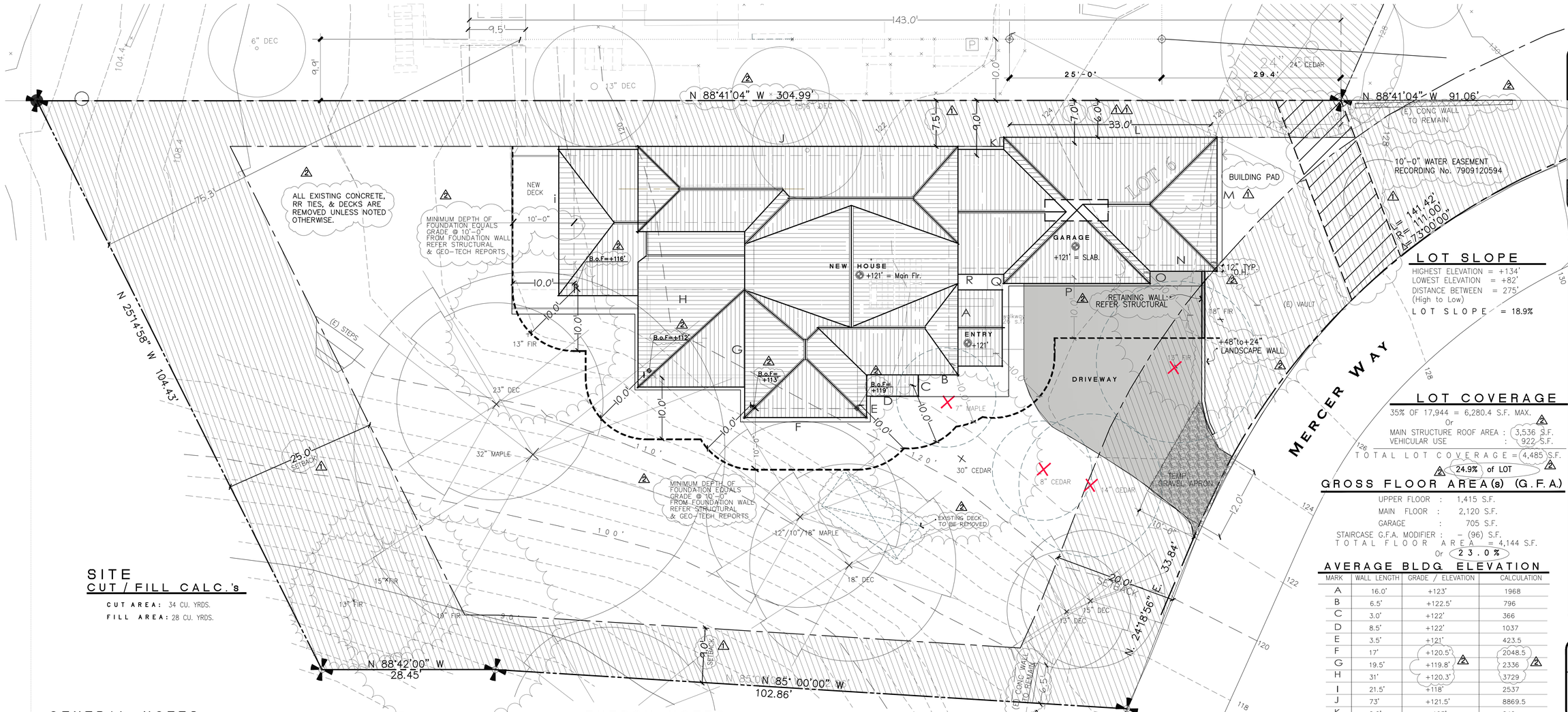

SITE CUT / FILL CALC.'s

CUT AREA: 34 CU. YRDS.

FILL AREA: 28 CU. YRDS.

LOT SLOPE

HIGHEST ELEVATION = +134'
LOWEST ELEVATION = +82'
DISTANCE BETWEEN (High to Low) = 275'

LOT SLOPE = 18.9%

LOT COVERAGE

35% OF 17,944 = 6,280.4 S.F. MAX.
Or
MAIN STRUCTURE ROOF AREA : 3,536 S.F.
VEHICULAR USE : 922 S.F.
TOTAL LOT COVERAGE = 4,485 S.F.
24.9% of LOT

GROSS FLOOR AREA(s) (G.F.A.)

UPPER FLOOR : 1,415 S.F.
MAIN FLOOR : 2,120 S.F.
GARAGE : 705 S.F.
STAIRCASE G.F.A. MODIFIER : – (96) S.F.
TOTAL FLOOR AREA = 4,144 S.F.
Or 23.0%

AVERAGE BLDG. ELEVATION

MARK	WALL LENGTH	GRADE / ELEVATION	CALCULATION
A	16.0'	+123'	1968
B	6.5'	+122.5'	796
C	3.0'	+122'	366
D	8.5'	+122'	1037
E	3.5'	+121'	423.5
F	17'	+120.5'	2048.5
G	19.5'	+119.8'	2336
H	31'	+120.3'	3729
I	21.5'	+118'	2537
J	73'	+121.5'	8869.5
K	2.0'	+123'	246
L	33.0'	+125'	4125
M	20.0'	+126.2'	2524
N	10.5'	+125.8'	1321
O	2.0'	+125'	250
P	22.5'	+124'	2790
Q	1.5'	+123'	184.5
R	10.0'	+123'	1230
TOTAL	301	301 / 36781 = 122.196'	36,781

122.14 + 30 = ABE+30' = MAX. HT. = + 152'-2 1/3"

SITE NOTES

A. PLACE COMPOST SOCKS, COMPOST BERMS, FILTER FABRIC FENCING, STRAW BAILS, STRAW WATTLES, OR OTHER APPROVED PERIMETER CONTROLL BMP'S TO ELIMINATE CONSTRUCTION STORMWATER RUN-OFF.

B. ELLIMINATE UNCONTROLLED CONVEYANCE OF MUD & DIRT INTO THE RIGHT-OF-WAY (R.O.W)

C. COVER BARE SOILS WITH COMPOST BLANKETS, STRAW, MULCH, MATTING, OR OTHER APPROVED EQUAL TO CONTROL CONSTRUCTION STORMWATER RUN-OFF.

D. COVER STOCKPILES OF BARE SLOPES WITH COMPOST BLANKETS, TARPS, MATTING OR OTHER APPROVED EQUAL TO CONTROL CONSTRUCTION STORMWATER RUN-OFF.

E. MERCER ISLAND – MICC 19.02.030(F)(3)(d)
ALL JAPANESE KNOTWEED, (POLYGONUM CUSPIDATUM), & REGULATED CLASS 'A', REGULATED CLASS 'B', REGULATED CLASS 'C' WEEDS, IDENTIFIED ON KING COUNTY NOXIOUS WEED LIST SHALL BE REMOVED FROM PROPERTY.

2 REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL SHALL RESULT IN INCREASED SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION

F. ROCK SUPPLIED FOR SITE DRAINAGE SWALES SHALL BE LOCALLY SOURCED

2 G. NEW LANDSCAPING ASSOCIATED WITH SINGLE-FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS ON THE KING COUNTY 'NOXIOUS WEEDS' LIST.

SITE PLAN

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

SITE KEY

- SETBACK LINE
- PROPERTY LINE
- CONTINUOUS FILTER FENCE
- SETBACK LINE
- EXISTING SITE CONTOUR LINE
- NEW CONTOUR LINE
- REVISED CONTOUR LINE
- EXISTING TREE TO BE REMOVED
- ELEVATION MARK
- TEMPORARY QUARRY ROCK APRON
- NEW DRIVEWAY SURFACE
- SETBACK AREA
- EXISTING DRIVEWAY AREA REMOVED
- PROPERTY CORNER MARK

GENERAL NOTES

1. **CODE COMPLIANCE**
ALL WORK SHALL COMPLY WITH THE 2015 IBC, 2015 IRC, 2015 IMC, 2015 IFGC, 2015 NATIONAL FUEL GAS CODE, NFPA 54, 2015 LIQUEFIED PETROLEUM GAS CODE, NFPA 58, 2015 IFC, 2015 UPC, 2015 WSEC, WAC 51-11, 2015 VIAQ, WAC 51-13, 2015 NEC, AND WITH ALL LOCAL CODES AND ORDINANCES.
2. **DIMENSIONS**
A. 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.
B. 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.
C. 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.
3. **DOCUMENT REVIEW/VERIFICATION:** CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK.
4. **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.
5. **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.
6. **GRADES:** VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).
7. **FLOOR LINES:** "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.
8. **REPETITIVE FEATURES:** OFTEN DRAWN ONLY ONCE AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
9. **DOORS:** DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.
10. **WOOD ON CONCRETE:** WOOD MEMBERS IN CONTACT WITH CONCRETE AND/OR EXPOSED TO WEATHER, PROVIDE PRESSURE TREATED SILL PLATES.
11. **FRAMING:** INTERIOR FURRING & PARTITION WALLS TO BE 2x4 @ 16" O.C.
12. **VENTILATION:** VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 24 GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED.
13. **FLUES:** FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.
14. **BASEMENT:** NO LPG PROPANE GAS APPLIANCES ARE ALLOWED IN THE BASEMENT.
15. **OTHER DOCUMENTATION:** REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES AND SYMBOLS.
16. **PROTECTION:** PROTECT ALL EXISTING FINISHES & SURFACES. ANY DAMAGE TO BE REPAIRED @ NO ADDITIONAL EXPENSE TO OWNER.
17. **PERMITS:** SEPARATE ELECTRICAL, MECHANICAL AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT.
18. **ROOFING:** SHEET METAL ROOFING PER IRC TABLE 905.10.3(1) & LOCAL ROOFING STANDARDS.
19. **FIREPLACE:** PREFABRICATED GAS FIREPLACE SHALL BE PROVIDED WITH THE FOLLOWING:
A. PREFABRICATED FIREPLACE TO BEAR STAMP OF APPROVED TESTING LAB.
B. TIGHT FITTING GLASS OR METAL DOORS
C. OUTSIDE SOURCE OF COMBUSTION AIR DUCTED INTO THE FIREBOX, PER PREFAB. GAS FIREPLACE REQUIREMENTS. (6 SQ. INCHES MIN. W/OPERAVLE OUTSIDE AIR DUCT DAMPER.)
D. TIGHT FITTING FLUE DAMPERS, OPERATED BY A READILY ACCESSIBLE MANUAL
20. **GAS WATER HEATER:** GAS WATER HEATER SHALL BE STRAPPED TO PREVENT DISPLACEMENT IN AN EARTHQUAKE PER UMC 304.4.
21. **EXHAUST DUCTS:** PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS.
22. **FURNACE ROOM:** PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE RM. PER UMC 703.
23. **APPLIANCES:** CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.
24. **WATER FLOW:** SHOWER SHALL BE EQUIPMED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.
25. **SMOKE DETECTORS:** S.D. THROUGHOUT NEW CONSTRUCTION PER 2006 IRC R313. TO BE MONITORED PER FIRE DEPT. REQUIREMENTS

HARDSCAPE CALCULATION

DECK:	218	SQ. FT.
ENTRY/WALKS:	28	SQ. FT.
EXISTING CONC. WALL TO REMAIN	20	SQ. FT.
TOTAL HARDSCAPE :	266	S.F.
Or	1.48	%

ENERGY CODE

–HEATING SYSTEM IS A NATURAL GAS FURNACE FORCED AIR SYSTEM.
–CONSTRUCTION SHALL ADHERE TO :

GLAZING RATIO
CLIMATE ZONE : 4C – MARINE
–PERSCRIPTIVE PATH
MARINE IV
WINDOWS – 0.28 U-FACTOR
DOORS – 0.20 U-FACTOR

ENERGY NOTES

CODE(S): 2015 INTERNATIONAL BUILDING CODE – – – – (IBC)
2015 INTERNATIONAL RESIDENTIAL CODE – – – (IRC)
2015 WASHINGTON ENERGY CODE – – – – – (WEC)

CLIMATIC ZONE: 4C – MARINE
SPACE HEAT TYPE: NATURAL GAS, FORCED AIR
INSULATION VALUES: PRESCRIPTIVE METHOD (ALL NEW AREA)
WALLS: – – – – – – – – – – – – – – – R-21
FLAT ATTICS/CEILINGS: – – – – – – – – – R-49/R-38
FLOORS – – – – – – – – – – – – – – – R-38
(OVER UNHEATED SPACES)
VAULTED CEILINGS: – – – – – – – – – – – R-38
SLAB-ON-GRADE: – – – – – – – – – – – – R-10

THERMAL STANDARDS FOR OPENINGS UNLIMITED OPTION

AIR INFILTRATION: MANUFACTURED DOORS/WINDOWS:
CONFORM TO SECTION 502.1.5 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:
VAPOR RETARDER BONDED TO BATT INSULATION; INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH; OR, VAPOR RETARDER OF ONE PERM PERM CUP RATING (4 MIL POLYETHYLENE)

ATTICS/CEILINGS:
VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE). INSTALL CONTINUOUSLY
CRAWL SPACE:
CONTINUOS 6 MIL. POLYETHELENE

VENTILATION:
ATTICS WITH BATTS:
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. TAPER OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION

HEATING & COOLING:
FORCED AIR NATURAL GAS HEATING SYSTEM.

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 TABLE 406.2 OF THE 2015 WASHINGTON STATE ENERGY CODE.
a. 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 2015 WSEC.

LIGHTING:
RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED.
PIPE INSULATION:
NON RECIRCULATING HOT AND COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED TO R-3 MIN.
WHOLE HOUSE VENTILATION:
VENTILATION TO BE SUPPLIED BY FORCED AIR FURNACE
a. FAN SIZE TO BE DESIGNED BY MECHANICAL CONTRACTOR, TO MEET CURRENT WSEC.
R403.1.1 PROGRAMMABLE THERMOSTAT. WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THE THERMOSTAT SHALL ALLOW FOR, AT A MINIMUM, A 5–2 PROGRAMMABLE SCHEDULE (WEEKDAYS/WEEKENDS) AND BE CAPABLE OF PROVIDING AT LEAST TWO PROGRAMMABLE SETBACK PERIODS PER DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F (13°C) OR UP TO 85°F (29°C). THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED BY THE MANUFACTURER WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70°F (21°C) AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78°F (26°C). THE THERMOSTAT AND/OR CONTROL SYSTEM SHALL HAVE AN ADJUSTABLE DEADBAND OF NOT LESS THAN 10°F.
EXCEPTIONS:
1. SYSTEMS CONTROLLED BY AN OCCUPANT SENSOR THAT IS CAPABLE OF SHUTTING THE SYSTEM OFF WHEN NO OCCUPANT IS SENSED FOR A PERIOD OF UP TO 30 MINUTES.
2. SYSTEMS CONTROLLED SOLELY BY A MANUALLY OPERATED TIMER CAPABLE OF OPERATING THE SYSTEM FOR NO MORE THAN TWO HOURS.

ENERGY CREDITS

EFFICIENT BUILDING ENVELOPE (.5 Credit)
CREDIT OPTION (1e) – VERTICAL FENESTRATION U = 0.28
– FLOOR . . . . . = R38
– PROVIDE R-10 INSULATION BELOW ENTIRE SLAB AREA

AIR LEAKAGE CONTROL & EFFICIENT VENTILATION (.5 Credit)
CREDIT OPTION (2a) – COMPLIANCE BASE ON R402.4.1.2: REDUCE THE TEST & WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE EFFICIENCY FAN (MAX 0.35 Watts/CFM) NOT INTERLOCKED WITH THE SURFACE FAN. VENTILATION SYSTEMS USING A FURNACE INCLUDING A ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE IN VENTILATION MODE ONLY.

HIGH EFFICIENT HVAC EQUIPMENT (1.0 Credit)
CREDIT OPTION (3a) – GAS, FURNCE WITH A MINIMUM "AFUE" OF 94%, HEATING OPTION, 3a, 3b, 3c, OR 3d. WHEN A HOUSING UNIT HAS TWO PIECES OF EQUIPMENT, (IE, TWO FURNACES) BOTH MUST MEET THE STANDARD TO RECEIVE CREDIT. FURNACE(S) TO BE 'DIRECT–VENTED' PER IRC SECT. G2406.2

HIGH EFFICIENT WATER HEATING (1.5 Credits)
CREDIT OPTION (5c) – WATER HEATING SYSTEM SHALL BE GAS HEATED
– WATER HEATER(S) SHALL BE MINIMUM 91% EFFICIENCY.

SITE INFORMATION

ZONE : R-15
PARCEL No. 894422-0060
LOT AREA: 17,944 S.F.
Legal Description: * LOT 6, VILLA MARBELLA
(*See Survey for FULL-LECAL)

CONTACT INFORMATION

RICHARD A. FISHER
(206) 484-9963

SITE NOTE:

2 NO EXCAVATED SOIL OR REMOVED VEGETATION TO REMAIN ON THE SLOPE

RFA ARCHITECTS
RICHARD A FISHER ARCHITECTS
1932 1ST AVE. SUITE 601
SEATTLE, WASHINGTON 98101
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WEB: RICHARDAFISHER.COM
WOLF CREEK RANCH
WINTHROP, WASHINGTON 98862
TEL.: (509) 996-2689

PROJECT NAME: MARBELLA RESIDENCE

PROJECT ADDRESS: 7311 W. Mercer Way =Mercer Is., WA 98040

SET TITLE: PERMIT SET

SHEET TITLE: SITE PLAN

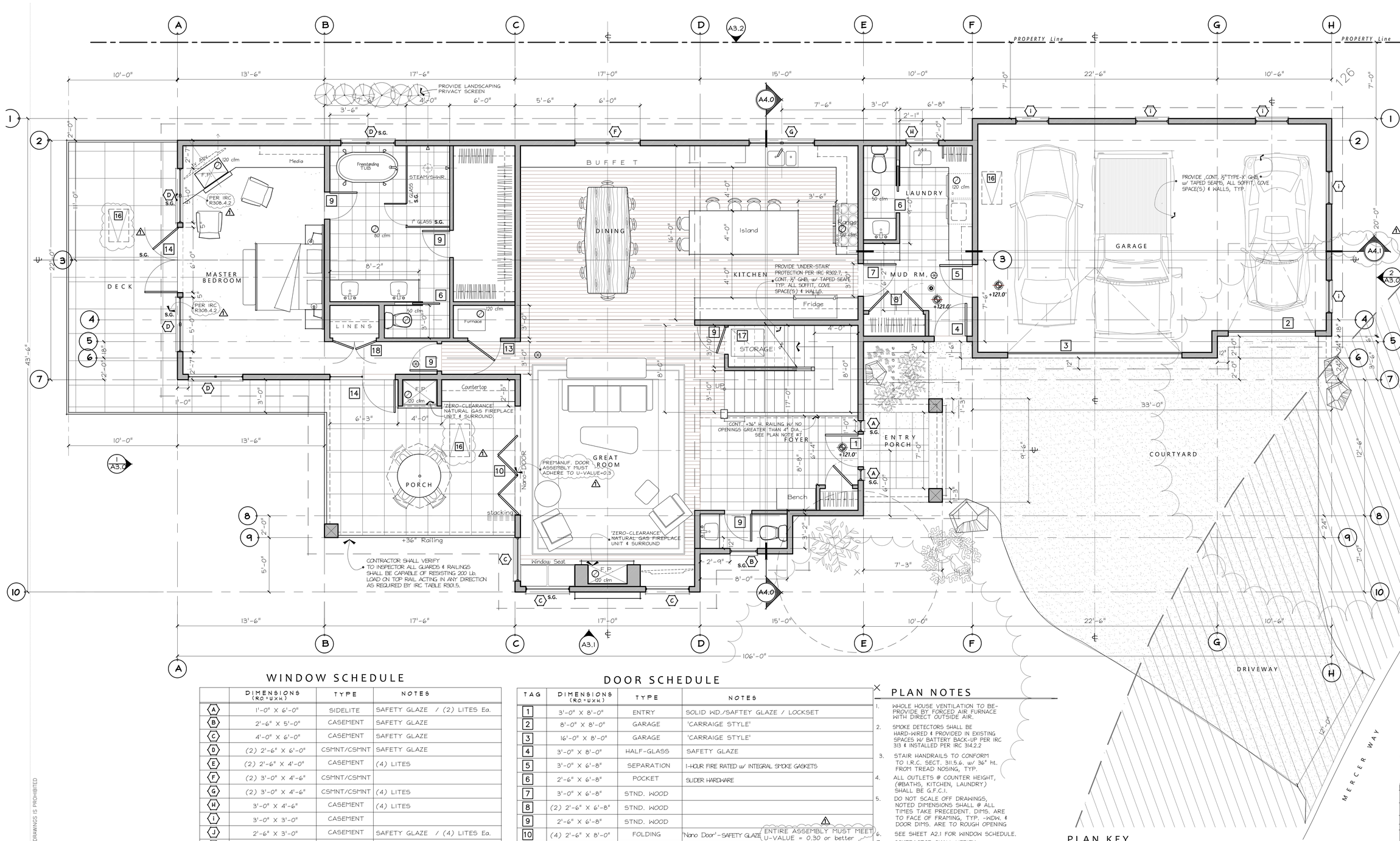
STAMP: 4884 RICHARD A. FISHER STATE OF WASHINGTON

PROJECT #: 20010
DATE: SEPT. 23, 2020
DRAWN BY: N. F. W.

REVISIONS:

Tag	Description
1	M.I. BLDG. DEPT. REVIEW 9/20
2	M.I. BLDG. DEPT. REVIEW 12/20

SHEET No.: A1.0



WINDOW SCHEDULE

	DIMENSIONS (RO=WxH)	TYPE	NOTES
A	1'-0" X 6'-0"	SIDELITE	SAFETY GLAZE / (2) LITES Ea.
B	2'-6" X 5'-0"	CASEMENT	SAFETY GLAZE
C	4'-0" X 6'-0"	CASEMENT	SAFETY GLAZE
D	(2) 2'-6" X 6'-0"	CSMNT/CSMNT	SAFETY GLAZE
E	(2) 2'-6" X 4'-0"	CASEMENT	(4) LITES
F	(2) 3'-0" X 4'-6"	CSMNT/CSMNT	
G	(2) 3'-0" X 4'-6"	CSMNT/CSMNT	(4) LITES
H	3'-0" X 4'-6"	CASEMENT	(4) LITES
I	3'-0" X 3'-0"	CASEMENT	
J	2'-6" X 3'-0"	CASEMENT	SAFETY GLAZE / (4) LITES Ea.
K	2'-6" X 4'-0"	CASEMENT	SAFETY GLAZE / (4) LITES Ea.
L	3'-0" X 4'-6"	CASEMENT	(2) LITES
M	(2) 2'-6" X 4'-6"	CSMNT/CSMNT	
N	(2) 2'-6" X 3'-6"	CSMNT/CSMNT	
O	(2) 2'-0" X 3'-6"	CSMNT/CSMNT	SAFETY GLAZE / (4) LITES Ea.
P	3'-0" X 6'-0"	PICTURE	SAFETY GLAZE / (8) LITES Ea.
Q	2'-6" X 4'-6"	CASEMENT	

NOTES:
1. 'S.G.' = SAFTEY GLAZING.
2. DOOR 'U-FACTOR' = 0.20
3. WINDOW 'U-FACTOR' = 0.28

DOOR SCHEDULE

TAG	DIMENSIONS (RO=WxH)	TYPE	NOTES
1	3'-0" X 8'-0"	ENTRY	SOLID WD./SAFTEY GLAZE / LOCKSET
2	8'-0" X 8'-0"	GARAGE	'CARRAIGE STYLE'
3	16'-0" X 8'-0"	GARAGE	'CARRAIGE STYLE'
4	3'-0" X 8'-0"	HALF-GLASS	SAFETY GLAZE
5	3'-0" X 6'-8"	SEPARATION	1-HOUR FIRE RATED w/ INTEGRAL SMOKE GASKETS
6	2'-6" X 6'-8"	POCKET	SLIDER HARDWARE
7	3'-0" X 6'-8"	STND. WOOD	
8	(2) 2'-6" X 6'-8"	STND. WOOD	
9	2'-6" X 6'-8"	STND. WOOD	
10	(4) 2'-6" X 8'-0"	FOLDING	'Nana Door'-SAFETY GLAZE ENTIRE ASSEMBLY MUST MEET U-VALUE = 0.30 or better.
11	(3) 3'-0" X 6'-8"	HALF-GLASS	SAFETY GLAZE
12	3'-0" X 6'-8"	HALF-GLASS	SAFETY GLAZE
13	3'-0" X 6'-8"	SOLID WOOD	LOUVERED MECH. DOOR - SEE PLAN NOTE #8
14	(2) 3'-0" X 8'-0"	GLASS	EXT. FRENCH HUNG /SAFETY GLAZE / LOCK
15	(2) 2'-0" X 6'-8"	STND. WOOD	
16	22.5" X 4'-0"	ATTIC ACCESS	DROP DOWN LADDER PER IRC R807.1
17	2'-6" X 3'-0"	CRAWLSPACE ACCESS	HINGED - INSULATED PANEL

1. 'S.G.' = SAFTEY GLAZING.
2. DOOR 'U-FACTOR' = 0.20
3. WINDOW 'U-FACTOR' = 0.28
4. OWNER OPTION-1 : All interior doors on the main floor may be 8'-0" tall.

PLAN NOTES

1. WHOLE HOUSE VENTILATION TO BE- PROVIDE BY FORCED AIR FURNACE WITH DIRECT OUTSIDE AIR.
2. SMOKE DETECTORS SHALL BE HARD-WIRED & PROVIDED IN EXISTING SPACES W/ BATTERY BACK-UP PER IRC 313 & INSTALLED PER IRC 314.2.2
3. STAIR HANDRAILS TO CONFORM TO I.R.C. SECT. 311.5.6. w/ 36" ht. FROM TREAD NOSING, TYP.
4. ALL OUTLETS @ COUNTER HEIGHT, (@BATHS, KITCHEN, LAUNDRY) SHALL BE G.F.C.I.
5. DO NOT SCALE OFF DRAWINGS, NOTED DIMENSIONS SHALL @ ALL TIMES TAKE PRECEDENT. DIMS. ARE TO FACE OF FRAMING, TYP. -NOM. & DOOR DIMS. ARE TO ROUGH OPENING
6. SEE SHEET A2.1 FOR WINDOW SCHEDULE.
7. CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS & RAILINGS SHALL BE CAPABLE OF RESISTING 200 Lb. LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQUIRED BY IRC TABLE R301.5.
8. MECHANICAL RM. DOOR: PER IMC SECTION 303.3, ALL COMBUSTIBLE AIR MUST BE TAKEN FROM OUTDOORS IN ACCORDANCE WITH IMC CHAPTER 7. MECHANICAL RM. DOORS SHALL BE SOLID CORE WITH EXTERIOR WEATHER STIPPING & APPROVED SELF-CLOSING DEVICE.
9. SEE STRUCTURAL FOUNDATION PLAN FOR CRAWLSPACE VENTING

PLAN KEY

- 6" EXTERIOR WALL
- 4" PARTITION WALL
- SMOKE DETECTOR
- XX cfm MECHANICAL VENT FAN (CUBIC FEET PER MINUTE)
- ELEVATION MARKER
- S.G. SAFTEY-GLAZING
- CARBON MONOXIDE DETECTOR (APPROVED PER IRC315.1)
- CENTERLINE
- SETBACK LINE
- DRIVEWAY SURFACE

North

MAIN FLOOR PLAN

MAIN FLOOR AREA: 2,120 S.F.
GARAGE AREA: 705 S.F.

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

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PROJECT NAME: MARBELLA RESIDENCE
PROJECT ADDRESS: 7311 W. Mercer Way =Mercer Is., WA 98040

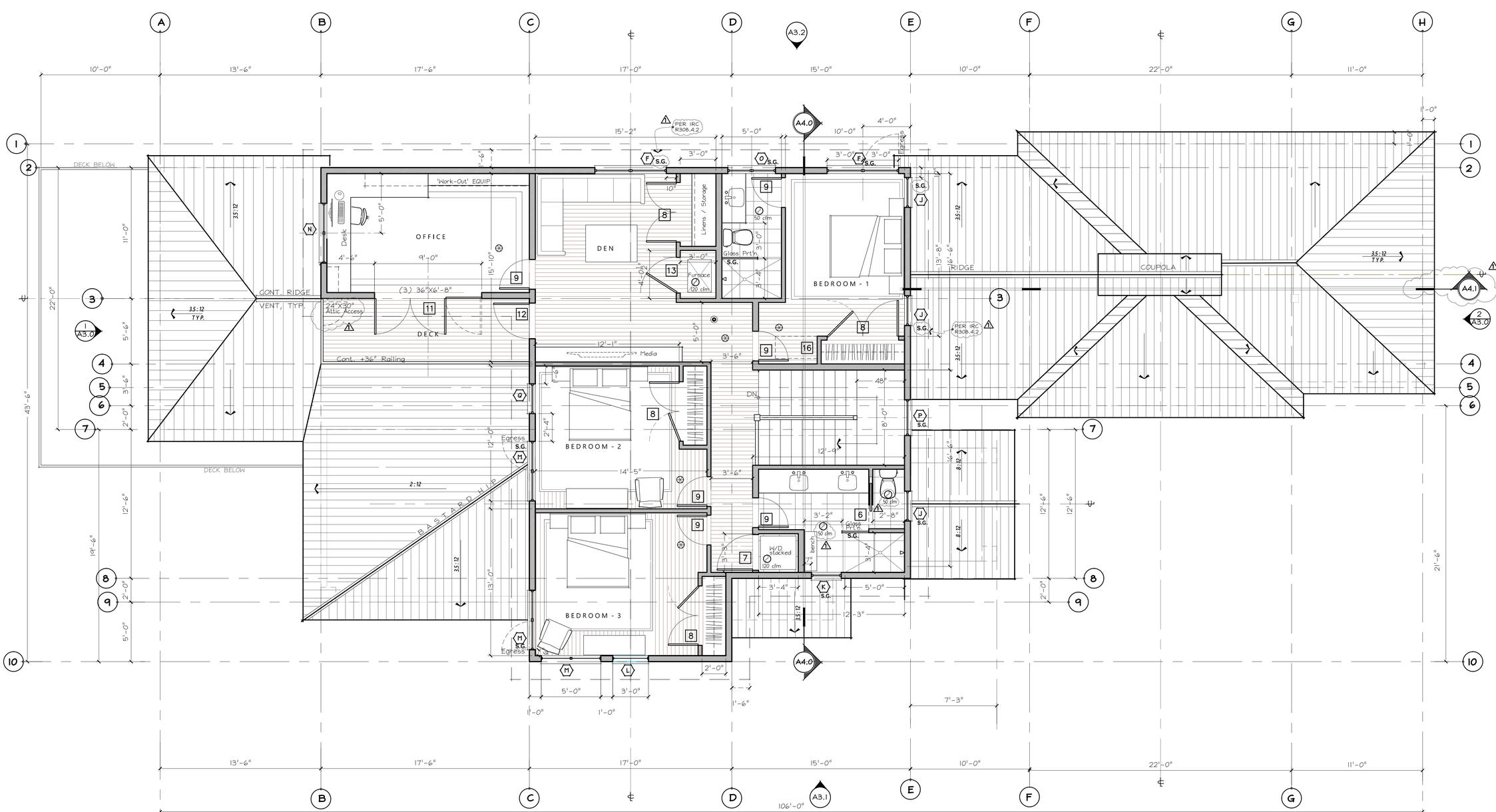
SET TITLE: PERMIT SET
SHEET TITLE: MAIN FLOOR

STAMP: 4884 RICHARD A. FISHER STATE OF WASHINGTON

PROJECT #: 20010
DATE: SEPT. 23, 2020
DRAWN BY: N. F. W.
REVISIONS:

Tag	Description
1	M.I. BLDG. DEPT. REVIEW 12/20

SHEET No.: A2.0



PLAN NOTES

1. WHOLE HOUSE VENTILATION TO BE-PROVIDE BY FORCED AIR FURNACE WITH DIRECT OUTSIDE AIR.
2. SMOKE DETECTORS SHALL BE HARD-WIRED & PROVIDED IN EXISTING SPACES W/ BATTERY BACK-UP PER IRC 313 & INSTALLED PER IRC 314.2.2
3. STAIR HANDRAILS TO CONFORM TO I.R.C. SECT. 311.5.6. w/ 36" ht. FROM TREAD NOSING, TYP.
4. ALL OUTLETS @ COUNTER HEIGHT, (@BATHS, KITCHEN, LAUNDRY) SHALL BE G.F.C.I.
5. DO NOT SCALE OFF DRAWINGS, NOTED DIMENSIONS SHALL @ ALL TIMES TAKE PRECEDENT. DIMS. ARE TO FACE OF FRAMING, TYP. -WDW. & DOOR DIMS. ARE TO ROUGH OPENING
6. SEE SHEET A2.1 FOR WINDOW SCHEDULE.
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8. MECHANICAL RM. DOOR: PER IMC SECTION 303.3, ALL COMBUSTIBLE AIR MUST BE TAKEN FROM OUTDOORS IN ACCORDANCE WITH IMC CHAPTER 7. MECHANICAL RM. DOORS SHALL BE SOLID CORE WITH EXTERIOR WEATHER STIPPING & APPROVED SELF-CLOSING DEVICE.
9. SEE STRUCTURAL FOUNDATION PLAN FOR CRAWLSPACE VENTING

PLAN KEY

- 6" EXTERIOR WALL
- 4" PARTITION WALL
- SMOKE DETECTOR
- MECHANICAL VENT FAN (CUBIC FEET PER MINUTE) (PER IRC M1507.4) — XX cfm
- ELEVATION MARKER
- SG SAFTEY-GLAZING
- CARBON MONOXIDE DETECTOR (APPROVED PER IRC315.1)
- CENTERLINE

North

UPPER FLR./LOW ROOF PLAN

AREA: 1,415 S.F.

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

RFA ARCHITECTS
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1932 1ST AVE. SUITE 601
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WEB: RICHARDAFISHER.COM
WOLF CREEK RANCH
WINTHROP, WASHINGTON 98862
TEL.: (509) 996-2689

PROJECT NAME: MARBELLA RESIDENCE

PROJECT ADDRESS: 7311 W. Mercer Way =Mercer Is., WA 98040

SET TITLE: PERMIT SET

SHEET TITLE: UPPER FLOOR

STAMP:

4884
RICHARD A. FISHER
STATE OF WASHINGTON

PROJECT #: 20010

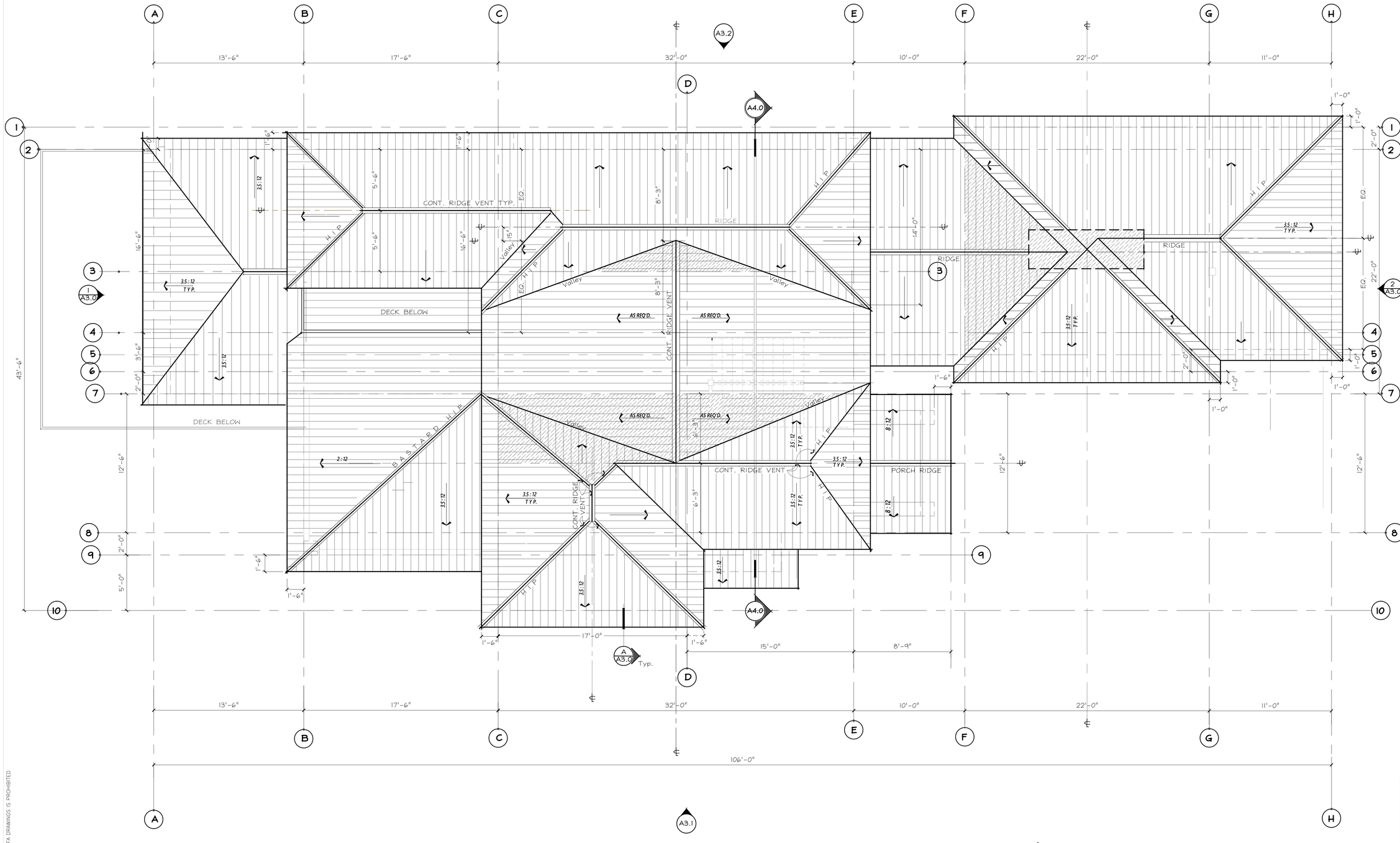
DATE: SEPT. 23, 2020

DRAWN BY: N.F.W.

REVISIONS:

Tag	Description
1	M.I. BLDG. DEPT. REVIEW 12/20

SHEET No.: A2.1



ATTIC VENTING CALCULATION

HOUSE ATTIC AREA = 2,120 S.F.

CALCULATION

2120 / 300 = 7.07 sq.ft. or 1,018 sq.in. REQUIRED VENTING

RIDGE VENTS PROVIDED = 134 Lineal Feet X 16 sq.in. = **2,144 sq.in.**

SOFFIT VENTS PROVIDED = 218 Lineal Feet X 24 sq.in./ft. = **5,232 sq.in.**

PLAN KEY

- STRUCTURE BELOW
- AREA OF METAL ROOFING
- AREA OF ROOF OVER-FRAME
- CONTINUOUS RIDGE VENT

North

ROOF PLAN

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

NOTES:

1. ALL ROOF PITCHES = 3 1/2 : 12
2. TYPICAL OVERHANG AT GARAGE . . . . : 12"
   TYPICAL OVERHANG AT UPPER FLOORS : 18"

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PROJECT NAME:	PROJECT ADDRESS:
MARBELLA RESIDENCE	7311 W. Mercer Way =Mercer Is., WA 98040

SET TITLE:	PERMIT SET
SHEET TITLE:	ROOF PLAN

STAMP:

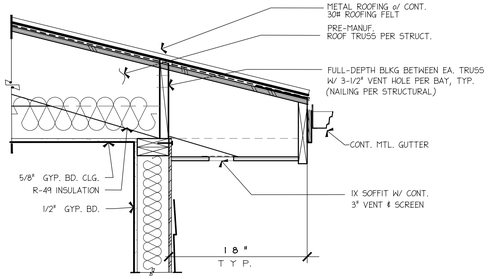
4884
RICHARD A. FISHER
STATE OF WASHINGTON

PROJECT #:	20010
DATE:	SEPT. 23, 2020
DRAWN BY:	N. F. W.

REVISIONS:

Tag	Description

SHEET No.: **A2.2**



A TYP. OVERHANG DETAIL

SCALE: 1-1/2" = 1'-0"

1 WEST ELEVATION

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

2 EAST ELEVATION

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

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PROJECT NAME:	PROJECT ADDRESS:
MARBELLA RESIDENCE	7311 W. Mercer Way =Mercer Is., WA 98040

SET TITLE:	PERMIT SET
SHEET TITLE:	EXTERIOR ELEVATIONS

STAMP:

4884
RICHARD A. FISHER
STATE OF WASHINGTON

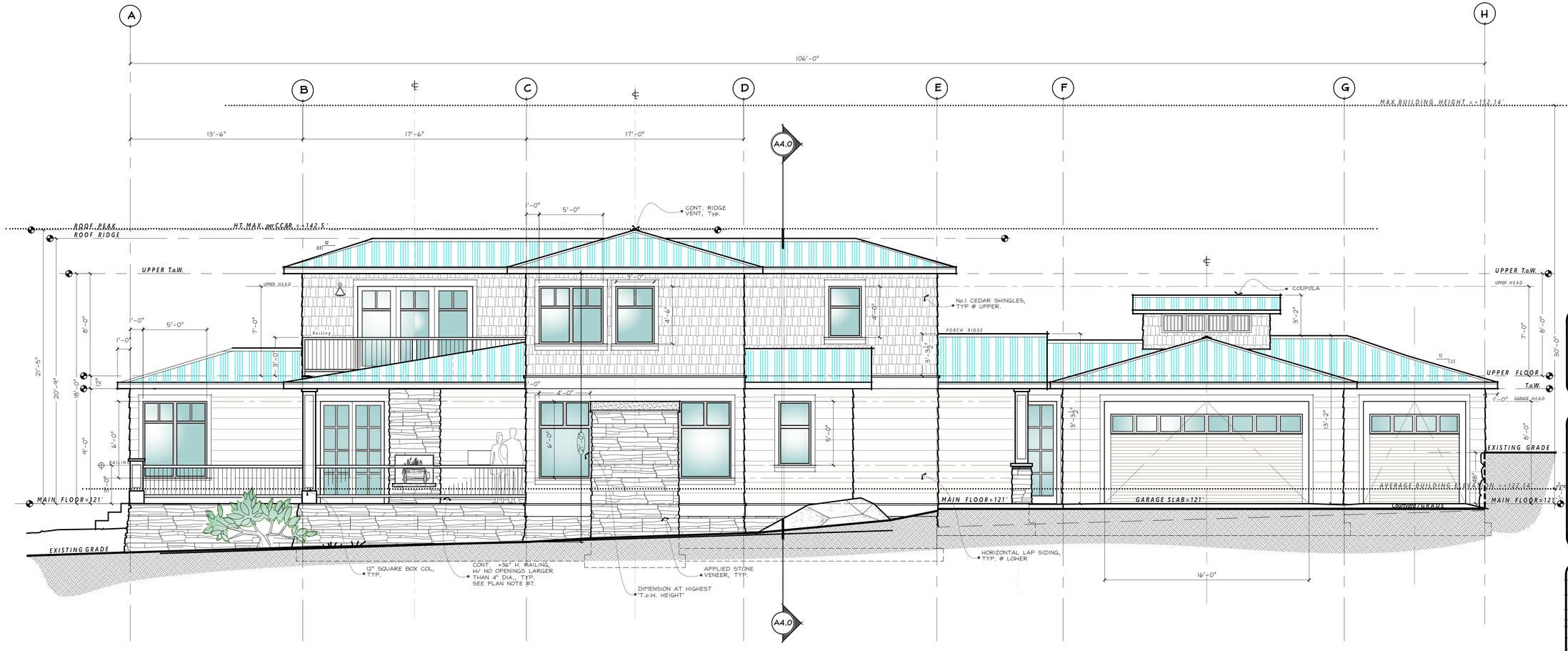
PROJECT #:	20010
DATE:	SEPT. 23, 2020
DRAWN BY:	N.F.W.

REVISIONS:

Tag	Description

SHEET No.:

A3.0



SOUTH ELEVATION

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

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PROJECT NAME: MARBELLA RESIDENCE

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SET TITLE: PERMIT SET

SHEET TITLE: EXTERIOR ELEVATION

STAMP:

4884
RICHARD A. FISHER
STATE OF WASHINGTON

PROJECT #: 20010

DATE: SEPT. 23, 2020

DRAWN BY: N. F. W.

REVISIONS:

Tag	Description

SHEET No.: A3.1

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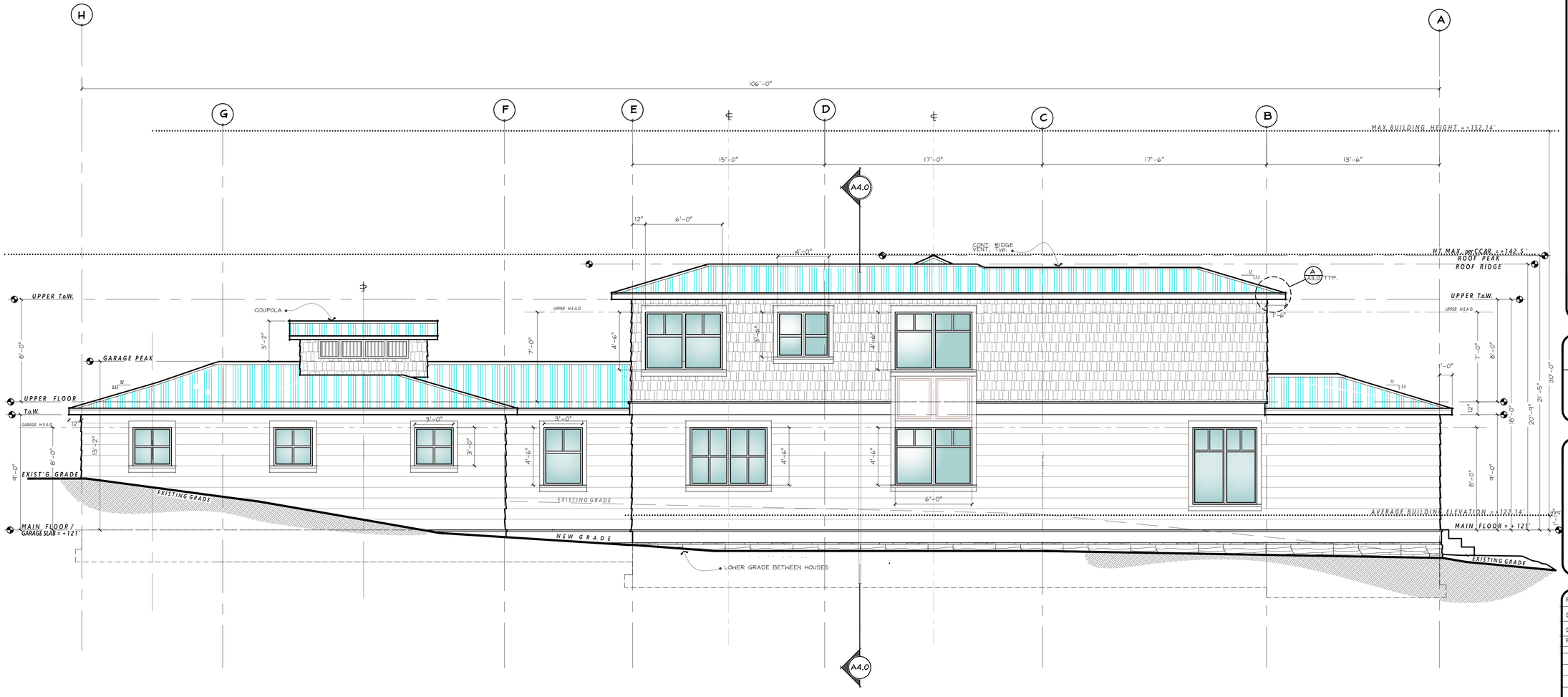


NORTH ELEVATION

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

PROJECT NAME: MARBELLA RESIDENCE

PROJECT ADDRESS: 7311 W. Mercer Way =Mercer Is., WA 98040

SET TITLE: PERMIT SET

SHEET TITLE: EXTERIOR ELEVATION

STAMP:

4884
RICHARD A. FISHER
STATE OF WASHINGTON

PROJECT #: 20010

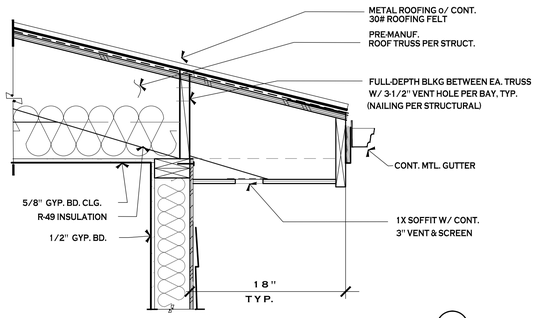
DATE: SEPT. 23, 2020

DRAWN BY: N.F.W.

REVISIONS:

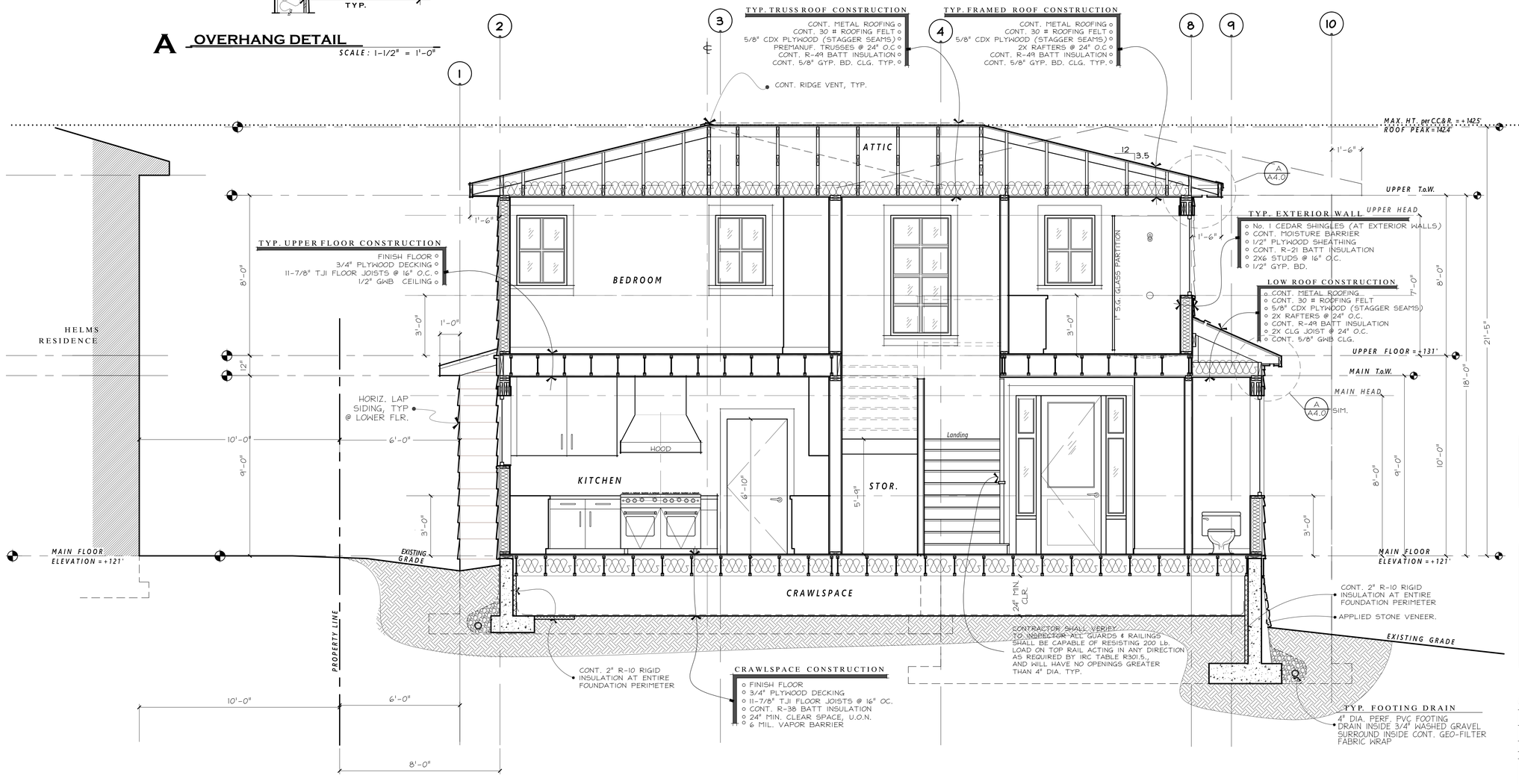
Tag	Description

SHEET No.: A3.2



A OVERHANG DETAIL

SCALE: 1-1/2" = 1'-0"



SECTION

SCALE: 3/8" = 1'-0"

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PROJECT NAME: MARBELLA RESIDENCE

PROJECT ADDRESS: 7311 W. Mercer Way =Mercer Is., WA 98040

SET TITLE: PERMIT SET

SHEET TITLE: BUILDING SECTION

STAMP: 4884 RICHARD A. FISHER STATE OF WASHINGTON

PROJECT #: 20010

DATE: SEPT. 23, 2020

DRAWN BY: N. F. W.

REVISIONS:

Tag	Description

SHEET No.: A4.0

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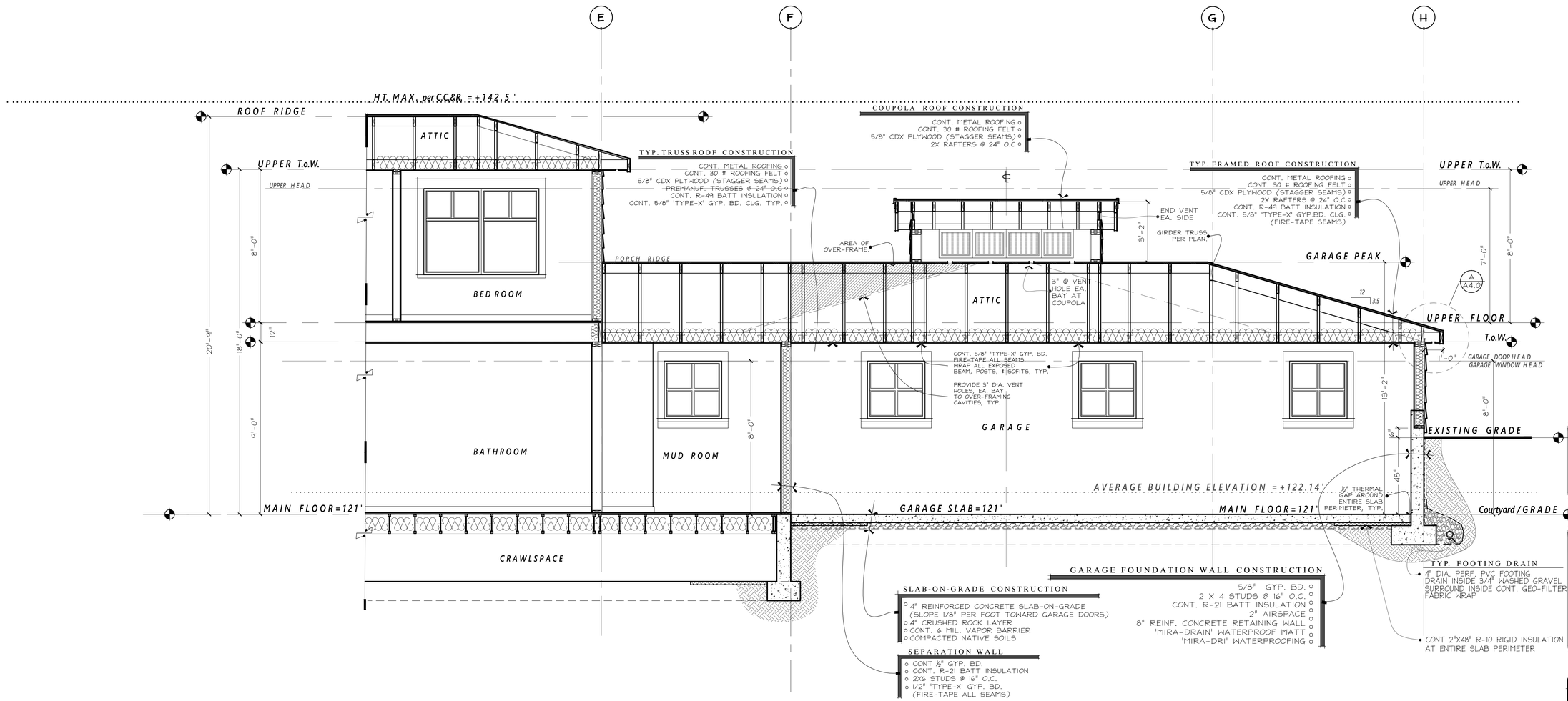


SECTION

SCALE: 3/8" = 1'-0"

PROJECT NAME: MARBELLA RESIDENCE

PROJECT ADDRESS: 7311 W. Mercer Way =Mercer Is., WA 98040

SET TITLE: PERMIT SET

SHEET TITLE: BUILDING SECTION

STAMP: 4884 RICHARD A. FISHER STATE OF WASHINGTON

PROJECT #: 20010
DATE: SEPT. 23, 2020
DRAWN BY: N.F.W.
REVISIONS:

Tag	Description
1	M.I. BLDG. DEPT. REVIEW 12/20

SHEET No.: A4.1

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER QUIT CLAIM DEED RECORDING #20090107000338)
EXHIBIT B

PARCEL A:
LOT 6, VILLA MARBELLA, ACCORDING TO THE PLAT RECORDED IN VOLUME 112 OF PLATS, PAGES 23 THROUGH 25, IN KING COUNTY, WASHINGTON; TOGETHER WITH AN UNDIVIDED ONE-SEVENTH INTEREST IN TRACT A OF SAID PLAT; TOGETHER WITH AN UNDIVIDED ONE-SEVENTH INTEREST IN TRACT B OF SAID PLAT; TOGETHER WITH AN UNDIVIDED ONE-SIXTH INTEREST IN TRACT C OF SAID PLAT, AND TOGETHER WITH AN UNDIVIDED INTEREST IN SECOND CLASS SHORELANDS ADJOINING SAID TRACT C.

PARCEL B:
AN EASEMENT FOR INGRESS AND EGRESS ESTABLISHED UNDER KING COUNTY RECORDING NO. 7903130959, AND DESCRIBED AS FOLLOWS: THAT PORTION OF THE EAST 923.57 FEET OF THE NORTH 13.00 FEET OF THE SOUTH 114.00 FEET OF THE NORTH 945.50 FEET OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WEST OF WEST MERCER WAY; THAT PORTION OF THE EAST 1,218.57 FEET OF THE NORTH 25.00 FEET OF THE SOUTH 114.00 FEET OF THE NORTH 945.50 FEET OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 24, NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 1,133.57 FEET THEREOF; THAT PORTION OF THE-EAST 1,368.57 FEET OF THE NORTH 5.00 FEET OF THE SOUTH 114.00 FEET OF THE NORTH 945.50 FEET OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 1,263.57 FEET THEREOF.

LEGEND

MONUMENT IN CASE (FOUND)	OIL OIL FILL CAP
AREA DRAIN	PST POST
ASPHALT SURFACE	BO WATER BLOWOF
BOL BOLLARD	P POWER METER
BUILDING	P POWER (OVERHEAD)
CO CLEANOUT	REBAR AS NOTED (FOUND)
CONCRETE SURFACE	REBAR & CAP (SET)
RETAINING WALL	ROCKERY
EASEMENT AREA	SS SEWER LINE
DECK	SEWER MANHOLE
FENCE LINE (WOOD)	SD STORM DRAIN LINE
G GAS LINE	SIZE TYPE TREE (AS NOTED)
GRAVEL SURFACE	W WATER LINE
HEDGE FOLIAGE LINE	HAND RAIL FENCE
INLET (TYPE 1)	WM WATER METER
IP IRON PIPE (FOUND)	WV WATER VALVE
ACU AC UNIT	HB HOSE BIB RISER

VICINITY MAP

N.T.S.

STEEP SLOPE/BUFFER DISCLAIMER:

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

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
NE 1/4 OF NW/SW 1/4 SEC 25, TWP. 24N., RGE 04E., W.M.
PARCEL NO. 894422-0060

7275 MERCER LLC
W MERCER WAY
MERCER ISLAND, WA 98040

JACOB MILLER — STATE OF WASHINGTON — 21810 — REGISTERED PROFESSIONAL LAND SURVEYOR
12/20/19

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

JOB NUMBER:	191480
DATE:	09/27/2019
DRAFTED BY:	RSN
CHECKED BY:	JGM
SCALE:	1" = 50'

REVISION HISTORY	
12/20/19	SEPARATE DRAWING

SHEET NUMBER
1 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND

(symbol)	MONUMENT IN CASE (FOUND)	OIL	OIL FILL CAP
(symbol)	AREA DRAIN	PST	POST
(symbol)	ASPHALT SURFACE	BO	WATER BLOWOF
BOL	BOLLARD	P	POWER METER
(symbol)	BUILDING	—P—	POWER (OVERHEAD)
CO	CLEANOUT	(symbol)	REBAR AS NOTED (FOUND)
(symbol)	CONCRETE SURFACE	(symbol)	REBAR & CAP (SET)
(symbol)	RETAINING WALL	(symbol)	ROCKERY
(symbol)	EASEMENT AREA	—SS—	SEWER LINE
(symbol)	DECK	(symbol)	SEWER MANHOLE
(symbol)	FENCE LINE (WOOD)	—SD—	STORM DRAIN LINE
—G—	GAS LINE	SIZE TYPE	TREE (AS NOTED)
(symbol)	GRAVEL SURFACE	—W—	WATER LINE
(symbol)	HEDGE FOLIAGE LINE	(symbol)	HAND RAIL FENCE
(symbol)	INLET (TYPE 1)	WM	WATER METER
IP	IRON PIPE (FOUND)	WV	WATER VALVE
ACU	AC UNIT	HB	HOSE BIB RISER

BASIS OF BEARINGS

A BEARING OF N 88°41'04" W BETWEEN FOUND MONUMENTS ON CENTERLINE OF 72ND ST PER R3 & R4.

REFERENCES

R1. UNRECORDED PLAT OF SUNDOWN ESTATES & ASSOCIATED SURVEYS BY E.A. LAWVER CIRCA 1957.

R2. VILLA MARBELLA, VOL. 112, PGS. 23–25, RECORDS OF KING COUNTY, WASHINGTON.

R3. WILLIAMS SHORT PLAT, VOL. 79, PGS. 172, 172A & 172B, RECORDS OF KING COUNTY, WASHINGTON.

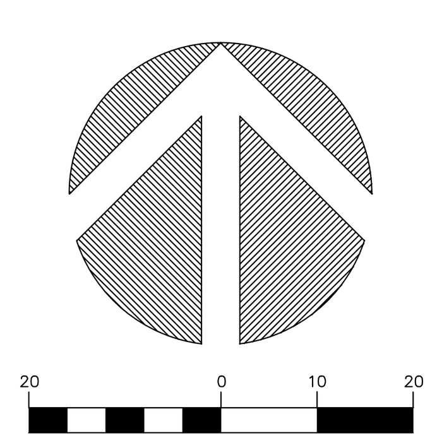
R4. RECORD OF SURVEY, VOL. 139, PG. 91, RECORDS OF KING COUNTY, WASHINGTON.

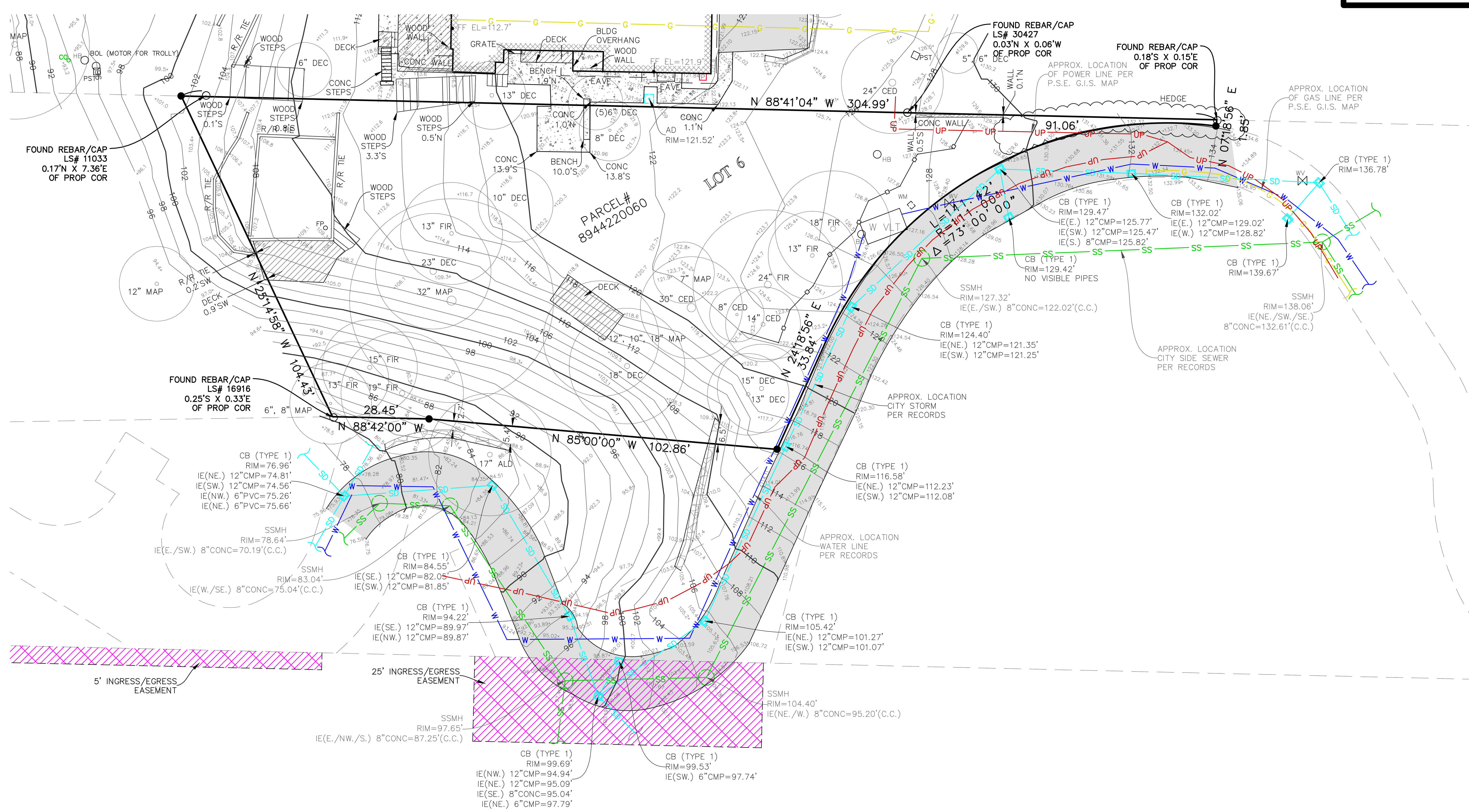
VERTICAL DATUM

NAVD88 PER CITY OF MERCER ISLAND BENCHMARK 3185
FOUND "3 1/2"" BRASS CAP IN CONC (DN 1.0') STAMPED ""WA COUNTY SURVEY MON W/ CHISLED " 50FT E. OF INTX SE 72ND ST & W. MERCER WAY.
ELEVATION ON CAP = 175.374'

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN SEPTEMBER OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800–424–5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 894422–0060.
5. SUBJECT PROPERTY UPLAND AREA PER THIS SURVEY IS 17,944 SF (0.41 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5–SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332–130–090.





TOPOGRAPHIC & BOUNDARY SURVEY
NE 1/4 OF NW/SW 1/4 SEC 25, TWP. 24N., RGE 04E., W.M.
PARCEL NO. 894422-0060

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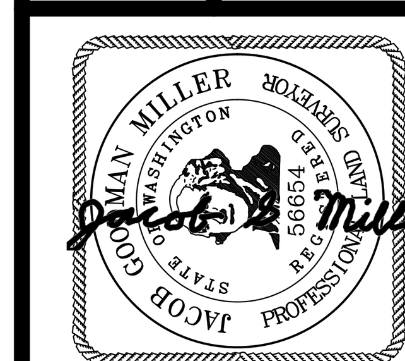

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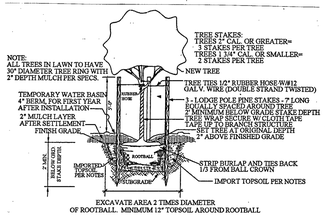
JOB NUMBER:	191480
DATE:	09/27/2019
DRAFTED BY:	RSN
CHECKED BY:	JGM
SCALE:	1"= 20'

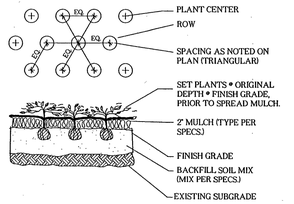
REVISION HISTORY	
12/20/19	SEPARATE DRAWING

SHEET NUMBER
2 OF 2



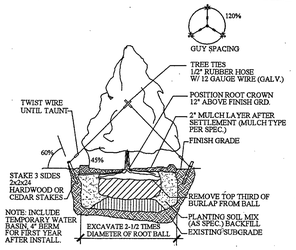
DETAIL: TREE PLANTING

NO SCALE



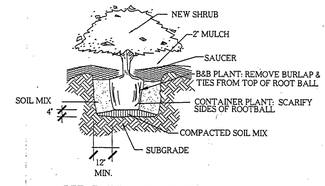
DETAIL: GROUND COVER PLANTING

NO SCALE



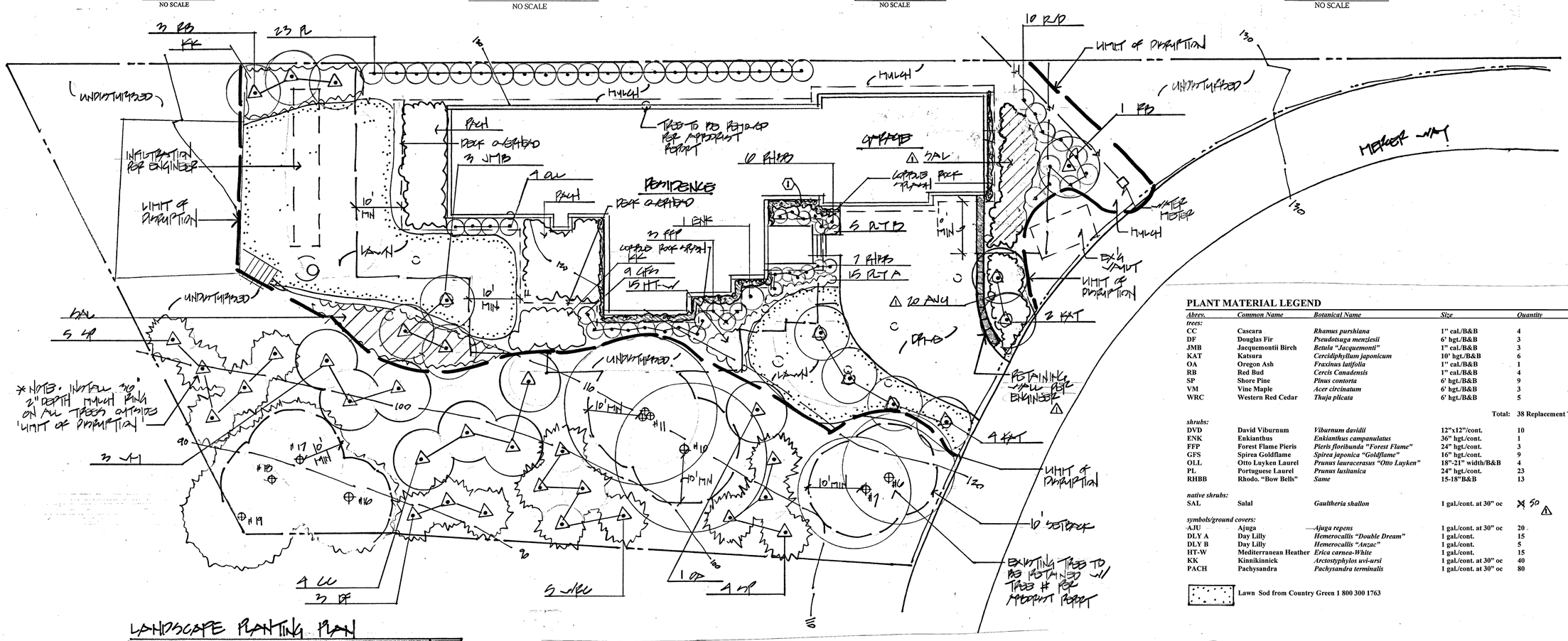
DETAIL: CONIFER PLANTING

NO SCALE



DETAIL: SHRUB PLANTING

NO SCALE



LANDSCAPE PLANTING PLAN

0 5' 10' 20' 40'

SCALE 1"=10'-0"

SITE PLAN BY SOUTHWICK ENG.

PLANT MATERIAL LEGEND

Abrev.	Common Name	Botanical Name	Size	Quantity	△= Indicates Replacement Tree
trees:					
CC	Cascara	*Rhamus purshiana*	1" cal/B&B	4	△
DF	Douglas Fir	*Pseudotsuga menziesii*	6' hgt./B&B	3	△
JMB	Jacquemontii Birch	*Betula "Jacquemonti"*	1" cal./B&B	3	△
KAT	Katsura	*Cercidiphyllum japonicum*	10' hgt./B&B	6	△
OA	Oregon Ash	*Fraxinus latifolia*	1" cal./B&B	1	△
RB	Red Bud	*Cercis Canadensis*	1" cal/B&B	4	△
SP	Shore Pine	*Pinus contorta*	6' hgt./B&B	9	△
VM	Vine Maple	*Acer circinatum*	6' hgt./B&B	3	△
WRC	Western Red Cedar	*Thuja plicata*	6' hgt./B&B	5	△
			Total:	38 Replacement Trees	13 ORNAMENTAL 25 NATIVE
shrubs:					
DVD	David Viburnum	*Viburnum davidii*	12"x12"/cont.	10	
ENK	Enkianthus	*Enkianthus campanulatus*	36" hgt./cont.	1	
FFP	Forest Flame Pieris	*Pieris floribunda "Forest Flame"*	24" hgt./cont.	3	
GFS	Spirea Goldflame	*Spirea japonica "Goldflame"*	16" hgt./cont.	9	
OLL	Otto Luyken Laurel	*Prunus laurocerasus "Otto Luyken"*	18"-21" width/B&B	4	
PL	Portuguese Laurel	*Prunus lusitanica*	24" hgt./cont.	23	
RHBB	Rhodo. "Bow Bells"	*Same*	15-18"B&B	13	
native shrubs:					
SAL	Salal	*Gaultheria shallon*	1 gaL/cont. at 30" oc	X 50 △	
symbols/ground covers:					
AJU	Ajuga	*Ajuga repens*	1 gaL/cont. at 30" oc	20	
DLY A	Day Lilly	*Hemerocallis "Double Dream"*	1 gaL/cont.	15	
DLY B	Day Lilly	*Hemerocallis "Anzac"*	1 gaL/cont.	5	
HT-W	Mediterranean Heather	*Erica carnea-White*	1 gaL/cont.	15	
KK	Kinnikinnick	*Arctostyphylos uvi-ursi*	1 gaL/cont. at 30" oc	40	
PACH	Pachysandra	*Pachysandra terminalis*	1 gaL/cont. at 30" oc	80	

Lawn Sod from Country Green 1 800 300 1763

Existing Trees per Arborist Report to be retained

( ) Existing Trees per Arborist Report to be removed

△ Replacement Trees per Arborist Report 38 total

SITE SPECIFIC NOTES

1. ROCK SPLASH. Cobble rock 4-6" washed 10" deep and 10" wide.

~~2. GRAVEL WALK AND HEADER. Rake area smooth, remove from site all rocks, roots and debris ½" diameter and greater. Place on grade 5/8" minus compacted crushed rock, 4" depth. Install PT 4x4 header.~~

GENERAL CONSTRUCTION NOTES

1. All work performed shall conform to the City of Mercer Island landscape and irrigation requirements, codes and specifications.
2. Owner to secure all necessary permits for required work per Landscape and Irrigation Plan.
3. Clean subgrade by removing all undesirable vegetation including grasses and weeds including roots. Leave subgrade in landscape areas minimum 8" below paving for shrub beds. Remove all debris from site.
4. Provide minimum 6" depth 60-40 mix from Corliss Materials (253) 891-6680 in all shrub beds. Scarify subgrade by rototilling and add topsoil on surface, mix topsoil and subgrade thoroughly. Add additional topsoil as needed to contour shrub beds including required berms.
5. Provide minimum 2" depth fine blend hem-fir mulch to all planting beds. Mulch from Sawdust Supply, Seattle.
6. Provide one (1) year warranty for all plant materials and workmanship. Plant material warranty valid only with irrigation system.
7. Locate, protect and avoid disruption of all above and below grade utilities and site features prior to construction. Contractor is responsible for any resulting damages during construction. Call locate before you dig at 811.
8. Verify all quantities shown on the plant list and plans. If discrepancies exist between the graphic representation and the numeric totals, the graphic representation shall rule.
9. All plant materials to be specimen quality with full, symmetrical trunk and foliage, unless otherwise noted.
10. Insure proper drainage of all planting holes prior to installing plant materials. If planting holes do not drain or if heavy clay soils are evident contact landscape architect.
11. Coordinate drainage, irrigation and lighting with planting plan.

MARBELLA RESIDENCE

7311 West Mercer Way

Mercer Island, Washington 98040

DATE: 12/15/20 REVISED: 2/10/21 RETAINING WALL COMMENTS △

JOB# 220186

SCALE: 1"=10'-0" SHEET # L1.0

Lauchlin R. Bethune Associates, Inc.

■ *Landscape Architecture & Planning, ASLA*

P.O. Box 1442
Maple Valley, Washington 98038-1442

phone: (425) 432-9877
www. bethuneassociates.com

LEGAL DESCRIPTION

SOURCE: SURVEY

(PER QUIT CLAIM DEED RECORDING #20090107000338)
EXHIBIT B

PARCEL A:
LOT 6, VILLA MARBELLA, ACCORDING TO THE PLAT RECORDED IN VOLUME 112 OF PLATS, PAGES 23 THROUGH 25, IN KING COUNTY, WASHINGTON; TOGETHER WITH AN UNDIVIDED ONE-SEVENTH INTEREST IN TRACT A OF SAID PLAT; TOGETHER WITH AN UNDIVIDED ONE-SEVENTH INTEREST IN TRACT B OF SAID PLAT; TOGETHER WITH AN UNDIVIDED ONE-SIXTH INTEREST IN TRACT C OF SAID PLAT; AND TOGETHER WITH AN UNDIVIDED INTEREST IN SECOND CLASS SHORELANDS ADJOINING SAID TRACT C.

PARCEL B:
AN EASEMENT FOR INGRESS AND EGRESS ESTABLISHED UNDER KING COUNTY RECORDING NO. 7903130959, AND DESCRIBED AS FOLLOWS: THAT PORTION OF THE EAST 923.57 FEET OF THE NORTH 13.00 FEET OF THE SOUTH 114.00 FEET OF THE NORTH 945.50 FEET OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WEST OF WEST MERCER WAY; THAT PORTION OF THE EAST 1,218.57 FEET OF THE NORTH 25.00 FEET OF THE SOUTH 114.00 FEET OF THE NORTH 945.50 FEET OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 1,133.57 FEET THEREOF; THAT PORTION OF THE EAST 1,368.57 FEET OF THE NORTH 5.00 FEET OF THE SOUTH 114.00 FEET OF THE NORTH 945.50 FEET OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 1,263.57 FEET THEREOF.

EROSION CONTROL NOTES

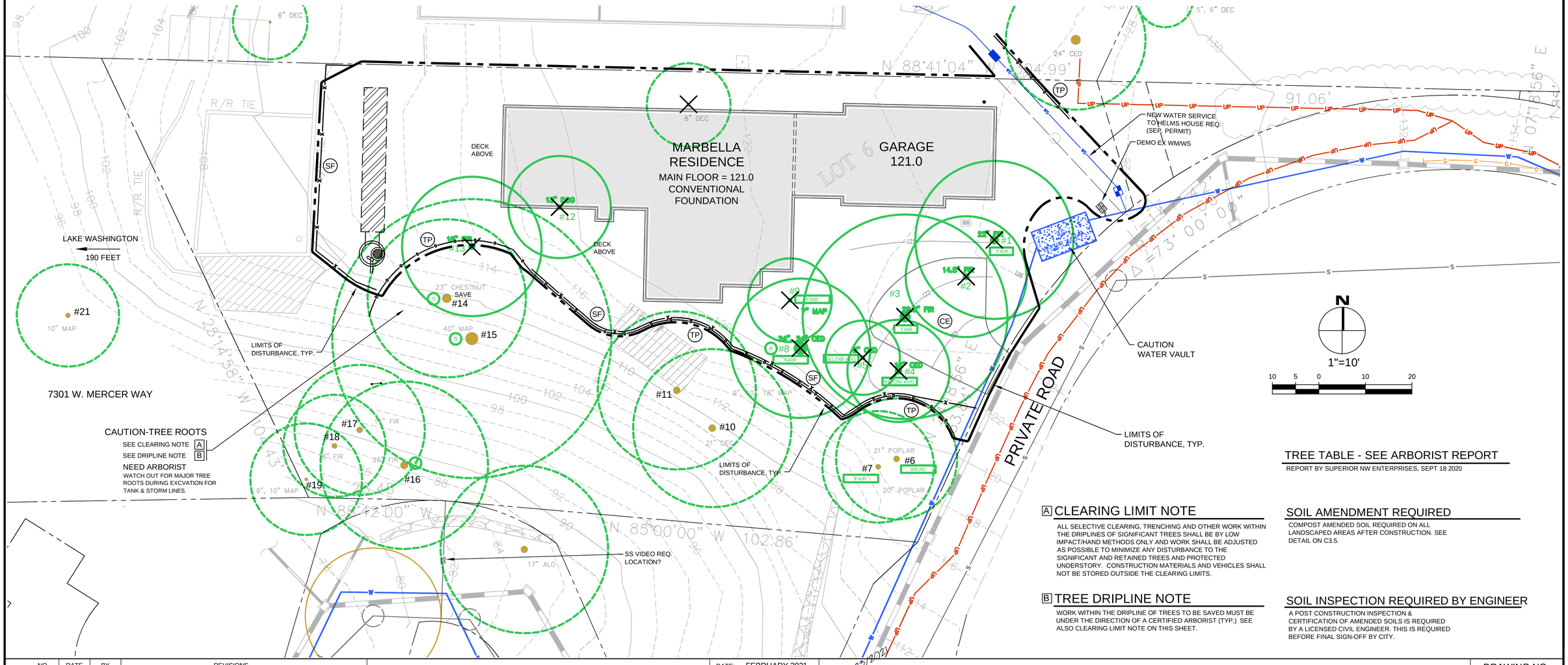
SHEET C1.2

EROSION CONTROL DETAILS

SHEET C1.2

EROSION CONTROL LEGEND

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



TREE TABLE - SEE ARBORIST REPORT

REPORT BY SUPERIOR NW ENTERPRISES, SEPT 18 2020

A CLEARING LIMIT NOTE

ALL SELECTIVE CLEARING, TRENCHING AND OTHER WORK WITHIN THE DRIPLINES OF SIGNIFICANT TREES SHALL BE BY LOW IMPACT/HAND METHODS ONLY AND WORK SHALL BE ADJUSTED AS POSSIBLE TO MINIMIZE ANY DISTURBANCE TO THE SIGNIFICANT AND RETAINED TREES AND PROTECTED UNDERSTORY. CONSTRUCTION MATERIALS AND VEHICLES SHALL NOT BE STORED OUTSIDE THE CLEARING LIMITS.

B TREE DRIPLINE NOTE

WORK WITHIN THE DRIPLINE OF TREES TO BE SAVED MUST BE UNDER THE DIRECTION OF A CERTIFIED ARBORIST (TYP.) SEE ALSO CLEARING LIMIT NOTE ON THIS SHEET.

SOIL AMENDMENT REQUIRED

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

SOIL INSPECTION REQUIRED BY ENGINEER

A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER. THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.

NO.	DATE	BY	REVISIONS

APPLICANT:
MASON HELMS
JASON KOEHLER

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

DATE: FEBRUARY 2021
JOB# 1896-2
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE

02/25/2021
JEFFREY E. HALLER
STATE OF WASHINGTON
39766
REGISTERED
PROFESSIONAL ENGINEER

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

EROSION CONTROL PLAN

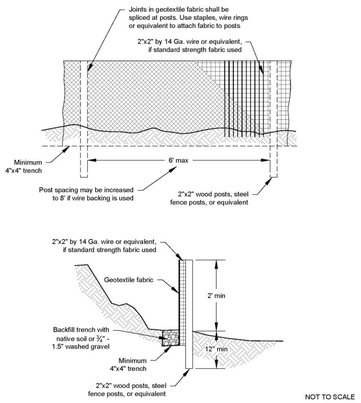
MARBELLA RESIDENCE
7311 W. MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO: C1.0

APN 894422-0060

SILT FENCE DETAIL — DOE

Figure II-3.22: Silt Fence



DEPARTMENT OF ECOLOGY State of Washington

Silt Fence

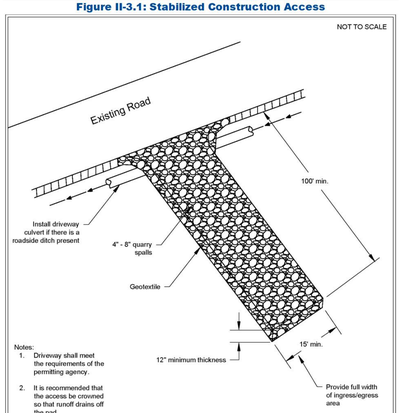
Revised July 2017

2019 Stormwater Management Manual for Western Washington

Volume II - Chapter 3 - Page 371

CONSTRUCTION ENTRANCE — DOE

Figure II-3.1: Stabilized Construction Access



DEPARTMENT OF ECOLOGY State of Washington

Stabilized Construction Access

Revised June 2018

2019 Stormwater Management Manual for Western Washington

Volume II - Chapter 3 - Page 279

RECOMMENDED CONSTRUCTION SEQUENCE

A DETAILED CONSTRUCTION SEQUENCE IS NEEDED TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE APPLIED AT THE APPROPRIATE TIMES. A RECOMMENDED CONSTRUCTION SEQUENCE IS PROVIDED BELOW:

1. HOLD AN ONSITE PRE-CONSTRUCTION MEETING.

2. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).

3. FLAG OR FENCE CLEARING LIMITS.

4. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.

5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).

6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).

7. CONSTRUCT SEDIMENT PONDS AND TRAPS.

8. GRADE AND STABILIZE CONSTRUCTION ROADS.

9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.

10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

11. RELOCATE SURFACE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH CITY OF MERCER ISLAND TESC REQUIREMENTS.

12. COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) OR TWO DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.

13. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.

14. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.

15. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPS IF APPROPRIATE.

DENUDED AREAS REQUIREMENTS

APRIL 1 TO SEPT 30
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF CONSTRUCTION. PLEASE READ ALL CITY TESC NOTES ON SHEET C1.2.

OCT 1 TO MARCH 31
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. IF AN EROSION PROBLEM ALREADY EXISTS ON THE SITE, OTHER COVER PROTECTION AND EROSION CONTROL WILL BE REQUIRED.

EROSION CONTROL NOTES

D.8.2 STANDARD ESC PLAN NOTES
THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS. AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED; HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED. FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE NUMBERED 1, 2, 4, 5, 6, ETC.

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND
UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.

3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.

4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.

5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.

6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY CITY OF MERCER ISLAND.

7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.

8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).

9. ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.

10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.

11. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.

12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.

13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL

14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

CITY NOTES

1. ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.

2. APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.

3. CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASINS/INLETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION AREA. CATCH BASIN FILTERS SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND APPROVED BY THE CITY INSPECTOR. CATCH BASIN FILTERS SHOULD BE INSPECTED FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. IF THE FILTER BECOMES CLOGGED, IT SHOULD BE CLEANED OR REPLACED.

4. CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITES.

5. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.424.5555

6. DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED

7. EROSION CONTROL: ALL "LAND DISTURBING ACTIVITY" IS SUBJECT TO PROVISIONS OF MERCER ISLAND ORDINANCE 95C-118 "STORM WATER MANAGEMENT." SPECIFIC ITEMS TO BE FOLLOWED AT YOUR SITE:

8. PROTECT ADJACENT PROPERTIES FROM ANY INCREASED RUNOFF OR SEDIMENTATION DUE TO THE CONSTRUCTION PROJECT THROUGH THE USE OF APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMP) EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT TRAPS, SEDIMENT PONDS, FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIOENGINEERED SWALES.

9. CONSTRUCTION ACCESS TO THE SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM DRAINS.

10. PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.

11. ALL EXPOSED SOILS SHALL REMAIN DENUDED FOR NO LONGER THAN SEVEN (7) DAYS AND SHALL BE STABILIZED WITH MULCH, HAY, OR THE APPROPRIATE GROUND COVER. ALL EXPOSED SOILS SHALL BE COVERED IMMEDIATELY DURING ANY RAIN EVENT.

12. INSTALLATION OF CONCRETE DRIVEWAYS, TREES, SHRUBS, IRRIGATION, BOULDERS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL, AND AN ENCROACHMENT AGREEMENT AND RIGHT OF WAY PERMIT FROM THE SENIOR DEVELOPMENT ENGINEER.

13. OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER. CONSTRUCTION OF NEW GUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSTREAM CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THIS PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.

14. POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.

15. REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.

16. ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.

17. SILENT FENCE: CLEAN AND PROVIDE REGULAR MAINTENANCE OF THE SILT FENCE. THE FENCE IS TO REMAIN VERTICAL AND IS TO FUNCTION PROPERLY THROUGHOUT THE TERM OF THE PROJECT.

18. WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.

19. REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.

20. THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED. ALTERNATELY, A PRESSURE TEST OF THE SIDE SEWER, FROM SEWER MAIN TO POINT OF CONNECTION, MAY BE SUBSTITUTED FOR THE VIDEO INSPECTION.

21. NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.

22. POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.

23. THE LIMITS AND EXTENDS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZE THE PROJECT.

NO.	DATE	BY	REVISIONS

APPLICANT:
MASON HELMS
JASON KOEHLER

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

DATE: September 8, 2020
JOB# 1896-2
DRAFTED: SS DESIGN: DE
DIGITAL SIGNATURE

Sept. 8, 2020 — JEFFREY E. RUFFY — STATE OF WASHINGTON — 39766 — REGISTERED PROFESSIONAL ENGINEER

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

TESC & CITY NOTES
TESC DETAILS

MARBELLA RESIDENCE
7311 W. MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO: C1.2

APN 894422-0060

SANITARY SEWER IMPROVEMENTS

1 -

2 6" SANITARY SEWER(SS). SEE PLAN VIEW REGARDING SURFACE MOUNTED HDPE (FUSE WELDED).

3 BACKWATER VALVE ASSEMBLY INSTALLED TO EXISTING SIDE SEWER. SEE DETAIL S-26. VALVE ELEVATION MIN. 2-FEET ABOVE HIGH WATER ELEVATION.

4 -

7 LOCATE AND VIDEO CONDITION OF EXISTING SANITARY SIDE SEWER. REPLACE LINE IF FOUND DEFECTIVE AS DETERMINED BY CITY INSPECTOR.

WATER IMPROVEMENTS

10 -NEW SF RESIDENTIAL WATER SERVICE & METER PIT DETAIL W-13, W-14, OR W-14A DEPENDING ON SIZE REQUIREMENT.

11 PRIVATE WATER SERVICE FROM METER TO HOUSE. SEE PLAN FOR SIZE. CONFIRM ADEQUATE TO MEET FIRE FLOW REQUIREMENTS. HDPE WATER (ASTM D2239). DEPTH=36".

13 REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) REQUIRED. PROVIDE FROST PROTECTION IN ACCORDANCE WITH UPC (UNIFORM PLUMBING CODE)

14 -

STORM DRAIN STRUCTURES

30 -

31 -

32 -

33 -

34 -

35 -

36 -

39 -

40 -TYPE 40 CATCH BASIN OR EQUAL. FOR WQ, ADD WATER QUALITY TEE TO EXITING PIPE (OR DOWNTURNED ELBOW).

41 -54" ID TYPE 2 MH CONTROL STRUCTURE WITH SOLID LID. SEE ALL DETAILS AND PROFILE C4.0.

43 -

46 -

47 -DETENTION PIPE: ALUMINIZED CMP @ 0.5 % GRADE. SEE PLAN FOR SIZE AND CONFIGURATION. SEE PROFILE, NOTES, AND DETAILS ON C4.0.

STORM BMP's

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

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

DETENTION IS NOT PROPOSED DUE TO THE PROXIMITY OF THIS LOT TO LAKE WASHINGTON (LESS THAN 1/4 MILE WITH NO CAPACITY CONSTRAINTS).

STORM DRAIN

20 4" STORM DRAIN (3034 PVC) @ MIN 2 % GRADE

21 4" FOUNDATION DRAIN (3034 PVC) @ MIN 1 % GRADE

22 6" STORM DRAIN (3034 PVC) @ MIN 2 % GRADE

23 -

24 -

25 -

26 -6" SURFACE MOUNTED PIPE. SEE INSTALLATION RECOMMENDATIONS BY GEOTECHNICAL ENGINEER ON C3.5. ANCHOR PIPE TO SLOPE AT MIN 20' INTERVAL. ADJUST FOR FIELD CONDTIONS. DRIVE PIPE PILES MIN 5' DEPTH. SET DEAD-MAN ANCHOR AT TOP OF SLOPE

28 -

29 -

PRIVATE PVC STORM STRUCTURES

100 -

101 -

102 -

103 -24" NYLOPLAST PVC AREA DRAIN (OR EQUAL). H20 RATED GRATE IN DRIVEWAY LOCATIONS.

104 -

105 -

106 -

SURVEYOR

TOPOGRAPHIC & BOUNDARY SURVEY BY:
TERRANE
10001 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE 425.458.4488

VERTICAL DATUM

NAVD 88 PER CITY OF MERCER ISLAND BENCHMARK 3185
SEE SURVEY

IMPERVIOUS AREA TABLE

SEE DETENTION SHEET C4.0

LEGAL DESCRIPTION

SEE SHEET C1.0

SOILS

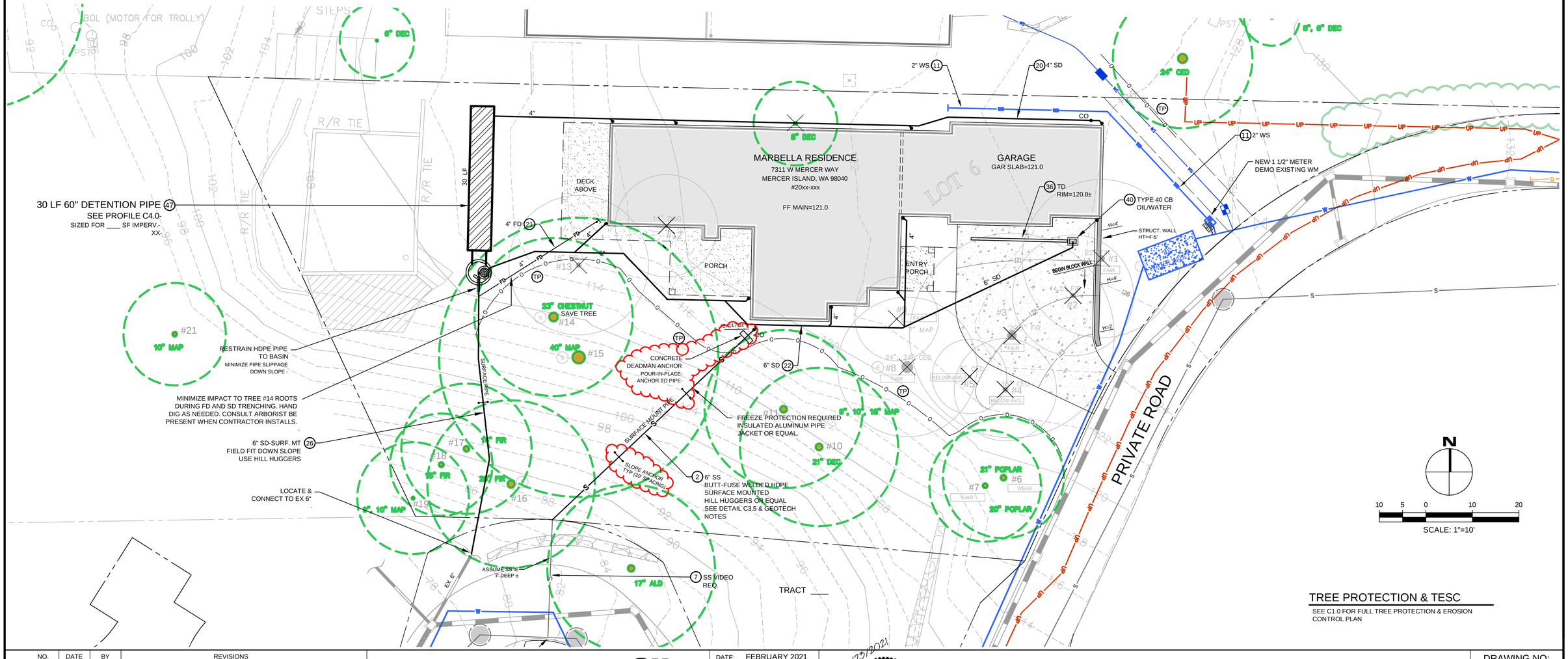
SITE IS IN AN AREA MAPPED "INFILTRATING LID FACILITIES ARE NOT PERMITTED" ON THE "LOW IMPACT DEVELOPMENT INFILTRATION FEASIBILITY ON MERCER ISLAND" MAP.
INFILTRATION IS NOT PROPOSED.

SOIL AMENDMENT REQUIRED

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

SOIL INSPECTION REQUIRED

A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER. THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.



TREE PROTECTION & TESC

SEE C1.0 FOR FULL TREE PROTECTION & EROSION CONTROL PLAN

NO.	DATE	BY	REVISIONS

APPLICANT:
MASON HELMS
JASON KOEHLER

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

DATE: FEBRUARY 2021
JOB# 1896-2
DRAFTED: SS DESIGN: SS
DIGITAL SIGNATURE

02/25/2021
JEFFREY E. DUFFY — STATE OF WASHINGTON — 39766 — REGISTERED PROFESSIONAL ENGINEER

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

DRAINAGE & TREE PLAN

MARBELLA RESIDENCE
7311 W. MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO: C2.0

APN 894422-0060

PIPE ANCHOR NOTES BY GEOTECH. ENGINEER

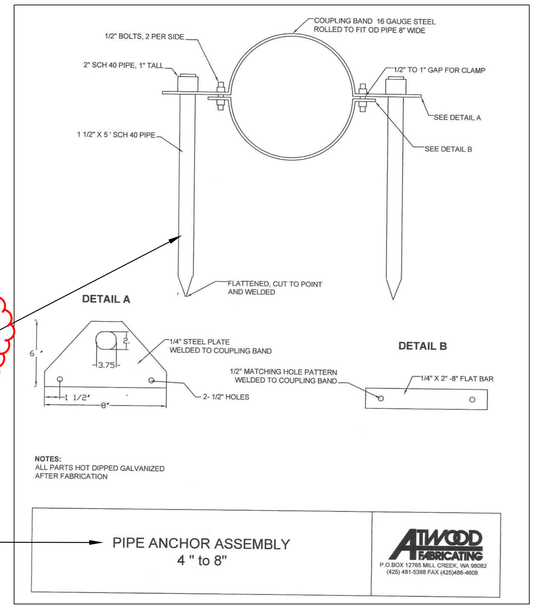
REF: JANUARY 12, 2021 COMMENT RESPONSE LETTER, EARTH SOLUTIONS NW

SURFACE-MOUNTING THE PIPES WILL PROVIDE THE LEAST AMOUNT OF INTRUSION TO THE SLOPE. THE ANCHOR SYSTEM SHOULD CONSIST OF A CLAMP INTO WHICH THE PIPE IS SECURED. THE CLAMP SHOULD THEN BE SECURED TO THE SLOPE SURFACE BY VERTICALLY DRIVING TWO-INCH PIPE PILES ON EITHER SIDE OF THE OF CLAMP. IN OUR OPINION, THE PIPE PILES SHOULD BE DRIVEN TO A DEPTH OF AT LEAST FIVE FEET BELOW THE SLOPE SURFACE. A HAND-HELD, PNEUMATIC HAMMER WILL LIKELY BE REQUIRED TO INSTALL THE PIPE PILES. SURFACE-MOUNT ANCHORS SHOULD BE INSTALLED FOR EVERY 20 LINEAR FEET OF PIPE ALIGNMENT THAT IS PLACED ON THE SLOPE FACE. IN OUR OPINION, BOTH THE STORM AND SEWER PIPES SHOULD BE ALIGNED PERPENDICULARLY TO THE EXISTING TOPOGRAPHY, TO THE EXTENT FEASIBLE.

THE PIPES SHOULD BE SECURED WITH DEAD-MAN ANCHORS PLACED AT THE TOP OF THE SLOPE. AS THE PLANS SUGGEST, THE PROPOSED CATCH BASIN CAN SERVE AS A DEAD-MAN ANCHOR FOR THE STORM PIPE ALIGNMENT. AN ECOLOGY BLOCK OR ANOTHER SIMILAR CONCRETE BLOCK CAN BE USED FOR THE SANITARY SEWER PIPE DEAD-MAN ANCHOR.

20' SPACING RECOMMENDED BY GEOTECH
DRIVE PIPE PILES MIN 5' BGS

PIPE ANCHOR



NOTES:
ALL PARTS HOT DIPPED GALVANIZED AFTER FABRICATION

CONTACT HD FOWLER OR M&M SUPPLY FOR EQUIVALENT ALTERNATE

PIPE ANCHOR ASSEMBLY
4 " to 8"

ATWOOD FABRICATING
P.O.BOX 12765 MILL CREEK, WA 98082
(425) 481-5388 FAX (425)486-4608

SOIL AMENDMENT REQUIRED

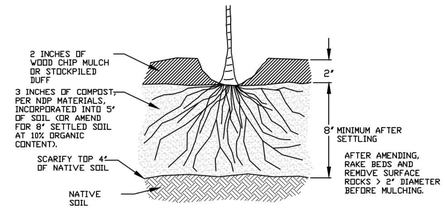
COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION.

SOIL INSPECTION REQUIRED BY ENGINEER

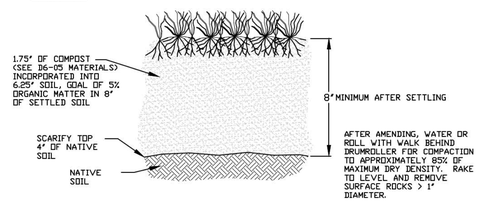
THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIRMENTS SPECIFIED ON THE APPROVED PLAN AND BMP T5.13 (2019 DOE MANUAL) SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

COMPOST AMENDED SOIL SPEC

AMENDMENT FOR LANDSCAPED AREAS



SOIL AMENDMENT FOR GRASS OR TURF AREAS



NOTES:

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

City of Bellevue — STORM AND SURFACE WATER UTILITY

TITLE
AMENDED SOILS

JANUARY 2019 — NO SCALE — NO. ~~NDP 1~~

NO.	DATE	BY	REVISIONS

APPLICANT:
MASON HELMS
JASON KOEHLER

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

DATE: FEBRUARY 2021
JOB# 1896-2
DRAFTED: SS DESIGN: SS
DIGITAL SIGNATURE

02/23/2021
JEFFREY B. HALL — STATE OF WASHINGTON — 39766 REGISTERED PROFESSIONAL ENGINEER

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

DRAINAGE DETAILS

MARBELLA RESIDENCE
7311 W. MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO:
C3.5

APN 894422-0060

MERCER ISLAND DETENTION "TABLE 1"

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)[3]		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.

[1] On Type B soils, new plus replaced impervious surface areas exceeding 8,500 sf trigger Minimum Requirement #7 (Flow Control)

[2] On Type C soils, new plus replaced impervious surface areas exceeding 9,500 sf trigger Minimum Requirement #7 (Flow Control)

[3] Minimum orifice diameter = 0.5 inches

in = inch

ft = feet

sf = square feet

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

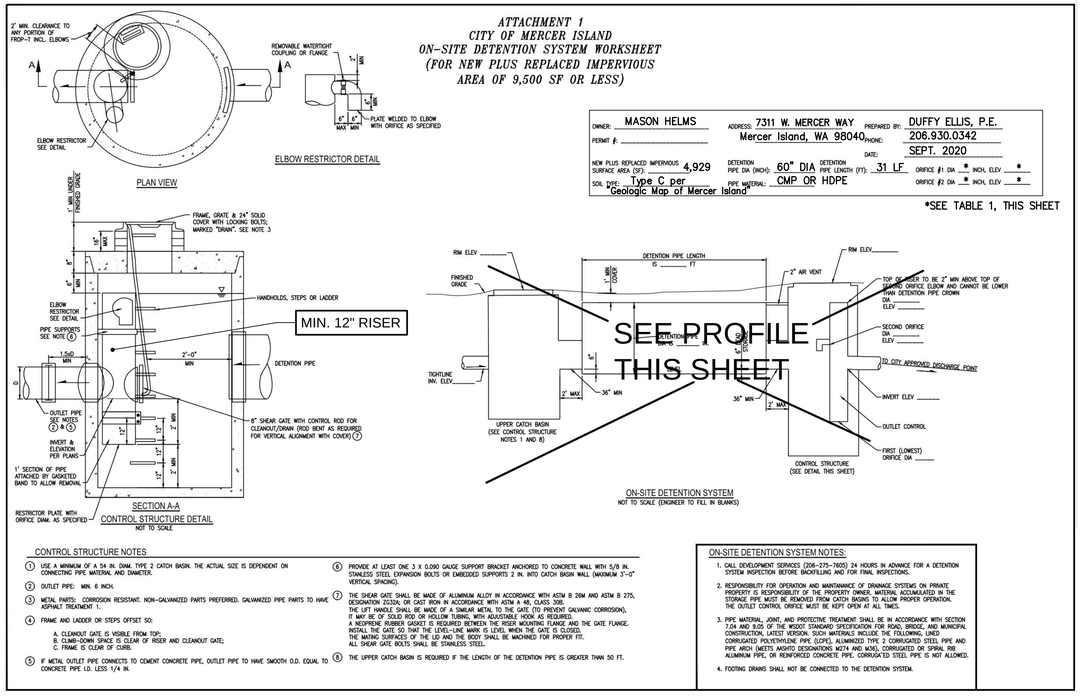
Predeveloped = second growth forest (CN = 72 for Type B soils, CN = 81 for Type C soils)

Developed = impervious (CN = 98)

0.5 foot of sediment storage in detention pipe

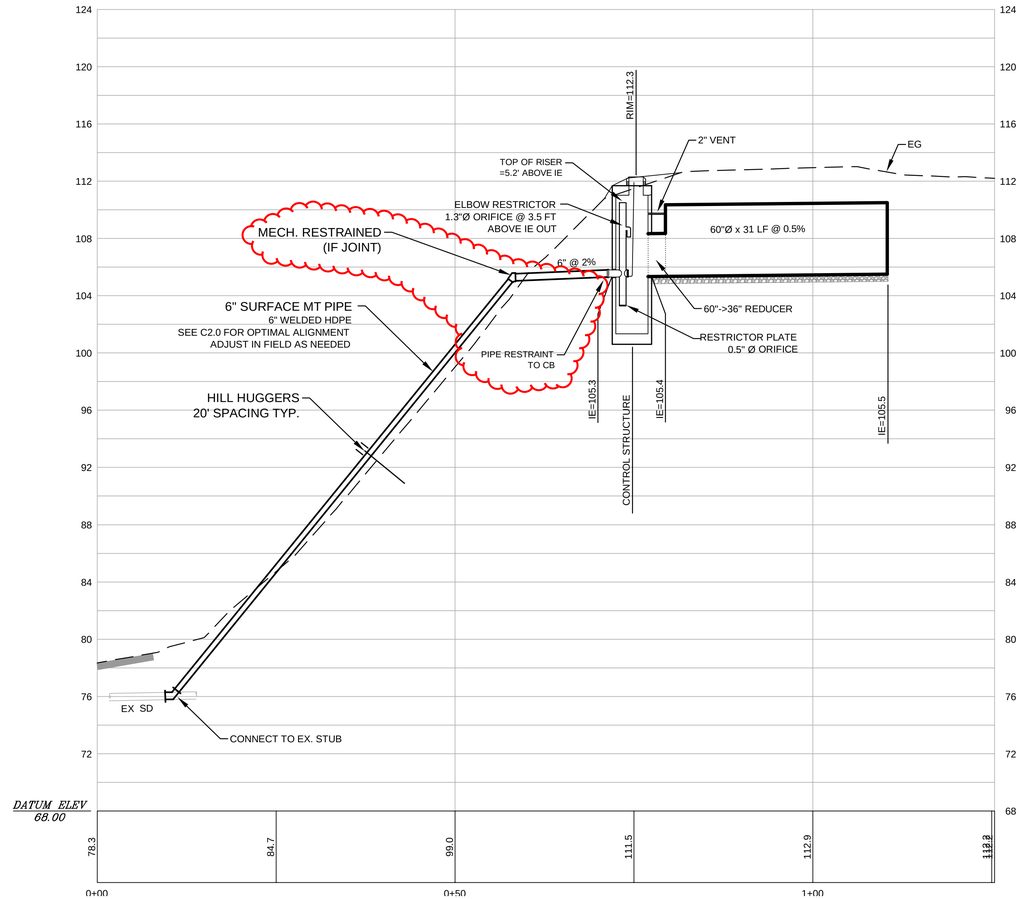
Overland slope = 5%

MERCER ISLAND DETENTION DETAIL



DETENTION PROFILE

SCALE: HORIZONTAL 1"=10', VERTICAL 1"=5'



IMPERVIOUS TABLE

Impervious Area Spreadsheet		
Marbella Residence - 7311 W Mercer Way, Mercer Island, WA 98040		
Gross Site area	17,944	sf
	0.412	acres
Existing Impervious Area to be demolished	0	sf
total existing, to be demolished =	**0**	**sf**
Proposed Impervious Area (on-site) (new + replaced)		
Roof	3,586	sf
Exposed back porch	233	sf
New on-site driveway	1,109	sf
total on-site (new + replaced) proposed =	**4,929**	**sf**
total new + replaced impervious =	**4,929**	**sf**
total new impervious =	**4,929**	**sf**
total proposed lawn/landscape =	**13,015**	**sf**

NO.	DATE	BY	REVISIONS

APPLICANT:
MASON HELMS
JASON KOEHLER

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

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3/23/2021
JEFFREY E. ELLIS — STATE OF WASHINGTON — 39706 — REGISTERED PROFESSIONAL ENGINEER

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

DETENTION PROFILE AND DETAIL

MARBELLA RESIDENCE
7311 W. MERCER WAY, MERCER ISLAND, WA 98040

DRAWING NO: C4.0

APN 894422-0060

BUILDING CODE: 2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), AND BY REFERENCE, THE 2015 INTERNATION RESIDENTIAL CODE (IRC) AS AMENDED BY LOCAL JURISDICTION.
ROOF LIVE LOAD = 25 PSF SNOW (GROUND SNOW = 30 PSF)
ROOF DEAD LOAD = 15 PSF
FLOOR LIVE LOAD = 40 PSF (30 PSF AT SLEEPING AREAS)
FLOOR DEAD LOAD = 15 PSF
BALCONIES & DECKS = 60 PSF (LIVE LOAD) + 10 PSF (DEAD LOAD)
WIND SPEED (ULTIMATE / 3 SEC GUST) = 110 MPH (NOMINAL WIND SPEED = 85 MPH) FOR RISK CATEGORY II, EXPOSURE "C", Kzt=1.00
SOIL SITE CLASS "D" , SEISMIC CATEGORY D1/D2, Ss=1.472, Sds=0.981
OCCUPANCY GROUP: R-3 CONSTRUCTION TYPE: V-B

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO ARCHITECT AND/OR ENGINEER OF RECORD FOR RESOLUTION PRIOR TO COMMENCING WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS ARCHITECT AND/OR ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR

DEFERRED SUBMITTAL ITEMS

THE FOLLOWING IS A LIST OF ITEMS THAT ARE NOT INCLUDED IN THIS PLAN AND SHOULD BE PROVIDED BY THE BUILDER AT TIME OF APPLICATION FOR PERMIT OR AS A DEFERRED SUBMITTAL ITEM:
- ALTERNATIVE I-JOIST/BEAM MANUFACTURER PLANS.
- MANUFACTURED TRUSS DESIGNS AND LAYOUTS

GENERAL

FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING OF 1500 PSF. EXTERIOR FOOTINGS SHALL BEAR 18" (MINIMUM) BELOW FINISHED GRADE. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS. BACKFILL TO BE THOROUGHLY COMPACTED.
BOLT HEADS AND NUTS BEARING AGAINST WOOD TO BE PROVIDED WITH Ø.229"x3"x3" PLATE WASHERS. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE TO BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.
FOUNDATION SILL BOLTS (MIN. 7" EMBED.) TO BE 5/8" DIAMETER AT 6'-0" O.C. (4'-0" AT BUILDINGS OVER 2 STORIES) U.N.O.
METAL FRAMING CONNECTORS TO BE MANUFACTURED BY SIMPSON STRONG-TIE OR USP STEEL CONNECTORS

CONCRETE

MINIMUM COMPRESSIVE STRENGTH OF CONCRETE:

TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MINIMUM COMPRESSIVE STRENGTH (f'c) AT 28 DAYS
	MODERATE WEATHERING POTENTIAL
BASEMENT WALLS, FOUNDATION FOOTINGS, BASEMENT SLABS, & INTERIOR SLABS ON GRADE (EXCEPT GARAGE) NOT EXPOSED TO THE WEATHER	2,500 psi
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, PORCHES, STEPS, GARAGE & CARPORT SLABS, & OTHER CONCRETE WORK EXPOSED TO THE WEATHER	3,000 psi (6% air entrained +/- 1%)

CONCRETE MIXTURE SHALL CONTAIN AT LEAST OF 5½ SACKS OF CEMENT PER CUBIC YARD CONCRETE "BATCH TICKET" SHALL BE AVAILABLE ON SITE FOR REVIEW BY BUILDING OFFICIAL VERTICAL REINFORCING STEEL TO COMPLY WITH ASTM A615 GRADE 40 (GRADE 60 AT WALLS RETAINING MORE THAN 4FT OF SOIL)

CARPENTRY

GENERAL

ALL NAILING TO COMPLY WITH REQUIREMENTS OF IRC TABLE R602.3(1) AND/OR IBC TABLE 2304.10.1
ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED LUMBER SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4. PER IRC 319.3. FASTENERS FOR PRESSURE PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
6" MIN. CLEARANCE BETWEEN WOOD AND EARTH.
12" MIN. CLEARANCE BETWEEN FLOOR BEAMS AND EARTH.
18" MIN. CLEARANCE BETWEEN FLOOR JOIST AND EARTH.

FASTENER DIMENSIONS

ALL NAILS SPECIFIED ON THIS PLAN SHALL BE OF THE DIAMETER AND LENGTH LISTED BELOW OR AS PER APPENDIX L OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) 8d COMMON (Ø.131" DIA., 2-1/2" LENGTH), 8d BOX (Ø.113" DIA, 2-1/2" LONG), 10d COMMON (Ø.148" DIA., 3" LONG) 10d BOX (Ø.128" DIA., 3" LENGTH), 16d COMMON (Ø.162" DIA, 3-1/2" LONG), 16d SINKER (Ø.148 DIA, 3-1/4" LONG) 5d COOLER (Ø.086" DIA., 1-5/8" LONG), 6d COOLER (Ø.092" DIA., 1-7/8" LONG)

LUMBER GRADES

FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN PRODUCTS ASSOCIATION OR THE WEST COST LUMBER INSPECTION BUREAU. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY AND SHALL HAVE THE FOLLOWING UNADJUSTED MINIMUM DESIGN PROPERTIES, UNLESS NOTED OTHERWISE.

JOISTS:	WOOD TYPE:
2X4 to 2X8	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
2X10 OR LARGER	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
BEAM	
4X	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
6X OR LARGER	DF-L #2 - Fb=875 psi, Fv=170 psi, Fc=600 psi, E=1300000psi
STUDS	
2X4 & 2X6	DF STUD - Fb=700 psi, Fv=180 psi, Fc=850 psi, E=1400000psi
2X8 OR LARGER	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
POSTS	
4X4	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
4X6	DF-L #2 - Fb=900 psi, Fv=180 psi, Fc=1350 psi, E=1600000psi
6X6 OR LARGER	DF-L #1 - Fb=1200 psi, Fv=170 psi, Fc=1000 psi, E=1600000psi

GLUED-LAMINATED BEAM (GLB)

SHALL BE 24F-V4 FOR SINGLE SPANS & 24F-V8 FOR CONTINUOUS OR CANTILEVER SPANS WITH THE FOLLOWING MINIMUM PROPERTIES:
Fb = 2,400 PSI, Fv = 165 PSI, Fc = 650 PSI (PERPENDICULAR), E = 1,800,000 PSI.

ENGINEERED WOOD BEAMS AND I-JOIST

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SPECIFICATIONS FOR APPROVAL BY BUILDING OFFICIAL. DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH THE LATEST ICC EVALUATION REPORT.

BEAMS DESIGNATED AS "LSL" SHALL HAVE THE MINIMUM PROPERTIES:
Fb = 2,325 PSI, Fv = 310 PSI, Fc = 800 PSI (PERPENDICULAR), E = 1,550,000 PSI.

BEAMS DESIGNATED AS "LVL" SHALL HAVE THE MINIMUM PROPERTIES:
Fb = 2,600 PSI, Fv = 285 PSI, Fc = 750 PSI (PERPENDICULAR), E = 1,900,000 PSI.

BEAMS DESIGNATED AS "PSL" SHALL HAVE THE MINIMUM PROPERTIES:
Fb = 2,900 PSI, Fv = 290 PSI, Fc = 750 PSI (PERPENDICULAR), E = 2,000,000 PSI.

CALCULATIONS SHALL INCLUDE DEFLECTION AND CAMBER REQUIREMENTS. DEFLECTION SHALL BE LIMTED AS FOLLOWS:
FLOOR LIVE LOAD MAXIMUM = L/480, FLOOR TOTAL LOAD MAXIMUM = L/240.

PREFABRICATED WOOD TRUSSES:

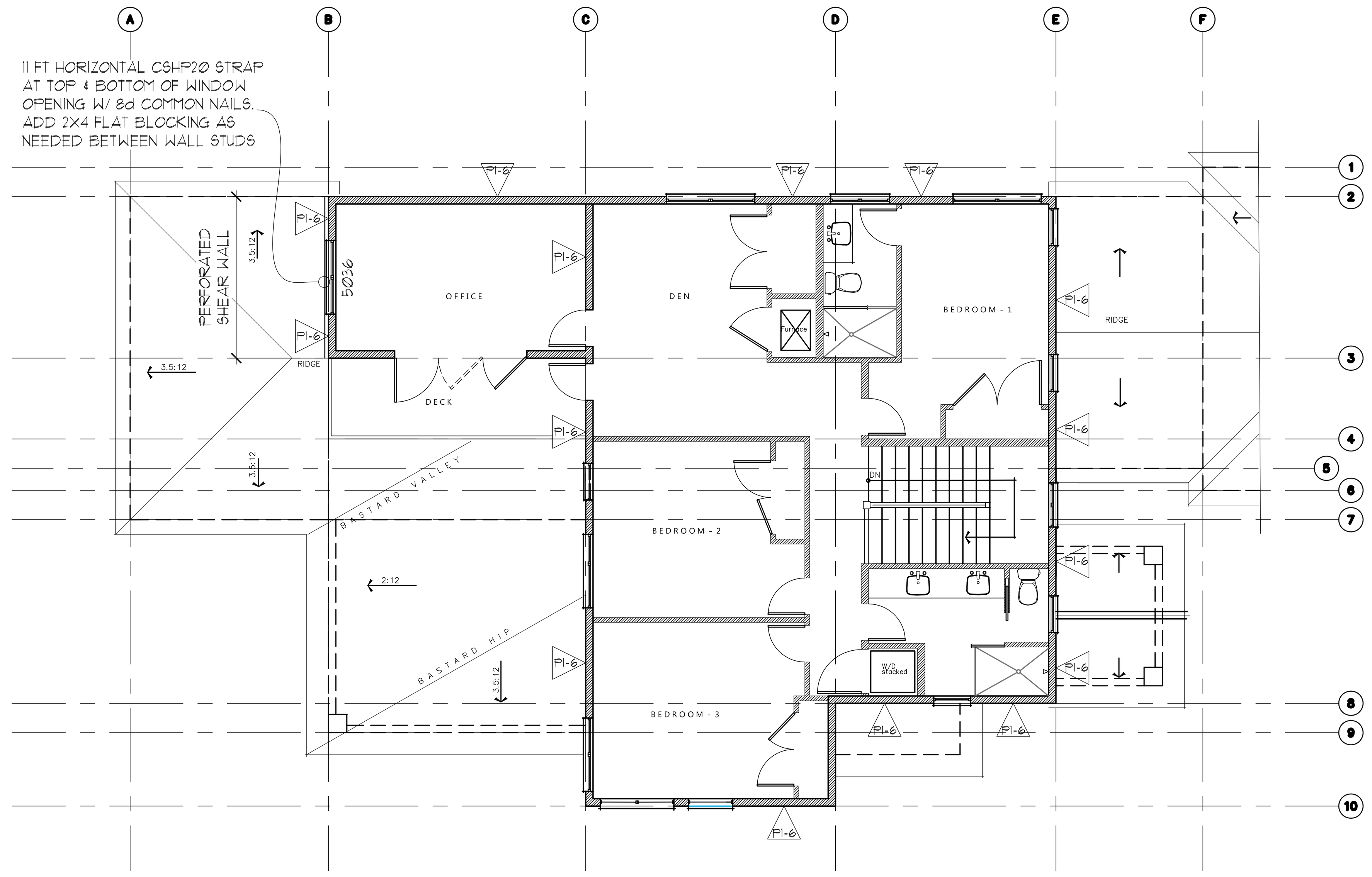
PRE-FABRICATED WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT SELF WEIGHT PLUS LIVE LOADS & IMPOSED DEAD LOADS AS STATED IN THE GENERAL NOTES. TRUSSES SHALL BE DESIGNED & STAMPED BY A REGISTERED DESIGN PROFESSIONAL AND FABRICATED ONLY FROM THOSE DESIGNS. NON-BEARING WALLS SHALL BE HELD AWAY FROM THE TRUSS BOTTOM CHORD W/ AN APPROVED FASTENER (SUCH AS SIMPSON STC) TO ENSURE THAT THE TRUSS BOTTOM CHORD DOES NOT BEAR ON THE WALL. ALL PERMANENT TRUSS MEMBER BRACING SHALL BE INSTALLED PER THE TRUSS DESIGN DRAWINGS.

ROOF/WALL/FLOOR SHEATHING

ROOF SHEATHING SHALL BE MINIMUM 7/16 SHEATHING W/ 24/16 SPAN INDEX U.N.O. WALL SHEATHING, INCLUDING GABLES, SHALL BE 7/16 SHEATHING W/ 24/0 SPAN INDEX MINIMUM U.N.O.. FLOOR SHEATHING SHALL BE MINIMUM 19/32 T&G SHEATHING W/ 40/20 SPAN INDEX MINIMUM U.N.O.. MINIMUM NAILING SHALL BE 8d COMMON NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. IN PANEL FIELD U.N.O. ON SHEAR WALL SCHEDULE. ROOF AND FLOOR SHEATHING SHALL BE LAID OUT W/ LONG DIMENSION PERPENDICULAR TO FRAMING MEMBERS W/ END LAPS STAGGERED. WALL SHEATHING, INCLUDING GABLES, SHALL BE FULLY BLOCKED & EDGE NAILED AT ALL UNSUPPORTED SHEATHING PANEL EDGES.

STAIR FRAMING

UNLESS NOTED OTHERWISE SPECIFIED, TYPICAL STAIR FRAMING SHALL CONSIST OF 2X12 STAIR STRINGERS SPACED AT NO MORE THAN 18" O.C. AND REINFORCED W/ 2X6 SCABS ATTACHED W/ 10d COMMON NAILS STAGGERED AT 8" O.C.. STRINGERS SHALL BE SUPPORTED AT UPPER END BY BEARING ON TOP PLATE OF WALL OR APPROVED CONNECTOR TO FLOOR BEAM SUCH AS SIMPSON LRU OR LSC. LANDINGS SHALL CONSIST OF CONVENTIONAL PLATFORM FRAMING W/ MINIMUM 2X6 JOISTS @ 16" O.C.



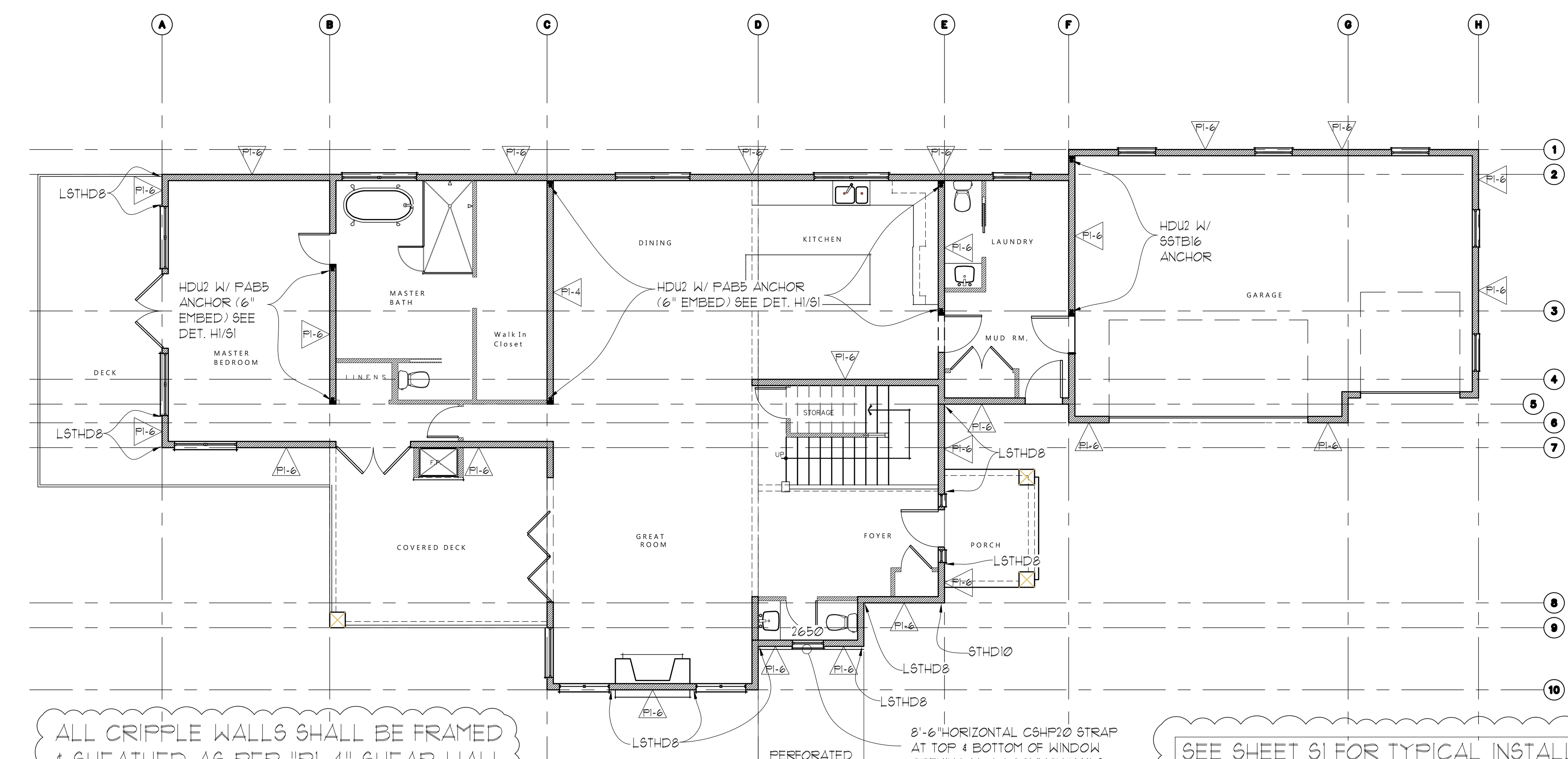
UPPER FLOOR SHEAR WALL KEY PLAN
SCALE: 1/8"=1'-0"

SHEAR WALL SCHEDULE

WALL MARK	SHEATHING THICKNESS	SIDES	SHEAR PANEL EDGE NAILING	FIELD NAILING	FRAMING @ ABUTTING PANEL EDGES	SOLE/BASE PLATE NAILING TO JOIST OR BLKG/RIM BELOW	ANCHOR BOLT DIA. & SPACING	SILL PLATE SIZE	POST AT ENDS OF SHEAR WALL/ HOLDOWN U.N.O.
P1-6	7/16"	ONE	8d @ 6" O.C.	12" O.C.	2X	16d SINKER NAILS (Ø.148"x3¼") @ 8" O.C.	5/8" DIA. @ 72" O.C.	2X	(2) 2X POST (FACE NAIL W/ 10d (Ø.131"x3") NAILS @ 12" O.C (STAGGER)
P1-4	7/16"	ONE	8d @ 4" O.C.	12" O.C.	2X	16d SINKER NAILS (Ø.148"x3¼") @ 6" O.C.	5/8" DIA. @ 48" O.C.	2X	(2) 2X POST (FACE NAIL W/ 10d (Ø.131"x3") NAILS @ 12" O.C (STAGGER)

1. FRAMING SHALL BE 2X HEM-FIR @ 16" O.C. MAX UNLESS NOTED OTHERWISE IN SCHEDULE.
2. SHEATHING PANELS MAY BE LAYED VERTICAL OR HORIZONTAL. BLOCK ALL HORIZONTAL EDGES W/ 2x OR 3x BLOCKING PER SCHEDULE (U.N.O.)
3. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEARWALLS SHALL RECEIVE APA RATED SHEATHING OR ALL VENEER PLYWOOD SIDING OF EQUIVALENT THICKNESS AT POINT OF FASTENING ON PANEL EDGES, FULLY BLOCKED WITH MINIMUM NAILING OF 8d @ 6" O.C. EDGE, 12" O.C. FIELD.
4. NAILING APPLIES TO ALL STUDS, TOP AND BOTTOM PLATES, AND BLOCKING. PLYWOOD JOINT AND SILL PLATE NAILING SHALL BE STAGGERED
5. ANCHOR BOLT SPACING IS 6'-0" O.C. (4'-0" AT BUILDINGS OVER 2 STORIES) UNLESS NOTED OTHERWISE IN SCHEDULE. MINIMUM OF 2 ANCHOR BOLTS PER PIECE OF FOUNDATION PLATE. ANCHOR BOLTS SPACED NO GREATER THAN 12" AND NO LESS THAN 7 TIMES THE ANCHOR BOLT DIAMETER AT ENDS AND SPLICES. PROVIDE Ø.229"x3"x3" WASHERS AT ANCHOR BOLTS. PLATE WASHERS SHALL EXTEND TO WITHIN ½" OF THE SHEATHED EDGE OF THE SILL PLATE ON WALLS W/ EDGE NAILING AT 4" O.C. OR TIGHTER. DO NOT RECESS BOLTS.
6. ALL NAILS FOR SHEAR WALLS SHALL BE COMMON OR GALVANIZED BOX NAILS (U.N.O.) ALL SPECIFIED NAILS SHALL HAVE THE FOLLOWING DIMENSIONS: 8d COMMON (Ø.131" DIA., 2½" LONG), 8d BOX (Ø.113" DIA., 2½" LONG), 10d COMMON (Ø.148" DIA., 3" LONG), 10d BOX (Ø.128" DIA., 3" LONG), 16d COMMON (Ø.162" DIA., 3½" LONG), 16d SINKER (Ø.148" DIA., 3¼" LONG), 5d COOLER (Ø.086" DIA., 1⅝" LONG), 6d COOLER (Ø.092" DIA., 1 ⅞" LONG)
7. 1¼" No. 6 DRYWALL SCREWS (TYPE W OR S) MAY BE SUBSTITUTED FOR NAILS LISTED AS 5d COOLER OR 6d COOLER FOR GYPSUM WALL BOARD SHEARWALLS
8. IN LIEU OF 3x VERTICALS AND BLOCKING AT PANEL EDGES, 2-2x'S W/ 10d (Ø.131"x3") FACE NAILS STAGGERED AT THE SAME SPACING AS PANEL EDGE NAILING MAY BE SUBSTITUTED. PLYWOOD EDGES TO BE CENTERED BETWEEN THE 2-2x MEMBERS (THIS ALTERNATIVE DOES NOT APPLY TO FOUNDATION SILL PLATES OR TO WALLS WITH 8d EDGE NAILING AT 2" O.C. OR 10d EDGE NAILING AT 3" O.C. OR 2" O.C. OR WALLS SHEATHED ON BOTH SIDES)
9. HOLDDOWNS AND STRAPS OF EQUIVALENT UPLIFT CAPACITY WITH CURRENT ICC EVALUATION REPORT OR SIMILAR MAY BE SUBSTITUTED FOR THOSE LISTED IN THE SHEARWALL SCHEDULE WITH PRIOR APPROVAL OF BUILDING OFFICIAL OR ENGINEER OF RECORD.
10. SQUASH BLOCKS IN FLOOR JOIST CAVITY ARE REQUIRED AT ENDS OF SHEAR WALLS WHERE FULL BEARING IS NOT PROVIDED BY THE FRAMING BELOW.
11. SIMPSON MASAP MUDSILL ANCHORS, MAY BE SUBSTITUTED (1) FOR (1) AT 2X SILL PLATES FOR THE ⅝" DIA. SILL PLATE ANCHOR BOLTS SPECIFIED.

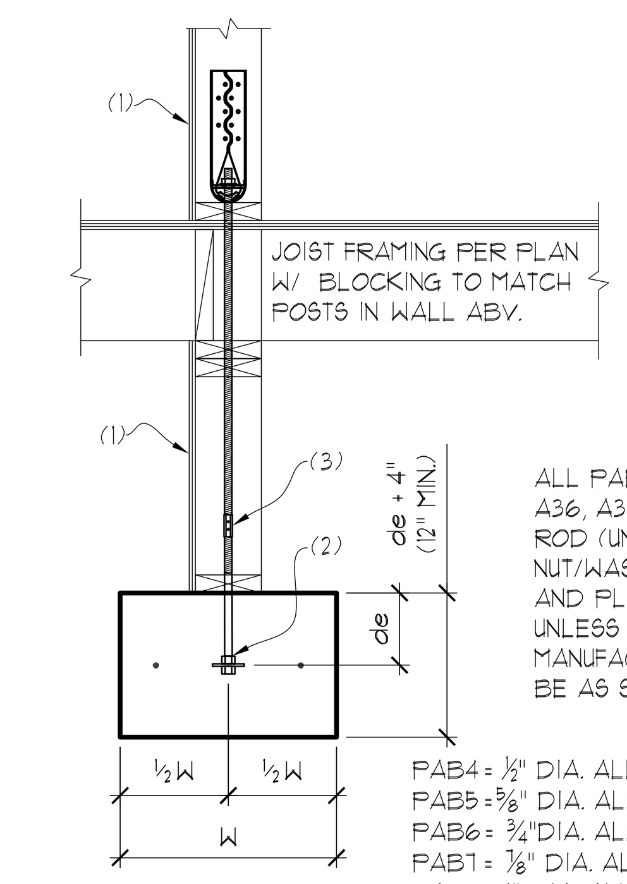
PERFORATED SHEAR WALLS: CONTINUE SHEAR WALL SHEATHING ABOVE AND BELOW ALL OPENINGS BETWEEN FULL HEIGHT WALL SEGMENTS WITH NAILING AS SHOWN IN SHEAR WALL SCHEDULE. ANY INCREASE TO HEIGHT OR WIDTH OF WINDOW OPENING MUST BE APPROVED BY ENGINEER OF RECORD.



ALL CRIPPLE WALLS SHALL BE FRAMED & SHEATHED AS PER "P1-4" SHEAR WALL

MAIN FLOOR SHEAR WALL KEY PLAN
SCALE: 1/8"=1'-0"

SEE SHEET S1 FOR TYPICAL INSTALLATION DETAILS FOR STRAPS, FOUNDATION ANCHORS, STEPPED FOUNDATIONS LIMITS, AND INSTALLATION SPECIFICATIONS FOR FRAMED CRIPPLE WALLS



1. STUD WALL PER PLAN W/ (2)2X POST AT HOLDOWN U.N.O.. CRIPPLE WALLS FRAMED AND SHEATHED PER SHEAR WALL ABOVE INCLUDING POSTS (P1-4 MIN.).
2. PAB ANCHOR BOLT PER PLAN EMBEDDED INTO CONTINUOUS FOOTING (de=EMBEDMENT DEPTH)
3. ANCHOR EXTENDED AS NEEDED TO HOLDOWN IN WALL ABOVE W/ COUPLER NUT AND ALL THREAD ROD

ALL PAB ANCHORS CONSIST OF STANDARD A36, A36A, OR A307 (Fu=58 ksi) ALL-THREAD ROD (UNLESS NOTED OTHERWISE) W/ NUT/WASHER/NUT COMBO OF HEAVY HEX NUTS AND PLATE WASHER AT EMBEDDED END. UNLESS PRE-INSTALLED W/ FIXED NUTS BY MANUFACTURER, THE PLATE WASHER SHALL BE AS SHOWN BELOW

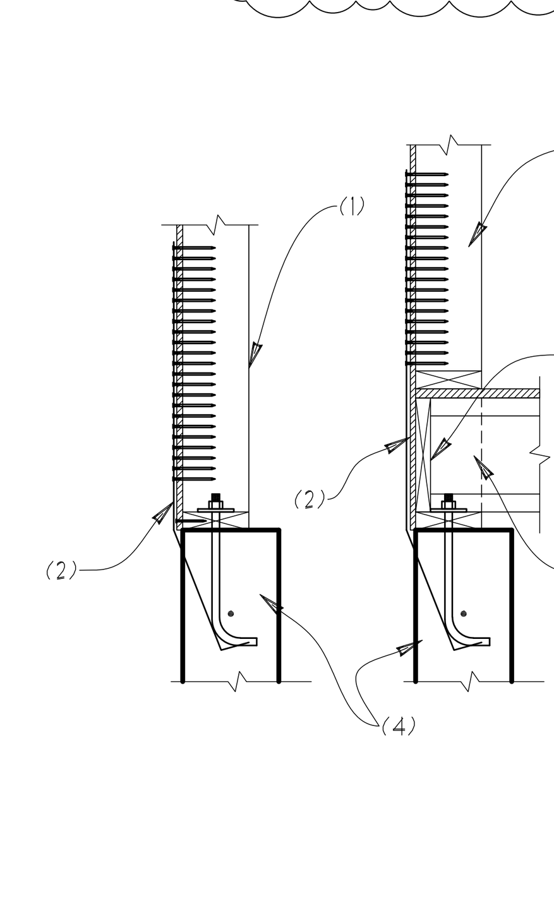
PAB4 = ½" DIA. ALL-THREAD - ⅜"x1½"x1½" PLATE WASHER
PAB5 = ⅝" DIA. ALL-THREAD - ½"x1¾"x1¾" PLATE WASHER
PAB6 = ¾" DIA. ALL-THREAD - ½"x2¼"x2¼" PLATE WASHER
PAB7 = ⅞" DIA. ALL-THREAD - ½"x2½"x2½" PLATE WASHER
PAB8 = 1" DIA. ALL-THREAD - ⅝"x2¾"x2¾" PLATE WASHER
PAB9 = 1⅛" DIA. ALL-THREAD - ⅝"x3¼"x3¼" PLATE WASHER

H1 TYPICAL PAB ANCHOR BOLT
SCALE: ¾"=1'

IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL ENGINEERING STUDY ES-6347.04 PREPARED BY EARTH SOLUTIONS NW LLC & DATED 1-12-21, MINIMUM BOTTOM OF FOOTING ELEVATIONS (BFE) HAVE BEEN NOTED ON THE FOUNDATION PLAN FOR FOOTINGS LOCATED WITHIN 10FT OF STEEP SLOPES (SEE PLATE 1 OF ES-6347.04)

UNLESS NOTED OTHERWISE MINIMUM BOTTOM OF FOOTING ELEVATION SHALL BE 118' AT FOUNDATION WALLS SURROUNDING CRAWL SPACE & 12" BELOW FINAL GRADE AT GARAGE FOUNDATION.

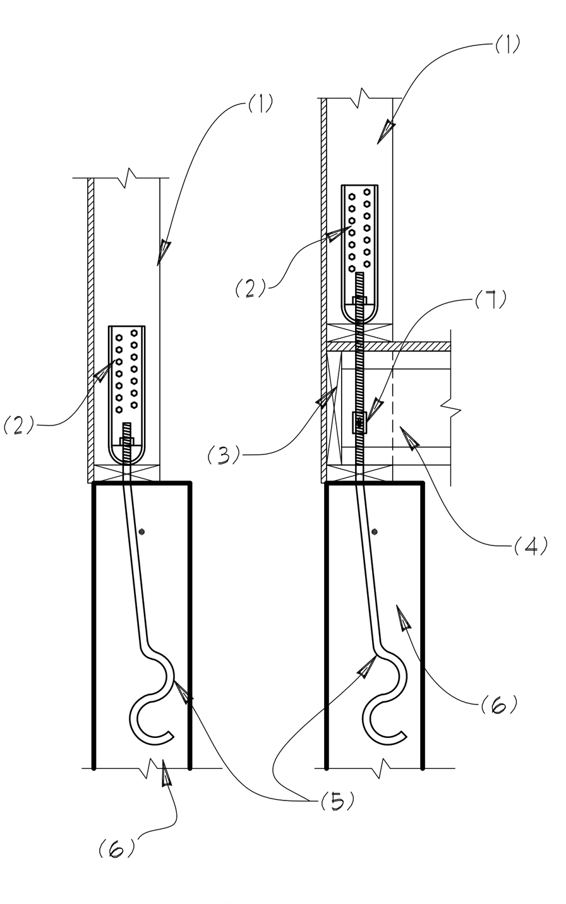
SUITABILITY OF SUBGRADE CONDITIONS & DEPTH OF EXCAVATIONS TO MEET SPECIFIED BEARING CAPACITIES AND FOOTING EMBEDMENT DEPTHS SHALL BE REVIEWED AND APPROVED BY GEOTECHNICAL ENGINEER OF RECORD PRIOR TO CONCRETE PLACEMENT



1. DBL 2X STUDS MINIMUM AT HOLDOWN UNLESS NOTED OTHERWISE
2. STRAP TIE HOLDOWN PER PLAN INSTALLED PER MANUF. SPECS. W/ 16d SINKER (Ø.148"x3¼") OR 10d COMMON (Ø.148"x3") NAILS
3. RIM BOARD PER PLAN
4. CONCRETE STEM WALL PER PLAN W/ #4 REBAR IN UPPER 3" TO 5" OF STEM WALL
5. PROVIDE SQUASH BLOCKS IN FLOOR CAVITY TO MATCH POST IN SHEAR WALL. GRAIN ORIENTED VERTICALLY

FOUNDATION STRAP	NAILS INTO END POST
LSTHD8/LSTHD8RJ	20
STHD10/STHD10RJ	24
STHD14/STHD14RJ	30

H2 TYPICAL STRAP TIE HOLDOWN
SCALE: ¾"=1'



1. DBL 2X STUDS MINIMUM AT HOLDOWN UNLES NOTED OTHERWISE
2. ANCHOR BOLT STYLE HOLDOWN PER PLAN INSTALLED PER MANUF. SPECS.
3. RIM BOARD PER PLAN
4. PROVIDE SQUASH BLOCKS IN FLOOR CAVITY TO MATCH POST IN SHEAR WALL. GRAIN ORIENTED VERTICALLY
5. ANCHOR BOLT INSTALLED PER MANUF. SPECS. (SEE BELOW FOR SIZE PER HOLDOWN) MAINTAIN 5" CLEARANCE FROM FNDTN VENTS.
6. CONCRETE STEM WALL PER PLAN
7. EXTEND ANCHOR BOLT W/ COUPLER NUT & ALL THREAD ROD

ANCHOR	EMBED.
SSTB16 (DIA. = ⅝")	12⅝"
SSTB20 (DIA. = ⅝")	16⅝"
SSTB24 (DIA. = ⅝")	20⅝"
SSTB28 (DIA. = ⅞")	24⅞"
SSTB34, SSTB36 (DIA. = ⅞")	28⅞"
SB⅝x24, SB⅞x24	18"
SB1x30	24"

H4 TYPICAL ANCHOR BOLT HOLDOWN
SCALE: ¾"=1'

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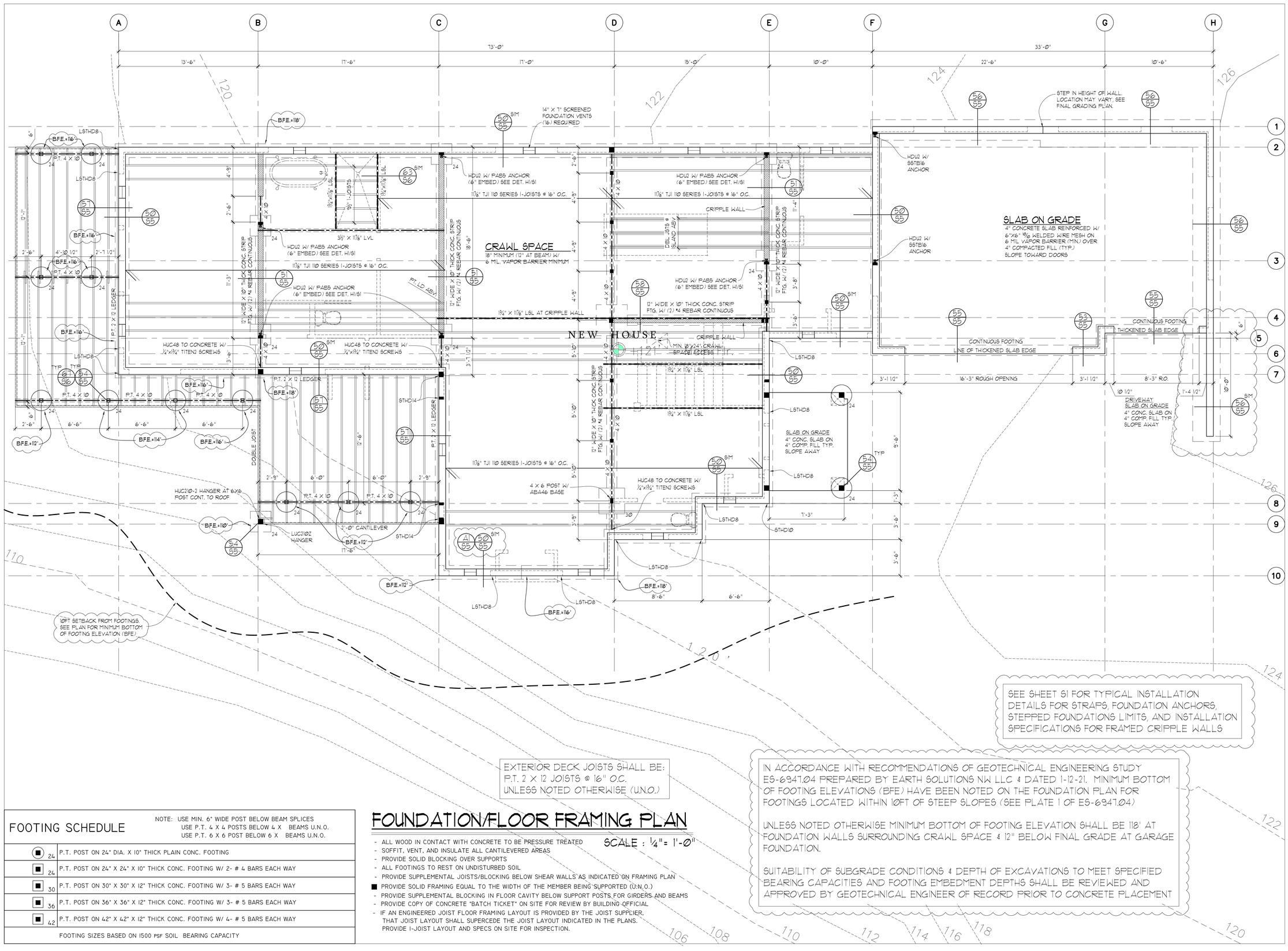
Date: 2021.02.12 13:10:49 -08'00'

BUILDING DEPT. APPROVAL STAMPS:

REVISION DATE:	INIT:	PROJECT #:
1-20-2021	MM	PLAN REVIEW
2-12-2021	MM	PLAN REVIEW

S1

DATE: 8-31-2020
INIT: MM
PROJECT #: 2309



SEE SHEET S1 FOR TYPICAL INSTALLATION DETAILS FOR STRAPS, FOUNDATION ANCHORS, STEPPED FOUNDATIONS LIMITS, AND INSTALLATION SPECIFICATIONS FOR FRAMED CRIPPLE WALLS

EXTERIOR DECK JOISTS SHALL BE:
P.T. 2 X 12 JOISTS @ 16" O.C.
UNLESS NOTED OTHERWISE (U.N.O.)

IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL ENGINEERING STUDY ES-6947.04 PREPARED BY EARTH SOLUTIONS NW LLC & DATED 1-12-21. MINIMUM BOTTOM OF FOOTING ELEVATIONS (BFE) HAVE BEEN NOTED ON THE FOUNDATION PLAN FOR FOOTINGS LOCATED WITHIN 10FT OF STEEP SLOPES (SEE PLATE 1 OF ES-6947.04)

UNLESS NOTED OTHERWISE MINIMUM BOTTOM OF FOOTING ELEVATION SHALL BE 118' AT FOUNDATION WALLS SURROUNDING CRAWL SPACE & 12" BELOW FINAL GRADE AT GARAGE FOUNDATION.

SUITABILITY OF SUBGRADE CONDITIONS & DEPTH OF EXCAVATIONS TO MEET SPECIFIED BEARING CAPACITIES AND FOOTING EMBEDMENT DEPTHS SHALL BE REVIEWED AND APPROVED BY GEOTECHNICAL ENGINEER OF RECORD PRIOR TO CONCRETE PLACEMENT

FOOTING SCHEDULE

NOTE: USE MIN. 6" WIDE POST BELOW BEAM SPLICES
USE P.T. 4 X 4 POSTS BELOW 4 X BEAMS U.N.O.
USE P.T. 6 X 6 POST BELOW 6 X BEAMS U.N.O.

◉ 24	P.T. POST ON 24" DIA. X 10" THICK PLAIN CONC. FOOTING
■ 24	P.T. POST ON 24" X 24" X 10" THICK CONC. FOOTING W/ 2- # 4 BARS EACH WAY
■ 30	P.T. POST ON 30" X 30" X 12" THICK CONC. FOOTING W/ 3- # 5 BARS EACH WAY
■ 36	P.T. POST ON 36" X 36" X 12" THICK CONC. FOOTING W/ 3- # 5 BARS EACH WAY
■ 42	P.T. POST ON 42" X 42" X 12" THICK CONC. FOOTING W/ 4- # 5 BARS EACH WAY

FOOTING SIZES BASED ON 1500 PSF SOIL BEARING CAPACITY

FOUNDATION/FLOOR FRAMING PLAN

SCALE : ¼"= 1'-Ø"

- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
- SOFFIT, VENT, AND INSULATE ALL CANTILEVERED AREAS
- PROVIDE SOLID BLOCKING OVER SUPPORTS
- ALL FOOTINGS TO REST ON UNDISTURBED SOIL
- PROVIDE SUPPLEMENTAL JOISTS/BLOCKING BELOW SHEAR WALLS AS INDICATED ON FRAMING PLAN
- ■ PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)
- PROVIDE SUPPLEMENTAL BLOCKING IN FLOOR CAVITY BELOW SUPPORT POSTS FOR GIRDERS AND BEAMS
- PROVIDE COPY OF CONCRETE "BATCH TICKET" ON SITE FOR REVIEW BY BUILDING OFFICIAL
- IF AN ENGINEERED JOIST FLOOR FRAMING LAYOUT IS PROVIDED BY THE JOIST SUPPLIER, THAT JOIST LAYOUT SHALL SUPERCEDE THE JOIST LAYOUT INDICATED IN THE PLANS. PROVIDE I-JOIST LAYOUT AND SPECS ON SITE FOR INSPECTION.

STRUCTURAL PLANS

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PROFESSIONAL ENGINEER

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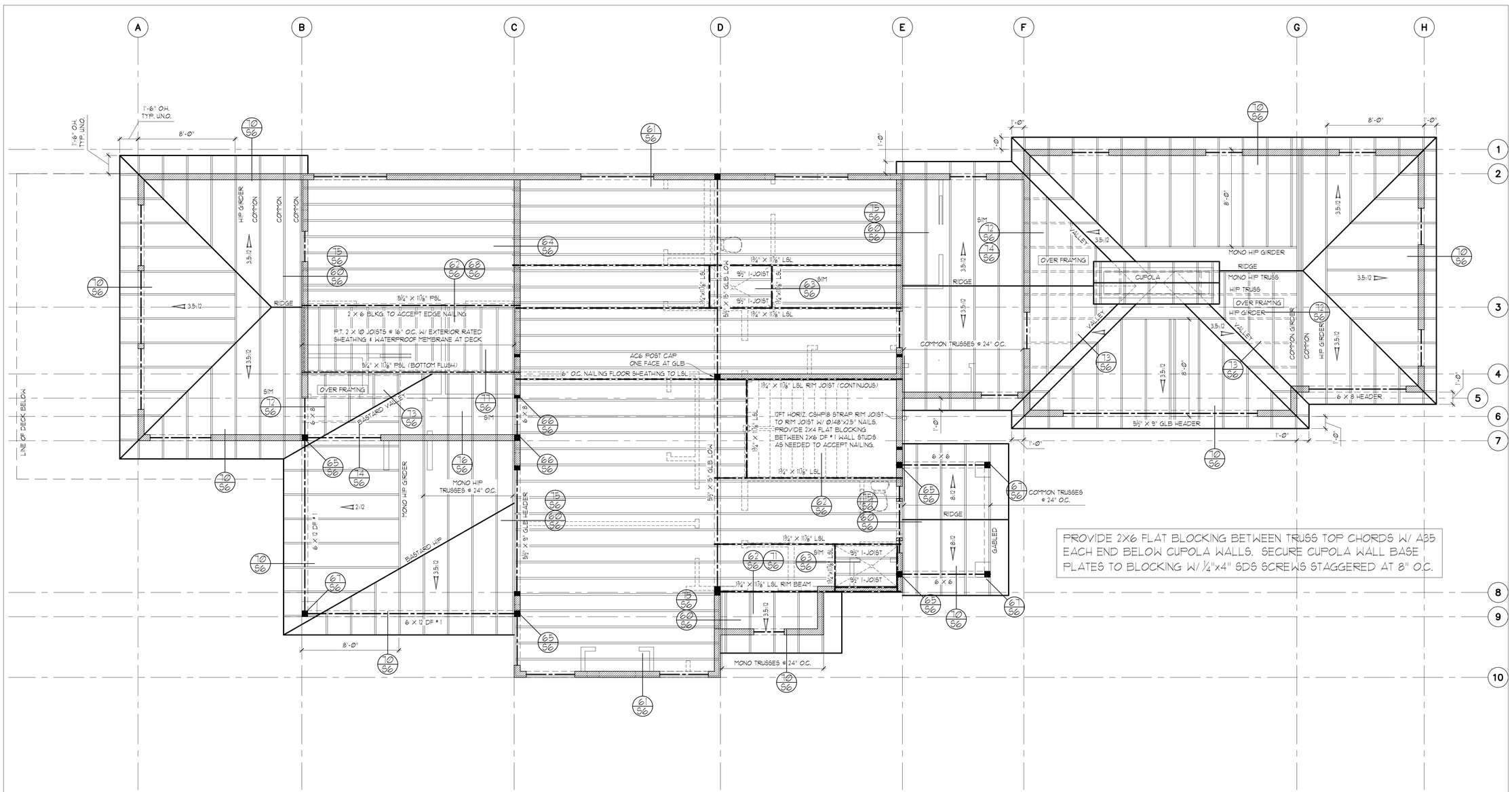
BUILDING DEPT. APPROVAL STAMPS:

REVISION DATE:	INIT:	PROJECT #:
1-20-2021	MM	PLAN REVIEW
2-12-2021	MM	PLAN REVIEW

S2

DATE: 8-31-2020
INIT: MM
PROJECT #: 2305



PROVIDE 2X6 FLAT BLOCKING BETWEEN TRUSS TOP CHORDS W/ A35 EACH END BELOW CUPOLA WALLS. SECURE CUPOLA WALL BASE PLATES TO BLOCKING W/ ¼"x4" SDS SCREWS STAGGERED AT 8" O.C.

UPPER FLOOR JOISTS SHALL BE:
11⅞" TJI 110 SERIES I-JOISTS @ 16" O.C.
UNLESS NOTED OTHERWISE (U.N.O.)

DROPPED FRAMING FOR FLUSH ENTRY SHOWERS: PROVIDE 2X6 LEDGERS & BLOCKING AROUND PERIMETER TO ACCEPT EDGE NAILING. SECURE 2X6 TO PERIMETER FRAMING W/ 10d COMMON NAILS (Ø.148"x3") STAGGERED AT 6" O.C.

UPPER FLOOR FRAMING PLAN

SCALE : ¼" = 1'-Ø"

- SOFFIT, VENT, AND INSULATE ALL CANTILEVERED AREAS
- EXTERIOR WALLS TO BE 2X6 AT 16" O.C., U.N.O.
- ALL DOOR/WINDOW HEADERS AT THIS LEVEL TO BE 4X10 DF #2 AT BEARING WALLS , U.N.O., 6'-0" MAX. SPAN
- INTERIOR PARTITIONS TO BE 2X4 AT 16" O.C. (2X6 @ PLUMBING WALLS) U.N.O.
- PROVIDE SUPPLEMENTAL JOISTS/BLOCKING BELOW SHEAR WALLS AS INDICATED ON FRAMING PLAN
- HEADERS 8FT OR LONGER SHALL BE PROVIDED W/ (2) TRIMMER (JACK) STUDS AT EACH END U.N.O.
- PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)
- PROVIDE SUPPLEMENTAL BLOCKING IN FLOOR CAVITY BELOW SUPPORT POSTS FOR GIRDERS AND BEAMS AND PROVIDE MATCHING POSTS IN WALL BELOW
- IF AN ENGINEERED JOIST FLOOR FRAMING LAYOUT IS PROVIDED BY THE JOIST SUPPLIER, THAT JOIST LAYOUT SHALL SUPERCEDE THE JOIST LAYOUT INDICATED IN THE PLANS. PROVIDE I-JOIST LAYOUT AND SPECS ON SITE FOR INSPECTION.

STRUCTURAL PLANS

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MARK R. MYERS — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Mark Myers, PE
Date: 2020.08.31 12:46:58 -07'00'

BUILDING DEPT. APPROVAL STAMPS:

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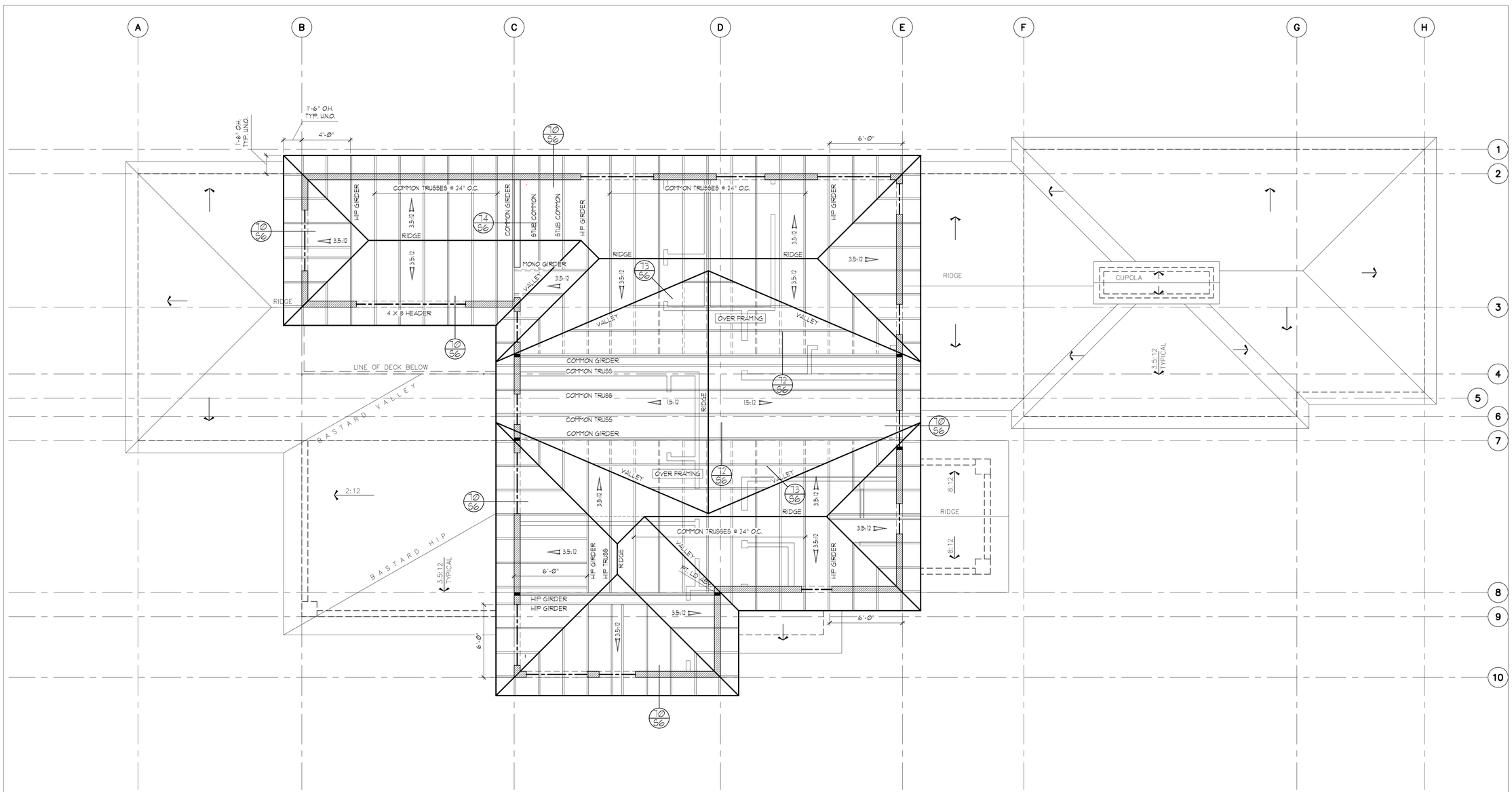
DATE: 8-31-2020
INIT: MM
PROJECT #: 2309



ROOF FRAMING PLAN

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

- PROVIDE VENTED BLOCKING AT REQUIRED TRUSS/RAFTER BAYS
- ALL MANUFACTURED TRUSSES:
  - * SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION
  - * SHALL NOT BE FIELD ALTERED WITHOUT ENGINEER'S APPROVAL
  - * SHALL BE INSTALLED AND BRACED TO MANUFACTURER'S SPECIFICATION
  - * SHALL CARRY MANUFACTURER'S STAMP ON EACH TRUSS
- ALL BEAMS AND HEADERS AT THIS LEVEL TO BE 4X8 DF #2 AT BEARING WALLS, U.N.O., 6'-0" MAX. SPAN
- HEADERS 8FT OR LONGER SHALL BE PROVIDED W/ (2) TRIMMER (JACK) STUDS AT EACH END U.N.O.
- PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)
- PROVIDE SUPPLEMENTAL BLOCKING IN FLOOR CAVITY BELOW SUPPORT POSTS FOR GIRDERS AND BEAMS AND PROVIDE MATCHING POSTS IN WALL BELOW

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DATE: 8-31-2020
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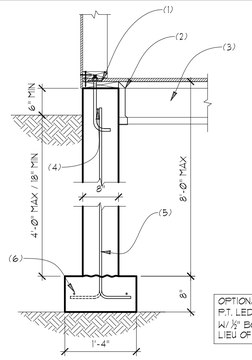
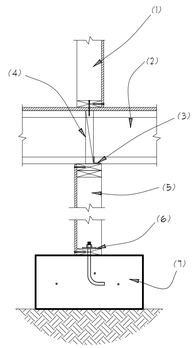


1. 2X NET WIDTH PRESSURE TREATED SILL PLATE U.N.O. IN SHEAR WALL SCHEDULE W/ ⅝" DIA. ANCHOR BOLT W/ 7" MIN. EMBEDMENT @ 72" O.C. U.N.O. IN SHEAR WALL SCHEDULE
2. TOP FLANGE I-JOIST HANGER PER MANUF. W/ VAPOR BARRIER SEPERATING JOIST & HANGER FROM CONCRETE STEM WALL
3. FLOOR JOIST PER PLAN
4. #4 REBAR HORIZ. @ 12" O.C. W/ (1) #4 REBAR IN UPPER 3" TO 5" OF WALL
5. #4 VERTICALS @ 48" O.C. W/ STANDARD HOOK REQUIRED, ALTERNATE BENDS, NO WET SETTING PERMITTED
6. (2) #4 REBAR CONTINUOUS IN FOOTING

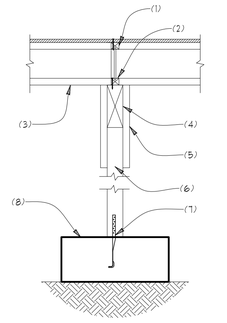
OPTIONAL: FACE MOUNT HANGER AT 2X10 P.T. LEDGER ATTACHED TO STEM WALL W/ ½" BOLTS STAGGERED AT 16" O.C. IN LIEU OF TOP FLANGE HANGER

50 8" STEM WALL AT DROPPED JOISTS
SCALE: ¾"=1'



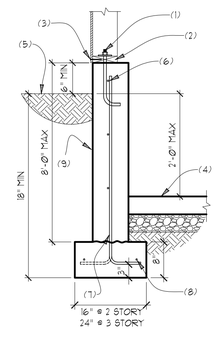
1. SHEAR WALL W/ NAILING PER SHEAR WALL SCHEDULE
2. JOIST PER PLAN
3. SIMPSON A35 @ 16" O.C.
4. LSL BLOCKING TO MATCH JOISTS
5. CRIPPLE WALL W/ STUDS @ 16" O.C. SHEATHED & NAILED PER SCHEDULE FOR SHEAR WALL ABOVE
6. PRESSURE TREATED SILL PLATE
7. FOOTING PER PLAN W/ ⅝" DIA. ANCHOR BOLTS PER SHEAR WALL SHEDULE.

51 CRIPPLE WALL BEARING WALL
SCALE: ¾"=1'



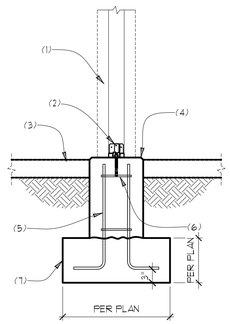
1. I-JOIST BLOCKING REQUIRED AT BEARING OR SHEAR WALLS ABOVE OR WHEN JOISTS ARE NOT CONTINUOUS AT BEAM
2. SECURE BLOCKING TO BEAM W/ 8d NAILS @ 6" O.C.
3. I-JOIST PER PLAN
4. BEAM PER PLAN
5. 2X OR SHEATHING CLEATS BOTH SIDES TO SECURE BEAM TO POST (3) 10d NAILS PER CLEAT PER MEMBER
6. 4X OR 6X TREATED POST (4X6 MIN AT BEAM SPLICE)
7. SIMPSON MAB15 ANCHOR W/ 10dx1½" COMMON NAILS (Ø.148"x1.5") TO POST
8. ISOLATED OR CONTINUOUS SPREAD FOOTING PER PLAN

52 INTERIOR FOOTING @ BEAM LINE
SCALE: ¾"=1'



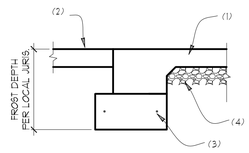
1. ⅝" DIA. ANCHOR BOLT @ 72" O.C. U.N.O. IN SHEAR WALL SCHEDULE W/ 7" MIN. EMBEDMENT
2. 2X PRESSURE TREATED SILL PLATE U.N.O. IN SHEAR WALL SCHEDULE
3. SHEAR WALL EDGE NAILING PER SHEAR WALL SCHEDULE
4. 4" CONCRETE SLAB OVER 4" COMPACT FILL
5. FINISH GRADE OR SLAB AS OCCURS
6. #4 HORIZ. REBAR @ 12" O.C. W/ (1) #4 REBAR IN UPPER 3" TO 5" OF WALL
7. #4 VERTICALS @ 18" O.C. W/ STANDARD HOOK REQUIRED, ALTERNATE BENDS, NO WET SETTING PERMITTED
8. (2) #4 REBAR CONTINUOUS IN FOOTING
9. INSTALL DAMPPROOFING OR WATERPROOFING PER IRC R406 WHERE INTERIOR SLAB IS BELOW EXTERIOR GRADE

53 8" STEM WALL AT SLAB ON GRADE
SCALE: ¾"=1'



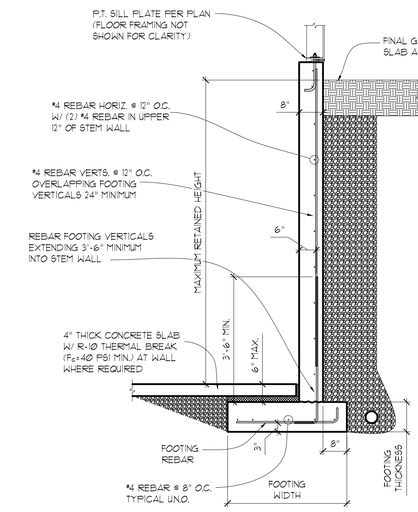
1. WOOD POST W/ ARCHITECTURAL COVER PER PLAN
2. SIMPSON ABUZ OR CPTZ POST BASE WITH CAST IN PLACE OR EPOXIED ANCHOR PER MANUF. SPECS.
3. FINISHED GRADE OR SLAB AS OCCURS
4. OPTIONAL 12" DIA OR SQUARE CONCRETE PEDESTAL
5. (4) #4 VERTICALS W/ STANDARD HOOK AT CONCRETE PEDESTAL
6. #3 TIES AT 8" O.C.
7. ISOLATED OR CONTINUOUS FOOTING PER PLAN

54 FOOTING AT WOOD COLUMN
SCALE: ¾"=1'



1. 4" CONCRETE SLAB PER PLAN W/ THICKENED EDGE AT DOOR OPENING
2. FINISH GRADE OR SLAB AS OCCURS
3. (2) #4 REBAR IN CONTINUOUS FOOTING
4. 4" COMPACTED GRANULAR FILL

55 THICKENED SLAB EDGE AT GARAGE
SCALE: ¾"=1'

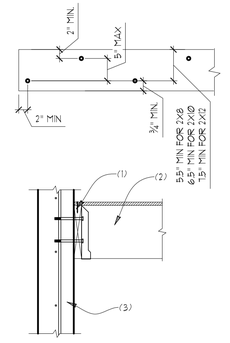


DESIGN CRITERIA :
2500 PSF ALLOWABLE SOIL BEARING PRESSURE
35 PCF ACTIVE EARTH PRESSURE
300 PCF PASSIVE EARTH PRESSURE
0.40 COEFFICIENT OF FRICTION
6H SEISMIC SURCHARGE

BACKFILL FOUNDATION WALLS WITH 18" OF PROPERLY COMPACTED GRANULAR FILL CONTAINING LESS THAN 5% FINES TO WITHIN 12" OF FINAL GRADE (COMPACT TO 92% OF MAX DRY DENSITY PER MODIFIED PROCTOR METHOD)
INSTALL 4" DIA. PERFORATED SMOOTH PVC FOOTING DRAINS ALONG THE BASE OF THE DRAINAGE ZONE BEHIND THE WALL TO DIRECT ANY ACCUMULATED WATER TO AN APPROPRIATE DISCHARGE. A NONWOVEN GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN THE DRAINAGE MATERIAL AND THE REMAINING WALL BACKFILL. FILTER FABRIC SHALL EXTEND OVER THE TOP OF THE DRAINAGE MATERIAL.

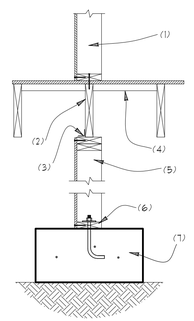
RETAINED HEIGHT	FOOTING WIDTH	FOOTING VERTICALS	FOOTING REBAR	FOOTING THICKNESS
3'-0"	2'-0"	#4 REBAR @ 12" O.C.	N/A	10"
5'-0"	2'-8"	#4 REBAR @ 10" O.C.	#4 REBAR @ 10" O.C.	10"
7'-0"	3'-10"	#4 REBAR @ 10" O.C.	#4 REBAR @ 10" O.C.	10"

56 CANTILEVER RETAINING WALL
SCALE: ½"=1'



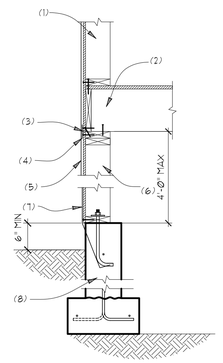
1. PRESSURE TREATED LEDGER W/ ½"x6" GALVANIZED BOLTS STAGGERED @ 12" O.C.
2. JOIST PER PLAN SECURED TO LEDGER W/ LUS FACE MOUNT HANGER.
3. CONCRETE WALL & REINF. PER FOUNDATION DETAIL

57 LEDGER AT CONCRETE WALL
SCALE: ¾"=1'



1. 2x SHEAR WALL W/ NAILING PER SHEAR WALL SCHEDULE
2. JOIST PER PLAN
3. SIMPSON A35 @ 12" O.C.
4. 2X4 FLAT BLOCKING AT 24" O.C.
5. 2x6 CRIPPLE WALL W/ STUDS @ 16" O.C. SHEATHED & NAILED W/ 8d NAILS @ 4" O.C. EDGE & 12" O.C. FIELD
6. 2X6 PRESSURE TREATED SILL PLATE
7. FOOTING PER PLAN W/ ⅝" DIA. ANCHOR BOLTS PER SHEAR WALL SHEDULE.

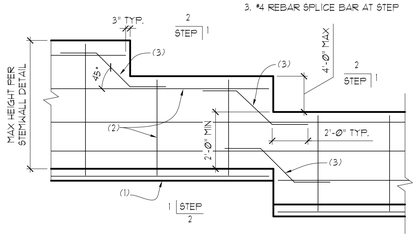
58 CRIPPLE WALL BELOW SHEAR WALL
SCALE: ¾"=1'



1. STUD WALL FRAMING PER PLAN
2. FLOOR JOISTS & RIM JOIST PER PLAN
3. WALL SHEATHING PANEL EDGE W/ EDGE NAILING PER SHEAR WALL SCHEDULE
4. SIMPSON LTP4 @ 48" O.C.
5. EXTEND STHD STYLE ANCHOR STRAPS WITH OVERLAPPED CMSTC16 COILED STRAP TO GET FULL NAILING AT WALL FRAMING ABOVE (BOLT STYLE HOLDOWNS TO BE EXTENDED TO WALL ABOVE W/ COUPLER NUT AND ALL THREAD ROD)
6. 2x6 CRIPPLE WALL W/ STUDS @ 16" O.C. SHEATHED & NAILED PER WALL ABOVE W/ 4" O.C. 8d COMMON EDGE NAILING MINIMUM
7. HOLDOWN PER PLAN
8. STEM WALL & FOOTING PER PLAN

A1 CRIPPLE WALL FOR SLOPED LOTS
SCALE: ¾"=1'

SEE DETAIL A1 FOR CRIPPLE WALL FRAMING SPECIFICATIONS



1. FOOTING PER PLAN
2. HORIZONTAL & VERTICAL REBAR SPACED PER STEM WALL DETAIL
3. #4 REBAR SPLICE BAR AT STEP

ELEVATION

A2 STEPPED FOOTING AT SLOPED LOT
SCALE: NTS

STRUCTURAL PLANS

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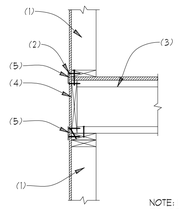
Date: 2021.02.12 13:11:55 -08'00'

BUILDING DEPT. APPROVAL STAMPS:

REVISION DATE:	INIT:	PROJECT #:
2-12-2021	MM	PLAN REVIEW

S5

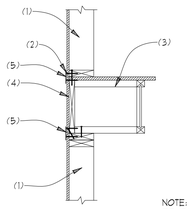
DATE: 8-31-2020
INIT: MM
PROJECT #: 2309



1. 2x STUD WALL W/ BASE PLATE NAILING PER SHEAR WALL SCHEDULE
2. EDGE NAILING PER SHEAR WALL SCHEDULE
3. I-JOIST PER PLAN SECURED TO TOP PLATE W/ (3) 8d NAILS
4. SOLID CONTINUOUS RIM BOARD W/ 8d NAIL TO TOP AND BOTTOM CHORD OF I-JOIST & TOE NAILED TO TOP PLATE WITH 8d NAILS @ 6" O.C.
5. SHEATHING PANEL EDGE & EDGE NAILING PER SHEAR WALL SCHEDULE W/ SIMPSON LTP4 @ 48" O.C.

NOTE: IF SHEATHING JOINTS ARE RELOCATED TO OCCUR ON THE RIM, & SHEATHING IS EDGE NAILED AT RIM JOIST & WALL PLATES, THE SIMPSON LTP4 MAY BE ELIMINATED

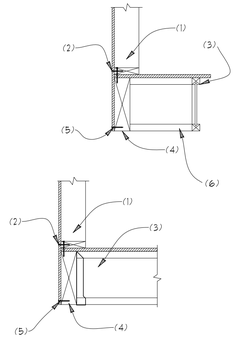
60 FLOOR JOIST BEARING AT STUD WALL
SCALE: 3/4"=1'



1. 2x STUD WALL W/ BASE PLATE NAILING PER SHEAR WALL SCHEDULE
2. EDGE NAILING PER SHEAR WALL SCHEDULE
3. I-JOIST BLOCKING @ FLOOR SHEATHING PANEL EDGES (48" O.C.) SECURED TO TOP PLATE W/ (3) 8d NAILS
4. SOLID CONTINUOUS RIM BOARD W/ 10d NAIL (Ø.131"X3") TO TOP AND BOTTOM CHORD OF I-JOIST & TOE NAILED TO TOP PLATE WITH 8d NAILS @ 6" O.C.
5. SHEATHING PANEL EDGE & EDGE NAILING PER SHEAR WALL SCHEDULE W/ SIMPSON LTP4 @ 48" O.C.

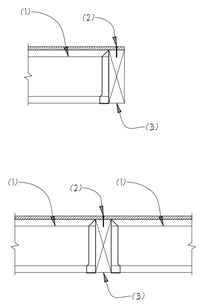
NOTE: IF SHEATHING JOINTS ARE RELOCATED TO OCCUR ON THE RIM, & SHEATHING IS EDGE NAILED AT RIM JOIST & WALL PLATES, THE SIMPSON LTP4 MAY BE ELIMINATED

61 FLOOR JOIST PARALLEL TO STUD WALL
SCALE: 3/4"=1'



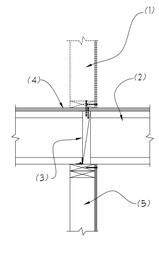
1. 2x STUD WALL W/ BASE PLATE NAILING PER SHEAR WALL SCHEDULE
2. EDGE NAILING PER SHEAR WALL SCHEDULE
3. FLOOR JOIST PER PLAN W/ JOIST HANGER PER MANUF.
4. BEAM PER PLAN
5. WALL SHEATHING CONTINUOUS OVER BEAM W/ EDGE NAILING PER SHEAR WALL SCHEDULE
6. I-JOIST BLOCKING @ FLOOR SHEATHING PANEL EDGES (48" O.C.) SECURED TO TOP PLATE W/ (3) 8d NAILS

62 FLOOR JOIST AT BEAM
SCALE: 3/4"=1'



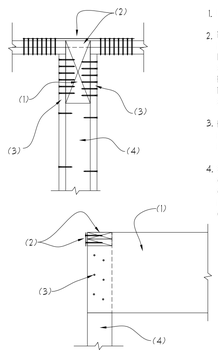
1. FLOOR JOIST (ONE OR BOTH SIDES OF BEAM) PER PLAN W/ JOIST HANGER PER MANUF.
2. EDGE DIAPHRAGM EDGE NAILING
3. BEAM PER PLAN

63 FLOOR JOIST AT BEAM
SCALE: 3/4"=1'



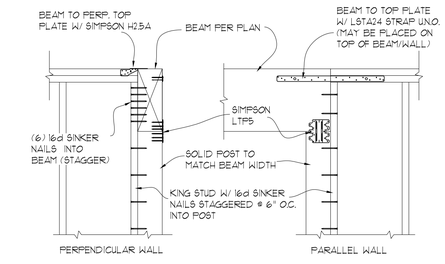
1. WALL ABOVE PER PLAN (AS OCCURS).
2. FLOOR JOIST PER PLAN SECURE TO TOP PLATE W/ (2) 8d NAILS
3. LSL BLOCKING SECURED TO TOP PLATE W/ SIMPSON A35
4. FLOOR SHEATHING PER PLAN W/ EDGE NAILING TO JOIST BLOCKING
5. SHEAR WALL PER PLAN

64 FLOOR JOIST AT INT. SHEAR WALL
SCALE: 3/4"=1'

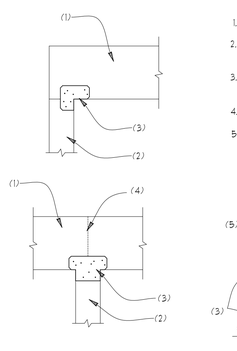


1. BEAM PER PLAN
2. NOTCH BEAM FOR CONTINUOUS TOP 2X PLATE OF DOUBLE 2X PLATE OR INSTALL SIMPSON CMSTC16 OR MSTC28 STRAP ON TOP FACE OR EXTERIOR FACE OF DISCONTINUOUS PLATES W/ MINIMUM (8) 16d SINKER NAILS EACH SIDE OF BREAK IN TOP PLATE.
3. KING STUD W/ (6)-16d SINKER NAILS TO BEAM (STAGGERED) EACH SIDE AT BEAM & 8" O.C. STAGGERED TO POST
4. SOLID POST TO MATCH WIDTH OF BEAM OR BUILT UP 2X STUDS W/ PLYWOOD OR OSB FILLER AS NEEDED. (NAIL PLIES OF BUILT UP 2X POST WITH 10d COMMON NAILS @ 12" O.C. (STAGGERED)

65 BEAM POCKET AT WALL
SCALE: 3/4"=1'



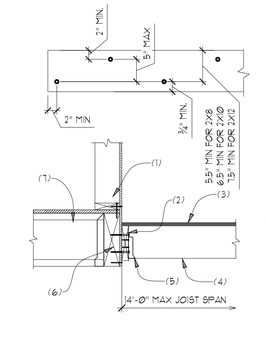
66 BEAM POCKET AT CORNER
SCALE: 3/4"=1'



1. BEAM PER PLAN
2. WOOD POST OR COLUMN PER PLAN
3. SIMPSON AC OR LCE POST CAPS (PAIRED)
4. BEAM SPLICE AS OCCURS
5. MITER CUT BEAMS AT CORNER CONDITION

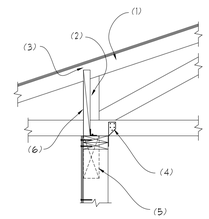
PLAN VIEW AT CORNER

67 WOOD BEAM AT WOOD POST
SCALE: 3/4"=1'



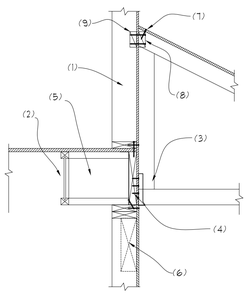
1. 2x6 STUD WALL PER PLAN
2. 2X P.T. LEDGER TO MATCH DECK JOIST W/ ½"X4" LAG SCREWS W/ WASHERS OR 3⅜" LEDGERLOK® SCREWS STAGGERED @ 12" O.C.
3. EXTERIOR RATED SHEATHING W/ WATER-PROOF MEMBRANE SURFACE
4. P.T. DECK JOIST @ 16" O.C. PER PLAN
5. SIMPSON LUS HANGER TO LEDGER
6. BEAM PER PLAN
7. FLOOR JOISTS PER PLAN AS OCCURS W/ JOIST HANGER PER MANUF.

68 DECK LEDGER AT BEAM
SCALE: 3/4"=1'



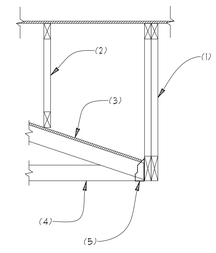
1. CANTILEVER TRUSS W/ ROOF SHEATHING PER PLAN
2. 2X12 OR 1¼" LSL OR PRE-MANUF TRUSS BLOCKING W/ SIMPSON A35 FRAMING ANGLE TO TOP PLATE
3. 1" VENTILATION GAP MAXIMUM
4. SIMPSON H2.5 @ EACH TRUSS INSTALLED PER MFG. SPECS.
5. STUD WALL OR BEAM PER PLAN
6. WALL SHEATHING CONTINUOUS TO UNDERSIDE OF TRUSS CHORD

72 CANTILEVER HEEL OPTION AT BEARING
SCALE: 3/4"=1'



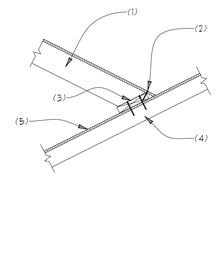
1. 2x STUD WALL W/ SHEATHING & NAILING PER SHEAR WALL SCHEDULE
2. FLOOR JOISTS PER PLAN.
3. JACK/MONO TRUSS PER PLAN W/ LUS HANGER TO RIM
4. 2X RIM JOIST MINIMUM W/ 8d TOE NAILS @ 6" O.C. TO TOP PLATE
5. JOISTS PER PLAN OR JOIST BLOCKING @ 24" O.C. IN FIRST BAY, TOE NAILED TO TOP PLATE W/ (2) 8d TOE NAILS
6. STUD WALL OR BEAM PER PLAN
7. ROOF DIAPHRAGM EDGE NAILING PER PLAN
8. 2X BLOCKING BETWEEN TRUSSES ATTACHED TO WALL W/ 10d NAILS STAGGERED AT 6" O.C.
9. 2X BLOCKING BETWEEN STUDS W/ (2) 10d COM. TOE NAILS PER STUD

71 MONO/JACK TRUSS TO RIM
SCALE: 3/4"=1'



1. GIRDER TRUSS PER PLAN
2. VALLEY TRUSSES OR CONVENTIONAL OVER FRAMING. WHERE VALLEY TRUSSES ARE USED SECURE VALLEY TRUSS TO SUPPORTING ROOF FRAMING W/ SIMPSON VTCR CLIPS @ 48" O.C.
3. ROOF SHEATHING CONTINUOUS BELOW OVERFRAMING. TRUSS TOP CHORDS W/O SHEATHING SHALL BE BRACED W/ 2x4 @ 24" O.C. ATTACHED W/ (2) 10d NAILS PER TRUSS
4. ROOF TRUSS PER PLAN
5. SIMPSON HUS26 OR U5P THD26 FACE MOUNT HANGER U.N.O. PER TRUSS MANUF.

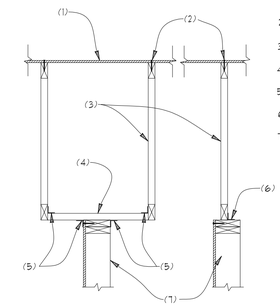
72 GIRDER TRUSS AT OVERFRAMING
SCALE: 3/4"=1'



1. CONVENTIONAL 2x OVER FRAMING @ 24" O.C. W/ (4) 16d TOE NAILS TO VALLEY PLATE (SEE BELOW FOR RECOMMENDED SIZES BASED ON SPAN)
2. EDGE NAILING
3. 2x VALLEY BOARD TO MATCH RAFTER W/ (2) 16d NAILS PER TRUSS
4. ROOF TRUSS TOP CHORD OR RAFTER PER PLAN
5. CONTINUOUS SHEATHING BENEATH OVERFRAMING OR 2x4 BRACING @ 24" O.C. W/ 2-16d NAILS PER TRUSS.

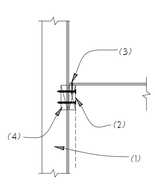
FOR RAFTER SPANS BELOW USE THE FOLLOWING SIZES:
Ø'-Ø" TO 6'-7" _____ 2x4
6'-8" TO 9'-7" _____ 2x6
9'-8" TO 12'-2" _____ 2x8
12'-3" TO 14'-10" _____ 2x10
14'-11" TO 17'-3" _____ 2x12
(ASSUMES RAFTERS @ 24" O.C. LL=30PSF & DL=10PSF PER TABLE R802.5.1(3) FOR HF #2)

73 VALLEY FRAMING
SCALE: 3/4"=1'



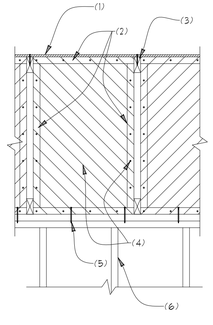
1. ROOF SHEATHING PER PLAN
2. EDGE NAILING WHERE APPLIES
3. ROOF TRUSSES PER PLAN
4. 2x6 FLAT BLOCKING @ 12" O.C.
5. SIMPSON A35 AT EACH BLOCK
6. SIMPSON A35 @ 12" O.C.
7. INTERIOR SHEAR WALL PER PLAN

74 ROOF SHEAR TRANSFER @ INT. WALL
SCALE: 3/4"=1'



1. EXTERIOR STUD WALL PER PLAN
2. RAFTER, TRUSS TOP CHORD, OR 2X6 LEDGER SECURED TO WALL W/ (2) 4" SIMPSON SDWS SCREWS PER WALL STUD (16" O.C.)
3. ROOF DIAPHRAGM EDGE NAILING PER PLAN
4. 2X6 BLOCKING BETWEEN STUDS

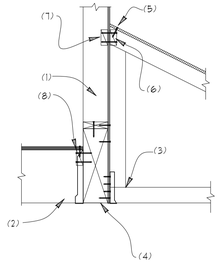
75 ROOF DIAPHRAGM TO WALL
SCALE: 3/4"=1'



1. ROOF SHEATHING W/ DIAPHRAGM NAILING TO TRUSSES
2. 2x4 FLAT BLOCKING AT (4) SIDES OF BLOCKING PANEL
3. ROOF TRUSSES PER PLAN
4. SHEATHING AND EDGE NAILING PER SHEAR WALL SCHEDULE FOR WALL BELOW
5. BLOCKING NAILED TO TOP PLATE PER BASE PLATE NAILING OF WALL BELOW
6. INTERIOR SHEAR WALL PER PLAN

OPTION: PRE-MANUF TRUSS BLOCKING PANEL MAY BE USED IN LIEU OF SITE BUILT ASSEMBLY SHOWN.

76 SHEAR BLOCKING @ INT. SHEAR WALL
SCALE: 3/4"=1'



1. 2x STUD WALL W/ EXTERIO WALL SHEATHING PER PLAN
2. JOIST PER PLAN W/ LUS HANGER TO BEAM
3. JACK/MONO TRUSS PER PLAN W/ LUS HANGER TO RIM
4. BEAM PER PLAN
5. ROOF DIAPHRAGM EDGE NAILING PER PLAN
6. 2X BLOCKING BETWEEN TRUSSES ATTACHED TO WALL W/ 10d NAILS STAGGERED AT 6" O.C.
7. 2X BLOCKING BETWEEN STUDS
8. 2X BLOCKING BETWEEN JOISTS ATTACHED TO BEAM W/ 10D NAILS STAGGERED AT 6" O.C.

77 MONO TRUSS TO WALL AT BEAM
SCALE: 3/4"=1'

STRUCTURAL PLANS

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REGISTERED PROFESSIONAL ENGINEER

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BUILDING DEPT. APPROVAL STAMPS:

REVISION DATE:	INIT:	PROJECT #:

S6

DATE: 8-31-2020
INIT: MM
PROJECT #: 2309