

VERTICAL DATUM

NAVD 88 (PER CITY OF MERCER ISLAND CONTROL)

BENCHMARK

CITY OF MERCER ISLAND CONTROL POINT 4331: FOUND 1" X 1" BRASS TACK IN CONC. DOWN 1.1" IN CASE, IN THE CENTERLINE OF WEST MERCER WAY NEAR THE NORTHEASTERLY CORNER OF SITE. ELEV=140.59

BASIS OF BEARINGS

N48°05'18"W BETWEEN THE FOUND CENTERLINE MONUMENTS ON WEST MERCER WAY

REFERENCES

- SEASPECT SHORT PLAT, M.J. FILE NO. SUB9706-005, MERCER ISLAND, WASHINGTON

LEGEND

- BOLLARD
- SIGN
- MAIL KIOSK
- GAS VALVE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- STORM DRAIN STUB
- CATCH BASIN TYPE I
- CATCH BASIN TYPE II
- STORM DRAIN MANHOLE
- SEWER STUB
- SEWER CLEANOUT
- SEWER MANHOLE
- POWER POLE
- POWER JUNCTION BOX
- POWER CONDUIT
- COMMUNICATION PEDESTAL
- FOUND CORNER AS NOTED

- BOF BOTTOM OF FLANGE
- TON TOP OF NUT
- R/C REBAR AND CAP
- BPA BUILDING PAD AREA

- ASPHALT
- POWER
- COMMUNICATIONS
- GAS
- STORM
- SEWER

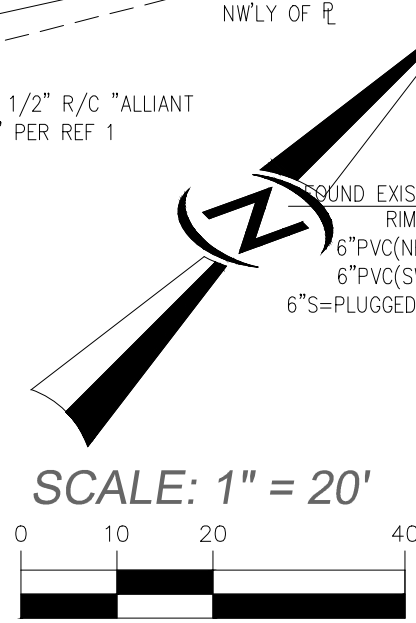
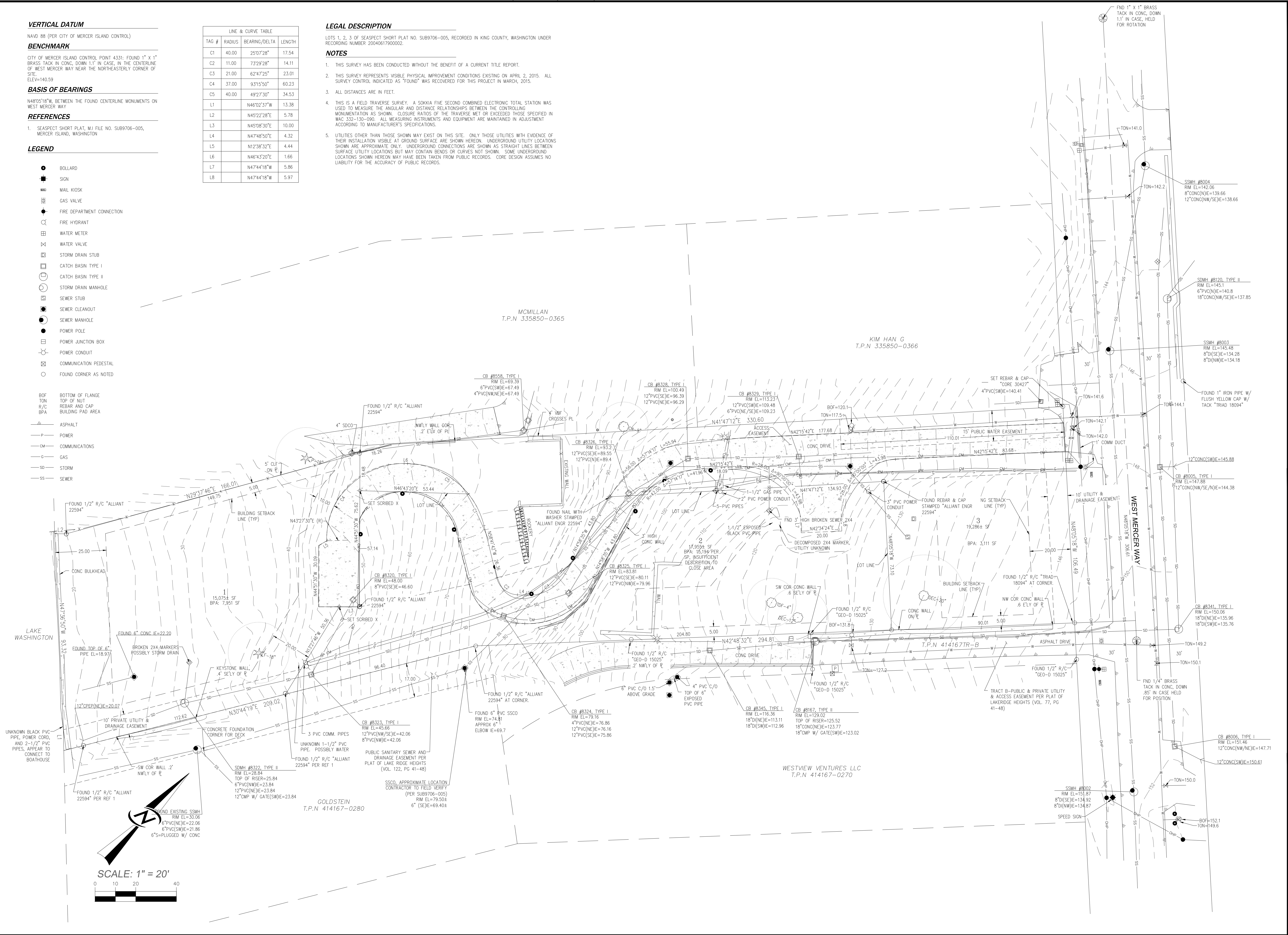
LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/Delta	LENGTH
C1	40.00	25°07'28"	17.54
C2	11.00	73°29'28"	14.11
C3	21.00	62°47'25"	23.01
C4	37.00	93°15'50"	60.23
C5	40.00	49°27'30"	34.53
L1		N46°02'37"W	13.38
L2		N45°22'28"E	5.78
L3		N45°08'30"E	10.00
L4		N47°48'50"E	4.32
L5		N12°38'32"E	4.44
L6		N46°43'20"E	1.66
L7		N47°44'18"W	5.86
L8		N47°44'18"W	5.97

LEGAL DESCRIPTION

LOTS 1, 2, 3 OF SEASPECT SHORT PLAT NO. SUB9706-005, RECORDED IN KING COUNTY, WASHINGTON UNDER RECORDING NUMBER 20040617900002.

NOTES

- THIS SURVEY HAS BEEN CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON APRIL 2, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH, 2015.
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREIN. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.



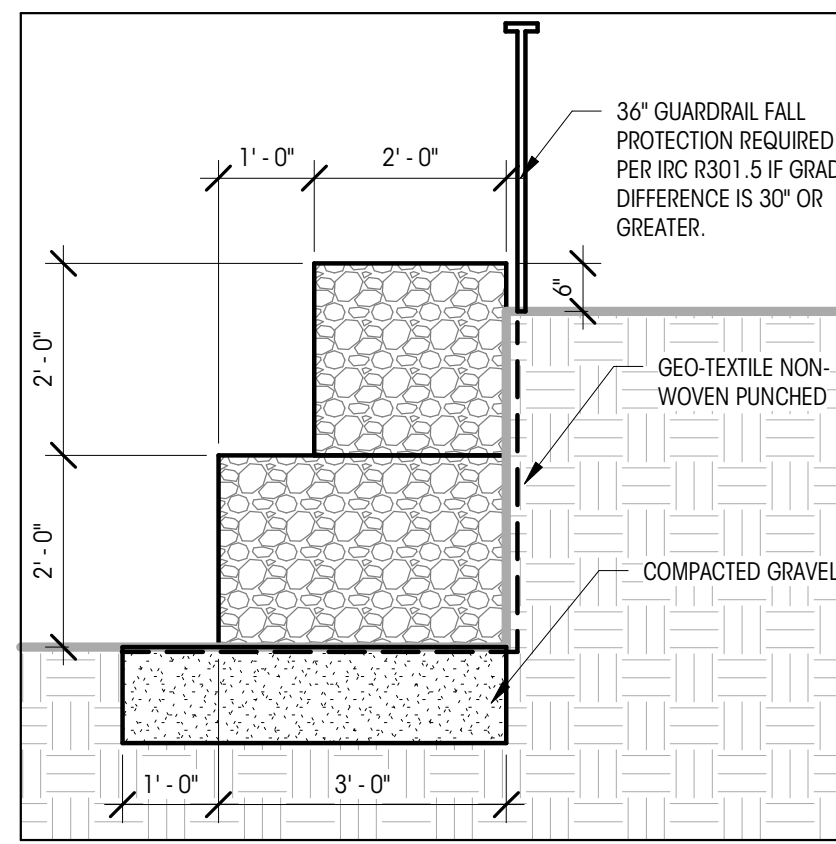
NO.	DATE	REVISIONS

14711 NE 29th Place, #101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

**TOPOGRAPHIC SURVEY
SEASPECT SHORT PLAT
JOHN KAHAN**

DATE: 04/20/2015	DESIGNED: MRP/NRR	DRAWN: MRP/NRR	APPROVED: KJV	PROJECT MANAGER: KEVIN VANDERZANDEN, PLS
SHEET: 1	OF: 1	PROJECT NUMBER: 15039		



FRONT YARD ENCROACHMENT

POINT	ELEV. (FT.)	POINT	ELEV. (FT.)
A1	117.83	B1	130.45
A2	128.84	B2	130.75
A3	129.09	B3	131.16
A4	129.20	B4	131.47
A5	129.43	B5	131.82
TOTAL	634.39		655.65

AVERAGE A: $634.39 / 5 = 126.878'$
 AVERAGE B: $655.65 / 5 = 131.13'$
 ELEVATION DIFFERENCE BETWEEN A & B: $131.13' - 126.878' = 4.25'$
 CONFORMANCE PER 19.02.040.D.1 & 2

LANDSCAPE GABION WALL:
NON-SETTLEMENT SENSITIVE LOCATIONS ONLY

2
1/2" = 1'-0"

SCOPE OF CHANGES:

- NO CHANGE TO ROOF OVERHANGS AT SETBACKS
- NO CHANGE TO VARIABLE SIDE YARD SETBACKS
- NO CHANGE DOWNHILL SLOPE GRADE OR RIDGE HEIGHT
- EXTEND GARAGE EAST INTO FRONT YARD SETBACK AS ALLOWED BY CODE 19.02.040.D
- FRONT YARD ENCROACHMENT CALCULATIONS ADDED
- SHIFT OF PARKING RETAINING WALLS TO NORTH AND SOUTH
- CHANGE ROOF OF AND EXTEND WESTERN PATIO TO THE WEST AND SOUTH
- CHANGE IN SOIL RETENTION WALL, PREVIOUSLY AS PART OF FOUNDATION SYSTEM, NOW MOVED TO WESTERN YARD ADJACENT TO ROAD IN ORDER TO ALLOW FOR LANDSCAPE WORK
- REVISED LEGAL DESCRIPTION AS A RESULT OF PROPERTY SALE
- CHANGE TO LOT COVERAGE AS A RESULT OF SHIFTED PARKING RETAINING & EXTENDED COVERED DECK
- CHANGES TO HARDSCAPE CALCULATIONS AS A RESULT OF SOIL STABILIZATION WALL, PATIO EXTENSION AND SITE STAIRS
- CHANGES TO GFA AS A RESULT OF EXTENDED GARAGE AND EXTENDED COVERED DECK
- REVISED LOCATION TO REPLACEMENT TREES
- CHANGE TO ABE AS A RESULT OF EXTENDED GARAGE AND EXTENDED COVERED DECK
- GRAPHICS/PATTERNS/HATCHES HAVE BEEN COORDINATED FOR CONSISTENCY
- MEETS AND BOUNDS ADDED TO ALL PROPERTY LINES

AVERAGE BUILDING ELEVATION (ABE)

WALL	MIDPOINT ELEV. (FT.)	WALL LENGTH (FT.)	PRODUCT
A	113.95	30.38	3,461.168
B	109	29.56	2,895.3
C	109	13.92	1,516.9
D	114.0	27.08	3,087.5
E	124.2	82.88	10,292.9
F	129.10	22.68	2,927.7
G	117.83	38.58	4,546.4
H	117.83	5.04	594.0764
I	117.83	3.5	412.4167
J	117.92	13.83	1,631.1806
K	117.67	3.5	411.8333
L	117.83	12.60	1,485.191
TOTALS		280.6	33,262.6

AVERAGE GRADE (ABE) $33,262.6 / 280.6 = 118.56'$
 MAX ALLOWABLE HEIGHT 30' ABOVE AVERAGE GRADE 148.56'
 MAX HEIGHT ELEVATION / MAX BUILDING HEIGHT: 148.56'
 PROPOSED BUILDING HEIGHT: 146.72'
 MAXIMUM CHIMNEY HEIGHT PER 19.02.020.E.3: 153.56'

▲ AVERAGE BUILDING ELEVATION

GENERAL INFORMATION

PROJECT ADDRESS: 8143 W MERCER WAY
MERCER ISLAND, WA 98040

PROJECT NUMBER: 2011-147

ASSESSOR'S PARCEL #: 335850-0387

LEGAL DESCRIPTION: HILLMANS CD SEA SHORE LAKE FRONT "LOT 2" MERCER ISLAND SHORT PLAT NO SUB9706-005 REC NUMBER 2004061790002 SD SHORT PLAT DAF - LOT A OF MERCER ISLAND LOT LINE REVISION NO MI-90-05-09 (J-3) REC NO 9007109002 BEING A POR OF TRACTS 5-486-488-489-490-576-577 & 578 IN CD HILLMAN'S SEA SHORE LAKE FRONT GARDEN OF EDEN ADDITION TO THE CITY OF SEATTLE

PROJECT DESCRIPTION: NEW CONSTRUCTION OF A SINGLE FAMILY HOUSE

ZONE: R-15

BUILDING TYPE: SINGLE FAMILY RESIDENCE

PROJECT DATA

EXISTING LOT AREA SUMMARY

GROSS LOT AREA: 17,955 SF
 ACCESS EASEMENTS: 2,711 SF
 NET LOT AREA: 15,244 SF
 LOT SLOPE: 90.6' / 301.2' = 30.08%

TREE REMOVAL

(E) REGULATED TREES TO BE REMOVED: 1
 (N) TREES TO BE PLANTED AS REPLACEMENT: 2

LOT COVERAGE

BUILDING ROOF, GARAGE, COVERED DECK: 3,198 SF
 (E) FIRE DEPT PAVING: 541 SF
 (N) DRIVEWAY/PARKING: 831 SF
TOTAL LOT COVERAGE: 4,570 SF = 29.9% OF NET LOT AREA

HARDSCAPE

(E) SITE WALLS: 142 SF
 (N) SITE WALLS: 261 SF
 (N) ROCKERIES: 150 SF
 (N) UNCOVERED DECK: 182 SF
 (N) STAIRS: 70 SF
TOTAL HARDSCAPE: 805 SF

PERCENTAGE: 805/15,244 = 5.3%

PROPOSED BUILDING AREA SUMMARY (GFA):

PROPOSED LOWER LEVEL: 1,904 SF
 LOWER LEVEL BELOW GRADE REDUCTION: -1,207 SF
 FINAL PROPOSED LOWER LEVEL: 697 SF
 PROPOSED MAIN LEVEL: 1,629 SF
 STAIR REDUCTION (PER 19.02.020 D.2.C): -110 SF
 FINAL PROPOSED MAIN LEVEL: 1,519 SF
 GARAGE: 874 SF
 PROPOSED OUTDOOR COVERED DECK: 435 SF
 PROPOSED UPPER LEVEL: 2,112 SF
 PROPOSED UPPER LEVEL 150% (PER 19.02.020 D.2.a) (209.52 / 1.5): 314 SF
TOTAL PROPOSED BUILDING AREA (GFA): 5,951 SF

PROPOSED GROSS FLOOR AREA: 5,951 / 17,955 = 33.15%
 OF GROSS LOT AREA
 40% ALLOWABLE GFA: 17,955 X 0.40 = 7,182 SF

SITE PLAN LEGEND/NOTES

SHEET REFERENCE NOTES:

A. SEE SHEET A101 FOR PROPOSED BUILDING PAD PLAN.

B. SEE SHEET A102 - A103 FOR SITE EXCAVATION PLANS AND SECTIONS.

C. SEE SHEET A105 FOR CRITICAL AREAS PLAN AND PLANTING PLAN.

D. CONTINUOUS SPECIAL INSPECTIONS BY GEOTECHNICAL ENGINEER DURING EXCAVATION AND SHORING INSTALLATION SHALL BE PROVIDED.

GENERAL PLAN NOTES:

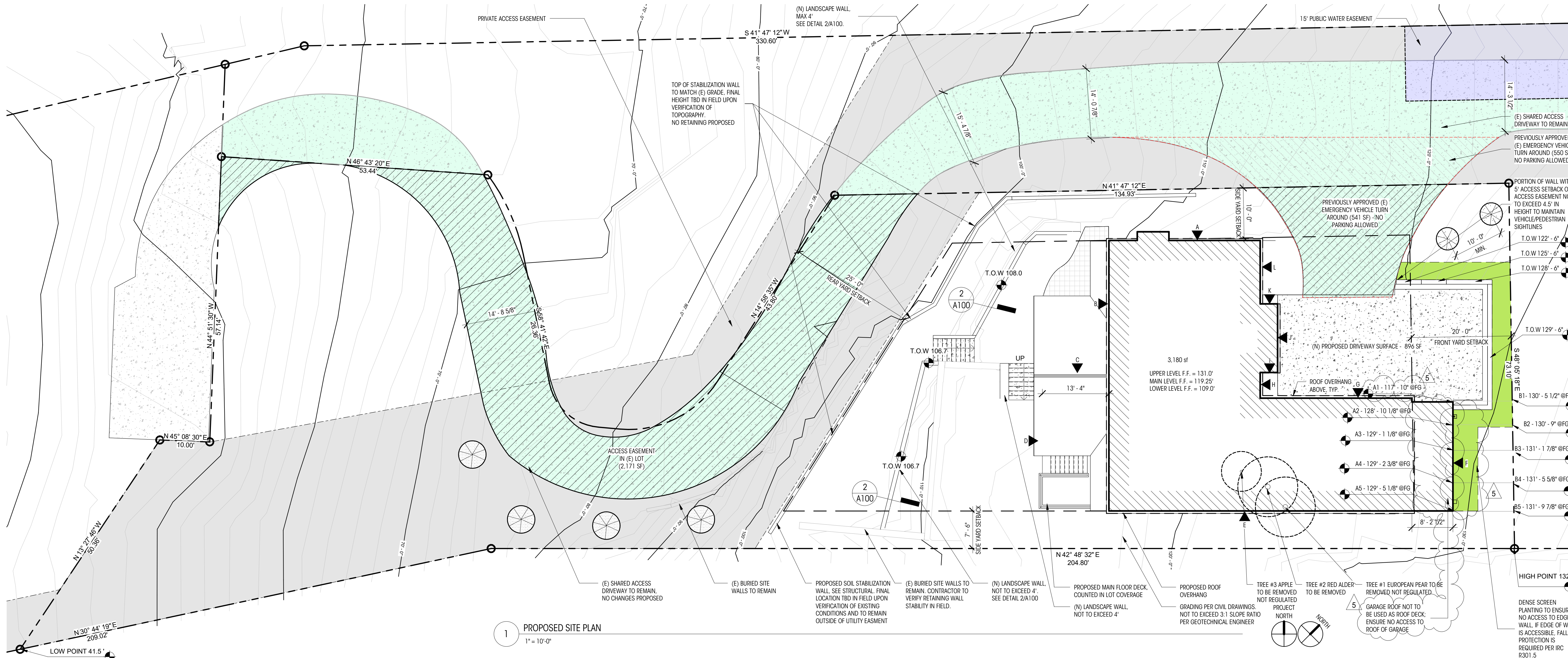
A. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO FACE OF FRAMING AT INTERIOR WALLS

B. ALL DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF FRAMING

C. ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.

LEGEND:

- SHARED DRIVEWAY
- 15' PUBLIC WATER EASEMENT
- PRIVATE UTILITY AND DRAINAGE EASEMENT (TO BE FIELD LOCATED PRIOR TO WALL CONSTRUCTION)
- PORTION OF LOT COVERED BY SHARED DRIVEWAY
- CONTOUR MAJOR
- CONTOUR MINOR
- PROPERTY LINE
- SETBACK
- BUILDING FOOTPRINT
- PAVING/HARDSCAPE/DECK
- ROOF OVERHANG
- (E) TREE TO REMAIN
- (N) TREE
- (E) TREE TO BE DEMOLISHED
- PORTION OF (N) DRIVEWAY
- (E) DRIVEWAY TO REMAIN
- PORTION OF SHARED DRIVEWAY DESIGNATED AS APPROVED FIRE DEPARTMENT TURNAROUND PER APPROVED SHORT PLAT



1
1" = 10'-0"
PROPOSED SITE PLAN

NO.	DESCRIPTION	DATE
3	PERMIT REVISION	04.19.22
4	PERMIT REVISION 2	06.10.22
5	PERMIT REVISION 3	08.30.22

SCOPE OF CHANGES:
****NO CHANGES TO THIS SHEET****

BUILDING PAD & SETBACK LEGEND

	CONTOUR MAJOR
	CONTOUR MINOR
	PROPERTY LINE
	SETBACK LINE
	PREVIOUSLY APPROVED BUILDING PAD - TO BE ABANDONED
	PROPOSED BUILDING PAD
	APPROVED FIRE DEPARTMENT TURNAROUND
	SHARED DRIVEWAY, COUNTED TOWARD LOT COVERAGE
	15' PUBLIC WATER EASEMENT
	PRIVATE UTILITY AND DRAINAGE EASEMENT

PROJECT DATA

EXISTING LOT AREA SUMMARY	
GROSS LOT AREA	17,955 SF
ACCESS EASEMENTS	2,711 SF
NET LOT AREA	15,244 SF
LOT SLOPE	90.6' / 301.2' = 30.08%

TREE REMOVAL	
(E) REGULATED TREES TO BE REMOVED	1
(N) TREES TO BE PLANTED AS REPLACEMENT	2

LOT COVERAGE	
BUILDING ROOF, GARAGE, COVERED DECK	3,198 SF
(E) FIRE DEPT PAVING	541 SF
(D) DRIVEWAY/PARKING	831 SF
TOTAL LOT COVERAGE	4,570 SF = 29.9% OF NET LOT AREA
ALLOWABLE LOT COVERAGE = 30%	15,244 X 0.3 = 4,573 SF

SETBACKS	
SIDE YARD	VARIABLE MINIMUM 7'-0"
FRONT YARD	20'
REAR YARD	25'

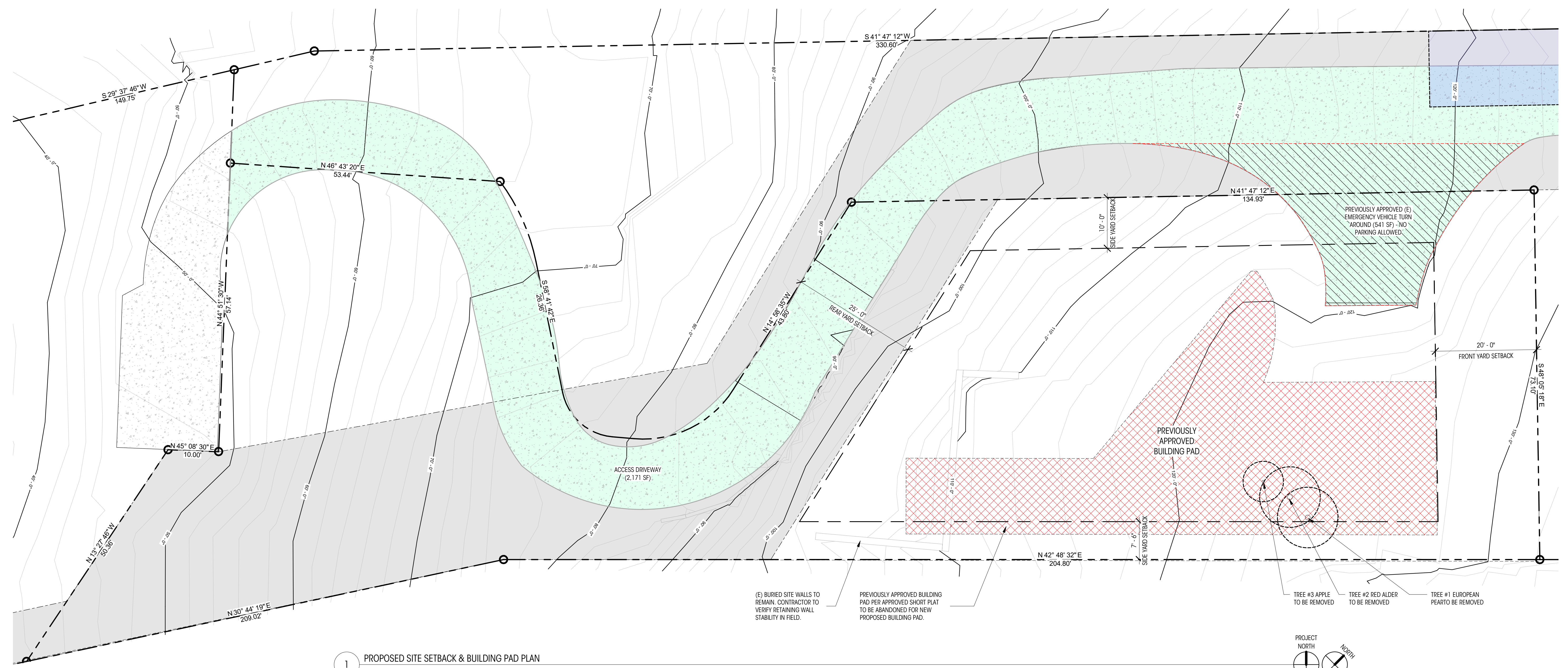
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Design Group

66 Bell Street
 Unit 1
 Seattle, WA
 98121

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1 PROPOSED SITE SETBACK & BUILDING PAD PLAN
 1" = 10'-0"

CLARKSON RESIDENCE
 8163 WEST MERCER WAY
 MERCER ISLAND, WA 98040
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PERMIT DRAWINGS

DATE: 06.10.22

SHEET SIZE: D (24X36)

REVISIONS

NO. DESCRIPTION DATE

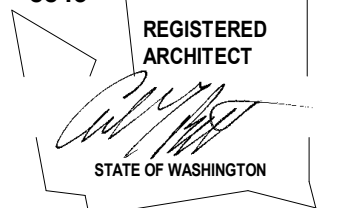
DRAWN BY: KJ/JM
 CHECKED BY: BM

BUILDING PAD PLAN

SCALE: As indicated

A101

DEDICATED
 APPROVAL
 STAMP SPACE



NO.	DESCRIPTION	DATE
3	PERMIT REVISION	04.19.22
4	PERMIT REVISION 2	06.10.22

SCOPE OF CHANGES:

- CHANGE IN SOIL RETENTION WALL: PREVIOUSLY AS PART OF THE FOUNDATION SYSTEM, NOW MOVED TO WESTERN YARD ADJACENT TO ROAD IN ORDER TO ALLOW FOR LANDSCAPE WORK
- REVISED FOUNDATION AS A RESULT OF SOIL STABILIZATION WALL LOCATION MOVE.
- LEVEL CHANGES: DRIVEWAY & GARAGE LEVEL DROP BY 15"; BASEMENT LEVEL DROP BY 12".
- GRAPHICS/PATTERNS/HATCHES HAVE BEEN COORDINATED FOR CONSISTENCY
- ADDITIONAL GRADING PROPOSED AS A RESULT OF THE ADDED LANDSCAPE WALLS.

CONSTRUCTION MONITORING NOTES

MONITOR ADJACENT BLDG. FOR SETTLEMENT. START MONITORING PRIOR TO DEMOLITION WEEKLY UNTIL PILE DRIVING IS COMPLETE. LEVELS TO BE MEASURED BY PROJECT SURVEYOR. CONTINUOUS SPECIAL INSPECTION BY THE GEOTECHNICAL ENGINEER DURING EXCAVATION AND SHORING INSTALLATION SHALL BE PROVIDED.

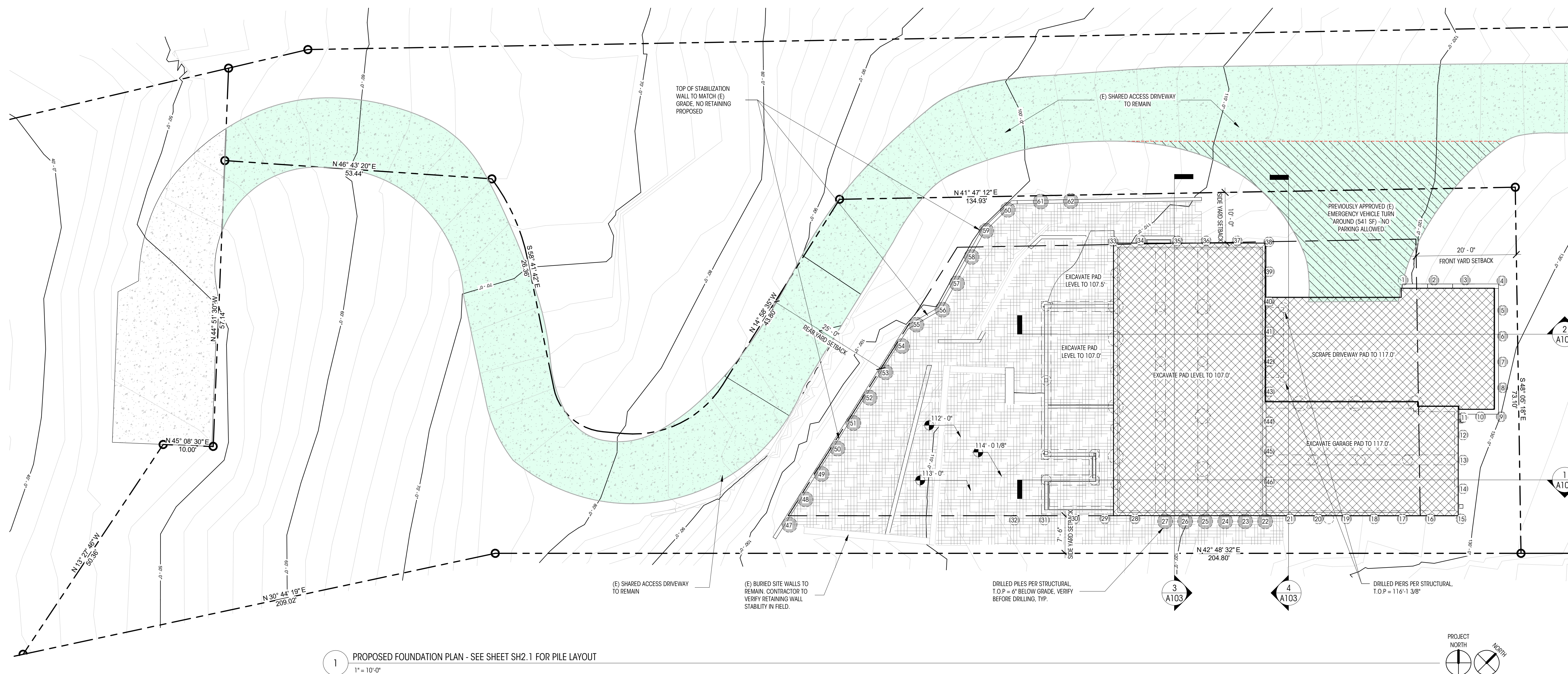
EXCAVATION PLAN LEGEND

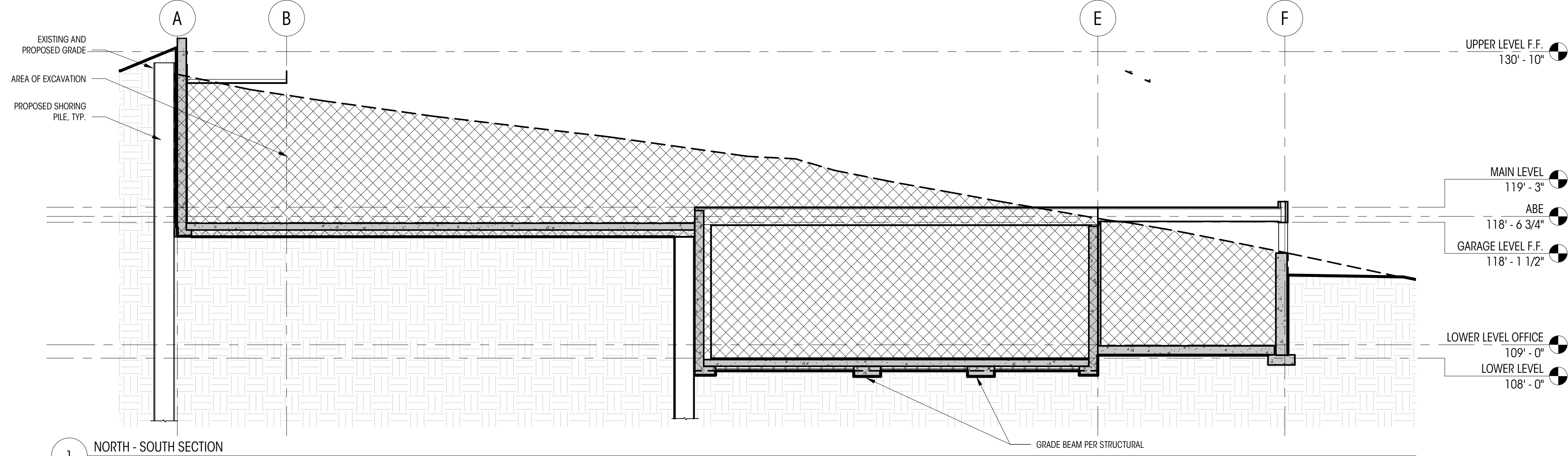
	CONTOUR MAJOR
	CONTOUR MINOR
	EXTENT OF FOUNDATION EXCAVATION
	APPROVED FIRE DEPARTMENT TURNAROUND
	SHARED DRIVEWAY EASEMENT
	EXTENT OF PROPOSED GRADING
	DRILLED PILE FOR PERMANENT SHORING PER STRUCTURAL/GEOTECH
	DRILLED PILE FOR FOUNDATION PER STRUCTURAL/GEOTECH

CONSTRUCTION PHASING

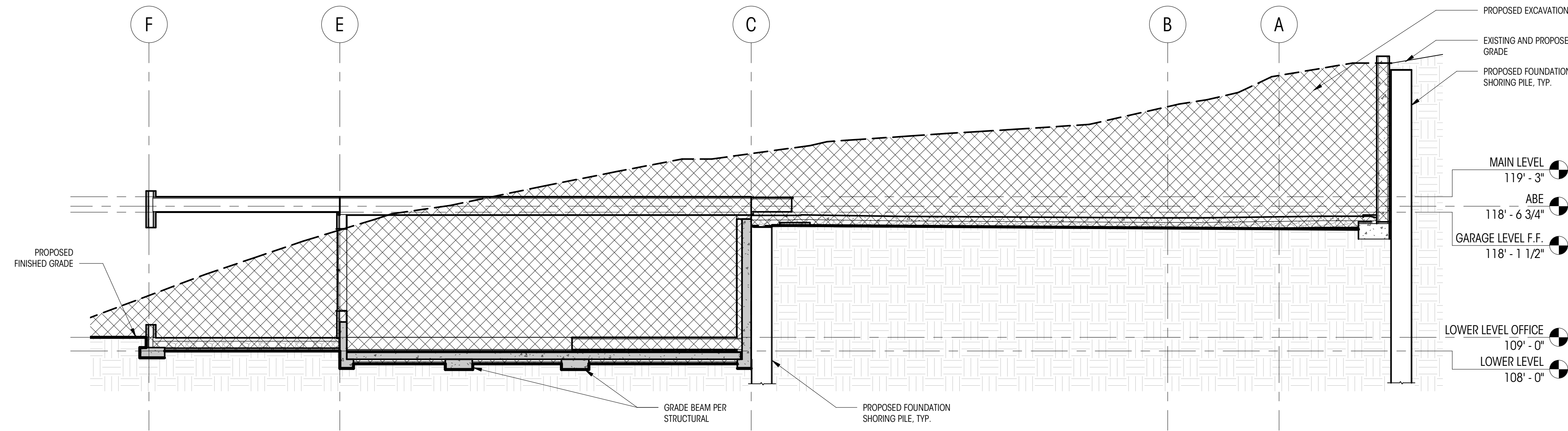
- REMOVE TREES
- DRILL/INSTALL SHORING PILES FOR STABILIZATION WALL
- EXCAVATE REMAINING SITE
- SCRAPE BUILDING PAD
- FOUNDATION FORMWORK
- FOUNDATION INSTALL
- RETAINING WALL FORMWORK
- DRAIN MAT INSTALL & TRENCHING FOR DRAINAGE AND UTILITIES
- NON-STRUCTURAL RAT-SLAB INSTALL
- FORM PARKING PAD FOUNDATION
- POUR PARKING PAD FOUNDATIONS
- FORM PARKING PAD RETAINING WALLS
- FORM PARKING PAD & GARAGE SLAB
- POUR PARKING/GARAGE SLABS
- FINAL ROUGH GRADING
- FRAMING

NOTE: NO SOIL, WATER, OR DEBRIS FROM SITE ACTIVITIES WILL BE ALLOWED TO BE PLACED OR DISCHARGED ON THE SLOPE.

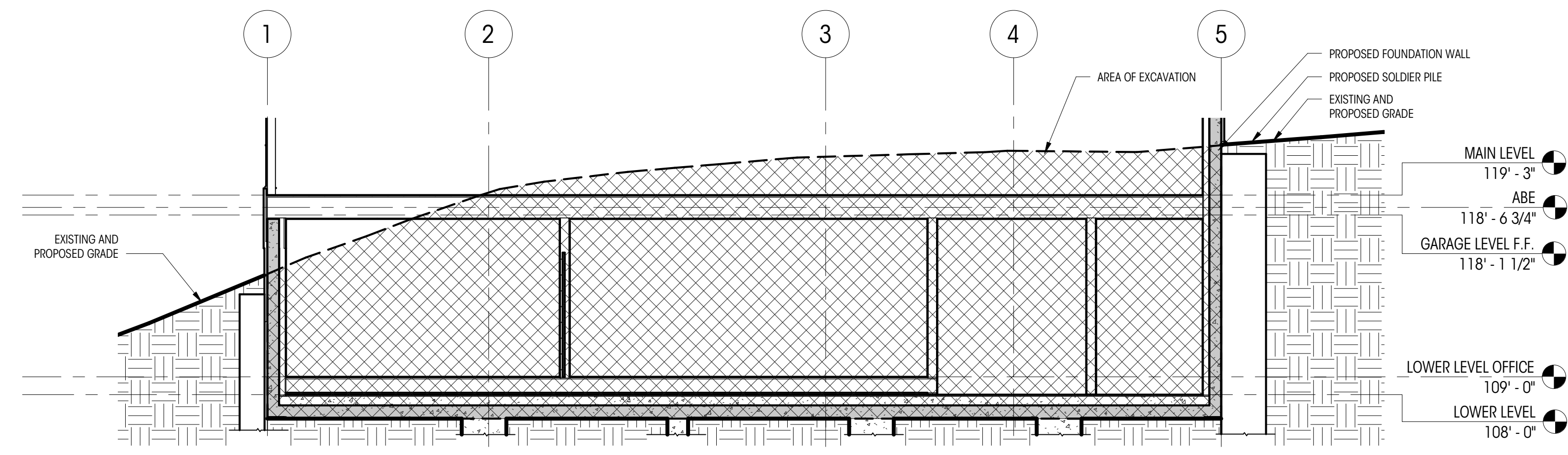




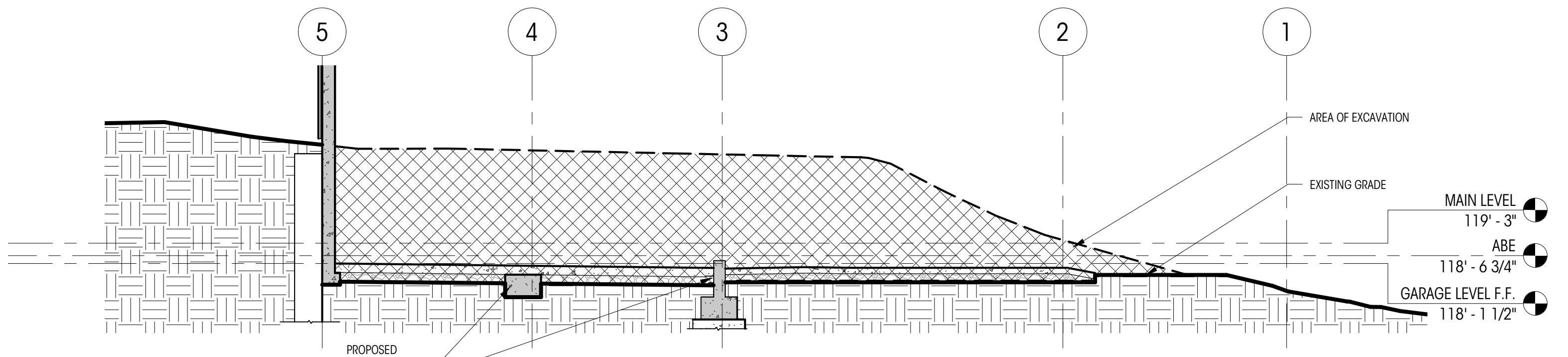
1 NORTH - SOUTH SECTION
3/16" = 1'-0"



2 EAST - WEST SECTION
3/16" = 1'-0"



3 NORTH - SOUTH SECTION
3/16" = 1'-0"



4 EAST - WEST SECTION
3/16" = 1'-0"

SITE EXCAVATION LEGEND

	PROPOSED GRADE
	(E) GRADE
	ALTERED (E) GRADE
	PROPOSED FOUNDATION
	GRADE BEAM, PER STRUCTURAL
	FILL
	PROPOSED EXCAVATION
	EXISTING GRADE

SCOPE OF CHANGES:

- LEVEL CHANGES: DRIVEWAY & GARAGE LEVEL DROP BY 15"; BASEMENT LEVEL DROP BY 12"
- CHANGE TO ABE AS A RESULT OF EXTENDED GARAGE AND EXTENDED COVERED DECK
- VIEW NUMBERING HAS BEEN UPDATED FOR CONSISTENCY

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8843
REGISTERED ARCHITECT
STATE OF WASHINGTON

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MERCER ISLAND, WA 98040
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PERMIT DRAWINGS

DATE: 06.10.22

SHEET SIZE: D (24X36)

REVISIONS

NO.	DESCRIPTION	DATE
3	PERMIT REVISION	04.19.22

DRAWN BY: KJ/JM
CHECKED BY: BM

EXCAVATION SECTIONS

SCALE: As indicated

A103

DEDICATED APPROVAL STAMP SPACE

SCOPE OF CHANGES:

- REVISED LOCATION OF REPLACEMENT TREES
- SHIFT OF PARKING RETAINING WALLS TO NORTH AND SOUTH
- CHANGE IN SOIL RETENTION WALL: PREVIOUSLY AS PART OF THE FOUNDATION SYSTEM, NOW MOVED TO WESTERN YARD ADJACENT TO ROAD IN ORDER TO ALLOW FOR LANDSCAPE WORK
- REVISED FOUNDATION AS A RESULT OF SOIL STABILIZATION WALL LOCATION MOVE
- CHANGES TO HARDSCAPE CALCULATIONS AS A RESULT OF SOIL STABILIZATION WALL, PATIO EXTENSION AND SITE STAIRS
- GRAPHICS/PATTERNS/HATCHES HAVE BEEN COORDINATED FOR CONSISTENCY

CRITICAL AREA LEGEND

- STEEP SLOPE AREA
- PROPERTY SETBACK
- BUILDING FOOTPRINT
- APPROVED FIRE DEPARTMENT TURNAROUND
- LANDSCAPE WALL, 4' MAX.
- DENSE SCREEN PLANTING
- MOTORCOURT PLANTING STRIP

SLOPE STABILIZATION PLANTING PLAN LEGEND

- | VEGETATION | SPECIES COMMON NAME | SPECIES LATIN NAME |
|------------|-----------------------------|-----------------------------------|
| | EDDIES WHITE WONDER DOGWOOD | <i>Cornus Nuttallii x Florida</i> |
| | JAPANESE SNOWBELL | <i>Styrax Japonicus</i> |
| | LADY FERN | <i>Athyrium Filix-Femina</i> |

- | VEGETATION | SPECIES COMMON NAME | SPECIES LATIN NAME |
|------------|-----------------------|--------------------------------|
| | SALAL | <i>Gaultheria Shalton</i> |
| | DEER FERN | <i>Blechnum Spicant</i> |
| | OAK FERN | <i>Gymnocarpium Dryopteris</i> |
| | EVERGREEN HUCKLEBERRY | <i>Vaccinium Ovatum</i> |

NOTES:

PER MICC 19.02.020(F)(3)(D), THE PROJECT 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 (F)(3)(A) OF THIS SECTION. 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.

Brandt

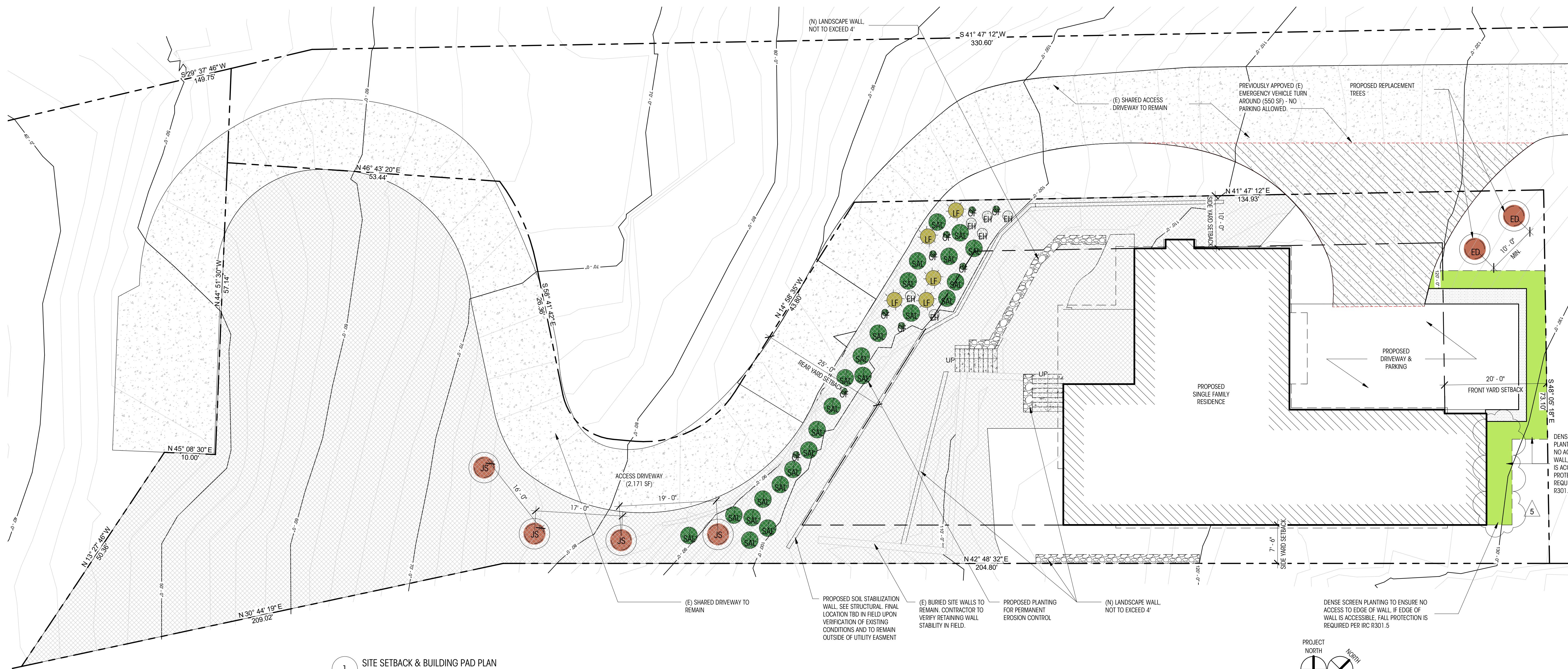
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8843



1 SITE SETBACK & BUILDING PAD PLAN
1" = 10'-0"

CLARKSON RESIDENCE
8163 WEST MERCER WAY
MERCER ISLAND, WA 98040
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PERMIT DRAWINGS

DATE: 06.10.22

SHEET SIZE: D (24X36)

REVISIONS

NO.	DESCRIPTION	DATE
3	PERMIT REVISION	04.19.22
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5	PERMIT REVISION 3	08.30.22

DRAWN BY: K/J/M
CHECKED BY: BM

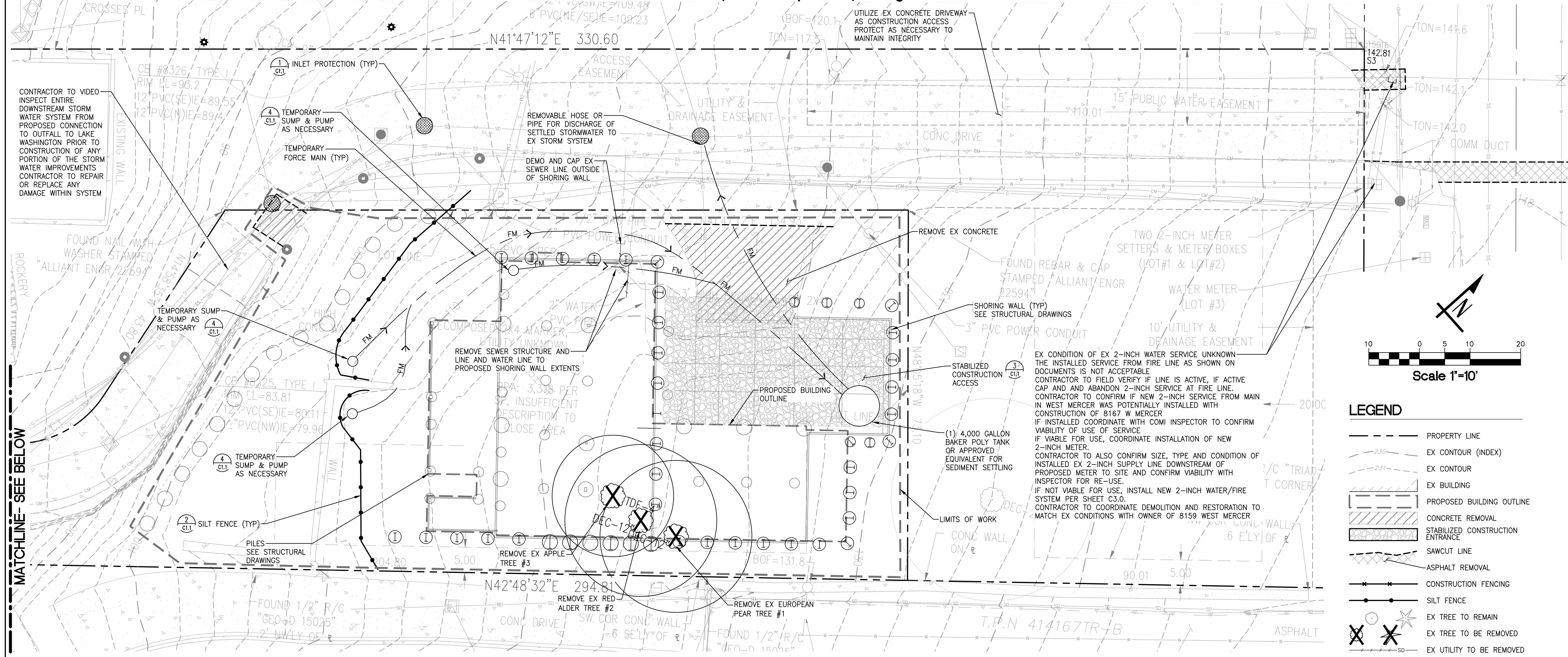
CRITICAL AREA & TREE PLAN

SCALE: As Indicated

A105

DEDICATED APPROVAL STAMP SPACE

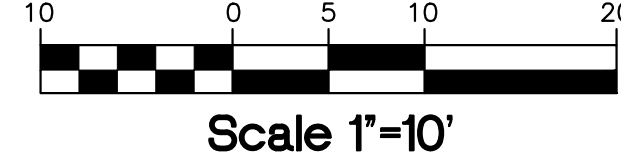
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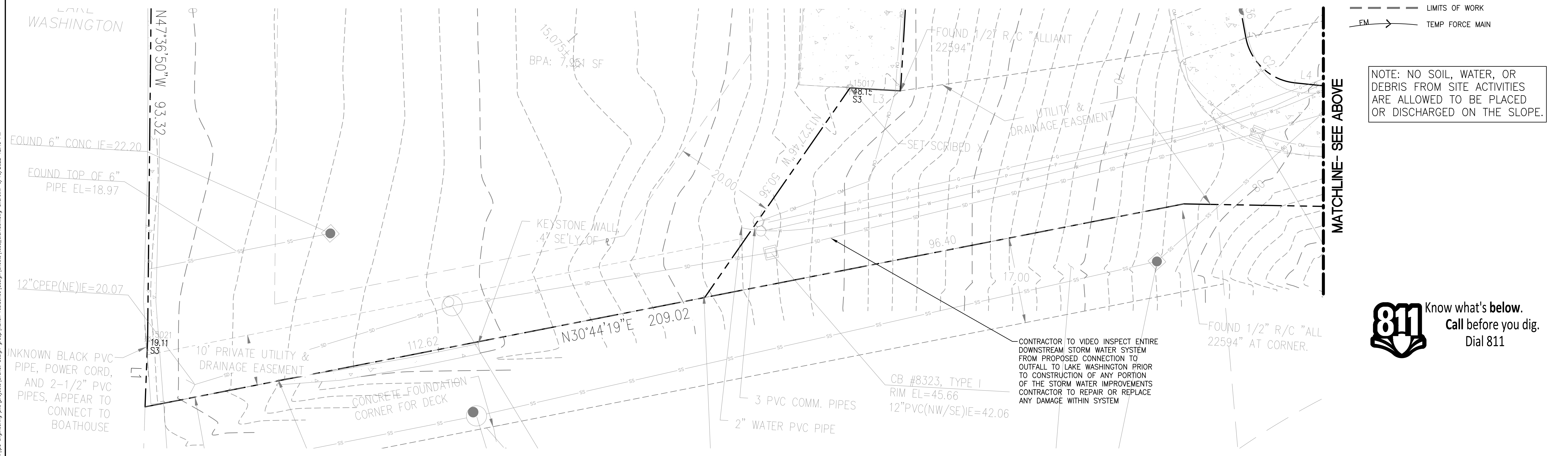
MATCHLINE- SEE BELOW

LEGEND

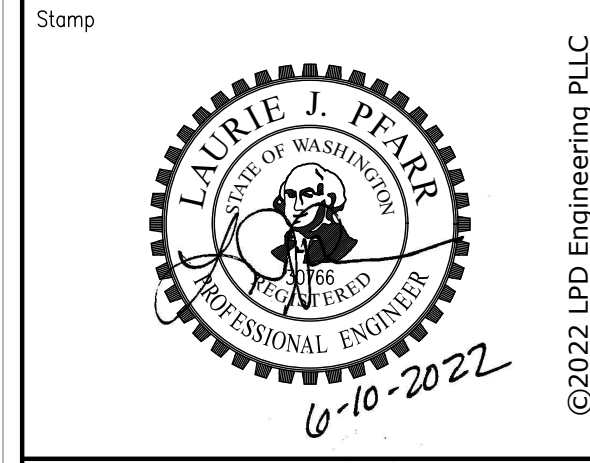
- PROPERTY LINE
- EX CONTOUR (INDEX)
- EX CONTOUR
- EX BUILDING
- PROPOSED BUILDING OUTLINE
- CONCRETE REMOVAL
- STABILIZED CONSTRUCTION ENTRANCE
- SAWCUT LINE
- ASPHALT REMOVAL
- CONSTRUCTION FENCING
- SILT FENCE
- EX TREE TO REMAIN
- EX TREE TO BE REMOVED
- EX UTILITY TO BE REMOVED
- INLET PROTECTION
- LIMITS OF WORK
- TEMP FORCE MAIN



NOTE: NO SOIL, WATER, OR DEBRIS FROM SITE ACTIVITIES ARE ALLOWED TO BE PLACED OR DISCHARGED ON THE SLOPE.



MATCHLINE- SEE ABOVE



No.	Revisions	Date
1	PERMIT REVISIONS	04/20/2022
2	PERMIT REVISIONS	06/10/2022

Project Name

**CLARKSON RESIDENCE
8163 W MERCER WAY**

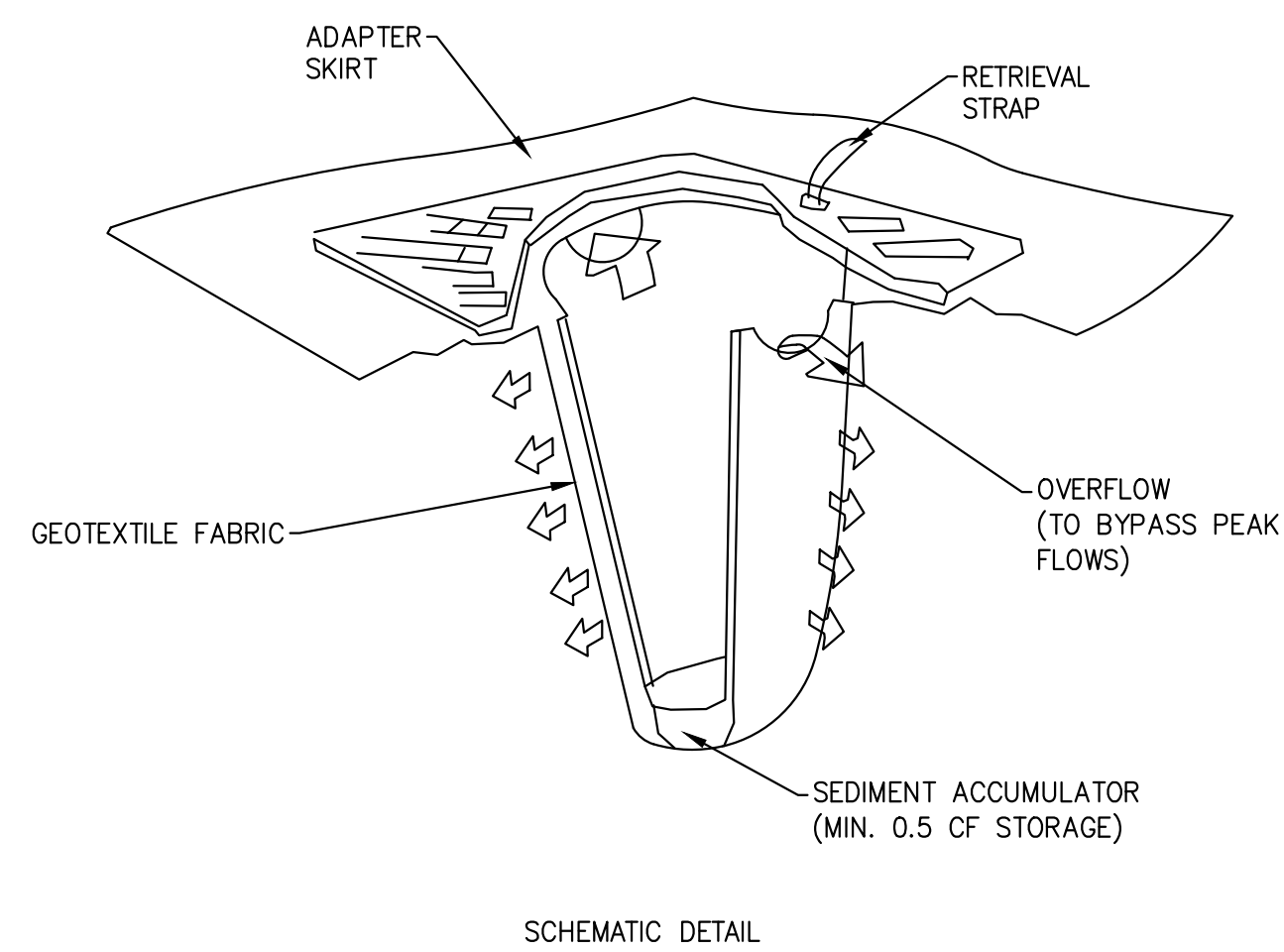
City of Mercer Island, Washington

Project No.	272-20-01
Issue Date	04/20/2022
Scale	AS NOTED
Designed	ACW
Drawn	KES
Checked	LJP
Approved	LJP

TESC & DEMOLITION PLAN

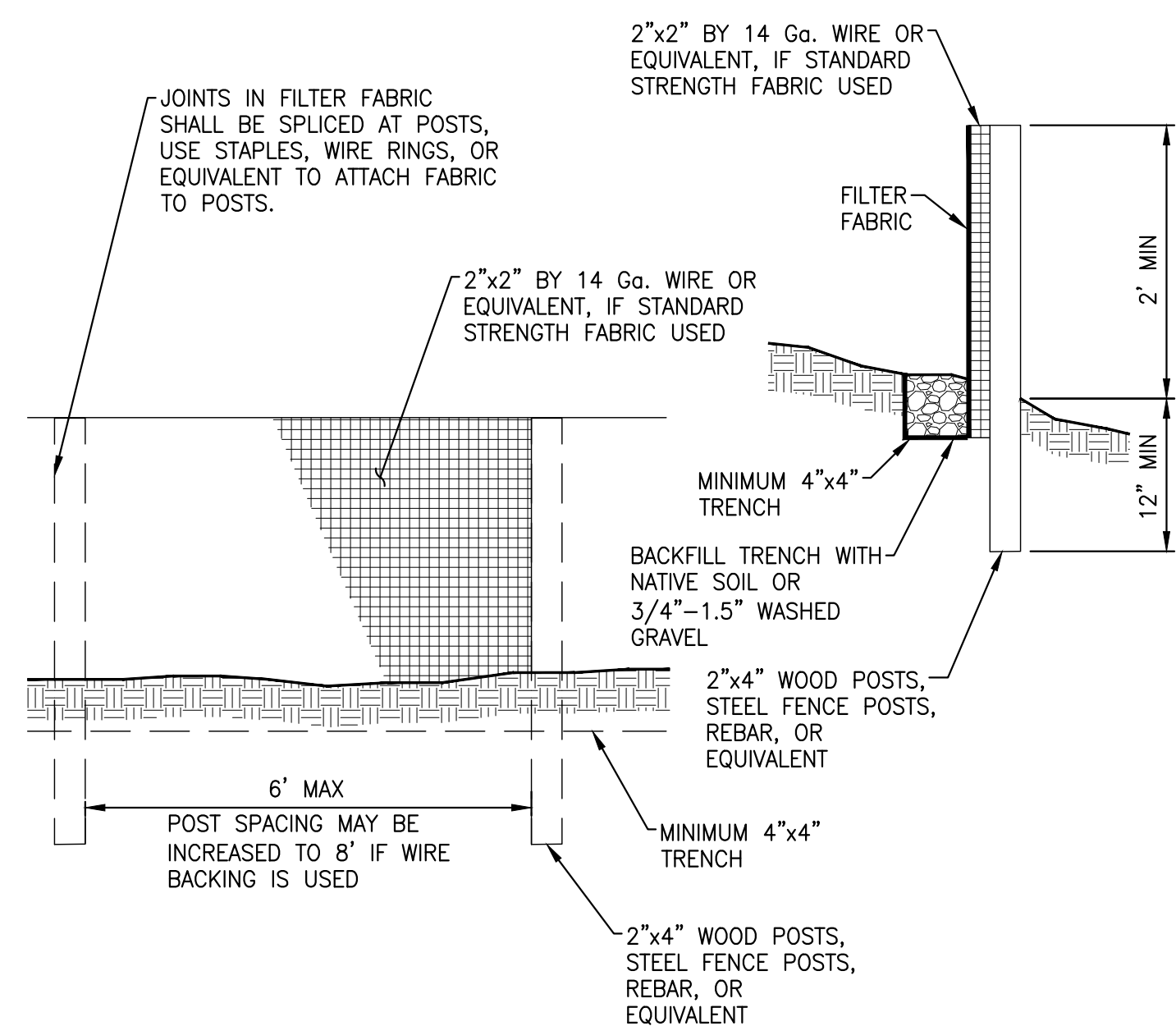
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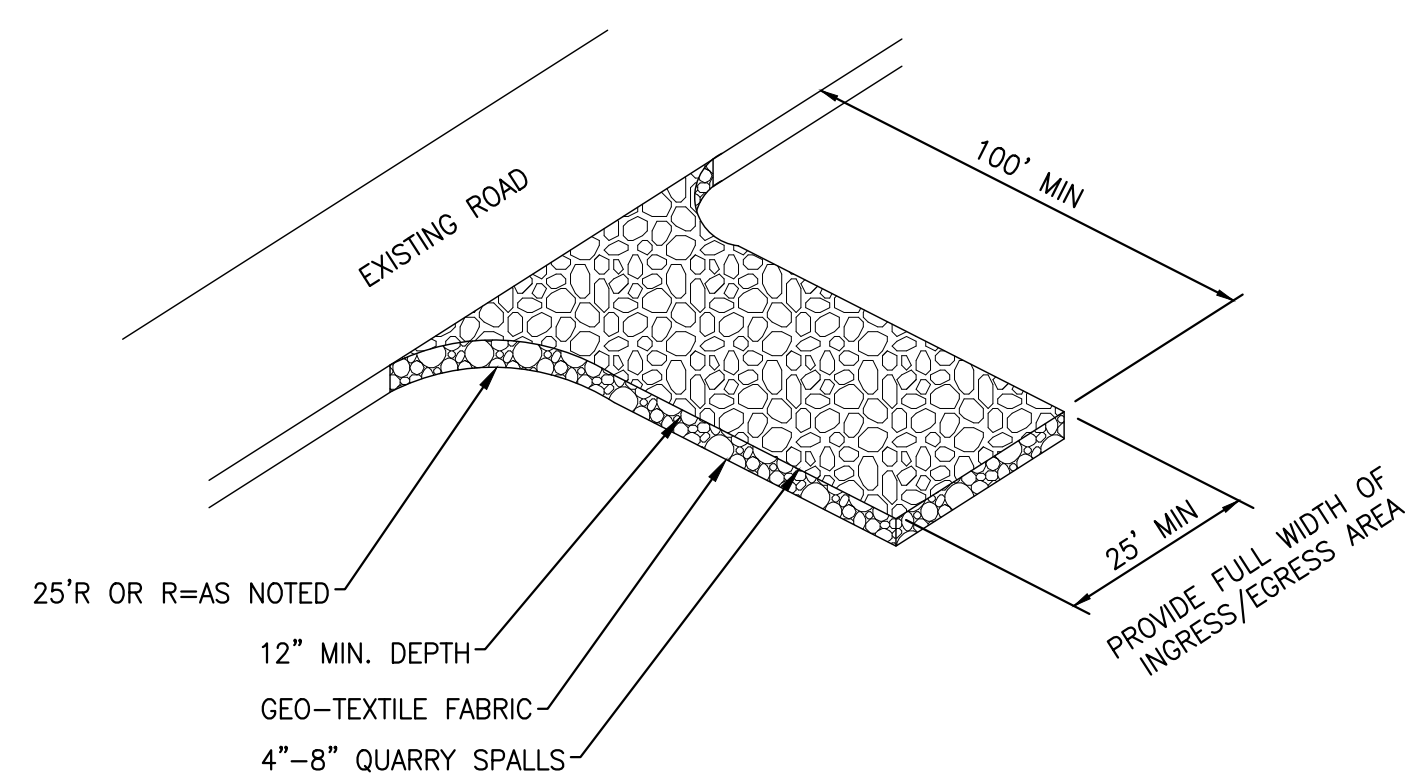


PROVIDE "STREAMGUARD SEDIMENT CATCH BASIN INSERT" OR APPROVED EQUAL MANUFACTURER'S NAME: BOWHEAD ENVIRONMENTAL & SAFETY ADDRESS: P.O. BOX 375 PRESTON, WA 98050 TELEPHONE: FOR INFORMATION: (800) 909-3677 WWW.SHOPBOWHEAD.COM

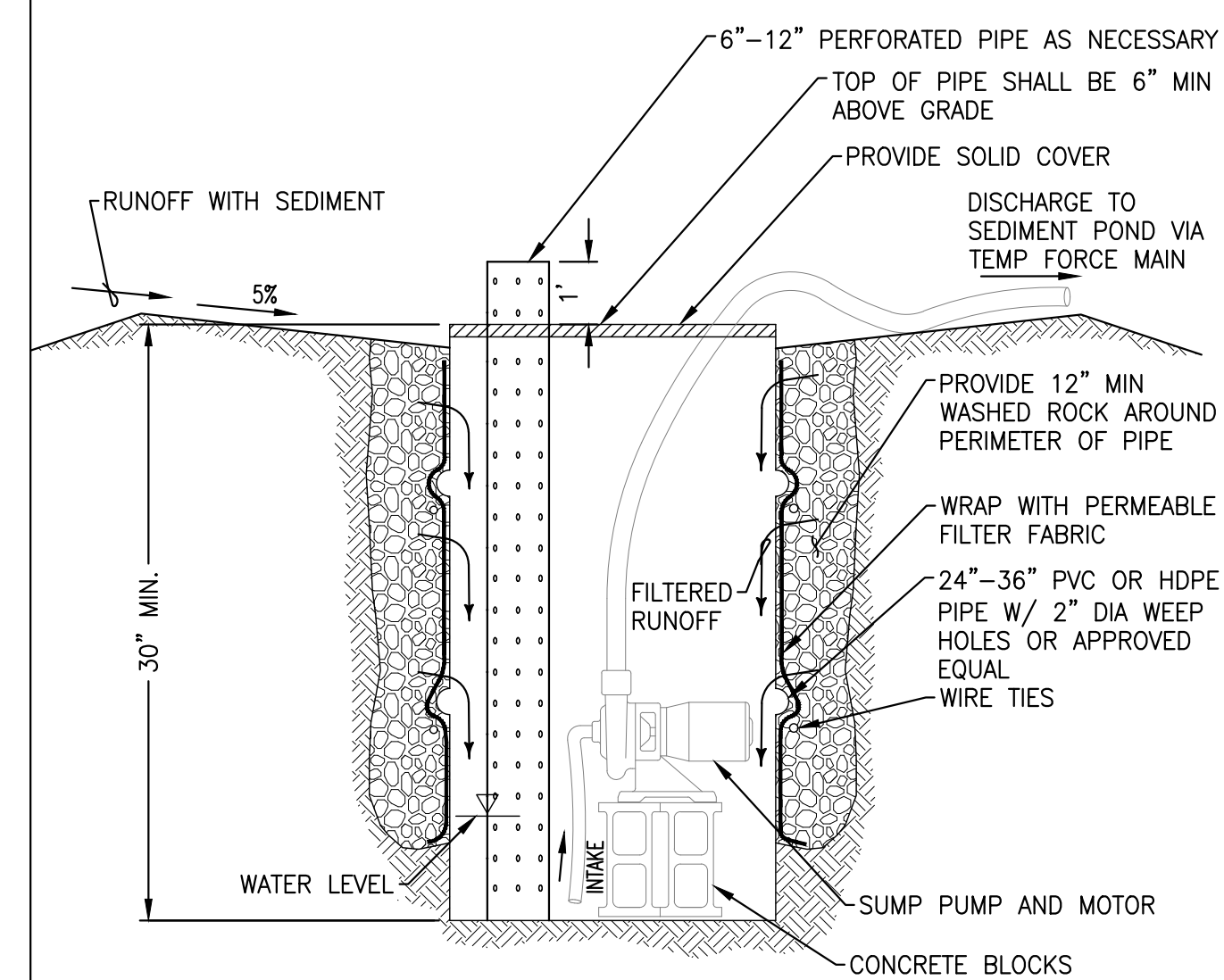
INLET PROTECTION 1



SILT FENCE 2



STABILIZED CONSTRUCTION ENTRANCE 3



TEMPORARY SUMP & PUMP 4

EROSION AND SEDIMENTATION CONTROL NOTES

- THE IMPLEMENTATION OF THESE EROSION SEDIMENTATION CONTROL (ESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE COMPLETED PRIOR TO ALL OTHER CONSTRUCTION.
- 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 (E.G. ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES), AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY THEIR ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT AND AT THE END OF EVERY RAINFALL BY THE PERMIT HOLDER/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMP. SILTATION PONDS AND ALL TEMP. SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.
- ANY AREA STRIPPED OF VEGETATION, INCLUDING ROADWAY EMBANKMENTS WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF SEVEN (7) DAYS, SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G. SEEDING, MULCHING, NETTING, EROSION, BLANKETS, ETC.).
- ANY AREAS NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE 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 DOWNSTREAM SYSTEM.
- WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (E.G. ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF THREE INCHES.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF MERCER ISLAND STANDARDS AND SPECIFICATIONS.
- EROSION/SEDIMENTATION CONTROL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS IN DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE INSTALLED & OPERATING PRIOR TO ANY GRADING OR LAND CLEARING.
- WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
- ALL CUT AND FILL SLOPES 5:1 (5 FEET HORIZONTAL TO 1 FOOT VERTICAL) OR STEEPER THAT WILL BE LEFT EXPOSED FOR MORE THAN 7 DAYS SHALL BE PROTECTED BY JUTE MATTING, PLASTIC SHEETING, MULCH, OR OTHER APPROVED STABILIZATION METHOD AND PROVIDED WITH ADEQUATE RUNOFF CONVEYANCE TO INTERCEPT RUNOFF AND CONVEY IT TO AN APPROVED STORM DRAIN.
- OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET, THE STREET SHALL BE CLEANED. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION VEHICLE ENTRANCE AND SHALL BE CLEANED OF MUD PRIOR TO EXITING ONTO THE STREET. SILT SHALL BE CLEANED FROM ALL CATCH BASINS WHEN THE BOTTOM HALF BECOMES FILLED WITH SILT.
- ANY CATCH BASIN COLLECTING WATER FROM THE SITE, WHETHER THEY ARE ON OR OFF OF THE SITE, SHALL HAVE THEIR GRATES COVERED WITH FILTER FABRIC DURING CONSTRUCTION.
- IF ANY PORTION OF THE EROSION/SEDIMENTATION CONTROL ELEMENTS ARE DAMAGED OR NOT FUNCTIONING, OR IF THE CLEARING LIMIT BOUNDARY BECOMES NON-DEFINED, IT SHALL BE REPAIRED IMMEDIATELY.

EROSION AND SEDIMENTATION CONTROL NOTES 9

CITY OF MERCER ISLAND NOTES

- ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.
- APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.
- CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASIN/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.
- CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES.
- AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.425.5555.
- DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED.
- 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.
- 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.
- CONSTRUCTION ACCESS TO SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM DRAINS.
- PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.
- 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.
- 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.
- 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.
- 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.
- REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.
- ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.
- SILT 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.
- WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.
- REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
- 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.
- NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.
- THE LIMITS AND EXTENTS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZING THE PROJECT.
- TREE PROTECTION INSPECTION REQUIRED BEFORE ANY WORK BEGINS, CALL 206-275-7713.

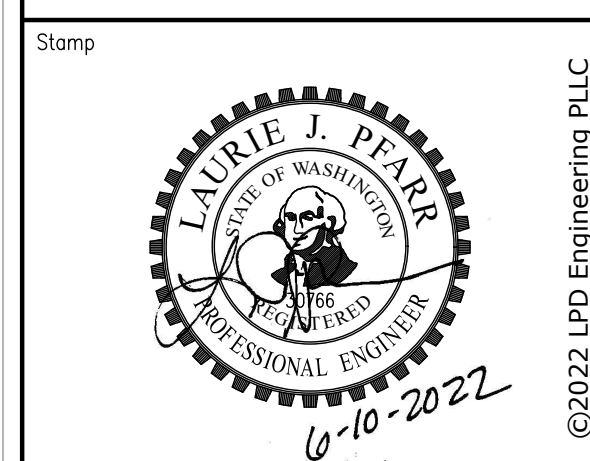
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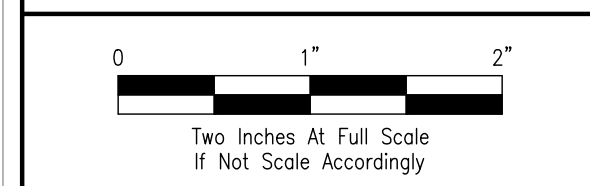
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No.	Revisions	Date
1	PERMIT REVISIONS	04/20/2022
2	PERMIT REVISIONS	06/10/2022



Project Name

CLARKSON RESIDENCE
8163 W MERCER WAY
 City of Mercer Island, Washington

Project No.	272-20-01
Issue Date	04/20/2022
Scale	As Noted
Designed	ACW
Drawn	KES
Checked	LJP
Approved	LJP

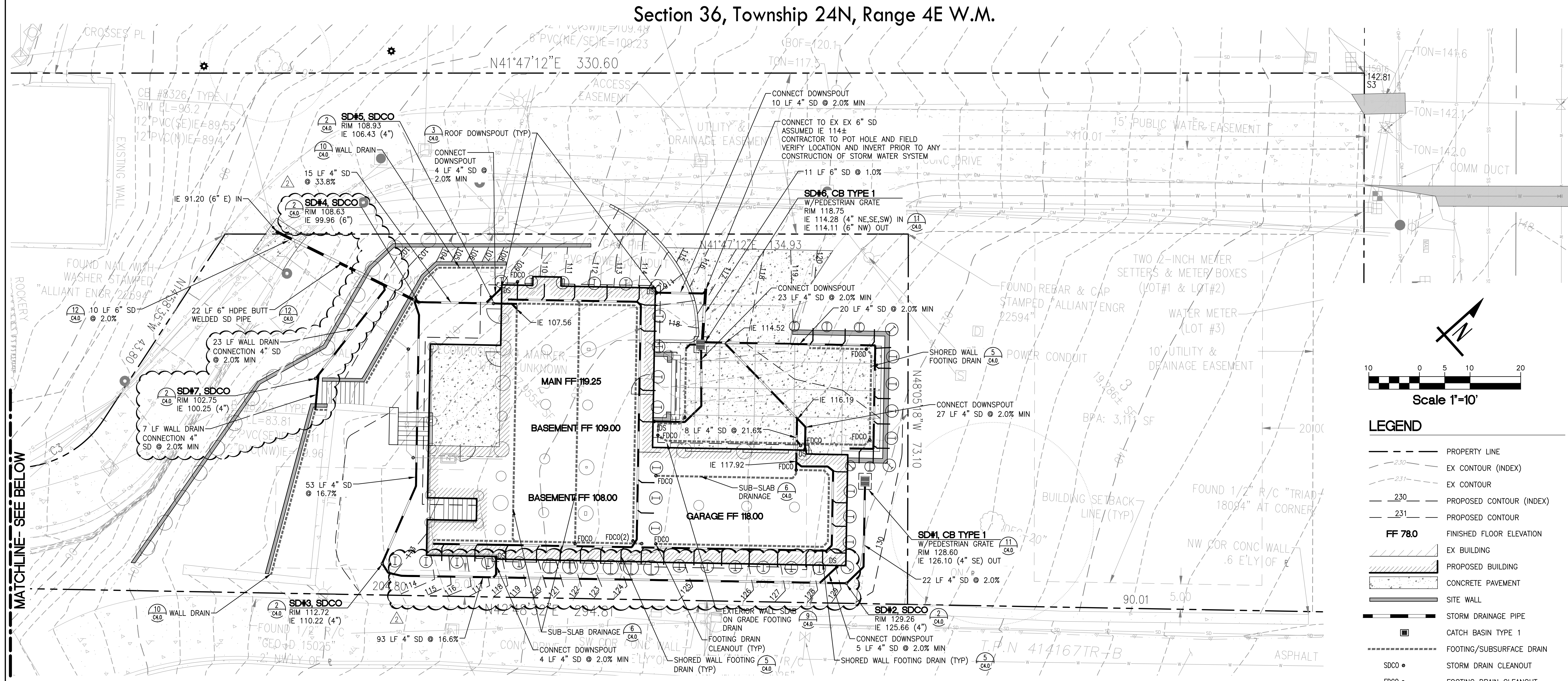
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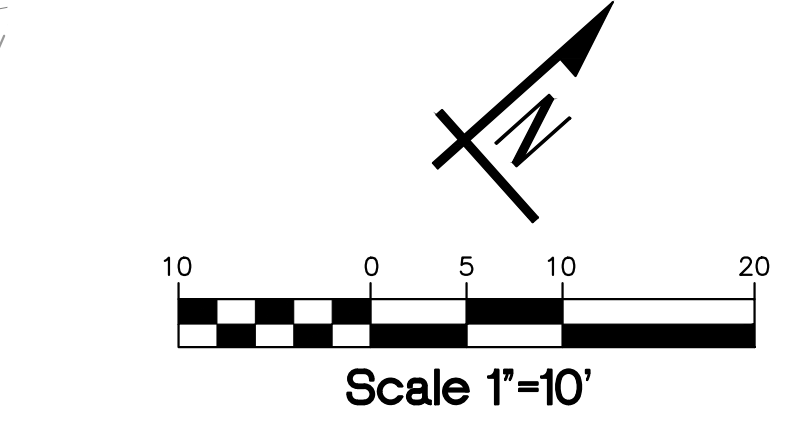
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Section 36, Township 24N, Range 4E W.M.



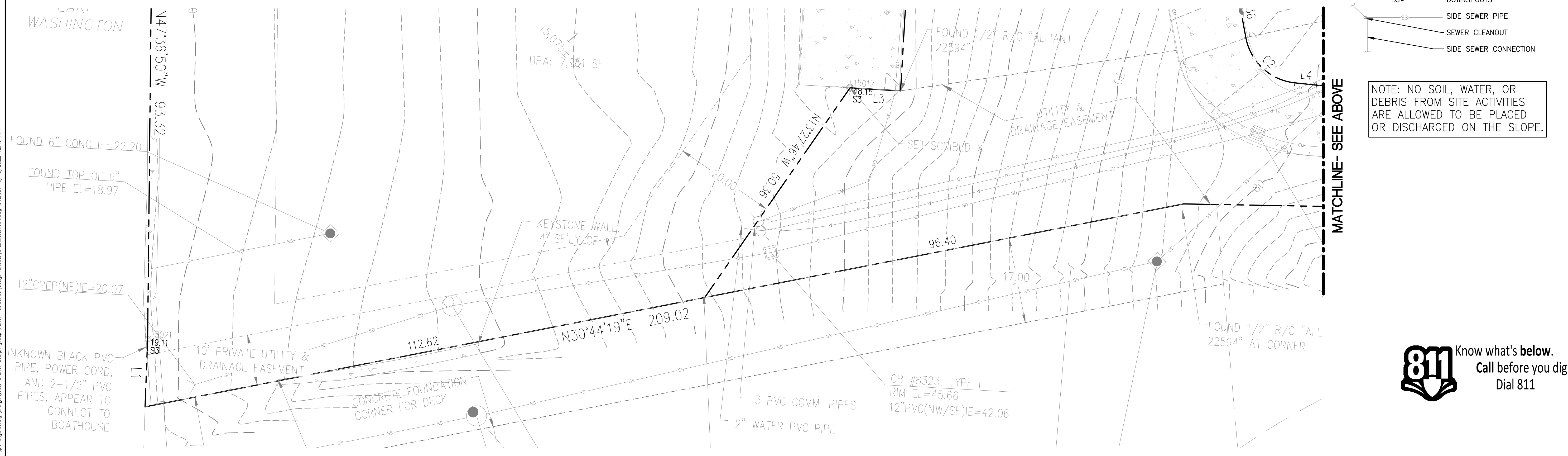
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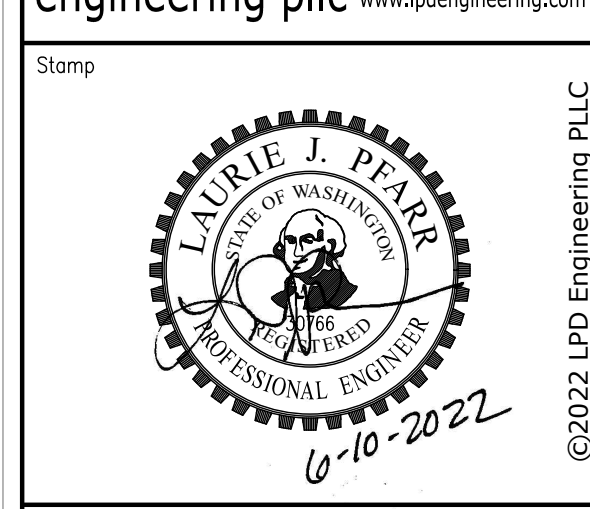
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- EX CONTOUR
- PROPOSED CONTOUR (INDEX)
- PROPOSED CONTOUR
- FF 78.0 FINISHED FLOOR ELEVATION
- EX BUILDING
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- SITE WALL
- STORM DRAINAGE PIPE
- CATCH BASIN TYPE 1
- FOOTING/SUBSURFACE DRAIN
- SDCO STORM DRAIN CLEANOUT
- FDCO FOOTING DRAIN CLEANOUT
- DS DOWNSPOUTS
- SIDE SEWER PIPE
- SEWER CLEANOUT
- SIDE SEWER CONNECTION

NOTE: NO SOIL, WATER, OR DEBRIS FROM SITE ACTIVITIES ARE ALLOWED TO BE PLACED OR DISCHARGED ON THE SLOPE.

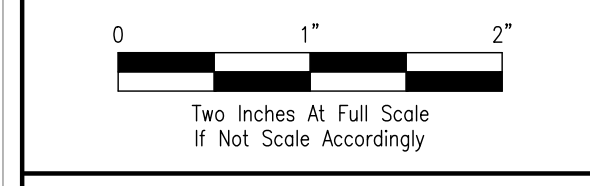


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No.	Revisions	Date
1	PERMIT REVISIONS	04/20/2022
2	PERMIT REVISIONS	06/10/2022



Project Name

**CLARKSON RESIDENCE
8163 W MERCER WAY**

City of Mercer Island, Washington

Project No.	272-20-01
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Scale	AS NOTED
Designed	ACW
Checked	LJP
Drawn	KES
Approved	LJP

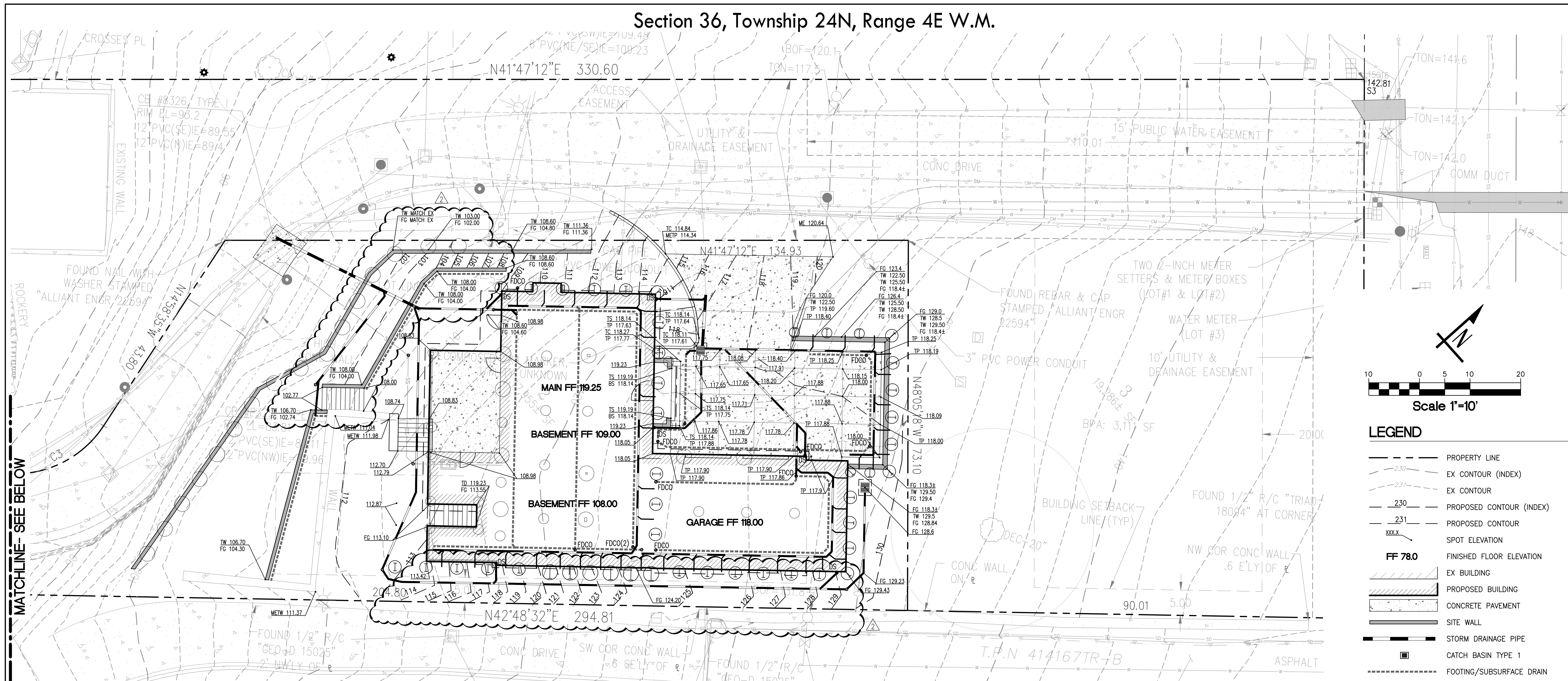
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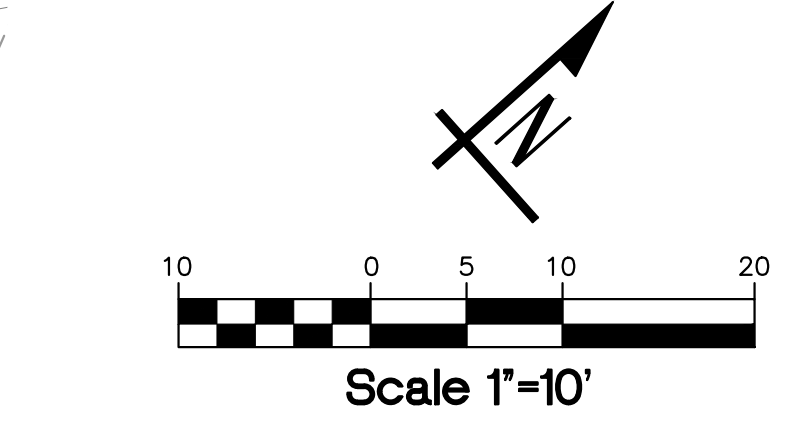


PERMIT DOCUMENTS

Section 36, Township 24N, Range 4E W.M.



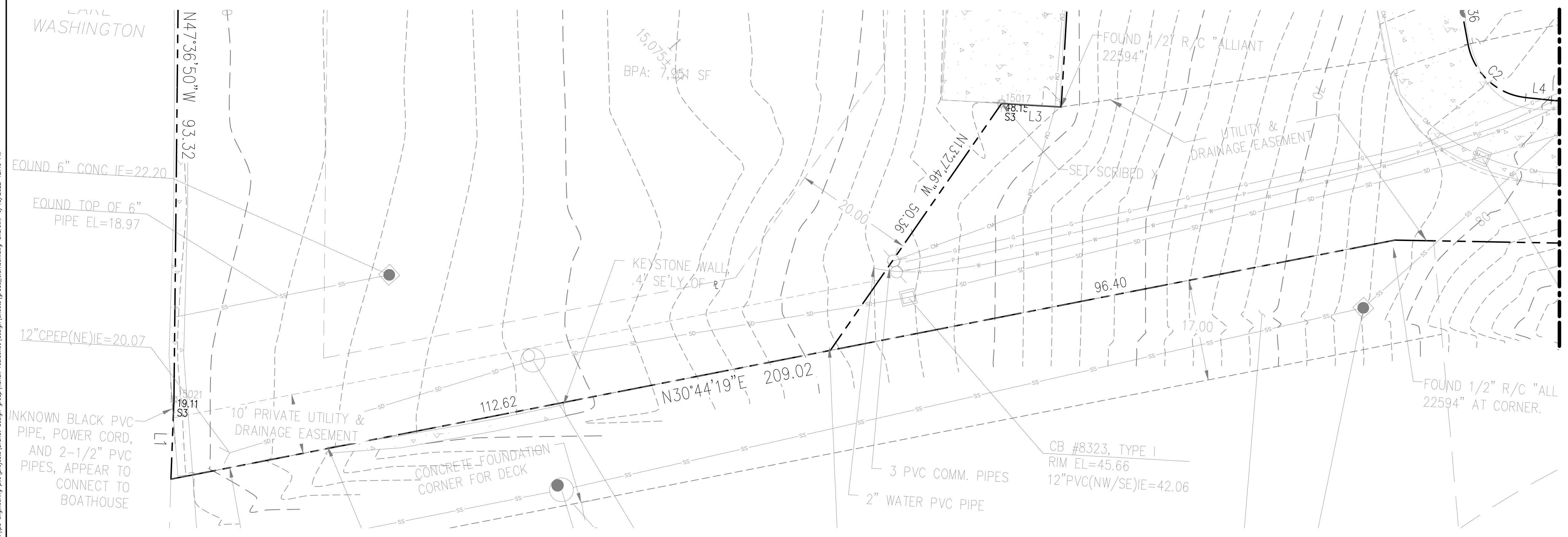
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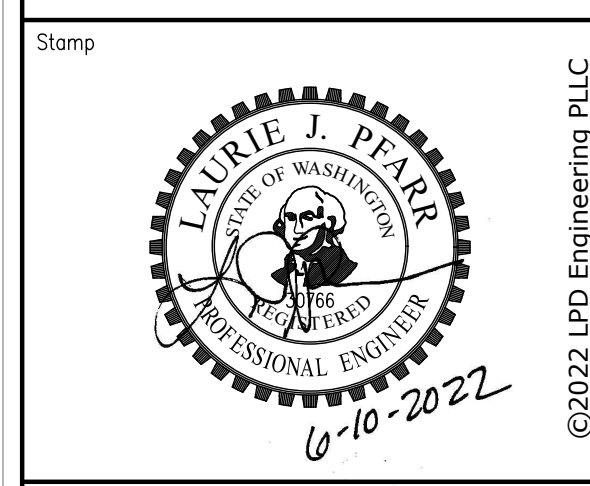
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- EX BUILDING
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- SITE WALL
- STORM DRAINAGE PIPE
- CATCH BASIN TYPE 1
- FOOTING/SUBSURFACE DRAIN
- SDCO • STORM DRAIN CLEANOUT
- FDCO • FOOTING DRAIN CLEANOUT
- DS • DOWNSPOUTS
- SS • SIDE SEWER PIPE
- SEWER CLEANOUT
- SIDE SEWER CONNECTION
- FG FINISHED GRADE
- TP TOP OF PAVEMENT
- TW TOP OF WALL
- METP MATCH EXISTING TOP OF PAVEMENT
- METW MATCH EXISTING TOP OF WALL

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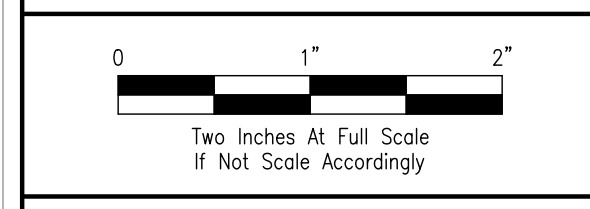


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No.	Revisions	Date
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2	PERMIT REVISIONS	06/10/2022



Project Name

**CLARKSON RESIDENCE
8163 W MERCER WAY**

City of Mercer Island, Washington

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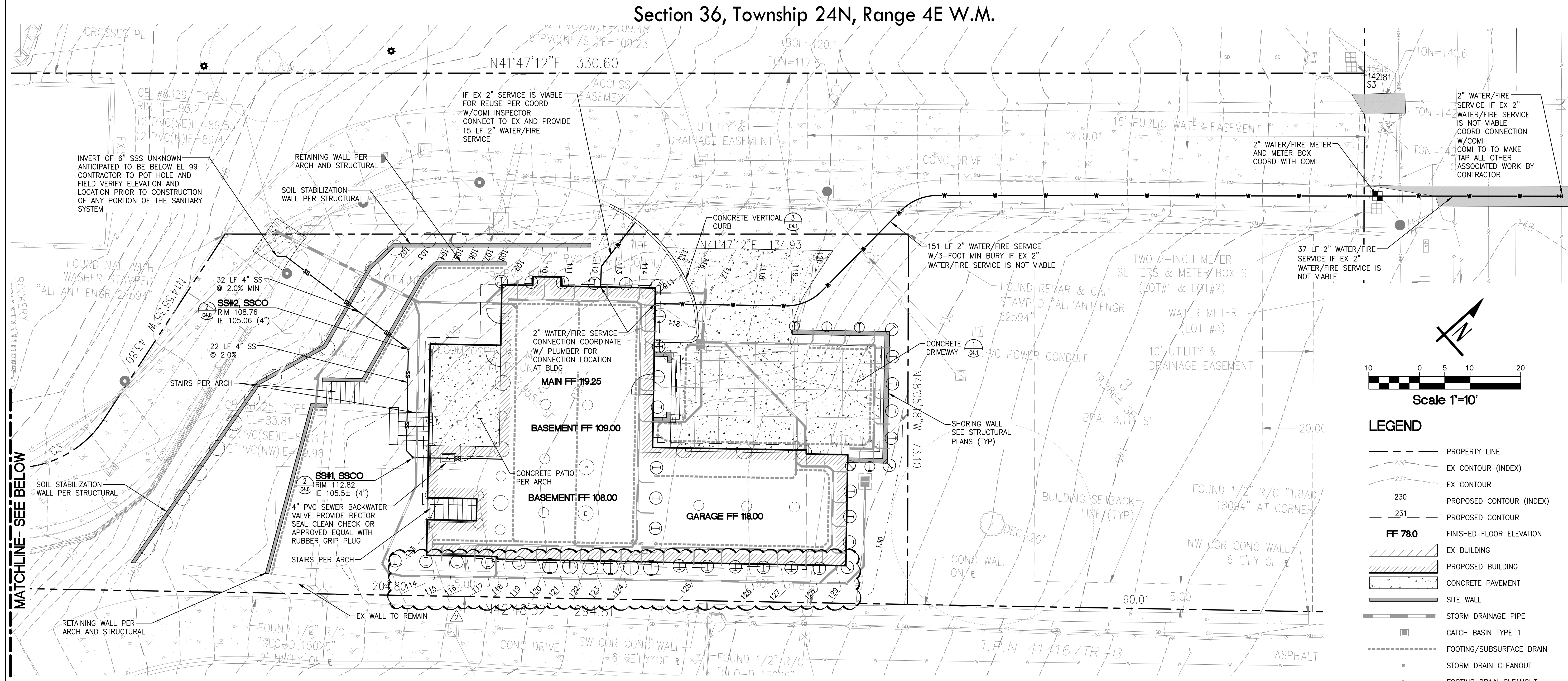
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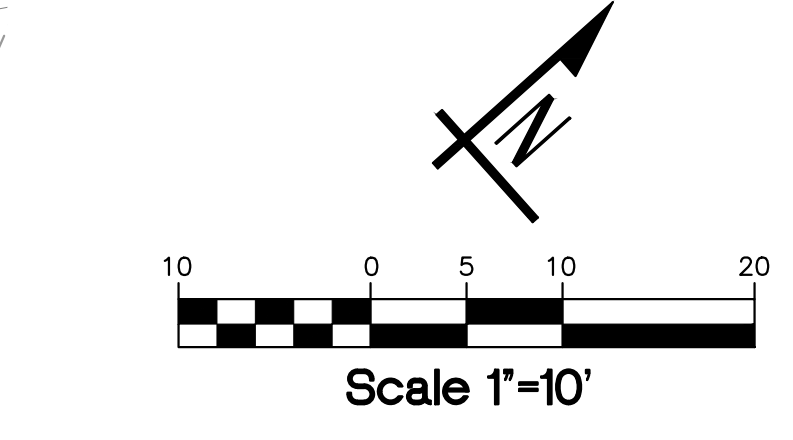


PERMIT DOCUMENTS

Section 36, Township 24N, Range 4E W.M.



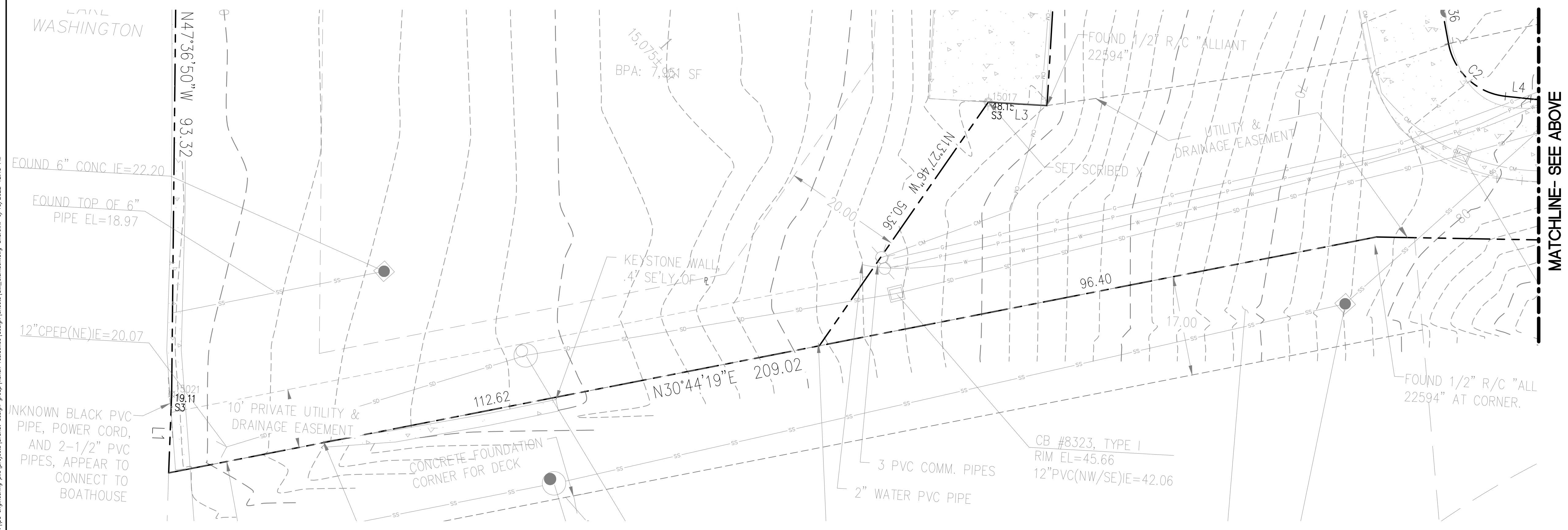
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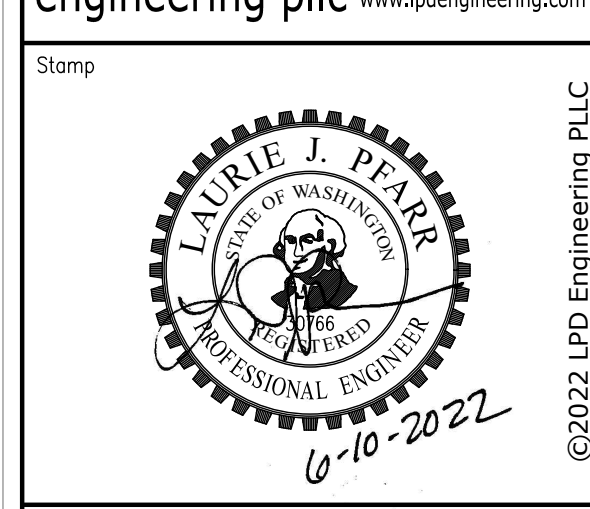
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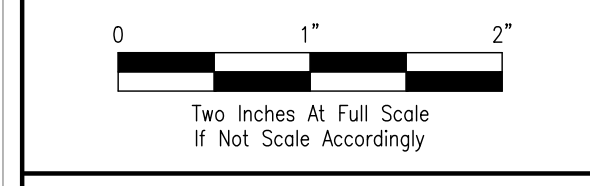
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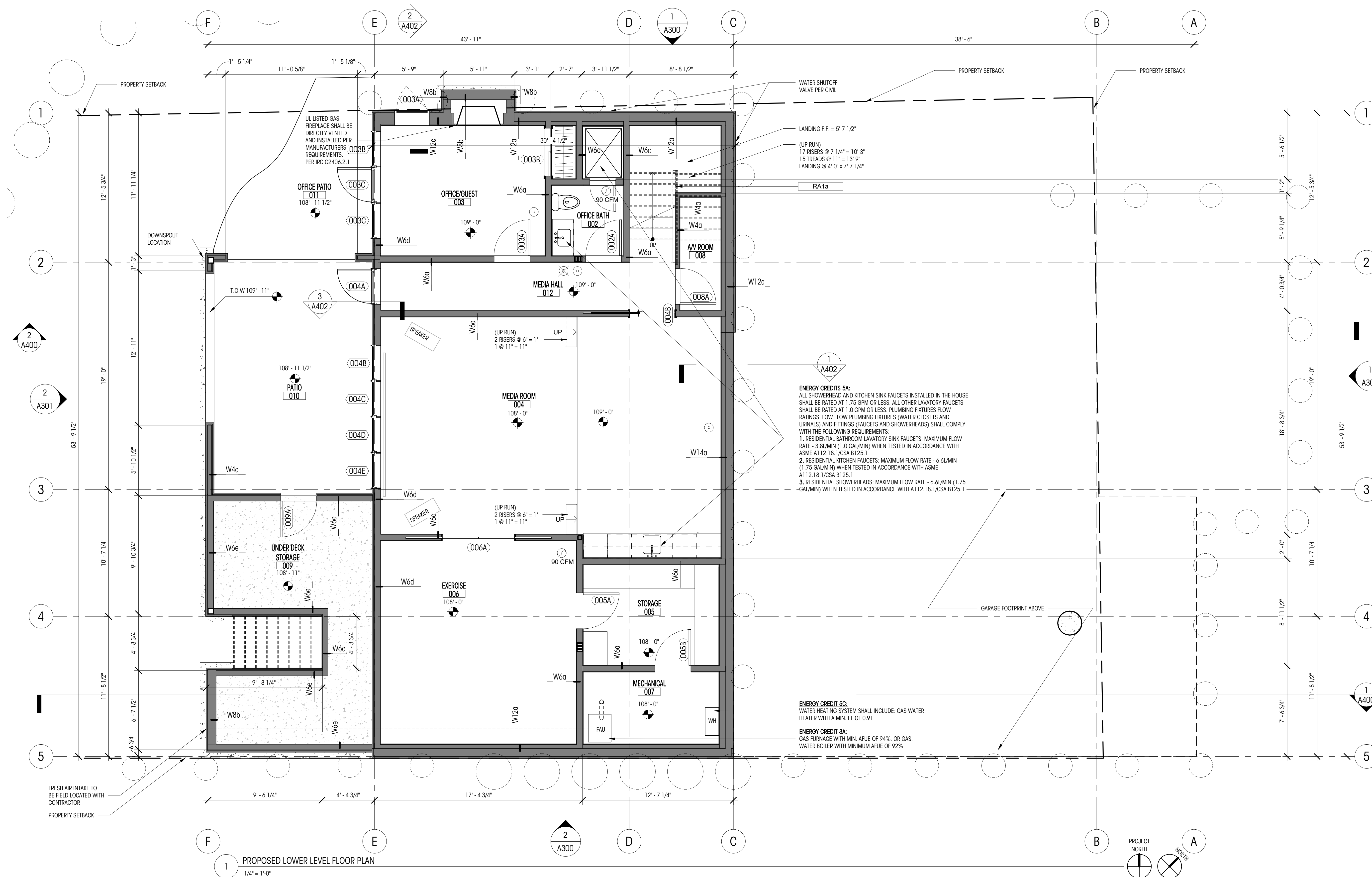
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NO.	DESCRIPTION	DATE
3	PERMIT REVISION	04.19.22
4	PERMIT REVISION 2	06.10.22



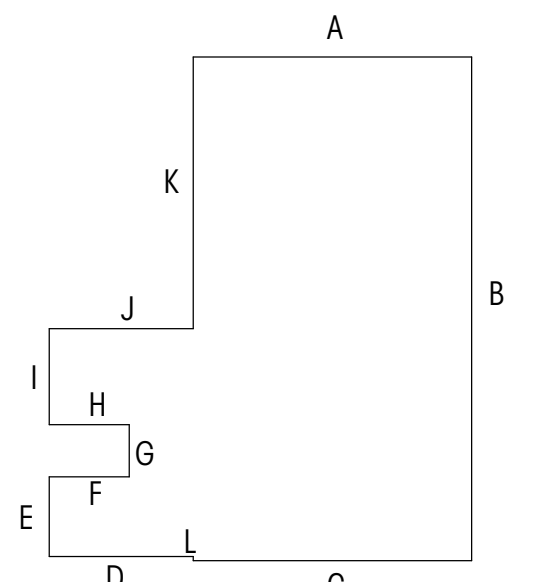
SCOPE OF CHANGES:

- NON-STRUCTURAL INTERIOR LAYOUT CHANGES TO BASEMENT LEVEL.
- ADDITION OF FIREPLACE AT BASEMENT LEVEL.
- ADDITION OF PATIO AT BASEMENT LEVEL.
- WINDOW SIZE & LOCATION CHANGES.
- EXTENDED WESTERN PATIO TO THE NORTH AND SOUTH
- LEVEL CHANGES: DRIVEWAY & GARAGE LEVEL DROP BY 12\"/>

BASEMENT LEVEL BELOW GRADE AREA CALC

WALL SEGMENT	LENGTH	COVERAGE	RESULT
A	30.38'	59%	17.78'
B	54.13'	100%	54.13'
C	30.38'	100%	30.38'
D	13.88'	78%	10.83'
E	7.04'	61%	4.32'
F	9.69'	59%	5.67'
G	4.31'	57%	2.45'
H	9.69'	57%	5.51'
I	10.31'	55%	5.70'
J	13.92'	0%	0.00'
K	31.98'	0%	0.00'
L	00.5'	62%	0.31'
TOTAL	216.19'		137.08'

TOTAL BASEMENT GSF = 1,904 SF
PORTION OF EXCLUDED BASEMENT FLOOR AREA: (137.08/216.19) X 1,904 = 1,207 SF
NET BASEMENT GFA: (1,904 - 1,207) = 697 SF



LEGEND

- 200A WINDOW ID
- 100A DOOR ID
- 100A FINISH ID
- SMOKE DETECTOR
- SMOKE/CARBON MONOXIDE DETECTOR
- FAN - 100 CFM U.N.O.
- ELEVATION DATUM
- GRIDLINE
- NEW WALL
- PLANTER AREA
- ROOF LINE ABOVE
- DENSE SCREEN PLANTING
- PROPOSED UPPER LEVEL 150% (PER 19.02.020.D.2.g)

NOTES

- ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING OR TO EXT. FACE OF CONCRETE, U.N.O.
- ALL DIMENSIONS AT INTERIOR WALLS TO FACE OF FINISH (5/8\"/>

WHOLE HOUSE VENTILATION CALCS

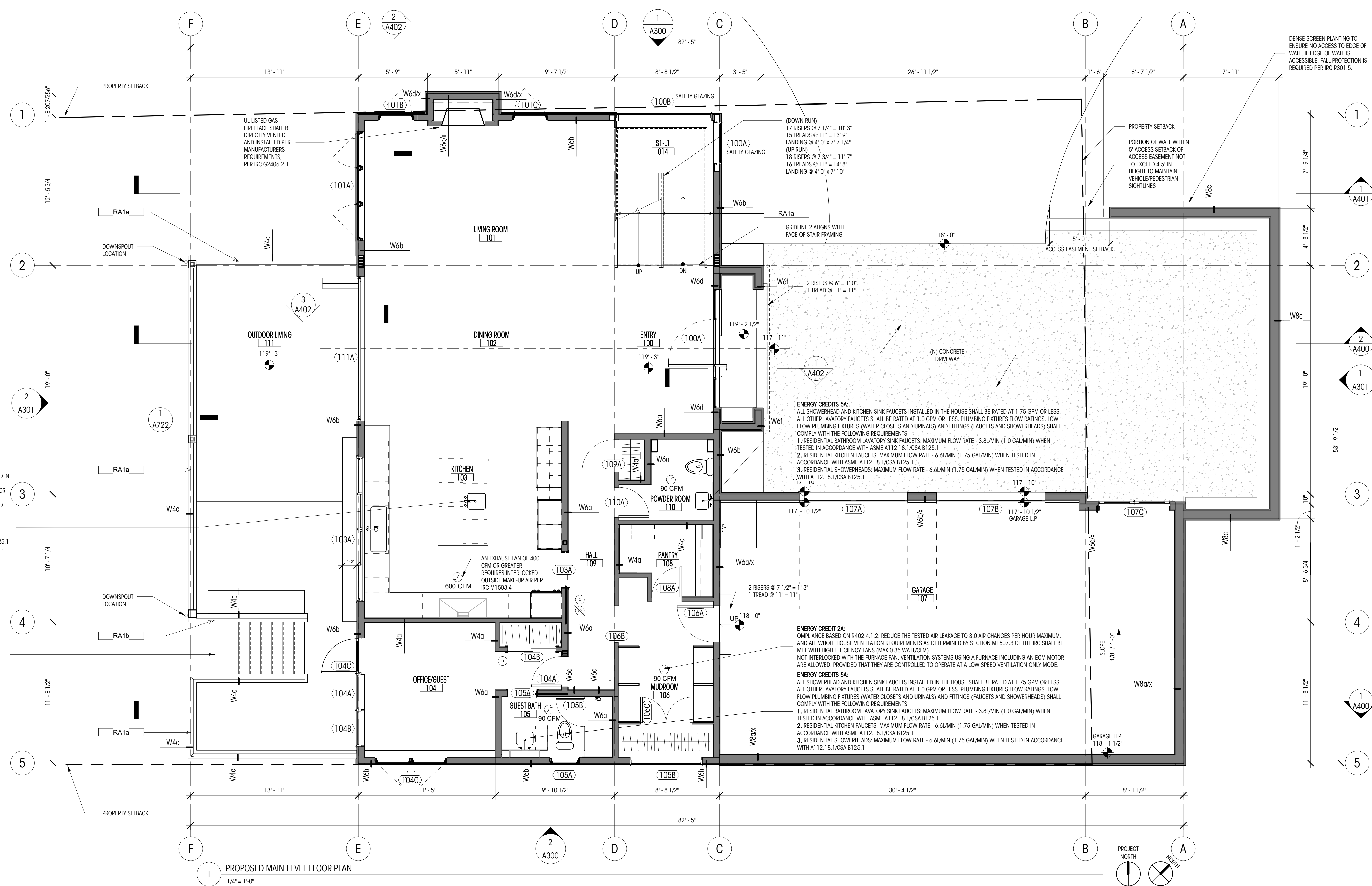
PROPOSED CONDITIONED SF =	5,704 SF
NUMBER OF BEDROOMS =	6
AIRFLOW IN CFM REQUIRED FOR CONTINUOUS VENTILATION = 120 CFM	25%
RUN TIME PERCENTAGE IN EACH 4 HOUR SEGMENT =	25%
FACTOR =	4
CALCULATION	120 CFM X 4 = 480 CFM

2015 IRC SECTION M1507, WA AMENDED 403.8.1 & 403.8.5.1 - INTERMITTENT WHOLE HOUSE VENTILATION
PER IRC TABLE M1507.3.3(1)(2) A 25% RUN-TIME IN EACH 4-HOUR SEGMENT REQUIRES A 480 CFM FAN(S) TO BE PROVIDED FOR THE REQUIRED WHOLE-HOUSE VENTILATION. THIS VENTILATION REQUIREMENT WILL BE HANDLED BY A BALANCED VENTILATION SYSTEM IN CONJUNCTION WITH FORCED AIR UNIT. SEE WA STATE VENTILATION NOTES SECTION 1507.3.5.1 ON SHEET A001 REGARDING VENTILATION REQUIREMENTS BASED INTEGRATED WITH A FORCED AIR UNIT.
*OUTDOOR AIR INLET DUCT TO BE FIELD LOCATED WITH HVAC SUBCONTRACTOR IN CONJUNCTION WITH PLACING EXHAUST DUCTS IN ORDER TO AVOID CONFLICT.

ENERGY CREDIT

2a	AIR LEAKAGE CONTROL & EFFICIENT VENTILATION: COMPLIANCE BASED ON R402.4.1.2.	5
3a	HIGH EFFICIENCY HVAC EQUIPMENT: GAS, PROPANE OR OIL FIRE FURNACE WITH MIN. AFUE OF 94% OR GAS, PROPANE OR OIL FIRE BOILER WITH MIN. AFUE OF 92%. ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.0 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.75 GPM OR LESS. PLUMBING FIXTURES FLOW RATINGS, LOW FLOW PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS: 1. RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS: MAXIMUM FLOW RATE - 3.8L/MIN (1.0 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1 2. RESIDENTIAL KITCHEN FAUCETS: MAXIMUM FLOW RATE - 6.6L/MIN (1.75 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1 3. RESIDENTIAL SHOWERHEADS: MAXIMUM FLOW RATE - 6.6L/MIN (1.75 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH A112.18.1/CSA B125.1	1.0
5c	GAS WATER HEATING SYSTEM W/ A MINIMUM EF OF 0.91	0.5
		1.5
TOTAL		3.5

NO.	DESCRIPTION	DATE
3	PERMIT REVISION	04.19.22
4	PERMIT REVISION 2	06.10.22



ENERGY CREDITS 5A:
ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS. PLUMBING FIXTURES FLOW RATINGS: LOW FLOW PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
1. RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS: MAXIMUM FLOW RATE - 3.8L/MIN (1.0 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1
2. RESIDENTIAL KITCHEN FAUCETS: MAXIMUM FLOW RATE - 6.6L/MIN (1.75 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1
3. RESIDENTIAL SHOWERHEADS: MAXIMUM FLOW RATE - 6.6L/MIN (1.75 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH A112.18.1/CSA B125.1

8 RISERS @ 7 1/4" = 4' 10"
8 TREADS @ 11" = 7' 4"
EXTERIOR WATERPROOF STAIR: PAVEMENT SHALL BE "DURADECK" OR APPROVED ALTERNATE MEMBRANE "O" 3/4" PLYWOOD OR P.T. STAIR STRINGERS FASTENED TO DECK FRAMING. SLOPE FINISH SLIGHTLY TOWARDS YARD FOR POSITIVE SURFACE DRAINAGE AWAY FROM HOUSE.
"WATERPROOFING MUST BE APPROVED FOR USE AS A DECKING DECK AND FOR THE INSTALLATION OF THE DECKING DIRECTLY ON THE MEMBRANE PER ICC-ES WALKING DECKS CRITERIA.

ENERGY CREDITS 5A:
ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS. PLUMBING FIXTURES FLOW RATINGS: LOW FLOW PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
1. RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS: MAXIMUM FLOW RATE - 3.8L/MIN (1.0 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1
2. RESIDENTIAL KITCHEN FAUCETS: MAXIMUM FLOW RATE - 6.6L/MIN (1.75 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1
3. RESIDENTIAL SHOWERHEADS: MAXIMUM FLOW RATE - 6.6L/MIN (1.75 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH A112.18.1/CSA B125.1

ENERGY CREDIT 2A:
COMPLIANCE BASED ON R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM. AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE IRC SHALL BE MET WITH HIGH EFFICIENCY FANS (MAX 0.35 WATT/CFM). NOT INTERLOCKED WITH THE FURNACE FAN. VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT A LOW SPEED VENTILATION ONLY MODE.

ENERGY CREDITS 5A:
ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS. PLUMBING FIXTURES FLOW RATINGS: LOW FLOW PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
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3. RESIDENTIAL SHOWERHEADS: MAXIMUM FLOW RATE - 6.6L/MIN (1.75 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH A112.18.1/CSA B125.1

SCOPE OF CHANGES:

- INTERIOR LAYOUT CHANGES TO MAIN LEVEL
- ENTRY DESIGN CHANGE
- WINDOW SIZE & LOCATION CHANGES
- EXTENDED WESTERN PATIO TO THE NORTH AND SOUTH
- LEVEL CHANGES: DRIVEWAY & GARAGE LEVEL DROP BY 12"
- SHIFT OF PARKING RETAINING WALLS TO NORTH AND SOUTH
- EXTEND GARAGE EAST INTO FRONT YARD SETBACK AS ALLOWED BY CODE 19.02.040.D

LEGEND

- ◊ EL= 148.5' (+0'-0") ELEVATION DATUM
- MAIN LEVEL FIN. FLR.
- GRIDLINE
- ◻ NEW WALL
- ◻ PLANTER AREA
- ◻ ROOF LINE ABOVE
- ◻ DENSE SCREEN PLANTING
- ◻ PROPOSED UPPER LEVEL 150% (PER 19.02.020.D.2.g)
- ◻ WINDOW ID (200A)
- ◻ DOOR ID (100A)
- ◻ FINISH ID (100A)
- SMOKE DETECTOR
- ⊗ SMOKE/CARBON MONOXIDE DETECTOR
- FAN - 100 CFM U.N.O.

NOTES

1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING OR TO EXT. FACE OF CONCRETE, U.N.O.
 2. ALL DIMENSIONS AT INTERIOR WALLS TO FACE OF FINISH (5/8" GWB ASSUMED AT EA. SIDE OF WALL) OR TO FACE OF CONCRETE, U.N.O.
 3. ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.
- RA1a PRE-MANUFACTURED 3'-0" HIGH GUARDRAIL TO RESTRICT PASSAGE OF A 4" SPHERE. CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS AND RAILINGS SHALL BE CAPABLE OF RESISTING 200LBS ON TOP RAIL ACTING IN ANY DIRECTION AS REQUIRED BY IRC R301.5, TYP. DESIGN AND CONNECTION UNDER DEFERRED SUBMITTAL.
- RA1b HANDRAIL @ 3" ABOVE STAIR NOSING PER IRC R311.7.8, TYP.
- FI1a UL LISTED GAS FIREPLACE SHALL BE DIRECT VENTED AND INSTALLED PER MANUFACTURER'S REQUIREMENTS, PER IRC G2406.2.1

WHOLE HOUSE VENTILATION CALCS

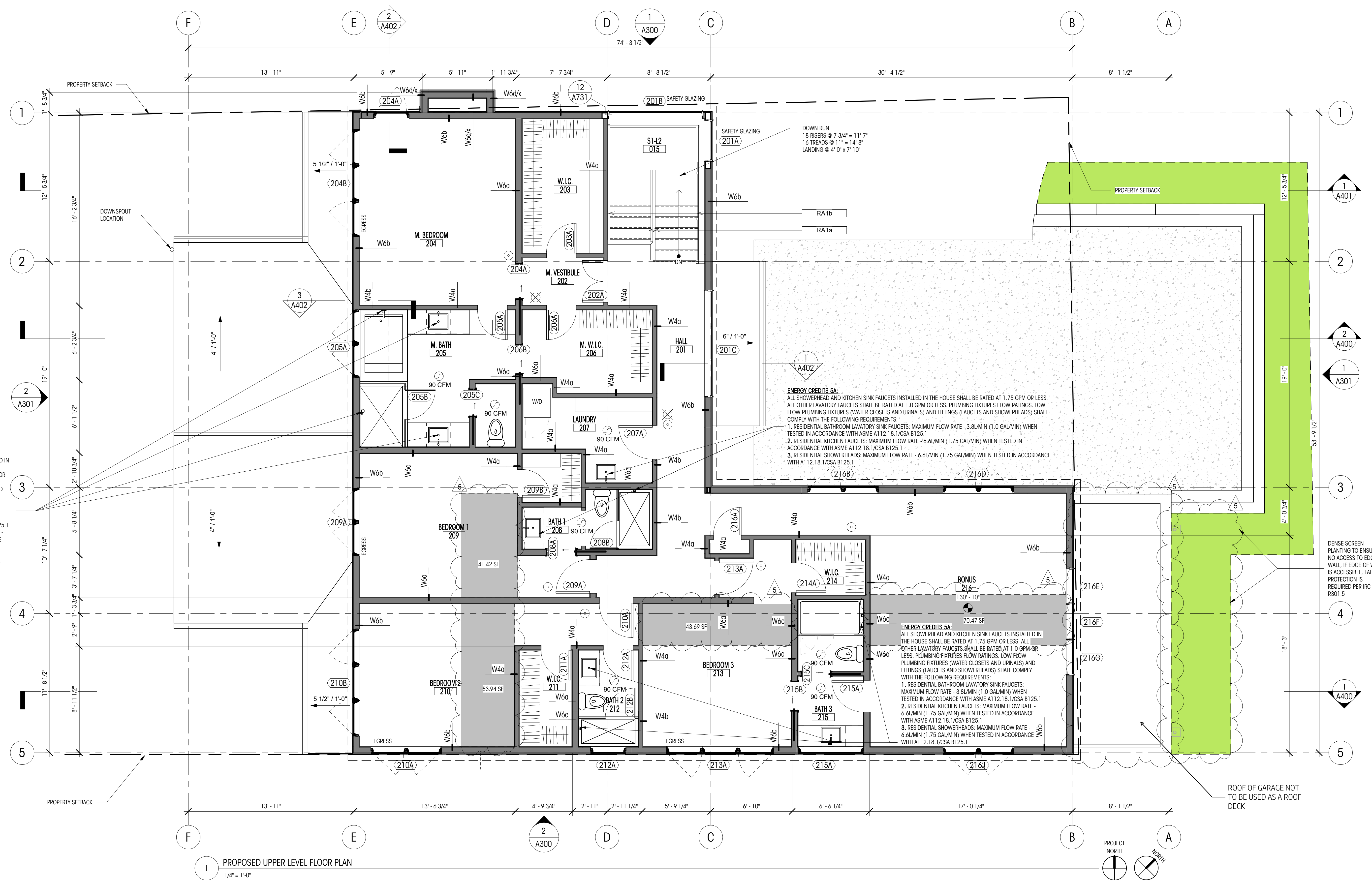
PROPOSED CONDITIONED SF =	5,704 SF
NUMBER OF BEDROOMS =	6
AIRFLOW IN CFM REQUIRED FOR CONTINUOUS VENTILATION = 120 CFM	25%
RUN TIME PERCENTAGE IN EACH 4 HOUR SEGMENT =	4
FACTOR =	4
CALCULATION	120 CFM X 4 = 480 CFM

2015 IRC SECTION M1507. WA AMENDED 403.8.1 & 403.8.5.1 - INTERMITTENT WHOLE HOUSE VENTILATION
PER IRC TABLES M1507.3.3(1)(2) A 25% RUN-TIME IN EACH 4-HOUR SEGMENT REQUIRES A 480 CFM FAN(S) TO BE PROVIDED FOR THE REQUIRED WHOLE-HOUSE VENTILATION. THIS VENTILATION REQUIREMENT WILL BE HANDLED BY A BALANCED VENTILATION SYSTEM IN CONJUNCTION WITH FORCED AIR UNIT. SEE WA STATE VENTILATION NOTES SECTION 1507.3.5.1 ON SHEET A001 REGARDING VENTILATION REQUIREMENTS BASED INTEGRATED WITH A FORCED AIR UNIT.
*OUTDOOR AIR INLET DUCT TO BE FIELD LOCATED WITH HVAC SUBCONTRACTOR IN CONJUNCTION WITH PLACING EXHAUST DUCTS IN ORDER TO AVOID CONFLICT.

ENERGY CREDIT

2a	AIR LEAKAGE CONTROL & EFFICIENT VENTILATION: COMPLIANCE BASED ON R402.4.1.2.	5
3a	HIGH EFFICIENCY HVAC EQUIPMENT: GAS, PROPANE OR OIL FIRE FURNANCE WITH MIN. AFUE OF 94% OR GAS, PROPANE OR OIL FIRE BOILER WITH MIN. AFUE OF 92% ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS. PLUMBING FIXTURES FLOW RATINGS: LOW FLOW PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS: 1. RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS: MAXIMUM FLOW RATE - 3.8L/MIN (1.0 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1 2. RESIDENTIAL KITCHEN FAUCETS: MAXIMUM FLOW RATE - 6.6L/MIN (1.75 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1 3. RESIDENTIAL SHOWERHEADS: MAXIMUM FLOW RATE - 6.6L/MIN (1.75 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH A112.18.1/CSA B125.1	1.0
5c	GAS WATER HEATING SYSTEM W/ A MINIMUM EF OF 0.91	0.5 1.5
TOTAL		3.5

NO.	DESCRIPTION	DATE
3	PERMIT REVISION	04.19.22
4	PERMIT REVISION 2	06.10.22
5	PERMIT REVISION 3	08.30.22



ENERGY CREDITS 5A:
ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS. PLUMBING FIXTURES FLOW RATINGS, LOW FLOW PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

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3. RESIDENTIAL SHOWERHEADS: MAXIMUM FLOW RATE - 6.6L/MIN (1.75 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH A112.18.1/CSA B125.1

SCOPE OF CHANGES:

- INTERIOR LAYOUT CHANGES TO UPPER LEVEL.
- WINDOW SIZE & LOCATION CHANGES.
- EXTENDED WESTERN PATIO TO THE NORTH AND SOUTH.
- ELIMINATION OF UPPER LEVEL DECK, MAIN FLOOR DECK TO RECEIVE STANDARD GABLE ROOF.
- ADDED DORMERS AT UPPER LEVEL BONUS ROOM.
- OMISSION OF FIREPLACE AT UPPER LEVEL.
- SHIFT OF PARKING RETAINING WALLS TO NORTH AND SOUTH.
- ADDITION OF AWNING ROOFS OVER OFFICE & LIVING ROOM.
- EXTEND GARAGE EAST INTO FRONT YARD SETBACK AS ALLOWED BY CODE 19.02.040.D
- ADDED DECK AT ROOF OF THE EXTENDED GARAGE AREA.
- BATHROOM REVISIONS RESULT IN 1 ADDITIONAL TOILET AND 1 ADDITIONAL SHOWER

LEGEND

- ◻ (200A) WINDOW ID
- ◻ (100A) DOOR ID
- ◻ (100A) FINISH ID
- SMOKE DETECTOR
- ⊗ SMOKE/CARBON MONOXIDE DETECTOR
- FAN - 100 CFM U.N.O.
- ELEVATION DATUM (EL=148.5' (+0'-0'))
- GRIDLINE
- NEW WALL
- ▨ PLANTER AREA
- ROOF LINE ABOVE
- DENSE SCREEN PLANTING
- ▨ PROPOSED UPPER LEVEL 150% (PER 19.02.020.D.2.g)

NOTES

1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING OR TO EXT. FACE OF CONCRETE, U.N.O.
 2. ALL DIMENSIONS AT INTERIOR WALLS TO FACE OF FINISH (5/8" GWB ASSUMED AT EA. SIDE OF WALL) OR TO FACE OF CONCRETE, U.N.O.
 3. ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.
- RA1a PRE-MANUFACTURED 3'-0" HIGH GUARDRAIL TO RESTRICT PASSAGE OF A 4" SPHERE. CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS AND RAILINGS SHALL BE CAPABLE OF RESISTING 200LBS ON TOP RAIL ACTING IN ANY DIRECTION AS REQUIRED BY IRC R301.5, TYP. DESIGN AND CONNECTION UNDER DEFERRED SUBMITTAL.
- RA1b HANDRAIL @ 3"Ø ABOVE STAIR NOSING PER IRC R311.7.8, TYP.
- FI1a UL LISTED GAS FIREPLACE SHALL BE DIRECT VENTED AND INSTALLED PER MANUFACTURER'S REQUIREMENTS, PER IRC G2406.2.1

WHOLE HOUSE VENTILATION CALCS

PROPOSED CONDITIONED SF =	5,704 SF
NUMBER OF BEDROOMS =	6
AIRFLOW IN CFM REQUIRED FOR CONTINUOUS VENTILATION = 120 CFM	
RUN TIME PERCENTAGE IN EACH 4 HOUR SEGMENT =	25%
FACTOR =	4
CALCULATION	120 CFM X 4 = 480 CFM

2015 IRC SECTION M1507, WA AMENDED 403.8.1 & 403.8.5.1 - INTERMITTENT WHOLE HOUSE VENTILATION

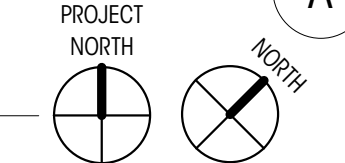
PER IRC TABLES M1507.3.3(1/2) A 25% RUN-TIME IN EACH 4-HOUR SEGMENT REQUIRES A 480 CFM FAN(S) TO BE PROVIDED FOR THE REQUIRED WHOLE-HOUSE VENTILATION. THIS VENTILATION REQUIREMENT WILL BE HANDLED BY A BALANCED VENTILATION SYSTEM IN CONJUNCTION WITH FORCED AIR UNIT. SEE WA STATE VENTILATION NOTES SECTION 1507.3.5.1 ON SHEET A01 REGARDING VENTILATION REQUIREMENTS BASED INTEGRATED WITH A FORCED AIR UNIT.

*OUTDOOR AIR INLET DUCT TO BE FIELD LOCATED WITH HVAC SUBCONTRACTOR IN CONJUNCTION WITH PLACING EXHAUST DUCTS IN ORDER TO AVOID CONFLICT.

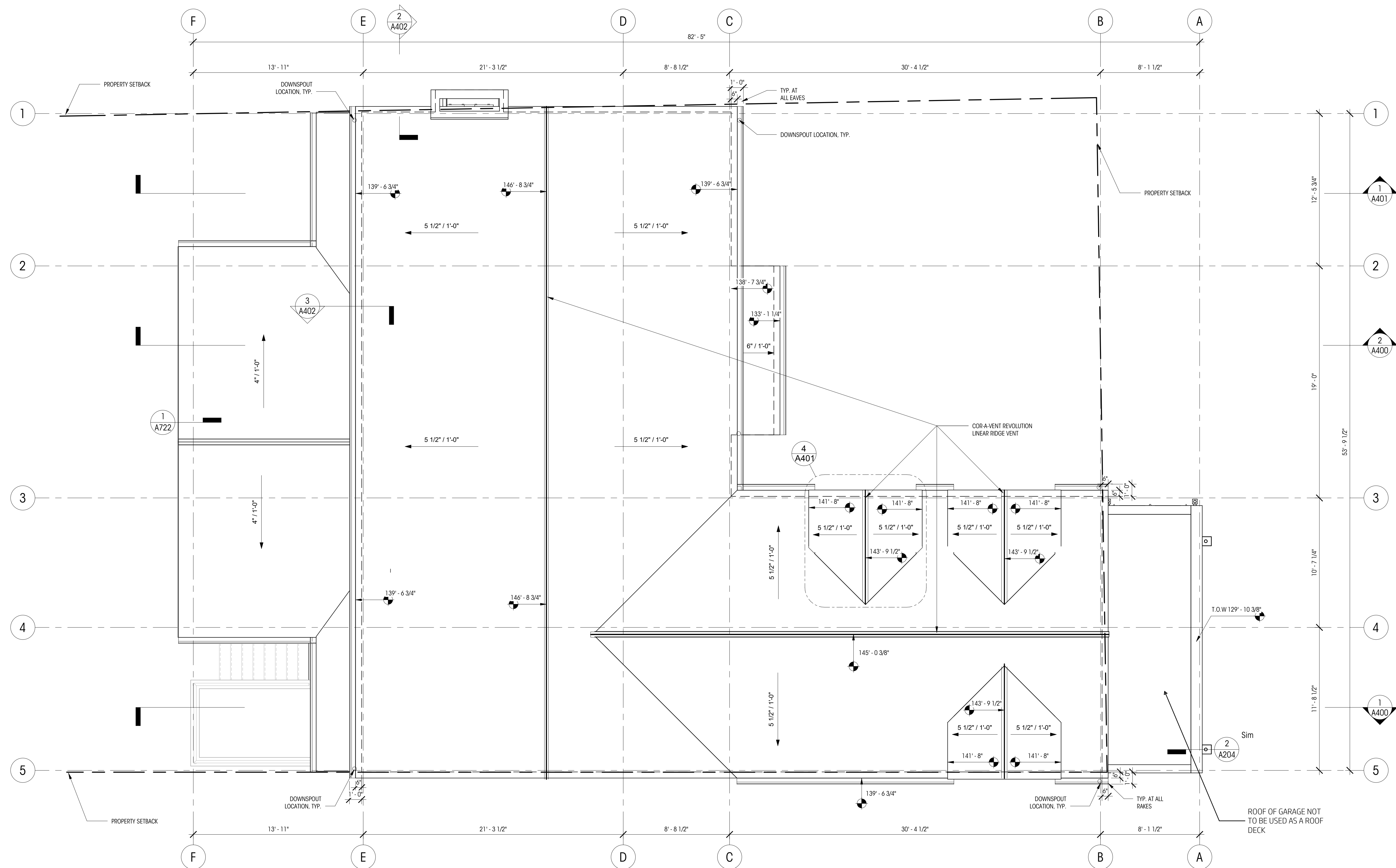
ENERGY CREDIT

2a	AIR LEAKAGE CONTROL & EFFICIENT VENTILATION: COMPLIANCE BASED ON R402.4.1.2.	5
3a	HIGH EFFICIENCY HVAC EQUIPMENT: GAS, PROPANE OR OIL FIRE FURNACE WITH MIN. AFUE OF 94% OR GAS, PROPANE OR OIL FIRE BOILER WITH MIN. AFUE OF 92%.	1.0
5a	ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS. PLUMBING FIXTURES FLOW RATINGS, LOW FLOW PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS: 1. RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS: MAXIMUM FLOW RATE - 3.8L/MIN (1.0 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1 2. RESIDENTIAL KITCHEN FAUCETS: MAXIMUM FLOW RATE - 6.6L/MIN (1.75 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1 3. RESIDENTIAL SHOWERHEADS: MAXIMUM FLOW RATE - 6.6L/MIN (1.75 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH A112.18.1/CSA B125.1	0.5
5c	GAS WATER HEATING SYSTEM W/ A MINIMUM EF OF 0.91	1.5
TOTAL		3.5

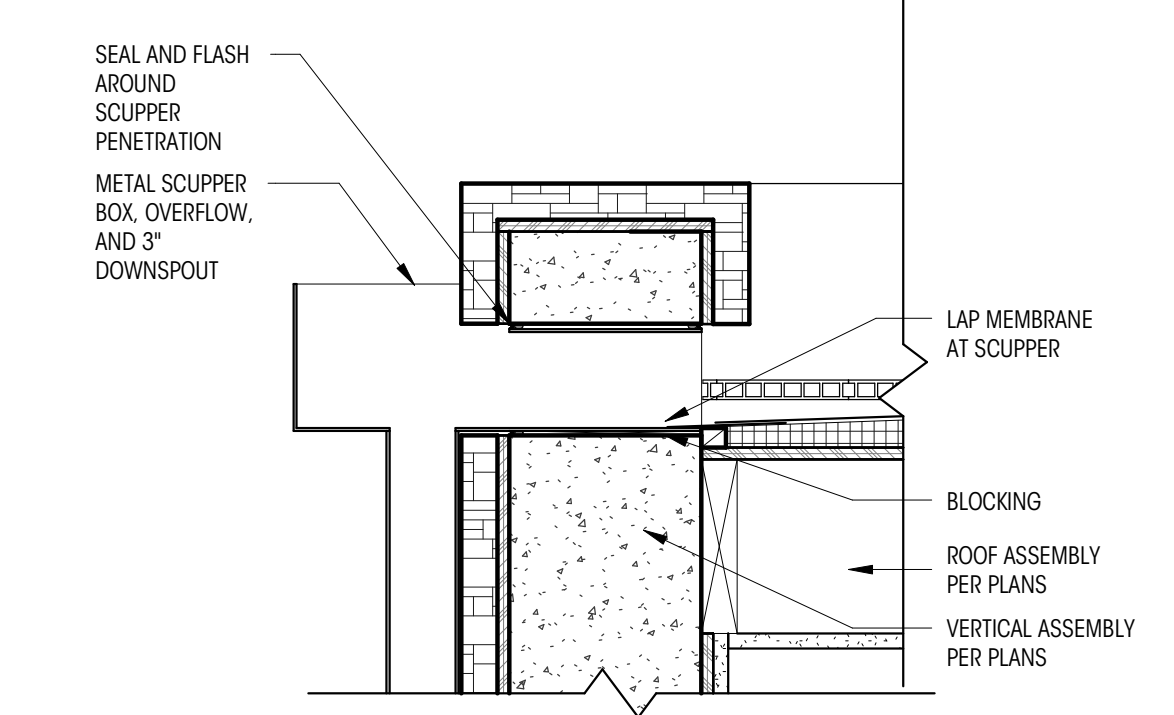
1 PROPOSED UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"



NO.	DESCRIPTION	DATE
3	PERMIT REVISION	04.19.22
4	PERMIT REVISION 2	06.10.22



1 PROPOSED ROOF PLAN
1/4" = 1'-0"



2 DTL_SCUPPER DETAIL
1 1/2" = 1'-0"

SCOPE OF CHANGES:

- CHANGE ROOF OF AND EXTEND WESTERN PATIO TO THE WEST AND SOUTH
- ADDED DORMERS AT UPPER LEVEL BONUS ROOM
- ADDED DECK AT ROOF OF THE EXTENDED GARAGE AREA.
- ADDED DETAIL FOR EXTENDED DECK DRAINAGE
- UPDATED ROOF VENTING CALCS AS A RESULT OF DORMER ADDITION
- REDUCED ROOF PITCH FROM 6:12 TO 5.5:12.

LEGEND

- (200A) WINDOW ID
- (100A) DOOR ID
- (100A) FINISH ID
- SMOKE DETECTOR
- ⊗ SMOKE/CARBON MONOXIDE DETECTOR
- ⊕ FAN - 100 CFM U.N.O.
- EL= 148.5' (+0'-0") MAIN LEVEL FIN. FLR. ELEVATION DATUM
- GRIDLINE
- NEW WALL
- ▨ PLANTER AREA
- ROOF LINE ABOVE
- ▨ DENSE SCREEN PLANTING
- ▨ PROPOSED UPPER LEVEL 150% (PER 19.02.020.D.2.q)

NOTES

1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING OR TO EXT. FACE OF CONCRETE, U.N.O.
 2. ALL DIMENSIONS AT INTERIOR WALLS TO FACE OF FINISH (5/8" GWB ASSUMED AT EA. SIDE OF WALL) OR TO FACE OF CONCRETE, U.N.O.
 3. ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.
- RA1a PRE-MANUFACTURED 3'-0" HIGH GUARDRAIL TO RESTRICT PASSAGE OF A 4" SPHERE
CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS AND RAILINGS SHALL BE CAPABLE OF RESISTING 200LBS ON TOP RAIL ACTING IN ANY DIRECTION AS REQUIRED BY IRC R301.5, TYP. DESIGN AND CONNECTION UNDER DEFERRED SUBMITTAL.
- RA1b HANDRAIL @ 3'-0" ABOVE STAIR NOSING PER IRC R311.7.8, TYP.
- FI1a UL LISTED GAS FIREPLACE SHALL BE DIRECT VENTED AND INSTALLED PER MANUFACTURERS'S REQUIREMENTS, PER IRC G2406.2.1

ROOF VENTILATION CALCS

REQUIRED VENTILATION - 1 SF/300 SF OF TOTAL ROOF AREA

TOTAL ATTIC/CONDITIONED AREA = 2306 SF
REQUIRED VENTILATION = 2306/300 = 7.68 SF = 1105.92 SQ.IN.
RIDGE 1/3RD = 1105.92 SF X .33 = 364.95 SQ.IN.
SOFFIT/EAVE 2/3RD = 1114 SF X .66 = 729.90 SQ.IN.

SOFFIT/EAVE BLOCKING VENTILATION
1 5/8" HOLE = 1.77 SQ.IN.; 729.90 SQ.IN./1.77 SQ.IN. = 420 HOLES REQUIRED
233.58LF/420 HOLES = 1 HOLE PER 6.67'

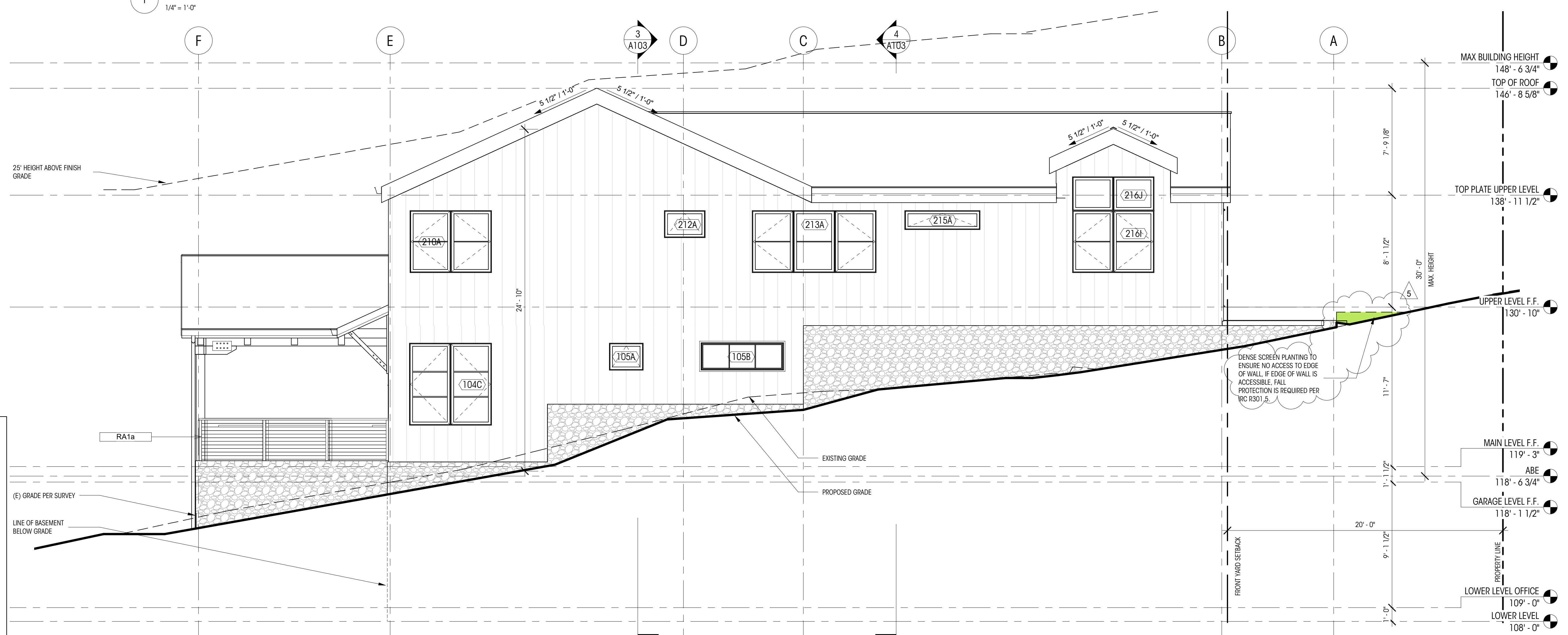
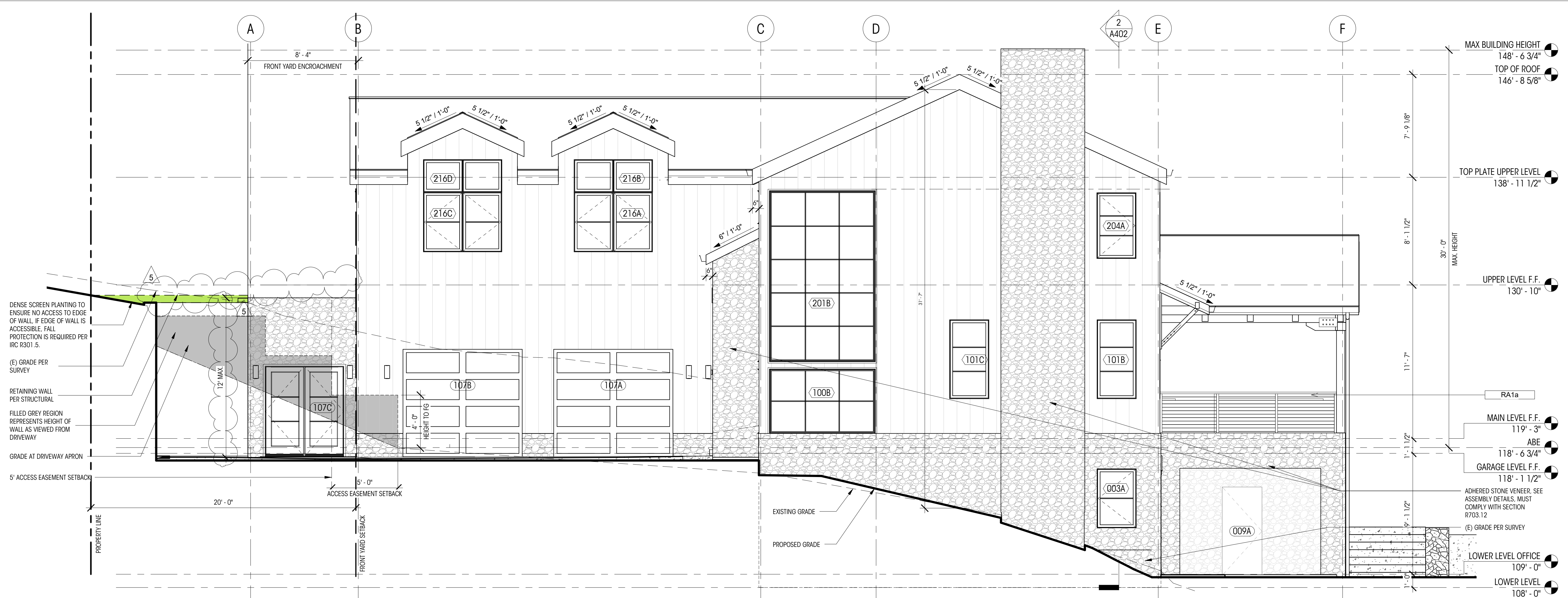
PROPOSED VENTILATION - 1.5" HOLES @ 6 1/2" O.C.

RIDGE BLOCKING VENTILATION
TOTAL PROJECT RIDGES = 125'-4" = 1504 LINEAR INCHES OF RIDGE
1" VENT WIDTH AT BLOCKING X 1504' OF RIDGE = 1504 SQ.IN. OF ROOF VENTING

RIDGE AND EAVE VENTING:
PROJECT RIDGES 125.33'
TOTAL VENTING LINEAR FEET 125.33'
VENTS @ 12 SQ.IN. / FT NFVA: 125.33' X 12 1504 SQ.IN.

COR-A-VENT REVOLUTION RIDGE VENT PROVIDES 12 SQ.IN. NFVA PER LINEAR FOOT

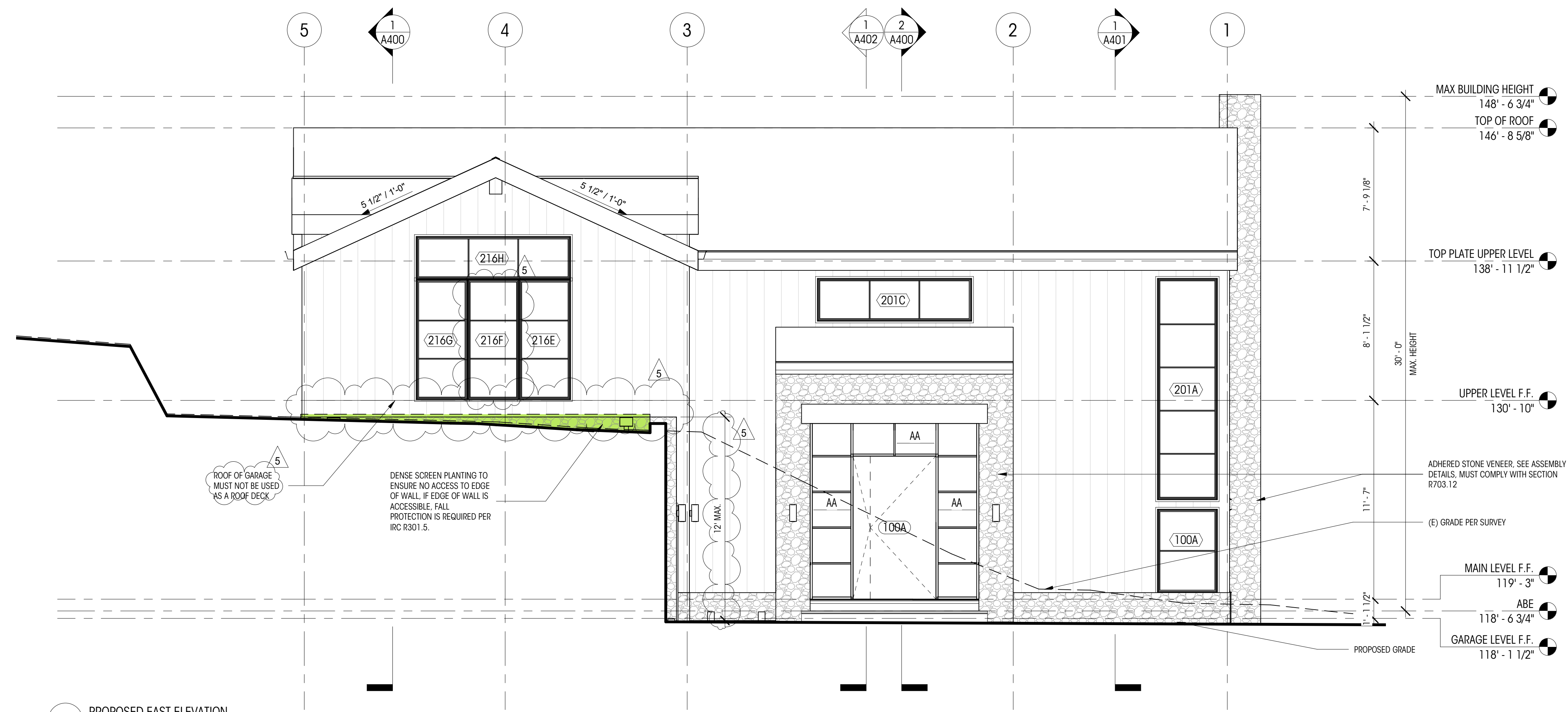
NO.	DESCRIPTION	DATE
3	PERMIT REVISION	04.19.22
4	PERMIT REVISION 2	06.10.22
5	PERMIT REVISION 3	08.30.22



SCOPE OF CHANGES :

- CHANGE ROOF OF AND EXTEND WESTERN PATIO TO THE WEST AND SOUTH
- ADDED DORMERS AT UPPER LEVEL BONUS ROOM
- EXTEND GARAGE EAST INTO FRONT YARD SETBACK AS ALLOWED BY CODE 19.02.040.D
- WINDOW SIZE & LOCATION CHANGES
- LEVEL CHANGES:
 - a. DRIVEWAY & GARAGE LEVEL DROP BY 15"
 - b. BASEMENT LEVEL DROP BY 12"
 - c. UPPER LEVEL DROP BY 2"
 - d. FRAMED FLOOR 12" ABOVE BASEMENT FLOOR.
 - e. CHANGE TO ABE AS A RESULT OF EXTENDED GARAGE AND EXTENDED COVERED DECK
 - f. CHANGE TO MAX HEIGHT AS A RESULT OF THE ADJUSTMENT TO THE ABE.
 - g. TOP PLATE LEVEL ADJUSTED UP BASED ON ROOF FRAMING
 - h. ROOF OF ROOF HAS LOWERED AS A RESULT OF REDUCED ROOF PITCH
- SITE WALL MATERIAL CHANGE
- UPDATED STEPPING FOUNDATION WALL PROFILE TO MATCH STRUCTURAL

NO.	DESCRIPTION	DATE
3	PERMIT REVISION	04.19.22
4	PERMIT REVISION 2	06.10.22
5	PERMIT REVISION 3	08.30.22



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"

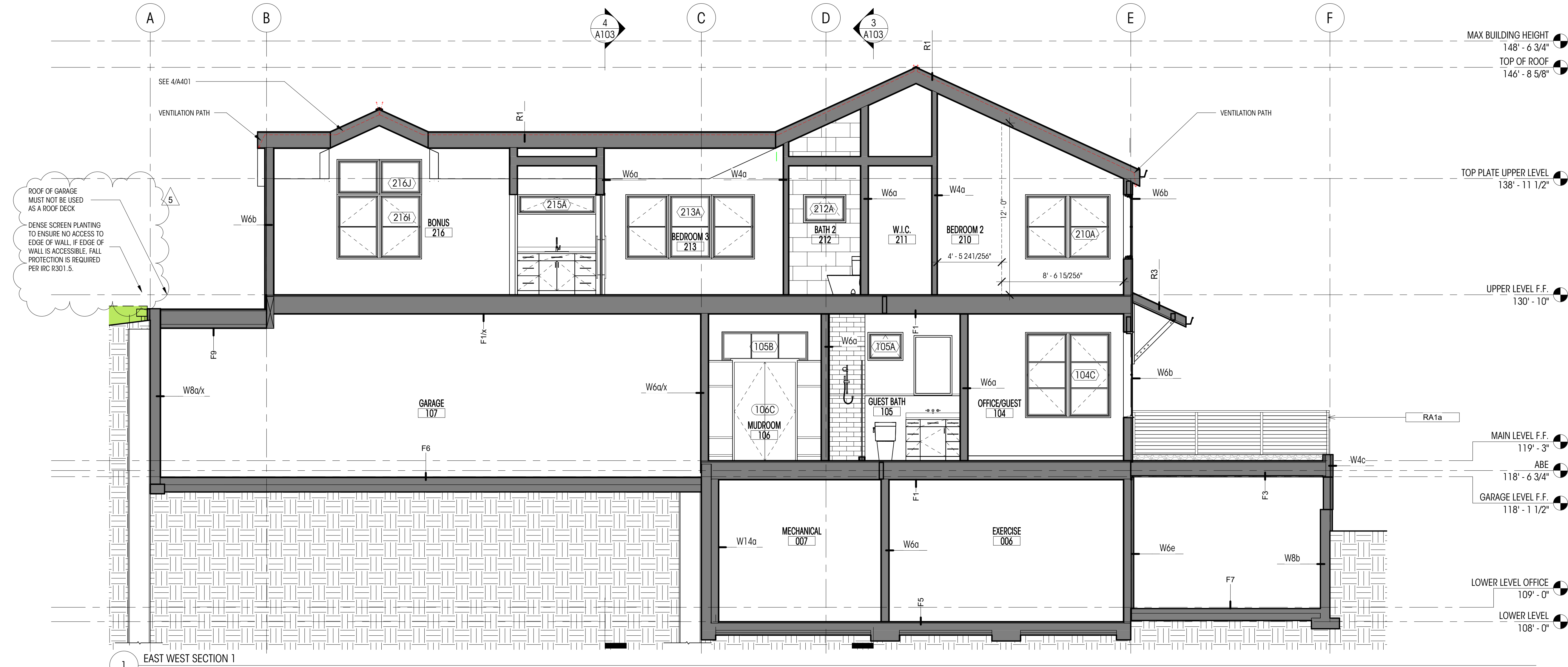


2 PROPOSED WEST ELEVATION
1/4" = 1'-0"

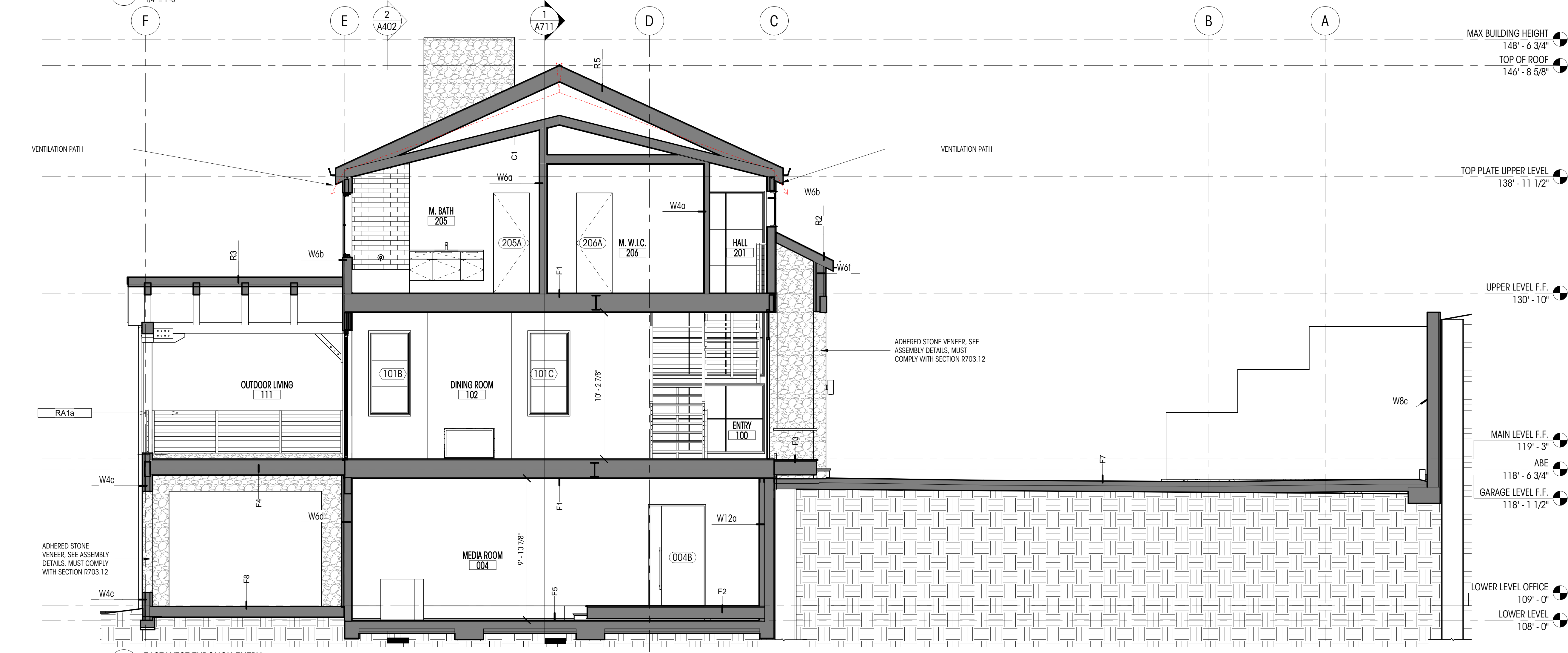
SCOPE OF CHANGES :

- CHANGE ROOF OF AND EXTEND WESTERN PATIO TO THE WEST AND SOUTH
- ADDED DORMERS AT UPPER LEVEL BONUS ROOM
- EXTEND GARAGE EAST INTO FRONT YARD SETBACK AS ALLOWED BY CODE 19.02.040.D
- WINDOW SIZE & LOCATION CHANGES
- LEVEL CHANGES:
 - a. DRIVEWAY & GARAGE LEVEL DROP BY 12"
 - b. BASEMENT LEVEL DROP BY 12"
 - c. FRAMED FLOOR 12" ABOVE BASEMENT FLOOR.
 - d. CHANGE TO ABE AS A RESULT OF EXTENDED GARAGE AND EXTENDED COVERED DECK
 - e. CHANGE TO MAX HEIGHT AS A RESULT OF THE ADJUSTMENT TO THE ABE
 - f. TOP PLATE LEVEL ADJUSTED UP 2 5/8".

NO.	DESCRIPTION	DATE
3	PERMIT REVISION	04.19.22
4	PERMIT REVISION 2	06.10.22
5	PERMIT REVISION 3	08.30.22



1 EAST WEST SECTION 1
1/4" = 1'-0"



2 EAST WEST THROUGH ENTRY
1/4" = 1'-0"

SCOPE OF CHANGES :

- VIEW NUMBERING UPDATED AND ADJUSTED FOR CLARIFICATION
- CHANGE ROOF OF AND EXTEND WESTERN PATIO TO THE WEST AND SOUTH
- ENTRY DESIGN CHANGE
- ADDED DORMERS AT UPPER LEVEL BONUS ROOM
- EXTEND GARAGE EAST INTO FRONT YARD SETBACK AS ALLOWED BY CODE 19.02.040 D
- SHEET LAYOUT ADJUSTED FOR ORGANIZATIONAL PURPOSES
- PREVIOUS "VIEW 1" HAS MOVED TO SHEET A401 AND STAYED "VIEW 1"

LEVEL CHANGES:

- a. DRIVEWAY & GARAGE LEVEL DROP BY 15"
- b. BASEMENT LEVEL DROP BY 12"
- c. UPPER LEVEL DROP BY 2"
- d. FRAMED FLOOR 12" ABOVE BASEMENT FLOOR.
- e. CHANGE TO ABE AS A RESULT OF EXTENDED GARAGE AND EXTENDED COVERED DECK
- f. CHANGE TO MAX HEIGHT AS A RESULT OF THE ADJUSTMENT TO THE ABE
- g. TOP PLATE LEVEL ADJUSTED UP BASED ON ROOF FRAMING
- h. ROOF OF ROOF HAS LOWERED AS A RESULT OF REDUCED ROOF PITCH

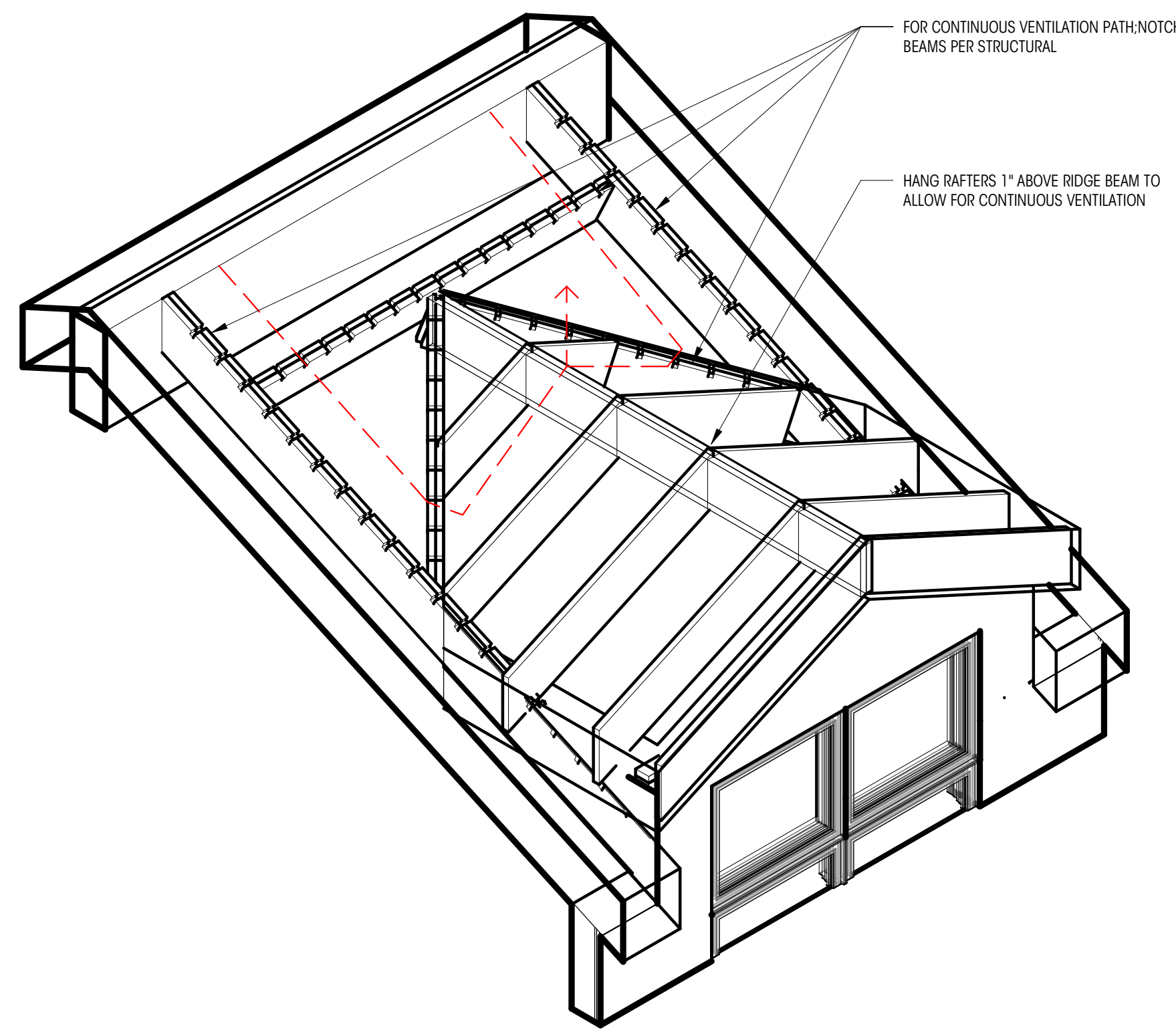
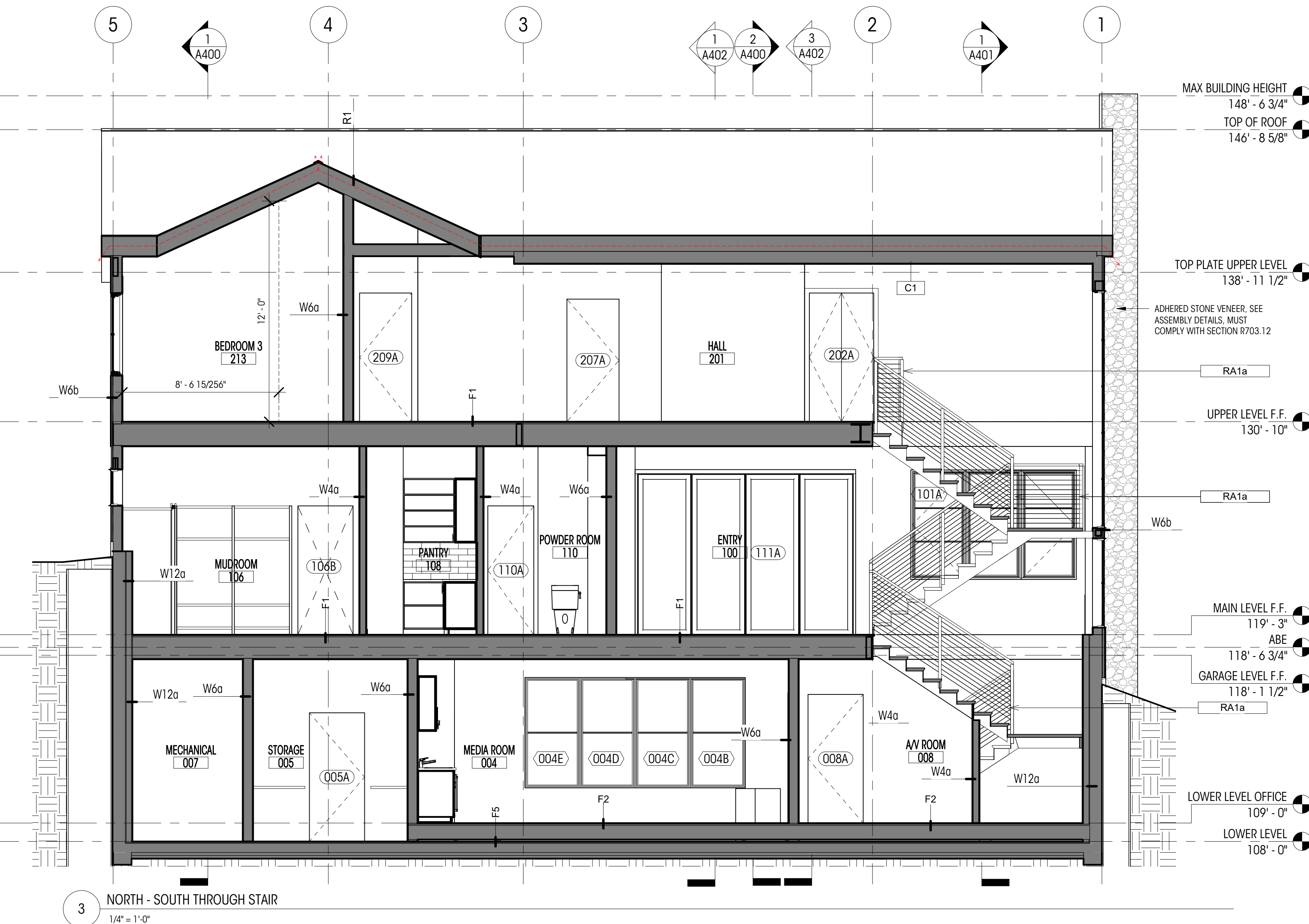
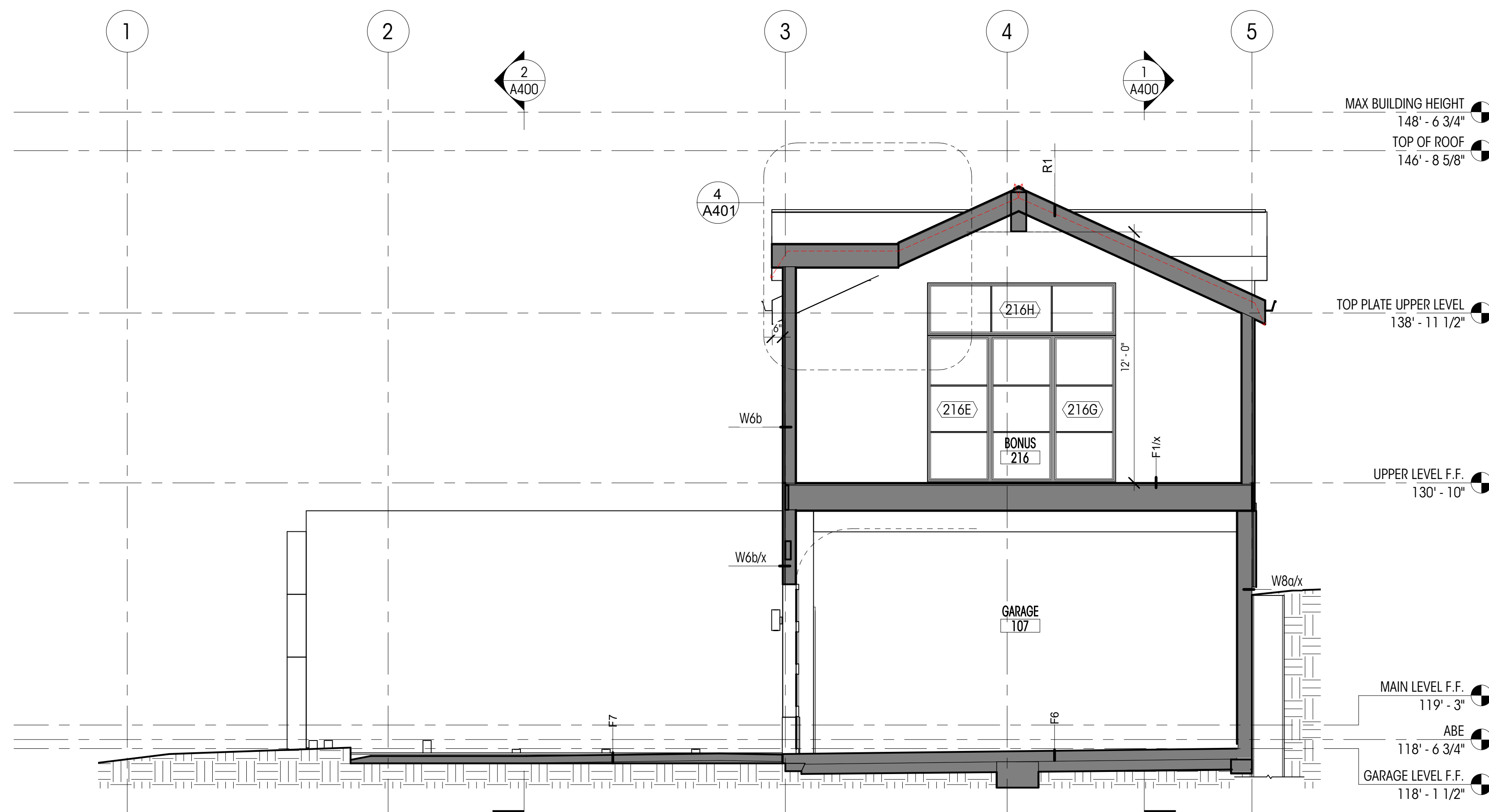
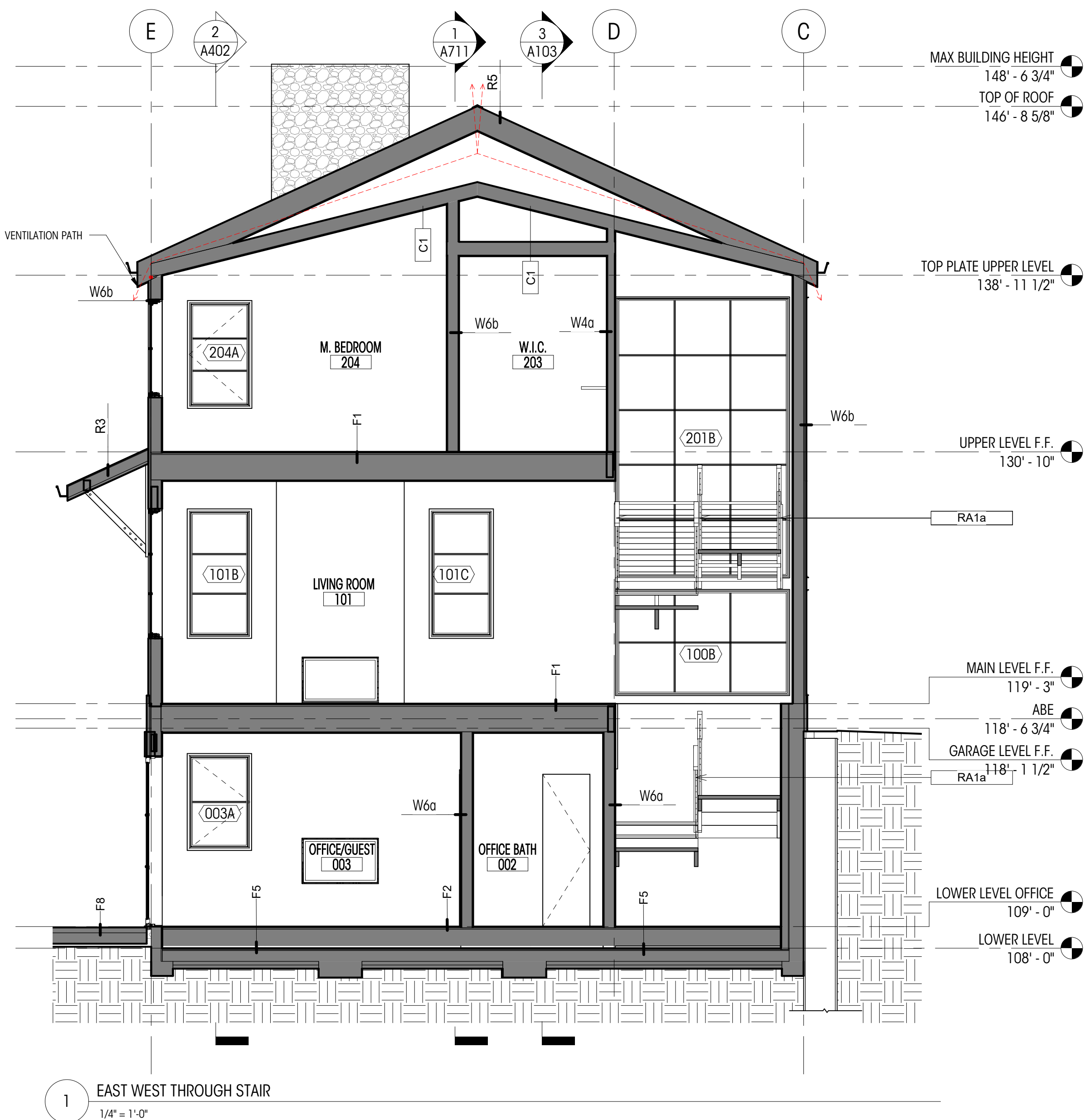
ROOF OF GARAGE MUST NOT BE USED AS A ROOF DECK
DENSE SCREEN PLANTING TO ENSURE NO ACCESS TO EDGE OF WALL. IF EDGE OF WALL IS ACCESSIBLE, FALL PROTECTION IS REQUIRED PER IRC R301.5.

ADHERED STONE VENEER, SEE ASSEMBLY DETAILS. MUST COMPLY WITH SECTION R703.12

MAX BUILDING HEIGHT	148' - 6 3/4"
TOP OF ROOF	146' - 8 5/8"
TOP PLATE UPPER LEVEL	138' - 11 1/2"
UPPER LEVEL F.F.	130' - 10"
MAIN LEVEL F.F.	119' - 3"
ABE	118' - 6 3/4"
GARAGE LEVEL F.F.	118' - 1 1/2"
LOWER LEVEL OFFICE	109' - 0"
LOWER LEVEL	108' - 0"

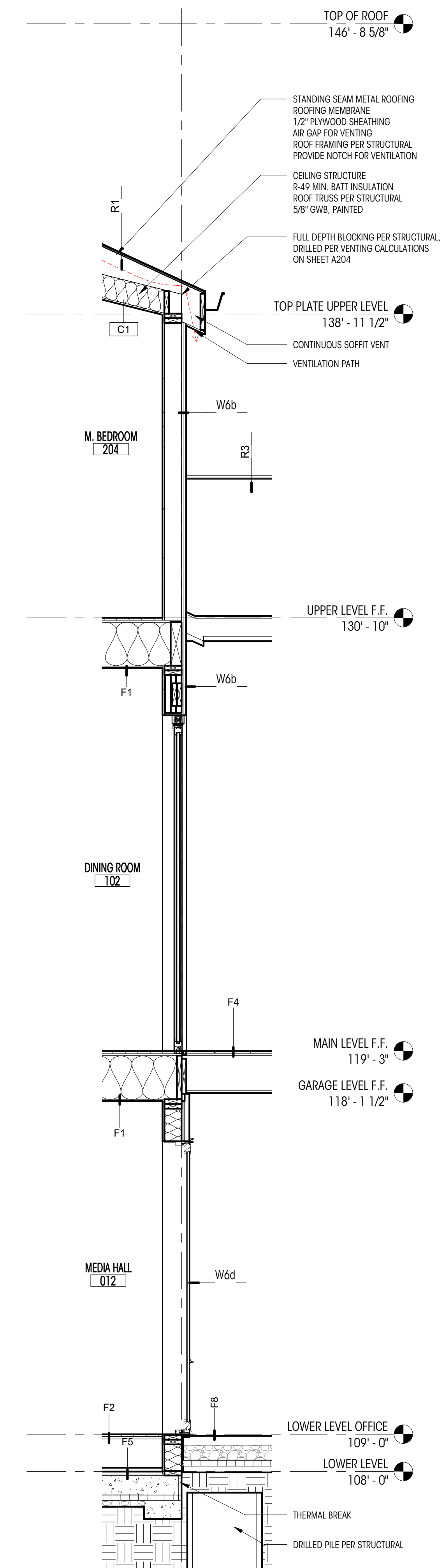
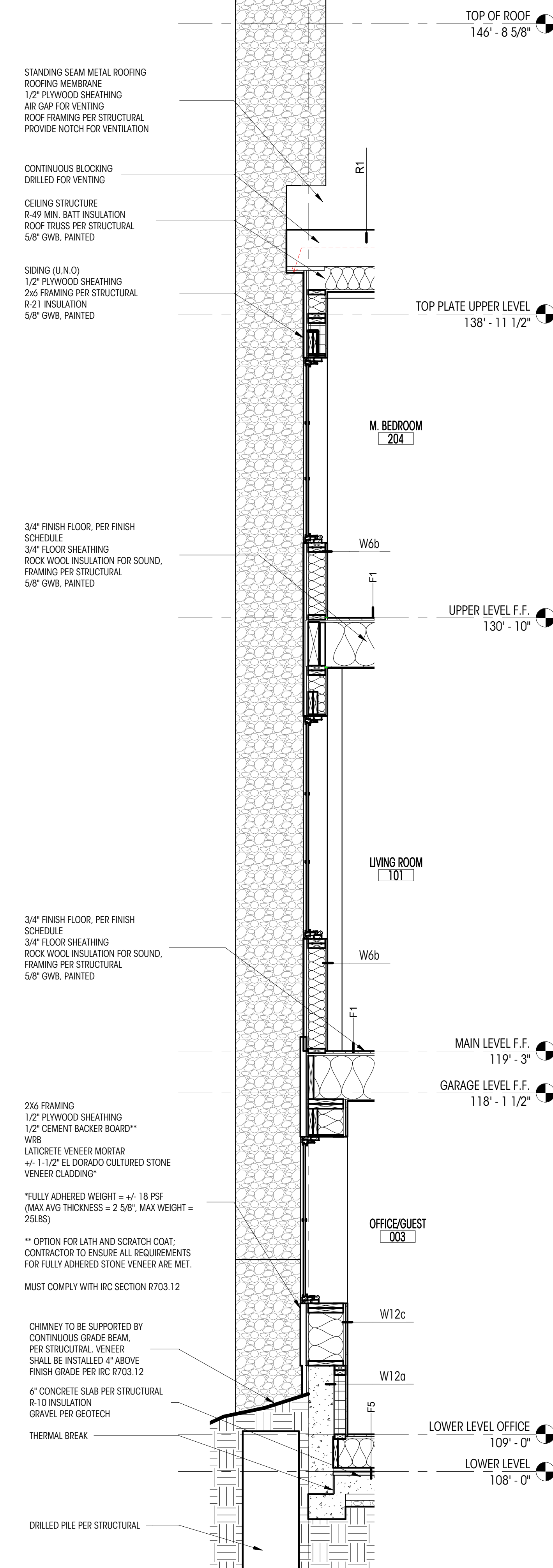
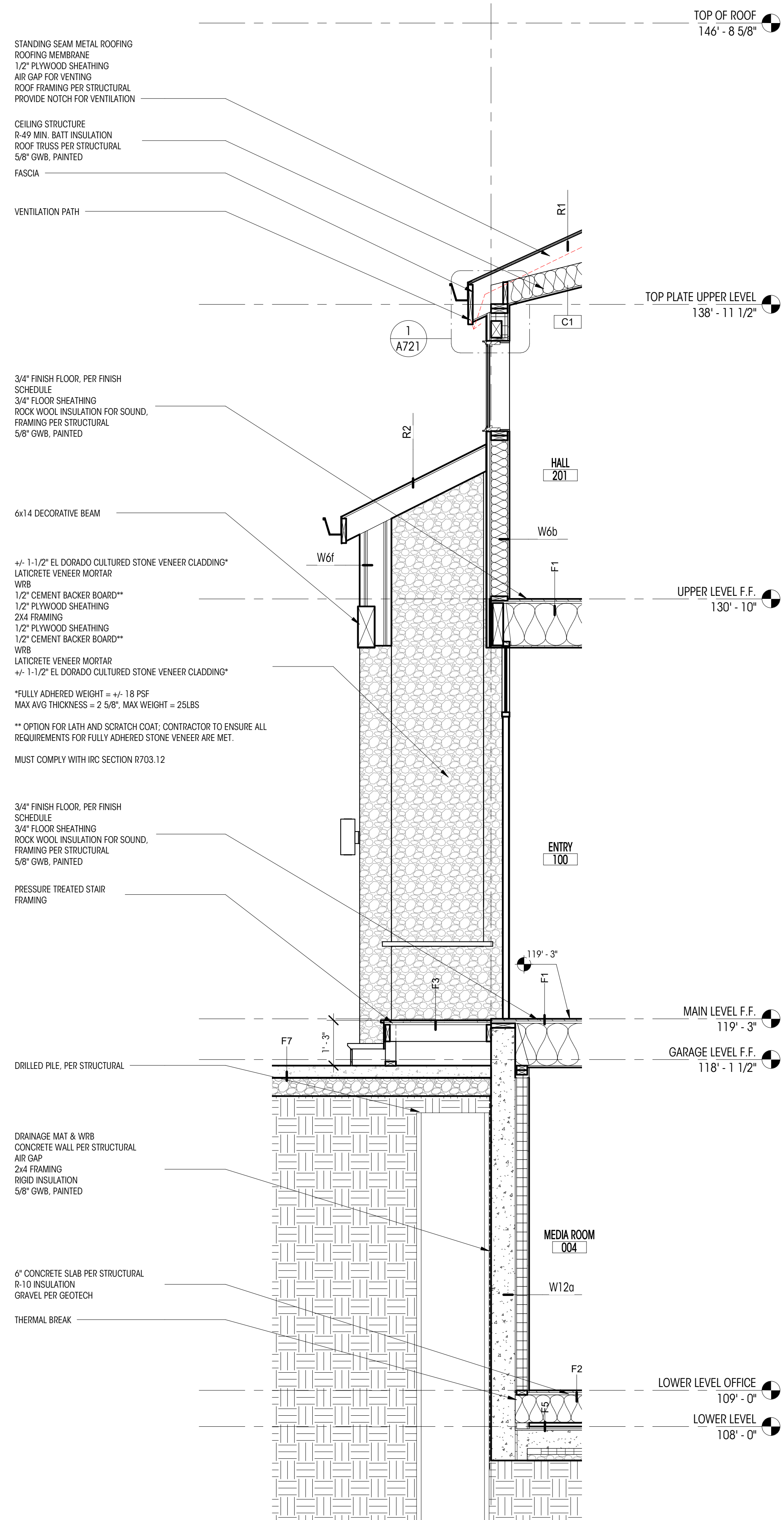
MAX BUILDING HEIGHT	148' - 6 3/4"
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MAIN LEVEL F.F.	119' - 3"
ABE	118' - 6 3/4"
GARAGE LEVEL F.F.	118' - 1 1/2"
LOWER LEVEL OFFICE	109' - 0"
LOWER LEVEL	108' - 0"

NO.	DESCRIPTION	DATE
3	PERMIT REVISION	04.19.22
4	PERMIT REVISION 2	06.10.22



SCOPE OF CHANGES :

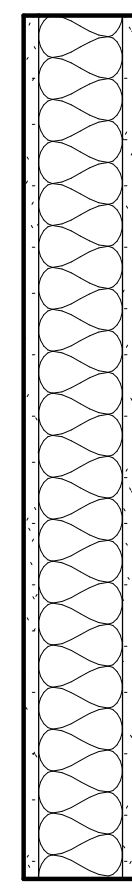
- VIEW NUMBERING UPDATED AND ADJUSTED FOR CLARIFICATION
- CHANGE ROOF OF AND EXTEND WESTERN PATIO TO THE WEST AND SOUTH
- LEVEL CHANGES: DRIVEWAY & GARAGE LEVEL DROP BY 12"; BASEMENT LEVEL DROP BY 12"
- ENTRY DESIGN CHANGE
- ADDED DORMERS AT UPPER LEVEL BONUS ROOM
- EXTEND GARAGE EAST INTO FRONT YARD SETBACK AS ALLOWED BY CODE 19.02.040.D
- SHEET LAYOUT ADJUSTED FOR ORGANIZATIONAL PURPOSES
- 1. "VIEW 1" WAS MOVED FROM SHEET A400 AND STAYED "VIEW 1"
- LEVEL CHANGES:
 - a. DRIVEWAY & GARAGE LEVEL DROP BY 15"
 - b. BASEMENT LEVEL DROP BY 12"
 - c. UPPER LEVEL DROP BY 2"
 - d. FRAMED FLOOR 12" ABOVE BASEMENT FLOOR
 - e. CHANGE TO ABE AS A RESULT OF EXTENDED GARAGE AND EXTENDED COVERED DECK
 - f. CHANGE TO MAX HEIGHT AS A RESULT OF THE ADJUSTMENT TO THE ABE.
 - g. TOP PLATE LEVEL ADJUSTED UP BASED ON ROOF FRAMING
 - h. TOP OF ROOF HAS LOWERED AS A RESULT OF REDUCED ROOF PITCH



SCOPE OF CHANGES :

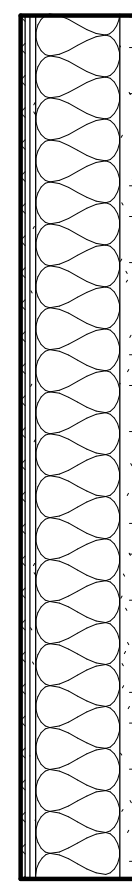
- ENTRY DESIGN CHANGE
- LEVEL CHANGES:
 - a. DRIVEWAY & GARAGE LEVEL DROP BY 15"
 - b. BASEMENT LEVEL DROP BY 12"
 - c. UPPER LEVEL DROP BY 2"
 - d. FRAMED FLOOR 12" ABOVE BASEMENT FLOOR.
 - e. CHANGE TO ABE AS A RESULT OF EXTENDED GARAGE AND EXTENDED COVERED DECK
 - f. CHANGE TO MAX HEIGHT AS A RESULT OF THE ADJUSTMENT TO THE ABE.
 - g. TOP PLATE LEVEL ADJUSTED UP BASED ON ROOF FRAMING
 - h. ROOF OF ROOF HAS LOWERED AS A RESULT OF REDUCED ROOF PITCH.

VERTICAL ASSEMBLIES



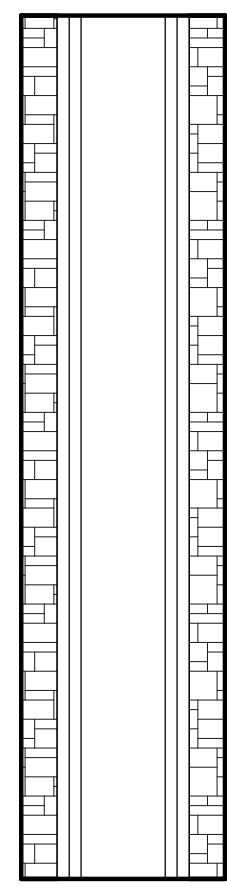
- 5/8" GWB, PAINTED
- 2x4 FRAMING
- ROCK WOOL INSULATION (FOR SOUND)
- 5/8" GWB, PAINTED

W4a



- 3/16" TILE
- 3/16" MORTAR BED
- 1/4" CEMENT BOARD
- 2x4 FRAMING
- ROCK WOOL INSULATION (FOR SOUND)
- 5/8" GWB, PAINTED

W4b



W4c

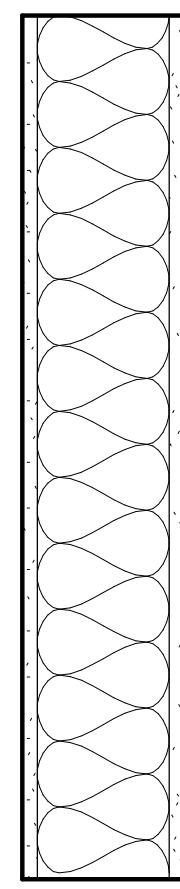
(DECK CURB)

- +/- 1 1/2" EL DORADO CULTURED STONE
- LATICRETE VENEER MORTAR
- 1/2" CEMENT BOARD
- 2x4 FRAMING
- 1/2" CEMENT BOARD
- LATICRETE VENEER MORTAR
- +/- 1 1/2" EL DORADO CULTURED STONE

*FULLY ADHERED WEIGHT = +/- 18 PSF (MAX AVG THICKNESS = 2 5/8", MAX WEIGHT = 25LBS)

** OPTION FOR LATH AND SCRATCH COAT: CONTRACTOR TO ENSURE ALL REQUIREMENTS FOR FULLY ADHERED STONE VENEER ARE MET.

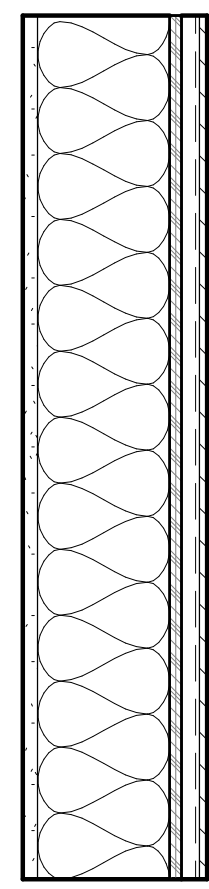
MUST COMPLY WITH IRC SECTION R703.12



W6a

(*'X' WHERE TYPE X GWB)

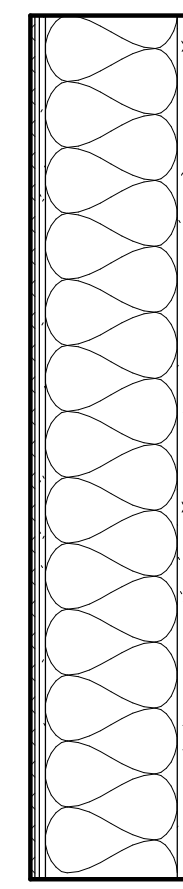
- 5/8" GWB, PAINTED
- 2x6 FRAMING
- ROCK WOOL INSULATION (FOR SOUND)
- 5/8" GWB, PAINTED



W6b

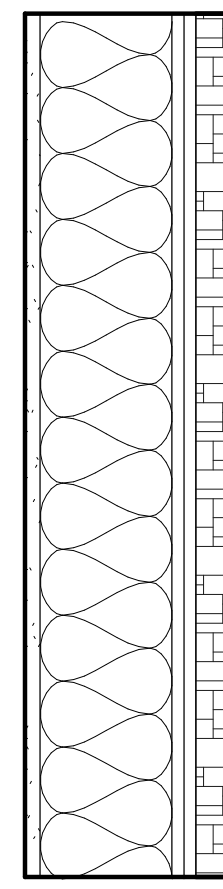
(*'X' WHERE TYPE X GWB)

- 5/8" GWB, PAINTED
- 2x6 FRAMING
- R-21 MIN INSULATION
- 1/2" PLYWOOD SHEATHING
- WRB
- 1x VERTICAL FURRING STRIP
- EXTERIOR SIDING - TBD



W6c

- 3/16" TILE
- 3/16" MORTAR BED
- 1/4" CEMENT BOARD
- 2x6 FRAMING
- ROCK WOOL INSULATION (FOR SOUND)
- 5/8" GWB, PAINTED



W6d

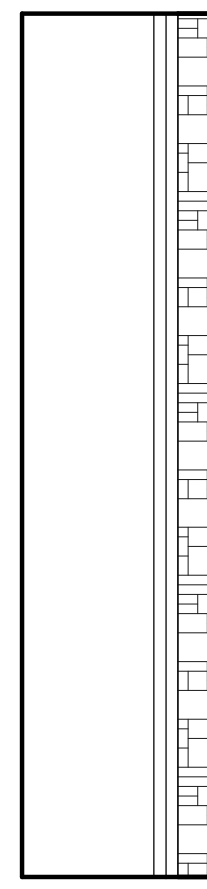
(*'X' WHERE TYPE X GWB)

- 5/8" TYPE 'X' GWB, PAINTED
- 2x6 FRAMING
- 1/2" PLYWOOD
- 1/2" LATICRETE VENEER MORTAR
- +/- 1 1/2" EL DORADO CULTURED STONE
- DRAINAGE MAT & WRB

*FULLY ADHERED WEIGHT = +/- 18 PSF (MAX AVG THICKNESS = 2 5/8", MAX WEIGHT = 25LBS)

** OPTION FOR LATH AND SCRATCH COAT: CONTRACTOR TO ENSURE ALL REQUIREMENTS FOR FULLY ADHERED STONE VENEER ARE MET.

MUST COMPLY WITH IRC SECTION R703.12



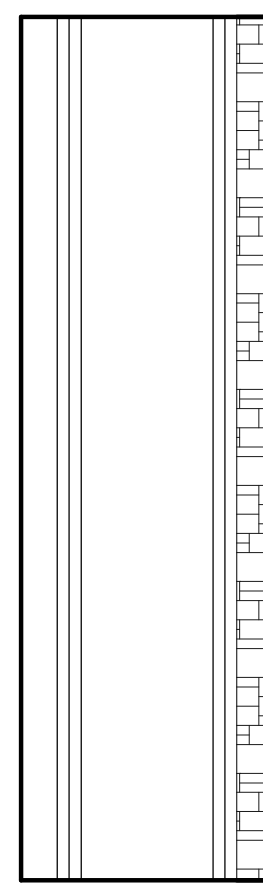
W6e

- 2x6 FRAMING
- 1/2" PLYWOOD
- +/- 1 1/2" LATICRETE VENEER MORTAR
- +/- 1 1/2" EL DORADO CULTURED STONE
- DRAINAGE MAT & WRB

*FULLY ADHERED WEIGHT = +/- 18 PSF (MAX AVG THICKNESS = 2 5/8", MAX WEIGHT = 25LBS)

** OPTION FOR LATH AND SCRATCH COAT: CONTRACTOR TO ENSURE ALL REQUIREMENTS FOR FULLY ADHERED STONE VENEER ARE MET.

MUST COMPLY WITH IRC SECTION R703.12



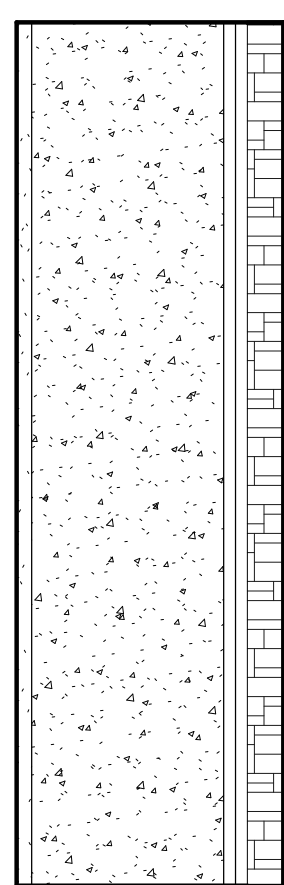
W6f

- +/- 1-1/2" EL DORADO CULTURED STONE VENEER CLADDING*
- 1/2" LATICRETE VENEER MORTAR
- WRB
- 1/2" PLYWOOD SHEATHING
- 2x6 FRAMING
- 1/2" PLYWOOD SHEATHING
- WRB
- 1/2" LATICRETE VENEER MORTAR
- +/- 1-1/2" EL DORADO CULTURED STONE VENEER CLADDING*

*FULLY ADHERED WEIGHT = +/- 18 PSF (MAX AVG THICKNESS = 2 5/8", MAX WEIGHT = 25LBS)

** OPTION FOR LATH AND SCRATCH COAT: CONTRACTOR TO ENSURE ALL REQUIREMENTS FOR FULLY ADHERED STONE VENEER ARE MET.

MUST COMPLY WITH IRC SECTION R703.12



W8a

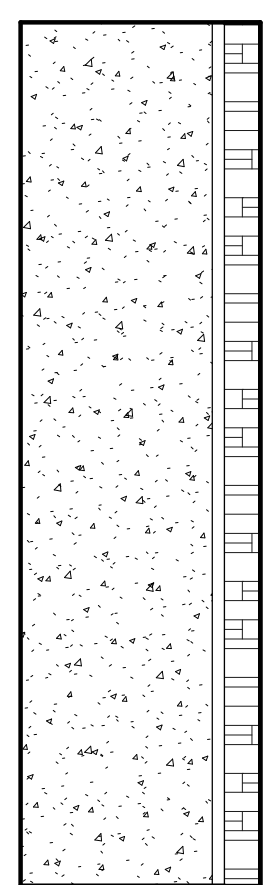
(*'X' WHERE TYPE X GWB)

- 5/8" TYPE 'X' GWB, PAINTED
- 8" CONCRETE WALL PER STRUCTURAL
- 1/2" PLYWOOD
- 1/2" LATICRETE VENEER MORTAR
- +/- 1 1/2" EL DORADO CULTURED STONE
- DRAINAGE MAT & WRB

*FULLY ADHERED WEIGHT = +/- 18 PSF (MAX AVG THICKNESS = 2 5/8", MAX WEIGHT = 25LBS)

** OPTION FOR LATH AND SCRATCH COAT: CONTRACTOR TO ENSURE ALL REQUIREMENTS FOR FULLY ADHERED STONE VENEER ARE MET.

MUST COMPLY WITH IRC SECTION R703.12



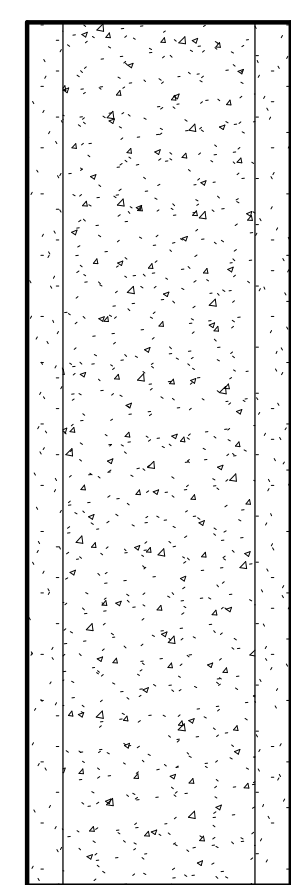
W8b

- 8" CONCRETE
- 1/2" LATICRETE VENEER MORTAR
- +/- 1-1/2" EL DORADO CULTURED STONE VENEER CLADDING*

*FULLY ADHERED WEIGHT = +/- 18 PSF (MAX AVG THICKNESS = 2 5/8", MAX WEIGHT = 25LBS)

** OPTION FOR LATH AND SCRATCH COAT: CONTRACTOR TO ENSURE ALL REQUIREMENTS FOR FULLY ADHERED STONE VENEER ARE MET.

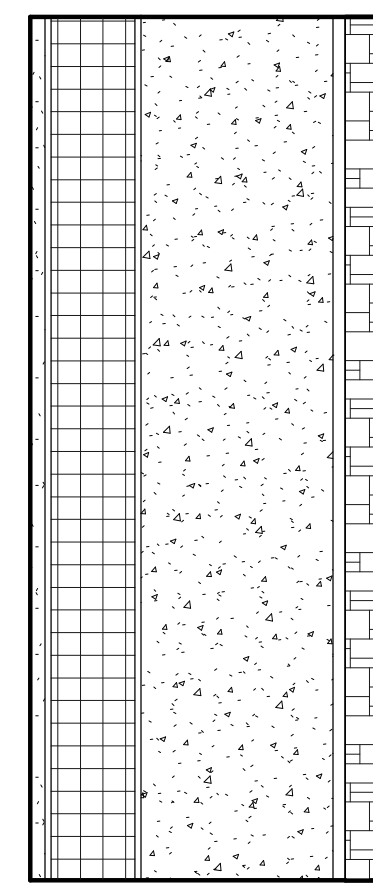
MUST COMPLY WITH IRC SECTION R703.12



W8c

(DRIVEWAY PERIMETER)

- 1 1/2" PLASTER
- 8" CONCRETE WALL PER STRUCTURAL
- 1 1/2" PLASTER



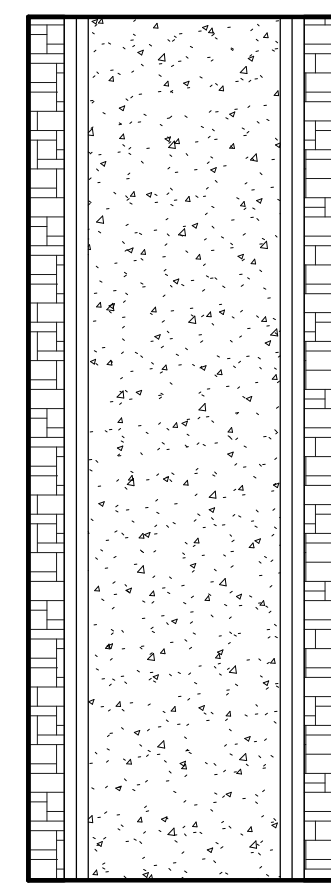
W12a

- 5/8" GWB, PAINTED
- 2x4 FURRING
- R-21 INSULATION
- 1/2" AIRGAP
- 8" CONCRETE WALL PER STRUCTURAL
- 1/2" LATICRETE VENEER MORTAR
- +/- 1-1/2" EL DORADO CULTURED STONE VENEER CLADDING*

*FULLY ADHERED WEIGHT = +/- 18 PSF (MAX AVG THICKNESS = 2 5/8", MAX WEIGHT = 25LBS)

** OPTION FOR LATH AND SCRATCH COAT: CONTRACTOR TO ENSURE ALL REQUIREMENTS FOR FULLY ADHERED STONE VENEER ARE MET.

MUST COMPLY WITH IRC SECTION R703.12



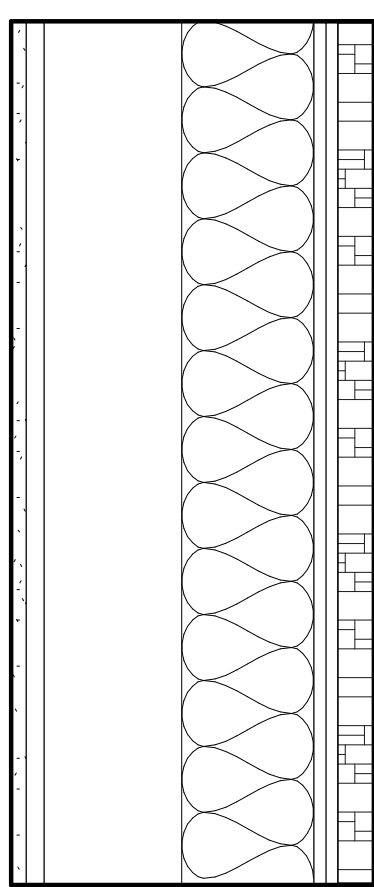
W12b

- +/- 1-1/2" EL DORADO CULTURED STONE VENEER CLADDING*
- 1/2" LATICRETE VENEER MORTAR
- 8" CONCRETE WALL
- 1/2" LATICRETE VENEER MORTAR
- +/- 1-1/2" EL DORADO CULTURED STONE VENEER CLADDING*

*FULLY ADHERED WEIGHT = +/- 18 PSF (MAX AVG THICKNESS = 2 5/8", MAX WEIGHT = 25LBS)

** OPTION FOR LATH AND SCRATCH COAT: CONTRACTOR TO ENSURE ALL REQUIREMENTS FOR FULLY ADHERED STONE VENEER ARE MET.

MUST COMPLY WITH IRC SECTION R703.12



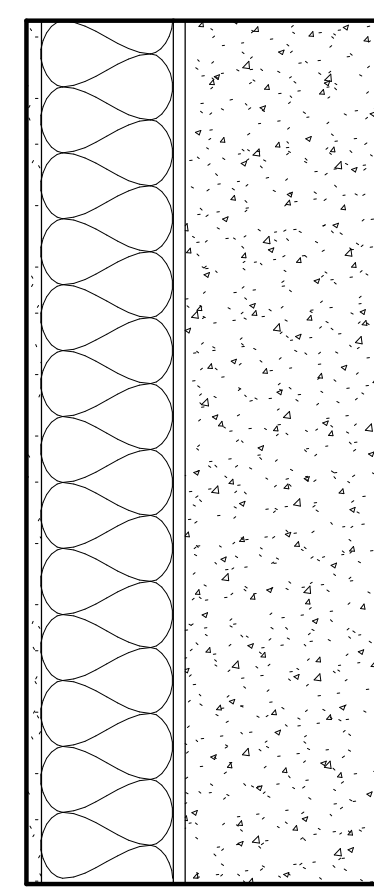
W12c

- 5/8" GWP
- 12x FRAMING
- 1/2" PLYWOOD SHEATHING
- 1/2" CEMENT BACKER BOARD**
- WRB
- LATICRETE VENEER MORTAR
- +/- 1-1/2" EL DORADO CULTURED STONE VENEER CLADDING*

*FULLY ADHERED WEIGHT = +/- 18 PSF (MAX AVG THICKNESS = 2 5/8", MAX WEIGHT = 25LBS)

** OPTION FOR LATH AND SCRATCH COAT: CONTRACTOR TO ENSURE ALL REQUIREMENTS FOR FULLY ADHERED STONE VENEER ARE MET.

MUST COMPLY WITH IRC SECTION R703.12



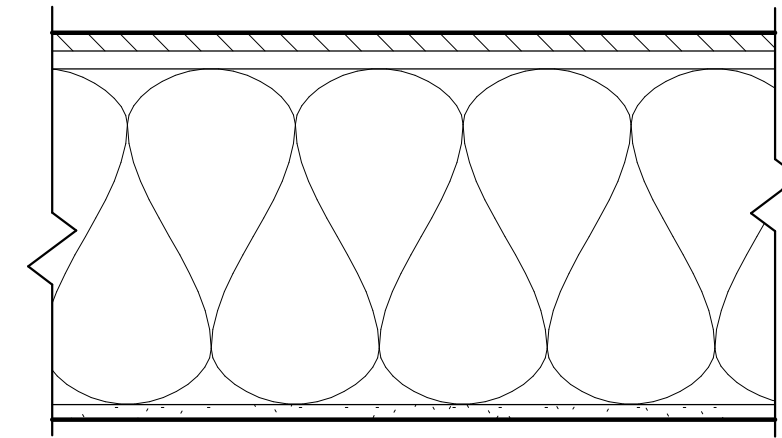
W14a

- 5/8" GWB, PAINTED
- 2x6 FRAMING PER STRUCTURAL
- R-21 BATT INSULATION
- 1/2" AIRGAP
- 8" CONCRETE WALL PER STRUCTURAL
- DRAINAGE MAT & WRB

SCOPE OF CHANGES:

- HORIZONTAL ASSEMBLIES HAVE BEEN MOVED TO SHEET A701
- ASSEMBLIES RENAMED BASED ON FRAMING - IF NAME CHANGE ONLY, NAME CLOUDED
- ASSEMBLIES ADDED - FULL ASSEMBLY CLOUDED
- ASSEMBLIES UPDATED

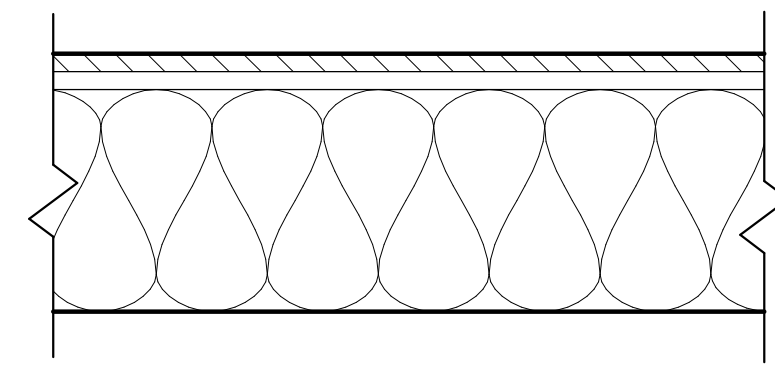
HORIZONTAL ASSEMBLIES



3/4" FINISHED FLOOR
3/4" PLYWOOD SHEATHING
1 1/4" TJI PER STRUCTURAL
ROCK WOOL INSULATION
(R-38 ABOVE THE GARAGE)
5/8" DRYWALL
(TYPE 'X' @ GARAGE)

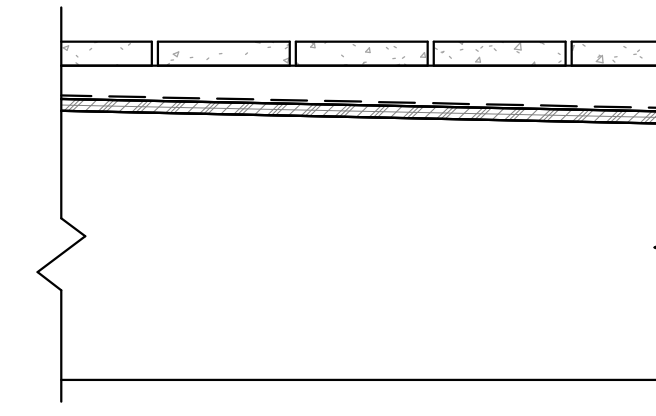
F1

(*X' WHERE TYPE X
GWB)



3/4" ENGINEERING WOOD FLOOR
3/4" PLYWOOD
ROCKWOOL INSULATION
2X10 FRAMING

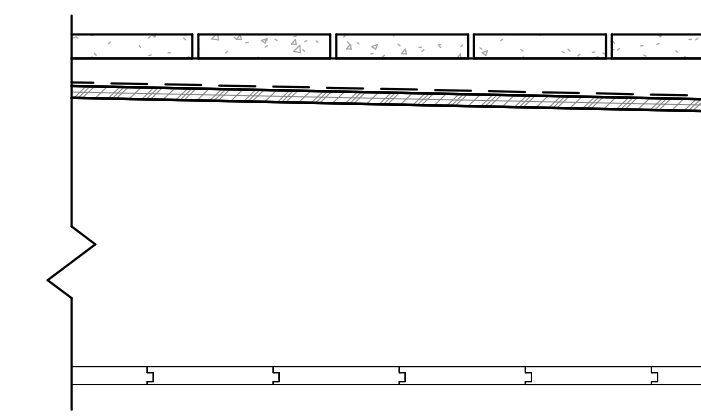
F2



PAVER TILES
RIPPED FURRING, SLOPE 1/8":12"
'DURADECK' OR APPROVED ALTERNATE MEMBRANE" C/ 3/4"
PLYWOOD
FLOOR FRAMING PER STRUCT RIPPED 1/8":12"

F3

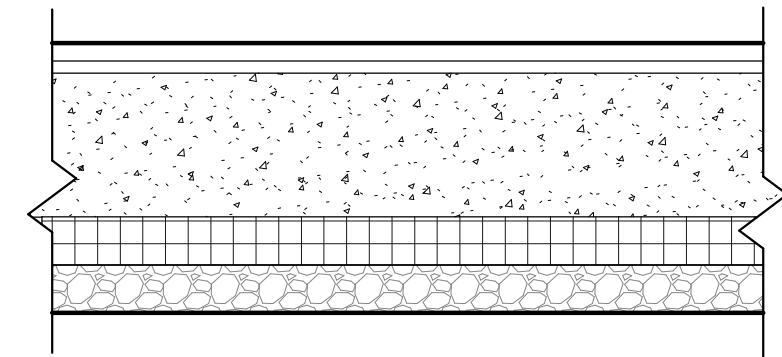
*WATERPROOFING MUST BE APPROVED FOR USE AS A WALKING
DECK AND FOR THE INSTALLATION OF THE DECKING DIRECTLY ON
THE MEMBRANE PER ICC-ES WALKING DECKS CRITERIA



F4

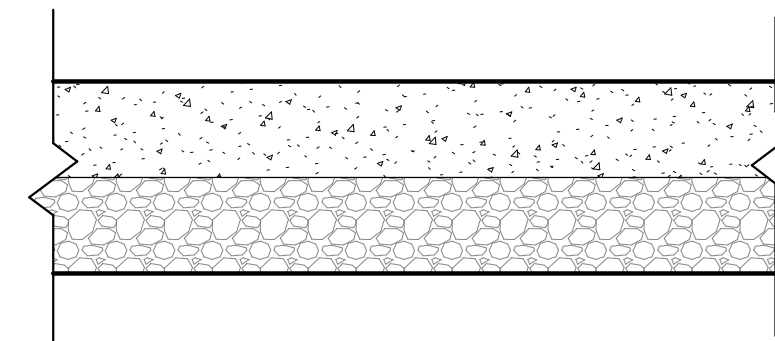
PAVER TILES
RIPPED FURRING, SLOPE 1/8":12"
'DURADECK' OR APPROVED ALTERNATE MEMBRANE" C/ 3/4"
PLYWOOD
FLOOR FRAMING PER STRUCT RIPPED 1/8":12"
1X CEDAR T&G STAINED

*WATERPROOFING MUST BE APPROVED FOR USE AS A WALKING
DECK AND FOR THE INSTALLATION OF THE DECKING DIRECTLY ON
THE MEMBRANE PER ICC-ES WALKING DECKS CRITERIA



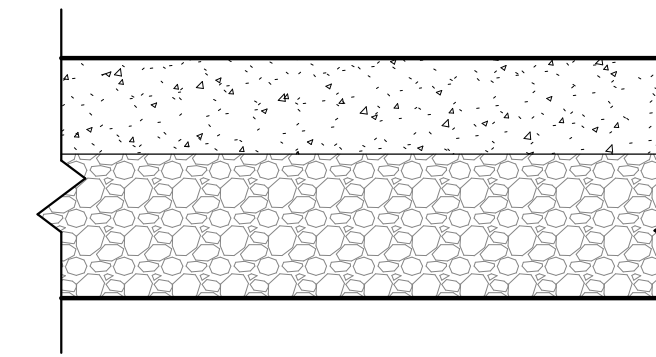
3/4" ENGINEERING WOOD FLOOR
1/2" UNDERLAYMENT
6" CONCRETE PER STRUCTURAL SLAB
VAPOR BARRIER
R-10 RIGID INSULATION
2" GRAVEL

F5



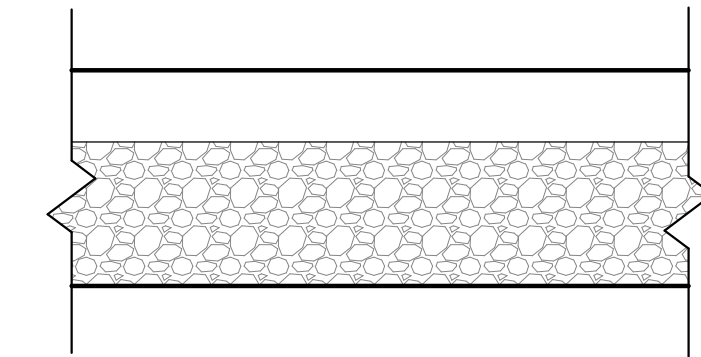
4" CONCRETE SLAB
4" GRAVEL

F6



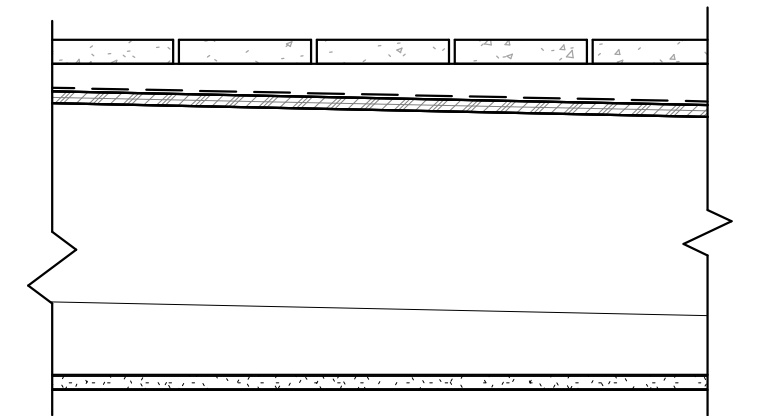
4" CONCRETE
6" GRAVEL

F7



F8

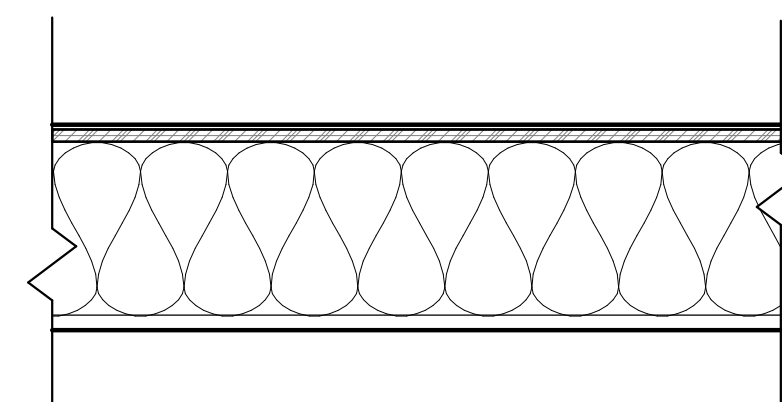
3" PAVERS
6" GRAVEL



PAVER TILE OR COMPOSITE DECK
RIPPED FURRING, SLOPE 1/8":12"
'DURADECK' OR APPROVED ALTERNATE MEMBRANE"
C/ 3/4" PLYWOOD
FLOOR FRAMING PER STRUCT SLOPED AT 1/8": 12"
RIPPED CEILING FRAMING TO ALIGN WITH ADJACENT CEILING FRAMING
5/8" TYPE 'X' GYPSUM WALL BOARD

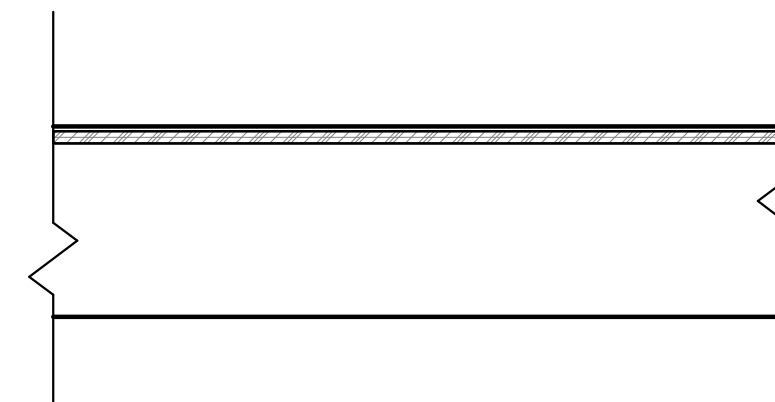
F9

*WATERPROOFING MUST BE APPROVED FOR USE AS A WALKING
DECK AND FOR THE INSTALLATION OF THE DECKING DIRECTLY ON
THE MEMBRANE PER ICC-ES WALKING DECKS CRITERIA



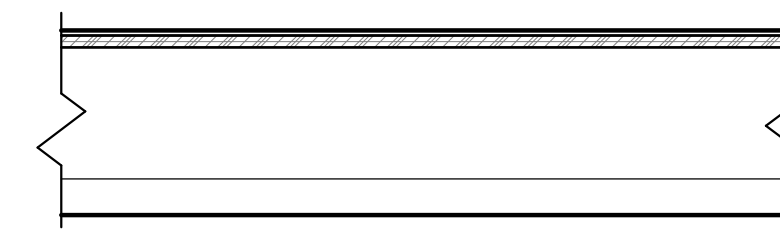
3/16" ASPHALT SHINGLES
ROOFING MEMBRANE
1/2" PLYWOOD
R-38 MIN. INSULATION - ENSURE 1" AIRGAP
FOR VENTING
2X FRAMING PER STRUCTURAL
5/8" GWB, PAINTED

R1



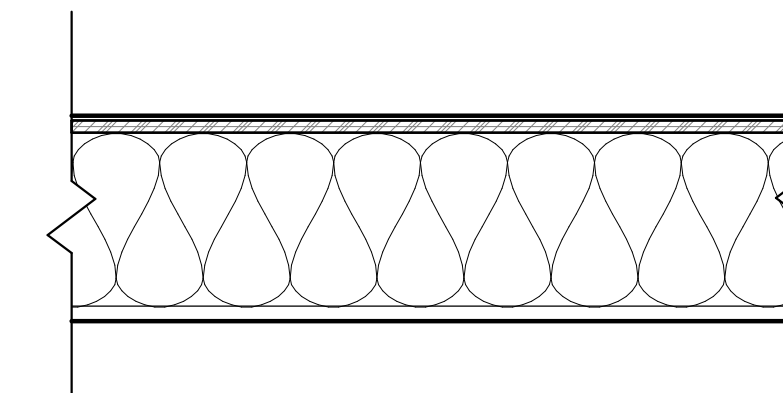
3/16" ASPHALT SHINGLES
ROOFING MEMBRANE
1/2" PLYWOOD
ROOF TRUSS PER STRUCTURAL

R2



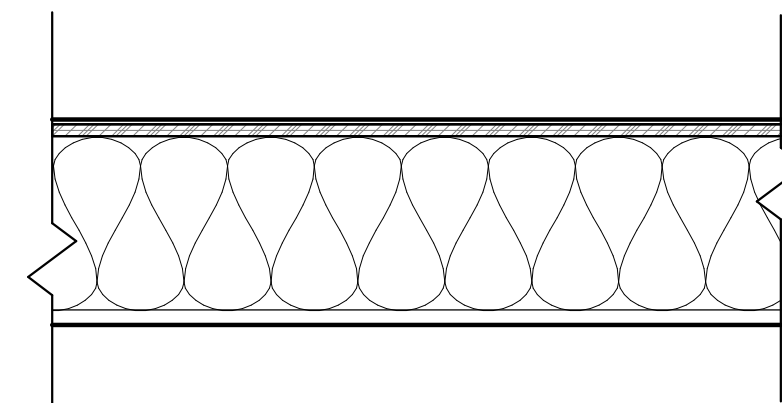
3/16" ASPHALT SHINGLES
1/2" PLYWOOD
2x FRAMING PER STRUCTURAL
1 1/2" CEDAR T&G

R3



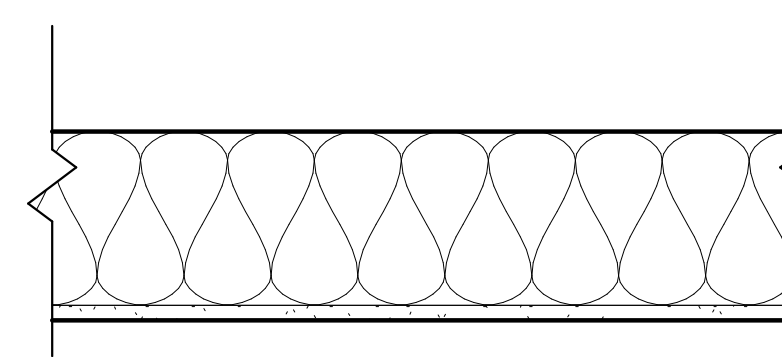
3/16" ASPHALT SHINGLES
ROOFING MEMBRANE
1/2" PLYWOOD
R-38 MIN. INSULATION - ENSURE 1" AIRGAP
FOR VENTING
ROOF TRUSS PER STRUCTURAL
5/8" GWB, PAINTED

R4



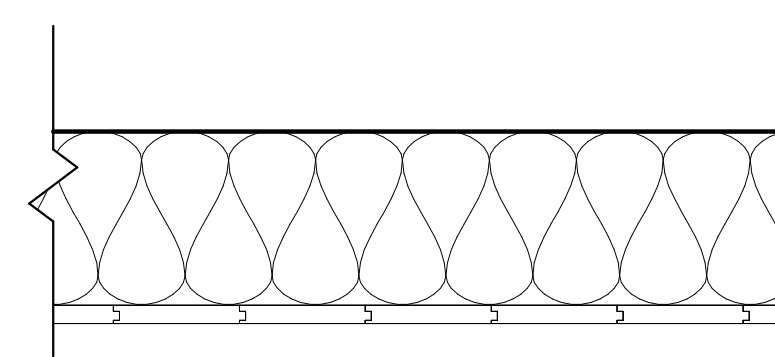
3/16" ASPHALT SHINGLES
ROOFING MEMBRANE
1/2" PLYWOOD
R-38 MIN. INSULATION - ENSURE 1" AIRGAP
FOR VENTING
ROOF TRUSS PER STRUCTURAL
5/8" GWB, PAINTED

R5



R-49 MIN. BATT INSULATION
ROOF TRUSS PER STRUCTURAL
5/8" GWB, PAINTED

C1



2X8 FRAMING
3/4" T&G FINISH

C2

SCOPE OF CHANGES:

- NEW SHEET FOR ORGANIZATION OF ASSEMBLIES
- UPDATED ASSEMBLY TYPES
- ASSEMBLIES RENAMED BASED ON FRAMING - IF NAME CHANGE ONLY.
- NAME CLOUDED
- ASSEMBLIES ADDED - FULL ASSEMBLY CLOUDED

Brandt

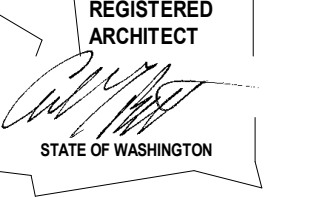
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8843



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PERMIT DRAWINGS

DATE: 06.10.22

SHEET SIZE: D (24X36)

REVISIONS

NO.	DESCRIPTION	DATE
3	PERMIT REVISION	04.19.22

DRAWN BY: KJ/JM
CHECKED BY: BM

ASSEMBLY DETAILS

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

A701

DEDICATED
APPROVAL
STAMP SPACE

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

WOOD

35. FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD "GRADING RULES FOR WEST COAST LUMBER NO. 17", OR WMPA STANDARD, "WESTERN LUMBER GRADING RULES 2011". FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2X & 3X MEMBERS) (4X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI
BEAMS	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI
POSTS	(4X MEMBERS) (6X AND LARGER)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
STUDS, PLATES & MISC. FRAMING:		DOUGLAS-FIR-LARCH OR HEM-FIR NO. 2

36. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI.

37. MANUFACTURED LUMBER, PSL, LVL, AND LSL SHOWN ON PLAN ARE BASED PRODUCTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION IN ACCORDANCE WITH ICC-ES REPORT ESR-1387. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E)	Fb = 2900 PSI,	E = 2000 KSI,	Fv = 290 PSI
LVL (2.0E)	Fb = 2600 PSI,	E = 2000 KSI,	Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI,	E = 1550 KSI,	Fv = 310 PSI

ALTERNATE MANUFACTURED LUMBER MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

38. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

39. PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION, ANSI/TPI 1" BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD	25 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	40 PSF

WIND UPLIFT (TOP CHORD)	5 PSF
BOTTOM CHORD LIVE LOAD	10 PSF
(BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD)	

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE SIGNED AND STAMPED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC., SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

40. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.

WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

41. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

42. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWP A STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWP UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWP UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWP UC4B.

43. FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.

WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER	INTERIOR DRY	G90 GALVANIZED
CONTAINS AMMONIA CARRIER	INTERIOR DRY	G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653
CONTAINS AMMONIA CARRIER	INTERIOR WET	TYPE 304 OR 316 STAINLESS
CONTAINS AMMONIA CARRIER	EXTERIOR	TYPE 304 OR 316 STAINLESS
AZCA	ANY	TYPE 304 OR 316 STAINLESS

INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.

44. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

45. WOOD FASTENERS

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	0.148"
16d BOX	3-1/2"	0.135"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

46. NOTCHES AND HOLES IN WOOD FRAMING:

A. NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

B. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

C. NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED.

47. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

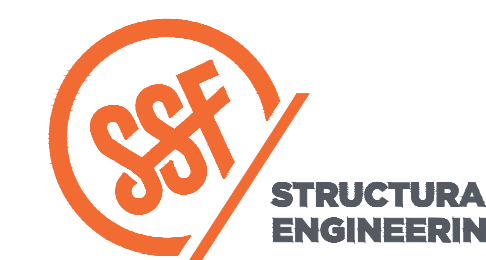
B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS @ 4" O.C. EACH SIDE JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @ 12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

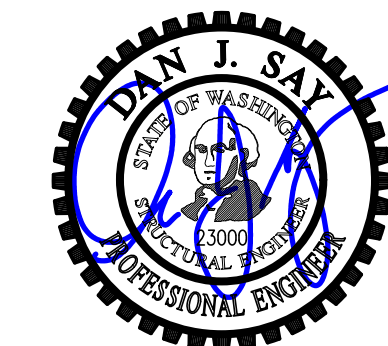
UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER UNLESS OTHERWISE NOTED.



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DESIGN: HAA, BDM
DRAWN: NHD
CHECKED: BDM
APPROVED: DJS

REVISIONS:		
1	Corrections	May 4, 2021
2	Corrections 2	Aug. 13, 2021
3	Permit Revisions	Apr. 22, 2022
4	Corrections	Jun. 10, 2022

DPD:

PROJECT TITLE:

Clarkson Residence

8163 West Mercer Way
Mercer Island, WA 98040

ARCHITECT:

Brandt Design Group

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Seattle, WA 98121
PH 206.239.0850

ISSUE:

PERMIT

SHEET TITLE:

General
Structural Notes

SCALE:

DATE: December 24, 2020

PROJECT NO: 01519-2021-11

SHEET NO:

S1.2

Statement of Special Inspections

Special inspections shall be provided per the requirements of IBC section 1705 and as noted herein

SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	COMMENTS	REFERENCES
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		X		IBC 1705.6
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X		
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		X		
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X			
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		X		

DRIVEN DEEP FOUNDATION ELEMENTS

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	COMMENTS	REFERENCES
1. VERIFY ELEMENT MATERIALS, SIZES AND LENGTHS COMPLY WITH THE REQUIREMENTS	X			IBC 1705.7
2. DETERMINE CAPACITIES OF TEST ELEMENTS AND CONDUCT ADDITIONAL LOAD TESTS AS REQUIRED	X			
3. OBSERVE DRIVING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT	X			
4. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM TYPE AND SIZE OF HAMMER, RECORD NUMBER OF BLOWS PER FOOT OF PENETRATION, DETERMINE REQUIRED PENETRATIONS TO ACHIEVE DESIGN CAPACITY, RECORD TIP AND BUTT ELEVATIONS AND DOCUMENT ANY DAMAGE TO FOUNDATION ELEMENT	X			
5. SEE STEEL CONSTRUCTION INSPECTION REQUIREMENTS FOR STEEL PILE ELEMENTS				IBC 1705.2
6. SEE CONCRETE CONSTRUCTION INSPECTION REQUIREMENTS FOR CONCRETE AND CONCRETE FILLED ELEMENTS				IBC 1705.3
7. FOR SPECIALTY ELEMENTS, PERFORM ADDITIONAL INSPECTIONS AS DETERMINED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE				

CAST-IN-PLACE DEEP FOUNDATION ELEMENTS

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	COMMENTS	REFERENCES
1. OBSERVE DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT	X			IBC 1705.8
2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (if applicable), LENGTHS, EMBEDMENT INTO BEDROCK (if applicable) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES	X			
3. SEE CONCRETE CONSTRUCTION INSPECTION REQUIREMENTS FOR CONCRETE ELEMENTS				IBC 1705.3

STRUCTURAL STEEL

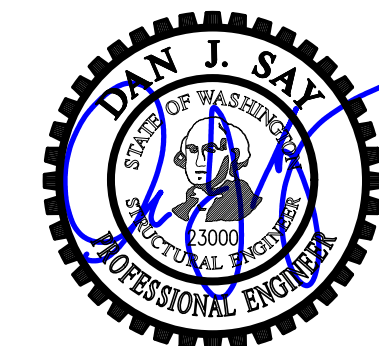
VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	COMMENTS	REFERENCE
1. FABRICATED AND ERECTED STEEL:				
a. COMPLIANCE WITH DETAILS SHOWN ON CONSTRUCTION DOCUMENTS		X		AISC 360, SECTION N5
b. APPLICATION OF JOINT DETAILS AT EACH CONNECTION		X		
2. INSPECTION OF HIGH STRENGTH BOLTING:				
a. SNUG-TIGHT JOINTS		X		IBC 1705.2.1 AISC 360, SECTION M2.5 SECTION N5.6
b. PRE-TENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMARKING, TWIST-OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION		X		
c. PRE-TENSIONS AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITHOUT MATCHMARKING OR CALIBRATED WRENCH METHODS OF INSTALLATION	X			
3. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:				
a. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATIONS IN THE APPROVED CONSTRUCTION DOCUMENTS		X		AISC 360, SECTION A3.5 AND APPLICABLE AWS A5 DOCUMENTS
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED		X		
4. INSPECTION OF WELDING:				
a. COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELD	X			IBC 1705.2.1 AWS D1.1 AISC 360 SECTION N5.4
b. MULTIPASS FILLET WELDS	X			
c. SINGLE PASS FILLET WELDS > 9/16"	X			
d. PLUG AND SLOT WELDS	X			
e. SINGLE PASS FILLET WELDS ≤ 9/16"		X		
5. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE:				
a. DETAILS SUCH AS BRACING AND STIFFENING		X		IBC 1705.2.1
b. MEMBER LOCATIONS		X		
c. APPLICATION OF JOINT DETAILS AT EACH CONN.		X		
6. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS, AND WASHERS:				
a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS		X		AISC 360, SECTION A3.3 AND APPLICABLE ASTM MATERIAL STANDARDS
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED		X		

CONCRETE AND CONCRETE REINFORCING

VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	COMMENTS	REFERENCE
1. INSPECTION OF REINFORCING STEEL INCLUDING PRESTRESSING TENDONS, AND PLACEMENT				
		X		IBC 1908.4 ACI 318: Ch. 20, 25.2, 25.3, 26.6.1-26.6.3
2. INSPECTION OF ANCHORS CAST IN CONCRETE				
		X		ACI 318: 17.8.2
3. INSPECTION OF POST-INSTALLED ANCHORS IN HARDENED CONCRETE MEMBERS:				
a. ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS	X		SEE ICC-ES ESR REPORT FOR ADDITIONAL REQUIREMENTS	ACI 318: 17.8.2.4
b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 3-g		X	SEE ICC-ES ESR REPORT FOR ADDITIONAL REQUIREMENTS	ACI 318: 17.8.2
4. VERIFYING USE OF REQUIRED DESIGN MIX				
		X		IBC 1904.1 IBC 1904.2 IBC 1908.2 IBC 1908.3 ACI 318: Ch. 19, 26.4.3, 26.4.4
5. INSPECTION DURING CONCRETE MIXING:				
a. CONCRETE MIXES PREPARED IN A BATCH PLANT THAT IS NOT CERTIFIED BY THE CITY OF SEATTLE		X	CITY OF SEATTLE ONLY, NOT REQUIRED IF THE PROPORTIONS OF INGREDIENTS ARE ESTABLISHED IN ACCORDANCE WITH SBC 1905.1.10 OR IF THE MIX HAS BEEN GRANTED CONTINUOUS APPROVAL BY THE BUILDING OFFICIAL	SBC 1705.3.3
b. MIXES WITH $f'_c > 6000$ psi		X		
c. STRUCTURAL LIGHT WEIGHT CONCRETE		X		
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE				
	X			IBC 1908.10 ASTM C 172 ASTM C 31 ACI 318: 26.5, 26.12
7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES				
	X			IBC 1908.6 -1908.8 ACI 318: 26.5
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES				
		X		IBC 1908.9 ACI 318: 26.5.3-26.5.5
9. INSPECT ERECTION OF PRE-CAST CONCRETE MEMBERS				
		X		ACI 318: 26.9
10. VERIFICATION OF IN-SITU CONCRETE STRENGTH PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS				
		X		ACI 318: 26.11.2
11. INSPECT FORMWORK FOR GENERAL CONFORMITY TO APPROVED PLANS FOR SIZE, SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED				
		X		ACI 318: 26.11.2(b)
12. REINFORCING BAR WELDING:				
a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706		X		AWS D1.4 ACI 318: 26.6.4
b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 9/16", OTHER THAN C & D		X		
c. WELDING OF REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES AND BOUNDARY ELEMENTS OF SPECIAL STRUCTURAL WALLS OF CONCRETE AND SHEAR REINFORCEMENT	X			
d. WELDING SHEAR REINFORCEMENT	X			
e. WELDING OF OTHER REINFORCEMENT STEEL	X			
13. MECHANICAL COUPLERS FOR REINFORCING				
			SEE ICC-ES ESR REPORT FOR REQUIREMENTS	

NOTES

- TESTING AND SPECIAL INSPECTION REPORTS SHALL BE PREPARED FOR EACH INSPECTION ITEM ON A DAILY BASIS WHENEVER WORK IS PERFORMED ON THAT ITEM. REPORTS SHALL BE DISTRIBUTED TO OWNER, CONTRACTOR, BUILDING OFFICIAL, ARCHITECT, AND STRUCTURAL ENGINEER.
- STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BY THE STRUCTURAL ENGINEER OF RECORD OR DESIGNATED REPRESENTATIVE IN ACCORDANCE WITH IBC 1704.6. STRUCTURAL OBSERVATIONS SHALL BE PERFORMED AS FOLLOWS:
 - PERIODIC VISUAL OBSERVATION OF STRUCTURAL SYSTEMS FOR GENERAL CONFORMANCE TO CONSTRUCTION DOCUMENTS AT SIGNIFICANT CONSTRUCTION STAGES
 - REVIEW OF TESTING AND INSPECTION REPORTS
 - REPORTS SHALL BE PREPARED FOR EACH SITE VISIT AND SHALL BE DISTRIBUTED TO ARCHITECT.
- WHERE APPLICABLE, SEE ALSO IBC SECTION 1705.11, SPECIAL INSPECTION FOR WIND RESISTANCE AND IBC SECTION 1705.12, SPECIAL INSPECTION FOR SEISMIC RESISTANCE
- "STRUCTURAL STEEL" REFERS TO STEEL CONSTRUCTION DEFINED BY AISC 303, "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."



DESIGN: HAA, BDM
DRAWN: NHD
CHECKED: BDM
APPROVED: DJS

REVISIONS:

1	Corrections	May 4, 2021
2	Corrections 2	Aug. 13, 2021
3	Permit Revisions	Apr. 22, 2022
4	Corrections	Jun. 10, 2022

DPD:

PROJECT TITLE:
Clarkson Residence
8163 West Mercer Way
Mercer Island, WA 98040

ARCHITECT:
Brandt Design Group
66 Bell Street, Unit 1
Seattle, WA 98121
PH 206.239.0850

ISSUE:
PERMIT

SHEET TITLE:
Special Inspection Notes

SCALE:
DATE: December 24, 2020
PROJECT NO: 01519-2021-11
SHEET NO:



DESIGN: HAA, BDM
DRAWN: NHD
CHECKED: BDM
APPROVED: DJS

REVISIONS:

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4	Corrections	Jun. 10, 2022

DPD:

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8163 West Mercer Way
Mercer Island, WA 98040

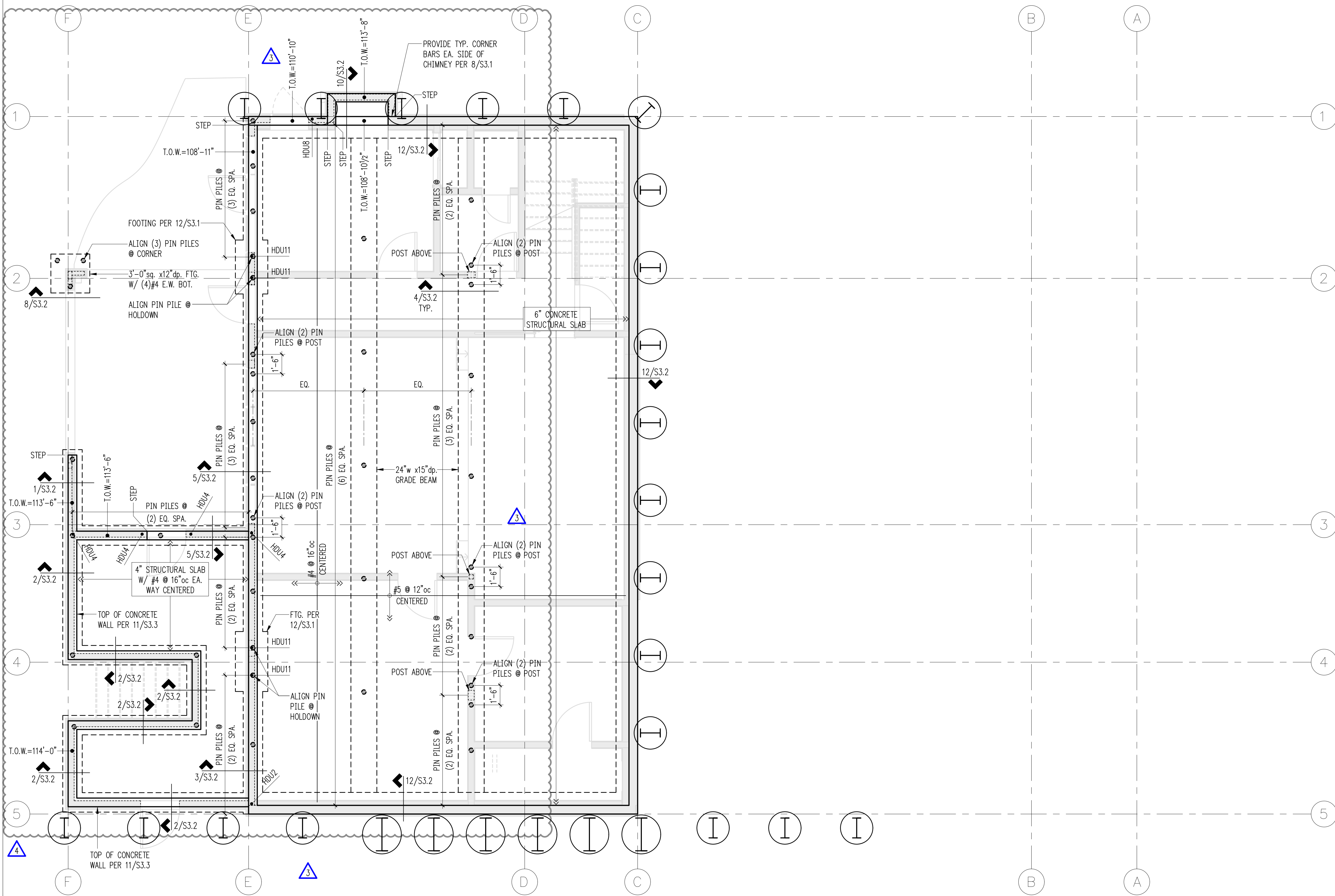
ARCHITECT:
Brandt Design Group
66 Bell Street, Unit 1
Seattle, WA 98121
PH 206.239.0850

ISSUE:
PERMIT

SHEET TITLE:
Lower Foundation Plan

SCALE: 1/4" = 1'-0" U.N.O.
DATE: December 24, 2020
PROJECT NO: 01519-2021-11
SHEET NO:

S2.1



Legend

- STRUCTURAL WALL OR POST ABOVE
- STEM WALL & FOOTING
- HDUx HOLDOWN PER 12/S3.1
- SHORING PILE PER SH2.1
- 4" PIN PILE (41 total this sheet)
NOTE: PIN PILES SUBSTITUTED FOR AUGER CAST PILES; PILES PER GEOTECH REPORT
- T.O.W. TOP OF WALL ELEVATION. ELEVATIONS ARE ESTIMATES, CONTRACTOR TO CONFIRM W/ ARCHITECT & ACTUAL SITE CONDITIONS

Plan Notes

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
3. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW EXTERIOR GRADE.
4. ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.
5. INTERIOR SLABS ON GRADE PER PLAN. BELOW SLAB PROVIDE A 10-MIL VAPOR BARRIER OVER 6" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL.
6. GEOTECHNICAL SPECIAL INSPECTOR SHALL BE CONTINUOUSLY PRESENT DURING PIN PILE INSTALLATION AND LOAD TESTING.
7. AT LEAST 3% OF THE PIN PILES, BUT NO MORE THAN 5 PILES, SHALL BE LOAD TESTED TO TWICE THE DESIGN PILE LOAD. ALL LOAD TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN ASTM D1143.



DESIGN: HAA, BDM
DRAWN: NHD
CHECKED: BDM
APPROVED: DJS

REVISIONS:
1 Corrections May 4, 2021
2 Corrections 2 Aug. 13, 2021
3 Permit Revisions Apr. 22, 2022
4 Corrections Jun. 10, 2022

DPD:

PROJECT TITLE:
Clarkson Residence
8163 West Mercer Way
Mercer Island, WA 98040

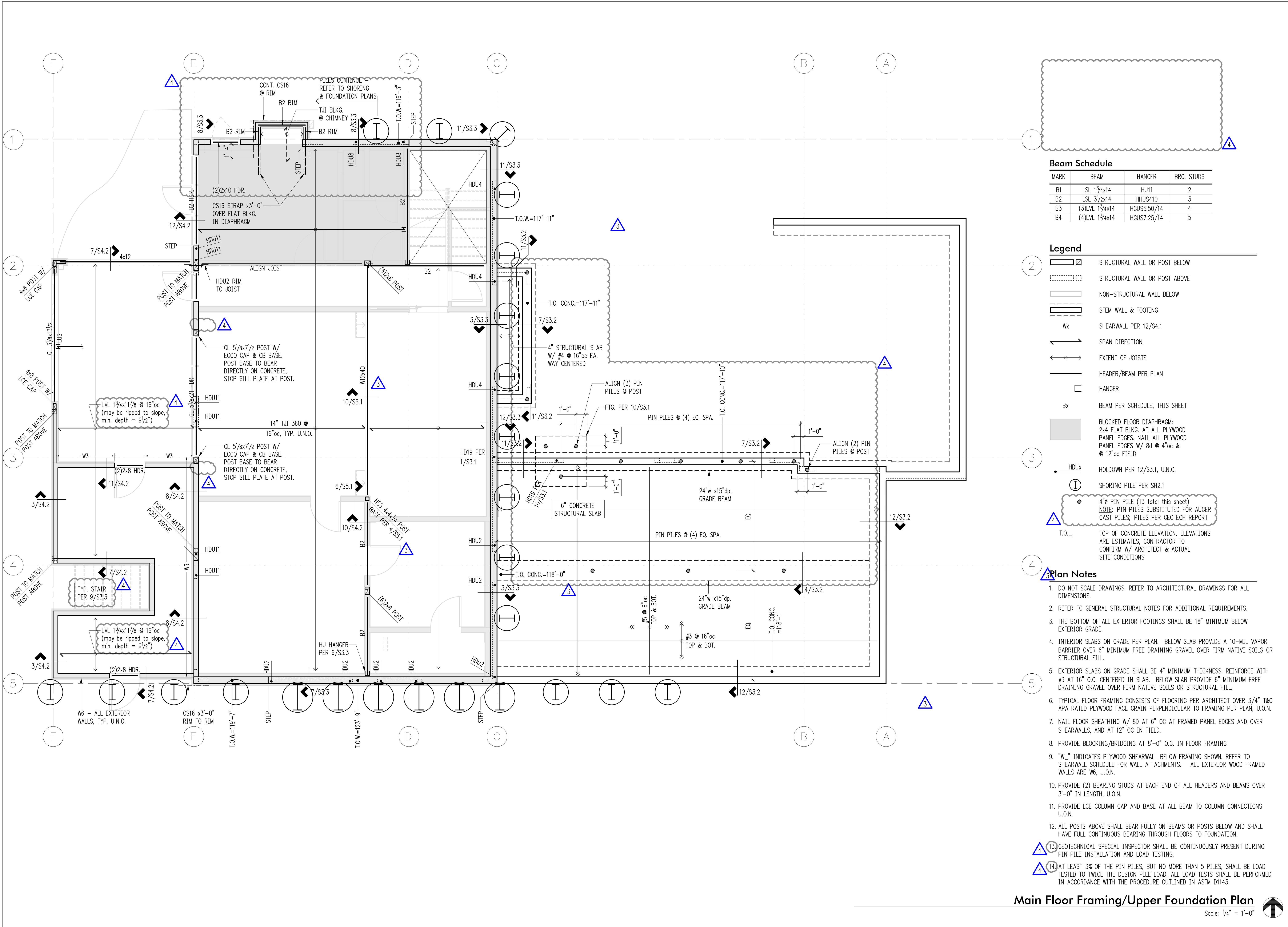
ARCHITECT:
Brandt Design Group
66 Bell Street, Unit 1
Seattle, WA 98121
PH 206.239.0850

ISSUE:
PERMIT

SHEET TITLE:
Main Floor Framing/Upper Foundation Plan

SCALE: 1/4" = 1'-0" U.N.O.
DATE: December 24, 2020
PROJECT NO: 01519-2021-11
SHEET NO:

S2.2



Beam Schedule

MARK	BEAM	HANGER	BRG. STUDS
B1	LSL 1 3/4x14	HU11	2
B2	LSL 3/2x14	HHUS410	3
B3	(3)LVL 1 3/4x14	HGUS5.50/14	4
B4	(4)LVL 1 3/4x14	HGUS7.25/14	5

- Legend**
- STRUCTURAL WALL OR POST BELOW
 - STRUCTURAL WALL OR POST ABOVE
 - NON-STRUCTURAL WALL BELOW
 - STEM WALL & FOOTING
 - SHEARWALL PER 12/S4.1
 - SPAN DIRECTION
 - EXTENT OF JOISTS
 - HEADER/BEAM PER PLAN
 - HANGER
 - BEAM PER SCHEDULE, THIS SHEET
 - BLOCKED FLOOR DIAPHRAGM: 2x4 FLAT BLKG. AT ALL PLYWOOD PANEL EDGES. NAIL ALL PLYWOOD PANEL EDGES W/ 8d @ 4"oc & @ 12"oc FIELD
 - HOLDOWN PER 12/S3.1, U.N.O.
 - SHORING PILE PER SH2.1
 - 4" PIN PILE (13 total this sheet)
NOTE: PIN PILES SUBSTITUTED FOR AUGER CAST PILES; PILES PER GEOTECH REPORT
 - T.O._ TOP OF CONCRETE ELEVATION. ELEVATIONS ARE ESTIMATES, CONTRACTOR TO CONFIRM W/ ARCHITECT & ACTUAL SITE CONDITIONS

- Plan Notes**
1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
 2. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
 3. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW EXTERIOR GRADE.
 4. INTERIOR SLABS ON GRADE PER PLAN. BELOW SLAB PROVIDE A 10-MIL VAPOR BARRIER OVER 6" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL.
 5. EXTERIOR SLABS ON GRADE SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH #3 AT 16" O.C. CENTERED IN SLAB. BELOW SLAB PROVIDE 6" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL.
 6. TYPICAL FLOOR FRAMING CONSISTS OF FLOORING PER ARCHITECT OVER 3/4" T&G APA RATED PLYWOOD FACE GRAIN PERPENDICULAR TO FRAMING PER PLAN, U.N.O.
 7. NAIL FLOOR SHEATHING W/ 8D @ 6" OC AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12" OC IN FIELD.
 8. PROVIDE BLOCKING/BRIDGING AT 8'-0" O.C. IN FLOOR FRAMING
 9. "W." INDICATES PLYWOOD SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE FOR WALL ATTACHMENTS. ALL EXTERIOR WOOD FRAMED WALLS ARE W6, U.N.O.
 10. PROVIDE (2) BEARING STUDS AT EACH END OF ALL HEADERS AND BEAMS OVER 3'-0" IN LENGTH, U.N.O.
 11. PROVIDE LCE COLUMN CAP AND BASE AT ALL BEAM TO COLUMN CONNECTIONS U.N.O.
 12. ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.
 13. GEOTECHNICAL SPECIAL INSPECTOR SHALL BE CONTINUOUSLY PRESENT DURING PIN PILE INSTALLATION AND LOAD TESTING.
 14. AT LEAST 3% OF THE PIN PILES, BUT NO MORE THAN 5 PILES, SHALL BE LOAD TESTED TO TWICE THE DESIGN PILE LOAD. ALL LOAD TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN ASTM D1143.

Main Floor Framing/Upper Foundation Plan
Scale: 1/4" = 1'-0"



DESIGN: HAA, BDM
DRAWN: NHD
CHECKED: BDM
APPROVED: DJS

REVISIONS:
1 Corrections May 4, 2021
2 Corrections 2 Aug. 13, 2021
3 Permit Revisions Apr. 22, 2022
4 Corrections Jun. 10, 2022

DPD:

PROJECT TITLE:
Clarkson Residence
8163 West Mercer Way
Mercer Island, WA 98040

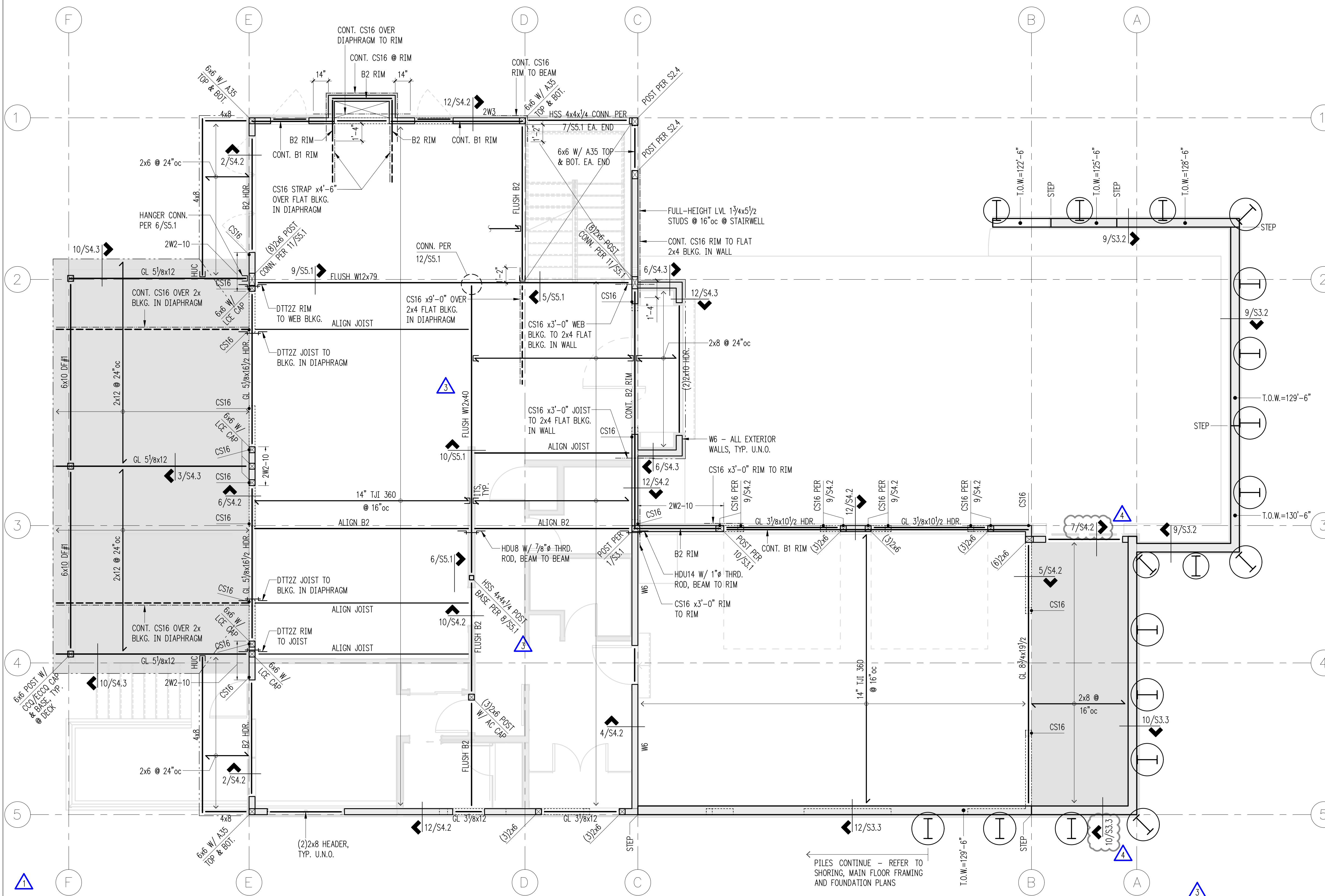
ARCHITECT:
Brandt Design Group
66 Bell Street, Unit 1
Seattle, WA 98121
PH 206.239.0850

ISSUE:
PERMIT

SHEET TITLE:
Upper Floor Framing Plan

SCALE: 1/4" = 1'-0" U.N.O.
DATE: December 24, 2020
PROJECT NO: 01519-2021-11
SHEET NO:

S2.3



Beam Schedule

MARK	BEAM	HANGER	BRG. STUDS
B1	LVL 1 3/4x14	HU11	2
B2	LSL 3 1/2x14	HHUS410	3
B3	(3)LVL 1 3/4x14	HGUS5.50/14	4
B4	(4)LVL 1 3/4x14	HGUS7.25/14	5

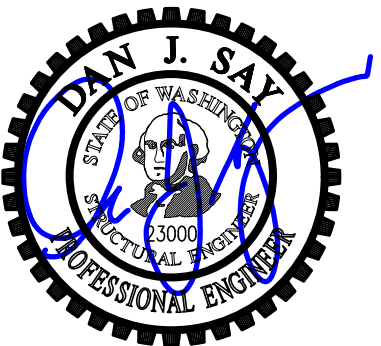
Legend

- STRUCTURAL WALL OR POST BELOW
- STRUCTURAL WALL OR POST ABOVE
- NON-STRUCTURAL WALL BELOW
- Wx SHEARWALL PER 12/S4.1
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- HANGER
- Bx BEAM PER SCHEDULE, THIS SHEET
- BLOCKED DIAPHRAGM: 2x4 FLAT BLKG. AT ALL PLYWOOD PANEL EDGES. NAIL ALL PLYWOOD PANEL EDGES W/ 8d @ 4" OC & @ 12" OC FIELD
- HDUx HOLDOWN PER 12/S3.1
- CSxx STRAP PER 5/S4.1
- SHORING PILE PER SH2.1
- T.O.W. TOP OF WALL ELEVATION. ELEVATIONS ARE ESTIMATES, CONTRACTOR TO CONFIRM W/ ARCHITECT & ACTUAL SITE CONDITIONS

Plan Notes

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
3. TYPICAL FLOOR FRAMING CONSISTS OF FLOORING PER ARCHITECT OVER 3/4" T&G APA RATED PLYWOOD FACE GRAIN PERPENDICULAR TO FRAMING PER PLAN, U.O.N.
4. NAIL FLOOR SHEATHING W/ 8D AT 6" OC AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12" OC IN FIELD.
5. PROVIDE BLOCKING/BRIDGING AT 8'-0" O.C. IN FLOOR FRAMING
6. "W." INDICATES PLYWOOD SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE FOR WALL ATTACHMENTS. ALL EXTERIOR WOOD FRAMED WALLS ARE W6, U.O.N.
7. PROVIDE (2) BEARING STUDS AT EACH END OF ALL HEADERS AND BEAMS OVER 3'-0" IN LENGTH, U.O.N.
8. PROVIDE LCE COLUMN CAP AND BASE AT ALL BEAM TO COLUMN CONNECTIONS U.O.N.
9. ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.

Upper Floor Framing Plan
Scale: 1/4" = 1'-0"

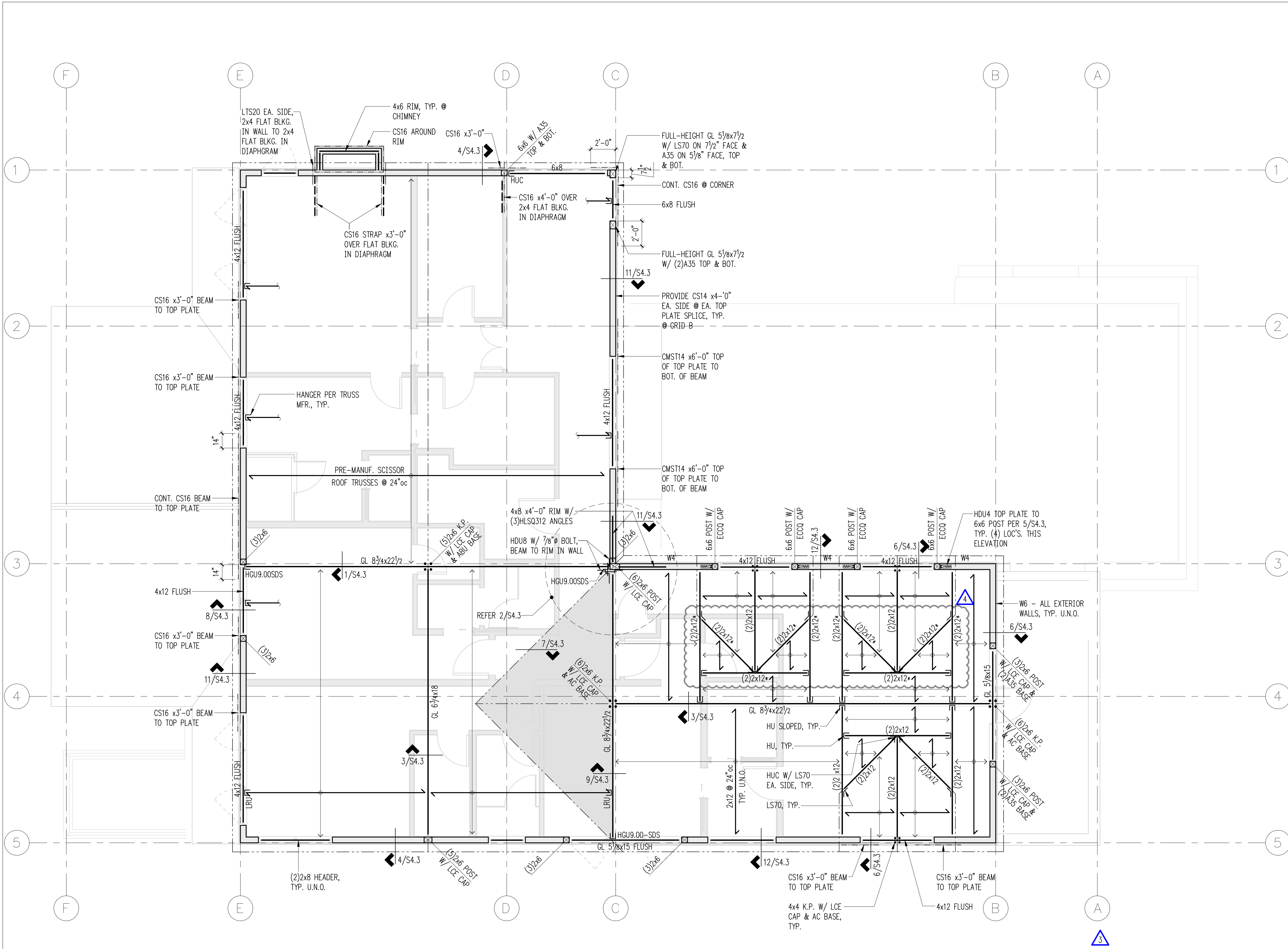


DESIGN: HAA, BDM
DRAWN: NHD
CHECKED: BDM
APPROVED: DJS

REVISIONS:

1	Corrections	May 4, 2021
2	Corrections 2	Aug. 13, 2021
3	Permit Revisions	Apr. 22, 2022
4	Corrections	Jun. 10, 2022

DPD:



Legend

- STRUCTURAL WALL OR POST BELOW
- NON-STRUCTURAL WALL BELOW
- Wx SHEARWALL PER 12/S4.1
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- HANGER
- G.T. GIRDER TRUSS
- OVERFRAME W/ 2x6 @ 24" o.c. POST DOWN TO FRAMING BELOW @ 4'-0" o.c.

* TOP OF BEAMS MAY BE NOTCHED 1"x1" @ 6" o.c. NOTCHES SHALL BE CENTERED BETWEEN DIAPHRAGM NAILING PER PLAN NOTE 8

- Plan Notes**
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
 - REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
 - "W_" INDICATES PLYWOOD SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE FOR WALL ATTACHMENTS. ALL EXTERIOR WOOD FRAMED WALLS ARE W6, U.O.N.
 - PROVIDE (2) BEARING STUDS AT EACH END OF ALL HEADERS AND BEAMS OVER 3'-0" IN LENGTH, U.O.N.
 - PROVIDE LCE COLUMN CAP AND BASE AT ALL BEAM TO COLUMN CONNECTIONS U.O.N.
 - ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.
 - TYPICAL ROOF FRAMING CONSISTS OF ROOFING PER ARCHITECTURAL DRAWINGS OVER 1/2" CDX OR 7/16" O.S.B. APA RATED SHEATHING (EXPOSURE 1), FACE GRAIN PERPENDICULAR TO FRAMING PER PLAN, U.O.N.
 - NAIL ROOF SHEATHING WITH 8D AT 6" O.C. AT ALL FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12" O.C. FIELD.
 - PROVIDE H1 AT ENDS OF ALL RAFTERS OR TRUSSES, U.O.N.

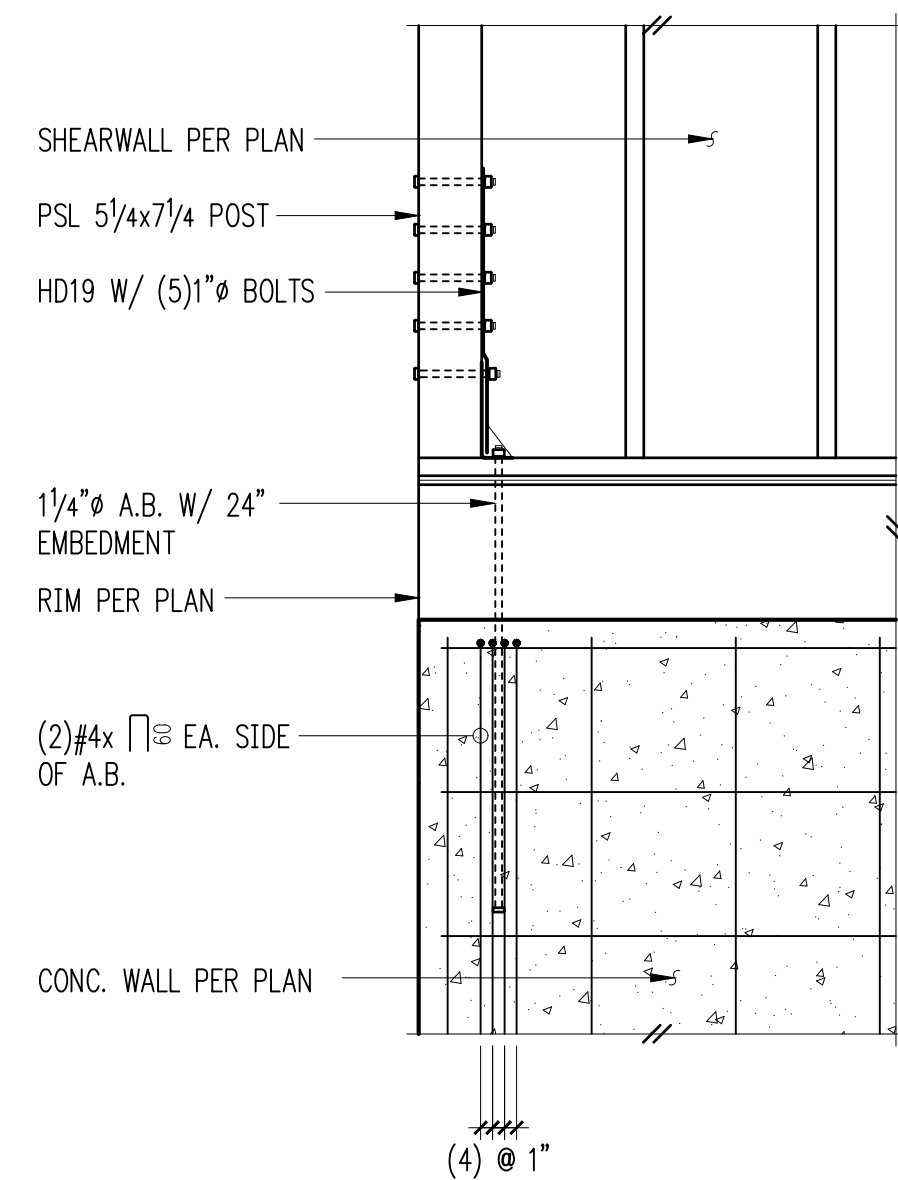
PROJECT TITLE:
Clarkson Residence
8163 West Mercer Way
Mercer Island, WA 98040

ARCHITECT:
Brandt Design Group
66 Bell Street, Unit 1
Seattle, WA 98121
PH 206.239.0850

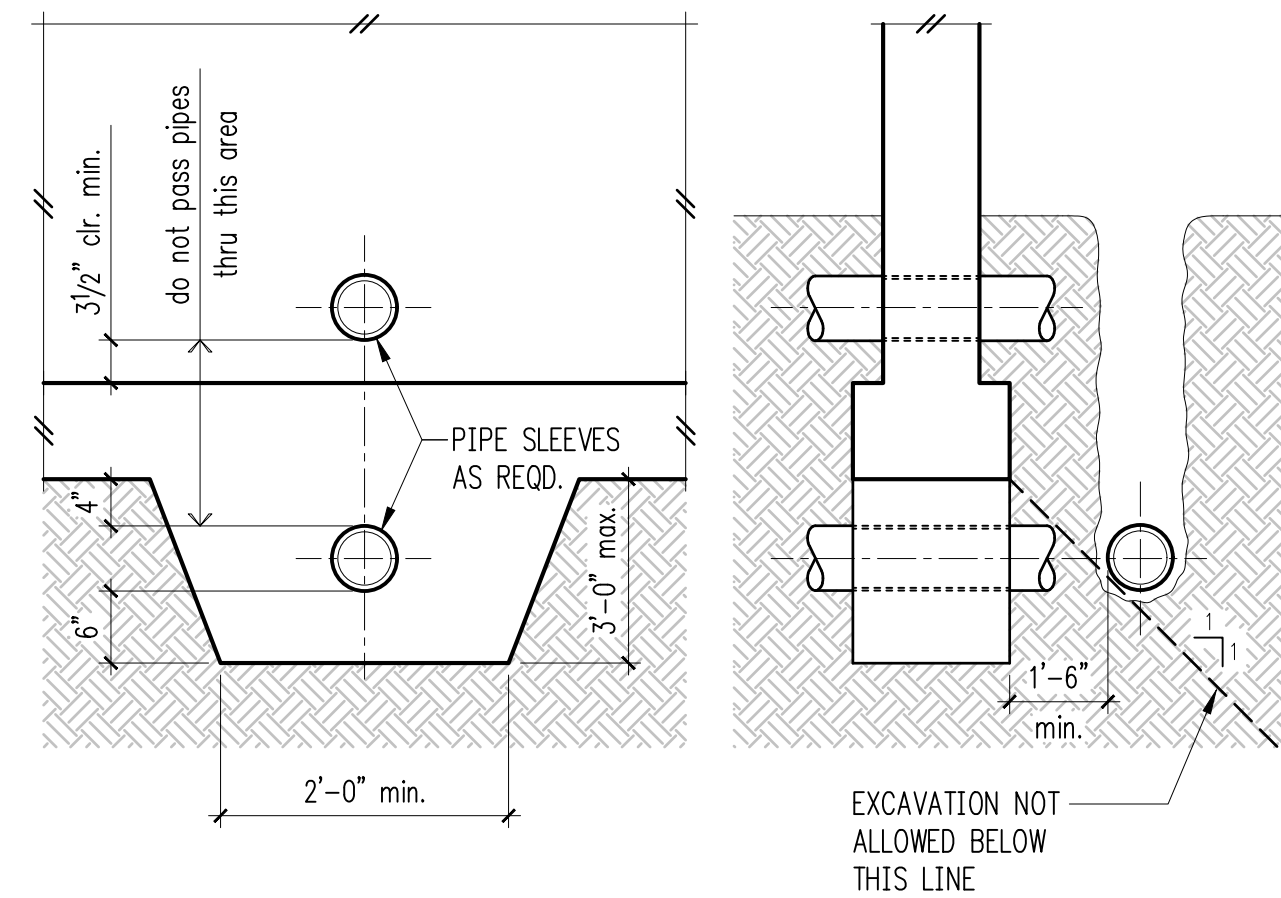
ISSUE:
PERMIT

SHEET TITLE:
Roof Framing Plan

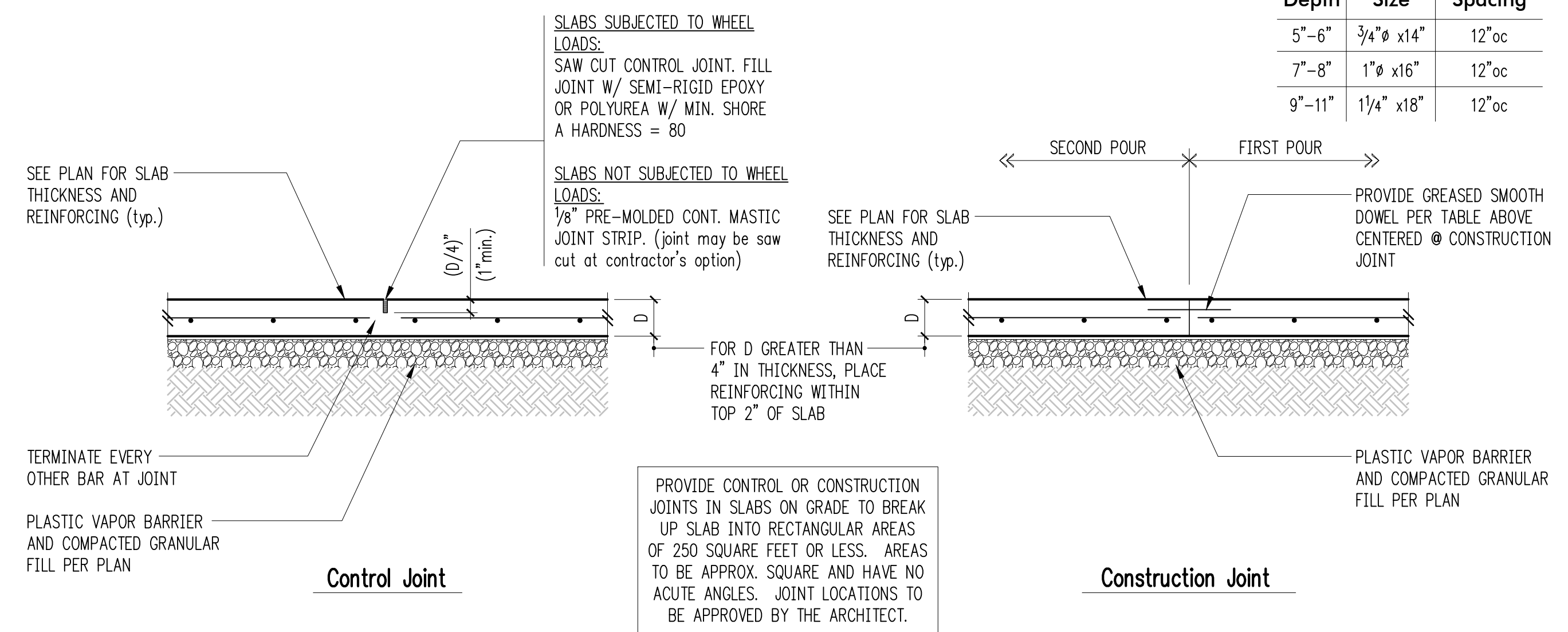
SCALE: 1/4" = 1'-0" U.N.O.
DATE: December 24, 2020
PROJECT NO: 01519-2021-11
SHEET NO:



Typical HD19 Holdown **1**



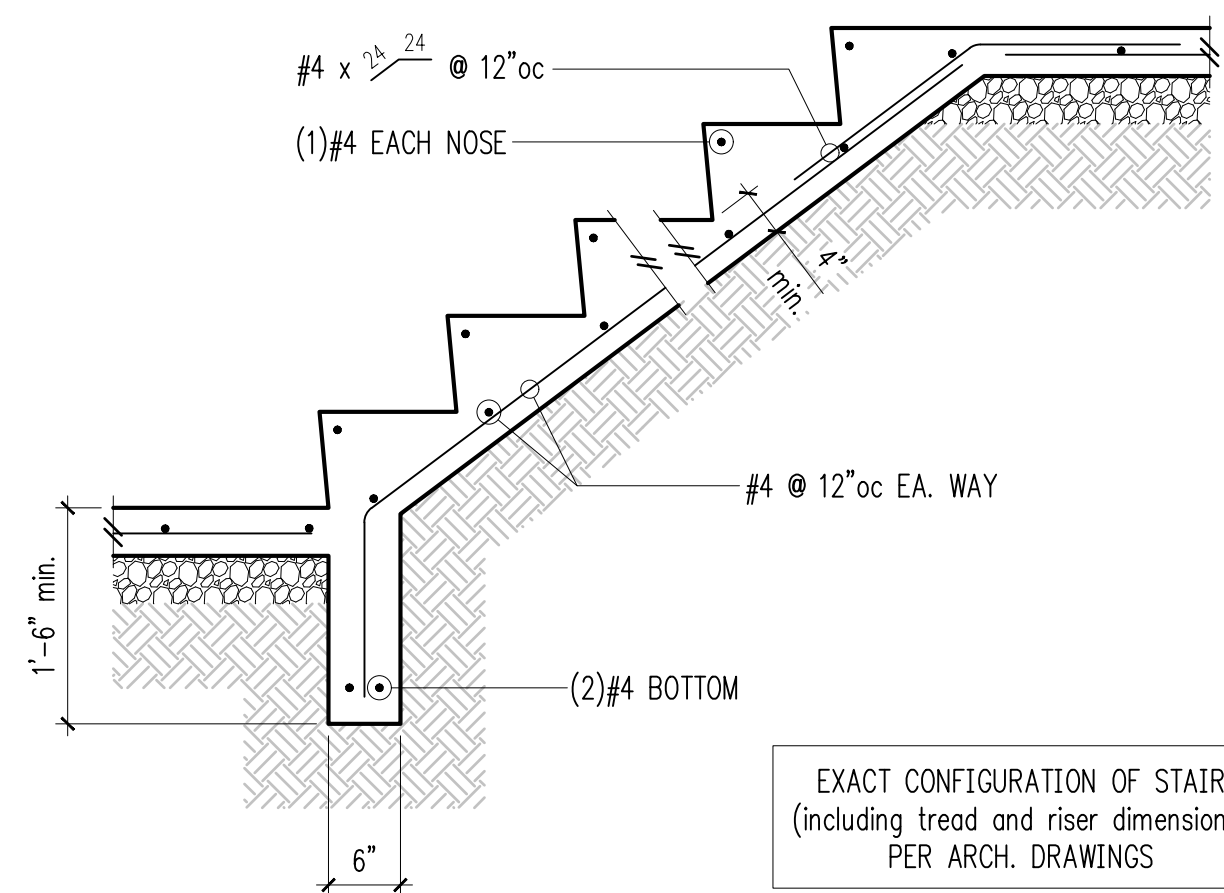
Pipe and Trench Locations **2**



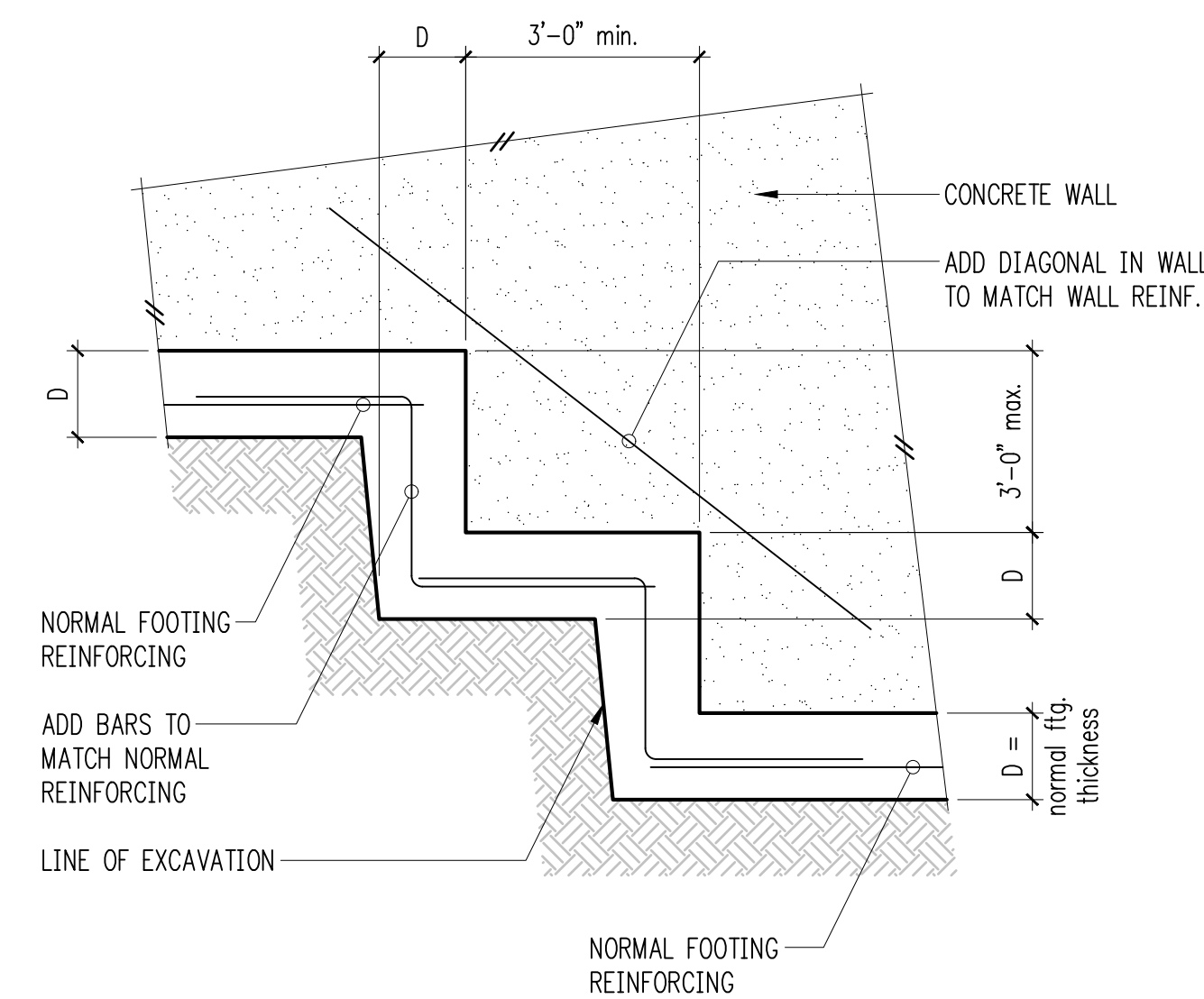
Table

Slab Depth	Dowel Size	Dowel Spacing
5"-6"	3/4" Ø x14"	12" oc
7"-8"	1" Ø x16"	12" oc
9"-11"	1 1/4" Ø x18"	12" oc

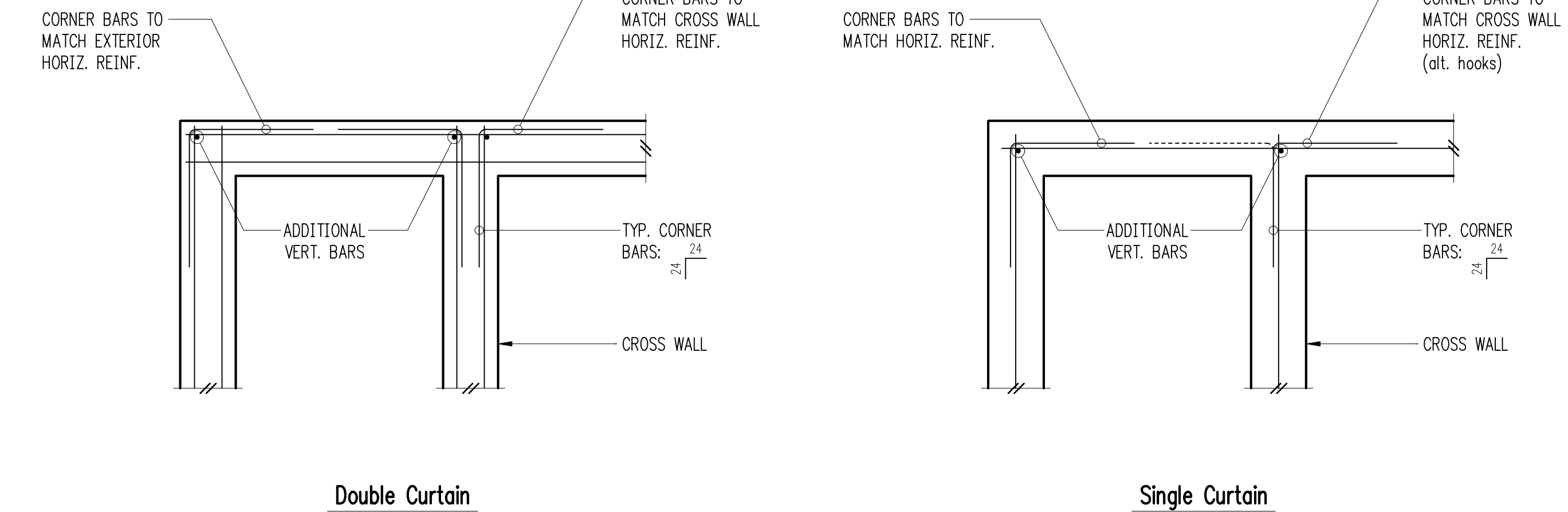
Typical Slab Joints (rebar) **4**



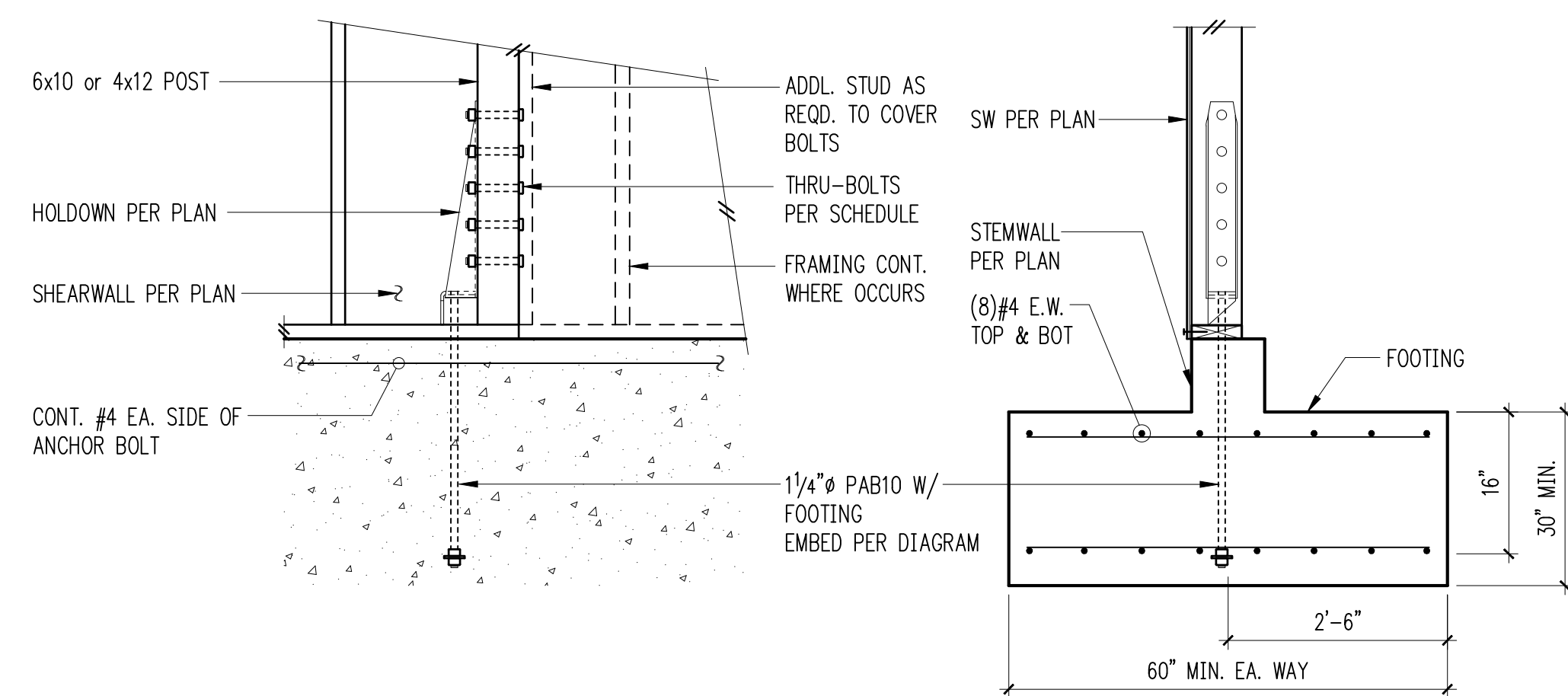
Typical Stair On Grade **5**



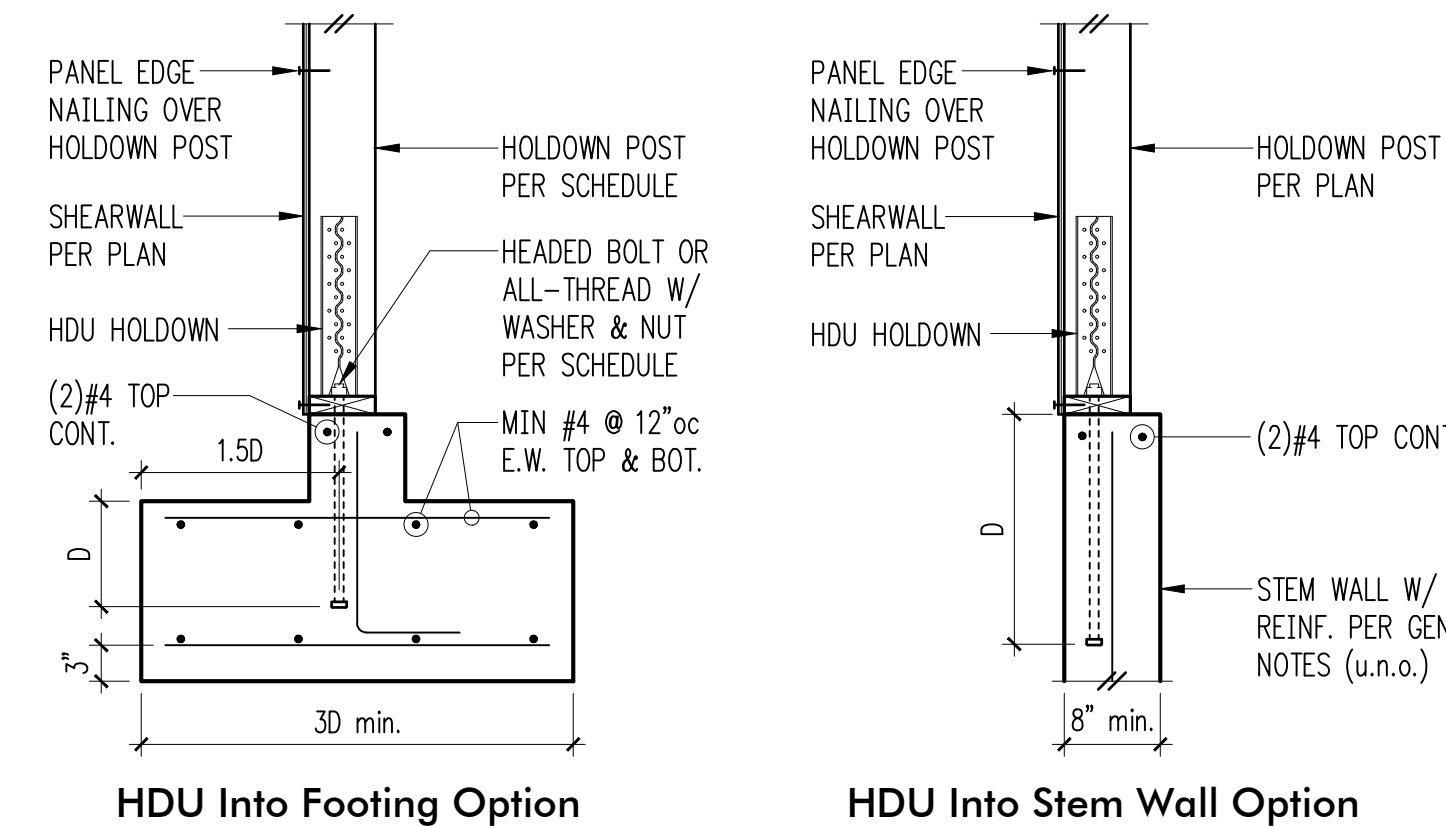
Typical Stepped Footing **6**



Typical Corner Bars at Concrete Walls and Footings **8**



Typical HD19 Holdown **10**

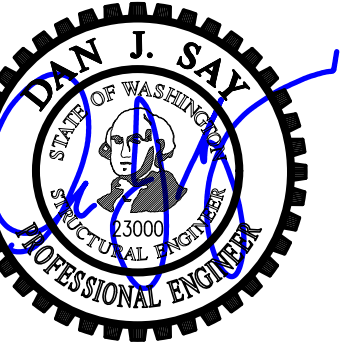


Holdown Schedule

Plan Mark	Screws	Anchor Bolt	Min. A.B. Embed (D)		Holdown Post ①	
			Stem Wall	Footing	if 2x4	if 2x6
HDU2-SDS2.5	(6)SDS 1/4"x2 1/2"	5/8" Ø	12"	4"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS 1/4"x2 1/2"	5/8" Ø	SB9x24	6"	4x4	4x6
HDU5-SDS2.5	(14)SDS 1/4"x2 1/2"	5/8" Ø	SB9x24	7"	4x4	4x6
HDU8-SDS2.5	(20)SDS 1/4"x2 1/2"	7/8" Ø	SSTB28	8"	4x6	6x6
HDU11-SDS2.5	(30)SDS 1/4"x2 1/2"	1" Ø	SB1x30	10"	4x8	6x6
HDU14-SDS2.5	(36)SDS 1/4"x2 1/2"	1" Ø	N/A	12"	4x8	6x6

① MINIMUM SIZE OF POST AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.

Typical HDU Holdown **12**



DESIGN: HAA, BDM
DRAWN: NHD
CHECKED: BDM
APPROVED: DJS

REVISIONS:

1	Corrections	May 4, 2021
2	Corrections 2	Aug. 13, 2021
3	Permit Revisions	Apr. 22, 2022
4	Corrections	Jun. 10, 2022

DPD:

PROJECT TITLE:
Clarkson Residence
8163 West Mercer Way
Mercer Island, WA 98040

ARCHITECT:
Brandt Design Group
66 Bell Street, Unit 1
Seattle, WA 98121
PH 206.239.0850

ISSUE:
PERMIT

SHEET TITLE:
Typical Concrete Details

SCALE: 3/4" = 1'-0" U.N.O.
DATE: December 24, 2020
PROJECT NO: 01519-2021-11
SHEET NO:

S3.1

REVISIONS:

1	Corrections	May 4, 2021
2	Corrections 2	Aug. 13, 2021
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4	Corrections	Jun. 10, 2022

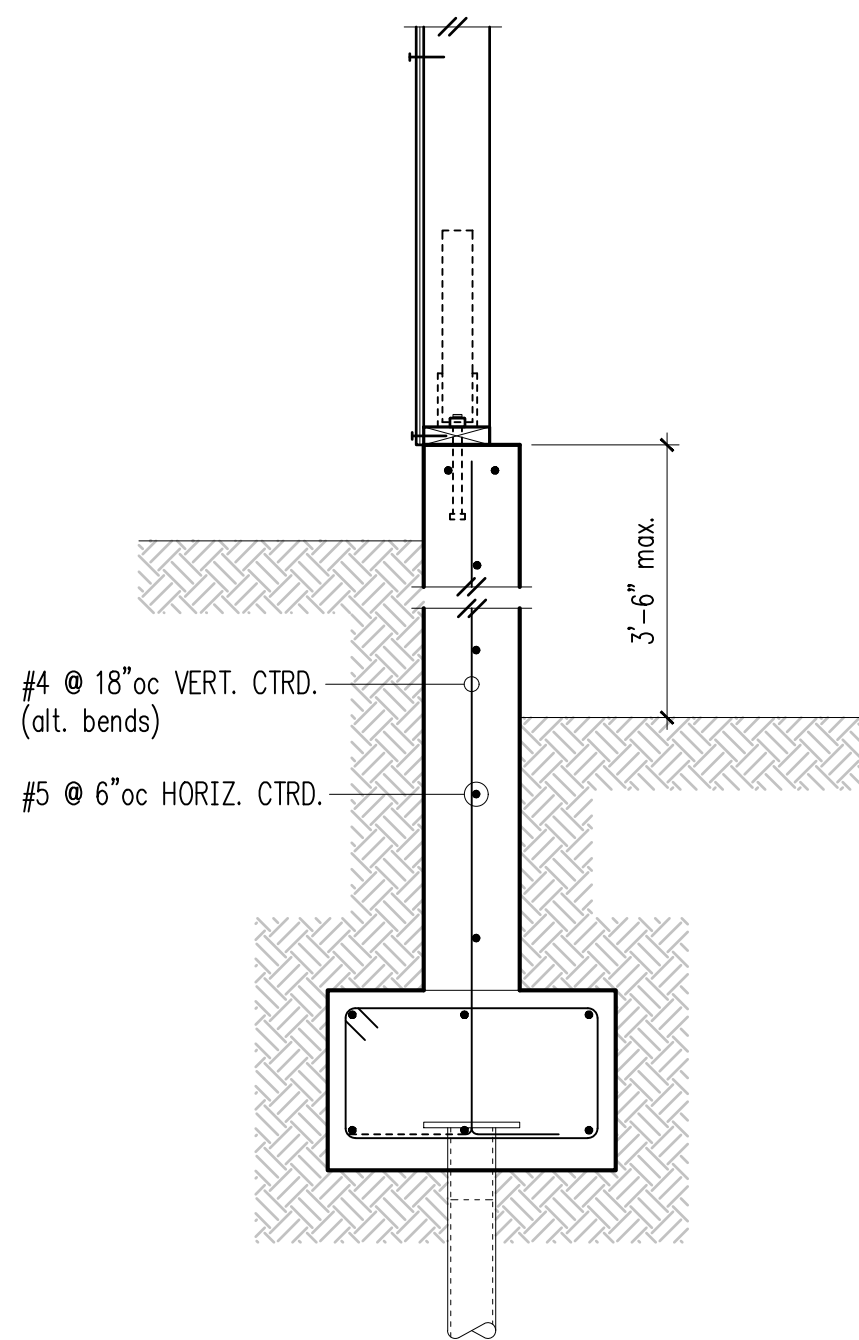
DPD:

PROJECT TITLE:
Clarkson Residence
 8163 West Mercer Way
 Mercer Island, WA 98040

ARCHITECT:
Brandt Design Group
 66 Bell Street, Unit 1
 Seattle, WA 98121
 PH 206.239.0850

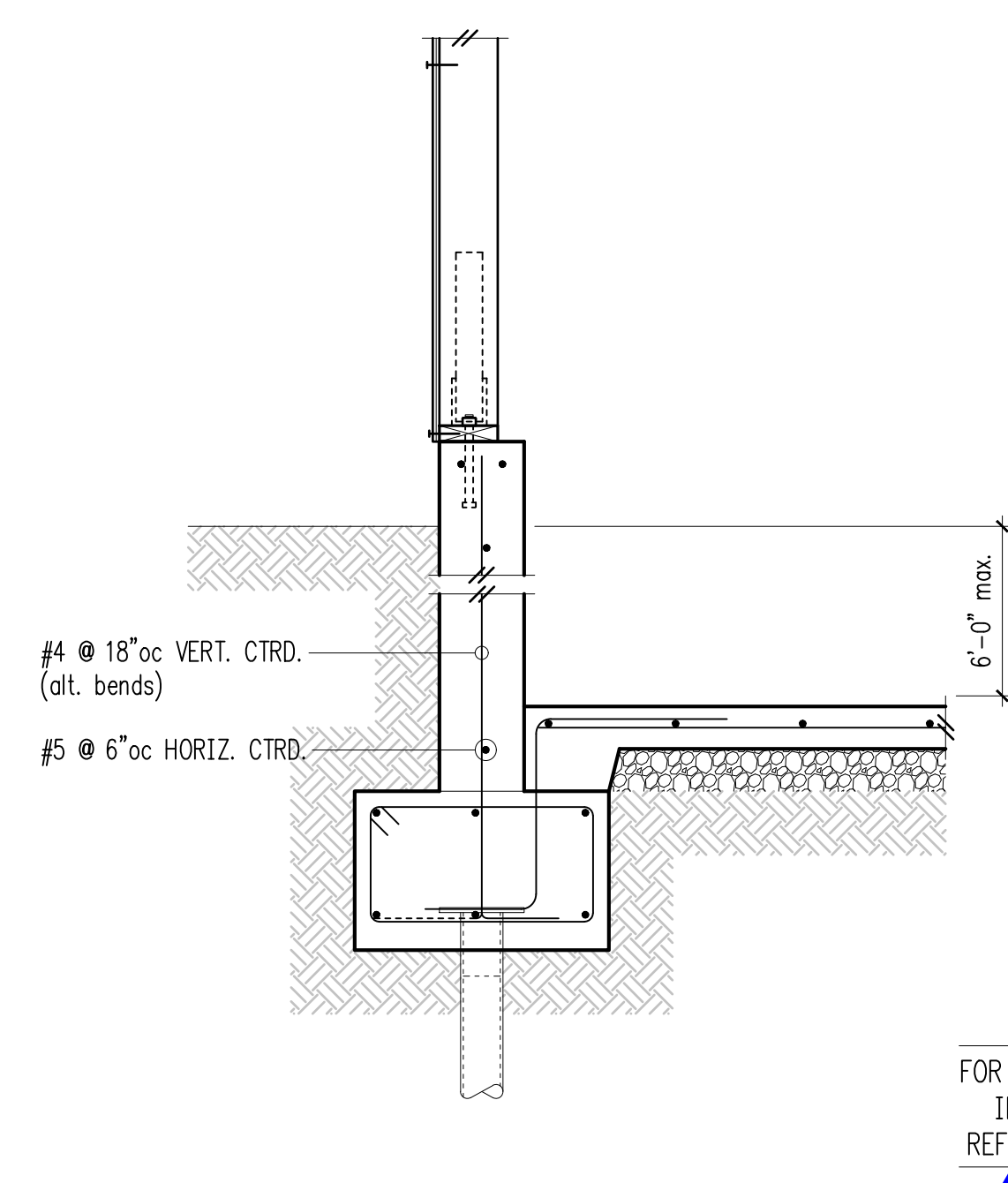
ISSUE:
PERMIT

SHEET TITLE:
Foundation Details
 SCALE: 3/4" = 1'-0" U.N.O.
 DATE: December 24, 2020
 PROJECT NO: 01519-2021-11
 SHEET NO:



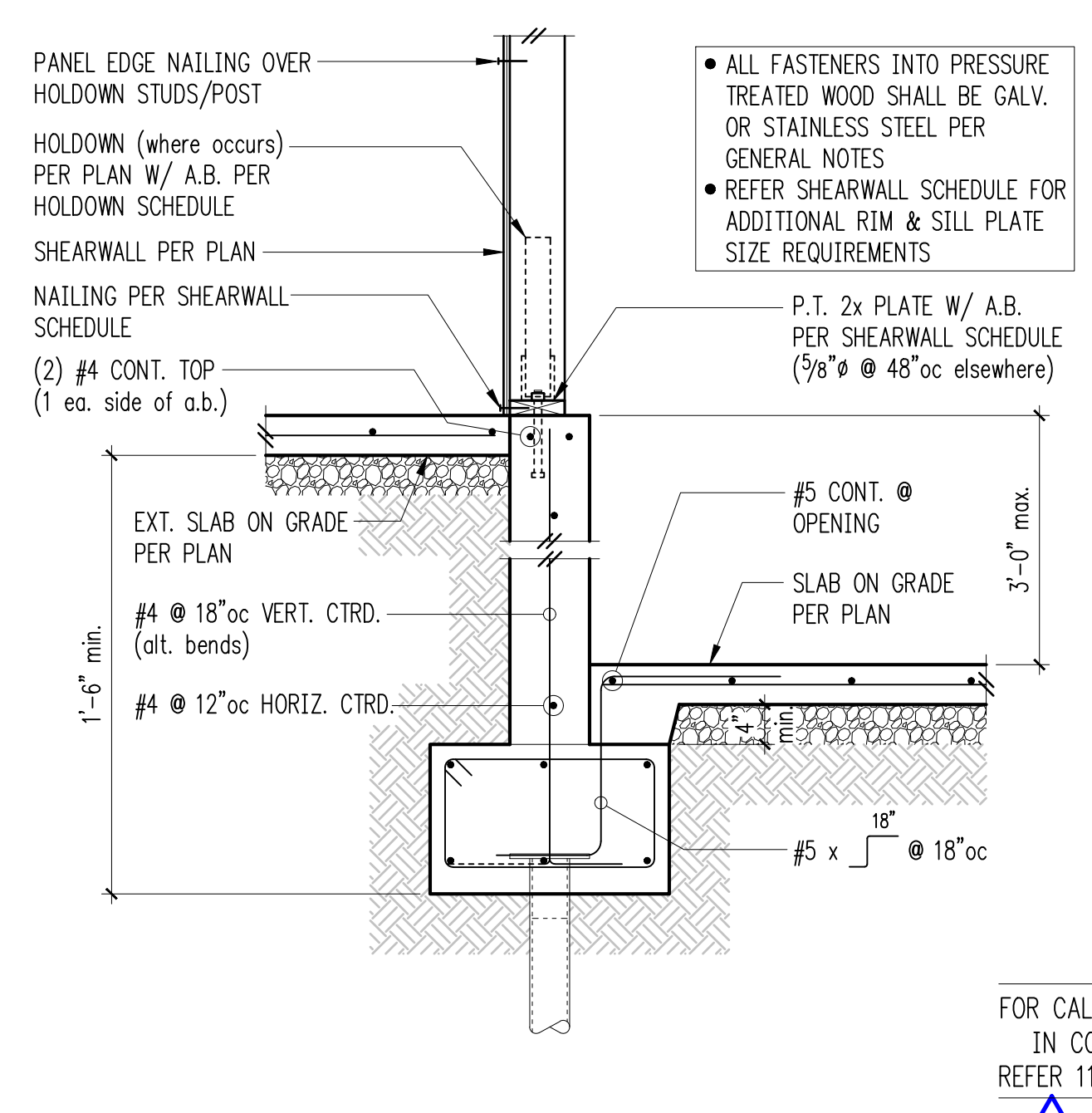
FOR CALLOUTS IN COMMON REFER 11/S3.2

1



FOR CALLOUTS IN COMMON REFER 3/S3.2

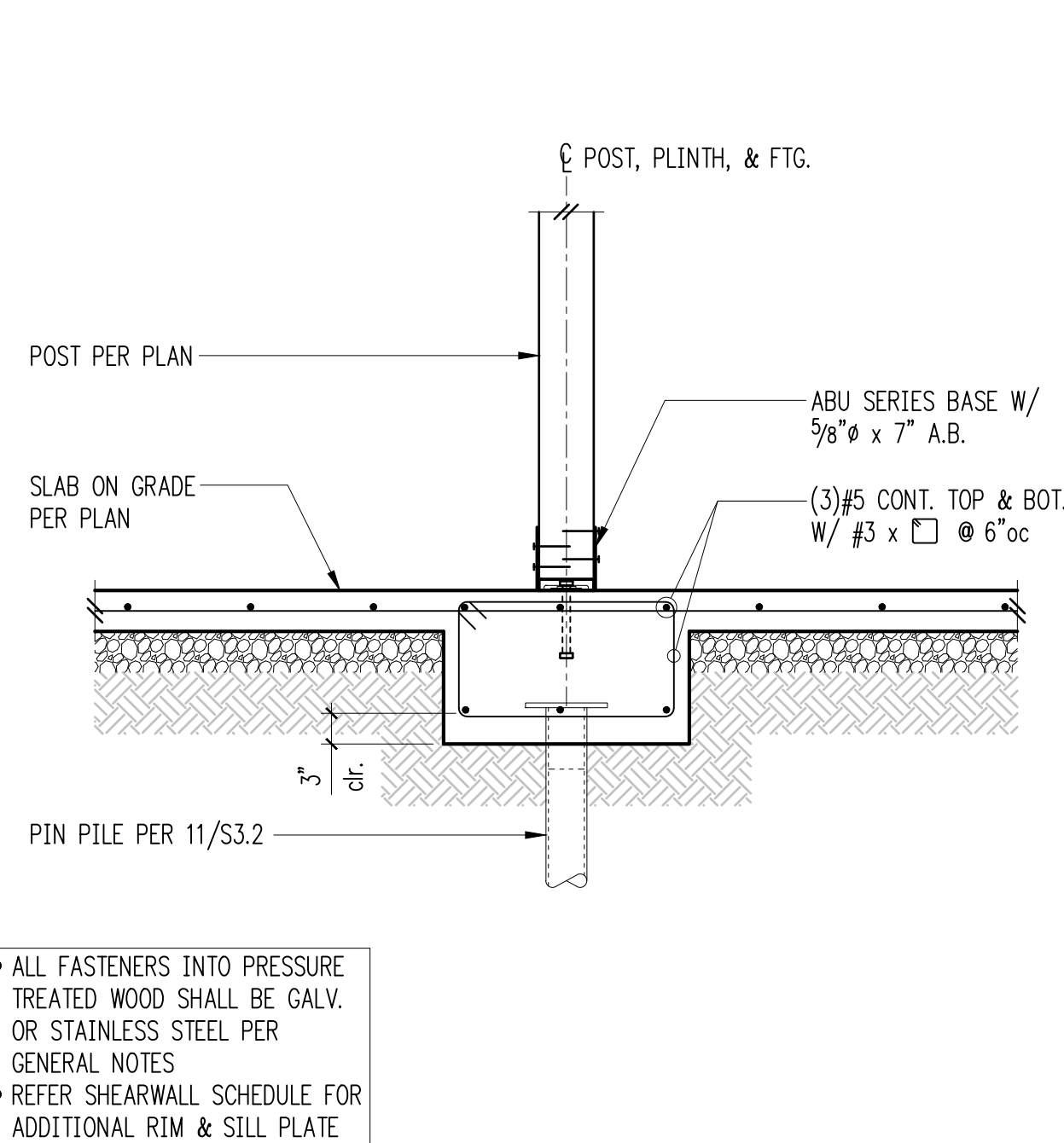
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FOR CALLOUTS IN COMMON REFER 11/S3.2

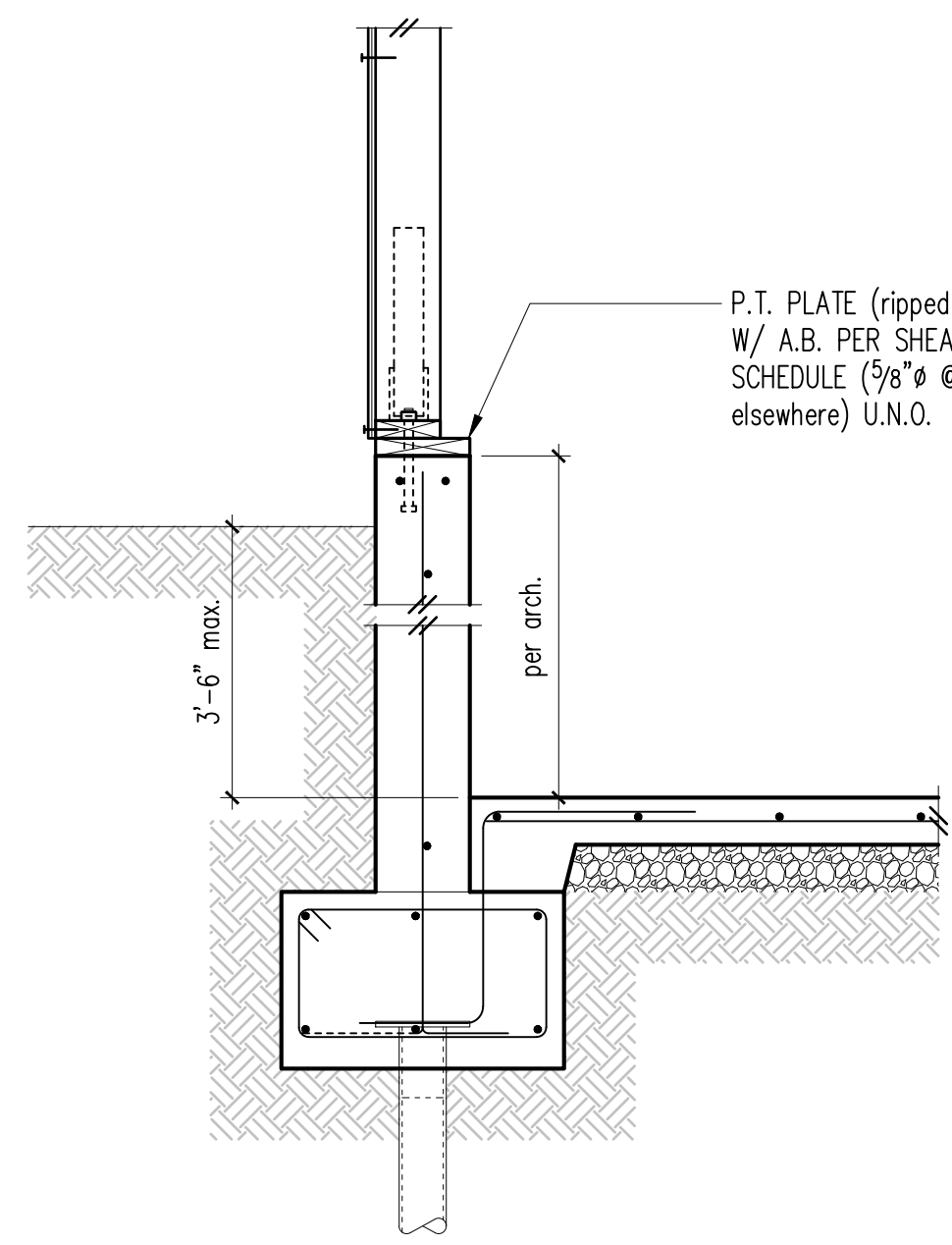
3

Exterior Wall w/ Slab on Grade & High Grade



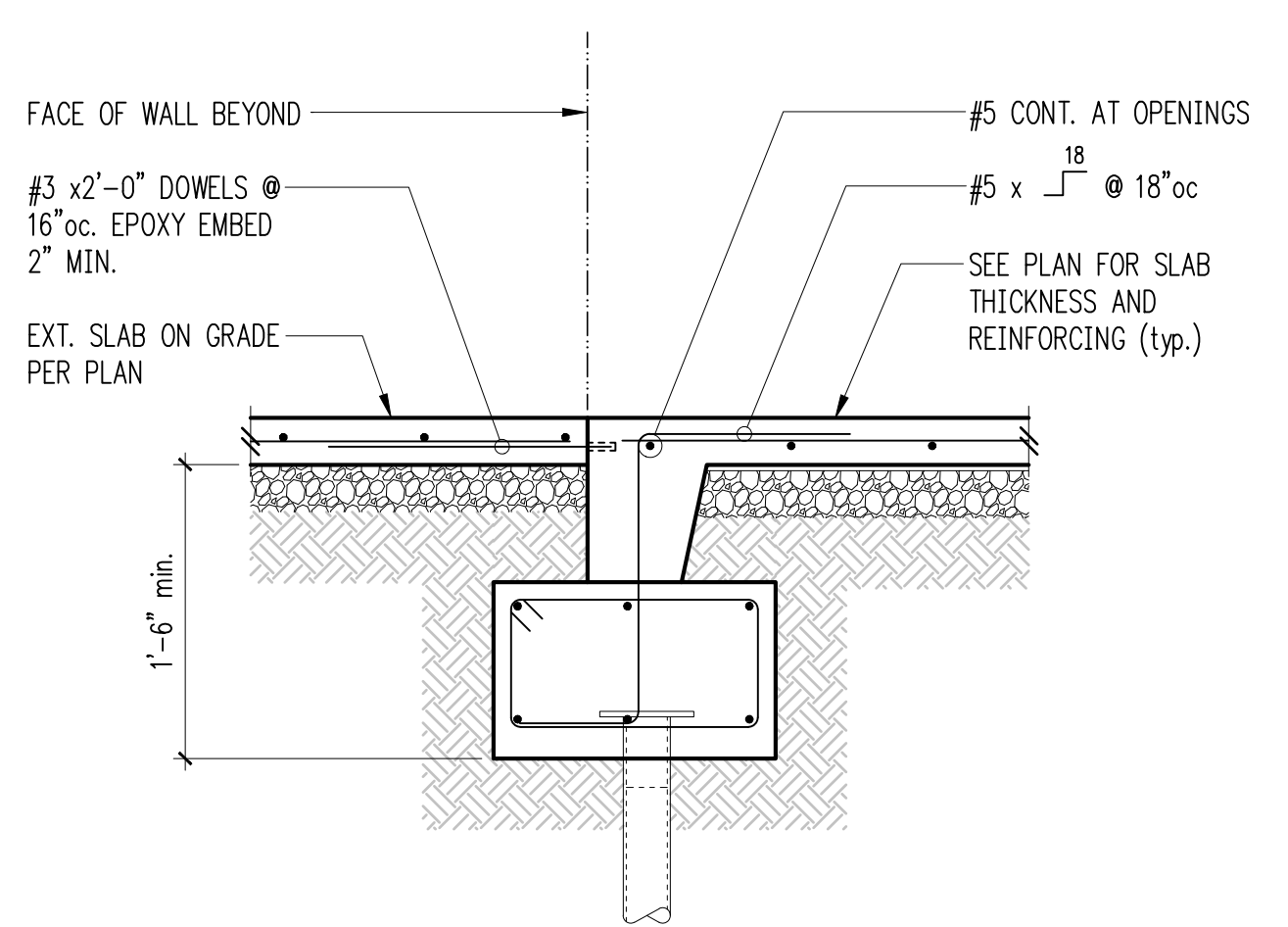
ALL FASTENERS INTO PRESSURE TREATED WOOD SHALL BE GALV. OR STAINLESS STEEL PER GENERAL NOTES
 REFER SHEARWALL SCHEDULE FOR ADDITIONAL RIM & SILL PLATE SIZE REQUIREMENTS

Interior Wall w/ Thickened Slab



FOR CALLOUTS IN COMMON REFER 3/S3.2

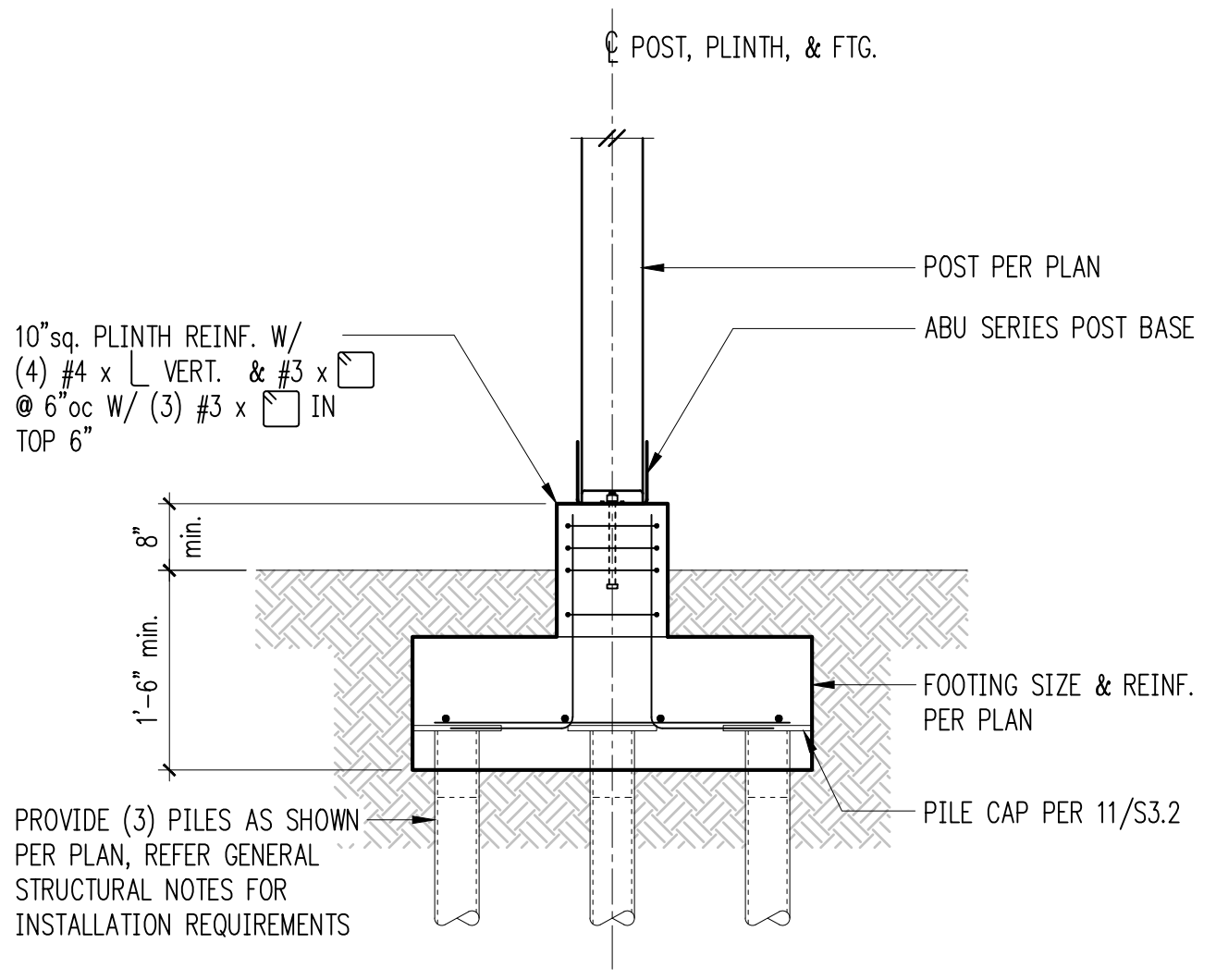
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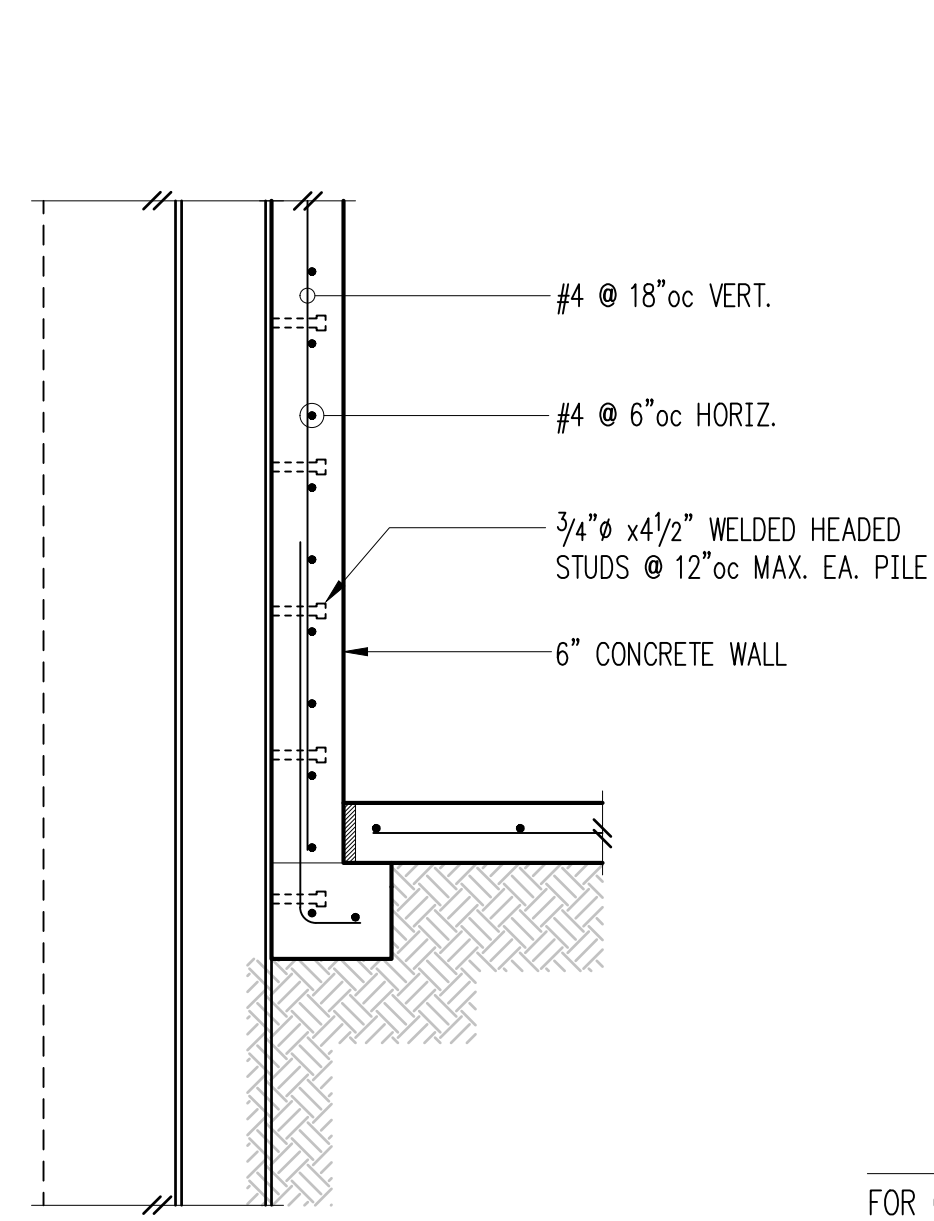
FOR CALLOUTS IN COMMON REFER 11/S3.2

7

Exterior Wall w/ Slab on Grade



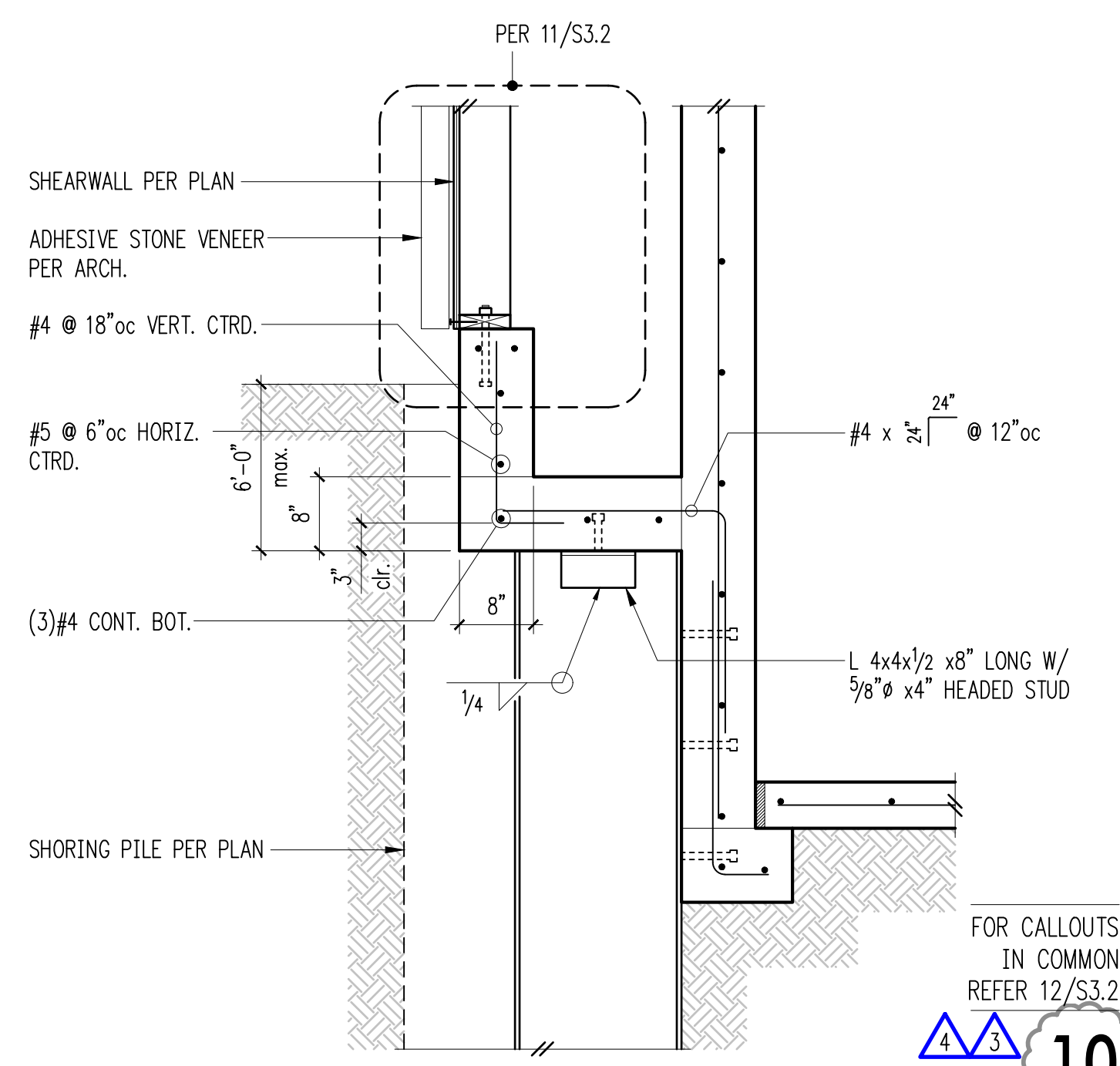
Deck or Canopy Post Footing



FOR CALLOUTS IN COMMON REFER 12/S3.2

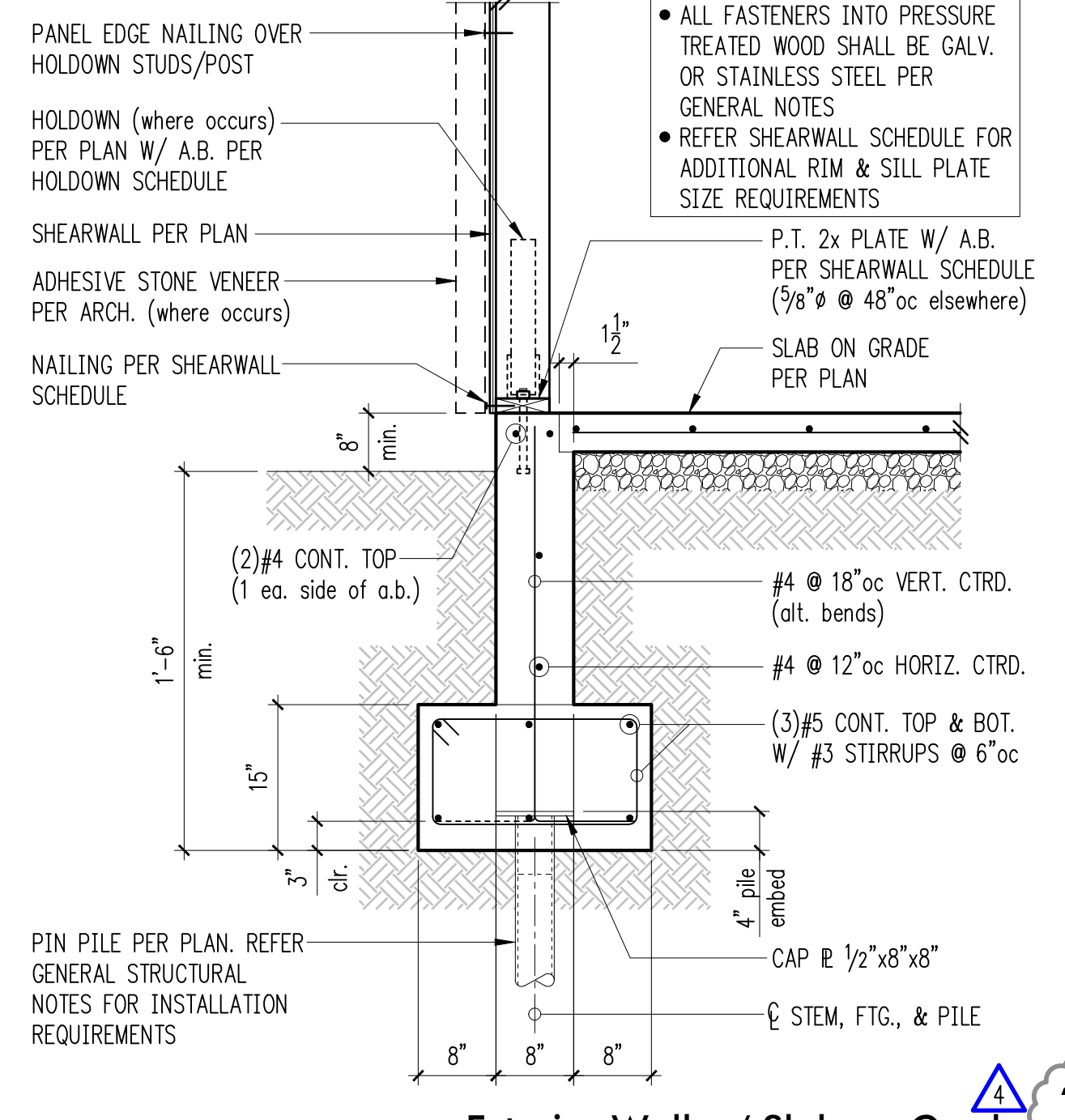
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Wall Footing at Permanent Shoring Piles at Site Walls



FOR CALLOUTS IN COMMON REFER 12/S3.2

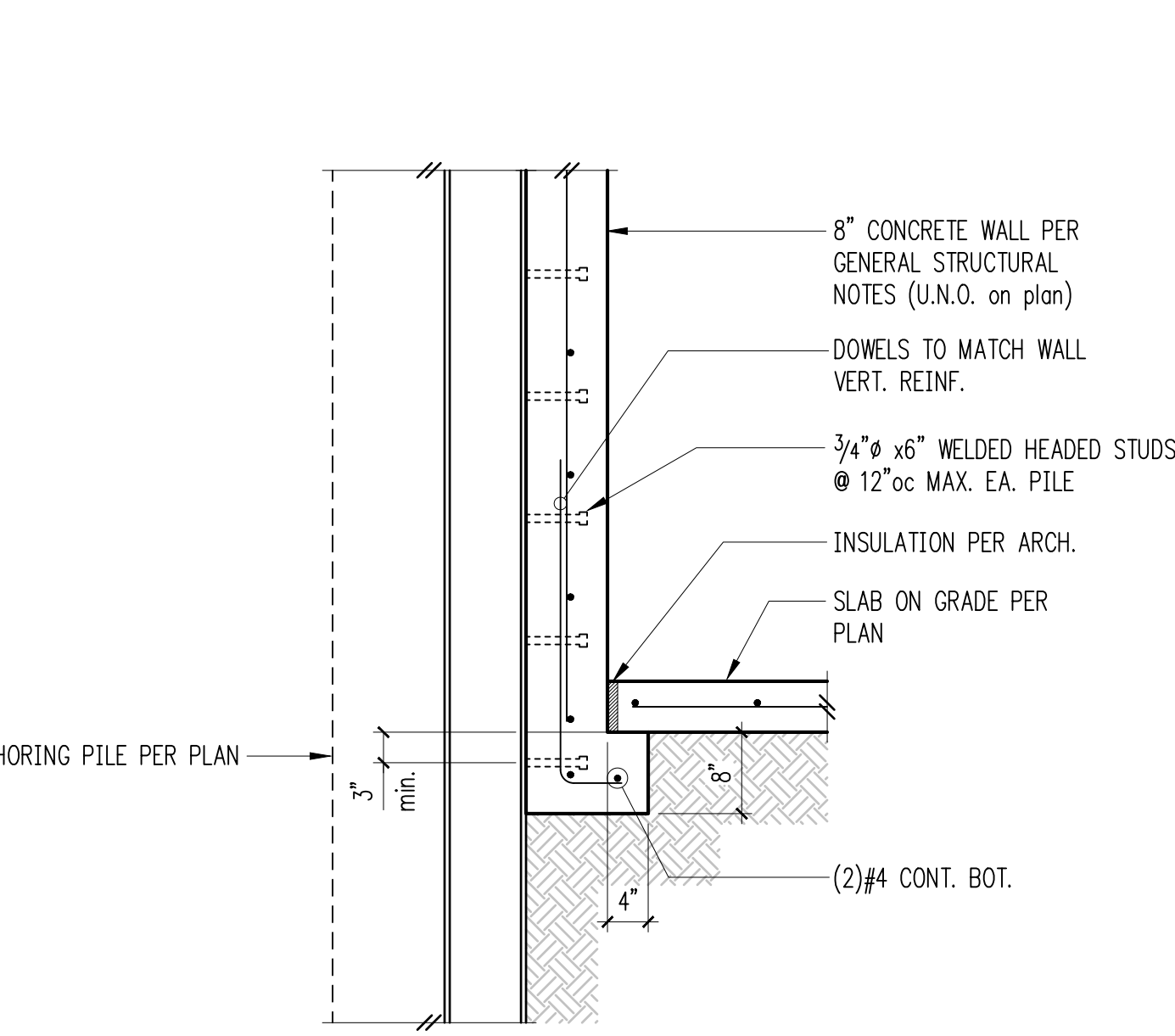
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FOR CALLOUTS IN COMMON REFER 11/S3.2

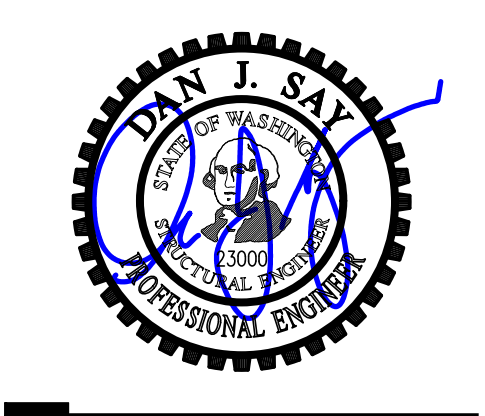
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Exterior Wall w/ Slab on Grade



Typical Wall Footing at Permanent Shoring Piles

12



DESIGN: HAA, BDM
 DRAWN: NHD
 CHECKED: BDM
 APPROVED: DJS

REVISIONS:

1	Corrections	May 4, 2021
2	Corrections 2	Aug. 13, 2021
3	Permit Revisions	Apr. 22, 2022
4	Corrections	Jun. 10, 2022

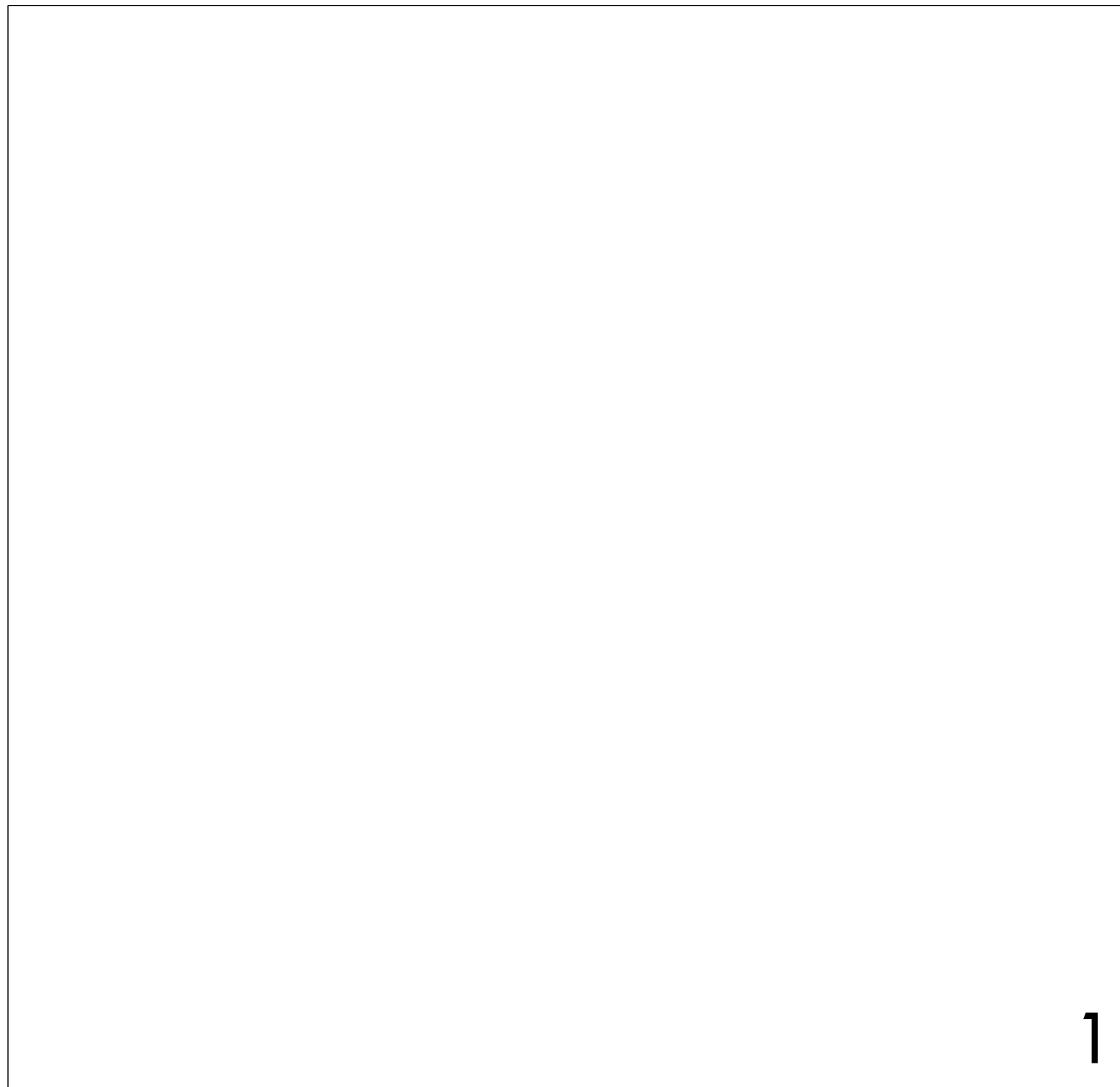
PROJECT TITLE:
 Clarkson Residence
 8163 West Mercer Way
 Mercer Island, WA 98040

ARCHITECT:
 Brandt Design Group
 66 Bell Street, Unit 1
 Seattle, WA 98121
 PH 206.239.0850

ISSUE:
PERMIT
 SHEET TITLE:

Foundation Details
 SCALE: 3/4" = 1'-0" U.N.O.
 DATE: December 24, 2020
 PROJECT NO: 01519-2021-11
 SHEET NO:

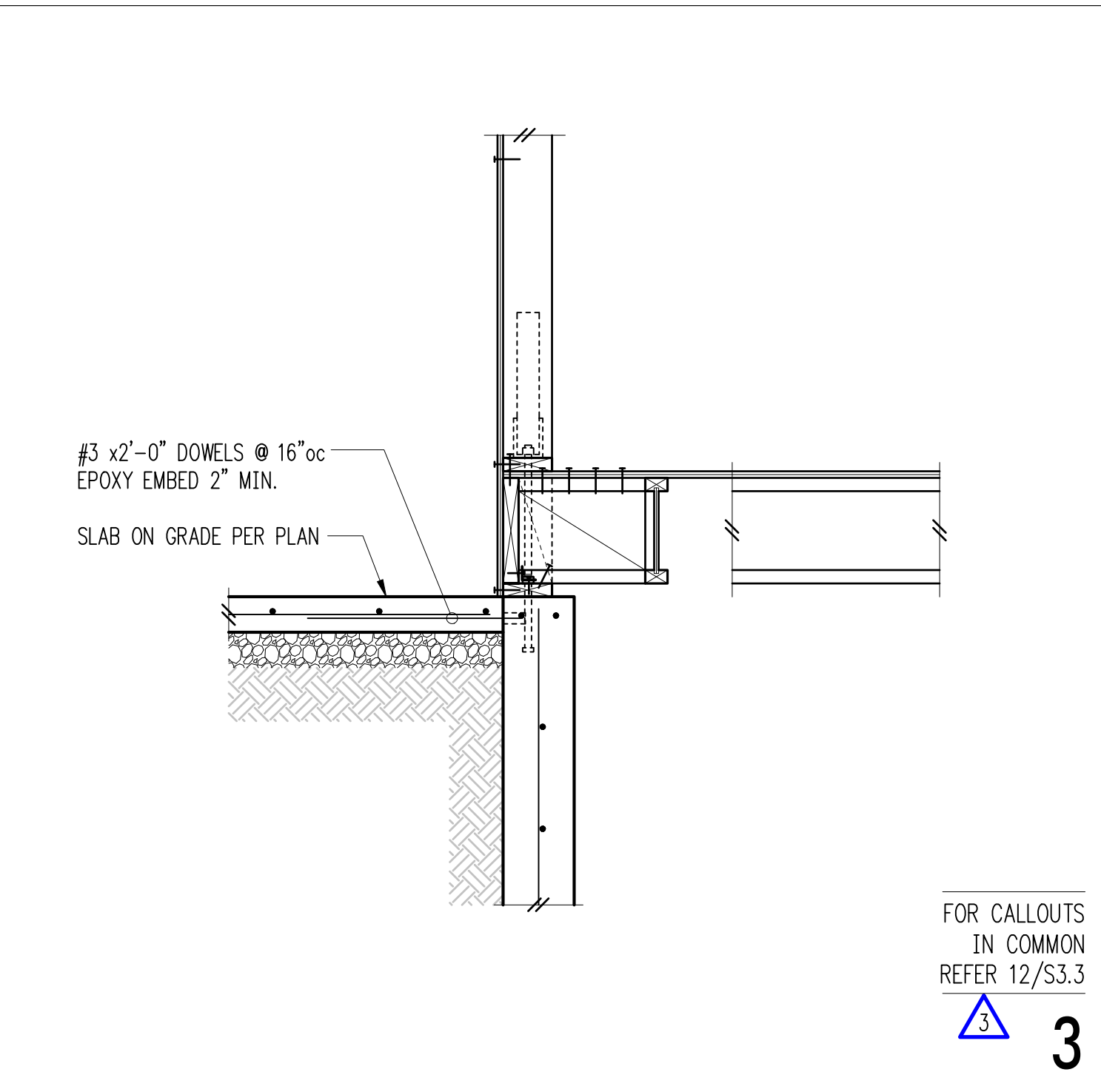
S3.3



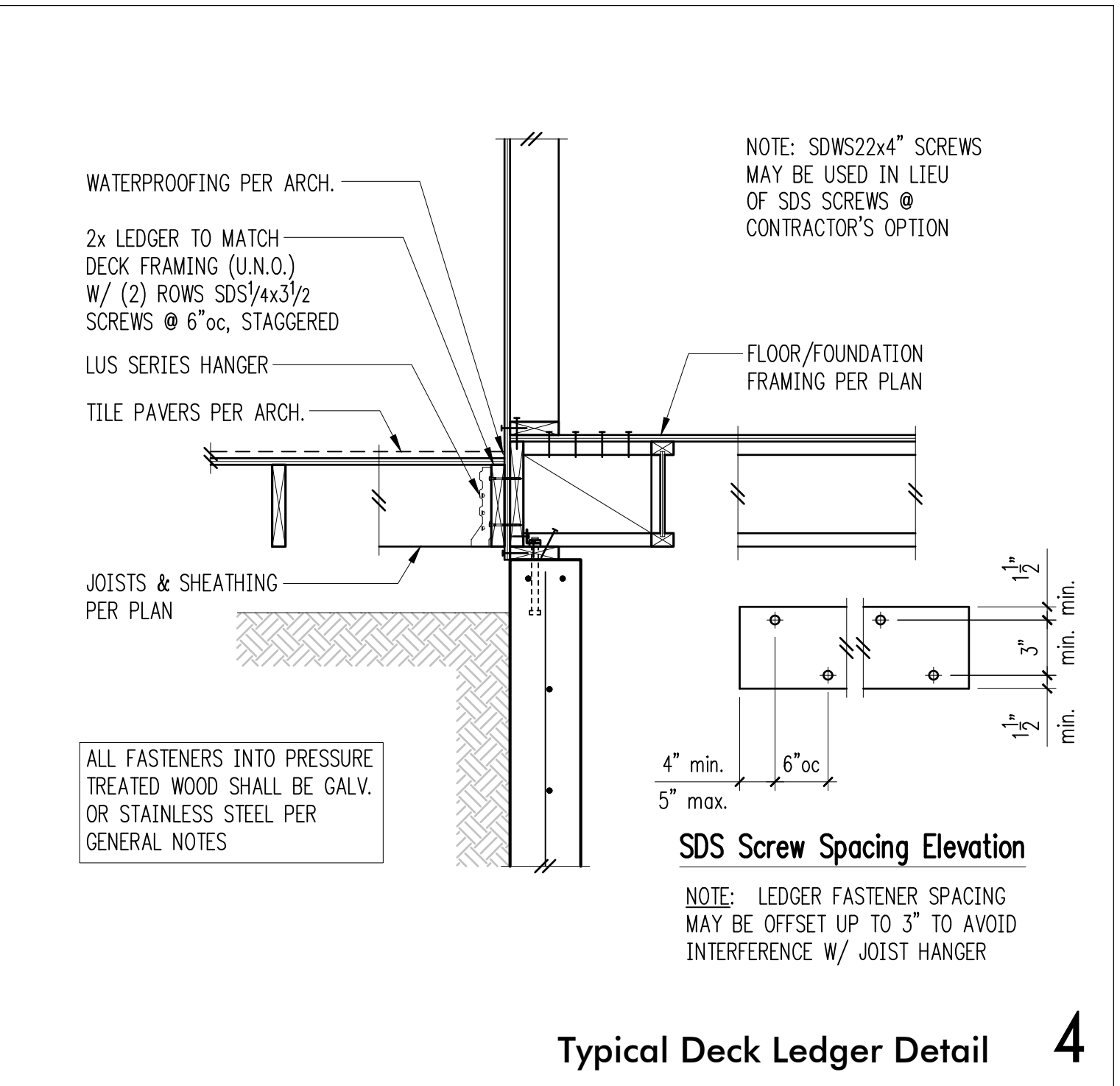
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2



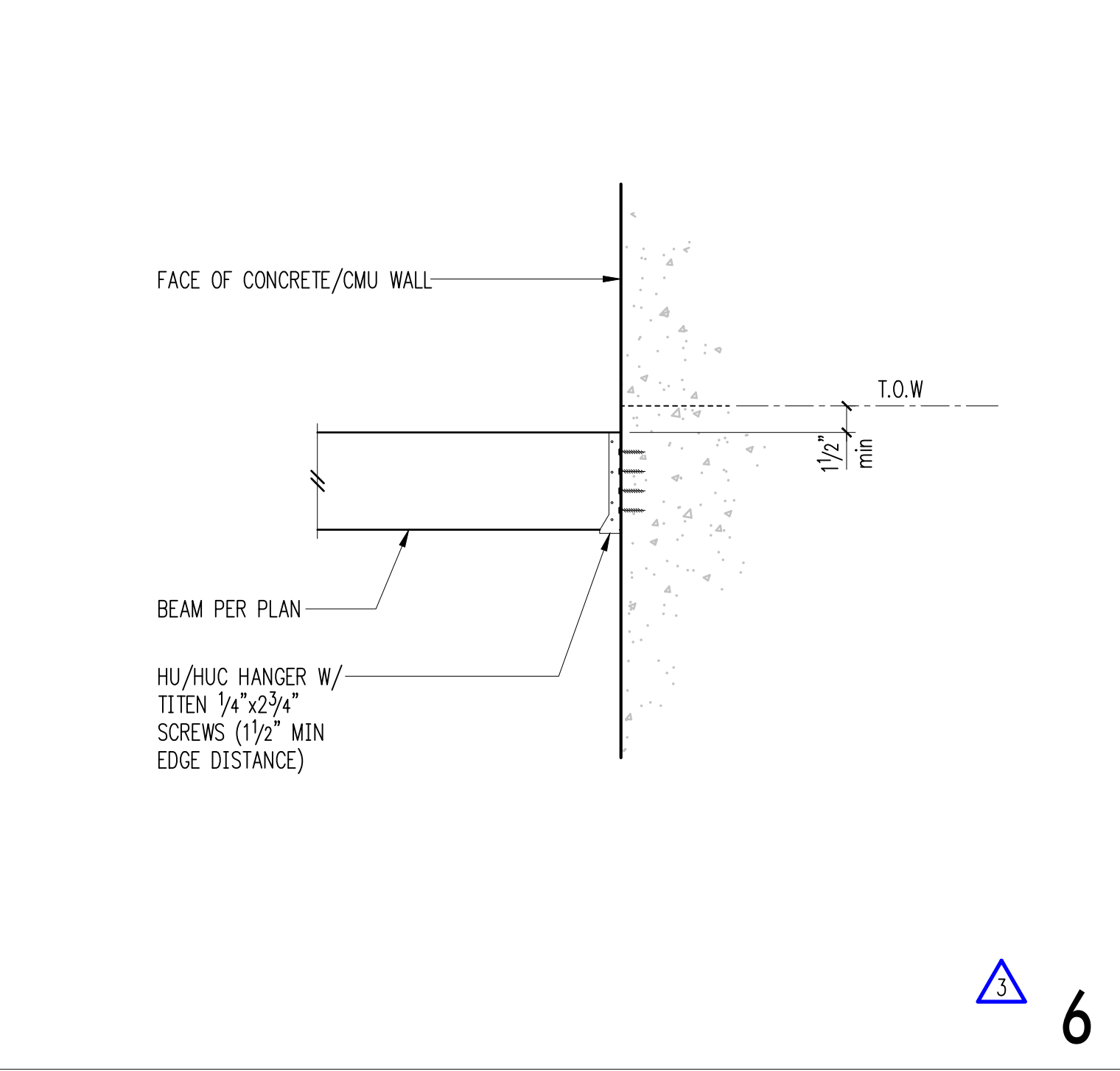
FOR CALLOUTS IN COMMON REFER 12/S3.3
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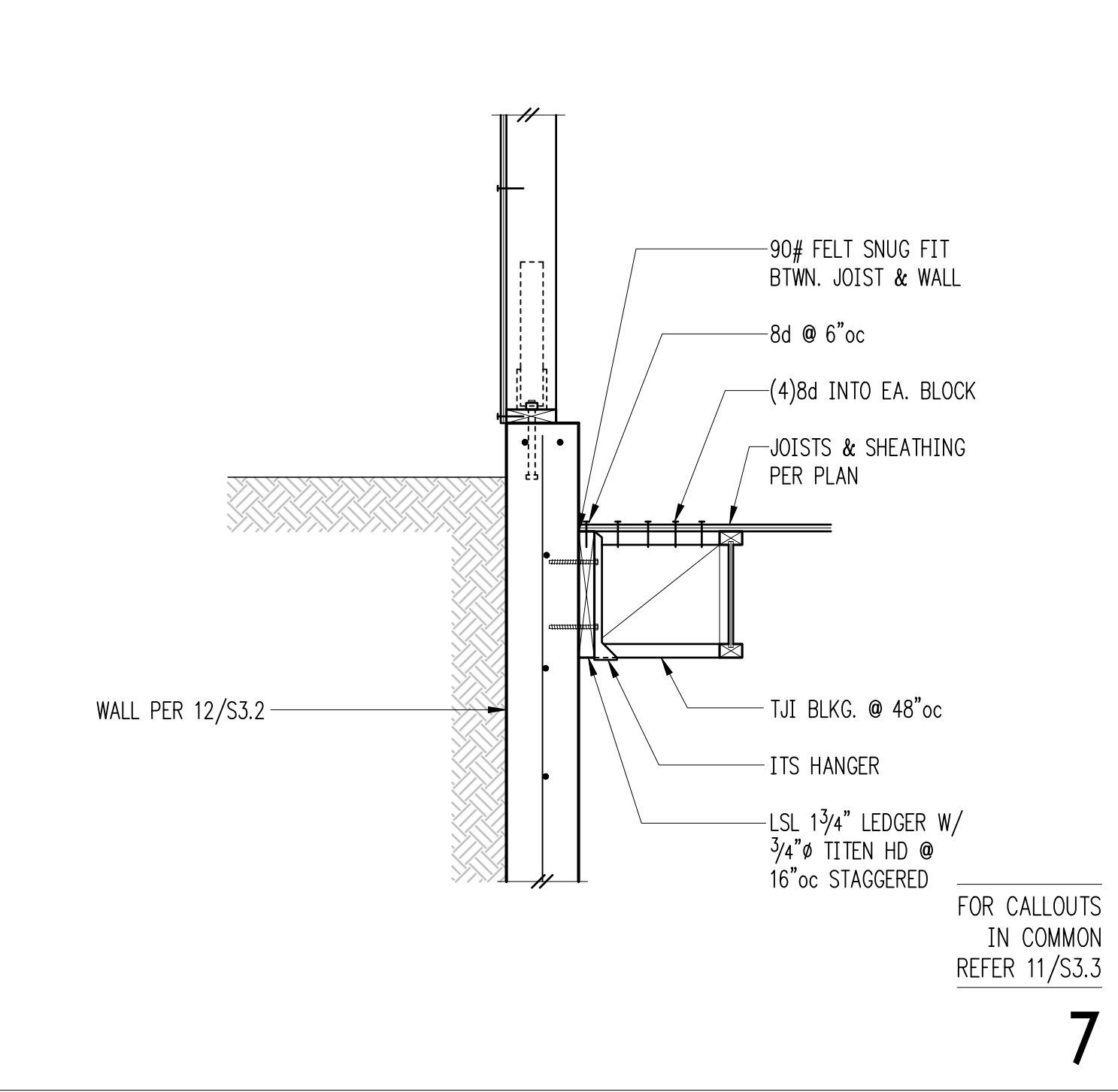
Typical Deck Ledger Detail 4



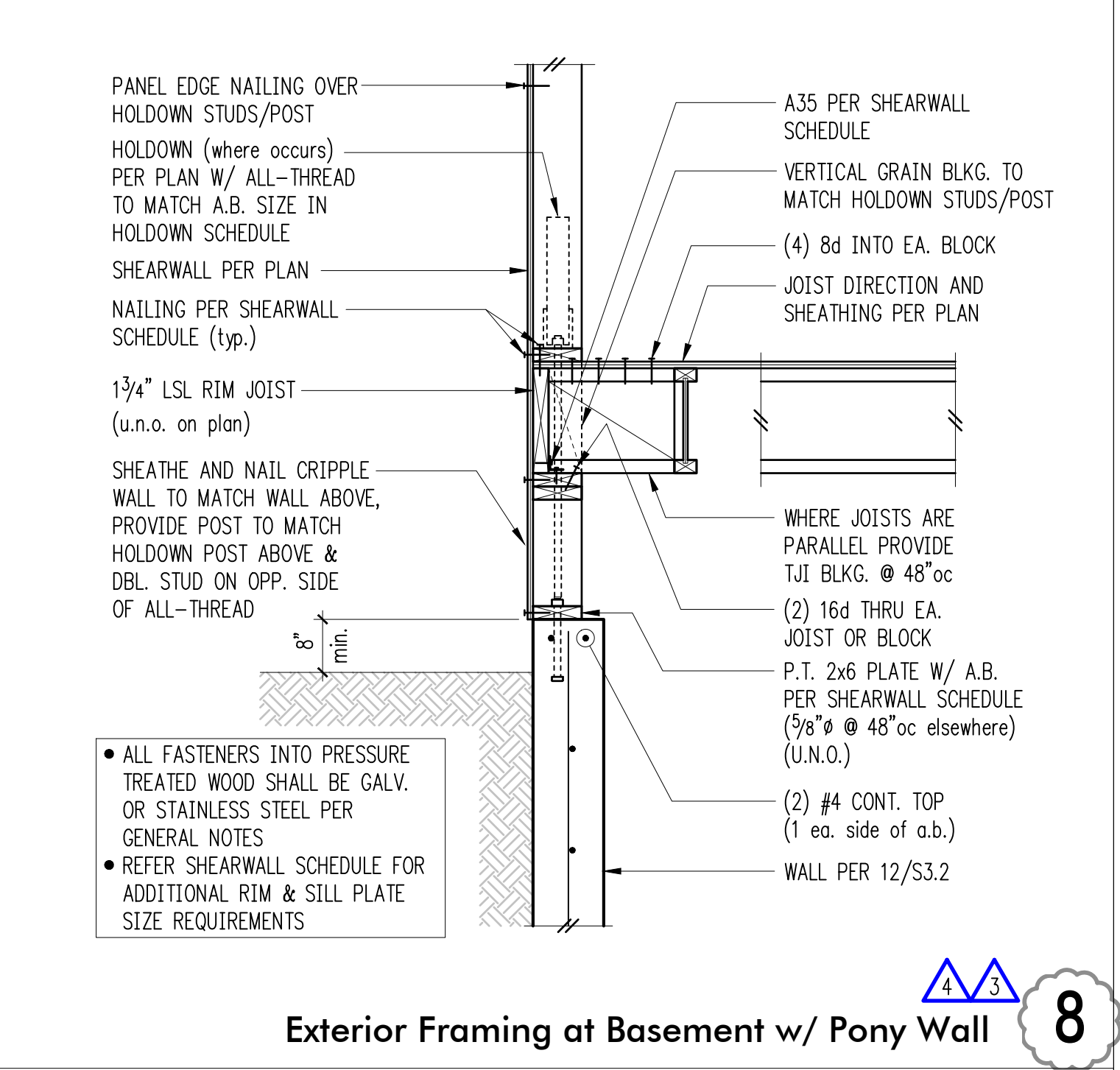
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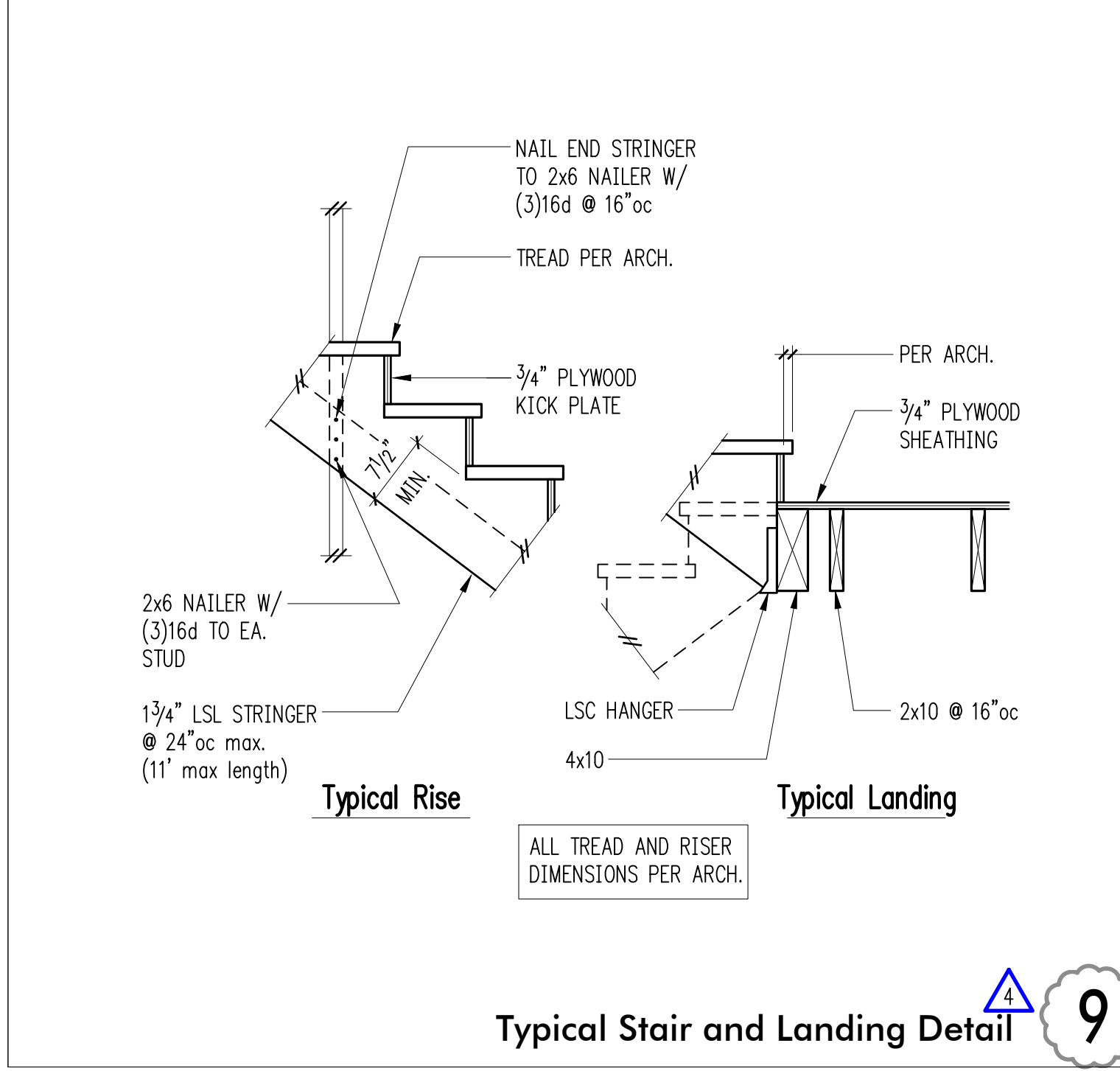
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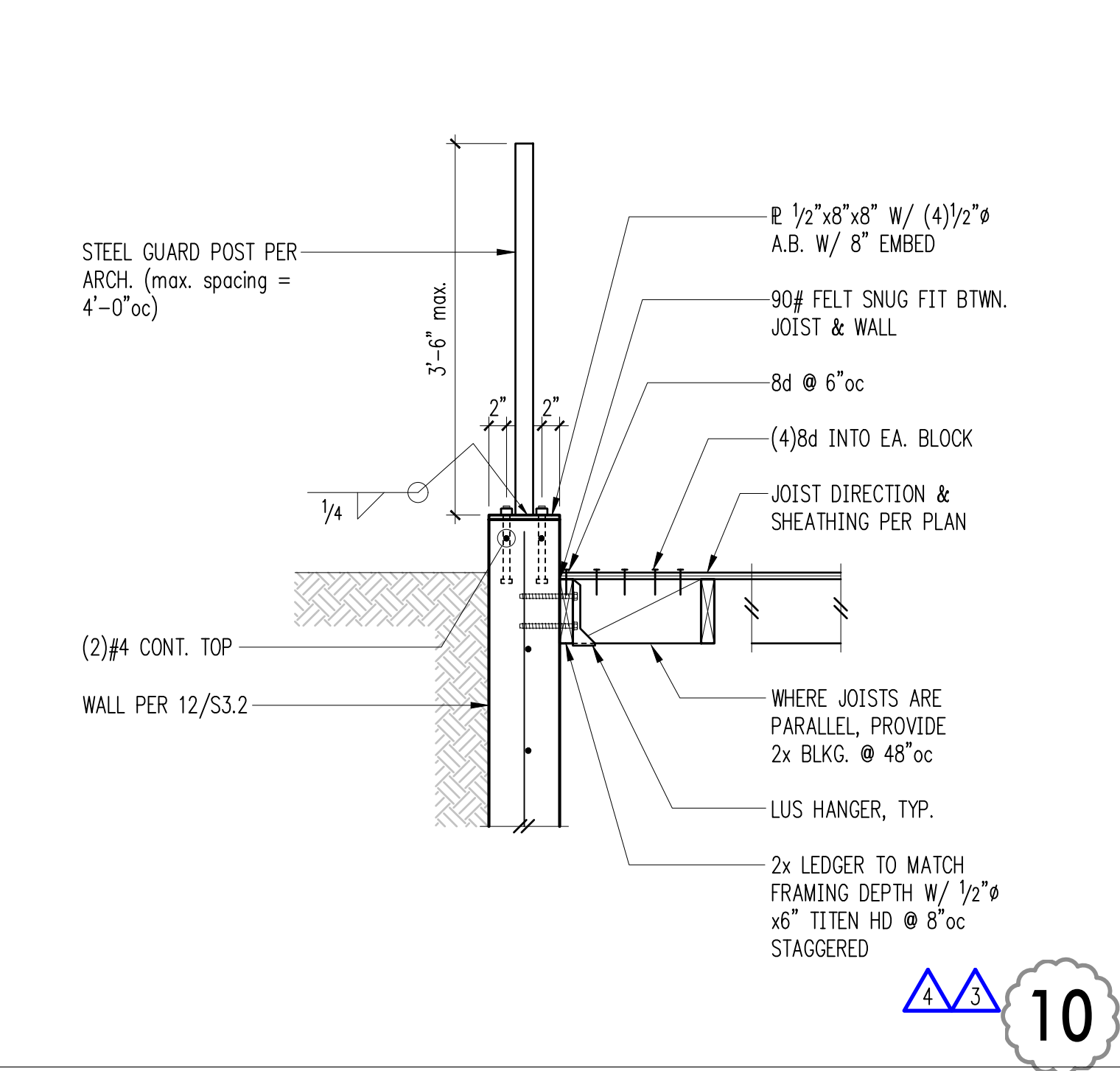
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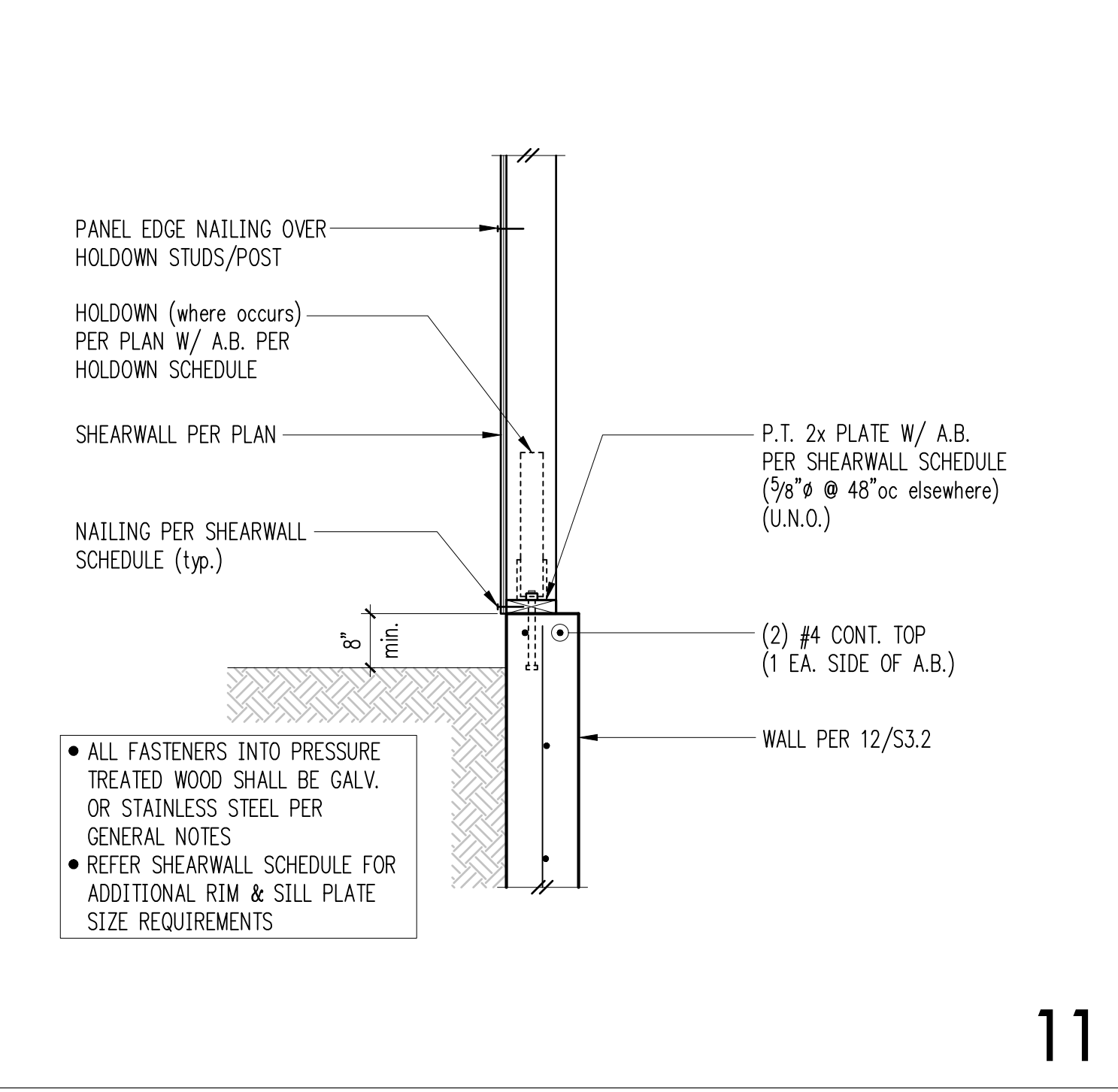
Exterior Framing at Basement w/ Pony Wall 8



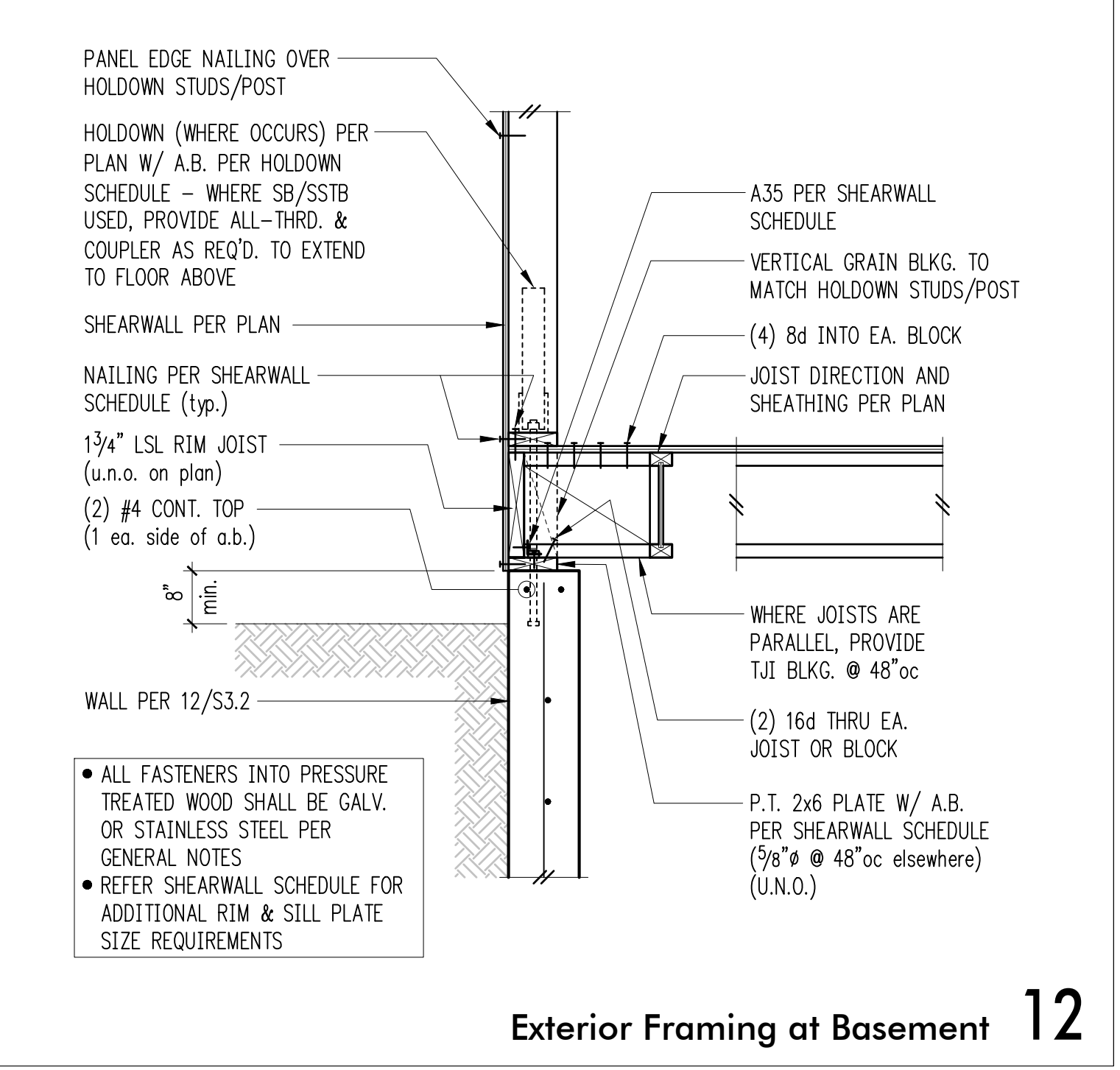
Typical Stair and Landing Detail 9



10



11



Exterior Framing at Basement 12



DESIGN: HAA, BDM
DRAWN: NHD
CHECKED: BDM
APPROVED: DJS

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DPD:

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Seattle, WA 98121
PH 206.239.0850

ISSUE:
PERMIT

SHEET TITLE:
Typical Wood Framing Details

SCALE: 3/4" = 1'-0" U.N.O.
DATE: December 24, 2020
PROJECT NO: 01519-2021-11
SHEET NO:

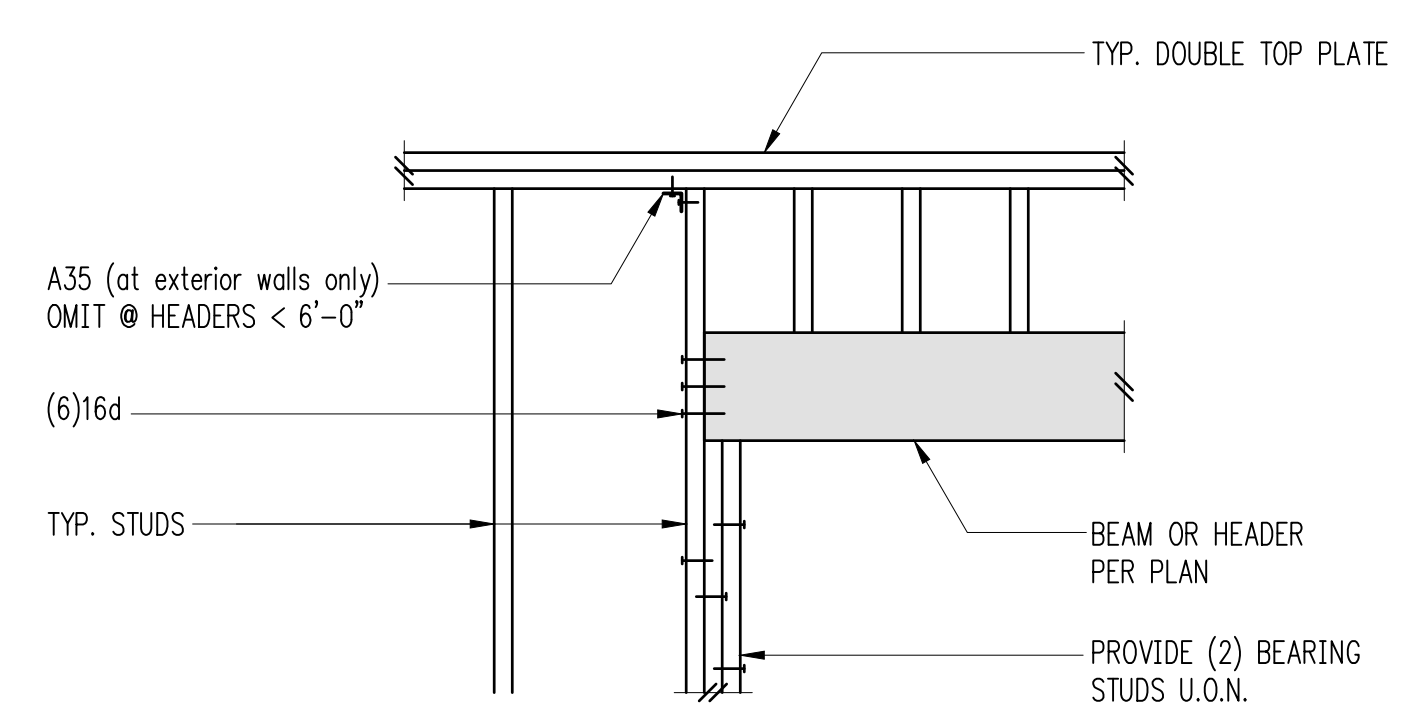
S4.1

	A	B	C
PLAN VIEW			
SECTION			
# OF WOOD BMS (LVL)	2-1 3/4"	3-1 3/4"	4-1 3/4"
SDW22 SCREW SIZE	0.220x3	0.220x5	0.220x6
# OF SDW22 SCREWS	2	2	2
SPACING OF SDW22 SCREWS	12"OC	12"OC	12"OC

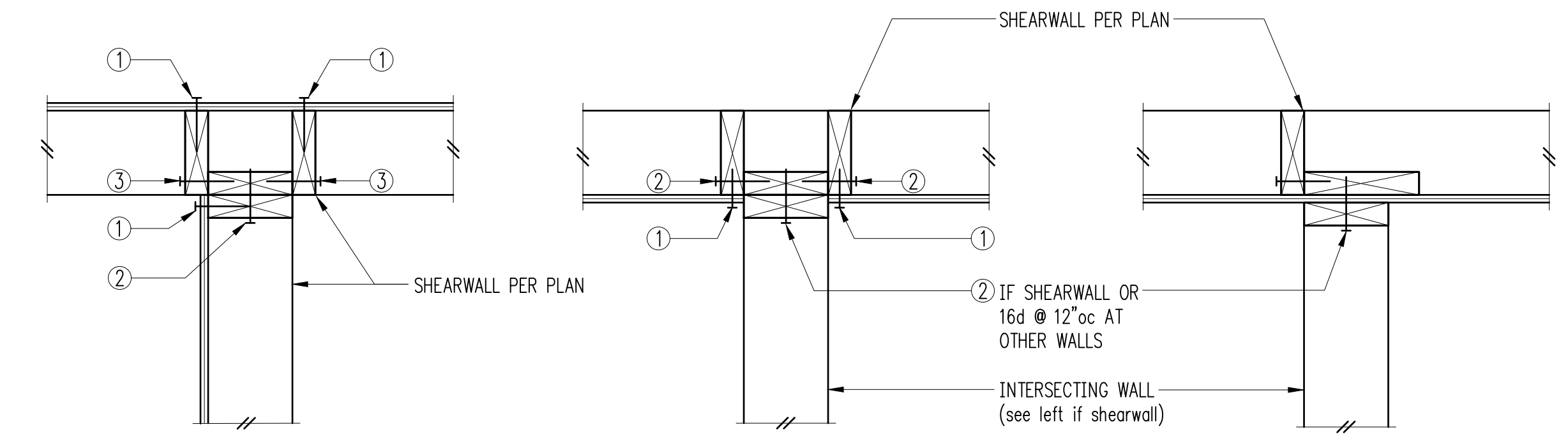
NOTES:
- MIN. SCREW END DISTANCE = 6"

NOTE: MAY USE SDS 1/4"
@ CONTRACTORS OPTION

Sistering Schedule for Multi Beams (SDWS) 1

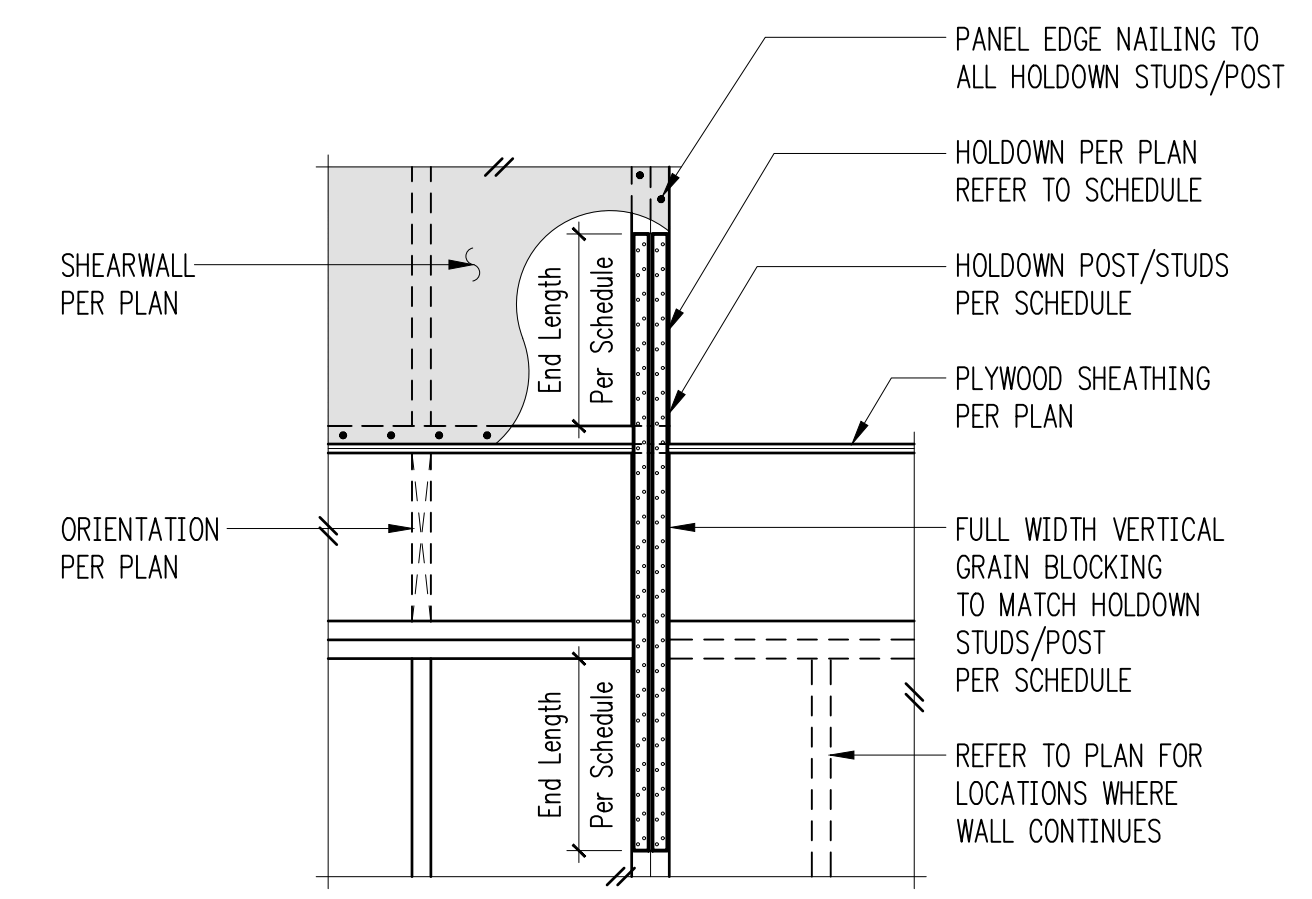


Typical Header Support w/2 Bearing Studs 2



- 1 PLYWOOD PANEL EDGE NAILING PER SHEARWALL SCHEDULE
- 2 BASE PLATE NAILING PER SHEARWALL SCHEDULE
- 3 16d @ 8"oc

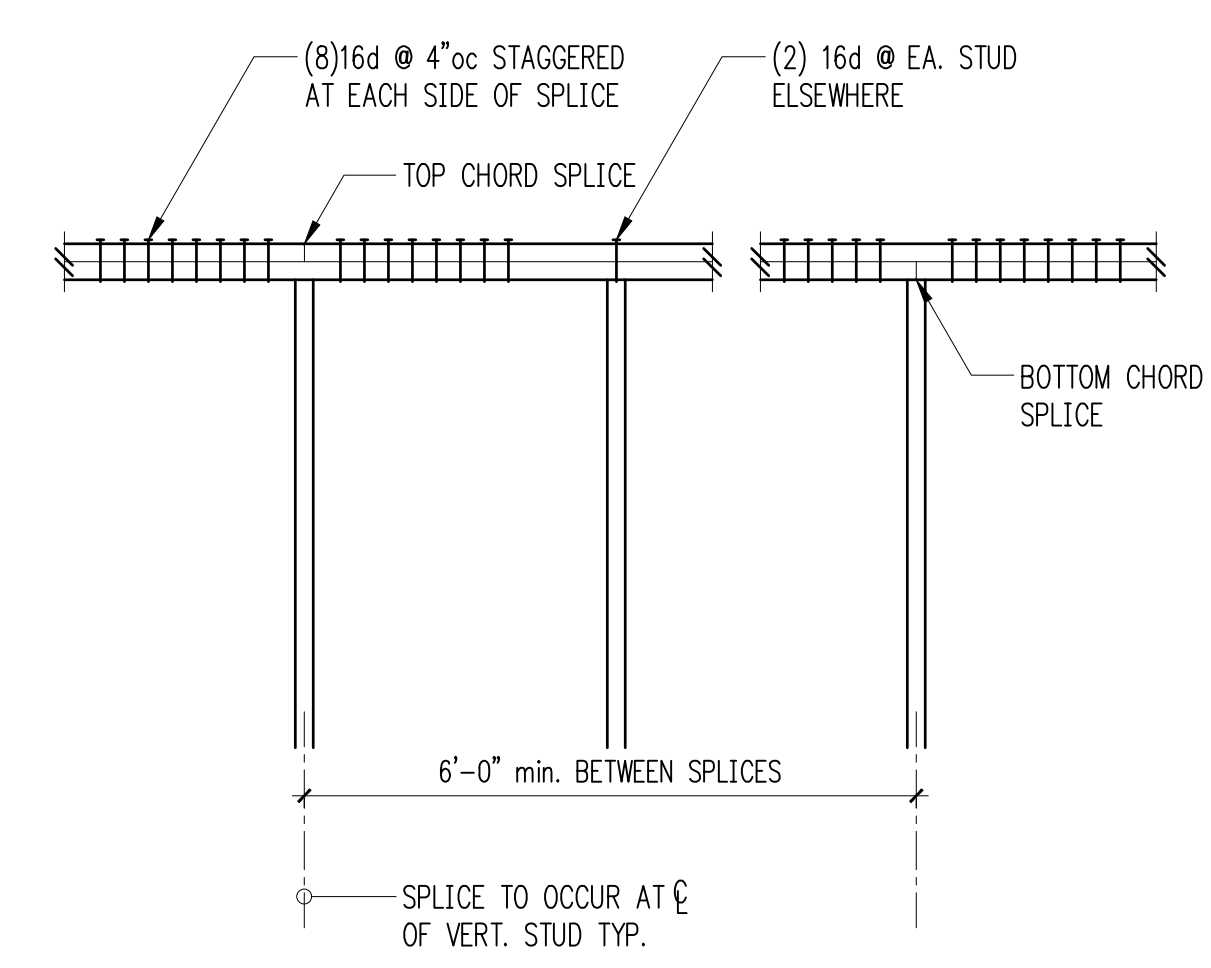
Typical Shearwall Intersections 4



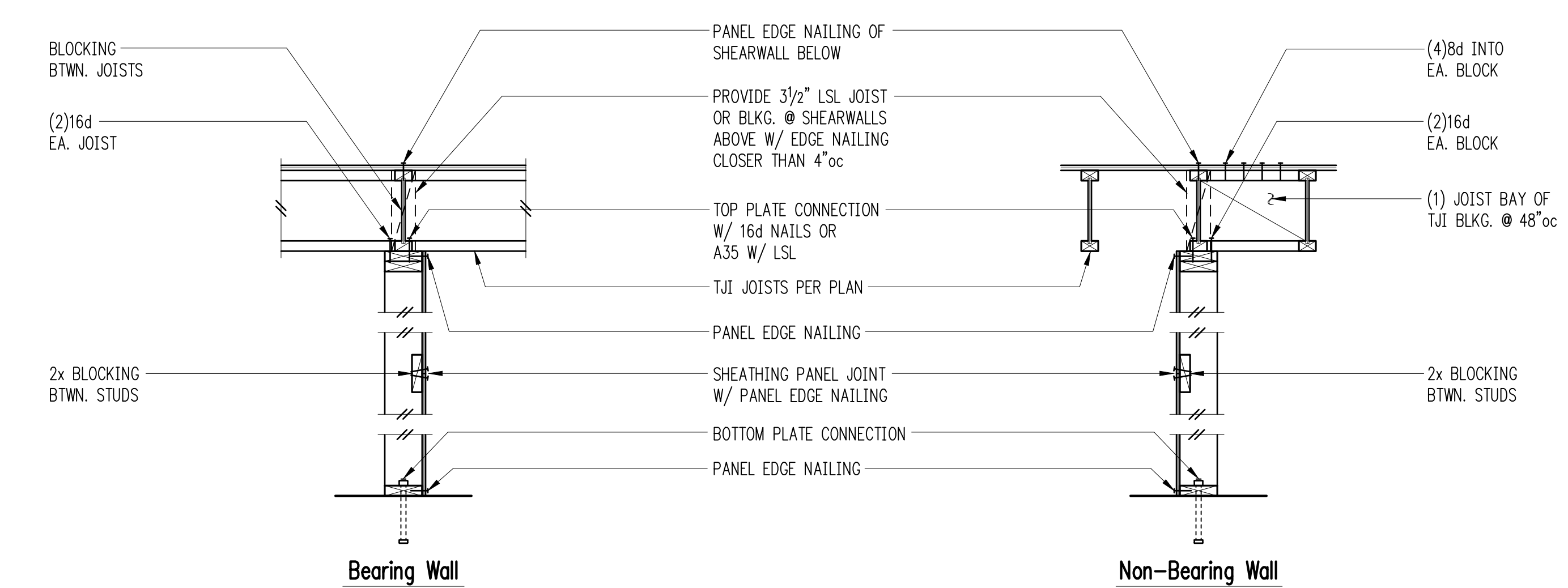
Holddown Strap Schedule

Plan Mark	End Length	#Nails Ea. End Length	Holddown Studs/Post if 2x4	if 2x6
CS16	1'-2"	(13) 8d	(1) 2x4	(1) 2x6
CMST14	2'-6"	(33) 10d	4x6	4x6
CMST12	3'-3"	(43) 10d	4x8	6x6

Typical Holddown Schedule 5

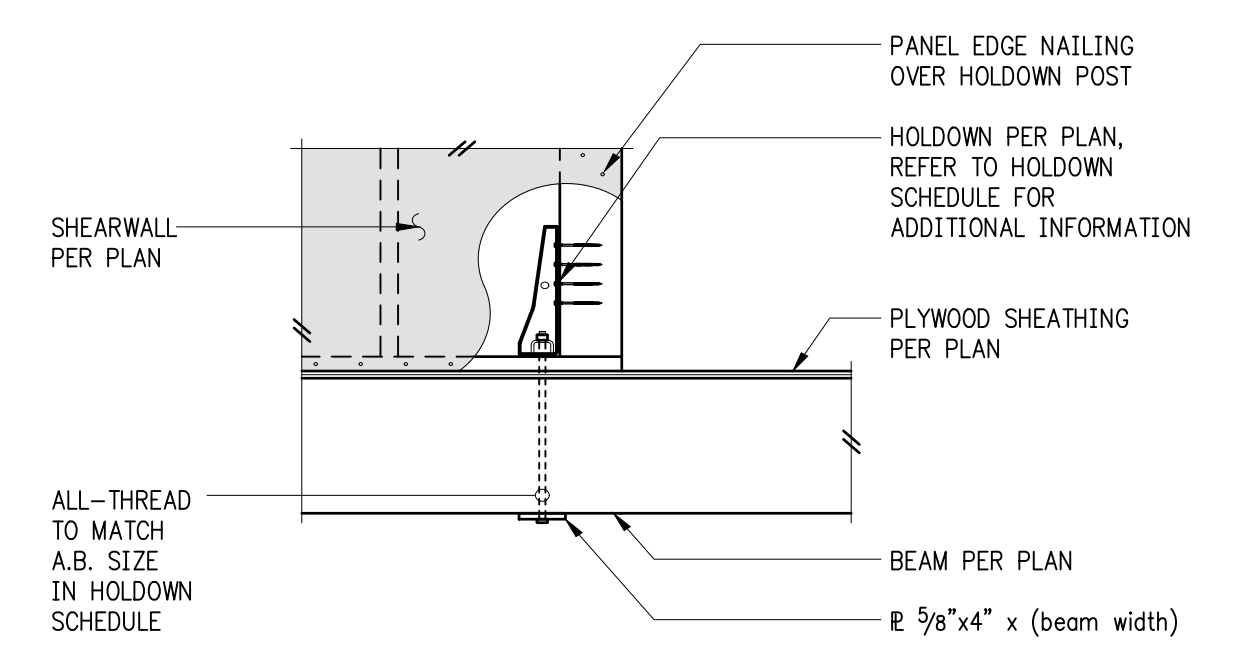


Typical Top Plate Splice 6

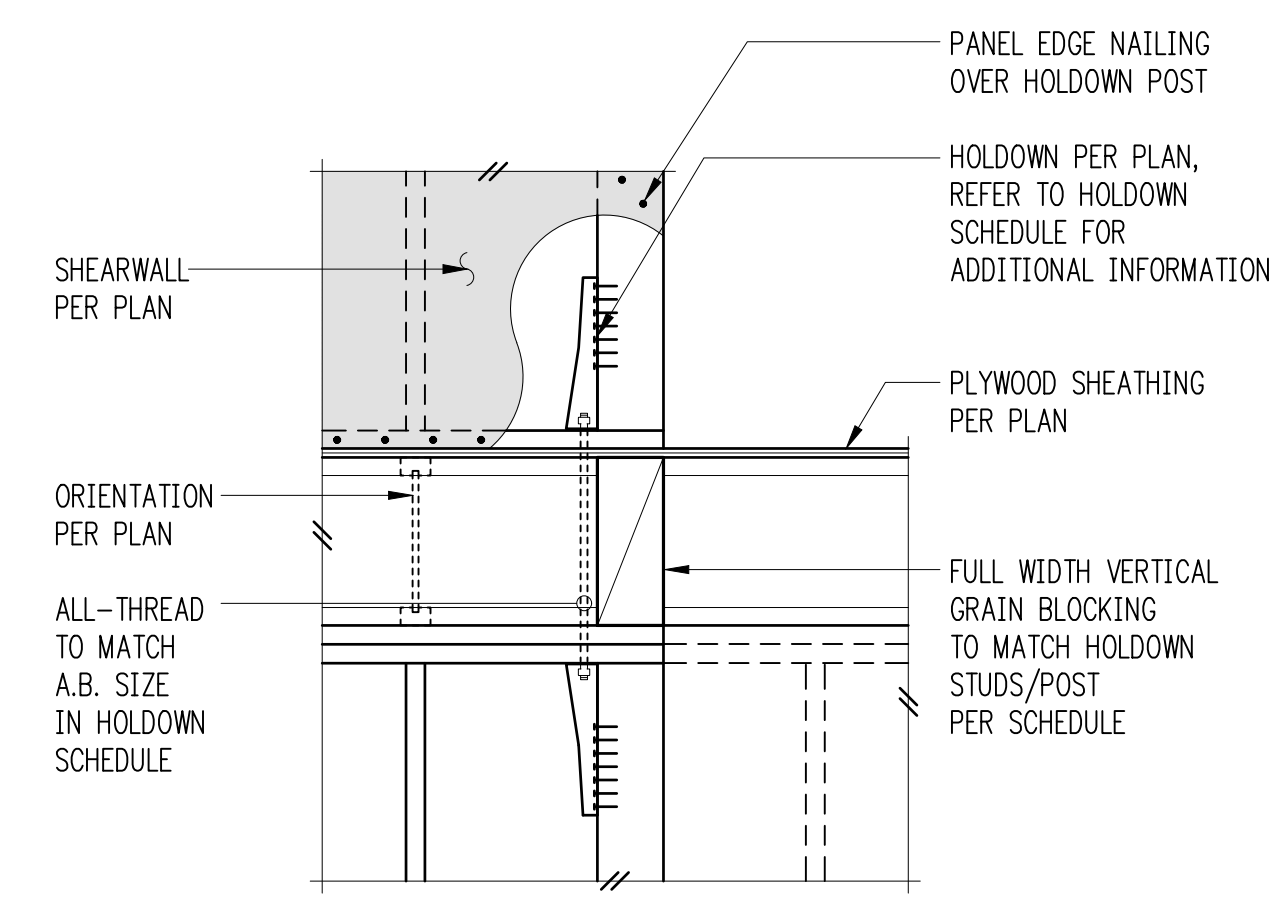


NOTE:
SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, NOT OTHERWISE NOTED

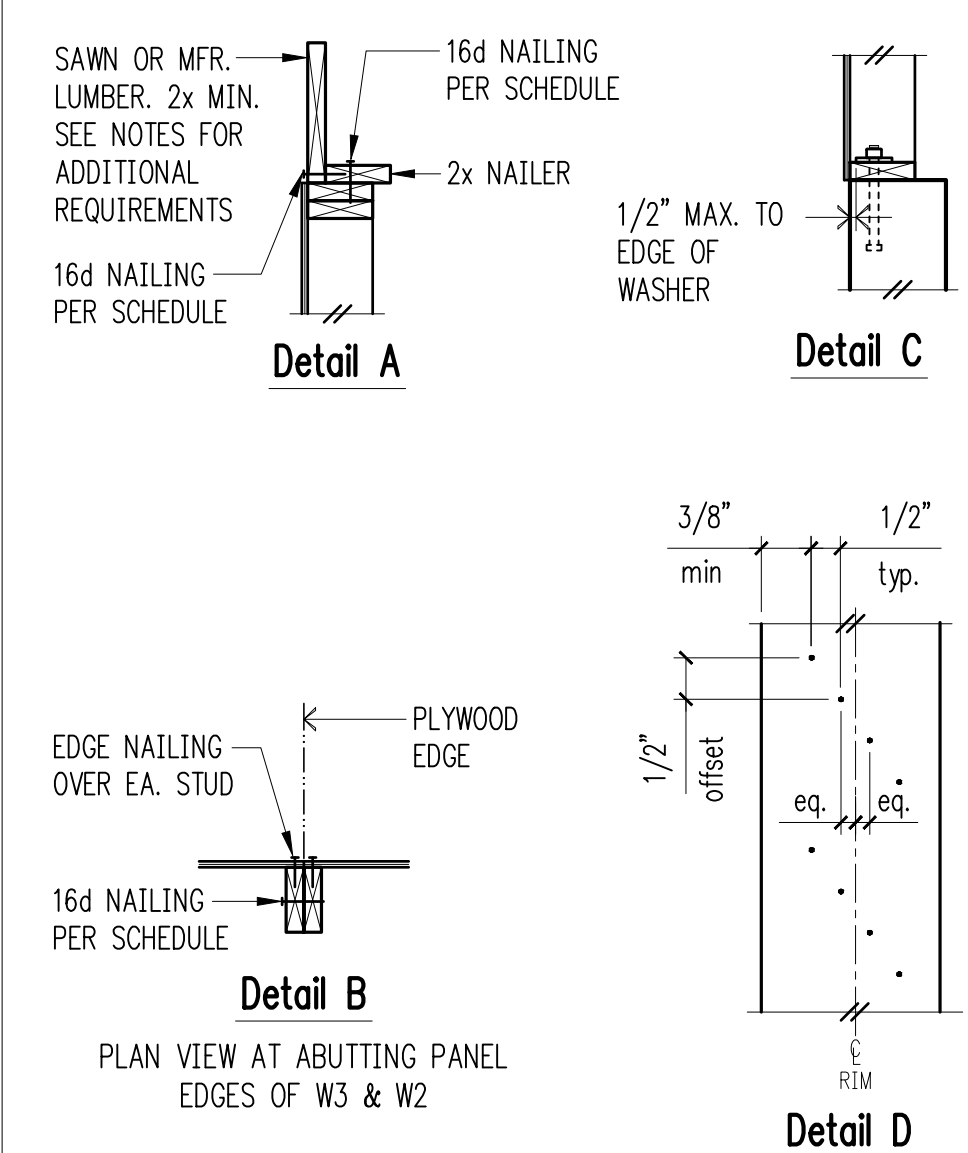
Typical Shearwall Construction 8



HDU at Floor Beam 9



Typical HDU Holdowns 10

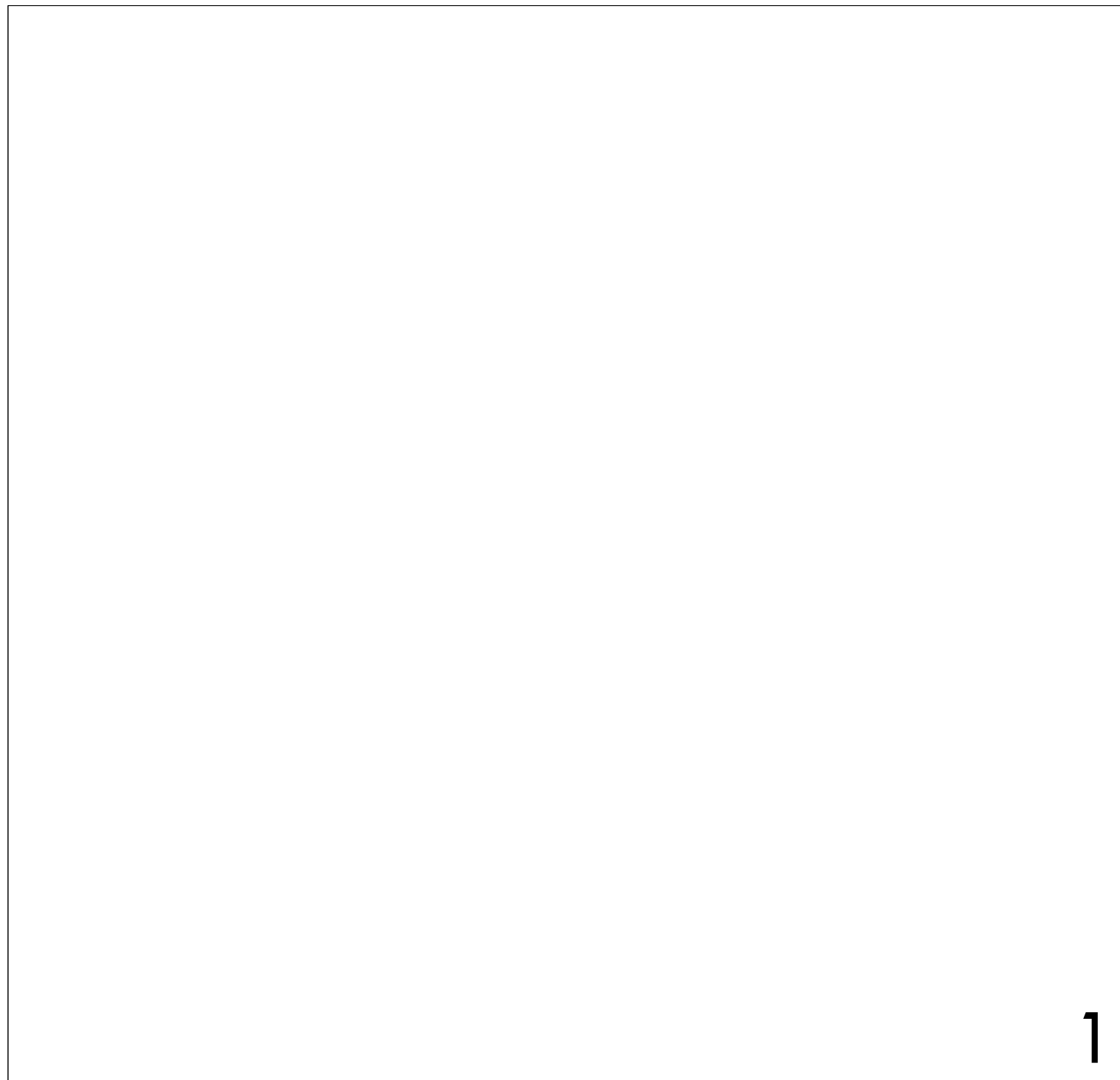


Shearwall Schedule 1 2 3 4 6 7 8

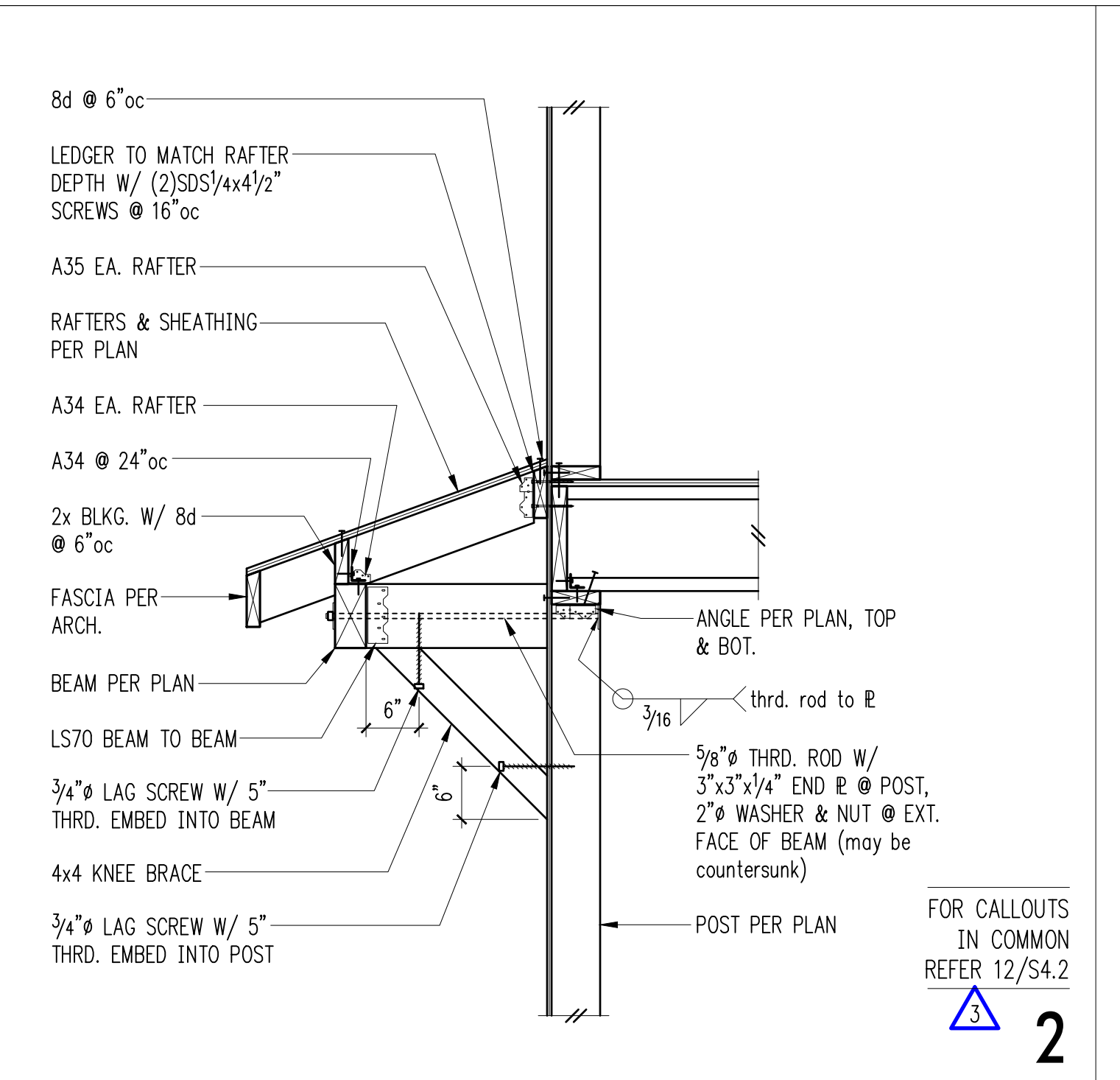
Mark	Sheathing	Panel Edge Nailing	Top Plate Connection		Base Plate Connection	
			if TJI	if Wood 4	at Wood 11 12	at Concrete
W6	15/32" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc 10	16d @ 6"oc	5/8" A.B. @ 48"oc
W4	15/32" CDX PLYWOOD	8d @ 4"oc	16d @ 4"oc	A35 @ 16"oc 10	(2)rows 16d @ 6"oc	5/8" A.B. @ 32"oc
W3 4	15/32" CDX PLYWOOD	8d @ 3"oc	(2)rows 16d @ 4"oc	A35 @ 12"oc 10	(2)rows 16d @ 6"oc	5/8" A.B. @ 24"oc
W2 4	15/32" CDX PLYWOOD	8d @ 2"oc	(2)rows 16d @ 4"oc	A35 @ 9"oc 10	(2)rows 16d @ 4"oc 13	5/8" A.B. @ 16"oc
2W3 5	15/32" CDX PLYWD. EA. SIDE	8d @ 3"oc EA. SIDE	n/a	A35 @ 6"oc	(3)rows 16d @ 4"oc 13	5/8" A.B. @ 16"oc
2W2 5	15/32" CDX PLYWD. EA. SIDE	8d @ 2"oc EA. SIDE	n/a	HGA10KT @ 8"oc	(3)rows 16d @ 4"oc 13	5/8" A.B. @ 12"oc
2W2-10 5 13	15/32" CDX PLYWD. EA. SIDE	10d @ 2"oc EA. SIDE	n/a	HGA10KT @ 6"oc	(4)rows 16d @ 4"oc 13	5/8" A.B. @ 12"oc

- 1 BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"oc.
- 2 8d NAILS SHALL BE 0.131" x 2 1/2" (common) - 16d NAILS SHALL BE 0.135" x 3 1/2" (box) - 10d NAILS SHALL BE 0.148" x 3" (common).
- 3 EMBED ANCHOR BOLTS AT LEAST 7". EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. TITEN HD SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS W/ 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. SEE DETAIL C.
- 4 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3x STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.
- 5 3x STUDS MINIMUM ARE REQUIRED FOR 2W3 AND 2W2. 3x STUDS ARE REQUIRED AT ABUTTING PANEL EDGES AND PANEL JOINTS SHALL BE OFFSET EACH SIDE OF WALL. STAGGER NAILS AT ADJOINING PANEL EDGES. 3x STUD, MIN., REQUIRED AT END OF SHEARWALL.
- 6 TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SINGLE-SIDED SHEARWALLS. ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING. SEE PLANS AND HOLDOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.
- 7 ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.
- 8 7/16" O.S.B. MAY BE SUBSTITUTED FOR 15/32" CDX, EXCEPT AT 10d PANEL EDGE NAILING.
- 9 LTP4s (HORIZONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A35s AT CONTRACTORS OPTION.
- 10 A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35s AT CONTRACTORS OPTION.
- 11 AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2", SEE DETAIL D.
- 12 LVL RIMS PERMITTED AT SINGLE SIDED SHEAR WALLS ONLY.
- 13 PROVIDE (3) ROWS 16d @ 6"oc AT LVL RIMS.
- 14 MINIMUM RIM OR JOIST 3/2" WIDE BELOW SHEARWALL.
- 15 STUDS AND PLATES SHALL BE DOUGLAS FIR-LARCH NO. 2 AT 2W2-10 SHEARWALL.

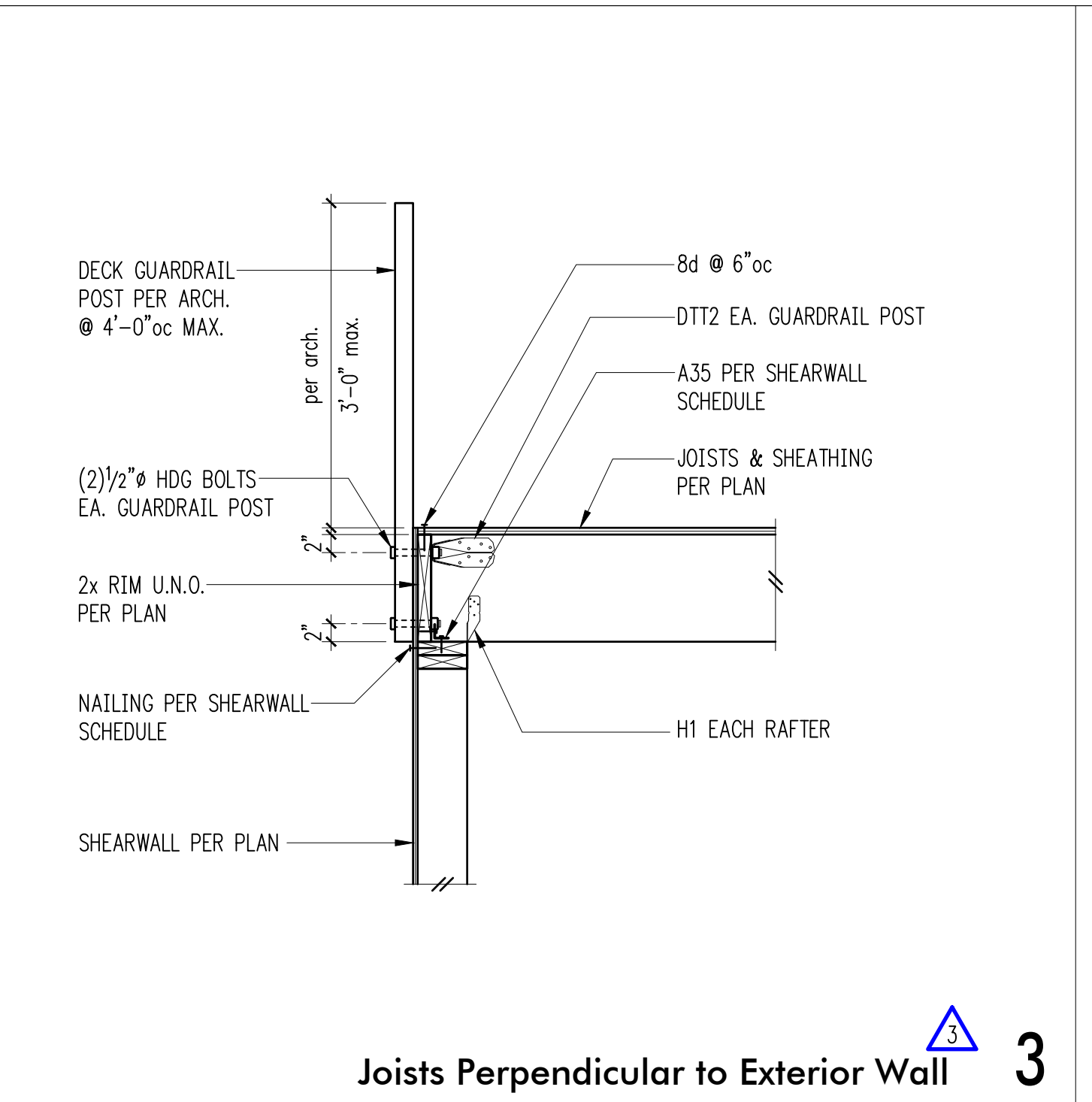
Shearwall Schedule 12



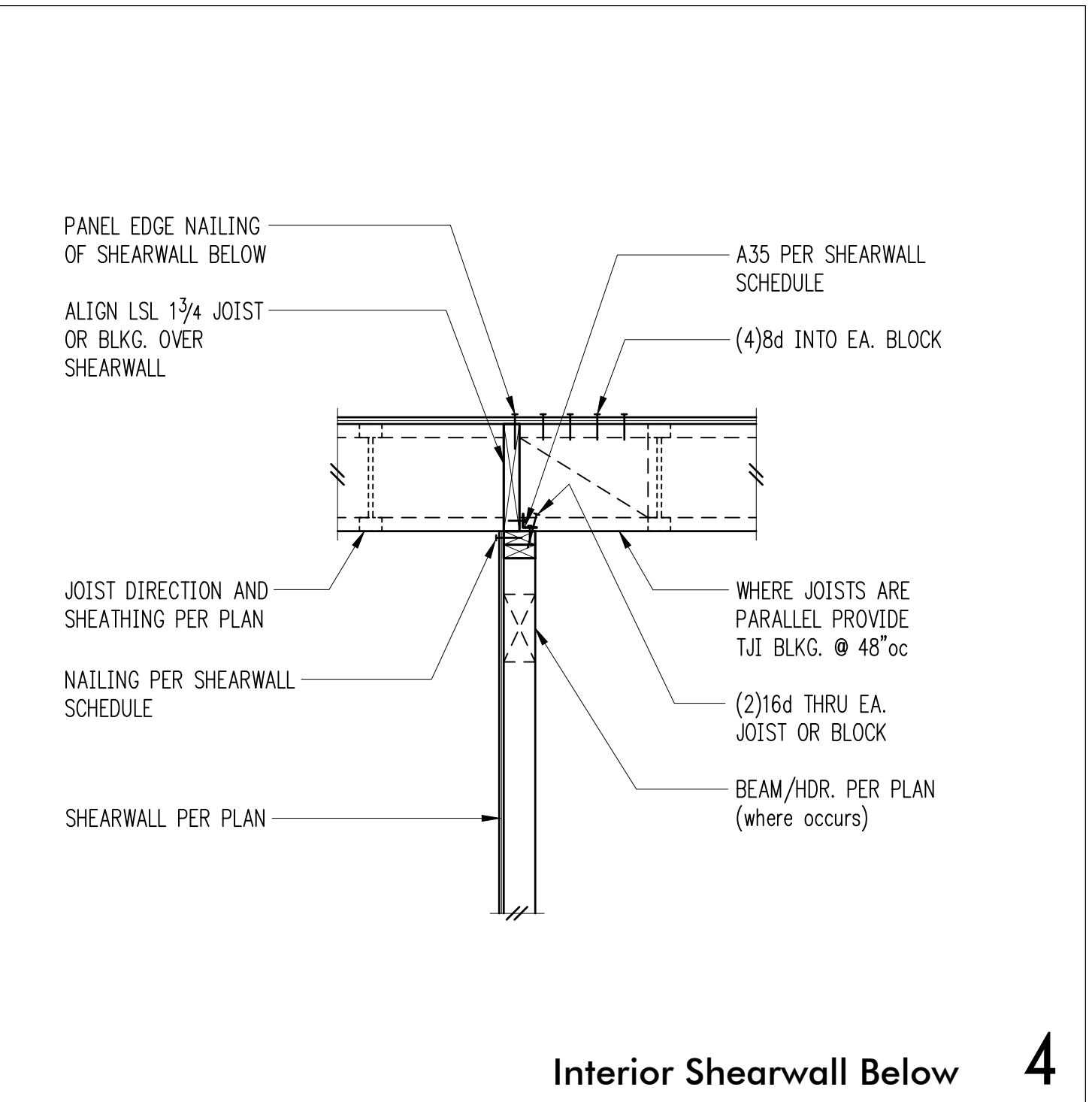
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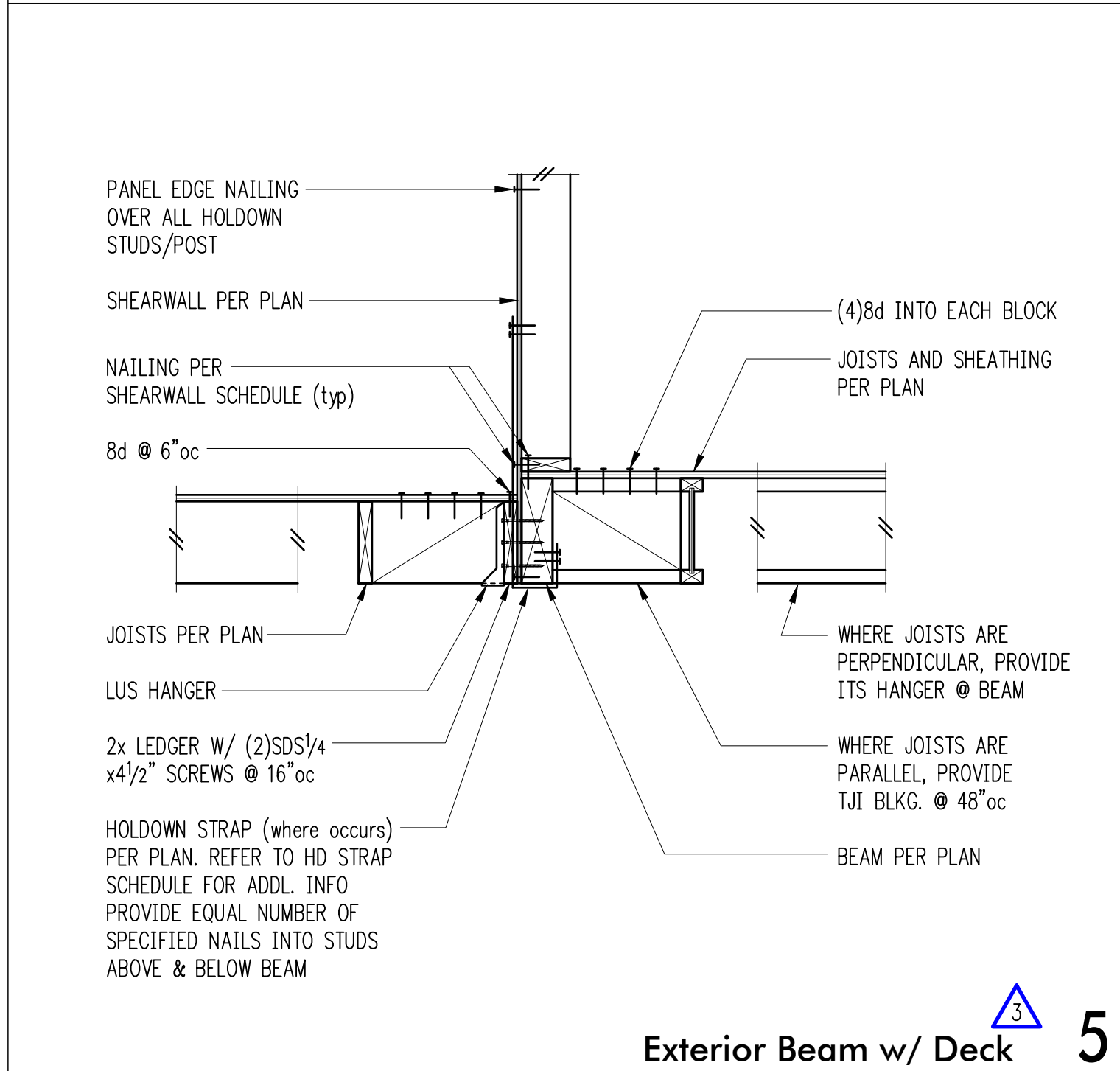
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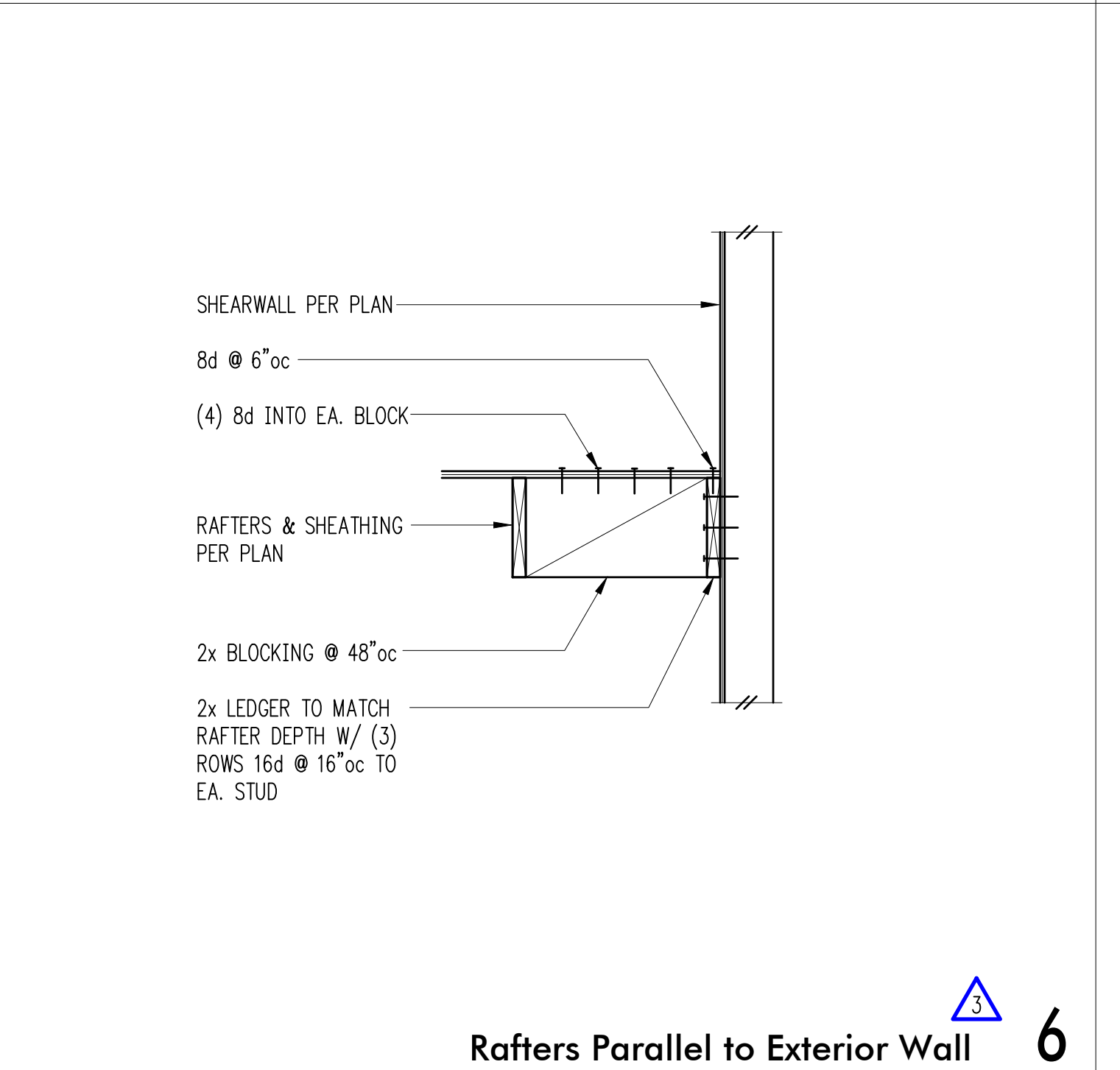
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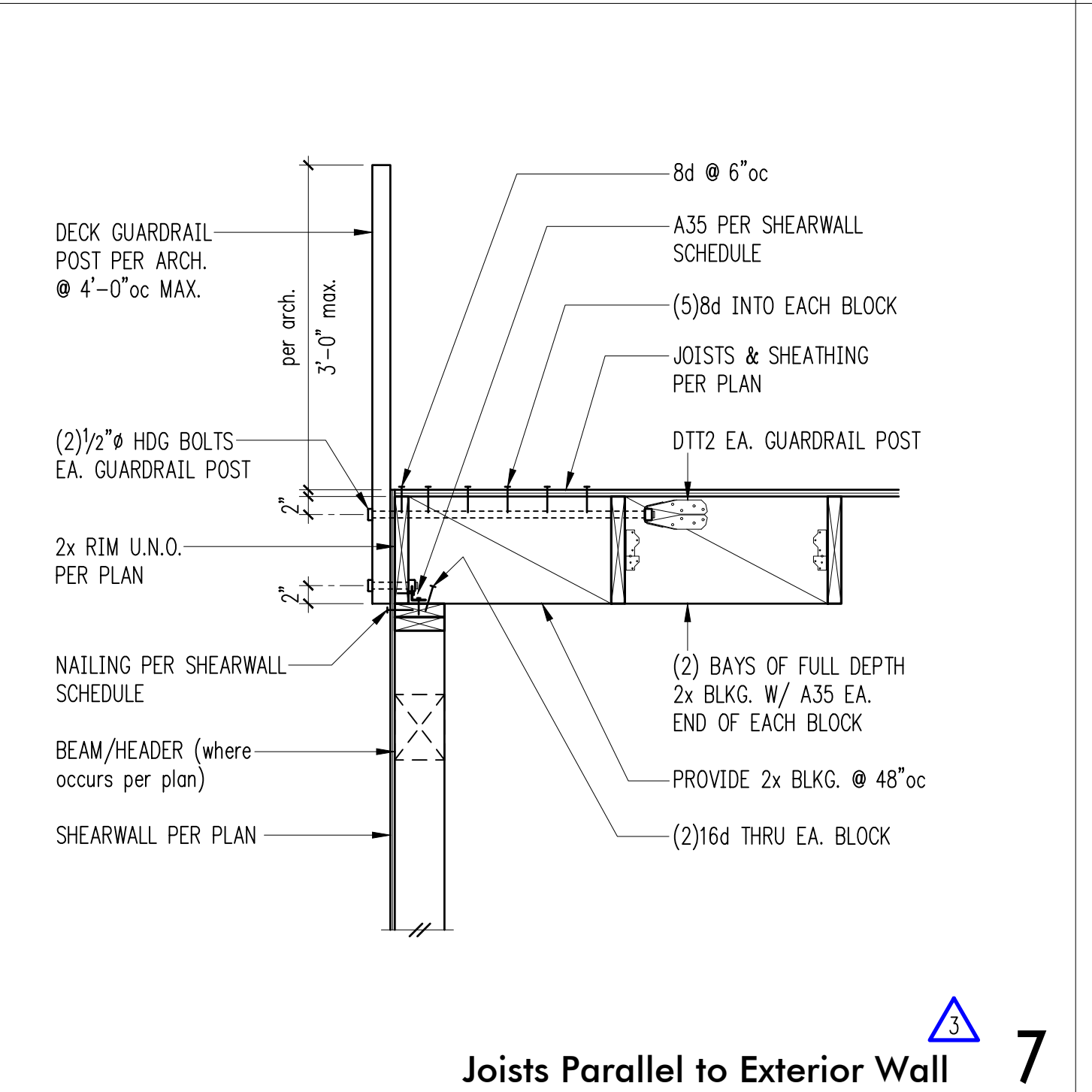
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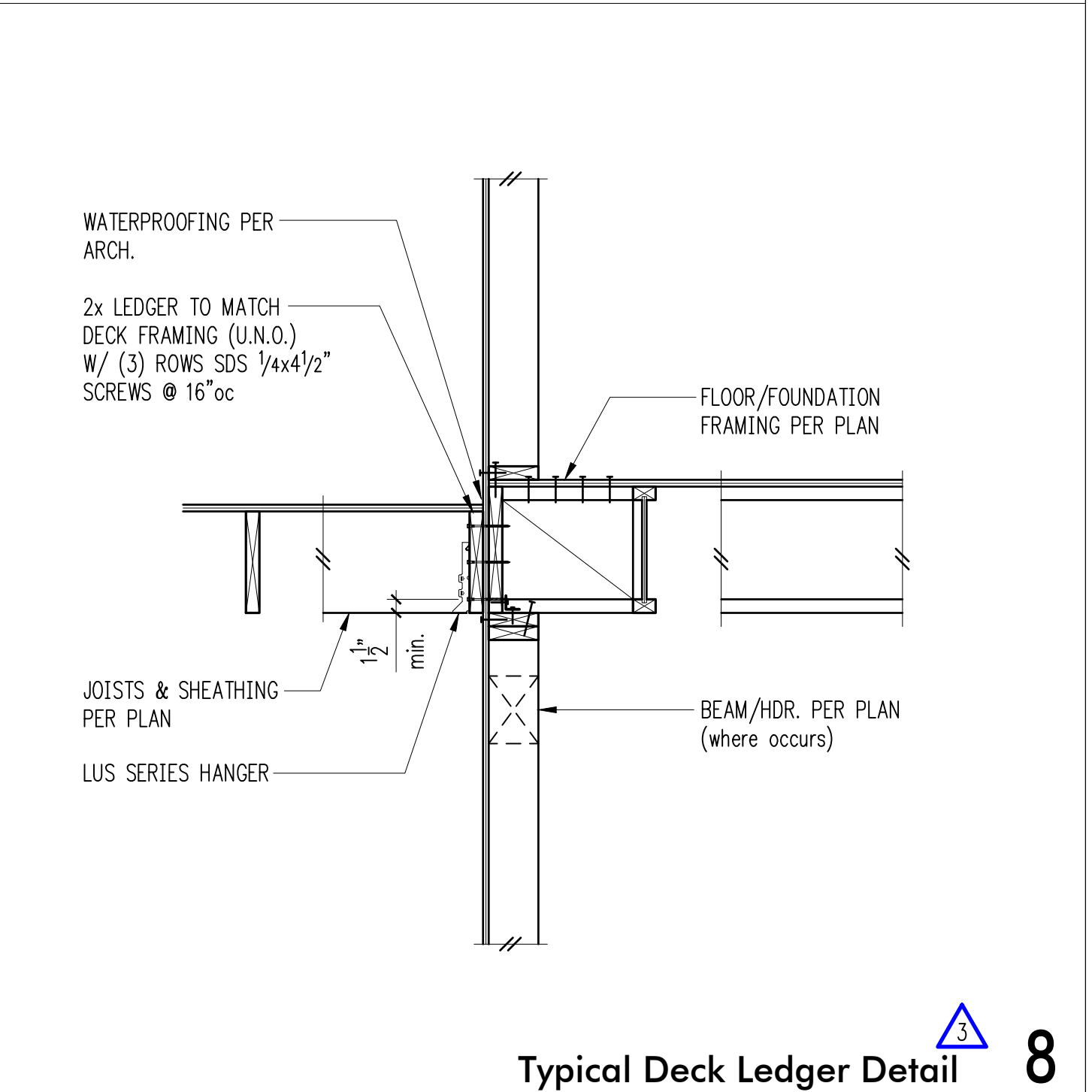
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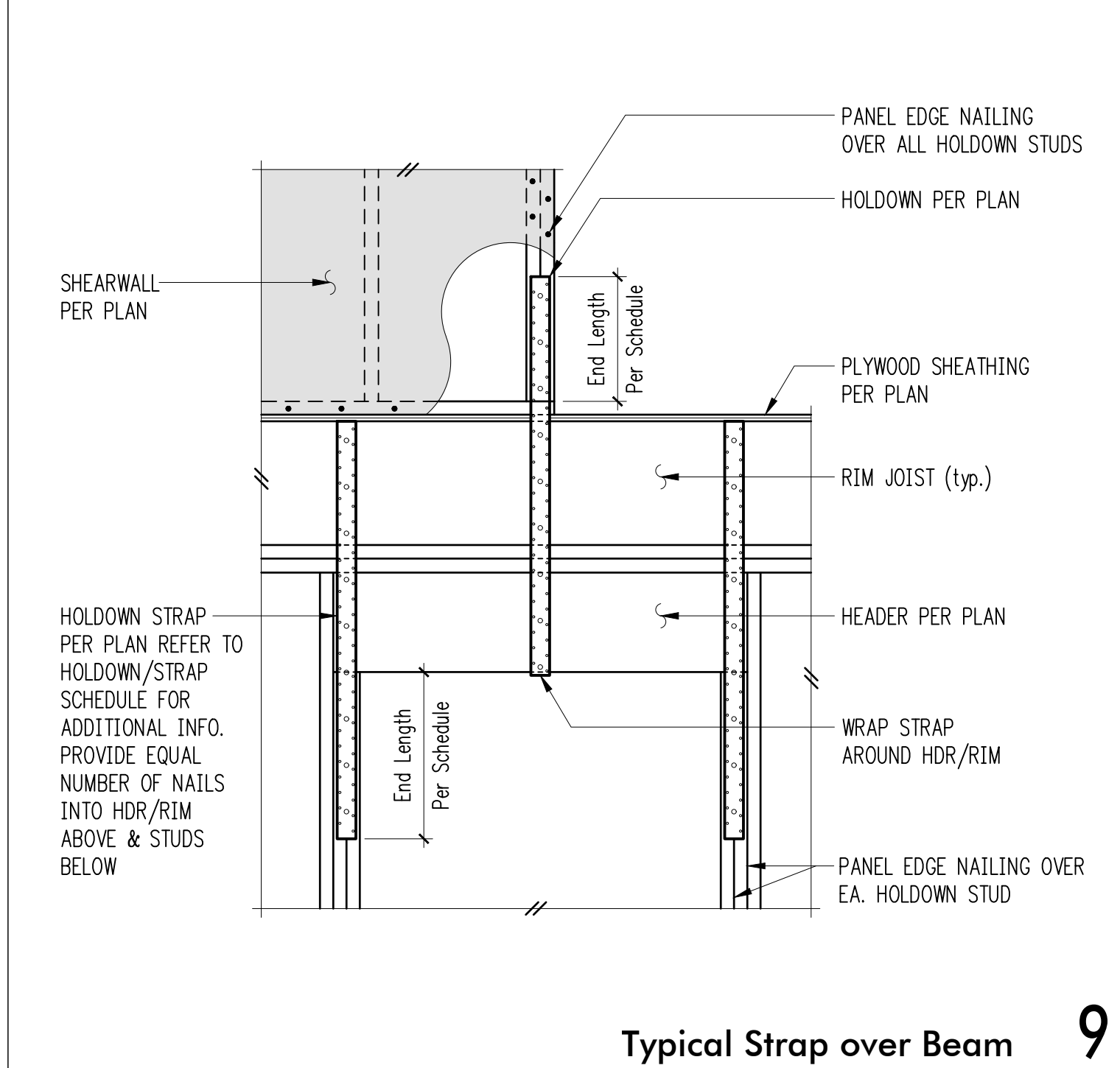
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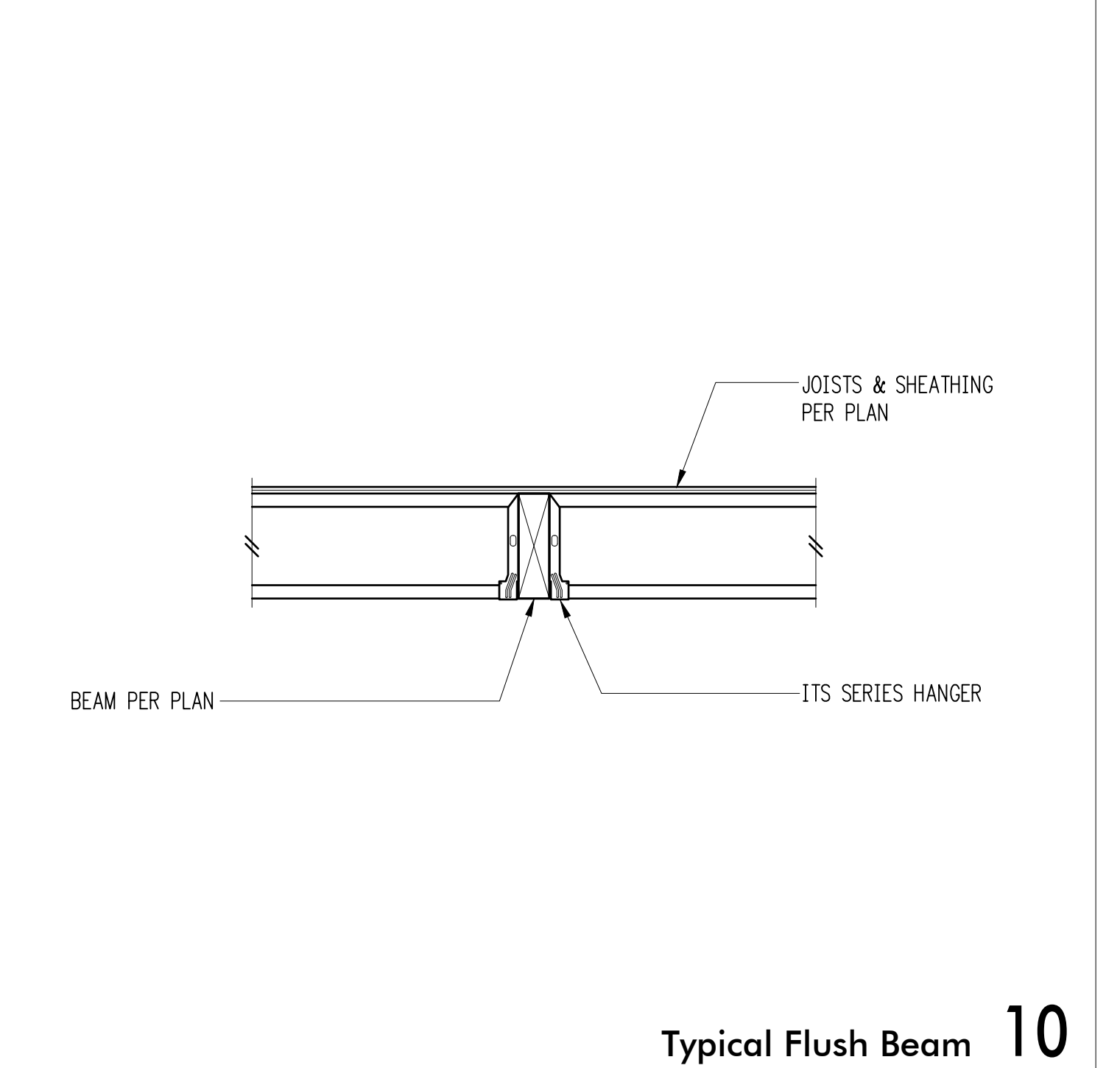
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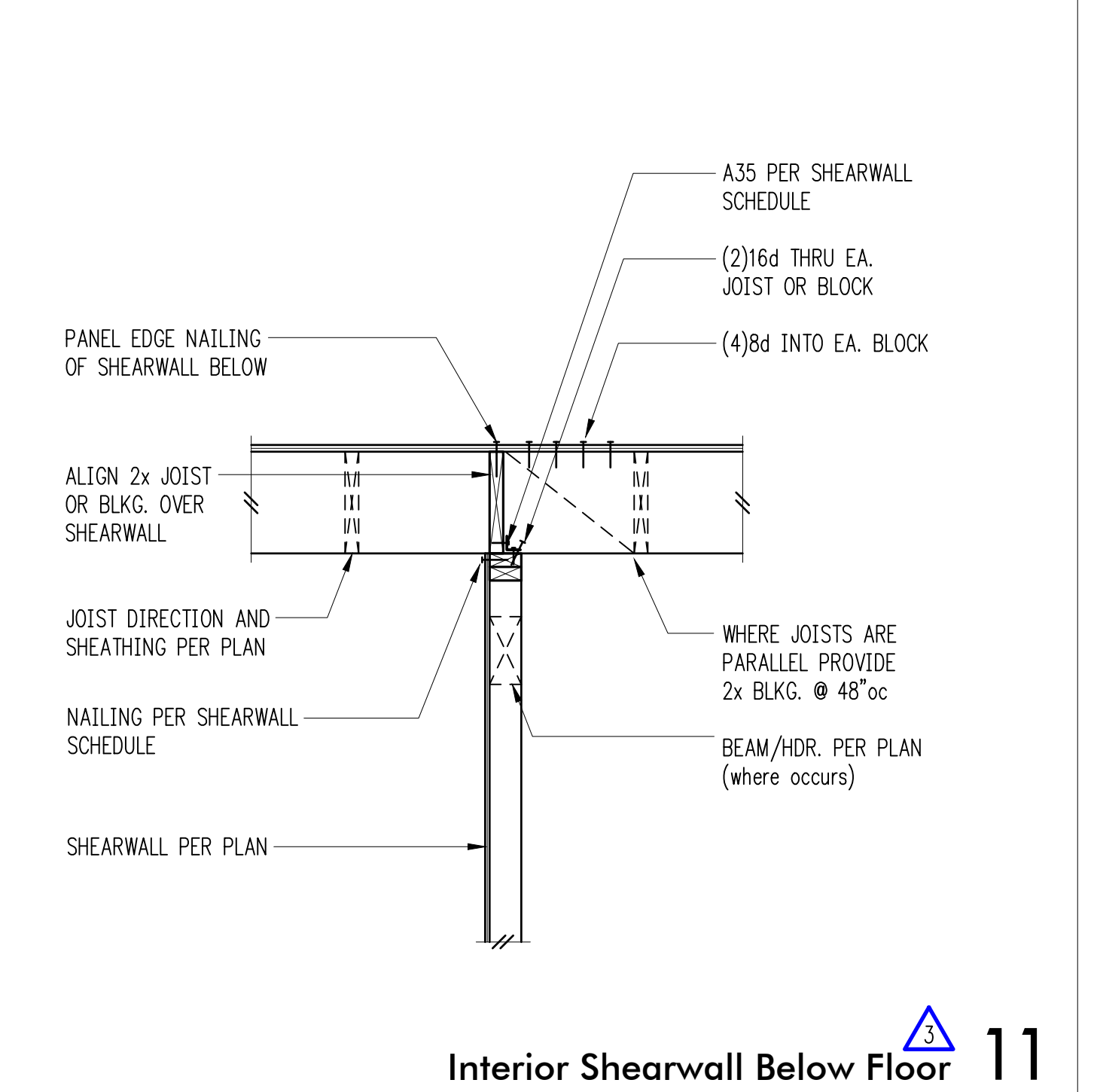
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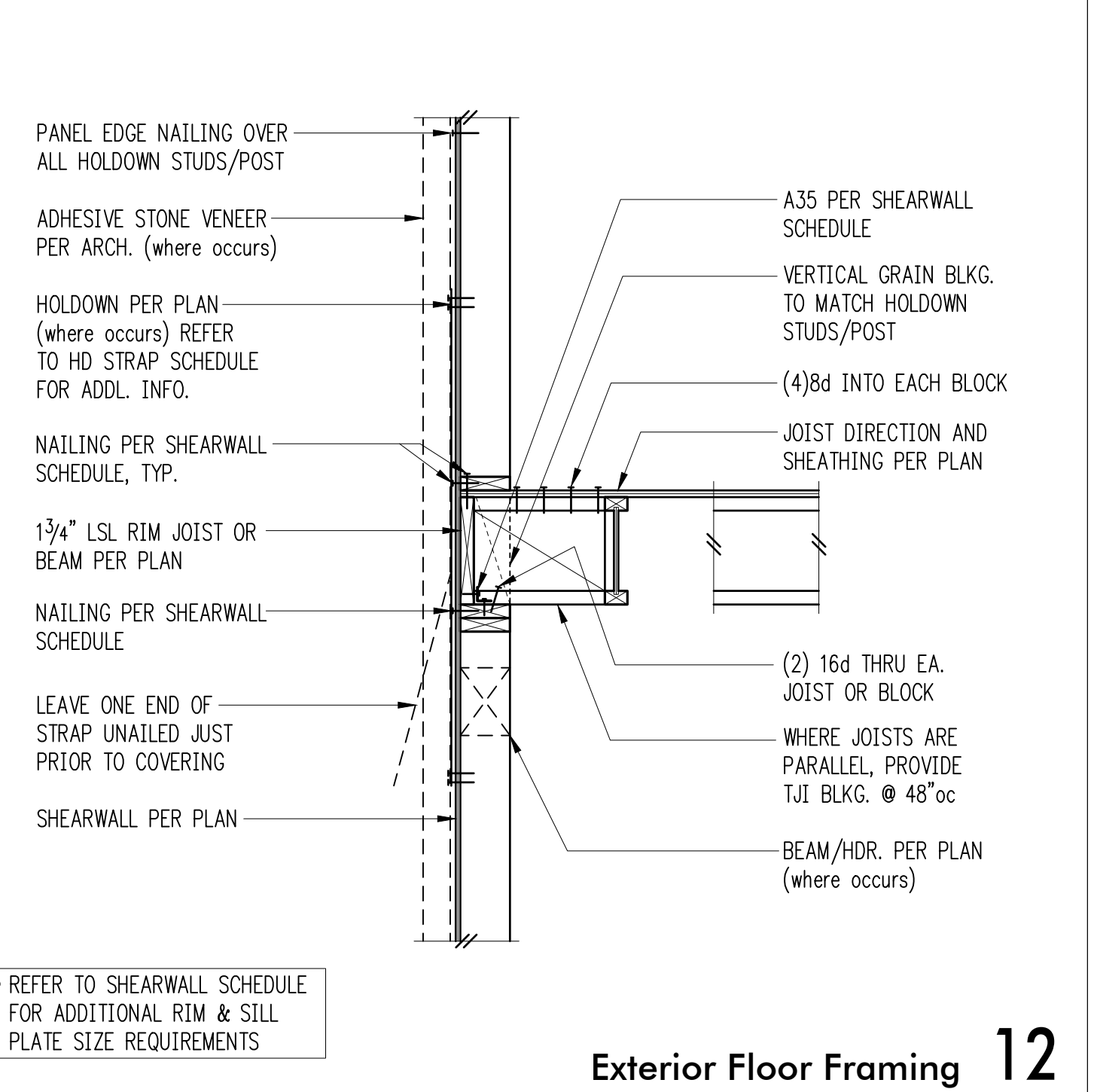
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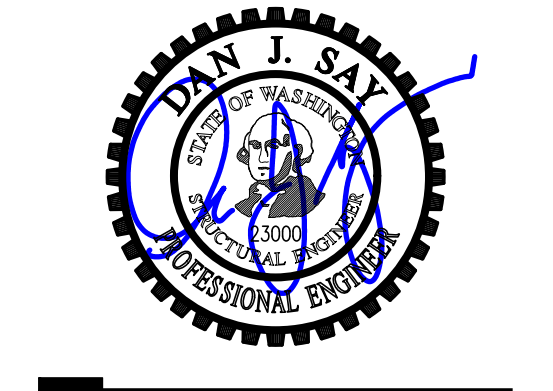
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11



12



DESIGN: HAA, BDM
 DRAWN: NHD
 CHECKED: BDM
 APPROVED: DJS

REVISIONS:

1	Corrections	May 4, 2021
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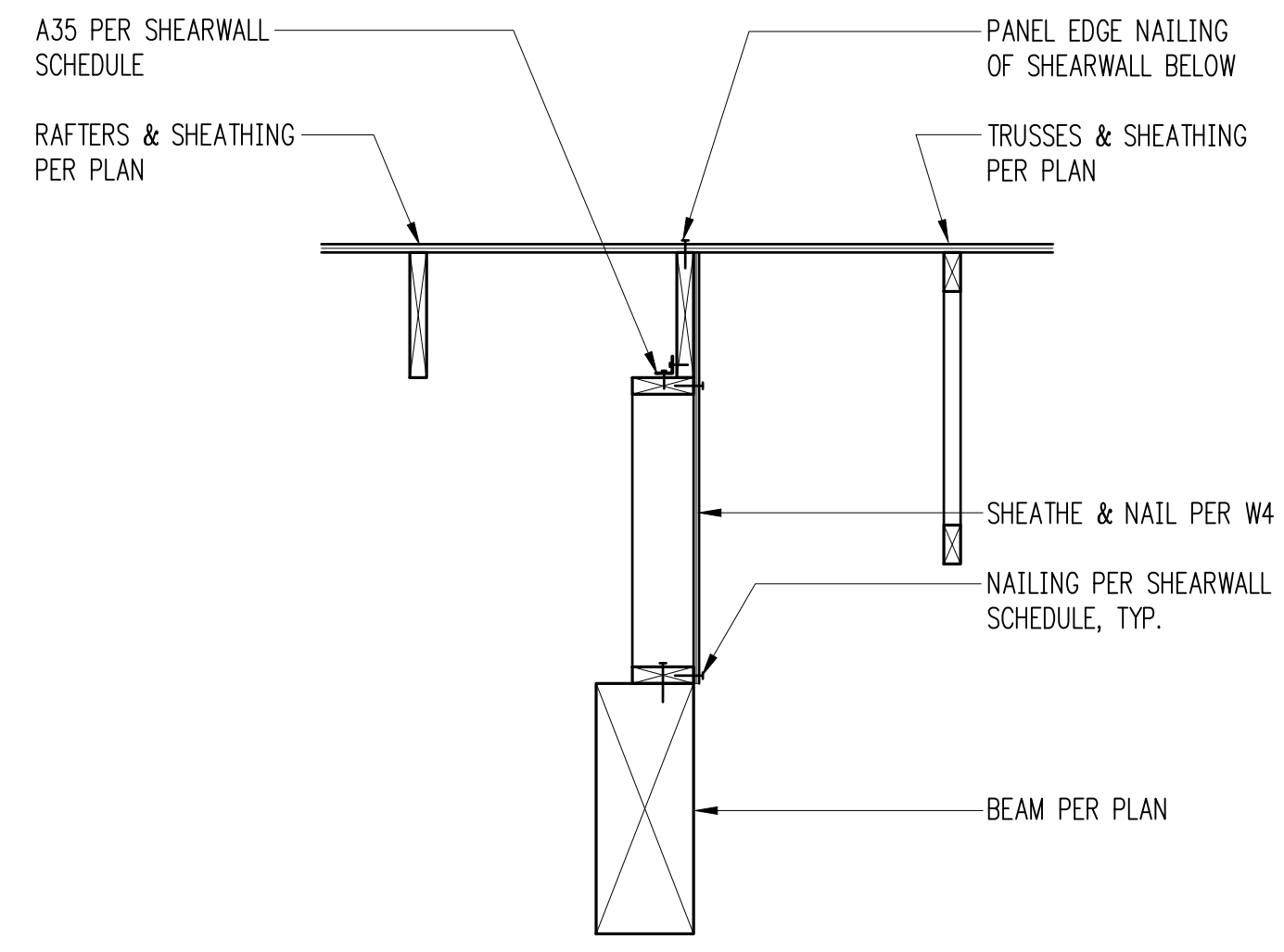
DPD:

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Clarkson Residence
 8163 West Mercer Way
 Mercer Island, WA 98040

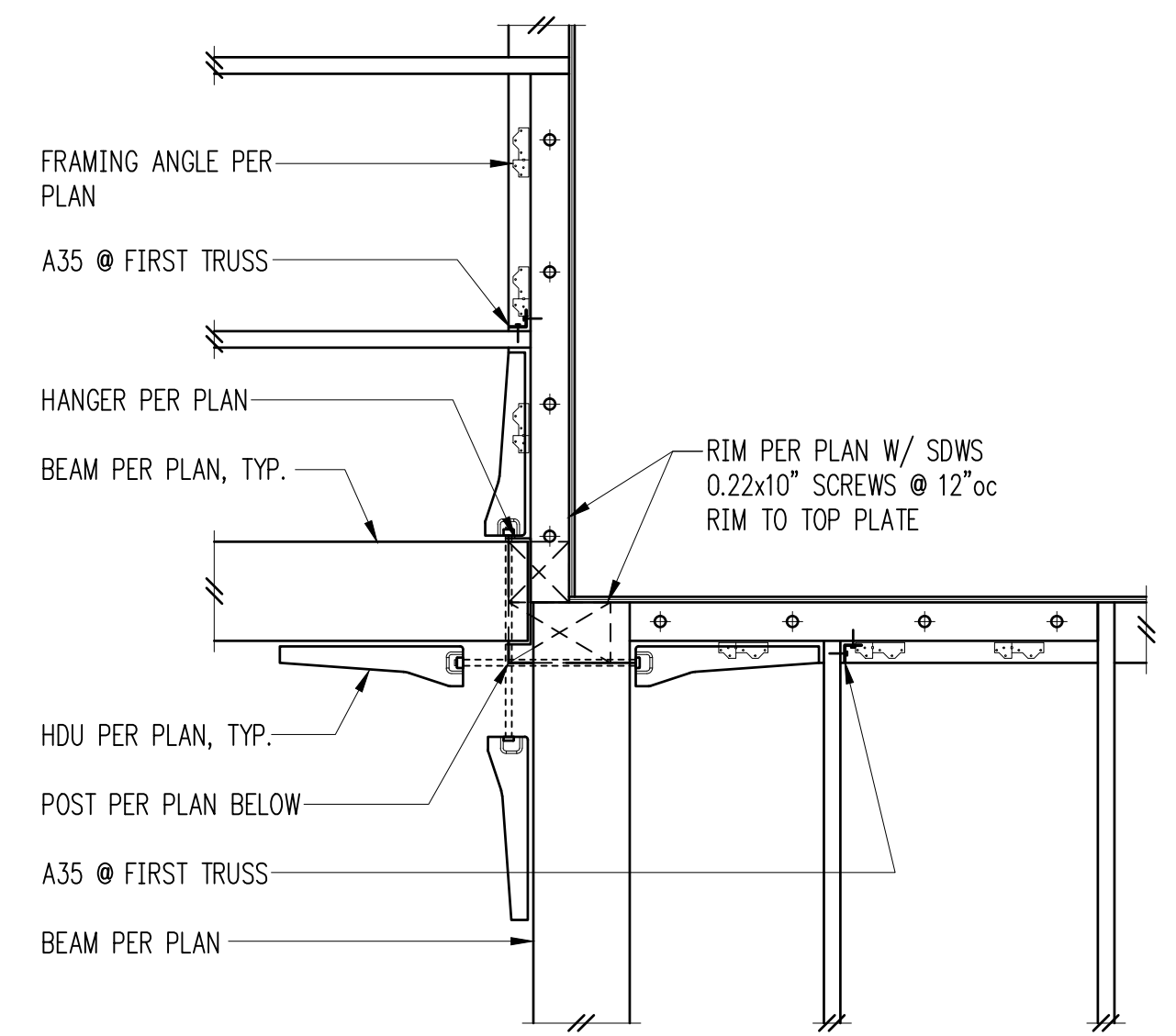
ARCHITECT:
Brandt Design Group
 66 Bell Street, Unit 1
 Seattle, WA 98121
 PH 206.239.0850

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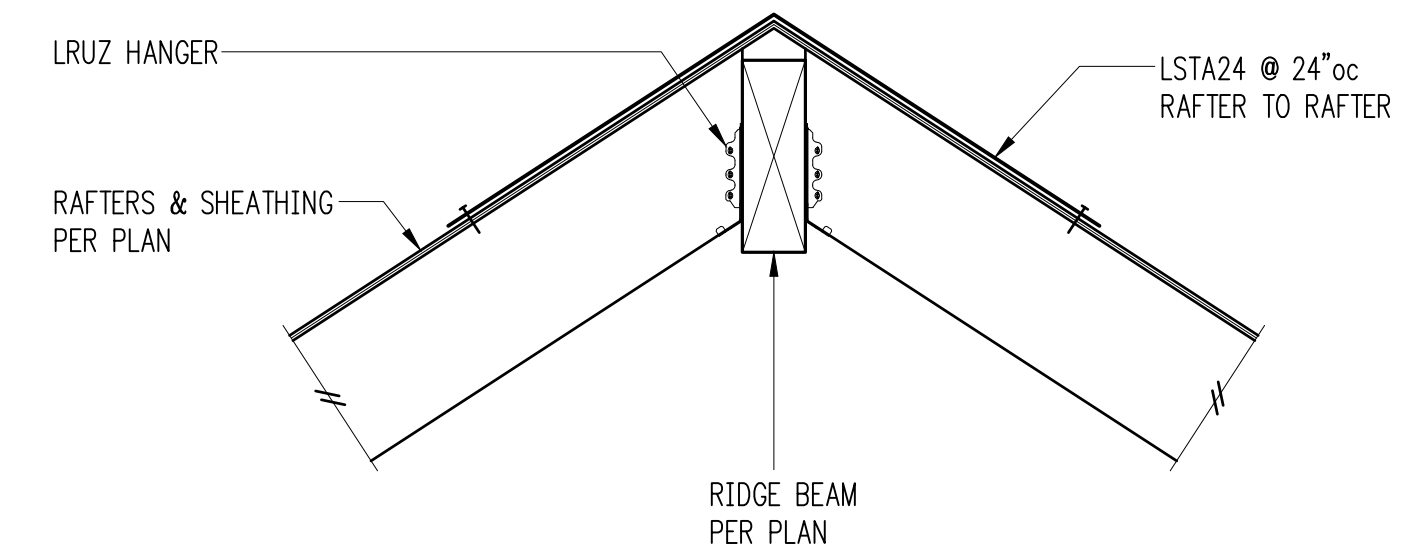
Wood Framing Details
 SCALE: 3/4" = 1'-0" U.N.O.
 DATE: December 24, 2020
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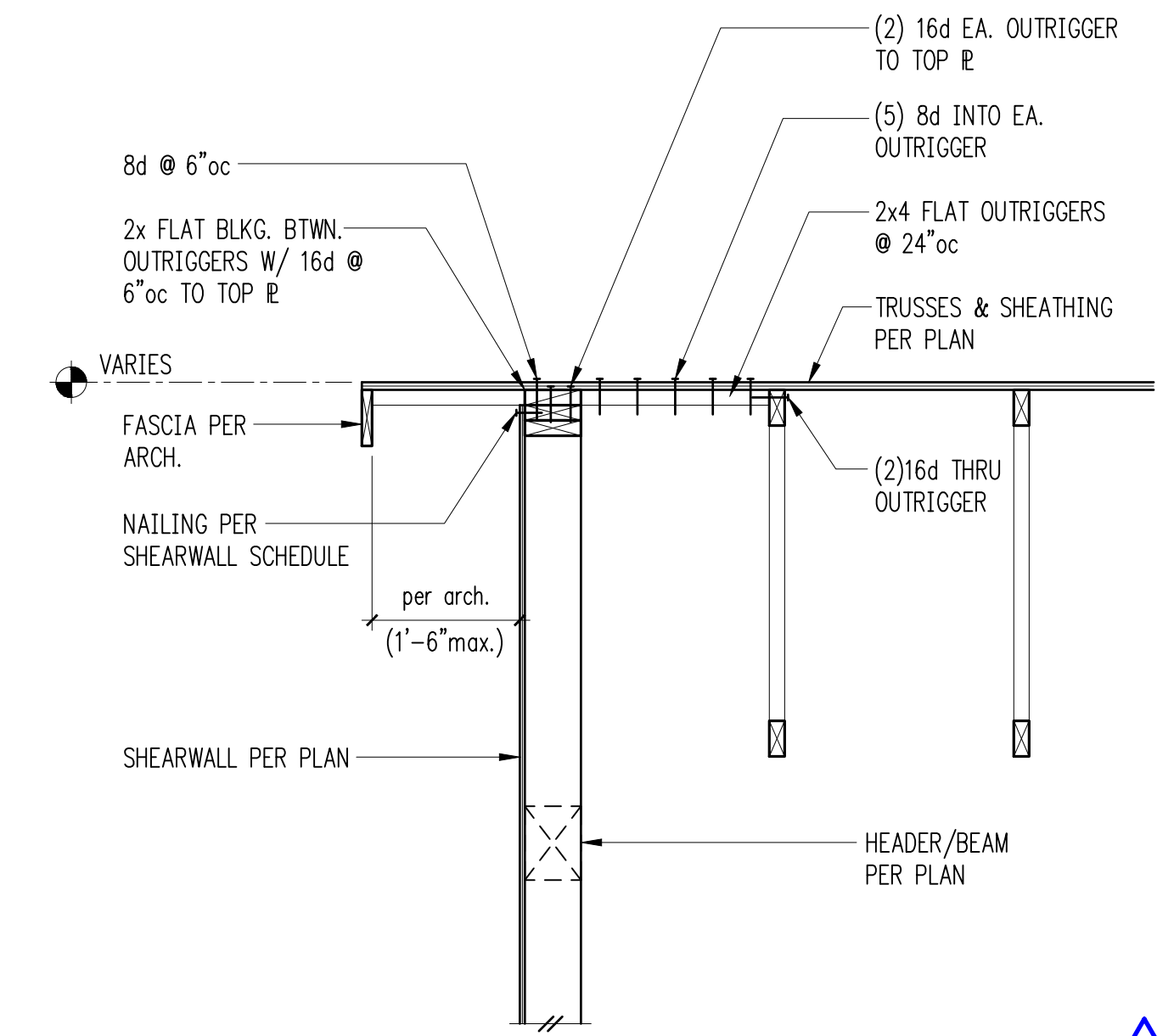
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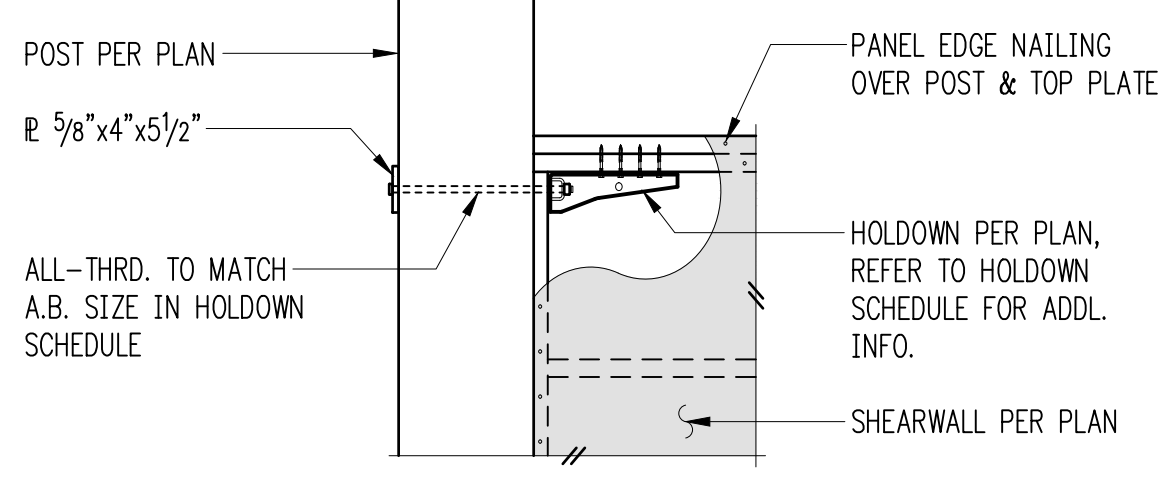
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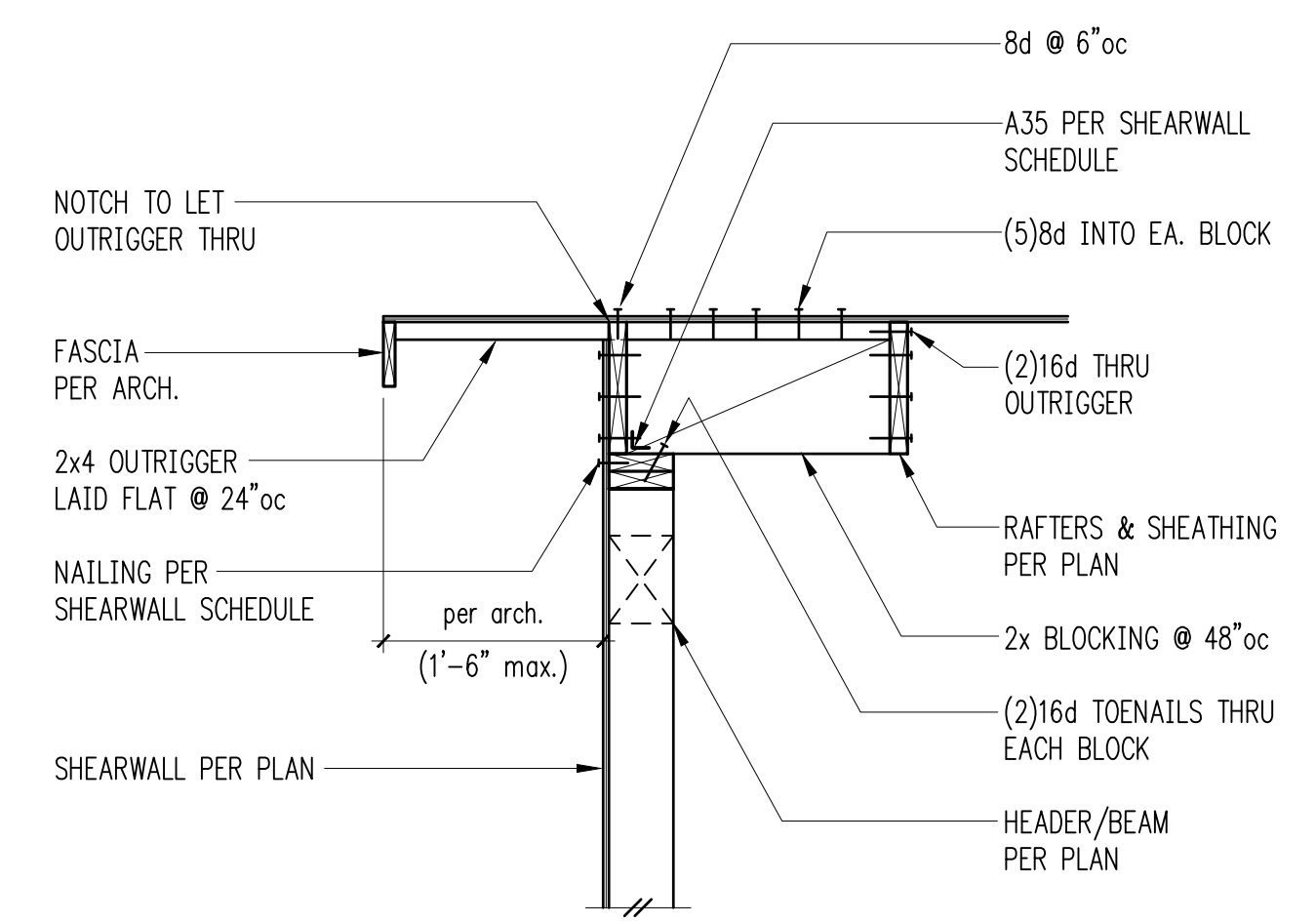
Ridge Beam w/ LRU Hangers 3



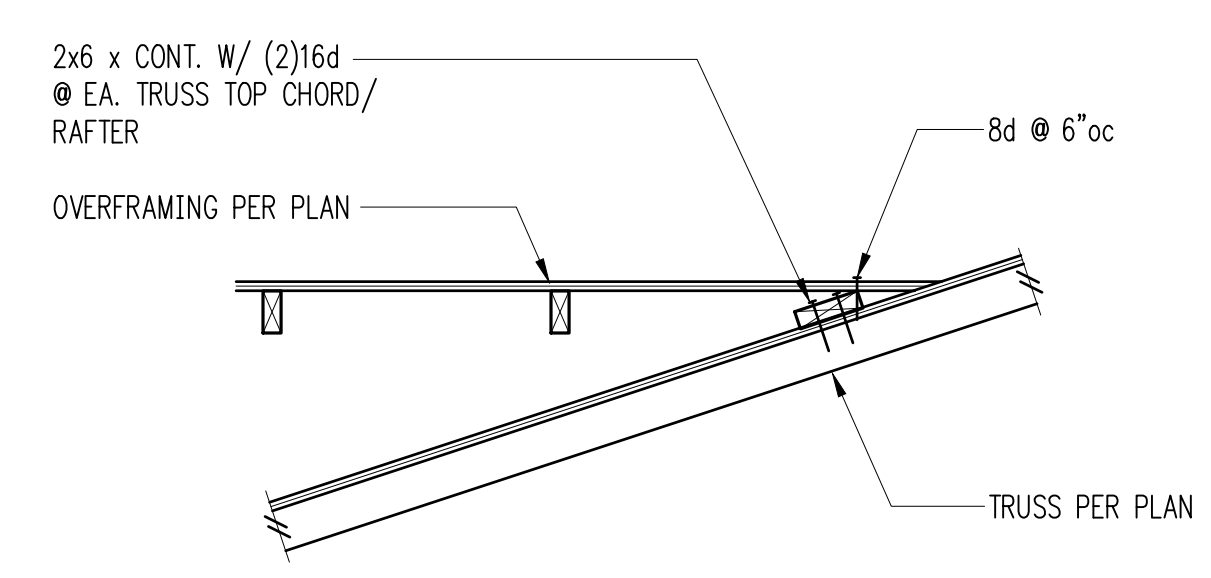
Trusses Parallel to Exterior Wall w/ Flat Outrigger 4



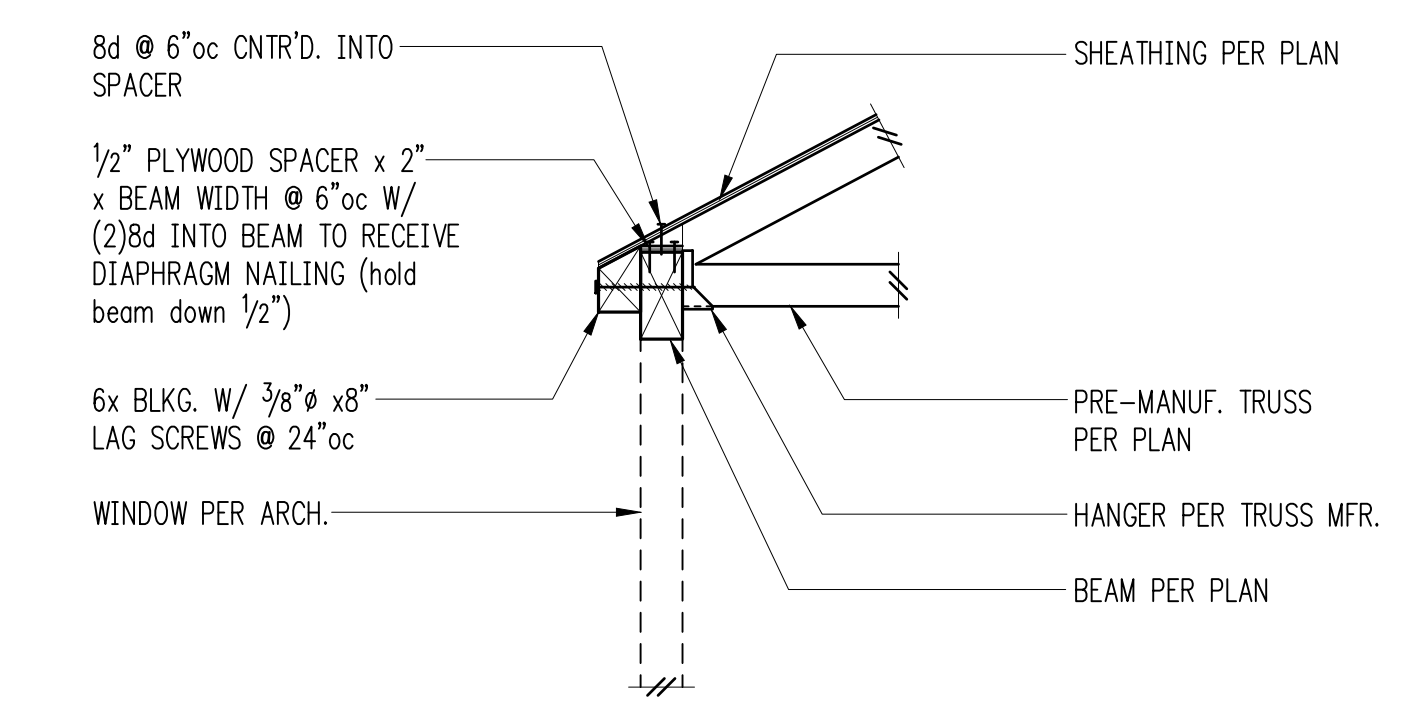
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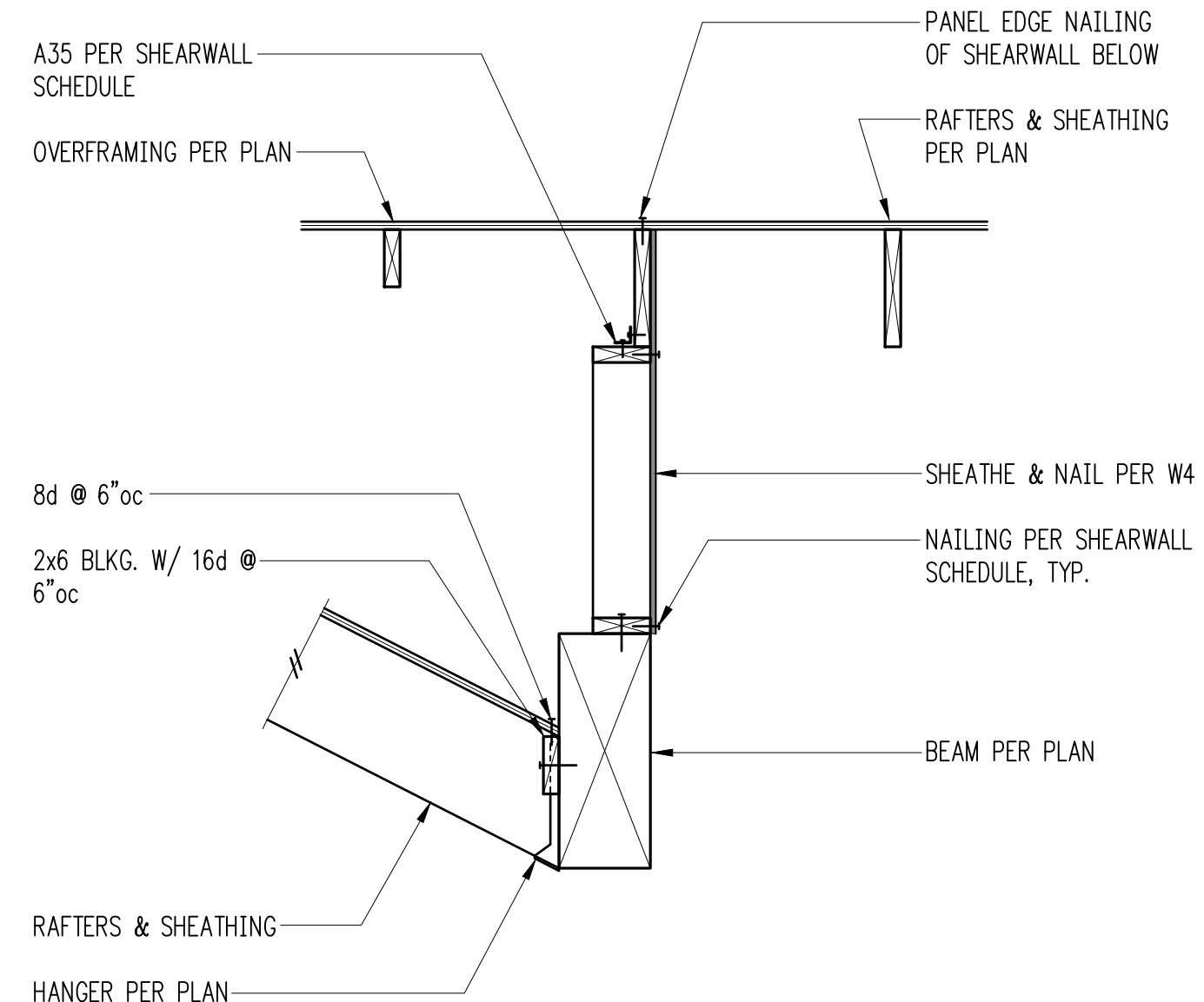
Exterior Non-Bearing Wall 6



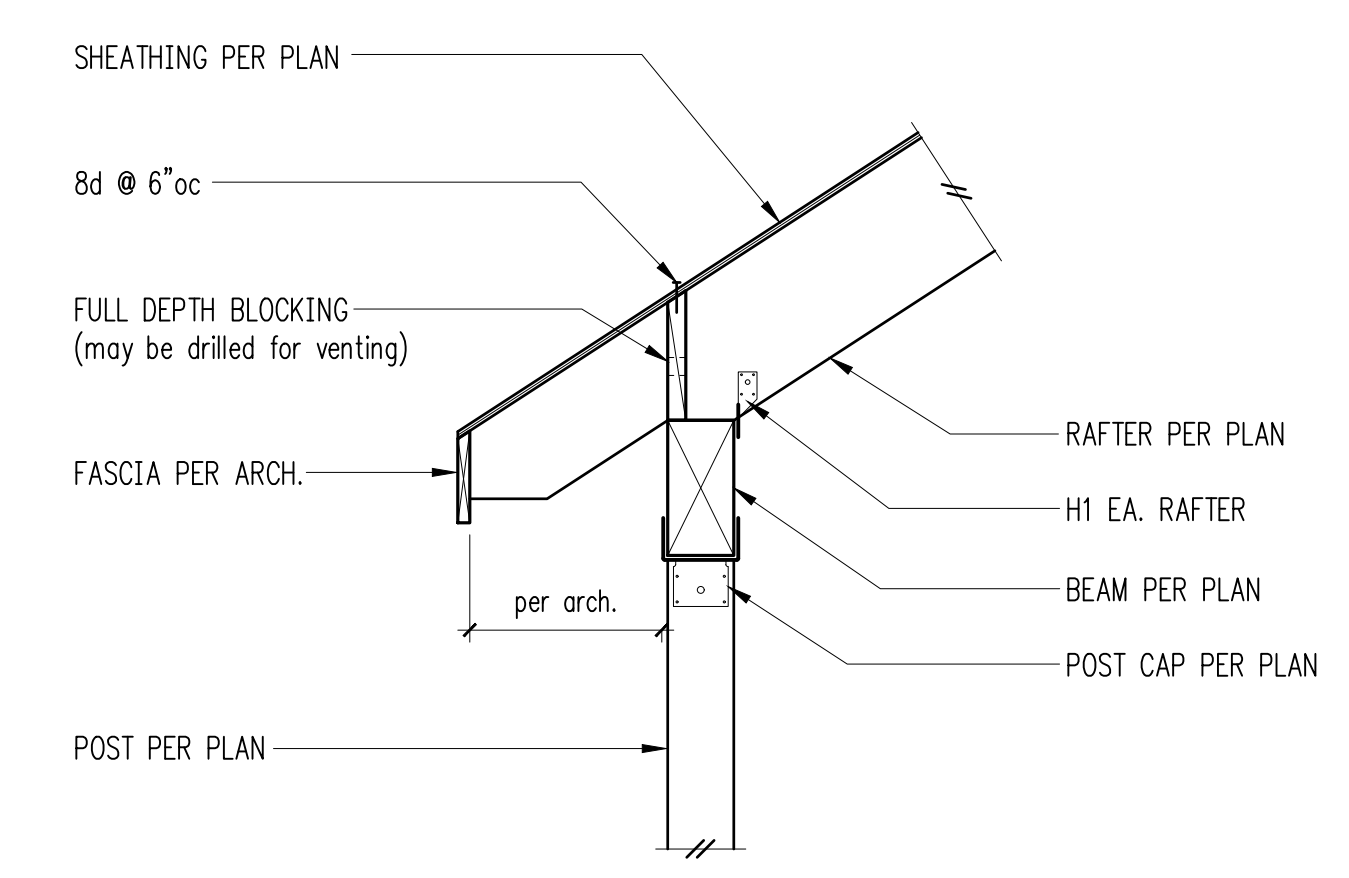
Overframing Connection 7



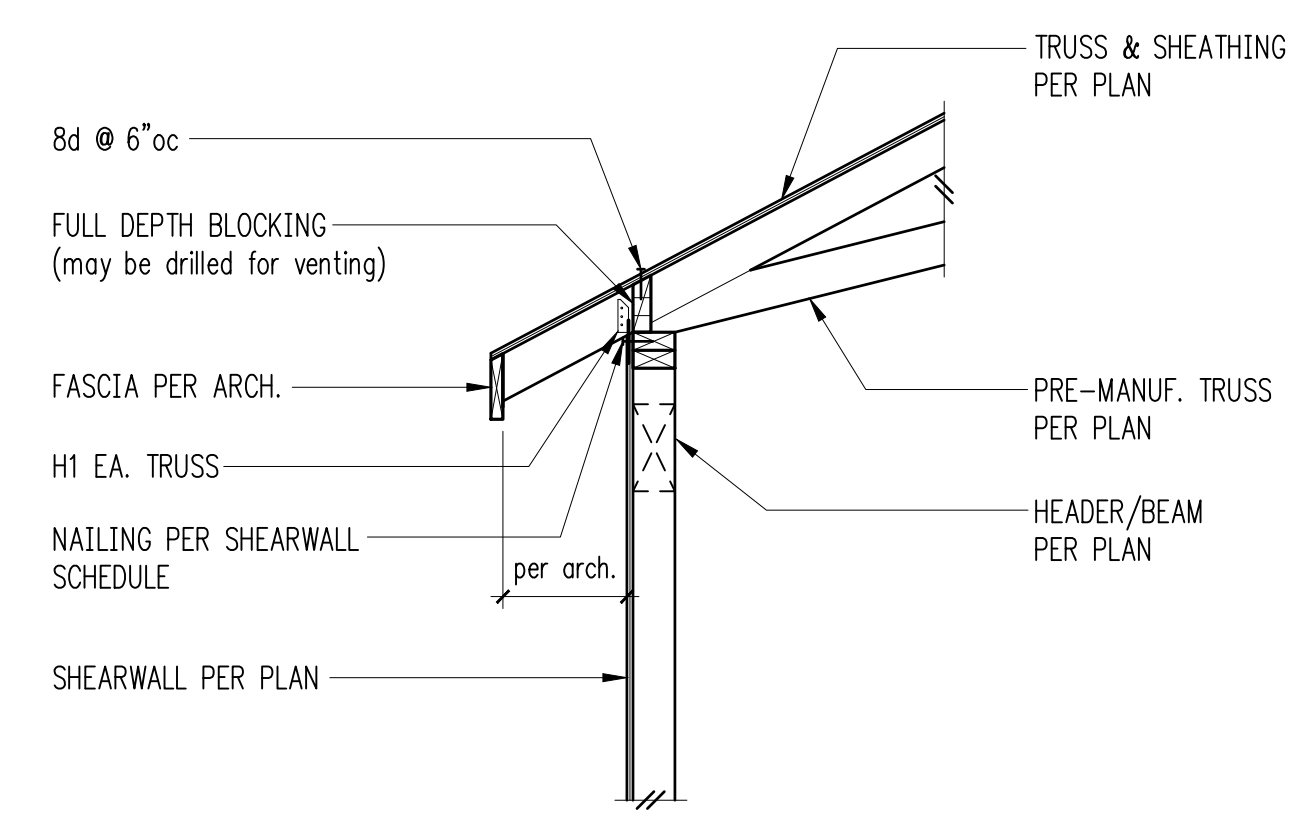
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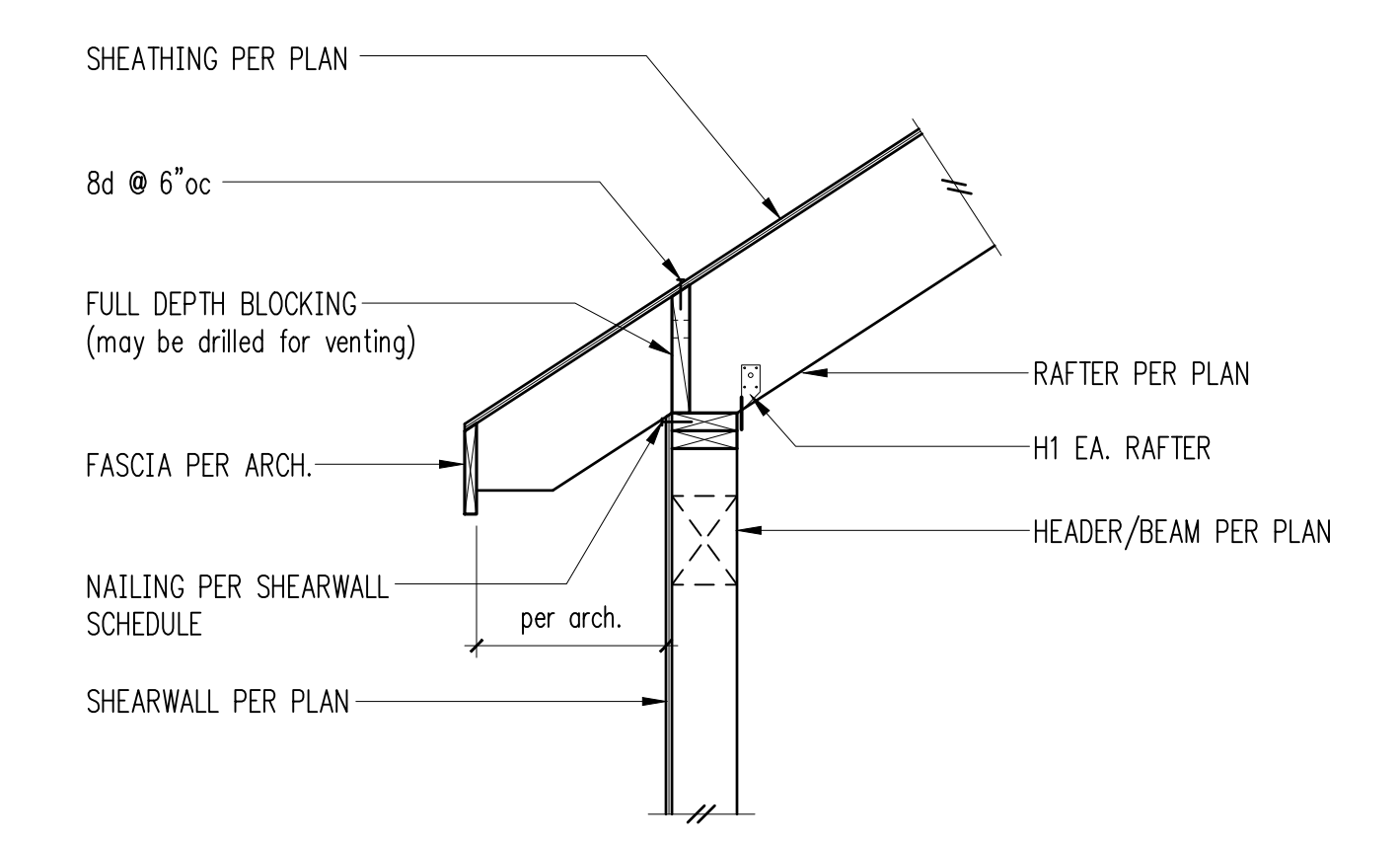
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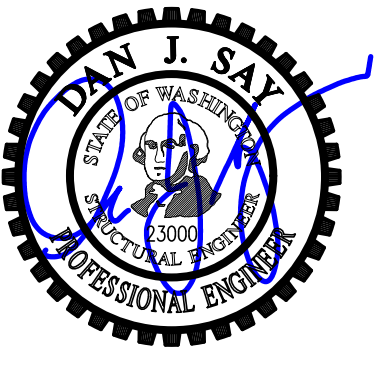
Beam & Post 10



Scissors Trusses Exterior Bearing Wall 11



Exterior Bearing Wall 12



DESIGN: HAA, BDM
 DRAWN: NHD
 CHECKED: BDM
 APPROVED: DJS

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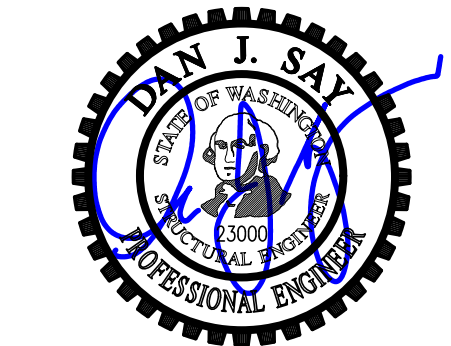
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ARCHITECT:
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ISSUE:
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SHEET TITLE:
Steel Details

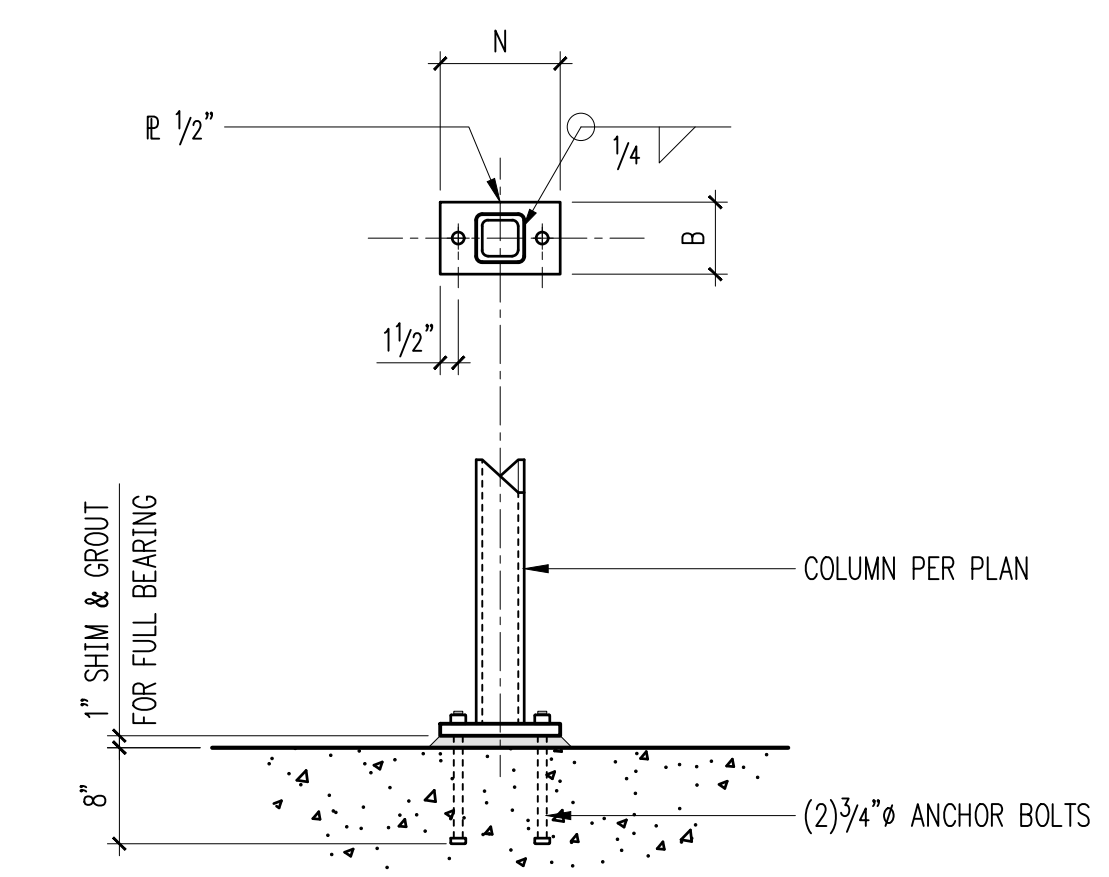
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S5.1

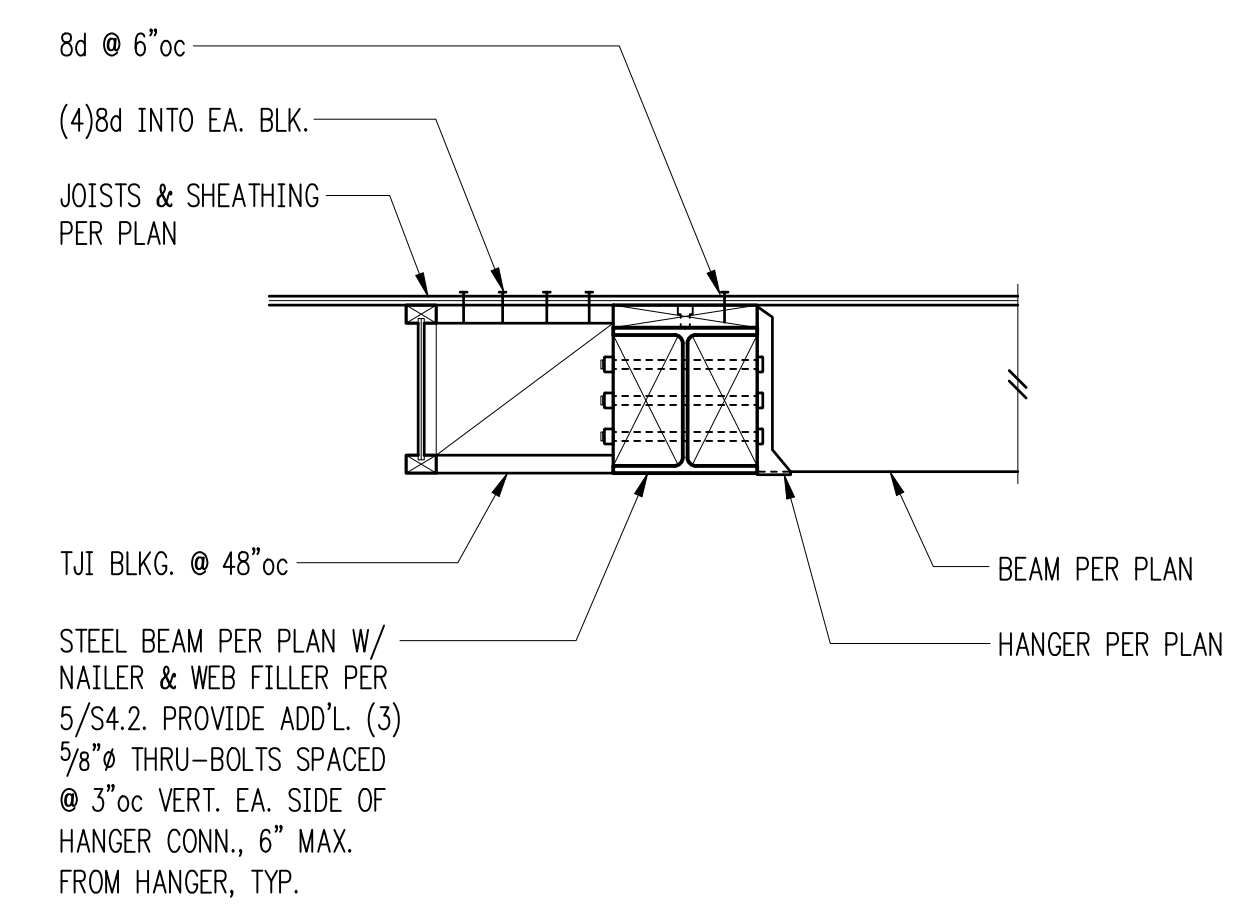
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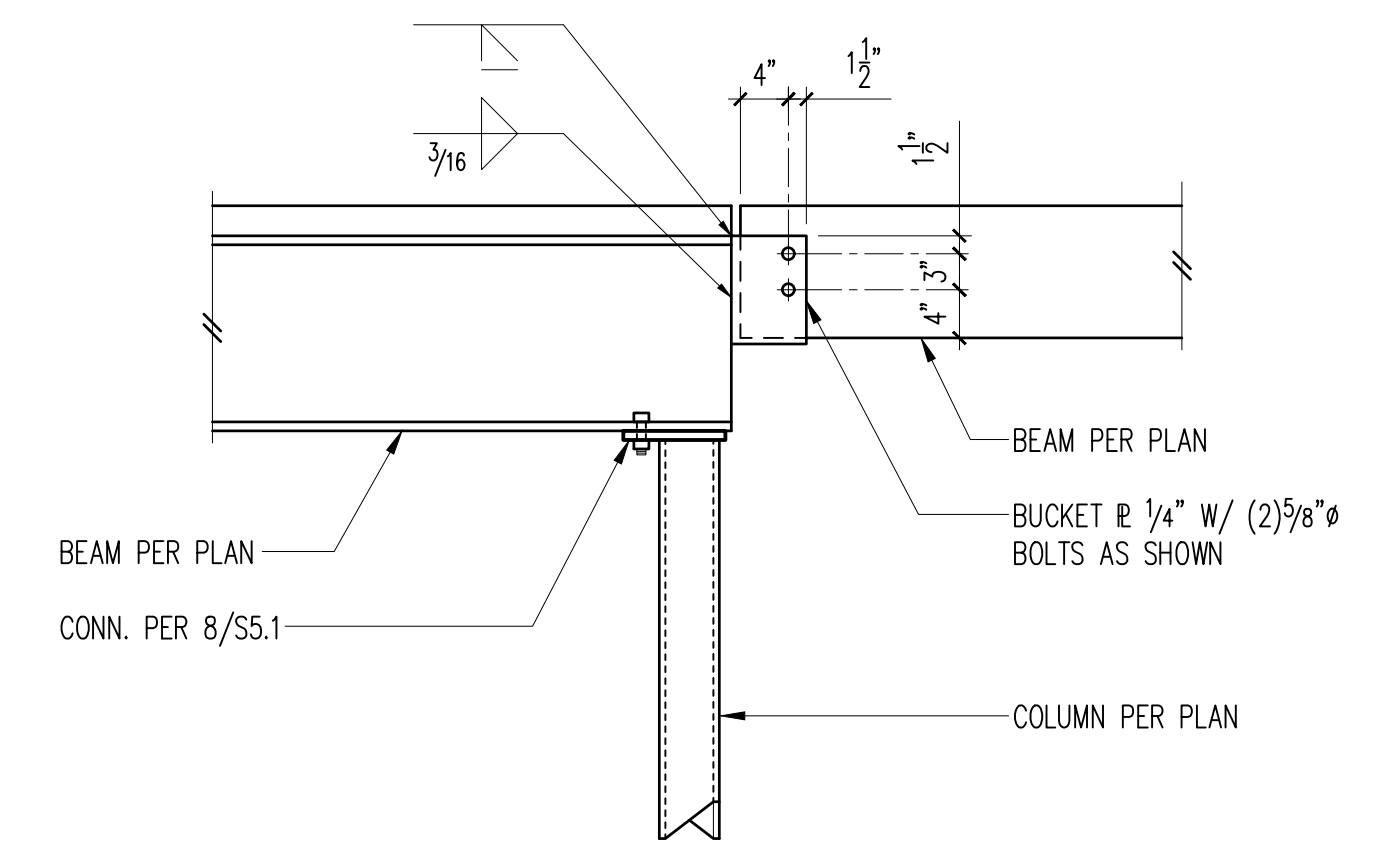
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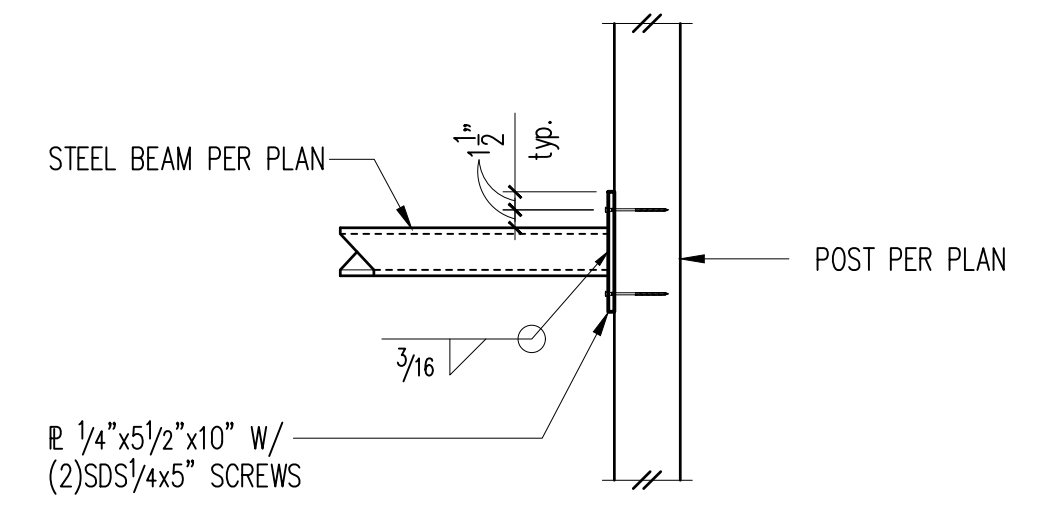
Baseplate - HSS Column 4



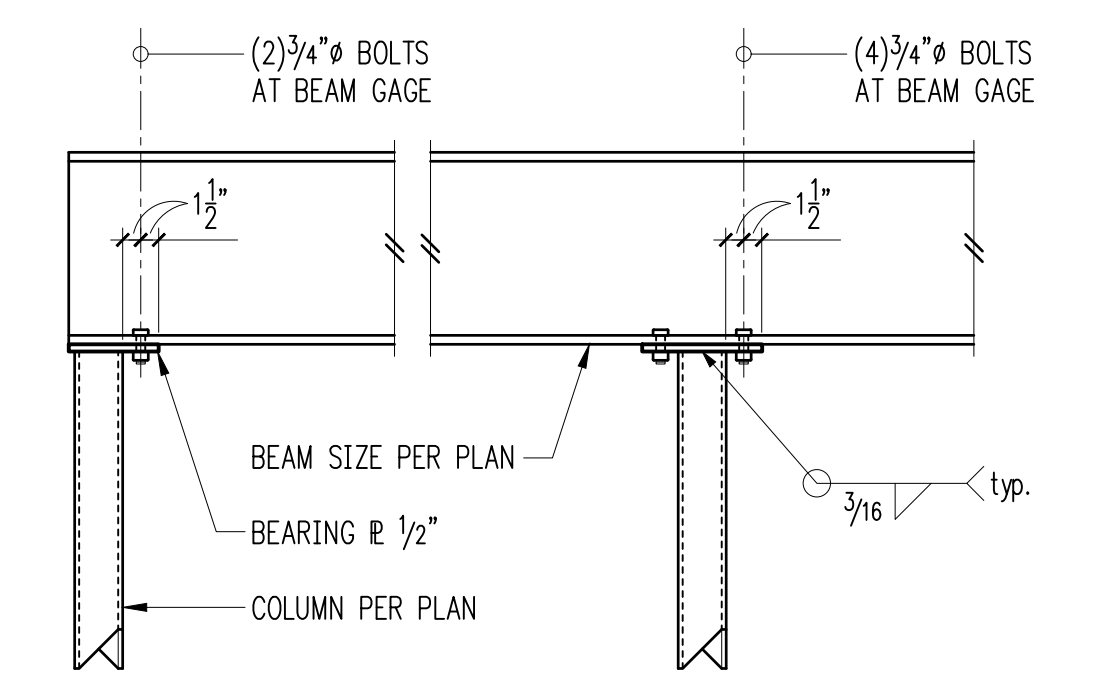
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Beam/Plate Connection - Steel/Wood 6

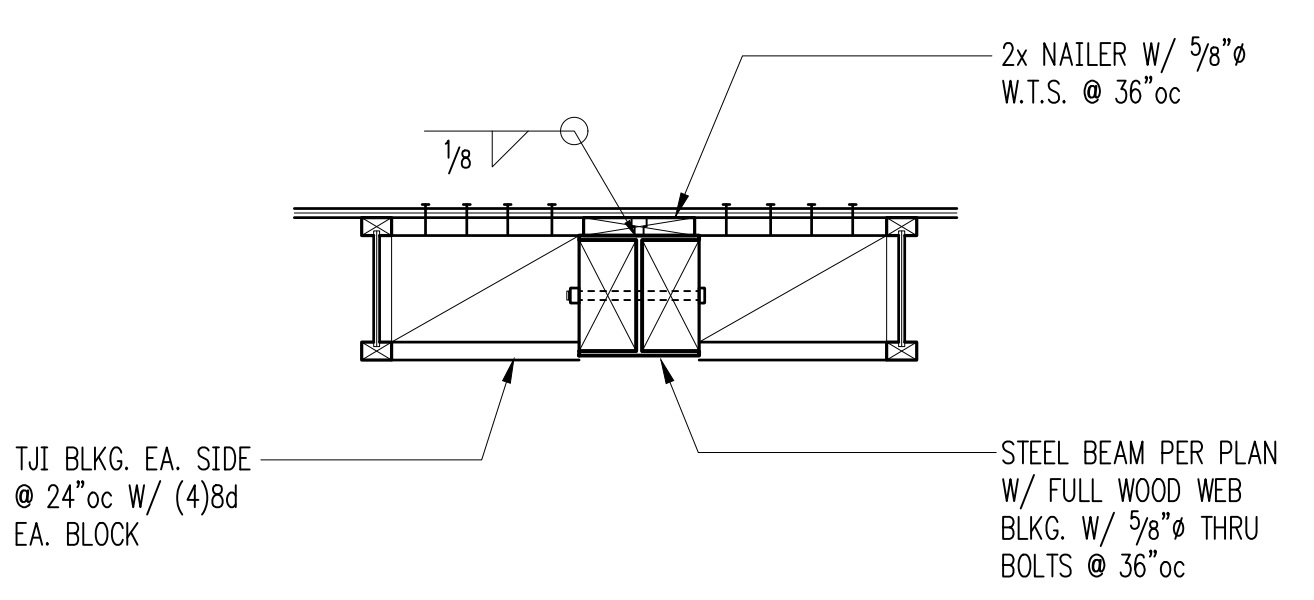


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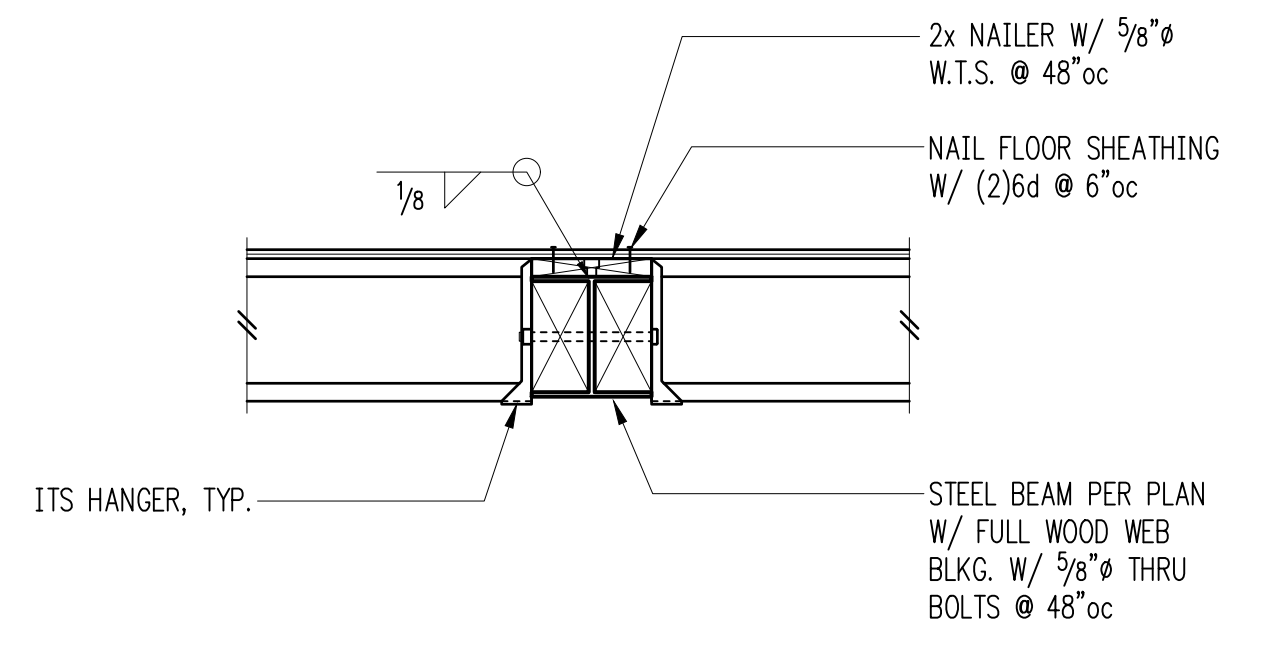


Typical Beam Bearing on HSS or Pipe Column 8

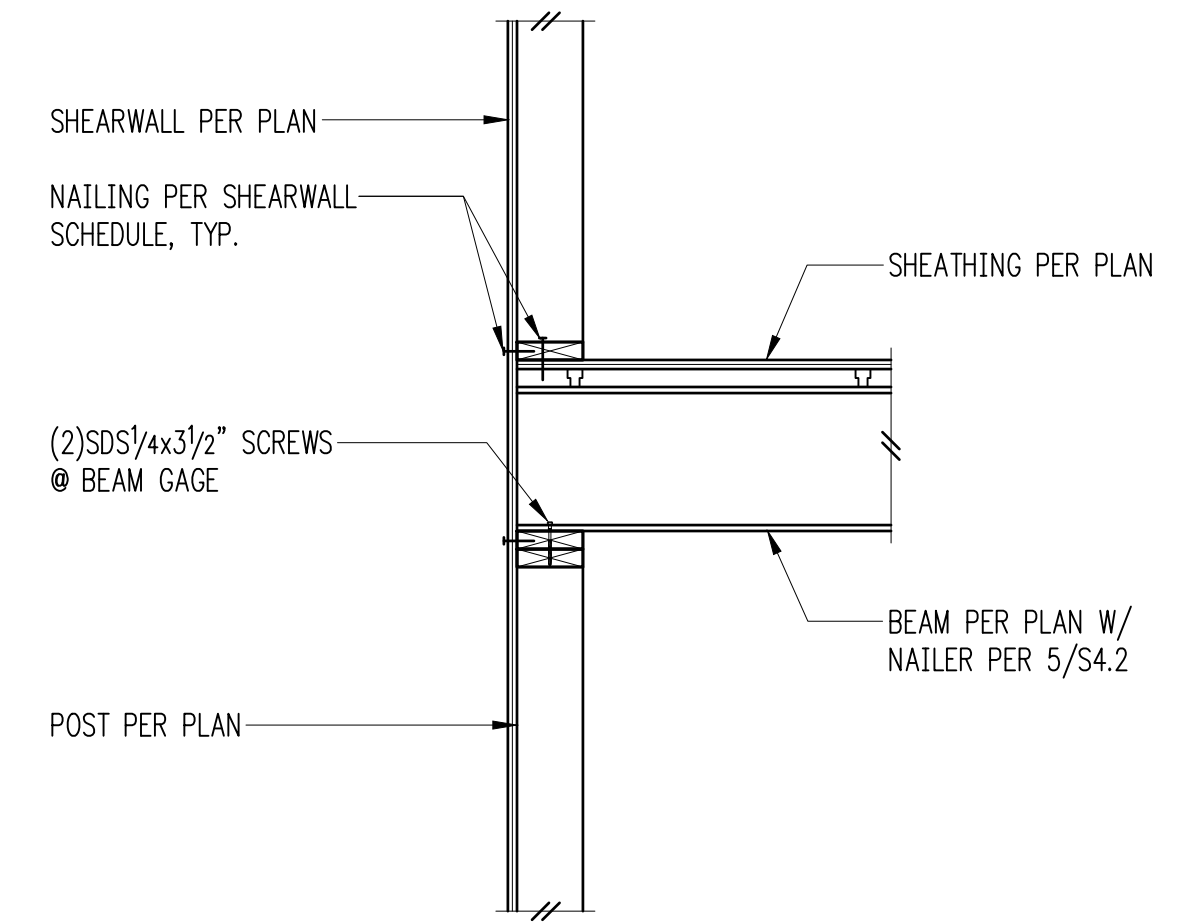
NOTE:
BEARING PLATE THICKNESS SHALL BE 3/4" WHERE DEPTH OF SUPPORTED MEMBER EXCEEDS 24"



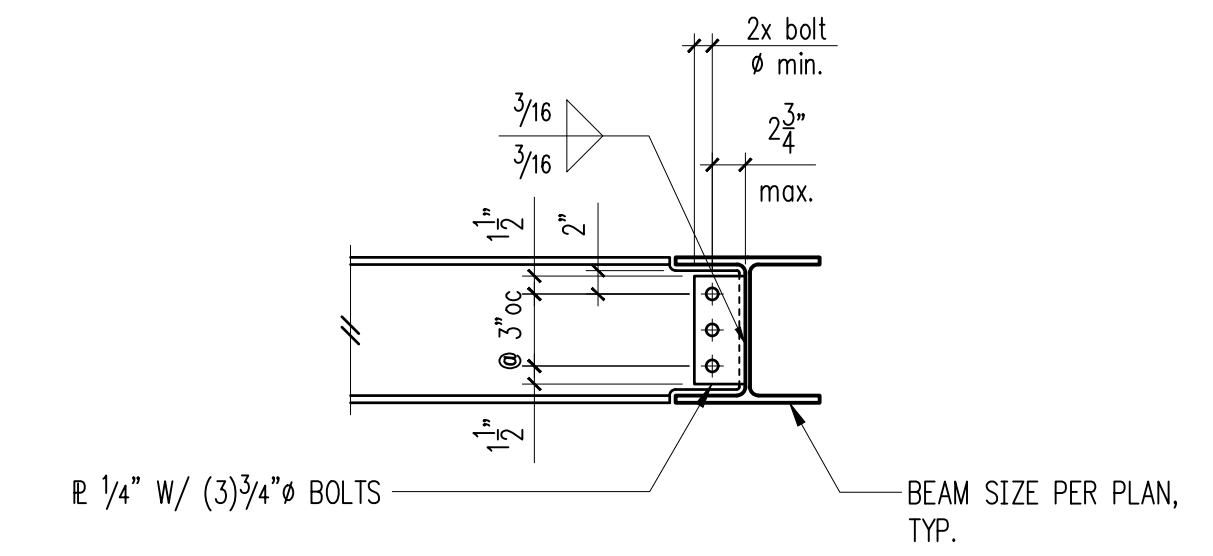
Steel Beam Parallel to Framing 9



Steel Beam Perpendicular to Framing 10



11



NOTES:
1. STANDARD OR SLOTTED HOLES MAY BE USED.
2. BOLT TYPE A325N.
3. MATERIAL - A36

12

General Structural Notes
THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CODE REQUIREMENTS

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2015 EDITION

REFERENCE DOCUMENTS

2. GEOTECH REPORT PER SH. 1.

GENERAL REQUIREMENTS

3. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATIONS, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER AND ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

4. SHOULD ANY DISCREPANCIES BE FOUND IN THE PROJECT DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE INCLUDED IN THE PRICE THE MOST EXPENSIVE WAY OF COMPLETING THE WORK, UNLESS PRIOR TO SUBMISSION OF THE PRICE THE CONTRACTOR ASKS FOR A DECISION FROM THE ENGINEER AND ARCHITECT AS TO WHICH SHALL GOVERN.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTOR'S WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF EXISTING STRUCTURES IN THE FIELD AND SHALL NOTIFY THE ENGINEER OF ALL FIELD CHANGES PRIOR TO FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBER.

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED. SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER, ALL TYPICAL AND NOTES SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

9. THE FOLLOWING ITEMS SHALL BE SUBMITTED IN WRITING FOR APPROVAL TO THE ENGINEER, ARCHITECT AND OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK OR THE FABRICATION OR INSTALLATION OF ANY STRUCTURAL ITEM. THE CONTRACTOR SHALL RETAIN ALL RESPONSIBILITY FOR MEANS AND METHODS OF CONSTRUCTION.

SHORING MONITORING PROGRAM: SEE MONITORING SECTION.
SHORING SEQUENCING PROGRAM
CONCRETE AND GROUT MIX DESIGN

10. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

STRUCTURAL STEEL
MISCELLANEOUS METALS
GROUTS AND CONCRETES.

11. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE DESIGN TEAM.

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS.

12. UTILITY LOCATION: THE UTILITIES INFORMATION SHOWN ON THE PLANS MAY NOT BE COMPLETE. THE SHORING CONTRACTOR SHALL DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRILLING PILE HOLES OR CUTTING OR DIGGING. THIS INCLUDES POTHOLES ALL UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM DEPTHS AND LOCATIONS AND TO VERIFY THAT THERE ARE NO CONFLICTS WITH THE PILE ELEVATIONS. PILES, INCLUDING CONCRETE CASING SHALL MAINTAIN A MINIMUM OF 12" CLEARANCE TO ANY EXISTING UTILITIES TO REMAIN. CONTRACTOR SHALL NOTIFY THE ENGINEER OF CONFLICTS. CONFLICTS SHALL BE RESOLVED IN WRITING PRIOR TO PROCEEDING WITH CONSTRUCTION.

QUALITY ASSURANCE

13. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1704 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL INSPECTIONS. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS WITHIN TWO WEEKS OF COMPLETION OF EACH PHASE OF WORK. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED

STRUCTURAL STEEL FABRICATION AND ERECTION PER TABLE 1705.2
SOIL CONDITIONS, FILL PLACEMENT, AND DENSITY PER TABLE 1705.6
CAST-IN-PLACE DEEP FOUNDATION PER TABLE 1705.8

PERIODIC INSPECTION ALLOWS INSPECTION AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS. CONTINUOUS SPECIAL INSPECTION REQUIRES THAT THE INSPECTOR BE ONSITE AT ALL TIMES THAT WORK REQUIRING SPECIAL INSPECTION IS PERFORMED.

14. INSPECTORS SHALL BRING DEFICIENCIES TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE INSPECTOR SHALL BRING THE UNCORRECTED DEFICIENCY TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE STRUCTURAL ENGINEER IMMEDIATELY AND PRIOR TO COMPLETION OF THAT PHASE OF WORK.

15. SOILS INSPECTION: INSPECTION BY THE SOILS ENGINEER SHALL BE PERFORMED FOR PILE PLACEMENT. ALL PREPARED SOIL BEARING SURFACES SHALL BE INSPECTED BY THE SOILS ENGINEER PRIOR TO PLACEMENT OF PILES. SOIL COMPACTION SHALL BE SUPERVISED BY AN APPROVED TESTING LAB. THE GEOTECHNICAL ENGINEER SHALL ALSO ADVISE ON WATER CONTROL AND SLAB ON GRADE CONSTRUCTION.

SHORING MONITORING

16. A SYSTEMATIC PROGRAM OF MONITORING SHALL BE CONDUCTED DURING THE PROJECT EXECUTION TO DETERMINE THE EFFECT OF CONSTRUCTION ON ADJACENT FACILITIES AND STRUCTURES IN ORDER TO PROTECT THEM FROM DAMAGE. REFER TO REPORT OF GEOTECHNICAL INVESTIGATION FOR RECOMMENDATIONS. FIELD DATA AND MEASUREMENTS ARE TO BE SUBMITTED TO THE STRUCTURAL AND GEOTECHNICAL ENGINEER FOR REVIEW.

17. MONITORING SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR (PLS) LICENSED IN THE STATE OF WASHINGTON.

18. UNLESS OTHERWISE REQUIRED BY THE GEOTECHNICAL ENGINEER, THE MONITORING PROGRAM SHALL INCLUDE A VIDEO OR PHOTOGRAPHIC SURVEY PRIOR TO THE BEGINNING OF THE SHORING INSTALLATION TO DOCUMENT THE CURRENT CONDITIONS OF THE SURROUNDING FEATURES. THE SIZE AND LOCATION OF ANY EXISTING CRACKS IN ADJACENT SLABS, PAVEMENTS OR BUILDINGS SHALL BE MEASURED AND DOCUMENTED. CONTROL POINTS SHALL BE ESTABLISHED AT A DISTANCE WELL AWAY FROM THE WALLS AND SLOPES, AND DEFLECTIONS FROM THE REFERENCE POINTS SHALL BE MEASURED THROUGHOUT CONSTRUCTION BY OPTICAL SURVEY. A MINIMUM OF 3 MONITORING POINTS SHALL BE ESTABLISHED ON NEARBY ADJACENT BUILDINGS. MINIMUM SURVEY FREQUENCY SHALL BE ONCE PER WEEK.

19. SOLDIER PILE MONITORING PROGRAM: FOLLOWING INSTALLATION OF THE SOLDIER PILES, MONITORING POINTS SHALL BE ESTABLISHED ON THE TOP OF THE PILES PRIOR TO PROCEEDING WITH THE EXCAVATION. ONE MONITORING POINT SHALL BE ESTABLISHED FOR EVERY FOUR PILES. THE MONITORING POINTS SHALL BE READ DAILY DURING EXCAVATION OPERATIONS AND TWICE WEEKLY ONCE THE EXCAVATION IS COMPLETED. THE INITIAL READINGS FOR THIS MONITORING SHALL BE TAKEN BEFORE STARTING ANY DEMOLITION OR EXCAVATION ON THE SITE. NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEERS, SHORING DESIGNER, AND THE BUILDING DEPARTMENT IF 5" OF MOVEMENT OCCURS BETWEEN TWO CONSECUTIVE READINGS. THE ENGINEERS AND DESIGNERS SHALL DETERMINE THE CAUSE OF DISPLACEMENT AND DEVELOP REMEDIAL MEASURES IF WARRANTED. PLEASE NOTE THAT A MAXIMUM OF 1" HORIZONTAL DISPLACEMENT IS REQUIRED ANYWHERE ON SHORING WALL SURFACES THROUGHOUT THE SHORING WALL SERVICE LIFETIME. CONSTRUCTION SHALL BE SUSPENDED IMMEDIATELY AND REMEDIAL PROCEDURES APPLIED AS LONG AS A DISPLACEMENT READING EXCEEDS 1". IF THE TOTAL MEASURED LATERAL DEFLECTION OF THE PILES EXCEEDS 1", REMEDIAL MEASURES MAY BE REQUIRED.

20. EACH SET OF MONITORING DATA MUST BE PROVIDED TO THE GEOTECHNICAL ENGINEER FOR REVIEW. IT MAY BE NECESSARY TO INSTALL ADDITIONAL MONITORING POINTS IF WARRANTED BY THE DATA. RECOMMENDATIONS WILL BE PROVIDED BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION IF ADDITIONAL MONITORING POINTS BECOME NECESSARY.

21. SURVEY FREQUENCY MAY BE DECREASED AFTER THE SHORING SYSTEM HAS BEEN INSTALLED AND EXCAVATION IS COMPLETE IF THE DATA INDICATES LITTLE OR NO ADDITIONAL MOVEMENT. CHANGE IN THE SURVEY FREQUENCY SHALL BE APPROVED IN WRITING BY THE GEOTECHNICAL ENGINEER AND THE BUILDING DEPARTMENT. SURVEYING MUST CONTINUE UNTIL THE PERMANENT STRUCTURE (INCLUDING FLOOR SLABS AS BRACES) IS COMPLETE TO FINAL AND STREET GRADES.

GEOTECHNICAL INFORMATION AND CRITERIA

22. INSTALLATION OF SHORING, SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION AND FILLING REQUIREMENTS SHALL CONFORM WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT AND/OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE SUBSURFACE CHARACTERIZATIONS USED TO DESIGN THE SHORING ARE CONTAINED IN THE SOILS REPORT AS REFERENCED ABOVE.

23. EXCAVATIONS FOR FOUNDATIONS SHALL BE PER PLAN DOWN TO UNDISTURBED NATIVE MATERIAL PER THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS. OVER EXCAVATED AREAS SHALL BE BACKFILLED WITH LEAN CONCRETE OR PER GEOTECHNICAL RECOMMENDATIONS AT THE CONTRACTOR'S EXPENSE. EXCAVATION SLOPES SHALL BE SAFE AND SHALL NOT BE GREATER THAN THE LIMITS SPECIFIED BY LOCAL, STATE, AND NATIONAL SAFETY REGULATIONS. CONTRACTOR SHALL PROTECT CUT SLOPES AS NECESSARY IF CONSTRUCTION OCCURS DURING WET WEATHER, AND SHALL CONTROL AND MANAGE RUNOFF TO MINIMIZE EFFECTS ON CONSTRUCTION.

24. DESIGN SOIL CAPACITIES ARE DETERMINED BY THE GEOTECHNICAL ENGINEER. THE SOIL PRESSURES INDICATED ON THE SOIL PRESSURE DIAGRAM WERE USED FOR DESIGN, IN ADDITION TO THE DEAD AND LIVE LOADS. SEE REPORT OF GEOTECHNICAL INVESTIGATION FOR MORE COMPLETE INFORMATION, INCLUDING RECOMMENDATIONS FOR SHORING IN GENERAL, SHORING MONITORING, EXCAVATION, LAGGING, AND DRAINAGE.

25. SOIL DESIGN PARAMETERS PER SH. 1.

26. SHORING DURATION: PERMANENT

CONCRETE

27. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905, 1906, AND ACI 301. STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS:

f'c (PSI)	Minimum Cement Per Cubic Yard	Max. Water Per 94 LB Cement	Use
-----	1-1/2 sacks	-----	pile lean concrete

STEEL

28. STEEL SPECIFICATIONS: DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC MANUAL, AISC 360 AND SECTION 2205 OF THE BUILDING CODE.

29. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	FY
WIDE FLANGE SHAPES	A992	50 KSI
OTHER SHAPES, PLATES, AND RODS	A36	36 KSI
HEADED SHEAR STUDS	A108	

30. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT 20 DEGREES F AND 40 FT-LBS AT 70 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

31. PERMANENT STEEL SHORING SHALL BE GALVANIZED OR PAINTED BLACK FOR CORROSION RESISTANCE.

WOOD

32. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

Use	Grade	Fb (psi)
4X TIMBER LAGGING	DOUGLAS-FIR NO. 1	1000
6X TIMBER LAGGING	DOUGLAS-FIR NO. 1	1350

33. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2012 EDITION) WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

PILE AND LAGGING CONSTRUCTION

34. DEMOLITION: SHORING AND SOIL EXCAVATION SHALL BE DONE SIMULTANEOUSLY.

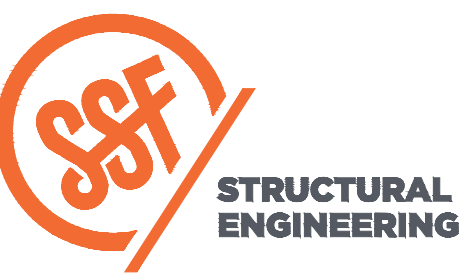
35. DIMENSIONS AND LOCATION OF EXISTING STRUCTURES SHALL BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBER. NOTIFY ENGINEER ABOUT ANY DISCREPANCIES PRIOR TO FABRICATION.

36. PILE HOLES SHALL BE DRILLED WITHOUT LOSS OF GROUND AND WITHOUT ENDANGERING PREVIOUSLY INSTALLED PILES AND ANCHORS. THIS MAY INVOLVE CASING THE HOLES OR OTHER METHODS OF PROTECTION FROM CAVING. REFER TO REPORT OF GEOTECHNICAL INVESTIGATION FOR RECOMMENDED HOLE DIGGING PROCEDURE.

37. STEEL PILE PLACEMENT TOLERANCES:

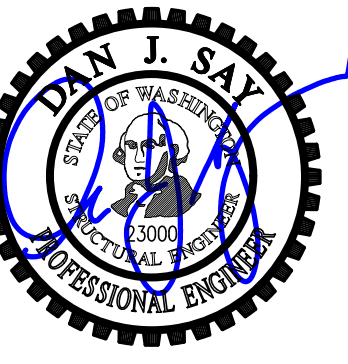
- 1" INSIDE PERPENDICULAR TO SHORING WALL.
- 1" OUTSIDE PERPENDICULAR TO SHORING WALL.
- 3" Laterally.
- 1" IN ANY DIRECTION

38. LAGGING: TIMBER LAGGING SHALL BE INSTALLED IN ALL AREAS. VOIDS BETWEEN LAGGING AND SOIL SHALL BE BACKFILLED WITH PEA GRAVEL OR LEAN MIX FILL. DRAINAGE BEHIND THE WALL MUST BE MAINTAINED. IT IS CONTRACTOR'S RESPONSIBILITY TO LIMIT THE AMOUNT OF EXPOSED SOIL WITHOUT LAGGING TO AVOID LOSS OF SOIL. MAXIMUM HEIGHT OF 4 FEET IS RECOMMENDED. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO AVOID GROUND LOSS DURING EXCAVATION.



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DESIGN:	HAA, BDM
DRAWN:	NHD
CHECKED:	BDM
APPROVED:	DJS

REVISIONS:

1	Corrections	May 4, 2021
2	Corrections 2	Aug. 13, 2021
3	Permit Revisions	Apr. 22, 2022
4	Corrections	Jun. 10, 2022

DPD:

PROJECT TITLE:

Clarkson Residence
8163 West Mercer Way
Mercer Island, WA 98040

ARCHITECT:

Brandt Design Group
66 Bell Street, Unit 1
Seattle, WA 98121
PH 206.239.0850

ISSUE:

PERMIT

SHEET TITLE:

General Shoring Notes

SCALE:

DATE: December 24, 2020

PROJECT NO: 01519-2021-11

SHEET NO:

SH1.1



DESIGN: HAA, BDM
DRAWN: NHD
CHECKED: BDM
APPROVED: DJS

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Shoring Plan

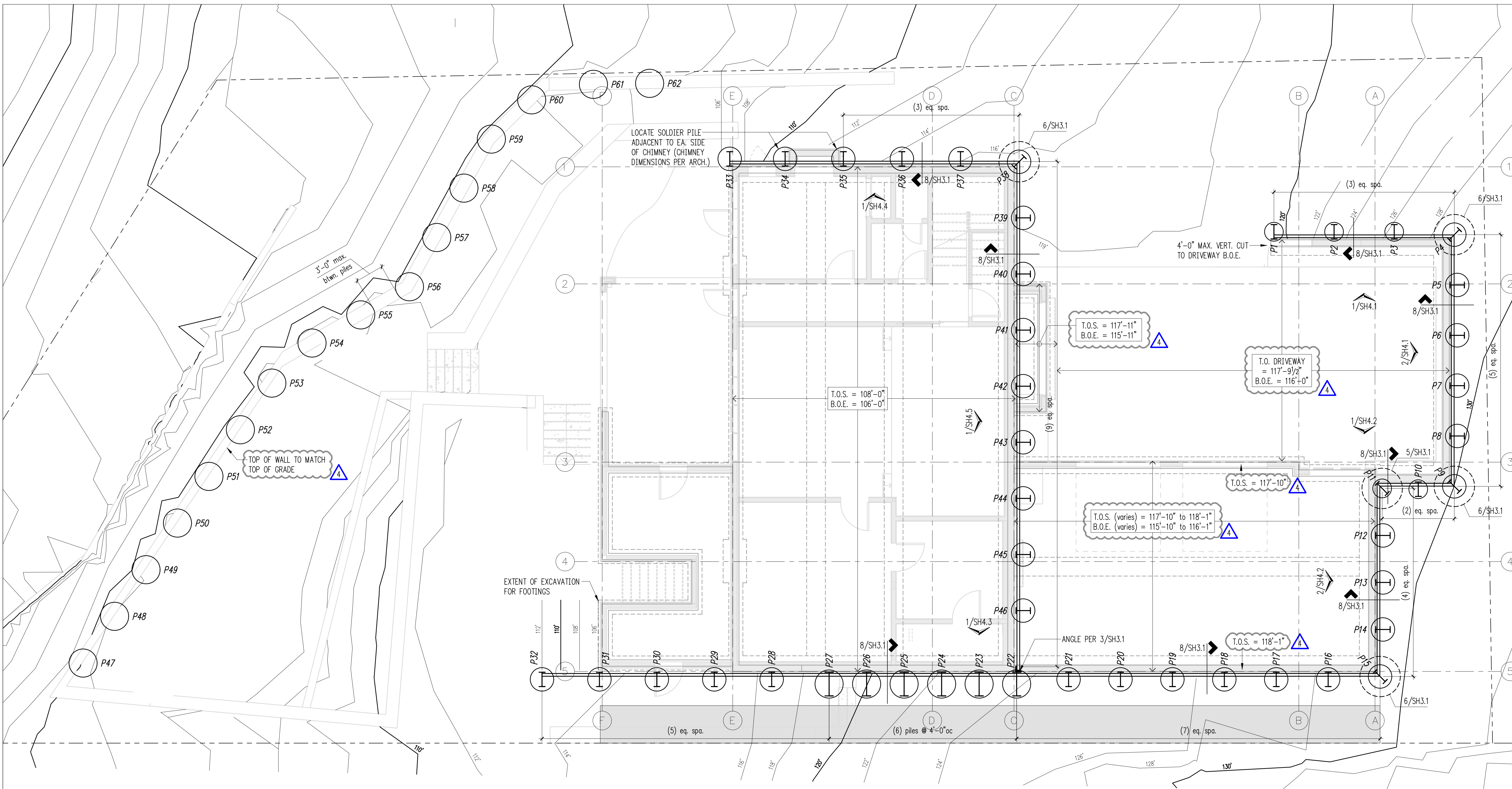
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DATE: December 24, 2020

PROJECT NO: 01519-2021-11

SHEET NO:

SH2.1



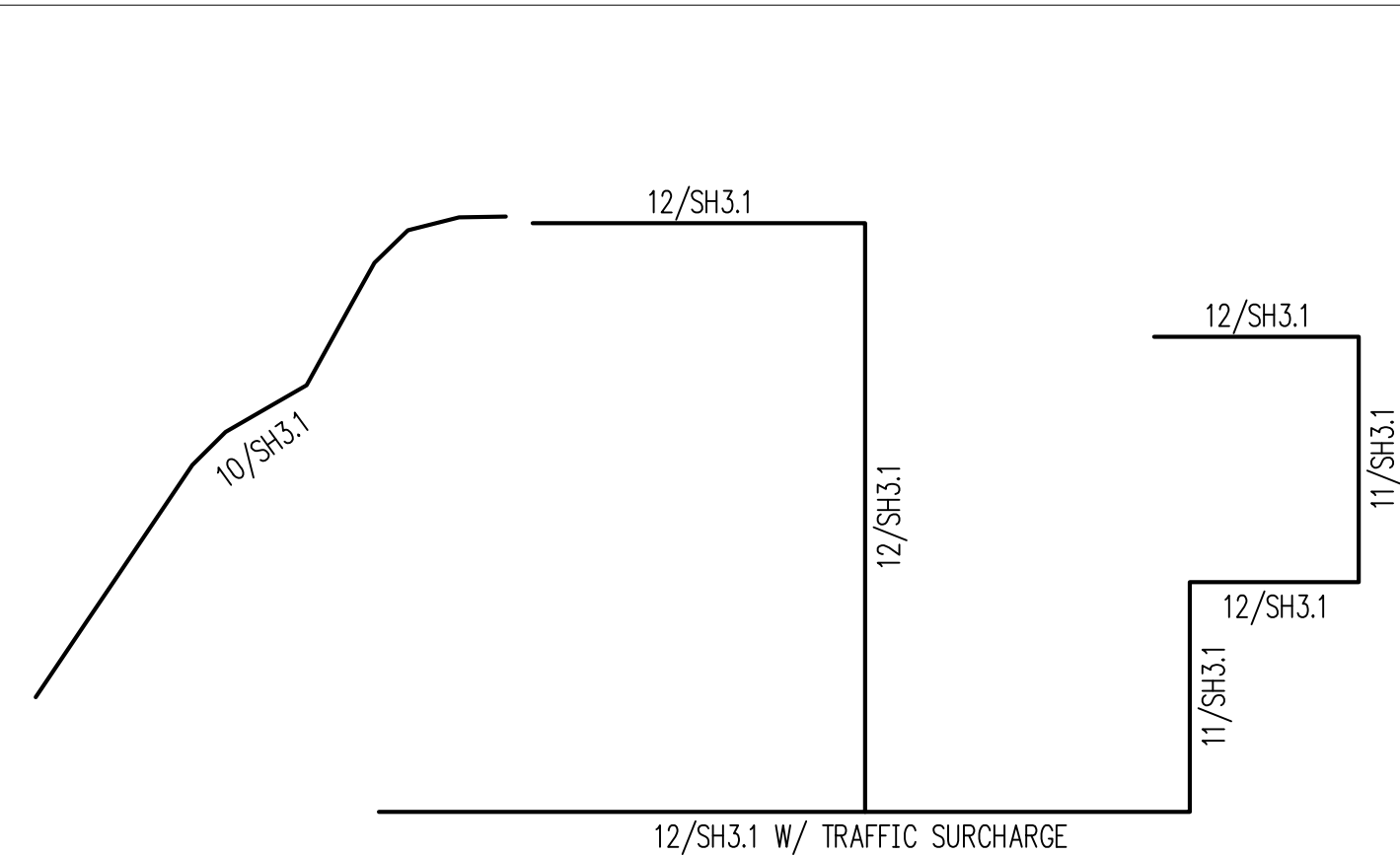
Plan Notes

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- TYPICAL TIMBER LAGGING SHALL CONSIST OF 4x12 HF #2 WITH A BASE VALUE OF FB=900 PSI UNLESS NOTED OTHERWISE ON PLAN.
- OBSTRUCTIONS MAY BE ENCOUNTERED DURING EXCAVATION AND SHORING/PILE INSTALLATION. NOTIFY ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER IF OBSTRUCTIONS PREVENT INSTALLATION OF PILES PER PLANS.
- FOR EACH PILE UTILIZING LEAN CONCRETE, THE REQUIRED VOLUME OF GROUT SHALL BE CALCULATED PRIOR TO, AND MONITORED DURING INSTALLATION. GROUTING OPERATIONS SHALL BE STOPPED IF THE PUMPED GROUT VOLUME EXCEEDS THE CALCULATED GROUT VOLUME BY 10%.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
- MAXIMUM GRAVITY LOAD ON SOLDIER PILE = 35k (ALLOWABLE)

Legend

- STEM WALL & FOOTING PER S2.1 & S2.2
- SHORING PILE PER SCHEDULE, THIS SHEET
- T.O.S. TOP OF SLAB
- B.O.E. BOTTOM OF EXCAVATION
- ADJACENT DRIVEWAY SURCHARGE APPLIED TO PILES P15-P31

Loading Diagram



Pile Schedule

MARK	AUGER DIA. (min.)	STEEL PILE SIZE	PERM./TEMP.	MIN. EMBED D	MAX. SHORING HEIGHT
P1-P3	24"	W18x50	PERM.	22'-0"	11'-0"
P4-P9	30"	W24x84	PERM.	28'-0"	14'-0"
P10	30"	W18x65	PERM.	24'-0"	13'-0"
P11-P14	30"	W24x84	PERM.	26'-0"	13'-0"
P15-P21	30"	W24x84	PERM.	25'-0"	13'-0"
P22-P27	42"	W33x169	PERM.	36'-0"	18'-0"
P28-P32	30"	W18x86	PERM.	22'-0"	11'-0"
P33-P37	30"	W18x50	PERM.	17'-0"	10'-0"
P38-P46	30"	W18x86	PERM.	23'-0"	13'-0"
P47-P62 (stabilization piles)	36"	W30x90	PERM.	21'-0" (below elev. 89'-0")	16'-0" (max. elev. 105'-0")



DESIGN: HAA, BDM
DRAWN: NHD
CHECKED: BDM
APPROVED: DJS

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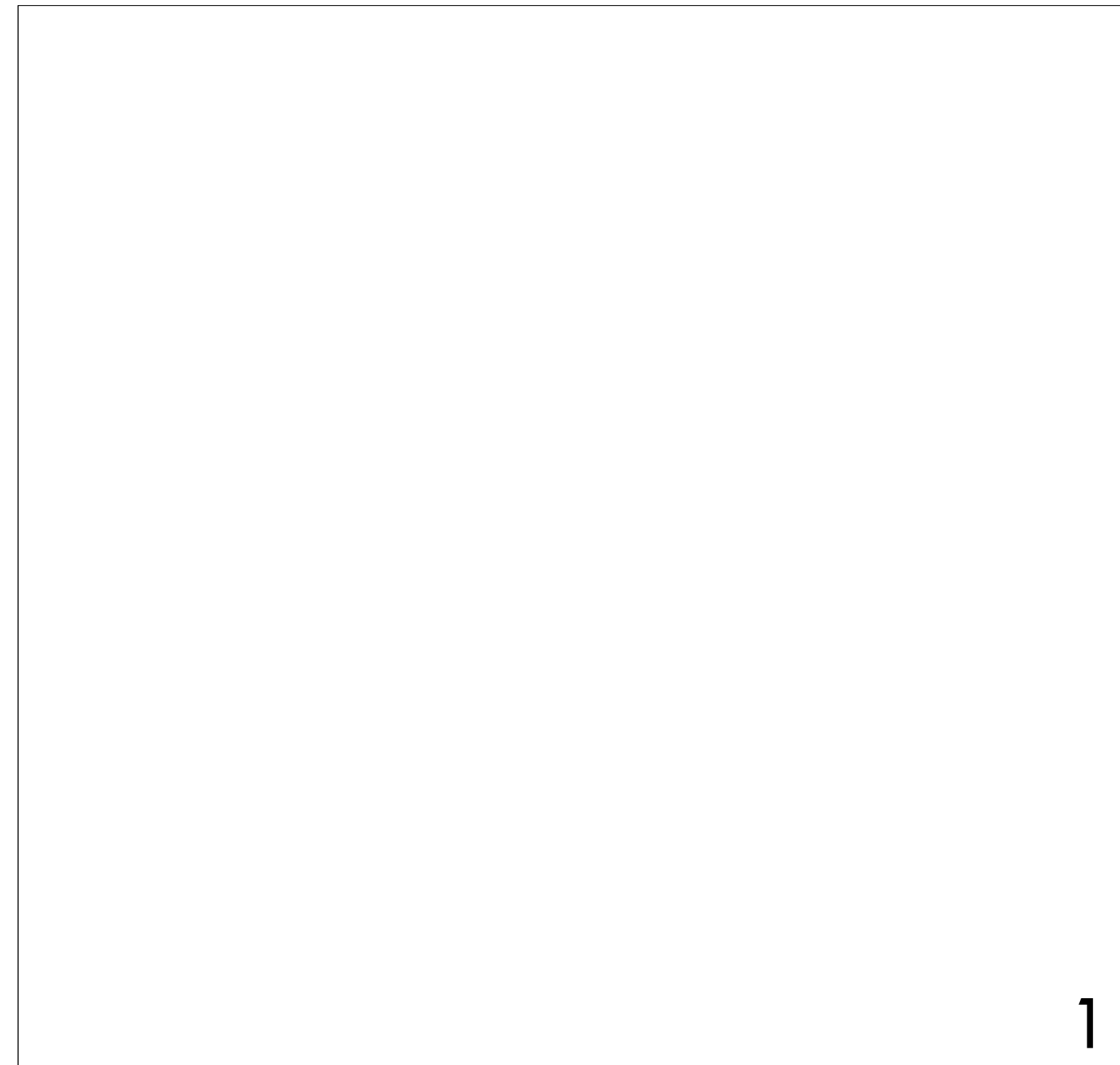
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ISSUE:
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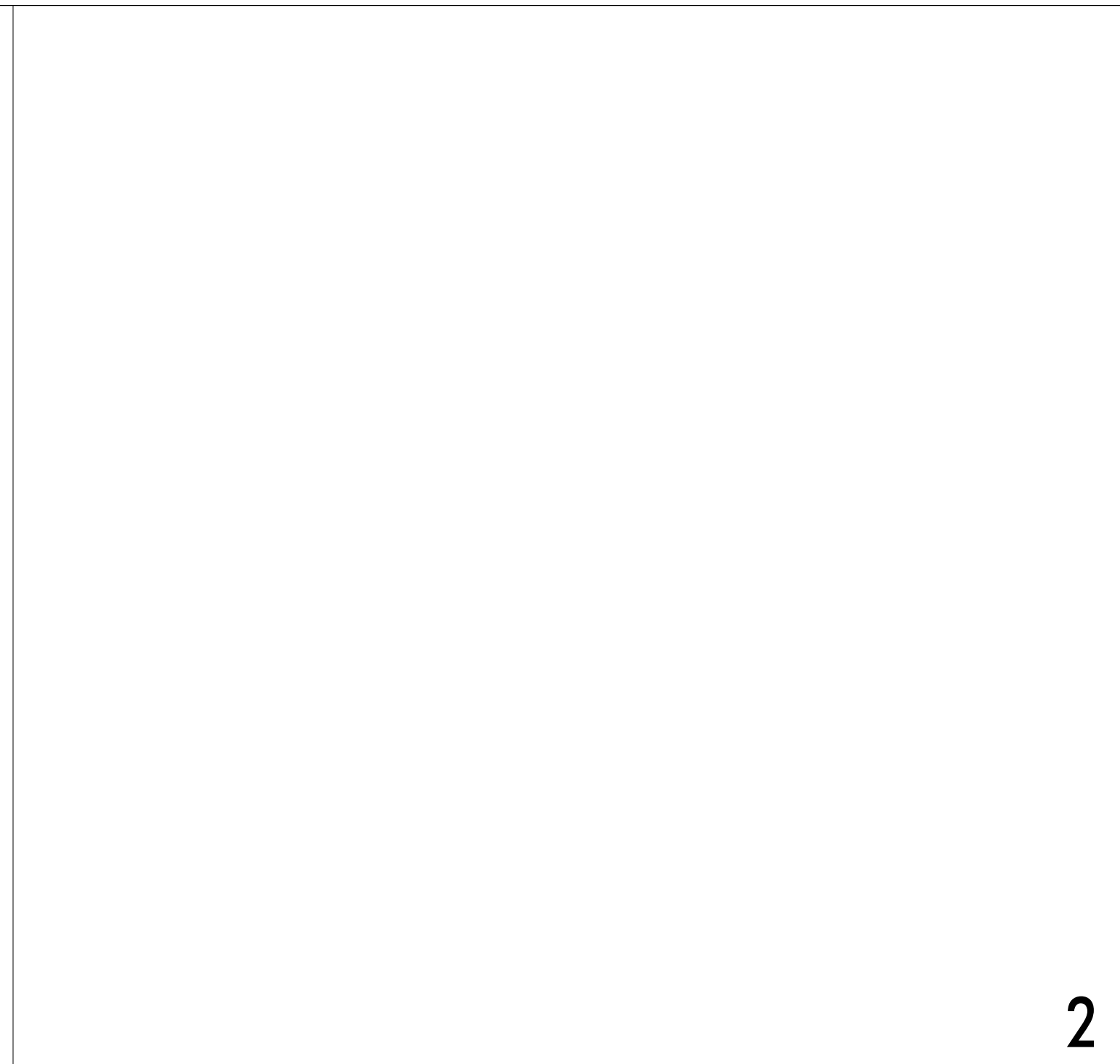
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DATE: December 24, 2020
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SHEET NO:

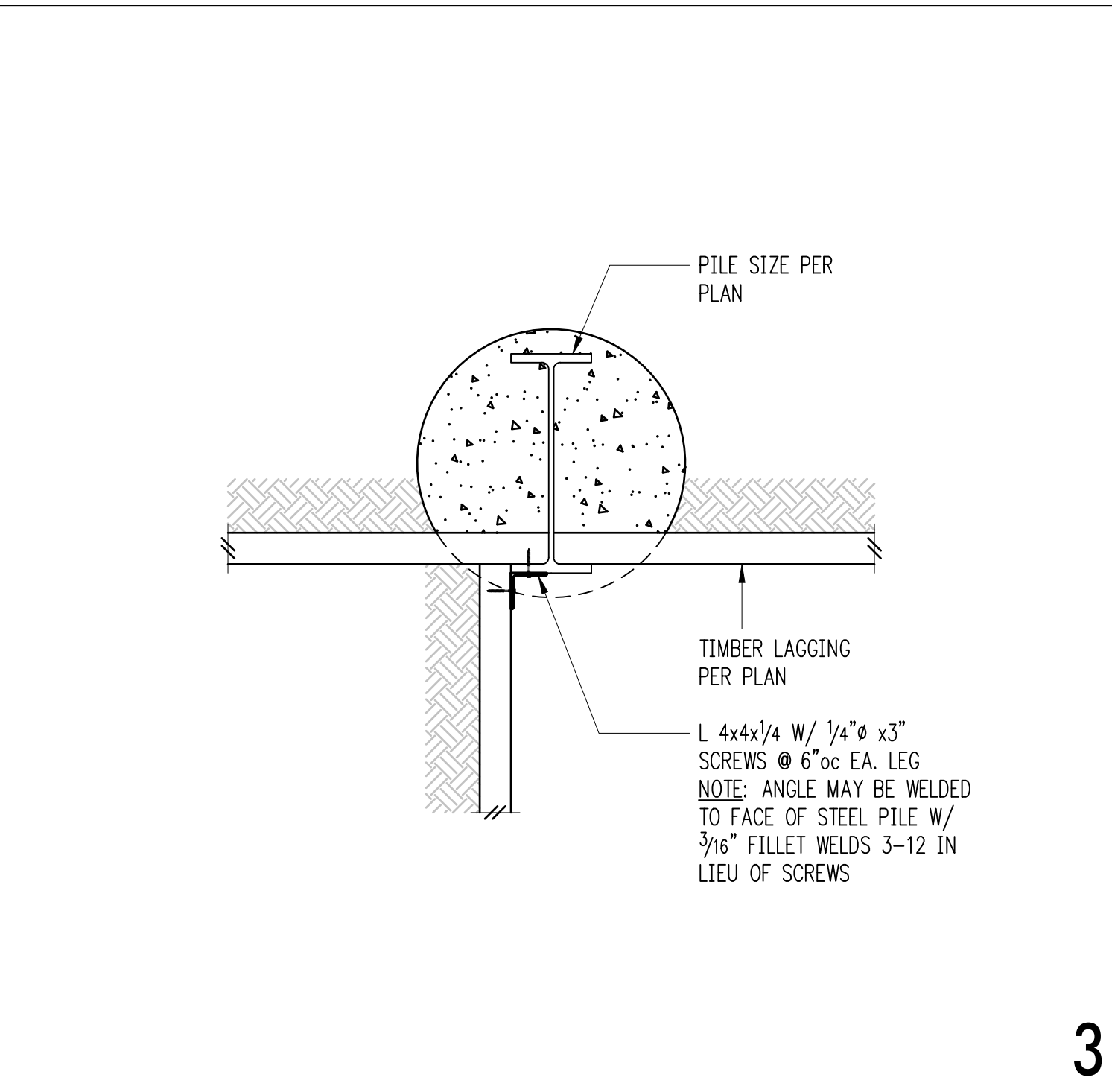
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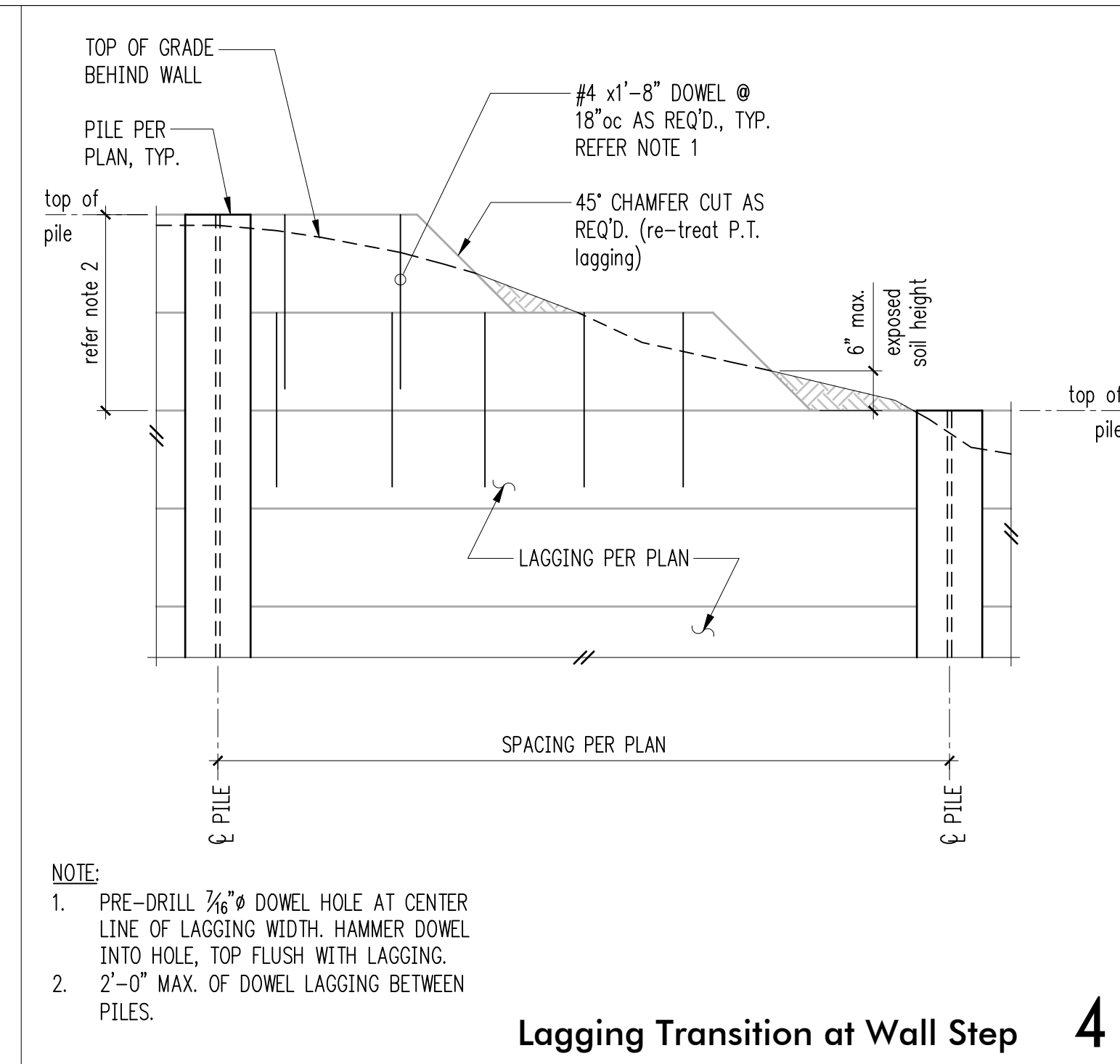
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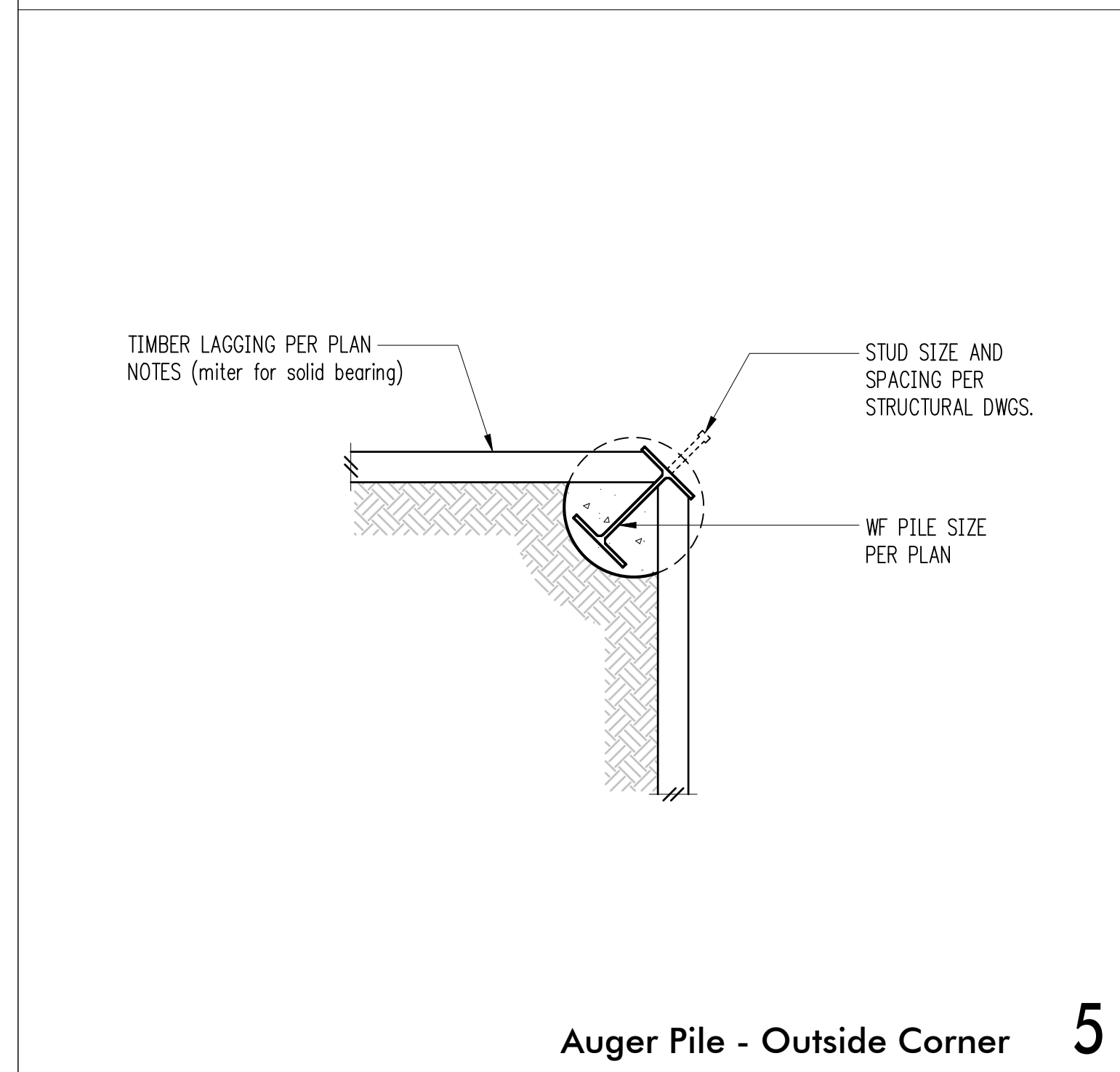
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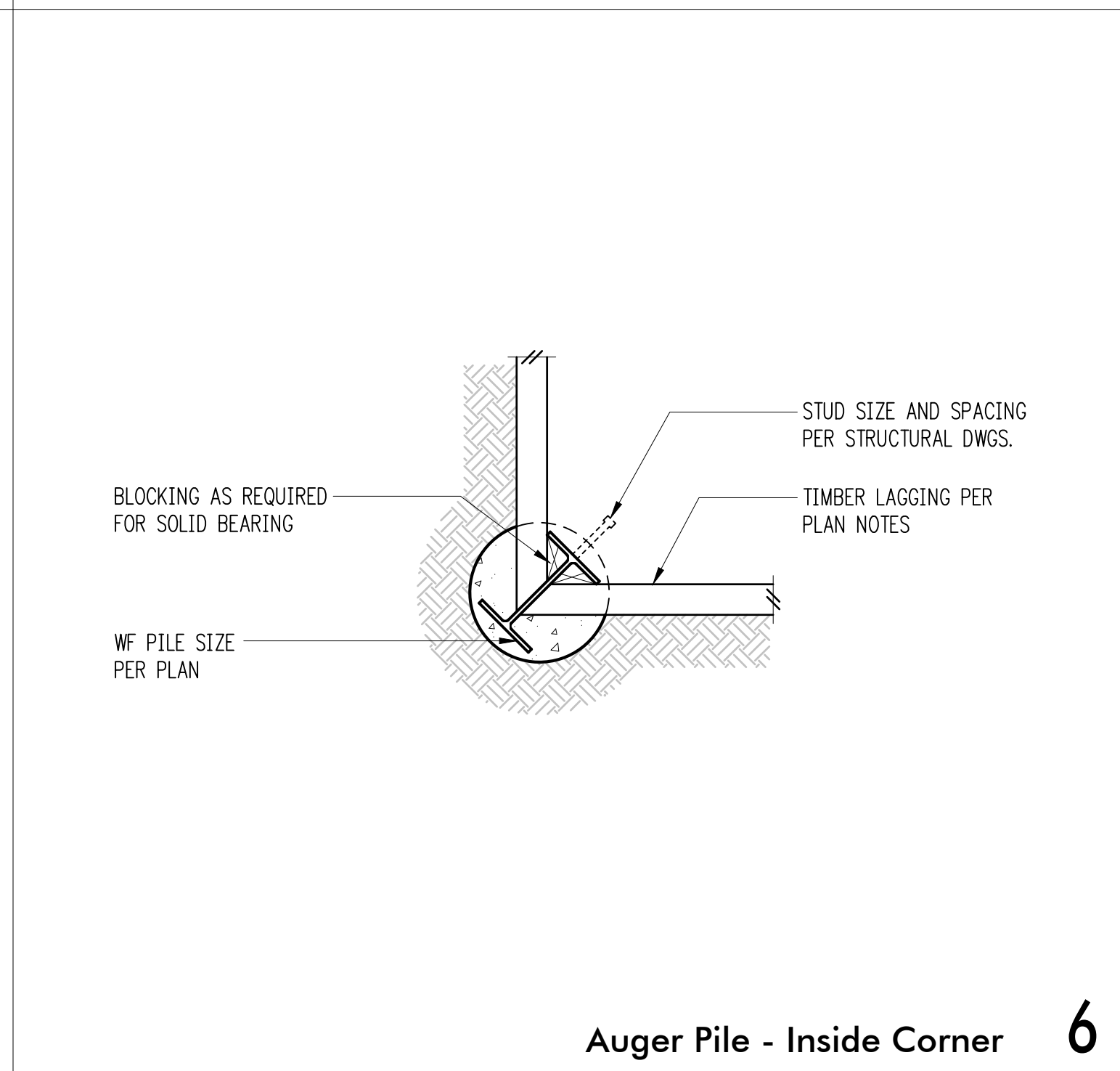
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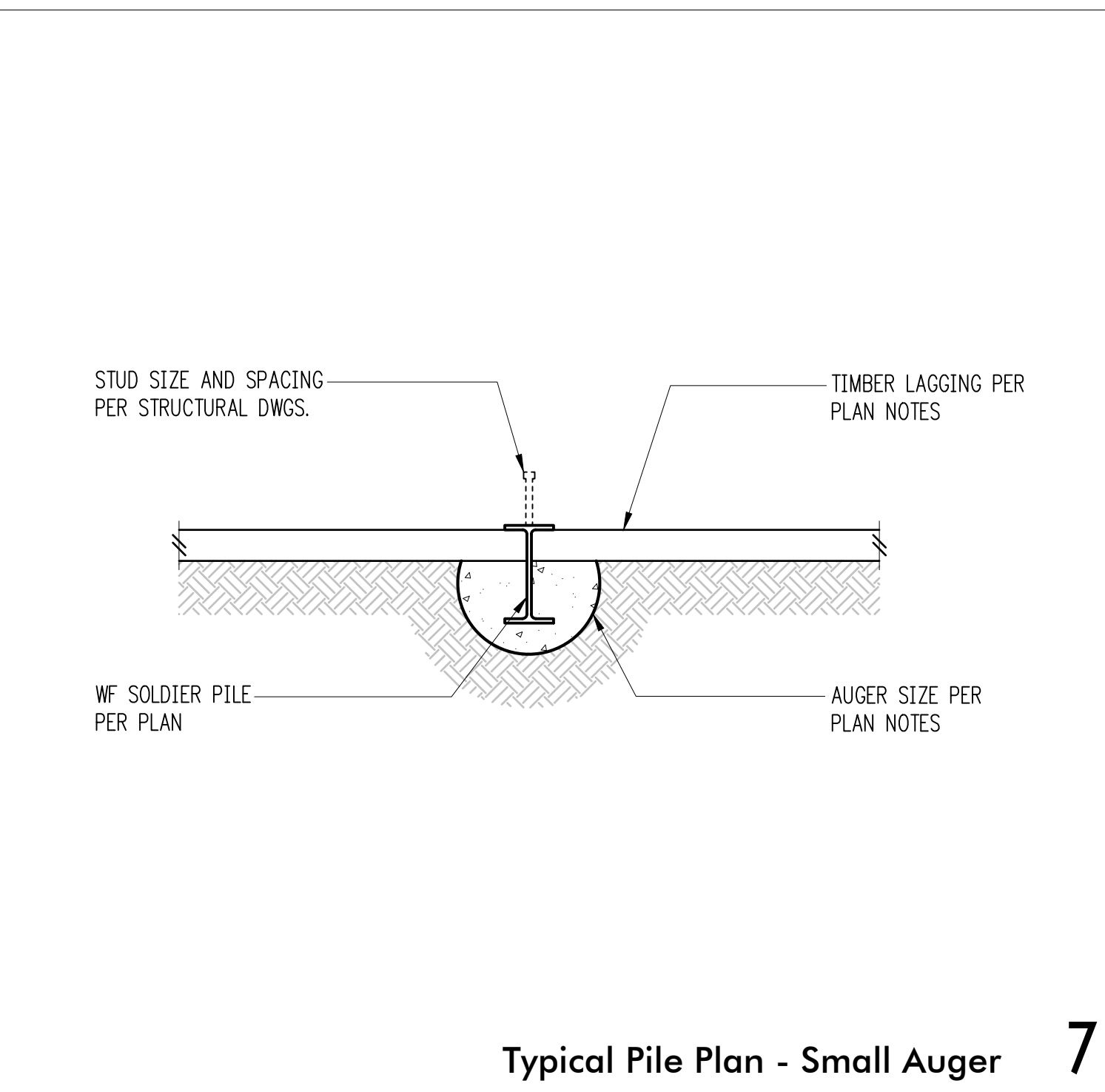
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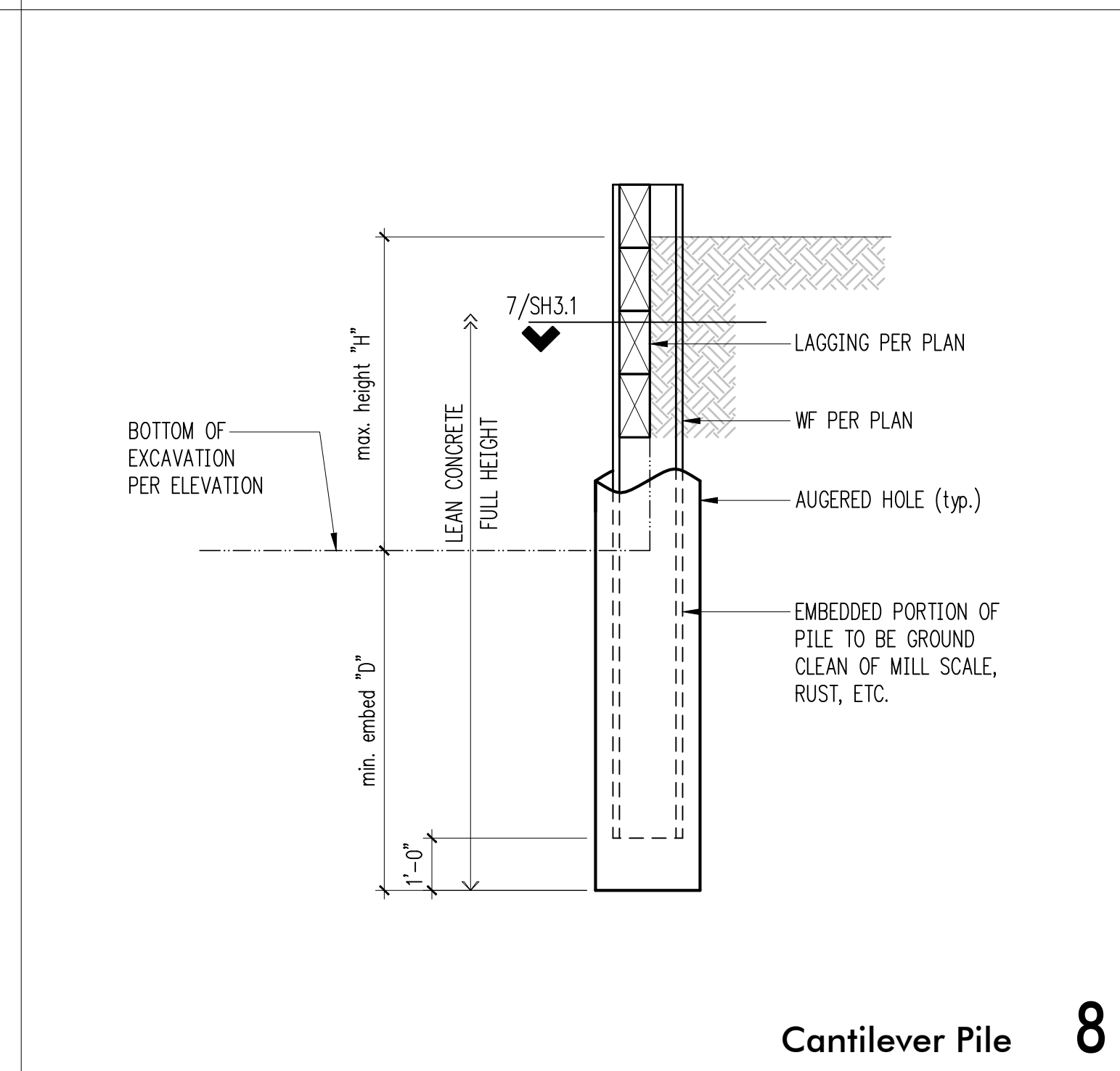
Auger Pile - Outside Corner 5



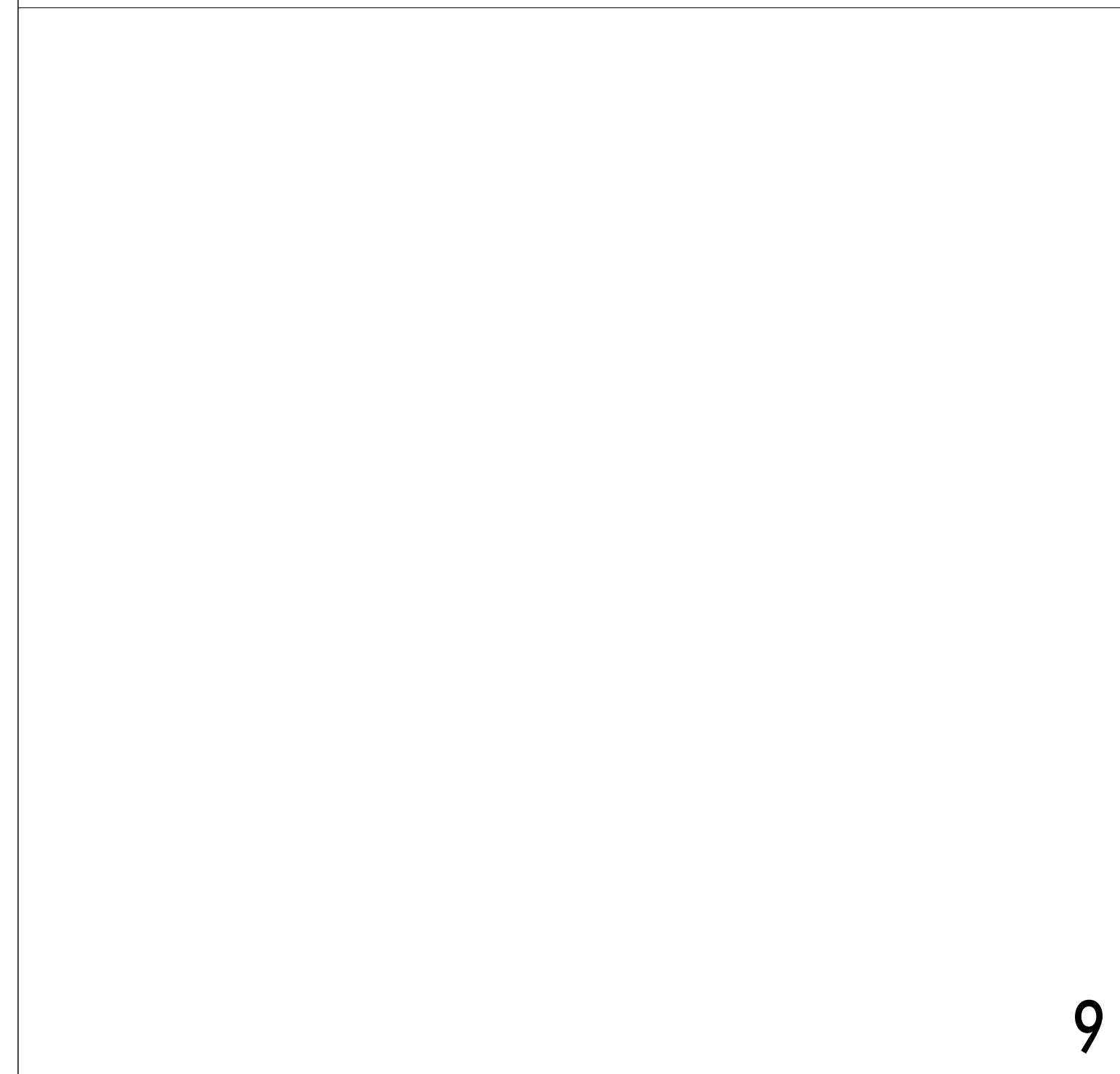
Auger Pile - Inside Corner 6



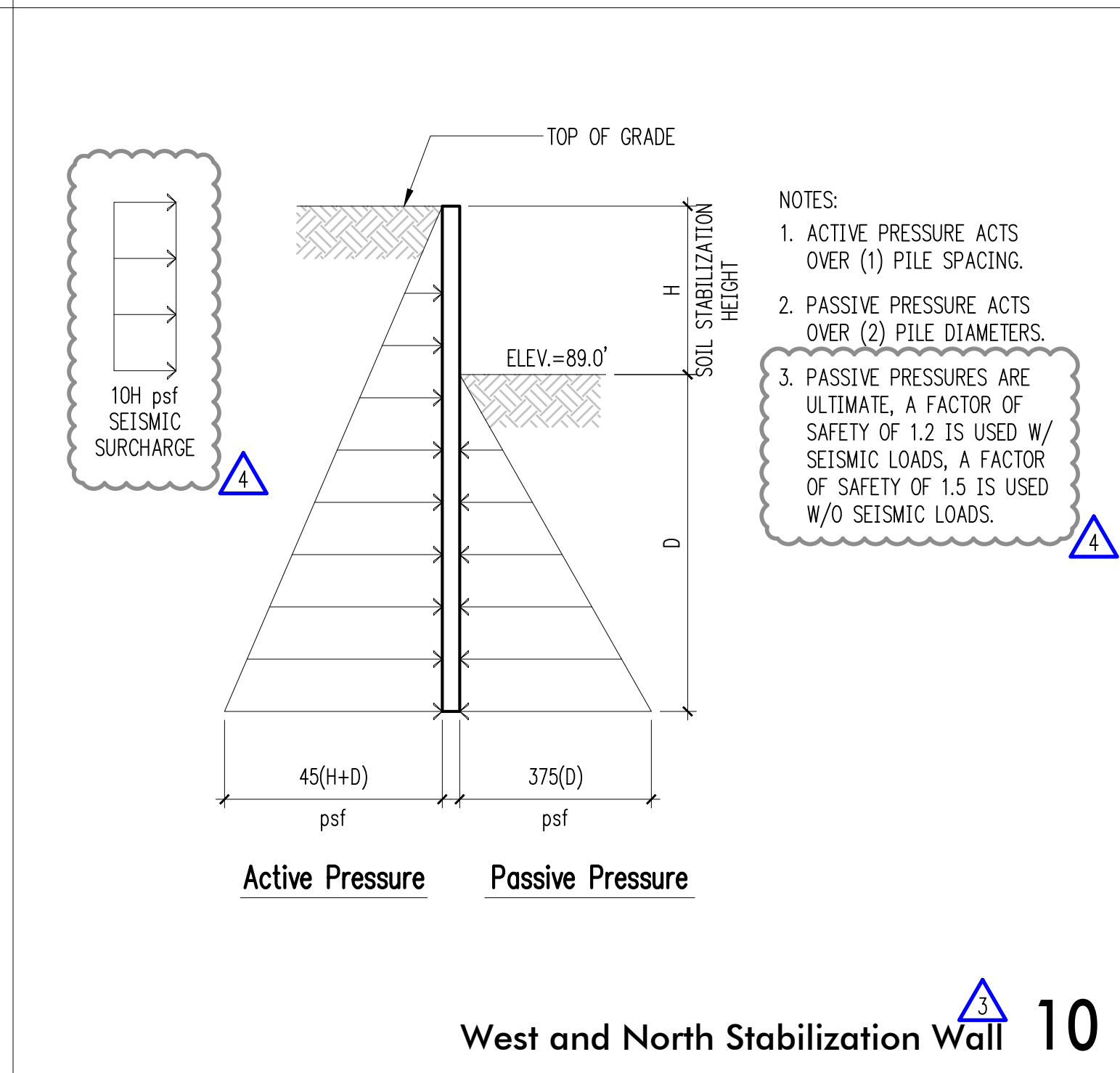
Typical Pile Plan - Small Auger 7



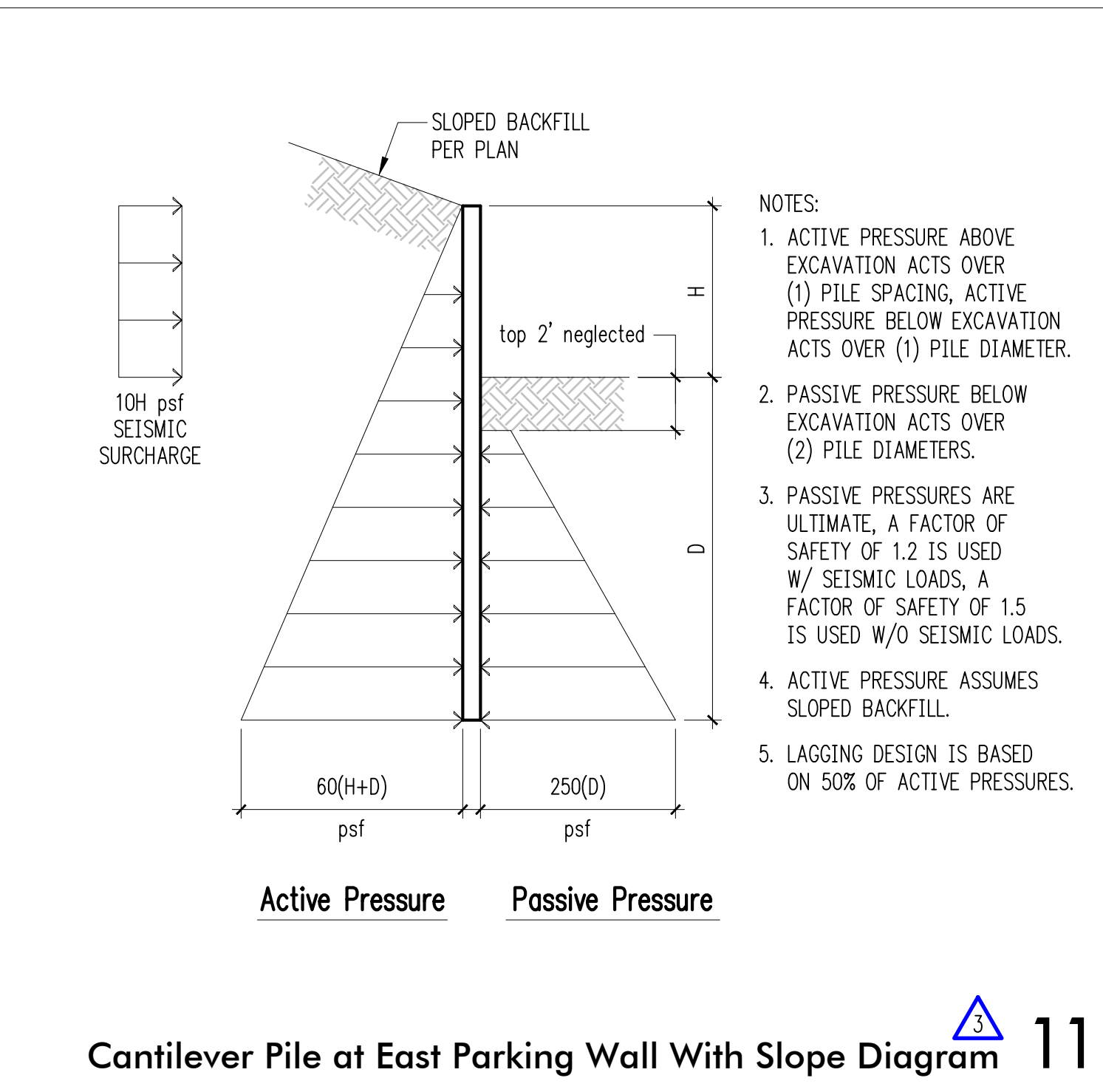
Cantilever Pile 8



9

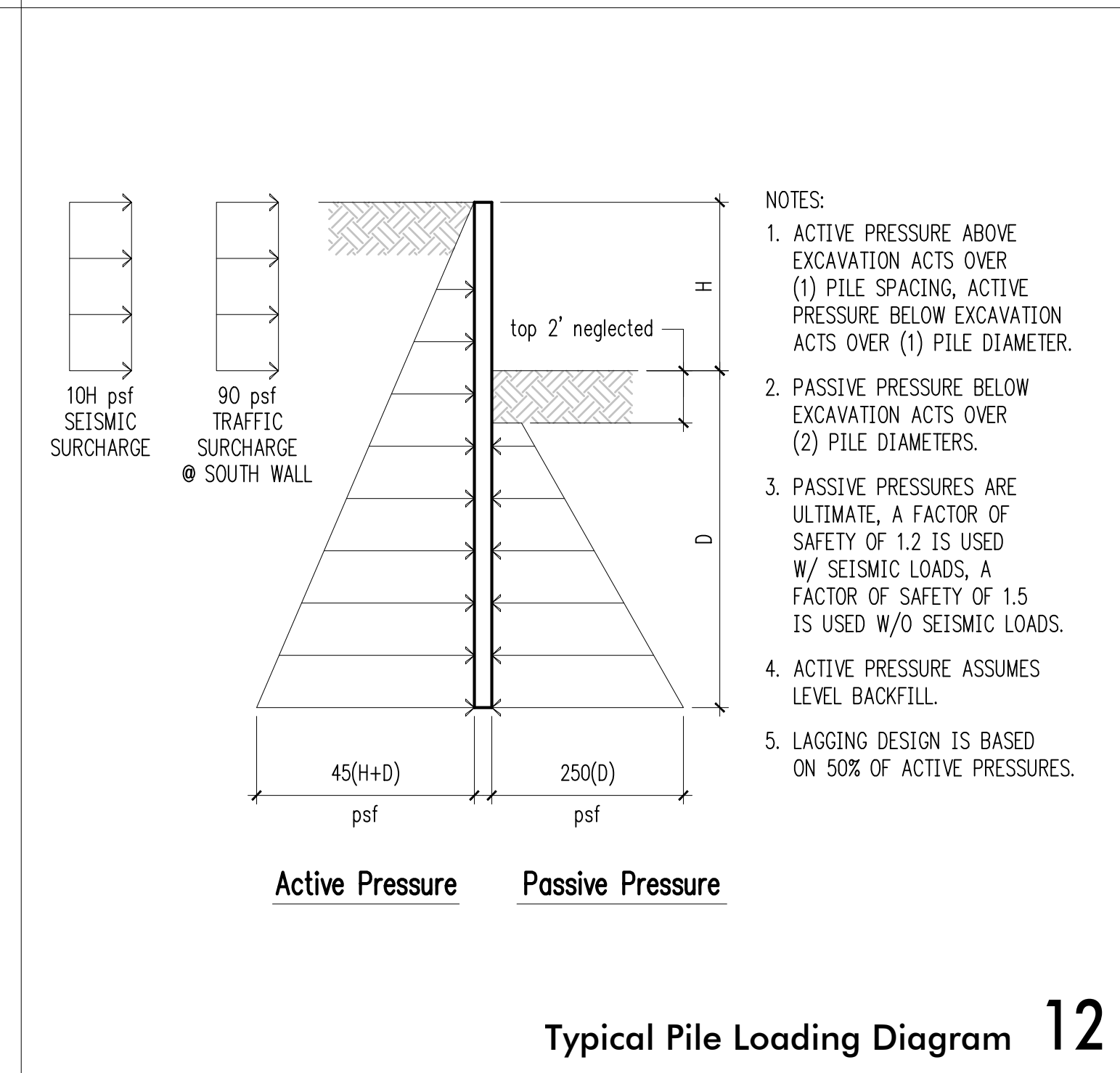


West and North Stabilization Wall 10



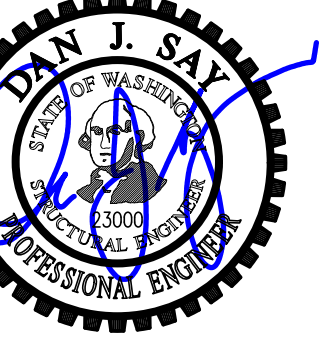
11

Cantilever Pile at East Parking Wall With Slope Diagram 11



12

Typical Pile Loading Diagram 12



DESIGN: HAA, BDM
DRAWN: NHD
CHECKED: BDM
APPROVED: DJS

REVISIONS:

1	Corrections	May 4, 2021
2	Corrections 2	Aug. 13, 2021
3	Permit Revisions	Apr. 22, 2022
4	Corrections	Jun. 10, 2022

DPD:

PROJECT TITLE:
Clarkson Residence
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Mercer Island, WA 98040

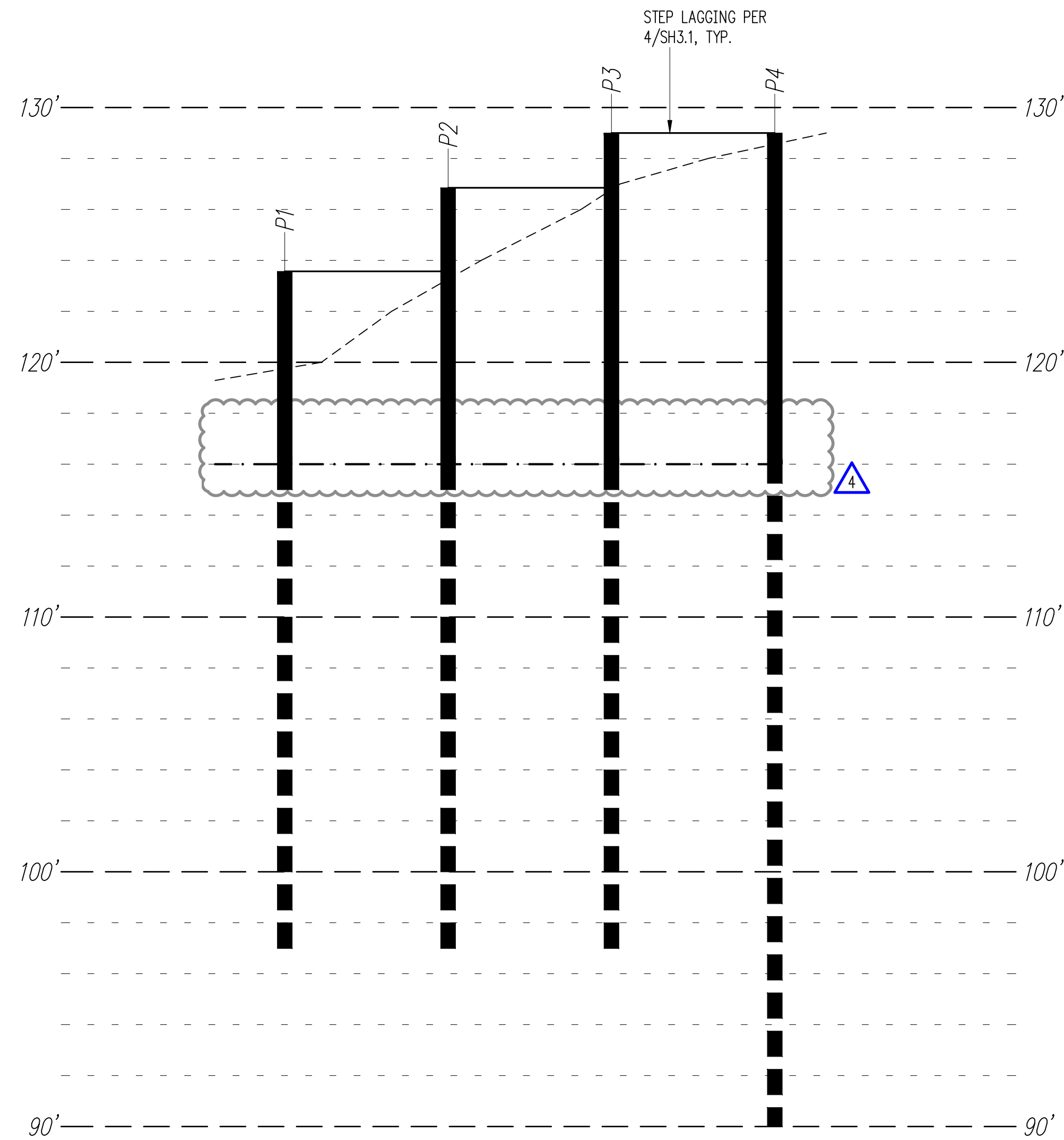
ARCHITECT:
Brandt Design Group
66 Bell Street, Unit 1
Seattle, WA 98121
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ISSUE:
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SHEET TITLE:
**Shoring
Elevations**

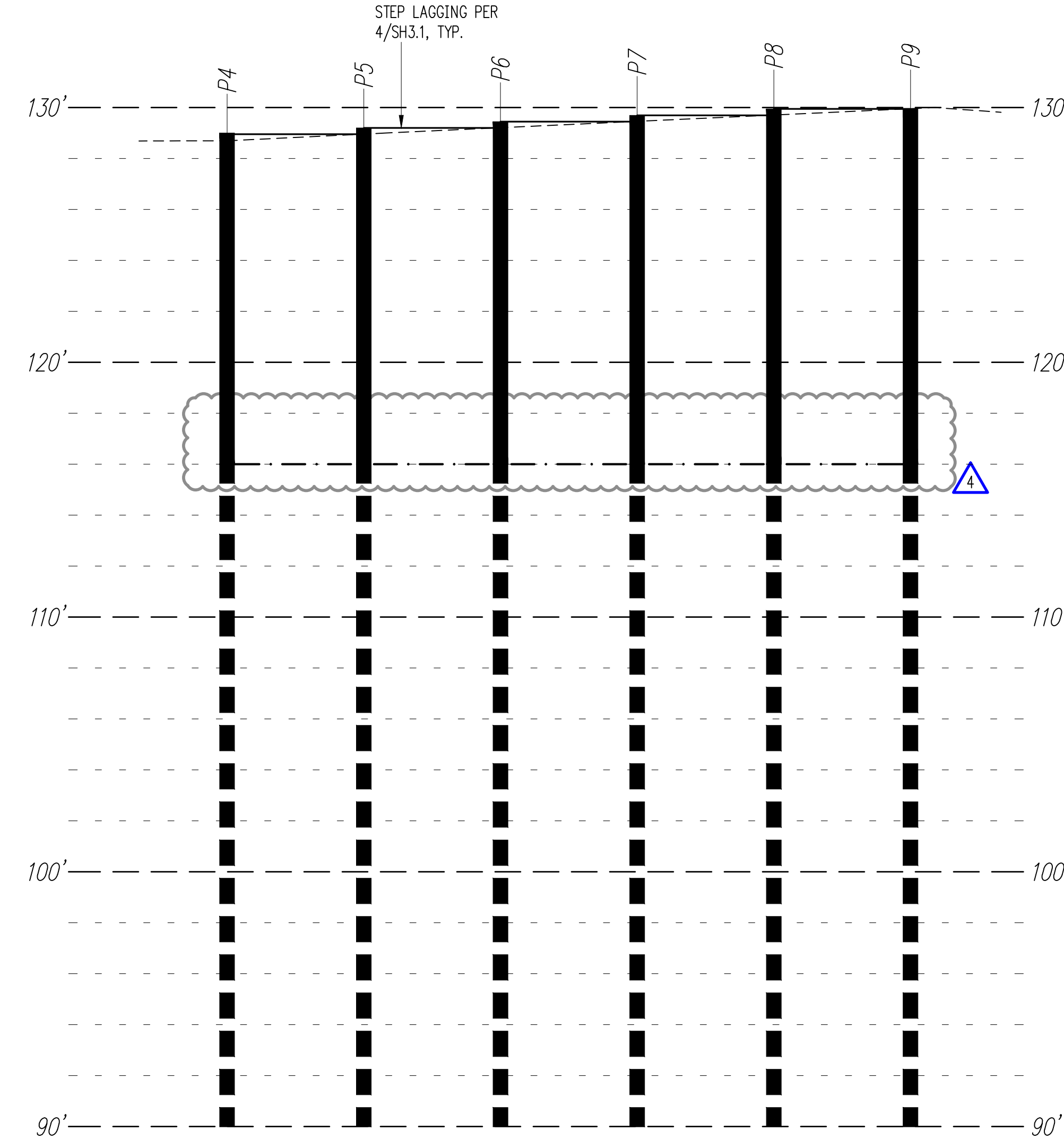
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DATE: December 24, 2020
PROJECT NO: 01519-2021-11
SHEET NO:

SH4.1



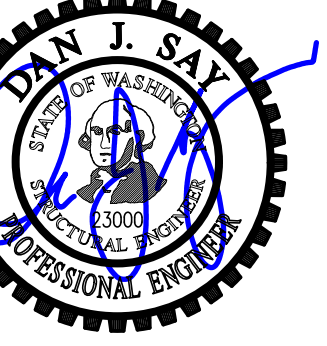
Legend
 - - - - - APPROXIMATE TOP OF GRADE
 - . - . - BOTTOM OF EXCAVATION
 — Px — STEEL PILE PER PLAN/SCHEDULE
 ——— 4x LAGGING

North Shoring Elevation ①
 LOOKING NORTH
 Scale: 1/4" = 1'-0"



Legend
 - - - - - APPROXIMATE TOP OF GRADE
 - . - . - BOTTOM OF EXCAVATION
 — Px — STEEL PILE PER PLAN/SCHEDULE
 ——— 4x LAGGING

East Shoring Elevation ②
 LOOKING EAST
 Scale: 1/4" = 1'-0"



DESIGN: HAA, BDM
DRAWN: NHD
CHECKED: BDM
APPROVED: DJS

REVISIONS:

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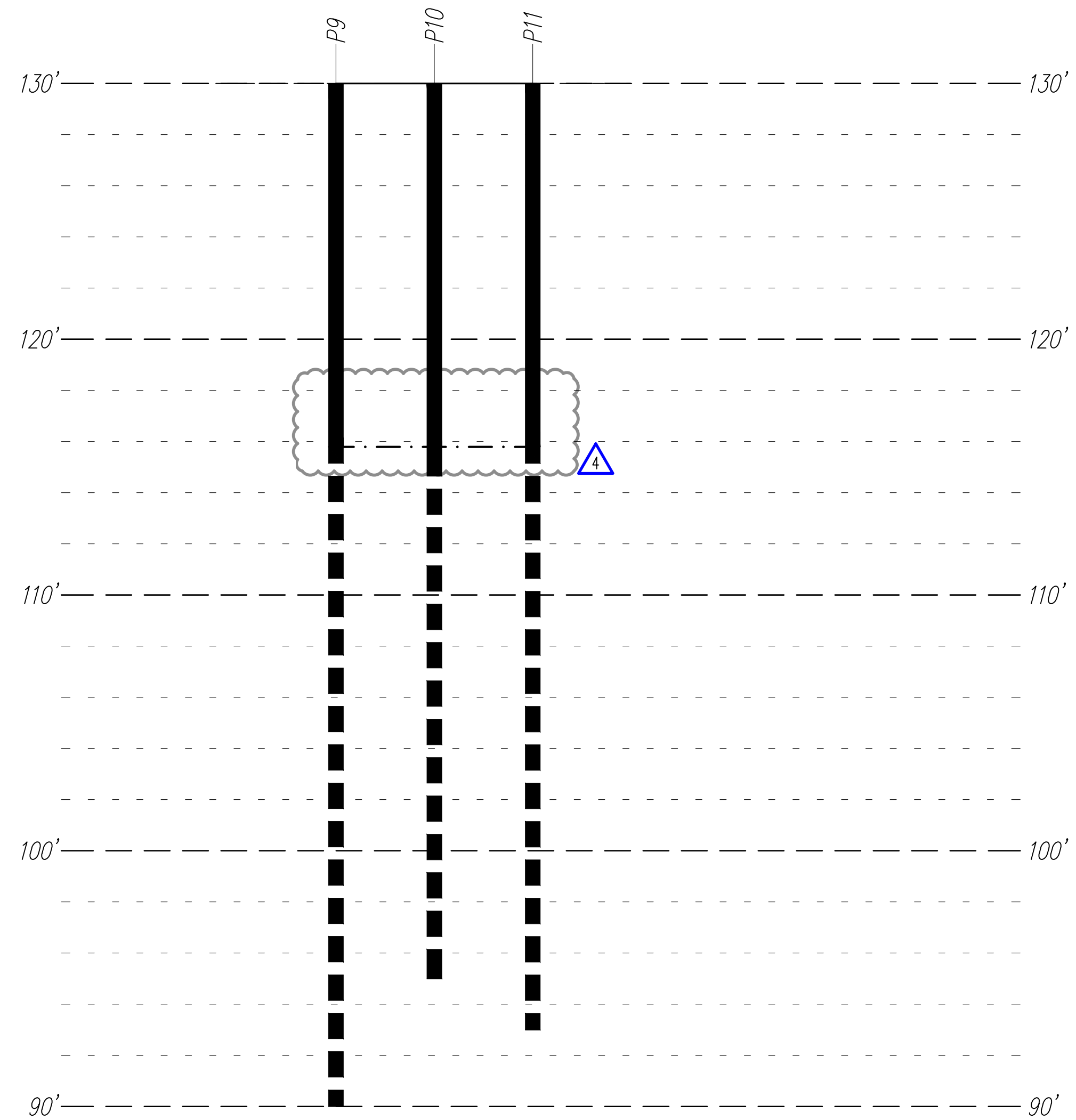
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SHEET TITLE:
**Shoring
Elevations**

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PROJECT NO: 01519-2021-11
SHEET NO:

SH4.2



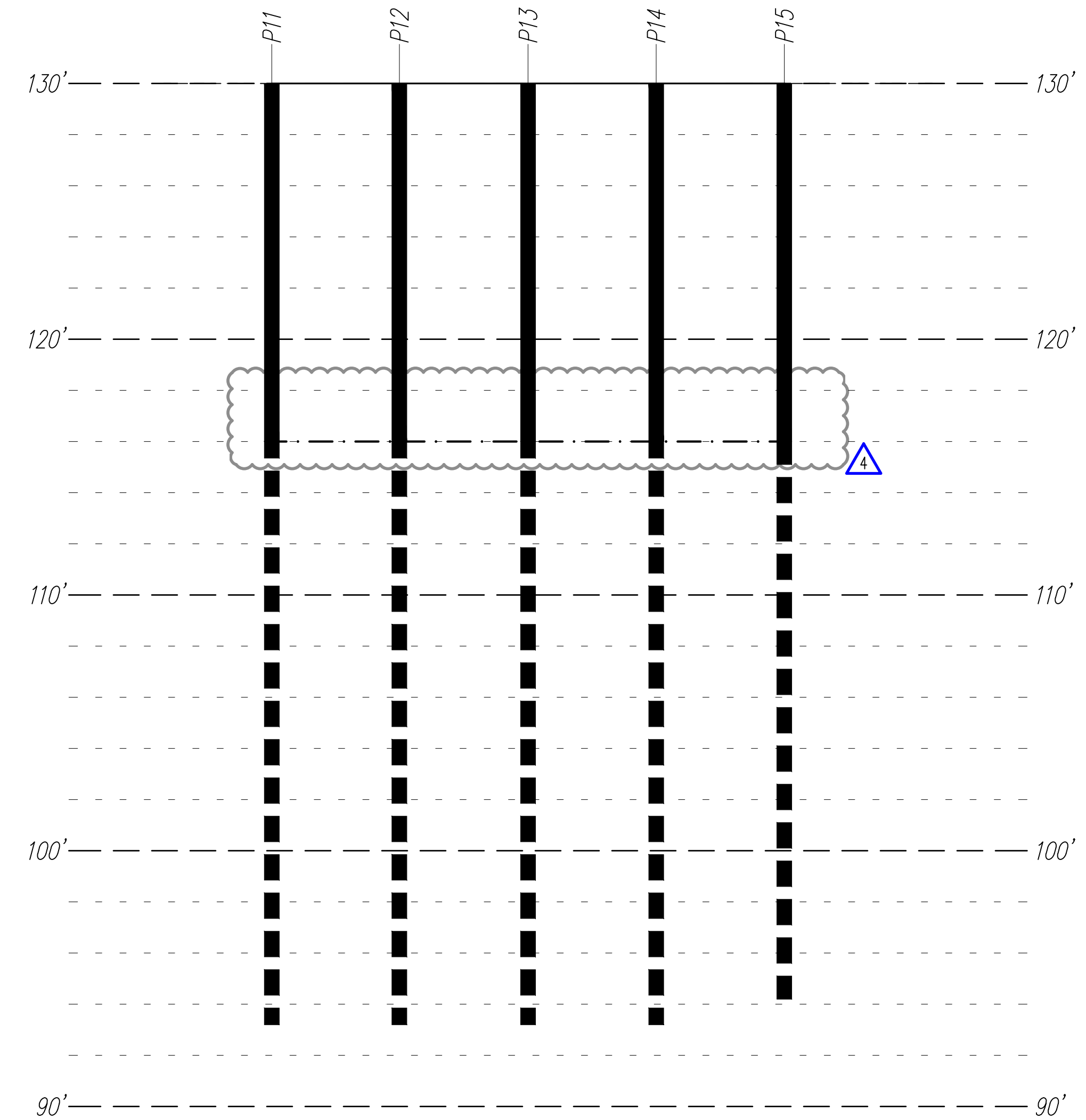
Legend

- APPROXIMATE TOP OF GRADE
- . - . - BOTTOM OF EXCAVATION
- Px — STEEL PILE PER PLAN/SCHEDULE
- ===== 4x LAGGING

South Shoring Elevation

LOOKING SOUTH
Scale: 1/4" = 1'-0"

1



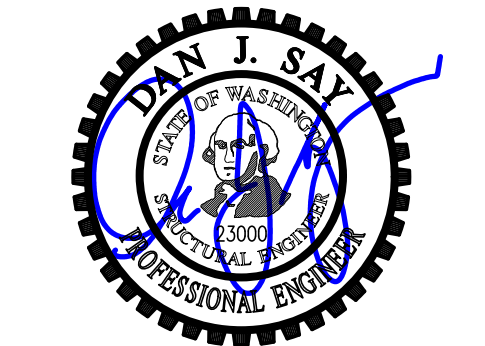
Legend

- APPROXIMATE TOP OF GRADE
- . - . - BOTTOM OF EXCAVATION
- Px — STEEL PILE PER PLAN/SCHEDULE
- ===== 4x LAGGING

East Shoring Elevation

LOOKING EAST
Scale: 1/4" = 1'-0"

2



DESIGN: HAA, BDM
 DRAWN: NHD
 CHECKED: BDM
 APPROVED: DJS

REVISIONS:

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3	Permit Revisions	Apr. 22, 2022
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DPD:

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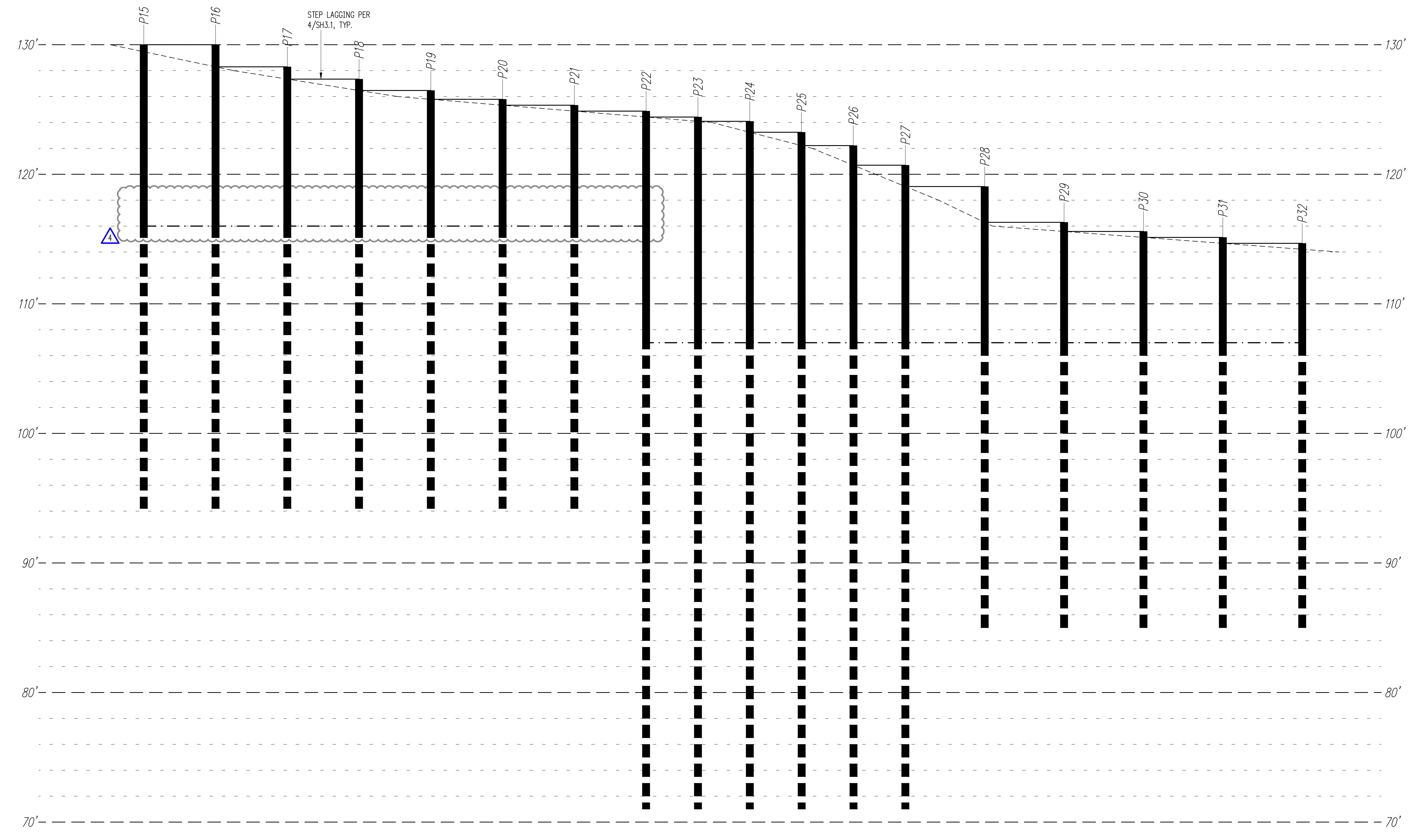
ISSUE:
PERMIT

SHEET TITLE:

Shoring Elevations

SCALE: 1/4" = 1'-0" U.N.O.
 DATE: December 24, 2020
 PROJECT NO: 01519-2021-11
 SHEET NO:

SH4.3

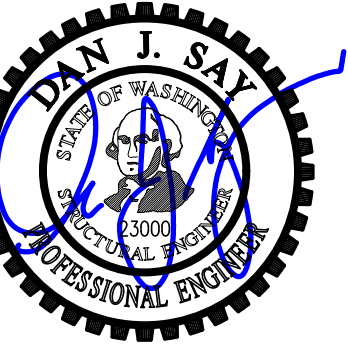


Legend

---	APPROXIMATE TOP OF GRADE
- · -	BOTTOM OF EXCAVATION
—Px	STEEL PILE PER PLAN/SCHEDULE
—	4x LAGGING

South Shoring Elevation
 LOOKING SOUTH
 Scale: 1/4" = 1'-0"

1



DESIGN: HAA, BDM
 DRAWN: NHD
 CHECKED: BDM
 APPROVED: DJS

REVISIONS:

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DPD:

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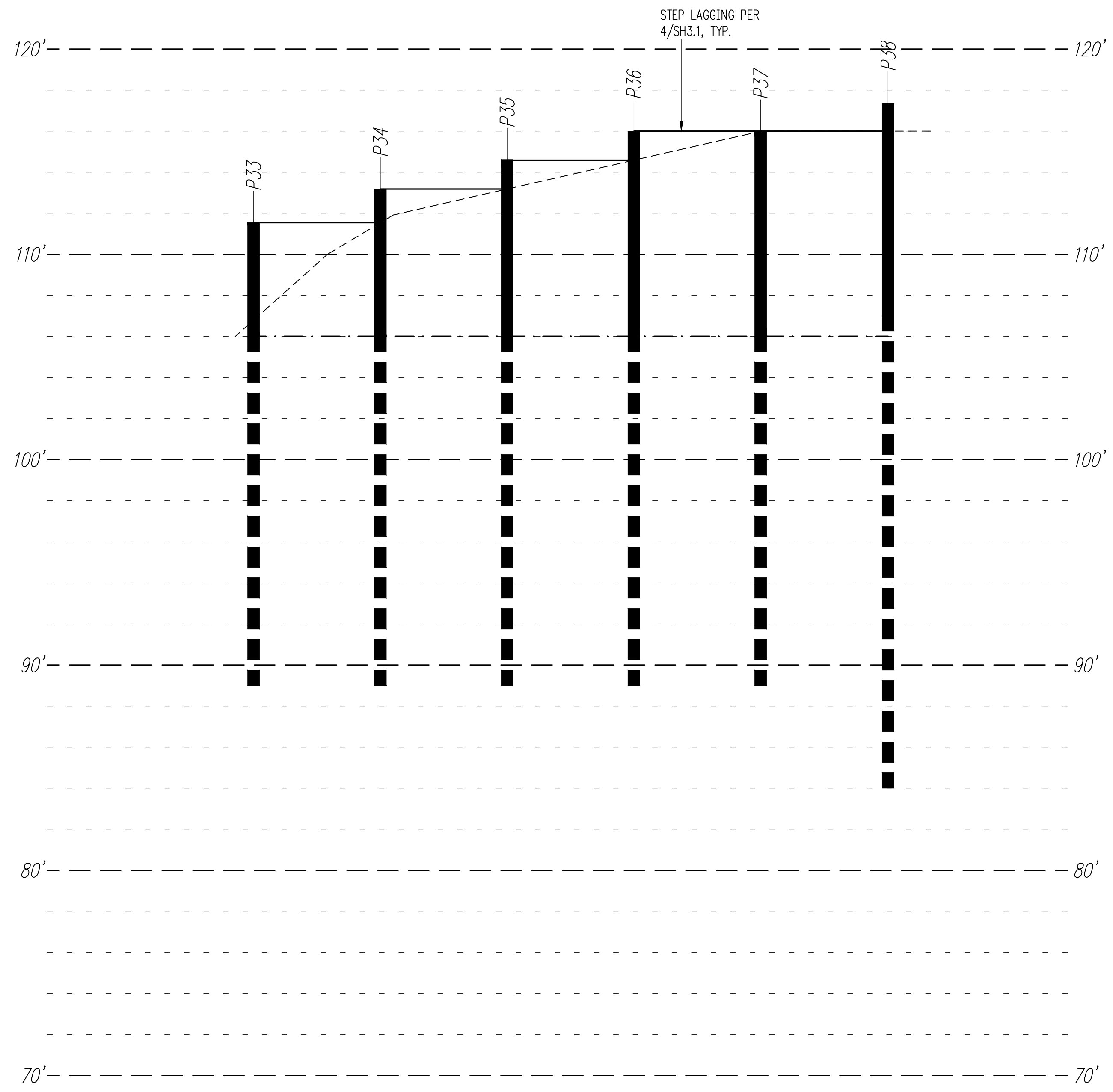
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SH4.4



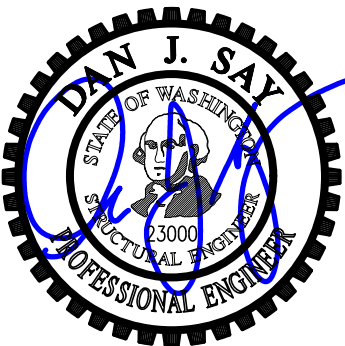
Legend

-----	APPROXIMATE TOP OF GRADE
— · —	BOTTOM OF EXCAVATION
—Px—	STEEL PILE PER PLAN/SCHEDULE
—	4x LAGGING

North Shoring Elevation

LOOKING NORTH
 Scale: 1/4" = 1'-0"

1



DESIGN: HAA, BDM
 DRAWN: NHD
 CHECKED: BDM
 APPROVED: DJS

REVISIONS:

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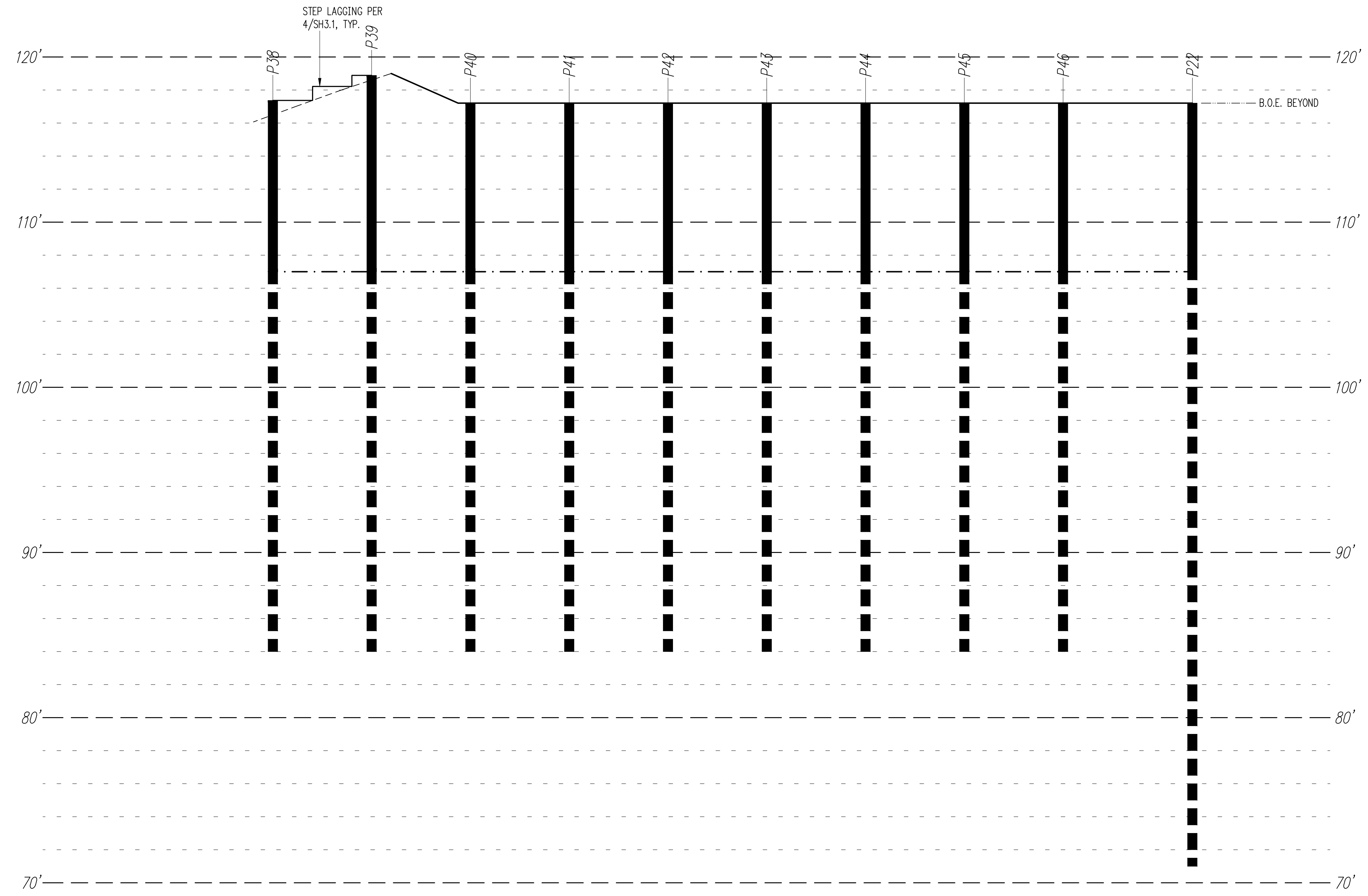
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ISSUE:
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SHEET TITLE:
Shoring Elevations

SCALE: 1/4" = 1'-0" U.N.O.
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 PROJECT NO: 01519-2021-11
 SHEET NO:

SH4.5



Legend

- APPROXIMATE TOP OF GRADE
- - - BOTTOM OF EXCAVATION
- Px— STEEL PILE PER PLAN/SCHEDULE
- 4x LAGGING

East Shoring Elevation ①
 LOOKING EAST
 Scale: 1/4" = 1'-0"