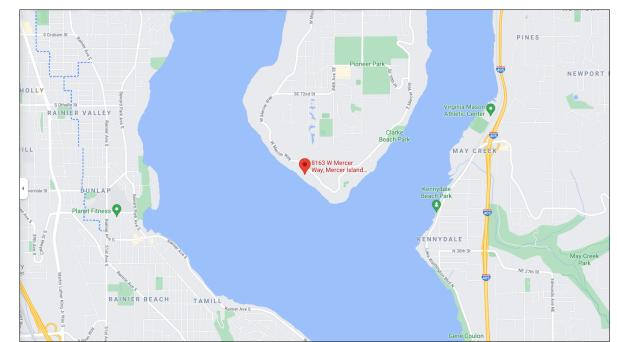
LOCATION PLAN



NORTH

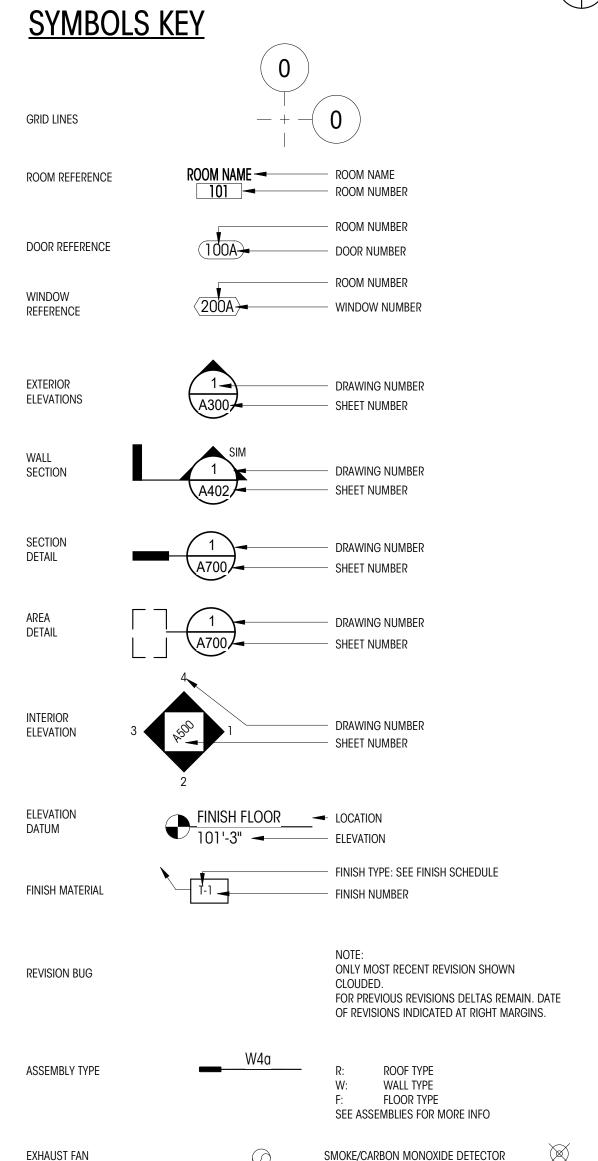
ABBREVIATIONS

ADDILL AIVI	ICINO
ABV	ABOVE
AFF	ABOVE FINISH FLOOR
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
ALT	ALTERNATE
ARCH	ARCHITECT, ARCHITECTURAL
BLW	BELOW
BSMT	BASEMENT
BTW BLD	BETWEEN Building
CAB	CABINET
CALC	CALCULATION
CLG	CEILING
CL	CENTERLINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONST CONT	CONSTRUCTION CONTINUOUS
CONTR	CONTRACTOR
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DW	DISHWASHER
DBL	DOUBLE
EA ELEC	EACH ELECTRIC, ELECTRICIAN
ELEV	ELECTRIC, ELECTRICIAN ELEVATION
ENGR	ENGINEER
EQUIV	EQUIVALENT
EXIST OR (E)	EXISTING
EXT	EXTERIOR
FF	FINISH FLOOR
GALV GWB	GALVANIZED Gypsum wall board
HDR	HEADER
HT	HEIGHT
HORIZ	HORIZONTAL
INSUL	INSULATION
INT	INTERIOR
LOC	LOCATE, LOCATION
MAX MFR	MAXIMUM MANUFACTURER
MECH	MECHANICAL
MTL	METAL
MIN	MINIMUM
NTS	NOT TO SCALE
O.C.	ON CENTER
PLY	PLYWOOD PDELIMANA DV
PRELIM PT	PRELIMINARY PRESSURE-TREATED
PL	PROPERTY LINE
REFR	REFRIGERATOR
REINF	REINFORCE, REINFORCING
REQD	REQUIRED
SCHED	SCHEDULE
SW	SHEARWALL
SIM SF	SIMILAR SQUARE FOOT
SPECS	SPECIFICATIONS
SSTL	STAINLESS STEEL
STL	STEEL
STRUCT	STRUCTURE, STRUCTURAL
TEMP	TEMPORARY
TVD	TOP OF WALL
TYP UNO	TYPICAL UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
VERT	VERTICAL
WP	WATERPROOF, WEATHERPROOF
WNDW	WINDOW
W/	WITH
W/O	WITHOUT

GRAPHIC KEY

WOOD

<u> </u>	HO KET	
(NOT TO SCALE))	
//	GLASS	BATT INSULATION
4 44 4	CONCRETE	RIGID INSULATION
	STEEL	PLYWOOD
	EARTH	FINISH WOOD
	GRAVEL	STUCCO
	WATER	SPRAY FOAM INSULATION
	BRICK	GYPSUM WALLBOARD
	ALUMINUM	



SCOPE OF PROJECT CHANGES:

SMOKE DETECTOR

& FNTRY DESIGN CHANGE

ADDED DORMERS AT SECOND LEVEL BONUS ROOM

CHANGE TO ROOF VENTING CALCS (DORMERS)

NO CHANGE TO ROOF OVERHANGS AT SETBACKS
NO CHANGE TO VARIABLE SIDE YARD SETBACKS
NO CHANGE DOWNHILL SLOPE GRADE OR RIDGE HEIGHT
NO CHANGE TO ENERGY CODE REQUIREMENTS - 2015 CODE IN EFFECT AT TIME OF PERMIT (NO
CHANGE TO CONDITIONED AREA)
NO CHANGE TO WHOLE HOUSE VENTILATION (NO CHANGE TO CONDITIONED SPACE)
REVISED LEGAL DESCRIPTION AS A RESULT OF PROPERTY SALE
REVISED LOCATION TO REPLACEMENT TREES
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
SHIFT OF PARKING RETAINING WALLS TO NORTH AND SOUTH
CHANGE ROOF AND EXTEND WESTERN PATIO TO THE WEST AND SOUTH
EXTEND GARAGE EAST INTO FRONT YARD SETBACK AS ALLOWED BY CODE 19.02.040.D
FRONT YARD ENCROACHMENT CALCULATIONS ADDED
ENTRY DESIGN CHANGE
CHANGES TO GFA AS A RESULT OF EXTENDED GARAGE AND EXTENDED COVERED DECK
CHANGE TO LOT COVERAGE AS A RESULT OF SHIFTED PARKING RETAINING & EXTENDED COVERED DECK
0. ENTRY RECION CHANGE

CHANGE TO ABE AS A RESULT OF EXTENDED GARAGE AND EXTENDED COVERED DECK

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CENTERLINE

ALL WORK SHALL BE IN COMPLIANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED AND MODIFIED BY THE JURISDICTIONAL LAND USE CODE, AND ALL OTHER LAWS, CODES, ORDINANCES AND REGULATIONS OF THE COUNTY, STATE, AND FEDERAL JURISDICTIONS. (LATEST EDITION AND AMENDMENTS) ALL UNDERGROUND UTILITIES MUST BE VERIFIED AS TO EXACT LOCATIONS SO AS NO INTERFERENCE BY DISRUPTION

GENERAL NOTES

WILL BE CAUSED. GENERAL CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITIES BY THE METHODS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND DPD REPRESENTATIVE AT THE PRE-CONSTRUCTION SITE MEETING. DAMAGE THAT MAY BE CAUSED BY GENERAL CONTRACTOR OR SUBCONTRACTOR TO ANY OF THE ABOVE MENTIONED SHALL BE REPAIRED BY HIM AND LEFT IN AS GOOD A CONDITION AS EXISTED PRIOR TO DAMAGING.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL **DIMENSIONS AND JOB CONDITIONS** RELATED TO THIS WORK. ALL DIMENSIONS SHALL BE CONSIDERED "NOMINAL" UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY, DIMENSIONS ON LARGE SCALE DRAWINGS OR DETAILS WILL PREVAIL OVER SMALLER SCALED DRAWINGS. WRITTEN DIMENSIONS ARE DRAWN TO THE FACE OF STUD, U.N.O. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT, PROVIDE ALL BUCKOUTS, BLOCKING, AND JACKS AS REQUIRED BY THE DRAWINGS AND OTHER TRADES. ANY DISCREPANCY IN DIMENSIONS SHALL BE REPORTED IN WRITING TO THE PROJECT MANAGER/ DESIGNER FOR CLARIFICATION, OR APPROVAL OF MODIFICATION BEFORE COMMENCING WORK. THE RESPONSIBILITY TO THE PROJECT MANAGER/DESIGNER, SHALL REST WITH THE CONTRACTOR OR ANY OTHER PERSON APPROVING SUCH A CHANGE.

ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY UNLESS SPECIFIED FOR A LONGER PERIOD OF TIME ON SPECIFIED ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING HIS OWN DEFECTIVE WORK AS WELL AS PAY ALL COSTS INCIDENTAL THERETO INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS OR EQUIPMENT.

ALL WARRANTIES OR GUARANTEES AS TO MATERIALS OR WORKMANSHIP ON OR WITH RESPECT TO THE OWNER'S WORK SHALL BE CONTAINED IN THE CONTRACT OR SUBCONTRACT WHICH SHALL BE SO WRITTEN THAT SUCH GUARANTEE OR WARRANTIES SHALL INSURE TO THE BENEFIT OF OWNER.

Insurance: Prior to the commencement of work the general contractor shall deliver to the owner CERTIFICATES OF INSURANCE FOR BOTH COMPREHENSIVE GENERAL LIABILITY AND WORKMAN'S COMPENSATION INCLUDING THE TOTAL AMOUNT OF COVERAGE AND CONDITIONS STIPULATED AND AGREED BY BOTH PARTIES.

THE OWNER SHALL BE RESPONSIBLE FOR PAYING FOR THE BUILDING PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED OR NECESSARY FOR THE COMPLETION OF THE WORK FROM THE RESPECTIVE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE GOVERNING AGENCIES AS REQUIRED FOR SITE

ALL TRADES SHALL REFER TO THE ARCHITECTURAL DRAWINGS REGARDING LOCATIONS OF WORK TO BE INSTALLED.

UNLESS OTHERWISE NOTED, PROVIDE ALL MISCELLANEOUS FASTENERS, HARDWARE AND ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION. EVEN THOUGH SUCH ITEMS MAY NOT HAVE BEEN SPECIFICALLY MENTIONED IN THE DRAWINGS AND SPECIFICATIONS, NOTIFY THE ARCHITECT OF ANY REVISIONS OR ADDITIONAL INFORMATION OBTAINED FROM THE MANUFACTURER OF SPECIFIED MATERIALS OR EQUIPMENT WHICH MAY AFFECT THE CONTRACT TIME, COST OR

THE GENERAL CONTRACTOR, ALL SUB-CONTRACTORS AND ALL MAJOR SUPPLIERS SHALL SUBMIT TO THE OWNER WITHIN 30 Days after completion all "release of Liens" for all work performed prior to final payment.

PARTIAL LIEN WAIVERS TO BE SUBMITTED WITH MONTHLY REQUISITION.

ALL MANUFACTURERS AND/OR SUPPLIERS SHALL SUBMIT SHOP DRAWINGS AND/OR MATERIAL SAMPLES TO THE DESIGNER/OWNER FOR APPROVAL PRIOR TO FABRICATION.

ALL OF THE GENERAL CONTRACTOR'S EQUIPMENT, SCAFFOLDING HOISTS, ETC., SHALL BE AVAILABLE TO THE OWNER/

DESIGNER AND THEIR STAFF FOR INSPECTION OF ANY AND ALL WORK DURING NORMAL WORKING HOURS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DELIVERY POINTS, HOISTS LOCATIONS, ACCESS TO AND FROM THE

SITE OF THE BUILDING AND UTILITY SERVICES. BID TO INCLUDE ALL NECESSARY AND REQUIRED PERMITS, LICENSES, FEES, BONDS AND INSURANCE - EVIDENCE OF WHICH MUST BE SUBMITTED TO OWNER/ DESIGNER PRIOR TO ANY CONSTRUCTION.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTORS WORKING AT JOB SITE AND FOR ALL COORDINATION OF WORK.

THE MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTOR SHALL FULLY COORDINATE ALL EQUIPMENT WITH THE OTHER TRADES. THESE CONTRACTORS SHALL BE RESPONSIBLE FOR FINAL HOOK-UP OF ALL EQUIPMENT NOT FURNISHED BY THEM BUT REQUIRING THE SAME FOR FINAL COMPLETION.

GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SECURITY OF ALL MATERIALS AT JOB SITE UNTIL FINAL ACCEPTANCE OF

ANY SUBCONTRACTOR CUTTING INTO WORK ALREADY COMPLETED, CUTTING CHASES AND TRENCHES FOR THE INTRODUCTION OF HIS WORK AND EQUIPMENT IN THE BUILDING SHALL DO OR PAY FOR ALL BACK FILLING, REPARATION OF WALLS, FLOOR, ETC., DAMAGE BY SUCH A COMPANY. ALL REPAIRS SHALL MATCH EXISTING SURFACES.

CONSTRUCTION SPECIFICATIONS

NO SUBSTITUTIONS ARE ALLOWED FOR MATERIALS WHERE SPECIFIC MANUFACTURERS ARE INDICATED, UNLESS APPROVED BY THE OWNER/ARCHITECT. REQUESTS FOR SUBSTITUTIONS SHALL BE MADE IN WRITING PRIOR TO ORDERING MATERIALS OR COMMENCING WORK. SUCH REQUESTS SHALL INCLUDE THE DATE, SCOPE OF WORK, ANY ADDITIONAL COSTS TO THE OWNER, AND ANY ANTICIPATED DELAYS CAUSED BY SUCH CHANGES.

NO EXTRA WORK OR CHANGE SHALL BE MADE UNLESS A WRITTEN CHANGE ORDER IS SUBMITTED AND SIGNED BY THE OWNER AND ARCHITECT. THE ORDER SHALL STATE THAT THE OWNER HAS AUTHORIZED THE EXTRA WORK OR CHANGE, AND NO CLAIM FOR AN ADDITIONAL SUM SHALL BE VALID UNLESS SO OFFERED AS DESCRIBED ABOVE.

ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.

WOOD SPECIFICATIONS TO CONFORM TO OUTLINE SPECIFICATIONS, STRUCTURAL PLANS, NOTES, AND GENERAL CONDITIONS.

CAULKING AND SEALANTS: INSTALLED SHALL BE GUARANTEED WATERTIGHT. EXTERIOR METAL WORK, INCLUDING WINDOWS AND DOOR FRAMES AND ALL JUNCTIONS BETWEEN MASONRY, CONCRETE AND METAL SHALL BE SEALED WITH NEOPRENE OR POLYURETHANE FILLER AND APPROVED SEALANT COMPOUNDS.

PROVIDE GALVANIC INSULATION BETWEEN ALL DISSIMILAR METALS.

PROVIDE WATERPROOFING MEMBRANE OVER PROTECTIVE BOARD AT ALL WALLS EXPOSED TO EARTH.

ALL PIPING AND CONDUIT UNDER SLAB SHALL BE A MINIMUM OF 2"-0' CLEAR OF UNDERSIDE OF FOOTING.

ALL FINAL SURFACE GRADING SHALL BE COMPLETED TO FACILITATE POSITIVE DRAINAGE AWAY FROM THE BUILDING UNLESS NOTED OTHERWISE.

PROVIDE AND INSTALL INSULATION AT EXTERIOR WALLS, ROOF, FLOOR LOCATIONS AS SHOWN, SPECIFIED AND IN ACCORDANCE WITH SEATTLE ENERGY CODE.

WATER PIPES TO BE INSULATED IN ALL UNHEATED AREAS.

INSULATE ALL ROUGH-IN PLUMBING IN WALLS, FLOORS, AND CEILINGS FOR SOUND TRANSMISSION.

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

WINDOW SIZE & LOCATION CHANGES NON-STRUCTURAL INTERIOR LAYOUT CHANGES TO BASEMENT LEVEL INTERIOR LAYOUT CHANGES TO SECOND LEVEL

OMISSION OF FIREPLACE AT SECOND LEVEL ADDITION OF FIREPLACE AT BASEMENT LEVEL ADDITION OF PATIO AT BASEMENT LEVEL

ADDITION OF SHEETS A401 &A701 WINDOW SCHEDULE UPDATED PER REVISED WINDOW SIZES, TYPES, AND LOCATIONS DOOR SCHEDULE UPDATED PER REVISED DOOR SIZES, TYPES AND LOCATIONS

DOOR & WINDOW TYPE LEGENDS UPDATED ASSEMBLIES RENAMED BASED ON FRAMING - IF NAME CHANGE ONLY, NAME CLOUDED ASSEMBLIES ADDED - FULL ASSEMBLY CLOUDED ASSEMBLIES UPDATED

SHEET ORGANIZATION UPDATED FOR A BETTER MORE EFFICIENT LAYOUT NOTES ADDED TO ASSIST IN CLARIFICATION OF PROJECT; NO CHANGES TO INFORMATION GRAPHICS/PATTERNS/HATCHES HAVE BEEN COORDINATED FOR CONSISTENCY ROOF SLOPE ADJUSTED

GENERAL INFORMATION

8163 W MERCER WAY PROJECT ADDRESS MERCER ISLAND, WA 98040 2011-147 PROJECT NUMBER ASSESSOR'S PARCEL # 335850-0387

> HILLMANS CD SEA SHORE LAKE FRONT "LOT 2" MERCER ISLAND SHORT PLAT NO SUB9706-005 REC NUMBER 20040617900002 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 85-486 -487-488-489-490-576-577 & 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

R-15

BUILDING TYPE SINGLE FAMILY RESIDENCE

PROJECT DATA

LEGAL DESCRIPTION

ZONE

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 541 SF (E) FIRE DEPT PAVING (N) DRIVEWAY/PARKING 4,570 SF = 29.9% OF NET LOT AREA **TOTAL LOT COVERAGE** ALLOWABLE LOT COVERAGE = 30% $15,244 \times 0.3 = 4,573 \text{ SF}$ **HARDSCAPE** (E) SITE WALLS 142 SF (N) SITE WALLS 261 SF

(N) ROCKERIES 150 SF (N) UNCOVERED DECK 182 SF (N) STAIRS. 70 SF 805 SE **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 DEDUCTION (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 5
PROPOSED UPPER LEVEL 150% (PER 19.02.020.D.2.	
(209.52 * 1.5)	314 SF
TOTAL PROPOSED BUILDING AREA (GFA):	5,951.8F
	_
PROPOSED GROSS FLOOR AREA:	5.951/ 17.955 = 33.15%

PROPOSED GROSS FLOOR AREA OF GROSS LOT AREA 40% ALLOWABLE GFA SETBACKS $17,955 \times 0.40 = 7,182 \text{ SF}$

SIDE YARD MINIMUM 7'-6" REAR YARD **OCCUPANCY SUMMARY**

PROPOSED TYPE SINGLE FAMILY OCCUPANT LOAD -

ENERGY CODE SUMMARY (2015 WASHINGTON STATE ENERGY CODE, RESIDENTIAL PROVISIONS) CLIMATE ZONE 4C (R301.1)

PRESCRIPTIVE OPTION III (EFFICIENT ENVELOPE OPTION 1A) UNLIMITED GLAZING GLAZING U-FACTOR (VERTICAL) GLAZING U-FACTOR (OVERHEAD):

DOOR U-FACTOR: CEILING: VAULTED CEILING: R-38 WALL ABOVE GRADE: R-21 WALL BELOW GRADE (INT.) R-21 (INT.) OR R-10 (EXT.) FLOOR ABOVE GRADE R-38 SLAB ON GRADE @ BASEMENT

AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 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 INTERNATIONAL RESIDENTIAL CODE SHALL BE MET WITH A HIGH EFFICIANCY FAN (MAXIMUM 0.35 WATTS/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 LOW SPEED IN VENTILATION MODE.

HIGH EFFICIENCY HVAC EQUIPMENT 3A:

GAS, PROPANE OR OIL-FIELD FURNACE WITH MINIMUM AFUE OF94%, OR GAS, PROPANE OR OILED-FIRED BOILER WITH MINIMUM AFUE OF 92%. PROJECTS MAY ONLY INCLUDE CREDIT FROM ONE SPACE HEATING OPTION, 3A, 3B, 3C, OR 3D. WHEN A HOUSING UNIT HAS TWO PIECES OF EQUIPMENT (I.E., TWO FURNACES) BOTH MUST MEET THE STANDARD TO RECEIVE THE CREDIT.

EFFICIENT WATER HEATING 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 RATING. LOW FLOW PLUMBING FIXTURES (WATER CLOSETS AND URINAL) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING

REQUIREMENTS: RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS: MAXIMUM FLOW RATE - 3.8 L/MIN (1 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1. RESIDENTIAL KITCHEN FAUCETS: MAXIMUM FLOW RATE - 6.6 L/MIN (1.75/MIN) WHEN TESTED IN ACCORDANCE WITH ASME 112.18.1/CSA B125.1.

RESIDENTIAL SHOWERHEADS: MAXIMUM FLOW RATE - 6.6 L/MIN (1.75 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1 **EFFICIENT WATER HEATING 5C:** WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: GAS, PROPANE OR OIL WATER

HEATERWITH A MINIMUM EF OF 0.91 OR SOLAR WATER HEATING SUPPLEMENTING A MINIMUM STANDARD WATER HEATER. SOLAR WATER HEATING WILL PROVIDE A RATED MINIMUM SAVINGS OF 85 THERMS OR 2000 kWH BASED ON THE SOLAR RATING AND CERTIFICATION CORPORATION (SRCC) ANNUAL PERFORMANCE OF OG-300 CERTIFIED SOLAR WATER HEATING SYSTEMS. OR ELECTRIC HEAT PUMP WATER WITH A MINIMUM EF OF 2.0 AND MEETING THE STANDARDS OF NEEA'S NOTHERN CLIMATE SPECIFICATIONS FOR HEAT PUMP WATER HEATERS

CONTRACTOR TO INSTALL CARBON MONOXIDE ALARMS OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 315.3, SEE PLANS. CONTRACTOR TO INSTALL SMOKE ALARMS OUTSIDE OF EACH BEDROOM IN THE IMMEDIATE VICINITY ON EACH FLOOR LEVEL PER IRC SECTION 314.2.2, SEE PLANS.

INSTALLED PER INTERNATIONAL RESIDENTIAL CODE, WORK TO BE COMPLETED UNDER A SEPARATE PERMIT.

PER 2015 WA STATE MECHANICAL CODE/IRC, FANS ON TIMERS, PER PLANS. VOLUME OF REQUIRED OUTDOOR VENTILATION AIR TO BE PROVIDED BASED ON TABLE 403.8.1 / 403.8.5.1 * PLUMBING, MECHANICAL, ELECTRICAL WORK TO BE PERMITTED SEPARATELY. SEE SHEET A001 FOR VENTILATION & ENERGY CALCULATIONS.

PROJECT DIRECTORY

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MERCER ISLAND, WA 98040 COLIN BRANDT

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CIVIL ENGINEER LAURIE PFARR LPD ENGINEERING 1932 FIRST AVE, SUITE 201

SHEET INDEX - PERMIT DOCS

ARCHITECT

ARCHITECTURAL A000 COVERSHEET A001 WA STATE ENERGY CODE / VENTILATION CALC A002 A100 SITE PLAN A101 BUILDING PAD PLAN A102 **EXCAVATION PLAN** A103 **EXCAVATION SECTIONS** A105 CRITICAL AREA & TREE PLAN

CIVIL C1.0 TESC & DEMOLITION PLAN C1.1 NOTES & TESC DETAILS C2.0 DRAINAGE PLAN C2.1 **GRADING PLAN** C3.0 UTILITIES & PAVING PLAN C4.0 DRAINAGE & UTILITIES DETAILS C4.1 PAVING DETAILS

ARCHITECTURA A201 LOWER FLOOR PLAN A202 MAIN FLOOR PLAN A203 UPPER FLOOR PLAN A204 **ROOF PLAN** A300 EXTERIOR ELEVATIONS A400 **BUILDING SECTIONS** A401 **BUILDING SECTIONS** A402 WALL SECTIONS A600 WINDOW / DOOR SCHEDULES

ASSEMBLY DETAILS

ASSEMBLY DETAILS

A701 STRUCTURAL

SH3.1

SH4.1

SH4.2

SH4.3

SH4.4

SH4.5

A700

\$1.1 GENERAL STRUCTURAL NOTES S1.2 GENERAL STRUCTURAL NOTES \$1.3 SPECIAL INSPECTION NOTES S2.1 LOWER FOUNDATION PLAN S2.2 MAIN FLOOR FRAMING/UPPER FOUNDATION PLAN S2.3 UPPER FLOOR FRAMING PLAN S2.4 ROOF FRAMING PLAN S3.1 TYPICAL CONCRETE DETAILS S3.2 FOUNDATION DETAILS S3.3 FOUNDATION DETAILS S4.1 TYPICAL WOOD FRAMING DETAILS S4.2 WOOD FRAMING DETAILS \$4.3 WOOD FRAMING DETAILS S5.1 STEEL DETAILS SH1.1 GENERAL SHORING NOTES SH2.1 SHORING PLAN

SHORING DETAILS

SHORING ELEVATIONS

SHORING ELEVATIONS

SHORING ELEVATIONS

SHORING ELEVATIONS

SHORING ELEVATIONS

SHEET ORGANIZATION UPDATED FOR A BETTER MORE EFFICIENT LALYOUT NOTES ADDED TO ASSIST IN CLARIFICATION OF PROJECT; NO CHANGES TO INFORMATION ADDED

SCOPE OF CHANGES SHEET:

REVISED LEGAL DESCRIPTION AS A RESULT OF PROPERTY SALE CHANGES TO GFA AS A RESULT OF EXTENDED GARAGE AND EXTENDED COVERED DECK

CHANGE TO LOT COVERAGE AS A RESULT OF SHIFTED PARKING RETAINING & EXTENDED COVERED DECK & ENTRY DESIGN CHANGE CHANGE TO ABE AS A RESULT OF EXTENDED GARAGE AND EXTENDED COVERED DECK

STABALIZATION WALL, PATIO EXTENSION AND SITE STAIRS

SHEET A401 & A701 ADDED

CHANGES TO HARDSCAPE CALCULATIONS AS A RESULT OF SOIL

Brandt

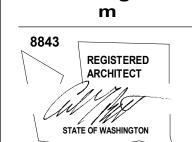
Design Group

66 Bell Street Unit 1 Seattle, WA

206.239.0850

98121

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PERMIT DRAWINGS

WEST ER ISL

06.10.22 DATE: SHEET SIZE: D (24X36)

NO. DESCRIPTION PLAN CHECK 1 04.30.21 PLAN CHECK 2 08.13.21 PERMIT REVISION 04.19.22 PERMIT REVISION 2 06.10.22 PERMIT REVISION 3 08.30.22

DRAWN BY: KJ/JM CHECKED BY: BM

COVERSHEET

As indicated

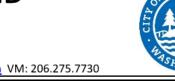
APPROVAL

WA STATE ENERGY CODE FORMS

CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040 PHONE: 206.275.7605 | www.mercergov.org



Inspection Requests: Online: www.MyBuildingPermits.com VM: 206.275.7730

2015 WSEC & IRC Ventilation Worksheet (Effective July 1, 2016)

INFORMATION IN THESE WORKSHEETS MUST BE INCLUDED IN THE CONSTRUCTION DOCUMENTS This set of worksheets has been developed to assist permit applicants with documenting compliance with the 2015 Washington State Energy Code. The following worksheets provide much of the required documentation for plan review. The details, systems, and ratings noted here must also be shown on the drawings.

PRESCRIPTIVE ENERGY CODE COMPLIANCE FOR CLIMATE ZONE MARINE 4

 Fenestration 1
 Ceiling Vaulted w/ Attic
 Vaulted Ceiling
 Wood Framed Wall (Int.)²
 Mass Wall (Above grade)
 Below-Grade Wall ².³
 R-Value & Depth U. 0.30 U. 0.50 R-49 R-38 min. R-21 min. R-21 min. R-10/15/21 Int. + TB R-30 min.

opaque/glazed doors. Fenestration includes products with glass and non-glass glazing materials. Int. (intermediate framing) denotes standard framing 16" o.c. with headers insulated with a minimum R-10 insulation ³ 10/15/21 +TB" means R-10 continuous insulation on the exterior of the wall, or R-15 on the continuous insulation on the interior of the wall, or R-21 cavity

insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +TB" shall be permitted to be me with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "TB" means thermal break between floor slab and basement wall.

Whole House Ventilation (Prescriptive) Please check the appropriate box to describe which of the four prescriptive Whole House Ventilation Systems you will be using AND fill in the required whole house ventilation rate in CFM's. (See "2015 Residential Whole House Ventilation Rate" Handout.) A complete system required by one of the sections noted below must be specified on the drawings. ntermittent Whole House Ventilation Using Exhaust Fans & Fresh Air Inlets. (IRC M1507.3.4) hittent Whole House Ventilation Integrated with a Forced Air System. (IRC M1507.3.5) termittent Whole House Ventilation using a Supply Fan. (IRC M1507.3.6) rmittent Whole House Ventilation Using a Heat Recovery Ventilation System (IRC M1507.3.7

Source Specific Exhaust Ventilation & Fan Efficiency Required in each kitchen, bathroom, water closet compartment, laundry room, indoor swimming pool, spa and other rooms where

water vapor or cooking odor is produced. (IRC M 1507.4) Fan efficiency from WAC 51-11R - Table R403.6.1. Kitchen Hoods greater than 400 cfm require makeup air per IRC M1503.4

Minimu				
	Bathrooms –	Utility Rooms	Kitchens	In-line fan
Intermittently operating	50 cfr	n min	100 cfm min	
Continuous operation	20 cfr	n min	25 cfm min	
Minimum Efficacy (cfm/watt)	1.4 cfm/watt if 2.8 cfm/watt if <90cfm >90cfm		2.8 cfm/watt	2.8 cfm/watt

Energy Efficiency Credits

Each dwelling unit shall comply with sufficient options from WSEC Table R406.2 so as to achieve the following minimum number of credits as described on the reverse side of this page.

- Small Dwelling Unit: 1.5 credits (Dwelling units less than 1500 SF in conditioned floor area with less than 300 square feet of fenestration area. Additions to existing building that are greater than 500 SF of heated floor area, out less than 1500 SF. TOTAL SQUARE FEET OF FENESTRATION: Medium Dwelling Unit: 3.5 credits (All dwelling units not included in #1 or #3. Exception: Dwelling units
- serving R-2 occupancies shall require 2.5 credits. Large Dwelling Unit: 4.5 credits (Dwelling Units exceeding 5000 SF of conditioned floor area. Additions less than 500 SF: 0.5 credits

SEE DOOR & WINDOW SCHEDULE SHEET A600

Please check the applicable boxes and complete the information below

Weighted Average: Using the Prescriptive Method, all glazing must have an "area weighted average" U-Factor of 0.30. This means that some windows can have a higher U-factor than 0.30 and some can have a lower U-factor than 0.30, as long as the area weighted average is U-0.30 or lower you may need to complete this form to document glazing compliance when applying for your

Dwelling units less than 1500 SF in conditioned floor area: If using the option for new dwellings less than

Electronic version available at: http://www.energy.wsu.edu/Documents/2015%20Glazing%20Schedule.xlsx

		Glazing		Wie	dth	Heig	tht	Glaz	ing
Exemptions	Ref	U-Factor	Qt.	Feet	Inch	Feet	Inch	Area	UA
Swing Door (24 SF Max)									
Glazed Fenestration (15 SF Max)									

VERTICAL FENESTRATION (WINDOWS AND GLAZED DOORS)

Plan	Component	Ref	Glazing		Qt.	Wie	dth	Hei	ght	Glaz	ing
ID	Description		U-Factor			Feet	Inch	Feet	Inch	Area	UA
				!	Sum of	Vertical F	enestrat	ion Area a	and UA		
						Are	a Weigh	ted U = U	A/Area		

OVERHEAD GLAZING (SKYLIGHT)

Plan	Component	Ref	Glazing		Qt.	Wie	dth	Heig	ght	Gla	zing
ID	Description		U-Factor	L		Feet	Inch	Feet	Inch	Area	UA
				L							
				ŀ							
				H							
				ı							
					Sum	of Overh	ead Glaz	ing Area a	and UA		
						Are	a Weight	ted U = U	A/Area		

SCOPE OF CHANGE DOES NOT CHANGE SQUARE FOOTAGE OF CONDITIONED SPACE. INCREASES GARAGE AND DECK SQUARE FOOTAGE, NO CHANGE TO MECHANICAL OR

2015 WSCE – Table R406.2 – circle the options that you will be using for this project

PTION	DESCRIPTION	CREDIT(S
1a	EFFICIENT BUILDING ENVELOPE 1a: Vertical fenestration U = 0.28 Floor R-38 Slab on grade R-10 perimeter and under entire slab Below grade slab R-10 perimeter and under entire slab. OR Compliance based on Section R402.1.4: Reduce the Total UA by 5%.	0.5
1b	EFFICIENT BUILDING ENVELOPE 1b: Vertical fenestration U = 0.25 Wall R-21 plus R-4 Floor R-38 Basement wall R-21 int plus R-5 ci Slab on grade R-10 perimeter and under entire slab Below grade slab R-10 perimeter and under entire slab. OR Compliance based on Section R402.1.4: Reduce the Total UA by 15%.	1.0
1c	EFFICIENT BUILDING ENVELOPE 1c: Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.22 Ceiling and single-rafter or joist-vaulted R-49 advanced Wood frame wall R-21 int plus R-12 ci Floor R-38 Basement wall R-21 int plus R-12 ci Slab on grade R-10 perimeter and under entire slab Below grade slab R-10 perimeter and under entire slab OR Compliance based on Section R402.1.4: Reduce the Total UA by 30%.	2.0
1d	EFFICIENT BUILDING ENVELOPE 1d: Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.24. Projects using this option may not use Option 1a, 1b or 1c.	0.5
2a	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 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 International Residential Code shall be met with a high efficiency fan (maximum 0.35 watts/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 low speed in ventilation only mode. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the qualifying ventilation system.	0.5
2b	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2b: Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 2.0air changes per hour maximum AND All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.70. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the heat recovery ventilation system.	1.0
2c	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2c: Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 1.5 air changes per hour maximum. AND All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.85. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the heat recovery ventilation system.	1.5
3a	HIGH EFFICIENCY HVAC EQUIPMENT 3a: Gas, propane or oil-fired furnace with minimum AFUE of 94%, or Gas, propane or oiled-fired boiler with minimum AFUE of 92%. Projects may only include credit from one space heating option, 3a, 3b, 3c or 3d. When a housing unit has two pieces of equipment (i.e., two furnaces) both must meet the standard to receive the credit. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.	1.0
3b	HIGH EFFICIENCY HVAC EQUIPMENT 3b: Air-source heat pump with minimum HSPF of 9.0. Projects may only include credit from one space heating option, 3a, 3b, 3c or 3d. When a housing unit has two pieces of equipment (i.e., two furnaces) both must meet the standard to receive the credit. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.	1.0
3c	HIGH EFFICIENCY HVAC EQUIPMENT 3c: Closed-loop ground source heat pump; with a minimum COP of 3.3 OR Open loop water source heat pump with a maximum pumping hydraulic head of 150 feet and minimum COP of 3.6. Projects may only include credit from one space heating option, 3a, 3b, 3c or 3d. When a housing unit has two pieces of equipment (i.e., two furnaces) both must meet the standard to receive the credit. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.	1.5
3d	HIGH EFFICIENCY HVAC EQUIPMENT 3d: Ductless Split System Heat Pumps, Zonal Control: In homes where the primary space heating system is zonal electric heating, a ductless heat pump system shall be installed and provide heating to the largest zone of the housing unit. Projects may only include credit from one space heating option, 3a, 3b, 3c or 3d. When a housing unit has two pieces of equipment (i.e., two furnaces) both must meet the standard to receive the credit. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.	1.0

Simple Heating System Size Electronic version available at: http://www.energy.wsu.edu/Documents/Heat Sizing code%20specs final 2015.xls Please complete the following information regarding the heating system for this project. The electronic version automatically calculates the information based

	e the following information regard information selected. The paper fo							rmation based
	Conditioned Floor Area (sq ft)	53	306					
	Average Ceiling Height (ft)	×	10.8					
	Conditioned Volume (cu ft)	57	437.45					
lazing and Do	oors	u= .28	U-Factor	Х	Area 1324	= sf	UA 397.2	
kylights			U-Factor	х	Area	=	UA	
.,		u= 0			0	sf	0	
lation								
sulation	Attic		U-Factor	x	Area	=	UA	
		u= .02			686	sf	14.41	
	Single Rafter or Joist Vaulted Ceilings	0.0	U-Factor	Х	Area 1612	= sf	UA 41.91	
	Joist vaulted Cellings	u= 1.02			10.12	31	11101	
	Above Grade Walls	_	U-Factor	Х	Area	. =	UA	
		u= .04	18		3514	sf	168.67	
	Floors		U-Factor	х	Area	=	UA	
		u= .03			2036	sf	67.19	
	Below Grade Walls	00	U-Factor	Х	Area 1497	1,	UA 38.92	
		u= 1.02	.0		1497	sf	30.92	
	Slab Below Grade		F-Factor	х	Length	=	UA	
		f= .1				f		
	Slab on Grade		F-Factor	x	Length	=	UA	
		f=	, , , , ,		Longth	f	0,1	
						Sum of UA	728.3	
		Envelope Heat Lo	oad				32773.5	Btu / Hour
		Sum of UA x 4						,
		Air Leakage Heat	Load				27914.6	Btu / Hour
		Volume x 0.6 x	45 x .018					
		Building Design I					60688.1	Btu / Hour
			eat Load + Envel	lope Heat L	oad		60688.1	Dtu / Hour
		Building and Duc Ducts in uncor		: Building D	esign Heat Load >	1.10	5555511	Btu / Hour
					ign Heat Load x 1			
		Maximum Heat &	Equipment Out	put			75860.13	Btu / Hour
		Building and D	uct Heat Load x	1.40 for Fo	orced Air Furnace		<u></u>	

Building and Duct Heat Load x 1.25 for Heat Pump

2015 WSCE - Table R406.2 - Continued components such as forced air ducts, hydronic piping, hydronic floor heating loop, convectors and radiators. All on equipment shall be direct vent or sealed combustio or forced air ducts: A maximum of 10 linear feet of return ducts and 5 linear feet of supply ducts may be located outside the tioned space. All metallic ducts located outside the conditioned space must have both transverse and longitudinal joints seale th mastic. If flex ducts are used, they cannot contain splices. Flex duct connections must be made with hylon straps and installed g a plastic strapping tensioning tool. Ducts located outside the conditioned space must be insulated to a minimum of R-8. ing system components in conditioned crawl spaces is not permitted under this option. Electric resistance heat and ductless type and shall show the location of the heating and cooling equipment and all the ductwork. ts installed in the house shall be rated at 1.75 GPM or less. All other lavatory faucets shall be ited at 1.0 GPM or less. lumbing Fixtures Flow Ratings. Low flow plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall Residential bathroom lavatory sink faucets: Maximum flow rate - 3.8 L/min (1.0 gal/min) when tested in accordance with ASME er heating system shall include one of the following: Gas, propane or oil water heater with a minimum FF of 0.74 OR Water heater heated by ground source heat pump meeting the requirements of Option 3c. R-2 occupancy, a central heat pump water heater with an EF greater than 2.0 that would supply DHW to all the units through heating system shall include one of the following: Gas, propane or oil water heater with a minimum EF of 0.91 OR Solar water heating supplementing a minimum standard water heater. Solar water heating will provide a rated minimum savings er Heating Systems eat Pump Water Heaters A drain water heat recovery unit(s) shall be installed, which captures waste water heat from all the showers, and has a minimum ordance CSA B55.1 and be so labeled. RENEWABLE ELECTRIC ENERGY each 1200 kWh of electrical generation per each housing unit provided annually by on-site wind or solar equipment a 0.5 credit shall be allowed, up to 3 credits. Generation shall be calculated as follows: solar electric systems, the design shall be demonstrated to meet this requirement using the National Renewable Energy pratory calculator PVWATTs. Documentation noting solar access shall be included on the plans.



SCOPE OF CHANGES:

Duct Testing Standard (RS-33) For New and Existing Construction

New Construction

Based on the protocol for "Total Leakage Testing," or "Leakage Testing to Outdoors" duct leakage in new construction shall not exceed 0.04 CFM25 x floor area (in square feet) served by the system for leakage to outdoors or for total leakage when tested post construction. When testing at rough-in, targets should not exceed 0.04 CFM25 x floor area (in square feet) for total leakage or 0.03 CFM₂₅ x floor area (in square feet) if the air handler is not installed.

Exception: The total leakage test is not required for ducts and air handlers located entirely within the building thermal envelope. Ducts located in crawl spaces do not qualify for this

Existing Construction

When a space-conditioning system is altered by the installation or replacement of spaceconditioning equipment (including replacement of the air handler, outdoor condensing unit of a split system air conditioner or heat pump, cooling or heating coil, or the furnace heat exchanger), the duct system that is connected to the new or replacement space-conditioning equipment shall be tested. The test results shall be provided to the building official and the

Exception 1: Duct systems that are documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in RS-33.

Exception 2: Ducts with less than 40 linear feet in unconditioned spaces.

Exception 3: Existing duct systems constructed, insulated or sealed with asbestos.

Exception 4: Additions of less than 750 square feet of conditioned floor area.

In addition, the following requirements must be met:

- 1. All testing must be done by a qualified technician. The minimum qualification requirement is documented attendance at a duct testing training course approved by the building official. The following existing training programs are recognized as equivalent to this
- a. Northwest ENERGY STAR Homes Program, Performance Testing training for new
- b. Performance Tested Comfort Systems (PTCS) training for existing homes and new construction.
- 2. Duct systems must be designed, sized, and installed using recognized industry standards and International Residential Code (IRC) requirements, so that calculated heating and/or cooling loads are delivered to each zone.

The wind turbine power curve; average annual wind speed at the site; frequency distribution of the wind speed at the site and qualify to claim this credit, the building permit drawings shall specify the option being selected and shall s

WA STATE VENTILATION REQUIREMENTS

M1507.3 Whole-House Mechanical Ventilation System

Whole-house mechanical ventilation systems shall be designed in accordance with Sections M1507.3.1 through M1507.3.3.

M1507.3.1 System Design

Each dwelling unit or guestroom shall be equipped with a ventilation system complying with Section M1507.3.4, M1507.3.5, M1507.3.6 or M1507.3.7. Compliance is also permitted to be demonstrated through compliance with the International Mechanical Code or ASHRAE Standard 62.2.

M1507.3.2 Control and operation

Location of controls. Controls for all ventilation systems shall be readily accessible by the occupant. Instructions. Operating instructions for whole-house ventilation systems shall be provided to the occupant by the installer of the system.

Local exhaust systems. Local exhaust systems shall be controlled by manual switches, dehumidistats, timers, or other approved means

Continuous whole-house ventilation systems. Continuous whole-house ventilation systems shall operate continuously and be equipped with an override control. A "fan on" switch shall be permitted as an override control. Controls shall be capable of operating the ventilation system without energizing other energy-consuming appliances. A clearly visible label shall be affixed to the controls that reads "Whole House Ventilation (see operating instructions)."

Intermittent whole-house ventilation systems. Intermittent whole-house ventilation systems shall comply with the following:

- They shall be capable of operating intermittently and continuously.
- They shall have controls capable of operating the exhaust fans, forced-air system fans, or supply fans without energizing other energy-consuming appliances.
- The ventilation rate shall be adjusted according to the exception in Section M1507.3.3.
- The system shall be designed so that it can operate automatically based on the type of control timer installed.
- The intermittent mechanical ventilation system shall operate at least one hour out of every four. The system shall have a manual control and automatic control, such as a 24-hour clock timer.
- At the time of final inspection, the automatic control shall be set to operate the whole-house fan according to the schedule used to calculate the whole-house fan sizing.
- A label shall be affixed to the control that reads "Whole House Ventilation (see operating instructions).

M1507.3.2.1 Operating instructions

Installers shall provide the manufacturer's installation, operating instructions, and a whole-house ventilation system operation description.

M1507.3.3 Mechanical Ventilation Rate

The whole-house mechanical ventilation system shall provide outdoor air to each dwelling unit at a continuous rate of not less than that determined in accordance with Table M1507.3.3(1).

Exception: The whole-house mechanical ventilation system is permitted to operate intermittently where the system has controls that enable operation for not less than 25 percent of each 4-hour segment and the ventilation rate prescribed in Table M1507.3.3(1) is multiplied by the factor determined in accordance with Table M1507.3.3(2).

M1507.3.5 Whole-house ventilation integrated with a forced-air system

This section establishes minimum prescriptive requirements for whole-house ventilation systems integrated with forced-air ventilation systems. A system which meets all the requirements of this section shall be deemed to satisfy the requirements for a whole-house ventilation system.

- M1507.3.5.1 Integrated whole-house ventilation systems
- Integrated whole-house ventilation systems shall provide outdoor air at the rate calculated using Section M1507.3.3. Integrated forced-air ventilation systems shall distribute outdoor air to each habitable space through the forced-air system ducts. Integrated forced-air ventilation systems shall have an outdoor air inlet duct connecting a terminal element on the outside of the building to the return air plenum of the forced-air system, at a point within 4 feet upstream of the air handler. The outdoor air inlet duct connection to the return air stream shall be located upstream of the forced-air system blower and shall not be connected directly into a furnace cabinet to prevent thermal shock to the heat exchanger. The system will be equipped with a motorized damper connected to the automatic ventilation control as specified in Section M1507.3.2. The required flow rate shall be verified by field testing with a flow hood or a flow measuring station

M1507.3.5.2 Ventilation duct insulation

All supply ducts in the conditioned space shall be insulated to a minimum of R-4.

M1507.3.5.3 Outdoor air inlets

Inlets shall be screened or otherwise protected from entry by leaves or other material. Outdoor air inlets shall be located so as not to take air from the following areas:

- Closer than 10 feet from an appliance vent outlet, unless such vent outlet is 3 feet above the outdoor air • Where it will pick up objectionable odors, fumes or flammable vapors.
- A hazardous or unsanitary location.
- A room or space having any fuel-burning appliances therein. Closer than 10 feet from a vent opening of a plumbing drainage system unless the vent opening is at least 3
- feet above the air inlet.
- Attic, crawl spaces, or garages.

WHOLE HOUSE VENTILATION CALCS

PROPOSED CONDITIONED SF = 5,704 SF NUMBER OF BEDROOMS = AIRFLOW IN CFM REQUIRED FOR CONTINUOUS VENTILATION = 120 CFM RUN TIME PERCENTAGE IN EACH 4 HOUR SEGMENT = 25 % FACTOR = 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 LINIT *OUTDOOR AIR INLET DUCT TO BE FIELD LOCATED WITH HVAC SUBCONTRACTOR IN CONJUNCTION WITH PLACING EXHAUST DUCTS IN ORDER TO AVOID CONFLICT.

NO CHANGES TO THIS SHEET

DWELLING UNIT			NUMBI	ER OF E	BEDRO	OMS				
FLOOR AREA	0 - 1	2	- 3	4 -	5	6 - 7	,	> 7		
(square feet)	Airflow in CFM									
< 1,500	30	4	45	60	60 75			90		
1,501 - 3,000	45 6		60	75		90		105		
3,001 - 4,500	60 75		75	90		105		120		
4,501 - 6,000	75		90	105		120		135		
6,001 - 7,500	90	1	105 120		0	135		150		
> 7,500	105	1	120		135			165		
RUN-TIME PERCENTAGE IN EACH SEGMENT	4-HOUR		25%	33%	50%	66%	75%	100%		
Factora			4	3	2	1.5	1.3	1.0		

IRC M1507, WA AMENDED TABLE 403.8.1 & 403.5.1

FLOOR AREA	0 - 1	2	- 3	4 -	5	6 - 7	'	> 7
(square feet)			A	irflow i	n CFM		·	
< 1,500	30	4	45	60	0	75		90
1,501 - 3,000	45	(60	7	5	90		105
3,001 - 4,500	60	7	75	90	0	105		120
4,501 - 6,000	75	(90	10	5	120		135
6,001 - 7,500	90	1	05	12	0	135		150
> 7,500	105	1	20	13	5	150		165
RUN-TIME PERCENTAGE IN EACH	H 4-HOUR		25%	33%	50%	66%	75%	100%
Factor ^a			4	3	2	1.5	1.3	1.0

Brandt

Design Group

66 Bell Street

Unit 1

Seattle, WA

98121

206.239.0850



S \simeq

PERMIT DRAWINGS

8163 WEST MERCER ISLA

DATE: 06.10.22 SHEET SIZE: D (24X36)

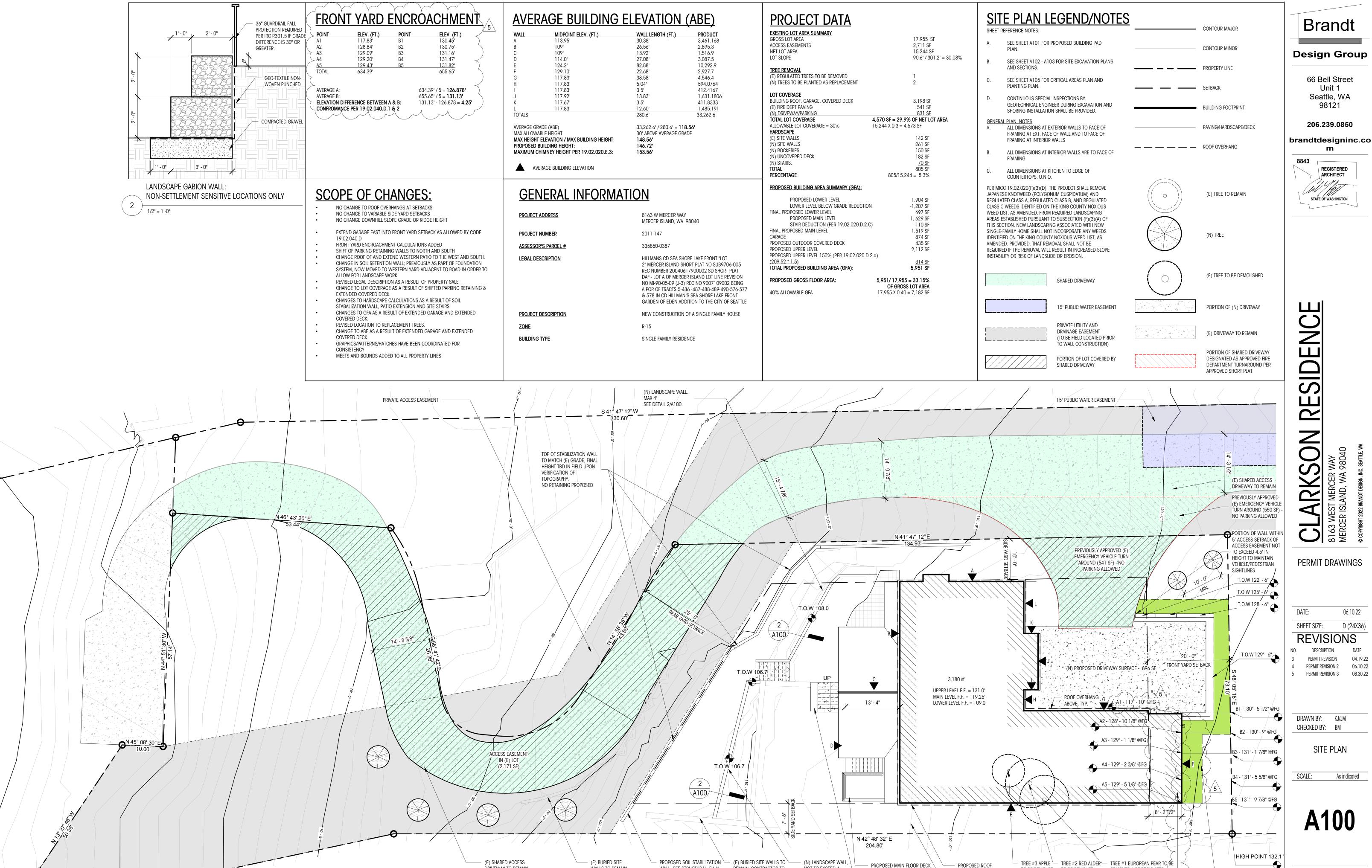
NO. DESCRIPTION PERMIT REVISION 04.19.22

DRAWN BY: KJ/JM CHECKED BY: BM WA STATE ENERGY CODE / VENTILATION

CALC 1/4" = 1'-0"

S:\DSG\FORMS\2017\Building\2015_WSEC_IRC_Ventilation.pdf

PROJECT NUMBER **15039**



WALL, SEE STRUCTURAL. FINAL

LOCATION TBD IN FIELD UPON

VERIFICATION OF EXISTING

CONDITIONS AND TO REMAIN

OUTSIDE OF UTILITY EASMENT

REMAIN. CONTRACTOR TO

VERIFY RETAINING WALL

STABILITY IN FIELD.

NOT TO EXCEED 4'.

SEE DETAIL 2/A100

COUNTED IN LOT COVERAGE

(N) LANDSCAPE WALL,

NOT TO EXCEED 4'

OVERHANG

TO BE REMOVED TO BE REMOVED

NOT REGULATED

GRADING PER CIVIL DRAWINGS. PROJECT

NOT TO EXCEED 3:1 SLOPE RATIO NORTH

PER GEOTECHNICAL ENGINEER

removed not regulated.

/ 5 Garage Roof Not to '

ROOF OF GARAGE

> BE USED AS ROOF DECK;

ENSURE NO ACCESS TO

WALLS TO REMAIN

DRIVEWAY TO REMAIN,

PROPOSED SITE PLAN

LOW POINT 41.5

NO CHANGES PROPOSED

06.10.22 D (24X36)

PERMIT REVISION 04.19.22 PERMIT REVISION 2 06.10.22

APPROVAL

DENSE SCREEN

PLANTING TO ENSURE

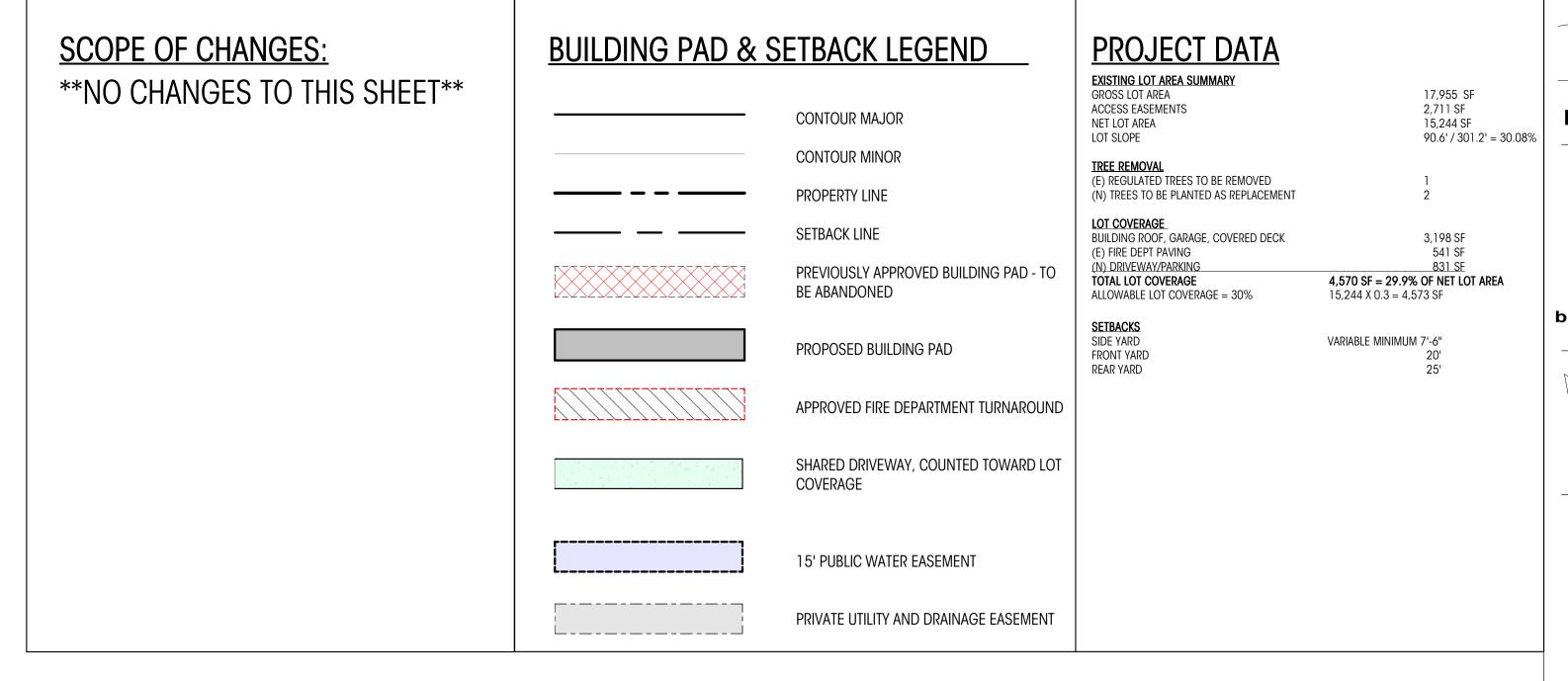
IS ACCESSIBLE, FALL

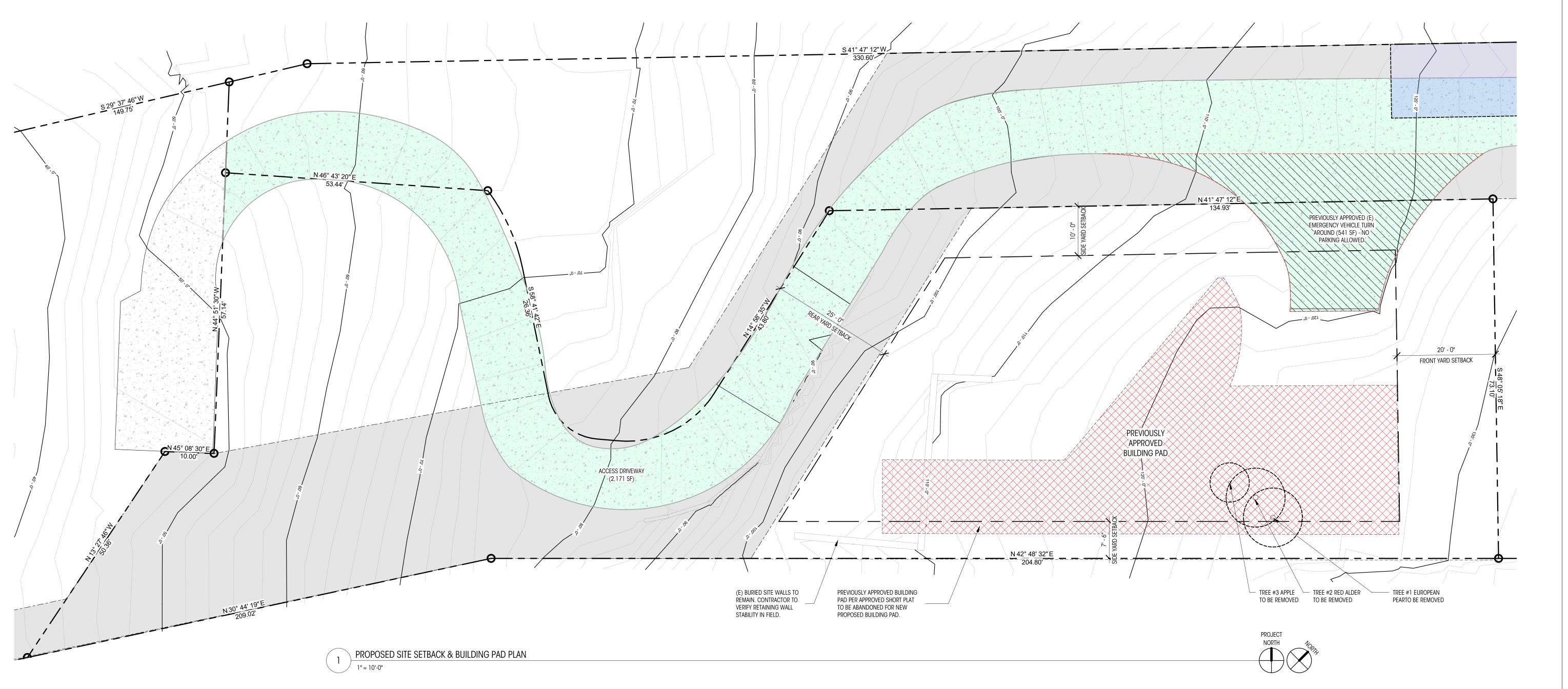
PROTECTION IS REQUIRED PER IRC

R301.5

NO ACCESS TO EDGE OF

WALL, IF EDGE OF WALL





Brandt

Design Group

66 Bell Street Unit 1 Seattle, WA 98121

206.239.0850

brandtdesigninc.co

REGISTERED ARCHITECT
STATE OF WASHINGTON

RKSON RESIDENCE

PERMIT DRAWINGS

ERIVIII DRAVVINGS

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

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
- LEVEL CHANGES: DRIVEWAY & GARAGE LEVEL DROP BY 15"; BASEMENT
- LEVEL DROP BY 12".
- GRAPHICS/PATERNS/HATCHES HAVE BEEN COORDINATED FOR CONSISTENCY ADDITIONAL GRADING PROPOSED AS A RESULT OF THE ADDED LANDSCAPE

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 MINOR

EXTENT OF FOUNDATION **EXCAVATION**

CONTOUR MAJOR

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.

SIDENCE RE PERMIT DRAWINGS DATE: PERMIT REVISION 04.19.22 4 PERMIT REVISION 2 06.10.22 CHECKED BY: BM **EXCAVATION PLAN**

06.10.22

D (24X36)

As indicated

APPROVAL

Brandt

Design Group

66 Bell Street

Unit 1

Seattle, WA

98121

206.239.0850

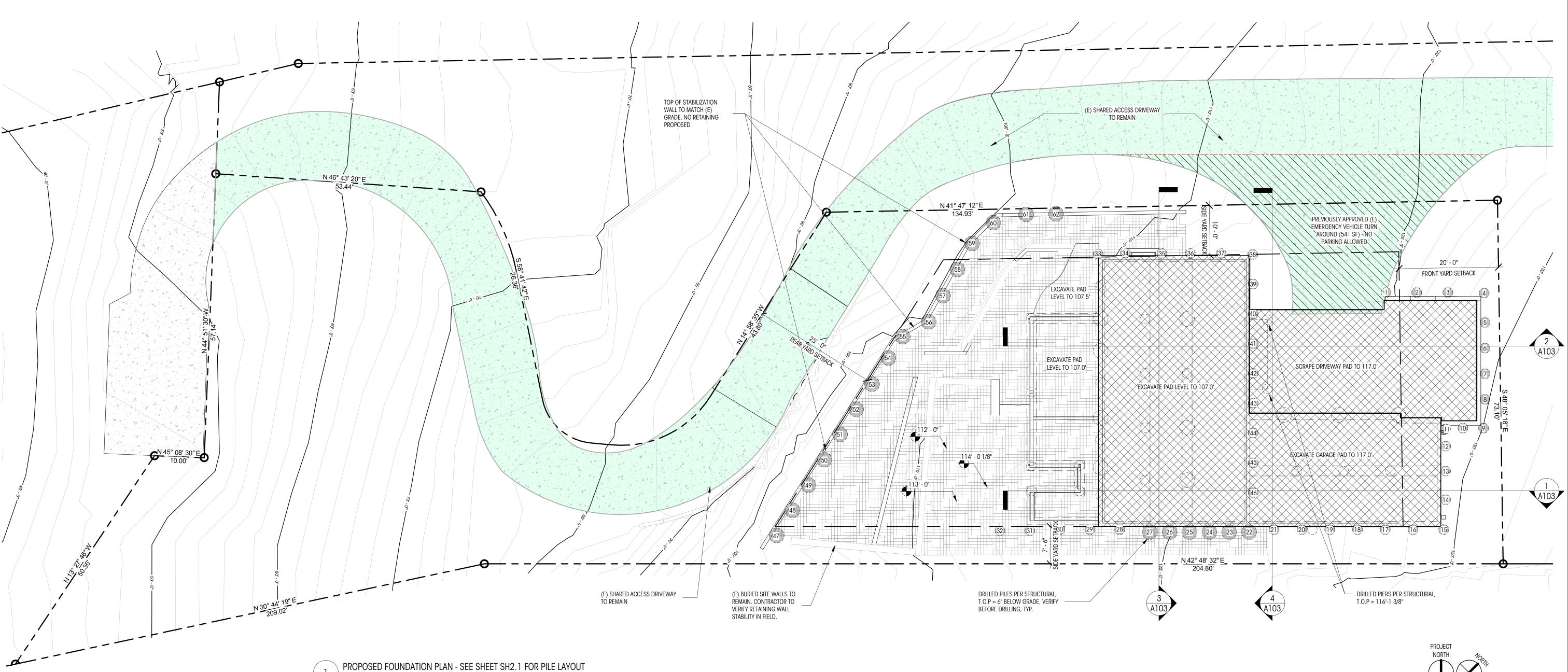
brandtdesigninc.co

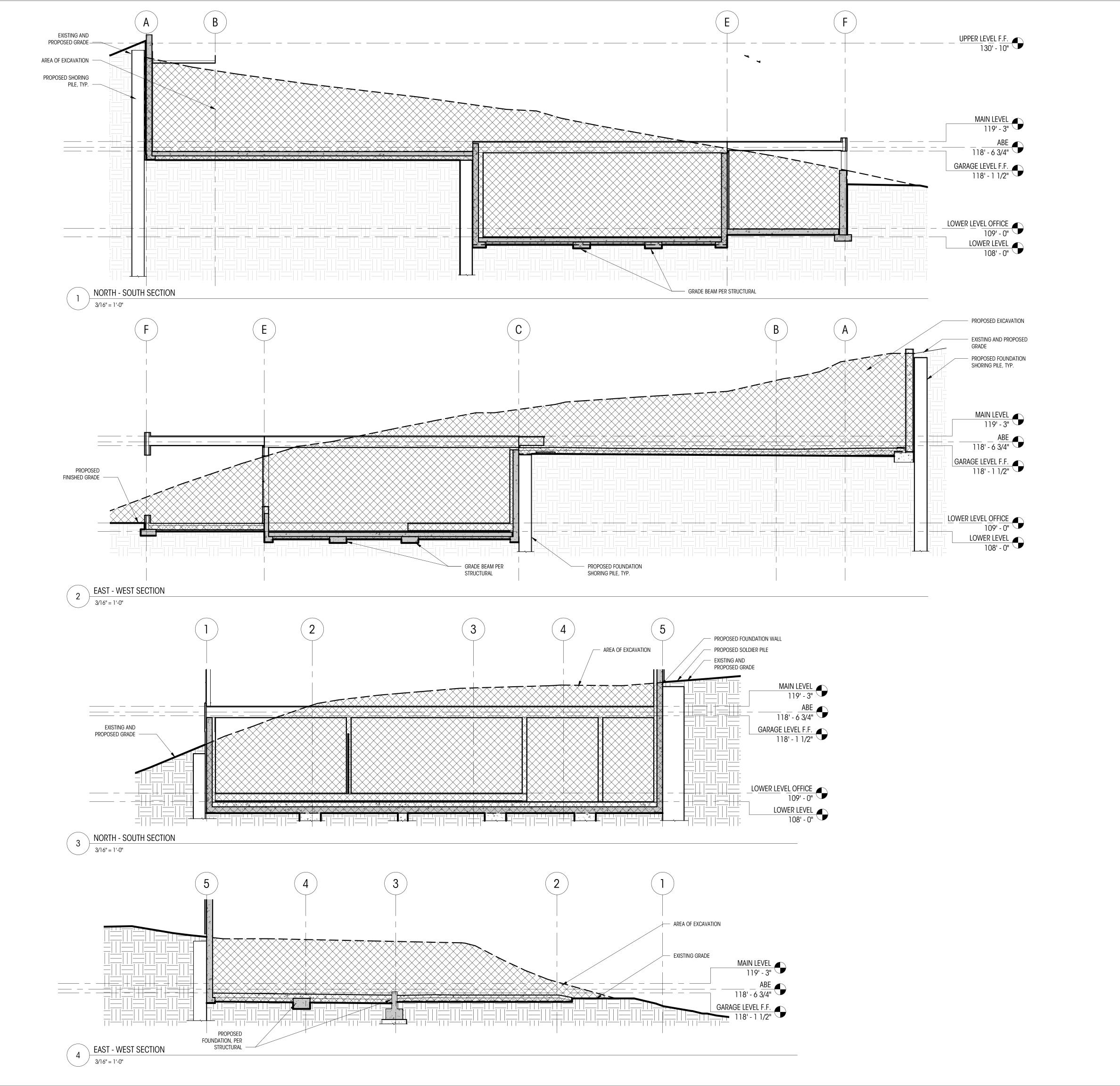
m

STATE OF WASHINGTON

REGISTERED ARCHITECT

8843





SITE EXCAVATION LEGEND

PROPOSED GRADE

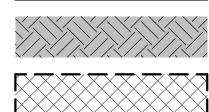
(E) GRADE

Altered (E) Grade

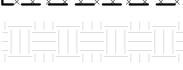
FILL

PROPOSED FOUNDATION

GRADE BEAM, PER STRUCTURAL



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

Brandt

Design Group

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206.239.0850

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RKSON RESIDENCE

PERMIT DRAWINGS

DATE: 06.10.22

SHEET SIZE: D (24X36)

REVISIONS

NO. DESCRIPTION DATE
3 PERMIT REVISION 04.19.22

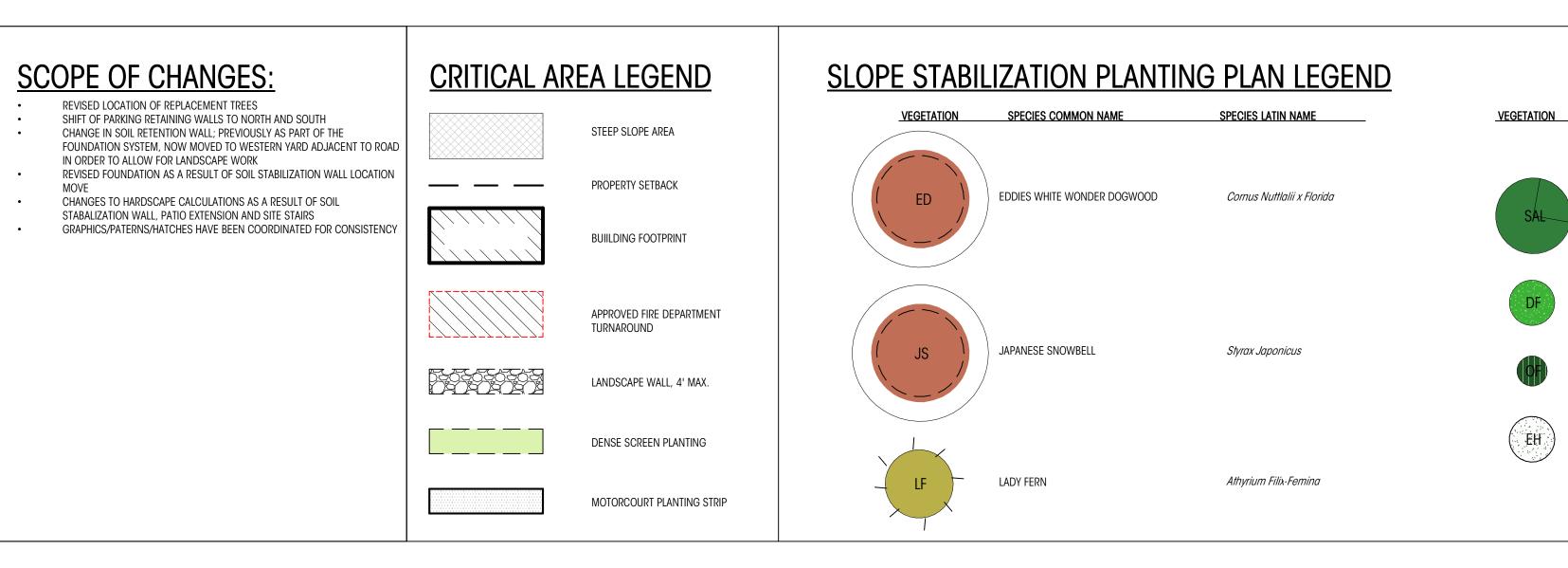
DRAWN BY: KJ/JM CHECKED BY: BM

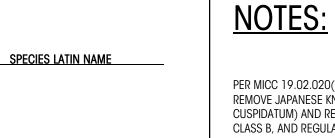
EXCAVATION SECTIONS

SCALE: As indicated

A103

DEDICATED
APPROVAL





Gualtheria Shallon

Blechnum Spicant

Gynocarpium Dryopteris

Vaccinium Ovatum

SPECIES COMMON NAME

SALAL

DEER FERN

OAK FERN

EVERGREEN HUCKLEBERRY

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

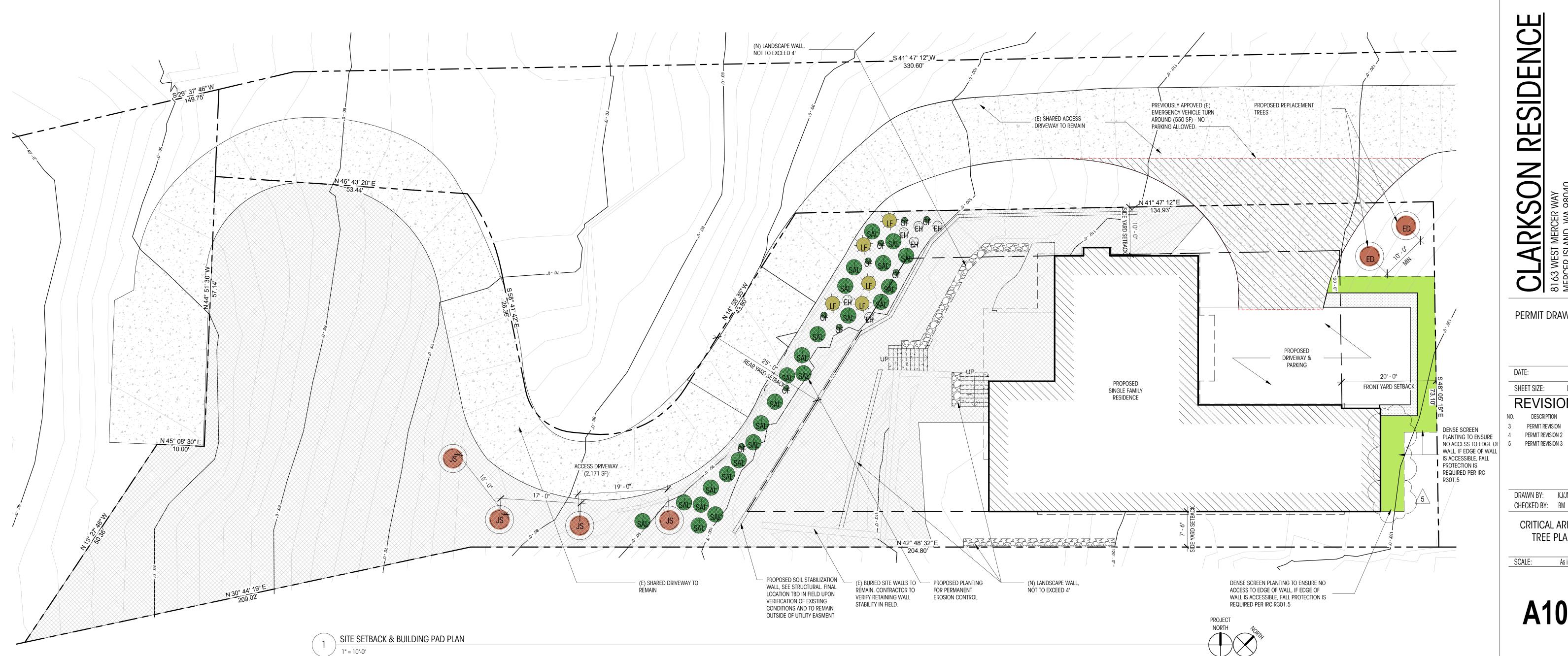
Design Group

66 Bell Street Unit 1 Seattle, WA 98121

206.239.0850

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SIDENCE RE

PERMIT DRAWINGS

06.10.22 DATE: SHEET SIZE: D (24X36)

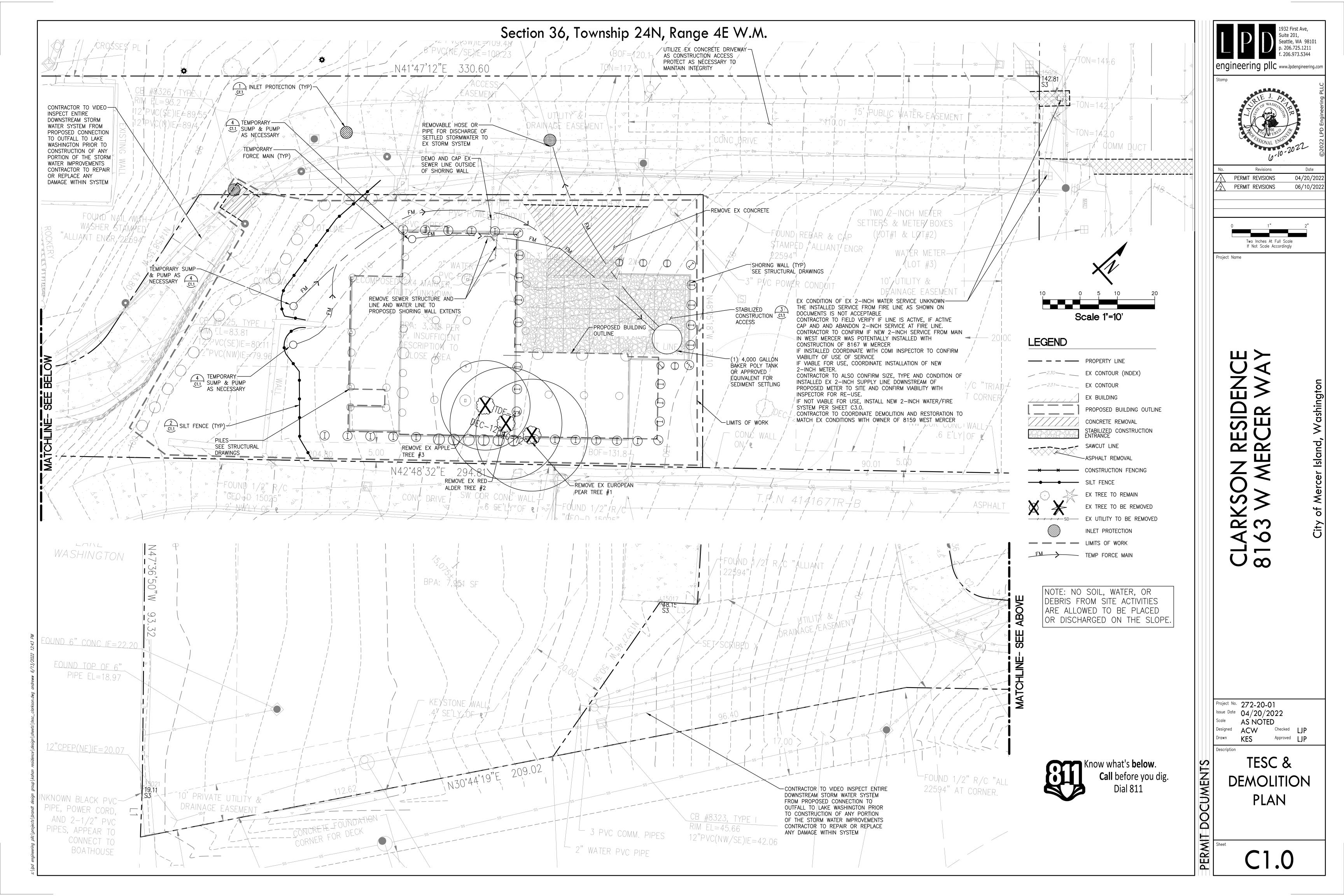
PERMIT REVISION 04.19.22 PERMIT REVISION 2 06.10.22

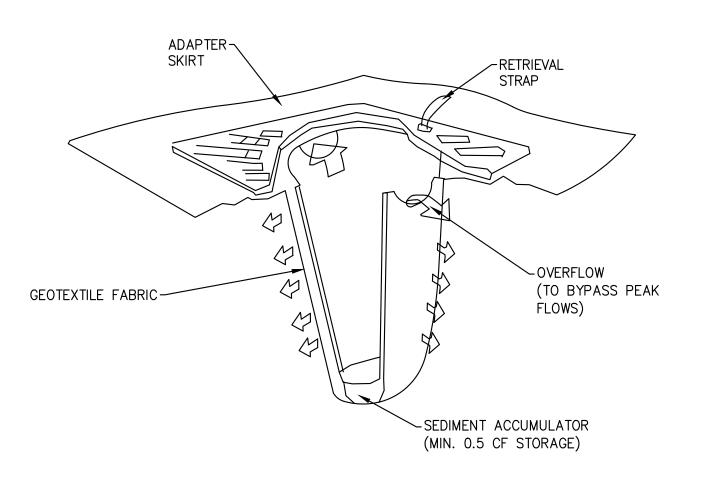
DRAWN BY: KJ/JM CHECKED BY: BM

CRITICAL AREA & TREE PLAN

As indicated

APPROVAL





SCHEMATIC DETAIL

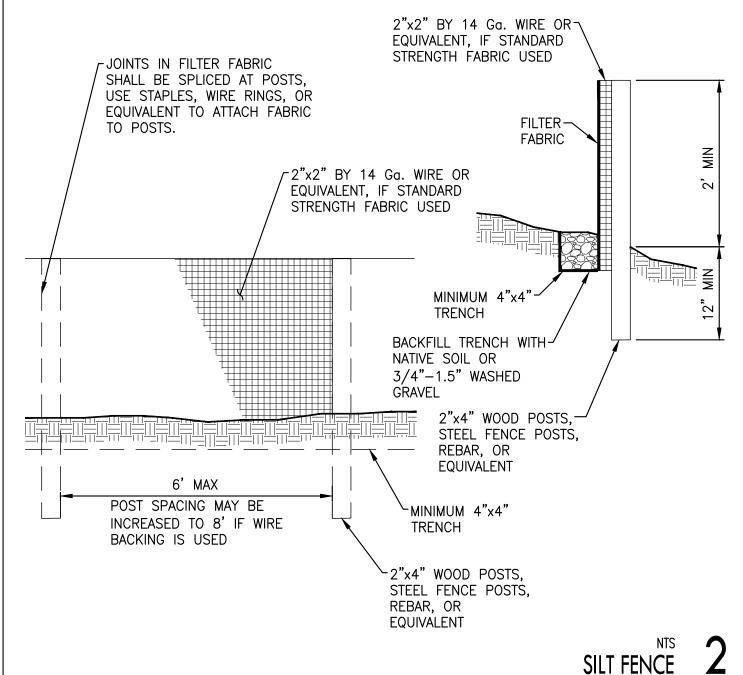
PROVIDE "STREAMGUARD SEDIMENT CATCH BASIN INSERT" OR APPROVED EQUAL MANUFACTURER'S NAME: BOWHEAD ENVIRONMENTAL & SAFETY P.O. BOX 375 PRESTON, WA 98050 ADDRESS: TELEPHONE: FOR INFORMATION: (800) 909-3677 WWW.SHOPBOWHEAD.COM

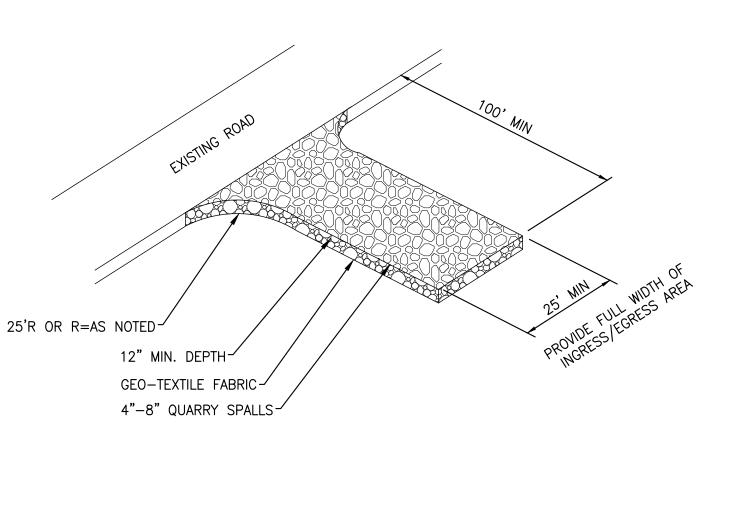
INLET PROTECTION

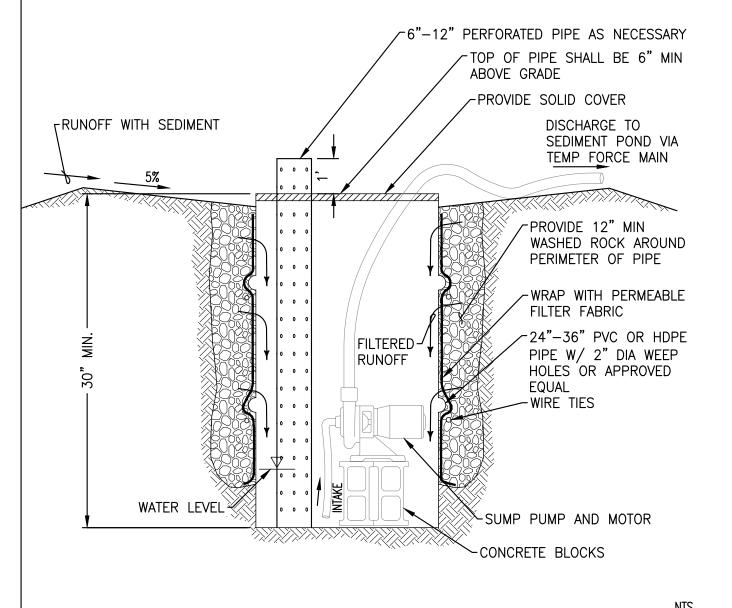
EROSION AND SEDIMENTATION CONTROL NOTES

- 1. 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
- 2. 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 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.
- 4. 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.
- 5. 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,
- 6. ANY AREAS NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
- 7. 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.
- 8. 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.
- 9. 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).
- 10. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF THREE INCHES.
- 11. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF MERCER ISLAND
- 12. 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.
- 13. A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE ON THE JOB SITE WHENEVER
- 14. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE INSTALLED & OPERATING PRIOR TO
- 15. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
- 16. 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
- 17. 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
- 18. 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.
- 19. 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

EROSION AND SEDIMENTATION CONTROL NOTES







STABILIZED CONSTRUCTION ENTRANCE

TEMPORARY SUMP & PUMP

4. CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES.

CITY OF MERCER ISLAND NOTES

CONSTRUCTION.

OR REPLACED.

5. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.425.5555.

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

3. 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

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

SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND

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

- 6. DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE
- 7. EROSION CONTROL: ALL "LAND DISTURBING ACTIVITY" IS SUBJECT TO PROVISIONS OF MERCER ISLAND ORDINANCE 95C-118 "STORM WATER MANAGEMENT." SPECIFIC ITEMS TO BE FOLLOWED
- 8. PROTECT ADJACENT PROPERTIES FROM ANY INCREASED RUNOFF OR SEDIMENTATION DUE TO THE CONSTRUCTION PROJECT THROUGH THE USE OF APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMP) EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT TRAPS, SEDIMENT PONDS. FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIOENGINEERED SWALES.
- 9. CONSTRUCTION ACCESS TO SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM
- 10. PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.
- 11. ALL EXPOSED SOILS SHALL REMAIN DENUDED FOR NO LONGER THAN SEVEN (7) DAYS AND SHALL BE BE STABILIZED WITH MULCH, HAY, OR THE APPROPRIATE GROUND COVER. ALL EXPOSED SOILS SHALL BE COVERED IMMEDIATELY DURING ANY RAIN EVENT.
- 12. INSTALLATION OF CONCRETE DRIVEWAYS, TREES, SHRUBS, IRRIGATION, BOULDERS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL, AND AN ENCROACHMENT AGREEMENT AND RIGHT OF WAY PERMIT FROM THE SENIOR DEVELOPMENT ENGINEER.
- 13. OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER. CONSTRUCTION OF NEW GUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSTREAM CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THIS PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.
- 14. POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
- 15. REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.
- 16. ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.
- 17. 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.
- 18. WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.
- 19. REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
- 20. THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED. ALTERNATELY, A PRESSURE TEST OF THE SIDE SEWER, FROM SEWER MAIN TO POINT OF CONNECTION, MAY BE SUBSTITUTED FOR THE VIDEO INSPECTION.
- 21. NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.
- 22. THE LIMITS AND EXTENTS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE
- 23. TREE PROTECTION INSPECTION REQUIRED BEFORE ANY WORK BEGINS, CALL 206-275-7713.

CITY OF MERCER ISLAND NOTES 10

NTS NOT USED

NTS 🔼 **NOT USED**

 $\simeq \infty$

 $\int \infty$

Seattle, WA 98101

206.973.5344

04/20/2022

06/10/2022

engineering pllc www.lpdengineering.co

Revisions

If Not Scale Accordingly

PERMIT REVISIONS

PERMIT REVISIONS

Project Name

roject No. **272-20-01** ssue Date 04/20/2022 As Noted Checked LJP

Designed ACW

Orawn

NOTES & TESC DETAILS

Approved LJP

NOT USED

STANDARDS AND SPECIFICATIONS.

CONSTRUCTION IS IN PROGRESS.

ANY GRADING OR LAND CLEARING.

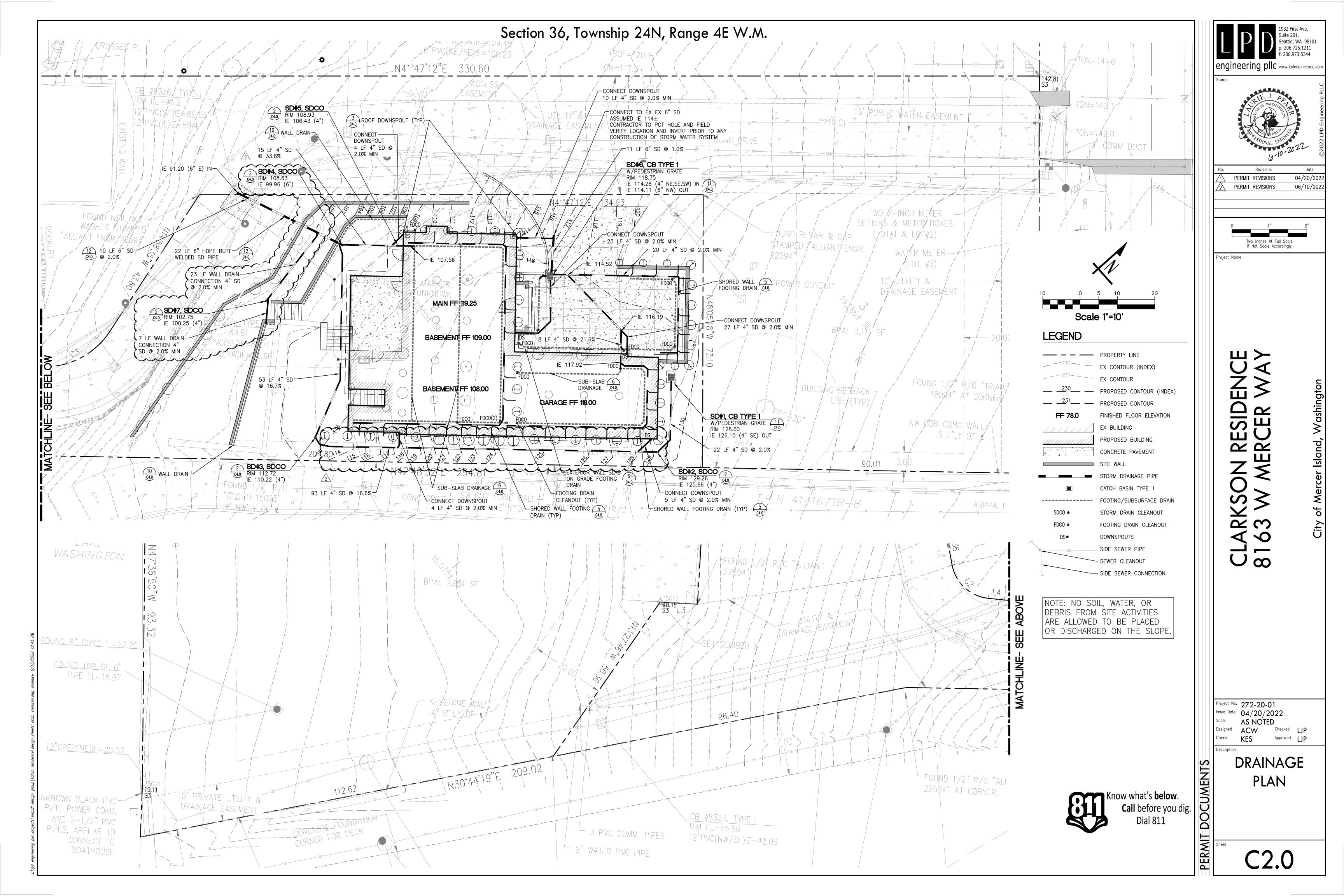
BECOMES FILLED WITH SILT.

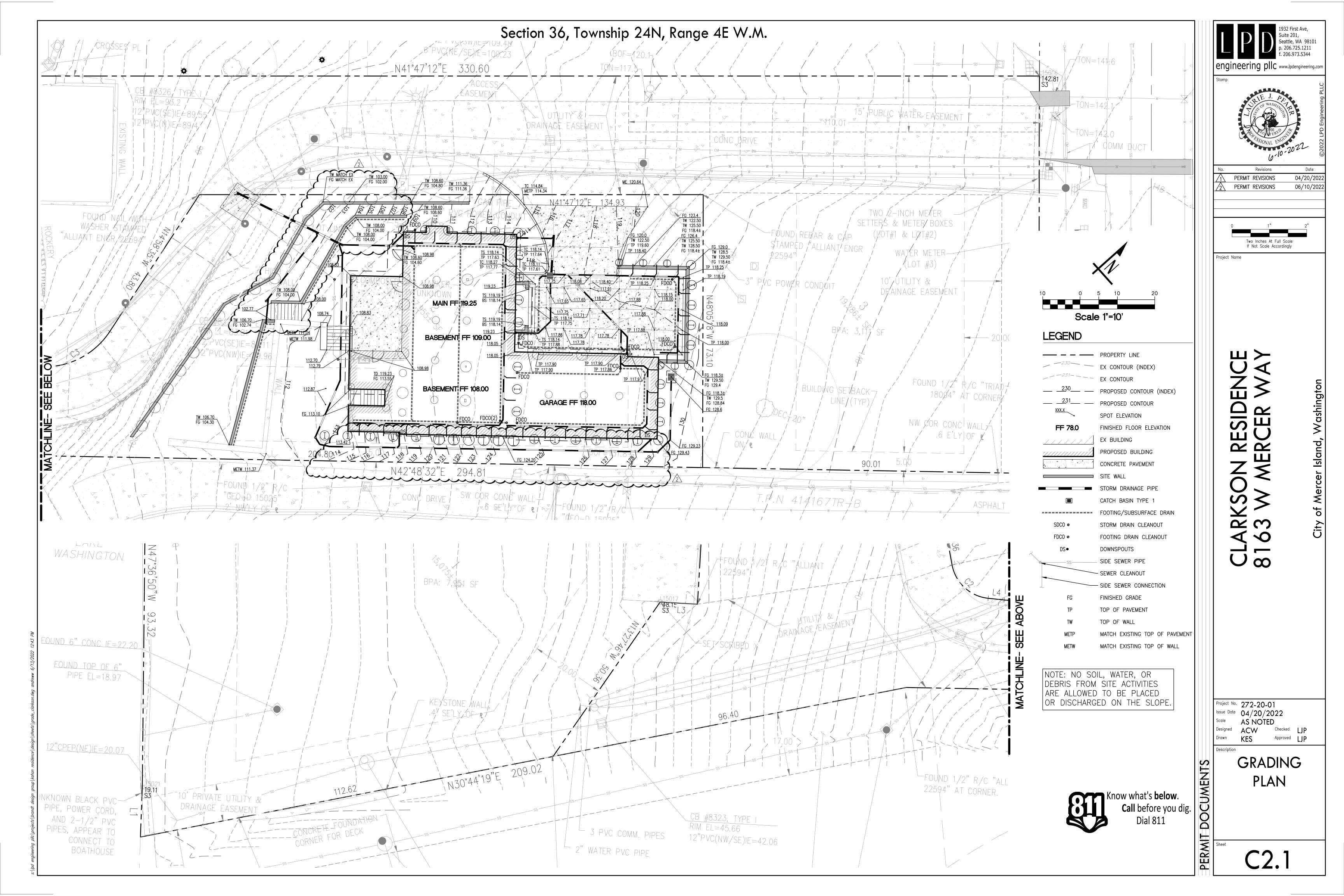
REPAIRED IMMEDIATELY.

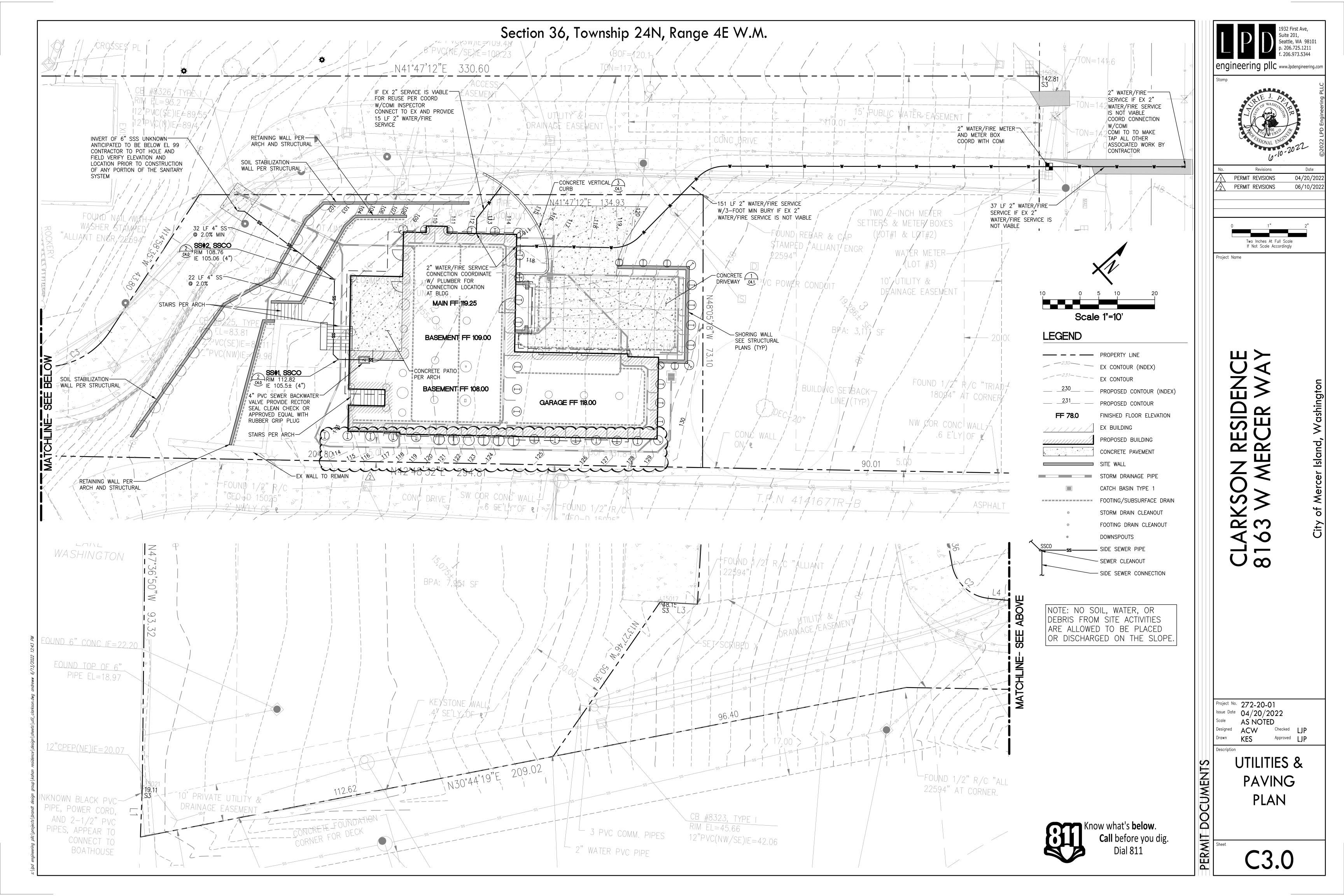
DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZING THE PROJECT.

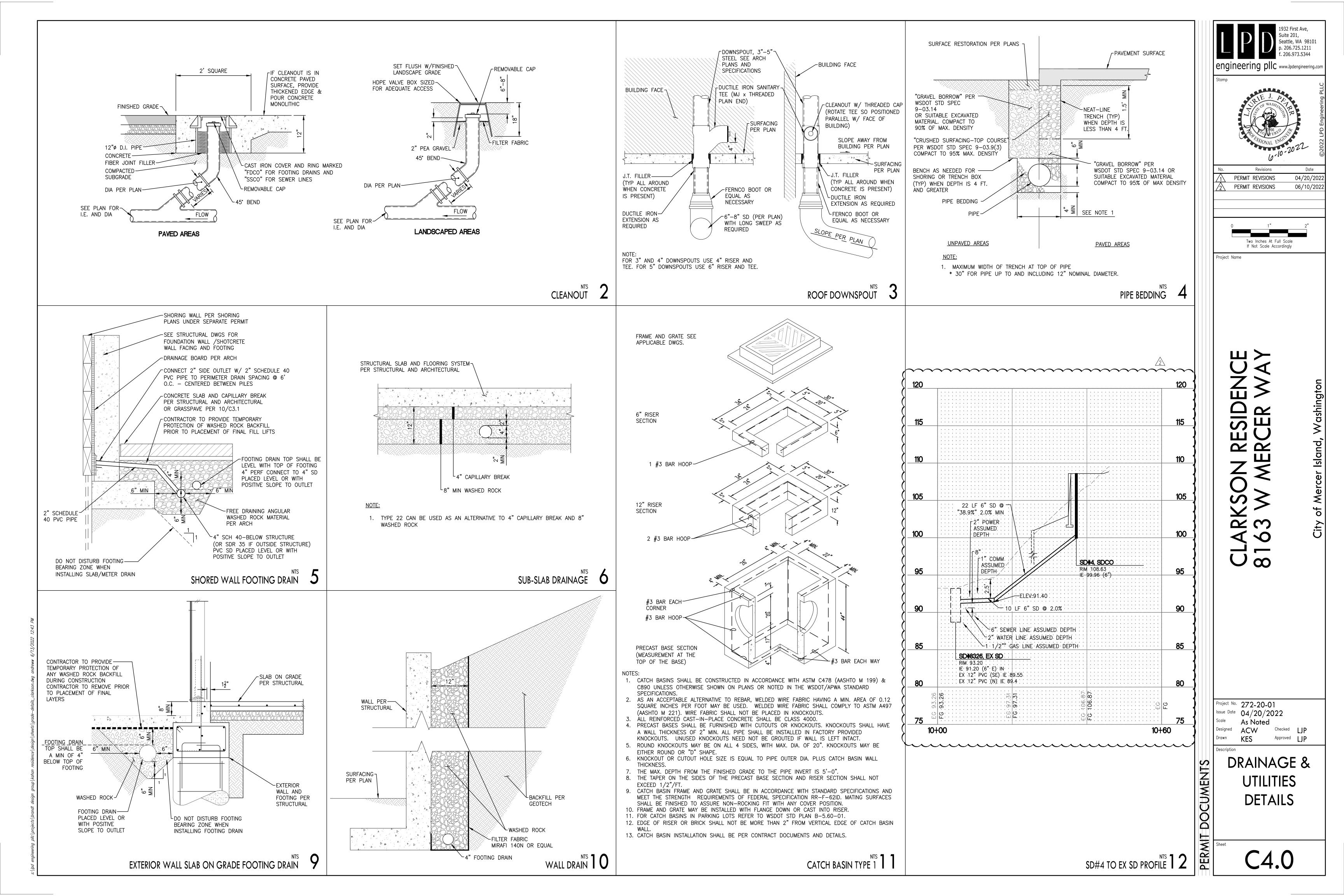
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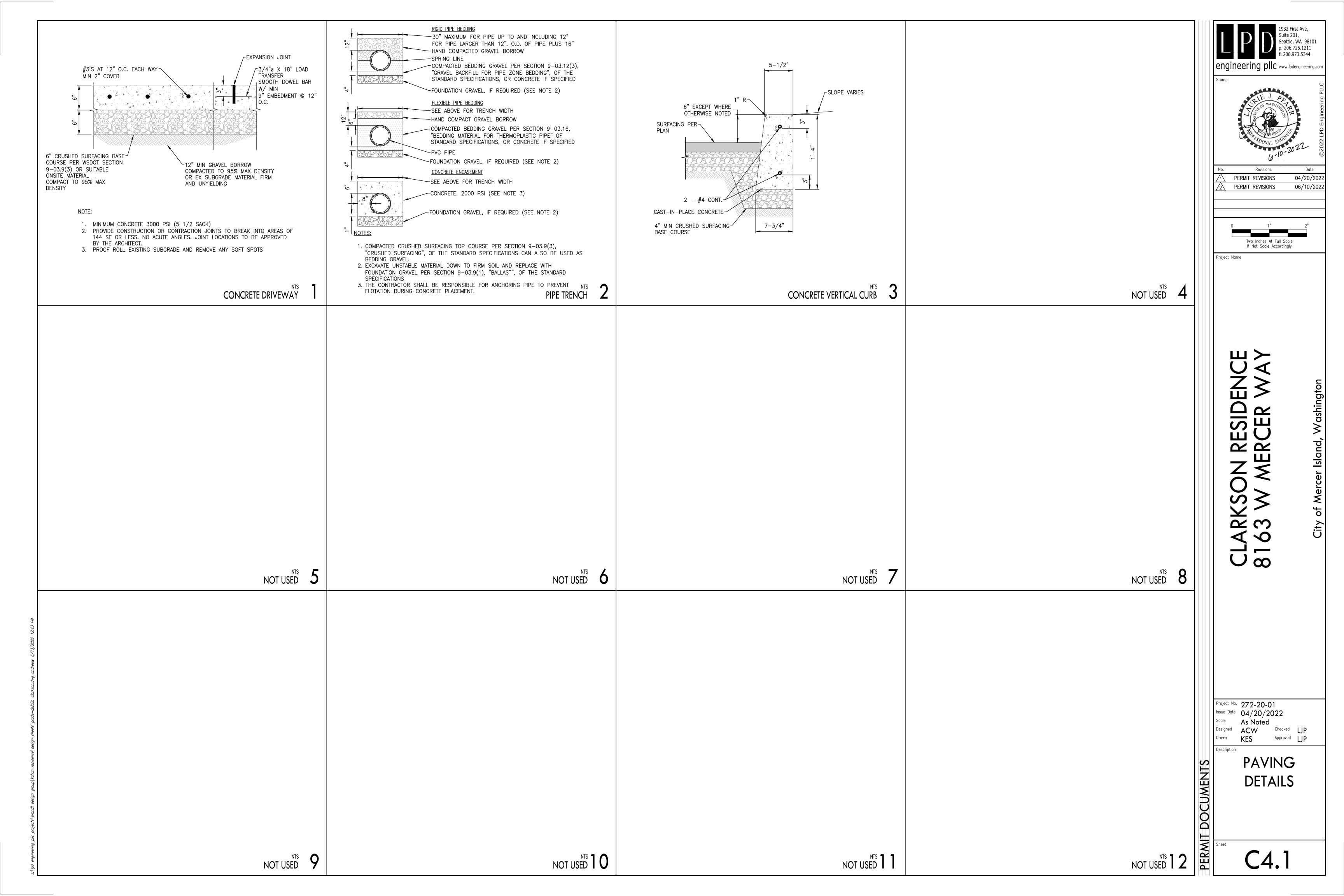
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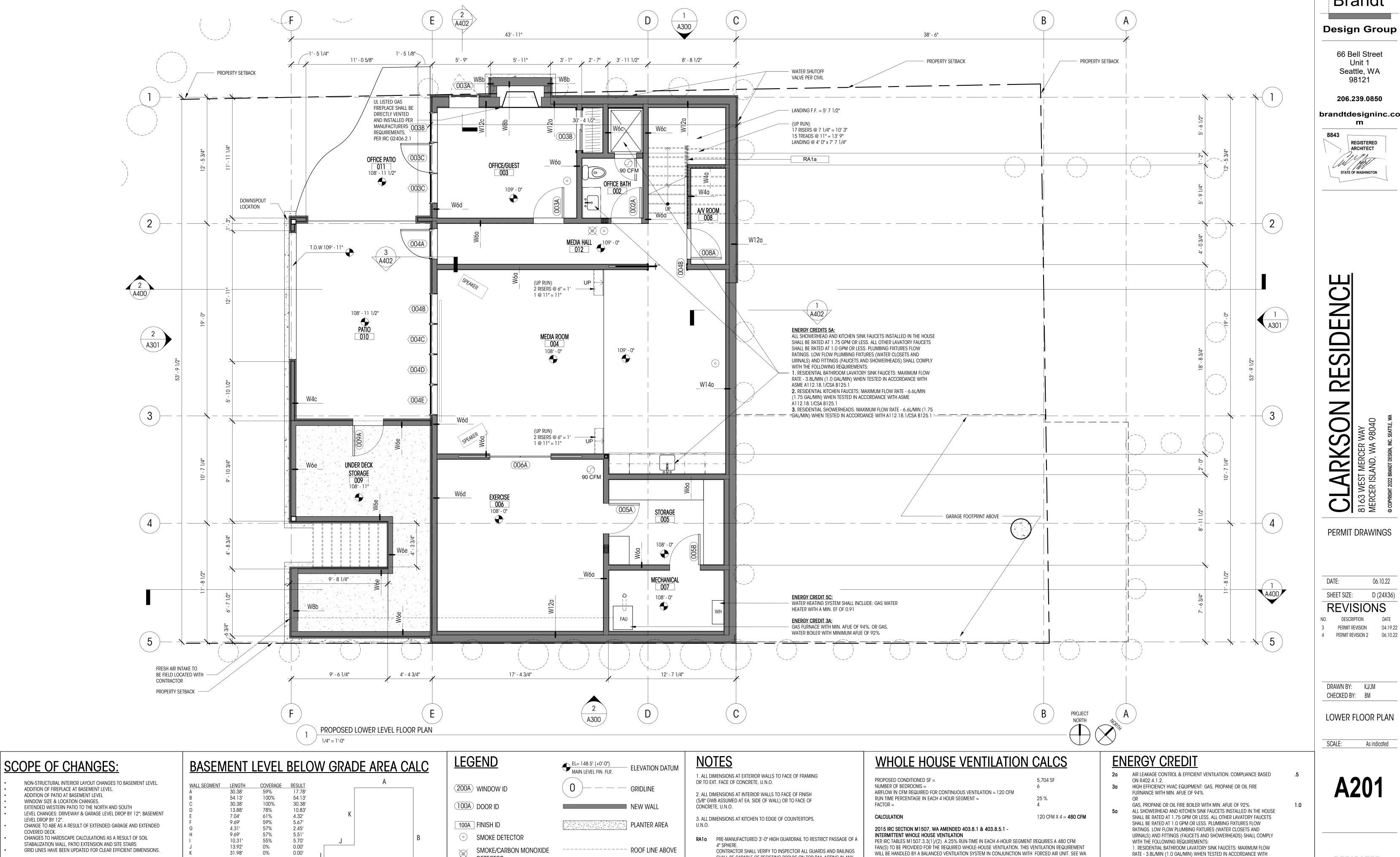












CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS AND RAILINGS

SHALL BE CAPABLE OF RESISTING 200LBS ON TOP RAIL ACTING IN ANY

UL LISTED GAS FIREPLACE SHALL BE DIRECT VENTED AND INSTALLED PER

DIRECTION AS REQUIRED BY IRC R301.5, TYP.

DESIGN AND CONNECTION UNDER DEFERRED SUBMITTAL.

MANUFACTURERS'S REQUIREMENTS, PER IRC G2406.2.1

HANDRAIL @ 3'0" ABOVE STAIR NOSING PER IRC R311.7.8, TPY.

---- ROOF LINE ABOVE

FAN - 100 CFM U.N.O.

DENSE SCREEN

PROPOSED UPPE

LEVEL 150% (PER

19.02.020.D.2.a

PLANTING

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

*OUTDOOR AIR INLET DUCT TO BE FIELD LOCATED WITH HVAC SUBCONTRACTOR IN CONJUNCTION WITH

BASED INTEGRATED WITH A FORCED AIR UNIT.

PLACING EXHAUST DUCTS IN ORDER TO AVOID CONFLICT.

ADDITION OF PATIO AT BASEMENT LEVEL

GRID LINES HAVE BEEN UPDATED FOR CLEAR EFFICIENT DIMENSIONS.

13.92'

31.98'

PORTION OF EXCLUDED BASEMENT FLOOR AREA:

NET BASEMENT GFA: (1904 - 1207) = 697 SF

TOTAL BASEMENT GSF = 1,904 SF

(137.08/216.19) X 1,904 = **1,207 SF**

0%

137.08

0%

WINDOW SIZE & LOCATION CHANGES.

LEVEL DROP BY 12".

COVERED DECK.

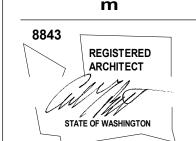
Brandt

Design Group

66 Bell Street Unit 1 Seattle, WA 98121

206.239.0850

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RESIDENCE

PERMIT DRAWINGS

DATE: 06.10.22 SHEET SIZE: D (24X36)

PERMIT REVISION 04.19.22

DRAWN BY: KJ/JM

CHECKED BY: BM

LOWER FLOOR PLAN

As indicated

APPROVAL

1.5

TOTAL

1. RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS: MAXIMUM FLOW

RATE - 3.8L/MIN (1.0 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH

2. RESIDENTIAL KITCHEN FAUCETS: MAXIMUM FLOW RATE - 6.6L/MIN

3. RESIDENTIAL SHOWERHEADS: MAXIMUM FLOW RATE - 6.6L/MIN (1.75

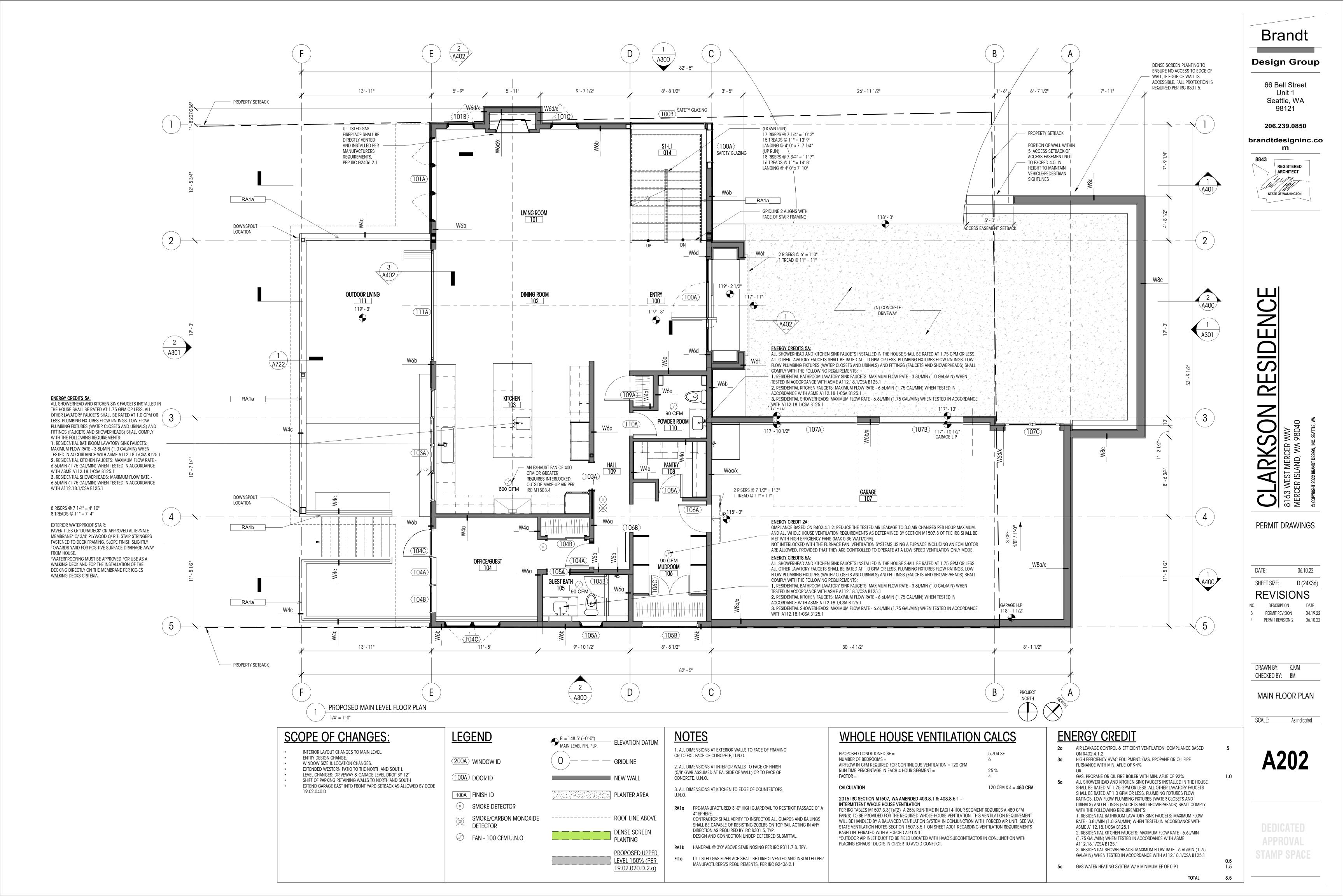
GAL/MIN) WHEN TESTED IN ACCORDANCE WITH A112.18.1/CSA B125.1

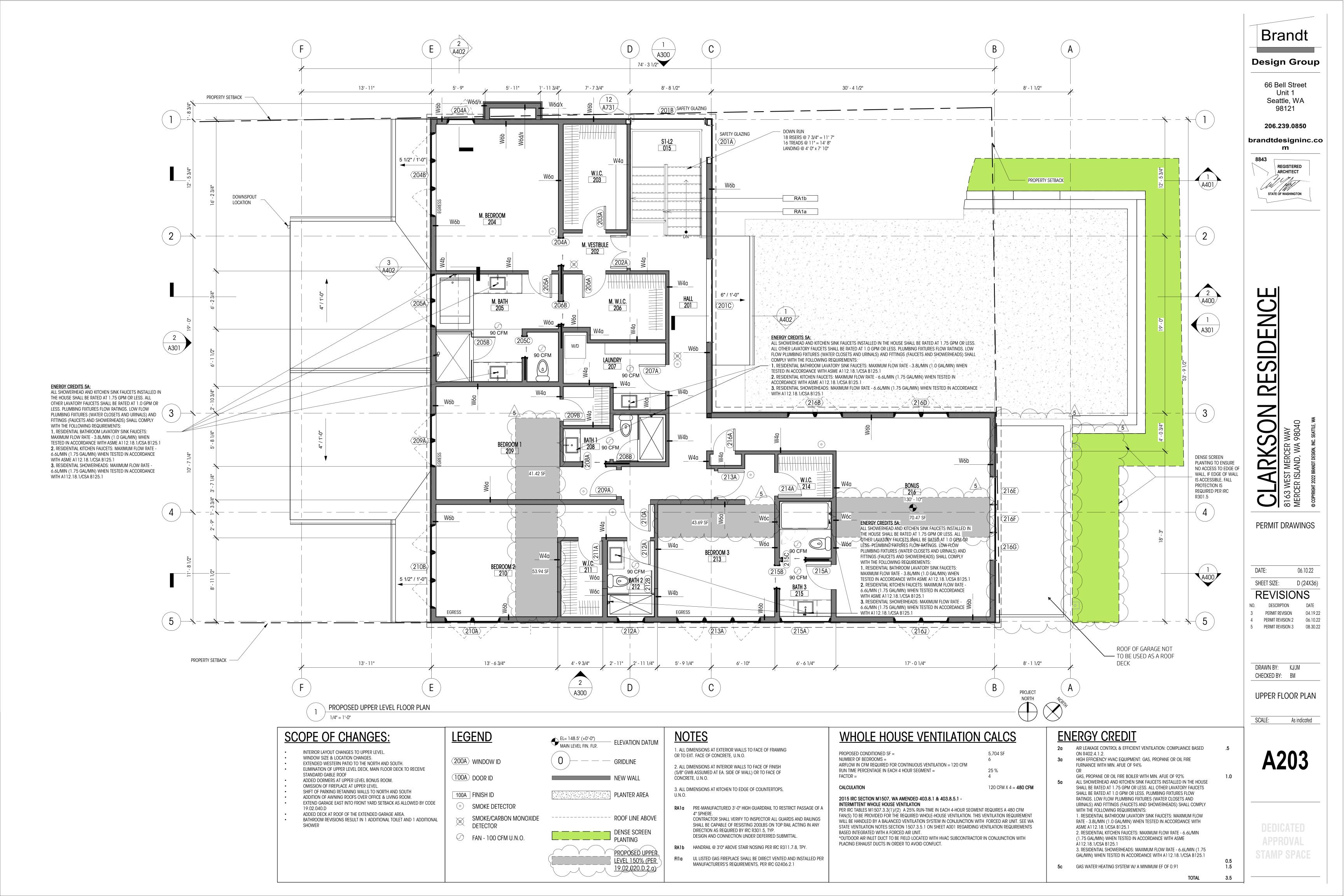
(1.75 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME

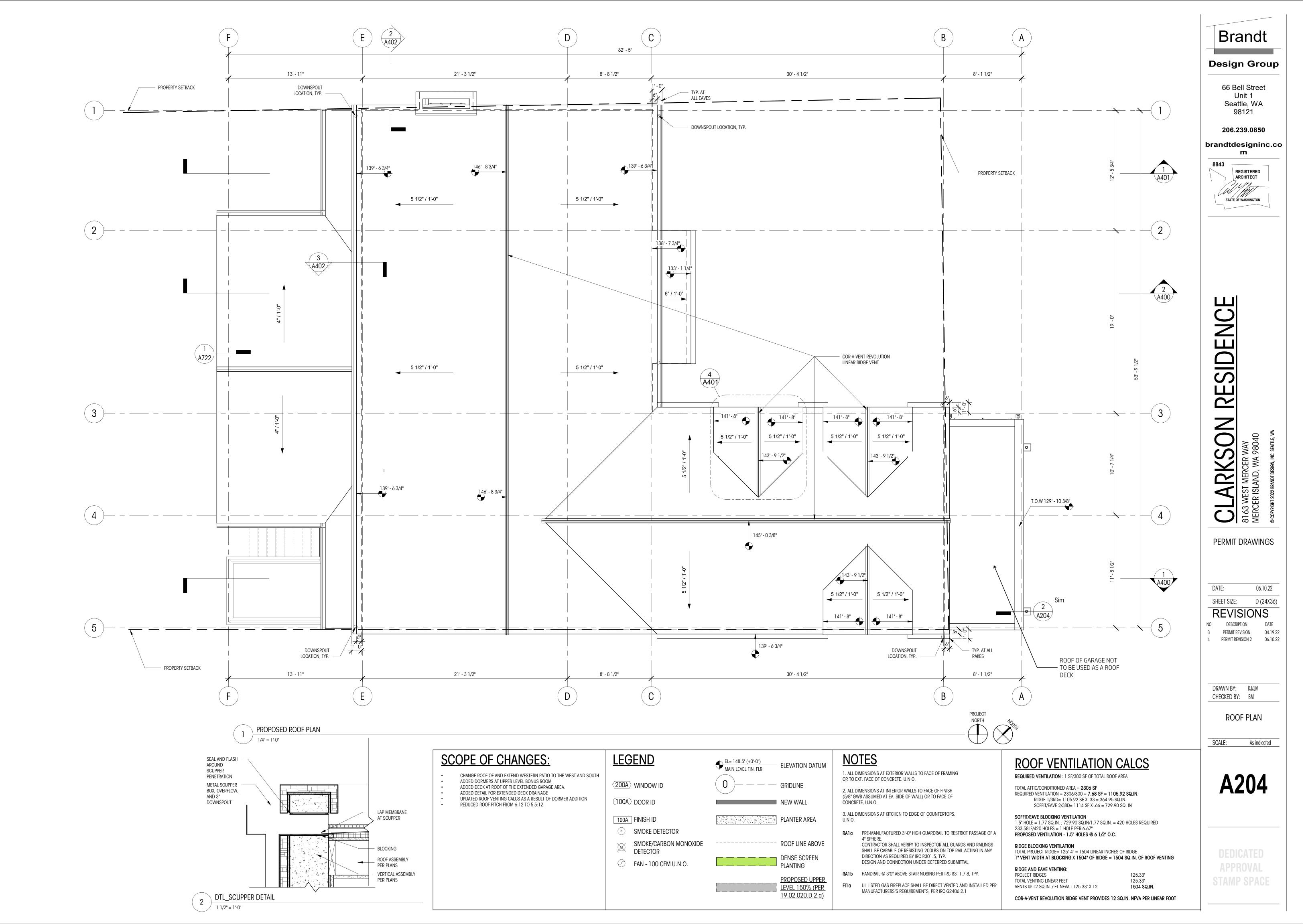
5c GAS WATER HEATING SYSTEM W/ A MINIMUM EF OF 0.91

ASME A112.18.1/CSA B125.1

A112.18.1/CSA B125.1











SCOPE OF CHANGES:

- CHANGE ROOF OF AND EXTEND WESTERN PATIO TO THE WEST AND
- ADDED DORMERS AT UPPER LEVEL BONUS ROOM EXTEND GARAGE EAST INTO FRONT YARD SETBACK AS ALLOWED BY
- CODE 19.02.040.DWINDOW SIZE & LOCATION CHANGES.

SOUTH

- WINDOW SIZE & LOCATION CHANGES.
 LEVEL CHANGES:
 - a. DRIVEWAY & GARAGE LEVEL DROP BY 12"b. BASEMENT LEVEL DROP BY 12".
 - E. FRAMED FLOOR 12" ABOVE BASEMENT FLOOR.

 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".

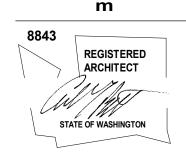
Brandt

Design Group

66 Bell Street Unit 1 Seattle, WA 98121

206.239.0850

brandtdesigninc.co



RKSON RESIDENCE
MERCER WAY
AND, WA 98040

PERMIT DRAWINGS

CLAI 8163 WEST M MERCER ISLAN

DATE: 06.10.22

SHEET SIZE: D (24X36)

REVISIONS

NO. DESCRIPTION DATE

3 PERMIT REVISION 04.19.22

4 PERMIT REVISION 2 06.10.22

5 PERMIT REVISION 3 08.30.22

DRAWN BY: KJ/JM CHECKED BY: BM

EXTERIOR ELEVATIONS

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

A301

DEDICATED
APPROVAL



ENTRY DESIGN CHANGE

CODE 19.02.040.D

• LEVEL CHANGES:

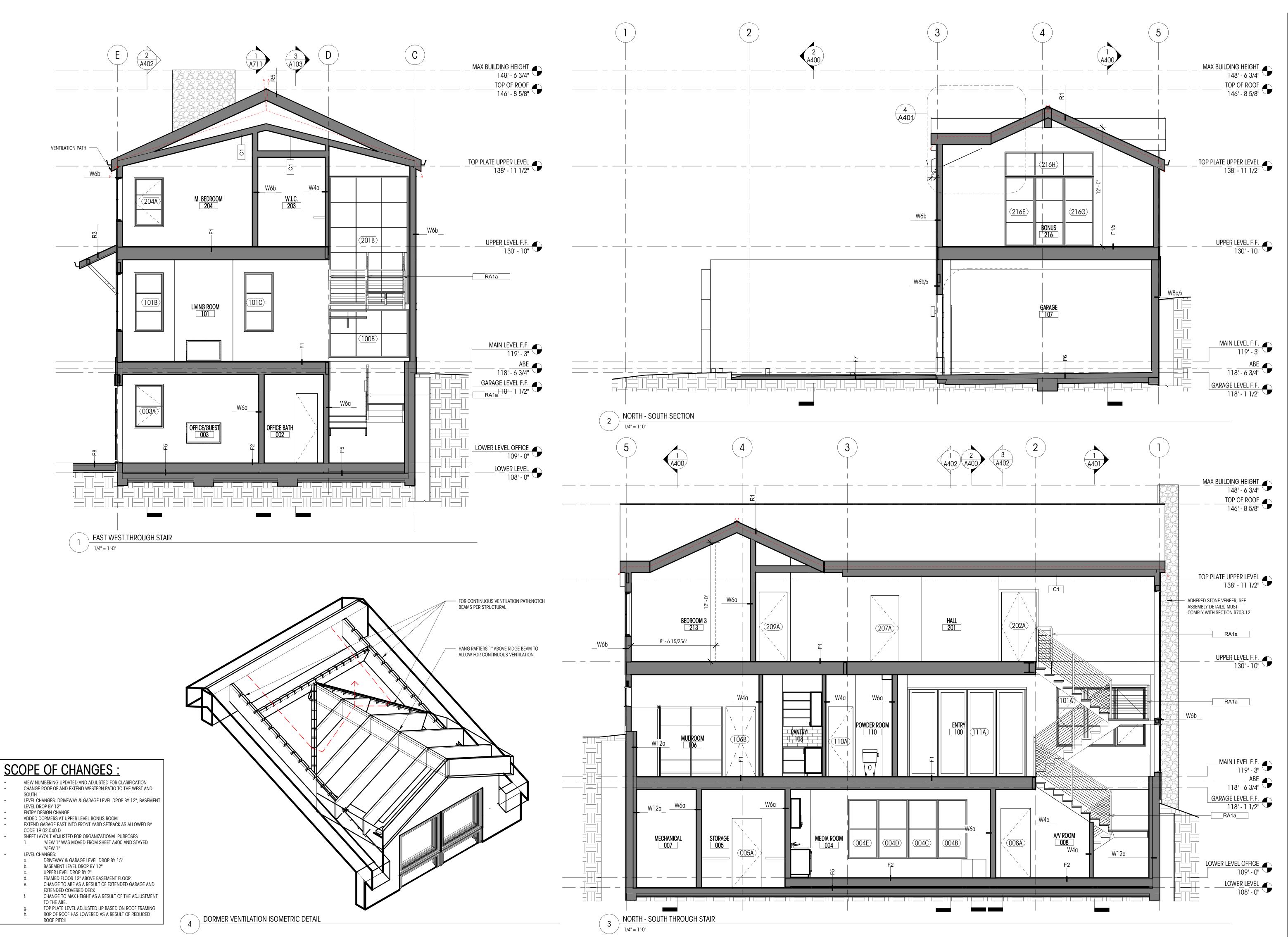
STAYED "VIEW 1"

TO THE ABE.

BASEMENT LEVEL DROP BY 12"

UPPER LEVEL DROP BY 2"

EXTENDED COVERED DECK



Brandt

Design Group

66 Bell Street Unit 1 Seattle, WA 98121

206.239.0850

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8843 REGISTERED ARCHITECT

STATE OF WASHINGTON

RESIDENCE RKSON MERCER WAY AND, WA 98040

PERMIT DRAWINGS

8163 WEST M MERCER ISLAN

DATE: 06.10.22 D (24X36) SHEET SIZE:

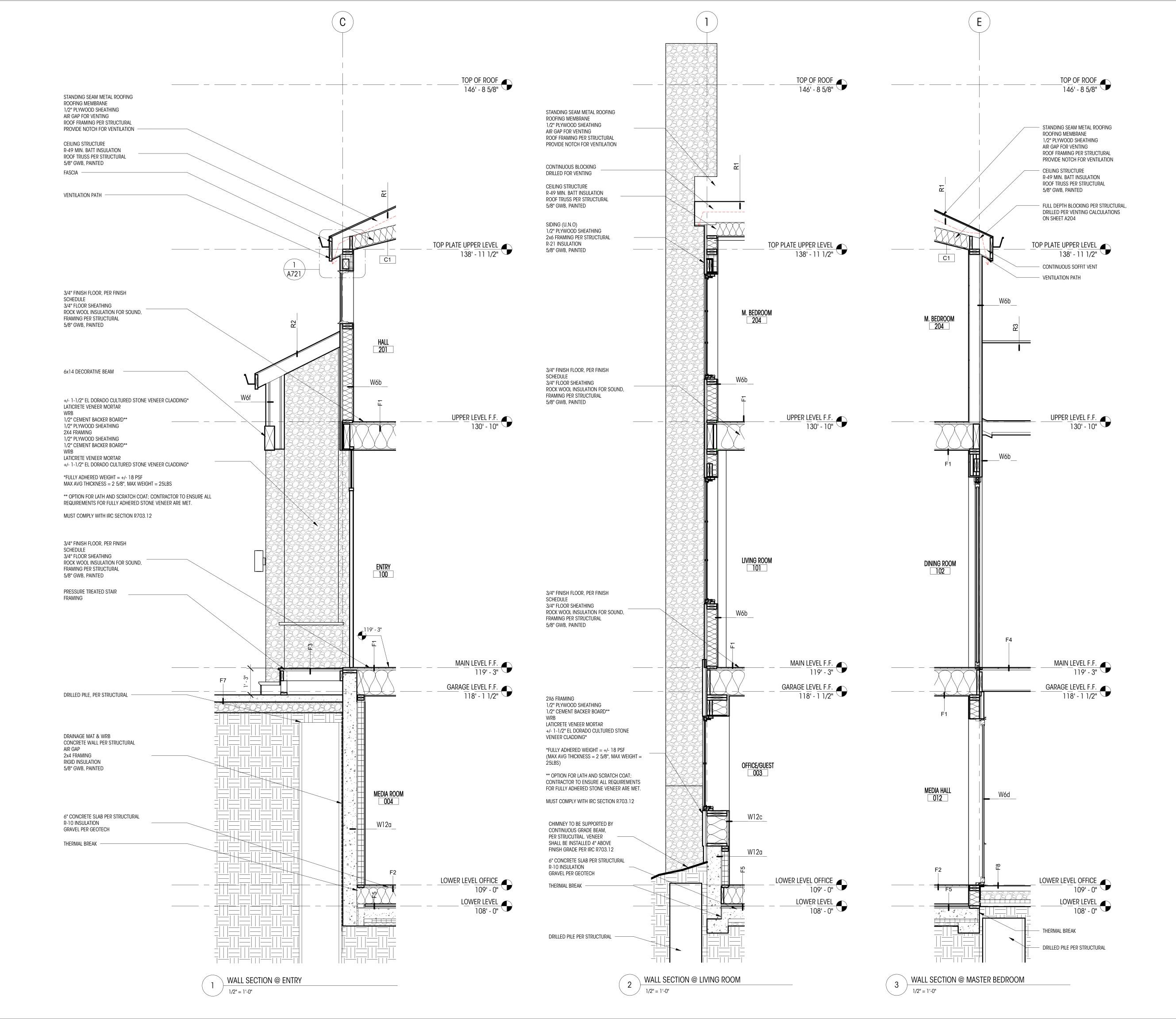
PERMIT REVISION 04.19.22 4 PERMIT REVISION 2 06.10.22

DRAWN BY: KJ/JM CHECKED BY: BM

BUILDING SECTIONS

As indicated

APPROVAL



SCOPE OF CHANGES:

DRIVEWAY & GARAGE LEVEL DROP BY 15"

FRAMED FLOOR 12" ABOVE BASEMENT FLOOR.

CHANGE TO ABE AS A RESULT OF EXTENDED GARAGE AND

CHANGE TO MAX HEIGHT AS A RESULT OF THE ADJUSTMENT

TOP PLATE LEVEL ADJUSTED UP BASED ON ROOF FRAMING ROP OF ROOF HAS LOWERED AS A RESULT OF REDUCED

BASEMENT LEVEL DROP BY 12"

UPPER LEVEL DROP BY 2"

EXTENDED COVERED DECK

ROOF PITCH.

ENTRY DESIGN CHANGE

LEVEL CHANGES:

Brandt

Design Group

66 Bell Street Unit 1 Seattle, WA 98121

206.239.0850

brandtdesigninc.co



ON RESIDENCE

PERMIT DRAWINGS

8163 WEST N MERCER ISLAI

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

WALL SECTIONS

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

A402

DEDICATED
APPROVAL
STAMP SPACE

GENERAL NOTES

- ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS, R.O. PER CONTRACTOR. CONTRACTOR TO VERIFY ALL SIZES AND DIMENSIONS IN FIELD WITH OWNER BEFORE
- ORDERING. ALL NEW WINDOWS TO BE NFRC CERTIFIED.
- ALL WINDOW WALL IS TEMPERED GLASS.
- REFER TO PLANS AND TAGS FOR LOCATION AND SWINGS.
- ALL ELEVATIONS ARE FROM THE EXTERIOR. ALL NEW VERTICAL FENESTRATION U-VALUE TO MEET ENERGY COMPLIANCE GUIDELINES
- PER IRC R310.2.1 ALL **EGRESS** OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SF, NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24" AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20".
- THE WINDOW SILL SHALL HAVE HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR PER IRC R310.2.1
- PER IRC R308.4.3, GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL SHALL BE TEMPERED GLASS/SAFETY GLAZING IF IT MEETS ALL OF THE FOLLOWING CONDITIONS:
- THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SF, THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR,
- THE TOP EDGE OF THE GLAZING IS MORE THAN 36 " ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACES ARE WITHING 36", MEASURE HORIZONTALLY IN A
- STRAIGHT LINE OF THE GLAZING.
- PER IRC R308.4.2 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE TEMPERED GLASS/SAFETY GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE IF:
 - DOOR IN THE CLOSED POSITION. WHERE THE GLAZING ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE ON AN INSWING DOOR.

THE GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE

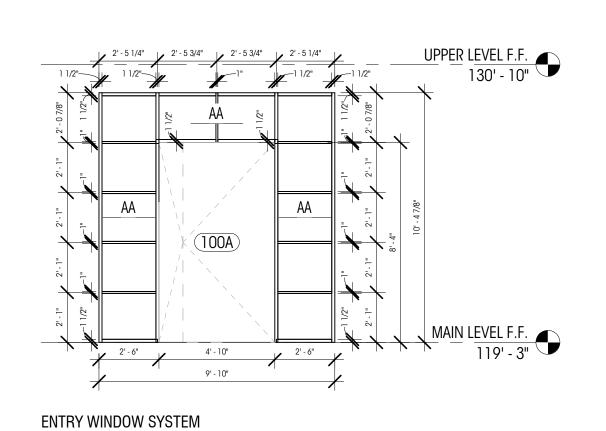
SPECIFIC NOTES

EGRESS

WINDOW TYPES

1/4" = 1'-0"

- TEMPERED GLASS/SAFETY GLAZING
- SILLS FLUSH WITH COUNTERTOP / TUBDECK



SCOPE OF CHANGES: NOTES UA

- AND LOCATIONS DOOR SCHEDULE UPDATED PER REVISED DOOR SIZES, TYPES AND
- DOOR & WINDOW TYPE LEGENDS UPDATED

DOOR SCHEDULE PLAN ID TYPE WIDTH (ff.) HEAD DETAIL HEIGHT (ff.) AREA (sf.) U VALUE UA NOTES 002A A 3' - 0" 7' - 0" 21 SF 002B 7' - 0" 15 SF A 2' - 2" 003A 7' - 0" Α 3' - 0" 21 SF 003B 7' - 0" 4' - 0" 28 SF 7 SF 003C 3' - 0" 7' - 10" 24 SF 004A E 3' - 0" 7' - 10" 24 SF 0.3 7 SF 004B 7' - 0" B 3' - 10 1/4" 27 SF 7' - 0" 21 SF 005A A 3' - 0" 005B 3' - 0" 7' - 0" 21 SF 006A C 6' - 0" 42 SF 7' - 0" A800 A 3' - 0" 7' - 0" 21 SF 009A A 3' - 0" 6' - 8" 20 SF 8' - 4" 100A 4' - 10" 40 SF 103A 7' - 0" 3' - 0" 21 SF 104A 7' - 0" 18 SF 104B 7' - 0" 28 SF 4' - 0" 3' - 0" 27 SF 0.3 8 SF 105A B 2' - 6" 7' - 0" 18 SF

7' - 0"

7' - 0"

7' - 0"

6' - 10 1/2"

8' - 0"

8' - 0"

6' - 10"

7' - 0"

7' - 0"

8' - 9"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

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7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

16 SF

21 SF

21 SF

29 SF

72 SF

72 SF

41 SF

18 SF

19 SF

18 SF

105 SF

25 SF

18 SF

21 SF

18 SF

18 SF

16 SF

18 SF

18 SF

19 SF

18 SF

16 SF

20 SF

16 SF

20 SF

18 SF

18 SF

18 SF

20 SF

18 SF

19 SF

18 SF

18 SF

16 SF

0.3 22 SF

0.3 32 SF

22 SF

12 SF

0.3

0.3

105B

106A

106B

106C

107A

107B

107C

108A

109A

110A

111A

202A

203A

204A

205A

205B

205C

206A

206B

207A

208A

208B

209A

209B

210A

211A

212A

212B

213A

214A

215A

215B

215C

216A

2' - 4"

9' - 0"

12' - 0"

3' - 6"

2' - 4"

2' - 6"

2' - 6"

2' - 4"

2' - 10"

2' - 6"

2' - 6"

←---

A 3' - 0"

L 3' - 0"

K 9' - 0"

G 4' - 3 1/4"

E 5' - 11 1/4"

A 2' - 6"

A 2' - 8"

A 2' - 6"

A 2' - 6"

B 3' - 0"

A 2' - 6"

G 2' - 6"

B 2' - 6"

A 2' - 10"

A 2' - 4"

A 2' - 10"

A 2' - 6"

___ A 2' - 6"

A 2' - 10"

A 2' - 6"

A 2' - 8"

B 2' - 6"

A 2' - 4"

GENERAL NOTES

- ALL NEW DOORS TO BE NFRC CERTIFIED
- ALL NEW VERTICAL FENESTRATION U-VALUE TO MEET ENERGY COMPLIANCE **GUIDELINES**
- ALL DOORS TO BE SOLID-CORE WOOD VENEER FLAT PANELS UNO PER IRC R308.4.1 GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS TO BE TEMPERED GLASS/SAFETY

SPECIFIC NOTES

- TEMPERED GLASS/SAFETY GLAZING
- OVERHEAD DOOR

GLAZING

ACCESS DOOR TO UNDER STAIR 20 MINUTE RATED DOOR W/ SELF CLOSURE

> m 8843 REGISTERED ARCHITECT

Brandt

Design Group

66 Bell Street

Unit 1

Seattle, WA

98121

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brandtdesigninc.co



S

PERMIT DRAWINGS

06.10.22 SHEET SIZE: D (24X36)

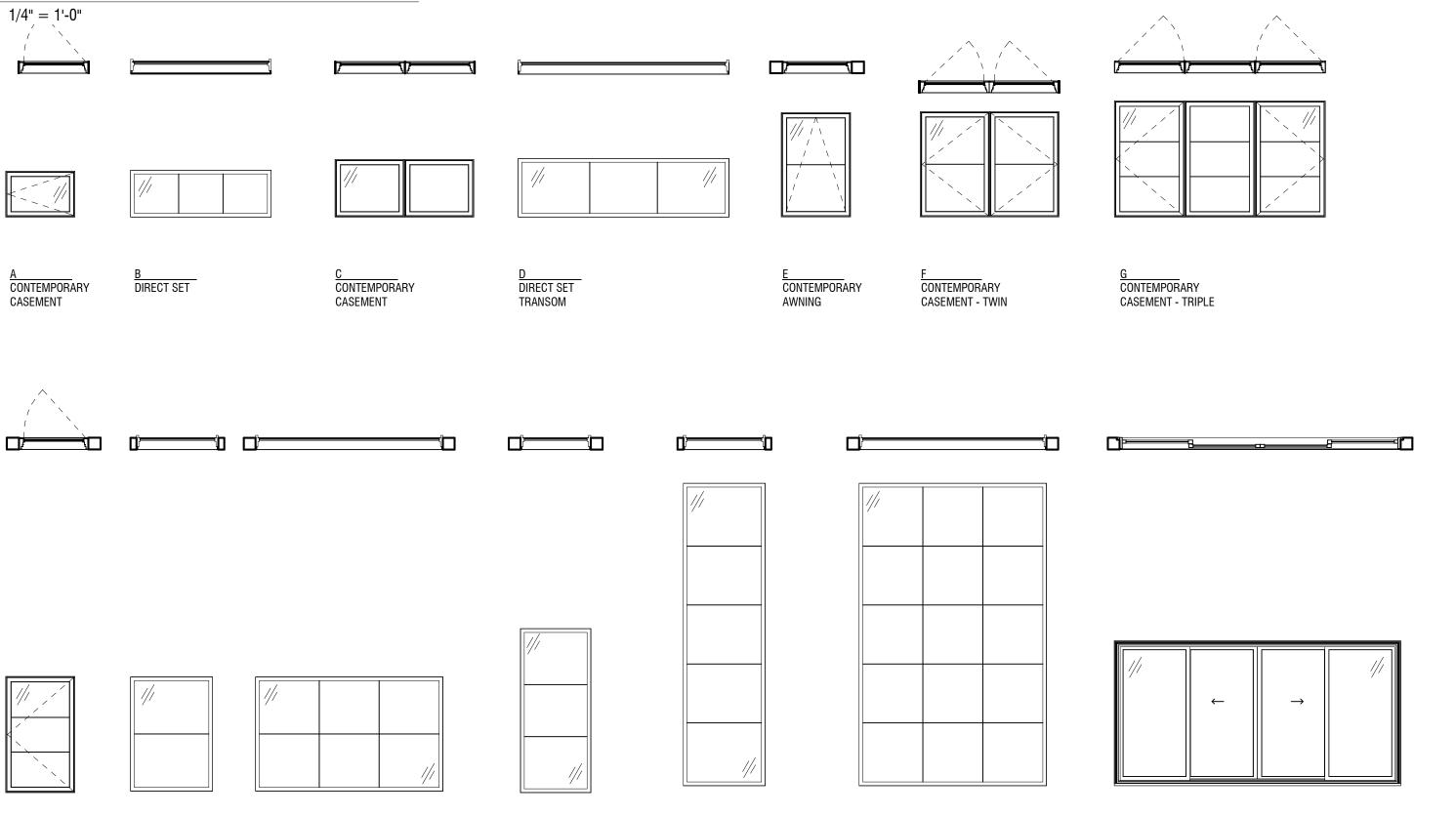
PERMIT REVISION 04.19.22 PERMIT REVISION 2 06.10.22 5 PERMIT REVISION 3 08.30.22

DRAWN BY: KJ/JM CHECKED BY: BM

WINDOW / DOOR SCHEDULES

1/4" = 1'-0"

APPROVAL



DIRECT SET

WINDOW SCHEDULE

K 3' - 0"

3' - 0"

3' - 0"

3' - 0"

3' - 0"

3' - 0"

3' - 0"

3' - 0"

3' - 6"

8' - 0"

9' - 0"

5' - 8"

5' - 8"

5' - 11 1/8"

9' - 0"

9' - 0"

5' - 5 1/2" 1' - 4 1/2"

9' - 0"

003A

004E

100A

100B

101A

101B

101C

104A

105A

201A

201B

201C

204A

205A

209A

210A

210B

216F

216H

_216G__

WIDTH (ff) HEIGHT (ff) HEAD HT

H 2'-11 1/2" 4'-5 1/2" 7'-11 1/2" 13 SF

7' - 10"

6' - 0"

6' - 0"

6' - 0"

6' - 0"

8' - 0" 4' - 10 1/2" 5' - 3"

12' - 0" | 5' - 11 1/2" | 9' - 0"

6' - 0"

6' - 0"

5' - 11 5/8" | 5' - 11 1/2" | 8' - 11 1/2"

2' - 5 1/2" | 1' - 11 1/2" | 8' - 11 1/2" |

6' - 0" 2' - 0" 9' - 0"

4' - 6"

4' - 6"

4' - 6"

4' - 6"

2' - 11 1/2" 1' - 11 1/2" 7' - 0"

5'-11 1/8" 4'-6" 7'-0"

C 5'-11 1/8" 2'-5 1/2" 9'-5 1/2"

F 5'-11 1/8" 4'-6" 7'-0"

C 5'-11.1/8" 2'-5.1/2" 9'-5.1/2"

K 3'-0" 7'-0" 7'-0 1/2" 7'-0 1/2"

H 2'-111/2" 4'-111/2" 6'-111/2"

9' - 0" | 5' - 11 1/2" | 8' - 11 1/2"

3' - 6" 4' - 10 1/2"

H 2'-11 1/2" | 5'-11 1/2" | 8'-11 1/2" |

H 2'-11 1/2" 5'-11 1/2" 8'-11 1/2"

7' - 10" 8' - 10"

8' - 10"

8' - 11"

8' - 11"

8' - 11"

5' - 3"

9' - 0"

9' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

7' - 0"

K 3'-0" 7'-0" 7'-0"+/2" 21 SF 0.3

C 5'-11 1/8" 2'-5 1/2" 9'-5 1/2" 15 SF

D 9'-0" 2'-6" 9'-63/4" 23 SF 0.3

F 5'-11 1/8" 4'-6" 7'-0" 27 SF 0.3

12' - 11" 7' - 1 1/2"

2' - 6" 7' - 1 1/2"

8' - 11"

UNIT AREA

(sf)

24 SF

24 SF

18 SF

18 SF

18 SF

18 SF

39 SF

54 SF

18 SF

72 SF

18 SF

18 SF

36 SF

5 SF

45 SF

23 SF

26 SF

41 SF

6 SF

41 SF

8 SF

27 SF

15 SF

27 SF

21 SF ,

U VALUE

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0.3

0.3

4 SF

7 SF

7 SF

5 SF

5 SF

5 SF

12 SF

16 SF

5 SF

5 SF

21 SF

5 SF

11 SF

1 SF

14 SF

31 SF

7 SF

4 SF

12 SF

8 SF

8 SF

12 SF

2 SF

12 SF

2 SF

8 SF

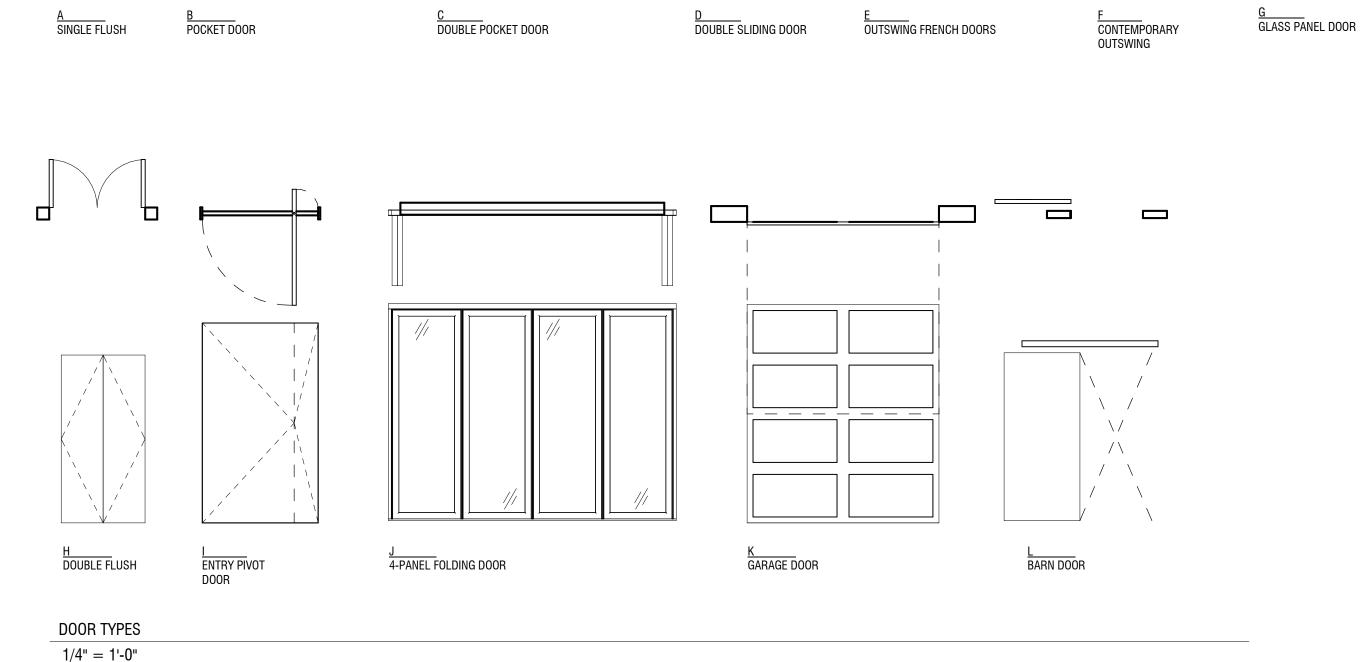
4 SF

6 SF

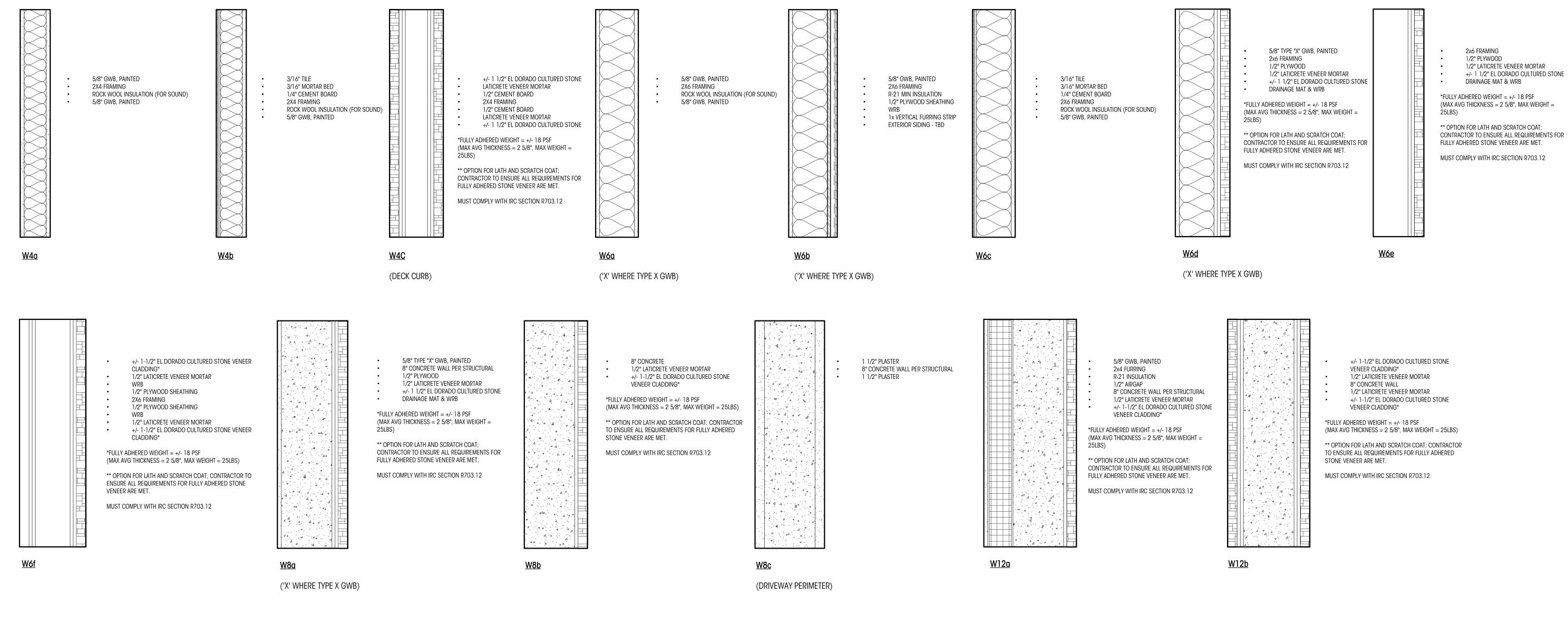
7 SF

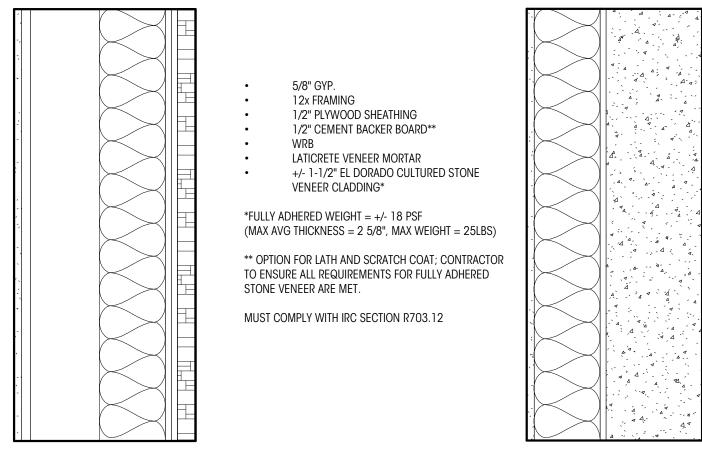
4 SF

N CLAD ULTIMATE - OXXO



VERTICAL ASSEMBLIES





<u>W14a</u>

<u>W12c</u>

5/8" GWB, PAINTED

1/2" AIRGAP

R-21 BATT INSULATION

DRAINAGE MAT & WRB

2X6 FRAMING PER STRUCTURAL

8" CONCRETE WALL PER STRUCTURAL

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

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REGISTERED

ARCHITECT

STATE OF WASHINGTON

8843

PERMIT DRAWINGS

REVISIONS

NO. DESCRIPTION DATE

DRAWN BY: KJ/JM CHECKED BY: BM

ASSEMBLY DETAILS

1 1/2" = 1'-0"

3 PERMIT REVISION 04.19.22

06.10.22

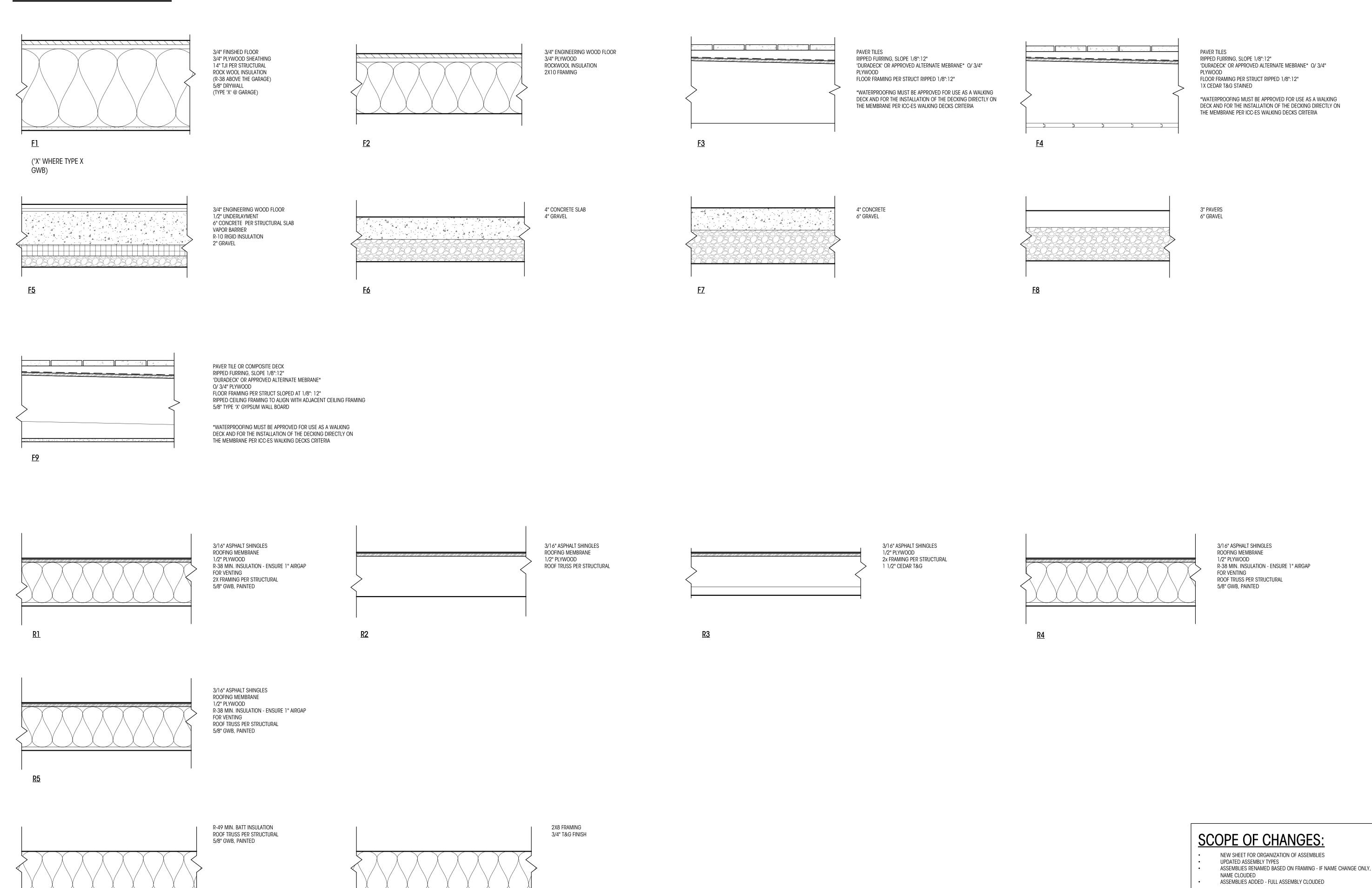
D (24X36)

DATE:

SHEET SIZE:

DEDICATED
APPROVAL
TAMP SPACE

HORIZONTAL ASSEMBLIES



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REGISTERED ARCHITECT

STATE OF WASHINGTON

LARKSON RESIDENCE

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 AMP SPACE

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

- 1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2018 EDITION).
- 2. DESIGN LOADING CRITERIA: GARAGES

SDC D, Ie=1.0, R=6.5

- 3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE 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. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS 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 PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".
- 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 NOTES AND DETAILS 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 OR REQUEST ADDITIONAL INFORMATION. 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. ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.
- 10. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

CONNECTOR PLATE WOOD ROOF TRUSSES
GLUED LAMINATED MEMBERS
MANUFACTURED LUMBER (PSLs, LSLs, LVLs)
PLYWOOD WEB JOISTS

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 BUILDING OFFICIAL.

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. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

QUALITY ASSURANCE

12. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL FABRICATION AND ERECTION PER S1. 3
CONCRETE CONSTRUCTION PER S1. 3
CAST-IN-PLACE DEEP FOUNDATION PER S1. 3

PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS.

CONTINUOUS INSPECTION: INSPECTOR SHALL BE ONSITE AND OBSERVE THE WORK REQUIRING INSPECTION AT ALL TIMES THAT WORK IS PERFORMED.

GEOTECHNICAL

13. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH OR COMPACTED STRUCTURAL FILL AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	5	5 PC	F/45	PCF
ALLOWABLE PASSIVE EARTH PRESSURE (FS NOT INCLUDED)			250	PCF
TRAFFIC SURCHARGE PRESSURE (UNIFORM LOAD)				
SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD)			10H	PSF
4"ø PILE CAPACITY			10	TONS

SOILS REPORT REFERENCE:

TRANSMITTAL LETTER - GEOTECHNICAL ENGINEERING STUDY JN 20279

PREPARED BY: GEOTECHNICAL CONSULTANTS, INC.

October 6, 2020

14. PIN PILES SHOWN ON THE PLAN SHALL BE 4" DIAMETER, SCHEDULE 40, UNLESS OTHERWISE NOTED. THE MAXIMUM CAPACITY OF 4" PILES SHALL BE 10 TONS. ALL PILES SHALL BE DRIVEN TO REFUSAL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. AS A MINIMUM, PILE REFUSAL SHALL BE DEFINED AS 1 INCH OF PENETRATION IN 60 SECONDS DURING CONTINUOUS DRIVING OF A 90 LB JACK HAMMER UNDER THE FULL WEIGHT AND EFFORT OF THE OPERATOR. PILES USED IN COMMON TO RESIST LATERAL EARTH PRESSURES SHALL HAVE THE ADDITIONAL REQUIREMENT OF BEING EMBEDDED A MINIMUM OF 10 FEET BELOW RETAINED GRADE. THE MAXIMUM PILE ECCENTRICITY SHALL BE 2 INCHES. GEOTECHNICAL SPECIAL INSPECTION SHALL BE SUBJECT TO THE DISCRETION OF THE GEOTECHNICAL ENGINEER AND THE BUILDING DEPARTMENT. SEE PLANS FOR OTHER SIZES AND CRITERIA.

CONCRETE

- 15. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS f'c = 2,500 PSI.
- 16. ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14, TABLE 19.3.2.1 MODERATE EXPOSURE, F1.
- 17. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, FY = 40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, FY = 60,000 PSI.
- 18. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-14, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

19. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

20. CONCRETE WALL REINFORCING--PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

6" WALLS #4 @ 16 HORIZ. #4 @ 18 VERTICAL 1 CURTAIN 8" WALLS #4 @ 12 HORIZ. #4 @ 18 VERTICAL 1 CURTAIN 10" WALLS #4 @ 18 HORIZ. #4 @ 18 VERTICAL 2 CURTAINS 12" WALLS #4 @ 16 HORIZ. #4 @ 18 VERTICAL 2 CURTAINS

- 21. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.
- 22. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

ANCHORAGE

- 23. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.
- 24. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "AT-XP" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH IAMPO REPORT NO. ER-0281. MINIMUM BASE MATERIAL TEMPERATURE IS 14 DEGREES, F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.
- 25. CONCRETE SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713 (CONCRETE), NO. ESR-1056 (CMU), INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SCREW ANCHORS INTO CONCRETE MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED.

MASONRY

26. ADHERED MASONRY VENEER, 2-5/8" MAXIMUM THICKNESS, SHALL BE ADHERED TO BACKING WALLS PER SECTION 1405. 10 OF THE INTERNATIONAL BUILDING CODE. ADHERED MASONRY SHALL BE ABLE TO DEVELOP SHEAR STRENGTH OF 50 PSI MINIMUM BETWEEN THE BACKING AND THE UNIT IN ACCORDANCE WITH ASTM C 482 OR SHALL BE ADHERED PER ARTICLE 3. 3C OF TMS602/ACI530. 1/ASCE 6.

STEE

27. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON:

A. AISC 360 AND SECTION 2205. 2 OF THE INTERNATIONAL BUILDING CODE.
B. APRIL 14, 2010 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES AMENDED AS FOLLOWS: AS NOTED IN THE CONTRACT DOCUMENTS, BY THE DELETION OF PARAGRAPH 4. 4. 1, AND REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3. 1.
C. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

28. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	FY
A. WIDE FLANGE SHAPES	A992	50 KSI
B. OTHER SHAPES, PLATES, AND RODS	A36	36 KSI
C. OTHER SHAPES AND PLATES	A572 (GRADE 50)	50 KSI
(NOTED GRADE 50 ON PLANS)	,	
D. PIPE COLUMNS	A53 (E OR S, GR.B)	35 KSI
E. STRUCTURAL TUBING	A500 (GR. B)	
-SQUARE OR RECTANGULAR		46 KSI
-ROUND		42 KSI
-ANY SHAPE	ASTM A1085	50 KSI
F. CONNECTION BOLTS	A325-N	
(3/4" ROUND, UNLESS SHOWN OTHERWISE)		

- 29. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
- 30. ALL STEEL EXPOSED TO THE WEATHER OR IN CONTACT WITH GROUND SHALL BE CORROSION PROTECTED BY GALVANIZATION OR PROVIDED WITH EXTERIOR PAINT SYSTEM, UNLESS OTHERWISE NOTED.
- 31. SHOP PRIME ALL STEEL EXCEPT:

A. STEEL ENCASED IN CONCRETE.
B. SURFACES TO BE WELDED.
C. CONTACT SURFACES AT HIGH-STRENGTH BOLTS.
D. MEMBERS TO BE GALVANIZED.
E. MEMBERS WHICH WILL BE CONCEALED BY INTERIOR FINISHES.
F. SURFACES TO RECEIVE SPRAYED FIREPROOFING.

G. SURFACES TO RECEIVE OTHER SPECIAL SHOP PRIMERS.

- 32. ALL A-325N CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH.
- 33. ALL ANCHORS EMBEDDED IN MASONRY OR CONCRETE SHALL BE A307 HEADED BOLTS OR A36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.
- 34. 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.



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DRAWN:	NHD	
CHECKED:	BDM	
APPROVED:	DJS	

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2	Corrections 2	Aug. 13, 20
3	Permit Revisions	Apr. 22, 20
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PROJECT TITLE:

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SSUE:

PERMIT

SHEET TITLE:

Structural Notes

CALE:
-

General

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

S11

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 WWPA STANDARD, "WESTERN LUMBER GRADING RULES 2011". FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

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

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 PS
LVL (2.0E)	Fb = 2600 PSI,	E = 2000 KSI,	Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI.	E = 1550 KSI.	Fv = 310 PS1

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)	
CONCORRENTET 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 IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.
- 42. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWPA UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWPA 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 HAS NO AMMONIA CARRIER CONTAINS AMMONIA CARRIER	CONDITION INTERIOR DRY INTERIOR DRY	PROTECTION G90 GALVANIZED G185 OR A185 HOT DIPPED OF CONTINUOUS HOT-GALVANIZED
CONTAINS AMMONIA CARRIER CONTAINS AMMONIA CARRIER AZCA	INTERIOR WET EXTERIOR ANY	PER ASTM A653 TYPE 304 OR 316 STAINLESS TYPE 304 OR 316 STAINLESS 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
ôd	2"	0. 113"
3d	2-1/2"	0. 131"
10d	3"	0. 148"
12d	3-1/4"	0. 148"
16d B0X	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:

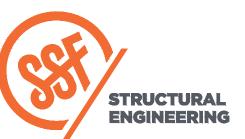
- A. NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT 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
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Clarkson Residence

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SHEET NO:

General Structural Notes

SCALE:

DATE:

December 24, 2020

PROJECT NO:

01519-2021-11

S1.2

Statement of Special Inspections

_		SOIL	S		
VI	RIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	COMMENTS	REFERENCES
1.	VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		Х		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

	DRIVER DELI TOORDATION ELEMENTS				
VE	RIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	COMMENTS	REFERENCES
1.	VERIFY ELEMENT MATERIALS, SIZES AND LENGTHS COMPLY WITH THE REQUIREMENTS	Х			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

	CAST-III-I LACE DELI TOOTIDATIOTI ELEMETITS				
VE	RIFICATION 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

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

VEI	RIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	COMMENTS	REFERENCE
1.	FABRICATED AND ERECTED STEEL:	I			1
	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		Х		IBC 1705.2.1
	b. PRE-TENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMARKING, TWIST-OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION		X		AISC 360, SECTION M2.5 SECTION N5.6
	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
	b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED		X		AWS A5 DOCUMENTS
4.	INSPECTION OF WELDING:				
	a. COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELD	Х			IBC 1705.2.1 AWS D1.1
	b. MULTIPASS FILLET WELDS	X			AISC 360
	c. SINGLE PASS FILLET WELDS > 5/16"	Х			SECTION N5.4
	d. PLUG AND SLOT WELDS	Х			
	e. SINGLE PASS FILLET WELDS \leq $^{5}/16$ "		Х		
5.	INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE:				
	a. DETAILS SUCH AS BRACING AND STIFFENING		X		IBC 1705.2.1
	b. MEMBER LOCATIONS		Х		
	c. APPLICATION OF JOINT DETAILS AT EACH CONN.		Х		
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
	b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE		Χ		STANDARDS

CONCRETE AND CONCRETE REINFORCING

VER	IFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC	COMMENTS	REFERENCE
	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 HARDENE	CONCRETE ME	MBERS:		
	a. ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS	X		SEE ICC-ES ESR REPORT FOR ADDITIONAL REQUIREMENTS	ACI 318: 17.8.2
	b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 3-a		X	SEE ICC-ES ESR REPORT FOR ADDITIONAL REQUIREMENTS	ACI 318: 17.8.
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	SBC 1705.3.3
	b. MIXES WITH f'c > 6000psi		X	IN ACCORDANCE WITH SBC 1905.1.10 OR IF THE MIX HAS BEEN	
	c. STRUCTURAL LIGHT WEIGHT CONCRETE		X	GRANTED CONTINUOUS APPROVAL BY THE BUILDING OFFICIAL	
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
7.	INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	Х			IBC 1908.6 -1908 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
	VERIFICATION OF IN-SITU CONCRETE STRENGTH PRIOR		X		ACI 318: 26.11.
10.	TO STRESSING OF TENDONS IN POST—TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS		^		7,01 010. 20.11.
11.	INSPECT FORMWORK FOR GENERAL CONFORMITY TO APPROVED PLANS FOR SIZE, SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		X		ACI 318: 26.11.1.2
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 5/16", 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	Х			
13.	MECHANICAL COUPLERS FOR REINFORCING			SEE ICC-ES ESR REPORT FOR REQUIREMENTS	

NOTES

- 1. 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.
- 2. 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:
- a. PERIODIC VISUAL OBSERVATION OF STRUCTURAL SYSTEMS FOR GENERAL CONFORMANCE TO CONSTRUCTION DOCUMENTS AT SIGNIFICANT CONSTRUCTON STAGES
- b. REVIEW OF TESTING AND INSPECTION REPORTS
- c. REPORTS SHALL BE PREPARED FOR EACH SITE VISIT AND SHALL BE DISTRIBUTED TO ARCHITECT.
- 3. WHERE APPLICABLE, SEE ALSO IBC SECTION 1705.11, SPECIAL INSPECTION FOR WIND RESISTANCE AND IBC SECTION 1705.12, SPECIAL INSPECTION FOR SEISMIC RESISTANCE
- 4. "STRUCTURAL STEEL" REFERS TO STEEL CONSTRUCTION DEFINED BY AISC 303, "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."



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Corrections May 4, 2021

Corrections 2 Aug. 13, 2021

Permit Revisions Apr. 22, 2022

Corrections Jun. 10, 2022

DPD:

DDO ISST TITLE

Clarkson Residence
8163 West Mercer Way

Mercer Island, WA 98040

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

ICCI IF.

PH 206.239.0850

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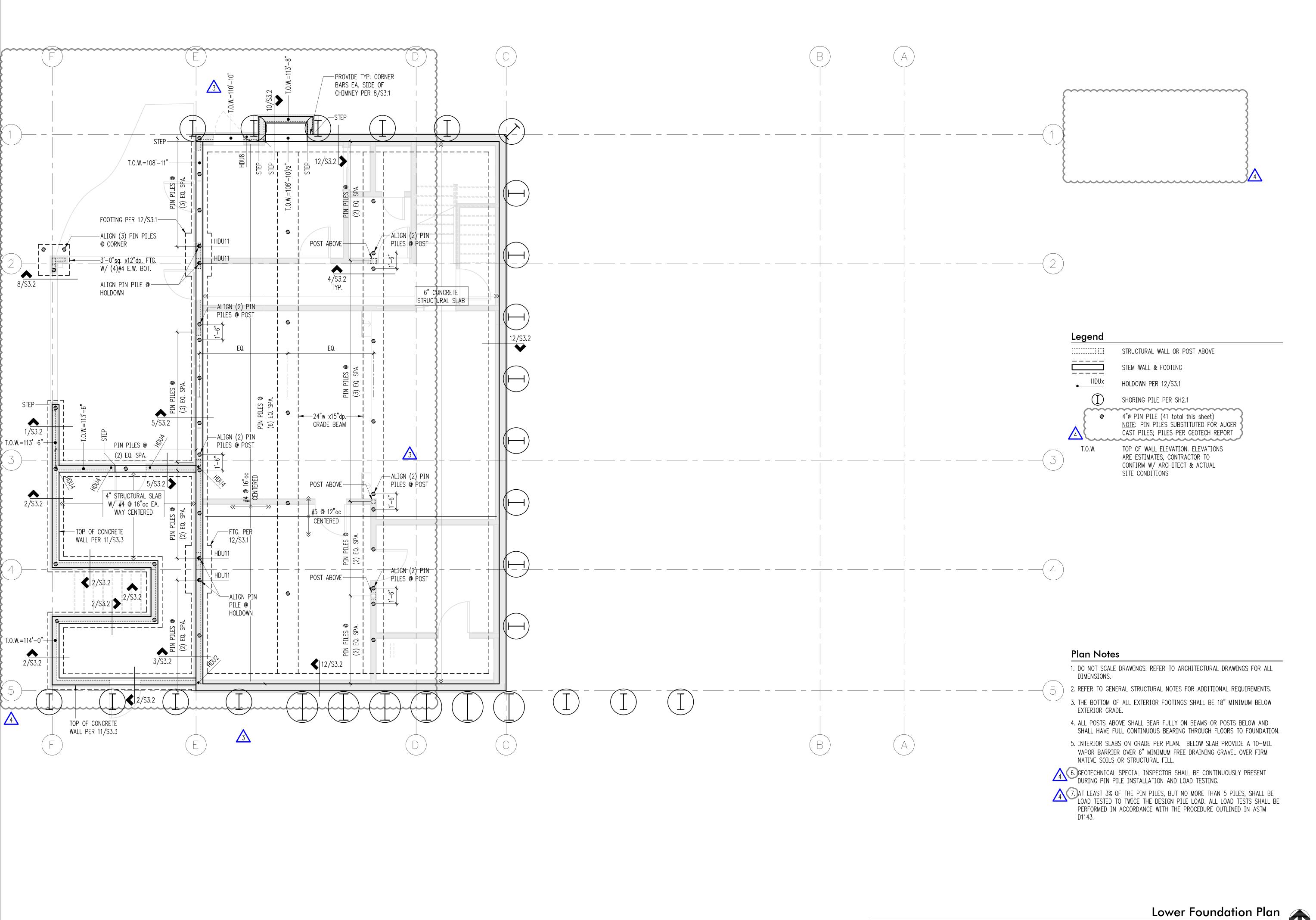
CHEET TITLE:

Special

SCALE:

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

C 1 (





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1	
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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

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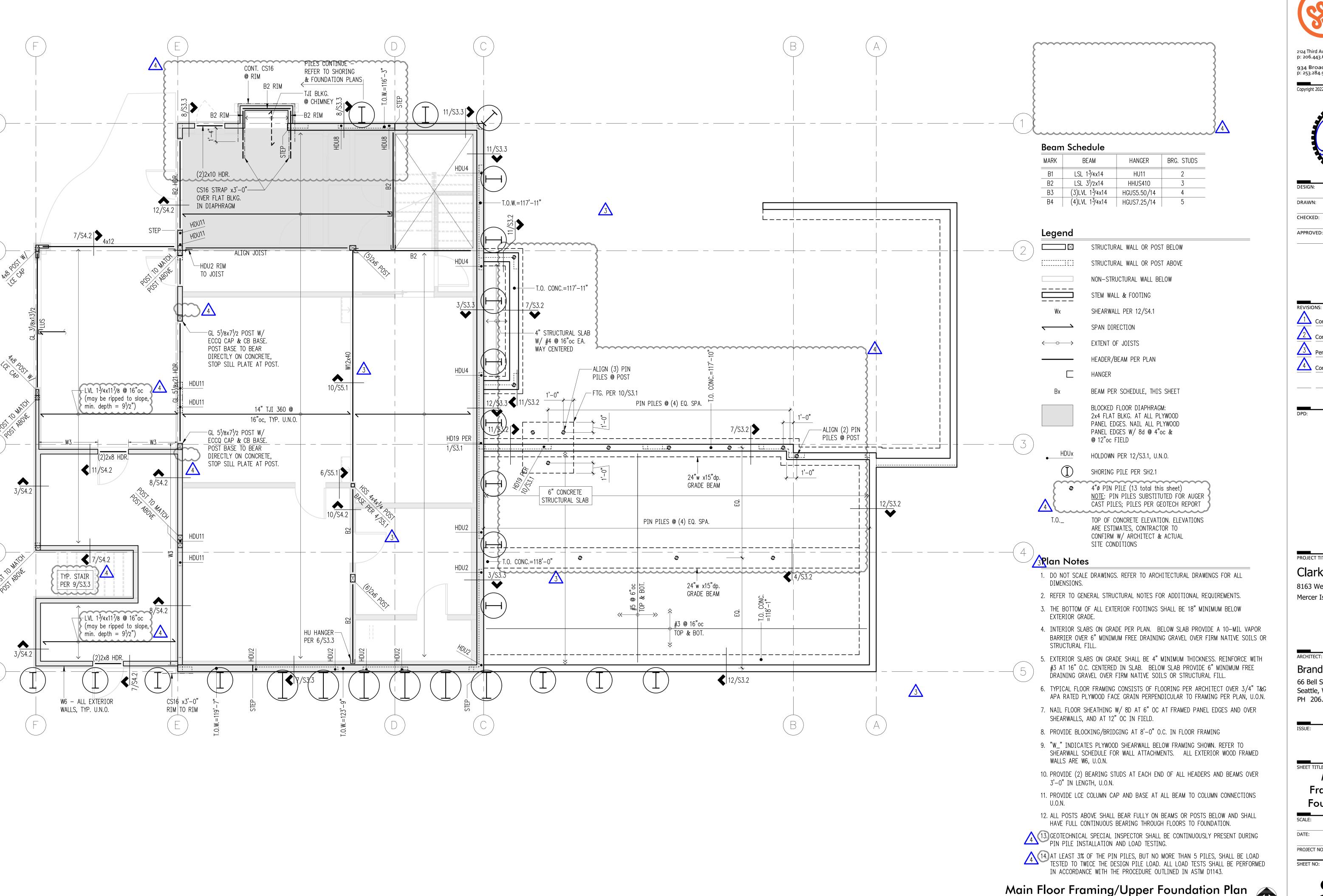
SHEET TITLE:

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

Lower Foundation Plan

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

S2.1



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PROJECT TITLE:

Clarkson Residence 8163 West Mercer Way Mercer Island, WA 98040

ARCHITECT:

Brandt Design Group

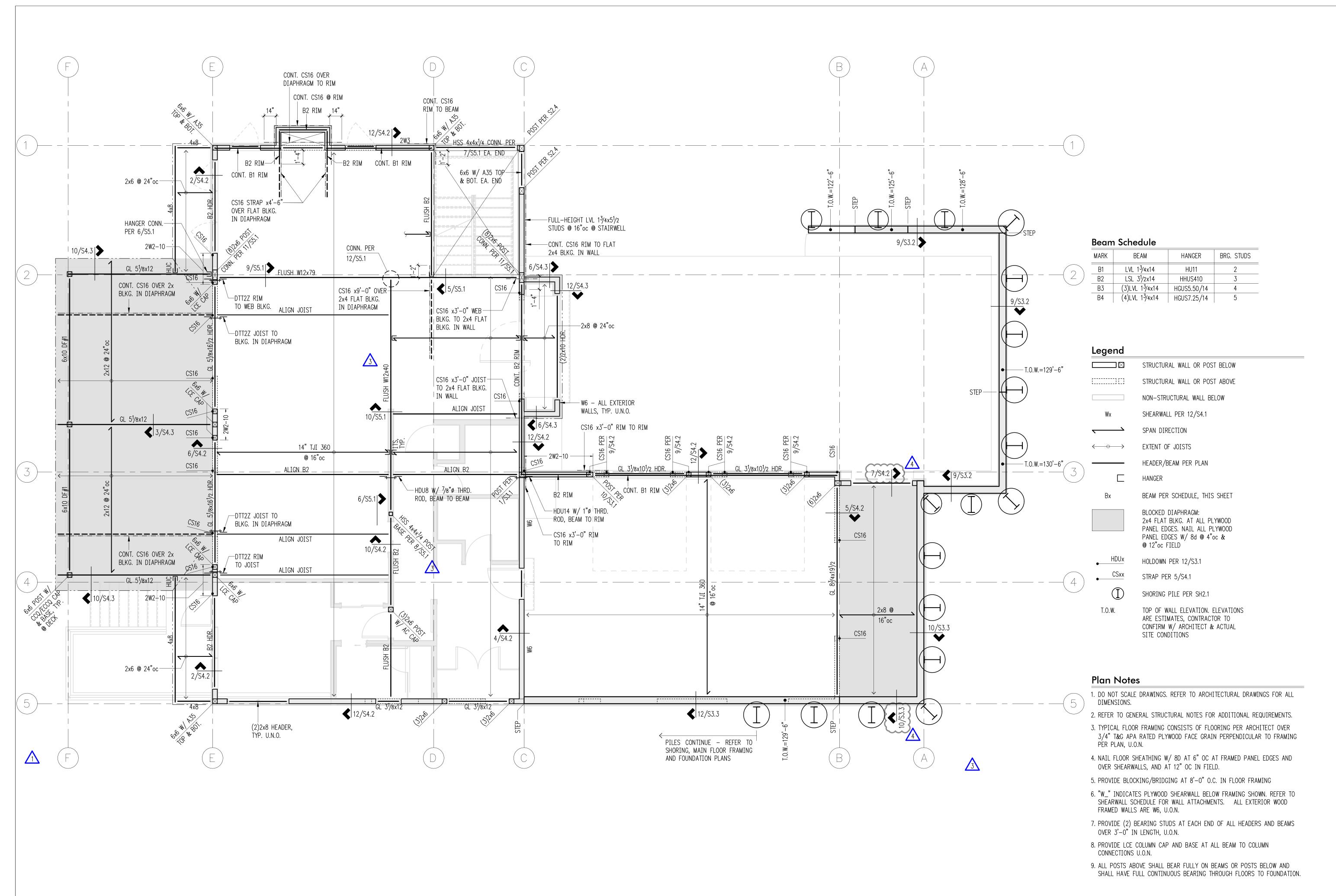
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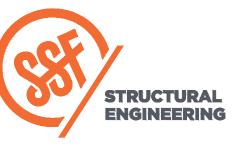
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Main Floor Framing/Upper Foundation Plan

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

 $\frac{\text{ation Plan}}{\text{Scale: } \frac{1}{4}\text{"} = 1\text{'}-0\text{"}}$





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1 Campatiana	Ma 4 2021
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4 Corrections	Jun. 10, 2022

PROJECT TITLE:

Mercer Island, WA 98040

Clarkson Residence
8163 West Mercer Way

ARCHITECT:

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66 Bell Street, Unit 1

Seattle, WA 98121 PH 206.239.0850

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SHEET TITLE:

Upper Floor Framing Plan

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

Upper Floor Framing Plan

SCALE:

1/4" = 1'-0" U.N.O.

DATE:

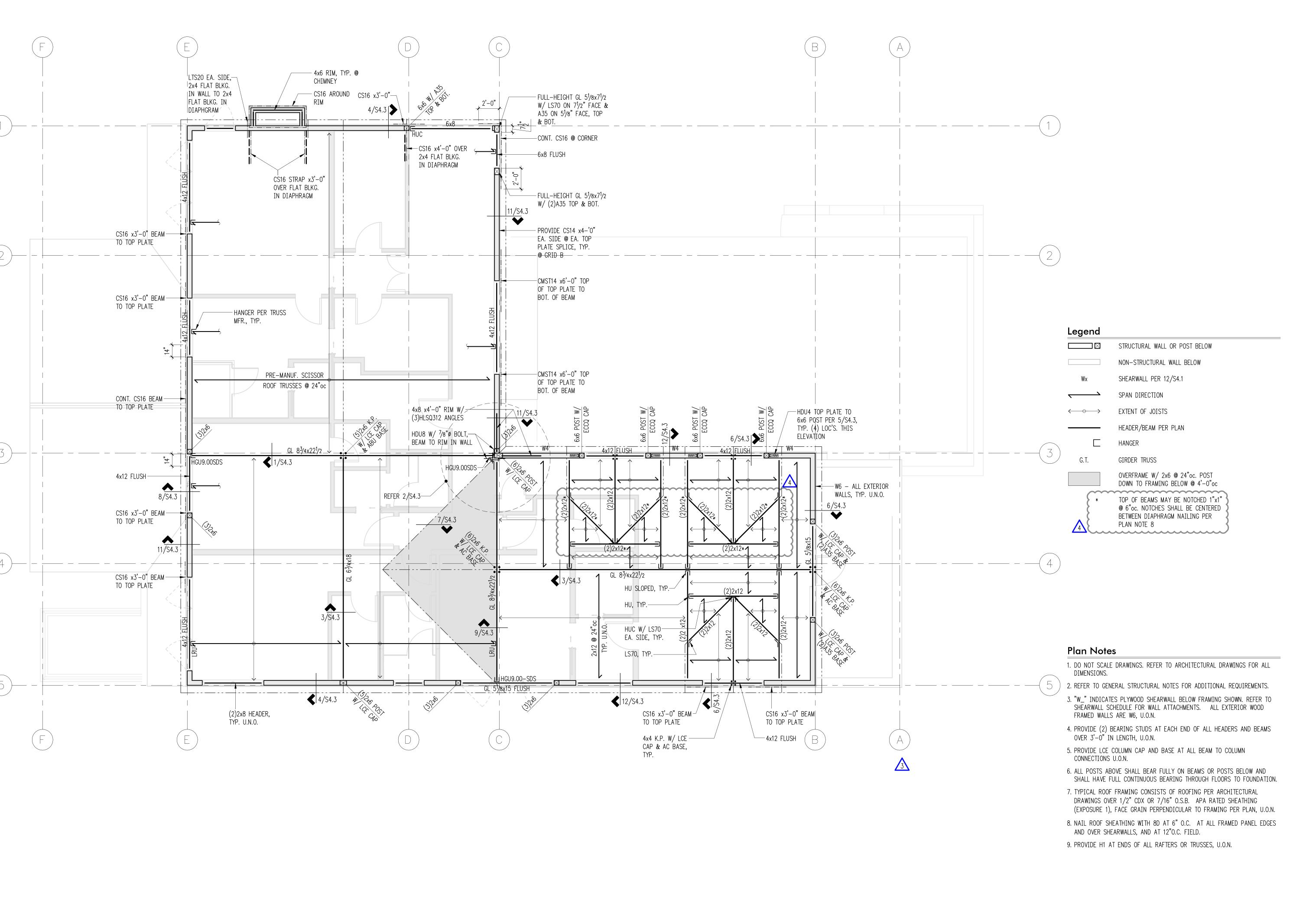
December 24, 2020

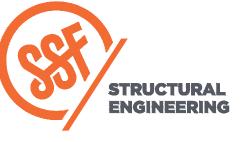
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SHEET NO:

S2.3





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2 Correct	ctions 2	Aug. 13, 2	2021
Permit	Revisions	Apr. 22, 2	2022
4 Correct	ctions	Jun. 10, 2	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

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T TITLE:

Roof Framing Plan

SCALE:

1/4" = 1'-0" U.N.O.

DATE:

December 24, 2020

PROJECT NO:

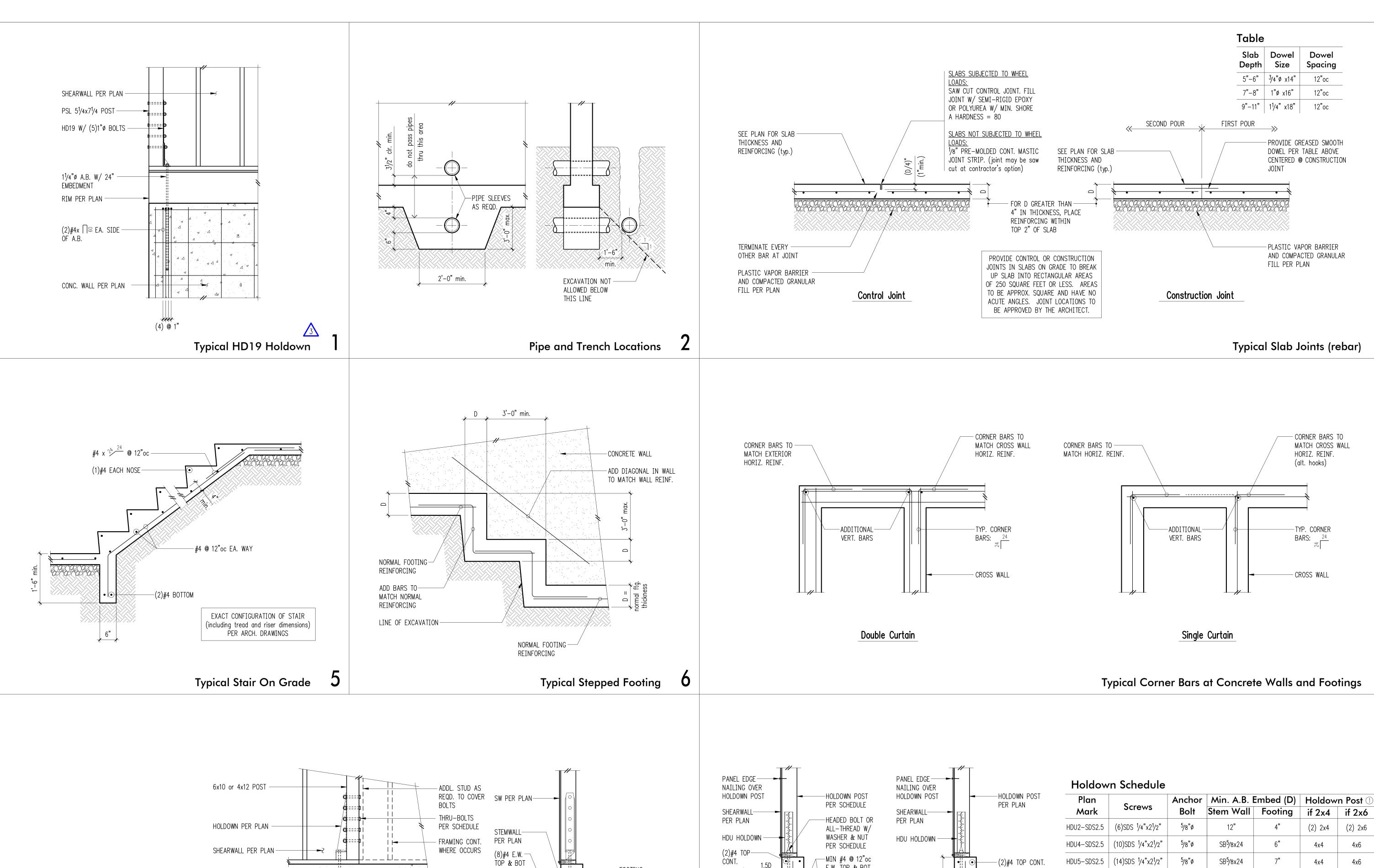
01519-2021-11

SHEET NO:

Roof Framing Plan

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

S2.4



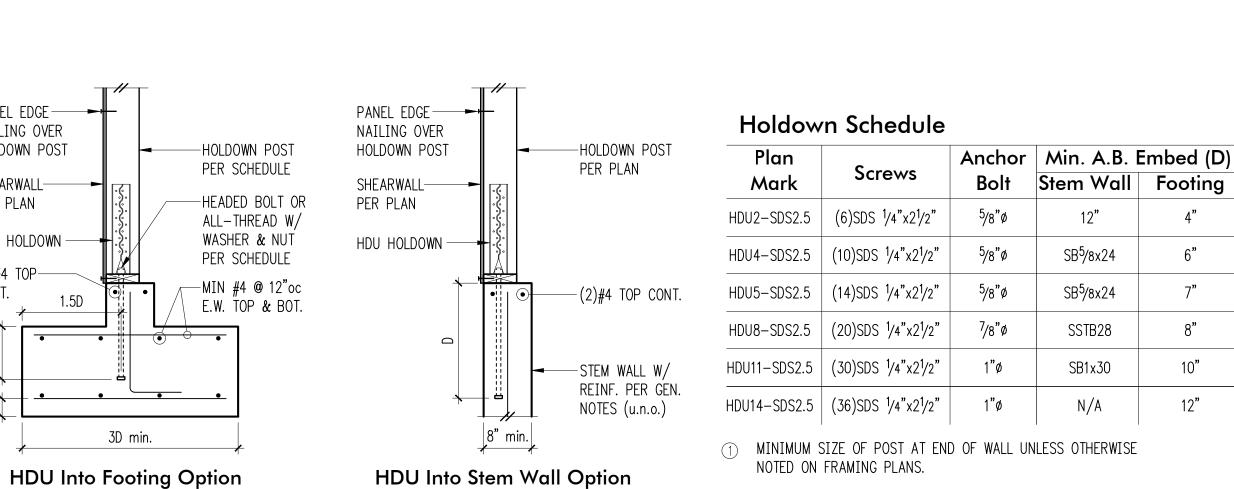
CONT. #4 EA. SIDE OF -ANCHOR BOLT

— 1½"ø PAB10 W/ FOOTING EMBED PER DIAGRAM

2'-6"

Typical HD19 Holdown 10

60" MIN. EA. WAY



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Corrections

PROJECT TITLE: Clarkson Residence

8163 West Mercer Way Mercer Island, WA 98040

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Typical Concrete **Details**

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

\$3.1

4x6

6x6

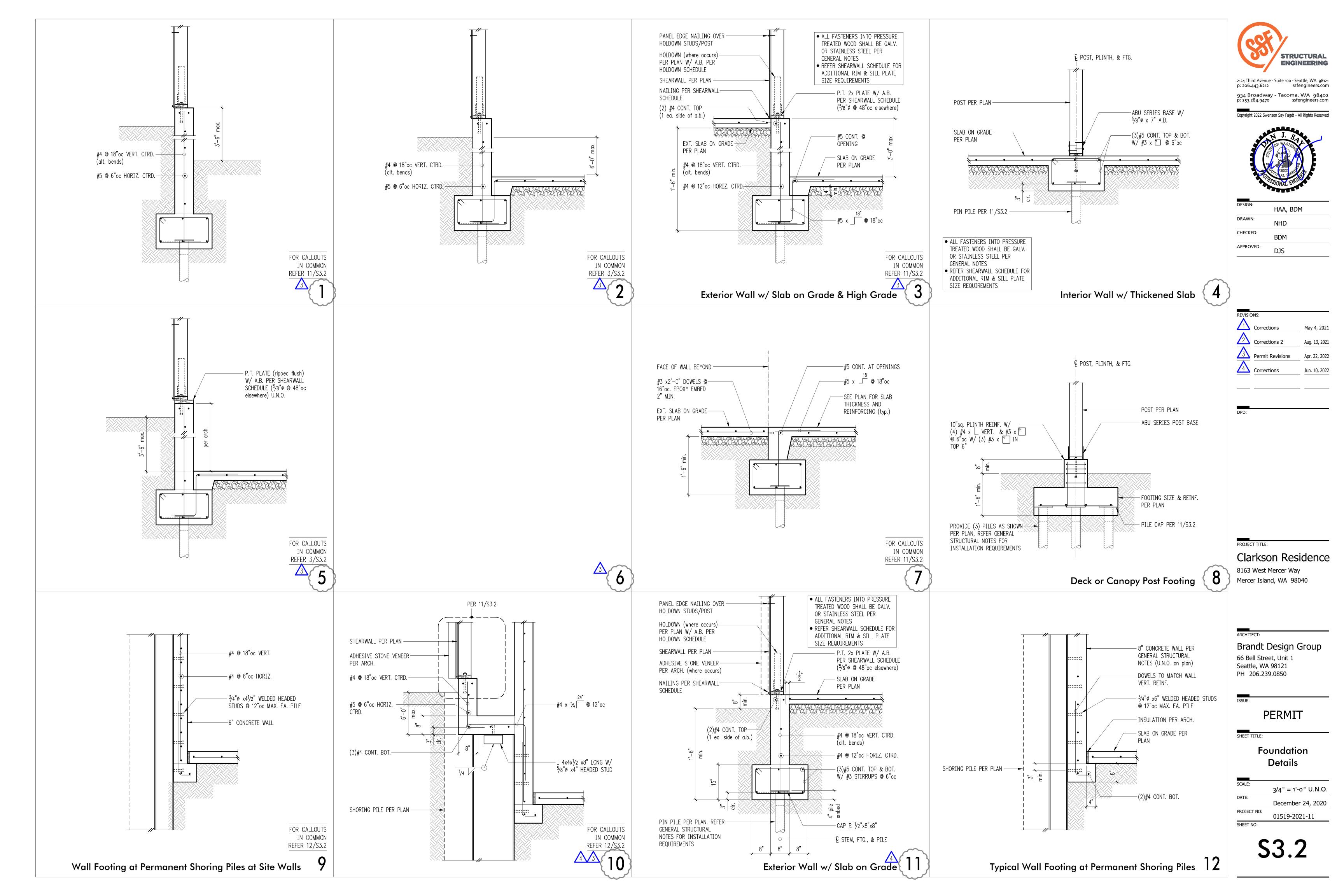
6x6

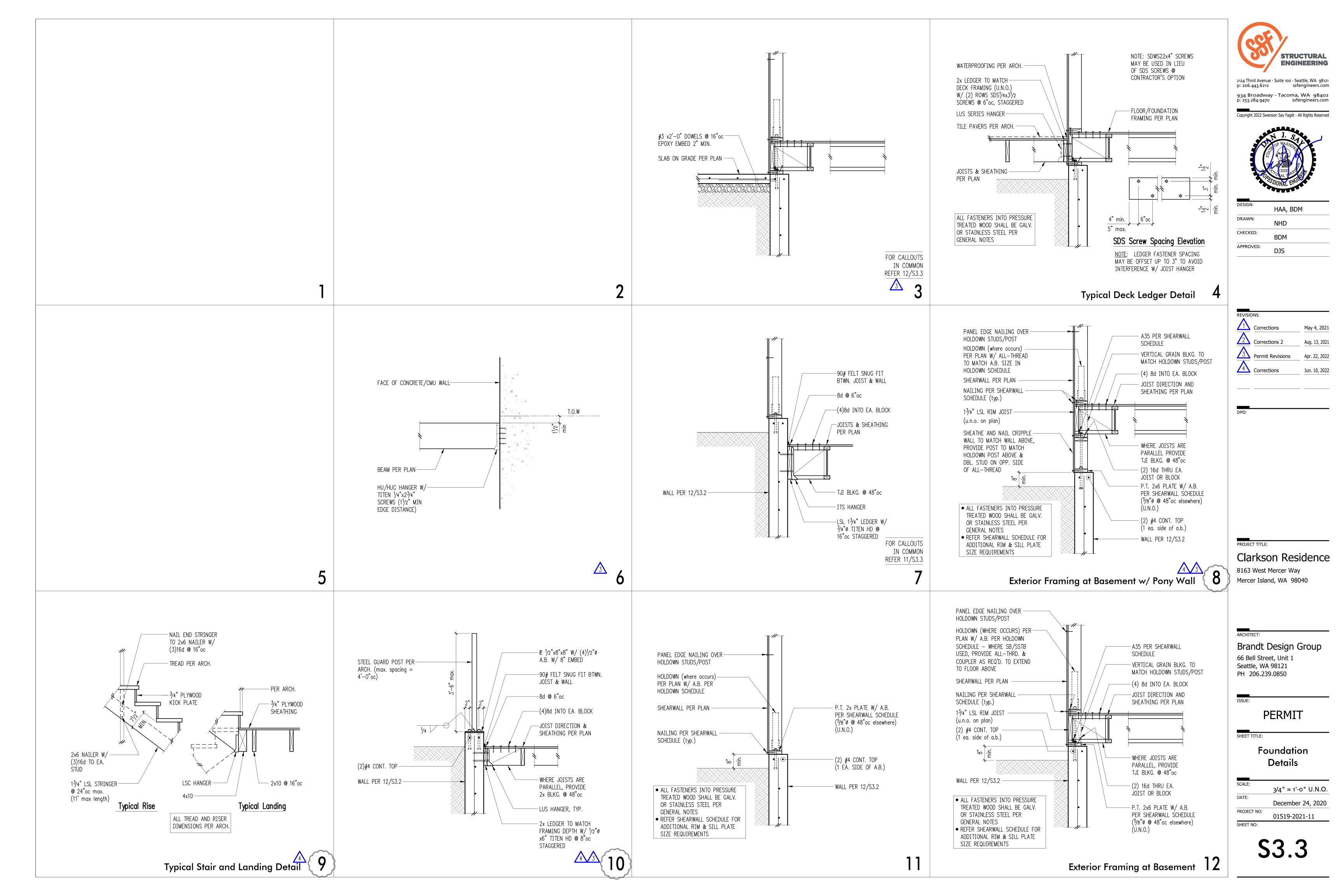
6x6

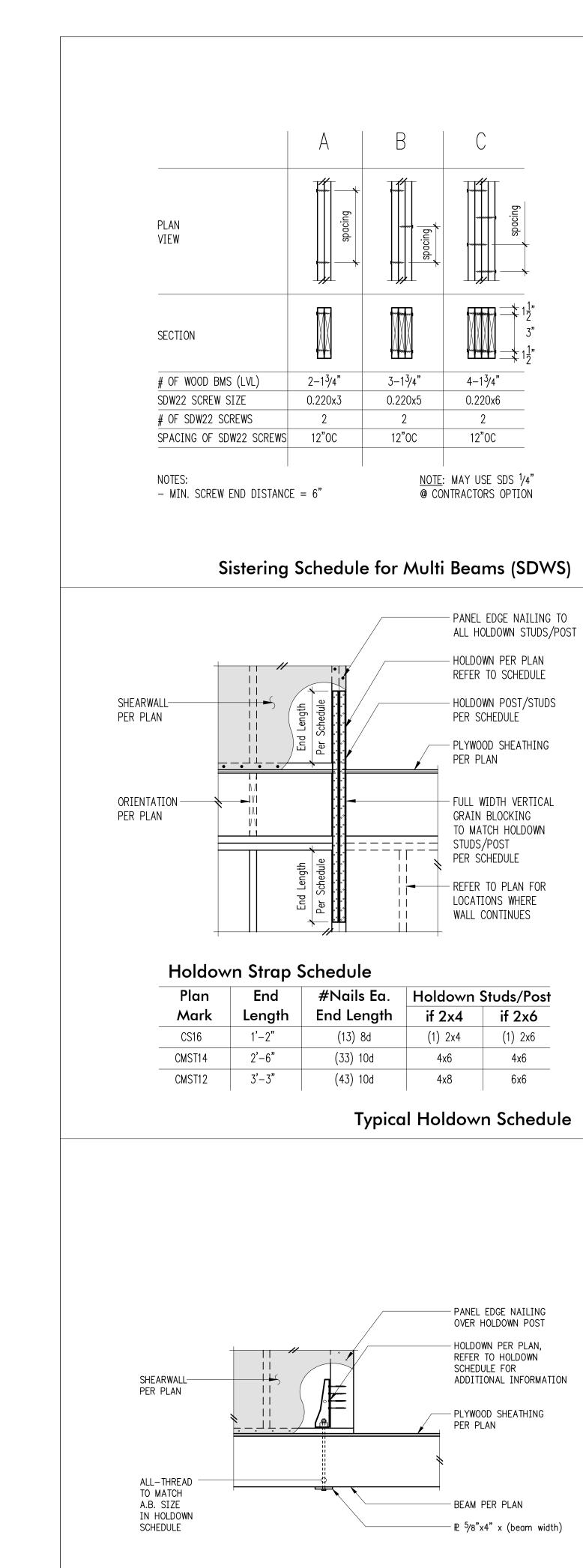
4x4

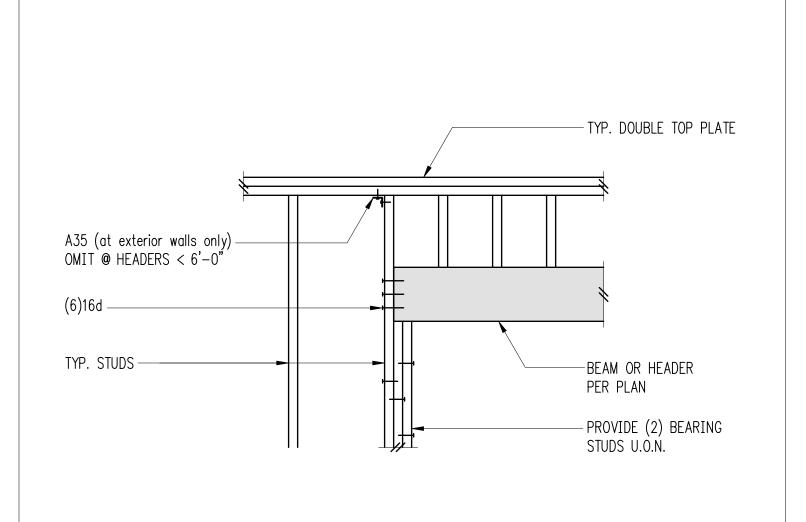
4x8

4x8









-(8)16d @ 4"oc STAGGERED

AT EACH SIDE OF SPLICE

if 2x6

(1) 2x6

4x6

6x6

TOP CHORD SPLICE,

6'-0" min. BETWEEN SPLICES

—SPLICE TO OCCUR AT€

OF VERT. STUD TYP.

Typical Header Support w/2 Bearing Studs

—(2) 16d @ EA. STUD

-BOTTOM CHORD

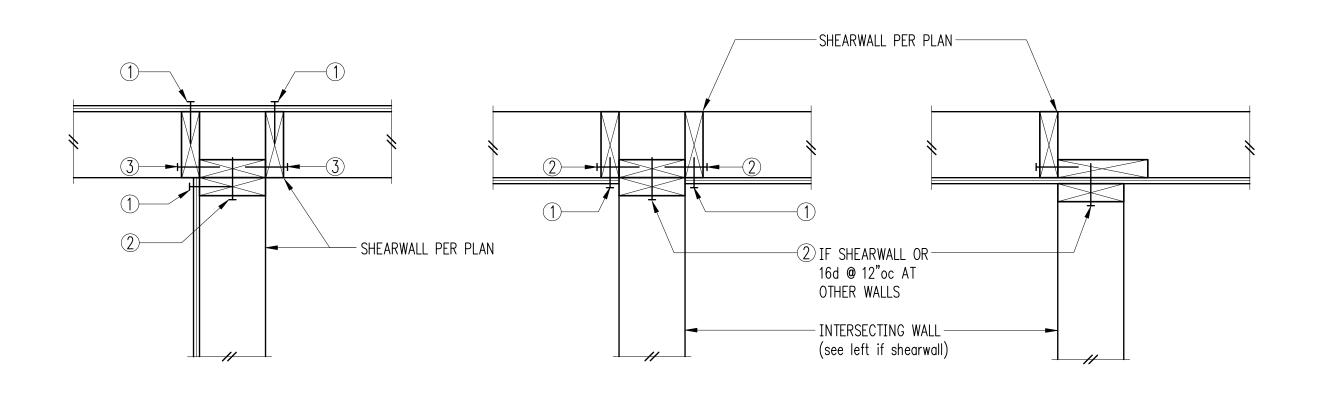
SPLICE

Typical Top Plate Splice **O**

- PANEL EDGE NAILING

OVER HOLDOWN POST

ÉLSEWHERE



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

Typical Shearwall Intersections

—(4)8d INTO EA. BLOCK

-(2)16d

ÈÁ. BLOCK

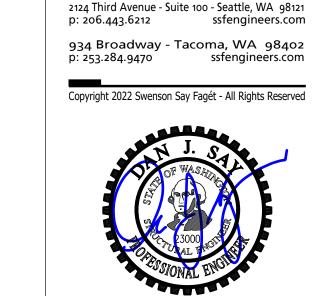
-(1) JOIST BAY OF

TJÍ BLKG. @ 48"oc

-2x BLOCKING

BTWN. STUDS

Typical Shearwall Construction



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

STRUCTURAL **ENGINEERING**

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

PERMIT

SHEET TITLE: Typical **Wood Framing**

Details 3/4" = 1'-0" U.N.O. December 24, 2020

PROJECT NO: 01519-2021-11

SHEET NO:

-PANEL EDGE NAILING OF BLOCKING -SHEARWALL BELOW BTWN. JOISTS -PROVIDE 3¹/2" LSL JOIST OR BLKG. @ SHEARWALLS ABOVE W/ EDGE NAILING ÈÁ. JOIST CLOSER THAN 4"oc TOP PLATE CONNECTION W/ 16d NAILS OR A35 W/LSL -TJI JOISTS PER PLAN -PANEL EDGE NAILING 2x BLOCKING SHEATHING PANEL JOINT BTWN. STUDS W/ PANEL EDGE NAILING -BOTTOM PLATE CONNECTION - PANEL EDGE NAILING Non-Bearing Wall Bearing Wall SEE SHEARWALL SCHEDULE FOR ALL NAILING

Shearwall Schedule 123678

AND CONNECTIONS, NOT OTHERWISE NOTED

A A courts Show the income		Panel Edge		Top Plate Connection		Base Plate Connection	
Mark	Sheathing	Nailing	if TJI	if Wood ⁹	at Wood 🗓 🗓	at Concrete	
W6	15/32" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc ^①	16d @ 6"oc	⁵ /8"ø A.B. @ 48"oc	
W4	15/32" CDX PLYWOOD	8d @ 4"oc	16d @ 4"oc	A35 @ 16"oc ^①	(2)rows 16d @ 6"oc	⁵ /8"ø A.B. @ 32"oc	
W3 4	15/32" CDX PLYWOOD	8d @ 3"oc	(2)rows 16d @ 4"oc	A35 @ 12"oc ^①	(2)rows 16d @ 6"oc	⁵ /8"ø A.B. @ 24"oc	
W2 4	15/32" CDX PLYWOOD	8d @ 2"oc	(2)rows 16d @ 4"oc	A35 @ 9"oc ^①	(2)rows 16d @ 4"oc ¹³	⁵ /8"ø 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 ¹⁴	⁵ /8"ø 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 ¹⁴	⁵ /8"ø A.B. @ 12"oc	
2W2-10 ⁽⁵⁾⁽¹⁵⁾	15/32" CDX PLYWD. EA. SIDE	10d @ 2"oc EA. SIDE	n/a	HGA10KT @ 6"oc	(4)rows 16d @ 4"oc ¹⁴	⁵ /8"ø A.B. @ 12"oc	

- ① BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"o.c.
- ② 8d NAILS SHALL BE 0.131"ø x 2 1/2" (common) 16d NAILS SHALL BE 0.135"ø x 3 1/2" (box) 10d NAILS SHALL BE 0.148"ø 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 FOUNDATION SILL PLATES 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.
- 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.
- ② ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.
- 8 7/16" O.S.B. MAY BE SUBSITUTED FOR 15/32" CDX, EXCEPT AT 10d PANEL EDGE NAILING. (9) LTP4's (HORIZIONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- 10 A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- ① AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2", SEE DETAIL D.
- ② LVL RIMS PERMITTED AT SINGLE SIDED SHEAR WALLS ONLY.
- (3) PROVIDE (3) ROWS 16d @ 6"oc AT LVL RIMS.
- 4 MINIMUM RIM OR JOIST 31/2" WIDE BELOW SHEARWALL.
- (5) STUDS AND PLATES SHALL BE DOUGLAS FIR-LARCH NO. 2 AT 2W2-10 SHEARWALL

Shearwall Schedule 12

HDU at Floor Beam

- HOLDOWN PER PLAN, REFER TO HOLDOWN 1.1 SCHEDULE FOR 1.1 SHEARWALL ADDITIONAL INFORMATION +PER PLAN - PLYWOOD SHEATHING PER PLAN ----ORIENTATION -PER PLAN - FULL WIDTH VERTICAL ALL-THREAD GRAIN BLOCKING TO MATCH HOLDOWN TO MATCH A.B. SIZE STUDS/POST IN HOLDOWN PER SCHEDULE SCHEDULE

— PLYWOOD EDGE NAILING -EDGE OVER EA. STUD 16d NAILING -PER SCHEDULE Detail B PLAN VIEW AT ABUTTING PANEL EDGES OF W3 & W2 Detail D

Detail A

PER SCHEDULE

1/2" MAX. TO

3/8"

min

Detail C

EDGE OF

WASHER

2x NAILER

SAWN OR MFR. --

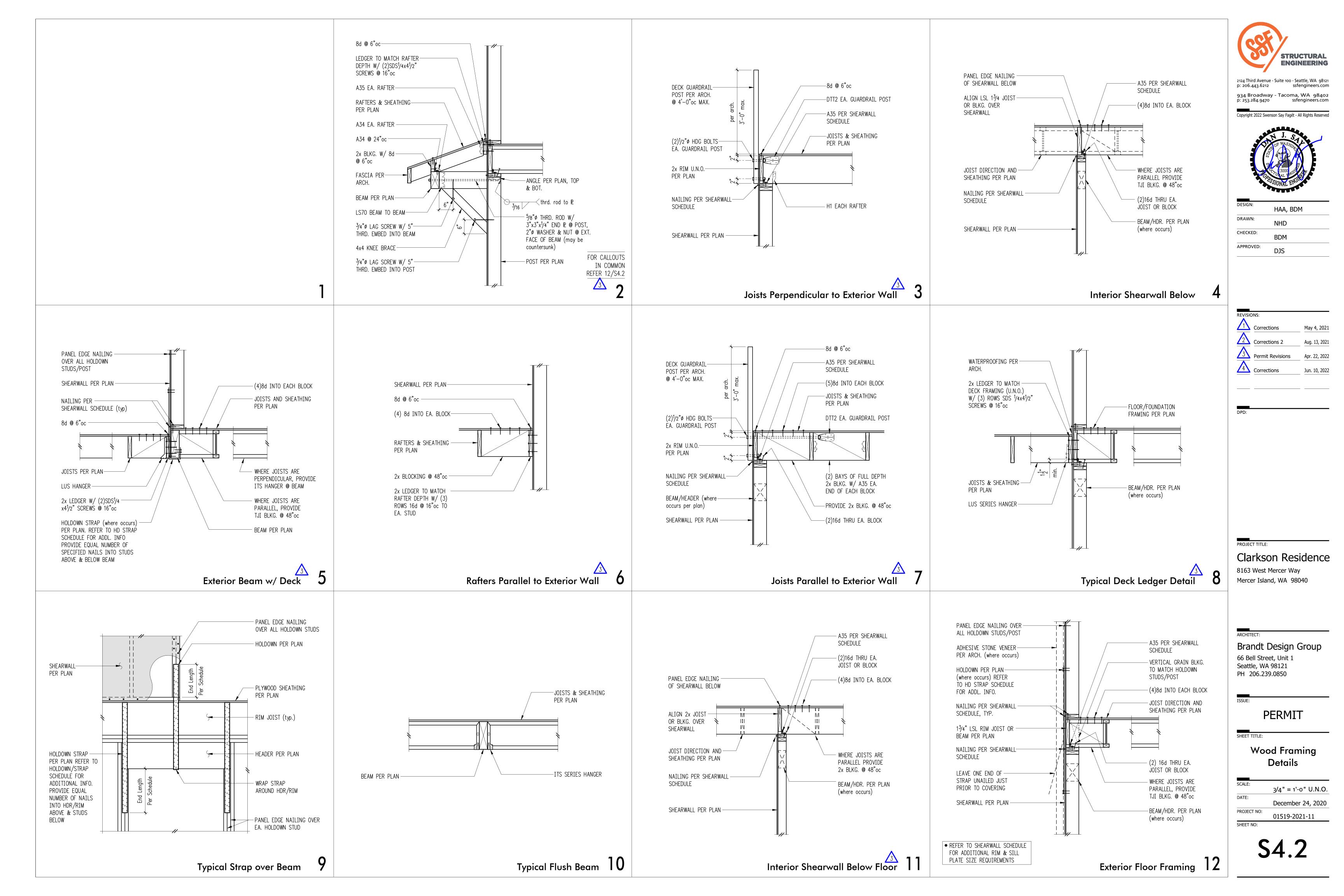
LUMBER. 2x MIN. SEE NOTES FOR

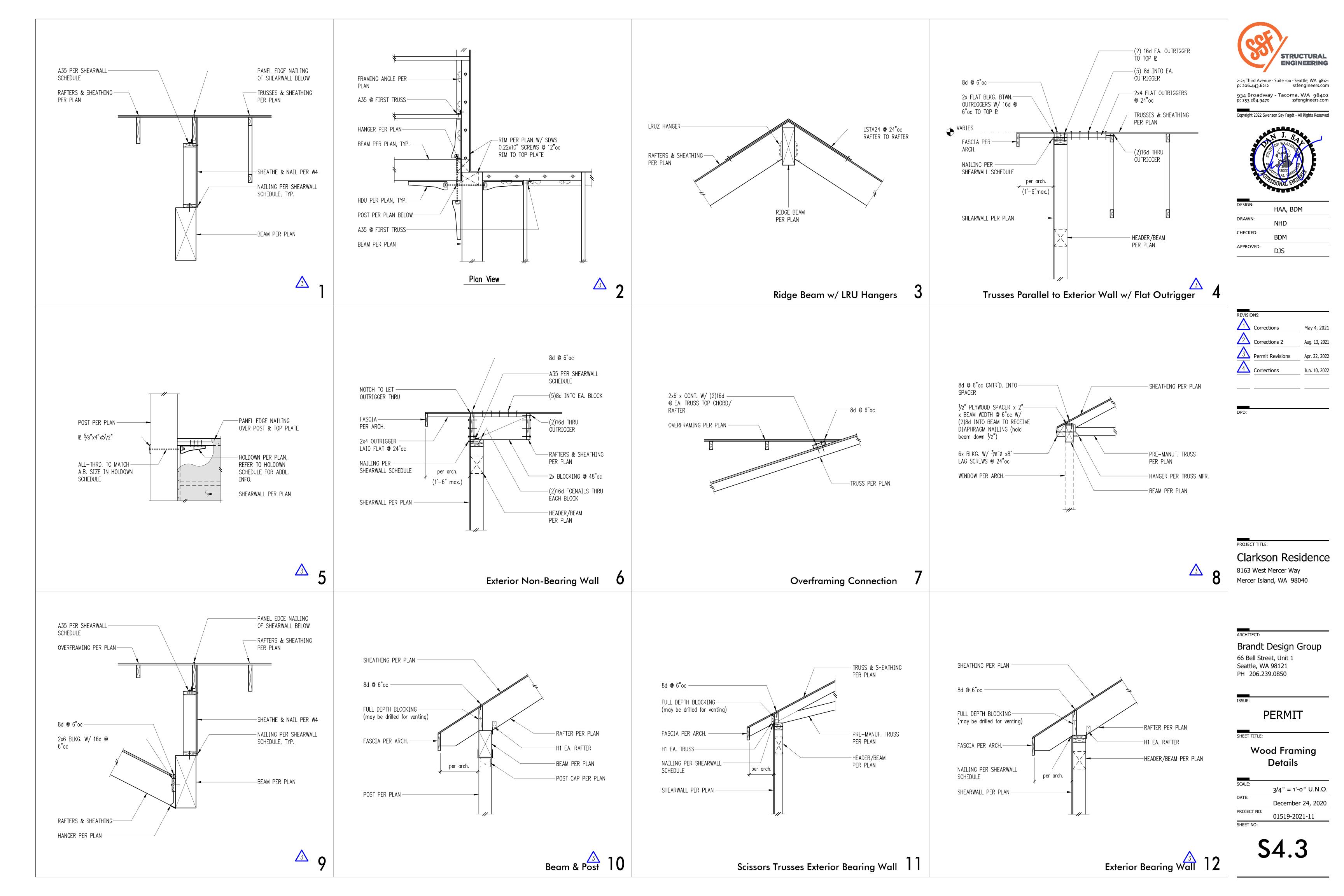
ADDITIONAL

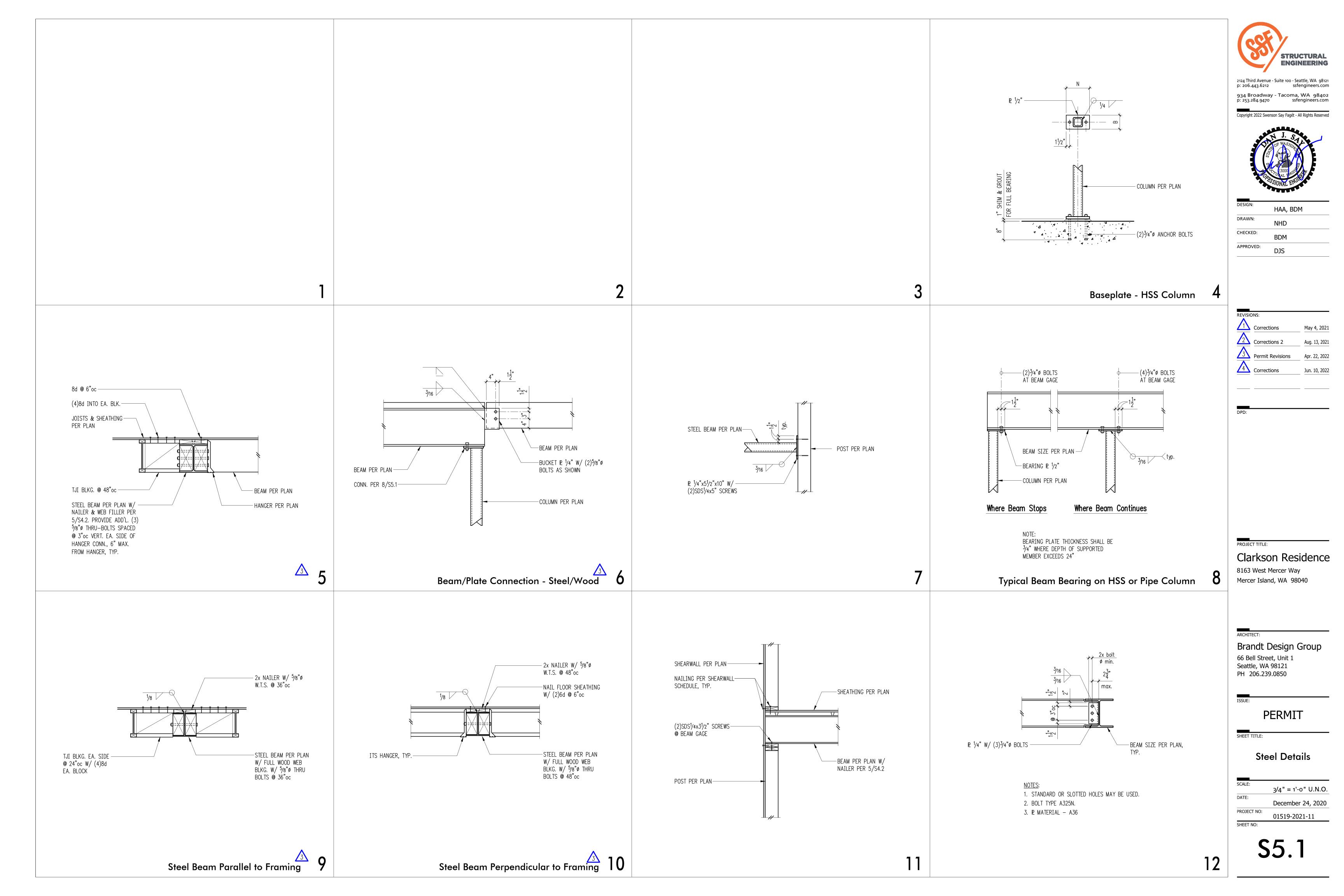
16d NAILING -

PER SCHEDULE

REQUIREMENTS







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 S1. 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 POTHOLING 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

SOIL CONDITIONS, FILL PLACEMENT, AND DENSITY

CAST-IN-PLACE DEEP FOUNDATION

PER TABLE 1705. 6
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 SH3. 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 Minimum Cement Max. Water Per Use
(PSI) Per Cubic Yard 94 LB Cement
----- 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 6X TIMBER LAGGING	DOUGLAS-FIR NO. 1 DOUGLAS-FIR NO. 1	1000 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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	DJS

NS:	
Corrections	May 4, 202
Corrections 2	Aug. 13, 20
Permit Revisions	Apr. 22, 20
Corrections	Jun. 10, 20
	Corrections 2 Permit Revisions

PROJECT TITLE:

Clarkson Residence

8163 West Mercer Way Mercer Island, WA 98040

Brandt Design Group
66 Bell Street, Unit 1

Seattle, WA 98121 PH 206.239.0850

ISSUE:

PERMIT

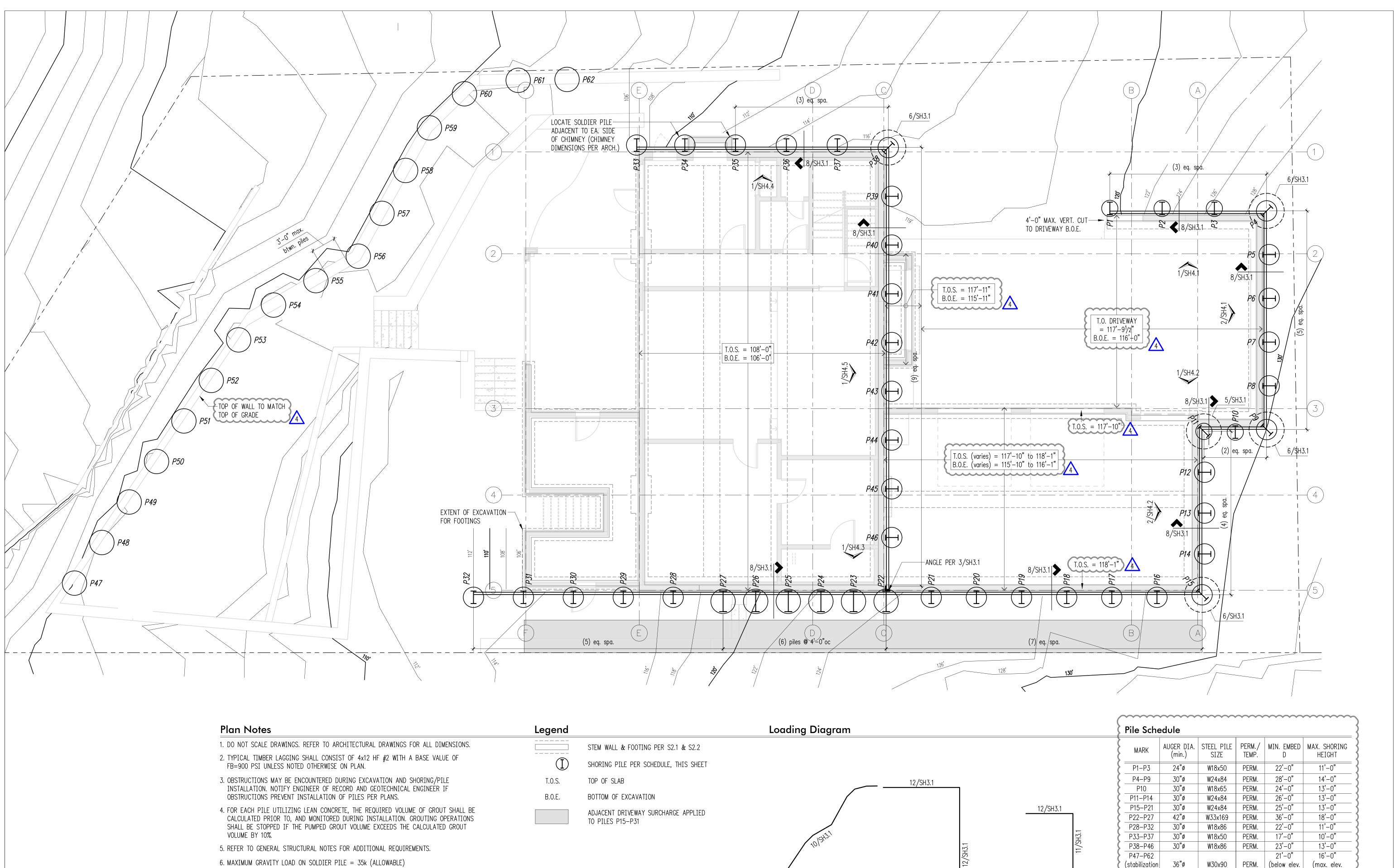
SHEET TITLE:

SHEET NO:

General Shoring Notes

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

CH1 1



STRUCTURAL ENGINEERING

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Corrections

Corrections 2

Aug. 13,

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Apr. 22,

Corrections

Jun. 10,

DPD:

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Clarkson Residence

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Brandt Docion Grou

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ET TITLE:

SHEET NO:

Shoring Plan

SCALE:

3/16" = 1'-0" U.N.O.

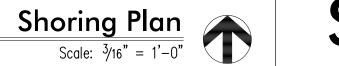
DATE:

December 24, 2020

PROJECT NO:

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SH2.1

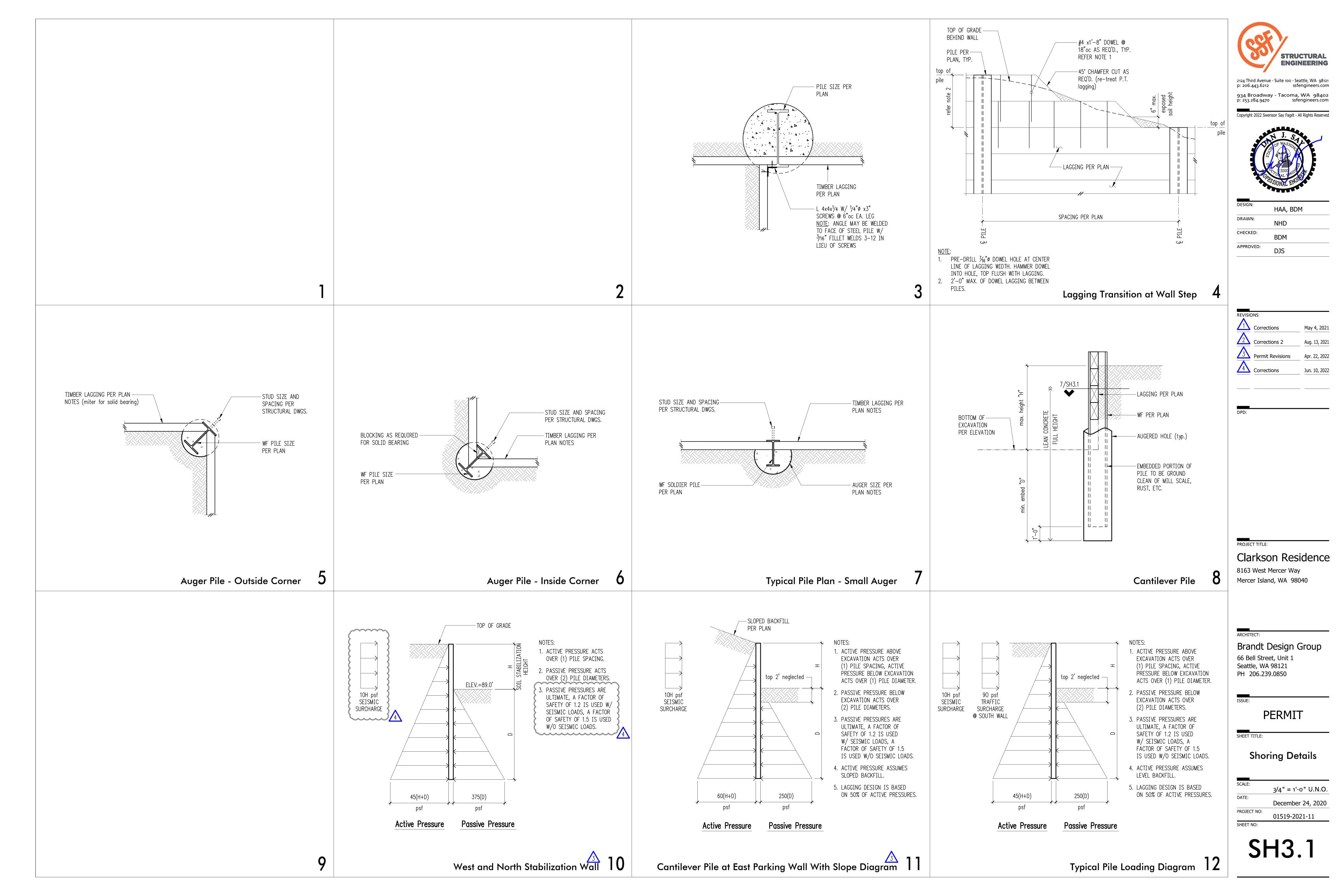


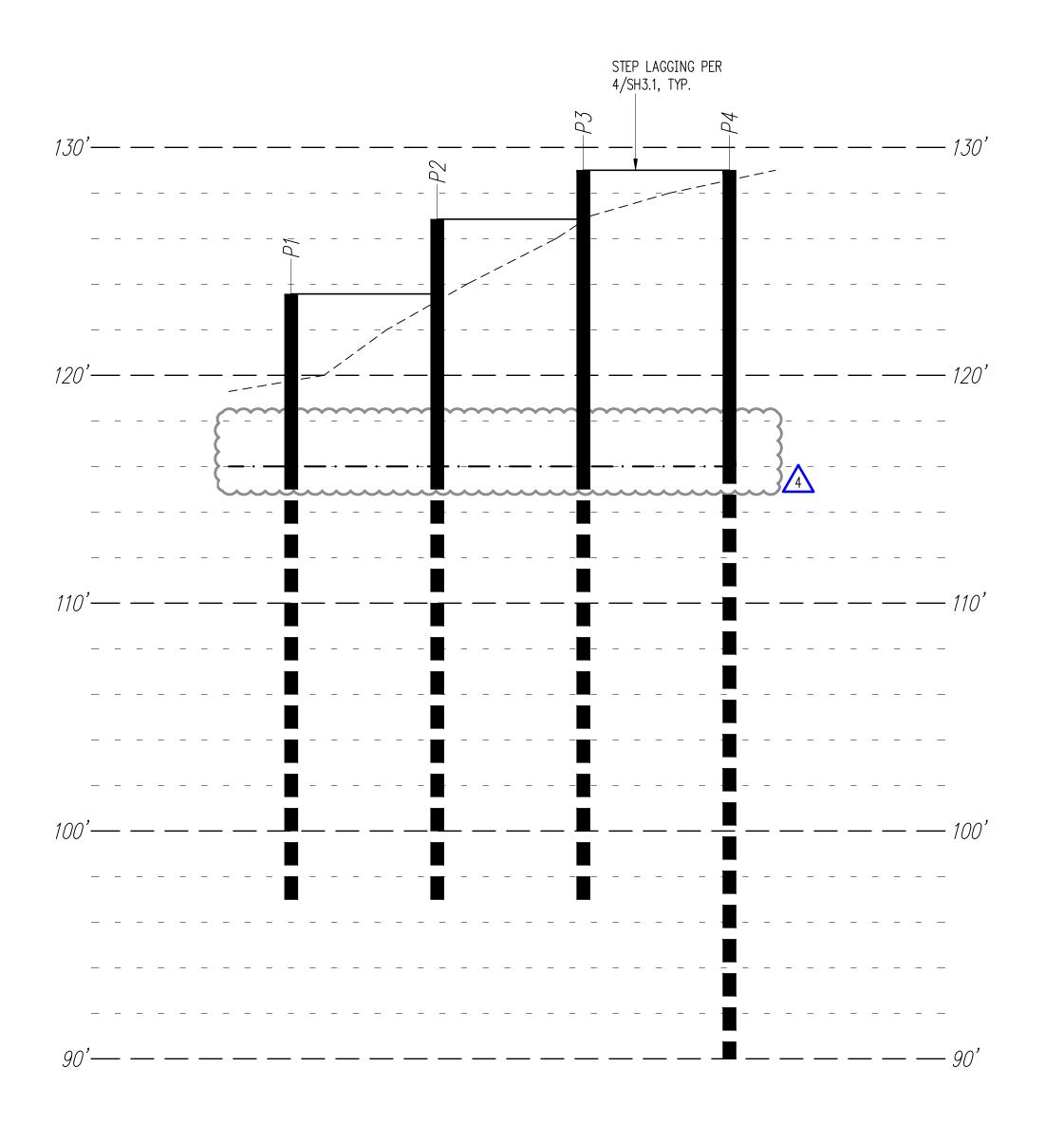
105'-0")

89'-0")

12/SH3.1

12/SH3.1 W/ TRAFFIC SURCHARGE





Legend

----- APPROXIMATE TOP OF GRADE

---- BOTTOM OF EXCAVATION

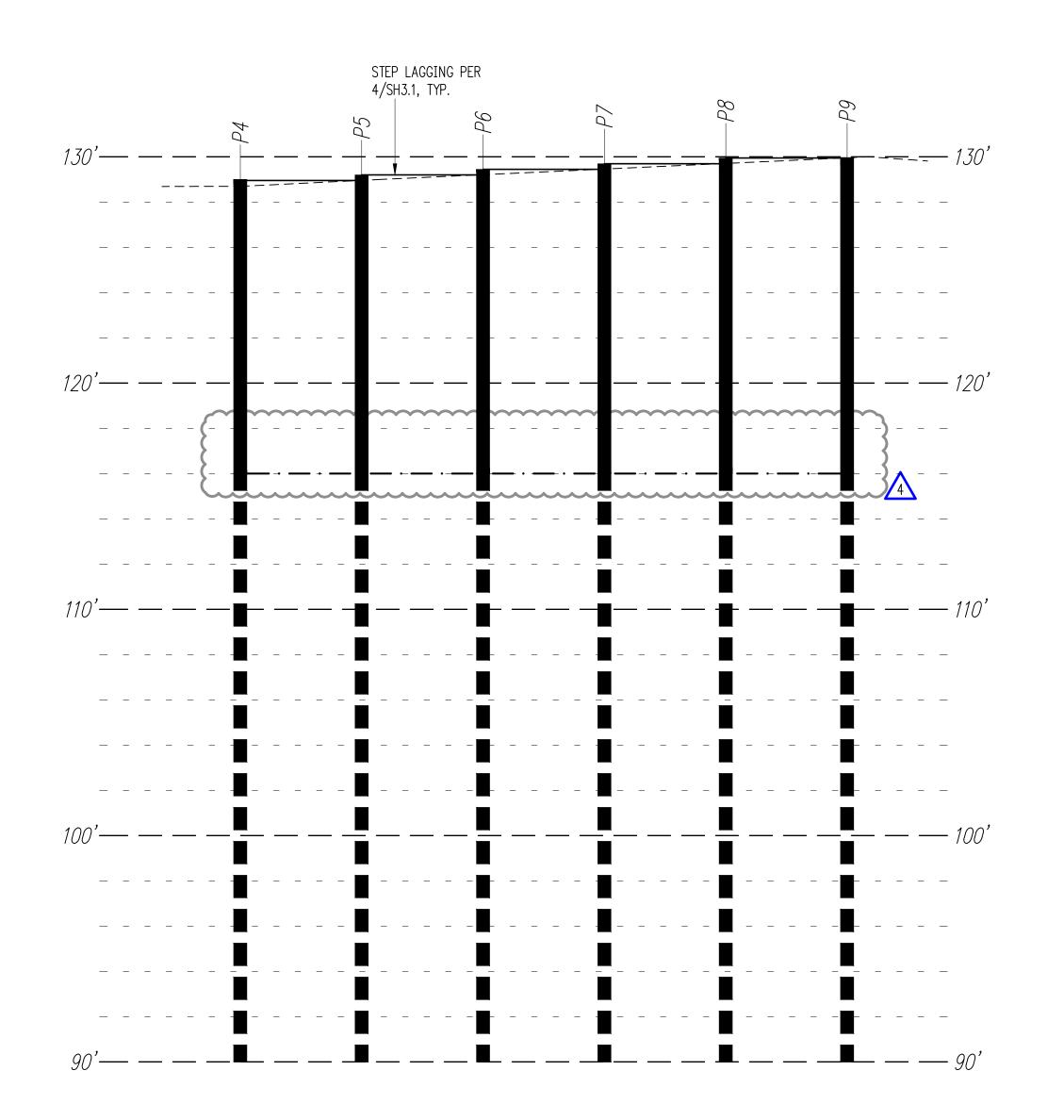
---- Px STEEL PILE PER PLAN/SCHEDULE

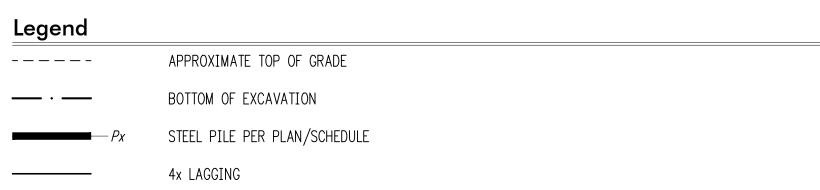
4x LAGGING

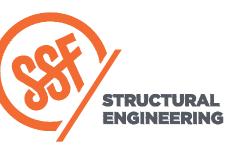
North Shoring Elevation

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

4x LAGGING







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$\overline{}$	Corrections 2	Aug. 13, 20
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4	Corrections	Jun. 10, 20

PROJECT TITLE:

East Shoring Elevation

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

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ET TITLE:

Shoring Elevations

SCALE:

1/4" = 1'-0" U.N.O.

DATE:

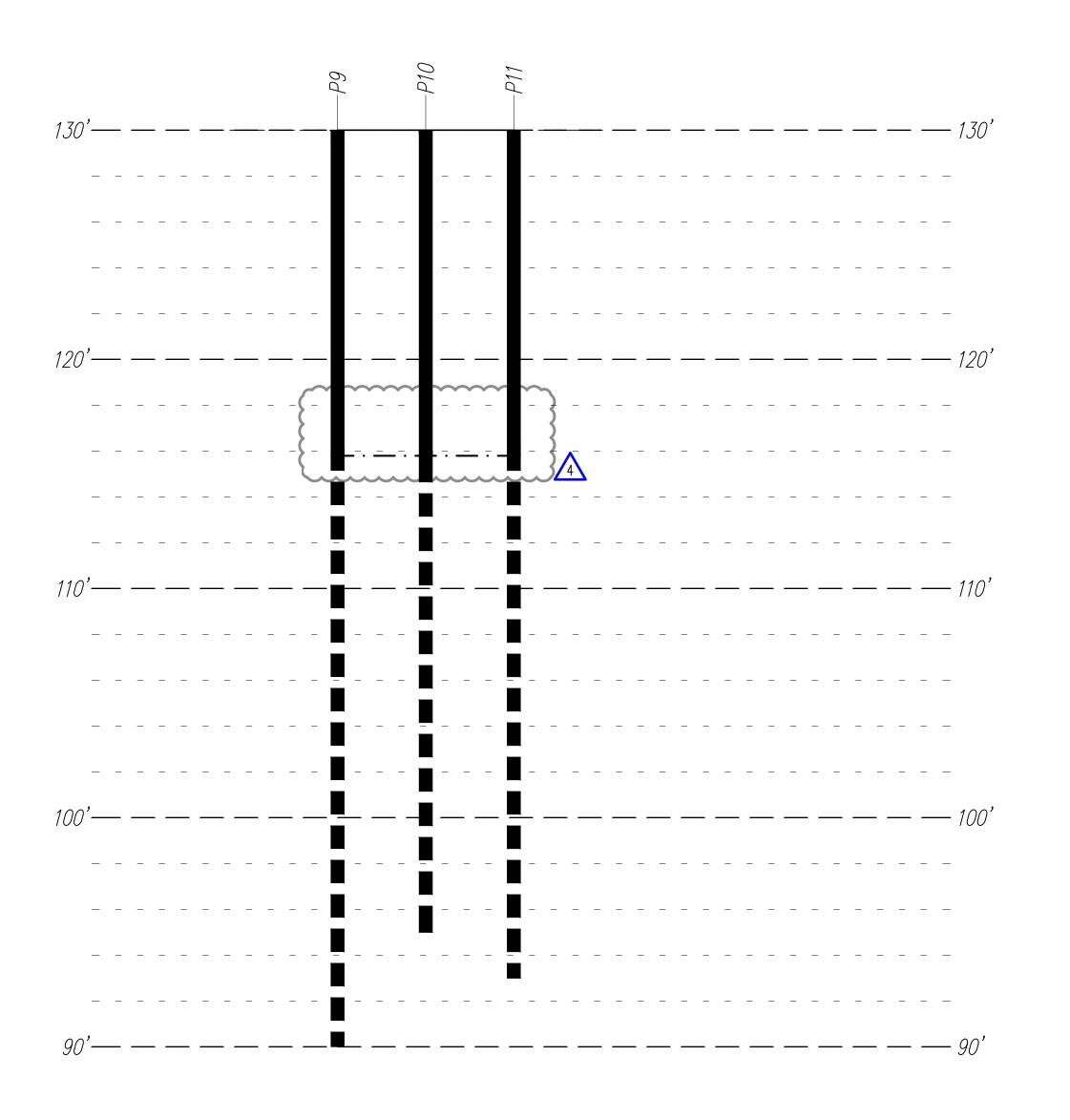
December 24, 2020

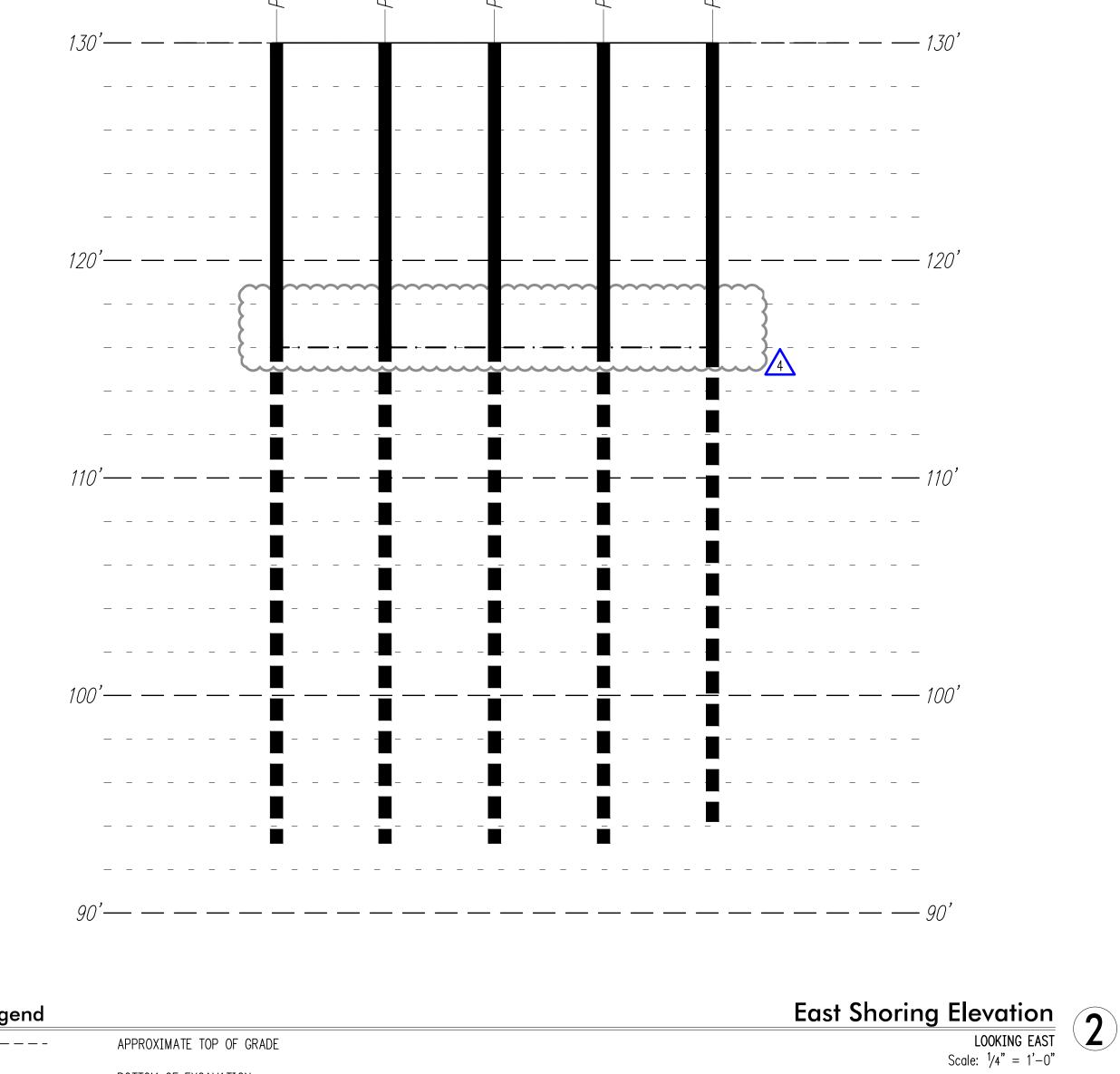
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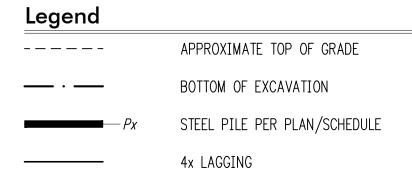
CH11













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T TITLE:

Shoring Elevations

SCALE:

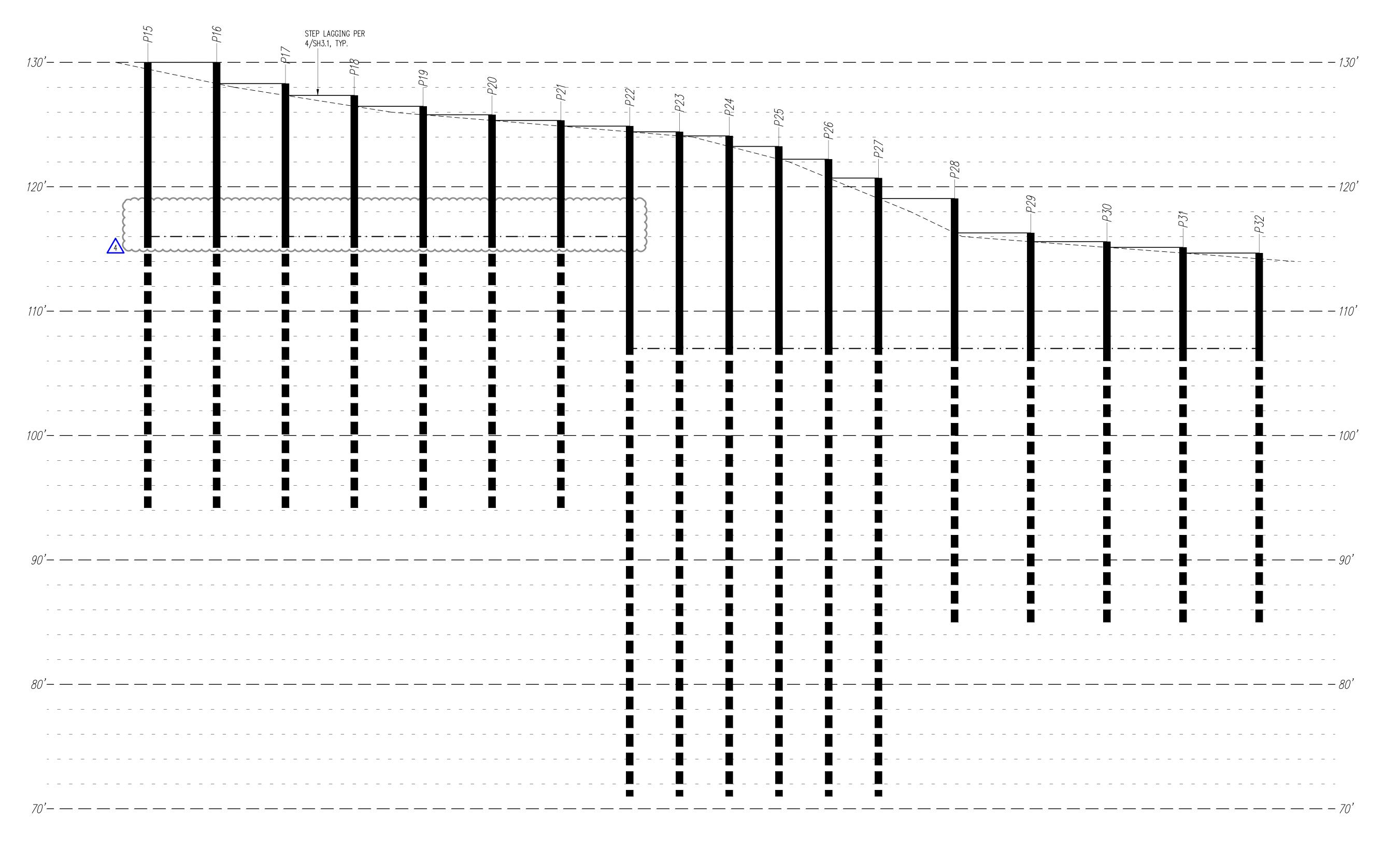
1/4" = 1'-0" U.N.O.

DATE:

December 24, 2020

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South Shoring Elevation
APPROXIMATE TOP OF GRADE

LOOKING SOUTH

BOTTOM OF EXCAVATION

STEEL PILE PER PLAN/SCHEDULE

Legend

- 4x LAGGING

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SHEET TITLE:

Shoring Elevations

SCALE:

1/4" = 1'-0" U.N.O.

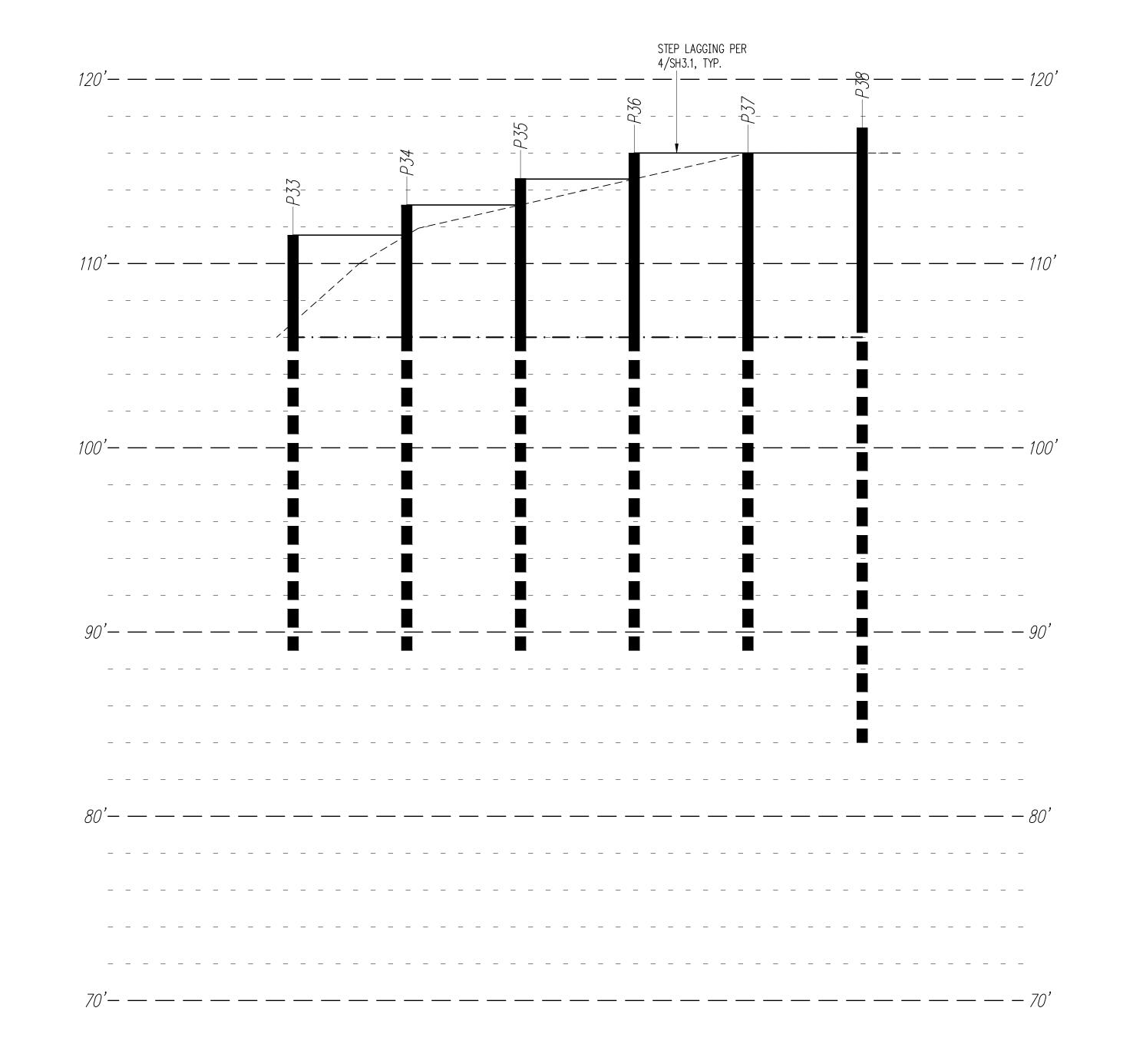
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December 24, 2020

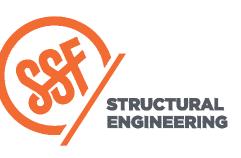
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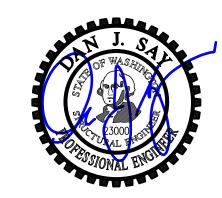
Legend		North Shoring Elevation 1
	APPROXIMATE TOP OF GRADE	LOOKING NORTH Scale: 1/4" = 1'-0"
	BOTTOM OF EXCAVATION	36dic. /+ - 1 0
	STEEL PILE PER PLAN/SCHEDULE	
	4x LAGGING	



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TITLE:

Shoring Elevations

SCALE:

1/4" = 1'-0" U.N.O.

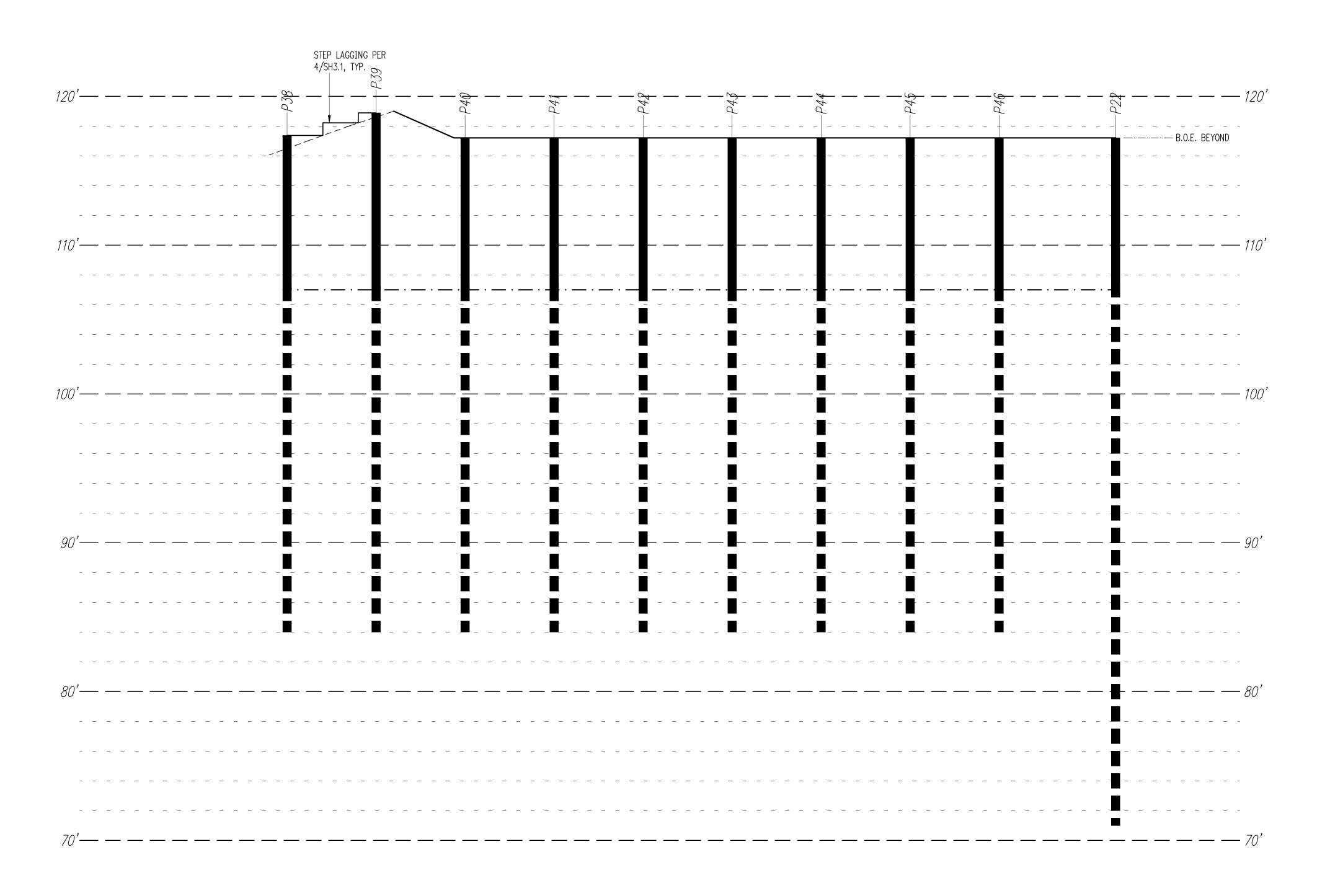
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East Shoring Elevation 1

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

ISSUE:

PH 206.239.0850

PERMIT

Shoring Elevations

SCALE:

1/4" = 1'-0" U.N.O.

DATE:

December 24, 2020

PROJECT NO:

01519-2021-11

SHEET NO: