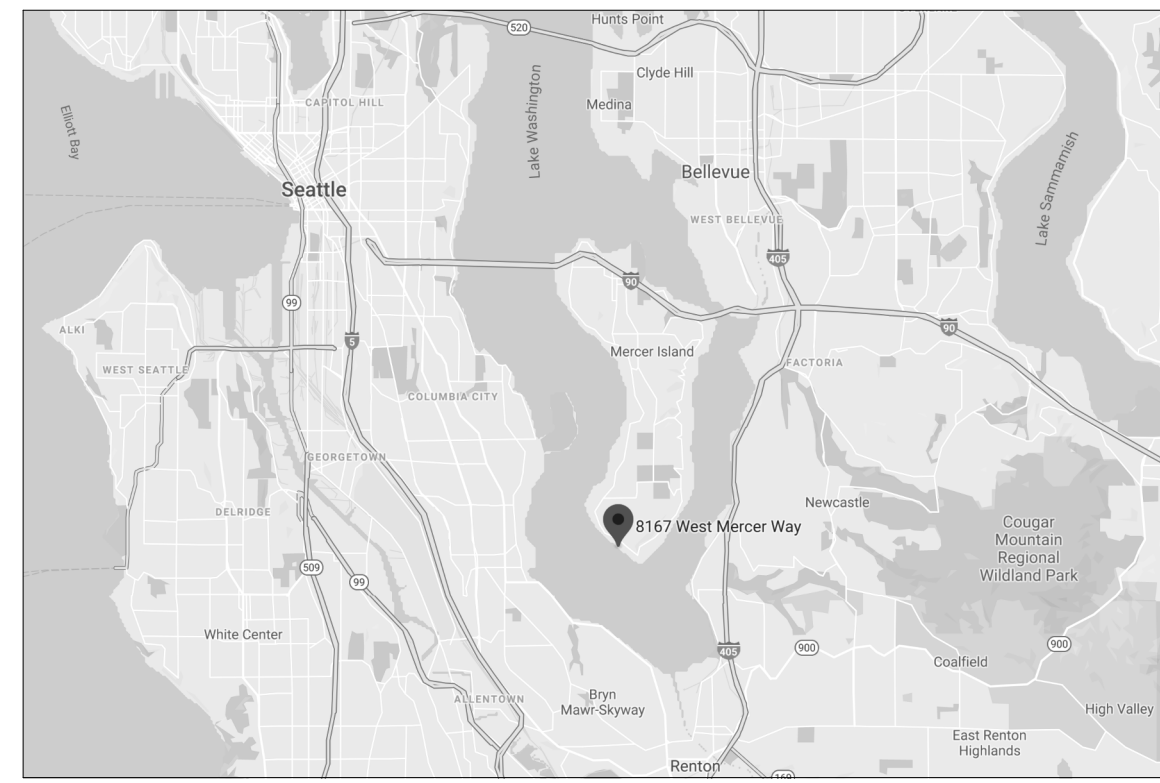
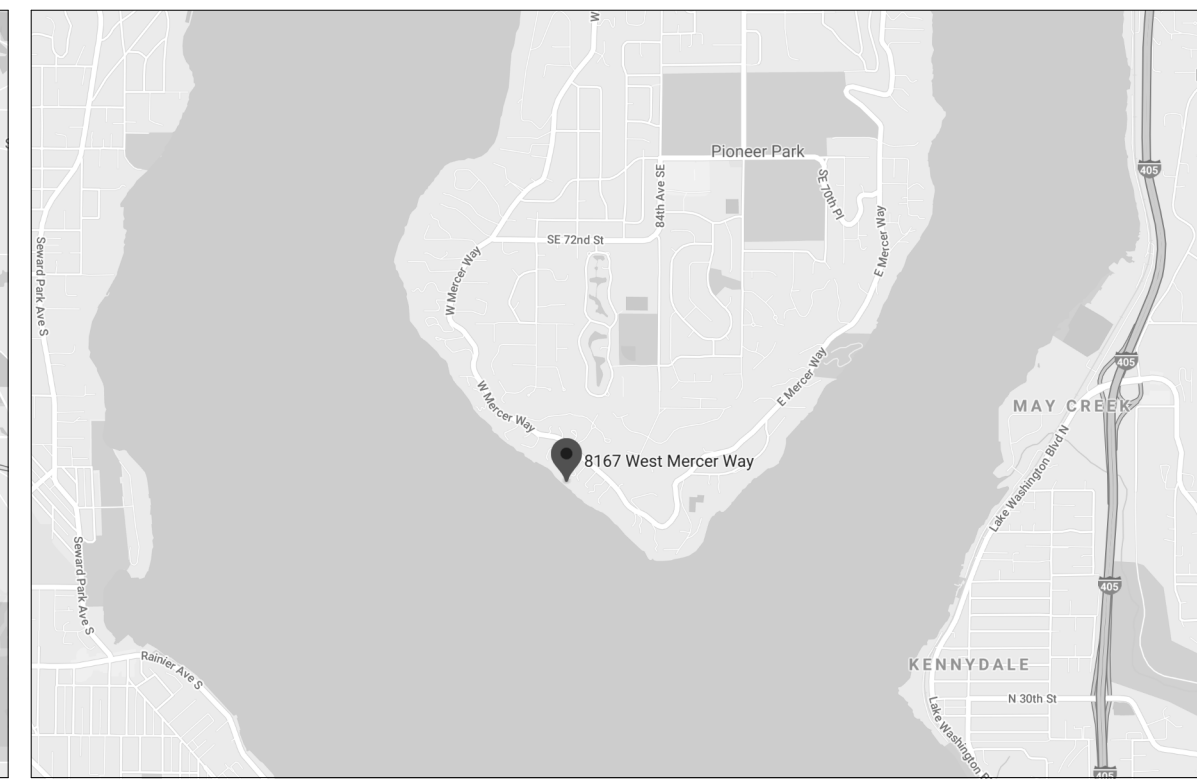


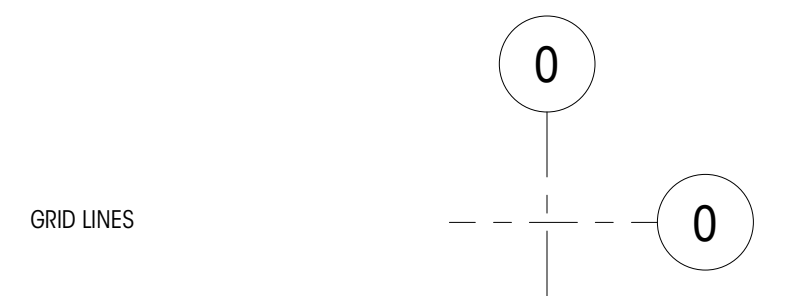
VICINITY PLAN



LOCATION PLAN



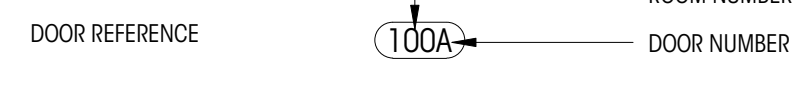
SYMBOLS KEY



GRID LINES



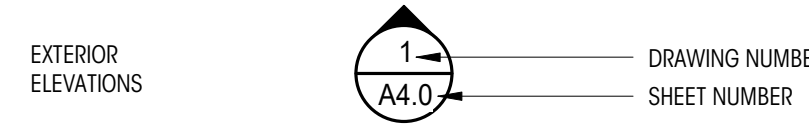
ROOM REFERENCE



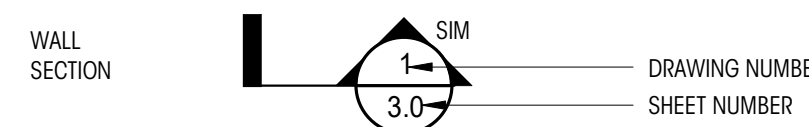
DOOR REFERENCE



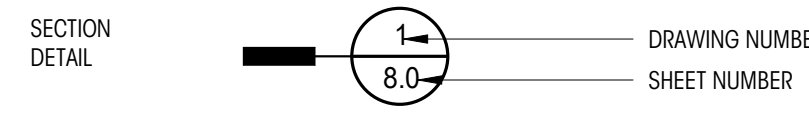
WINDOW REFERENCE



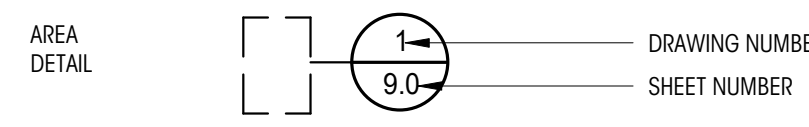
EXTERIOR ELEVATIONS



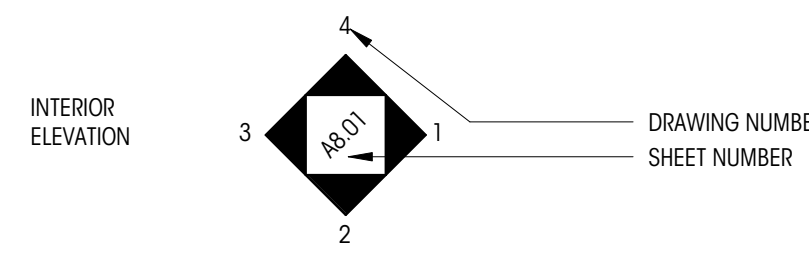
WALL SECTION



SECTION DETAIL



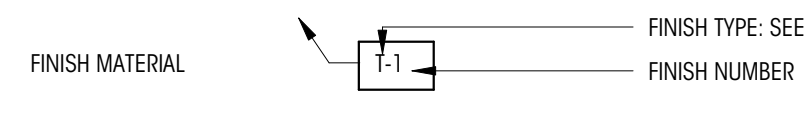
AREA DETAIL



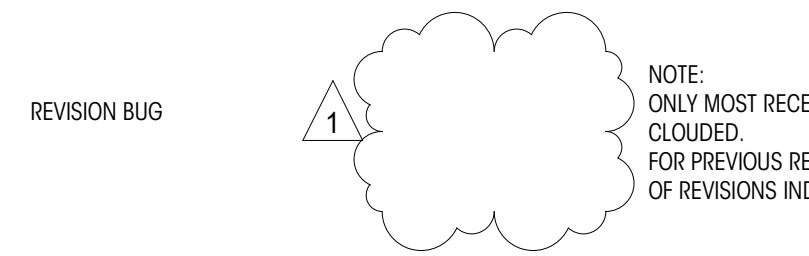
INTERIOR ELEVATION



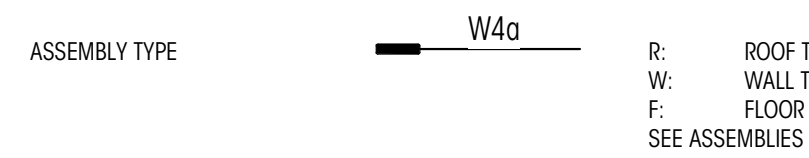
ELEVATION DATUM



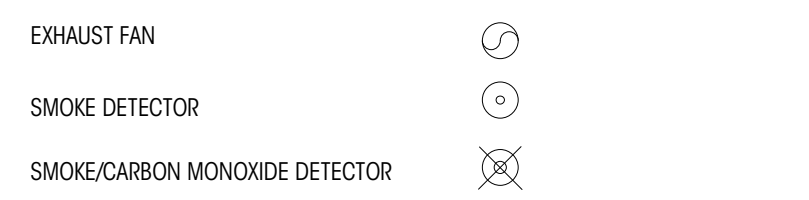
FINISH MATERIAL



REVISION BUG



ASSEMBLY TYPE



EXHAUST FAN

SMOKE DETECTOR

SMOKE/CARBON MONOXIDE DETECTOR



CENTERLINE

GENERAL NOTES

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 WILL BE CAUSED. GENERAL CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITIES BY THE METHODS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND DRP 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 INSPECTIONS.

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 QUALITY OF WORK.

GENERAL CONDITIONS: THE GENERAL CONTRACTOR AND 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 REQUESTION.

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 WORK BY OWNER.

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, REPAIRATION 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.

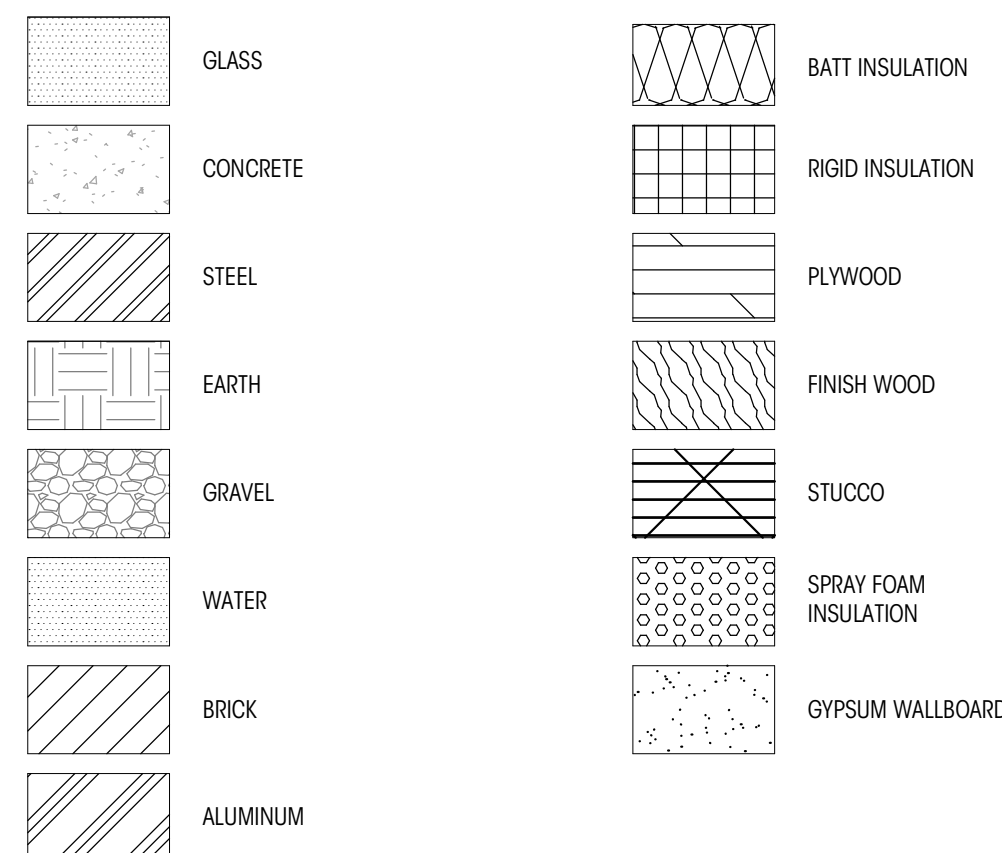
PROVIDE AND INSTALL INSULATION AT EXTERIOR WALLS, ROOF, FLOOR LOCATIONS AS SHOWN, SPECIFIED AND IN ACCORDANCE WITH SEATTLE ENERGY CODE.

WATER PIPES TO BE INSULATED IN ALL UNHEATED AREAS.

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

GRAPHIC KEY

(NOT TO SCALE)



GENERAL INFORMATION

PROJECT ADDRESS	8163 W MERCER WAY MERCER ISLAND, WA 98040
PROJECT NUMBER	2011-147
ASSESSOR'S PARCEL #	4139300305
LEGAL DESCRIPTION	(PER QUIT CLAIM DEED RECORDING #9608220105) LOT B OF SHORT PLAT NO. M1 79-05-14, ACCORDING TO THE SHORT PLAT SURVEY RECORDED UNDER KING COUNTY RECORDING NO. 790806-0708; TOGETHER WITH EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS LOT A OF SAID SHORT PLAT AS DESCRIBED THEREIN; SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

PROJECT DESCRIPTION	REMODEL OF EXISTING SINGLE FAMILY HOUSE
ZONE	SF 5000
BUILDING TYPE	SINGLE FAMILY RESIDENCE

PROJECT DIRECTORY

OWNER	JOHN & HEATHER KAHAN 8163 WEST MERCER WAY MERCER ISLAND, WA 98040
ARCHITECT	COLIN BRANDT BRANDT DESIGN GROUP 66 BELL ST., UNIT 1 SEATTLE, WA 98121 206.239.0850 colin@brandtdesigninc.com
OWNER'S AGENT/CONTACT	BREE MEDLEY BRANDT DESIGN GROUP 66 BELL ST., UNIT 1 SEATTLE, WA 98121 206.239.0850 bree@brandtdesigninc.com
GENERAL CONTRACTOR	JOHN KAEUIN K2 CONSTRUCTION 19601 SE 29th ST SAMMAMISH, WA 98075 206.730.8878 k2quality@COMCAST.NET
STRUCTURAL ENGINEER	BRETT MOZDEN SWENSON SAY FAGET 2124 THIRD AVENUE, SUITE 100 SEATTLE, WA 98121 206.443.6212 bmozden@ssfengineers.com
CIVIL ENGINEER	LAURIE PFARR LPD ENGINEERING 1932 FIRST AVE, SUITE 201 SEATTLE, WA 98101 206.725.1211 lparr@lpdengineering.com

PROJECT DATA

EXISTING LOT AREA SUMMARY	
GROSS LOT AREA	17,955 SF
ACCESS EASEMENTS	2,721 SF
NET LOT AREA	15,234 SF
LOT SLOPE	90.35' / 301.2' = 29.9%

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

LOT COVERAGE	
BUILDING ROOF, GARAGE, COVERED DECK	2,794 SF
(N) DRIVEWAY/PARKING	896 SF
(E) DRIVEWAY	537 SF
(E) TOTAL LOT COVERAGE	4,227 SF = 27.7% OF NET LOT AREA
ALLOWABLE LOT COVERAGE = 35%	15,234 X 0.35 = 5,331.9 SF

HARDSCAPE	
(E) SITE WALLS	63 SF
(N) SITE WALLS	46 SF
(N) STAIRS	30 SF
TOTAL	139 SF
PERCENTAGE	139/15,234 = 0.9%

PROPOSED BUILDING AREA SUMMARY (GFA):	
PROPOSED LOWER LEVEL	1,635 SF
PROPOSED LOWER LEVEL BELOW GRADE (EXCLUDED)	1,187 SF
PROPOSED MAIN LEVEL W/ GARAGE	2,320 SF
PROPOSED UPPER LEVEL (EXCLUDES STAIRS)	2,205 SF
TOTAL PROPOSED BUILDING AREA (GFA):	4,973 SF

PROPOSED GROSS FLOOR AREA:	4,973 / 17,955 = 27.7%
40% ALLOWABLE GFA	OF GROSS LOT AREA 17,955 X 0.40 = 7,198 SF

CODE ANALYSIS

SETBACKS	
SIDE YARD	VARIABLE
FRONT YARD	MINIMUM 7'-6"
REAR YARD	20'
	25'

OCCUPANCY SUMMARY	
PROPOSED TYPE	R-15
OCCUPANT LOAD -	SINGLE FAMILY
ENERGY CODE SUMMARY	
CLIMATE ZONE 1 (TABLE 6-1)	
PRESCRIPTIVE OPTION III (EFFICIENT ENVELOPE OPTION 1A)	
UNLIMITED GLAZING	
GLAZING U-FACTOR (VERTICAL):	.30
GLAZING U-FACTOR (OVERHEAD):	.50
DOOR U-FACTOR:	.20
CEILING:	R-49
VAULTED CEILING:	R-38
WALL ABOVE GRADE:	R-21
WALL BELOW GRADE (INT.):	R-21 (INT.) OR R-10 (EXT.)
SLAB ON GRADE @ BASEMENT	R-10

HEATING
INSTALLED PER INTERNATIONAL MECHANICAL CODE. WORK TO BE COMPLETED UNDER A SEPARATE PERMIT.

VENTILATION
FANS ON TIMERS, PER PLANS. VOLUME OF REQUIRED OUTDOOR VENTILATION AIR TO BE PROVIDED BASED ON TABLE 403.8.1 / 403.8.5.1 OF THE INTERNATIONAL MECHANICAL CODE.

* PLUMBING, MECHANICAL, ELECTRICAL WORK TO BE PERMITTED SEPARATELY.
SEE SHEET A001 FOR VENTILATION & ENERGY CALCULATIONS.

ABBREVIATIONS

ABV	ABOVE ABOVE FINISH FLOOR
AFF	ADJUSTABLE
ADDL	ALTERNATE ARCHITECT, ARCHITECTURAL
ADJ	BELOW
ARCH	BASEMENT
BLW	BETWEEN
BSMT	BUILDING
BTD	CABINET
CB	CALCULATION
CAB	CEILING
CALC	CENTERLINE
CLG	CLEAR
CL	COLUMN
CLR	CONCRETE
COL	CONSTRUCTION
CONC	CONTINUOUS
CONST	CONTRACTOR
CONT	DEMOLISH
CONTR	DIAMETER
DEMO	DIMENSION
DIA	DISHWASHER
DIM	DOUBLE
DW	EACH
DBL	ELECTRIC, ELECTRICAL
EA	ELEVATION
ELEC	ENGR
ELEV	EQUIV
ENGR	EXIST OR (E)
EQUIV	EXT
EXIST OR (E)	FF
EXT	FINISH FLOOR
FF	GALV
FINISH FLOOR	GWB
GALV	HDR
GWB	HT
HDR	HT
HT	HORIZ
HT	INSUL
HORIZ	INT
INSUL	INT
INT	LOC
INT	LOCATE, LOCATION
LOC	MAX
LOCATE, LOCATION	MFR
MAX	MECH
MFR	METAL
MECH	MIN
METAL	MINIMUM
MIN	NOT TO SCALE
MINIMUM	ONS CENTER
NOT TO SCALE	O.C.
ONS CENTER	O.C.
O.C.	PLY
O.C.	PRELIM
PLY	PRELIMINARY
PRELIM	PRESSURE-TREATED
PRELIMINARY	PROPERTY LINE
PRESSURE-TREATED	REFR
PROPERTY LINE	REFRIGERATOR
REFR	REFIN
REFRIGERATOR	REINFC
REFIN	REINFORCE, REINFORCING
REINFC	REQD
REINFORCE, REINFORCING	SCHED
REQD	SCHED
SCHED	SW
SW	SHEARWALL
SHEARWALL	SIM
SIM	SIMILAR
SIMILAR	SF
SF	SQUARE FOOT
SQUARE FOOT	SPECS
SPECS	SSTL
SSTL	STEEL
STEEL	STL
STL	STRUCTURE, STRUCTURAL
STRUCTURE, STRUCTURAL	TEMP
TEMP	TEMPORARY
TEMPORARY	TOW
TOW	TOP OF WALL
TOP OF WALL	TYP
TYP	TYPICAL
TYPICAL	UNLESS NOTED OTHERWISE
UNLESS NOTED OTHERWISE	VIF
VIF	VERIFY IN FIELD
VERIFY IN FIELD	VERT
VERT	VERTICAL
VERTICAL	WATERPROOF, WEATHERPROOF
WATERPROOF, WEATHERPROOF	WINDW
WINDW	WITH
WITH	WITHOUT
WITHOUT	WOOD
WOOD	

SHEET INDEX

DISCIPLINE	SHEET NUMBER	SHEET NAME
ARCHITECTURAL	A000	COVERSHEET
	A001	WA STATE ENERGY CODE / VENTILATION CALC
	A002	SURVEY
	A100	SITE PLAN
	A101	BUILDING PAD PLAN
	A102	EXCAVATION PLAN
	A103	EXCAVATION SECTIONS
	A105	CRITICAL AREA & TREE PLAN
CIVIL	C1.0	TESC & DEMOLITION
	C1.1	TESC DETAILS & NOTES
	C2.0	GRADING & DRAINAGE
	C3.0	UTILITY & PAVING
	C4.0	DRAINAGE, UTILITIES & PAVING DETAILS
ARCHITECTURAL	A201	LOWER FLOOR PLAN
	A202	MAIN FLOOR PLAN
	A203	UPPER FLOOR PLAN
	A204	ROOF PLAN
	A300	EXTERIOR ELEVATIONS
	A301	EXTERIOR ELEVATIONS
	A400	BUILDING SECTIONS
	A401	BUILDING SECTIONS
	A402	WITH WALL SECTIONS
	A600	WINDOW / DOOR SCHEDULES
STRUCTURAL	S1.1	GENERAL STRUCTURAL NOTES
	S1.2	GENERAL STRUCTURAL NOTES
	S2.1	FOUNDATION PLAN
	S2.2	MAIN FLOOR FRAMING/UPPER FOUNDATION PLAN
	S2.3	UPPER 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
	S4.3	WOOD FRAMING DETAILS
	S4.4	STEEL DETAILS
	SH.1	GENERAL SHORING NOTES
	SH.2	SHORING PLAN
	SH.3	SHORING DETAILS
	SH.4	SHORING ELEVATIONS
	SH.4.2	SHORING ELEVATIONS
	SH.4.3	SHORING ELEVATIONS
	SH.4.4	SHORING ELEVATIONS
	SH.4.5	SHORING ELEVATIONS
	SH.4.6	SHORING ELEVATIONS
	SH.4.7	SHORING ELEVATIONS

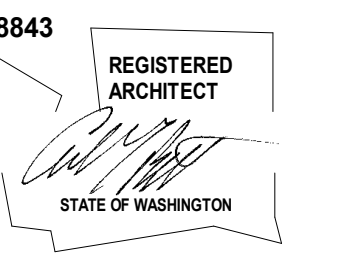
Brandt

Design Group

66 Bell Street
Unit 1
Seattle, WA
98121

206.239.0850

brandtdesigninc.com



KAHAN SPEC HOME

8163 WEST MERCER WAY
MERCER ISLAND, WA 98040
© COPYRIGHT 2020 BRANDT DESIGN, INC. SEATTLE, WA

PERMIT DOCUMENTS

DATE: 11/30/20

VERTICAL DATUM

NAVD 88 (PER CITY OF MERCER ISLAND CONTROL)

BENCHMARK

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

BASIS OF BEARINGS

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

REFERENCES

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

LEGEND

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

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

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

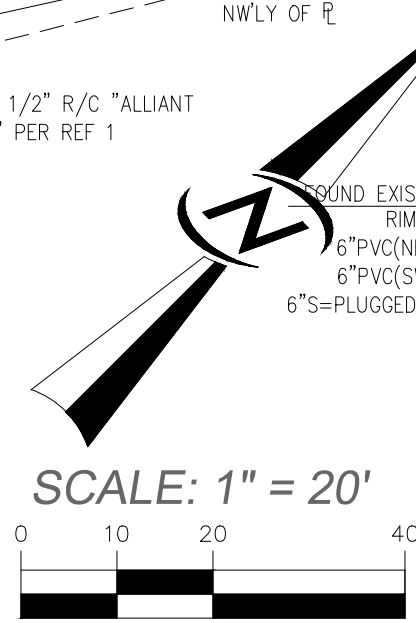
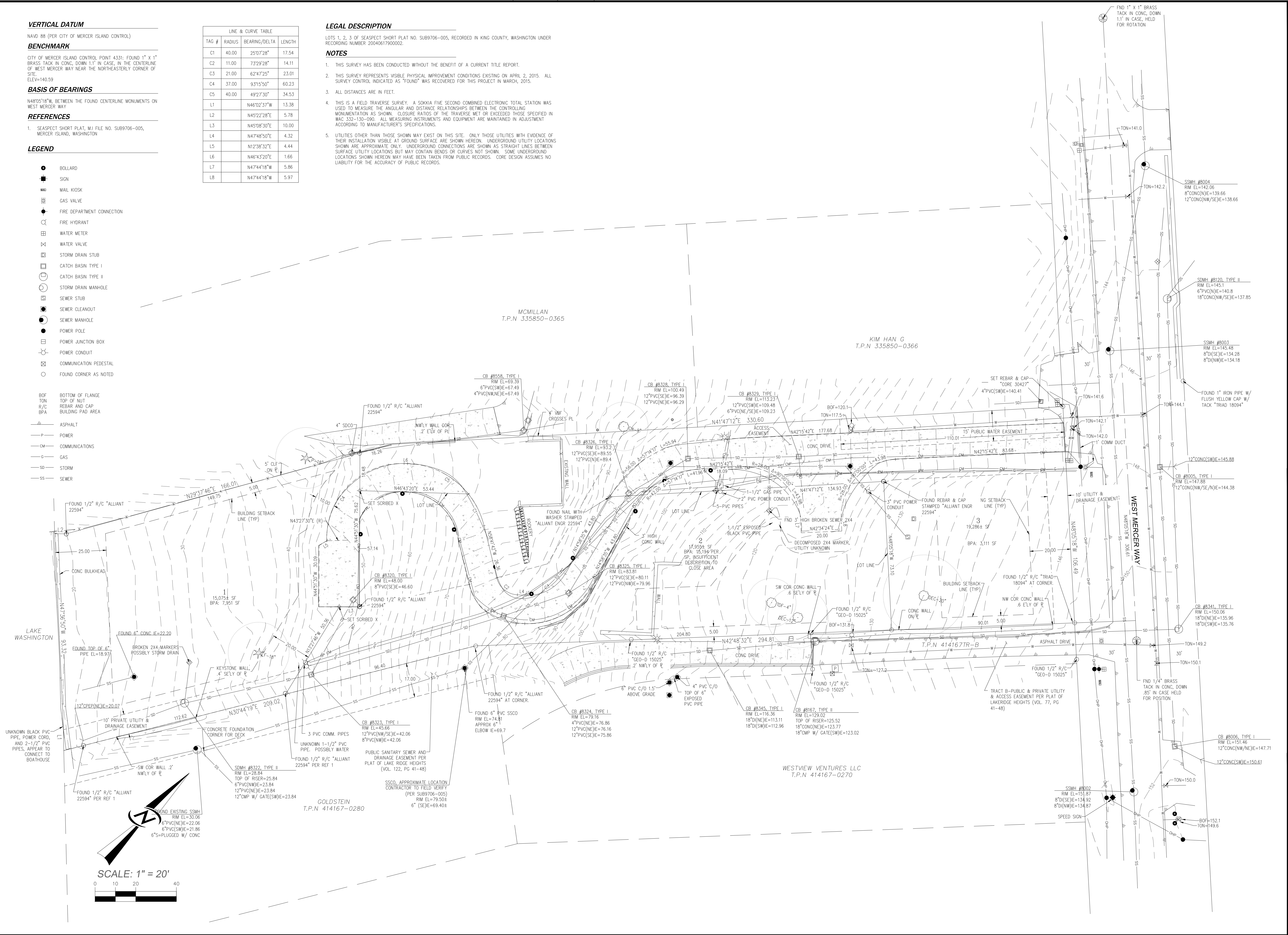
LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/Delta	LENGTH
C1	40.00	25°07'28"	17.54
C2	11.00	73°29'28"	14.11
C3	21.00	62°47'25"	23.01
C4	37.00	93°15'50"	60.23
C5	40.00	49°27'30"	34.53
L1		N46°02'37"W	13.38
L2		N45°22'28"E	5.78
L3		N45°08'30"E	10.00
L4		N47°48'50"E	4.32
L5		N12°38'32"E	4.44
L6		N46°43'20"E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

LEGAL DESCRIPTION

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

NOTES

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



NO.	DATE	REVISIONS

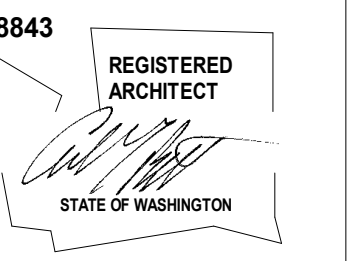
14711 NE 29th Place, #101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

TOPOGRAPHIC SURVEY SEASPECT SHORT PLAT

JOHN KAHAN
5656 E. MERCER WAY
MERCER ISLAND, WA 98040

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



AVERAGE BUILDING ELEVATION (ABE)

WALL	MIDPOINT ELEV. (FT.)	WALL LENGTH (FT.)	PRODUCT
A	114.9	31	3,561.9
B	112.0	10.5	1,176.0
C	111.5	12.3	1,371.45
D	114.0	31	3,534.0
E	121.2	31.63	3,833.56
F	125.5	30.5	3,827.75
G	127.5	23	2,932.5
H	124.5	61.5	7,656.75
I	118.25	11.3	1,336.23
J	117.5	10.5	1,233.75
TOTALS		253.23'	30,436.89'
AVERAGE GRADE (ABE)	30.457 69' / 253.23' = 120.30'		
MAX ALLOWABLE HEIGHT	30' ABOVE AVERAGE GRADE		
MAX HEIGHT ELEVATION / MAX BUILDING HEIGHT	150.28'		
PROPOSED BUILDING HEIGHT:	148.75'		

GENERAL INFORMATION

PROJECT ADDRESS 8167 W MERCER WAY
MERCER ISLAND, WA 98040

PROJECT NUMBER TBD

ASSESSOR'S PARCEL # 4139300305

LEGAL DESCRIPTION (PER QUIT CLAIM DEED RECORDING #9608220105) LOT B OF SHORT PLAT NO. M1 79-05-14, ACCORDING TO THE SHORT PLAT SURVEY RECORDED UNDER KING COUNTY RECORDING NO. 790804-0708, TOGETHER WITH EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS LOT A OF SAID SHORT PLAT AS DESCRIBED THEREIN, SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

PROJECT DESCRIPTION REMODEL OF EXISTING SINGLE FAMILY HOUSE

ZONE SF 5000

BUILDING TYPE SINGLE FAMILY RESIDENCE

PROJECT DATA

EXISTING LOT AREA SUMMARY		HARDSCAPE	
GROSS LOT AREA	17,955 SF	(E) SITE WALLS	63 SF
ACCESS EASEMENTS	2,721 SF	(N) SITE WALLS	46 SF
NET LOT AREA	15,234 SF	(N) STAIRS	30 SF
LOT SLOPE	90.35' / 301.2' = 29.9%	TOTAL PERCENTAGE	139 / 15,234 = 0.9%
TREE REMOVAL		PROPOSED BUILDING AREA SUMMARY (GFA):	
(E) TREES TO BE REMOVED	1	PROPOSED LOWER LEVEL	1,435 SF
(N) TREES TO BE PLANTED AS REPLACEMENT	2	PROPOSED LOWER LEVEL BELOW GRADE (EXCLUDED)	1,187 SF
LOT COVERAGE		PROPOSED MAIN LEVEL W/ GARAGE	2,320 SF
BUILDING ROOF, GARAGE, COVERED DECK	2,794 SF	PROPOSED UPPER LEVEL (EXCLUDES STAIRS)	2,205 SF
(N) DRIVEWAY/PARKING	896 SF	TOTAL PROPOSED FLOOR AREA (GFA):	4,973 SF
(E) DRIVEWAY	537 SF	PROPOSED GROSS FLOOR AREA:	4,973 / 17,955 = 27.7%
(E) TOTAL LOT COVERAGE	4,227 SF = 27.7% OF NET LOT AREA		OF GROSS LOT AREA
ALLOWABLE LOT COVERAGE = 35%	15,234 X 0.35 = 5,331.9 SF		17,995 X 0.40 = 7,198 SF
			40% ALLOWABLE GFA

CODE ANALYSIS

SETBACKS	VARIALE
SIDE YARD	MINIMUM 7'-6"
FRONT YARD	20'
REAR YARD	25'
OCCUPANCY SUMMARY	R-15
PROPOSED TYPE - OCCUPANT LOAD	SINGLE FAMILY
ENERGY CODE SUMMARY	
CLIMATE ZONE I (TABLE 6-1)	
PRESCRIPTIVE OPTION III (EFFICIENT ENVELOPE OPTION 1A)	
UNLIMITED GLAZING	.30
GLAZING U-FACTOR (VERTICAL)	.50
GLAZING U-FACTOR (OVERHEAD)	.20
DOOR U-FACTOR	R-49
CEILING	R-38
VAULTED CEILING	R-21
WALL ABOVE GRADE	R-21 (INT.) OR
WALL BELOW GRADE (INT.)	R-10 (EXT.)
SLAB ON GRADE @ BASEMENT	R-10
HEATING	
INSTALLED PER INTERNATIONAL MECHANICAL CODE, WORK TO BE COMPLETED UNDER A SEPARATE PERMIT.	
VENTILATION	
FANS ON TIMERS, PER PLANS, VOLUME OF REQUIRED OUTDOOR VENTILATION AIR TO BE PROVIDED BASED ON TABLE 403.8.1 / 403.8.5.1 OF THE INTERNATIONAL MECHANICAL CODE.	
* PLUMBING, MECHANICAL, ELECTRICAL WORK TO BE PERMITTED SEPARATELY. SEE SHEET A001 FOR VENTILATION & ENERGY CALCULATIONS.	

SITE PLAN LEGEND/NOTES

SHEET REFERENCE NOTES:

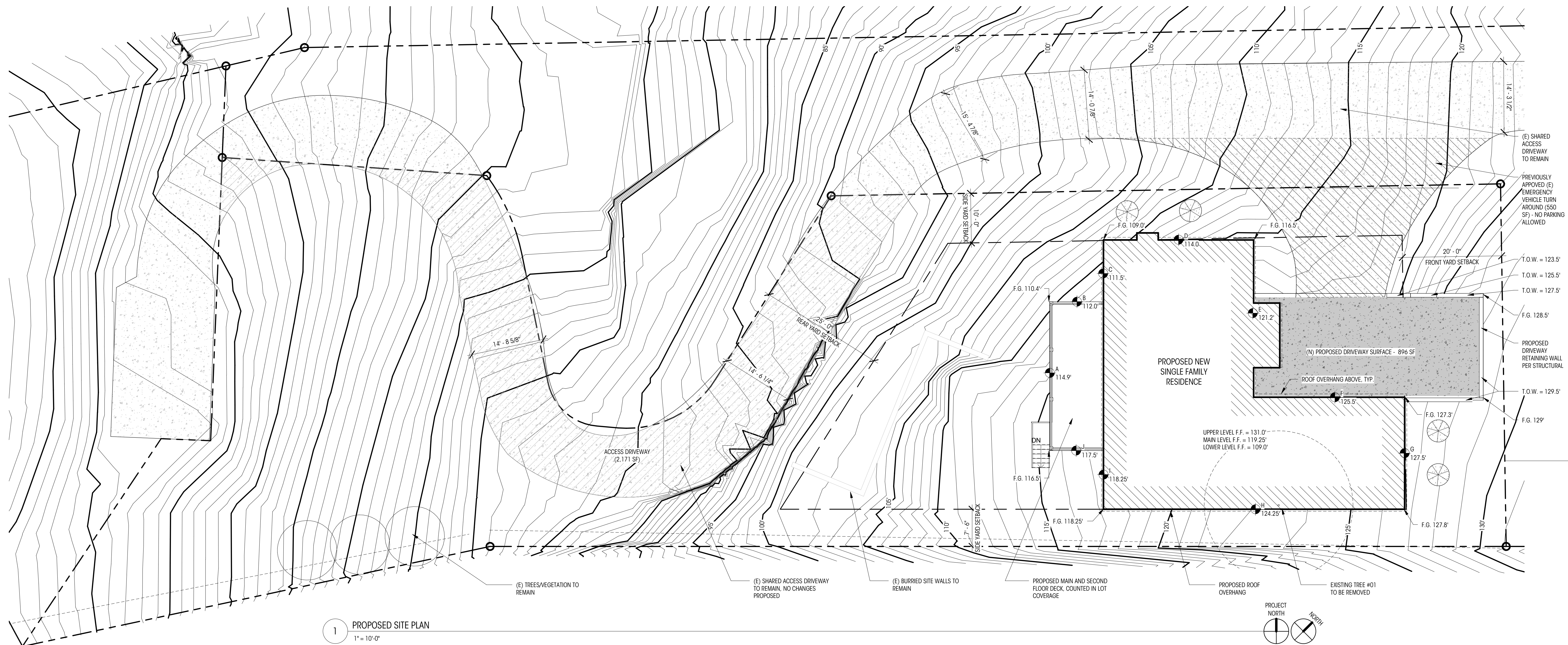
- SEE SHEET A101 FOR PROPOSED BUILDING PAD PLAN.
- SEE SHEET A102 - A104 FOR SITE EXCAVATION PLANS AND SECTIONS.
- SEE SHEET A105 FOR CRITICAL AREAS PLAN AND PLANTING PLAN.
- CONTINUOUS SPECIAL INSPECTIONS BY GEOTECHNICAL ENGINEER DURING EXCAVATION AND SHORING INSTALLATION SHALL BE PROVIDED.

GENERAL PLAN NOTES:

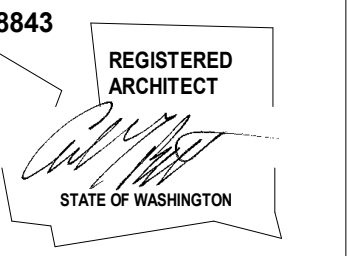
- ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO FACE OF FRAMING AT INTERIOR WALLS
- ALL DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF FRAMING
- ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.

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.


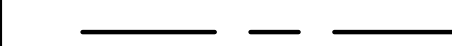
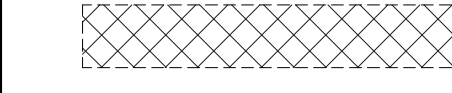

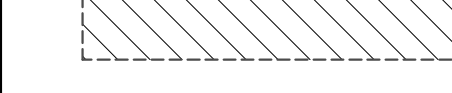
- PROPERTY LINE
- SETBACK
- BUILDING FOOTPRINT
- PAVING/HARDSCAPE/DECK
- ROOF OVERHANG
- TREE PROTECTION FENCE
- (E) TREE TO REMAIN
- (N) TREE
- (E) TREE TO BE DEMOLISHED
- PORTION OF (N) DRIVEWAY
- (E) DRIVEWAY TO REMAIN
- PORTION OF SHARED DRIVEWAY DESIGNATED AS APPROVED FIRE DEPARTMENT TURNAROUND PER APPROVED SHORT PLAT
- PORTION OF LOT COVERED BY SHARED DRIVEWAY



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

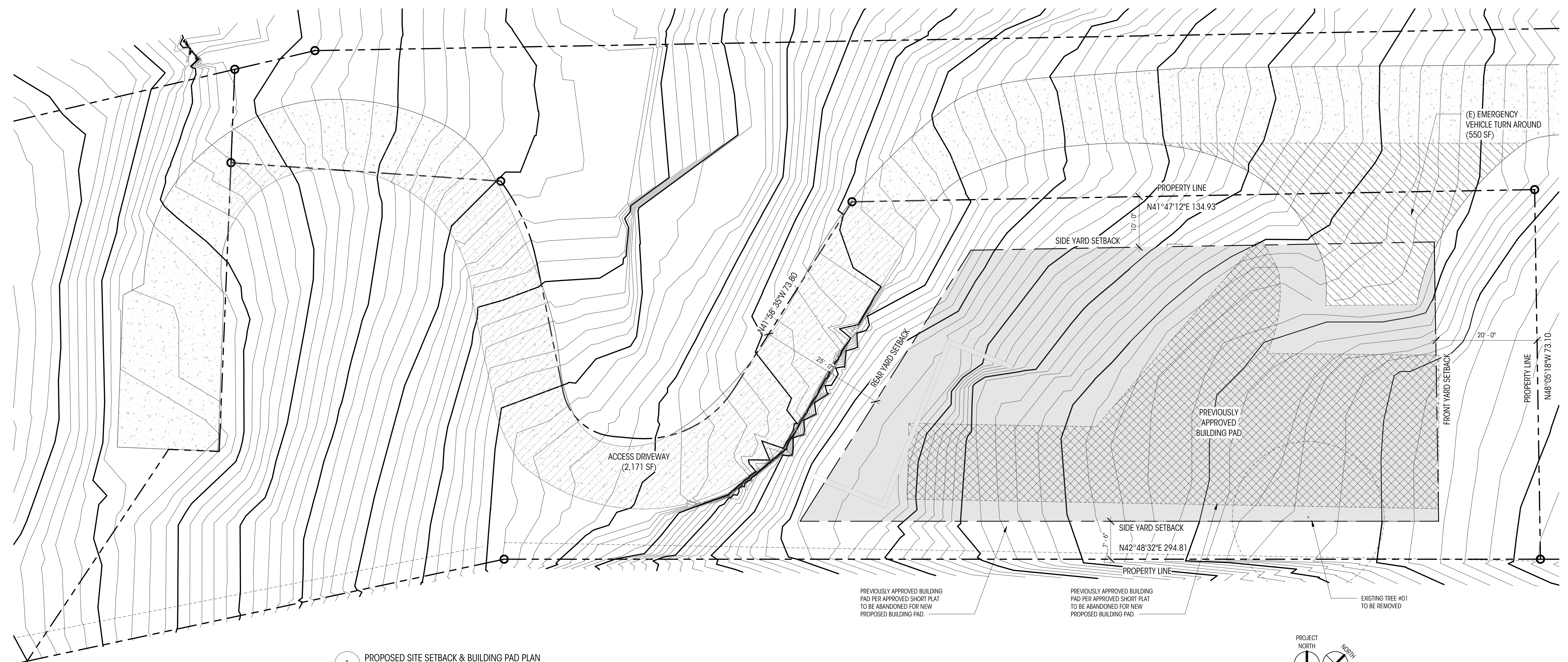


BUILDING PAD & SETBACK LEGEND

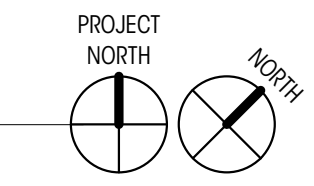
-  PROPERTY LINE
-  SETBACK LINE
-  PREVIOUSLY APPROVED BUILDING PAD - TO BE ABANDONED
-  PROPOSED BUILDING PAD
-  APPROVED FIRE DEPARTMENT TURNAROUND

PROJECT DATA

EXISTING LOT AREA SUMMARY	
GROSS LOT AREA	17,955 SF
ACCESS EASEMENTS	2,721 SF
NET LOT AREA	15,234 SF
LOT SLOPE	90.35' / 301.2' = 29.9%
SETBACKS	
SIDE YARD	VARIABLE MINIMUM 7'-6"
FRONT YARD	20'
REAR YARD	25'



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



KAHAN SPEC HOME

8163 WEST MERCER WAY
MERCER ISLAND, WA 98040
© COPYRIGHT 2020 BRANDT DESIGN, INC. SEATTLE, WA

PERMIT DOCUMENTS

DATE: 11/30/20

SHEET SIZE: D (24X36)

REVISIONS

NO. DATE:

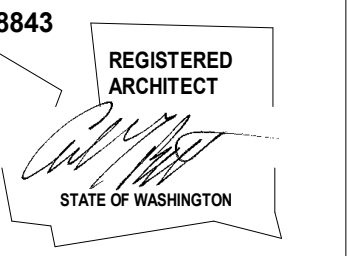
DRAWN BY: MO
CHECKED BY: BM

BUILDING PAD PLAN

SCALE: As indicated

A101

DEDICATED
APPROVAL
STAMP SPACE



CONSTRUCTION MONITORING NOTES

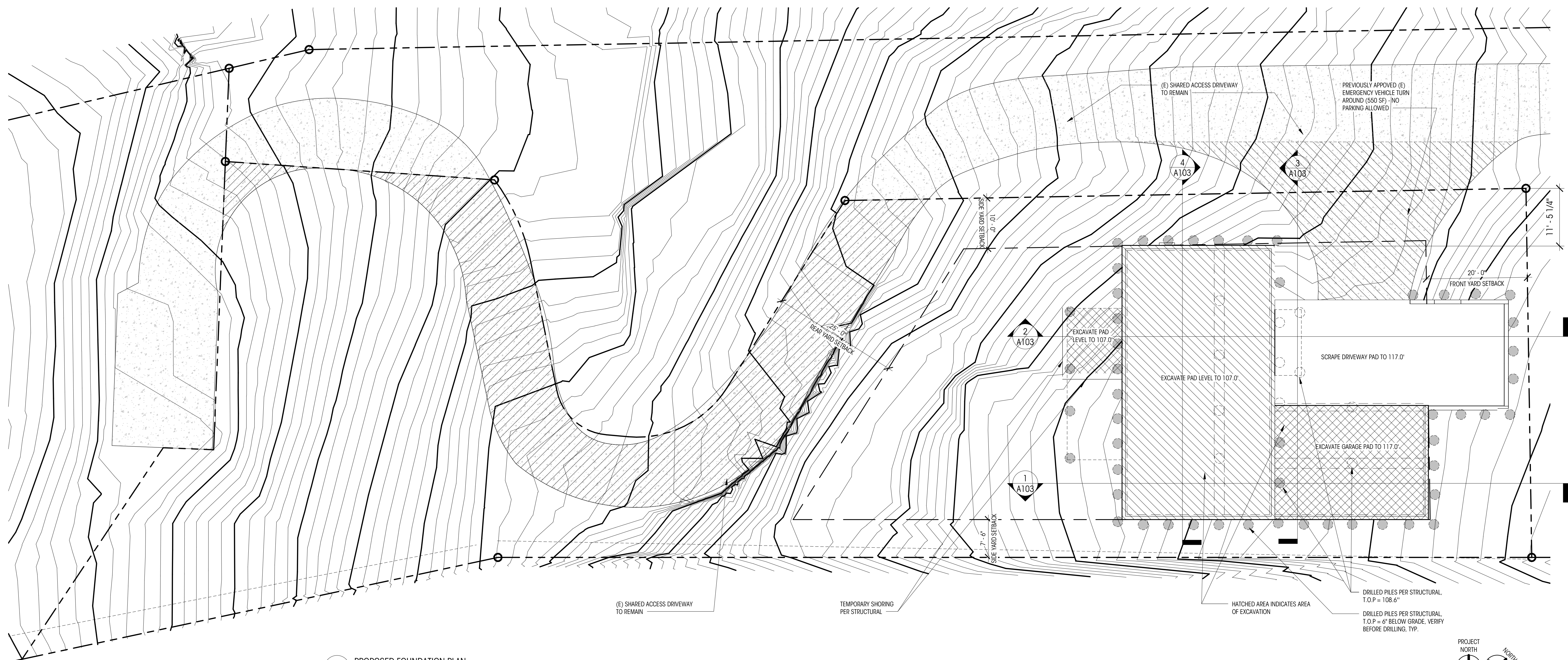
MONITOR ADJACENT BLDG. FOR SETTLEMENT. START MONITORING PRIOR TO DEMOLITION WEEKLY UNTIL PILE DRIVING IS COMPLETE. LEVELS TO BE MEASURED BY PROJECT SURVEYOR. CONTINUOUS SPECIAL INSPECTION BY THE GEOTECHNICAL ENGINEER DURING EXCAVATION AND SHORING INSTALLATION SHALL BE PROVIDED.

EXCAVATION PLAN LEGEND

	EXISTING TOPOGRAPHY LINE MAJOR
	EXISTING TOPOGRAPHY LINE MINOR
	EXTENT OF EXCAVATION
	APPROVED FIRE DEPARTMENT TURNAROUND
	SHARED DRIVEWAY
	DRILLED PILE FOR PERMANENT SHORING PER STRUCTURAL/GEOTECH
	DRILLED PILE FOR FOUNDATION PER STRUCTURAL/GEOTECH

CONSTRUCTION PHASING

1. REMOVE TREES
2. DRILL/INSTALL SHORING PILES FOR STABILIZATION WALL
3. EXCAVATE REMAINING SITE
4. SCRAPE BUILDING PAD
5. FOUNDATION FORMWORK
6. FOUNDATION INSTALL
7. RETAINING WALL FORMWORK
8. DRAIN MAT INSTALL & TRENCHING FOR DRAINAGE AND UTILITIES
9. NON-STRUCTURAL RAT-SLAB INSTALL
10. FORM PARKING PAD FOUNDATION
11. POUR PARKING PAD FOUNDATIONS
12. FORM PARKING PAD RETAINING WALLS
13. FORM PARKING PAD & GARAGE SLAB
14. POUR PARKING/GARAGE SLABS
15. FINAL ROUGH GRADING
16. FRAMING



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

KAHAN SPEC HOME

8163 WEST MERCER WAY
MERCER ISLAND, WA 98040
© COPYRIGHT 2020 BRANDT DESIGN, INC. SEATTLE, WA

PERMIT DOCUMENTS

DATE: 11/30/20

SHEET SIZE: D (24x36)

REVISIONS
NO. DATE:

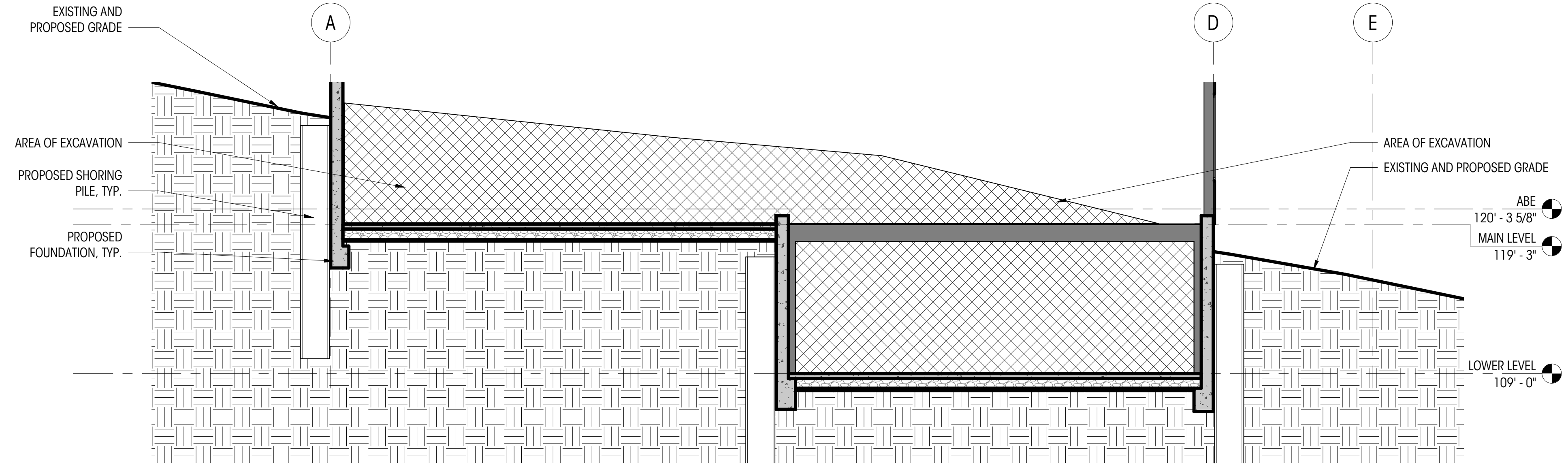
DRAWN BY: MO
CHECKED BY: BM

EXCAVATION PLAN

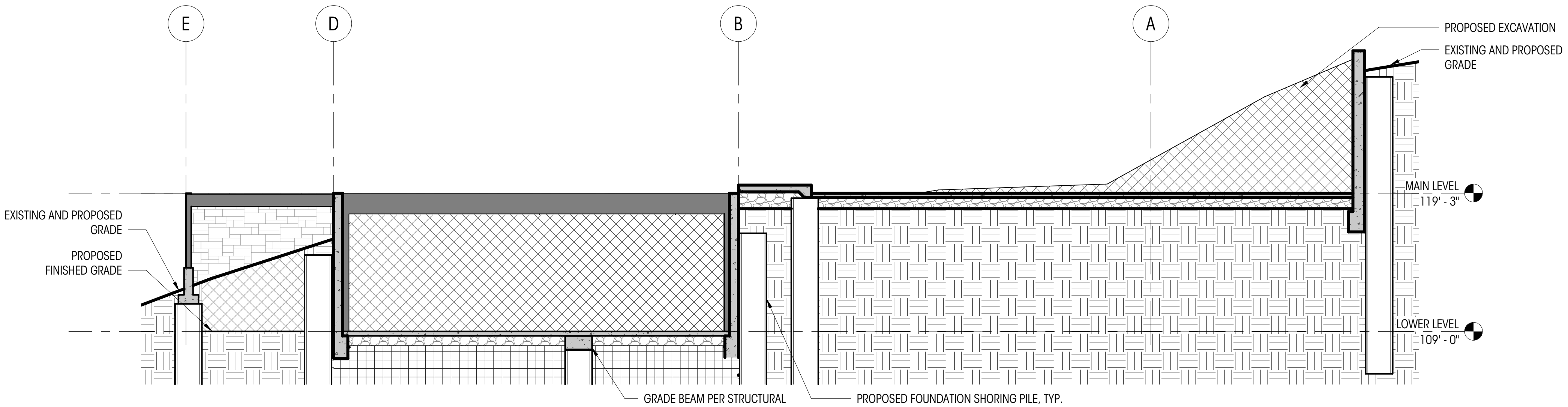
SCALE: As indicated

A102

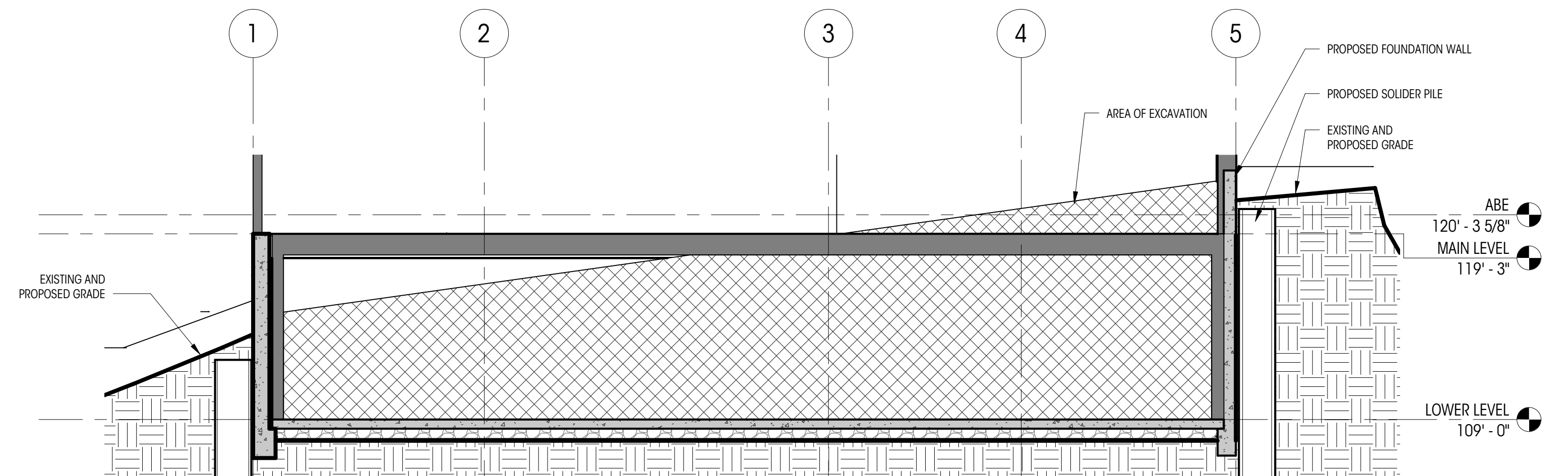
DEDICATED
APPROVAL
STAMP SPACE



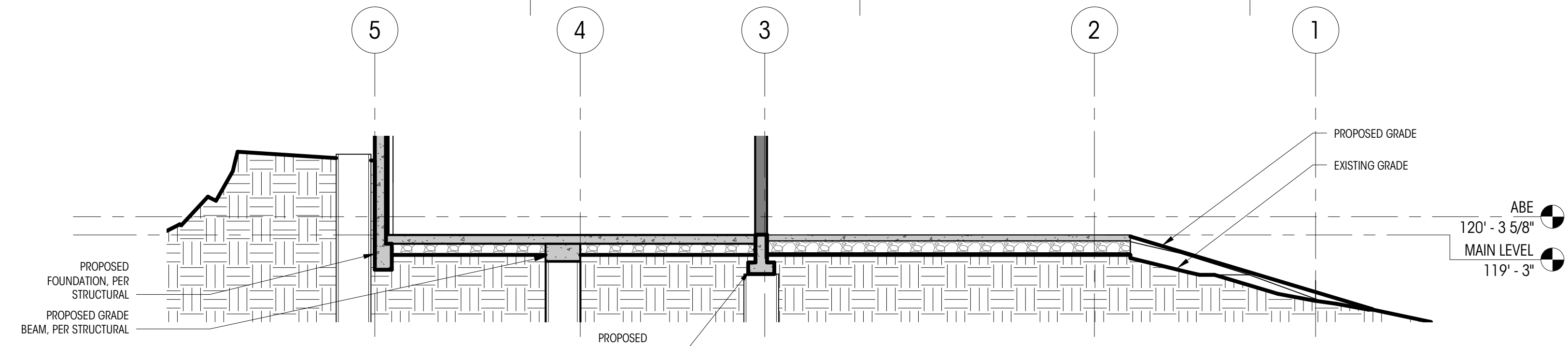
1 NORTH - SOUTH SECTION
3/16" = 1'-0"



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



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



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

SITE EXCAVATION LEGEND	
	PROPOSED GRADE
	(E) GRADE
	ALTERED (E) GRADE
	PROPOSED FOUNDATION
	FILL
	PROPOSED CUT

Brandt
Design Group

66 Bell Street
Unit 1
Seattle, WA
98121

206.239.0850

brandtdesigninc.com

8843 REGISTERED ARCHITECT
STATE OF WASHINGTON

KAHAN SPEC HOME

8163 WEST MERCER WAY
MERCER ISLAND, WA 98040

© COPYRIGHT 2020 BRANDT DESIGN, INC. SEATTLE, WA

PERMIT DOCUMENTS

DATE: 11/30/20
SHEET SIZE: D (24x36)

REVISIONS
NO. DATE:

DRAWN BY: MO
CHECKED BY: BM

EXCAVATION SECTIONS

SCALE: As indicated

A103

DEDICATED APPROVAL STAMP SPACE

SLOPE STABILIZATION PLANTING PLAN LEGEND

VEGETATION	SPECIES COMMON NAME	SPECIES LATIN NAME	VEGETATION	SPECIES COMMON NAME	SPECIES LATIN NAME
	RED TWIG DOGWOOD	<i>Cornus Sericea</i>		SALAL	<i>Gaultheria Shallon</i>
	LADY FERN	<i>Athyrium Filix-Femina</i>		OAK FERN	<i>Gynocarpium Dryopteris</i>
	DEER FERN	<i>Blechnum Spicant</i>		EVERGREEN HUCKLEBERRY	<i>Vaccinium Ovatum</i>
	APPROVED FIRE DEPARTMENT TURNAROUND			STEEP SLOPE AREA	
	PROPOSED BUILDING FOOTPRINT			PROPERTY SETBACK	
	PROPOSED BUILDING FOOTPRINT				

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.

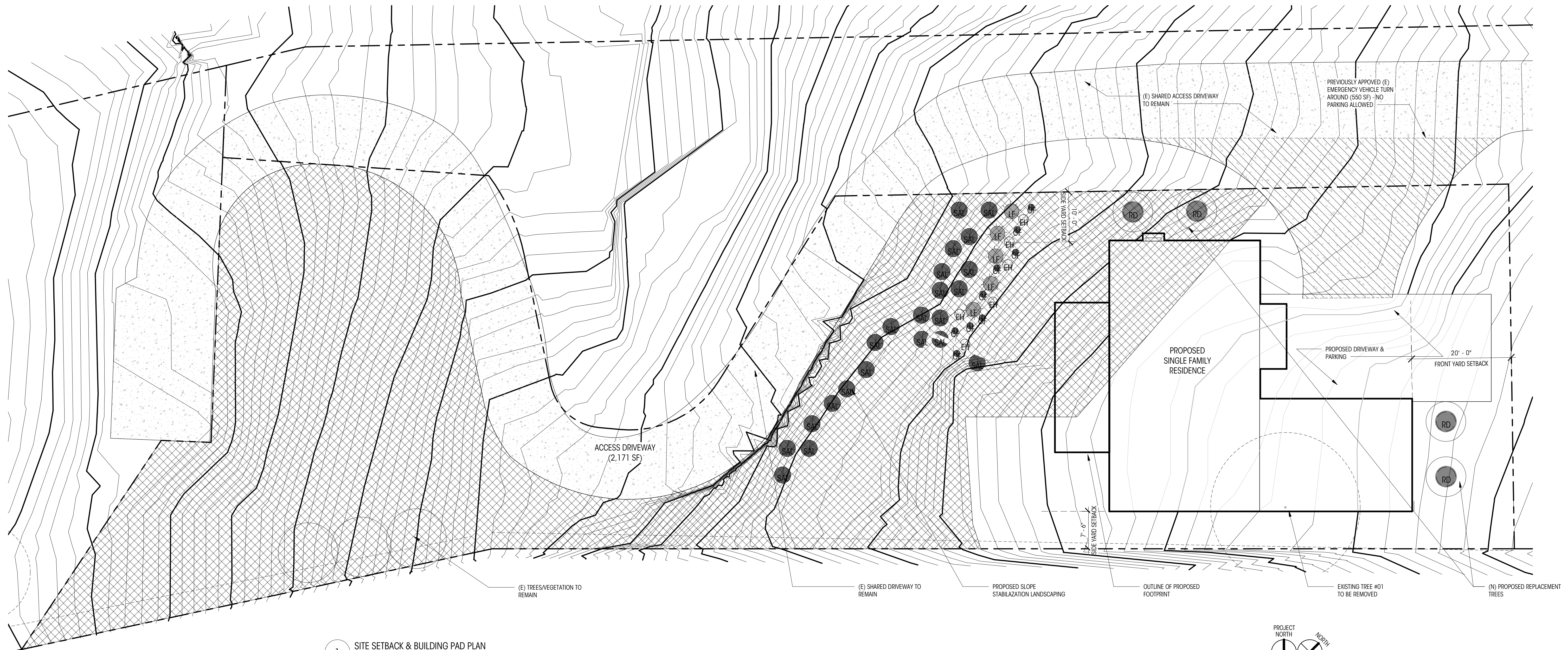
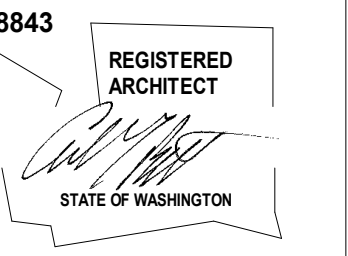
Brandt

Design Group

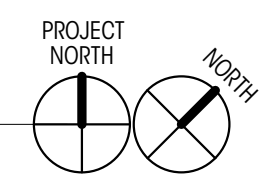
66 Bell Street
Unit 1
Seattle, WA
98121

206.239.0850

brandtdesigninc.com



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



KAHAN SPEC HOME
8163 WEST MERCER WAY
MERCER ISLAND, WA 98040
© COPYRIGHT 2020 BRANDT DESIGN, INC. SEATTLE, WA

PERMIT DOCUMENTS

DATE: 11/30/20

SHEET SIZE: D (24x36)

REVISIONS
NO. DATE:

DRAWN BY: MO
CHECKED BY: BM

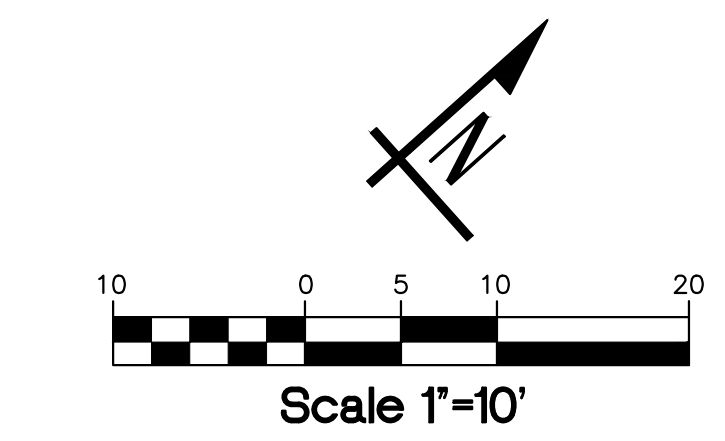
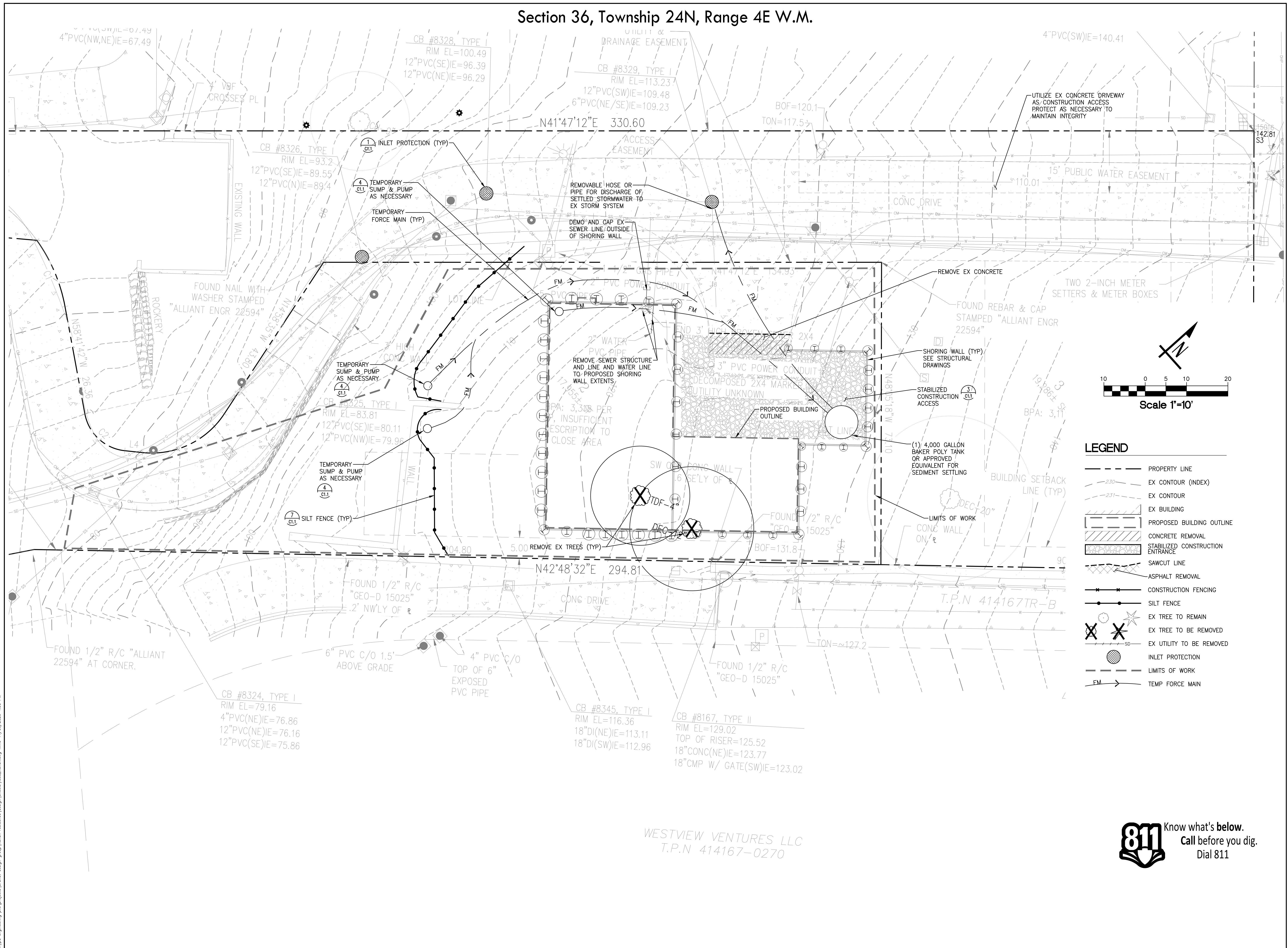
CRITICAL AREA & TREE PLAN

SCALE: As indicated

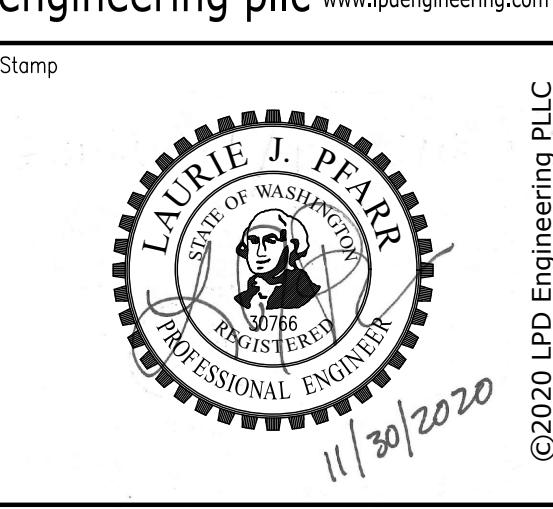
A105

DEDICATED APPROVAL STAMP SPACE

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



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



No.	Revisions	Date

Project Name

KAHAN RESIDENCE
8163 W MERCER WAY

City of Mercer Island, Washington

Project No. 272-20-01
Issue Date 11/30/2020
Scale 1"=10'
Designed ACW Checked LJP
Drawn KES Approved LJP

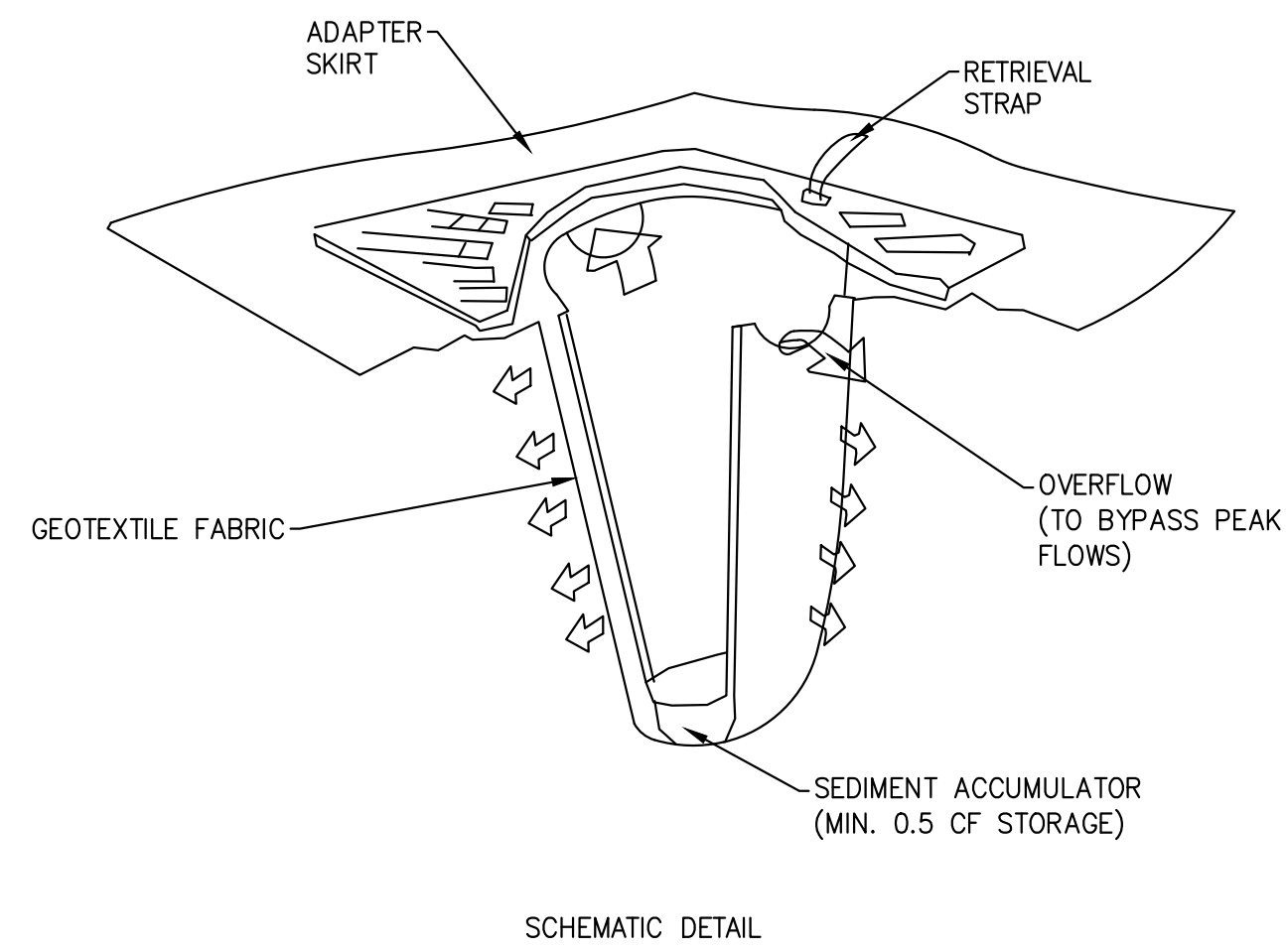
Description
TESC & DEMOLITION

Sheet
C1.0

WESTVIEW VENTURES LLC
T.P.N. 414167-0270

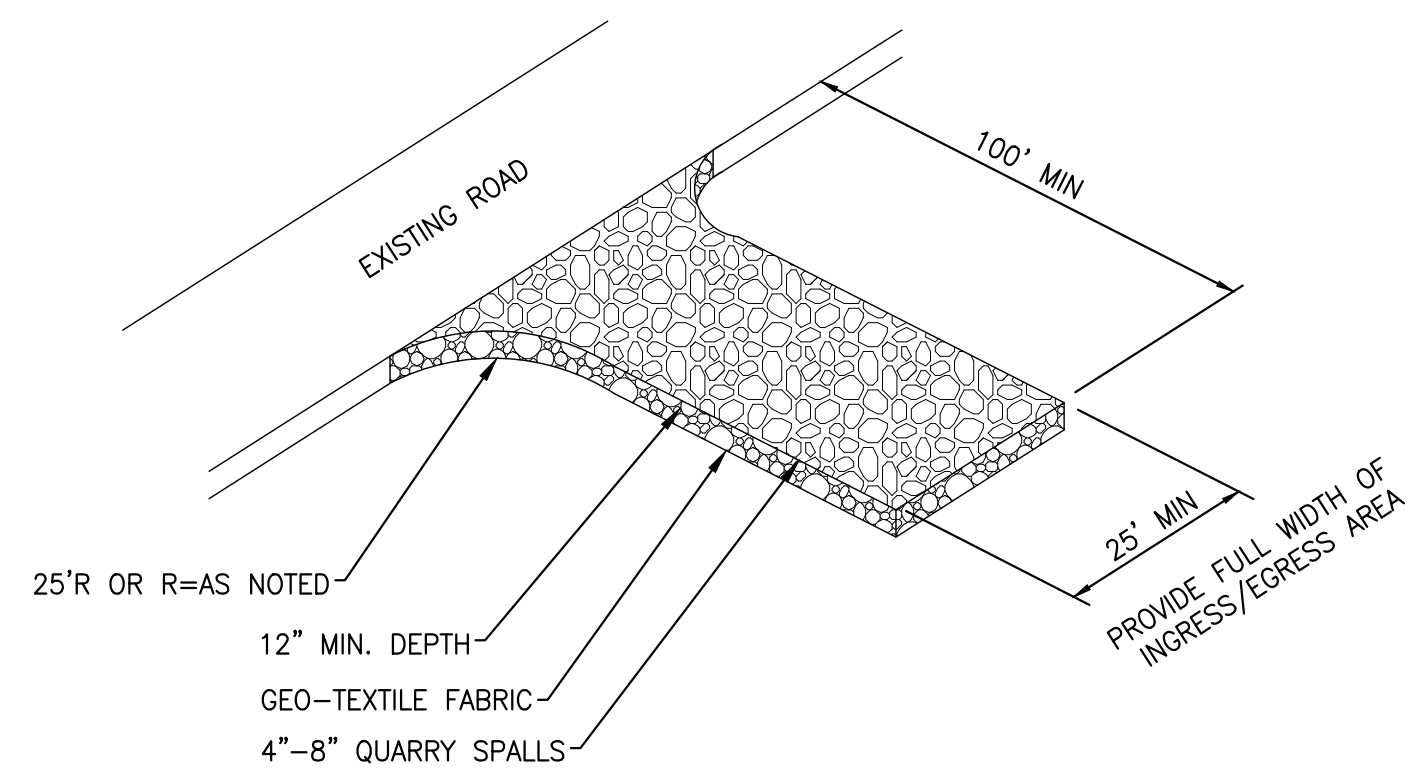


c:\lpd\engineering\plc\projects\kahan_residence\design\layouts\kahan.dwg 11/30/2020 4:53 PM

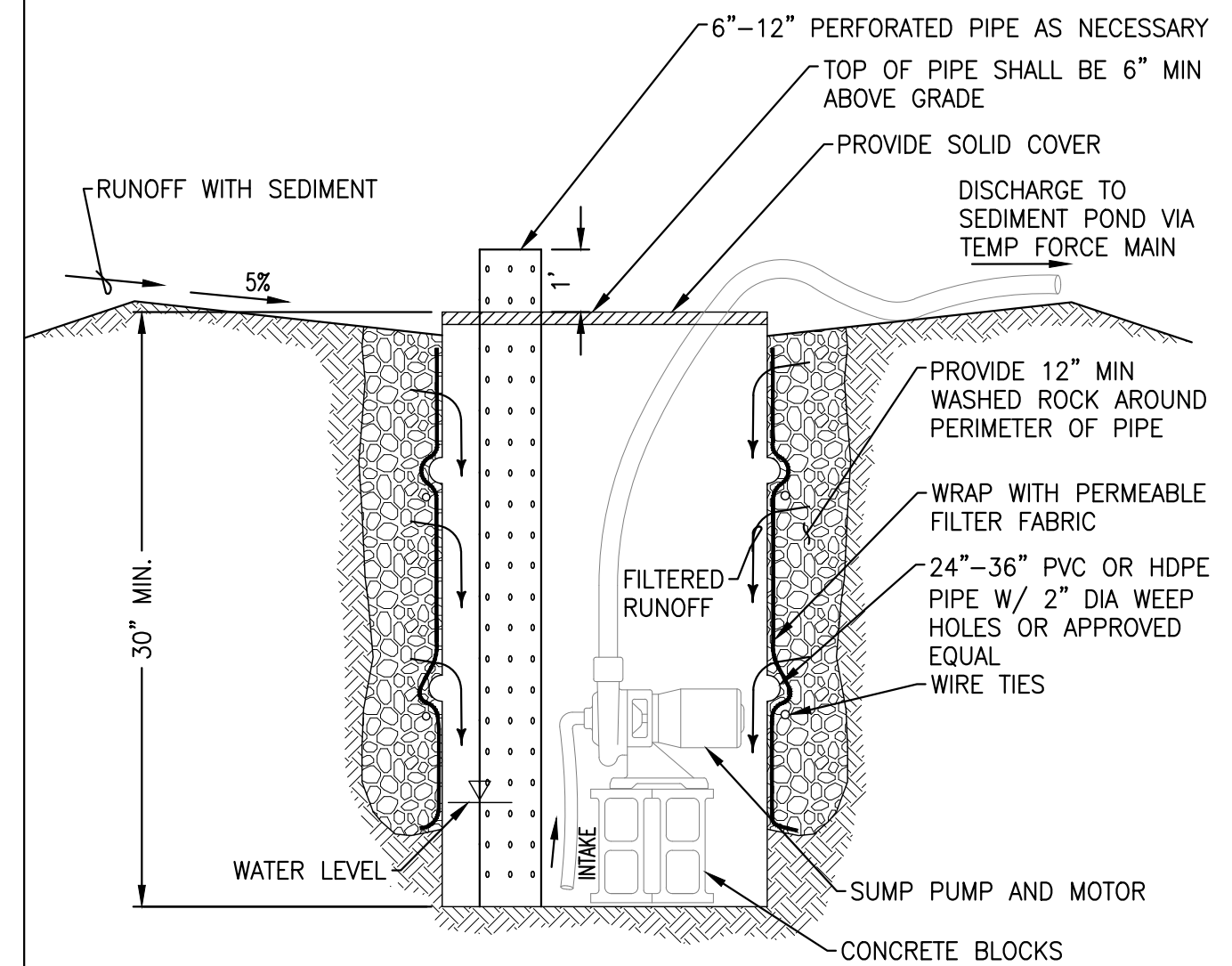


PROVIDE "STREAMGUARD SEDIMENT CATCH BASIN INSERT" OR APPROVED EQUAL MANUFACTURER'S NAME: BOWHEAD ENVIRONMENTAL & SAFETY ADDRESS: P.O. BOX 375 PRESTON, WA 98050 TELEPHONE: FOR INFORMATION: (800) 909-3677 WWW.SHOPBOWHEAD.COM

NTS
INLET PROTECTION 1



NTS
STABILIZED CONSTRUCTION ENTRANCE 3



NTS
TEMPORARY SUMP & PUMP 4

EROSION AND SEDIMENTATION CONTROL NOTES

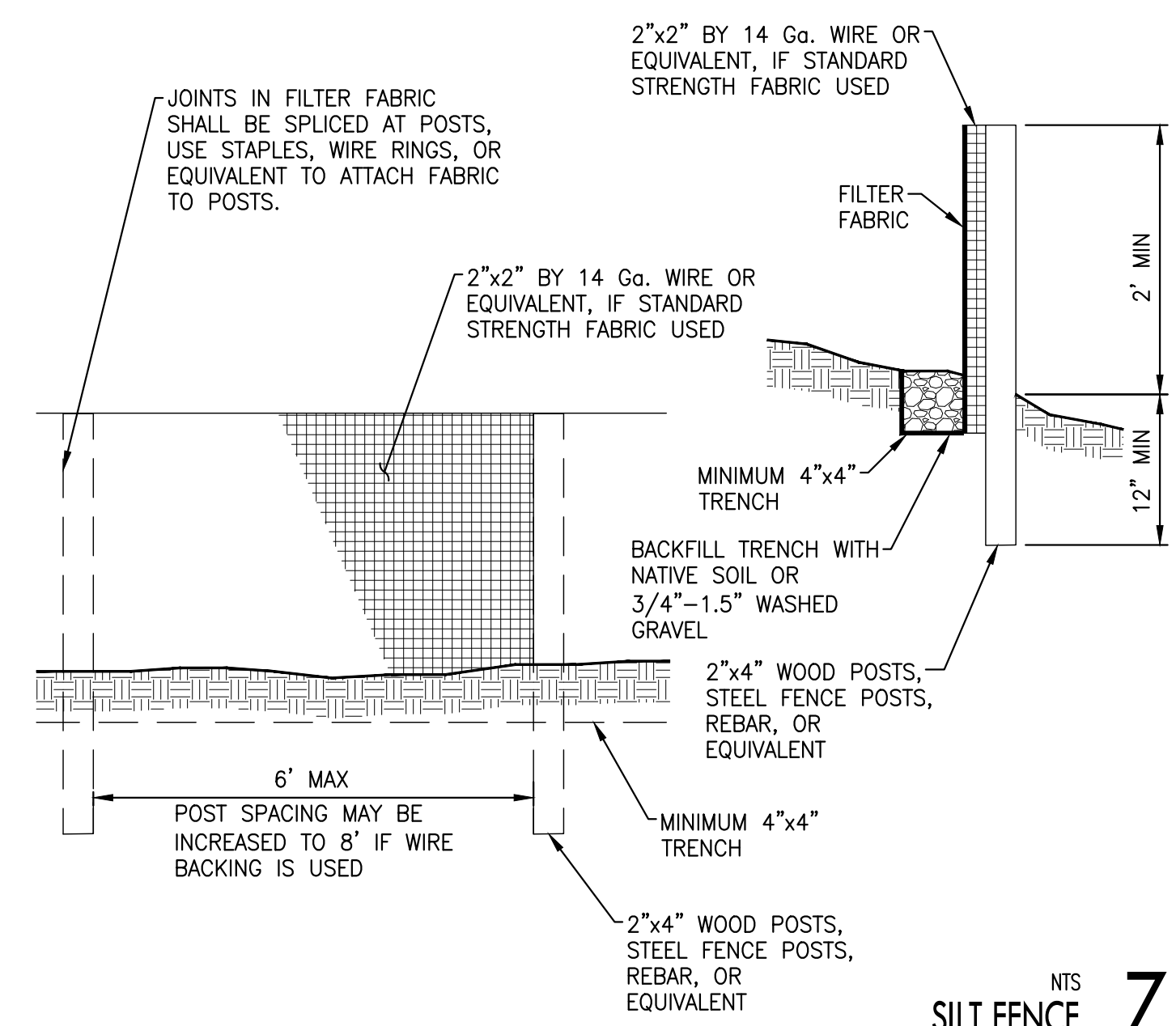
- THE IMPLEMENTATION OF THESE EROSION SEDIMENTATION CONTROL (ESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION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

NTS
EROSION AND SEDIMENTATION CONTROL NOTES 9

CITY OF MERCER ISLAND NOTES

- ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.
- APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.
- CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASIN/INLETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION AREA. CATCH BASIN FILTERS SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND APPROVED BY THE CITY INSPECTOR. CATCH BASIN FILTERS SHOULD BE INSPECTED FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. IF THE FILTER BECOMES CLOGGED, IT SHOULD BE CLEANED OR REPLACED.
- CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES.
- AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.425.5555.
- DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED.
- EROSION CONTROL: ALL "LAND DISTURBING ACTIVITY" IS SUBJECT TO PROVISIONS OF MERCER ISLAND ORDINANCE 95C-118 "STORM WATER MANAGEMENT." SPECIFIC ITEMS TO BE FOLLOWED AT YOUR SITE.
- PROTECT ADJACENT PROPERTIES FROM ANY INCREASED RUNOFF OR SEDIMENTATION DUE TO THE CONSTRUCTION PROJECT THROUGH THE USE OF APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMP) EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT TRAPS, SEDIMENT PONDS, FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIOENGINEERED SWALES.
- CONSTRUCTION ACCESS TO SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM DRAINS.
- PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.
- ALL EXPOSED SOILS SHALL REMAIN DENUDED FOR NO LONGER THAN SEVEN (7) DAYS AND SHALL BE STABILIZED WITH MULCH, HAY, OR THE APPROPRIATE GROUND COVER. ALL EXPOSED SOILS SHALL BE COVERED IMMEDIATELY DURING ANY RAIN EVENT.
- INSTALLATION OF CONCRETE DRIVEWAYS, TREES, SHRUBS, IRRIGATION, BOULDERS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL, AND AN ENCROACHMENT AGREEMENT AND RIGHT OF WAY PERMIT FROM THE SENIOR DEVELOPMENT ENGINEER.
- OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER. CONSTRUCTION OF NEW GUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSTREAM CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THIS PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.
- POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
- REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.
- ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.
- SILT FENCE: CLEAN AND PROVIDE REGULAR MAINTENANCE OF THE SILT FENCE. THE FENCE IS TO REMAIN VERTICAL AND IS TO FUNCTION PROPERLY THROUGHOUT THE TERM OF THE PROJECT.
- WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.
- REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
- THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED. ALTERNATELY, A PRESSURE TEST OF THE SIDE SEWER, FROM SEWER MAIN TO POINT OF CONNECTION, MAY BE SUBSTITUTED FOR THE VIDEO INSPECTION.
- NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.
- THE LIMITS AND EXTENTS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZING THE PROJECT.
- TREE PROTECTION INSPECTION REQUIRED BEFORE ANY WORK BEGINS, CALL 206-275-7713.

NTS
CITY OF MERCER ISLAND NOTES 10

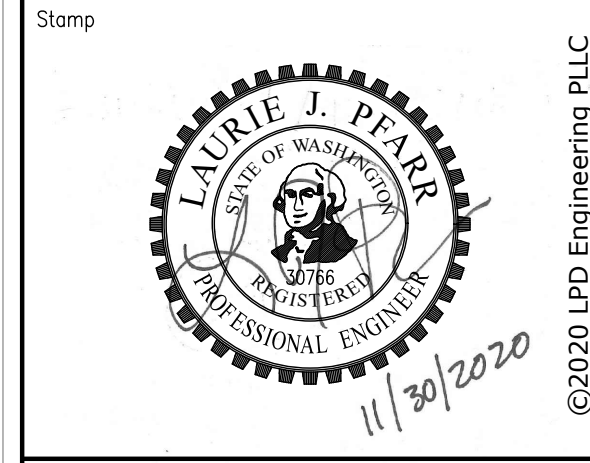


NTS
SILT FENCE 7

NTS
NOT USED 11

NTS
NOT USED 8

NTS
NOT USED 12



No.	Revisions	Date



Project Name

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

Project No.	272-20-01
Issue Date	11/30/2020
Scale	As Noted
Designed	ACW
Drawn	KES
Checked	LJP
Approved	LJP

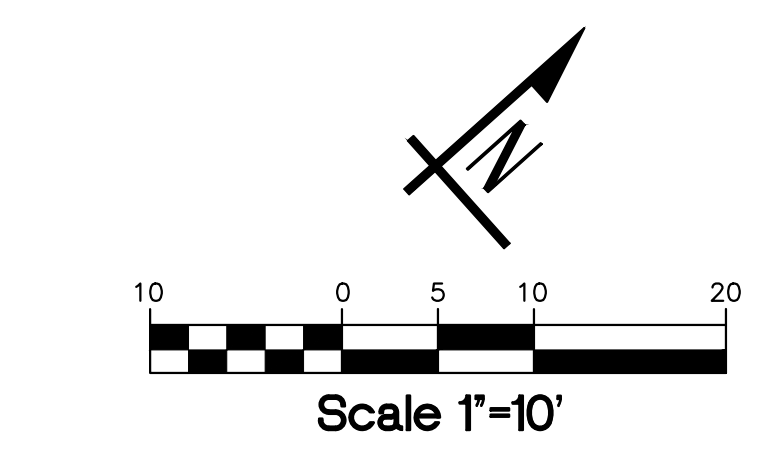
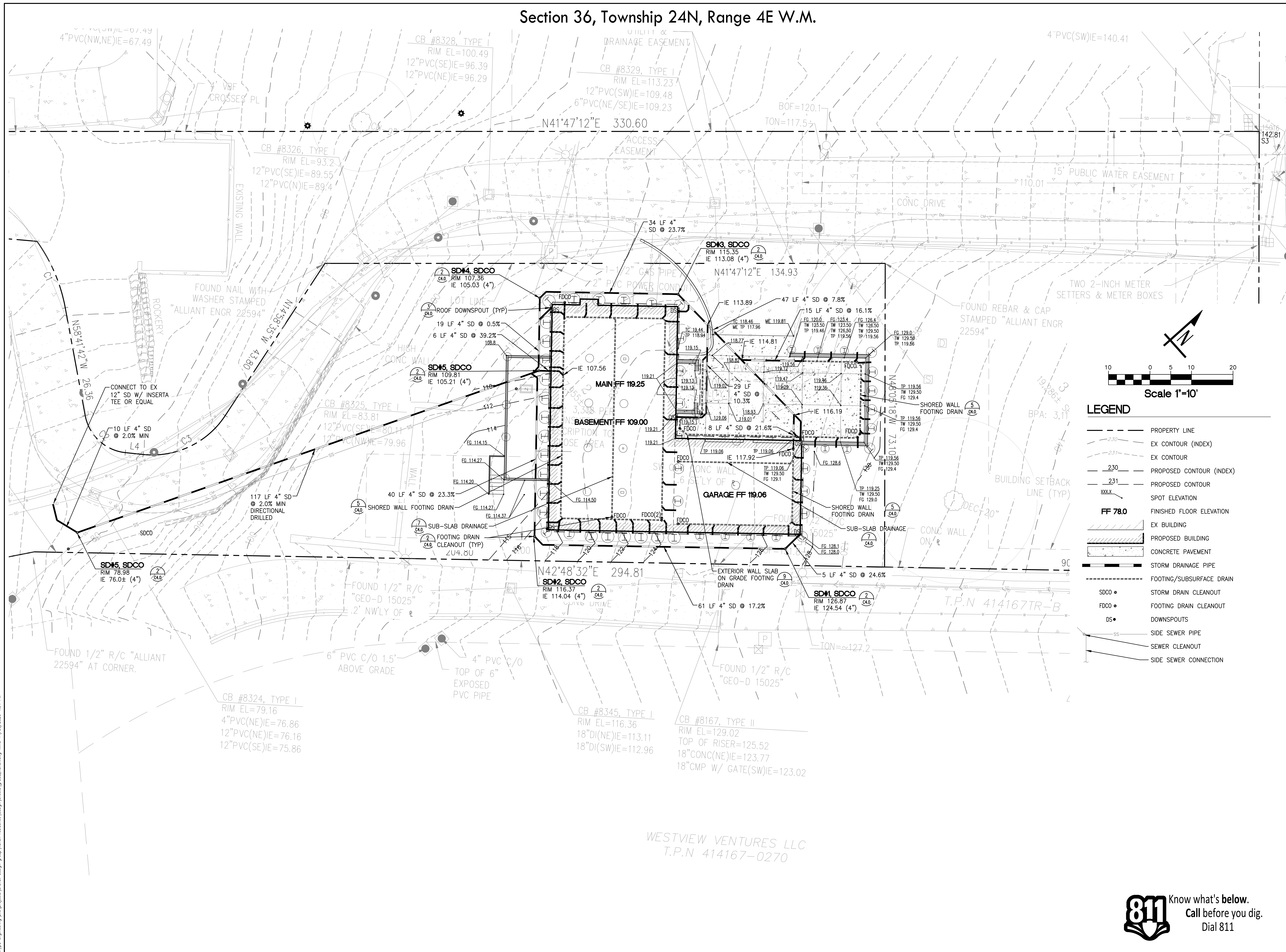
Description
NOTES & TESC DETAILS

Sheet
C1.1

c:\lpd\engineering\plc\projects\kahan_residence\design\kahan_residence\tesc-details.khan.dwg 11/30/2020 4:53 PM

Permit Documents

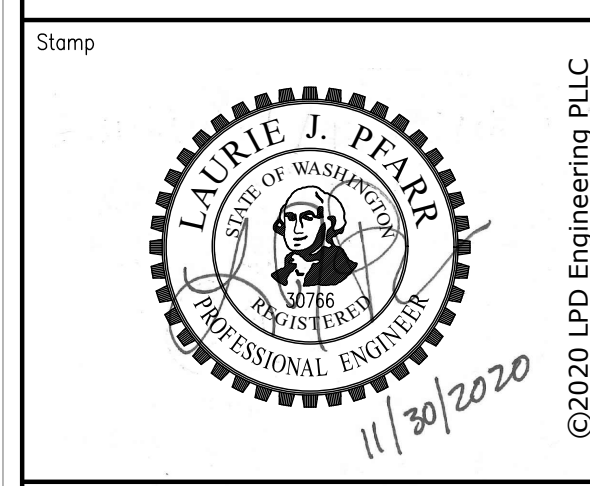
Section 36, Township 24N, Range 4E W.M.



LEGEND

	PROPERTY LINE
	EX CONTOUR (INDEX)
	EX CONTOUR
	PROPOSED CONTOUR (INDEX)
	PROPOSED CONTOUR
	SPOT ELEVATION
	FINISHED FLOOR ELEVATION
	EX BUILDING
	PROPOSED BUILDING
	CONCRETE PAVEMENT
	STORM DRAINAGE PIPE
	FOOTING/SUBSURFACE DRAIN
	STORM DRAIN CLEANOUT
	FOOTING DRAIN CLEANOUT
	DOWNSPOUTS
	SIDE SEWER PIPE
	SEWER CLEANOUT
	SIDE SEWER CONNECTION

LPD engineering pllc
 1932 First Ave, Suite 201, Seattle, WA 98101
 p. 206.725.1211 f. 206.973.5344
 www.lpdengineering.com



No.	Revisions	Date



Project Name

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

Project No.	272-20-01
Issue Date	11/30/2020
Scale	1"=10'
Designed	ACW
Drawn	KES
Checked	LJP
Approved	LJP

Description

GRADING & DRAINAGE

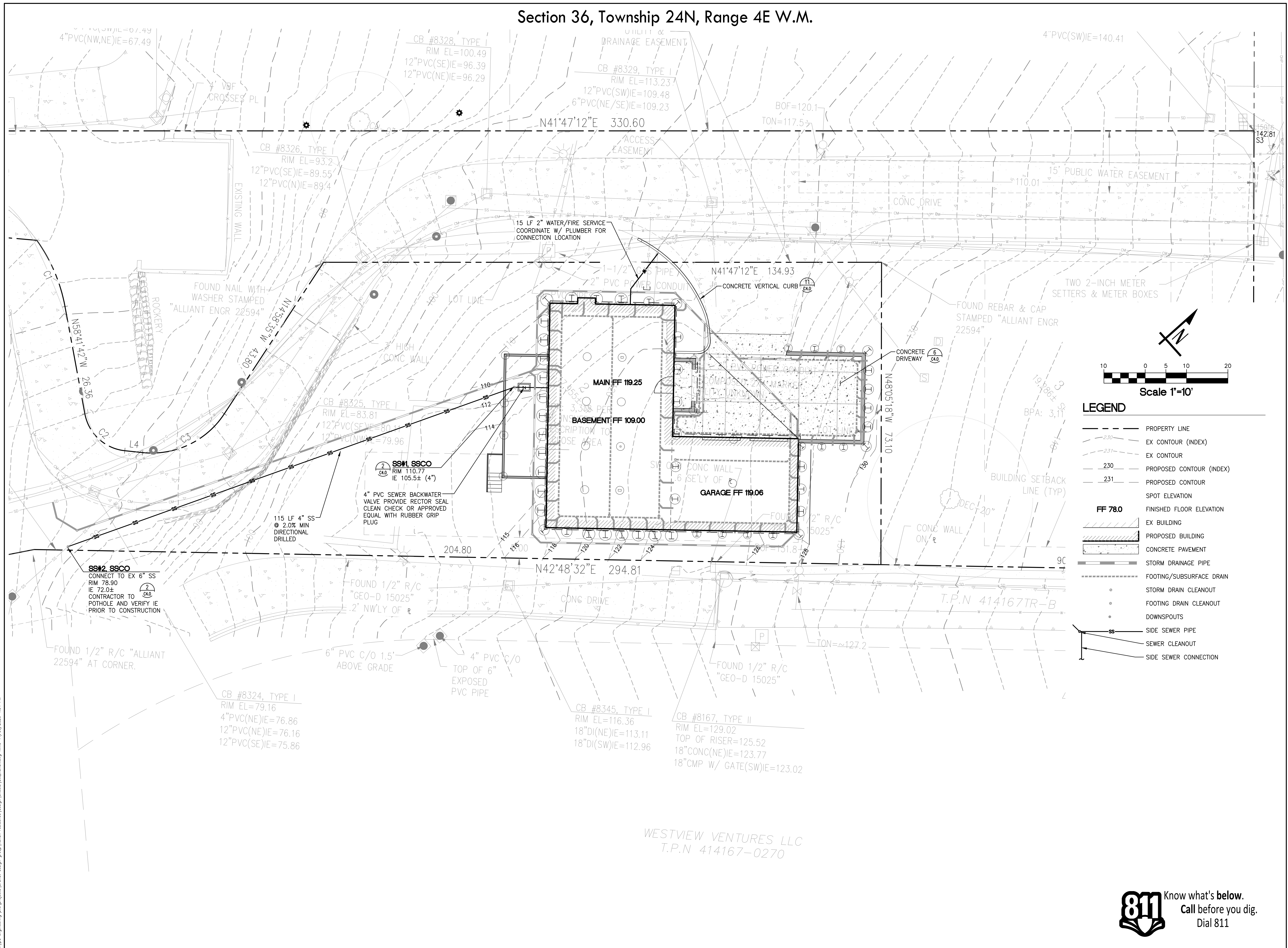
Sheet **C2.0**



Permit Documents

c:\lpd\engineering\plc\projects\brw\design_group\kahan_residence\design\layouts\plans\kahan_dwg_kims_11/30/2020_4:54 PM

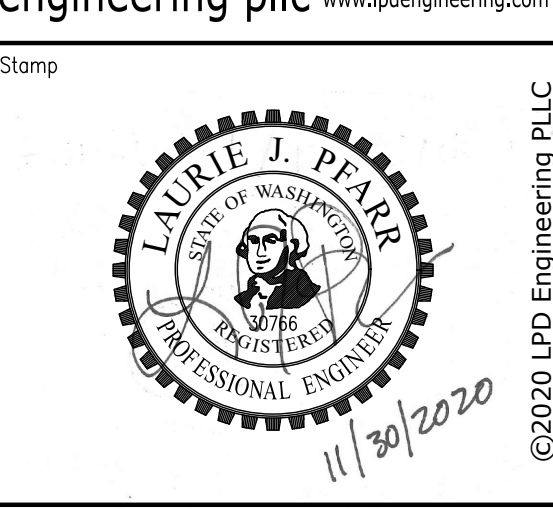
Section 36, Township 24N, Range 4E W.M.



Scale 1"=10'

LEGEND

- PROPERTY LINE
- - - - - EX CONTOUR (INDEX)
- - - - - EX CONTOUR
- - - - - PROPOSED CONTOUR (INDEX)
- - - - - PROPOSED CONTOUR
- SPOT ELEVATION
- FF 78.0 FINISHED FLOOR ELEVATION
- ▨ EX BUILDING
- ▨ PROPOSED BUILDING
- ▨ CONCRETE PAVEMENT
- STORM DRAINAGE PIPE
- FOOTING/SUBSURFACE DRAIN
- STORM DRAIN CLEANOUT
- FOOTING DRAIN CLEANOUT
- DOWNSPOUTS
- SS --- SIDE SEWER PIPE
- SEWER CLEANOUT
- SIDE SEWER CONNECTION



No.	Revisions	Date



Project Name

KAHAN RESIDENCE
8163 W MERCER WAY

City of Mercer Island, Washington

Project No.	272-20-01
Issue Date	11/30/2020
Scale	1"=10'
Designed	ACW
Drawn	KES
Checked	LJP
Approved	LJP

Description

UTILITIES & PAVING

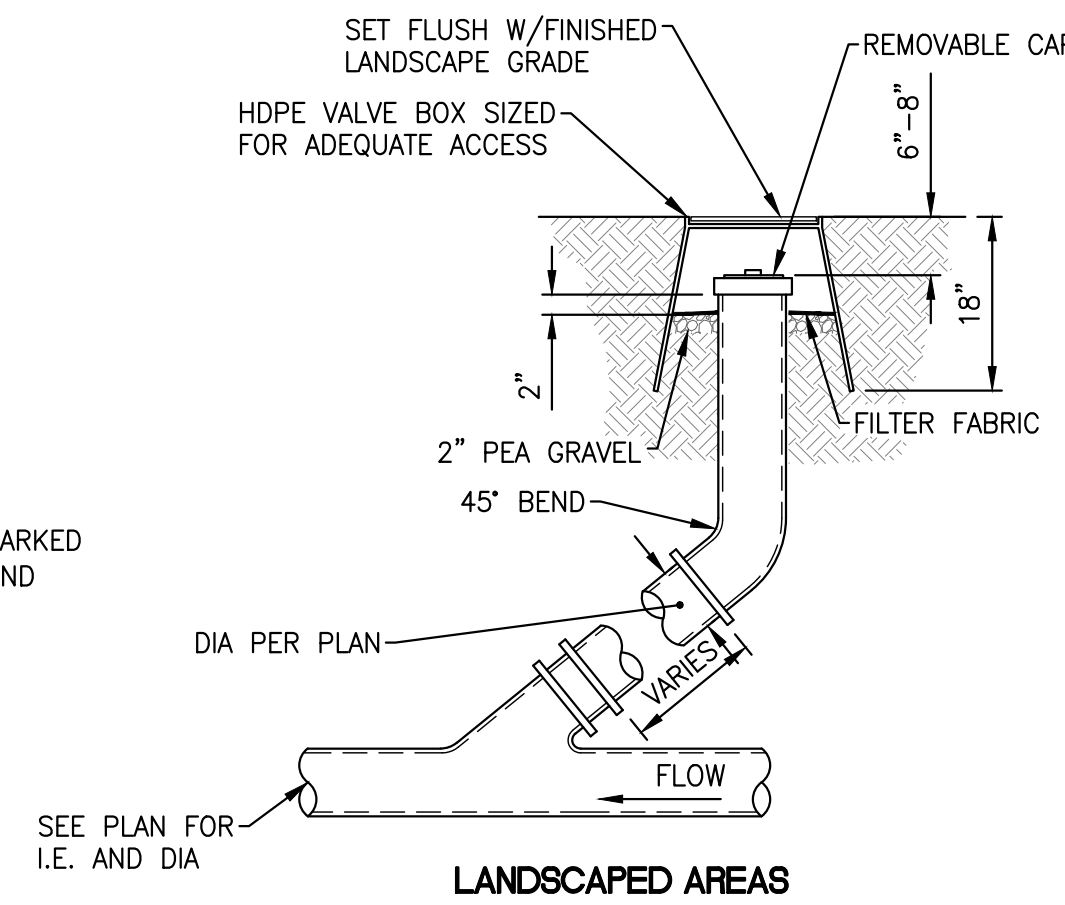
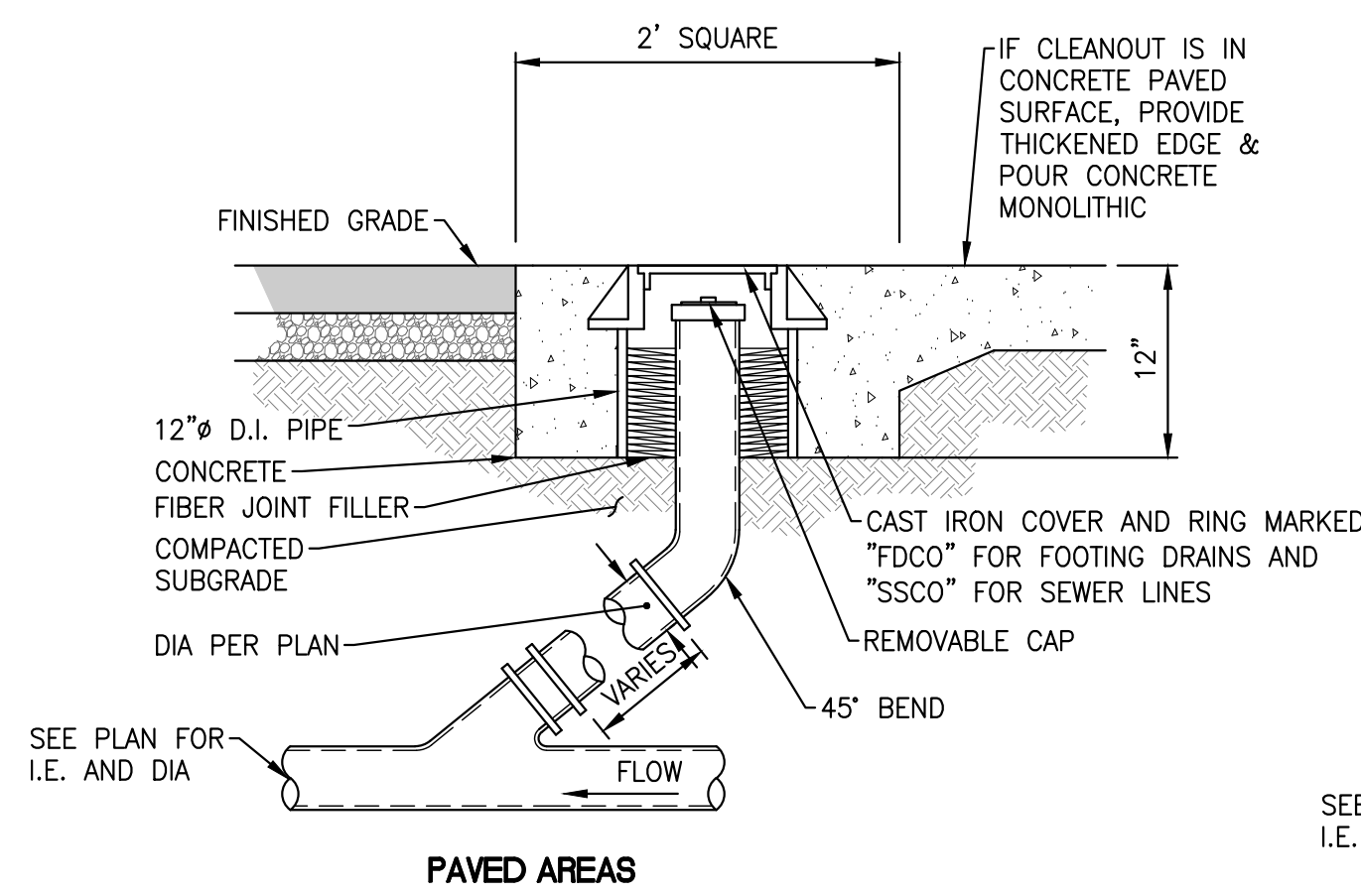
Sheet

C3.0

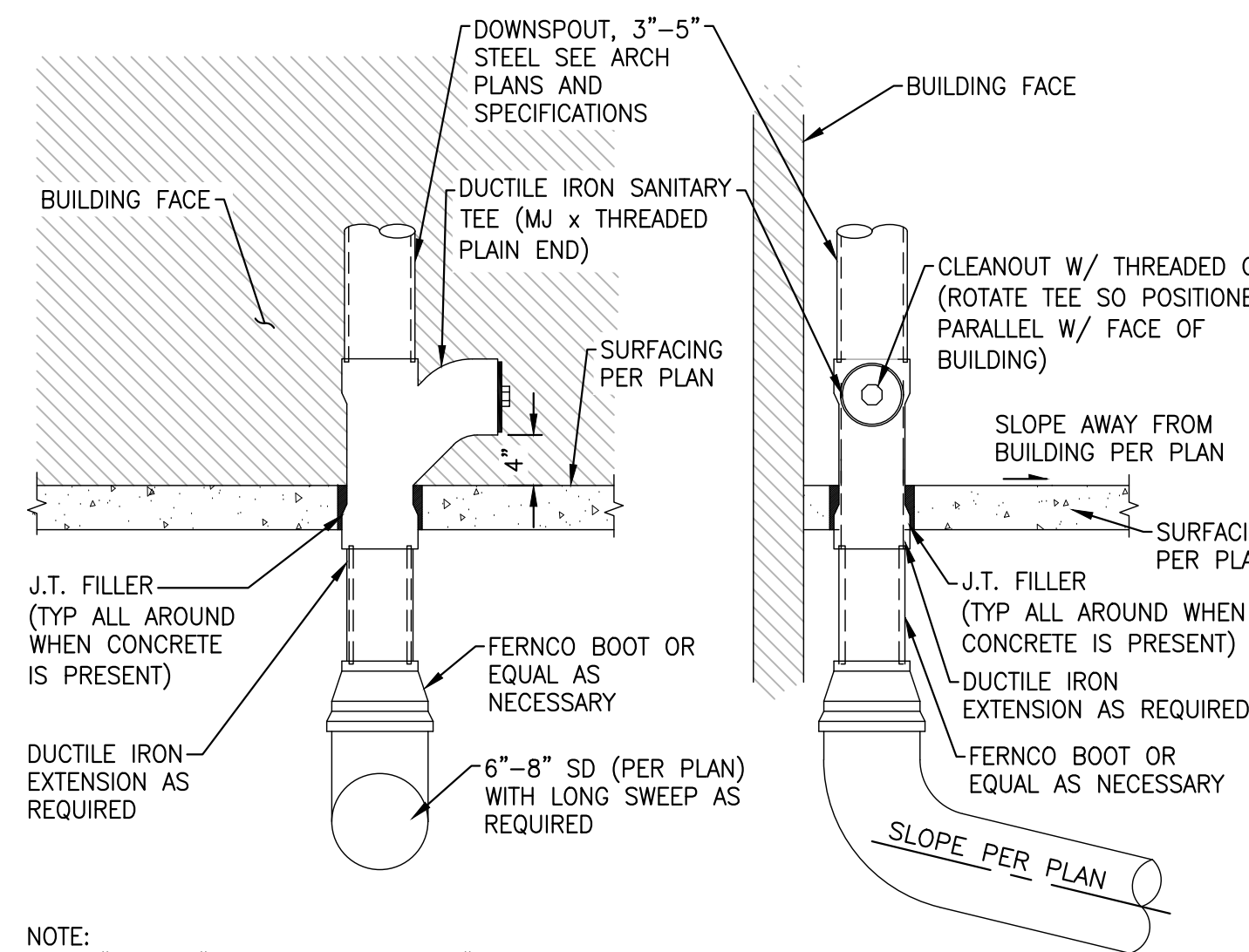
Permit Documents



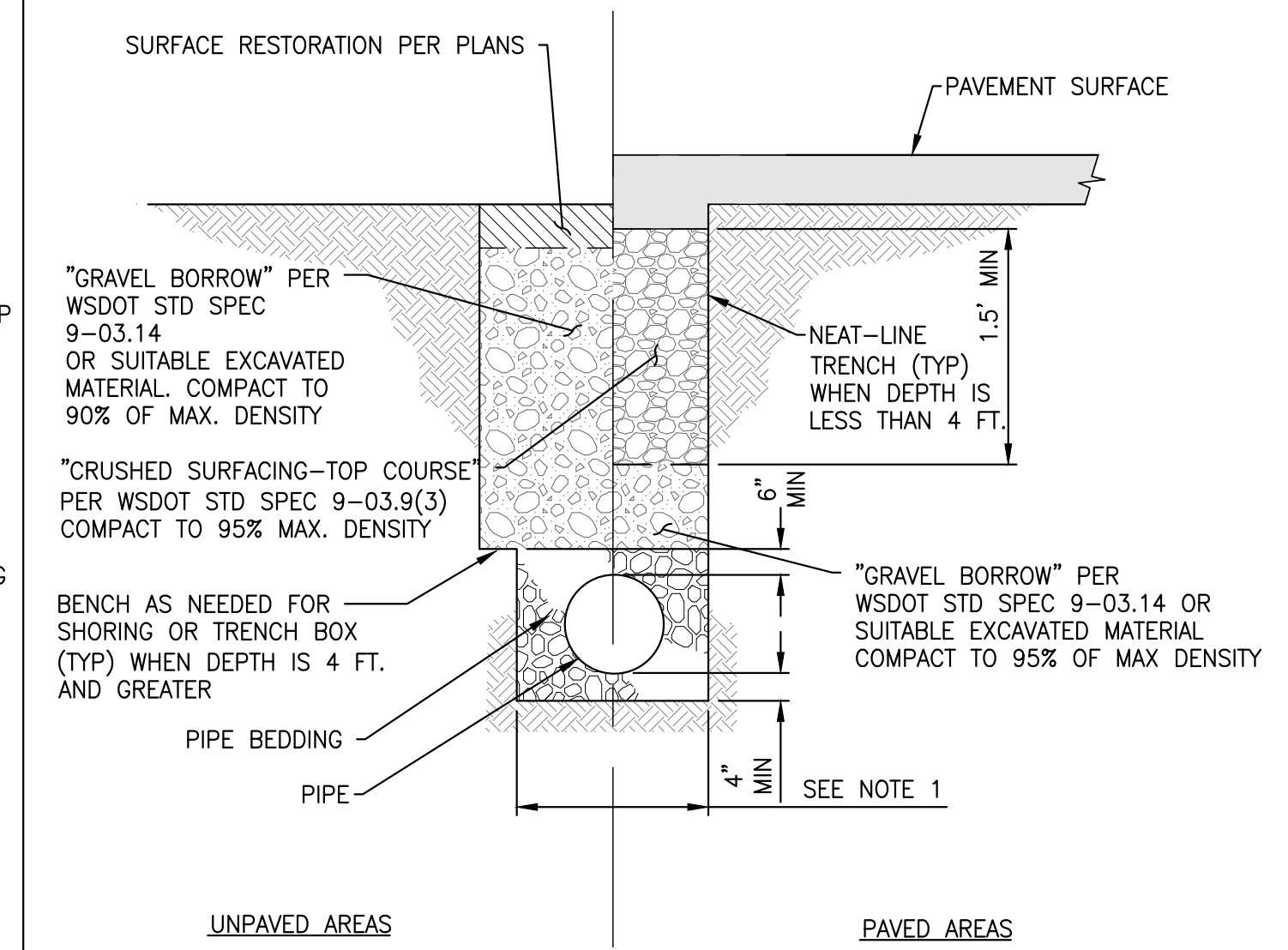
c:\lpd\engineering\plc\projects\kahan_residence\design\layouts\util\kahan.dwg 11/30/2020 4:54 PM



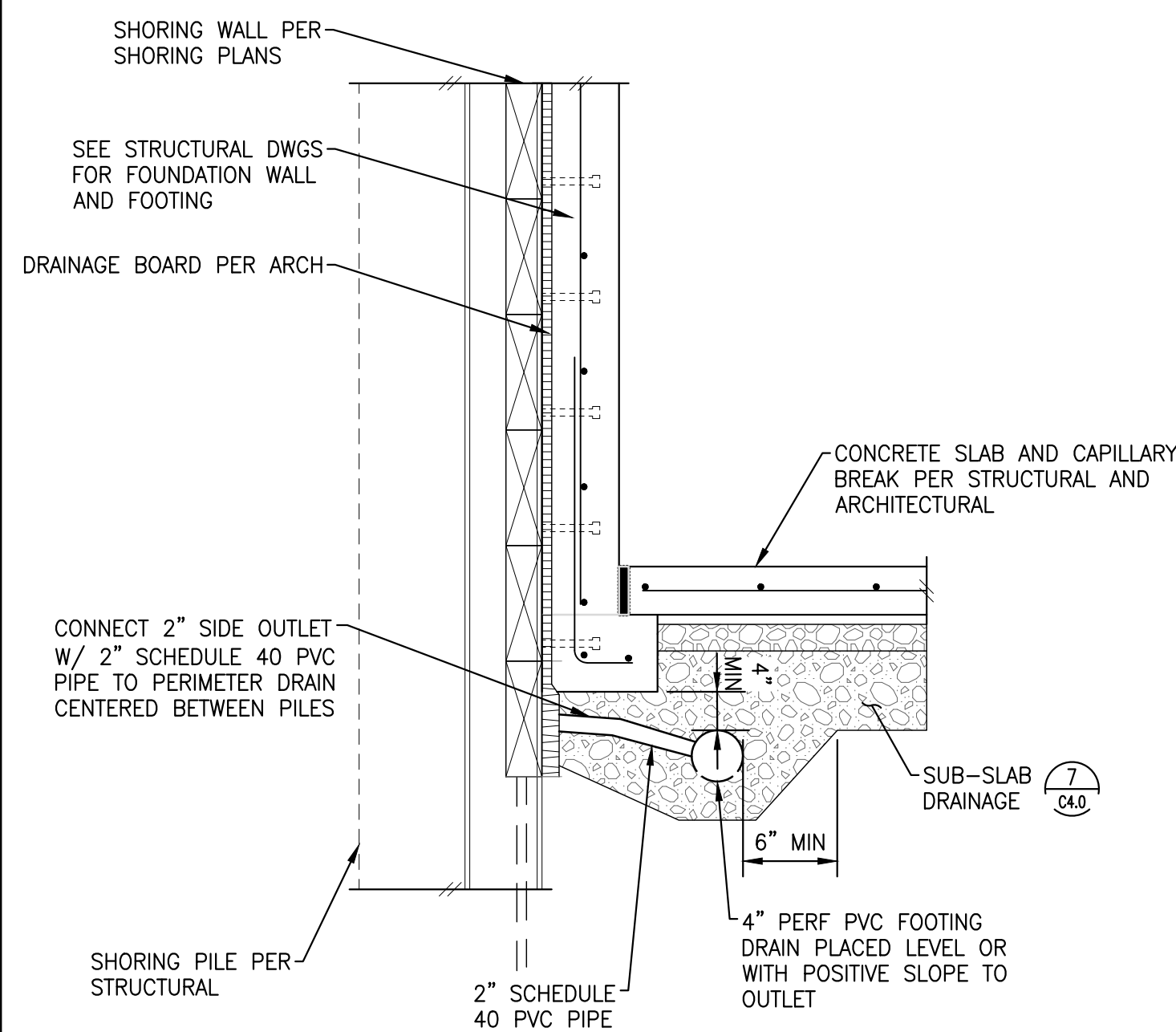
NTS
CLEANOUT 2



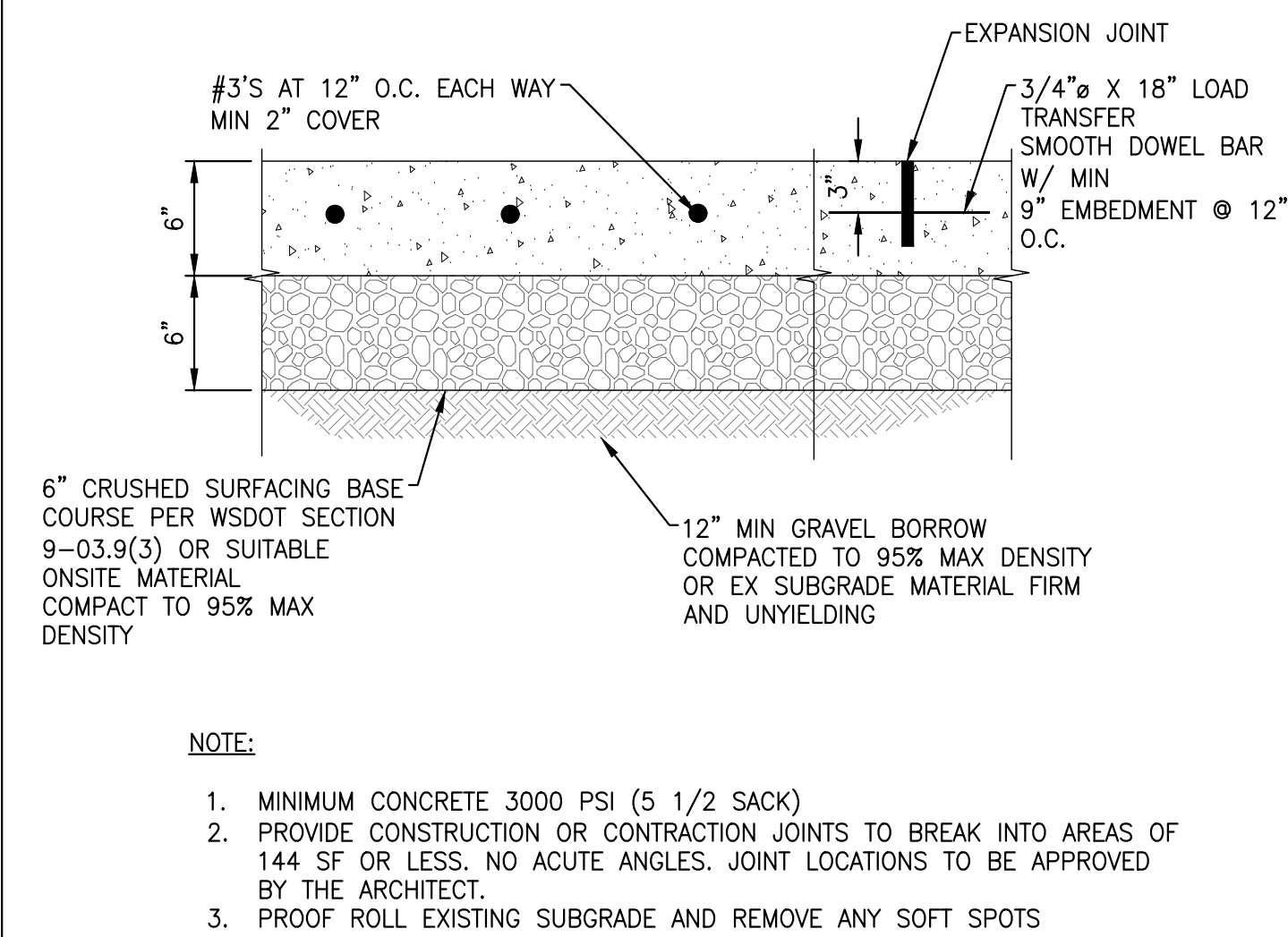
NTS
ROOF DOWNSPOUT 3



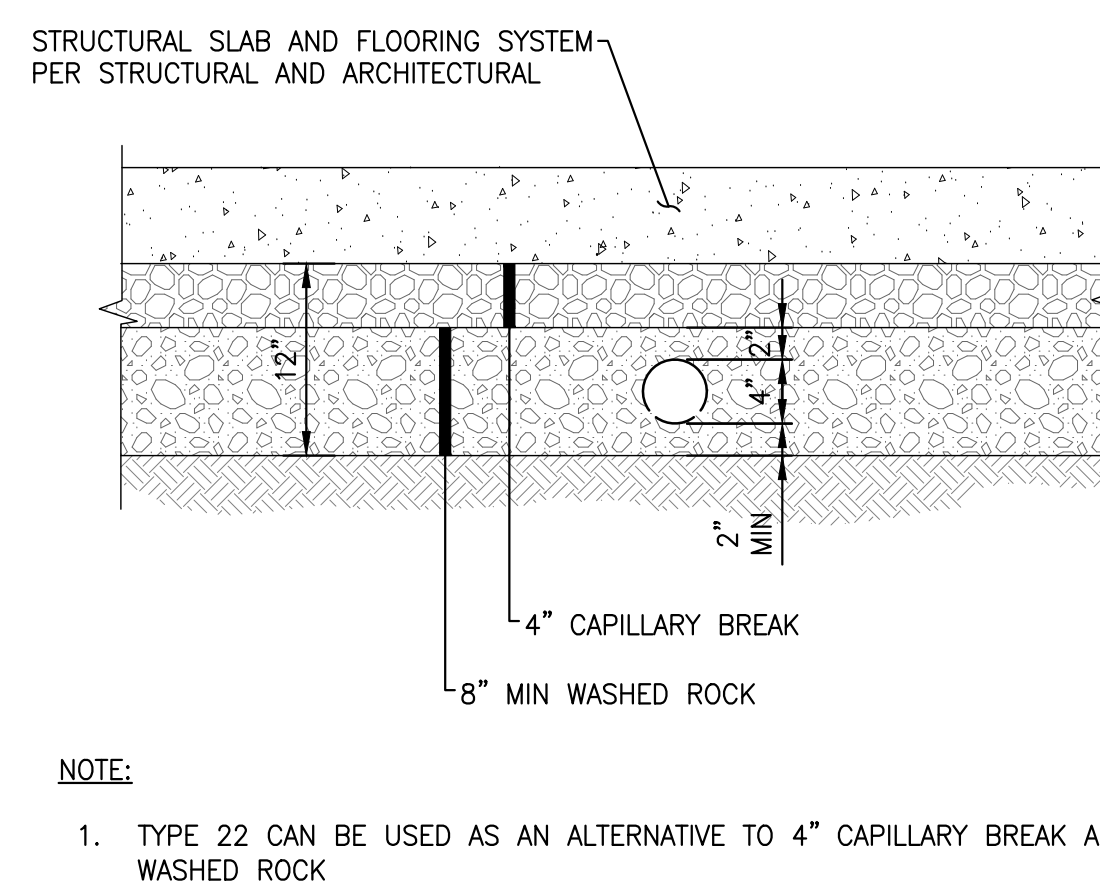
NTS
PIPE BEDDING 4



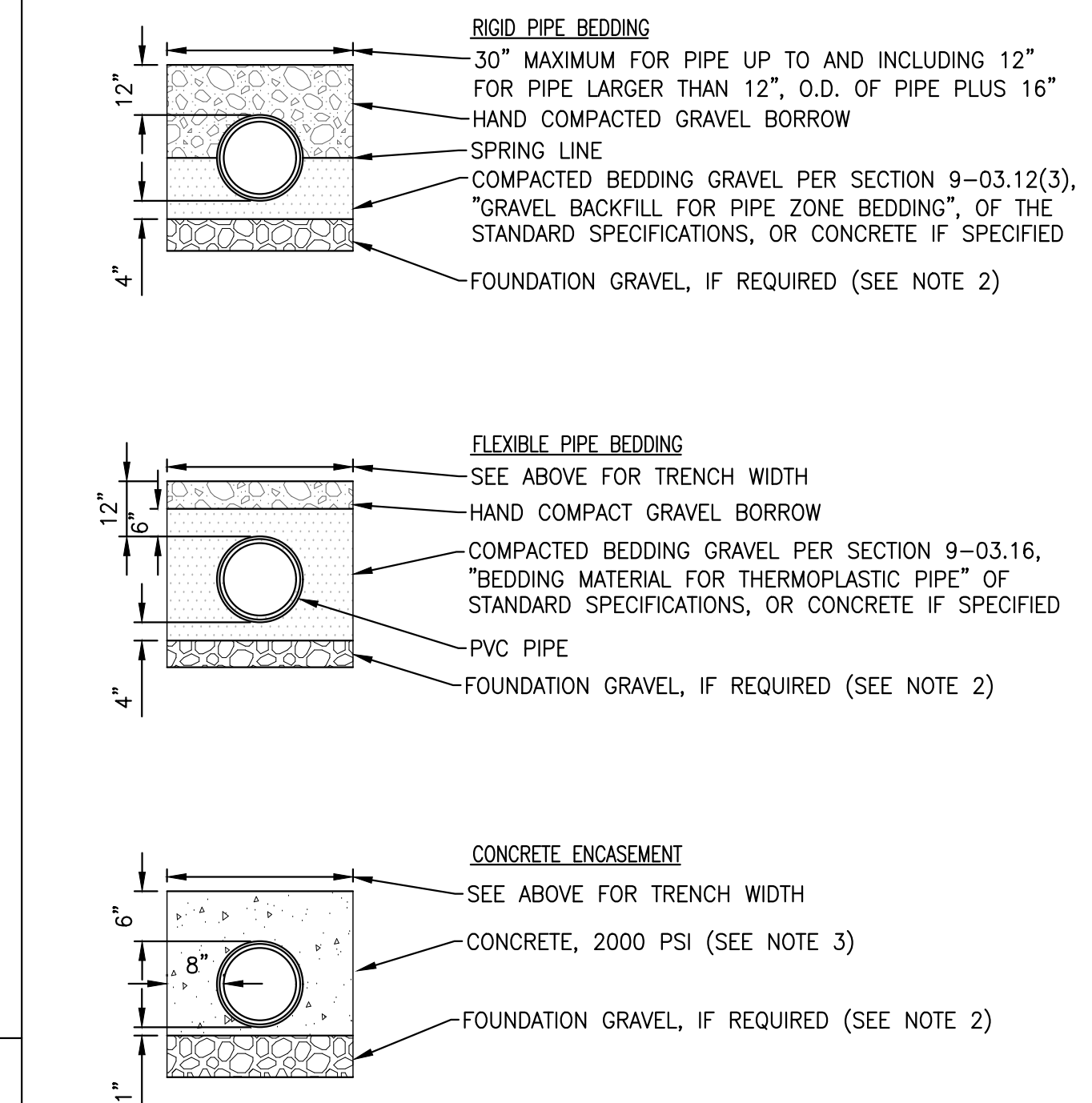
NTS
SHORED WALL FOOTING DRAIN 5



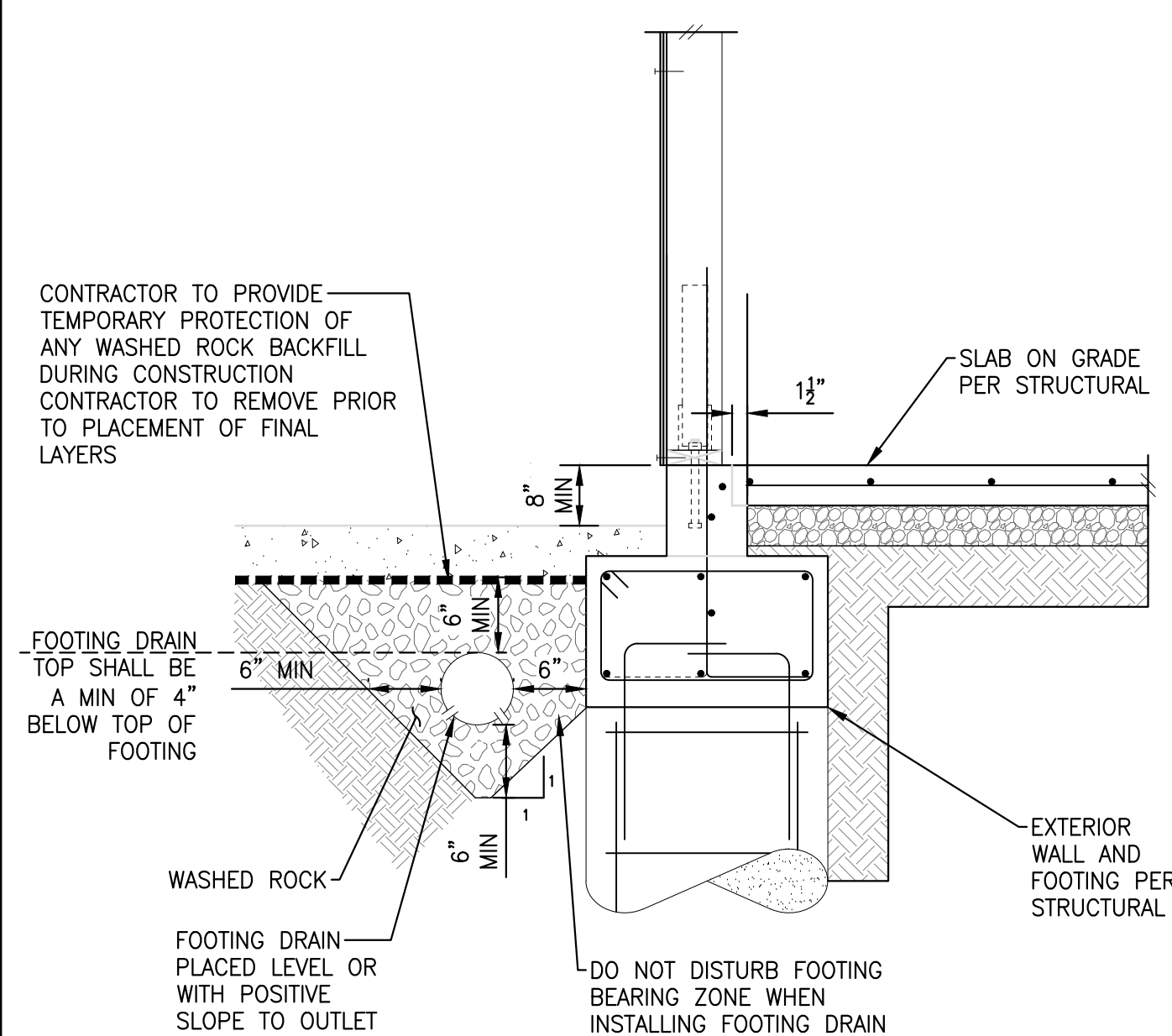
NTS
CONCRETE DRIVEWAY 6



NTS
SUB-SLAB DRAINAGE 7

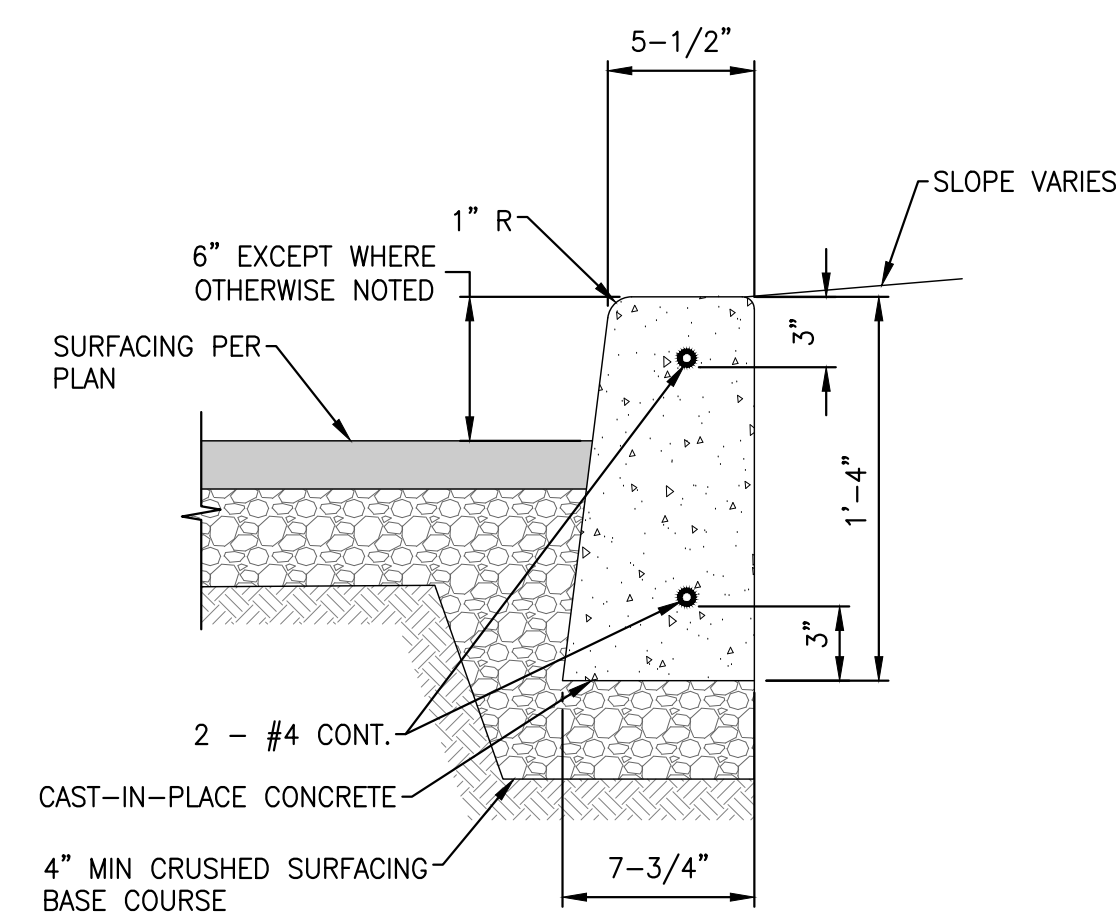


- NOTES:
1. COMPACTED CRUSHED SURFACING TOP COURSE PER SECTION 9-03.9(3), "CRUSHED SURFACING", OF THE STANDARD SPECIFICATIONS CAN ALSO BE USED AS BEDDING GRAVEL.
 2. EXCAVATE UNSTABLE MATERIAL DOWN TO FIRM SOIL AND REPLACE WITH FOUNDATION GRAVEL PER SECTION 9-03.9(1), "BALLAST", OF THE STANDARD SPECIFICATIONS
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANCHORING PIPE TO PREVENT FLOTATION DURING CONCRETE PLACEMENT.



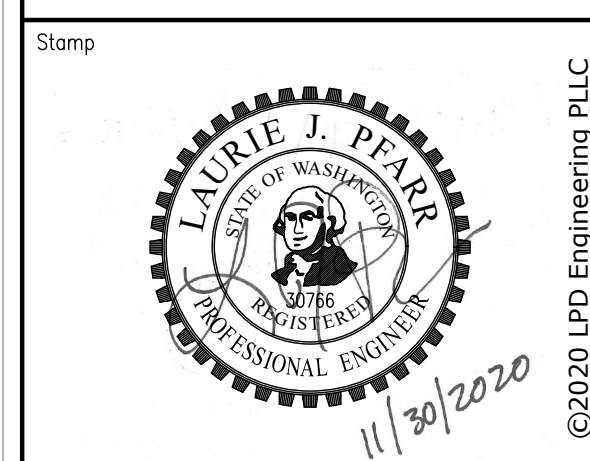
NTS
EXTERIOR WALL SLAB ON GRADE FOOTING DRAIN 9

NTS
NOT USED 10



NTS
CONCRETE VERTICAL CURB 11

NTS
PIPE TRENCH 12



No.	Revisions	Date

Scale: 0 1" 2"
Two Inches At Full Scale
If Not Scale Accordingly

Project Name

**KAHAN RESIDENCE
8163 W MERCER WAY**
City of Mercer Island, Washington

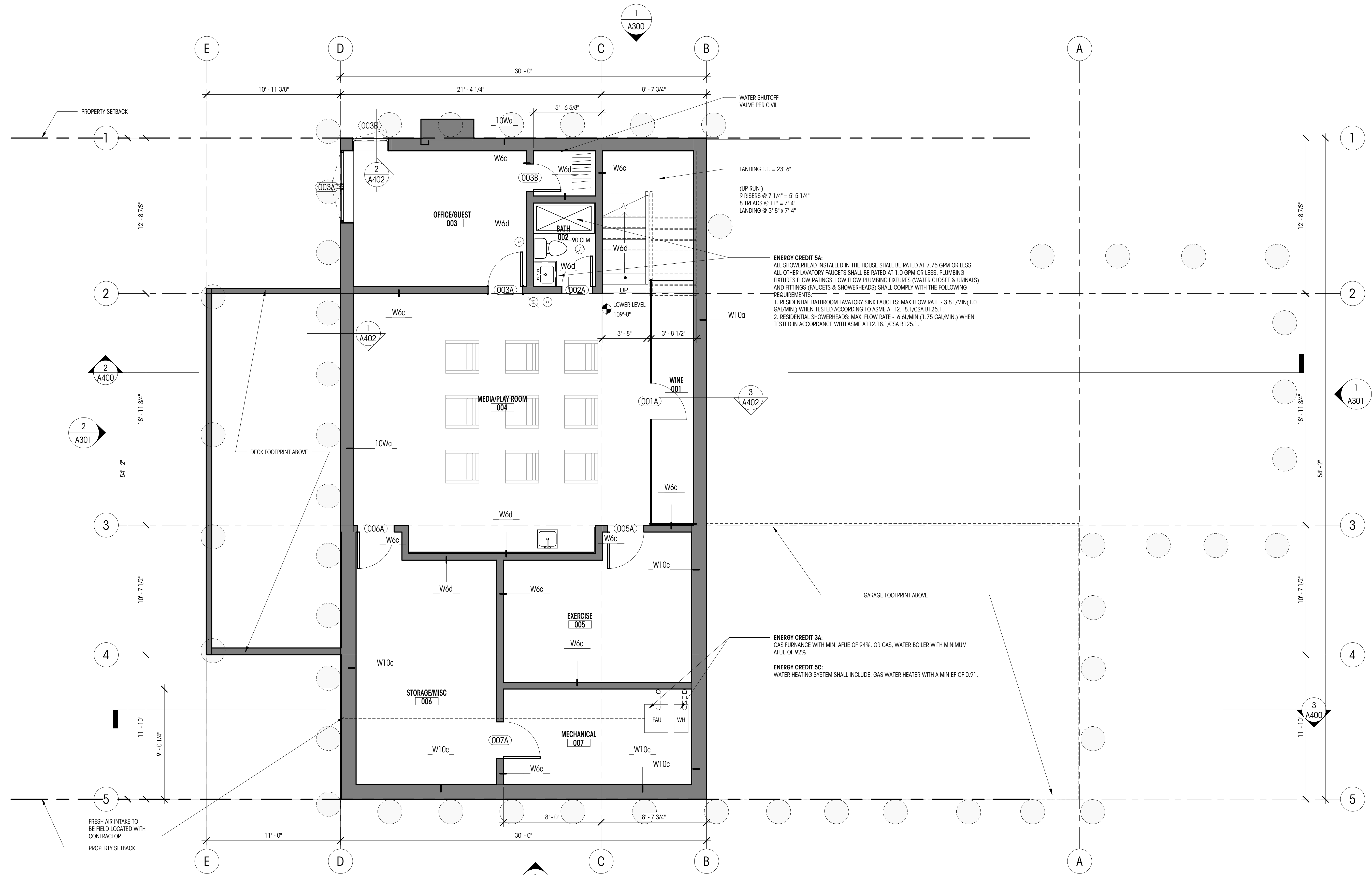
Project No.	272-20-01
Issue Date	11/30/2020
Scale	As Noted
Designed	ACW Checked LJP
Drawn	KES Approved LJP

**DRAINAGE,
UTILITIES &
PAVING
DETAILS**

Sheet
C4.0

c:\lpd\engineering\pllc\projects\kahan_residence\design\layouts\grades-utilities\kahan.dwg khrs 11/20/2020 4:54 PM

Permit Documents

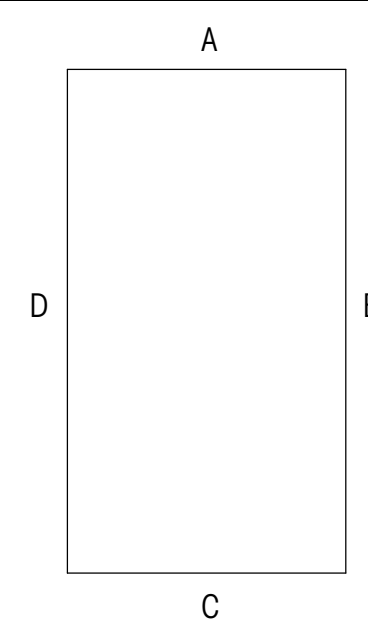


1 PROPOSED LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

BASEMENT LEVEL BELOW GRADE AREA CALC

WALL SEGMENT	LENGTH	COVERAGE	RESULT
A	30.0'	56%	16.8'
B	54.2'	95%	51.49'
C	30.0'	95%	28.5'
D	54.2'	49%	26.4'
TOTAL	168.4'		123.19'

TOTAL BASEMENT GSF = 1,622 SF
PORTION OF EXCLUDED BASEMENT FLOOR AREA:
(123.19/68.4) X 1,622 = 1,187 SF
NET BASEMENT GFA: (1,622 - 1,187) = 435 SF



LEGEND

- 200A WINDOW ID
- 100A DOOR ID
- 100A FINISH ID
- SMOKE DETECTOR
- ⊗ SMOKE/CARBON MONOXIDE DETECTOR
- ⊕ FAN - 100 CFM U.N.O.
- ⬆ EL= 148.5' (+0'-0') MAIN LEVEL FIN. FLR. ELEVATION DATUM
- GRIDLINE
- ▬ NEW WALL
- ▨ WALL TO REMAIN
- ▬ TO BE REMOVED
- ▬ 1-HOUR RATED ASSEMBLY

NOTES

- ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO CENTERLINE OF FRAMING AT INT. FACE OF WALL, U.N.O.
- ALL DIMENSIONS AT INTERIOR ALLS TO FACE OF FINISH (5/8" GWB ASSUMED AT EA. SIDE OF WALL), U.N.O.
- ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.

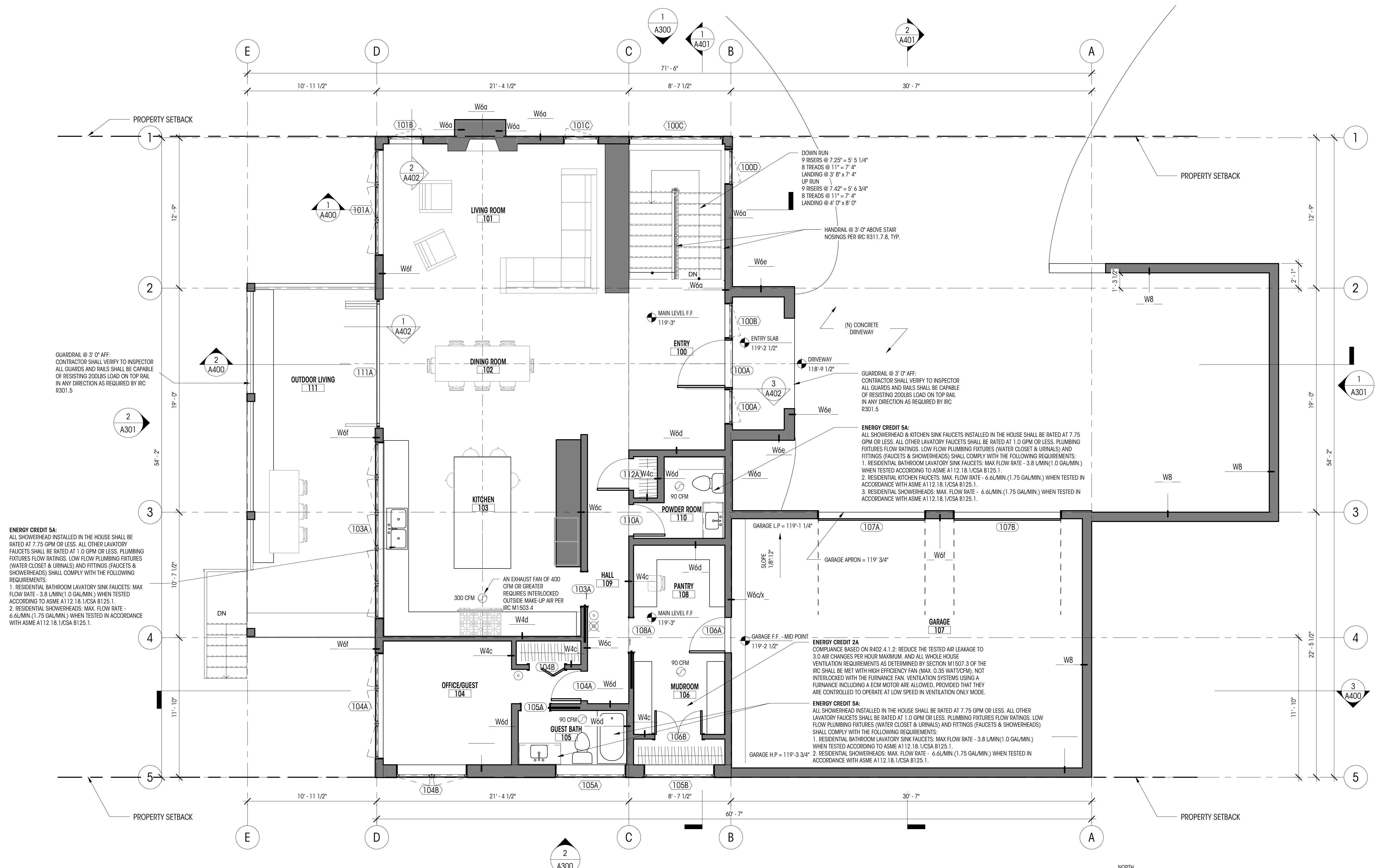
WHOLE HOUSE VENTILATION CALCS

PROPOSED CONDITIONED SF = 4,964 SF
NUMBER OF BEDROOMS = 6
AIRFLOW IN CFM REQUIRED FOR CONTINUOUS VENTILATION = 125 CFM
RUN TIME PERCENTAGE IN EACH 4 HOUR SEGMENT = 25 %
FACTOR = 4
CALCULATION 120 CFM X 4 = 480 CFM

OPTION 2015 IMC 403.8.1 & 403.8.5.1 - INTERMITTENT WHOLE HOUSE VENTILATION
PER IRC TABLES m1507.3.3(1)(2) A 25% RUN-TIME IN EACH 4-HOUR SEGMENT REQUIRES A 480 CFM FAN(S) TO BE PROVIDED FOR THE REQUIRED WHOLE-HOUSE VENTILATION. THIS VENTILATION REQUIREMENT WILL BE HANDLED BY A BALANCED VENTILATION SYSTEM IN CONJUNCTION WITH FORCED AIR UNIT. SEE WA STATE VENTILATION NOTES SECTION 1507.3.5.1 ON SHEET A001 REGARDING VENTILATION REQUIREMENTS BASED INTEGRATED WITH A FORCED AIR UNIT.
*OUTDOOR AIR INLET DUCT TO BE FIELD LOCATED WITH HVAC SUBCONTRACTOR IN CONJUNCTION WITH PLACING EXHAUST DUCTS IN ORDER TO AVOID CONFLICT.

ENERGY CREDITS

2a	AIR LEAKAGE CONTROL & EFFICIENT VENTILATION: COMPLIANCE BASED ON R402.4.1.2.	0.5
3a	HIGH EFFICIENCY HVAC EQUIPMENT: GAS, PROPANE OR OIL FIRE FURNANCE WITH MIN. AFUE OF 94% OR GAS, PROPANE OR OIL FIRE BOILER WITH MIN. AFUE OF 92%	1.0
5a	EFFICIENT WATER HEATING: ALL SHOWERHEAD & KITCHEN 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.	0.5
5c	GAS WATER HEATING SYSTEM W/ A MINIMUM EF OF 0.91	1.5
TOTAL		3.5



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

LEGEND	
200A WINDOW ID	ELEVATION DATUM
100A DOOR ID	GRIDLINE
100A FINISH ID	NEW WALL
	WALL TO REMAIN
	TO BE REMOVED
	1-HOUR RATED ASSEMBLY

NOTES

- ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO CENTERLINE OF FRAMING AT INT. FACE OF WALL, U.N.O.
- ALL DIMENSIONS AT INTERIOR WALLS TO FACE OF FINISH (5/8" GWB ASSUMED AT EA. SIDE OF WALL), U.N.O.
- ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.

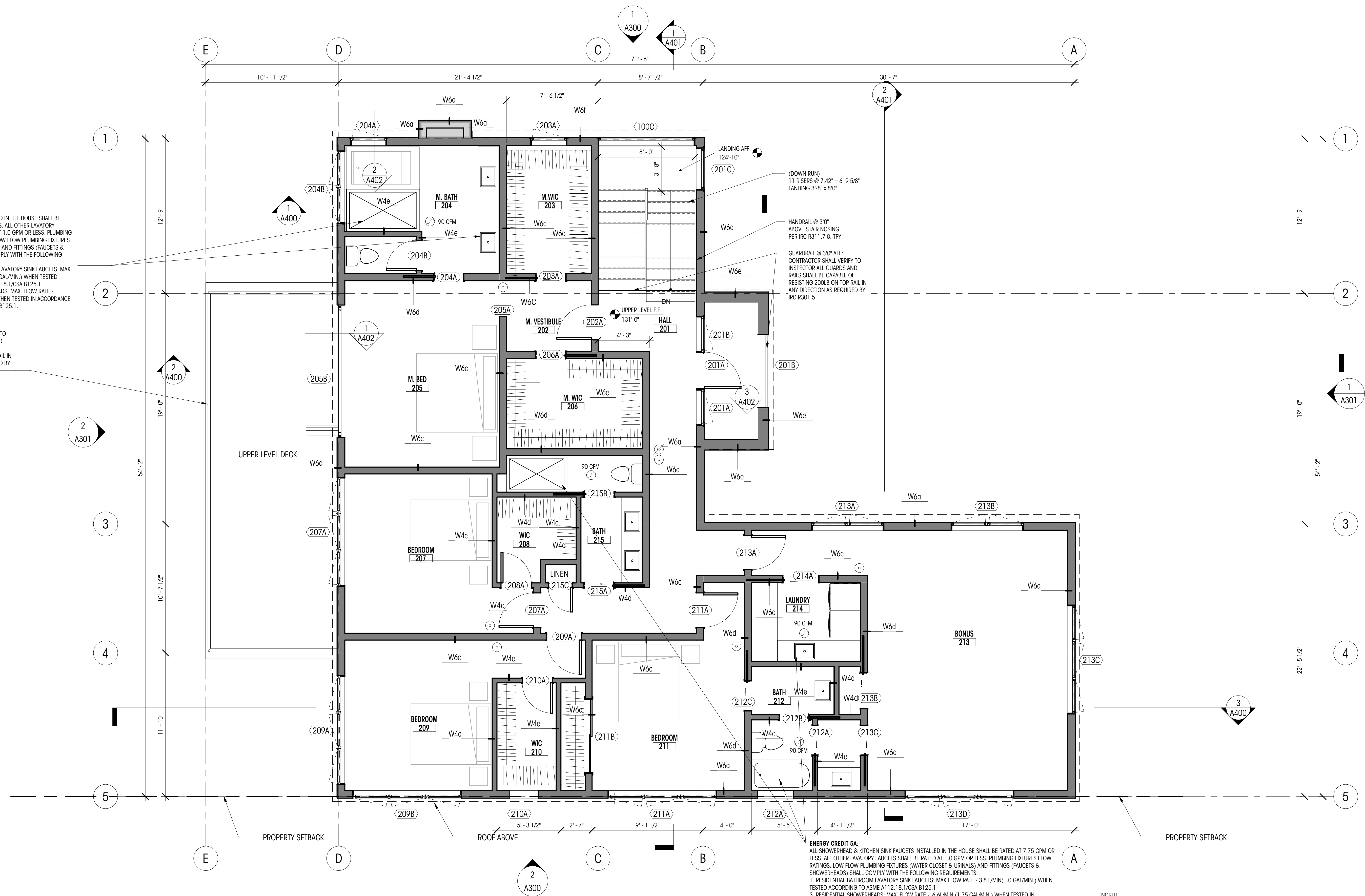
WHOLE HOUSE VENTILATION CALCS

PROPOSED CONDITIONED SF = 4,964 SF
 NUMBER OF BEDROOMS = 6
 AIRFLOW IN CFM REQUIRED FOR CONTINUOUS VENTILATION = 125 CFM
 RUN TIME PERCENTAGE IN EACH 4 HOUR SEGMENT = 25 %
 FACTOR = 4
CALCULATION 120 CFM X 4 = 480 CFM

OPTION 2015 IMC 403.8.1 & 403.8.5.1 - INTERMITTENT WHOLE HOUSE VENTILATION
 PER IRC TABLES m1507.3.3(1)(2) A 25% RUN-TIME IN EACH 4-HOUR SEGMENT REQUIRES A 480 CFM FAN(S) TO BE PROVIDED FOR THE REQUIRED WHOLE-HOUSE VENTILATION. THIS VENTILATION REQUIREMENT WILL BE HANDLED BY A BALANCED VENTILATION SYSTEM IN CONJUNCTION WITH FORCED AIR UNIT. SEE WA STATE VENTILATION NOTES SECTION 1507.3.5.1 ON SHEET A001 REGARDING VENTILATION REQUIREMENTS BASED INTEGRATED WITH A FORCED AIR UNIT.
 *OUTDOOR AIR INLET DUCT TO BE FIELD LOCATED WITH HVAC SUBCONTRACTOR IN CONJUNCTION WITH PLACING EXHAUST DUCTS IN ORDER TO AVOID CONFLICT.

ENERGY CREDITS

2a	AIR LEAKAGE CONTROL & EFFICIENT VENTILATION: COMPLIANCE BASED ON R402.4.1.2.	0.5
3a	HIGH EFFICIENCY HVAC EQUIPMENT: GAS, PROPANE OR OIL FIRE FURNACE WITH MIN. AFUE OF 94% OR GAS, PROPANE OR OIL FIRE BOILER WITH MIN. AFUE OF 92%	1.0
5a	EFFICIENT WATER HEATING: ALL SHOWERHEAD & KITCHEN 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.	0.5
5c	GAS WATER HEATING SYSTEM W/ A MINIMUM EF OF 0.91	1.5
TOTAL		3.5



ENERGY CREDIT 5A:
ALL SHOWERHEAD INSTALLED IN THE HOUSE SHALL BE RATED AT 7.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS. PLUMBING FIXTURES FLOW RATINGS, LOW FLOW PLUMBING FIXTURES (WATER CLOSET & URINALS) AND FITTINGS (FAUCETS & SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
1. RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS: MAX FLOW RATE - 3.8 L/MIN (1.0 GAL/MIN.) WHEN TESTED ACCORDING TO ASME A112.18.1/CSA B125.1.
2. RESIDENTIAL SHOWERHEADS: MAX. FLOW RATE - 6.6 L/MIN (1.75 GAL/MIN.) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1.

GUARDRAIL @ 3'0\" AFF:
CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS AND RAILS SHALL BE CAPABLE OF RESISTING 200LB ON TOP RAIL IN ANY DIRECTION AS REQUIRED BY IRC R301.5

ENERGY CREDIT 5A:
ALL SHOWERHEAD & KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 7.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS. PLUMBING FIXTURES FLOW RATINGS, LOW FLOW PLUMBING FIXTURES (WATER CLOSET & URINALS) AND FITTINGS (FAUCETS & SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
1. RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS: MAX FLOW RATE - 3.8 L/MIN (1.0 GAL/MIN.) WHEN TESTED ACCORDING TO ASME A112.18.1/CSA B125.1.
2. RESIDENTIAL SHOWERHEADS: MAX. FLOW RATE - 6.6 L/MIN (1.75 GAL/MIN.) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1.

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

LEGEND	
(200A) WINDOW ID	○ ELEVATION DATUM
(100A) DOOR ID	○ MAIN LEVEL FIN. FLR.
(100A) FINISH ID	○ GRIDLINE
○ SMOKE DETECTOR	— NEW WALL
⊗ SMOKE/CARBON MONOXIDE DETECTOR	▨ WALL TO REMAIN
○ FAN - 100 CFM U.N.O.	- - - TO BE REMOVED
	— 1-HOUR RATED ASSEMBLY

NOTES

- ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO CENTERLINE OF FRAMING AT INT. FACE OF WALL, U.N.O.
- ALL DIMENSIONS AT INTERIOR WALLS TO FACE OF FINISH (5/8\" GWB ASSUMED AT EA. SIDE OF WALL), U.N.O.
- ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.

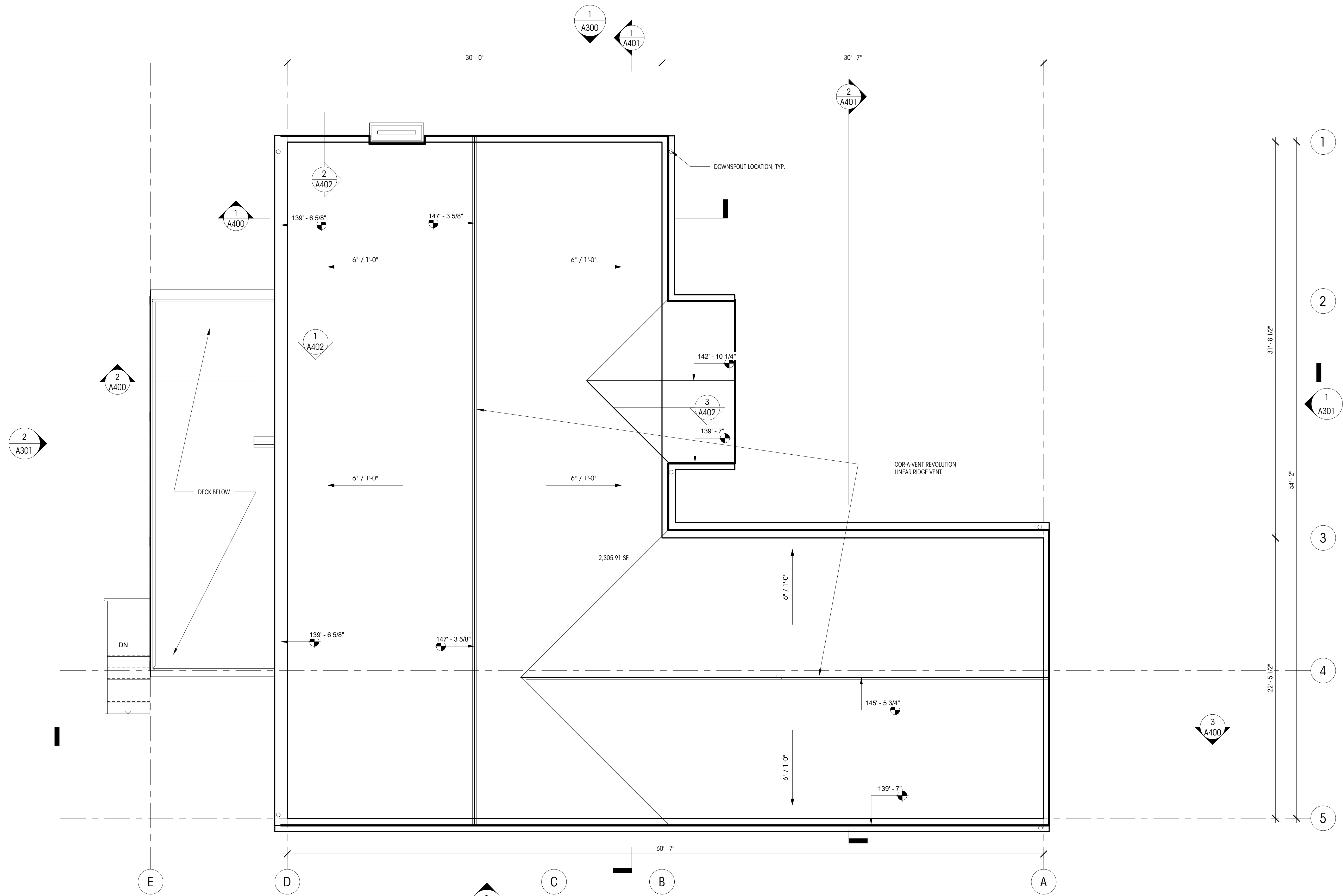
WHOLE HOUSE VENTILATION CALCS

PROPOSED CONDITIONED SF =	4,964 SF
NUMBER OF BEDROOMS =	6
AIRFLOW IN CFM REQUIRED FOR CONTINUOUS VENTILATION =	125 CFM
RUN TIME PERCENTAGE IN EACH 4 HOUR SEGMENT =	25 %
FACTOR =	4
CALCULATION	120 CFM X 4 = 480 CFM

OPTION 2015 IMC 403.8.1 & 403.8.5.1 - INTERMITTENT WHOLE HOUSE VENTILATION
PER IRC TABLES m1507.3.3(1)(2) A 25% RUN-TIME IN EACH 4-HOUR SEGMENT REQUIRES A 480 CFM FAN(S) TO BE PROVIDED FOR THE REQUIRED WHOLE-HOUSE VENTILATION. THIS VENTILATION REQUIREMENT WILL BE HANDLED BY A BALANCED VENTILATION SYSTEM IN CONJUNCTION WITH FORCED AIR UNIT. SEE WA STATE VENTILATION NOTES SECTION 1507.3.5.1 ON SHEET A001 REGARDING VENTILATION REQUIREMENTS BASED INTEGRATED WITH A FORCED AIR UNIT.
*OUTDOOR AIR INLET DUCT TO BE FIELD LOCATED WITH HVAC SUBCONTRACTOR IN CONJUNCTION WITH PLACING EXHAUST DUCTS IN ORDER TO AVOID CONFLICT.

ENERGY CREDITS

2a	AIR LEAKAGE CONTROL & EFFICIENT VENTILATION: COMPLIANCE BASED ON R402.4.1.2.	0.5
3a	HIGH EFFICIENCY HVAC EQUIPMENT: GAS, PROPANE OR OIL FIRE FURNACE WITH MIN. AFUE OF 94% OR GAS, PROPANE OR OIL FIRE BOILER WITH MIN. AFUE OF 92%	1.0
5a	EFFICIENT WATER HEATING: ALL SHOWERHEAD & KITCHEN 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.	0.5
5c	GAS WATER HEATING SYSTEM W/ A MINIMUM EF OF 0.91	1.5
TOTAL		3.5



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

LEGEND

- 200A WINDOW ID
- 100A DOOR ID
- 100A FINISH ID
- SMOKE DETECTOR
- SMOKE/CARBON MONOXIDE DETECTOR
- FAN - 100 CFM U.N.O.
- EL= 148.5' (+0'-0") MAIN LEVEL FIN. FLR. ELEVATION DATUM
- 0 GRIDLINE
- NEW WALL
- WALL TO REMAIN
- TO BE REMOVED
- 1-HOUR RATED ASSEMBLY

NOTES

1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO CENTERLINE OF FRAMING AT INT. FACE OF WALL, U.N.O.
2. ALL DIMENSIONS AT INTERIOR WALLS TO FACE OF FINISH (5/8" GWB ASSUMED AT EA. SIDE OF WALL), U.N.O.
3. ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.

ROOF VENTILATION CALCS

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

TOTAL ATTIC/CONDITIONED AREA = 2306 SF
 REQUIRED VENTILATION = 2500/300 = **7.69 SF = 1107.36 SQ.IN.**

2" HOLE = 3.14 SQ.IN. ; 1200 SQ.IN./3.14 SQ.IN. = 382 HOLES REQUIRED
 229LF/382 HOLES = 1 HOLE PER 6' = 7.2" O.C.

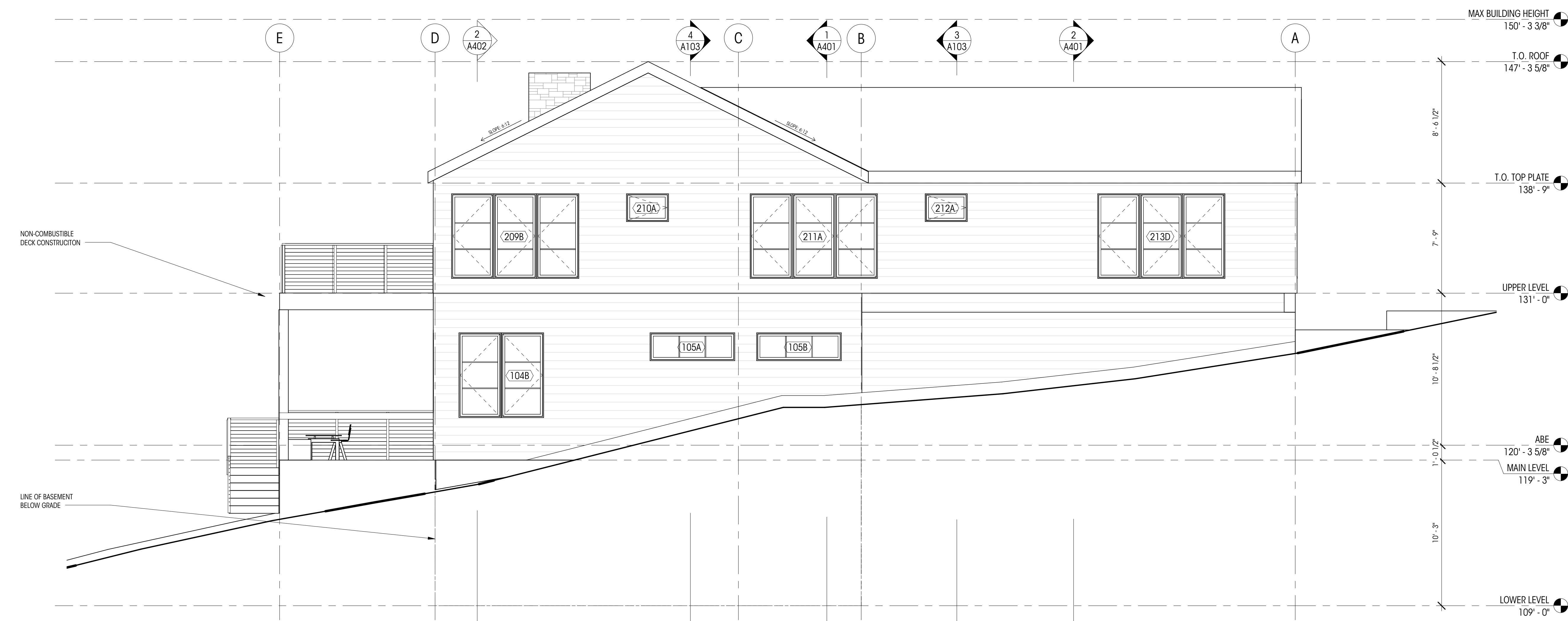
PROPOSED VENTILATION - 2" HOLES @ 7.25" O.C.

EAVE/SOFFIT VENTING:
 PROJECT RIDGES 96.375'
 TOTAL VENTING LINEAR FEET 96.375'
 VENTS @ 12 SQ.IN. / FT NFVA : 96.375' X 12 **1156.5 SQ.IN.**

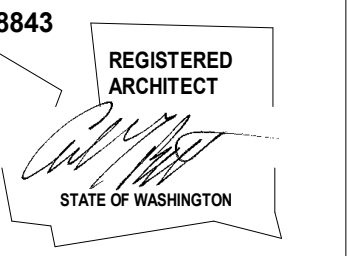
COR-A-VENT REVOLUTION RIDGE VENT PROVIDES 12 SQ.IN. NFVA PER LINEAR FOOT



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



2 PROPOSED SOUTH
1/4" = 1'-0"



KAHAN SPEC HOME

8163 WEST MERCER WAY
MERCER ISLAND, WA 98040
© COPYRIGHT 2020 BRANDT DESIGN, INC. SEATTLE, WA

PERMIT DOCUMENTS

DATE: 11/30/20

SHEET SIZE: D (24X36)

REVISIONS
NO. DATE:

DRAWN BY: MO
CHECKED BY: BM

EXTERIOR
ELEVATIONS

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

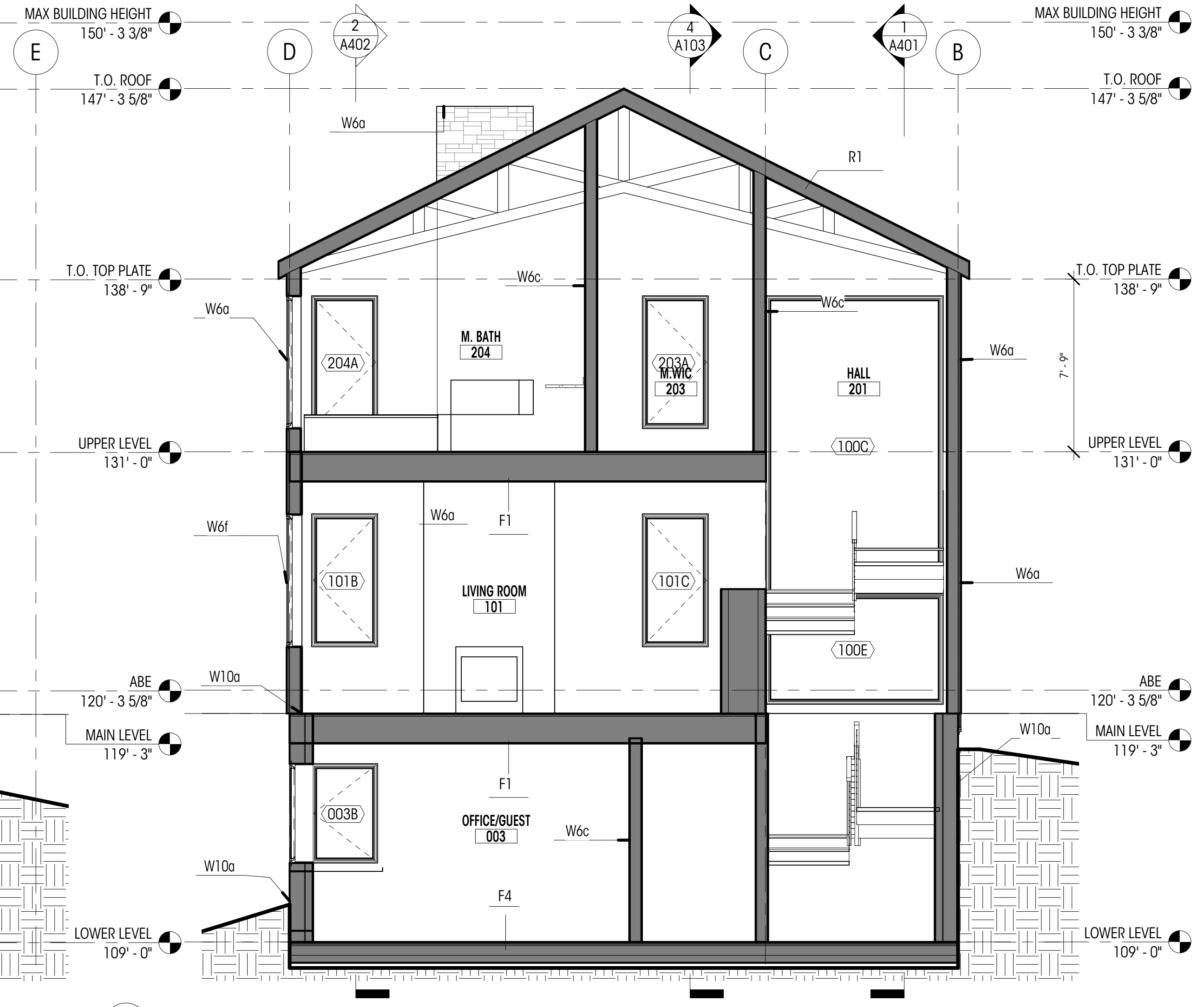
A301

DEDICATED
APPROVAL
STAMP SPACE

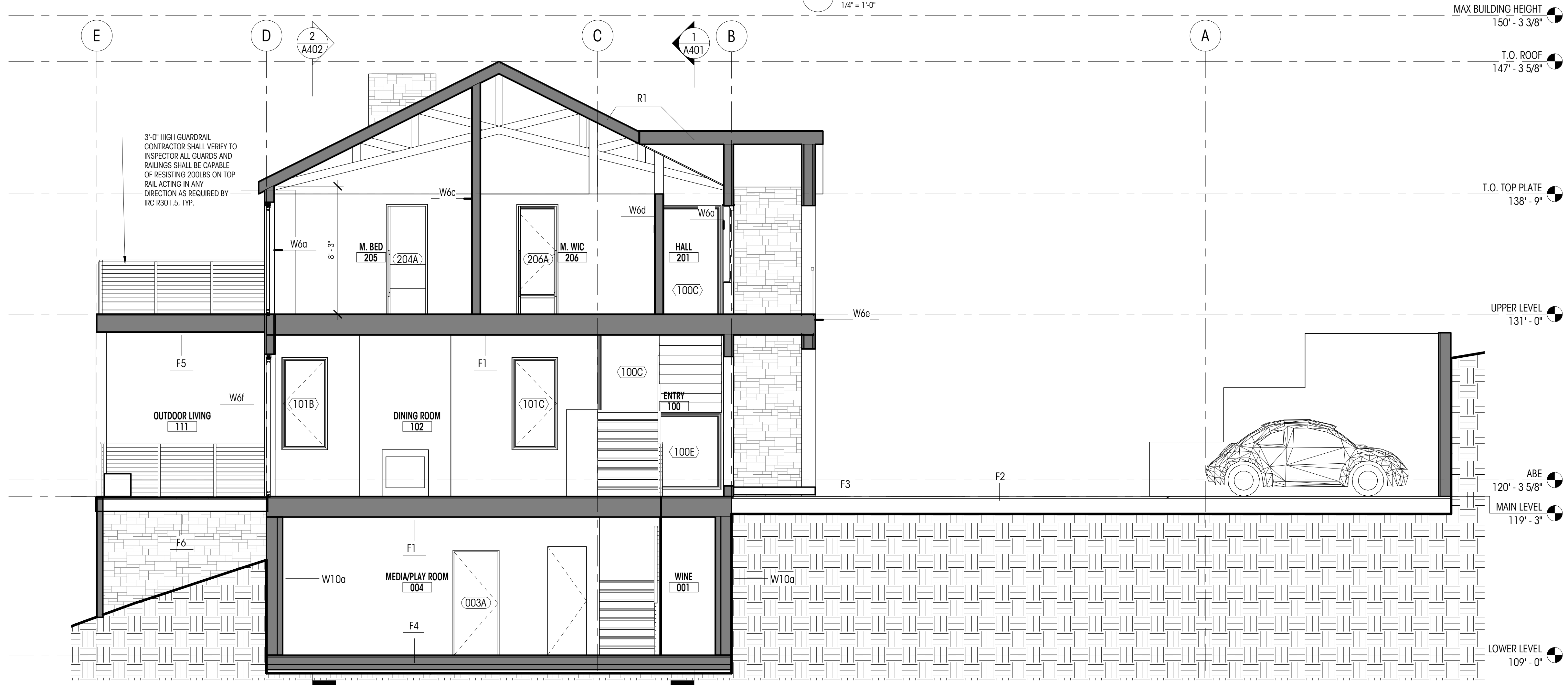




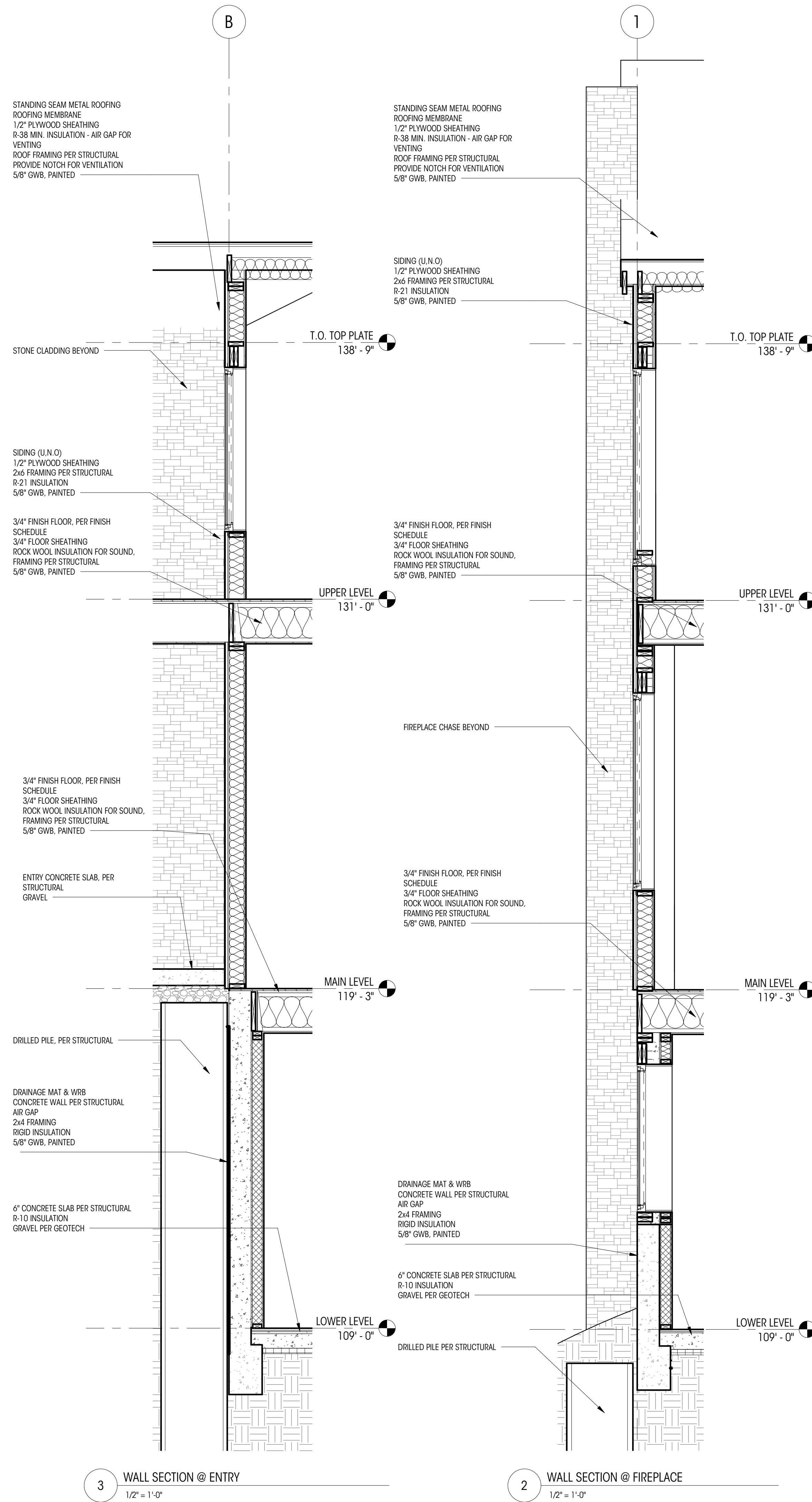
3 EAST WEST SECTION 1
1/4" = 1'-0"



1 EAST WEST THROUGH STAIR
1/4" = 1'-0"



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



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 IBC 8310.2 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 R308.4.3, GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL NEEDS TO BE TEMPERED GLASS / SAFETY GLAZING IN THE FOLLOWING HAZARDOUS LOCATIONS:
 1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SF.
 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR.
 3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACES ARE WITHING 36", MEASURE HORIZONTALLY IN A STRAIGHT LINE OF THE GLAZING.

SPECIFIC NOTES

1. EGRESS
2. TEMPERED GLASS/SAFETY GLAZING
3. ENGLISH 1/2" REED GLASS
4. SILLS FLUSH WITH COUNTERTOP / TUBDECK
5. (E) OWNER SUPPLIED WINDOWS TO BE REPURPOSED
6. MULL HEAD OF WINDOW 103A TO SILL OF WINDOW 216A
7. VERIFY SILL HEIGHT WITH (E) TOP OF ROOF. PROVIDE 2" MIN. CLEARANCE
8. CONTRACTOR TO DISASSEMBLE MOLD UNIT IN TO SEPARATE SINGLE UNITS, VERIFY W/ OWNER.

WINDOW WALL GENERAL NOTES

*ALL WINDOW WALL MUST HAVE A U-VALUE OF .28 OR LOWER

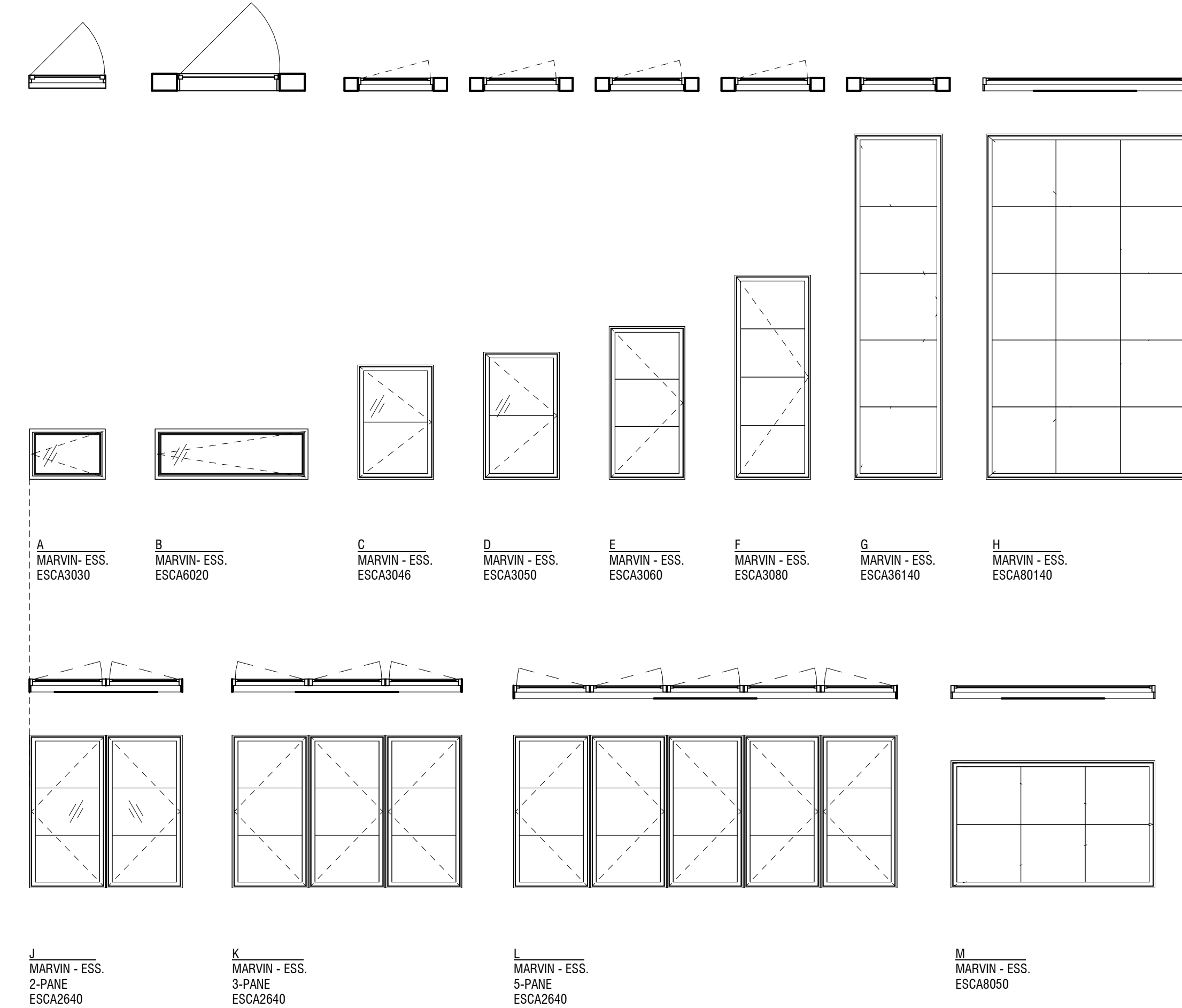
*CONTRACTOR TO VERIFY ALL SIZES AND DIMENSIONS IN FIELD WITH OWNER BEFORE ORDERING.

*ALL WINDOW WALL IS TEMPERED GLASS

*REFER TO PLANS AND TAGS FOR LOCATION

*ALL ELEVATIONS ARE FROM THE EXTERIOR

*ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS, R.O. PER CONTRACTOR



WINDOW TYPES

1/4" = 1'-0"

WINDOW SCHEDULE

PLAN ID	TYPE	WIDTH (ft)	HEIGHT (ft)	HEAD HT	UNIT AREA (sf)	U VALUE	UA	NOTES
003A	J	5'-11 1/2"	4'-5 1/2"	8'-0"	27 SF	0.3	8 SF	
003B	C	2'-11 1/2"	4'-5 1/2"	8'-0"	13 SF	0.3	4 SF	
100A	F	2'-11 1/2"	7'-11 1/2"	9'-0 3/4"	24 SF	0.3	7 SF	
100B	F	2'-11 1/2"	7'-11 1/2"	9'-0 3/4"	24 SF	0.3	7 SF	
100C	H	7'-11 1/2"	13'-5 1/2"	7'-0"	107 SF	0.3	32 SF	
100D	D	2'-11 1/2"	4'-11 1/2"	4'-1 7/8"	15 SF	0.3	4 SF	
100E	M	7'-11 1/2"	4'-11 1/2"	15'-7 1/2"	39 SF	0.3	12 SF	
101A	K	8'-11 1/2"	5'-11 1/2"	8'-11 1/4"	53 SF	0.3	16 SF	
101B	E	2'-11 1/2"	5'-11 1/2"	8'-11 1/2"	18 SF	0.3	5 SF	
101C	E	2'-11 1/2"	5'-11 1/2"	8'-11 1/2"	18 SF	0.3	5 SF	
103A	L	14'-1 1/2"	5'-11 1/2"	8'-11 1/4"	89 SF	0.3	27 SF	
104A	K	8'-11 1/2"	5'-11 1/2"	8'-11 1/4"	53 SF	0.3	16 SF	
104B	J	5'-11 1/2"	5'-11 1/2"	8'-11 1/2"	36 SF	0.3	11 SF	1
105A	B	5'-11 1/2"	1'-11 1/2"	8'-11 1/2"	12 SF	0.3	4 SF	
105B	B	5'-11 1/2"	1'-11 1/2"	8'-11 1/2"	12 SF	0.3	4 SF	
201A	D	2'-11 1/2"	4'-11 1/2"	7'-0"	15 SF	0.3	4 SF	
201B	D	2'-11 1/2"	4'-11 1/2"	7'-0"	15 SF	0.3	4 SF	
201C	G	3'-5 1/2"	13'-5 1/2"	7'-0"	47 SF	0.3	14 SF	
203A	E	2'-11 1/2"	5'-11 1/2"	7'-0"	18 SF	0.3	5 SF	
204A	E	2'-11 1/2"	5'-11 1/2"	7'-0"	18 SF	0.3	5 SF	
204B	J	5'-11 1/2"	5'-11 1/2"	7'-0"	36 SF	0.3	11 SF	
207A	K	8'-11 1/2"	5'-11 1/2"	7'-0"	53 SF	0.3	16 SF	1
209A	K	8'-11 1/2"	5'-11 1/2"	7'-0"	53 SF	0.3	16 SF	
209B	K	8'-11 1/2"	5'-11 1/2"	7'-0"	53 SF	0.3	16 SF	1
210A	A	2'-11 1/2"	1'-11 1/2"	7'-0"	6 SF	0.3	2 SF	
211A	K	8'-11 1/2"	5'-11 1/2"	7'-0"	53 SF	0.3	16 SF	1
212A	A	2'-11 1/2"	1'-11 1/2"	7'-0"	6 SF	0.3	2 SF	
213A	J	5'-11 1/2"	5'-11 1/2"	7'-1 3/4"	36 SF	0.3	11 SF	
213B	J	5'-11 1/2"	5'-11 1/2"	7'-1 3/4"	36 SF	0.3	11 SF	
213C	K	8'-11 1/2"	5'-11 1/2"	7'-0"	53 SF	0.3	16 SF	
213D	K	8'-11 1/2"	5'-11 1/2"	7'-0"	53 SF	0.3	16 SF	

DOOR SCHEDULE

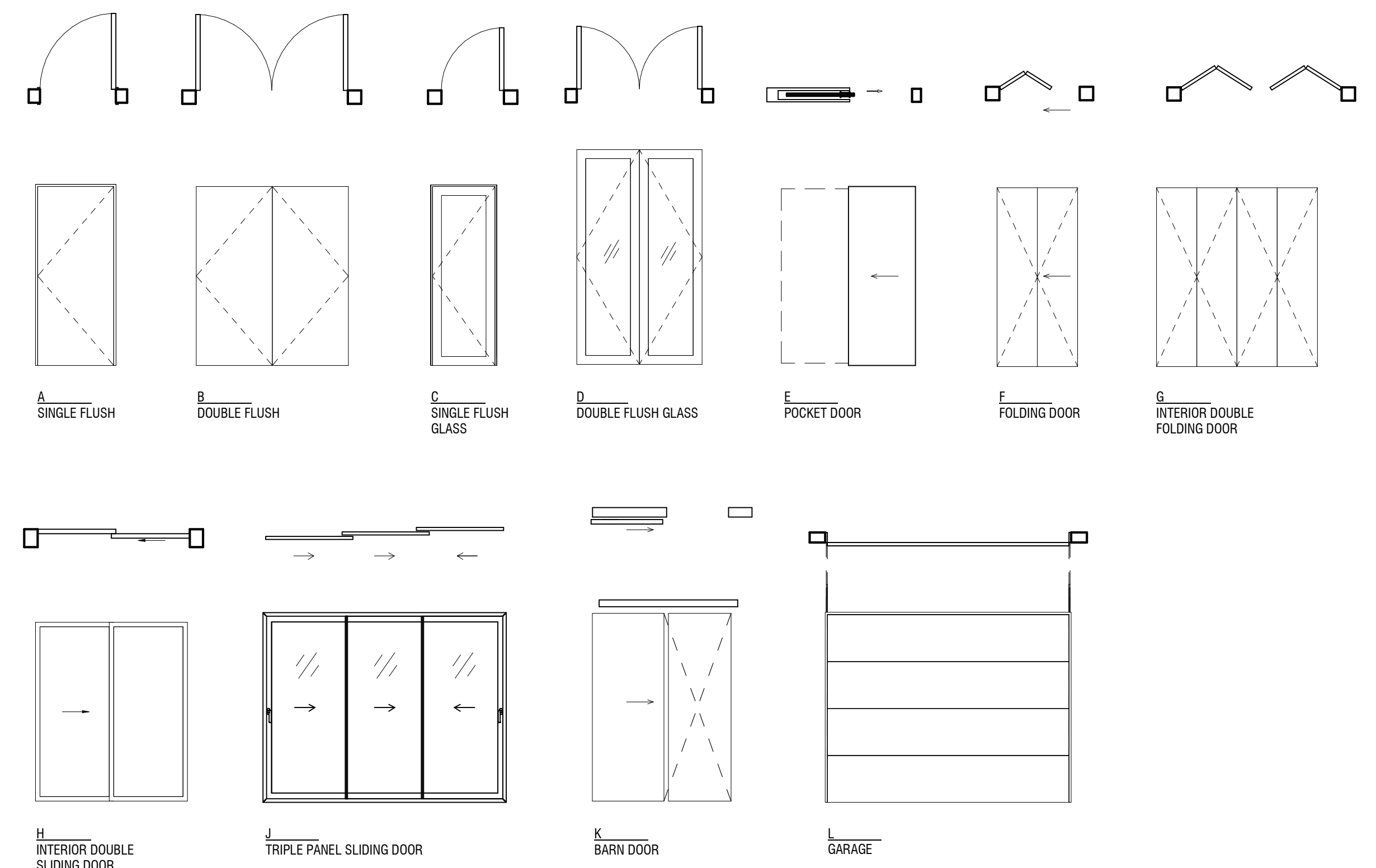
PLAN ID	TYPE	WIDTH (ft)	HEIGHT (ft)	AREA (sf)	U VALUE	UA	NOTES
001A		3'-0"	10'-3"	31 SF			
002A	A	2'-6"	7'-0"	18 SF			
003A	A	2'-10"	6'-8"	19 SF			
003B	A	2'-3"	7'-0"	16 SF			
005A	C	3'-0"	9'-0"	27 SF			
006A	A	3'-0"	7'-0"	21 SF			
007A	A	3'-0"	7'-0"	21 SF			
100A	C	4'-0"	8'-4"	33 SF	0.3	10 SF	1.2
103A	E	3'-0"	7'-0"	21 SF			
104A	A	2'-6"	7'-0"	18 SF			
104B	F	3'-0"	6'-8"	20 SF			
105A	E	2'-6"	7'-0"	18 SF			
106A	A	3'-0"	7'-0"	21 SF			
106B	B	4'-0"	7'-0"	28 SF			
107A	L	9'-0"	7'-0"	63 SF	0.3	19 SF	4
107B	L	9'-0"	7'-0"	63 SF	0.3	19 SF	4
108A	E	3'-0"	7'-0"	21 SF			
110A	A	2'-8"	7'-0"	19 SF			
111A	J	10'-11"	8'-11 1/4"	98 SF	0.3	29 SF	1.2
112A	A	2'-8"	7'-0"	19 SF			
201A	C	3'-0"	7'-0"	21 SF	0.3	6 SF	1.2
201B	M	6'-0"	7'-0"	42 SF			
202A	A	2'-10"	6'-8"	19 SF			
203A	E	2'-6"	7'-0"	18 SF			
204A	E	2'-6"	7'-0"	18 SF			
204B	A	2'-6"	7'-0"	18 SF			
205B	J	10'-11"	7'-0"	76 SF	0.3	23 SF	1.2
206A	E	2'-6"	7'-0"	18 SF			
207A	A	2'-10"	6'-8"	19 SF			
208A	A	2'-6"	7'-0"	18 SF			
209A	A	2'-10"	6'-8"	19 SF			
210A	A	2'-6"	7'-0"	18 SF			
211A	A	2'-10"	6'-8"	19 SF			
211B	H	6'-0"	7'-0"	42 SF			
212A	E	2'-6"	7'-0"	18 SF			
212B	E	2'-6"	7'-0"	18 SF			
212C	E	2'-6"	7'-0"	18 SF			
213A	A	2'-10"	6'-8"	19 SF			
213B	E	3'-0"	7'-0"	21 SF			
213C	E	2'-6"	7'-0"	18 SF			
214A	E	3'-0"	7'-0"	21 SF			
215A	E	2'-6"	7'-0"	18 SF			
215B	E	2'-6"	7'-0"	18 SF			
215C	A	2'-0"	7'-0"	14 SF			

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

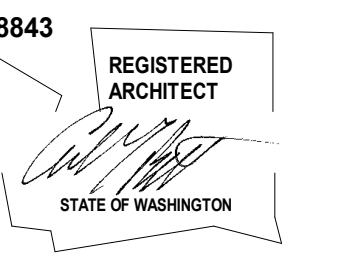
SPECIFIC NOTES

1. TEMPERED GLASS/SAFETY GLAZING
2. EGRESS
3. 20-MINUTE RATED W/SELF-CLOSURE OVERHEAD DOOR
4. ENGLISH 1/2" REED GLASS
5. ACCESS DOOR TO UNDER STAIR

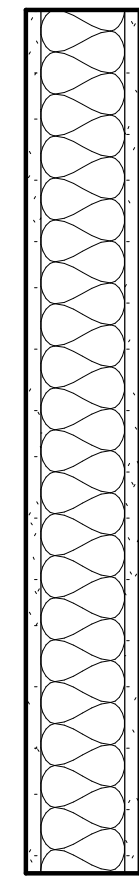


DOOR TYPES

1/4" = 1'-0"

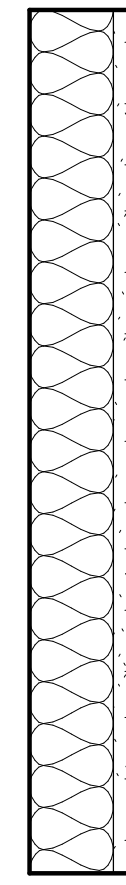


VERTICAL ASSEMBLIES



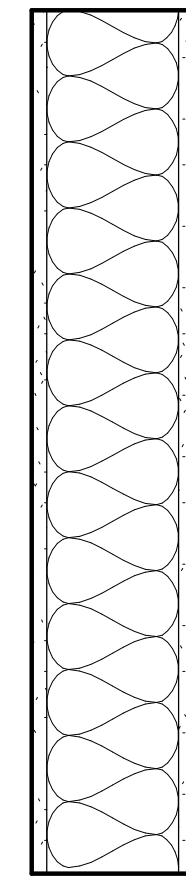
5/8" GWB
2x4 FRAMING
ROCK WOOL INSULATION (FOR SOUND)
5/8" GWB

W4a



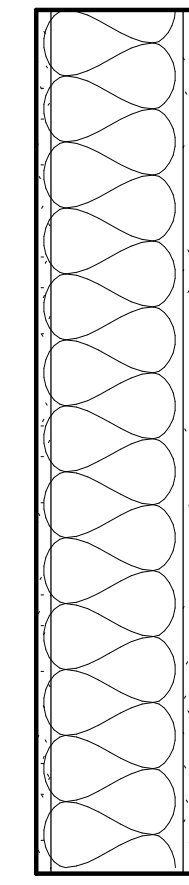
2x4 FRAMING
ROCK WOOL INSULATION (FOR SOUND)
5/8" GWB

W4b



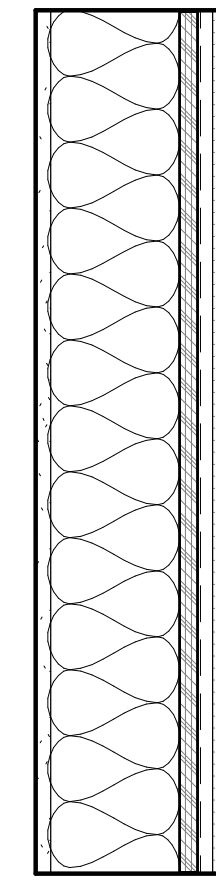
5/8" GWB
2x6 FRAMING
ROCK WOOL INSULATION (FOR SOUND)
5/8" GWB

W6a



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

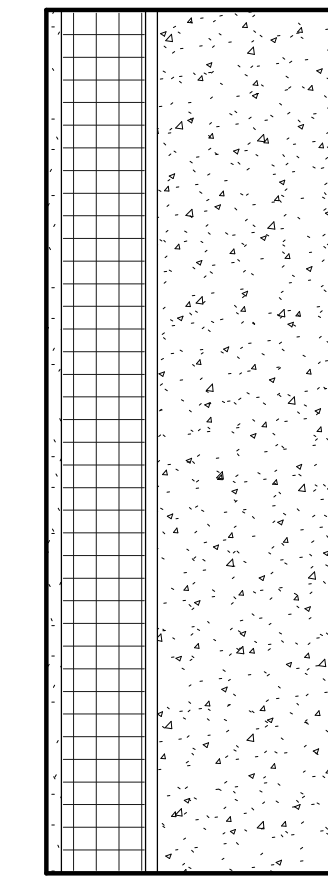
W6b



5/8" GWB
2x6 FRAMING
R-21 MIN INSULATION
3/4" PLYWOOD SHEATHING
WRB
1X VERTICAL FURRING STRIP, PNT BLACK SIDING

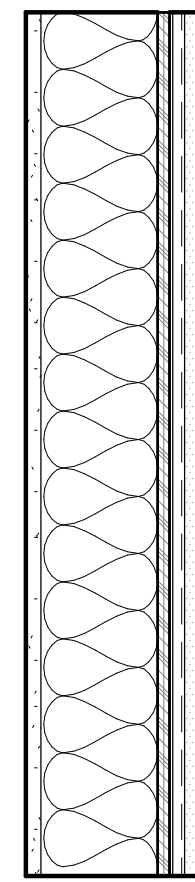
W6e

(*' WHERE TYPE X GWB)



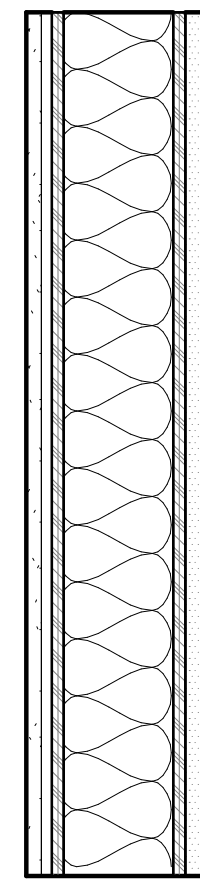
1/2" GWB, PAINTED
2x6 FRAMING PER STRUCTURAL
R-21 INSULATION
1/2" AIRGAP
CONCRETE WALL PER STRUCTURAL
DRAINAGE MAT & WRB

W10a



5/8" GWB
2x6 FRAMING
R-21 MIN INSULATION
1/2" PLYWOOD SHEATHING
WRB
1X VERTICAL FURRING STRIP, PNT BLACK SIDING

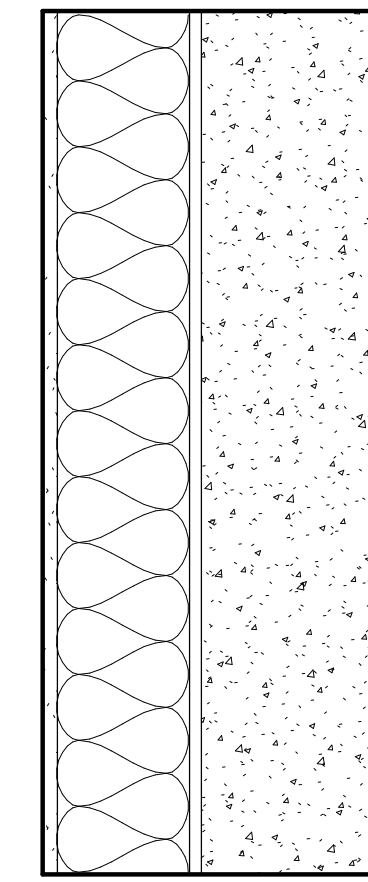
W3



5/8" GWB
(TYPE 'X' @ GARAGE)
1/2" PLYWOOD SHEATHING
2x6 FRAMING
R-21 MIN INSULATION
1/2" PLYWOOD SHEATHING
WRB
1X VERTICAL FURRING STRIP, PNT BLACK SIDING

W6f

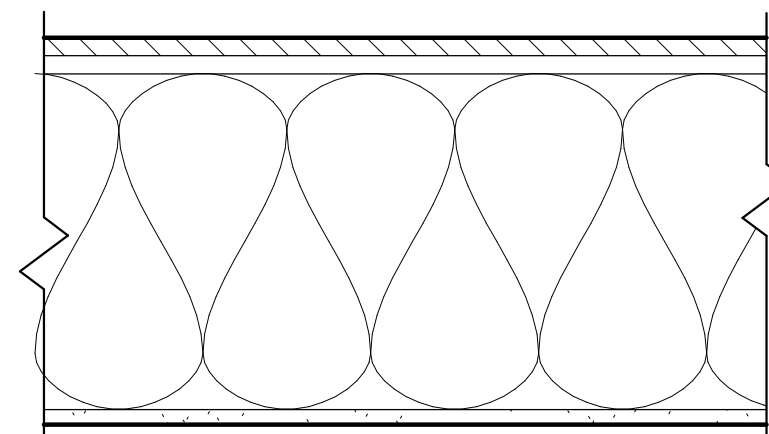
(*' WHERE TYPE X GWB)



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

W10c

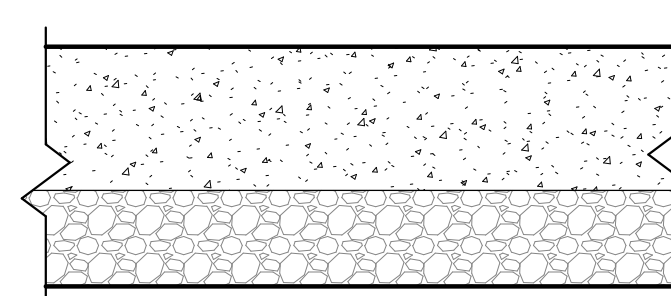
HORIZONTAL ASSEMBLIES



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

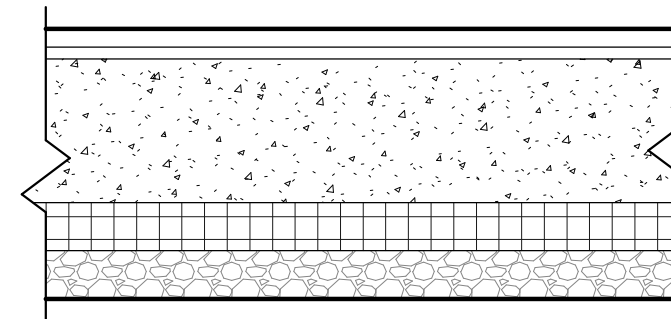
F1

(*' WHERE TYPE X GWB)



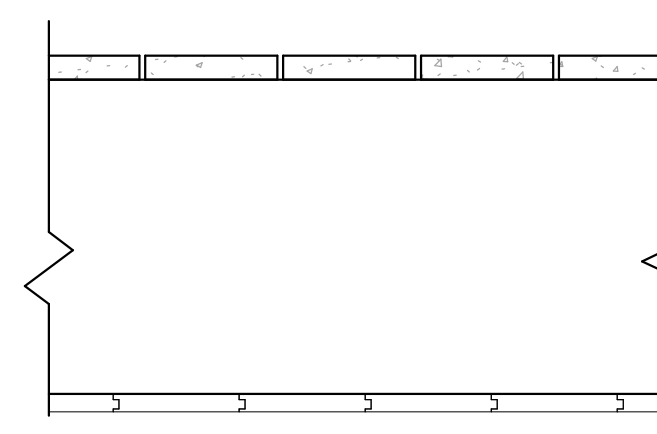
F2

6" CONCRETE SLAB
GRAVEL



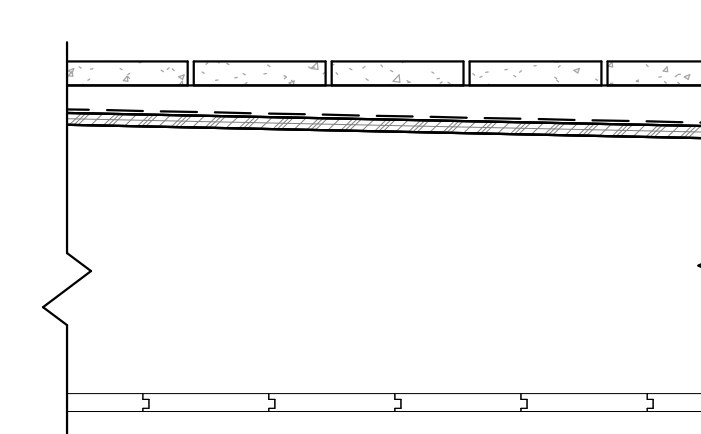
F4

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



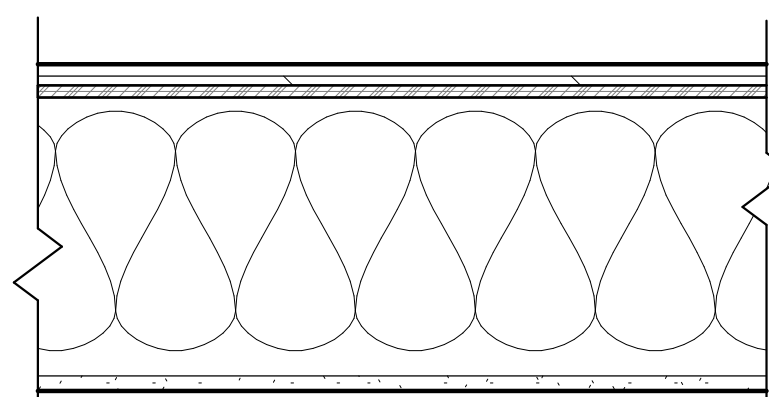
F5

PAVER TILES
TREATED FLOOR FRAMING PER STRUCT.
1x CEDAR T&G STAINED



F6

PAVER TILES
RIPPED FURRING, SLOPE 1/8"-12"
'DURADECK' OR APPROVED ALTERNATE MEMBRANE" O/ 3/4"
PLYWOOD
FLOOR FRAMING PER STRUCT RIPPED 1/8"-12"
1X CEDAR T&G STAINED
*WATERPROOFING MUST BE APPROVED FOR USE AS A WALKING DECK AND FOR THE INSTALLATION OF THE DECKING DIRECTLY ON THE OF THE MEMBRANE PER ICC-ES WALKING DECKS CRITERIA



R1

STANDING SEAM METAL ROOFING
ROOFING MEMBRANE
1/2" PLYWOOD
R-38 MIN. INSULATION - ENSURE 1" AIRGAP FOR VENTING
ROOF TRUSS PER STRUCTURAL
5/8" GWB, PAINTED

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

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2015 EDITION).
- DESIGN LOADING CRITERIA:
GARAGES
FLOOR LIVE LOAD (PASSENGER VEHICLES) 40 PSF
FLOOR CONCENTRATED LOAD (PASSENGER VEHICLES) 3000 LBS
HANDRAILS AND GUARDS
GUARDRAILS/BALCONY RAILS 50 PLF
GUARDRAILS/BALCONY RAILS CONCENTRATED LOAD 200 LBS
RESIDENTIAL - ONE AND TWO-FAMILY DWELLINGS
FLOOR LIVE LOAD 40 PSF
ROOF
ROOF LIVE LOAD 25 PSF
MISCELLANEOUS LOADS
DECKS 1.5 x AREA SERVED
ENVIRONMENTAL LOADS
SNOW Ce=1.0, Is=1.0, Ct=1.1, Pg=25 PSF, Pf=20 PSF
WIND Gcpi=0.18, 110 MPH, RISK CATEGORY II, EXPOSURE "C"
EARTHQUAKE . . . ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS, Vs = 20 KIPS
SITE CLASS=D, Ss=147, Sds=98, S1=56, SD1=56, Cs=0.150
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 ERCTED, 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

CONTRACTOR SHALL SUBMIT WALL ELEVATION DRAWINGS OF AT LEAST 1/8" = 1'-0" SCALE INDICATING LOCATIONS OF CONNECTION EMBEDMENT'S AND WALL OPENINGS FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WALL ELEVATION DRAWINGS WITH REINFORCEMENT SHOP DRAWINGS.

APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.

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

- 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 AISC 360
CONCRETE CONSTRUCTION	PER TABLE 1705.3
CAST-IN-PLACE DEEP FOUNDATION	PER TABLE 1705.8
EXPANSION BOLTS AND THREADED EXPANSION INSERTS	PER MANUFACTURER
EPOXY GROUTED INSTALLATIONS	PER MANUFACTURER

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

- 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.

ALLOWABLE SOIL PRESSURE (NATIVE SOILS / STRUCTURAL FILL).	2500/2000 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED).	55 PCF/35 PCF
ALLOWABLE PASSIVE EARTH PRESSURE (FS OF 1.5 INCLUDED).	300 PCF
COEFFICIENT OF FRICTION (FS OF 1.5 INCLUDED).	0.3
TRAFFIC SURCHARGE PRESSURE (UNIFORM LOAD)	75 PSF
SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD)	10H PSF

SOILS REPORT REFERENCE:

CONCRETE

- 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.
- 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.
- 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.
- 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.

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

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER)	2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER)	1-1/2"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS	1-1/2"
SLABS AND WALLS (INT. FACE).	GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

- 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

- 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.

- 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

- 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.

- 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.

- 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

- 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.

STEEL

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

- AISC 360 AND SECTION 2205.2 OF THE INTERNATIONAL BUILDING CODE.
- 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.
- SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

- 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 (NOTED GRADE 50 ON PLANS)	A572 (GRADE 50)	50 KSI
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 (3/4" ROUND, UNLESS SHOWN OTHERWISE)	A325-N	

- ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

- 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.

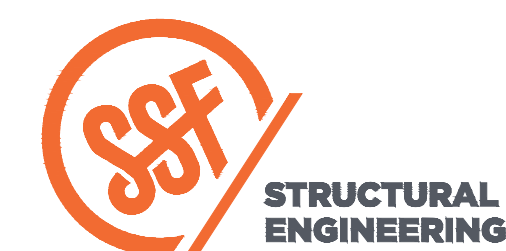
- SHOP PRIME ALL STEEL EXCEPT:

- STEEL ENCASED IN CONCRETE.
- SURFACES TO BE WELDED.
- CONTACT SURFACES AT HIGH-STRENGTH BOLTS.
- MEMBERS TO BE GALVANIZED.
- MEMBERS WHICH WILL BE CONCEALED BY INTERIOR FINISHES.
- SURFACES TO RECEIVE SPRAYED FIREPROOFING.
- SURFACES TO RECEIVE OTHER SPECIAL SHOP PRIMERS.

- 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.

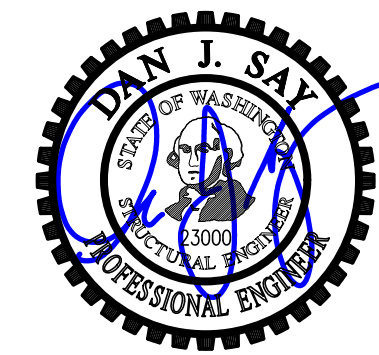
- ALL ANCHORS EMBEDDED IN MASONRY OR CONCRETE SHALL BE A307 HEADED BOLTS OR A36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.

- 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.



2124 Third Avenue - Suite 100 - Seattle, WA 98121
p: 206.443.6212 ssengineers.com
934 Broadway - Tacoma, WA 98402
p: 253.284.9470 ssengineers.com

Copyright 2020 Swenson Say Fagitt - All Rights Reserved



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

REVISIONS:

DPD:

PROJECT TITLE:

Kahan Spec Home
8163 West Mercer Way
Mercer Island, WA 98040

ARCHITECT:

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

ISSUE:

PERMIT

SHEET TITLE:

General Structural Notes

SCALE:

DATE: November 30, 2020

PROJECT NO: 01519-2020-15

SHEET NO:

S1.1

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

WOOD

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

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

35. 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. CAMBER ALL SIMPLE SPAN GLULAM BEAMS, WITH SPANS OVER 30', TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

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

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

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

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

37. 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.

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

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

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

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

39. 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.

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

41. 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.

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

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

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

43. 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.

44. WOOD FASTENERS

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

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

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

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

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

45. 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.

46. 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.

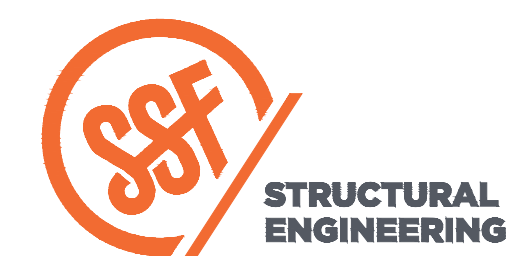
B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS 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.

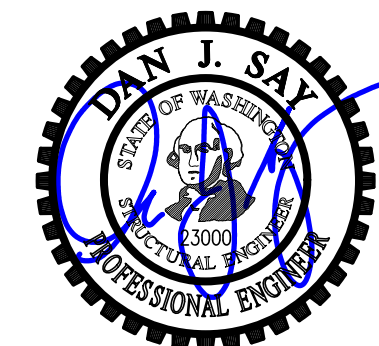
UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD 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.



2124 Third Avenue - Suite 100 - Seattle, WA 98121
P: 206.443.6212
ssfengineers.com

934 Broadway - Tacoma, WA 98402
P: 253.284.9470
ssfengineers.com

Copyright 2020 Swenson Say Fagitt - All Rights Reserved



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

REVISIONS:

DPD:

PROJECT TITLE:

Kahan Spec Home
8163 West Mercer Way
Mercer Island, WA 98040

ARCHITECT:

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

ISSUE:

PERMIT

SHEET TITLE:

General Structural Notes

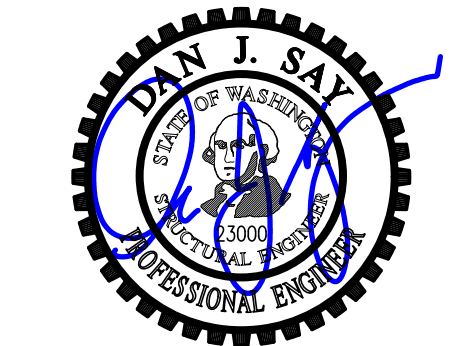
SCALE:

DATE: November 30, 2020

PROJECT NO: 01519-2020-15

SHEET NO:

S1.2



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

REVISIONS:

DPD:

PROJECT TITLE:
Kahan Spec Home
 8163 West Mercer Way
 Mercer Island, WA 98040

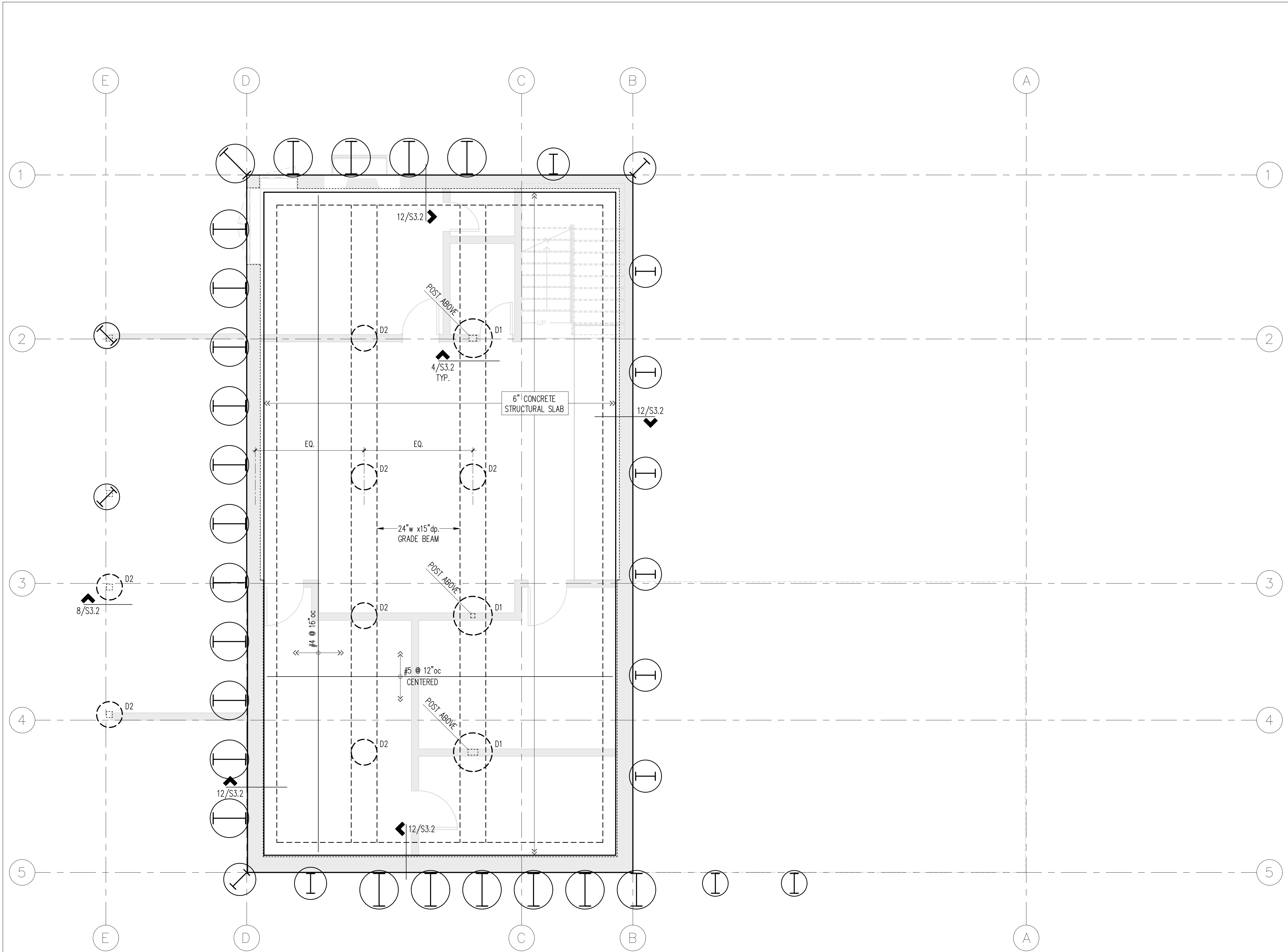
ARCHITECT:
Brandt Design Group
 66 Bell Street, Unit 1
 Seattle, WA 98121
 PH 206.239.0850

ISSUE:
PERMIT

SHEET TITLE:
Lower Foundation Plan

SCALE: 1/4" = 1'-0" U.N.O.
 DATE: November 30, 2020
 PROJECT NO: 01519-2020-15
 SHEET NO:

S2.1



Drilled Pier Schedule

MARK	PIER Ø	MIN. EMBED	VERT. REINF.	HORIZ. REINF.
D1	36"	10'-0"	(8)#4	#3 TIES @ 12"oc
D2	24"	6'-0"	(4)#4	#3 TIES @ 12"oc

Legend

	STRUCTURAL WALL OR POST ABOVE
	STEM WALL & FOOTING
	HOLDOWN PER
	SHORING PILE PER SH2.1
	DRILLED PIER PER SCHEDULE, THIS SHEET (10 total this sheet)

- Plan Notes**
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
 - REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
 - THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW EXTERIOR GRADE.
 - ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.
 - INTERIOR SLABS ON GRADE PER PLAN. BELOW SLAB PROVIDE A 10-MIL VAPOR BARRIER OVER 6" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL.



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

REVISIONS:

DPD:

PROJECT TITLE:

Kahan Spec Home
8163 West Mercer Way
Mercer Island, WA 98040

ARCHITECT:

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

ISSUE:

PERMIT

SHEET TITLE:

**Upper Floor
Framing Plan**

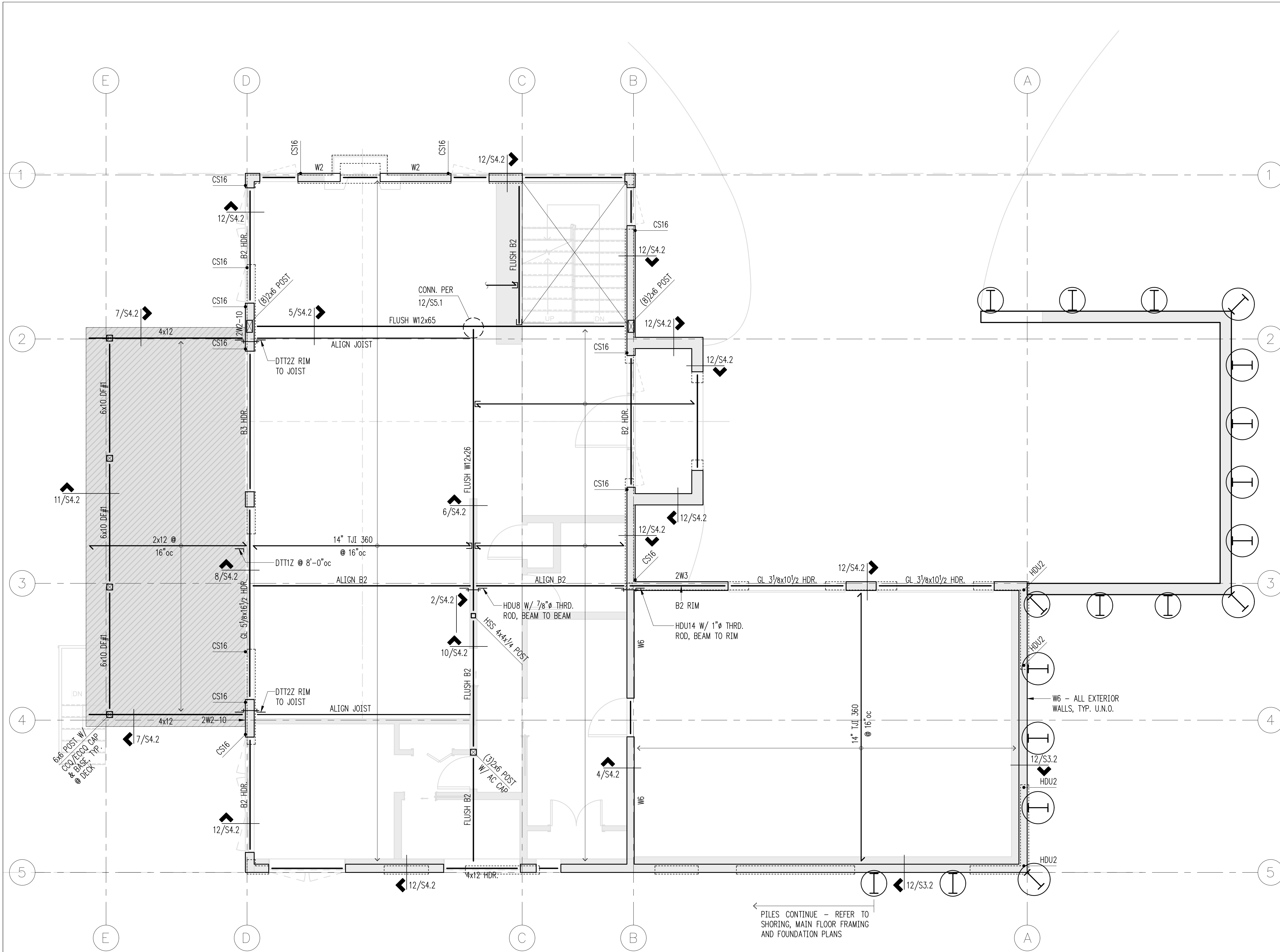
SCALE: 1/4" = 1'-0" U.N.O.

DATE: November 30, 2020

PROJECT NO: 01519-2020-15

SHEET NO:

S2.3



Beam Schedule

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

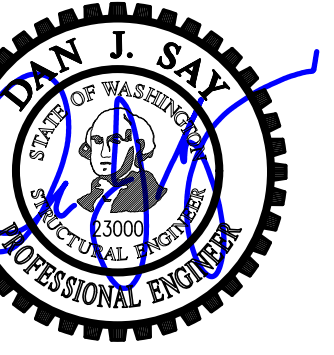
Legend

- STRUCTURAL WALL OR POST BELOW
- STRUCTURAL WALL OR POST ABOVE
- NON-STRUCTURAL WALL BELOW
- SHEARWALL PER
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- HANGER
- BEAM PER SCHEDULE, THIS SHEET
- MAX. TILE AND MORTAR WEIGHT OF 20 PSF
- BLOCKED FLOOR DIAPHRAGM:
2x4 FLAT BLKG. AT ALL PLYWOOD
PANEL EDGES. NAIL ALL PLYWOOD
PANEL EDGES W/ 8d @ 4" oc &
@ 12" oc FIELD
- HOLD-DOWN PER
- SHORING PILE PER SH2.1

Plan Notes

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





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

REVISIONS:

DPD:

PROJECT TITLE:

Kahan Spec Home
8163 West Mercer Way
Mercer Island, WA 98040

ARCHITECT:

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

ISSUE:

PERMIT

SHEET TITLE:

Roof Framing Plan

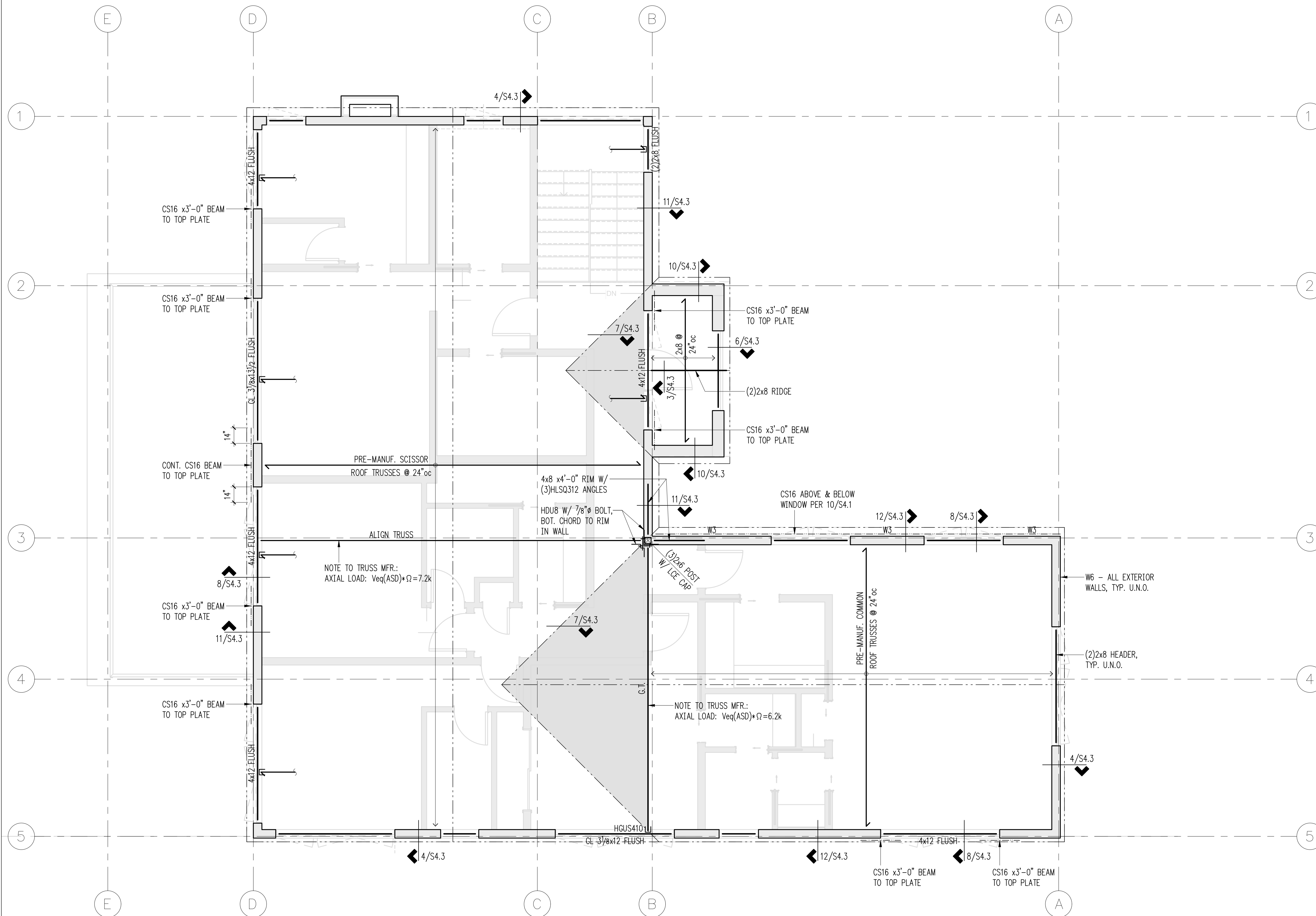
SCALE: 1/4" = 1'-0" U.N.O.

DATE: November 30, 2020

PROJECT NO: 01519-2020-15

SHEET NO:

S2.4



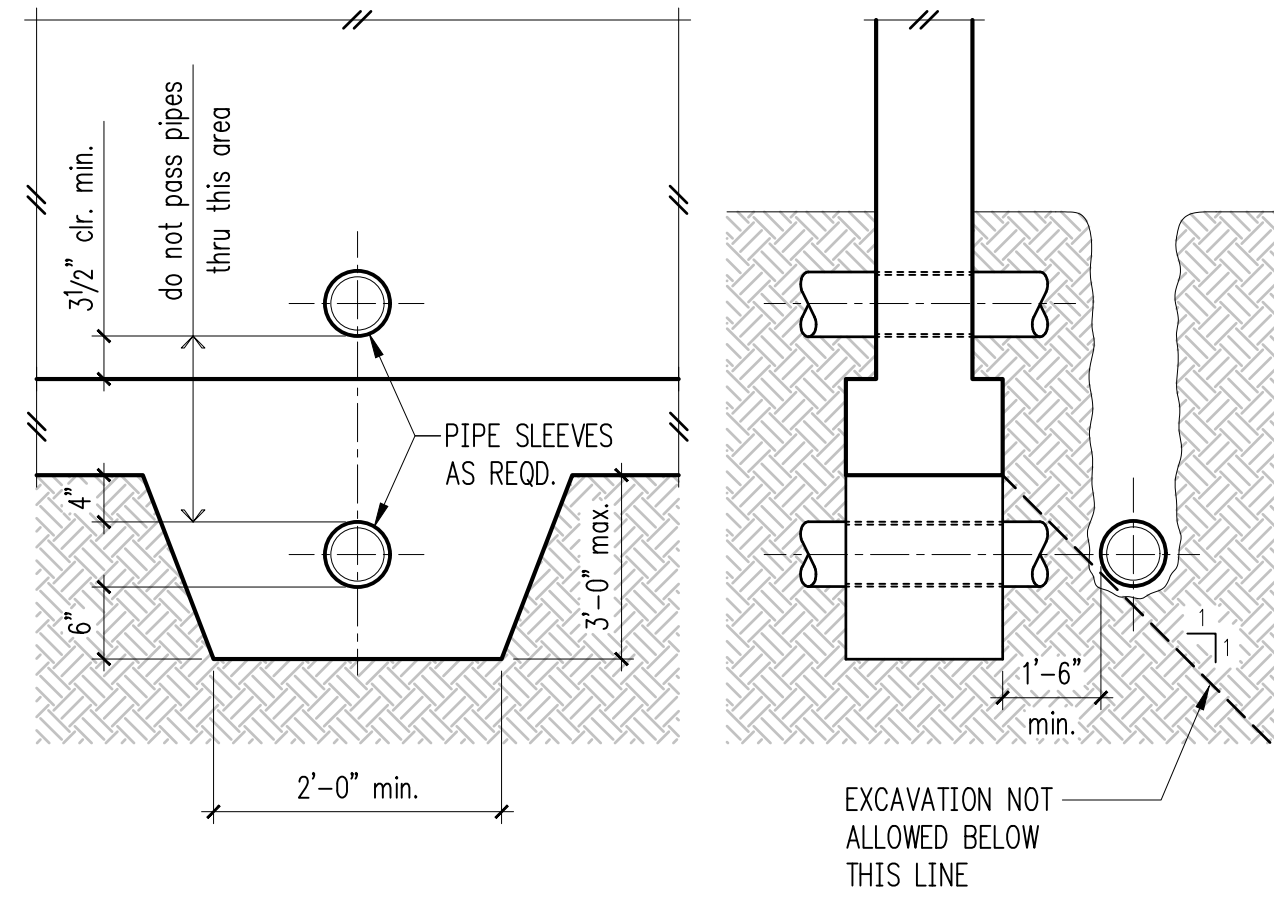
Legend

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

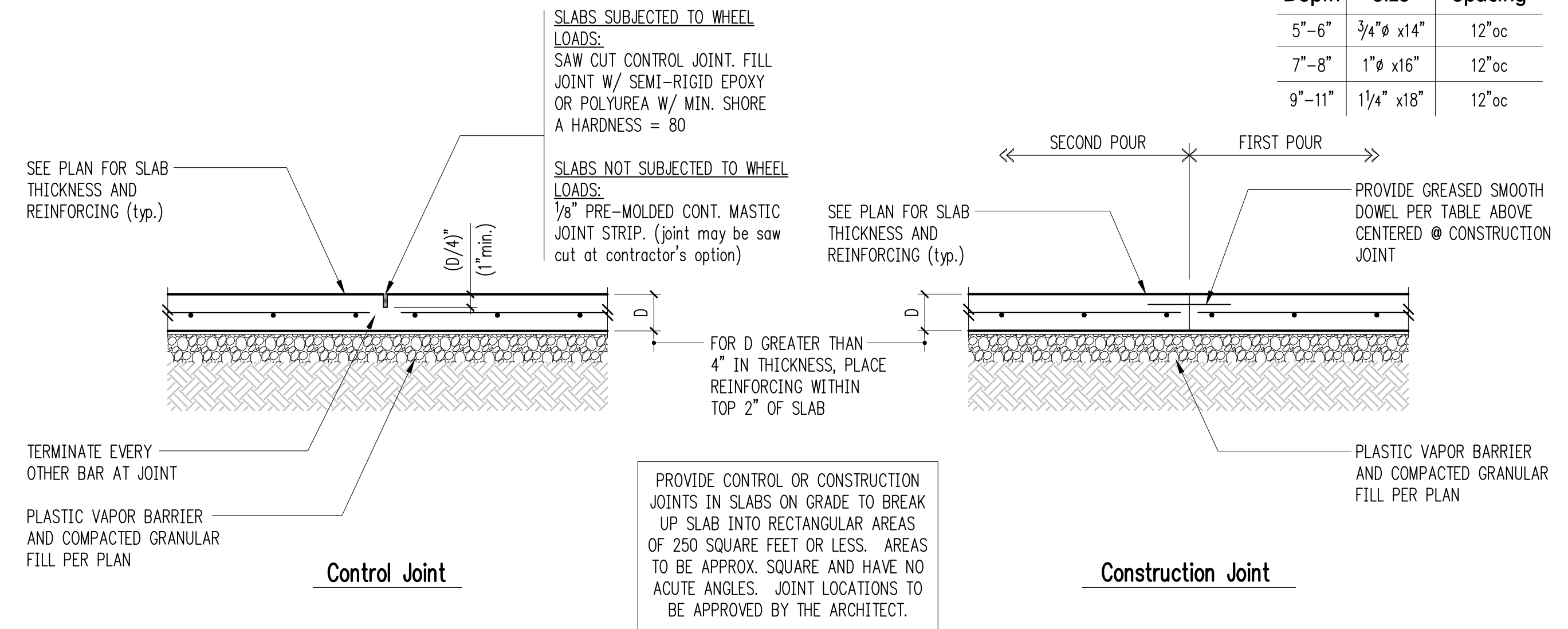
Plan Notes

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

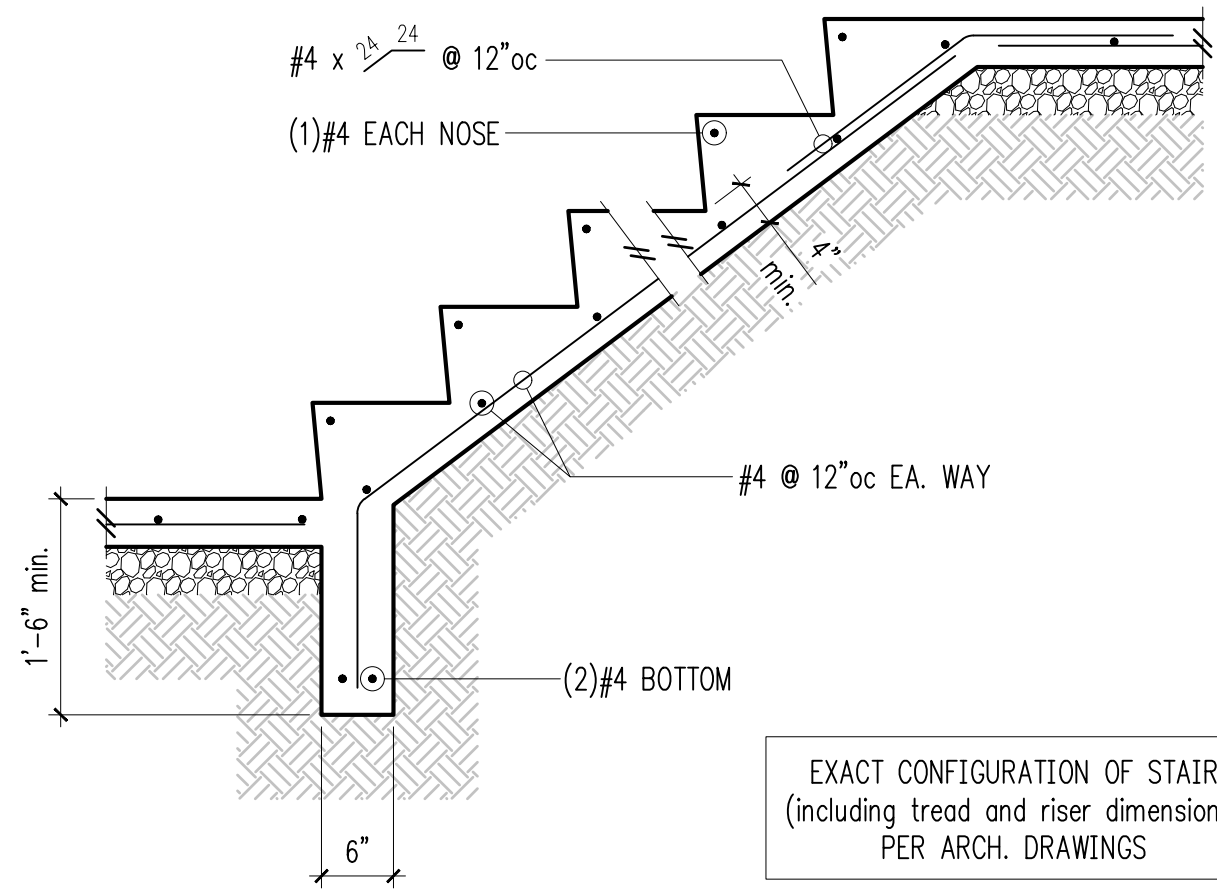




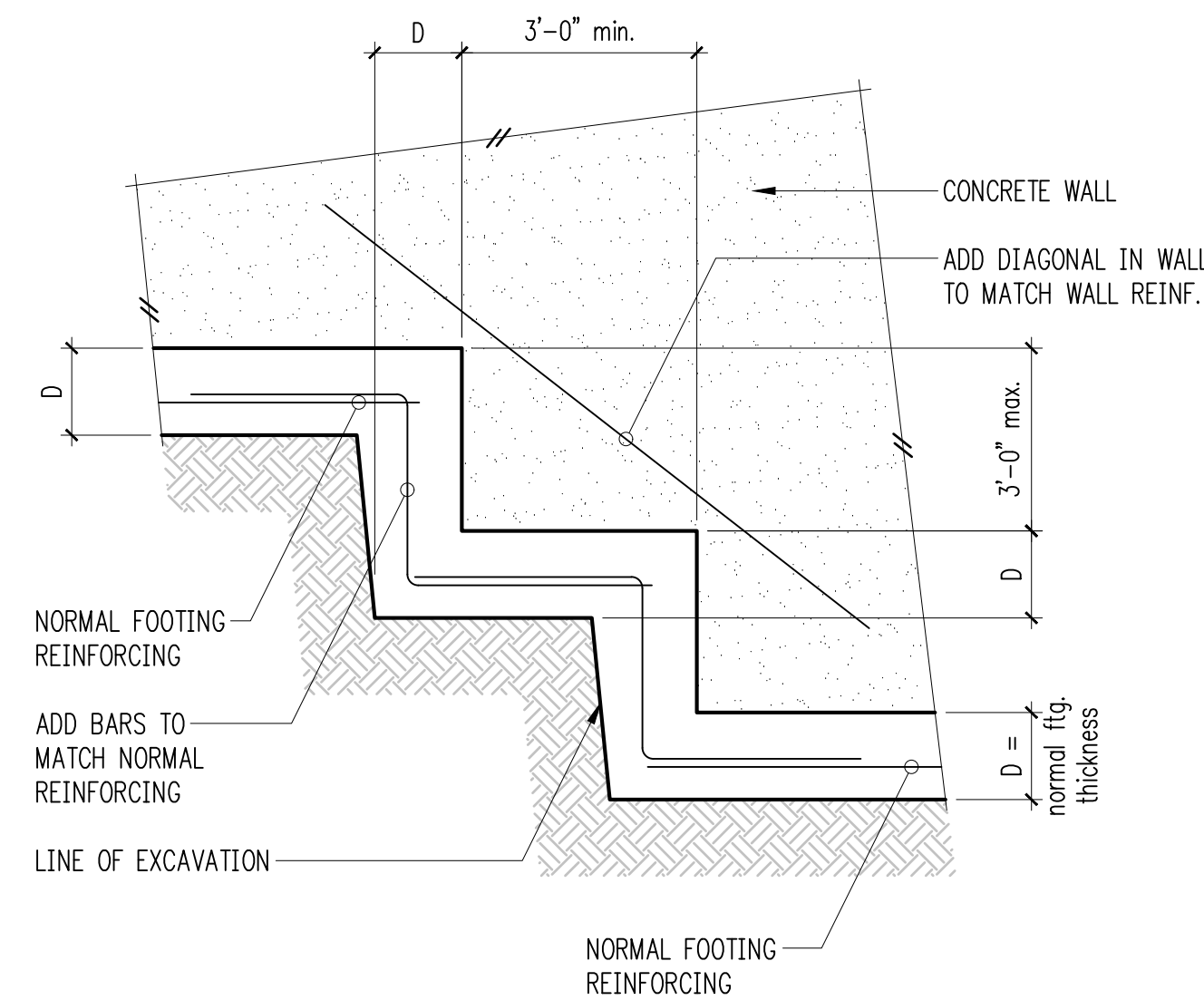
1 Pipe and Trench Locations



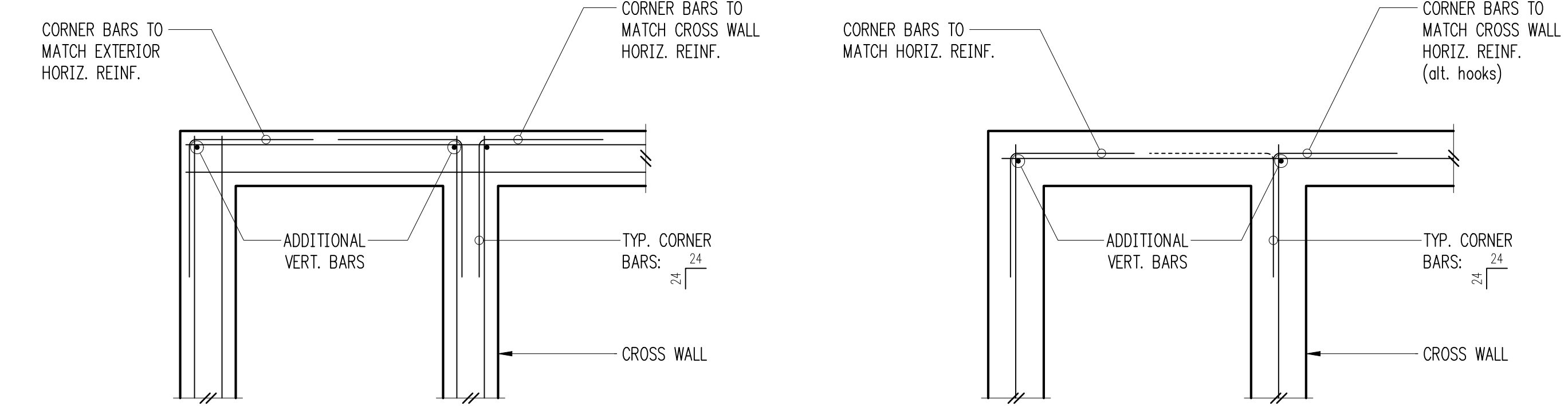
2 Typical Slab Joints (rebar)



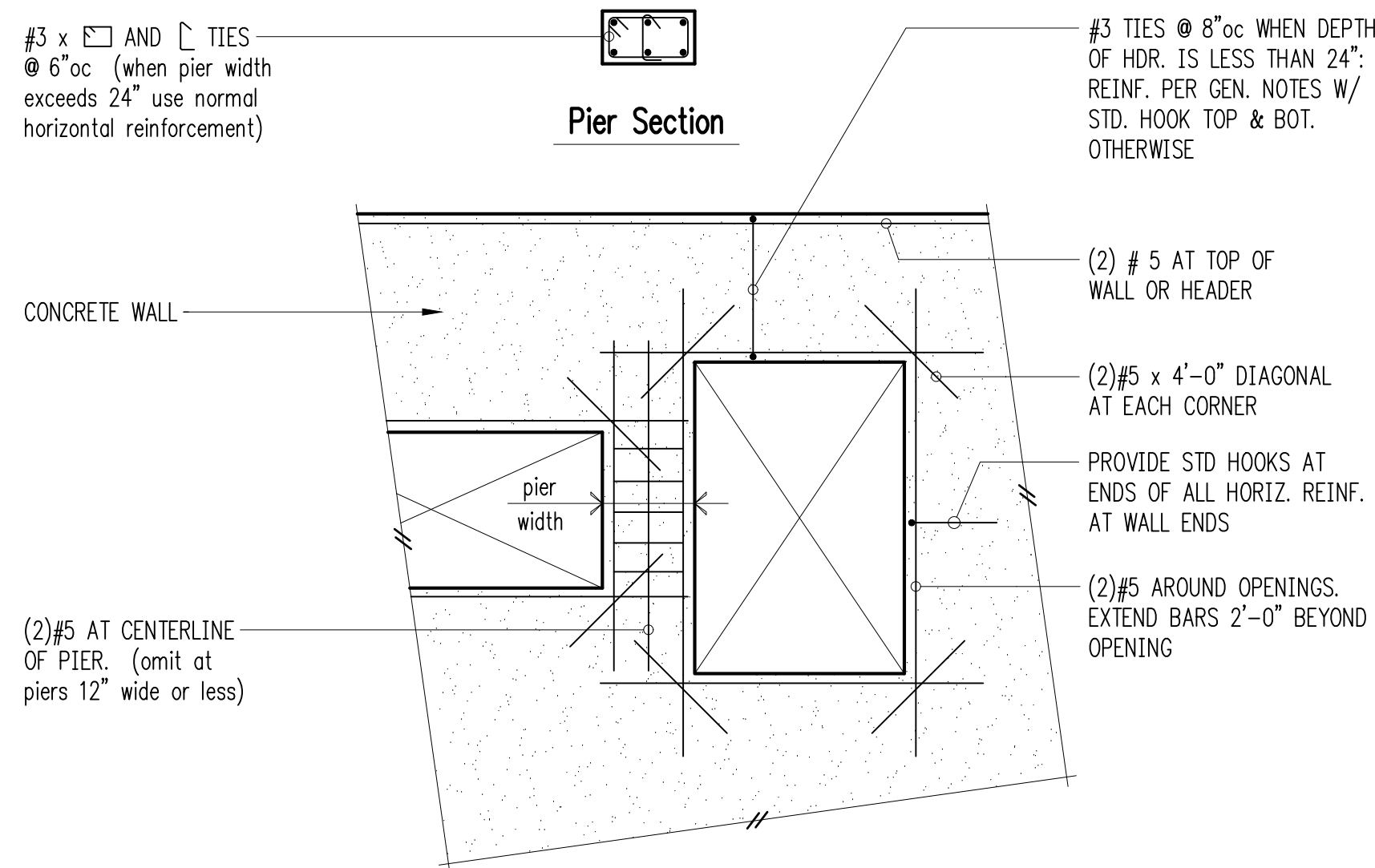
3 Typical Stair On Grade



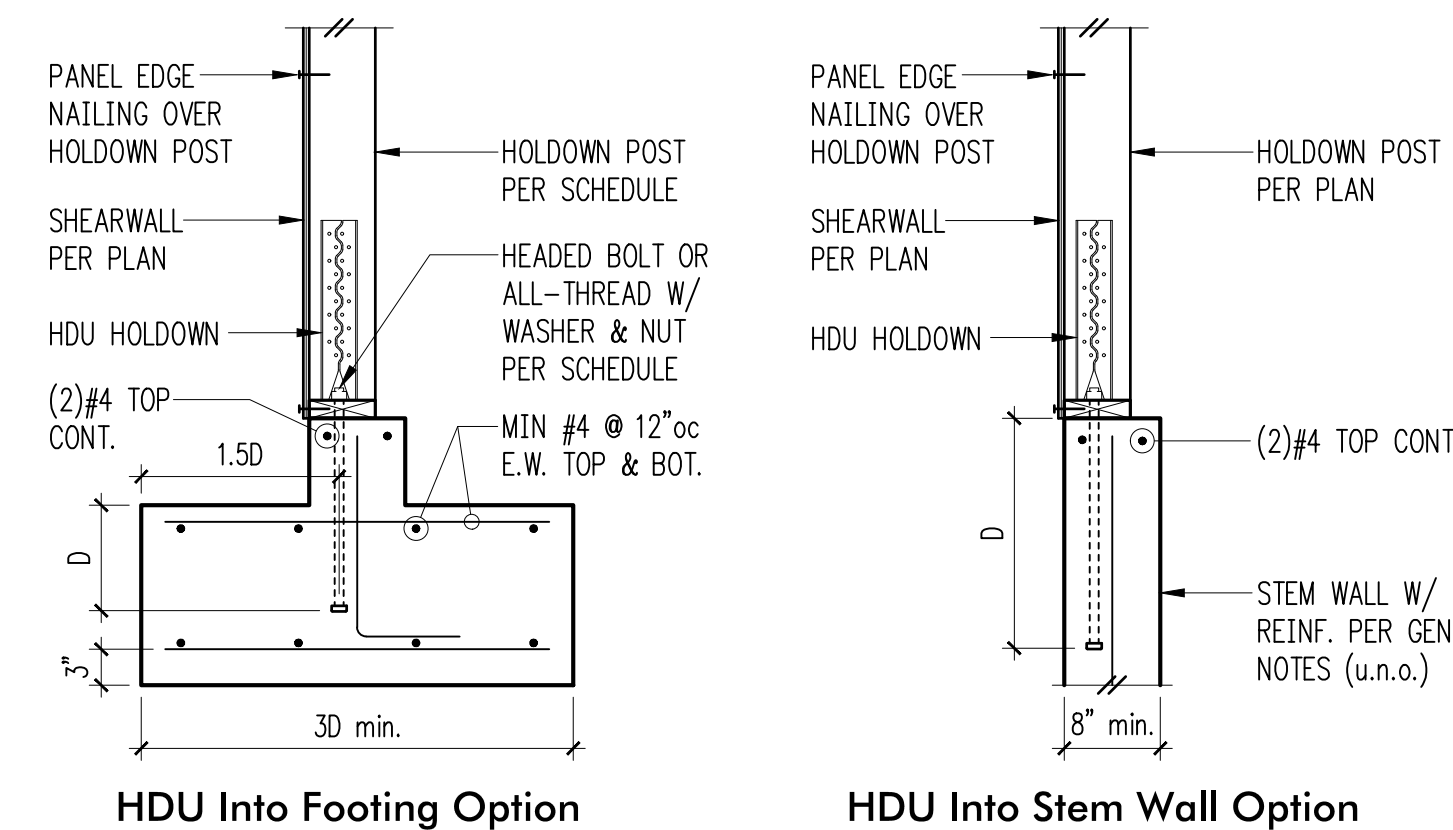
4 Typical Stepped Footing



5 Typical Corner Bars at Concrete Walls and Footings



6 Typical Opening Reinforcing at Concrete Walls

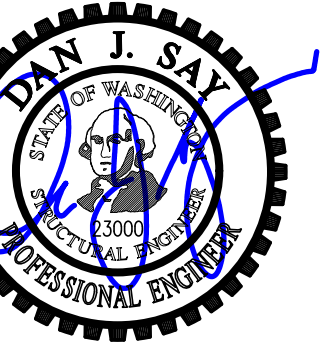


7 Typical HDU Holddown

Holddown Schedule

Plan Mark	Screws	Anchor Bolt	Min. A.B. Embed (D)		Holddown Post	
			Stem Wall	Footing	if 2x4	if 2x6
HDU2-SDS2.5	(6)SDS 1/4"x2 1/2"	5/8" ø	12"	4"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS 1/4"x2 1/2"	5/8" ø	18"	6"	4x4	4x6
HDU5-SDS2.5	(14)SDS 1/4"x2 1/2"	5/8" ø	S8 9/8x24	7"	4x4	4x6
HDU8-SDS2.5	(20)SDS 1/4"x2 1/2"	7/8" ø	S8TB28	8"	4x6	6x6
HDU11-SDS2.5	(30)SDS 1/4"x2 1/2"	1" ø	S81x30	10"	4x8	6x6
HDU14-SDS2.5	(36)SDS 1/4"x2 1/2"	1" ø	N/A	12"	4x8	6x6

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



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

REVISIONS:

NO.	DESCRIPTION

PROJECT TITLE:
Kahan Spec Home
 8163 West Mercer Way
 Mercer Island, WA 98040

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

ISSUE:
PERMIT

SHEET TITLE:
Typical Concrete Details

SCALE: 3/4" = 1'-0" U.N.O.
 DATE: November 30, 2020
 PROJECT NO: 01519-2020-15
 SHEET NO:



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

REVISIONS:

NO.	DESCRIPTION

DPD:

PROJECT TITLE:
Kahan Spec Home
 8163 West Mercer Way
 Mercer Island, WA 98040

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

ISSUE:

PERMIT

SHEET TITLE:

**Foundation
 Details**

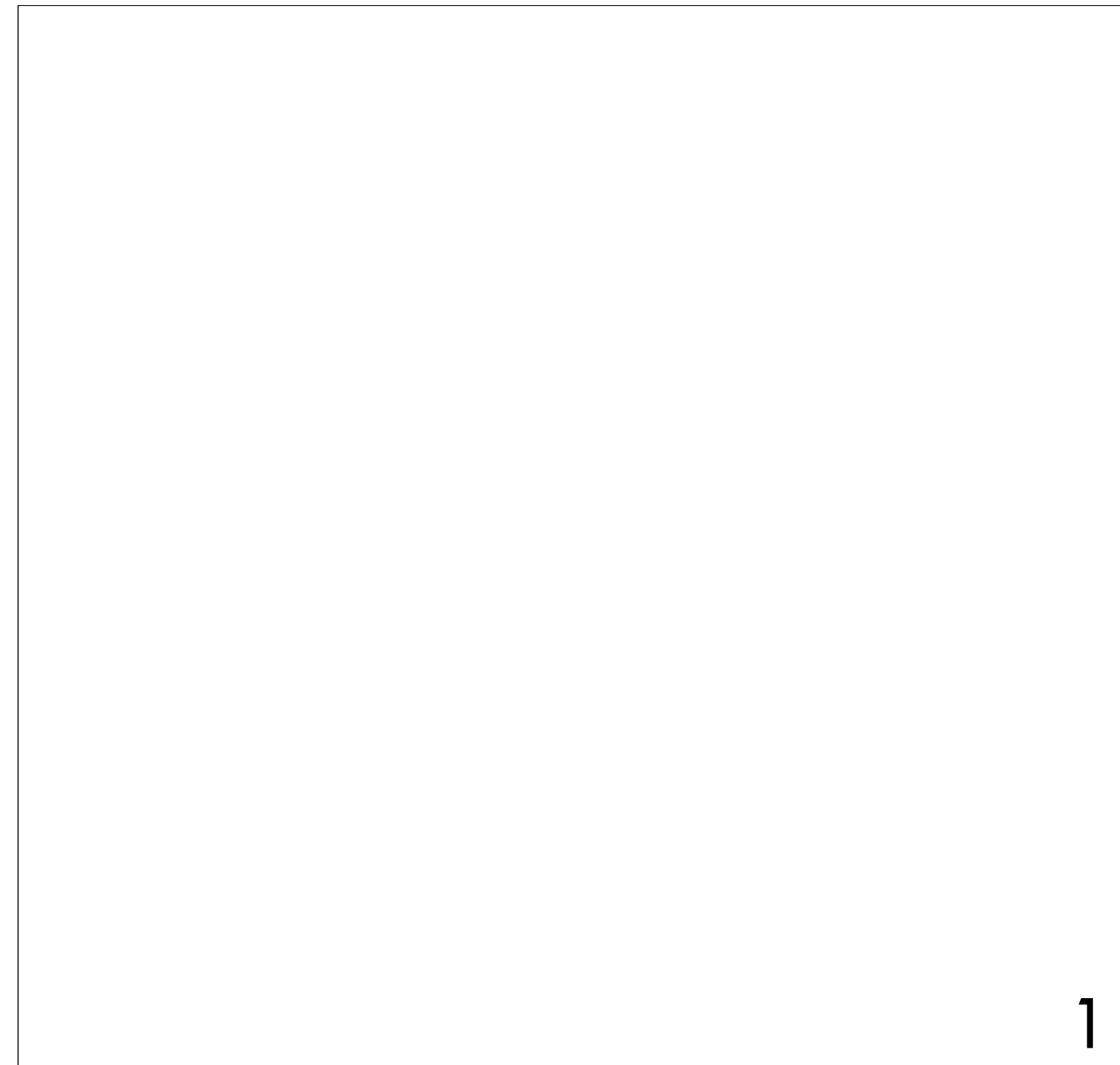
SCALE: 3/4" = 1'-0" U.N.O.

DATE: November 30, 2020

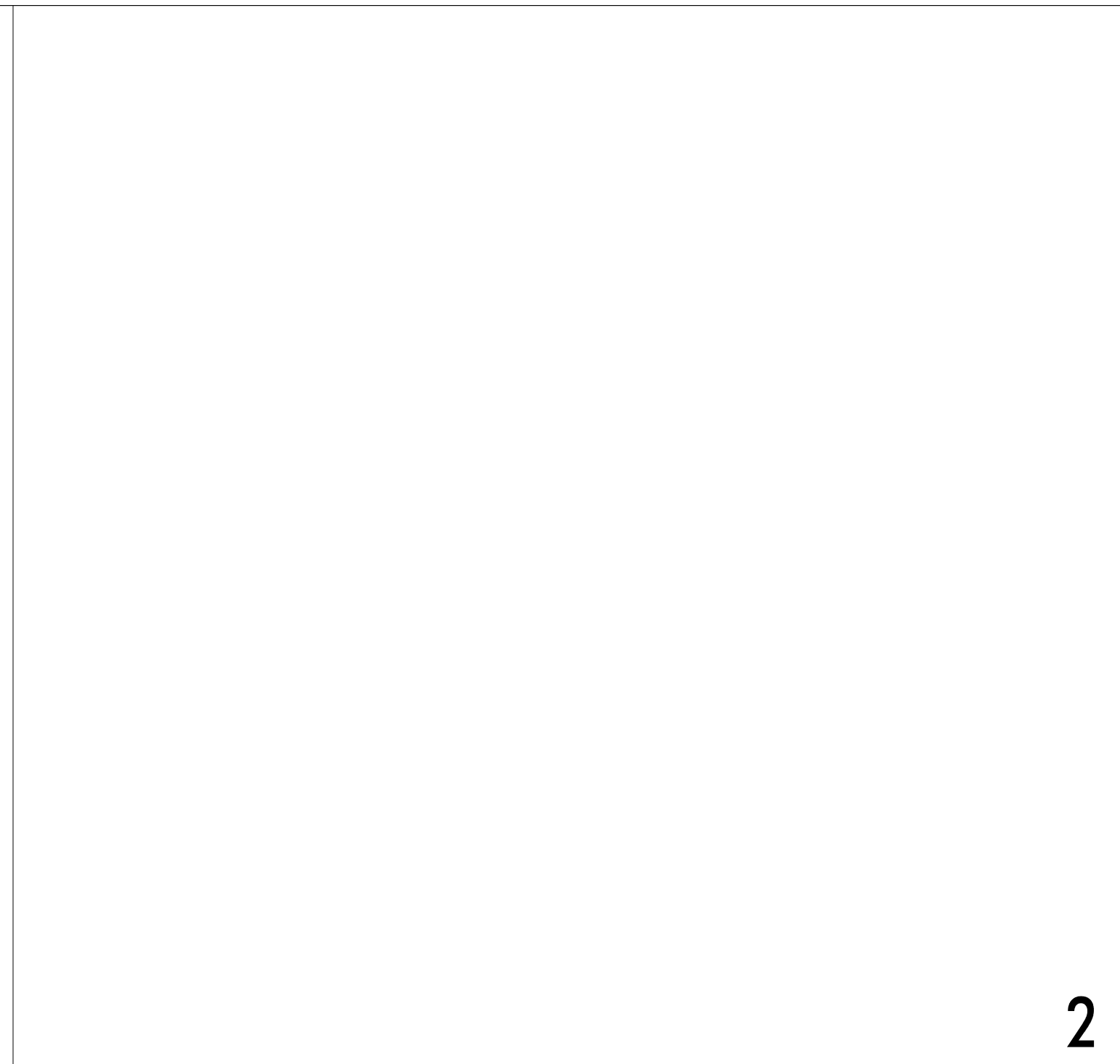
PROJECT NO: 01519-2020-15

SHEET NO:

S3.2



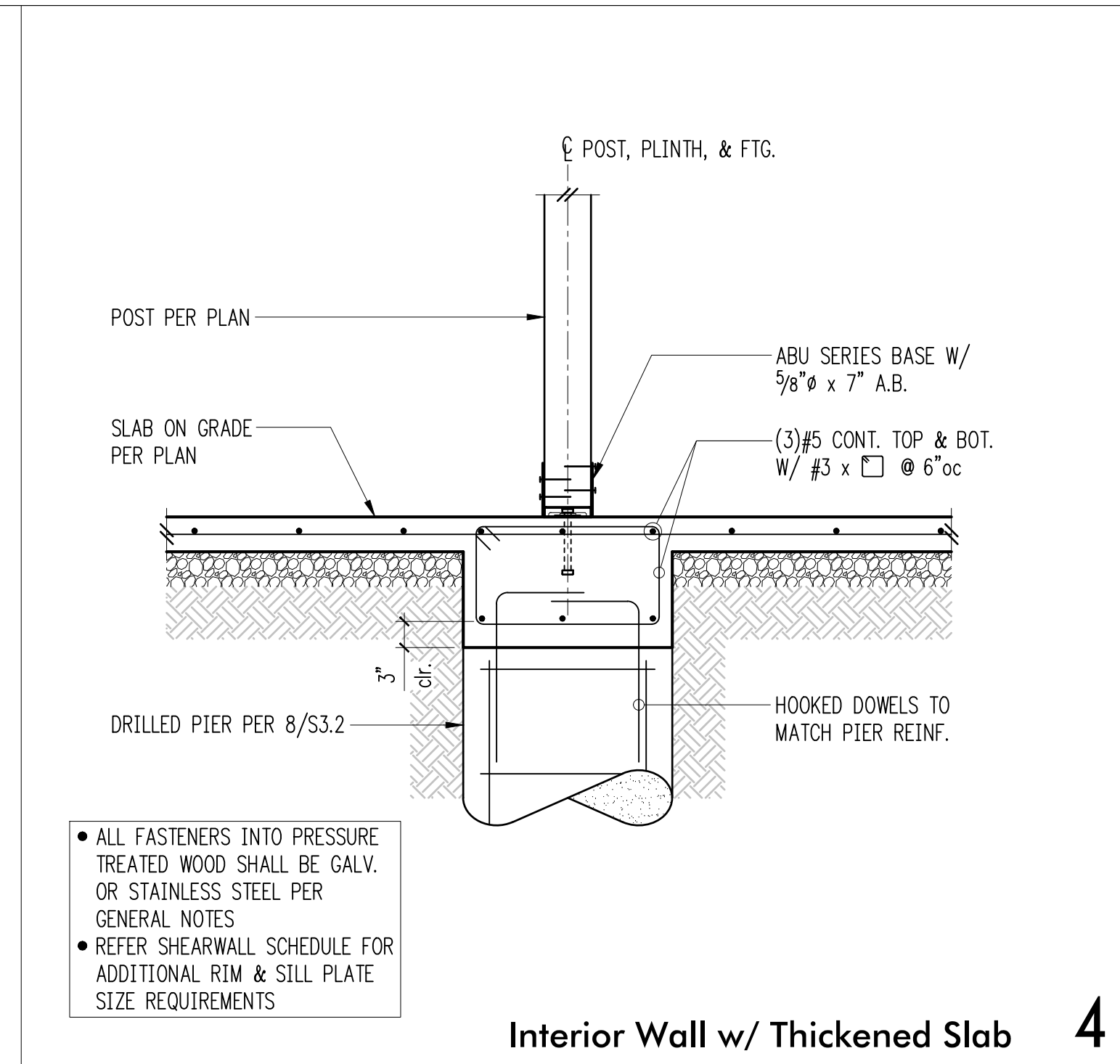
1



2



3



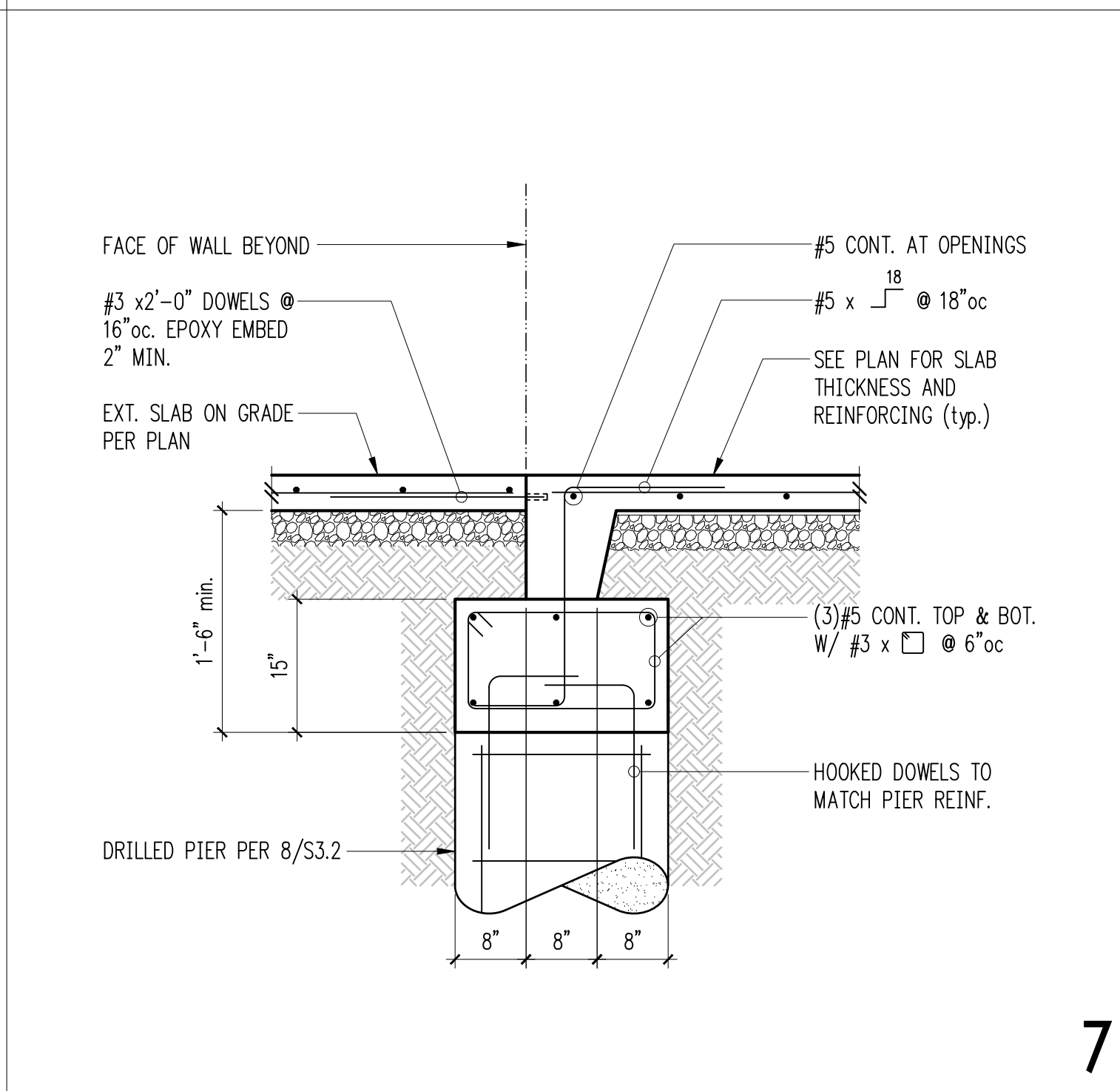
4



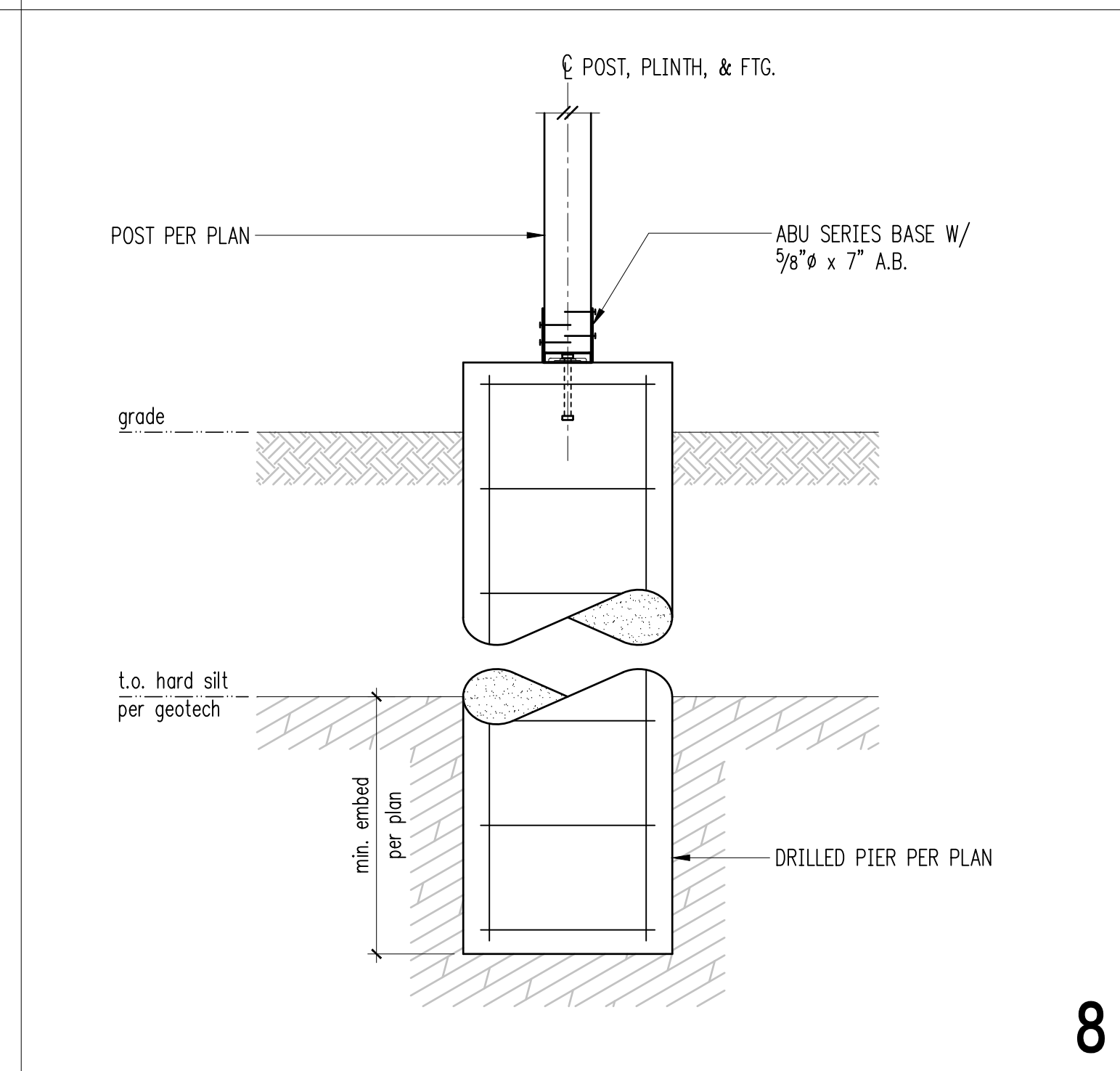
5



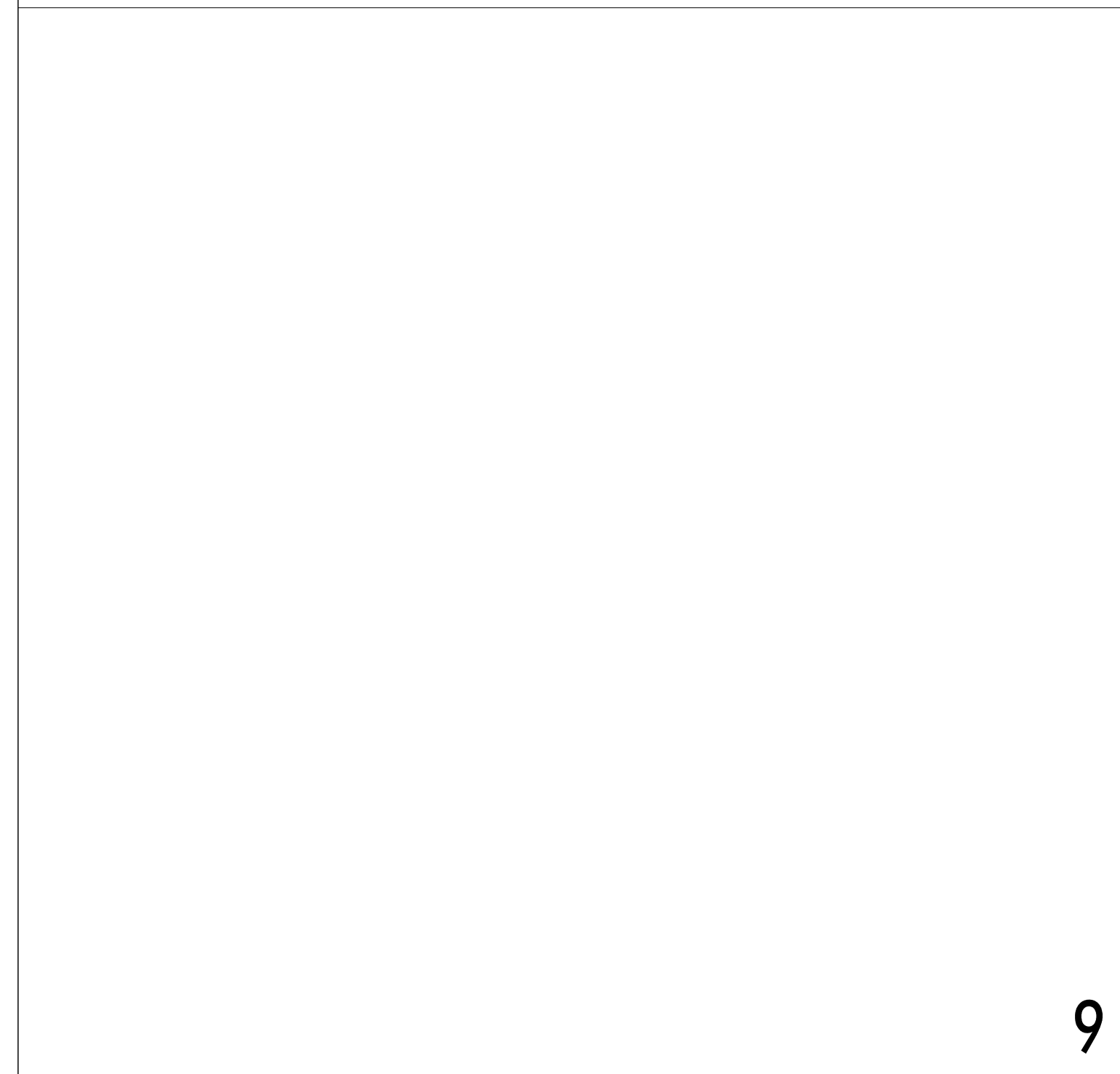
6



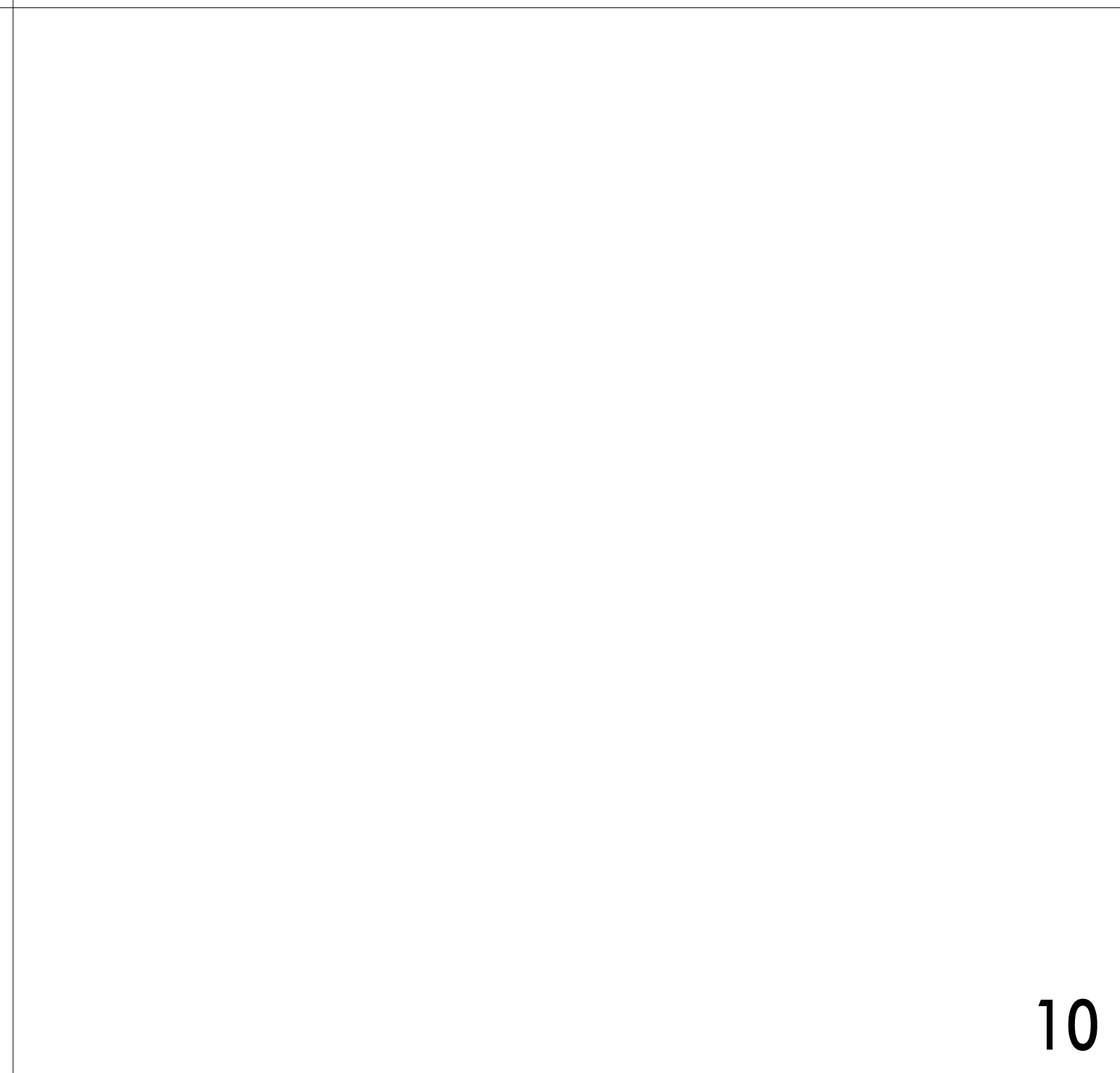
7



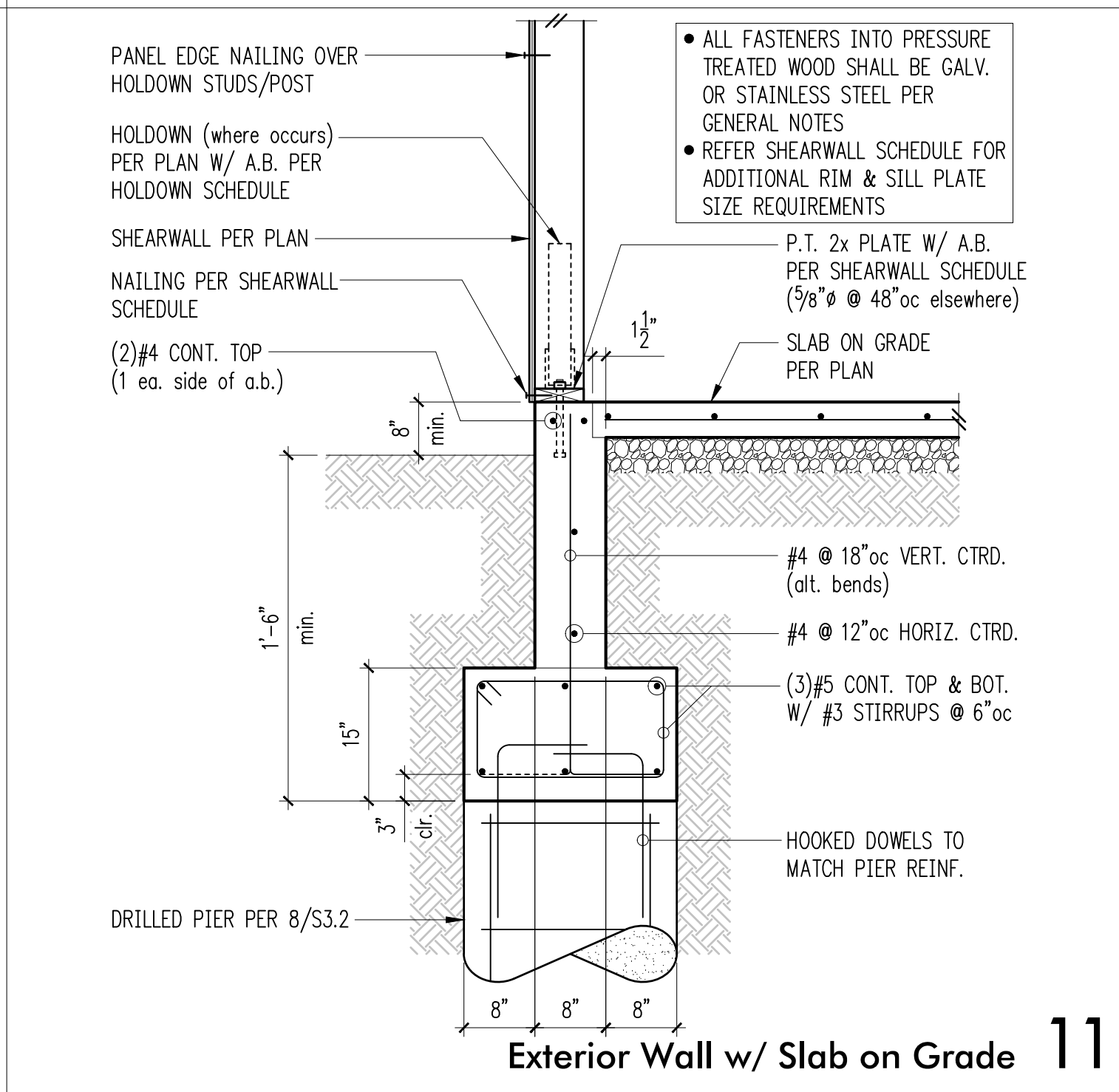
8



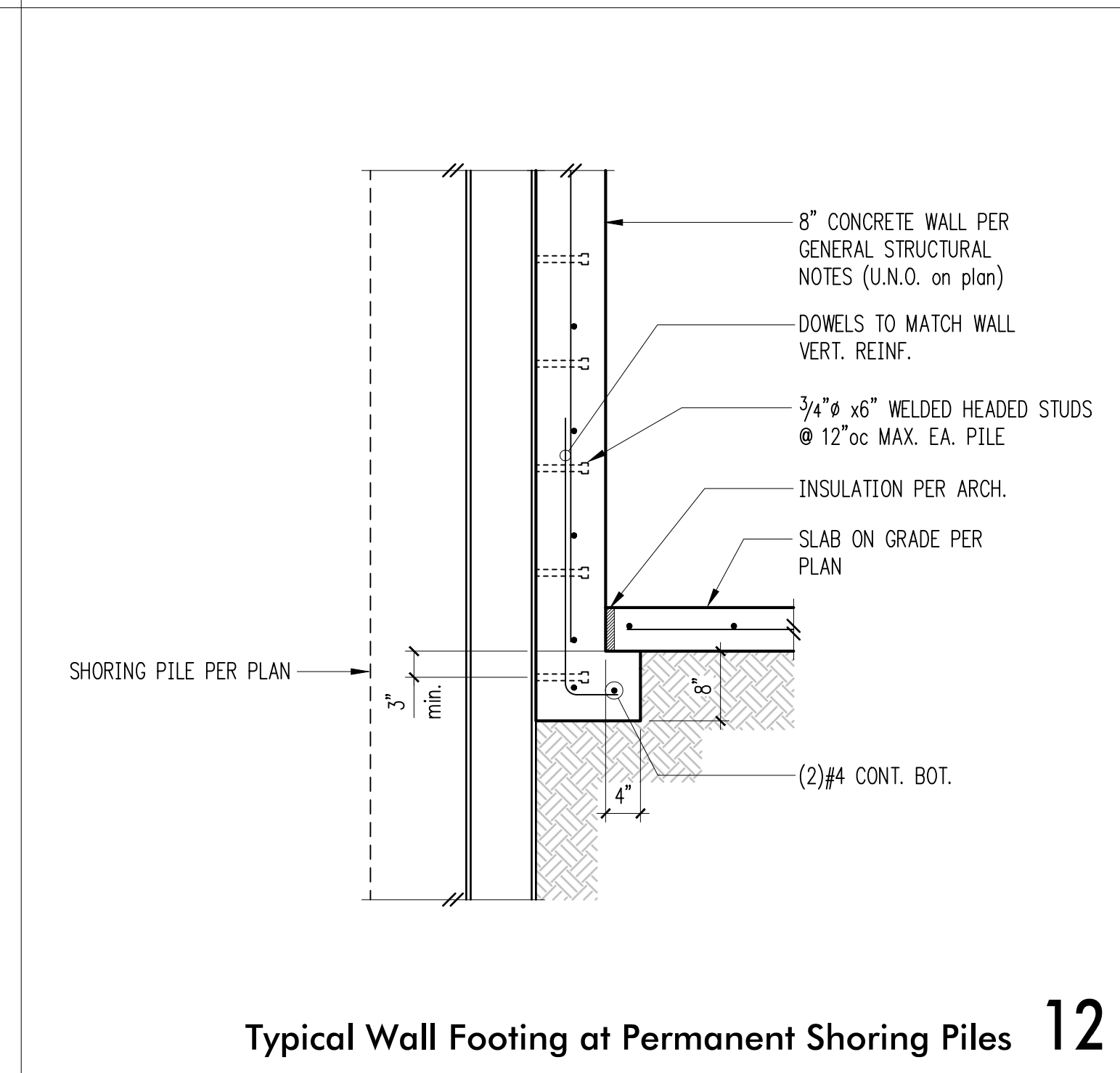
9



10

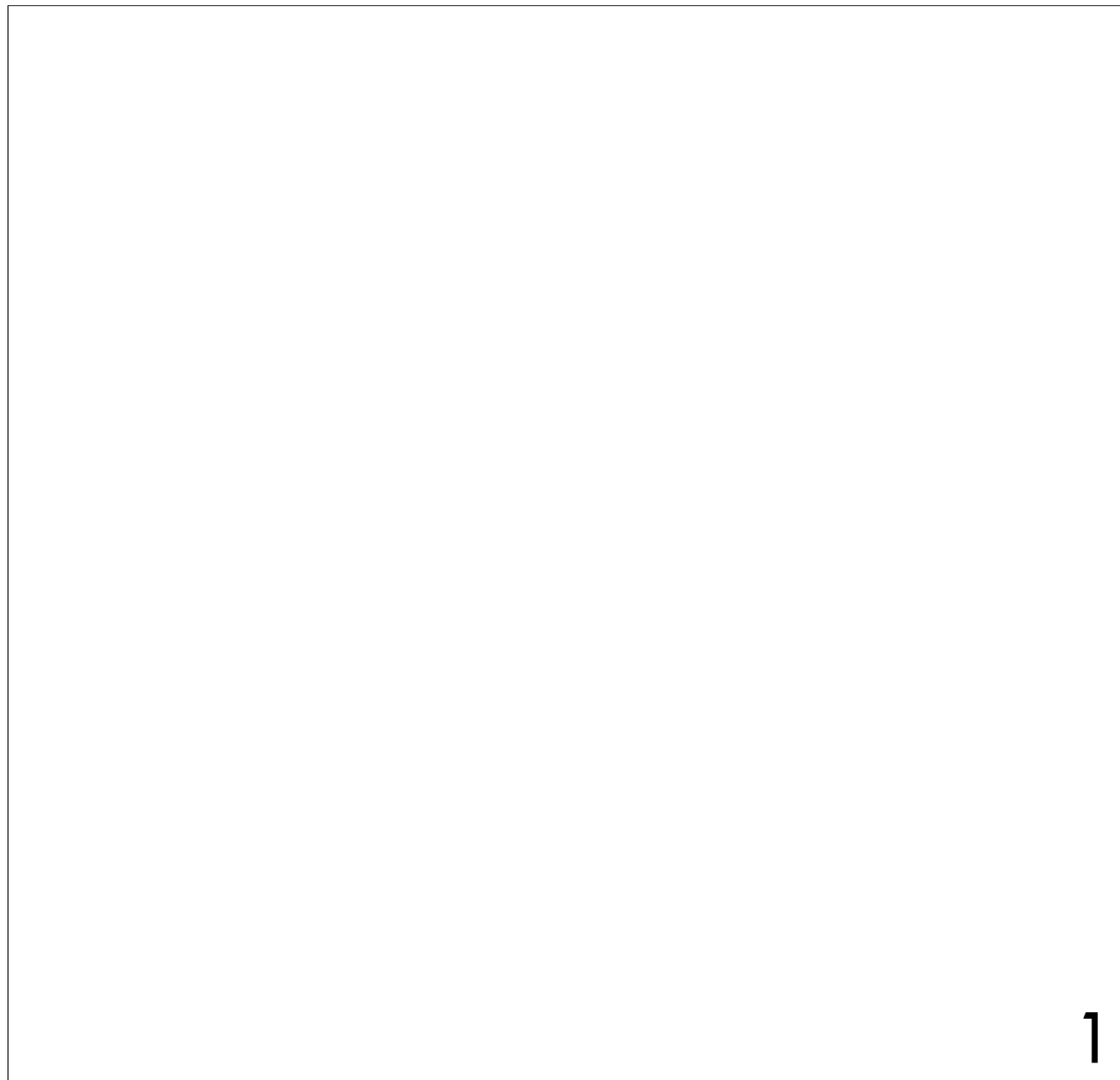


11

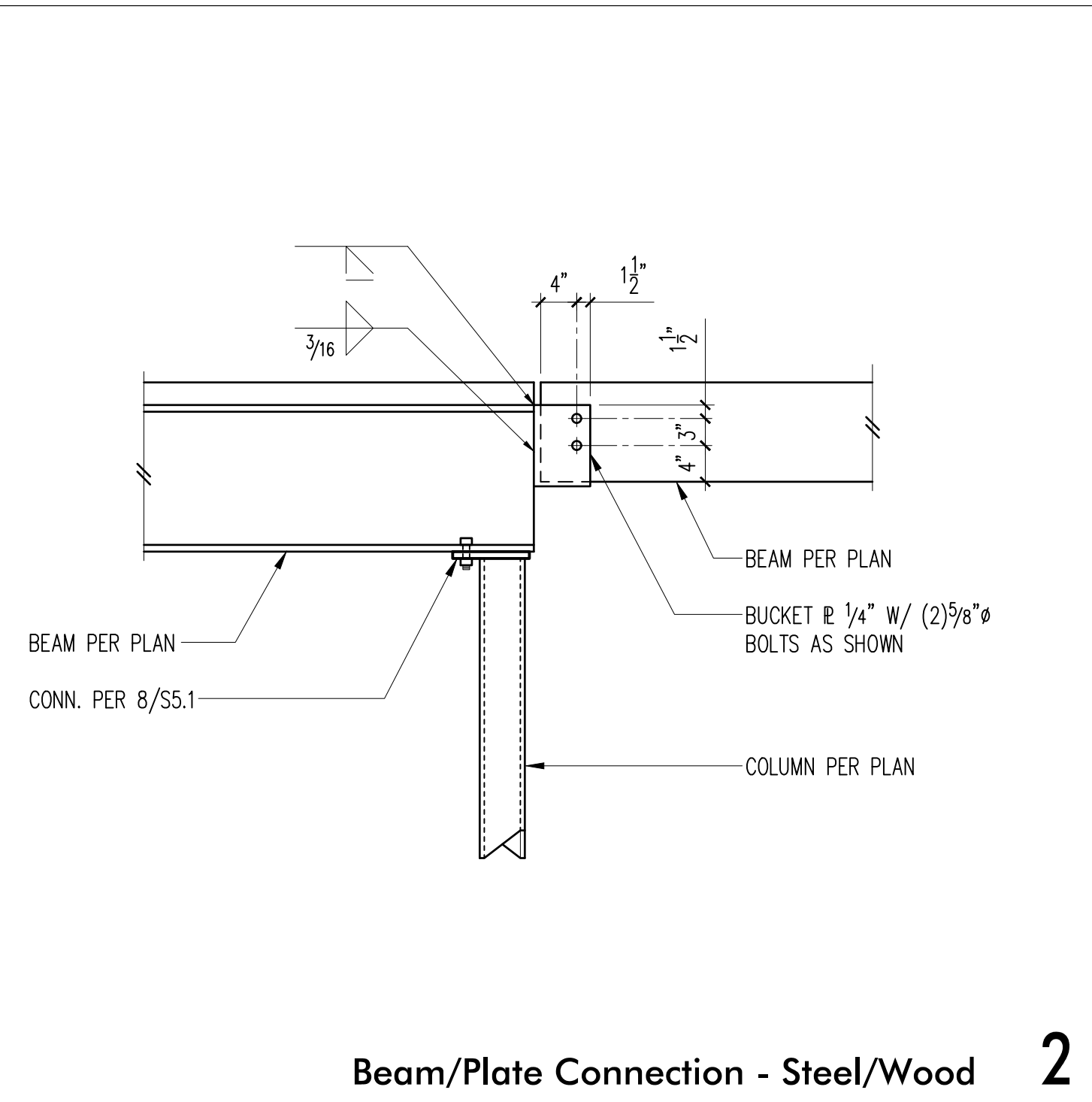


12

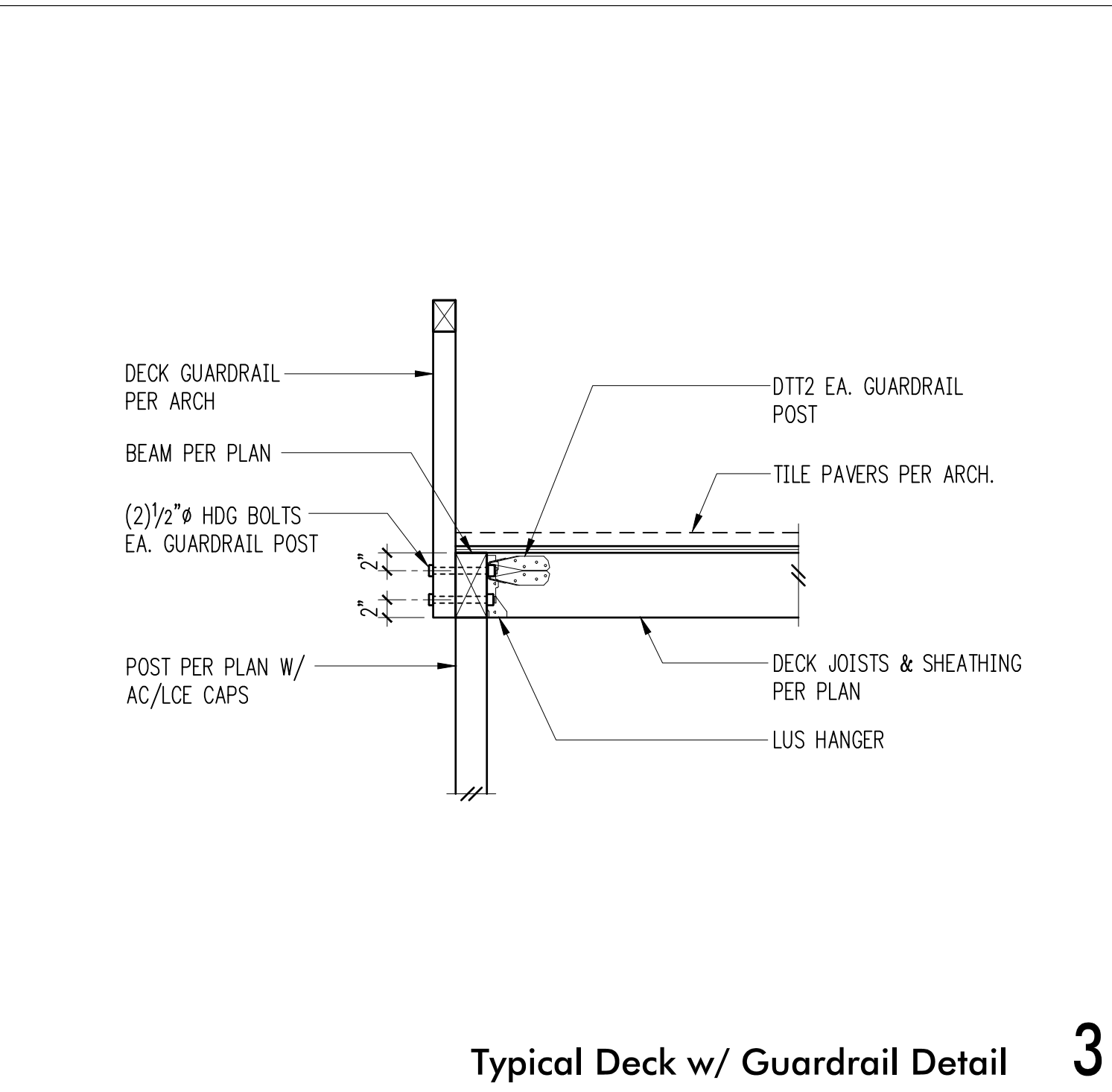
Typical Wall Footing at Permanent Shoring Piles



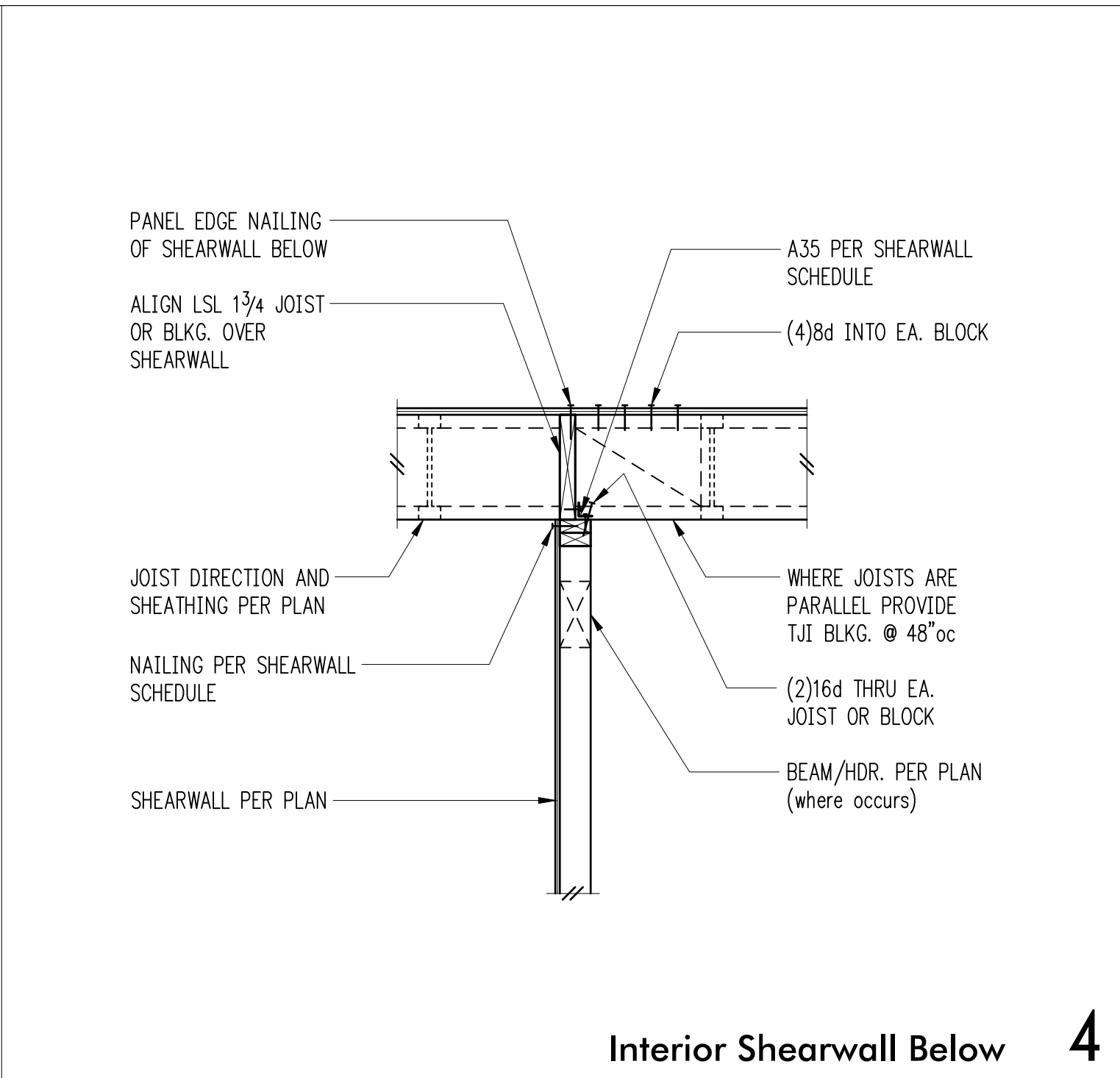
1



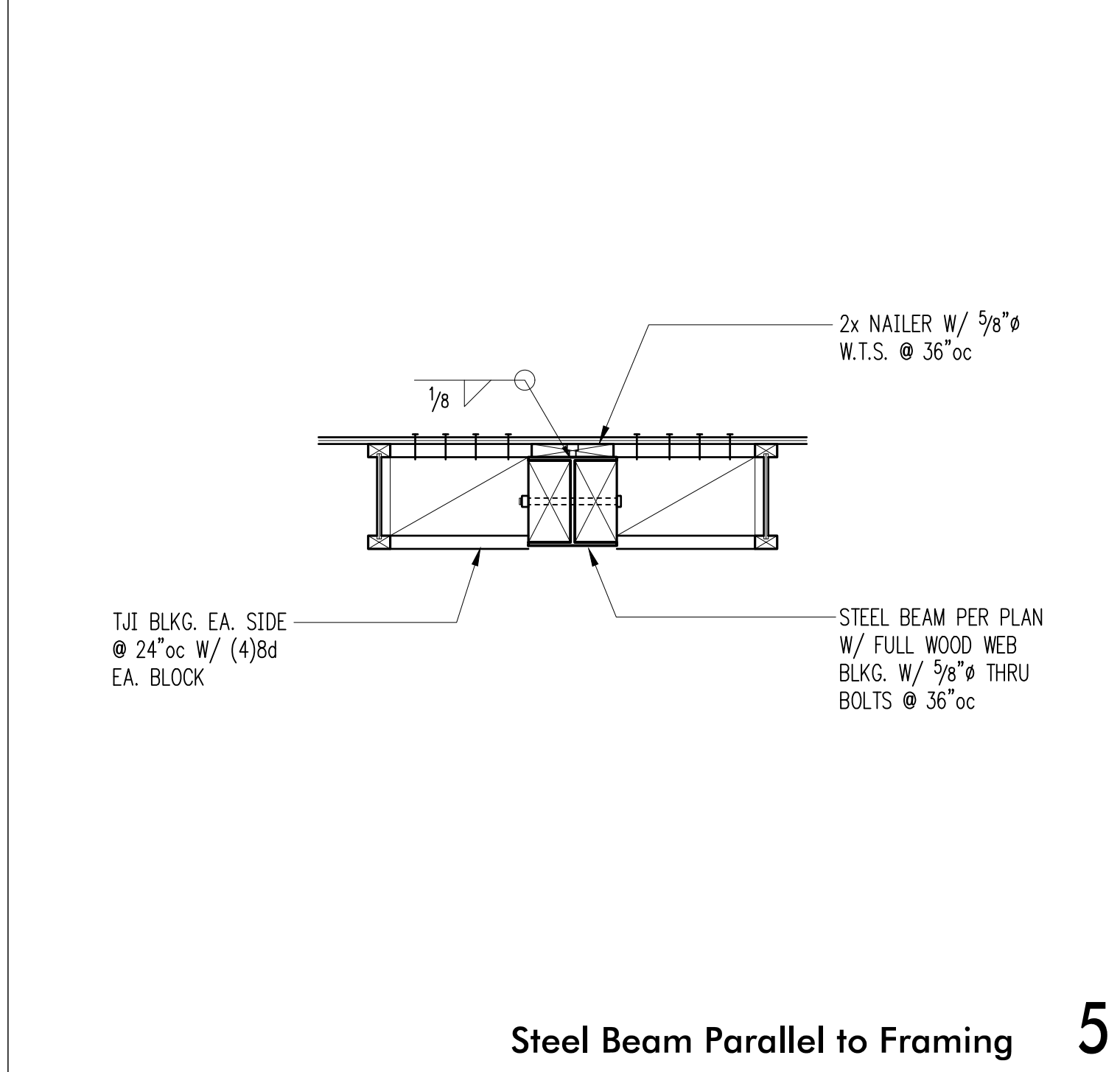
Beam/Plate Connection - Steel/Wood 2



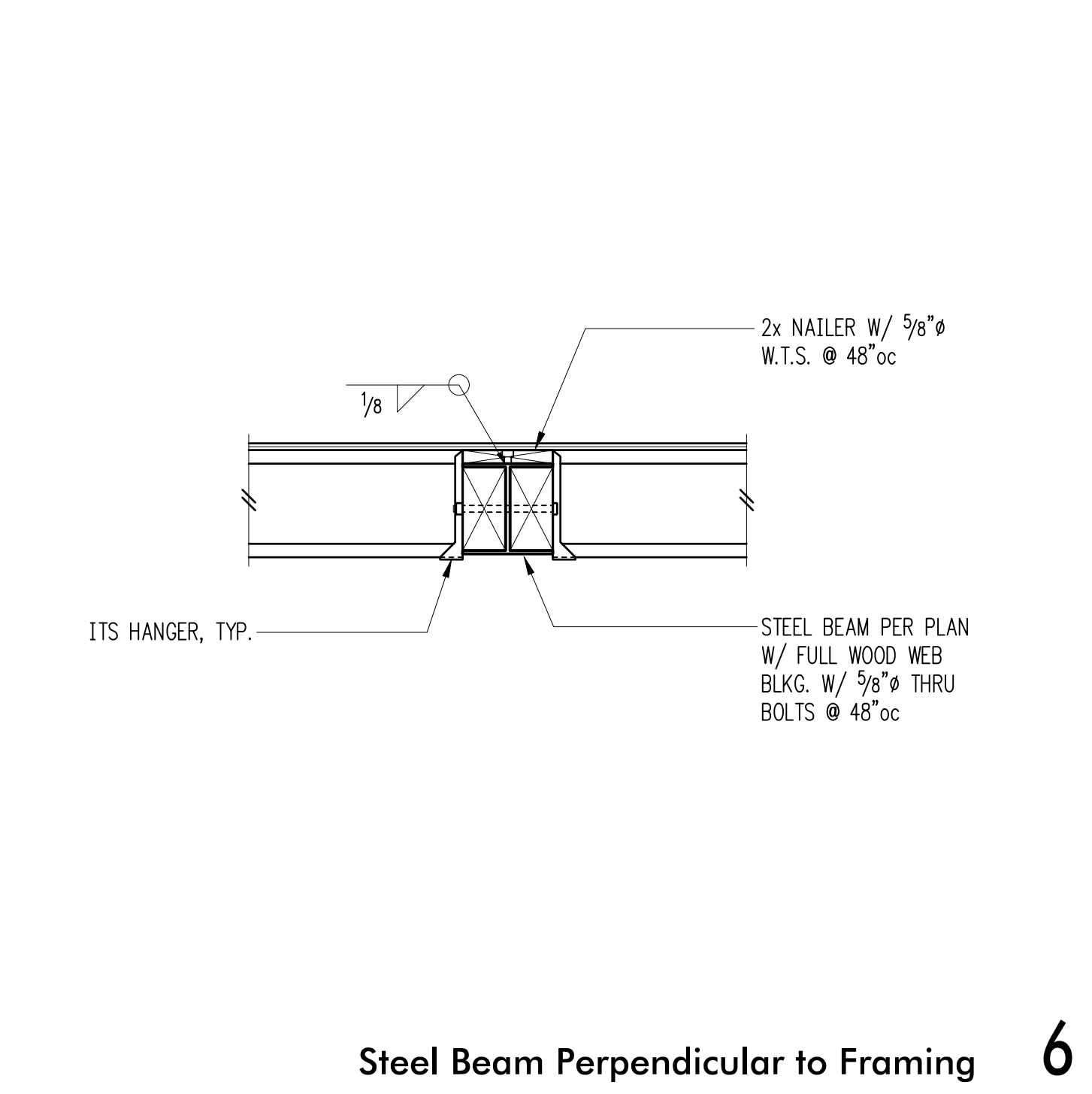
3



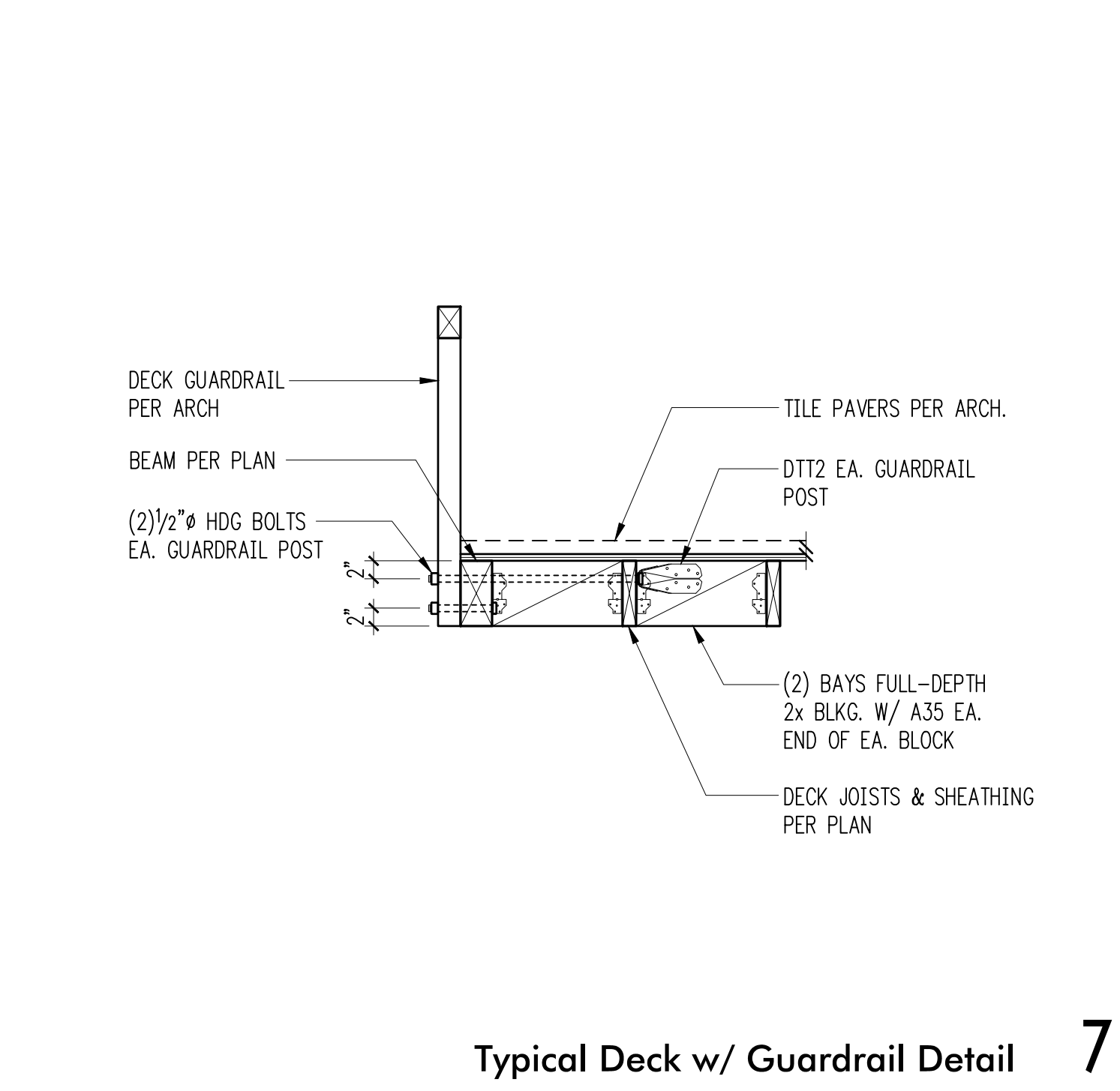
4



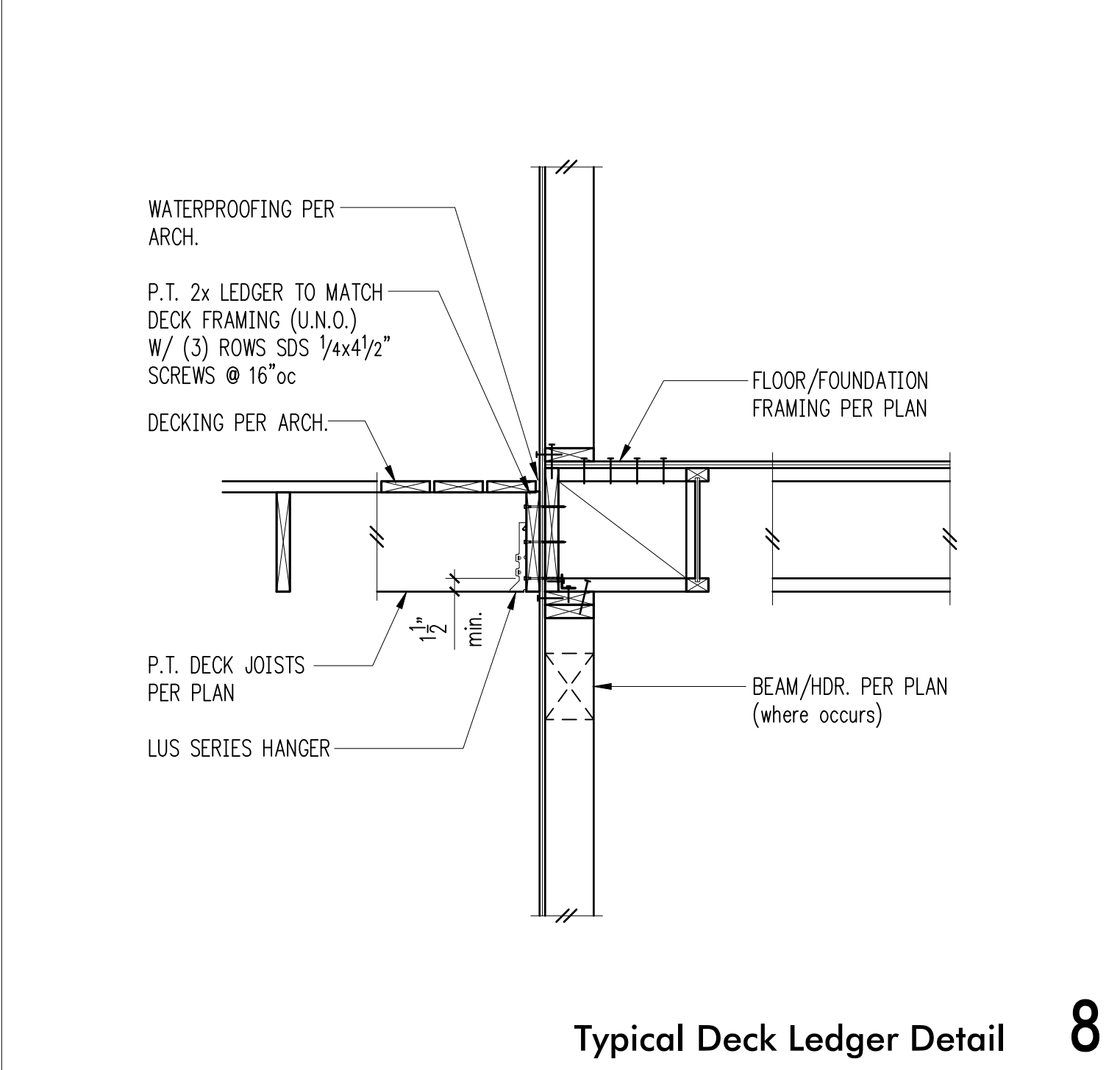
5



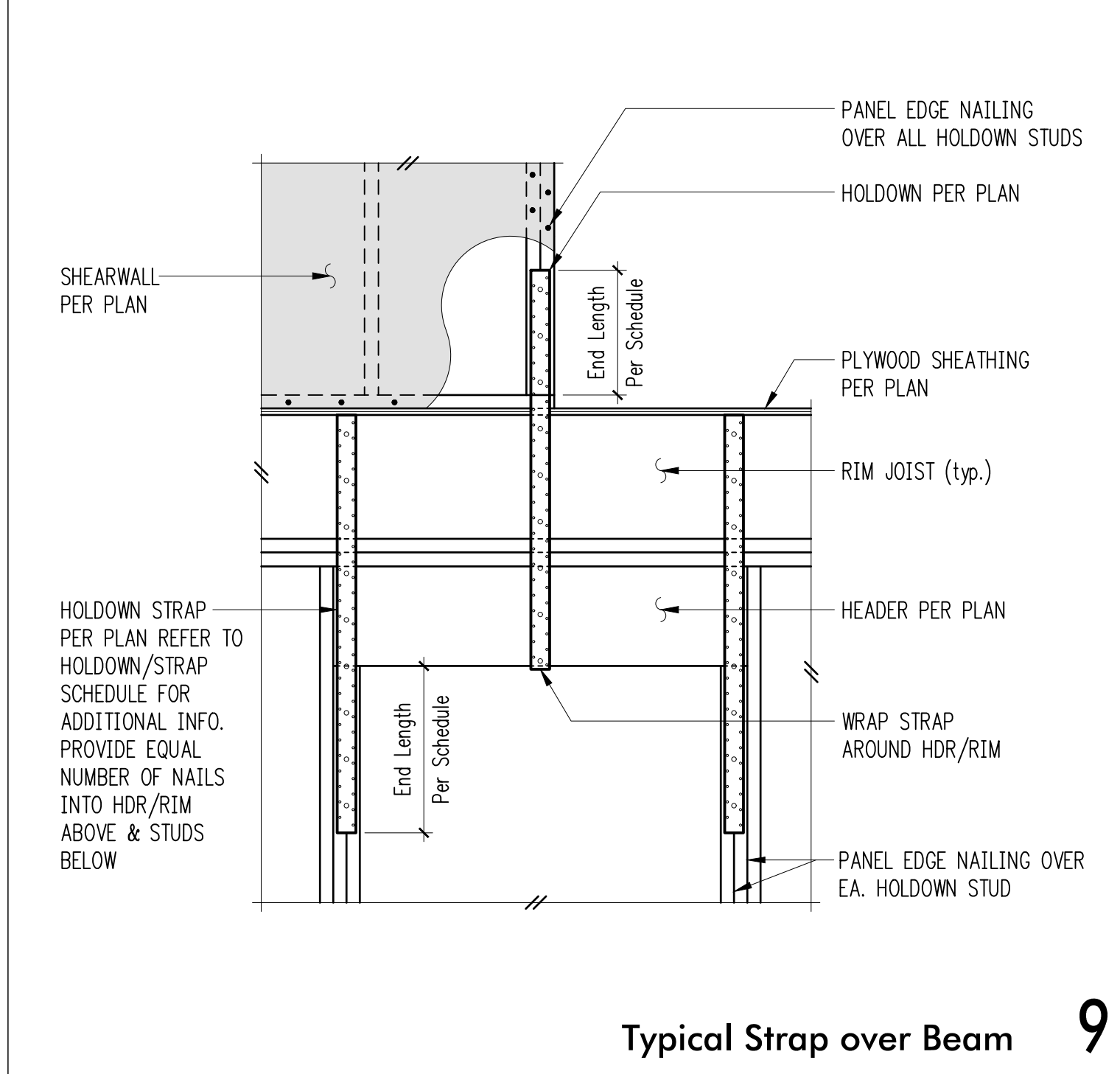
6



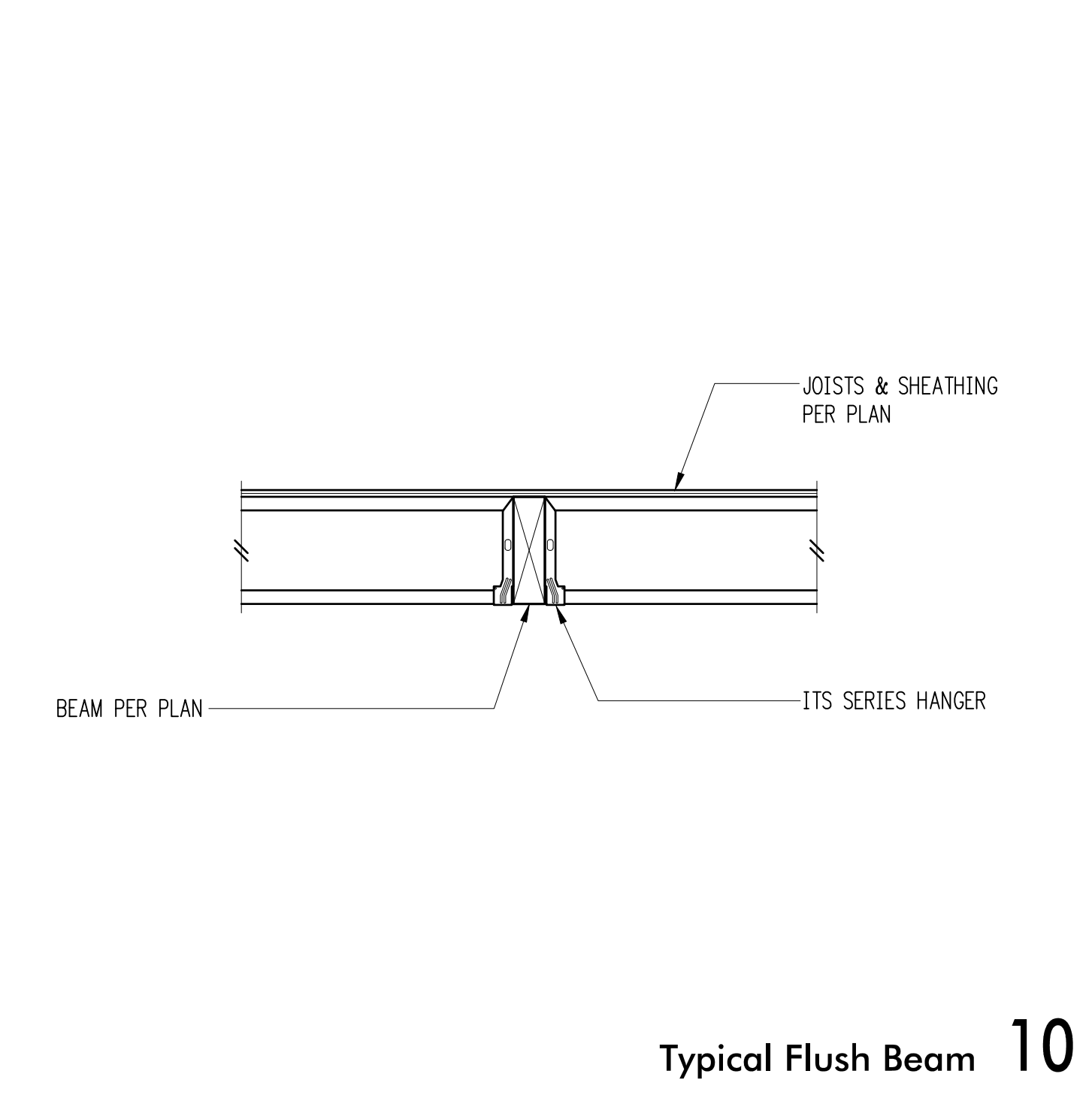
7



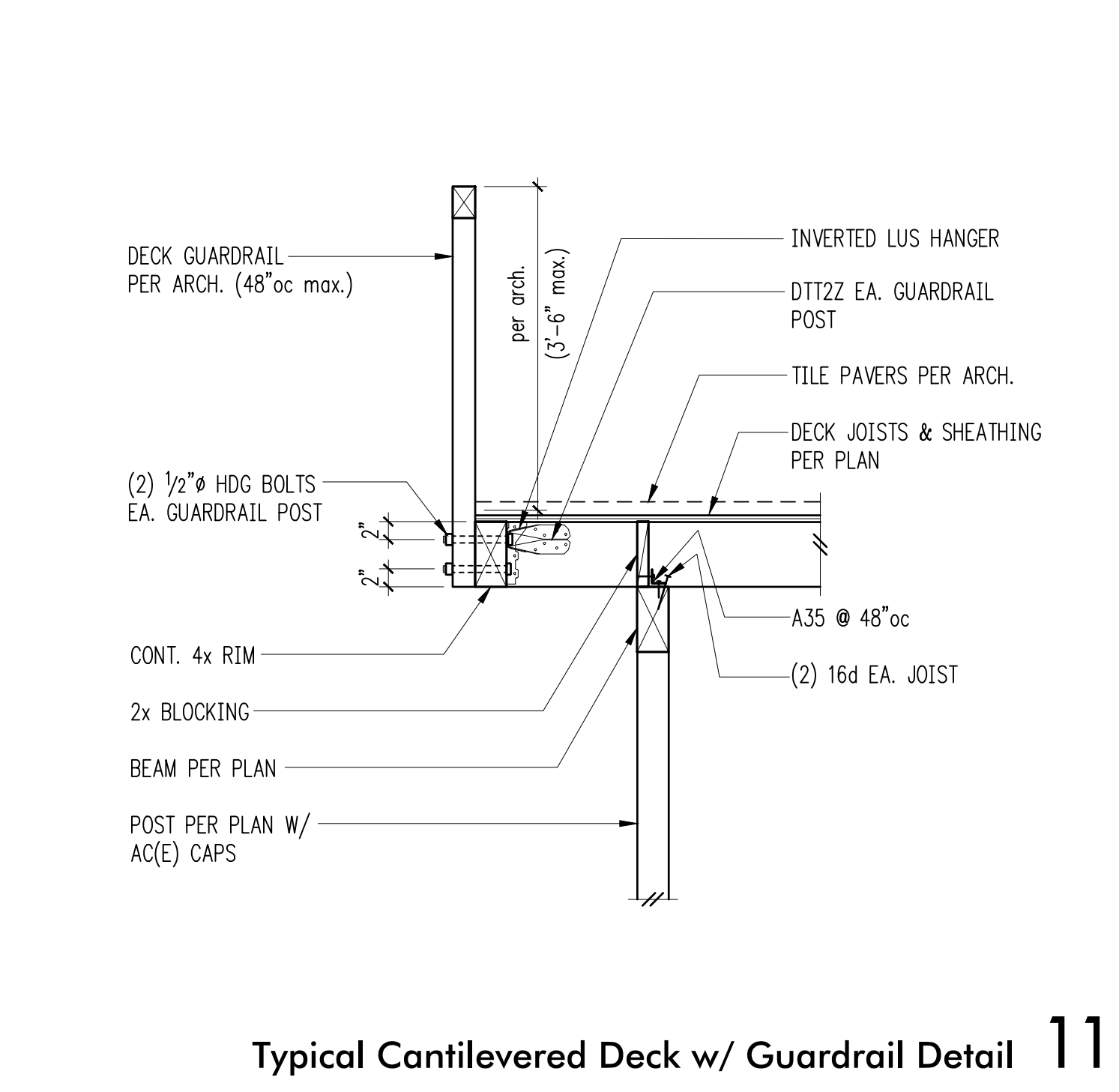
8



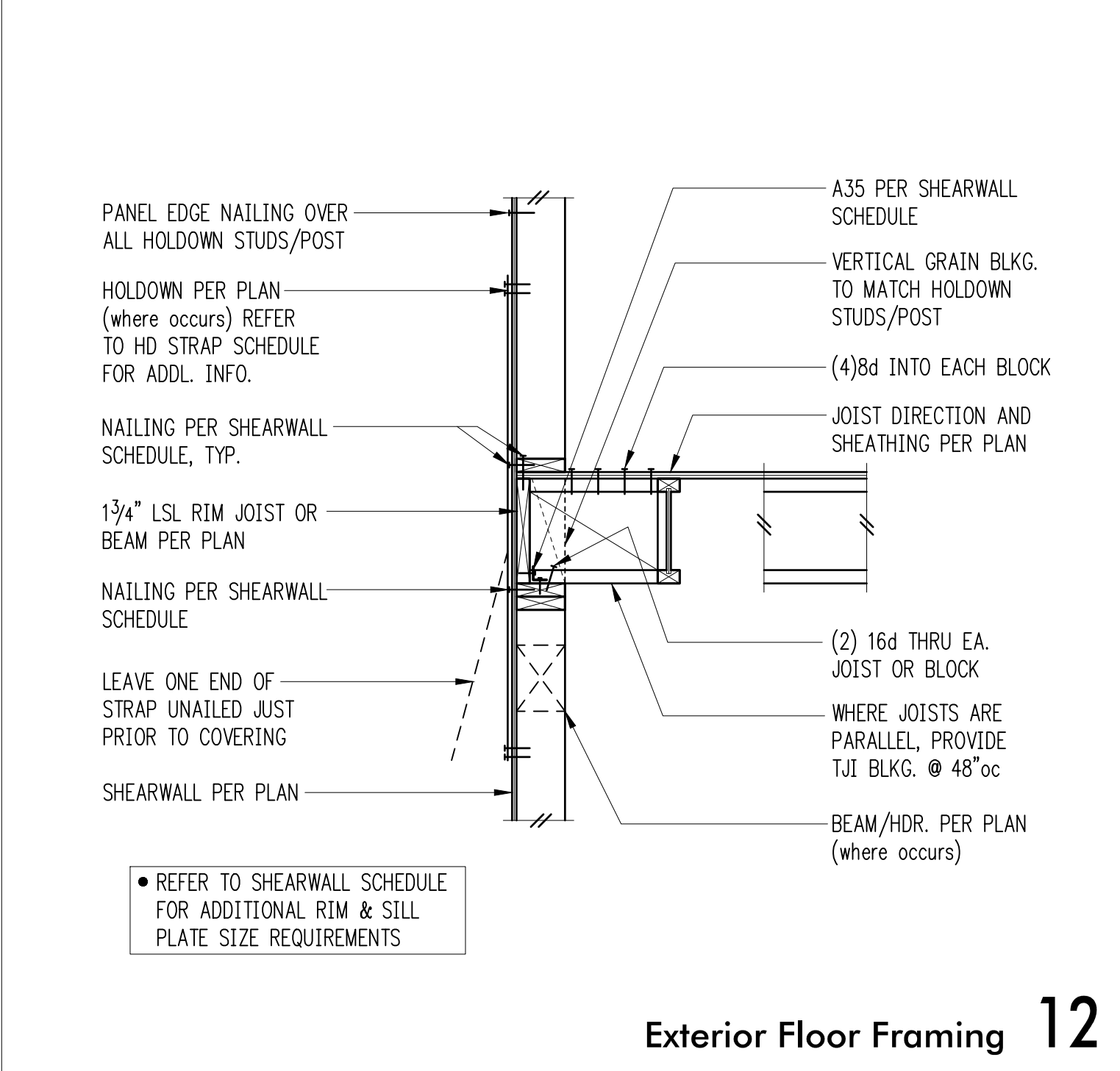
9



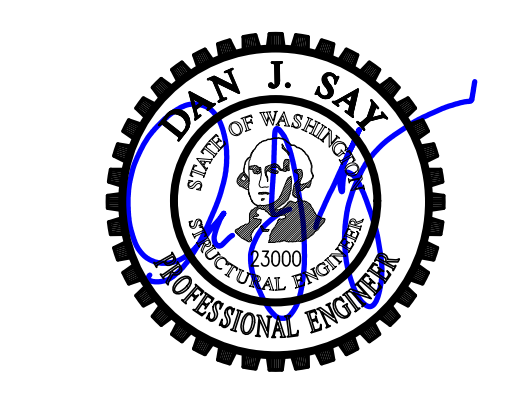
10



11



12



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

REVISIONS:

DPD: _____

PROJECT TITLE:
Kahan Spec Home
 8163 West Mercer Way
 Mercer Island, WA 98040

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

ISSUE:
PERMIT
 SHEET TITLE:

Wood Framing Details
 SCALE: 3/4" = 1'-0" U.N.O.
 DATE: November 30, 2020
 PROJECT NO: 01519-2020-15
 SHEET NO:

S4.2

1

2

Ridge Beam w/ LRU Hangers 3

Exterior Non-Bearing Wall 4

5

Exterior Non-Bearing Wall 6

Overframing Connection 7

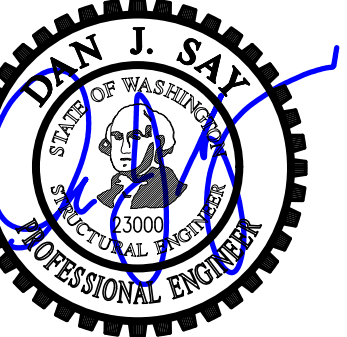
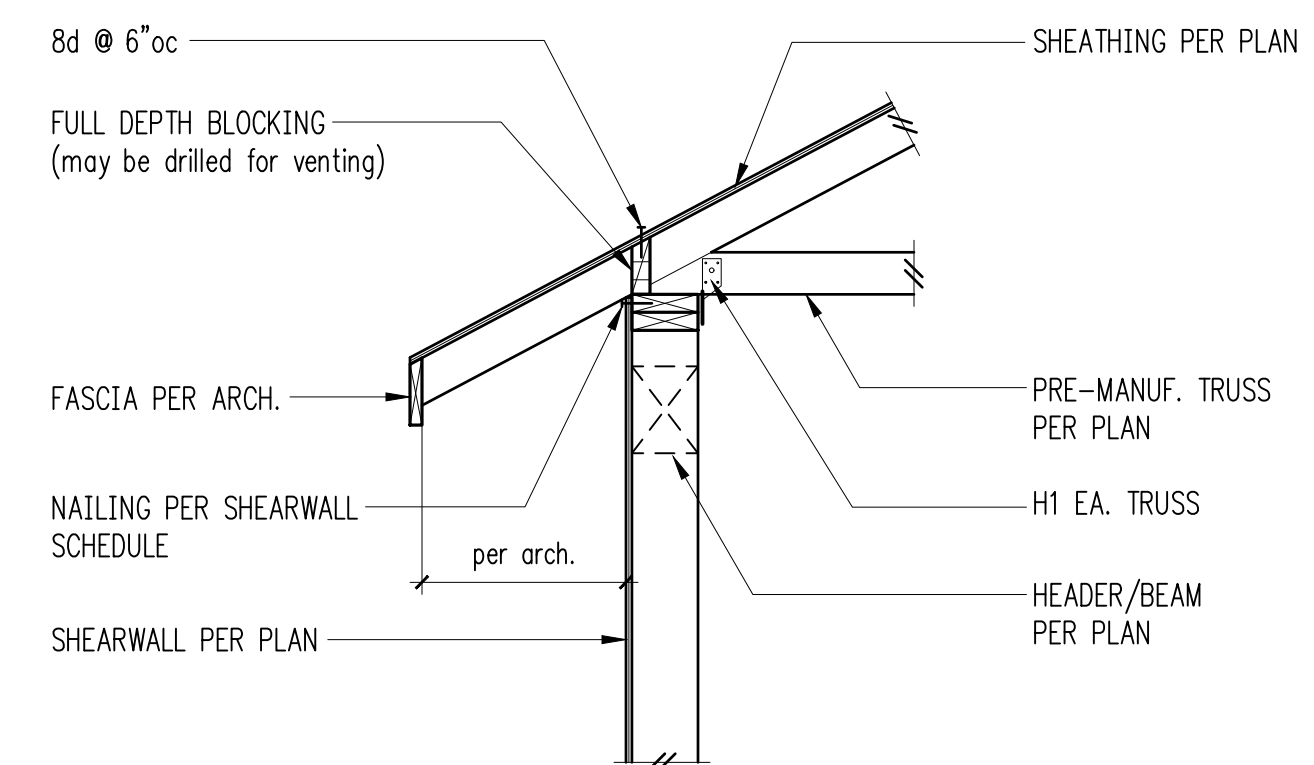
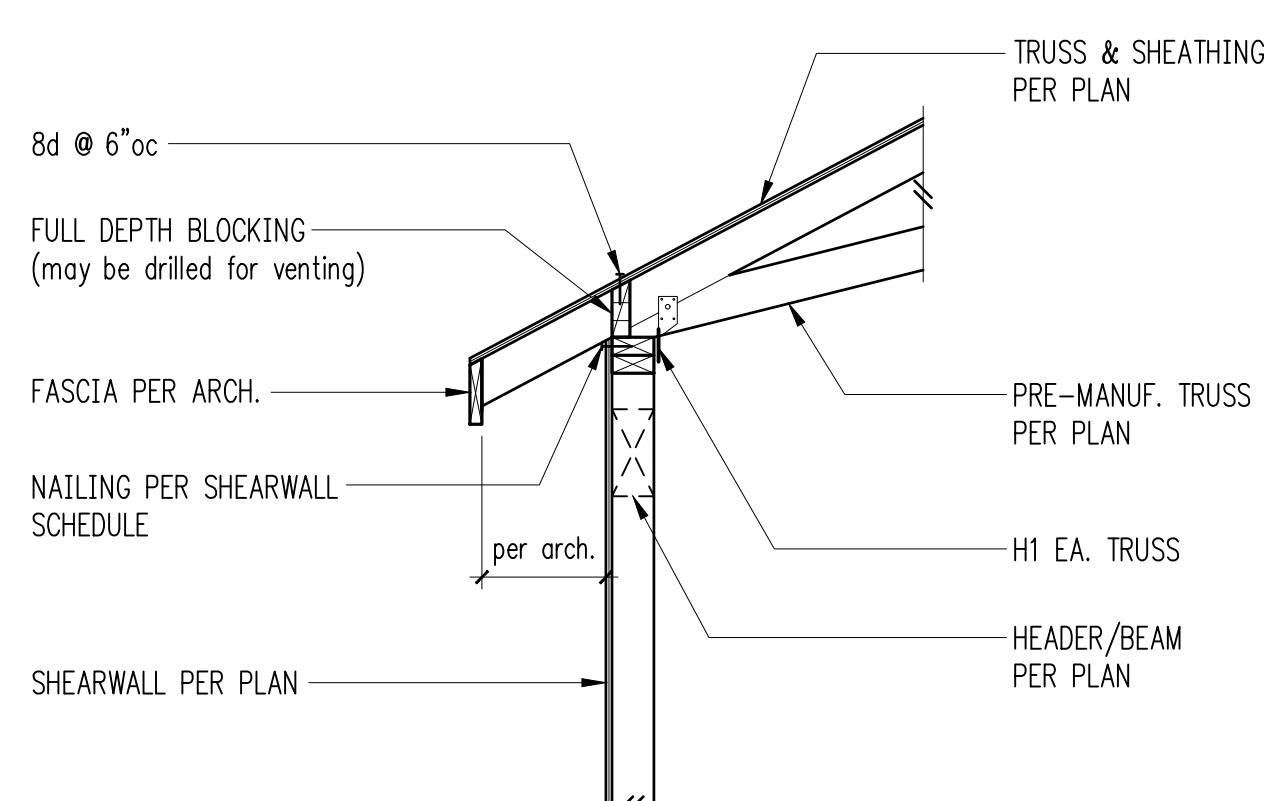
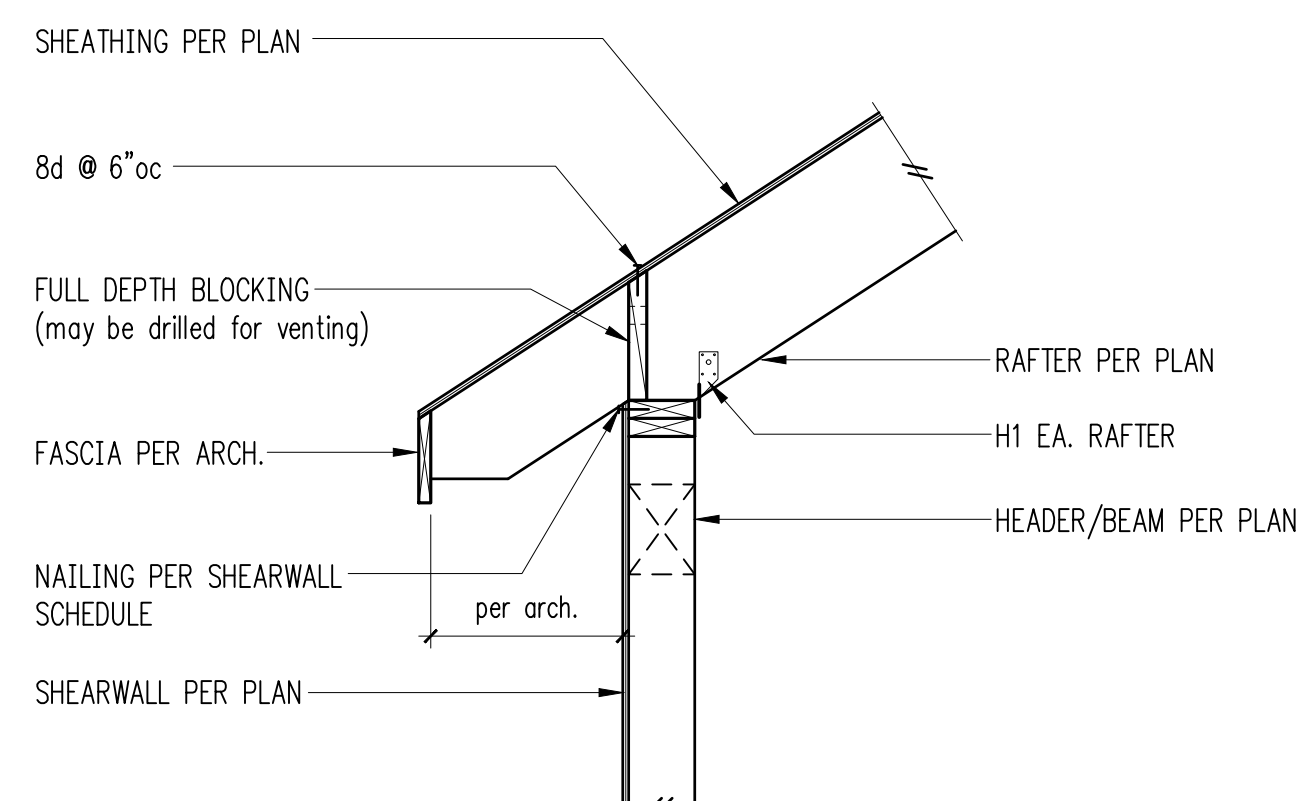
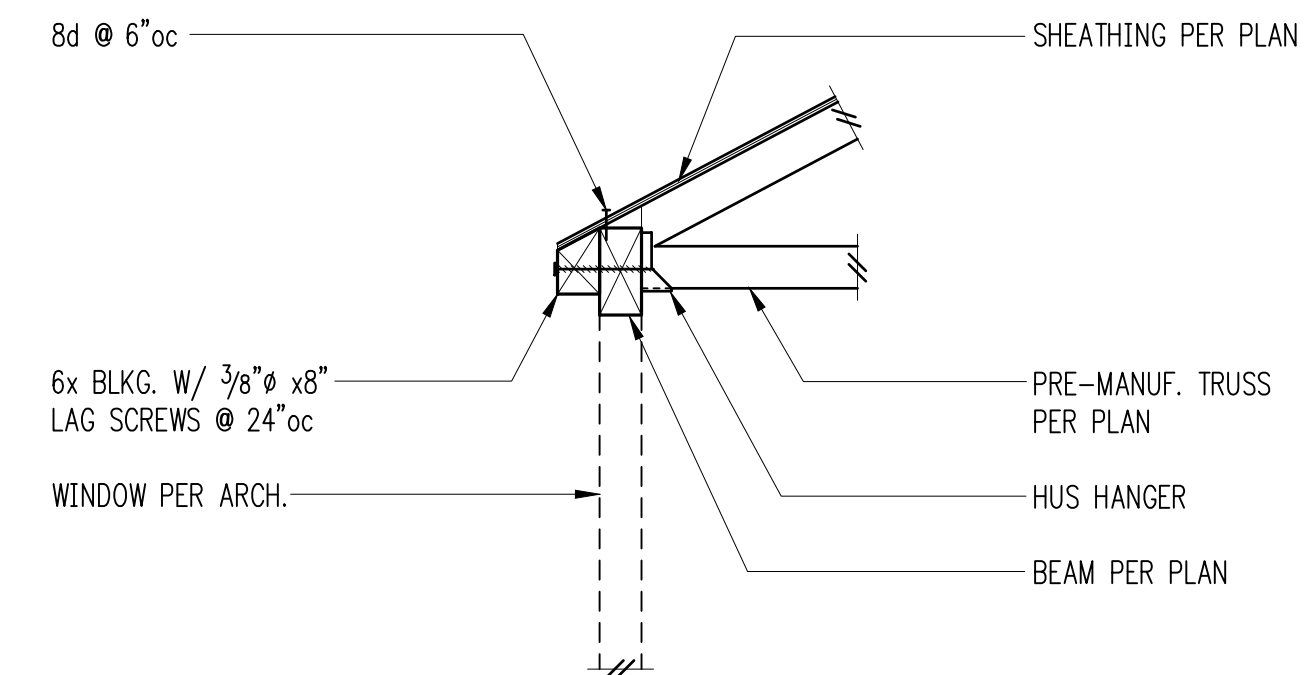
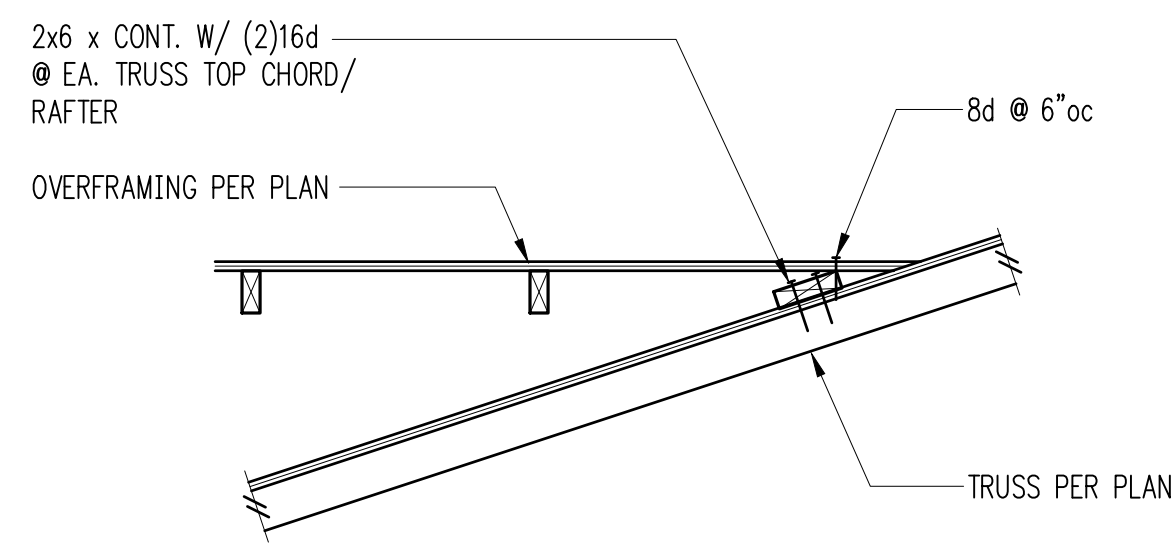
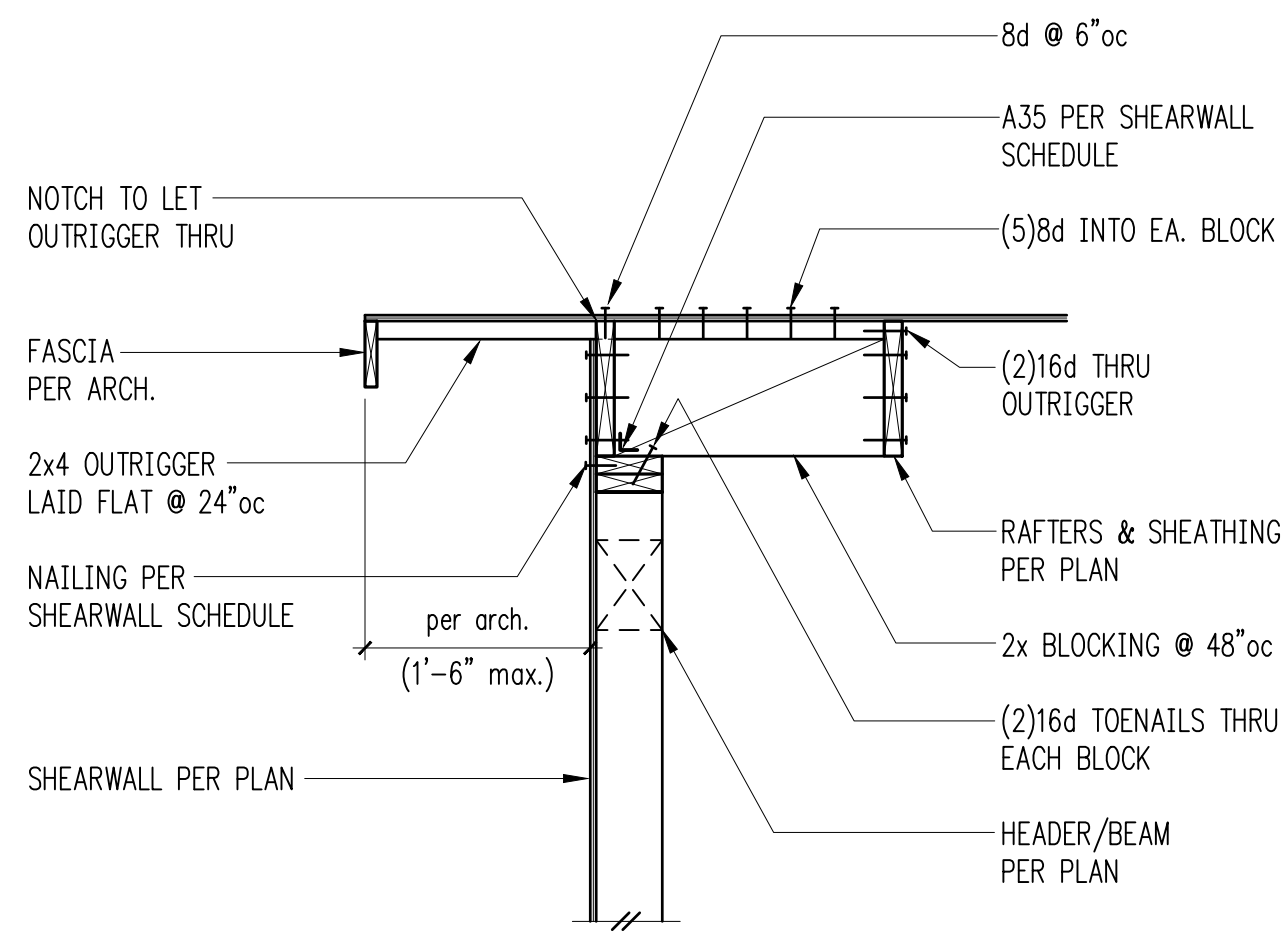
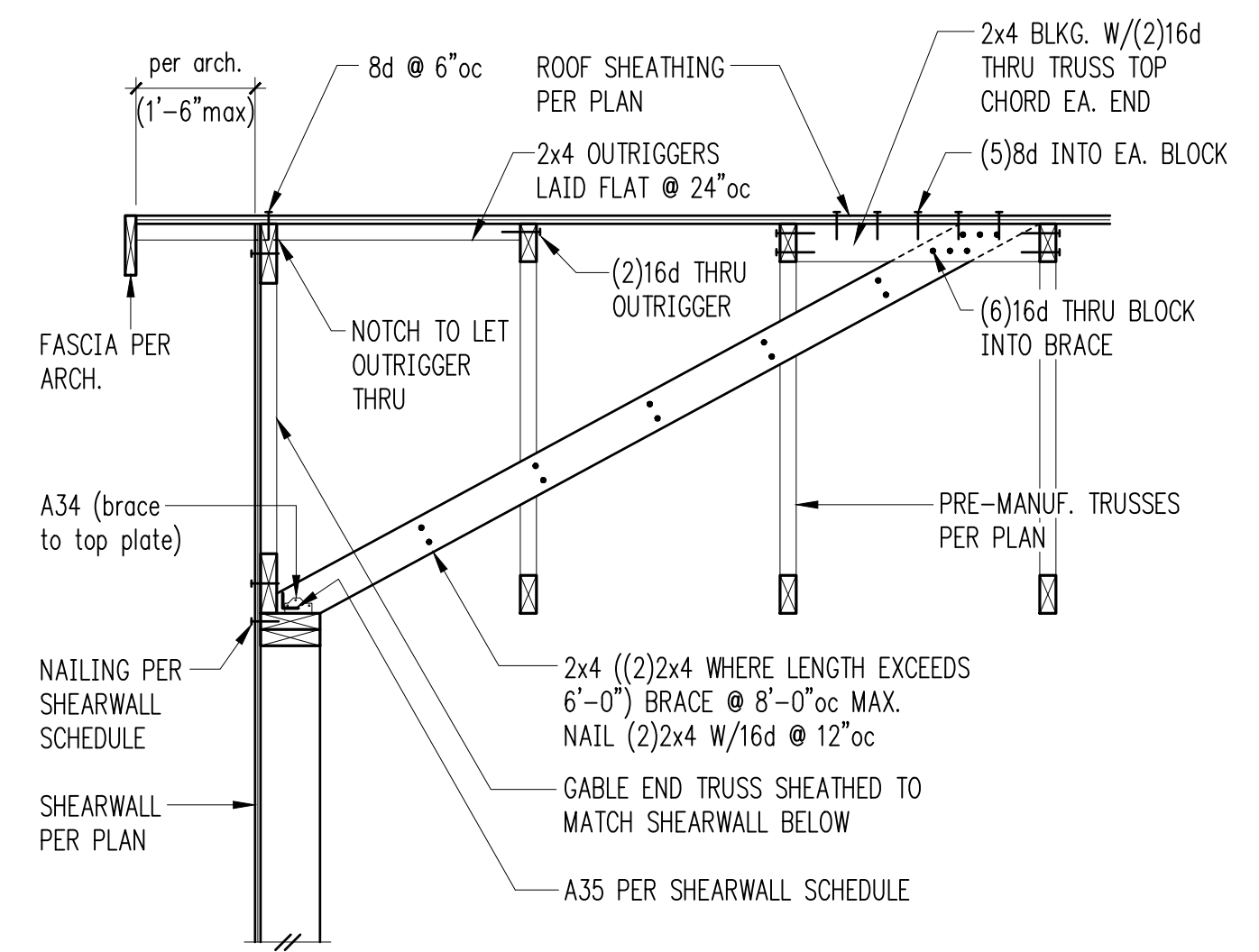
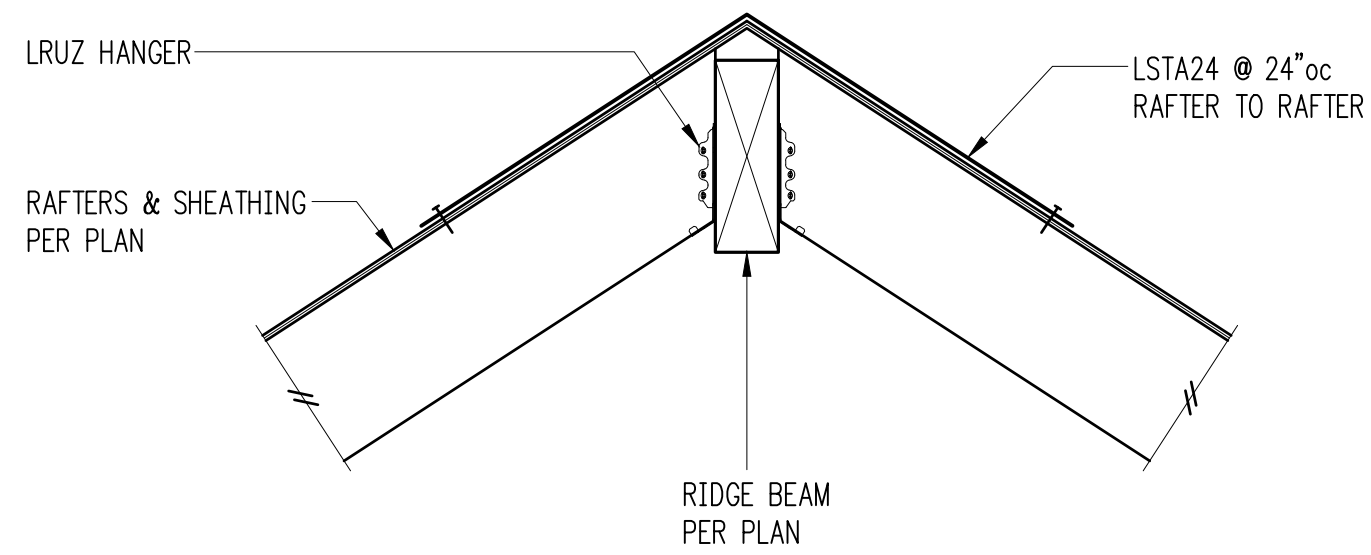
8

9

Exterior Bearing Wall 10

Scissors Trusses Exterior Bearing Wall 11

Exterior Bearing Wall 12



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

REVISIONS:

NO.	DESCRIPTION

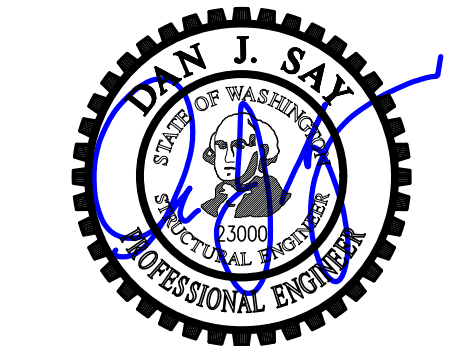
PROJECT TITLE:
Kahan Spec Home
 8163 West Mercer Way
 Mercer Island, WA 98040

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

ISSUE:
PERMIT

SHEET TITLE:
Wood Framing Details

SCALE: 3/4" = 1'-0" U.N.O.
 DATE: November 30, 2020
 PROJECT NO: 01519-2020-15
 SHEET NO:



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

REVISIONS:

NO.	DESCRIPTION

DPD:

PROJECT TITLE:
Kahan Spec Home
8163 West Mercer Way
Mercer Island, WA 98040

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

ISSUE:
PERMIT

SHEET TITLE:
Steel Details

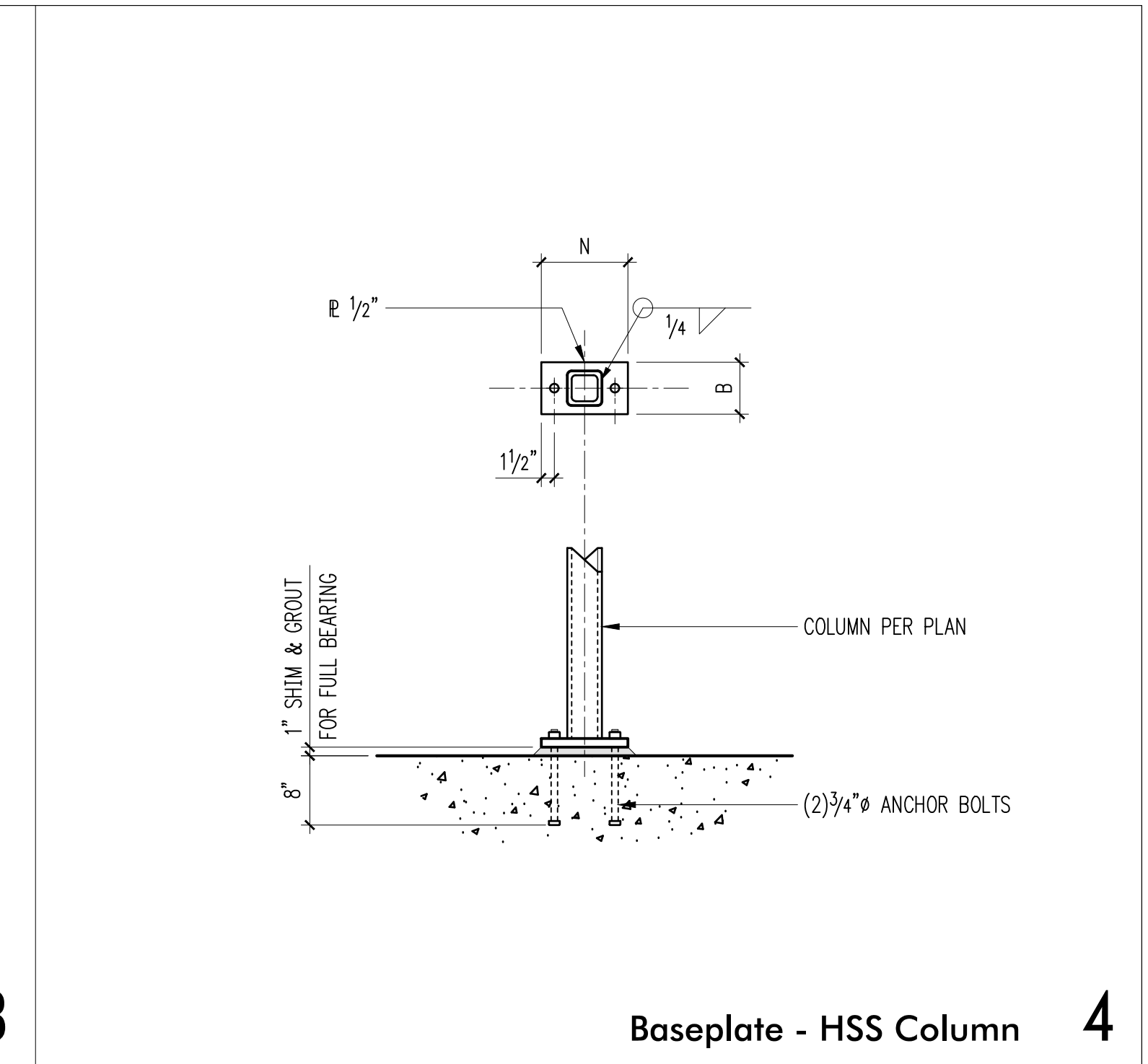
SCALE: 3/4" = 1'-0" U.N.O.
DATE: November 30, 2020
PROJECT NO: 01519-2020-15
SHEET NO:

S5.1

1

2

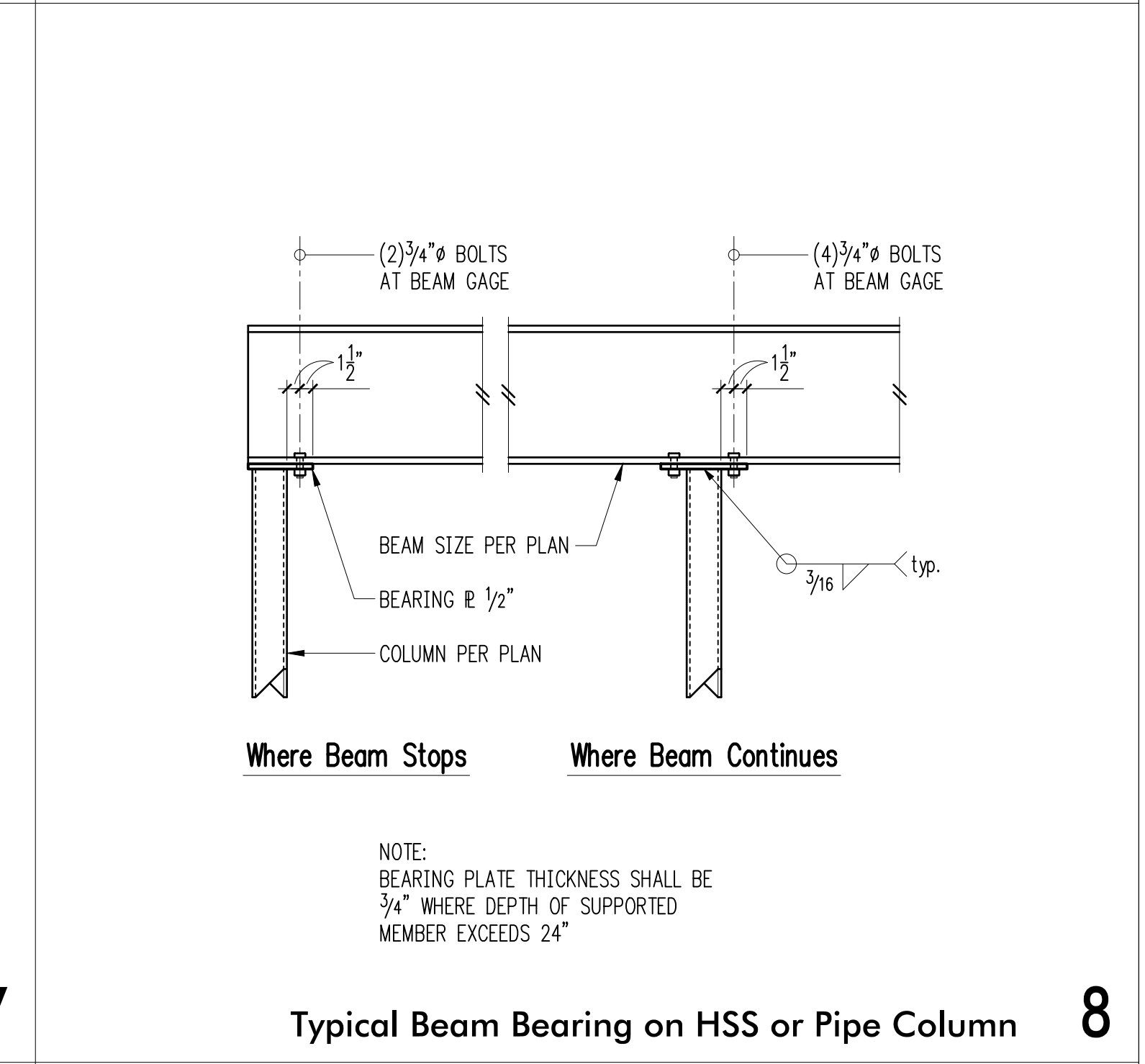
3



5

6

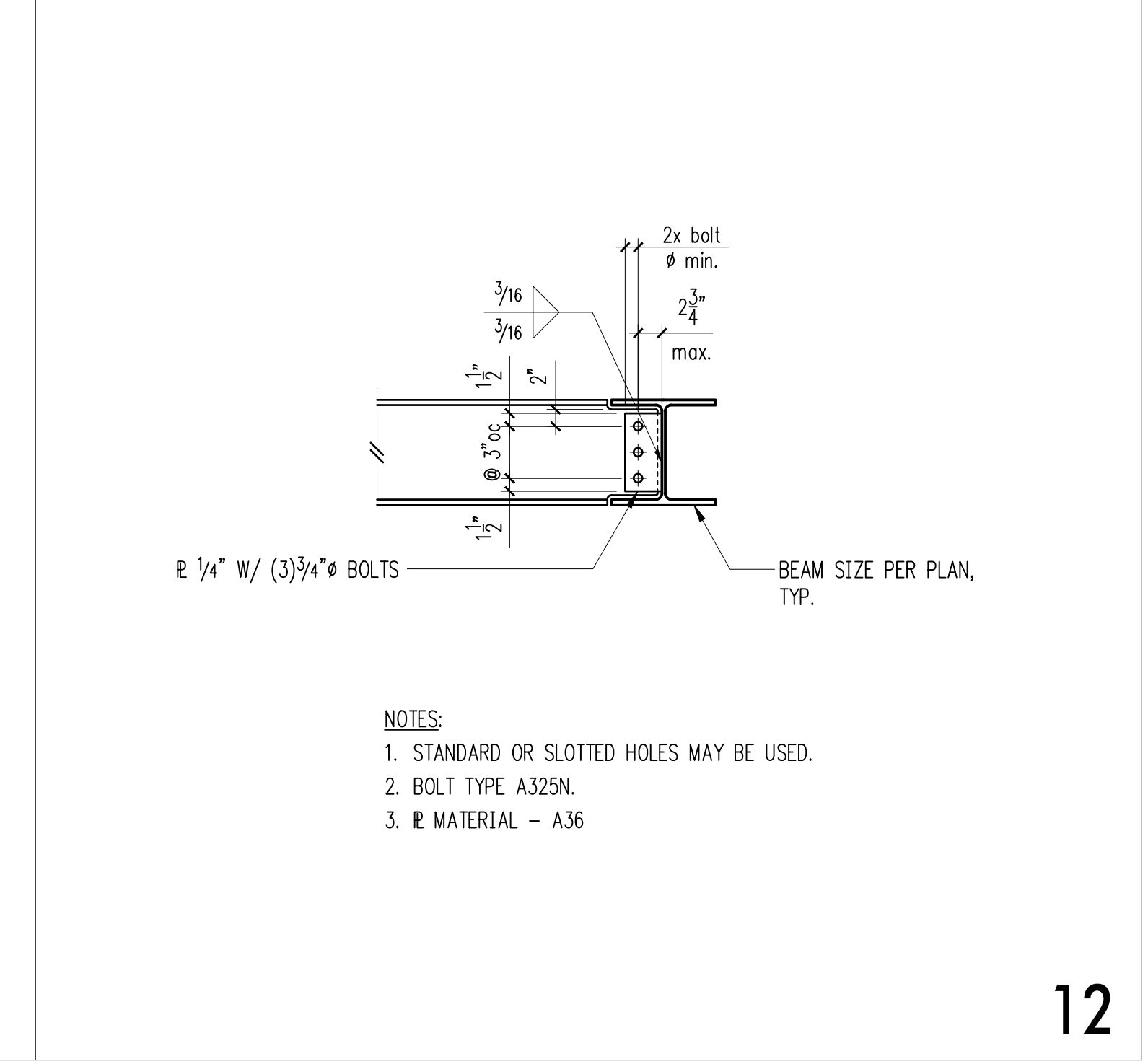
7



9

10

11



12

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CODE REQUIREMENTS

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

REFERENCE DOCUMENTS

- GEOTECH REPORT PER SH. 1

GENERAL REQUIREMENTS

- 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.

- 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.

- 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.

- 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.

- 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.

- 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.

- 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

- 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.

- 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.

- 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

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

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

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

- 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.

- 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

- 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.

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

- 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.

- 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.

- 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.

- 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

- 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.

- 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.

- 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.

- SOIL DESIGN PARAMETERS PER SH3. 1.

- SHORING DURATION: PERMANENT

CONCRETE

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

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

STEEL

- 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.

- 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	

- 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.

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

WOOD

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

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

- 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

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

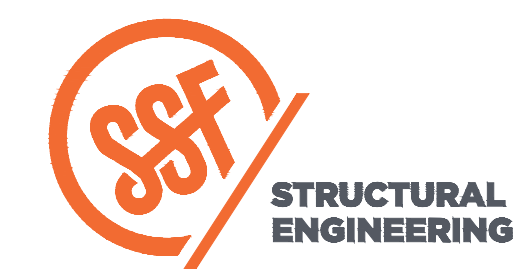
- DIMENSIONS AND LOCATION OF EXISTING STRUCTURES SHALL BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBER. NOTIFY ENGINEER ABOUT ANY DISCREPANCIES PRIOR TO FABRICATION.

- 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.

- STEEL PILE PLACEMENT TOLERANCES:

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

- 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.



2124 Third Avenue - Suite 100 - Seattle, WA 98121
P: 206.443.6212
ssfengineers.com

934 Broadway - Tacoma, WA 98402
P: 253.284.9470
ssfengineers.com

Copyright 2020 Swenson Say Fagitt - All Rights Reserved



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

REVISIONS:

DPD:

PROJECT TITLE:

Kahan Spec Home

8163 West Mercer Way
Mercer Island, WA 98040

ARCHITECT:

Brandt Design Group

66 Bell Street, Unit 1
Seattle, WA 98121
PH 206.239.0850

ISSUE:

PERMIT

SHEET TITLE:

**General Shoring
Notes**

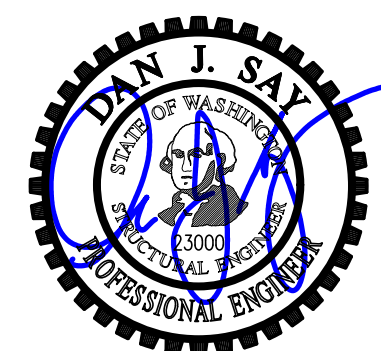
SCALE:

DATE: November 30, 2020

PROJECT NO: 01519-2020-15

SHEET NO:

SH1.1



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

REVISIONS:

DPD:

PROJECT TITLE:

Kahan Spec Home
 8163 West Mercer Way
 Mercer Island, WA 98040

ARCHITECT:

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

ISSUE:

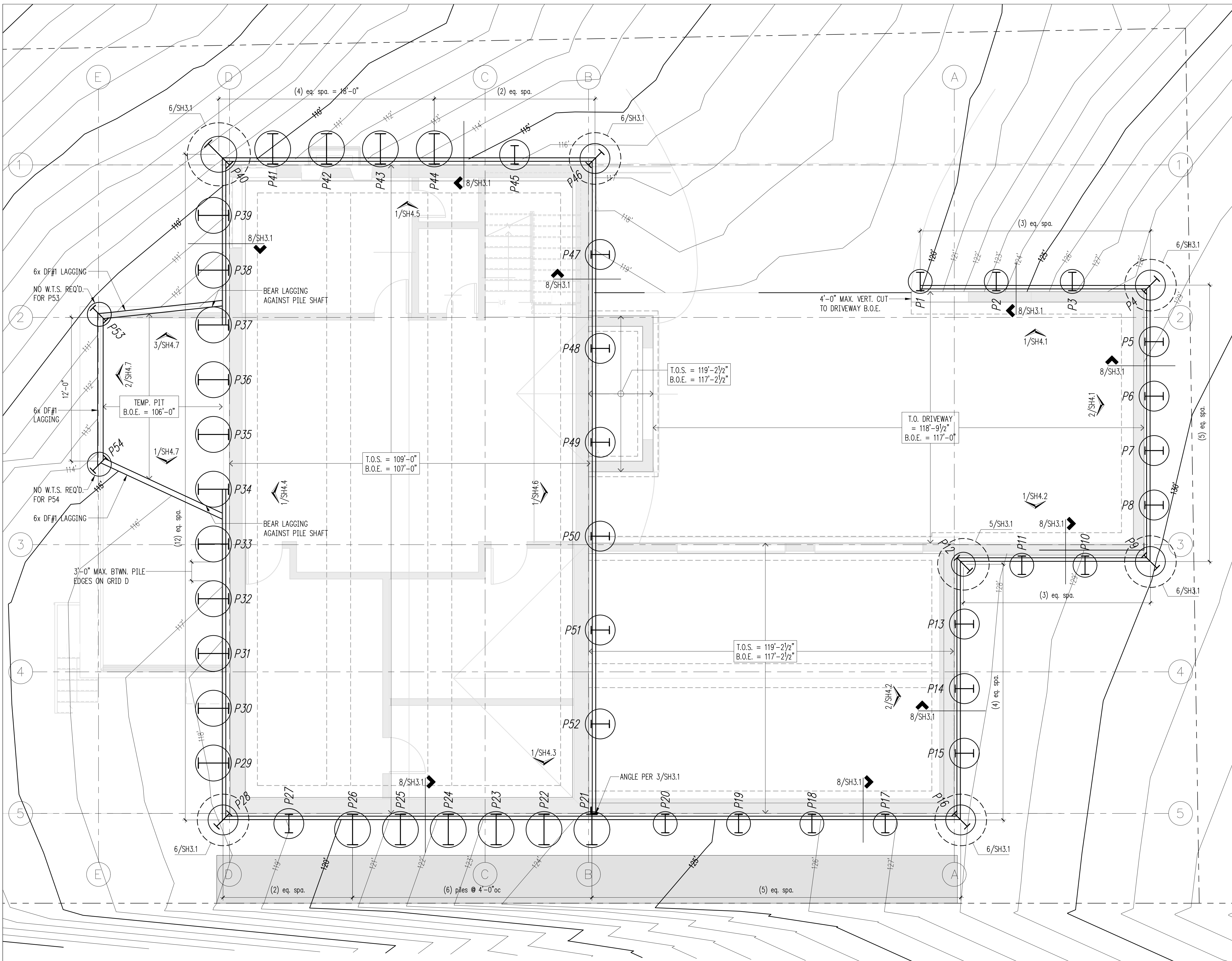
PERMIT

SHEET TITLE:

Shoring Plan

SCALE: 1/4" = 1'-0" U.N.O.
 DATE: November 30, 2020
 PROJECT NO: 01519-2020-15
 SHEET NO:

SH2.1



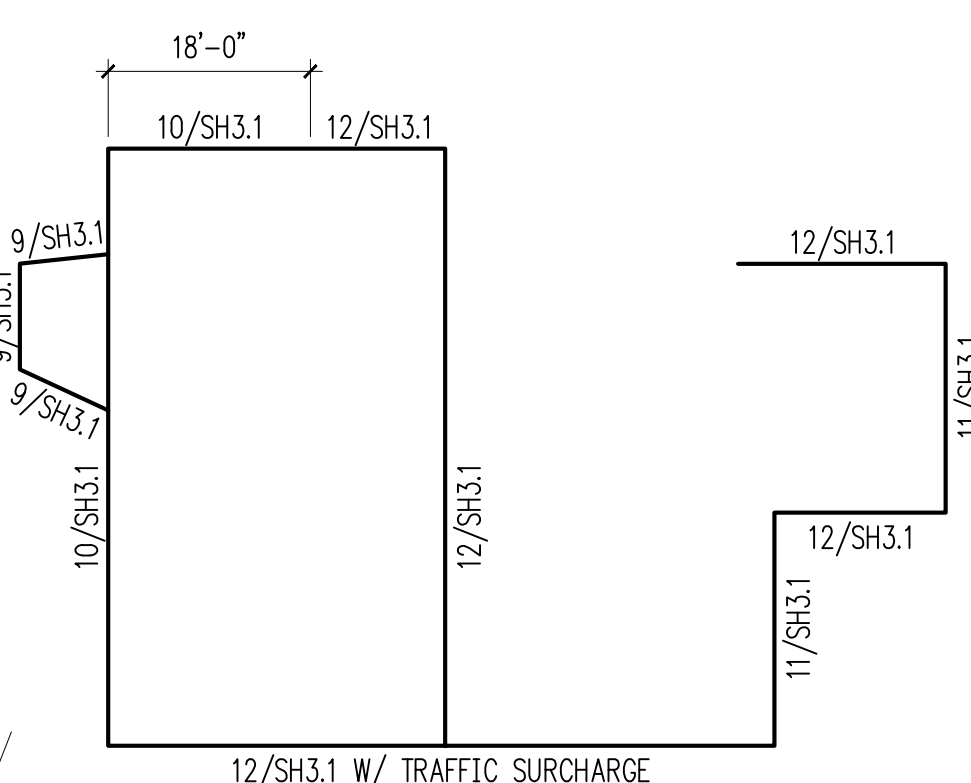
Pile Schedule

MARK	AUGER DIA. (min.)	STEEL PILE SIZE	PERM./TEMP.	MIN. EMBED D	MAX. SHORING HEIGHT
P1-P3	24"φ	W18x50	PERM.	20'-0"	10'-0"
P4-P9	30"φ	W18x86	PERM.	26'-0"	13'-0"
P10-P12	24"φ	W18x65	PERM.	22'-0"	12'-0"
P13-P16	30"φ	W18x86	PERM.	22'-0"	11'-0"
P17-P20	24"φ	W18x65	PERM.	22'-0"	10'-0"
P21-P26	36"φ	W30x132	PERM.	33'-0"	17'-0"
P27-P28	30"φ	W18x86	PERM.	24'-0"	13'-0"
P29-P44	36"φ	W30x132	PERM.	28'-0" (below elev. 89'-0")	SHORING HEIGHT 11'-6"
P45-P52	30"φ	W18x86	PERM.	23'-0"	10'-0"
P53-P54	24"φ	W18x50	TEMP.	20'-0"	8'-0"

Legend

- STEM WALL & FOOTING PER S2.1 & S2.2
- ⊙ SHORING PILE PER SCHEDULE, THIS SHEET
- T.O.S. TOP OF SLAB
- B.O.E. BOTTOM OF EXCAVATION
- ▒ ADJACENT DRIVEWAY SURCHARGE APPLIED TO PILES P17-P27

Loading Diagram



Plan Notes

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



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

REVISIONS:

DPD:

PROJECT TITLE:

Kahan Spec Home
 8163 West Mercer Way
 Mercer Island, WA 98040

ARCHITECT:

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

ISSUE:

PERMIT

SHEET TITLE:

Shoring Details

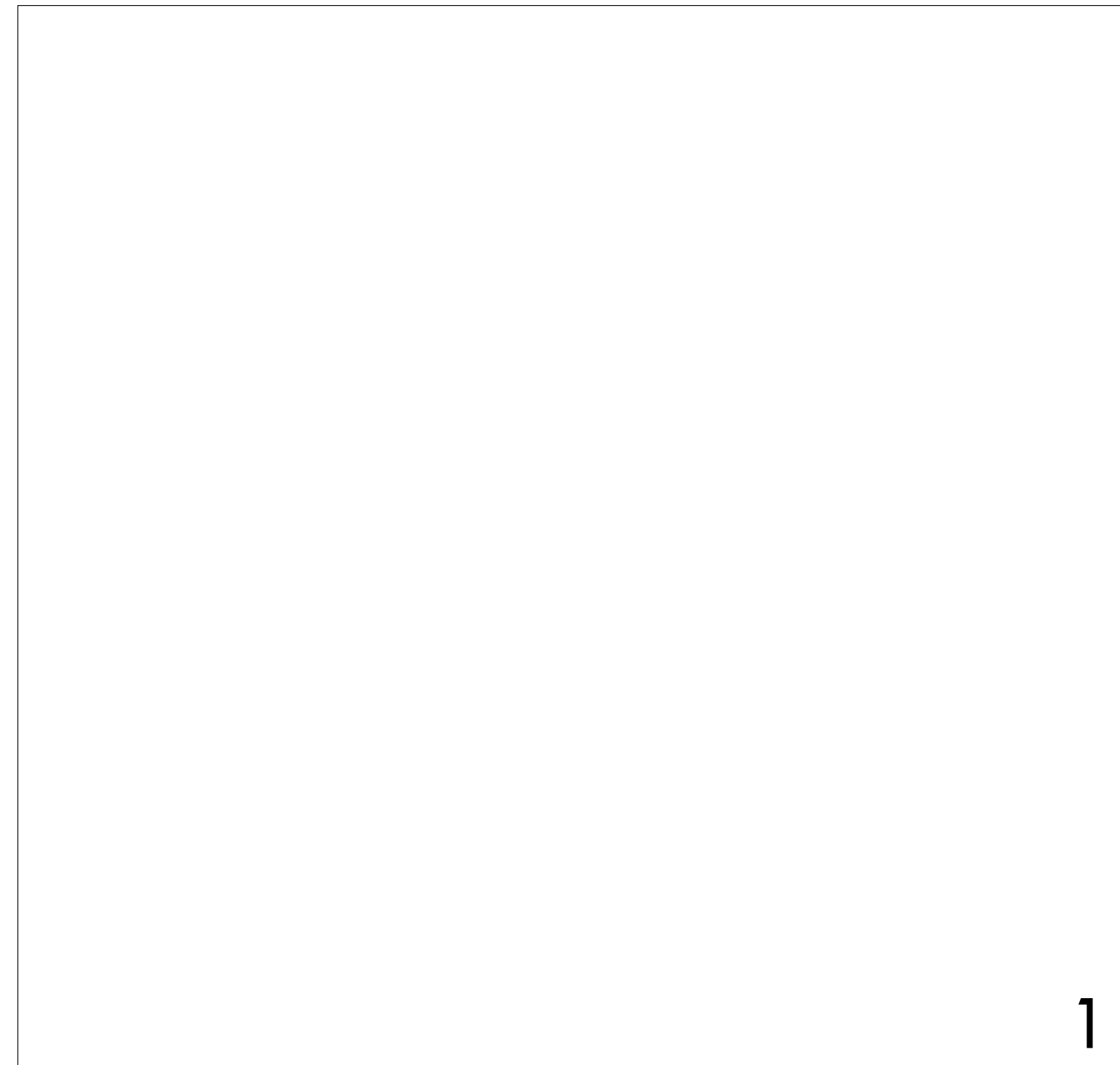
SCALE: 3/4" = 1'-0" U.N.O.

DATE: November 30, 2020

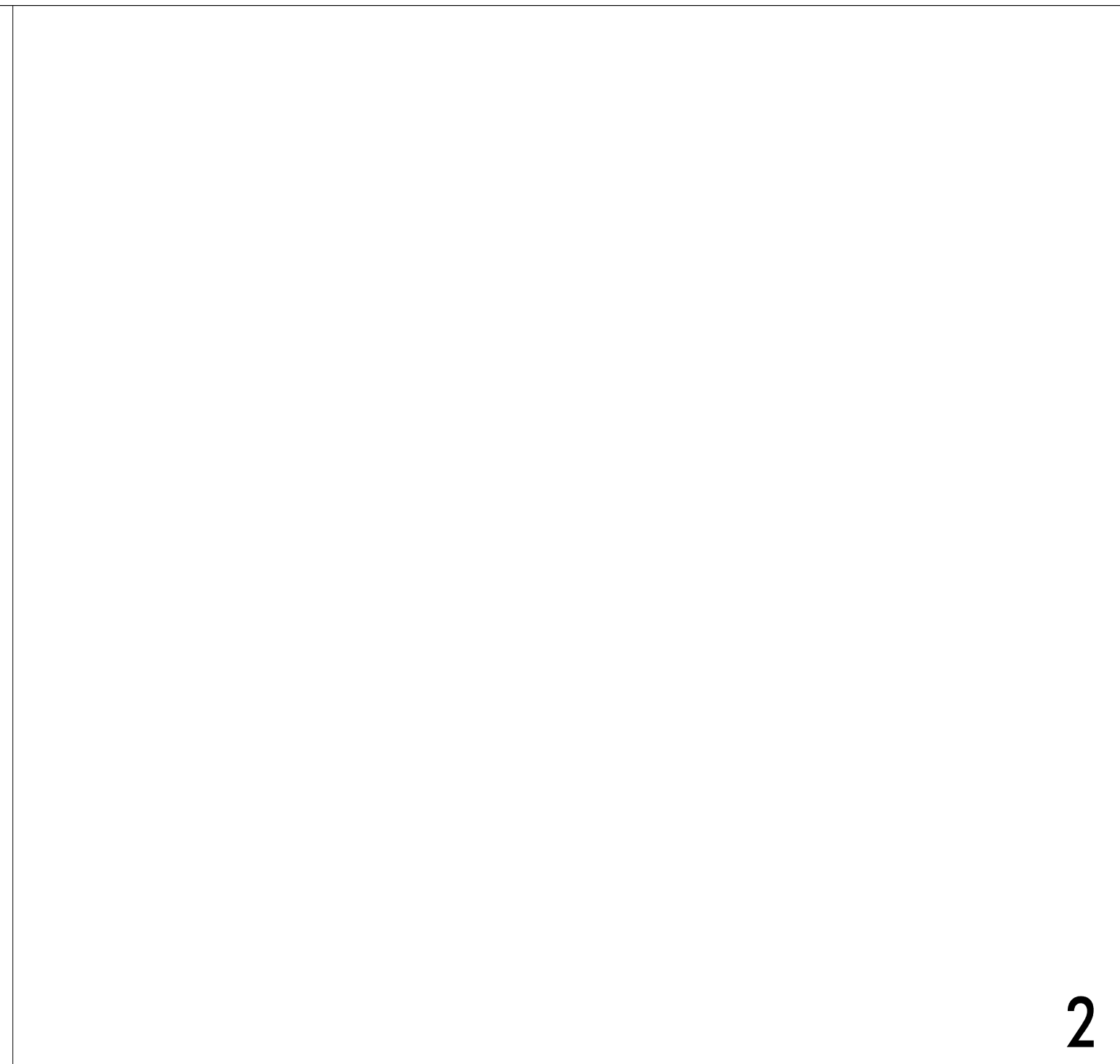
PROJECT NO: 01519-2020-15

SHEET NO:

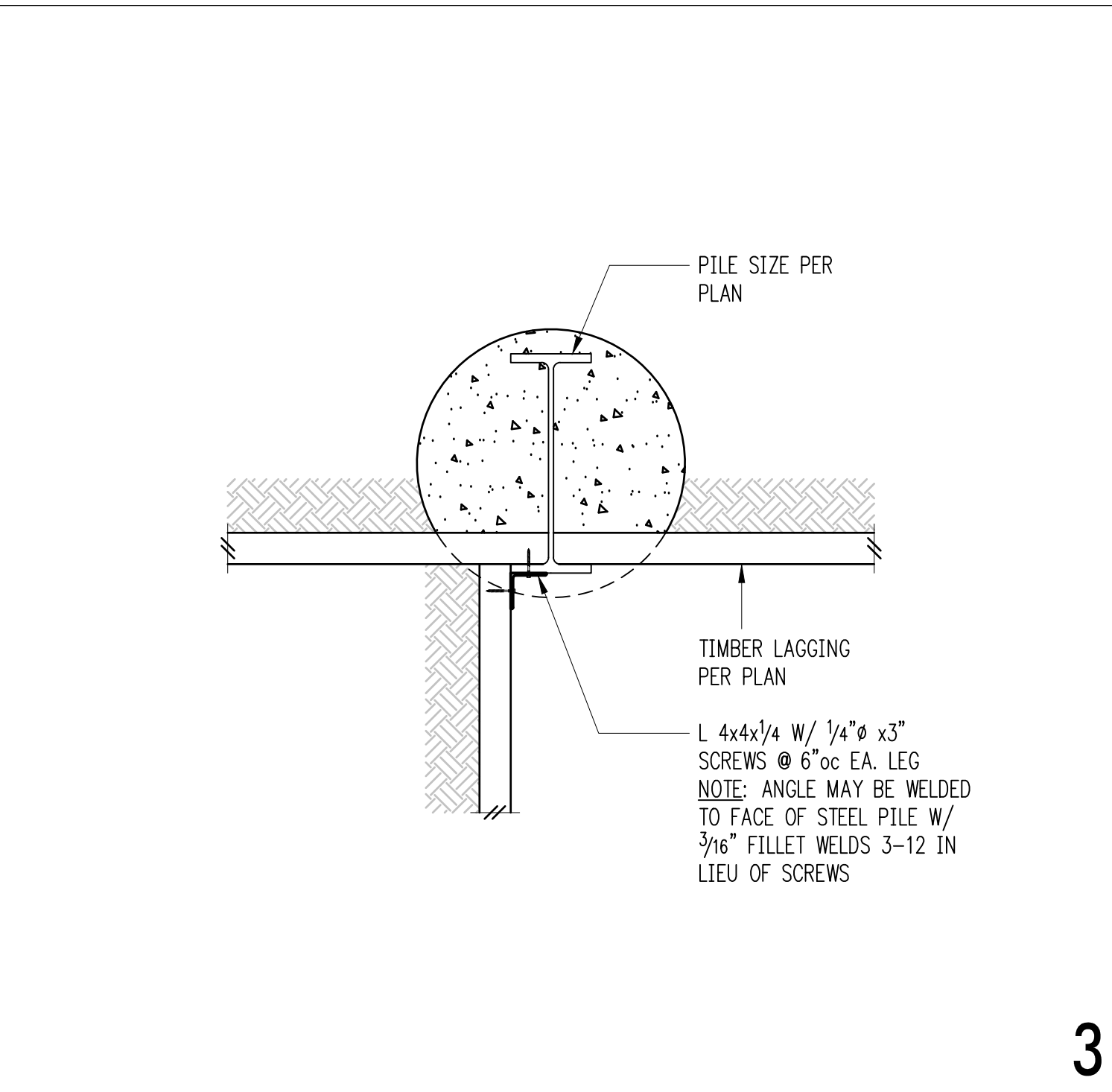
SH3.1



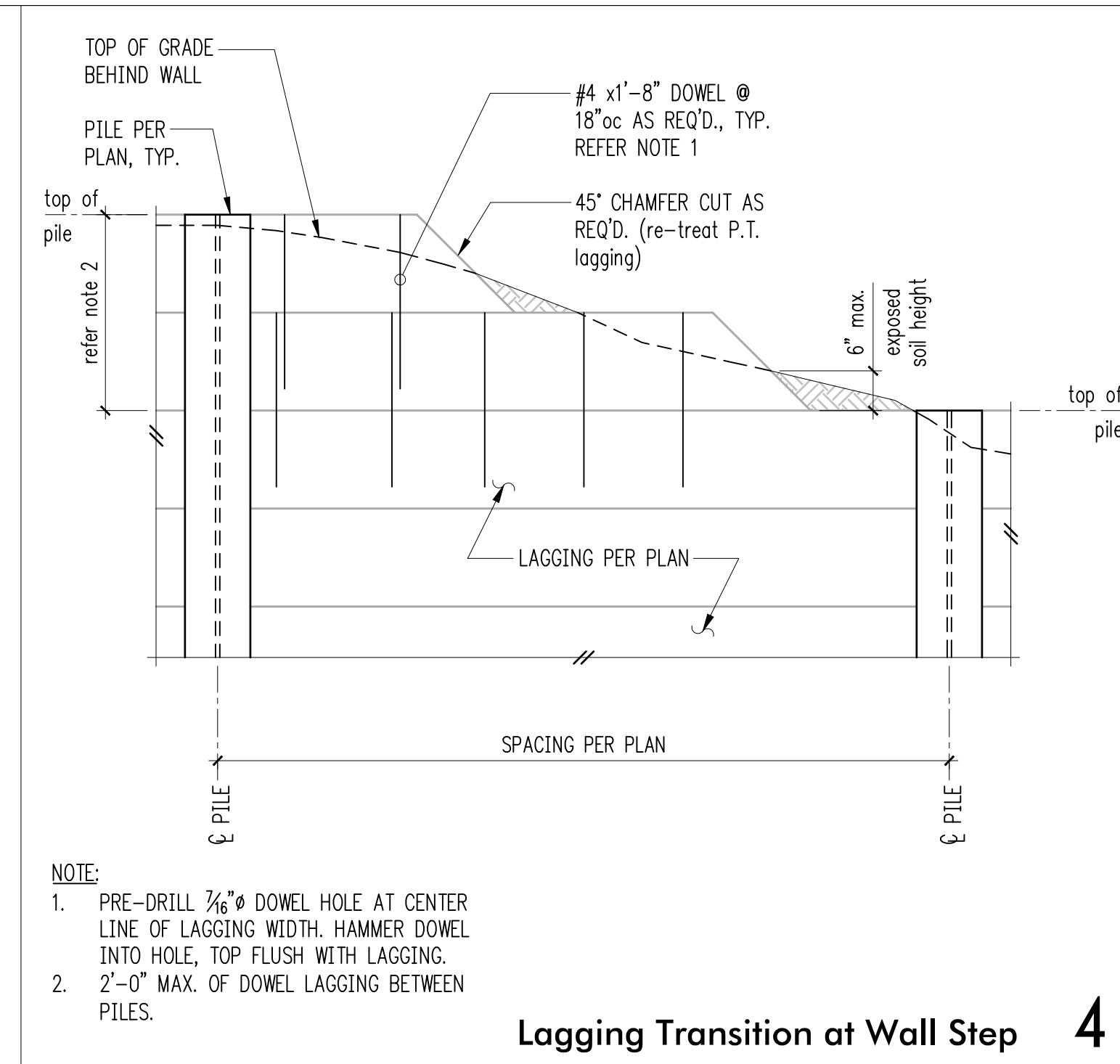
1



2

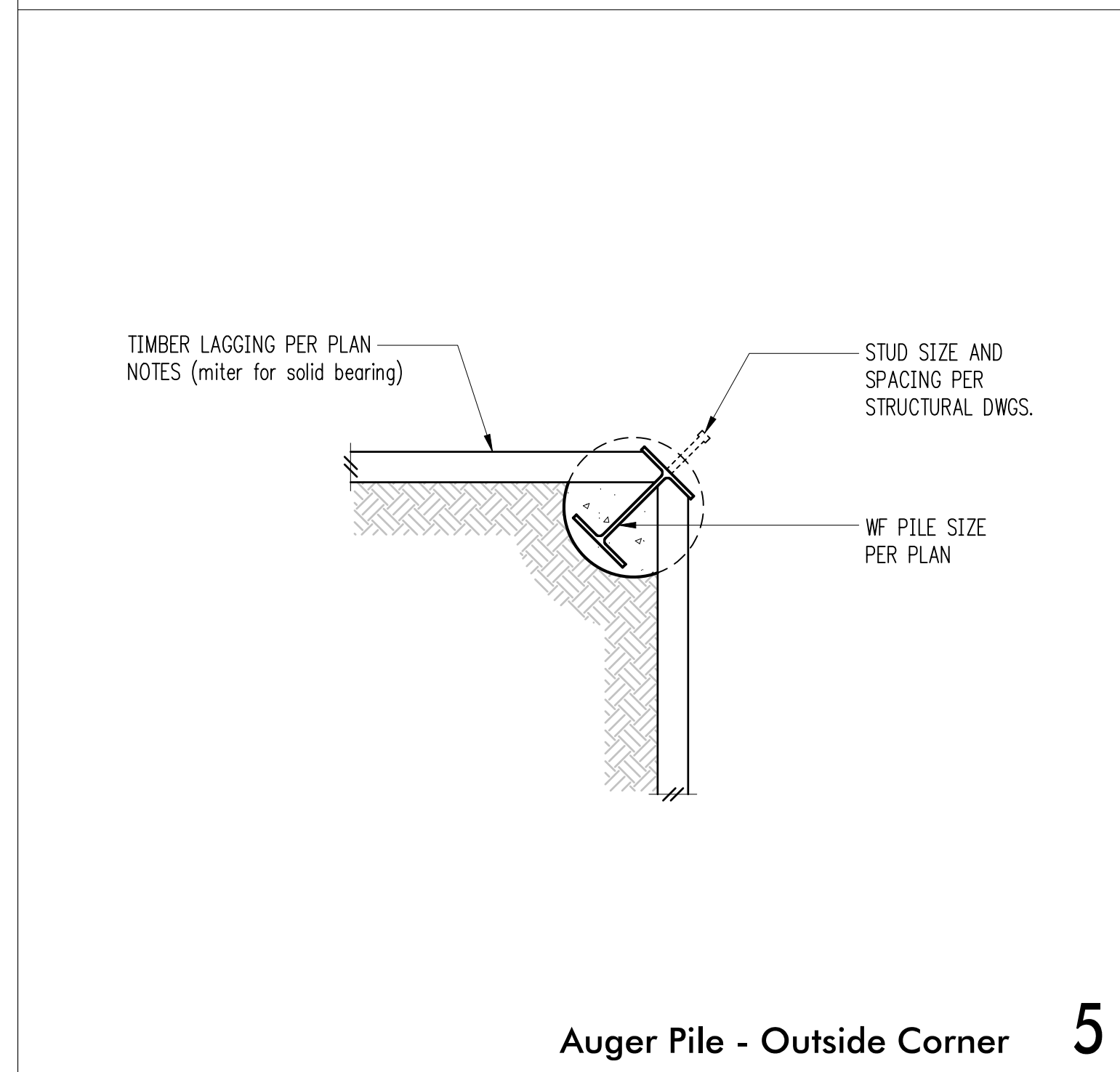


3



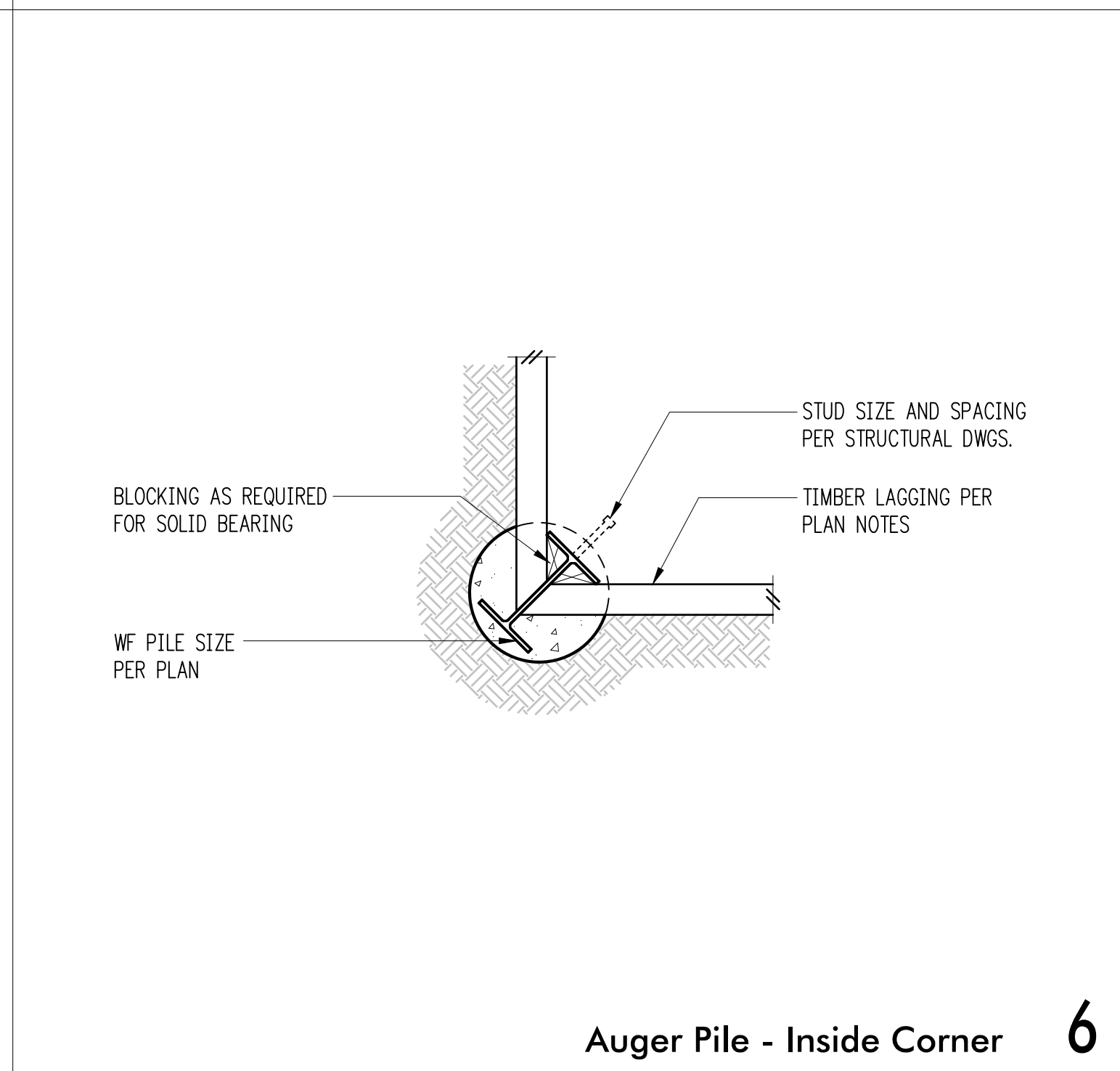
Lagging Transition at Wall Step

4



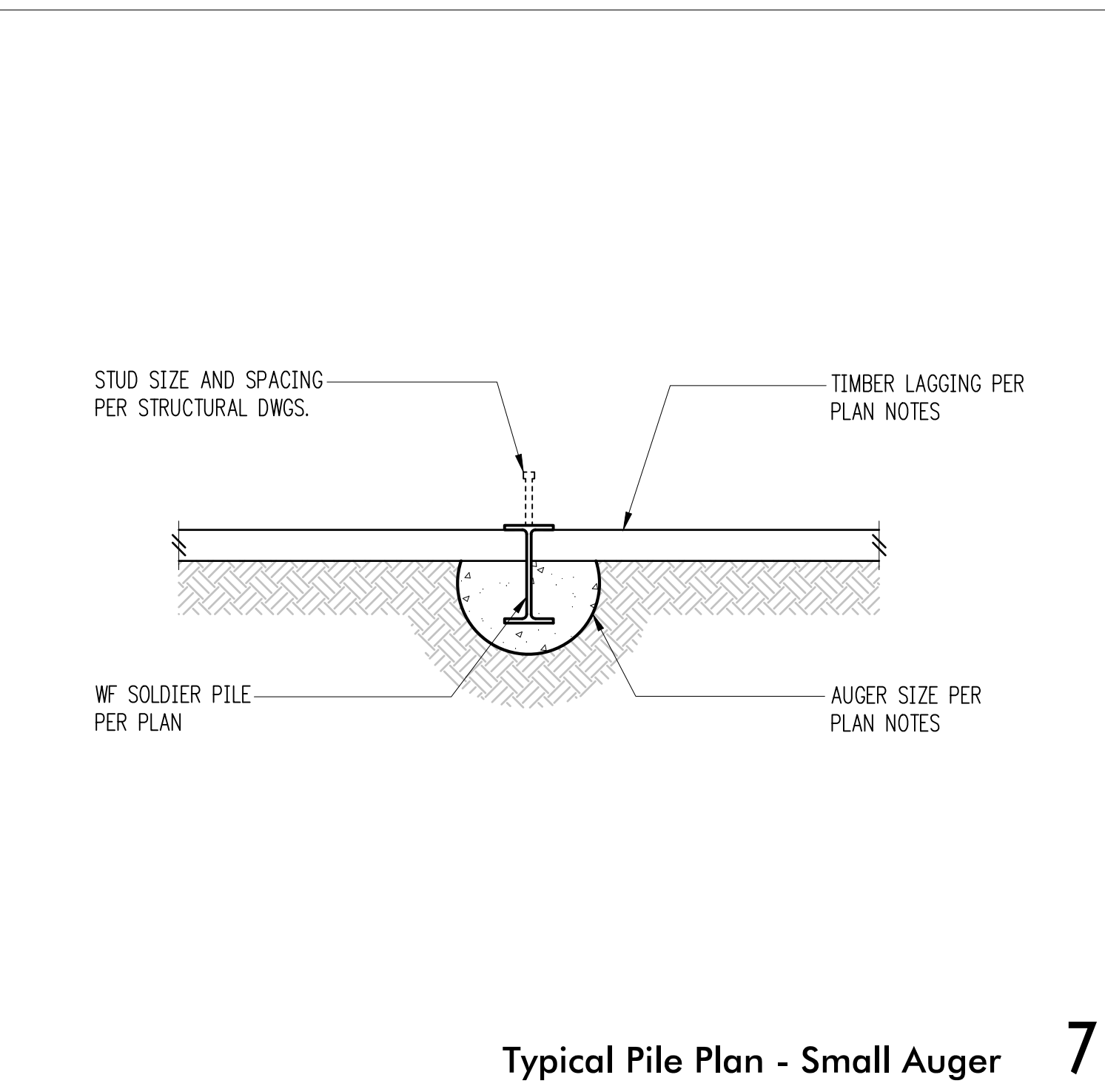
Auger Pile - Outside Corner

5



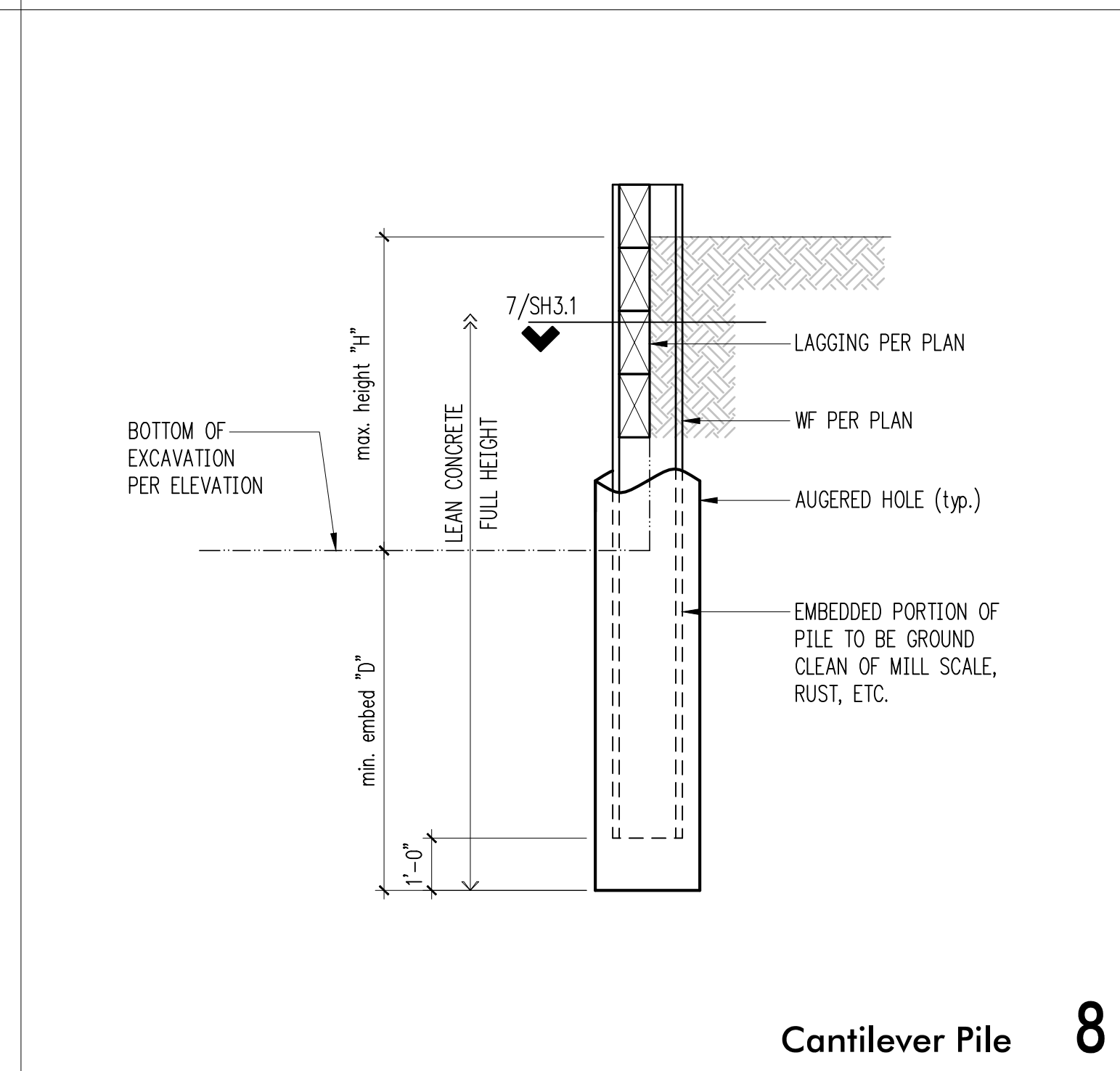
Auger Pile - Inside Corner

6



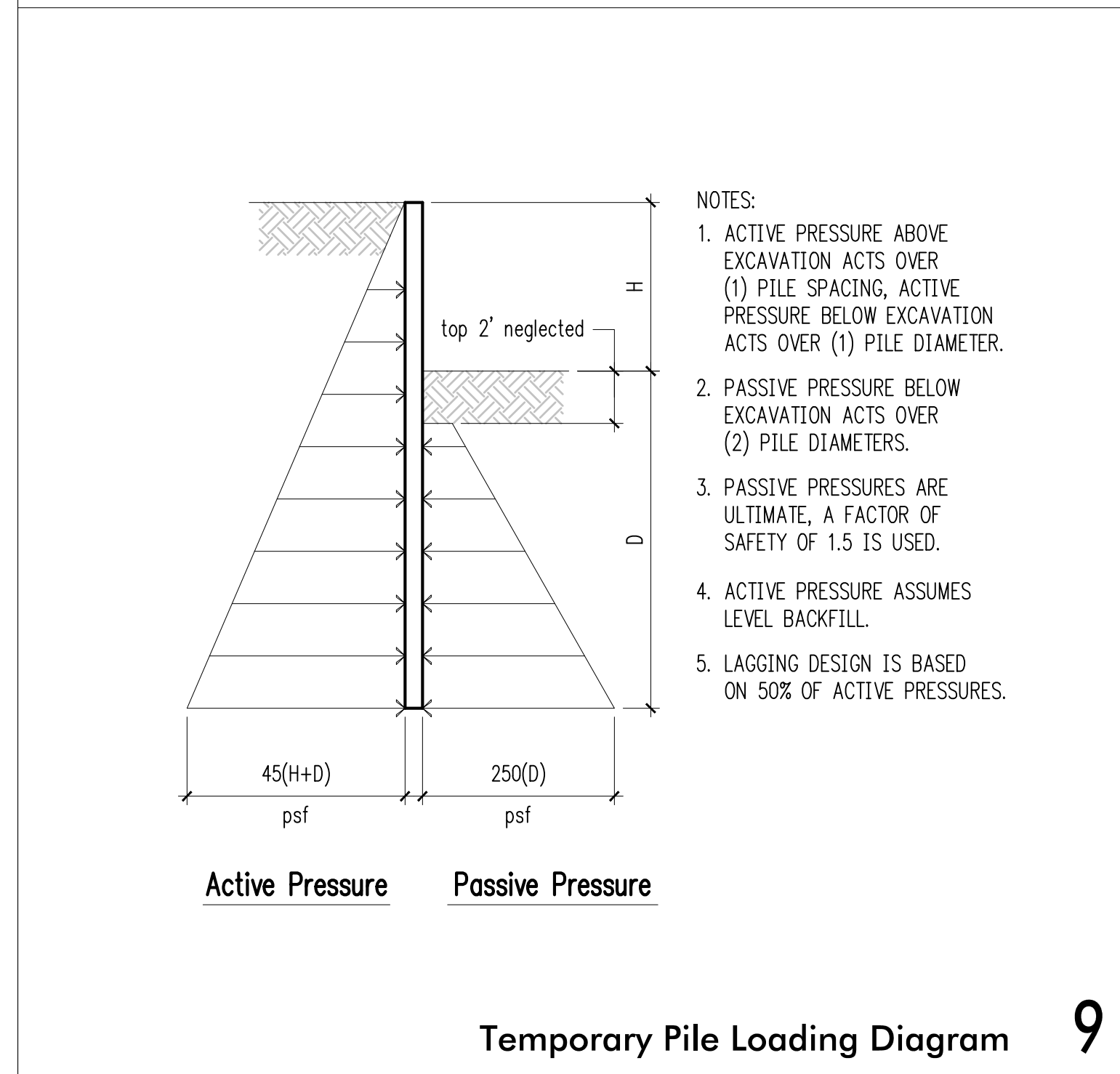
Typical Pile Plan - Small Auger

7



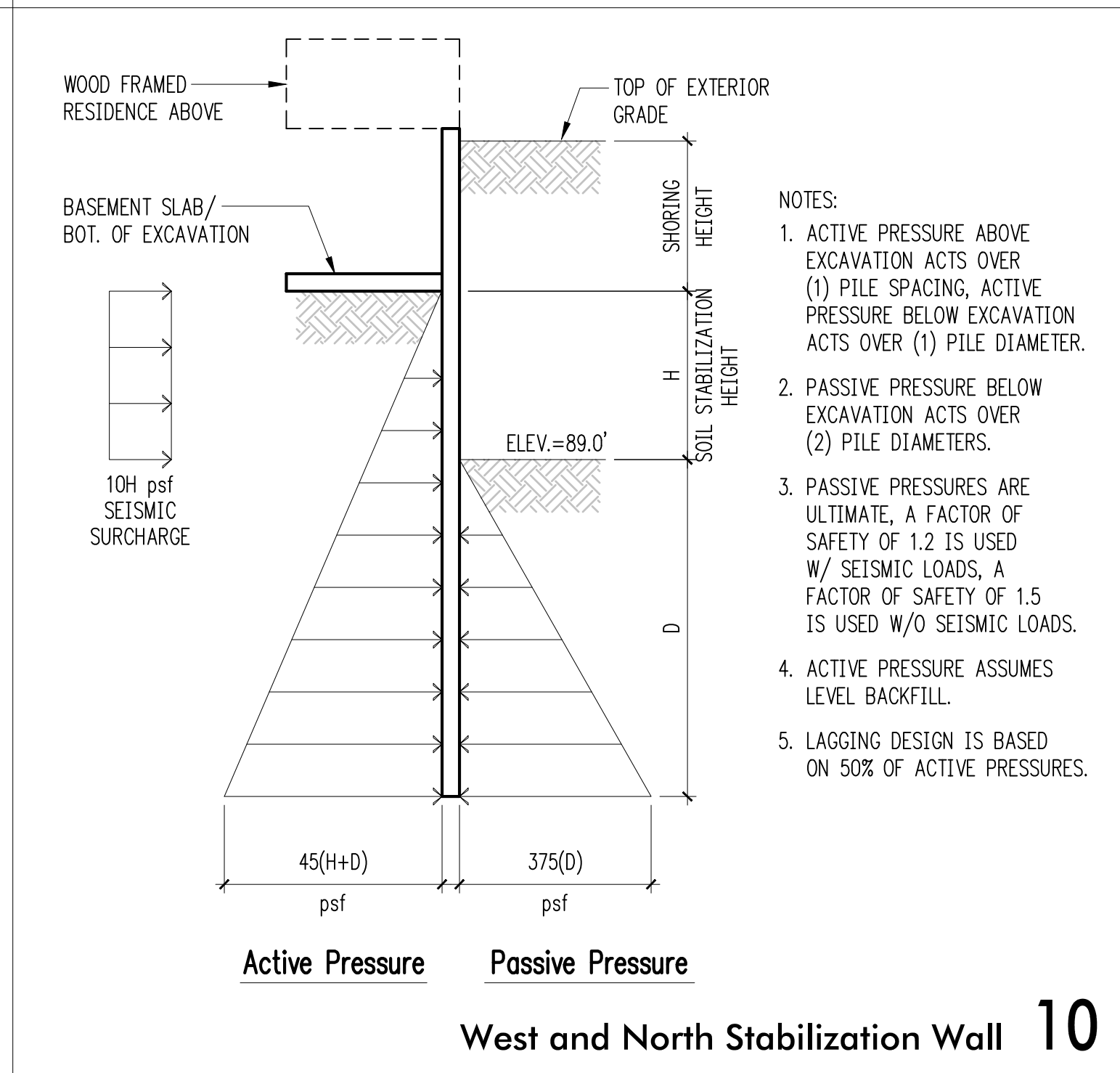
Cantilever Pile

8



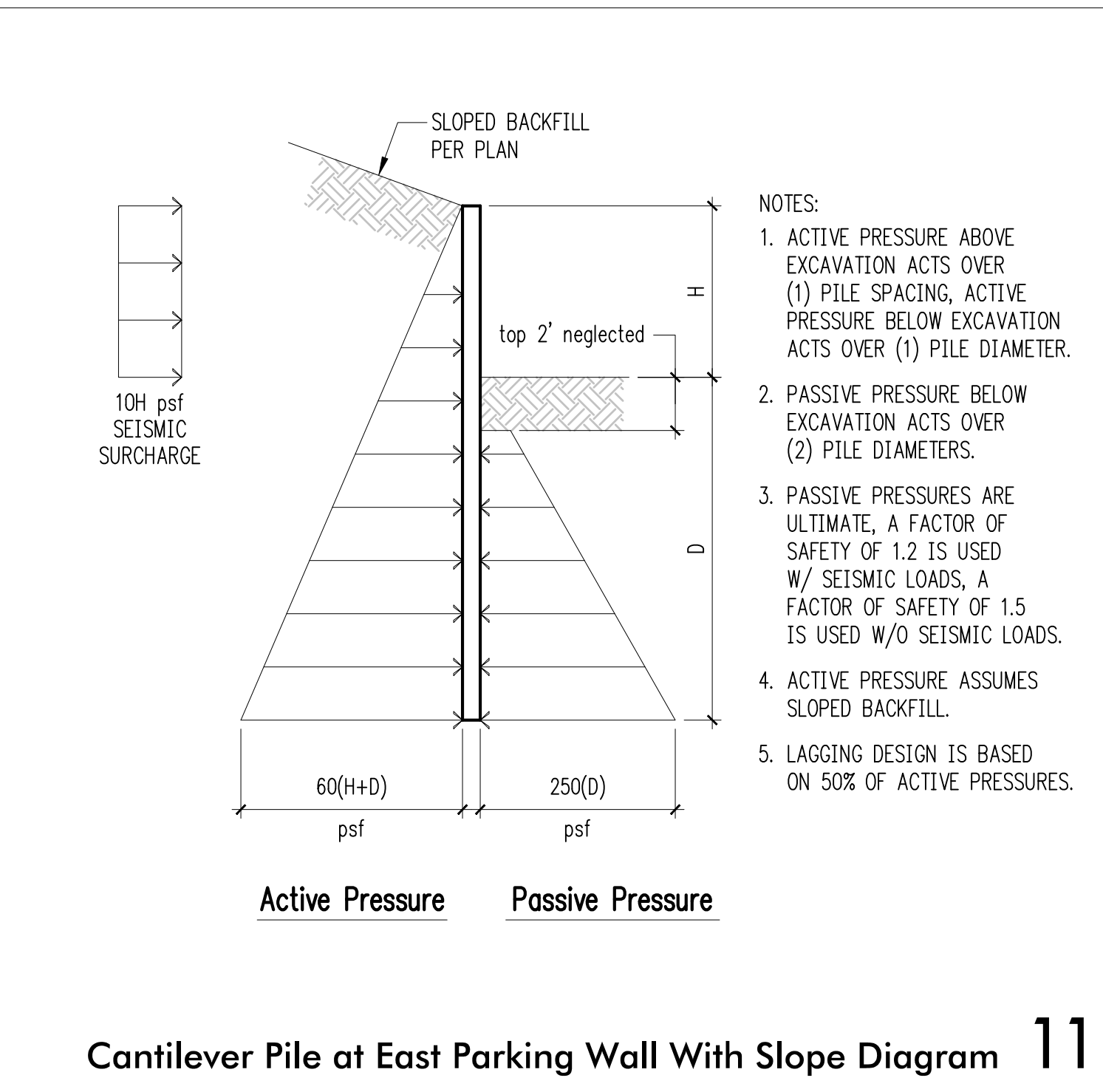
Temporary Pile Loading Diagram

9



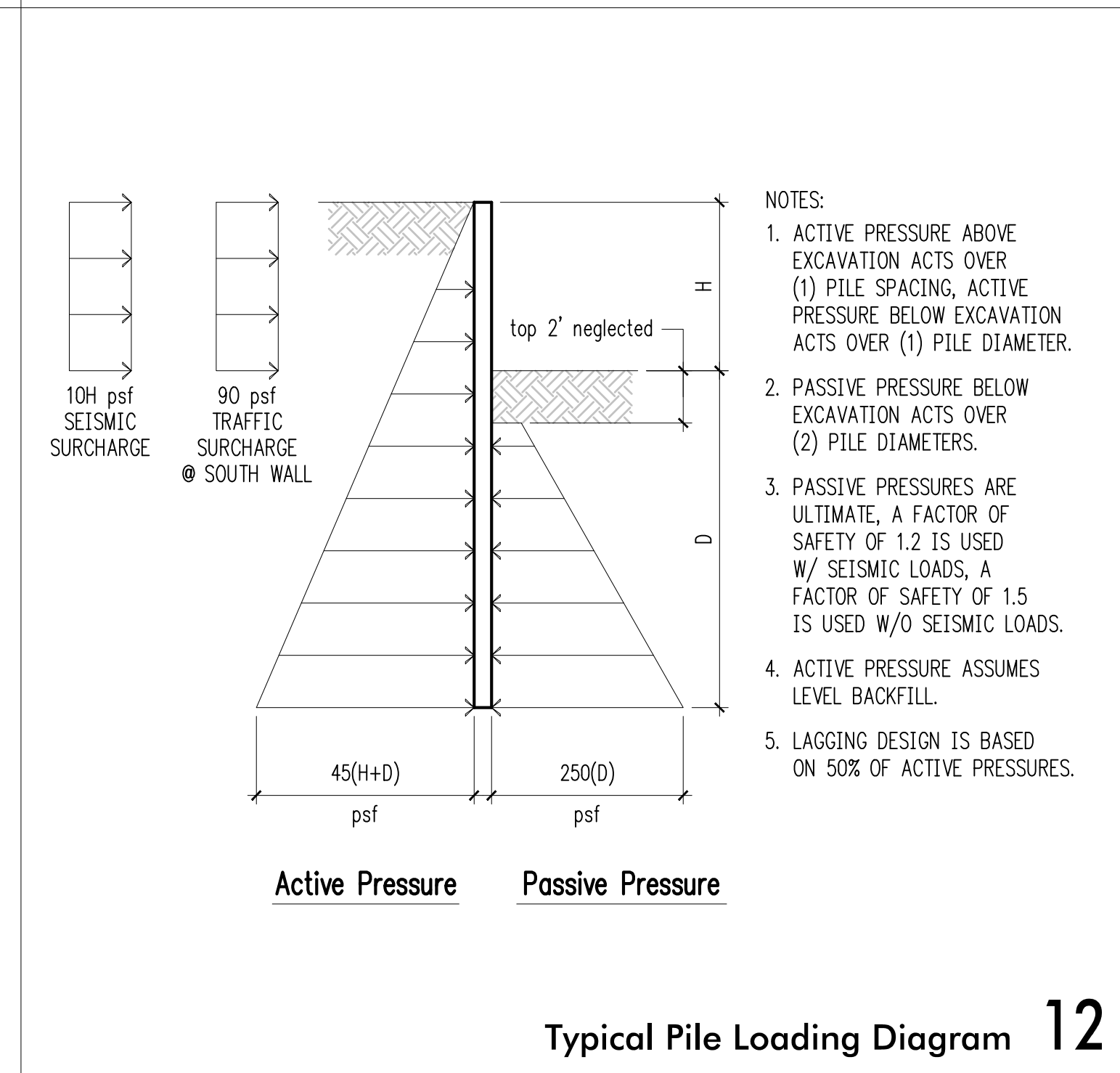
West and North Stabilization Wall

10



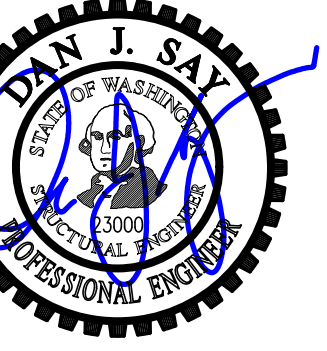
Cantilever Pile at East Parking Wall With Slope Diagram

11



Typical Pile Loading Diagram

12



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

REVISIONS:

DPD:

PROJECT TITLE:
Kahan Spec Home
8163 West Mercer Way
Mercer Island, WA 98040

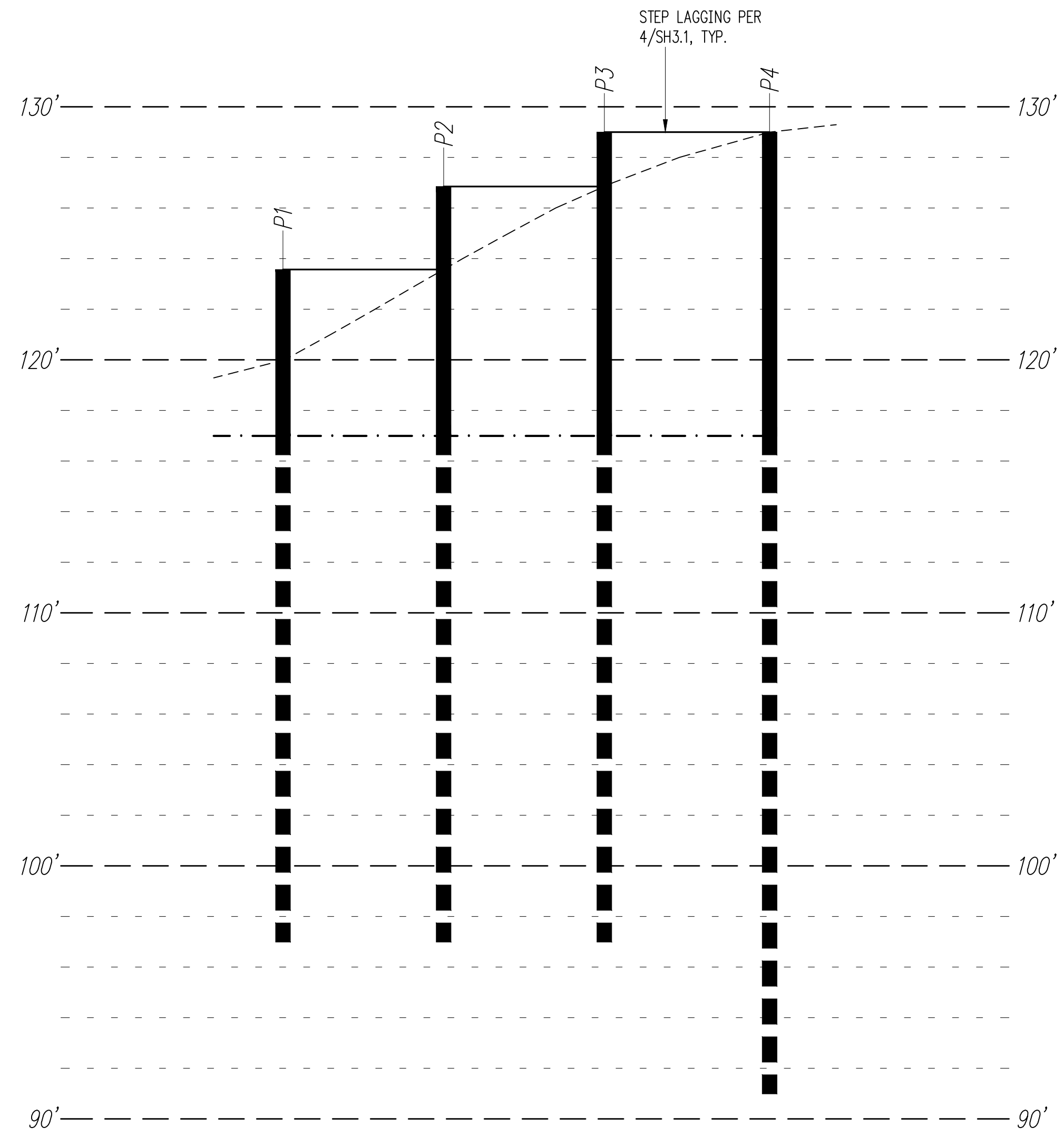
ARCHITECT:
Brandt Design Group
66 Bell Street, Unit 1
Seattle, WA 98121
PH 206.239.0850

ISSUE:
PERMIT

SHEET TITLE:
**Shoring
Elevations**

SCALE: 1/4" = 1'-0" U.N.O.
DATE: November 30, 2020
PROJECT NO: 01519-2020-15
SHEET NO:

SH4.1



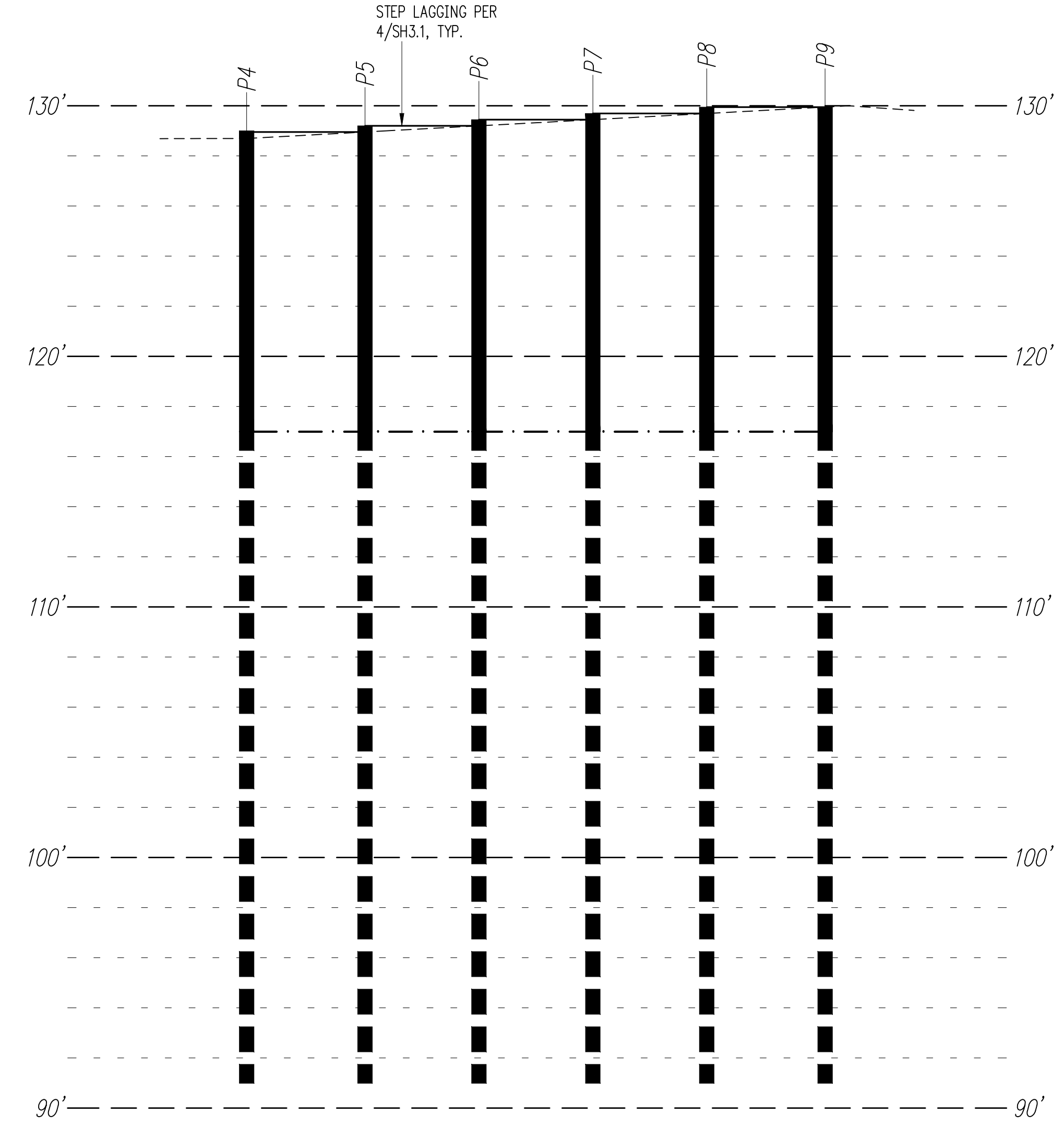
Legend

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

North Shoring Elevation

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

1



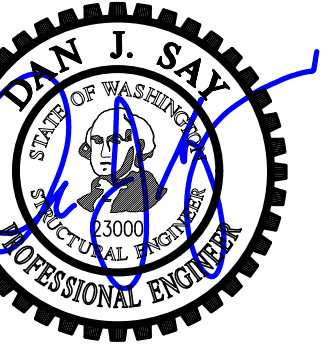
Legend

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

East Shoring Elevation

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

2



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

REVISIONS:

DPD:

PROJECT TITLE:
Kahan Spec Home
 8163 West Mercer Way
 Mercer Island, WA 98040

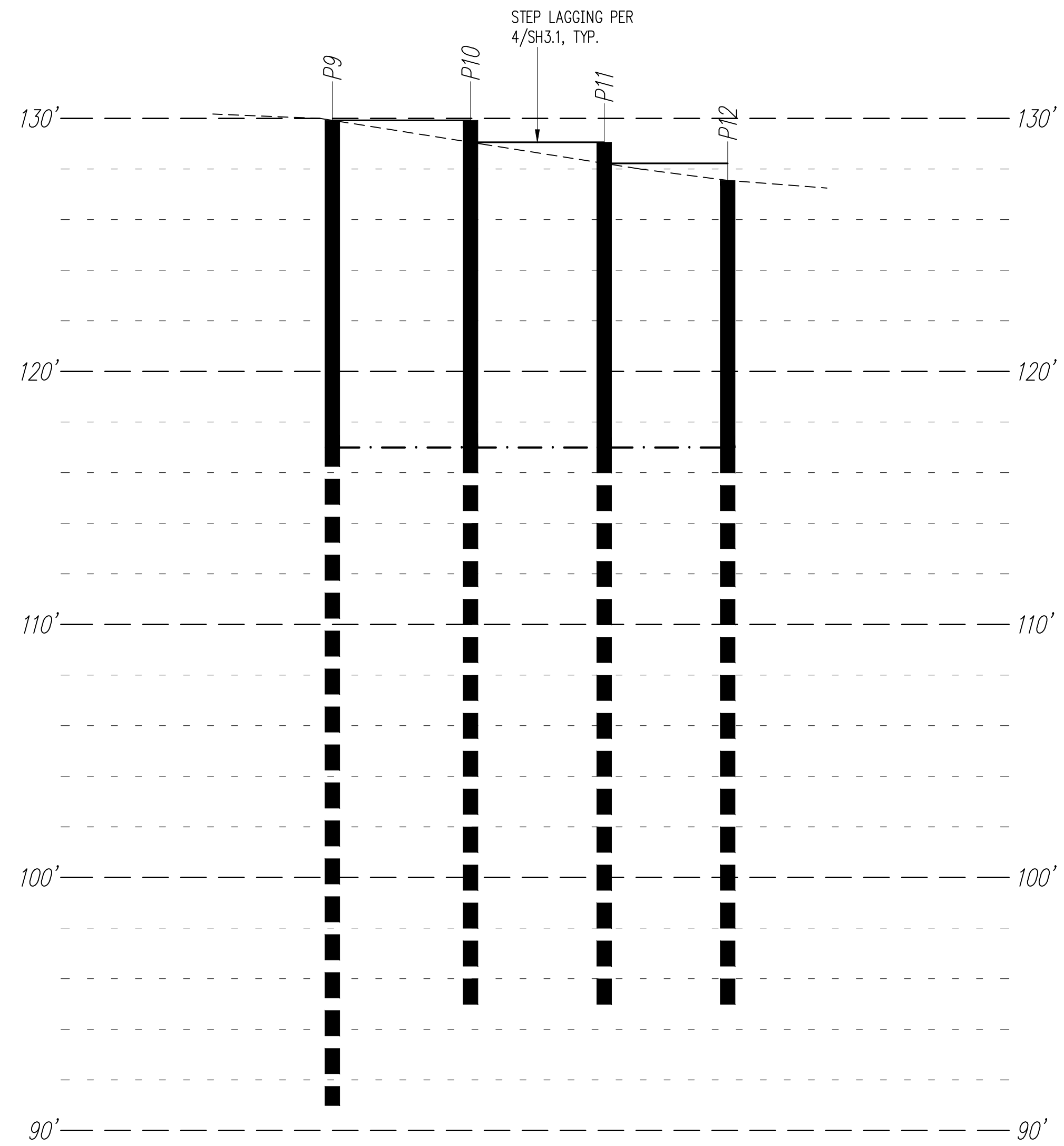
ARCHITECT:
Brandt Design Group
 66 Bell Street, Unit 1
 Seattle, WA 98121
 PH 206.239.0850

ISSUE:
PERMIT

SHEET TITLE:
**Shoring
 Elevations**

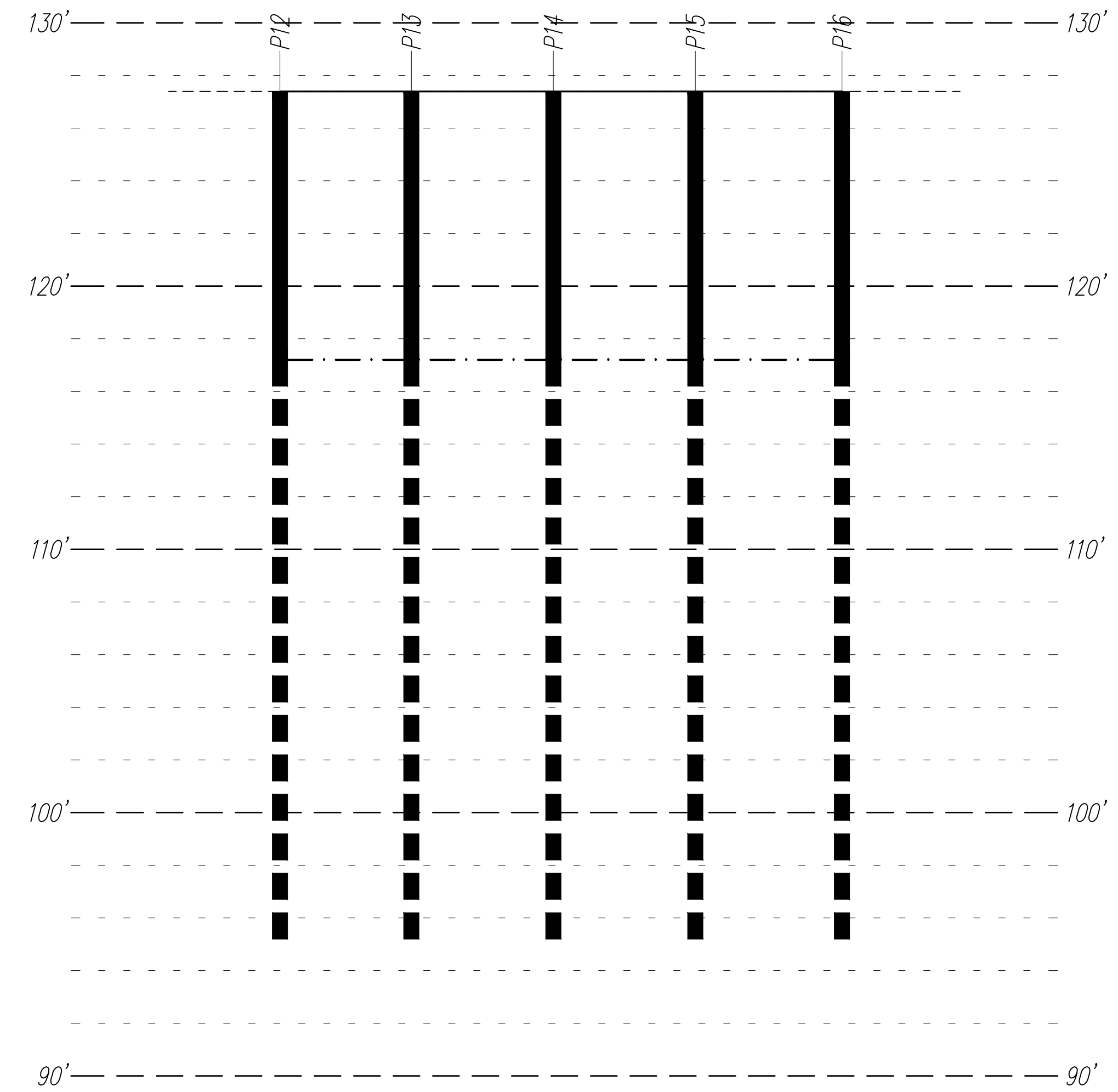
SCALE: 1/4" = 1'-0" U.N.O.
 DATE: November 30, 2020
 PROJECT NO: 01519-2020-15
 SHEET NO:

SH4.2



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

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



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

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



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

REVISIONS:

DPD:

PROJECT TITLE:

Kahan Spec Home
 8163 West Mercer Way
 Mercer Island, WA 98040

ARCHITECT:

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

ISSUE:

PERMIT

SHEET TITLE:

**Shoring
 Elevations**

SCALE:

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

DATE:

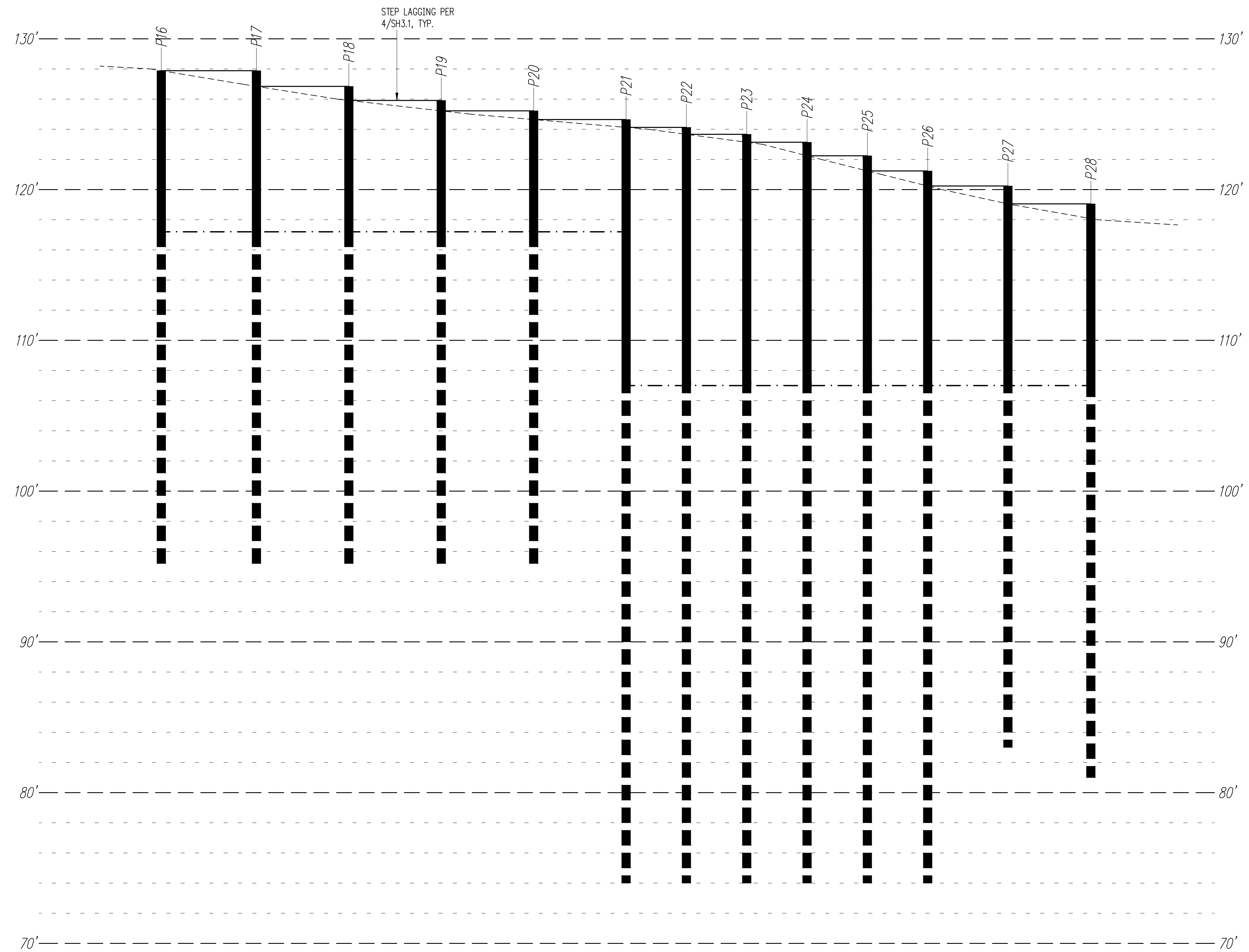
November 30, 2020

PROJECT NO:

01519-2020-15

SHEET NO:

SH4.3



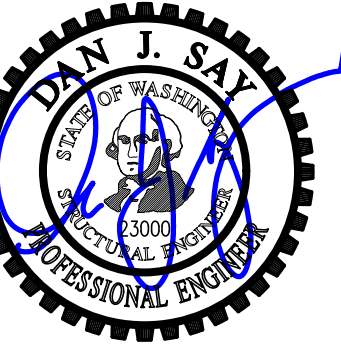
Legend

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

South Shoring Elevation

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

1



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

REVISIONS:

NO.	DESCRIPTION

DPD:

PROJECT TITLE:

Kahan Spec Home
 8163 West Mercer Way
 Mercer Island, WA 98040

ARCHITECT:

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

ISSUE:

PERMIT

SHEET TITLE:

Shoring Elevations

SCALE:

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

DATE:

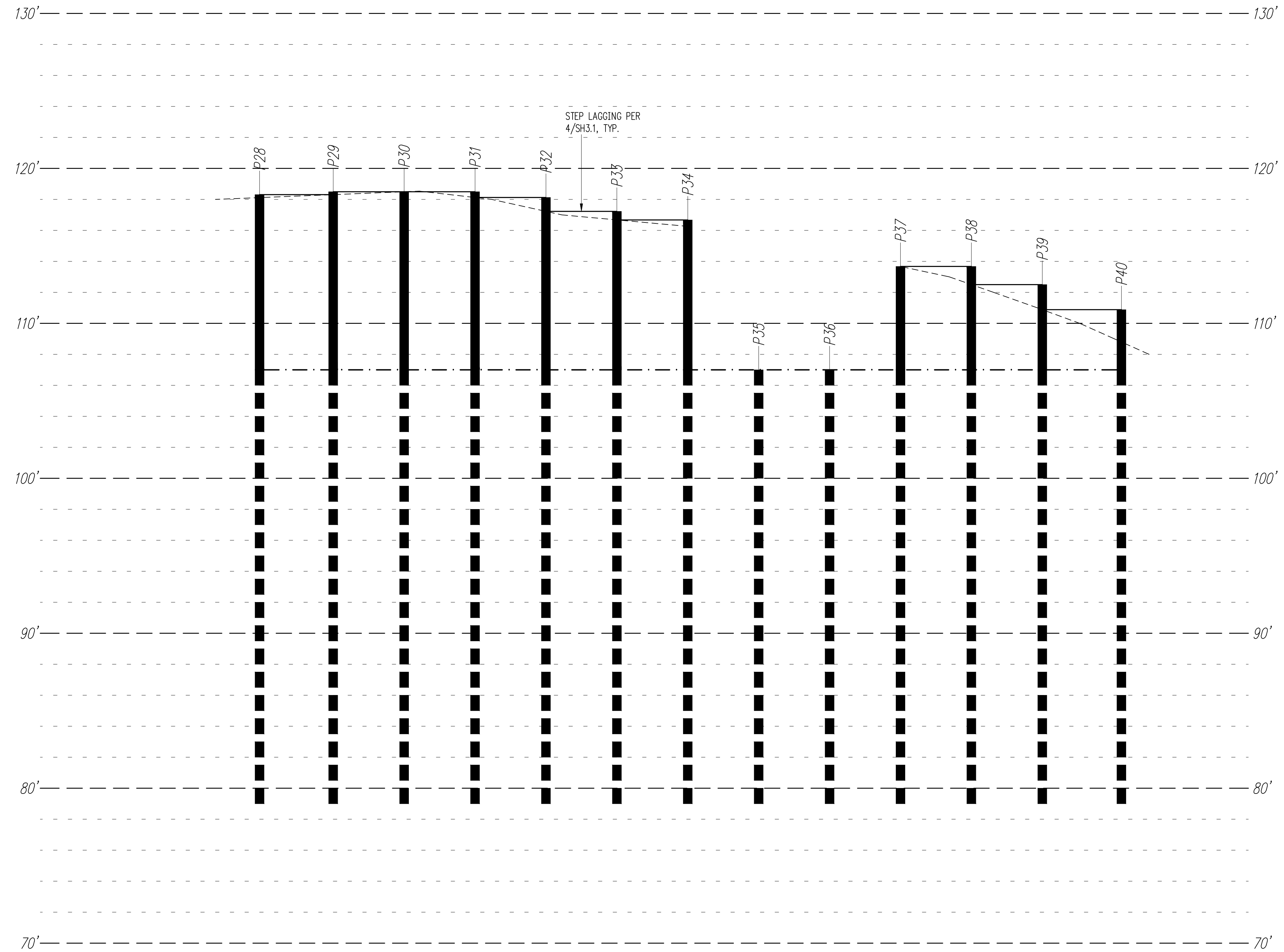
November 30, 2020

PROJECT NO:

01519-2020-15

SHEET NO:

SH4.4



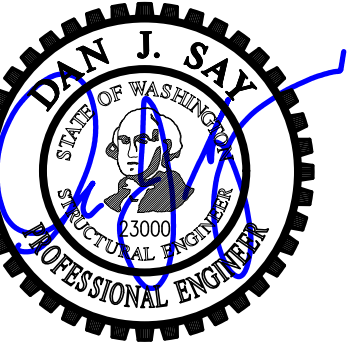
Legend

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

West Shoring Elevation

1

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



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

REVISIONS:

DPD:

PROJECT TITLE:
Kahan Spec Home
 8163 West Mercer Way
 Mercer Island, WA 98040

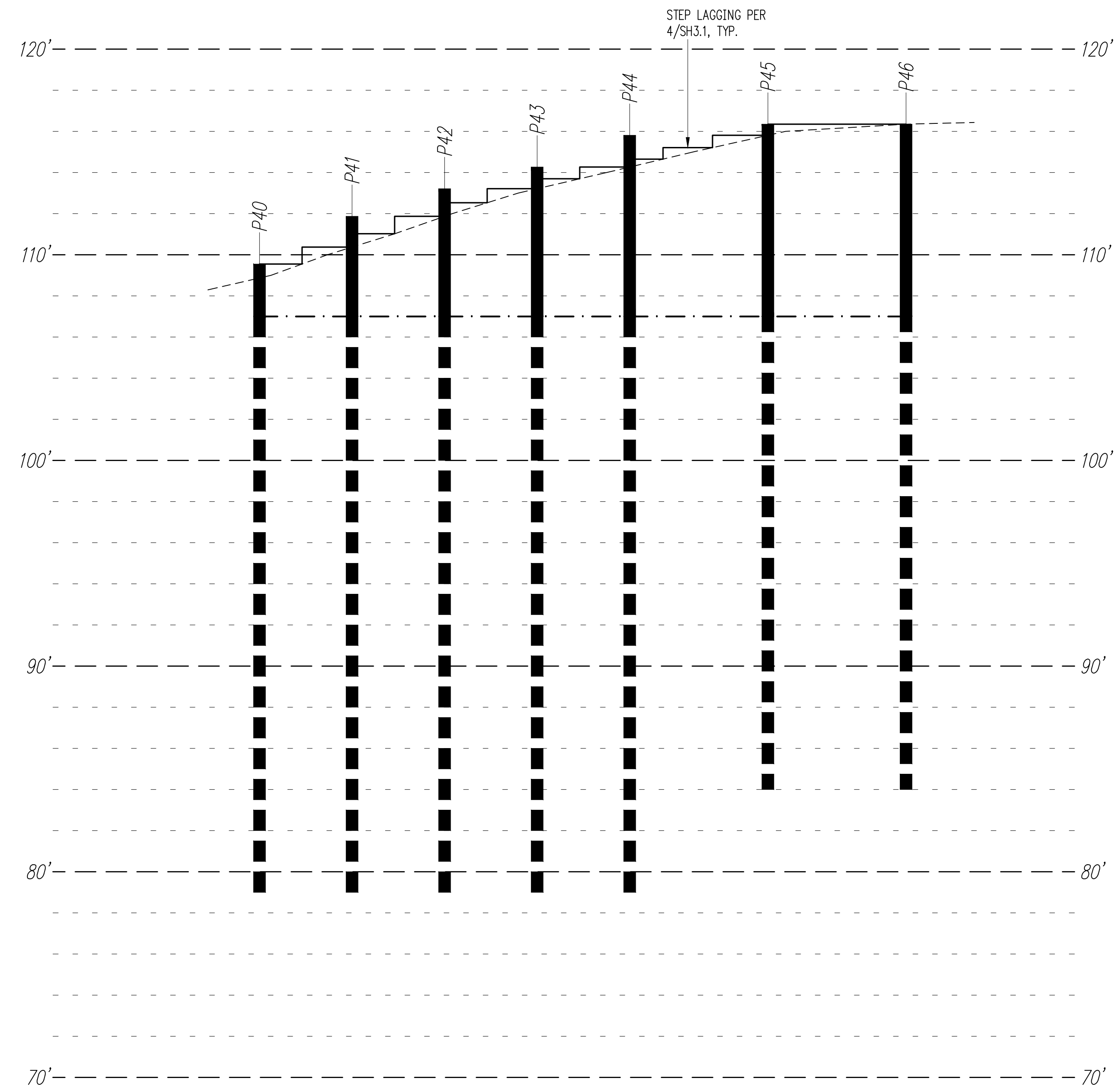
ARCHITECT:
Brandt Design Group
 66 Bell Street, Unit 1
 Seattle, WA 98121
 PH 206.239.0850

ISSUE:
PERMIT

SHEET TITLE:
Shoring Elevations

SCALE: 1/4" = 1'-0" U.N.O.
 DATE: November 30, 2020
 PROJECT NO: 01519-2020-15
 SHEET NO:

SH4.5



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

North Shoring Elevation

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

1



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

REVISIONS:

DPD:

PROJECT TITLE:

Kahan Spec Home
8163 West Mercer Way
Mercer Island, WA 98040

ARCHITECT:

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

ISSUE:

PERMIT

SHEET TITLE:

**Shoring
Elevations**

SCALE:

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

DATE:

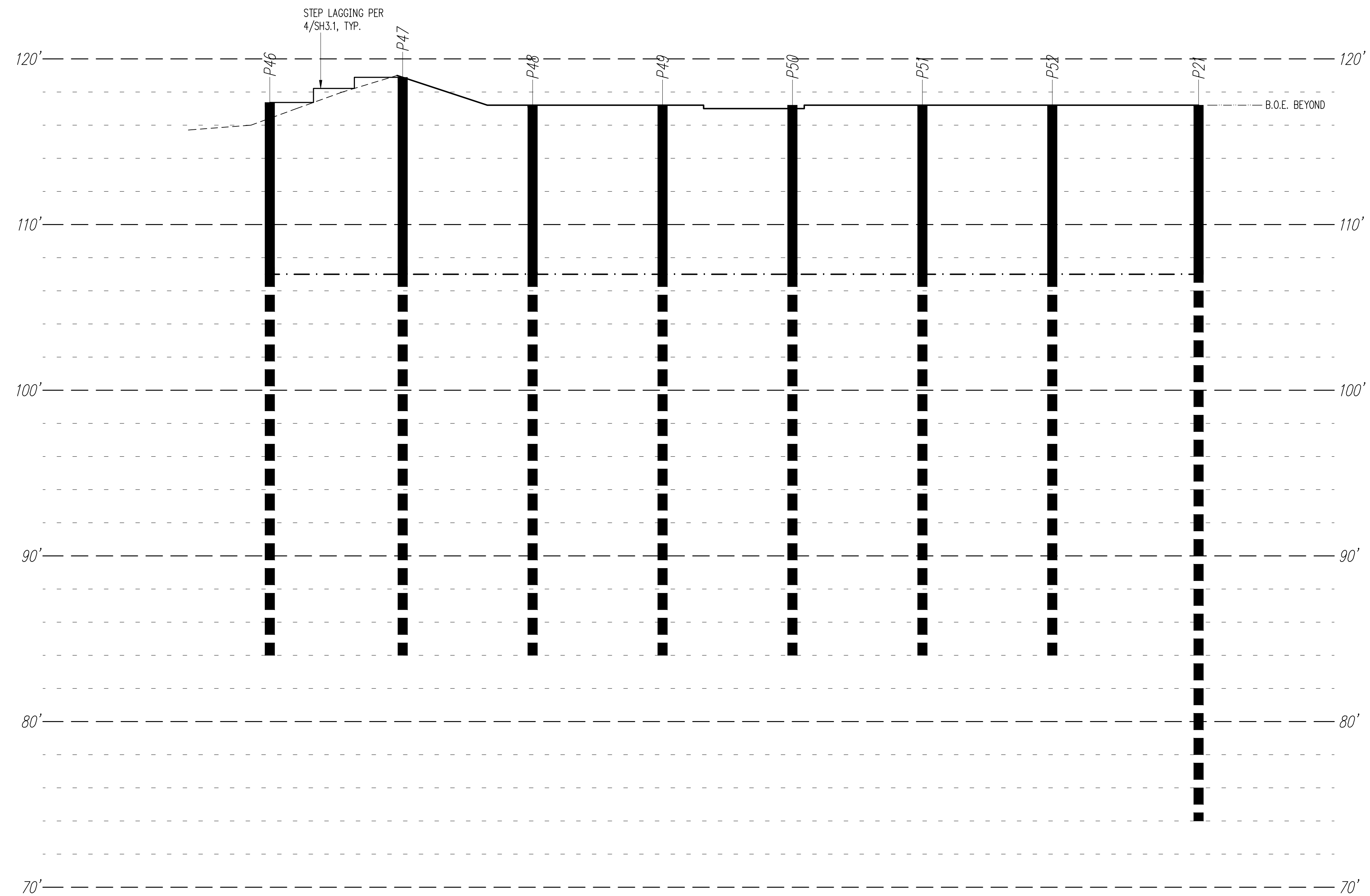
November 30, 2020

PROJECT NO:

01519-2020-15

SHEET NO:

SH4.6



Legend

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

East Shoring Elevation

LOOKING EAST

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

1



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

REVISIONS:

DPD:

PROJECT TITLE:
Kahan Spec Home
 8163 West Mercer Way
 Mercer Island, WA 98040

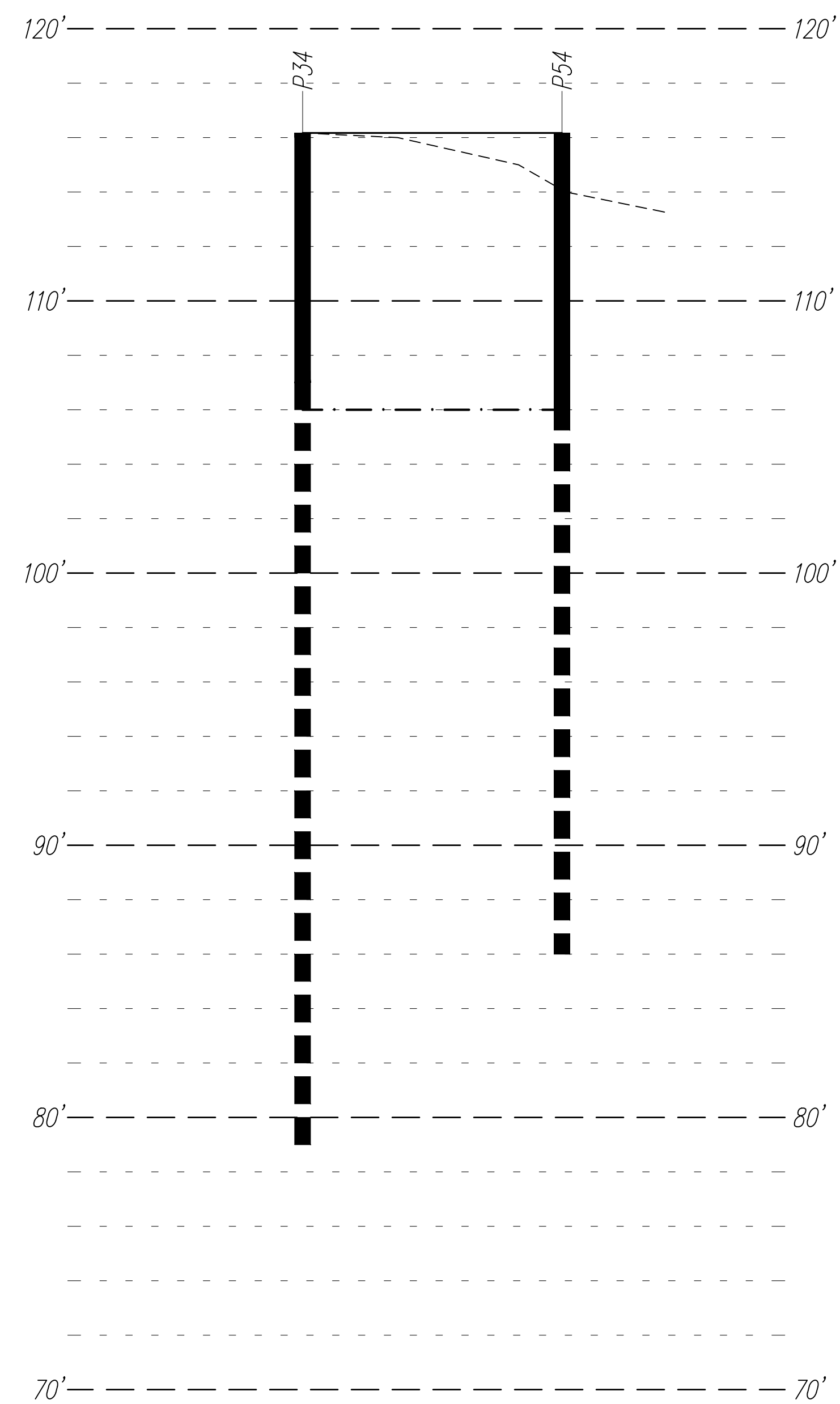
ARCHITECT:
Brandt Design Group
 66 Bell Street, Unit 1
 Seattle, WA 98121
 PH 206.239.0850

ISSUE:
PERMIT

SHEET TITLE:
Shoring Elevations

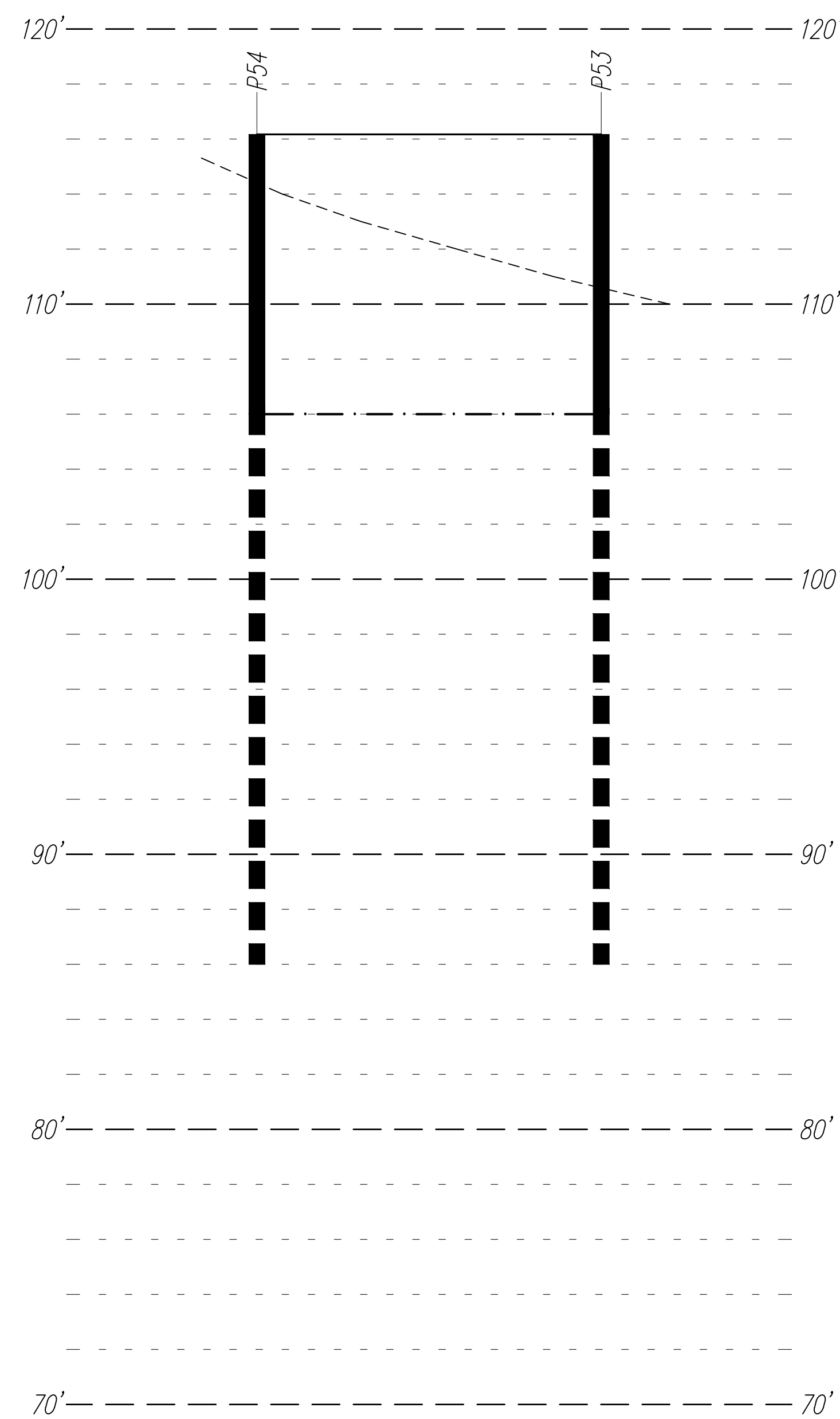
SCALE: 1/4" = 1'-0" U.N.O.
 DATE: November 30, 2020
 PROJECT NO: 01519-2020-15
 SHEET NO:

SH4.7



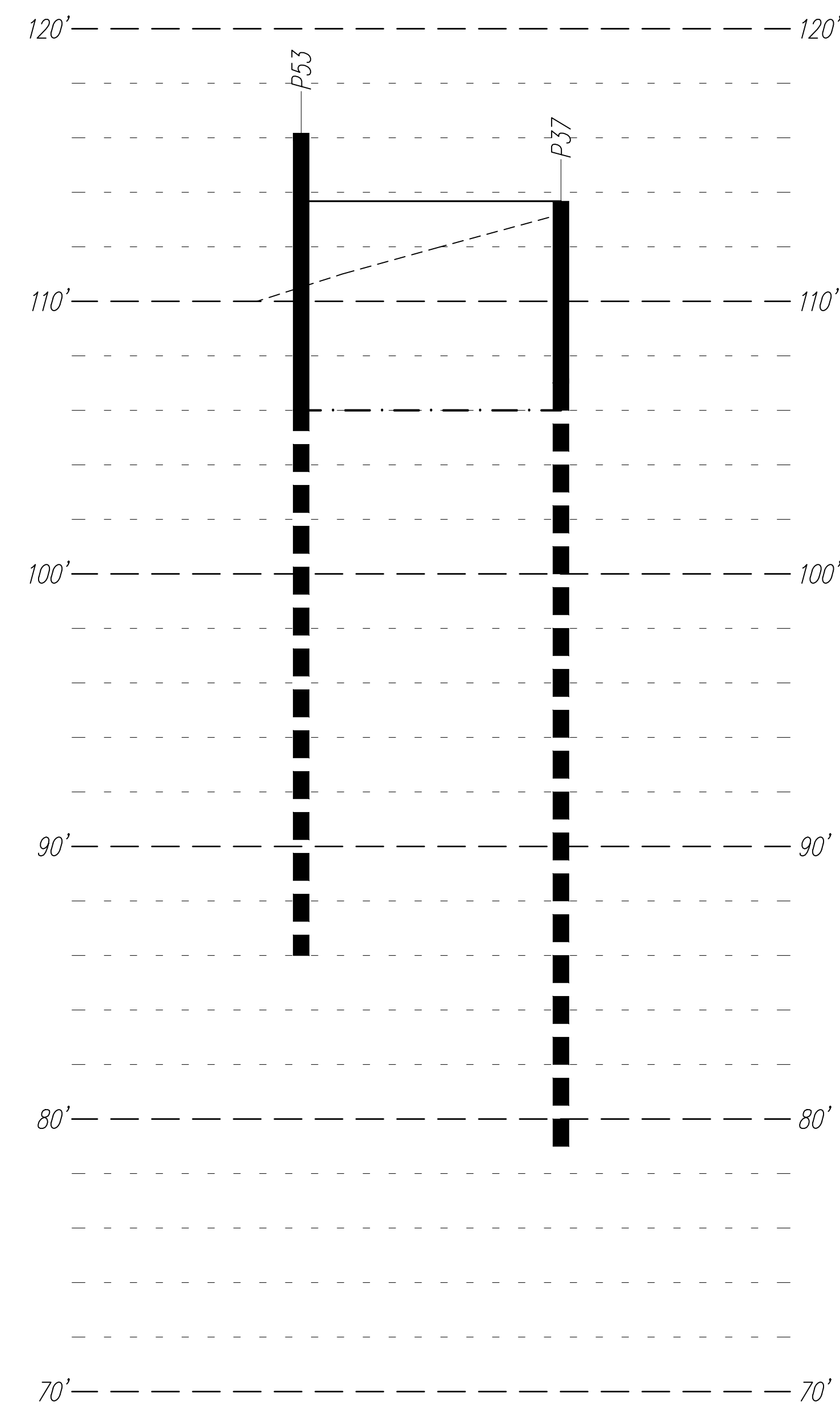
Legend
 - - - - - APPROXIMATE TOP OF GRADE
 - · - · - BOTTOM OF EXCAVATION
 — Px — STEEL PILE PER PLAN/SCHEDULE
 ——— 6x LAGGING

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



Legend
 - - - - - APPROXIMATE TOP OF GRADE
 - · - · - BOTTOM OF EXCAVATION
 — Px — STEEL PILE PER PLAN/SCHEDULE
 ——— 6x LAGGING

West Shoring Elevation ②
 LOOKING WEST
 Scale: 1/4" = 1'-0"



Legend
 - - - - - APPROXIMATE TOP OF GRADE
 - · - · - BOTTOM OF EXCAVATION
 — Px — STEEL PILE PER PLAN/SCHEDULE
 ——— 6x LAGGING

North Shoring Elevation ③
 LOOKING NORTH
 Scale: 1/4" = 1'-0"