Vaney-Shinde Residence

OWNERS:
Pashmi Vaney & Rahul Shinde
4207 W. Mercer Way, Mercer Island, WA 98040

PROJECT ADDRESS:
4207 W. Mercer Way
Mercer Island, WA 98040

TAX PARCEL NUMBER:
936570-0163

LEGAL DESCRIPTION:
THE WEST 82 FEET OF THAT PORTION OF TRACT 13 IN HARRY WHITE'S PLAT OF EAST SEATTLE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, LYING SOUTHERLY OF WEST MERCER WAY RIGHT-OF-WAY;
TOGETHER WITH THAT PORTION OF THE EAST ½ OF VACATED SECOND STREET ADJOINING ON THE WEST;
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON

PERMIT NUMBER:
_____

PROJECT DESCRIPTION:
Demolish existing residence and existing impervious surfaces. Build new single family residence and related site work.

GOVERNING AUTHORITY:
City of Mercer Island, Development Services Group.

ZONING CODE INFORMATION:
Zone: R 15
Lot Coverage Calculations: A1.0
ABE Calculations: A1.0 Lot Slope Calculation: A1.0
Allowed GFA: 40% x 26,673sf = 10,669sf
Proposed GFA: 3832sf (14.37% of lot area) see Shts. A2.1, A2.2 for GFA detail.

BUILDING CODE INFORMATION:
Building Code: IRC 2015
Occupancy: Group R-3 - Single Family Residence & Group U Garage
Construction Type: V - Wood Frame (VB)
Sprinkled: Per IRC2015 AV107.1 and City of Mercer Island Fire Marshall - NFPA 13D

ENERGY CODE INFORMATION: 2015 WSEC & IRC VENTILATION
Energy Conservation: Component Performance see attached calculations & sheets:
A2.1, A2.2, A2.3, A3.1, A3.2, A4.1, A5.1, A9.1, E2.1, E2.2
Energy Credits - 3.5: 1a- Efficient Building Envelope (shts. A3.1, A3.2, A4.1, A5.1) .5 credit;
2b - Air Leakage Control and Efficient Ventilation (shts, A3.1. A3.2, A4.1, A5.1) 1 credit
3d -High Efficient HVAC Equipment (shts. A1.0, A2.1, A2.2, A2.3, E2.1, E2.2) 1 credit;
5b Efficient Water Heating (shts. A2.1) 1 credit;
Whole House Ventilation: Prescriptive Intermittent Whole House Ventilation Using Exhaust fans & Fresh Air Inlets per IRC M1507.3.4 with a Whole-House Ventilation Rate of 150 cfm each of (2) fans (see sheets E2.1 & E2.2).

PROJECT DIRECTORY:

Architect: **Studio Ectypos**
Contact: Lucia Pirzio-Biroli, Architect
4212 W. Mercer Way — Phone: (206) 232-9147
Mercer Island, WA 98040 — Fax: (206) 275-0312

Surveyor: **Terrane (formerly Geo-Dimensions)**
Contact: Ken Green
10801 Main Street, Ste. 102 — Phone: (425) 458-4488
Bellevue, WA 98004

Geotechnical Engineer: **Geotech Consultants, Inc.**
Contact: Marc McGinnes
2401 10th Ave. E. — Phone: (425) 747-5618
Seattle, WA 98199

Civil Engineed **WR Consulting**
Contact: John W. Rundall
820 John St. — Phone: (206) 264-7784 (x 202)
Seattle, WA 98109 — Fax: (206) 264-7769

Structural Engineer: **Byknonen Carter Quinn**
Contact: Nick Carter
2033 6th Ave, Suite 995
Seattle, WA 98121 — Phone: (206) 264-7784

General Contractor: **Mercer Builders**
Contact: Thomas M. Schultz
3860 76th Ave SE — Phone: (206) 275-1234
Mercer Island, WA 98040

DOCUMENT LIST :
Permit Application
Intake Screening
City of Mercer Island Coversheet

Drawing schedule:

A0.1 Cover Sheet / Project Information

---- Site Survey

A1.0 Site Plan, Critical Area Plan and Site Calculations
A1.1 Construction Site Plan

C1 General Notes
C2 TESC Plan and Details
C3 Drainage Plan
C4 Detention Tank Details
C5 Drainage Details

A2.1 Main Floor Plan
A2.2 Upper Floor Plan
A2.3 Roof Plan
A3.1 Elevations
A3.2 Elevations
A4.1 Building Sections
A5.1 Wall Section
A9.1 New Window & Exterior Door Schedules

E2.1 Main Floor Electrical Plan
E2.2 Upper Floor Electrical Plan

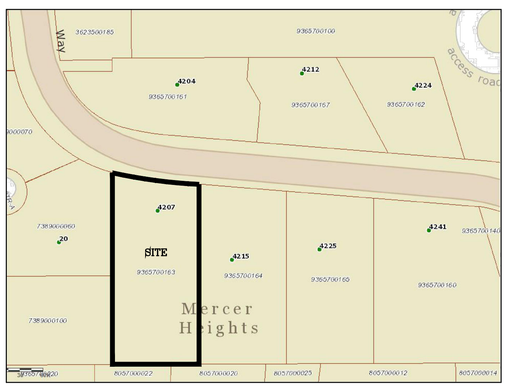
S0.1 Structural General Notes
S2.1 Foundation/Framing Plan
S2.2 Upper Floor Framing
S2.3 Roof Framing
S5.1 Structural Details
S5.2 Structural Details
S5.3 Structural Details
S5.4 Structural Details

Reports, Memos and City Forms:

Geotechnical Report and project memo
Arborist Report and tree inventory/replacement form
Civil Drainage Memo
Structural Calculations

Site Development Worksheet
2015 WSEC & IRC Ventilation Worksheet
Fire Gross Square Footage
Water Meter Sizing Worksheet

VICINITY MAP



GENERAL NOTES:

(See specifications for supplemental information to the General Notes)

1. **Contractor shall verify all dimensions and conditions shown on drawings at the job site and shall notify the Architect of any omissions, discrepancies and/or conflicts before proceeding with the work.**
2. General Contractor to coordinate pre-construction site meeting w/ Owner, Architect, Structural Engineer and City of Mercer Island Building Inspector.
3. Plumbing, mechanical and electrical work shall be under separate permits according to prevailing codes. Contractor shall obtain such permits.
4. Special inspection that are required by the City of Mercer Island Development Services shall be coordinated by Contractor.
5. Contractor shall verify existing grade conditions and height limits with Architect and surveyor on site prior to beginning work and shall notify Architect of any discrepency in the site survey.
6. **Do not scale drawings**, dimensions govern. Large scale dimensions govern over small scale dimensions. Notify Architect of discrepancies in dimensions prior to proceeding with work.
7. Construction dimensions shown are to face of sheathing (FOS) on exterior walls, and top of (T.O.) slab at doors or sub-floor at floor levels.
8. **SPRINKLERS** An approved automatic fire sprinkler system shall be installed per IRC 2015 AV107.1
9. **DWELLING/GARAGE SEPARATION** shall meet the requirements of IRC R302.6. All habitable rooms shall be separated on the garage side by not less than ⅝" Type "X" gwb or equivalent.
DWELLING/GARAGE OPENING/PENETRATION PROTECTION shall meet the requirements of IRC R302.5.1-R302.5.3. Doors shall be minimum 20 minute fire rated doors equipped with a self-closing device.
10. **SMOKE DETECTION** shall meet the requirements of IRC R314. All smoke alarms shall be listed and labeled in accordance with UL217 and shall meet the provisions of NFPA 72. Smoke alarms shall be located as follows: each sleeping room; outside each separate sleeping area in the immediate vicinity of the bedrooms; on each floor of the dwelling.
11. **CARBON MONOXIDE ALARMS** shall meet the requirements of IRC R315. Carbon monoxide alarms shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms.
12. **EMERGENCY EGRESS WINDOWS** shall meet the requirements of IRC R310. Each sleeping room shall have an operable rescue opening. The sill height shall not be more than 44" from the finished floor to the bottom of the opening. Minimum net clear opening shall be 5.7 square feet; minimum clear width 20"; minimum clear height 24".
13. **STAIRWAYS** shall meet the requirements of IRC R311.7. Stairways shall have a minimum clear width of 36" above handrail, and be not less than 31½" in width below handrail. Minimum headroom shall not be less than 6'-8". Maximum riser 7¾" / minimum tread 10". Handrails shall be not less than 34" or more than 38" above the slope of the plane of the stairs and shall be continuous for the full run of the flight and shall have a minimum space of 1½" between wall and railing.
14. **FIREPLACES AND FLUES**
Factory built fireplaces shall meet the requirements of IRC R1004. Shall be listed and labeled and shall be installed in the accordance of the listing.
Factory built chimneys shall meet the requirements of IRC R1005. Shall be listed and labeled and shall be installed in the accordance of the listing.
15. Provide fireblocking according to IRC R302.11 where applicable.
16. See specifications for required shop drawings. Contractor shall prepare and submit shop drawings to governing authority.
17. Provide mounting blocks at exterior walls behind all light fixtures, hosebibs, structural steel connectors, guardrails and any other exterior mounted accessories. Verify type of mounting block with Architect prior to installation.
18. Provide dampproofing on all below grade foundation walls per IRC R406. Provide all accessories required for a completely watertight installation, including but not necessarily limited to: flashing, counterflashing, sealant, and caulking at all roof and wall penetrations; interlocking weatherstripping at all doors and windows; waterstops and other concrete inserts at below grade cold joints.
18. Provide notching, drilled holes according to Structural Engineers's recommendations or run roof furring strips perpendicular to roof joists to allow crossventilation of roof joist spaces. Maintain 1" minimum clear from top of insulation to bottom of decking where occurs.
20. Pressure treated lumber typically at all exterior applications and concrete surfaces.
21. Pursuant to MICC 19.02.020(F)(3)(d) all Japanese Knotweed and regulated Class A, B & C weeds identified on the King County Noxious Weed List as amended, shall be removed from the property. New landscaping associated with New Single Family Home shall not included any weeds identified on the KC Noxious Weed List.
22. Any excavation or foundation work performed between October 1st and April 1st shall be subject to wet season moratorium requirements per MICC 19.07.060(D)(4)
23. Per IRC R312 guards shall be installed on all open sided walking surfaces including stairs, ramps, landings, that are located more than 30 inches measured vertically to the floor or grade below. Guards shall have openings small enough that a 4"ø cannot pass. All guards shall have a minimum overturn resistance per IRC Table 301.5. See R311.7.8 for stair railing requirements.

ABBREVIATIONS:

AB	anchor bolt
ADJ	adjustable
AFF	above finish floor
ARCH	architect/ural
BLDG	building
BM	beam
B.O.	bottom of
B.O.F.	bottom of footing
BTWN	between
CB	catch basin
CIP	cast in place
CJ	control joint
CLG	ceiling
CMU	concrete masonry unit
COL	column
CONC	concrete
CONT	continuous
DIA	diameter
DIM	dimension
DN	down
DR(S)	door(s)
DS	downspout
DWG	drawing
EA	each
EL	elevation
ELEC	electrical
ELEV	elevations
EQ	equal
EXIST	existing
EXH	exhaust
EXT	exterior
FB	flat bar
FD	floor drain
FDN	foundation
FE	fire extinguisher
FIN	finish
FOC	face of conc.
FOS	face of stud
FLR	floor
FOIC	furnished by owner installed
FPHB	frost proof hose bib
FRT	fire retardant treated
FS	full size
FT	foot
FTNG	footing
GA	gauge
GALV	galvanized
GL	glass
GWB	gypsum wallboard
HB	hose bib
HC	hollow core
HM	hollow metal
HOR	horizontal
HP	high point
HR	hour/handrail
HT	height
ID	inside diameter
IN	inch/inches
INSUL	insulation
INT	interior
JNT	joint
KD	kiln dried
LNDSPG	landscaping
LP	low point
LT	light
MAX	maximum
MDF	medium density fiberboard
MDO	medium density overlay
MECH	mechanical
MFGR	manufacturer
MISC	miscellaneous
MIN	minimum
MTL	metal
NIC	not in contract
NO	number
NOM	nominal
NTS	not to scale
OA	overall
OC	on center
OD	outside diameter
OFD	overflow drain
OPNG	opening
OS	overflow scupper
OVR	over
PAV	pavers, paving
PLYWD	plywood
PR	pair
PT	paint/point
RAD	radius
RB	reinforcing bar
RD	roof drain
REQ'D	required
RES	resilient
RL	rain leader
RO	rough opening
SCHED	schedule(s)
SD	smoke detector
SF	square feet
SHT	sheet
SIM	similar
SPEC	specification
SQ	square
SS	stainless steel
ST	stone
STL	steel
SAF	self adhering flashing
TG	tempered glass
T&G	tongue and groove
THK	thick
T.O.	top of
TYP	typical
V	variable
VERT	vertical
VG	vertical grain
VIN	vinyl
VTR	vent through roof
W/	with
WP	waterproof
W/O	without
WWF	welded wire fabric

SYMBOLS:

&	and
@	at
℄	centerline
X	by
ø	diameter
#	pound/number
##	degree
±	plus or minus
4	revisions / window designation
4	door designation
X Y	material designation

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7785 REGISTERED ARCHITECT
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STATE OF WASHINGTON

VANEY/SHINDE
New Residence
4207 West Mercer Way
Mercer Island, WA 98040

Date:
5/27/20
PERMIT SUBMITTAL

Scale:

Sheet:
Project Information
A0.1

TOPOGRAPHIC & BOUNDARY SURVEY

SE 1/4 OF THE NE 1/4 OF SEC. 13, TWP. 24N., RGE. 4E., W.M.
CITY OF MERCER ISLAND, KING COUNTY, WA.

LEGAL DESCRIPTION:

THE WEST 82 FEET OF THAT PORTION OF TRACT 13 IN HARRY WHITE'S PLAT OF EAST SEATTLE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, LYING SOUTHERLY OF WEST MERCER WAY RIGHT-OF-WAY;

TOGETHER WITH THAT PORTION OF THE EAST 1/2 OF VACATED SECOND STREET ADJOINING ON THE WEST;

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

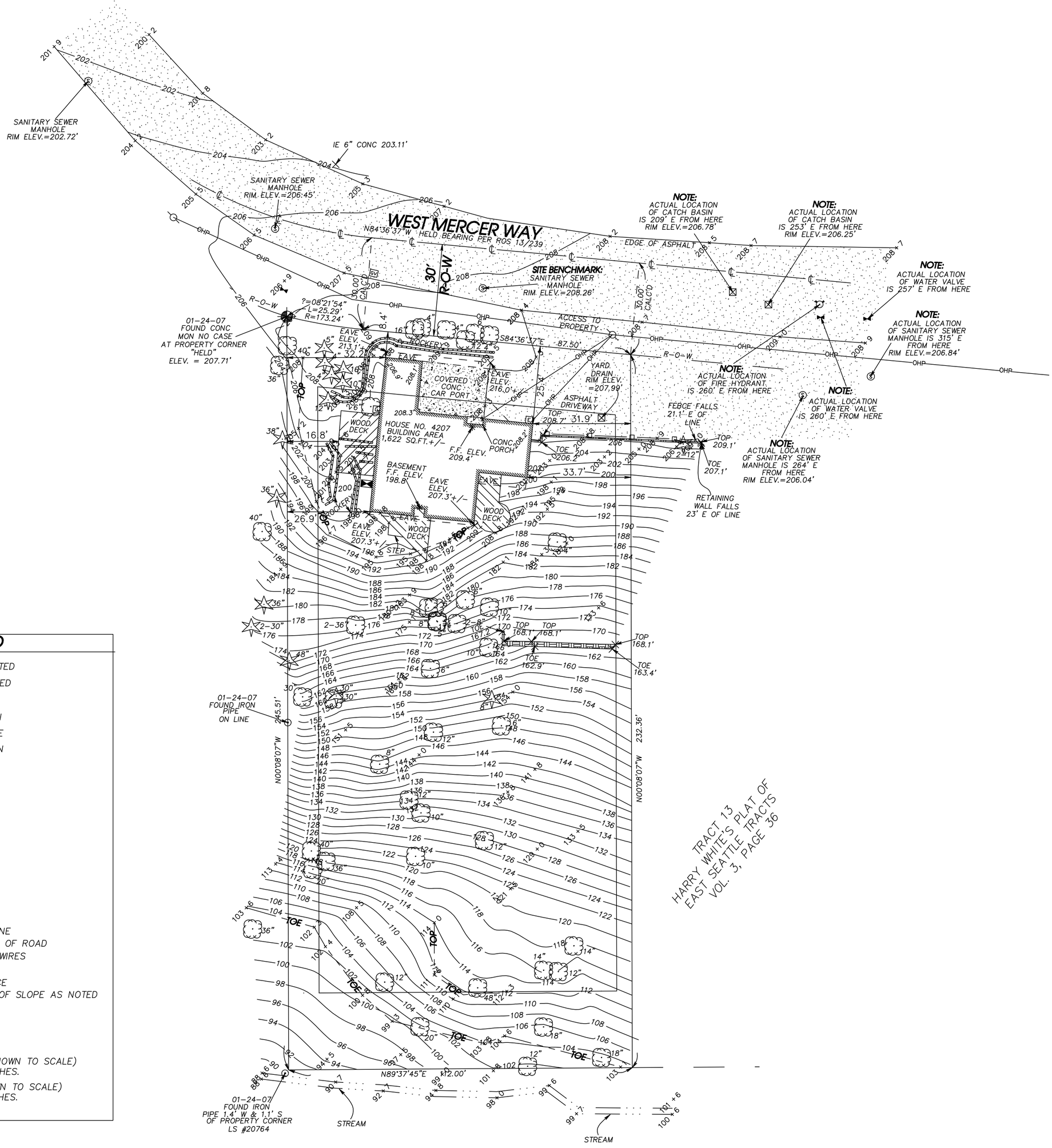
VERTICAL DATUM: (VISITED JANUARY 24, 2007)

CITY OF MERCER ISLAND BENCH MARK # 4282
(NAVD 88)
FOUND 1" BRASS NAIL IN CONC (DN 0.95').
LOCATED 30' E DRIVEWAY #8005, EVERGREEN LANE.

ELEVATION ON NAIL = 141.19'

N

GRAPHIC SCALE 1"=20'
0 20 40 60



LEGEND

- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE AS NOTED
- UTILITY POLE
- CATCH BASIN/YARD DRAIN
- SANITARY SEWER MANHOLE
- FINISHED FLOOR ELEVATION
- ELECTRIC METER
- X SPOT ELEVATION
- WATER VALVE
- AIR CONDITIONING UNIT
- FIRE HYDRANT
- GV GAS VALVE
- G GAS METER
- ASPHALT SURFACE
- RET. WALL
- CONC SURFACE
- DECK
- BUILDING LINE
- CENTERLINE OF ROAD
- OHP OVERHEAD WIRES
- ROCKERY
- WOOD FENCE
- TOP/ TOE OF SLOPE AS NOTED
- EAVES

CONC CONCRETE
R-O-W RIGHT-OF-WAY
( ) RECORD

DECIDUOUS TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
CONIFER TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.

BEARING MERIDIAN:

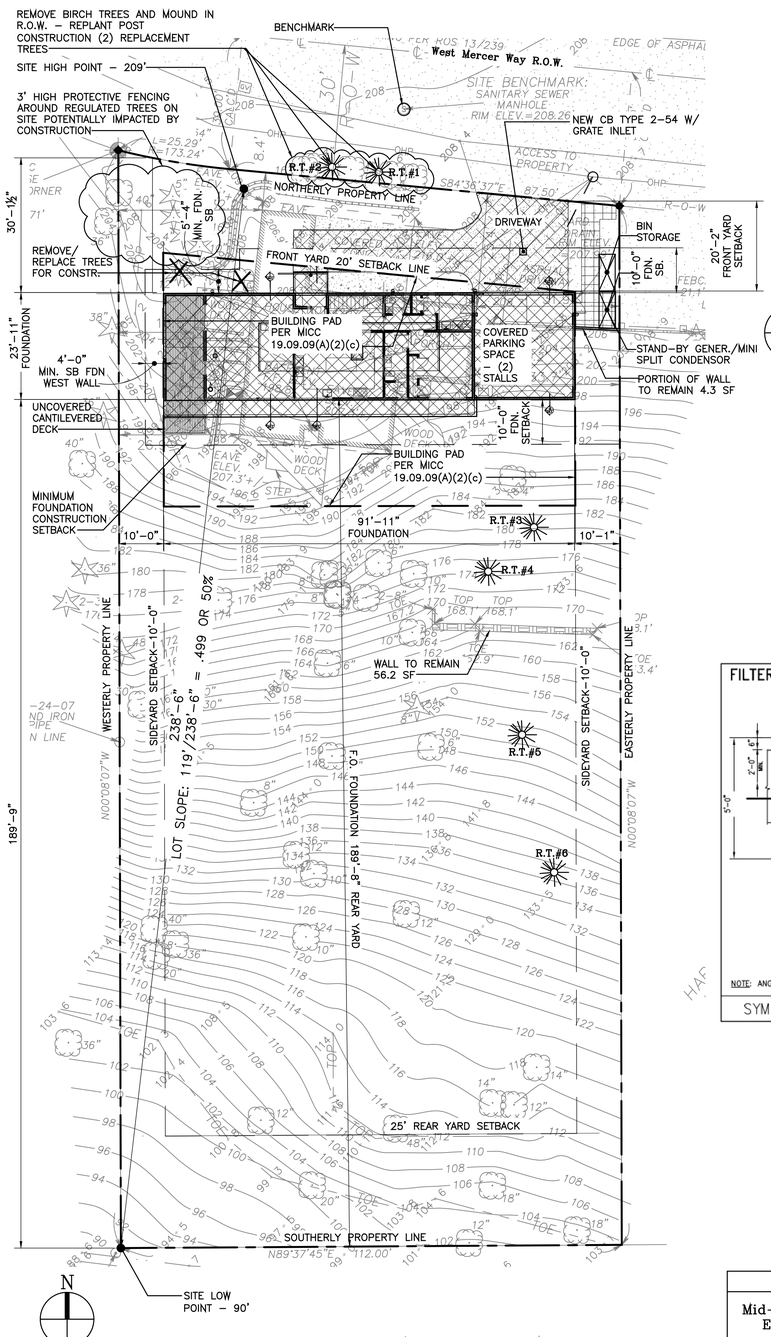
A BEARING OF N84°36'37"W ON THE CENTERLINE OF WEST MERCER WAY, PER RECORD OF SURVEY AS RECORDED IN BOOK 13, PAGE 239, RECORDS OF KING COUNTY, WA.

SURVEYOR'S NOTES:

1) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2007. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2) SUBJECT PROPERTY TAX PARCEL NO. 936570-0163.
3) SUBJECT PROPERTY AREA PER THIS SURVEY IS 26,673 SQ.FT.±.
4) A TITLE REPORT WAS NOT FURNISHED AND THEREFOR, EASEMENTS IF ANY, NOT SHOWN ON THIS MAP.

TOPOGRAPHIC & BOUNDARY SURVEY		
CHAN RESIDENCE 4207 W. MERCER WAY MERCER ISLAND, WA. 98040		
DWN. BY V.L.J.	DATE 01/26/2007	JOB NO. 7003
CHKD. BY K.B.G.	SCALE 1"=20'	SHEET 1 OF 1

GeoDimensions
6210 FAIRWAY PLACE SE
SNOQUALMIE, WA. 98065
PHONE (425) 458-4488
FAX (206) 686-2950



1 Site Plan
Scale: 1/16"=1'-0"

SITE PLAN NOTES:

1. All existing structures, paving and miscellaneous hard surfaces to be demolished and removed.UNO
2. Pursuant to MICC 19.02.020(F)(3)(d) all Japanese Knotweed and regulated Class A, B & C weeds identified on th eKing County Noxious Weed List as amended, shall be removed from the property. New landscaping associated with New Single Family Home shall not include any weeds identified on the KC Noxious Weed List.
3. See A1.1 for construction layout during shoring pile installation, excavation and foundation installation.
4. R.T.# – Replacement tree number. See C2 for tree replacement schedule

Lot Coverage & Hardscape Calculation

Allowed Lot Coverage: 30% OF 26,673 SF OR 8001.9 SF

ROOFS: 2493 SF

DRIVEWAY: 833 SF

PROPOSED LOT COVERAGE: 3326 SF OR 12.5%

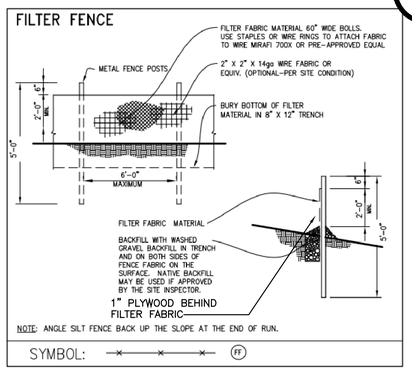
Required Landscape: 70% OF 26,673 SF OR 21,338.4 SF. Allowed hardscape 9% lot area or 2,400.6 SF per MICC 19.02.020(F)(3)(b)

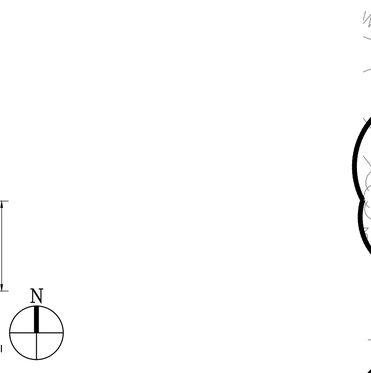
EXIST. RETAINING WALLS: 60.5 SF

UNCOVERED DECK: 34 SF

PAVERS: 166 SF

PROPOSED HARDSCAPE: 260.5 SF OR .1%

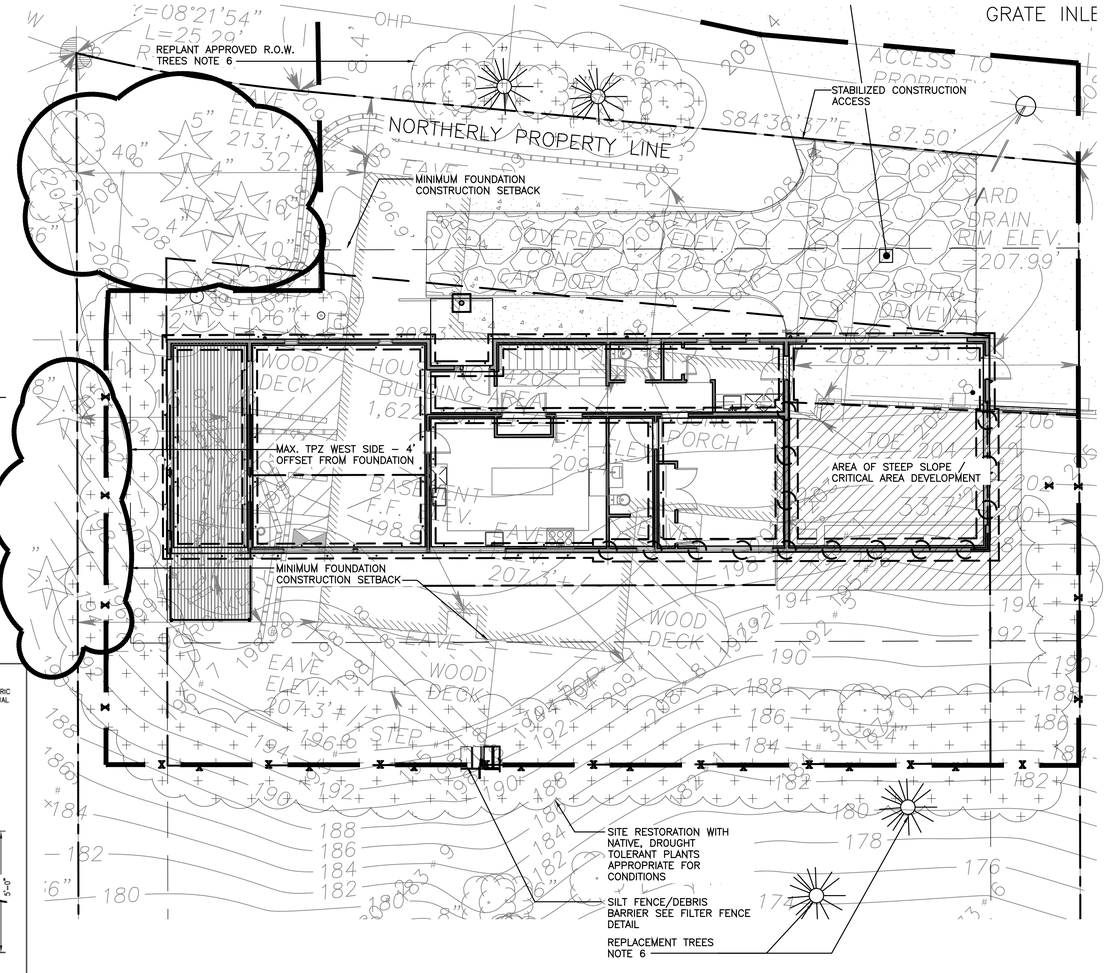


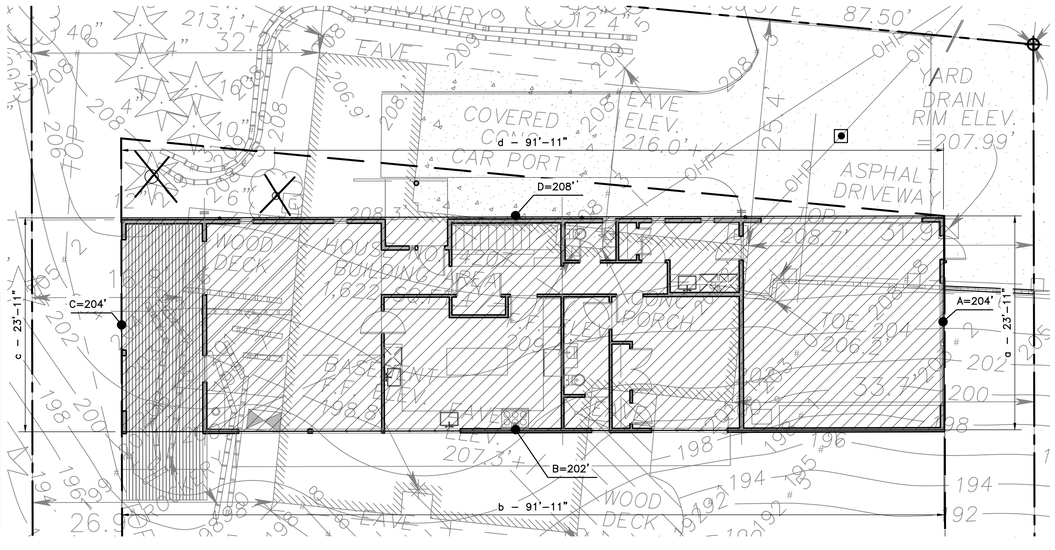


2 Critical Area Site Plan
Scale: 1/8"=1'-0"

Critical Area Plan Notes:

1. Coordinate BMP's per Civil design C2
2. Install erosion control BMP's prior to start of disturbance.
3. Protect stormwater BMPs before during and after construction.
4. Maintain and inspect BMP's
5. Site disturbance work performed during the wet season (October 1 and April 1) requires Seasonal Development Limitation Waiver application from the City of Mercer Island.
6. See C2 for replacement trees





AVERAGE BUILDING ELEVATION								
Mid–point Elev.				Wall Segment Length				Elev x Length
A=	204	ft	*	a=	23.9	ft	=	4875.6
B=	202	ft	*	b=	91.9	ft	=	18563.8
C=	204	ft	*	c=	23.9	ft	=	4875.6
D=	208	ft	*	d=	91.9	ft	=	19115.2
					total=			total=
					231.6	ft.		47430.2
Avg. Building Elevation =					204.8	ft.		
Allowed Building Height =					234.8	ft.		

N

INDICATES FACE OF FOUNDATION FOR ABE MEASUREMENT

3 Average Building Elevation Calculation
Scale: 1/8"=1'-0"

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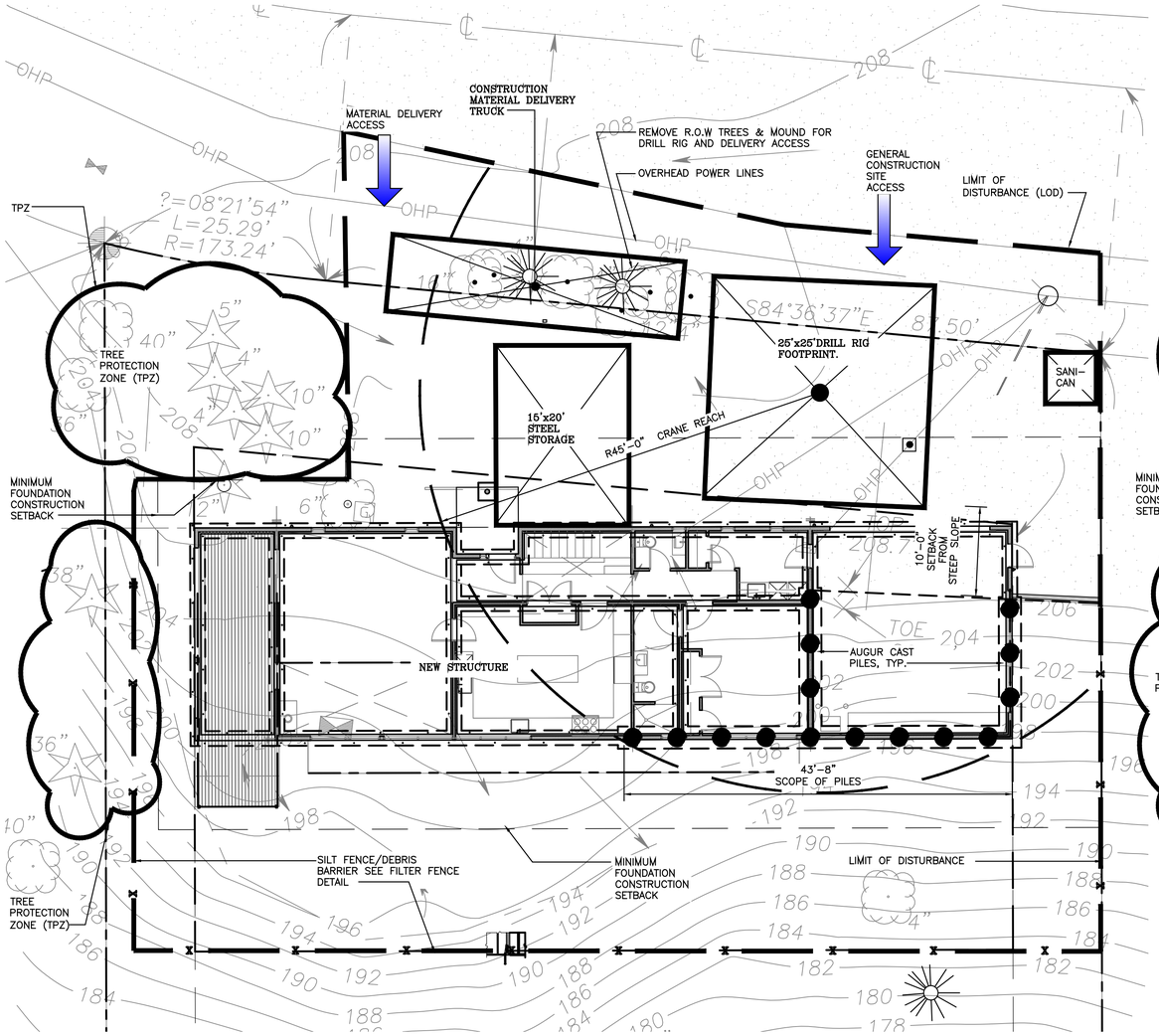
Scale:

Sheet:
Site Plan
A1.0



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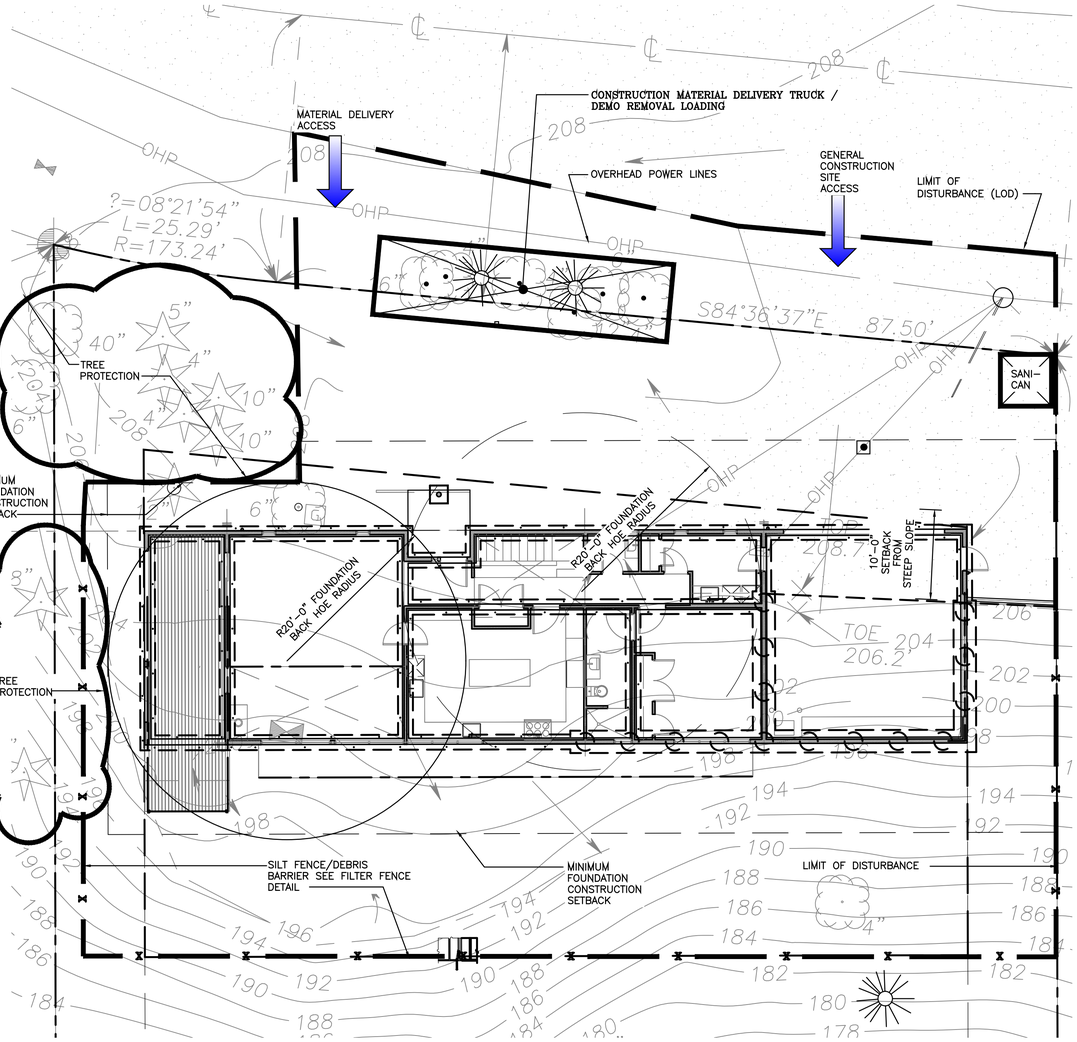
1 Site Plan – Shoring Layout

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

Shoring Layout Site Plan Notes:
1. See S2.1 for scope of shoring piles
2. Setback from steep-slope to minimize impact.



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2 Site Plan – Footing Layout

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

Shoring Layout Site Plan Notes:
1. See S2.1 for scope of shoring piles
2. Setback from steep-slope to minimize impact.

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Date:
5/27/20
PERMIT SUBMITTAL

Scale:

Sheet:

Construction Site Plan

A1.1

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF MERCER ISLAND STANDARD SPECIFICATIONS, AND WSDOT/APWA STANDARD SPECIFICATIONS, LATEST EDITION. THE CITY OF MERCER ISLAND RESERVES THE RIGHT TO REJECT ANY DAMAGED AND/OR NON-COMPLIANT CONSTRUCTION MATERIAL.
2. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF MERCER ISLAND CONSTRUCTION INSPECTION PERSONNEL.
3. AN APPROVED PLAN SET MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. ALL SITE WORK IMPROVEMENTS SHALL BE CONSTRUCTED TO OBTAIN STREET USE AND ANY OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY.
5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND ANY OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. ANY APPROVED CUTS OF EXISTING PUBLIC ROADWAYS SHALL BE BACK FILLED AND COMPACTED IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS. ALL CUTS INTO EXISTING ASPHALT SHALL BE ALONG NEAT, CONTINUOUS, SAWED, OR WHEEL CUT LINES. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. THIS EXISTING ROAD CUT SHALL BE REPLACED WITH AT LEAST THREE (3) INCHES OF COMPACTED CL "B" ASPHALT CONCRETE, SIX (6) INCH CRUSHED ROCK SURFACING TOP COURSE (5/8 INCH MINUS), AS REQUIRED DEPENDENT UPON A SOILS ENGINEER'S RECOMMENDATION AND TESTS. IN NO CASE SHALL THE REPLACEMENT BE LESS THAN THE EXISTING SECTION.
7. PAVED SURFACES INCLUDING ROADWAYS, SIDEWALKS, AND CURBS THAT ARE DAMAGED BY NEW CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE CITY OF MERCER ISLAND INSPECTOR.
8. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
9. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES, AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS.
11. UTILITY SERVICE CONNECTIONS SHOWN ON THIS PLAN ARE TO BE MAINTAINED PRIVATELY AND NOT BY THE CITY MERCER ISLAND.
12. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE NATURAL OR PUBLIC DRAINAGE SYSTEM. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED TO INSURE COMPLETE SILTATION CONTROL OF THE PROJECT. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
13. THE CONTRACTOR SHALL KEEP OFF-SITE STREETS CLEAN AT ALL TIMES BY SWEEPING. WASHING OF THESE STREETS WILL NOT BE ALLOWED WITHOUT PRIOR CITY OF MERCER ISLAND APPROVAL.
14. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE TRAFFIC CONTROL MANUAL.
15. CARE SHALL BE EXERCISED WHEN EXCAVATING NEAR EXISTING CHARGED WATER MAINS.

SURVEY NOTE:

UNDERGROUND UTILITIES AND EXISTING IMPROVEMENTS SHOWN ARE BASED UPON THE SURVEY "TOPOGRAPHIC AND BOUNDARDY SURVEY, 4207 W. MERCER WAY, BY GOEDIMENSIONS, DATED JANUARY 26, 2007 AND RECORD DRAWINGS. NO WARRANTY OR GUARANTEE OF ACCURACY OR COMPLETENESS IS EITHER IMPLIED OR EXPRESSED. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS HAVE BEEN SHOWN ON THIS DRAWING FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES AND IMPROVEMENTS IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING WITH APPROPRIATE AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES AND IMPROVEMENTS WITHIN THE PROJECT LIMITS AND FOR CHECKING LOCATIONS IN THE FIELD. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE TO UNDERGROUND UTILITIES AND IMPROVEMENTS RESULTING FROM HIS OPERATION.

VERTICAL DATUM

PER SURVEY, CITY OF MERCER ISLAND BENCH MARK (NAVD 88) FOUND 1" BRASS NAIL IN CONC.(DN 0.95) LOCATED 30 FT EAST DRIVEWAY #8005, EVERGREEN LANE.

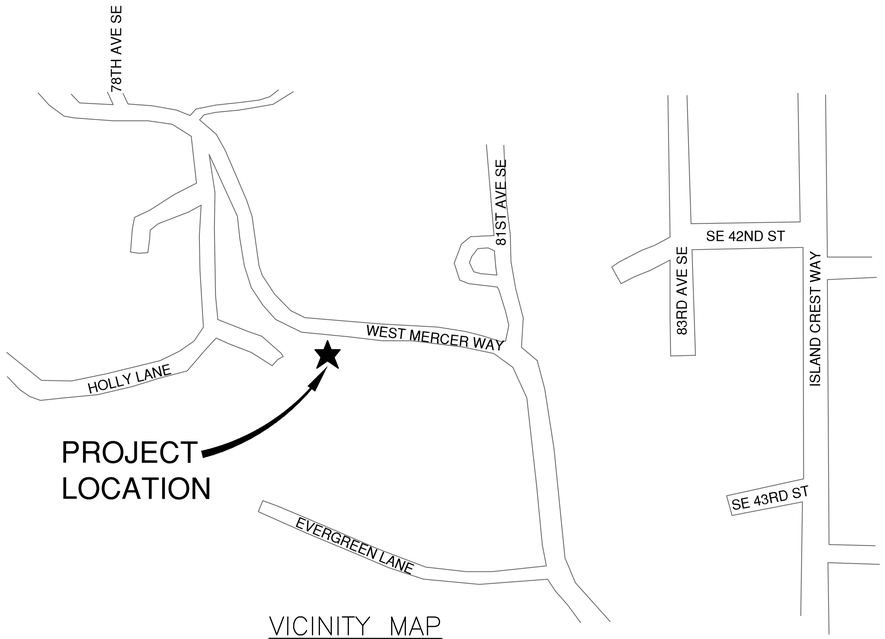
ELEVATION ON NAIL = 141.19'

GENERAL DRAINAGE NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF MERCER ISLAND STANDARD SPECIFICATIONS, AND WSDOT/APWA STANDARD SPECIFICATIONS, LATEST EDITION AND THE REQUIREMENTS OF THE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.
2. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH CITY OF MERCER ISLAND CONSTRUCTION INSPECTION PERSONNEL.
3. ALL STORM DRAINAGE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE APPROVED PLANS. ANY DEVIATION FROM THESE PLANS WILL REQUIRE APPROVAL FROM THE OWNER, ENGINEER AND APPROPRIATE PUBLIC AGENCIES.
4. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND ANY OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY.
5. ALL STORM DRAIN PIPE MAY BE CONSTRUCTED OF ONE OF THE FOLLOWING MATERIALS UNLESS OTHERWISE SPECIFIED IN THE PLANS. ALL PIPE JOINTS MUST BE GASKETED WATERTIGHT AND MUST BE OF THE SAME MATERIAL AS THE PIPE. ALL PIPE SHALL HAVE A MINIMUM COVER AS SPECIFIED AND SHALL BE ADEQUATELY PROTECTED DURING CONSTRUCTION (REFER TO THE MANUFACTURE'S RECOMMENDATIONS FOR MINIMUM COVER FOR HEAVY EQUIPMENT LOADINGS). THE CITY OF MERCER ISLAND PUBLIC WORKS DEPARTMENT SHALL EXERCISE THE OPTION TO ACCEPT OR REJECT ALL DAMAGED OR NON-COMPLIANT CONSTRUCTION MATERIAL. THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH REJECTED OR SUBSTITUTED CONSTRUCTION MATERIAL.
6. PIPE SHALL BE AS FOLLOWS: PVC - FOUR (4) INCH THROUGH EIGHTEEN (18) INCH DIAMETER PIPE, WITH TWENTY FOUR (24) INCH TO THIRTY SIX (36) INCH OF COVER SHALL BE IN ACCORDANCE WITH ASTM D3034 SDR 21. FOUR (4) INCH THROUGH EIGHTEEN (18) INCH DIAMETER PIPE, WITH ASTM D3034 SDR 35 SHALL HAVE THIRTY SIX (36) INCHES MINIMUM COVER. ALL JOINTS SHALL BE PUSH-ON WITH RUBBER GASKETS. PVC STORM PIPE REQUIRES SAND COLLARS MEETING ASTM D-3034-78 SDR 35 SPECIFICATIONS (I.E. CATCH BASIN CONNECTION) OR KOR-N-SEAL BOOTS.
7. ALL PIPE BEDDING SHALL BE APWA TYPE "F" FOR FLEXIBLE PIPE (I.E. PVC, SMP OR ADS). BEDDING MATERIAL SHALL BE 5/8 INCH MINUS CRUSHED ROCK ONLY.
8. ALL TRENCH BACKFILL IN AREAS OF FUTURE PAVEMENT OR STRUCTURAL LOADING SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D 1557-70 (MODIFIED PROCTOR). ALL OTHER AREAS SHALL BE COMPACTED TO 90 PERCENT MINIMUM).
9. CONSTRUCTION OF DEWATERING (GROUNDWATER INTERCEPTION) SYSTEMS SHALL BE IN ACCORDANCE WITH THE APWA STANDARD SPECIFICATIONS, SECTION 61-3.02.
10. THE CONTRACTOR SHALL KEEP OFF-SITE STREETS CLEAN AT ALL TIMES BY SWEEPING. WASHING THESE STREETS WILL NOT BE ALLOWED WITHOUT PRIOR CITY OF MERCER ISLAND APPROVAL.
11. ALL STORMWATER FACILITIES WILL BE INSTALLED AND IN OPERATION PRIOR TO OR IN CONJUNCTION WITH ALL CONSTRUCTION ACTIVITY UNLESS THAT ACTIVITY EXCEEDS THE CAPACITY AND INTENT OF THE EROSION/SEDIMENTATION CONTROL FACILITY OR UNLESS OTHERWISE APPROVED BY THE CITY.
12. RELAY EXISTING SERVICE DRAINS AND SIDE SEWERS TO CLEAR OVER OR UNDER THE NEW UTILITY AS APPROVED BY THE INSPECTOR.

EROSION CONTROL/CONSTRUCTION SEQUENCE

1. ARRANGE AND ATTEND PRE-CONSTRUCTION MEETING WITH BETWEEN OWNER OR OWNER'S REPRESENTATIVE AND CITY OF MERCER ISLAND SITE INSPECTOR.
2. CONTRACTOR'S SURVEYOR TO ESTABLISH AND STAKE OUT CONTROL POINTS FOR WORK.
3. INSTALL STRAW WATTLE BARRIERS AND GRATE INLET PROTECTION.
4. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (IF REQUIRED).
5. CLEAR AND GRUB AREA.
6. REMOVE EXISTING PAVEMENT, SURFACE FEATURES AND MISCELLANEOUS ITEMS AS NOTED.
7. COORDINATE REMOVAL AND CAPPING OF EXISTING UTILITY LINES WITH APPROPRIATE PURVEYOR.
8. GRADE SITE PER PLAN. STABILIZE GRADED AREAS WITH TEMPORARY EROSION CONTROL MEASURES AS REQUIRED.
9. CONSTRUCT SITE IMPROVEMENTS.
10. HYDROSEED REMAINING DISTURBED AREAS.
11. RETURN SILTATION CONTROL AREAS TO ORIGINAL GROUND CONDITIONS.
12. REMOVE REMAINING TEMPORARY EROSION/SEDIMENTATION CONTROL ONLY AFTER SITE HAS BEEN STABILIZED AND CITY OF MERCER ISLAND SITE INSPECTOR HAS APPROVED THE REMOVAL.



VICINITY MAP
Scale: 1" = 200'

TEMPORARY EROSION/SEDIMENTATION CONTROL (ESC) NOTES

1. APPROVAL OF THIS TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN (TESC) DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
2. THE IMPLEMENTATION OF THESE TESC AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE TESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
4. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED (E.G. ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS AND AS THE CITY REQUIRES.
5. THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING AND OPERATION.
6. ANY AREA STRIPPED OF VEGETATION, INCLUDING ROADWAY EMBANKMENTS, WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF TWO (2) DAYS, SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED TESC METHODS (E.G. SEEDING, MULCHING, NETTING, EROSION BLANKETS, ETC.) GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH OCTOBER INCLUSIVE.
7. ANY AREA NEEDING TESC MEASURE, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
8. THE TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT AND AS THE CITY DEEMS NECESSARY.
9. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
10. STABILIZED CONSTRUCTION ENTRANCES AND WASH PADS PER CITY STANDARDS, SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
11. DURING THE TIME PERIOD OF NOVEMBER 1ST THROUGH MARCH 31ST, ALL PROJECT DISTURBED AREAS THAT ARE TO BE LEFT UNWORKED FOR MORE THAN TWO (2) DAYS SHALL BE COVERED BY ONE OF THE FOLLOWING COVER MEASURES: MULCH, SODDING OR PLASTIC COVERING.
12. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE (E.G. ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
13. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF THREE (3) INCHES OR 3,000 LBS/ACRE.
14. AS CONSTRUCTION PROGRESSES AND UNEXPECTED SEASONAL CONDITIONS DICTATE, AND AS THE CITY REQUIRES, THE PERMITTEE SHOULD ANTICIPATE THAT MORE TESC MEASURES WILL BE NECESSARY TO PROTECT ADJACENT PROPERTIES AND ENSURE MINIMUM WATER QUALITY FOR SITE RUNOFF. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ADDRESS DEFICIENT TESC CONDITIONS AND PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE MINIMUM REQUIREMENTS OUTLINED ON THE APPROVED PLANS.
15. FILTER FABRIC FENCE SHALL BE USED WHERE NOTED ON THE PLANS OR AS DIRECTED BY THE CITY.

PROJECT ADDRESS

4207 WEST MERCER WAY
MERCER ISLAND, WA 98040

LEGAL DESCRIPTION

THE WEST 82 FEET OF THAT PORTION OF TRACT 13 IN HARRY WHITE'S PLAT OF EAST SEATTLE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 36, RECORDS OF KING COUNTY, LYING SOUTHERLY OF WEST MERCER WAY RIGHT OF WAY;

TOGETHER WITH THAT PORTION OF THE EAST 1/2 OF VACATED SECOND STREET ADJOINING ON THE WEST;

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

PARCEL NUMBER

936570-0163

CALL 48 HOURS
BEFORE YOU DIG
1-800-424-5555
OR CALL 8-1-1

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3611 45th Ave W.
Seattle, WA 98199
P: 206.285.1593

JOHN W. RUNDELL
STATE OF WASHINGTON
21551
REGISTERED
PROFESSIONAL ENGINEER
5/26/2020

VANEY/SHINDE
New Residence
4207 West Mercer Way
Mercer Island, WA 98040

Date:
5/21/20 Permit Set

Scale: As Noted

Sheet: 1 of 5

GENERAL NOTES

C1

CALL 48 HOURS
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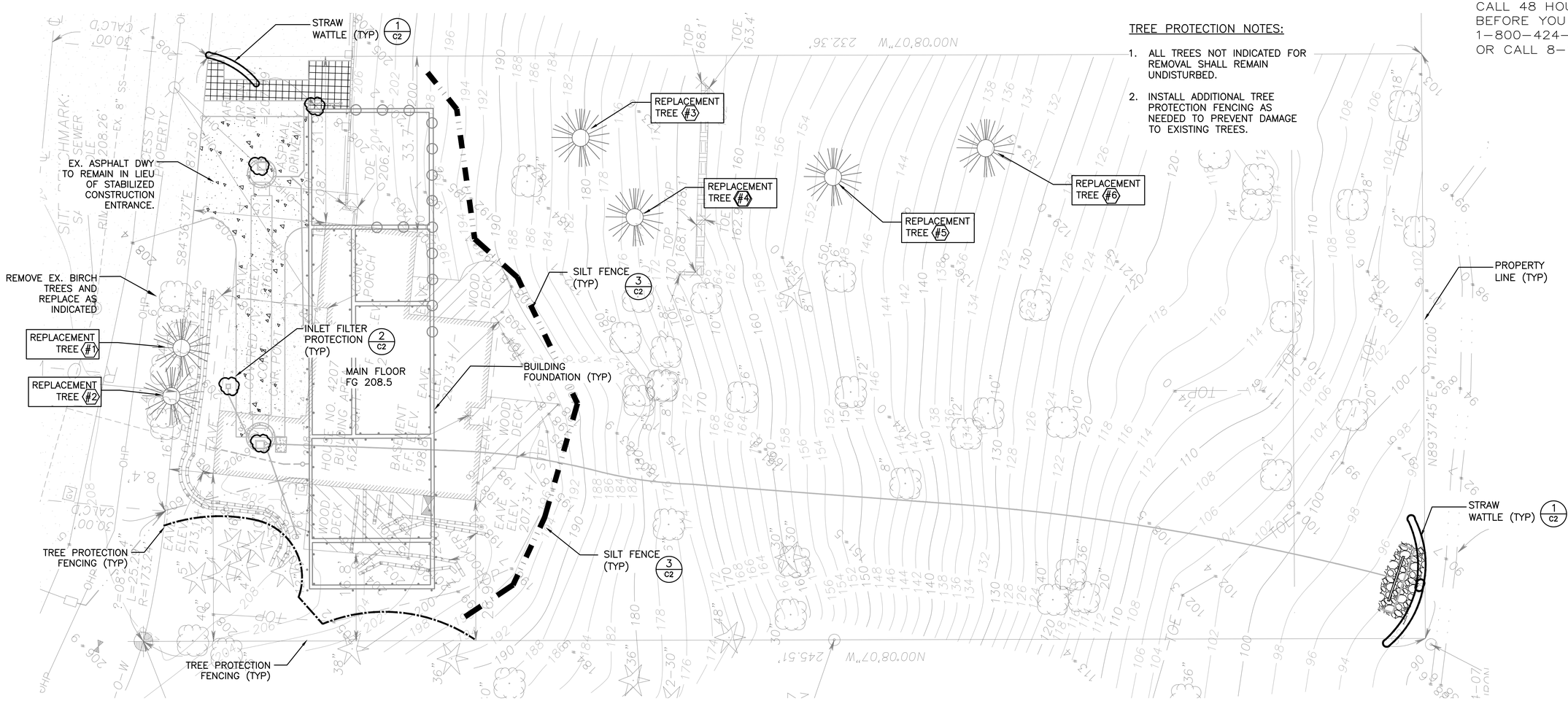
1-800-424-5555
OR CALL 8-1-1

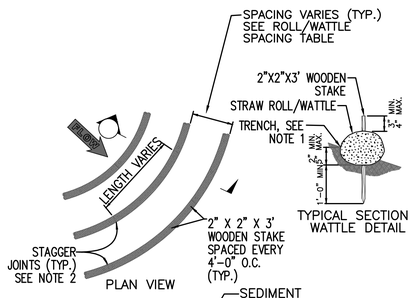


TREE PROTECTION NOTES:

1. ALL TREES NOT INDICATED FOR REMOVAL SHALL REMAIN UNDISTURBED.
2. INSTALL ADDITIONAL TREE PROTECTION FENCING AS NEEDED TO PREVENT DAMAGE TO EXISTING TREES.

WATTLE DETAIL NOTES

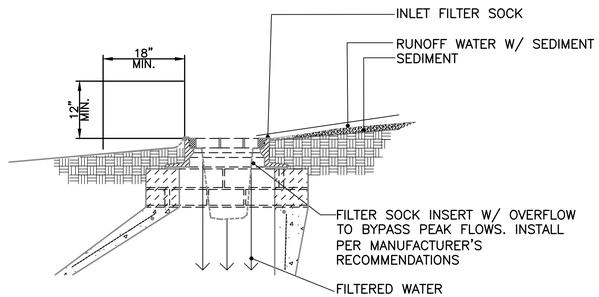
1. Install Wattles along contours. Installation shall be in accordance with Standard Specification 8-01.3(10).
2. Securely knot each end of Wattle. Abut adjacent Wattles tightly, end to end, without overlapping the ends.
3. Pilot holes may be driven through the Wattles and into the soil when soil conditions require.
4. Live stakes may be used for Permanent installation and shall be in accordance with Standard Specification 9-14.6.
5. Wattles shall be inspected regularly, and immediately after a rainfall produces runoff, to ensure they remain thoroughly entrenched and in contact with the soil.



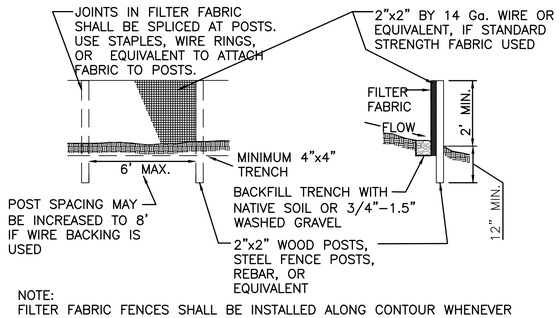
WATTLE SPACING TABLE	
SLOPE	MAXIMUM SPACING
1:1	10'-0"
2:1	20'-0"
3:1	30'-0"
4:1	40'-0"

1 / C2 STRAW ROLL (WATTLE) DETAIL
SCALE: N.T.S.

NORTH
0 5 10 20
SCALE: 1" =10'
TESC PLAN



2 / C2 INLET PROTECTION DETAIL
SCALE: N.T.S.



NOTE:
FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE

3 / C2 SILT FENCE DETAIL
SCALE: N.T.S.

TREE REPLACEMENT SCHEDULE

NUMBER	NAME/TYPE	HEIGHT
1	PACIFIC YEW (TAXIS BREVIFOLIA)	6 FT
2	PACIFIC YEW (TAXIS BREVIFOLIA)	6 FT
3	DOUGLAS FIR (PSEUDOTSUGA MENZIESII)	8-10 FT
4	SITKA SPRUCE (PICEA SITCHENSIS)	6 FT
5	DOUGLAS FIR (PSEUDOTSUGA MENZIESII)	8-10 FT
6	SITKA SPRUCE (PICEA SITCHENSIS)	6 FT

LEGEND

- INLET PROTECTION
- REMOVE TREE
- SILT FENCE
- STRAW WATTLE/COIR LOG
- TREE PROTECTION FENCE

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JOHN W. RUNDELL
STATE OF WASHINGTON
21501
REGISTERED
PROFESSIONAL ENGINEER
5/26/2020

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Mercer Island, WA 98040

Permit Set

Scale: 1" = 10'
Sheet: 2 of 5
TESC PLAN AND DETAILS
C2

CALL 48 HOURS
BEFORE YOU DIG
1-800-424-5555
OR CALL 8-1-1

CEM. CONC. PAVERS (SEE ARCH)

CB TYPE 2-54" W/ GRATE INLET RIM EL. 208.0 IE 4"ø 205.0 IE 36"ø 202.0

CEM. CONC. ENTRY PAVING (SEE ARCH)

2/C3 42 LF 48"ø, SEE SHEET C4

AREA DRAIN RIM EL. 208.0

1/C3 10 LF 4" SD @ MIN. 2%, CONNECT TO CB, IE 205.0

1/C3 20 LF 6" SANITARY SIDE SEWER, CONNECT TO EXIST (FIELD VERIFY LOCATION AND DEPTH)

CONTROL STRUCTURE W/ GRATE INLET TO COLLECT DRAINAGE FROM PORCH COVER DRAINAGE

55 LF 1"ø WATER SERVICE, CONNECT TO EX. 3/4" METER

EX. WALL TO REMAIN, SEE STRUCT.

4"ø SD CO IE 206.0

28 LF 4"ø SD @ MIN. 2%, CONNECT TO CB, IE 205.0 — 1/C3

AUGER CAST PILE SUPPORTED FOUNDATION, SEE STRUCTURAL

30 LF 4"ø SD @ MIN. 2%, — 1/C3

4"ø SD CO IE 206.0

MAIN FLOOR FG 208.5

6"ø SS CO IE 204.5

PIN PILE SUPPORTED FOUNDATION, SEE STRUCTURAL

20 LF 4"ø SD @ MIN. 2%, CONNECT TO CB, IE 205.0 — 1/C3

4"ø SD CO IE 206.0

220 LF 4"ø (DIPS) HDPE BUTT FUSED, DRISCOPIPE 4100, DR 9 (250 PSI) ON SURFACE

2/C5 OUTLET TEE AND SPREADER

2/C5 (2) GUIDE POSTS AT TWO LOCATIONS

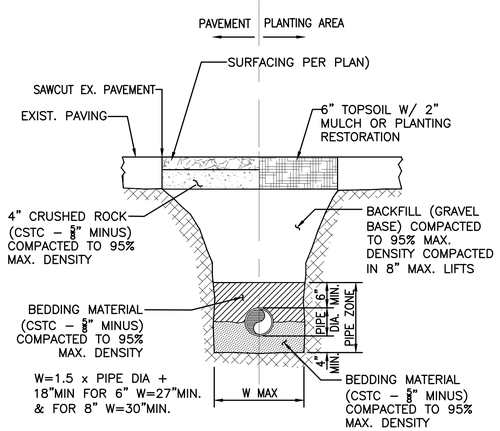
3/C5 OUTFALL SPREADER

NORTH

DRAINAGE PLAN

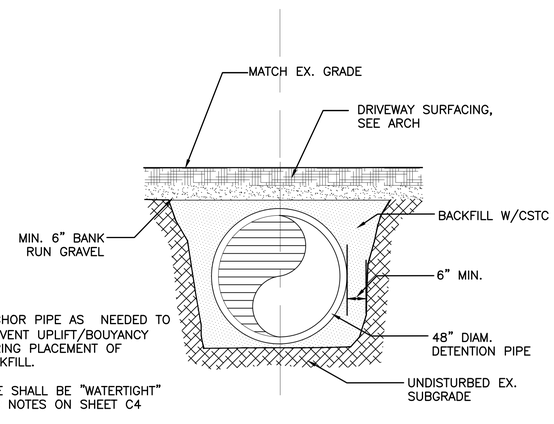
0 5 10 20

SCALE: 1" =10'



1/C3 UTILITY TRENCH DETAIL

NTS



NOTE:

1. ANCHOR PIPE AS NEEDED TO PREVENT UPLIFT/BOUYANCY DURING PLACEMENT OF BACKFILL.
2. PIPE SHALL BE "WATERTIGHT" PER NOTES ON SHEET C4

2/C3 DETENTION PIPE DETAIL

NTS

LEGEND

- AREA DRAIN
- CATCH BASIN, TYPE 2-54"
- CLEAN OUT
- DOWNSPOUT CONNECTION
- FOUNDATION DRAIN
- FOUNDATION DRAIN CLEANOUT
- PROPANE
- SANITARY SIDE SEWER
- STORM DRAIN
- WATER SERVICE

CONSTRUCTION NOTES:

1. FURNISH AND INSTALL ALL TRANSITION COUPLINGS (FERNCO REDUCERS AND COUPLINGS) AS NEEDED FOR CONNECTIONS TO BLDG UTILITIES
2. INVERT ELEVATIONS ARE APPROXIMATE. ADJUST INVERT ELEVATIONS AS NEEDED TO COORDINATE WITH BLDG UTILITIES AND EXISTING GRADES.
3. SEE ARCHITECTURE PLANS FOR BUILDING AND SITE FURNISHINGS DETAILS.

NOTE: SEE ADDITIONAL DETENTION PIPE DETAILS SHEET C4

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Date:
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Sheet: 3 of 5

DRAINAGE PLAN

C3

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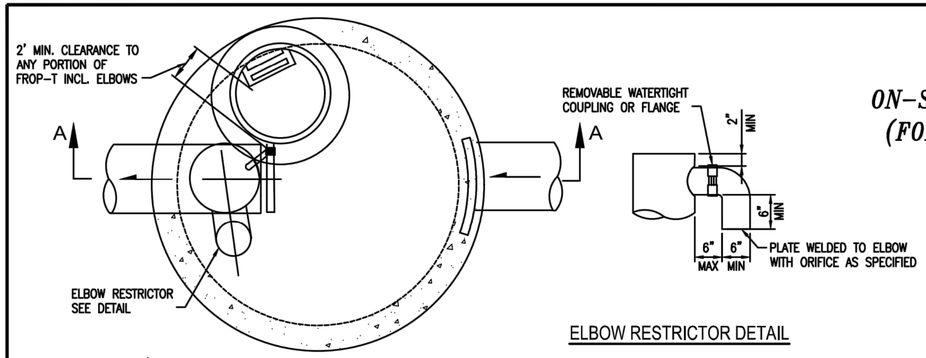
OR CALL 8-1-1

ATTACHMENT 1
CITY OF MERCER ISLAND
ON-SITE DETENTION SYSTEM WORKSHEET
(FOR NEW PLUS REPLACED IMPERVIOUS AREA OF 9,500 SF OR LESS)

NOTE:

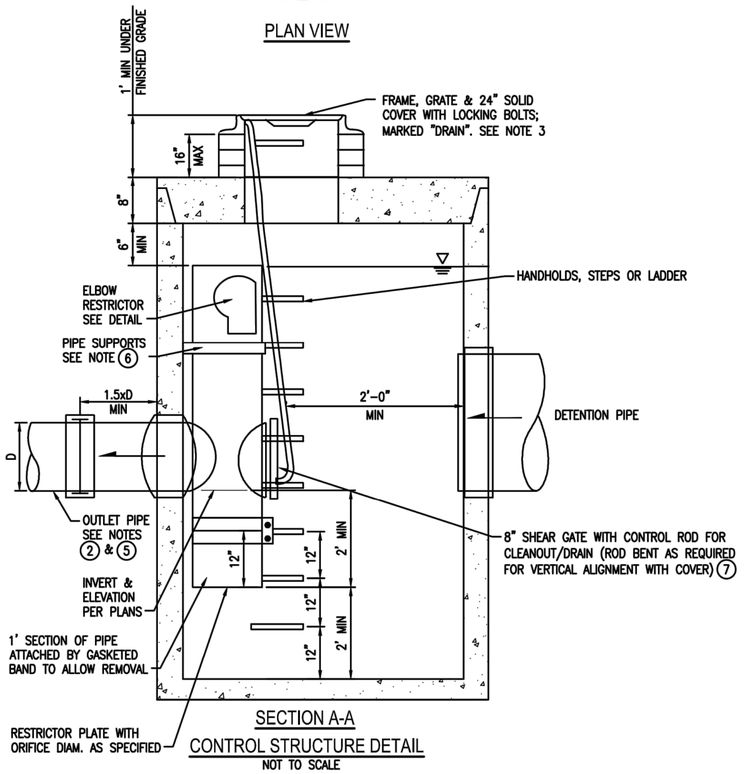
1. THE DETENTION PIPE MATERIAL SHALL BE WATERTIGHT AS OPPOSED TO "SOIL TIGHT".
2. THE PIPE MATERIAL SELECTED SHALL CONFORM TO THE TESTING REQUIREMENTS IN SECTION 7-17.3(2)F OF THE 2020 WSDOT STANDARD SPECIFICATIONS EXCEPT THE DETENTION PIPE SHALL BE TESTED IN ITS ENTIRETY RATHER THAN ONE JOINT AT A TIME.

OWNER: PASHMI VANEY & RAHUL SHINDE
ADDRESS: 4207 WEST MERCER WAY MERCER ISLAND, WA
PREPARED BY: JOHN W. RUNDALL, P.E.
PERMIT #: _____
PHONE: 206-850-1686
DATE: May 19, 2020
NEW PLUS REPLACED IMPERVIOUS SURFACE AREA (SF): 3,485 SF
DETENTION PIPE DIA (INCH): 48" ø
DETENTION PIPE LENGTH (FT): 42
ORIFICE #1 DIA 0.5 INCH, ELEV 200.0
SOIL TYPE: TYPE C
PIPE MATERIAL: CORRUG. OR SPIRAL AL PIPE
ORIFICE #2 DIA 1.30 INCH, ELEV 204.9



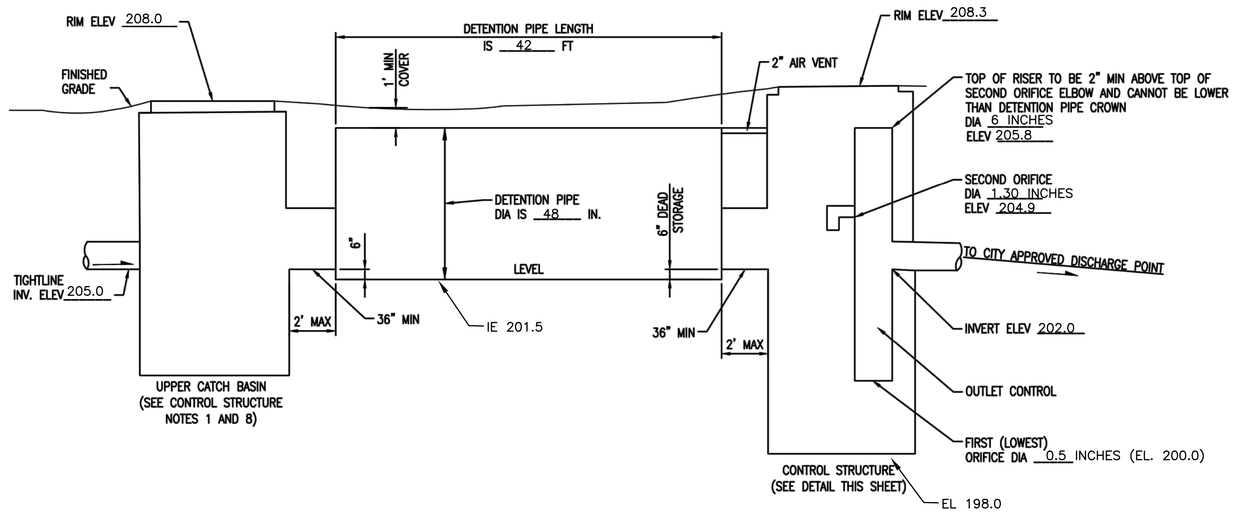
PLAN VIEW

ELBOW RESTRICTOR DETAIL



SECTION A-A

CONTROL STRUCTURE DETAIL
NOT TO SCALE



ON-SITE DETENTION SYSTEM
NOT TO SCALE (ENGINEER TO FILL IN BLANKS)

CONTROL STRUCTURE NOTES:

1. USE A MINIMUM OF A 54 IN. DIAM. TYPE 2 CATCH BASIN. THE ACTUAL SIZE IS DEPENDENT ON CONNECTING PIPE MATERIAL AND DIAMETER.
2. OUTLET PIPE: MIN. 6 INCH.
3. METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
4. FRAME AND LADDER OR STEPS OFFSET SO:
   A. CLEANOUT GATE IS VISIBLE FROM TOP;
   B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE;
   C. FRAME IS CLEAR OF CURB.
5. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.
6. PROVIDE AT LEAST ONE 3 X 0.090 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3'-0" VERTICAL SPACING).
7. THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION ZG32A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B.
   THE LIFT HANDLE SHALL BE MADE OF A SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION), IT MAY BE OF SOLID ROD OR HOLLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED.
   A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE.
   INSTALL THE GATE SO THAT THE LEVEL-LINE MARK IS LEVEL WHEN THE GATE IS CLOSED.
   THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED FOR PROPER FIT.
   ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.
8. THE UPPER CATCH BASIN IS REQUIRED IF THE LENGTH OF THE DETENTION PIPE IS GREATER THAN 50 FT.

ON-SITE DETENTION SYSTEM NOTES:

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

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JOHN W. RUNDALL — STATE OF WASHINGTON — 21551 — REGISTERED PROFESSIONAL ENGINEER
5/26/2020

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Sheet: 4 of 5

DETENTION TANK DETAILS

C4

CALL 48 HOURS
BEFORE YOU DIG
1-800-424-5555
OR CALL 8-1-1

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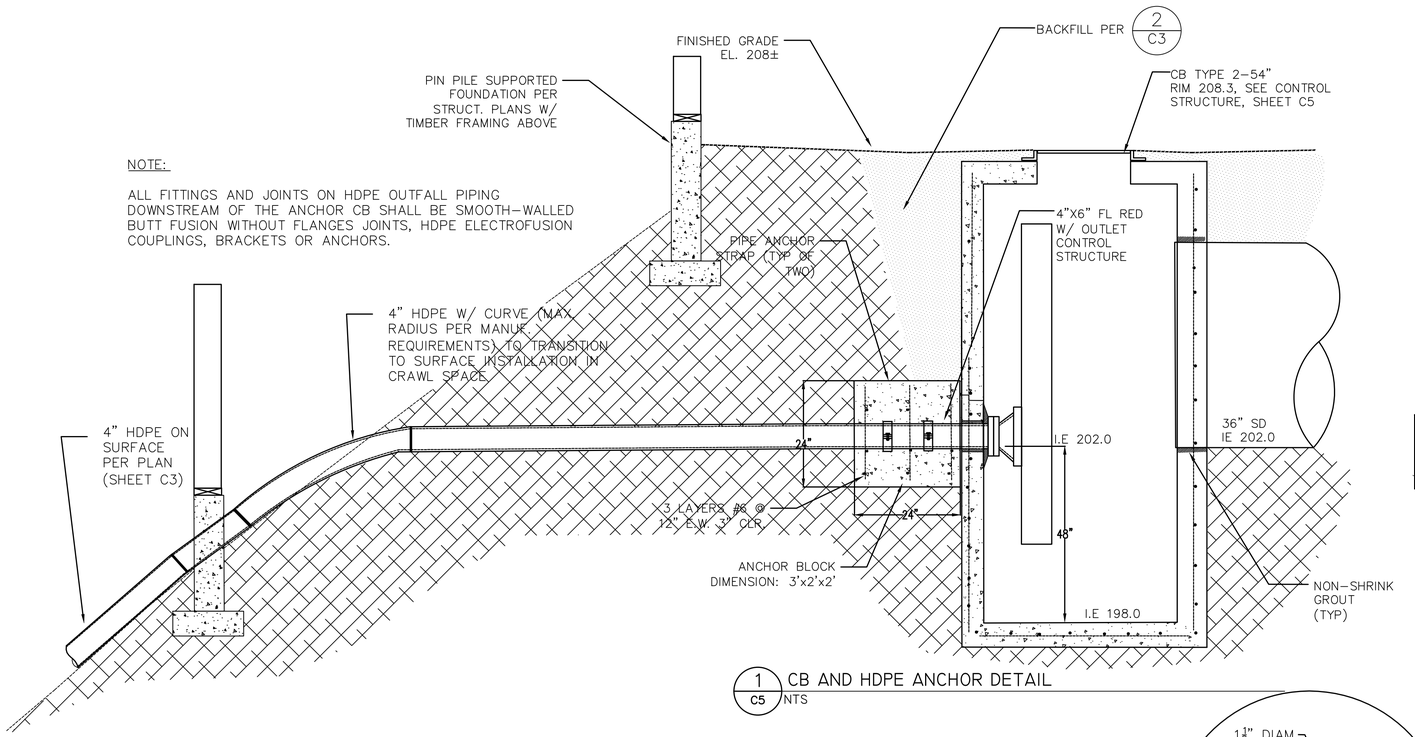
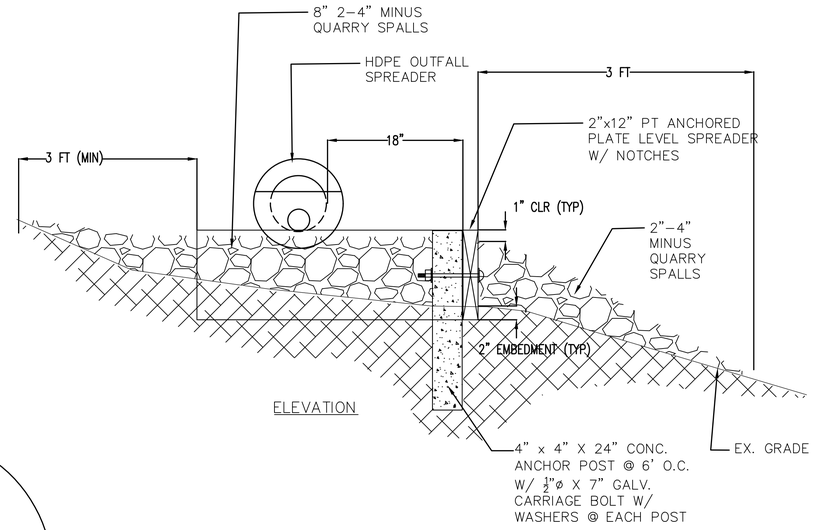


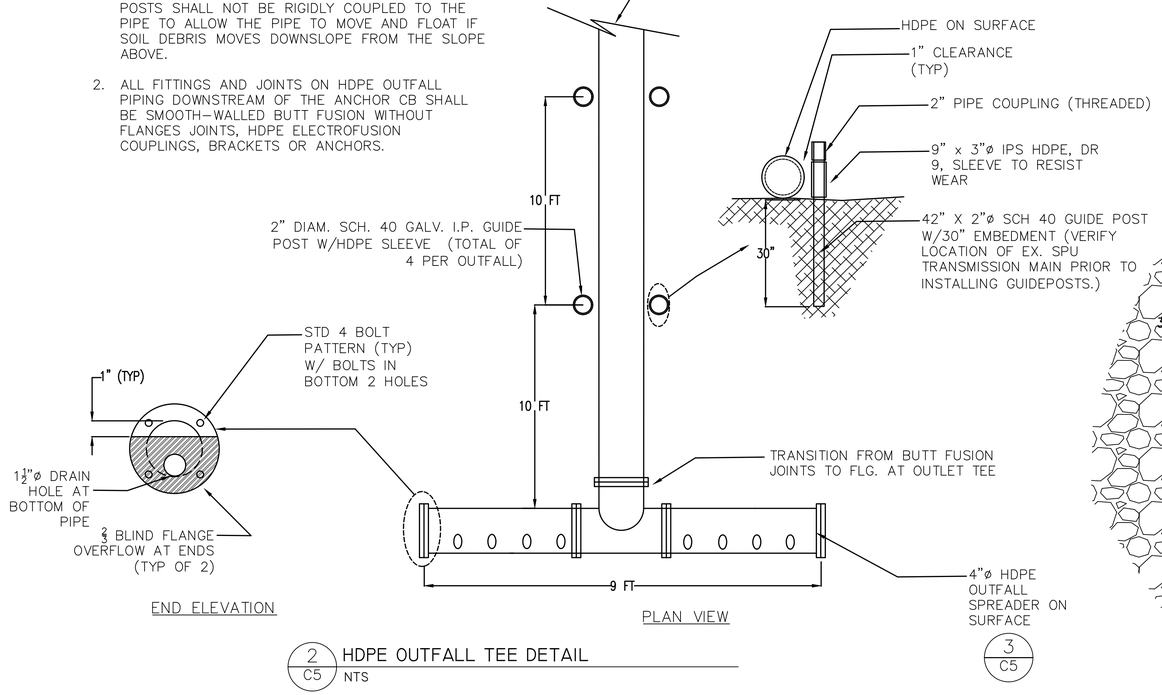
1/C5 CB AND HDPE ANCHOR DETAIL
NTS



ELEVATION

HDPE OUTFALL NOTES:

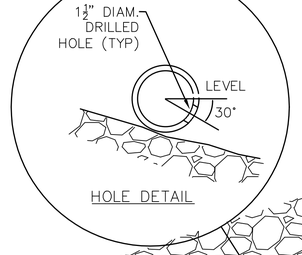
1. NO TYPE OF ANCHORS SHALL BE USED ON THE SLOPE EXCEPT AT THE OUTLET/DISPERSAL TEE WHERE GUIDE POSTS ARE INDICATED. THE GUIDE POSTS SHALL NOT BE RIGIDLY COUPLED TO THE PIPE TO ALLOW THE PIPE TO MOVE AND FLOAT IF SOIL DEBRIS MOVES DOWNSLOPE FROM THE SLOPE ABOVE.
2. ALL FITTINGS AND JOINTS ON HDPE OUTFALL PIPING DOWNSTREAM OF THE ANCHOR CB SHALL BE SMOOTH-WALLED BUTT FUSION WITHOUT FLANGES JOINTS, HDPE ELECTROFUSION COUPLINGS, BRACKETS OR ANCHORS.



END ELEVATION

PLAN VIEW

2/C5 HDPE OUTFALL TEE DETAIL
NTS



HOLE DETAIL

PLAN VIEW

3/C5 HDPE SPREADER OUTLET TEE DETAIL
NTS

NOTE: SEE ADDITIONAL DETENTION PIPE DETAILS SHEET C4

Date:
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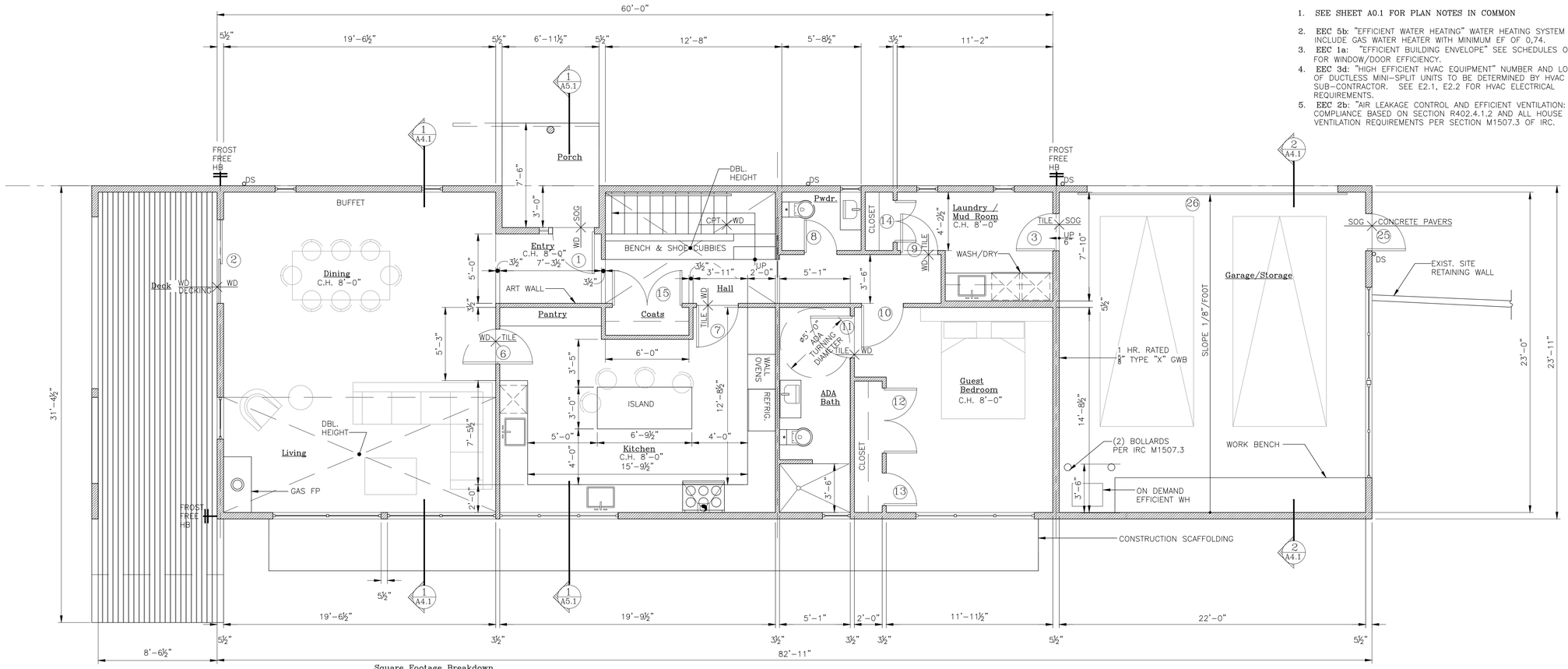
Sheet: 5 of 5

DRAINAGE DETAILS

C5

NOTES:

1. SEE SHEET A0.1 FOR PLAN NOTES IN COMMON
2. EEC 5b: "EFFICIENT WATER HEATING" WATER HEATING SYSTEM SHALL INCLUDE GAS WATER HEATER WITH MINIMUM EF OF 0.74.
3. EEC 1a: "EFFICIENT BUILDING ENVELOPE" SEE SCHEDULES ON A9.1 FOR WINDOW/DOOR EFFICIENCY.
4. EEC 3d: "HIGH EFFICIENT HVAC EQUIPMENT" NUMBER AND LOCATION OF DUCTLESS MINI-SPLIT UNITS TO BE DETERMINED BY HVAC SUB-CONTRACTOR. SEE E2.1, E2.2 FOR HVAC ELECTRICAL REQUIREMENTS.
5. EEC 2b: "AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION: COMPLIANCE BASED ON SECTION R402.4.1.2 AND ALL HOUSE VENTILATION REQUIREMENTS PER SECTION M1507.3 OF IRC.

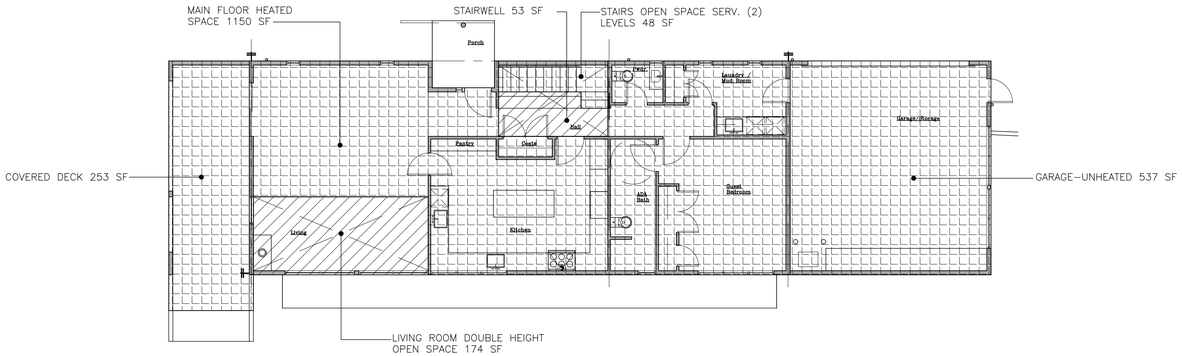


N

1 Main Floor Plan
scale: 1/4"=1'-0"

Square Footage Breakdown

FLOOR PLATE:	1425SF
GARAGE:	537SF
DECK:	286SF
PORCH:	51SF



N

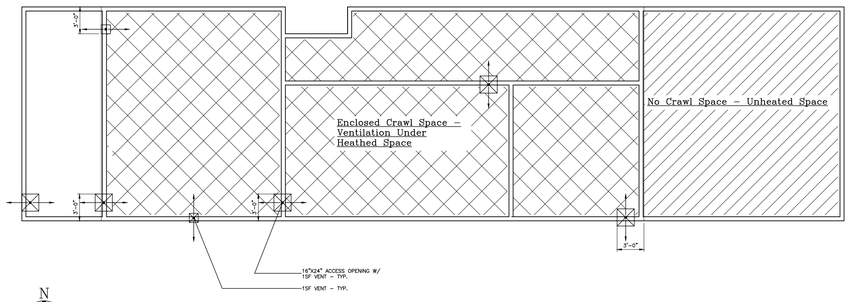
2 Main Floor GFA Detail
scale: 1/8"=1'-0"

GFA 100% = 1988 SF

GFA 150% = -

GFA 200% = 454 SF

TOTAL MAIN FLOOR GFA = 2442 SF



N

3 Crawl Space Vent Diagram
scale: 1/8"=1'-0"

Legend

NEW CRAWL SPACE W/ CLASS 1 VAPOR BARRIER 1SF VENT PER/1500SF AREA

NO-CRAWL SPACE-UNHEATED SPACE

Enclosed Crawl Space Ventilation Under Heated

TOTAL AREA: 1430SF

VENTILATION REQUIRED PER 1500SF W/ CLASS I VAPOR BARRIER: 1SF/1500SF
REQUIRED VENTILATION: 1SF
PROVIDED VENTILATION: 7SF

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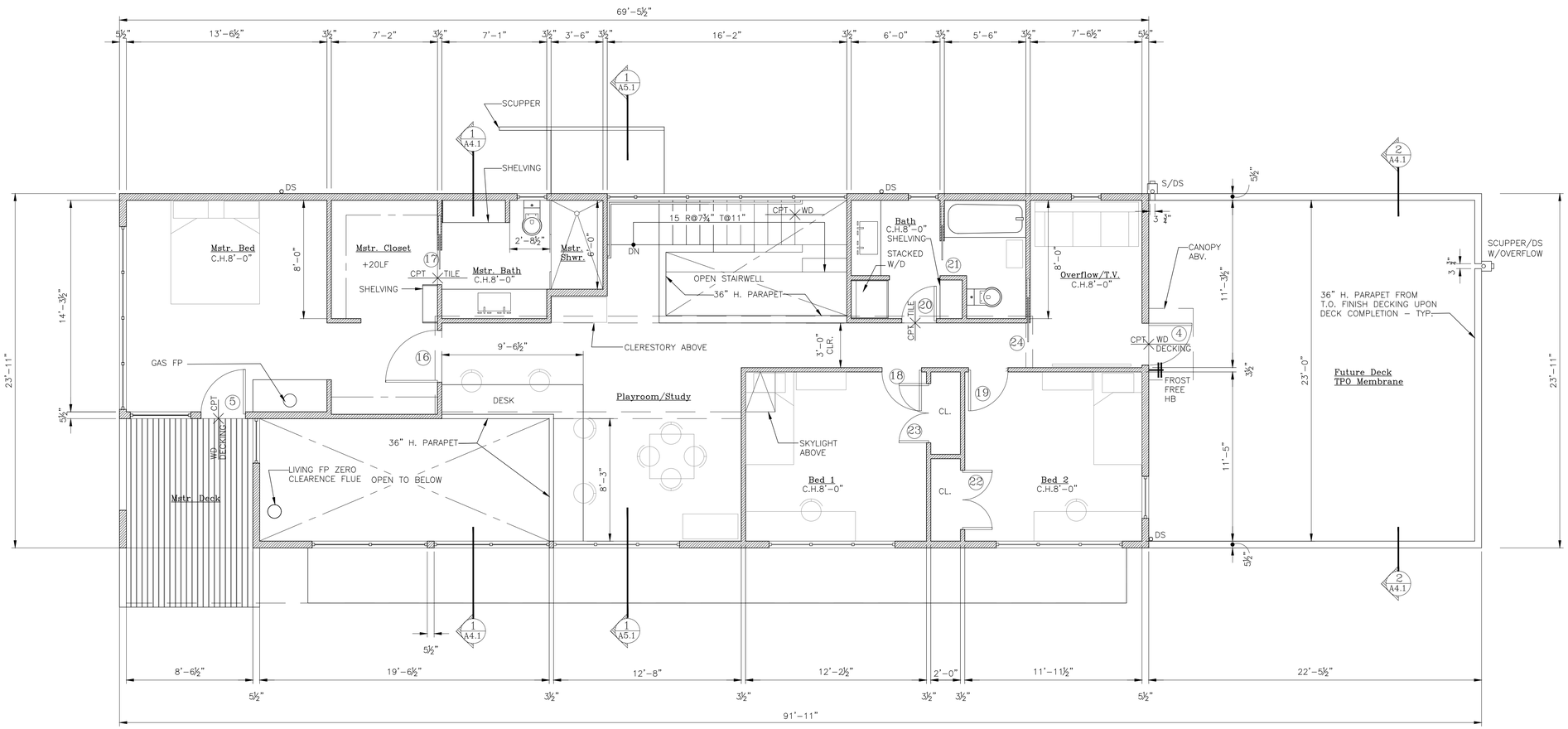
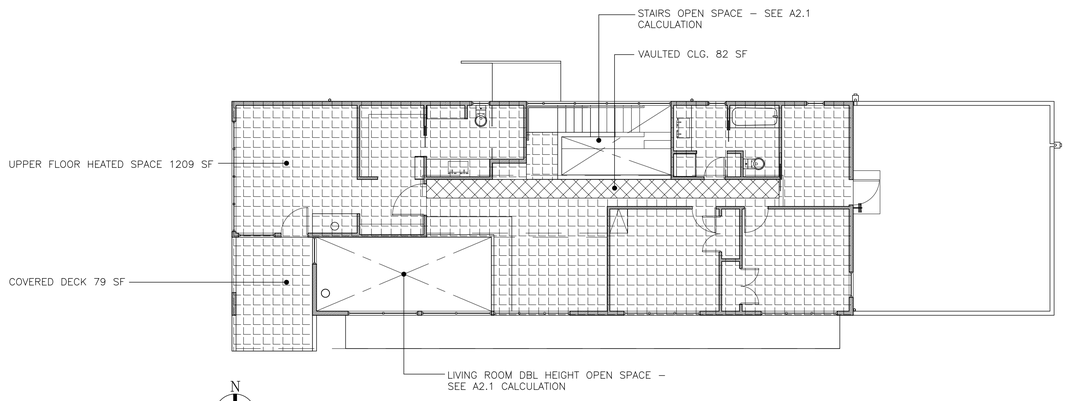
Floor Plan
A2.1



Square Footage Breakdown
FLOOR PLATE: 1291SF
DECK: 114SF
FUTURE DECK: 537SF

1 Upper Floor Plan
scale: 1/4"=1'-0"



2 Upper Floor GFA Detail
scale: 1/8"=1'-0"

GFA 100% = 1288 SF
GFA 150% = 123 SF
GFA 200% = -

TOTAL UPPER FLOOR GFA = 1411 SF

NOTES:

1. SEE SHEET A0.1 FOR PLAN NOTES IN COMMON
2. **EEC 5b:** "EFFICIENT WATER HEATING" WATER HEATING SYSTEM SHALL INCLUDE GAS WATER HEATER WITH MINIMUM EF OF 0.74.
3. **EEC 1a:** "EFFICIENT BUILDING ENVELOPE" SEE SCHEDULES ON A9.1 FOR WINDOW/DOOR EFFICIENCY.
4. **EEC 3d:** "HIGH EFFICIENT HVAC EQUIPMENT" NUMBER AND LOCATION OF DUCTLESS MINI-SPLIT UNITS TO BE DETERMINED BY HVAC SUB-CONTRACTOR. SEE E2.1, E2.2 FOR HVAC ELECTRICAL REQUIREMENTS.
5. **EEC 2b:** "AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION: COMPLIANCE BASED ON SECTION R402.4.1.2 AND ALL HOUSE VENTILATION REQUIREMENTS PER SECTION M1507.3 OF IRC.

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Floor Plan
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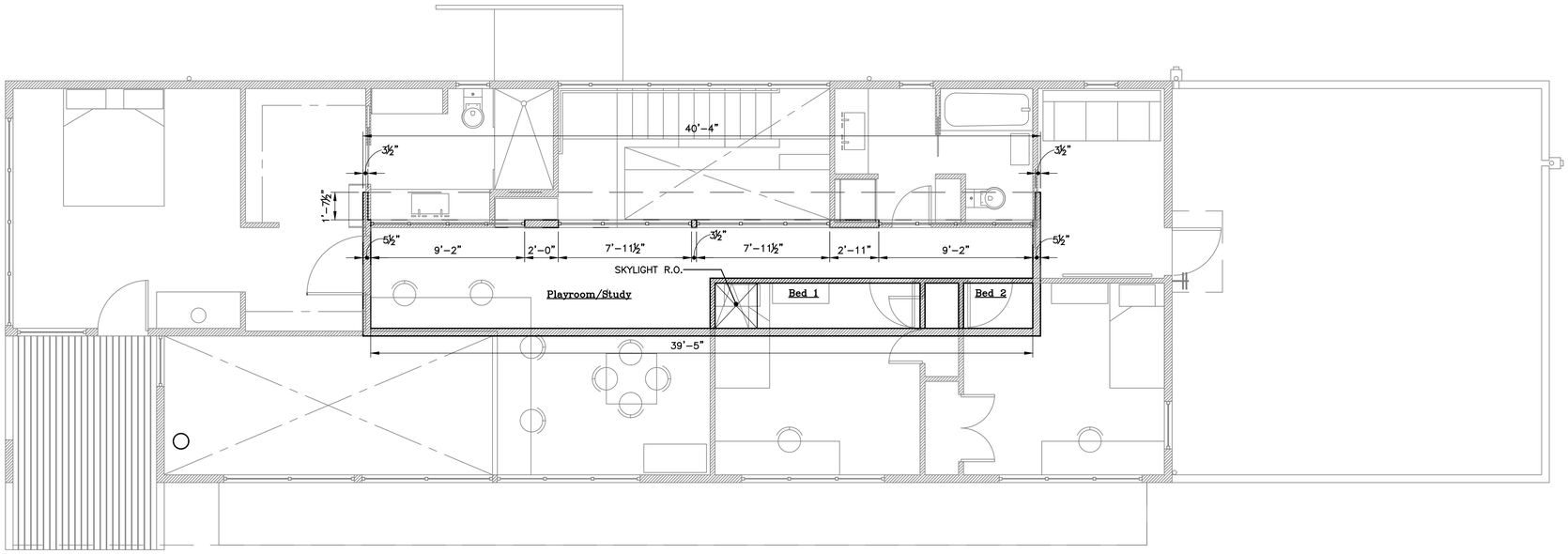
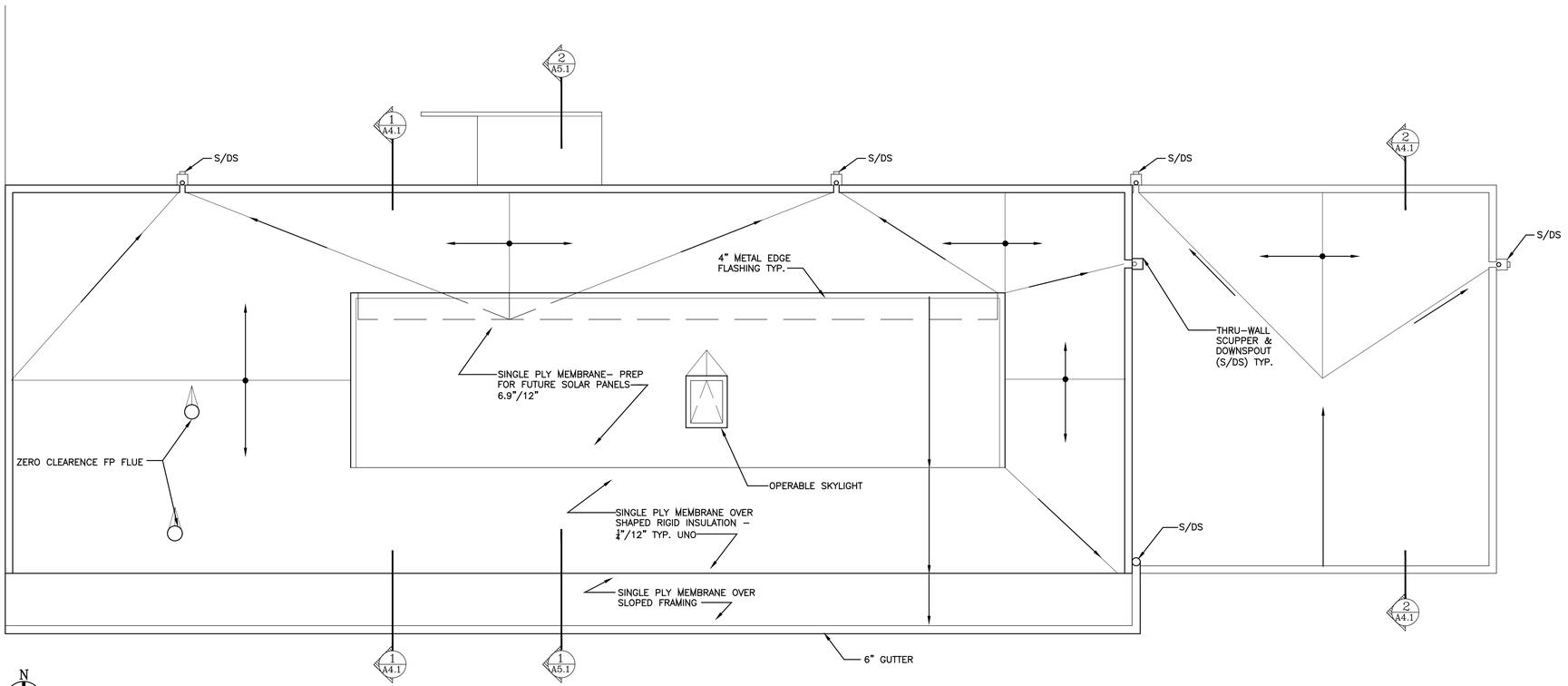


1 Clerestory Plan
scale: 1/4"=1'-0"



2 Roof Plan
scale: 1/4"=1'-0"

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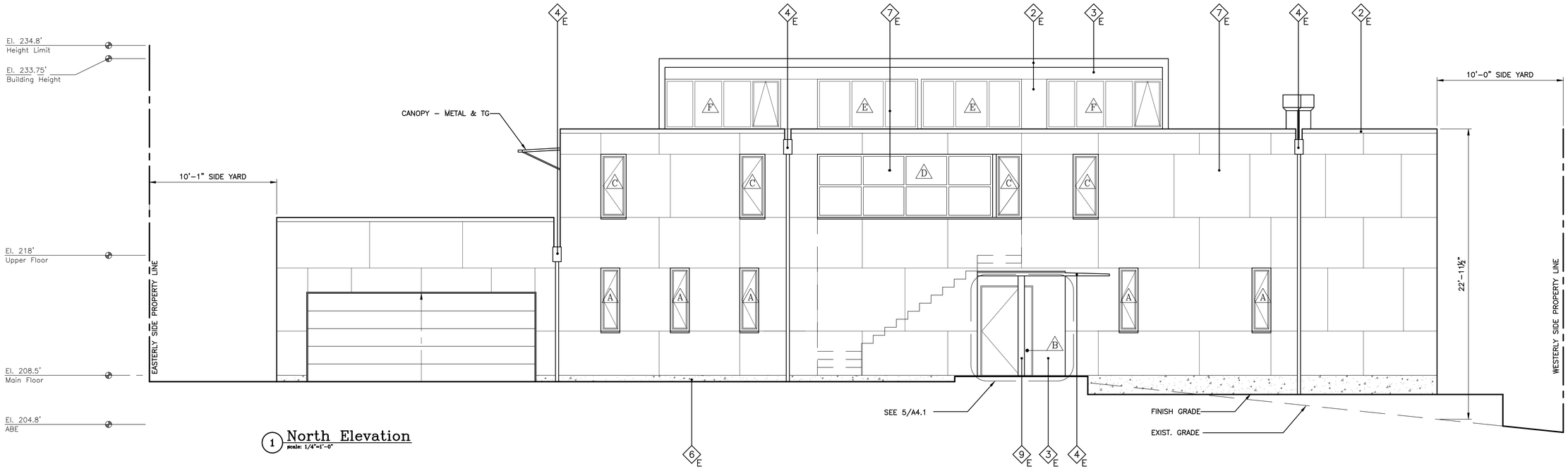
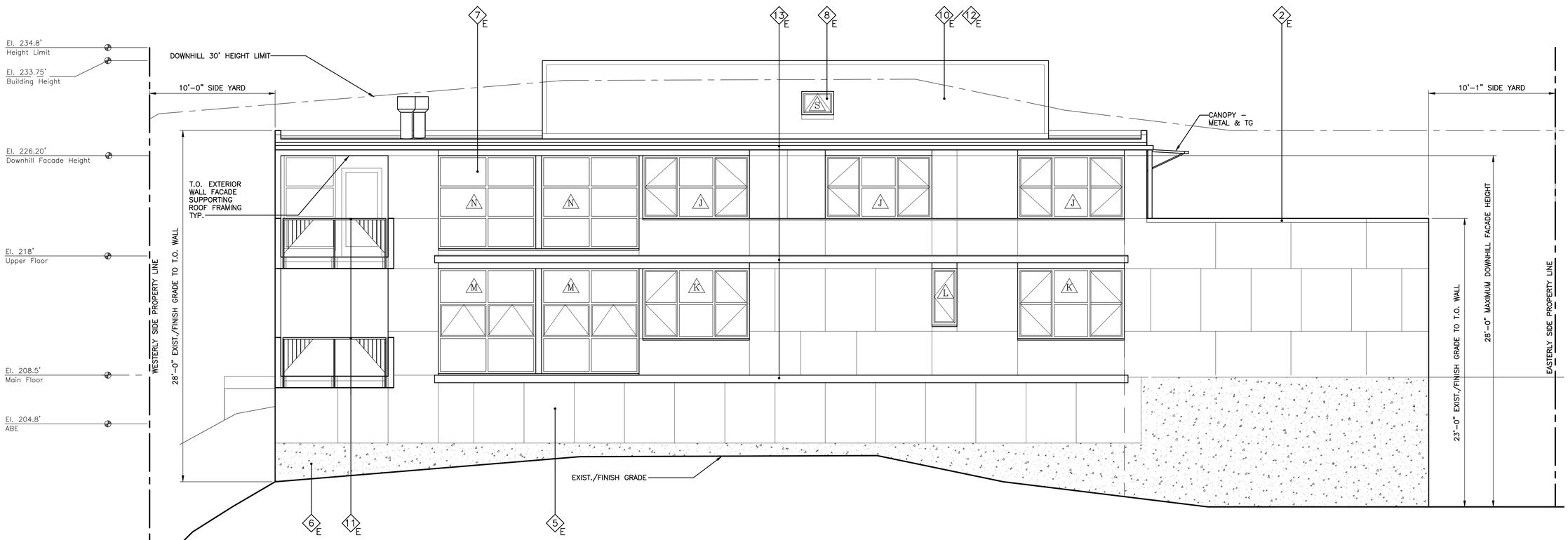
Roof Plans
A2.3



1 North Elevation
scale: 1/4"=1'-0"



2 South Elevation
scale: 1/4"=1'-0"

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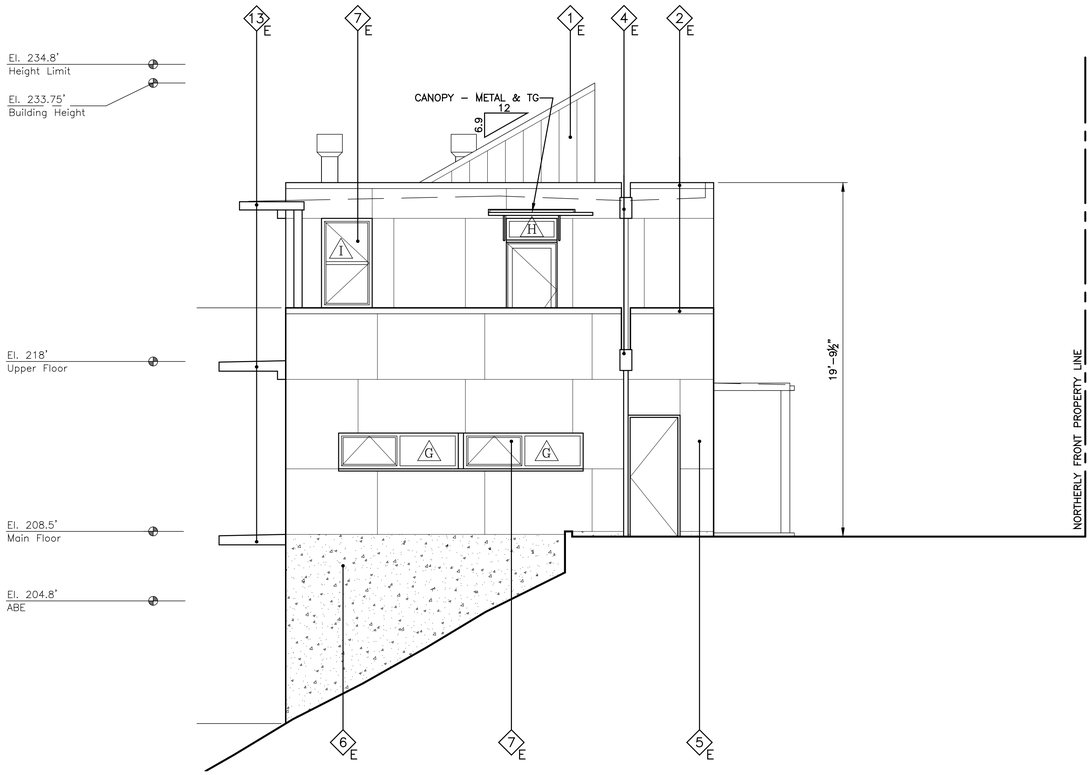
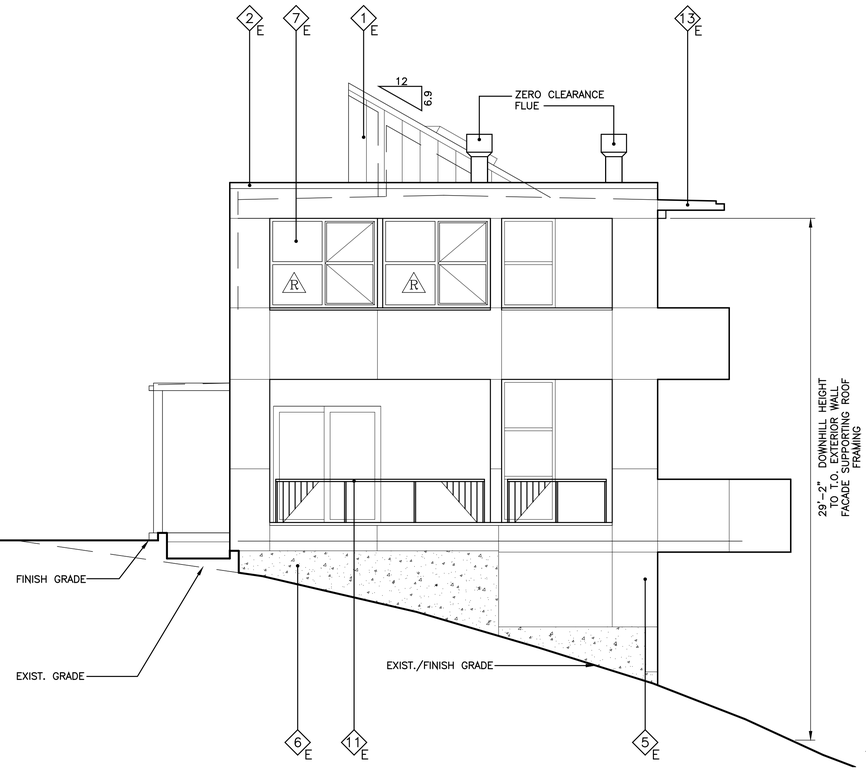
Scale:

Sheet:
Elevations

A3.1



1 East Elevation
scale: 1/4"=1'-0"



2 West Elevation
scale: 1/4"=1'-0"

EXTERIOR MATERIAL LEGEND:

1E 12" METAL WALL CLAD–TAYLOR "SMOOTH WALL" FLAT PAN – COLOR TBD

2E METAL PANEL/COPING/FLASHING – COLOR TO MATCH METAL WALL CLAD

3E HORIZ./VERT. 4" CEDAR SIDING – STAIN COLOR TBD

4E METAL GUTTER/OVERFLOW SCUPPER/DOWNSPOUT METAL – COLOR TO MATCH METAL WALL CLAD

5E HARDI–PANEL RAINSCREEN – SMOOTH FINISH – NON EXP. FASTENERS – COLOR TBD

6E CONCRETE STEM WALLS

7E FIBERGLASS WINDOWS – COLOR TO MATCH METAL WALL CLAD

8E METAL CLAD VELUX SKYLIGHT – COLOR BLACK

9E STEEL 6" ROUND TUBE COLUMN – PAINT FINISH – COLOR TBD

10E TPO ROOFING – COLOR GRAY EXPOSED

11E POWDER COATED METAL GUARDRAIL FRAME – COLOR TBD – WOOD HANDRAIL

12E FUTURE PVA – INSTALL ROOF CLIPS

13E ARCHITECTURAL CORNICE

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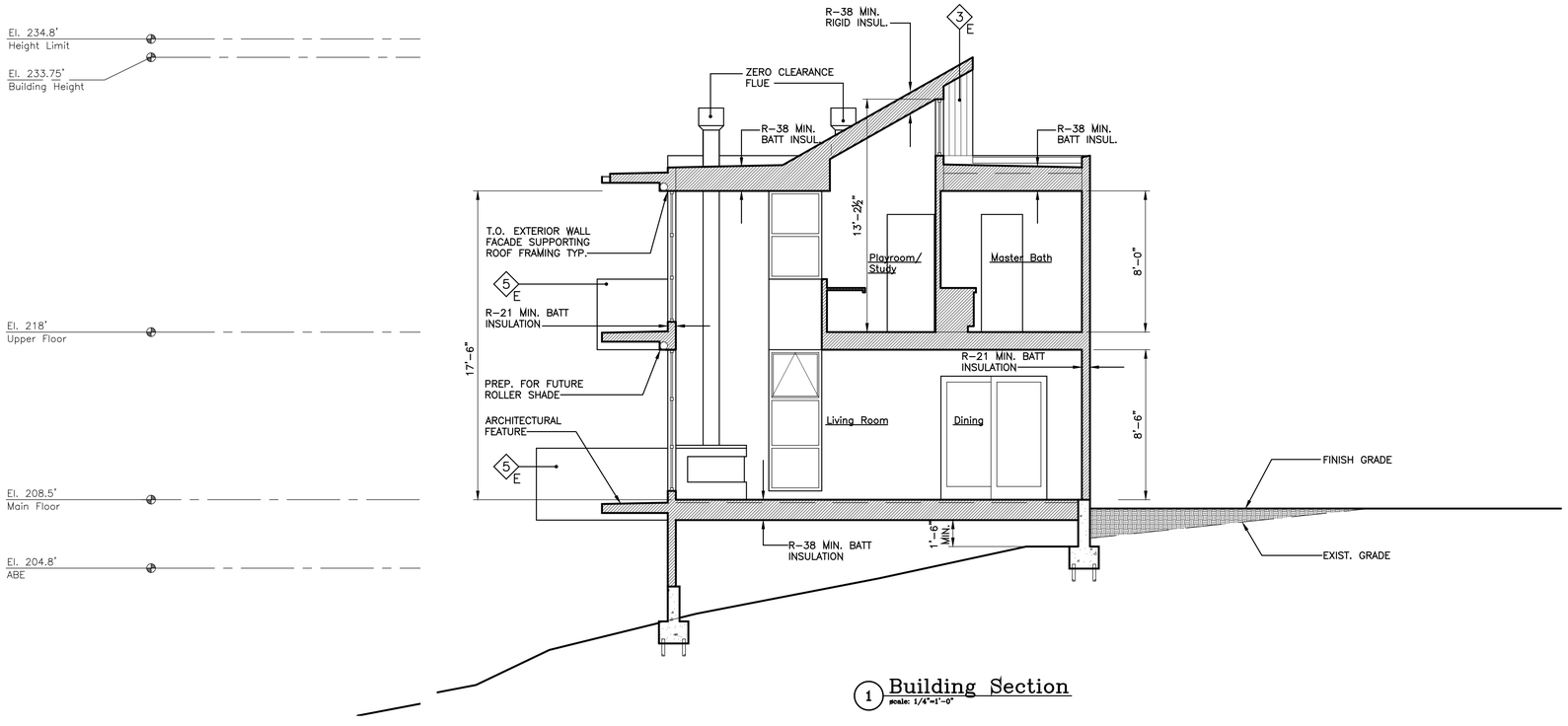
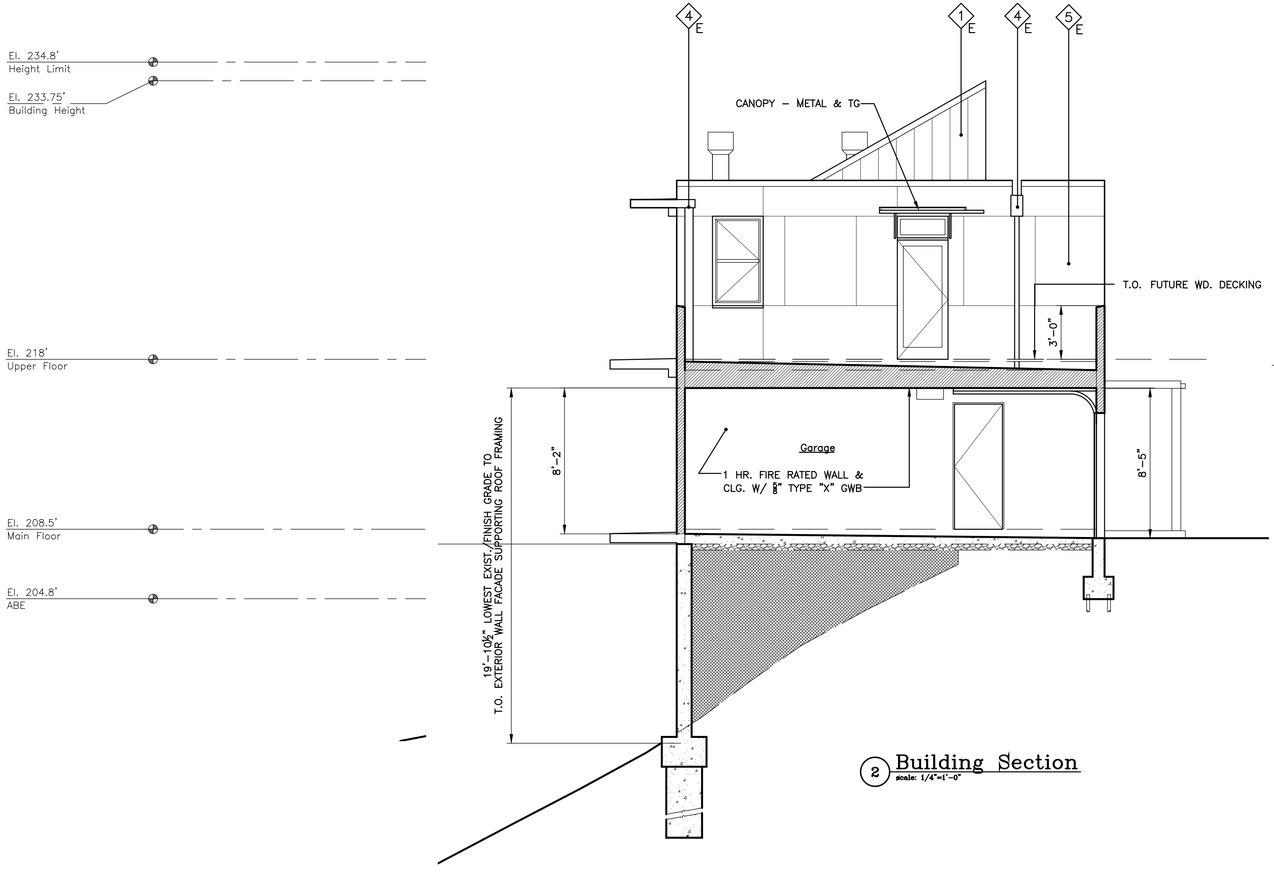
Elevations
A3.2



1 Building Section
scale: 1/4"=1'-0"



2 Building Section
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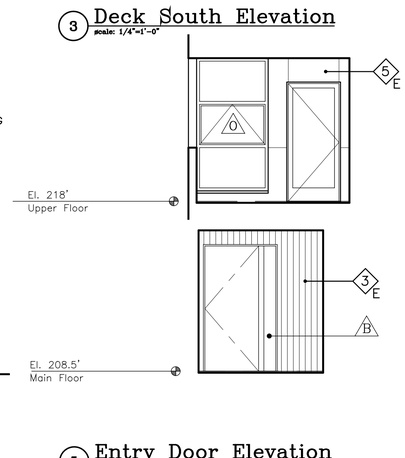
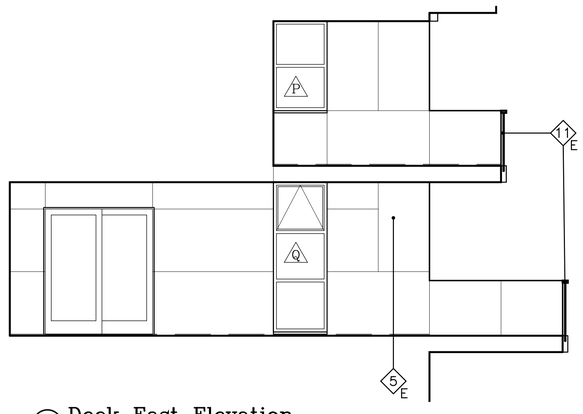


3 Deck South Elevation
scale: 1/4"=1'-0"

5 Entry Door Elevation
scale: 1/4"=1'-0"



4 Deck East Elevation
scale: 1/4"=1'-0"

EXTERIOR MATERIAL LEGEND:

1 E 12" METAL WALL CLAD–TAYLOR "SMOOTH WALL" FLAT PAN – COLOR TBD

2 E METAL PANEL/COPING/FLASHING – COLOR TO MATCH METAL WALL CLAD

3 E HORIZ./VERT. 4" CEDAR SIDING – STAIN COLOR TBD

4 E METAL GUTTER/OVERFLOW SCUPPER/DOWNSPOUT METAL – COLOR TO MATCH METAL WALL CLAD

5 E HARDI–PANEL RAINSCREEN – SMOOTH FINISH – NON EXP. FASTENERS – COLOR TBD

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Building Sections
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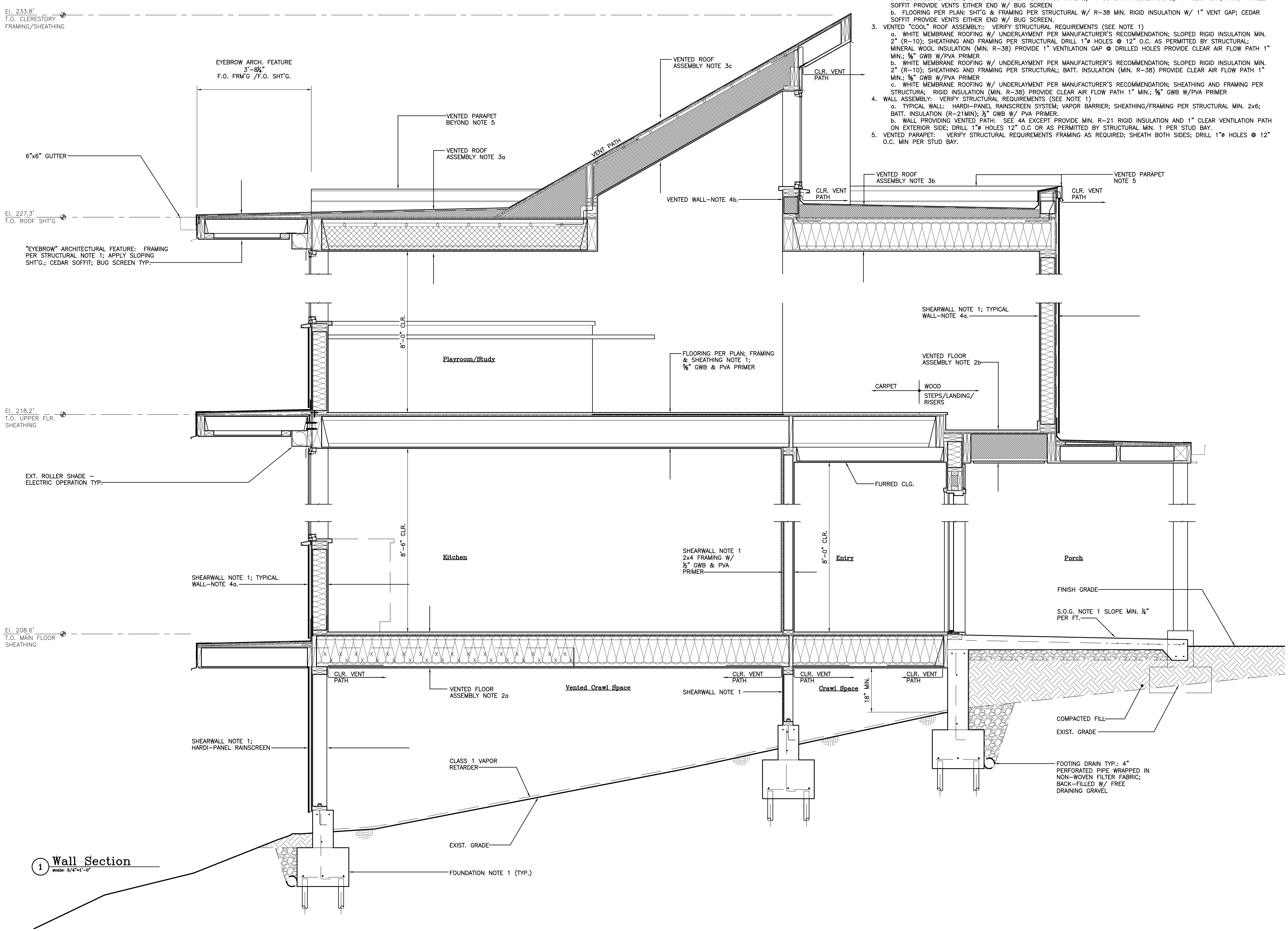
Wall Section Notes

1. ALL STRUCTURAL COMPONENTS: REFER TO STRUCTURAL DRAWINGS
2. VENTED FLOOR ASSEMBLY: VERIFY STRUCTURAL REQUIREMENTS (SEE NOTE 1):
   a. FLOORING PER PLAN; SHT'G & FRAMING PER STRUCTURAL W/ R-38 BATT. INSULATION W/ 1" VENT GAP; HARDI-PANEL SOFFIT PROVIDE VENTS EITHER END W/ BUG SCREEN
   b. FLOORING PER PLAN: SHT'G & FRAMING PER STRUCTURAL W/ R-38 MIN. RIGID INSULATION W/ 1" VENT GAP; CEDAR SOFFIT PROVIDE VENTS EITHER END W/ BUG SCREEN.
3. VENTED "COOL" ROOF ASSEMBLY:: VERIFY STRUCTURAL REQUIREMENTS (SEE NOTE 1)
   a. WHITE MEMBRANE ROOFING W/ UNDERLAYMENT PER MANUFACTURER'S RECOMMENDATION; SLOPED RIGID INSULATION MIN. 2" (R-10); SHEATHING AND FRAMING PER STRUCTURAL DRILL 1"ø HOLES @ 12" O.C. AS PERMITTED BY STRUCTURAL; MINERAL WOOL INSULATION (MIN. R-38) PROVIDE 1" VENTILATION GAP @ DRILLED HOLES PROVIDE CLEAR AIR FLOW PATH 1" MIN.; ⅝" GWB W/PVA PRIMER
   b. WHITE MEMBRANE ROOFING W/ UNDERLAYMENT PER MANUFACTURER'S RECOMMENDATION; SLOPED RIGID INSULATION MIN. 2" (R-10); SHEATHING AND FRAMING PER STRUCTURAL; BATT. INSULATION (MIN. R-38) PROVIDE CLEAR AIR FLOW PATH 1" MIN.; ⅝" GWB W/PVA PRIMER
   c. WHITE MEMBRANE ROOFING W/ UNDERLAYMENT PER MANUFACTURER'S RECOMMENDATION; SHEATHING AND FRAMING PER STRUCTURA; RIGID INSULATION (MIN. R-38) PROVIDE CLEAR AIR FLOW PATH 1" MIN.; ⅝" GWB W/PVA PRIMER
4. WALL ASSEMBLY: VERIFY STRUCTURAL REQUIREMENTS (SEE NOTE 1)
   a. TYPICAL WALL: HARDI-PANEL RAINSCREEN SYSTEM; VAPOR BARRIER; SHEATHING/FRAMING PER STRUCTURAL MIN. 2x6; BATT. INSULATION (R-21MIN); ½" GWB W/ PVA PRIMER.
   b. WALL PROVIDING VENTED PATH: SEE 4A EXCEPT PROVIDE MIN. R-21 RIGID INSULATION AND 1" CLEAR VENTILATION PATH ON EXTERIOR SIDE; DRILL 1"ø HOLES 12" O.C OR AS PERMITTED BY STRUCTURAL MIN. 1 PER STUD BAY.
5. VENTED PARAPET: VERIFY STRUCTURAL REQUIREMENTS FRAMING AS REQUIRED; SHEATH BOTH SIDES; DRILL 1"ø HOLES @ 12" O.C. MIN PER STUD BAY.



1 **Wall Section**
scale: 3/4"=1'-0"

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Wall Sections

A5.1

Window Schedule

TAG	UNIT WINDOW SIZE (Note 1) width		height	UNIT AREA square ft.	QTY.	TOTAL window area	MAX U-VALUE	UA VALUE	SILL HEIGHT (AFF)	TYPE OPERATION	FRAME / FINISH	GLASS NOTES 6/5	MANUF.	MODEL	NOTES
A	1'-6"	x	5'-0"	7.5 SQ. FT.	5	37.5 SQ. FT.	0.2000	7.5 SQ. FT.	3'-6"	CASE	FIBERGLASS/FACTORY FINISH	DBL/LO-E/ARGON	MARVIN	ESSENTIAL	
B	0'-8"	x	7'-0"	4.7 SQ. FT.	1	4.7 SQ. FT.	0.2500	1.2 SQ. FT.	0'-0 1/2"	FIX	WOOD/PAINT	DBL/LO-E/ARGON/TG	N/A	N/A	FIELD SET SIDE LIGHT COORD. W/ ENTRY DOOR
C	2'-0"	x	5'-0"	10.0 SQ. FT.	4	40.0 SQ. FT.	0.2000	8.0 SQ. FT.	3'-0"	CASE	FIBERGLASS/FACTORY FINISH	DBL/LO-E/ARGON	MARVIN	ESSENTIAL	
D	13'-10.5"	x	5'-0"	69.4 SQ. FT.	1	69.4 SQ. FT.	0.2000	13.9 SQ. FT.	3'-0"	FIX	FIBERGLASS/FACTORY FINISH	DBL/LO-E/ARGON	MARVIN	ESSENTIAL	COORD. WIDTH AS REQ'D W/ ARCH.
E	7'-7.125"	x	3'-11"	29.7 SQ. FT.	2	59.5 SQ. FT.	0.2000	11.9 SQ. FT.	10'-0"	FIX	FIBERGLASS/FACTORY FINISH	DBL/LO-E/ARGON	MARVIN	ESSENTIAL	COORD. MULLIONS W/ ADJ. UNITS
F	9'-2"	x	3'-11"	35.9 SQ. FT.	2	71.8 SQ. FT.	0.2000	14.4 SQ. FT.	10'-0"	AWN/FIX	FIBERGLASS/FACTORY FINISH	DBL/LO-E/ARGON	MARVIN	ESSENTIAL	COORD. MULLIONS W/ ADJ. UNITS/ MOTORIZED OPERATION
G	6'-8"	x	2'-0"	13.3 SQ. FT.	2	26.7 SQ. FT.	0.20	5.3 SQ. FT.	3'-6"	AWN/FIX	FIBERGLASS/FACTORY FINISH	DBL/LO-E/ARGON	MARVIN	ESSENTIAL	
H	2'-10"	x	1'-2"	3.3 SQ. FT.	1	3.3 SQ. FT.	0.2000	0.7 SQ. FT.	7' VIF	TRANSOM	FIBERGLASS/FACTORY FINISH	DBL/LO-E/ARGON	MARVIN	ESSENTIAL	COORD. W/ DOOR 4
I	2'-10"	x	5'-0"	14.2 SQ. FT.	1	14.2 SQ. FT.	0.2000	2.8 SQ. FT.	3'-0"	CASE	FIBERGLASS/FACTORY FINISH	DBL/LO-E/ARGON	MARVIN	ESSENTIAL	COORD. HOR. MULLIONS W/ ADJ. ON SOUTH WALL/ EGRESS
J	8'-6"	x	5'-0"	42.5 SQ. FT.	3	127.5 SQ. FT.	0.2000	25.5 SQ. FT.	3'-0"	CASE/FIX	FIBERGLASS/FACTORY FINISH	DBL/LO-E/ARGON	MARVIN	ESSENTIAL	COORD. MULLIONS W/ ADJ. ON SOUTH WALL/ EGRESS @ BED 1
K	8'-6"	x	5'-7"	47.5 SQ. FT.	2	94.9 SQ. FT.	0.2000	19.0 SQ. FT.	3'-0"	CASE/FIX	FIBERGLASS/FACTORY FINISH	DBL/LO-E/ARGON	MARVIN	ESSENTIAL	COORD. MULLIONS W/ ADJ. ON SOUTH WALL/ EGRESS @ GUEST BEDROOM
L	2'-0"	x	4'-6"	9.0 SQ. FT.	1	9.0 SQ. FT.	0.2000	1.8 SQ. FT.	4'-0"	CASE	FIBERGLASS/FACTORY FINISH	DBL/LO-E/ARGON/TG	MARVIN	ESSENTIAL	
M	7'-9"	x	8'-4.5"	65.1 SQ. FT.	2	130.2 SQ. FT.	0.2000	26.0 SQ. FT.	0'-1 1/2"	AWN/FIX	FIBERGLASS/FACTORY FINISH	DBL/LO-E/ARGON/TG	MARVIN	ESSENTIAL	COORD. MULLIONS W/ ADJ. ON SOUTH/WEST WALL
N	7'-9"	x	7'-5"	57.5 SQ. FT.	2	115.0 SQ. FT.	0.2000	23.0 SQ. FT.	10'-1" VIF	FIX	FIBERGLASS/FACTORY FINISH	DBL/LO-E/ARGON	MARVIN	ESSENTIAL	COORD. MULLIONS W/ ADJ. ON SOUTH/WEST WALL
O	4'-0"	x	7'-5"	29.7 SQ. FT.	1	29.7 SQ. FT.	0.2000	5.9 SQ. FT.	7"	FIX/AWN	FIBERGLASS/FACTORY FINISH	DBL/LO-E/ARGON/TG	MARVIN	ESSENTIAL	COORD. MULLIONS W/ ADJ. ON SOUTH/WEST WALLS
P	3'-0"	x	5'-0"	15.0 SQ. FT.	1	15.0 SQ. FT.	0.2000	3.0 SQ. FT.	12'-6" VIF	FIX	FIBERGLASS/FACTORY FINISH	DBL/LO-E/ARGON	MARVIN	ESSENTIAL	COORD. MULLIONS W/ ADJ. ON SOUTH/WEST WALLS
Q	3'-0"	x	8'-4.5"	25.1 SQ. FT.	1	25.1 SQ. FT.	0.2000	5.0 SQ. FT.	0'-1 1/2"	FIX/AWN	FIBERGLASS/FACTORY FINISH	DBL/LO-E/ARGON/TG	MARVIN	ESSENTIAL	COORD. MULLIONS W/ ADJ. ON SOUTH/WEST WALLS
R	6'-0"	x	5'-0"	30.0 SQ. FT.	2	60.0 SQ. FT.	0.2000	12.0 SQ. FT.	3'-0"	FIX/CASE	FIBERGLASS/FACTORY FINISH	DBL/LO-E/ARGON	MARVIN	ESSENTIAL	COORD. MULLIONS W/ ADJ. ON SOUTH/WEST WALLS
S	2'-6.5"	x	2'-8.25"	6.8 SQ. FT.	1	6.8 SQ. FT.	0.5300	3.6 SQ. FT.	ROOF	SOLAR OPER	ALUM/WD/PT	DBL/LO-E/ARGON/TG	VELUX	VSS M02	REMOTE CONTROL/SCREEN/SHADE / VIF R.O.

Exterior Door to Conditioned Space

TAG	PANEL SIZE width		height	UNIT AREA square ft.	QTY.	TOTAL door area	MAX U-VALUE	UA VALUE	Thickness	TYPE	FRAME/FINISH	GLASS	MANUF.	MODEL	NOTES
1	3'-0"	x	7'-0"	21.0 SQ. FT.	1	21.0 SQ. FT.	.24	5.0 SQ. FT.	0'-1 3/4"	SC/SLAB	WD/STAIN	NA	TBD		DEADBOLT
2	3'-0"	x	7'-0"	21.0 SQ. FT.	2	42.0 SQ. FT.	.24	10.1 SQ. FT.	0'-1 3/4"	BI-PASS/STORE	FIBERGLASS/FACTORY FINISH	DBL/LO-E/ARGON	MARVIN	ULTIMATE LIFT & SLIDE	MULTI-POINT LOCK SYSTEM/FLUSH PULLS
3	2'-8"	x	6'-8"	17.8 SQ. FT.	1	17.8 SQ. FT.	.27	4.8 SQ. FT.	0'-1 3/4"	SC/20 MIN/FLUSH	STEEL/PAINTED	NA	TBD		DEADBOLT/SELF-CLOSING HARDWARE
4	2'-10"	x	6'-8"	18.9 SQ. FT.	1	18.9 SQ. FT.	.27	5.1 SQ. FT.	0'-1 3/4"	STORE	FIBERGLASS & WOOD/ FACTORY FINISH	DBL/LO-E/ARGON/TG	MARVIN	TBD	DEADBOLT/COORD. W/ WINDOW "H"
5	3'-0"	x	7'-0"	21.0 SQ. FT.	1	21.0 SQ. FT.	.27	5.7 SQ. FT.	0'-1 3/4"	STORE	FIBERGLASS & WOOD/ FACTORY FINISH	DBL/LO-E/ARGON/TG	MARVIN	TBD	DEADBOLT
AREAS OF WINDOWS & DOORS IMPACTING UA:				WINDOW/EXT. DOOR AREA		1060.8 SQ. FT.		TOTAL UA	221.2 SQ. FT.						

Interior Door Schedule & Exterior Doors at Unheated Spaces

TAG	PANEL SIZE width		height	PANEL QTY.	UNIT AREA square ft.	Thickness	TYPE	MATERIAL/ FINISH	GLASS	HARDWARE	MANUF.	NOTES
6	2'-6"	x	6'-8"	1	16.7 SQ. FT.	0'-1 3/8"	STORE	BIRCH/CLR	OBS/TG	DBL. ACT./PUSH PLATE	TBD.	
7	3'-0"	x	6'-8"	1	20.0 SQ. FT.	0'-1 3/8"	STORE	BIRCH/CLR	OBS/TG	LEVER	TBD.	
8	2'-4"	x	6'-8"	1	15.6 SQ. FT.	0'-1 3/8"	SC/SLAB	BIRCH/CLR	N/A	LEVER/PRIVACY	TBD	
9	2'-8"	x	6'-8"	1	17.8 SQ. FT.	0'-1 3/8"	STORE	BIRCH/CLR	OBS/TG	LEVER	TBD	
10	3'-0"	x	6'-8"	1	20.0 SQ. FT.	0'-1 3/8"	SC/SLAB	BIRCH/CLR	N/A	LEVER/PRIVACY	TBD	
11	3'-0"	x	6'-8"	1	20.0 SQ. FT.	0'-1 3/8"	SC/SLAB	BIRCH/CLR	N/A	LEVER/PRIVACY	TBD	
12	2'-4"	x	6'-8"	2	15.6 SQ. FT.	0'-1 3/8"	HC/SLAB	BIRCH/CLR	N/A	RC/PULL	TBD	
13	2'-4"	x	6'-8"	1	15.6 SQ. FT.	0'-1 3/8"	HC/SLAB	BIRCH/CLR	N/A	RC/PULL	TBD	
14	1'-6"	x	6'-8"	2	10.0 SQ. FT.	0'-1 3/8"	HC/SLAB	BIRCH/CLR	N/A	RC/PULL	TBD	
15	2'-6"	x	6'-8"	2	16.7 SQ. FT.	0'-1 3/8"	HC/SLAB	BIRCH/CLR	N/A	RC/PULL	TBD	
16	3'-6"	x	6'-8"	1	23.3 SQ. FT.	0'-1 3/8"	SC/SLAB	BIRCH/CLR	N/A	LEVER/PRIVACY	TBD	VERIFY W/ OWNER VS. (1) 3'-0" WIDE
17	2'-4"	x	6'-8"	1	15.6 SQ. FT.	0'-1 3/8"	STORE/PKT	BIRCH/CLR	OBS/TG	PULL	TBD	
18	2'-8"	x	6'-8"	1	17.8 SQ. FT.	0'-1 3/8"	SC/SLAB	BIRCH/CLR	N/A	LEVER/PRIVACY	TBD	
19	2'-8"	x	6'-8"	1	17.8 SQ. FT.	0'-1 3/8"	SC/SLAB	BIRCH/CLR	N/A	LEVER/PRIVACY	TBD	
20	2'-4"	x	6'-8"	1	15.6 SQ. FT.	0'-1 3/8"	SC/SLAB	BIRCH/CLR	N/A	LEVER/PRIVACY	TBD	
21	2'-4"	x	6'-8"	1	15.6 SQ. FT.	0'-1 3/8"	SC/PKT	BIRCH/CLR	OBS/TG	PULL	TBD	
22	2'-0"	x	6'-8"	2	13.3 SQ. FT.	0'-1 3/8"	HC/SLAB	BIRCH/CLR	N/A	RC/PULL	TBD	
23	2'-0"	x	6'-8"	2	13.3 SQ. FT.	0'-1 3/8"	HC/SLAB	BIRCH/CLR	N/A	RC/PULL	TBD	
24	3'-0"	x	6'-8"	1	20.0 SQ. FT.	0'-1 3/8"	STORE/PKT	BIRCH/CLR	OBS/TG	PULL	TBD	FIT TO WIDTH OF HALL
25	2'-8"	x	6'-8"	1	17.8 SQ. FT.	0'-1 3/4"	SC/SLAB	FG/PAINT	N/A	DEAD BOLT/ LEVER	MARVIN	FIT TO WIDTH OF HALL
26	18'-0"	x	7'-0"	1	126.0 SQ. FT.			STL/PAINT	N/A	OVERHEAD TRACK/MOTOR	TBD	

WINDOW & EXTERIOR DOOR NOTES:

1. CONTRACTOR SHALL MEASURE ACTUAL FRAMED OPENINGS PRIOR TO ORDERING UNITS. ROUGH OPENING PER MANUFACTURER'S REQUIREMENTS.
2. (3) MINIMUM HEAVY DUTY CONCEALED HINGES MIN. AT ALL EXTERIOR DOORS
3. WINDOW MANUFACTURER: MARVIN EXCEPT AS NOTED OTHERWISE
4. WINDOW MANUFACTURER TO VERIFY OPERATION AND WIDTH OPENING – COORDINATE WITH ARCHITECT WHERE DIFFERS FROM DRAWINGS
5. TEMPERED GLASS: WITHIN TWO FEET OF ALL EXTERIOR DOORS. AND WITHIN 18" OF FLOOR AND OTHER HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC R308.4
6. GLASS – LO-E3/LOW ERS / ARGON FILLED AT ALL MARVIN WINDOWS AND EXTERIOR DOORS
7. EGRESS WINDOWS AT SLEEPING ROOMS SHALL MEET IRC R310
8. EEC 1a: **EFFICIENT BUILDING ENVELOPE** ALL NEW EXTERIOR WINDOWS AND DOORS SHALL MEET MINIMUM U-28 MINIMUM PRESCRIPTIVE COMPLIANCE.

ABBREVIATIONS

AWN	AWNING
CASE	CASEMENT
CLR	CLEAR
DBL	DOUBLE GLAZING
FIX	FIXED
HC	HOLLOW CORE
LAM	LAMINATED
LO-E	LOW-EMISSIVITY
MIN	MINUTE
OBS	OBSCURE
R.O.	ROUGH OPENING
SC	SOLID CORE
SLD	SLIDING
SL	SKYLIGHT
STORE	STOREFRONT
TBD	TO BE DETERMINED
TG	TEMPERED GLASS
TRPL	TRIPLE
UA	U-VALUE AREA
WD	WOOD

INTERIOR DOOR NOTES:

1. (3) HINGES MINIMUM
2. HANDLE LEVER UNO
3. UNDERCUT DOORS TO INHABITABLE SPACES AS NECESSARY TO MEET WHOLE HOUSE VENTILATION REQUIREMENTS

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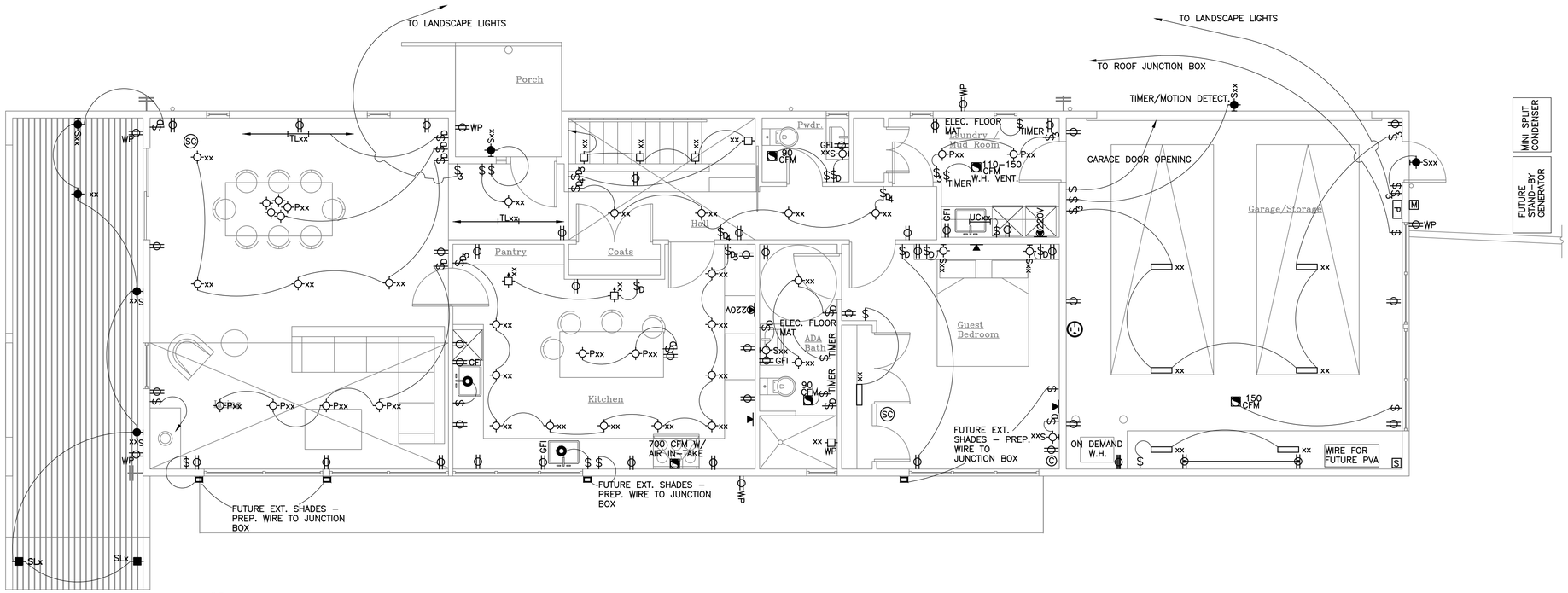
PERMIT SUBMITTAL

Scale:

Sheet:

Window/Door Schedules
A9.1



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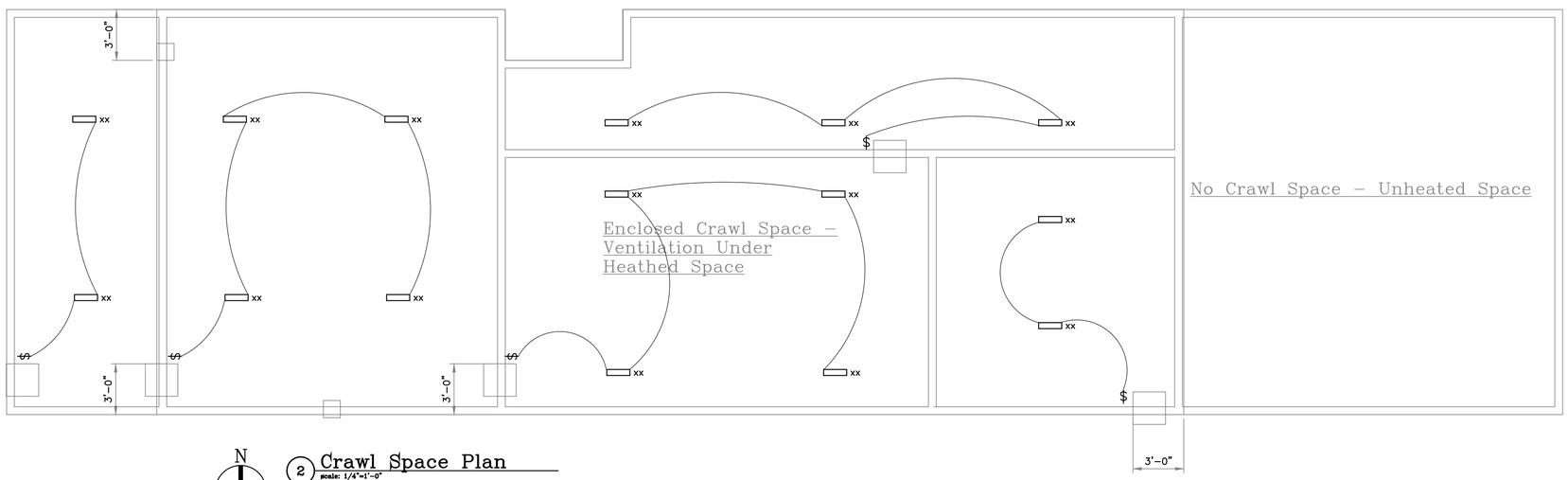
1 Main Floor Plan

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

Note:

1. WHOLE HOUSE VENTILATION SHALL MEET IRC M1507.4 WHOLE HOUSE VENTILATION USING INTERMITTENT EXHAUST FANS AND FRESH AIR INLETS. A MINIMUM WHOLE HOUSE VENTILATION RATE OF 150CFM FOR EACH OF TWO DESIGNATED FANS. ALL HABITABLE ROOMS HAVE OPERABLE WINDOWS THAT MEETS AND EXCEEDS REQUIREMENTS OF IRC 1507.3.4.4.
2. A MINIMUM OF 75% OF NEW PERMANENTLY INSTALED LAMPS IN NEW LIGHTING FIXTURES WILL BE HIGH EFFICACY (WAC 51-11R-R404.1)
3. EXHAUST HOOD SYSTEMS GREATER THAN A CFM OF 400 SHALL MEET THE REQUIREMENTS OF IRC M1503.4 FOR MAKE UP AIR
4. PROVIDE @ KITCHEN AND LAUNDRY OUTLETS ACCORDING TO APPLIANCES MANUFACTURER SPECIFICATIONS
5. CONTRACTOR TO CORDINATE (2) WALK-THROUGHS PRIOR TO LOCATING FIXTURES, OUTLETS AND SWITCHES AND PRIOR TO FINALIZATION
6. EEC 3d: **HIGH EFFICIENCY HVAC EQUIPMENT** PROVIDE NECESSARY CIRCUITRY FOR DUCTLESS MINI-SPLIT.



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2 Crawl Space Plan

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

Power and Lighting Legend

xx CFM	Recessed Ceiling Mounted Exhaust Fan
SC	Recessed Ceiling Mounted Smoke Detector/Carbon Monoxide
©	Cable Connection
©	Floor Mounted Cable Connection
	Dedicated Data Outlet (CatVI)
S	Switch
S3	Switch, Multi-way
SD	Switch, Dimmer
S3D	Switch, Dimmer/Multi-way
Dr. Act.	Switch, Door Activated
	Duplex Outlet
GFI	Ground Fault Circuit Interupter
WP	Exterior Duplex Outlet
	Four-plex Outlet
	Floor Mounted Duplex Outlet
	Strip Outlets
220V	220 V Outlet
P	Breaker Panel
M	Meter
S	Security Panel
xx	Recessed Ceiling Mounted LED Downlight
xx	Recessed Ceiling Mounted LED Wallwasher
xx	Surface Ceiling Mounted LED Downlight
Sxx	Surface Mounted Wall LED Sconce
TLxx	Surface Mounted Track LED Lighting
UCxx	Surface Mounted Undercabinet Strip LED Lighting
RLxx	Ribbon LED linear light
Pxx	Pendant Fixture
Pxx	Cluster Pendant Fixture
SDLx	Surface Mounted Downlight
xx	Surface Mounted LED Batten Fixture
xx	Recessed Mounted Wall LED Washer
xx	Recessed Wall LED Light
xx	Exterior Recessed Ceiling Mounted LED Downlight
xx	Exterior Ground LED Light
Sxx	Exterior Surface Mounted Wall LED Sconce
SLx	Exterior Recessed Wall LED Step Light
DBx	Exterior Direct Burial Uplight
xx	Pool Light
	Waste Disposal
	Level 2 240V EV Charger

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PERMIT SUBMITTAL

Scale:

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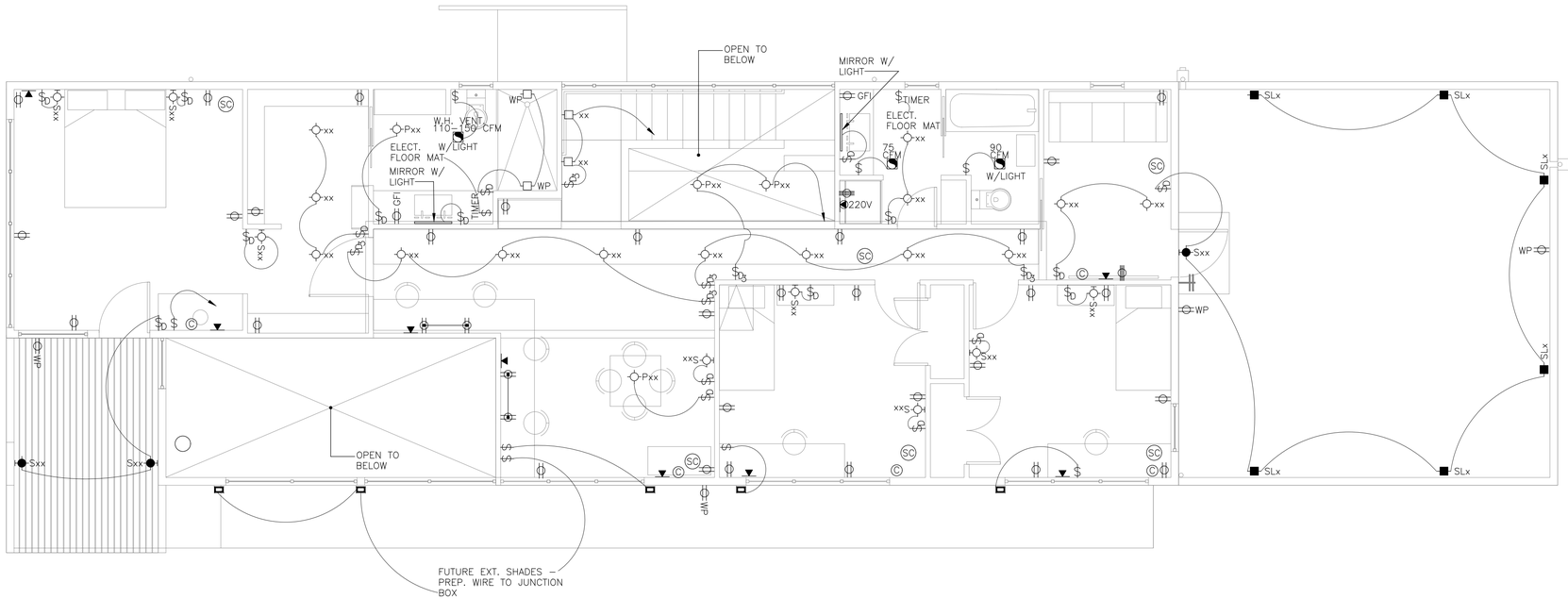
Electrical Plan
E2.1



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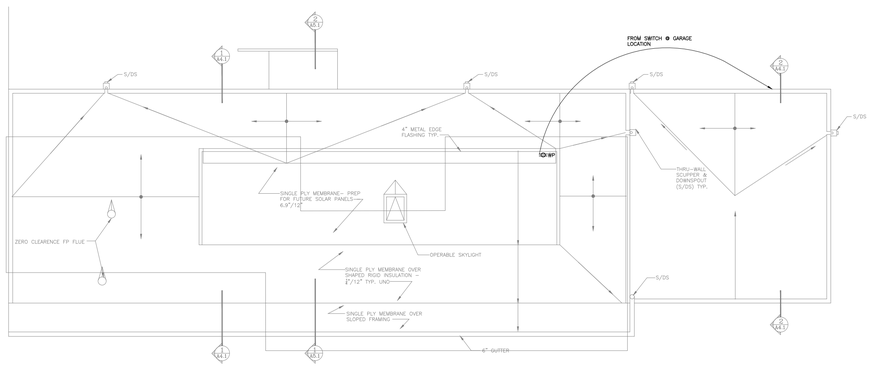
1 Upper Floor Plan

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



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2 Roof Plan

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

Power and Lighting Legend

xx CFM	Recessed Ceiling Mounted Exhaust Fan
SC	Recessed Ceiling Mounted Smoke Detector/Carbon Monoxide
C	Cable Connection
C	Floor Mounted Cable Connection
	Dedicated Data Outlet (CatVI)
S	Switch
S3	Switch, Multi–way
SD	Switch, Dimmer
S3D	Switch, Dimmer/Multi–way
Dr. Act.	Switch, Door Activated
	Duplex Outlet
GFI	Ground Fault Circuit Interupter
WP	Exterior Duplex Outlet
	Four–plex Outlet
	Floor Mounted Duplex Outlet
	Strip Outlets
220V	220 V Outlet
P	Breaker Panel
M	Meter
S	Security Panel
xx	Recessed Ceiling Mounted LED Downlight
xx	Recessed Ceiling Mounted LED Wallwasher
xx	Surface Ceiling Mounted LED Downlight
Sxx	Surface Mounted Wall LED Sconce
TLxx	Surface Mounted Track LED Lighting
UCxx	Surface Mounted Undercabinet Strip LED Lighting
RLxx	Ribbon LED linear light
Pxx	Pendant Fixture
Pxx	Cluster Pendant Fixture
SDLx	Surface Mounted Downlight
xx	Surface Mounted LED Batten Fixture
xx	Recessed Mounted Wall LED Washer
xx	Recessed Wall LED Light
xx	Exterior Recessed Ceiling Mounted LED Downlight
xx	Exterior Ground LED Light
Sxx	Exterior Surface Mounted Wall LED Sconce
SLx	Exterior Recessed Wall LED Step Light
DBx	Exterior Direct Burial Uplight
xx	Pool Light
	Waste Disposal
	Level 2 240V EV Charger

Note:

1. WHOLE HOUSE VENTILATION SHALL MEET IRC M1507.4 WHOLE HOUSE VENTILATION USING INTERMITTENT EXHAUST FANS AND FRESH AIR INLETS. A MINIMUM WHOLE HOUSE VENTILATION RATE OF 150CFM FOR EACH OF TWO DESIGNATED FANS. ALL HABITABLE ROOMS HAVE OPERABLE WINDOWS THAT MEETS AND EXCEEDS REQUIREMENTS OF IRC 1507.3.4.4.
2. A MINIMUM OF 75% OF NEW PERMANENTLY INSTALED LAMPS IN NEW LIGHTING FIXTURES WILL BE HIGH EFFICACY (WAC 51–11R–R404.1)
3. EXHALIST HOOD SYSTEMS GREATER THAN A CFM OF 400 SHALL MEET THE REQUIREMENTS OF IRC M1503.4 FOR MAKE UP AIR
4. PROVIDE @ KITCHEN AND LAUNDRY OUTLETS ACCORDING TO APPLIANCES MANUFACTURER SPECIFICATIONS
5. CONTRACTOR TO CORDINATE (2) WALK–THROUGHS PRIOR TO LOCATING FIXTURES, OUTLETS AND SWITCHES AND PRIOR TO FINALIZATION
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Electrical Plan
E2.2

GENERAL RESIDENTIAL STRUCTURAL NOTES

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

CRITERIA

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

2. DESIGN LOADING CRITERIA

SNOW LOAD	25 PSF
FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
BALCONY LIVE LOAD	60 PSF

WIND (MAIN WIND FORCE RESISTING SYSTEM)
VULT = 110 MPH
VASD = 85 MPH
RISK CATEGORY = II
KZT = 1.6
EXPOSURE C, GCPI = 0.18

EARTHQUAKE (EQUIVALENT LATERAL FORCE PROCEDURE)SS=1.380, SDS =0.920
(BASED ON 2008 USGS 'HAZARD DATA) S1=0.531, SD1 =0.531
IE=1.0, SITE CLASS = D
SEISMIC DESIGN CATEGORY= D
RISK CATEGORY = II
R = 6.5 FOR WOOD FRAMED SHEARWALL LATERAL SYSTEM
OVER STRENGTH FACTOR, Ω_O =2.5
REDUNDANCY FACTOR =1.0
CS = 0.142, BASE SHEAR = 16.2 KIPS

SEE PLANS FOR ADDITIONAL LOADING CRITERIA

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ALL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

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

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

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. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 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.

ALLOWABLE SOIL PRESSURE	2,500 PSF
LATERAL EARTH PRESSURE (UNRESTRAINED)	35 PCF
LATERAL EARTH PRESSURE (SEISMIC)	8H (ULTIMATE LOAD)
PASSIVE EARTH PRESSURE (UNFACTORED)	350 PCF
COEFFICIENT OF FRICTION (UNFACTORED)	0.40

11. DRILLED CONCRETE PILES: DRILLED PILES ARE DESIGNED PER THE GEOTECHNICAL REPORT FOR UNFACTORED ACTIVE SOIL PRESSURE = 40 PCF FOR A TOTAL DEPTH OF 10 FEET AND 400 PCF FOR THE REMAINING DEPTH OF THE PILE (MINIMUM DEPTH = 30 FEET). REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

SOILS REPORT REFERENCE: REPORT JN 16162, PREPARED BY GEOTECH CONSULTANTS, INC. DATED MAY 11, 2016

12. ALL PILE SIZES, EXCEPT 2–INCH DIAMETER PILES, SHALL BE SUBJECT TO ASTM LOAD TESTING ON A MINIMUM OF 3% OF PILES, UP TO 5 PILES MAXIMUM (1 MINIMUM). TESTING SHALL BE IN ACCORDANCE WITH ASTM STANDARD D1143–81 FOR PILES UNDER STATIC AXIAL COMPRESSIVE LOAD.

PIPE PILES: IT IS RECOGNIZED THAT THE INTERNATIONAL BUILDING CODE REQUIRES 8 INCH MINIMUM DIAMETER PIPE FOR PIPE PILE INSTALLATION. THE APPROPRIATE ANALYSIS/EVALUATION AND TESTING REQUIREMENTS IN CONFORMANCE WITH DIRECTORS RULE 10–2009 ARE PROVIDED TO ALLOW FOR USE OF PILES LESS THAN 8 INCHES IN DIAMETER AS REQUIRED BY SECTION 104.9 OF THE INTERNATIONAL BUILDING CODE.

PURSUANT TO DIRECTOR'S RULE 10–2009 FOR 2–INCH DIAMETER PIPE PILE SUPPORTING ADDITIONS LESS THAN 750 SQ–FT THE FOLLOWING EXCEPTIONS ARE ALLOWED. AT COMMENCEMENT OF PIPE PILE INSTALLATION AN EVALUATION LETTER FROM A PRE–APPROVED CONTRACTOR MAY BE SUBSTITUTED IN LIEU OF THE GEOTECHNICAL REPORT. THE BUILDING DEPARTMENT SHALL DETERMINE THE NEED FOR SPECIAL INSPECTIONS.

AS INDICATED IN THE GEOTECHNICAL REPORT PIPE PILES DRIVEN USING HAMMERS AND DRIVING RATES SHOWN BELOW MAY BE ASSIGNED THE FOLLOWING COMPRESSIVE CAPACITIES.

PILE DIAMETER	FINAL DRIVING RATE	JACKHAMMER WEIGHT	CAPACITY
3–INCH DIAMETER PILE (COMPRESSION)	12 SEC/INCH	650 POUND HAMMER	6 TONS
2–INCH DIAMETER PILE (COMPRESSION)	60 SEC/INCH	90 POUND HAMMER	3 TONS

IF 140 POUND HAMMER IS USED TO INSTALL 2–INCH DIAMETER PIPE PILES THE CONTRACTOR SHALL VERIFY THE REQUIRED REFUSAL CRITERIA USING A 90 POUND HAMMER IF REQUIRED BY THE GEOTECHNICAL ENGINEER. THE DRIVING CRITERIA, FOR 3–INCH DIAMETER PILES, IS VALID ONLY FOR HYDRAULIC HAMMERS MOUNTED ON SLIDING LEADS THAT ALLOW THE HAMMER TO SIT ON TOP OF THE PILE DURING INSTALLATION.

MINIMUM PILE EMBEDMENT SHALL NOT BE LESS THAN 6'–0" AND FINAL LENGTH OF 2–INCH DIAMETER PIPE PILES SHALL NOT EXCEED 30'–0". INDIVIDUAL PILE SECTIONS SHALL BE CONNECTED USING RING COUPLERS INSTALLED BY WABO CERTIFIED WELDERS. ALTERNATE COUPLING METHODS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

STEEL PIPE SHALL CONFORM TO ASTM A_53, TYPE E OR S, GRADE B, FY = 35 KSI. MINIMUM PILE WEIGHT FOR 2–INCH DIAMETER PIPE SHALL BE EXTRA–STRONG (SCHEDULE 80) AS NOTED IN THE AISC STEEL CONSTRUCTION MANUAL. PILE WEIGHT FOR ALL OTHER PILES SHALL BE AS RECOMMENDED IN THE GEOTECHNICAL REPORT. PIPE PILES SHALL BE GALVANIZED.

PILE INSTALLATION SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER.

CONCRETE

13. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED, AND PLACED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE SECTION 1905 AND ACI 301–11. CONCRETE SHALL ATTAIN A 28–DAY STRENGTH OF F'C = 3,000 PSI, SHALL CONTAIN NO LESS THAN 5½ SACKS OF CEMENT, HAVE A MAXIMUM WATER / CEMENT RATIO OF 0.45, AND A SLUMP OF 5" OR LESS. CONCRETE HAS BEEN DESIGNED USING 2,500 PSI PER INTERNATIONAL BUILDING CODE SECTION 1705.3 EXCEPTION 2.3 TO AVOID SPECIAL INSPECTIONS.

MIX DESIGNS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD, AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH CHAPTER 5 OF ACI 318–11. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS TO THE CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR–ENTRAINED WITH AN AIR–ENTRAINING AGENT CONFORMING TO ASTM C260, C494M, AND C618. UNLESS OTHERWISE NOTED THE TOTAL AIR CONTENT FOR FROST–RESISTANT CONCRETE SHALL BE 5% IN ACCORDANCE EXPOSURE CLASS F1 PER ACI 318–11 TABLE 4.3.1 AND TABLE 4.4.1.

14. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENTS S1), GRADE 60, FY = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, FY = 40,000 PSI.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A–185

15. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI SP–66–04 AND 318–11. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 48 BAR DIAMETERS OR 2'–0" MINIMUM. A MAXIMUM OF ONE HALF OF THE TOTAL REINFORCEMENT SHALL BE LAPPED WITH THE REQUIRED LAP LENGTH. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. FIELD BENDING OF GRADE 60 REINFORCEMENT SHALL NOT BE ALLOWED.

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

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
ALL OTHER SURFACES	1–1/2"

17. SLABS–ON–GRADE: UNLESS NOTED OTHERWISE SHALL BE 4" CONCRETE, REINFORCED WITH 6X6 W1.4XW1.4 WELDED WIRE FABRIC CENTERED IN SLAB. UNLESS OTHERWISE DIRECTED BY SOILS ENGINEER PROVIDE MINIMUM 6 MIL VAPOR BARRIER OVER 4" OF COMPACTED SAND OR GRAVEL.

18. CAST–IN–PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES.

19. NON–SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3,000 PSI MINIMUM).

POST INSTALLED ANCHORS

20. POST–INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER–OF–RECORD PRIOR TO INSTALLING POST–INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST–IN–PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST–INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REINFORCEMENT. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND ICC–ES REPORT. SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW, SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER–OF–RECORD FOR APPROVAL.

A. CONCRETE ANCHORS
20.1.1.1. ADHESIVE ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC–ES AC308. PRE–APPROVED ADHESIVE ANCHORS INCLUDE:
a. SIMPSON STRONG–TIE "SET–XP" (ICC–ES ESR–2508)
b. SIMPSON STRONG–TIE "AT–XP" (IAPMO UES ER–263)
c. HILTI "HIT–RE 500–SD" (ICC–ES ESR–2322)

STEEL

21. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE LATEST EDITIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) CODES AND SPECIFICATIONS. ALL WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE D1.1 AND D1.4.

22. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	FY
A. PLATES, ANGLES, AND RODS	A36	36 KSI
B. WIDE FLANGE SHAPES AND CHANNELS	A992	50 KSI
C. PIPE COLUMNS	A53 (TYPE E OR S. GRADE B)	35 KSI
D. STRUCTURAL TUBING (SQUARE OR RECTANGULAR)	A500 (GRADE B)	46 KSI
E. ANCHOR BOLTS (EMBEDDED IN MASONRY OR CONCRETE)	A307	
F. CONNECTION BOLTS (3/4" ROUND, UNLESS SHOWN OTHERWISE)	A325–N OR A490–N	
G. THREADED RODS FOR EPOXY GROUTED CONNECTIONS	A36 OR A307 GRADE C	36 KSI

23. ALL A–325 CONNECTION BOLTS SHALL BE INSTALLED TO THE SNUG–TIGHT CONDITION PER AISC SPECIFICATIONS. INSTALL IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS.

24. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70 XX ELECTRODES UNLESS OTHERWISE NOTED. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED.

WOOD

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

JOISTS: (2X, 3X, AND 4X MEMBERS)	HEM–FIR NO. 2 MINIMUM BASE VALUE, F_B = 850 PSI
BEAM AND STRINGERS: (6 X AND LARGER MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASIC DESIGN STRESS, F_B = 1,350 PSI
POSTS AND TIMBERS: (6 X AND LARGER MEMBERS)	DOUGLAS FIR NO. 1 MINIMUM BASIC DESIGN STRESS, F_B = 1,200 PSI, F_C = 1,000 PSI
STUDS PLATES & MISCELLANEOUS LIGHT FRAMING (FINGER JOINTED STUDS MAY NOT BE USED WITH APPROVAL FROM STRUCTURAL ENGINEER)	DOUGLAS FIR/ HEM–FIR NO. 2, F_B = 850 PSI, F_C = 1,300 PSI
2X AND 3X TONGUE AND GROOVE DECKING	HEM–FIR COMMERCIAL DEX, F_B = 1,350 PSI

26. PARALLEL STRAND LUMBER (PSL): EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND PRODUCT SHALL HAVE AN APPROVED I.C.C.–E.S. EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: F_B = 2900 PSI, E = 2,000,000 PSI, FV = 290 PSI.

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

27. LAMINATED VENEER LUMBER (LVL): EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND PRODUCT SHALL HAVE AN APPROVED ICC–ES EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: F_B = 2600 PSI, FV = 285 PSI, E = 2,000,000 PSI.

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

28. LAMINATED STRAND LUMBER (LSL): EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND PRODUCT SHALL HAVE AN APPROVED I.C.C.–E.S. EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: F_B = 2325 PSI, FV = 310 PSI, E = 1,550,000 PSI,

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

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

30. PLYWOOD SHEATHING SHALL BE GRADE C–D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1–09 OR PS 2–10 AND AMERICAN PLYWOOD ASSOCIATION PERFORMANCE STANDARD PRP–108. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS. EACH PANEL SHALL BE IDENTIFIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY.

31. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE–TREATED WITH AN APPROVED PRESERVATIVE, PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC. AND CONCRETE OR MASONRY.

PRESSURE TREATED LUMBER SHALL COMPLY WITH THE AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) STANDARD U1, COMMODITY SPECIFICATION A AS INDICATED BELOW OR HAVE EQUIVALENT ICC–ES APPROVAL.

PROPOSED USE		AWPA USE CATEGORY
RESIDENTIAL DECKS	DECKING	3B
	JOISTS ABOVE GROUND	3B
	JOISTS IN CONTACT WITH GROUND	4A
	POSTS	4A
	RAILING	3B
	LEDGERS	3B
SILL PLATES	IN CONTACT WITH CONCRETE OR MASONRY	2

ALL TREATED LUMBER SHALL BEAR THE QUALITY MARK OF AN ACCREDITED INSPECTION AGENCY. THE QUALITY MARK SHALL INCLUDE:

A. IDENTIFICATION OF TREATING MANUFACTURER
B. TYPE OF PRESERVATIVE USED
C. MINIMUM PRESERVATIVE RETENTION (PCF)
D. END USE FOR WHICH THE PRODUCT IS TREATED
E. IDENTITY OF THE ACCREDITED INSPECTION AGENCY
F. STANDARD TO WHICH THE PRODUCT IS TREATED

32. 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 ICC–ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE–HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON AND MAXIMUM NUMBER OF NAILS AS SPECIFIED BY THE MANUFACTURER SHALL BE PROVIDED. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. ALL SAWN LUMBER JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS AND ALL PREFABRICATED PLYWOOD WEB JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS UNLESS NOTED OTHERWISE.

ALL CONNECTIONS IN CONTACT WITH PRESERVATIVE–TREATED OR FIRE–RETARDANT–TREATED WOOD, SHALL BE OF HOT DIPPED ZINC–COATED GALVANIZED STEEL OR STAINLESS STEEL. HOT DIPPED GALVANIZED FASTENERS SHOULD CONFORM TO ASTM STANDARD 153, AND HOT DIPPED GALVANIZED CONNECTORS SHOULD CONFORM TO ASTM STANDARD A653 (CLASS G–185). STAINLESS STEEL FASTENERS AND CONNECTORS SHOULD BE TYPE 304 OR 316. NOTE: ELECTROPLATED GALVANIZED FASTENERS AND CONNECTORS ARE NOT TO BE USED WITH PRESSURE TREATED WOOD. SIMPSON PRODUCT FINISHES CORRESPONDING TO THE ABOVE REQUIREMENTS ARE ZMAX (HOT DIPPED GALVANIZED) AND SST300 (STAINLESS STEEL). STAINLESS STEEL HARDWARE AND FASTENERS SHALL NOT BE COMBINED WITH UNTREATED OR GALVANIZED MATERIAL.

33. WOOD FASTENERS:

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

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

DESIGN IS BASED ON COMMON STEEL WIRE NAILS MEETING THE REQUIREMENTS OF ASTM F1667. USE OF ALTERNATE FASTENERS MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO THE START OF CONSTRUCTION.

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

34. WOOD FRAMING NOTES – THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE AS SPECIFIED ABOVE. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. INSTALLATION OF BOLTS AND LAG SCREWS SHALL CONFORM TO SECTIONS 11.1.2 AND 11.1.3 OF THE 2015 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. NATURALLY DURABLE OR PRESSURE TREATED WOOD SHALL BE PROVIDED WHERE REQUIRED BY SECTION 2304.11 OF THE INTERNATIONAL BUILDING CODE.

B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2X6 AT 16" O.C. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2 X 8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED AND SHALL BEAR FULLY ON A MINIMUM OF TWO STUDS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE SOLID BLOCKING BETWEEN STUDS AT MID_HEIGHT OF ALL STUD WALLS OVER 10' IN HEIGHT.

STUDS MAY BE NOTCHED, CUT, OR PENETRATED WITH ROUND BORED HOLES AS FOLLOWS:

STUD SIZE	MAXIMUM NOTCH / CUT	MAXIMUM BORED HOLE
2X4	7/8"	1–3/8"
2X6	1–3/8"	2–1/8"

BORED HOLES SHALL NOT BE LOCATED WITH 5/8" FROM THE EDGE OF THE STUD OR AT THE SAME LOCATION AS A NOTCH OR CUT.

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

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4'_0" O.C. UNLESS INDICATED OTHERWISE. PROVIDE 3"X3" X1/4" HOT–DIPPED GALVANIZED PLATE WASHERS AT ALL ANCHOR BOLTS. INDIVIDUAL MEMBERS OF BUILT_UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16D NAILS @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5D COOLER NAILS FOR 1/2" GWB AND 6D COOLER NAILS FOR 5/8" GWB. PROVIDE 15/32" APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8D NAILS @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH NAILS @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS.

NOTCHES AT THE END OF JOISTS AND RAFTERS SHALL NOT EXCEED 1/4 THE DEPTH OF THE MEMBER. NOTCHES IN THE TOP OR BOTTOM SHALL NOT EXCEED 1/6 THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED WITHIN THE MIDDLE 1/3 OF THE SPAN. THE DIAMETER OF ROUND HOLES BORED IN JOISTS AND RAFTERS SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED WITHIN 2" FROM THE TOP OR BOTTOM EDGE.

TOENAIL JOISTS TO SUPPORTS WITH TWO 16D NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI_JOIST BEAMS TOGETHER WITH TWO ROWS OF 16D @ 12" O.C. ATTACH RAFTERS AT BEARING LINES WITH H2.5 @ 24" O.C. UNLESS OTHER METAL CONNECTIONS ARE PROVIDED.

UNLESS OTHERWISE NOTED ON THE PLANS, APA RATED ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND NAILED WITH NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE_AND_GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ALL ROOF AND FLOOR SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16D @ 12" O.C. UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PLYWOOD PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.

TONGUE AND GROOVE STRUCTURAL ROOF AND FLOOR DECKING SHALL BE INSTALLED AS FOLLOWS:

2X DECKING SHALL BE TOENAILED THROUGH THE TONGUE AND FACE NAILED WITH ONE 16D NAIL PER PIECE PER SUPPORT.

3X AND 4X DECKING SHALL BE TOENAILED WITH ONE 40D NAIL AND FACE NAILED WITH ONE 60D NAIL PER SUPPORT. COURSES SHALL BE SPIKED TOGETHER WITH 8" SPIKES AT 30" O.C. (MAXIMUM) AND AT 10" (MAXIMUM) FROM EACH END OF EACH PIECE. SPIKES SHALL BE INSTALLED IN PREDRILLED EDGE HOLES.

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Structural General Notes

S0.1

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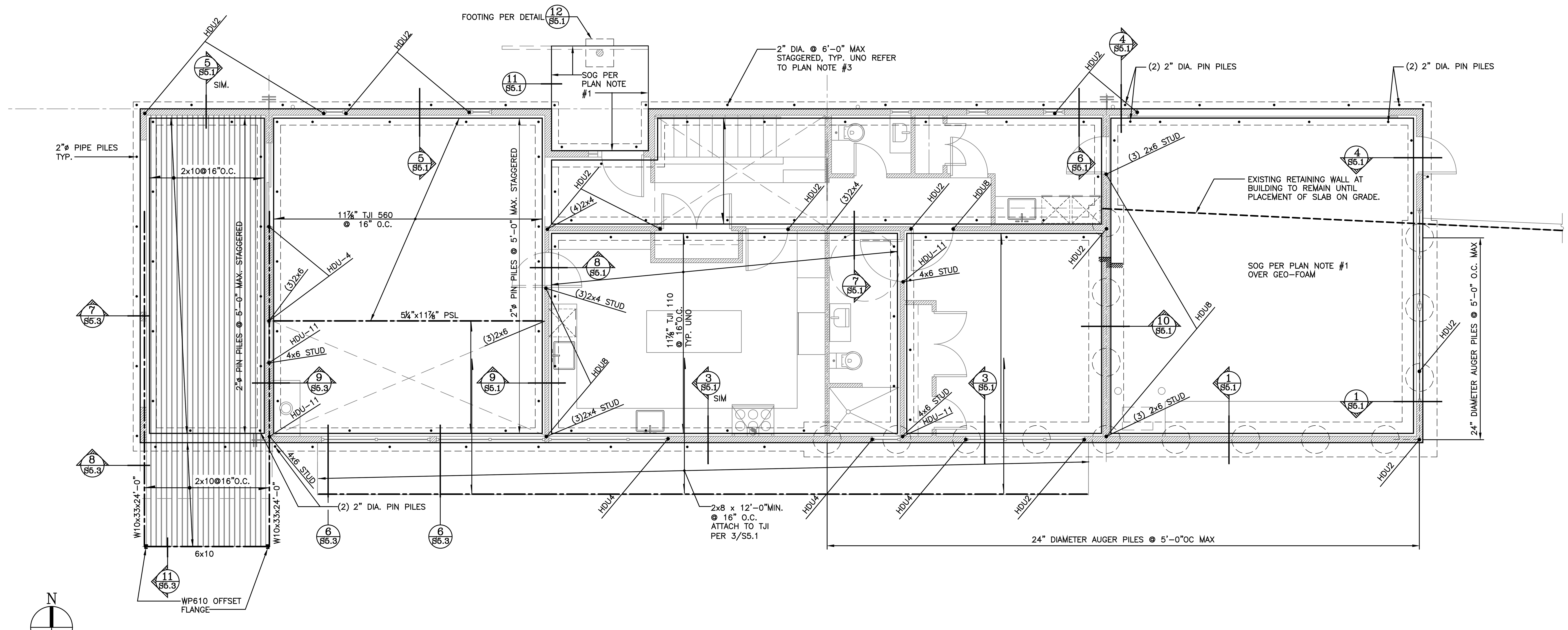


(1) Foundation & Main Floor Framing
scale: 1/4"=1'-0"

Foundation Plan Notes

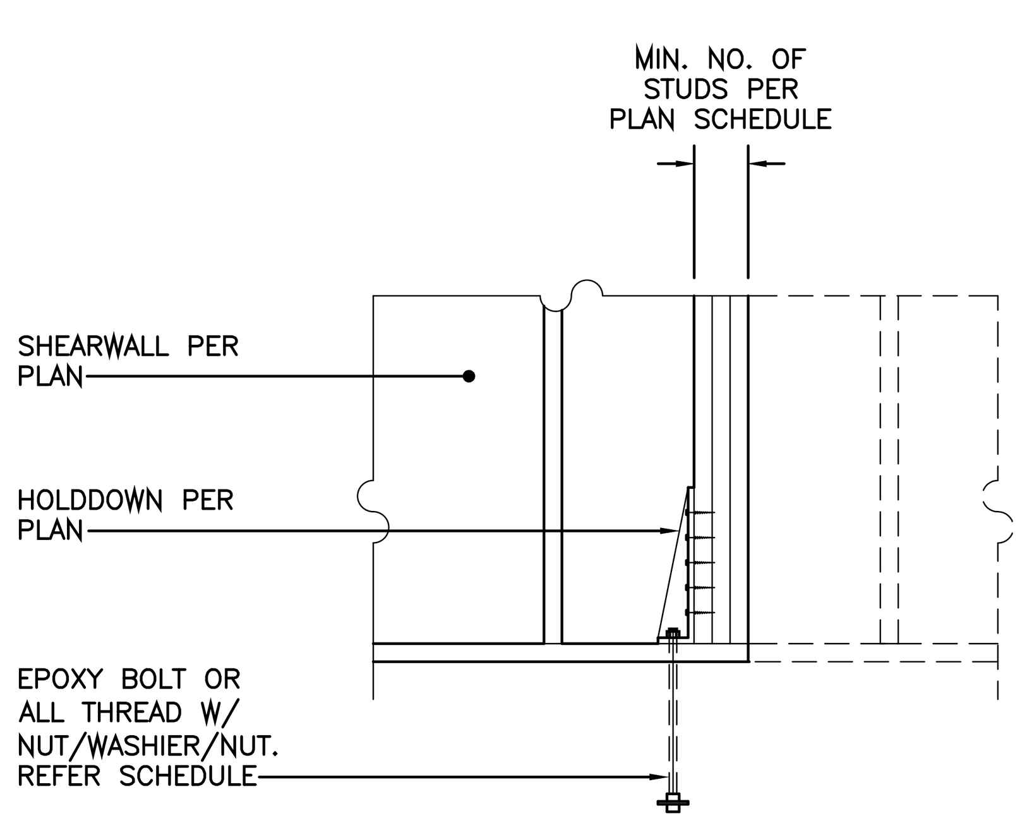
1. All slabs-on-on-grade shall be 4" reinforced with WWF6x6 W1.4xW1.4 u.n.o. Provide minimum 6-mil visqueen vapor barrier under all slabs. Slabs shall be supported on a minimum 4 inches of free draining material.
2. Refer to Typical Hold-down Schedule, detail 2/S2.1 for hold-down anchors, embedments, and minimum stud sizes. All anchors shall be installed as required by manufacturer. Minimum (2) 2x studs unless otherwise noted on schedule.
3. Pin-piles shall be XS, extra-strong (schedule 80). Refer to General Structural Notes for construction and testing criteria.

Typical Hold Down Detail-Schedule

PLAN MARK	ANCHOR BOLT	EPOXY BOLT	ALL THREAD W/* NUT/WASHE R/NUT	NO. DF STUDS
HDU 2	⅝"ø	7"	7"	(2)
HDU 4	⅝"ø	10"	7"	(2)
HDU 5	⅝"ø	–	12"	(2)
HDU 8	⅝"ø	–	12"	(3)
HDU 11	1"ø	–	15"	4x6
HDU 14	1"ø	–	18"	4x8 (or 6x6)

Mark	Sheathing	Blck'g	Panel Nailing [1]	Attachment to top plate [3]	Bottom Plate Attachment: Rim Joist Req'd	Bottom Plate Attachment: Nailing to [4] wood below	Bottom Plate Attachment: A. Bolts to [5] concrete below	Capacity (plf) (Seismic)
SW 1	15/32" APA Sheathing	Yes	8d @ 6"oc	CLIP @ 24"oc	2x or 1¾" LSL	16d @ 6"oc	5/8" @ 48"oc	240
SW 2	15/32" APA Sheathing	Yes	8d @ 4"oc[2]	CLIP @ 20"oc	2x or 1¾" LSL	16d @ 4¾"oc	5/8" @ 48"oc	355
SW 3	15/32" APA Sheathing	Yes	8d @ 3"oc[2]	CLIP @ 16"oc	2x or 1¾" LSL	16d @ 3¾"oc	5/8" @ 36"oc	455
SW 4	15/32" APA Sheathing	Yes	8d @ 2"oc[2]	CLIP @ 12"oc	4x or 3½" LSL	(2) Rows[6] 16d @ 5¾"oc	5/8" @ 24"oc	595

[1] Nails shall be 8d box. Nailing applies to all panel edges (block all unsupported panel edges), top & bottom plates and blocking. Nail to intermediate framing members w/ 8d @ 12"oc. (Note: where stud spacing is 24"oc, nail to intermediate framing members with 8d@6"oc.)
[2] Framing at adjoining panel edges shall be 3-inch nominal or wider and nails shall be staggered.
[3] Clip shall be either A35, LTP4.
[4] Nails shall be 16d box (0.135Øx3¼") or 10d common (0.148Øx3¼")
Screws shall be Simpson SDS25412 (1/4"Øx4½"min).
[5] Provide 3"x3"x0.229" plate washer at all anchor bolts. Anchor bolts shall be positioned such that plate edge of plate washer is with 1/2" of the edge of the bottom plate.
(Plate washers may be diagonally slotted with a width of up to 13/16" and a length not to exceed 1¾")
[6] Rows must be offset at least 1/2" and staggered.



(2) Typical Holddown Detail
scale: 3/4"=1'-0"

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Foundation/
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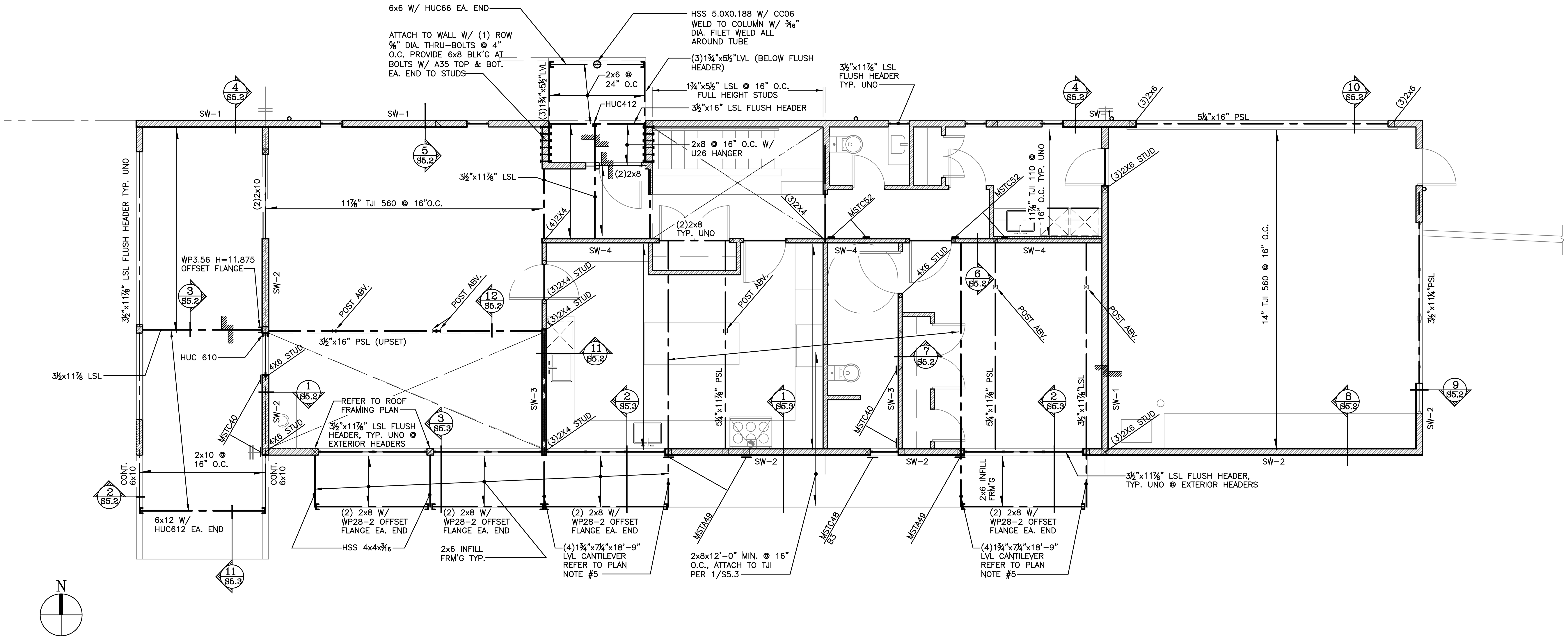
S2.1



1 Upper Floor Framing

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

FLOOR FRAMING PLAN NOTES

1. FLOOR SHEATHING SHALL BE 23/32" APA, STURD–I–FLOOR WITH A PANEL INDEX OF 40/20. NAIL TO FRAMING WITH 10D COMMON NAILS AT 6" OC AT PANEL EDGES AND 12" OC IN FIELD UNLESS NOTED OTHERWISE ON PLANS.
2. ALL HEADERS AND BEAMS SHALL BE (2) 2X8 MINIMUM, U.N.O. REFER TO NOTE 3 FOR SUPPORT REQUIREMENTS.
3. ALL COLUMNS SHALL BE DOUBLE STUD MINIMUM, U.N.O., WITH THE BEAM OR HEADER BEARING FULLY ON THE COLUMN. INDIVIDUAL STUDS SHALL BE NAILED TOGETHER PER THE GENERAL STRUCTURAL NOTES.
4. EXTERIOR WALL SHEATHING SHALL BE 15/32" APA RATED SHEATHING WITH A PANEL INDEX OF 24/0 (ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING, AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD AT CONTRACTORS' OPTION).
5. ATTACH LVL PLIES W/ (2) SDS25600 @12"OC, ALTERNATE FACE.

Mark	Sheathing	Blck'g	Panel Nailing [1]	Attachment to top plate [3]	Bottom Plate Attachment: Rim Joist Req'd	Bottom Plate Attachment: Nailing to [4] wood below	Bottom Plate Attachment: A. Bolts to [5] concrete below	Capacity (plf) (Seismic)
SW 1	15/32" APA Sheathing	Yes	8d @ 6"oc	CLIP @ 24"oc	2x or 1¾" LSL	16d @ 6"oc	5/8" @ 48"oc	240
SW 2	15/32" APA Sheathing	Yes	8d @ 4"oc[2]	CLIP @ 20"oc	2x or 1¾" LSL	16d @ 4¾"oc	5/8" @ 48"oc	355
SW 3	15/32" APA Sheathing	Yes	8d @ 3"oc[2]	CLIP @ 16"oc	2x or 1¾" LSL	16d @ 3¾"oc	5/8" @ 36"oc	455
SW 4	15/32" APA Sheathing	Yes	8d @ 2"oc[2]	CLIP @ 12"oc	4x or 3½" LSL	(2) Rows[6] 16d @ 5¾"oc	5/8" @ 24"oc	595

[1] Nails shall be 8d box. Nailing applies to all panel edges (block all unsupported panel edges), top & bottom plates and blocking. Nail to intermediate framing members w/ 8d @ 12"oc. (Note: where stud spacing is 24"oc, nail to intermediate framing members with 8d@6"oc.)
[2] Framing at adjoining panel edges shall be 3-inch nominal or wider and nails shall be staggered.
[3] Clip shall be either A35, LTP4.
[4] Nails shall be 16d box (0.135Ø x3½") or 10d common (0.148Ø x3½") Screws shall be Simpson SDS25412 (1/4"Øx4½"min).
[5] Provide 3"x3"x0.229" plate washer at all anchor bolts. Anchor bolts shall be positioned such that plate edge of plate washer is with 1/2" of the edge of the bottom plate. (Plate washers may be diagonally slotted with a width of up to 13/16" and a length not to exceed 1¾")
[6] Rows must be offset at least 1/2" and staggered.

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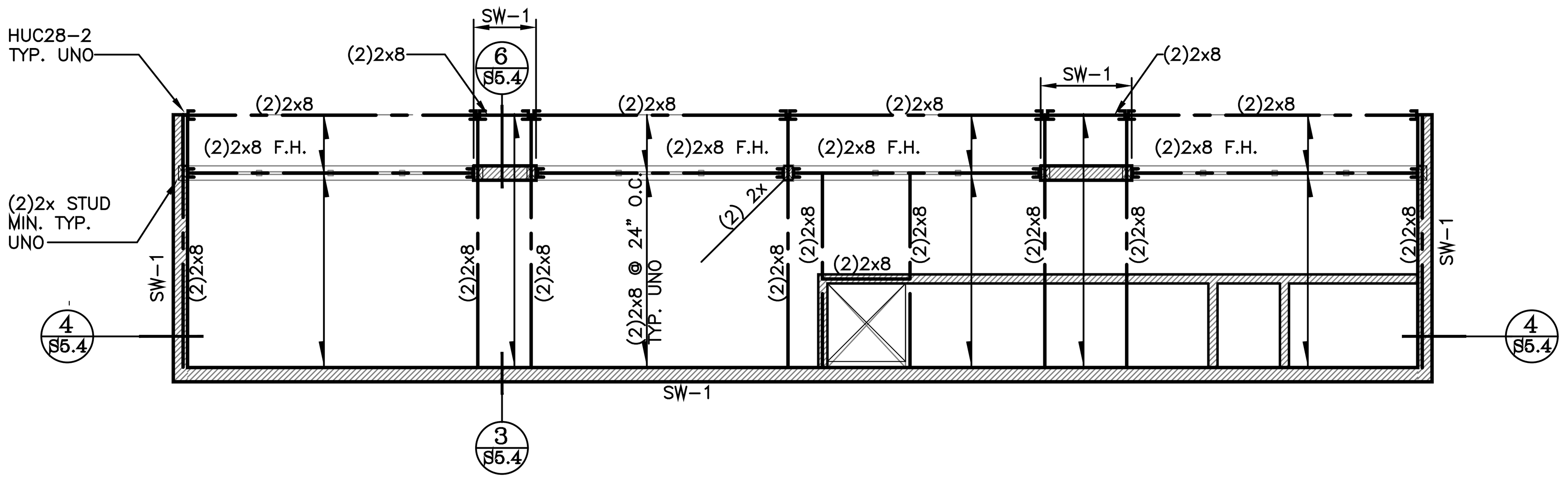
Upper Floor Framing
S2.2



1 Clerestory Framing
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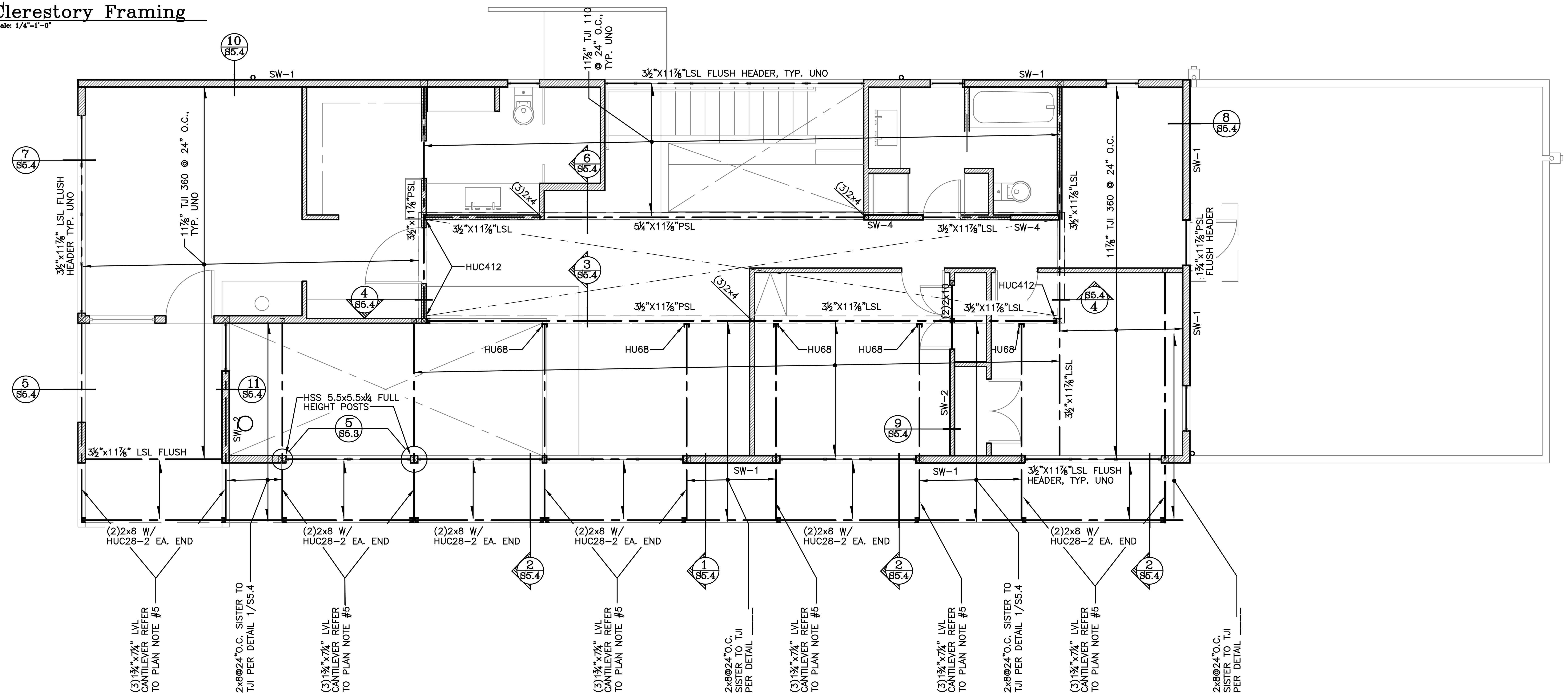

2 Roof Framing
scale: 1/4"=1'-0"

ROOF FRAMING PLAN NOTES

1. ROOF SHEATHING SHALL BE 15/32" APA RATED SHEATHING WITH A PANEL INDEX OF 24/0. NAIL TO FRAMING WITH 8D COMMON NAILS AT 6" OC AT PANEL EDGES AND 12" OC IN FIELD UNLESS NOTED OTHERWISE ON PLANS. WHERE NOTED ON THE PLANS ALL PANEL EDGES SHALL BE BLOCK WITH MINIMUM 2X MATERIAL.
2. ALL HEADERS AND BEAMS SHALL BE (2) 2X8 MINIMUM, U.N.O. REFER TO NOTE 3 FOR SUPPORT REQUIREMENTS.
3. ALL COLUMNS SHALL BE DOUBLE STUD MINIMUM, U.N.O., WITH THE BEAM OR HEADER BEARING FULLY ON THE COLUMN. INDIVIDUAL STUDS SHALL BE NAILED TOGETHER PER THE GENERAL STRUCTURAL NOTES.
4. EXTERIOR WALL SHEATHING SHALL BE 15/32" APA RATED SHEATHING WITH A PANEL INDEX OF 24/0 (ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING, AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD AT CONTRACTORS' OPTION).
5. ATTACH LVL PLIES W/ (2) SDS25600 @16"OC, ALTERNATE FACE.

Mark	Sheathing	Blck'g	Panel Nailing [1]	Attachment to top plate [3]	Bottom Plate Attachment: Rim Joist Req'd	Bottom Plate Attachment: Nailing to [4] wood below	Bottom Plate Attachment: A. Bolts to [5] concrete below	Capacity (plf) (Seismic)
SW 1	15/32" APA Sheathing	Yes	8d @ 6"oc	CLIP @ 24"oc	2x or 1¾" LSL	16d @ 6"oc	5/8" @ 48"oc	240
SW 2	15/32" APA Sheathing	Yes	8d @ 4"oc[2]	CLIP @ 20"oc	2x or 1¾" LSL	16d @ 4¾"oc	5/8" @ 48"oc	355
SW 3	15/32" APA Sheathing	Yes	8d @ 3"oc[2]	CLIP @ 16"oc	2x or 1¾" LSL	16d @ 3¾"oc	5/8" @ 36"oc	455
SW 4	15/32" APA Sheathing	Yes	8d @ 2"oc[2]	CLIP @ 12"oc	4x or 3½" LSL	(2) Rows[6] 16d @ 5¾"oc	5/8" @ 24"oc	595

[1] Nails shall be 8d box. Nailing applies to all panel edges (block all unsupported panel edges), top & bottom plates and blocking. Nail to intermediate framing members w/ 8d @ 12"oc. (Note: where stud spacing is 24"oc, nail to intermediate framing members with 8d@6"oc.)
[2] Framing at adjoining panel edges shall be 3-inch nominal or wider and nails shall be staggered.
[3] Clip shall be either A35, LTP4.
[4] Nails shall be 16d box (0.135Ø×3½") or 10d common (0.148Ø×3½")
Screws shall be Simpson SDS25412 (1/4"Ø×4½"min).
[5] Provide 3"x3"x0.229" plate washer at all anchor bolts. Anchor bolts shall be positioned such that plate edge of plate washer is with 1/2" of the edge of the bottom plate.
(Plate washers may be diagonally slotted with a width of up to 13/16" and a length not to exceed 1¾")
[6] Rows must be offset at least 1/2" and staggered.

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Roof
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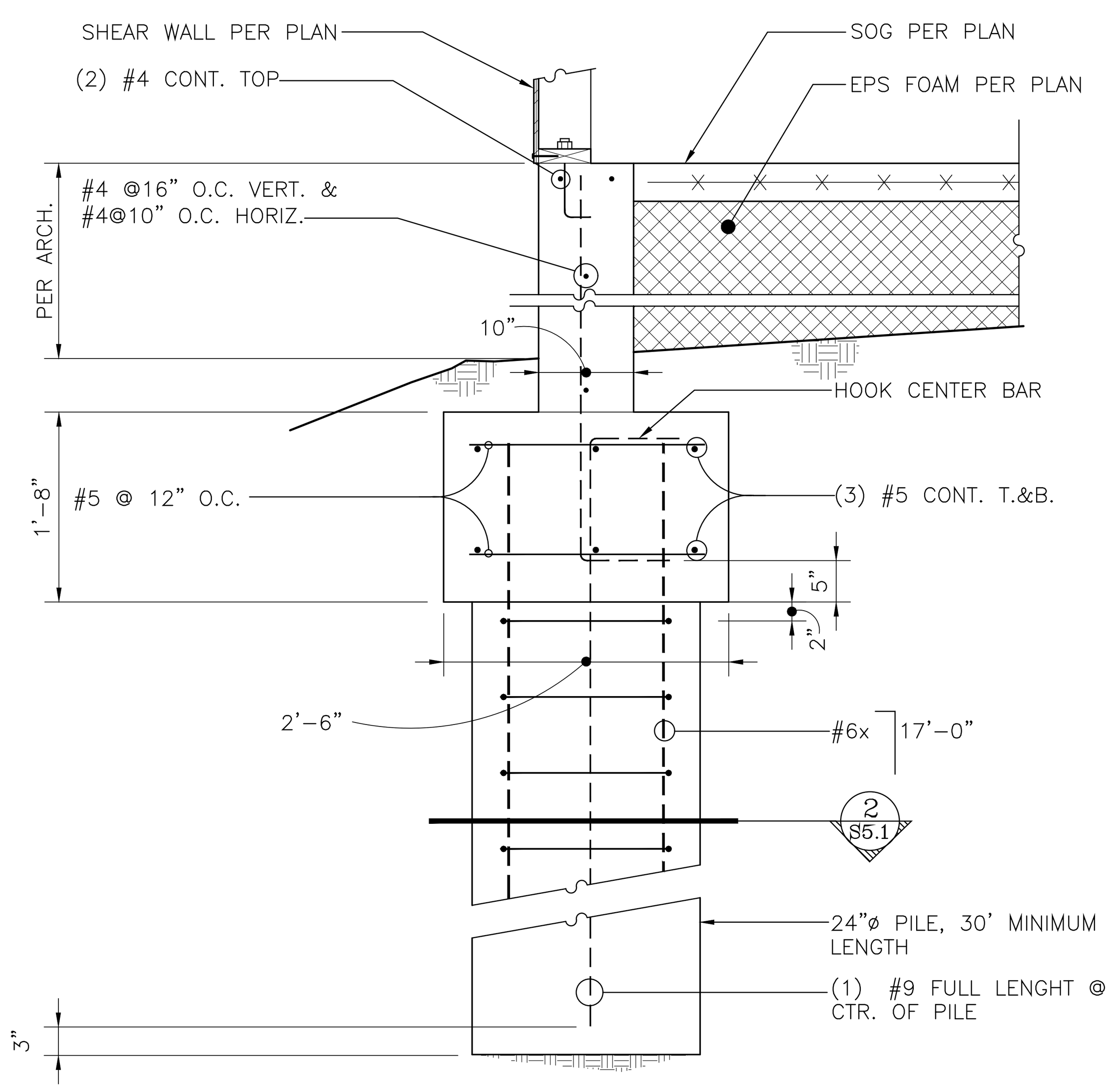
S2.3



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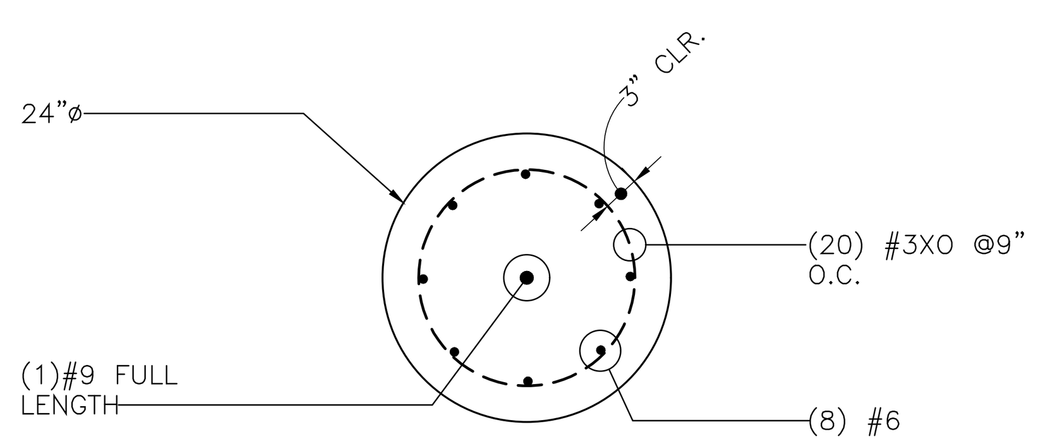

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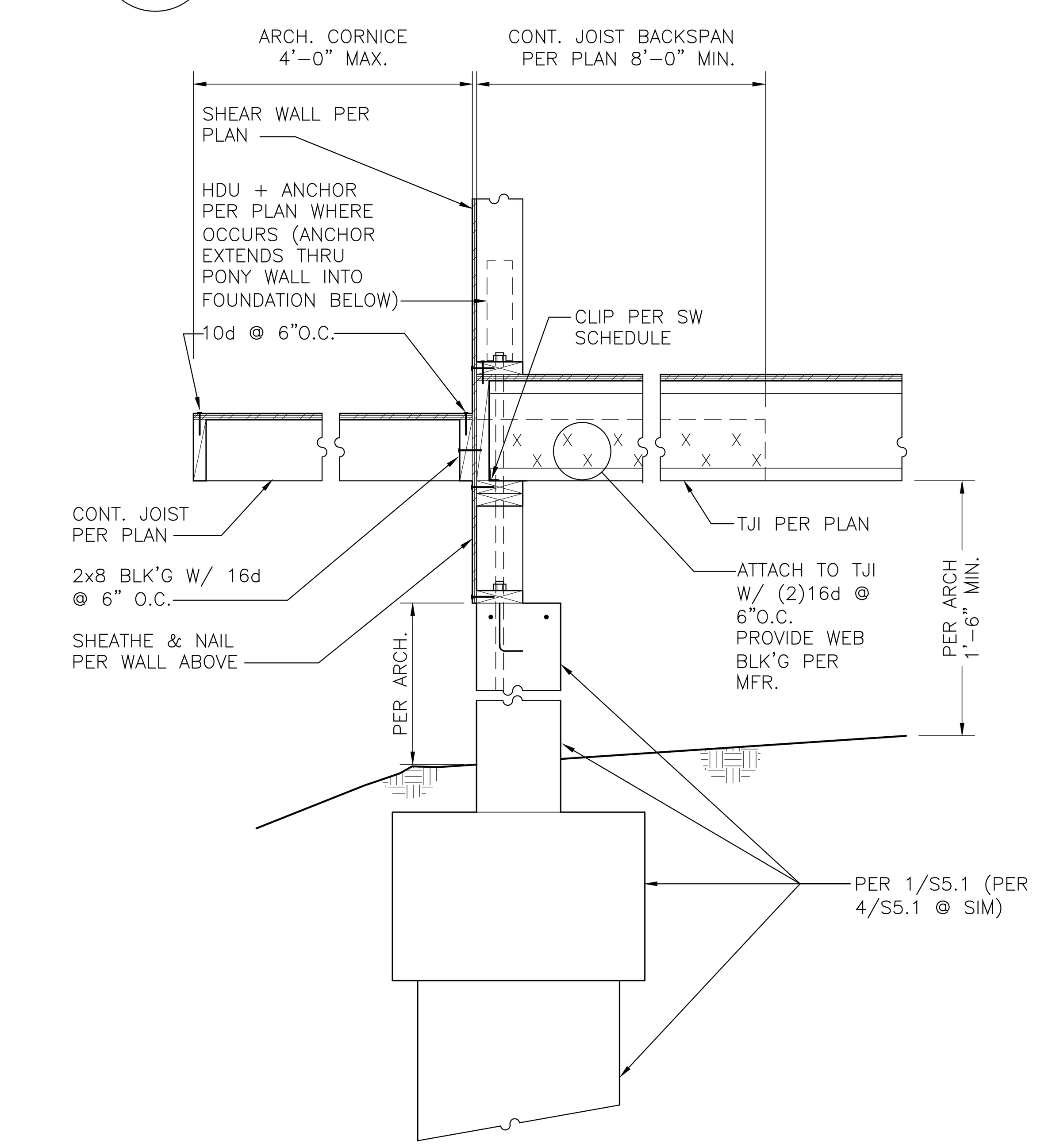

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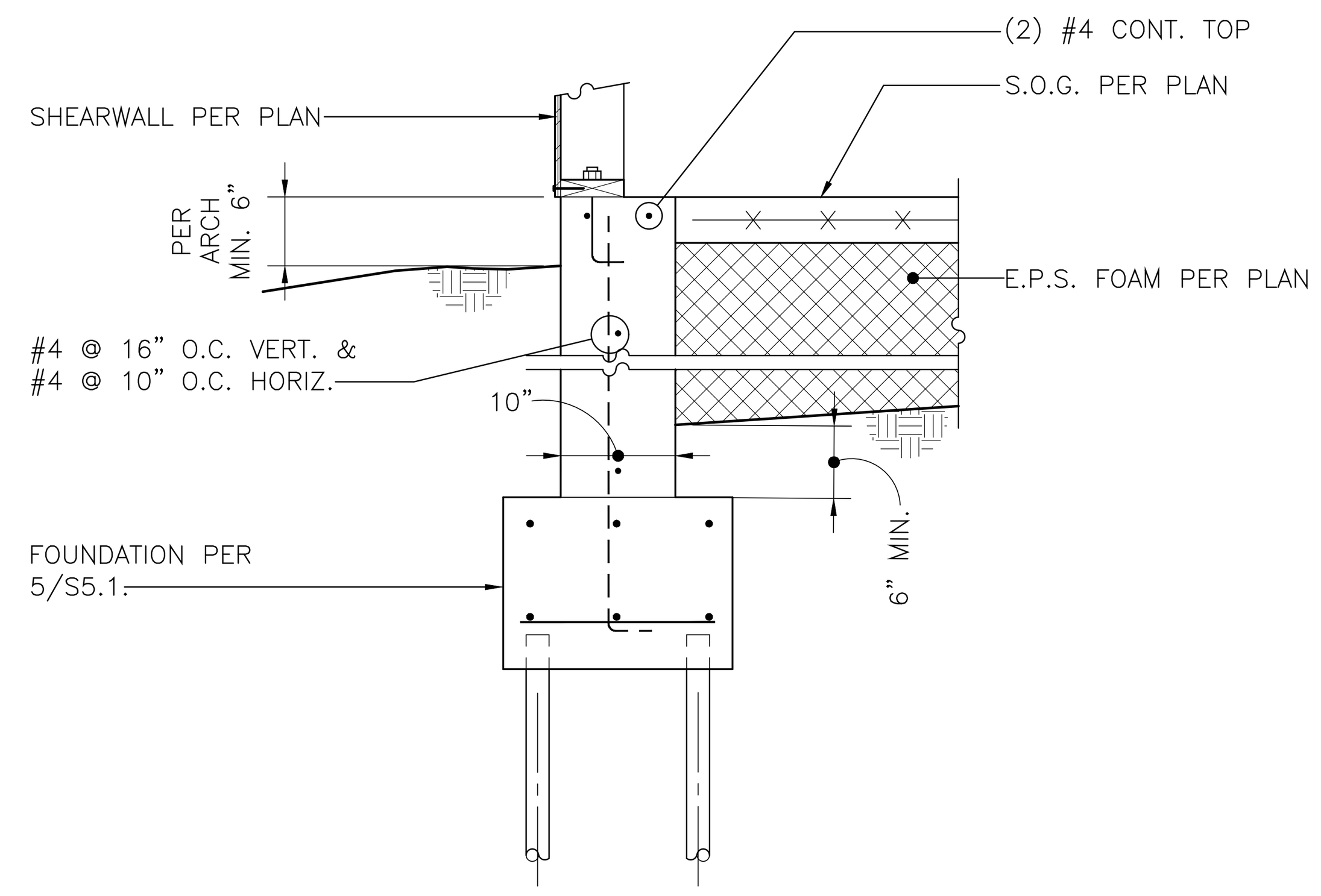

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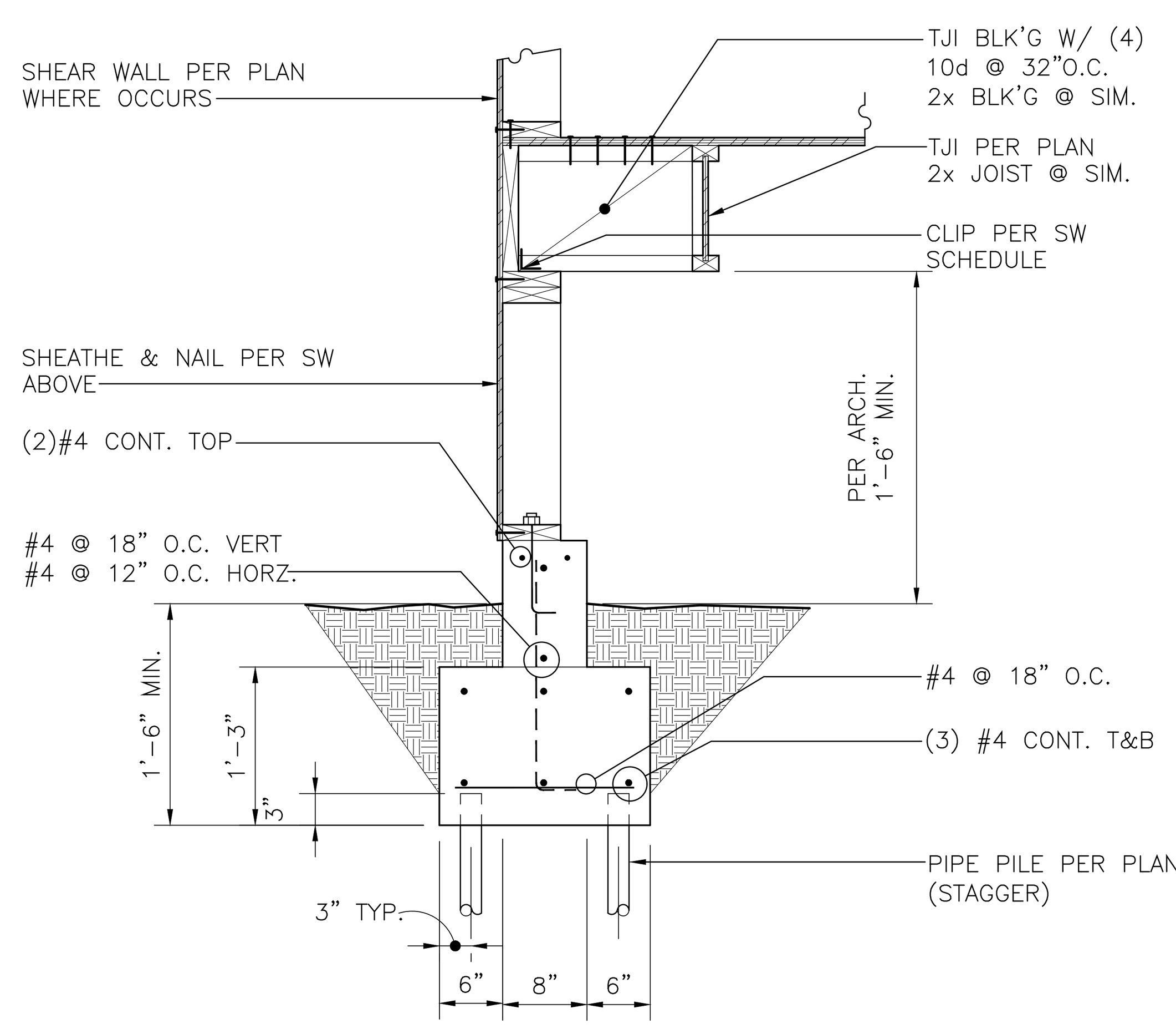

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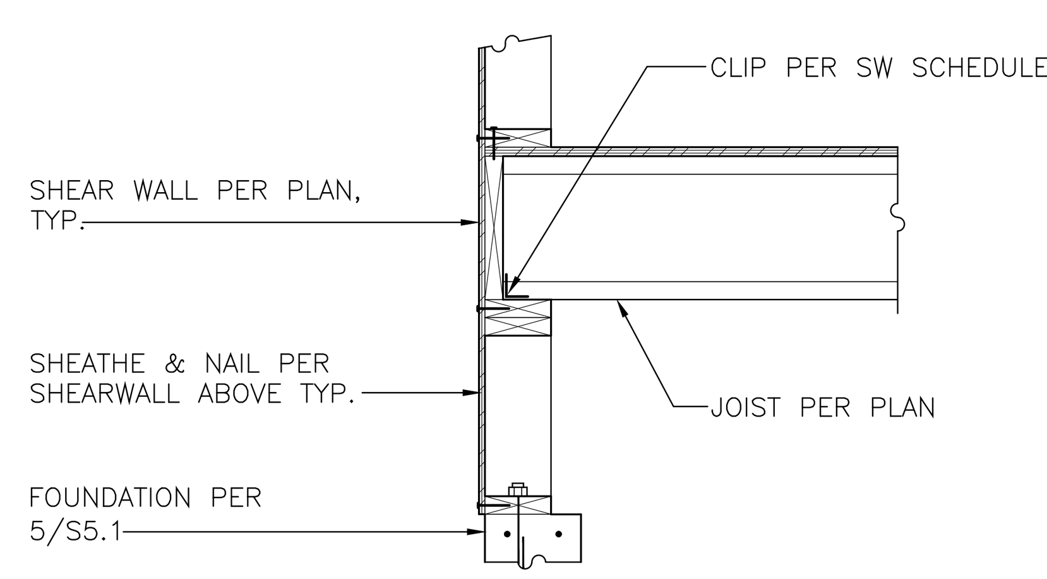

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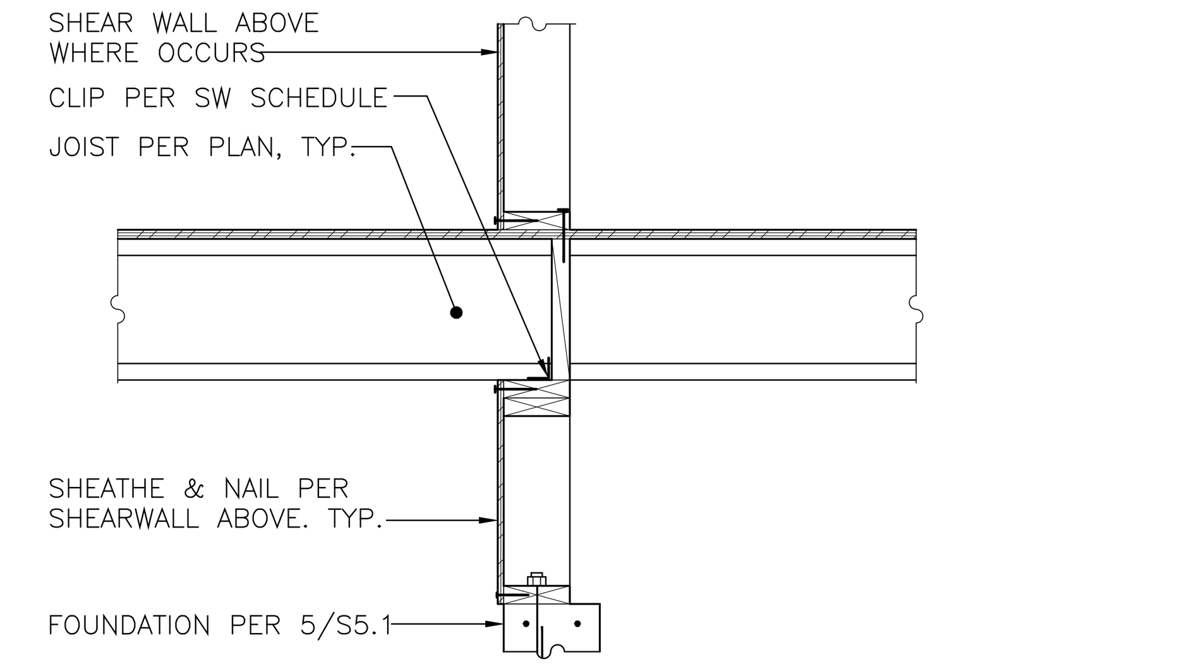

7 Section
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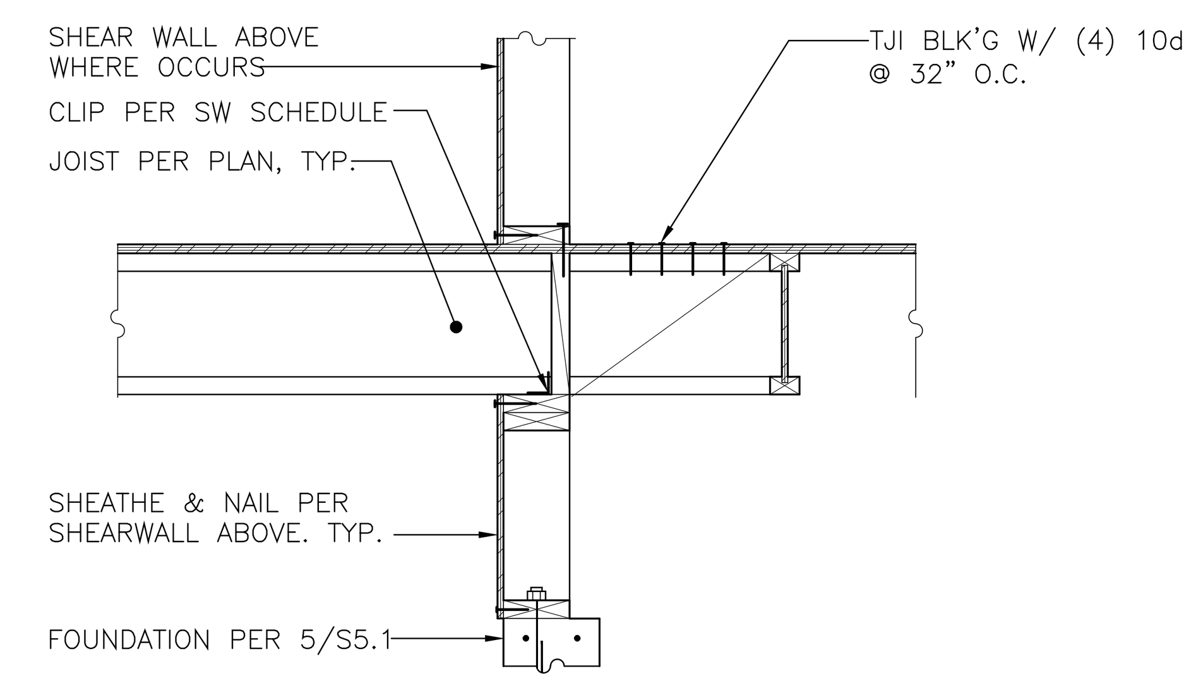

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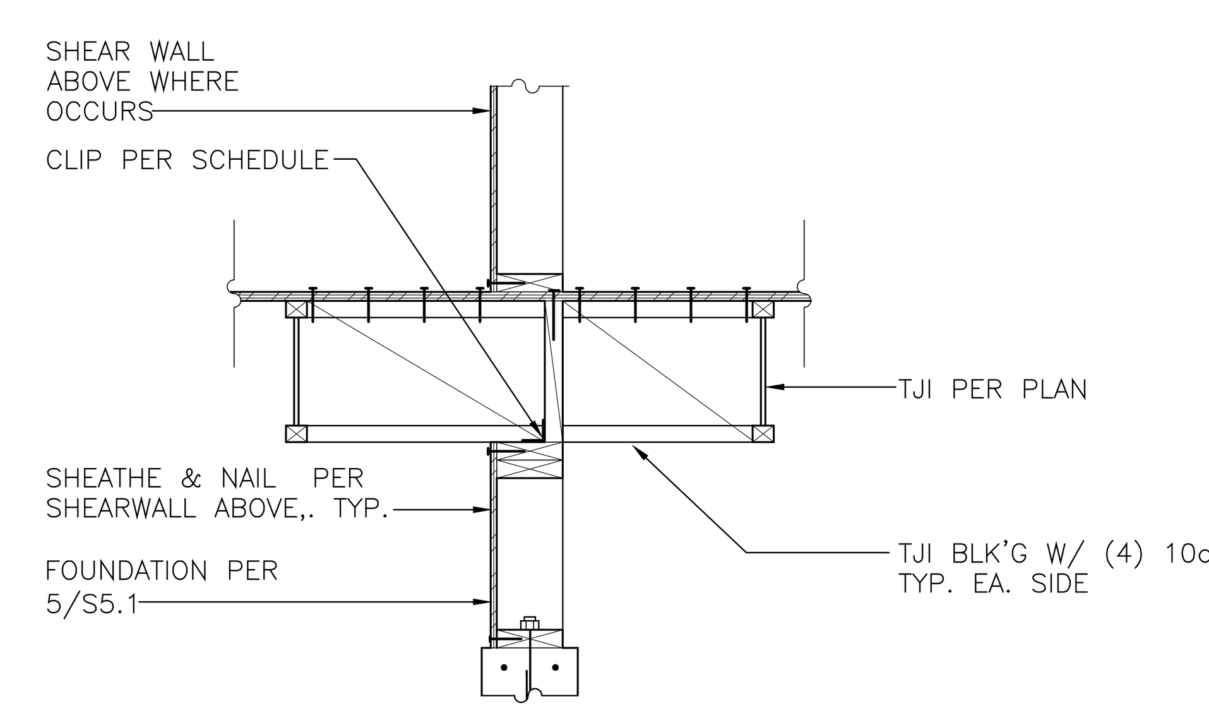

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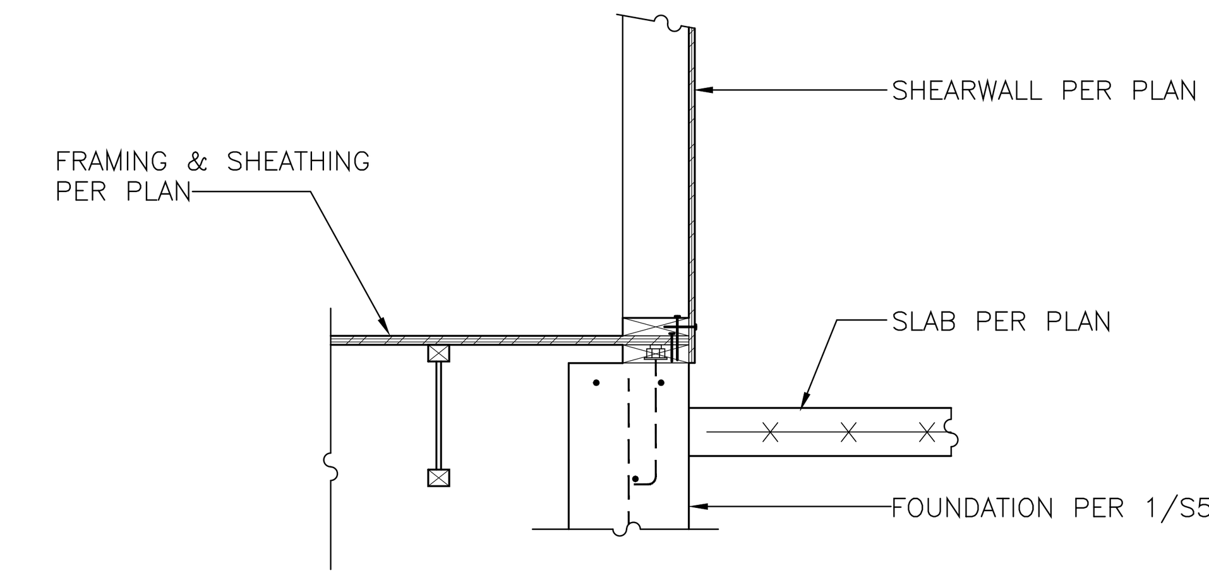

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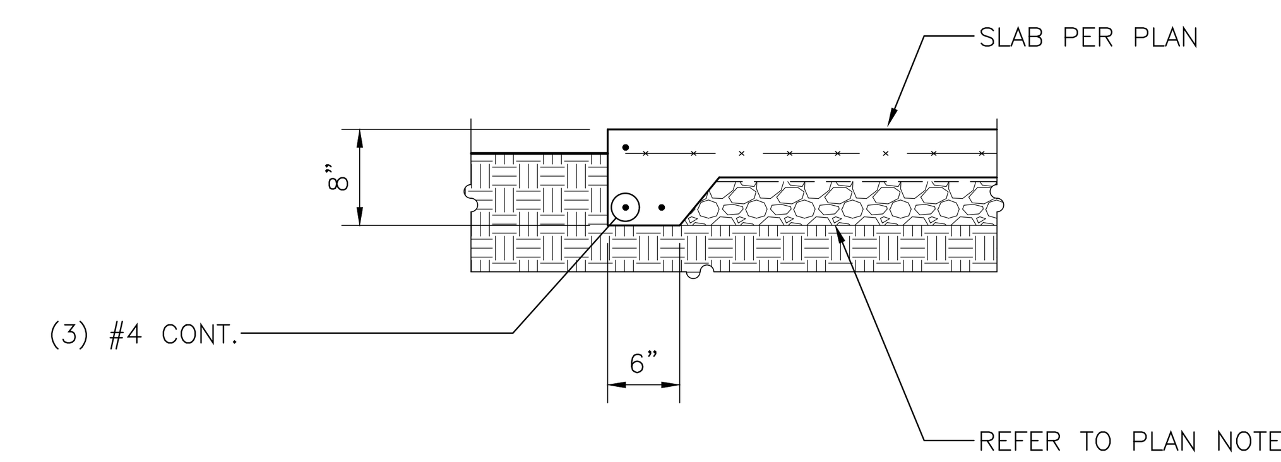

11 Typical Slab Edge
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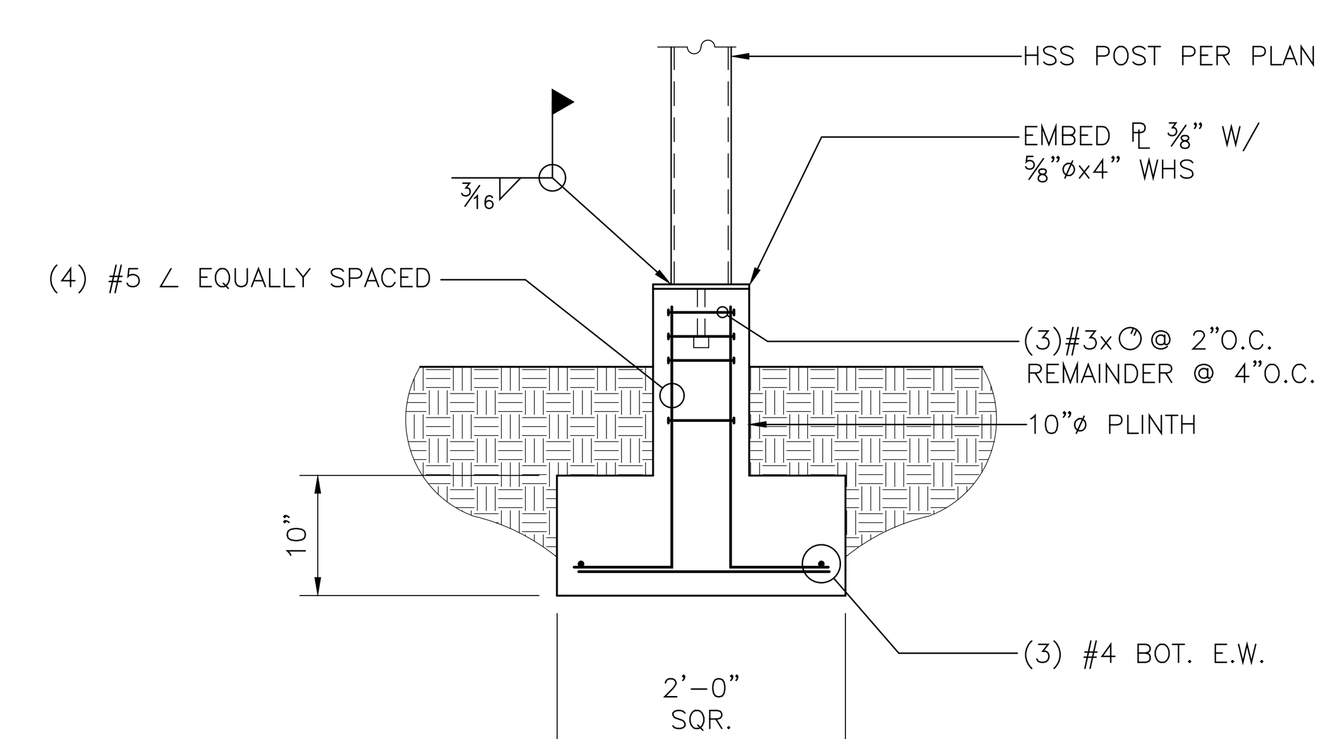

12 Entry Post Footing
scale: 3/4"=1'-0"

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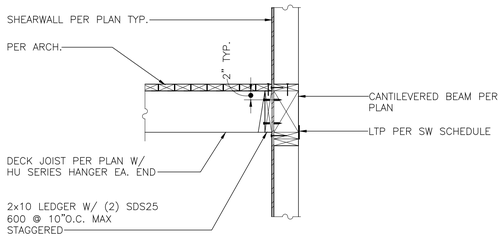

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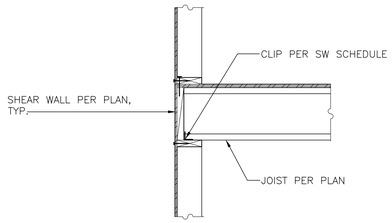

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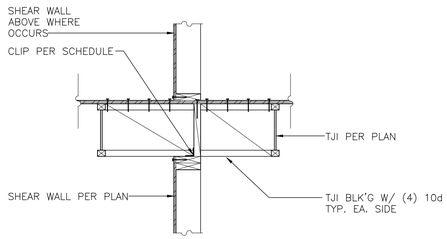

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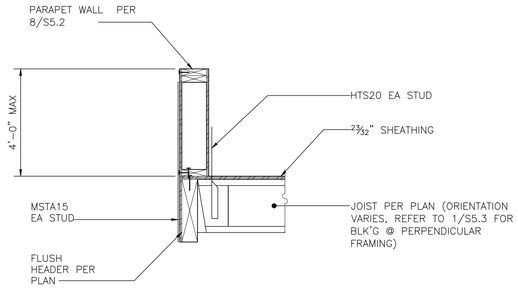

10 scale: 3/4"=1'-0"

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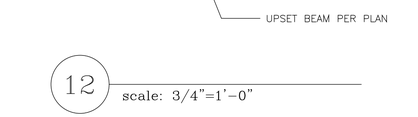
scale: 3/4"=1'-0"

5 Section
scale: 3/4"=1'-0"

8 Section
scale: 3/4"=1'-0"



11 scale: 3/4"=1'-0"

3 Section at Step
scale: 3/4"=1'-0"

6 Section
scale: 3/4"=1'-0"

9 Section
scale: 3/4"=1'-0"

12 scale: 3/4"=1'-0"

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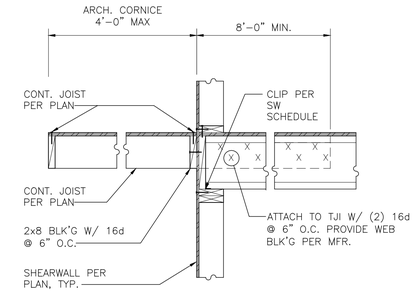

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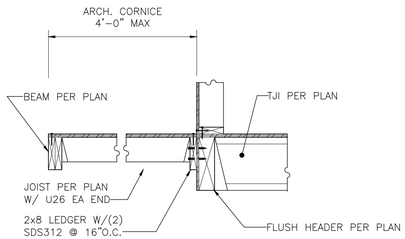

2 Section
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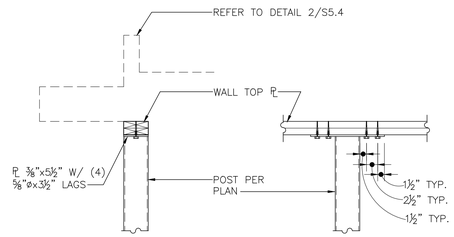

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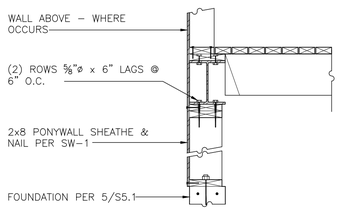
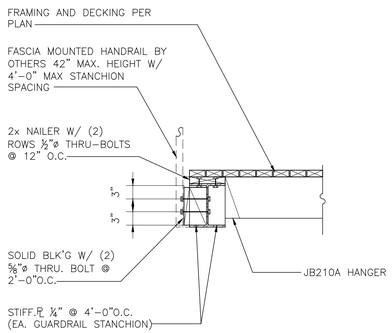


REFER TO DETAIL 5/S5.3 FOR
NOTES IN COMMON

7 Section
Section



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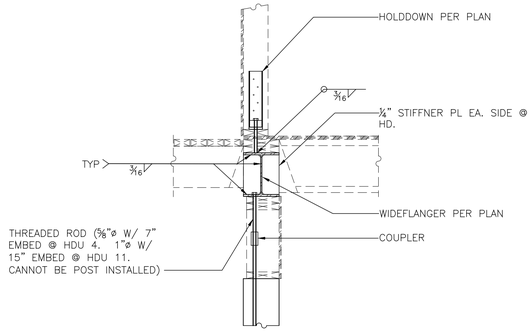
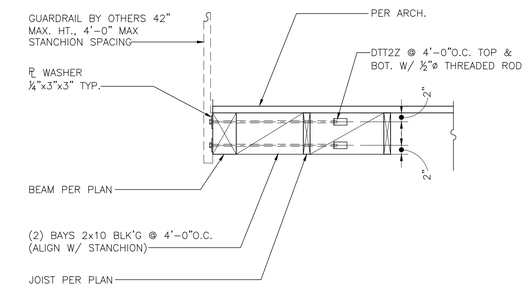
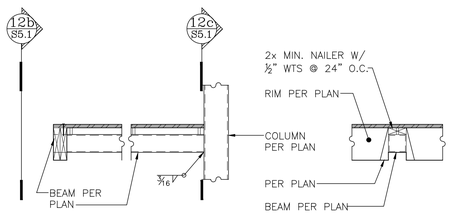


REFER TO DETAIL 6/S5.3 FOR
NOTES IN COMMON

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



11 scale: 3/4"=1'-0"



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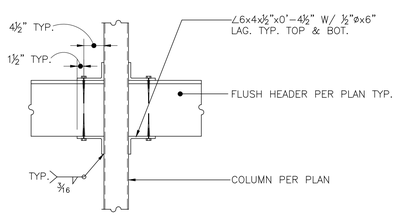

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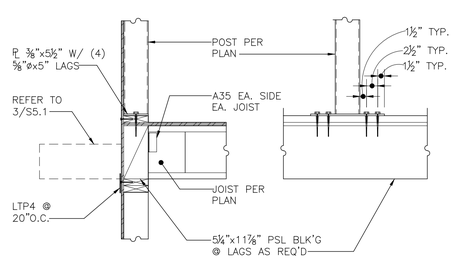

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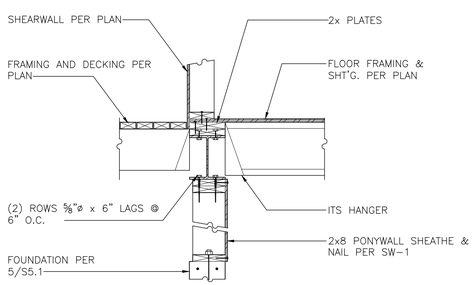

REFER TO DETAIL 5/S5.3 FOR
NOTES IN COMMON

9 Section
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12 Not Used
scale: 3/4"=1'-0"

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PROFESSIONAL ENGINEER

Date:
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Sheet:

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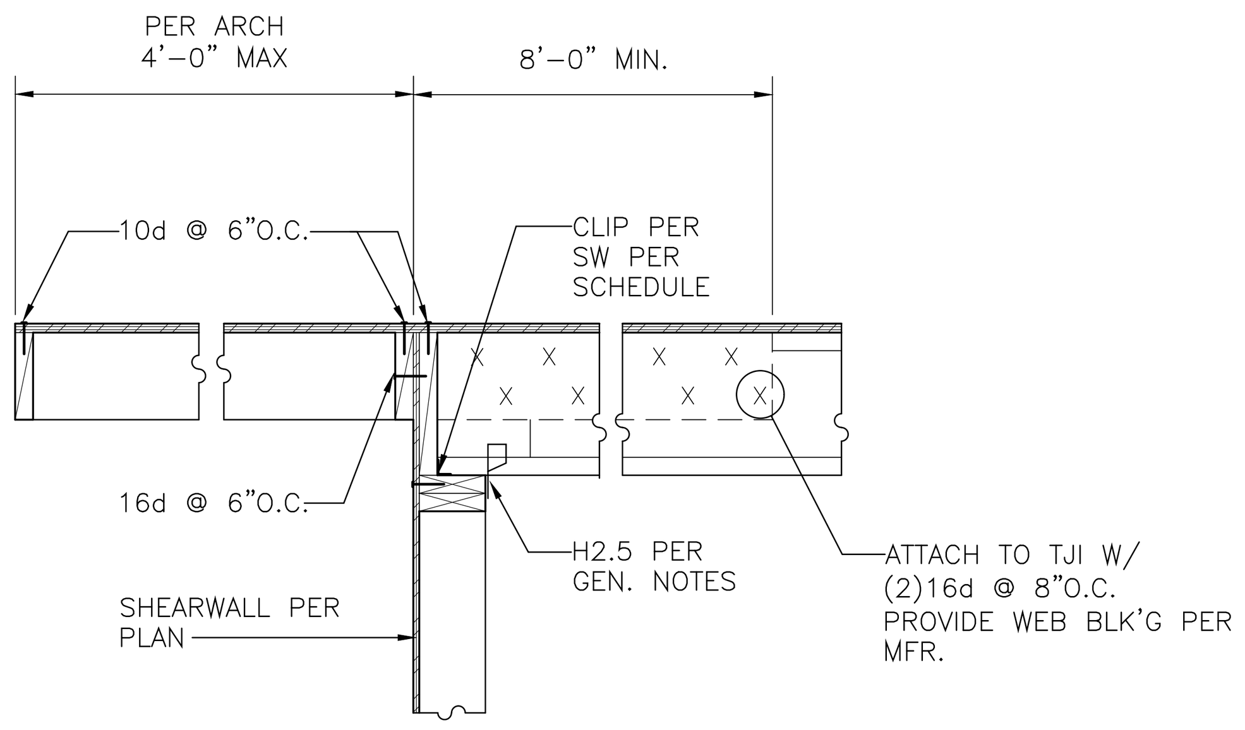
S5.3



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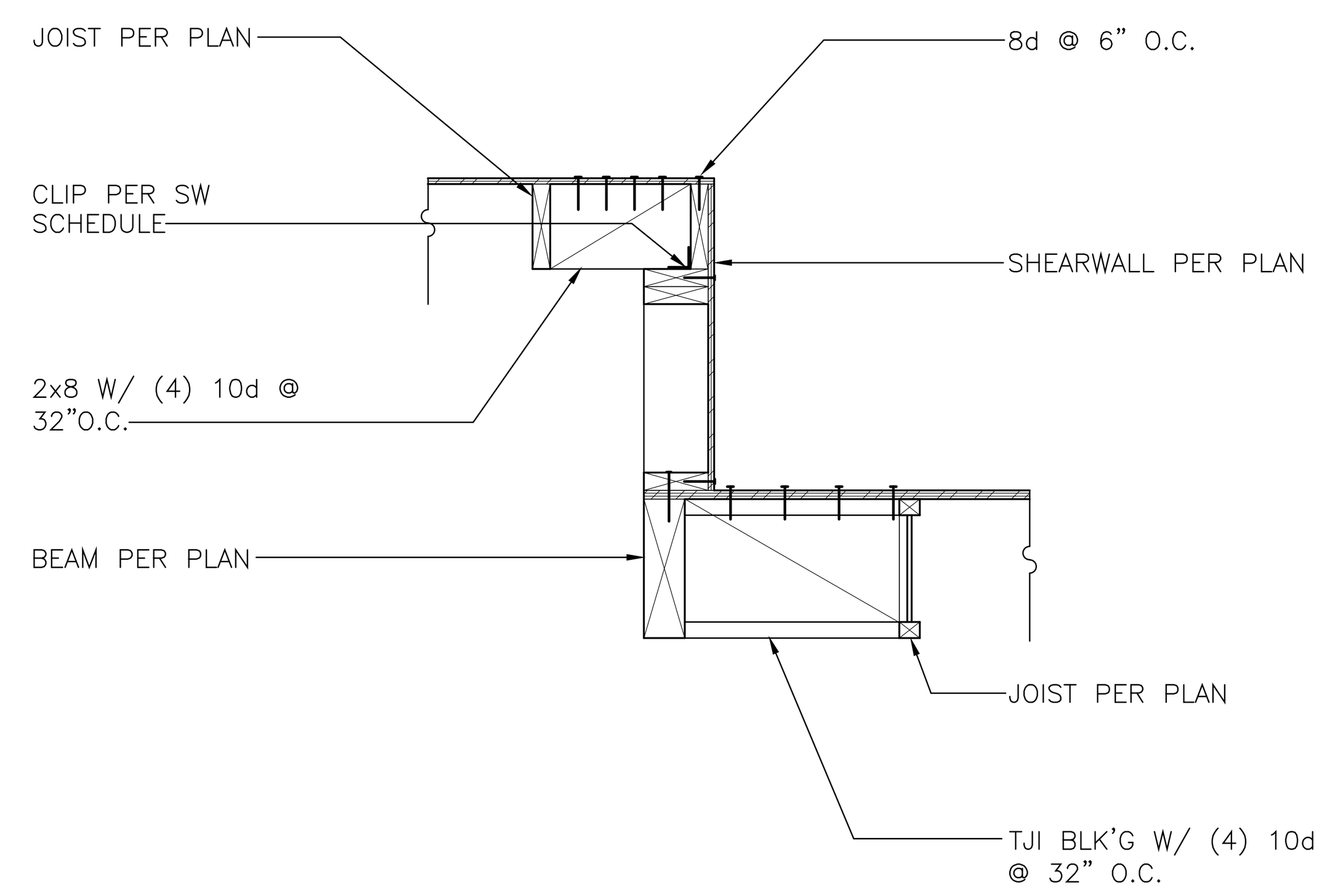

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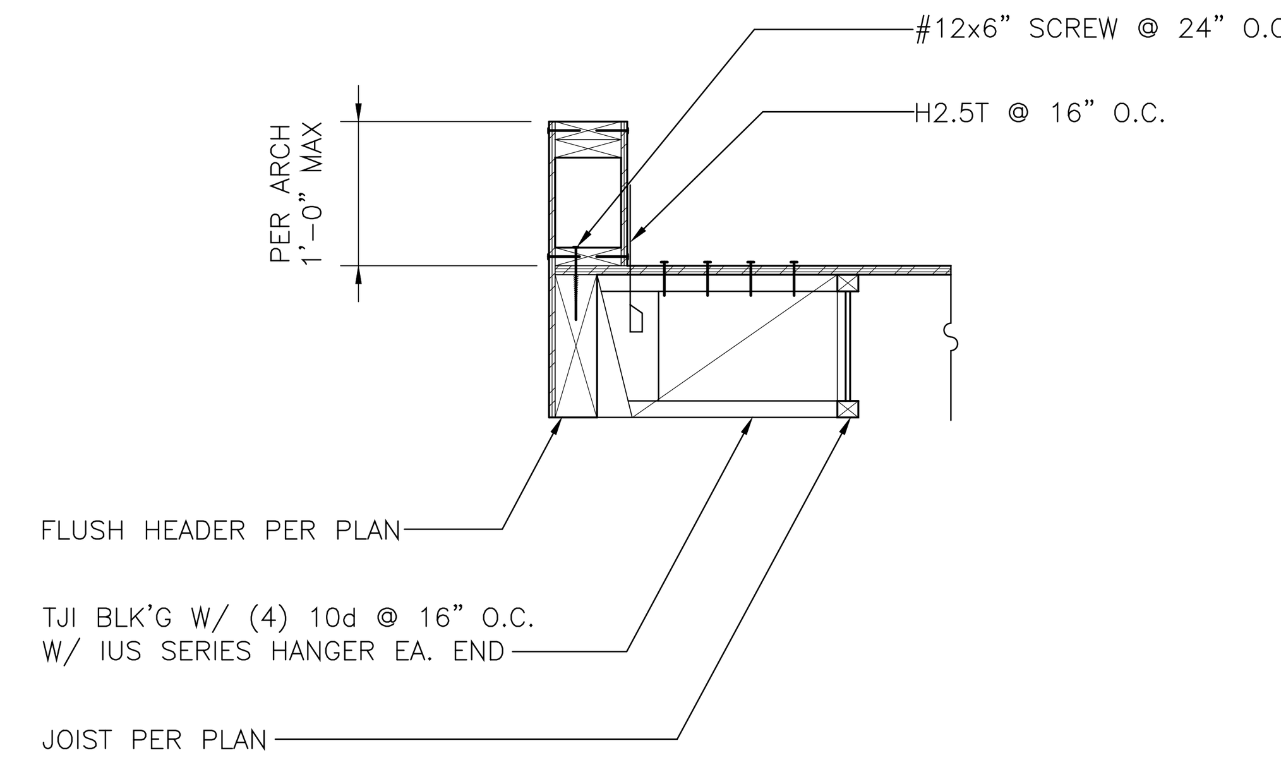

7 Section
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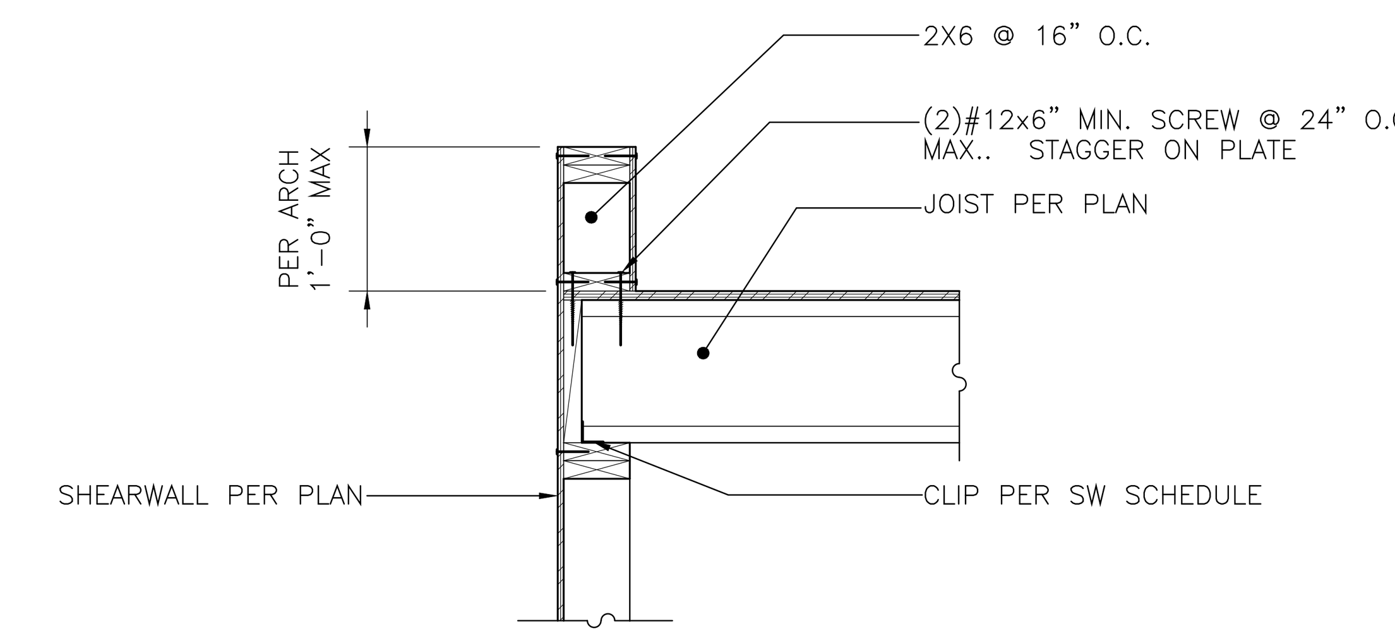

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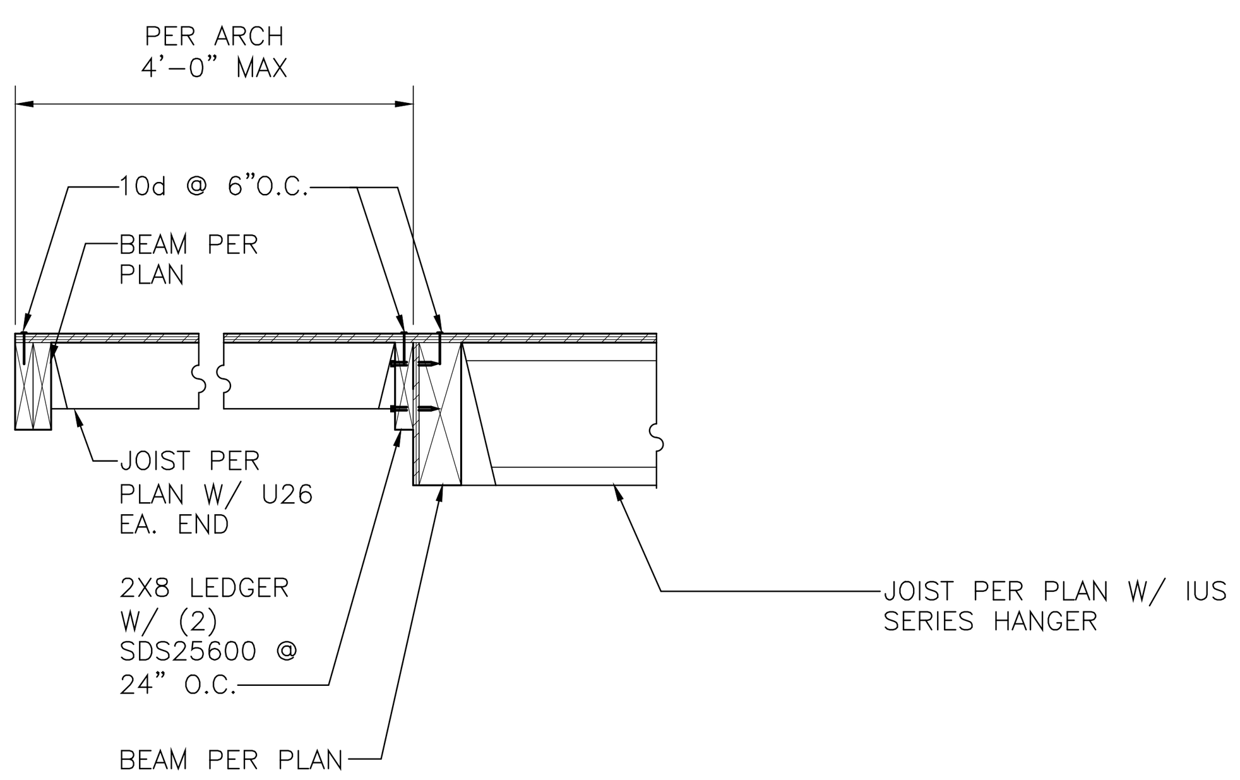

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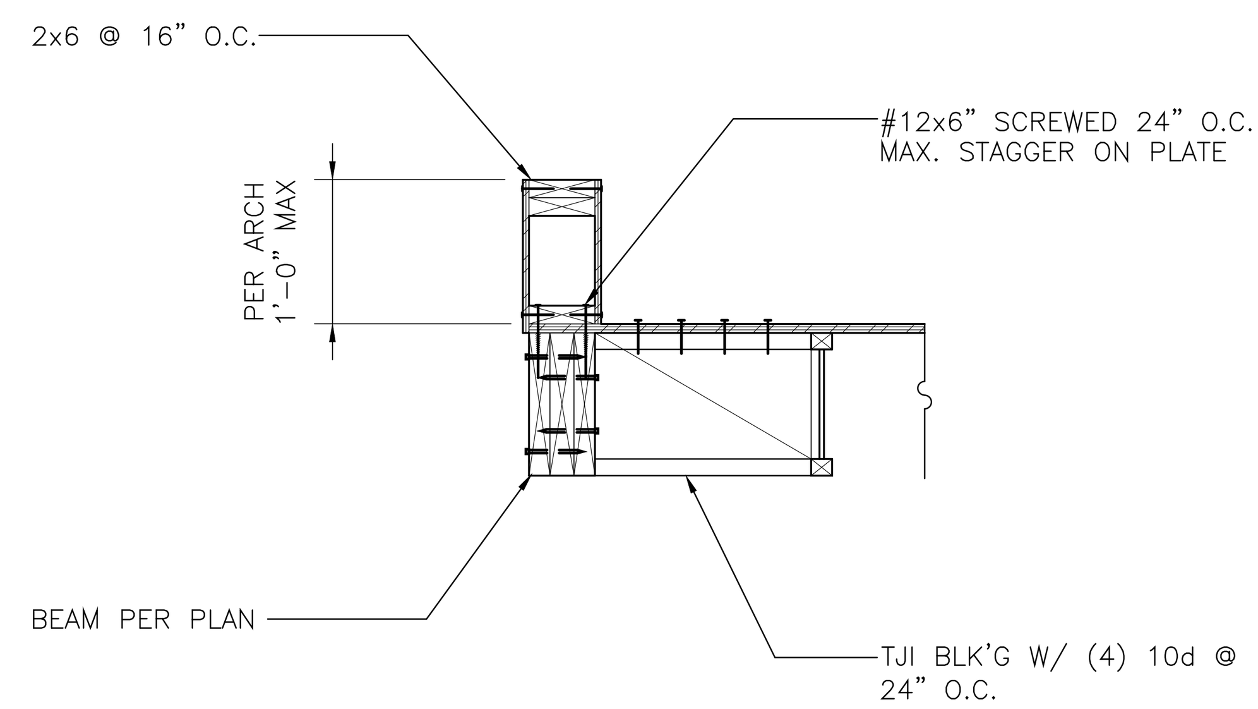

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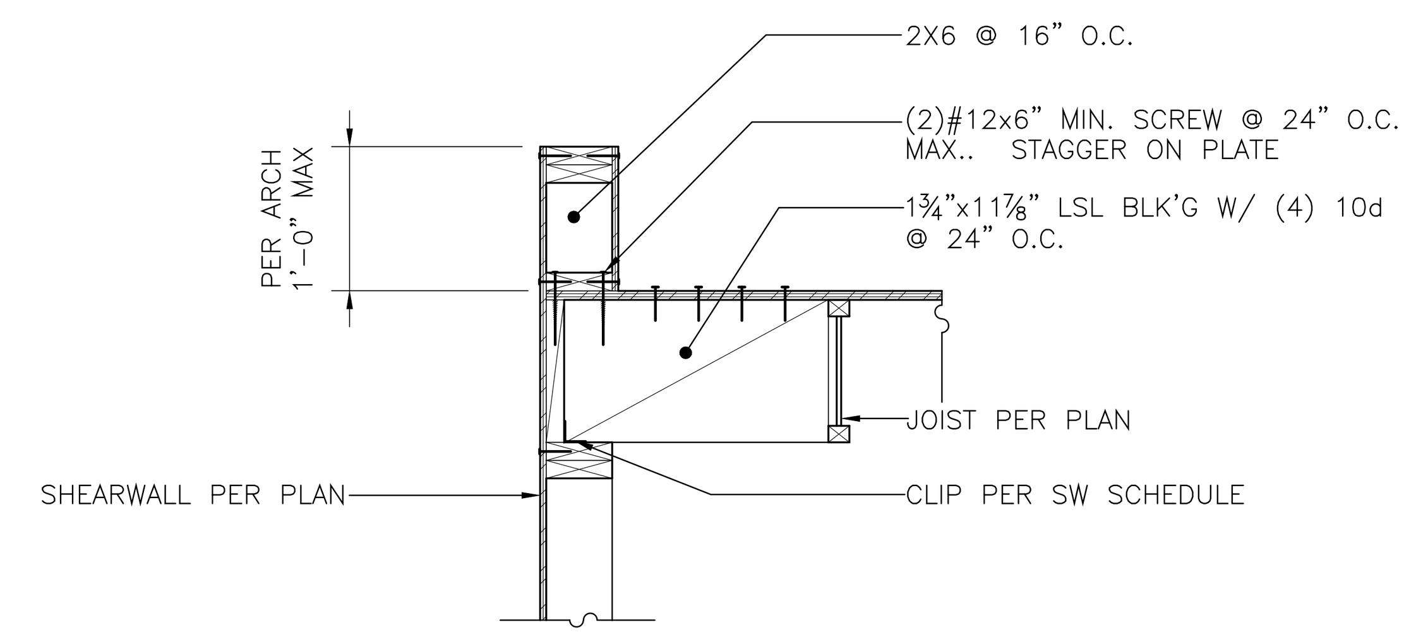

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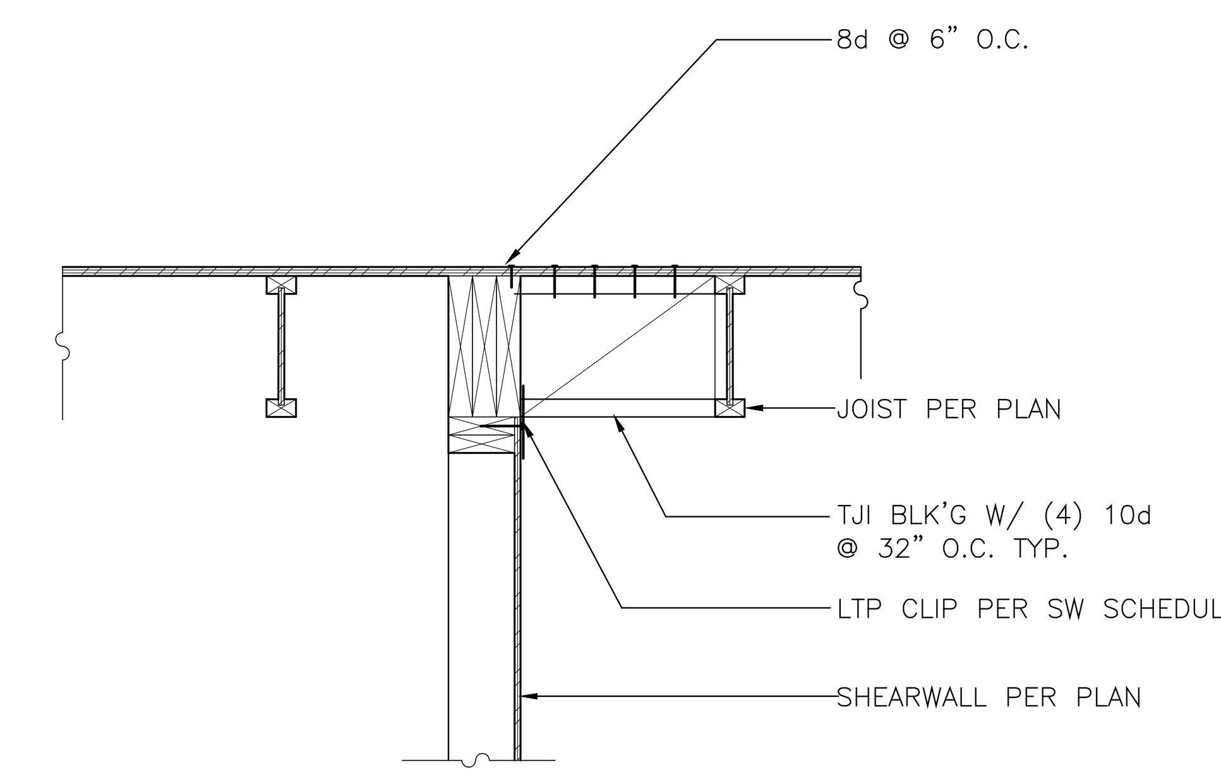

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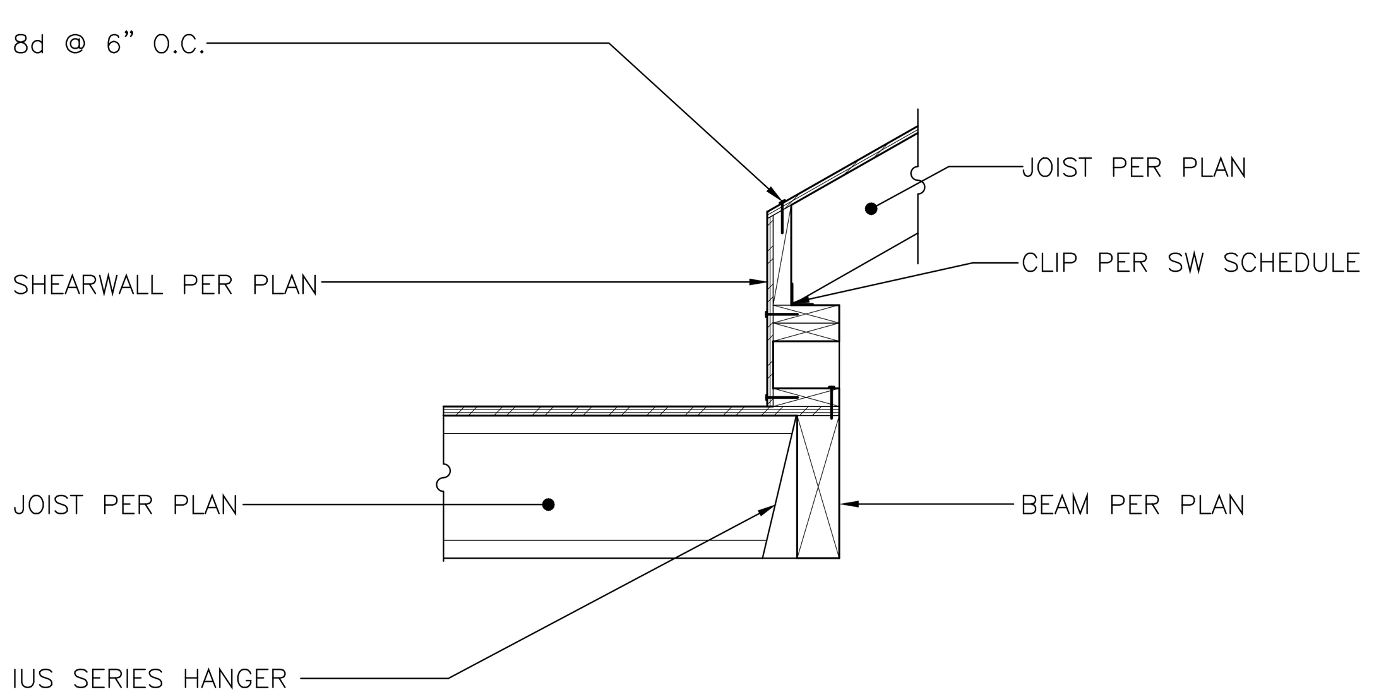

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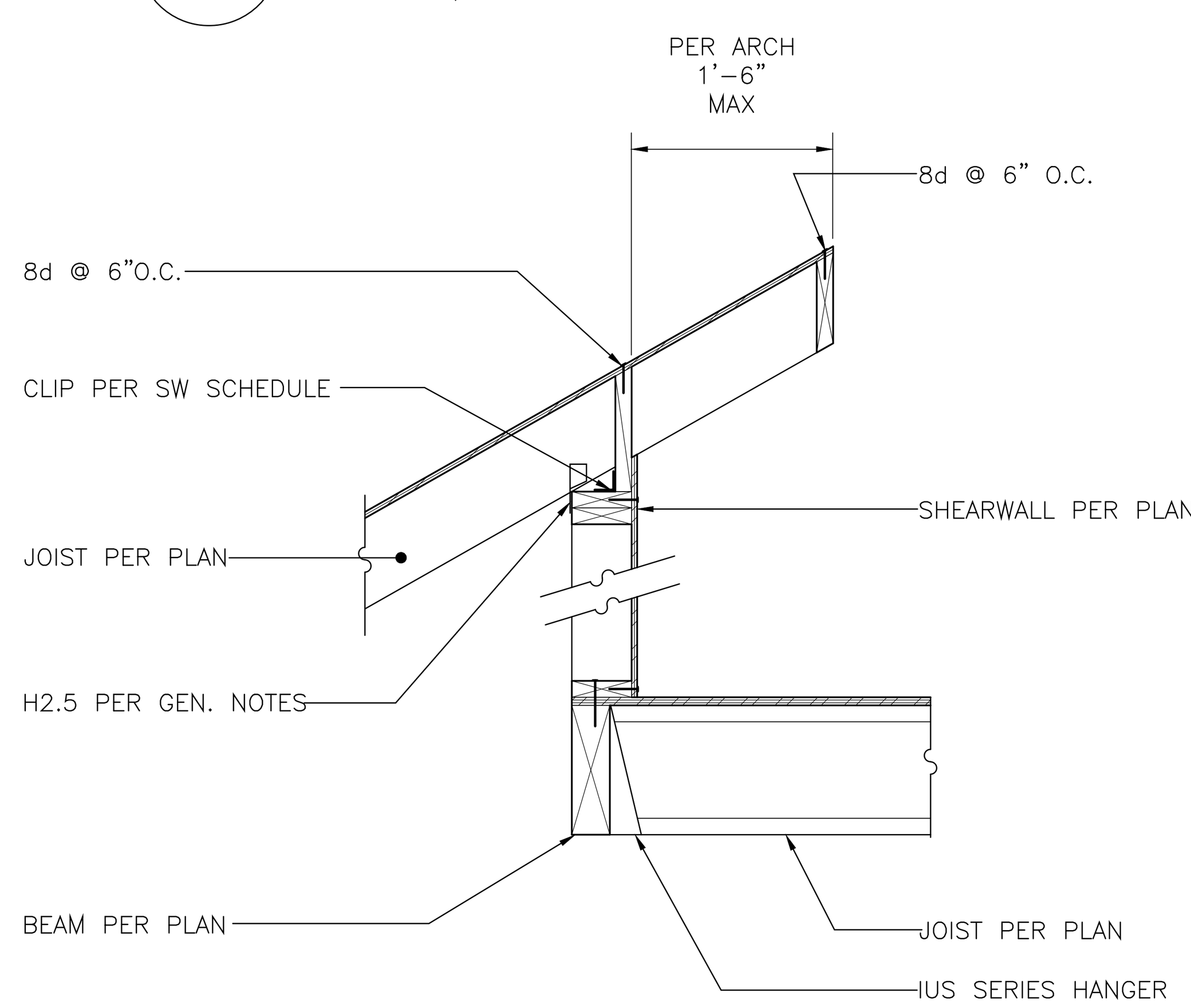

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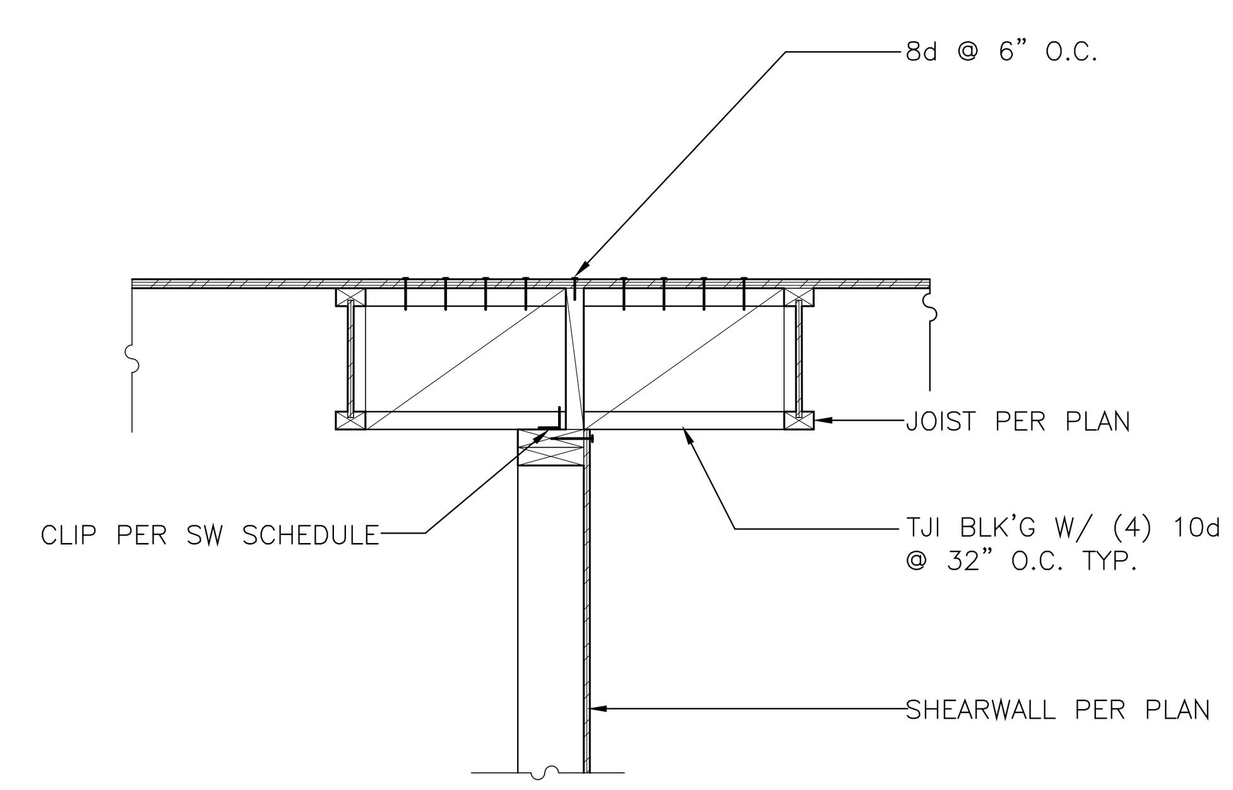

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