

GENERAL NOTES

- CODE COMPLIANCE:** ALL WORK SHALL COMPLY WITH THE 2015 IRC, 2015 IFGC, 2015 UFC, 2015 UPC, 2015 IMFC, 2008 NEC, 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A117.1, AND WITH ALL LOCAL CODES AND ORDINANCES.
- DIMENSIONS:** DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK UNLESS OTHERWISE NOTED. PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.
- DOCUMENT REVIEW/VERIFICATION:** CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK.
- ROUGH OPENINGS/BACKING:** VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS.
- FURRING:** PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- GRADES:** VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).
- FLOOR LINES:** "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.
- REPETITIVE FEATURES:** OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.
- DOORS:** DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.
- WOOD MEMBERS IN CONTACT WITH CONCRETE AND/OR EXPOSED TO WEATHER:** TO BE PRESSURE TREATED, TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 8", TYPICAL.
- FRAMING:** ALL NEW INTERIOR FRAME PARTITIONS TO BE 2X4 @ 16" O.C. & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2X6 @ 16" O.C. UNLESS OTHERWISE NOTED. VERIFY W/ STRUCTURAL DRAWINGS. EXISTING EXTERIOR WALLS ARE 2X4 STUDS @ 16" O.C. AND ARE TO REMAIN. NEW INTERMEDIATE FRAMING AT EXTERIOR WOOD WALLS REQUIRES HEADERS INSULATED WITH A MIN. R-10 INSULATION.
- VENTILATION:** VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 24 GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED. WSEC R402.4.1.2 REQUIRES THE DWELLING UNIT TO BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING MUST BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2. NEW CONSTRUCTION MAY BE ISOLATED FROM EXISTING STRUCTURE FOR TESTING.
- FLUES:** FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.
- DOWNSPOUTS:** LOCATE NEW DOWNSPOUTS AS SHOWN ON ROOF PLAN, FLOOR PLANS & ELEVATIONS.
- OTHER DOCUMENTATION:** REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES, AND SYMBOLS.
- PROTECTION:** PROTECT ALL EXISTING FINISHES AND SURFACES. ANY DAMAGE WILL BE REPAIRED WITHOUT ADDITIONAL COST TO OWNER.
- PERMITS:** SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT.
- ROOFING:** PROVIDE NEW ROOFING TO MATCH EXISTING.
- EXHAUST DUCTS:** PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS. PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE ROOM PER UMC 703.
- APPLIANCES:** CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.
- WATER FLOW:** SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.
- SMOKE DETECTORS:** SMOKE & CARBON MONOXIDE THROUGHOUT NEW CONSTRUCTION. TO BE MONITORED PER FIRE DEPARTMENT REQUIREMENTS.
- FIREBLOCKING:** FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION PER 2015 IRC SECTION R302.1.1. SPECIFICALLY: 1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, 2) AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, 3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT T.O. & B.O. RUN, 4) AT OPENINGS AROUND VENTS, PIPES, ETC. AT CEILING AND FLOOR LEVEL.

ENERGY NOTES

- | | | | |
|--------------------|--|--------------------|-------------------|
| CODE: | 2015 W.S.E.C. & 2015 IRC, WAC 51-11R | CLIMATIC ZONE: | ZONE #4C - MARINE |
| SPACE HEAT TYPE: | NATURAL GAS, FORCED AIR SYSTEM | THERMAL STANDARDS: | UNLIMITED OPTION |
| INSULATION VALUES: | WALLS: R-21
FLAT ATTIC/CEILINGS: R-49
VAULTED CEILINGS: R-38
FLOORS (OVER UNHEATED SPACES): R-30
SLAB-ON-GRADE: R-10 | FOR OPENINGS: | |
- PER WSEC R401.3, A CERTIFICATE IS REQUIRED TO BE POSTED WITHIN 3 FT OF THE ELECTRICAL PANEL; IT MUST INCLUDE THE FOLLOW: PREDOMINANT R-VALUES, U-VALUES OF PENETRATION, RESULTS FROM DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING, AND EFFICIENCIES OF HEATING/COOLING/WATER HEATING EQUIPMENT.
- AIR INFILTRATION:** MANUFACTURED DOORS/WINDOWS: CONFORM TO SECTION R402.4.3 OF THE WASHINGTON STATE ENERGY CODE
- EXTERIOR JOINTS/OPENINGS: SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE
- MOISTURE CONTROL:** WALLS: VAPOR RETARDER BONDED TO BATT INSULATION. INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH, OR VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE)
- ATTICS/CEILINGS: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE). INSTALL CONTINUOUSLY
- CRAWL SPACE: 6 MIL POLYETHYLENE
- VENTILATION:** ATTICS WITH LOOSE FILL: N.A. BAFFLE VENT OPENINGS TO DEFLECT AIR ABOVE INSULATION SURFACE ENCLOSED JOIST OR RAFTER SPACES. PROVIDE MINIMUM OF ONE INCH CLEAR VENTED AIR SPACE ABOVE INSULATION. TAPE OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION, MAINTAINING MINIMUM OF R-38.
- HEATING & COOLING:** GAS FURNACE & AIR SOURCE HEAT PUMP
- TEMP. CONTROL:** FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FARENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE.
- DUCT INSULATION:** THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH SECTION R403.3.1 OF THE WASHINGTON STATE ENERGY CODE.
- ALL HEATING DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MIN. OF R-8. ALL SEAM JOINTS SHALL BE TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER WSEC.
 - DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10, WITH INSULATION DESIGNED TO BE USED AS A FINISH FLOOR.
- LIGHTING:** RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED. A MIN. OF 5% OF PERMANENTLY INSTALLED LAMPS IN INTERIOR AND EXTERIOR LIGHTING FIXTURES MUST BE HIGH-EFFICACY LAMPS. PER WSEC R404.1.
- PIPE INSULATION:** ALL HOT WATER PIPES, AND NON-RECIRCULATING COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE, SHALL BE INSULATED TO R-3 MIN. PLUMBING OR MECHANICAL CANNOT DISPLACE THE REQUIRED INSULATION.
- WHOLE HOUSE VENTILATION:**
- WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY EXHAUST FAN PROVIDING 320 CFM RUNNING INTERMITTENTLY PER 2015 IRC TABLE M1507.3.1 (1)(2). FAN SHALL BE LESS THAN 35 WATT PER CFM AND CONNECTED TO A 24 HOUR CLOCK TIMER AND HAVE A SONE RATING OF LESS THAN 1.0. VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM.
 - SYSTEM SHALL HAVE A 5"Ø SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND INSULATED W/ R-4 MIN IN HEATED AREAS.
 - SHALL HAVE A FILTER WITH A MERV OF AT LEAST 6 INSTALLED IN AN EASILY ACCESSIBLE LOCATION.
 - FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES, MIN 10' FROM PLUMBING OR APPLIANCE VENTS, AWAY FROM ROOMS W/ FUEL BURNING APPLIANCES, AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES.
 - AIRFLOW FOR WHOLE HOUSE EXHAUST FAN SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS 1/2" ABOVE FINISHED FLOOR, TYP.
- PLUMBING FIXTURES:** ALL PLUMBING FIXTURES SHALL CONFORM TO RCW 19.27.170
- | | |
|-------------------------|---------------------------|
| ALL TOILETS 1.6 GPM MAX | URINALS 1.0 GPM MAX |
| SHOWERHEADS <1.75 GPM | KITCHEN FAUCETS <1.75 GPM |
| LAVATORIES <1.0 GPM | |

PROJECT DATA

PROJECT ADDRESS: 5202 FOREST AVE SE
MERCER ISLAND 98040

PROPERTY TAX ID NUMBER: 141030-0063

SCOPE OF WORK: CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE, 3 STORIES, WITH PARTIALLY BURIED MAIN FLOOR SHOP; CONSTRUCTION OF A SERIES OF RETAINING WALLS TO CREATE FLAT TERRACES IN (E) HILLSIDE.

ZONING: R-15

CONSTRUCTION TYPE: TYPE V B

SEISMIC ZONE: 3

NUMBER OF STORIES: 2 STORIES + WALK-OUT BASEMENT

FIRE PROTECTION: FIRE SPRINKLERS

BUILDING HEIGHT: MAX. 30 FT ABOVE AVERAGE BUILDING ELEV.

GROSS FLOOR AREA: 12,000 SF OR 40% LOT AREA, WHICHEVER IS LESS

LOT AREA: 16,396 SF

SETBACKS: FRONT: 20'
SIDE: 15' TOTAL, MIN. 5'
REAR: 10' FROM 60' NGPA BUFFER

PROJECT TEAM

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CONTACT: JON TELLEFSON

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ARCHITECT: STURMAN ARCHITECTS, INC.
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PHONE: 425.451.7003
CONTACT: BRAD STURMAN

STRUCTURAL: LONGITUDE120 ENGINEERING
PHONE: 206.790.9502
CONTACT: MANS THURFJELL

LEGAL DESCRIPTION

LOTS 1-4, KNUXTON SHORT PLAT, MERCER ISLAND SHORT PLAT NO SUB07-003 AS RECORDED UNDER REC. NO. 2007121090010.

CARRS LAKE SIDE ADD 'LOT 4' MERCER ISLAND SHORT PLAT NO SUB07-003 REC NO 2007121090010 SD SHORT PLAT DAF - LOTS 12, 13, 14, 15, 16, 17 AND 18 OF CARRS LAKE SIDE ADDITION PLAT LESS THE EAST 72.00 FT OF LOTS 12, 13, 14, AND 15 & ALSO LESS POR LY SOUTH OF A LN DRWN PLW AND 50.00 FT SOUTH OF WHEN MEAS AT R/A TO NORTH LN OF LOTS 15-16-17 AND 18 PLAT LOT: 12 THRU 18

2015 WSEC CREDITS

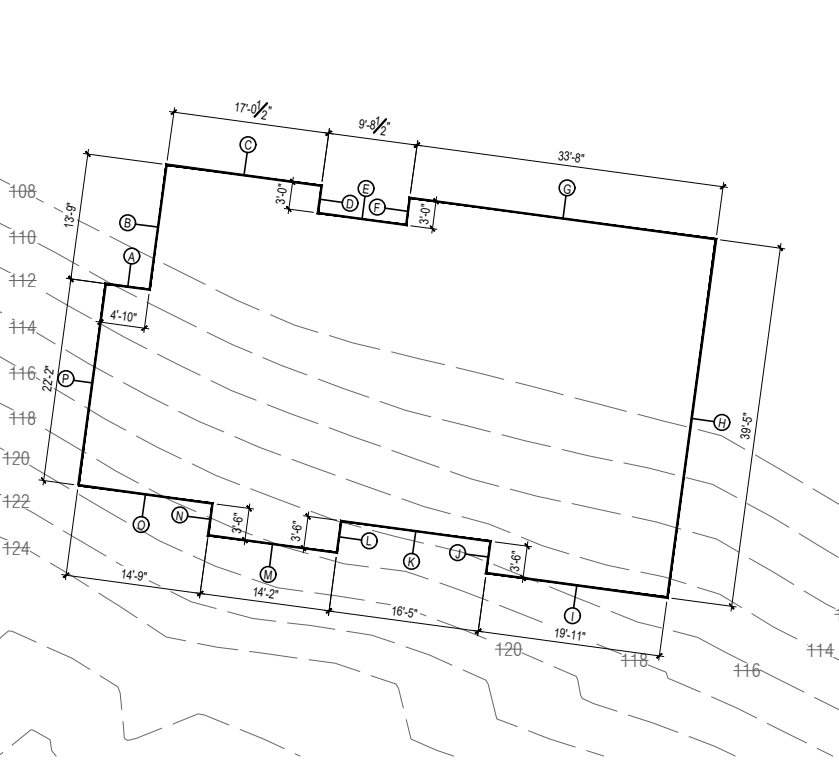
CREDITS	OPTION	DESCRIPTION
1.0	3a	*HIGH EFFICIENCY HVAC EQUIPMENT-GAS FURNACE W/ MIN. AFUE OF 94%
1.0	3b	*AIR SOURCE HEAT PUMP WITH MINIMUM HSPF OF 9.0
1.0	4	*HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM
0.5	5A	*EFFICIENT WATER HEATING: SHOWERHEAD & KITCHEN SINK FAUCETS < 1.75 GPM; ALL OTHER LAVATORIES < 1.0 GPM OR LESS.
1.0	5B	*EFFICIENT WATER HEATING: GAS WATER HEATER W/ MIN. EF OF 0.74
TOTAL CREDITS		4.5

DUTY OF COOPERATION

RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, CONTRACTOR, AND STURMAN ARCHITECTS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO STURMAN ARCHITECTS. FAILURE TO DO SO WILL RELIEVE STURMAN ARCHITECTS FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES.

ANY DEVIATION FROM THESE DOCUMENTS WITHOUT THE CONSENT OF STURMAN ARCHITECTS IS UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE STURMAN ARCHITECTS OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING FROM SUCH ACTIONS.

ABE KEY PLAN NO SCALE



GROSS FLOOR AREA

	BASEMENT EXCLUSION	NEW FLOOR AREA
LOWER FLOOR		829 SF
MAIN FLOOR		1761 SF
UPPER FLOOR		1689 SF
GARAGE		1435 SF
GROSS FLOOR AREA		5714 SF
NET LOT AREA: 16,396 SF		
ALLOWED MAX. % GFA COVERAGE: 40.0%		
ALLOWED GROSS FLOOR AREA: 6,556.4 SF		
PROPOSED GROSS FLOOR AREA: 5714 SF		
STAIR MODIFIER X.2: +103 X 2= 206 SF		
AREA OF 2-STORY SPACE: +300 SF		
TOTAL GFA COVERAGE: 6,220 SF		
PROPOSED % GFA COVERAGE: 37.9%		

CUT/FILL

TREE PROTECTION

A TREE PROTECTION INSPECTION IS REQUIRED BEFORE START OF WORK

SHEET INDEX

- A1.0 COVER SHEET - GENERAL & ENERGY NOTES, LEGAL, PROJECT DATA, CUT-FILL CALC, INDEX, SITE PLAN
- A1.1 FULL SITE PLAN
- A1.2 TREE PLAN
- SURVEY
- C1.0 SITE, GRADING, STORM & UTILITY PLAN
- C1.1 STORM DETAILS
- C1.2 WATER DETAILS
- C2.0 TESC PLAN
- C2.1 TESC DETAILS
- A2.0 LOWER FLOOR PLAN
- A2.1 MAIN FLOOR PLAN
- A2.2 UPPER FLOOR PLAN
- A2.3 ROOF PLAN
- A3.0 EXTERIOR ELEVATIONS
- A3.1 EXTERIOR ELEVATIONS
- A4.0 BUILDING SECTIONS
- A4.1 BUILDING SECTIONS
- A4.2 BUILDING SECTIONS
- A5.0 WALL SECTIONS
- A6.0 ARCHITECTURAL DETAILS
- A6.1 ARCHITECTURAL DETAILS
- S-0 COVER SHEET
- S-1 STRUCTURAL GENERAL NOTES
- S-2 FOUNDATION PLAN
- S-3 FIRST FLOOR WALL FRAMING & SHEAR WALL PLAN
- S-4 SECOND FLOOR FRAMING PLAN
- S-5 SECOND FLOOR WALL FRAMING & SHEAR WALL PLAN
- S-6 THIRD FLOOR FRAMING PLAN
- S-7 THIRD FLOOR WALL FRAMING & SHEAR WALL PLAN
- S-8 THIRD FLOOR CEILING FRAMING PLAN
- S-9 ROOF FRAMING PLAN
- SD-1 STRUCTURAL DETAILS
- SD-2 STRUCTURAL DETAILS
- SD-3 STRUCTURAL DETAILS

A.B.E.

AVERAGE BUILDING ELEVATION			
	Wall Length	Elevation Ft.	Wall Length X Elev. Ft.
A	4.83	110.0	531.3
B	13.75	107.5	1478.125
C	17.04	107.0	1823.28
D	3	107.0	321
E	9.71	107.0	1038.97
F	3	107.0	321
G	33.67	107.0	3602.69
H	39.42	107.8	4247.505
I	19.92	115.5	2290.76
J	3.5	116.0	406
K	16.42	115.5	1896.51
L	3.5	117.0	409.5
M	14.17	118.0	1672.06
N	3.5	118.0	413
O	14.75	118.5	1747.875
P	22.17	115.0	2549.55
		222.35	1793.8
		24759.125	
		111.35	Average Building Elevation
		24759.125	

LOT COVERAGE (IMPERVIOUS AREA)

	GROSS LOT S.F.	MAIN ROOF STRUCT	DRIVES/ PARKING	TOTAL LOT COVERAGE	% LOT COVERAGE
EXISTING IMPERVIOUS AREA	16,396 SF	0 SF	0 SF	0 SF	0 %
PROPOSED IMPERVIOUS AREA		3008 SF	685 SF	3693 SF	22.5 %
NET GAIN/LOSS IMPERVIOUS AREA		+3008 SF	+685 SF	+3693 SF	+22.5 %
% ALLOWED IMPERVIOUS AREA				5738.6 SF ALLOWABLE	35 %

HIGHEST EL: 125.0'
LOWEST EL: 79.0'
ELEVATION DIFFERENCE= 46.0'
46.0' DIVIDED BY 202.67' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = 227

LOT SLOPE IS 22.7%, WHICH IS GREATER THAN 15% SO LOT COVERAGE ALLOWED IS 35%.

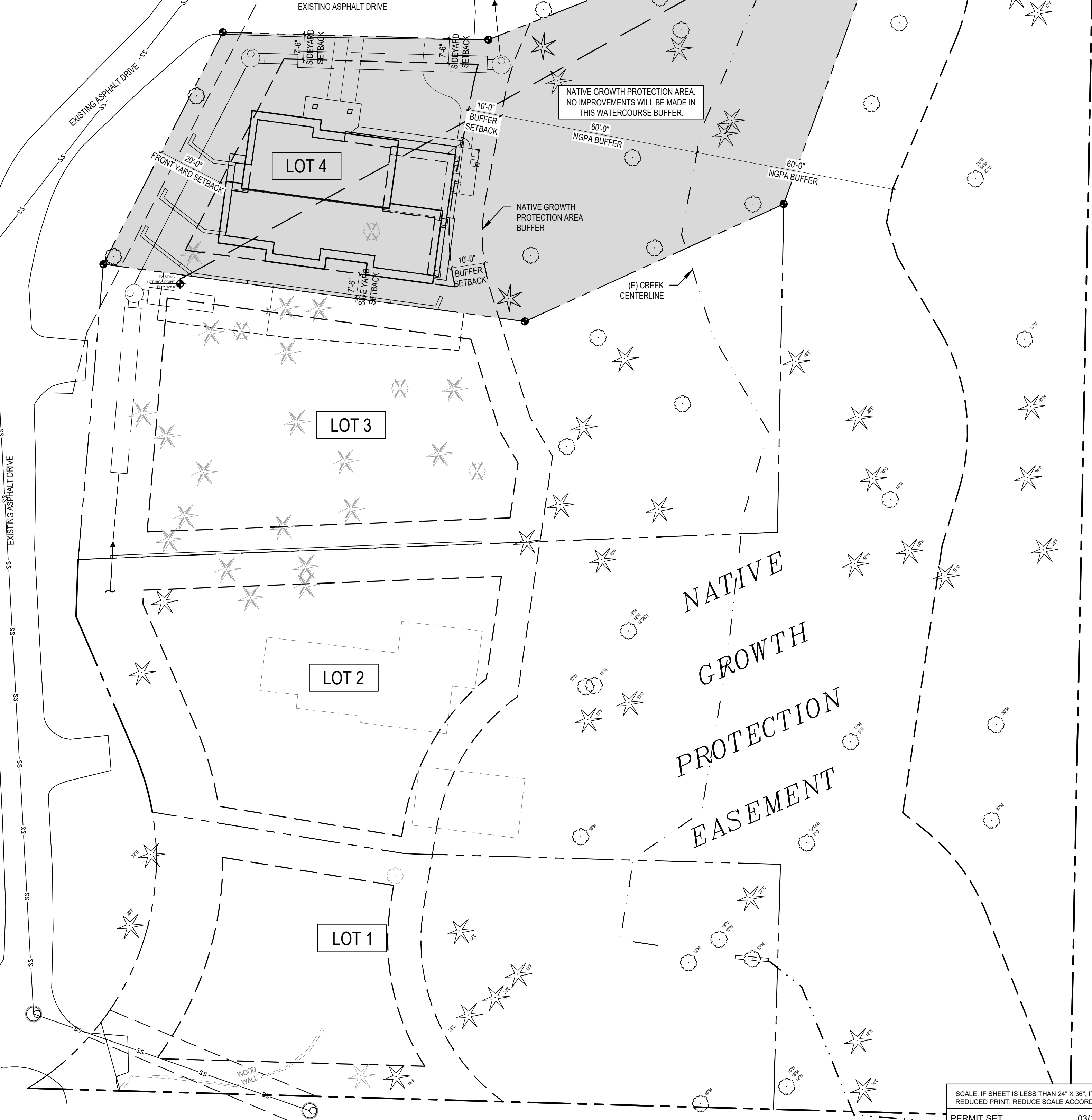
ADDITIONAL 9% OF LOT SIZE WILL DETERMINE ALLOWABLE HARDSCAPE SURFACE

BUILDING AREA

	LOWER FLOOR	MAIN FLOOR	UPPER FLOOR	HEATED SUB-TOTAL	GARAGE/ WORKSHOP	GRAND TOTAL	UNHEATED DECKS
PROPOSED HOUSE:	932 SF	1864 SF	2093 SF	4889 SF	1435 SF	6324 SF	329 SF

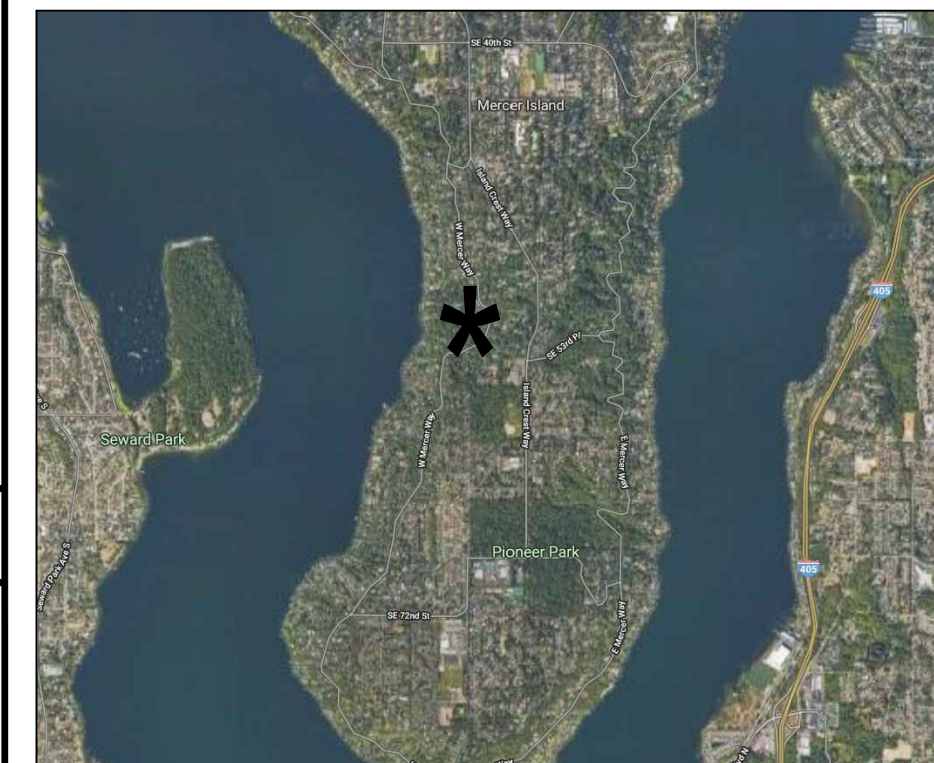
FOREST CREEK PLAT SITE PLAN

SCALE: 1:20



NATIVE GROWTH PROTECTION EASEMENT

VICINITY MAP



STURMAN ARCHITECTS

9 - 103RD AVE NE, SUITE 203
BELLEVUE, WA 98004
TEL: 425-451-7003

REGISTERED ARCHITECT
STATE OF WASHINGTON

FOREST CREEK ESTATES LOT 4 PERMIT SET

5202 FOREST AVE S.E.
MERCER ISLAND, WA 98040

LOT 4 SITE PLAN GENERAL NOTES

REVISIONS:

2023-03-18 PERMIT CORRECTIONS	
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DRAWN BY: KE

CHECKED BY: BJS

SHEET: **A1.0**

PERMIT SET 03/18/21 PLOT DATE: 3/18/2021

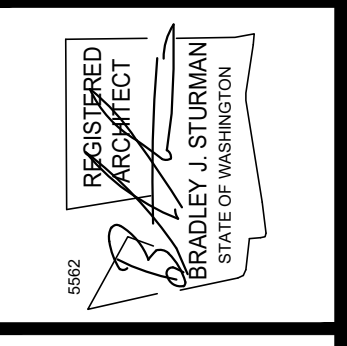
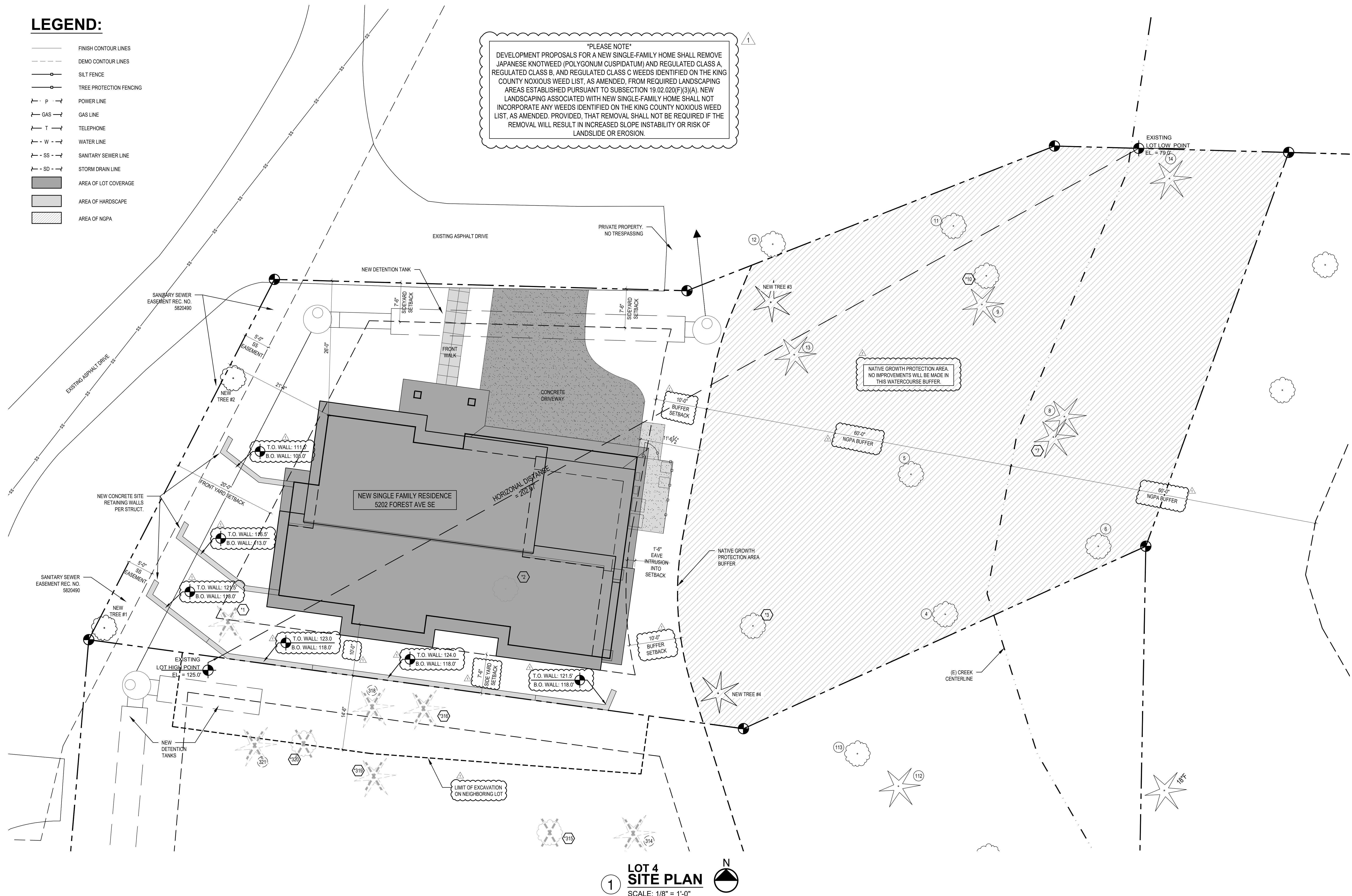
SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT; REDUCE SCALE ACCORDINGLY

LEGEND:

- FINISH CONTOUR LINES
- - - DEMO CONTOUR LINES
- SILT FENCE
- TREE PROTECTION FENCING
- P — POWER LINE
- G — GAS LINE
- T — TELEPHONE
- W — WATER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- AREA OF LOT COVERAGE
- AREA OF HARDSCAPE
- ▨ AREA OF NGPA

PLEASE NOTE

DEVELOPMENT PROPOSALS FOR A NEW SINGLE-FAMILY HOME SHALL REMOVE JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A, REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, FROM REQUIRED LANDSCAPING AREAS ESTABLISHED PURSUANT TO SUBSECTION 19.02.020(F)(3)(A). NEW LANDSCAPING ASSOCIATED WITH NEW SINGLE-FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED. PROVIDED, THAT REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASED SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION.



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FOREST CREEK ESTATES LOT 4
PERMIT SET
5202 FOREST AVE S.E.
MERCER ISLAND, WA 98040

SITE PLAN

REVISIONS:	2021-3-18 PERMIT CORRECTIONS
DRAWN BY:	KE
CHECKED BY:	BUS
SHEET	A1.1

PLEASE NOTE
 FOR THE DEVELOPMENT OF PARCEL 141030-0063 ("LOT 4"), ANY TREES REMOVED FROM ADJOINING PARCEL 141030-0061 ("LOT 3") WILL NOT BE INCLUDED IN ANY TREE DENSITY CALCULATIONS FOR "LOT 4." ALL REQUIRED REPLACEMENT TREES FOR TREES REMOVED FROM "LOT 3" WILL BE NOT BE INCLUDED WITH REQUIRED REPLACEMENT TREES FOR "LOT 4." ALL "LOT 3" REPLACEMENT TREES WILL BE SHOWN ON THE PLAN SET FOR "LOT 3."

LOT 4 - NEW RESIDENCE
PLEASE NOTE
 ALL REPLACEMENT TREES ARE TO BE PLANTED IN ACCORDANCE WITH MICC 19.10.070. TREES SHALL BE PRIMARILY NATIVE TO THE PNW. CONIFEROUS TREES SHALL BE AT LEAST 6' TALL. DECIDUOUS TREES SHALL BE AT LEAST 1.5" IN CALIPER.

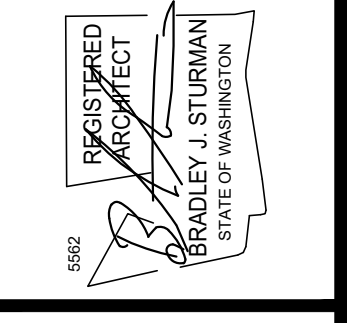
TREES 316 & 318 ON ADJOINING LOT TO BE REMOVED. REPLACEMENT TREES WILL BE PLANTED ON ADJOINING LOT WITH ITS IMMINENT DEVELOPMENT.

TREES #314 & 318 NOT REMOVED WITH THIS DEVELOPMENT.

NATIVE GROWTH PROTECTION AREA. NO IMPROVEMENTS WILL BE MADE IN THIS WATERCOURSE BUFFER.

TEMP. TREE PROTECTION, CONSTRUCTION, AND SILT FENCE SEPARATING CONSTRUCTION FROM UNDISTURBED AREAS. ALL VEGETATION IN UNDISTURBED AREAS SHALL REMAIN IN PLACE DURING CONSTRUCTION.

LOT 4 TREE PLAN
 SCALE: 1/8" = 1'-0"



FOREST CREEK ESTATES LOT 4 PERMIT SET
 5202 FOREST AVE S.E.
 MERCER ISLAND, WA 98040

LOT 4 TREE PLAN

REVISIONS:	
2021-318 PERMIT CORRECTIONS	

DRAWN BY: KE
 CHECKED BY: BJS

SHEET
A1.2

PROJECT TEAM

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EMAIL: TOM.HANSON@ARBORINFO.COM

PROJECT INFORMATION

DEVELOPMENT DATA:
SITE AREA 16,396 SF (0.376 AC)
SITE ADDRESS 5202 FOREST AVE SE
MERCER ISLAND, WA 98040
PARCEL NUMBER 141030-0063

LEGAL DESCRIPTION

LOTS 1-4, KNUTSON SHORT PLAT, MERCER ISLAND
SHORT PLAT NO SUB07-003 AS RECORDED UNDER
REC. NO. 20071210900010.

VERTICAL DATUM

NAVD 88 (GEOD 18)
BASED ON RAPID STATIC GPS MEASUREMENTS WITH
OPUS SOLUTION.

BENCHMARKS

TBM-A
FOUND 4"x4" CONC MON WITH 2" BRASS DISC
LS#2534" WITH PUNCH 0.3" BELOW GRADE IN CASE
69.6' NW OF NW PROP CORNER.
ELEV. = 104.53'

TBM-B
FOUND 1/2" REBAR AND MGA CONTROL CAP AT W
SIDE FOREST DRIVE, 0.5' W OF WEST EDGE ASPHALT
PAVEMENT AND 15.5' W OF CB-5078.
ELEV. = 113.94'

BASIS OF BEARINGS

NOT DONE YET

FOREST CREEK ESTATES LOT 4

SE1/4, NE1/4, SEC. 24, TWP. 24 N., RGE. 4 E., W.M.

CRITICAL AREAS AND EASEMENT CALLOUTS:

1. NATIVE GROWTH PROTECTION AREA (NGPA) BUFFER. ALL UTILITIES MUST REMAIN OUTSIDE OF NGPA BUFFER. OVER EXCAVATION FOR DETENTION PIPES SHALL NOT ENCRoACH INTO AREA.
2. EXISTING NGPA SPLIT-RAIL FENCE WITH SIGNAGE. FENCE TO BE REPAIRED IF REQUIRED.
3. SANITARY SEWER EASEMENT REC.NO. 5820490.
4. PROPOSED PRIVATE STORM EASEMENT IN BENEFIT OF LOTS 1-3.

SITE, WATER, & SEWER CALLOUTS:

1. BUILDING FOOTPRINT.
2. ROOF LINE.
- 2A. ROOF DOWNSPOUT (TYP).
3. CONCRETE DRIVEWAY.
4. CONCRETE HARDSCAPE.
5. CAST IN PLACE RETAINING WALL (TYP).
6. BUILDING SETBACK LINE (TYP).
7. CONNECT NEW 6" SEWER LINE WITH CLEANOUT TO EX. 6" SEWER STUB AT APPROX. IE 101.0±. PROVIDE MINIMUM OF 2% SLOPE AND CONNECT TO RESIDENCE AT APPROX. IE 101.9± PER CITY OF MERCER ISLAND DETAILS. COORDINATE WITH PUBLIC WORKS INSPECTOR FOR SCOPE AND RE-USE OF EXISTING LINE.
8. NEW WATER METER REQUIRED. CAN BE SAME LOCATION AS EXISTING. SIZE OF METER AND LINE TO BE VERIFIED FOR DOMESTIC AND FIRE SERVICE DEMANDS. MINIMUM 1" WATER METER AND 1.5" SUPPLY LINE (FROM METER TO HOUSE) FOR DOMESTIC AND FIRE SYSTEM. DOUBLE DETECTOR CHECK VALVE ASSEMBLY TO BE PROVIDED AS REQUIRED. IF NEW SERVICE CONNECTION TO THE MAIN IS REQUIRED, NEAT LINE SAW-CUT FOR WATER LINE TRENCHING AND RESTORE PAVEMENT PER PER CITY OF MERCER ISLAND STANDARDS. SEE SHEET C1.2.

STORM CALLOUTS:

1. NEW CATCH BASIN PROPOSED, CONNECT TO EXISTING OUTFALL STORM PIPE (EXACT DIAMETER AND ELEVATION OF PIPE UNKNOWN).
2. PERIMETER DRAIN - 4" PERF. SD @ 0.0%, 4" IE 105.2. CONNECT TO CB#2 & CB#3.
3. COLLECTION TRENCH PER DETAIL 1 ON C1.1.
4. 4" FOOTING DRAIN SYSTEM TO EXTEND AROUND BUILDING PERIMETER. LOWEST IE TO BE 105.2. CONNECT TO 8" STORM SYSTEM ON SITE PER PLAN @ 2% MIN. REFER TO STRUCTURAL PLANS FOR FOOTING DRAIN DETAILS.
4. 4" PERFORATED WALL FOOTING DRAIN SYSTEM TO CONNECT TO 8" STORM SYSTEM AT 2% MIN. AT APPROXIMATE LOCATION SHOWN. REFER TO STRUCTURAL PLANS FOR WALL FOOTING DRAIN DETAILS.
5. 1.5" DIA. D.I. OR CS90 SLEEVE TO EXTEND AT MINIMUM 2' BEYOND FOOTING. PROVIDE 1.5" MIN. COVER OVER SLEEVE BENEATH RETAINING WALLS.
6. CLEANOUT PROPOSED AT PROPERTY LINE FOR FUTURE CONNECTION TO LOT 3 STORM SYSTEM.

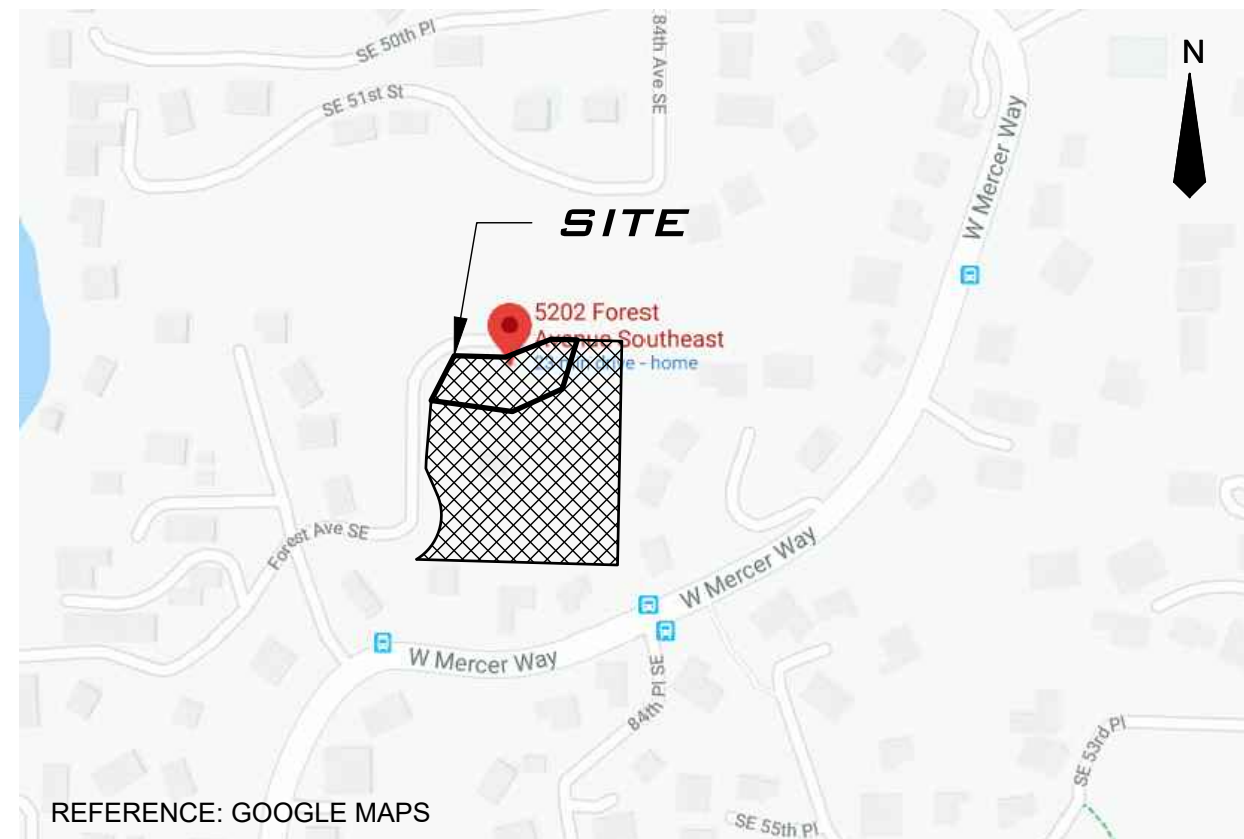
ABBREVIATIONS:

APPRX	APPROXIMATELY	IE	PIPE INVERT
AVE	AVENUE	LP	LOW POINT
BC	BOTTOM OF CURB	M	MAPLE
BOT	BOTTOM	N	NORTH
BSBL	BUILDING SETBACK	N	TYPICAL
C	CEDAR	NTS	NOT TO SCALE
CB	CATCH BASIN	RD	ROAD
CS	CONC SLAB	RY	REAR YARD
D	DECIDUOUS	S	SOUTH
DF	DRAINFIELD	SDCO	STORM DRAIN CLEANOUT
DTE	DOWN-TURNED ELBOW	SDMH	STORM DRAIN MANHOLE
E	ELM / EAST	SLL	SOLID LOCKING LID
EG	EXISTING GRADE	SS	SANITARY SEWER
EL	ELEVATION	SSCO	SANITARY SEWER CLEANOUT
EX	EXISTING	SSMH	SANITARY SEWER MANHOLE
FD	FOOTING DRAIN	ST	STAIRS
FF	FINISH FLOOR	SY	SIDE YARD
FG	FINISH GRADE	TD	TRENCH DRAIN
FL	FLOW LINE	UTE	UP-TURNED ELBOW
FY	FRONT YARD	W	WEST
H	HEMLOCK	WA	WATER
HP	HIGH POINT		

IMPERVIOUS AREA INVENTORY:

Description	Impervious Area Inventory (sf)			Total
	Roof, Drive, and HS	Walls	Offsite	
Lot 4	3,866	141	0	4,007
Lot 3*	5,007	93	253	5,353
Total	8,873	234	253	9,360

*Detention System sized to accommodate future improvements on Lot 3

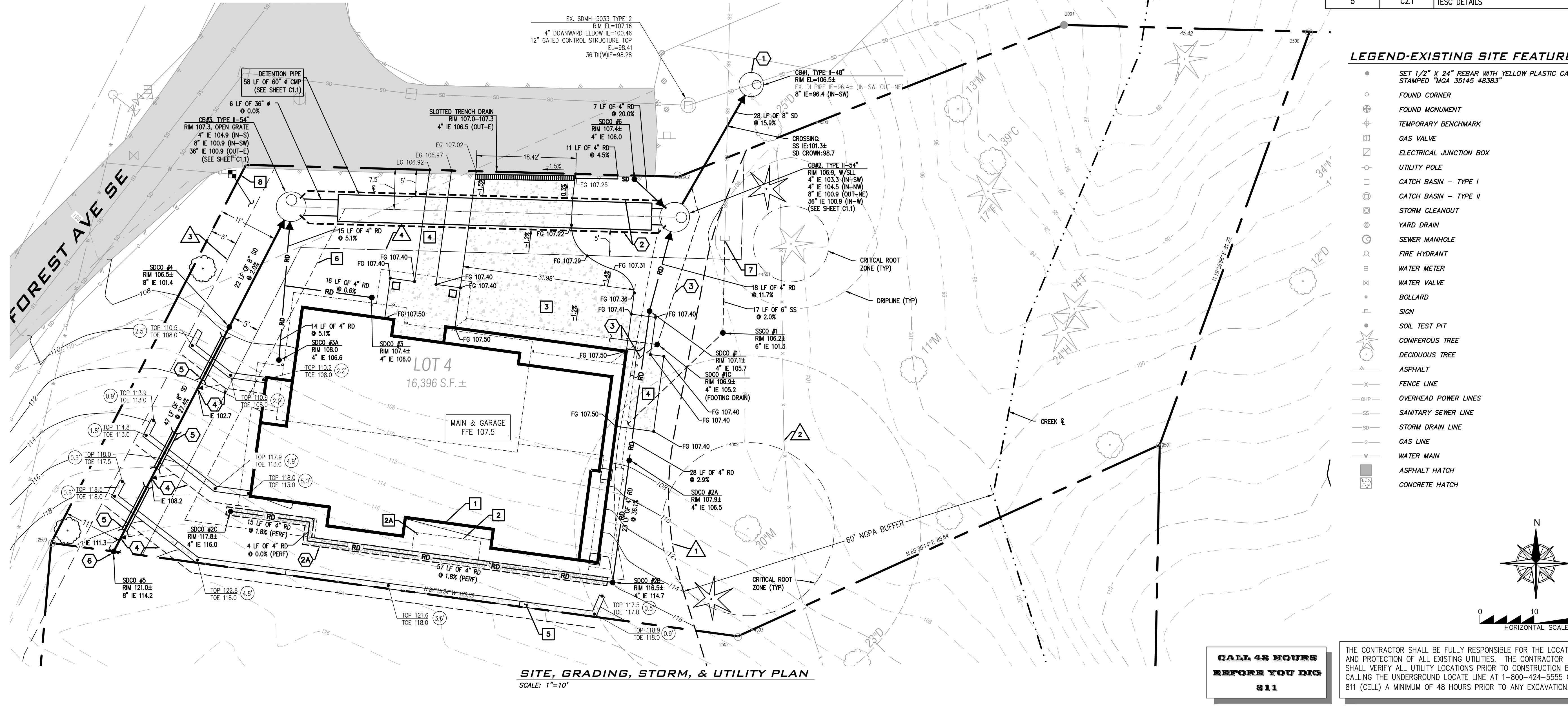


VICINITY MAP

NS7

SHEET LIST

SHEET #	SHEET ID	SHEET TITLE
1	C1.0	SITE, GRADING, STORM, & UTILITY PLAN
2	C1.1	STORM DETAILS
3	C1.2	WATER DETAILS
4	C2.0	TESC PLAN
5	C2.1	TESC DETAILS

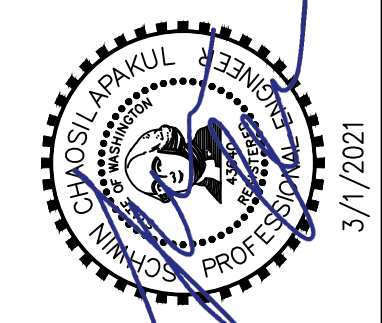


SITE, GRADING, STORM, & UTILITY PLAN
SCALE: 1"=10'

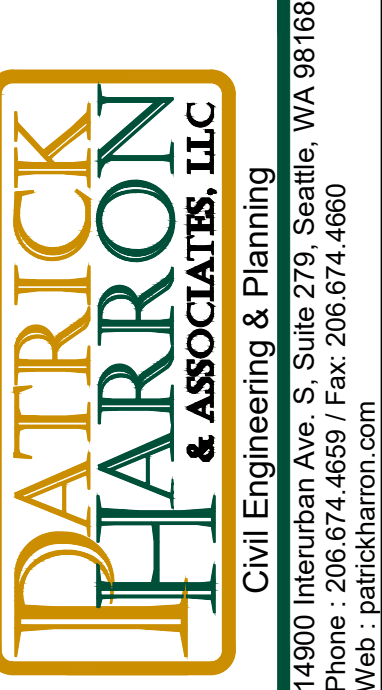
CALL 48 HOURS BEFORE YOU DIG 811

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

DATE	DESCRIPTION	BY
03/01/21	REVISED PER CITY COMMENTS	MW



BUILDING PERMIT
SITE, GRADING, STORM, & UTILITY PLAN



PROJ. NO.	20113	DSN BY	SC
DWN. BY	CWA	CHK BY	SC

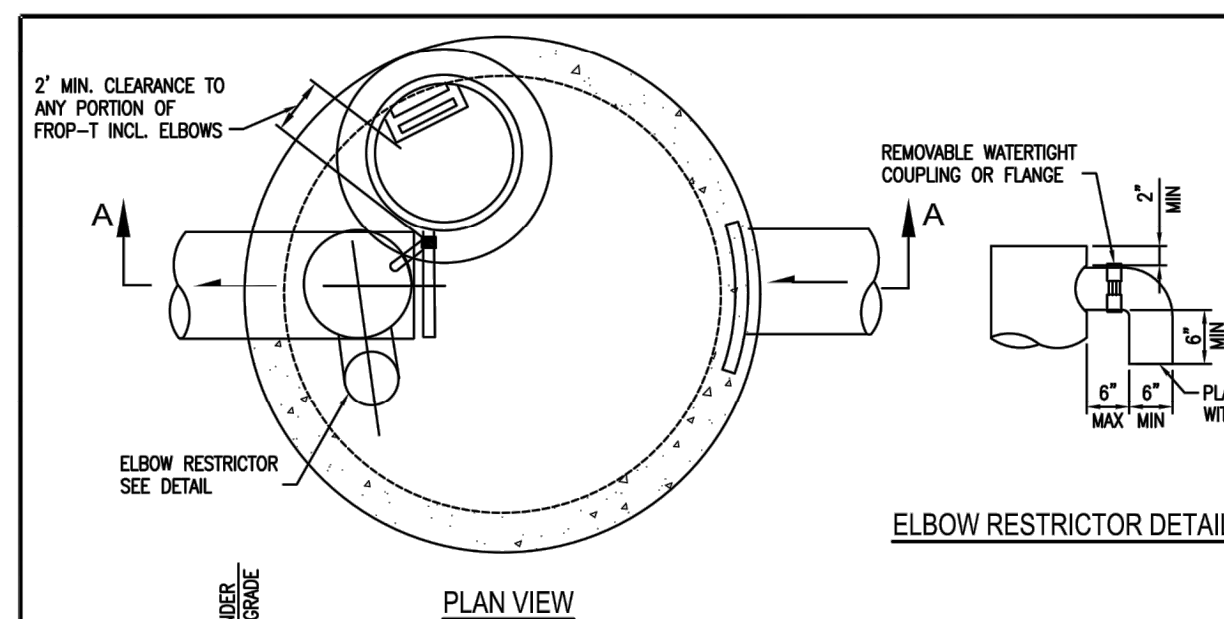
FOREST CREEK ESTATES
LOT 4
5202 FOREST AVE SE, MERCER ISLAND, WA 98040

DATE	3/1/2021
SCALE	AS SHOWN
DRAWING NO.	C1.0
	1 OF 5

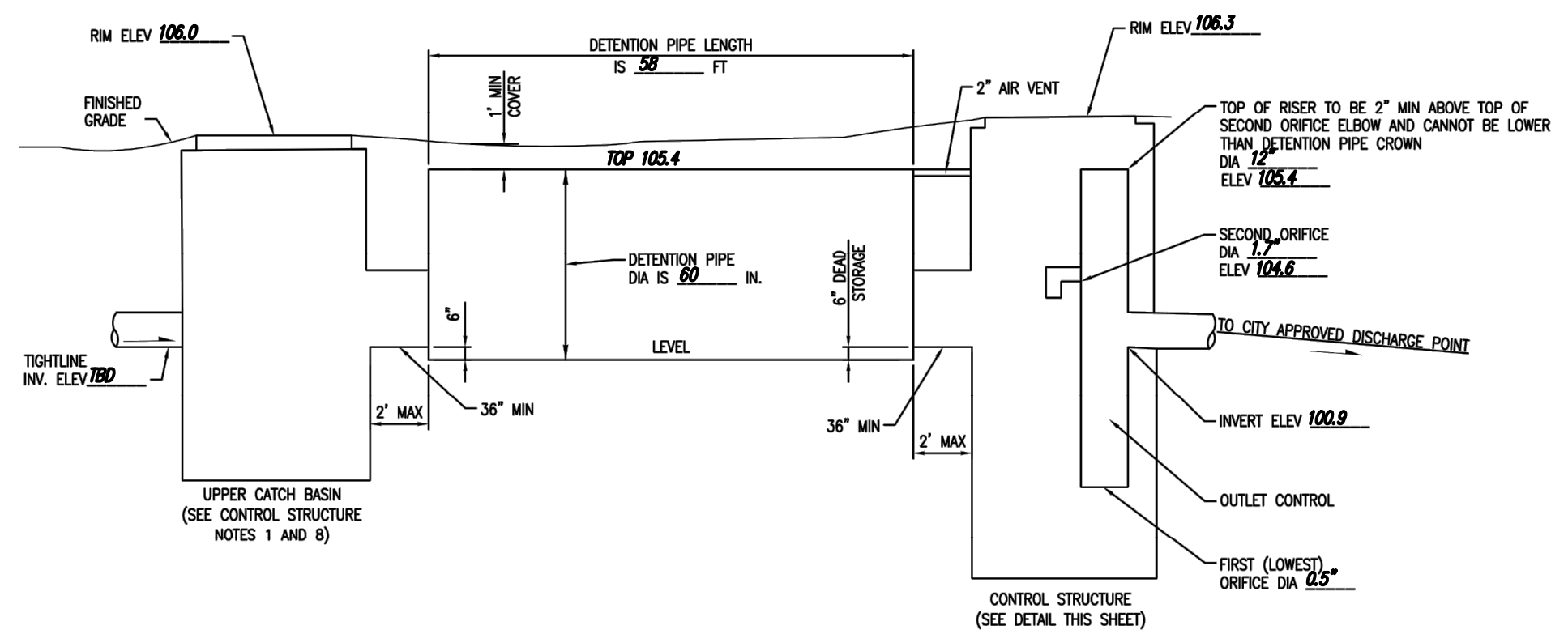
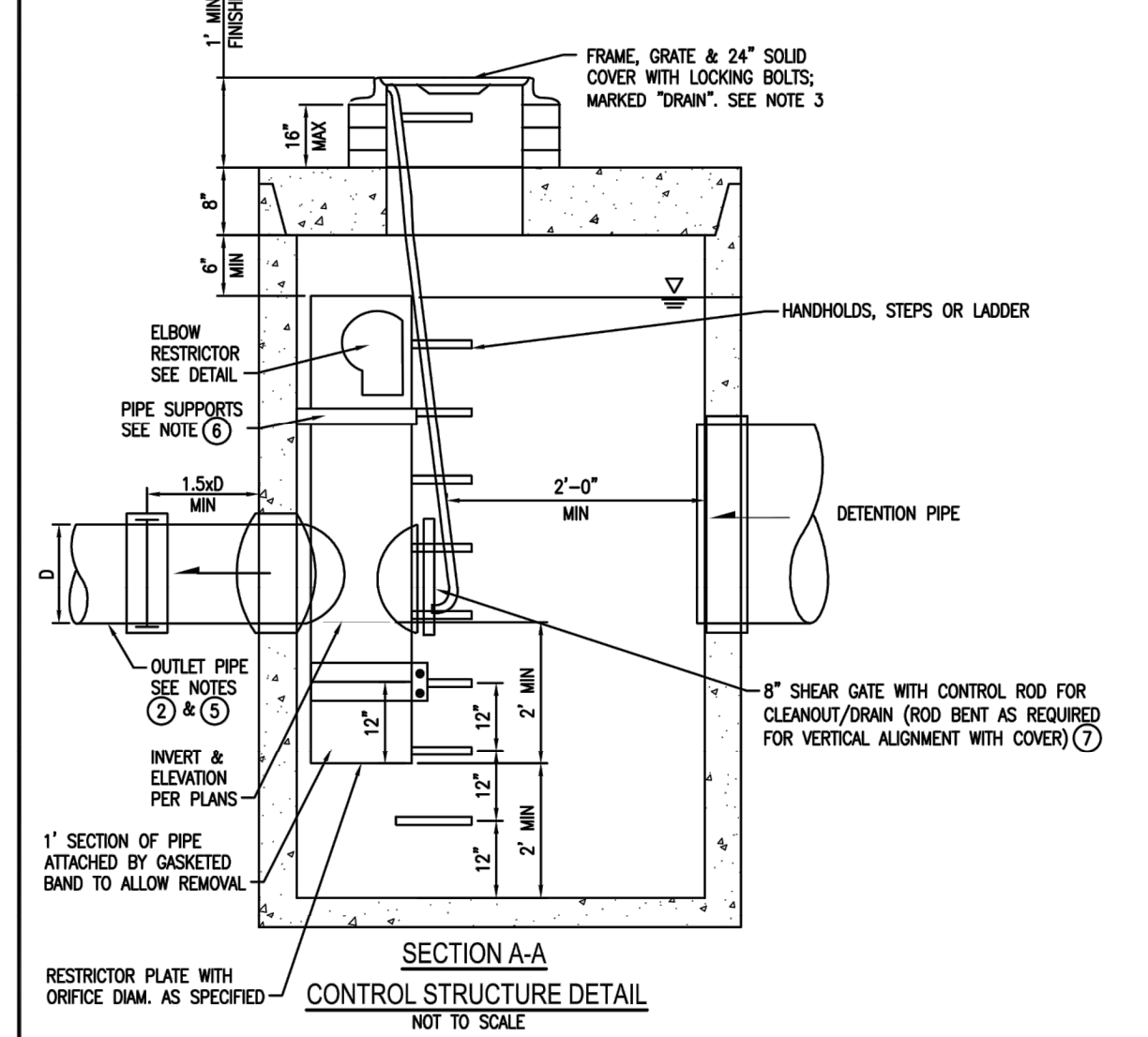
FOREST CREEK ESTATES LOT 4

SE1/4, NE1/4, SEC. 24, TWP. 24 N., RGE. 4 E., W.M.

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



OWNER: JON TELLEFSON ADDRESS: 3006 W MERCER WAY PREPARED BY: SOHINI CHAKRABARTI, PE
 PERMIT #: TBD MERCER ISLAND, WA 98040 PHONE: 206.384.7539
 NEW PLUS REPLACED IMPERVIOUS SURFACE AREA (SF): 9,107 SF DETENTION PIPE DIA (INCH): 80" DETENTION PIPE LENGTH (FT): 59 LF ORIFICE #1 DIA 0.5" INCH, ELEV 98.9
 SOIL TYPE: C PIPE MATERIAL: CMP ORIFICE #2 DIA 1.7" INCH, ELEV 104.6
 DATE: 2/18/21
 *INCLUDES FUTURE IMPROVEMENTS ON LOT 3



- CONTROL STRUCTURE NOTES:**
- USE A MINIMUM OF A 5/8 IN. DIA. TYPE 2 CATCH BASIN. THE ACTUAL SIZE IS DEPENDENT ON CONNECTING PIPE MATERIAL AND DIAMETER.
 - OUTLET PIPE: MIN. 6 INCH.
 - METAL PARTS: CORROSION RESISTANT, NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
 - FRAME AND LADDER OR STEPS OFFSET SO:
 - CLEANOUT GATE IS VISIBLE FROM TOP;
 - CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE;
 - FRAME IS CLEAR OF CURB.
 - 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.

- 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).
- THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 284 AND ASTM B 275, DESIGNATION 2532A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B. THE LEFT 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.
- THE UPPER CATCH BASIN IS REQUIRED IF THE LENGTH OF THE DETENTION PIPE IS GREATER THAN 50 FT.

- ON-SITE DETENTION SYSTEM NOTES:**
- CALL DEVELOPMENT SERVICES (206-275-7605) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
 - RESPONSIBILITY FOR OPERATION AND MAINTENANCE 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.
 - 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 (LCP), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS ASHITO DESIGNATIONS M274 AND M36), CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.
 - FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.

CITY OF MERCER ISLAND ON-SITE DETENTION SYSTEM WORKSHEET

SCALE: N/A

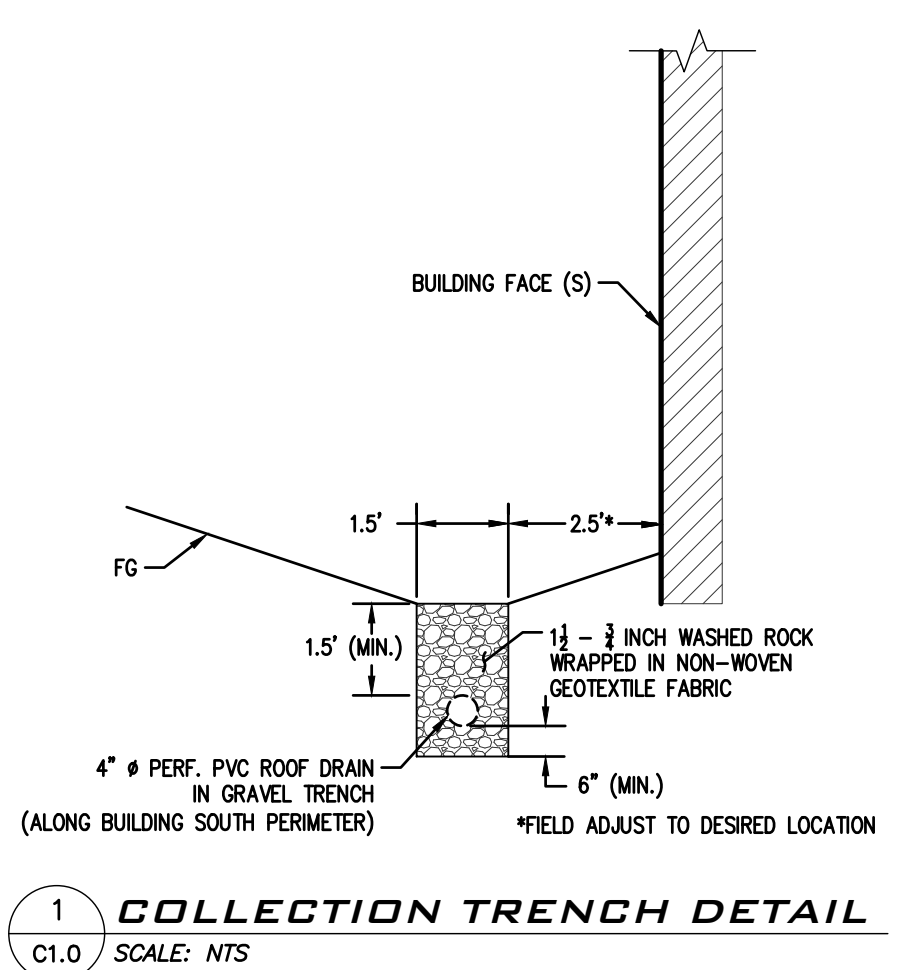


Table 1

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

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

Notes:

- Minimum Requirement #7 (Flow Control) is required when the 100-year flow frequency causes a 0.15 cubic feet per second increase (when modeled in WWHM with a 15-minute timestep). Breakpoints shown in this table are based on a flat slope (0-5%). The 100-year flow frequency will need to be evaluated on a site-specific basis for projects on moderate (5-15%) or steep (> 15%) slopes.
- Soil type to be determined by geotechnical analysis or soil map.
- Sizing includes a Volume Correction Factor of 120%.
- Upper bound contributing area used for sizing.
- On Type B soils, new plus replaced impervious surface areas exceeding 8,500 sf trigger Minimum Requirement #7 (Flow Control)
- On Type C soils, new plus replaced impervious surface areas exceeding 9,500 sf trigger Minimum Requirement #7 (Flow Control)
- Minimum orifice diameter = 0.5 inches

Basis of Sizing Assumptions:

Sized per MR#5 in the Stormwater Management Manual for Puget Sound Basin (1992 Ecology Manual)

SBUH, Type 1A, 24-hour hydrograph

2-year, 24-hour storm = 2 in; 10-year, 24-hour storm = 3 in; 100-year, 24-hour storm = 4 in

Predeveloped = second growth forest (CN = 72 for Type B soils, CN = 81 for Type C soils)

Developed = impervious (CN = 98)

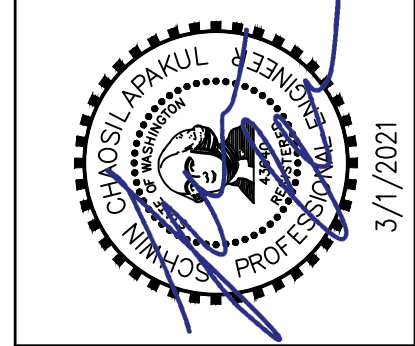
0.5 foot of sediment storage in detention pipe

Overland slope = 5%

Last updated 1-26-18

2

BY	DESCRIPTION
MW	
	REVISED PER CITY IST COMMENTS



BUILDING PERMIT

STORM DETAILS

PATRICK HARRON & ASSOCIATES, LLC
 Civil Engineering & Planning
 14900 Interurban Ave. S, Suite 279, Seattle, WA 98168
 Phone: 206-674-4659 / Fax: 206-674-4660
 Web: patrickharron.com

PROJ. NO. 20113	DSN. BY: SC
DWN. BY: CWA	CHK. BY: SC

FOREST CREEK ESTATES
 LOT 4

5202 FOREST AVE SE, MERCER ISLAND, WA 98040

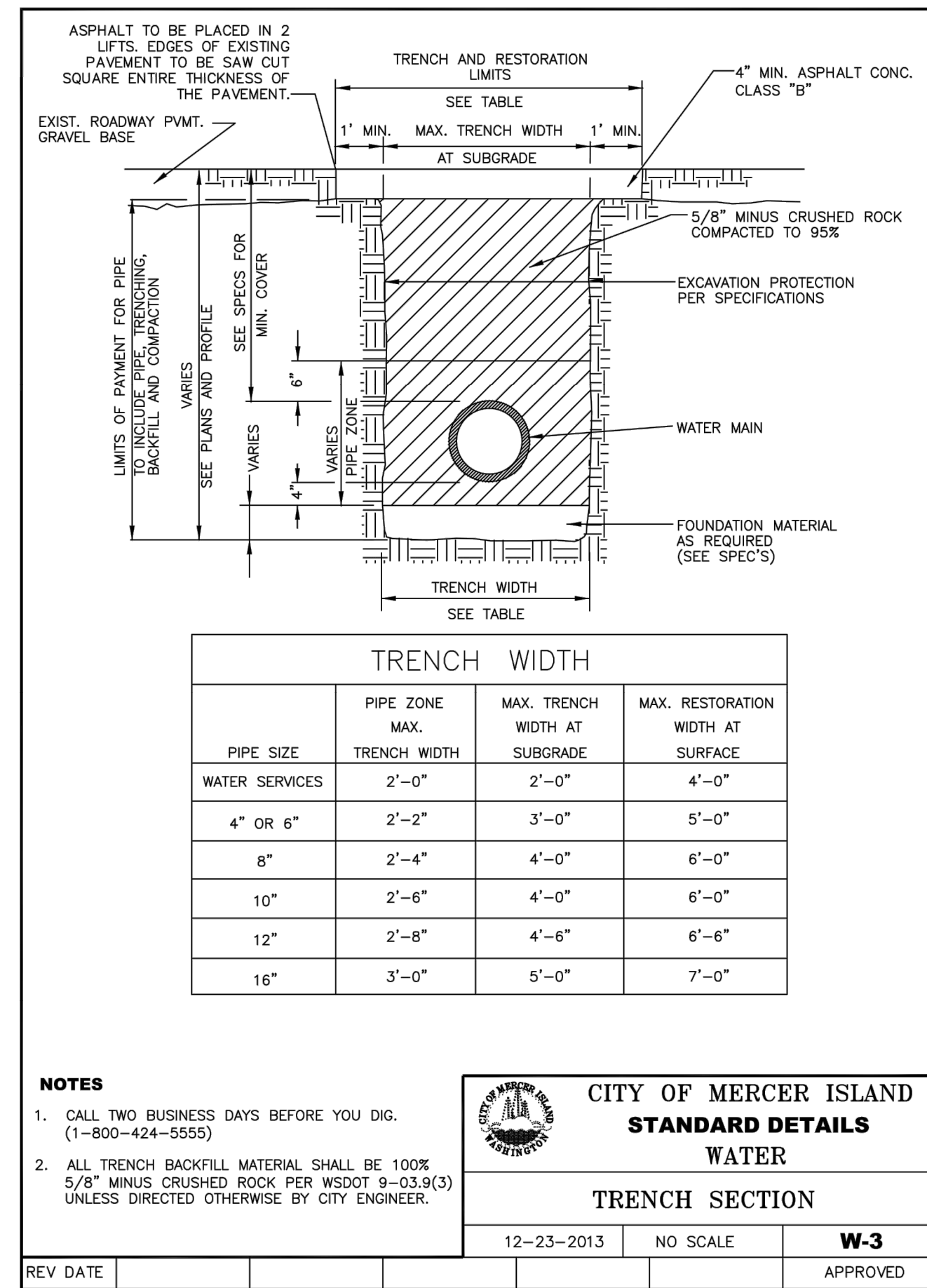
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SCALE: AS SHOWN
DRAWING NO. C1.1
2 OF 5

CALL 48 HOURS BEFORE YOU DIG 811

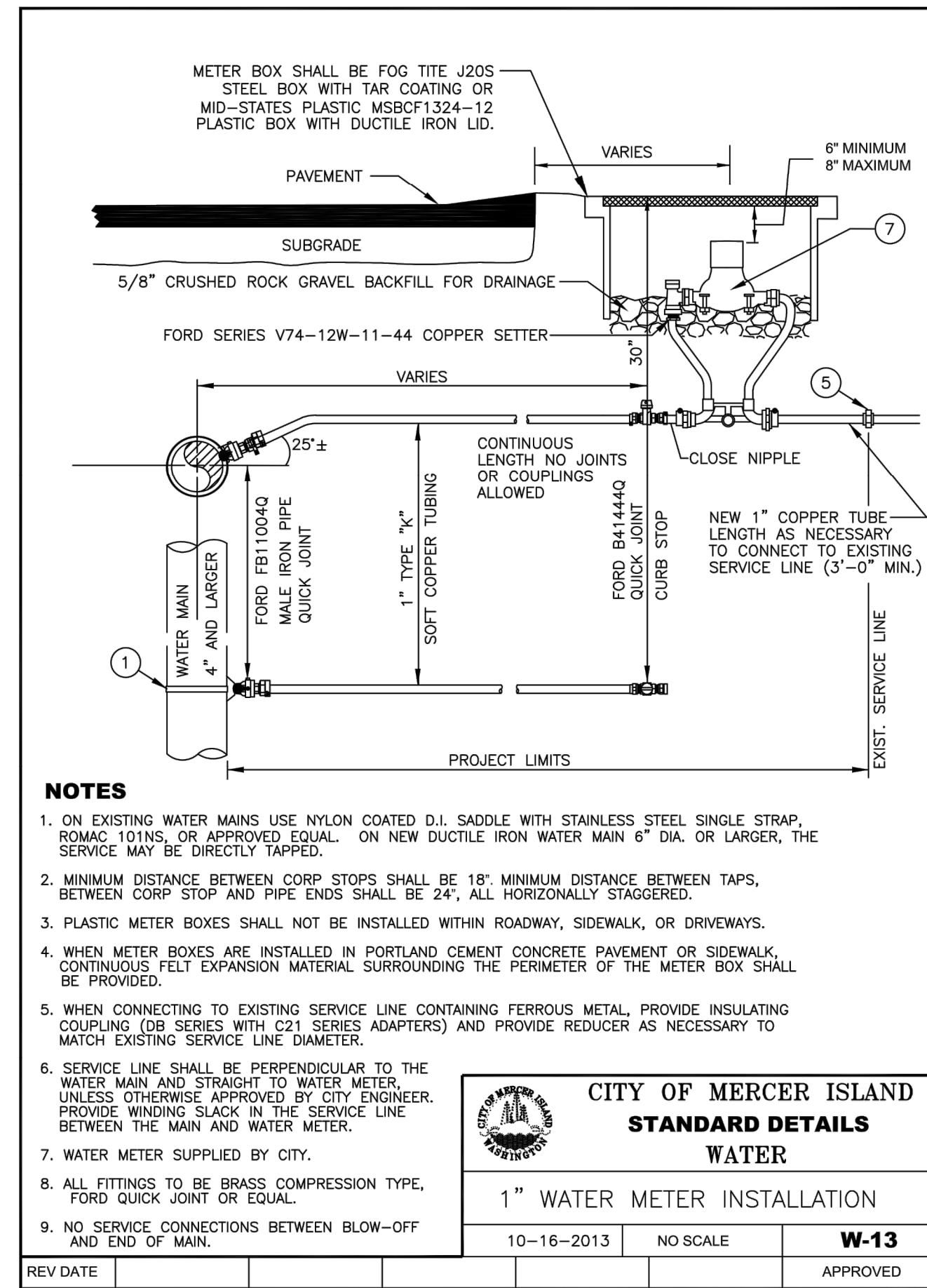
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FOREST CREEK ESTATES LOT 4

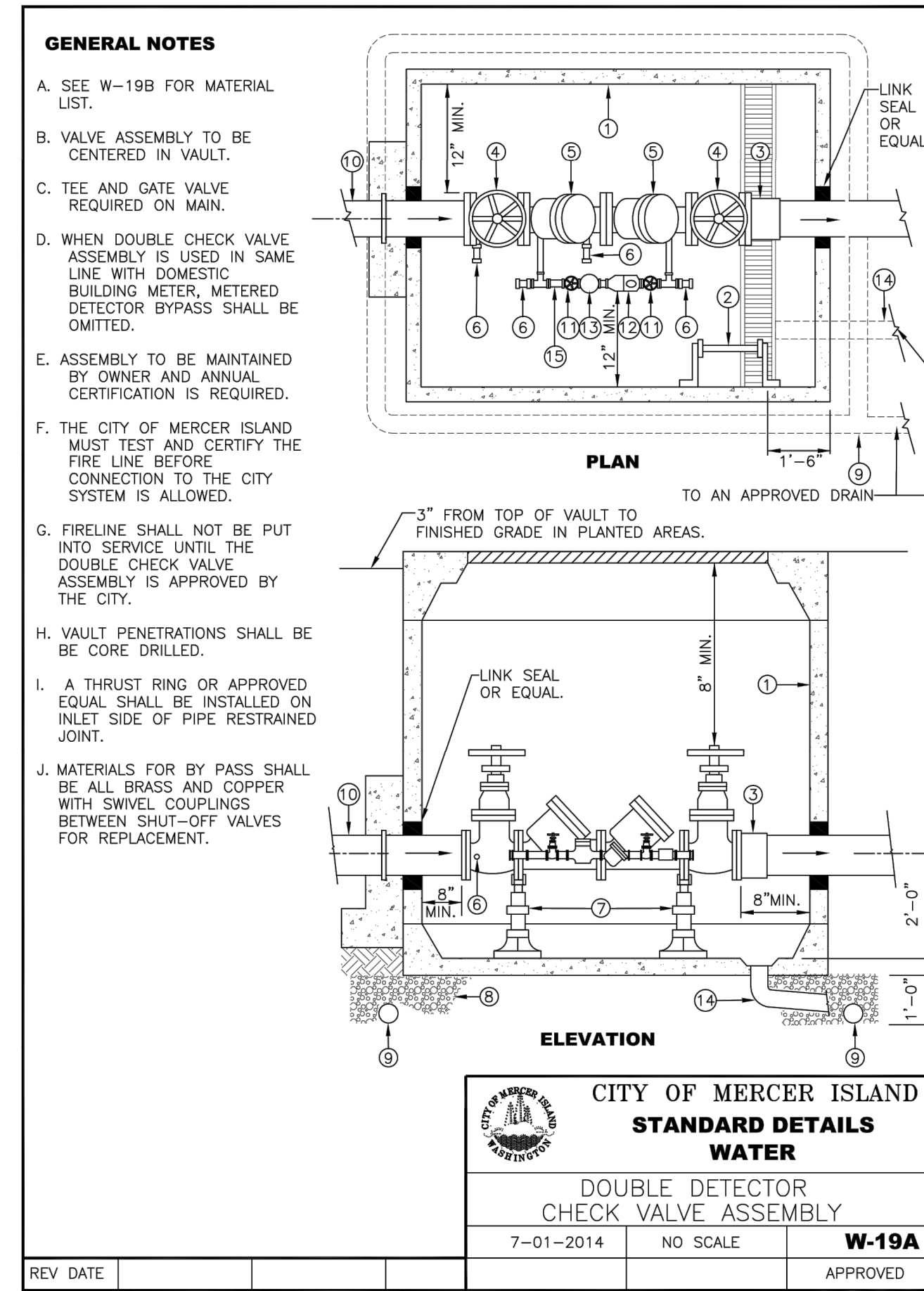
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1 STANDARD DETAIL - W-3
C1.0 SCALE: AS NOTED

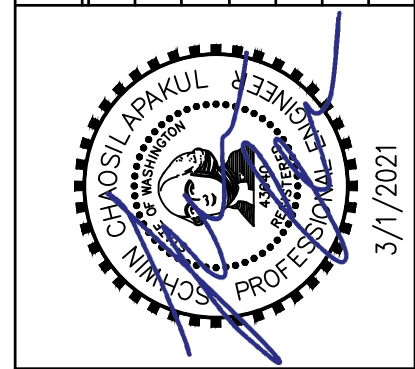


2 STANDARD DETAIL - W-13
C1.0 SCALE: AS NOTED



3 STANDARD DETAIL - W-19A
C1.0 SCALE: AS NOTED

BY	DESCRIPTION	DATE	REVISED PER CITY	IST COMMENTS
MW		03/01/21		



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WATER DETAILS

PATRICK HARRON & ASSOCIATES, LLC
Civil Engineering & Planning
14900 Interurban Ave. S, Suite 279, Seattle, WA 98168
Phone: 206-674-4659 / Fax: 206-674-4660
Web: patrickharron.com

PROJ. NO.	20113	DSN. BY	SC
DWN. BY	CWA	CHK. BY	SC

**FOREST CREEK ESTATES
LOT 4**

5202 FOREST AVE SE, MERCER ISLAND, WA 98040

DATE	3/1/2021
SCALE	AS SHOWN
DRAWING NO.	C1.2
	3 OF 5

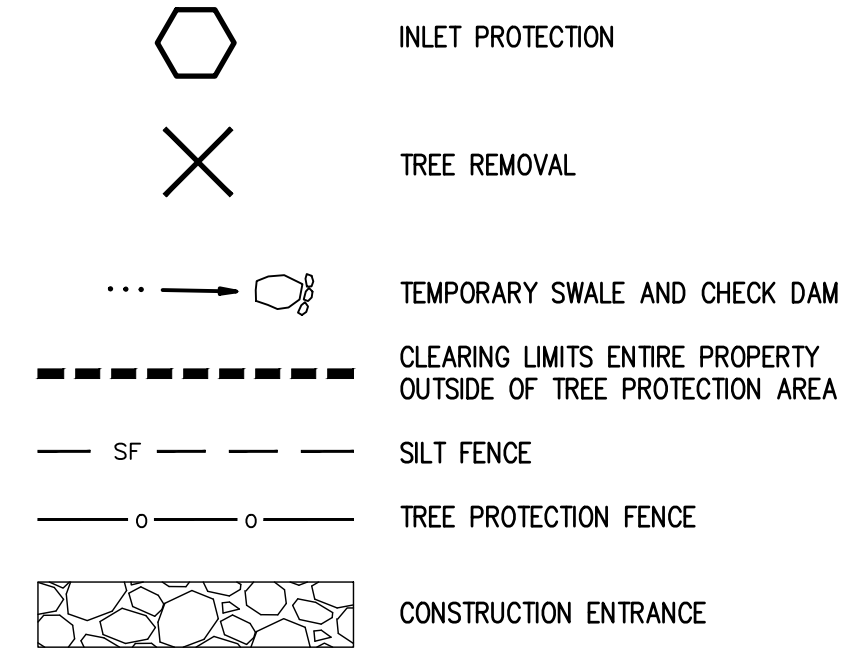
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FOREST CREEK ESTATES LOT 4

SE1/4, NE1/4, SEC. 24, TWP. 24 N., RGE. 4 E., W.M.

TESC LEGEND

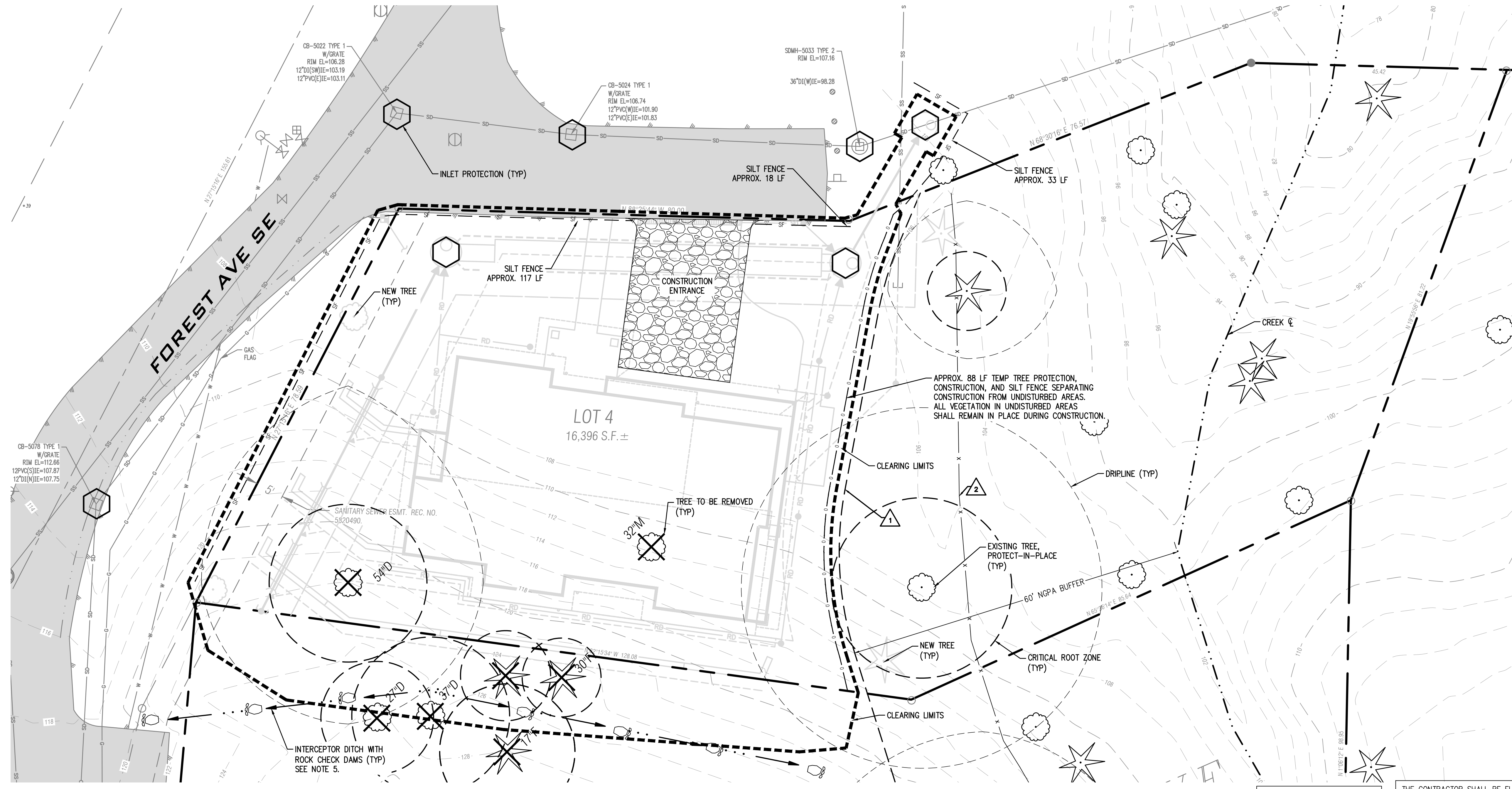


CRITICAL AREAS:

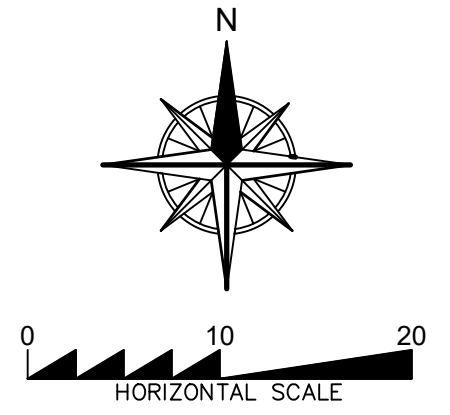
1. NATIVE GROWTH PROTECTION AREA (NGPA) BUFFER. ALL UTILITIES MUST REMAIN OUTSIDE OF NGPA BUFFER. OVER EXCAVATION FOR DETENTION PIPES SHALL NOT ENCR OACH INTO AREA.
2. EXISTING NGPA SPLIT-RAIL FENCE WITH SIGNAGE. FENCE TO BE REPAIRED IF REQUIRED.

TESC NOTES:

1. CLEARING LIMITS SHOWN ARE APPROXIMATE AND REPRESENT THE MINIMUM REQUIRED TO INSTALL PROPOSED IMPROVEMENTS. CLEARING LIMITS MAY BE ADJUSTED TO FIT FIELD CONDITIONS BUT SHALL NOT ENCR OACH WITHIN CRITICAL ROOT ZONES OF TREES TO BE RETAINED; COORDINATE WITH PROJECT ARBORIST TO DETERMINE CRITICAL ROOT ZONES FOR DISTURBANCE WITHIN TREE DRIP LINES.
2. SILT FENCING TO BE INSTALLED ALONG DOWN-SLOPE OF AREAS TO BE DISTRIBUTED WITHIN THE PROPERTY. ADJUST AS REQUIRED WITH CHANGES TO CLEARING LIMITS.
3. THIS TESC PLAN IS PROVIDED TO SHOW THE MINIMUM MEASURES REQUIRED TO CONTROL EROSION AND SEDIMENT TRANSPORT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING APPROPRIATE MEASURES FOR CHANGING SITE CONDITIONS.
4. REFER TO ARCHITECTURAL TREE PLANS FOR ADDITIONAL TREE REMOVAL AND REPLACEMENT DETAILS.
5. INSTALL INTERCEPTOR DITCH WITH ROCK CHECK DAMS UPSTREAM OF PROJECT SITE TO DIVERT FLOWS AWAY FROM TEMPORARY EXCAVATION. PROVIDE TEMPORARY DISPERSION DEVICES SUCH AS A 10'Lx2'Wx1.5'D ROCK TRENCH OR EQUIVALENT FOR FLOWS DIRECTED TO THE EAST TOWARDS SLOPE AND NGPA.
6. REFER TO GEOTECH REPORT FOR RECOMMENDATIONS ON EXCAVATION AND SLOPES.



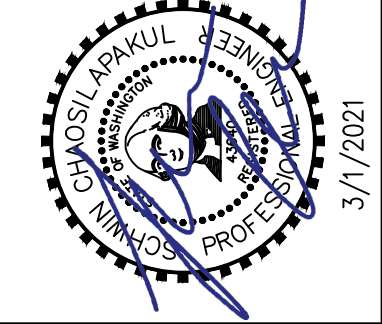
TESC PLAN
SCALE: 1"=10'



**CALL 48 HOURS
BEFORE YOU DIG
811**

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BY	DESCRIPTION	DATE	REVISED PER CITY 1ST COMMENTS
MW		03/01/21	



BUILDING PERMIT

TESC PLAN

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PROJ. NO. 20113	DSN BY SC
DWN BY CWA	CHK BY SC

**FOREST CREEK ESTATES
LOT 4**

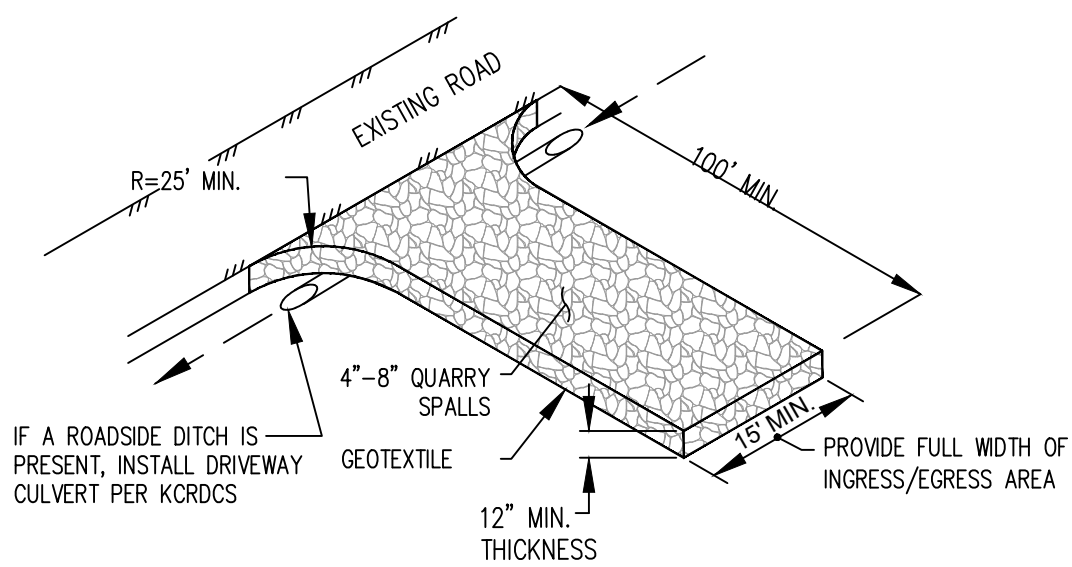
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DATE: 3/1/2021
SCALE: AS SHOWN
DRAWING NO. C2.0
4 OF 5

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 P:\2020\20113_Forest Avenue Building Permits - Mercer Island\Drawing\Working\Sheets\20113-C2.0 TESC PLAN.dwg

FOREST CREEK ESTATES LOT 4

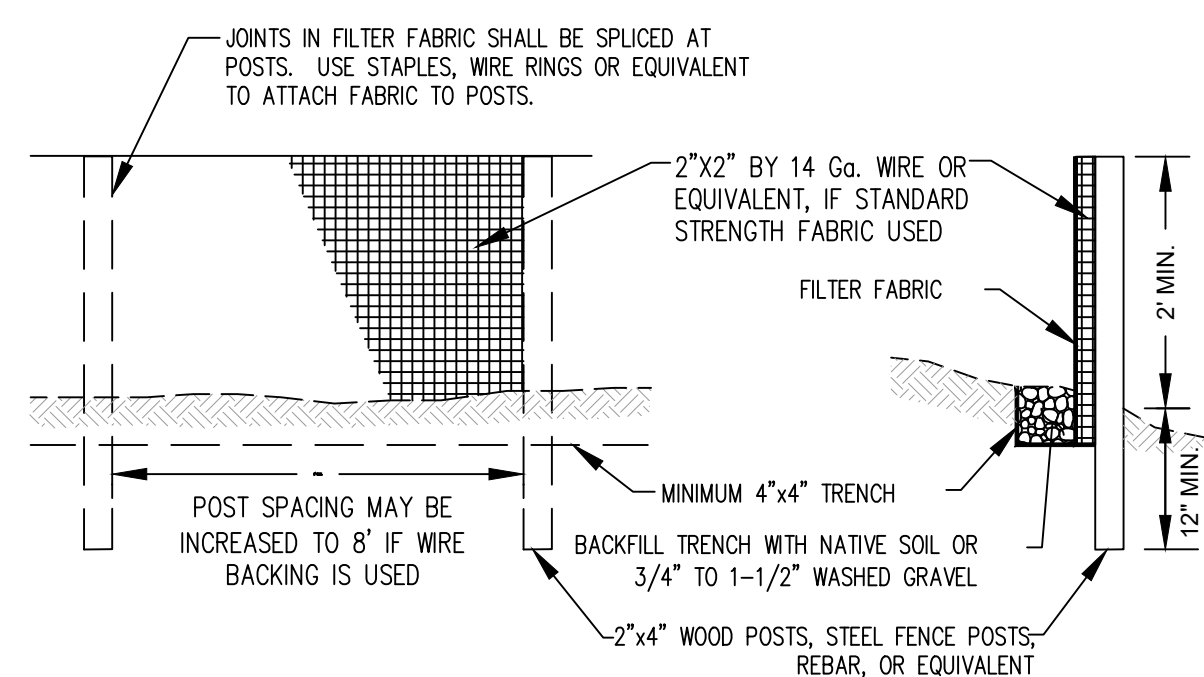
SE1/4, NE1/4, SEC. 24, TWP. 24 N., RGE. 4 E., W.M.



NOTES:

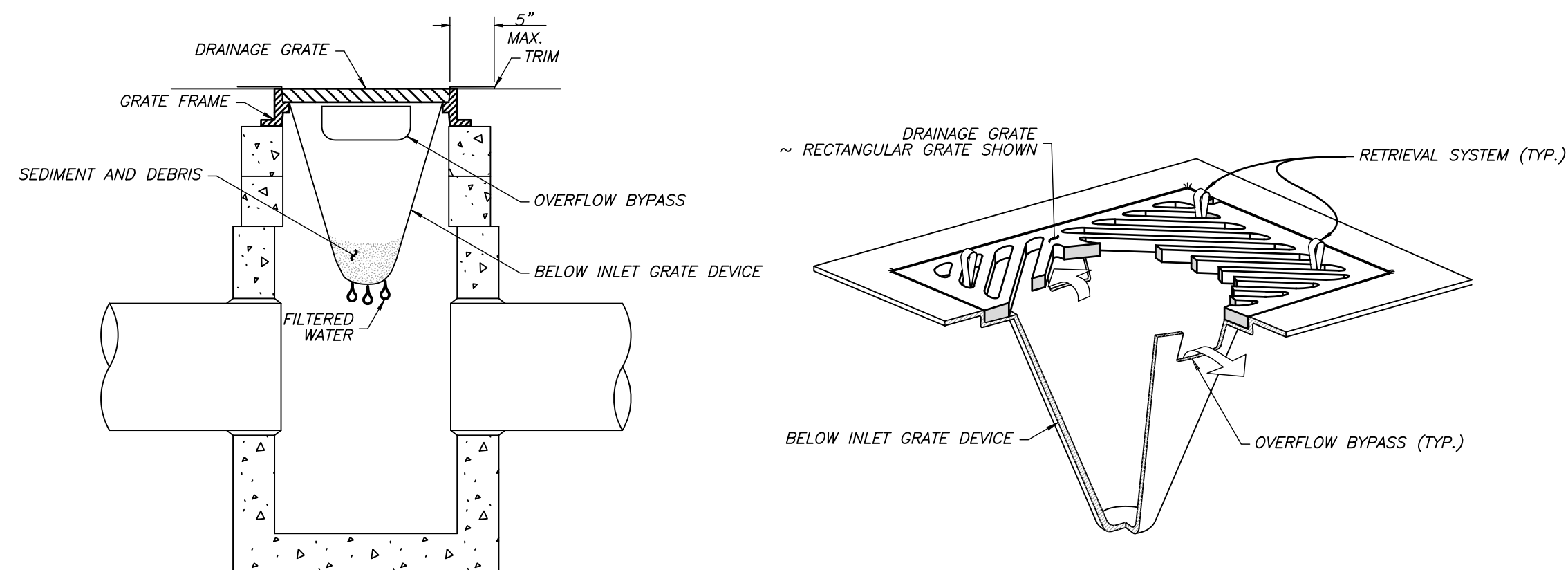
- PER KING COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS (KCRDCS), DRIVEWAYS SHALL BE PAVED TO EDGE OF R-O-W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING THE ROADWAY.
- IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD.

1 CONSTRUCTION ENTRANCE
C2.0 SCALE: NTS



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

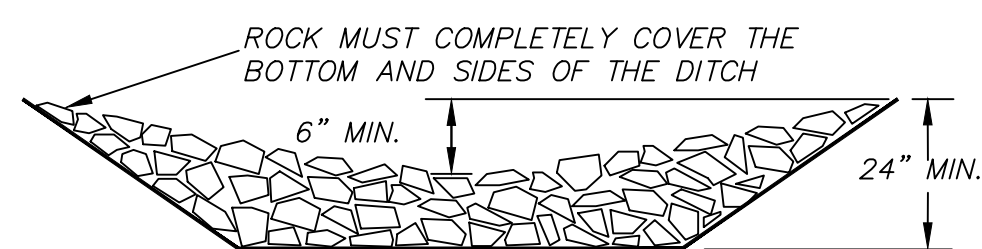
2 SILT FENCE
C2.0 SCALE: NTS



NOTES:

- SIZE THE BELOW INLET GRATE DEVICE (BIGD) FOR THE STORM WATER STRUCTURE IT WILL SERVE.
- THE BIGD SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
- THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BIGD WITHOUT SPILLING THE COLLECTED MATERIAL.
- PERFORM MAINTENANCE IN ACCORDANCE WITH STANDARD SPECIFICATION 8-01.3(15).

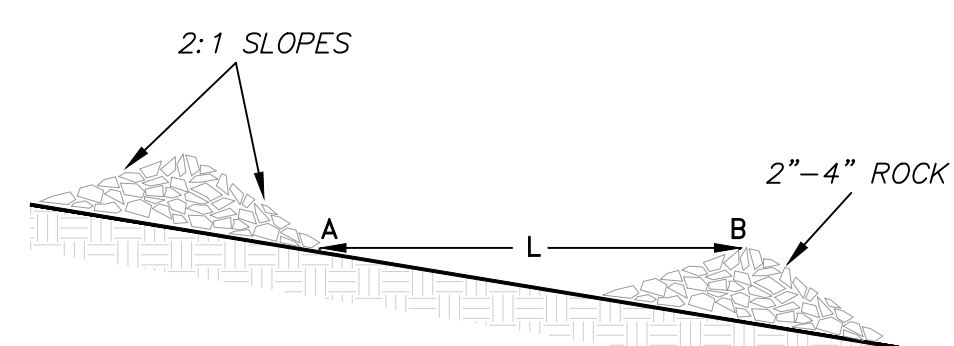
3 CATCH BASIN INLET PROTECTION
C2.0 SCALE: NTS



DITCH SLOPE	CHECK DAM SPACING
0 - 5%	150 FEET
5 - 10%	100 FEET
10%	50 FEET

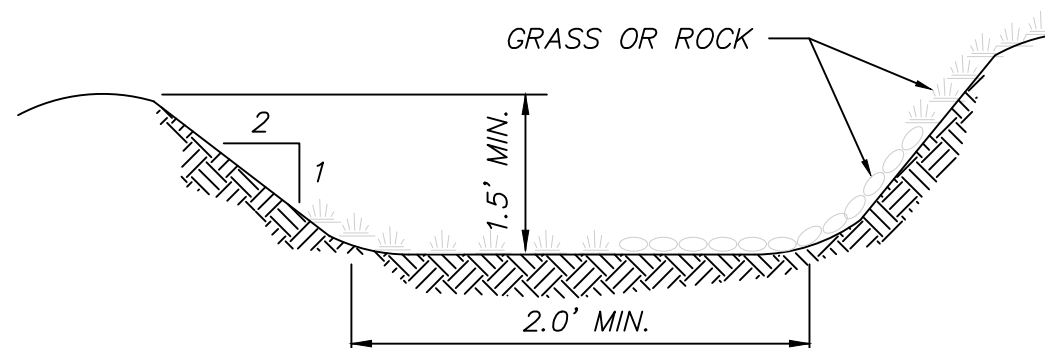
NOTES:

- ROCK CHECK DAMS SHALL BE OF 2" TO 8" FACE, SOUND QUARRY ROCK.
- ROCK CHECK DAMS SHALL BE 1' HIGH IN THE CENTER AND A MINIMUM OF 0.5' HIGHER ON THE SIDES.
- CHECK DAMS SHALL BE TOED IN AT THE BASE A MINIMUM OF 0.5' TO PREVENT EROSION.
- CHECK DAMS SHALL BE CONSTRUCTED IN SUCH A MANNER THAT THE ROCK IS FIRMLY PLACED WITH A MINIMUM OF SPACE BETWEEN ROCKS.
- THE FACES OF THE DAM SHALL BE SMOOTH WITH NO ROCKS PROTRUDING MORE THAN 2".

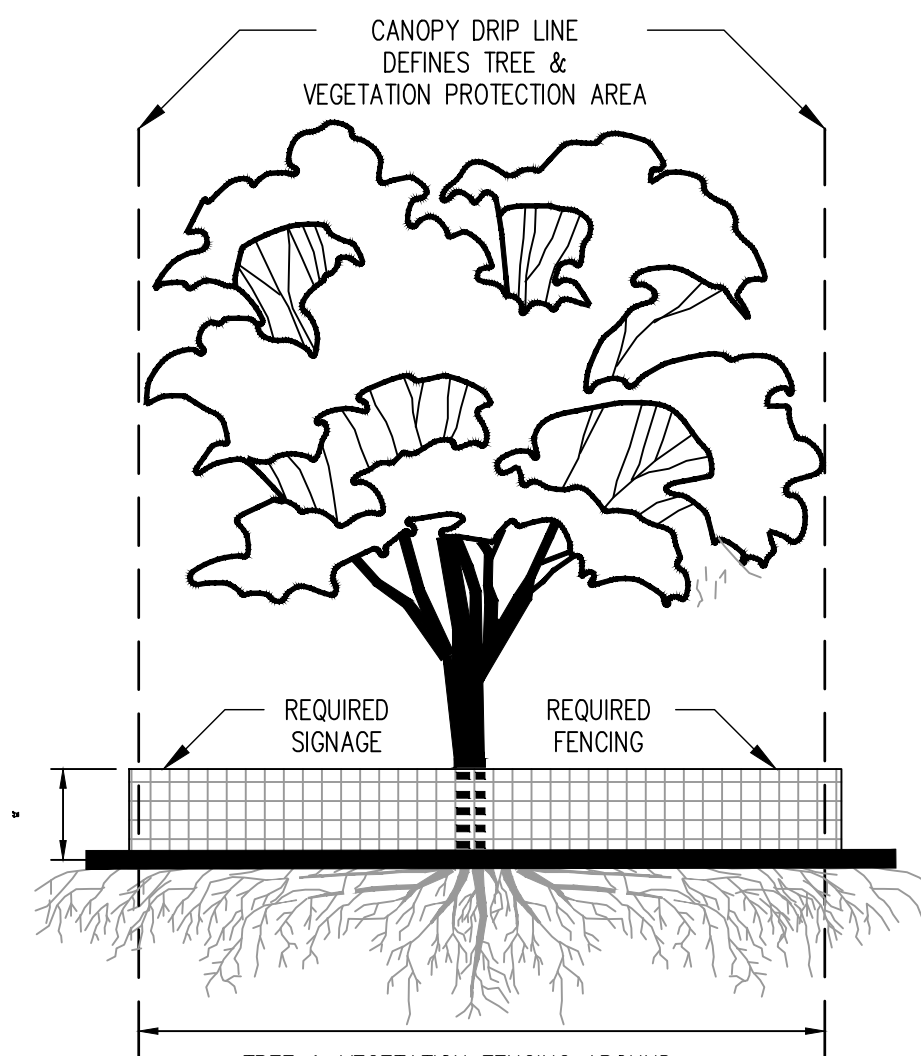


L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION

4 ROCK CHECK DAMS
C2.0 SCALE: NTS



5 INTERCEPTOR DITCH
C2.0 SCALE: NTS



6 TREE & VEGETATION PROTECTIVE FENCE
C2.0 SCALE: NTS

TREE PROTECTION FENCING AND SIGN

- CHAIN LINK, WIRE MESH, OR SIMILAR OPEN RIGID MATERIAL (NO PLYWOOD)
- MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
- KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
- NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA: MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING
- MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SDCI PLANNER ONLY
- IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
- USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

VEGETATION PROTECTION

- ORANGE MESH OR SIMILAR OPEN MATERIAL
- MINIMIZE CONSTRUCTION ZONE
- PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN
- USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

CALL 48 HOURS BEFORE YOU DIG 811

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

BY	DATE	DESCRIPTION
MW	03/01/21	REVISED PER CITY 1ST COMMENTS

BUILDING PERMIT

TESC DETAILS

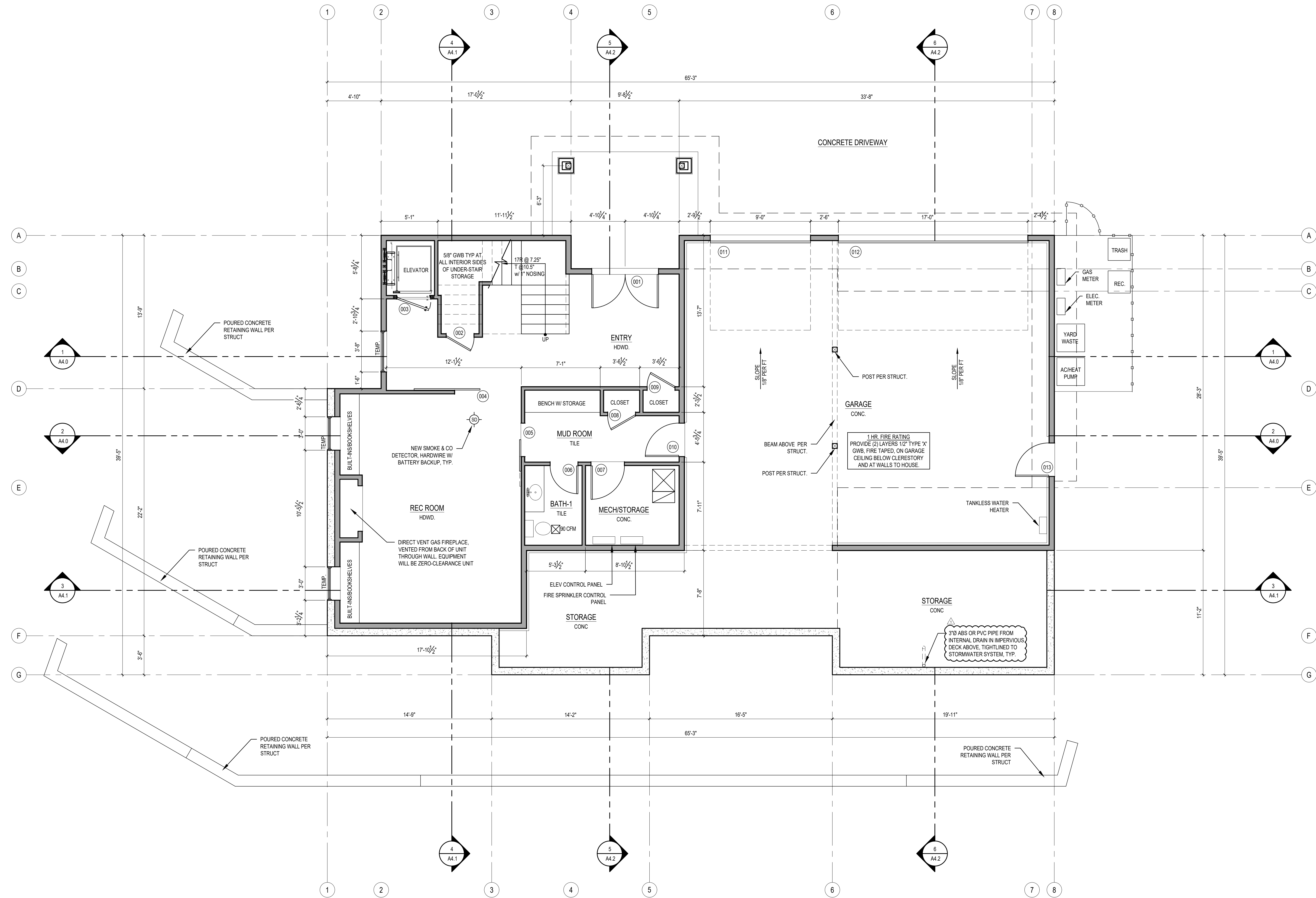
PATRICK HARRON & ASSOCIATES, LLC
Civil Engineering & Planning
14900 Interurban Ave. S, Suite 279, Seattle, WA 98168
Phone: 206.674.4659 / Fax: 206.674.4660
Web: patrickharron.com

PROJ. NO.	20113	DSN. BY	SC
DWN. BY	CWA	CHK. BY	SC

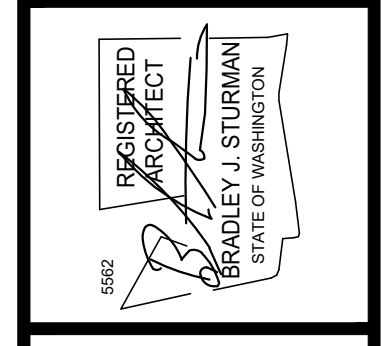
FOREST CREEK ESTATES
LOT 4

5202 FOREST AVE SE, MERCER ISLAND, WA 98040

DATE	3/1/2021
SCALE	AS SHOWN
DRAWING NO.	C2.1
	5 OF 5



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



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FOREST CREEK ESTATES LOT 4
PERMIT SET
5202 FOREST AVE S.E.
MERCER ISLAND, WA 98040

MAIN FLOOR PLAN

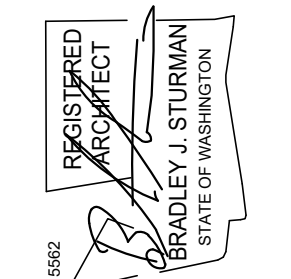
REVISIONS:	DATE	BY
1	2021-03-18	PERMIT CORRECTIONS
2		
3		
4		
5		
6		

DRAWN BY: KE
CHECKED BY: BUS

SHEET

A2.0

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY.
PERMIT SET 03/18/21 PLOT DATE: 3/18/2021



SECOND FLOOR PLAN

REVISIONS:	DATE	DESCRIPTION
1	2021-3-18	PERMIT CORRECTIONS

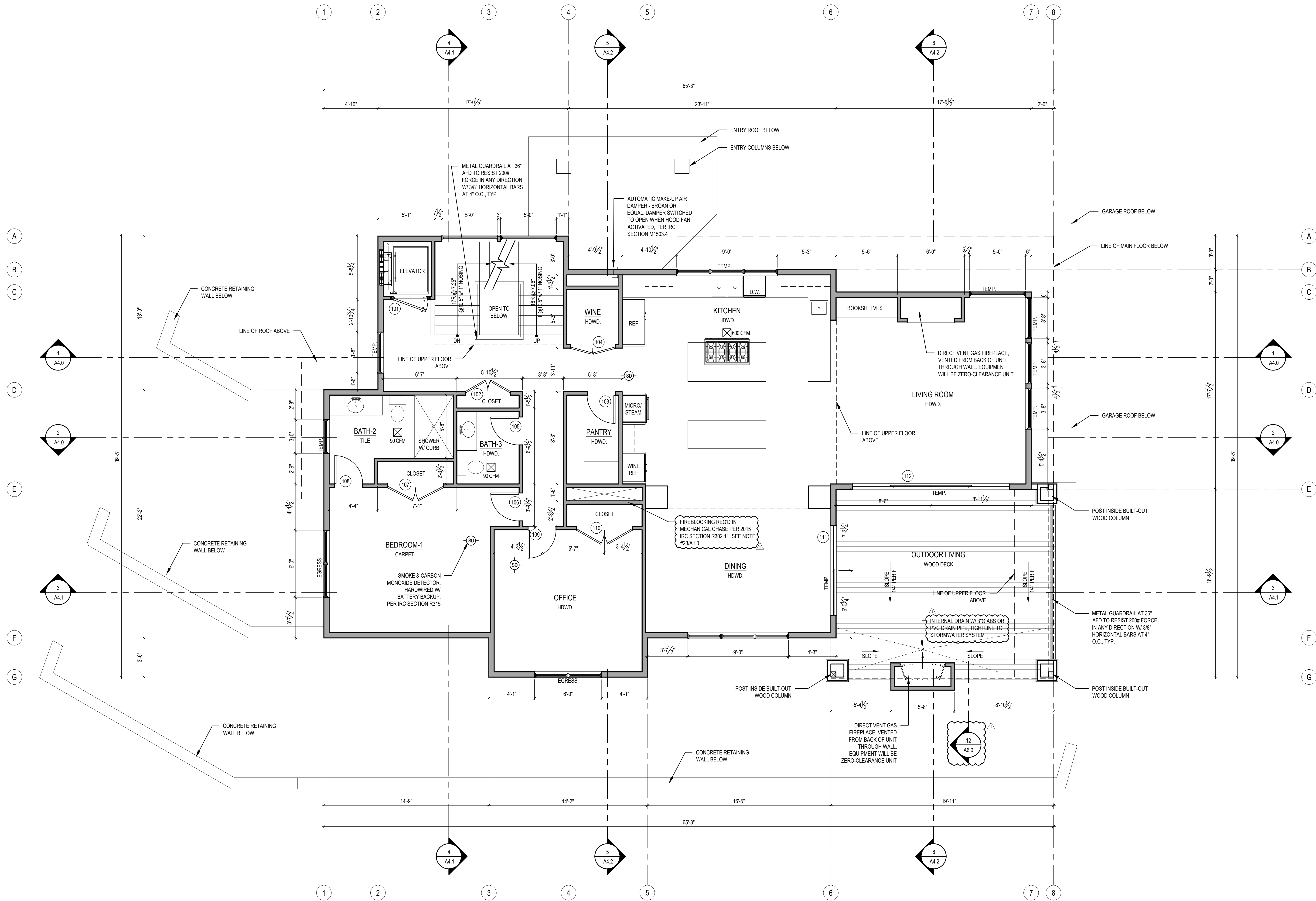
DRAWN BY: KE

CHECKED BY: BUS

SHEET

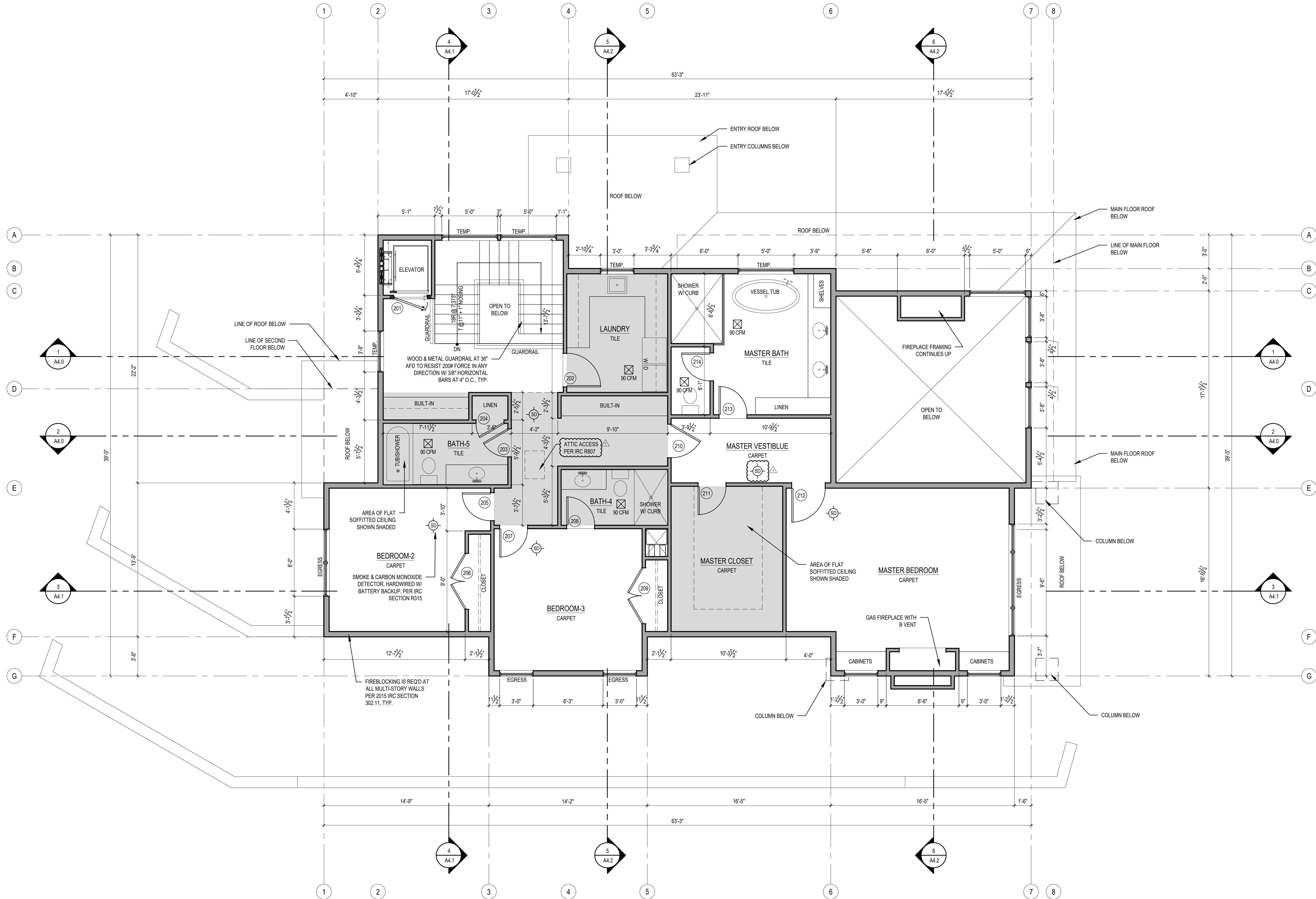
A2.1

PLOT DATE: 3/18/2021

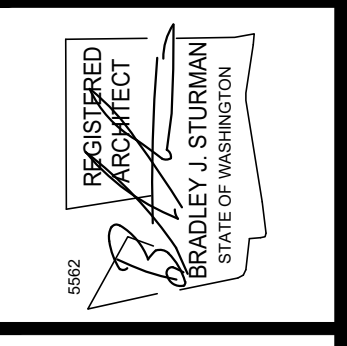


1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
 PERMIT SET 03/18/21



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



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FOREST CREEK ESTATES LOT 4
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THIRD FLOOR PLAN

REVISIONS:

2021-3-18 PERMIT CORRECTIONS	

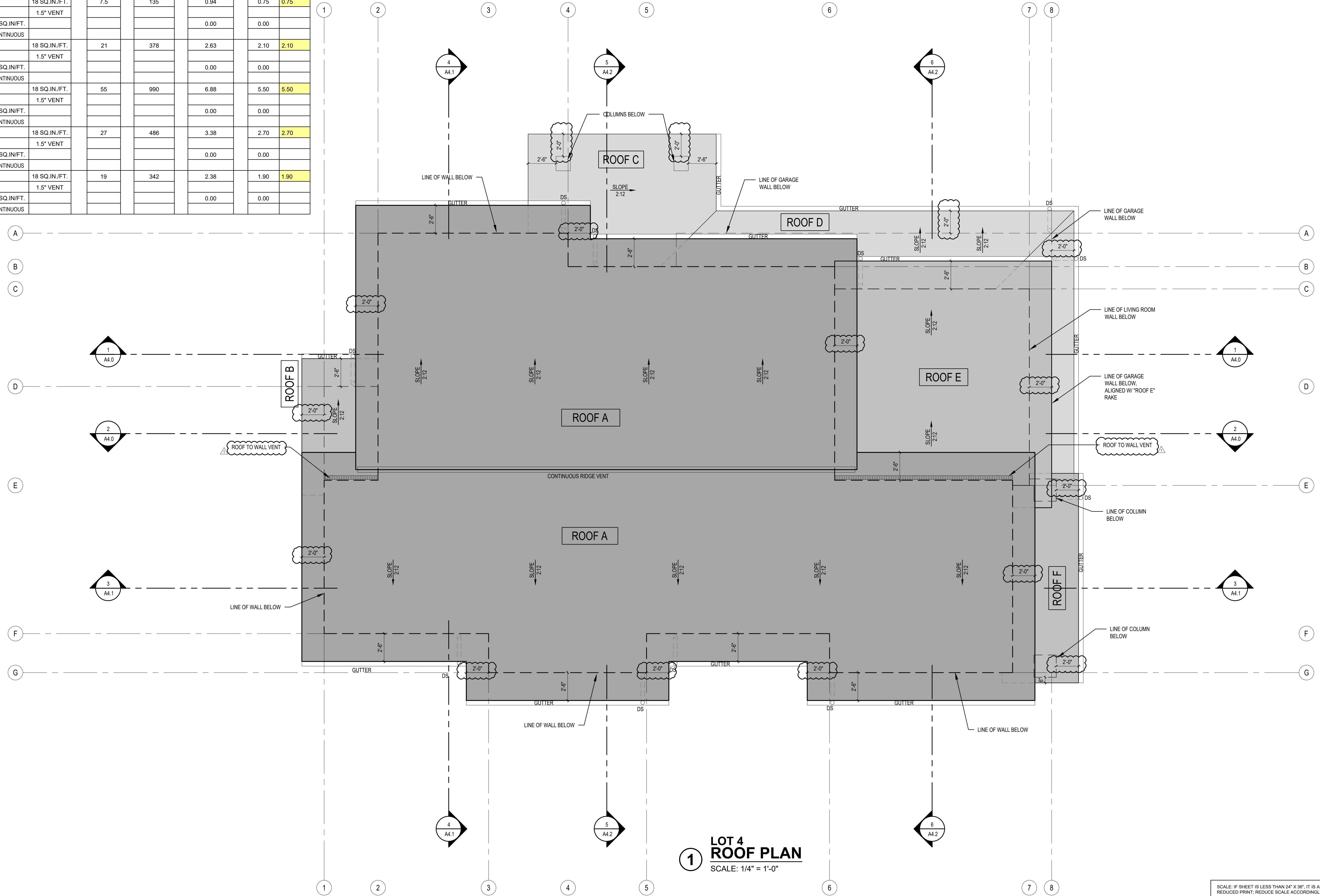
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CHECKED BY: BUS

SHEET

A2.2

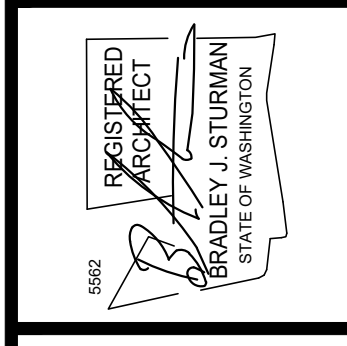
SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY.
PERMIT SET 03/18/21 PLOT DATE: 3/18/2021

ROOF VENT CALCULATIONS										
CODE REQUIREMENT			CALCULATIONS					ACTUAL		
DESCRIPTION	SF AREA	REQ. VENTING		VENT TYPE		VENT L.F.	TOTAL VENT AREA	SF CONVERT. 1/144	80% EFF	
		150	300	RIDGE	SOFFIT				FACTOR	TOTAL
ROOF A	2,401	16.01		18 SQ. IN./FT.	1.5" VENT	133	2394	16.63	13.30	16.37
				12 SQ. IN./FT.	1.5" VENT	46	552	3.83	3.07	
				CONTINUOUS						
ROOF B	86	0.57		18 SQ. IN./FT.	1.5" VENT	7.5	135	0.94	0.75	0.75
				12 SQ. IN./FT.	1.5" VENT			0.00	0.00	
				CONTINUOUS						
ROOF C	183	1.22		18 SQ. IN./FT.	1.5" VENT	21	378	2.63	2.10	2.10
				12 SQ. IN./FT.	1.5" VENT			0.00	0.00	
				CONTINUOUS						
ROOF D	290	1.93		18 SQ. IN./FT.	1.5" VENT	55	990	6.88	5.50	5.50
				12 SQ. IN./FT.	1.5" VENT			0.00	0.00	
				CONTINUOUS						
ROOF E	408	2.72		18 SQ. IN./FT.	1.5" VENT	27	486	3.38	2.70	2.70
				12 SQ. IN./FT.	1.5" VENT			0.00	0.00	
				CONTINUOUS						
ROOF F	125	0.83		18 SQ. IN./FT.	1.5" VENT	19	342	2.38	1.90	1.90
				12 SQ. IN./FT.	1.5" VENT			0.00	0.00	
				CONTINUOUS						



LOT 4 ROOF PLAN
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT; REDUCE SCALE ACCORDINGLY.
PERMIT SET 03/18/21



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ROOF PLAN

REVISIONS:	DATE	BY
2021-3-18 PERMIT CORRECTIONS		

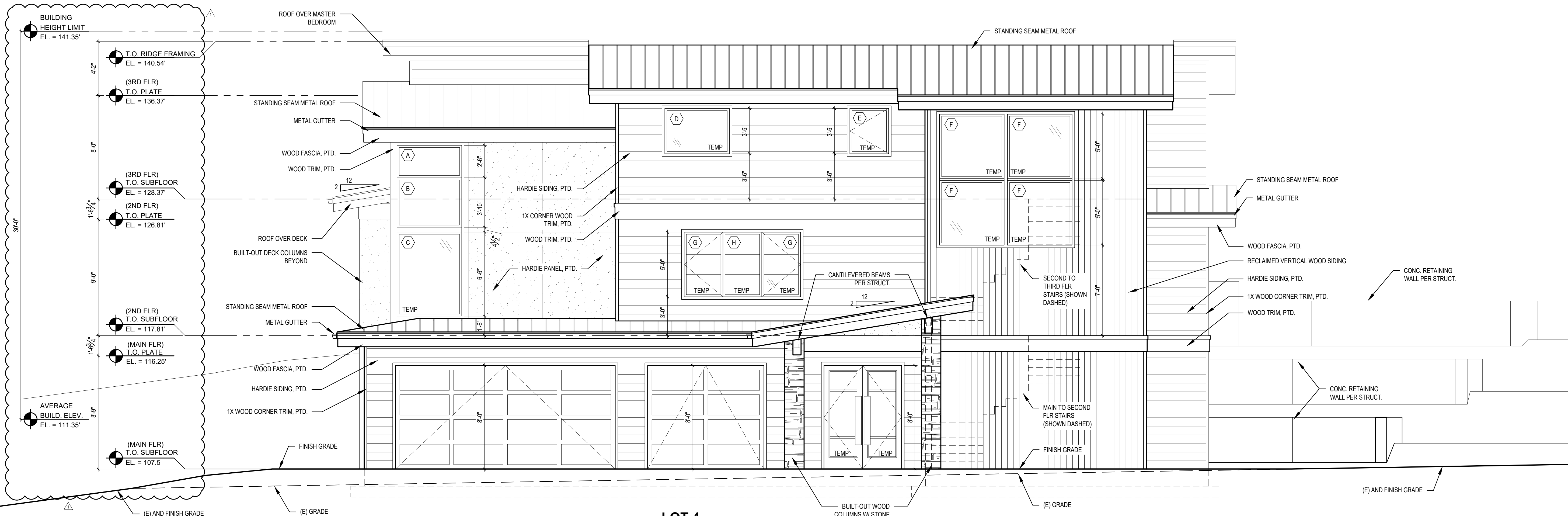
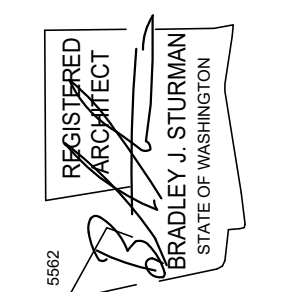
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CHECKED BY: BJS

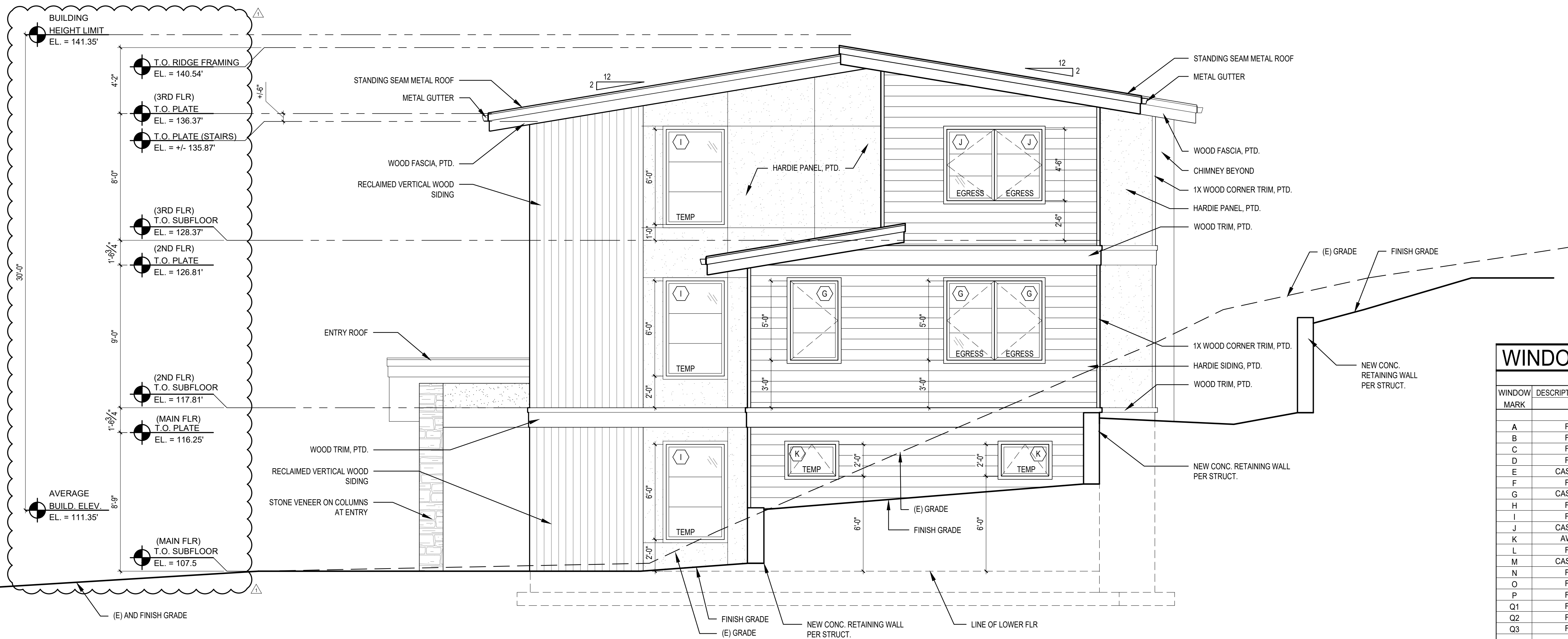
SHEET

A2.3

PLOT DATE: 3/18/2021



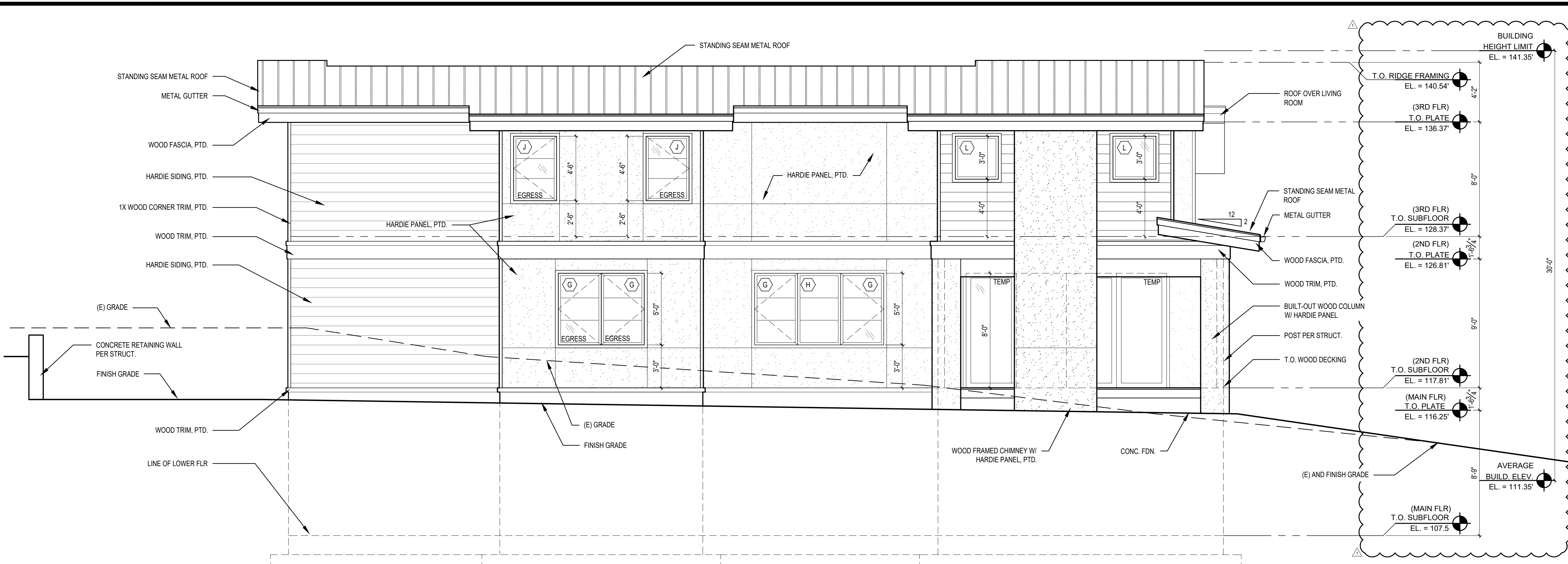
1 LOT 4 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



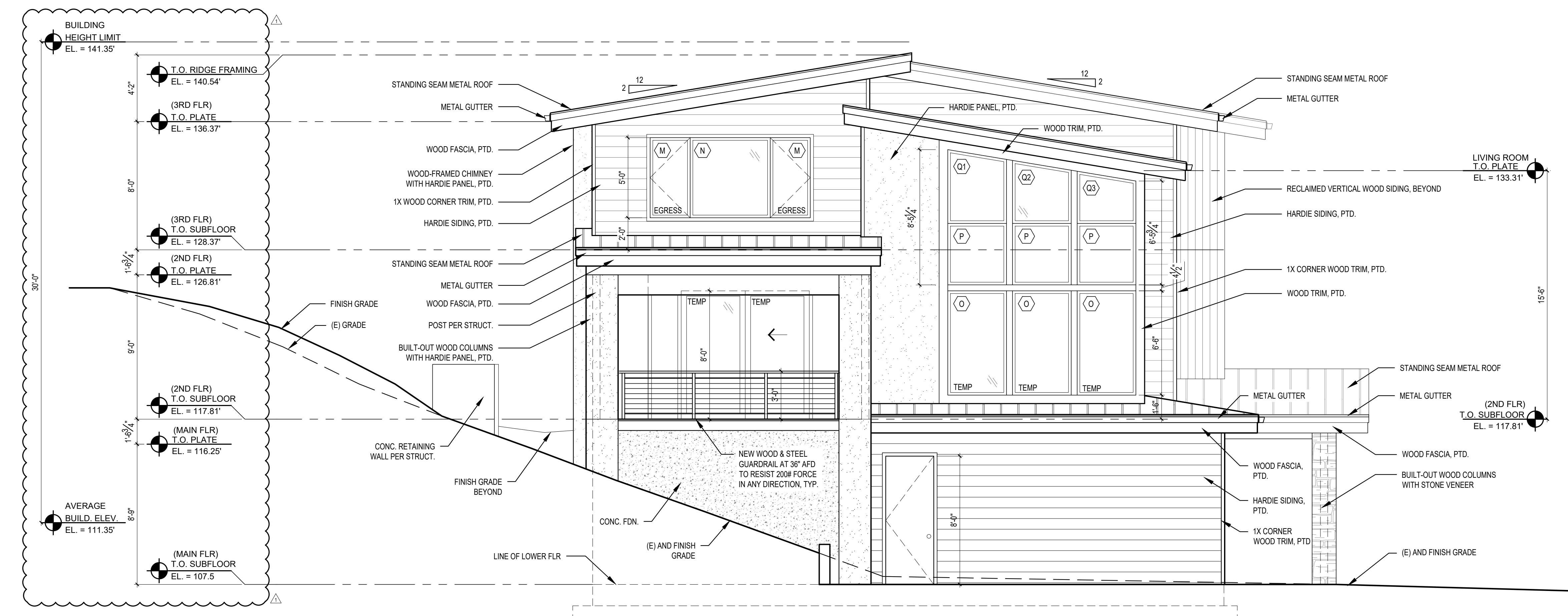
2 LOT 4 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

- WINDOW & DOOR SCHEDULE NOTES:**
- 1) CONTRACTOR TO VERIFY ALL GLAZING SIZING, AND DOOR DIMENSIONS IN FIELD PRIOR TO ROUGH FRAMING & ORDERING OF GLAZING/WINDOW/DOOR MATERIALS. REVIEW SIZES AND ANY DISCREPANCIES W/ ARCHITECT.
 - 2) ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE.
 - 3) ALL OPERABLE WINDOWS TO HAVE SCREENS.
 - 4) GLAZING INDOORS AND/OR WITHIN 24" OF A DOOR TO BE TEMPERED. SEE EXTERIOR ELEVATION FOR TEMP. GLASS LOCATION & EGRESS WINDOWS.
 - 5) 2015 WSEC & VIAQ RESIDENTIAL PRESCRIPTIVE OPTION 3 ADOPTED. GLAZING AREA INDICATED UNLIMITED. SEE ENERGY NOTE AT A1.0 SHEET FOR DETAILS.
 - 6) ALL WINDOWS AND DOORS WITHOUT A BUG ARE EXISTING TO REMAIN.

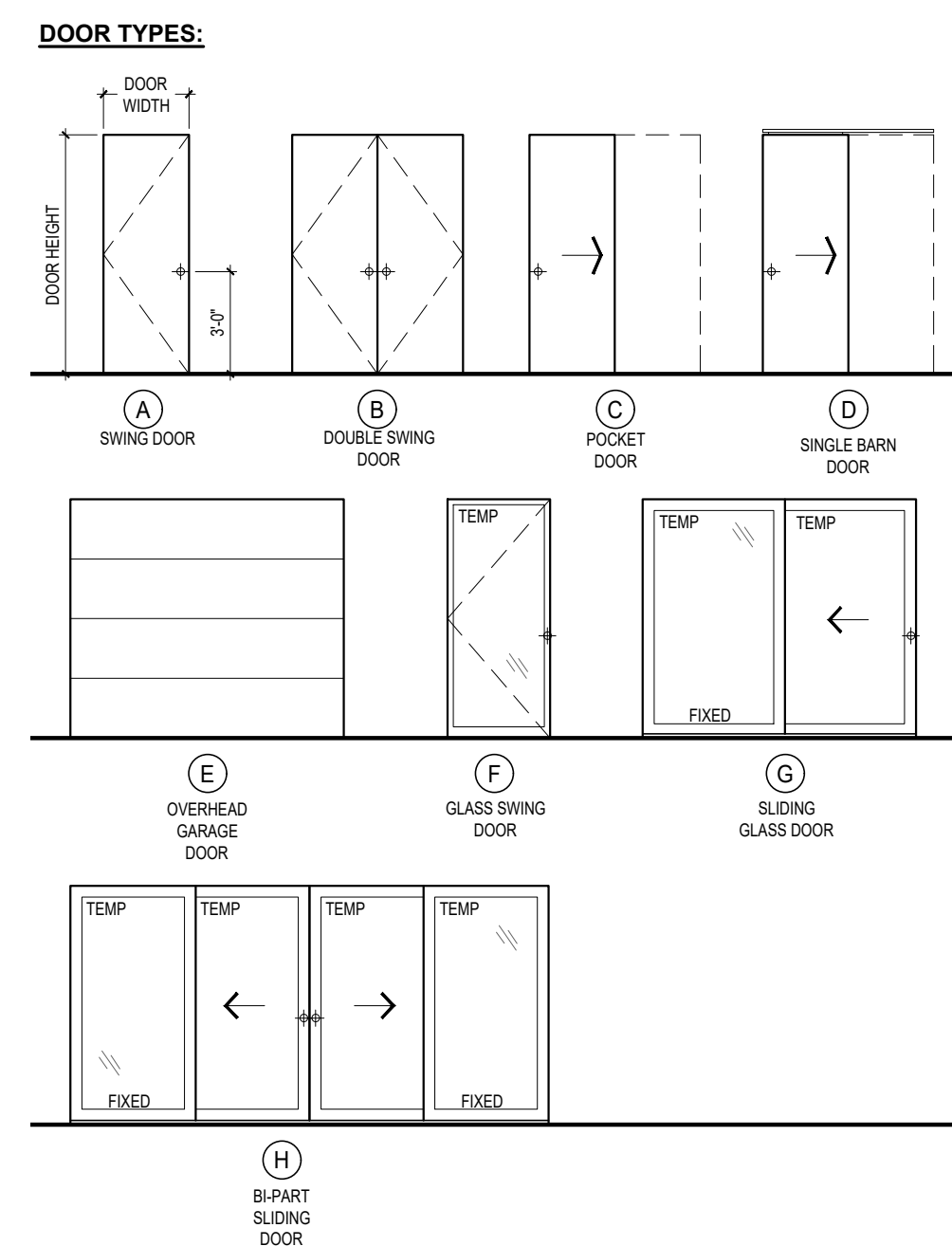
WINDOW MARK	DESCRIPTION	R.O. SIZE WIDTH	R.O. SIZE HEIGHT	TEMP.	QTY.	TOTAL AREA (SF)	U-VALUE (MIN.)	GLAZING	REMARKS & NOTES
A	FIXED	5'-0"	2'-6"	-	1	.30	LOW E / CLEAR	TEMPERED GLASS	
B	FIXED	5'-0"	3'-10"	-	1	.30	LOW E / CLEAR	TEMPERED GLASS	
C	FIXED	5'-0"	6'-6"	Y	1	.30	LOW E / CLEAR	TEMPERED GLASS	
D	FIXED	5'-0"	3'-6"	Y	1	.30	LOW E / CLEAR	TEMPERED GLASS	
E	CASEMENT	3'-0"	3'-6"	Y	1	.30	LOW E / CLEAR	TEMPERED GLASS	
F	FIXED	5'-0"	5'-0"	Y	4	.30	LOW E / CLEAR	TEMPERED GLASS	
G	CASEMENT	3'-0"	5'-0"	Y	9	.30	LOW E / CLEAR	EGRESS WINDOWS	
H	FIXED	3'-0"	5'-0"	Y	2	.30	LOW E / CLEAR	TEMPERED GLASS	
I	FIXED	3'-8"	6'-0"	Y	3	.30	LOW E / CLEAR	TEMPERED GLASS	
J	CASEMENT	3'-0"	4'-6"	Y	4	.30	LOW E / CLEAR	EGRESS WINDOWS	
K	AWNING	3'-0"	2'-0"	Y	2	.30	LOW E / CLEAR	TEMPERED GLASS	
L	FIXED	3'-0"	3'-0"	Y	2	.30	LOW E / CLEAR	TEMPERED GLASS	
M	CASEMENT	2'-6"	5'-0"	Y	2	.30	LOW E / CLEAR	EGRESS WINDOWS	
N	FIXED	5'-0"	5'-0"	Y	1	.30	LOW E / CLEAR	TEMPERED GLASS	
O	FIXED	3'-8"	6'-6"	Y	3	.30	LOW E / CLEAR	TEMPERED GLASS	
P	FIXED	3'-8"	3'-10"	Y	3	.30	LOW E / CLEAR	TEMPERED GLASS	
Q1	FIXED	3'-8"	4'-7"	Y	1	.30	LOW E / CLEAR	ANGLED TOP, HEIGHT-HIGH PT.	
Q2	FIXED	3'-8"	3'-11"	Y	1	.30	LOW E / CLEAR	ANGLED TOP, HEIGHT-HIGH PT.	
Q3	FIXED	3'-8"	3'-3"	Y	1	.30	LOW E / CLEAR	ANGLED TOP, HEIGHT-HIGH PT.	



3 LOT 4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 LOT 4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



- WINDOW & DOOR SCHEDULE NOTES:**
- 1.) CONTRACTOR TO VERIFY ALL GLAZING SIZING, AND DOOR DIMENSIONS IN FIELD PRIOR TO ROUGH FRAMING & ORDERING OF GLAZING/WINDOW/DOOR MATERIALS. REVIEW SIZES AND ANY DISCREPANCIES W/ ARCHITECT.
 - 2.) ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE.
 - 3.) ALL OPERABLE WINDOWS TO HAVE SCREENS.
 - 4.) GLAZING INDOORS AND/OR WITHIN 24" OF A DOOR TO BE TEMPERED. SEE EXTERIOR ELEVATION FOR TEMP. GLASS LOCATION & EGRESS WINDOWS.
 - 5.) 2015 WSEC & VIAQ RESIDENTIAL PRESCRIPTIVE OPTION 3 ADOPTED. GLAZING AREA INDICATED UNLIMITED. SEE ENERGY NOTE AT A1.0 SHEET FOR DETAILS.
 - 6.) ALL WINDOWS AND DOORS WITHOUT A BUG ARE EXISTING TO REMAIN.

DOOR SCHEDULE

DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR THK.	U-VAL. (MIN.)	DOOR HDWR.	REMARKS
MAIN FLOOR									
001	ENTRY	PR 3'-0"	7'-6"	B	Y	1-3/4"	.30	-	ENTRY DOORS
002	STAIR STORAGE	2'-6"	7'-6"	A	-	1-3/4"	-	-	
003	ELEVATOR	3'-0"	7'-6"	A	-	1-3/4"	-	-	
004	REC ROOM	8'-0"	7'-6"	D	-	1-3/4"	-	-	
005	MUD ROOM	3'-0"	7'-6"	C	-	1-3/4"	-	-	BARN DOOR
006	BATH-1	2'-6"	7'-6"	A	-	1-3/4"	-	-	POCKET DOOR
007	MECH ROOM	3'-0"	7'-6"	A	-	1-3/4"	-	-	
008	MUD ROOM	2'-6"	7'-6"	A	-	1-3/4"	-	-	
009	ENTRY	2'-6"	7'-6"	A	-	1-3/4"	-	-	
010	GARAGE	3'-0"	7'-6"	A	-	1-3/4"	-	-	
011	GARAGE	9'-0"	8'-0"	E	-	1-3/4"	-	-	SOLID CORE DOOR
012	GARAGE	17'-6"	8'-0"	E	-	1-3/4"	-	-	SELF-CLOSING, SOLID CORE
013	GARAGE	3'-0"	7'-6"	A	-	1-3/4"	-	-	
014	STORAGE	3'-0"	7'-6"	A	-	1-3/4"	-	-	
015	STORAGE	3'-0"	7'-6"	A	-	1-3/4"	-	-	

DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR THK.	U-VAL. (MIN.)	DOOR HDWR.	REMARKS
SECOND FLOOR									
101	ELEVATOR	3'-0"	8'-0"	A	-	1-3/4"	-	-	
102	HALL CLOSET	PR 2'-0"	8'-0"	B	-	1-3/4"	-	-	
103	PANTRY	2'-6"	8'-0"	A	-	1-3/4"	-	-	
104	WINE ROOM	2'-6"	8'-0"	F	Y	1-3/4"	.30	-	TEMPERED GLASS, GASKET
105	BATH-3	2'-6"	8'-0"	A	-	1-3/4"	-	-	
106	BEDROOM-1	2'-6"	8'-0"	A	-	1-3/4"	-	-	
107	BEDROOM-1	PR 2'-6"	8'-0"	B	-	1-3/4"	-	-	
108	BATH-2	2'-6"	8'-0"	A	-	1-3/4"	-	-	
109	OFFICE	2'-6"	8'-0"	A	-	1-3/4"	-	-	
110	OFFICE	PR 2'-6"	8'-0"	B	-	1-3/4"	-	-	
111	DINING	8'-0"	8'-0"	G	Y	1-3/4"	.30	-	TEMPERED GLASS
112	LIVING	14'-0"	8'-0"	H	Y	1-3/4"	.30	-	TEMPERED GLASS

DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	DOOR THK.	U-VAL. (MIN.)	DOOR HDWR.	REMARKS
THIRD FLOOR									
201	ELEVATOR	3'-0"	7'-0"	A	-	1-3/4"	-	-	
202	LAUNDRY	3'-0"	7'-0"	A	-	1-3/4"	-	-	SOUND GASKET
203	BATH-5	2'-6"	7'-0"	A	-	1-3/4"	-	-	
204	BATH-5	2'-6"	7'-0"	A	-	1-3/4"	-	-	
205	BEDROOM-2	2'-6"	7'-0"	A	-	1-3/4"	-	-	
206	BEDROOM-2	PR 2'-6"	7'-0"	B	-	1-3/4"	-	-	
207	BEDROOM-3	2'-6"	7'-0"	A	-	1-3/4"	-	-	
208	BATH-4	2'-6"	7'-0"	A	-	1-3/4"	-	-	
209	BEDROOM-3	PR 2'-6"	7'-0"	B	-	1-3/4"	-	-	
210	MASTER VESTIBULE	3'-0"	7'-0"	A	-	1-3/4"	-	-	
211	MASTER CLOSET	2'-6"	7'-0"	A	-	1-3/4"	-	-	
212	MASTER BEDROOM	3'-0"	7'-0"	A	-	1-3/4"	-	-	
213	MASTER BATH	2'-6"	7'-0"	A	-	1-3/4"	-	-	
214	MASTER BATH	2'-6"	7'-0"	A	-	1-3/4"	-	-	

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 03/18/21

STURMAN ARCHITECTS
9-1033 AVENUE NE, SUITE 203
BELLEVUE, WA 98004
TEL: 425-4517003

REGISTERED ARCHITECT
STATE OF WASHINGTON

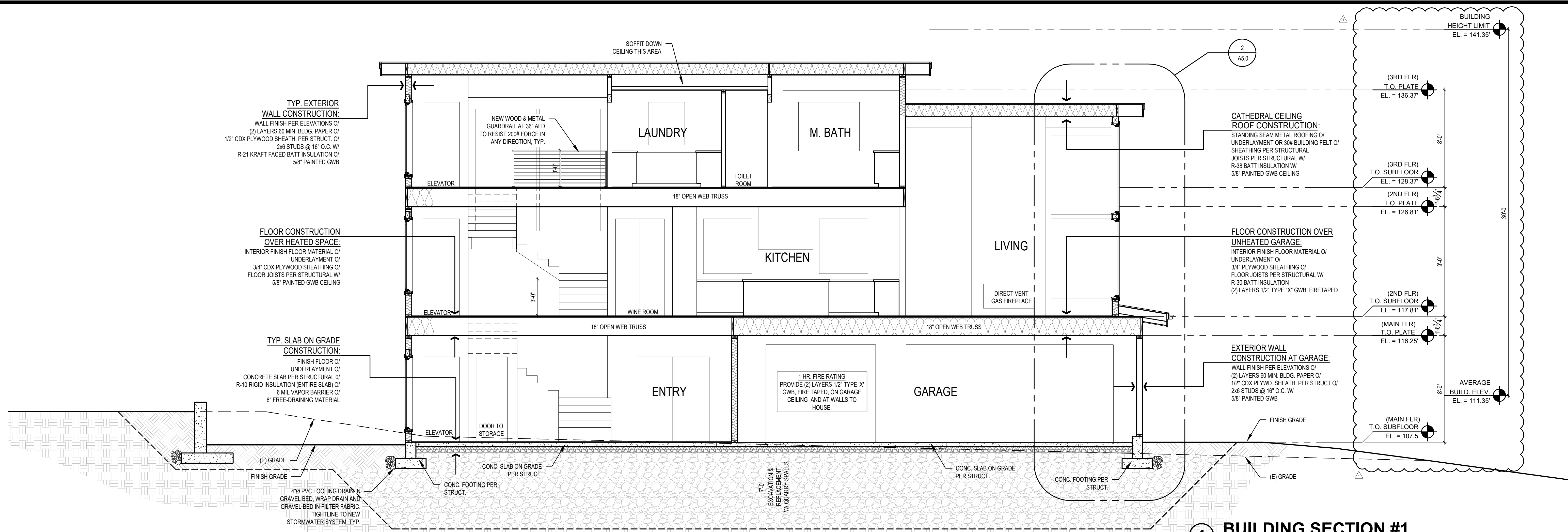
FOREST CREEK ESTATES LOT 4
PERMIT SET
5202 FOREST AVE S.E.
MERCER ISLAND, WA 98040

EXTERIOR ELEVATIONS
DOOR SCHEDULE

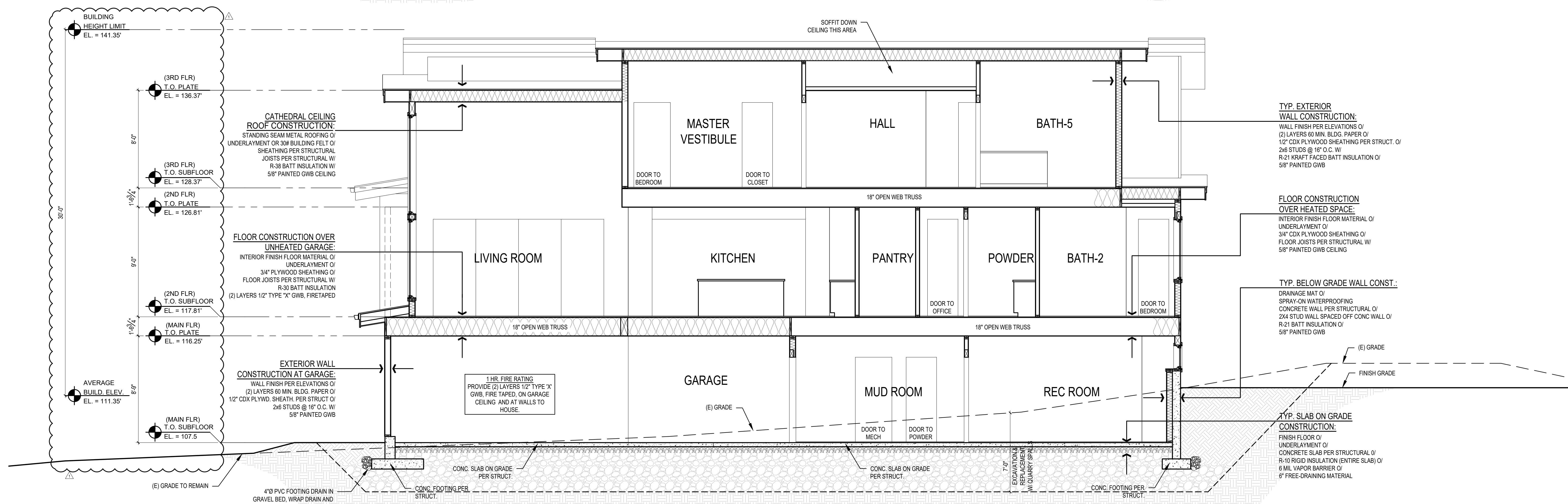
REVISIONS:
2021-03-18 PERMIT CORRECTIONS

DRAWN BY: KE
CHECKED BY: BUS

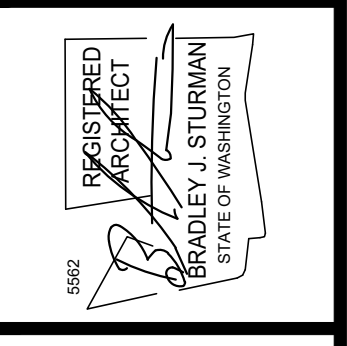
SHEET
A3.1
PLOT DATE: 3/18/2021



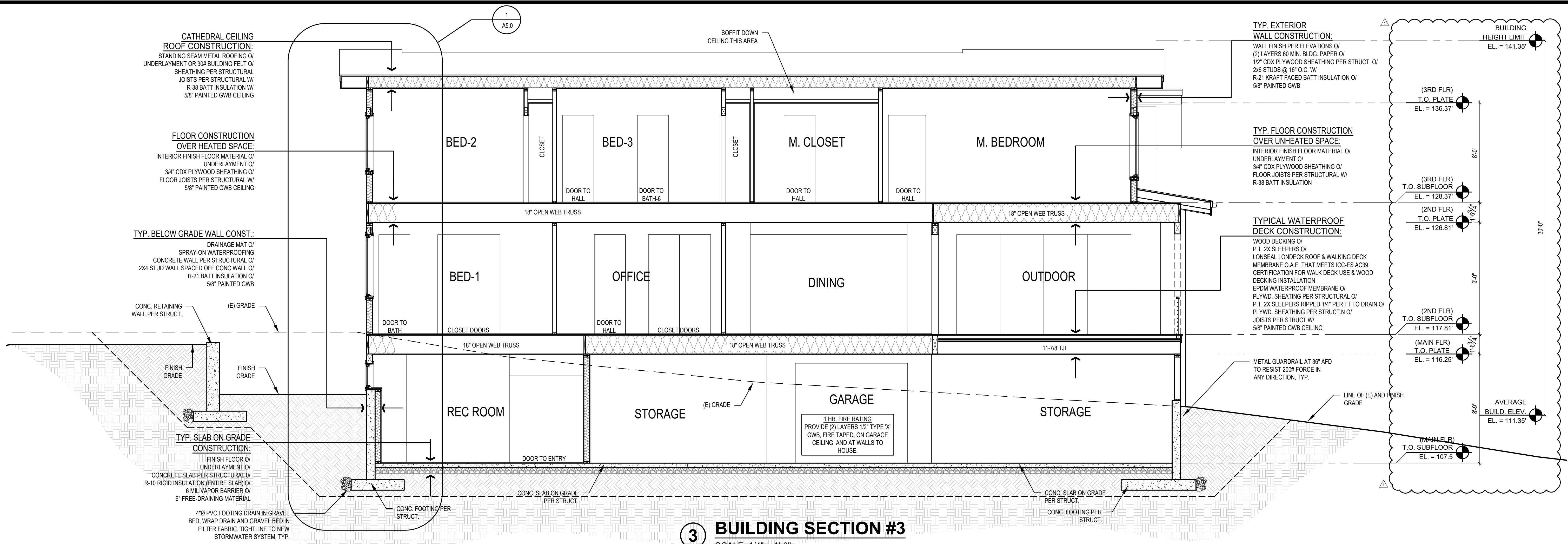
1 BUILDING SECTION #1
SCALE: 1/4" = 1'-0"



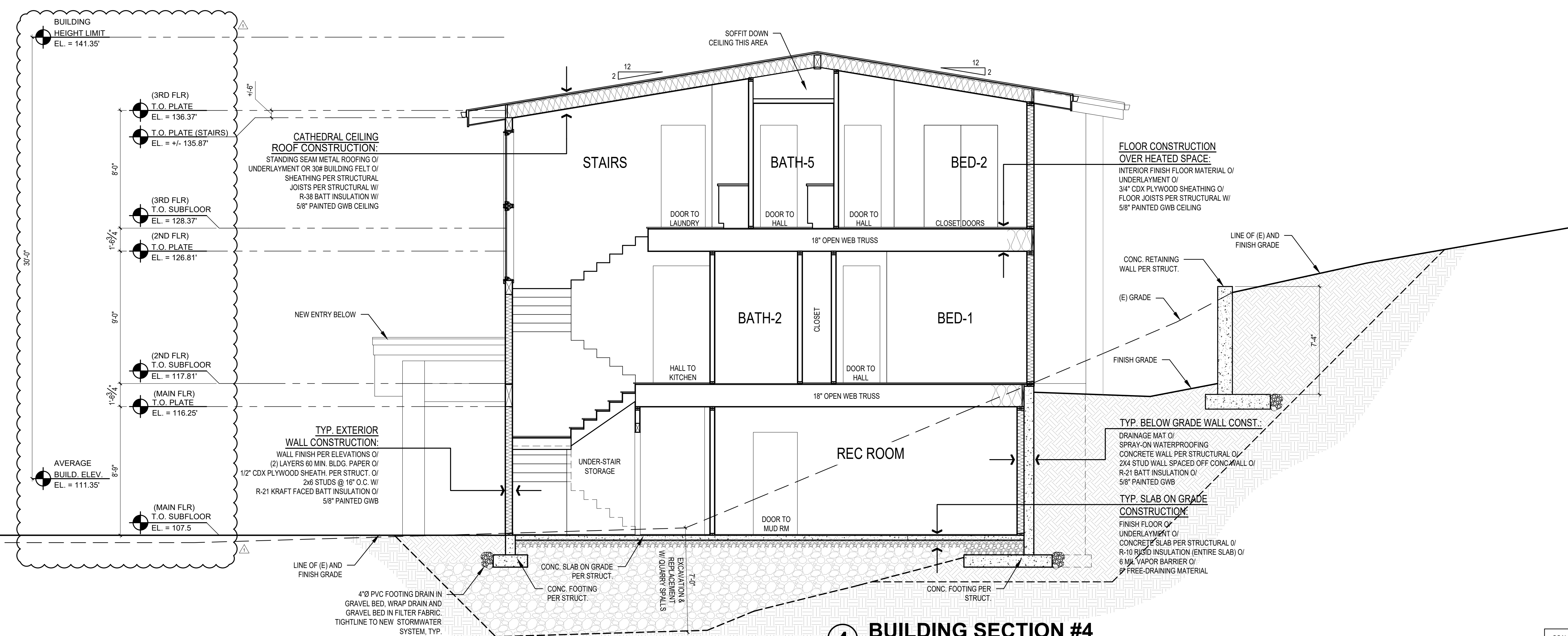
2 BUILDING SECTION #2
SCALE: 1/4" = 1'-0"



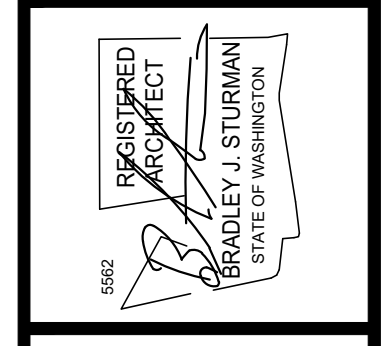
REVISIONS:	2021-3-18 PERMIT CORRECTIONS
DRAWN BY:	KE
CHECKED BY:	BJS
SHEET	



3 BUILDING SECTION #3
SCALE: 1/4" = 1'-0"

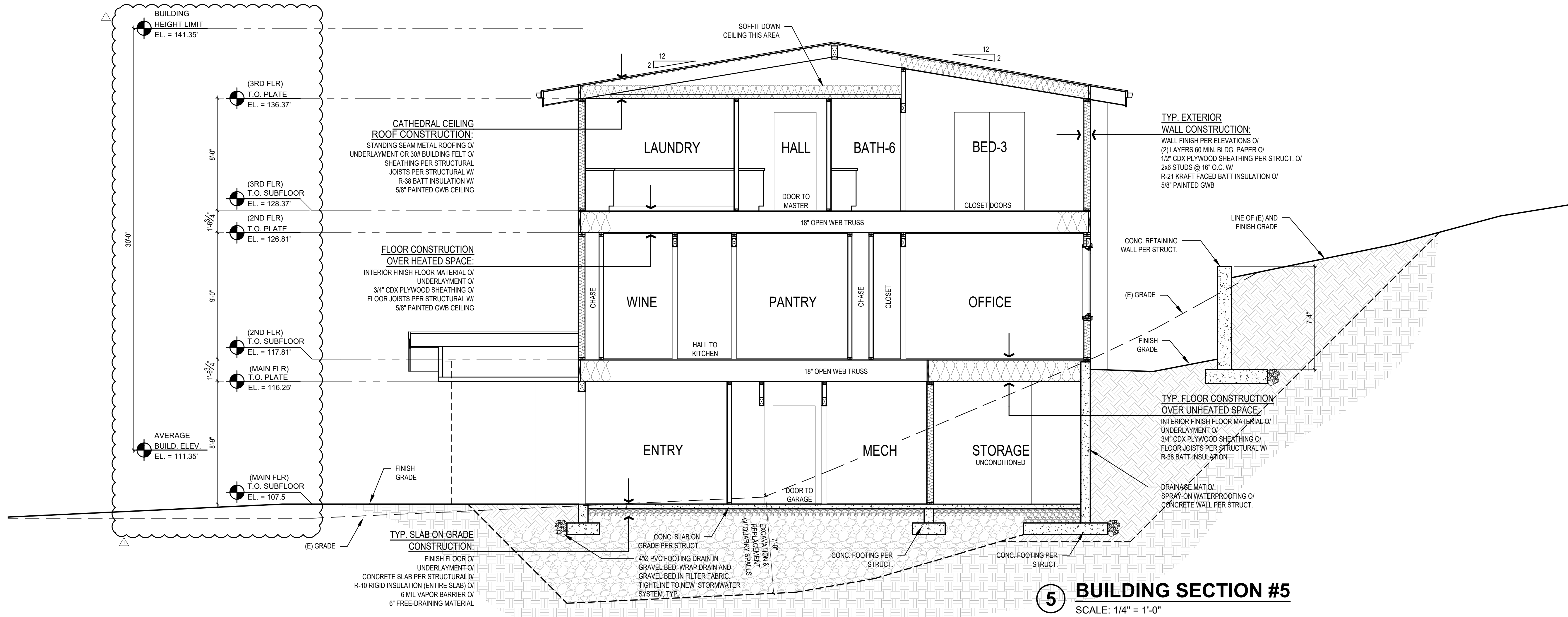


4 BUILDING SECTION #4
SCALE: 1/4" = 1'-0"

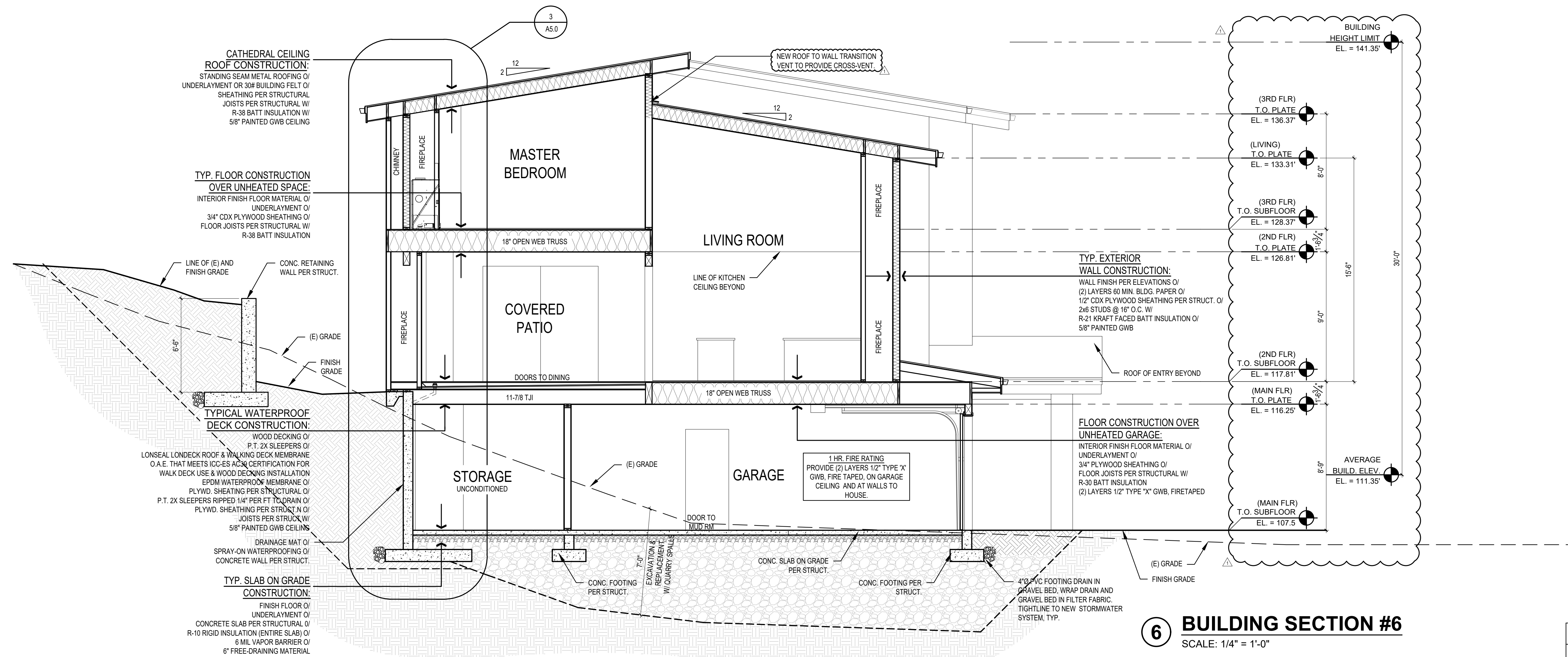


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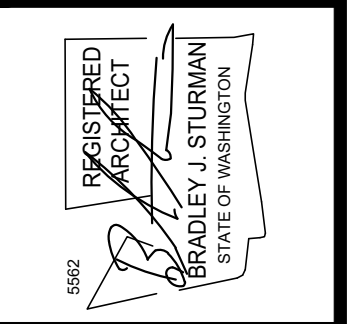
SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 03/18/21



5 BUILDING SECTION #5
SCALE: 1/4" = 1'-0"

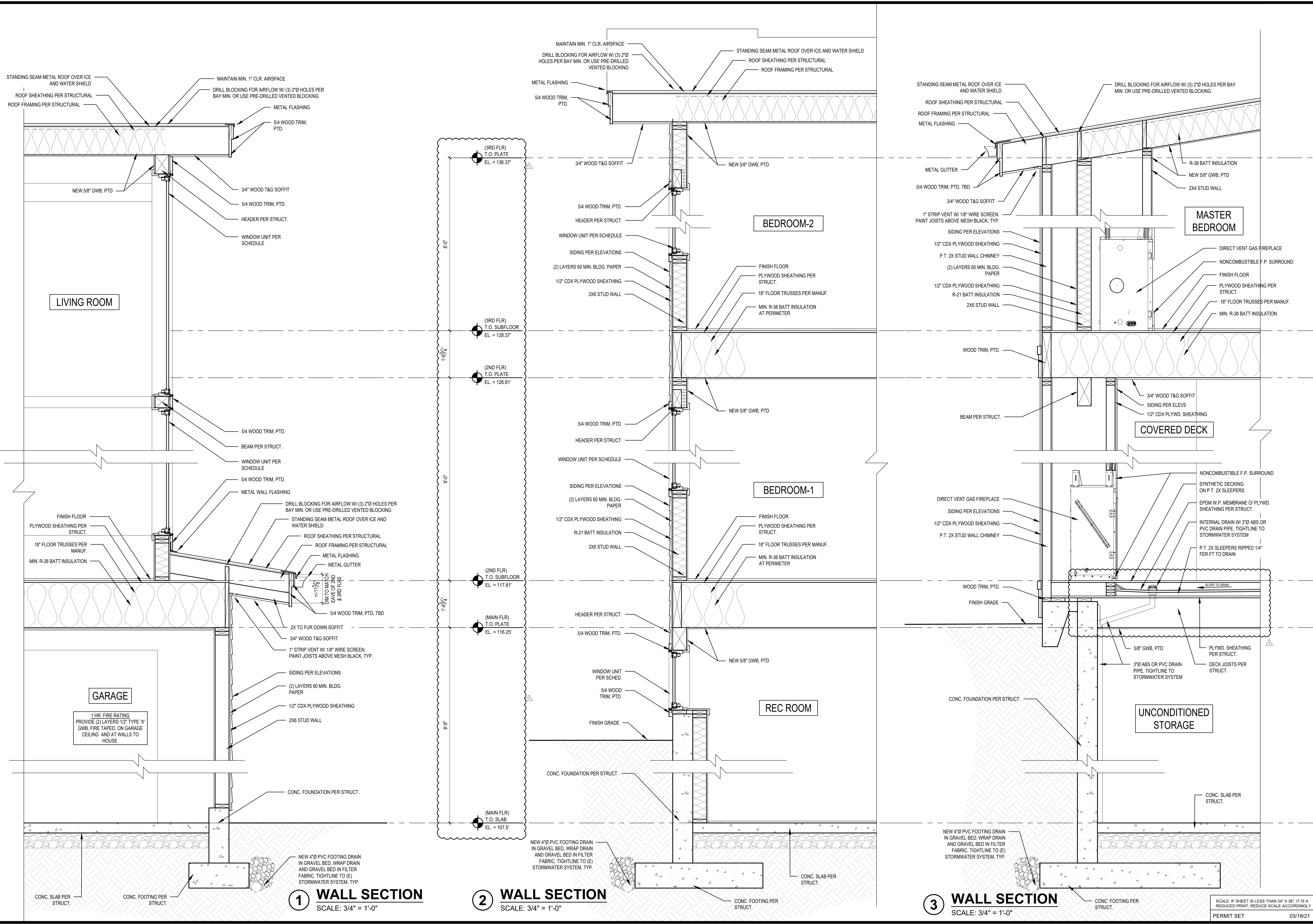


6 BUILDING SECTION #6
SCALE: 1/4" = 1'-0"



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SHEET	

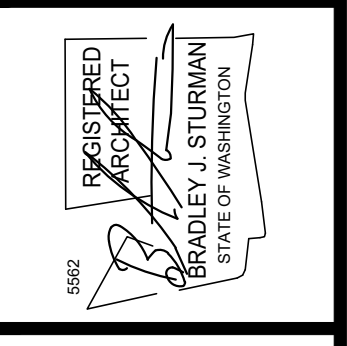
SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY.
PERMIT SET 03/18/21



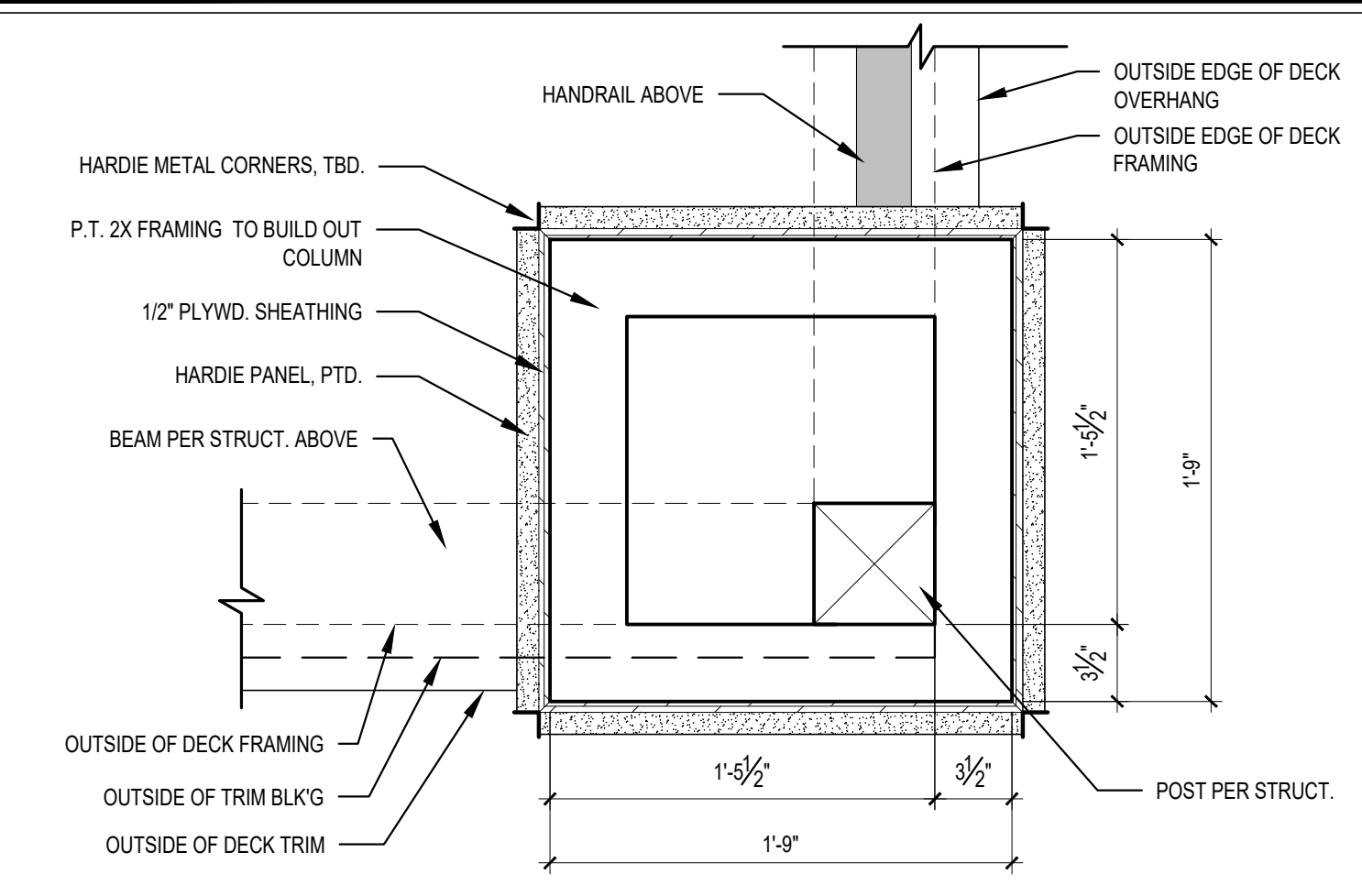
1 WALL SECTION
SCALE: 3/4" = 1'-0"

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

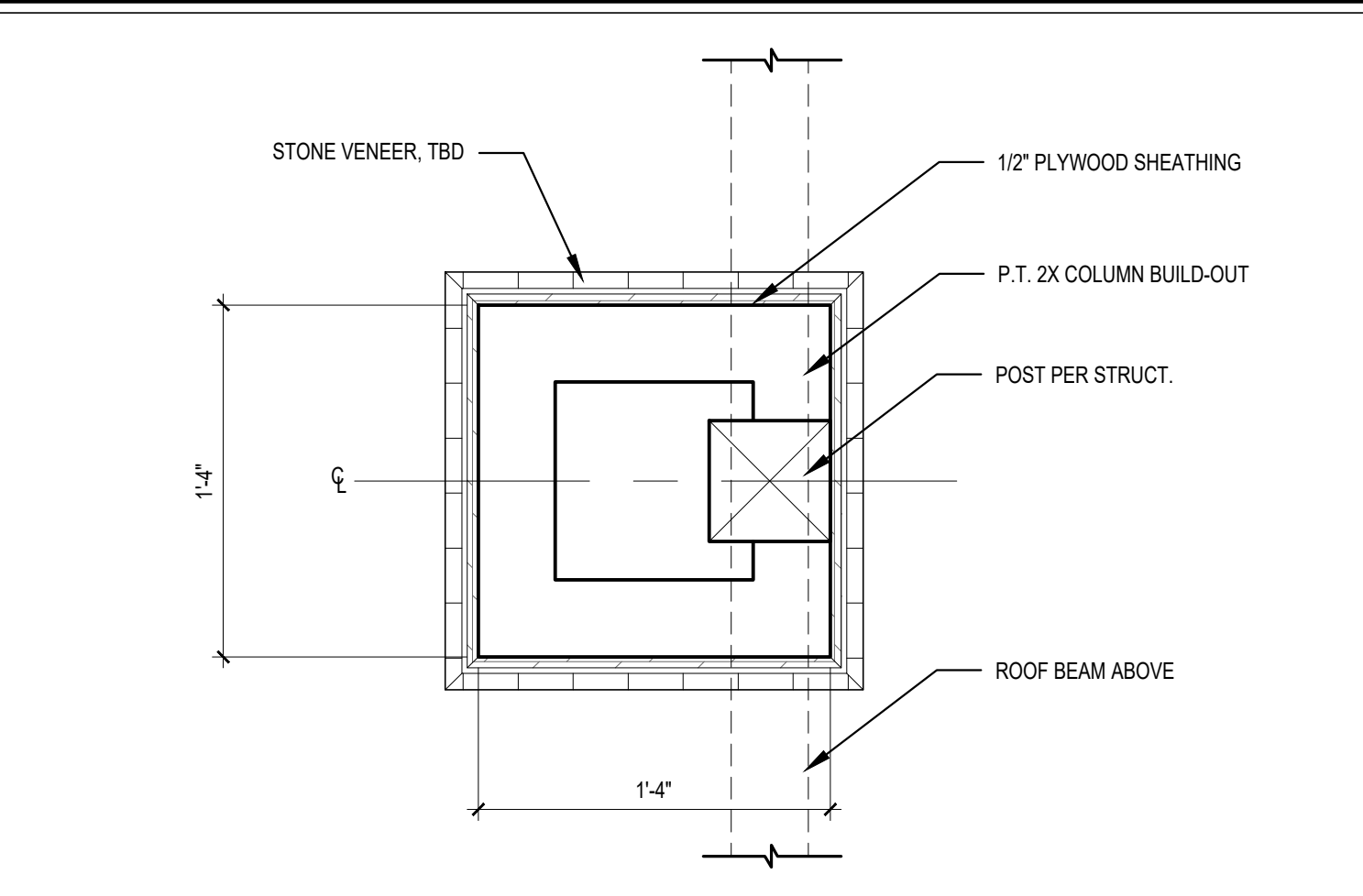
3 WALL SECTION
SCALE: 3/4" = 1'-0"



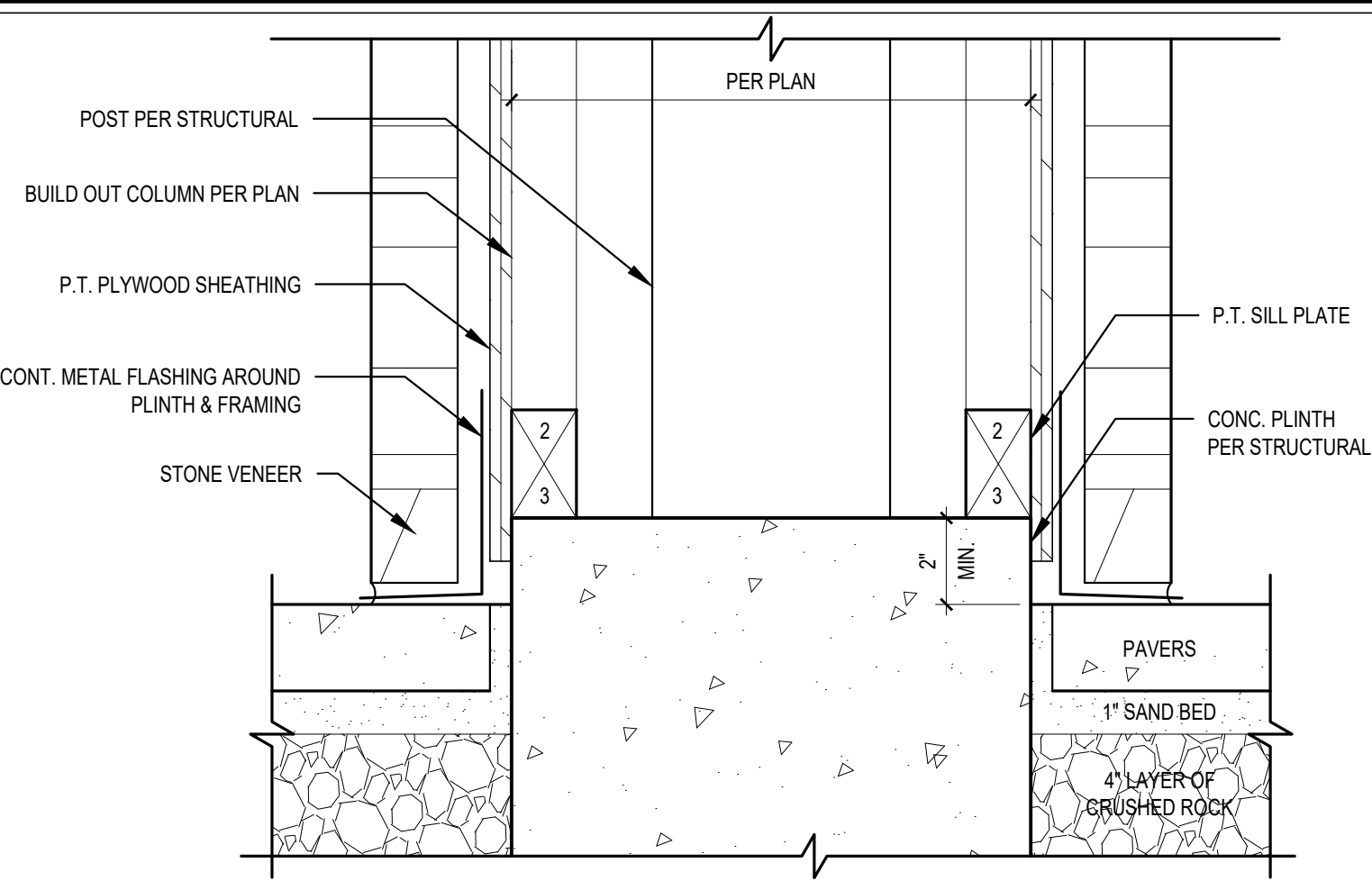
REVISIONS:	
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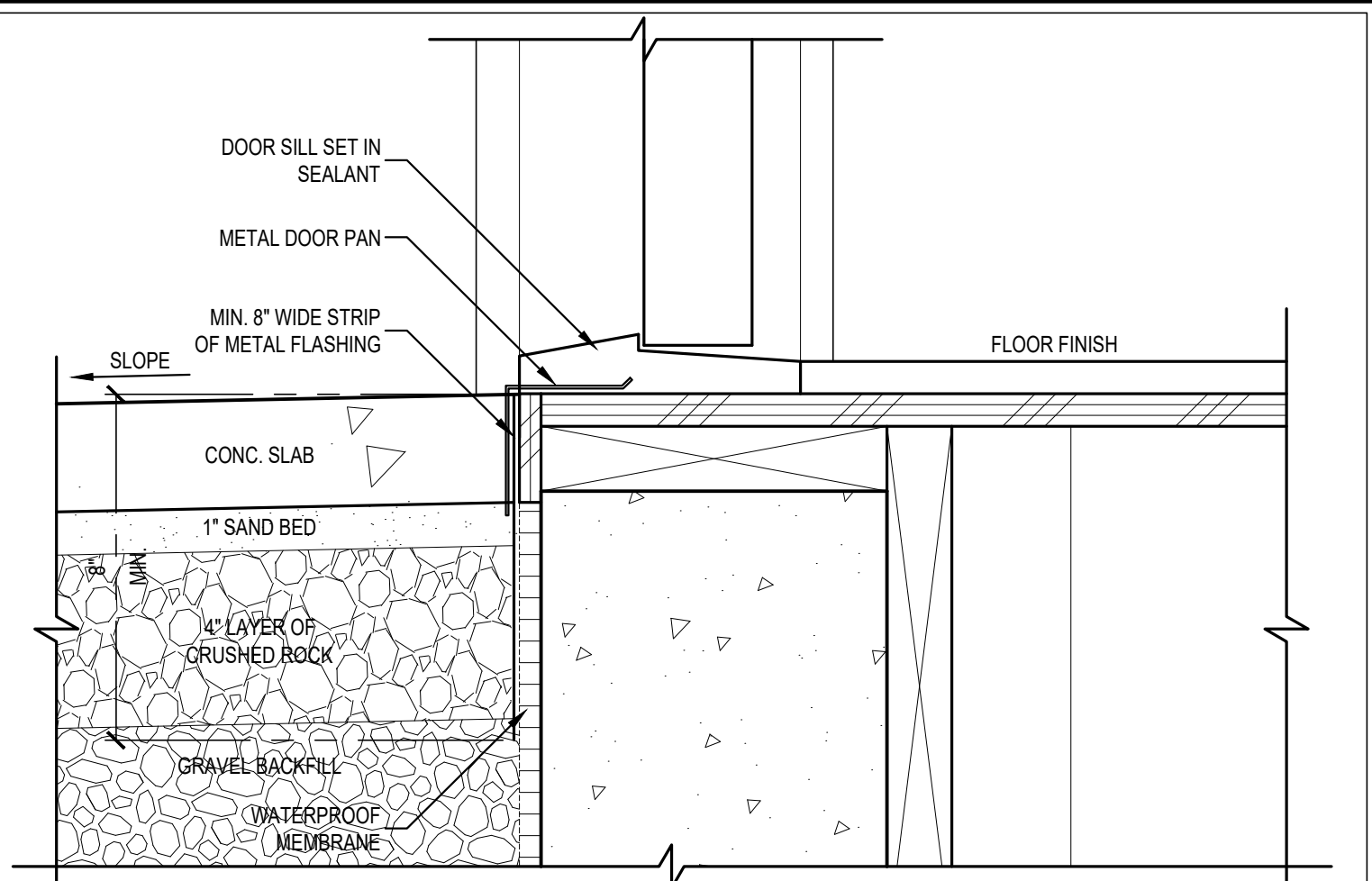
1 BUILT-OUT WOOD COLUMN PLAN DETAIL
SCALE: 1-1/2" = 1'-0"



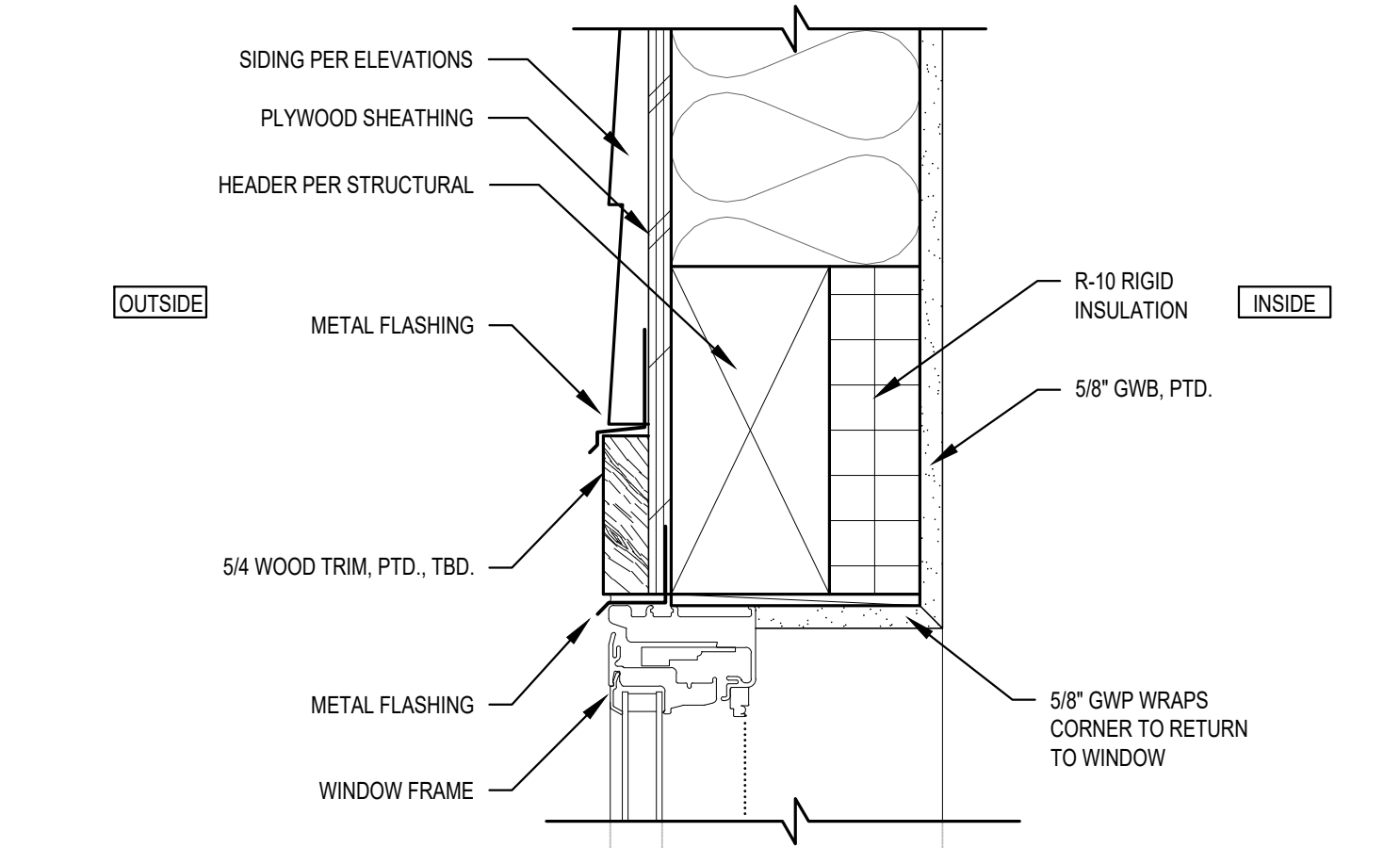
2 BUILT-OUT WOOD COLUMN PLAN DETAIL
SCALE: 1-1/2" = 1'-0"



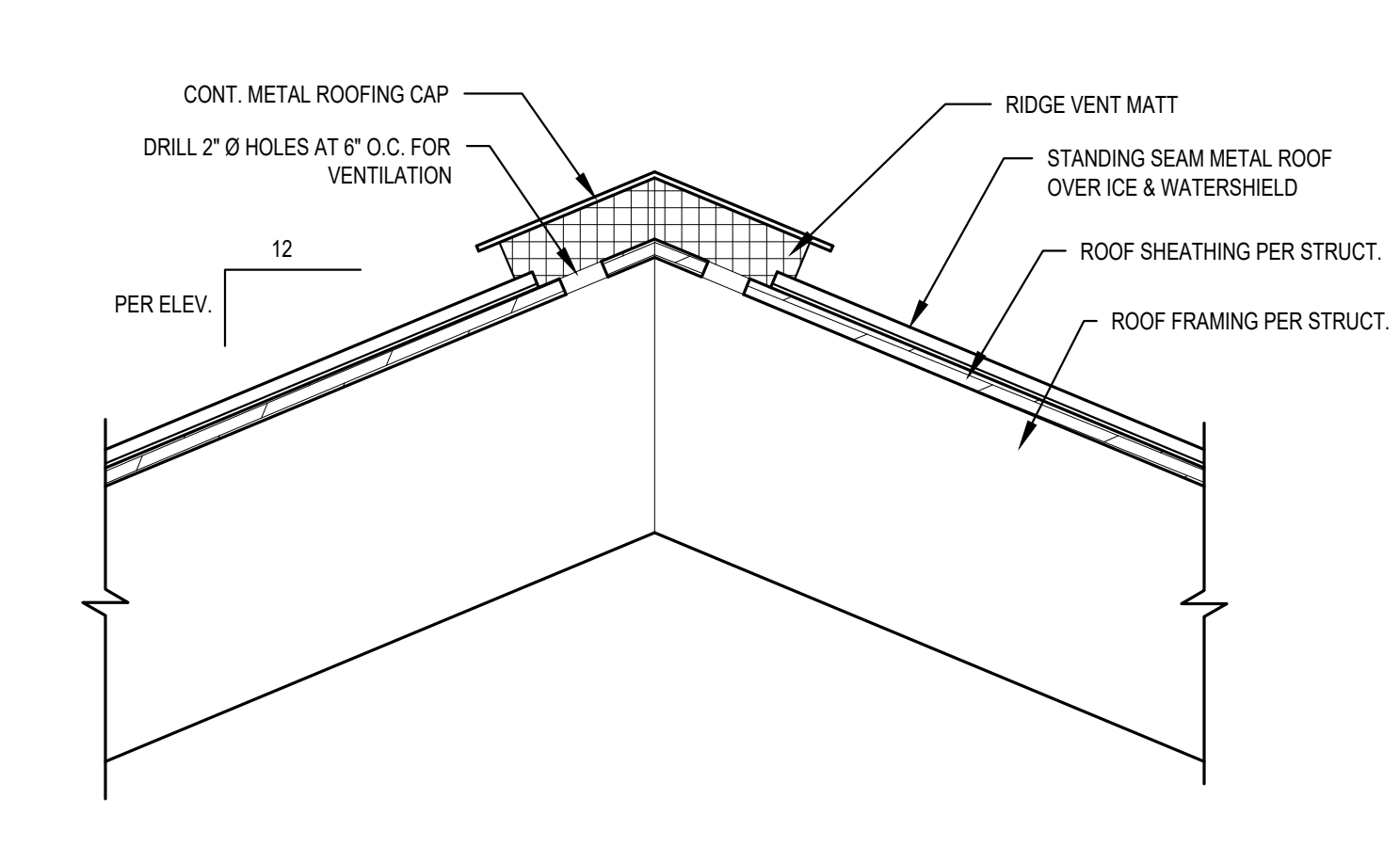
3 STONE VENEER COLUMN PLINTH DETAIL
SCALE: 3" = 1'-0"



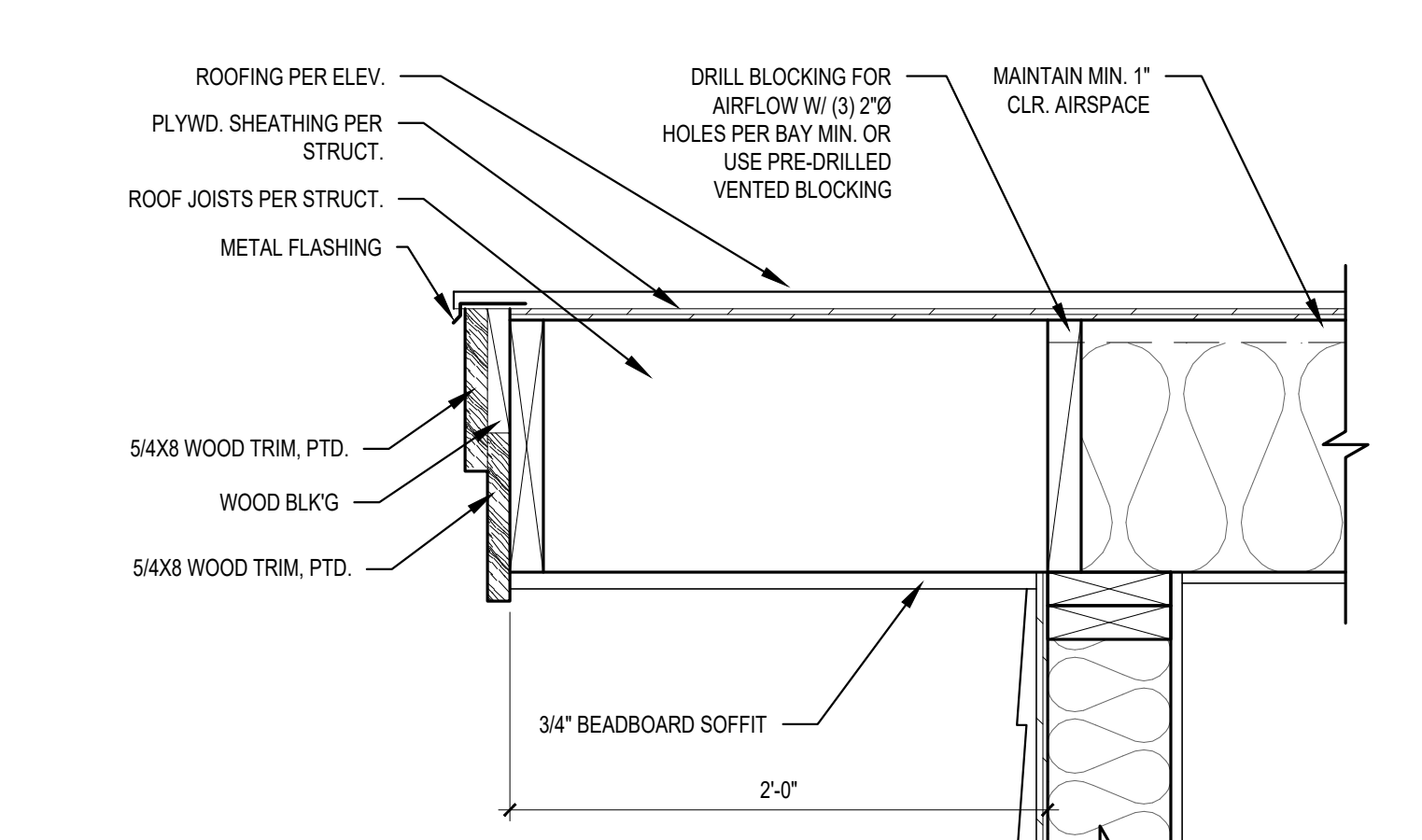
4 FLASHING DETAIL @ FLUSH THRESHOLD
SCALE: 3" = 1'-0"



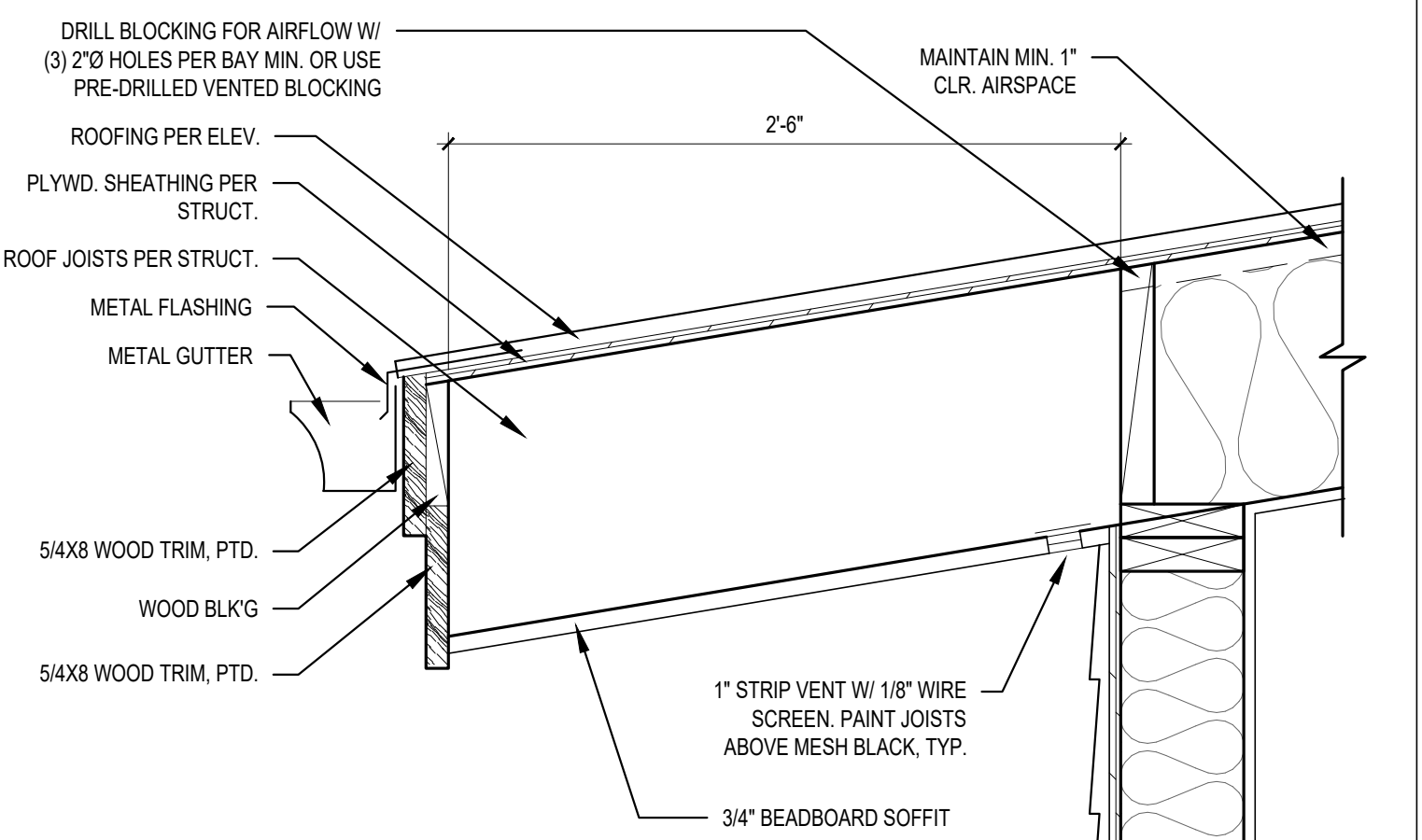
5 TYPICAL WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



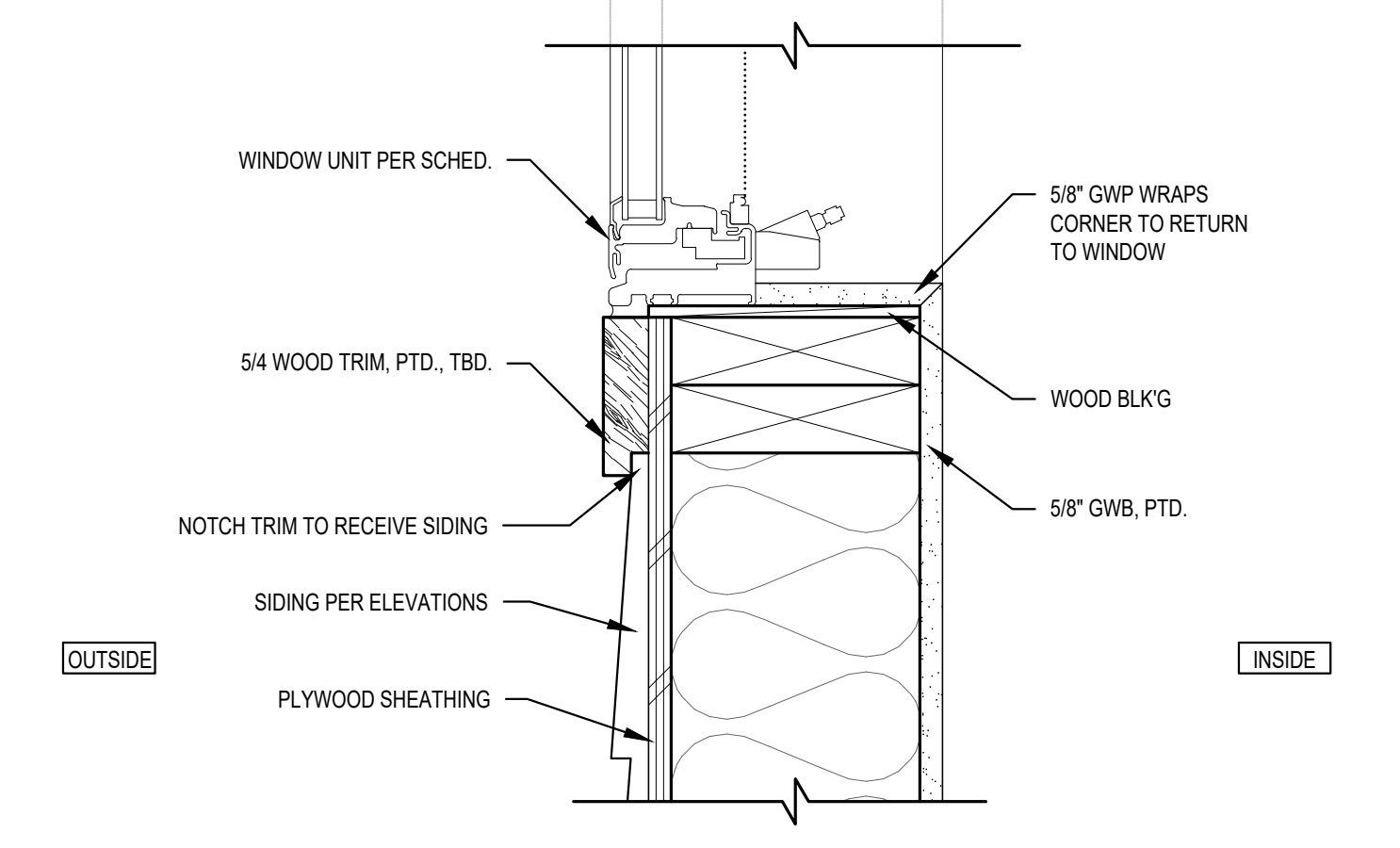
6 TYPICAL ROOF RIDGE VENT DETAIL
SCALE: 1 1/2" = 1'-0"



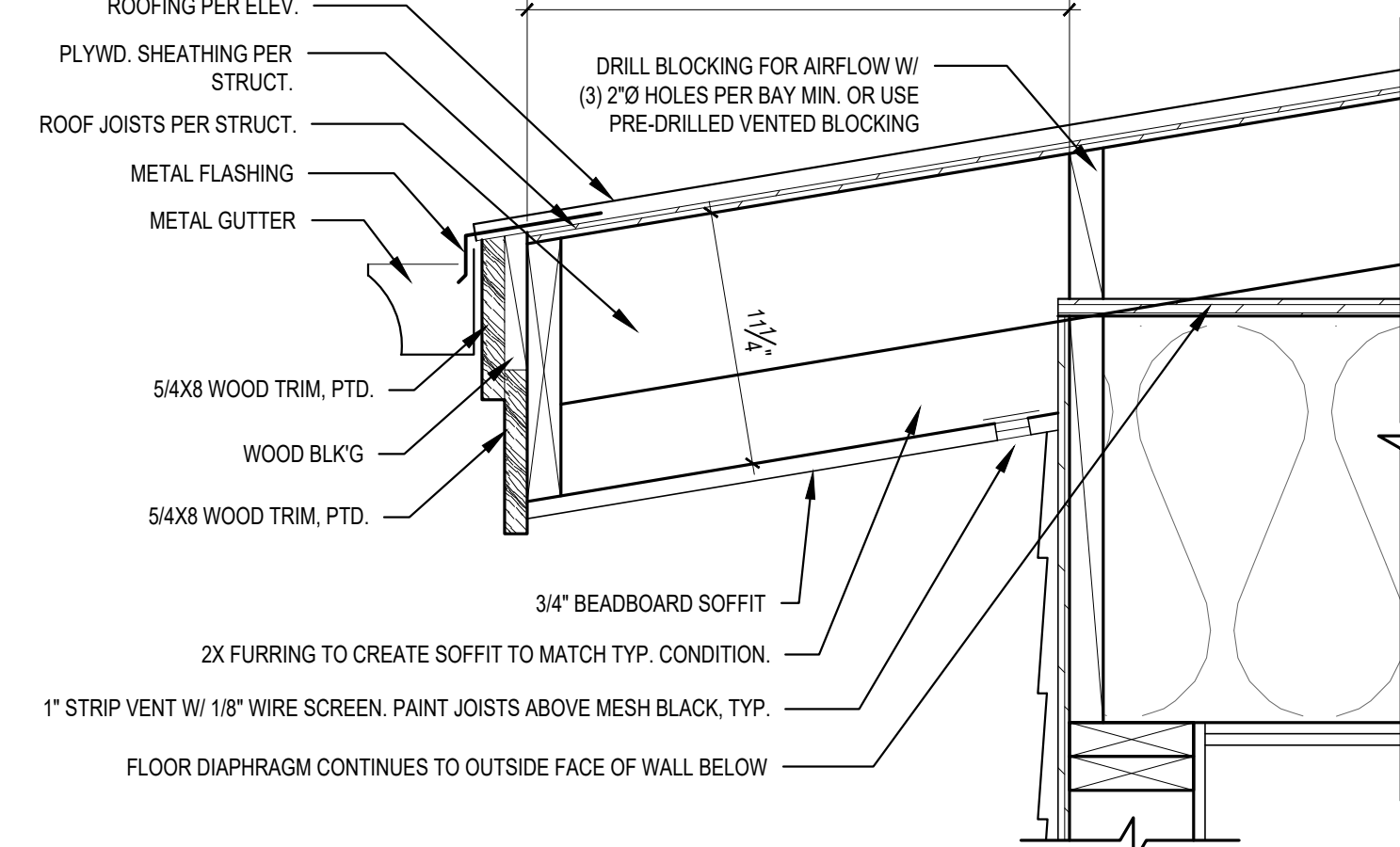
7 TYPICAL ROOF RAKE DETAIL
SCALE: 1-1/2" = 1'-0"



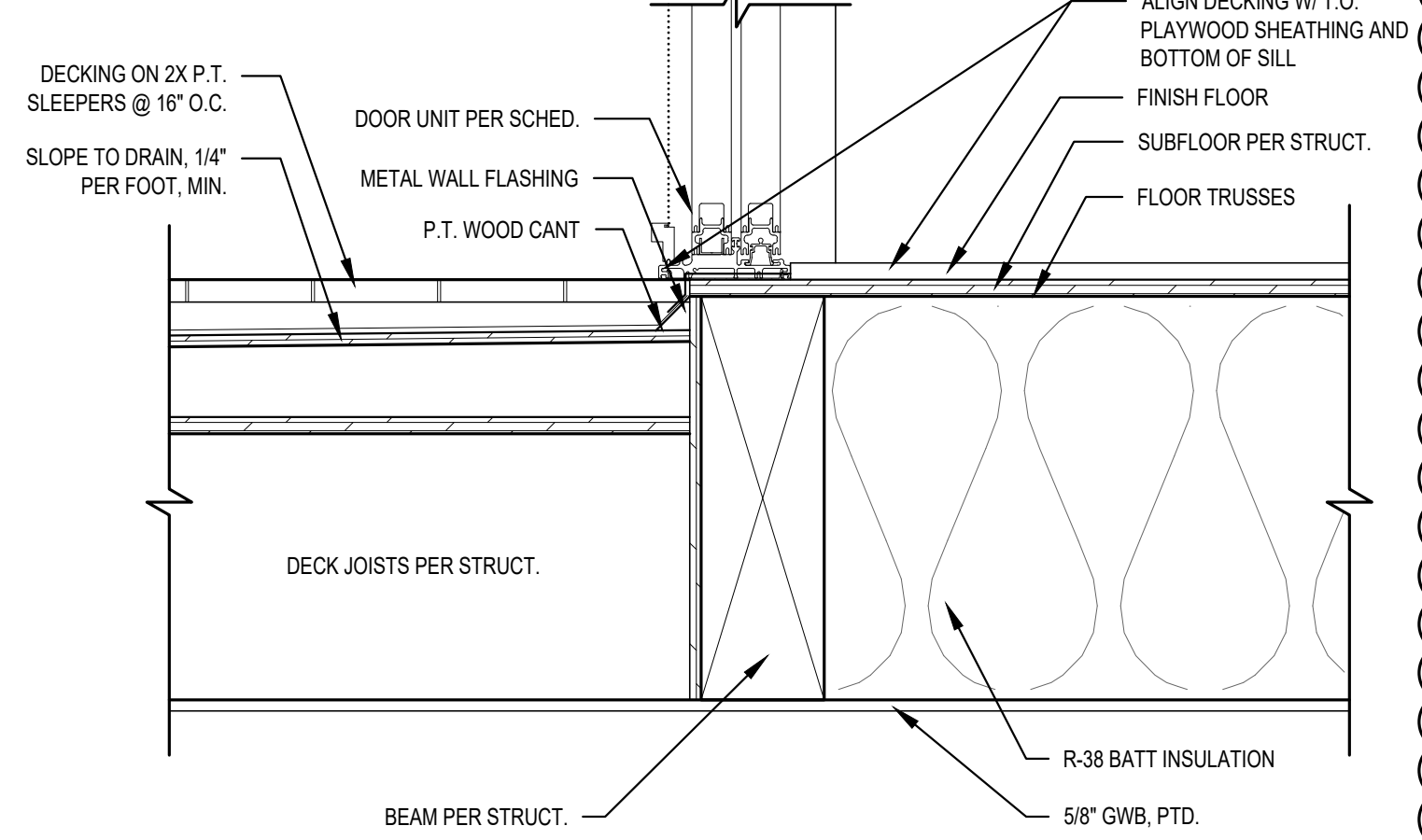
8 TYPICAL VENTED ROOF EAVE DETAIL
SCALE: 1-1/2" = 1'-0"



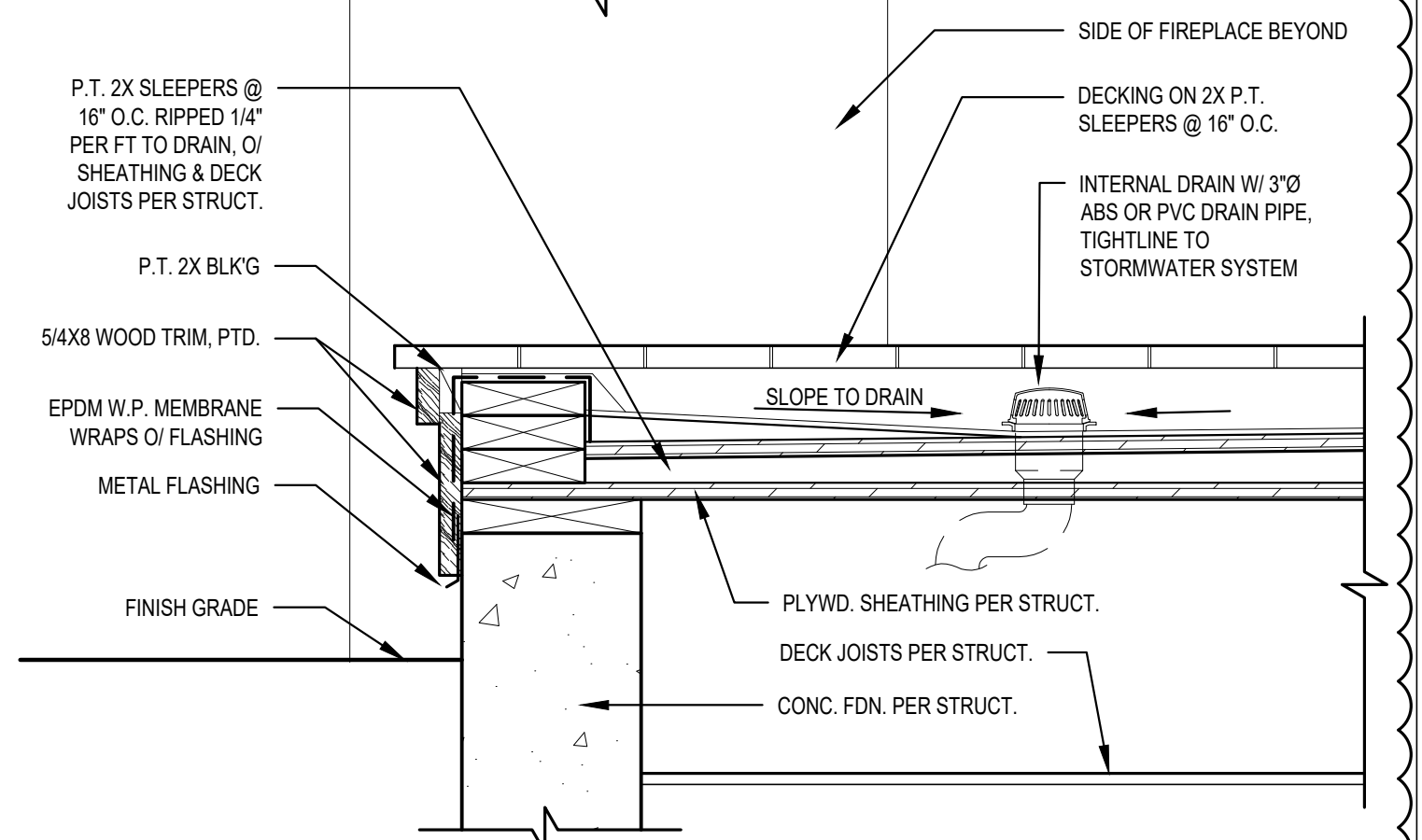
9 TYPICAL WINDOW SILL DETAIL
SCALE: 3" = 1'-0"



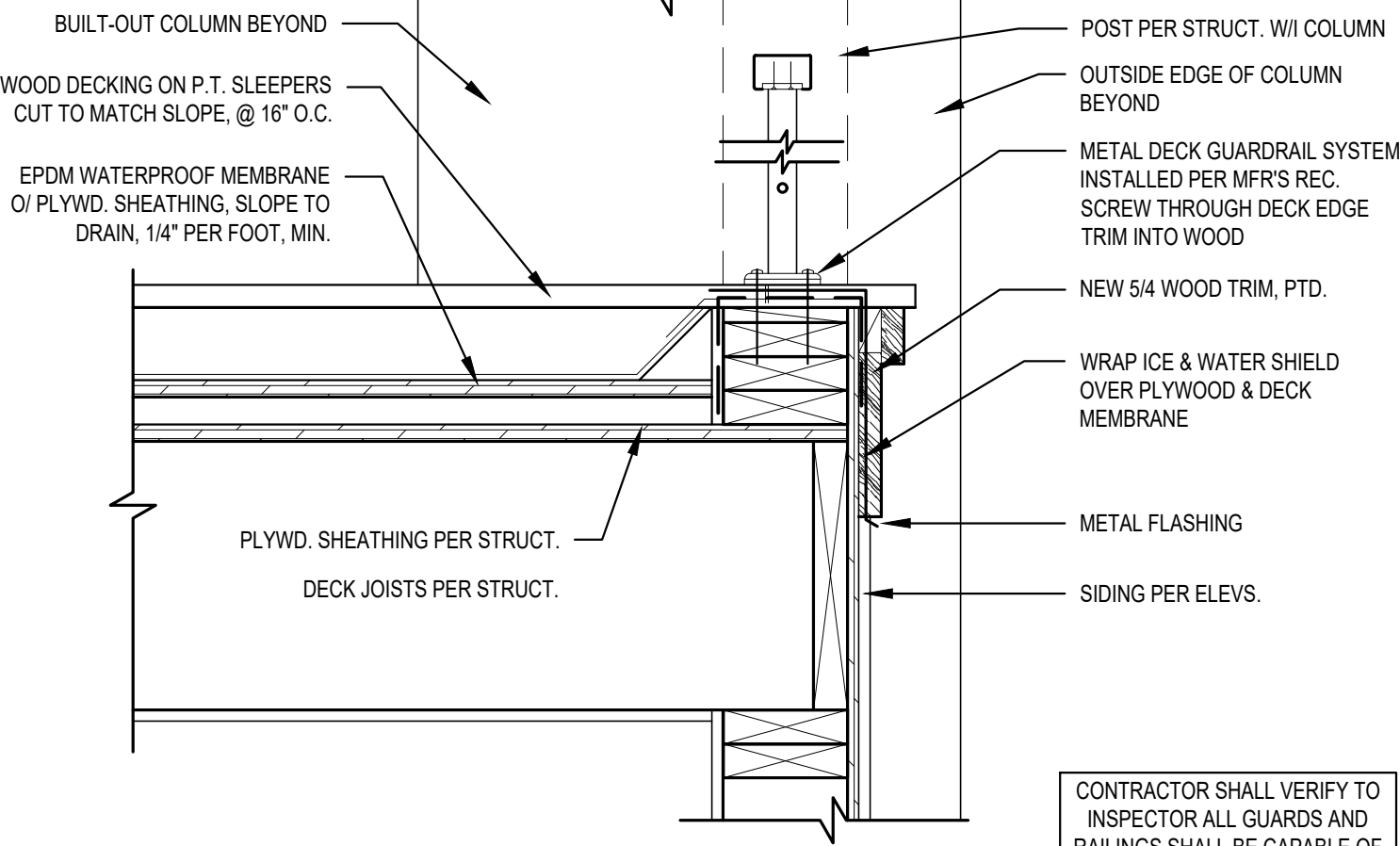
10 TYPICAL FURRED ROOF EAVE DETAIL
SCALE: 1-1/2" = 1'-0"



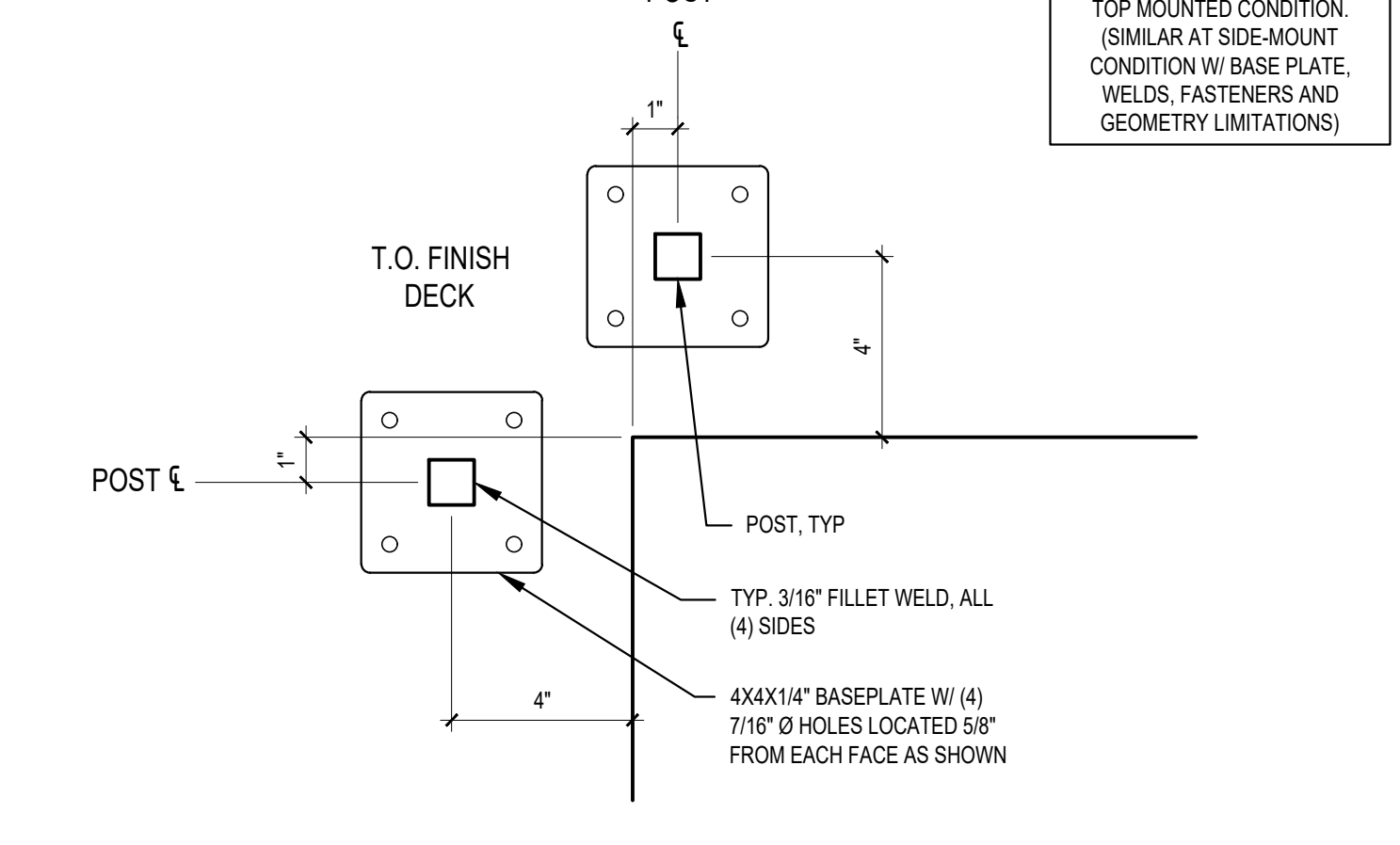
11 THRESHOLD DTL. AT WATERPROOF DECK
SCALE: 1 1/2" = 1'-0"



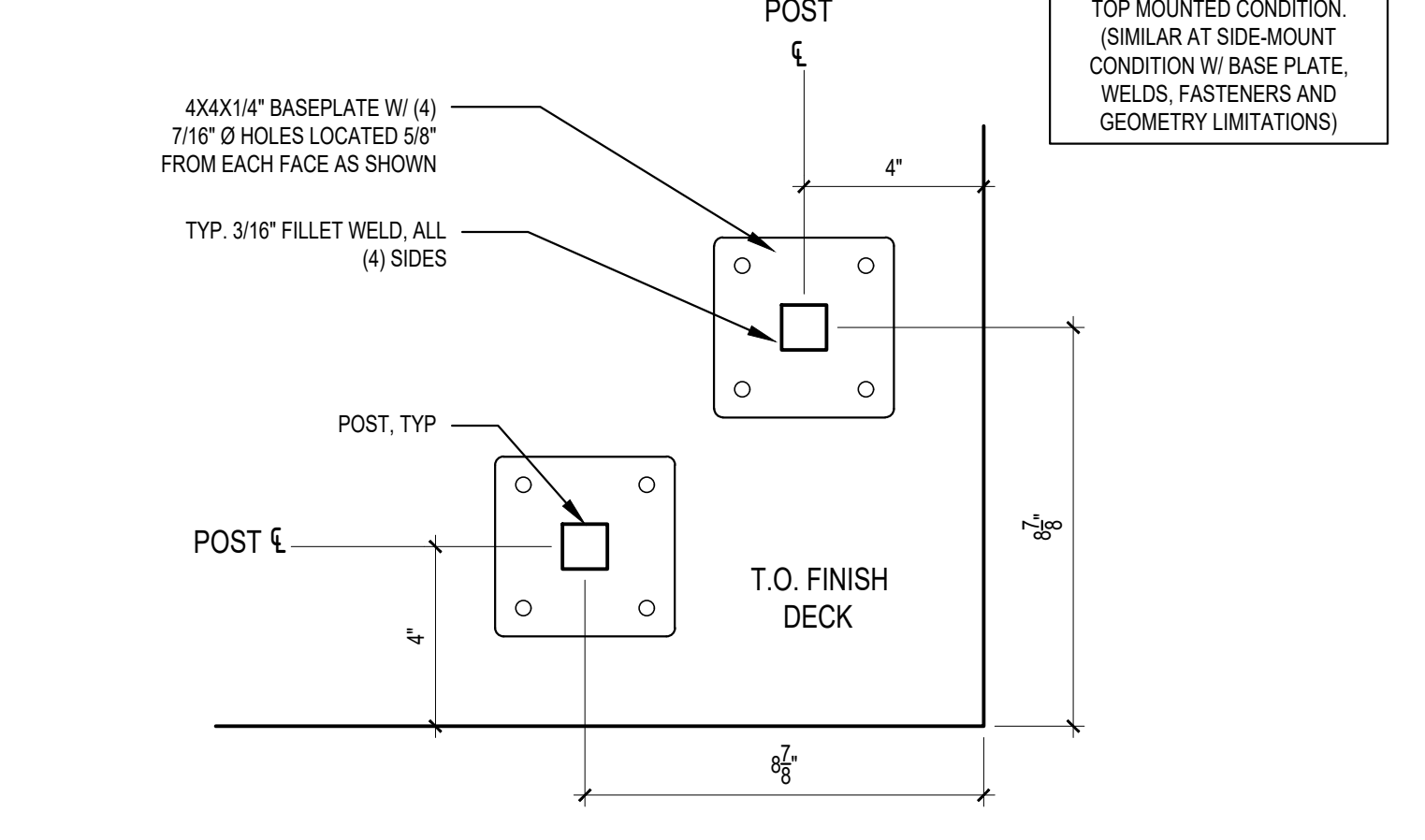
12 DRAINAGE @ W.P. DECK
SCALE: 1 1/2" = 1'-0"



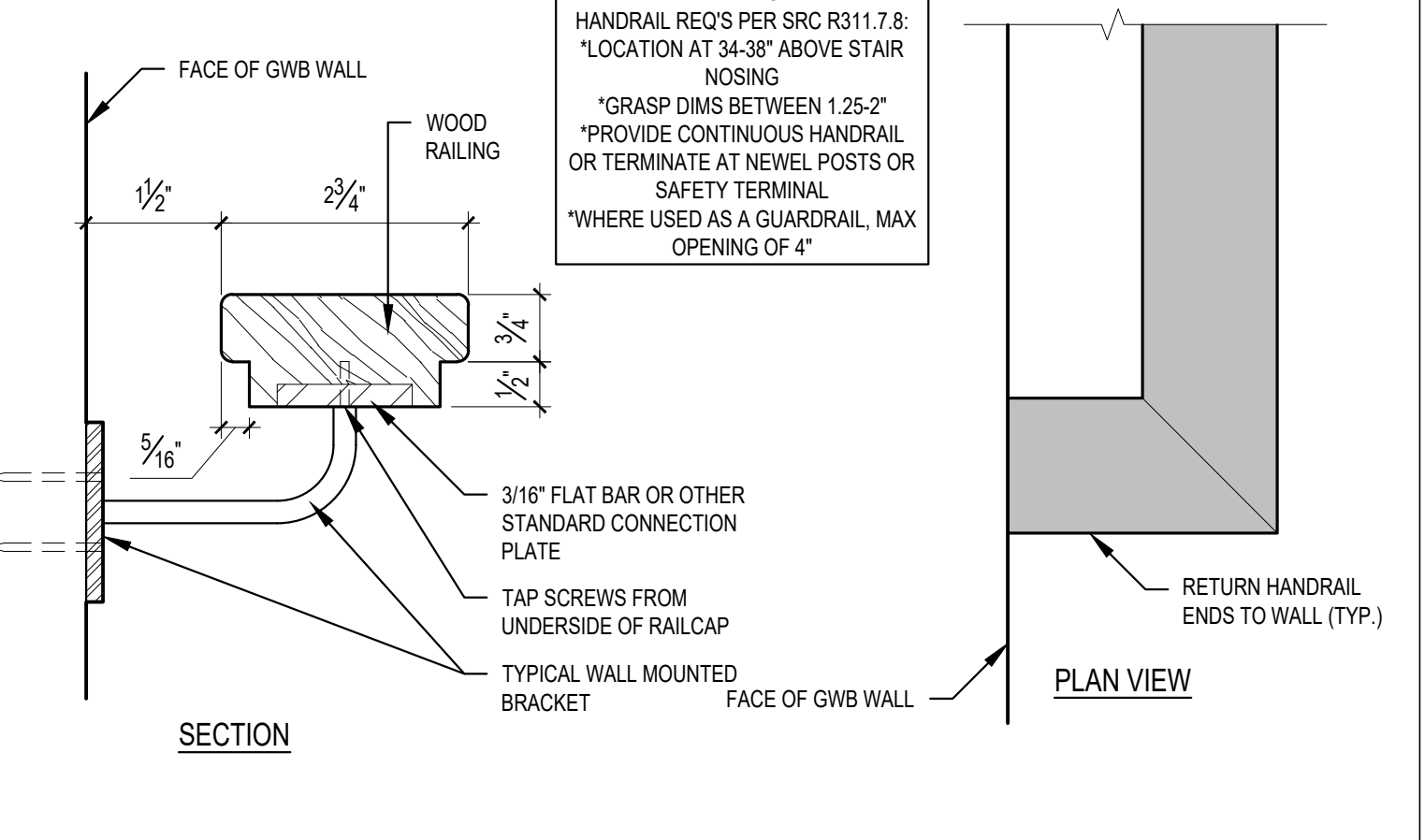
13 DECK GUARDRAIL SECTION DETAIL
SCALE: 1-1/2" = 1'-0"



14 GUARDRAIL PLATE ATTACHMENT
SCALE: 3" = 1'-0"



15 GUARDRAIL PLATE ATTACHMENT
SCALE: 3" = 1'-0"



16 TYPICAL HANDRAIL DETAIL
SCALE: 6" = 1'-0"

STURMAN ARCHITECTS

9-103rd Avenue NE, Suite 203
Bellevue, WA 98004
TEL: 425-451-7003

REGISTERED ARCHITECT
STATE OF WASHINGTON

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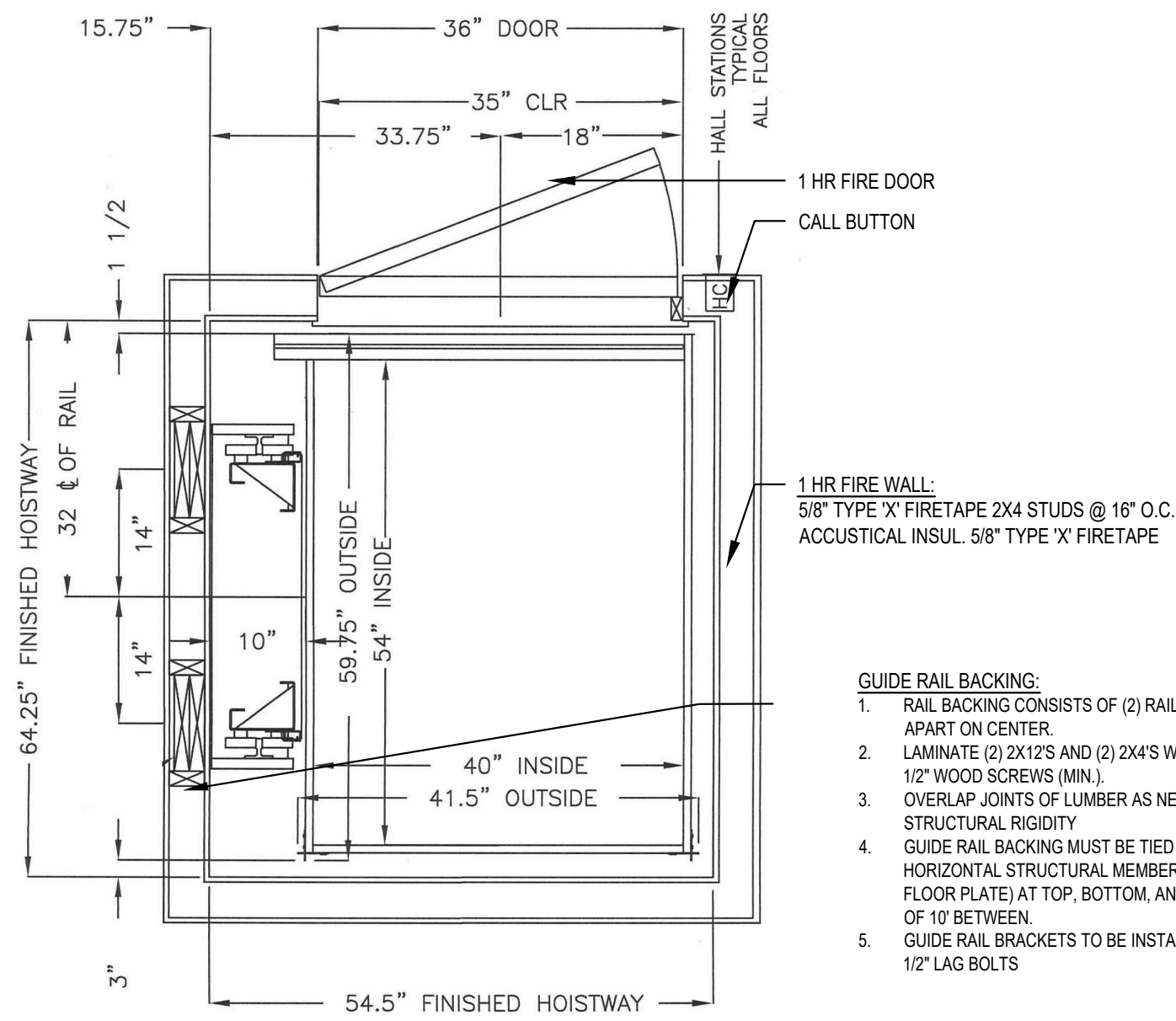
FOREST CREEK ESTATES LOT 4
PERMIT SET
5202 FOREST AVE S.E.
MERCER ISLAND, WA 98040

ARCHITECTURAL DETAILS

REVISIONS:	
2023-03-18 PERMIT CORRECTIONS	
KE	
BJS	
SHEET	

A6.0
PLOT DATE: 3/18/2021

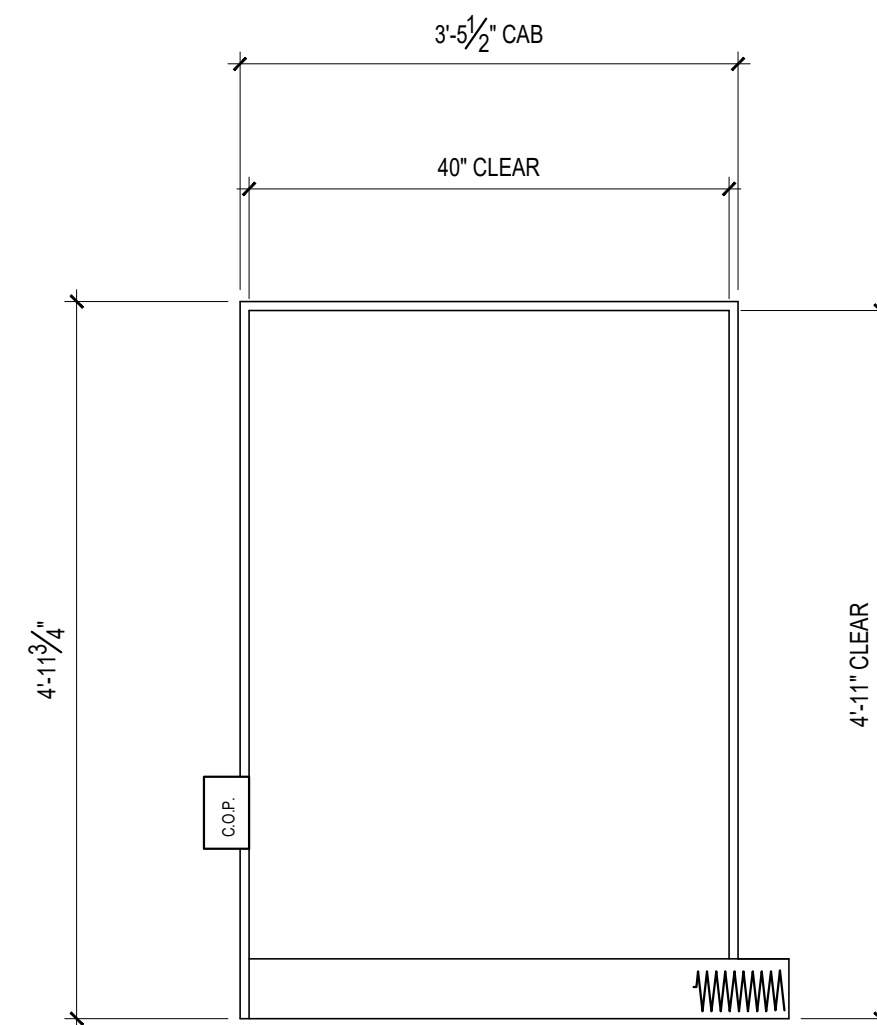
NOTE:
SEE LUXOR ELEVATOR HOISTWAY
MANUFACTURER'S DRAWINGS FOR
ADDITIONAL CONSTRUCTION
DETAILS AND NOTES



SHAFT PLAN

- GUIDE RAIL BACKING:
1. RAIL BACKING CONSISTS OF (2) RAILS MOUNTED 14" APART ON CENTER
 2. LAMINATE (2) 2X12'S AND (2) 2X4'S W/ GLUE & #8X2 1/2" WOOD SCREWS (MIN.)
 3. OVERLAP JOINTS OF LUMBER AS NECESSARY FOR STRUCTURAL INTEGRITY
 4. GUIDE RAIL BACKING MUST BE TIED TO A HORIZONTAL STRUCTURAL MEMBER (HEADER OR FLOOR PLATE) AT TOP, BOTTOM, AND A MAXIMUM OF 10' BETWEEN
 5. GUIDE RAIL BRACKETS TO BE INSTALLED W/ 1/2" X 3 1/2" LAG BOLTS

- NOTES:
1. LOCAL, STATE, & NATIONAL CODES MUST ALWAYS BE FOLLOWED
 2. 3'-6" MINIMUM CLEARANCE IN FRONT OF CONTROLLER PANEL REQUIRED PER N.E.C.
 3. FUSED DISCONNECT SWITCH AND LIGHT SWITCH TO BE LOCATED ON STRIKE JAMB SIDE OF MACHINE ROOM DOOR
 4. PROVIDE HANDRAILS PER ADA
 5. PROVIDE ADEQUATE WALL SUPPORTS FOR T-RAIL FASTENINGS. VERTICAL INTERVALS NOT TO EXCEED 10'-0" COMPLY TO ALL PERTINANT BUILDING CODES
 6. PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH ASME A17.1 AS REQUIRED BY R323.1
 7. WASHINGTON STATE DEPT OF L&I ELEVATOR SECTION MUST PERFORM A SAFETY INSPECTION AND ISSUE AN ANNUAL OPERATING PERMIT FOR ELEVATORS. L&I CONTACT 360.902.8130

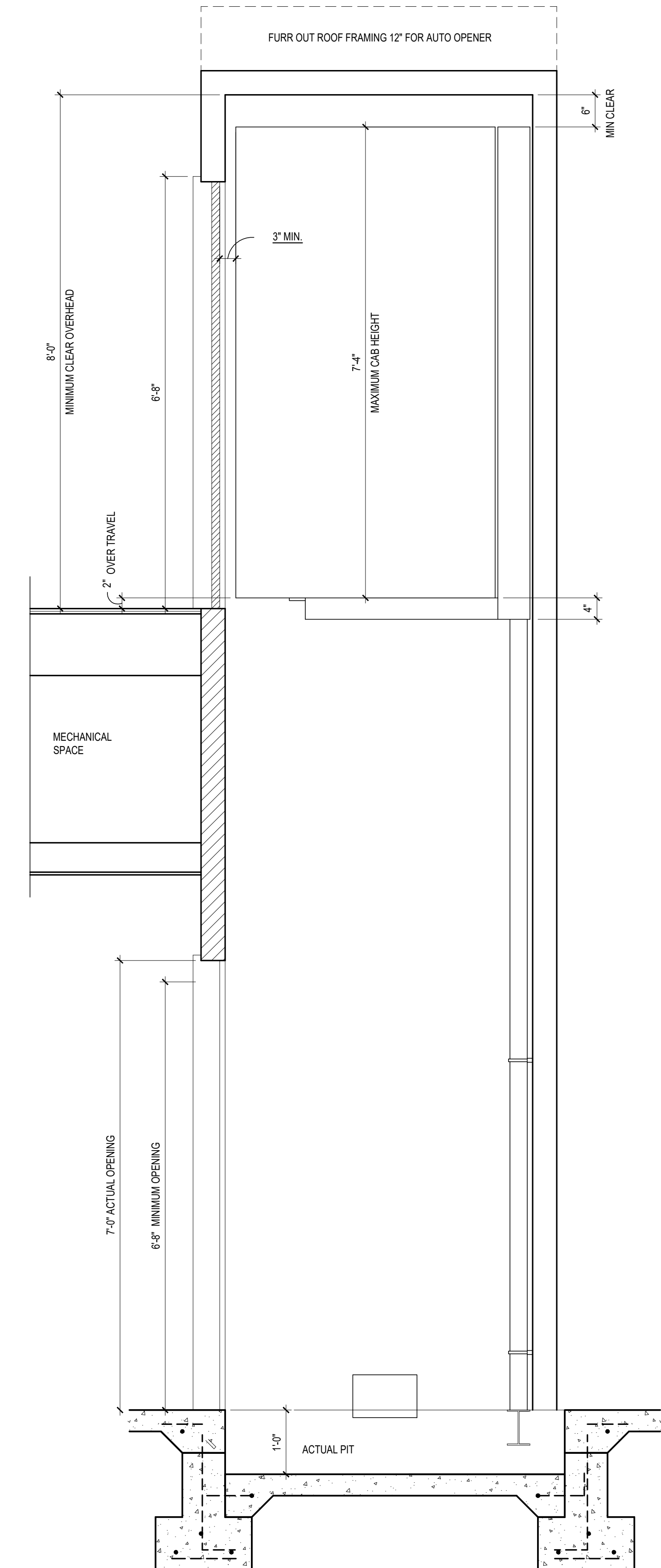


CAB PLAN

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

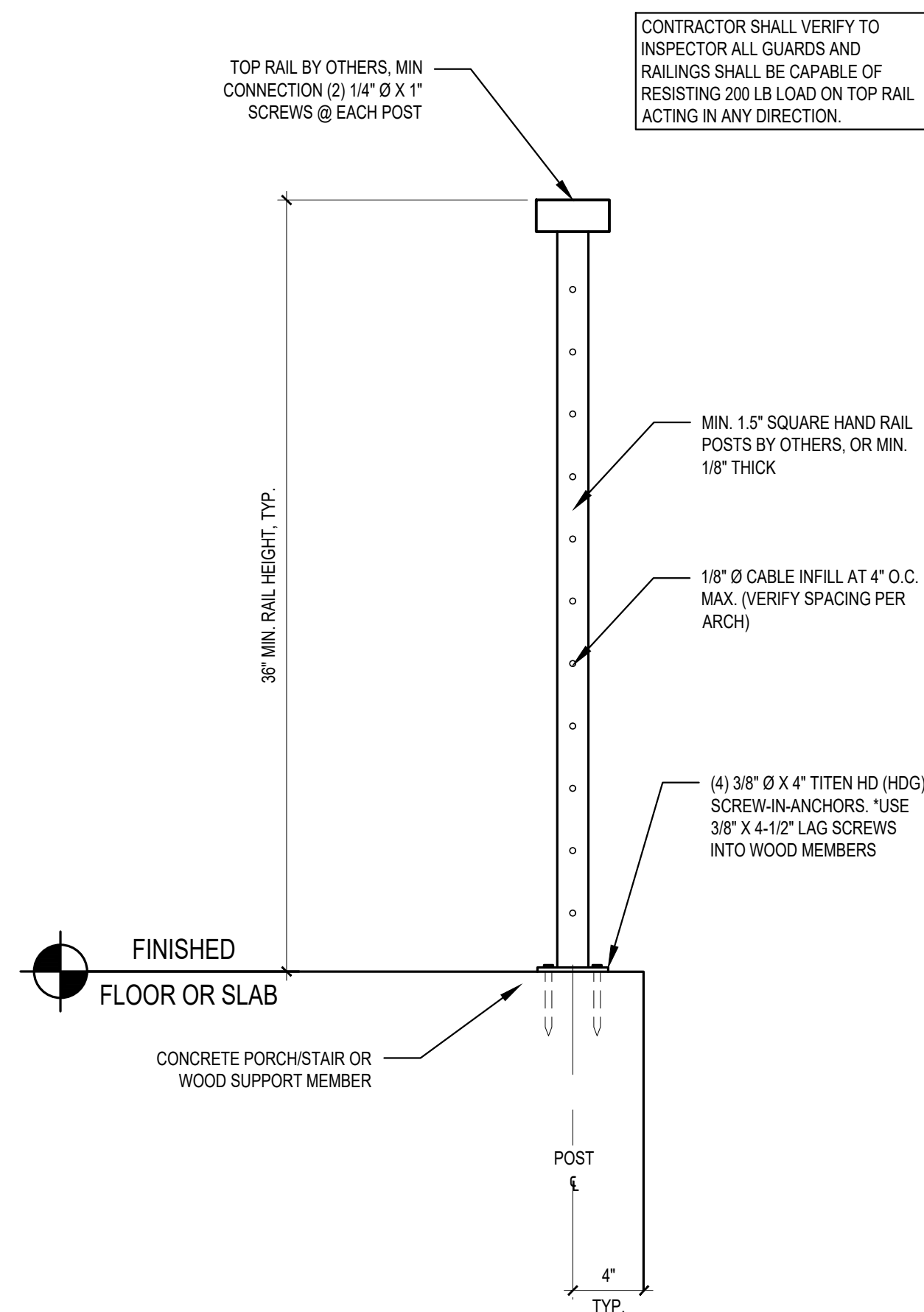
2 NOT USED
SCALE: 3/4" = 1'-0"

- NOTES:
1. IF 8'-0" MINIMUM CLEARANCE CANNOT BE OBTAINED, CONTACT THE FACTORY FOR FURTHER INFORMATION
 2. MAXIMUM TRAVEL 50'-0"
 3. PIT FLOOR TO BE DESIGNED FOR A LOAD OF 1200 LBS.
 4. TALLER CAB HEIGHT REQUIRES ADDITIONAL OVERHEAD CLEARANCE
 5. FOR CHP-100 AUTO GATE OPERATOR PROVIDE AN ADDITIONAL 12" OF OVERHEAD CLEARANCE
 6. DIMENSIONS ARE FOR LEVEL 1 & 2

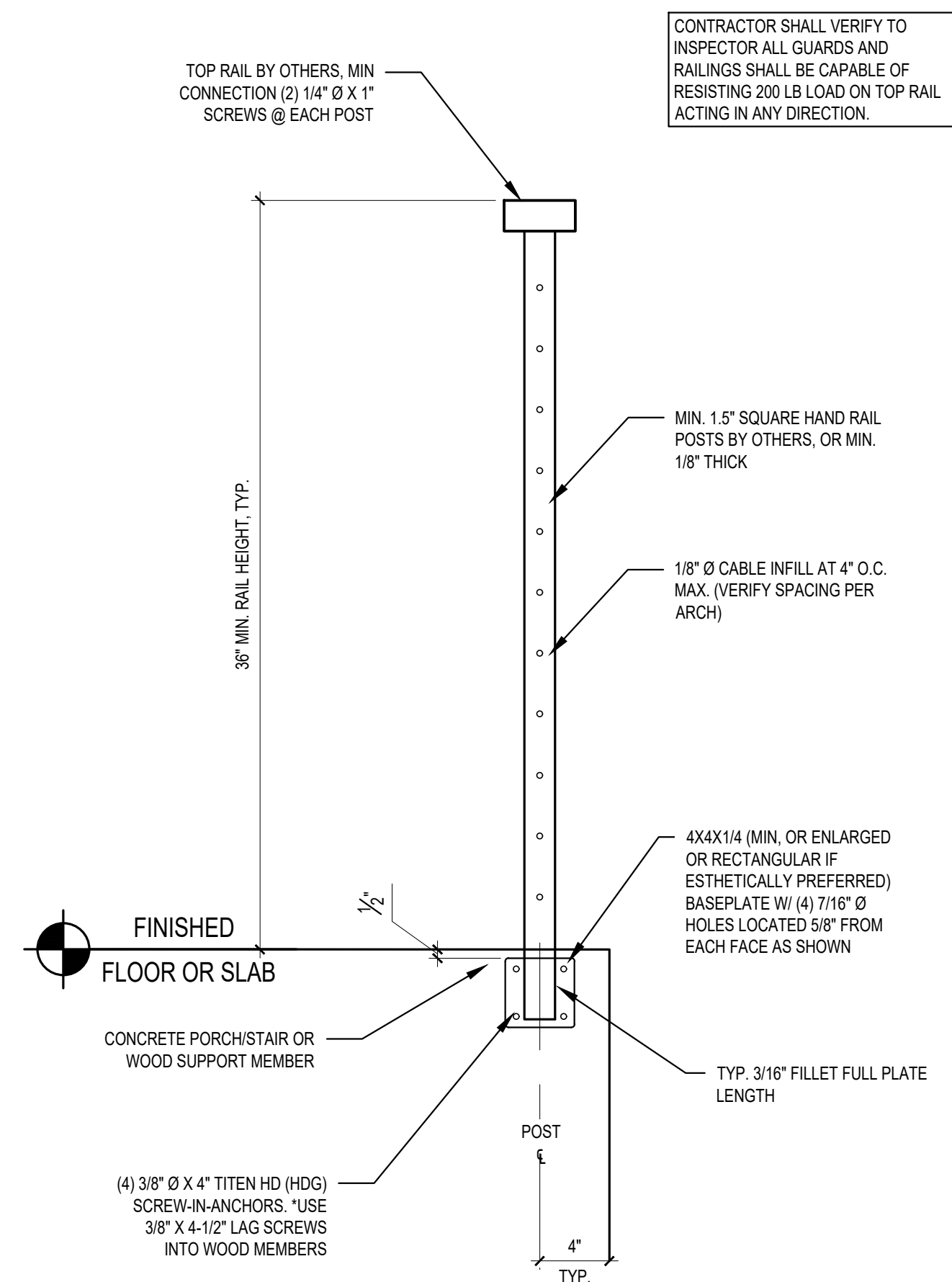


6 ELEVATOR SECTION
SCALE: 3/4" = 1'-0"

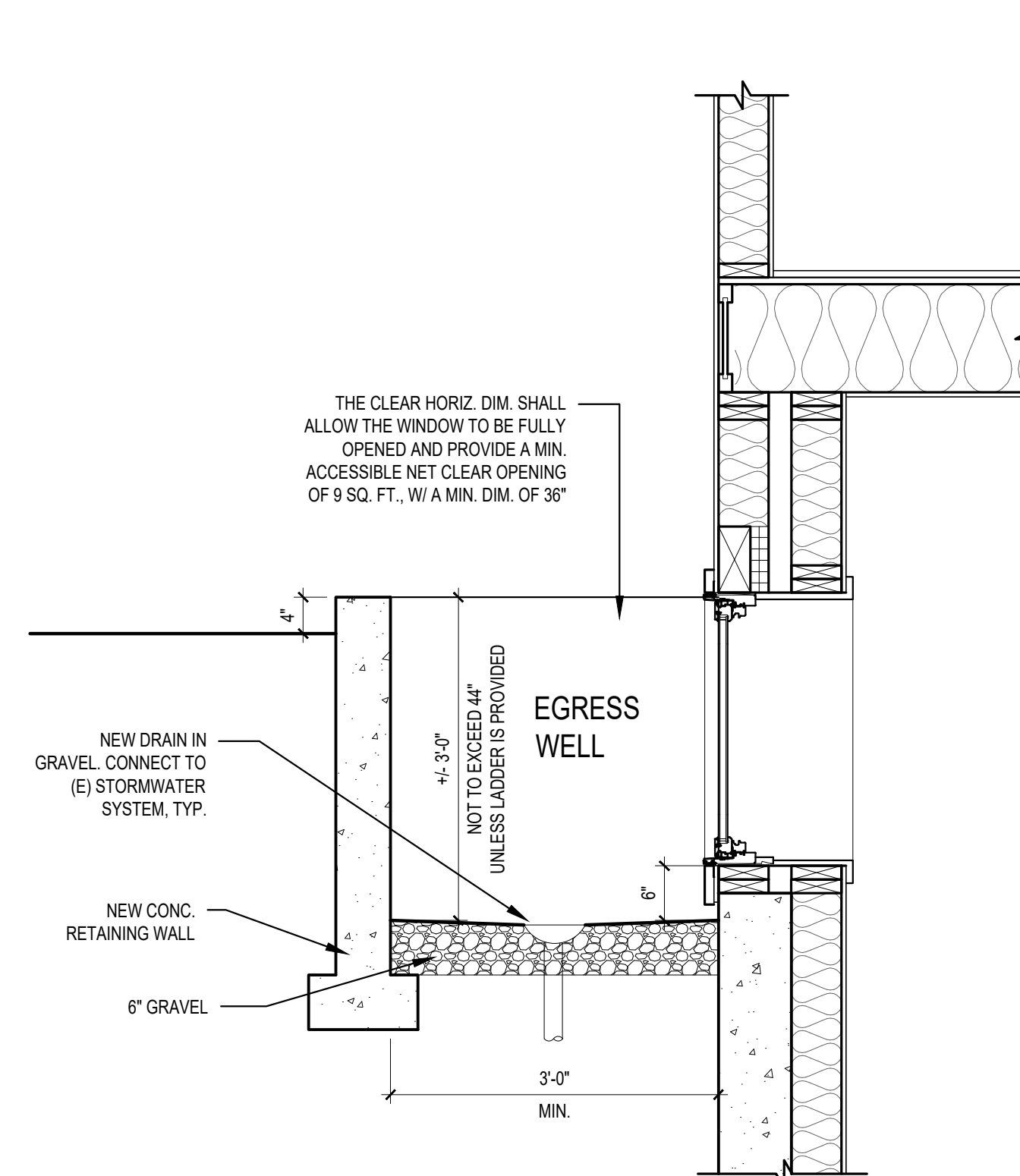
SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 03/18/21



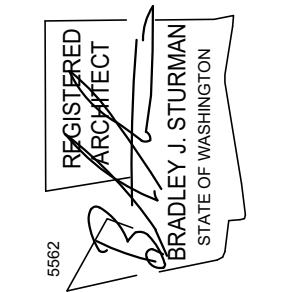
3 RAILING ATTACHMENT - TOP-MOUNTED
SCALE: 1-1/2" = 1'-0"



4 RAILING ATTACHMENT - SIDE-MOUNTED
SCALE: 1-1/2" = 1'-0"



5 EGRESS WELL SECTION DETAIL
SCALE: 3/4" = 1'-0"



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SHEET	
A6.1	
PLOT DATE:	3/18/2021

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA

CODE: 2015 SBC/SRC & AMENDMENTS AS ADOPTED BY THE REVIEWING AGENCY/COUNTY.

ROOF25 PSF SNOW (GROUND)

FLOORS

RESIDENTIAL.....40 PSF
BALCONY/DECK.....60 PSF

BASIC WIND SPEED110 MPH, EXPOSURE B

SEISMIC

MAPPED SPECTRAL ACCELERATION, Ss..... 1.444
MAPPED SPECTRAL ACCELERATION, S1..... 0.554
SOIL SITE CLASS.....D

GENERAL CONDITIONS

- THE CONTRACTOR SHALL EXAMINE THE STRUCTURAL DRAWINGS AND SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES HE MAY FIND BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL IMMEDIATELY BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
- ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE "GENERAL NOTES" AND/OR "STANDARD DETAILS".
- IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
- WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE DRAWINGS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS TO THE STRUCTURE.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT HIS WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, AND ALL OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK.
- SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE THE NOTES, DRAWINGS, AND/OR SPECIFICATIONS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE STRUCTURAL DRAWINGS.
- NOTIFY ENGINEER OF ALL FIELD CHANGES PRIOR TO INSTALLATION.
- DISCREPANCIES FOUND BETWEEN STRUCTURAL DRAWINGS AND OTHER DOCUMENTS ARE TO BE NOTED IN WRITING TO THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE DONE WITH MATERIALS, METHODS, AND WORKMANSHIP ACCEPTED AS GOOD PRACTICE BY THE CONSTRUCTION INDUSTRY IN CONFORMANCE TO THE PROVISIONS OF THE "INTERNATIONAL BUILDING CODE" (IBC), AND STANDARDS REFERENCED THEREIN.

FOUNDATION

FOUNDATION DESIGN PARAMETERS ASSUMED PER IRC/IBC VALUES:

FOOTING BEARING PRESSURE: 1500 PSF
LATERAL EARTH PRESSURE:
ACTIVE: 35 PCF (FREE) 50 PCF (RESTRAINED)
PASSIVE: 350 PCF
COEFFICIENT OF BASE FRICTION: 0.35

- SUBGRADE PREPARATION, DRAINAGE PROVISIONS, AND OTHER RELEVANT SOIL CONSIDERATIONS ARE TO BE IN ACCORDANCE WITH THE JURISDICTIONAL REQUIREMENTS.
- ALL FOUNDATIONS ARE TO BEAR ON COMPETENT NATIVE SOILS OR STRUCTURAL FILL. STRUCTURAL FILL IS TO BE COMPACTED TO 95% DENSITY PER ASTM D-1557.

CONCRETE

- REFERENCE STANDARDS: ACI-301, ACI-318, IBC.
MINIMUM CONCRETE STRENGTH (28 DAYS):
FOOTINGS AND STEM WALLS.....3,000 PSI - 5 SACK MIX
BASEMENT FOUNDATION RETAINING WALLS.....3,000 PSI - 5 SACK MIX
SLAB-ON-GRADE.....2,500 PSI - 5 SACK MIX
SLAB-ON-GRADE.....EXPOSED WEATHERING SURFACES.....3,000 PSI
AIR-ENTRAINMENT 2.5% TO 5.5% FOR EXPOSED CONCRETE.
- MIXING: COMPLY WITH ACI-301. DO NOT EXCEED THE AMOUNT OF WATER SPECIFIED IN THE APPROVED MIX. PROPORTIONS OF AGGREGATE TO CEMENT SHALL BE SUCH AS TO PRODUCE A DENSE WORKABLE MIX WHICH CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER
- PLACING: COMPLY WITH ACI-301. PROVIDE A 3/4 INCH CHAMFER ALL EXPOSED CONCRETE EDGES, UNLESS INDICATED OTHERWISE ON ARCHITECTURAL DRAWINGS.
- SLUMP: 4" PLUS OR MINUS ONE INCH. DO NOT ADD WATER TO MIX TO INCREASE SLUMP. GREATER SLUMP, ACCELERATED SET, OR HIGH EARLY STRENGTH MAY BE ACHIEVED BY USING APPROVED ADMIXTURES.
- CURING: COMPLY WITH ACI-301. KEEP CONCRETE MOIST FOR SEVEN DAYS MINIMUM.
- JOINTING: PROVIDE ADEQUATE JOINTING TO MINIMIZE EFFECTS OF VOLUME CHANGE. JOINTS SHOWN MAY BE ADJUSTED AT CONTRACTOR'S OPTION, WITH PRIOR APPROVAL FROM ENGINEER.
- WEATHER EXTREMES: COMPLY WITH ACI 305R FOR HOT WEATHER. COMPLY WITH ACI 306R FOR COLD WEATHER.
- WATER/CEMENT RATIO SHALL NOT EXCEED 0.50 (BY WEIGHT), TYPICAL.

REINFORCING STEEL

- REFERENCE STANDARDS: ACI "DETAILING MANUAL" (SP-66); CRSI MANUAL OF STANDARD PRACTICE (MSP-1)
- MATERIALS:
REINFORCING STEEL: ASTM A615, GRADE 60
- SPLICES:
LAP CONTINUOUS REINFORCING BARS 48 BAR DIAMETERS, UNLESS OTHERWISE NOTED. PROVIDE CORNER BARS FOR ALL HORIZONTAL REINFORCEMENT.
- COVER:
FOOTINGS3 INCHES
SLABS.....2 INCHES
- FORMED SURFACES:
WEATHER FACE ...1-1/2 INCHES, #5 BARS AND SMALLER 2 INCHES, # 6 BARS AND LARGER
INTERIOR FACE ...3/4 INCH FOR SLABS AND WALLS 1-1/2 INCHES FOR BEAMS AND COLUMNS

STRUCTURAL AND MISC. STEEL

- REFERENCE STANDARDS: DESIGN, FABRICATION AND ERECTION ARE TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
- MATERIALS:
BOLTS - ASTM A307, UNLESS OTHERWISE NOTED
WF BEAMS - ASTM A572-50 (Fy = 50,000 PSI)
HSS ROUND COLUMNS - ASTM A500 Gr. B (Fy = 42,000 PSI)
HSS RECTANGULAR COLUMNS - ASTM A500 Gr. B (Fy = 46,000 PSI)
ALL OTHER STEEL - ASTM A36 (Fy = 36,000 PSI)

STRUCTURAL STEEL WELDING

- CONFORM TO THE AWS CODES D1.1 AND D1.3. ALL WELDING TO BE DONE ONLY BY WABO CERTIFIED WELDERS AND HAVE SPECIAL INSPECTION BY WABO CERTIFIED INSPECTION AGENCY OR BE DONE BY WABO CERTIFIED FABRICATION SHOP. EITHER SPECIAL INSPECTING REPORT OR WABO FABRICATION SHOP CERTIFICATION SHOULD BE AVAILABLE ON SITE FOR THE BUILDING INSPECTOR. WELDS NOT SPECIFIED ARE TO BE 1/4" CONTINUOUS FILLET MINIMUM. USE DRY E70 ELECTRODES.

DIMENSIONAL LUMBER

- MEET REQUIREMENTS OF PS 20-70 AND NATIONAL GRADING RULES FOR SOFTWOOD DIMENSIONAL LUMBER. BEAR STAMP OF WHPA.
- MINIMUM DIMENSIONAL LUMBER GRADES TO BE:
WALL STUDS: 2x, HF STUD GRADE, 3x HF #2
WALL PLATES: 2x HF STANDARD GRADE
2x, 3x PRESSURE TREATED HF STANDARD GRADE AT FOUNDATION
- JOISTS: 2x6 HF STUD GRADE
2x8 AND UP HF #2
BEAMS, HEADERS: 6x DF#2; 4x DF#2, WHPA GRADING.
- POSTS: 4x, 6x, DF #2
LUMBER NOT NOTED TO BE HF #2.
- PROVIDE STANDARD CUT WASHERS FOR NUTS BEARING AGAINST WOOD, AND 1/4"x3" HOT-DIPPED GALVANIZED SQUARE PLATE WASHERS FOR ALL ANCHOR BOLTS.
- ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY, WHICH IS IN CONTACT WITH OR RESTING ON FOUNDATIONS, SHALL BE PRESSURE TREATED HEM FIR OR BETTER. ALL BEARING WALL PLATES SHALL HAVE 5/8"Ø ANCHOR BOLTS PLACED A MAXIMUM 9" FROM THE END OF A PLATE AND SPACED AT INTERVALS SHOWN ON THE SHEARWALL SCHEDULE (MAXIMUM 4'-0" O.C. SPACING). ALL TREATED PRESSURE TREATED WOOD MEMBERS SHALL COMPLY WITH AWP4 U1 AND AWP4 M4 STANDARDS.
- CAST-IN-PLACE ANCHOR BOLTS SHALL HAVE A MINIMUM 7" EMBEDMENT. ALTERNATE 5/8"Ø EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT II ANCHORS EMBED 7", OR APPROVED ALTERNATE.
- BOLTS IN WOOD BEAMS SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER.
- NAILS: NAILING IN ACCORDANCE WITH IBC TABLE 2304.10.1. 16D NAILS MAY BE 16D SINKERS (0.148 x 3-1/4") UNLESS NOTED OTHERWISE.
- PRESURE TREATED WOOD: ALL NAILS INTO PT WOOD SHALL BE HOT DIPPED GALVANIZED PER ASTM A153 OR STAINLESS STEEL. ALL METAL CONNECTORS IN CONTACT WITH PT WOOD SHALL BE HOT DIPPED GALVANIZED AND MEET ASTM A653 CLASS G185 (1.85 oz OF ZINC PER SQ FT MINIMUM) OR TYPE 304 / 316 STAINLESS STEEL. SIMPSON Z-MAX CONNECTORS MEET THIS REQUIREMENT. FASTENERS AND CONNECTORS USED TOGETHER SHALL BE OF THE SAME TYPE (E.G. HOT DIPPED NAILS WITH HOT DIPPED HANGERS)

MANUFACTURED TIMBER

PRODUCT	APPLICATION	WIDTHS
LSL RIMBOARD (1.3E)	RIMBOARD OR STAIR STRINGER	1 1/4"
TIMBERSTRAND LSL (1.3E)	HEADER, BEAM, OR COLUMN < 9" DEPTH	3 1/2"
TIMBERSTRAND LSL (1.55E)	RIMBOARD, HEADER, OR < 9" DEPTH BEAM	1 3/4", 3 1/2"
TIMBERSTRAND LSL (1.3E)	WALL STUD 2X4 & 2X61	1/2"
(1.5E)	WALL STUD > 2X6	1 1/2"
MICROLLAM LVL (1.9E)	HEADER, BEAM	1 3/4"
PARALLAM PSL (2.0E)	HEADER, BEAM	3 1/2", 5 1/4", 7"
PARALLAM PSL (1.8E)	COLUMN	3 1/2", 5 1/4", 7"

WOOD STRUCTURAL CONNECTIONS

- ALL FRAMING ANCHORS, POST CAPS, BASES, HANGERS, STRAPS, ETC., SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR ENGINEER APPROVED EQUAL.

BRICK VENEER ANCHORAGE

- D/A 2135 SEISMIC VENEER ANCHORS BY DUR-O-WAL OR APPROVED EQUAL AT WOOD STUD WALL.
- D/A 5213 SEISMIC VENEER ANCHORS BY DUR-O-WAL OR APPROVED EQUAL AT CONCRETE WALL.
- PLACE ANCHORS AT 16" O.C. VERTICAL AND 16" HORIZONTAL. PROVIDE #9 GA HORIZONTAL JOINT REINFORCING WIRE . ATTACH TO WOOD STUDS WITH #8 CORROSION RESISTANT SCREWS AND TO CONCRETE WITH 1/4"Ø EXPANSION ANCHORS.
- AT ALL OPENINGS LARGER THAN 16" IN EITHER DIRECTION, ANCHORS TO BE SPACED WITHIN 12" OF THE OPENING AT ALL SIDES.
- USE TYPE N MORTAR COMPLYING WITH ASTM C270

GLU-LAMINATED TIMBER

- GLU-LAMINATED WOOD BEAMS, DOUGLAS FIR COAST REGION, KILN DRIED, AITC SPECIFICATION 24F-V4 FOR SIMPLE SPANS (TYPICAL), AND 24F-V8 FOR CANTILEVER-SPANS (WHERE SPECIFIED). PROVIDE AITC STAMP ON TIMBER AND SUBMIT CERTIFICATE TO ARCHITECT AND ENGINEER. MATERIALS MUST BE OBTAINED FROM AN AITC APPROVED FABRICATOR. ALL GLU-LAM BEAMS SHALL FIT SNUG AND TIGHT IN THEIR CONNECTIONS AND DEVELOP FULL BEARING AS INDICATED. NO SUBSTITUTION OF OTHER SPECIES. GLU-LAM ADHESIVE TO BE "WET- USE" TYPE. PROVIDE 2000 FT RADIUS CAMBER, U.N.O.
- MANUFACTURER'S CERTIFICATE SHALL BE PRESENTED TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

WOOD SHEATHING

- ROOF SHEATHING: 7/16" MINIMUM THICKNESS APA RATED PRP-108 PERFORMANCE STANDARD, EDGE SEALED PANELS DESIGNED TO SPAN 24 INCHES EITHER PARALLEL OR PERPENDICULAR TO LONG AXIS OF PANEL WITH 35 PSF LIVE LOAD. LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER ALONG EDGES, AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. USE 10D COMMON NAILS, U.N.O. PROVIDE EXP-1 RATING.
- FLOOR SHEATHING: 3/4" NOMINAL APA RATED PANELS, PRP-108 PERFORMANCE STANDARD, NAILED AND GLUED. CONFORM TO IBC IDENTIFICATION INDEX 40/20 FOR SUPPORTS TO 20 INCHES ON CENTER. ADHESIVES ARE TO CONFORM TO APA SPECIFICATION AFG-01. PROVIDE T&G EDGES AT LONG PANEL EDGES. LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER AT END SUPPORTS AND 10 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. USE 10D COMMON NAILS. PROVIDE EXP-1 RATING.
- WOOD SHEARWALL SHEATHING: PLYWOOD OR OSB APA RATED PRP-108 PERFORMANCE STANDARD PER IBC STD 23-2 OR 23-3 TYPE C-C OR C-D. USE EXTERIOR ADHESIVES. USE 8d COMMON NAILS. PROVIDE EXP-1 RATING. ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER STUDS. HORIZONTAL JOINTS SHALL OCCUR OVER BLOCKING EQUAL IN SIZE TO THE STUDDING. REFER TO SHEAR WALL SCHEDULE FOR PANEL THICKNESS.
- NAILING SPECIFICATIONS: CONFORM TO IBC SECTION 2304.10 "CONNECTIONS AND FASTENERS." UNO ON PLANS, NAILING PER TABLE 2304.10.1, AND FOR ROOF/FLOOR DIAPHRAGMS AND SHEARWALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF SHEATHING. ALTERNATE NAILS MAY BE USED BUT ARE SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER. SUBSTITUTION OF STAPLES FOR THE NAILING OF RATED SHEATHING IS SUBJECT TO REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

SHOP DRAWINGS AND SUBMITTALS

- SUBMIT 2 SETS OF PRINTS AND 1 SET OF REPRODUCIBLES FOR REVIEW FOR:
A) REINFORCING STEEL C) GLU-LAMINATED BEAMS
B) MISCELLANEOUS STEEL D) PRE-MANUFACTURED WOOD TRUSSES
- SUBMIT 3 COPIES FOR REVIEW PRIOR TO FABRICATION FOR:
A) CONCRETE DESIGN MIX
B) CONCRETE INSERTS
C) EPOXY ADHESIVES

INSPECTIONS

- REFERENCE STANDARDS: IBC 110.
INSPECTIONS ARE TO BE PERFORMED BY THE BUILDING OFFICIAL. INSPECTIONS REQUIRED ARE AS FOLLOWS:
- SOIL: VERIFY SUBGRADE IS DRY DENSE AND DOES NOT HAVE STANDING WATER PRIOR TO POURING FOOTINGS.
- CONCRETE: INSPECTIONS REQUIRED ONLY FOR DESIGN MIXES SPECIFIED GREATER THAN 2500 PSI.
TAKE CONCRETE CYLINDERS AS REQUIRED. VERIFY SLUMP AND STRENGTH.
- REINFORCING: VERIFY ALL REINFORCING IS PLACED IN ACCORDANCE WITH APPROVED PLANS. CHECK FOR REQUIRED COVER, SIZE AND GRADE.
- WOOD: DIAPHRAGM NAILING, BLOCKING AND HOLD-DOWN CONNECTIONS.

ALTERNATES:

- ALTERNATE ASSEMBLIES AND MATERIALS WILL BE CONSIDERED FOR REVIEW. ENGINEER MAY REQUEST PAYMENT FOR REVIEW; CONTRACTOR WILL BEAR BURDEN FOR ADDITIONAL PAYMENT AT NO ADDITIONAL COST TO OWNER.

SETTLEMENT SHRINKAGE:

- DUE TO CROSS GRAIN WOOD SHRINKAGE, THIS BUILDING IS EXPECTED TO SETTLE APPROXIMATELY 3/8 INCH PER STORY. ALL PLUMBING AND MECHANICAL DUCTS SHALL BE DESIGNED WITH FLEXIBLE JOINTS OR OTHERS MEANS TO APPROPRIATELY ACCOMMODATE THIS NORMAL SETTLEMENT. ALL INTERIOR AND EXTERIOR SHEATHING AND FINISHES SHALL BE INSTALLED SUCH THAT NO DAMAGE WILL OCCUR. SHRINKAGE IS EXPECTED IN THE DEPTH OF THE FLOOR PLATES AND NOT IN THE LENGTH OF THE WALL STUDS.

JOBSITE SAFETY:

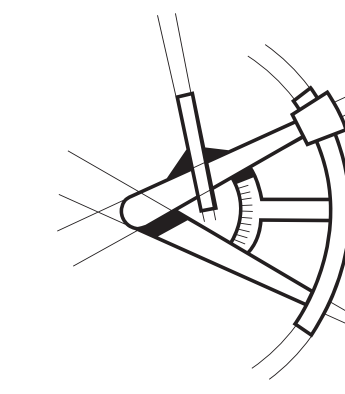
- THE ENGINEER AND/OR ARCHITECT HAVE NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER AND/OR ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR THEIR EMPLOYEES, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL, OR OCCUPANCY BY ANY PERSON.

ABBREVIATIONS

AB	ANCHOR BOLT	GLB	GLULAM BEAM
ABV	ABOVE	GR	GRADE
AFF	ABOVE FINISH FLOOR	GYP	GYPSUM WALL BOARD
ALT	ALTERNATE	HG	HOT-DIPPED GALVANIZED
ALUM	ALUMINUM	HDR	HEADER
APPROX	APPROXIMATE	HF	HEM FIR
AYC	ALASKAN YELLOW CEDAR	HGT	HEIGHT
BB	BOX BEAM	HT	HEIGHT
BF	BOTTOM FLUSH	IN	INCH
BLDG	BUILDING	JT	JOINT
BLKG	BLOCKING	MAX	MAXIMUM
BM	BEAM	MIN	MINIMUM
BOT	BOTTOM	MISC	MISCELLANEOUS
BP	BOTTOM PLATE	NB	NON-BEARING
BRG	BEARING	NO	NUMBER
BTWN	BETWEEN	OC	ON CENTER
BSMT	BASEMENT	PL	PLATE
B/W	BOTTOM OF WALL	PSF	POUNDS PER SQUARE FOOT
CANT	CANTILEVER	PSI	POUNDS PER SQUARE INCH
CJ	CONTROL JOINT	PT	PRESSURE TREATED
CLG.	CEILING	RAF	RAFTER
CLJ	CEILING JOIST	REF	REFERENCE
CLR	CLEAR	REINF	REINFORCEMENT
CMU	CONCRETE MASONRY UNIT	REQD	REQUIRED
COL	COLUMN	REQS	REQUIREMENTS
CONC	CONCRETE	SF	SQUARE FOOT
CONN	CONNECTION	SHTG	SHEATHING
CONST	CONSTRUCTION	SIM	SIMILAR
CONT	CONTINUOUS	SPF	SPRUCE PINE FIR
CTR	CENTER	STD	STANDARD
DET	DETAIL	SYP	SOUTHERN YELLOW PINE
DF	DOUGLAS FIR (SOUTH)	T/	TOP OF
DFL	DOUGLAS FIR LARCH	T/BM	TOP OF BEAM
DIM	DIMENSION	T/CONC	TOP OF CONCRETE
DJ	DOUBLE JOIST	T/PL	TOP OF PLATE
DIA	DIAMETER	T/SLAB	TOP OF SLAB
DN	DOWN	T/ST	TOP OF STEEL
DS	DOWN SPOUT	T/W	TOP OF WALL
EA	EACH	TF	TOP FLUSH
EF	EACH FACE	TJ	TRIPLE JOIST
EJ	EXPANSION JOINT	TP	TOP PLATE
ELEV	ELEVATION	TR	THREADED ROD
EN	EDGE NAILING (PANEL)	TYP	TYPICAL
EOR	ENGINEER OF RECORD	UNO	UNLESS NOTED OTHERWISE
EQ	EQUAL	UPA	UNDER POST ABOVE
ES	EACH SIDE	UWA	UNDER WALL ABOVE
EW	EACH WAY	VCB (V.C.B.)	VERTICAL CRUSH BLOCKING
FB	FLUSH BEAM	VERT	VERTICAL
FIN	FINISH	VIF	VERIFY IN FIELD
FL	FLOOR	W/	WITH
FLSHG	FLASHING	WC	WESTERN CEDAR
FND	FOUNDATION	WP	WATERPROOF
FP	FIREPLACE	WWF	WELDED WIRE FABRIC
FT	FOOT		
FTG	FOOTING		
GA	GAUGE		
GALV	GALVANIZED		



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS

DESCRIPTION	DATE	BY
1 - BDC	21/03/26 AP	

PROJECT NAME

FOREST AVE LOT 4

PROJECT NUMBER

S200420

DRAWN BY - AP

CHECKED BY - MT

SHEET DATE - 03/03/2021

SCALE

24X36 SHEET: 1/4"=1'-0"

DESCRIPTION





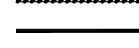







STRUCTURAL GENERAL NOTES

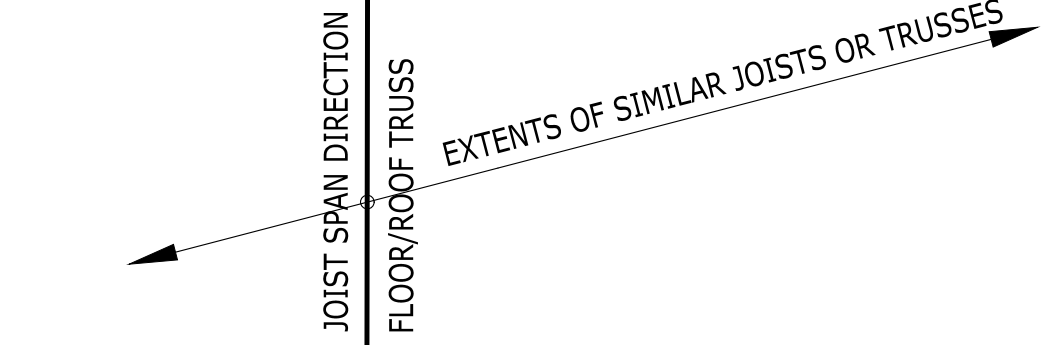
SHEET **S-1**

FLOOR FRAMING NOTES

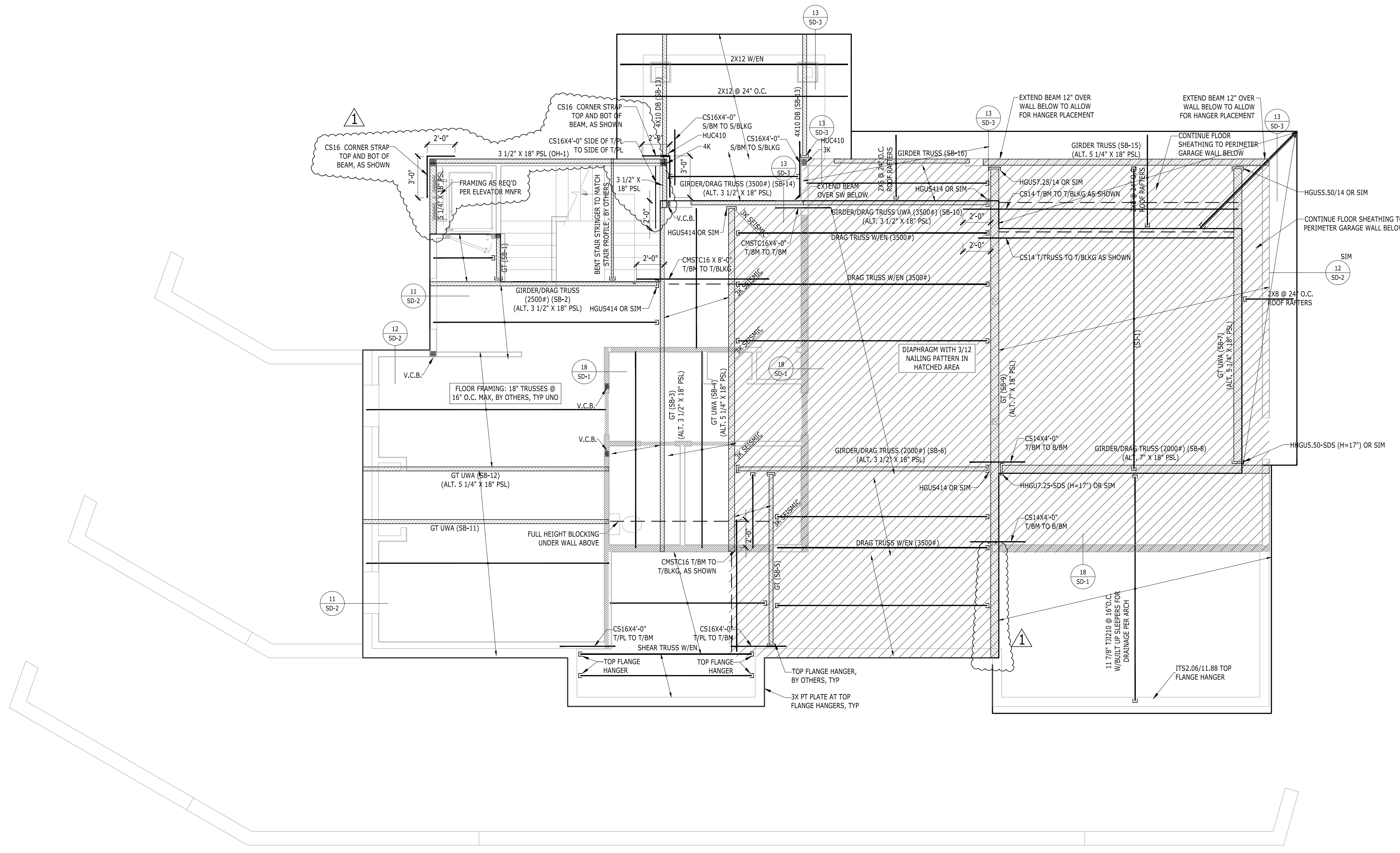
- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD. UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/B/EAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/B/EAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BEAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
- ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
 - 18/SD-1 TYP FRAMING AT INTERIOR BEARING WALL
 - 19/SD-1 TYP FRAMING AT INTERIOR FLUSH BEAM

FRAMING LEGEND

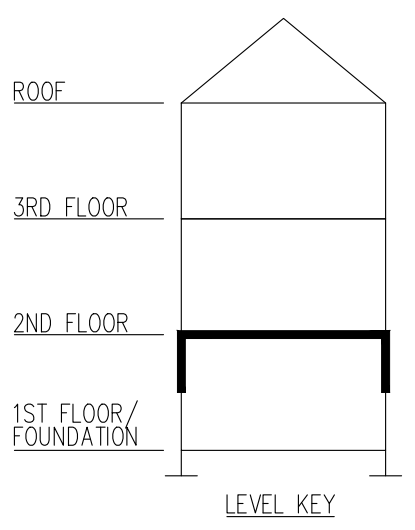
-  - BLOCKED FLOOR DIAPHRAGM
-  - STEEL BEAM (EXAMPLE)
-  - GIRDER TRUSS
-  - FLOOR BEAM
-  - INTERIOR BEARING WALL
-  - STRAP
-  - LOW ROOF
-  - BEAM/HEADER CALL OUT (EXAMPLE)
-  - REFERENCE TO BEAM OR TRUSS
-  - CALCULATION IN CALCULATION PACKAGE
-  - BEAM OR TRUSS MEMBER
-  - HANGER AS REQD



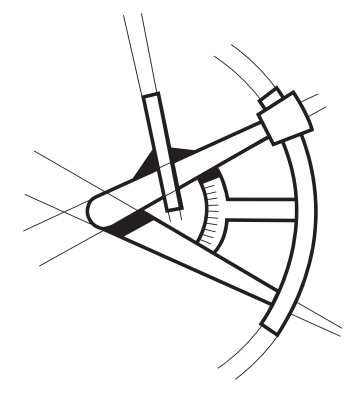
TYPICAL JOIST HANGER SCHEDULE			
TJ1210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	
TYPICAL BEAM HANGER SCHEDULE			
LVL / LSL / PSL			
1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12 HGUS7.25/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14 HGUS7.25/14



SECOND FLOOR FRAMING PLAN



LONGITUDE
ONE TWENTY
ENGINEERING & DESIGN



REVISIONS		
DESCRIPTION	DATE	BY
1 - BDC	21/03/26	AP

PROJECT NAME
FOREST AVE LOT 4

PROJECT NUMBER
S200420

DRAWN BY - AP

CHECKED BY - MT

SHEET DATE - 03/03/2021

SCALE
24X36 SHEET: 1/4" = 1'-0"

SECOND FLOOR FRAMING PLAN

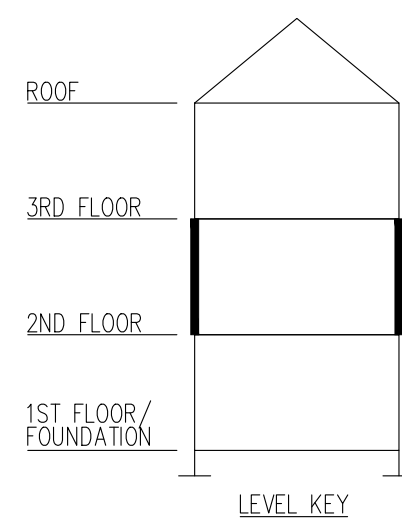
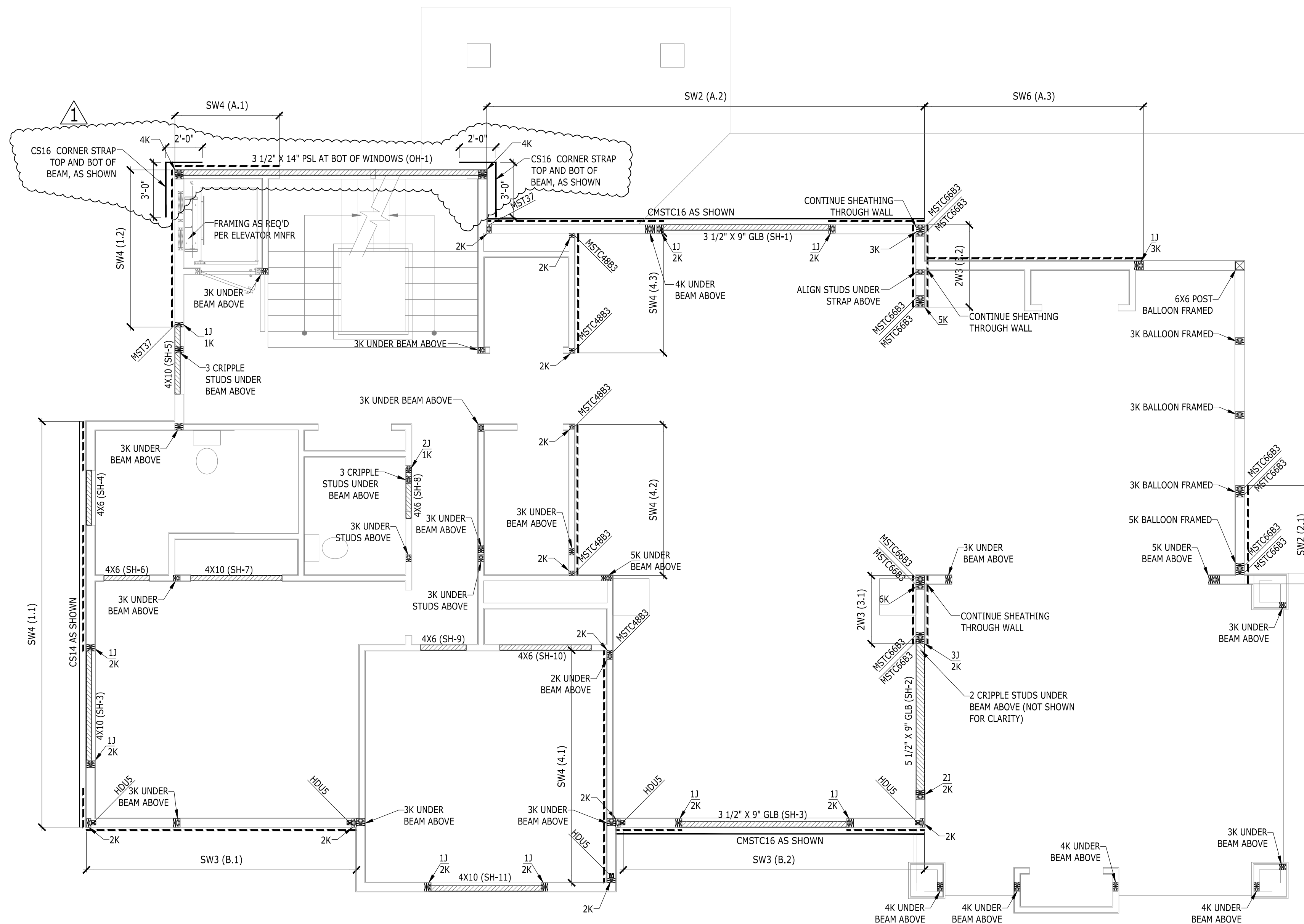
SHEET S-4

WALL FRAMING AND SHEAR WALL NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
- ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6" O.C.
- EXTERIOR WALL STUDS SHALL BE 2X6 @ 16" O.C. (≤10'), 2X6 @ 12" O.C. (>10') UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16" O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
- SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
- ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
- PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C. @ SW2 AND SW2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
- LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.1310 X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131 X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148 X 1.5").
- WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8" Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3" X 3" X 1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
 - 10/SD-1 TYP STHD HOLDOWN SECTION
 - 11/SD-1 TYP HOLDOWN INSTALLATION
 - 12/SD-1 TYP PONY WALL DETAIL
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-BEARING WALL FRAMING
 - 20/SD-1 TYP TOP PLATE SPLICE
 - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
 - 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
 - 3/SD-2 TYP HEADER FRAMING

FRAMING AND SHEATHING LEGEND

- HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
- INDICATES THE NUMBER OF KING AND JACK STUDS
- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)
- HORIZONTAL STRAP (EXAMPLE)
- HEADER
- SHEAR WALL CALLOUT
REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE
REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
- EXAMPLE
REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
BEAM OR TRUSS MEMBER

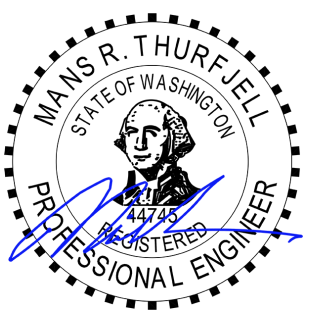


SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN

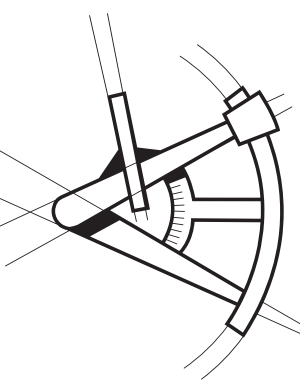
SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON OR GALV BOX NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8" Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .1480 X 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.



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1	BDC	21/03/26	AP

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DRAWN BY - AP

CHECKED BY - MT

SHEET DATE - 03/03/2021

SCALE

24X36 SHEET: 1/4" = 1'-0"

SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN

DESCRIPTION

S-5

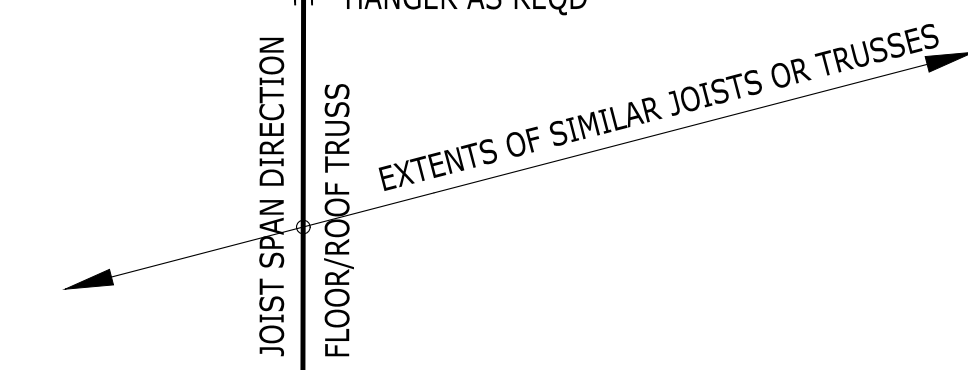
SHEET

FLOOR FRAMING NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD. UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/B/EAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/B/EAM EQUAL T/JOISTS AND B/B/EAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/B/EAM EQUAL B/JOISTS AND T/B/EAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
- ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
 - 18/SD-1 TYP FRAMING AT INTERIOR BEARING WALL
 - 19/SD-1 TYP FRAMING AT INTERIOR FLUSH BEAM

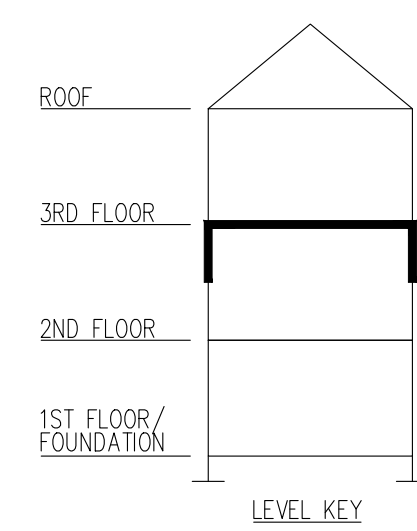
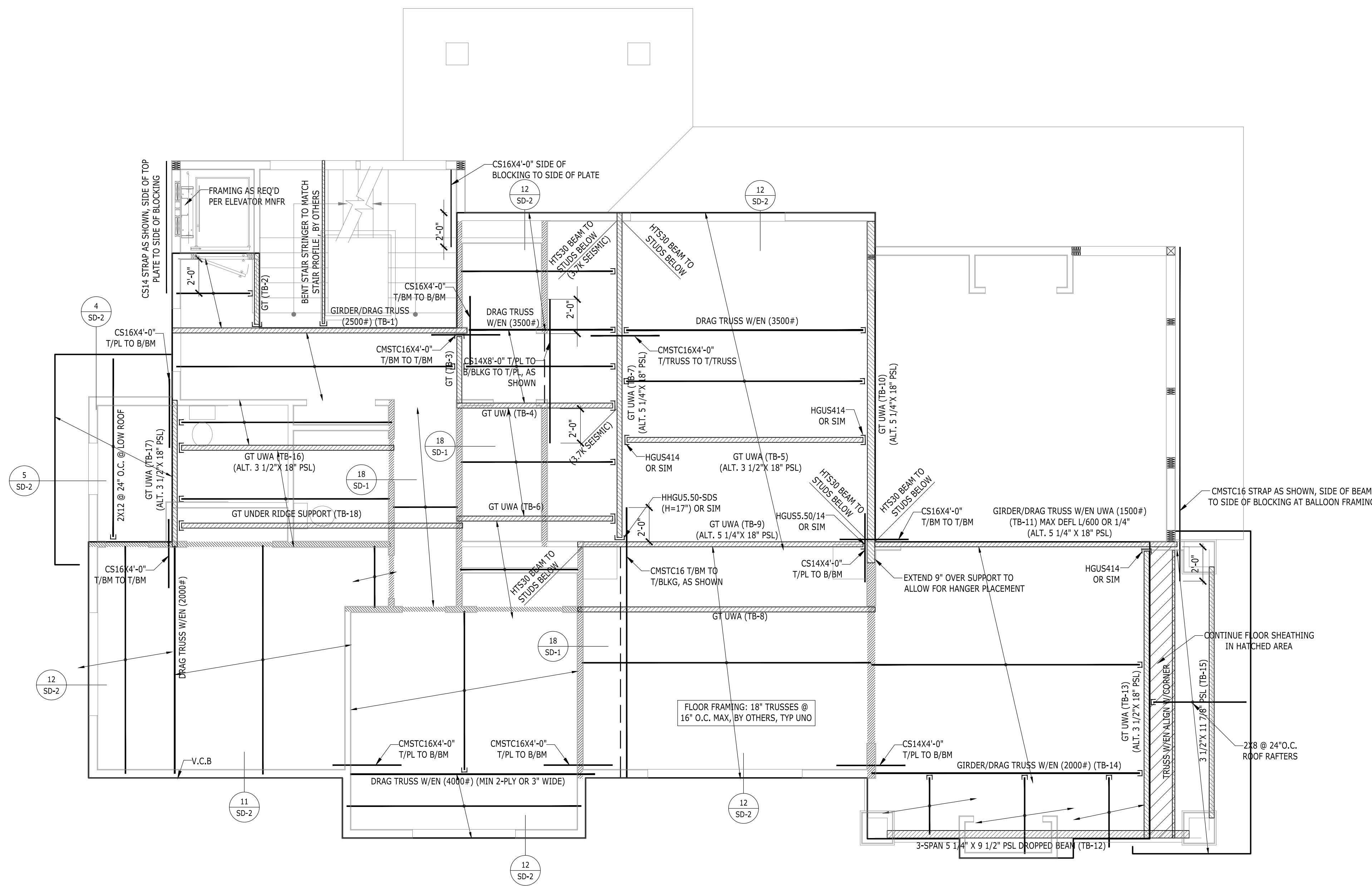
FRAMING LEGEND

- BLOCKED FLOOR DIAPHRAGM
- STEEL BEAM (EXAMPLE)
- GIRDER TRUSS
- FLOOR BEAM
- INTERIOR BEARING WALL
- STRAP
- LOW ROOF
- BEAM/HEADER CALL OUT (EXAMPLE)
- REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
- HANGER AS REQD



TYPICAL JOIST HANGER SCHEDULE			
TJ1210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	

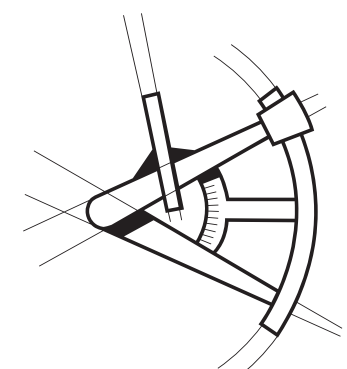
TYPICAL BEAM HANGER SCHEDULE			
LVL / LSL / PSL			
1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14



THIRD FLOOR FRAMING PLAN



LONGITUDE
ONE TWENTY
ENGINEERING & DESIGN



REVISIONS		
DESCRIPTION	DATE	BY
1 - BDC	21/03/26	AP

PROJECT NAME
FOREST AVE LOT 4

PROJECT NUMBER
S200420

DRAWN BY - AP

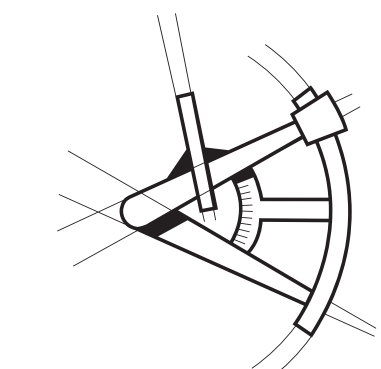
CHECKED BY - MT

SHEET DATE - 03/03/2021

SCALE
24X36 SHEET: 1/4" = 1'-0"

THIRD FLOOR FRAMING PLAN

SHEET S-6



REVISIONS			
Δ	DESCRIPTION	DATE	BY
1	- BDC	21/03/26	AP

PROJECT NAME
FOREST AVE LOT 4

PROJECT NUMBER
S200420

DRAWN BY - AP

CHECKED BY - MT

SHEET DATE - 03/03/2021

SCALE
24X36 SHEET: 1/4" = 1'-0"

THIRD FLOOR WALL FRAMING AND SHEAR WALL PLAN

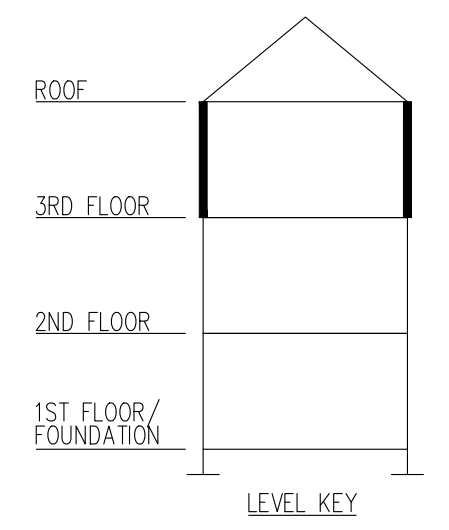
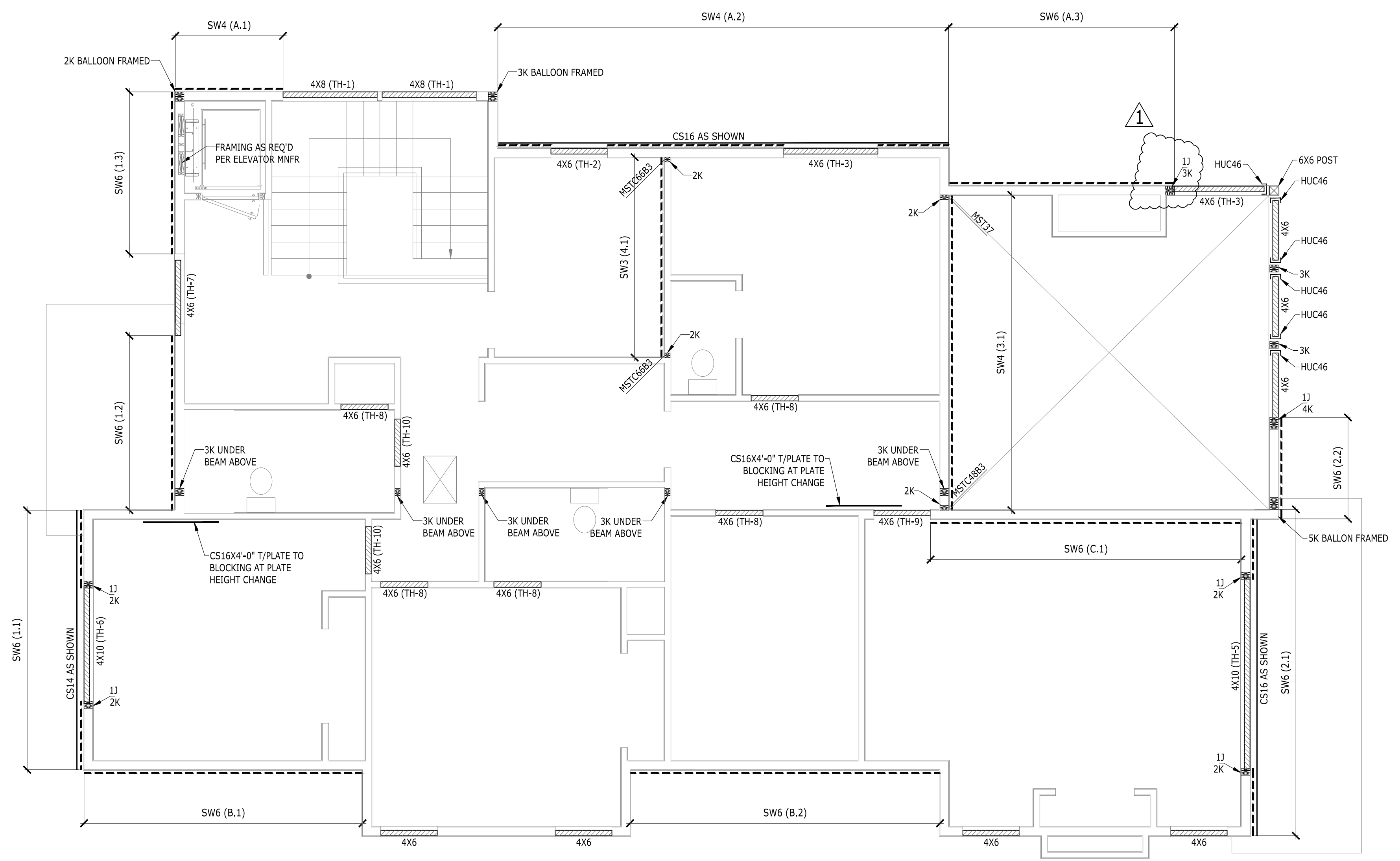
SHEET **S-7**

WALL FRAMING AND SHEAR WALL NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
- ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6" O.C.
- EXTERIOR WALL STUDS SHALL BE 2X6 @ 16" O.C. (≤10'), 2X6 @ 12" O.C. (>10') UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16" O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
- SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
- ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
- PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C. (4" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
- LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.1310 X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131 X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148 X 1.5").
- WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8" Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3" X 3" X 1/4" HDG PLATE WASHER WITH AN EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
 - 10/SD-1 TYP STHD HOLDOWN SECTION
 - 11/SD-1 TYP HOLDOWN INSTALLATION
 - 12/SD-1 TYP PONY WALL DETAIL
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-BEARING WALL FRAMING
 - 20/SD-1 TYP TOP PLATE SPLICE
 - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
 - 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
 - 3/SD-2 TYP HEADER FRAMING

FRAMING AND SHEATHING LEGEND

- HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
- #K / #J - INDICATES THE NUMBER OF KING AND JACK STUDS
- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)
- CS16 - HORIZONTAL STRAP (EXAMPLE)
- HEADER
- SW6 (A.1) - SHEAR WALL CALLOUT
- REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE
- REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
- EXAMPLE
- REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
- BEAM OR TRUSS MEMBER



THIRD FLOOR WALL FRAMING AND SHEAR WALL PLAN

SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON OR GALV BOX NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8" Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .1480 x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.

