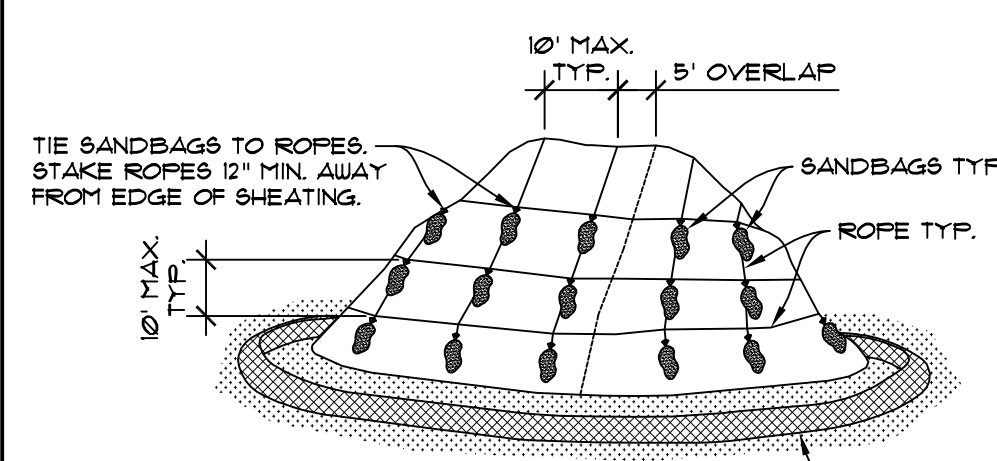


**CONSTRUCTION SEQUENCE:**

- HOLD AN ON-SITE PRE-CONSTRUCTION MEETING.
- FLAG OR FENCE CLEARING LIMITS.
- INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
- GRADE AND INSTALL PROTECTION ENTRANCE(S).
- INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.)
- CONSTRUCT SEDIMENT POND(S) AND/OR TRAP(S).
- CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- MAINTAIN TESC MEASURES IN ACCORDANCE WITH CITY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- RELOCATE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH THE CITY OF YARROU POINT TEMPORARY EROSION AND SEDIMENTATION CONTROL REQUIREMENTS.
- COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN TWO DAYS DURING THE WET SEASON (OCT. 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT. 30) WITH STRAW, WOOD FIVER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
- STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
- SEED OR SOO ANY AREAS TO REMAIN UN-WORKED FOR MORE THAN 30 DAYS.
- UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE TESC MEASURES IF APPROPRIATE.

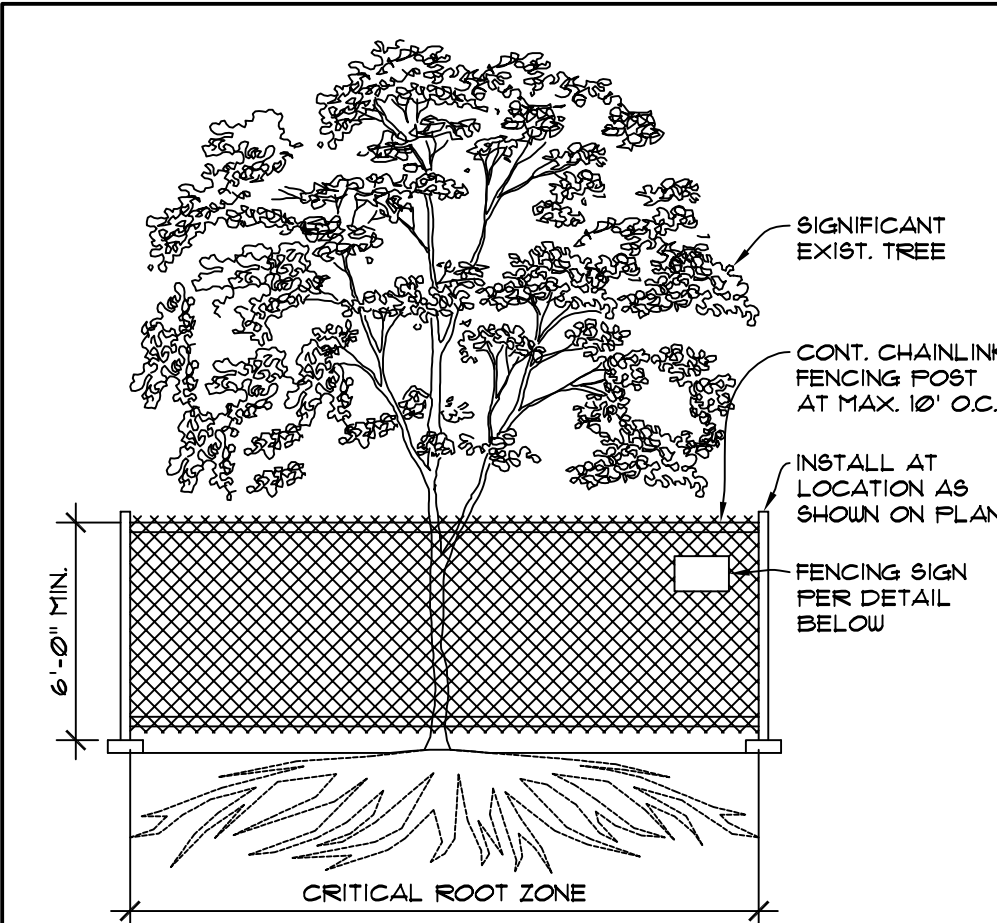
PROVIDE STRAW OR PLASTIC COVER TO ANY EXPOSED SOILS THROUGH OUT THE CONSTRUCTION CYCLE.

24 HOUR EROSION CONTROL CONTACT INFO: MASON MAUER - 425.411.1819



- INSTALL WAFFLE OR COMPOST FILTER SOCK SEDIMENT BARRIER AT TOE OF SLOPE.
- NOTES:
- INSTALL PLASTIC SHEATING VERTICALLY DOWN SLOPE.
  - INSTALL PLASTIC SHEATING SO EDGES OVERLAP AND ARE SHINGLED AWAY FROM PREVAILING WINDS.
  - PLASTIC SHEATING SHALL BE BLACK, MIN. 6 MIL.

**C1 TEMPORARY STOCK PILE DETAIL** N.T.S.

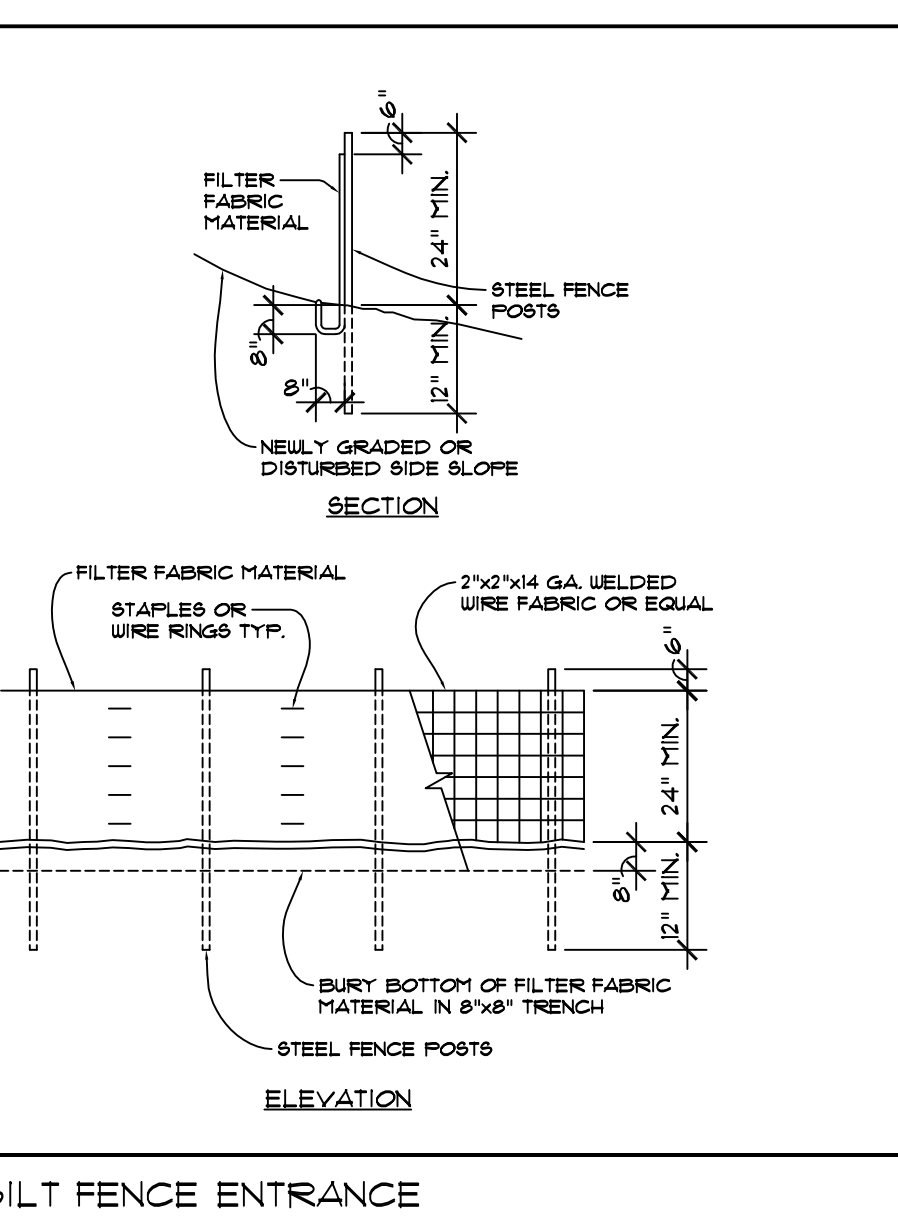
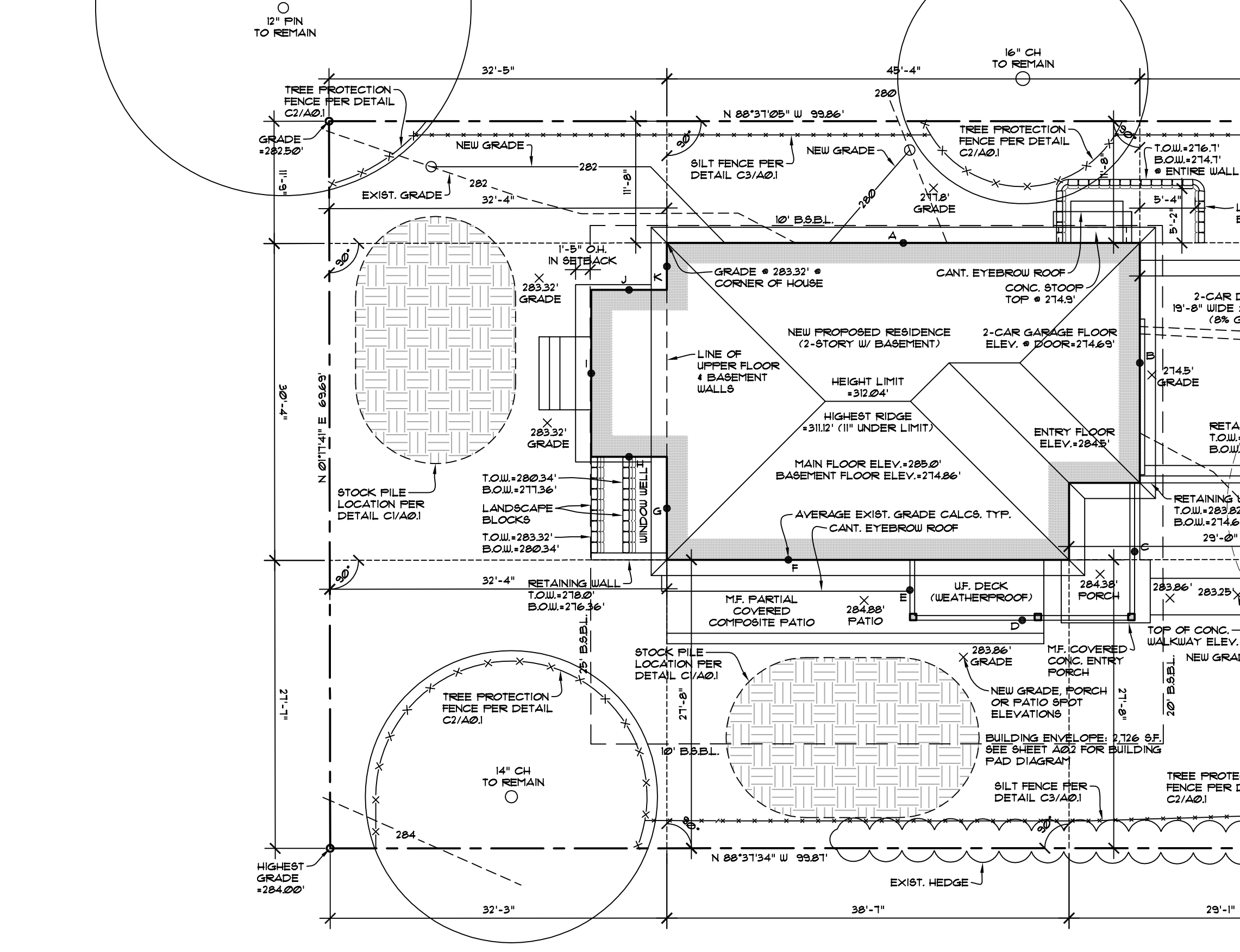


- NOTES:
- MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
  - TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION. FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND COVERED WITH SOIL AS SOON AS POSSIBLE.
  - NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
  - FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE. SIGN TO BE MINIMUM 11"x11", AND MADE OF WEATHERPROOF MATERIAL.

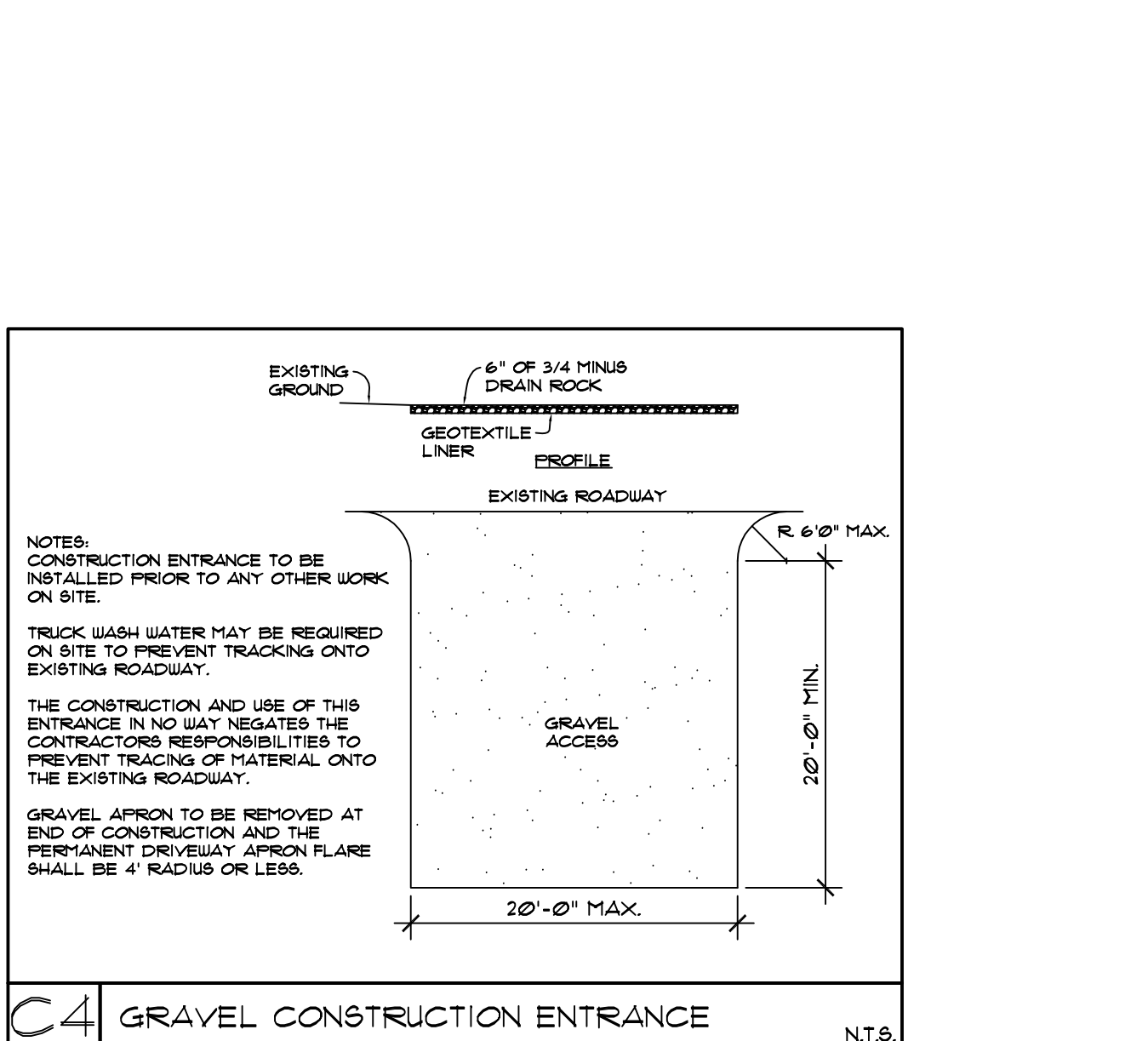
**C2 TREE PROTECTION DETAIL** N.T.S.

**STANDARD TESC PLAN NOTES:**

- APPROVAL OF THIS TEMPORARY EROSION AND SEDIMENTATION CONTROL (TESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD DRAINAGE DESIGN.
- THE IMPLEMENTATION OF THESE TESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE OWNER/AGENT AND/OR THEIR CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE OWNER/AGENT AND/OR THEIR CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE TESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- 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 AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT CHANGING SITE CONDITIONS (E.G. ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES, HAY BALES AND SILT FENCES, ETC.).
- THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE OWNER/AGENT AND/OR THEIR CONTRACTOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE TESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON (OCT. 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT. 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED TESC METHODS (E.G. SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- ANY AREA NEEDING TESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN (5) DAYS.
- THE TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY-EIGHT (48) HOURS FOLLOWING A STORM EVENT.
- 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 FINAL GRADING AND/OR PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTEAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH TRAPS AND SEDIMENT TRAPS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ANY PERMANENT FLOW CONTROL FACILITY USED AS TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY TEMPORARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY.
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
- PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1) ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. THE CITY CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.



**C3 SILT FENCE ENTRANCE** N.T.S.



**C4 GRAVEL CONSTRUCTION ENTRANCE** N.T.S.

**SITE INFO**

OWNER: - MIKE BAZE & NORIKO INOGUCHI  
 ADDRESS: - 2123 12ND AVE SE  
 - MERCER ISLAND, WA 98040

ZONE: - R8.4  
 LOT SIZE: - 6,959#  
 PARCEL NO.: - 211450-1930  
 SETBACKS: - FRONT-20', REAR-25', SIDES-10'  
 HEIGHT LIMIT: - 30' ABOVE A.B.E.  
 GROSS FLOOR AREA: - 40% (2,783.6#)  
 LOT COVERAGE: - 40% (BUILDING & VEHICLE DRIVING SURFACE)  
 - 60%  
 REQUIRED LANDSCAPE: - 60%  
 LOT SLOPE: - LESS THAN 15%  
 HARDSCAPE: - +9% (626#)

LEGAL DESCRIPTION:  
 (PER STATUTORY WARRANTY DEED RECORDING\*  
 20110803000616)

LOTS 35, 36 AND THE NORTH 10 FEET OF LOT 31 IN BLOCK 9 OF EAST SEATTLE ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGES 22 AND 23, RECORDS OF KING COUNTY AUDITOR.

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

**LOT COVERAGE CALCULATIONS**

LOT COVERAGE SURFACE:	
MAIN STRUCTURE W/ OVERHANGS	- 1,638#
UF WEATHER DECK	- 128#
DRIVING SURFACE	- 401#
TOTAL	- 2,233#
LOT AREA	- 6,959#
PROPOSED LOT COVERAGE	- 2,233/6,959 = 32.1%
MAXIMUM LOT COVERAGE	- 40%

**HARDSCAPE CALCULATIONS**

HARDSCAPE SURFACE:	
PORCH, PATIO & STOOPS	- 190#
WALKWAY	- 108#
RETAINING WALLS	- 15#
LANDSCAPE BLOCK WALLS	- 46#
TOTAL	- 359#
LOT AREA	- 6,959#
PROPOSED HARDSCAPE	- 359/6,959 = 5.2%
MAXIMUM HARDSCAPE	- 1.9% + 9% = 10.9%

**GROSS FLOOR AREA CALCULATIONS**

SITE AREA	= 6,959#
ALLOWABLE FAR (LESSER OF)	= 45% OR 3,000#
45% = 3,132#	= MAX. 3,000#
BASEMENT FLOOR W/ GARAGE	= 263#
MAIN FLOOR	= 146#
UPPER FLOOR	= 126#
TOTAL FLOOR AREA	= 2,996#
PROPOSED G.F.A.	= 2,996#

INFORMATION TAKEN FROM TOPOGRAPHIC & BOUNDARY SURVEY DATED 12/30/2019 BY TERRANE (JOB 192219)

**AVERAGE EXISTING GRADE CALCULATIONS**

WALL SEGMENT	WALL LENGTH	MIDPOINT ELEVATION	RESULT
A	45.33'	282.0	12,692.4
B	23.0'	281	6,465.3
C	19.1'	282.1	5,323.2
D	215.4'	282.9	60,937.1
E	5.19'	283.0	1,473.6
F	23.29'	283.3	6,608.1
G	9.88'	283.5	2,801.0
H	1.25'	283.5	354.4
I	16.0'	283.2	4,531.2
J	1.25'	282.8	354.0
K	4.5'	282.8	1,272.6
TOTALS	1112'	N/A	49,921.6

AVERAGE EXISTING GRADE = 282.04'  
 AVERAGE BUILDING HEIGHT = 30' ABOVE A.E.G.  
 282.04' + 30' = 312.04'  
 MAXIMUM BUILDING HEIGHT = 312.04'  
 ACTUAL BUILDING HEIGHT = 29.06' (311.2')

**PROJECT DATA:**

**PROJECT DESCRIPTION:** NEW SINGLE FAMILY RESIDENCE

**SITE ADDRESS:** 2123 12ND AVE SE  
 MERCER ISLAND, WASHINGTON 98040

**BUILDING DESIGN:** MATTHEW MAUER RESIDENTIAL DESIGN, INC.  
 MATT MAUER  
 PH: 425.411.1811

**CONTRACTOR:** MAUER BROTHERS LLC  
 MASON MAUER  
 PH: 425.411.1819

**STRUCT. ENGINEER:** MDT ENGINEERING  
 MICHELLE THOMPSON  
 PH: 253.881.8125

**CIVIL ENGINEER:** NICK BOSSOFF ENGINEERING, INC.  
 NICK BOSSOFF  
 PH: 425.881.5904

**LOT SLOPE:**

HIGHEST ELEVATION POINT OF LOT (SOUTHWEST CORNER): 284.00'  
 LOWEST ELEVATION POINT OF LOT (NORTHEAST CORNER): 216.29'  
 ELEVATION DIFFERENCE: 1.71'  
 HORIZONTAL DIFFERENCE BETWEEN HIGH & LOW POINTS: 121.1'  
 LOT SLOPE: 6.4%

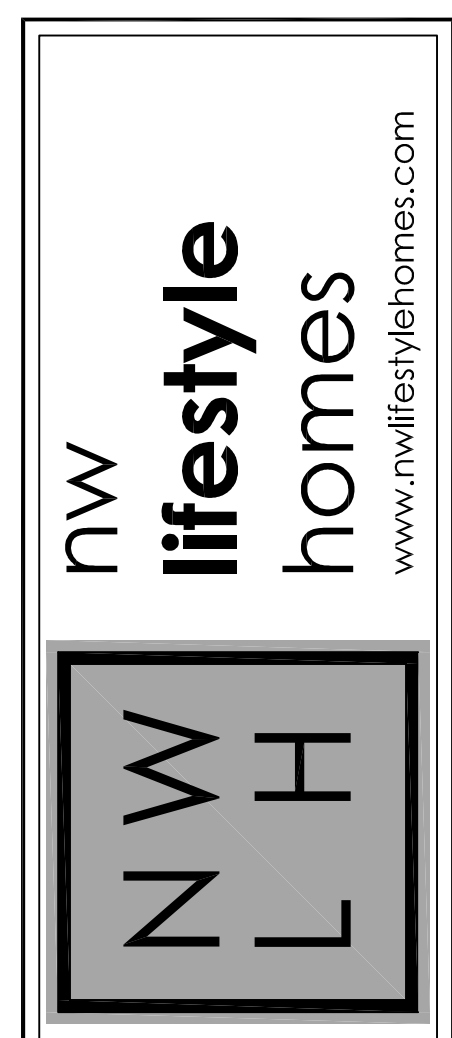
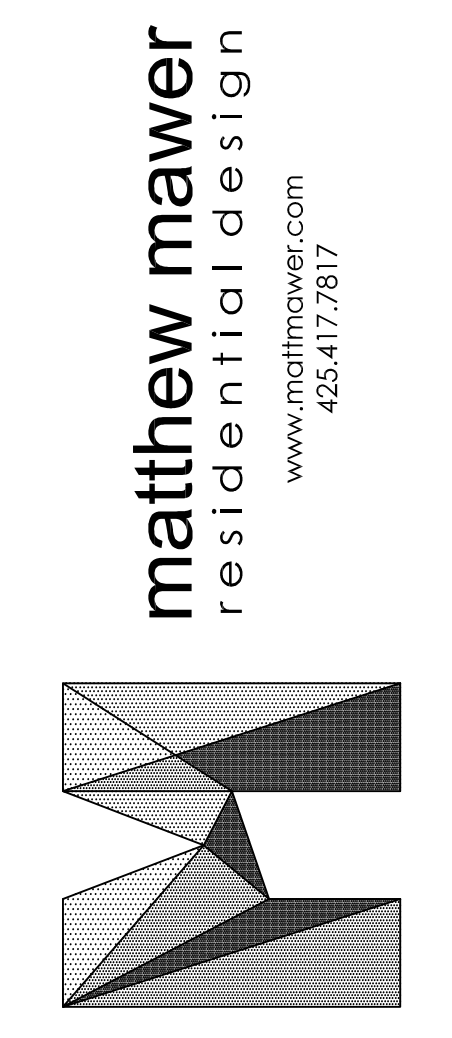
**LOT GRADING:**

AMOUNT OF CUT OUTSIDE BUILDING FOOTPRINT: -6 YARDS  
 AMOUNT OF FILL OUTSIDE BUILDING FOOTPRINT: -1 YARD

**SITE PLAN**

SCALE: 1" = 10'

SUBJECT PROPERTY TAX PARCEL NO. 211450-1930  
 2123 12ND AVE SE  
 MERCER ISLAND, WA 98040



MIKE BAZE & NORIKO INOGUCHI  
 2723 72ND AVE SE  
 MERCER ISLAND, WA 98040

JOB NO: 19-020  
 DATE: 8/27/20  
 DRN. BY: MM  
 REVISED:

SHEET NO.  
**A0.1**



# TOPOGRAPHIC & BOUNDARY SURVEY

measure success

## LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20170803000676)  
LOTS 35, 36 AND THE NORTH 10 FEET OF LOT 37 IN BLOCK 9 OF EAST SEATTLE ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGES 22 AND 23, RECORDS OF KING COUNTY AUDITOR;  
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

## BASIS OF BEARINGS

A BEARING OF N 01°17'32" E BETWEEN FOUND MONUMENTS ON CENTERLINE OF 72ND AVE SE, PER R1.

## REFERENCES

- R1. RECORD OF SURVEY, VOL. 375, PG. 036, RECORDS OF KING COUNTY, WASHINGTON.
- R2. RECORD OF SURVEY, VOL. 70, PG. 213, RECORDS OF KING COUNTY, WASHINGTON.

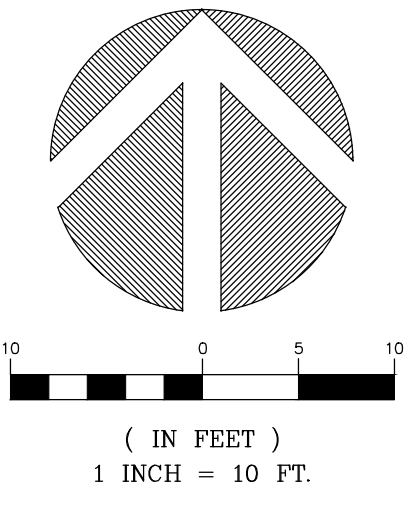
## VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

## SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 217450-1990
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 6,959± S.F. (0.16 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 352-130-090.

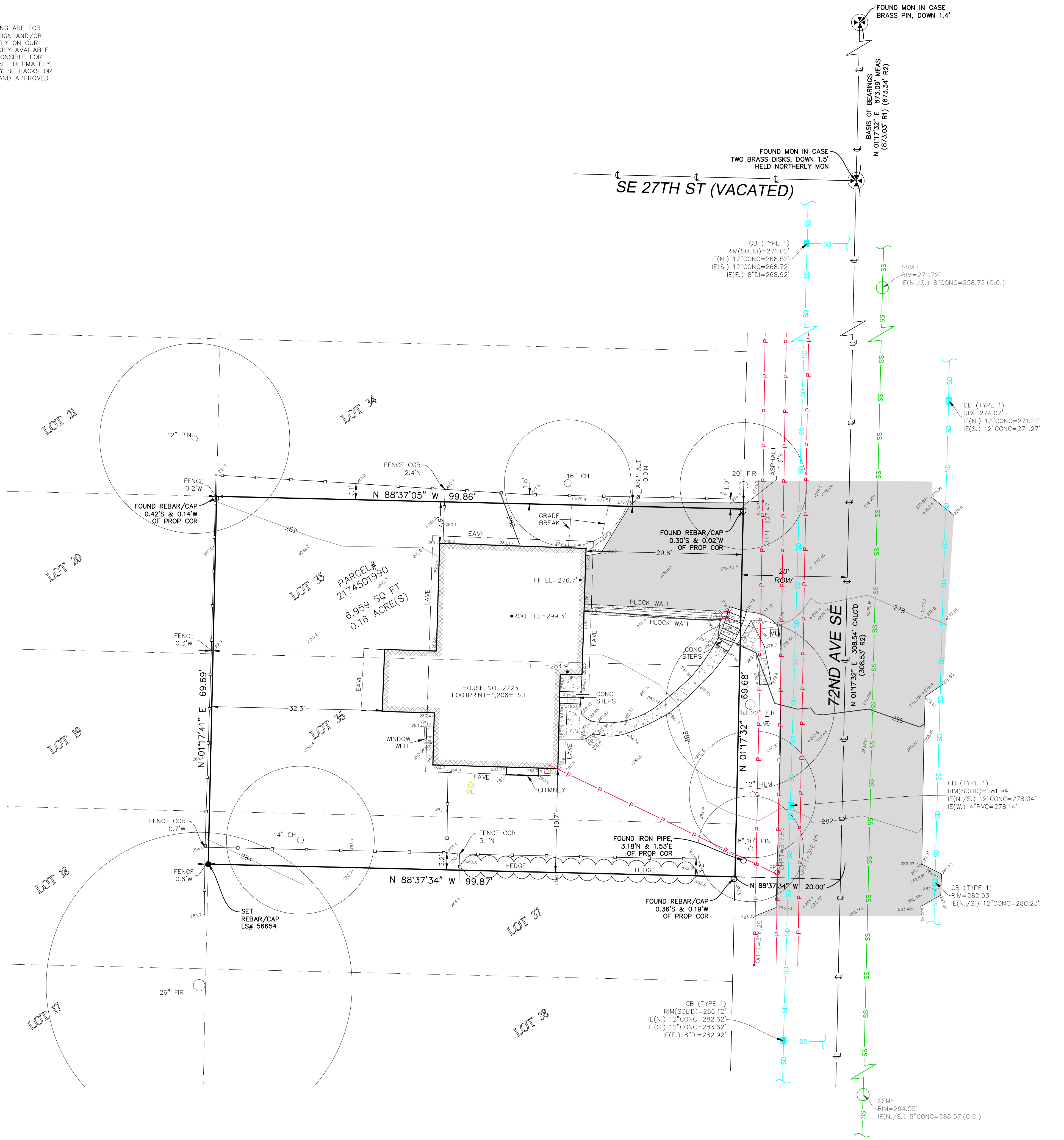
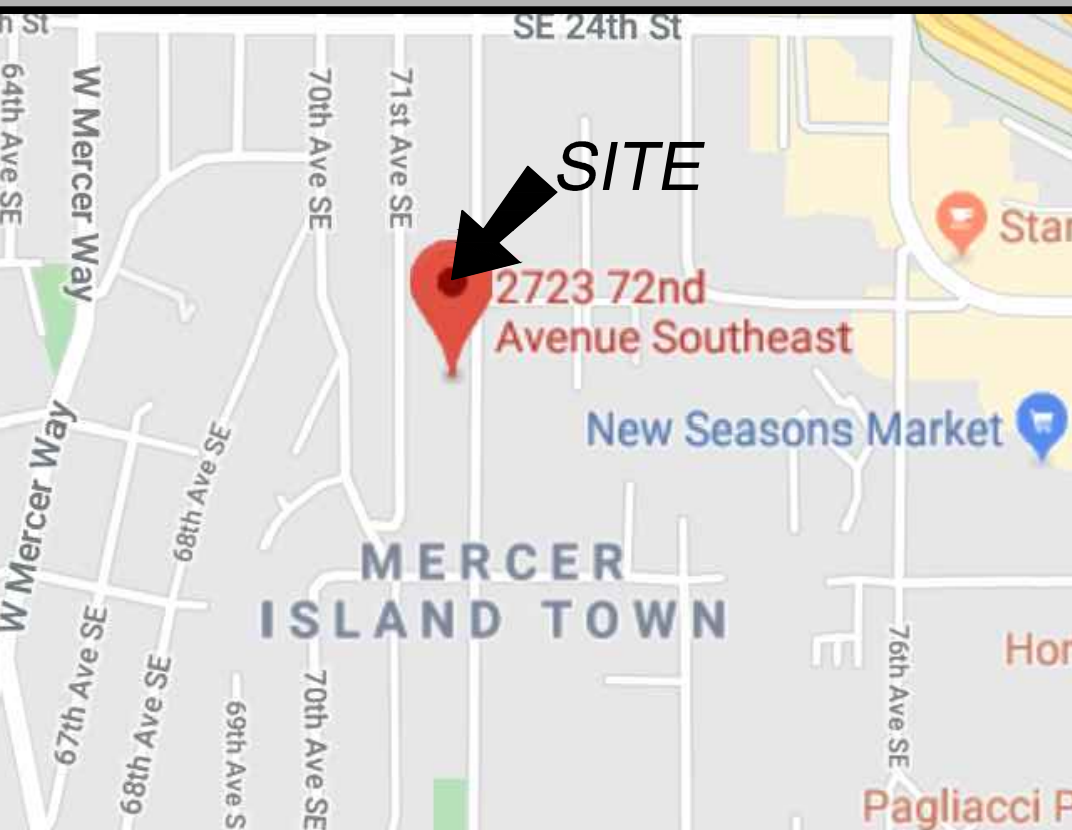
**STEEP SLOPE/BUFFER DISCLAIMER:**  
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE FITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.



## LEGEND

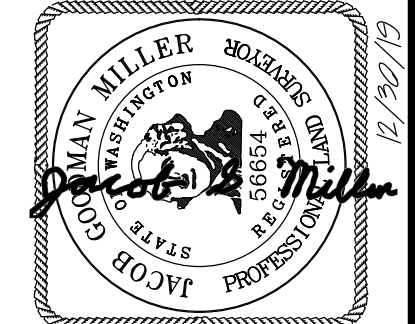
- ASPHALT SURFACE
- BUILDING
- CENTERLINE ROW
- CONCRETE SURFACE
- RETAINING WALL
- FENCE LINE (WOOD)
- GAS METER
- HEDGE FOLIAGE LINE
- INLET (TYPE 1)
- INLET (SOLID)
- MAILBOX (RESIDENTIAL)
- MONUMENT IN CASE (FOUND)
- YARD LIGHT
- OIL FILL CAP
- POWER METER
- POWER (OVERHEAD)
- POWER POLE
- REBAR AS NOTED (FOUND)
- REBAR & CAP (SET)
- ROCKERY
- SEWER LINE
- SEWER MANHOLE
- STORM DRAIN LINE
- TREE (AS NOTED)
- WATER METER
- OHP TRANSMISSION LINE

## VICINITY MAP



TOPOGRAPHIC & BOUNDARY SURVEY  
NW 1/4 OF NW 1/4 SEC 12, TWP. 24N., RGE 04E., W.M.  
PARCEL NO. 217450-1990

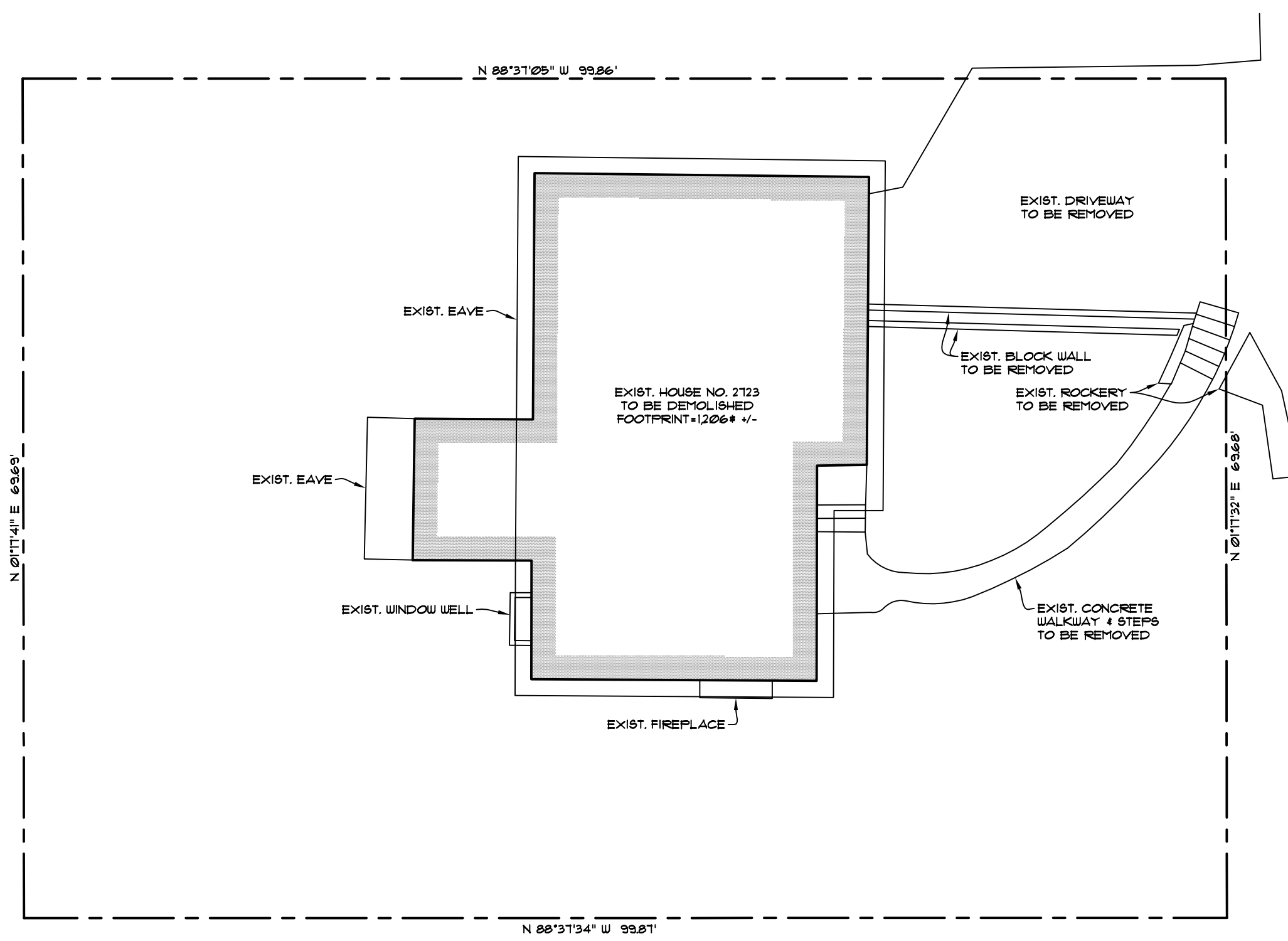
BAZE/INOUCHE RESIDENCE  
2723 72ND AVE SE  
MERCER ISLAND, WA 98040



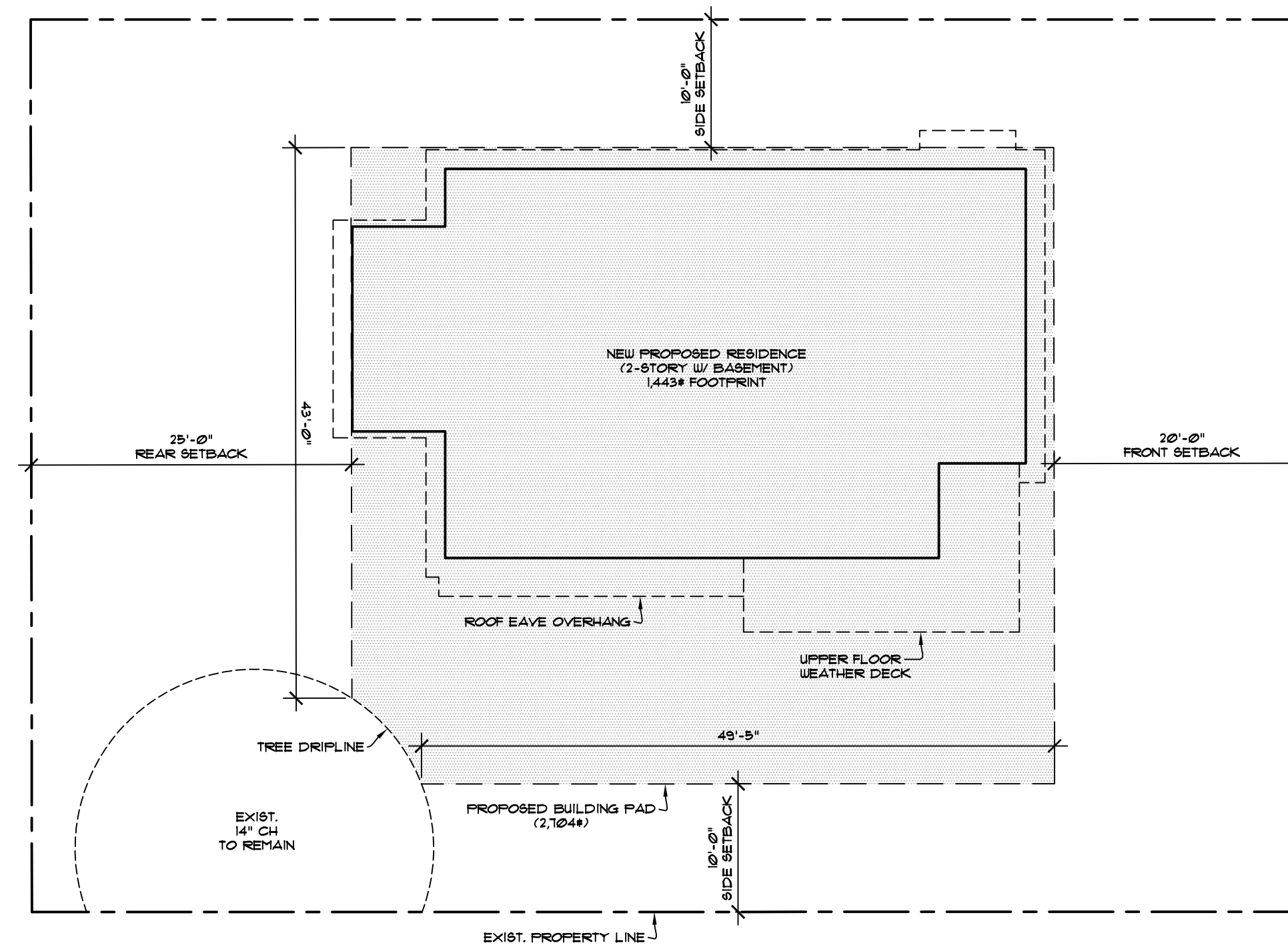
**Terrane**  
10801 Main Street, Suite 102, Bellevue, WA 98004  
phone 425.458.4488 support@terrane.net  
www.terrane.net

JOB NUMBER:	192213
DATE:	12/30/2019
DRAFTED BY:	RSN
CHECKED BY:	JGM
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	
1 OF 1	

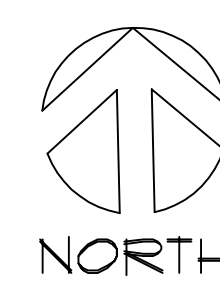
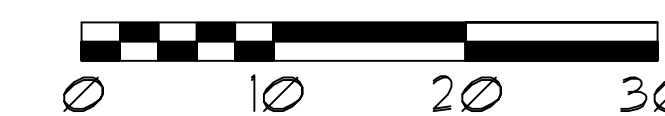




DEMOLITION PLAN  
SCALE: 1" = 10'

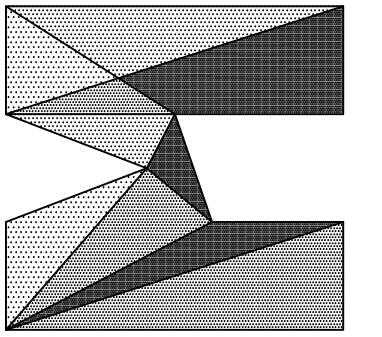


BUILDING PAD DIAGRAM  
SCALE: 1" = 10'



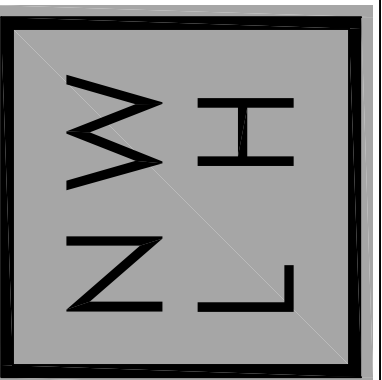
DEMOLITION PLAN & BUILDING PAD DIAGRAM  
SCALE: 1" = 10'

SUBJECT PROPERTY TAX PARCEL NO. 217450-1990  
2723 72ND AVE SE  
MERCER ISLAND, WA 98040



matthew mawer  
residential design  
www.matthewmawer.com  
425.417.7817

nw  
lifestyle  
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www.nwlifestylehomes.com



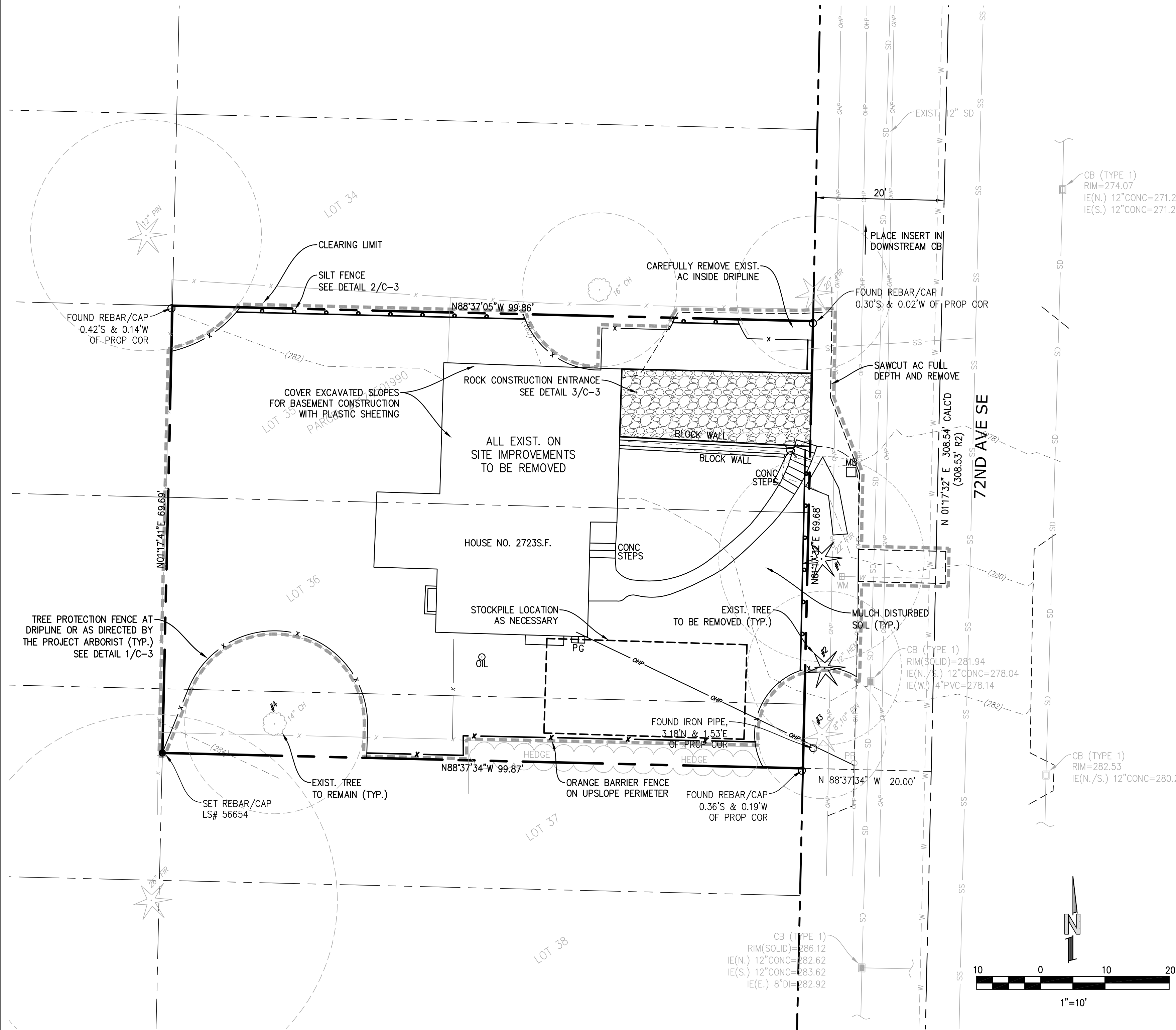
MIKE BAZE & NORIKO INOGUCHI  
2723 72ND AVE SE  
MERCER ISLAND, WA 98040

JOB NO: 19-020  
DATE: 8/27/20  
DRN. BY: MM  
REVISED:

SHEET NO.

A0.2

NW 1/4 OF NW 1/4 SEC 12, TWP. 24N., RGE 04E., W.M.



**EROSION AND SEDIMENT CONTROL NOTES**

- APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY-EIGHT (48) HOURS FOLLOWING A STORM EVENT.
- 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.
- STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
- PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDING IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDING WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDING AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DDES INSPECTOR. THE DDES INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

**POLLUTION PREVENTION AND SPILL CONTROL**

- STORAGE AND HANDLING OF LIQUIDS**
- MINIMIZE AMOUNT OF LIQUIDS STORED ON SITE.
  - STORE AND CONTAIN LIQUID MATERIALS IN SUCH A MANNER THAT IF A VESSEL IS RUPTURED OR LEAKS, THE CONTENTS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR GROUNDWATER. TYPICALLY THIS MEANS INSTALLING SECONDARY CONTAINMENT, SUCH AS A LINED EXCAVATION, LARGER CONTAINER, OR USING A DOUBLE-WALLED TANK OR SIMILAR COMMERCIALLY AVAILABLE CONTAINMENT FACILITY.
  - PLACE TIGHT-FITTING LIDS ON ALL CONTAINERS.
  - ENCLOSE OR COVER THE CONTAINERS WHERE THEY ARE STORED TO PROTECT FROM RAIN. THE LOCAL FIRE DISTRICT MUST BE CONSULTED FOR LIMITATIONS ON CLEARANCE OF ROOF COVERS OVER CONTAINERS USED TO STORE FLAMMABLE MATERIALS.
  - RAISE THE CONTAINERS OFF THE GROUND BY USING A SPILL CONTAINMENT PALLET OR SIMILAR METHOD THAT HAS PROVISIONS FOR SPILL CONTROL.
  - PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH ALL MOUNTED CONTAINER TAPS, AND AT ALL POTENTIAL DRIP AND SPILL LOCATIONS DURING FILLING AND UNLOADING OF CONTAINERS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
  - STORE AND MAINTAIN ABSORBENT PADS OR APPROPRIATE SPILL CLEANUP MATERIALS NEAR THE CONTAINER STORAGE AREA, IN A LOCATION KNOWN TO ALL. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH THE SITE'S SPILL PLAN AND/OR PROPER SPILL CLEANUP PROCEDURES.
  - CHECK CONTAINERS (AND ANY CONTAINMENT SLUMPS) DAILY FOR LEAKS AND SPILLS. REPLACE CONTAINERS THAT ARE LEAKING, CORRODED, OR OTHERWISE DETERIORATING. IF THE LIQUID CHEMICALS ARE CORROSIVE, CONTAINERS MADE OF COMPATIBLE MATERIALS MUST BE USED INSTEAD OF METAL DRUMS. NEW OR SECONDARY CONTAINERS MUST BE LABELED WITH THE PRODUCT NAME AND HAZARDS.
  - PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH A CONTAINER THAT IS FOUND TO BE LEAKING. REMOVE THE DAMAGED CONTAINER AS SOON AS POSSIBLE. MOP UP THE SPILLED LIQUID WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
- FUELING**
- LOCATE THE FUELING OPERATION TO ENSURE LEAKS OR SPILLS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATER, OR GROUNDWATER.
  - USE DRIP PANS OR ABSORBENT PADS TO CAPTURE DRIPS OR SPILLS DURING FUELING OPERATIONS.
  - IF FUELING IS DONE DURING EVENING HOURS, LIGHTING MUST BE PROVIDED.
  - STORE AND MAINTAIN APPROPRIATE SPILL CLEANUP MATERIALS IN THE MOBILE FUELING VEHICLE. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH PROPER SPILL CONTROL AND CLEANUP PROCEDURES.
  - IMMEDIATELY MOP UP ANY SPILLED FUEL WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
- CONCRETE SAW CUTTING, SLURRY, AND WASHWATER DISPOSAL**
- SLURRY FROM SAW CUTTING THE SIDEWALK SHALL BE VACUUMED SO THAT IT DOES NOT ENTER NEARBY STORM DRAINS.
  - CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE.
  - UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING.
  - HAND TOOLS INCLUDING, BUT NOT LIMITED, SCREDS, SHOVELS, RAKES, FLOATS, AND TROWELS SHALL BE WASHED OFF ONLY INTO FORMED INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR IMPERMEABLE ASPHALT.
  - EQUIPMENT THAT CANNOT BE EASILY MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE WASHED IN AREAS THAT DO NOT DIRECTLY DRAIN TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
  - WASHDOWN FROM AREAS SUCH AS CONCRETE AGGREGATE DRIVEWAY SHALL NOT DRAIN DIRECTLY TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
  - WHEN NO FORMED AREAS ARE AVAILABLE, WASHWATER AND LEFTOVER PRODUCT SHALL BE CONTAINED IN A LINED CONTAINER. CONTAINED CONCRETE SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
  - CONTAINERS SHALL BE CHECKED FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS AND REPLACED THE SAME DAY.

**BASIS OF BEARINGS**

A BEARING OF N 01°17'32" E BETWEEN FOUND MONUMENTS ON CENTERLINE OF 72ND AVE SE, PER R1.

**LEGAL DESCRIPTION**

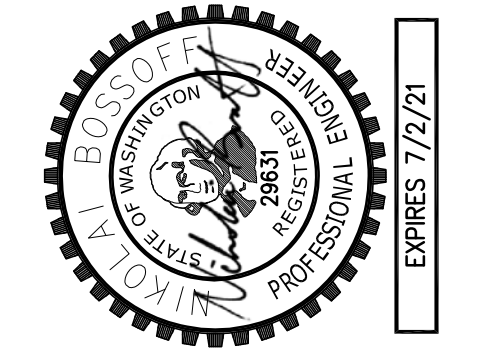
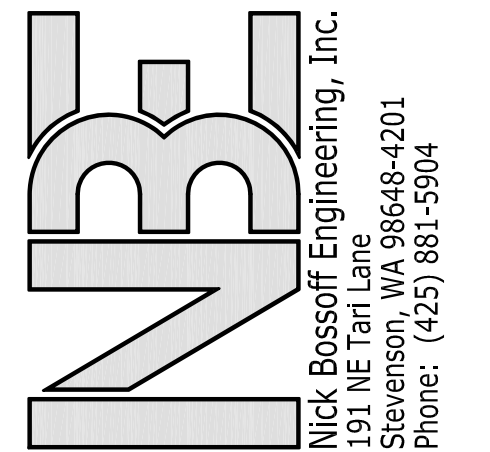
(PER STATUTORY WARRANTY DEED RECORDING# 20170803000676)

LOTS 35, 36 AND THE NORTH 10 FEET OF LOT 37 IN BLOCK 9 OF EAST SEATTLE ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGES 22 AND 23, RECORDS OF KING COUNTY AUDITOR;

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

**VERTICAL DATUM**

NAVD88 PER GPS OBSERVATIONS



NO.	DATE	REVISION
1	06/11/20	PERMIT SUBMITTAL

N. BOSSOFF, P.E.	PROJECT MANAGER:
DESIGNED:	TKB
DRAWN:	BURK-2001
JOB NUMBER:	BURK-2001.pln.dwg
FILE NAME:	

WASHINGTON	
BAZE-INOGUCHI RESIDENCE	
2723 72ND AVE SE	
MERCER ISLAND	

TITLE:	T.E.S.C. PLAN
SHEET:	C-1

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

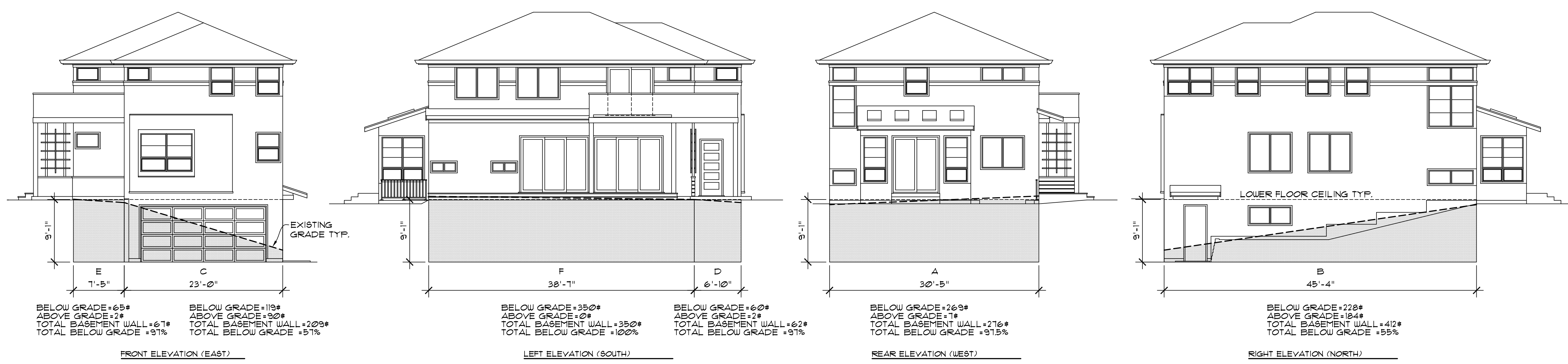
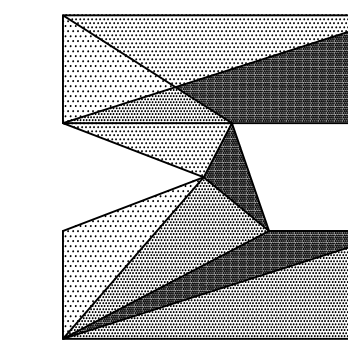




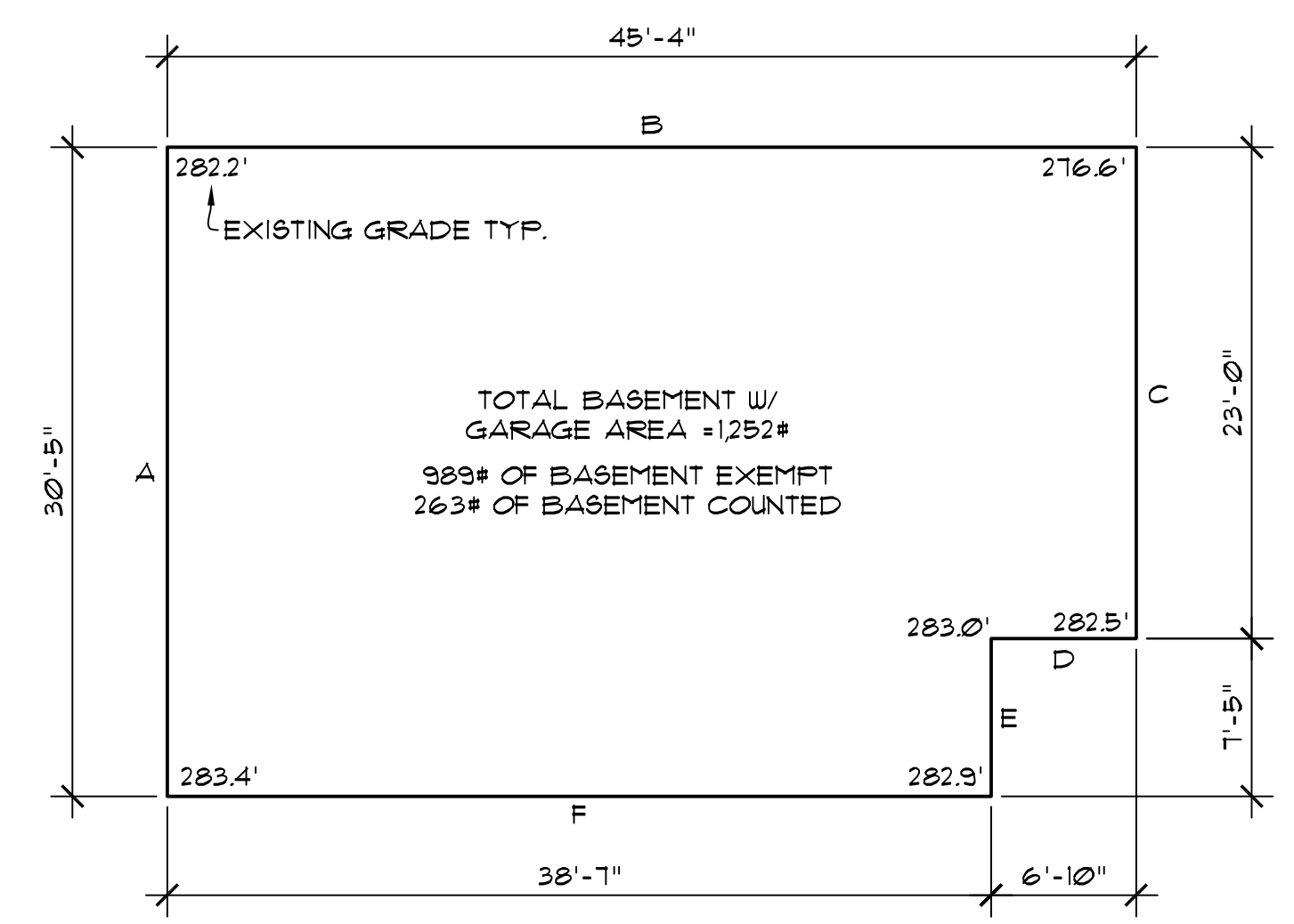








INFORMATION TAKEN FROM TOPOGRAPHIC & BOUNDARY SURVEY DATED 12/30/2019 BY TERRANE (JOB #192213)



BASEMENT FLOOR PERIMETER  
NORTH

TABLE OF WALL LENGTHS & COVERAGE			
WALL SEGMENT	LENGTH	COVERAGE	RESULT
A	30.4'	91.5%	29.6'
B	45.3'	55%	25.0'
C	23.0'	51%	13.0'
D	6.8'	91%	6.6'
E	7.4'	91%	7.0'
F	30.6'	100%	30.6'
TOTALS	151.5'	N/A	119.8'
119.8 / 151.5 = 79%			
1252 x 79% = 989# EXEMPT FROM GROSS FLOOR AREA			
1252 - 989 = 263# OF BASEMENT COUNTED			

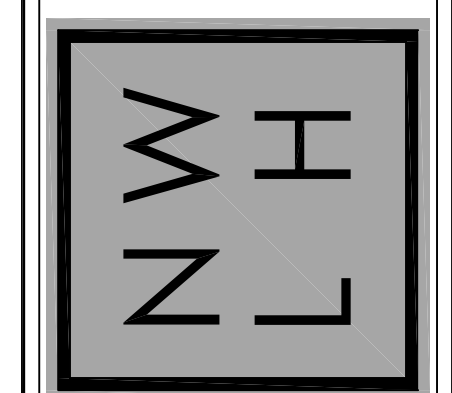
GROSS FLOOR AREA CALCULATIONS	
SITE AREA	= 6,959#
ALLOWABLE F.A.R. (LESSER OF)	= 45% OR 3,000#
45% = 3,132#	= MAX. 3,000#
BASEMENT FLOOR W/ GARAGE	= 263#
MAIN FLOOR	= 1,464#
UPPER FLOOR	= 1,269#
TOTAL FLOOR AREA	= 2,996#
PROPOSED G.F.A.	= 2,996#

GROSS FLOOR AREA CALCULATIONS

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

SUBJECT PROPERTY TAX PARCEL NO. 217450-1990  
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 MERCER ISLAND, WA 98040

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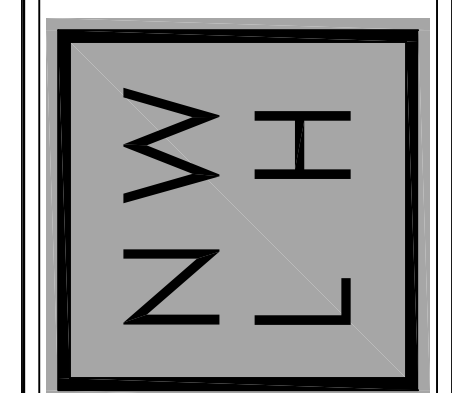
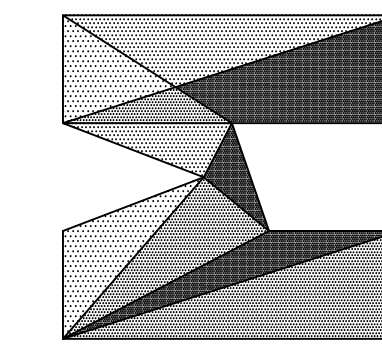
JOB NO: 19-020  
 DATE: 8/27/20  
 DRN. BY: MM  
 REVISED:

SHEET NO.

A0.3



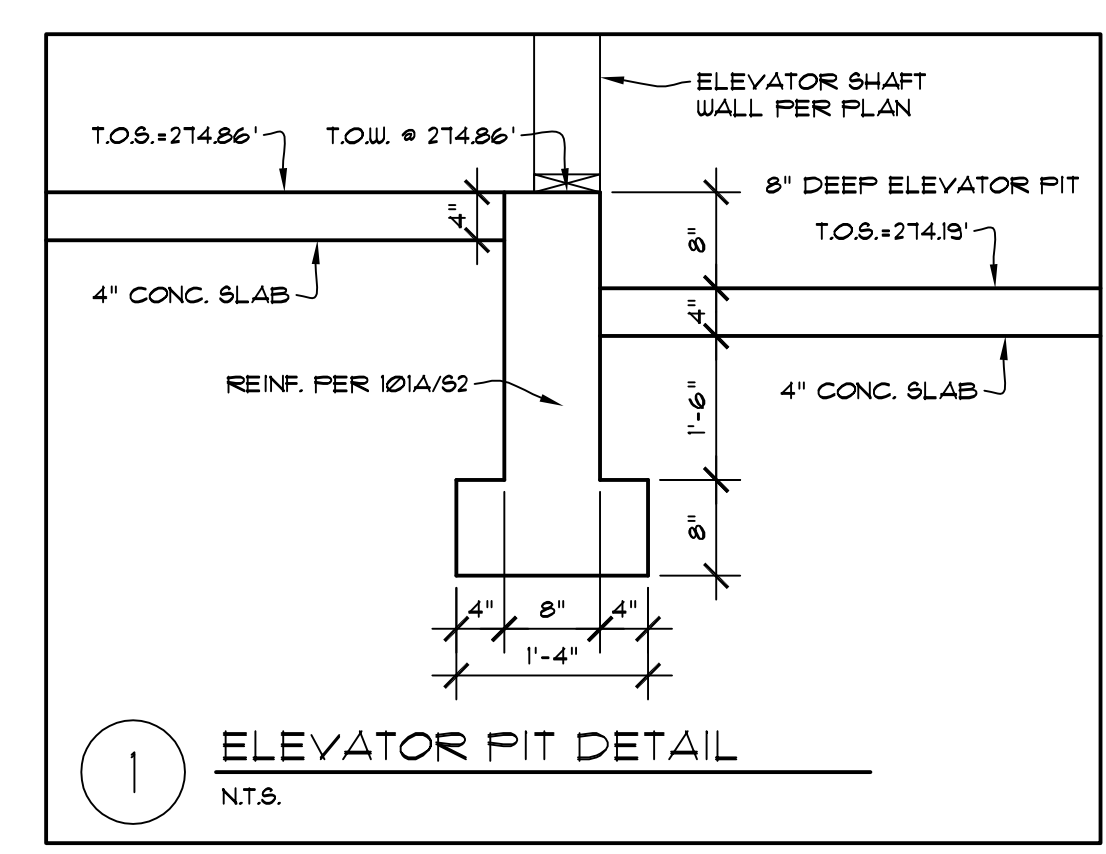




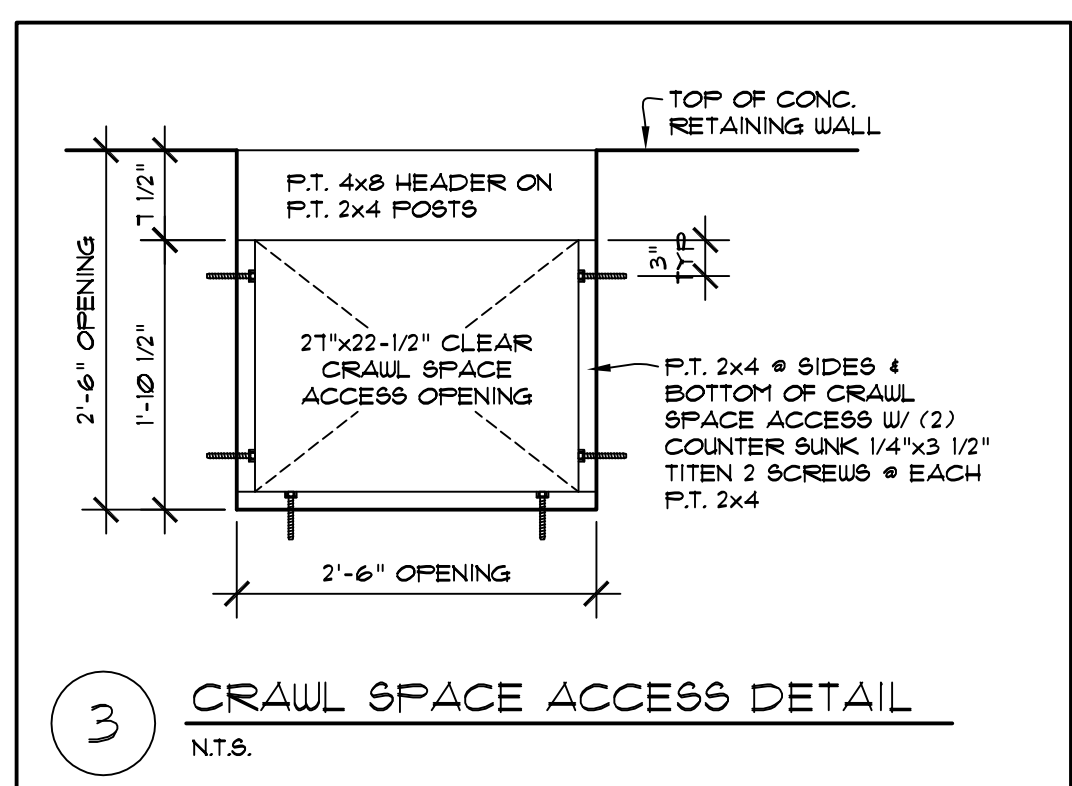
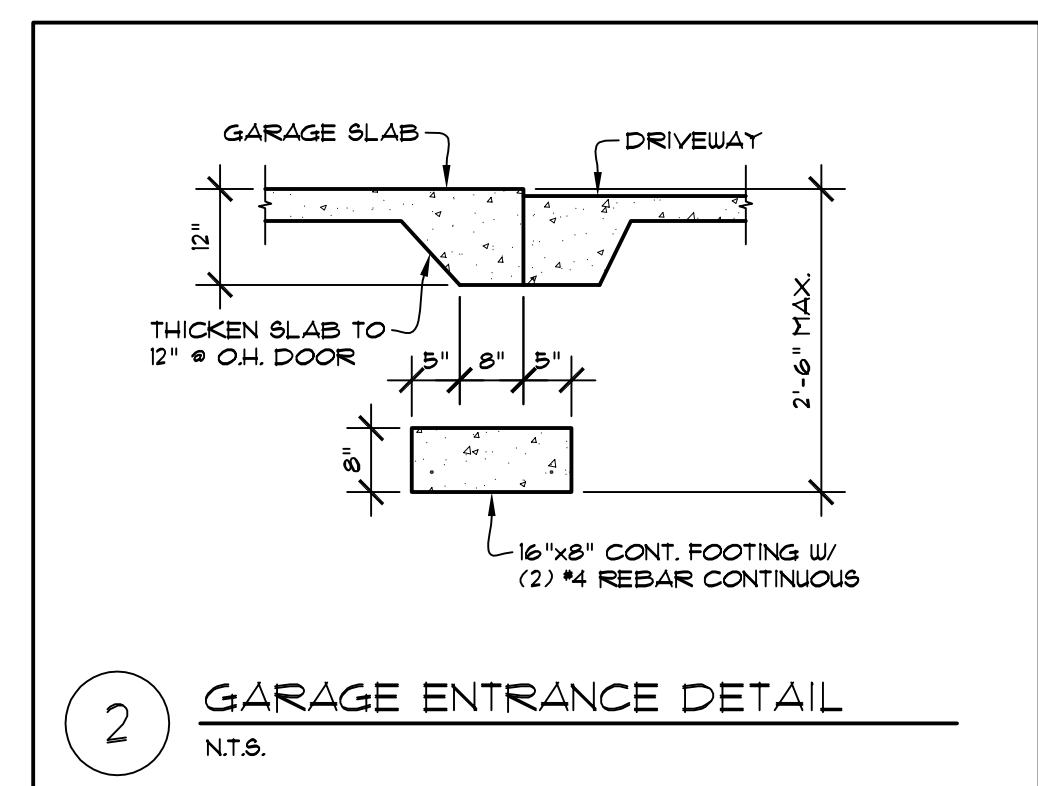
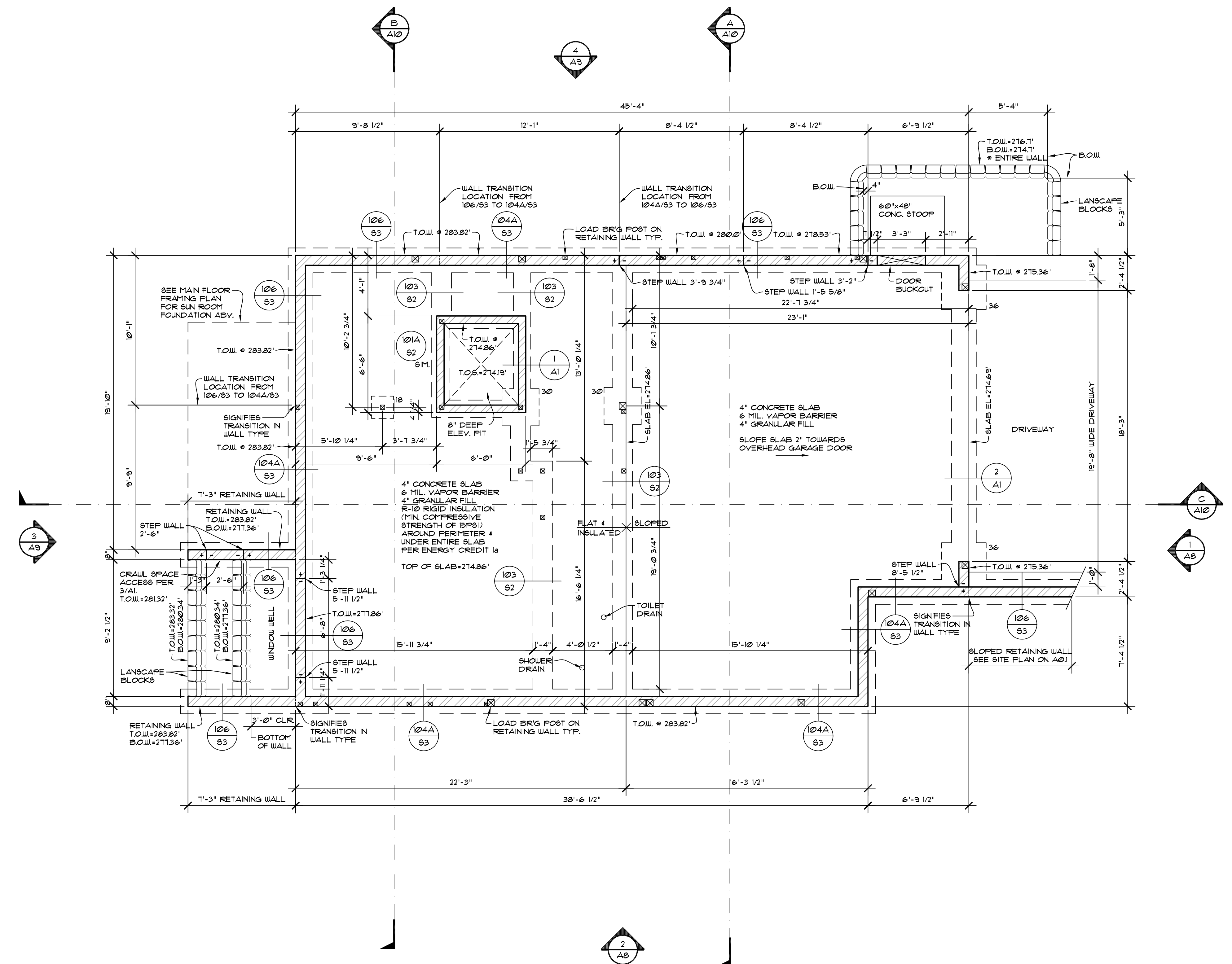
**GENERAL NOTES:**

- ALL FLOOR JOISTS PER PLAN. REFER TO MFG. LAYOUT FOR ALL FRAMING DETAILS AND BLOCKING. REVIEW MFG. LAYOUT PRIOR TO FRAMING. DOUBLE UNDER BEARING PARTITIONS. PROVIDE SOLID BLOCKING OVER BEARING MEMBERS & SQUASH BLOCKS UNDER ALL POINT LOADS AS NEEDED.
- ALL PRE-MANUFACTURED TRUSSES TO BE IDENTIFIED BY MFG'S STAMP.
- FACTORY BUILT FIREPLACE & CHIMNEY TO BE UL LABELED INSTALL PER MANUFACTURER'S SPECS. O/SIDE COMBUSTION AIR REQ'D (MIN 6 SQ IN) DUCTED TO F/BOX W/ OPERABLE O/SIDE DAMPER, TIGHTLY FITTING FLUE DAMPER, AND TIGHT FITTING GLASS OR METAL DOORS OR FLUE DRAFT INDUCTION FAN.
- LIMIT SHOWER FLOW TO 2.5 GALLON/MIN.
- H.U.T. TO BE LABELED PER ASHRAE STD. NO. 90A-90, AND MEET THE REQUIREMENTS, PER 1991 NATIONAL APPLIANCE ENERGY CONSERVATION ACT.
- FURNACE AND H.W. TANK, PILOTS, BURNERS, HEATING ELEMENTS, AND SWITCHES TO BE A MIN. OF 18" ABOVE FINISHED FLOOR.
- ALL SKYLITES TO COMPLY WITH I.R.C. SECTION 2409.1 & 2603.1
- ALL SIDELITES, SLIDING GLASS DOORS AND TUB/SHOWER ENCLOSURES TO COMPLY WITH I.B.C. SECTION 2406.
- HEAT REGISTERS TO BE PER LEGEND. LOCATE APPROXIMATELY AS SHOWN, 6" IN FROM EXTERIOR WALLS, 3" IN FROM INTERIOR WALLS.
- VENT DRYER, OVEN/RANGE & EXHAUST FANS TO O/SIDE DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMB. HORIZ. AND VERT. LENGTH OF 14'-0", INCL. 2 90° ELBOWS. DEDUCT 2'-0" FOR EA. 90° ELBOW EXCEEDING 2'. ALL EXHAUST DUCTS INSULATED (MIN. OF R-4)
- ALL NAILING PER IRC TABLE R602.3(1) AND/OR IBC TABLE 2304.9.1. COLUMN, POST & BEAM CONNECTIONS TO COMPLY WITH I.B.C. SECTION 2316.
- SOLID SHIT'S REQ'D ON LOWER STORY OF 2 STORY BUILDING PER I.B.C. DRYWALL NAILED PER SHEAR NAILING SCHEDULES OR IBC 2018 EDITION.
- TUB/SHOWER SURROUND WALLS TO HAVE WATER RESISTANT GYP BOARD AND A SMOOTH HARD SURFACE TO A MINIMUM HEIGHT OF 10" ABOVE DRAIN INLET
- PROVIDE SMOKE DETECTOR IN COMPLIANCE WITH I.B.C. AND I.B.C. STD. #336. ALL SMOKE DETECTORS BACKUP SMOKE DETECTORS WILL SOUND AN AUDIBLE ALARM IN ALL SLEEPING ROOMS.
- DWELLING TO COMPLY W/ 2018 IECC.
- SEAL, CAULK, GASKET, OR WEATHERSTRIP TO LIMIT AIR LEAKAGE. AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALL AND ROOF AND WALL PANELS, OPENINGS AT UTILITY PENETRATIONS THROUGH WALLS, FLOORS, AND ROOFS, AND OTHER OPENINGS IN BUILDING ENVELOPE.
- ALL EXTERIOR DOORS OR ACCESS HATCHES TO ENCLOSED UNHEATED AREAS MUST BE WEATHERSTRIPPED.
- MINIMUM SOIL BEARING PRESSURE = 2000 PSF OR PER STRUCTURAL ENGINEERING.
- FOOTINGS TO BE PLACED ON FIRM, UNDISTURBED NATIVE SOIL.
- DWELLING TO COMPLY WITH 2018 INTERNATIONAL BUILDING CODE (I.B.C.)
- FIRE STOPS SHALL BE PROVIDED TO CUT OFF ALL CONCL'D DRAFT OPENINGS FROM VERT. TO HORIZ. SPACES, INCLUDING THE STAIR, TUB, SHOWER, FIREPLACE, ETC.

PREScriptive ENERGY CODE COMPLIANCE FOR ALL CLIMATE ZONES IN WASHINGTON PER 2015 WSEC.
MEDIUM DWELLING UNIT: 35 CREDITS
1A - EFFICIENT BUILDING ENVELOPE (05 CREDITS): VERTICAL FENESTRATION U = 0.28 WALL R-21 FLOOR R-38 SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB
2A - AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION (05 CREDITS): REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1501.3 OF THE INTERNATIONAL RESIDENTIAL CODE SHALL BE MET WITH A HIGH EFFICIENCY FAN (MAXIMUM 0.35 WATTS/CFM) NOT INTERLOCKED WITH THE FURNACE FAN. VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN VENTILATION ONLY MODE.
3A - HIGH EFFICIENCY HVAC EQUIPMENT (10 CREDITS): GAS FURNACE WITH MINIMUM AFUE OF 94%
5C - EFFICIENT WATER HEATING (15 CREDITS): GAS WATER HEATER WITH A MINIMUM EF OF 0.91

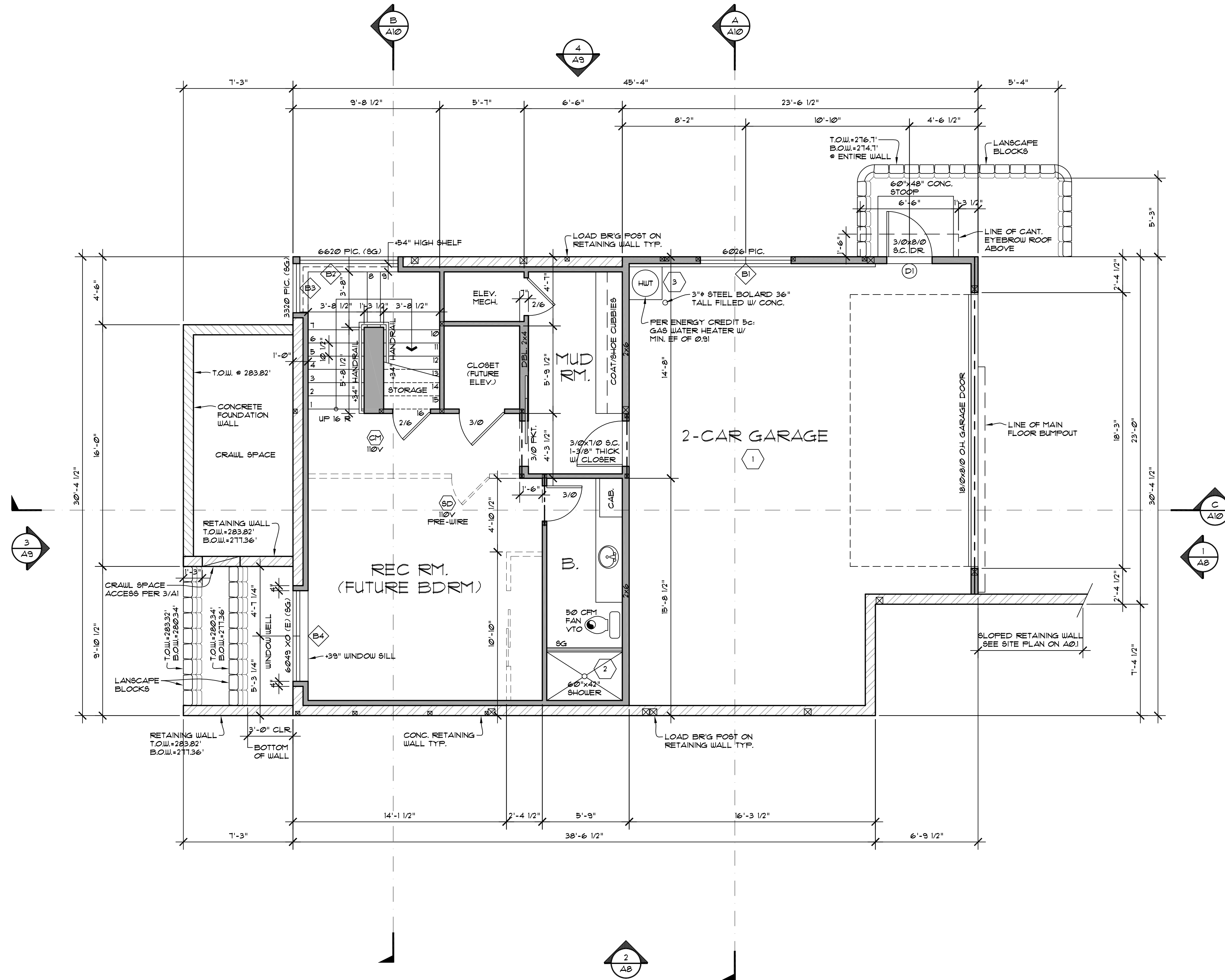


1 ELEVATOR FIT DETAIL  
N.T.S.  
NOTE: SEE SHEET 52 FOR FOOTING SCHEDULE



**FOUNDATION PLAN**  
SCALE: 1/4" = 1' - 0"





1	5/8" TYPE "X" GIB OVER ALL WARM WALLS AND SECOND FLOOR FRAMING & SUPPORT MEMBERS. GARAGE CEILING PROTECTION TO BE CONTINUOUS ABOVE GARAGE.
2	CONC. FIBERBOARD @ TUB & SHOWER SURROUND TO 6" ABOVE DRAIN
3	WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT CAUSED BY EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF THE APPLIANCE'S VERTICAL DIMENSIONS. AT THE LOWER POINT, THE STRAPPING SHALL MAINTAIN A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROLS.
SD 120V	INDICATES HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP
CM 120V	INDICATES HARD WIRED SMOKE & CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP
NOTE: ALL EXTERIOR WALL WINDOW & DOOR HEADERS TO BE AT 8'-0" UNO.	



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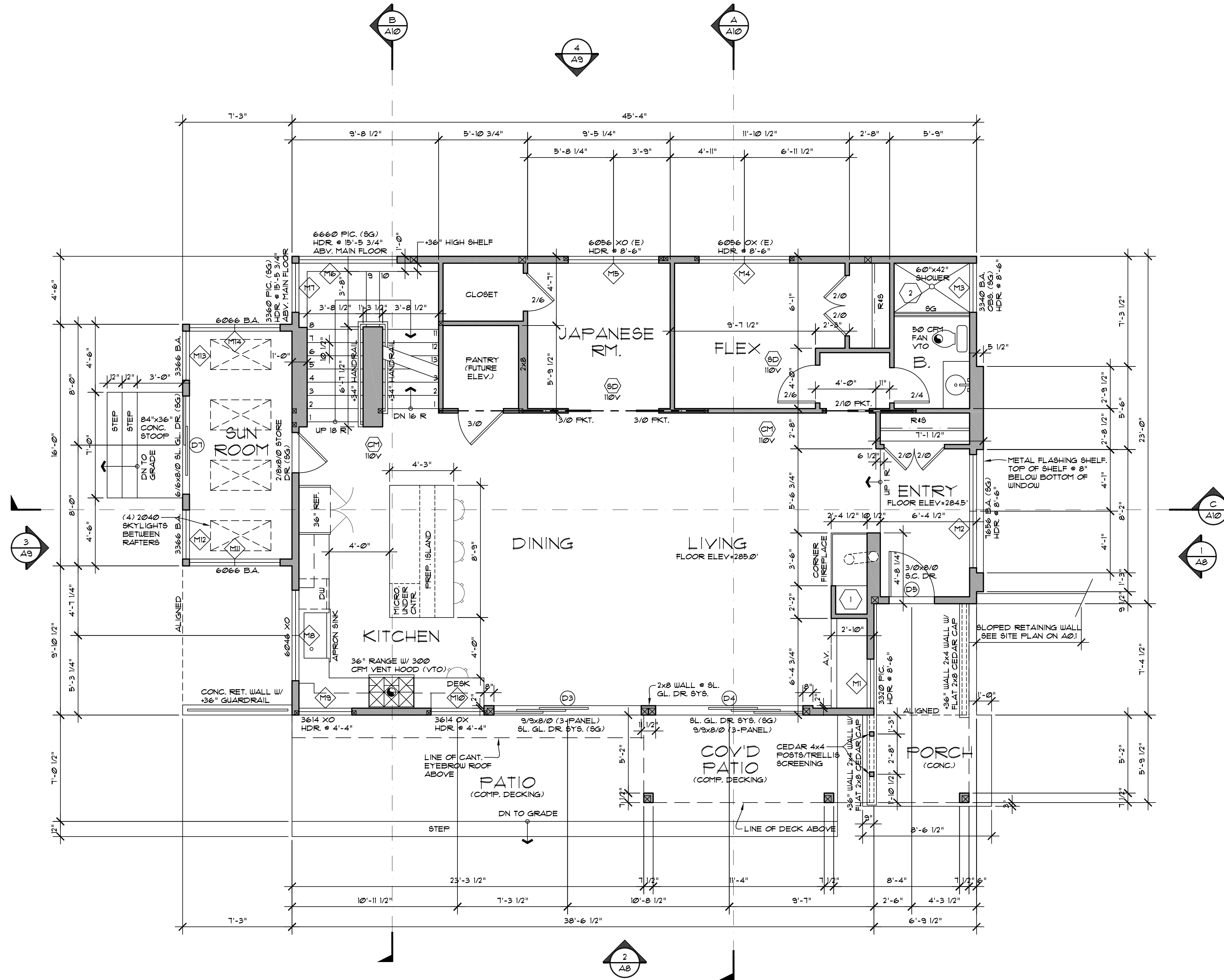
NW  
LH

**MIKE BAZE & NORIKO INOYUCHI**  
 2723 72ND AVE SE  
 MERCER ISLAND, WA 98040

JOB NO: 19-020  
 DATE: 8/27/20  
 DRAWN BY: MM  
 REVISED:

SHEET NO.  
A2

**BASEMENT FLOOR PLAN**  
 SCALE: 1/4" = 1' - 0"



**MAIN FLOOR PLAN**

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

ALL WINDOWS TO HAVE INDIVIDUAL OUTDOOR AIR INLET PORTS PER IMC 402.2.4.2.1

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE. THE RESULTS OF THE TEST SHALL BE BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL (R402.4.1.2).

AT LEAST ONE THERMOSTAT PER DUELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.

DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

R317.1.3 GEOGRAPHICAL AREAS, APPROVED NATURALLY DURABLE OR PRESURE-PRESERVATIVE-TREATED WOOD SHALL BE USED FOR THOSE PORTIONS OF WOOD MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHEN THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS, DEPENDING ON LOCAL EXPERIENCE, SUCH MEMBERS MAY INCLUDE:

1. HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS AND DECKING.
2. VERTICAL MEMBERS SUCH AS POSTS, POLES AND COLUMNS.
3. BOTH HORIZONTAL AND VERTICAL MEMBERS.

R303.1 STAIRWAY ILLUMINATION  
ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT BELOW THE CENTER OF EACH TREAD AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.

NOTE:  
ALL EXTERIOR WALL WINDOW & DOOR HEADERS TO BE AT 8'-0" U.N.O.

EXHAUST VENT CLEARANCES:  
PER SRC M1501 EXHAUST FAN VENTS SHALL TERMINATE OUTDOORS AND NOT IN ATTICS, SCOFFS, RIDGE VENTS, OR CRAWL SPACES. KITCHEN, BATHROOMS, AND LAUNDRY EXHAUST TERMINATIONS TO EXIT THE STRUCTURE WITH CLEARANCES MEETING SRC M1506.3, NOT LESS THAN 3 FEET FROM PROPERTY LINES, 3 FEET FROM OPERABLE OPENINGS IN THE BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKES.

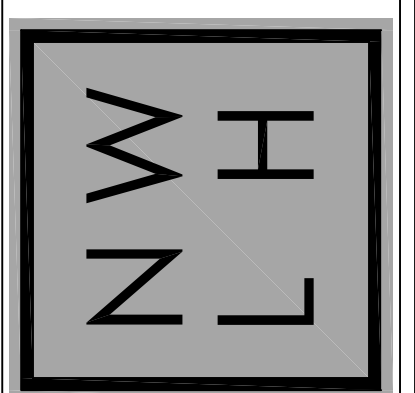
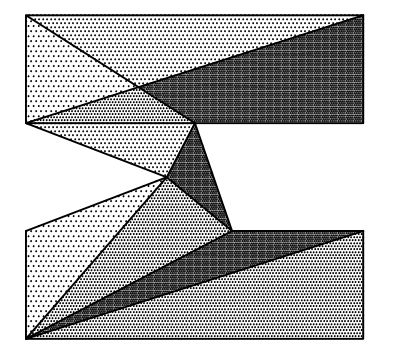
SQUARE FOOTAGE SUMMARY		
BASEMENT FLOOR	603	SQ. FT.
MAIN FLOOR	1,464	SQ. FT.
UPPER FLOOR	1,269	SQ. FT.
<b>TOTAL</b>	<b>3,340</b>	<b>SQ. FT.</b>
GARAGE	649	SQ. FT.
WEATHER DECK	164	SQ. FT.

- 1 DIRECT VENT FIREPLACE TO BE LISTED, LABELED & INSTALLED W/ THE CONDITIONS OF THE LISTING & TO BE IN ACCORDANCE W/ UL 127.
- 2 CONC. FIBERBOARD @ TUB & SHOWER SURROUND TO 6" ABOVE DRAIN
- 3 PILOTS & BURNERS OR HTG. ELEMENTS & SWITCHES TO BE AT LEAST 18" ABOVE FLOOR. MIN. 6" DIA. FRESH AIR DUCT TO CONNECT TO RETURN AIR PLNUM
- SD 120V INDICATES HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP
- CM 120V INDICATES HARD WIRED SMOKE & CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP

PER PERSCRIPTIVE REQUIREMENTS 2015 W.S.E.C. \*MODIFIED FOR ENERGY CREDIT 1A)

CLIMATE ZONE 4C  
 MAX. GLAZING U-FACTOR: VERT. U=28, OVERHEAD U=50  
 MAX. DOOR U-FACTOR: U=20  
 INSULATION @ CONDITIONED AREAS:  
 TRUSSED CEILING: R-45  
 VAULTED & SINGLE RAFTER CEILING: R-38 (R402.2.2)  
 ABOVE GRADE WALLS: R-21  
 BELOW GRADE WALLS: R-21  
 FLOOR OVER VENTED CRAWL SPACE: R-38\*  
 SLAB ON GRADE: R-10 @ PERIMETER & UNDER ENTIRE SLAB.

PERCENT GLAZING 826 (SF WINDOW AREA) +24.7%  
 CALCULATIONS: 3,340 (SF FLOOR AREA)





EXHAUST VENT CLEARANCES:  
 PER IRC M1501.1 EXHAUST FAN VENTS SHALL TERMINATE OUTDOORS AND NOT IN ATTICS, SOFFITS, RIDGE VENTS, OR CRAILL SPACES. KITCHEN, BATHROOMS, AND LAUNDRY EXHAUST TERMINATIONS TO EXIT THE STRUCTURE WITH CLEARANCES MEETING IRC M1506.3, NOT LESS THAN 3 FEET FROM PROPERTY LINES, 3 FEET FROM OPERABLE OPENINGS IN THE BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKES.

**SOURCE SPECIFIC VENTILATION REQUIREMENTS:**  
 BATHROOMS, LAUNDRY ROOMS AND POWDER ROOM FANS TO BE 50 CFM.  
 KITCHEN EXHAUST FANS TO BE 100 CFM.  
 EXHAUST FANS SHALL BE FLOW RATED AT 25 W.G. STATIC PRESSURE

EXHAUST DUCTS SHALL:  
 -BE INSULATED TO R-4 IN UNCONDITIONED SPACE  
 -BE EQUIPPED WITH A BACKDRAFT DAMPER  
 -TERMINATE OUTSIDE THE BUILDING  
 -COMPLY WITH BELOW

FAN CFM	MAX FLEX DIA.	MAX FT.	MAX SMOOTH DIA.	MAX FT.
50	4"	25	4"	10
50	5"	30	5"	100
50	6"	OVER 100	6"	OVER 100
100	4"	NOT ALLOWED	4"	20
100	5"	15	5"	100
100	6"	30	6"	OVER 100
100	5"	NOT ALLOWED	5"	50
125	6"	45	6"	OVER 100
125	7"	70	7"	OVER 100

**WHOLE HOUSE VENTILATION REQUIREMENTS:**  
 A 6" DIAMETER FRESH AIR INLET SHALL BE DUCTED FROM THE EXTERIOR TO THE FRESH AIR RETURN FLENUM.  
 THE FRESH AIR DUCT SHALL BE PROTECTED FROM THE ENTRY OF INSECTS, LEAVES, OR OTHER DEBRIS AND LOCATED SO AS NOT TO TAKE AIR FROM:  
 -HAZARDOUS OR UNSANITARY LOCATIONS  
 -WHERE IT WILL PICK UP OBJECTIONABLE ODORS, FUMES OR FLAMMABLE VAPORS  
 -A ROOM OR SPACE HAVING FUEL BURNING APPLIANCES THEREIN  
 -ATTIC, CRAILL SPACE, OR GARAGE  
 -CLOSER THAN 10' FROM AN APPLING OR PLUMBING VENT OUTLET, UNLESS THE DUCT VENT OUTLET IS AT LEAST 3' ABOVE THE FRESH AIR INLET.  
 -DUCT SHALL BE INSTL'D TO R-4 WHEN PASSING THROUGH A COND'D SPACE

INLET DUCT SHALL BE EQUIPPED WITH A MOTORIZED DMFR THAT WILL OPEN WHEN THE VENTLN FAN RELAY IS ACTIVATED, AND REMAIN CLOSED AT ALL OTHER TIMES. IN ADDITION TO THE MOTORIZED DMFR, A MANUAL DMFR SET TO 35-5 AIR CHANGES PER HOUR IS ALSO REQUIRED.

A WHOLE HOUSE EXHAUST FAN SHALL BE LCT'D IN THE CEILING, SIZE PER THE CALC'S BELOW. THE AIR INTAKE DUCT DMFR SHALL BE SET W/IN THIS RNG

**WHOLE HOUSE VENTILATION:**  
 THIS SECTION ESTABLISHES MINIMUM PRESCRIPTIVE DESIGN REQUIREMENTS FOR WHOLE HOUSE VENTILATION SYSTEMS. EACH DWELLING UNIT OR GUEST ROOM SHALL BE EQUIPPED WITH A VENTILATION SYSTEM COMPLYING WITH OPTION I, II, III OR IV. COMPLIANCE IS ALSO PERMITTED TO BE DEMONSTRATED THROUGH COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE.

OPTION I: WHOLE-HOUSE VENTILATION USING EXHAUST FANS. (IRC M1501.4)  
 OPTION II: WHOLE-HOUSE VENTILATION INTEGRATED WITH A FORCED-AIR SYSTEM. (IRC M1501.3.5)  
 OPTION III: WHOLE-HOUSE VENTILATION USING A SUPPLY FAN. (IRC M1501.3.6)  
 OPTION IV: WHOLE-HOUSE VENTILATION USING A HEAT RECOVERY VENTILATION SYSTEM. (IRC M1501.3.1)

**MECHANICAL VENTILATION RATE:**  
 THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR TO EACH HABITABLE SPACE AT A CONTINUOUS RATE NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1501.3.3(1).

**EXCEPTION:**  
 THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT ENABLE OPERATION FOR NOT LESS THAN 25 PERCENT OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE PRESCRIBED IN TABLE M1501.3.3(1) IS MULTIPLIED BY THE FACTOR DETERMINED IN TABLE M1501.3.3(2).

TABLE M1501.3.3(1) CONTINUOUS WHOLE HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	> 7
< 1500	30	45	60	75	90
1501-3,000	45	60	75	90	105
3,001-4,500	60	75	90	105	120
4,501-6,000	75	90	105	120	135
6,001-15,000	90	105	120	135	150
> 15,000	105	120	135	150	165

TABLE M1501.3.3(2) INTERMITTENT WHOLE HOUSE MECHANICAL VENTILATION RATE FACTORS

RUN TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
	FACTOR	4	3	2	1.5	1.3

a. FOR VENTILATION SYSTEM RUN TIME VALUES BETWEEN THOSE GIVEN THE FACTORS ARE PERMITTED TO BE DETERMINED BY INTERPOLATION.  
 b. EXTRAPOLATION BEYOND THE TABLE IS PROHIBITED.

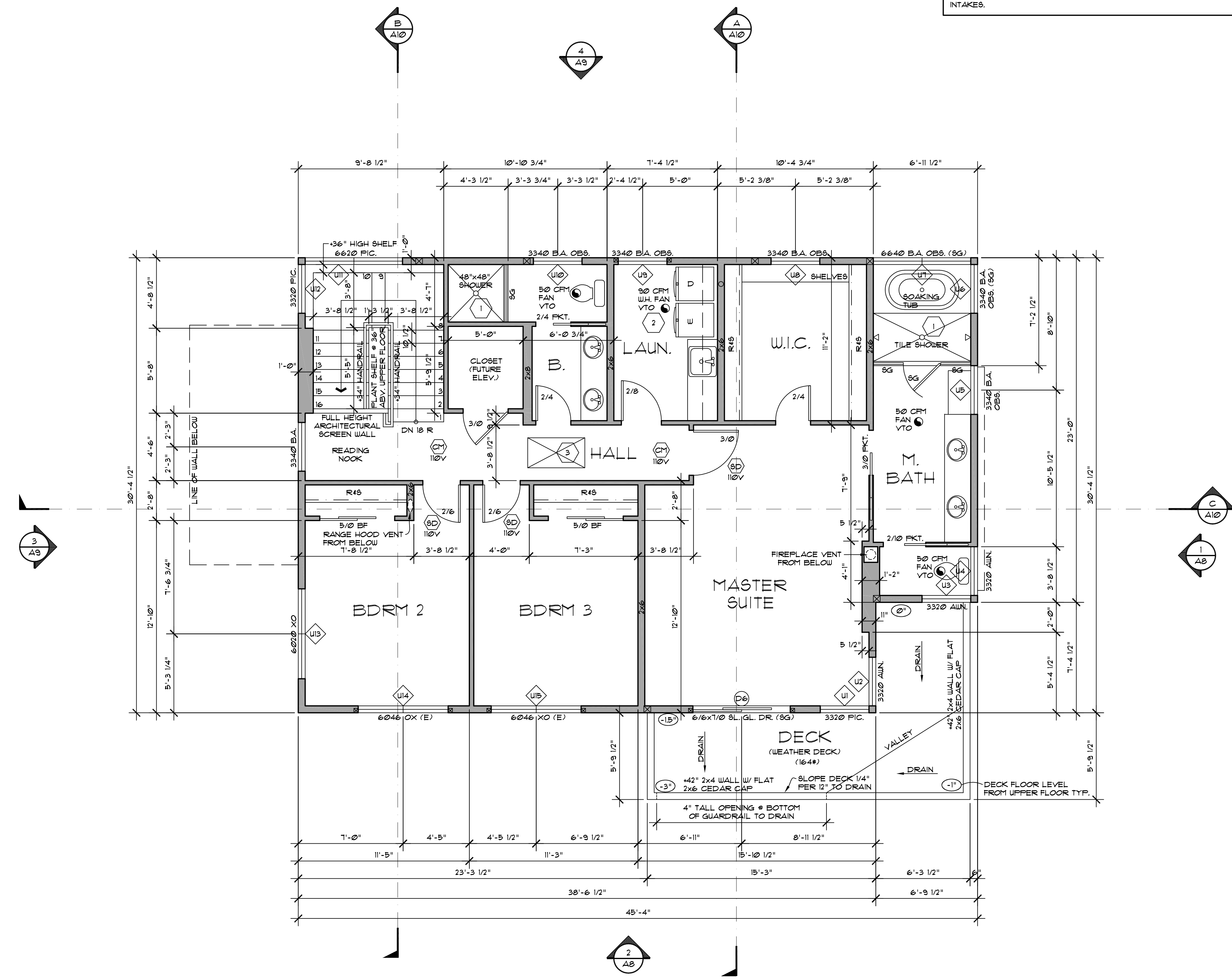
EXHAUST FANS MUST BE FLOW RATED AT 25 W.G. AND MAX. 15 SONE RATING. READILY ACCESSIBLE 24 HR CLK TMR OR DEHUMIDISTAT 4 RELAY SHALL BE INSTL'D AND WIRED TO REGULATE THE FURN FAN, RELAY AND WHOLE HOUSE EXHAUST FAN.

INTERIOR DOORS SHALL BE INSTL'D SO AS NOT TO IMPEDE THE MV'NT OF FRESH AIR TO ALL HABITABLE ROOMS.

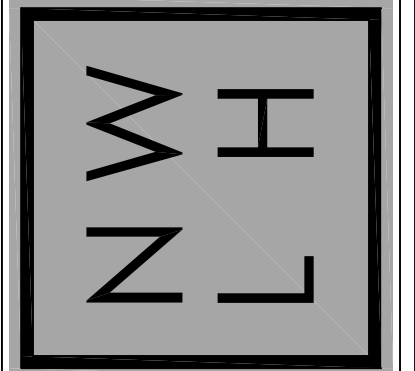
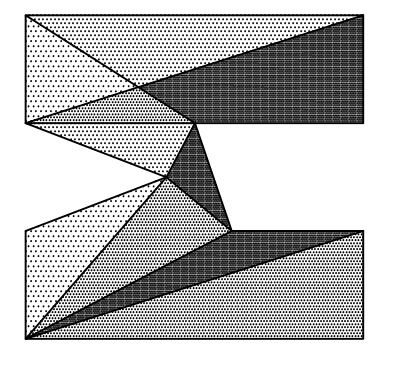
VENTLN SYSTEM MUST BE PERFORMANCE TESTED JUST PRIOR TO THE FINAL INSPECTION BY THE INSTALLER OR A QLPD THIRD PARTY. THE INLET DUCT SHALL BE LABELED WITH THE ACTUAL CFM'S MFR'D 4 A LETTER OF CHPLNG SHALL BE AVAILABLE ON SITE FOR THE INSPCTR BEFORE A CERT OF OCCUPANCY WILL BE ISSUED.

NOTE:  
 ALL EXTERIOR WALL WINDOW 4 DOOR HEADERS TO BE AT 1'-0" UNO.

- 1 CONC. FIBERBOARD @ TUB 4 SHOWER SURROUND TO 6" ABOVE DRAIN
- 2 WHOLE HOUSE VENTILATION SYSTEM PER M1501.3.3 OF THE IRC. SHALL BE MET WITH A HIGH EFFICIENCY FAN (MAX. 0.35 WATTS/CFM), NOT INTERLOCKED WITH THE FURNACE FAN VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED. WHOLE HOUSE VENTILATION RATE PER TABLE M1501.3.3(2) AND SET TO RUN @ (2) 4 HOUR SEGMENTS
- 3 FULL DOWN STAIRS FOR ATTIC 4 FURNACE ACCESS.
- 8D INDICATES HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP
- CM 120V INDICATES HARD WIRED SMOKE 4 CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP



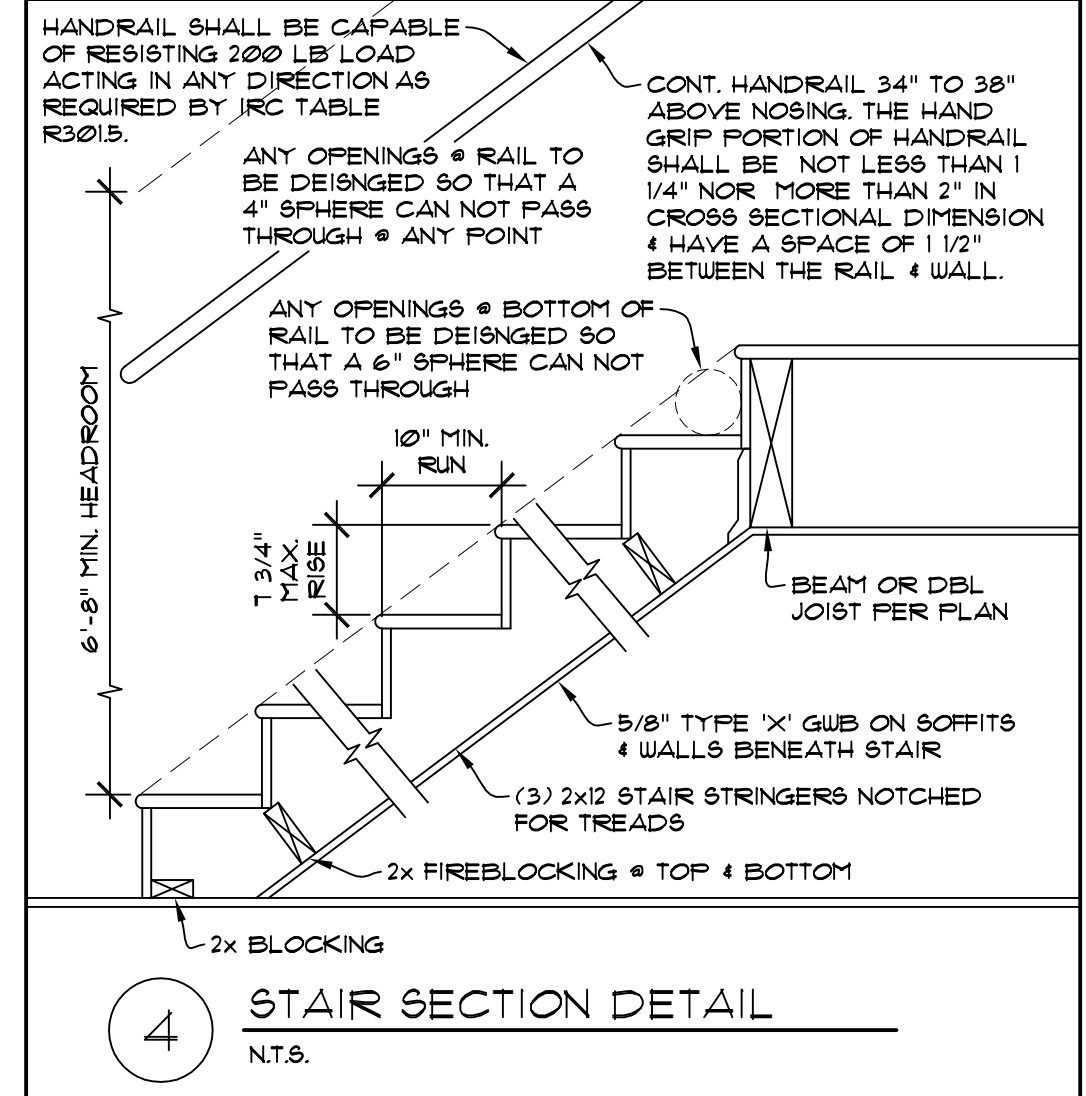
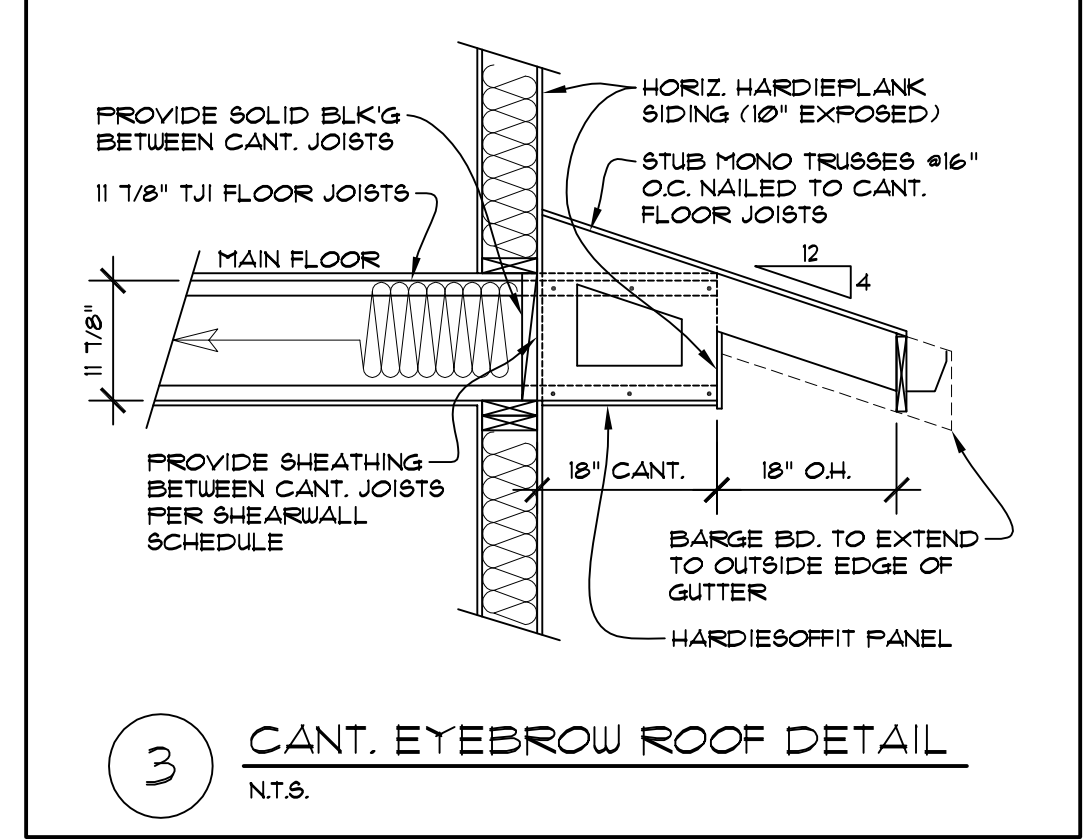
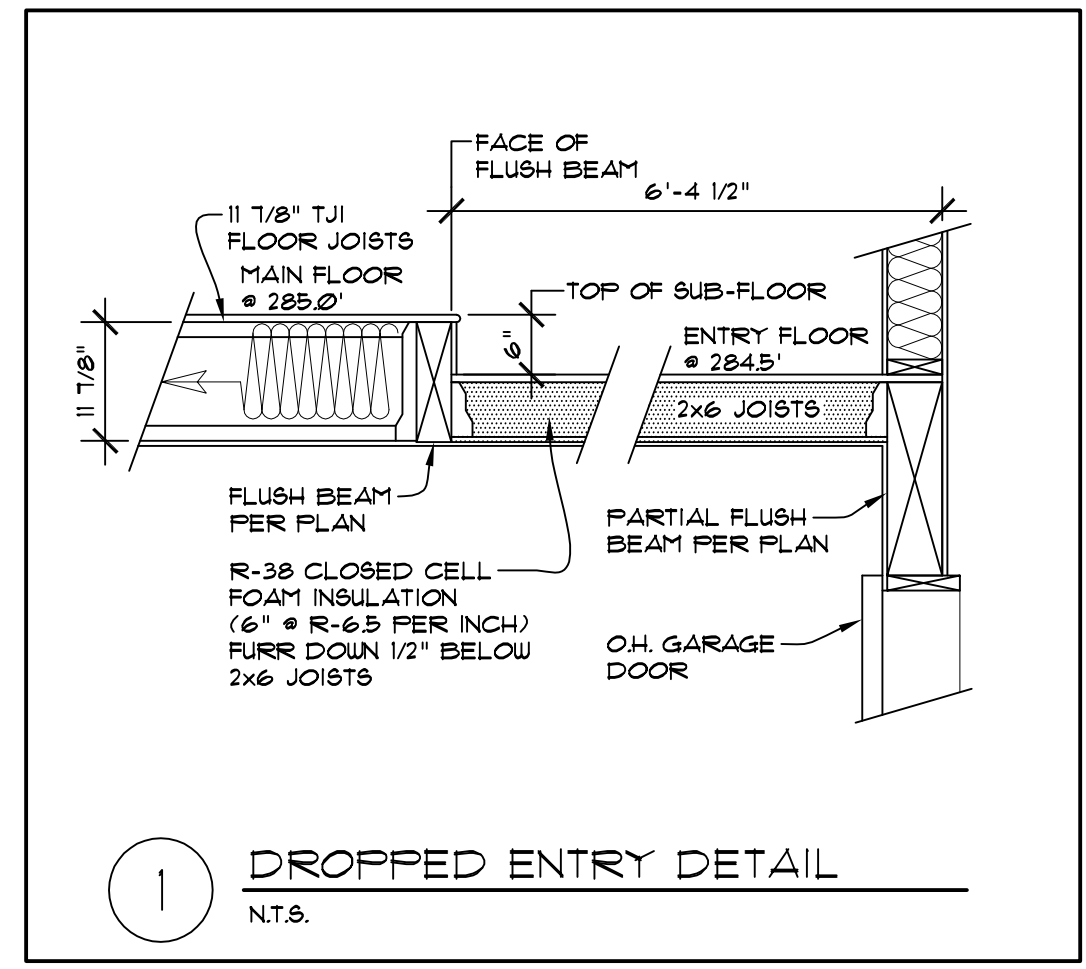
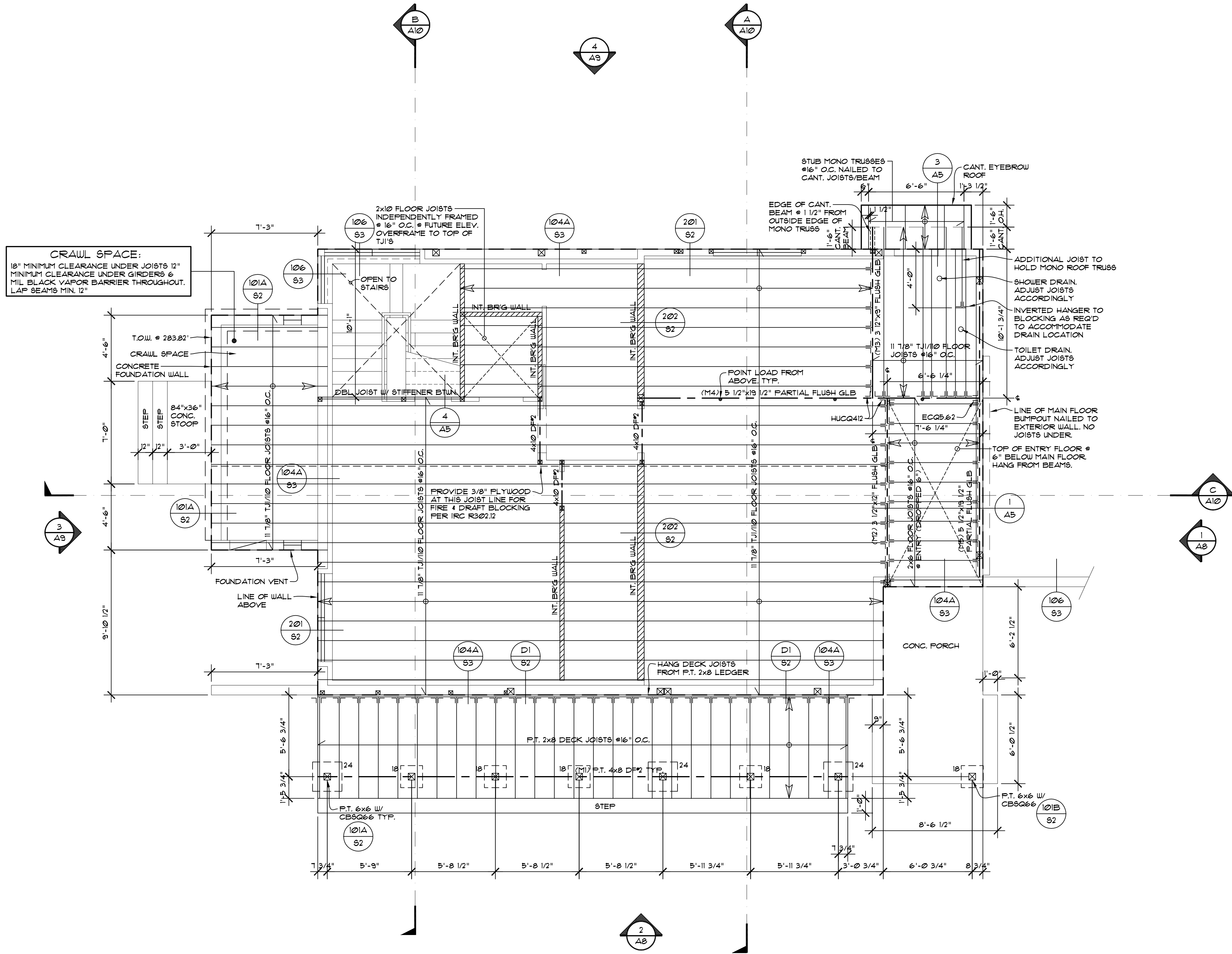
**UPPER FLOOR PLAN**  
 SCALE: 1/4" = 1' - 0"



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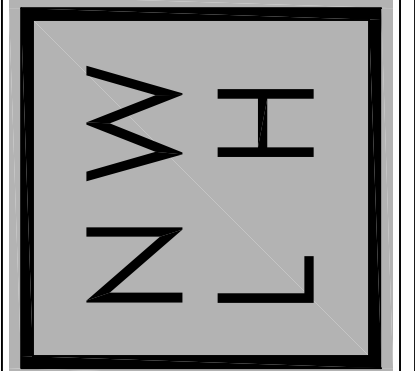
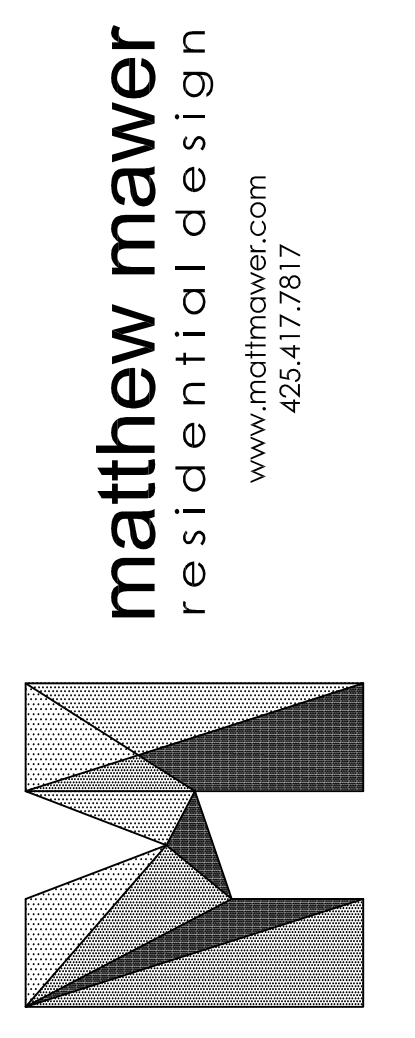
116\* UNDER-FLOOR AREA = 0.4 SQ. FT. NET FREE REQ'D.  
300

0.4 NET FREE x 144 = 58 SQ. IN./SQ. FT. NET FREE REQ'D.  
PROVIDE 1 SQ. FT. PER 300 SQ. FT. OF UNDER FLOOR AREA COVER VENTS WITH 1/4" CORROSION RESISTANT WIRE MESH. LOCATE VENTS AS CLOSE TO CORNERS AS PRACTICAL.  
EFFICIENT VENT AREA = 12.5 SQ. IN.

SQ. IN. NET FREE	58	=	1	* VENTS REQ'D	(USE 2 VENTS FOR CROSS BREEZE)
VENT AREA	12.5				

**CRAWL VENTILATION CALCULATION**

NOTE:  
SEE SHEET S2 FOR FOOTING SCHEDULE



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**MAIN FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1' - 0"



**ROOF VENTILATION CALCULATIONS**

TOTAL VENTILATION REQUIRED =  $\frac{168}{300} = 0.4 \text{ SF. NET FREE}$   
 EAVE VENTILATION =  $16 \text{ LF.} \times 3.9 \text{ SQ. IN./LF.} = 0.4 \text{ SF.}$   
 (PROVIDE EAVE VENT BLOCKING @ EVERY BAY)  
 MIN. 50% BY VENTILATION ABOVE EAVE =  $0.4 \times 0.5 = 0.2 \text{ SF.}$   
 ROOF-TO-WALL VENTILATION PROVIDED =  $16 \text{ LF.} \times 9.0 \text{ SQ. IN./LF.} = 1.0 \text{ SF.}$   
**TOTAL VENTILATION PROVIDED:**  
 EAVE VENTILATION =  $0.4 \text{ SF.}$   
 ROOF-TO-WALL VENTILATION =  $1.0 \text{ SF.}$   
 TOTAL VENTILATION REQUIRED =  $0.4 \text{ SF.}$   
 TOTAL VENTILATION PROVIDED =  $1.4 \text{ SF.}$

NOTE:  
 USE SMARTVENT  
 ROOF-TO-WALL VENT

**STAIRWAYS - 2015 IRC SECTION 311.7**

R311.1.1 WIDTH - STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2 INCHES ON EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31-1/2 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

R311.1.2 HEADROOM - THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.  
 EXCEPTIONS:  
 1. WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES, THE FLOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM NOT MORE THAN 4-3/4 INCHES. THE HEADROOM FOR SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.1.0.1.

R311.1.3 VERTICAL RISE - A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 147 INCHES BETWEEN FLOOR LEVELS OR LANDINGS.

R311.1.5 STAIR TREADS AND RISERS - STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION FOR THE PURPOSES OF THIS SECTION. DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.

R311.1.5.1 RISERS - THE RISER HEIGHT SHALL BE NOT MORE THAN 7-3/4 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OR STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES AS MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER SPHERE.  
 EXCEPTIONS:  
 1. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON SPIRAL STAIRWAYS.  
 2. THE RISER HEIGHT OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.1.0.1.

R311.1.5.2 TREADS - THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

R311.1.5.3 NOSINGS - THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NOT GREATER THAN 9/16 INCH. A NOSING PROJECTION NOT LESS THAN 3/4 INCH AND NOT MORE THAN 1-1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH TREADS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSINGS SHALL NOT EXCEED 1/2 INCH.

R311.1.6 LANDINGS FOR STAIRWAYS - THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED. LANDINGS OF SQUARES OTHER THAN SQUARE OR RECTANGULAR SHALL BE PERMITTED PROVIDED THAT THE DEPTH AT THE WALK LINE AND THE TOTAL AREA IS NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH WHERE THE STAIRWAY HAS A STRAIGHT RUN. THE DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36 INCHES.

R311.1.7 STAIRWAY WALKING SURFACE - THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NOT GREATER THAN ONE UNIT VERTICAL IN 48 INCHES HORIZONTAL (2-PERCENT SLOPE).

R311.1.8 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

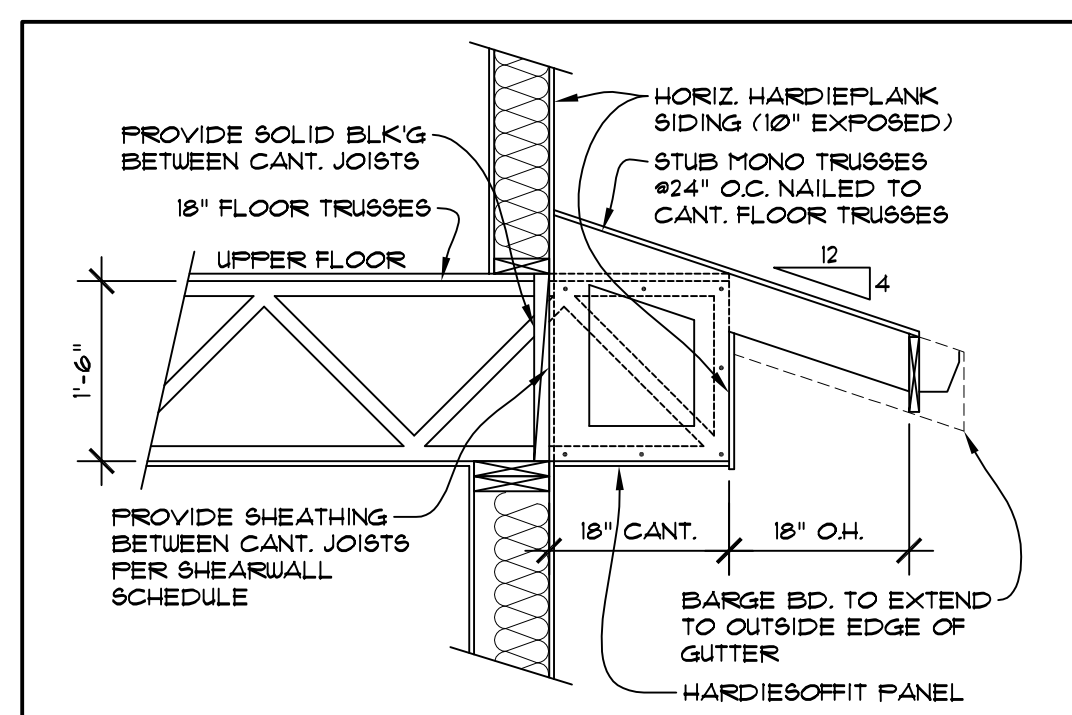
R311.1.8.1 HEIGHT - HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

R311.1.8.2 CONTINUITY - HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHUTTLER TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAILS.  
 EXCEPTIONS:  
 1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.

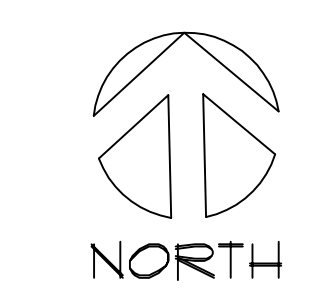
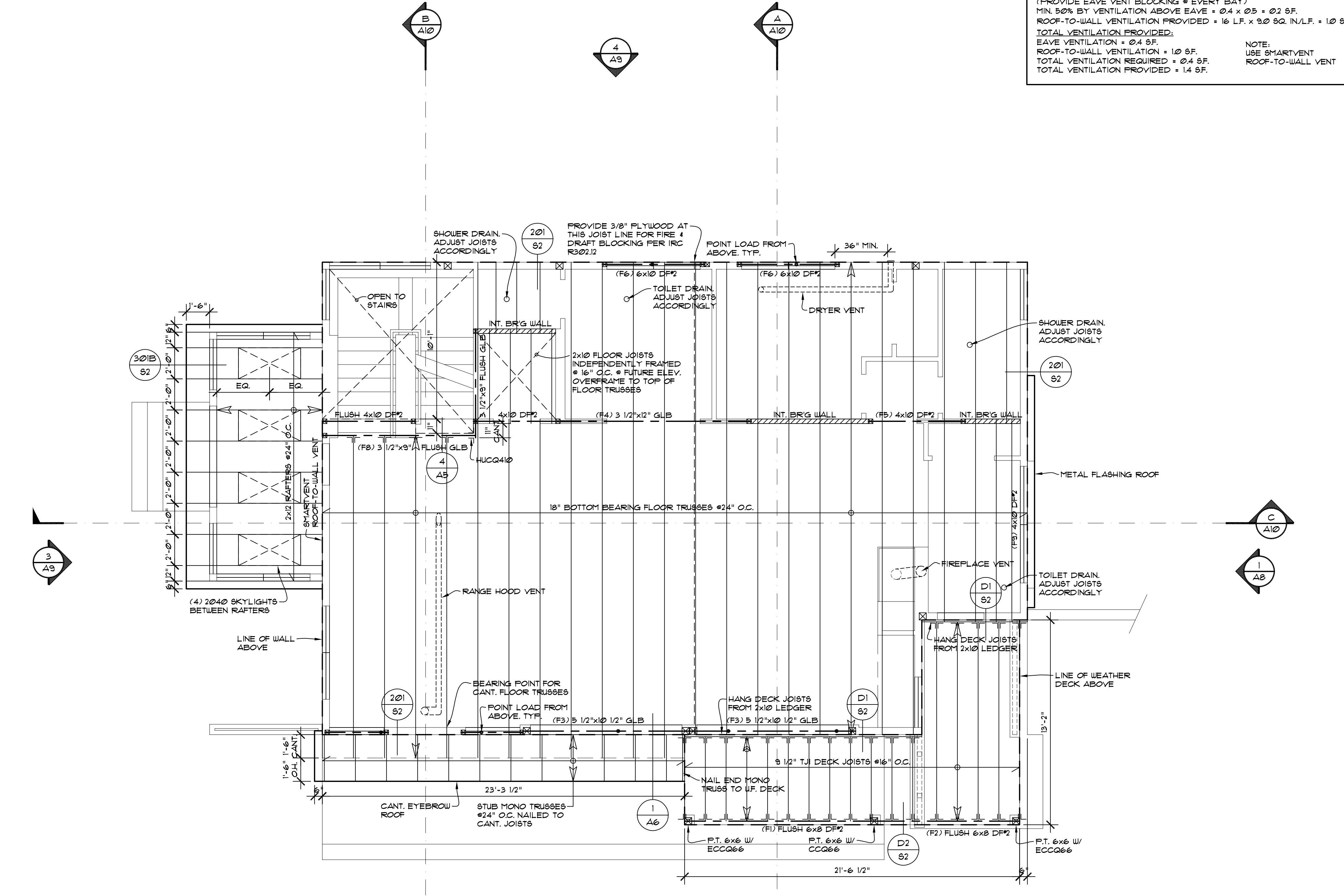
ALL TRUSSES:  
 -SHALL CARRY MANUFACTURERS STAMP  
 -SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS  
 -WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OF ENGINEERING CALCULATIONS -SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION

R311.1.8.1 HEIGHT - HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

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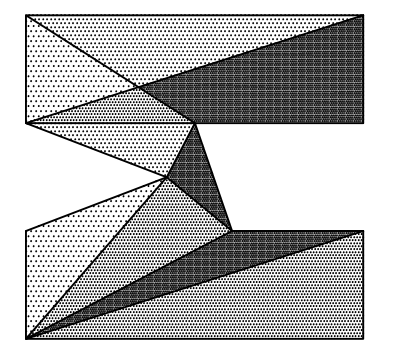
NOTE:  
 ROOF SHEATHING IS CONTINUOUS ON MAIN ROOF TRUSSES EXTENDING UNDER OVERFRAMED AREAS THAT ARE SHADED UNO. CUT 18"x18" HOLES IN SHEATHING TO ALLOW FOR CROSS VENTILATION INTO OVERFRAMED AREAS. ALL HEADERS TO BE 4x10 DFP2 UNO.  
 ALL LOWER ROOF PITCHES TO BE 4:12 UNO.



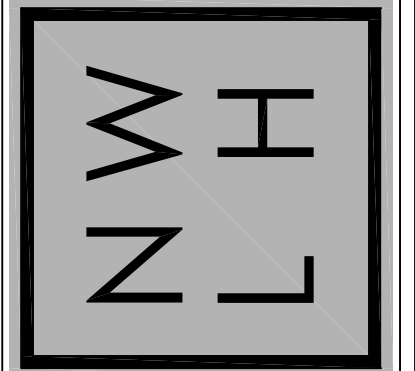
**UPPER FLOOR & LOWER ROOF FRAMING PLAN**

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

matthew mawer  
 residential design  
 www.matthewmawer.com  
 425.417.7817



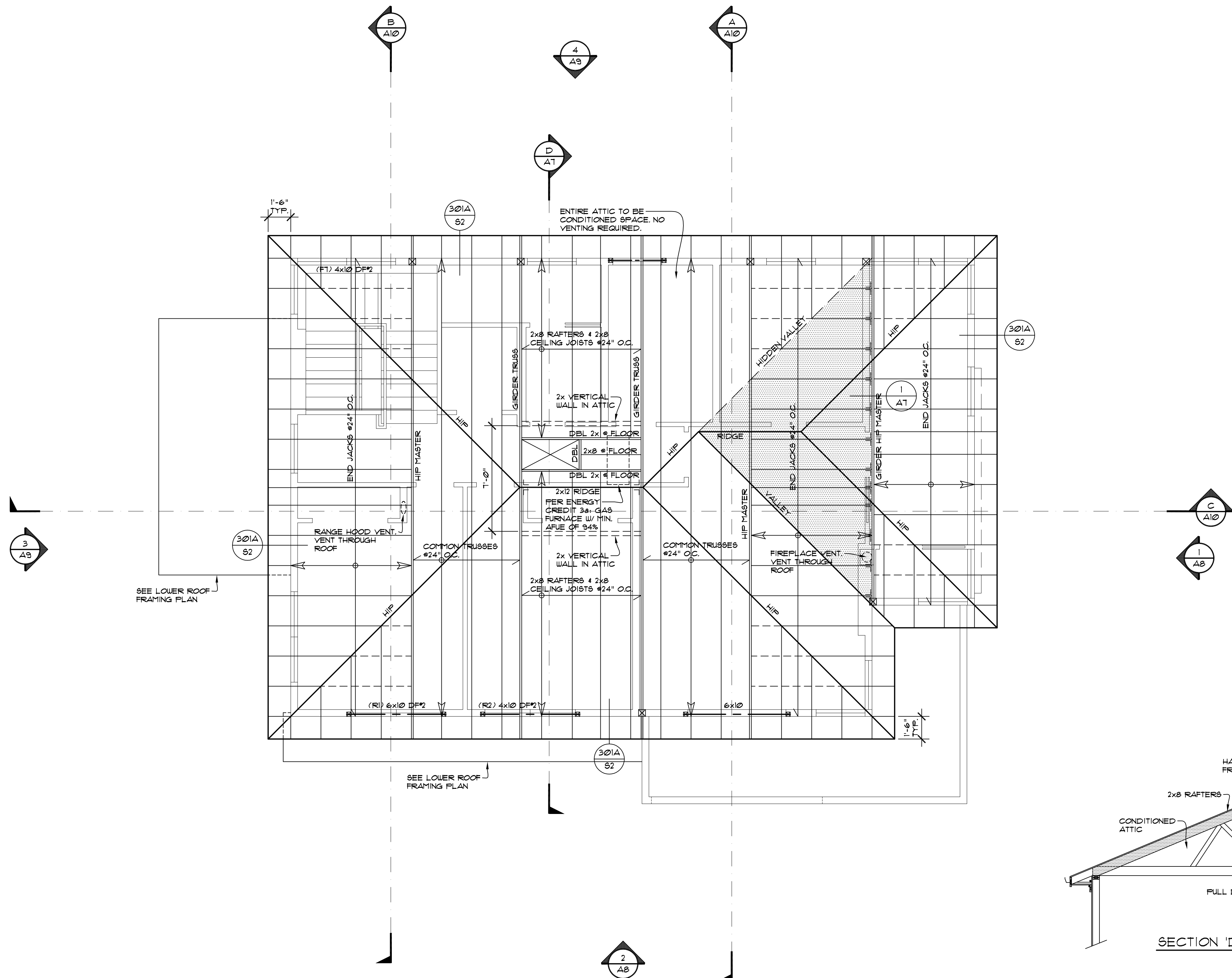
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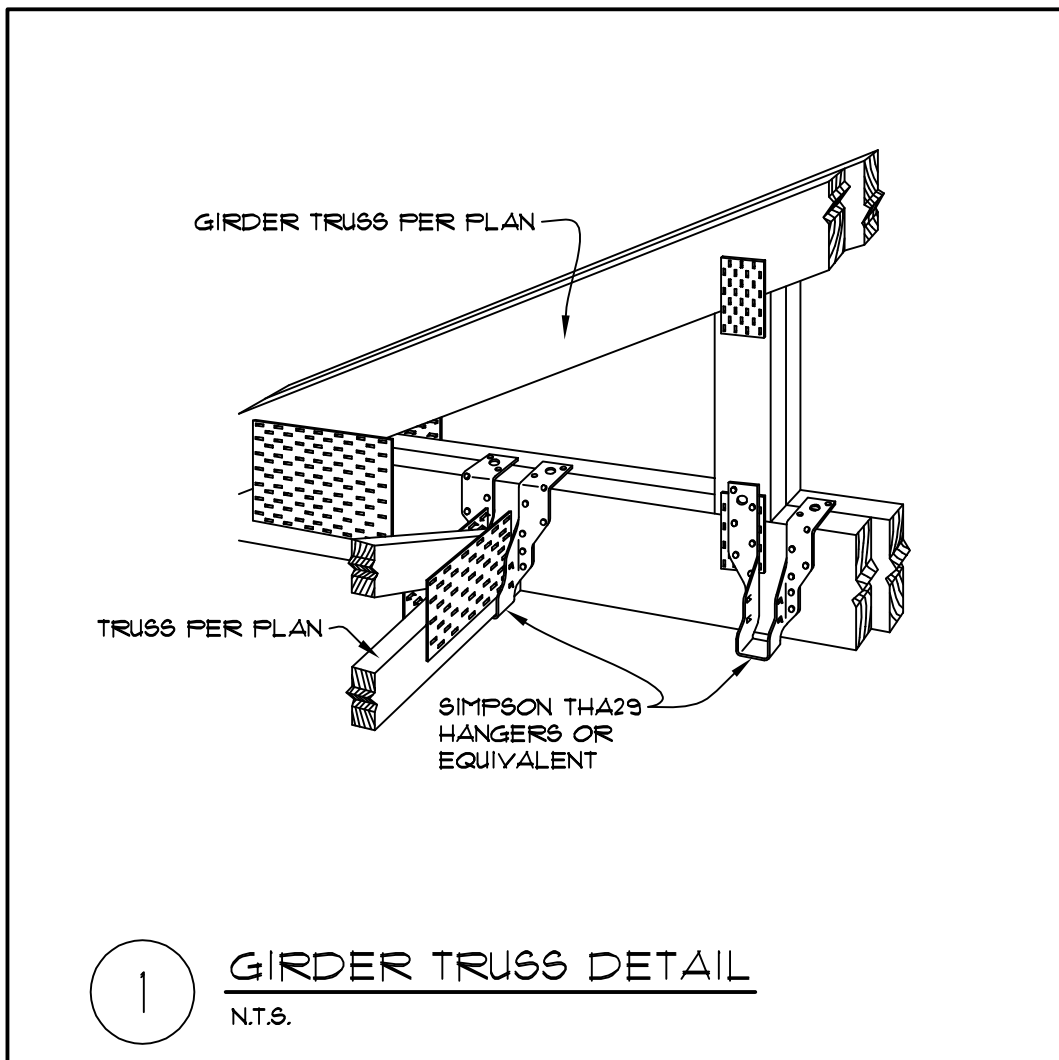
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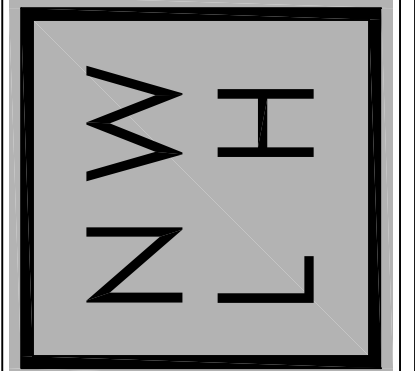
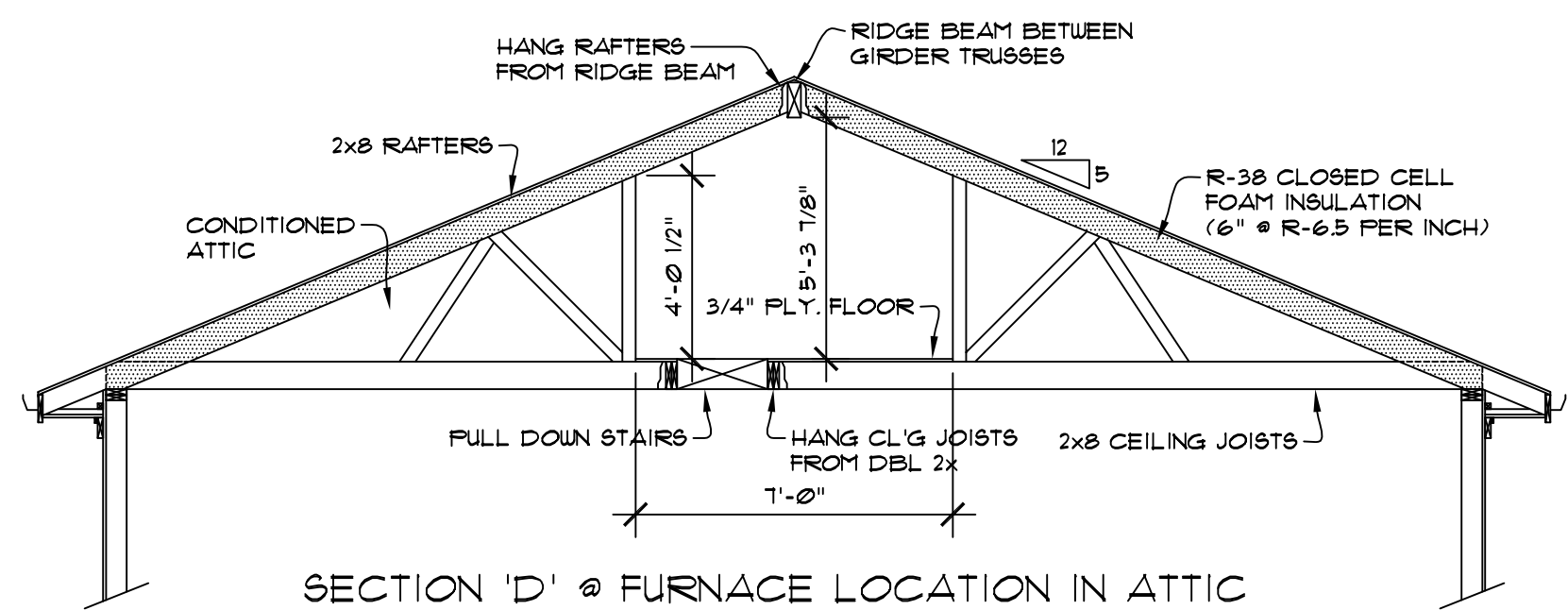
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**A6**



NOTE:  
 ROOF SHEATHING IS CONTINUOUS ON MAIN ROOF TRUSSES EXTENDING UNDER OVERFRAMED AREAS THAT ARE SHADED UNO. CUT 18"x18" HOLES IN SHEATHING TO ALLOW FOR CROSS VENTILATION INTO OVERFRAMED AREAS. ALL HEADERS TO BE 4x10 DFP2 UNO. ALL UPPER ROOF PITCHES TO BE 5:12 UNO.



ALL TRUSSES:  
 -SHALL CARRY MANUFACTURERS STAMP  
 -SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS  
 -WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OF ENGINEERING CALCULATIONS -SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION

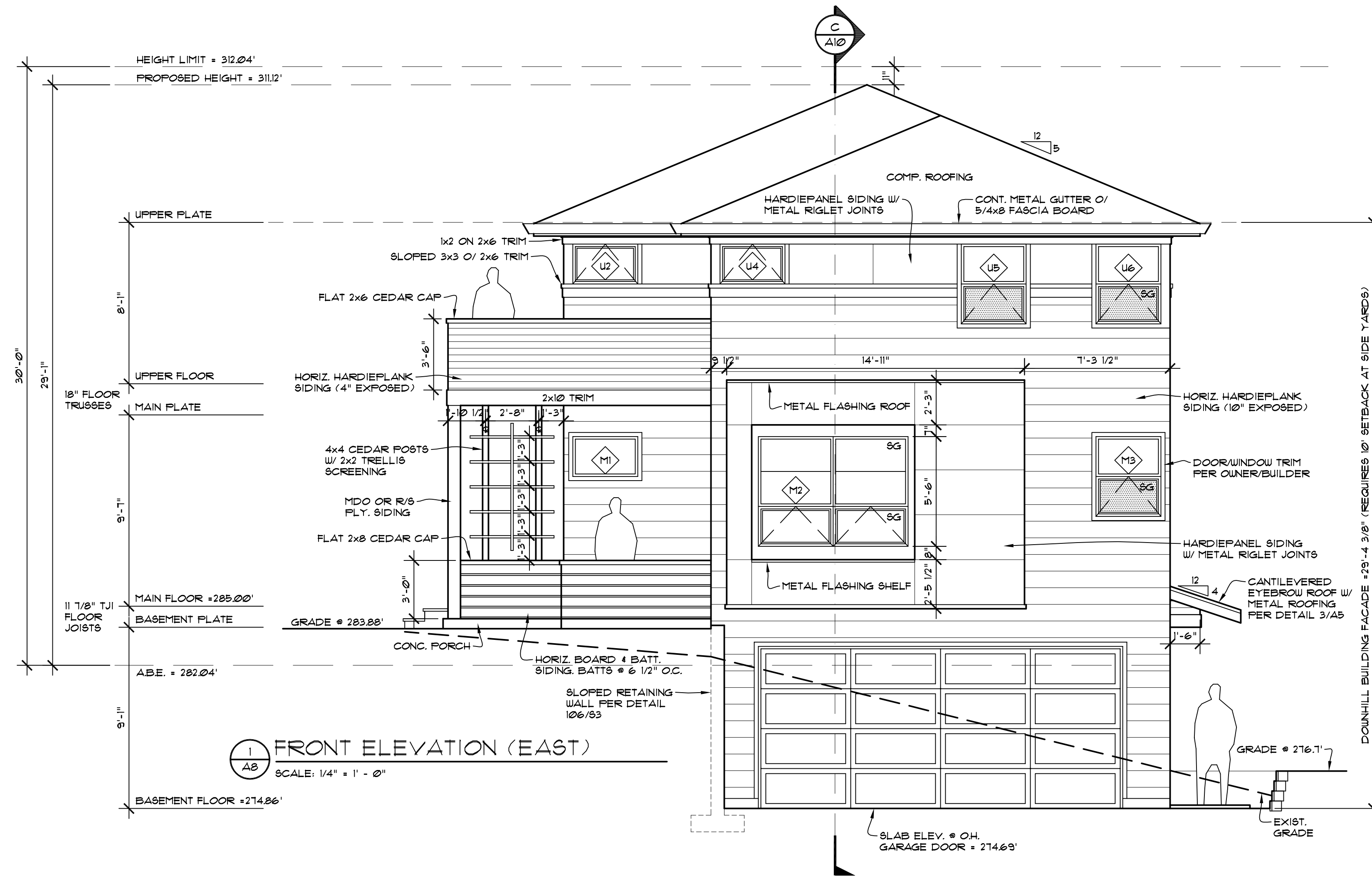


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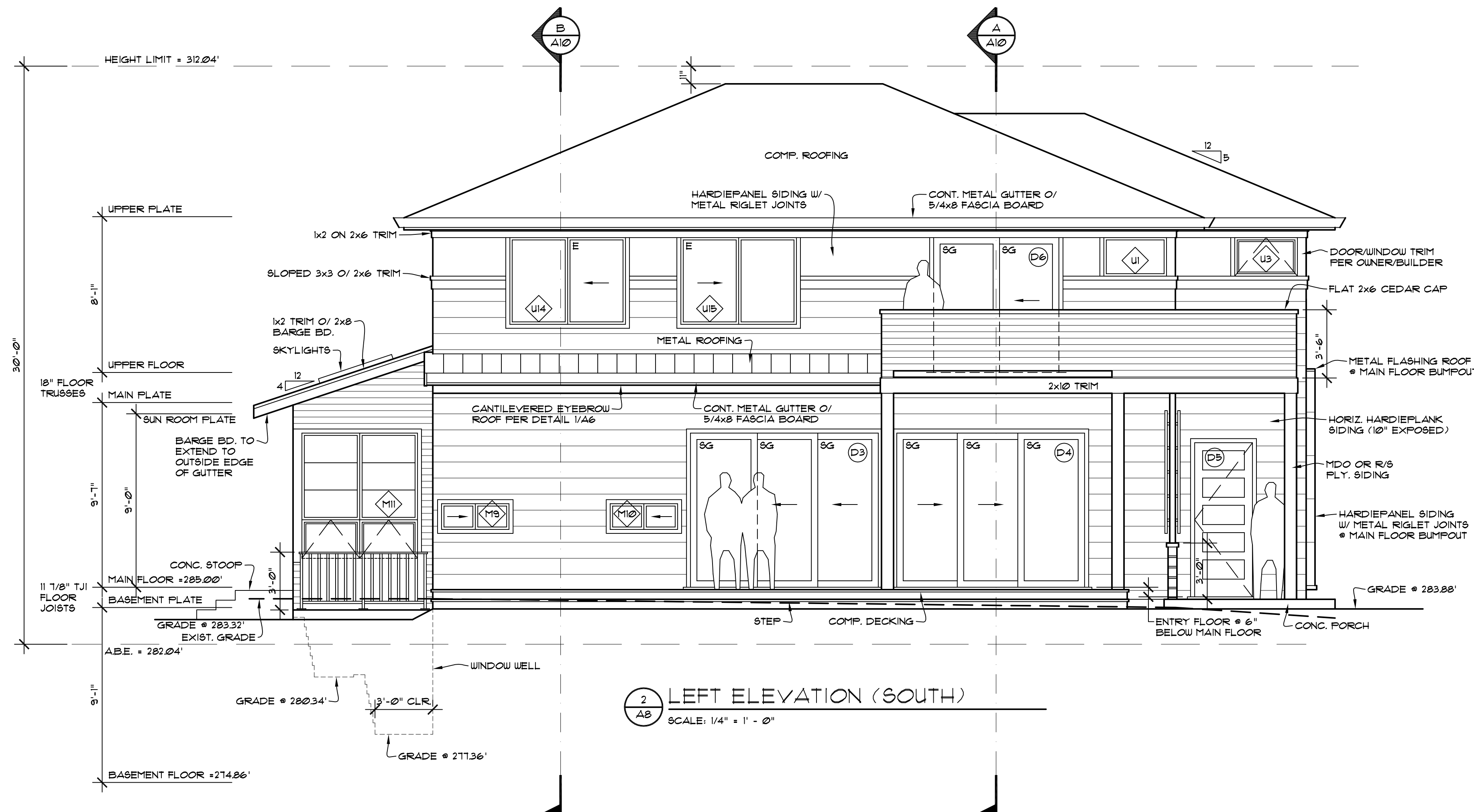
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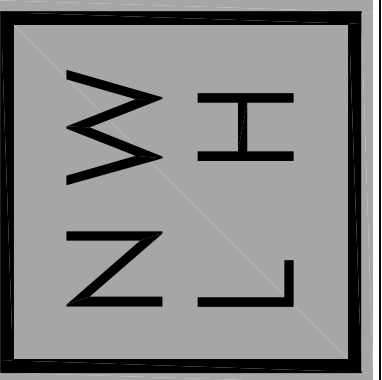
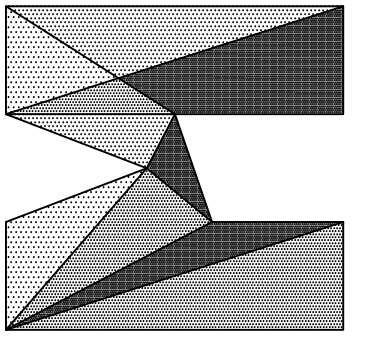
1 FRONT ELEVATION (EAST)

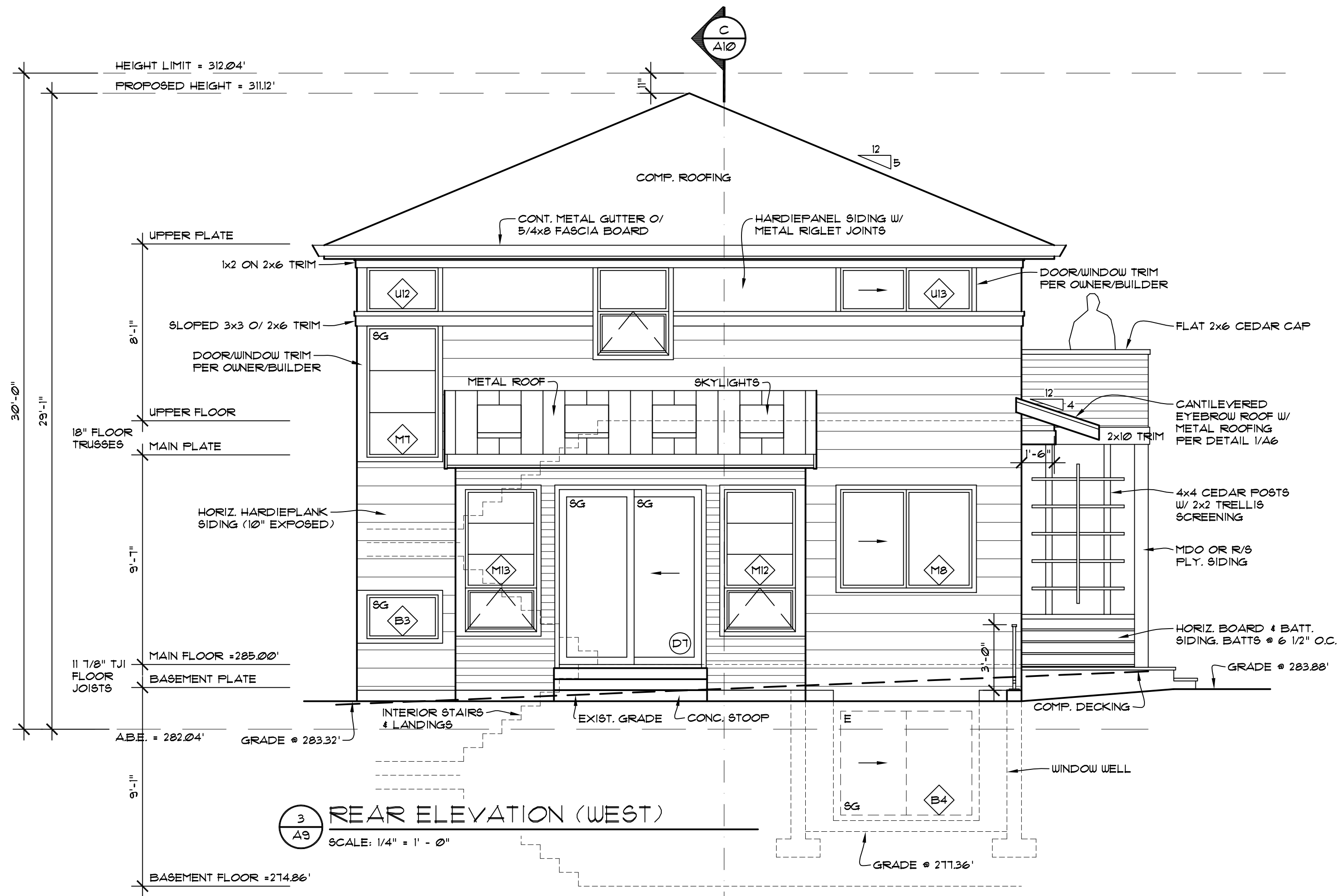
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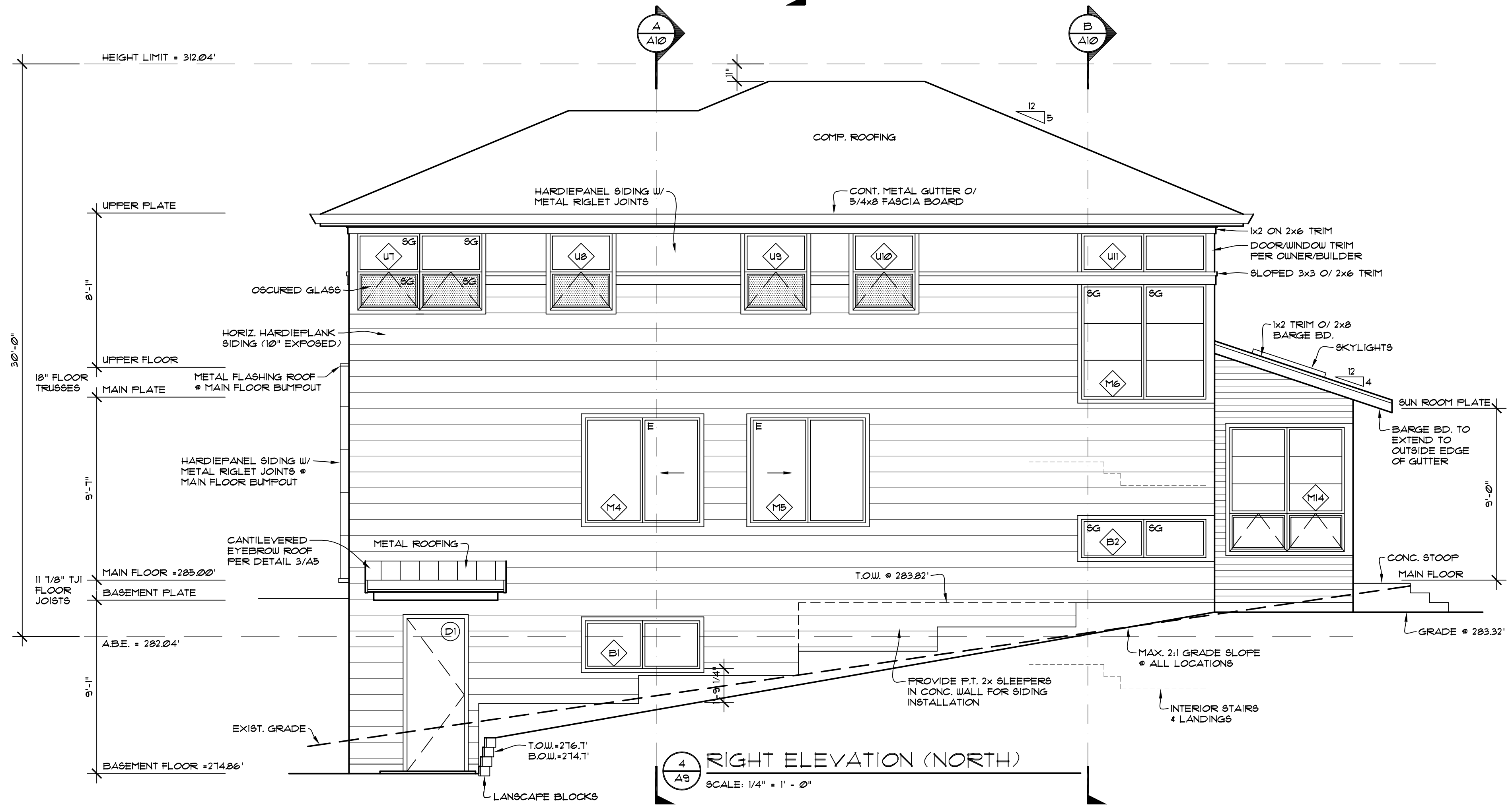
2 LEFT ELEVATION (SOUTH)

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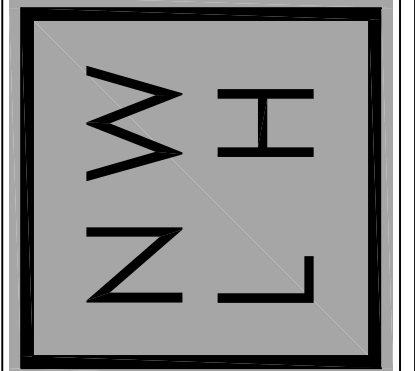




3  
A9  
REAR ELEVATION (WEST)  
SCALE: 1/4" = 1' - 0"



4  
A9  
RIGHT ELEVATION (NORTH)  
SCALE: 1/4" = 1' - 0"

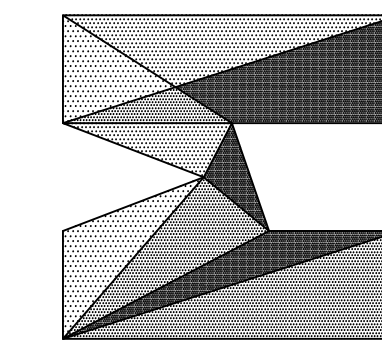


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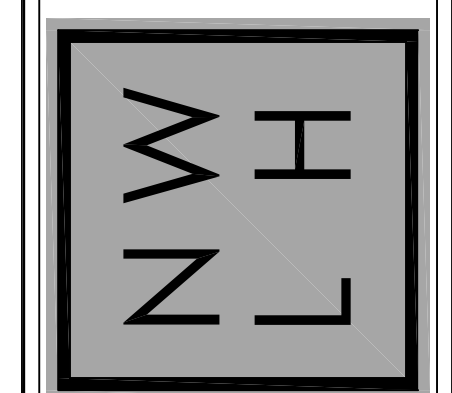
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SHEET NO.  
**A9**





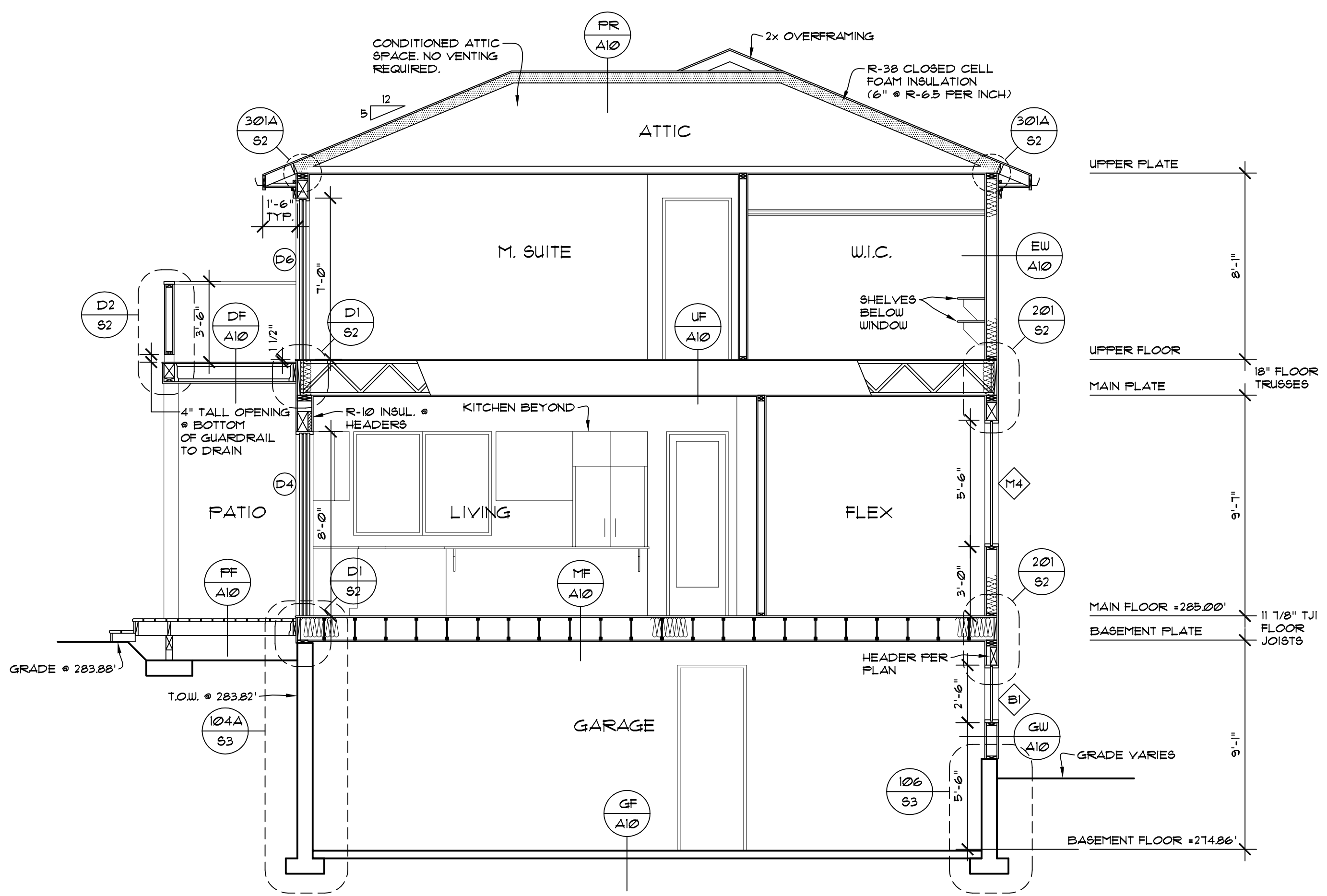
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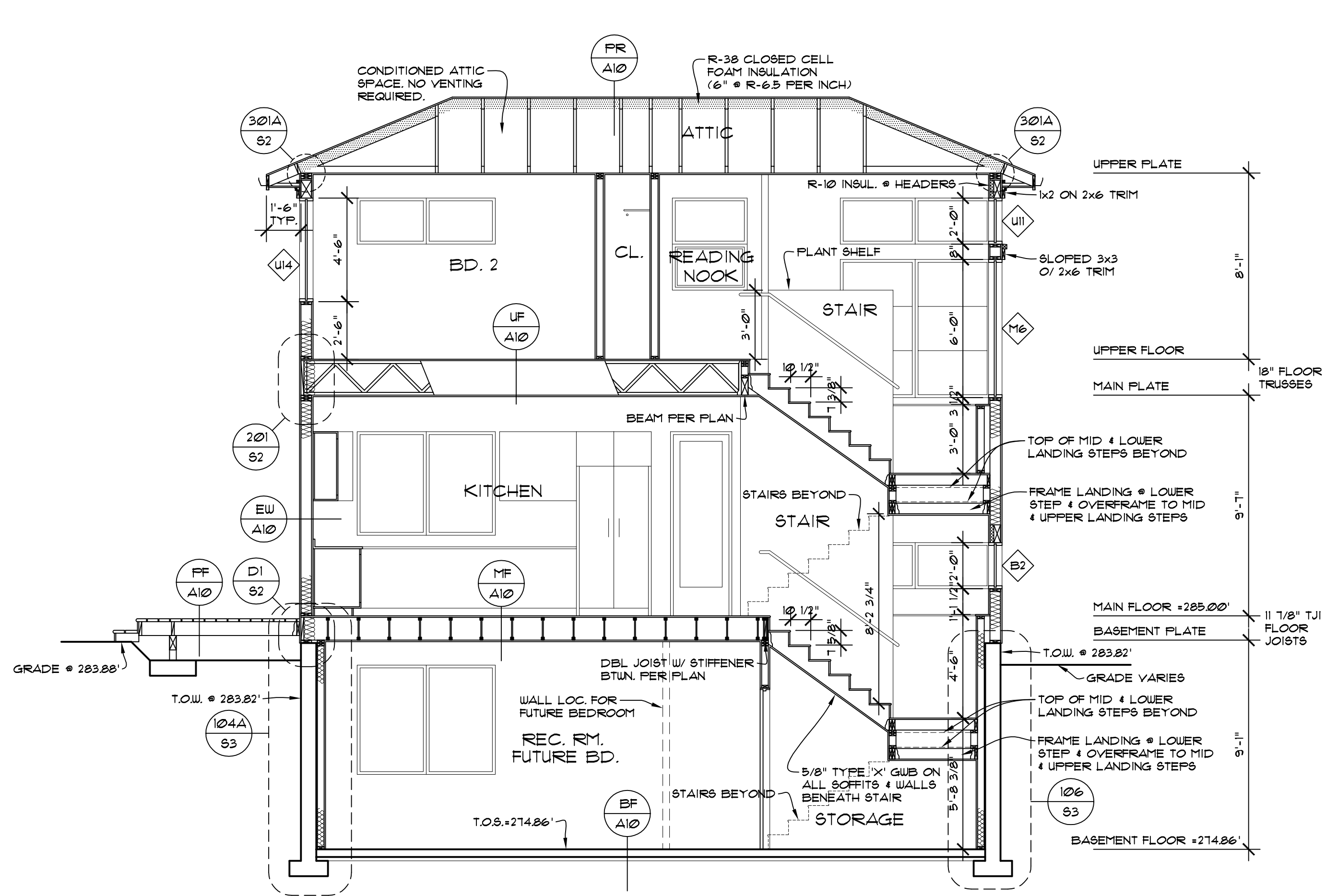
MIKE BAZE & NORIKO INOGUCHI  
2723 72ND AVE SE  
MERCER ISLAND, WA 98040

JOB NO: 19-020  
DATE: 8/27/20  
DRW. BY: MM  
REVISED:

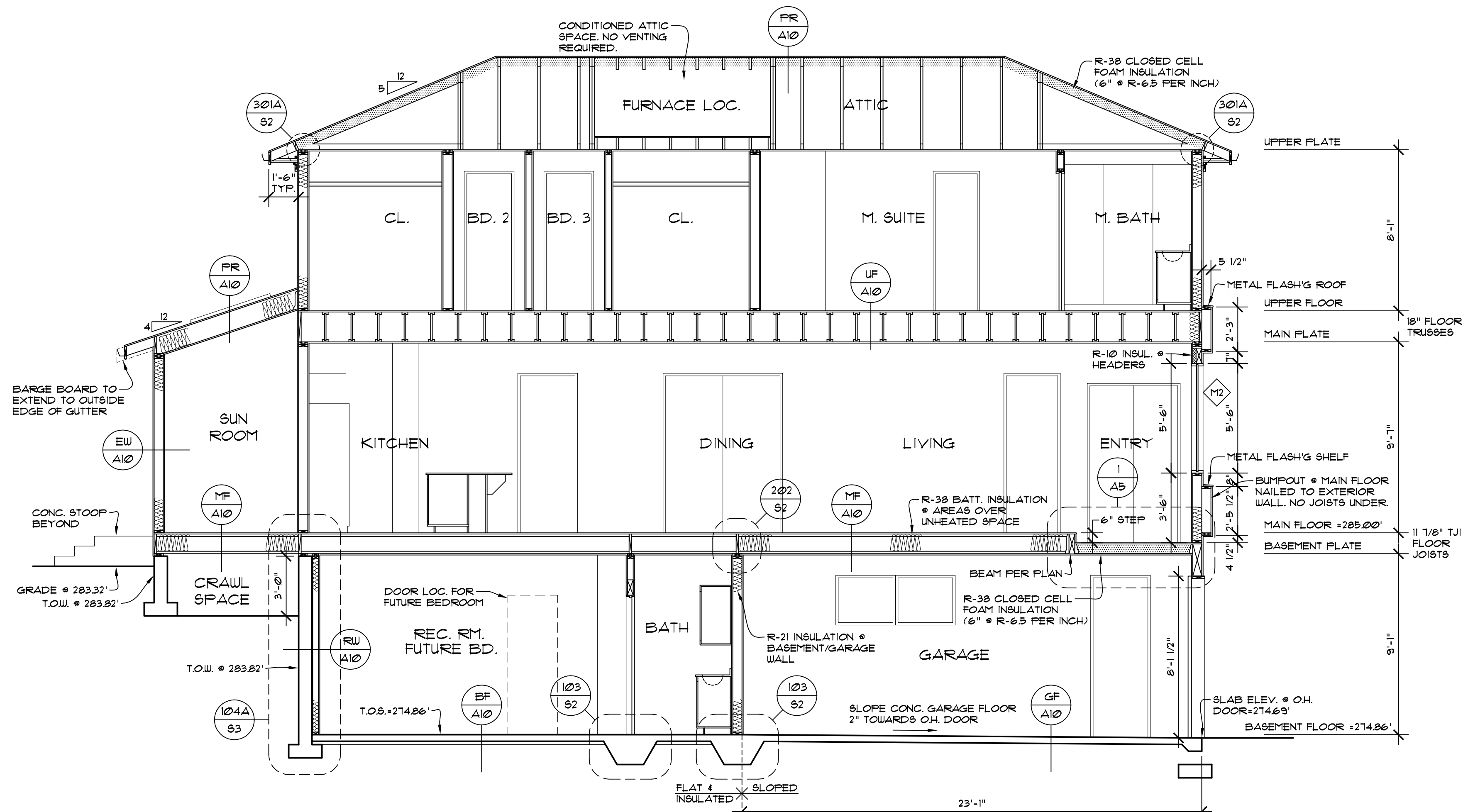
SHEET NO.  
**A10**



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



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



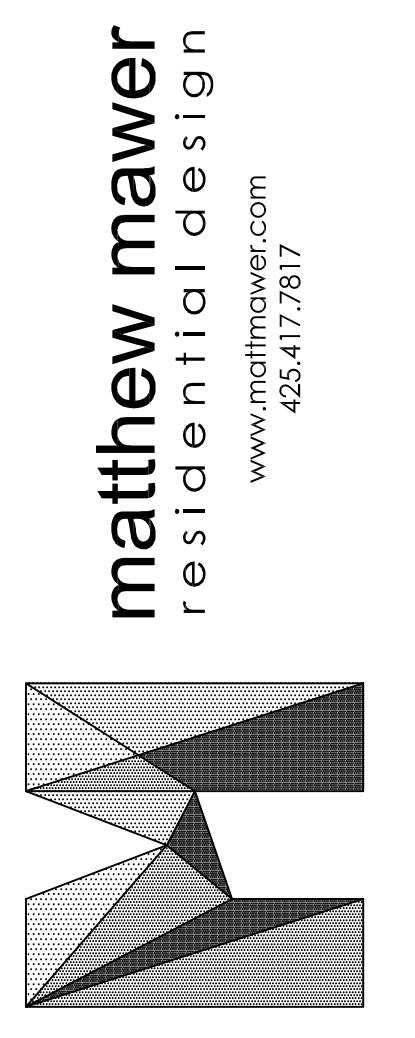
SECTION 'C'  
SCALE: 1/4" = 1' - 0"

FR A10	<b>PITCHED ROOF</b> ROOFING PER ELEVATIONS 30# BUILDING PAPER OSB ROOF SHEATHING TRUSSES OR 2x RAFTERS PER PLAN 6" R-38 CLOSED CELL FOAM INSULATION • TOP CHORD OR R-38 • SINGLE RAFTER ROOF 4 MIL UV. POLY. 5/8" GWB
RW A10	<b>INSULATED RETAINING WALL</b> 1/2" GWB 4 MIL UV RES. POLY 2x4 STUDS @ 16" O.C. R-21 INSULATION RETAINING WALL PER ENGINEER
EU A10	<b>EXTERIOR CONDITIONED WALL</b> 1/2" GWB 4 MIL UV RES. POLY 2x6 STUDS @ 16" O.C. R-21 BATT INSULATION SHEATHING PER SHEAR WALL SCHED. BUILDING PAPER SIDING PER ELEVATIONS
GU A10	<b>EXTERIOR GARAGE WALL</b> 1/2" GWB 4 MIL UV RES. POLY 2x6 STUDS @ 16" O.C. SHEATHING PER SHEAR WALL SCHED. BUILDING PAPER SIDING PER ELEVATIONS
UF A10	<b>UPPER FLOOR</b> FINISH FLOOR 1/2" ULL FLY • VINYL 5/8" ULL FLY • VINYL TO HARDWOOD 3/4" T&G PLYWOOD SUB-FLR (GLUE & NAIL) FLOOR JOISTS PER PLAN R-38 BATT. INSULATION • AREAS OVER UNHEATED SPACE PER ENERGY CREDIT 1A 5/8" GWB

MF A10	<b>MAIN FLOOR</b> FINISH FLOOR 1/2" ULL FLY • VINYL 5/8" ULL FLY • VINYL TO HARDWOOD 3/4" T&G PLYWOOD SUB-FLR (GLUE & NAIL) FLOOR JOISTS PER PLAN R-38 BATT. INSULATION • AREAS OVER UNHEATED SPACE PER ENERGY CREDIT 1A 5/8" GWB
BF A10	<b>BASEMENT FLOOR</b> FINISH FLOOR 4" CONCRETE SLAB 6 MIL VAPOR BARRIER R-10 RIGID INSUL. UNDER ENTIRE SLAB (MIN. COMPRESSIVE STRENGTH OF 15 PSI) PER ENERGY CREDIT 1A
GF A10	<b>GARAGE FLOOR</b> 4" CONCRETE SLAB 6 MIL VAPOR BARRIER 4" GRANULAR FILL
DF A10	<b>DECK FLOOR</b> WEATHERPROOF DECKING MATERIAL 3/4" T&G PLYWOOD SUB-FLR 3 1/2" TJI DECK JOISTS @ 16" O.C. SLOPED 1/4" PER 12" TO DRAIN HARDIESOFFIT CEILING PANELS
PF A10	<b>PATIO FLOOR</b> TREX COMPOSITE DECKING MATERIAL P.T. 2x8 DECK JOISTS @ 16" O.C. P.T. POSTS & BEAM PER PLAN

WINDOW SCHEDULE		
BASEMENT FLOOR WINDOWS	MAIN FLOOR WINDOWS	UPPER FLOOR WINDOWS
B1 GARAGE HDR. HT. 8'-0"	M1 LIVING HDR. HT. 8'-6"	U1 MSTR SUITE HDR. HT. 7'-0"
B2 STAIR HDR. HT. 13'-3 1/8" ALF.	M2 	U2 MSTR SUITE HDR. HT. 7'-0"
B3 STAIR HDR. HT. 13'-3 1/8" ALF.	M3 ENTRY HDR. HT. 8'-6"	U3 MSTR BATH HDR. HT. 7'-0"
B4 REC. ROOM HDR. HT. 8'-0"	M4 BATH HDR. HT. 8'-6"	U4 MSTR BATH HDR. HT. 7'-0"
SG = SAFETY GLASS E = EGRESS WINDOW SHADING + OSCURED GLASS U-FACTOR FOR ALL WINDOWS = 0.28 U-FACTOR FOR DOORS = 0.20	M5 FLEX ROOM HDR. HT. 8'-6"	U5 MSTR BATH HDR. HT. 7'-0"
	M6 JAPANEZE RM. HDR. HT. 8'-6"	U6 MSTR BATH HDR. HT. 7'-0"
	M7 SUN ROOM HDR. HT. 8'-0"	U7 MSTR BATH HDR. HT. 7'-0"
	M8 SUN ROOM HDR. HT. 8'-0"	U8 W.I.C. HDR. HT. 7'-0"

EXT. DOOR SCHEDULE	
EXTERIOR DOORS	
D1 GARAGE	
D2 KITCHEN	
D3 DINING	
D4 LIVING	
D5 ENTRY	
D6 MSTR SUITE	
D7 SUN ROOM	



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JOB NO: 19-020  
 DATE: 8/27/20  
 DRAWN BY: MM  
 REVISED:

SHEET NO.  
**A11**



**SHEAR WALL SCHEDULE**

MARK	SHEATHING (NOTE 5)	FASTENER SPACING (COMMON OR GALVANIZED BOX)	BOTTOM PLATE NAILING OR ANCHOR BOLTS	FRAMING ANCHORS (NOTES 7 & 8)	ALLOWABLE SHEAR	NOTES
1A	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 6" OC	16d @ 8" OC OR 1/2" A.B. @ 5'-6" OC	RBC @ 32" OC LTP4 @ 48" OC A35 @ 48" OC	130 PLF	1, 2, 3, 11
1	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 6" OC	16d @ 6" OC OR 1/2" A.B. @ 3'-2" OC OR 5/8" A.B. @ 5'-0" OC	RBC @ 18" OC LTP4 @ 30" OC A35 @ 30" OC	242 PLF	1, 2, 3, 11
2	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 4" OC	16d @ 4" OC OR 1/2" A.B. @ 2'-2" OC OR 5/8" A.B. @ 3'-4" OC	RBC @ 12" OC LTP4 @ 18" OC A35 @ 18" OC	353 PLF	1, 2, 3, 11
3	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 3" OC	1/2" X 5" LAG SCREW @ 8" OC OR 1/2" A.B. @ 1'-8" OC OR 5/8" A.B. @ 2'-8" OC	RBC @ 10" OC LTP4 @ 15" OC A35 @ 15" OC	456 PLF	1, 2, 3, 4, 9, 10, 11
4	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	10d @ 3" OC	1/2" X 5" LAG SCREW @ 6" OC OR 1/2" A.B. @ 1'-4" OC OR 5/8" A.B. @ 2'-0" OC	RBC @ 8" OC LTP4 @ 12" OC A35 @ 12" OC	558 PLF	1, 2, 3, 4, 9, 10, 11
5	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	10d @ 2" OC	1/2" X 5" LAG SCREW @ 5" OC OR 1/2" A.B. @ 1'-0" OC OR 5/8" A.B. @ 1'-8" OC	RBC @ 6" OC LTP4 @ 10" OC A35 @ 10" OC	716 PLF	1, 2, 3, 4, 9, 10, 11
6	19/32" MIN. APA RATED SHEATHING BOTH SIDES	10d @ 2" OC	1/2" X 5" LAG SCREW @ 2" OC OR 3/4" A.B. @ 1'-0" OC	LTP4 @ 6" OC A35 @ 6" OC	1618 PLF	1, 2, 3, 4, 6, 9, 10, 11

- ALL FASTENERS SHALL MEET THE FOLLOWING CRITERIA: 8d COMMON = 0.131" DIAMETER X 2 1/2", 8d GALVANIZED BOX = 0.113 DIAMETER X 2 1/2", 10d COMMON = 0.148" DIAMETER X 3", 10d GALVANIZED BOX = 0.128" DIAMETER X 3", 16d COMMON = 0.187" X 3 1/2".
- PANEL EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING. SPACE FASTENERS @ 12" OC ON INTERMEDIATE SUPPORTS.
- PROVIDE ALL ANCHOR BOLTS WITH 3" X 3" X 1/2" PLATE WASHERS. LOCATE WITHIN 1/2" OF SHEATHING.
- AT GARAGE JAMBS, REFER TO LATERAL RESTRAINT PANEL DETAIL 402/51.
- PROVIDE 7/16" APA RATED SHEATHING (PLYWOOD OR OSB) OR APA RATED SIDING 303 OR INNER SEAL OSB RATED PANEL SIDING ON ALL EXTERIOR WALLS DESIGNATED AS SHEAR WALLS.
- WHERE PANELS ARE APPLIED ON BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6" OC ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
- REFER TO TYPICAL SHEAR WALL DETAILS ON STRUCTURAL DETAIL SHEET FOR LOCATION OF FRAMING ANCHORS.
- AT UPPER FLOOR INTERIOR SHEAR WALLS, REFER TO DETAIL 303/53 OR 304/52.
- AT SHEAR WALL TYPES 3, 4, 5 AND 6, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3X MEMBER. FOR EXAMPLE, PROVIDE A 3X STUD AT VERTICAL JOINTS IN THE SHEATHING.
- AT SHEAR WALL TYPES 3, 4, 5 AND 6, FOUNDATION SILL PLATES AND BOTTOM PLATES OF SHEAR WALLS, SHALL NOT BE LESS THAN A SINGLE 3X MEMBER. ALSO PROVIDE A 3X MINIMUM WIDTH MEMBER BELOW SHEAR WALL TO RECEIVE LAG SCREWS SUCH AS A 3X RIM JOIST, 3X JOIST OR BEAM OR BLOCKING BELOW SHEAR WALL.
- FASTENERS AT PRESSURE PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE STAINLESS STEEL, G185 HDG, BATCH/POST HOT-DIP GALVANIZED OR MECHANICALLY GALVANIZED.

**STRUCTURAL NOTES**

**CODES AND SPECIFICATIONS**

- INTERNATIONAL BUILDING CODE, 2015 EDITION, ASCE 7-10
- INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION
- SIMPSON STRONG TIE WOOD CONSTRUCTION CONNECTORS 2015-2016
- FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD MUST BE STAINLESS STEEL, ZMAX(G185HDG PER ASTM A663), BATCH/POST HOT-DIP GALVANIZED (PER ASTM B696, CLASS 55 OR GREATER), UNCOATED AND PAINTED PRODUCTS SHOULD NOT BE USED WITH TREATED WOOD. WHEN USING STAINLESS STEEL HOT-DIP GALVANIZED CONNECTORS, THE CONNECTORS AND FASTENERS SHOULD BE MADE OF THE SAME MATERIAL.

**DESIGN CRITERIA**

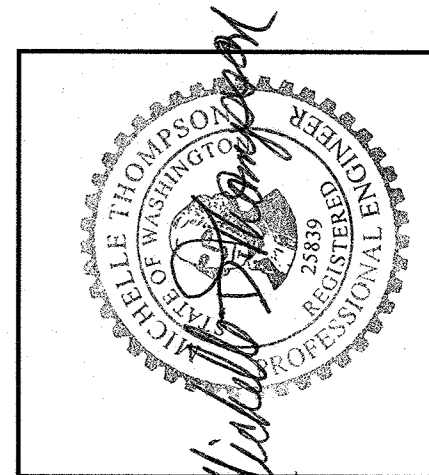
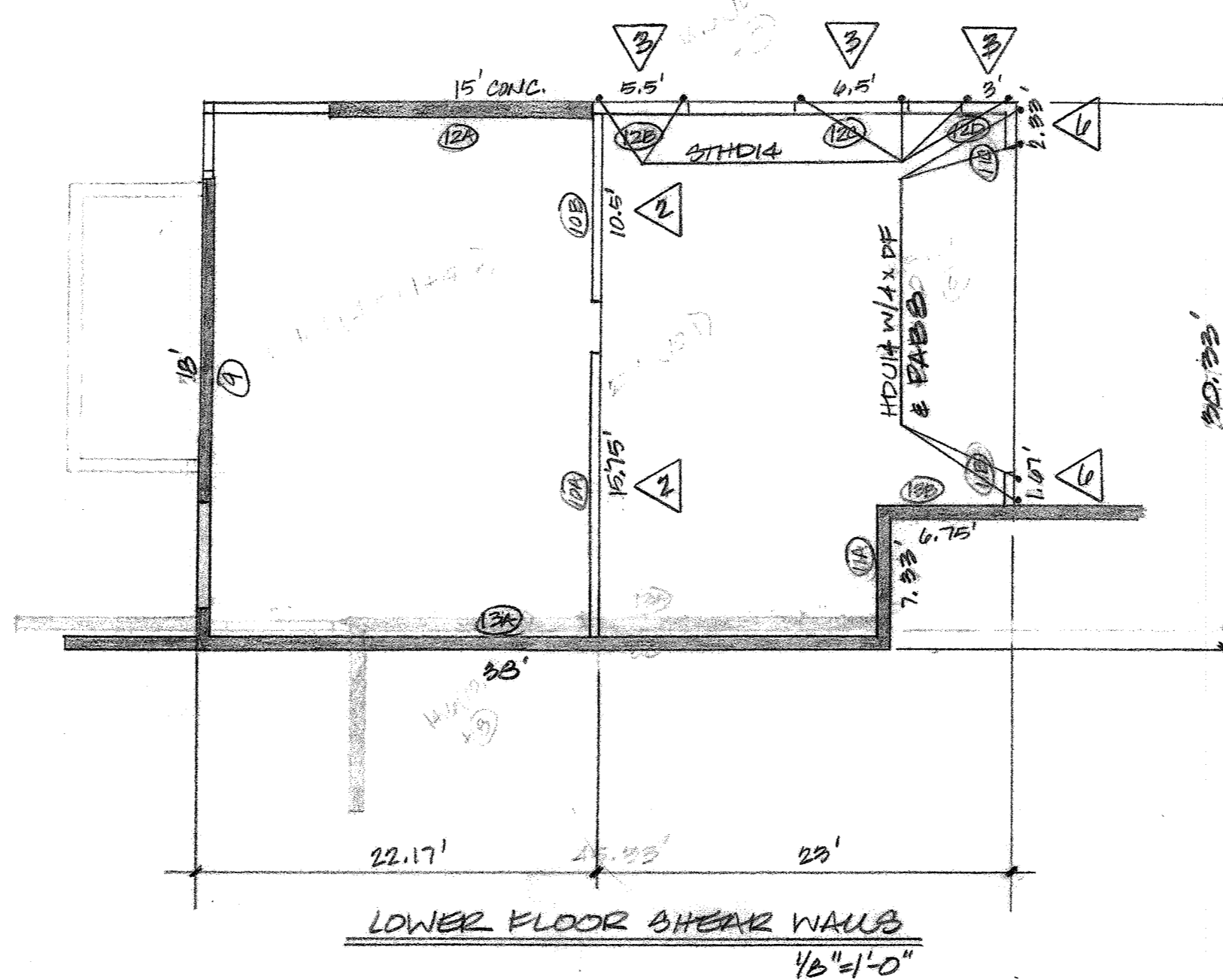
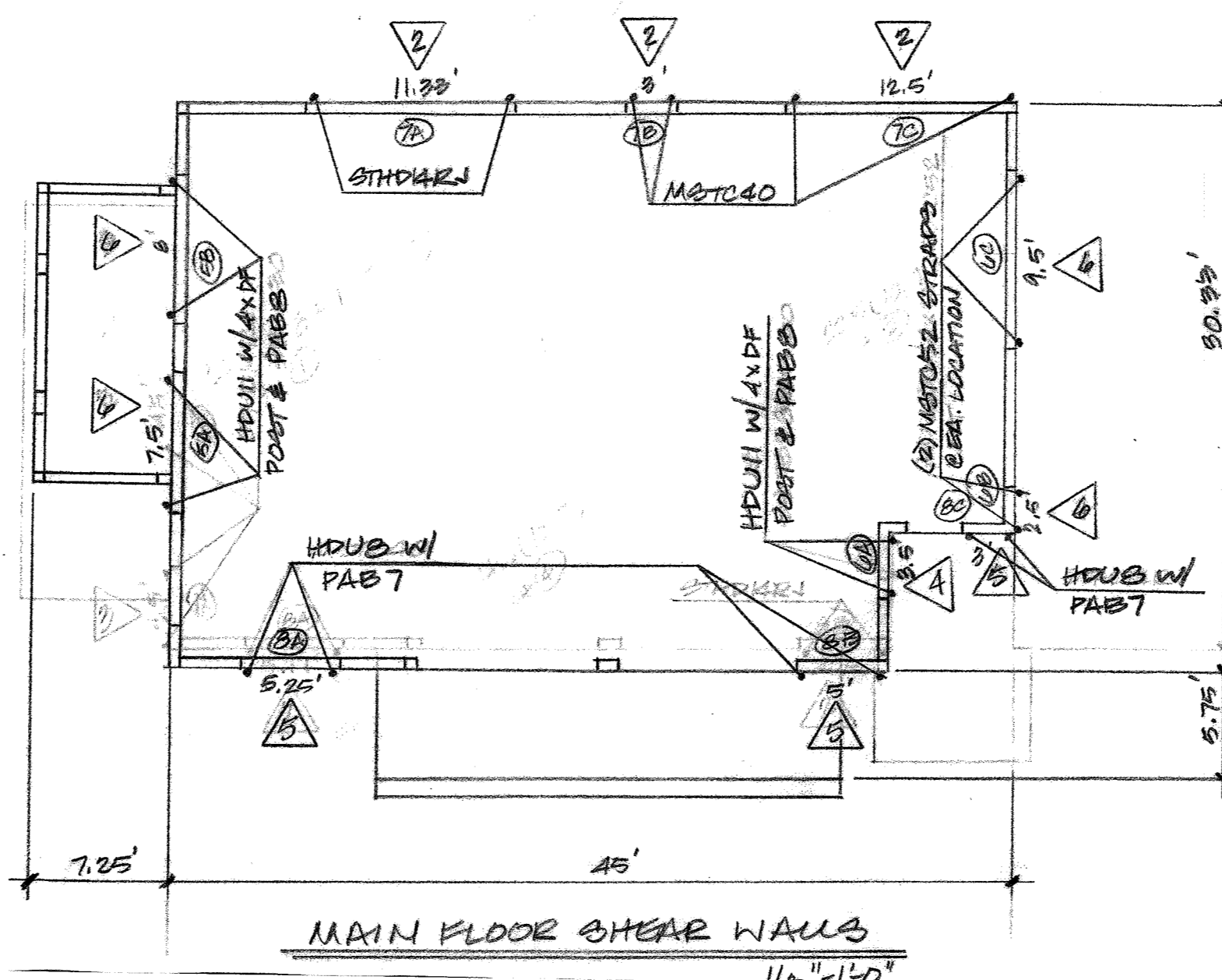
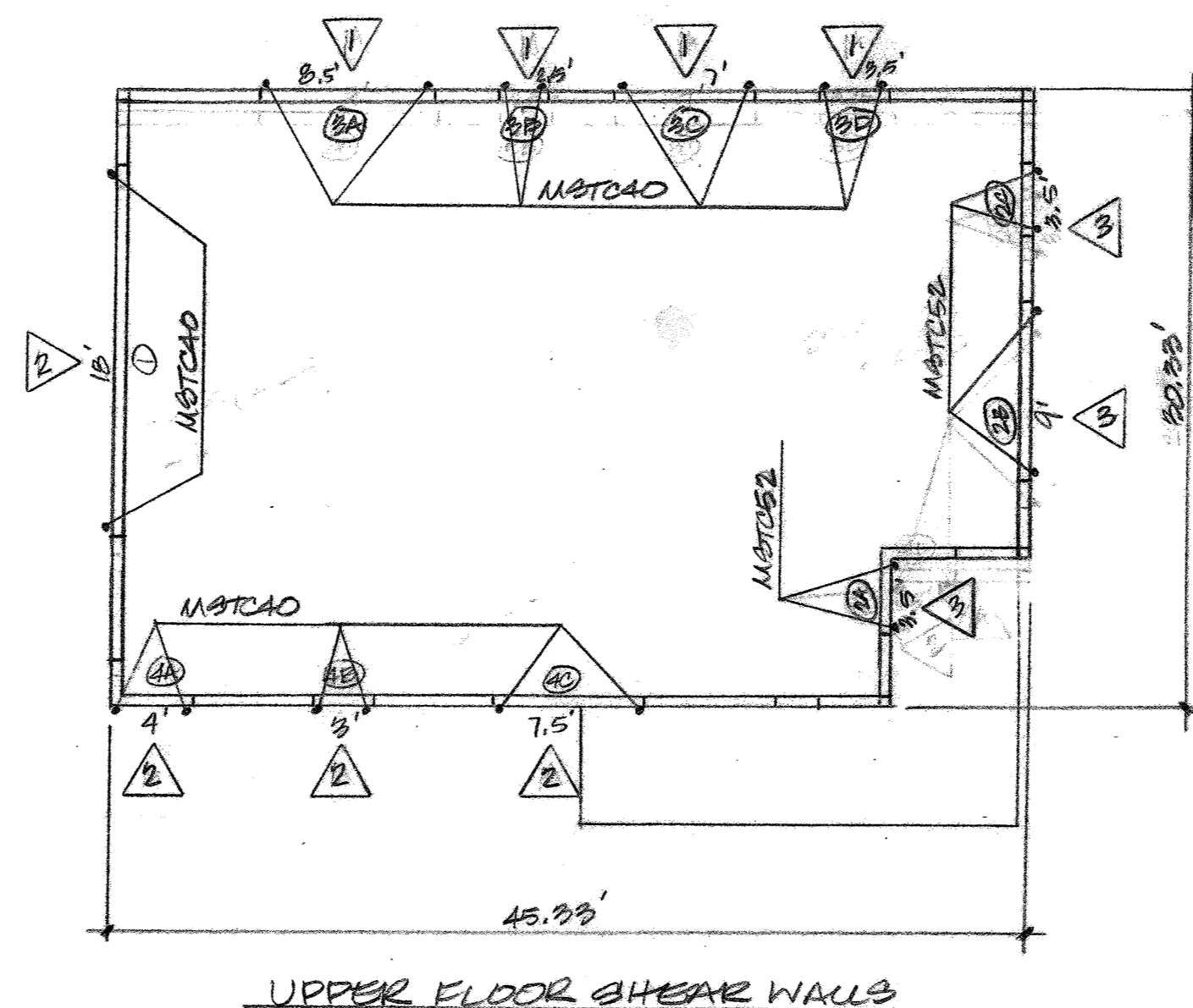
- WIND LOAD:** INTERNATIONAL BUILDING CODE, 2015, ASCE 7-10, ALTERNATE ALL-HEIGHTS METHOD, ULTIMATE DESIGN WIND SPEED = 110 MPH, NOMINAL DESIGN WIND SPEED = 86 MPH, EXPOSURE B,  $K_{zt} = 1.0$
- SEISMIC:** INTERNATIONAL BUILDING CODE, 2015, ASCE 7-10  
RISK CATEGORY II  
SEISMIC IMPORTANCE FACTOR,  $I_p = 1.0$   
MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS,  $S_s = 1.5, S_1 = 0.5$   
SITE CLASS D  
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS,  $S_{ds} = 1.0g, S_{d1} = 0.5g$   
SEISMIC DESIGN CATEGORY D2  
BASIC SEISMIC FORCE-RESISTING SYSTEM: LIGHT FRAME WALLS WITH WOOD SHEAR WALLS  
DESIGN BASE SHEAR,  $V = F(S_{ds})(W)/R = 0.1846(W)$   
RESPONSE MODIFICATION COEFFICIENT,  $R = 6.5$   
ANALYSIS PROCEDURE USED: SIMPLIFIED ALTERNATIVE STRUCTURAL DESIGN FOR SIMPLE BEARING WALL SYSTEMS
- ROOF LOAD:** DL = 15 PSF LL = 25 PSF (ROOF SNOW LOAD)
- FLOOR LOAD:** DL = 10 PSF LL = 40 PSF
- DECK LOAD:** DL = 10 PSF LL = 60 PSF
- SOILS:** ASSUMED 1500 PSF ALLOWABLE SOIL BEARING  
ASSUMED 35 PCF ACTIVE SOIL PRESSURE, 350 PCF PASSIVE PRESSURE, 0.35 COEFFICIENT OF FRICTION  
ALL FOOTINGS AND SLABS SHALL BEAR ON UNDISTURBED SOIL OR FILL COMPACTED TO 95% MODIFIED PROCTOR.
- CONCRETE:** 3000 PSI @ 28 DAYS (2500 PSI USED FOR DESIGN)  
GRADE 40 REINFORCEMENT  
MINIMUM 3" COVER FOR ALL REINFORCEMENT EXCEPT AS NOTED AT RETAINING WALLS OR OTHER DETAILS

**TIMBER CONSTRUCTION NOTES**

- LUMBER GRADES AND ALLOWABLE STRESSES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON PLAN:  
ALL SAWN LUMBER HF#2 OR BETTER,  $F_b = 975 \text{ PSI}, F_v = 75 \text{ PSI}, E = 1,300,000$   
GLULAM BEAMS  $24F1.4, F_b = 2400 \text{ PSI}, F_v = 165 \text{ PSI}, E = 1,800,000$   
MICROLAM, LVL  $F_b = 2800 \text{ PSI}, F_v = 285 \text{ PSI}, E = 1,900,000$   
PARALLAMS, PSL  $F_b = 2800 \text{ PSI}, F_v = 290 \text{ PSI}, E = 2,000,000$
- WHEN TOP PLATE IS INTERRUPTED BY HEADER, HEADER SHALL HAVE STRAP CONNECTORS TO THE TOP PLATE EACH END, USE 2 SIMPSON M12X4 CONNECTORS, UNLESS NOTED OTHERWISE.
- ALL SHEAR WALL SHEATHING NAILS AND ANCHORS SHALL BE AS DETAILED ON THE DRAWINGS AND AS NOTED IN THE SHEAR WALL SCHEDULE.
- FLOOR SHEATHING SHALL BE 1/2" MINIMUM APA RATED FLOOR SHEATHING WITH 10d COMMON @ 6" OC AT ALL SUPPORTED PANEL EDGES AND 10d @ 12" OC AT INTERMEDIATE SUPPORTS.
- ROOF SHEATHING SHALL BE 7/16" MINIMUM APA RATED ROOF SHEATHING WITH 8d COMMON @ 6" OC AT ALL SUPPORTED PANEL EDGES AND 8d @ 12" OC AT INTERMEDIATE SUPPORTS.

**GENERAL CONSTRUCTION NOTES**

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. ANY VARIATIONS FROM THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR THE ENGINEER.
- ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION SHALL BE PROVIDED. ANY PROPOSED FIELD CHANGES MUST HAVE THE APPROVAL OF THE ENGINEER PRIOR TO CONSTRUCTION.



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REVISION DATES:  
8/24/20

PROJECT:  
MANER/BAZE-INDOBUCH  
2723 72nd AVE, SE  
BERKELEY, WA 98040

SHEET TITLE:  
STRUCTURAL NOTES

SCALE: N.T.S.  
DATE: 4/25/20

DRAWN BY: MDT  
SHEET NO.

PROJECT NO. MANER-BAZE-INDOBUCH  
SHEET NO. 6-1



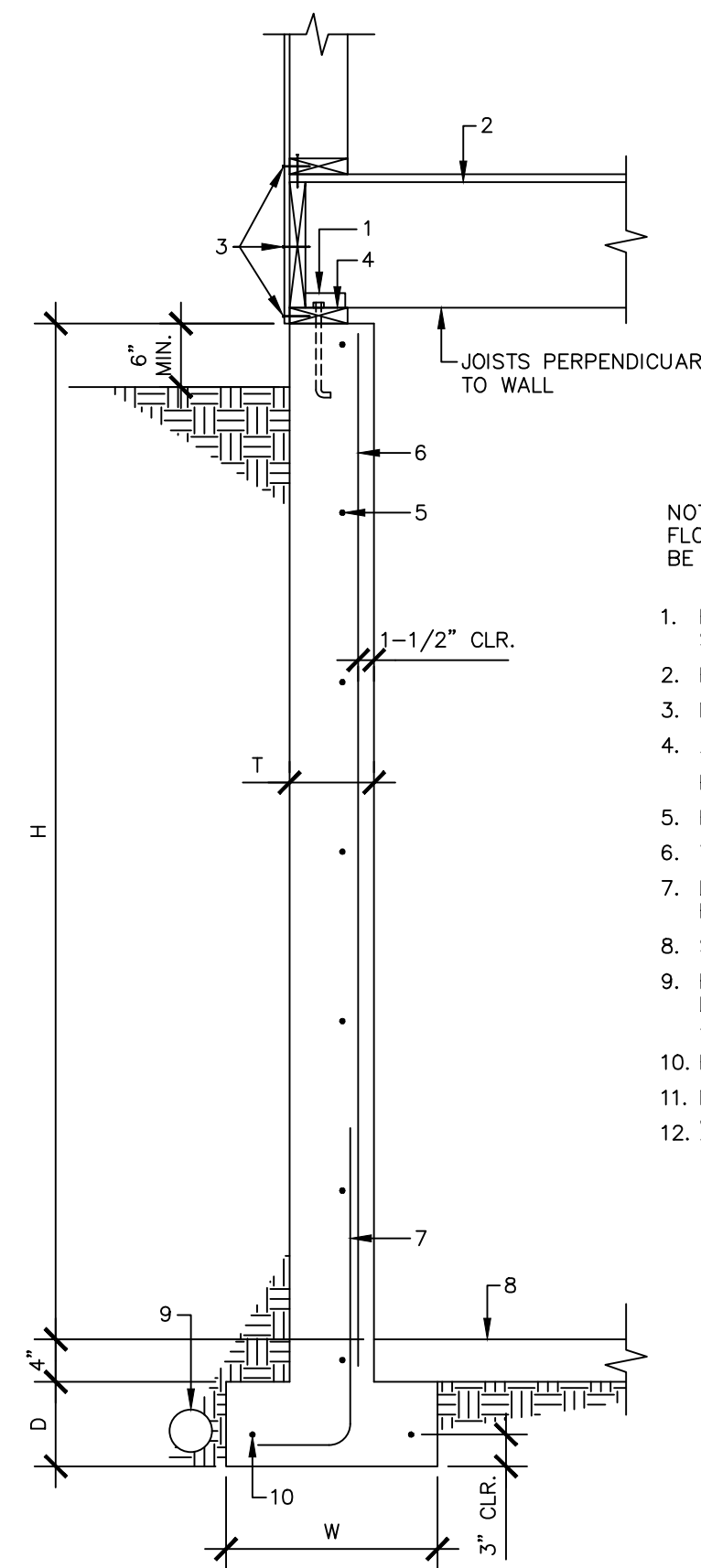
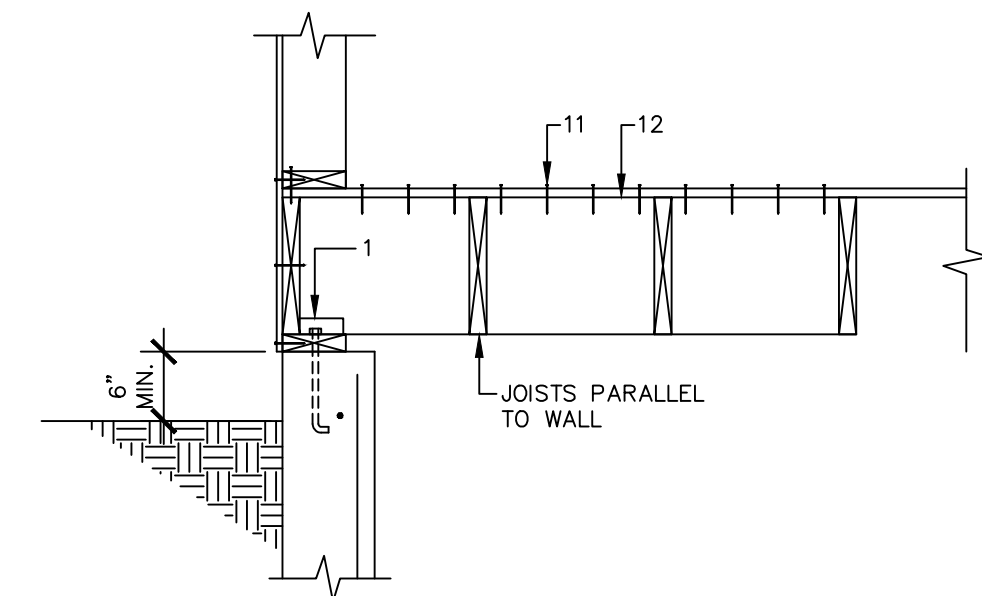
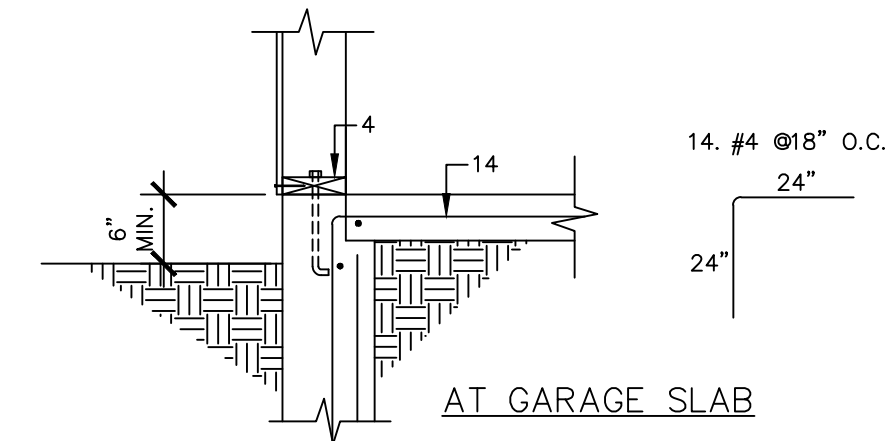




RESTRAINED RETAINING WALL SCHEDULE

H	T	W	D	VERTICAL REINFORCING	HORIZONTAL REINFORCING	FOOTING REINFORCING	ANCHOR BOLTS	FRAMING ANCHORS
9'-0"	8"	1'-6"	8"	#4 @12" O.C.	#4 @10" O.C.	(2) #5 CONT.	3/4" DIA. @32" O.C.	A34

- NOTES:
1. CONCRETE STRENGTH SHALL BE AT 2500 PSI @28 DAYS
  2. REINFORCING BARS SHALL BE GRADE 40
  3. ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF
  4. FLOOR SHEATHING AND ANY CONCRETE OR WOOD SHEARWALLS WHICH RESIST LATERAL LOADS IMPOSED BY BACKFILL MUST BE IN PLACE AND NAILED PRIOR TO BACKFILLING FOUNDATION WALLS



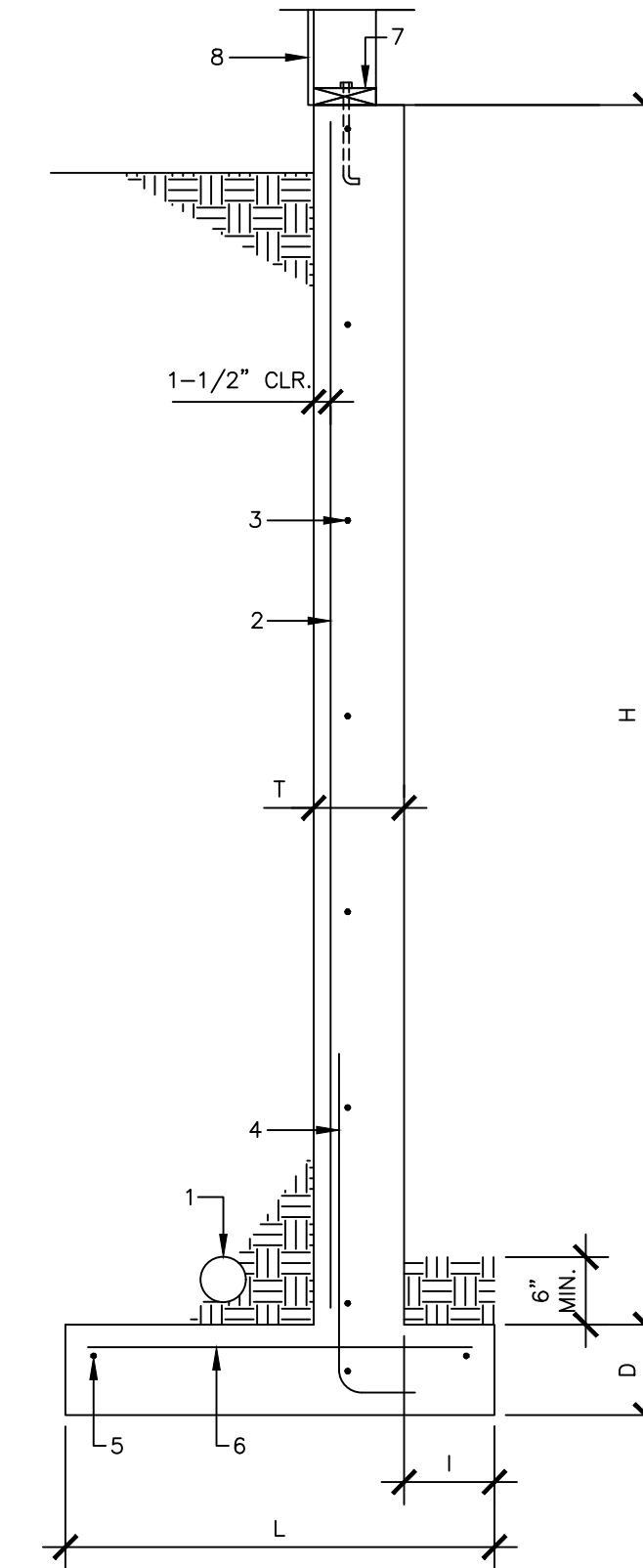
- NOTE:  
FLOOR FRAMING AND SHEATHING MUST BE INSTALLED PRIOR TO BACKFILLING
1. FRAMING ANCHORS PER SCHEDULE ABOVE
  2. FLOOR JOIST PER PLAN @16" O.C. MAX.
  3. NAILING PER SHEARWALL SCHEDULE
  4. 2x6 HF TREATED SILL PLATE W/ANCHOR BOLTS PER SCHEDULE ABOVE
  5. HORIZONTAL REINFORCING
  6. VERTICAL REINFORCING
  7. DOWELS TO MATCH VERTICAL REINFORCING
  8. SLAB ON GRADE ON COMPACTED FILL
  9. BACKFILL WITH MINIMUM 18" FREE DRAINING BACKFILL AND PROVIDE 4" ROUND FOOTING DRAIN
  10. FOOTING REINFORCEMENT
  11. NAIL TO BLOCKING W/ 8d @4" O.C.
  12. 2x BLOCKING @24" O.C. IN FIRST THREE

104A RESTRAINED RETAINING WALL  
3/4"=1'-0"

CANTILEVERED RETAINING WALL SCHEDULE

H	T	L	I	D	VERTICAL REINFORCING	HORIZONTAL REINFORCING	DOWELS	FOOTING REINFORCING
4'-0"	8"	2'-0"	8"	8"	#4 @12" O.C.	#4 @10" O.C.	#4 @12" O.C.	#4 @18" O.C.
6'-0"	8"	2'-8"	1'-0"	9"	#4 @12" O.C.	#4 @10" O.C.	#4 @12" O.C.	#4 @18" O.C.
8'-0"	8"	3'-8"	1'-6"	10"	#5 @12" O.C.	#4 @10" O.C.	#5 @12" O.C.	#4 @10" O.C.
10'-0"	8"	5'-8"	2'-6"	10"	#5 @8" O.C.	#4 @10" O.C.	#5 @8" O.C.	#5 @8" O.C.
12'-0"	10"	6'-6"	2'-10"	11"	#6 @8" O.C.	#4 @8" O.C.	#6 @8" O.C.	#5 @10" O.C.

- NOTES:
1. CONCRETE STRENGTH SHALL BE AT 2500 PSI @28 DAYS
  2. REINFORCING BARS SHALL BE GRADE 40
  3. LATERAL EARTH PRESSURE = 30 PCF WITH LEVEL BACKFILL
  4. PASSIVE RESISTANCE = 300 PCF AND COEFFICIENT OF FRICTION = 0.35
  5. PROVIDE FREE DRAINING GRANULAR BACKFILL FOR A MINIMUM OF 18" BEHIND RETAINING WALL
  6. PROVIDE A MINIMUM 4" DIA. PERFORATED PIPE SURROUNDED IN PEA GRAVEL OR WASHED CLEAN GRAVEL (MINIMUM 9" COVER) AND SLOPED TO A STORM DRAIN SYSTEM OR OTHER APPROPRIATE OUTLET. PERIMETER DRAINS SHOULD BE PROVIDED WITH CLEANOUTS AS NECESSARY TO ALLOW PERIODIC INSPECTION AND MAINTENANCE OF DRAINS



- NOTE:  
BACKFILL WALL PRIOR TO INSTALLING FLOOR FRAMING, IF IT OCCURS
1. BACKFILL WITH MINIMUM 18" FREE DRAINING BACKFILL AND PROVIDE 4" ROUND FOOTING DRAIN
  2. VERTICAL REINFORCING
  3. HORIZONTAL REINFORCING
  4. DOWELS TO MATCH VERTICALS
  5. (3) #4 BARS MINIMUM
  6. FOOTING REINFORCEMENT
  7. 2X6 TREATED SILL PLATE W/ ANCHOR BOLTS PER SHEAR WALL SCHEDULE
  8. 2X6 STUD WALL WHERE OCCURS PER PLAN W/ SHEATHING AND NAILING PER SHEAR WALL SCHEDULE

106 CANTILEVERED RETAINING WALL  
3/4"=1'-0"



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REVISION DATES:

PROJECT: MAWER-BAZE-INOUCIHI  
SCALE: 3/4"=1'-0"  
DRAWN BY: MDT  
PROJECT NO. MAWER-BAZE

SHEET TITLE: RETAINING WALL DETAILS  
DATE: 8-26-20  
SHEET NO.  
S-3

MAWER-BAZE