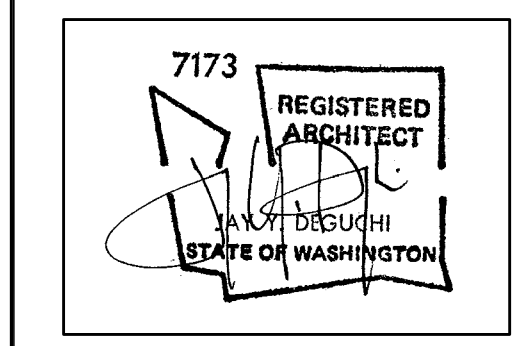


Project Title
LUMPKIN RESIDENCE
 5401 W. MERCER WAY
 MERCER ISLAND, WA, 98040

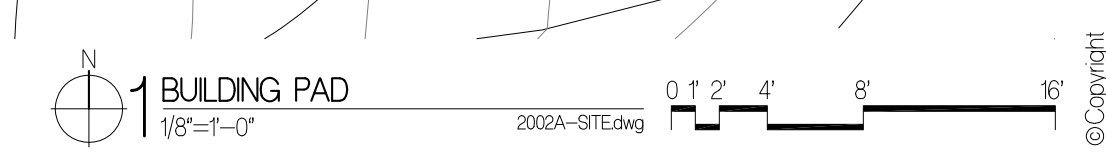


Drawing Title
LAND USE AND BUILDING CODE DIAGRAMS

Date
 09/01/2021
 Job No.
 2002

ISSUE	DATE
PERMIT CORRECTION #1	09/01/21
PERMIT CORRECTION #2	10/21/2021
PERMIT REVISION #1	04/28/2022
PERMIT REVISION #2	01/12/2024

PERMIT REVISION #2
 Sheet No.



TS-2.1

PROJECT SPECIFIC TESC NOTES:

- MARK CLEARING LIMITS AND ENVIRONMENTALLY CRITICAL AREAS. WITHIN THE BOUNDARIES OF THE PROJECT SITE AND PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES, CLEARLY MARK ALL CLEARING LIMITS, EASEMENTS, SETBACKS, ALL ENVIRONMENTALLY CRITICAL AREAS AND THEIR BUFFERS, AND ALL TREES, AND DRAINAGE COURSES THAT ARE TO BE PRESERVED WITHIN THE CONSTRUCTION AREA.
- RETAIN TOP LAYER AND/OR AMEND ALL DISTURBED SOILS. WITHIN THE BOUNDARIES OF THE PROJECT SITE, THE DUFF LAYER, TOP SOIL, AND NATIVE VEGETATION, IF THERE IS ANY, SHALL BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT FEASIBLE. IF IT IS NOT FEASIBLE TO RETAIN THE TOP LAYER IN PLACE, IT SHALL BE STOCKPILED ON-SITE AND COVERED TO PREVENT EROSION. SOIL SHALL THEN BE AMENDED AND REPLACED IMMEDIATELY UPON COMPLETION OF THE GROUND DISTURBING ACTIVITIES.
- ESTABLISH CONSTRUCTION ENTRANCE. LIMIT CONSTRUCTION VEHICLE ACCESS TO ONE ROUTE. STABILIZE ACCESS POINTS AND PREVENT TRACKING SEDIMENT ONTO PUBLIC ROADS. PROMPTLY REMOVE ANY SEDIMENT TRACKED OFFSITE.
- PROTECT DOWNSTREAM PROPERTIES AND RECEIVING WATERS. PROTECT PROPERTIES AND RECEIVING WATERS DOWNSTREAM FROM THE DEVELOPMENT SITES FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF DRAINAGE WATER FROM THE PROJECT SITE.
- PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE SITE. PASS ALL DRAINAGE WATER FROM DISTURBED AREAS THROUGH A SEDIMENT TRAP OR OTHER APPROPRIATE SEDIMENT REMOVAL BEST MANAGEMENT PRACTICES BEFORE DISCHARGING FROM THE SITE. SEDIMENT CONTROLS INTENDED TO TRAP SEDIMENT ON-SITE SHALL BE CONSTRUCTED AS ONE OF THE FIRST STEPS IN GRADING AND SHALL BE FUNCTIONAL BEFORE OTHER LAND DISTURBING ACTIVITIES TAKE PLACE. ONE OF THE FOLLOWING SHALL BE USED TO PREVENT THE TRANSPORT OF SEDIMENT FROM THE SITE: COMPOST SOCKS, BERMS OR BLANKETS, FILTER FENCE,

- STRAW BALE BARRIER, BRUSH BARRIER, GRAVEL FILTER BERM, SEDIMENT POND OR SEDIMENT TRAP. SANDBAGS MAY ALSO BE UTILIZED TO PREVENT SEDIMENT FROM BEING DISCHARGED OFFSITE. RETAINING NATURAL VEGETATION AND BUFFER ZONES ARE ENCOURAGED, BUT MAY NOT BE USED AS A SUBSTITUTE.
- PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE SITE BY VEHICLES. LIMIT CONSTRUCTION VEHICLE ACCESS, WHENEVER POSSIBLE, TO ONE LOCATION. STABILIZE ALL ACCESS POINTS. PROVIDE PERIODIC STREET CLEANING BY SWEEPING OR SHOVELING ANY SEDIMENT THAT MAY HAVE BEEN TRACKED OUT. PLACE SEDIMENT IN A SUITABLE DISPOSAL AREA WHERE IT WILL NOT ERODE ANY FURTHER.
- STABILIZE SOILS. PREVENT ON-SITE EROSION BY STABILIZING ALL EXPOSED AND UNWORKED SOILS, INCLUDING STOCK PILES. FROM OCTOBER 1 TO APRIL 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN TWO DAYS. FROM MAY 1 TO SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN SEVEN DAYS. SOILS SHALL BE STABILIZED AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. SOIL STOCKPILES SHALL BE STABILIZED FROM EROSION, PROTECTED WITH SEDIMENT TRAPPING MEASURES, AND BE LOCATED AWAY FROM STORM DRAIN INLETS, WATERWAYS, AND DRAINAGE CHANNELS. BEFORE THE COMPLETION OF THE PROJECT, PERMANENTLY STABILIZE ALL EXPOSED SOILS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION. SOME EXAMPLES OF BMPs TO USE TO STABILIZE SOILS, INCLUDING STOCKPILES ARE: COMPOST BLANKETS, SEEDING AND MULCHING, OR MATTING/ROLLED EROSION CONTROL PRODUCTS. COMPOST BLANKETS CAN BE USED AS TEMPORARY EROSION CONTROL AND THEN BE MIXED INTO THE SOIL TO HELP MEET THE POST CONSTRUCTION SOIL AMENDMENT REQUIREMENTS.
- PROTECT SLOPES. EROSION FROM SLOPES SHALL BE MINIMIZED. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. OFFSITE STORMWATER RUN-ON OR GROUNDWATER SHALL BE DIVERTED AWAY FROM SLOPES AND UNDISTURBED AREAS.

- PROTECT STORM DRAINS. PREVENT SEDIMENT FROM ENTERING ALL STORM DRAINS, INCLUDING DITCHES, THAT RECEIVE DRAINAGE WATER FROM THE PROJECT. STORM DRAIN INLET PROTECTION DEVICES SHALL BE CLEANED OR REMOVED AND REPLACED AS RECOMMENDED BY THE PRODUCT MANUFACTURER, OR MORE FREQUENTLY IF REQUIRED TO PREVENT FAILURE OF THE DEVICE OR FLOODING. STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT DRAINAGE WATER DOES NOT ENTER THE DRAINAGE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENTS. STORM DRAIN INLET PROTECTION DEVICES SHALL BE REMOVED AT THE CONCLUSION OF THE PROJECT.
- STABILIZE CHANNELS AND OUTLETS. ALL TEMPORARY ON-SITE DRAINAGE SYSTEMS SHALL BE DESIGNED, CONSTRUCTED, AND STABILIZED TO PREVENT EROSION. STABILIZATION SHALL BE PROVIDED AT THE OUTLETS OF ALL DRAINAGE SYSTEMS THAT IS ADEQUATE TO PREVENT EROSION OF OUTLETS, ADJACENT STREAM BANKS, SLOPES, AND DOWNSTREAM REACHES.
- CONTROL POLLUTANTS. MEASURES SHALL BE TAKEN TO CONTROL POTENTIAL POLLUTANTS. COMPLY WITH THE REQUIREMENTS OF WASHINGTON STATE DEPARTMENT OF ECOLOGY'S 2014 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (SWMWW) VOLUME IV FOR EACH OF THE FOLLOWING CONSTRUCTION RELATED ACTIVITIES: POLLUTANT DISPOSAL (INCLUDING SEDIMENT, WASTE MATERIALS, AND DEMOLITION DEBRIS); CHEMICAL STORAGE; ON-SITE FUELING; MAINTENANCE, FUELING AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES; CLEANUP OF CONTAMINATED SURFACES; DISCHARGE OF WHEEL WASH WASTEWATER; FERTILIZER AND PESTICIDE APPLICATION; PH-MODIFYING SOURCES.
- CONTROL DEWATERING. WHEN DEWATERING DEVICES DISCHARGE ON-SITE OR TO A PUBLIC DRAINAGE SYSTEM, DEWATERING DEVICES SHALL DISCHARGE INTO A SEDIMENT TRAP TO REMOVE SEDIMENT CONTAMINATION, OR OTHER SEDIMENT REMOVAL BMP.

- MAINTAIN AND INSPECT BMPs. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSPECTED, MAINTAINED, AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED WITHIN FIVE (5) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY CONTROLS ARE NO LONGER NEEDED, WHICHEVER IS LATER. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON-SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.
- EXECUTE CONSTRUCTION STORMWATER CONTROL PLAN. CONSTRUCTION SITE OPERATORS SHALL MAINTAIN, UPDATE, AND IMPLEMENT THEIR CONSTRUCTION STORMWATER CONTROL PLAN. CONSTRUCTION SITE OPERATORS SHALL MODIFY THEIR CONSTRUCTION STORMWATER CONTROL PLAN TO MAINTAIN COMPLIANCE.
- MINIMIZE OPEN TRENCHES. IN THE CONSTRUCTION OF UNDERGROUND UTILITY LINES, WHERE FEASIBLE, NO MORE THAN ONE HUNDRED FIFTY (150) FEET OF TRENCH SHALL BE OPENED AT ONE TIME.
- PHASE THE PROJECT. DEVELOPMENT PROJECTS SHALL BE PHASED IN ORDER TO MINIMIZE THE AMOUNT OF LAND DISTURBING ACTIVITY OCCURRING AT THE SAME TIME AND SHALL TAKE INTO ACCOUNT SEASONAL WORK LIMITATIONS.
- INSTALL PERMANENT FLOW CONTROL FACILITIES. AFTER CONSTRUCTION BUT BEFORE THE PROJECT IS CONSIDERED COMPLETED, PERMANENTLY STABILIZE ALL EXPOSED SOILS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION. USE ONE OF THE FOLLOWING TO PERMANENTLY STABILIZE SOILS: PERMANENT SEEDING, PLANTING, OR SOILING.

NOTES:

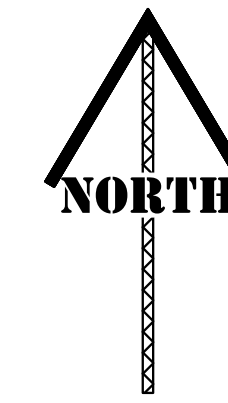
- THE BMPs SHOWN IN THE PLAN VIEW OF THIS PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL BMPs ARE REQUIRED WHEN MINIMUM CONTROLS ARE NOT SUFFICIENT TO PREVENT EROSION OR TRANSPORT OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE.

EXCEPTIONAL TREE LIST:

#214, #230, #233, #237
FOR COMPLETE TREE INFORMATION SEE SHEET C2.5

NOTE:

CONTRACTOR TO FIELD VERIFY UTILITIES PRIOR TO CONSTRUCTION. BASEMAP WAS PROVIDED BY OWNER AND CITY AS-BUILTS. SURVEY SHOULD BE INDEPENDENTLY VERIFIED



NOTES

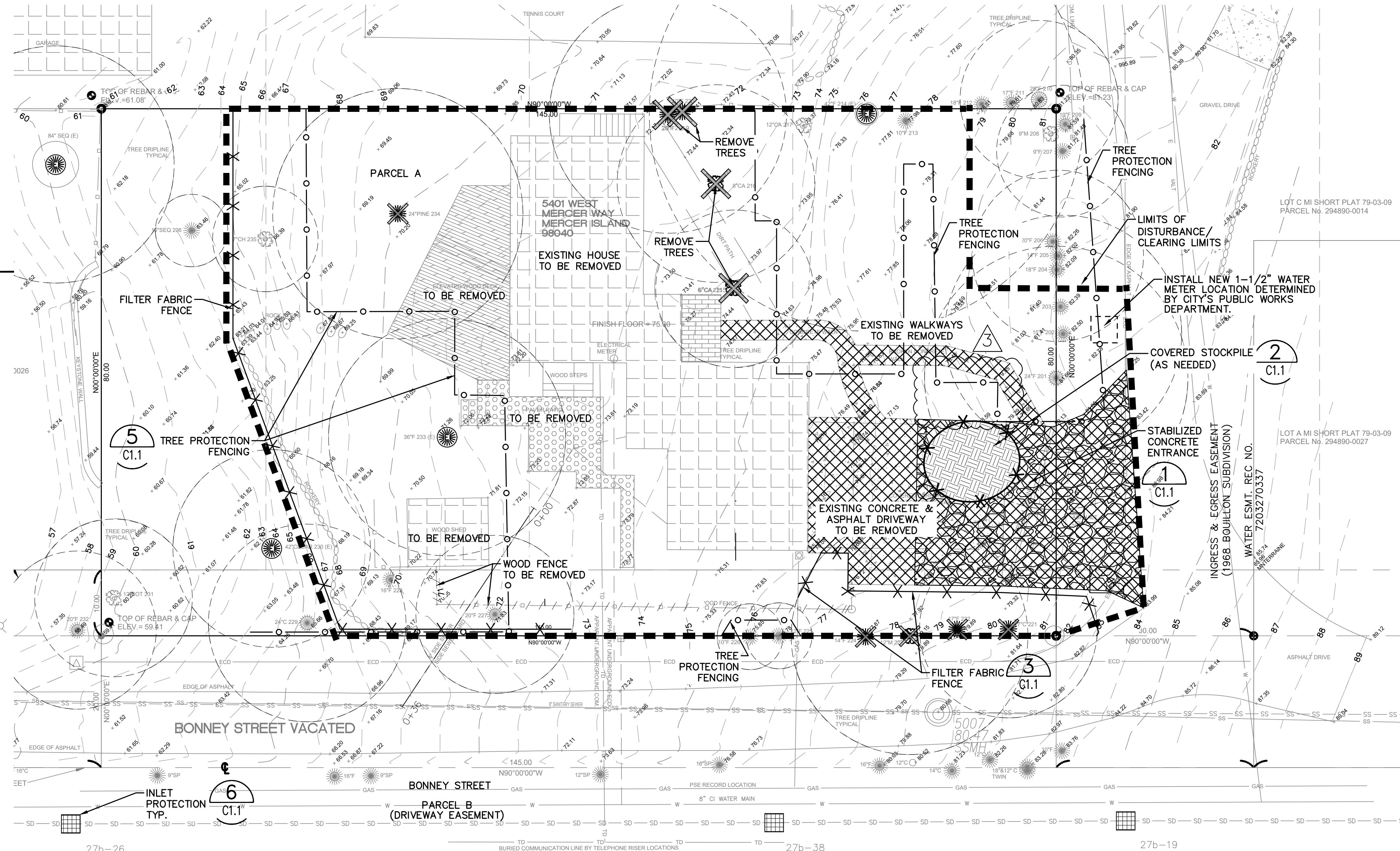
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH WSDOT CURRENT STANDARD SPECIFICATIONS.
- CONTRACTOR TO NOT DISTURB MORE THAN 1 AC ON-SITE. IF MORE THAN 1 AC WILL BE DISTURBED, STABILIZE A PORTION OF THE SITE AND NOTIFY RED BARN ENGINEERING INC.

LEGEND:

- FILTER FABRIC FENCE (3 C1.1)
- LIMITS OF DISTURBANCE/CLEARING LIMITS
- PROPERTY LINE
- GRASS-LINED SWALE
- COMPOST SOCK (4 C1.1)
- REMOVE UTILITY/FENCE
- TREE PROTECTION FENCING (5 C1.1)
- CHAIN LINK FENCE (PER ARBORIST, TREE FENCING HAS BEEN ADDRESSED IN THE ARBORIST REPORT FOR BEST LOCATION.)
- STABILIZED CONSTRUCTION ENTRANCE (1 C1.1)
- REMOVE CONCRETE/ ASPHALT
- FLOW DIRECTION
- PLYWOOD
- STOCKPILE (NETS AND BLANKETS) SEE NOTE 8. (2 C1.1)
- REMOVE TREE
- INLET PROTECTION (6 C1.1)

EXISTING

- SANITARY SEWER MH
- SANITARY SEWER CLEAN OUT
- STORM DRAIN MH
- STORM DRAIN CATCH BASIN
- WATER HYDRANT
- WATER FDC
- WATER METER
- WATER VALVE
- WATER BLOW-OFF
- WATER AIR RELIEF VALVE
- WATER CAP
- GAS METER
- GAS VALVE
- BOLLARD
- POWER POLE
- UTILITY POLE
- GUY ANCHOR
- TELEPHONE RISER
- YARD LIGHT
- POLE WITH LUMINAIRE
- JUNCTION BOX
- CONIFER TREE
- DECIDUOUS TREE
- GENERAL SIGN
- IN-LEAD DOWN



RED BARN GROUP INC.
6610 NE 181ST ST, STE 2
KENMORE, WA 98028
PH. (206) 200-7174
REDBARN-ENGINEERING.COM

811
CALL BEFORE YOU DIG

REBEKAH J. LUMPKIN
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
45286
05/02/2022

DESIGN RJW
DRAWN EJW
CHECKED RJW

REV/SUBMITTAL	DATE
1	CITY COMMENTS 9/07/21
2	CITY COMMENTS 10/21/21
3	DESIGN REVISION 05/02/22

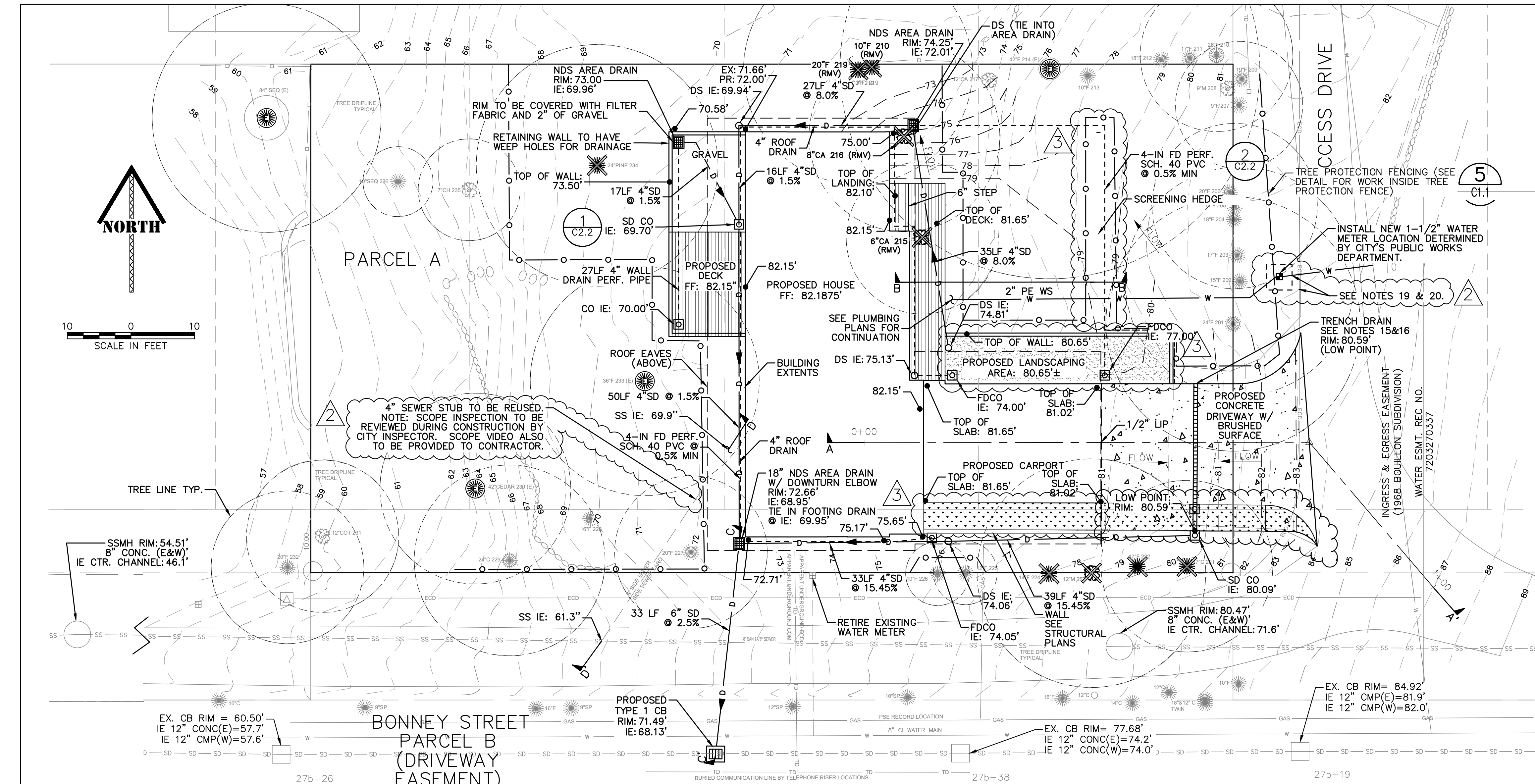
PROJECT NAME:
LUMPKIN RESIDENCE

PROJECT ADDRESS:
5401 W MERCER WAY
MERCER ISLAND, WA 98040

SHEET TITLE:
TESC PLAN

SHEET NO.:
C1.0

RB PROJECT NO.:
21-0035



SURFACE AREA TABLE

PROJECT NAME:		Lumpkin Residence	
TOTAL LOT AREA (SF)		11,600	0.27
Clearing Area		-	0.00
SURFACE	DESCRIPTION	AREA (SF)	AREA (AC)
S1	ROOF (HOUSE)	3,105	0.07
S2	UNCOVERED WOODEN DECK	224	0.01
S3	RETAINING WALL SURFACE	40	0.00
S4	CONCRETE DRIVEWAY	787	0.02
IMPERVIOUS TOTAL		4,156	0.10

RED BARN GROUP INC.
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KENMORE, WA 98028
PH. (206) 200-7174
REDBARN-ENGINEERING.COM

- ### LEGEND:
- TYPE 1 CATCH BASIN PER WSDOT STD SPEC 9-05.50(3)
 - STORM DRAIN CLEANOUT
 - DOWNSPOUT
 - SCH 40 PVC PERF PIPE (PER WSDOT STD. SPEC 9-05.2(6))
 - SD (SMOOTH-WALLED PVC ASTM 3034 SDR 35)
 - NDS YARD DRAIN (COLOR TO BE DETERMINED BY LANDSCAPE ARCHITECT)
 - 6" CONC OVER
 - 6" CSB W/ #4 REBAR 16" O.C. EACH WAY CENTERED IN SLAB. SEE NOTE 4

811

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DESIGN: RJW
DRAWN: EJW
CHECKED: RJW

05/02/2022

- ### NOTES
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OF MERCER ISLAND CURRENT STANDARD SPECIFICATIONS.
 - CONTRACTOR TO AS-BUILT STORM AND SAN. SEWER SYSTEM UPON COMPLETION.
 - CONTRACTOR SHALL NOT SURCHARGE SAN. SEWER LINE. DOWNSPOUTS AND/OR ROOF LEADER LINES SHALL BE CONNECTED TO AN AREA DRAIN PRIOR TO DISCHARGING TO THE LAKE WASHINGTON.
 - PLACE REBAR ON BRICKS AS NEEDED TO CENTER REBAR WITHIN SLAB. CONTRACTOR SHALL SUBMIT JOINTING PLAN TO ENGINEER PRIOR TO CONCRETE POUR.
 - ROUTE DOWNSPOUTS TO FACE OF ROCKERY, BUT DO NOT EXTEND PAST BULKHEAD. DISCHARGE ABOVE OHWM AT 18.7'.
 - UNLESS OTHERWISE NOTED, SD SHALL BE 6" PE PIPE RIGID W/ SMOOTH WALL INTERIOR. SD SHALL BE AT 2.0% MINIMUM.
 - CONTRACTOR TO CCTV SAN SEWER PRIOR TO CONNECTION. CONTRACTOR TO PROVIDE TO CITY TO REVIEW AND OBTAIN APPROVAL.
 - 8" WATER MAIN AND HYDRANT LOCATED ON OPPOSITE SIDE OF 77TH AVE SE. HYDRANT IS APPROXIMATELY 140' FROM THE SOUTHEAST CORNER OF RESIDENCE.
 - SUB-SLAB DRAINAGE (PIPE SIZE, TYPE, SPACING, BEDDING) TO BE DETERMINED WITH GEOTECHNICAL AND STRUCTURAL ENGINEER. THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN AND BMP T5.13 (2014 DOE MANUAL) SET PRIOR TO FINAL INSPECTION OF THE PROJECT.
 - SD SHALL BE SDR 35 ASTM 3034 SMOOTH-WALLED PIPE. SS SHALL BE SCH 40 PVC.
 - CONTRACTOR TO TUNNEL BORE OR AIR EXCAVATE W/ PROJECT ARBORIST OVER-SITE FOR SD AND SS WITHIN DRIPLINES OF TREES.
 - CONTRACTOR TO ENGAGE ARBORIST WHILE PERFORMING GRADING WITHIN DRIPLINE OF TREES.
 - ANY ROOT GREATER THAN 2" IN DIAMETER TO BE CUT SHOULD BE SUPERVISED BY ARBORIST.
 - CONTRACTOR TO INSTALL TRENCH DRAIN CKG100-23 4" WIDE K100 GALVANIZED EDGE POLYMER CONCRETE TRENCH DRAIN KIT (23 FOOT COMPLETE) WITH LINEAR FALL, OR EQUIVALENT TRENCH DRAIN.
 - KIT INCLUDES 7 1-METER TRENCH DRAIN CHANNELS, 7 1-METER GRATES (A CLASS GALVANIZED REINFORCED SLOTTED STANDARD OR EQUIVALENT), AND 2 UNIVERSAL INLET/OUTLET END CAPS.
 - FOR ALL ACCESS ROADS AND DRIVEWAYS WITH A GRADIENT EXCEEDING 15%, THE SURFACE SHALL BE CEMENT CONCRETE PAVEMENT WITH A BRUSHED SURFACE FOR TRACTION. ACCESS ROADS AND DRIVEWAYS WITH GRADIENTS OF 15% OR LESS MAY HAVE ASPHALT SURFACE.
 - EXISTING SEWER LINE HAS BEEN INSPECTED. CONCLUSION OF REPORT STATES RECOMMENDATION THAT "THE LINE NEEDS TO BE CLEANED/JETTED TO REMOVE THE DEBRIS AND ROOTS FROM LINE."
 - DIRECTIONALLY BORE WATER LINE USING HDPE PIPE DR 17. BORING SHALL BE DIRECTIONALLY DRILLED TO MINIMIZE ROOT DAMAGE. CONTRACTOR TO FIELD VERIFY ALIGNMENT PRIOR TO INSTALLING.
 - BORE PIT SHALL BE APPROXIMATELY 4'X4', AND AIR SPADDED PRIOR TO EXCAVATION FOR INSTALLATION OF WATER LINE. CONTRACTOR TO FIELD VERIFY CONDITIONS AND CONSULT WITH ARBORIST PRIOR TO DIGGING.

REV/SUBMITTAL	DATE	DESCRIPTION
1	9/07/21	CITY COMMENTS
2	10/21/21	CITY COMMENTS
3	05/02/22	DESIGN REVISION

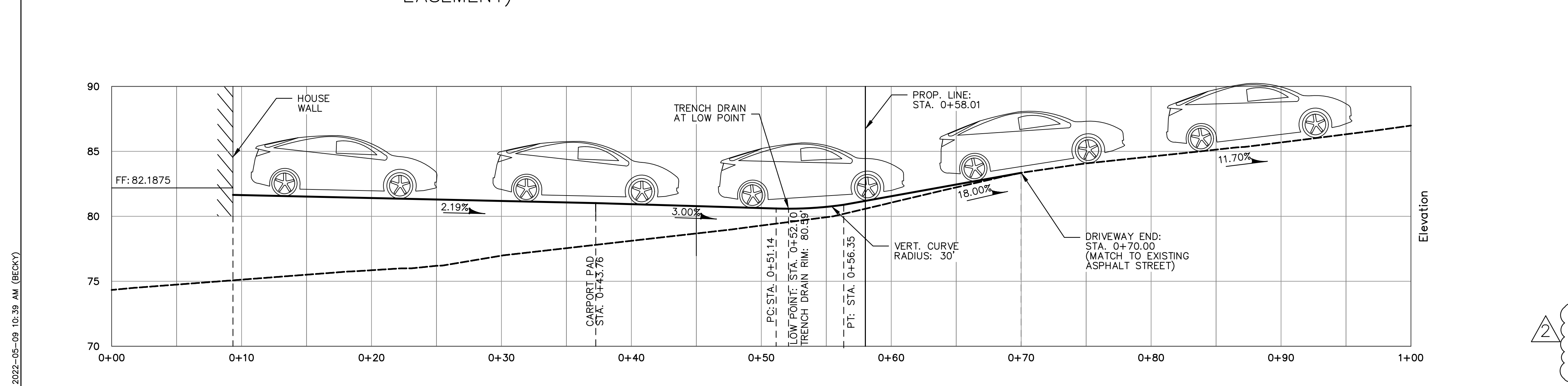
PROJECT NAME:
LUMPKIN RESIDENCE

PROJECT ADDRESS:
5401 W MERCER WAY
MERCER ISLAND, WA 98040

SHEET TITLE:
GRADING AND
UTILITY PLAN

SHEET NO.:
C2.0

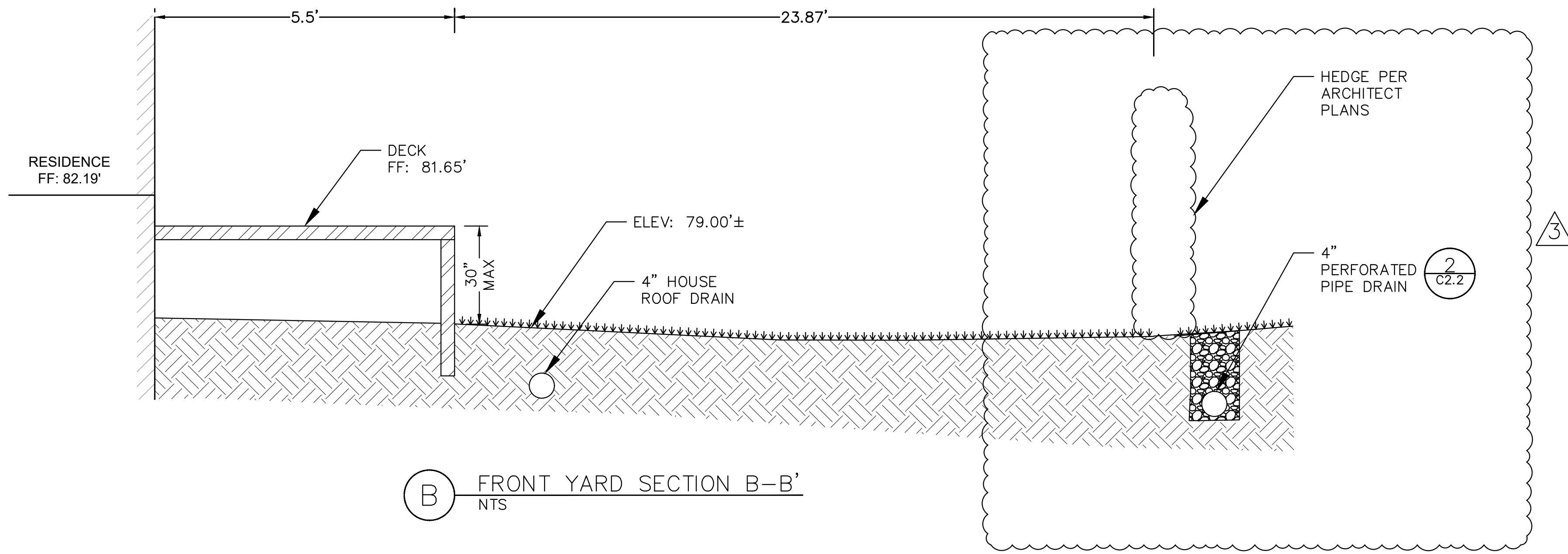
RB PROJECT NO.:
21-0035



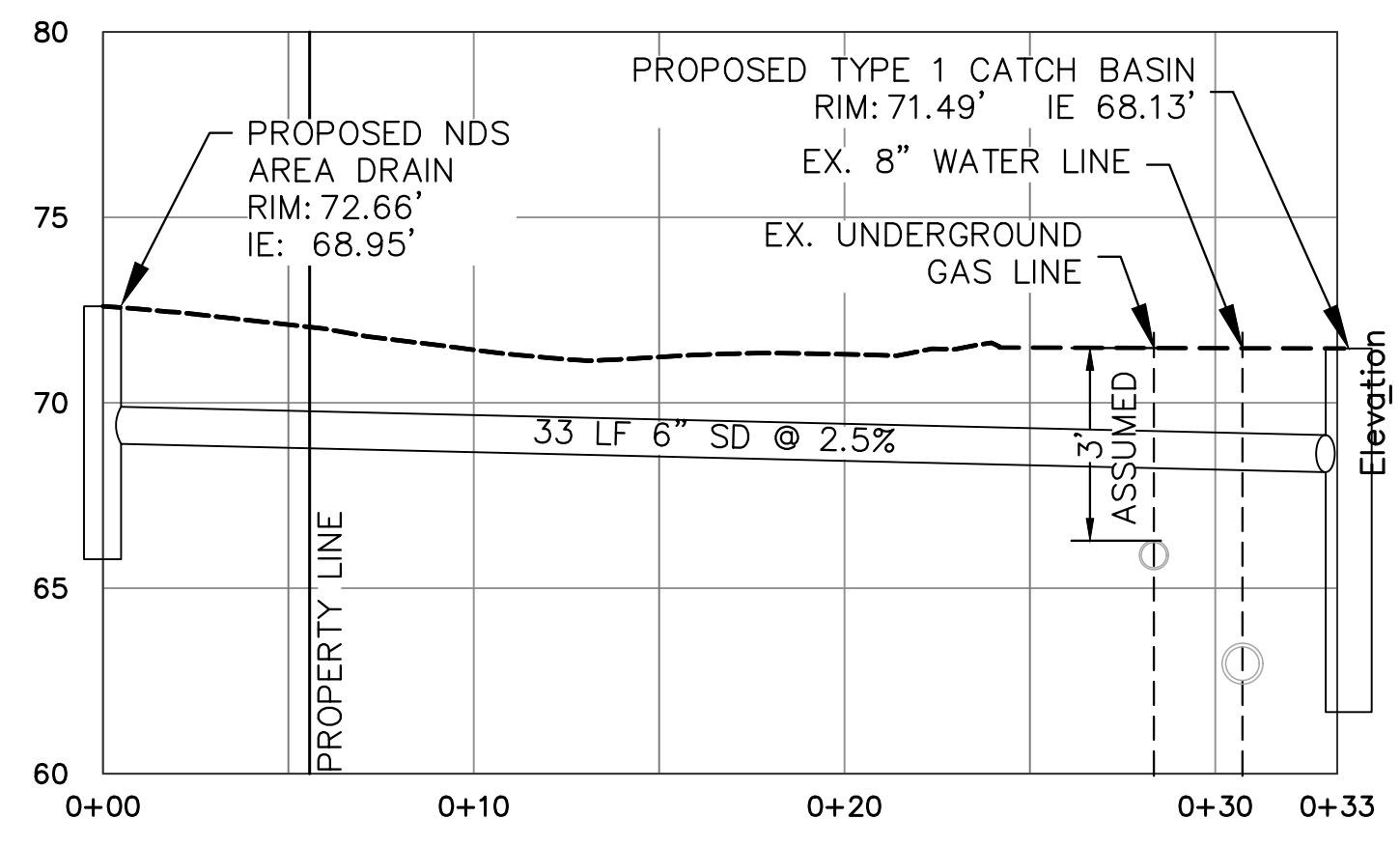
A DRIVEWAY CNRTL PROFILE A-A'
1" = 5'(H), 1" = 5'(V)

- ### PROFILE LEGEND:
- EXISTING GRADE
 - PROPOSED GRADE

EXCEPTIONAL TREE LIST:
#214, #230, #233, #237
FOR COMPLETE TREE INFORMATION SEE SHEET C2.5



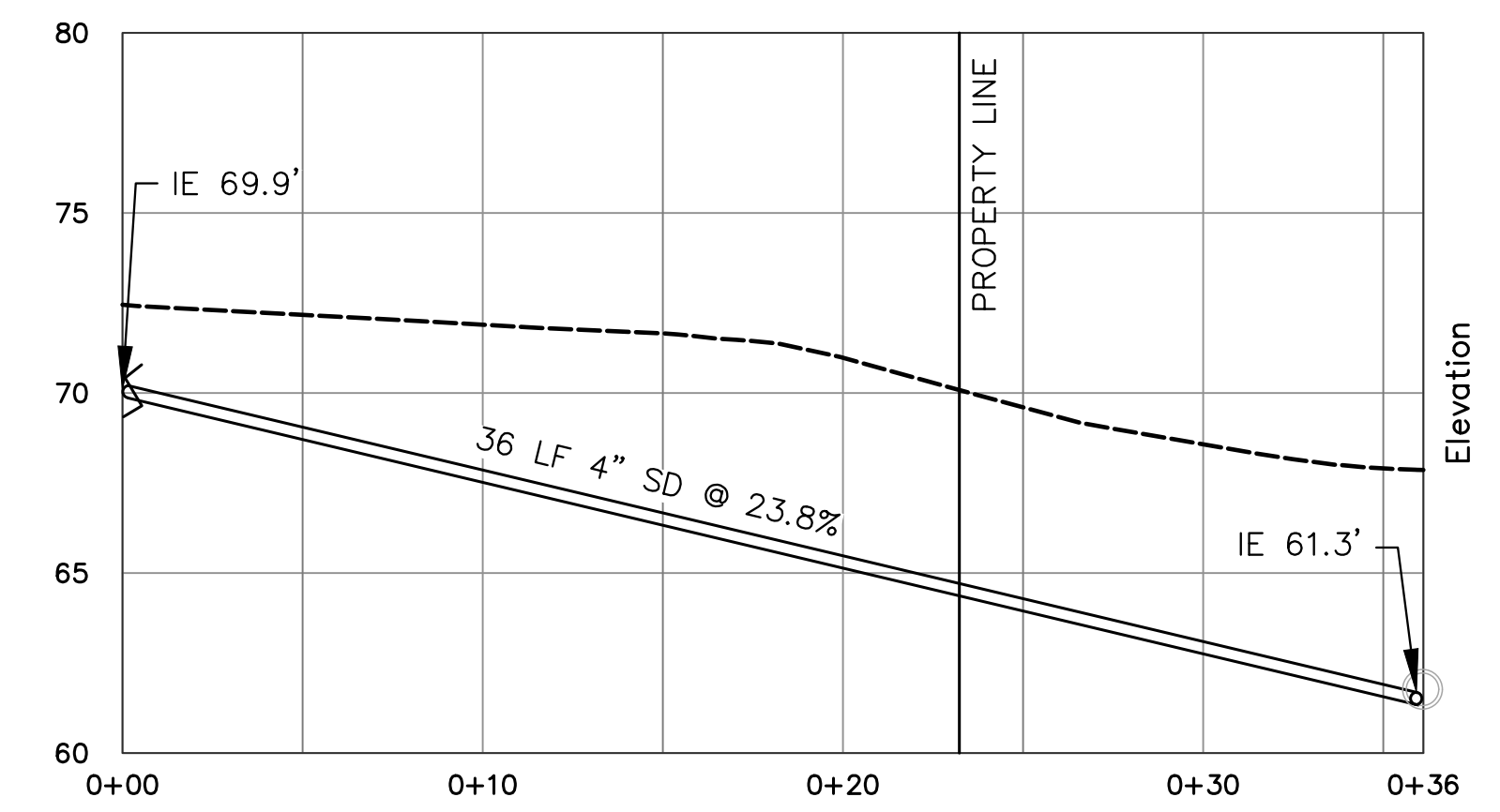
B FRONT YARD SECTION B-B'
NTS



C STORM DRAIN SECTION C-C'
NTS

LEGEND:

- EXISTING GRADE
- PROPOSED GRADE



D SANITARY SEWER CONNECTION SECTION D-D'
NTS

RED BARN GROUP INC.
6610 NE 181ST ST, STE 2
KENMORE, WA 98028
PH. (206) 200-7174
REDBARN-ENGINEERING.COM

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CALL BEFORE YOU DIG

REBEKAH J. WESTON
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
45286
05/02/2022

DESIGN RJW
DRAWN EJW
CHECKED RJW

REV/SUBMITTAL	DATE
A	CITY COMMENTS 9/07/21
A	CITY COMMENTS 10/21/21
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LUMPKIN RESIDENCE

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5401 W MERCER WAY
MERCER ISLAND, WA 98040

SHEET TITLE:
GRADING & UTILITY
SECTIONS

SHEET NO.:
C2.1

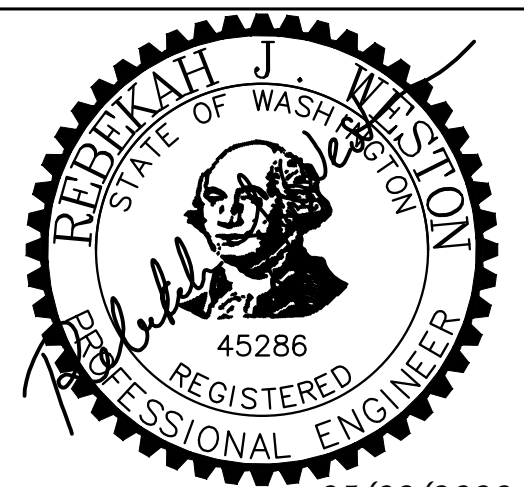
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05/02/2022

DESIGN RJW

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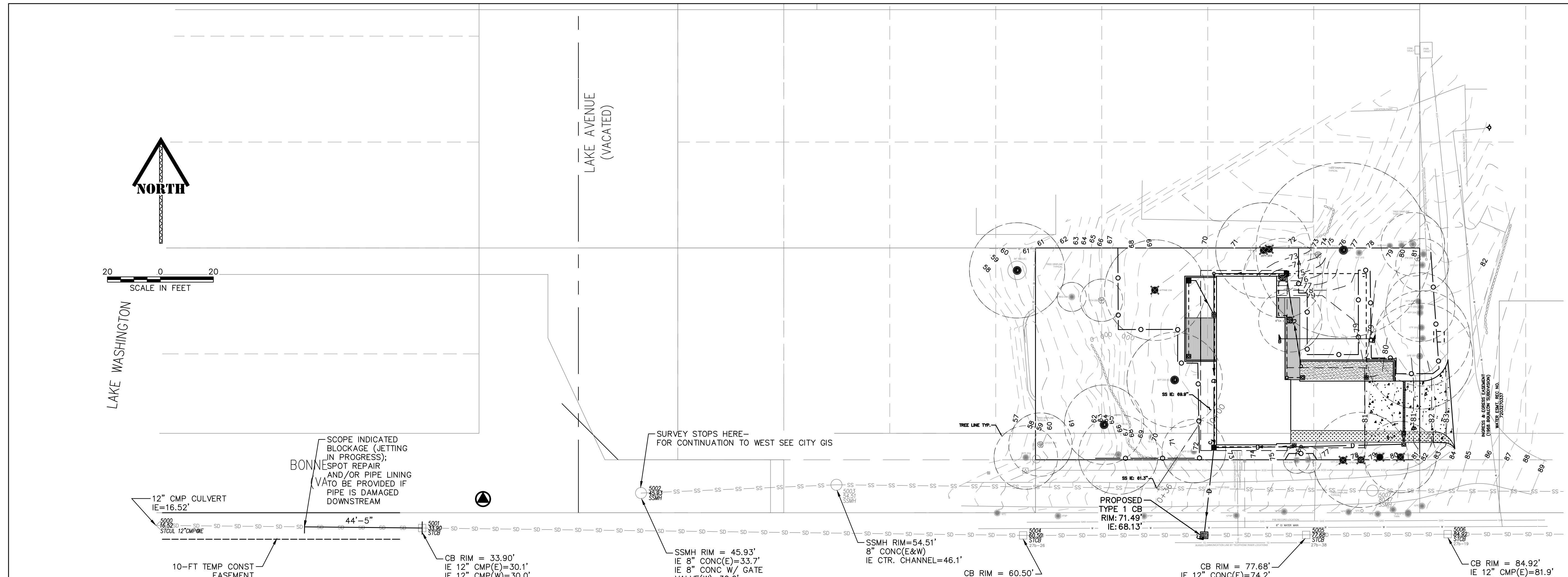
PROJECT NAME:
LUMPKIN RESIDENCE

PROJECT ADDRESS:
5401 W MERCER WAY
MERCER ISLAND, WA 98040

SHEET TITLE:
STORMWATER
OVERVIEW

SHEET NO.:
C2.4

RB PROJECT NO.:
21-0035



NOTES

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SURFACE AREA TABLE

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IMPERVIOUS TOTAL		4,156	0.10

EXCEPTIONAL TREE LIST:
#214, #230, #233, #237
FOR COMPLETE TREE INFORMATION SEE SHEET C2.5

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4209-3803268, DATED AUGUST 5, 2021 8:00 AM)

REAL PROPERTY IN THE COUNTY OF KING, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

PARCEL A:
THE SOUTH 70 FEET OF EAST 25 FEET OF LOT 19 AND SOUTH 70 FEET OF LOTS 20, 21 AND 22, BLOCK 2, GROVELAND PARK, A VACATED PLAT AND ADJOINING 10 FEET OF VACATED BONNEY STREET, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 36, IN KING COUNTY, WASHINGTON;

PARCEL B:
A PERPETUAL NON-EXCLUSIVE EASEMENT FOR DRIVEWAY OVER A STRIP OF LAND 30 FEET IN WIDTH, SOUTH LINE THEREOF IS COINCIDENT WITH THE CENTER LINE OF VACATED BONNEY STREET, AND SAID EASEMENT OR RIGHT OF WAY EXTENDING TO THE WESTERLY LINE OF WEST MERCER WAY ALSO KNOWN AS MERCER ISLAND BOULEVARD, THE WESTERLY END OF SAID EASEMENT OR RIGHT OF WAY BEING THE EAST LINE OF ABOVE DESCRIBED TRACT AND SAID EAST LINE EXTENDED SOUTH 20 FEET TO THE CENTER LINE OF SAID VACATED BONNEY STREET;

EXCEPT ANY PORTION THEREOF LYING WITHIN THE MAIN TRACT.

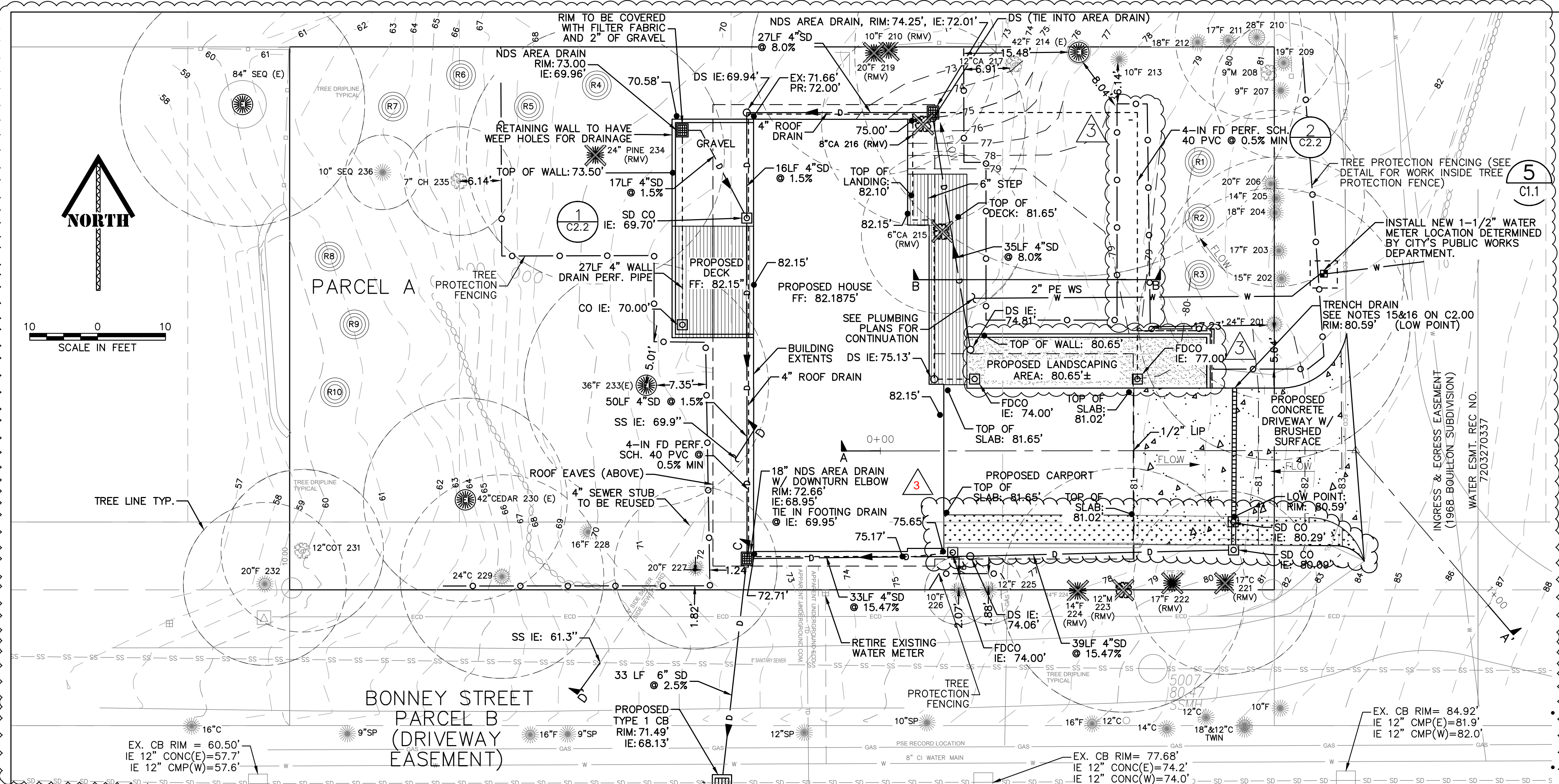
HORIZONTAL DATUM

ASSUMED

VERTICAL DATUM

NAVD 88 BASED ON TIES TO BENCHMARKS SHOWN ON A TOPOGRAPHIC MAP PROVIDED BY THE CLIENT, PERFORMED BY THOMAS J. COLETTI, DATED AUGUST 14, 2019.

C:\Users\rebek\Red Barn Engineering Inc\Projects\Stable - Documents\2021 RedB_Proj\21-0035 Lumpkin Residence\7_CAD\21-0035 Lumpkin Residence.dwg, 5/9/2022 10:39:06 AM, AutoCAD PDF (High Quality Print).pc3



LEGEND:

- TYPE 1 CATCH BASIN PER WSDOT STD SPEC 9-05.50(3)
- STORM DRAIN CLEANOUT
- DOWNSPOUT
- SCH 40 PVC PERF PIPE (PER WSDOT STD. SPEC 9-05.2(6))
- SD (SMOOTH-WALLED PVC ASTM 3034 SDR 35)
- NDS YARD DRAIN (COLOR TO BE DETERMINED BY LANDSCAPE ARCHITECT)
- 6" CONC OVER
- 6" CSBC W/ #4 REBAR 16" O.C. EACH WAY CENTERED IN SLAB. SEE NOTE 4
- TREE TO BE REMOVED
- TREE TO BE PLANTED/REPLACED
- EXCEPTIONAL TREE
- TREE PROTECTION FENCING- CHAIN LINK FENCE (PER ARBORIST, TREE FENCING HAS BEEN ADDRESSED IN THE ARBORIST REPORT FOR BEST LOCATION.)

NOTES

- TREE PROTECTION MEASURES (TPM) SHOULD BE 4' TALL ORANGE POLY FENCING, OR EQUIVALENT, STAKED INTO PLACE AT THE LIMITS OF DISTURBANCES (LOD), EXCEPT THAT TPM FOR THE TREES LOCATED ALONG THE ROW SHALL BE 6' TALL CHAIN-LINK PANELS SECURED IN PLACE.
- SIGNAGE SHALL BE PROVIDED EVERY 20' ALONG THE SECTIONS OF TPM STATING THE FENCE PROVIDES A "TREE PROTECTION ZONE" - "NO SOILS, BUILDING MATERIALS OR EQUIPMENT ALLOWED IN PROTECTION ZONE". THESE SIGNS SHOULD BE 8.5" BY 11.0" AND MADE TO BE WEATHER RESISTANT.
- SITE CLEARING, GRADING AND EXCAVATION SHOULD BE MONITORED BY A PROFESSIONAL TREE PERSON. ANY ROOTS ENCOUNTERED SHOULD BE SHOULD BE CLEANLY CUT AS-IF IT WERE A ROOT FROM A TREE SCHEDULED FOR RETENTION. ANY STUMP REMOVAL SHOULD BE CONSIDERED FOR ITS POTENTIAL IMPACT OF NEARBY PROTECTED TREES.
- ROOT PRUNING, AS NEEDED, SHOULD BE UNDERTAKEN WITH CARE. ADDITIONAL PRUNING STANDARDS ARE DETAILED IN ANSI STANDARD A300 (PART8)-2013 ROOT MANAGEMENT.
- AN ASSESSMENT OF THE ENCOUNTERED ROOTS SHOULD BE UNDERTAKEN TO DETERMINE IF ANY OF THE RETAINED TREES INCUR ROOT IMPACTS AND THE EXTENT OF THE ROOT IMPACTS.
- ALL EXPOSED ROOTS SHOULD BE COVERED WITH MOST NATIVE SOIL OR A COMMERCIAL COMPOST OR MULCH PRODUCT, SUFFICIENT TO COVER THE FRESHLY CUT ROOTS AS SOON AS IS REASONABLE.
- ALL BARE SOILS AROUND THE RETAINED TREES SHOULD BE COVERED WITH 3" OF ARBORIST WOOD CHIPS OR A COMMERCIAL MULCH MATERIAL.
- IF LIMB REMOVAL IS NEEDED IN ORDER TO PROVIDE BUILDING CLEARANCE, SUCH PRUNING SHOULD BE UNDERTAKEN BY A TREE PROFESSIONAL AND SHOULD BE DONE WITH PROPER PRUNING EQUIPMENT
- THE TREES WOULD BENEFIT FROM ADDITIONAL SUMMER-TIME HYDRATION, AS MAY BE POSSIBLE
- REPLACEMENT TREES TO BE PLANTED AT LEAST 10- FEET AWAY FROM EACH OTHER, STRUCTURES, FENCES, AND UTILITIES. REFER TO MICC19.10 FOR TREE CODE REQUIREMENTS.

RED BARN GROUP INC.
6610 NE 181ST ST, STE 2
KENMORE, WA 98028
PH. (206) 200-7174
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811
CALL BEFORE YOU DIG

REBEKAH J. JOHNSTON
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
45286

05/02/2022

DESIGN RJW
DRAWN EJJ
CHECKED RJW

REV/SUBMITTAL	DATE
1	CITY COMMENTS 9/07/21
2	CITY COMMENTS 10/21/21
3	DESIGN REVISION 05/02/22

TREE#	ON-SITE	SPECIES	DBH'	DRPLN RAD'	CONDITION	COMMENTS	DESIGNATION	RMV	RTN
201	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	24.1	20' W	GOOD	CANOPY VER TREE #202,203. DEADWOOD TYPICAL STRESS	LARGE		X
202	ROW	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	15.3	18' W	GOOD	OFF-SITE DEAD WOOD, SIGNIFICANT	LARGE		X
203	ROW	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	17.2	15' W	GOOD	OFF-SITE, DEADWOOD, SIGNIFICANT, COMBINED CANOPIES	LARGE		X
204	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	17.2	12' W	GOOD	DEADWOOD, PLANTED VERY CLOSE TO 205, 206	LARGE		X
205	ROW	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	13.4	13	FAIR	OFF-SITE, 8" FROM 205, 6" FROM 206	LARGE		X
206	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	18.7	SHARED CANOPY	FAIR	LIMBED HIGH, SHARED CANOPY	LARGE		X
207	ROW	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	9.6	10' W	FAIR	OFF-SITE, RUNTED BY NEARBY TREES	NON-REG		X
208	X	ACER MACROPHYLLUM, BIG LEAF MAPLE	7.6	SHARED CANOPY	GOOD	SHARED CANOPY	NON-REG		X
209	ROW	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	16.4	SHARED CANOPY	GOOD	OFF-SITE, SHARED CANOPY THAT IS PRIMARILY EAST	LARGE		X
210	OFF-SITE	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	24.8	12' NORTH	GOOD	OFF-SITE, IVY INFESTED, SHARED CANOPY	LARGE		X
211	OFF-SITE	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	14.1	15' NORTH	FAIR	OFF-SITE, IVY, MAY HAVE BEEN TOPPED	LARGE		X
212	OFF-SITE	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	19.1	12' NORTH	GOOD	OFF-SITE, MINOR IVY, RESPONSE WOOD 'NB' ON BUTTRESS SOUTH	LARGE		X
213	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	9.9	SHARED CANOPY	FAIR	RUNT IN CANOPY OF OTHER TREES	NON-REG		X
214	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	41.3	33' SOUTH	GOOD	EXCEPTIONAL TREE BY SIZE DEFINITION	EXCEPTIONAL		X
215	X	STYRAX JAPONICA, JAPANESE SNOWBALL	6.1	12' AVERAGE	GOOD	CLOSE TO EXISTING HOUSE	NON-REG	X	
216	X	PRUNUS BLIERIANNIA, FLOWERING PLUM	6.5	15' S & W	FAIR/POOR	LEANS TOWARDS HOUSE, POOR VIGOR, POOR STRUCTURE	NON-REG	X	
217	X	PRUNUS BLIERIANNIA, FLOWERING PLUM	10.7	15' N & S	POOR	LEANS WEST OVER EXISTING HOME	LARGE		X
219	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	18.7	12' S, 18' W	GOOD	SWEEPING TRUNK, SELF RIGHTED, TOPPED?	LARGE	X	
220	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	9.6	SHARED CANOPY	POOR	RUNT, MAY BE ATTACHED AT BASE OF #219	NON-REG	X	
221	X	THUJA PPLICATA, WESTERN RED CEDAR	15.3	12-15' AVG	FAIR	ENEMY, PARTIAL ROOT COLLAR BURIED, POOR SOIL CONDITIONS	LARGE	X	
222	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	15.3	10' NORTH	FAIR/POOR	ENEMY, GIRDLING ROOT(S), POOR SOIL CONDITIONS	LARGE	X	
223	X	ACER MACROPHYLLUM, BIG LEAF MAPLE	12.6	18' NORTH	GOOD	ROOTS EXPOSED W/ IMPACTS FROM FOOT TRAFFIC, POOR SOIL CONDITION.	LARGE	X	
224	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	9.9	6' NORTH	POOR	IN CANOPY OF MAPLE #223, 15% DEADWOOD	NON-REG	X	
225	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	13.4	5' NORTH	FAIR	SIGNIFICANT DEADWOOD ON EAST AND NORTH.	LARGE		X
226	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	11.8	5' NORTH	FAIR/POOR	SIGNIFICANT DEADWOOD ON EAST AND NORTH.	LARGE		X
227	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	21.0	12' NORTH	GOOD	UN-REMARKABLE	LARGE		X
228	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	14.5	8' NORTH	GOOD	LIMBED HIGH ON NORTH SIDE	LARGE		X
229	X	THUJA PPLICATA, WESTERN RED CEDAR	24.0	15' EAST	FAIR	SPARSE CANOPY, DROUGHT STRESS?	LARGE		X
230	X	THUJA PPLICATA, WESTERN RED CEDAR	30.7	15' N, 12' E	FAIR	3 STEM CEDAR. USED SQ ROOTS TO DETERMINE DBH	EXCEPTIONAL		X
231	X	ALNUS, RED ALDER	12.6	12' N, 10' E	GOOD	TYPICAL	LARGE		X
232	OFF-SITE	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	20.0	12' N, 8' E	GOOD	OFF-SITE, UNREMARKABLE	LARGE		X
233	X	PSEUDOTSUGA MENZIESII, DOUGLAS FIR	33.6	18' AVG	GOOD	EXCEPTIONAL BY SIZE, LOCATED CLOSE TO DECKS AND HOME	EXCEPTIONAL		X
234	X	PINUS	23.3	19' AVG	GOOD	LIMBS HANG OVER HOUSE AND DECK	LARGE	X	
235	X	PINUS, FLOWERING CHERRY	6.9	8'	GOOD	LANDSCAPING TREE	NON-REG		X
236	X	CALOCEDRUS DECURRENS, INCENSE CEDAR	9.6	5.5' AVG	EXCELLENT	UNREMARKABLE	NON-REG		X
237	OFF-SITE	GIANT SEQUOIA	EST 96"	18'	EXCELLENT	OFF-SITE, NO PROPOSED IMPACTS.	EXCEPTIONAL		X

TREE#	SPECIES	SIZE AT PLANTING	NATIVE
R1	THUJA PPLICATA, EXCELSA	6'+	YES
R2	ACER CIRCINUTUM, VINE MAPLE	2" CALIPER	YES
R3	THUJA PPLICATA, EXCELSA	6'+	YES
R4	ACER PALMATUM, JAPANESE MAPLE	2" CALIPER	NO
R5	STEWARTIA MONDELPHA	2" CALIPER	NO
R6	PINUS CONTORTA, SHORE PINE	6'+	YES
R7	PINUS CONTORTA, SHORE PINE	6'+	YES
R8	CORNUS KOUSA, KOUSA DOGWOOD	2" CALIPER	NO
R9	ACER PALMATUM, JAPANESE MAPLE	2" CALIPER	NO
R10	ACER CIRCINUTUM, VINE MAPLE	2" CALIPER	YES
			60% NATIVE

PROJECT NAME:
LUMPKIN RESIDENCE

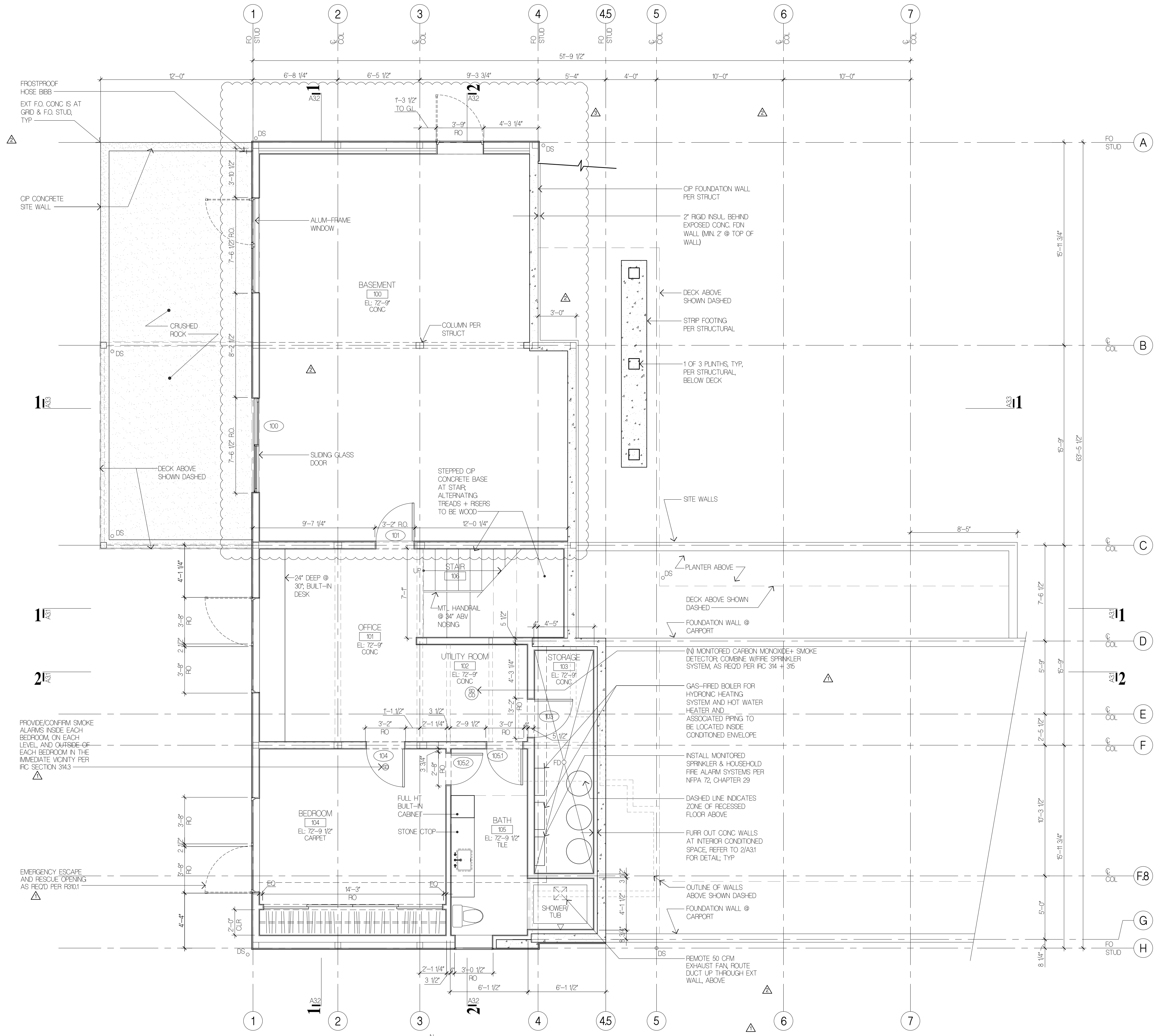
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5401 W MERCER WAY
MERCER ISLAND, WA 98040

SHEET TITLE:
TREE AND CIVIL
COMPOSITE PLAN

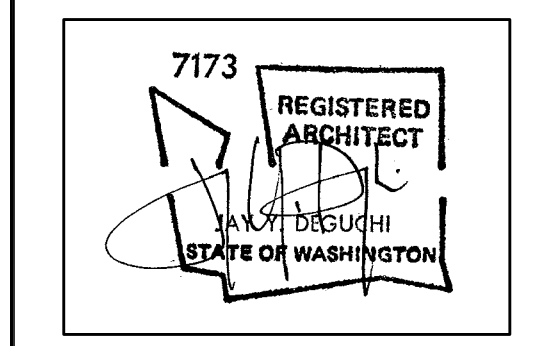
SHEET NO.:
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RB PROJECT NO.:
21-0035

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Project Title
LUMPKIN RESIDENCE
 5401 W. MERCER WAY
 MERCER ISLAND, WA, 98040



Drawing Title
LOWER LEVEL FLOOR PLAN

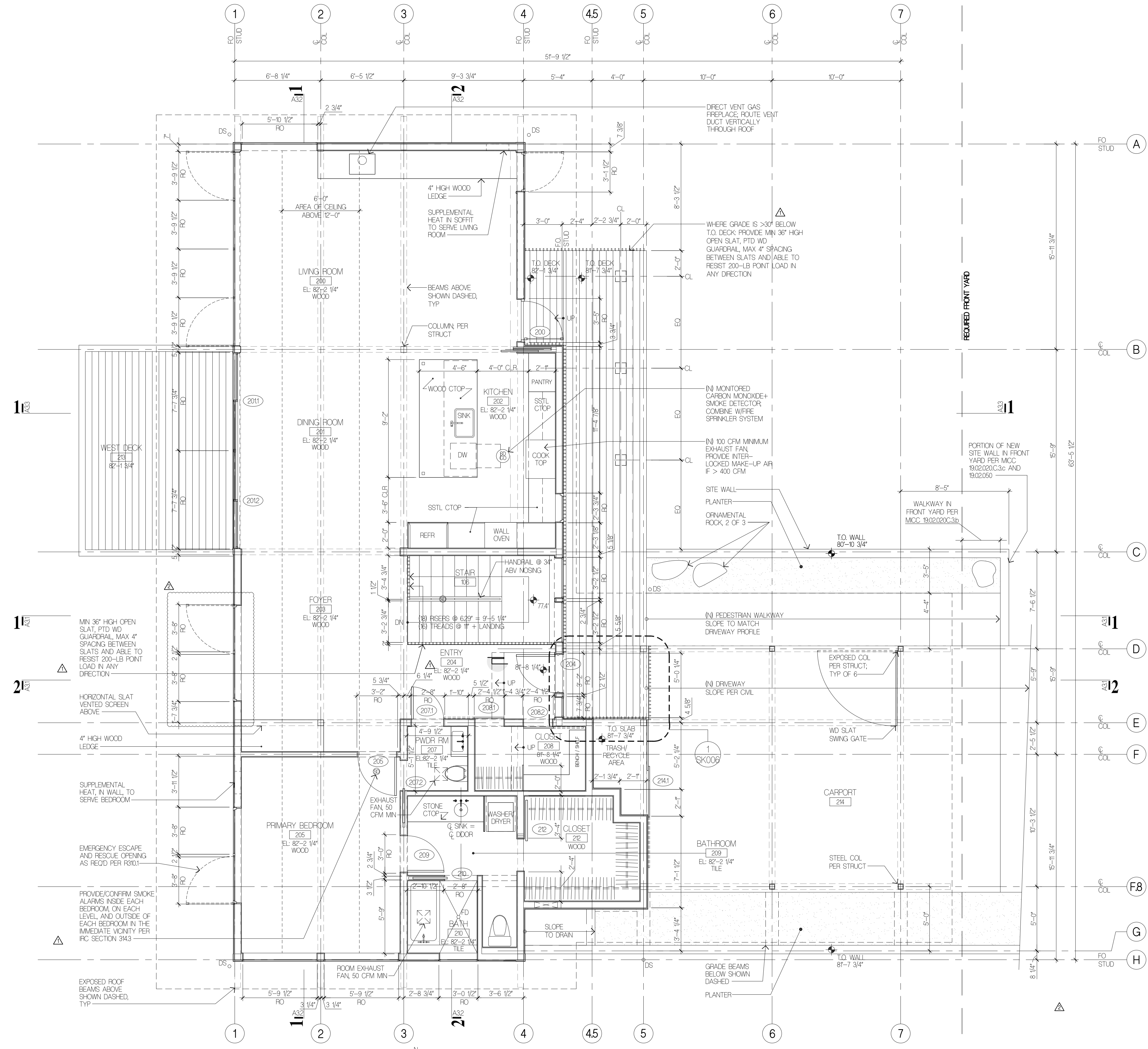
Date
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 Job No.
 2002

ISSUE	DATE
DD PRICING SET	09/28/2020
PERMIT SET	03/17/2021
PERMIT CORRECTION #1	09/01/2021
PERMIT REVISION #1	04/28/2022
PERMIT REVISION #2	01/12/2024

PERMIT REVISION #2
 Sheet No.

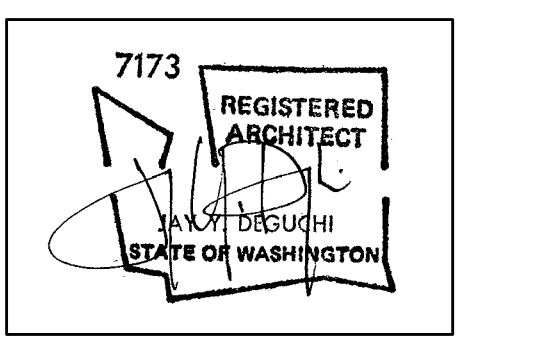
LOWER LEVEL FLOOR PLAN
 1/4"=1'-0" 2024-PP-00300

A1.0



1 MAIN LEVEL PLAN
 1/4"=1'-0"
 2020A-PP-01.dwg

Project Title
LUMPKIN RESIDENCE
 5401 W. MERCER WAY
 MERCER ISLAND, WA, 98040



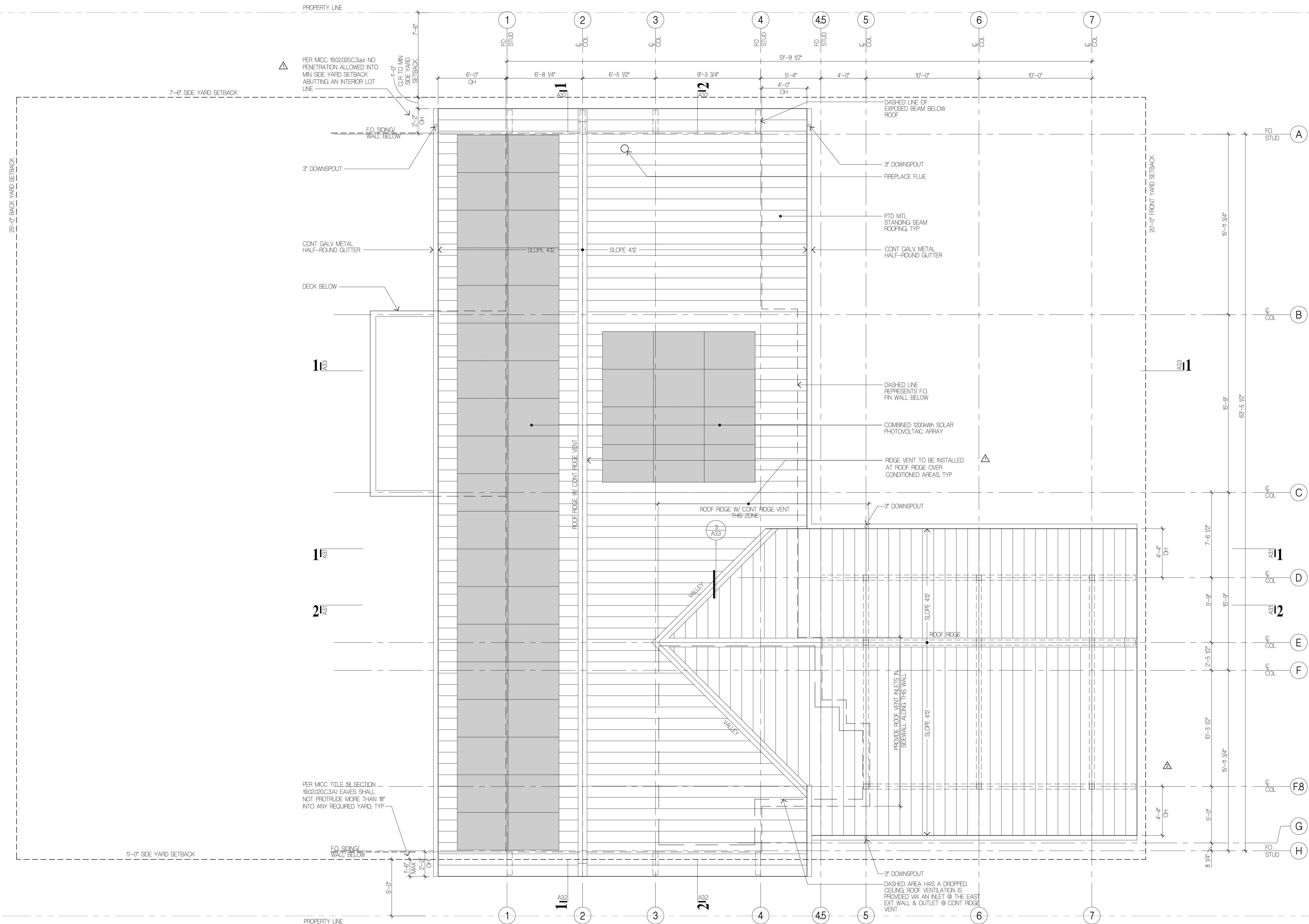
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MAIN LEVEL FLOOR PLAN

Date
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 Job No.
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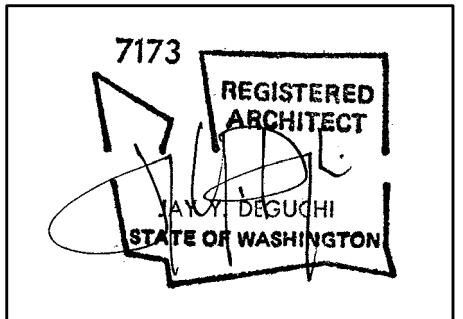
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PERMIT SET	03/17/2021
PERMIT CORRECTION #1	09/01/2021
PERMIT REVISION #1	04/28/2022
PERMIT REVISION #2	01/12/2024

PERMIT REVISION #2
 Sheet No.

A1.1



Project Title
LUMPKIN RESIDENCE
 5401 W. MERCER WAY
 MERCER ISLAND, WA, 98040



Drawing Title
ROOF PLAN

Date
 03/17/2021
 Job No.
 2002

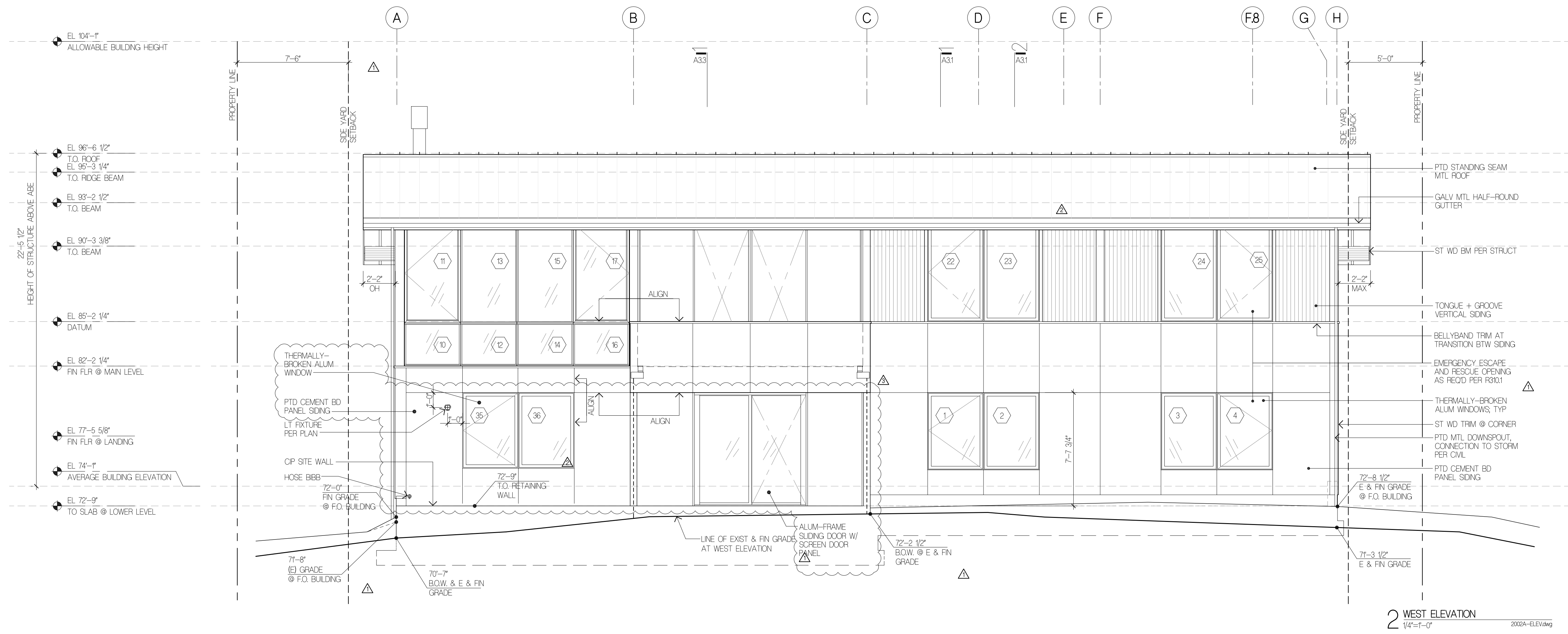
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PERMIT SET	03/17/2021
PERMIT CORRECTION #1	09/01/2021
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PERMIT REVISION #1	04/28/2022
PERMIT REVISION #2	01/12/2024

PERMIT REVISION #2
 Sheet No.

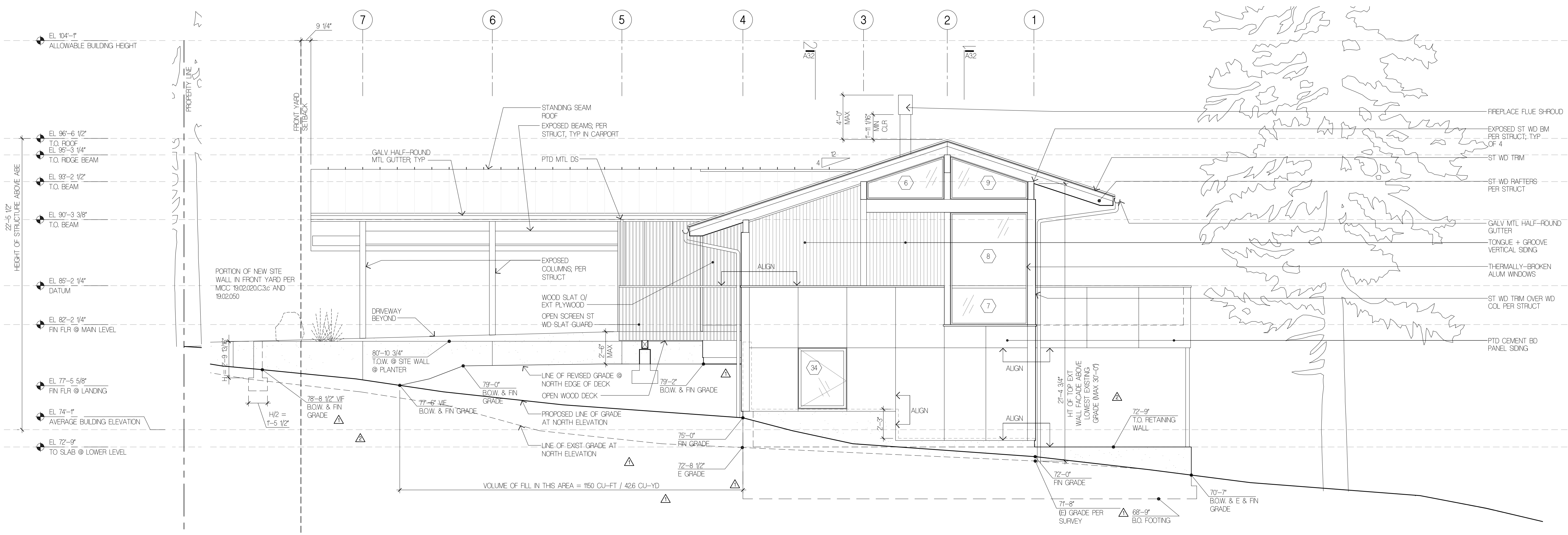
1 ROOF PLAN
 1/4"=1'-0"
 2002A-PP.dwg

A1.2

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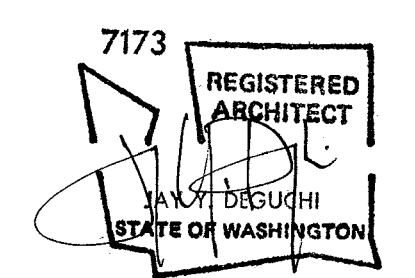


2 WEST ELEVATION
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1 NORTH ELEVATION
 1/4" = 1'-0" 2022A-ELEV.dwg

Project Title
LUMPKIN RESIDENCE
 5401 W. MERCER WAY
 MERCER ISLAND, WA, 98040



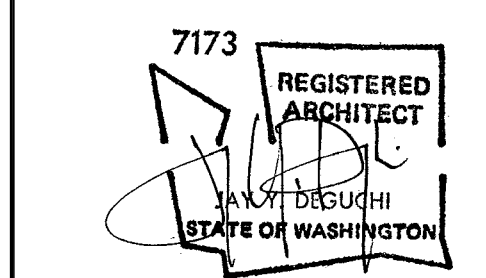
Drawing Title
BUILDING ELEVATIONS

Date
 03/17/2021
 Job No.
 2002

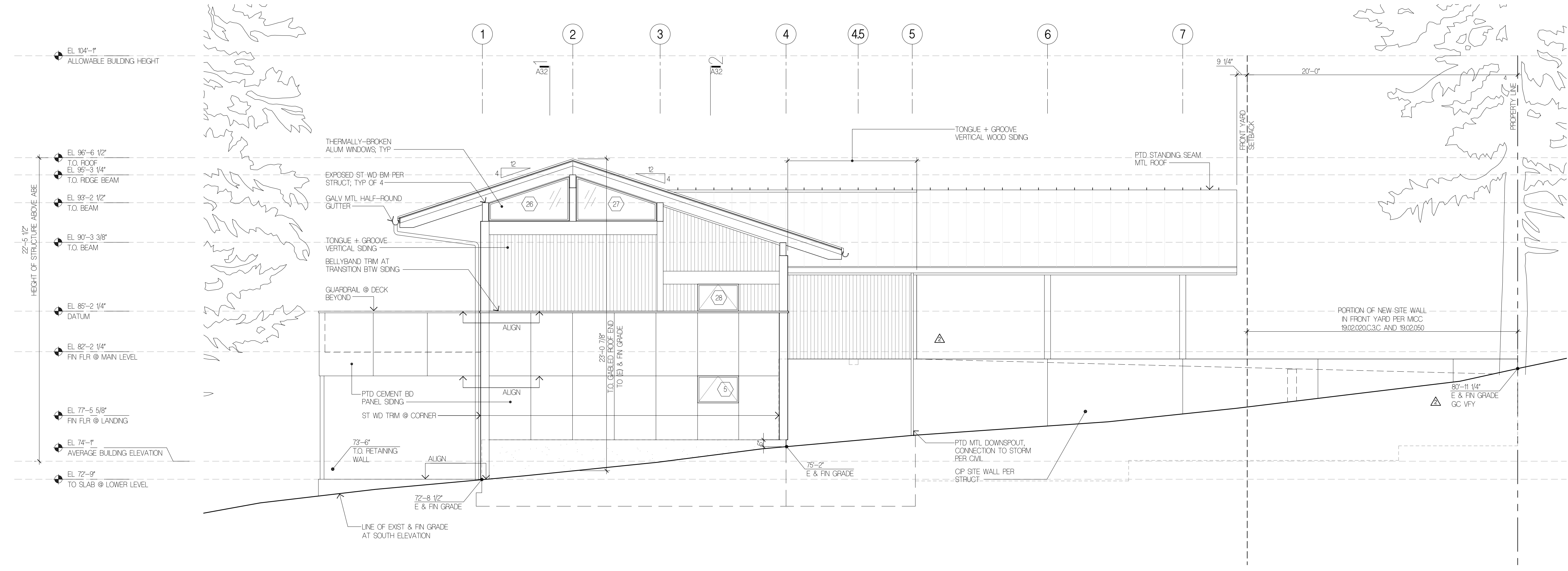
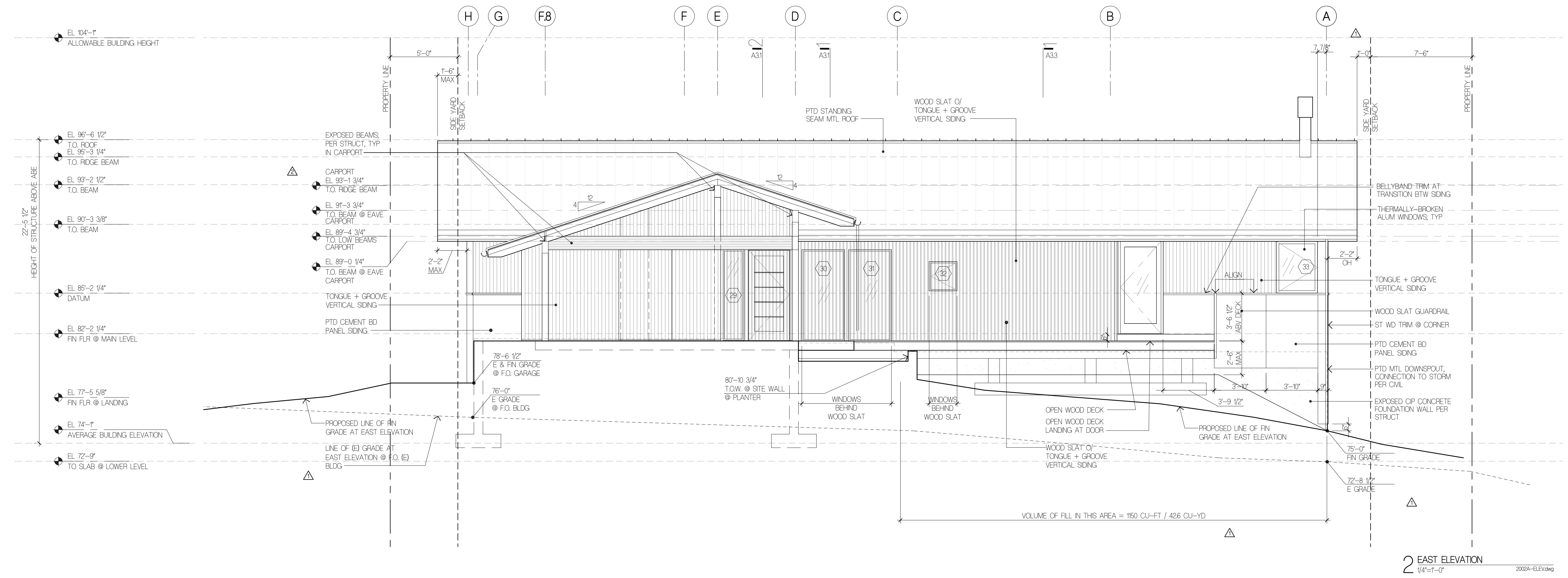
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PERMIT SET	03/17/2021
PERMIT CORRECTION #1	09/01/2021
PERMIT REVISION #1	04/28/2022
PERMIT REVISION #2	01/12/2024

PERMIT REVISION #2
 Sheet No.

A2.1



ISSUE	DATE
DD PRICING SET	09/28/2020
PERMIT SET	03/17/2021
PERMIT CORRECTION #1	09/01/2021
PERMIT REVISION #1	04/28/2022
PERMIT REVISION #2	01/12/2024



1 SOUTH ELEVATION
 1/4" = 1'-0"
 2024-ELEV.dwg

A2.2

APPLIANCE PACKAGE SCHEDULE
 (WSEC TABLE 406.3 OPTION 7)

APPLIANCE	MFR	MODEL #	SIZE	FINISH	ENERGY STAR
DISHWASHER	MIELE	G 4993 SCVIAM	24" W	PANEL READY	Y
REFRIGERATOR	MIELE	KFNF 9955 IDE	36" W	SSTL	Y
WASHING MACHINE	FISHER PAYKEL	WH2424P2	24" W	WHITE	Y
DRYER - VENTLESS	FISHER PAYKEL	DE4024P2	24" W	WHITE	Y

2 APPLIANCE SCHEDULE
 202A-ELEV.dwg

2018 WASHINGTON STATE ENERGY CODE COMPLIANCE METHOD, CHAPTER 4 PRESCRIPTIVE REQUIREMENTS APPROACH, CLIMATE ZONE 4C, UNLIMITED GLAZING AREA (REFER TO TABLE 402.1.1)

WINDOW SCHEDULE																
I.D.	MANUF.	DESCRIPTION	U-VAL.	SHGC	NFRC	R.O. WIDTH		R.O. HEIGHT		AREA SF	UxA	ORIEN-TATION	OPERATION	FRAME MATERIAL	SAFETY GLASS	NOTES
						FT.	IN.	FT.	IN.							
1	FLEETWOOD	ALUMINUM CASEMENT	0.28	0.29	FLE-M-111-00044-00001	3	9 1/4	5	1 1/4	19.2	5.4	W	SWING	ALUM.		
2	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/4	5	1 1/4	19.2	5.4	W	FIXED	ALUM.		
3	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/4	5	1 1/4	19.2	5.4	W	FIXED	ALUM.		
4	FLEETWOOD	ALUMINUM CASEMENT	0.28	0.35	FLE-M-111-00044-00001	3	9 1/4	5	1 1/4	19.2	5.4	W	SWING	ALUM.		EMERGENCY EGRESS
5	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	1/2	2	1/2	6.2	1.7	S	FIXED	ALUM.		
6	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	6	0	3	3 1/2	19.8	5.5	N	FIXED	ALUM.		6
7	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	6	0	3	0	18.0	5.0	N	FIXED	ALUM.	YES	
8	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	6	0	5	7 7/8	33.9	9.5	N	FIXED	ALUM.		
9	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	6	0	3	3 1/2	19.8	5.5	N	FIXED	ALUM.		6
10	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/2	3	0	11.4	3.2	W	FIXED	ALUM.	YES	
11	FLEETWOOD	ALUMINUM CASEMENT	0.28	0.29	FLE-M-111-00044-00001	3	9 1/2	6	7 3/4	25.2	7.1	W	SWING	ALUM.		
12	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/2	3	0	11.4	3.2	W	FIXED	ALUM.	YES	
13	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/2	6	7 3/4	25.2	7.1	W	FIXED	ALUM.		
14	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/2	3	0	11.4	3.2	W	FIXED	ALUM.	YES	
15	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/2	6	7 3/4	25.2	7.1	W	FIXED	ALUM.		
16	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/2	3	0	11.4	3.2	W	FIXED	ALUM.	YES	
17	FLEETWOOD	ALUMINUM CASEMENT	0.28	0.29	FLE-M-111-00044-00001	3	9 1/2	6	7 3/4	25.2	7.1	W	FIXED	ALUM.		
18		NOT USED														
19		NOT USED														
20		NOT USED														
21		NOT USED														
22	FLEETWOOD	ALUMINUM CASEMENT	0.28	0.29	FLE-M-111-00044-00001	3	9 1/4	6	7 3/4	25.1	7.0	W	FIXED	ALUM.		
23	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/4	6	7 3/4	25.1	7.0	W	FIXED	ALUM.		
24	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/4	6	7 3/4	25.1	7.0	W	FIXED	ALUM.		
25	FLEETWOOD	ALUMINUM CASEMENT	0.28	0.29	FLE-M-111-00044-00001	3	9 1/4	6	7 3/4	25.1	7.0	W	SWING	ALUM.		EMERGENCY EGRESS
26	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	6	0	3	3 1/2	19.8	5.5	S	FIXED	ALUM.		6
27	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	6	0	3	3 1/2	19.8	5.5	S	FIXED	ALUM.		6
28	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	1/2	2	11 1/4	8.9	2.5	S	FIXED	ALUM.		
29	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	1	7 1/4	6	9 1/4	10.9	3.0	E	FIXED	ALUM.	YES	
30	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	2 1/2	6	9 1/4	21.7	6.1	E	FIXED	ALUM.		
31	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	2 1/2	6	9 1/4	21.7	6.1	E	FIXED	ALUM.		
32	FLEETWOOD	ALUMINUM CASEMENT	0.28	0.29	FLE-M-111-00044-00001	2	3 3/4	2	3 1/4	5.3	1.5	E	FIXED	ALUM.		
33	FLEETWOOD	ALUMINUM CASEMENT	0.28	0.29	FLE-M-111-00044-00001	3	1 1/2	4	1 1/4	12.8	3.6	E	SWING	ALUM.		
34	FLEETWOOD	ALUMINUM CASEMENT	0.28	0.29	FLE-M-111-00044-00001	3	9	4	8 1/2	17.7	4.9	N	SWING	ALUM.		
35	FLEETWOOD	ALUMINUM CASEMENT	0.28	0.29	FLE-M-111-00044-00001	3	9 1/4	5	1 1/4	19.2	5.4	W	SWING	ALUM.		
36	FLEETWOOD	ALUMINUM PICTURE	0.28	0.35	FLE-M-113-00044-00001	3	9 1/4	5	1 1/4	19.2	5.4	W	FIXED	ALUM.		
WINDOW SUBTOTAL										596.1	167.5					

GLAZED EXTERIOR DOOR SCHEDULE																
I.D.	MANUF.	DESCRIPTION	U-VAL.	SHGC	NFRC	R.O. WIDTH		R.O. HEIGHT		AREA SF	UxA	ORIEN-TATION	OPERATION	FRAME MATERIAL	SAFETY GLASS	NOTES
						FT.	IN.	FT.	IN.							
100	FLEETWOOD	ALUMINUM DOOR, OX SLIDER	0.30	0.32	FLE-M-75-00208-00001	7	9 3/4	7	7 3/4	59.7	17.9	W	SLIDER	ALUM	YES	
200	FLEETWOOD	ALUMINUM DOOR, SINGLE LITE	0.30	0.27	FLE-M-106-00329-00001	3	5	7	0	23.9	7.2	E	SWING	ALUM	YES	
201.1	FLEETWOOD	ALUMINUM DOOR, XO SLIDER	0.30	0.32	FLE-M-75-00208-00001	7	7 3/4	9	9 1/4	74.7	22.4	W	SLIDER	ALUM	YES	
201.2	FLEETWOOD	ALUMINUM DOOR, OX SLIDER	0.30	0.32	FLE-M-75-00208-00001	7	7 3/4	9	9 1/4	74.7	22.4	W	SLIDER	ALUM	YES	
GLAZED DOOR SUBTOTAL										173.3	52.0					

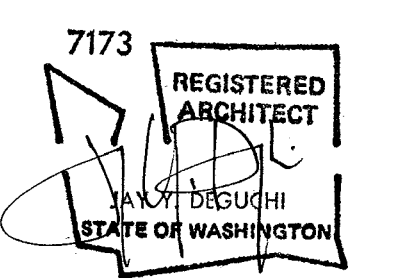
OPAQUE EXTERIOR DOOR SCHEDULE																
I.D.	MANUF.	DESCRIPTION	U-VAL.	SHGC	NFRC	R.O. WIDTH FT.	R.O. HEIGHT FT.	AREA SF	UxA	ORIEN-TATION	OPERATION	FRAME MATERIAL	SAFETY GLASS	NOTES		
101	TBD	SOLID CORE WOOD DOOR				3	2	6	9	21.4		N	SWING	WOOD	-	
204	TBD	SOLID CORE WOOD DOOR				3	2	6	9	21.4		E	SWING	WOOD	-	

GLAZED DOOR SUBTOTAL	173.3	52.0		
WINDOW SUBTOTAL	596.1	167.5		SEE WINDOW SCHEDULE ABOVE
FENESTRATION TOTAL	771.5	219.5		
GLAZING AREA-WEIGHTED U-FACTOR		0.28		0.30 MAXIMUM ALLOWED FENESTRATION U-FACTOR PER 2018 WSEC TABLE 402.1.1
OPAQUE DOOR TOTAL	21.4	0.0		
OPAQUE DOOR AREA-WEIGHTED U-FACTOR		0.00		

- NOTES:
- WINDOWS ARE REFERENCED ON EXTERIOR ELEVATIONS. DOORS ARE REFERENCED ON FLOOR PLANS.
 - BOD IS FLEETWOOD SERIES 450-T. ALL WINDOWS TO MEET U-FACTOR AS STATED ABOVE. TO MEET THE 2018 PRESCRIPTIVE ENERGY CODE FOR CLIMATE ZONE MARINE 4.
 - ALL WINDOWS WITHIN A 2-FOOT ARC OF A DOOR AND 60" OR LESS ABOVE FLOOR MUST HAVE TEMPERED GLASS.
 - ALL WINDOWS 18" OR LESS ABOVE FLOOR MUST HAVE TEMPERED GLASS.
 - TYPICAL RO = UNIT SIZE + 1/2"; CONTRACTOR TO VERIFY ALL R.O. % AFTER FRAMING IS COMPLETE AND PRIOR TO ORDERING DOORS AND WINDOWS.
 - THESE UNITS ARE POLYGON; REFER TO EXTERIOR ELEVATIONS FOR EXACT R.O. DIMENSIONS

1 WINDOW AND DOOR SCHEDULE
 202A-ELEV.dwg

Project Title
LUMPKIN RESIDENCE
 5401 W. MERCER WAY
 MERCER ISLAND, WA, 98040



Drawing Title
SCHEDULES

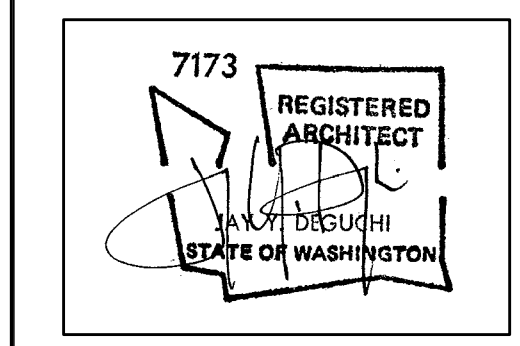
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Job No.
 2002

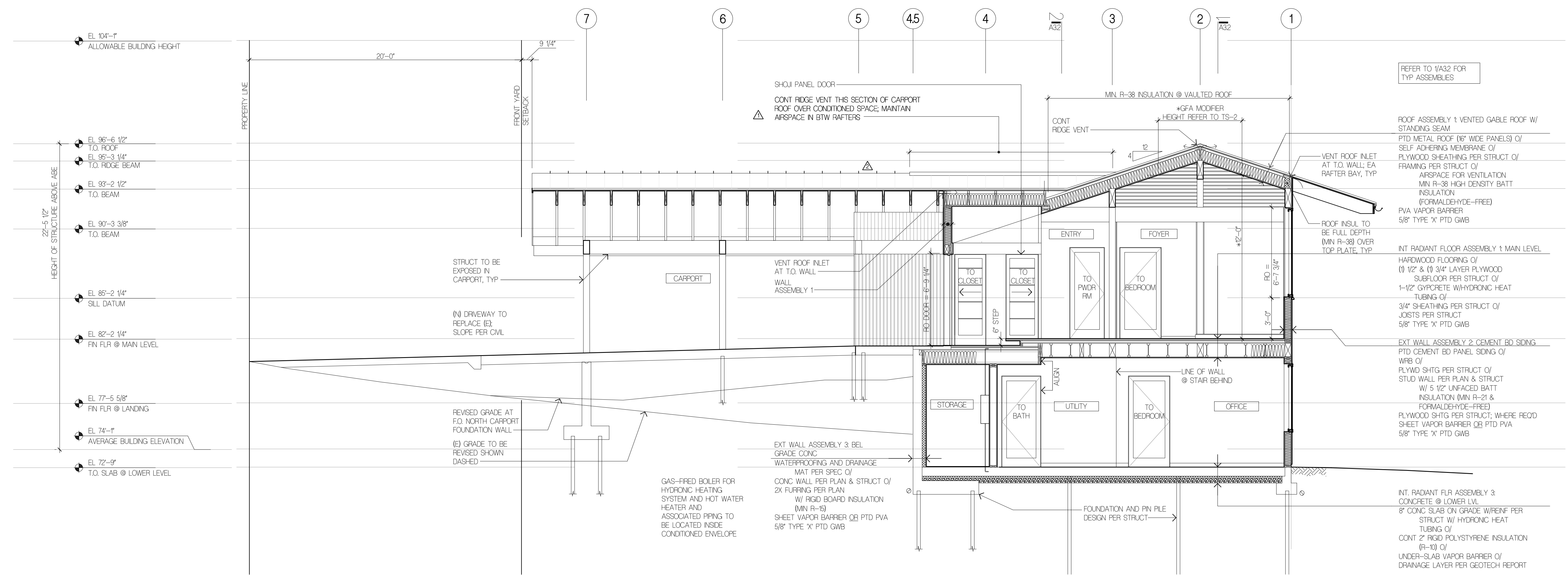
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PERMIT REVISION #1	04/28/2022
PERMIT REVISION #2	01/12/2024

PERMIT REVISION #2
 Sheet No.

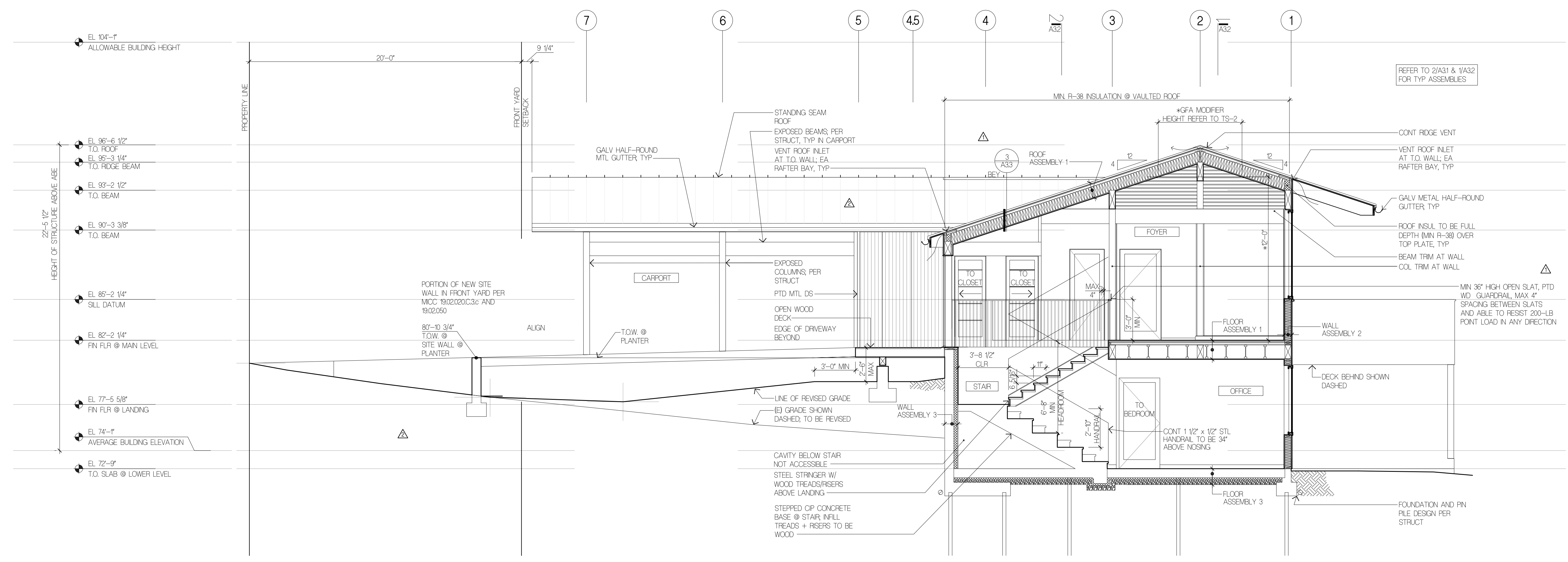
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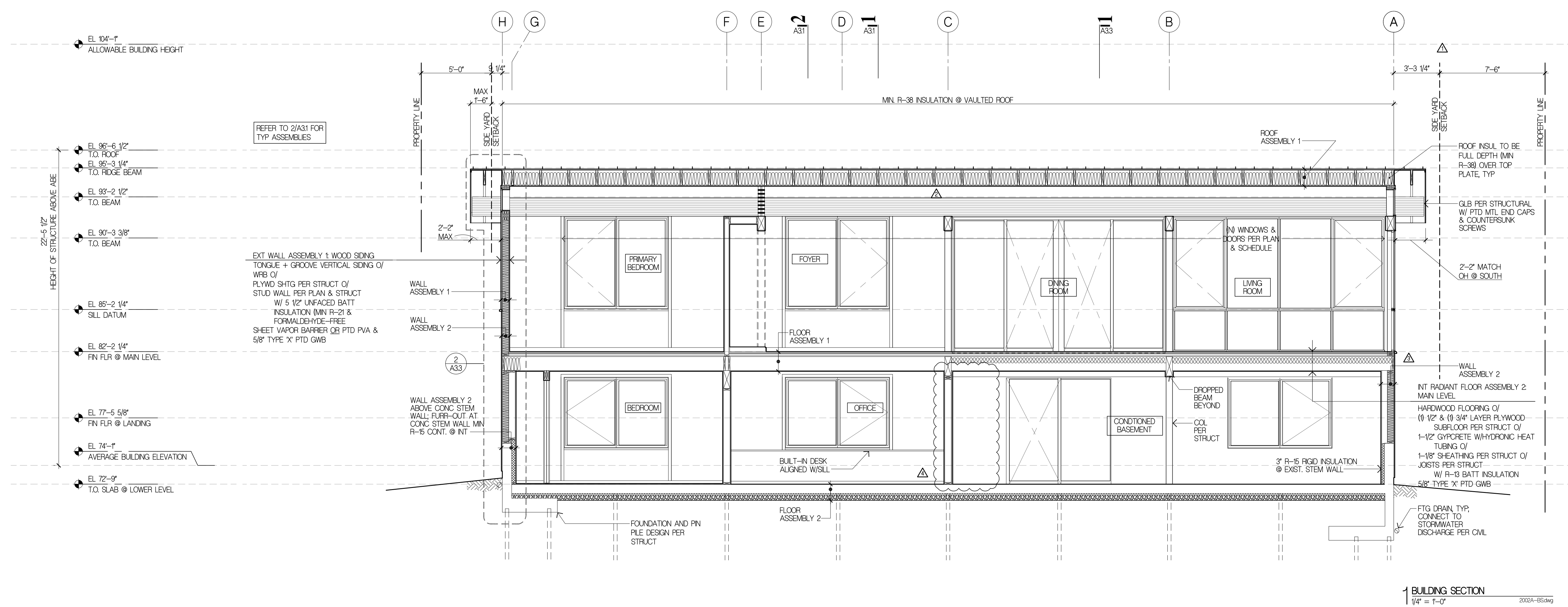
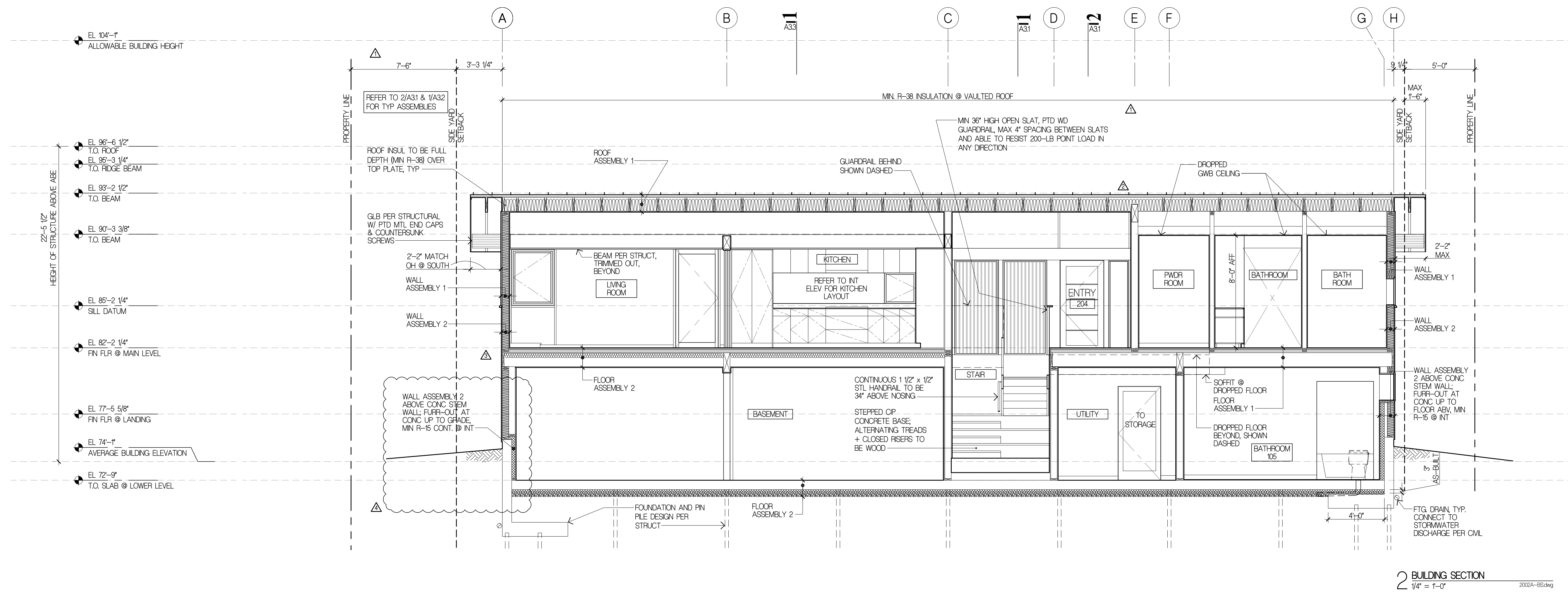
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PERMIT REVISION #1	04/28/2022
PERMIT REVISION #2	01/12/2024



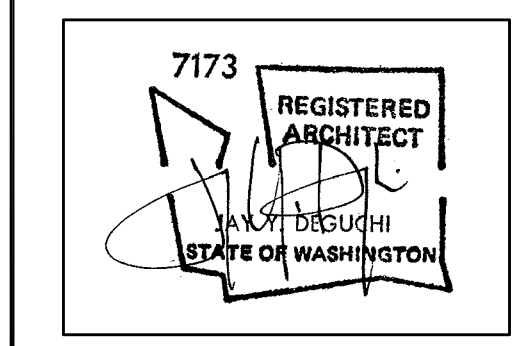
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 1/4" = 1'-0" 2002A-BS.dwg



1 BUILDING SECTION
 1/4" = 1'-0" 2002A-BS.dwg



Project Title
LUMPKIN RESIDENCE
 5401 W. MERCER WAY
 MERCER ISLAND, WA, 98040



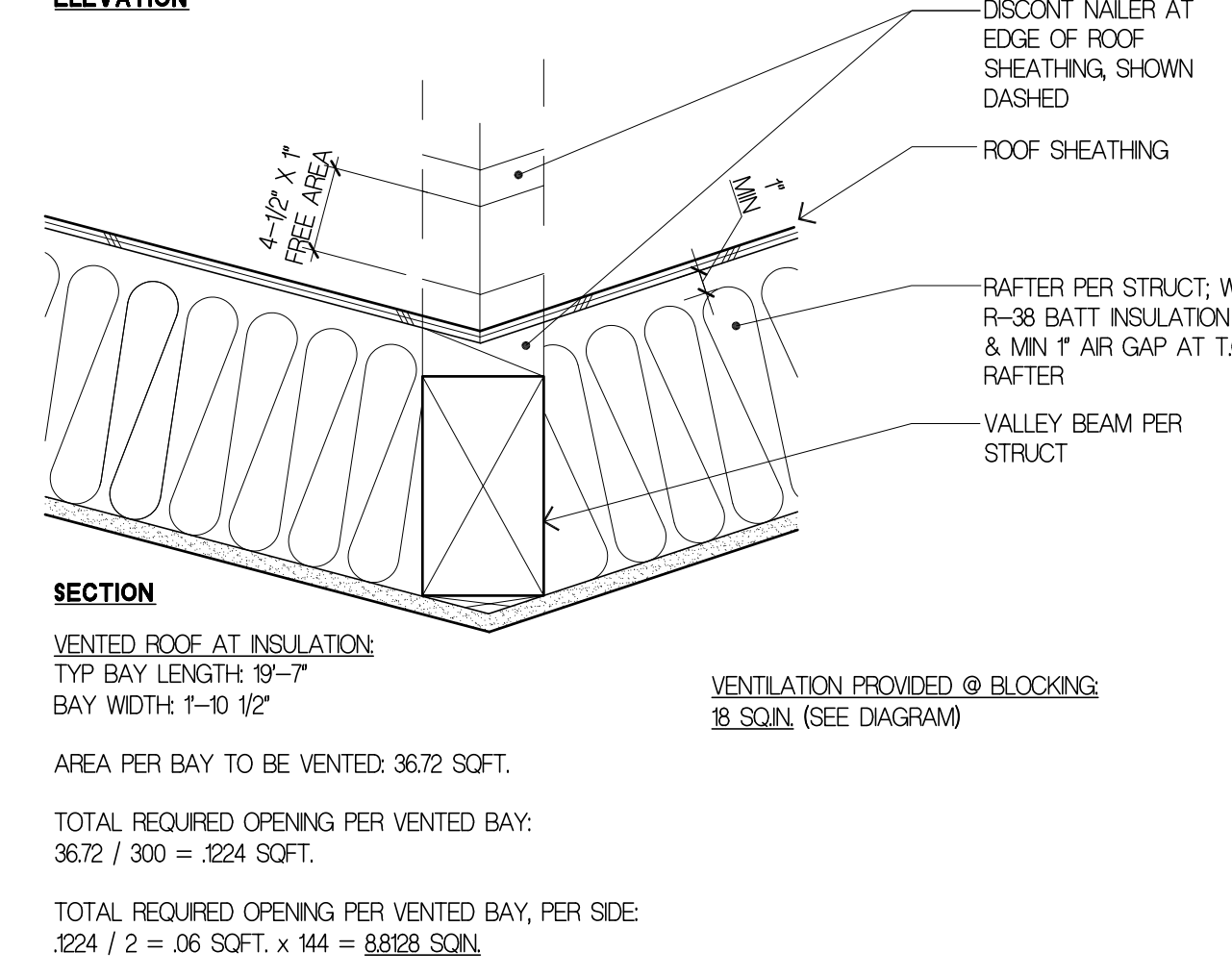
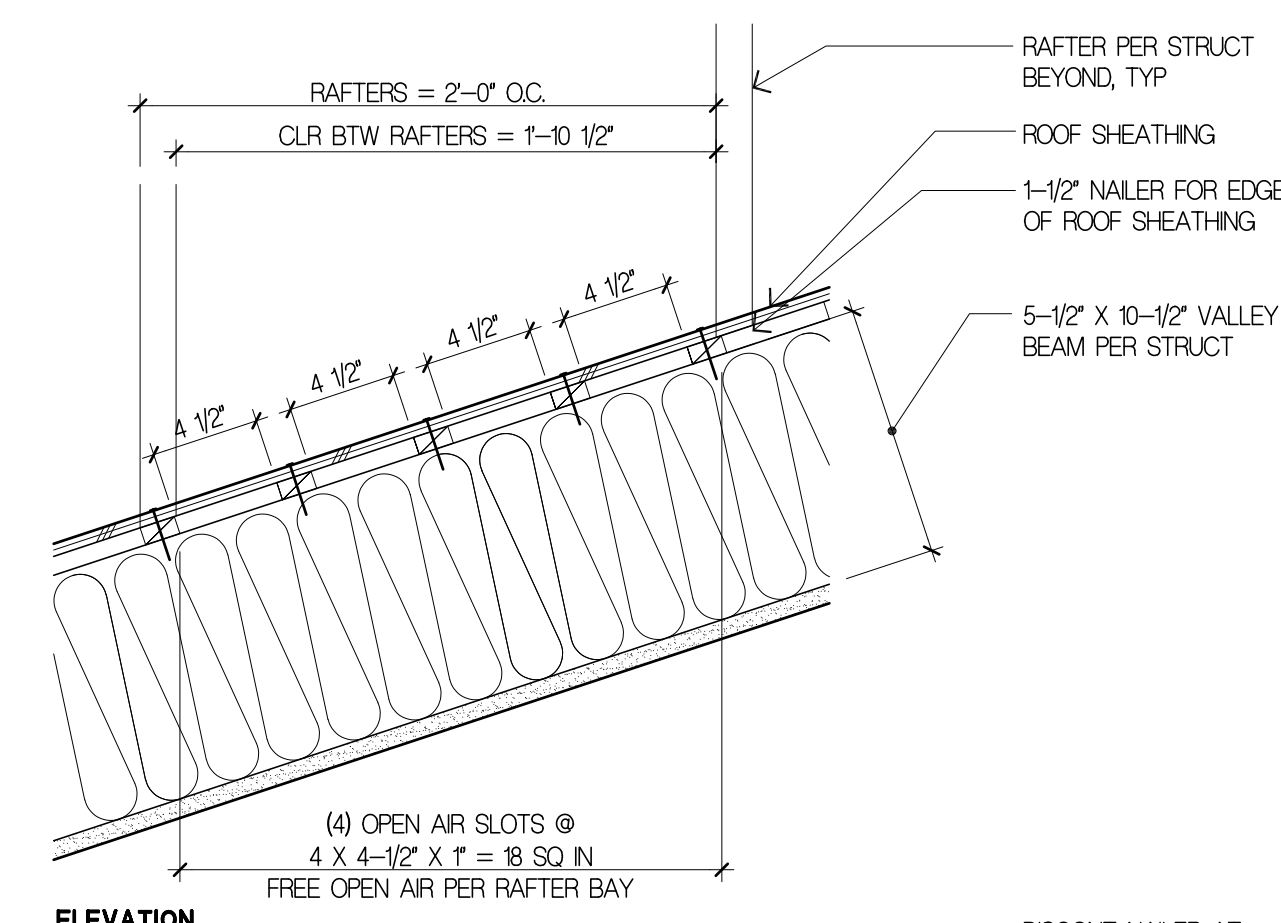
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BUILDING SECTIONS

Date
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 Job No.
 2002

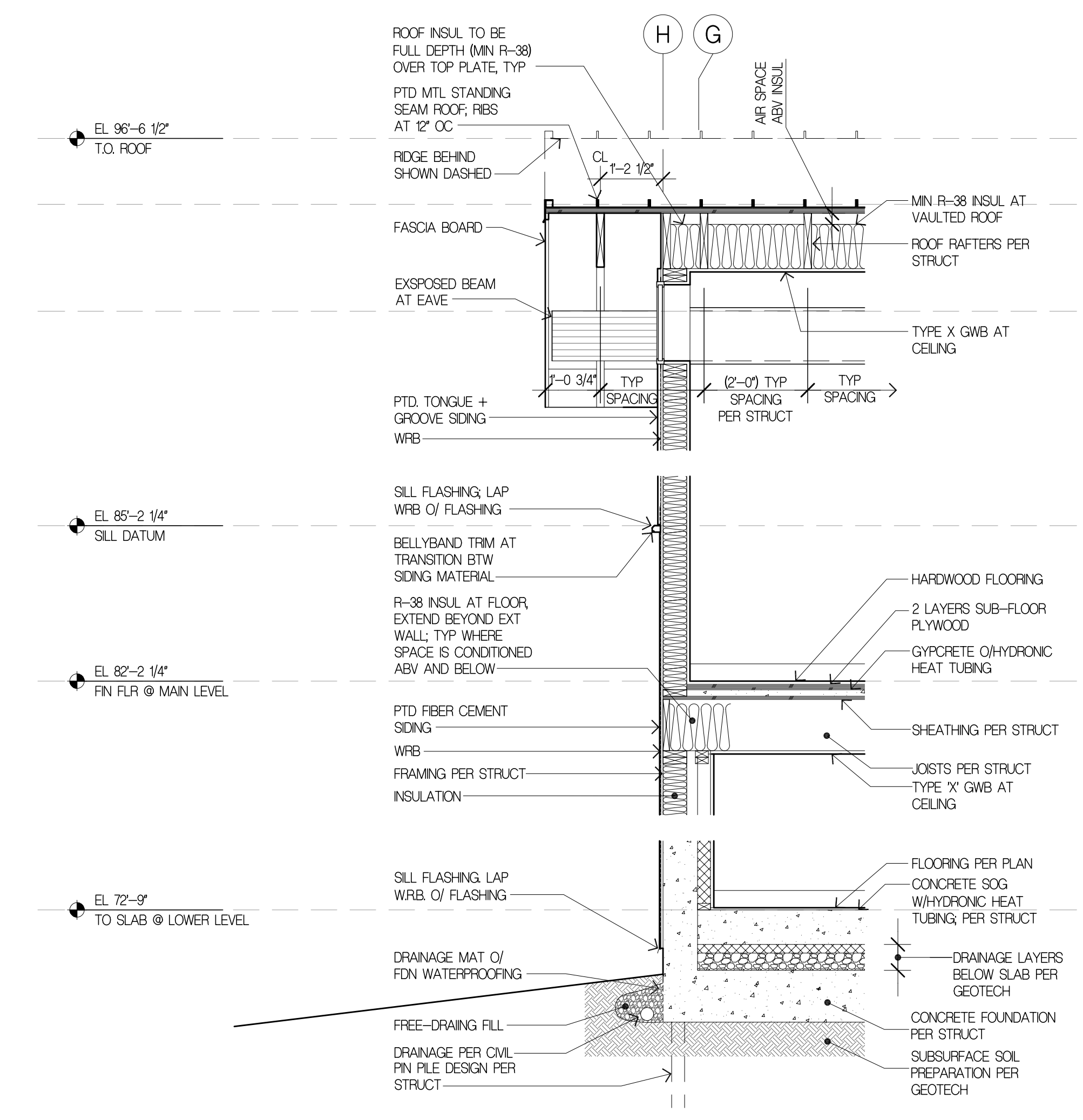
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△ PERMIT REVISION #1	04/28/2022
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△ PERMIT REVISION #2 CORR #1	02/09/2024

PERMIT REVISION #2
 Sheet No.

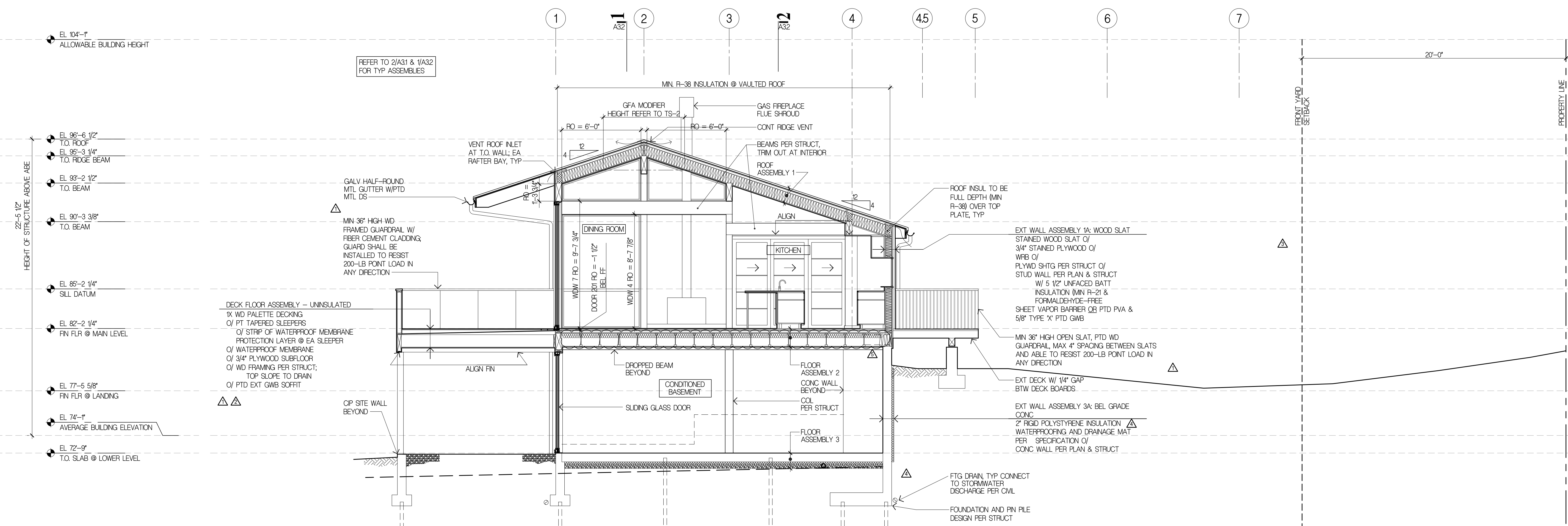
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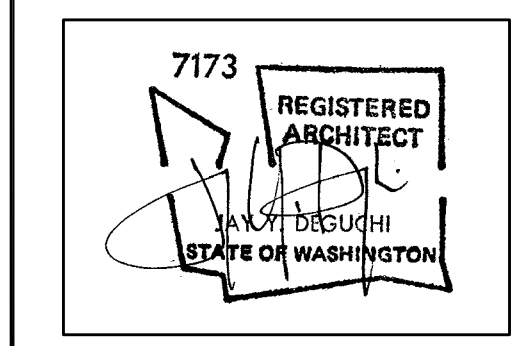
3 ROOF VENT DIAGRAM AT VALLEY
 1/2" = 1'-0"



2 WALL SECTION
 1/2" = 1'-0"



Project Title
LUMPKIN RESIDENCE
 5401 W. MERCER WAY
 MERCER ISLAND, WA, 98040



Drawing Title
BUILDING SECTIONS

Date
 03/17/2021
 Job No.
 2002

ISSUE	DATE
DD PRICING SET	09/28/2020
PERMIT SET	03/17/2021
PERMIT CORRECTION #1	09/01/2021
PERMIT CORRECTION #2	10/21/2021
PERMIT REVISION #1	04/28/2022
PERMIT REVISION #2	01/22/2024
PERMIT REVISION #2 CORR #1	02/09/2024

PERMIT REVISION #2
 Sheet No.

A3.3

CRITERIA

- 1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2018 EDITION).
2. DESIGN LOADING CRITERIA: RESIDENTIAL - ONE AND TWO-FAMILY DWELLINGS FLOOR LIVE LOAD 40 PSF ROOF ROOF LIVE LOAD 25 PSF ENVIRONMENTAL LOADS RAIN 1.5 IN/HR SNOW Ce=1.0, Is=1.0, Ct=1.1, Cs=1.0, Pg=25 PSF, Pf=20 PSF WIND Gcp1=0.18, 98 MPH, RISK CATEGORY II, EXPOSURE "C" EARTHQUAKE ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS SITE CLASS=D, Ss=150, Sds=1.457, S1=0.506, SD1=0.573, Cs=0.154 SDC D (DEFAULT), Te=1.0, R=6.5 SEE PLANS FOR ADDITIONAL LOADING CRITERIA

- 3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.
4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

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

- 6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

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

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

- 9. ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

QUALITY ASSURANCE

- 10. 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.

Table with 2 columns: CONCRETE CONSTRUCTION, SOIL CONDITIONS, FILL PLACEMENT, AND DENSITY, DRIVEN DEEP FOUNDATION, EXPANSION BOLTS AND THREADED EXPANSION INSERTS PER MANUFACTURER, EPOXY GROUTED INSTALLATIONS. Values: PER TABLE 1705.3, PER TABLE 1705.6, PER TABLE 1705.7, PER MANUFACTURER, 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.

- 11. UNLESS OTHERWISE NOTED, THE FOLLOWING ELEMENTS COMPRISE THE SEISMIC-FORCE-RESISTING SYSTEM AND ARE SUBJECT TO SPECIAL INSPECTION FOR SEISMIC RESISTANCE IN ACCORDANCE WITH SECTION 1705.12 OF THE INTERNATIONAL BUILDING CODE.

- A. STRUCTURAL WOOD SHEAR WALL SYSTEMS REQUIRE PERIODIC INSPECTION FOR FIELD GLUEING, NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE, RESISTING SYSTEM INCLUDING SHEAR WALLS, DIAPHRAGMS, DRAG STRUTS, BRACES AND HOLDOWNS.

GEOTECHNICAL

- 12. 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.

Table with 2 columns: LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED), ALLOWABLE PASSIVE EARTH PRESSURE (FS OF 1.5 INCLUDED), COEFFICIENT OF FRICTION (FS OF 1.5 INCLUDED), TRAFFIC SURCHARGE PRESSURE (UNIFORM LOAD), SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD), PILE CAPACITY (COMPRESSION). Values: 50 PCF/35 PCF, 300 PCF, 0.35, 75 PSF, 7H PSF, 6 T.

SOILS REPORT REFERENCE: GEO GROUP NORTHWEST, #G-5244

- 13. PIN PILES SHOWN ON THE PLAN SHALL BE 3" DIAMETER SCHEDULE 40, GRADE A, GALVANIZED, UNLESS OTHERWISE NOTED. THE MAXIMUM CAPACITY OF 3" PILES SHALL BE 6 TONS. ALL PILES SHALL BE DRIVEN TO REFUSAL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. AS A MINIMUM, PILE REFUSAL SHALL BE DEFINED AS 1 INCH OF PENETRATION IN 12 SECONDS DURING CONTINUOUS DRIVING OF A 650 LB HYDRAULIC HAMMER (TELEDYNE TB225 OR EQUIVALENT) UNDER THE FULL WEIGHT AND EFFORT OF THE OPERATOR. PILES USED IN COMMON TO RESIST LATERAL EARTH PRESSURES SHALL HAVE THE ADDITIONAL REQUIREMENT OF BEING EMBEDDED A MINIMUM OF 10 FEET BELOW RETAINED GRADE. THE MAXIMUM PILE ECCENTRICITY SHALL BE 2 INCHES. GEOTECHNICAL SPECIAL INSPECTION SHALL BE SUBJECT TO THE DISCRETION OF THE GEOTECHNICAL ENGINEER AND THE BUILDING DEPARTMENT. SEE PLANS FOR OTHER SIZES AND CRITERIA.

- 14. PIN PILES SHOWN ON THE PLAN SHALL BE 2" DIAMETER SCHEDULE 80, GRADE A, GALVANIZED, UNLESS OTHERWISE NOTED. THE MAXIMUM CAPACITY OF 2" PILES SHALL BE 3 TONS. ALL PILES SHALL BE DRIVEN TO REFUSAL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. AS A MINIMUM, PILE REFUSAL SHALL BE DEFINED AS 1 INCH OF PENETRATION IN 60 SECONDS DURING CONTINUOUS DRIVING OF A 90-140 LB JACK-HAMMER UNDER THE FULL WEIGHT AND EFFORT OF THE OPERATOR. PILES USED IN COMMON TO RESIST LATERAL EARTH PRESSURES SHALL HAVE THE ADDITIONAL REQUIREMENT OF BEING EMBEDDED A MINIMUM OF 10 FEET BELOW RETAINED GRADE. THE MAXIMUM PILE ECCENTRICITY SHALL BE 2 INCHES. GEOTECHNICAL SPECIAL INSPECTION SHALL BE SUBJECT TO THE DISCRETION OF THE GEOTECHNICAL ENGINEER AND THE BUILDING DEPARTMENT. SEE PLANS FOR OTHER SIZES AND CRITERIA.

CONCRETE

- 15. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS f'c = 2,500 PSI.

- 16. ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14, TABLE 19.3.2.1 MODERATE EXPOSURE, F1.

- 17. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, Fy = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, Fy = 40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, Fy = 60,000 PSI.

- 18. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315R-18 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-14, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

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

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

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

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

Table with 4 columns: WALLS, HORIZ. REINFORCEMENT, VERTICAL REINFORCEMENT, CURTAINS. Values: 8" WALLS #4 @ 12 HORIZ. #4 @ 18 VERTICAL 1 CURTAIN, 10" WALLS #4 @ 18 HORIZ. #4 @ 18 VERTICAL 2 CURTAINS.

- 21. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.

- 22. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

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

- 23. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

- 24. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2508. MINIMUM BASE MATERIAL TEMPERATURE IS 50 DEGREES, F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.

- 25. CONCRETE SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713 (CONCRETE), NO. ESR-1056 (CMU), INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SCREW ANCHORS INTO CONCRETE MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED.

WOOD

- 26. FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD No. 17, GRADING RULES FOR WEST COAST LUMBER, 2018, OR WMPA STANDARD, WESTERN LUMBER GRADING RULES 2017. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

Table with 2 columns: JOISTS AND BEAMS, BEAMS, POSTS, STUDS, PLATES & MISC. FRAMING. Values: DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 900 PSI; DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI; DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI; DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI; DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI; DOUGLAS FIR-LARCH NO. 2.

- 27. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA 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.

- 28. 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:

Table with 4 columns: PSL (2.0E WS), LSL (1.55E), Fb, E, Fv. Values: Fb = 2900 PSI, E = 2000 KSI, Fv = 290 PSI; 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.

- 29. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. IN ACCORDANCE WITH ICC-ES REPORT ESR-1157, 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.

- 30. 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.

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

- 32. 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.

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

Table with 3 columns: WOOD TREATMENT, CONDITION, PROTECTION. Values: HAS NO AMMONIA CARRIER INTERIOR DRY INTERIOR DRY; CONTAINS AMMONIA CARRIER INTERIOR WET EXTERIOR AZCA ANY; G90 GALVANIZED G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653 TYPE 304 OR 316 STAINLESS TYPE 304 OR 316 STAINLESS TYPE 304 OR 316 STAINLESS.

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

- 34. 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 "TIS" 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.

- 35. WOOD FASTENERS

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

Table with 3 columns: SIZE, LENGTH, DIAMETER. Values: 8d 2-1/2", 0.131"; 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.

- 35. 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.

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

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

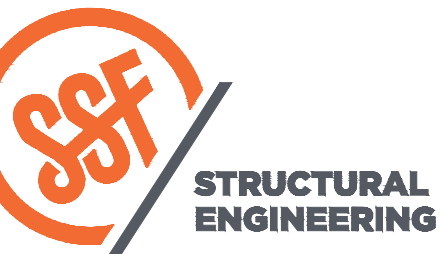
- B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS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

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

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

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

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



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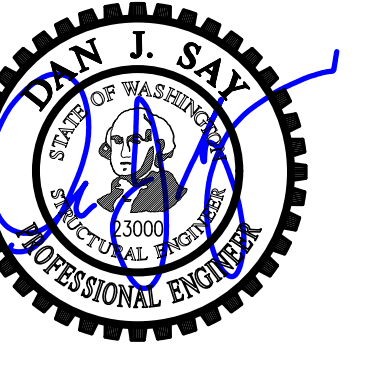


Table with 2 columns: DRAWN, DESIGN, CHECKED, APPROVED. Values: SJB, VMB, RJA, DJS.

REVISIONS:

Table with 3 columns: Revision number, Description, Date. Values: 1 Permit Corrections #1 Sep. 1, 2021; 2 Pin File Layout Revision Jan. 21, 2022; 3 Permit Revision #1 Apr. 28, 2022.

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:

Lumpkin Residence 5401 West Mercer Way Mercer Island, WA 98040

ARCHITECT:

Suyama Peterson Deguchi 2324 2nd Ave. Seattle, WA 98121 PH 206.256.0809 FX 206.256.0810

ISSUE:

Permit

SHEET TITLE:

General Structural Notes

SCALE:

DATE: March 17, 2021

PROJECT NO: 00043-2020-04

SHEET NO:

S1.1



DRAWN: SJB
DESIGN: VMB
CHECKED: RJA
APPROVED: DJS

REVISIONS:

1	Permit Corrections #1	Sep. 1, 2021
2	Pin File Layout Revision	Jan. 21, 2022
3	Permit Revision #1	Apr. 28, 2022

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Lumpkin Residence
5401 West Mercer Way
Mercer Island, WA 98040

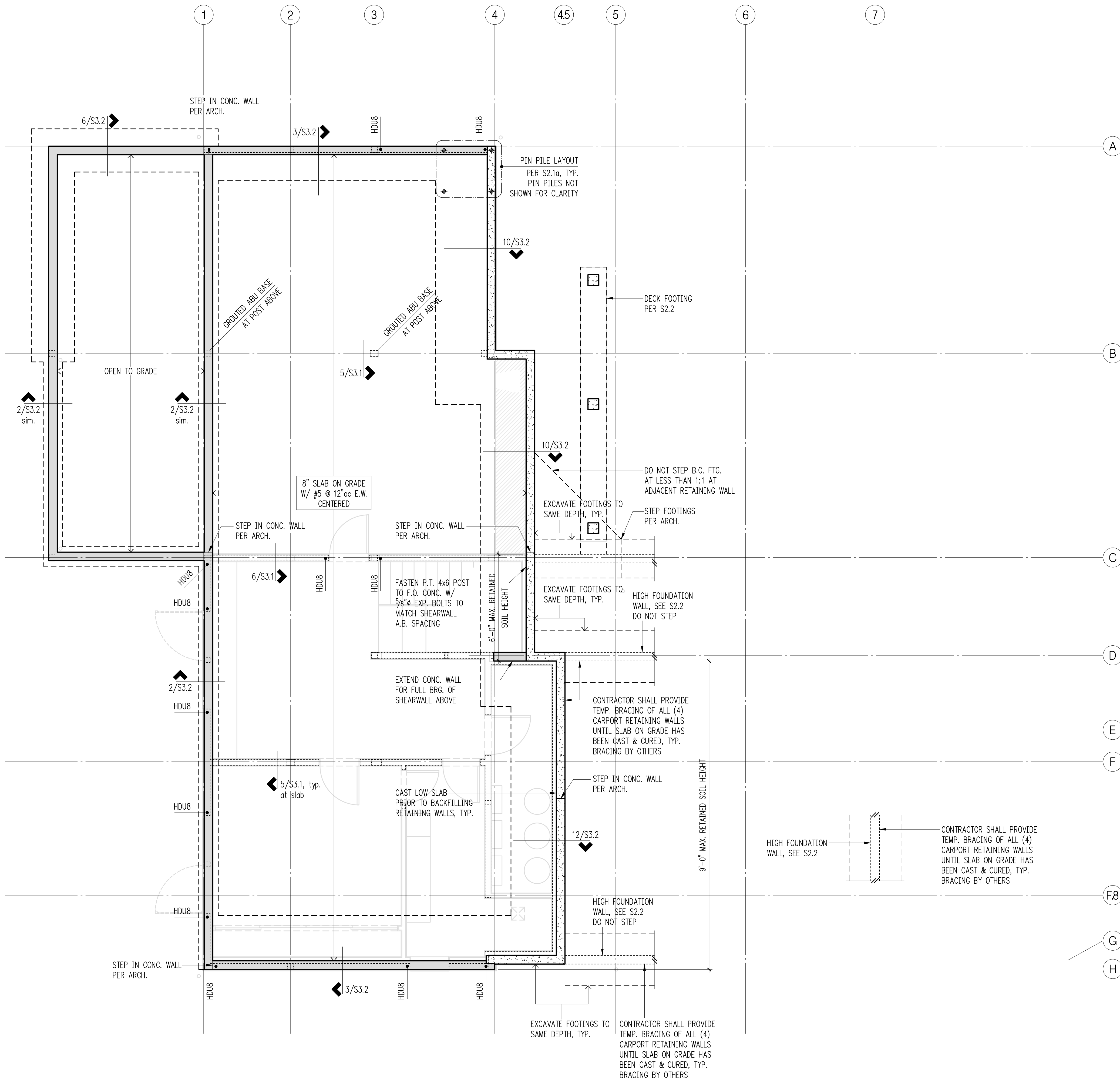
ARCHITECT:
Suyama Peterson Deguchi
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ISSUE:
Permit

SHEET TITLE:
Foundation Plan

SCALE: 1/4" = 1'-0"
DATE: March 17, 2021
PROJECT NO: 00043-2020-04
SHEET NO:

S2.1b

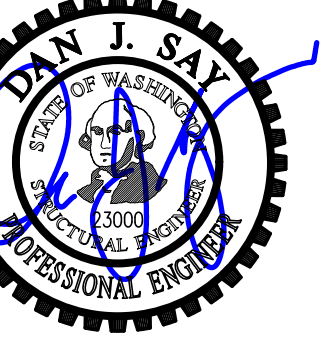


Plan Notes

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE.
- 8" CONCRETE SLAB OVER 6 MIL VAPOR BARRIER ON 4" OF GRAVEL OR CRUSHED ROCK OVER FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL. REINFORCE WITH #5 REBAR @ 12"oc MID-DEPTH.
- PROVIDE EPOXY GROUTED #4 x 2'-6" DOWELS EMBEDDED A MINIMUM OF 6" IN TO EXISTING CONCRETE TO MATCH NEW HORIZONTAL REINFORCING. TYPICAL WHERE NEW CONCRETE WALL OR FOOTING TERMINATES AT EXISTING CONCRETE. EPOXY GROUT PER GENERAL STRUCTURAL NOTES.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Legend

- STRUCTURAL WALL OR POST BELOW
- STEM WALL & FOOTING
- FULL HEIGHT CONCRETE WALL & FOOTING
- STRUCTURAL WALL OR POST ABOVE
- NON-STRUCTURAL WALL BELOW
- Wx SHEARWALL PER 12/S4.1
- XX HOLDDOWN PER 4 & 12/S3.1



DRAWN:	SJB
DESIGN:	VMB
CHECKED:	RJA
APPROVED:	DJS

REVISIONS:		
1	Permit Corrections #1	Sep. 1, 2021
2	Layout Revision	Jan. 21, 2022
3	Permit Revision #1	Apr. 28, 2022

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Lumpkin Residence
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 Mercer Island, WA 98040

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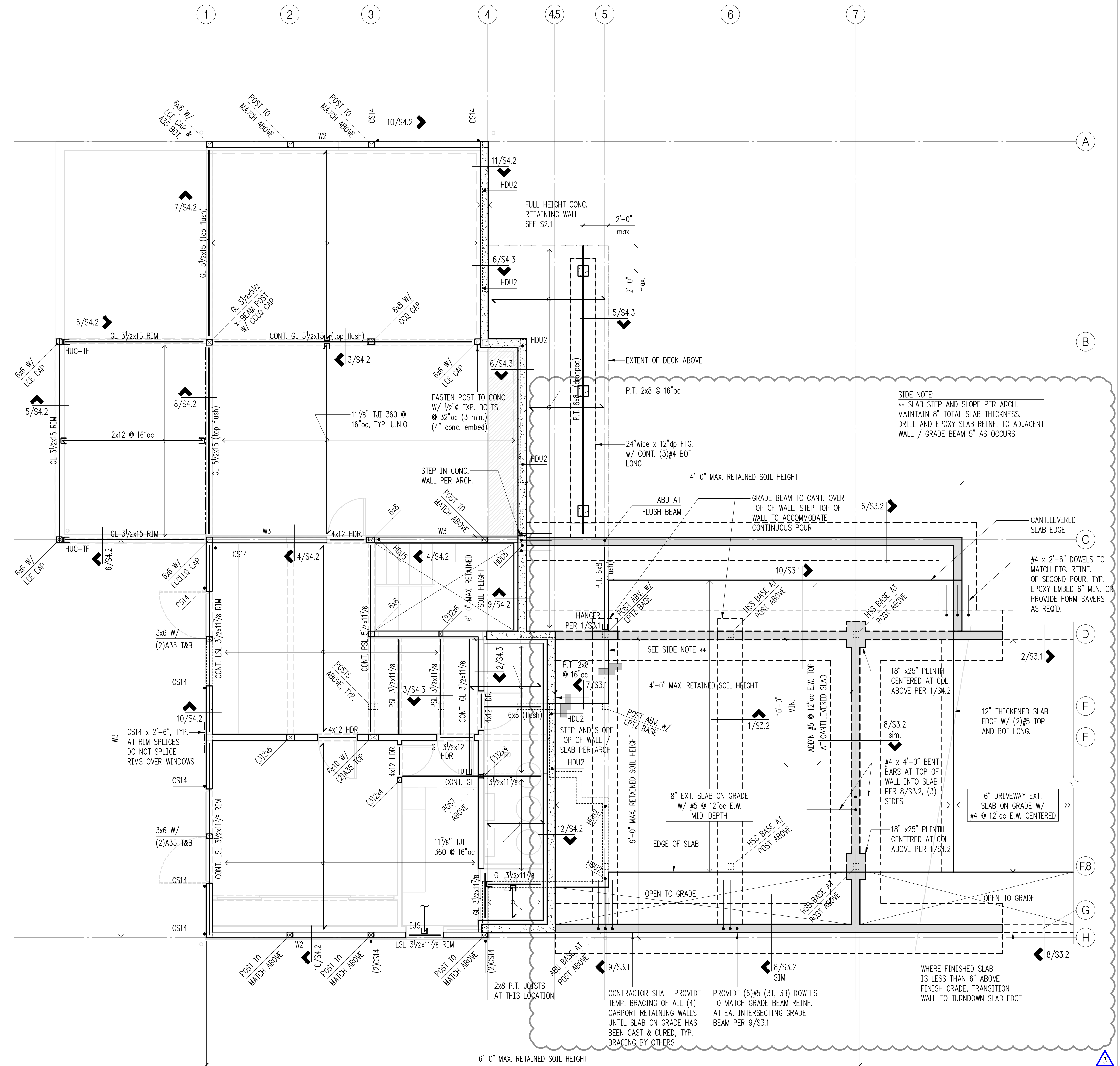
SHEET TITLE:
Upper Floor Framing Plan
 SCALE: 1/4" = 1'-0"
 DATE: March 17, 2021
 PROJECT NO: 00043-2020-04
 SHEET NO:

Plan Notes

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- FLOOR SHEATHING SHALL BE 3/4" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 48/24), FACE GRAIN PERPENDICULAR TO FLOOR FRAMING PER PLAN. NAIL AT ALL FRAMED PANEL EDGES WITH 8d AT 6"oc AND TO ALL INTERMEDIATE FRAMING AT 12"oc.
- MAIN FLOOR JOISTS SHALL BE 11 7/8" TJI 360 SPACED PER PLAN.
- DECK FLOOR JOISTS SHALL BE 2x12 SPACED PER PLAN.
- HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2)2x8/4x8 MINIMUM. PROVIDE (2) JACK STUDS AND (1) KING STUD (MINIMUM) AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS.
- W# INDICATES SHEARWALL. SEE SHEARWALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS.
- (X)CS16 INDICATES VERTICAL HOLDOWN STRAP AT END OF SHEAR WALL ABOVE. (X) INDICATES STRAP QUANTITY.
- MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) 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%.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Legend

- STRUCTURAL WALL OR POST BELOW
- CONCRETE WALL BELOW
- STRUCTURAL WALL OR POST ABOVE
- NON-STRUCTURAL WALL BELOW
- SHEARWALL PER 12/S4.1
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- HANGER
- HOLDOWN PER 12/S3.1 STRAP PER 10/S4.1



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



DRAWN: SJB
DESIGN: VMB
CHECKED: RJA
APPROVED: DJS

REVISIONS:

1	Permit Corrections #1	Sep. 1, 2021
2	Pin Pile Layout Revision	Jan. 21, 2022
3	Permit Revision #1	Apr. 28, 2022

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Lumpkin Residence
5401 West Mercer Way
Mercer Island, WA 98040

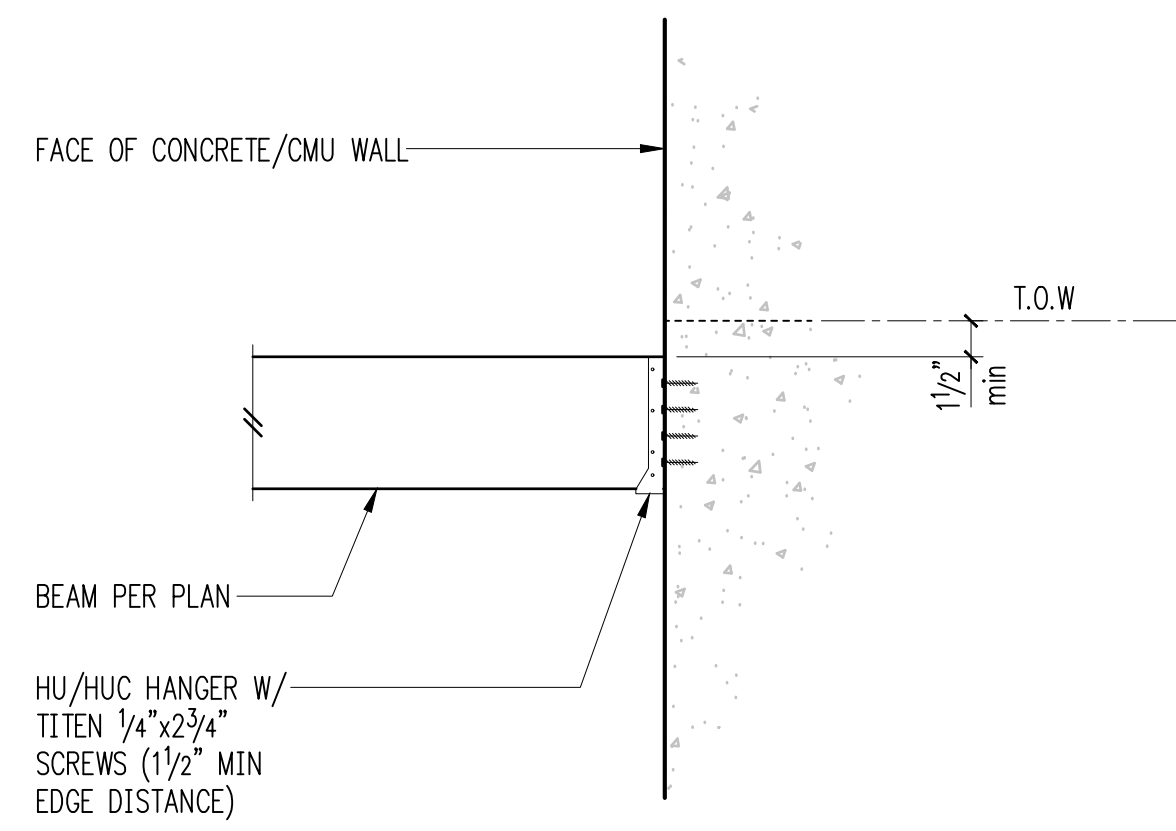
ARCHITECT:
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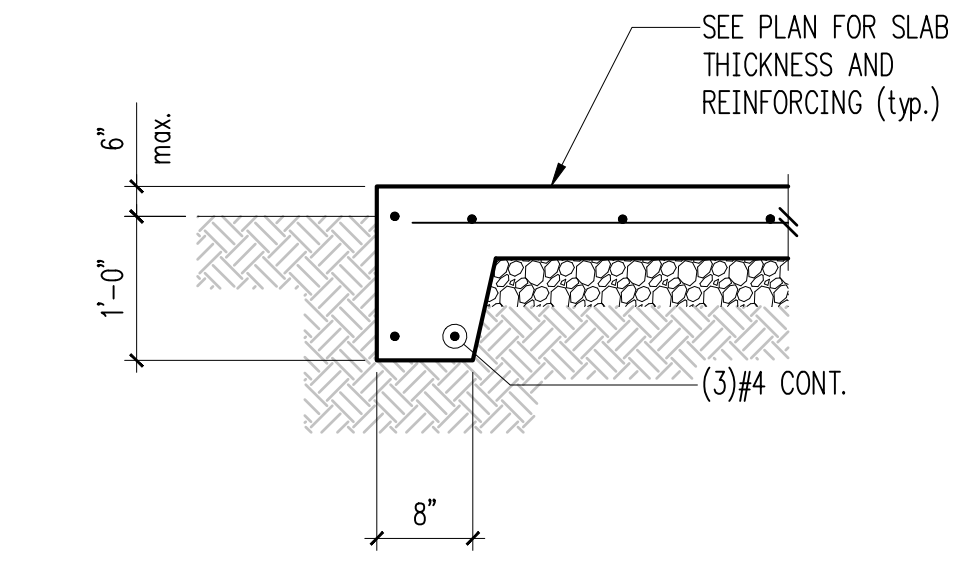
SHEET TITLE:
Concrete Details

SCALE: 3/4" = 1'-0" U.N.O.
DATE: March 17, 2021
PROJECT NO: 00043-2020-04
SHEET NO:

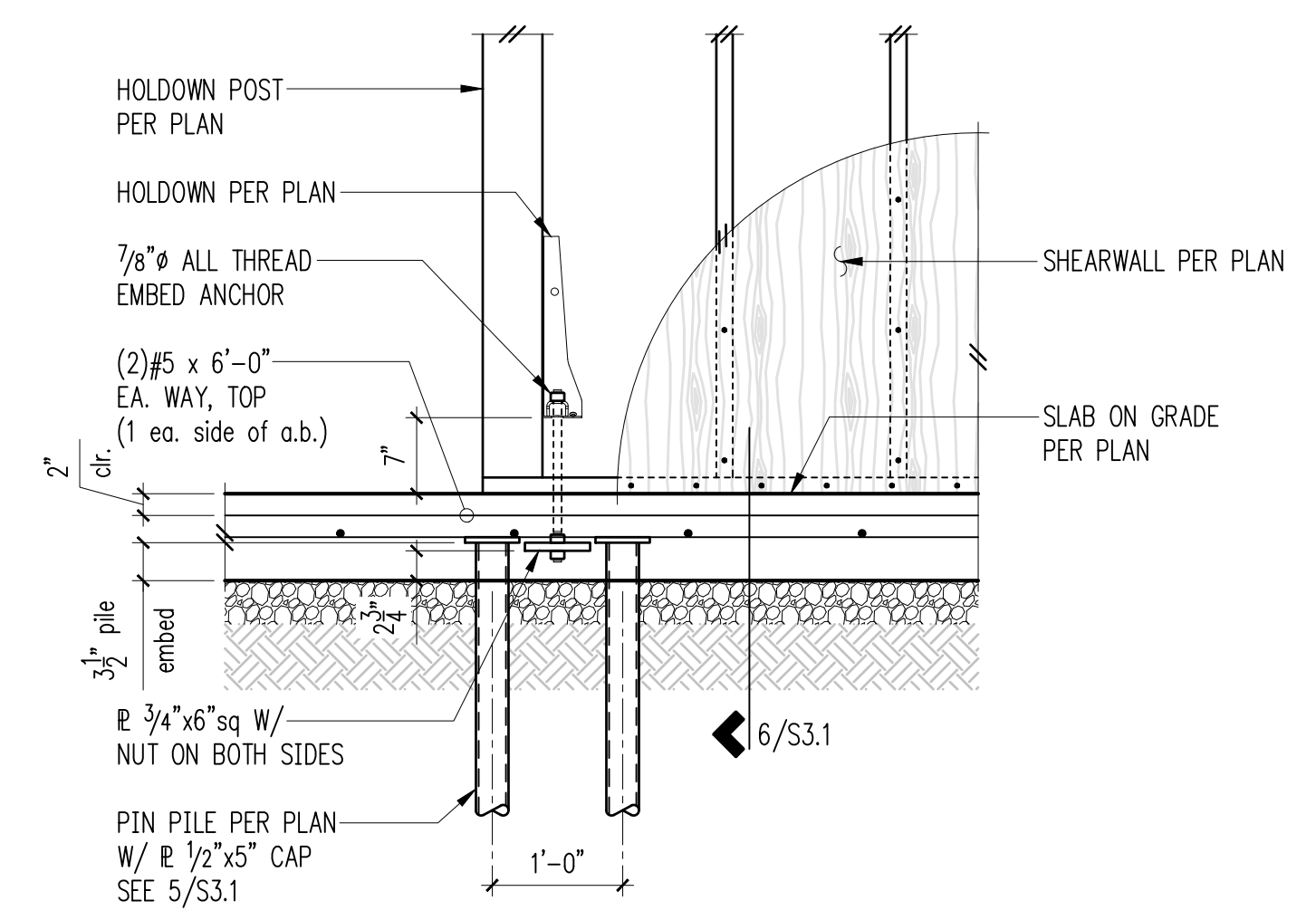
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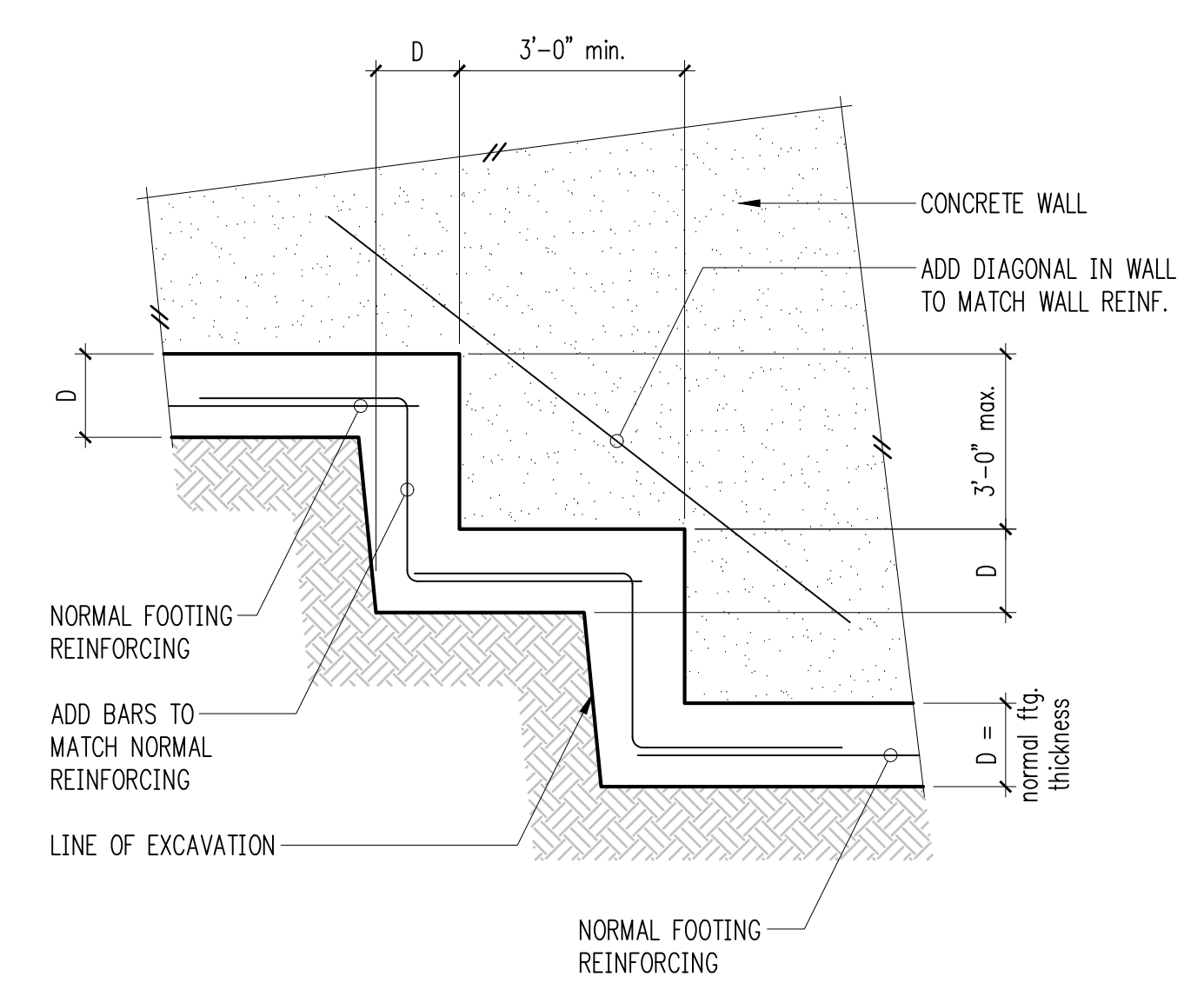
HU Beam Connection to Concrete Wall 1



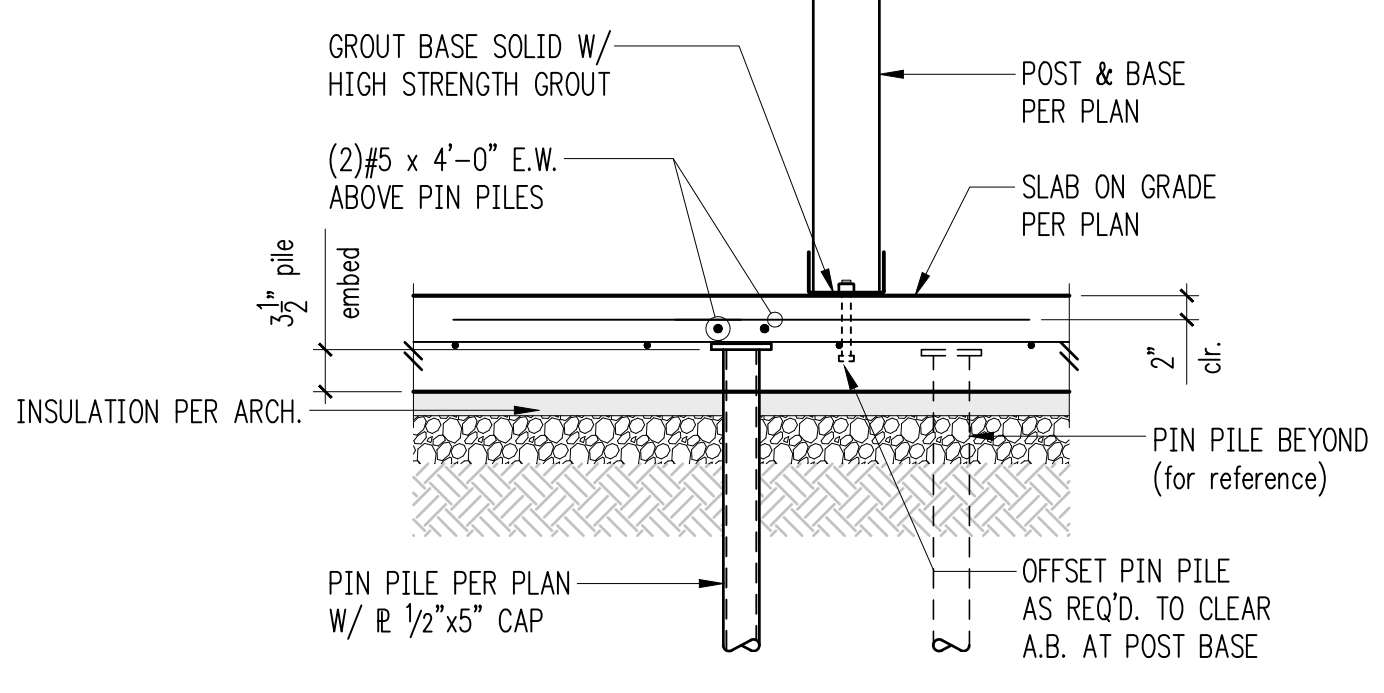
Typical Slab Edge 2



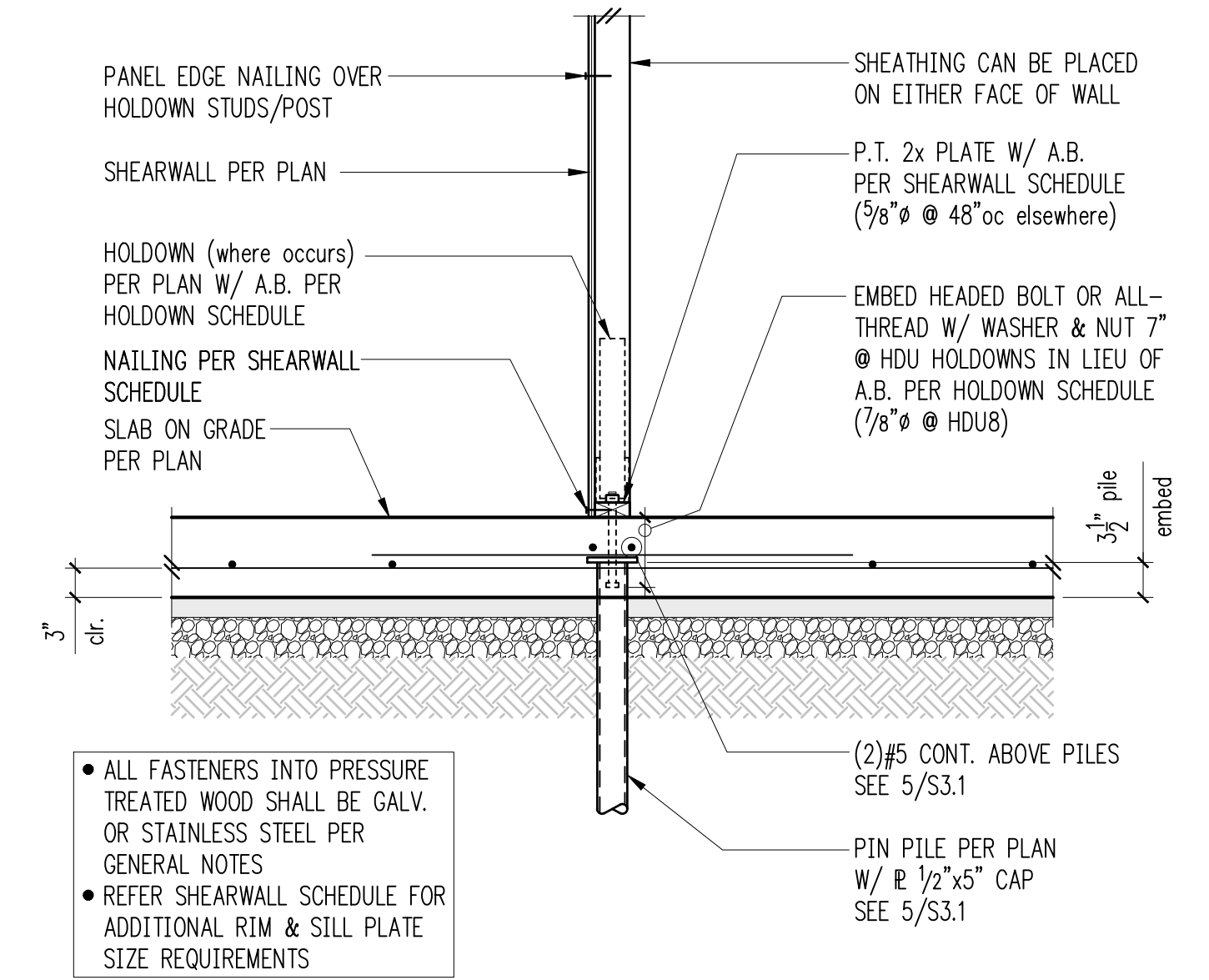
Typical Holddown at Interior Slab 3



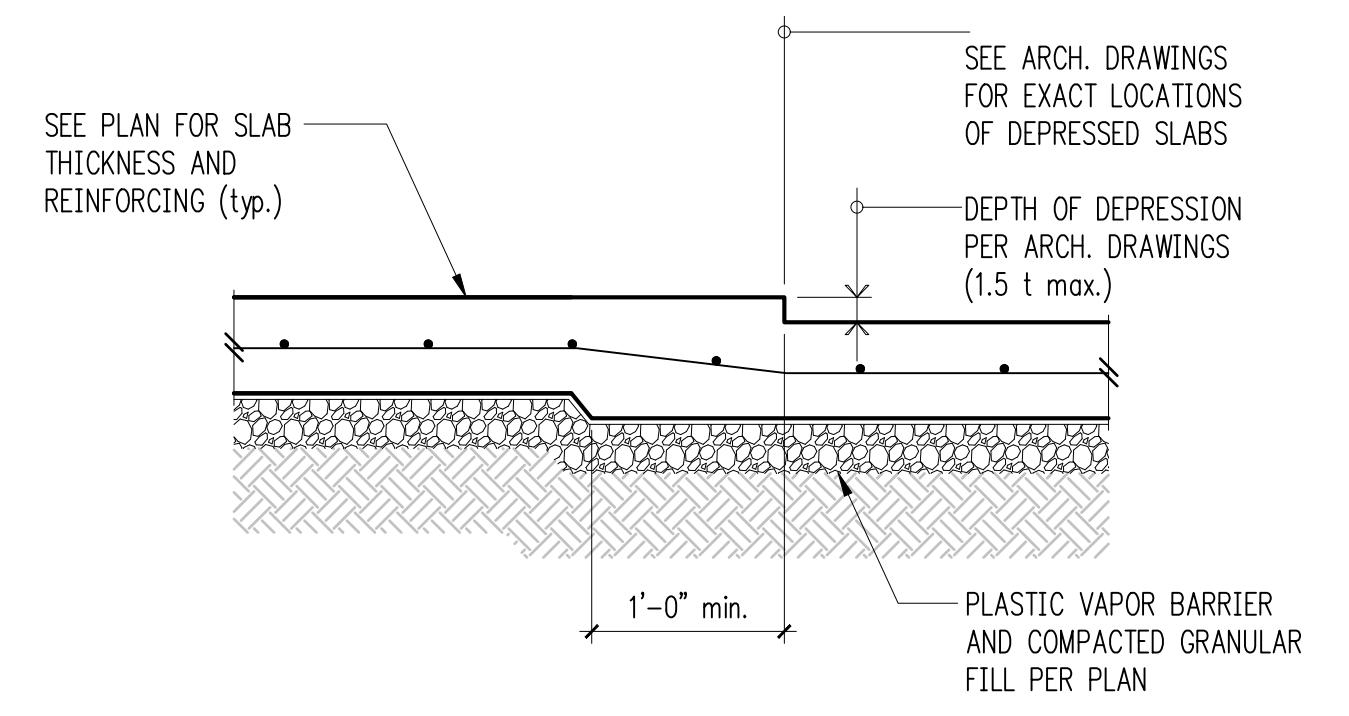
Typical Stepped Footing 4



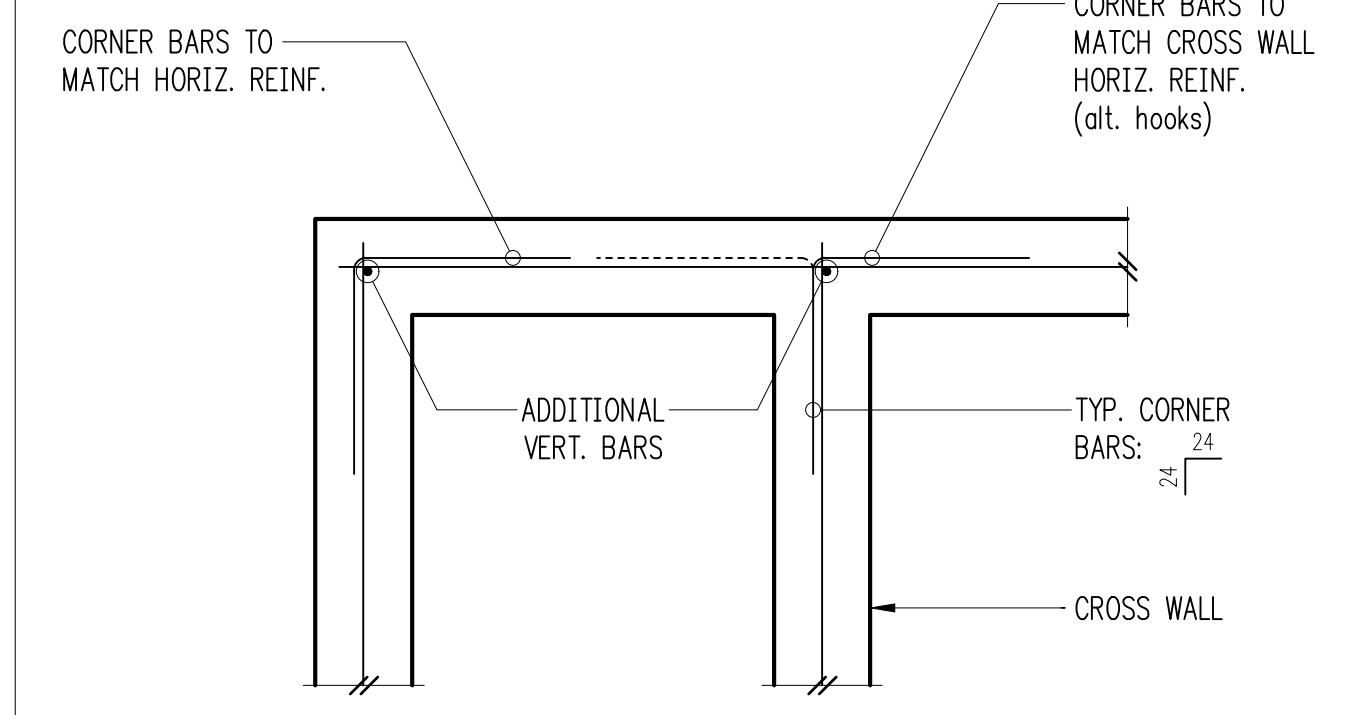
Typical Pin Pile at Slab 5



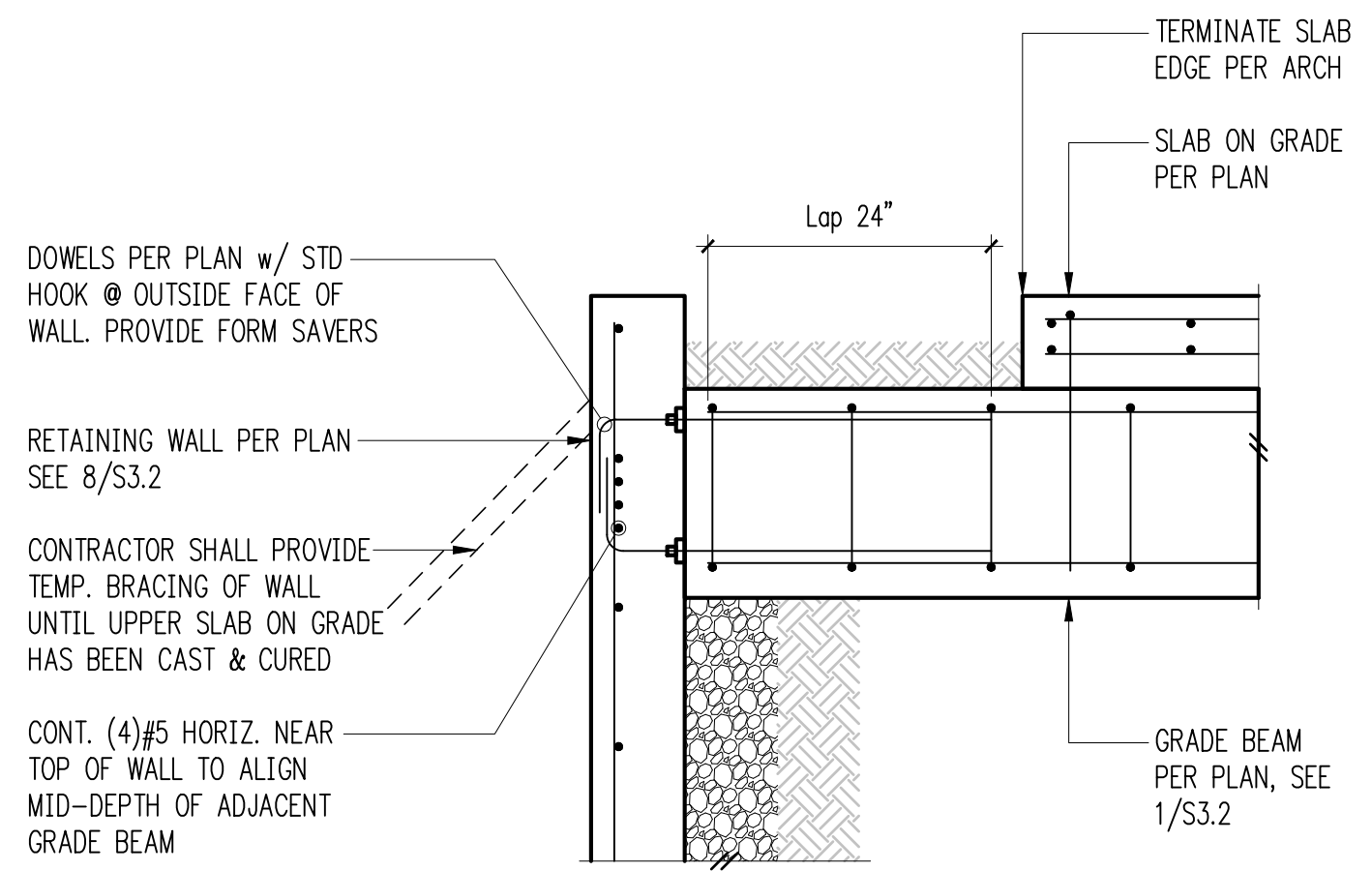
Interior Shearwall at Slab 6



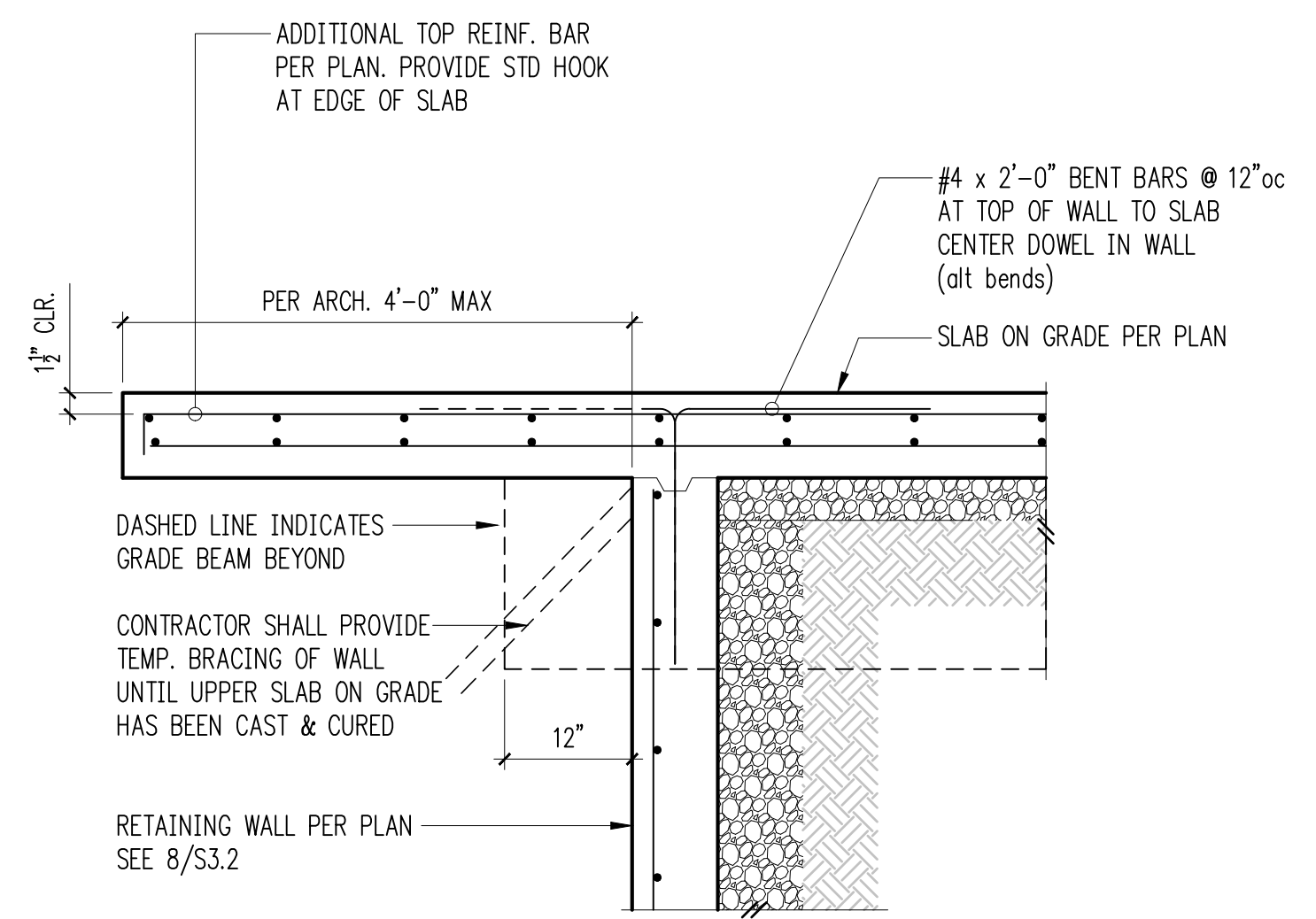
Slab Step Detail 7



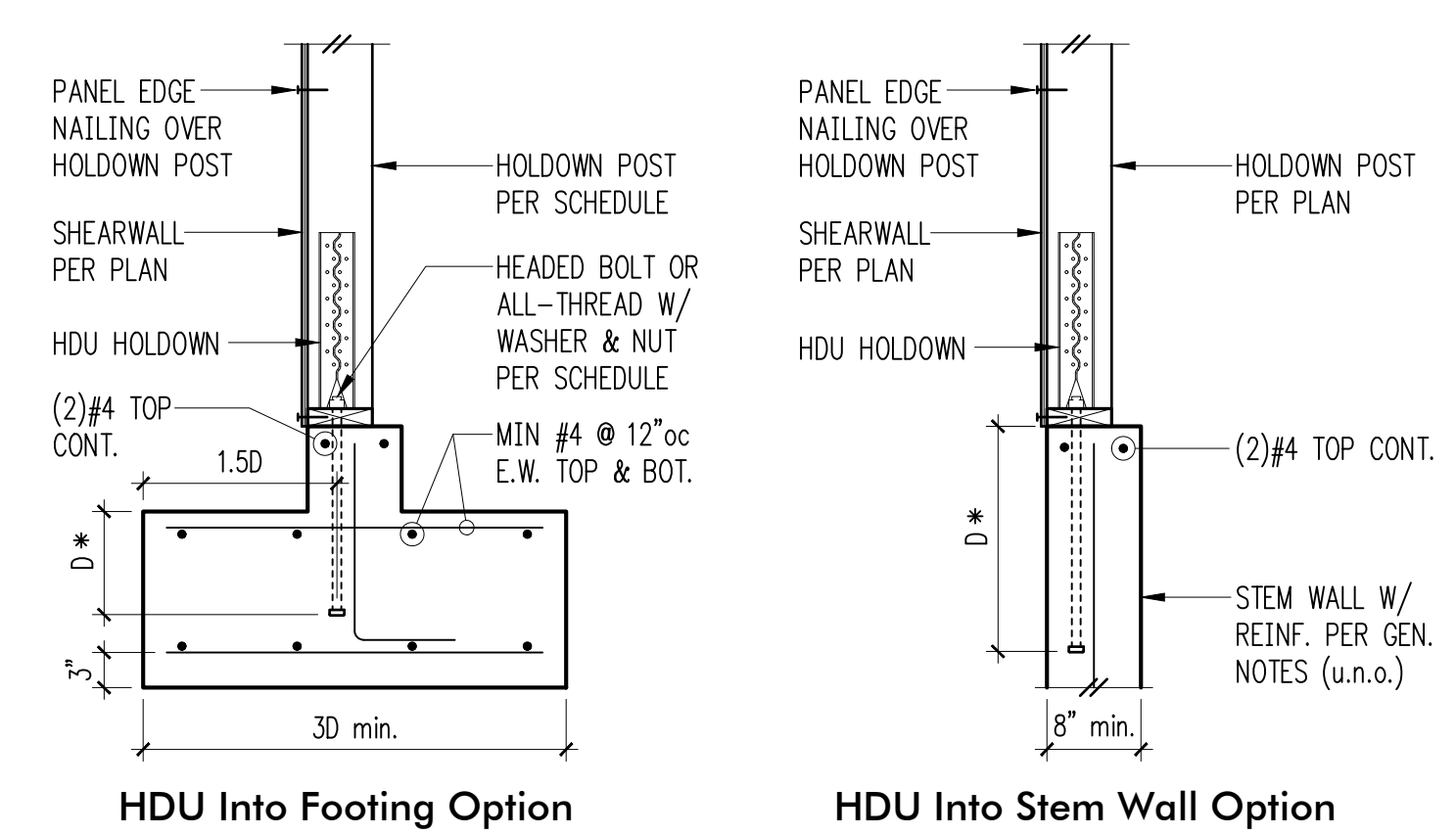
Typical Corner Bars at Concrete Walls and Footings 8



Grade Beam to Retaining Wall 9



Cantilever Carport Slab 10



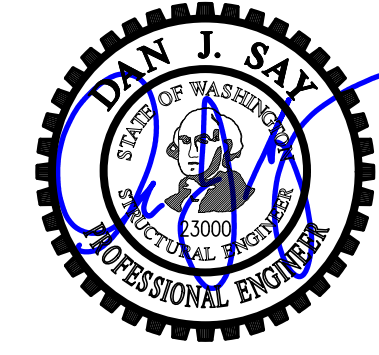
* SEE DETAIL 3/S3.1 WHERE ANCHOR IS SET IN SLAB

Holddown Schedule

Plan Mark	Screws	Anchor Bolt	Min. A.B. Embed (D)		Holddown Post ①	
			Stem Wall	Footing	if 2x4	if 2x6
HDU2-SDS2.5	(6)SDS 1/4"x2/2"	5/8"φ	12"	4"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS 1/4"x2/2"	5/8"φ	18"	6"	4x4	4x6
HDU5-SDS2.5	(14)SDS 1/4"x2/2"	5/8"φ	SB7/8x24	7"	4x4	4x6
HDU8-SDS2.5	(20)SDS 1/4"x2/2"	7/8"φ	SSTB28	8"	4x6	6x6
HDU11-SDS2.5	(30)SDS 1/4"x2/2"	1"φ	SB1x30	10"	4x8	6x6

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

Typical HDU Holddown 12



DRAWN: SJB
 DESIGN: VMB
 CHECKED: RJA
 APPROVED: DJS

REVISIONS:

1	Permit Corrections #1	Sep. 1, 2021
2	Pin Pile Layout Revision	Jan. 21, 2022
3	Permit Revision #1	Apr. 28, 2022

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Lumpkin Residence
 5401 West Mercer Way
 Mercer Island, WA 98040

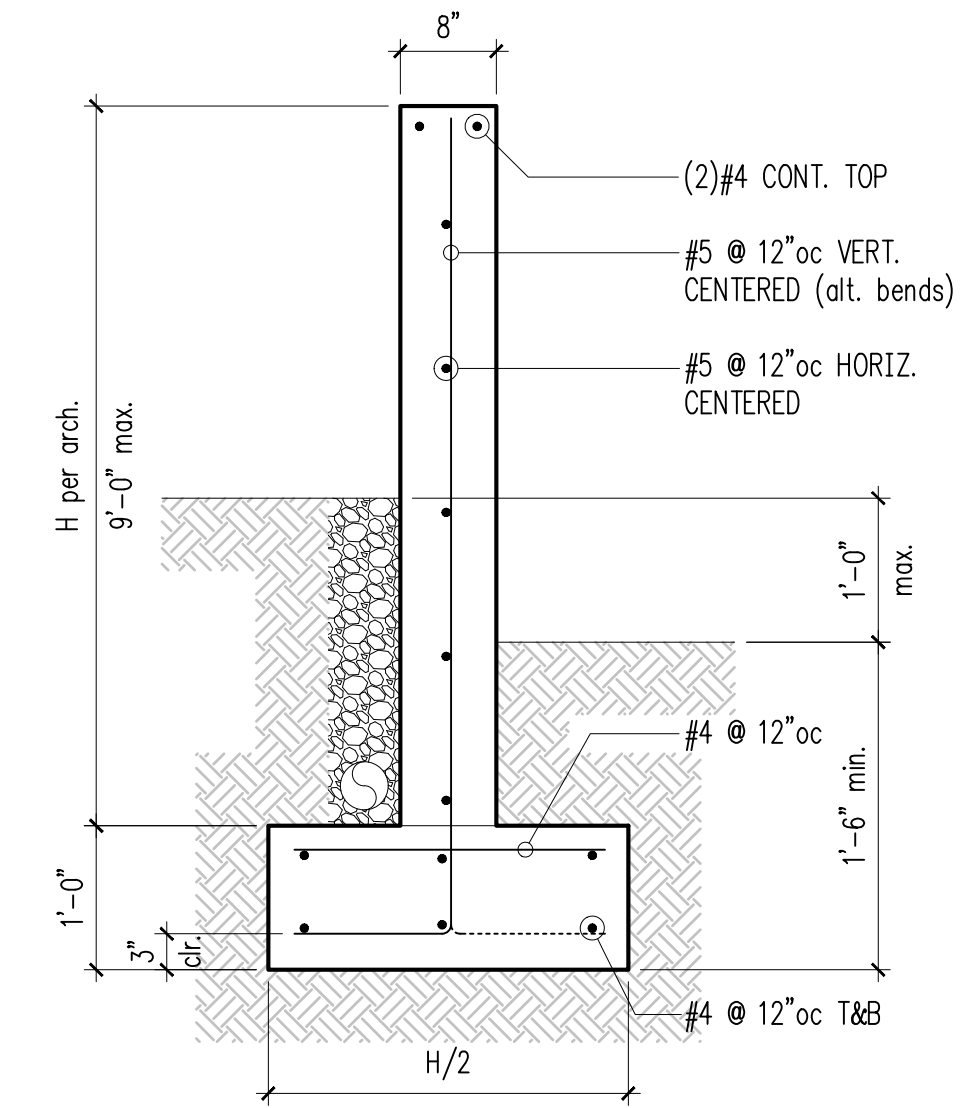
ARCHITECT:
Suyama Peterson Deguchi
 2324 2nd Ave.
 Seattle, WA 98121
 PH 206.256.0809
 FX 206.256.0810

ISSUE:
Permit
 SHEET TITLE:

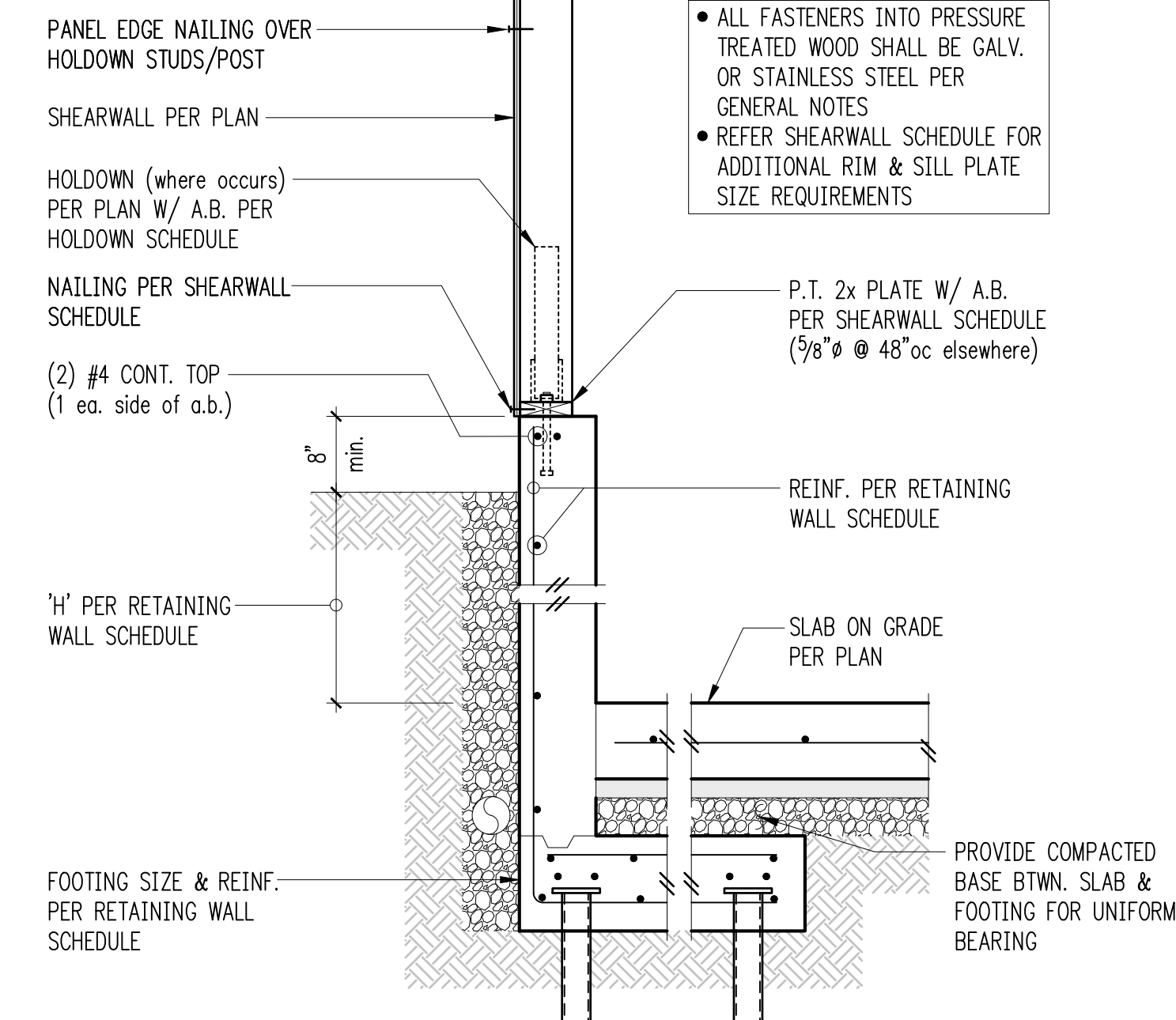
Concrete Details

SCALE: 3/4" = 1'-0" U.N.O.
 DATE: March 17, 2021
 PROJECT NO: 00043-2020-04
 SHEET NO:

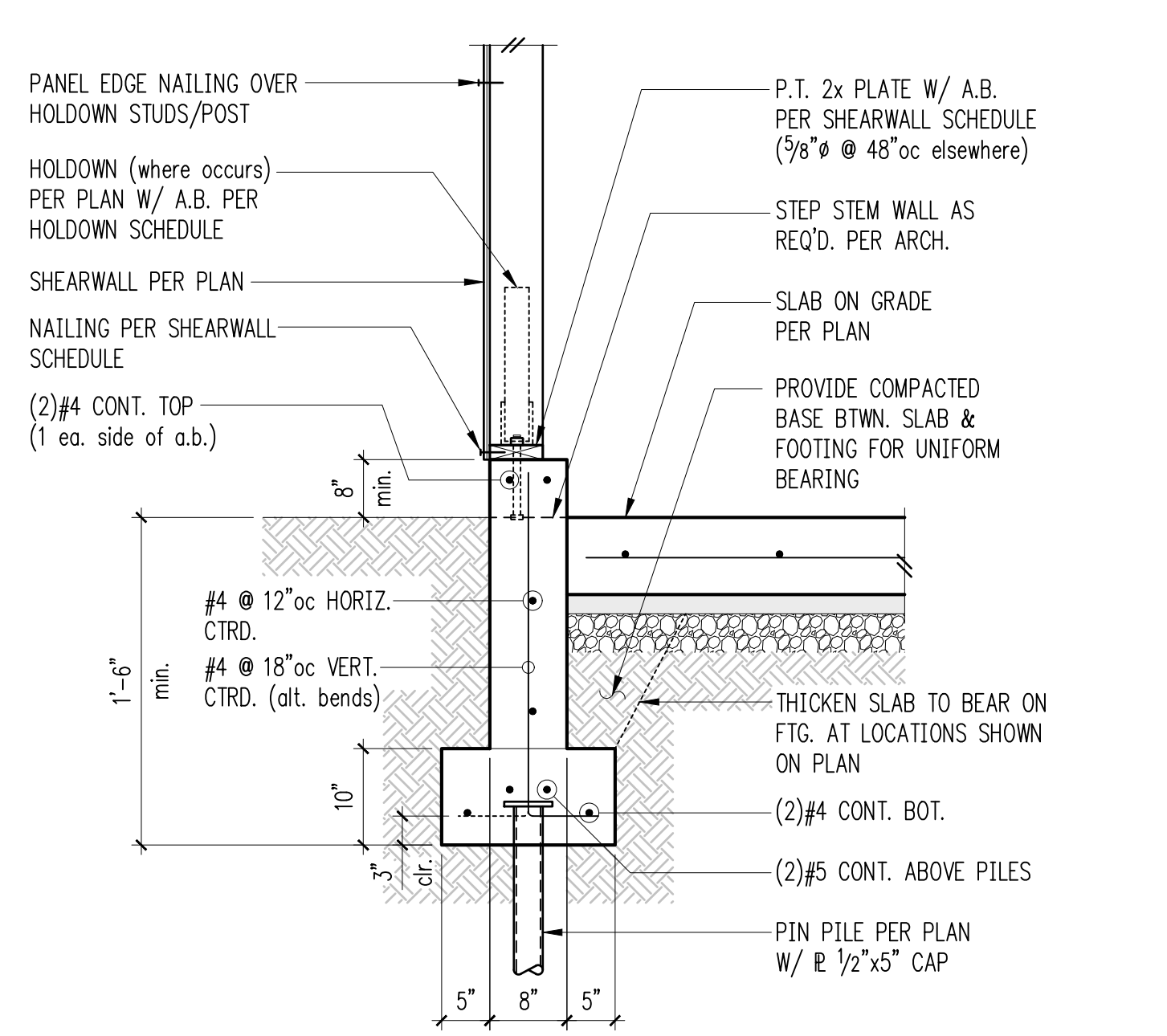
S3.2



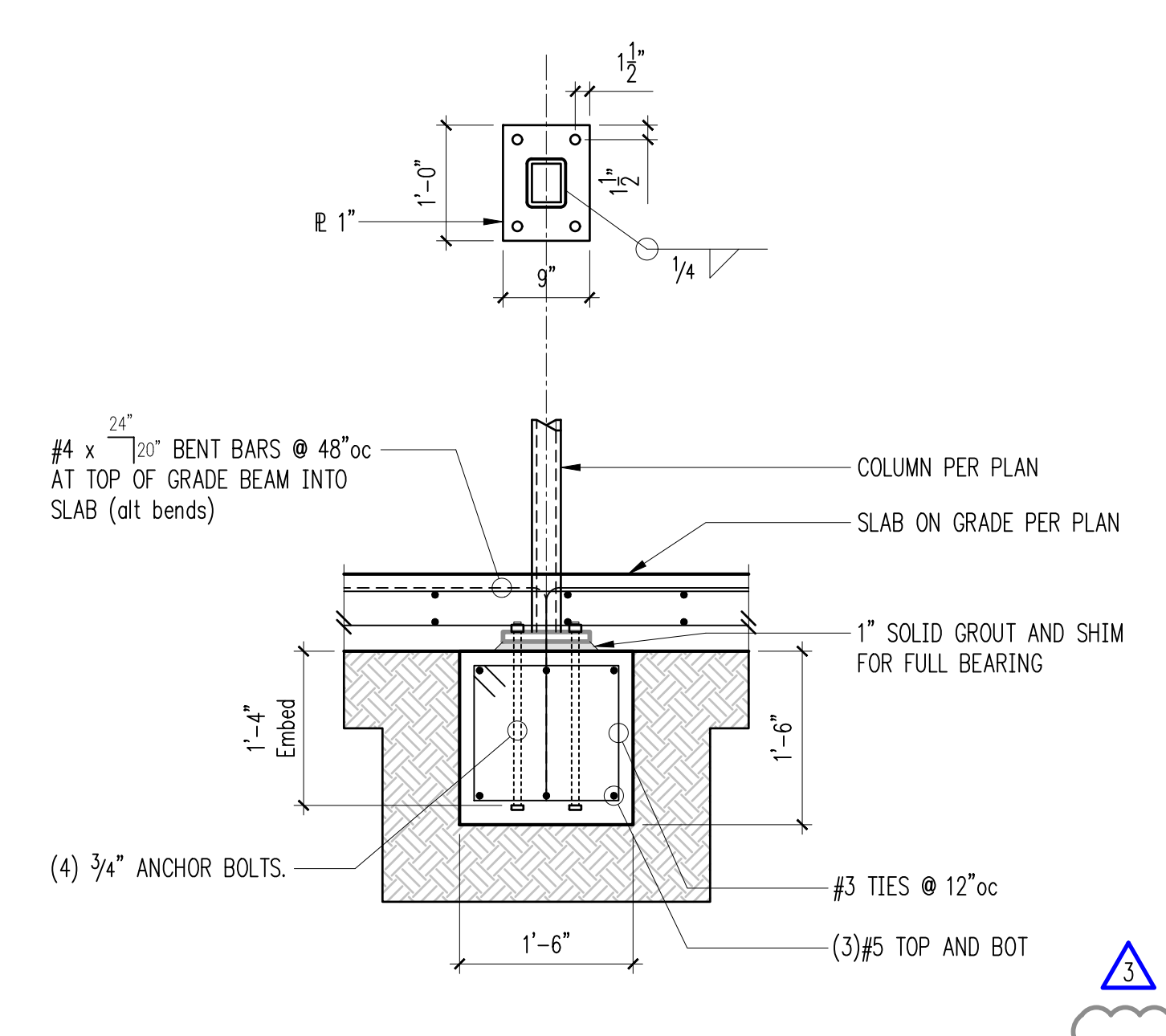
Typical Site Retaining Wall at Level Grade 4



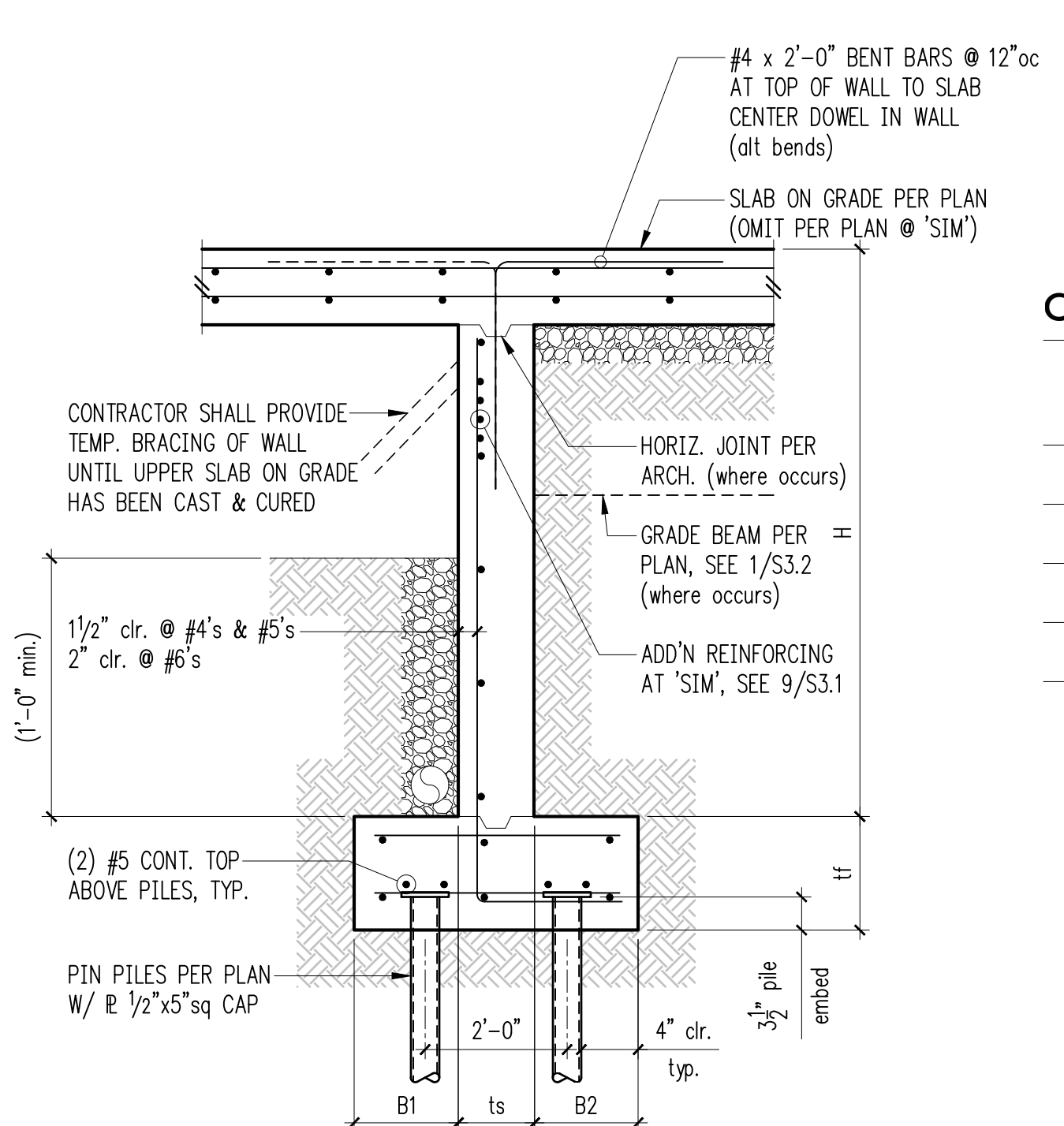
Exterior Retaining Wall w/ Slab on Grade 3



Typical Exterior Wall at Level Grade 2



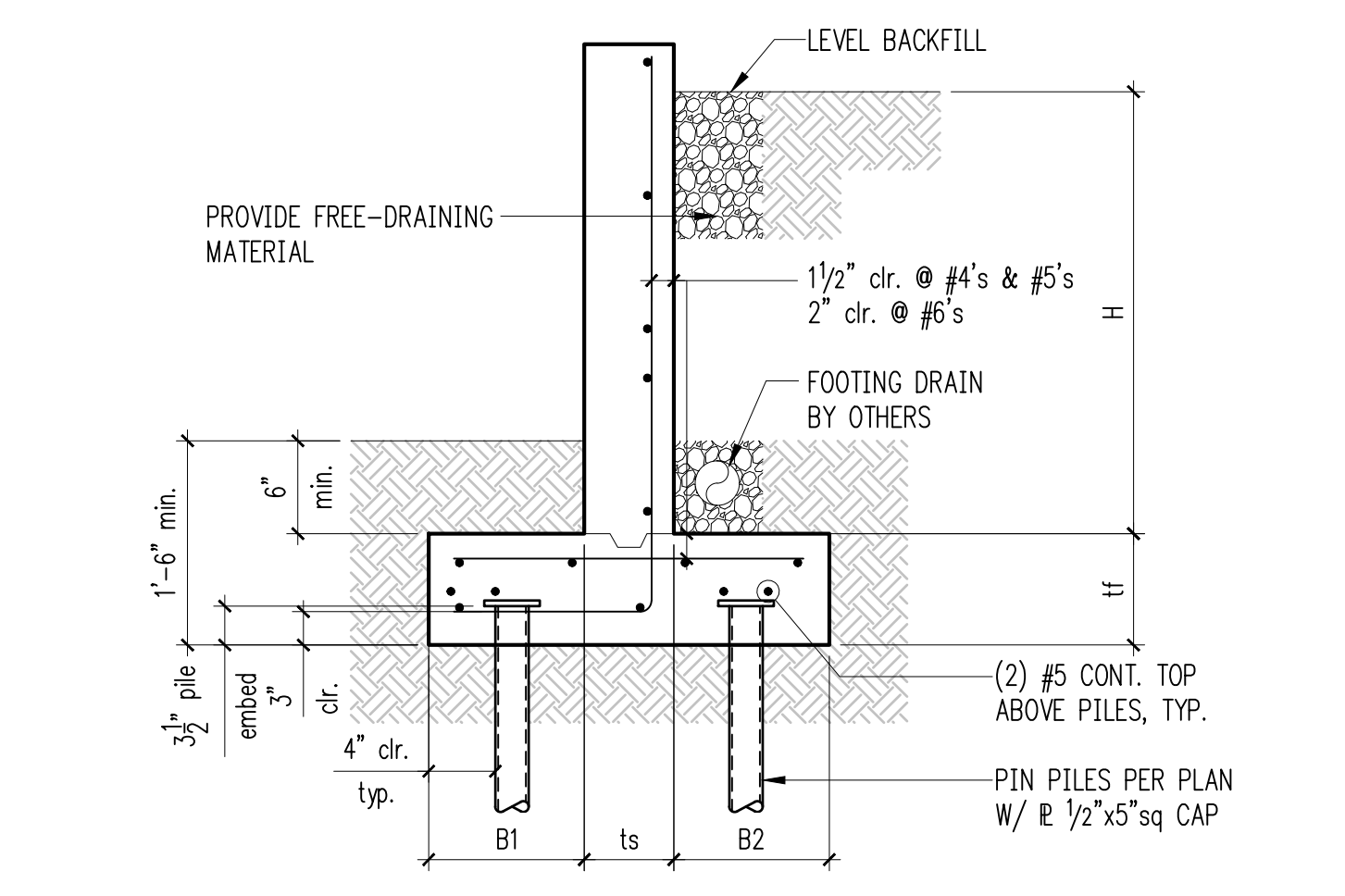
Typical Grade Beam and Column Baseplate 1



Typical Retaining Wall at Carport 8

Carport Retaining Wall Schedule W/ Slab

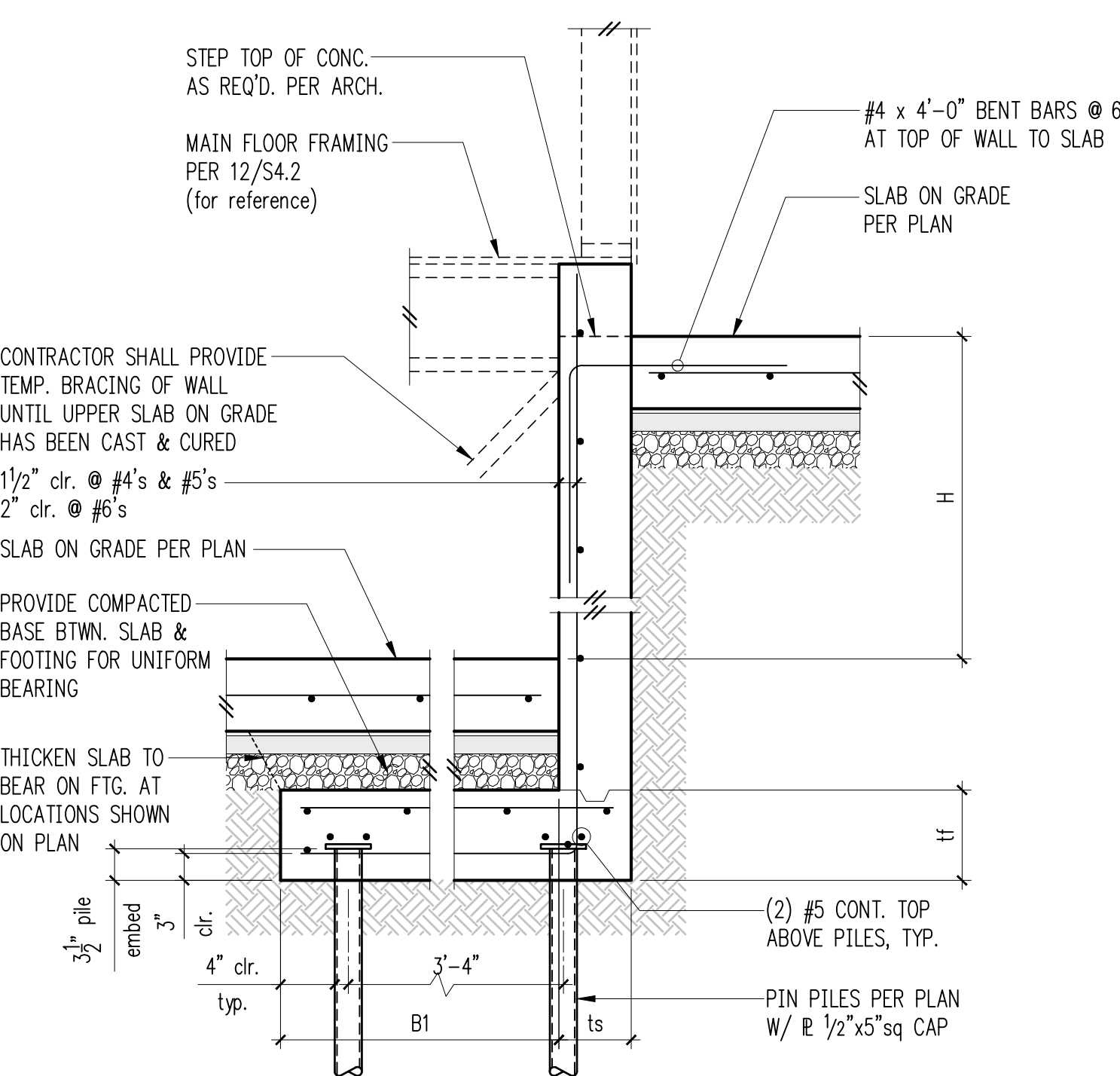
H (ft.)	B1	ts	B2	tf	Stem Reinforcing		Footing Reinforcing	
					Vert.	Horiz.	Top	Longit.
3'-0"	1'-4"	8"	1'-4"	12"	#4 @ 18"oc	#4 @ 12"oc	-	(2)#4
4'-0"	1'-4"	8"	1'-4"	12"	#4 @ 18"oc	#4 @ 12"oc	-	(2)#4
6'-0"	1'-4"	8"	1'-4"	12"	#4 @ 12"oc	#4 @ 12"oc	-	(4)#4
8'-0"	1'-4"	8"	1'-4"	12"	#5 @ 12"oc	#4 @ 12"oc	#4 @ 18"oc	(6)#5
10'-0"	1'-4"	8"	1'-4"	12"	#7 @ 12"oc	#4 @ 12"oc	#4 @ 18"oc	(8)#5



Free-Standing Site Retaining Wall Schedule

H (ft.)	B1	ts	B2	tf	Stem Reinforcing		Footing Reinforcing	
					Vert.	Horiz.	Top	Longit.
3'-0"	1'-4"	8"	1'-4"	12"	#4 @ 18"oc	#4 @ 12"oc	-	(2)#4
4'-0"	1'-4"	8"	1'-4"	12"	#4 @ 18"oc	#4 @ 12"oc	#4 @ 18"oc	(2)#4

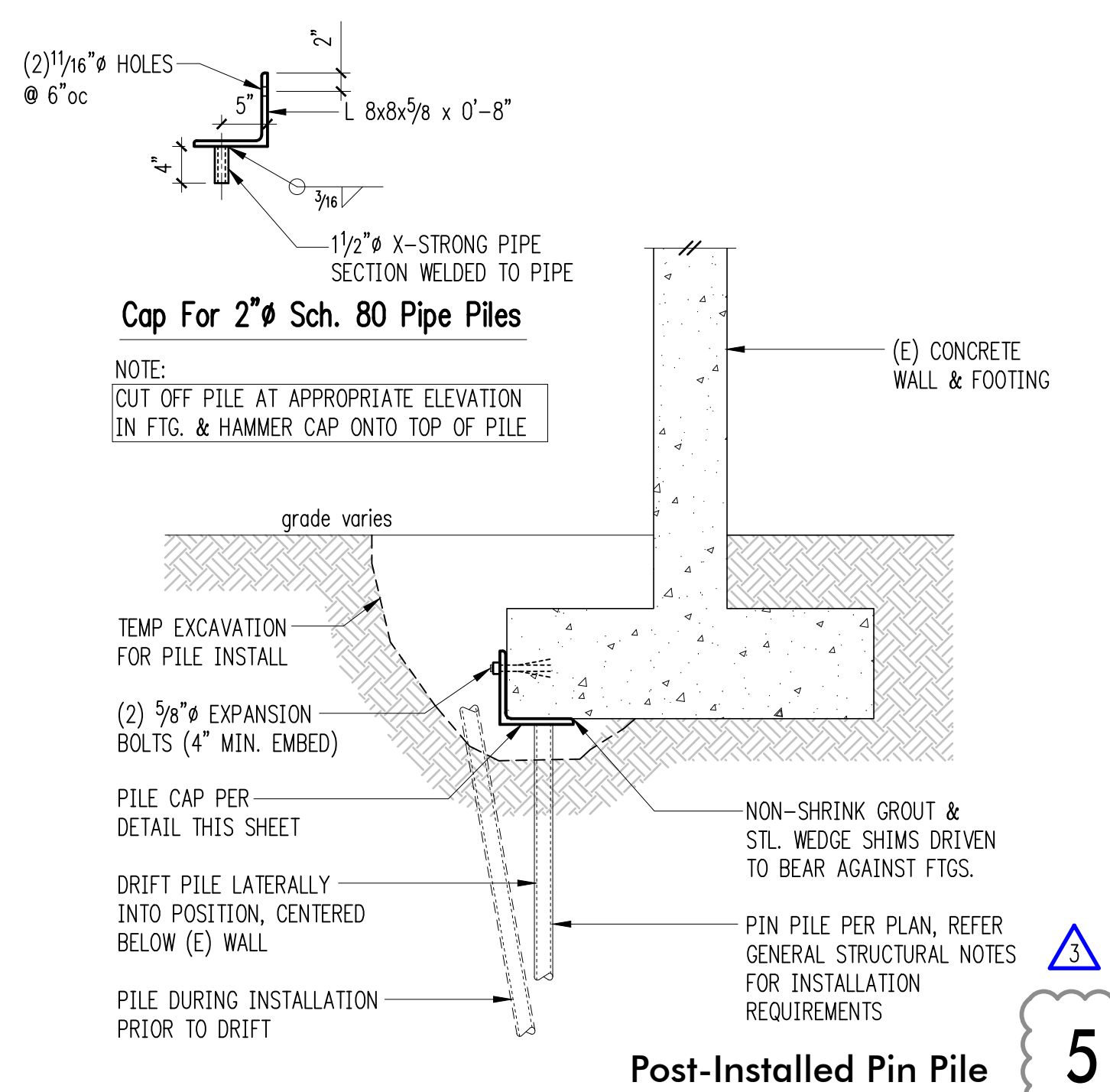
Retaining Wall at Stepped Grade 6



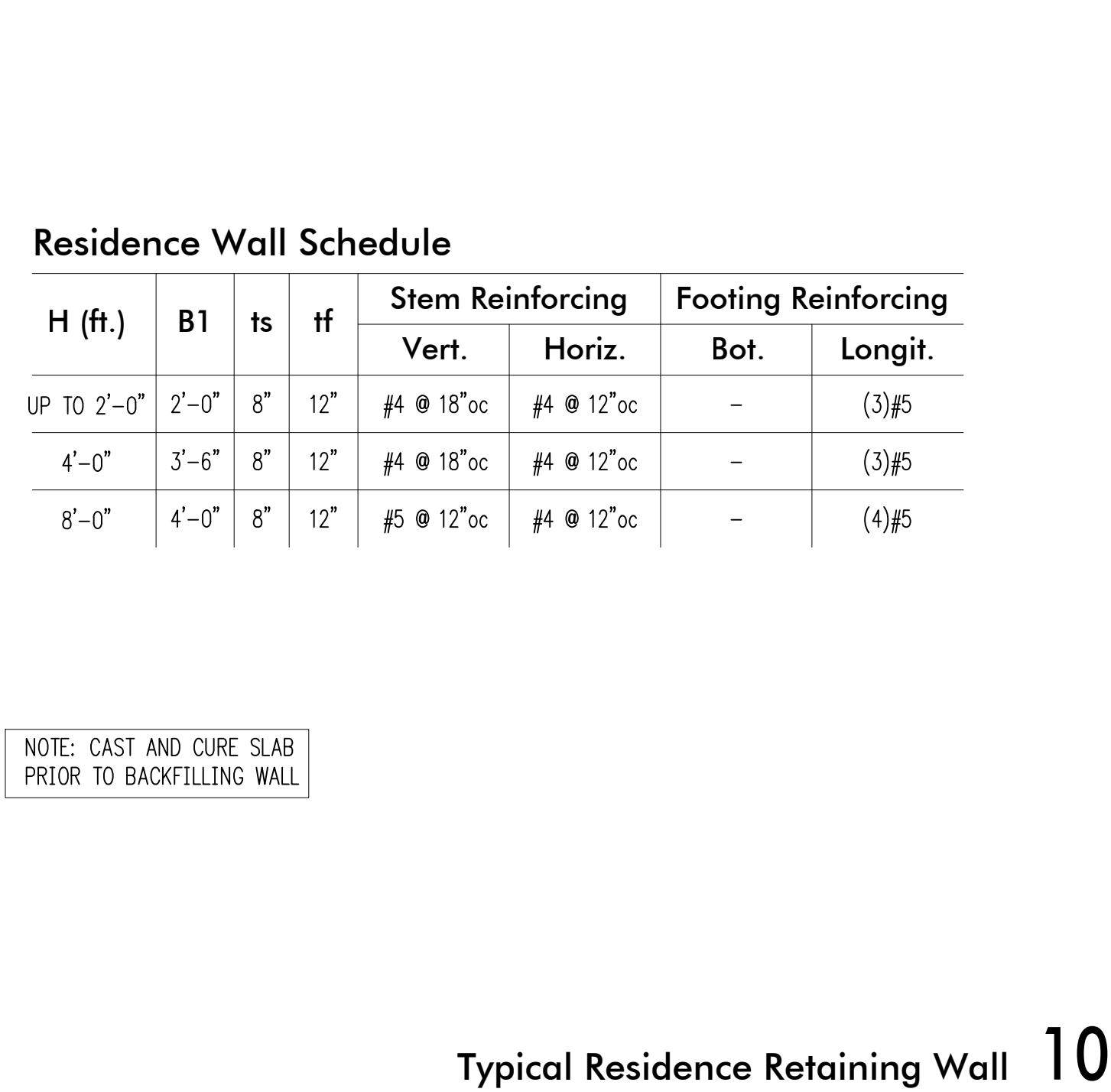
Typical Retaining Wall at Carport/Residence Connection 12

Carport Retaining Wall Schedule W/ Slab

H (ft.)	B1	ts	tf	Stem Reinforcing		Footing Reinforcing	
				Vert.	Horiz.	Top	Longit.
3'-0"	3'-6"	8"	12"	#4 @ 18"oc	#4 @ 12"oc	-	(2)#4
4'-0"	3'-6"	8"	12"	#4 @ 18"oc	#4 @ 12"oc	-	(2)#4
6'-0"	3'-6"	8"	12"	#4 @ 12"oc	#4 @ 12"oc	-	(4)#4
8'-0"	3'-6"	8"	12"	#5 @ 12"oc	#4 @ 12"oc	#4 @ 18"oc	(6)#5
UP TO 9'-0"	3'-6"	8"	12"	#5 @ 6"oc	#4 @ 12"oc	#4 @ 18"oc	(8)#5



Post-Installed Pin Pile 5

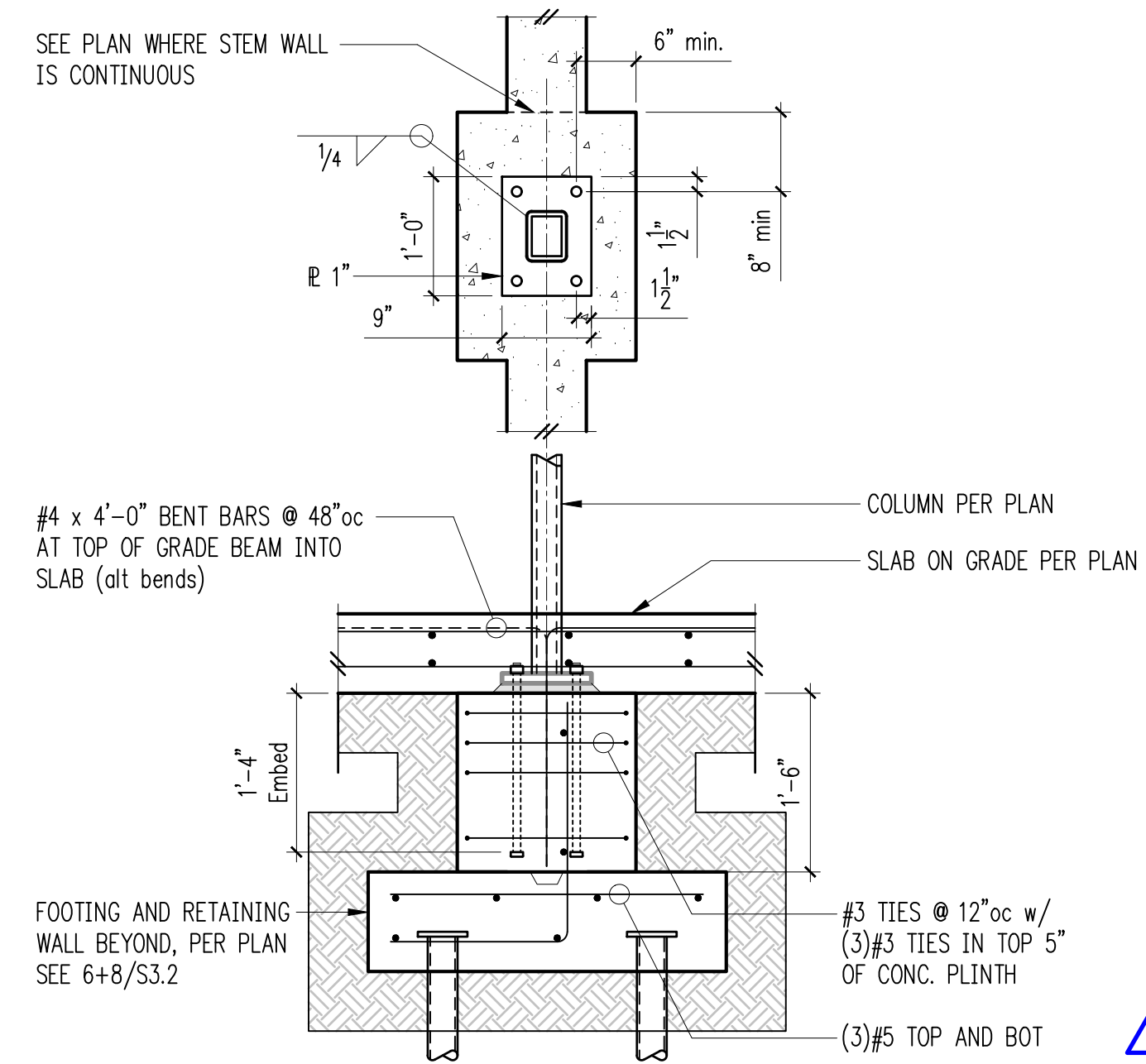


Typical Residence Retaining Wall 10

Residence Wall Schedule

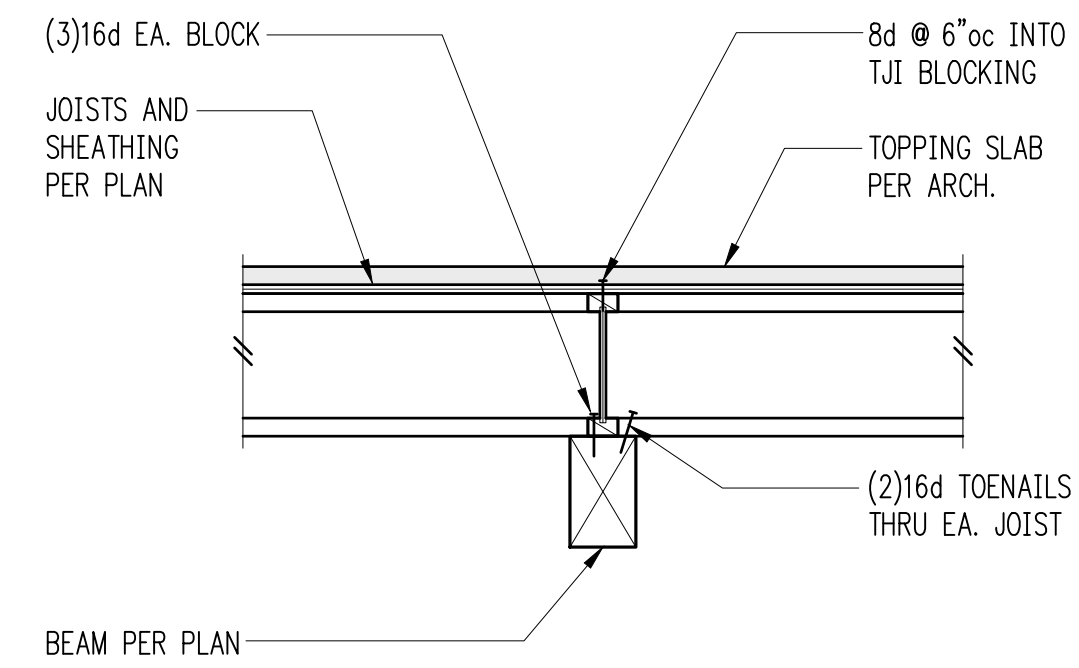
H (ft.)	B1	ts	tf	Stem Reinforcing		Footing Reinforcing	
				Vert.	Horiz.	Bot.	Longit.
UP TO 2'-0"	2'-0"	8"	12"	#4 @ 18"oc	#4 @ 12"oc	-	(3)#5
4'-0"	3'-6"	8"	12"	#4 @ 18"oc	#4 @ 12"oc	-	(3)#5
8'-0"	4'-0"	8"	12"	#5 @ 12"oc	#4 @ 12"oc	-	(4)#5

NOTE: CAST AND CURE SLAB PRIOR TO BACKFILLING WALL



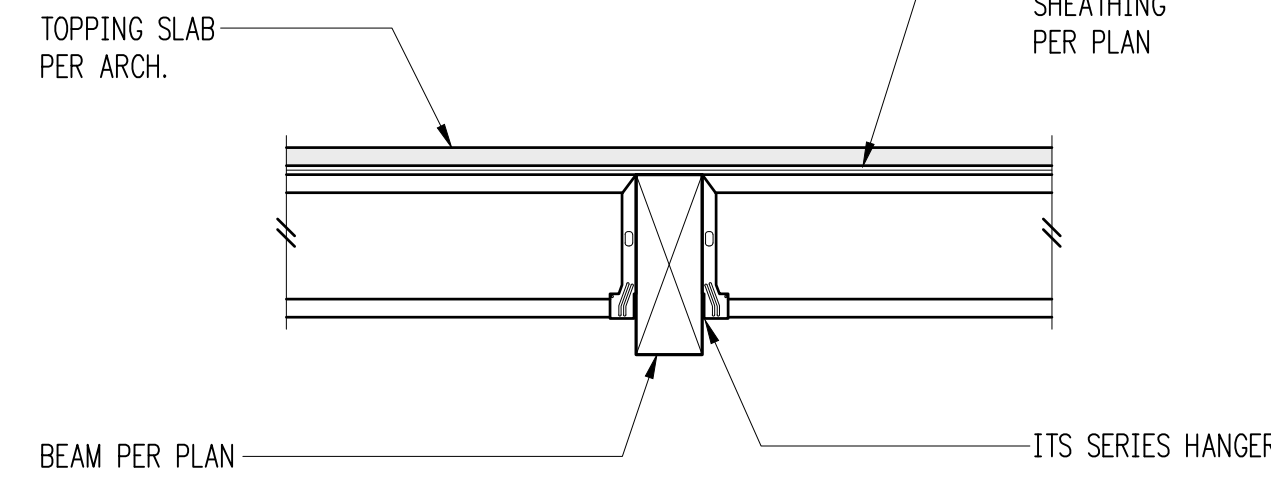
Typical Plinth at Stem Wall / Column Baseplate

1



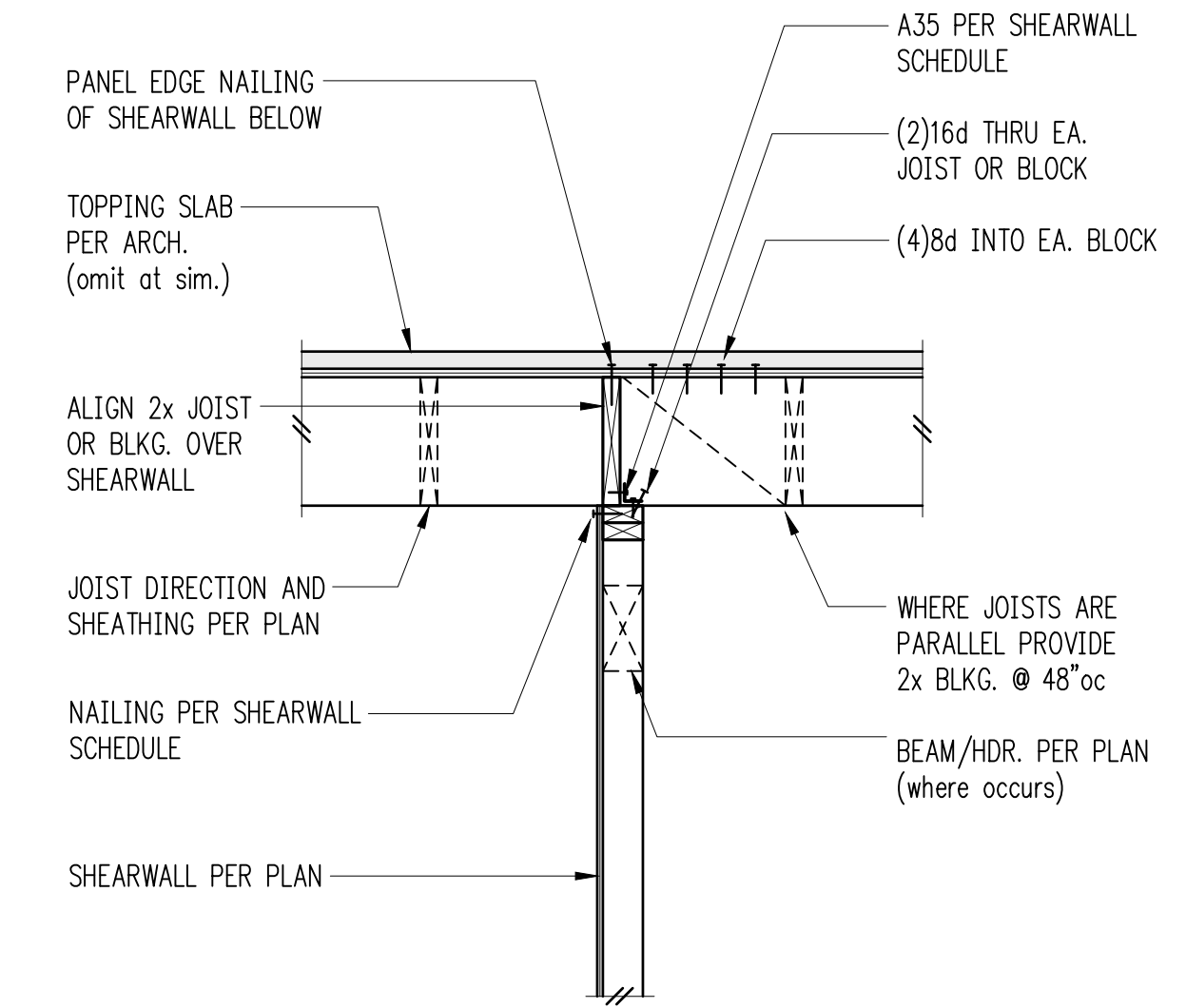
Typical Header Beam

2



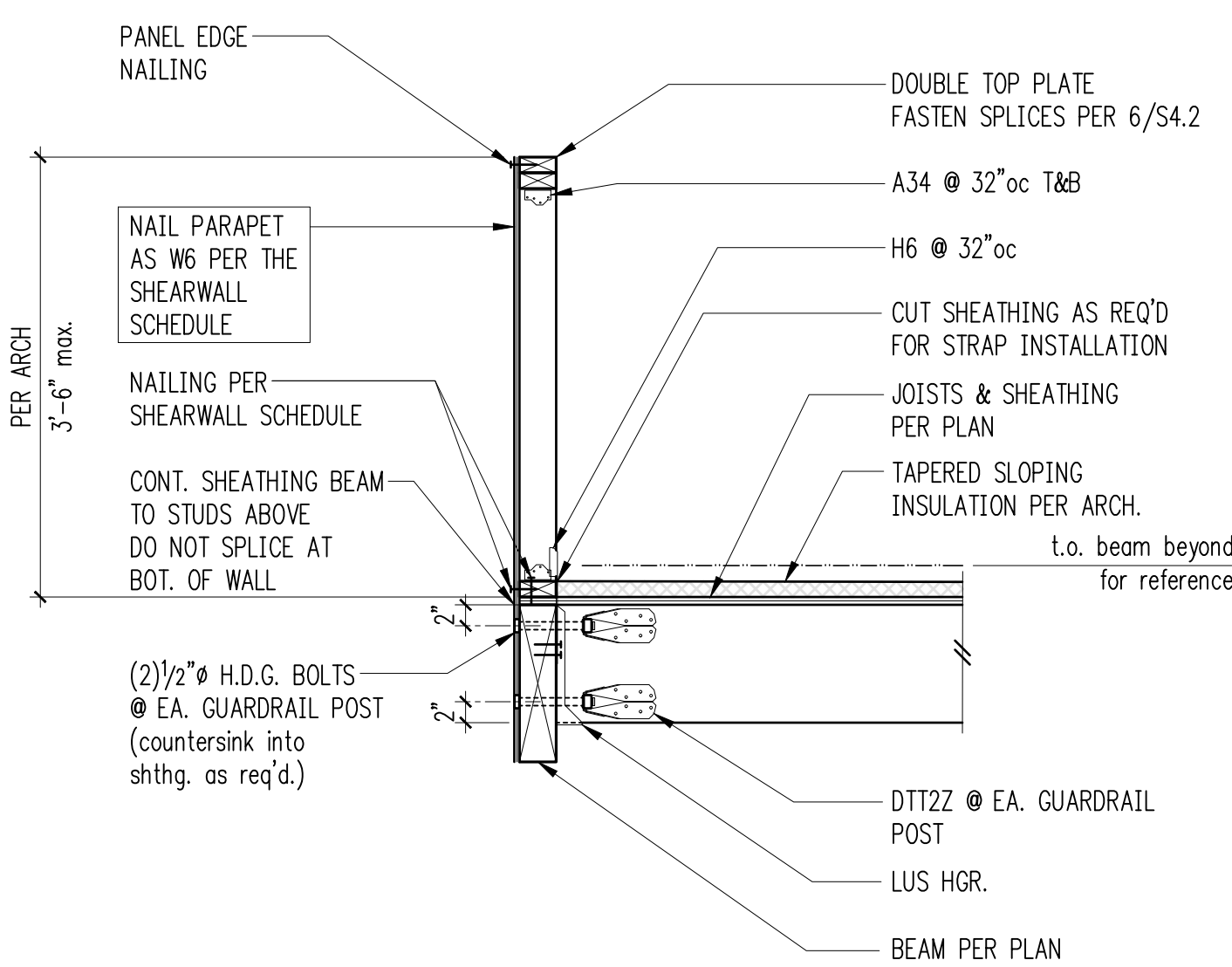
Typical Flush Beam

3



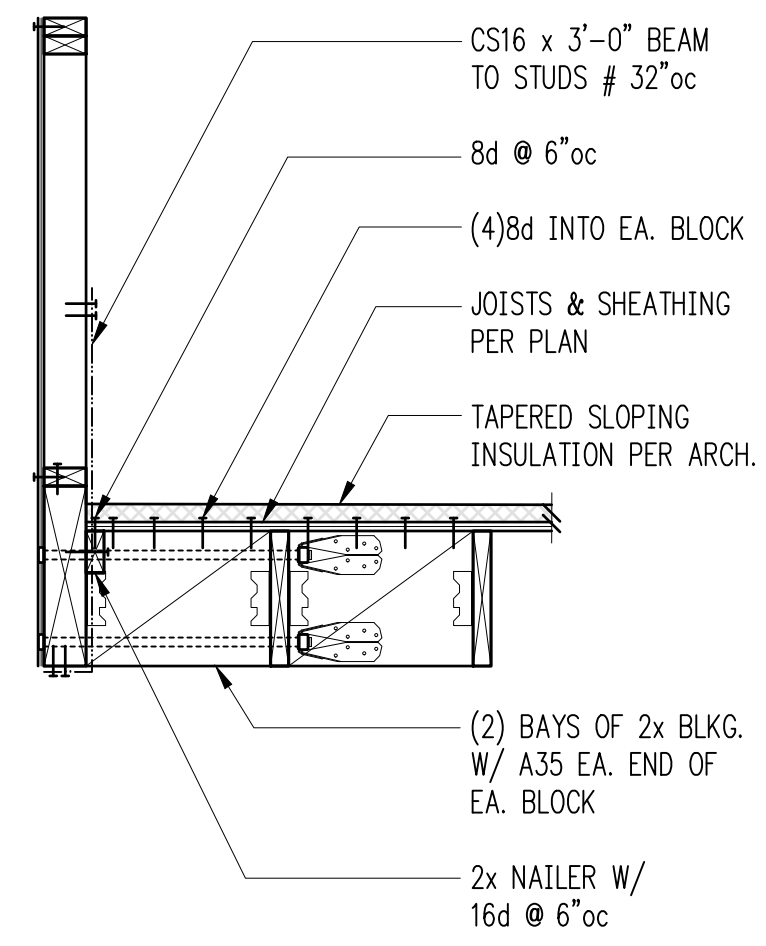
Interior Shearwall Below

4



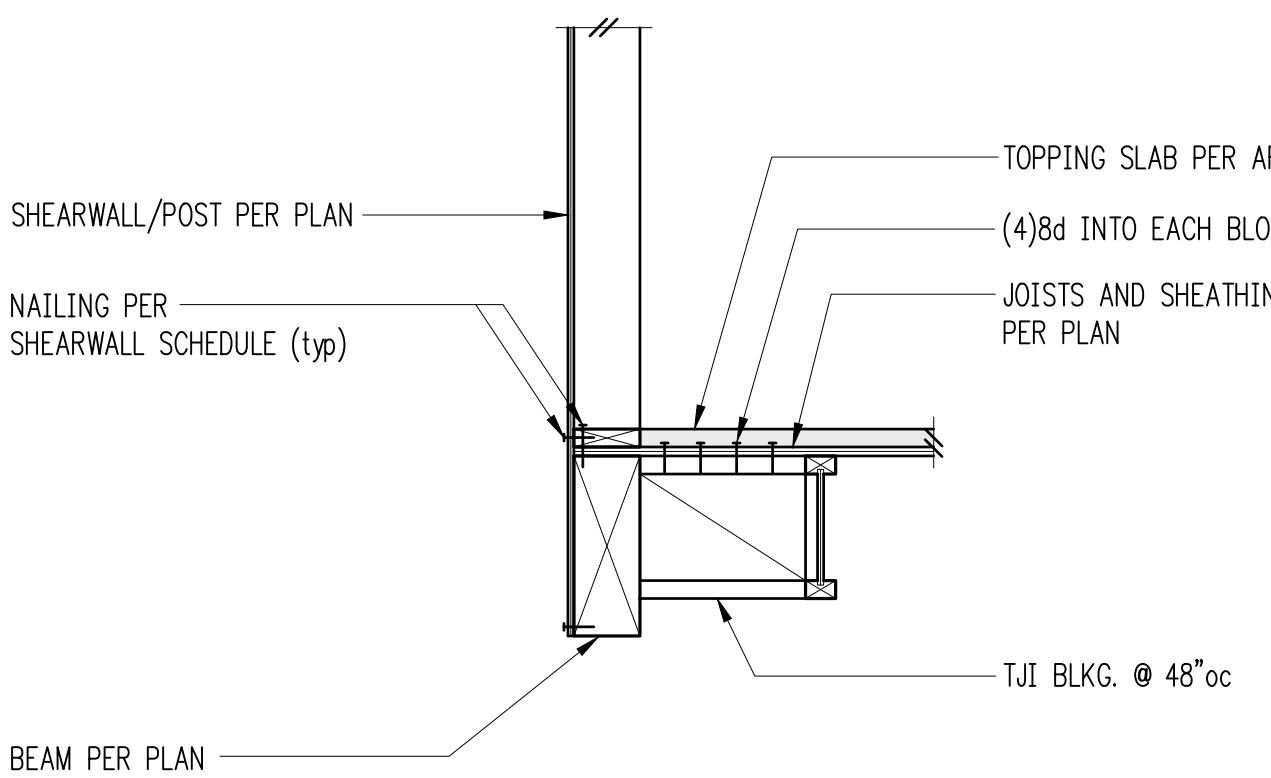
Exterior Deck Parapet (Perpendicular)

5



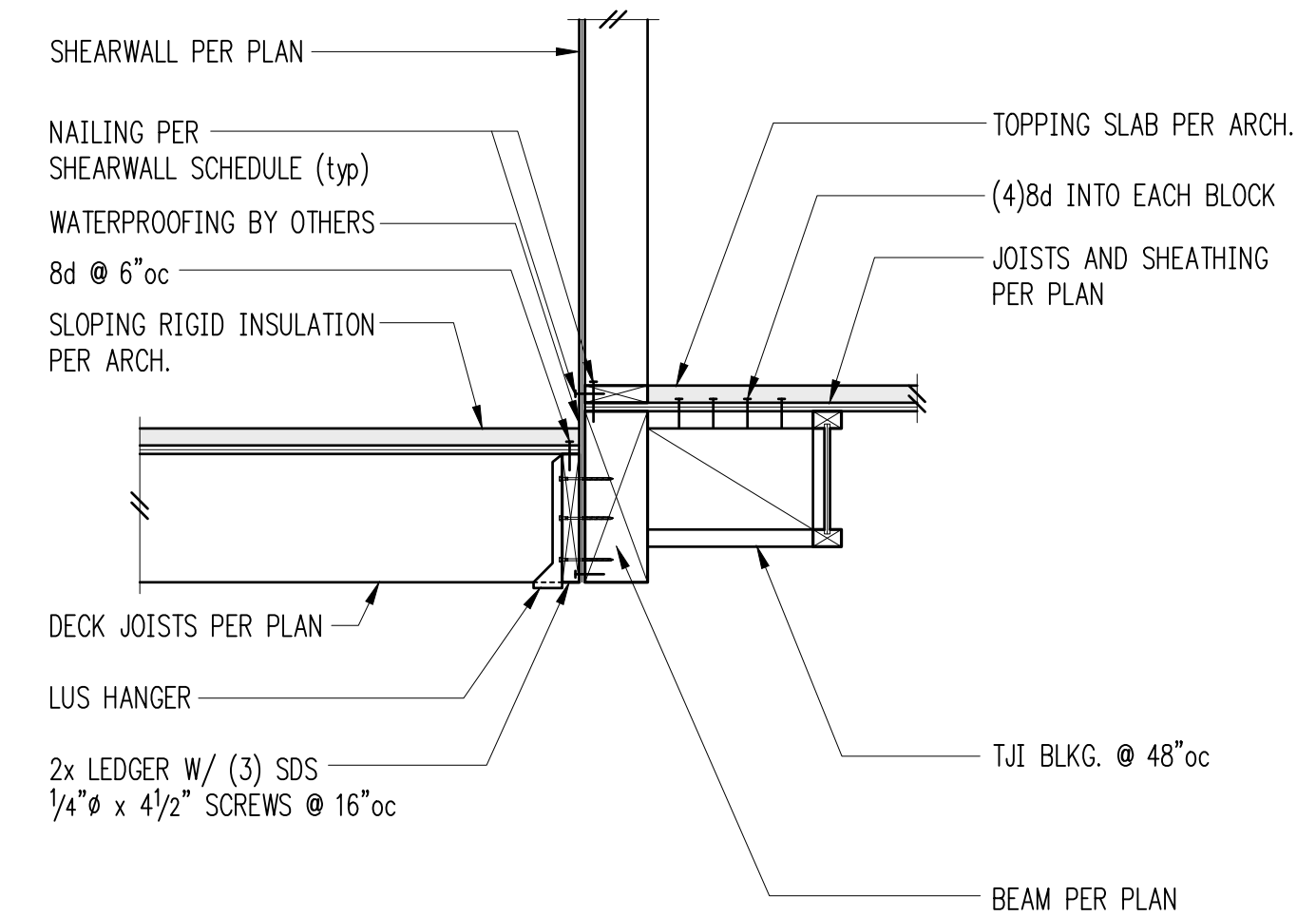
Exterior Deck Parapet (Parallel)

6



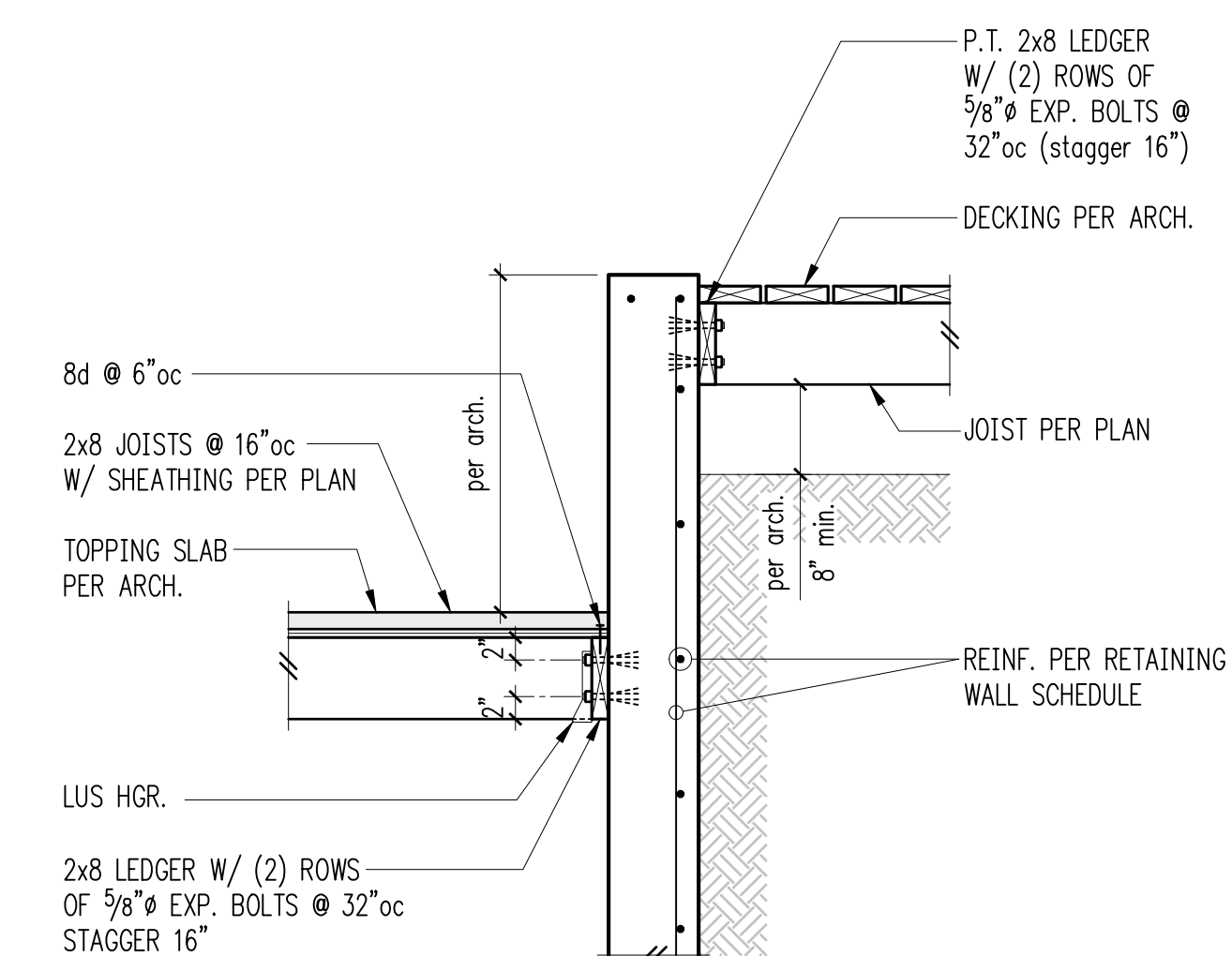
Exterior Floor Beam (w/TJIs)

7



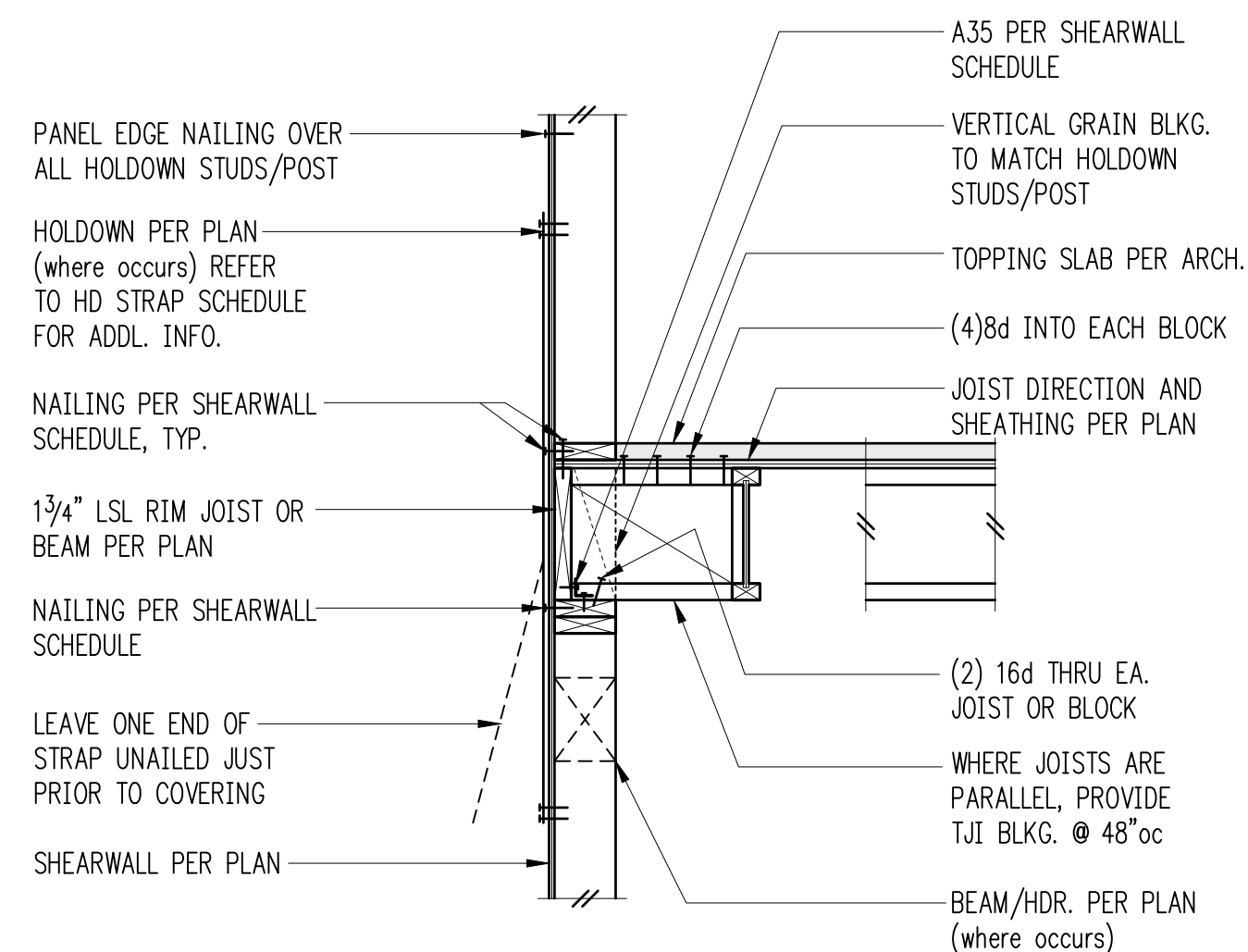
Exterior Beam (w/ TJI) w/ Deck

8



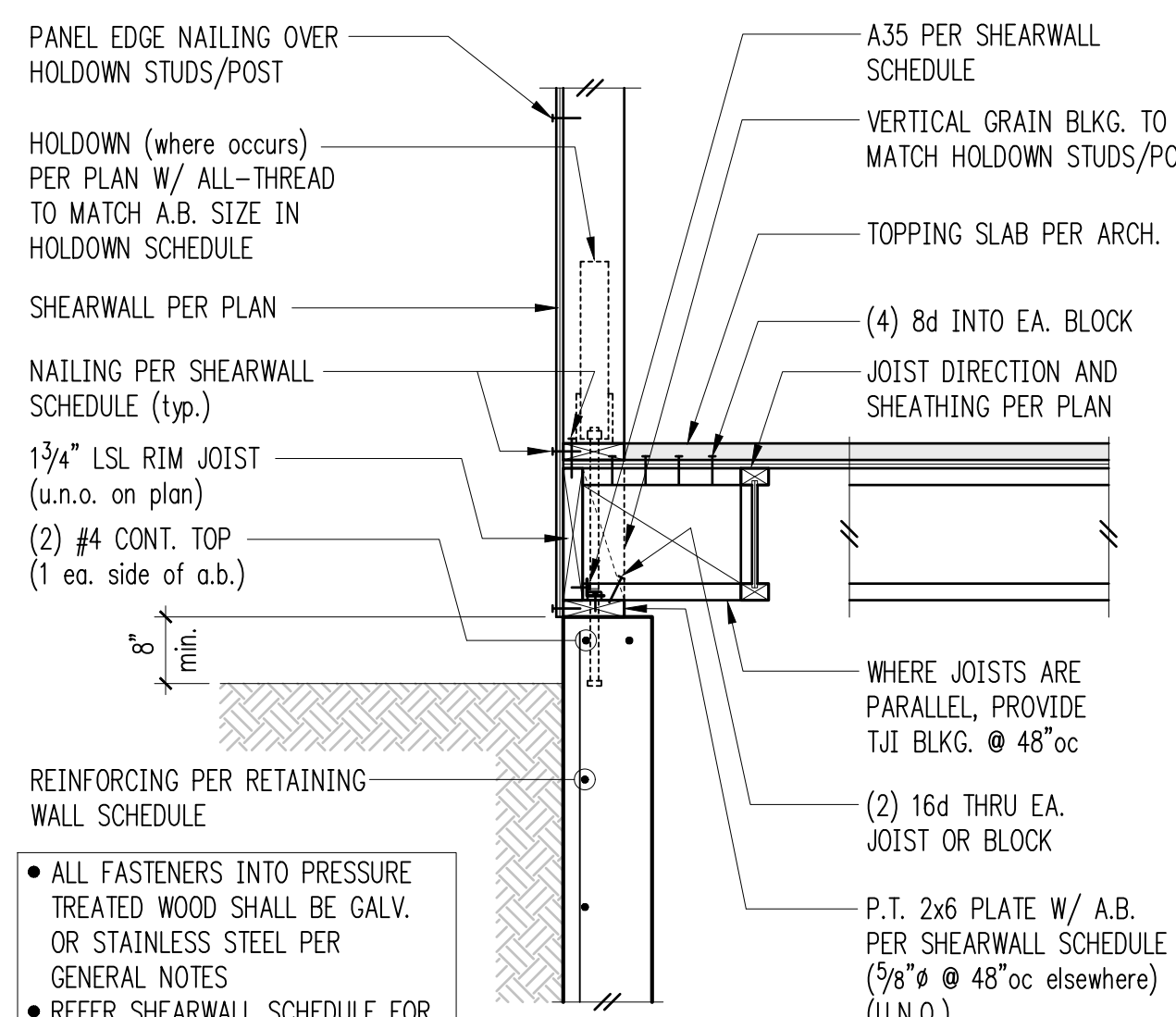
Stair Landing to Retaining Wall

9



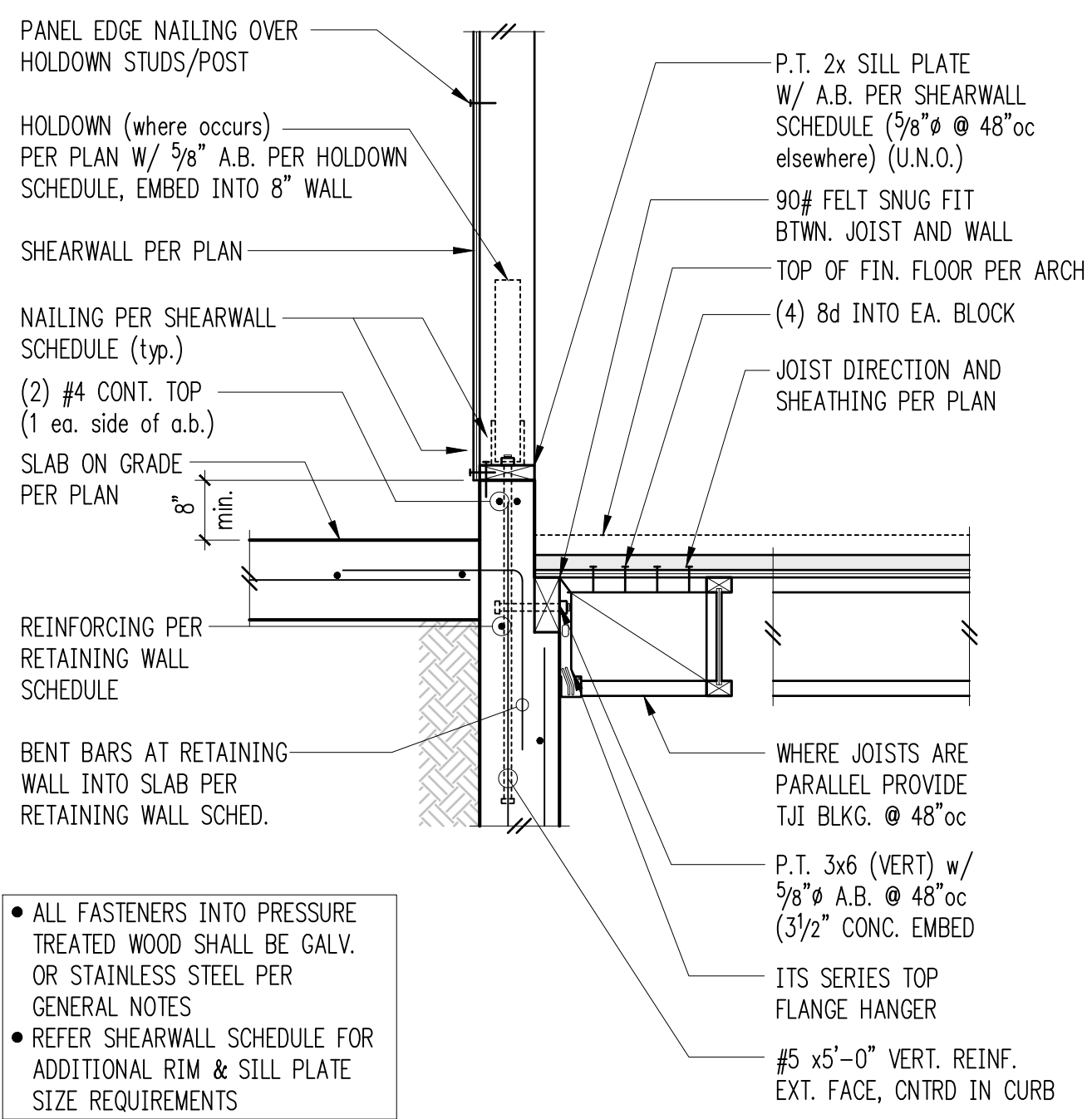
Exterior Floor Framing

10



Exterior Framing (w/TJI) at Basement

11



Exterior Framing (w/TJI) at Basement (High Grade)

12

REVISIONS:

1	Permit Corrections #1	Sep. 1, 2021
2	Pin File Layout Revision	Jan. 21, 2022
3	Permit Revision #1	Apr. 28, 2022

JURISDICTIONAL APPROVAL STAMP:

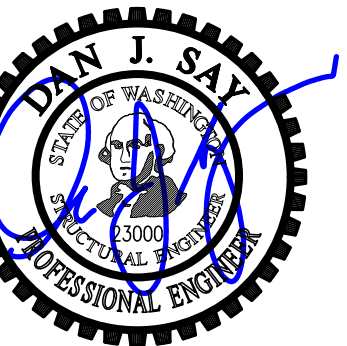
PROJECT TITLE:
Lumpkin Residence
 5401 West Mercer Way
 Mercer Island, WA 98040

ARCHITECT:
Suyama Peterson Deguchi
 2324 2nd Ave.
 Seattle, WA 98121
 PH 206.256.0809
 FX 206.256.0810

ISSUE:
Permit
 SHEET TITLE:

Wood Framing Details
 SCALE: 3/4" = 1'-0" U.N.O.
 DATE: March 17, 2021
 PROJECT NO: 00043-2020-04
 SHEET NO:

S4.2



DRAWN: SJB
 DESIGN: VMB
 CHECKED: RJA
 APPROVED: DJS

REVISIONS:

1	Permit Corrections #1	Sep. 1, 2021
2	Pin File Layout Revision	Jan. 21, 2022
3	Permit Revision #1	Apr. 28, 2022

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
 Lumpkin Residence
 5401 West Mercer Way
 Mercer Island, WA 98040

ARCHITECT:
 Suyama Peterson Deguchi
 2324 2nd Ave.
 Seattle, WA 98121
 PH 206.256.0809
 FX 206.256.0810

ISSUE:
 Permit

SHEET TITLE:
 Steel Framing Details

SCALE: 3/4" = 1'-0" U.N.O.
 DATE: March 17, 2021
 PROJECT NO: 00043-2020-04
 SHEET NO:

3 S5.1

1

2

3

4

5

6

7

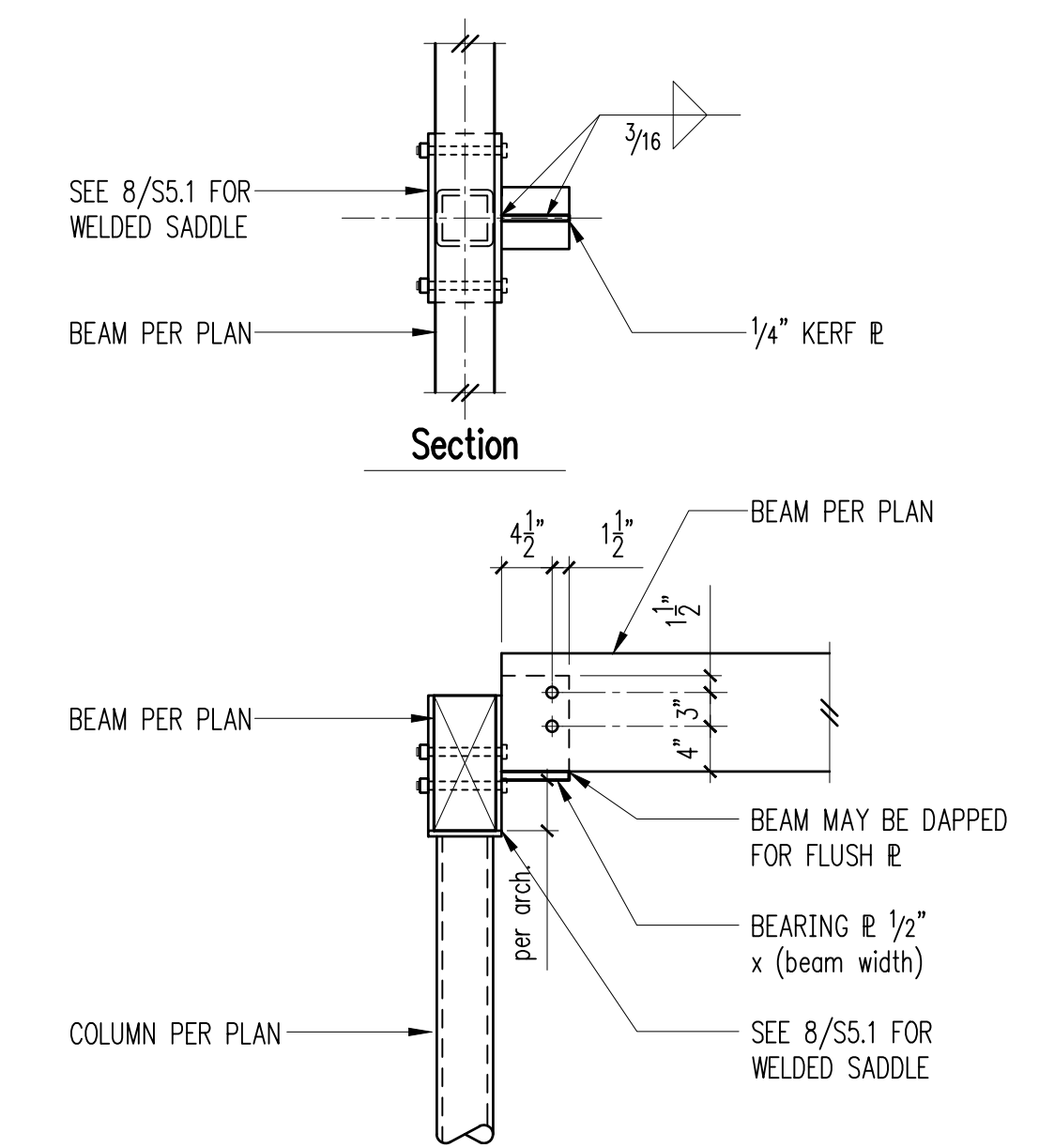
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9

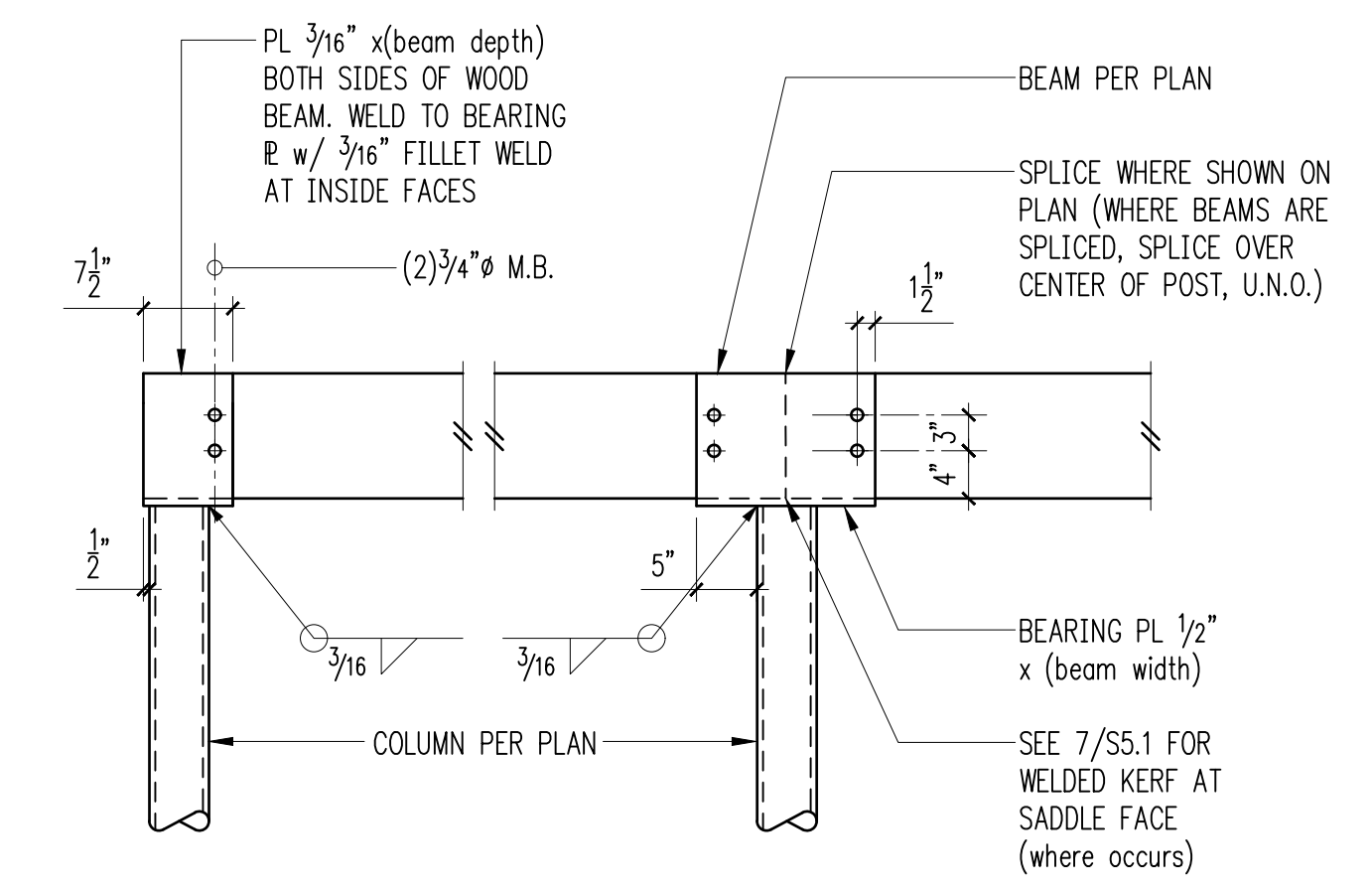
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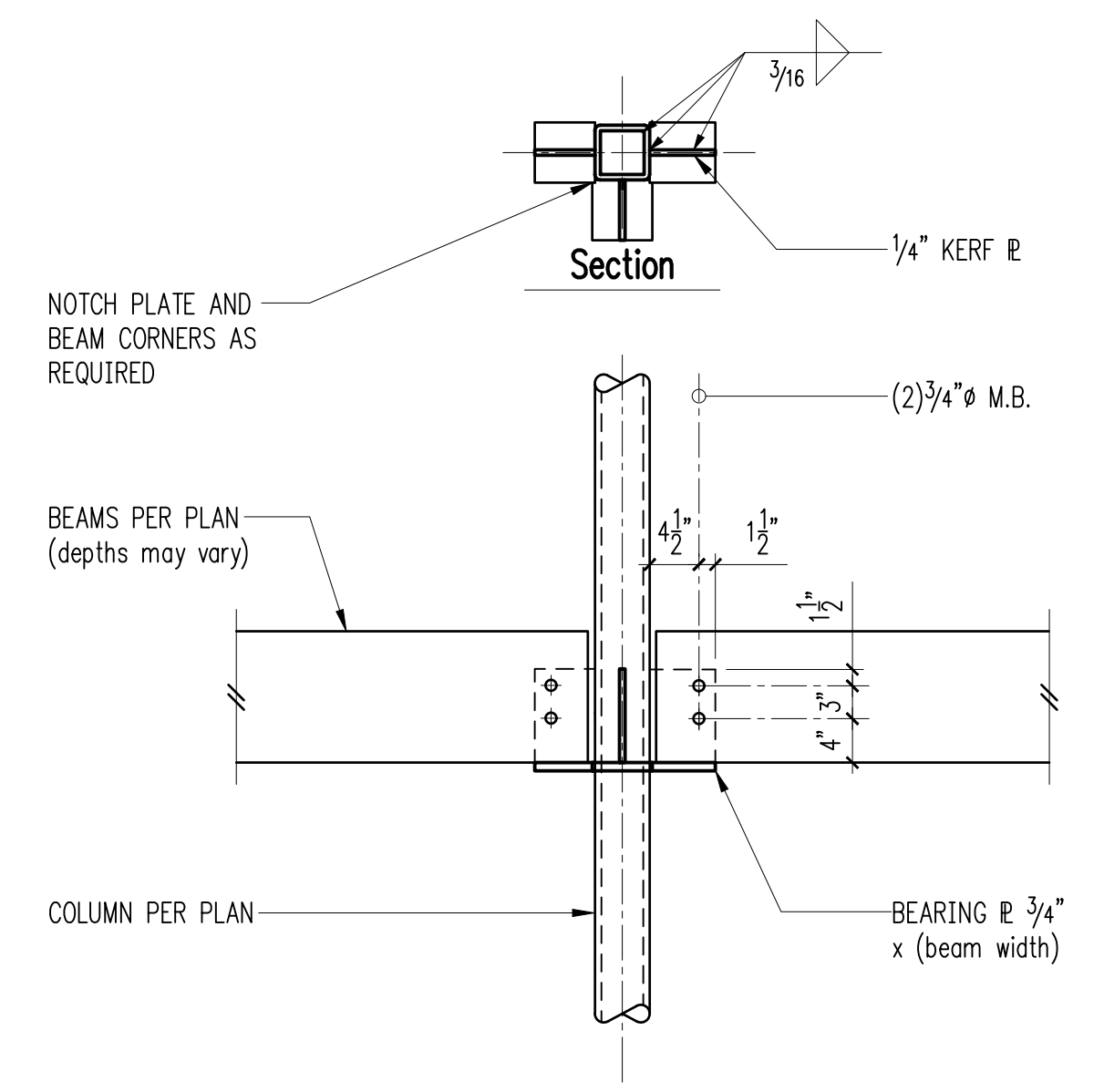
12



Welded Kerf to Fabricated Saddle



Custom Fabricated CC/ ECC Connection at Steel Column



Beam/Plate Connection - Wood