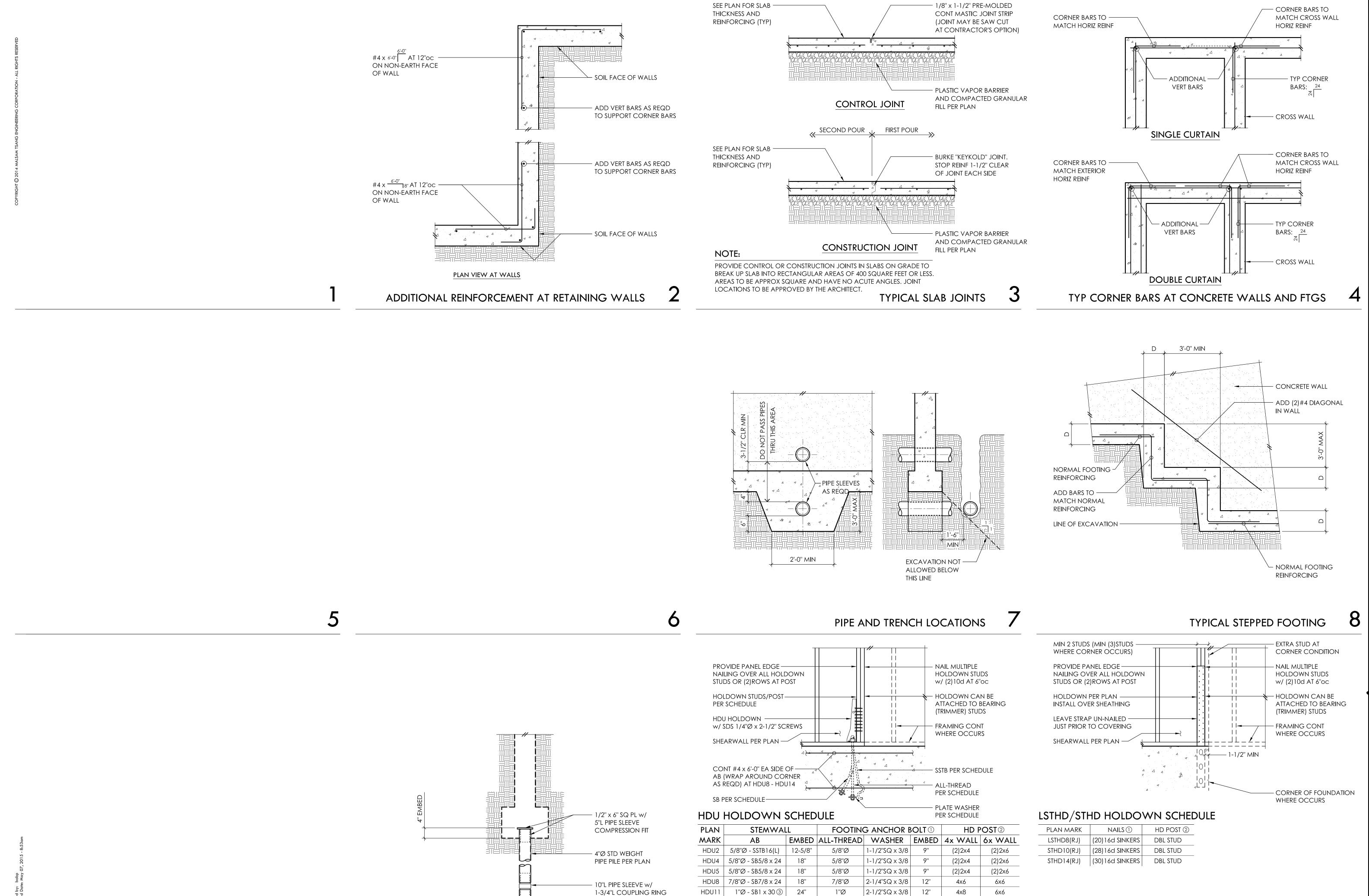
TSANG

PERMIT SET 2.5.15

REV DESCRIPTION PERMIT CORRECTIONS 5.7.15

ROOF FRAMING PLAN

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



MALSAM **TSANG** STRUCTURAL **ENGINEERING**

122 S JACKSON ST SUITE 210 SEATTLE, WA

206.789.6038 T 206.789.6042 F

ω 3 8 8 **SUSE** 88TH A\

ARCHITECT STUDIO 19 ARCHITECTS 207-1/2 1ST AVE S SUITE 300 SEATTLE, WA 98104 206.466.1225 T



-	
PRINCIPAL	IC
ENGINEER	SKH W
DRAWN	RA
PROJECT NO	0285.2014.01.0
PERMIT SET	

2.5.15

REV DESCRIPTION

 $\angle 1$ PERMIT CORRECTIONS 5.7.15

TYPICAL CONCRETE **DETAILS**

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

COMPRESSION FIT

1''Ø - SB1 x 30 ③

① A307 ALL-THREAD W/ PLATE WASHER PER SCHEDULE AND

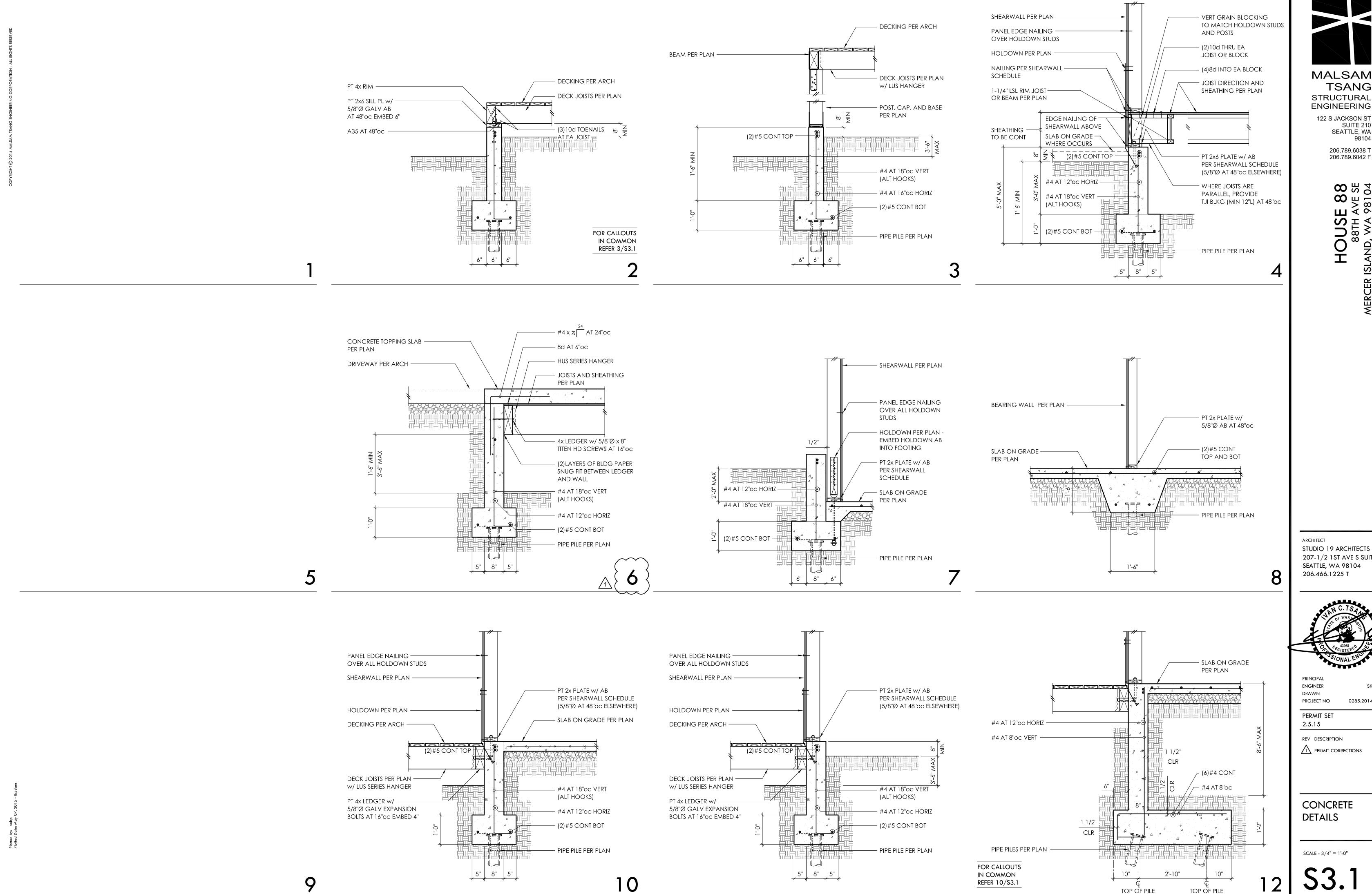
3 REQUIRES MINIMUM 8" THICK CONCRETE WALL

① 16d SINKERS = 0.148''Ø x 3-1/4''

② MINIMUM SIZE OF POST UNO ON FRAMING PLANS

4x12

2-1/2"SQ x 3/8 12"



MALSAM **TSANG** STRUCTURAL **ENGINEERING**

SUITE 210 SEATTLE, WA

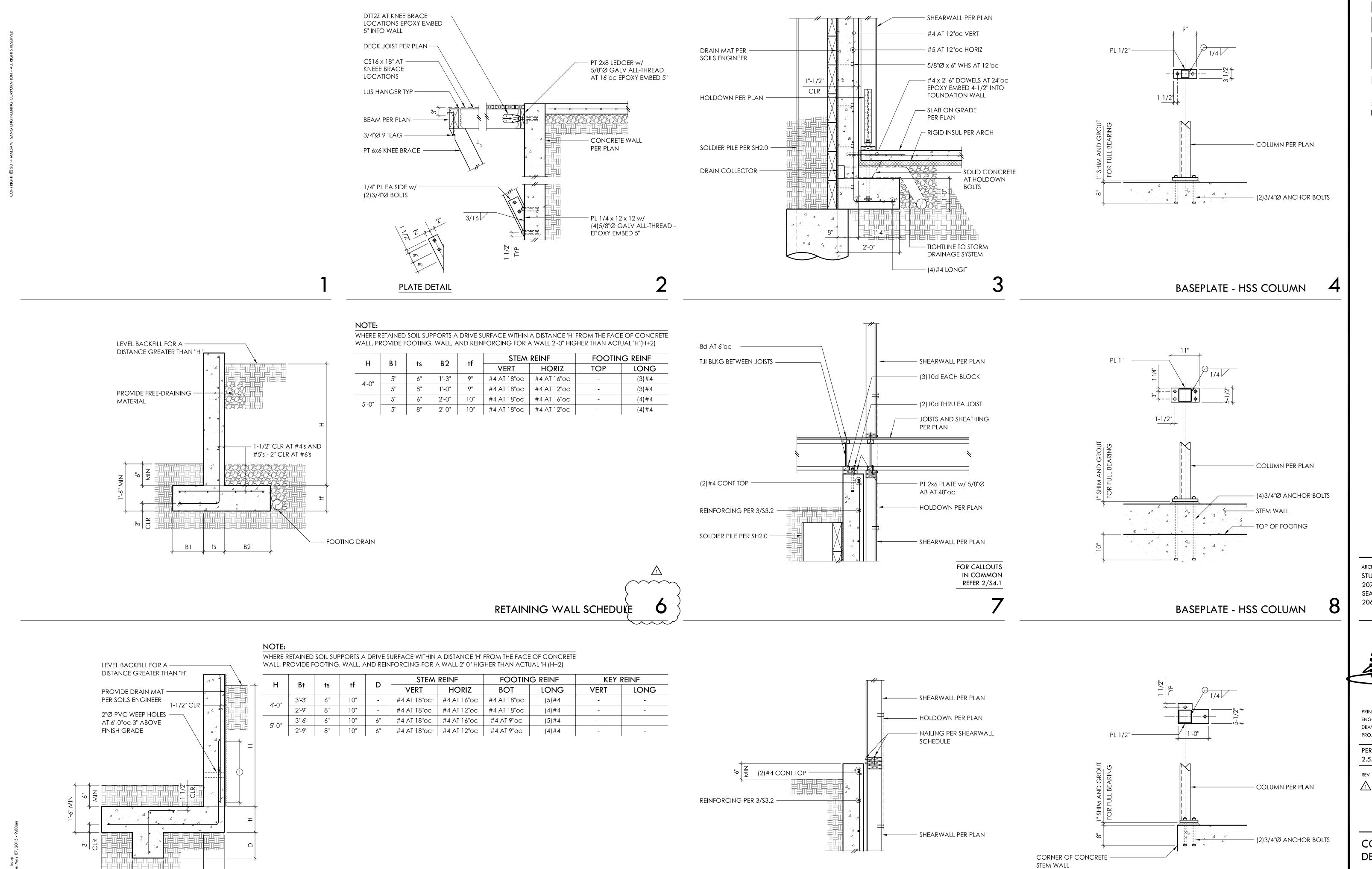
α SR 0 ш∢ѷ HOUSE 88TH, ISLAND, WA

STUDIO 19 ARCHITECTS 207-1/2 1ST AVE S SUITE 300



SKH WAI 0285.2014.01.01

PERMIT CORRECTIONS 5.7.15



MALSAM **TSANG** STRUCTURAL **ENGINEERING**

122 S JACKSON ST SUITE 210 SEATTLE, WA

> 206.789.6038 T 206.789.6042 F

ARCHITECT STUDIO 19 ARCHITECTS 207-1/2 1ST AVE S SUITE 300 SEATTLE, WA 98104 206.466.1225 T



ENGINEER SKH WAI DRAWN PROJECT NO 0285.2014.01.01 PERMIT SET 2.5.15 REV DESCRIPTION PERMIT CORRECTIONS 5.7.15

CONCRETE **DETAILS**

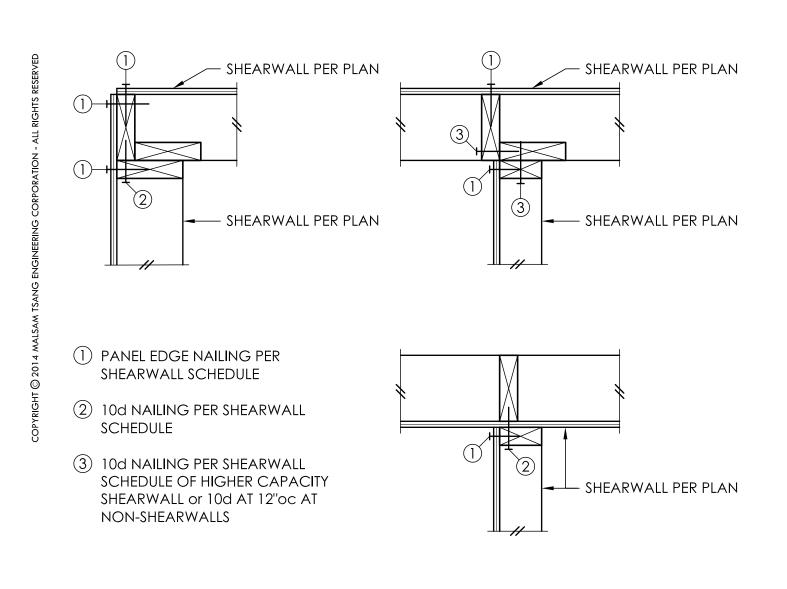
SCALE - 3/4" = 1'-0"

CORNER OF CONCRETE STEM WALL BASEPLATE - HSS COLUMN

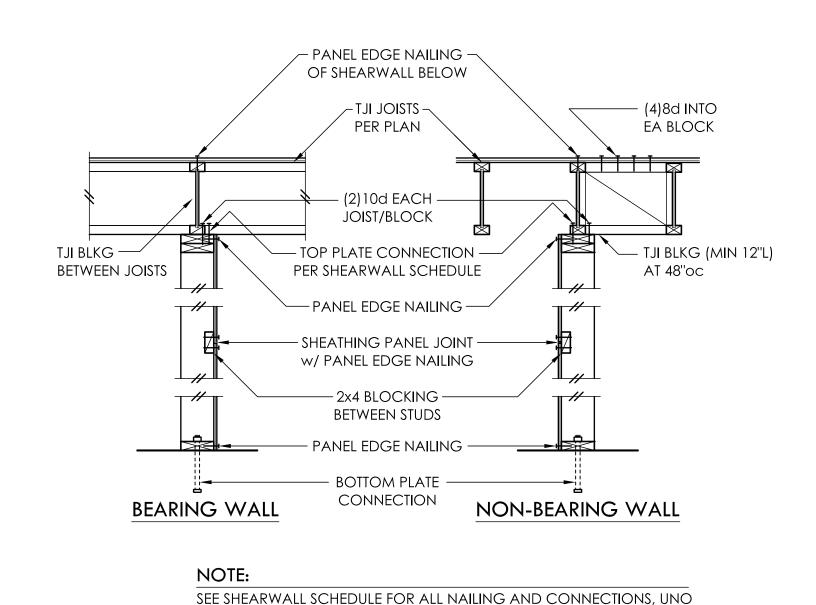
1'-0''

1'-0''

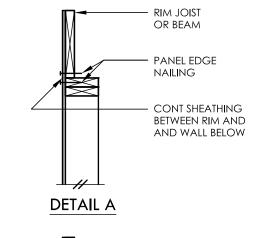
1 LAPSPLICE GREATER OF 40 BAR DIAMETERS OF LARGER BAR OR 24" MIN

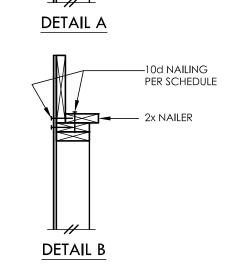


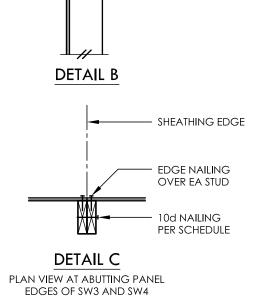
SCALE: 1-1/2" = 1'-0"TYPICAL SHEARWALL INTERSECTIONS



TYPICAL SHEARWALL CONSTRUCTION







SHEARWALL SCHEDULE © 2 3 5 6 7

MARK	SHEATHING	PANEL EDGE	TOP PLATE CO	ONNECTION	BASE PLATE CONNECTION		
MAKK	SHEATHING	NAILING	TJI	RIM/BEAM®®	AT WOOD	AT CONCRETE	
SW1	1/2" PLY or 7/16" OSB	8d AT 6"oc	10d AT 6"oc	A35 AT 30"oc	12d AT 6"oc	5/8''Ø AB AT 48''oc	
SW2	1/2" PLY or 7/16" OSB	8d AT 4"oc	10d AT 4"oc	A35 AT 18"oc	12d AT 4"oc	5/8''Ø AB AT 42''oc	
SW34	1/2" PLY or 7/16" OSB	8d AT 3"oc	(2)ROWS 10d AT 6"oc	A35 AT 16"oc	(2)ROWS 12d AT 6"oc	5/8"Ø AB AT 36"oc	
SW44	1/2" PLY or 7/16" OSB	8d AT 2"oc	(2)ROWS 10d AT 4"oc	A35 AT 12"oc	(2)ROWS 12d AT 4"oc	5/8"Ø AB AT 24"oc	

① BLOCK PANEL EDGES WITH 2x4 LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d AT 12"oc.

- ② 8d NAILS SHALL BE 0.131"Ø x 2-1/2", 10d NAILS SHALL BE 0.131"Ø x 3", AND 12d NAILS SHALL BE 0.131"Ø x 3-1/4".
- ③ EMBED ANCHOR BOLTS AT LEAST 7". ALL BOLTS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING.
- 4 3x STUDS OR DBL STUDS NAILED TOGETHER w/ 10d NAILING IS REQD AT ABUTTING PANEL EDGES OF SW3 AND SW4. REFER TO DETAIL C. WHERE 3x STUDS ARE USED, STAGGER NAILS AT ADJOINING PANEL EDGES.
- ⑤ TWO STUDS MINIMUM OR POST PER PLAN ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
- ALL EXTERIOR WALLS SHALL BE SW1, UNLESS NOTED OTHERWISE.
- 7) NAILS SHALL NOT BE SPACED LESS THAN 3/8" FROM EDGES OF SHEATHING. SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEADS ARE FLUSH WITH SHEATHING (NOT COUNTERSUNK).
- CONTRACTORS OPTION.
- A35's OR LTP4's MAY BE ELIMINATED PER DETAIL A OR DETAIL B.

MALSAM

STRUCTURAL

ENGINEERING

122 S JACKSON ST

SUITE 210

SEATTLE, WA

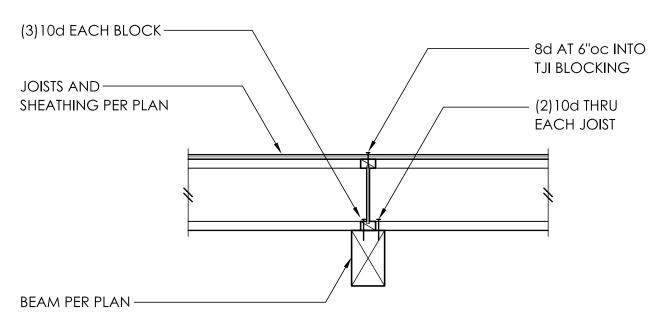
206.789.6038 7

206 789 6042 F

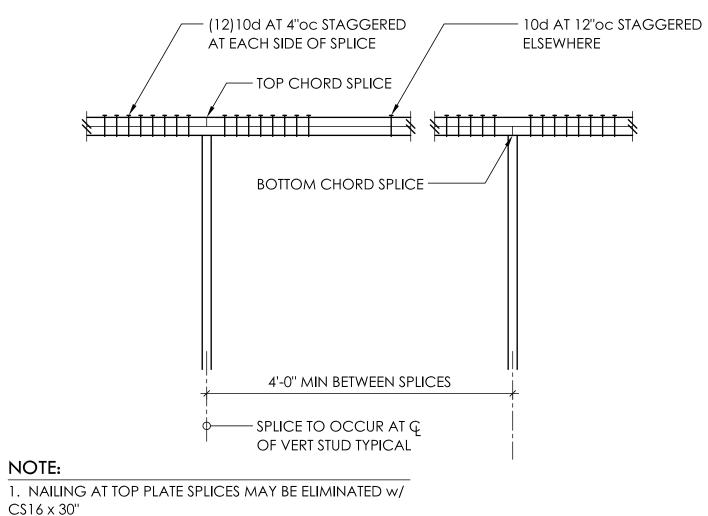
 ∞ $\frac{8}{2}$

TSANG

8d AT 6"oc — - JOISTS AND SHEATHING PER PLAN -IUS SERIES HANGER BEAM PER PLAN -



TYPICAL FLUSH AND DROPPED BEAM



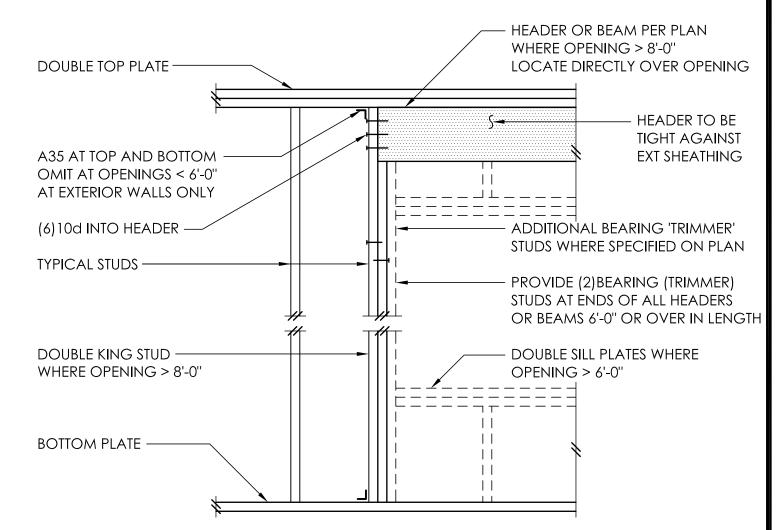
2. WHERE VERTICAL PENETRATIONS THRU PLATE EXCEED 1" FOR A 4x WALL OR 3" FOR A 6x WALL - PROVIDE CS16 x 30"

AT TOP PLATE

10

3. MINIMUM EDGE DISTANCE FOR VERTICAL PENETRATIONS THRU TOP PLATE IS 1-1/4"

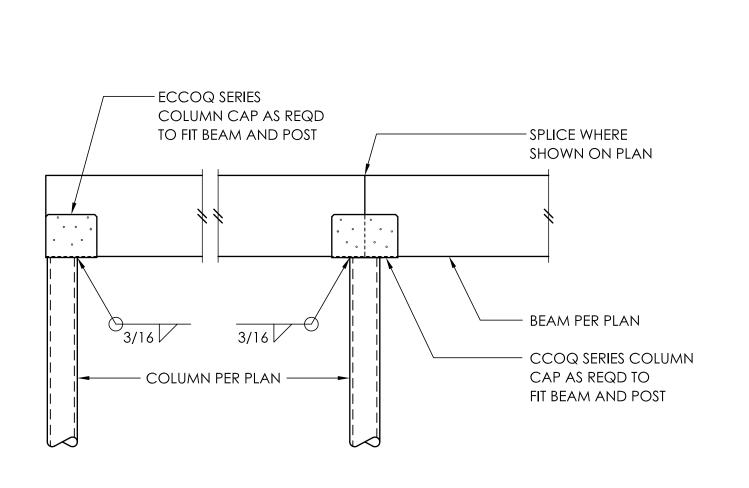
AT SHEARWALLS
TYPICAL TOP PLATE SPLICE

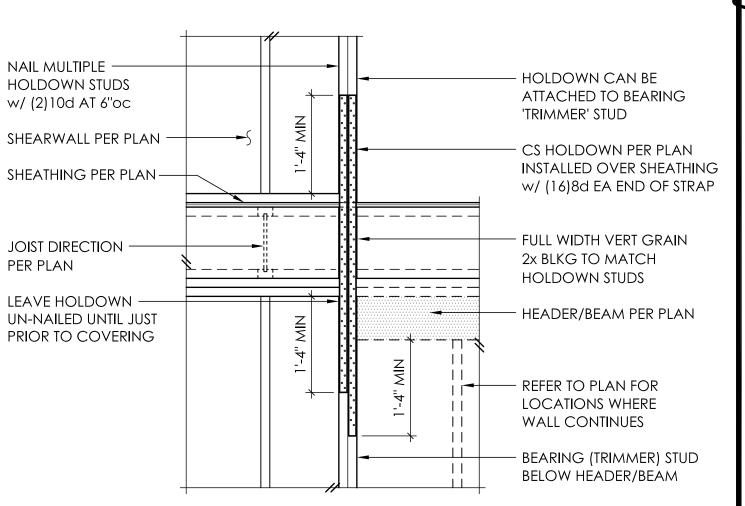


TYPICAL HEADER SUPPORT

TYPICAL CS16 HOLDOWN 12

FACE OF CONCRETE WALL 4 BEAM PER PLAN -MBHU HANGER - $W/(2)3/4''Ø \times 5''$ TITEN HD SCREWS





ARCHITECT STUDIO 19 ARCHITECTS 207-1/2 1ST AVE S SUITE 300 SEATTLE, WA 98104 206.466.1225 T

PRINCIPAL ENGINEER SKH WAI DRAWN PROJECT NO 0285.2014.01.01

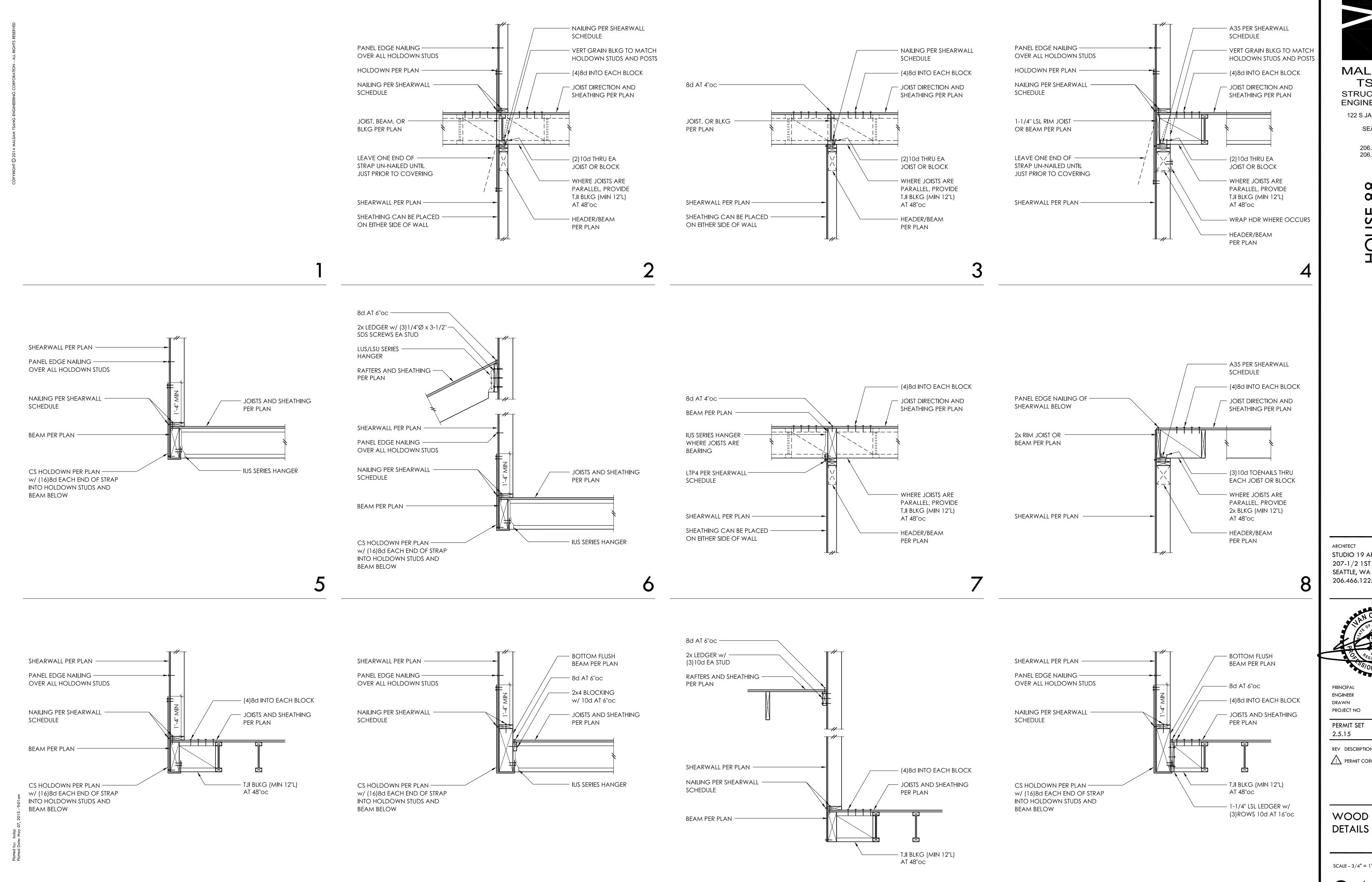
PERMIT SET 2.5.15

REV DESCRIPTION 21 PERMIT CORRECTIONS 5.7.15

TYPICAL WOOD FRAMING DETAILS

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

TYPICAL CCOQ / ECCOQ COLUMN CAP 11



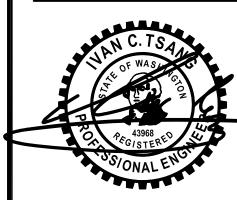
MALSAM **TSANG** STRUCTURAL **ENGINEERING**

> 122 S JACKSON ST SUITE 210 SEATTLE, WA

206.789.6038 T 206.789.6042 F

ω S 8 S8TH 5, WA

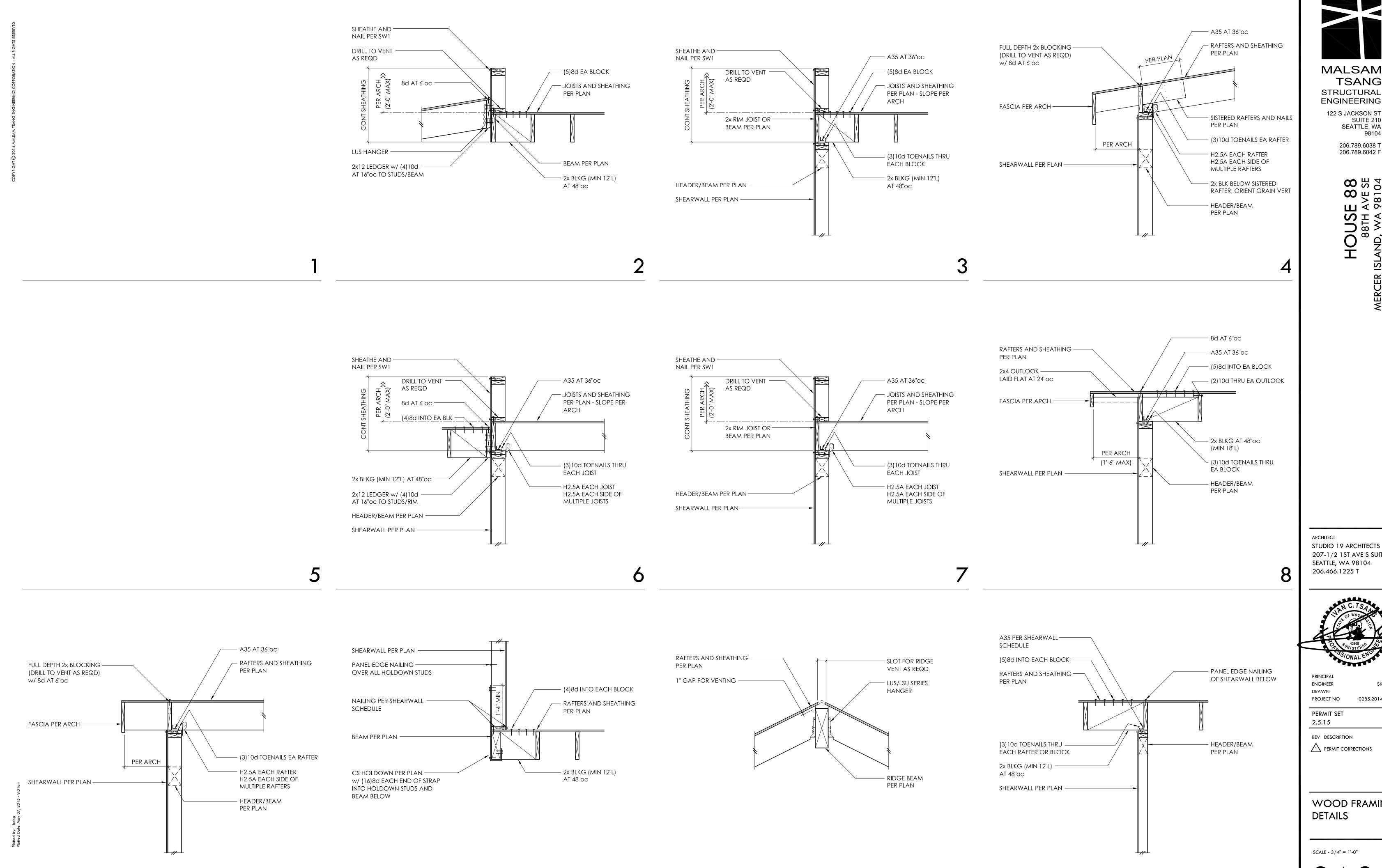
STUDIO 19 ARCHITECTS 207-1/2 1ST AVE S SUITE 300 SEATTLE, WA 98104 206.466.1225 T



SKH WAI 0285.2014.01.01 REV DESCRIPTION PERMIT CORRECTIONS 5.7.15

WOOD FRAMING

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

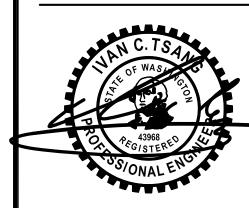


MALSAM **TSANG** STRUCTURAL **ENGINEERING**

> SUITE 210 SEATTLE, WA

S8TH 5, WA

STUDIO 19 ARCHITECTS 207-1/2 1ST AVE S SUITE 300 SEATTLE, WA 98104 206.466.1225 T



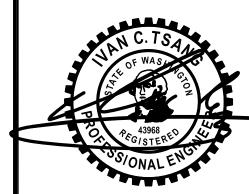
SKH WAI 0285.2014.01.01 REV DESCRIPTION PERMIT CORRECTIONS 5.7.15

WOOD FRAMING

MALSAM **TSANG** STRUCTURAL ENGINEERING

206.789.6038 T 206.789.6042 F

ARCHITECT STUDIO 19 ARCHITECTS 207-1/2 1ST AVE S SUITE 300 SEATTLE, WA 98104 206.466.1225 T



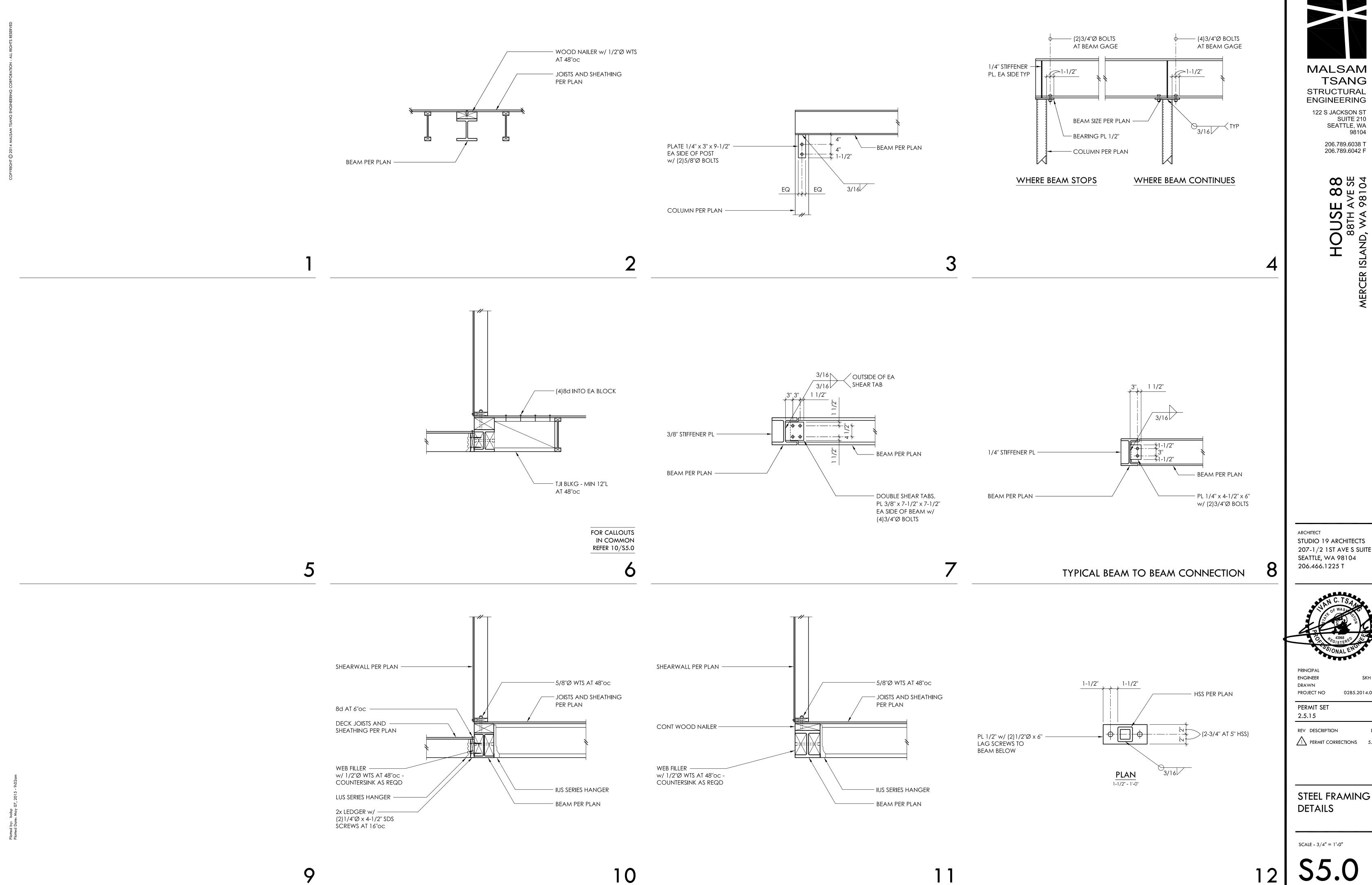
ENGINEER SKH WAI PROJECT NO

0285.2014.01.01 PERMIT SET

REV DESCRIPTION PERMIT CORRECTIONS 5.7.15

WOOD FRAMING

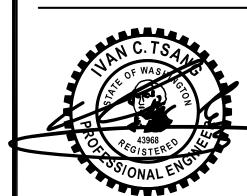
SCALE - 3/4" = 1'-0"



TSANG

MALSAM STRUCTURAL **ENGINEERING**

STUDIO 19 ARCHITECTS 207-1/2 1ST AVE S SUITE 300 SEATTLE, WA 98104



SKH WAI 0285.2014.01.01

PERMIT CORRECTIONS 5.7.15

STEEL FRAMING

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC) 2012 EDITION. 2. SOILS REPORT REFERENCE: GEOTECHNICAL ENGINEERING REPORT FOR HOUSE 88, 88TH AVE SE

MERCER ISLAND, WA, PREPARED BY RILEY GROUP, DATED JUNE 13, 2014, JOB NUMBER 2014-100

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS,

- 3. THE SOIL PRESSURES INDICATED ON THE SOIL PRESSURE DIAGRAM WERE USED FOR DESIGN, IN ADDITION TO THE DEAD AND LIVE LOADS.
- 4. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO ANY FABRICATION OR CONSTRUCTION FOR ALL STRUCTURAL ITEMS INCLUDING THE FOLLOWING: STRUCTURAL STEEL MISCELLANEOUS METAL, TENDONS, ANCHORS, REINFORCING STEEL, GROUTS, AND CONCRETES PROPOSED DEMOLITION AND SHORING SEQUENCE SHALL ALSO BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
- 5. SHOP DRAWING REVIEW OF DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND (1) COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN (2) WEEKS OF RECEIPT. ONCE THE DRAWINGS HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS THEY WILL BE MARKED WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE STRUCTURAL DESIGN INTENT.
- 6. INSPECTION BY THE SOILS ENGINEER SHALL BE PERFORMED FOR PILE PLACEMENT AND TIEBACK PLACING AND STRESSING. ALL PREPARED SOIL BEARING SURFACES SHALL BE INSPECTED BY THE SOILS ENGINEER PRIOR TO PLACEMENT OF PILE. SOIL COMPACTION SHALL BE SUPERVISED BY AN APPROVED TESTING AGENCY.
- 7. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110, 1704, AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION SHALL BE PROVIDED ON THE FOLLOWING TYPES OF CONSTRUCTION:
- CONCRETE CONSTRUCTION
- STRUCTURAL STEEL FABRICATION AND ERECTION (INCLUDING FIELD WELDING AND HIGH-STRENGTH FIELD BOLTING)
- AUGERCAST, CAISSON, DRILLED, OR DRIVEN PILE INSTALLATION
- 8. THE SHORING CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRILLING PILE HOLES, TIEBACK ANCHORS, OR CUTTING OR DIGGING IN STREETS OR ALLEYS. THE UTILITIES INFORMATION SHOWN ON THE PLANS MAY BE NOT ACCURATE OR COMPLETE.
- 9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF EXISTING STRUCTURES IN THE FIELD AND SHALL NOTIFY THE ENGINEER OF ALL FIELD CHANGES PRIOR TO FABRICATION AND INSTALLATION.
- 10.SEE SOILS REPORT FOR MORE COMPLETE INFORMATION, INCLUDING RECOMMENDATIONS FOR SHORING IN GENERAL, SHORING MONITORING, EXCAVATION, LAGGING, AND DRAINAGE.
- 11.CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF CHAPTER 19 OF THE INTERNATIONAL BUILDING CODE. REQUIRED ULTIMATE COMPRESSIVE STRENGTH OF STRUCTURAL GROUT SHALL BE REACHED BY 7-DAY FOR TIEBACKS AND 28-DAY FOR PILES.

TYPE OF CONSTRUCTION	(f'c)	MINIMUM CEMENT PER CUBIC YARD	MAX WATER PER 94 LB CEMENT
PILE LEAN CONCRETE	> 500 PSI	1-1/2 SACKS	-
PILE STRUCTURAL GROUT	2500 PSI	6 SACKS	6 GALLONS

AS AN ALTERNATIVE TO THE ABOVE, THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS FOR APPROVAL (2) WEEKS PRIOR TO PLACING ANY CONCRETE. THE ALTERNATE MIX DESIGN WILL BE REVIEWED FOR CONFORMANCE TO ACI 318-11 SECTION 5.3.

12.ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

4x12 TIMBER LAGGING	HEM-FIR NO 1 DOUGLAS FIR-LARCH NO 2	Fb = 975 PS Fb = 900 PS
6x12 TIMBER LAGGING	HEM-FIR NO 2 DOUGLAS FIR-LARCH NO 2	Fb = 675 PS Fb = 875 PS

TIMBER LAGGING SHALL BE TREATED PER AWPA STANDARDS TO A MINIMUM RETENTION OF 0.40 PCF. LAGGING SHALL BE 4x12, UNO.

- 13.STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON:
- A. AISC 360 AND CHAPTER 22 OF THE INTERNATIONAL BUILDING CODE.
- B. APRIL 14, 2010 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AMENDED AS NOTED IN THE CONTRACT DOCUMENTS, BY THE DELETION OF PARAGRAPH 4.4.1, AND REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1.
- C. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
- 14.STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	Fy
A. WIDE FLANGE SHAPES	A992	50 KSI
B. OTHER SHAPES, PLATES, AND RODS	A36	36 KSI
C. HP-SHAPES	A572 (GRADE 50)	50 KSI
D. STRUCTURAL PIPE	A53 (GRADE B)	35 KSI
E. HOLLOW STRUCTURAL SECTIONS		
SQUARE OR RECTANGULAR	A500 (GRADE B)	46 KSI
ROUND	A500 (GRADE B)	42 KSI
F. CONVENTIONAL HIGH-STRENGTH BOLTS (3/4" ROUND, UNO)	A325	
G. COMMON BOLTS (WOOD APPLICATIONS)	A307	
H. ANCHOR BOLTS	F1554, GRADE 36	
I. HEADED SHEAR STUDS	A108	

15.ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES(F) AND 40 FT-LBS AT 70 DEGREES(F), AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

SHORING MONITORING

16.SURVEY MONITORING OF THE SHORING WALLS SHALL BE PERFORMED TO DETERMINE THE VERTICAL AND HORIZONTAL MOVEMENT OF THE MONITORING POINTS. THE MEASURING SYSTEM SHALL HAVE AN ACCURACY OF AT LEAST 0.01 FEET. THE MONITORING PROGRAM SHALL BE DETERMINED BY THE GEOTECHNICAL SPECIAL INSPECTOR BUT AT A MINIMUM SHALL INCLUDE THE FOLLOWING:

ESTABLISH SURVEY LINES NEAR THE TOP OF THE WALL ON ADJACENT CRITICAL STRUCTURES OR BUILDINGS WITHIN A DISTANCE EQUAL TO THE HEIGHT OF THE WALL, AND ALONG THE CURB LINE AND CENTERLINE OF ADJACENT ROADWAYS OR ALLEYS. SURVEY POINTS SHOULD BE SPACED NO MORE THAN EVERY 20'-0" ALONG THE WALL. AT SOLDIER PILES, PLACE MONITORING POINTS AT THE TOP OF AT LEAST EVERY OTHER SOLDIER PILE. ESTABLISH A BASELINE READING OF MONITORING POINTS ON THE GROUND SURFACE AND SETTLEMENT-SENSITIVE STRUCTURES BEHIND THE SHORING WALL PRIOR TO DEWATERING, EXCAVATION, AND INSTALLATION OF THE SHORING SYSTEM. THE GEOTECHNICAL ENGINEER, CONTRACTOR, AND SURVEYOR SHALL COORDINATE LOCATIONS OF THESE MONITORING POINTS PRIOR TO THE BEGINNING OF EXCAVATION.

A LICENSED SURVEYOR THAT IS NOT THE CONTRACTOR MUST PERFORM THE SURVEYING AT LEAST ONCE A WEEK. MONITORING POINTS ESTABLISHED ALONG THE CURB LINE AND CENTERLINE OF ADJACENT ROADWAYS NEED TO BE MONITORED WHEN TOTAL WALL MOVEMENTS REACH 0.5". THE GEOTECHNICAL ENGINEER SHALL REVIEW SURVEY DATA AND PROVIDE AN EVALUATION OF WALL PERFORMANCE AND THE SURVEY DATA TO THE STRUCTURAL ENGINEER, SHORING DESIGNER, AND BUILDING DEPARTMENT ON AT LEAST A WEEKLY BASIS. THIS WEEKLY REVIEW MUST CONTAIN A GRAPHICAL PRESENTATION OF THE WALL MOVEMENT VERSUS TIME.

IMMEDIATELY AND DIRECTLY NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEER, SHORING DESIGNER, AND BUILDING DEPARTMENT IF UNUSUAL OR SIGNIFICANTLY INCREASED MOVEMENT OCCURS, IF 0.5" OF MOVEMENT OCCURS BETWEEN (2) CONSECUTIVE READINGS AND WHEN TOTAL MOVEMENT REACHES 0.5". IF MOVEMENT EXCEEDS 0.5", THE ENGINEERS AND SHORING DESIGNER SHALL DETERMINE THE CAUSE OF DISPLACEMENT AND DEVELOP REMEDIAL MEASURES SUFFICIENT TO LIMIT TOTAL WALL MOVEMENT TO 1". ALL EARTHWORK AND CONSTRUCTION ACTIVITIES MUST BE DIRECTED TOWARD IMMEDIATE IMPLEMENTATION OF REMEDIAL MEASURES NECESSARY TO LIMIT TOTAL WALL MOVEMENT TO WHAT IS CONSIDERED AS ACCEPTABLE BY THE DESIGN TEAM, AND BUILDING DEPARTMENT (1" MAXIMUM).

SURVEY FREQUENCY CAN BE DECREASED AFTER THE SHORING SYSTEM HAS BEEN INSTALLED AND THE EXCAVATION IS COMPLETE IF THE DATA INDICATES LITTLE OR NO ADDITIONAL MOVEMENT. SURVEYING MUST CONTINUE UNTIL THE PERMANENT STRUCTURE (INCLUDING FLOOR SLABS AND BRACES) IS COMPLETED UP TO FINAL AND STREET GRADES. THE SURVEY FREQUENCY SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER, AFTER REVIEW AND APPROVAL BY BUILDING DEPARTMENT, AND SHALL BE BASED ON THE SHORING PERFORMANCE.

PILE AND LAGGING CONSTRUCTION

- 17. SHORING AND SOIL EXCAVATION SHALL BE DONE SIMULTANEOUSLY.
- 18.DIMENSIONS AND LOCATION OF EXISTING STRUCTURES SHALL BE VERIFIED PRIOR TO FABRICATION and installation of any structural member. Notify engineer of any discrepancies prior TO FABRICATION.
- 19.PILE AND ANCHOR HOLES SHALL BE DRILLED WITHOUT LOSS OF GROUND AND WITHOUT ENDANGERING PREVIOUSLY INSTALLED PILES AND ANCHORS. THIS MAY INVOLVE CASING THE HOLES OR OTHER METHODS OF PROTECTION FROM CAVING. REFER TO REPORT OF GEOTECHNICAL INVESTIGATION FOR RECOMMENDED HOLE DIGGING PROCEDURE.

20.STEEL PILE PLACEMENT TOLERANCES:

- 1" INSIDE PERPENDICULAR TO SHORING WALL 1" OUTSIDE PERPENDICULAR TO SHORING WALL
- 3" LATERALLY
- 21.TIMBER LAGGING SHALL BE INSTALLED IN ALL AREAS. VOIDS BETWEEN LAGGING AND SOIL SHALL BE BACKFILLED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. DRAINAGE BEHIND THE WALL MUST BE MAINTAINED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LIMIT THE AMOUNT OF EXPOSED SOIL WITHOUT LAGGING TO AVOID LOSS OF SOIL. MAXIMUM HEIGHT OF 4'-0" IS RECOMMENDED. SPECIAL CARE SHOULD BE TAKEN TO AVOID GROUND LOSS DURING EXCAVATION.

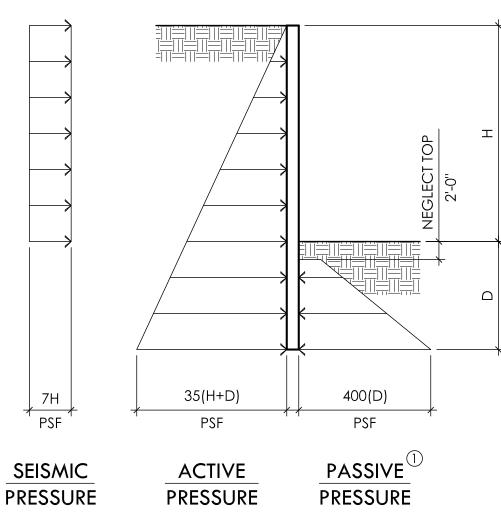
ABBREVIATIONS

ELEVATION

	PLUS OR MINUS	EMBED	EMBEDMENT	00	ON CENTER
± Ø				OC ODD	
	DIAMETER	ENGR	ENGINEER	OPP	OPPOSITE DEPOSITE
ABV	ABOVE	EQ	EQUAL	PERP	PERPENDICULAR
ADDL	ADDITIONAL	EXT	EXTERIOR	PL -	PLATE
	APPROXIMATE	FDN	FOUNDATION	PL	PROPERTY LINE
ARCH	ARCHITECT,	FF	FINISHED FLOOR	PSF	POUNDS PER
	ARCHITECTURAL	FT	FEET		SQUARE FOOT
BLDG	BUILDING	FTG	FOOTING	PSI	POUNDS PER SQUARE
BLW	BELOW	GALV	GALVANIZED		INCH
BOE	BOTTOM OF	GR	GRADE	PT	PRESSURE TREATED
	EXCAVATION	HF	HEM FIR		LUMBER
BOT	BOTTOM	HORIZ	HORIZONTAL	REQD	REQUIRED
BTWN	BETWEEN	HSS	HOLLOW STRUCTURAL	SCHED	SCHEDULE
Q	CENTERLINE		SECTION	SIM	SIMILAR
ČLR	CLEAR	HT	HEIGHT	STRUCT	STRUCTURAL
CONC	CONCRETE	IBC	INTERNATIONAL	TEMP	TEMPORARY
CONT	CONTINUOUS		BUILDING CODE	THRU	THROUGH
CS	CRAWLSPACE	IN	INCH	TOW	TOP OF WALL
DEMO	DEMOLISH	K	KIPS (1000 POUNDS)	TYP	TYPICAL
DF	DOUGLAS FIR	KSF	KIPS PER SQ FT	UNO	unless noted
DIA	DIAMETER	L	ANGLE		OTHERWISE
DIAG	DIAGONAL	L	LENGTH	VIF	VERIFY IN FIELD
DIM	DIMENSION	LBS	POUNDS	W	WIDE OR WIDTH
DO	DITTO	MAX	MAXIMUM	w/	WITH
DP	DEEP/DEPTH	MB	MACHINE BOLT	w/o	WITHOUT
DWGS	DRAWINGS	MFR	MANUFACTURER	WHS	WELDED HEADED
(E)	EXISTING	MIN	MINIMUM		STUD
ÈÁ	EACH	MISC	MISCELLANEOUS		

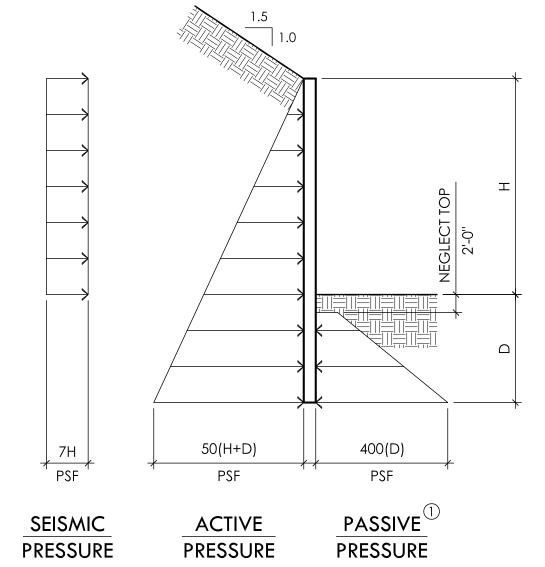
NOT TO SCALE

NTS



1 PASSIVE PRESSURE INCLUDES A FS = 1.5 FOR TEMPORARY (SEISMIC) LOAD CASE A FS = 1.2 HAS BEEN USED

PILE LOADING DIAGRAM



1 PASSIVE PRESSURE INCLUDES A FS = 1.5 FOR TEMPORARY (SEISMIC) LOAD CASE A FS = 1.2 HAS BEEN USED

PILE LOADING DIAGRAM

ARCHITECT STUDIO 19 ARCHITECTS 207-1/2 1ST AVE S SUITE 300 SEATTLE, WA 98104 206.466.1225 T

MALSAM

STRUCTURAL

ENGINEERING

122 S JACKSON ST

SUITE 210 SEATTLE, WA

206.789.6038 7

206.789.6042 F

 $\infty \stackrel{\otimes}{\vdash} \Xi$

, ≿ ≷

TSANG



ENGINEER SKH WAI DRAWN PROJECT NO 0285.2014.01.01

PERMIT SET 2.5.15

REV DESCRIPTION PERMIT CORRECTIONS 5.7.15

SHORING GENERAL NOTES

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

SHORING	PILE	SCHEE	DUL
---------	------	-------	-----

PILE MARK	AUGER DIA	PILE SIZE	BOT OF PILE ELEV	BOT OF EXCAV	TOP OF PILE ELEV	MAX HEIGHT 'H'	MIN DEPTH 'D'	TYPE	LOADING DIAGRAM	DETAIL
P1	24"	W16x31	300'	312'	320'	8'-0"	12'-0"	CANTILEVER	2/SH1.0	4/SH3.0
P2	24"	W16x31	300'	312'	324'	12'-0"	12'-0"	CANTILEVER	2/SH1.0	4/SH3.0
Р3	24"	W16x57	298'	313'	324'	12'-0"	15'-0"	CANTILEVER	2/SH1.0	4/SH3.0
P4	24"	W16x57	298'	313'	324'	12'-0"	15'-0"	CANTILEVER	2/SH1.0	4/SH3.0
P5	24"	W16x57	298'	313'	324'	12'-0"	15'-0"	CANTILEVER	2/SH1.0	4/SH3.0
P6	24"	W16x57	298'	313'	324'	12'-0"	15'-0"	CANTILEVER	2/SH1.0	4/SH3.0
P7	24"	W16x57	298'	313'	324'	12'-0"	15'-0"	CANTILEVER	2/SH1.0	4/SH3.0
Р8	24"	W16x57	298'	313'	324'	12'-0"	15'-0"	CANTILEVER	2/SH1.0	4/SH3.0
Р9	24"	W16x57	298'	313'	325'	12'-0"	15'-0"	CANTILEVER	4/SH1.0	4/SH3.0
P10	24"	W16x45	299'	313'	325'	12'-0"	14'-0"	CANTILEVER	4/SH1.0	4/SH3.0
P11	24"	W16x45	299'	313'	325'	12'-0"	14'-0"	CANTILEVER	4/SH1.0	4/SH3.0
P12	24"	W16x45	299'	313'	325'	12'-0"	14'-0"	CANTILEVER	4/SH1.0	4/SH3.0
P13	24"	W16x31	303'	313'	320'	7'-0"	10'-0"	CANTILEVER	4/SH1.0	4/SH3.0
P14	24"	W16x31	303'	313'	319'	7'-0"	10'-0"	CANTILEVER	4/SH1.0	4/SH3.0
	•	•	•	•	•	•	•	•	•	

SHORING NOTES

- 1. REFER TO GENERAL SHORING NOTES SHEET SH1.0 FOR ADDITIONAL REQUIREMENTS.
- 2. REFER TO SOILS REPORT FOR ADDITIONAL SHORING INSTALLATION REQUIREMENTS.
- 3. REFER TO SHEET SH3.0 FOR TYPICAL SHORING DETAILS.
- 4. CONTRACTOR TO VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS, SURVEY DRAWINGS, AND EXISTING SITE CONDITIONS.
- 5. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

LEGEND



DRILLED PILE

PILE MARK BOTTOM OF EXCAVATION

TOP OF WALL

FINISH FLOOR

CRAWLSPACE

TEMPORARY GRADING SPOT ELEVATION

SLOPING EXCAVATION - 1.5H:1V PER GEOTECHNICAL ENGINEER



MALSAM TSANG STRUCTURAL ENGINEERING

122 S JACKSON ST SUITE 210 SEATTLE, WA 98104 206.789.6038 T 206.789.6042 F

ARCHITECT STUDIO 19 ARCHITECTS 207-1/2 1ST AVE S SUITE 300 SEATTLE, WA 98104 206.466.1225 T



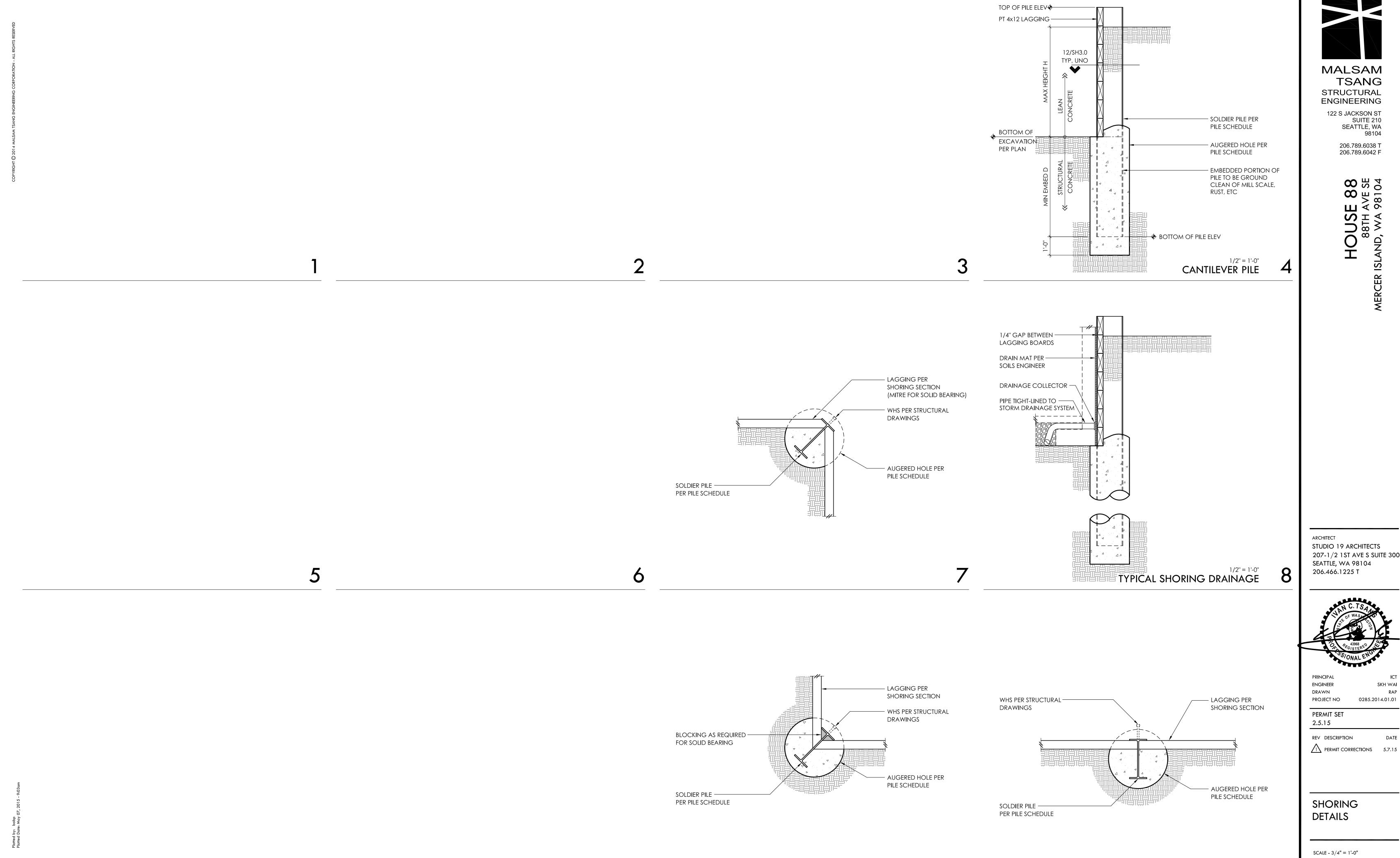
SKH WAI ENGINEER 0285.2014.01.01 PROJECT NO

PERMIT SET 2.5.15

REV DESCRIPTION PERMIT CORRECTIONS 5.7.15

SHORING PLAN

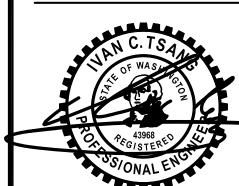
SCALE - 1/4" = 1'-0"



MALSAM **TSANG** STRUCTURAL ENGINEERING

HOUSE 88 88TH AVE SE MERCER ISLAND, WA 98104

STUDIO 19 ARCHITECTS 207-1/2 1ST AVE S SUITE 300 SEATTLE, WA 98104



SKH WAI 0285.2014.01.01

SHORING