TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

LOT 5, BLOCK 2, TIMBERLAND NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 60 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

N 89°30'25" W BETWEEN SURVEY MONUMENTS FOUND AND HELD AS SHOWN HEREON, ON THE CENTERLINE OF S.E. 60TH ST., AS CALCULATED PER TIMBERLAND NO. 2, NO. 4 & NO. 6.

REFERENCES

R1 TIMBERLAND NO. 2, RECORDED IN VOLUME 58 OF PLATS, PAGE 27, RECORDS OF KING COUNTY, WASHINGTON.
R2 TIMBERLAND NO. 4, RECORDED IN VOLUME 60 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WASHINGTON.
R3 TIMBERLAND NO. 6, RECORDED IN VOLUME 68 OF PLATS, PAGE 15, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD(88) PER CITY OF MERCER ISLAND BENCHMARK NO. 1064
4" X 4" CONCRETE POST WITH BRASS NAIL IN CASE DOWN 1.0', NORTHERLY MOST OF 2 MONUMENTS IN CUL-DE-SAC OF S.E. 60TH ST.
EL: 302.38'

SURVEYOR'S NOTES

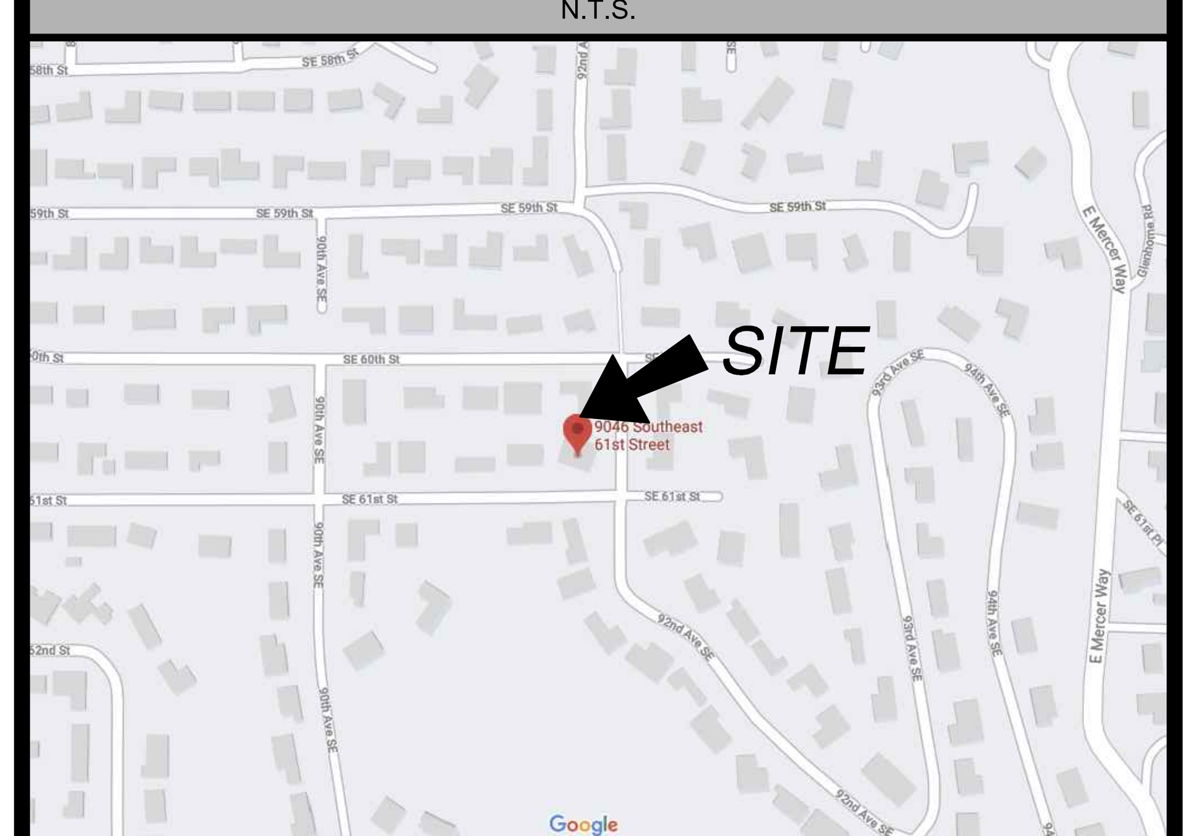
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2020. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 865090-0045.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 11,233 ±S.F. (0.26 ACRES)
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE COMPANY, COMMITMENT NO. 0172176-ETU, WITH AN EFFECTIVE DATE OF MAY 12, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

ACU AC UNIT
AREA DRAIN
ASPHALT SURFACE
BRICK SURFACE
BUILDING
CENTERLINE ROW
COL COLUMN
CULVERT PIPE
CONCRETE SURFACE
RETAINING WALL
DITCH (FLOWLINE)
FENCE LINE (CHAIN LINK)
FENCE LINE (WOOD)
FIRE HYDRANT
G GAS LINE
G GAS METER
GRAVEL SURFACE
GUY ANCHOR
INLET (TYPE 1)
LUM LUMINAIRE
CB T-1 (SOLID)
MAILBOX (RESIDENTIAL)
MONUMENT IN CASE (FOUND)
MONUMENT (SURFACE, FOUND)
P POWER METER
P POWER (OVERHEAD)
PP POWER POLE
REBAR AS NOTED (FOUND)
REBAR & CAP (SET)
ROCKERY
SS SEWER LINE
SEWER MANHOLE
SIGN (AS NOTED)
STORM MANHOLE
SD STORM DRAIN LINE
SIZE TYPE TREE (AS NOTED)
W WATER LINE
WM WATER METER
WV WATER VALVE
YARD LIGHT

VICINITY MAP

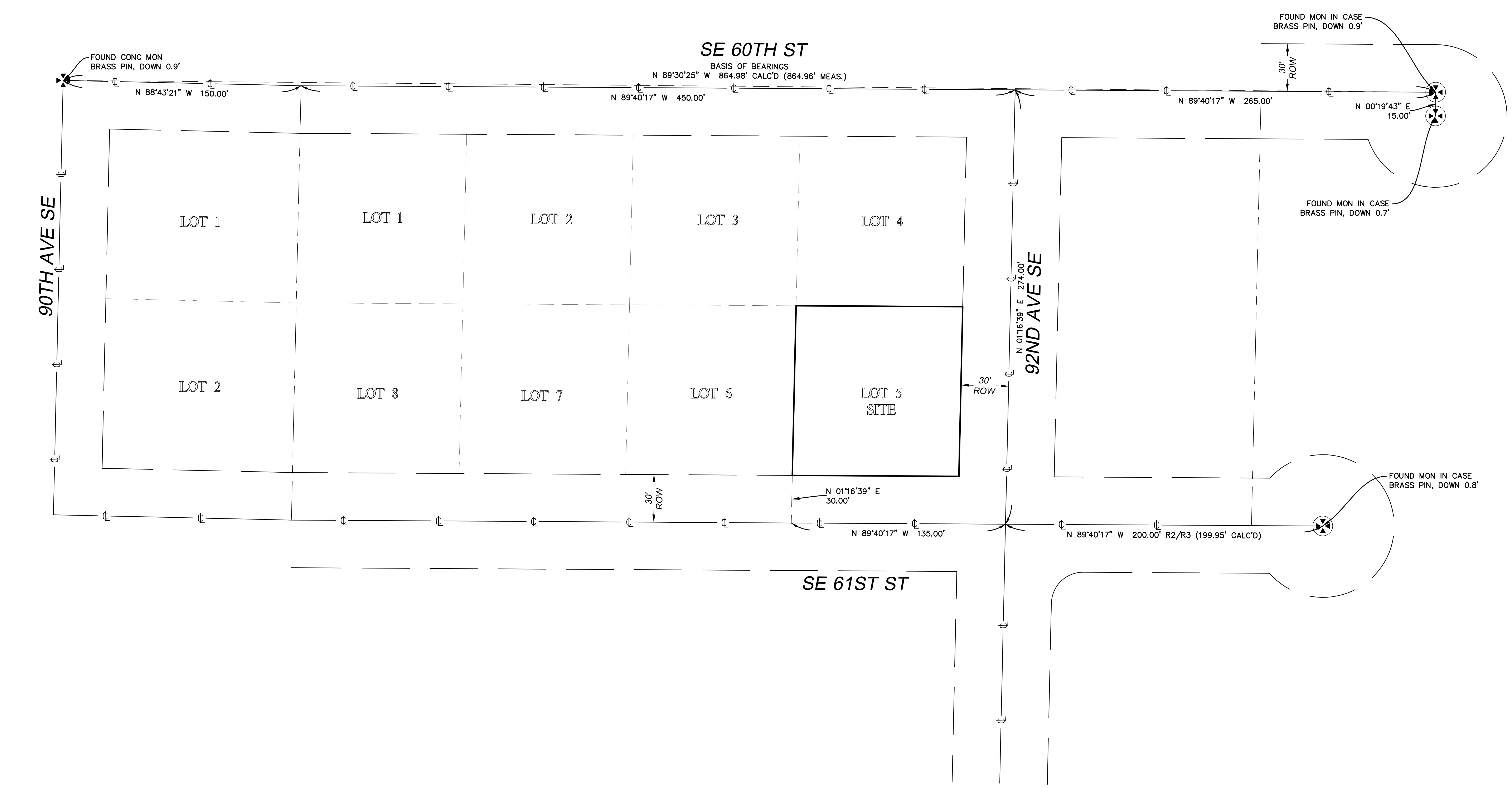
N.T.S.



SCHEDULE B ITEMS

1. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF TIMBERLAND NO. 4:
RECORDING NO: 4914687 (CURRENT CONDITIONS SHOWN)

2. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: JULY 28, 1958
RECORDING NO.: 4926640 (PLOTTED BUILDING SETBACK LINE)



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

N

CONTROL MAP
N.T.S.

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
SE 1/4 OF SW 1/4 SEC 19, TWP. 24N., RGE 05E., W.M.
PARCEL NO. 8650900045

MN CUSTOM HOMES
9046 SE 61ST ST
MERCER ISLAND, WA 98040

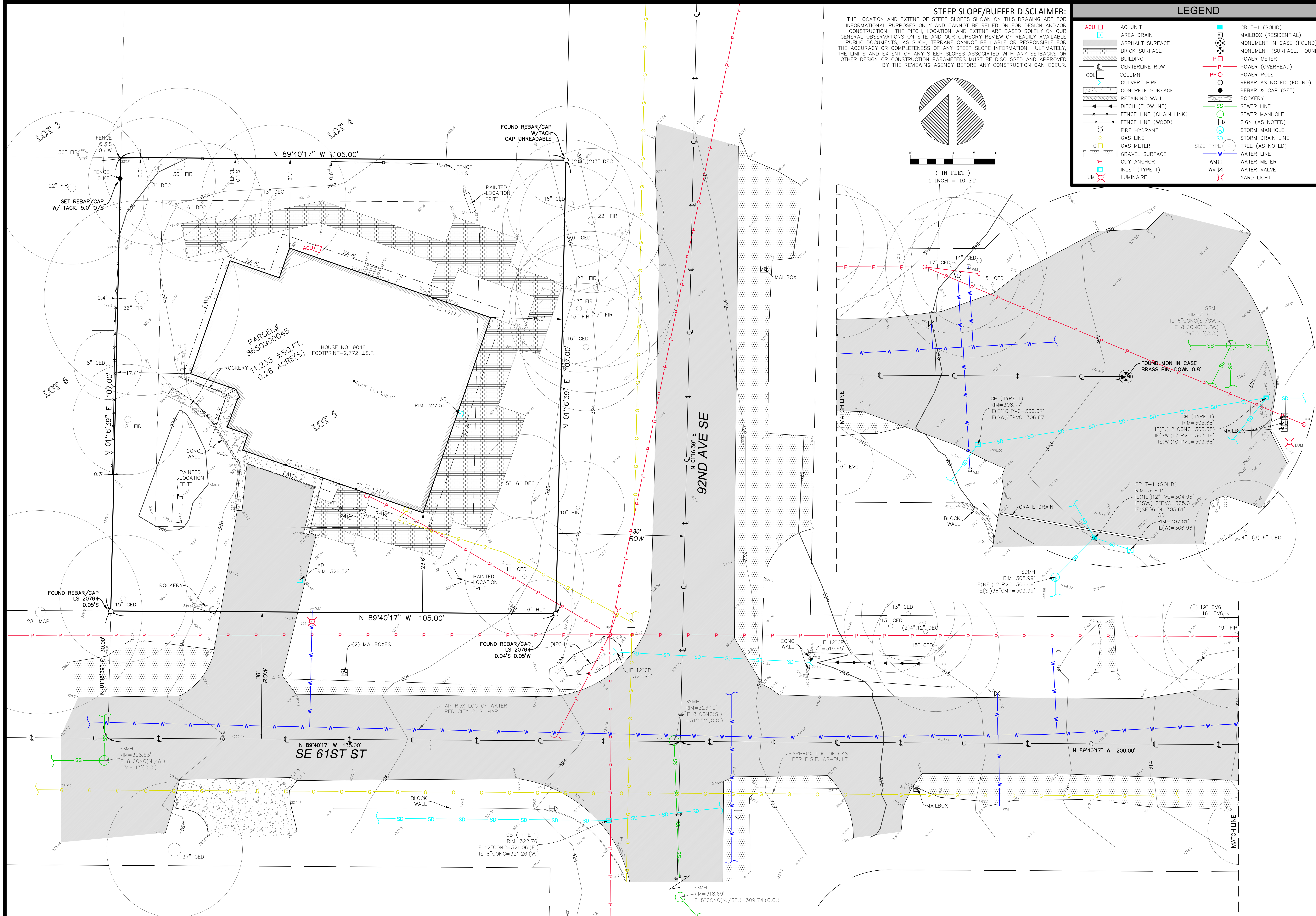
Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	201009
DATE:	06/26/20
DRAFTED BY:	IDV-GKD
CHECKED BY:	JGM/RLS
SCALE:	N.T.S.

REVISION HISTORY

SHEET NUMBER
1 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY



STEEP SLOPE/BUFFER DISCLAIMER:

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(IN FEET)
1 INCH = 10 FT.

LEGEND

Symbol	Description	Symbol	Description
ACU	AC UNIT		CB T-1 (SOLID)
	AREA DRAIN	MB	MAILBOX (RESIDENTIAL)
	ASPHALT SURFACE		MONUMENT IN CASE (FOUND)
	BRICK SURFACE		MONUMENT (SURFACE, FOUND)
	BUILDING	P	POWER METER
℄	CENTERLINE ROW	P	POWER (OVERHEAD)
COL	COLUMN	PP	POWER POLE
	CULVERT PIPE		REBAR AS NOTED (FOUND)
	CONCRETE SURFACE		REBAR & CAP (SET)
	RETAINING WALL		ROCKERY
	DITCH (FLOWLINE)	SS	SEWER LINE
	FENCE LINE (CHAIN LINK)		SEWER MANHOLE
	FENCE LINE (WOOD)		SIGN (AS NOTED)
	FIRE HYDRANT		STORM MANHOLE
G	GAS LINE	SD	STORM DRAIN LINE
G	GAS METER	SIZE TYPE	TREE (AS NOTED)
	GRAVEL SURFACE	W	WATER LINE
	GUY ANCHOR	WM	WATER METER
	INLET (TYPE 1)	WV	WATER VALVE
LUM	LUMINAIRE		YARD LIGHT

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
SE 1/4 OF SW 1/4 SEC 19, TWP. 24N., RGE 05E., W.M.
PARCEL NO. 8650900045

MN CUSTOM HOMES
9046 SE 61ST ST
MERCER ISLAND, WA 98040

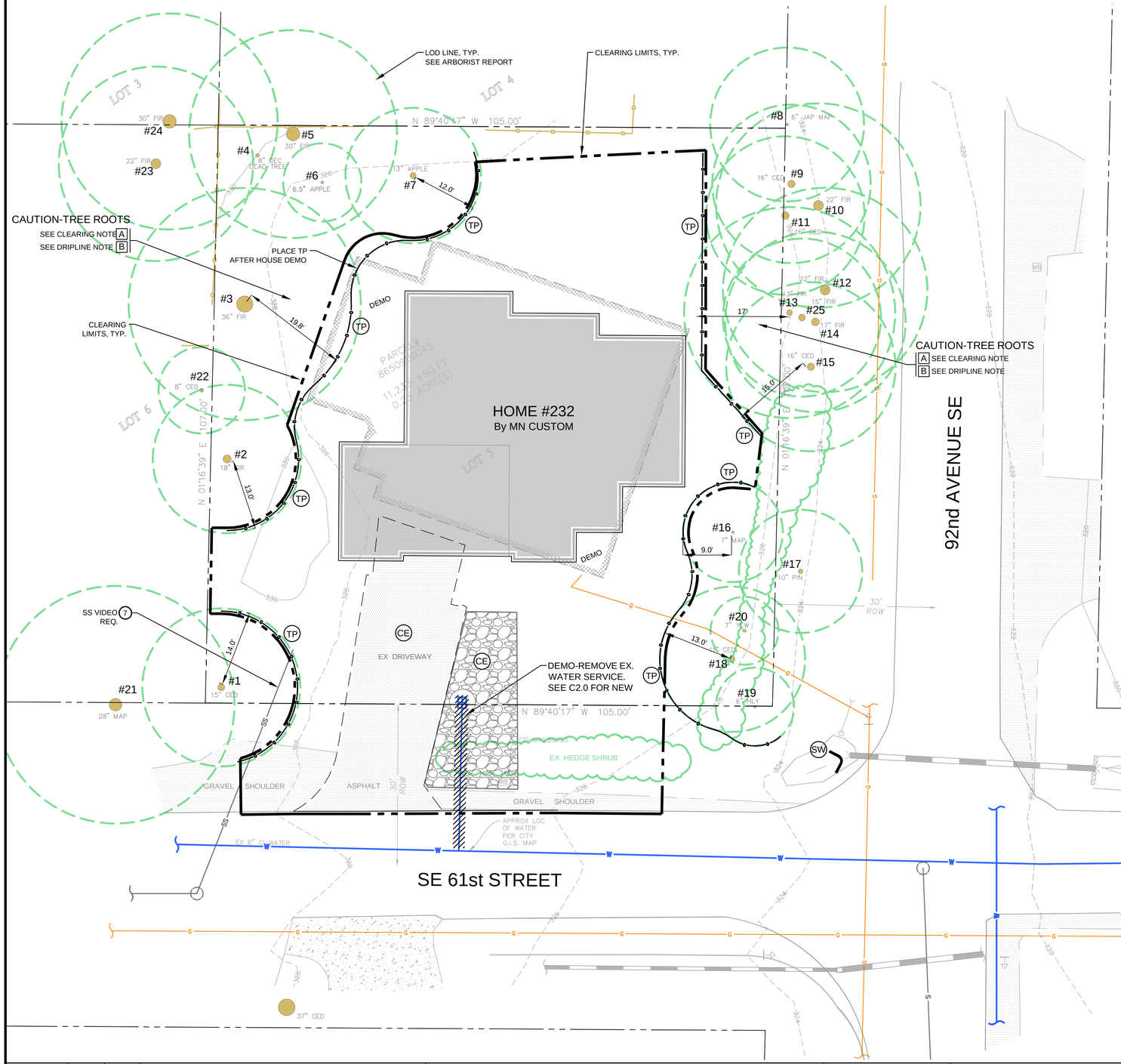
JACOB GOODMAN MILLER, STATE OF WASHINGTON, REGISTERED PROFESSIONAL LAND SURVEYOR 56654
06/26/20

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

JOB NUMBER:	201009
DATE:	06/26/20
DRAFTED BY:	IDV-GKD
CHECKED BY:	JGM/RLS
SCALE:	1"= 10'

REVISION HISTORY

SHEET NUMBER
2 OF 2



N

1"=10'

10 5 0 10 20

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

A CLEARING LIMIT NOTE

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

B TREE DRIPLINE NOTE

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

ARBORIST REPORT

SEE REPORT BY SHOFFNER CONSULTING
TABLE, THIS SHEET, GIVES DISTANCES FOR TREE PROTECTION FENCES

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 C1.2.

TREE TABLE FROM ARBORIST REPORT

UPDATED 2/1/2021

Tree #	Species	Dbh	Crown	CRZ	LOD	Cond.	Notes	Status	Rep	Regulated
1	WRCTp	15"	28'	14'	14'	1	Excellent condition and health.	Sig Retain	0	Yes
2	DFPm	18"	26'	13'	13'	1	Excellent condition and health.	Sig Retain	0	Yes
3	DFPm	36"	40'	20'	20'	2	Good condition and health. Large and older.	Ex Retain	0	Yes
4	ApMd	8"	0'	N/A	N/a	4	Dead tree.	Ret	0	No
5	DFPm	30"	36'	18'	18'	2	Good condition and health. Large and older.	Ex Retain	0	Yes
6	ApMd	6.5"	14'	7"	7'	1	Excellent condition and health.	Retain	0	No
7	ApMd	13"	24'	12'	12'	1	Excellent condition and health.	Sig Retain	0	Yes
8	JMAj	6"	28'	14'	14'	2	Excellent condition and health.	Retain	0	No
9	WRCTp	16"	28'	14'	14'	1	Excellt condition and health. Off-site	Sig Retain	0	Yes
10	DFPm	22"	36'	18'	18'	2	Good condition and health. Off-site.	Sig Retain	0	Yes
11	WRCTp	16"	28'	14'	14'	1	Excellent condition and health. Off-site	Sig Retain	0	Yes
12	DFPm	22"	36'	18'	18'	2	Good condition and health. Off-site.	Sig Retain	0	Yes
13	DFPm	20"	38'	19'	19'	3	Fair condition and health. Two trunk. Off-site.	Sig Retain	0	Yes
14	DFPm	17"	32'	16'	16'	1	Excellent condition and health. Off-site.	Sig Retain	0	Yes
15	WRCTp	16"	30'	15'	15'	1	Excellent condition and health. Off-site.	Sig Retain	0	Yes
16	ApMd	7"	18'	9'	9'	1	Excellent condition and health.	Retain	0	No
17	ABPPn	10"	22'	11'	11'	1	Excellent condition and health. Off-site	Sig Retain	0	Yes
18	HCCp	11"	26'	13'	13'	1	Excellent condition and health.	Sig Retain	0	Yes
19	EHIa	6"	14'	7'	7'	1	Excellent condition and health.	Retain	0	No
20	PYTb	7.5"	12'	6'	6'	1	Excellent condition and health.	Retain	0	No
21	BLMAm	28"	44'	22'	22'	2	Good condition and health. Off-site	Ex Retain	0	Yes
22	WRCTp	8"	16'	8'	8'	1	Excellent condition and health. Off-site	Sig Retain	0	Yes
23	DFPm	22"	36'	18'	18'	2	Good condition and health. Off-site.	Sig Retain	0	Yes
24	DFPm	30"	40'	20'	20'	2	Good condition and health. Off-site	Ex Retain	0	Yes
25	DFPm	15"	32'	14'	14'	1	Good condition and health. Off-site.	Sig Retain	0	Yes

MN #232

NO.	DATE	BY	REVISIONS

APPLICANT
MN CUSTOM HOMES
JOE NAESETH
1412 112th AVE NE, SUITE #104
BELLEVUE, WA 98004
PH: 425-443-9141
joe@mncustom.com

DATE:
JOB# 0232
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE

JEFFREY E. HALL — STATE OF WASHINGTON — 39706 — 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

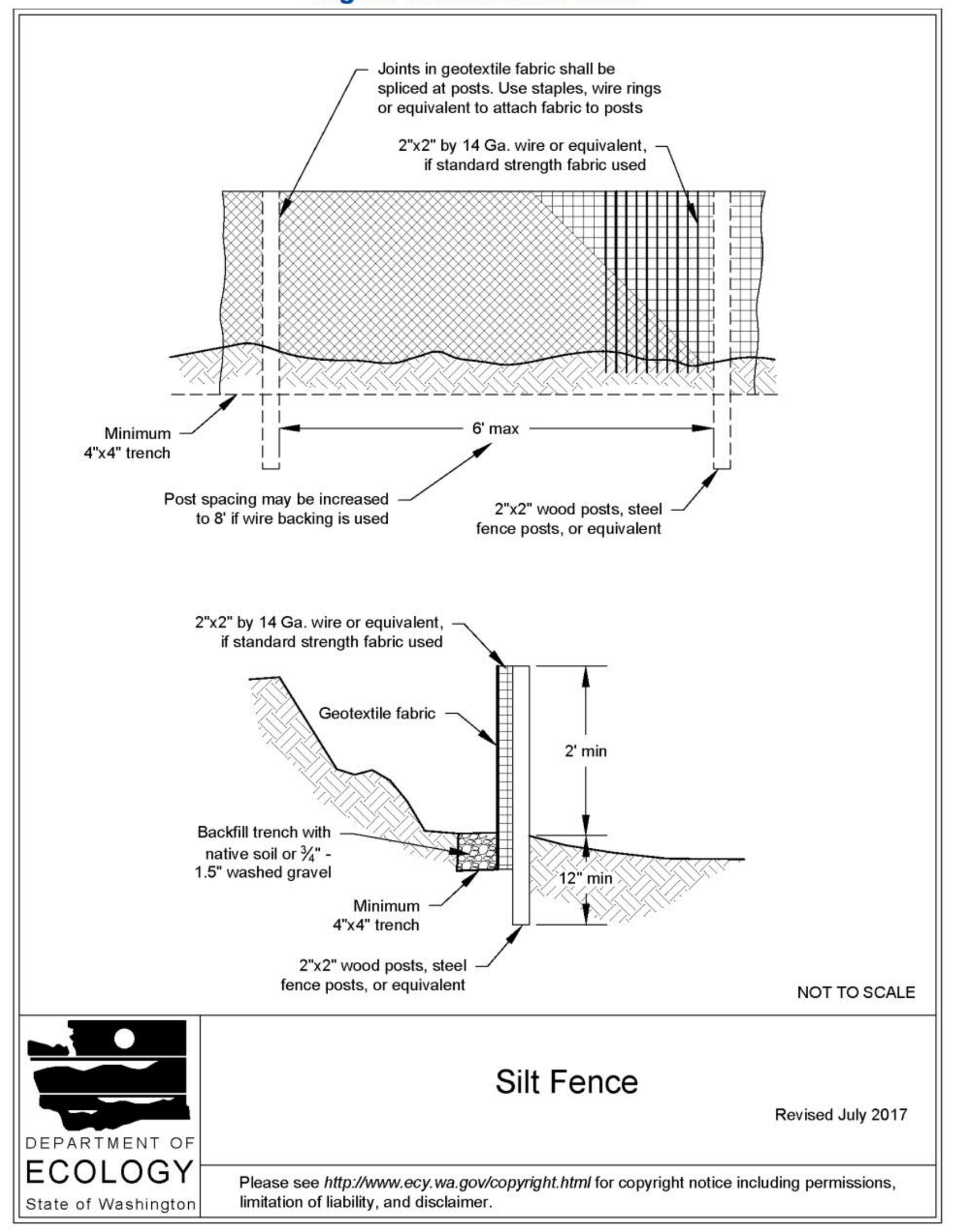
HOME #232 by MN CUSTOM HOMES
9046 SE 61st STREET, MERCER ISLAND, WA 98040

DRAWING NO:
C1.0

APN 865090-0045
2009-231

SILT FENCE DETAIL — DOE

Figure II-3.22: Silt Fence



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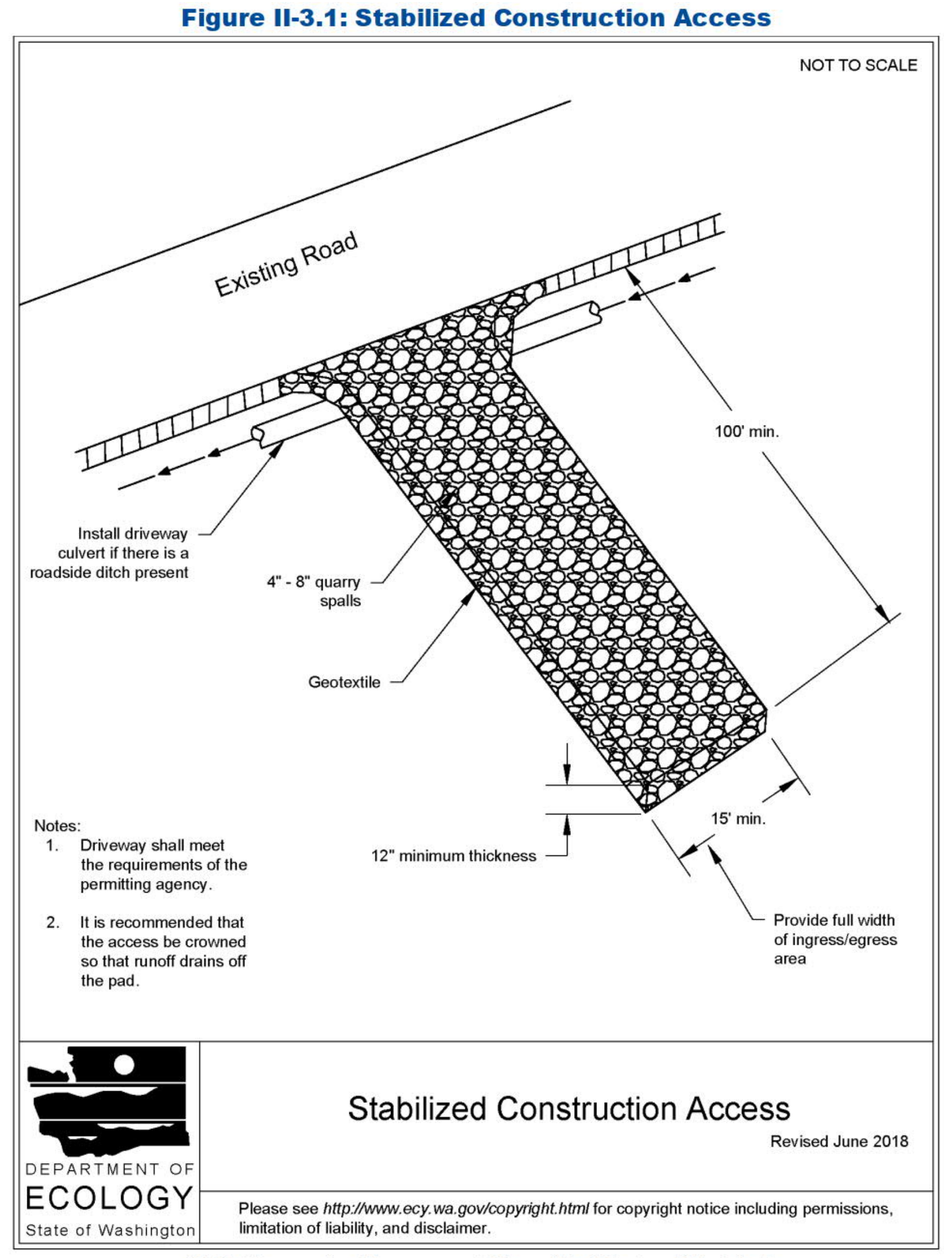
CONSTRUCTION ENTRANCE — DOE

Figure II-3.1: Stabilized Construction Access



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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 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.

MN #232

NO.	DATE	BY	REVISIONS

APPLICANT
MN CUSTOM HOMES
JOE NAESETH
1412 112th AVE NE, SUITE #104
BELLEVUE, WA 98004
PH: 425-443-9141
joe@mncustom.com

DATE: Feb 03, 2021
JOB# 0232
DRAFTED: SS DESIGN: DE
DIGITAL SIGNATURE

Feb 03, 2021
JEFFREY E. ... 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

HOME #232 by MN CUSTOM HOMES
9046 SE 61st STREET, MERCER ISLAND, WA 98040

DRAWING NO:
C1.2

APN 865090-0045
2009-231

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. 12" STORM DRAIN (HDPE N12 OR EQUAL). SEE PROFILE SHEET.
25. -
26. -
28. -
29. BED & TRENCH PIPE. COMPACT TRENCH TO 95 % STD PROCTOR UNDER PAVED AREAS.

STORM DRAIN STRUCTURES

30. -
31. -TYPE 1 CB WITH VANED LID. MAX 5' RIM TO FL DEPTH.
32. TYPE 1 CB WITH ROUND SOLID LID
33. -
34. -
35. -
36. -
39. -
40. -TYPE 40 CATCH BASIN. ADD WATER QUALITY RISER TEE FOR OUTGOING PIPE (OR DOWNTURNED ELBOW).
41. -
43. -
46. -
47. -
48. -

STORM BMP's

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

STORM BMP'S ARE NOT PROPOSED FOR PROJECT. SEE STORM REPORT SECTION A FOR MR#5 LIST DESCRIPTION.

SOILS

SITE IS IN AN AREA MAPPED "INFILTRATING LID FACILITIES MAY BE FEASIBLE AND SOIL HAS MODERATE INFILTRATION POTENTIAL" ON THE "LOW IMPACT DEVELOPMENT INFILTRATION FEASIBILITY ON MERCER ISLAND" MAP
SOIL IS MAPPED AS VASHON TILL (Qvt) ON THE "GEOLOGIC MAP OF MERCER ISLAND, WASHINGTON".
BMP'S ARE NOT PROPOSED.

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

LOT 5, BLOCK 2, TIMBERLAND NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 60 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM

NAVD(88), PER CITY MERCER ISLAND BENCHMARK 1064
SEE SURVEY

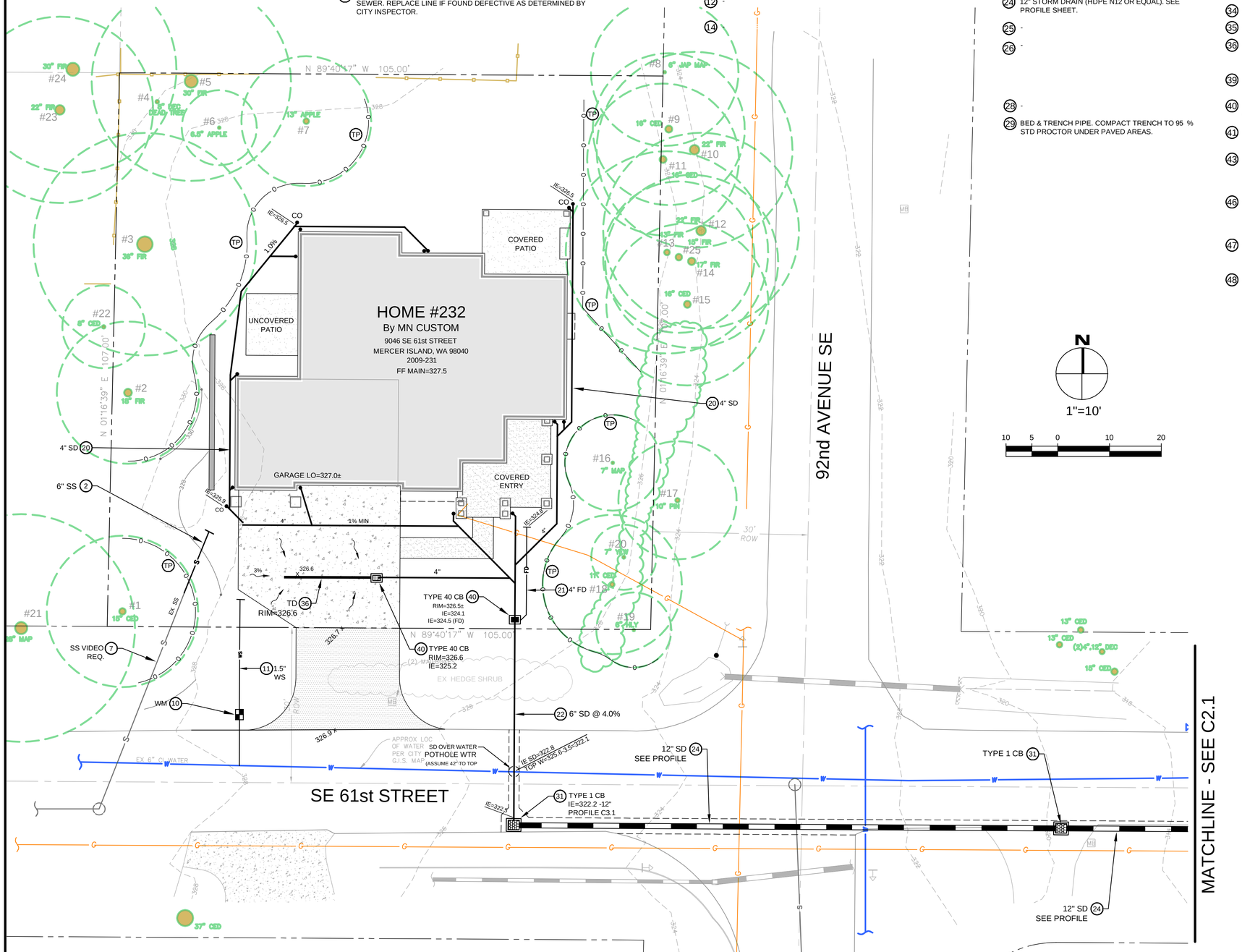
FIRE FLOW INFO

13 R FIRE SPRINKLER SYSTEM REQ.

3. ***FIRE FLOW***

Hydrant ID# G5-1 PSI 76
Flow Required 1750 GPM @ 20 psi (from IFC table B105.1)
With Sprinkler Reduction 825 GPM @ 20 psi (50% reduction)
Available 500 GPM @ 20 psi (Max of 500gpm for a 2-port hydrant)

☑ Does not meet fire flow even with sprinkler reduction (**use 13R sprinkler system as base**)
☐ Does not meet fire flow due to no sprinkler reduction credit.



A CLEARING LIMIT NOTE

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

B TREE DRIPLINE NOTE

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

SOIL AMENDMENT REQUIRED

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

SOIL INSPECTION REQUIRED BY ENGINEER

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

MN #232

NO.	DATE	BY	REVISIONS

APPLICANT
MN CUSTOM HOMES
JOE NAESETH
1412 112th AVE NE, SUITE #104
BELLEVUE, WA 98004
PH: 425-443-9141
joe@mncustom.com

DATE:
JOB# 0232
DRAFTED: DE DESIGN: DE
DIGITAL SIGNATURE

JEFFREY E. HALL — STATE OF WASHINGTON — 39766 REGISTERED PROFESSIONAL ENGINEER

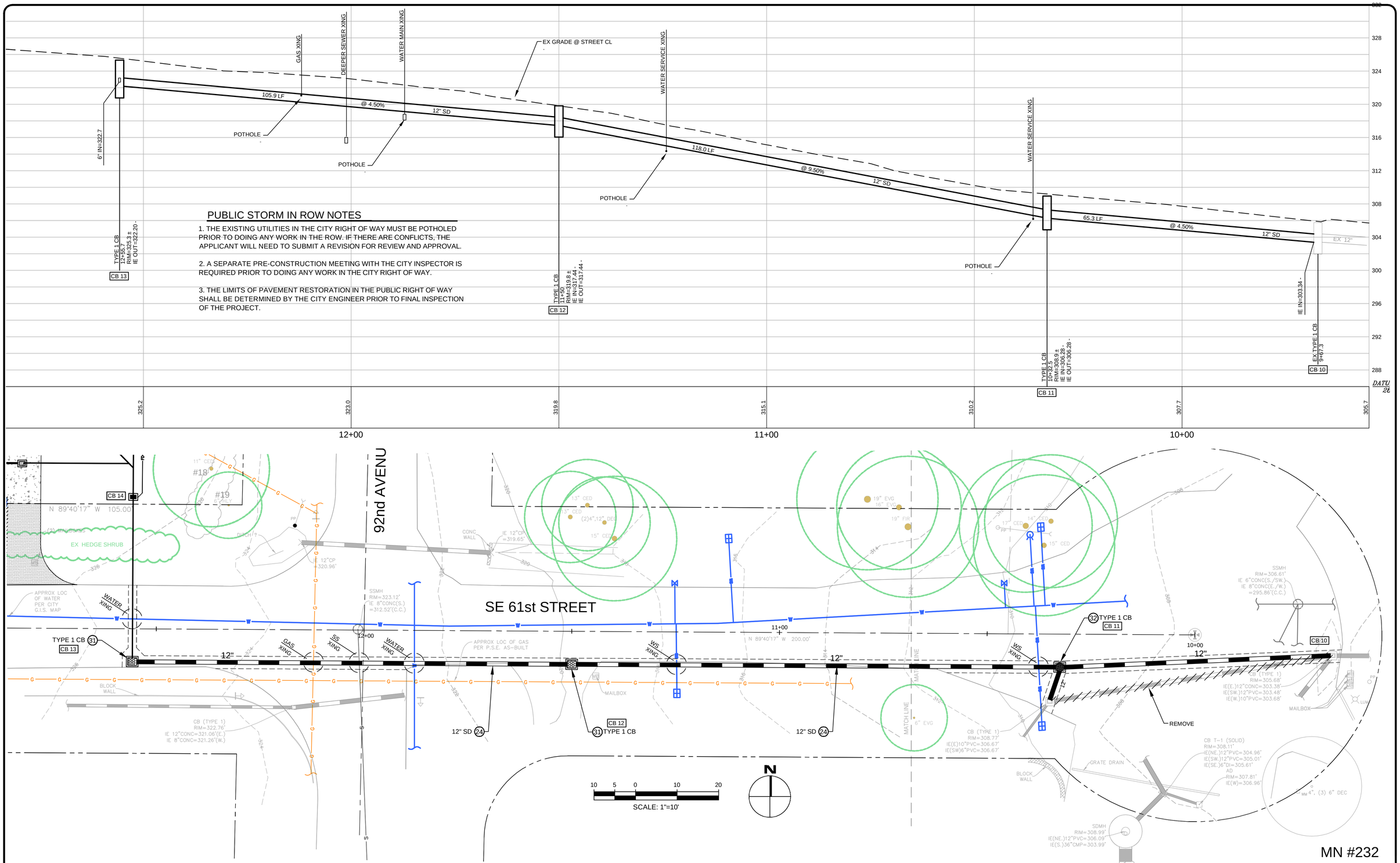
CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

DRAINAGE / TREE PLAN

HOME #232 by MN CUSTOM HOMES
9046 SE 61st STREET, MERCER ISLAND, WA 98040

DRAWING NO:
C2.0

APN 865090-0045
2009-231



PUBLIC STORM IN ROW NOTES

1. THE EXISTING UTILITIES IN THE CITY RIGHT OF WAY MUST BE POTHOLED PRIOR TO DOING ANY WORK IN THE ROW. IF THERE ARE CONFLICTS, THE APPLICANT WILL NEED TO SUBMIT A REVISION FOR REVIEW AND APPROVAL.

2. A SEPARATE PRE-CONSTRUCTION MEETING WITH THE CITY INSPECTOR IS REQUIRED PRIOR TO DOING ANY WORK IN THE CITY RIGHT OF WAY.

3. THE LIMITS OF PAVEMENT RESTORATION IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINAL INSPECTION OF THE PROJECT.

MN #232

NO.	DATE	BY	REVISIONS

APPLICANT
MN CUSTOM HOMES
JOE NAESETH
1412 112th AVE NE, SUITE #104
BELLEVUE, WA 98004
PH: 425-443-9141
joe@mncustom.com

DATE: Feb 03, 2021
JOB# 0232
DRAFTED: SS DESIGN: DE
DIGITAL SIGNATURE

Feb 03, 2021
JEFFREY E. DUFFY
STATE OF WASHINGTON
39766
REGISTERED
PROFESSIONAL ENGINEER

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

SE 61st STORM DRAIN

HOME #232 by MN CUSTOM HOMES
9046 SE 61st STREET, MERCER ISLAND, WA 98040

DRAWING NO:
C2.1

APN 865090-0045
2009-231

SOIL AMENDMENT REQUIRED

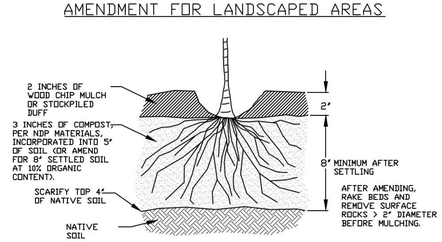
COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.

SOIL INSPECTION REQUIRED BY ENGINEER

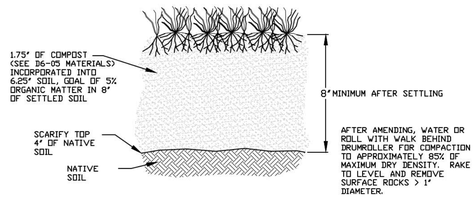
A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER. THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.

COMPOST AMENDED SOIL SPEC

AMENDMENT FOR LANDSCAPED AREAS



SOIL AMENDMENT FOR GRASS OR TURF AREAS



NOTES:

1. AMEND SOILS PER DOE MANUAL, VOL. V, 5.31, BMP T5.13, (2012 OR CURRENT) OR WWW.SOILSFORSALMON.ORG.
2. DO NOT AMEND SOILS IN AREAS WITH UNDISTURBED SOIL AND NATIVE VEGETATION.
3. OPTIONAL ALTERNATIVE: STOCKPILE NATIVE TOPSOIL ONSITE, AMEND IF NEEDED, AND REPLACE BEFORE PLANTING.
4. OPTIONAL ALTERNATIVE: IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET REQUIREMENTS.

City of Bellevue — STORM AND SURFACE WATER UTILITY

TITLE: AMENDED SOILS

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

MN #232

NO.	DATE	BY	REVISIONS

APPLICANT
MN CUSTOM HOMES
JOE NAESETH
1412 112th AVE NE, SUITE #104
BELLEVUE, WA 98004
PH: 425-443-9141
joe@mncustom.com

DATE: Feb 03, 2021
JOB# 0232
DRAFTED: SS DESIGN: SS
DIGITAL SIGNATURE

Feb 03, 2021 — JEFFREY E. RALLIS — STATE OF WASHINGTON — 39705 REGISTERED PROFESSIONAL ENGINEER

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

BMP DETAILS

HOME #232 by MN CUSTOM HOMES
9046 SE 61st STREET, MERCER ISLAND, WA 98040

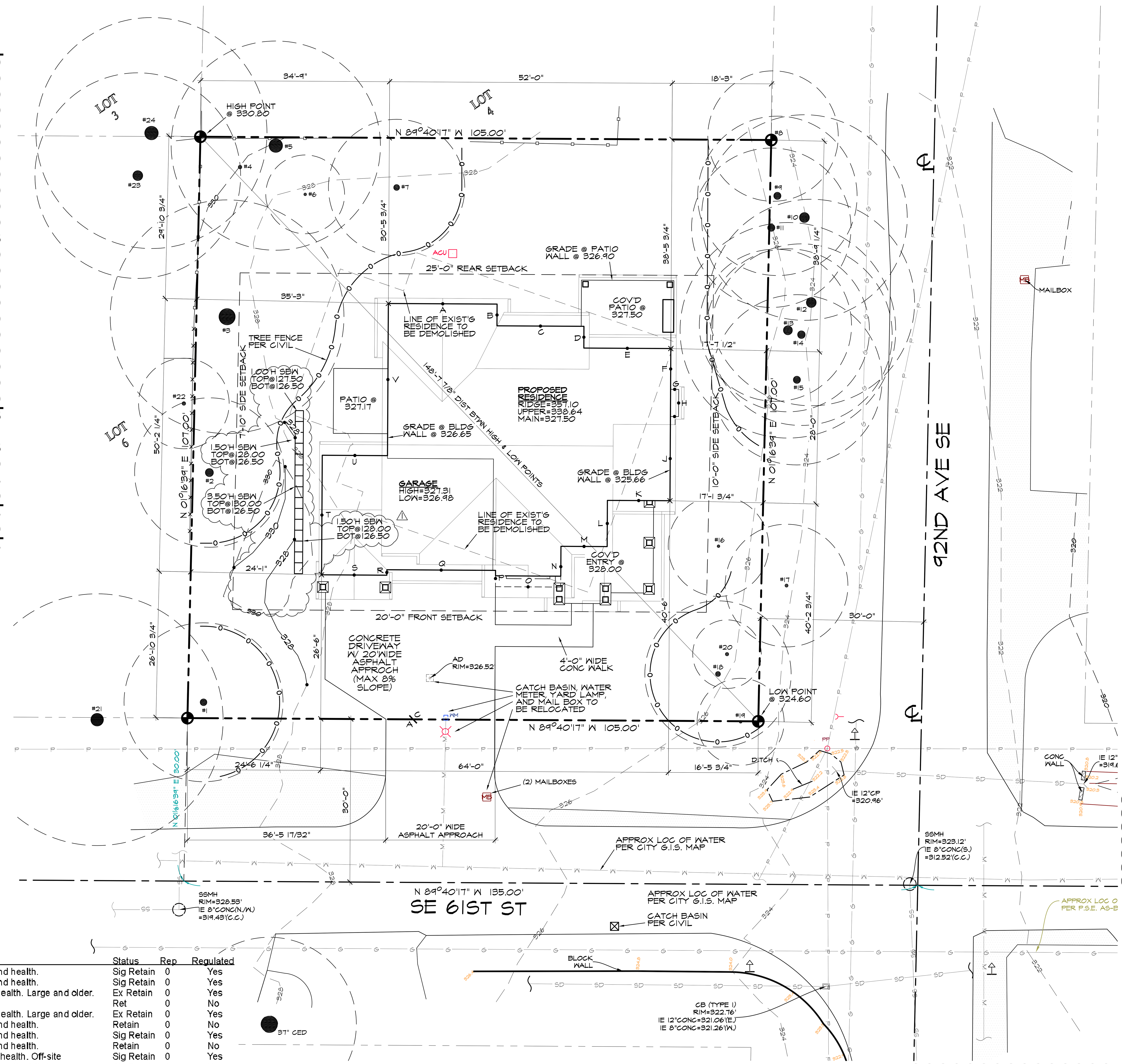
DRAWING NO: C3.5

APN 865090-0045
2009-231

HEIGHT CALCULATION

WALL SEGMENT	WALL LENGTH	*	MIDPOINT ELEVATION	= PRODUCT
A	20.00		327.25	6545.00
B	4.00		327.10	1308.40
C	16.00		326.80	5228.80
D	4.00		326.60	1306.40
E	16.00		326.50	5224.00
F	7.50		326.40	2448.00
G	1.50		326.40	489.60
H	5.00		326.40	1632.00
I	1.50		326.40	489.60
J	15.50		326.40	5059.20
K	11.50		326.60	3755.90
L	8.50		326.70	2776.95
M	8.50		326.80	2777.80
N	7.50		327.00	2452.50
O	12.00		327.10	3925.20
P	3.00		327.20	981.60
Q	20.00		327.50	6550.00
R	1.00		327.70	327.70
S	12.00		327.90	3934.80
T	22.00		329.00	7238.00
U	12.00		327.70	3932.40
V	28.00		327.50	9170.00
TOTALS:	237.00		7194.95	77553.85

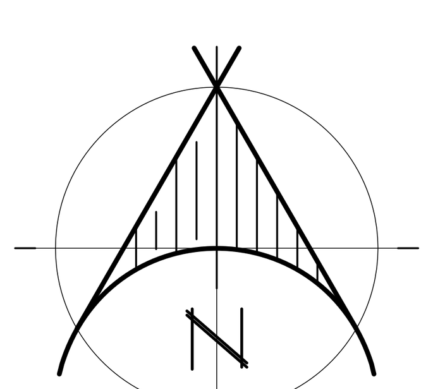
SUM OF PRODUCTS =		77553.85
SUM OF WALL LENGTHS =	/	237.00
AVG EXIST GRADE =	=	327.23
ALLOWED HEIGHT =	+	30.00
MAX RIDGE =		357.23
HIGH RIDGE =	-	357.10
UNDER BY =		0.13



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

TREE TABLE

Tree #	Species	Dbh	Crown	CRZ	LOD	Cond.	Notes	Status	Rep	Regulated
1	WRCTp	15"	28'	14'	14'	1	Excellent condition and health.	Sig Retain	0	Yes
2	DFPm	18"	26'	13'	13'	1	Excellent condition and health.	Sig Retain	0	Yes
3	DFPm	36"	40'	20'	20'	2	Good condition and health. Large and older.	Ex Retain	0	Yes
4	ApMd	8"	0'	N/A	N/a	4	Dead tree.	Ret	0	No
5	DFPm	30"	36'	18'	18'	2	Good condition and health. Large and older.	Ex Retain	0	Yes
6	ApMd	6.5"	14'	7''	7'	1	Excellent condition and health.	Retain	0	No
7	ApMd	13"	24'	12'	12'	1	Excellent condition and health.	Sig Retain	0	Yes
8	JMAj	6"	28'	14'	14'	2	Excellent condition and health.	Retain	0	No
9	WRCTp	16"	28'	14'	14'	1	Excellt condition and health. Off-site	Sig Retain	0	Yes
10	DFPm	22"	36'	18'	18'	2	Good condition and health. Off-site.	Sig Retain	0	Yes
11	WRCTp	16"	28'	14'	14'	1	Excellent condition and health. Off-site	Sig Retain	0	Yes
12	DFPm	22"	36'	18'	18'	2	Good condition and health. Off-site.	Sig Retain	0	Yes
13	DFPm	20"	38'	19'	19'	3	Fair condition and health. Two trunk. Off-site.	Sig Retain	0	Yes
14	DFPm	17"	32'	16'	16'	1	Excellent condition and health. Off-site.	Sig Retain	0	Yes
15	WRCTp	16"	30'	15'	15'	1	Excellent condition and health. Off-site.	Sig Retain	0	Yes
16	ApMd	7"	18'	9'	9'	1	Excellent condition and health.	Retain	0	No
17	ABPPn	10"	22'	11'	11'	1	Excellent condition and health. Off-site	Sig Retain	0	Yes
18	HCCp	11"	26'	13'	13'	1	Excellent condition and health.	Sig Retain	0	Yes
19	EHla	6"	14'	7'	7'	1	Excellent condition and health.	Retain	0	No
20	PYTb	7.5"	12'	6'	6'	1	Excellent condition and health.	Retain	0	No
21	BLMAm	28"	44'	22'	22'	2	Good condition and health. Off-site	Ex Retain	0	Yes
22	WRCTp	8"	16'	8'	8'	1	Excellent condition and health. Off-site	Sig Retain	0	Yes
23	DFPm	22'	36'	18'	18'	2	Good condition and health. Off-site.	Sig Retain	0	Yes
24	DFPm	30"	40'	20'	20'	2	Good condition and health. Off-site	Ex Retain	0	Yes



SITE PLAN

SCALE : 1" = 10'-0" 0 10 20

NOTES:

1. NEW RESIDENCE TO BE RECONNECTED TO ALL EXIST'G SERVICE LINES TYP.
2. RESIDENCE ADDRESS MARKER TO BE PLACED SO THAT IT SHALL BE HIGHLY VISIBLE UPON APPROACH.

FIRE NOTE:

A MONITORED NFPA 13R SPRINKLER IS REQUIRED AS A BASE SYSTEM

VICINITY MAP

OWNER

MN CUSTOM PROPERTIES LLC / JOE NAESETH
1412-112TH AVE NE, SUITE #200 / BELLEVUE, WA 98004
PHONE: 425-429-6645 / EMAIL: JOE@MNCUSTOM.COM

ARCHITECT

ARCHITECTS NW / JEFFREY DeROULET RA
18915-142ND AVE NE / # 100 / WOODINVILLE, WA 98072
PH: 425 485 4900 / EM:JEFFREY@ARCHITECTSNW.COM

STRUCTURAL ENGINEER

PITZER & ASSOC / TOM PITZER, PE
2722 COLBY AVE / #722 / EVERETT, WA 98201
PH: 425 308 8070 / EM: TOMMYT42K@HOTMAIL.COM

CIVIL ENGINEER

CE SOLUTIONS / DUFFY ELLIS, PE
102 NW CANAL ST / SEATTLE, WA 98107
PH: 206 930 0342 / EM: DUFFY@CESOLUTIONS.COM

SITE ADDRESS

9046 SE 61ST,
MERCER ISLAND, WA 98040

LEGAL

SEE SURVEY

PARCEL NUMBER

865090-0045

ZONING

R-9.6
MIN FRONT SETBACK: 20'-0"
MIN REAR SETBACK: 25'-0"
MIN SIDE SETBACK:
MUST SUM TO 17% OF THE LOT WIDTH; PROVIDED THAT NO SIDE YARD SHALL BE LESS THAN 33% OF THE REQUIRED SIDE YARD WIDTH
MAX BLDG HEIGHT:
30' TO THE HIGHEST POINT OF THE ROOF
MAX COVERAGE AREA: 40%
MAX HARDSCAPE AREA: 9%
MAX GROSS FLOOR AREA: 40%
THE LESS OF 8,000 SF
OR 40% OF THE LOT AREA

LOT SLOPE

HIGHEST ELEV OF LOT:	330.80
LOWEST ELEV OF LOT:	324.60
DIFF IN ELEV OF POINTS:	6.20
DISTANCE BTWN THE POINTS:	148.65
LOT SLOPE:	4.17%

LOT COVARAGE

LOT AREA:	11,233 SF
ROOF & GUTTERS AREA:	3,351 SF
DRIVEWAY AREA:	713 SF
TOTAL IMPERVIOUS AREA:	4,064 SF
% OF LOT AREA:	=36.17%
ALLOWED IMPERVIOUS AREA:	4,494 SF
ALLOWED % OF LOT AREA:	=40.00%

LOT HARDSCAPE

LOT AREA:	11,233 SF
CONC PATIO AREA:	83 SF
CONC WALKS AREA:	82 SF
XXX:	XXX SF
TOTAL IMPERVIOUS AREA:	165 SF
% OF LOT AREA:	=1.46%
ALLOWED IMPERVIOUS AREA:	1,010 SF
ALLOWED % OF LOT AREA:	=9.00%

GROSS FLOOR AREA

LOT AREA:	11,233 SF
UPPER FLOOR AREA:	2,035 SF
MAIN FLOOR + GAR AREA:	2,455 SF
GROSS FLOOR AREA:	4,490 SF
EXEMPT AREA:	N/A SF
NET FLOOR AREA:	4,490 SF
% OF LOT AREA:	=39.97%
ALLOWED FAR AREA:	4,493 SF
ALLOWED % FAR:	=40.00%

ARCHITECTS NORTHWEST
18915-142nd AVENUE NE SUITE 100 WOODINVILLE, WA 98072
OFFICE: (425) 485-4900 FAX: (425) 487-6585
FAX: (425) 487-6585 WWW.ARCHITECTSNW.COM

MN CUSTOM HOMES
MN#232 @ 9046 SE 61ST, MERCER ISLAND WA 98040
PLAN M3557A3F-1R

DESIGNED BY: TROY	DATE: 2018
DRAWN BY: CMB	DATE: 8/24/20
PROJECT MANAGER: TROY CLYMER	
REVISED BY: 1 CMB	DATE: 2/8/21
LATERAL BY: P&A	DATE: 11/7/18
LATERAL JOB NUMBER: 18-155	

A0 / A12

ANW WOODINVILLE OFFICE JOB NUMBER: 200146

ENERGY CODE

2015 WASHINGTON STATE ENERGY CODE/ IECC (WSEC)

TABLE R402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	5 & MARINE 4	WITH USE OF CREDIT 1a
FENESTRATION U-FACTOR [B]	0.30	0.28
SKYLIGHT [B] U-FACTOR	0.50	
GLAZED FENESTRATION SHGC [B,E]	NR	
CEILING R-VALUE [K]	49	
WOOD FRAME WALL [G,M,N] R-VALUE	21 INT	
MASS WALL R-VALUE [I]	21/21	
FLOOR R-VALUE	30	38
BELOW GRADE [C,M] WALL R-VALUE	10/15/21 INT + TB	R-10 PERIMETER & ENTIRE SLAB
SLAB [D] R-VALUE & DEPTH	10, 2 FT.	R-10 PERIMETER & ENTIRE SLAB

TABLE R402.1.1 FOOTNOTES
FOR SI: 1 FOOT = 304.8 MM, CI = CONTINUOUS INSULATION, INT. = INTERMEDIATE FRAMING.

[A] R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE COMPRESSED R-VALUE OF THE INSULATION FROM APPENDIX TABLE A101.4 SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

[B] THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.

[C] "10/15/21.+TB" MEANS R-10 CONTINUOUS INSULATION ON THE EXTERIOR OF THE WALL, OR R-15 ON THE CONTINUOUS INSULATION ON THE INTERIOR OF THE WALL, OR R-21 CAVITY INSULATION PLUS A THERMAL BREAK BETWEEN THE SLAB AND THE BASEMENT WALL AT THE INTERIOR OF THE BASEMENT WALL. "10/15/21.+TB" SHALL BE PERMITTED TO BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE WALL. "TB" MEANS THERMAL BREAK BETWEEN FLOOR SLAB AND BASEMENT WALL.

[D] R-10 CONTINUOUS INSULATION IS REQUIRED UNDER HEATED SLAB ON GRADE FLOORS. SEE R402.2.9.1.

[E] THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.

[F] RESERVED

[G] RESERVED

[H] RESERVED

[I] THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

[J] RESERVED

[K] FOR SINGLE RAFTER- OR JOIST VAULTED CEILINGS, THE INSULATION MAY BE REDUCED TO R-38.

[L] RESERVED

[M] INT. (INTERMEDIATE FRAMING) DENOTES STANDARD FRAMING 16 INCHES ON CENTER WITH HEADERS INSULATED WITH A MINIMUM OF R-10 INSULATION.

[N] LOG AND SOLID TIMBER WALLS WITH A MINIMUM AVERAGE THICKNESS OF 3.5 INCHES ARE EXEMPT FROM THIS INSULATION REQUIREMENT.

1. A CERTIFICATE COMPLYING WITH 2015 WSEC R401.3 IS REQUIRED TO BE COMPLETED BY THE DESIGN PROFESSIONAL OR BUILDER AND PERMANENTLY POSTED.
2. THE BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G.
3. EACH DWELLING UNIT IS REQUIRED TO BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE.
4. DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33 USING THE MAX. DUCT LEAKAGE RATES SPECIFIED.
5. A MINIMUM OF 75% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

WHOLE HOUSE VENTILATION

WHOLE HOUSE VENTILATION SYSTEM TO BE INSTALLED PER 2015 IRC SECTIONS M1507.3.1 THROUGH M1507.3.7.

SEE "WHOLE HOUSE VENTILATION" ON THE SCHEDULE SHEET FOR SELECTED OPTION.

IRC TABLE M1507.3.3(1)

CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION
SYSTEM AIRFLOW RATE REQUIREMENTS
(AIRFLOW IN CFM)

FLOOR AREA (SQ. FT.)	NUMBER OF BEDROOMS				
	0 - 1	2 - 3	4 - 5	6 - 7	>7
<1500	30	45	60	75	90
1501 - 3000	45	60	75	90	105
3001 - 4500	60	75	90	105	120
4501 - 6000	75	90	105	120	135
6001 - 7500	90	105	120	135	150
>7500	105	120	135	150	165

IRC TABLE M1507.3.3(2)

INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS [A,B]

RUN TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR	4	3	2	1.5	1.3	1.0

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

MECHANICAL

GENERAL

SOLID FUEL BURNING APPLIANCES INCLUDE AIRTIGHT STOVES, FIREPLACE STOVES, ROOM HEATERS, FACTORY BUILT FIREPLACES AND FIREPLACE INSERTS. ALL SOLID FUEL BURNING APPLIANCES SHALL COMPLY WITH THE PROVISIONS OF I.R.C. R1006.2.

HEATING

EACH DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A TEMPERATURE OF 68 DEGREES FAHRENHEIT AT A HEIGHT OF 3'-0" ABOVE THE FLOOR AND TWO FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS WHEN THE OUTSIDE TEMPERATURE IS AS SET FORTH IN THE 2015 W.S.E.C.

DEFINITION OF THERMAL BUILDING ENVELOPE FROM THE 2015 WASHINGTON STATE ENERGY CODE:
THE BELOW-GRADE WALLS, ABOVE-GRADE WALLS, FLOOR, ROOF, AND ANY OTHER BUILDING ELEMENTS THAT ENCLOSE CONDITIONED SPACE OR PROVIDES A BOUNDARY BETWEEN CONDITIONED SPACE AND EXEMPT OR UNCONDITIONED SPACE.

1. FUEL BURNING APPLIANCES LOCATED WITHIN THE BUILDING ENVELOPE SHALL OBTAIN AIR FROM OUTDOORS, MEETING THE PROVISIONS OF CHAPTER 24 OF THE 2015 IRC.
2. FUEL BURNING APPLIANCES LOCATED OUTSIDE THE BUILDING ENVELOPE SHALL MEET THE PROVISIONS OF CHAPTER 24 OF THE 2015 IRC.
3. DUCTWORK LOCATION SHALL MEET THE PROVISIONS OF CHAPTER 24 OF THE 2015 IRC.
4. COMBUSTION AIR TO MEET THE REQUIREMENTS OF I.R.C. M1701.1

ALL WARM AIR FURNACES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY AND INSTALLED PER CHAPTER M1302 OF THE 2015 IRC.

NO WARM AIR FURNACE SHALL BE INSTALLED IN A ROOM USED OR DESIGNED TO BE USED AS A BEDROOM, BATHROOM, CLOSET OR IN ANY ENCLOSED SPACE WITH ACCESS ONLY THROUGH SUCH ROOM OR SPACE, EXCEPT DIRECT VENT FURNACE, ENCLOSED FURNACES, AND ELECTRIC HEATING FURNACES.

NO WARM AIR FURNACE SHALL BE INSTALLED IN A CLOSET OR ALCOVE WITH A SPACE LESS THAN 12" WIDER THAN THE FURNACE OR A CLEARANCE OF 3" ALONG THE SIDES, BACK AND TOP.

LIQUEFIED PETROLEUM GAS BURNING APPLIANCES SHALL NOT BE INSTALLED IN A PIT, BASEMENT OR SIMILAR LOCATION WHERE HEAVIER THAN AIR GASES MIGHT COLLECT. APPLIANCES SO FUELED SHALL NOT BE INSTALLED IN AN ABOVE GRADE UNDER FLOOR SPACE OR BASEMENT UNLESS SUCH LOCATION IS PROVIDED WITH AN APPROVED MEANS FOR REMOVAL OF UNBURNED GAS.

HEATING AND COOLING APPLIANCES LOCATED IN A GARAGE AND WHICH GENERATE A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH THE PILOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE THE FLOOR SURFACE.

FIRE DAMPERS NEED NOT BE INSTALLED IN AIR DUCTS PASSING THROUGH THE WALL, FLOOR OR CEILING SEPARATING A RESIDENCE (R-3 OCCUPANCY) FROM A GARAGE, PROVIDED SUCH DUCTS WITHIN THE GARAGE ARE CONSTRUCTED OF STEEL HAVING A THICKNESS NOT LESS THAN 0.019" (NO. 26 GALVANIZED SHEET GAUGE) AND HAVE NO OPENINGS INTO THE GARAGE

EVERY APPLIANCE DESIGNED TO BE VENTED SHALL BE CONNECTED TO A VENTING SYSTEM COMPLYING WITH CHAPTER 18 OF THE 2015 IRC.

EVERY FACTORY BUILT CHIMNEY, TYPE L VENT, TYPE B GAS VENT OR TYPE BW GAS VENT SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING, MANUFACTURERS INSTALLATION INSTRUCTIONS AND THE REQUIREMENTS PER CHAPTER 24 OF THE 2015 IRC.

A TYPE B OR BW GAS VENT SHALL TERMINATE PER CHAPTER 24 OF THE 2015 IRC.

VENT CONNECTORS SHALL BE INSTALLED WITHIN THE SPACE OR AREA IN WHICH THE APPLIANCE IS LOCATED AND SHALL BE CONNECTED TO A CHIMNEY OR VENT IN SUCH A MANNER AS TO MAINTAIN THE CLEARANCE TO COMBUSTIBLES PER SECTION M1803 OF THE 2015 IRC.

HEATING EQUIPMENT

ALL HEATING EQUIPMENT SHALL MEET THE REQUIREMENTS OF THE 2015 NATIONAL APPLIANCE ENERGY CONSERVATION ACT (NAECA) AND BE SO LABELED. EQUIPMENT SHALL ALSO COMPLY WITH SECTION M1411 OF THE 2015 IRC

DUCTWORK

1. DUCT SYSTEMS OR FACTORY BUILT AIR DUCTS SHALL BE OF METAL AS SET FORTH BY TABLE 1601.1.1 OF THE 2015 IRC.
2. RECTANGULAR, FLAT, OVAL AND ROUND DUCT JOINTS AND SEAMS SHALL BE AIRTIGHT PER SECTION M1601.4.1 OF THE 2015 IRC.
3. INSTALLATION OF DUCTS SHALL COMPLY WITH SECTION M1601.4 OF THE 2015 IRC.
4. DUCT INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH SECTION M1601.3 OF THE 2015 IRC.
5. FINAL DUCT LEAKAGE AFFIDAVIT IS TO BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FINAL INSPECTION. DUCT LEAKAGE AND SEALING REQUIREMENTS IN 2015 W.S.E.C. SECTION R403.3.2 TO BE MET.
6. DUCTS INSULATAED TO A MINIMUM R-8 INSULATION IN UNCONDITIONED SPACES PER W.S.E.C. SECTION R403.3.1

CARPENTRY

GENERAL

ALL FRAMING SHALL COMPLY WITH THE APPLICABLE SECTION(S) OF THE 2015 IBC/IRC.
PRESSURE TREATED WOOD REQUIRED IN LOCATIONS LISTED IN IRC R317.1

2" MINIMUM VERTICAL CLEARANCE BETWEEN WOOD & CONCRETE STEPS, PORCH SLABS, PATIO SLABS & OTHER SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
6" MINIMUM CLEARANCE BETWEEN WOOD AND EARTH.
8" MINIMUM CLEARANCE BETWEEN UNTREATED MUSILLS AND EARTH.
12" MINIMUM CLEARANCE BETWEEN FLOOR BEAMS AND EARTH.
18" MINIMUM CLEARANCE BETWEEN FLOOR JOISTS AND EARTH.

LOADING

ROOF	15 PSF DEAD LOAD	+	25 PSF LIVE LOAD	=	40 PSF
FLOOR	10 PSF DEAD LOAD	+	40 PSF LIVE LOAD	=	50 PSF
CEILING	5 PSF DEAD LOAD	+	10 PSF LIVE LOAD	=	15 PSF
DECK	5 PSF DEAD LOAD	+	60 PSF LIVE LOAD	=	65 PSF
INTERIOR PARTITION				=	7 PSF
EXTERIOR PARTITION				=	10 PSF

WOOD BEARING ON OR INSTALLED WITHIN ½" OF MASONRY OR CONCRETE TO BE TREATED WITH AN APPROVED PRESERVATIVE. SOLID BLOCKING OF NOT LESS THAN 2x THICKNESS SHALL BE PROVIDED AT ENDS AND AT ALL SUPPORT OF JOISTS AND RAFTERS. ANCHOR BOLTS TO BE PER SHEAR WALL SCHEDULE AND FOUNDATION PLAN. 7" MINIMUM EMBEDMENT. ALL METAL FRAMING ANCHORS AND HANGERS SHOWN ON DRAWINGS SHALL BE STRONG TIE CONNECTORS AS MANUFACTURED BY SIMPSON COMPANY.

PROVIDE FIREBLOCKING IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:

1. VERTICALLY AT THE CEILING & FLOOR LEVELS.
2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

PROVIDE FIREBLOCKING AT OTHER LOCATIONS PER 2015 IRC R302.11.

INSULATION & MOISTURE PROTECTION

GENERAL

UNLESS NOTED OTHERWISE, INSULATION SHALL CONFORM TO THE WASHINGTON STATE ENERGY CODES. INSULATION BAFFLES TO MAINTAIN 1" CLEAR SPACE ABOVE INSULATION. BAFFLES TO EXTEND 6" ABOVE BATT INSULATION & 12" ABOVE LOOSE FILL INSULATION. INSULATE BEHIND BATHTUBS, SHOWERS, PARTITIONS AND CORNERS. PROVIDE FACE STAPLED BATTS OR FRICTION FIT FACED BATTS. PROVIDE 4 MIL (0.004") POLYETHYLENE VAPOR BARRIER AT WALLS OR USE PVA PRIMER WITH A DRY CUP PERM RATING OF ONE (MAX.). PROVIDE R-10 INSULATION UNDER ELECTRIC WATER HEATERS.

INFILTRATION CONTROL

1. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF AND BETWEEN WALL PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS, AND ROOF, AND ALL OTHERS SUCH OPENINGS IN THE BUILDING ENVELOPE, INCLUDING ACCESS PANELS INTO UNHEATED SPACES, SHALL BE SEALED, CAULKED, GASKETED OR WEATHER-STRIPPED TO LIMIT AIR INFILTRATION.
2. ALL EXTERIOR DOORS, OTHER THAN FIRE-RATED DOORS, SHALL BE DESIGNED TO LIMIT AIR INFILTRATION AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION. DOORS BETWEEN RESIDENCE AND GARAGE ARE NOT CONSIDERED "FIRE-RATED" AND MUST MEET THE ABOVE REQUIREMENT.
3. ALL EXTERIOR WINDOWS SHALL BE DESIGNED TO ADMIT AIR INFILTRATION INTO OR FROM THE BUILDING ENVELOPE WHICH SHALL BE SUBSTANTIATED BY TESTING TO STANDARD ASTM E 283.73. SITE BUILT AND MILLWORK SHOP MADE WOODEN SASH ARE EXEMPT FROM TESTING BUT SHALL BE WEATHER-STRIPPED, CAULKED AND MORE TIGHTLY FITTING.
4. RECESSED LIGHT FIXTURES TO LIMIT AIR LEAKAGE PER W.S.E.C.

PIPING FOR HOT WATER / STEAM SYSTEMS OF PIPING FOR CONTINUOUSLY CIRCULATING HOT WATER SERVICE IS REQUIRED TO BE INSULATED PER THE W.S.E.C. HOT WATER PIPING SHALL BE INSULATED TO A MINIMUM OF R-3 PER W.S.E.C. R403.5.3. MECHANICAL SYSTEM PIPING SHALL BE INSULATED TO A MINIMUM R-6 PER W.S.E.C. R403.4

VAPOR BARRIERS / GROUND COVERS

AN APPROVED VAPOR BARRIER SHALL BE PROPERLY INSTALLED IN ROOF DECKS, IN ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND AT EXTERIOR WALLS. INSET STAPLED BATTS WITH A PERM RATING LESS THAN ONE MAY BE INSTALLED IF THE VAPOR BARRIER IS TO THE WARM SIDE, STAPLES SHALL BE PLACED NOT MORE THAN 8" O.C. AND GAPS BETWEEN THE FACING AND THE FRAMING SHALL NOT EXCEED 1/16"

VAPOR RETARDERS AT WALLS PER IRC R702.7

A GROUND COVER OF 6 MIL (0.006") BLACK POLYETHYLENE OR EQUIVALENT SHALL BE LAID OVER THE GROUND IN ALL CRAWL SPACES. THE GROUND COVER SHALL BE OVERLAPPED ONE FOOT AT EACH JOINT AND SHALL EXTEND TO THE FOUNDATION WALL.

DOORS, WINDOWS AND SKYLIGHTS

GENERAL

THE REQUIRED EGRESS DOOR MAY HAVE A MAXIMUM 7 ¾" STEP ON THE EXTERIOR SIDE FROM TOP OF THE THRESHOLD TO A MINIMUM 36" DEEP LANDING ON THE EXTERIOR SIDE OF THE DOOR. PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING, PER R311.3.1 OTHER EXTERIOR DOORS MAY HAVE A MAXIMUM (2) 7 ¾" STEPS TO A MIN. 36" DEEP LANDING. ALL GLAZING SHALL MEET THE REQUIREMENTS OF THE 2015 W.S.E.C. TABLE R402.1.1 UNLESS NOTED OTHERWISE. ALL SKYLIGHTS AND SKYWALLS SHALL HAVE LAMINATED GLASS UNLESS NOTED OTHERWISE. ALL BEDROOM EMERGENCY EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. MINIMUM NET CLEAR OPERABLE WIDTH OF 20" AND A MINIMUM NET CLEAR OPENING HEIGHT OF 24", MAXIMUM SILL HEIGHT OF 44" MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING. OPERABLE WINDOWS WITH A SILL OF MORE THAN 72" ABOVE FINISHED THE GRADE OR SURFACE BELOW, TO BE A MINIMUM OF 24" ABOVE ADJACENT FINISHED FLOOR.

SAFETY GLAZING LOCATIONS PER 2015 IRC SECTION R308.4

R308.4.1 GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS.

R308.4.2 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR & THE GLAZING IS EITHER WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION OR ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION & WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

R308.4.3 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1. THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 9 SQUARE FEET;
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR;
3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR; AND
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

R308.4.4 GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.

R308.4.5 GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

R308.4.6 GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.

R08.4.7 GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING.

FOR EXCEPTIONS SEE IRC SECTION R308.4

GENERAL

PLANS COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.

CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS HAVE BEEN MADE. IT IS THE CONTRACTORS RESPONSIBILITY TO IDENTIFY ALL DISCREPANCIES TO THE ARCHITECT AT THE TIME THEY ARE NOTED. DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.

CODES:

ALL APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION SHALL BE FOLLOWED
1. 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH WASHINGTON STATE AMENDMENTS (WSA) EXCEPT CHAPTERS 11 AND 25 THROUGH 42 ARE NOT ADOPTED. WAC 51-51
2. 2015 INTERNATIONAL BUILDING CODE (IBC) WITH WASHINGTON STATE AMENDMENTS (WSA) WAC51-50
3. 2015 INTERNATIONAL MECHANICAL CODE (IMC) WITH WASHINGTON STATE AMENDMENTS (WSA) WAC 51-52
4. 2015 UNIFORM PLUMBING CODE (UPC) WITH WASHINGTON STATE AMENDMENTS, WAC 51-56.
5. 2015 INTERNATIONAL FIRE CODE WITH WASHINGTON STATE AMENDMENTS, WAC 51-54A.
6. 2015 WASHINGTON STATE ENERGY CODE, RESIDENTIAL PROVISIONS (WSEC). WAC 51-11R.

LOCAL JURISDICTION REQUIRES DWELLING UNIT FIRE SPRINKLER SYSTEM PER IRC APPENDIX R — ☒ YES ☐ NO

SITE WORK

GENERAL

ALL FOOTINGS TO BEAR ON FIRM, UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS. ALL BACK FILL MATERIAL SHALL BE THOROUGHLY COMPACTED. FOUNDATION VENTS SHALL NOT INTERFERE WITH THE DIRECT LOAD PATH OF COLUMNS.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPO-GRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
25 psf	85				D2	MODERATE	18"	SLIGHT TO MODERATE		NO			

EQUIVALENT FLUID PRESSURE = 35 P.C.F. (UNRESTRAINED WALLS)
50 P.C.F. (RESTRAINED WALLS)

ARCHITECTS NORTHWEST
18915-142nd AVENUE NE SUITE 100
WOODINVILLE, WA 98072
OFFICE: (425) 485-4900
FAX: (425) 487-6585
WWW.ARCHITECTSNW.COM

MN CUSTOM HOMES
MN#232 @ 9046 SE 61ST, MERCER ISLAND WA 98040
PLAN M3557A3F-1R

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PROJECT MANAGER: TROY CLYMER
REVISED BY: ⚠ CMB DATE: 2/8/21

LATERAL BY: P&A DATE: 11/7/18
LATERAL JOB NUMBER: 18-155

A1 / A12

ANW WOODINVILLE OFFICE JOB NUMBER: 200146

RESIDENTIAL CONSTRUCTION ENERGY COMPLIANCE

AIR BARRIER AND INSULATION INSTALLATION TABLE R402.4.1.1

COMPONENT	AIR BARRIER CRITERIA [a]	INSULATION CRITERIA [a]
AIR BARRIER AND THERMAL BARRIER	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL. CLASS I OR II VAPOR RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF FRAMED CAVITIES.
CAVITY INSULATION INSTALLATION	ALL CAVITIES IN THE THERMAL ENVELOPE SHALL BE FILLED WITH INSULATION. THE DENSITY OF THE INSULATION SHALL BE AT THE MANUFACTURERS' PRODUCT RECOMMENDATION AND SAID DENSITY SHALL BE MAINTAINED FOR ALL VOLUME OF EACH CAVITY. BATT TYPE INSULATION WILL SHOW NO VOIDS OR GAPS AND MAINTAIN AN EVEN DENSITY FOR THE ENTIRE CAVITY. BATT INSULATION SHALL BE INSTALLED IN THE RECOMMENDED CAVITY DEPTH. WHERE AN OBSTRUCTION IN THE CAVITY DUE TO SERVICES, BLOCKING, BRACING OR OTHER OBSTRUCTION EXISTS, THE BATT PRODUCT WILL BE CUT TO FIT THE REMAINING DEPTH OF THE CAVITY. WHERE THE BATT IS CUT AROUND OBSTRUCTIONS, LOOSE FILL INSULATION SHALL BE PLACED TO FILL ANY SURFACE OR CONCEALED VOIDS, AND AT THE MANUFACTURERS' SPECIFIED DENSITY. WHERE FACED BATT IS USED, THE INSTALLATION TABS MUST BE STAPLED TO THE FACE OF THE STUD. THERE SHALL BE NO COMPRESSION TO THE BATT AT THE EDGES OF THE CAVITY DUE TO INSET STAPLING INSTALLATION TABS. INSULATION THAT UPON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL BE INSTALLED FILLING THE ENTIRE CAVITY WITHIN THE MANUFACTURERS' DENSITY RECOMMENDATION.	
CEILING/ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	BATT INSULATION INSTALLED IN ATTIC ROOF ASSEMBLIES MAY BE COMPRESSED AT EXTERIOR WALL LINES TO ALLOW FOR REQUIRED ATTIC VENTILATION. THE INSULATION IN ANY DROPPED CEILING OR SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS AND HEADERS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A MINIMUM THERMAL RESISTANCE OF R-3 PER INCH. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS AND DOORS	SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.
FLOORS (INCLUDING ABOVE-GARAGE AND CANTILEVERED)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING OR PERMITTED TO BE IN CONTACT WITH THE TOPSIDE OF SHEATHING OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTEND FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING.
CRAWL SPACE WALLS	SOIL IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH CLASS I, BLACK VAPOR RETARDER WITH JOINTS TAPED.	WHERE PROVIDED IN LIEU OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWL SPACE WALLS.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	
NARROW CAVITIES		BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT AND INSTALLED TO THE CORRECT DENSITY WITHOUT ANY VOIDS OR GAPS OR COMPRESSION. NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	
RECESSED LIGHTING	SHALL BE SEALED TO THE DRYWALL.	SHALL BE AIR TIGHT, AND IC RATED.
PLUMBING AND WIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS. THERE SHALL BE NO VOIDS OR GAPS OR COMPRESSION WHERE CUT TO FIT. INSULATION THAT READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER AND/OR TUB	INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS OR TUBS SHALL BE INSULATED.
ELECTRICAL /PHONE BOX	BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES ON EXTERIOR WALL OR INSTALL AIR SEALED BOXES.	
HVAC REGISTER BOOTS	BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.	

FOOTNOTE a IN ADDITION, INSPECTION OF LOG WALLS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ICC-400.

ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:

Roof Area : UPPER ROOF	1916 s.f.	
Ventilation Required:	1916 s.f. x 144 / 300 =	919.68 s.i. Req'd
Provide between 40% & 50% of the total required ventilation no more than 3 ft below the ridge or the highest point of the space. Remainder to be installed at eave vents.		
Upper Roof Ventilation:		
AF50 Roof Jack (10" x 7") =		50.00 s.i. each.
Upper Ventilation MINIMUM =	919.68 s.i. x 0.4 / s.i. of each vent =	8 vents
Upper Ventilation MAXIMUM =	919.68 s.i. x 0.5 / s.i. of each vent =	9 vents
Provide:	9 -10"x7" roof jacks. Ventilation =	450.00 s.i.
Ventilation area remainder for eave vents =	469.68 s.i.	(Req'd vent-Upper vent)
Eave Ventilation:		
Birdblocking: (3)2.25" dia holes per bay =	5.96 s.i. per l.f. - 25% reduction =	4.47 s.i. per l.f.
Eave Ventilation Required =	469.68 s.i. / 4.47 s.i. per l.f. =	105.07 l.f.
Provide Minimum :	106 l.f. birdblocking. Ventilation =	473.82 s.i.
Minimum Ventilation Provided =	**923.82 s.i. IS GREATER THAN :**	**919.68 s.i. Req'd**

ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:

Roof Area : GARAGE ROOF	350 s.f.	
Ventilation Required:	350 s.f. x 144 / 300 =	168 s.i. Req'd
Provide between 40% & 50% of the total required ventilation no more than 3 ft below the ridge or the highest point of the space. Remainder to be installed at eave vents.		
Upper Roof Ventilation:		
AF50 Roof Jack (10" x 7") =		50.00 s.i. each.
Upper Ventilation MINIMUM =	168 s.i. x 0.4 / s.i. of each vent =	2 vents
Upper Ventilation MAXIMUM =	168 s.i. x 0.5 / s.i. of each vent =	2 vents
Provide:	2 -10"x7" roof jacks. Ventilation =	100.00 s.i.
Ventilation area remainder for eave vents =	68.00 s.i.	(Req'd vent-Upper vent)
Eave Ventilation:		
Birdblocking: (3)2.25" dia holes per bay =	5.96 s.i. per l.f. - 25% reduction =	4.47 s.i. per l.f.
Eave Ventilation Required =	68.00 s.i. / 4.47 s.i. per l.f. =	15.21 l.f.
Provide Minimum :	16 l.f. birdblocking. Ventilation =	71.52 s.i.
Minimum Ventilation Provided =	**171.52 s.i. IS GREATER THAN :**	**168 s.i. Req'd**

ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:

Roof Area : ENTRY PORCH	223 s.f.	
Ventilation Required:	223 s.f. x 144 / 300 =	107.04 s.i. Req'd
Provide between 40% & 50% of the total required ventilation no more than 3 ft below the ridge or the highest point of the space. Remainder to be installed at eave vents.		
Upper Roof Ventilation:		
AF50 Roof Jack (10" x 7") =		50.00 s.i. each.
Upper Ventilation MINIMUM =	107.04 s.i. x 0.4 / s.i. of each vent =	1 vent
Upper Ventilation MAXIMUM =	107.04 s.i. x 0.5 / s.i. of each vent =	1 vent
Provide:	1 -10"x7" roof jacks. Ventilation =	50.00 s.i.
Ventilation area remainder for eave vents =	57.04 s.i.	(Req'd vent-Upper vent)
Eave Ventilation:		
Birdblocking: (3)2.25" dia holes per bay =	5.96 s.i. per l.f. - 25% reduction =	4.47 s.i. per l.f.
Eave Ventilation Required =	57.04 s.i. / 4.47 s.i. per l.f. =	12.76 l.f.
Provide Minimum :	13 l.f. birdblocking. Ventilation =	58.11 s.i.
Minimum Ventilation Provided =	**108.11 s.i. IS GREATER THAN :**	**107.04 s.i. Req'd**

ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:

Roof Area : REAR ROOF	256 s.f.	
Ventilation Required:	256 s.f. x 144 / 300 =	122.88 s.i. Req'd
Provide between 40% & 50% of the total required ventilation no more than 3 ft below the ridge or the highest point of the space. Remainder to be installed at eave vents.		
Upper Roof Ventilation:		
AF50 Roof Jack (10" x 7") =		50.00 s.i. each.
Upper Ventilation MINIMUM =	122.88 s.i. x 0.4 / s.i. of each vent =	1 vent
Upper Ventilation MAXIMUM =	122.88 s.i. x 0.5 / s.i. of each vent =	1 vent
Provide:	1 -10"x7" roof jacks. Ventilation =	50.00 s.i.
Ventilation area remainder for eave vents =	72.88 s.i.	(Req'd vent-Upper vent)
Eave Ventilation:		
Birdblocking: (3)2.25" dia holes per bay =	5.96 s.i. per l.f. - 25% reduction =	4.47 s.i. per l.f.
Eave Ventilation Required =	72.88 s.i. / 4.47 s.i. per l.f. =	16.30 l.f.
Provide Minimum :	17 l.f. birdblocking. Ventilation =	75.99 s.i.
Minimum Ventilation Provided =	**125.99 s.i. IS GREATER THAN :**	**122.88 s.i. Req'd**

FOUNDATION VENTILATION

Crawlspace Area:	1716 s.f.		
Ventilation Required:	1716 s.f. / 300 =		823.68 s.i. Req'd
Use:	14" x 7"	Foundation Vents	
Vent Area =	98 s.i. - 25% reduct.,1/4"mesh =		73.5 s.i.
Vents Required =	823.68 s.i. / Vent Area =		11.21 s.i.
Provide : 12	14" x 7"	Vents, Area =	882 s.i.
Ventilation Provided =	882.00 s.i. is Greater than		823.68 s.i. Req'd
Use: 12	**14" x 7"**	**Foundation Vents**	

* FOUNDATION VENTS SHALL NOT INTERFERE WITH DIRECT LOAD PATH OF COLUMNS
* INSTALL 6 MIL BLACK POLYETHYLENE VAPOR RETARDER GROUND COVER
* LOCATE ONE VENT WITHIN 3 FEET OF EACH CORNER OF THE BUILDING, EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTS.

AIR LEAKAGE

Building Volume = 35668.8 cubic feet

Components of the building thermal envelope as listed in TABLE R402.4.1.1 shall be installed per manufacturer's specifications to limit air leakage rate to not exceed 5 air changes per hour (ACH)

AIR LEAKAGE CALCULATION (maximum blower test CFM)		$CFM_{50\text{-}calc}$		ACTUAL Blower test result	
maximum ACH	$CFM_{50\text{-}calc}$ = BLDG VOL (ft^3) X 5 ACH / 60 min =	2972	cfm		cfm

3A-
HEAT PUMP w/ GAS FURNACE BACKUP
(2) RHEEM RP1760AJV HEAT PUMP
(9.50 HSPF) w/ (2) RHEEM
R96VA1152524 MSA GAS FURNACE
(96% AFUE)
TOTAL MAX FURNACE OUTPUT
=(2)x40,600 = 81,200 BTUH (BACKUP)

5C-
AMERICAN-HPSE
10280H045DV-80 GAL
HYBRID GAS/ELECTRIC
HEAT PUMP WATER
HEATER, EF=2.72

ALARM SCHEDULE

2015 I.R.C. SECTIONS R314 & R315

SYMBOL	DESCRIPTION	REQUIREMENTS
SA	SMOKE ALARM	*110 V INTERCONNECTED w/ BATTERY BACKUP *INSTALLED ON EACH FLOOR, IN EACH SLEEPING AREA, AND OUTSIDE EACH SEPARATE SLEEPING AREA. INSTALLED NOT LESS THAN 3 FEET FROM THE DOOR OF A BATH WHICH CONTAINS A TUB OR SHOWER UNLESS THIS PREVENTS PLACEMENT IN A REQUIRED LOCATION. *LISTED IN ACCORDANCE WITH UL-217 AND TO COMPLY WITH NFPA 72
SA CM	COMBINATION SMOKE ALARM & CARBON MONOXIDE ALARM	*INSTALLED ON EACH FLOOR AND OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND IN A BEDROOM THAT CONTAINS A GAS FIREPLACE IN THE BEDROOM OR ADJACENT BATHROOM. *SMOKE ALARM REQUIREMENTS ABOVE *COMBINATION SMOKE & CARBON MONOXIDE ALARMS LISTED IN ACCORDANCE WITH UL 217 & UL 2034.

VAPOR RETARDER

FLOOR	☐ 4 MIL POLY	☐ FACE STAPLED BACKED BATTS	☒ PLYWOOD w/ EXT. GLUE
WALL	☐ 4 MIL POLY	☐ FACE STAPLED BACKED BATTS	☒ PVA PRIMER
RIM JOIST	☐ 4 MIL POLY	☒ FACE STAPLED BACKED BATTS	☐ PVA PRIMER
CEILING	☐ 4 MIL POLY	☐ FACE STAPLED BACKED BATTS	☒ PVA PRIMER

VENTILATION SCHEDULE

2015 IRC SECTION M1507

SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
A	Bath, Powder, Laundry	Min. 50 cfm at 0.25" WG (IRC TABLE M1507.4)
B	Kitchen	Min. 100 cfm at 0.25" WG (IRC TABLE M1507.4) (Range hood or down draft exhaust fan rated at min.100 cfm at 0.10" WG may be used for exhaust fan requirement.)
C	Whole House Fan	Sized per "Intermittent Ventilation Flow Rate" below. *Whole house fans located 4 ft. or less from interior grille to have a sone rating of 1.0 or less measured at 0.1" WG
INTERMITTENT VENTILATION FLOW RATE		Min. cfm = 120 at 0.25" WG (IRC TABLE M1507.3.3(1)) (based on 3,826 s.f. floor area & 5 bedrooms) (daily fractional operation time = 75 %)

All fans to vent to outside. All other requirements of the 2015 WSEC and the 2015 IRC section M1507 must be met.

WHOLE HOUSE VENTILATION

☐ OPTION 1. INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FANS (IRC M1507.3.4)
120 MIN. CFM @ 0.25 WG EXHAUST FANS FLOW RATING PER IRC TABLE M1507.3.3(1)
OUTDOOR AIR DISTRIBUTED TO EACH HABITABLE ROOM BY INDIVIDUAL OUTDOOR AIR INLETS.

☒ OPTION 2. INTERMITTENT WHOLE HOUSE VENTILATION INTEGRATED WITH A FORCED-AIR SYSTEM (IRC M1507.3.5)
PROVIDE OUTDOOR AIR AT 120 CFM PER IRC SECTION M1507.3.3
MOTORIZED DAMPER CONNECTED TO THE AUTOMATIC VENTILATION CONTROL

☐ OPTION 3. INTERMITTENT WHOLE HOUSE VENTILATION USING A SUPPLY FAN (IRC M1507.3.6)
PROVIDE OUTDOOR AIR AT 120 CFM @ 0.40 WG PER IRC TABLE M1507.3.3(1)
____ INCH SMOOTH OR ____ INCH FLEXIBLE OUTDOOR AIR INLET DUCT PER IRC TABLE M1507.3.6.2
BACK-DRAFT DAMPER SELECTION:
☐ CALIBRATED MANUAL VOLUME DAMPER
☐ MANUAL VOLUME DAMPER
☐ AUTOMATIC FLOW-REGULATING DEVICE

☐ OPTION 4. INTERMITTENT WHOLE HOUSE VENTILATION USING A HEAT RECOVERY VENTILATION SYSTEM (IRC M1507.3.7)

WINDOW, SKYLIGHT & DOOR SCHEDULE

CONDITIONED FLOOR AREA: 3826 — SUM OF UA FOR HEATING SYSTEM SIZING: 222.3
SUM OF ALL GLAZING AREAS FROM BELOW: 773 (DOES NOT INCLUDE EXEMPT DOOR & WINDOW)
GLAZING TO FLOOR AREA RATIO: 20.2%

EXEMPT DOOR AND WINDOW

ROOM		U-VAL	QTY	W	H	AREA	UA
	EXEMPT SWINGING DOOR (24 S.F. MAX.)					0.00	0.00
	EXEMPT WINDOW (15 S.F. MAX.)					0.00	0.00
	SUM OF AREA AND UA FOR HEATING SYSTEM SIZE ONLY:					**0.0**	**0.0**

EXTERIOR DOORS (OPAQUE)

ROOM	TYPE	REF	U-VAL	QTY	W	H	AREA	UA
GARAGE	DOOR	WSEC	0.28	1	2.67	6.67	17.81	4.99
FOYER	DOOR	WSEC	0.28	1	3.00	8.00	24.00	6.72
	DOOR	WSEC					0.00	0.00
						SUM OF AREA AND UA:	**41.8**	**11.7**
						AREA WEIGHTED U = UA/AREA:		**0.28**

VERTICAL GLAZING

(ALL WINDOWS ARE DOUBLE GLAZED. U-FACTORS ARE DETERMINED IN ACCORDANCE WITH NFRC 100)

ROOM	TYPE	REF	MODEL	FRAME	GAS	LO-E	E PKG	U-VAL	SPCRS	QTY	W	H	AREA	UA
MAIN FLOOR														
DINING	S.HUNG	MILGARD	8220	VINYL	AIR	YES	SUNC/i89	0.27	FOAM	2	3.00	6.00	36.00	9.72
FOYER	PICTURE	MILGARD	8320	VINYL	AIR	YES	SUNC/i89	0.27	EDGE	4	1.50	5.00	30.00	8.10
FOYER	PICTURE	MILGARD	8320	VINYL	AIR	YES	SUNC/i89	0.27	EDGE	1	3.00	5.00	15.00	4.05
GREAT RM	PICTURE	MILGARD	8320	VINYL	AIR	YES	SUNC/i89	0.27	EDGE	3	3.00	6.00	54.00	14.58
GREAT RM	S.G.D.	MILGARD	8621	VINYL	AIR	YES	SUNC/i89	0.27	EDGE	1	8.00	8.00	64.00	17.28
NOOK	FR DOOR	MILGARD	9642	WOOD	AIR	YES	SUNC/i89	0.27	EDGEMAX	1	3.00	8.00	24.00	6.48
NOOK	PICTURE	MILGARD	8320	VINYL	AIR	YES	SUNC/i89	0.27	EDGE	1	3.00	6.00	18.00	4.86
NOOK	PICTURE	MILGARD	8320	VINYL	AIR	YES	SUNC/i89	0.27	EDGE	1	8.00	6.00	48.00	12.96
DEN	SLIDER	MILGARD	8120	VINYL	ARGON	YES	SUNC/i89	0.27	EDGE	1	6.00	5.00	30.00	8.10
DEN	PICTURE	MILGARD	8320	VINYL	AIR	YES	SUNC/i89	0.27	EDGE	1	6.00	5.00	30.00	8.10
BATH 4	S.HUNG	MILGARD	8220	VINYL	AIR	YES	SUNC/i89	0.27	FOAM	1	2.00	4.00	8.00	2.16
GUEST BR	FR DOOR	MILGARD	9642	WOOD	AIR	YES	SUNC/i89	0.27	EDGEMAX	1	2.67	8.00	21.36	5.77
GUEST BR	SLIDER	MILGARD	8120	VINYL	ARGON	YES	SUNC/i89	0.27	EDGE	1	6.00	5.00	30.00	8.10
GUEST BR	S.HUNG	MILGARD	8220	VINYL	AIR	YES	SUNC/i89	0.27	FOAM	2	3.00	5.00	30.00	8.10
UPPER FLOOR														
BEDRM 2	S.HUNG	MILGARD	8220	VINYL	AIR	YES	SUNC/i89	0.27	FOAM	2	3.00	5.00	30.00	8.10
BEDRM 2	PICTURE	MILGARD	8320	VINYL	AIR	YES	SUNC/i89	0.27	EDGE	1	3.00	2.00	6.00	1.62
LAUNDRY	S.HUNG	MILGARD	8220	VINYL	AIR	YES	SUNC/i89	0.27	FOAM	1	2.00	4.00	8.00	2.16
STAIR	PICTURE	MILGARD	8320	VINYL	AIR	YES	SUNC/i89	0.27	EDGE	8	3.00	3.00	72.00	19.44
MSTR BR	CASE	MILGARD	8520	VINYL	AIR	YES	SUNC/i89	0.27	EDGE	3	3.00	4.00	36.00	9.72
MSTR BR	PICTURE	MILGARD	8320	VINYL	AIR	YES	SUNC/i89	0.27	EDGE	1	8.00	4.00	32.00	8.64
M BATH	D.SLIDER	MILGARD	8125	VINYL	ARGON	YES	SUNC/i89	0.27	EDGE	1	7.00	4.00	28.00	7.56
BONUS	SLIDER	MILGARD	8120	VINYL	ARGON	YES	SUNC/i89	0.27	EDGE	2	6.00	4.00	48.00	12.96
BONUS	PICTURE	MILGARD	8320	VINYL	AIR	YES	SUNC/i89	0.27	EDGE	2	3.00	2.00	12.00	3.24
BEDRM 4	SLIDER	MILGARD	8120	VINYL	ARGON	YES	SUNC/i89	0.27	EDGE	1	6.00	4.00	24.00	6.48
BATH 3	CASE	MILGARD	8520	VINYL	AIR	YES	SUNC/i89	0.27	EDGE	1	2.00	2.00	4.00	1.08
BEDRM 3	S.HUNG	MILGARD	8220	VINYL	AIR	YES	SUNC/i89	0.27	FOAM	2	3.00	4.50	27.00	7.29
												SUM OF AREA AND UA:	**765.36**	**206.65**
												AREA WEIGHTED U = UA/AREA:		**0.27**

OVERHEAD GLAZING

ROOM	TYPE	REF	MODEL	FRAME	GAS	LO-E	LAYERS	U-VAL	QTY	W	H	AREA	UA
M BATH	SKYLIGHT	MILGARD	790	ALUM	ARGON	YES	DBL	0.49	1	4.00	2.00	8.00	3.92
											SUM OF AREA AND UA:	**8.00**	**3.92**
											AREA WEIGHTED U = UA/AREA:		**0.49**

VERTICAL GLAZING IN UNHEATED SPACES

ROOM	TYPE	REF	MODEL	FRAME	GAS	LO-E	LAYERS	U-VAL	SPCRS	QTY	W	H	AREA
													0.00
													0.00
												SUM OF VERTICAL GLAZING IN UNHEATED SPACES:	**0.00**

(not included in sum of all glazing above)

OVERHEAD GLAZING IN UNHEATED SPACES

ROOM	TYPE	REF	MODEL	FRAME	GAS	LO-E	LAYERS	U-VAL	QTY	W	H	AREA
PATIO	SKYLIGHT								2	2.00	4.00	16.00
	SKYLIGHT											0.00
											SUM OF OVERHEAD GLAZING IN UNHEATED SPACES:	**16.00**

(not included in sum of all glazing above)

SIMPLE HEATING SYSTEM SIZE

This heating system sizing is based on the Prescriptive Requirements of the 2015 Washington State Energy Code. This is for heating only. ACCA procedures for sizing cooling systems should be used to determing cooling.

Indoor Design Temperature		70		
Outdoor Design Temperature		24		
Design Temperature Difference — Indoor - Outdoor Design Temp		46		
Conditioned Floor Area		3826		
Conditioned Volume		36235		
Glazing — Sum of UA from Glazing Schedule				222.3
Attic	**U-Factor**	**X Area**	**=**	**UA**
R-49	0.026	2035		52.91
Other:				
Single Rafter or Joist Vaulted Ceilings	**U-Factor**	**X Area**	**=**	**UA**
R-38	0.027			
Other:				
Above Grade Walls	**U-Factor**	**X Area**	**=**	**UA**
R-21 + R-10 HEADERS	0.056	3163		177.13
Other:				
Floors	**U-Factor**	**X Area**	**=**	**UA**
R-38	0.025	2116		52.90
Other:				
Below Grade Walls	**U-Factor**	**X Area**	**=**	**UA**
R-21 Interior	0.042			
R-10 Continuous exterior	0.064			
Other:				
Slab Below Grade	**F-factor**	**X Length**	**=**	**UA**
R-10 Fully insulated	0.36			
Other:				
Slab on Grade	**F-factor**	**X Length**	**=**	**UA**
R-10 Fully insulated	0.36			
Other:				
Sum of UA				505.21
Envelope Heat Load — Sum of UA X Design Temperature Difference				23240 Btu / Hour
Air Leakage Heat Load — ((Volume X 0.6) X Design Outdoor Temp) X .018))				18002 Btu / Hour
Building Design Heat Load — Air Leakage + Envelope Heat Loss				41241 Btu / Hour
Building and Duct Heat Load		1.1		45365 Btu / Hour
Maximum Heat Equipment Output		1.4		63512 Btu / Hour

Use 1.1 if ducts are located in unconditioned space: Sum of Building Heat Loss X 1.1
Use 1 if ducts are located in conditioned space: Sum of Building Heat Loss X 1
Use 1.4 for forced air furnace: Building & Duct Heat Loss x 1.4
Use 1.25 for heat pump: Building & Duct Heat Loss x 1.25

PRESCRIPTIVE ENERGY CODE COMPLIANCE

This project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. In addition, based on the size of the structure, the appropriate number of additional credits are checked.

All Climate Zones

	R-Value[a]	U-Factor[a]	With use of Credit 1a
Fenestration U-Factor[b]	n/a	0.30	0.28 U-Factor
Skylight U-Factor	n/a	0.50	
Glazed Fenestration SHGC[b,e]	n/a	n/a	
Ceiling	49[j]	0.026	
Wood Frame Wall[g,m,n]	21 int	0.056	
Mass Wall R-Value[i]	21/21[h]	0.056	
Floor	30[g]	0.029	38 R-Value (0.025)
Below Grade Wall[c,k]	10/15/21 int + TB	0.042	R-10 perimeter & entire slab
Slab[d] R-Value & Depth	10, 2 ft	n/a	R-10 perimeter & entire slab

For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38.

Table R402.1.1 footnotes included on Sheet A1.

Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 so as to achieve the following minimum number of credits:

☐ **1. Small Dwelling Unit: 1.5 points**
Dwelling units less than 1500 square feet in conditioned floor area with less than 300 square feet of fenestration area. Additions to existing building that are 500 square feet of heated floor area but less than 1500 square feet.

☑ **2. Medium Dwelling Unit: 3.5 points**
All dwelling units that are not included in #1 or #3. Exception: Dwelling units serving R-2 occupancies shall require 2.5 credits.

☐ **3. Large Dwelling Unit: 4.5 points**
Dwelling units exceeding 5000 square feet of conditioned floor area.

☐ **4. Additions less than 500 square feet: .5 credits**

ENERGY CREDIT OPTION DESCRIPTIONS

Option	Description	Credit(s)		
1a	Efficient Building Envelope 1a	0.5	0.5	☑
1b	Efficient Building Envelope 1b	1.0		☐
1c	Efficient Building Envelope 1c	2.0		☐
1d	Efficient Building Envelope 1d	0.5		☐
2a	Air Leakage Control and Efficient Ventilation 2a	0.5		☐
2b	Air Leakage Control and Efficient Ventilation 2b	1.0		☐
2c	Air Leakage Control and Efficient Ventilation 2c	1.5		☐
3a	High Efficiency HVAC 3a	1.0	1.0	☑
3b	High Efficiency HVAC 3b	1.0		☐
3c	High Efficiency HVAC 3c	1.5		☐
3d	High Efficiency HVAC 3d	1.0		☐
4	High Efficiency HVAC Distribution System	1.0		☐
5a	Efficient Water Heating 5a	0.5	0.5	☑
5b	Efficient Water Heating 5b	1.0		☐
5c	Efficient Water Heating 5c	1.5	1.5	☑
5d	Efficient Water Heating 5d	0.5		☐
6	Renewable Electric Energy	*1200 kwh		☐
Total Credits			**3.5**	

1 — 2015 W.S.E.C. SCHEDULES
SCALE: NOT TO SCALE

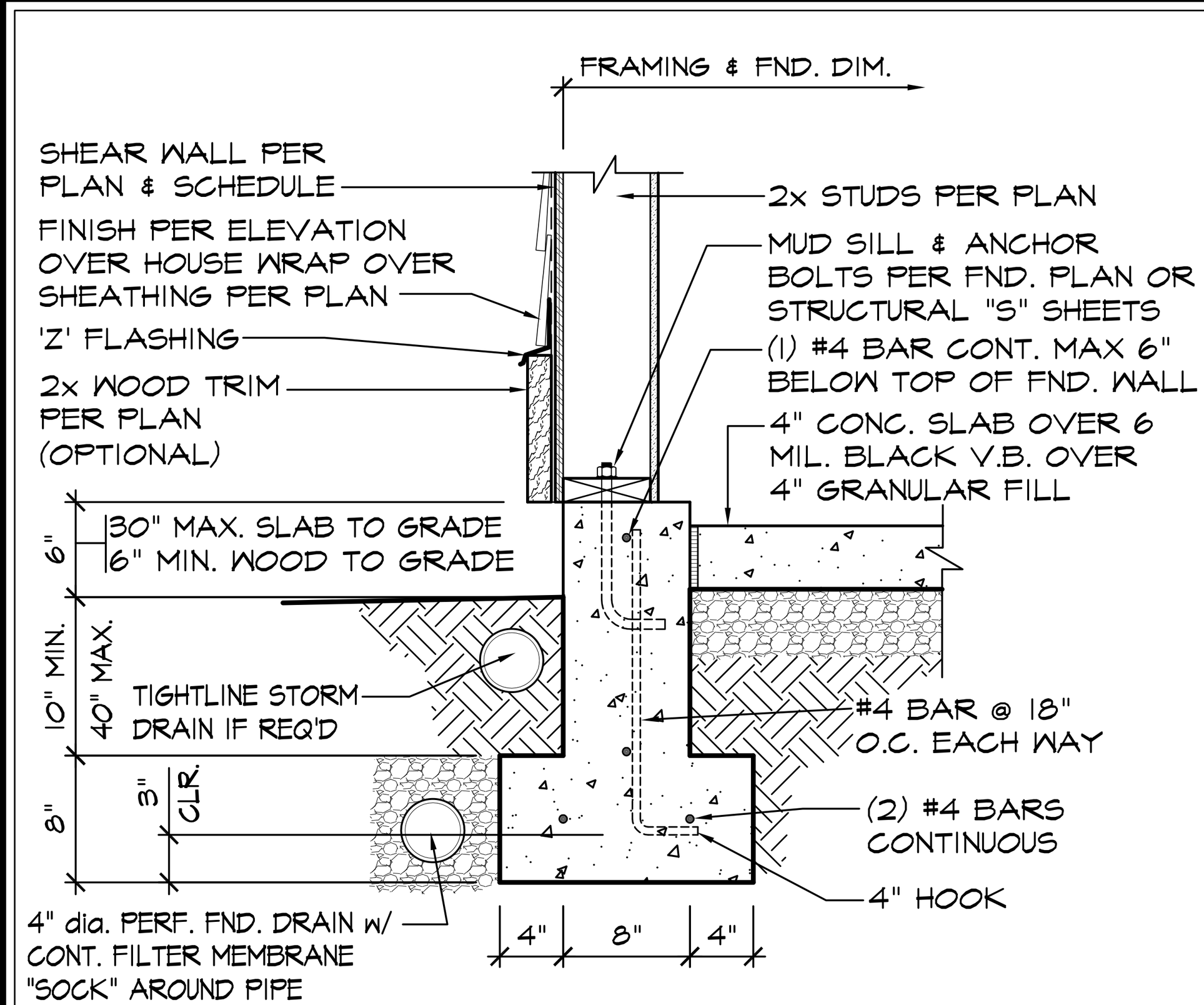
ARCHITECTS NORTHWEST
18915-142nd AVENUE NE SUITE 100 WOODINVILLE, WA 98072
OFFICE: (425) 485-4900
FAX: (425) 487-6585
WWW.ARCHITECTSNW.COM

MN CUSTOM HOMES
MN#232 @ 9046 SE 61ST, MERCER ISLAND WA 98040
PLAN M3557A3F-1R

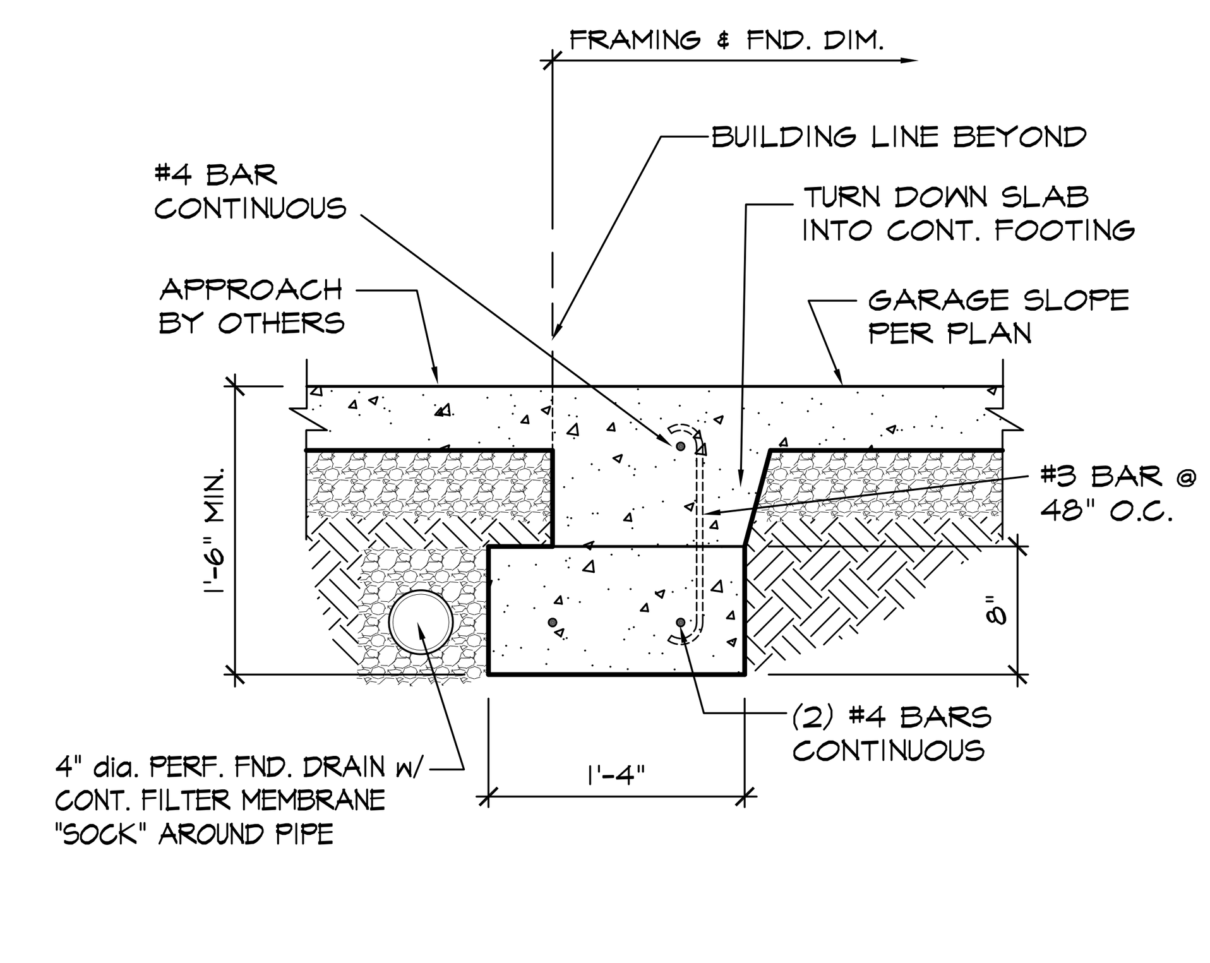
DESIGNED BY: TROY DATE: 2018
DRAWN BY: CMB DATE: 8/24/20
PROJECT MANAGER: TROY CLYMER
REVISED BY: CMB DATE: 2/8/21
LATERAL BY: P&A DATE: 11/7/18
LATERAL JOB NUMBER: 18-155

A2
A12

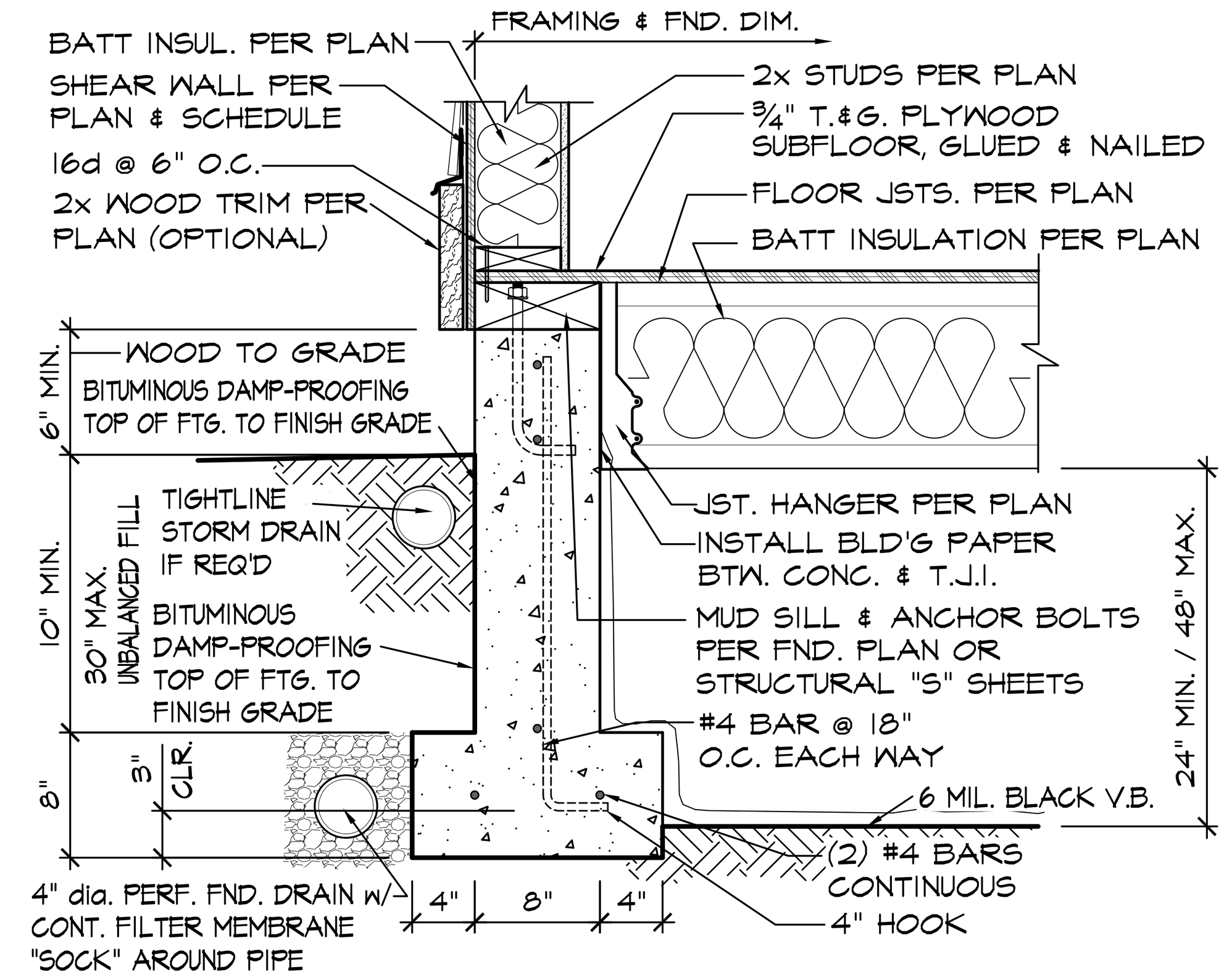
ANW WOODINVILLE OFFICE JOB NUMBER: 200146



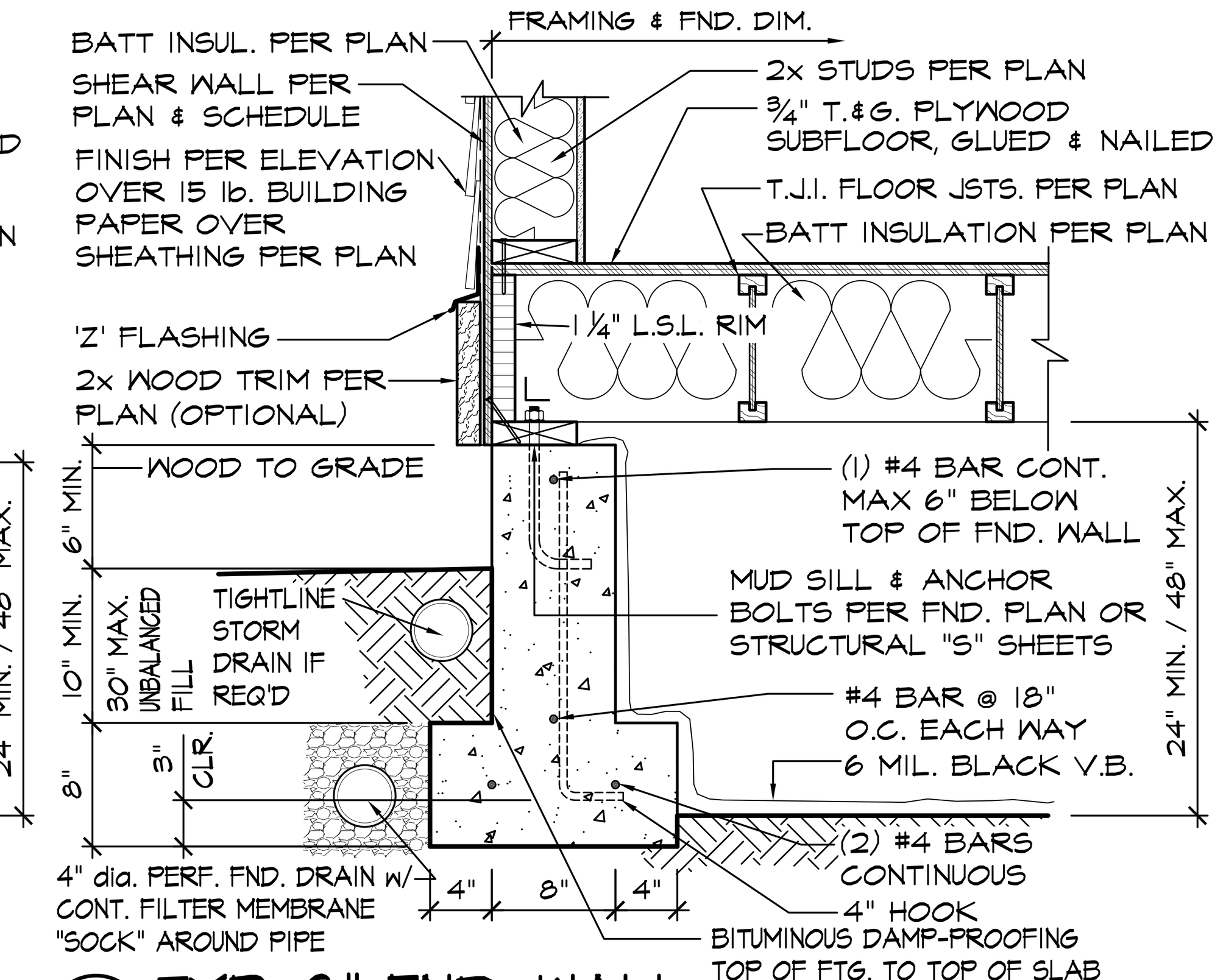
1 8" FND. WALL @ GARAGE
SCALE: 1" = 1'-0"



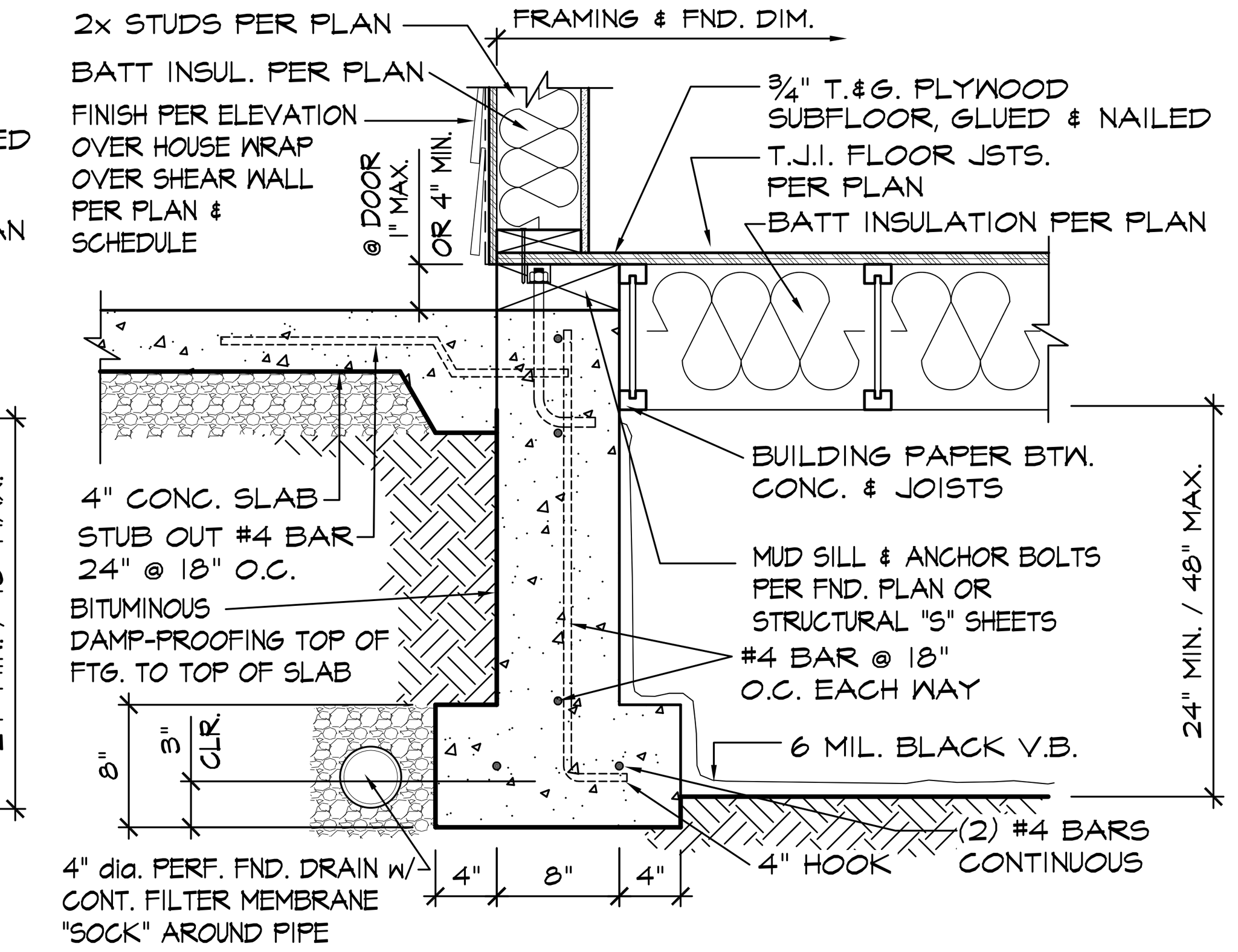
2 THICKENED SLAB @ O.H. DOOR
SCALE: 1" = 1'-0"



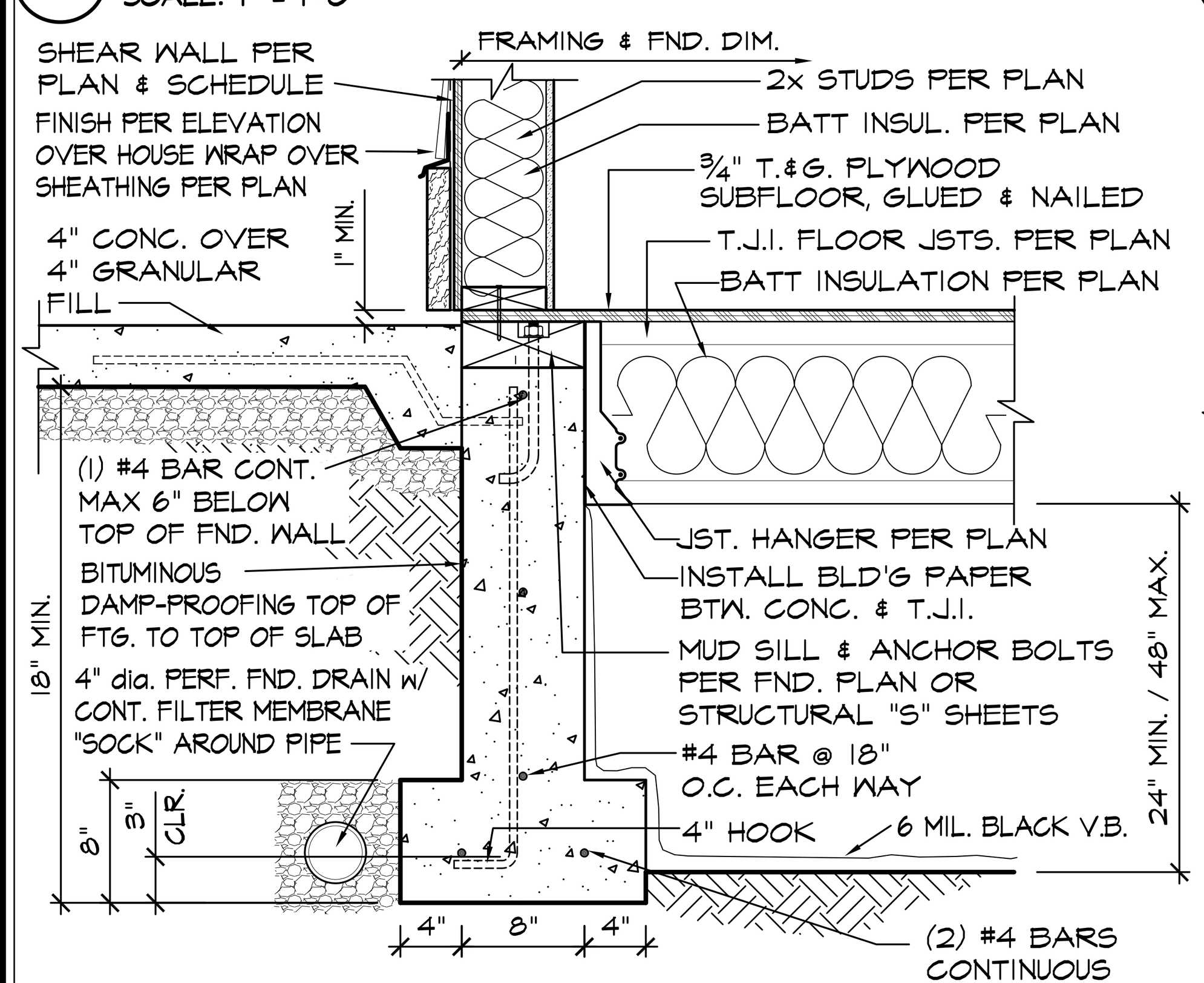
3 TYP. RAISED FND. WALL (JSTS. PARALLEL)
SCALE: 1" = 1'-0"



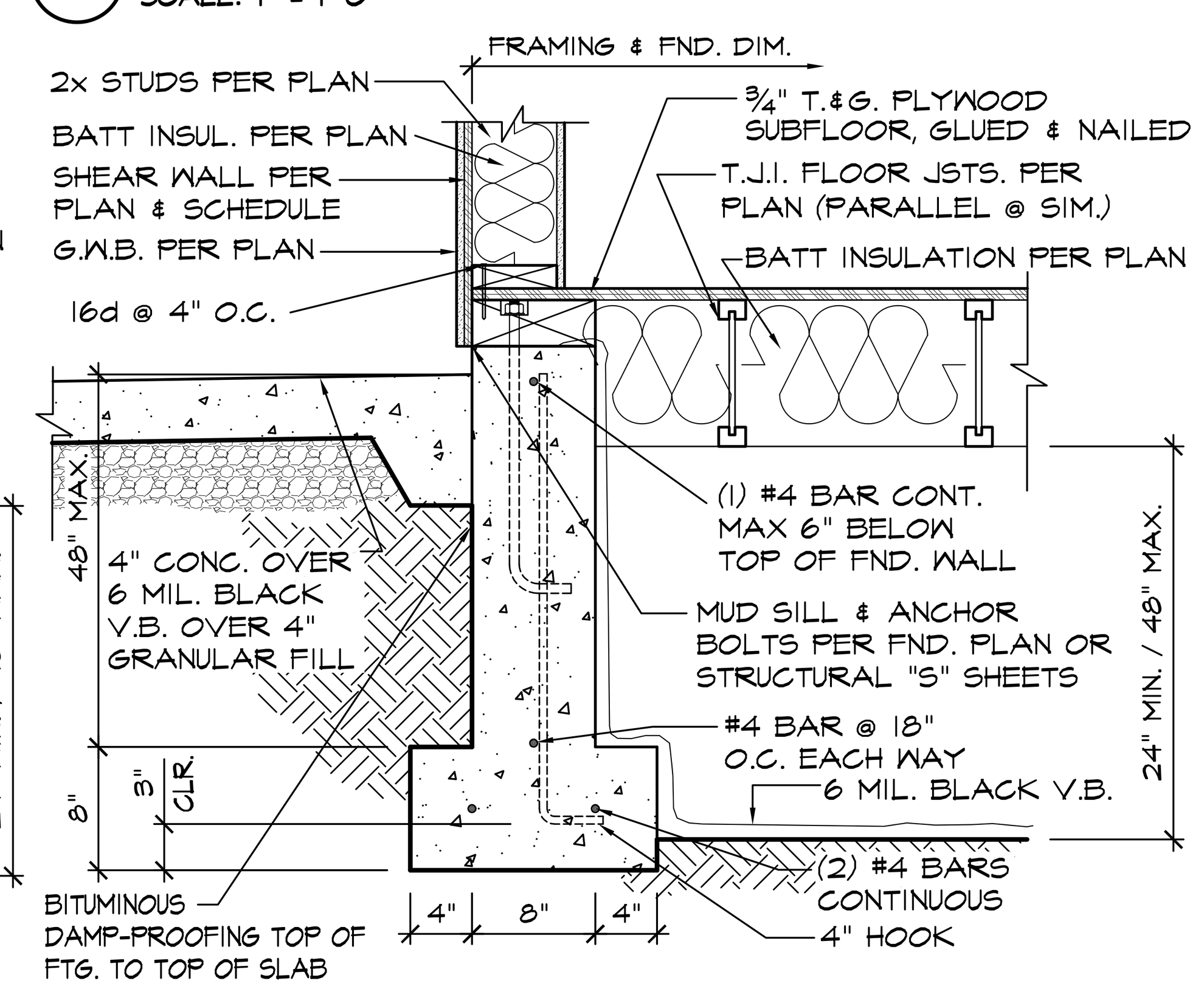
4 TYP. 8" FND. WALL T.J.I.
SCALE: 1" = 1'-0"



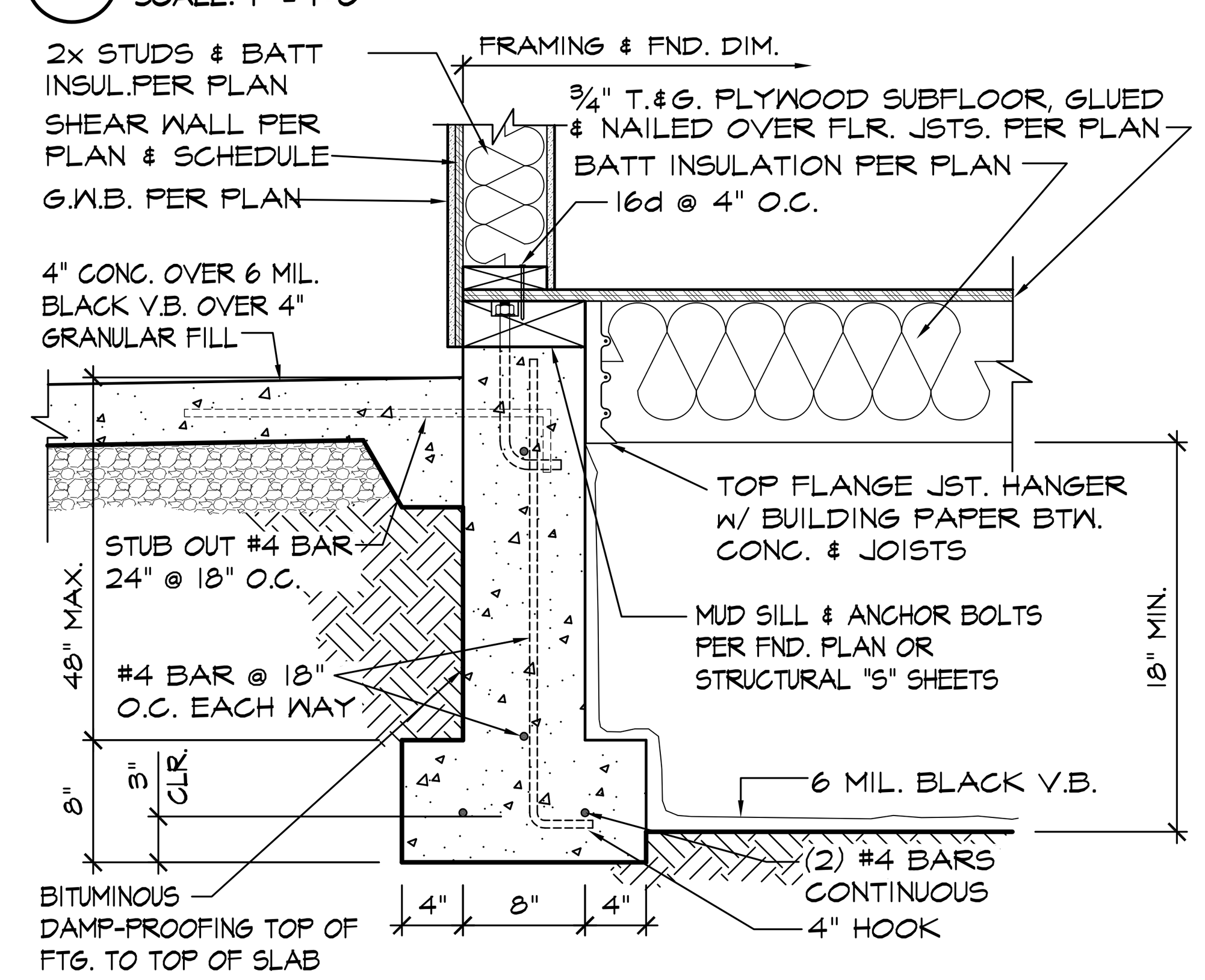
5 RAISED FND. WALL w/ SLAB
SCALE: 1" = 1'-0"



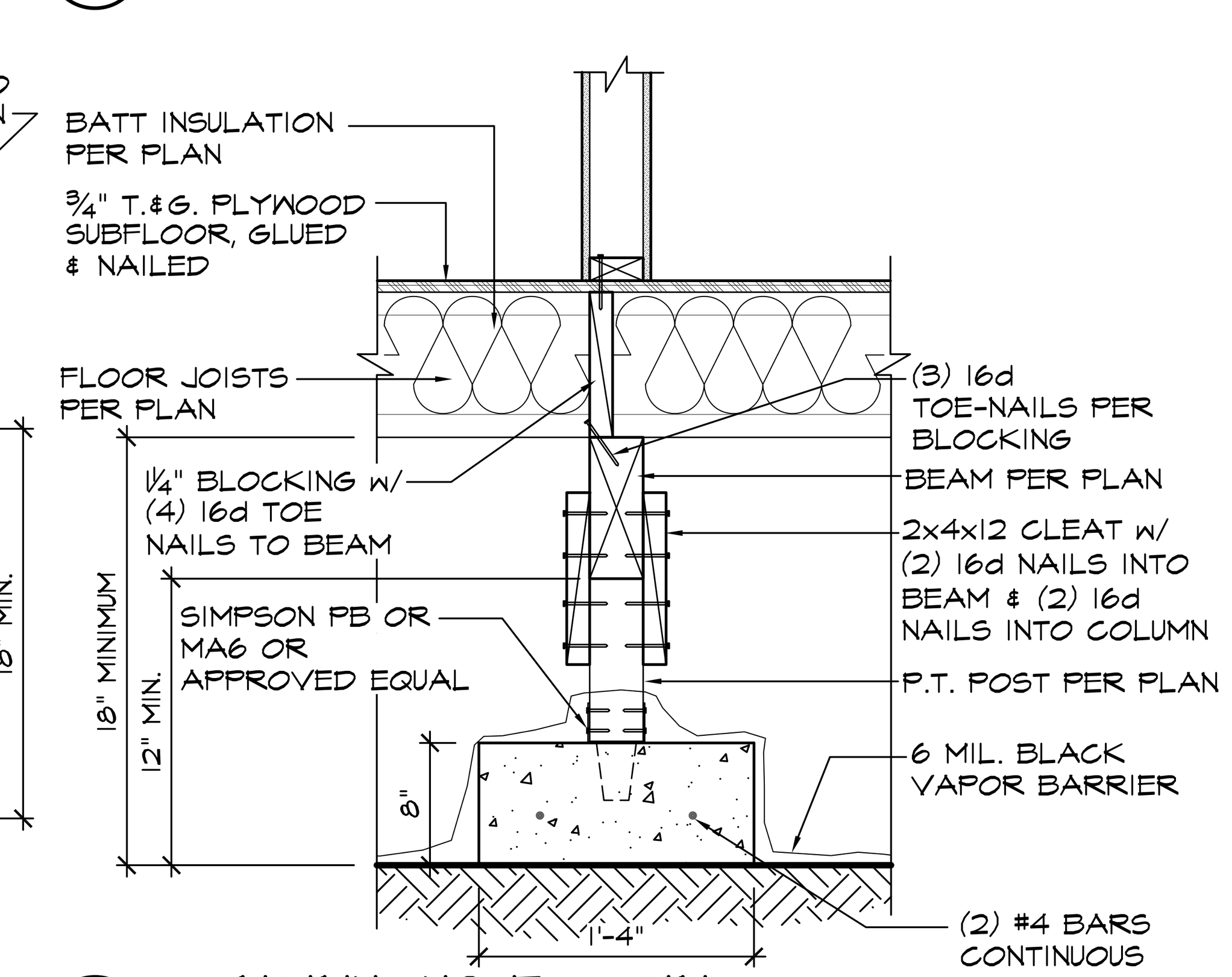
6 8" RAISED FND. WALL JOISTS PERP. w/ EXTERIOR SLAB
SCALE: 1" = 1'-0"



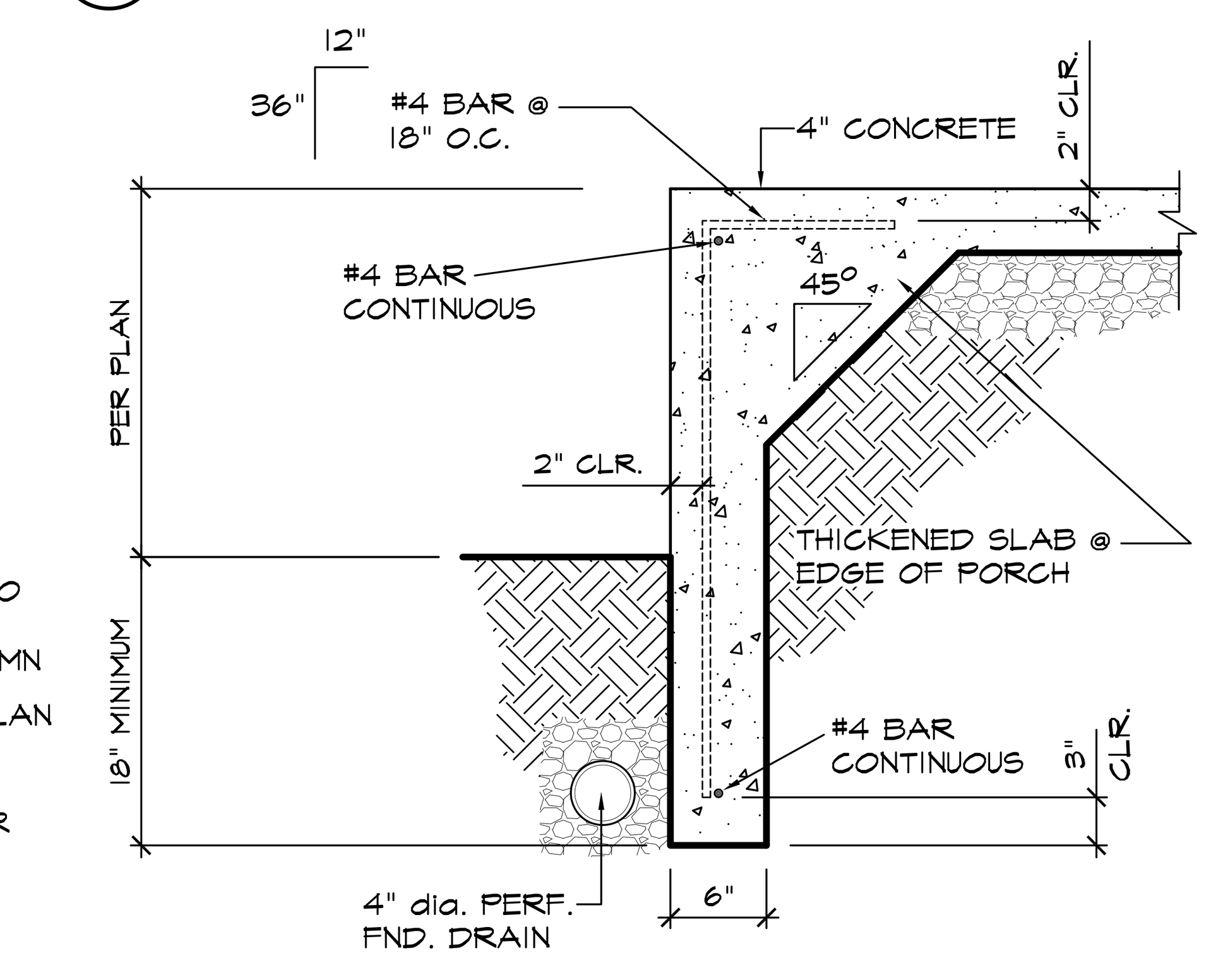
7 8" FND. WALL @ HOUSE/GARAGE T.J.I.
SCALE: 1" = 1'-0"



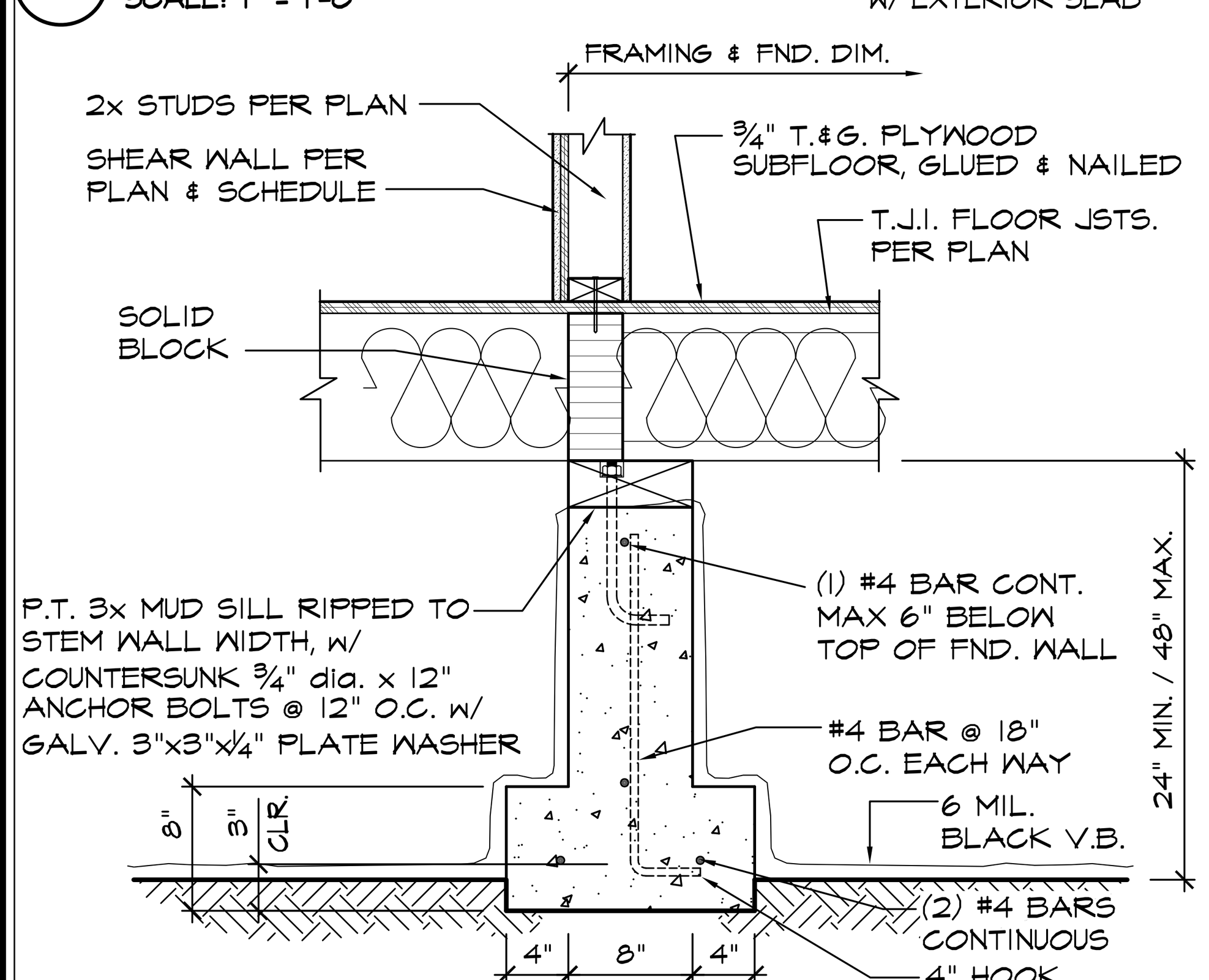
8 RAISED FND. @ HOUSE/GARAGE JOIST PERP.
SCALE: 1" = 1'-0"



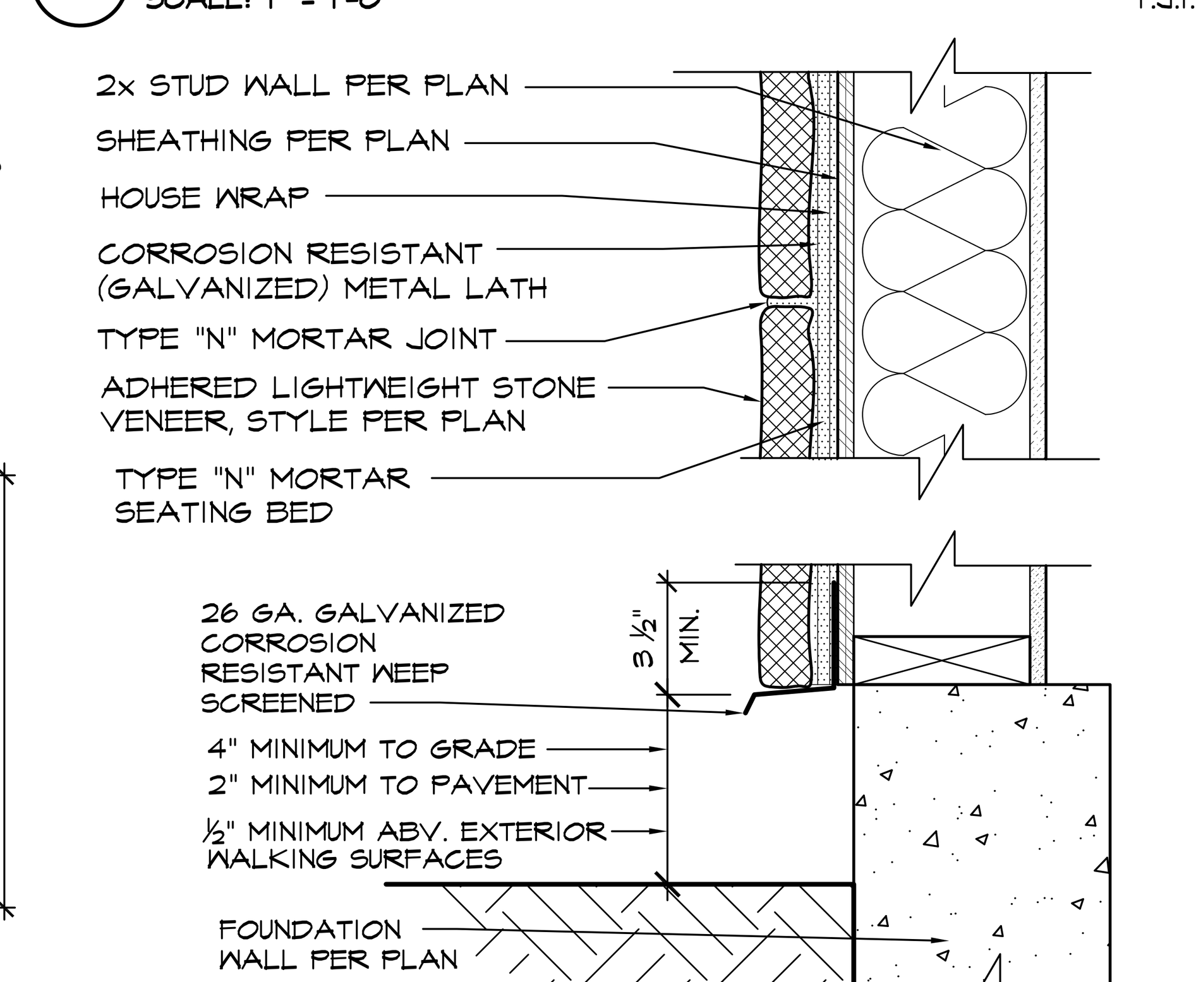
9 CONTINUOUS FOOTING NO WALL @ SIM.
SCALE: 1" = 1'-0"



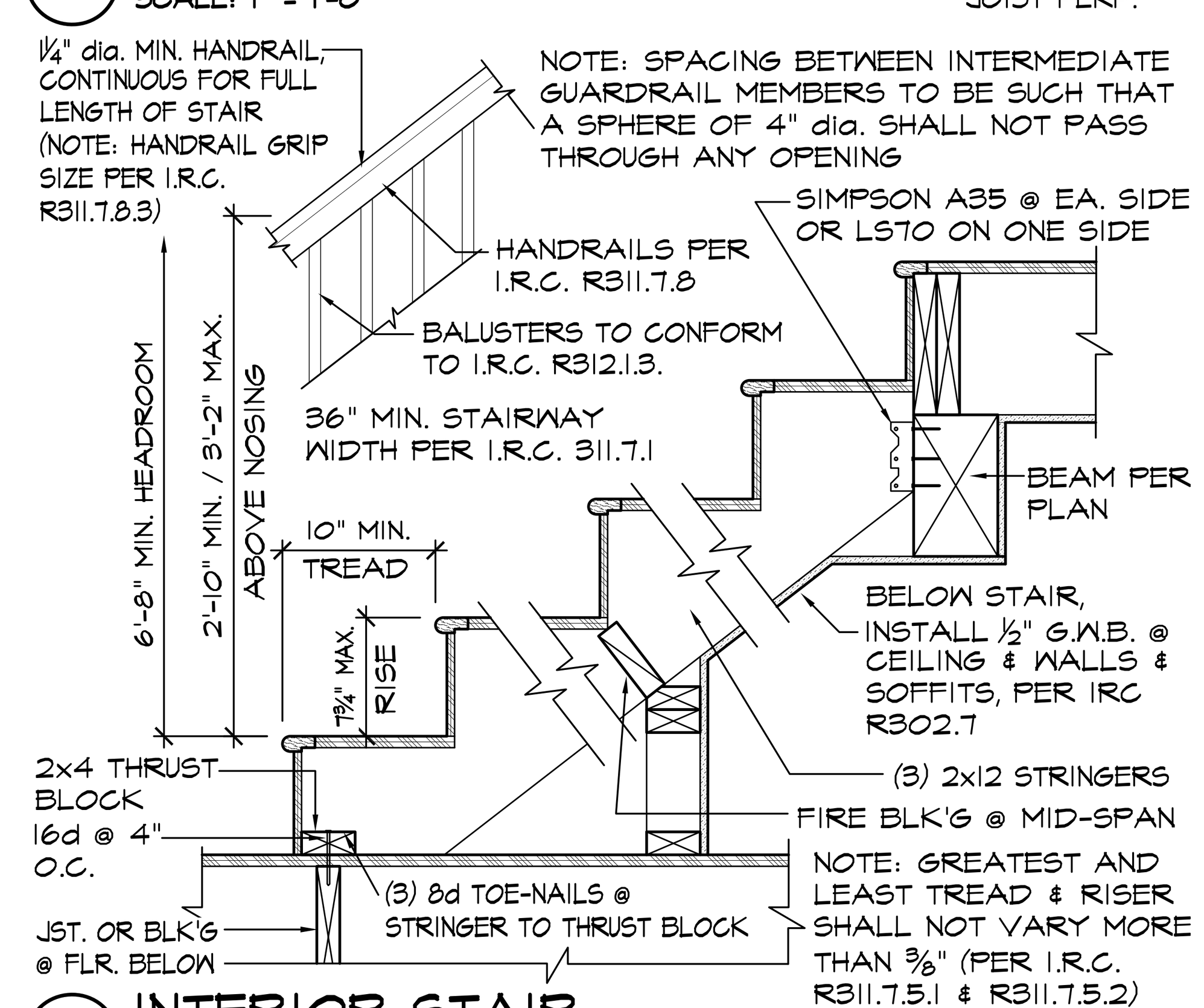
10 FND. WALL PORCH (PRESCRIPTIVE)
SCALE: 1" = 1'-0"



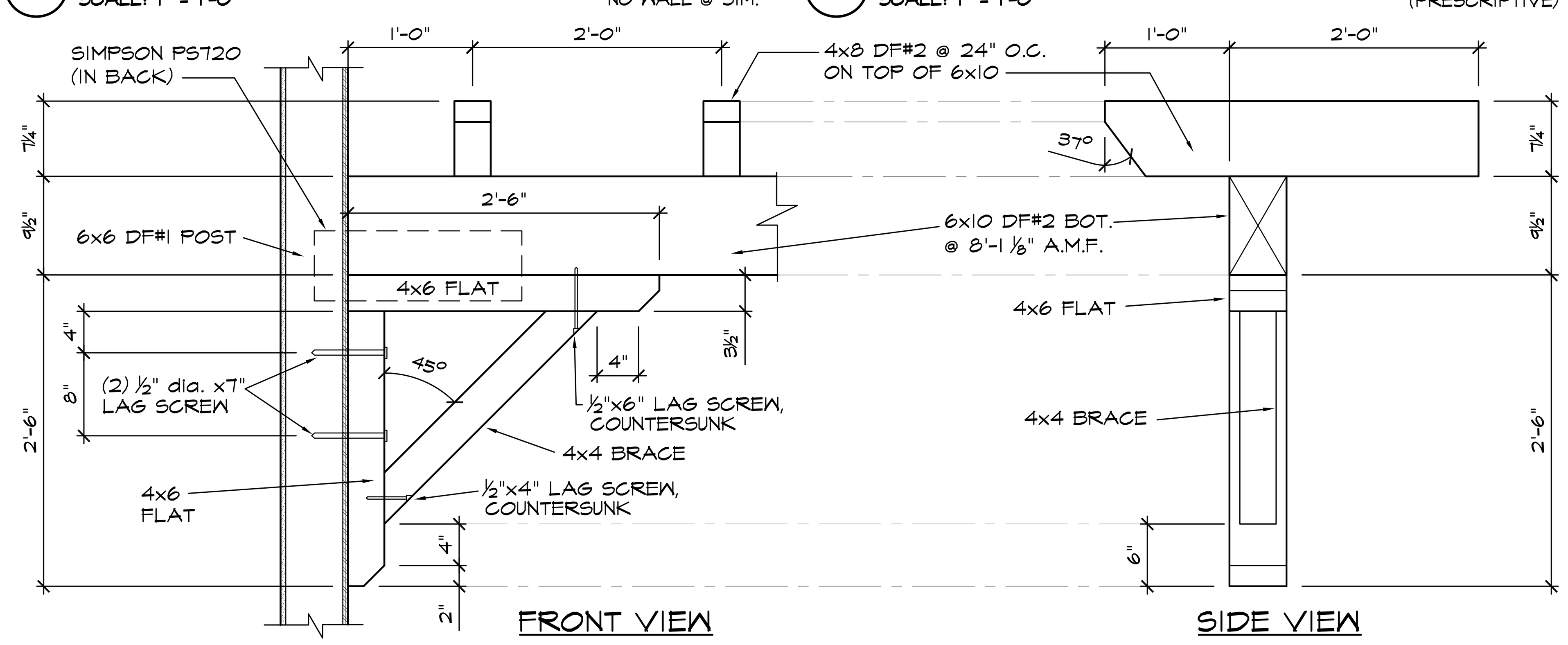
11 8" INT. FND. WALL
SCALE: 1" = 1'-0"



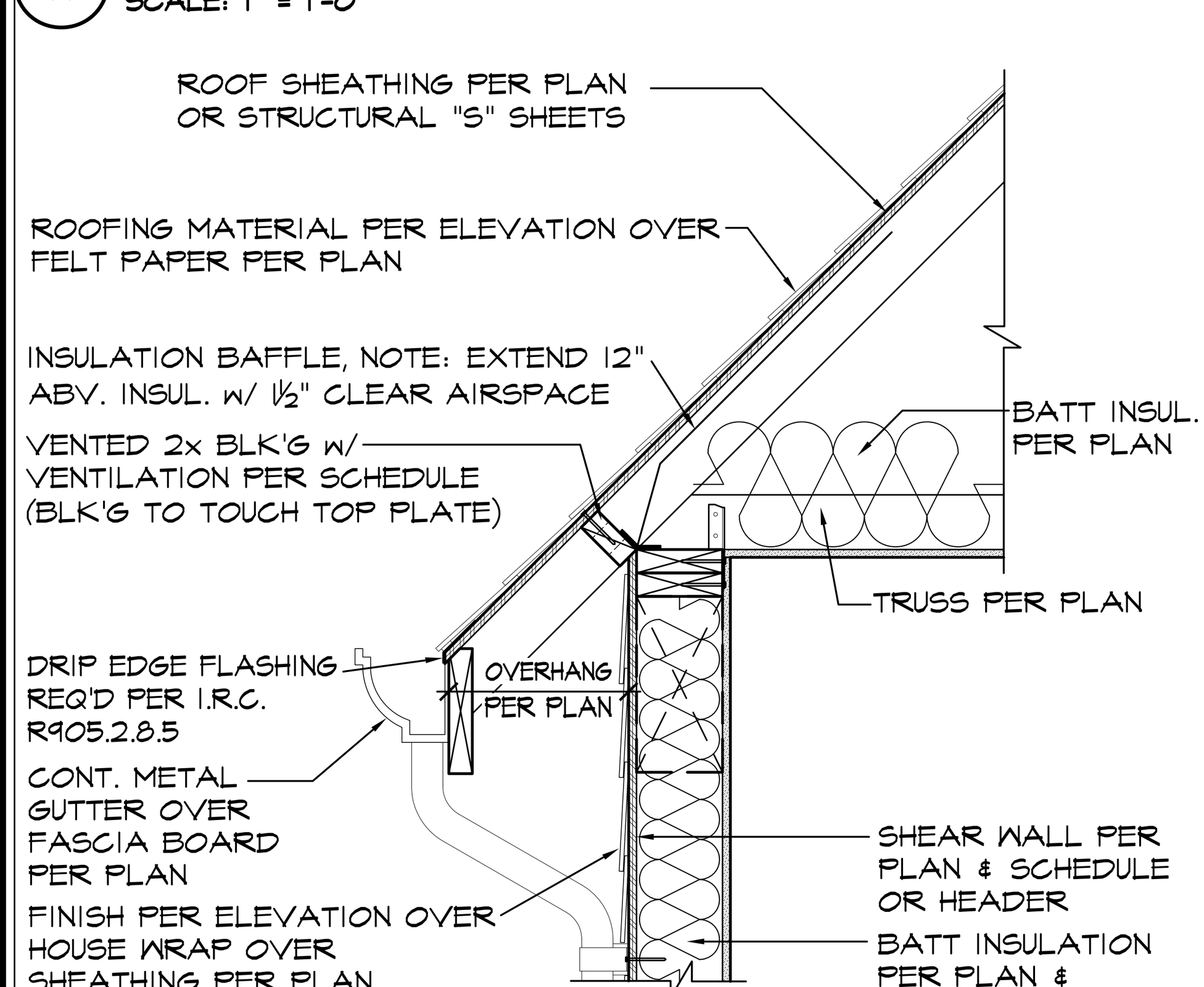
12 ADHERED LIGHTWEIGHT VENEER
SCALE: NOT TO SCALE



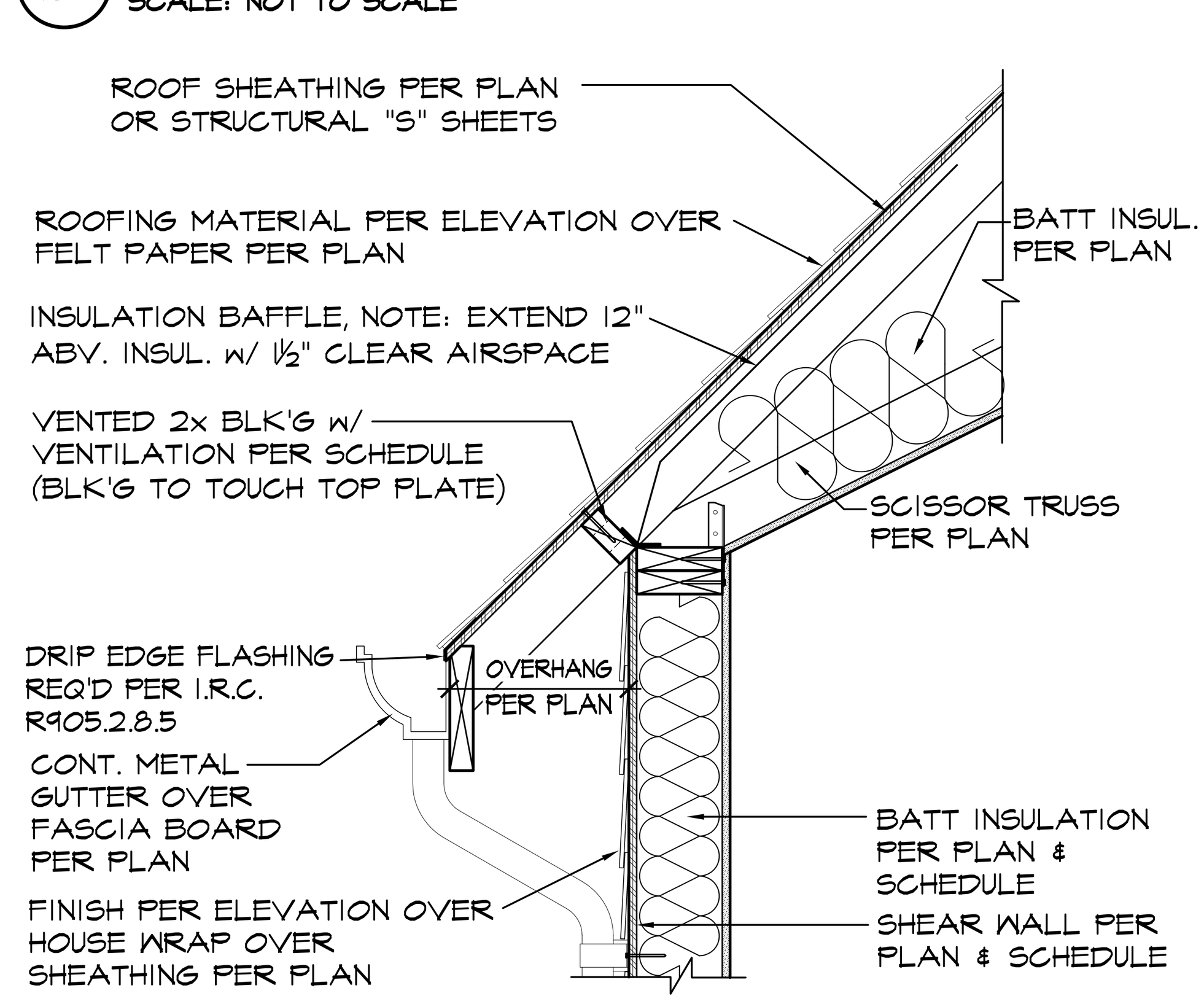
13 INTERIOR STAIR @ FLOOR/CRAWL SPACE BELOW
SCALE: 1" = 1'-0"



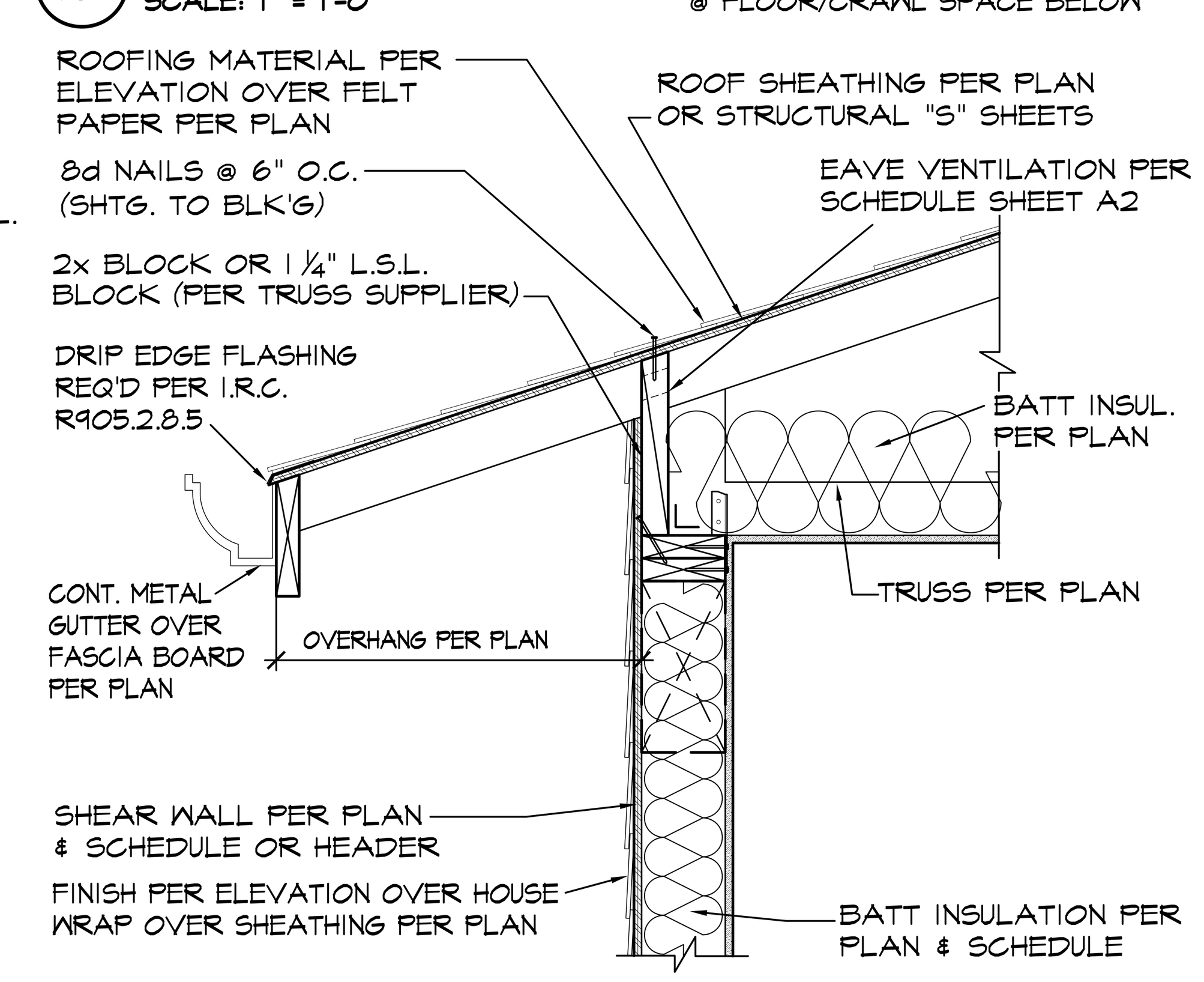
14 TRELLIS
SCALE: 1" = 1'-0"



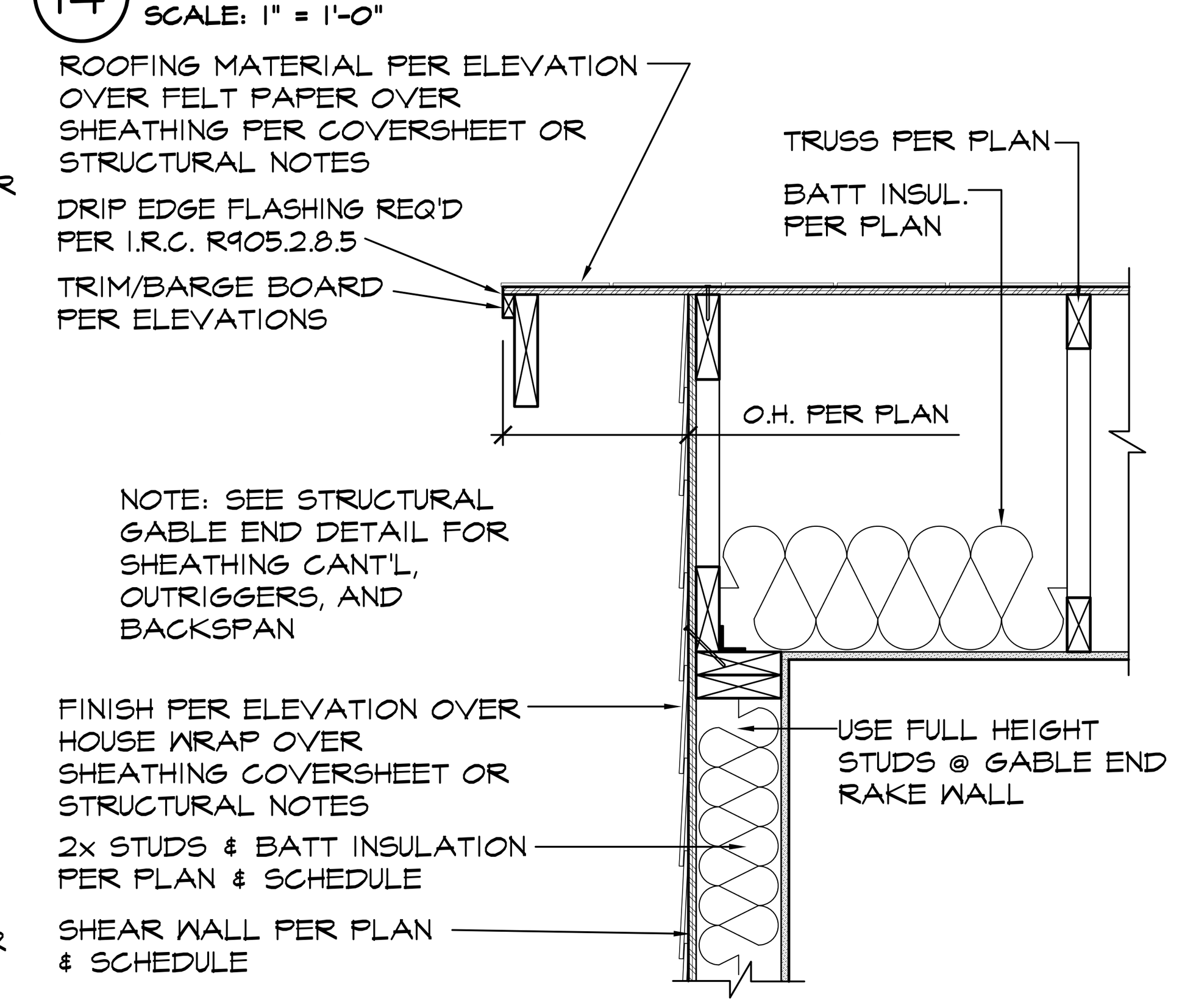
15 FLAT CEILING @ EAVE
SCALE: 1" = 1'-0"



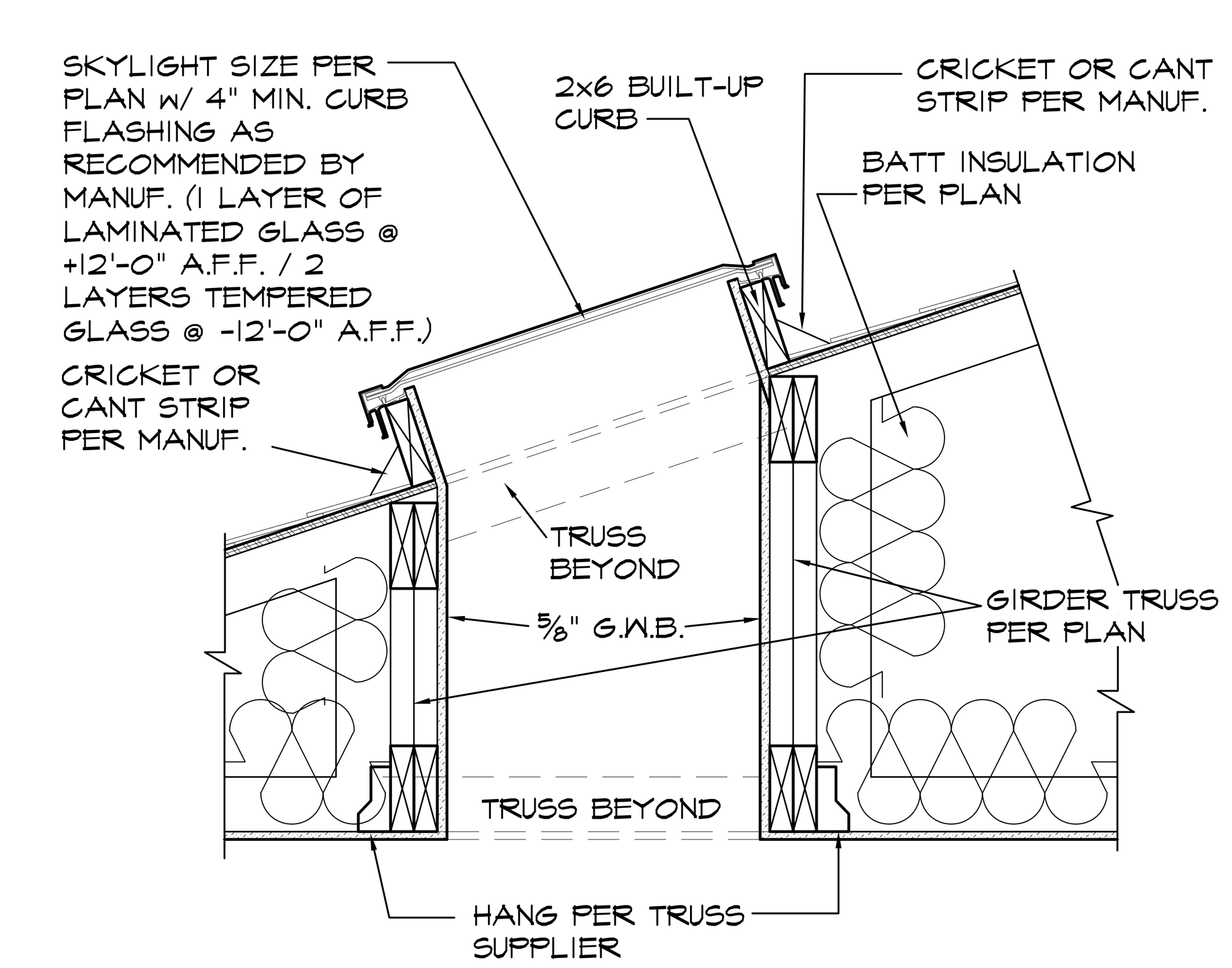
16 SLOPED CEILING @ EAVE
SCALE: 1" = 1'-0"



17 TRUSS HEEL @ FLAT CEILING/EAVE
SCALE: 1" = 1'-0"



18 GABLE END DETAIL
SCALE: 1" = 1'-0"



19 SKYLIGHT
SCALE: 1" = 1'-0"

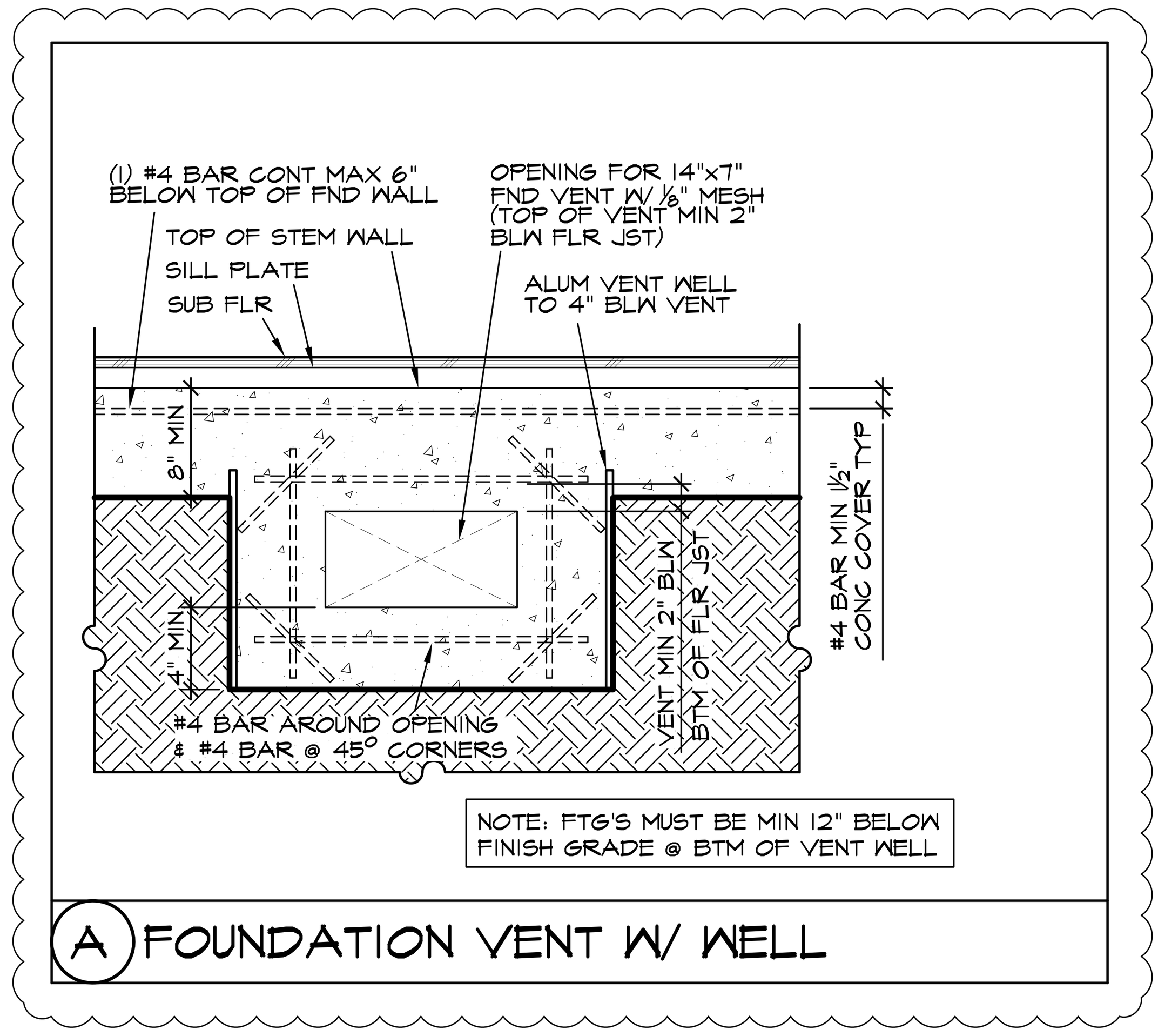
ARCHITECTS NORTHWEST
18915-142nd AVENUE NE SUITE 100 WOODINVILLE, WA 98072
OFFICE: (425) 483-4900 FAX: (425) 487-6585
WWW.ARCHITECTSNW.COM

MN CUSTOM HOMES
MN#232 @ 9046 SE 61ST, MERCER ISLAND WA 98040
PLAN M3557A3F-1R

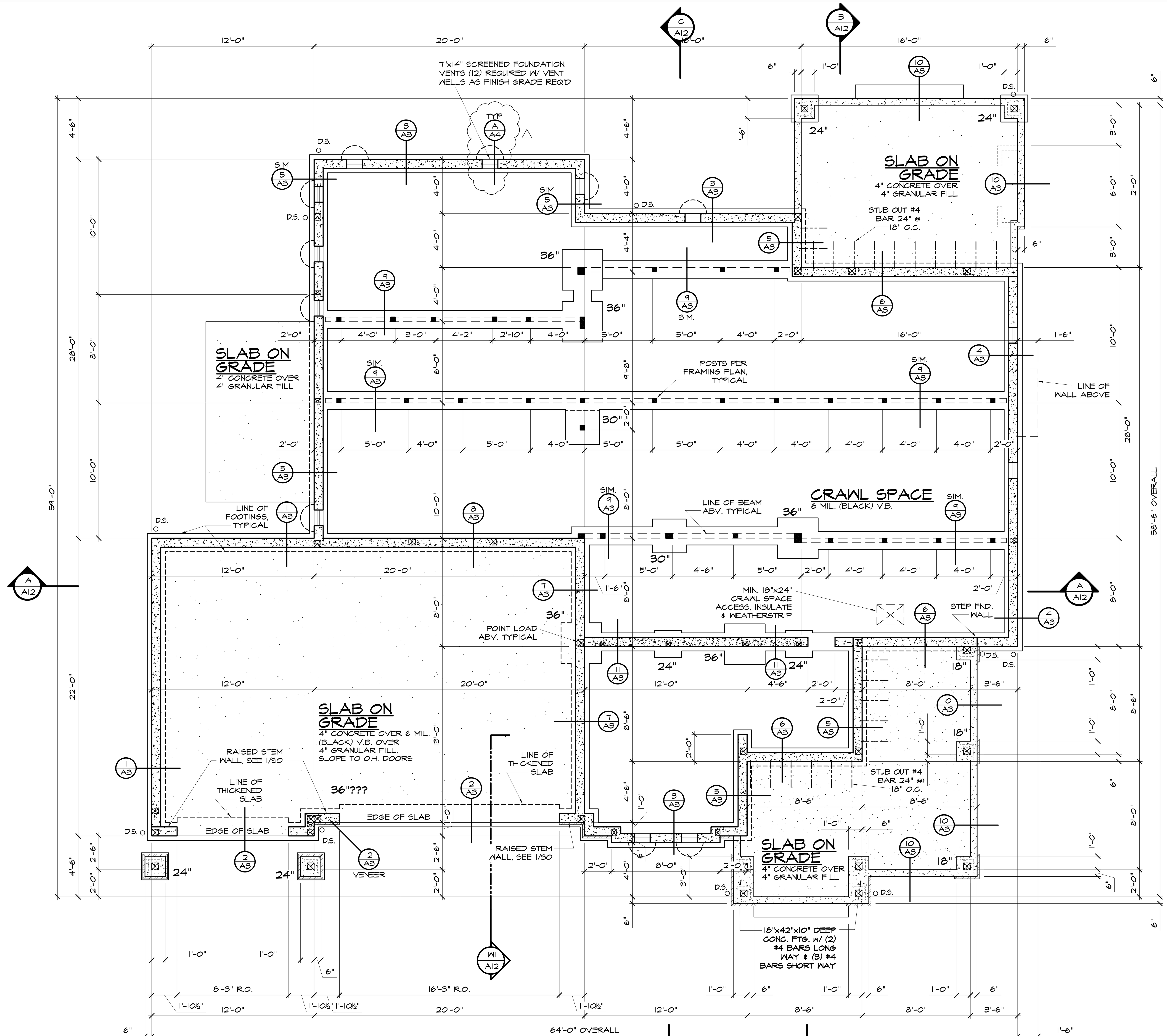
DESIGNED BY: TROY	DATE: 2018
DRAWN BY: CMB	DATE: 8/24/20
PROJECT MANAGER: TROY CLYMER	
REVISED BY: ⚠ CMB	DATE: 2/8/21
LATERAL BY: P&A	DATE: 11/7/18
LATERAL JOB NUMBER: 18-155	

A3
A12

ANW WOODINVILLE OFFICE JOB NUMBER:
200146



A FOUNDATION VENT W/ WELL



NOTE:
TYPICAL FOOTING: 8"x16" w/ (2) #4 BARS CONT.
TYPICAL STEMWALL: 8" WIDE w/ (2) #4 BARS @ TOP, #4 VERTICAL @ 18" O.C.

FOUNDATION PLAN

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

NOTE: SEE 'S' SHEETS FOR LATERAL INFORMATION & ENGINEERING DETAILS

NOTE:
EXTERIOR GRADE TO SLOPE 6" IN 10 FEET FROM RESIDENCE PER I.R.C. 401.3

FOUNDATION NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL FOOTINGS TO REST ON UNDISTURBED SOIL.
3. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
4. SOFFIT, VENT & INSULATE CANTILEVERED AREAS.
5. STEP FOUNDATION PER SITE CONDITIONS.
6. 1,500 P.S.F. ASSUMED SOIL BEARING CAPACITY SHALL BE VERIFIED IN FIELD.
7. SEE SHEET A1 FOR ADDITIONAL NOTES.

5046 REGISTERED ARCHITECT JEFFREY P. GROULET STATE OF WASHINGTON 2/8/21

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OFFICE: (425) 485-4900 FAX: (425) 487-6585
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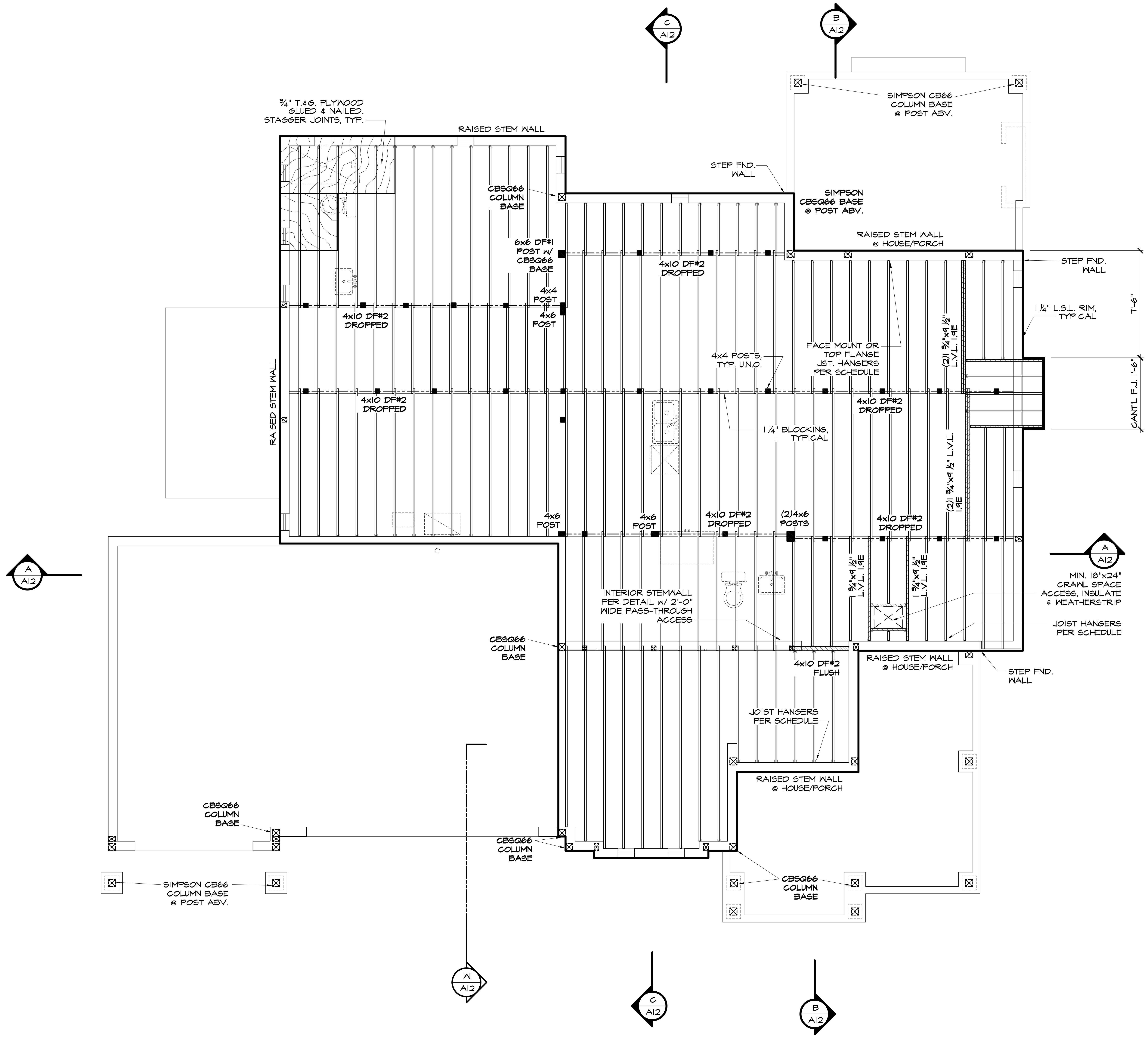
LATERAL JOB NUMBER: 18-155	

A4 / A12

ANW WOODINVILLE OFFICE JOB NUMBER: 200146



MAIN FLOOR FRAMING PLAN

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

HANGER SCHEDULE

T.J.I. SERIES 110 HANGERS:

9 1/2" - FACE MOUNT	-	SIMPSON IUS1.81/9.5
9 1/2" - TOP FLANGE	-	SIMPSON ITT9.5
9 1/2" - SKEWED 45°	-	SIMPSON SUR/L1.81/9
11 7/8" - FACE MOUNT	-	SIMPSON IUS1.81/11.88
11 7/8" - TOP FLANGE	-	SIMPSON ITT11.88
11 7/8" - SKEWED 45°	-	SIMPSON SUR/L1.81/11

L.V.L. HANGERS:

1 3/4"x9 1/2"	- FACE MOUNT -	SIMPSON HU9
1 3/4"x9 1/2"	- TOP FLANGE -	SIMPSON ITS1.81/9.5
1 3/4"x9 1/2"	- SKEWED 45° -	SIMPSON SUR/L1.81/9
1 3/4"x11 7/8"	- FACE MOUNT -	SIMPSON HU11
1 3/4"x11 7/8"	- TOP FLANGE -	SIMPSON ITS1.81/11.88
1 3/4"x11 7/8"	- SKEWED 45° -	SIMPSON SUR/L1.81/11

NOTE: SEE 'S' SHEETS FOR LATERAL INFORMATION & ENGINEERING DETAILS

BEAM SCHEDULE

PLAN VIEW	DESCRIPTION
– – – – –	DROPPED BEAM DESIGNATED ON FLOOR PLANS.
—-·-—	DROPPED BEAM DESIGNATED ON FRAMING PLANS.
(hatched)	FLUSH AND TOP FLUSH BEAM DESIGNATED ON FRAMING PLANS.

W.S.E.C. NOTES:

FLOOR INSULATION: (PER OPTION 1a)
-INSULATION @ 9 1/2" T.J.I. TO BE R-38c.
-INSULATION @ 11 7/8" T.J.I. TO BE R-38.

FLOOR FRAMING NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL FLOOR JOISTS TO BE 11 7/8" T.J.I. SERIES 210 @ 16" ON CENTER UNLESS NOTED OTHERWISE (U.N.O.)
3. ALL BEAMS & HEADERS TO BE 4x10 DF#2 U.N.O.
4. PROVIDE SOLID BLOCKING OVER SUPPORTS.
5. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
6. BEARING WALLS ARE SHADED.
7. PLUMBING AND MECHANICAL FIXTURES ARE DASHED.
8. ■ INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O. PROVIDE 4x6 POSTS AT BEAM SPLICES.
9. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
10. SEE SHEET A1 FOR ADDITIONAL NOTES.

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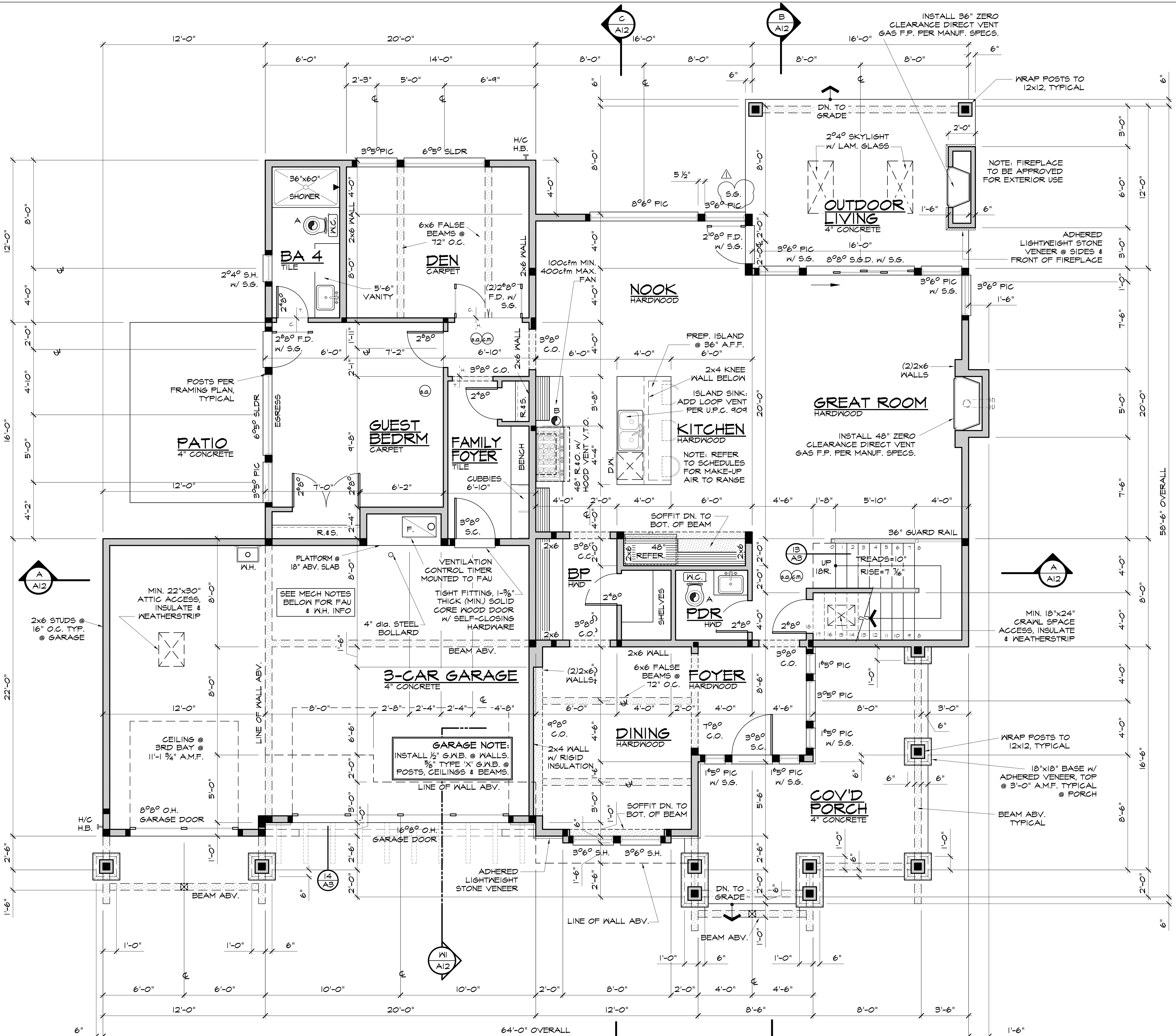

FLOOR PLAN NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. PLANS TO COMPLY WITH OPTION 1a OF THE 2015 W.S.E.C. RESIDENTIAL CONSTRUCTION ENERGY COMPLIANCE.
3. PLANS TO COMPLY WITH OPTION 5a OF THE 2015 W.S.E.C.
   -ALL SHOWERHEADS AND KITCHEN SINK FAUCETS SHALL BE RATED AT 1.75 GPM OR LESS
   -ALL OTHERS SHALL BE RATED AT 1.0 GPM OR LESS
4. WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
5. EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C. U.N.O.
6. INTERIOR WALLS TO BE 2x4 STUDS @ 16" O.C. U.N.O.
7. SOFFIT DOWN AREAS ARE SHADED.
8. ■ INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
9. ROOF EAVES THAT ARE WITHIN 5'-0" OF THE PROPERTY LINE TO HAVE FIRE-BLOCKING FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING, PER I.R.C. TABLE R302.1(1) FOOTNOTE 'a'.
10. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.7 FOR INTERIOR STAIRWAYS AND R303.8 FOR EXTERIOR STAIRWAYS.
11. EXTERIOR GRADE TO SLOPE 6" IN 10 FEET FROM RESIDENCE PER I.R.C. 401.3.
12. SEE SHEET A1 FOR ADDITIONAL NOTES.
13. SEE SHEET A2 FOR VENTILATION AND ALARM SCHEDULES.

FURNACE NOTE:	WATER HEATER:
(PER OPTION 3a) GAS/PROPANE OR OIL w/ MIN. AFUE OF 94% **TYPE:** SEE BELOW **MODEL:** SEE BELOW MAX. BTU: 63,733/HOUR 3A- (2) RHEEM R96VA1152524 MSA GAS FURNACE (96% AFUE) TOTAL MAX FURNACE OUTPUT =(2)x40,600 = 81,200 BTUH (BACKUP)	**(PER OPTION 5c)** ON DEMAND TANKLESS (GAS/PROPANE OR OIL) w/ MIN. EF OF 0.91 **TYPE:** SEE BELOW **MODEL:** SEE BELOW 5C- AMERICAN-HPSE 10280H045DV-80 GAL HYBRID GAS/ELECTRIC HEAT PUMP WATER HEATER, EF=2.72

MAIN FLOOR PLAN

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

WHOLE HOUSE VENTILATION:

VENTILATION SYSTEM INTEGRATED WITH FORCED AIR FURNACE INCLUDES 24-HOUR TIMER LABELED & MOUNTED TO THE FURNACE. TIMER SHALL OPERATE 3 HOURS IN EVERY 4-HOUR CYCLE IN ACCORDANCE WITH M1507.3.5 AND TABLE M1507.3.3(2). SYSTEM ALSO INCLUDES 8" ROUND DUCT, MOTORIZED DAMPER AND WALL FRESH AIR INTAKE HOOD.

NOTE: SEE 'S' SHEETS FOR LATERAL INFORMATION & ENGINEERING DETAILS

NOTE:
EXTERIOR GRADE TO SLOPE 6" IN 10 FEET FROM RESIDENCE PER I.R.C. 401.3

GROSS F.A.R.	
LOT AREA:	11,233 SF
UPPER FLOOR AREA:	2,035 SF
MAIN+GAR FLR AREA:	2,455 SF
TOTAL AREA:	4,490 SF
MAX=40% (4,493 SF)	39.97%

AREA SUMMARY	
UPPER FLOOR:	2,035 SF
MAIN FLOOR:	1,791 SF
TOTAL HEATED AREA:	3,826 SF
GARAGE AREA:	663 SF
COVERED AREA:	441 SF

REGISTERED ARCHITECT 5046 JEFFREY P. GIROULET STATE OF WASHINGTON 2/8/21

ARCHITECTS NORTHWEST
18915-142nd AVENUE NE SUITE 100 WOODINVILLE, WA 98072
OFFICE: (425) 485-4900 FAX: (425) 487-6585
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DESIGNED BY: TROY DATE: 2018
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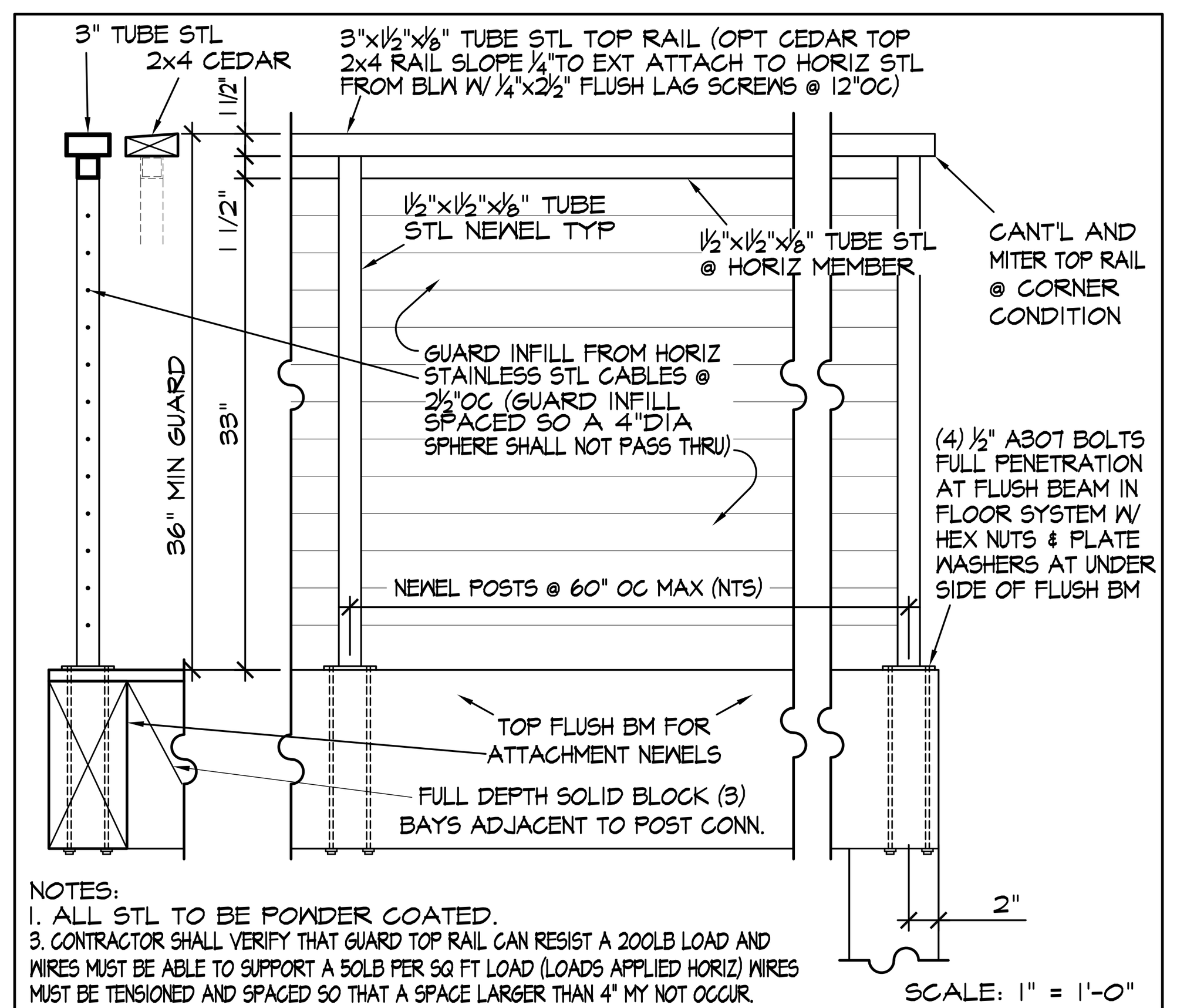
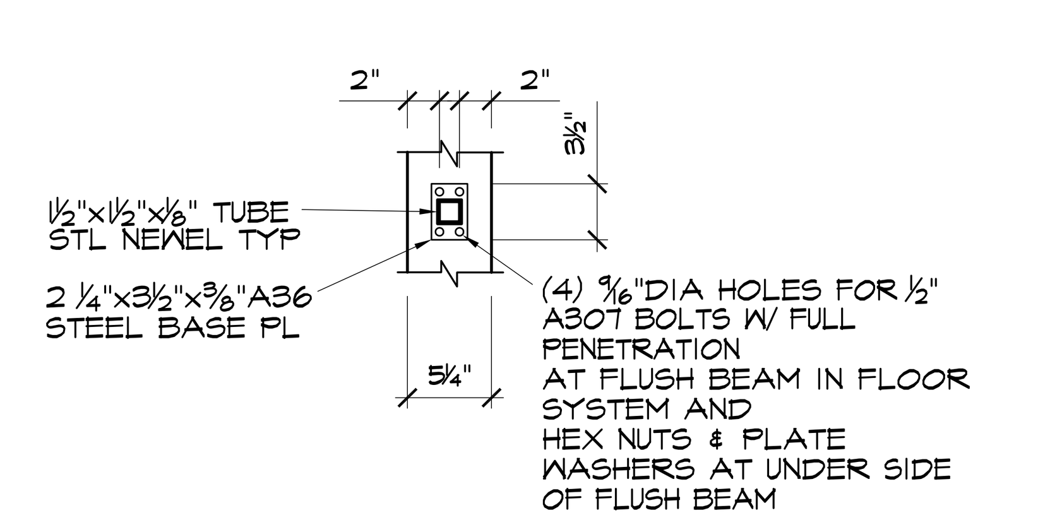
ANW WOODINVILLE OFFICE JOB NUMBER: 200146

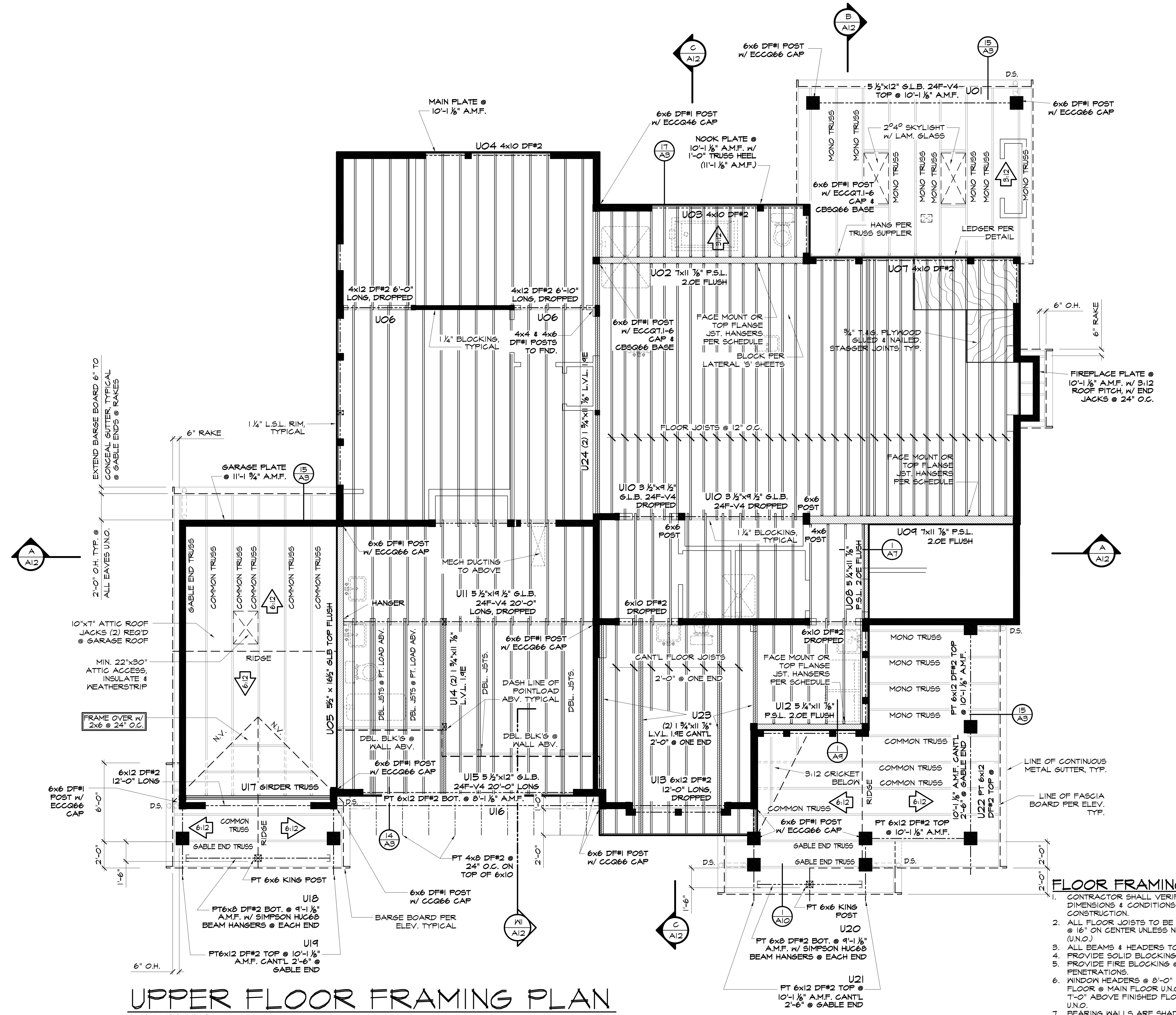


A CABLE RAIL GUARD



B STEEL GUARD BASE PLATE

1 GUARD RAIL DETAIL
SCALE: 1" = 1'-0"



UPPER FLOOR FRAMING PLAN

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

HANGER SCHEDULE

T.J.I. SERIES 110 HANGERS:

9 ½" - FACE MOUNT	-	SIMPSON IUS1.81/9.5
9 ½" - TOP FLANGE	-	SIMPSON ITT9.5
9 ½" - SKEWED 45°	-	SIMPSON SUR/L1.81/9
11 ⅞" - FACE MOUNT	-	SIMPSON IUS1.81/11.88
11 ⅞" - TOP FLANGE	-	SIMPSON ITT11.88
11 ⅞" - SKEWED 45°	-	SIMPSON SUR/L1.81/11

L.V.L. HANGERS:

1 ¾"x9 ½"	- FACE MOUNT -	SIMPSON HU9
1 ¾"x9 ½"	- TOP FLANGE -	SIMPSON ITS1.81/9.5
1 ¾"x9 ½"	- SKEWED 45° -	SIMPSON SUR/L1.81/9
1 ¾"x11 ⅞"	- FACE MOUNT -	SIMPSON HU11
1 ¾"x11 ⅞"	- TOP FLANGE -	SIMPSON ITS1.81/11.88
1 ¾"x11 ⅞"	- SKEWED 45° -	SIMPSON SUR/L1.81/11

FLOOR FRAMING NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL FLOOR JOISTS TO BE 11 ⅞" T.J.I. SERIES 230 @ 16" ON CENTER UNLESS NOTED OTHERWISE (U.N.O.)
3. ALL BEAMS & HEADERS TO BE 4x10 DF#2 U.N.O.
4. PROVIDE SOLID BLOCKING OVER SUPPORTS.
5. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
6. WINDOW HEADERS @ 8'-0" ABOVE FINISHED FLOOR @ MAIN FLOOR U.N.O. WINDOW HEADERS @ 7'-0" ABOVE FINISHED FLOOR @ UPPER FLOOR U.N.O.
7. BEARING WALLS ARE SHADED.
8. PLUMBING AND MECHANICAL FIXTURES ARE DASHED.
9. ■ INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
10. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
11. ROOF EAVES THAT ARE WITHIN 5'-0" OF THE PROPERTY LINE TO HAVE FIRE-BLOCKING FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING, PER I.R.C. TABLE R302.1(1) FOOTNOTE 'a'.
12. SEE SHEET A1 FOR ADDITIONAL NOTES.

WHOLE HOUSE VENTILATION:

VENTILATION SYSTEM INTEGRATED WITH FORCED AIR FURNACE INCLUDES 24-HOUR TIMER LABELED & MOUNTED TO THE FURNACE. TIMER SHALL OPERATE 3 HOURS IN EVERY 4-HOUR CYCLE IN ACCORDANCE WITH M1507.3.5 AND TABLE M1507.3.3(2). SYSTEM ALSO INCLUDES 6" ROUND DUCT, MOTORIZED DAMPER AND WALL FRESH AIR INTAKE HOOD.

ARCHITECTS NORTHWEST
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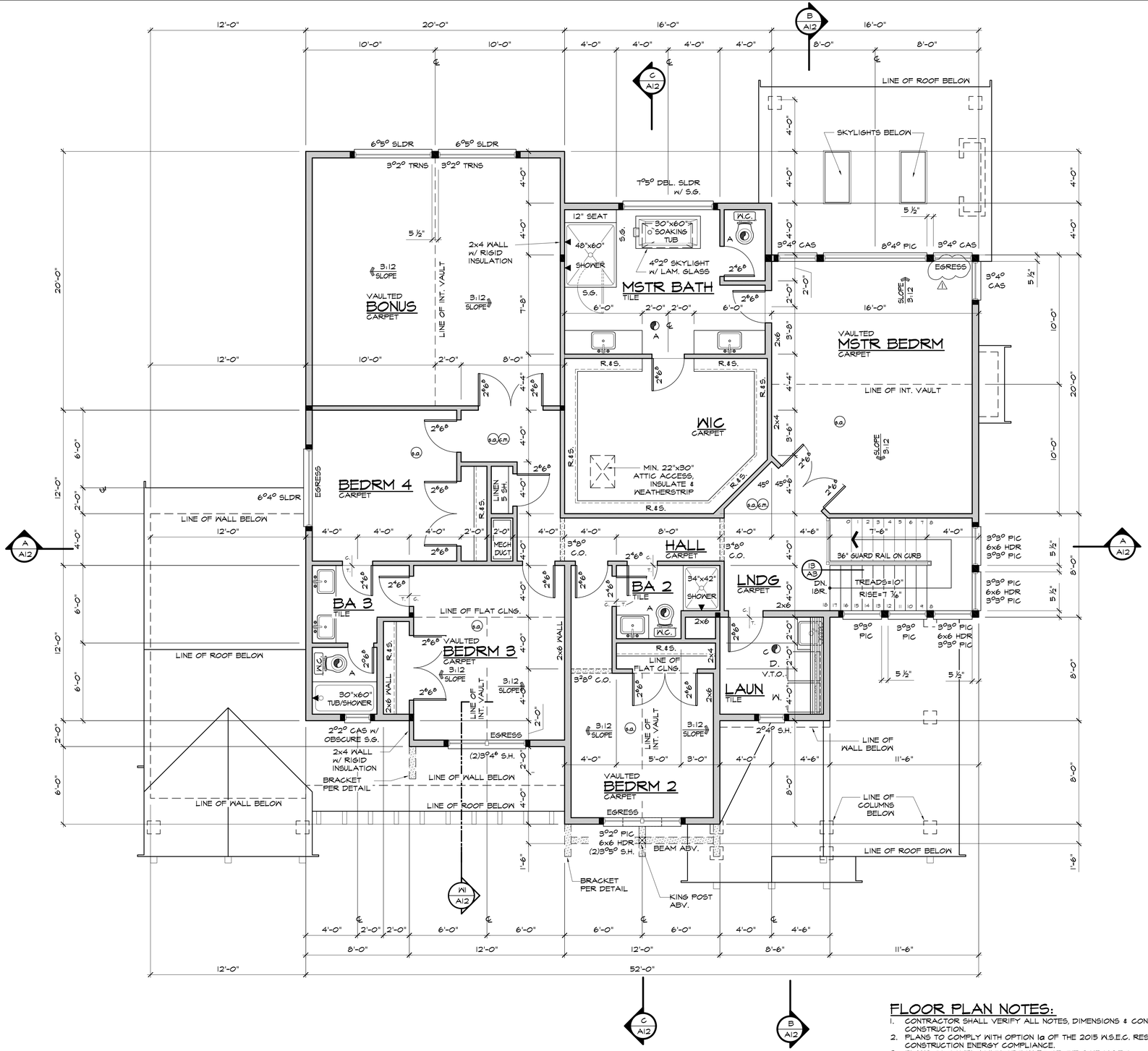
A7 / A12

ANW WOODINVILLE OFFICE JOB NUMBER: 200146



UPPER FLOOR PLAN

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

WHOLE HOUSE VENTILATION:

VENTILATION SYSTEM INTEGRATED WITH FORCED AIR FURNACE INCLUDES 24-HOUR TIMER LABELED & MOUNTED TO THE FURNACE. TIMER SHALL OPERATE 3 HOURS IN EVERY 4-HOUR CYCLE IN ACCORDANCE WITH M1507.3.5 AND TABLE M1507.3.3(2). SYSTEM ALSO INCLUDES 8" ROUND DUCT, MOTORIZED DAMPER AND WALL FRESH AIR INTAKE HOOD.

NOTE: SEE 'S' SHEETS FOR LATERAL INFORMATION & ENGINEERING DETAILS

FLOOR PLAN NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. PLANS TO COMPLY WITH OPTION 1a OF THE 2015 W.S.E.C. RESIDENTIAL CONSTRUCTION ENERGY COMPLIANCE.
3. PLANS TO COMPLY WITH OPTION 5a OF THE 2015 W.S.E.C.
   -ALL SHOWERHEADS AND KITCHEN SINK FAUCETS SHALL BE RATED AT 1.75 GPM OR LESS
   -ALL OTHERS SHALL BE RATED AT 1.0 GPM OR LESS
4. WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
5. EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C. U.N.O.
6. INTERIOR WALLS TO BE 2x4 STUDS @ 16" O.C. U.N.O.
7. SOFFIT DOWN AREAS ARE SHADED.
8. ■ INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
9. ROOF EAVES THAT ARE WITHIN 5'-0" OF THE PROPERTY LINE TO HAVE FIRE-BLOCKING FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING, PER I.R.C. TABLE R302.1(1) FOOTNOTE 'a'.
10. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.7 FOR INTERIOR STAIRWAYS AND R303.8 FOR EXTERIOR STAIRWAYS.
11. EXTERIOR GRADE TO SLOPE 6" IN 10 FEET FROM RESIDENCE PER I.R.C. 401.3.
12. SEE SHEET A1 FOR ADDITIONAL NOTES.
13. SEE SHEET A2 FOR VENTILATION AND ALARM SCHEDULES.

REGISTERED ARCHITECT 2046 STATE OF WASHINGTON 2/8/21

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MN CUSTOM HOMES

MN#252 @ 9046 SE 61ST, MERCER ISLAND WA 98040

PLAN M3557A3F-IR

DESIGNED BY:	DATE:
TROY	2018
DRAWN BY:	DATE:
CMB	8/24/20

PROJECT MANAGER: TROY CLYMER

REVISED BY:	DATE:
⚠ CMB	2/8/21

LATERAL BY:	DATE:
P&A	11/7/18

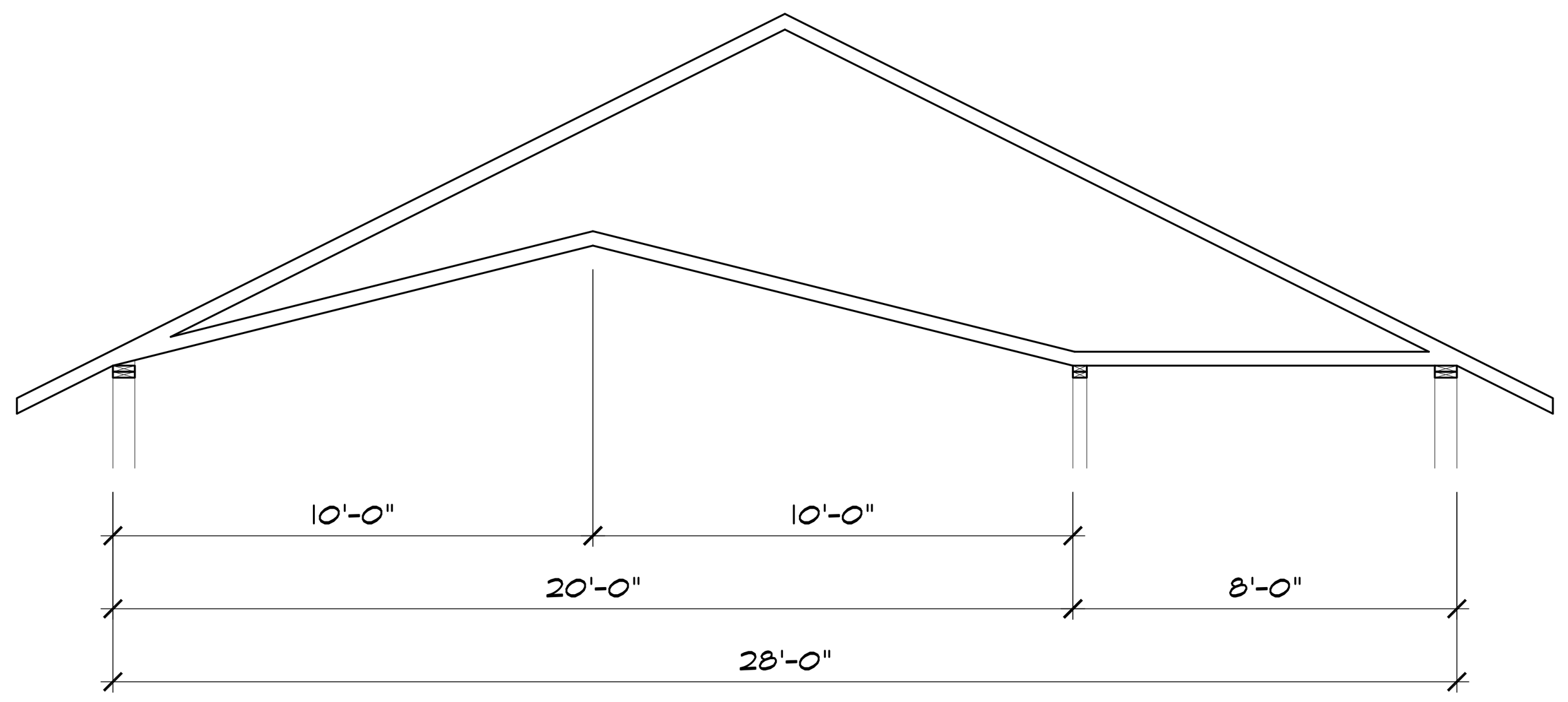
LATERAL JOB NUMBER: 18-155

A8 / A12

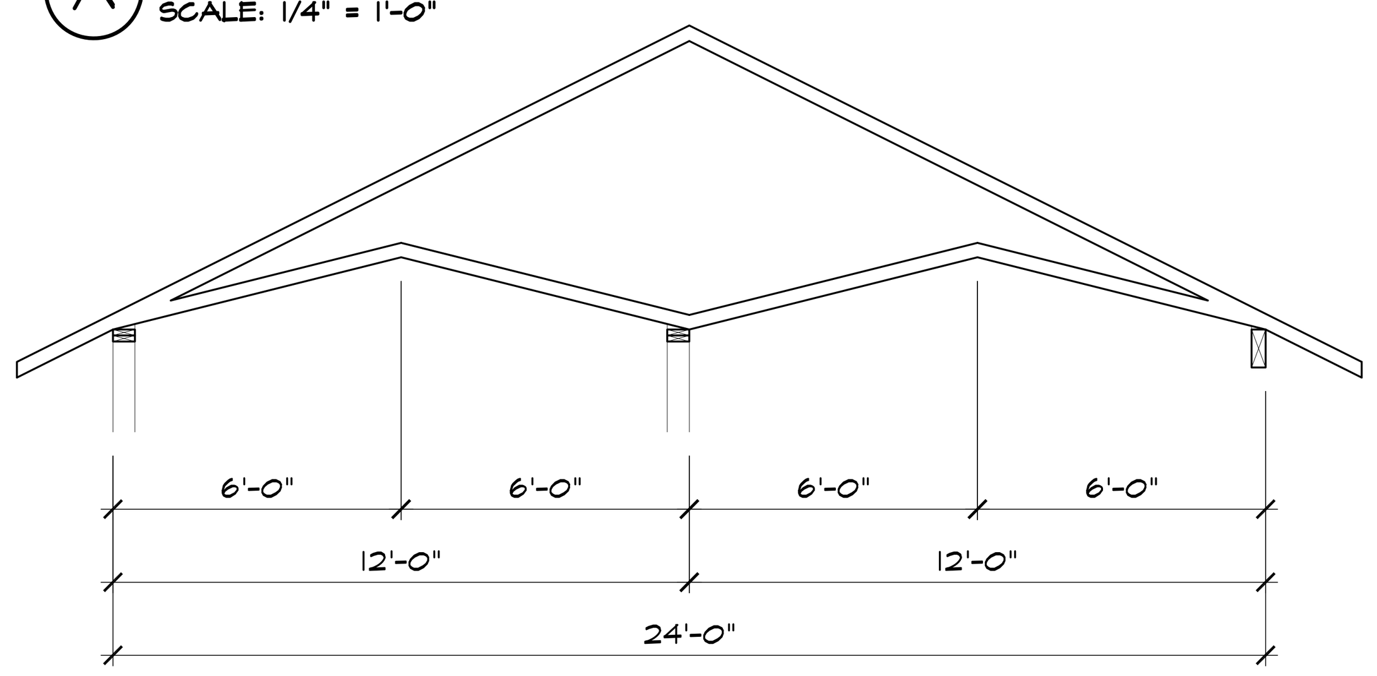
ANW WOODINVILLE OFFICE JOB NUMBER: 200146

Your Family Architect

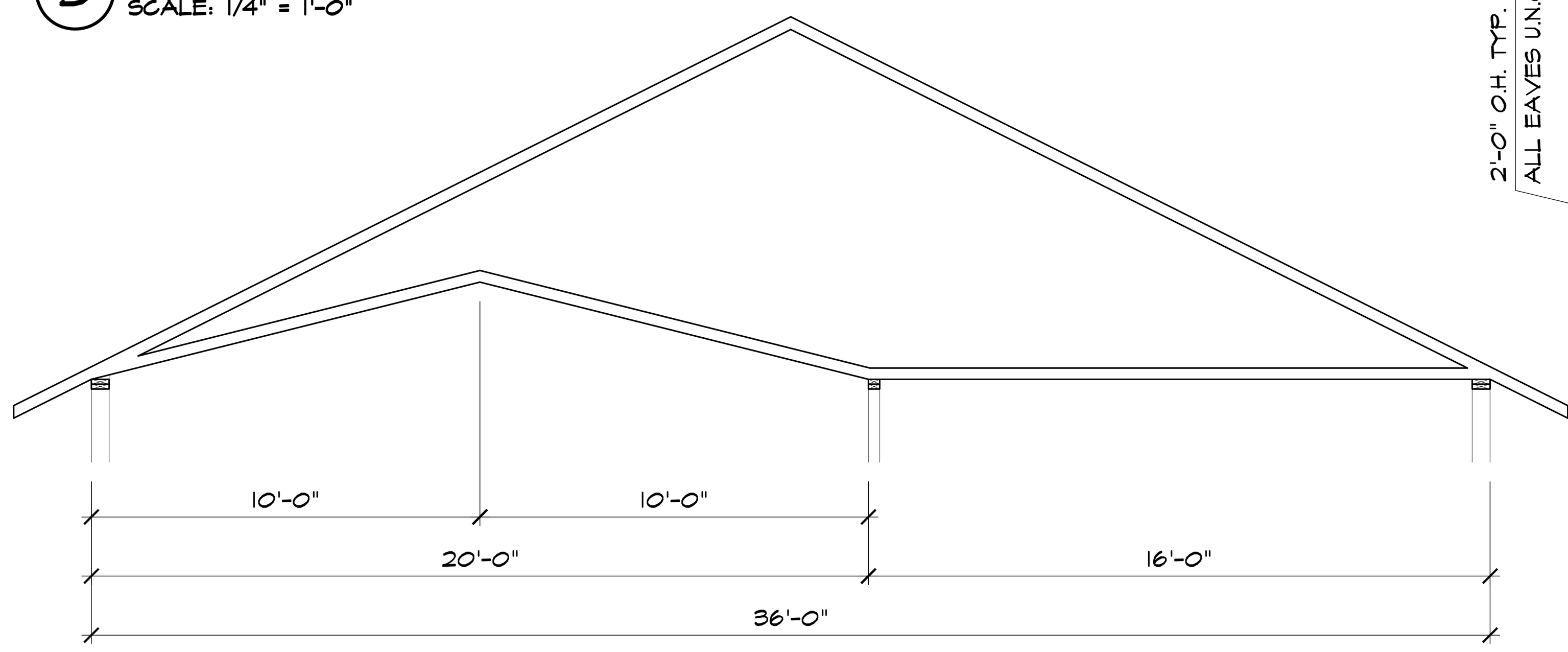
ARCHITECTS NORTHWEST



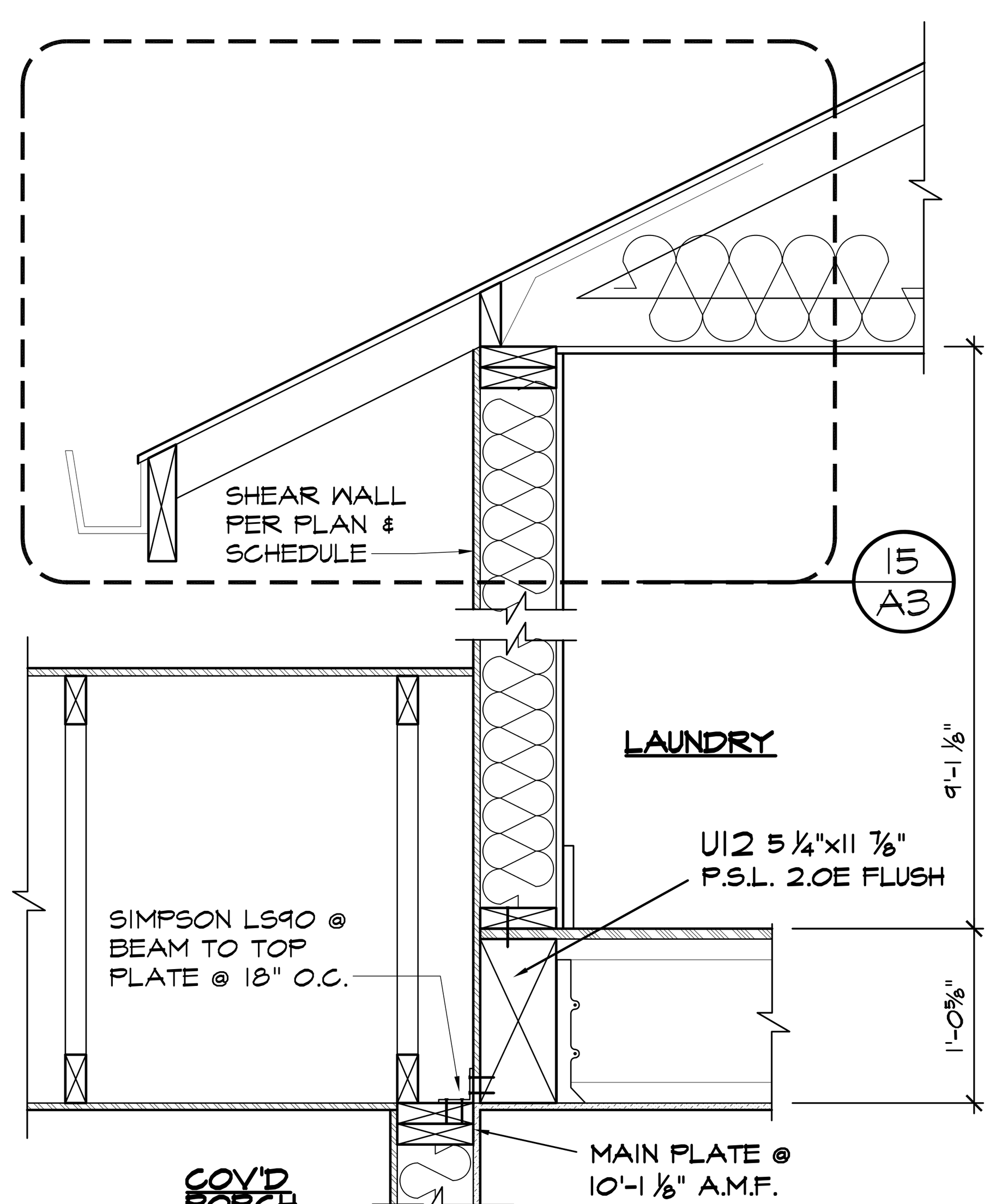
A SCISSOR TRUSS
SCALE: 1/4" = 1'-0"



B SCISSOR TRUSS
SCALE: 1/4" = 1'-0"



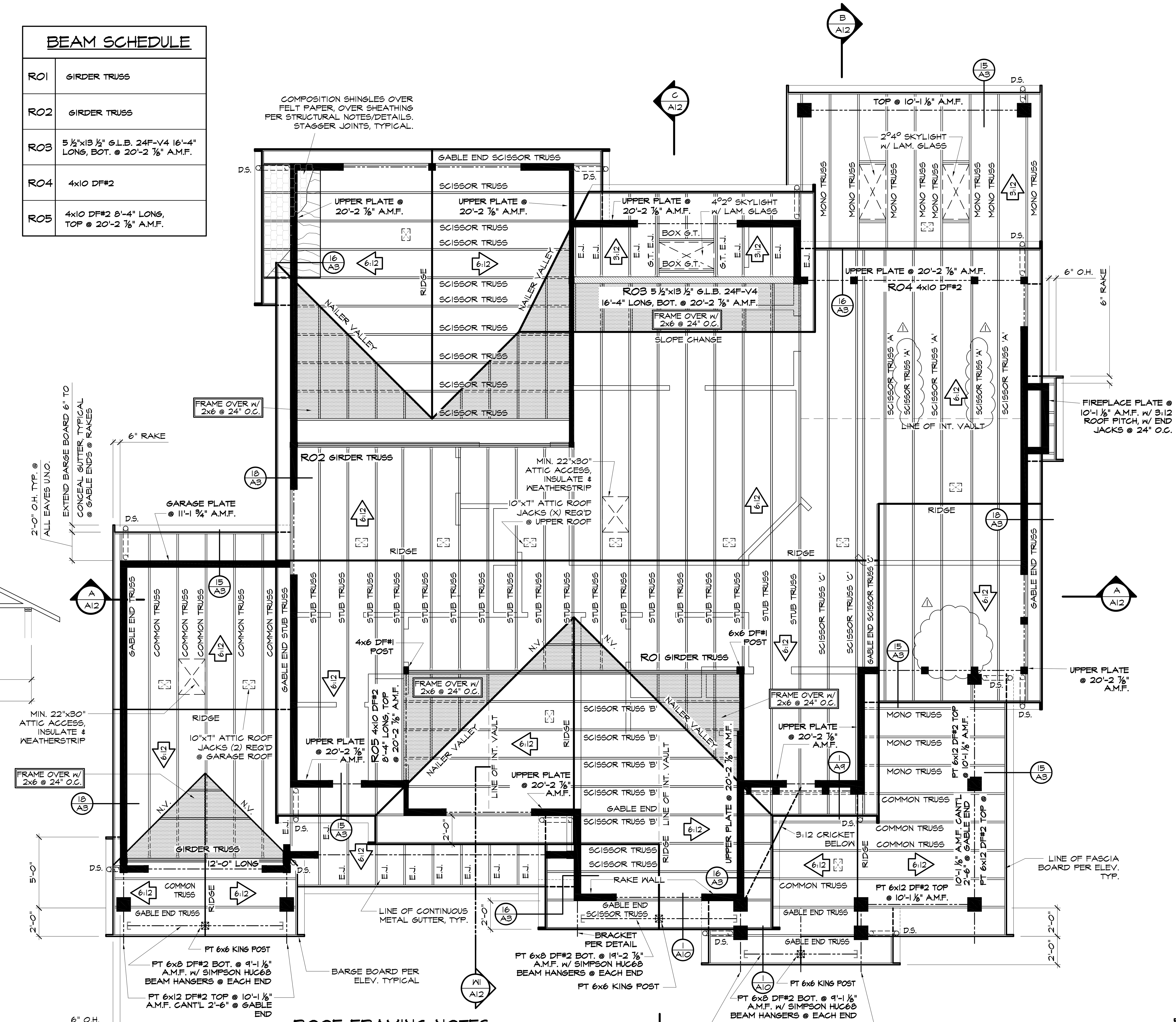
C SCISSOR TRUSS
SCALE: 1/4" = 1'-0"



1 SHEAR TRANSFER
SCALE: 1" = 1'-0"

BEAM SCHEDULE

R01	GIRDER TRUSS
R02	GIRDER TRUSS
R03	5 ½"x13 ½" G.L.B. 24F-V4 16'-4" LONG, BOT. @ 20'-2 ⅞" A.M.F.
R04	4x10 DF#2
R05	4x10 DF#2 8'-4" LONG, TOP @ 20'-2 ⅞" A.M.F.



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

ROOF FRAMING NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL BEAMS & HEADERS TO BE 4x10 DF#2 U.N.O.
3. PROVIDE VENTED BLOCKING OVER SUPPORTS.
4. BEARING WALLS ARE SHADED.
5. WINDOW HEADERS @ 8'-0" ABOVE FINISHED FLOOR @ MAIN FLOOR U.N.O. WINDOW HEADERS @ 7'-0" ABOVE FINISHED FLOOR @ UPPER FLOOR U.N.O.
6. ALL TRUSSES:
   * SHALL CARRY MANUFACTURER'S STAMP.
   * SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
   * SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
   * SHALL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OF ENGINEERS CALCULATIONS.
   * TRUSS HANGERS SHALL BE SPECIFIED BY THE TRUSS ENGINEER.
7. ROOF EAVES THAT ARE WITHIN 5'-0" OF THE PROPERTY LINE TO HAVE FIRE-BLOCKING FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING, PER I.R.C. TABLE R302.1(1) FOOTNOTE 'a'.
8. ■ INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
9. INSTALL SHEAR WALLS &/OR BLOCKING IN ROOF STRUCTURE BEFORE INSTALLING FINISH ROOFING.
10. SEE SHEET A1 FOR ADDITIONAL NOTES.
11. SEE SHEET A2 FOR ROOF VENTILATION CALCULATION(S).

ROOF INSULATION NOTE:
WHERE SPACE IS LIMITED (LESS THAN 15"+1" REQ'D AIR GAP), FILL SPACES w/ THERMAX R-6.5 FOR EVERY INCH OF FOAM. NOTE: 8" THICK FOAM=R-52.

ROOF SHEATHING NOTE:
AT ROOF SLOPES UNDER 4:12, ADD (2) LAYERS OF BUILDING PAPER PER I.R.C. 905.2.2

NOTE: SEE 'S' SHEETS FOR LATERAL INFORMATION & ENGINEERING DETAILS

BEAM SCHEDULE

PLAN VIEW	DESCRIPTION
- - - - -	DROPPED BEAM DESIGNATED ON FLOOR PLANS.
—·—·—·—	DROPPED BEAM DESIGNATED ON FRAMING PLANS.
(shaded)	FLUSH AND TOP FLUSH BEAM DESIGNATED ON FRAMING PLANS.

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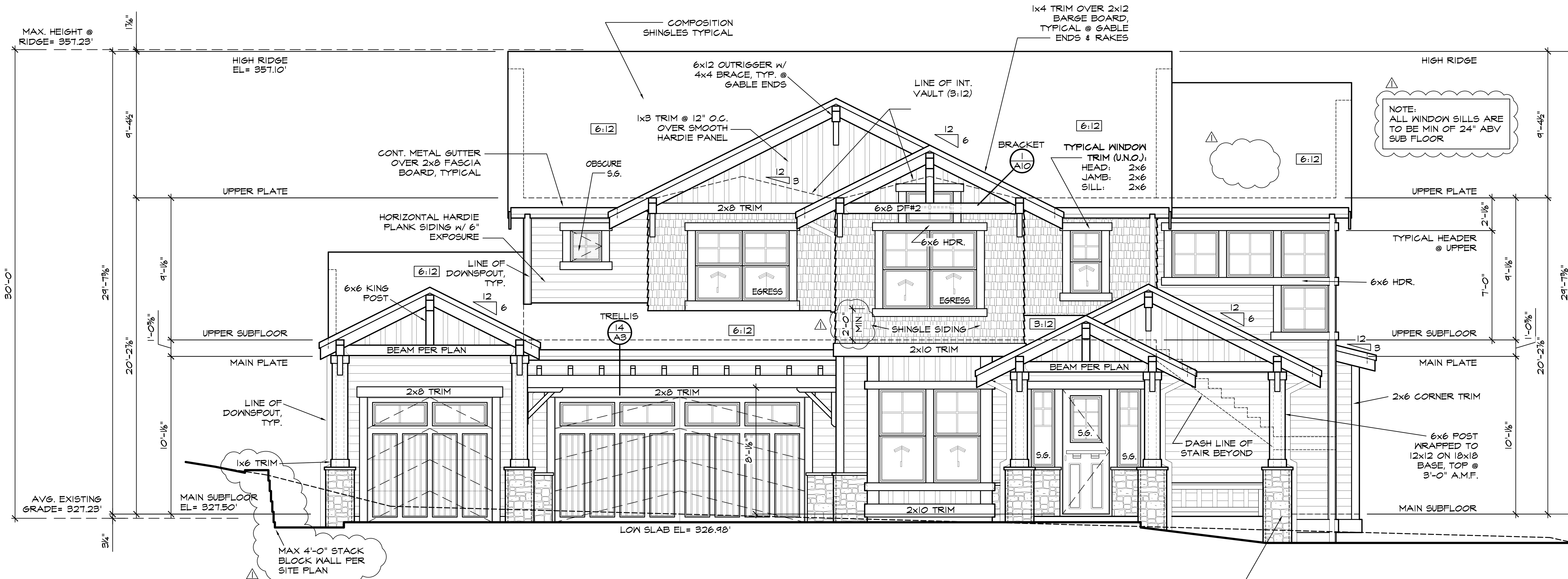
MN CUSTOM HOMES
MN#232 @ 9046 SE 61ST, MERCER ISLAND WA 98040
PLAN M3557A3F-1R

DESIGNED BY: TROY	DATE: 2018
DRAWN BY: CMB	DATE: 8/24/20
PROJECT MANAGER: TROY CLYMER	
REVISED BY: ⚠ CMB	DATE: 2/8/21
LATERAL BY: P&A	DATE: 11/7/18
LATERAL JOB NUMBER: 18-155	

A9
A12

ANW WOODINVILLE OFFICE JOB NUMBER:
200146

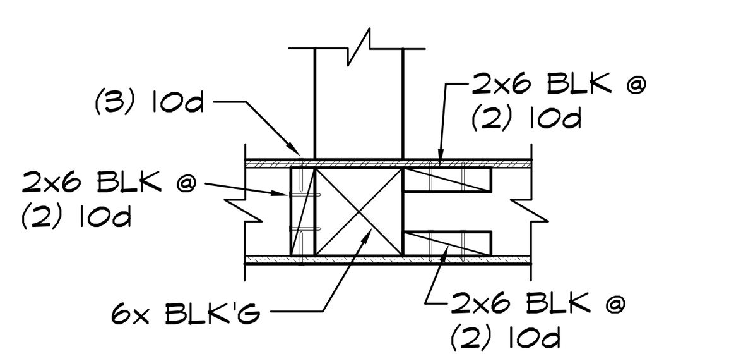


FRONT ELEVATION

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

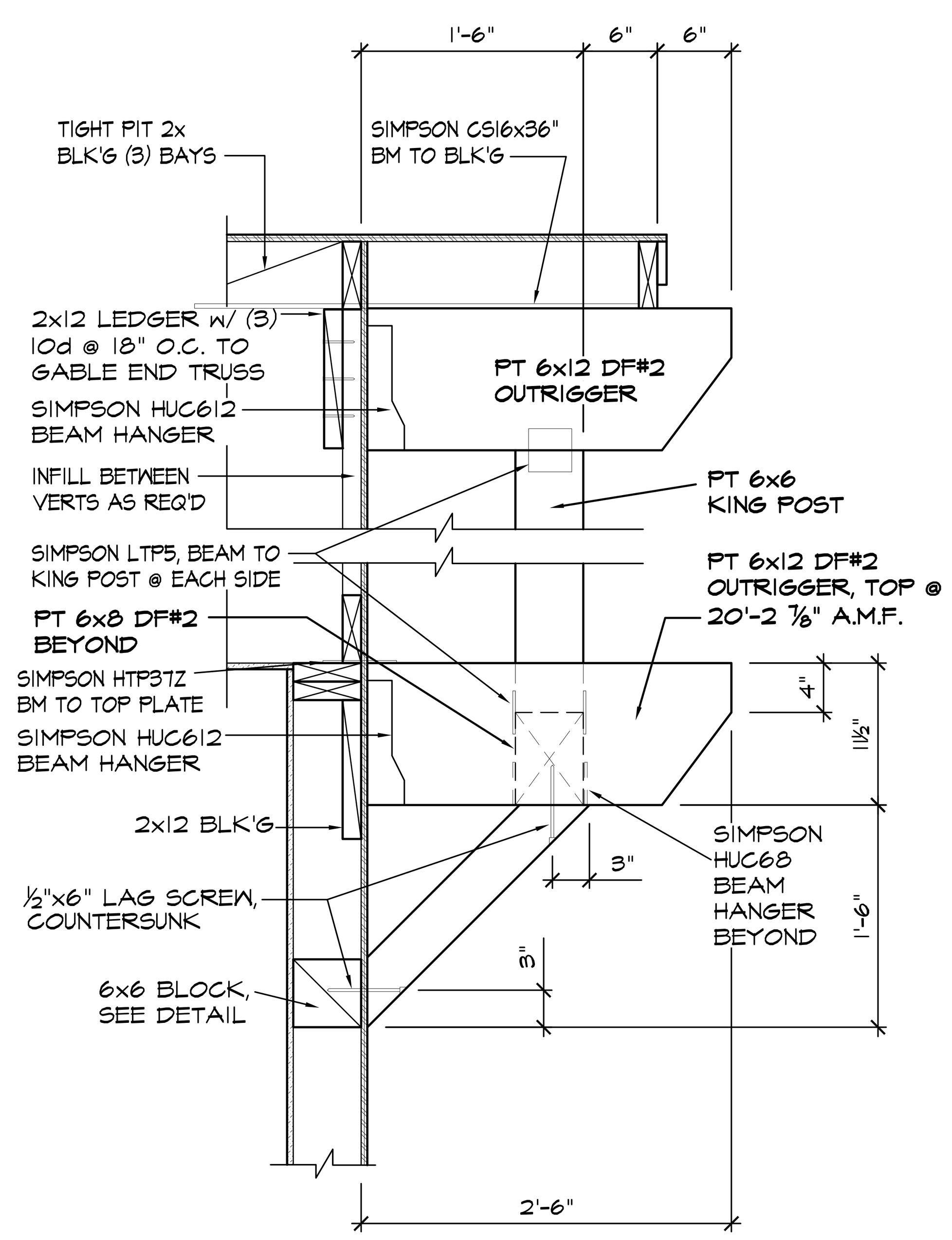
ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDOWNS PER PLAN PRIOR TO INSTALLING SIDING.
2. MASONRY & WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C. CHAPTER 10.
3. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
4. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R703.8
5. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R903.2 & R903.2.1
6. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
7. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
8. ROOF EAVES THAT ARE WITHIN 5'-0" OF THE PROPERTY LINE TO HAVE FIRE-BLOCKING FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING, PER I.R.C. TABLE R302.1(1) FOOTNOTE 'a'.
9. ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE. NUMBERS TO BE MIN. 4" HIGH WITH ½" WIDE STROKE & CONTRASTING BACKGROUND.
10. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.7 FOR INTERIOR STAIRWAYS AND R303.8 FOR EXTERIOR STAIRWAYS.
11. SEE COVERSHEET FOR ADDITIONAL NOTES.
12. EXTERIOR GRADE TO SLOPE 6" IN 10 FEET FROM RESIDENCE PER I.R.C. 401.3



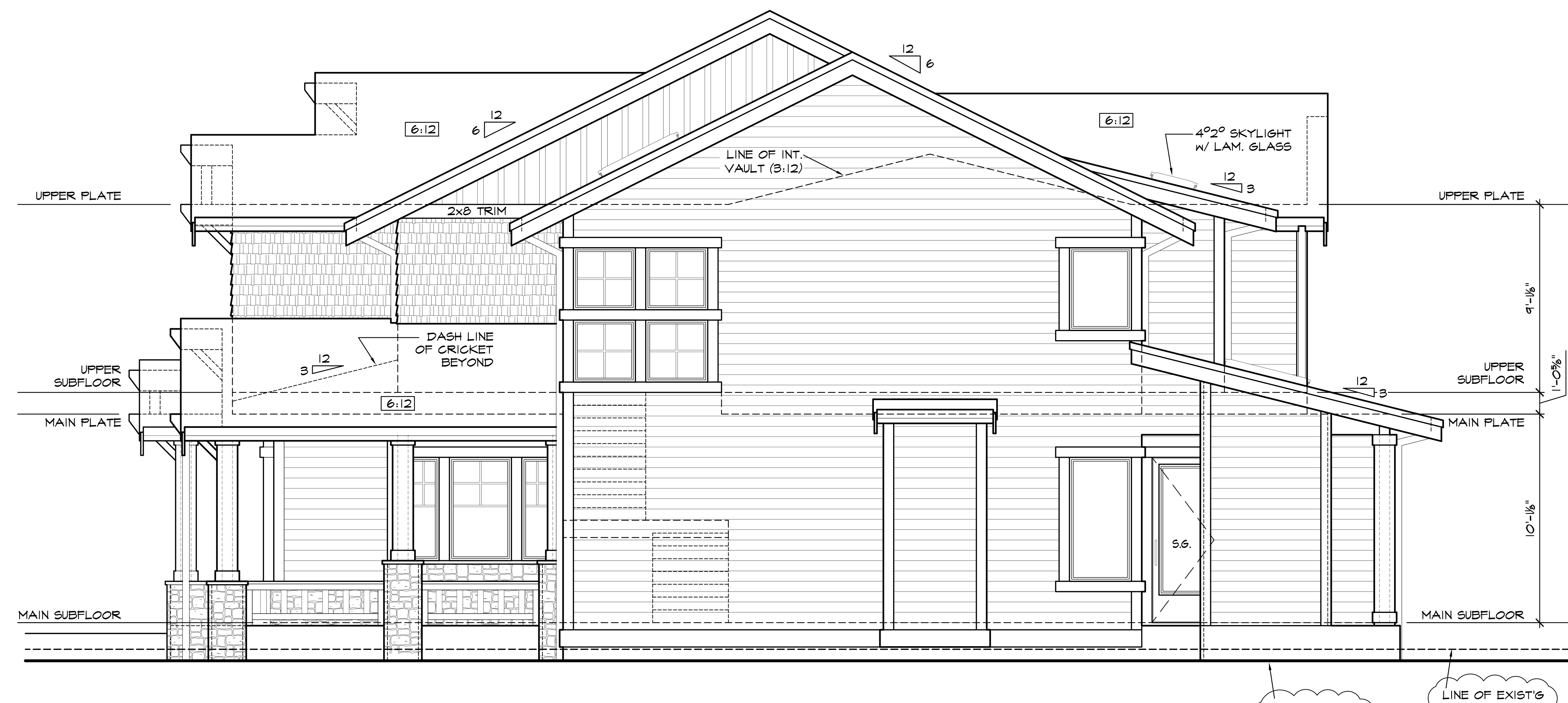
6x6 BLOCK AT BRACKET

SCALE: 1" = 1'-0" PLAN VIEW



1 GABLE END BRACKET/BEAM DETAIL

SCALE: 1" = 1'-0"



RIGHT ELEVATION

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

REGISTERED ARCHITECT, STATE OF WASHINGTON 2/8/21

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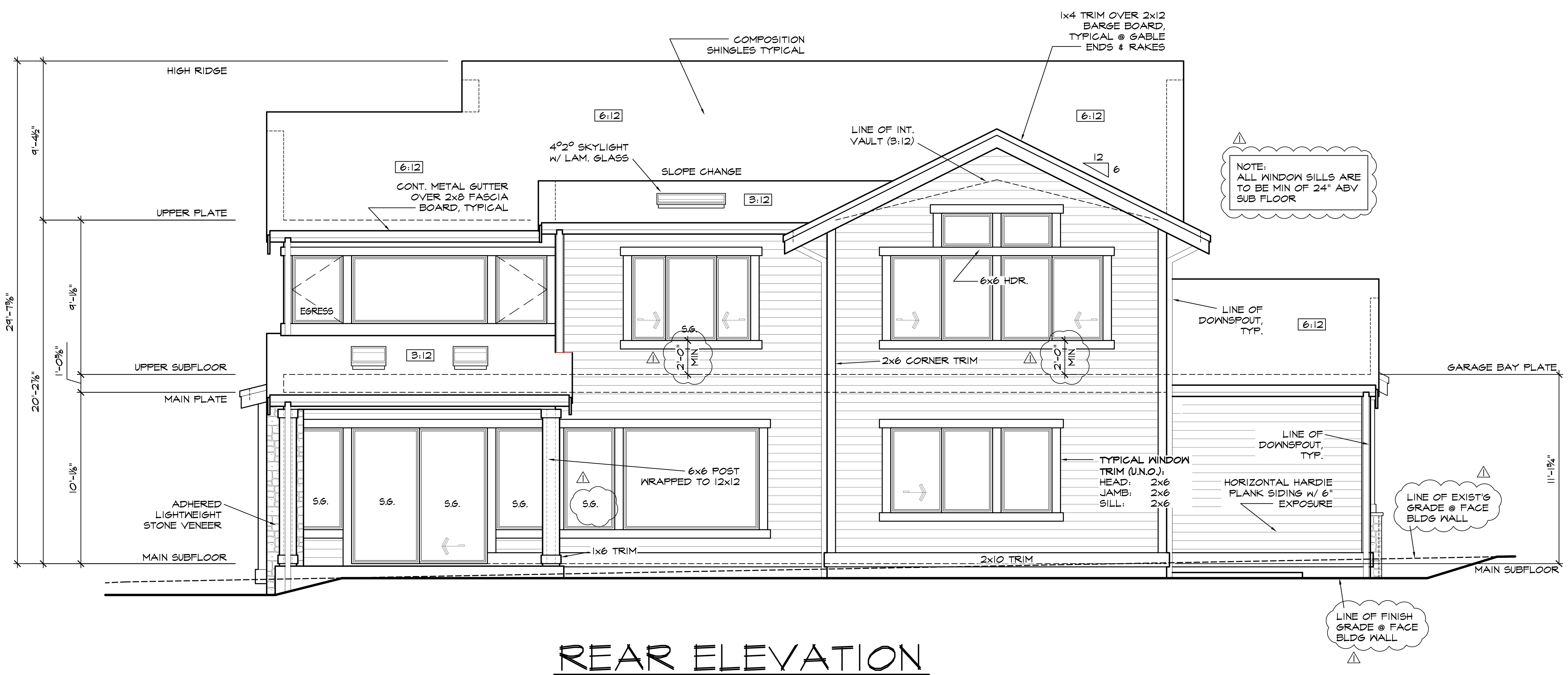
MN#232 @ 9046 SE 61ST, MERCER ISLAND WA 98040
PLAN M3557A3F-1R

DESIGNED BY: TROY	DATE: 2018
DRAWN BY: CMB	DATE: 8/24/20
PROJECT MANAGER: TROY CLYMER	
REVISED BY: CMB	DATE: 2/8/21
LATERAL BY: P&A	DATE: 11/7/18
LATERAL JOB NUMBER: 18-155	

A10 / A12

ANW WOODINVILLE OFFICE JOB NUMBER: 200146



REAR ELEVATION

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

ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDOWNS PER PLAN PRIOR TO INSTALLING SIDING.
2. MASONRY & WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C. CHAPTER 10.
3. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
4. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R703.8
5. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R903.2 & R903.2.1
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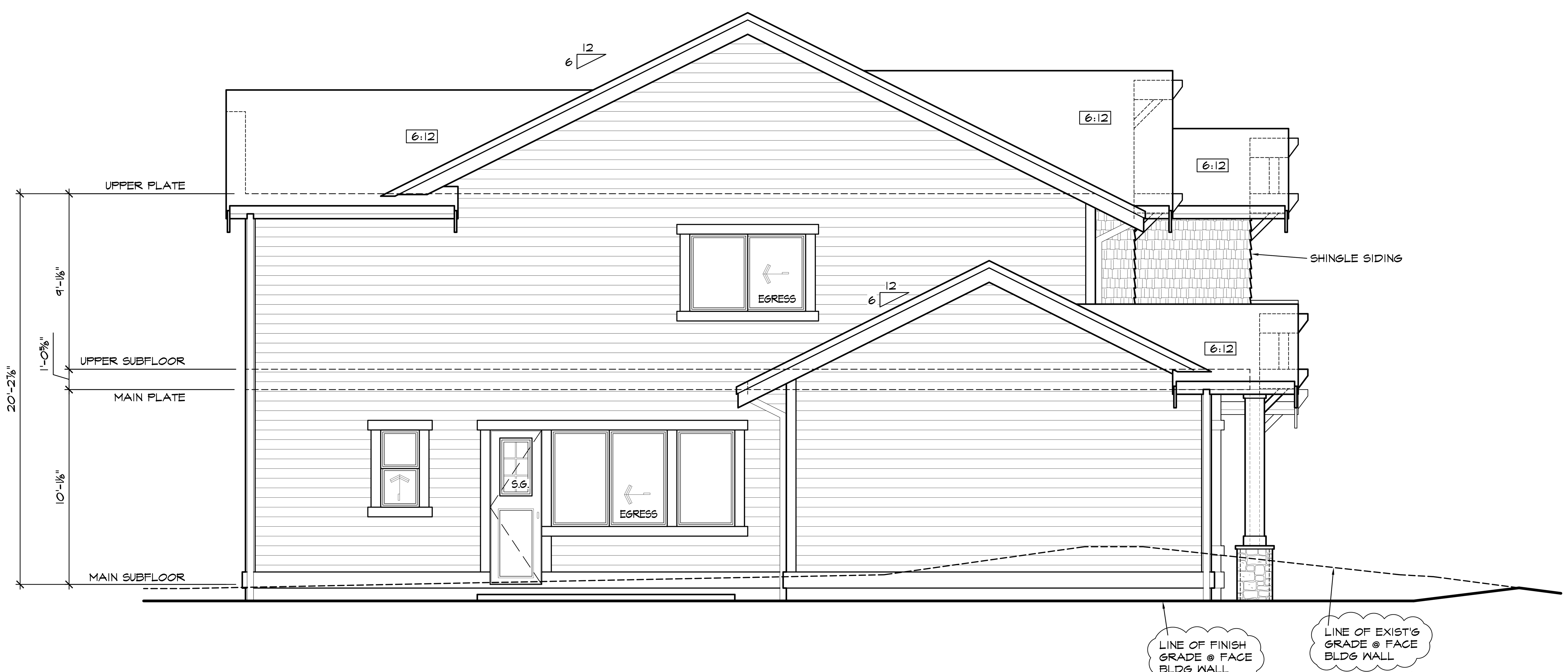
11. SEE COVERSHEET FOR ADDITIONAL NOTES.
12. EXTERIOR GRADE TO SLOPE 6" IN 10 FEET FROM RESIDENCE PER I.R.C. 401.3



LEFT ELEVATION

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

REGISTERED ARCHITECT 5046 JEFFREY P. ... STATE OF WASHINGTON 2/8/21

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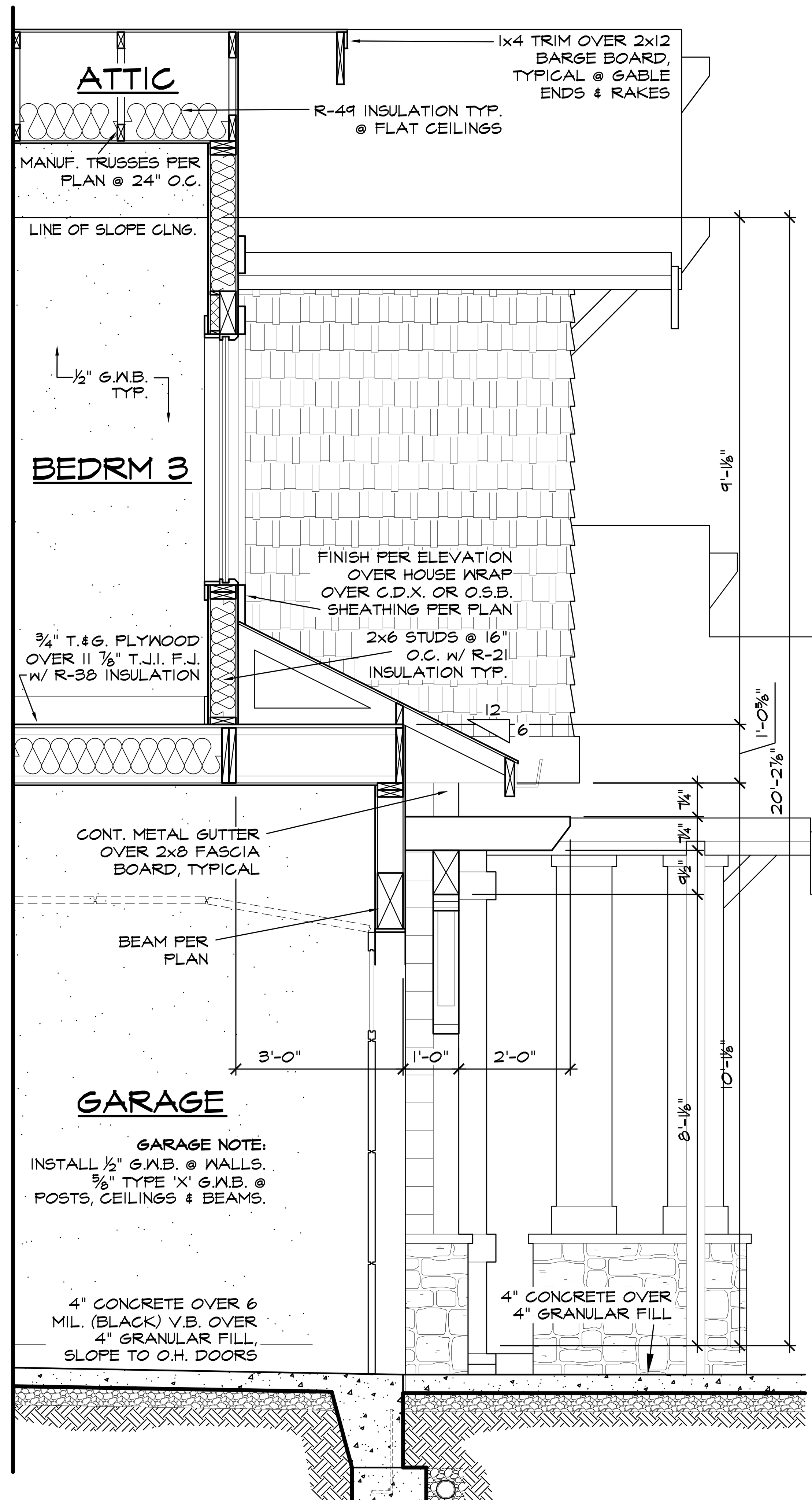
MN CUSTOM HOMES
MN#232 @ 9046 SE 61ST, MERCER ISLAND WA 98040
PLAN M3557A3F-1R

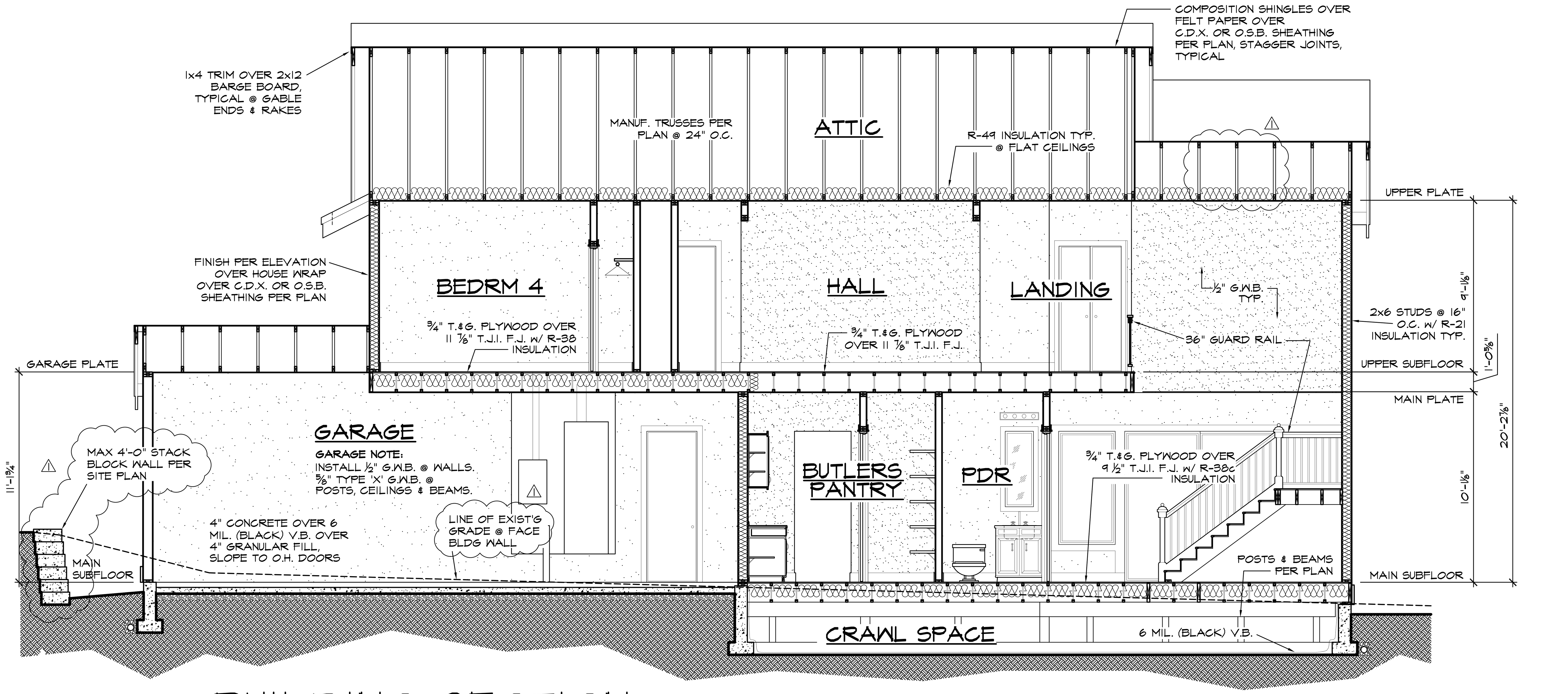
DESIGNED BY: TROY	DATE: 2018
DRAWN BY: CMB	DATE: 8/24/20
PROJECT MANAGER: TROY CLYMER	
REVISED BY: 1 CMB	DATE: 2/8/21
LATERAL BY: P&A	DATE: 11/7/18
LATERAL JOB NUMBER: 18-155	

A11 / A12

ANW WOODINVILLE OFFICE JOB NUMBER: 200146



WALL SECTION W1
SCALE: 1/2" = 1'-0"



A BUILDING SECTION
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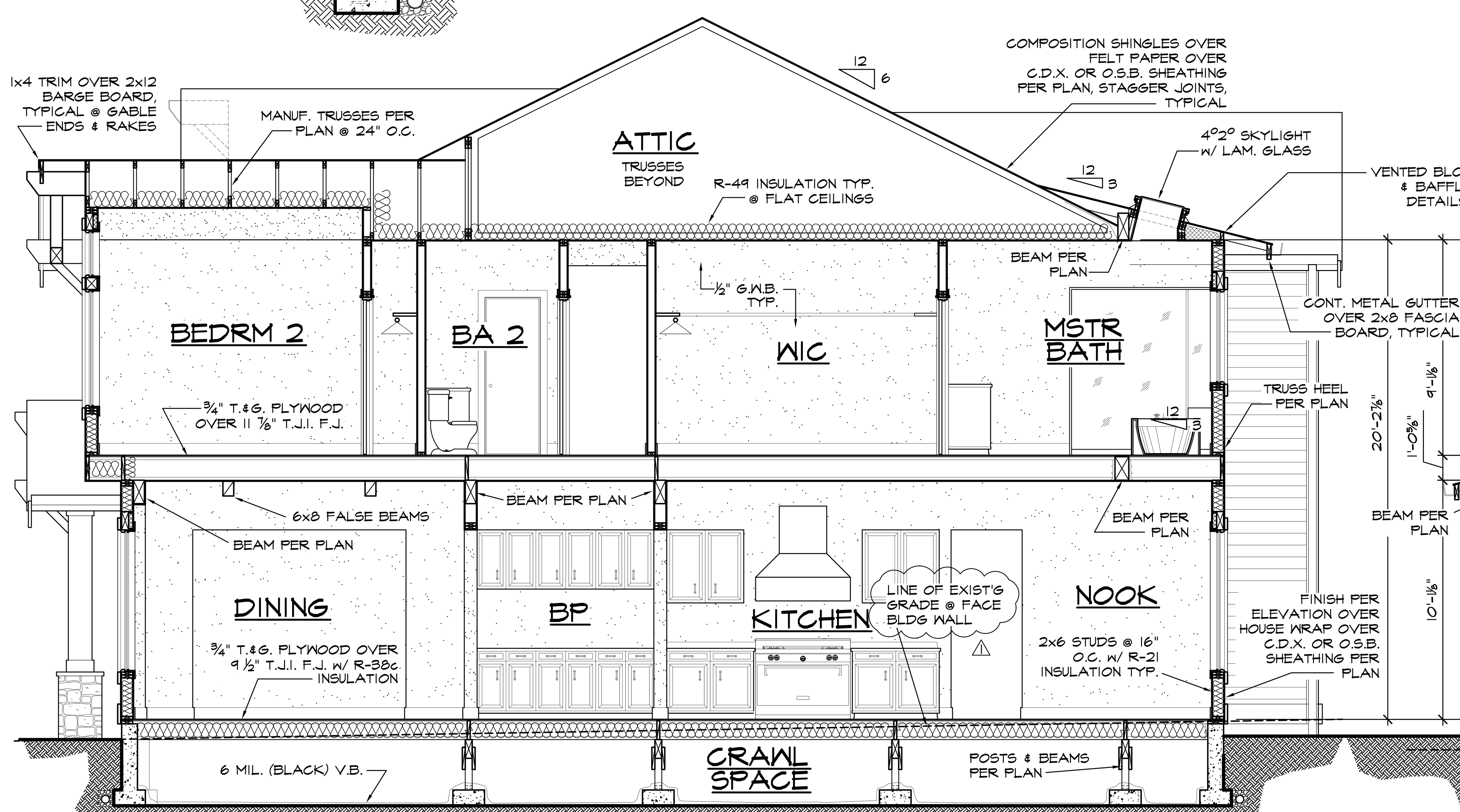
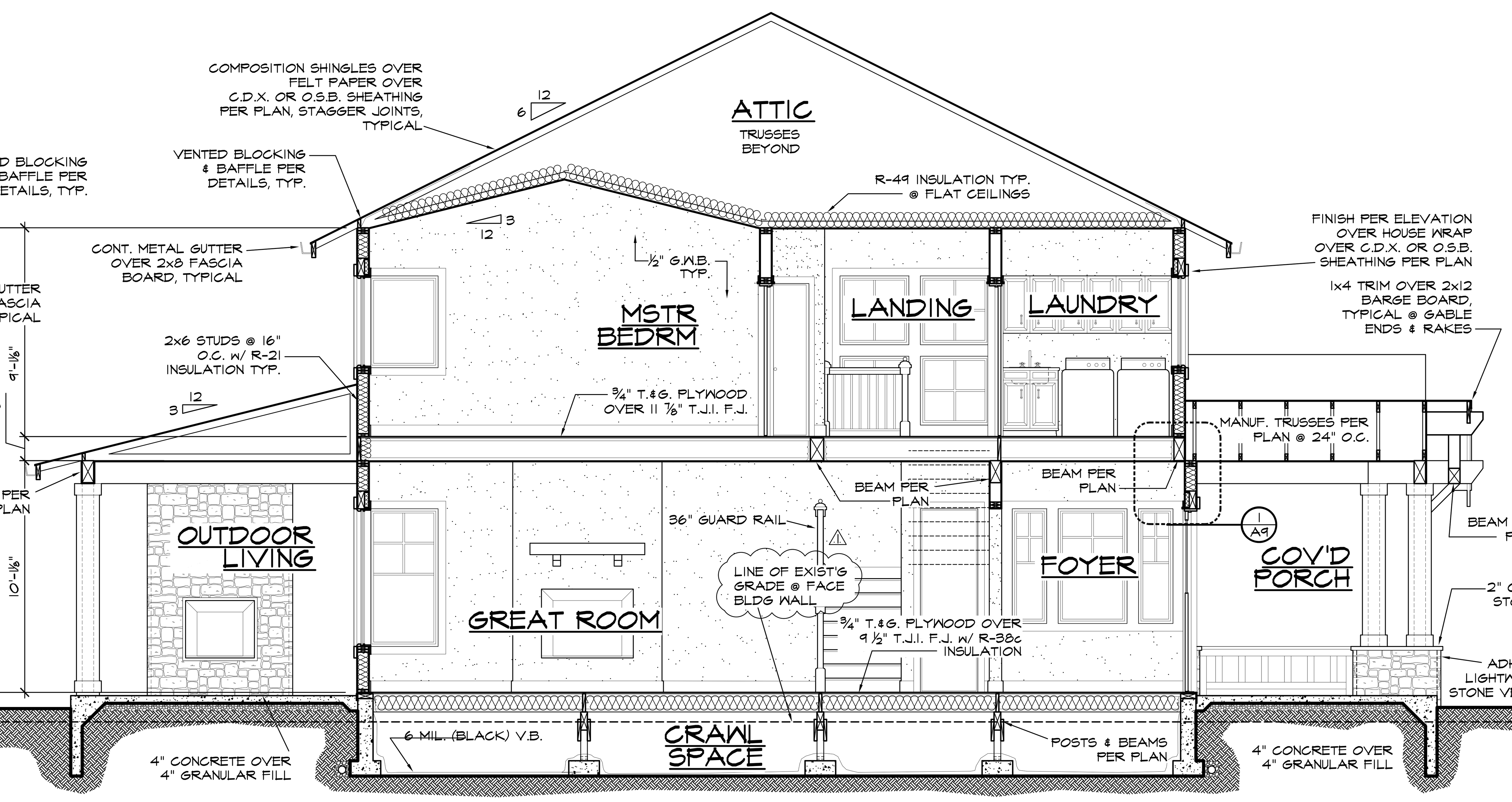


C BUILDING SECTION
SCALE: 1/4" = 1'-0"



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

REGISTERED ARCHITECT
2/8/21

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PLAN M3557A3F-1R

DESIGNED BY: TROY	DATE: 2018
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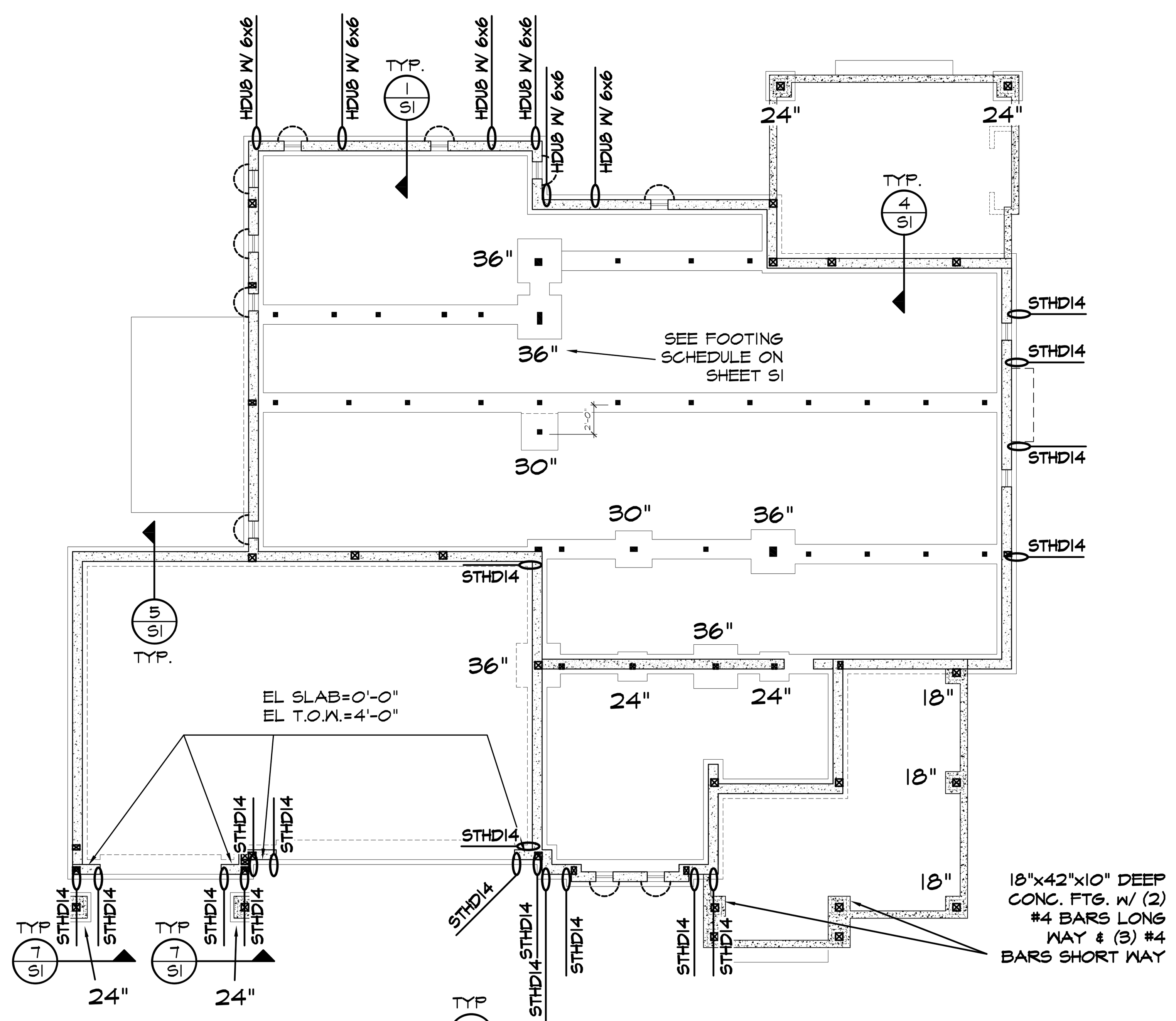
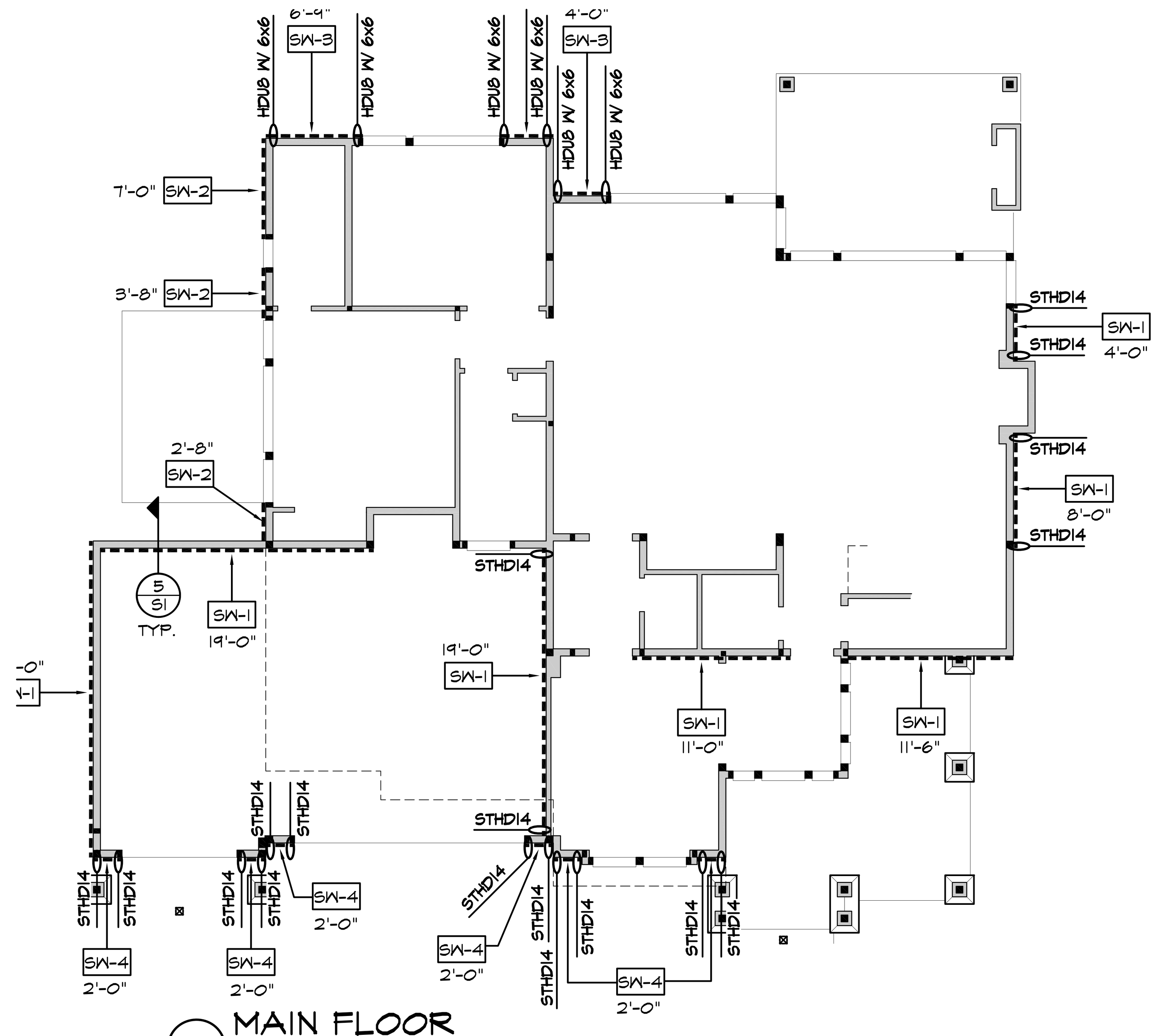
A12

A12

ANW WOODINVILLE OFFICE JOB NUMBER:
200146

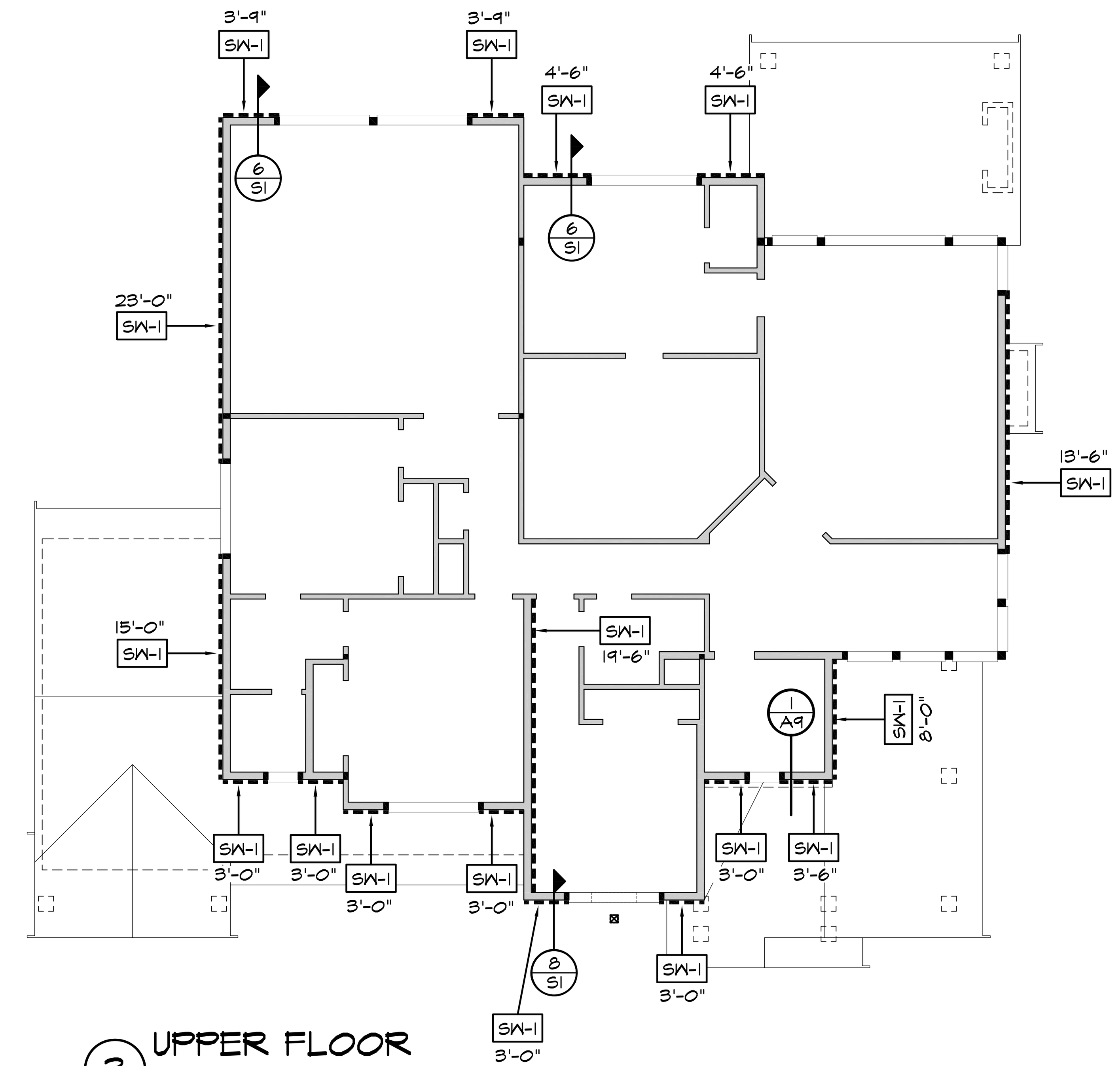


1 FOUNDATION
SCALE: 1/8" = 1'-0"

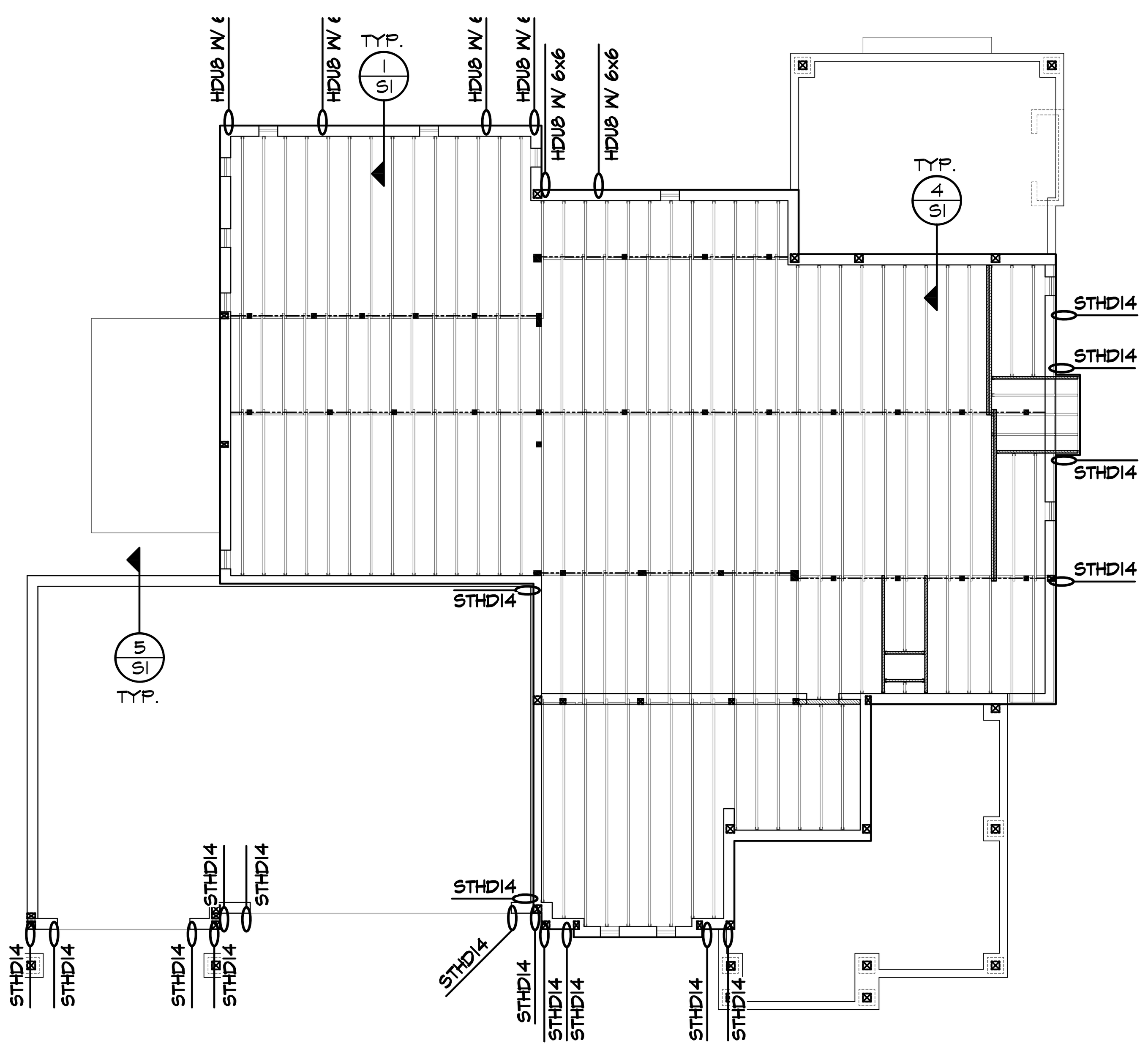


2 MAIN FLOOR
SCALE: 1/8" = 1'-0"

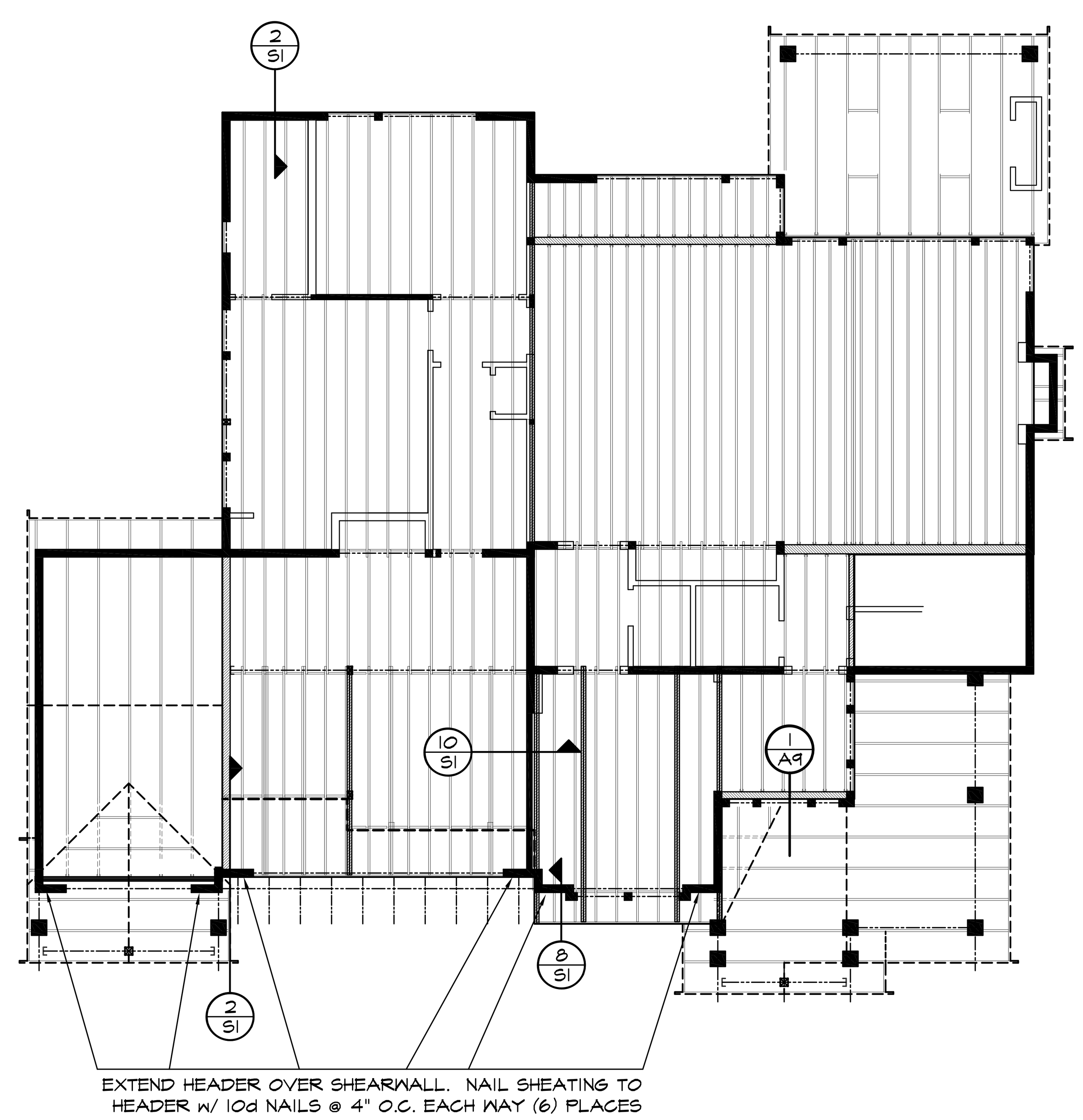
NOTE: 6x6 DF#1 POST @ ALL HDU8 HOLDOWN, TYP.



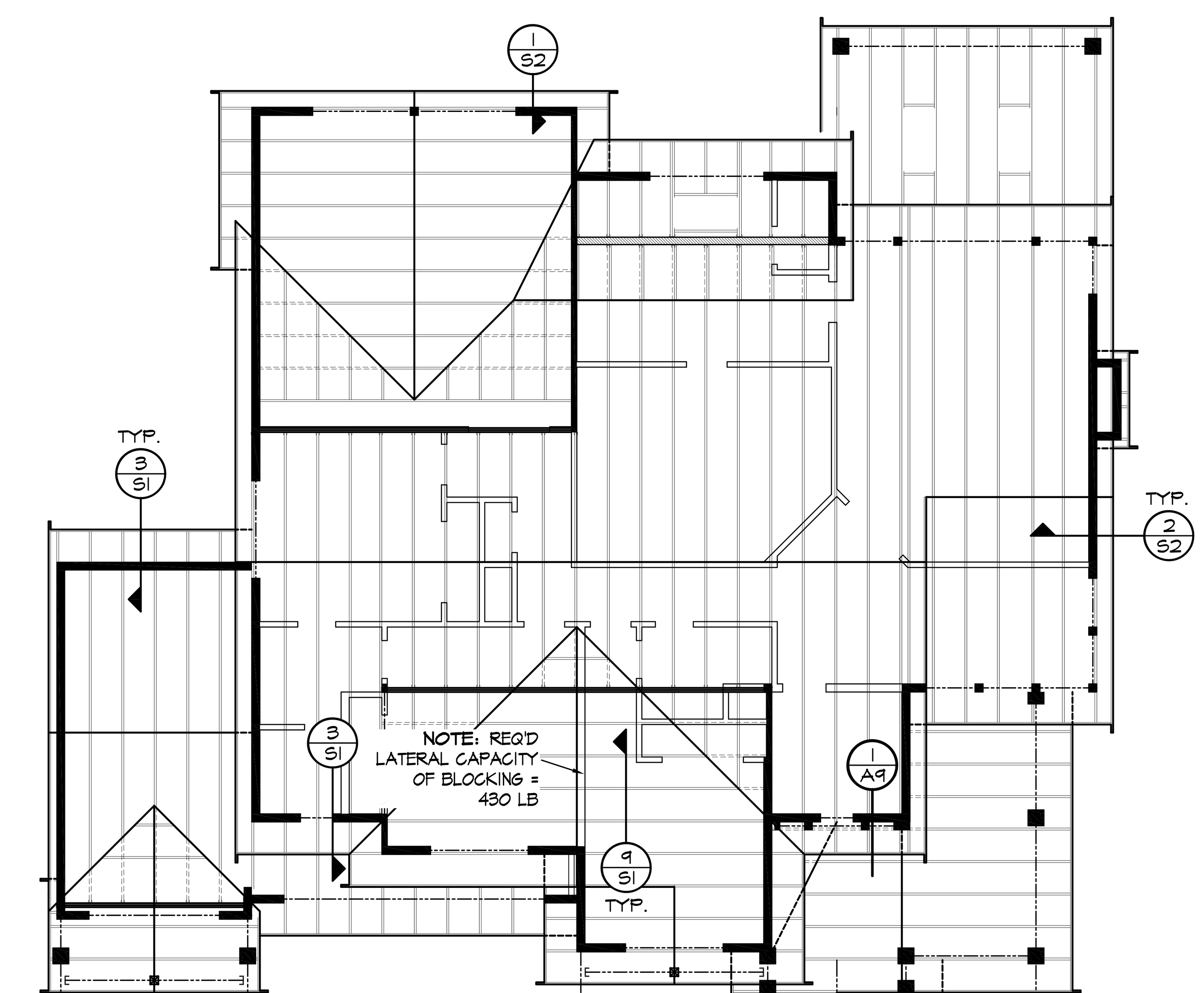
3 UPPER FLOOR
SCALE: 1/8" = 1'-0"



4 MAIN FLOOR FRAMING
SCALE: 1/8" = 1'-0"



5 UPPER FLOOR FRAMING
SCALE: 1/8" = 1'-0"



SHEET NOTES:

1 CS16 TOP PLATE TO TOP PLATE.

6 ROOF FRAMING
SCALE: 1/8" = 1'-0"

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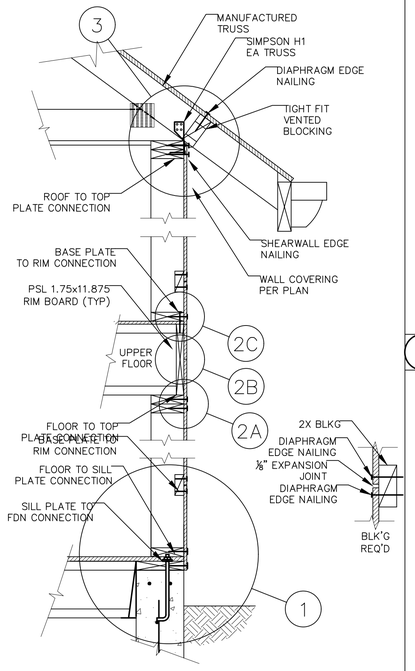
MN CUSTOM HOMES
MN#232 @ 9046 SE 61ST, MERCER ISLAND WA 98040
PLAN M3557A3F-1R

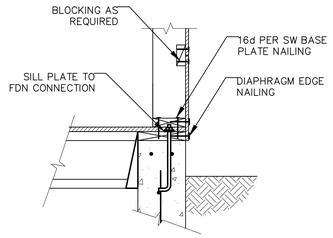
DESIGNED BY: TROY DATE: 2018
DRAWN BY: CMB DATE: 8/24/20
PROJECT MANAGER: TROY CLYMER
REVISED BY: CMB DATE: 2/8/21
LATERAL BY: P&A DATE: 11/7/18
LATERAL JOB NUMBER: 18-155

S0 / S2

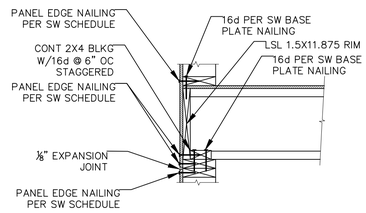
ANW WOODINVILLE OFFICE JOB NUMBER: 200146



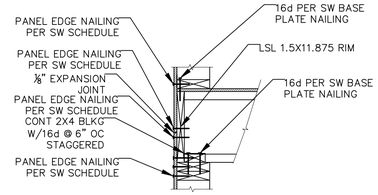
1 FLOOR DIAPHRAGM TO FOUNDATION



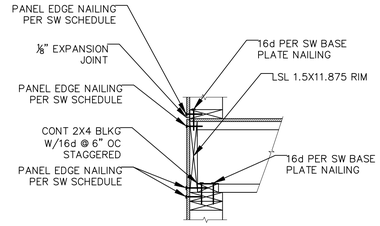
2A SHEATHING BROKEN AT TOP PLATE



2B SHEATHING BROKEN AT MID RIMBOARD



2C SHEATHING BROKEN AT BASE PLATE



PITZER & ASSOCIATES, PLLC
STRUCTURAL ENGINEERS
2722 COLBY AVENUE
SUITE 632
EVERETT, WA 98201
PHONE: 425-322-3940

PROJECT NAME: PLAN M3557A3F-1R

DRAWING TITLE: STANDARD LATERAL FORCE RESISTING SYSTEM DETAILS

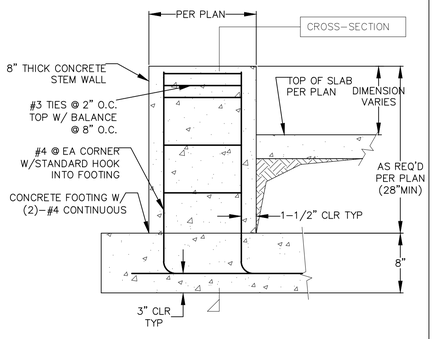
DATE/REVISIONS
8/19/2020

CHKED BY: TJP | DRAWN BY: TJP

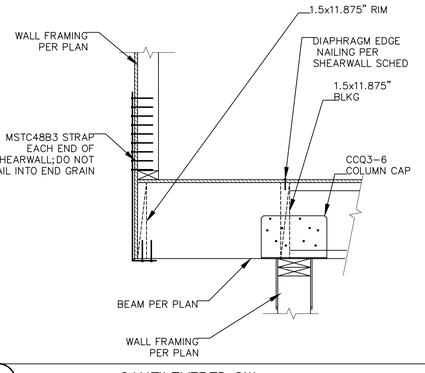
P & A JOB #: 18-155

SHEET NO. S-1

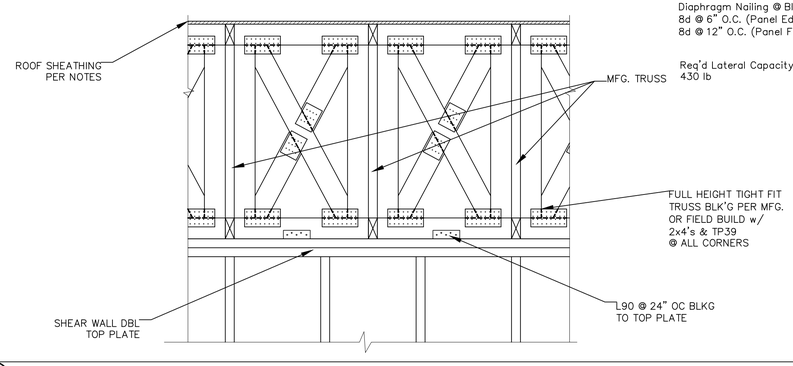
SHEATHING BROKEN @ TOP PLATE



3 ROOF DIAPHRAGM TO SW W/H1



4 FLOOR DIAPHRAGM TO FOUNDATION



5 SW TO FOUNDATION

6

SHEARWALL SCHEDULE (1,6,8)

MARK (2,3)	SHEATHING-APPLY TO 2X HF STUDS @ 16" oc	PANEL EDGE NAILING (6) (13)	PANEL FIELD NAILING (2)	BASE PLATE CONN. (5),(12),(14)	SILL PLATE ANCHORS W/3X3X¼" PLATE WASHERS (4,10,11)	SW CAP-ACITY (LB)
SW-1	7/16" CDX ONE FACE	8d@6"oc	8d@12"oc	16d@6" w/2x BTM PL	5/8"dia. @ 48" oc w/2x PT PL	242
SW-2	7/16" CDX ONE FACE	8d@4"oc	8d@12"oc	16d@6" w/2x BTM PL	5/8"dia. @ 38" oc w/2x PT PL	349
SW-3	7/16"CDX ONE FACE(9)	10d@4"oc	10d@12"oc	16d@4" w/2x BTM PL	5/8"dia. @ 16" oc w/2x PT PL	428
SW-4	7/16"CDX ONE FACE(9)	10d@3"oc	10d@12"oc	#10X6" WOOD SCREWS@3" OC	5/8"dia. @ 12" oc w/3x PT PL	558
SW-5	7/16"CDX ONE FACE(9)	10d@2"oc	10d@12"oc	(2)#10X6" WOOD SCREWS@4" OC	5/8"dia. @ 19" oc w/3x PT PL	716
SW-6	7/16"CDX EA FACE(9)	10d@4"oc EA FACE	10d@12"oc EA FACE	(2)#10X6" WOOD SCREWS@4" OC	5/8"dia. @ 16" oc w/3x PT PL	856
SW-7	7/16"CDX EA FACE(9)	10d@3"oc EA FACE	10d@12"oc EA FACE	(2)#10X6" WOOD SCREWS@3" OC	5/8"dia. @ 12" oc w/3x PT PL	1116

SHEARWALL & HOLDOWN NOTES (U.N.O.)
(1) ALL STUDS AND BLOCKING SHALL BE HF#2. ALL TOP AND BOTTOM PLATES SHALL BE HF#2. ALL SHEATHING EDGES SHALL BE BACKED WITH 2X OR WIDER FRAMING UNO (SEE NOTE 2) SHEATHING MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
(2) LOCATE HOLDOWN (SIMPSON UNO) AT END OF SHEAR WALL.
(3) CONSTRUCT CRIPPLE WALL SAME AS SHEAR WALL (SW) ABOVE, AND GABLE END SAME AS SHEAR WALL (SW) BELOW
(4) DEEPEN FOUNDATION AS REQ'D FOR HOLD DOWN EMBEDMENT.
(5) THREADED ROD AND COUPLER AS REQ'D.
(6) COMMON NAILS 8d=0.131"x2.5", 10d=0.148"x3", 12d=0.148"x3.25", 16d=0.162"x3.5", 30d=0.207"x4.5"
(7) INSTALL H1'S ON ALL TRUSSES/RAFTERS OR LS90 AT 24" OC ON GABLES AND RIM JOIST (OR SOLID BLKG) TO TOP PLATE (SILL PLATE AT FDN) UNO; TRUSSES/RAFTERS. CONNECTORS PER SIMPSON STRONG-TIE UNO.
(8) NAILING CRITERIA IS BASED ON IBC TABLE 2304.10.1 FOR CD PLYWOOD AND HF#2 FRAMING.
(9) SINGLE 3X NOMINAL MEMBER AT SILL PLATE AND AT ALL MEMBERS RECEIVING EDGE NAILIING FROM ABUTTING PANELS.
(10) ALL MACHINE BOLTS (MB) SHALL BE ASTM A307 OR BETTER. HILTI KWIK BOLTS OF THE SAME DIAMETER SHOWN ABOVE MAY BE USED IN EXISTING CONCRETE. BOLTS SHALL BE EMBEDDED A MINIMUM OF 5" INTO EXISTING CONCRETE.
(11) PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING FOR SW3 THROUGH SW7.
(12) ROWS CONSIST OF 2 NAILS SPACED 2" OC
(13) NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" OC.
(14) SW4, SW5, SW6, & SW7 REQUIRE DOUBLE RIM JOISTS AND 3X BOTTOM PLATES.

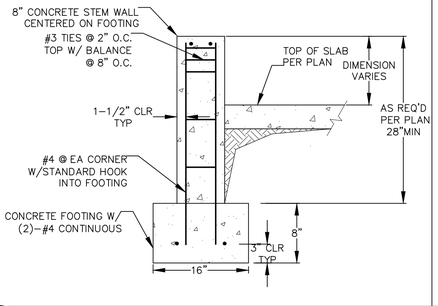
SHEAR WALL SCHEDULE

SEISMIC DESIGN CRITERIA
SIESMIC IMPORTANCE FACTOR: 1.00
SEISMIC DESIGN CATEGORY: D
SHORT PERIOD ACCELERATION: 1.4720
1-SECOND ACCELERATION: 0.5664
SIESMIC FORCE RESISTING SYSTEM: BEARING WALL
RESPONSE MODIFICATION FACTOR: 6.5
DEFLECTION AMPLIFICATION FACTOR: 4.0
METHOD USED: EQUIVALENT LATERAL FORCE
SYSTEM OVERSTRENGTH FACTOR: 2.5

WIND DESIGN CRITERIA
BASIC WIND SPEED: 110 MPH
WIND EXPOSURE CATEGORY: B
DESIGN METHOD USED: ENCLOSED SIMPLE DIAPHRAGM - LOW RISE
WIND SPEED UP FACTOR: 1.9

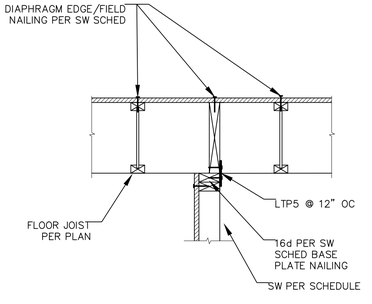
LATERAL DESIGN CRITERIA

7 RAISED STEM WALL (section below)



SECTION OF RAISED STEM WALL

8 CANTILEVERED SW



9 INT SHEARWALL PERPENDICULAR TO TRUSSES

SQUARE FTG SCHEDULE

MARK	WIDTH (FT-IN)	DEPTH (INCHES)	LENGTH (FT-IN)	REINF. EACH WAY
78	6-6	16	6-6	(6)#5
72	6-0	16	6-0	(6)#5
66	5-6	14	5-6	(5)#5
60	5-0	14	5-0	(5)#5
54	4-6	12	4-6	(4)#4
48	4-0	12	4-0	(4)#4
42	3-6	12	3-6	(3)#4
36	3-0	12	3-0	(3)#4
30	2-6	12	2-6	(2)#4
24	2-0	12	2-0	(2)#4
18	1-6	12	1-6	(2)#4
1808	1-6	8	CONT	(3)#4
1608	1-4	8	CONT	(2)#4
1408	1-2	8	CONT	(2)#4
1208	1-0	8	CONT	(2)#4
1612	1-4	12	CONT	(2)#4

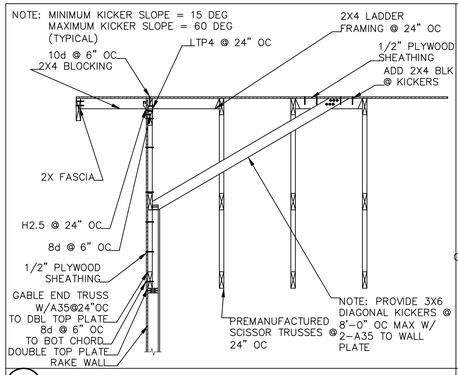
SQUARE FOOTING SCHEDULE

HOLDOWN SCHEDULE

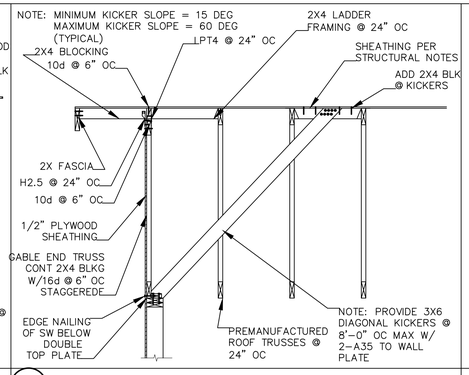
MODEL	ANCHOR BOLT	THRU BOLTS OR NAILS	EMBEDMENT LENGTH	MIN. EDGE DISTANCE
STHD14	STRAP	(38) 16d	14"	1 1/2"
STHD14RJ	STRAP	(38) 16d	14"	1 1/2"
HDU8-SDS2.5	SSTB28	(20) SDS1/4x2.5	25" MIN	1-3/4"

HOLD DOWN SCHEDULE

10 INT SHEARWALL PARALLEL TO FLOOR JOISTS

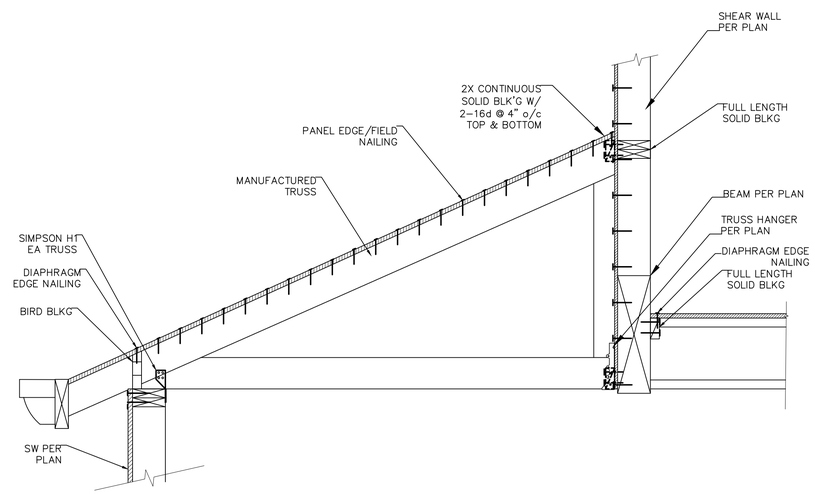


1 TYPICAL GABLE END-SCISSOR TRUSSES



2 TYPICAL GABLE END-TRUSSES

3



4 TRUSSES PERP TO WALL

GENERAL:
THE FOLLOWING STRUCTURAL NOTES ARE SUPPLEMENTARY AND ARE NOT INTENDED TO SUPERSEDE THE SPECIFICATIONS AND/OR DETAILS SHOWN ON THE DRAWINGS.

CODE:
ALL CONSTRUCTION SHALL CONFORM WITH THE INTERNATIONAL BUILDING CODE (IBC) 2015 EDITION.

DESIGN LOADS:

ROOF	25 PSF (SNOW)
FLOORS	40 PSF LIVE LOAD
BALCONIES	60 PSF LIVE LOAD
EXIT STAIRS	100 PSF LIVE LOAD
DECKS	60 PSF LIVE LOAD
MOVEABLE PARTITIONS	20 PSF DEAD LOAD
	10 PSF DEAD LOAD FOR SEISMIC
BASIC WIND SPEED	110 MPH (EXPOSURE B)
SEISMIC DESIGN CATEGORY	D
SOIL	1500 PSF (ASSUMED DESIGN BEARING)

INSPECTIONS:
NO SPECIAL INSPECTIONS ARE REQUIRED. NOTIFY BUILDING DEPARTMENT FOR BUILDING DEPARTMENT INSPECTIONS AS REQUIRED BY LOCAL ORDINANCE.

FOUNDATIONS:
EXTEND FOOTINGS TO UNDISTURBED SOIL OF 1500 PSF SOIL BEARING CAPACITY (ASSUMED). BOTTOM OF EXTERIOR FOOTINGS SHALL BE 1'6" MIN. BELOW OUTSIDE FINISHED GRADE. CENTER ALL FOOTINGS ON COLUMNS AND WALLS UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.

COMPACTED FILL:
SOIL USED FOR COMPACTED FILL SHOULD CONSIST OF PREDOMINANTLY WELLGRADED GRANULAR SOIL FREE OF ORGANIC MATERIAL AND DEBRIS. FILL USED FOR FOUNDATION AND FLOOR SLAB SUPPORT MUST BE PROPERLY PLACED AND COMPACTED. FILL SHOULD BE PLACED IN MAXIMUM 8 TO 10 INCH LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED BY ASTM D-1557 TEST PROCEDURES WITHIN THE BUILDING AREA.

CONCRETE:
f'c=2500 PSI MIN. 5-1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE AND A MAXIMUM OF 6.0 GALLONS OF WATER PER 94 LB. SACK OF CEMENT UNO. NO SPECIAL INSPECTION REQUIRED. MAXIMUM SIZED AGGREGATE IS 1-1/2". MAXIMUM SLUMP IS 4". ADD MASTER BUILDERS POZZOLITH PER MANUFACTURERS RECOMMENDATIONS TO ALL CONCRETE EXCEPT FOOTING. ALL CONCRETE IN FOOTINGS AND WALLS SHALL BE POURED IN A MONOLITHIC POUR UNLESS SHOWN OTHERWISE OR APPROVED BY THE ARCHITECT PRIOR TO POURING CONCRETE. VIBRATE ALL CONCRETE. SEGREGATION OF MATERIALS TO BE PREVENTED. CONCRETE FOR BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE SURFACES EXPOSED TO WEATHER TO BE 3000 PSI. DRIVEWAYS, CURBS, WALKS , PATIOS, PORCHES, CARPORT SLABS, STEPS AND OTHER FLATWORK EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS OR OTHER CONCRETE THAT MAY BE EXPOSED TO DETRIMENTAL CHEMICALS TO BE TO BE 3000 PSI AND AIR ENTRAINED (5% AIR). PLACE NO FILL AGAINST FOUNDATION OR BASEMENT WALLS UNTIL FLOORS ARE IN PLACE, OR WALLS HAVE BEEN ADEQUATELY SHORED TO RESIST LATERAL EARTH PRESSURE AND CONCRETE HAS ATTAINED ITS FULL STRENGTH. SLAB-ON-GRADE ROLL AND MOISTEN SUBGRADE BEFORE POUR. WHERE VAPOR BARRIER IS REQUIRED INSTALL UNDER 2 INCHES OF CLEAN COURSE SAND. SAW CUT CRACK CONTROL JOINTS WITHIN 24 HOURS OF POUR OR INTALL ZIP-STRIP LOCATED AT COLUMN LINES. MAXIMUM AREA 400 S.F. WITH SUPPORTED 6 X 6 - W1.4 X W 1.4 WELDED WIRE MESH.

COLD WEATHER REQMT'S: CONCRETE THAT IS TO BE PLACED DURING FREEZING OR NEAR FREEZING WEATHER SHALL COMPLY WITH THE FOLLOWING:
1. ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER.
2. CONCRETE MATERIALS AND REINFORCEMENT, FORMS, FILLERS, AND GROUND WITH WHICH CONCRETE IS TO COME IN CONTACT SHALL BE FREE FROM FROST.
3. FROZEN MATERIALS OR MATERIALS CONTAINING ICE SHALL NOT BE USED.

ROOF TRUSSES:
METAL PLATE CONNECTED WOOD TRUSSES SHALL BE DESIGNED BY A WASHINGTON STATE PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF THE TRUSS PLATE INSTITUTE AND THE IBC. METAL PLATES SHALL BE ICBO APPROVED VERIFIED BY A CURRENT REPORT NUMBER. TRUSSES SHALL BE PLANT FABRICATED BY A MANUFACTURER IN COMPLIANCE WITH IBC SECTION 2303.4. THE MANUFACTURER SHALL SUBMIT SHOP DRAWINGS, INCLUDING ERECTION PLANS, SIGNED BY A WASHINGTON STATE PROFESSIONAL ENGINEER, TO THE BUILDING DEPARTMENT AND ARCHITECT FOR APPROVAL. THE TRUSSES SHALL BE MANUFACTURED IN A PLANT THE ARCHITECT APPROVES, UNDER THE REQUIREMENTS OF IBC SECTION 1702. EACH TRUSS SHALL BEAR THE QUALITY CONTROL STAMP (IBC SECTION 2303.4.1) AS WELL AS MANUFACTURING PLANT'S NAME/ADDRESS, DESIGN LOAD AND MAXIMUM SPACING, IN ACCORDANCE WITH IBC SECTION 2303.4.1. THE MANUFACTURER IS RESPONSIBLE FOR VERIFICATION OF ALL TRUSS LENGTHS PRIOR TO FABRICATION AND FOR IDENTIFICAITON OF ALL TRUSS MEMBERS REQUIRING BRACING FOR REDUCTION OF BUCKLING LENGTH. THE TRUSS ERECTION CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SAID BRACING AND FOR ALL TEMPORARY BRACING REQUIRED DURING THE INSTALLATION PROCESS. 2 U.N.O. ON THE PLANS, EACH TRUSS/BEARING CONNECTION TO BE 2-16d TOE-NAILED PLUS ONE H4 SEISMIC TIE AT EVERY OTHER CONNECTION. PROVIDE FULL DEPTH SOLID BLOCKING BETWEEN EACH TRUSS AT EACH OUTER BEARING. PROVIDE SPACE BETWEEN BOTTOM CHORDS AND PERPENDICULAR NON-BEARING WALLS AND CONNECT WITH SIMPSON DTC ON ONE SIDE.

TIMBER:

BEAMS (4X AND GREATER)	DF-L #1 OR BETTER
POSTS	DF-L #1 OR BETTER
STUDS	HF #2/STUD
ALL OTHER LUMBER	HF #2 OR BETTER

ALL 2X ____ TIMBER KILN DRIED. ALL GRADES SHALL CONFORM TO A "WWPA GRADING RULES FOR WESTERN LUMBER, LATEST EDITION". BOLT HEADS AND NUTS BEARING AGAINST WOOD SHALL BE PROVIDED WITH STANDARD CUT WASHERS. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. MISCELLANEOUS HANGERS TO BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. OR APPROVED EQUAL. ALL HANGERS TO BE FASTENED TO WOOD WITH PROPER NAILS. ALL HOLES SHALL BE NAILED. MACHINE BOLTS TO BE A-307. ANCHOR BOLTS INTO CONCRETE SHALL BE 5/8" DIAMETER @ 48" O.C. (UNLESS NOTED OTHER-WISE) WITH MIN. EMBEDMENT PER IBC CODE. ALL NAILS SHALL BE COMMON WIRE NAILS. SPIKE ALL LAMINATED MEMBERS TOGETHER WITH 10d NAILS @ 12" O.C. STAGGERED. SPLICE LAMINATIONS AT SUPPORTS ONLY.

ALL FASTENERS AND CONNECTORS FOR PRESSURE TREATED WOOD TO BE HOT-DIPPED GALVANIZED STEEL. THE COATING WEIGHTS FOR ZINC COATED FASTENERS TO BE IN ACCORDANCE WITH ASTM A-153.

FLOOR FRAMING:
PROVIDE CONTINUOUS SOLID BLOCKING FOR JOISTS AT THE SUPPORTS AND APPROVED METAL CROSS BRIDGING @ 8'-0" MAXIMUM. PROVIDE DOUBLE JOISTS UNDER PARTITIONS EXTENDING 1/2 OR MORE OF THE JOIST SPAN. FLUSH BEAMS (F.B.) NOT CALLED OUT ON THE PLANS SHALL BE DOUBLE JOISTS. ALL VERTICALLY LAMINATED BEAMS AND HEADERS SHALL BE SPIKED TOGETHER WITH 16d AT 12" O.C. STAGGERED.

SHEAR WALL FRAMING: APPLY 7/16" CDX OR OSB TO 2X STUDS SPACED AT 16"O/C MAX, BLOCK ALL PANEL EDGES, 8d AT 6"O/C AT ALL EDGES, AND 8d AT 12"O/C AT INTERIOR SUPPORTS, U.N.O.

ROOF DIAPHRAGM: APPLY 1/2" CDX OR OSB PLYWOOD (24/0) ON ROOF, NAIL 8d AT 6"O/C AT SUPPORTED EDGES AND 8d AT 12" O/C AT INTERIOR SUPPORTS, BLKG NOT REQ'D. USE DOUBLE 2X6 HF#2 TOP PLATE W/4'-0" OVERLAP W/18-10d NAIL-GUN NAILS EA SIDE OF EA SPLICE.

2ND FLOOR DIAPHRAGM: APPLY 3/4" T&G STURD-I-FLOOR OR OSB W/2X FLOOR FRAMING MEMBERS, GLUE AND 10d AT 4" O/C AT ALL SUPPORTED EDGES, 10d AT 12"O/C AT INTERIOR SUPPORTS, U.N.O. USE DOUBLE 2X6 HF#2 TOP PLATE W/4'-0" OVERLAP W/18-10d NAIL-GUN NAILS EA SIDE OF EA SPLICE.

BEARING WALL FRAMING:
ALL DOOR AND WINDOW HEADERS NOT CALLED OUT ON THE PLANS SHALL BE (2) 2 X 8 DF-L #2 WITH ONE CRIPPLE AND ONE STUD EACH END FOR OPENINGS 4'-0" OR LESS AND TWO CRIPPLES AND ONE STUD FOR OPENINGS MORE THAN 4'-0" WIDE. ALL COLUMNS NOT CALLED OUT ON THE PLANS SHALL BE TWO (2) STUDS. BLOCK SOLID TO FOUNDATION. SPIKE LAMINATED COLUMNS TOGETHER WITH 61d @ 16" O.C. STAGGERED. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED. STAGGER SPLICES AT TOP PLATES A MIN. OF 48" TYPICAL AND NAIL PER TABLE 2304.10.1 OF THE I.B.C.

GLUED LAMINATED WOOD MEMBERS:
GLUED LAMINATED WOOD BEAMS, DOUGLAS FIR, KILN-DRIED, STRESS GRADE COMBINATION 24F-V4 (fB = 2,400 PSI) FOR SIMPLES SPANS AND 24F-V8 FOR CANTILEVER AND CONTINUOUS SPANS. GLUE SHALL BE CASEIN WITH MOLD INHIBITOR. BOTTOM LAM TO BE FREE OF UNSOUND KNOTS LARGER THAN 1/2" DIAMETER. AITC STAMP AND CERTIFICATION REQUIRED. FABRICATOR SHALL SUBMIT 3 SETS OF DETAILS AND SPECIFICATIONS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION. ALL BEAMS ARE TO BE CAMBERED AT R = 2000' U.N.O.

PRE-FABRICATED FLOOR JOISTS:
JOISTS SHALL BE AS NOTED ON THE PLANS AND AS MANUFACTURED BY TRUS JOIST MACMILLAN. BRIDGING, BLOCKING AND WEB STIFFENERS SHALL BE PROVIDED AS RECOMMENDED BY MANUFACTURER OR AS NOTED ON THE STRUCTURAL DRAWINGS AND NOTES, WHICHEVER IS MORE STRINGENT. FABRICATOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATION TO INCLUDE LOCATION OF ALL WEB PENETRATIONS PROVIDED BY MANUFACTURER. ADDITIONAL PENETRATIONS SHALL BE APPROVED BY MANUFACTURER. FABRICATOR SHALL VERIFY ALL JOIST LENGTHS PRIOR TO FABRICATION. FOR JOISTS SPANNING PARALLEL TO PARTITIONS USE A MINIMUM OF ONE DIRECTLY BELOW EACH PARTITION AND A MINIMUM OF TWO IF THE PARTITION IS HALF OR MORE OF THE JOIST SPAN. PRE-FABRICATED ITEMS TO BE HANDLED AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

ENGINEERED LUMBER PRODUCTS:
PRODUCTS MANUFACTURED BY TRUST JOIST MACMILLAN
1.8E WS MICROLLAM LAMINATED VENEER LUMBER (PSL) ALLOWABLE DESIGN STRESSES:
E = 1,800,000 PSI Fb = 2,600 PSI Fv = 285 PSI Fc = 750 PSI Fc = 2,460 PSI
2.0E WS PARALLAM PARALLEL STRAND LUMBER (PSL) ALLOWABLE DESIGN STRESSES:
E = 2,000,000 PSI Fb = 2,900 PSI Fv = 290 PSI Fc = 650 PSI Fc = 2,900 PSI
EQUIVALENT ENGINEERED LUMBER PRODUCTS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PENDING REVIEW AND APPROVAL OF THE ARCHITECT, PROVIDED THEY HAVE IBC APPROVAL FOR EQUAL OR GREATER ALLOWABLE DESIGN STRESSES.

MISCELLANEOUS:
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ALL CONDITIONS AT JOBSITE INCLUDING BUILDING AND SITE CONDITIONS BEFORE COMMENCING WORK AND BE RESPONSIBLE FOR SAME. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. UNLESS EXPRESSLY STIPULATED, NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE CONTRACTOR AND/OR MANUFACTURER'S FAVOR BY VIRTUE OR ERRORS. AMBIGUITIES AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION OF BID ESTIMATE AND DIRECTED TO THE ATTENTION OF THE ARCHITECT IN A TIMELY MANNER. ANY ERRORS, AMBIGUITIES AND/OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY IN WRITING. NO WORK IS TO BE STARTED BEFORE CORRECTION IS MADE. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACINGS AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENINGS HAVE BEEN INSTALLED. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING DEPARTMENT FOR ALL BUILDING DEPARTMENT REQUIRED INSPECTIONS. DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS. THE DETAILS SHOWN ARE TYPICAL AND SHALL BE USED FOR LIKE OR SIMILAR CONDITIONS NOT SHOWN. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECT, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAMES AS ARCHITECT. PRE-FABRICATED ITEMS TO BE HANDLED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

GENERAL STRUCTURAL NOTES

PITZER & ASSOCIATES, PLLC
STRUCTURAL ENGINEERS
2722 COLBY AVENUE
SUITE 632
EVERETT, WA 98201
PHONE: 425-322-3940

THOMAS J. PITZER
STATE OF WASHINGTON
40881
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 12-02-20

PROJECT NAME: PLAN M3557A3F-1R

DRAWING TITLE: STRUCTURAL NOTES

DATE/REVISIONS
8/19/2020

CHKED BY:	DRAWN BY:
TJP	TJP

P & A JOB #: 18-155

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