RESIDENTIAL GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FULLY AWARE OF ANY AND ALL CONDITIONS RELATED TO THE SITE AND EXISTING CONDITIONS THAT MAY EFFECT THE COST OF SCHEDULING CONSTRUCTION ACTIVITIES, PRIOR TO SUBMITTING BID.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE INCLUDING SOIL CONDITIONS, AND CONDITIONS RELATED TO THE EXISTING UTILITIES AND SERVICES BEFORE COMMENCING WORK AND BE RESPONSIBLE FOR SAME. ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
3. DO NOT SCALE DRAWINGS OR DETAILS - USE GIVEN DIMENSIONS. CHECK DETAILS FOR LOCATION OF ALL ITEMS NOT DIMENSIONED ON PLANS. DIMENSION ON PLANS ARE FACE OF FRAMING OR CENTER CENTER LINE OF COLUMNS TYPICALLY. DOOR AND CASED OPENINGS WITHOUT DIMENSIONS ARE TO BE SIX (6) INCHES FROM FACE OF ADJACENT WALL OR CENTERED BETWEEN WALLS.
4. THE DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.
5. BUILDING SYSTEMS AND COMPONENTS NOT SPECIFICALLY DETAILED SHALL BE INSTALLED, AS PER MINIMUM MANUFACTURERS RECOMMENDATIONS. NOTIFY THE ARCHITECT OF ANY RESULTING CONFLICTS.
6. ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND ORDINANCES. IN CASE OF ANY CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN.
7. INSTALL DUST BARRIERS AND OTHER PROTECTION AS REQUIRED TO PROTECT INSTALLED FINISHES AND FACILITIES.
8. PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS, ETC. ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE IN THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEER(S) OR OTHER SUPPLEMENTARY DRAWINGS SHALL BE BROUGHT TO THE OWNERS ATTENTION IN WRITING.
9. THIS PROJECT CONTAINS GLAZING THAT WILL BE SUBJECT TO FEDERAL AND LOCAL GLAZING STANDARDS AND THE GLAZING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ADHERENCE TO THESE REQUIREMENTS. IF THE GLAZING SUBCONTRACTOR FINDS ANYTHING IN THE DOCUMENTS NOT IN COMPLIANCE WITH THE STANDARDS, HE/SHE SHALL BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
10. ALL GLAZING IN HAZARDOUS LOCATIONS, DEFINED BY THE 2015 IRC SEC. R308.1 & R308.4, SHALL BE SAFETY GLAZING, INCLUDING BUT NOT LIMITED TO THE SAFETY GLAZING IDENTIFIED IN THE CONSTRUCTION DOCUMENTS.
11. THERE SHALL BE NO EXPOSED PIPE, CONDUITS, DUCTS, VENTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED, UNLESS NOTED AS EXPOSED CONSTRUCTION ON DRAWINGS. OFFSET STUDS WHERE REQUIRED, SO THAT FINISHED WALL SURFACE WILL BE FLUSH.
12. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
13. CARRY ALL FOOTINGS TO SOLID, UNDISTURBED ORIGINAL EARTH. REMOVE ALL UNSUITABLE MATERIAL UNDER FOOTINGS AND SLAB AND REPLACE WITH CONCRETE OR WITH COMPACTED FILL AS DIRECTED BY ARCHITECT.
14. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE 2015 IRC.
15. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE UNLESS DECAY RESISTANT HEARTWOOD OF CEDAR OR REDWOOD IS USED. FASTENERS FOR PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
16. PROVIDE FIRE BLOCKING VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET., AND AS REQUIRED FOR CONCEALED SPACES UNDER 2015 IRC SEC. R602.8 & 302.11
17. NAIL GYPSUM WALLBOARD TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH COOLER NAILS @ 7 INCHES O.C. MAXIMUM SPACING UNLESS SHOWN OTHERWISE. USE 5d FOR ½ INCH WALLBOARD, 6d FOR ⅝ INCH WALLBOARD.
18. PROVIDE GALVANIC INSULATION BETWEEN DISSIMILAR METALS.
19. STRUCTURAL, ELECTRICAL, MECHANICAL AND ENERGY NOTES ARE LOCATED WITHIN THIS SET OF DRAWINGS.
20. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES TO THE SITE PRIOR TO BEGINNING ANY SITE IMPROVEMENTS.
21. NO MATERIALS FROM THE WORK ARE TO BE STOCK PILED ON THE PUBLIC RIGHT-OF-WAYS. ALL RUBBISH AND DEBRIS IS TO BE REMOVED FROM THE SITE.
22. ADJACENT PROPERTIES, STREETS AND WALKS ARE TO BE PROTECTED FROM DAMAGE AT ALL TIMES.
23. ALL DOWN SPOUTS AND ROOF DRAINS TO BE CONNECTED TO STORM SEWER BY TIGHTLINE UNLESS SITE CONDITIONS ALLOW FOR DRYWELLS OR SURFACE DRAINAGE AND UNLESS NOTED OTHERWISE IN CONSTRUCTION DOCUMENTS.
24. ALL DIMENSIONS ARE FACE OF STUD WALL, CENTERLINE OF COLUMN, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
25. THE CONTRACTOR SHALL SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT PRIOR TO BUILDING OCCUPATION.
26. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES DURING THE COURSE OF THE PROJECT.
27. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY ANY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGES ORDERS ON THE PREMISES AT ALL TIMES. SAID PLANS ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
28. THE CONTRACTOR AND/OR THE SUBCONTRACTORS SHALL APPLY FOR, OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES EXCEPT FOR THE BUILDING PERMIT.
29. ALL CONSTRUCTION SHALL COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC), 2015 IBC, 2015 ASCE, 2015 SDPWS, 2015 WSEC, AND BCC.

PLUMBING NOTES

1. ALL PLUMBING WORK IS TO BE BIDDER DESIGNED AND SHALL COMPLY WITH APPLICABLE CODES INCLUDING BUT LIMITED TO: THE CODES REFERENCED IN GENERAL NOTE #29.
2. PROVIDE PRESSURE RELIEF VALVE FOR HOT WATER TANK. DRAIN TO THE OUTSIDE OF THE BUILDING WITH DRAIN END NOT MORE THAN TWO FEET NOR LESS THAN 6 INCHES ABOVE THE GROUND, POINTING DOWN.
3. HOT WATER TANKS HAVING FLEXIBLE PIPE CONNECTIONS AND OVER FOUR FEET TALL SHALL BE STRAPPED DOWN TO PREVENT OVERTURN IN AN EARTHQUAKE.
4. HOT WATER HEATERS LOCATED IN GARAGES SHALL BE ELEVATED PER 2015 IRC p2801.6.
5. PROVIDE AN APPROVED BACK FLOW PREVENTION DEVICE AT ALL HOSE BIBS.
6. CONTRACTOR SHALL PROVIDE A DWV AND WATER DISTRIBUTION RISER DIAGRAM FOR COUNTY AND ARCHITECT REVIEW.
7. EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEAN OUT AT ITS UPPER TERMINAL.
8. CONTRACTOR TO PROVIDE HORIZONTAL DRAINAGE PIPING THAT MEETS UPC FOR SLOPE REQUIREMENTS.

ELECTRICAL NOTES

1. ALL WORK PER COUNTY AND STATE CODES AND APPLICABLE ORDINANCES. OBTAIN AND PAY FOR PERMITS.
2. ALL ELECTRICAL WORK IS TO BE BIDDER DESIGNED AND SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO THE CODES REFERENCED IN GENERAL NOTE #29.
3. WIRING METHODS SHALL BE AS PERMITTED BY "CODE" AND INSTALLATION PER "NECA" STANDARDS.
4. USE OF ALUMINUM WIRE IS LIMITED TO SIZE #4 AND LARGER.
5. ALL DEVICES TO BE SPECIFICATION GRADE.
6. ALL NEW ELECTRICAL PANELS OR LOAD CENTERS TO BE PROTECTED ON LINE SIDE BY CURRENT LIMITING FUSES.
7. ALL RECEPTACLES SHALL BE AT 15 INCHES FROM FINISHED FLOOR TO BOTTOM OF BOX UNLESS NOTED OTHERWISE.
8. ALL SWITCHES SHALL BE AT 42 INCHES FROM FINISHED FLOOR TO BOTTOM OF BOX UNLESS NOTED OTHERWISE.
9. LOCATE RECEPTACLES PER 2015 IRC.
10. PROVIDE GROUND FAULT CIRCUIT INTERCEPTORS. (GFCI) PER 2015 IRC.
11. PROVIDE LIGHTING OUTLETS PER 2015 IRC.
12. VERIFY ALL RECEPTACLE, SWITCH, AND FIXTURE LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

DESIGN CRITERIA

LIVE LOADS:		DEAD LOADS:	
FLOOR:	psf: 40	FLOOR:	psf: 10
ROOF SNOW LOAD:	pf: 25	ROOF:	pf: 15
FROST DEPTH: MINIMUM 18"	SOIL BEARING PRESSURE: ASSUME 1500 lbs. W/O SOILS REPORT.		

SEISMIC LOADS:			
S_S = 1.406	S_{D1} = 1.129	IMPORTANCE FACTOR:	1
DESIGN CATEGORY: D2		FORCE RESISTING SYSTEM:	BRACED FRAME
SITE CLASS: D		SITE COEFFICIENT:	F_a = 1.2

WIND LOADS:			
WIND SPEED:	85 mph (Ult 110)	EXPOSURE:	B
λ =	1.0	Kzt =	1.60

DESIGN DATA

ROOF LOADS: LL 25#/SF (SNOW) HEATED; DL 15#/SF; TOTAL 40# SF (UNLESS NOTED OTHERWISE)

FLOOR LOADS: LL 40#/SF; DL 10#/SF; TOTAL 50#/SF (UNLESS NOTED OTHERWISE)

DECK LOADS: LL 60#/SF; DL 10#/SF; TOTAL 70#/SF (UNLESS NOTED OTHERWISE)

SOIL: 1500 PSF MIN.
CONCRETE: 2500 PSI AFTER 28 DAYS
MASONARY: PER 2015 IRC
STEEL: PER 2015 IRC (GRADE 40)
WOOD: PER 2015 IRC
NAILING: PER 2015 IRC NAILING PER TABLES 602.3(1) & R802.10

SEISMIC: ZONE - D2
V = see design calculations (Wdl)
WEATHERING POTENTIAL: MODERATE
FROST LINE: 24"
E.F.P.: 45 PSF
4" BEAM: DOUGLAS FIR #2; fv = 180 PSI; fb =875 PSI; E = 1,600,000 PSI
6" BEAM: DF# 2: fv = 140 PSI; fb =875 PSI; E = 1,100,000 PSI
4" POST: DOUGLAS FIR #2; fc⊥ = 1350 PSI; E = 1,600,000 PSI
6"&8" POST: DF# 2: fc⊥ = 700 PSI; E = 1,300,000 PSI
JOISTS / RAFTERS & STUDS: HEM FIR #2; fv = 150 PSI; fb = 850 PSI; E = 1,300,000 PSI
GLU-LAM BEAMS: fv = 240 PSI; fb = 2,400 PSI (REDUCED BY SIZE FACTOR, CF=KI); E = 1,800,000 PSI

NOTE: VARIATIONS FROM THE ABOVE LUMBER GRADES WILL BE NOTED ON THE PLANS.

SUBFLOOR: ¾" T&G T&G PLYWOOD OR OSB APA RATED STURD-I-FLOOR 16" O.C.
WALL & ROOF SHEATHING: APA RATED SHEATHING

GENERAL STRUCTURAL NOTES

A. GENERAL

1. ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS AND THE INTERNATIONAL BUILDING CODE (2015 EDITION). CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK. STRUCTURAL DESIGN OF THE BUILDING IS BASED ON RESISTANCE TO DEAD LOADS, CODE SPECIFIED LATERAL LOADS AND MAXIMUM EXPECTED SERVICE LOADS. NO CONSIDERATION HAS BEEN GIVEN TO LOADS WHICH WILL BE INDUCED BY ERECTION PROCEDURES.

B. CONCRETE

1. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH (f'_c) OF AT LEAST 3000 PSI, FOR WEATHERING. THE MIX SHALL CONTAIN NOT LESS THAN 5 ½ SACKS OF CEMENT PER CUBIC YARD. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, ALL #4 BARS SHALL BE GRADE 60, f_y = 60 KSI. ALL #5 BARS SHALL BE GRADE 60, f_y = 60 KSI. LAP ALL CONTINUOUS REINFORCING 30 BAR DIAMETERS FOR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND GRADE BEAM INTERSECTIONS. ANCHOR BOLTS TO BE MINIMUM ⅝" DIAMETER "J" BOLTS EMBED A MINIMUM OF 7 INCHES OR PER SHEAR WALL SCHEDULE.

C. CARPENTRY

1. FRAMING LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR THE WEST COAST LUMBER, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS: STUDS, PLATES & MISC. LT. FRAMING: HEM-FIR STD OR BETTER. BEAMS AND HEADERS: 2.0E PSL Fb=2900 PSI OR 1.5E LSL Fb=2250 PSI. JOISTS: TJI PREFABRICATED WOOD JOISTS SHALL BE AS MANUFACTURED BY TRUSS JOIST MACMILLAN CORPORATION OR APPROVED EQUAL, JOISTS SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURERS PUBLISHED SPECIFICATIONS.

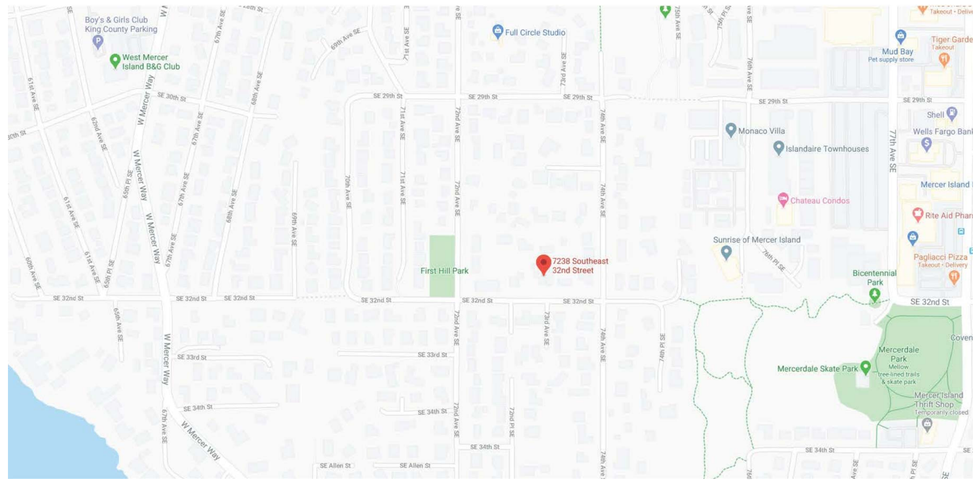
2. SHEATHING
ROOF SHEATHING: 1/2" OSB APA RATED SHEATHING (48 / 24). LAY UP WITH MINIMUM ⅛" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. PROVIDED PLY CLIPS AT PANEL EDGES MIDWAY BETWEEN RAFTERS. NAILING SHALL BE 10d BOX AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE ON THE PLANS. PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.

3. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

4. NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER CAPACITIES. VERIFY THAT THE DIMENSIONS OF THE SUPPORTING MEMBER ARE SUFFICIENT TO RECEIVE THE SPECIFIED FASTENERS.

5. WOOD FRAMING NOTES - THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS: ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING UNLESS OTHERWISE NOTED SHALL CONFORM TO TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE.

VICINITY MAP



CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

TERMITE:	SLIGHT TO MODERATE
DECAY:	SLIGHT TO MODERATE
WEATHERING:	MODERATE
OUTSIDE DESIGN TEMP-HEAT/COOL:	24°F/83°F
ICE-SHIELD REQUIRED:	NO
FLOOD HAZARDS:	NA
AIR FREEZING INDEX:	113
MEAN ANNUAL TEMP:	53°F

MECHANICAL & ENERGY NOTES

1. ALL MECHANICAL WORK TO BE BIDDER DESIGNED AND SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO; THE CODES REFERENCED IN GENERAL NOTE #24.
2. THE MECHANICAL WORK, WHILE BIDDER DESIGNED, MUST ADHERE TO ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.
3. VENTILATION OF ALL AREAS SHALL BE IN CONFORMANCE WITH THE IRC AND WSEC
4. ALL EXTERIOR JOINTS AROUND WINDOWS AND DOORS, OPENINGS BETWEEN WALLS AND ROOF OR FOUNDATIONS, OPENINGS AT PENETRATIONS, AND ALL OTHER SUCH OPENINGS SHALL BE SEALED, CAULKED, GASKETED OR WEATHER STRIPPED TO LIMIT AIR LEAKAGE PER THE WASHINGTON STATE ENERGY CODE.
5. EXTERIOR DOORS ARE TO BE 1-¾ INCH SOLID CORE WITH FULL WEATHER STRIP AND THRESHOLD. ALL GLAZING IN EXTERIOR DOORS IS TO BE DOUBLE GLAZED WITH SAFETY GLASS.
6. ALL EXTERIOR GLAZING IS TO BE DOUBLE GLAZED.
7. KING COUNTY IS IN CLIMATE ZONE 1.

COMPONENT:	REQUIRED INSULATION VALUE:
FLOORS	R-30
CEILING - VAULTED	R-38C HIGH DENSITY
CEILING - W/ VENTED ATTIC	R-49
EXTERIOR WALLS	R-21
BELOW GRADE WALL, INT. INSUL	R-21
BELOW GRADE WALL, EXT. INSUL	R-12
SLAB ON GRADE	R-10
GLAZING - VERTICAL	DOUBLE - U=0.30 MAX.
GLAZING - OVERHEAD	DOUBLE - U=0.50 MAX.
GLAZING AREA	UNLIMITED
DOORS	U=0.30 MAX.

8. SLAB ON GRADE FLOORS SHALL HAVE R-10 PERIMETER RIGID INSULATION.
9. ALL ROOF/CEILING AND DECK/CEILING AREAS SHALL HAVE INSTALLED R-49 BATT INSULATION. SINGLE JOIST VAULTED CEILINGS SHALL HAVE INSTALLED R-38C HIGH DENSITY BATT INSULATION.
10. GLAZING AREA ALLOWED IS UNLIMITED, GROUP R-3 ONLY.
11. ALL FURTHER CALCULATIONS ARE TO BE PROVIDED NY THE MECHANICAL CONTRACTOR WHEN APPLICATION FOR A MECHANICAL PERMIT IS MADE.
12. THE BUILDING MECHANICAL SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF THE WASHINGTON STATE ENERGY CODE.
13. PROVIDE COMBUSTION, VENTILATION, AND DILUTION FOR THE FORCED AIR FURNACE AND OTHER GAS APPLIANCES PER 2015 IRC AND WSEC
14. PROVIDE VENTING THROUGH THE ROOF FOR ALL GAS HEATING APPLIANCES IN ACCORDANCE WITH THE HEATING APPLIANCE MANUFACTURER'S RECOMMENDATIONS, THE VENT MANUFACTURER'S RECOMMENDATIONS, AND THE IRC.
15. PROVIDE DUCT INSULATION AS REQUIRED BY THE WSEC.
16. SOURCE SPECIFIC VENTILATION: VENTILATION (EXHAUST) SHALL BE PROVIDED IN BATHROOMS, WATER CLOSET, KITCHENS, LAUNDRY ROOMS, SPA & POOL ROOMS AND OTHER ROOMS WHERE EXCESS WATER VAPOR OR COOKING ODOR ARE PRODUCED, AS REQUIRED BY THE IRC AND WSEC: BATHROOMS: 50 CFM MIN; KITCHENS 100 CFM MIN.
17. WHOLE HOUSE VENTILATION: A WHOLE HOUSE VENTILATION SYSTEM SHALL BE INSTALLED, OF EITHER INTERMITTENT OR CONTINUOUS OPERATION, AS REQUIRED BY THE WSEC
18. WSEC R402.4.1.2 REQUIRES THE DWELLING UNIT TO BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING
19. MUST BE CONDUCTED WITH A BLOWER DOOR AT PRESSURE OF .2" W.G. (50 PASCALS).
20. AIR BARRIER AND INSULATION INSTALLATION REQUIREMENTS PER WSEC TABLE R402.4.1.1
21. DUCTS MUST BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33 USING THE MAX. DUCT LEAKAGE RATES SPECIFIED. DUCT TIGHTNESS MUST BE VERIFIED BY EITHER THE POST CONSTRUCTION TEST OR ROUGH-IN TEST PER WSEC R403.2.2. TOTAL LEAKAGE MUST BE LESS THAN OR EQUAL TO 4 CFM PE 100 SF OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 W.G. (25 Pa.) ACROSS THE ENTIRE SYSTEM
22. A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES MUST BE HIGH EFFICIENCY LAMPS PER WSEC R404.1
23. EXHAUST FANS PROVIDING WHOLE HOUSE VENTILATION MUST HAVE A FLOW RATING AT .25" WATER GAUGE PER WSEC R1507.3.4.1. WHOLE HOUSE EXHAUST FAN MUST HAVE A SONE RATING OF 1.0 OR LESS MEASURED AT 0.1 WATER GAUGE PER IRC 1507.3.4.

PROJECT INFORMATION

PROJECT ADDRESS:	7238 SE 32ND STREET MERCER ISLAND, WA. 98040
PARCEL NUMBER:	531510-0775
LEGAL DESCRIPTION:	THE WEST 100 FEET OF LOT 7 IN BLOCK 9 OF MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 58 RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF SAID LOT 7, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 7; THENCE NORTH 88°34'01" WEST ALONG THE NORTH MARGIN OF SOUTHEAST 32ND STREET FOR 100.06 FEET; THENCE NORTH 88°34'01" WEST CONTINUING ALONG SAID NORTH MARGIN FOR 88.46 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°34'01" WEST CONTINUING ALONG SAID NORTH MARGIN FOR 11.10 FEET TO THE EAST LINE OF THE WEST 100 FEET OF SAID LOT 7; THENCE NORTH 01°12'05" EAST ALONG SAID EAST LINE FOR 146.09 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 88°29'50" EAST ALONG SAID NORTH LINE FOR 8.50 FEET; THENCE SOUTH 00°11'36" WEST FOR 146.11 FEET TO THE TRUE POINT OF BEGINNING; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON
BUILDING DEPARTMENT & PLANS REVIEWER:	MERCER ISLAND BUILDING DEPARTMENT
OWNER:	JEFFREY & KELLEY MILLER 7238 SE 32ND STREET MERCER ISLAND, WA. 98040
ARCHITECT:	RICK JONES AND ASSOCIATES 1400 112TH AVENUE SE BELLEVUE, WA. 98004 TEL: 425-828-4117 RICK JONES
SURVEYOR:	TERRANE 10801 MAIN STREET, SUITE 102 BELLEVUE, WA. 98004 TEL: 425-458-4488
BUILDING CONSTRUCTION TYPE:	V-B
OCCUPANCY GROUP:	R-3
ZONING:	R-9.6
BUILDING CODE:	2015 IRC, 2015 IBC, 2015 IMC, 2014 LPGC (NFPA 58), 2015 NFGC (NFPA 54), 2015 IFGC, 2015 IFC, 2015 WSEC
ENERGY CODE & COMPLIANCE OPTIONS:	2015 WASHINGTON STATE ENERGY CODE - PRESCRIPTIVE COMPLIANCE REFER TO ENERGY NOTES ON THIS SHEET FOR ADDITIONAL NOTES AND REQUIREMENTS

SHEET INDEX

REGISTERED ARCHITECT
4943
RICK L. JONES
STATE OF WASHINGTON

1400 112TH AVE SE
BELLEVUE, WA 98004
(425) 462-2028

P.O. Box 1137
North Bend, WA 98045

RICK JONES & ASSOCIATES
ARCHITECTS & PLANNERS

www.rickjonesandassociates.com

project:
MILLER RESIDENCE
7238 SE 32ND ST
MERCER ISLAND, WA 98040

date: 08-25-20
permit:
revisions:

drawn by: RLM
checked by: RLJ

SHEET A0
OF A5

COVER SHEET

Written dimensions on this drawing shall have precedence over scaled dimensions. Contractor shall verify all dimensions, conditions etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.

GROSS FLOOR AREA CALCULATIONS

LOT SIZE
16128 SF
16,128 SF x .40 = 6451 SF ALLOWED

MAIN FLOOR	1993 SF
UPPER FLOOR	2106 SF
TOTAL LIVING AREA	4099 SF
GARAGE	722 SF
TOTAL	4821 SF

4821 < 6451 SF

LOT COVERAGE CALCULATIONS

LOT SIZE
16,128 SF
MAXIMUM LOT COVERAGE AREA
40% ALLOWED
16,128 SF x .40 = 6451 SF
6451 SF MAXIMUM ALLOWED

HOUSE/PORCH/COVERED PATIO & GARAGE W/ EAVES	3,354 SF
DRIVEWAY	1765 SF
TOTAL LOT COVERAGE	5124 SF

5124 SF / 16128 SF =31.7%

EXISTING IMPERVIOUS AREA

AREA TO BE DEMOLISHED	7469 SF
AREA TO REMAIN	396 SF
TOTAL EXISTING	7864 SF

AVERAGE BUILDING ELEVATION

LOCATION	ELEV.	LENGTH	
A	318.33	43.5	13847.36
B	318.5	13	4140.5
C	319	2	638
D	319.33	19	6067.27
E	319.5	6.5	2076.75
F	320	13	4160
G	319.75	16.5	5275.88
H	320	22	7040
I	320	1.5	480
J	320	24	7680
K	320	3	960
L	320	8.5	2720
M	320	20.5	6560
N	319.75	2	639.5
O	319	45	14355
	318.33	240	76640.26

76640.26 / 240 = 319.33

ABE = 319.33 MAX HEIGHT 319.33+30=349.33

HARDSCAPE

LOT SIZE
16,128 SF
HARDSCAPE ALLOWED 9%

EXISTING HARDSCAPE TO BE REMOVED	919 SF
NEW HARDSCAPE	1108 SF

1451 SF MAXIMUM ALLOWED

UNCOVERED PATIO	534 SF
WALKWAY	467 SF
TOTAL HARDSCAPE AREA	1001 SF

1001 SF / 16,128 SF =6.2%

EXISTING IMPERVIOUS AREA

AREA TO BE DEMOLISHED	7469 SF
AREA TO REMAIN	396 SF
TOTAL EXISTING	7864 SF

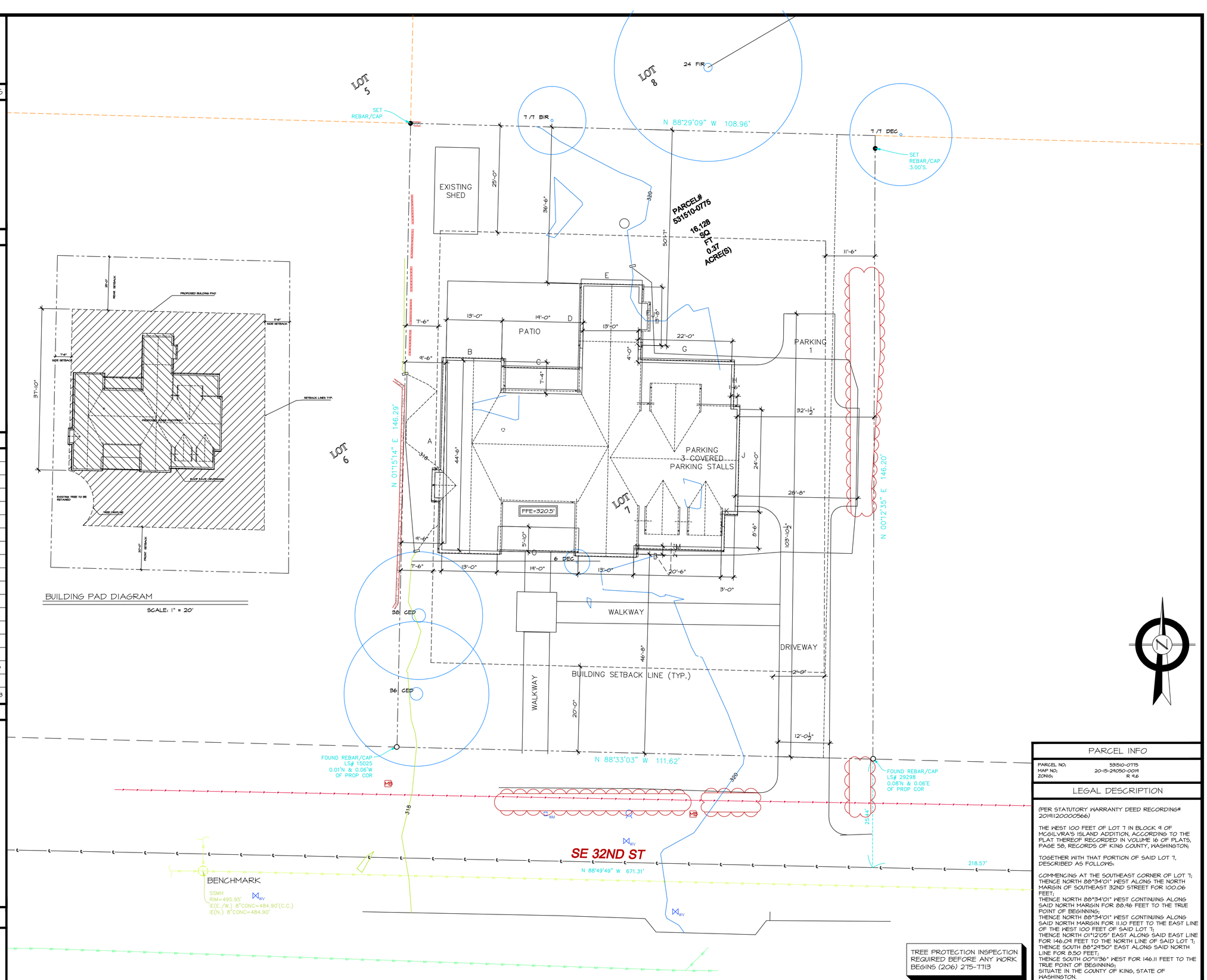
CUT AND FILL

CUT 23 YRDS.

FILL 26 YRDS.

BUILDING PAD DIAGRAM

SCALE: 1" = 20'



TREE PROTECTION INSPECTION REQUIRED BEFORE ANY WORK BEGINS (206) 275-7713

PARCEL INFO

PARCEL NO:	531510-0775
MAP NO:	20-15-29050-0011
ZONING:	R-9.6

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 201911120000566)

THE WEST 100 FEET OF LOT 7 IN BLOCK 9 OF MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF SAID LOT 7, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7; THENCE NORTH 88°34'01" WEST ALONG THE NORTH MARGIN OF SOUTHEAST 32ND STREET FOR 100.06 FEET;
THENCE NORTH 88°34'01" WEST CONTINUING ALONG SAID NORTH MARGIN FOR 88.96 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°34'01" WEST CONTINUING ALONG SAID NORTH MARGIN FOR 11.10 FEET TO THE EAST LINE OF THE WEST 100 FEET OF SAID LOT 7;
THENCE NORTH 01°12'05" EAST ALONG SAID EAST LINE FOR 146.04 FEET TO THE NORTH LINE OF SAID LOT 7;
THENCE SOUTH 88°29'50" EAST ALONG SAID NORTH LINE FOR 8.50 FEET;
THENCE SOUTH 00°11'36" WEST FOR 146.11 FEET TO THE TRUE POINT OF BEGINNING;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SITE PLAN

SCALE: 1" = 10'-0"

4943 REGISTERED ARCHITECT
RICK L. JONES
STATE OF WASHINGTON

1400 112TH AVE SE
BELLEVUE, WA 98004
(425) 442-2028

P.O. Box 1137
North Bend, WA 98045

RICK JONES & ASSOCIATES
ARCHITECTS & PLANNERS

www.rickjonesandassociates.com

project:
MILLER RESIDENCE
7238 SE 32ND ST
MERCER ISLAND, WA 98040

date: 08-25-20
permit:
revisions:
10-14-20

drawn by: RLM
checked by: RLJ

SHEET C1
OF C1

SITE PLAN

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SOUTH ELEVATION

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

WEST ELEVATION

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

CUT AND FILL

CUT 23 YRDS.

FILL 26 YRDS.

SQUARE FOOTAGE'S

MAIN FLOOR	1971 SF
UPPER FLOOR	2106 SF
LIVING SPACE TOTAL	4077 SF
GARAGE	744 SF

NOTES

1. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR CEDAR.
2. CAULK AND SEAL ALL WINDOW / DOOR AND EXTERIOR ENVELOPE PENETRATIONS.
3. GLAZING PER STATE ENERGY CODE.
4. SEPARATE PERMITS ARE REQUIRED FOR FENCES, PLUMBING, MECHANICAL AND ELECTRICAL.
5. 50% OF ROOF VENTING SHALL OCCUR IN EAVES AS BIRD BLOCKING.
6. REFER TO ALL ELEVATIONS FOR TYPICAL NOTES.
7. S.G. = SAFETY GLASS

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SHEET A1
OF A5

ELEVATIONS

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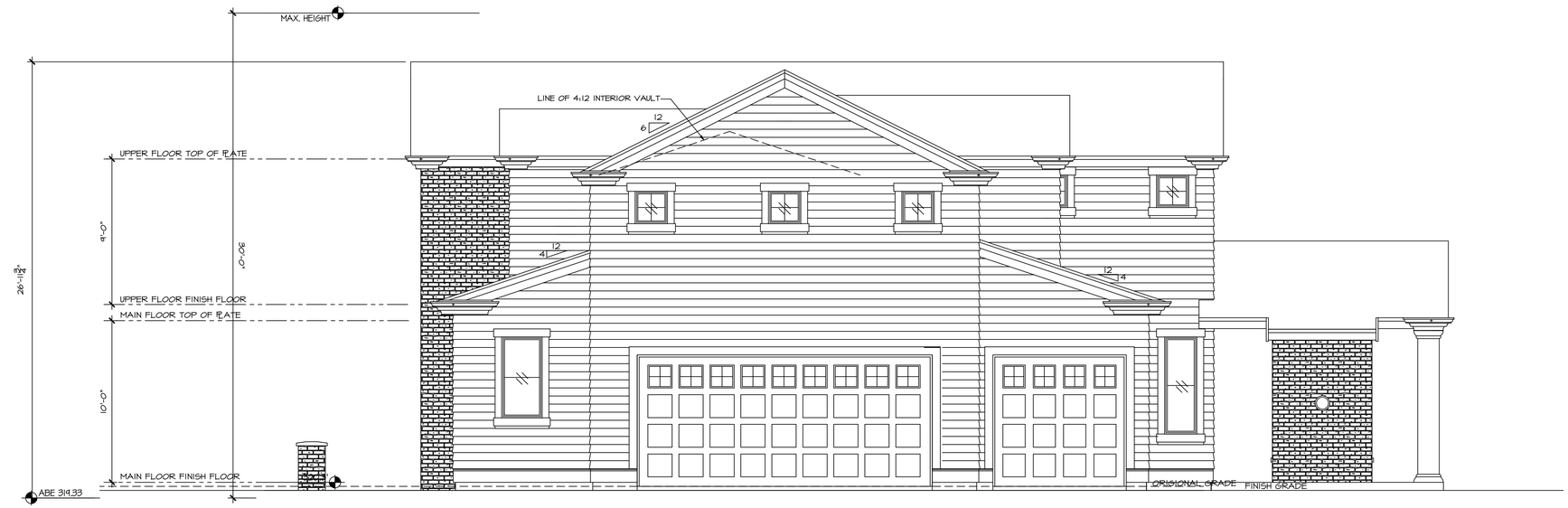
NORTH ELEVATION

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



EAST ELEVATION

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

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SHEET
A2
OF
A5

ELEVATIONS

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GENERAL NOTES

1. ALL EXTERIOR WARM WALL TO BE 2x6 STUDS 16" O.C., TYPICAL WITH R-21 INSULATION.
2. ALL HEADERS ON MAIN FLOOR TO BE 4x8 DOUGLAS FIR #2 UNLESS NOTED OTHERWISE.
3. FUR-OUT HEADERS TO MATCH 2x6 WALLS.
4. PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS.
5. INLINE FRAMING - SINGLE TOP PLATE STRAP @ SPLICES AND CORNERS, EXCEPT AS NOTED FOR SHEAR TRANSFER.
6. ALL GUARDRAILS PER MANUFACTURERS SPECIFICATIONS. SUPPORTS CAPABLE OF RESISTING LATERAL LOAD OF 200 PLF APPLIED IN ANY DIRECTION AT ANY PART ALONG THE TOP OF RAIL.
7. ALL EXTERIOR STAIRWAYS AND UNCOVERED DECKS SHALL BE PRESSURE TREATED OR CEDAR.
8. FASTENERS INTO OR IN CONTACT WITH PRESSURE-TREATED OR FIRE-RETARDANT WOOD SHALL BE OF TRIPLE ZINC ZMAX (G185 PER ASTM A653) HOT DIP GALVANIZE (ASTM A123 FOR CONNECTORS AND ASTM 153 FOR FASTENERS AND ANCHORS). SIMPSON T-PTWOOD.
9. HEADERS IN EXTERIOR WALLS ARE REQUIRED TO BE PROVIDED WITH A MINIMUM OF R-10 INSULATION, PER TABLE 402.1.1 FOOTNOTE K.
10. CORNERS OF STUD WALLS ARE TO BE FULLY INSULATED.
11. DWELLING IS TO BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 3 AIR CHANGES PER HOUR. (BLOWER DOOR TEST)
12. A PERMANENT CERTIFICATE IS REQUIRED TO BE COMPLETED AND POSTED ON OR WITHIN 3 FEET OF THE ELECTRICAL DISTRIBUTION PANEL AND LIST THE FOLLOWING:
    - R-VALUES
    - U-VALUES
    - RESULTS FROM DUCT SYSTEM AIR LEAKAGE TESTING.
    - RESULTS FROM BLOWER DOOR TEST.
    - TYPES AND EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.
13. MAKEUP AIR MUST BE PROVIDED AT A RATE OF APPROX. EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS MUST BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM

GARAGE NOTES
GARAGE SEPARATION PER IRC TABLE R302.6

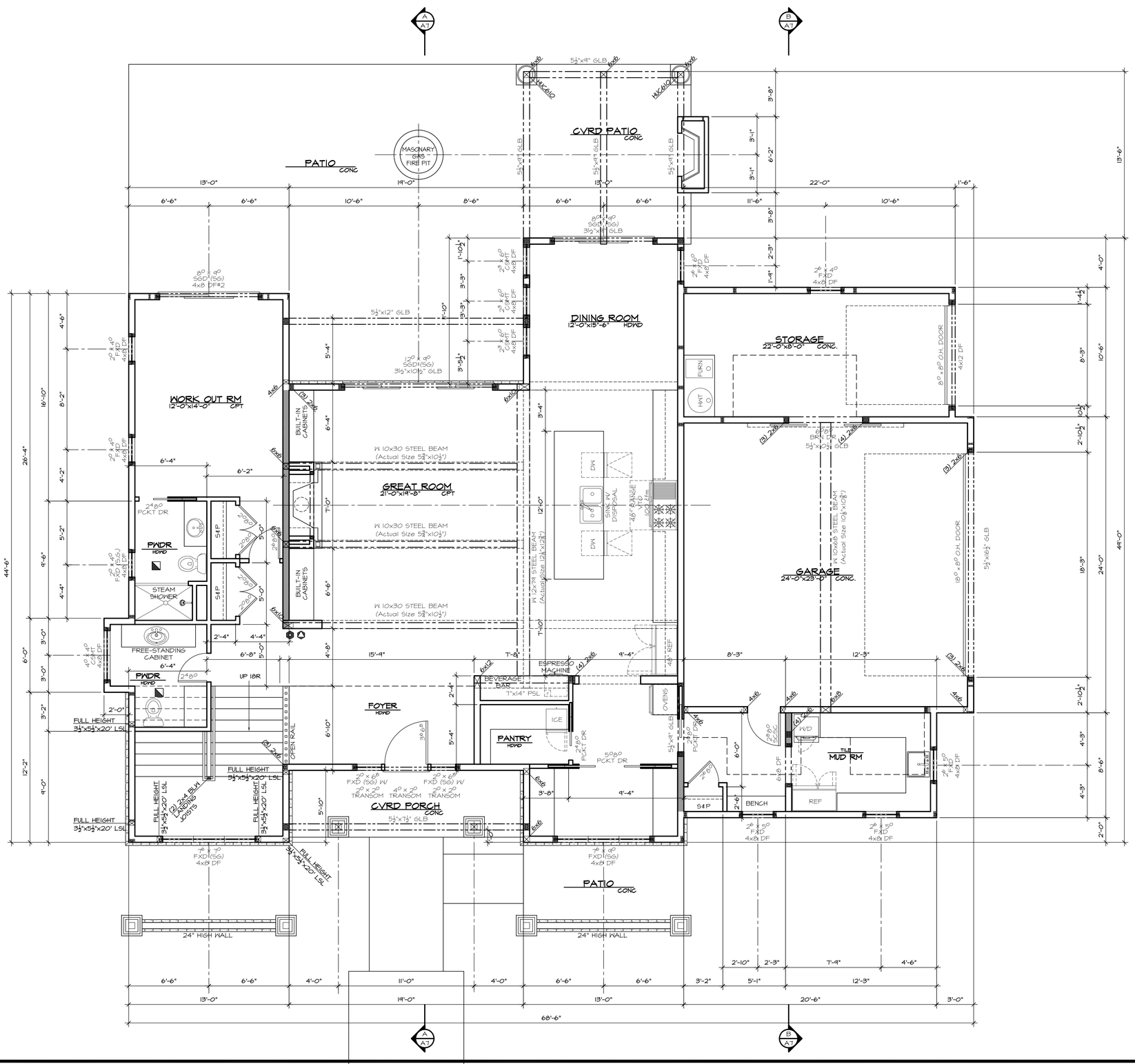
1. NOT LESS THAN 1/2" GWB SEPARATING THE GARAGE FROM THE RESIDENCE AND ATTIC.
2. 1/2" GWB AT THE STRUCTURE SUPPORTING THE FLOOR/CEILING ASSEMBLIES PART OF THIS SEPARATION INCLUDING BEAMS AND POSTS AND BEARING WALLS.
3. INSULATE ALL WARM WALLS AND CEILINGS.
4. USE 1 LAYER 5/8" TYPE "X" GWB AT CEILING WHERE HABITABLE ROOMS ARE ABOVE.
5. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SHALL BE CONSTRUCTED OF NO. 26 GAUGE SHEET STEEL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
6. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE SOLID WOOD DOORS NOT LESS THAN 1-3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8", OR 20-MINUTE FIRE-RATED DOORS AND EQUIPPED WITH A SELF CLOSING DEVICE PER R302.5.1.

HEATING NOTES

1. INSTALLATION PER ASHRAE 90A-88
2. ALL PILOTS, BURNERS AND SWITCHES TO BE A MINIMUM OF +18" ABOVE SLAB.
3. PROVIDE +18" PLATFORM OF 2 LAYERS 3/4" PLYWOOD (1 LAYER IF PLATFORM IS ON SLAB).
4. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF THE WATER HEATER.
5. GAS WATER HEATER MIN EF OF .91 OR ELECTRIC WATER HEATER MIN EF OF 2.0.
6. AIR SOURCE FURNACE MIN. AFUE OF 94.

FIREPLACE NOTES

1. "0" CLEARANCE FIREPLACE WITH DIRECT VENT.
2. FACTORY BUILT FIREPLACE SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND SHALL HAVE APPROVAL LABEL ATTACHED.
3. FIREPLACES AND STOVES MUST BE D.O.E. APPROVED AND BE TESTED, CERTIFIED AND LABELED AS SUITABLE FOR USING DURING A FIRST STAGE BURN BAN.



SHEARWALL NOTES

1. ALL EXTERIOR WALLS TO BE P1-6 U.N.O.
2. REFER TO S2.2 & S2.3 FOR MAIN FLOOR SHEAR WALL CALL OUTS & HOLDOWNS.
3. SEE SHEETS S1.0, & S3.0-S3.3 FOR SHEARWALL SCHEDULE, NOTES, AND TYPICAL DETAILS

LEGEND

- INDICATES BEARING WALL
- FAN (VENT TO OUTSIDE) 50 CFM MIN. TYP. 150 CFM AT LAUNDRY ROOM
- SMOKE DETECTOR 110V INTERCONNECTED, HARD-WIRED W/ BATTERY BACK-UP
- CARBON MONOXIDE DETECTOR 110V INTERCONNECTED, HARD-WIRED W/ BATTERY BACK-UP

ENERGY CREDITS

OPT	DESCRIPTION
2a	AIR LEAKAGE ≤3.0 ACH @ 50pa
3a	94% AFUE GAS FURNACE
5a	KITCHEN SINKS AND SHOWERHEADS ≤1.75 GPM, LAVATORY FAUCETS ≤1.0 GPM
5c	GAS WATER HEATER ≥0.91 EF

MAIN FLOOR PLAN

LIVING SPACE	1971 SF	SCALE:	
GARAGE/STRG	744 SF	1/4" = 1'-0"	

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SHEET A3
OF A5

MAIN FLOOR PLAN

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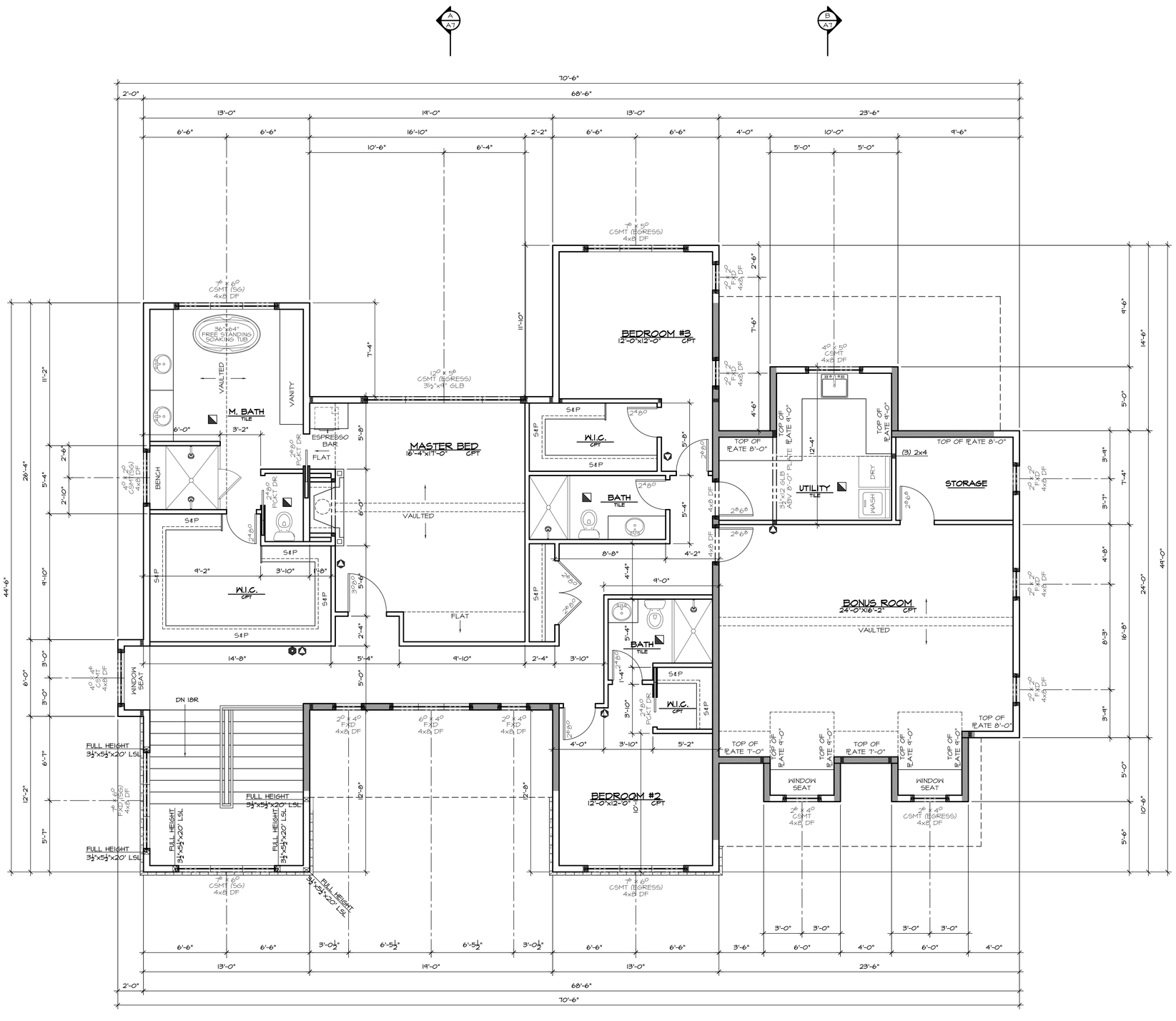

GENERAL NOTES

1. ALL EXTERIOR WARM WALL TO BE 2x6 STUDS 16" O.C., TYPICAL WITH R-21 INSULATION.
2. ALL HEADERS ON UPPER FLOOR TO BE 4x8 DOUGLAS FIR #2 UNLESS NOTED OTHERWISE.
3. FUR-OUT HEADERS TO MATCH 2x6 WALLS.
4. PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS.
5. ALL GUARDRAILS PER MANUFACTURERS SPECIFICATIONS. SUPPORTS CAPABLE OF RESISTING LATERAL LOAD OF 200 PLF APPLIED IN ANY DIRECTION AT ANY PART ALONG THE TOP OF RAIL.
6. TUB/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF SURROUNDS TO +72" FROM DRAIN. GLAZING, INCLUDING WINDOWS WITHIN +72" OF DRAIN, SHALL BE SAFETY GLASS. SHOWER FLOW IS LIMITED TO 2.5 GAL/MIN. WOOD FRAMING TO BE PROTECTED FROM WATER SPLASH AND MOISTURE.
7. ALL BATHROOM FANS, KITCHEN HOOD, AND DRYER DUCTS SHALL BE EXHAUSTED THRU THE ATTIC TO THE ROOF OR THRU THE FLOOR SYSTEM TO AN OUTSIDE WALL. ALL WALL DUCTS SHALL TERMINATE AT LEAST 36" FROM A WINDOW OPENING.
8. TUB AND SHOWERS VALVES TO BE PROVIDED WITH THERMOSTATIC CONTROL FOR SCALD/THERMAL SHOCK PROTECTION. MAXIMUM SETTING OF 120°F.

FIREPLACE NOTES

1. "0" CLEARANCE FIREPLACE WITH DIRECT VENT.
2. FACTORY BUILT FIREPLACE SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND SHALL HAVE APPROVAL LABEL ATTACHED.
3. FIREPLACES AND STOVES MUST BE D.O.E. APPROVED AND BE TESTED, CERTIFIED AND LABELED AS SUITABLE FOR USING DURING A FIRST STAGE BURN BAN.

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3. SEE SHEETS S1.0, & S3.0-S3.3 FOR SHEARWALL SCHEDULE, NOTES, AND TYPICAL DETAILS

LEGEND

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- SMOKE DETECTOR 110V INTERCONNECTED, HARD-WIRED W/ BATTERY BACK-UP
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ENERGY CREDITS

OPT	DESCRIPTION
2a	AIR LEAKAGE ≤3.0 ACH @ 50pa
3a	94% AFUE GAS FURNACE
5a	KITCHEN SINKS AND SHOWERHEADS ≤1.75 GPM, LAVATORY FAUCETS ≤1.0 GPM
5c	GAS WATER HEATER ≥0.91 EF

UPPER FLOOR PLAN

LIVING SPACE 2106 SF

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

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SHEET A4
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UPPER FLOOR PLAN

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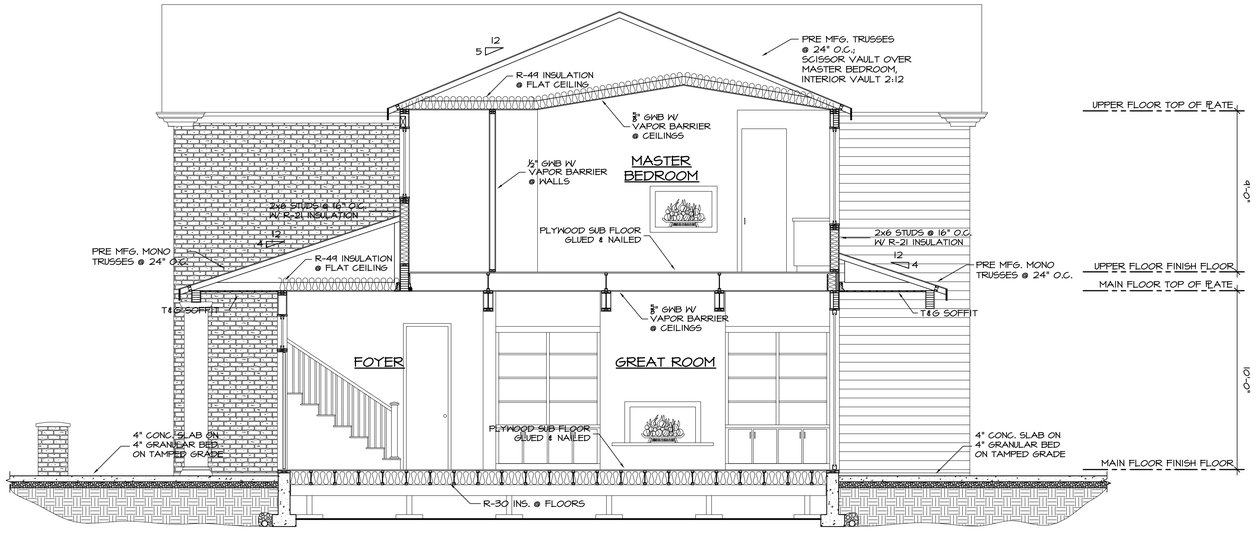
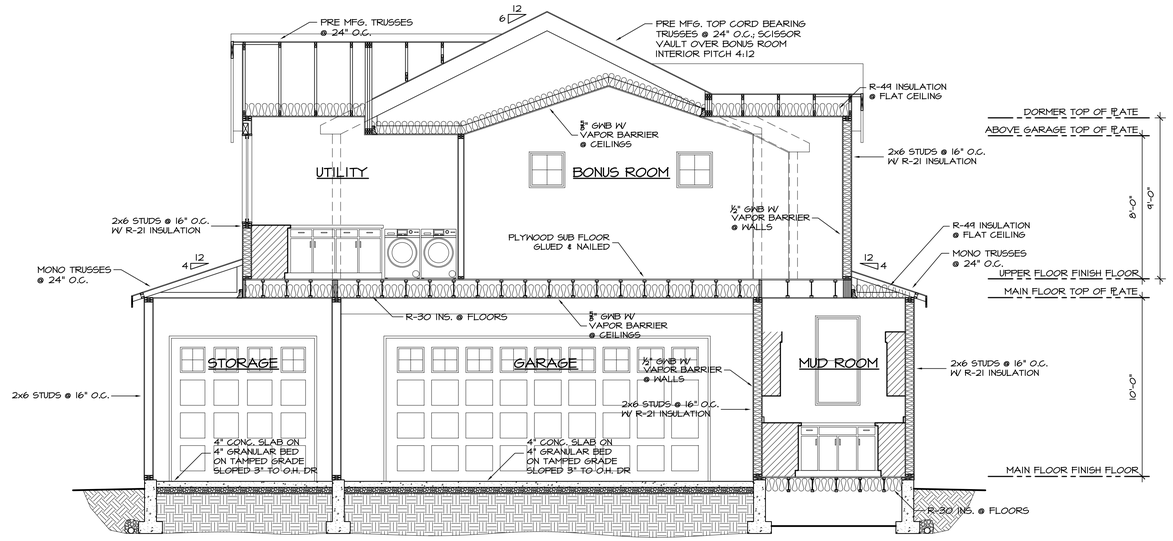


SECTION A

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



SECTION B

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

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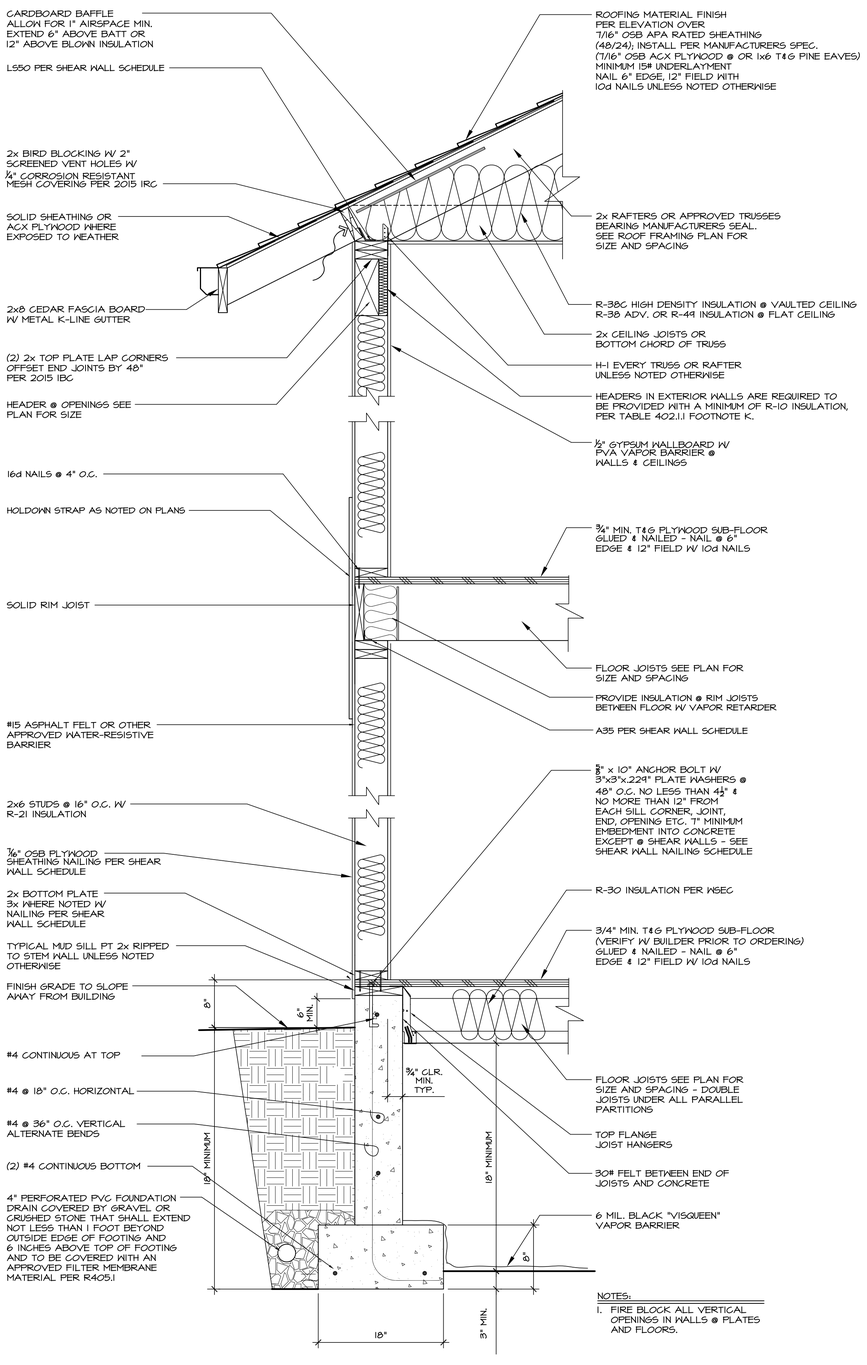
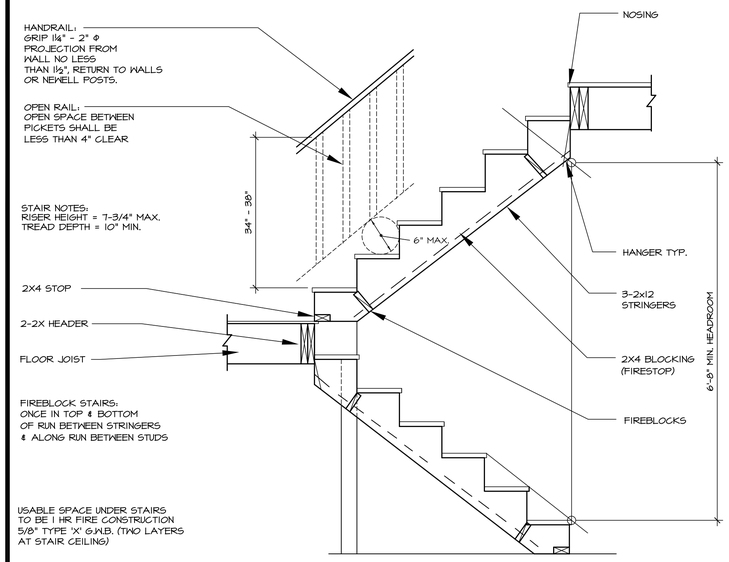
SHEET A5
OF A5

SECTIONS



1 TYPICAL WALL SECTION — SCALE: N.T.S.



2 TYPICAL STAIR SECTION — SCALE: 3/4" = 1'-0"

3 — SCALE: N.T.S.

4 — SCALE: N.T.S.

5 — SCALE: NTS

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SHEET D1
OF D1

DETAILS

STRUCTURAL NOTES

CODE:
DESIGN IS IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (I.B.C.) AS AMENDED BY THE LOCAL BUILDING DEPARTMENT.

LIVE LOADS:
ROOF..... 25 PSF
FLOOR..... 40 PSF
DECKS..... 60 PSF

LATERAL:
WIND.....BASIC WIND SPEED,110 MPH
(ASCE 7-10 Ch. 26-27) EXPOSURE CATEGORY, B
(DIRECTIONAL PROCEDURE) K_{zt}= 1.60

SEISMIC.....S_S = 140.6
(ASCE 7-10 Ch. 12.14) S_{DS} = 112.5
(SIMPLIFIED METHOD) SEISMIC DESIGN CATEGORY, D
SITE CLASS, D
SITE COEFFICIENT, F_a =1.2

FOUNDATIONS:
ASSUMED BEARING CAPACITY OF 1500PSF. ALL EXTERIOR FOOTINGS SHALL EXTEND A MINIMUM OF 1'-6" BELOW ADJACENT EXTERIOR FINISHED GRADE.

CAST-IN-PLACE-CONCRETE:
F'_C = 3000 PSI @ 28 DAYS. MINIMUM 5½ SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND A MAXIMUM OF 6¾ GALLONS OF WATER PER 94# SACK OF CEMENT. F'_C = 3000 PSI IS USED FOR EXPOSURE PURPOSES ONLY. MAXIMUM SIZED AGGREGATE IS 1" MAXIMUM SLUMP IS 4". ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE. ALL REINFORCED STEEL DOWELS, ANCHOR BOLTS AND OTHER INSERTS SHALL BE SECURED IN POSITION PRIOR T POURING CONCRETE. ANCHOR BOLTS FOR SILL PLATES TO FOUNDATION WALLS SHALL BE A MINIMUM OF ⅝"ø WITH A MINIMUM OF 7" EMBEDMENT INTO CONCRETE AND A MAXIMUM SPACING OF 48" O.C. MINIMUM OF 2 BOLTS PER SILL PLATE. ONE BOLT TO BE PLACED WITHIN 12" OF EACH END OF THE SILL PLATE.

REINFORCING STEEL:
ALL REINFORCING STEEL SHALL BE PLACED IN CONFORMANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION BY CRSI. DEFORMED REINFORCING STEEL BARS SHALL CONFORM TO ASTM GRADE 60. ALL REINFORCING BAR BENDS SHALL BE MADE COLD, WITH A MINIMUM RADIUS OF 6 BAR DIAMETERS. CORNER BARS (2'-0" BEND) SHALL BE PROVIDED FOR ALL HORIZONTAL REINFORCEMENT. LAP ALL BARS A MINIMUM OF 48 BAR DIAMETERS UNLESS NOTED OTHERWISE. UNLESS NOTED OTHERWISE ON THE DRAWINGS REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM COVER:

CONCRETE CAST AGAINST EARTH.....3"
CONCRETE EXPOSED TO EARTH OR WEATHER
#6 THRU #18 BARS..... 2"
#5 BAR AND SMALLER..... 1½
CONCRETE NOT EXPOSED TO EARTH OR WEATHER
#11 BAR AND SMALLER.....¾
SLAB ON GRADE (FROM THE SURFACE).....1½

WELDED WIRE FABRIC (WWF):
WWF SHALL CONFORM TO ASTM A-185. WWF SHALL BE LAPPED ONE CROSSWIRE PLUS 2" (i.e. 8" FOR 6X6 MESH). WWF SHALL BE CHAIRED IN POSITION WITH A MAXIMUM CHAIR SPACING OF 4'

STRUCTURAL STEEL:
STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE A.I.S.C. SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS (14th EDITION). STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM DESIGNATION A992 UNLESS NOTED OTHERWISE. SQUARE AND RECTANGULAR STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM DESIGNATION A500, GRADE B. STEEL PIPE SHALL CONFORM TO ASTM DESIGNATION A53, TYPE E OR S, GRADE B (F_Y= 46,000 PSI). WELDING SHALL BE IN ACCORDANCE WITH THE STRUCTURAL WELDING CODE LAWS. ALL WELDING SHALL BE BY CERTIFIED WELDERS (W.A.B.O. OR EQUAL) USING E60 OR E70 ELECTRODES. SHOP DRAWINGS OF ALL STRUCTURAL STEEL WORK SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION. ALL STEEL MEMBERS SHALL BE GIVEN ONE SHOP COAT OF APPROVED PRIMER. SURFACES TO BE EMBEDDED IN CONCRETE, FIREPROOFED OR FIELD WELDED SHALL NOT BE PRIMED. ALL BOLTS SHALL BE A325 UNLESS NOTED OTHERWISE. ALL ANCHOR BOLTS SHALL BE BE ASTM A307.

STATEMENT OF SPECIAL INSPECTION REQUIREMENTS:
SPECIAL INSPECTIONS PER IBC CHAPTER 1704 SHALL BE PREFORMED ON THE FOLLOWING BUILDING COMPONENTS:

1. ALL STRUCTURAL STEEL SHALL BE PERIODICALLY INSPECTED TO VERIFY MEMBER SIZE, GRADE, AND INSTALLATION PER PLAN. ANY ON SITE WELDING SHALL BE INSPECTED BY AN AWS D1.1 QUALIFED INSPECTOR. CONTINUOUS INSPECTION IS NOT REQUIRED IF THE PROCEDURES AND QUALIFICATIONS OF THE WELDERS ARE VERIFIED PRIOR TO THE START OF THE WORK. TESTING AGENCY AND CREDENTIALS TO BE PROVIDED FOR APPROVAL UPON CONTRACT AGREEMENT.

PRESSURE TREATED WOOD:
ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, EARTH, OR EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED WOOD IN ACCORDANCE WITH AWPA U1 AND M4 STANDARDS.

MISCELLANEOUS HARDWARE:
ALL MISCELLANEOUS HANGERS AND HARDWARE TO BE SIMPSON OR APPROVED EQUAL. ALL HANGERS SHALL BE FASTENED TO WOOD WITH PROPER NAILS AND ALL NAIL HOLES FILLED. ALL NAILS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE BE HOT DIPPED GALVANIZED PER ASTM STANDARD 153 AND I.B.C. SECTION 2304.9.5. ALL METAL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE ZMAX (HDG PER ASTM A653, CLASS G-185) OR EQUAL.

FLOOR SHEATHING:
FLOOR SHEATHING SHALL BE ¾" TONGUE AND GROOVE, A.P.A. RATED SHEATHING WITH A SPAN RATING OF 48/24, WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS. UNLESS NOTED OTHERWISE, NAIL WITH 10d COMMON NAILS @ 6" O.C. AT SUPPORTED PANEL EDGES, AND @ 12" O.C. AT INTERMEDIATE SUPPORTS.

ROOF SHEATHING:
ROOF SHEATHING SHALL BE 15/32" A.P.A. RATED PLYWOOD OR 7/16" OSB A.P.A. RATED SHEATHING WITH A SPAN RATING OF 32/16, WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS. UNLESS NOTED OTHERWISE, NAIL WITH 8d COMMON NAILS @ 6" O.C. AT SUPPORTED PANEL EDGES, AND @ 12" O.C. AT INTERMEDIATE SUPPORTS.

WALL SHEATHING:
WALL SHEATHING SHALL BE ½" A.P.A. RATED PLYWOOD OR 7/16" OSB A.P.A. RATED SHEATHING WITH A SPAN RATING OF 24/0. PANEL END JOINTS SHALL OCCUR AT SUPPORTS. NAIL ALL PANEL EDGES WITH 8d COMMON NAILS @ 6" O.C. AT SUPPORTED PANEL EDGES AND @ 12" O.C. AT INTERMEDIATE SUPPORTS.

FLOOR FRAMING:
PROVIDE FULL DEPTH BLOCKING FOR JOIST AT THE SUPPORTS. FLUSH BEAMS (FB) AND HEADERS NOT CALLED OUT ON THE PLANS SHALL BE (2) 2x8 DOUG-FIR #2. ALL LAMINATED BEAMS SHALL BE SPIKED TOGETHER WITH 16d NAILS @ 6" O.C. STAGGERED

BEARING WALL FRAMING:
ALL DOOR AND WINDOW HEADERS NOT CALLED OUT ON THE PLANS SHALL BE 4x8 DOUGLAS-FIR #2 WITH (1) CRIPPLE STUD AND (1) KING STUD ON EACH END FOR OPENINGS 5' AND LESS AND (2) CRIPPLE STUDS AND (1) KING STUD ON EACH END FOR OPENINGS GREATER THAN 5'. ALL COLUMNS NOT CALLED OUT ON THE PLANS SHALL BE A MINIMUM OF TWO LAMINATED STUDS. NAIL LAMINATED COLUMNS TOGETHER WITH (2) 16d NAILS @ 12" O.C. WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATES AND BOTTOM PLATES TO EACH STUD WITH MINIMUM (2) 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d NAILS AT 16" O.C. STAGGERED. LAP AND FACE NAIL NAIL TOP PLATES WITH (3) 16d NAILS @ EACH CORNER AND INTERSECTION. STAGGER TOP PLATE SPLICES A MINIMUM OF 48" AND NAIL w/ (4) 16d NAILS EACH SIDE OF SPLICE. FACE NAIL BOTTOM PLATE WITH (2) 16d NAILS AT 16" O.C. OR PER SHEARWALL SCHEDULE. PROVIDE (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER AT CONTACT SURFACES BETWEEN ALL WOOD AND CONCRETE.

PRE-MANUFACTURED FLOOR JOIST:
JOIST SHALL BE MANUFACTURED IN A PLANT APPROVED FOR FABRICATION BY THE BUILDING DEPARTMENT AND UNDER THE SUPERVISION OF AN APPROVED THIRD PARTY INSPECTION AGENCY. EACH JOIST SHALL BE IDENTIFIED BY A STAMP INDICATING THE JOIST TYPE, C.A.B.O. NER REPORT NUMBER, MANUFACTURERS NAME, PLANT NUMBER, AND THE INDEPENDENT INSPECTION AGENCY LOGO AND EVALUATION REPORT NUMBER.

PRE-MANUFACTURED ROOF TRUSSES:
ROOF TRUSSES SHALL BE FABRICATED OF DOUGLAS-FIR/LARCH OR HEM-FIR. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS STAMPED, SIGNED AND DATED BY A WASHINGTON STATE LICENSED STRUCTURAL ENGINEER. ALL TRUSS PLATES AND CONNECTORS SHALL BE I.C.B.O. APPROVED. VERIFY MECHANICAL UNIT LOADS AND LOCATIONS WITH SUPPLIER AND FURNISH ADDITIONAL TRUSSES AS REQUIRED. SUBMIT TRUSS SHOP DRAWINGS TO CITY AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

GLUED-LAMINATED TIMBERS:
LAMINATED TIMBERS SHALL BE DOUGLAS-FIR/LARCH KILN DRIED STRESS GRADED COMBINATION 24F-V4 (F_b = 2400 PSI, F_v = 109 PSI) FOR SIMPLE SPANS AND 24F-V8 FOR CANTILEVER AND CONTINUOUS BEAMS. A.I.T.C. CERTIFICATE OF PERFORMANCE REQUIRED. COLUMNS SHALL CONFORM TO TO A.I.T.C. STANDARDS 117.

STRUCTURAL TIMBERS:
ALL GRADES SHALL CONFORM TO WWPA GRADING RULES FOR WESTERN LUMBER, LATEST EDITION. PROVIDE CUT WASHERS UNDER ALL NUTS AND BOLTS BEARING AGAINST WOOD. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL STRUCTURAL LUMBER SHALL BE AS NOTED BELOW:

FRAMING GRADES:

2x ROOF RAFTERS	DOUG-FIR/LARCH #2..... F_b =900PSI
2x FLOOR/DECK JOIST	DOUG-FIR/LARCH #2..... F_b =900PSI
4x BEAMS	DOUG-FIR/LARCH #2..... F_b =900PSI
6x BEAMS	DOUG-FIR/LARCH #1..... F_b =1350PSI
4x COLUMNS	DOUG-FIR/LARCH #1..... F_b =1000PSI
6x COLUMNS	DOUG-FIR/LARCH #1..... F_b =1200PSI
2x STUDS	HEM-FIR..... F_b =675PSI
LSL	LSL 1.55E..... F_b =2325PSI
LVL	LVL 2.0E..... F_b =2600PSI
PSL	PSL 2.2E..... F_b =2900PSI
GLB	GLU-LAM (24F-V4)..... F_b =2400PSI

MARK	EDGE	FIELD	SILL PLATE ANCHORS	BOTTOM PLATE NAILING	TOP PLATE CONNECTION			SHEAR (PLF)	
					JOIST [8]	RAFTER OR TRUSS			
						W/ H1	W/O H1	WIND	SEISMIC
P1-6	8d @ 6"	8d @ 12"	⅝"ø @ 48"	(2) 16d @ 14"	A35 @ 29"		RBC @ 18"	339	260
P1-4 [6]	8d @ 4"	8d @ 12"	⅝"ø @ 46"	(2) 16d @ 9"	A35 @ 20"	RBC @ 31"	RBC @ 12"	494	353
P1-3 [6]	8d @ 3"	8d @ 12"	⅝"ø @ 36"	(2) 16d @ 7"	A35 @ 15"	RBC @ 18"	RBC @ 10"	637	455
P1-2 [6]	8d @ 2"	8d @ 12"	⅝"ø @ 26"	(2) 16d @ 5"	A35 @ 12"	RBC @ 11"	RBC @ 7"	781	595
P2-3 [6, 7]	8d @ 3"	8d @ 12"	⅝"ø @ 18"	(2) 16d @ 3"	A35 @ 7"	RBC @ 6"	(2) RBC @ 10"	1199	911
P2-2 [6, 7]	8d @ 2"	8d @ 12"	⅝"ø @ 12"	(2) 16d @ 2"	A35 @ 7"	RBC @ 6"	(2) RBC @ 10"	1664	1190
P1-2-10d [6]	10d @ 2"	10d @ 12"	⅝"ø @ 22"	(2) 16d @ 4"	A35 @ 10"	RBC @ 9"	RBC @ 6"	1011	716
P2-2-10d [6]	10d @ 2"	10d @ 12"	⅝"ø @ 10"	(2) 16d @ 2"	(2) A35 @ 6"	(2) RBC @ 5"	(2) RBC @ 4"	2004	1432
P2-2-⅜" [6]	10d @ 2"	10d @ 12"	⅝"ø @ 10"	(2) 16d @ 2"	(2) A35 @ 6"	(2) RBC @ 5"	(2) RBC @ 4"	2264	1740

NOTES.
1. ALL EXTERIOR WALLS TO BE "P1-6" SHEARWALL UNLESS NOTED OTHERWISE.
2. NAILS TO HAVE A MINIMUM DIAMETER OF 0.131" FOR 8d AND 0.148" FOR 10d, AND 0.135 FOR 16d.
3. ALL PANEL EDGES TO BE BACKED WITH 2" NOMINAL OR WIDER FRAMING.
4. "P1" INDICATES PLYWOOD ON ONE SIDE OF SHEARWALL ONLY, "P2" INDICATES PLYWOOD ON BOTH SIDES.
5. ANCHOR BOLTS SHALL HAVE A 3"x3"x¼" STEEL PLATE WASHER THAT EXTENDS TO WITHIN ½" OF THE EDGE OF THE BOTTOM PLATE ON THE SHEATHED SIDE. WHERE 2x6 SHEARWALLS ARE SHEATHED ON BOTH SIDES, LARGER PLATE WASHERS WILL BE REQUIRED IN ORDER TO MEET THE ½" EDGE DISTANCE REQUIREMENT.
6. FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR A BUILT-UP MEMBER STITCH NAILED TOGETHER PER THE BOTTOM PLATE NAILING PATTERN IN THE SHEARWALL SCHEDULE.
7. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER. NAILS ON EACH SIDE SHALL BE STAGGERED.
8. AT CONTRACTORS DISCRETION LTP FRAMING ANCHORS MAY BE USED IN LIEU OF THE A35.

1 PLYWOOD/OSB SHEARWALL SCHEDULE
(HEM FIR FRAMING) [1, 2, 3, 4, 5]

Stoney Point Engineering
Dwayne Barnes P.E.
dwayne@stoneypointengineering.com
Office: 425-644-9500

Miller Residence
7238 SE 32nd Street
Mercer Island, WA 98040

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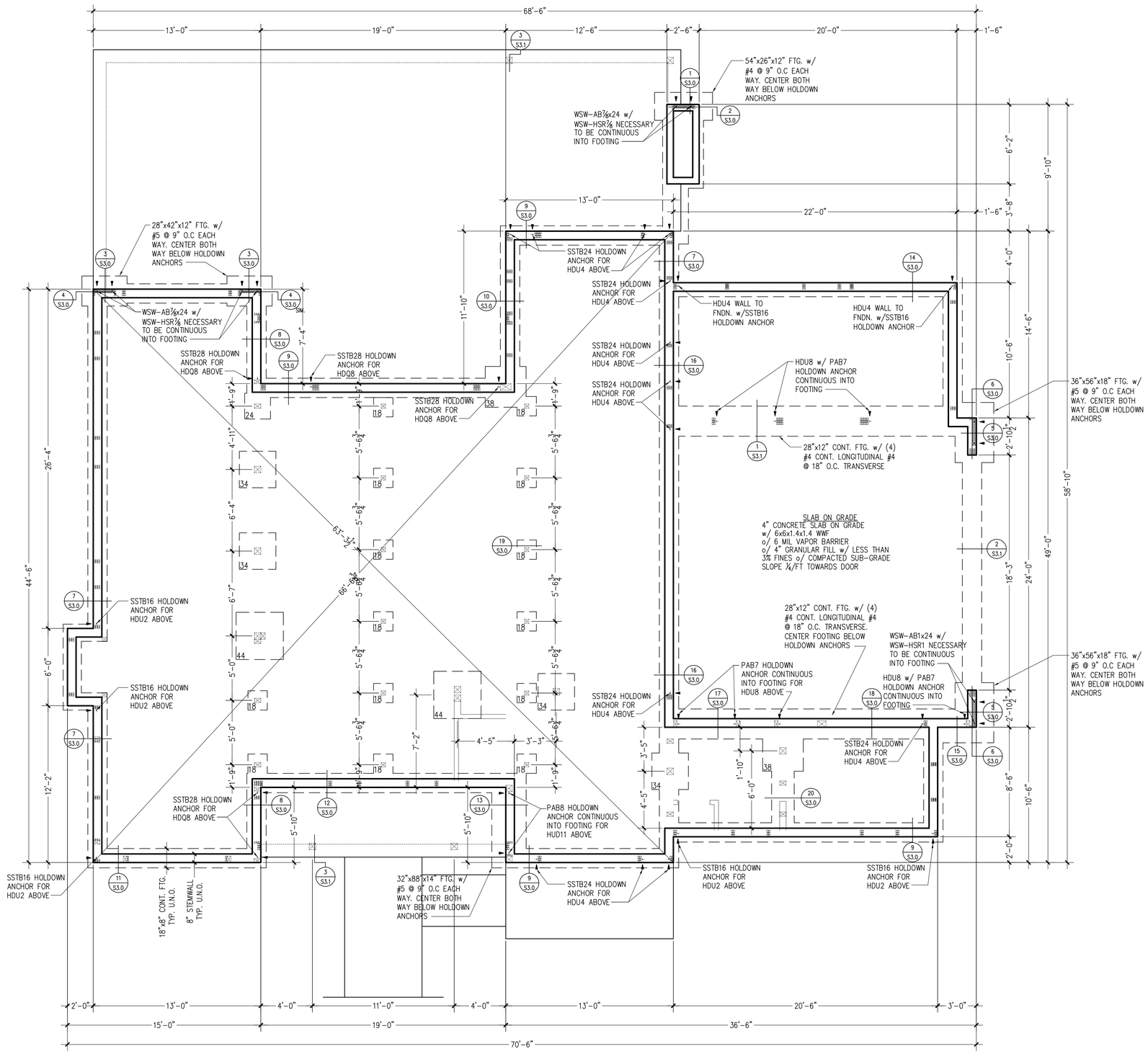
S1.0
STRUCTURAL DETAILS



FOUNDATION PLAN

SCALE ¼" = 1'-0"

FOUNDATION PLAN NOTES

1. PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE CONTACT STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
2. WRITTEN DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS.
3. ALL FOOTINGS TO HAVE A MINIMUM DEPTH OF 18" BELOW FINISH GRADE. ASSUMED BEARING PRESSURE OF 1500 PSF.
4. STEP FOUNDATION PER SITE CONDITIONS.
5. CONCRETE COMPRESSIVE STRENGTH F'C = 3,000 PSI, GRADE 40 REINFORCEMENT.
6. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, EARTH, OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
7. VERIFY ALL DIMENSIONS AND FIELD CONDITIONS.
8. PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENINGS HAVE BEEN INSTALLED.
9. CONCRETE PROTECTION FOR REINFORCEMENT:
   a. 3" CAST AGAINST EARTH.
   b. 1 1/2" EXPOSED TO EARTH OR WEATHER.
   c. 3/4" NOT EXPOSED TO EARTH OR WEATHER.
10. METAL FRAMING CONNECTORS SPECIFIED ARE MANUFACTURED BY THE SIMPSON COMPANY. SEE LATEST CATALOG EDITION. INSTALL PER SPECS. USE ONLY EQUIVALENT SUBSTITUTIONS.
11. ALL METAL CONNECTORS SUPPORTED BY PRESSURE TREATED MATERIAL SHALL BE "ZMAX" (G185 HDG PER ASTM A653) OR EQUIVALENT AND FASTENERS SHALL BE PER ASTM A153.

SHEARWALL NOTES

1. ALL EXTERIOR WALLS TO BE P1-6 U.N.O.
2. P1-X — DENOTES SHEARWALL MARK. MARK IS ON SIDE OF WALL TO BE SHEATHED U.N.O.
3. ⊣ DENOTES LOCATION OF TIE STRAP PER PLAN
4. ·⊣ DENOTES LOCATION HOLDOWN PER PLAN.
5. SEE SHEETS S1.0, & S3.0-S3.3 FOR SHEARWALL SCHEDULE, NOTES AND TYP. DETAILS

FOOTING SCHEDULE

- 18 — 18"x18"x8" CONC. FTG. w/ (3) #4 EACH WAY
- 24 — 24"x24"x10" CONC. FTG. w/ (3) #4 EACH WAY
- 34 — 34"x34"x10" CONC. FTG. w/ (4) #4 EACH WAY
- 44 — 44"x44"x10" CONC. FTG. w/ (5) #4 EACH WAY

NORTH

Stoney Point Engineering
Dwayne Barnes P.E.
dwayne@stoneypointengineering.com
Office: 425-644-9500

Miller Residence
7238 SE 32nd Street
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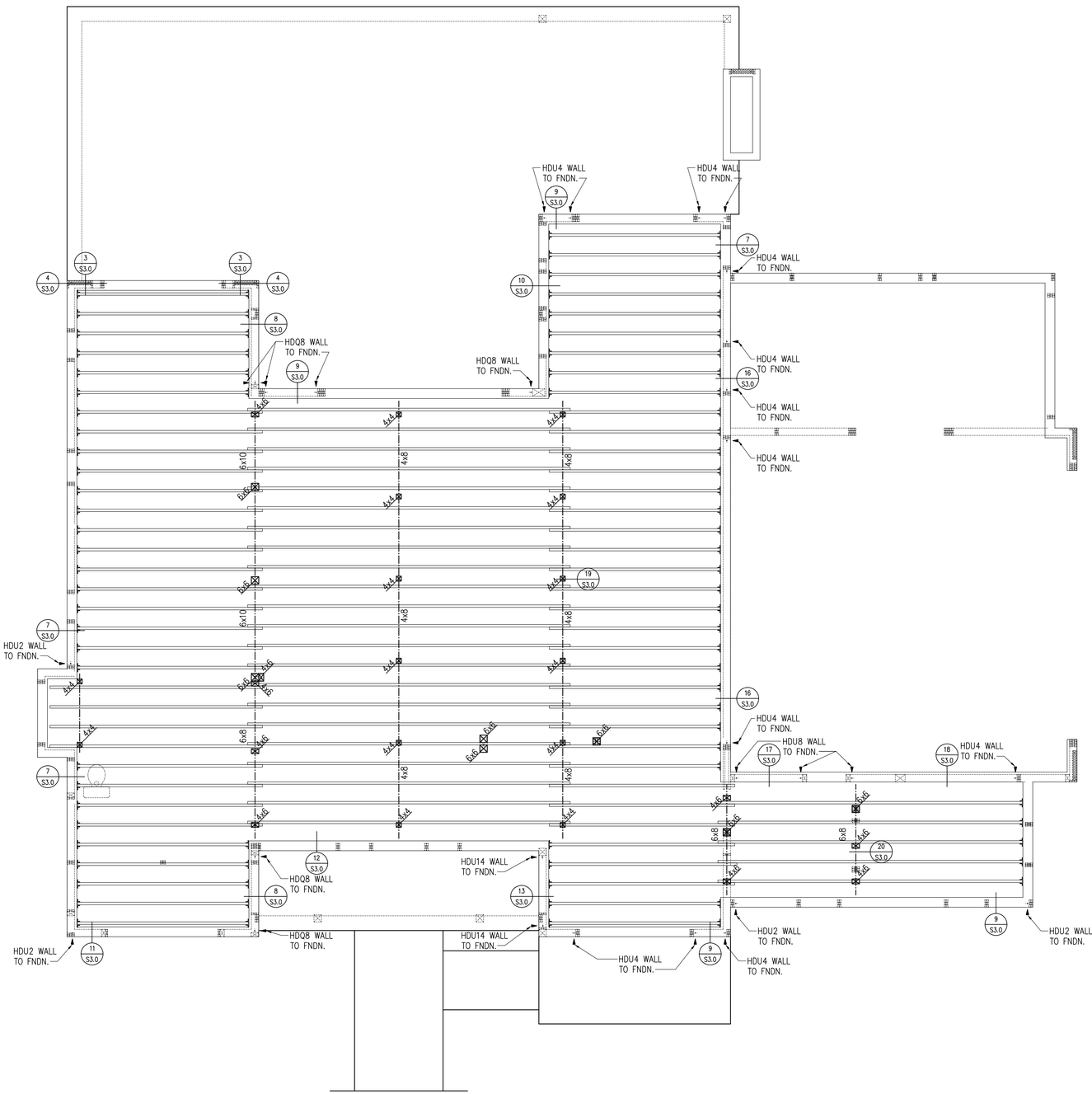
S2.0

FOUNDATION PLAN



MAIN FLOOR FRAMING PLAN

SCALE ¼" = 1'–0"

MAIN FLOOR FRAMING PLAN NOTES

1. PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE NOTIFY STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
2. ALL EXTERIOR WALLS TO BE FRAMED WITH 2x6 H.F. (STUD GRADE OR BETTER).
3. ALL FRAME NAILING TO COMPLY WITH TABLE 2304.10.1, 2015 I.B.C. BLOCK ALL APA RATED SHEATHING EDGES AND NAIL WITH 8d AT 6" O.C. TYPICAL, U.N.O. ON SHEAR WALL SCHEDULE. NAILING INTO PRESSURE TREATED MATERIAL SHALL BE HOT–DIP GALVANIZED PER ASTM A153.
4. ALL HEADERS, (HDR), TO BE 4x8 D.F.#2 TYP. U.N.O.
5. ALL FLOOR JOIST TO BE 9½" TJI 210 @ 16" O.C. TYP. U.N.O. PROVIDE SOLID BLOCKING BELOW ALL POINT LOADS ABOVE
6. 2–2x4 DENOTES MINIMUM REQUIRED NUMBER OF STUDS NEEDED FOR BEARING UNDER BEAMS AND BELOW WINDOW HEADERS. DOES NOT INCLUDE KING STUDS. MAY REPLACED w/ SOLID SAWN LUMBER OF SAME SECTION. TYPICAL, U.N.O.
7. ENGINEERED LUMBER SPECIFIED SHALL MEET OR EXCEED THE DESIGN STRESS VALUES INDICATED ON SHEET S1.0. INSTALL PER MFG. RECOMMENDATIONS. THESE DRAWINGS ONLY SHOW SIZE, SPAN, AND SPACING.

SHEARWALL NOTES

1. ALL EXTERIOR WALLS TO BE P1–6 U.N.O.
2. P1–X DENOTES SHEARWALL MARK. MARK IS ON SIDE OF WALL TO BE SHEATHED U.N.O.
3. DENOTES LOCATION OF TIE STRAP PER PLAN
4. DENOTES LOCATION HOLDOWN PER PLAN.
5. SEE SHEETS S1.0, & S3.0–3.3 FOR SHEARWALL SCHEDULE, NOTES AND TYP. DETAILS

LEGEND

- DENOTES INTERIOR LOWER FLOOR BEARING WALLS
- DENOTES LOWER FLOOR WALLS
- DENOTES BEAMS, HEADERS

NORTH

Stoney Point Engineering
Dwayne Barnes P.E.
dwayne@stoneypointengineering.com
Office: 425-644-9500

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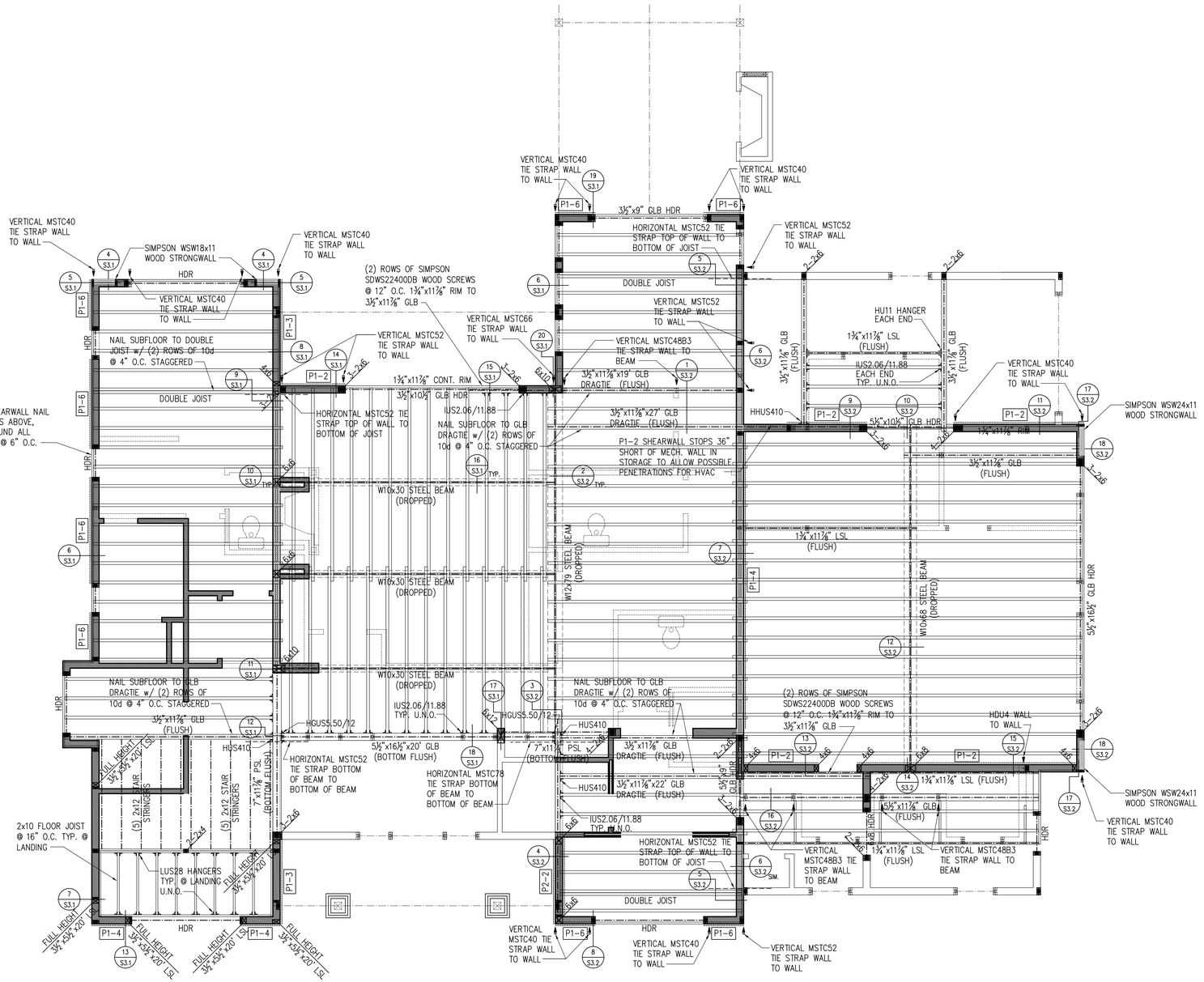
MAIN FLOOR FRAMING PLAN

UPPER FLOOR FRAMING PLAN

SCALE ¼" = 1'-0"



UPPER FLOOR FRAMING PLAN NOTES

1. PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE NOTIFY STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.
2. ALL EXTERIOR WALLS TO BE FRAMED WITH 2x6 DOUG-FIR (STUD GRADE OR BETTER).
3. ALL FRAME NAILING TO COMPLY WITH TABLE 2304.10.1, 2015 I.B.C. BLOCK ALL APA RATED SHEATHING EDGES AND NAIL WITH 8d AT 6" O.C. TYPICAL, U.N.O. ON SHEAR WALL SCHEDULE. NAILING INTO PRESSURE TREATED MATERIAL SHALL BE HOT-DIP GALVANIZED PER ASTM A153.
4. ALL HEADERS, (HDR), TO BE 4x8 D.F.#2 TYP. U.N.O.
5. ALL FLOOR JOIST TO BE 11⅞" TJI 210 @ 16 O.C. TYP. U.N.O. PROVIDE SOLID BLOCKING BELOW ALL POINT LOADS ABOVE
6. 2-2x4 DENOTES MINIMUM REQUIRED NUMBER OF STUDS NEEDED FOR BEARING UNDER BEAMS AND BELOW WINDOW HEADERS. DOES NOT INCLUDE KING STUDS. MAY REPLACED w/ SOLID SAWN LUMBER OF SAME SECTION. TYPICAL, U.N.O.
7. ENGINEERED LUMBER SPECIFIED SHALL MEET OR EXCEED THE DESIGN STRESS VALUES INDICATED ON SHEET S1.0. INSTALL PER MFG. RECOMMENDATIONS. THESE DRAWINGS ONLY SHOW SIZE, SPAN, AND SPACING.

SHEARWALL NOTES

1. ALL EXTERIOR WALLS TO BE P1-6 U.N.O.
2. P1-X DENOTES SHEARWALL MARK. MARK IS ON SIDE OF WALL TO BE SHEATHED U.N.O.
3. DENOTES LOCATION OF TIE STRAP PER PLAN
4. DENOTES LOCATION HOLDOWN PER PLAN.
5. SEE SHEETS S1.0, & S3.0-S3.3 FOR SHEARWALL SCHEDULE, NOTES AND TYP. DETAILS

LEGEND

- DENOTES INTERIOR MAIN FLOOR BEARING WALLS
- DENOTES MAIN FLOOR WALLS
- DENOTES BEAMS, HEADERS

NORTH

Stoney Point Engineering
Dwayne Barnes P.E.
dwayne@stoneypointengineering.com
Office: 425-644-9500

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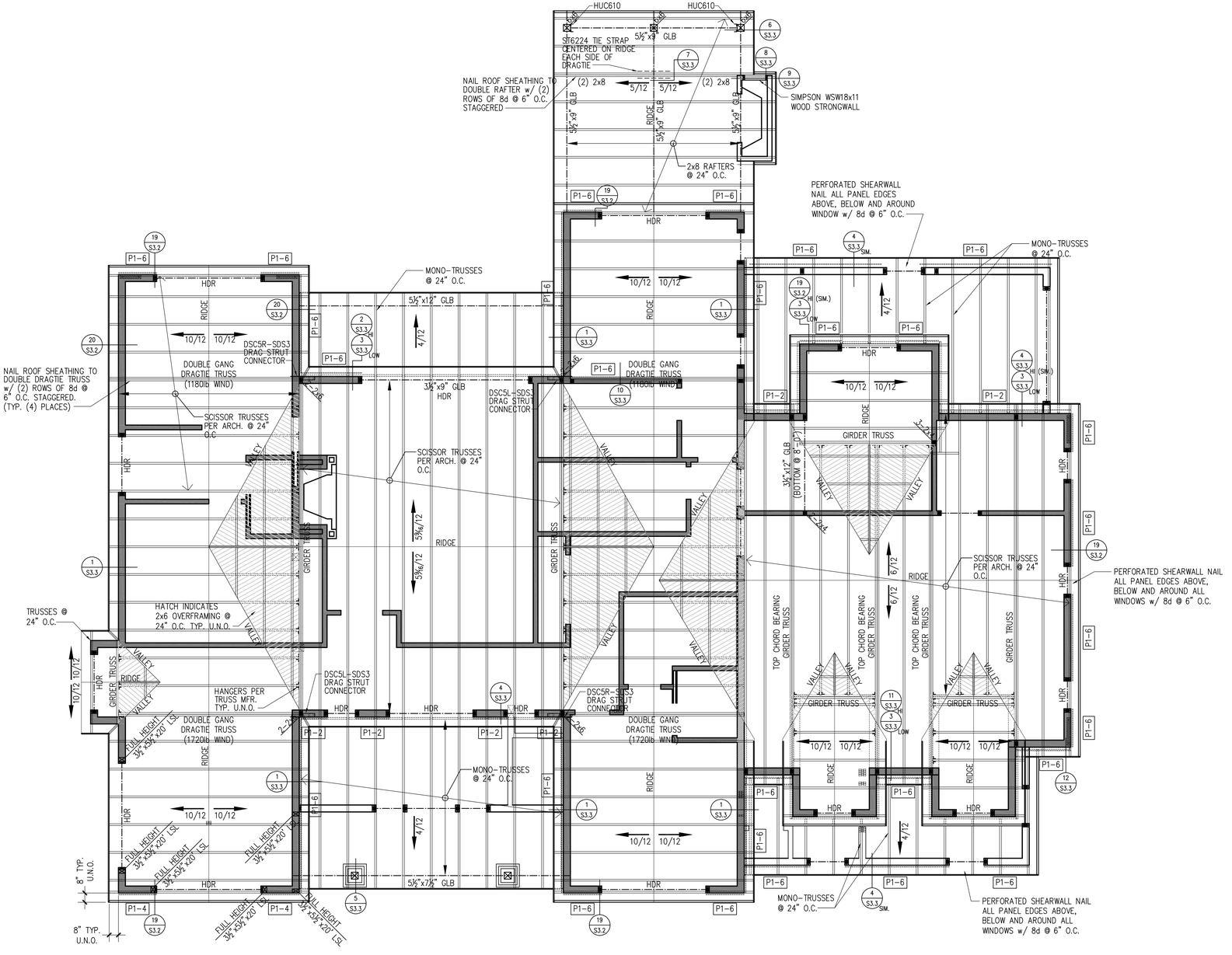
S2.2
UPPER FLOOR FRAMING PLAN



ROOF FRAMING PLAN

SCALE ¼" = 1'-0"

ROOF FRAMING NOTES

1. PLANS SHOULD BE REVIEWED BY ALL SUBCONTRACTORS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCIES EXIST PLEASE NOTIFY STONEY POINT ENGINEERING OR OWNER/CONTRACTOR.

2. ALL EXTERIOR WALLS TO BE FRAMED WITH 2x6 DOUG-FIR (STUD GRADE OR BETTER).

3. ALL FRAME NAILING TO COMPLY WITH TABLE 2304.10.1, 2015 I.B.C. BLOCK ALL APA RATED SHEATHING EDGES AND NAIL WITH 8d AT 6" O.C. TYPICAL, U.N.O. ON SHEAR WALL SCHEDULE. NAILING INTO PRESSURE TREATED MATERIAL SHALL BE HOT-DIP GALVANIZED PER ASTM A153.

4. ALL HDRS TO BE 4x8 D.F.#2 TYPICAL U.N.O.

5. ROOF FRAMING TO BE PRE-MANUFACTURED COMMON ROOF TRUSSES @ 24" O.C. TYPICAL U.N.O.

6. 2-2x4 DENOTES MINIMUM REQUIRED NUMBER OF STUDS NEEDED FOR BEARING UNDER BEAMS AND BELOW WINDOW HEADERS. DOES NOT INCLUDE KING STUDS. MAY REPLACED W/ SOLID SAWN LUMBER OF SAME SECTION. TYPICAL U.N.O.

7. ROOF PITCH TO BE AS NOTED ON PLANS

8. CONTRACTOR TO VERIFY LOCATION OF ALL ROOF SUPPORT BRACING AND POSTING AND PROVIDE ADEQUATE BEARING TO FOUNDATION.

9. ENGINEERED LUMBER SPECIFIED SHALL MEET OR EXCEED DESIGN STRESS VALUES INDICATED ON SHEET S1.0. INSTALL PER MFG. RECOMMENDATIONS. THESE DRAWINGS ONLY SHOW SIZE, SPAN, AND SPACING.

SHEARWALL NOTES

1. ALL EXTERIOR WALLS TO BE P1-6 U.N.O.

2. P1-X DENOTES SHEARWALL MARK. MARK IS ON SIDE OF WALL TO BE SHEATHED U.N.O.

3. ⇥ DENOTES LOCATION OF TIE STRAP PER PLAN

4. · ⇥ DENOTES LOCATION OF HOLDOWN PER PLAN

5. SEE SHEETS S1.0, & S3.0-S3.3 FOR SHEARWALL SCHEDULE, NOTES AND TYP. DETAILS

LEGEND

DENOTES INTERIOR BEARING WALLS

DENOTES BEAMS, HEADERS

NORTH

Stoney Point Engineering
Dwayne Barnes P.E.
dwayne@stoneypointengineering.com
Office: 425-644-9500

Miller Residence
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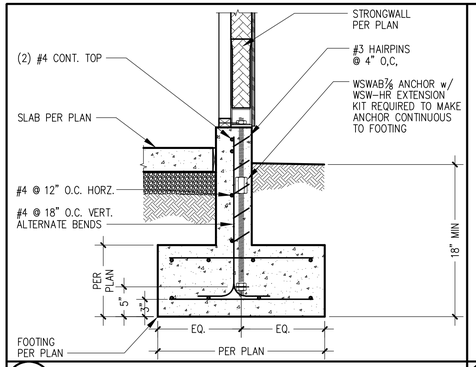
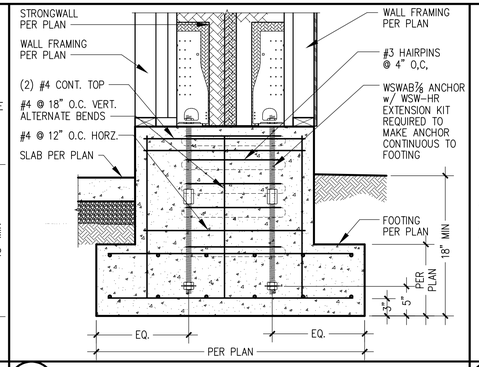
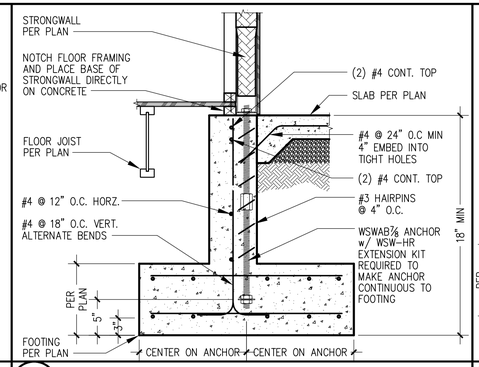
ROOF FRAMING PLAN



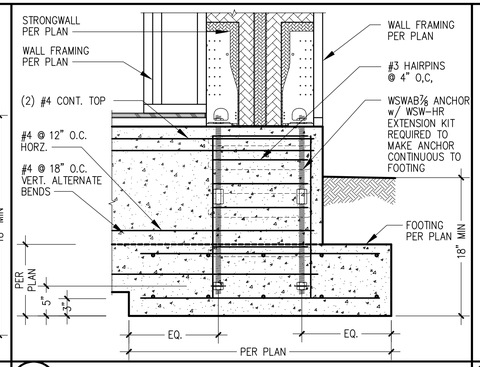
1 WSW18 STRONGWALL @ RAISED FOUNDATION
(SECTION VIEW PATIO SLAB/GRADE)



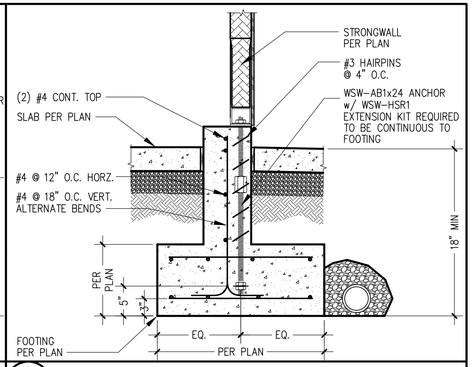
2 WSW18 STRONGWALL @ RAISED FOUNDATION
(ELEVATION VIEW PATIO SLAB/GRADE)



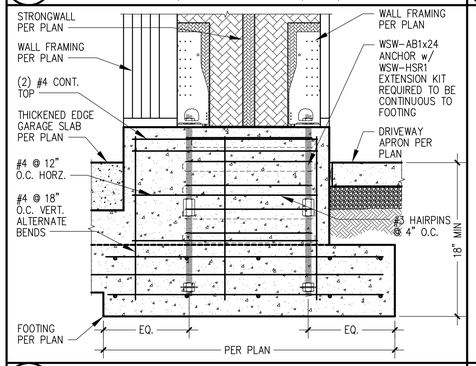
3 WSW18 STRONGWALL @ RAISED FOUNDATION
(SECTION VIEW 11⅞" TJI/SLAB)



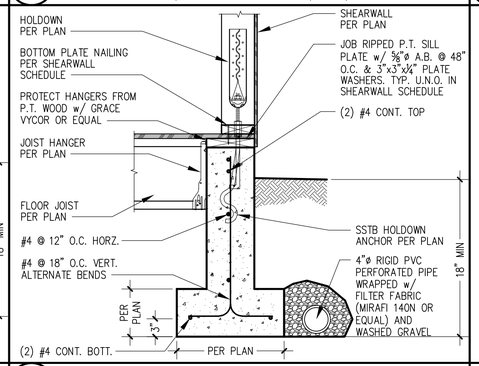
4 WSW18 STRONGWALL @ RAISED FOUNDATION
(ELEVATION VIEW 11⅞" TJI/SLAB)



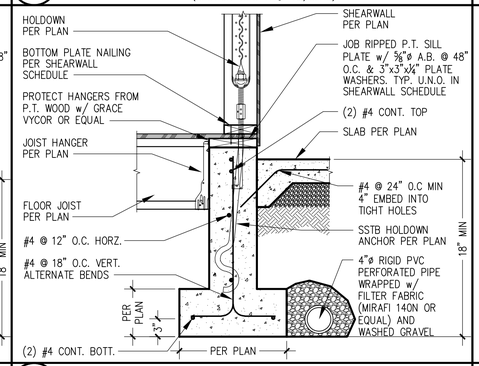
5 WSW24 STRONGWALL @ RAISED FOUNDATION
(SECTION VIEW GARAGE SLAB/DRIVEWAY)



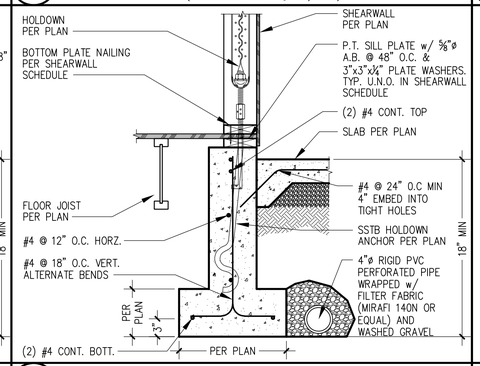
6 WSW24 STRONGWALL @ RAISED FOUNDATION
(ELEVATION VIEW GARAGE SLAB/DRIVEWAY)



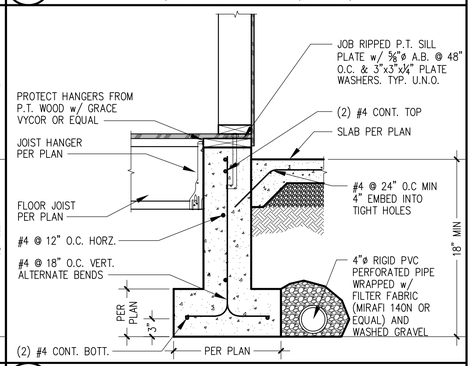
7 SSTB HOLDOWN @ RAISED FOUNDATION
(PERPENDICULAR 11⅞" TJI/GRADE)



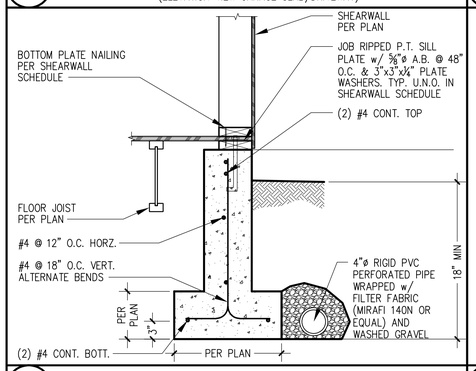
8 SSTB HOLDOWN ANCHOR @ RAISED FNDN.
(PERPENDICULAR 11⅞" TJI/PORCH SLAB)



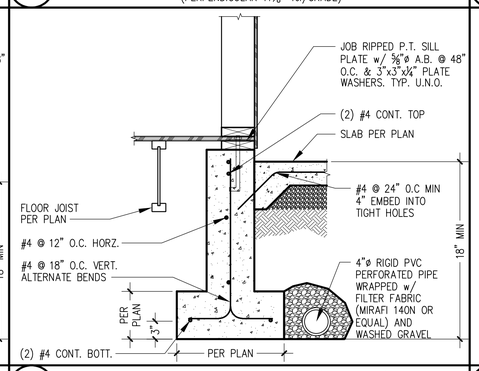
9 SSTB HOLDOWN ANCHOR @ RAISED FNDN.
(PARALLEL 11⅞" TJI/PORCH SLAB)



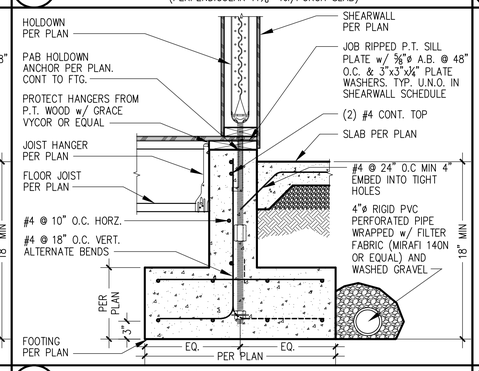
10 TYPICAL RAISED FOUNDATION
(PERPENDICULAR 11⅞" TJI/SLAB)



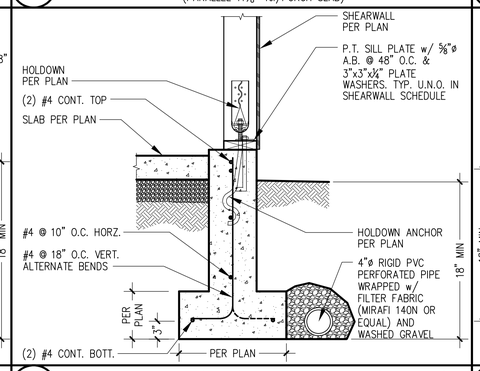
11 SHEAR TRANSFER @ RAISED FOUNDATION
(PARALLEL 11⅞" TJI)



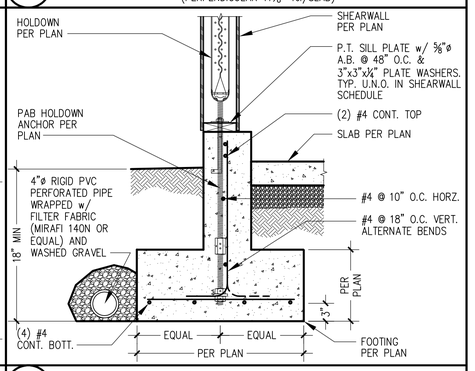
12 TYPICAL RAISED FOUNDATION
(PARALLEL 11⅞" TJI/SLAB)



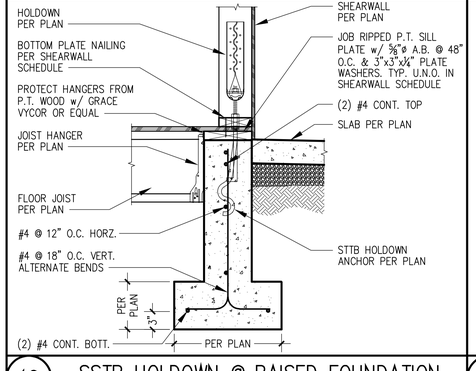
13 PAB HOLDOWN ANCHOR @ RAISED FNDN.
(PERPENDICULAR 11⅞" TJI/PORCH SLAB)



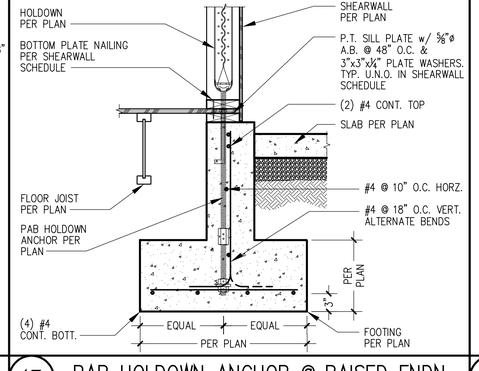
14 SSTB HOLDOWN ANCHOR TO FOUNDATION
(UNHEATED SLAB)



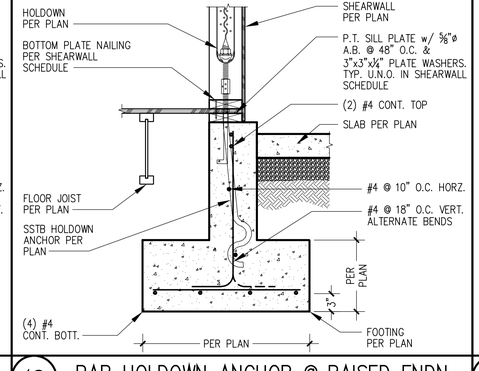
15 PAB HOLDOWN ANCHOR @ RAISED FNDN.
(PARALLEL 11⅞" TJI/GARAGE SLAB)



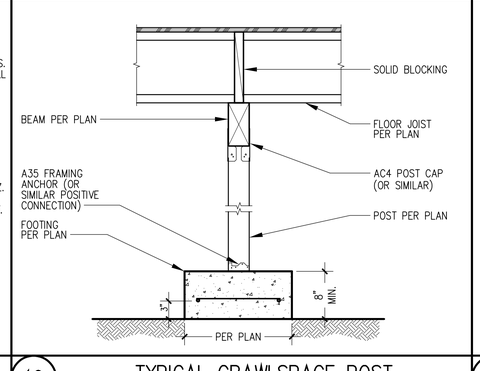
16 SSTB HOLDOWN @ RAISED FOUNDATION
(PERPENDICULAR 11⅞" TJI/GARAGE SLAB)



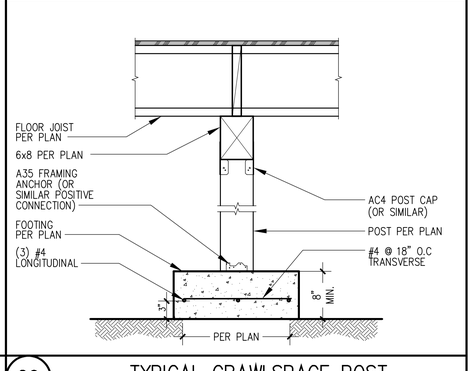
17 PAB HOLDOWN ANCHOR @ RAISED FNDN.
(PARALLEL 11⅞" TJI/GARAGE SLAB)



18 PAB HOLDOWN ANCHOR @ RAISED FNDN.
(PARALLEL 11⅞" TJI/GARAGE SLAB)



19 TYPICAL CRAWLSPACE POST
(TYPICAL ISOLATED FOOTING)



20 TYPICAL CRAWLSPACE POST
(TYPICAL CONTINUOUS FOOTING)

Stoney Point Engineering
Dwayne Barnes P.E.
dwayne@stoneypointengineering.com
Office: 425-644-9500

Miller Residence
7238 SE 32nd Street
Mercer Island, WA 98040

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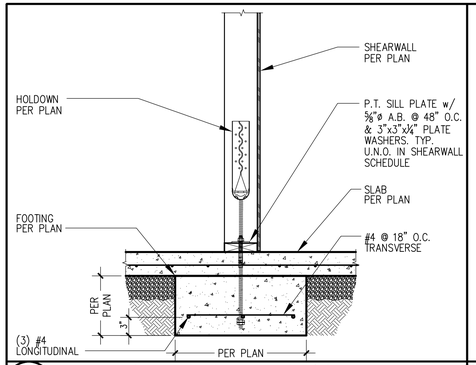
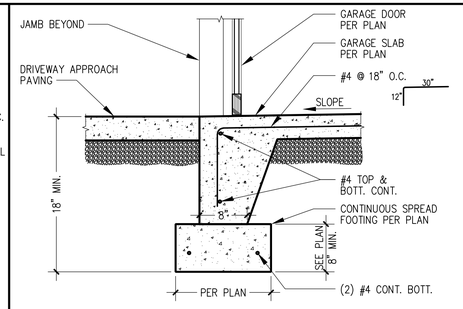
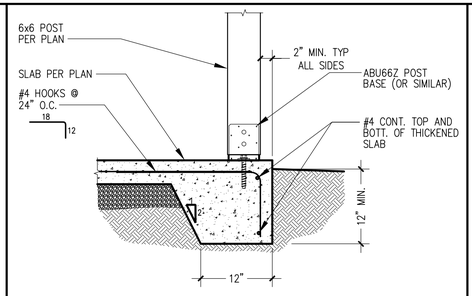
S3.0
STRUCTURAL DETAILS



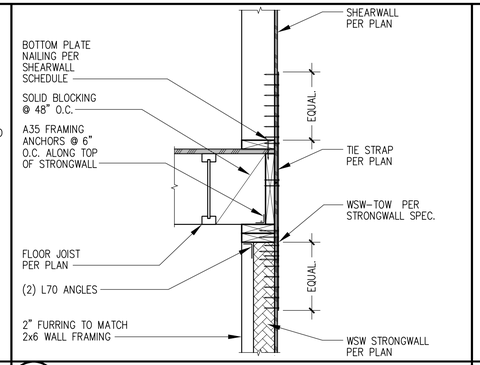
1 TYPICAL BEARING SHEARWALL FOOTING



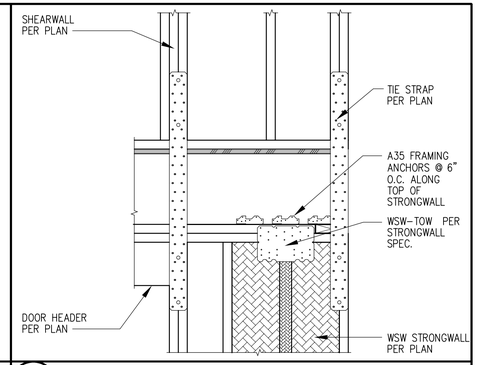
2 TYP. FOOTING @ GARAGE DOOR WALL



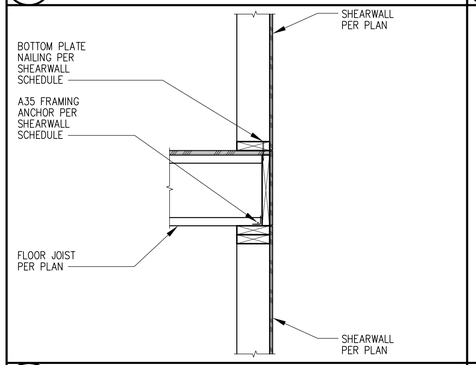
3 TYPICAL THICKENED PORCH SLAB



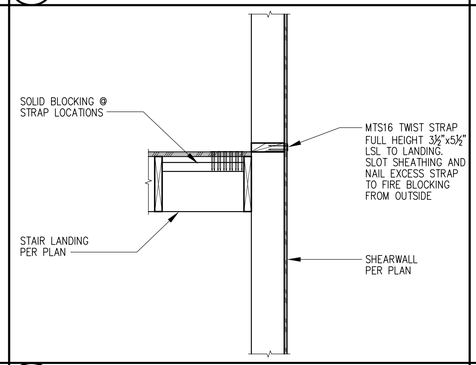
4 SHEAR TRANSFER @ WSW18 STRONGWALL
(SECTION VIEW 11⅞" TJI)



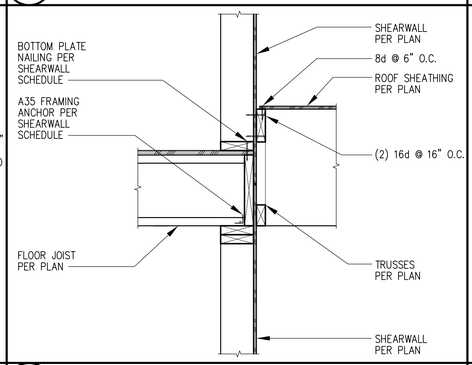
5 SHEAR TRANSFER @ WSW18 STRONGWALL
(ELEVATION VIEW 11⅞" TJI)



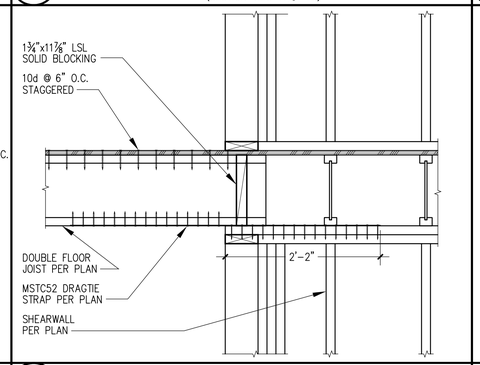
6 SHEAR TRANSFER @ FLOOR FRAMING
(PERPENDICULAR JOIST)



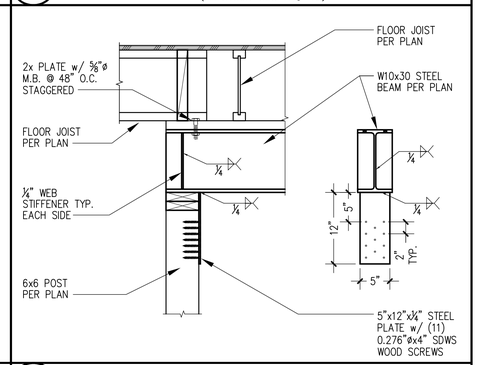
7 LSL POST @ STAIR LANDING
(PARALLEL JOIST)



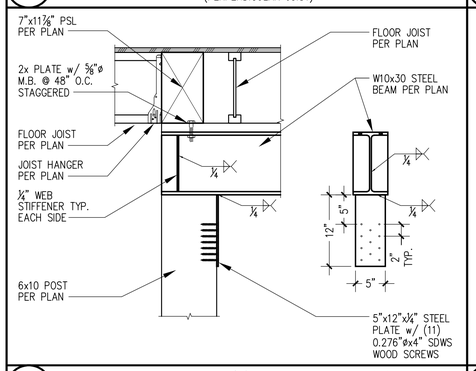
8 SHEAR TRANSFER @ FLOOR FRAMING
(PERPENDICULAR FLOOR /PARALLEL TRUSS)



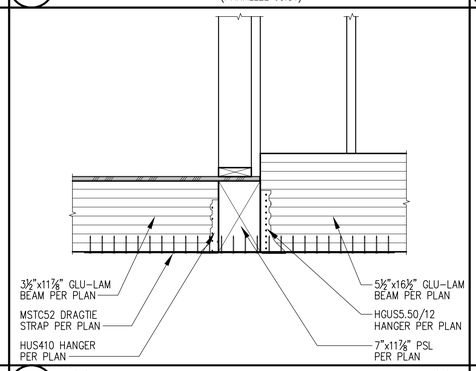
9 DRAGTIE @ FLOOR FRAMING
(PARALLEL JOIST /PERPENDICULAR JOIST)



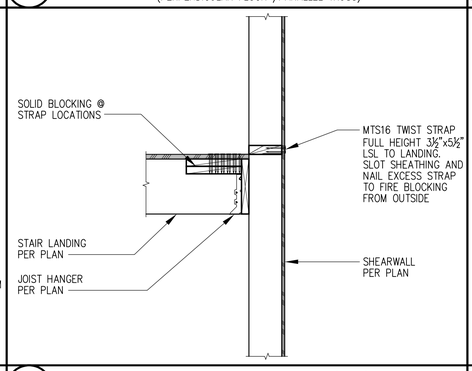
10 W10x30 STEEL BEAM TO POST CONNECTION
(TYPICAL 6x6 POST)



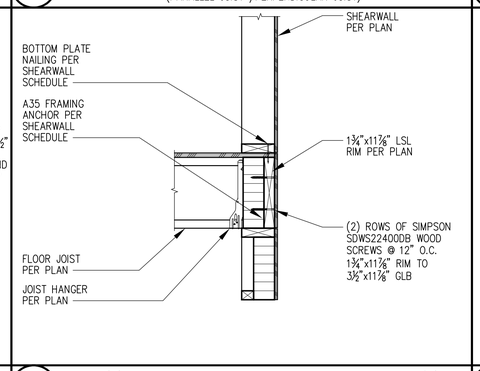
11 W10x30 STEEL BEAM TO POST CONNECTION
(6x10 POST)



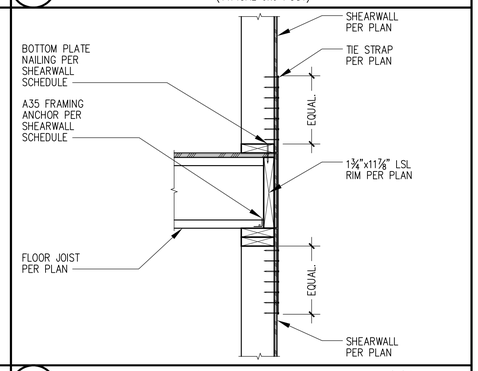
12 MSTC52 DRAGTIE STRAP @ FLOOR BEAM



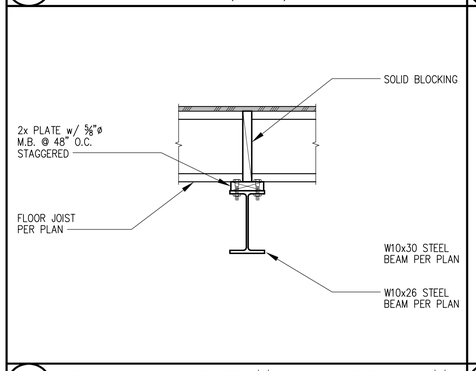
13 LSL POST @ STAIR LANDING
(PERPENDICULAR JOIST)



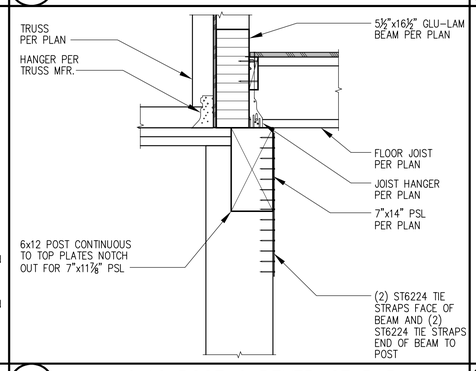
14 RIM TO GLB DRAGTIE @ GREAT ROOM



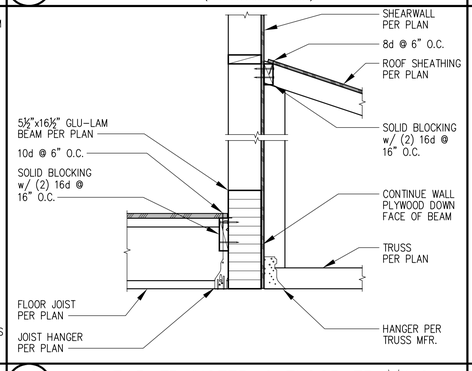
15 SHEAR TRANSFER @ FLOOR FRAMING
(PERPENDICULAR JOIST w/ TIE STRAP)



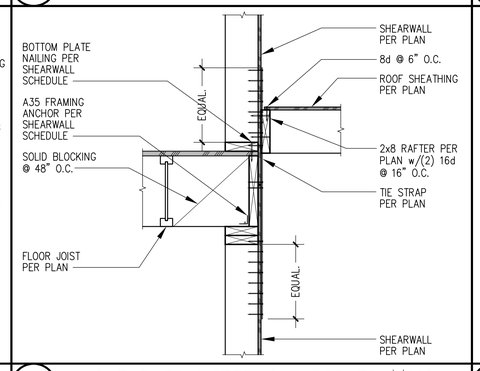
16 TYPICAL FLOOR FRAMING @ STEEL BEAM



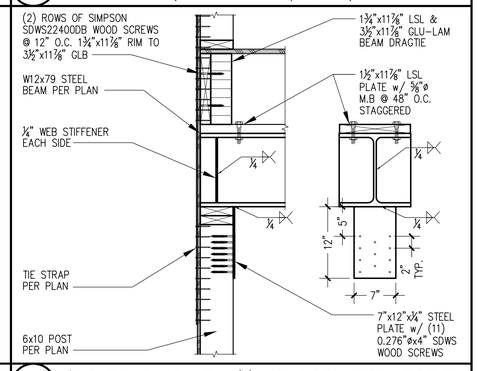
17 6x12 POST @ BEVERAGE BAR



18 SHEAR TRANSFER @ FLOOR FRAMING
(PERPENDICULAR FLOOR /PERPENDICULAR TRUSS)



19 SHEAR TRANSFER @ FLOOR FRAMING
(TIE STRAP @ PARALLEL FLOOR /PARALLEL RAFTER)



20 W12x79 STEEL BEAM TO POST CONNECTION

Stoney Point Engineering
Dwayne Barnes P.E.
dwayne@stoneypointengineering.com
Office: 425-644-9500

Miller Residence
7238 SE 32nd Street
Mercer Island, WA 98040

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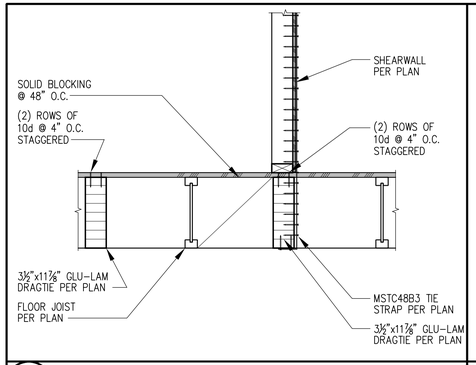
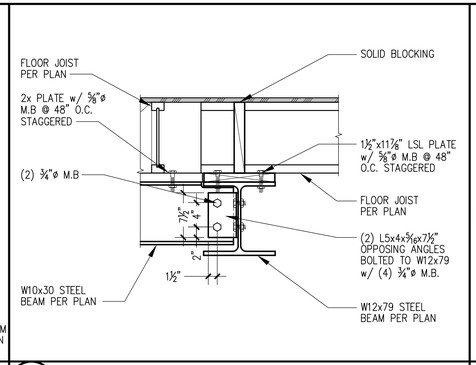
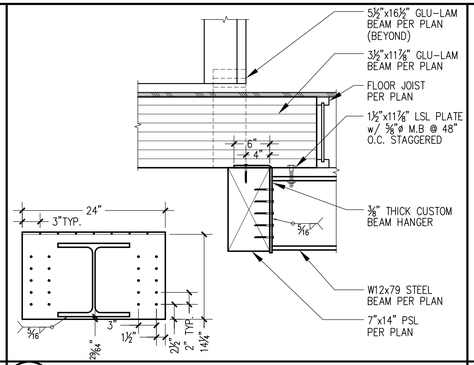
STRUCTURAL DETAILS



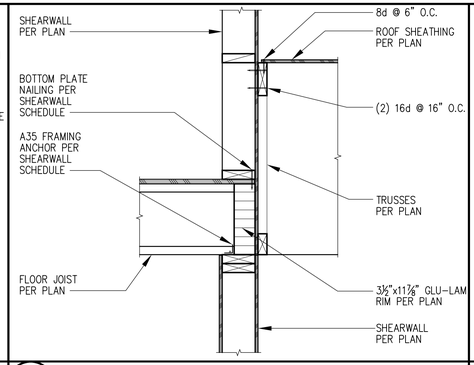
1 MSTC48B3 STRAP @ FLOOR FRAMING



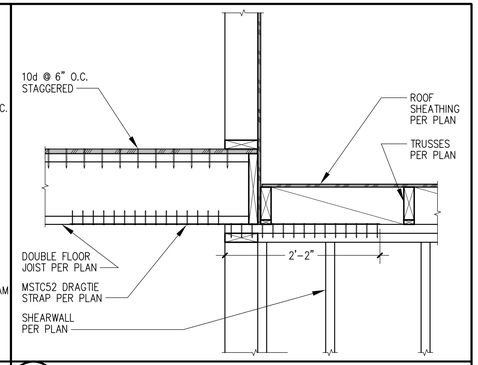
2 W10x30–W12x79 STEEL BEAM CONNECTION



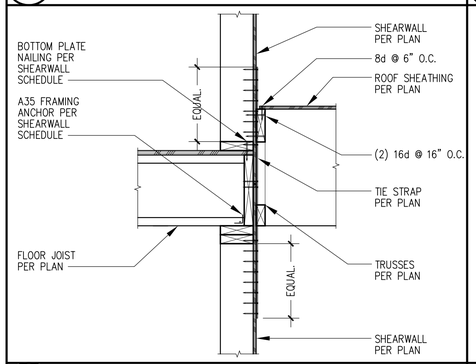
3 W12x79 TO PSL HEADER @ BEVERAGE BAR



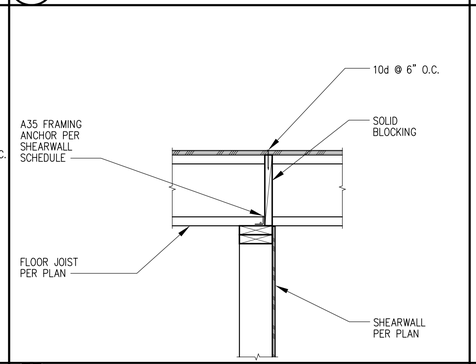
4 SHEAR TRANSFER @ FLOOR FRAMING
(PERPENDICULAR FLOOR & DRAGTIE /PARALLEL TRUSS)



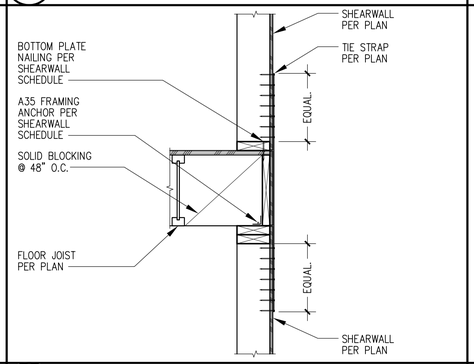
5 DRAGTIE @ ROOF FRAMING
(PARALLEL JOIST/PERPENDICULAR TRUSS)



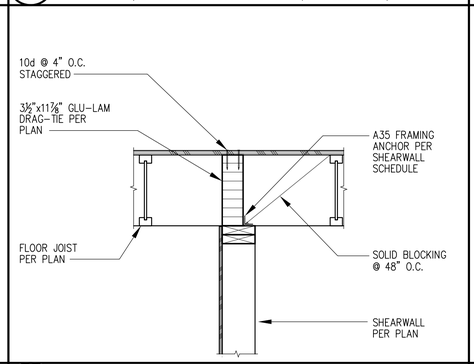
6 SHEAR TRANSFER @ FLOOR FRAMING
(TIE STRAP @ PERPENDICULAR FLOOR /PARALLEL TRUSS)



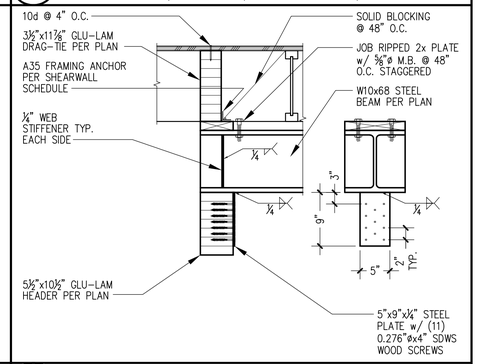
7 SHEAR TRANSFER @ FLOOR FRAMING
(INTERIOR PERPENDICULAR JOIST)



8 SHEAR TRANSFER @ FLOOR FRAMING
(PARALLEL JOIST w/TIE STRAP)

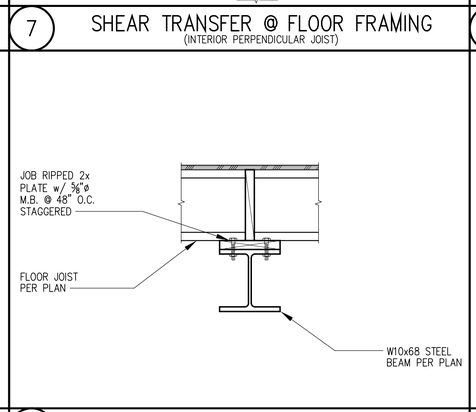


9 SHEAR TRANSFER @ FLOOR FRAMING
(INTERIOR PARALLEL JOIST /GLU-LAM DRAGTIE)

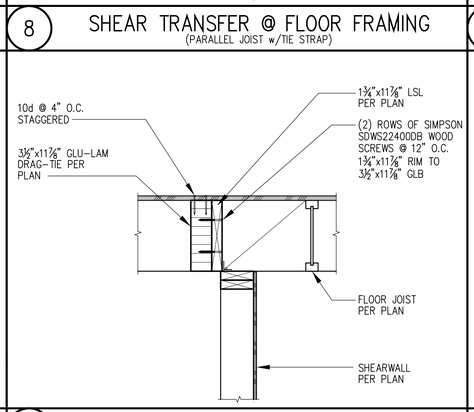


10 W10x68 STEEL BEAM TO HEADER CONNECTION

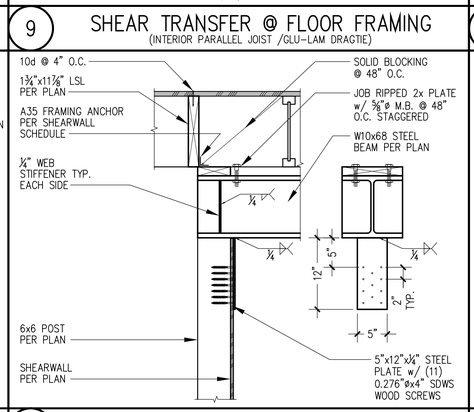
11 SHEAR TRANSFER @ FLOOR FRAMING
(TIE STRAP @ PERPENDICULAR FLOOR /PERPENDICULAR TRUSS)



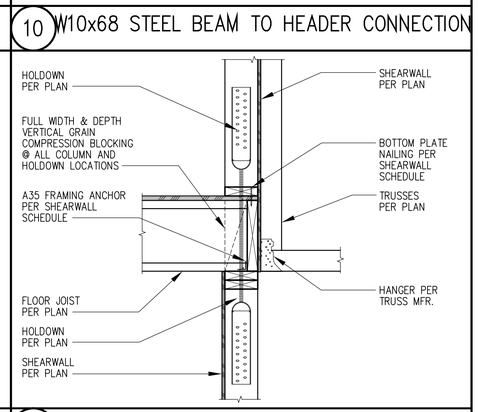
12 SECTION @ W10x68 STEEL BEAM



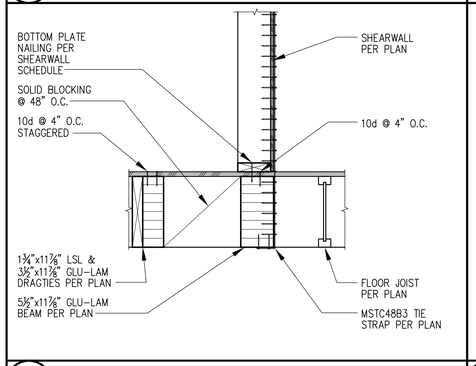
13 SHEAR TRANSFER @ FLOOR FRAMING
(INTERIOR PARALLEL JOIST w/ 3½"x11⅞" DRAGTIE)



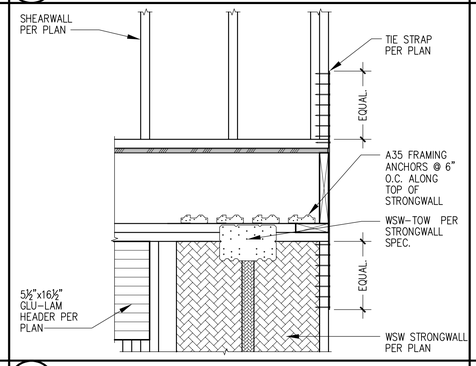
14 W10x68 STEEL BEAM TO POST CONNECTION



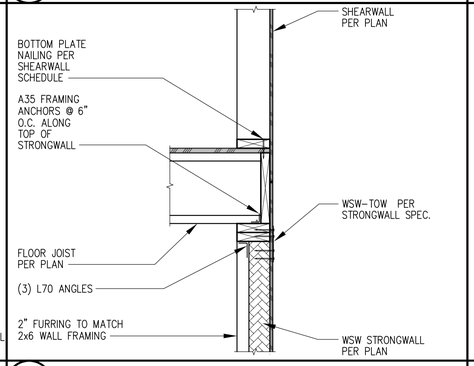
15 SHEAR TRANSFER @ FLOOR FRAMING
(HOLDOWN @ PERPENDICULAR FLOOR /PERPENDICULAR TRUSS)



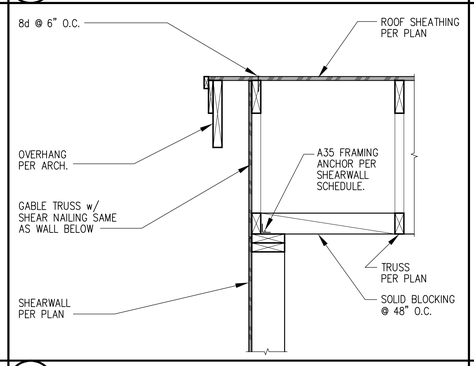
16 MSTC48B3 STRAP @ FLOOR FRAMING



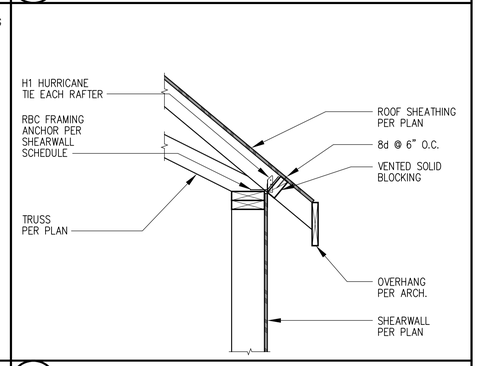
17 SHEAR TRANSFER @ WSW24 STRONGWALL
(ELEVATION VIEW 11⅞" TJI)



18 SHEAR TRANSFER @ WSW24 STRONGWALL
(SECTION VIEW 11⅞" TJI)



19 SHEAR TRANSFER @ GABLE



20 SHEAR TRANSFER @ EAVE
(TYPICAL 10:12 SCISSOR TRUSS)

Stoney Point Engineering
Dwayne Barnes P.E.
dwayne@stoneypointengineering.com
Office: 425-644-9500

Miller Residence
7238 SE 32nd Street
Mercer Island, WA 98040

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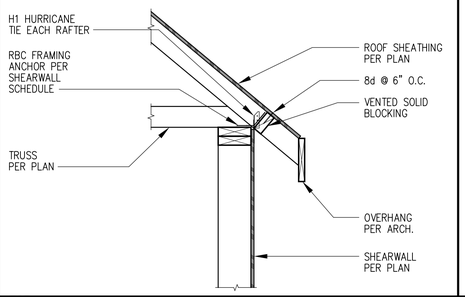
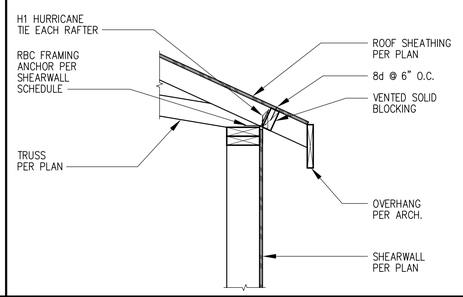
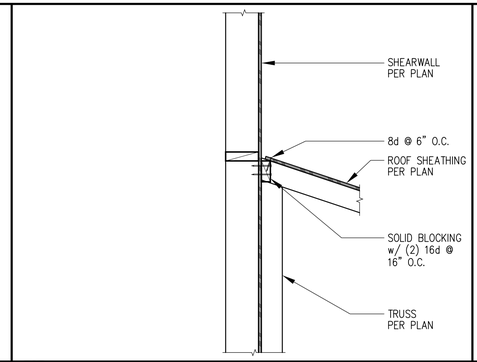
S3.2
STRUCTURAL DETAILS



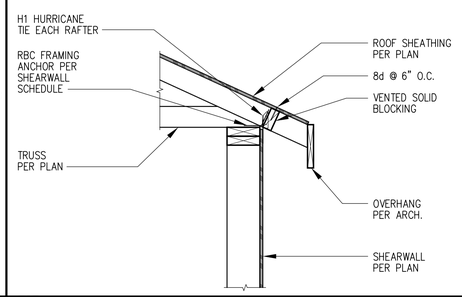
1 SHEAR TRANSFER @ EAVE
(TYPICAL 10:12 COMMON TRUSS)



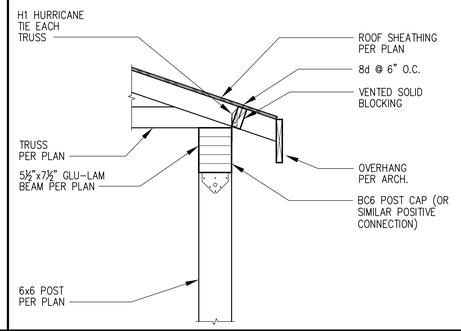
2 SHEAR TRANSFER @ EAVE
(TYPICAL 5.5±:12 SCISSOR TRUSS)



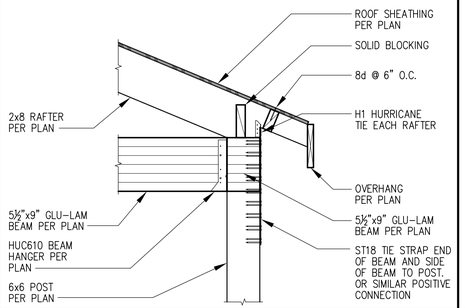
3 SHEAR TRANSFER @ LOWER MONO-TRUSS ROOF



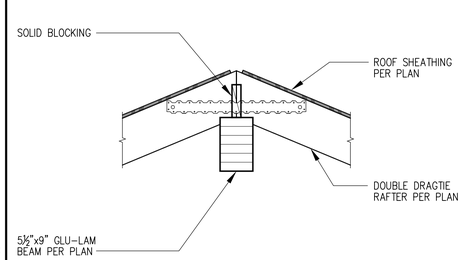
4 SHEAR TRANSFER @ EAVE
(TYPICAL 5.5±:12 COMMON TRUSS)



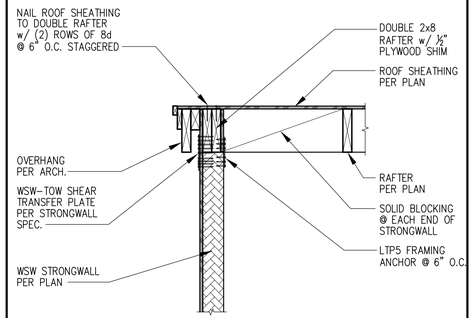
5 TYPICAL PORCH POST
(COMMON TRUSS)



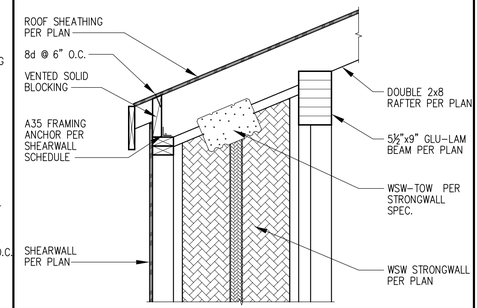
6 ROOF FRAMING @ COVERED PORCH



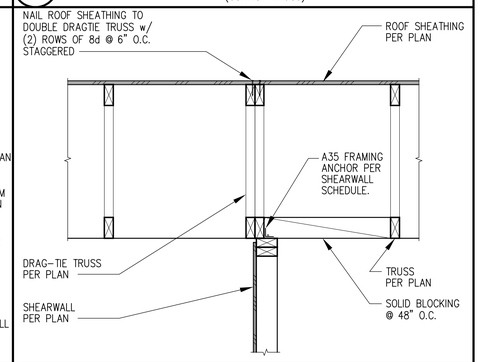
7 COVERED PATIO RIDGE BEAM



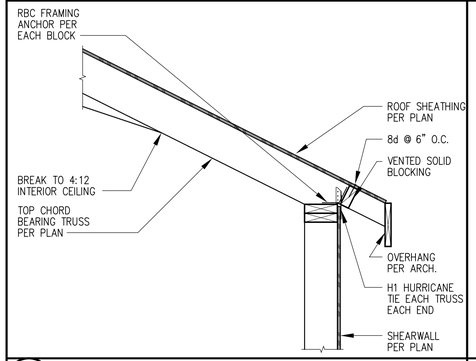
8 WSW18 STRONGWALL @ GABLE RAFTER
(SECTION VIEW @ COVERED PATIO)



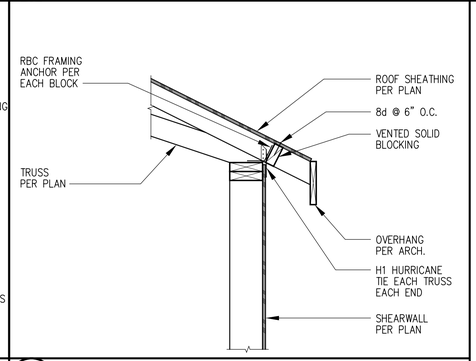
9 WSW18 STRONGWALL @ GABLE RAFTER
(ELEVATION VIEW @ COVERED PATIO)



10 SHEAR TRANSFER @ DRAGTIE TRUSS



11 SHEAR TRANSFER @ EAVE
(6:12 TOP CHORD BEARING SCISSOR TRUSS)



12 SHEAR TRANSFER @ EAVE
(TYPICAL 6:12 SCISSOR TRUSS)

Stoney Point Engineering
Dwayne Barnes P.E.
dwayne@stoneypointengineering.com
Office: 425-644-9500

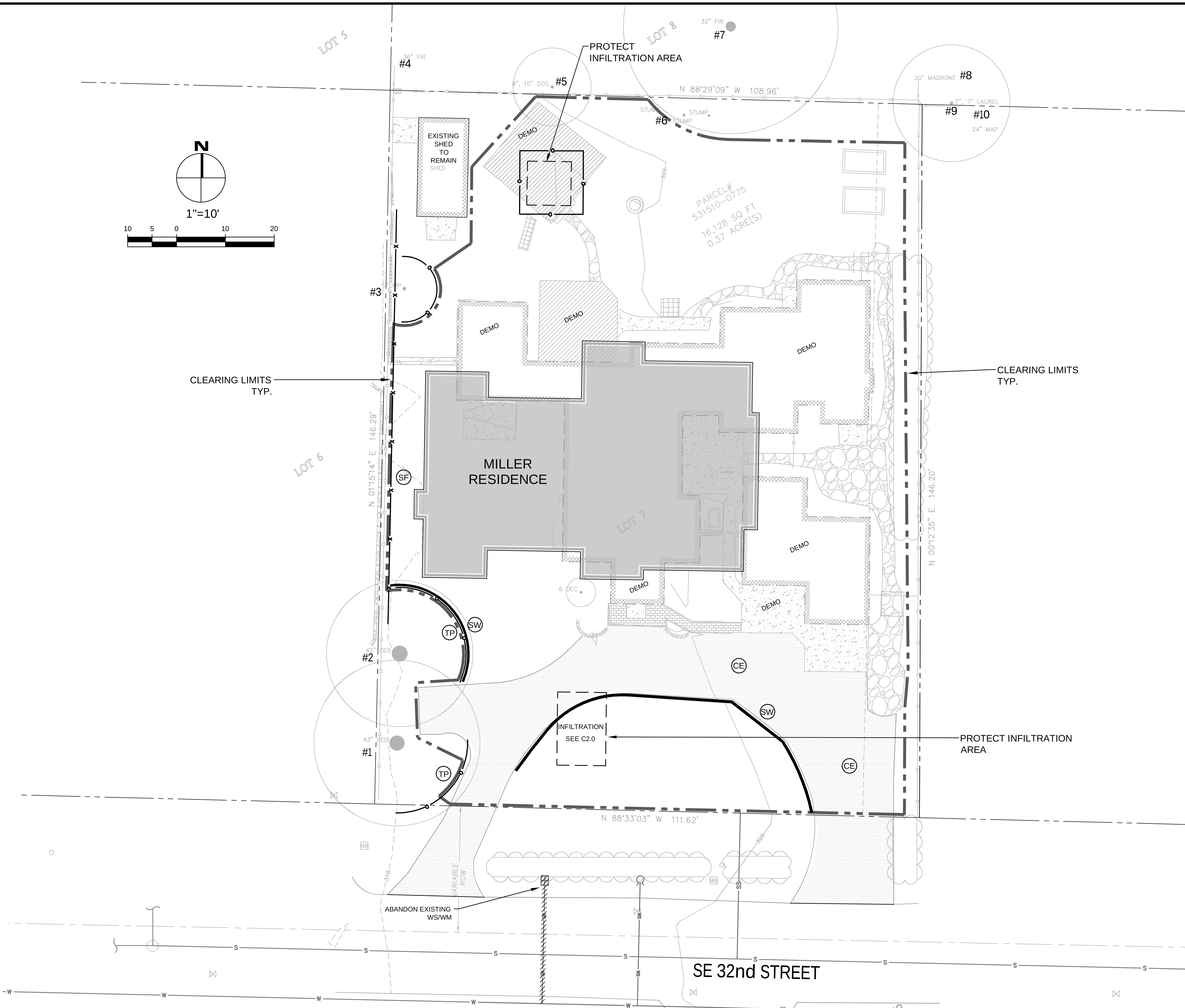
Miller Residence
7238 SE 32nd Street
Mercer Island, WA 98040

Issued	Date
Permit Plans	08/22/20

20-024

S3.3

STRUCTURAL DETAILS



EROSION CONTROL LEGEND

LIMITS OF DISTURBANCE		
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

ARBORIST REPORT
SEE REPORT BY SUPERIOR NW ENTERPRISES

EROSION CONTROL NOTES
SHEET C1.2

EROSION CONTROL DETAILS
SHEET C1.2

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:
JASON KOEHLER
RKK CONSTRUCTION
3056 70th AVENUE SE
MERCER ISLAND, WA 98040

DATE: SEPT 2020
JOB# 1940
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE

SEPT 15, 2020
JEFFREY E. ... STATE OF WASHINGTON ... 30768 REGISTERED PROFESSIONAL ENGINEER

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

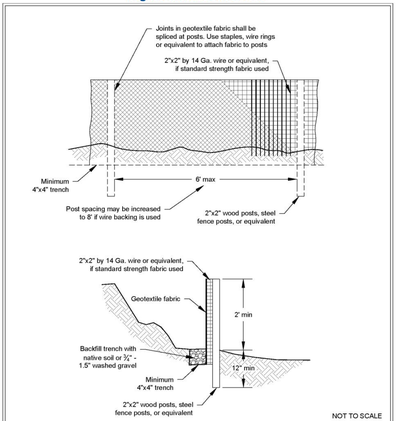
EROSION CONTROL PLAN
TREE RETENTION PLAN
MILLER RESIDENCE
7238 SE 32ND ST, MERCER ISLAND, WA 98040

DRAWING NO:
C1.0

APN 531510-0775
20XX-XXX

SILT FENCE DETAIL — DOE

Figure II-3.22: Silt Fence



DEPARTMENT OF ECOLOGY State of Washington

Silt Fence

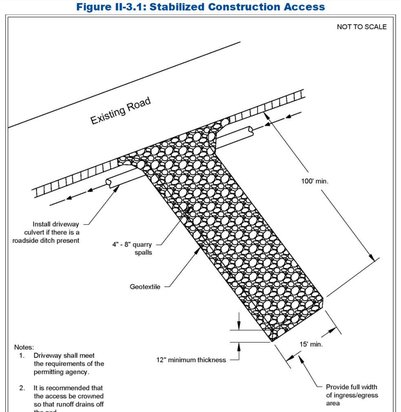
Revised July 2017

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

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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.

16. 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.

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

21. 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.

22. 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.

PERMIT 20___

NO.	DATE	BY	REVISIONS

APPLICANT:
JASON KOEHLER
RKK CONSTRUCTION
3056 70th AVENUE SE
MERCER ISLAND, WA 98040

DATE: SEPT 2020
JOB# 1940
DRAFTED: SS DESIGN: DE
DIGITAL SIGNATURE

SEPT 15 2020
JEFFREY E. RUCH
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
MILLER RESIDENCE
7238 SE 32ND ST, MERCER ISLAND, WA 98040

DRAWING NO:
C1.2

APN 531510-0775
20XX-XXX

SANITARY SEWER IMPROVEMENTS

1 -

2 6" SDR 35 PVC SANITARY SEWER(SS) @ MIN 1.0 %.

3 -

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. CONFIRM REQUIRED SIZE WITH BUILDING PERMIT REVIEW. INSTALL PER MERCER ISLAND DETAIL W-13, W-14, OR W-14A DEPENDING ON SIZE REQUIREMENT.

11 MIN 1.5" 250 PSI PRIVATE HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER.

12 -

14 -

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 -

28 -

29 -

STORM DRAIN STRUCTURES

30 TYPE 1 CB WITH STANDARD GRATE. MAX 5' RIM TO FL DEPTH. PROVIDE RISOR WITH TURNED-DOWN ELBOW FOR IMPROVED

31 WATER QUALITY FUNCTION.

32 -

33 -

34 -

35 -

36 -

39 -

40 -

41 -

43 -

46 -

47 -

48 -

STORM BMP's

50 DETAIL NDP-1: COMPOST AMENDED SOIL TO ALL DISTURBED AREAS (SEE DETAIL SHEET C3.5). TILL 2-3" OF COMPOST INTO UPPER 8" OF SOIL. LOOSEN COMPACTED SUBSOIL, IF NEEDED BY RIPPING TO 12" DEPTH. MULCH LANDSCAPE BEDS AFTER PLANTING.

51 -

52 -

53 -

54 INFILTRATION DRYWELL. SEE C3.5 FOR DETAIL. SEE PLAN FOR SIZE.

55 -

56 -

57 -

58 -

PRIVATE PVC STORM STRUCTURES

100 -

101 -

102 -

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

104 -

105 -

106 -

SOILS

MEDIUM DENSE ADVANCED OUTWASH
INFILTRATION DESIGN RATE = 9.7"/HOUR
SEE "INFILTRATION EVALUATION" BY EARTH SOLUTIONS NW, AUGUST 2020

SURVEYOR

TOPOGRAPHIC & BOUNDARY SURVEY BY:
TERRANE LAND SURVEYING
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE 425.458.4488
WWW.TERRANE.NET

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20191120000566)

THE WEST 100 FEET OF LOT 7 IN BLOCK 9 OF MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF SAID LOT 7, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7;
THENCE NORTH 88°34'01" WEST ALONG THE NORTH MARGIN OF SOUTHEAST 32ND STREET FOR 100.06 FEET;
THENCE NORTH 88°34'01" WEST CONTINUING ALONG SAID NORTH MARGIN FOR 88.96 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°34'01" WEST CONTINUING ALONG SAID NORTH MARGIN FOR 11.10 FEET TO THE EAST LINE OF THE WEST 100 FEET OF SAID LOT 7;
THENCE NORTH 01°12'05" EAST ALONG SAID EAST LINE FOR 146.09 FEET TO THE NORTH LINE OF SAID LOT 7;
THENCE SOUTH 88°29'50" EAST ALONG SAID NORTH LINE FOR 8.50 FEET;
THENCE SOUTH 00°11'36" WEST FOR 146.11 FEET TO THE TRUE POINT OF BEGINNING;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM

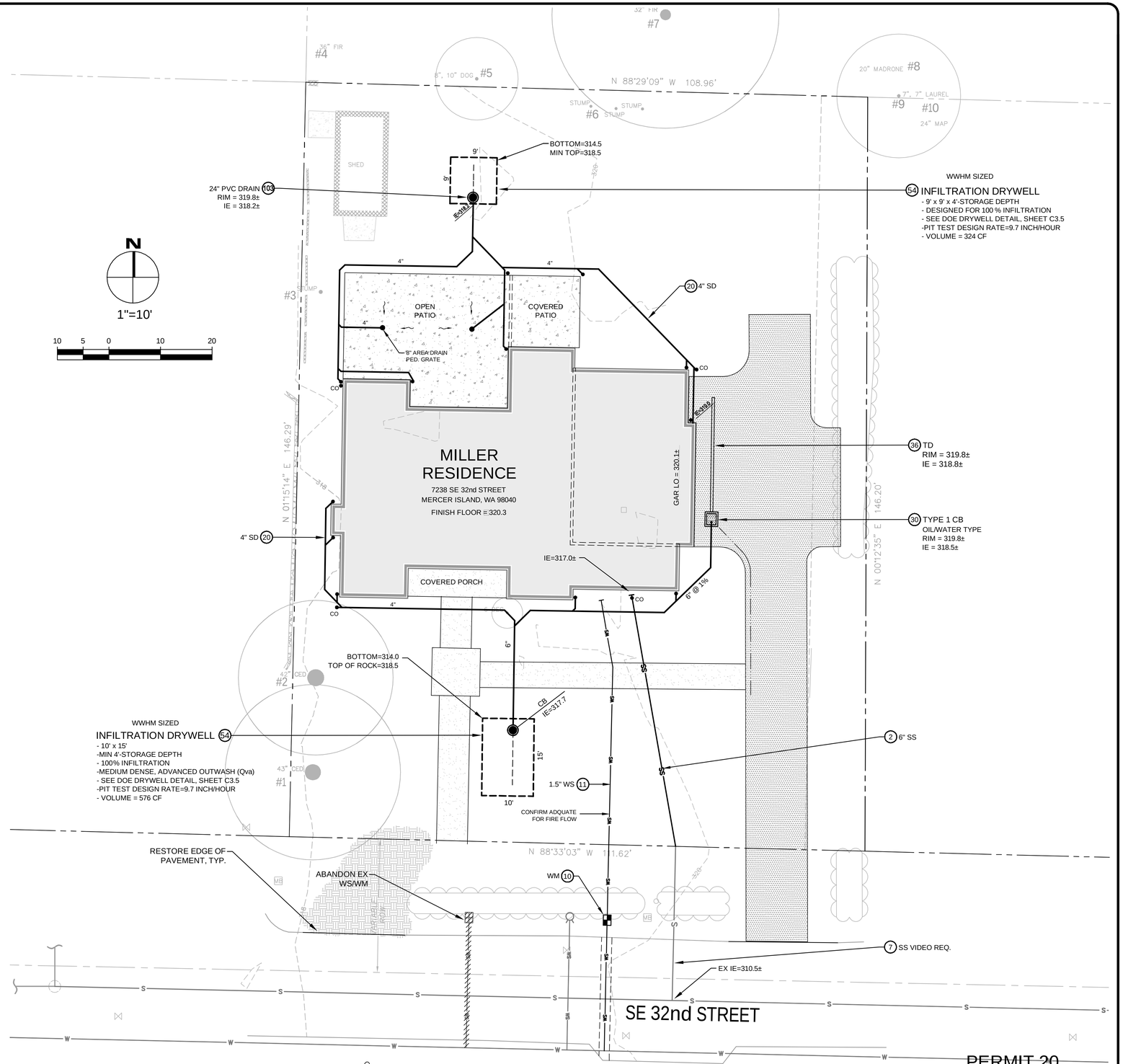
NAVD 88 PER GPS OBSERVATIONS

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.



PERMIT 20__

NO.	DATE	BY	REVISIONS

APPLICANT:
JASON KOEHLER
RKK CONSTRUCTION
3056 70th AVENUE SE
MERCER ISLAND, WA 98040

DATE:	SEPT 2020
JOB#	1940
DRAFTED: DE	DESIGN: DE
DIGITAL SIGNATURE	

SEPT 15, 2020
JEFFREY E. 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 / CIVIL PLAN

MILLER RESIDENCE
7238 SE 32ND ST, MERCER ISLAND, WA 98040

DRAWING NO: C2.0

APN 531510-0775
20XX-XXX

SOIL AMENDMENT REQUIRED

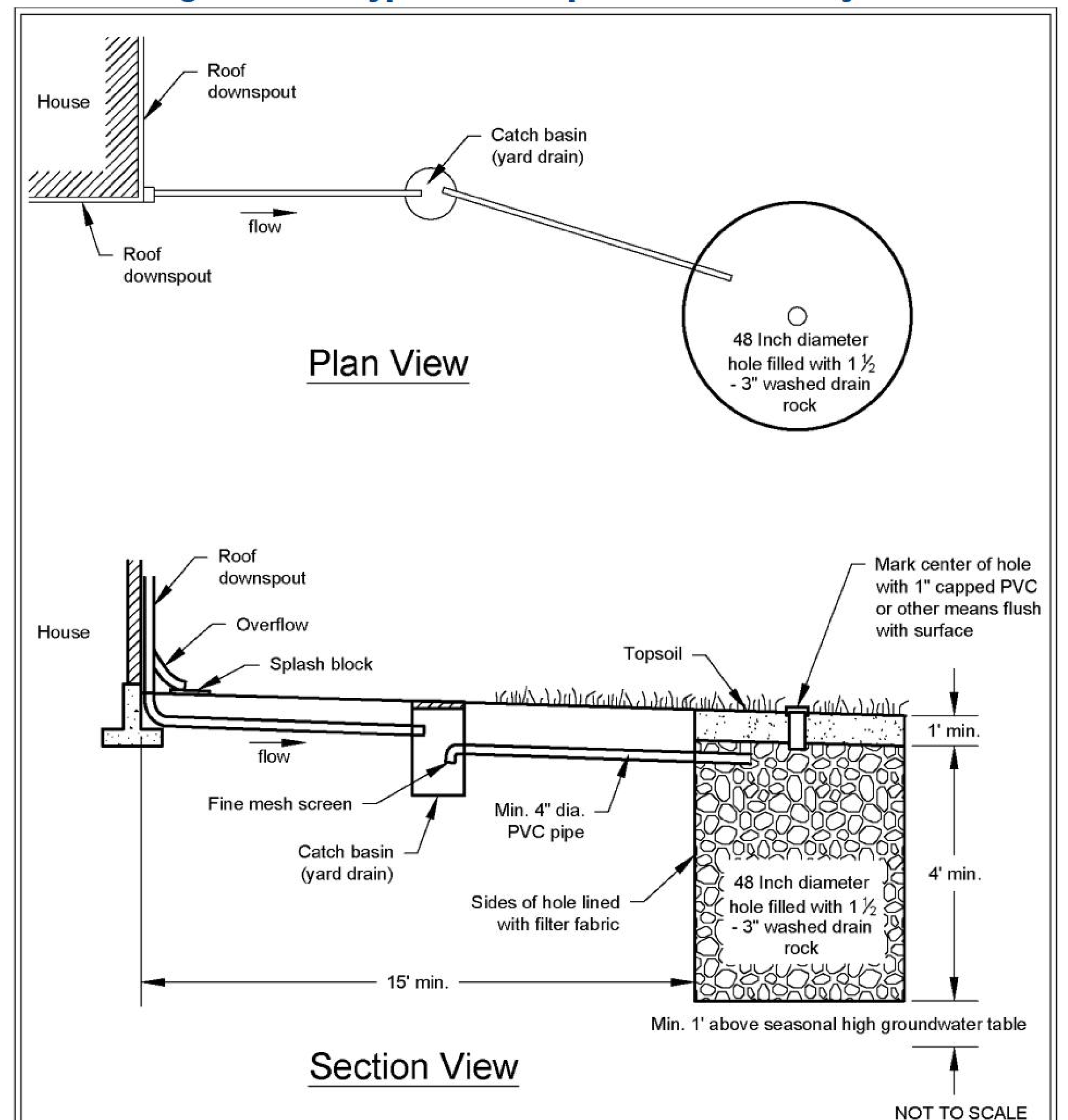
COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL BELOW.

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.

INFILTRATION DRYWELL

Figure V-4.3: Typical Downspout Infiltration Drywell

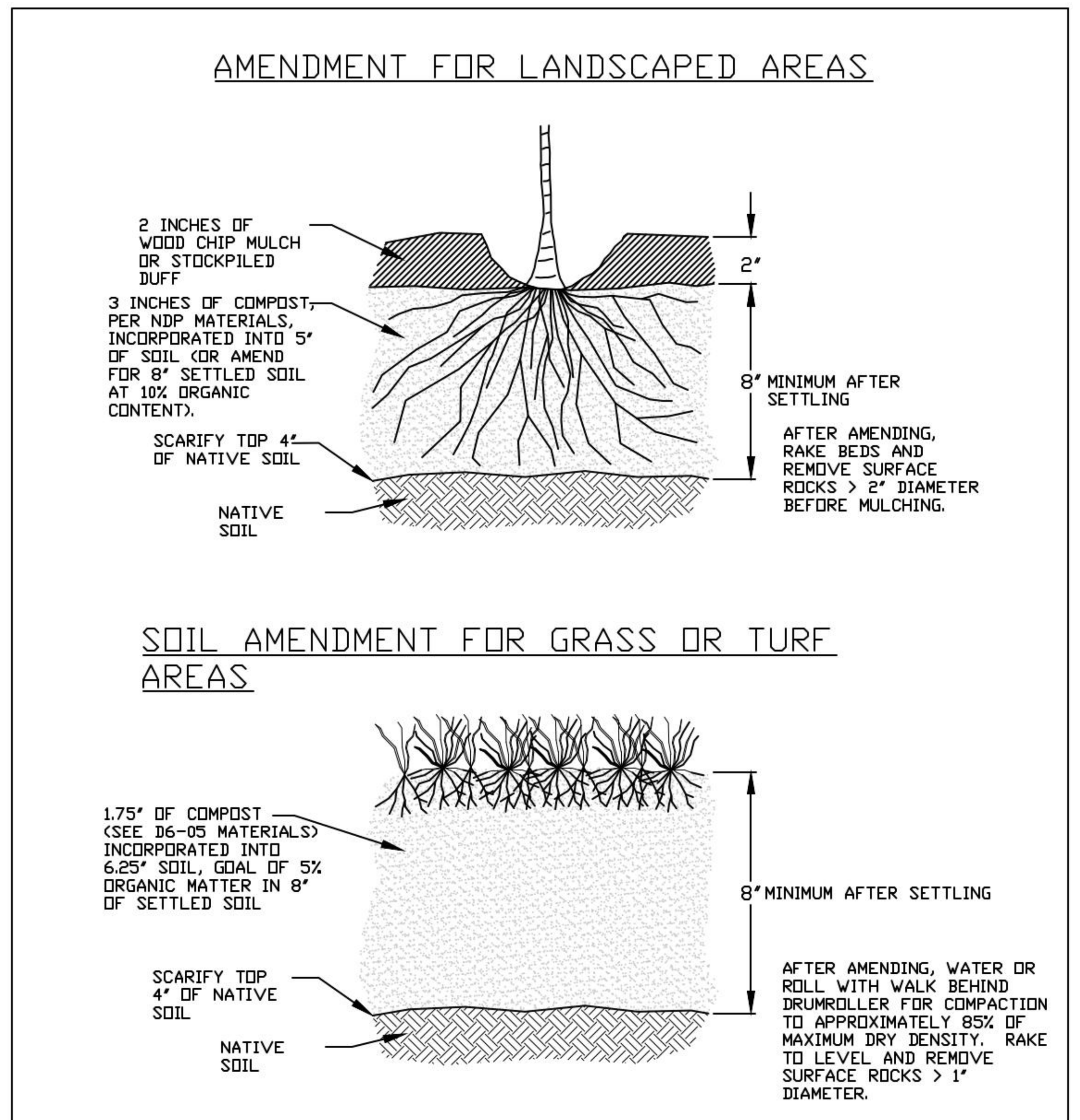


DEPARTMENT OF ECOLOGY
State of Washington

Typical Downspout Infiltration Drywell

Revised June 2016

COMPOST AMENDED SOIL SPEC



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.

JANUARY 2019 | NO SCALE

City of Bellevue — STORM AND SURFACE WATER UTILITY

TITLE: AMENDED SOILS

NO. NDP-1

PERMIT 20____

NO.	DATE	BY	REVISIONS

APPLICANT:
JASON KOEHLER
RKK CONSTRUCTION
3056 70th AVENUE SE
MERCER ISLAND, WA 98040

DATE: SEPT 2020
JOB# 1940
DRAFTED: SS DESIGN: SS
DIGITAL SIGNATURE

SEPT 15, 2020
JEFFREY E. ... STATE OF WASHINGTON ... 30768 REGISTERED PROFESSIONAL ENGINEER

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

BMP DETAILS

MILLER RESIDENCE
7238 SE 32ND ST, MERCER ISLAND, WA 98040

DRAWING NO: C3.5

APN 531510-0775
20XX-XXX