

# LARSEN RESIDENCE REMODEL

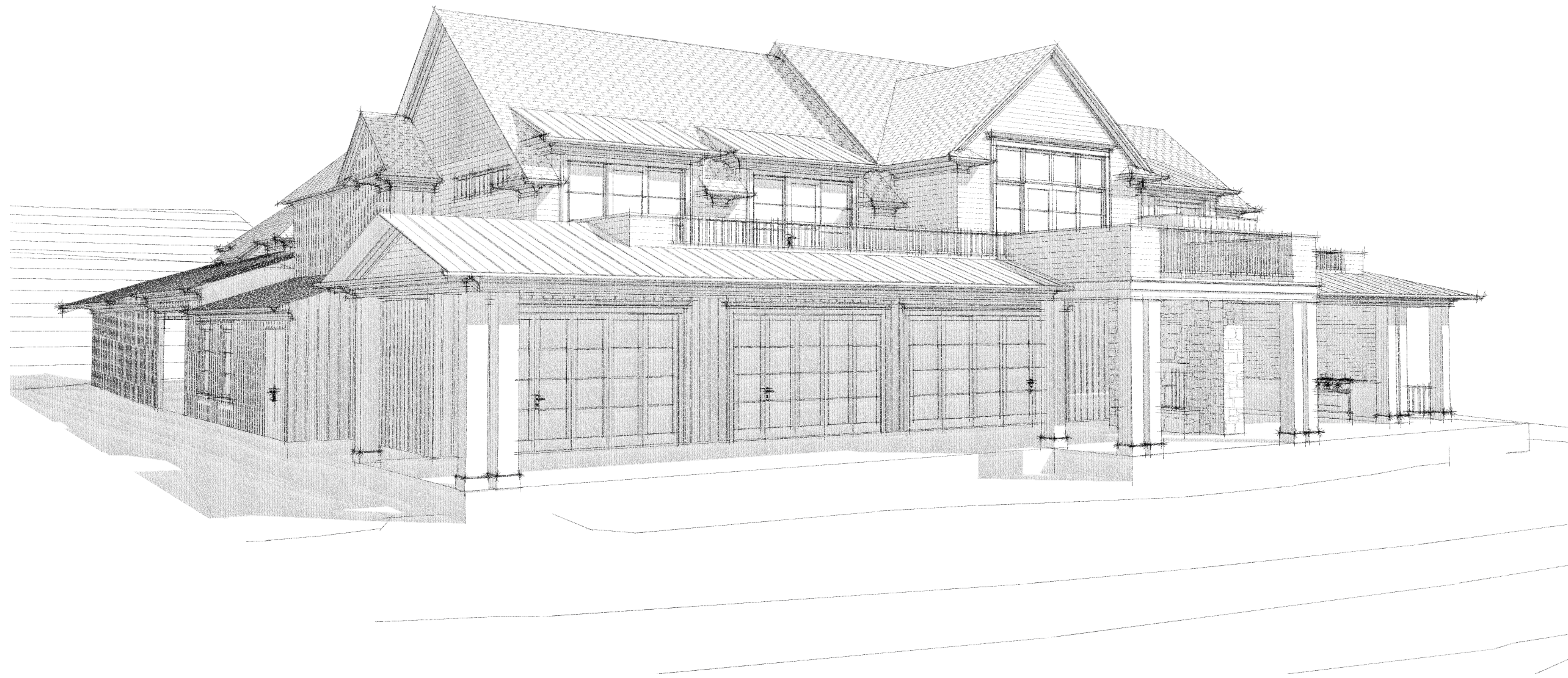
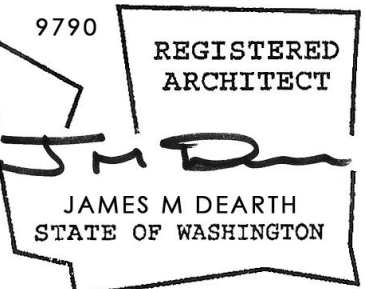
8557 85TH AVE SE, MERCER ISLAND, WA 98040



RIPPLE  
DESIGN STUDIO

206.913.2333

4303 STONE WAY N  
SEATTLE, WA 98103



LARSEN RESIDENCE  
REMODEL  
8557 85TH AVE SE MERCER ISLAND, WA

## ABBREVIATIONS:

ABV	ABOVE
AFB	ABOVE FINISHED FLOOR
BLW	BELOW
BOT	BOTTOM
BOW	BOTTOM OF WALL
CAB	CABINET
CL	CENTERLINE
CONC	CONCRETE
CONT	CONTINUOUS
CP	CENTERPOINT
DET	DETAIL
DA	DIAMETER
DM	DIMENSION
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
EA	EACH
EX	EXISTING
EXT	EXTERIOR
FC	FACE OF CONCRETE
FW	FACE OF WALL
FN GRDE	FINISHED GRADE
FNDN	FOUNDATION
FLR	FLOOR
FP	FIREPLACE
GA	GAUGE
GWB	GYPSUM WALL BOARD
HB	HOSE BIBB
HGT	HEIGHT
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
LV	LOW VOLTAGE
MFL	METAL
MFR	MANUFACTURER
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NFC	NOT FOR CONSTRUCTION
OC	ON CENTER
PL	PROPERTY LINE
RAD	RADIUS
RE	REFER TO
SMR	SIMILAR
TBD	TO BE DETERMINED
TG	TEMPERED GLASS
T&G	TONGUE & GROOVE
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WD	WOOD
WDO	WINDOW

## PLAN LEGEND:

	EXISTING WALL TO REMAIN
	NEW FULL-HEIGHT WALL
	NEW FULL-HEIGHT CONCRETE WALL
	PARTIAL-HEIGHT WALL
	PROPERTY LINE
	BUILDING / STRUCTURE ABOVE
	BUILDING / STRUCTURE BELOW
	CENTERLINE
	AREA OF DRAWING REVISION
	ELEVATION MARKER
	SECTION MARKER

## GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- THIS PROJECT SHALL COMPLY WITH ALL GOVERNING REGULATIONS, ORDINANCES, BUILDING CODES, OR COVENANTS OF THE AREA IN WHICH IT IS BUILT.
- APPROVAL BY AN INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE DRAWINGS OR SPECIFICATIONS.
- THE CONTRACTOR SHALL SCHEDULE WALK-THROUGHS AT EACH OF BELOW NOTED INTERVALS.
  - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  - PRIOR TO THE COMMENCEMENT OF ALL MECHANICAL + ELECTRICAL WORK.
- PROVIDE ALL NECESSARY BARRICADES, WARNING SIGNS, + DEVICES TO PROTECT PUBLIC + CONSTRUCTION PERSONNEL DURING CONSTRUCTION.
- MAINTAIN ALL REQUIRED ACCESS + EGRESS DURING CONSTRUCTION.

## DUTY OF COOPERATION:

RELEASE + ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, THE CONTRACTOR, + RIPPLE DESIGN STUDIO. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO RIPPLE DESIGN STUDIO. FAILURE TO DO SO SHALL RELIEVE RIPPLE DESIGN STUDIO FROM ANY RESPONSIBILITY OF THE CONSEQUENCES.

ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT THE CONSENT OF RIPPLE DESIGN STUDIO ARE UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE RIPPLE DESIGN STUDIO OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH ACTIONS.

## LOT COVERAGE / IMPERVIOUS CALCS:

LOT AREA	32,994 FT <sup>2</sup>
MAXIMUM IMPERVIOUS LOT COVERAGE (LOT HAS 16.2% SLOPE)	(35%) 11,548 FT <sup>2</sup>
EXISTING ROOF:	3,306 FT <sup>2</sup>
EXISTING ROOF TO BE REMOVED:	(360) FT <sup>2</sup>
EXISTING ROOF TO REMAIN:	2,946 FT <sup>2</sup>
EXISTING DRIVE TO REMAIN:	3,973 FT <sup>2</sup>
TOTAL IMPERVIOUS TO REMAIN:	6,919 FT <sup>2</sup>
PROPOSED COVERED PORCHES:	2,055 FT <sup>2</sup>
UNCOVERED UPPER TERRACES:	787 FT <sup>2</sup>
PROPOSED WALKWAYS:	294 FT <sup>2</sup>
TOTAL IMPERVIOUS PROPOSED:	3,136 FT <sup>2</sup>
TOTAL IMPERVIOUS COVERAGE UPON COMPLETION:	10,055 FT <sup>2</sup>

## HARDSCAPE SURFACE CALCS:

LOT AREA	32,994 FT <sup>2</sup>
MAXIMUM ALLOWABLE HARDSCAPE AREA (9%) 2,969 FT <sup>2</sup>	(9%) 2,969 FT <sup>2</sup>
EXISTING UNCOVERED PATIO SURFACE:	966 FT <sup>2</sup>
EXISTING WALKWAY SURFACE:	177 FT <sup>2</sup>
TOTAL EXISTING HARD SURFACE:	1,143 FT <sup>2</sup>
UNCOVERED PATIO SURFACE TO BE REMOVED:	966 FT <sup>2</sup>
WALKWAY SURFACE TO BE REMOVED:	177 FT <sup>2</sup>
TOTAL HARD SURFACE REMOVED:	1,143 FT <sup>2</sup>
PROPOSED WALKWAY:	294 FT <sup>2</sup>
TOTAL PROPOSED HARD SURFACE:	294 FT <sup>2</sup>
TOTAL HARD SURFACE UPON COMPLETION:	294 FT <sup>2</sup>

## PROJECT TEAM:

**CLIENT:**  
LARSEN RESIDENCE REMODEL  
8557 85TH AVE SE  
MERCER ISLAND, WA 98040

**ARCHITECT / APPLICANT:**  
RIPPLE DESIGN STUDIO - JIM DEARTH  
4303 STONE WAY N  
SEATTLE, WA 98103  
206.913.2333

**SURVEYOR:**  
TERRANE  
10801 MAIN STREET SUITE 102  
BELLEVUE, WA 98004  
425.458.4498

**CIVIL ENGINEER:**  
CIVIL ENGINEERING SOLUTIONS - DUFFY ELLIS  
2284 NW MARKET ST SUITE B  
SEATTLE, WA 98107  
206.830.0342

**STRUCTURAL ENGINEER:**  
BUKER ENGINEERING - DANIEL BUKER  
4303 STONE WAY N  
SEATTLE, WA 98103  
206.258.6333

**CONTRACTOR:**  
TBD

## PROJECT INFO:

**PROJECT ADDRESS:**  
8557 85TH AVE SE  
MERCER ISLAND, WA 98040

**SCOPE OF WORK:**  
REMODEL TO EXISTING RESIDENCE

**ZONE:**  
R-8-4

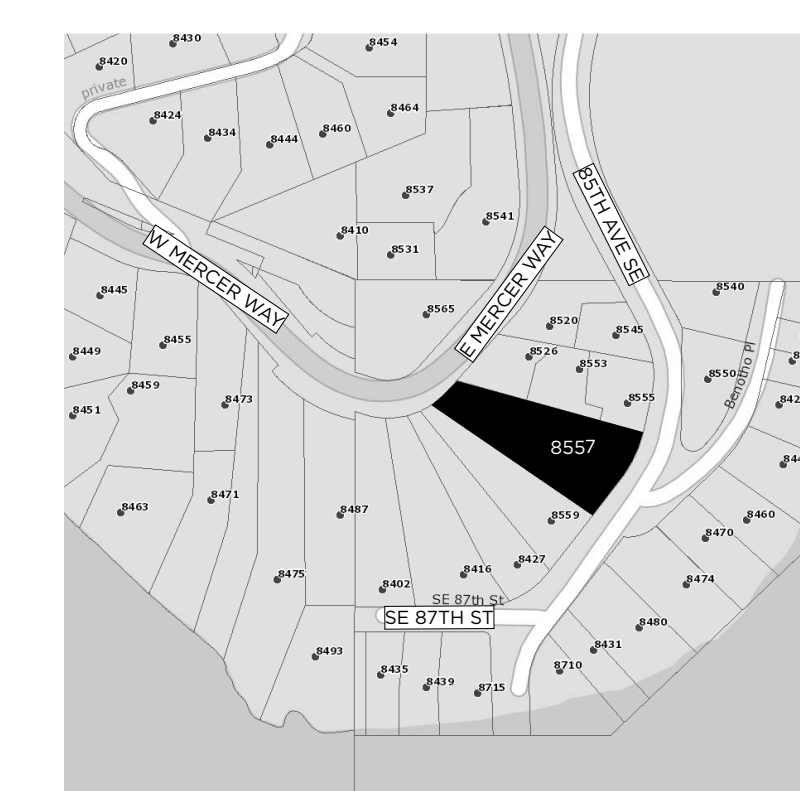
**LEGAL DESCRIPTION:**  
LOTS 6 + 7, BENOITHO BEACH

**ACCESSOR'S PARCEL NUMBER:**  
073602-0030

**BUILDING CODE + OCCUPANCY:**  
2018 IRC (ARCHITECTURAL) + IRC (STRUCTURAL)  
R-3 SINGLE FAMILY RESIDENTIAL (RESIDENCE)  
U STORAGE (GARAGE STORAGE)

**TYPE OF CONSTRUCTION:**  
TYPE-V-SPRINKLERED NFPA 13R or D

## VICINITY MAP:



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PROJECT INFORMATION

RELEASE  
C.D. SET  
09 NOVEMBER 2021

A1.0

LARSEN

# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING #20121231002063)

BEGINNING AT A POINT ON A LINE 400 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, SAID POINT BEING SOUTH 89°50'16" EAST 310.29 FEET FROM THE WEST LINE OF SAID GOVERNMENT LOT 2, AND BEING ON THE EASTERLY MARGIN OF MERCER ISLAND BOULEVARD, SAID POINT BEING ALSO ON A CURVE TO THE RIGHT HAVING A UNIFORM RADIUS OF 221.00 FEET, THE CENTER OF SAID CURVE BEARING NORTH 64°07'02" WEST FROM SAID POINT; THENCE ALONG SAID MARGIN OF MERCER ISLAND BOULEVARD FOLLOWING SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°09'02" A DISTANCE OF 54.58 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID TANGENT LINE FOLLOWING SAID MARGIN OF MERCER ISLAND BOULEVARD SOUTH 40°02'00" WEST 147.25 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 40°02'00" WEST ALONG SAID MARGIN OF MERCER ISLAND BOULEVARD 26.14 FEET TO A POINT OF CURVE; THENCE ALONG SAID MARGIN OF MERCER ISLAND BOULEVARD FOLLOWING A CURVE TO THE RIGHT HAVING A UNIFORM RADIUS OF 125.50 FEET, THROUGH A CENTRAL ANGLE OF 3°38'59" A DISTANCE OF 7.99 FEET; THENCE SOUTH 63°18'29" EAST 301.33 FEET TO A POINT OF CURVE ON THE WESTERLY MARGINAL LINE OF THE B.B. HUFFMAN COUNTY ROAD, THE CENTER OF SAID CURVE BEARING NORTH 51°59'07" WEST 208.65 FEET FROM THIS POINT OF CURVE; THENCE ALONG SAID WESTERLY MARGIN OF SAID B.B. HUFFMAN COUNTY ROAD, FOLLOWING A CURVE TO THE LEFT HAVING A UNIFORM RADIUS OF 208.65 FEET, THROUGH A CENTRAL ANGLE OF 21°42'45" AND DISTANCE OF 79.07 FEET; THENCE NORTH 72°05'59" WEST 297.33 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 7, BENOThO BEACH, ACCORDING TO THE UNRECORDED PLAT THEREOF);

ALSO BEGINNING AT A POINT ON A LINE 400 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, SAID POINT BEING SOUTH 89°50'16" EAST 310.29 FEET FROM THE WEST LINE OF SAID GOVERNMENT LOT 2, AND BEING ON THE EASTERLY MARGIN OF MERCER ISLAND BOULEVARD, SAID POINT BEING ALSO ON A CURVE TO THE RIGHT HAVING A UNIFORM RADIUS OF 221.00 FEET, THE CENTER OF SAID CURVE BEARING NORTH 64°07'02" WEST FROM SAID POINT; THENCE ALONG SAID MARGIN OF MERCER ISLAND BOULEVARD FOLLOWING SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°09'02" A DISTANCE OF 54.58 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID TANGENT LINE FOLLOWING SAID MARGIN OF MERCER ISLAND BOULEVARD, SOUTH 40°02'00" WEST 173.39 FEET TO A POINT OF CURVE; THENCE FOLLOWING SAID MARGIN OF SAID BOULEVARD, ALONG A CURVE TO THE RIGHT, HAVING A UNIFORM RADIUS OF 125.50 FEET, THROUGH A CENTRAL ANGLE OF 3°38'59" A DISTANCE OF 7.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LAST MENTIONED CURVE, THROUGH A CENTRAL ANGLE OF 11°24'49" A DISTANCE OF 25.00 FEET; THENCE SOUTH 51°39'37" EAST 300.39 FEET TO THE NORTHWESTERLY MARGIN OF THE B.B. HUFFMAN COUNTY ROAD; THENCE NORTH 38°00'53" EAST ALONG SAID MARGIN OF SAID COUNTY ROAD, 85.33 FEET TO A POINT OF CURVE ON THE NORTHWESTERLY MARGIN OF SAID COUNTY ROAD; THENCE NORTH 63°18'29" WEST 301.33 FEET TO THE TRUE POINT OF BEGINNING;

(BEING KNOWN AS LOT 6 OF BENOThO BEACH, ACCORDING TO THE UNRECORDED PLAT THEREOF).

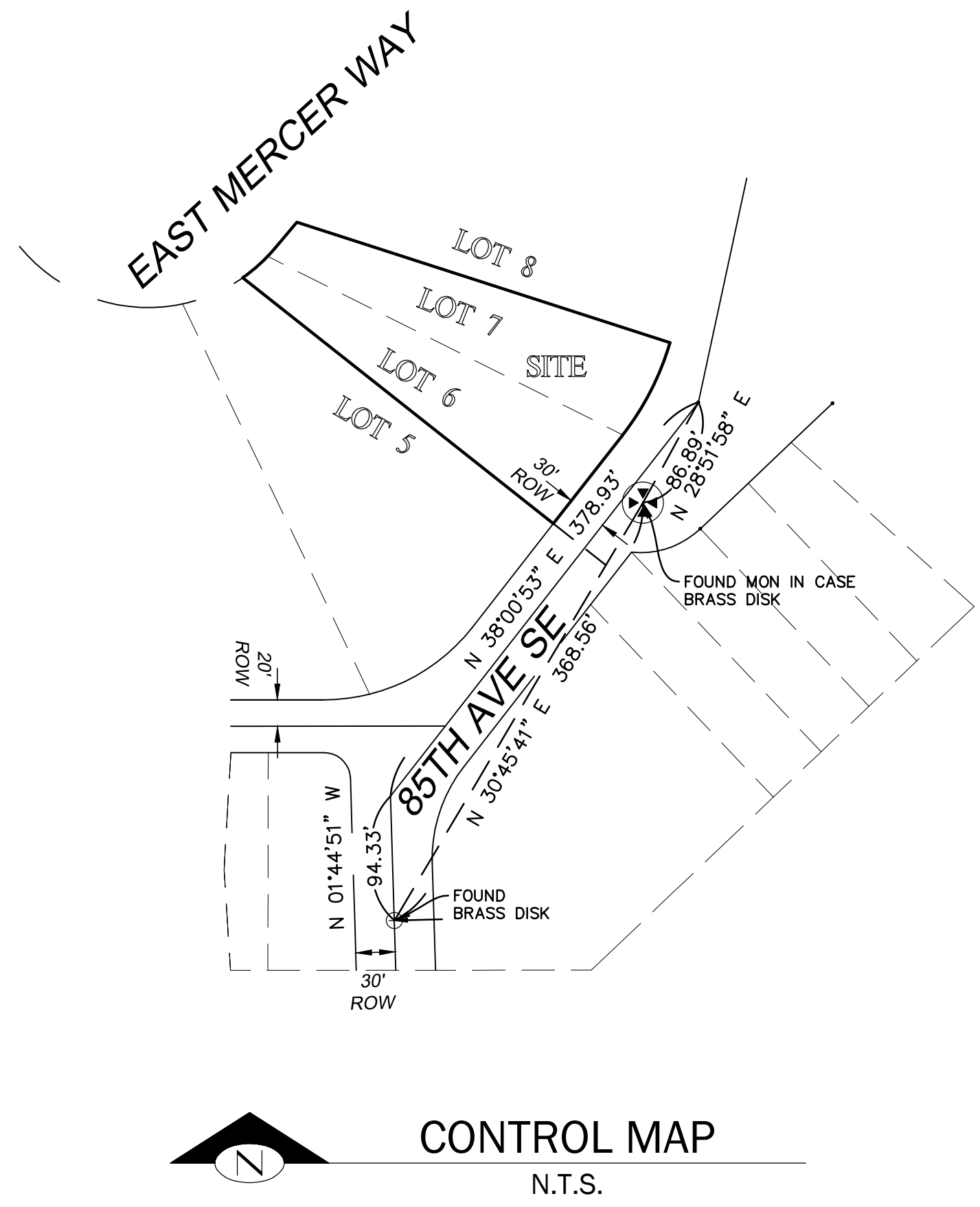
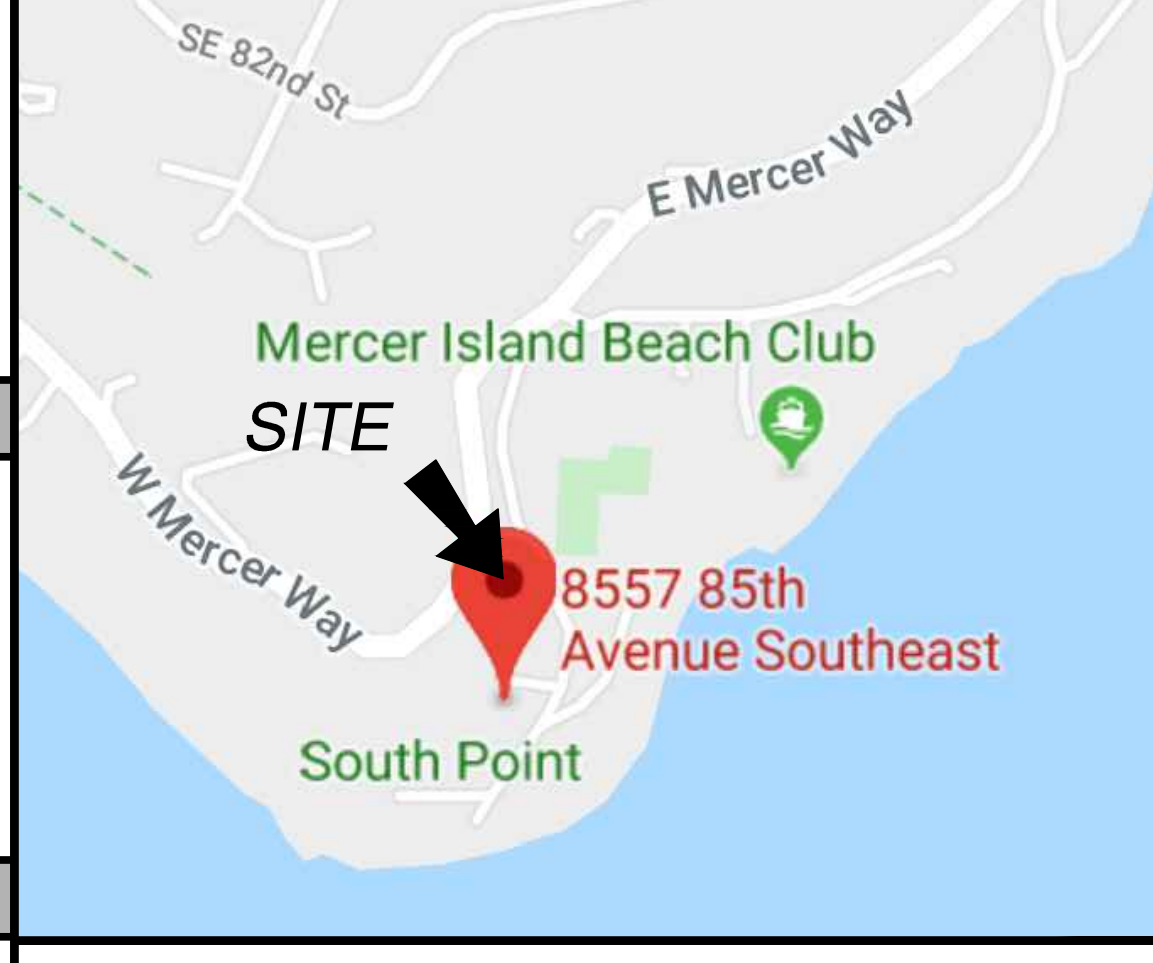
## SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2019. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES. TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 073610-0030, 073610-0035.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 32,994 ± S.F. (0.75 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

## BASIS OF BEARINGS

BEARINGS PER UNRECORDED PLAT OF BENOThO BEACH, A BEARING OF N 38°00'53" E WAS CALCULATED BETWEEN EXISTING SURVEY MONUMENTS SHOWN HEREON; THIS SURVEY IS BASED UPON EXISTING SURVEY POINTS FOUND BY JONES BASSI & ASSOCIATES, M.W. MARSHALL LAND SURVEYING, GEODIMENSIONS LAND SURVEYING AND TERRANE LAND SURVEYING INC. ALONG WITH THE ASSOCIATED CALC AND FIELD NOTES OF H.W. RUTHERFORD (PLATTER). THE MATHEMATICAL SOLUTION FOR THIS BOUNDARY HAS BEEN TIED TO THE EXISTING MONUMENTS WITHIN THIS PLAT. SAID MONUMENTS ARE NOT ORIGINAL PLAT MONUMENTS AND ARE ARBITRARY TO THIS BOUNDARY, THEY ONLY SERVE AS A MEANS OF RETRACEMENT.

## VICINITY MAP



## REFERENCES

- R1. UNRECORDED PLAT OF BENOThO BEACH
- R2. PLAT CALCULATION WORKSHEET AND FOLDER BY H.W. RUTHERFORD FOR PREPARATION OF BENOThO BEACH SURVEY AND ASSOCIATED CALC'S OF SUBJECT PROPERTY BY M.W. MARSHALL LAND SURVEYING OF LOTS 6&7 JOB NO. 2182-C. (SURVEY NOT RECORDED)

## VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

## LEGEND

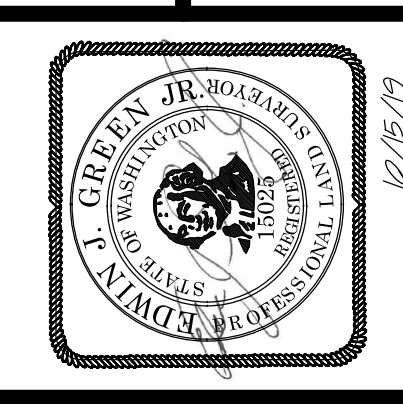
⊙	BRASS DISC (FOUND)	▨	PAVER SURFACE
□	AREA DRAIN	PST □	POST
▨	ASPHALT SURFACE	P □	POWER METER
▨	BUILDING	P	POWER (OVERHEAD)
— —	CENTERLINE ROW	PP O	POWER POLE
— —	CULVERT PIPE	○	REBAR AS NOTED (FOUND)
▨	CONCRETE SURFACE	●	REBAR & CAP (SET)
▨	RETAINING WALL	▨	ROCKERY
▨	DECK	SS	SEWER LINE
— —	DITCH (FLOWLINE)	○	SEWER MANHOLE
— —	FENCE LINE (WOOD)	□	SIGN (AS NOTED)
⊙	FIRE HYDRANT	SD	STORM DRAIN LINE
— —	FLAGSTONE SURFACE	○	TREE (AS NOTED)
— —	GAS LINE	W	WATER LINE
□	GAS METER	WM	WATER METER
▨	GRAVEL SURFACE	WVM	WATER VALVE
□	INLET (TYPE 1)	HBO	HOSE BIB RISER
IP ○	IRON PIPE (FOUND)	COL	COLUMN
▨	MAILBOX (RESIDENTIAL)	AQU □	AC UNIT
		⊙	MONUMENT IN CASE (FOUND)

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

measure success

TOPOGRAPHIC & BOUNDARY SURVEY  
SW 1/4 OF NW 1/4 SEC 31, TWP. 24N., RGE 05E., W4M.  
PARCEL NO. 072610-0030, 072610-0035

LARSEN RESIDENCE  
8657 85TH AVE SE  
MERCER ISLAND, WA 98040



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

JOB NUMBER:	190605
DATE:	10/11/2019
DRAFTED BY:	RSN
CHECKED BY:	EJG/TMM
SCALE:	N.T.S.

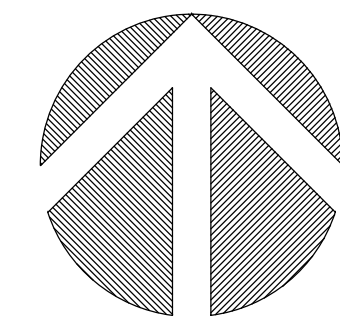
REVISION HISTORY	

SHEET NUMBER  
1 OF 2

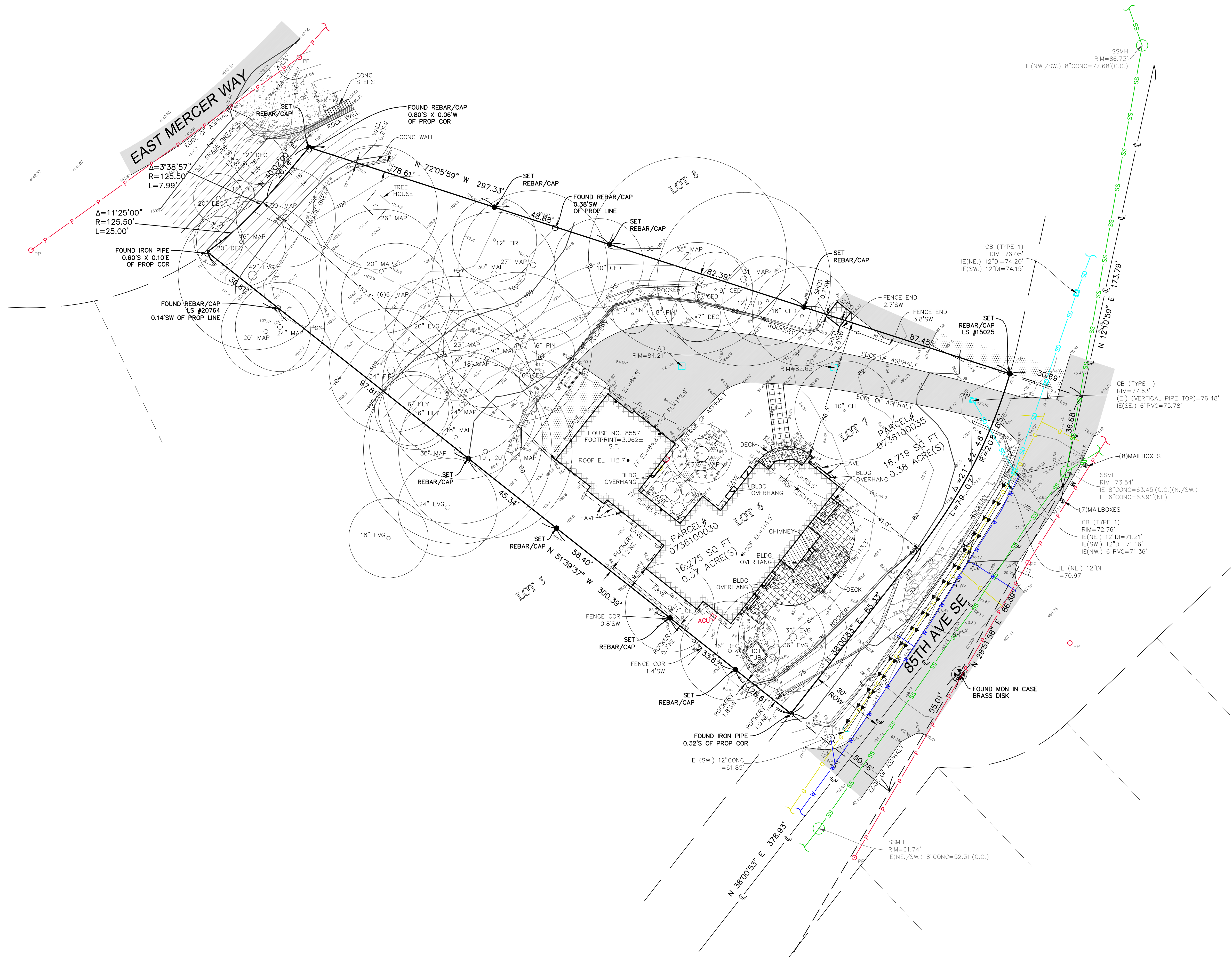
# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGEND

	BRASS DISC (FOUND)		PAVER SURFACE
	AREA DRAIN		POST
	ASPHALT SURFACE		POWER METER
	BUILDING		POWER (OVERHEAD)
	CENTERLINE ROW		POWER POLE
	CULVERT PIPE		REBAR AS NOTED (FOUND)
	CONCRETE SURFACE		REBAR & CAP (SET)
	RETAINING WALL		ROCKERY
	DECK		SEWER LINE
	DITCH (FLOODLINE)		SEWER MANHOLE
	FENCE LINE (WOOD)		SIGN (AS NOTED)
	FIRE HYDRANT		STORM DRAIN LINE
	FLAGSTONE SURFACE		TREE (AS NOTED)
	GAS LINE		WATER LINE
	GAS METER		WATER METER
	GRAVEL SURFACE		WATER VALVE
	INLET (TYPE 1)		HOSE BIB RISER
	IRON PIPE (FOUND)		COLUMN
	MAILBOX (RESIDENTIAL)		AC UNIT
			MONUMENT IN CASE (FOUND)



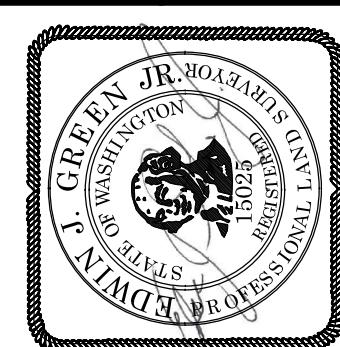
( IN FEET )  
1 INCH = 20 FT.



**STEEP SLOPE/BUFFER DISCLAIMER:**  
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measure success

TOPOGRAPHIC & BOUNDARY SURVEY  
SW 1/4 OF NW 1/4 SEC 31, TWP. 24N., RGE 06E., W4E.  
PARCEL NO. 072610-0030, 072610-0035



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

JOB NUMBER: 190505  
DATE: 10/11/2019  
DRAFTED BY: RSN  
CHECKED BY: EJJ/TMM  
SCALE: 1" = 20'

REVISION HISTORY

SHEET NUMBER  
2 OF 2

**SITE NOTES:**

1. ALL IMMEDIATE AREAS AFFECTED BY NEW DEVELOPMENT SHALL BE GRADED AWAY FROM FOUNDATIONS + ADJACENT PROPERTIES @ 10% AS POSSIBLE, 2% MIN.

**LOT COVERAGE / IMPERVIOUS CALCUS:**

LOT AREA	32,994 FT <sup>2</sup>
MAXIMUM IMPERVIOUS LOT COVERAGE (LOT HAS 9.2% SLOPE)	(35%) 11,548 FT <sup>2</sup>
EXISTING ROOF TO BE REMOVED:	3,306 FT <sup>2</sup>
EXISTING ROOF TO REMAIN:	1,800 FT <sup>2</sup>
EXISTING DRIVE TO REMAIN:	2,946 FT <sup>2</sup>
EXISTING DRIVE TO BE REMOVED:	3,973 FT <sup>2</sup>
TOTAL IMPERVIOUS TO REMAIN:	6,919 FT <sup>2</sup>
PROPOSED COVERED PORCHES:	2,055 FT <sup>2</sup>
UNCOVERED UPPER TERRACES:	787 FT <sup>2</sup>
PROPOSED WALKWAYS:	294 FT <sup>2</sup>
TOTAL IMPERVIOUS PROPOSED:	13,361 FT <sup>2</sup>
TOTAL IMPERVIOUS COVERAGE UPON COMPLETION:	10,055 FT <sup>2</sup>

**AVERAGE BUILDING ELEVATION CALCUS:**

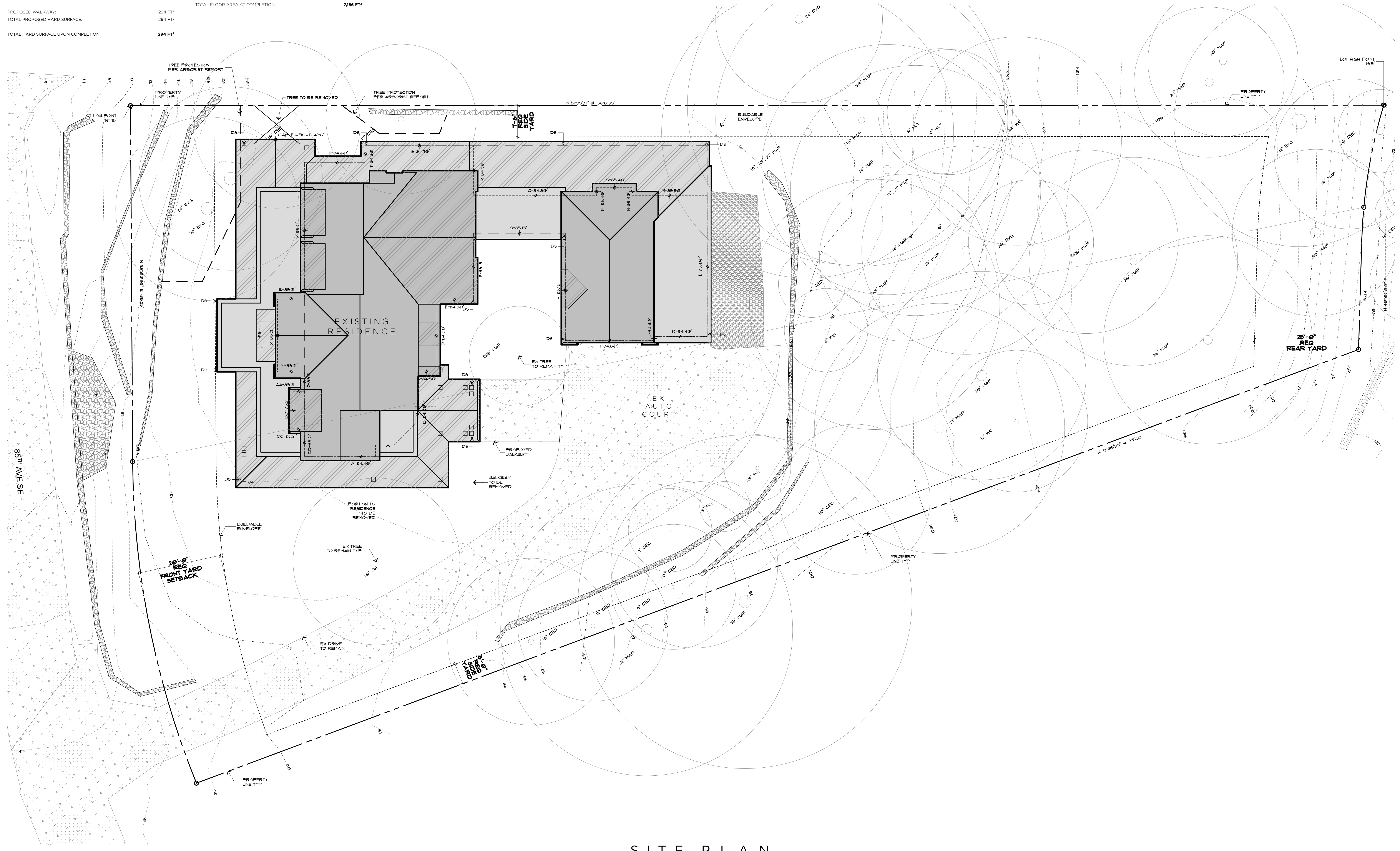
ELEVATION POINT "A"	84.25
SEGMENT LENGTH "A"	27.00
ELEV "A" x SEGMENT "A"	<b>2,274.75</b>
ELEVATION POINT "B"	84.25
SEGMENT LENGTH "B"	20.25
ELEV "B" x SEGMENT "B"	<b>1,706.06</b>
ELEVATION POINT "C"	84.25
SEGMENT LENGTH "C"	4.50
ELEV "C" x SEGMENT "C"	<b>379.13</b>
ELEVATION POINT "D"	84.25
SEGMENT LENGTH "D"	17.25
ELEV "D" x SEGMENT "D"	<b>1,453.31</b>
ELEVATION POINT "E"	84.30
SEGMENT LENGTH "E"	0.00
ELEV "E" x SEGMENT "E"	<b>786.70</b>
ELEVATION POINT "F"	84.30
SEGMENT LENGTH "F"	16.00
ELEV "F" x SEGMENT "F"	<b>1,348.80</b>
ELEVATION POINT "G"	84.35
SEGMENT LENGTH "G"	22.00
ELEV "G" x SEGMENT "G"	<b>1,855.70</b>
ELEVATION POINT "H"	84.35
SEGMENT LENGTH "H"	23.75
ELEV "H" x SEGMENT "H"	<b>2,172.01</b>
ELEVATION POINT "I"	84.25
SEGMENT LENGTH "I"	17.00
ELEV "I" x SEGMENT "I"	<b>1,432.25</b>
ELEVATION POINT "J"	84.25
SEGMENT LENGTH "J"	1.50
ELEV "J" x SEGMENT "J"	<b>126.38</b>
ELEVATION POINT "K"	84.25
SEGMENT LENGTH "K"	12.75
ELEV "K" x SEGMENT "K"	<b>1,074.19</b>
ELEVATION POINT "L"	84.35
SEGMENT LENGTH "L"	33.75
ELEV "L" x SEGMENT "L"	<b>2,846.81</b>
ELEVATION POINT "M"	84.35
SEGMENT LENGTH "M"	16.00
ELEV "M" x SEGMENT "M"	<b>1,349.60</b>
ELEVATION POINT "N"	84.35
SEGMENT LENGTH "N"	2.00
ELEV "N" x SEGMENT "N"	<b>168.70</b>
ELEVATION POINT "O"	84.35
SEGMENT LENGTH "O"	8.50
ELEV "O" x SEGMENT "O"	<b>716.88</b>
ELEVATION POINT "P"	84.35
SEGMENT LENGTH "P"	2.00
ELEV "P" x SEGMENT "P"	<b>168.70</b>
ELEVATION POINT "Q"	84.35
SEGMENT LENGTH "Q"	23.50
ELEV "Q" x SEGMENT "Q"	<b>2,480.33</b>
ELEVATION POINT "R"	84.35
SEGMENT LENGTH "R"	2.00
ELEV "R" x SEGMENT "R"	<b>172.70</b>
ELEVATION POINT "S"	84.35
SEGMENT LENGTH "S"	4.00
ELEV "S" x SEGMENT "S"	<b>337.40</b>
ELEVATION POINT "T"	84.25
SEGMENT LENGTH "T"	1.50
ELEV "T" x SEGMENT "T"	<b>126.38</b>
ELEVATION POINT "U"	84.25
SEGMENT LENGTH "U"	27.75
ELEV "U" x SEGMENT "U"	<b>2,327.19</b>
ELEVATION POINT "V"	84.25
SEGMENT LENGTH "V"	6.50
ELEV "V" x SEGMENT "V"	<b>547.63</b>
ELEVATION POINT "W"	84.25
SEGMENT LENGTH "W"	17.50
ELEV "W" x SEGMENT "W"	<b>1,474.38</b>
ELEVATION POINT "X"	84.25
SEGMENT LENGTH "X"	6.50
ELEV "X" x SEGMENT "X"	<b>547.63</b>
ELEVATION POINT "Y"	84.25
SEGMENT LENGTH "Y"	4.75
ELEV "Y" x SEGMENT "Y"	<b>400.19</b>
ELEVATION POINT "Z"	84.25
SEGMENT LENGTH "Z"	2.75
ELEV "Z" x SEGMENT "Z"	<b>231.69</b>
ELEVATION POINT "AA"	84.25
SEGMENT LENGTH "AA"	0.00
ELEV "AA" x SEGMENT "AA"	<b>786.25</b>
ELEVATION POINT "BB"	84.25
SEGMENT LENGTH "BB"	2.75
ELEV "BB" x SEGMENT "BB"	<b>231.69</b>
ELEVATION POINT "CC"	84.25
SEGMENT LENGTH "CC"	6.50
ELEV "CC" x SEGMENT "CC"	<b>547.63</b>
ELEVATION POINT "DD"	84.25
SEGMENT LENGTH "DD"	6.50
ELEV "DD" x SEGMENT "DD"	<b>547.63</b>
TOTAL OF ELEVATION POINTS x SEGMENT LENGTHS	<b>35,109.73</b>
TOTAL SEGMENT LENGTHS	<b>48.50</b>
AVERAGE GRADE	<b>84.30</b>

**HARDSCAPE SURFACE CALCUS:**

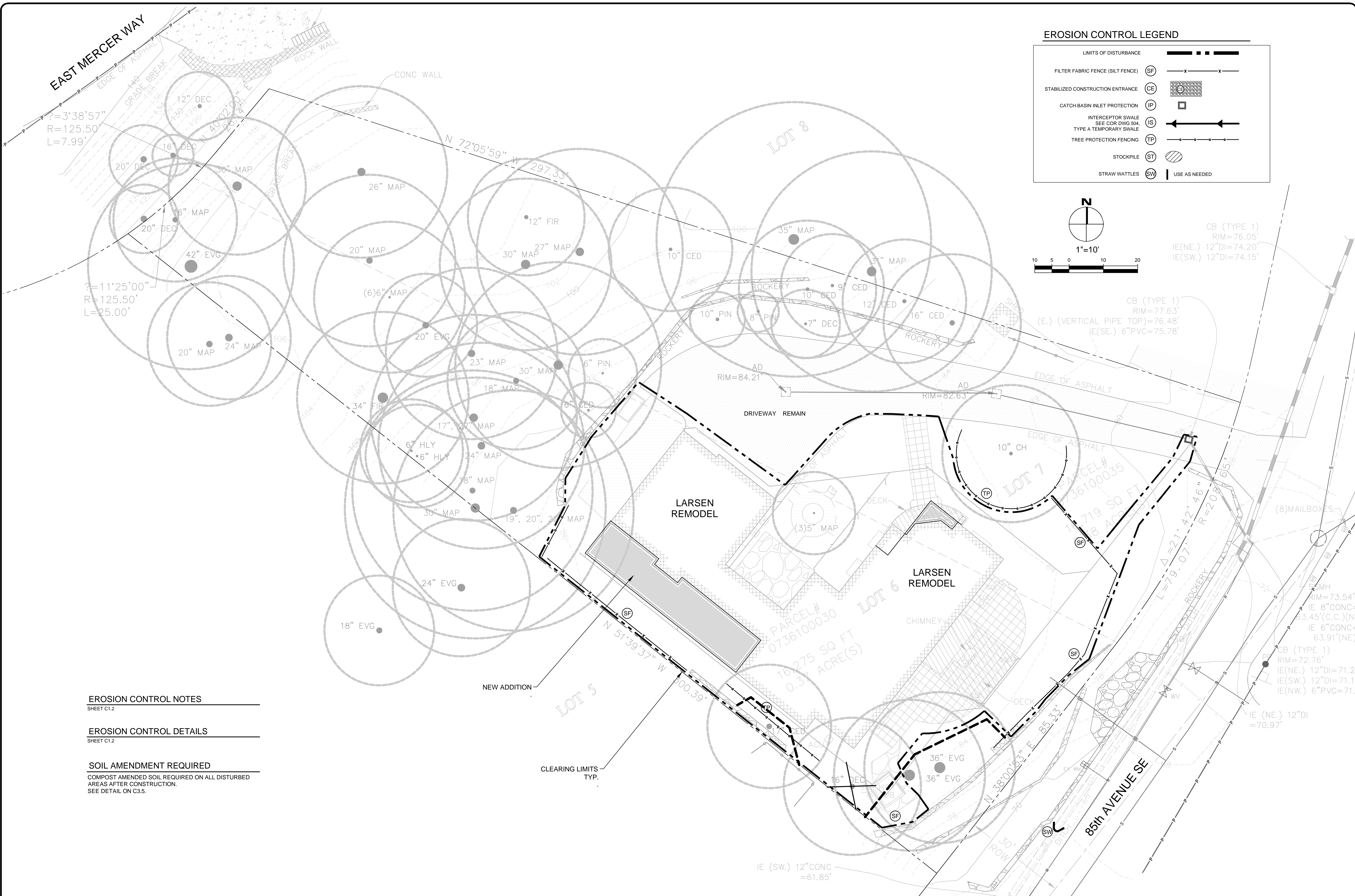
LOT AREA	32,994 FT <sup>2</sup>
MAXIMUM ALLOWABLE HARDSCAPE AREA (0%) 2,889 FT <sup>2</sup>	
EXISTING UNCOVERED PATIO SURFACE:	966 FT <sup>2</sup>
EXISTING WALKWAY SURFACE:	177 FT <sup>2</sup>
TOTAL EXISTING HARD SURFACE:	1,143 FT <sup>2</sup>
UNCOVERED PATIO SURFACE TO BE REMOVED:	966 FT <sup>2</sup>
WALKWAY SURFACE TO BE REMOVED:	177 FT <sup>2</sup>
TOTAL HARD SURFACE REMOVED:	<b>1,143 FT<sup>2</sup></b>
PROPOSED WALKWAY:	294 FT <sup>2</sup>
TOTAL PROPOSED HARD SURFACE:	294 FT <sup>2</sup>
TOTAL HARD SURFACE UPON COMPLETION:	<b>294 FT<sup>2</sup></b>

**GROSS FLOOR AREAS:**

EXISTING FIRST FLOOR AREA:	3,023 FT <sup>2</sup>
EXISTING GARAGE AREA:	1,003 FT <sup>2</sup>
EXISTING SECOND FLOOR AREA:	2,281 FT <sup>2</sup>
EXISTING BONUS AREA:	1,121 FT <sup>2</sup>
TOTAL FLOOR AREA:	7,428 FT <sup>2</sup>
FIRST FLOOR AREA TO BE REMOVED:	151 FT <sup>2</sup>
SECOND FLOOR AREA TO BE REMOVED:	79 FT <sup>2</sup>
BONUS AREA TO BE REMOVED:	12 FT <sup>2</sup>
TOTAL FLOOR AREA REMOVED:	<b>242 FT<sup>2</sup></b>
TOTAL FLOOR AREA AT COMPLETION:	<b>7,186 FT<sup>2</sup></b>

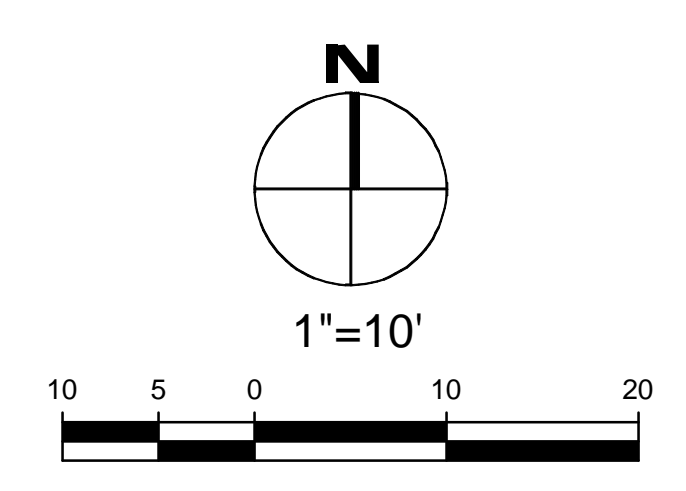


**SITE PLAN**  
SCALE: 1" = 10'



**EROSION CONTROL LEGEND**

LIMITS OF DISTURBANCE	
FILTER FABRIC FENCE (SILT FENCE)	(SF)
STABILIZED CONSTRUCTION ENTRANCE	(CE)
CATCH BASIN INLET PROTECTION	(IP)
INTERCEPTOR SWALE SEE COR DWG 504 TYPE A TEMPORARY SWALE	(IS)
TREE PROTECTION FENCING	(TP)
STOCKPILE	(ST)
STRAW WATTLES	(SW)
	USE AS NEEDED



**EROSION CONTROL NOTES**  
SHEET C1.2

**EROSION CONTROL DETAILS**  
SHEET C1.2

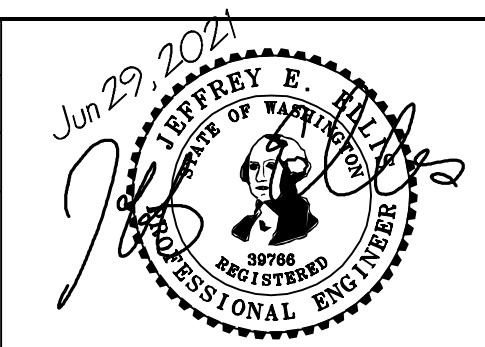
**SOIL AMENDMENT REQUIRED**  
COMPOST AMENDED SOIL REQUIRED ON ALL DISTURBED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.

NO.	DATE	BY	REVISIONS

APPLICANT  
TRAVIS AND DEBORAH LARSEN



DATE: Jun 29, 2021  
JOB# 1992  
DRAFTED: CH DESIGN: DE  
DIGITAL SIGNATURE

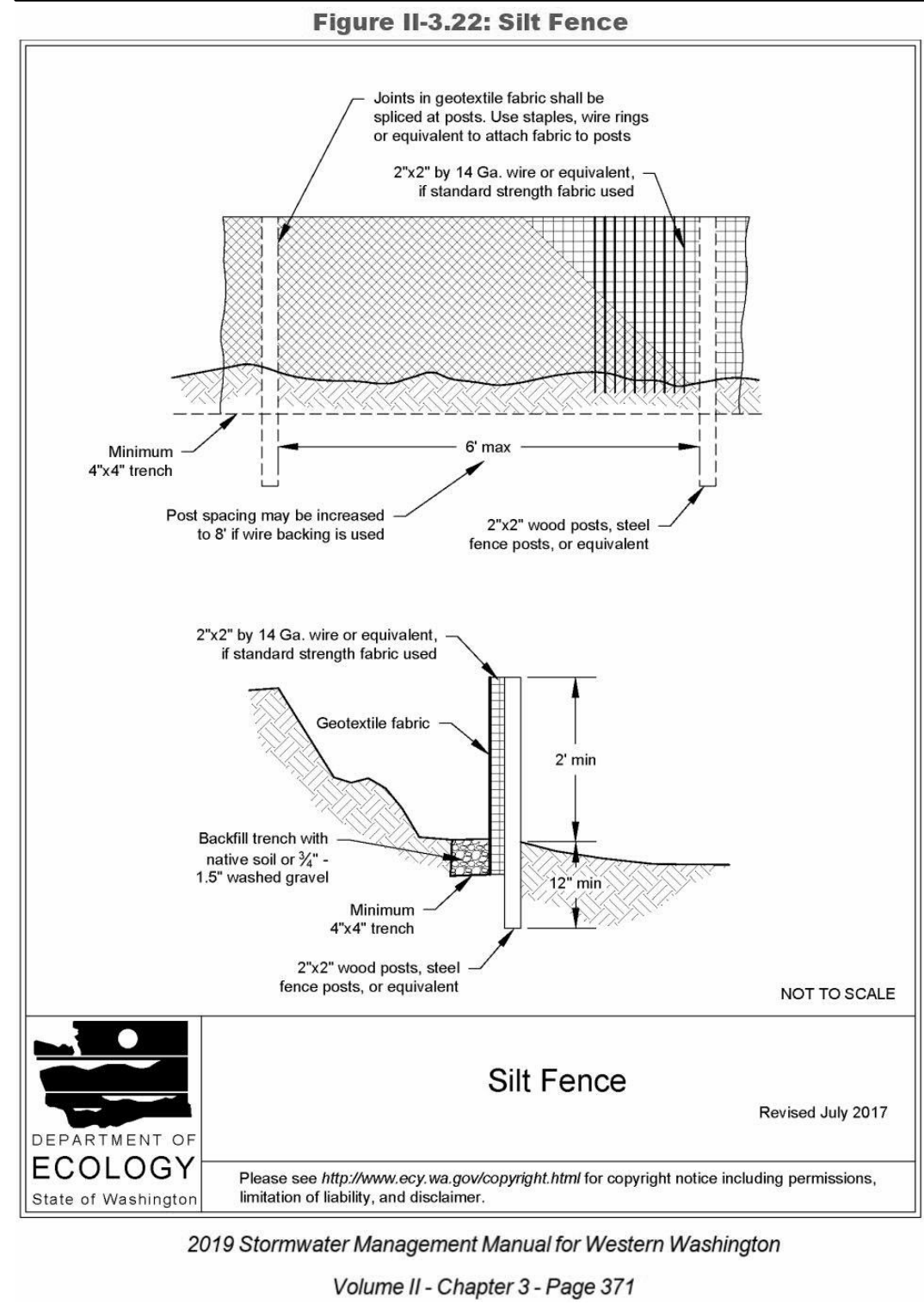


**CIVIL ENGINEERING SOLUTIONS**  
2244 NW MARKET STREET, SUITE B SEATTLE, WA 98107  
PHONE: 206.930.0342 DUFFY@GESOLUTIONS.US

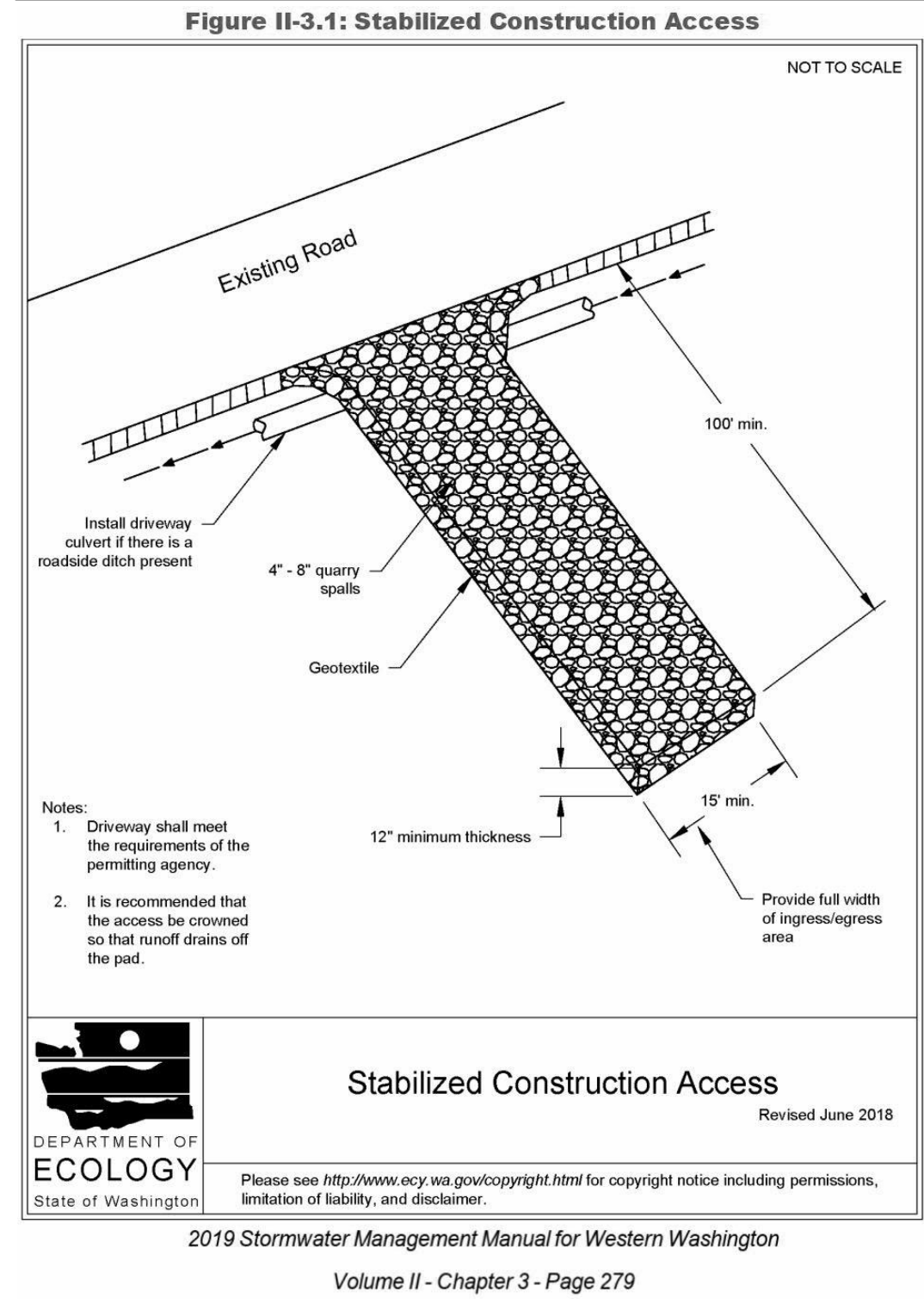
**EROSION CONTROL PLAN  
TREE RETENTION PLAN**  
LARSEN RESIDENCE REMODEL  
8557 85th AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:  
**C1.0**  
APN 073610-0030  
APN 073610-0035

**SILT FENCE DETAIL** **DOE**



**CONSTRUCTION ENTRANCE** **DOE**



**RECOMMENDED CONSTRUCTION SEQUENCE**

- A DETAILED CONSTRUCTION SEQUENCE IS NEEDED TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE APPLIED AT THE APPROPRIATE TIMES. A RECOMMENDED CONSTRUCTION SEQUENCE IS PROVIDED BELOW:
- HOLD AN ONSITE PRE-CONSTRUCTION MEETING.
  - POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).
  - FLAG OR FENCE CLEARING LIMITS.
  - INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
  - GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
  - INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
  - CONSTRUCT SEDIMENT PONDS AND TRAPS.
  - GRADE AND STABILIZE CONSTRUCTION ROADS.
  - CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
  - MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
  - RELOCATE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH CITY OF MERCER ISLAND TESC REQUIREMENTS.
  - COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) OR TWO DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
  - STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
  - SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
  - UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPs IF APPROPRIATE.

**DENUDED AREAS REQUIREMENTS**

- APRIL 1 TO SEPT 30  
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF CONSTRUCTION. PLEASE READ ALL CITY TESC NOTES ON SHEET C1.2.
- OCT 1 TO MARCH 31  
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. IF AN EROSION PROBLEM ALREADY EXISTS ON THE SITE, OTHER COVER PROTECTION AND EROSION CONTROL WILL BE REQUIRED.
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
  - ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE 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 DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.
  - AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
  - ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
  - COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
  - PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

**EROSION CONTROL NOTES**

- D.2.2 STANDARD ESC PLAN NOTES  
THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS. AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED; HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED. FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE RENUMBERED 1, 2, 4, 5, 6, ETC.
- APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
  - THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
  - THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (S.W.D.M. APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
  - STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
  - THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
  - THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY CITY OF MERCER ISLAND.
  - THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
  - ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
  - ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE 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 DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.
  - AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
  - ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
  - COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
  - PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

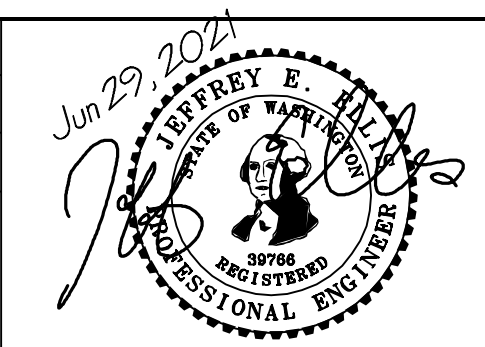
**CITY NOTES**

- 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 BASINS INLETS DOWNSLOPE AND WITHIN 50 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 1.800.424.5555
- 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 POND, FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIOENGINEERED SWALES.
- CONSTRUCTION ACCESS TO THE SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM DRAINS.
- 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.
- SILENT FENCE: CLEAN AND PROVIDE REGULAR MAINTENANCE OF THE SILT FENCE. THE FENCE IS TO REMAIN VERTICAL AND IS TO FUNCTION PROPERLY THROUGHOUT THE TERM OF THE PROJECT.
- 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.
- 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.
- THE LIMITS AND EXTENDS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZE THE PROJECT.

NO.	DATE	BY	REVISIONS

APPLICANT  
TRAVIS AND DEBORAH LARSEN

DATE: Jun 29, 2021  
JOB# 1992  
DRAFTED: SS DESIGN: DE  
DIGITAL SIGNATURE

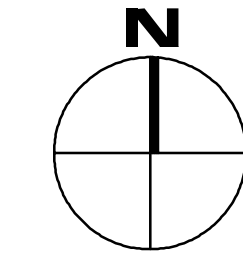


**CIVIL ENGINEERING SOLUTIONS**  
2244 NW MARKET STREET, SUITE B SEATTLE, WA 98107  
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

**TESC & CITY NOTES**  
**TESC DETAILS**  
LARSEN RESIDENCE REMODEL  
8557 85th AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:  
**C1.2**  
APN 073610-0030  
APN 073610-0035

EAST  
MERCER  
WAY



1"=10'

**SANITARY SEWER IMPROVEMENTS**

- 1. LOCATE AND VIDEO CONDITION OF EXISTING SANITARY SIDE SEWER. REPLACE LINE IF FOUND DEFECTIVE AS DETERMINED BY CITY INSPECTOR.

**WATER IMPROVEMENTS**

- 10. NEW SF RESIDENTIAL WATER SERVICE & METER PIT. CONFIRM REQUIRED SIZE WITH BUILDING PERMIT REVIEW. INSTALL PER MERCER ISLAND DETAIL W-13, W-14, OR W-14A DEPENDING ON SIZE REQUIREMENT.
- 11. IN 1.5" 250 PSI PRIVATE HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER.

**STORM DRAIN**

- 20. 4" STORM DRAIN (3034 PVC) @ MIN 2% GRADE
- 21. 4" FOUNDATION DRAIN (3034 PVC) @ MIN 1% GRADE
- 22. 6" STORM DRAIN (3034 PVC) @ MIN 2% GRADE

**STORM BMP'S**

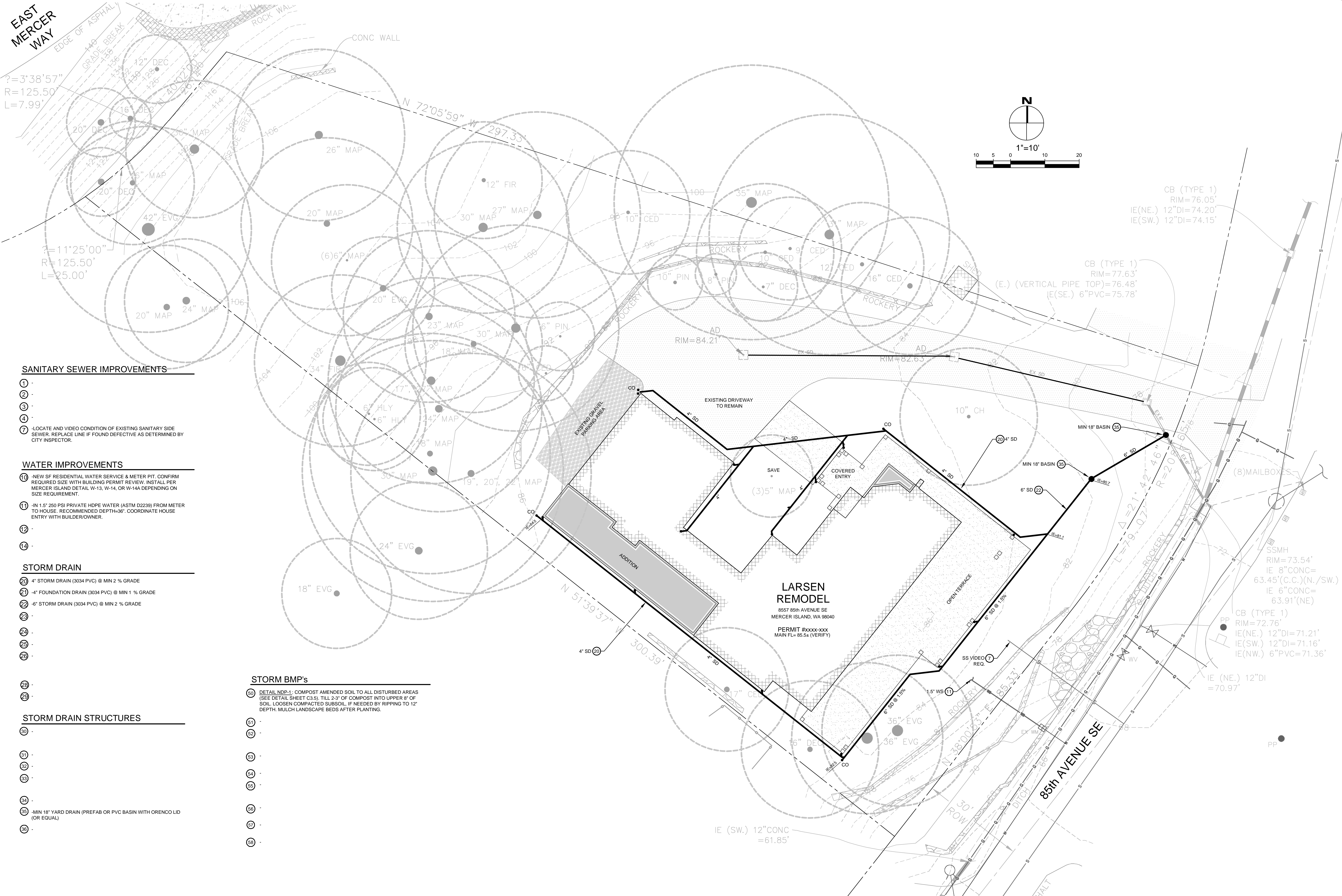
- 50. DETAIL NDP-1; COMPOST AMENDED SOIL TO ALL DISTURBED AREAS (SEE DETAIL SHEET C3.5). TILL 2-3" OF COMPOST INTO UPPER 8" OF SOIL. LOOSEN COMPACTED SUBSOIL, IF NEEDED BY RIPPING TO 12" DEPTH. MULCH LANDSCAPE BEDS AFTER PLANTING.

**STORM DRAIN STRUCTURES**

- 30. MIN 18" YARD DRAIN (PREFAB OR PVC BASIN WITH ORENCO LID (OR EQUAL)

- 51.
- 52.
- 53.
- 54.
- 55.
- 56.
- 57.
- 58.

**LARSEN REMODEL**  
 8557 85th AVENUE SE  
 MERCER ISLAND, WA 98040  
 PERMIT #xxxx-xxxx  
 MAIN FL = 85.5x (VERIFY)



NO.	DATE	BY	REVISIONS

APPLICANT  
 TRAVIS AND DEBORAH LARSEN

DATE: Jun 30, 2021  
 JOB#: 1992  
 DRAFTED/DE DESIGN: DE  
 DIGITAL SIGNATURE



**CIVIL ENGINEERING SOLUTIONS**  
 2244 NW MARKET STREET, SUITE B SEATTLE, WA 98107  
 PHONE: 206.930.0342 DUFFEY@CESOLUTIONS.WA

**DRAINAGE / CIVIL PLAN**  
 LARSEN RESIDENCE REMODEL  
 8557 85th AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:  
**C2.0**  
 APN 073610-0030  
 APN 073610-0035

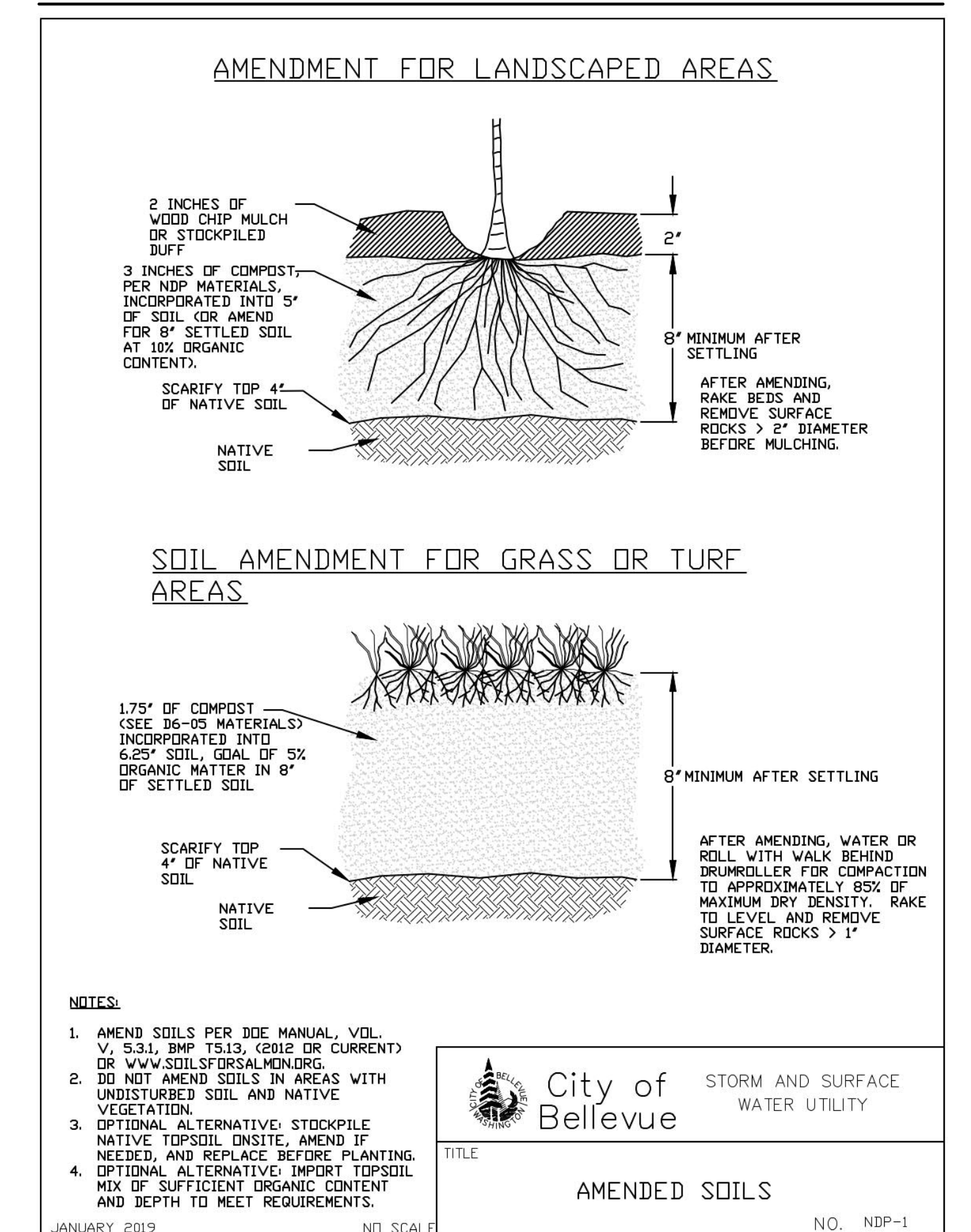
**SOIL AMENDMENT REQUIRED**

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

**SOIL INSPECTION REQUIRED BY ENGINEER**

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

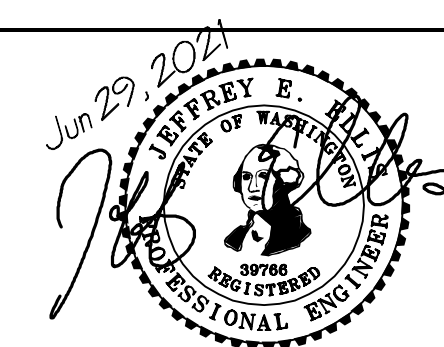
**COMPOST AMENDED SOIL SPEC**



NO.	DATE	BY	REVISIONS

APPLICANT  
TRAVIS AND DEBORAH LARSEN

DATE: Jun 29, 2021  
JOB# 1992  
DRAFTED: SS DESIGN: SS  
DIGITAL SIGNATURE



**CIVIL ENGINEERING SOLUTIONS**  
2244 NW MARKET STREET, SUITE B SEATTLE, WA 98107  
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

**BMP DETAILS**  
LARSEN RESIDENCE REMODEL  
8557 85th AVENUE SE, MERCER ISLAND, WA 98040

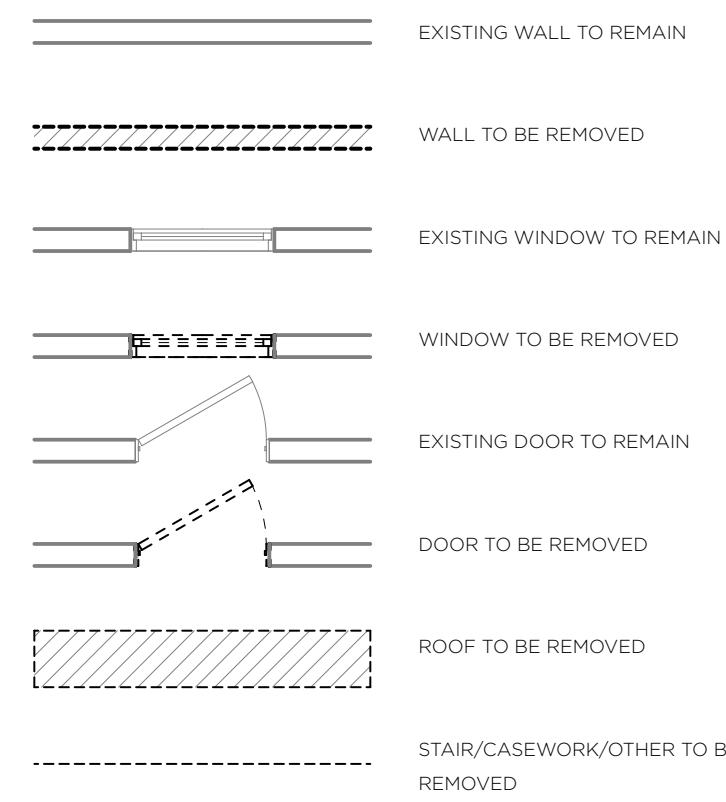
DRAWING NO:  
**C3.5**  
APN 073610-0030  
APN 073610-0035



DEMO NOTES:

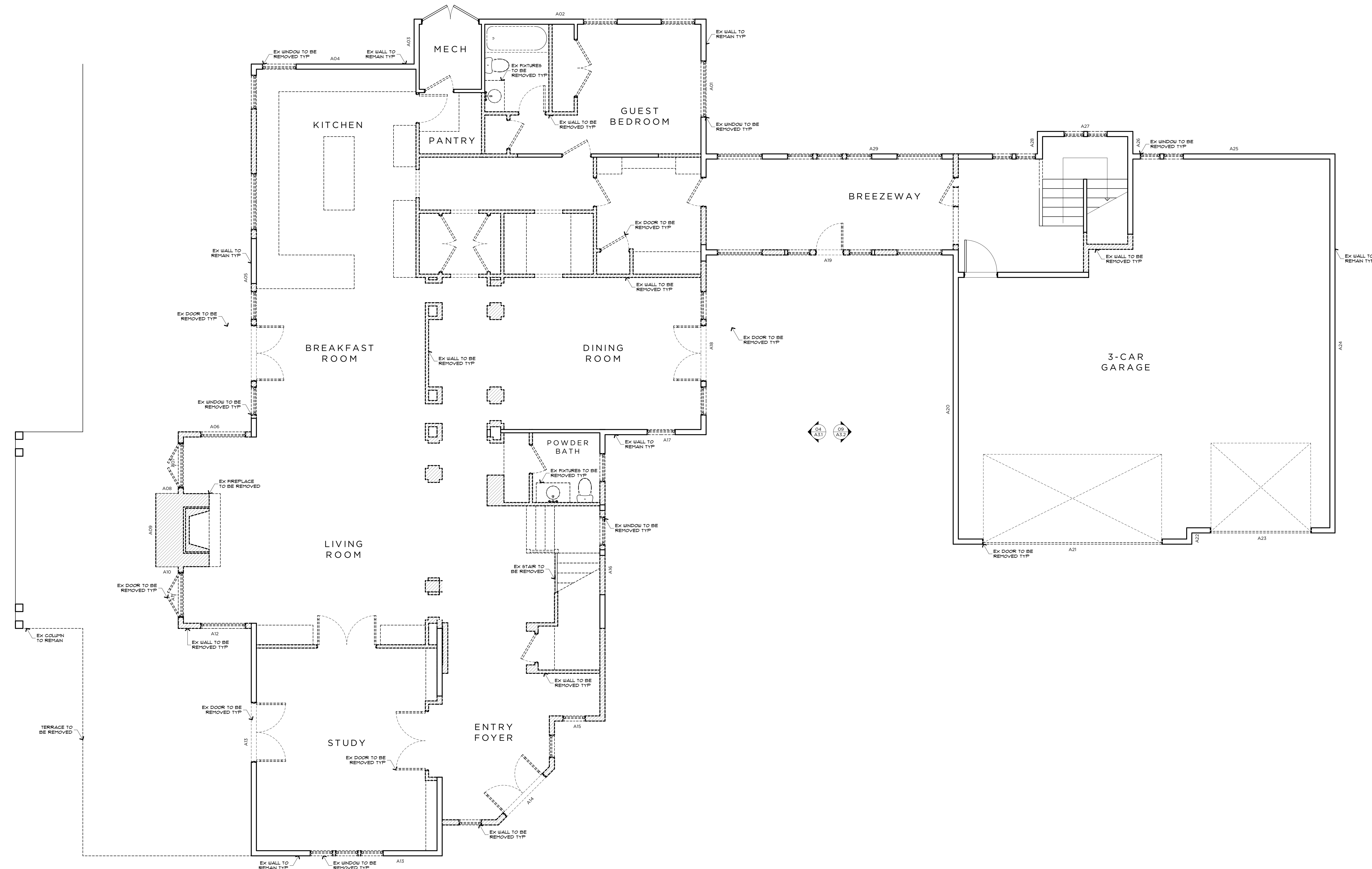
1. CONTRACTOR TO VERIFY STRUCTURAL BEARING OF ALL ARCHITECTURAL ELEMENTS, INCLUDING WALLS + COLUMNS + PROVIDE TEMPORARY SHORING PER STRUCTURAL ENGINEER AS REQUIRED PRIOR TO DEMOLITION.
2. ALL DEMOLITION SHALL BE PERFORMED IN SUCH A MANNER TO MINIMIZE COLLATERAL DAMAGE TO SURROUNDING AREAS.
3. SALVAGE ALL EXISTING WINDOWS, DOORS, PLUMBING FIXTURES, FLOORING, TRIM, ETC., IF POSSIBLE. CONFIRM REUSE WITH RIPPLE DESIGN STUDIO + CLIENT PRIOR TO DISPOSAL.

DEMO LEGEND:

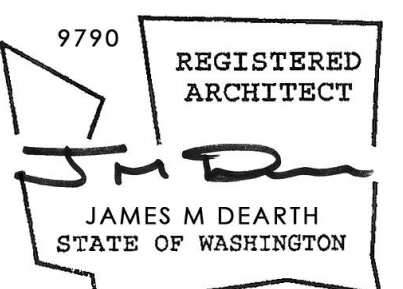


RETAINED WALL CALCS:

MAIN LEVEL	EX WALL	DEMO	REMAIN
A01	0.00	0.00	0.00
A02	26.00	0.00	26.00
A03	4.00	0.00	4.00
A04	14.50	0.00	14.50
A05	20.50	0.00	20.50
A06	6.50	0.00	6.50
A07	5.50	0.00	5.50
A08	2.00	0.00	2.00
A09	6.50	0.00	6.50
A10	2.00	0.00	2.00
A11	1.50	0.00	1.50
A12	6.50	0.00	6.50
A13	0.00	27.00	0.00
A14	0.00	4.75	0.00
A15	4.50	0.00	4.50
A16	25.00	0.00	25.00
A17	9.00	0.00	9.00
A18	5.75	0.00	5.75
A19	22.00	0.00	22.00
A20	0.00	25.75	0.00
A21	21.25	0.00	21.25
A22	1.00	0.00	1.00
A23	0.00	12.75	0.00
A24	33.75	0.00	33.75
A25	0.00	8.00	0.00
A26	2.00	0.00	2.00
A27	8.50	0.00	8.50
A28	0.00	2.00	0.00
A29	29.50	0.00	29.50
<b>TOTAL RETAINED</b>	<b>394.25</b>	<b>115.25</b>	<b>279.00</b>
			<b>71%</b>
<b>UPPER LEVEL</b>			
B01	24.00	0.00	24.00
B02	0.00	0.00	0.00
B03	6.50	0.00	6.50
B04	1.00	0.00	1.00
B05	2.00	0.00	2.00
B06	6.50	0.00	6.50
B07	2.00	0.00	2.00
B08	4.75	0.00	4.75
B09	2.00	0.00	2.00
B10	6.50	0.00	6.50
B11	2.00	0.00	2.00
B12	6.00	0.00	6.00
B13	6.50	0.00	6.50
B14	4.50	0.00	4.50
B15	2.00	0.00	2.00
B16	4.50	0.00	4.50
B17	2.00	0.00	2.00
B18	6.50	0.00	6.50
B19	4.75	0.00	4.75
B20	6.50	0.00	6.50
B21	0.00	4.75	0.00
B22	3.25	0.00	3.25
B23	0.00	0.00	0.00
B24	6.50	0.00	6.50
B25	0.00	5.00	0.00
B26	1.00	0.00	1.00
B27	7.00	0.00	7.00
B28	1.00	0.00	1.00
B29	5.00	0.00	5.00
B30	0.00	0.00	0.00
B31	14.50	0.00	14.50
B32	4.50	0.00	4.50
B33	1.50	0.00	1.50
B34	4.50	0.00	4.50
B35	1.50	0.00	1.50
B36	6.00	0.00	6.00
B37	1.50	0.00	1.50
B38	4.50	0.00	4.50
B39	1.50	0.00	1.50
B40	6.00	0.00	6.00
B41	9.00	0.00	9.00
B42	30.00	0.00	30.00
B43	0.00	0.00	0.00
B44	1.50	0.00	1.50
B45	7.75	0.00	7.75
B46	1.50	0.00	1.50
B47	8.50	0.00	8.50
B48	0.00	23.25	0.00
B49	1.00	0.00	1.00
B50	0.00	12.75	0.00
B51	33.75	0.00	33.75
B52	9.00	0.00	9.00
B53	2.00	0.00	2.00
B54	8.50	0.00	8.50
B55	0.00	24.00	0.00
B56	7.50	0.00	7.50
<b>TOTAL RETAINED</b>	<b>400.00</b>	<b>115.50</b>	<b>284.50</b>
			<b>71%</b>
<b>TOTAL WALL RETAINED</b>			<b>71%</b>



FIRST FLOOR DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



LARSEN RESIDENCE  
REMODEL  
8657 85TH AVENUE  
MERCER ISLAND, WA

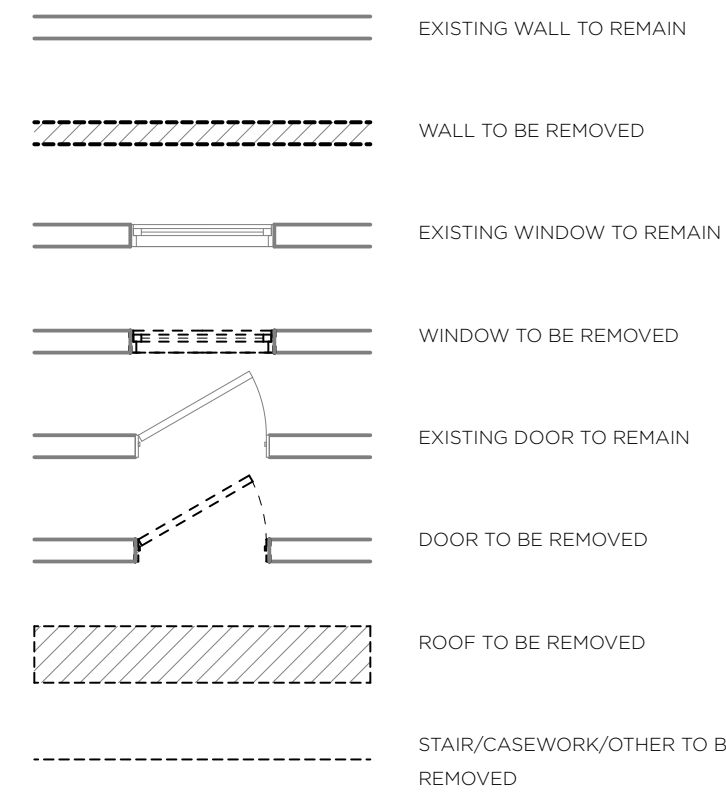
FIRST FLOOR DEMOLITION PLAN  
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RELEASE  
C.D. SET  
09 NOVEMBER 2021

DEMO NOTES:

1. CONTRACTOR TO VERIFY STRUCTURAL BEARING OF ALL ARCHITECTURAL ELEMENTS, INCLUDING WALLS + COLUMNS. + PROVIDE TEMPORARY SHORING PER STRUCTURAL ENGINEER AS REQUIRED PRIOR TO DEMOLITION.
2. ALL DEMOLITION SHALL BE PERFORMED IN SUCH A MANNER TO MINIMIZE COLLATERAL DAMAGE TO SURROUNDING AREAS.
3. SALVAGE ALL EXISTING WINDOWS, DOORS, PLUMBING FIXTURES, FLOORING, TRIM, ETC., IF POSSIBLE. CONFIRM REUSE WITH RIPPLE DESIGN STUDIO + CLIENT PRIOR TO DISPOSAL.

DEMO LEGEND:

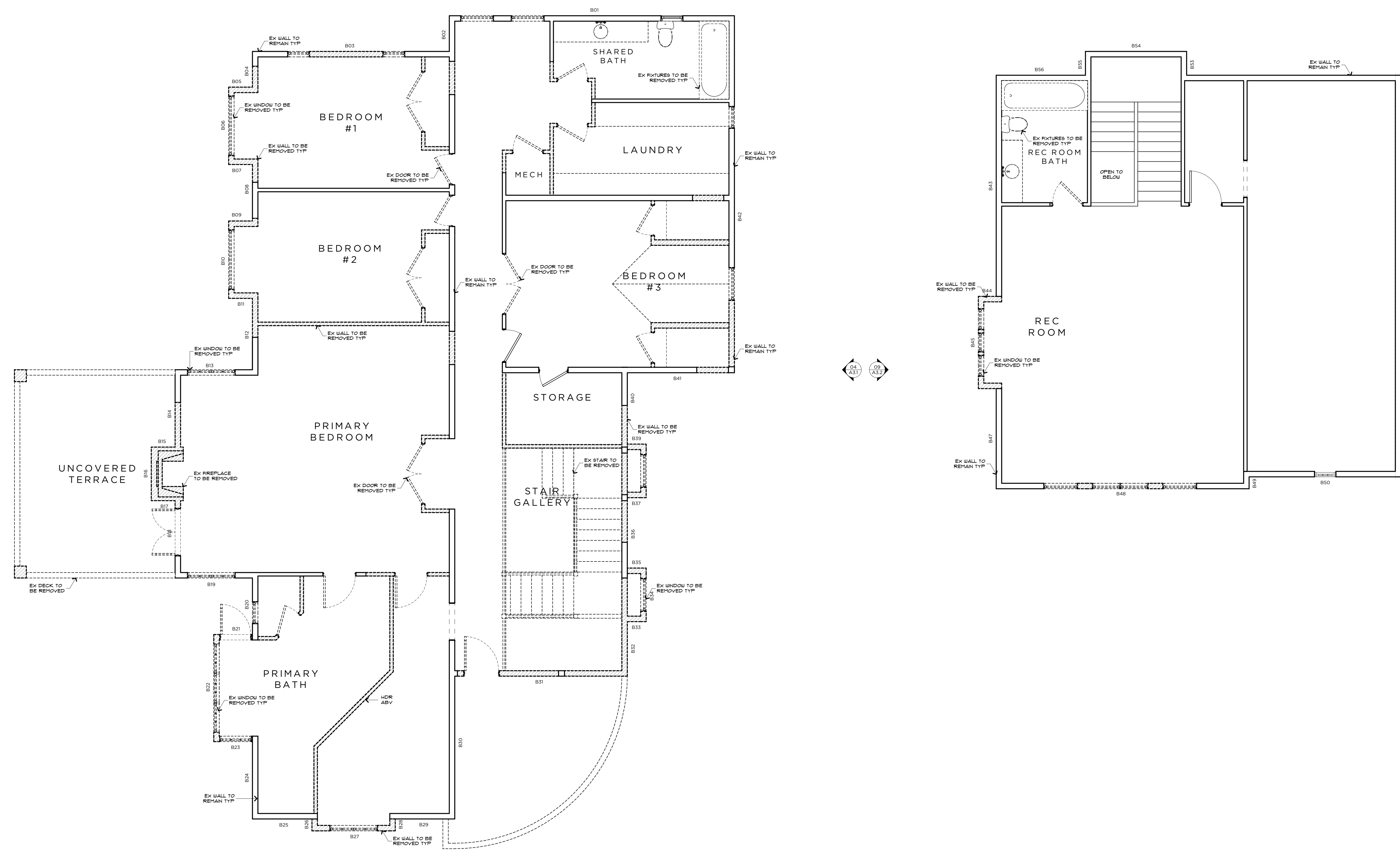


RETAINED WALL CALCS:

MAIN LEVEL	EX WALL	DEMO	REMAIN
A01	0.00	0.00	0.00
A02	26.00	0.00	26.00
A03	4.00	0.00	4.00
A04	14.50	0.00	14.50
A05	30.50	0.00	30.50
A06	6.50	0.00	6.50
A07	5.50	0.00	5.50
A08	2.00	0.00	2.00
A09	6.50	0.00	6.50
A10	2.00	0.00	2.00
A11	1.50	0.00	1.50
A12	6.00	0.00	6.00
A13	27.00	0.00	27.00
A14	0.00	4.75	7.25
A15	4.50	0.00	4.50
A16	25.50	0.00	25.50
A17	9.00	0.00	9.00
A18	4.75	0.00	4.75
A19	22.00	0.00	22.00
A20	0.00	0.00	0.00
A21	21.25	0.00	21.25
A22	1.00	0.00	1.00
A23	0.75	0.00	0.75
A24	33.75	0.00	33.75
A25	0.00	0.00	0.00
A26	2.00	0.00	2.00
A27	8.50	0.00	8.50
A28	2.00	0.00	2.00
A29	29.50	0.00	29.50
<b>TOTAL</b>	<b>394.25</b>	<b>115.25</b>	<b>279.00</b>
<b>RETAINED</b>			<b>71%</b>

UPPER LEVEL	EX WALL	DEMO	REMAIN
B01	24.00	0.00	24.00
B02	1.00	0.00	1.00
B03	6.50	0.00	6.50
B04	1.00	1.75	2.75
B05	2.00	0.00	2.00
B06	6.50	0.00	6.50
B07	2.00	0.00	2.00
B08	4.75	0.00	4.75
B09	2.00	0.00	2.00
B10	6.50	0.00	6.50
B11	2.00	0.00	2.00
B12	6.00	0.00	6.00
B13	4.75	0.00	4.75
B14	6.50	0.00	6.50
B15	2.00	0.00	2.00
B16	4.50	0.00	4.50
B17	2.00	0.00	2.00
B18	6.50	0.00	6.50
B19	4.75	0.00	4.75
B20	6.50	0.00	6.50
B21	6.50	0.00	6.50
B22	3.25	0.00	3.25
B23	6.50	0.00	6.50
B24	6.50	0.00	6.50
B25	6.50	0.00	6.50
B26	1.00	0.00	1.00
B27	7.00	0.00	7.00
B28	1.00	0.00	1.00
B29	5.00	0.00	5.00
B30	0.00	0.00	0.00
B31	14.50	5.25	19.75
B32	1.50	0.00	1.50
B33	4.50	0.00	4.50
B34	1.50	0.00	1.50
B35	6.00	1.50	7.50
B36	1.50	0.00	1.50
B37	4.50	0.00	4.50
B38	1.50	0.00	1.50
B39	9.00	0.00	9.00
B40	30.00	5.50	35.50
B41	6.50	0.00	6.50
B42	1.50	0.00	1.50
B43	7.75	0.00	7.75
B44	1.50	0.00	1.50
B45	8.50	0.00	8.50
B46	2.25	0.00	2.25
B47	1.00	0.00	1.00
B48	0.00	0.00	0.00
B49	33.75	0.00	33.75
B50	9.00	0.00	9.00
B51	2.00	0.00	2.00
B52	8.50	0.00	8.50
B53	2.00	0.00	2.00
B54	7.50	0.00	7.50
<b>TOTAL</b>	<b>400.00</b>	<b>115.50</b>	<b>284.50</b>
<b>RETAINED</b>			<b>71%</b>



SECOND FLOOR DEMOLITION PLAN

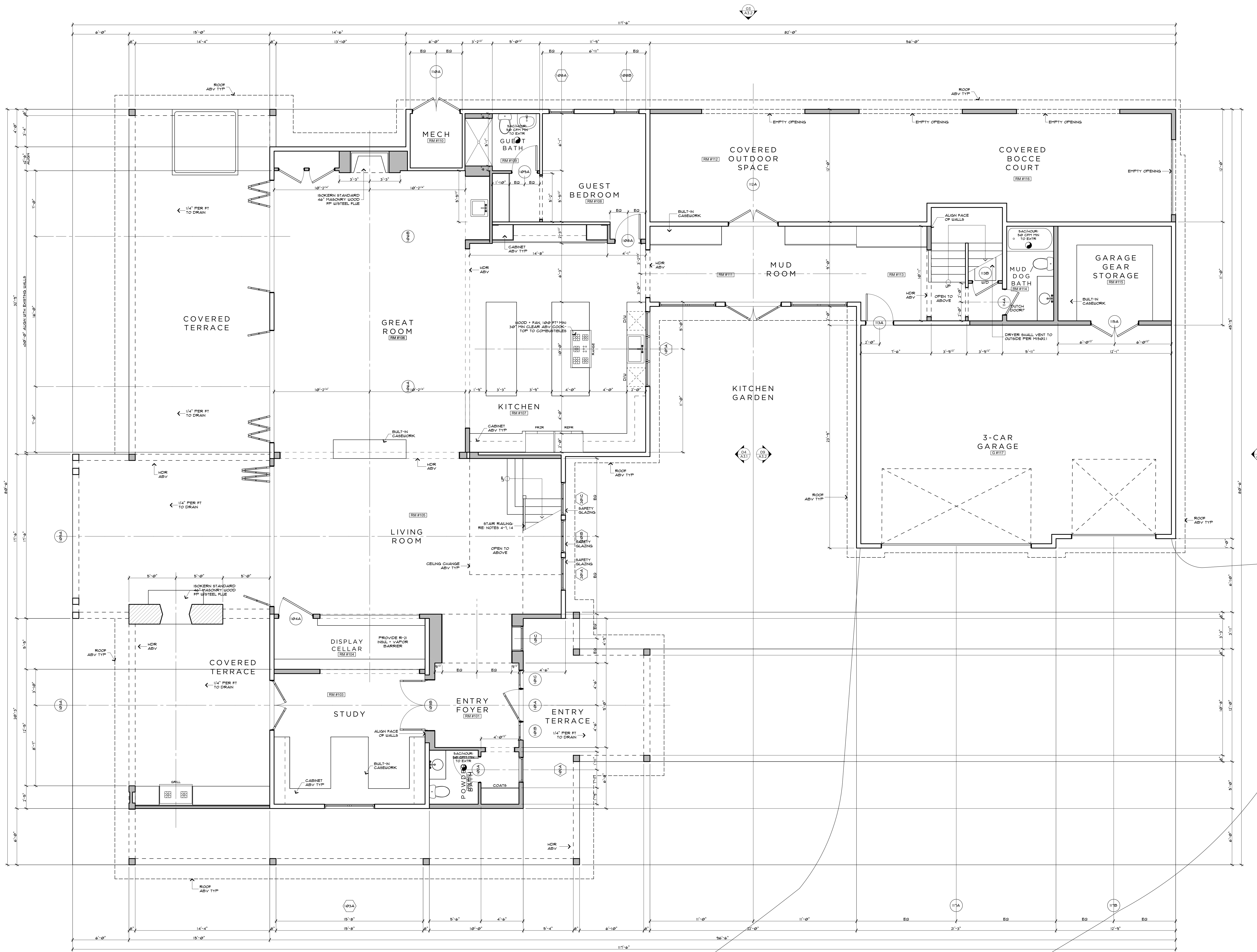
SCALE: 1/4" = 1'-0"

**PLAN NOTES:**

- THIS PROJECT SHALL BE DESIGNED, ENGINEERED, + CONSTRUCTED IN FULL COMPLIANCE W/ ALL CODES + REGULATIONS.
- ALL EXTERIOR WALLS SHALL BE 2x6 LIND.
- ALL INTERIOR WALLS SHALL BE 2x4 LIND.
- ALL HANDRAILS SHALL BE LOCATED @ 36" ABOVE STAIR NOSING WITH A GRASP DIMENSION BETWEEN 1" - 2".
- ALL HANDRAILS SHALL BE CONTINUOUS OR TERMINATE AT NEWEL POST.
- ALL GUARDRAILS SHALL BE 36" ABOVE FINISHED FLOOR AND DESIGNED SUCH THAT THE MAXIMUM OPENING WILL NOT ALLOW PASSAGE OF A 4" SPHERE.
- ALL GUARDRAILS SHALL BE DESIGNED TO RESIST A 200LB CONCENTRATED LOAD AT THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL, INFILL COMPONENTS.
- 5/8" GWB AT ALL GARAGE WALLS AND CEILING AS WELL AS ANY POSTS + BEAMS.
- ACCESSIBLE AREA UNDER STAIR SHALL BE 1/2" GWB MINIMUM.
- PROVIDE A PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT PER SEC R403.11.
- A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- ALL SHOWERHEADS + KITCHEN SINK FAUCETS INSTALLED IN THE UNIT SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.
- ALL EXHAUST AIR SHALL VENT DIRECTLY TO THE EXTERIOR OF THE BUILDING PER MS011 AND MS06.2.
- ALL NEW STAIRS SHALL MEET THE FOLLOWING REQUIREMENTS:
  - MINIMUM 36" WIDTH.
  - MAXIMUM 7 3/4" RISER, MINIMUM 10" TREAD.
  - MINIMUM 6'-0" HEAD ROOM.
  - MINIMUM LANDING LENGTH 36"
- CONTRACTOR TO COMPLETE AND POST INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION FORM WITHIN 3' OF ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.
- WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH A MINIMUM R-10 INSULATION.
- SHOULD AN AIR LEAKAGE TEST BE CONDUCTED, A WRITTEN REPORT OF THE AIR LEAKAGE TEST RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO CALL FOR FINAL INSPECTION. AIR LEAKAGE SHALL NOT EXCEED 5 AIR CHANGES/HOUR.
- WHOLE HOUSE VENTILATION INTEGRATED WITH FORCED-AIR SYSTEM PER SRC MS02.5.5 AND SHALL RUN INTERMITTENTLY.

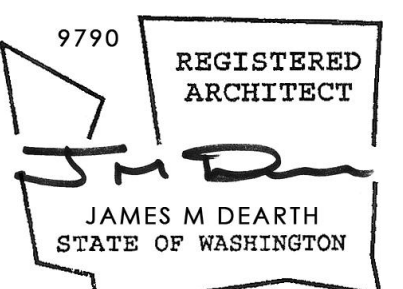
**WSEC 2018 NOTES:**

- THIS PROJECT IS ELIGIBLE AND COMPLIANT W/ WSEC 2018 PRESCRIPTIVE METHOD.
- INSULATION VALUES SHALL BE AS FOLLOWS:
  - ALL VERTICAL GLAZING SHALL BE 0.30 U-FACTOR MAX.
  - ALL OVERHEAD GLAZING SHALL BE 0.50 U-FACTOR MAX.
  - ALL EXTERIOR DOORS (INCLUDING DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE) SHALL BE 0.20 U-FACTOR MIN.
  - ALL CEILINGS OVER CONDITIONED SPACE SHALL RECEIVE R-49 BLOW-IN INSULATION MIN.
  - ALL VAULTED CEILINGS SHALL RECEIVE R-38 BATT INSULATION MIN.
  - ALL ABOVE-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN.
  - ALL BELOW-GRADE EXTERIOR WALLS SHALL RECEIVE R-31 BATT INSULATION MIN. @ INTERIOR FRAMED WALL PLUS A THERMAL BREAK BETWEEN FLOOR SLAB + BASEMENT WALL.
  - ALL FLOORS OVER UNCONDITIONED SPACE SHALL RECEIVE R-38 BATT INSULATION MIN.
  - ALL SLAB-ON-GRADE WITHIN CONDITIONED SPACE SHALL RECEIVE R-10 RIGID INSULATION AROUND PERIMETER AND BELOW ENTIRE SLAB.
  - ALL HEADERS @ EXTERIOR WALLS SHALL RECEIVE R-10 RIGID INSULATION @ INTERIOR SIDE OF WALL.
- RE: STRUCTURAL DRAWINGS FOR ALL FRAMING COMPLIANCE REQUIREMENTS.
- PROVIDE 100 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ KITCHEN.
- PROVIDE 50 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ ALL BATHS + LAUNDRY.
- CRAWLSPACE SHALL BE MECHANICALLY VENTED.
- THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.41 THROUGH R402.44. WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE TESTING RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE CODE OFFICIAL.
- AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.



**FIRST FLOOR PLAN**

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



PLAN NOTES:

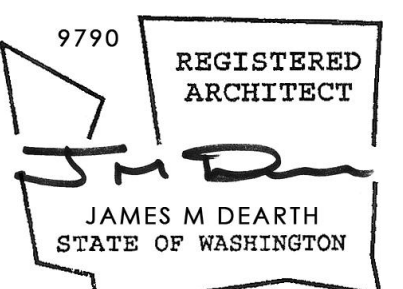
- THIS PROJECT SHALL BE DESIGNED, ENGINEERED, & CONSTRUCTED IN FULL COMPLIANCE W/ ALL CODES & REGULATIONS.
- ALL EXTERIOR WALLS SHALL BE 2x6 LIND.
- ALL INTERIOR WALLS SHALL BE 2x4 LIND.
- ALL HANDRAILS SHALL BE LOCATED @ 36" ABOVE STAIR NOSING WITH A GRASP DIMENSION BETWEEN 1" - 2".
- ALL HANDRAILS SHALL BE CONTINUOUS OR TERMINATE AT NEWEL POST.
- ALL GUARDRAILS SHALL BE 36" ABOVE FINISHED FLOOR AND DESIGNED SUCH THAT THE MAXIMUM OPENING WILL NOT ALLOW PASSAGE OF A 4" SPHERE.
- ALL GUARDRAILS SHALL BE DESIGNED TO RESIST A 200LB CONCENTRATED LOAD AT THE TOP RAIL, AND 50 PSF ON ALL GUARDRAIL INFILL COMPONENTS.
- ACCESSIBLE AREA UNDER STAIR SHALL BE 1/2" OWB MINIMUM.
- PROVIDE A PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT PER SEC R402.11.
- A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- ALL SHOWERHEADS & KITCHEN SINK FAUCETS INSTALLED IN THE UNIT SHALL BE RATED AT 1.5 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.
- ALL EXHAUST AIR SHALL VENT DIRECTLY TO THE EXTERIOR OF THE BUILDING PER M501.1 AND M506.2.
- ALL NEW STAIRS SHALL MEET THE FOLLOWING REQUIREMENTS:
  - MINIMUM 36" WIDTH.
  - MAXIMUM 7 3/4" RISER MINIMUM 10" TREAD.
  - MINIMUM 6'-8" HEAD ROOM.
  - MINIMUM LANDING LENGTH 36"
- CONTRACTOR TO COMPLETE AND POST INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION FORM WITHIN 3' OF ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.
- WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH A MINIMUM R-10 INSULATION.
- SHOULD AN AIR LEAKAGE TEST BE CONDUCTED A WRITTEN REPORT OF THE AIR LEAKAGE TEST RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO CALL FOR FINAL INSPECTION. AIR LEAKAGE SHALL NOT EXCEED 3 AIR CHANGES/HOUR.
- WHOLE HOUSE VENTILATION INTEGRATED WITH FORCED-AIR SYSTEM PER SEC M507.55 AND SHALL RUN INTERMITTENTLY.

WSEC 2018 NOTES:

- THIS PROJECT IS ELIGIBLE AND COMPLIANT W/ WSEC 2018 PRESCRIPTIVE METHOD.
- INSULATION VALUES SHALL BE AS FOLLOWS:
  - ALL VERTICAL GLAZING SHALL BE 0.30 U-FACTOR MAX.
  - ALL OVERHEAD GLAZING SHALL BE 0.30 U-FACTOR MAX.
  - ALL EXTERIOR DOORS (INCLUDING DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE) SHALL BE 0.20 U-FACTOR MIN.
  - ALL CEILINGS OVER UNCONDITIONED SPACE SHALL RECEIVE R-49 BLOWN-IN INSULATION MIN.
  - ALL VAULTED CEILINGS SHALL RECEIVE R-38 BATT INSULATION MIN.
  - ALL ABOVE-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN.
  - ALL BELOW-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN @ INTERIOR FRAMED WALL PLUS A THERMAL BREAK BETWEEN FLOOR SLAB & BASEMENT WALL.
  - ALL FLOORS OVER UNCONDITIONED SPACE SHALL RECEIVE R-38 BATT INSULATION MIN.
- ALL SLAB-ON-GRADE WITHIN CONDITIONED SPACE SHALL RECEIVE R-10 RIGID INSULATION AROUND PERIMETER AND BELOW ENTIRE SLAB.
- ALL HEADERS @ EXTERIOR WALLS SHALL RECEIVE R-10 RIGID INSULATION @ INTERIOR SIDE OF WALL.
- RE: STRUCTURAL DRAWINGS FOR ALL FRAMING COMPLIANCE REQUIREMENTS.
- PROVIDE 100 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ KITCHEN.
- PROVIDE 50 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ ALL BATHS + LAUNDRY.
- CRAWLSPACE SHALL BE MECHANICALLY VENTED.
- THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.41 THROUGH R402.44. WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE TESTING RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE CODE OFFICIAL.
- AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



LARSEN RESIDENCE  
REMODEL  
8557 85TH AVENUE  
MERCER ISLAND, WA

SECOND FLOOR PLAN  
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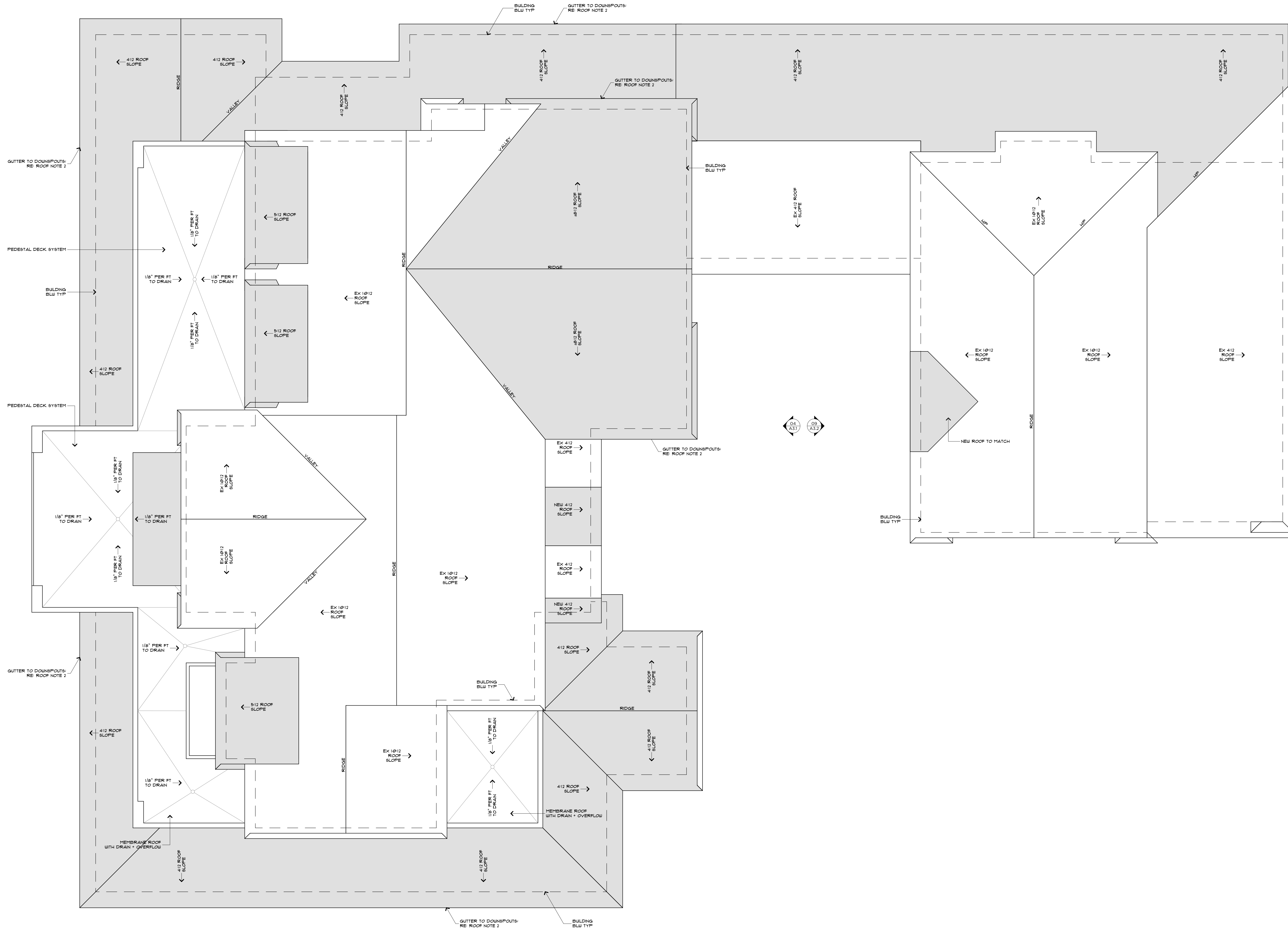
RELEASE  
C.D. SET  
09 NOVEMBER 2021

**ROOF NOTES:**

1. CHIMNEY SHALL EXTEND A MIN OF 2'-0" ABOVE ROOF OR PARAPET WITHIN 10'-0" RADIUS OF CHIMNEY. PROVIDE APPROVED SPARK ARRESTOR @ ALL CHIMNEY CAPS. ALL ARCHITECTURAL FEATURES MUST BE PERMITTED BY FLU + SPARK ARRESTOR MFR APPROVAL.
2. COORDINATE DOWNSPOUT LOCATION W/ RIPPLE DESIGN STUDIO, INC. PRIOR TO INSTALLATION.
3. ALL VENTS SHALL BE LOCATED AWAY FROM VISIBILITY @ PUBLIC RIGHT-OF-WAY.
4. TRUSS MANUFACTURERS TO PROVIDE TRUSS SHOP DRAWINGS TO RIPPLE DESIGN STUDIO FOR DESIGN APPROVAL A MINIMUM OF 10 BUSINESS DAYS PRIOR TO TRUSS MANUFACTURING.

**WSEC 2018 NOTES:**

1. THIS PROJECT IS ELIGIBLE AND COMPLIANT W/ WSEC 2018 PRESCRIPTIVE METHOD.
2. INSULATION VALUES SHALL BE AS FOLLOWS:
  - A. ALL VERTICAL GLAZING SHALL BE 0.30 U-FACTOR MAX.
  - B. ALL OVERHEAD GLAZING SHALL BE 0.50 U-FACTOR MAX.
  - C. ALL EXTERIOR DOORS (INCLUDING DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE) SHALL BE 0.20 U-FACTOR MIN.
  - D. ALL CEILINGS OVER UNCONDITIONED SPACE SHALL RECEIVE R-49 BLOWN-IN INSULATION MIN.
  - E. ALL VAULTED CEILINGS SHALL RECEIVE R-38 BATT INSULATION MIN.
  - F. ALL ABOVE-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN.
  - G. ALL BELOW-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN @ INTERIOR FRAMED WALL PLUS A THERMAL BREAK BETWEEN FLOOR SLAB + BASEMENT WALL.
  - H. ALL FLOORS OVER UNCONDITIONED SPACE SHALL RECEIVE R-38 BATT INSULATION MIN.
  - I. ALL SLAB-ON-GRADE WITHIN UNCONDITIONED SPACE SHALL RECEIVE R-10 RIGID INSULATION AROUND PERIMETER AND BELOW ENTIRE SLAB.
  - J. ALL HEADERS @ EXTERIOR WALLS SHALL RECEIVE R-10 RIGID INSULATION @ INTERIOR SIDE OF WALL.
3. REF: STRUCTURAL DRAWINGS FOR ALL FRAMING COMPLIANCE REQUIREMENTS.
4. PROVIDE 100 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ KITCHEN.
5. PROVIDE 50 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ ALL BATHS + LAUNDRY.
6. CRAWLSPACE SHALL BE MECHANICALLY VENTED.
7. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R602.4.1 THROUGH R602.4.4. WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE TESTING RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE CODE OFFICIAL.
8. AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.



**ROOF PLAN**

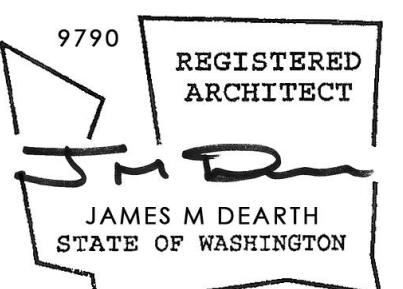
SCALE: 1/4" = 1'-0"



**RIPPLE**  
DESIGN STUDIO

206.913.2333

4303 STONE WAY N  
SEATTLE, WA 98103



**LARSEN RESIDENCE**  
**REMODEL**  
8557 85TH AVENUE  
MERCER ISLAND, WA

**ROOF PLAN**

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RELEASE  
C.D. SET  
09 NOVEMBER 2021

SECTION +  
ELEVATION NOTES:

- CHIMNEY SHALL EXTEND A MIN OF 2'-0" ABOVE ROOF OR PARAPET WITHIN 30'-0" RADII OF CHIMNEY. PROVIDE APPROVED SPARK ARRESTOR @ ALL CHIMNEY CAPS. ALL ARCHITECTURAL FEATURES MUST BE PERMITTED BY FLU + SPARK ARRESTOR MFR APPROVAL.
- OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.

AVERAGE  
BUILDING  
ELEVATION CALCS:

ELEVATION POINT "A"	84.25
SEGMENT LENGTH "A"	27.00
ELEV "A" x SEGMENT "A"	2,274.75
ELEVATION POINT "B"	84.25
SEGMENT LENGTH "B"	30.25
ELEV "B" x SEGMENT "B"	1,706.06
ELEVATION POINT "C"	84.25
SEGMENT LENGTH "C"	4.50
ELEV "C" x SEGMENT "C"	379.13
ELEVATION POINT "D"	84.25
SEGMENT LENGTH "D"	7.25
ELEV "D" x SEGMENT "D"	1,438.31
ELEVATION POINT "E"	84.30
SEGMENT LENGTH "E"	9.00
ELEV "E" x SEGMENT "E"	758.70
ELEVATION POINT "F"	84.30
SEGMENT LENGTH "F"	8.00
ELEV "F" x SEGMENT "F"	1,348.80
ELEVATION POINT "G"	84.35
SEGMENT LENGTH "G"	22.00
ELEV "G" x SEGMENT "G"	1,855.70
ELEVATION POINT "H"	84.35
SEGMENT LENGTH "H"	25.75
ELEV "H" x SEGMENT "H"	2,172.01
ELEVATION POINT "I"	84.25
SEGMENT LENGTH "I"	21.25
ELEV "I" x SEGMENT "I"	1,790.31
ELEVATION POINT "J"	84.25
SEGMENT LENGTH "J"	1.50
ELEV "J" x SEGMENT "J"	126.38
ELEVATION POINT "K"	84.25
SEGMENT LENGTH "K"	12.75
ELEV "K" x SEGMENT "K"	1,074.19
ELEVATION POINT "L"	84.35
SEGMENT LENGTH "L"	33.75
ELEV "L" x SEGMENT "L"	2,846.81
ELEVATION POINT "M"	84.35
SEGMENT LENGTH "M"	18.00
ELEV "M" x SEGMENT "M"	1,518.30
ELEVATION POINT "N"	84.35
SEGMENT LENGTH "N"	2.00
ELEV "N" x SEGMENT "N"	168.70
ELEVATION POINT "O"	84.35
SEGMENT LENGTH "O"	8.50
ELEV "O" x SEGMENT "O"	716.98
ELEVATION POINT "P"	84.35
SEGMENT LENGTH "P"	2.00
ELEV "P" x SEGMENT "P"	168.70
ELEVATION POINT "Q"	84.35
SEGMENT LENGTH "Q"	29.50
ELEV "Q" x SEGMENT "Q"	2,483.33
ELEVATION POINT "R"	84.35
SEGMENT LENGTH "R"	12.00
ELEV "R" x SEGMENT "R"	1,012.20
ELEVATION POINT "S"	84.35
SEGMENT LENGTH "S"	26.00
ELEV "S" x SEGMENT "S"	2,193.10
ELEVATION POINT "T"	84.35
SEGMENT LENGTH "T"	4.00
ELEV "T" x SEGMENT "T"	337.40
ELEVATION POINT "U"	84.25
SEGMENT LENGTH "U"	4.50
ELEV "U" x SEGMENT "U"	379.13
ELEVATION POINT "V"	84.25
SEGMENT LENGTH "V"	32.75
ELEV "V" x SEGMENT "V"	2,769.19
ELEVATION POINT "W"	84.25
SEGMENT LENGTH "W"	6.50
ELEV "W" x SEGMENT "W"	547.63
ELEVATION POINT "X"	84.25
SEGMENT LENGTH "X"	9.50
ELEV "X" x SEGMENT "X"	1,474.38
ELEVATION POINT "Y"	84.25
SEGMENT LENGTH "Y"	6.50
ELEV "Y" x SEGMENT "Y"	547.63
ELEVATION POINT "Z"	84.25
SEGMENT LENGTH "Z"	4.75
ELEV "Z" x SEGMENT "Z"	400.19
ELEVATION POINT "AA"	84.25
SEGMENT LENGTH "AA"	2.75
ELEV "AA" x SEGMENT "AA"	231.69
ELEVATION POINT "BB"	84.25
SEGMENT LENGTH "BB"	9.00
ELEV "BB" x SEGMENT "BB"	758.25
ELEVATION POINT "CC"	84.25
SEGMENT LENGTH "CC"	3.75
ELEV "CC" x SEGMENT "CC"	316.69
ELEVATION POINT "DD"	84.25
SEGMENT LENGTH "DD"	6.50
ELEV "DD" x SEGMENT "DD"	547.63
TOTAL OF ELEVATION POINTS x SEGMENT LENGTHS	35,029.75
TOTAL SEGMENT LENGTHS	418.50
AVERAGE GRADE	84.30



SOUTHEAST ELEVATION

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

0 2



NORTHEAST ELEVATION

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

0 1



SOUTHEAST COURTYARD ELEVATION

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

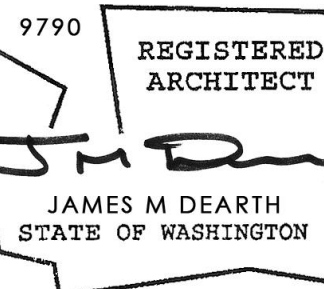
0 4



RIPPLE  
DESIGN STUDIO

206.913.2333

4303 STONE WAY N  
SEATTLE, WA 98103



LARSEN RESIDENCE  
LARSEN REMODEL  
8557 85TH AVENUE  
MERCER ISLAND, WA

BUILDING ELEVATIONS

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RELEASE  
09 JULY 2021  
11 AUG 2021

A 3.1

LARSEN

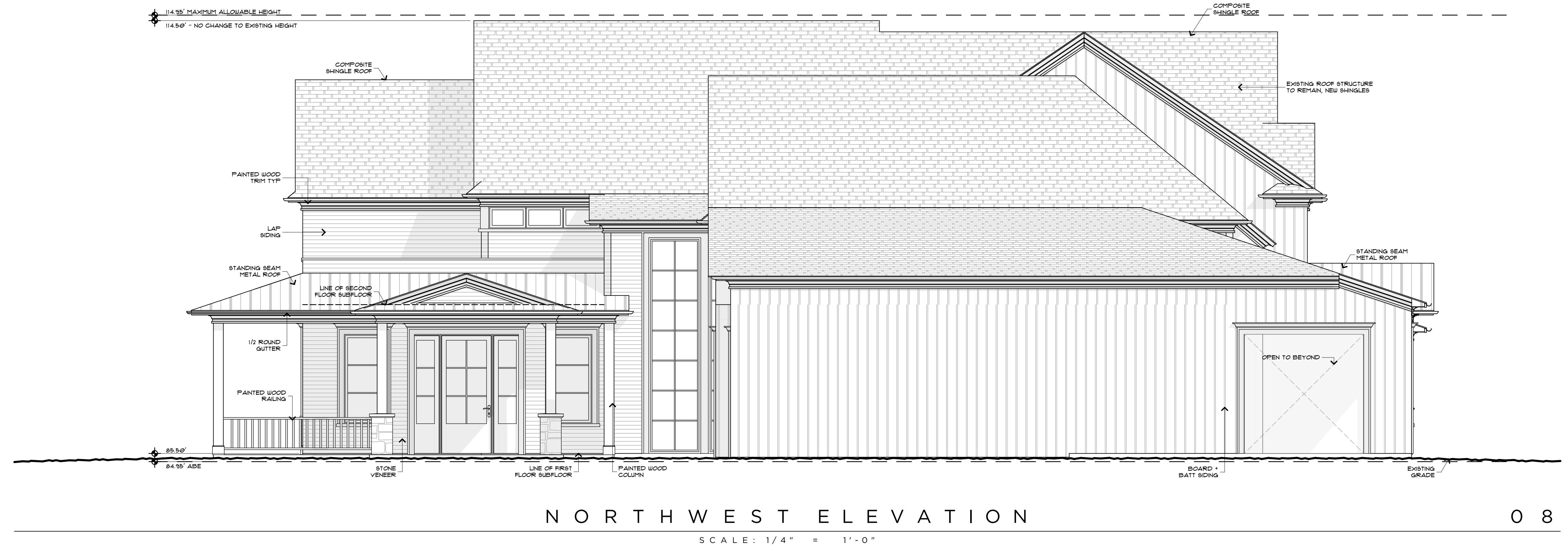
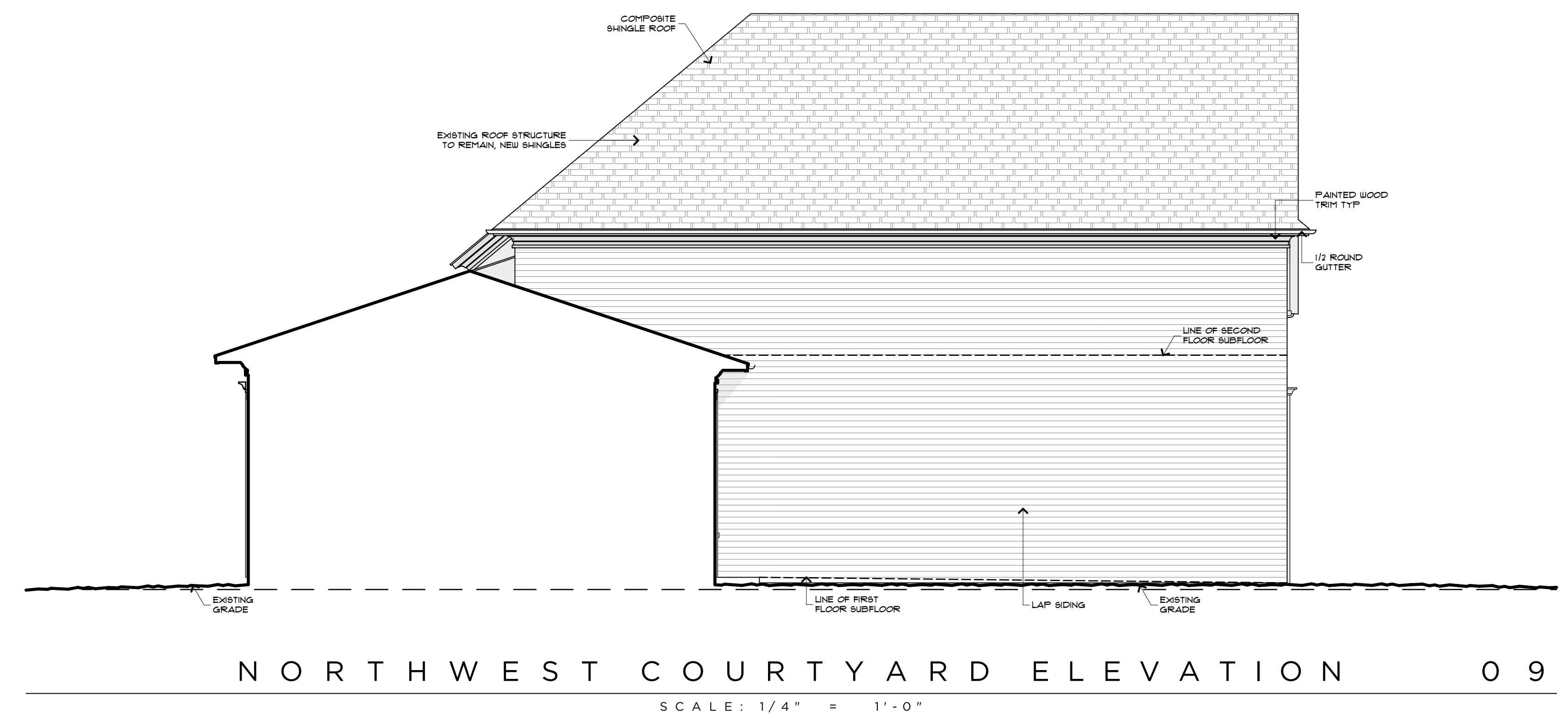
SECTION +  
ELEVATION NOTES:

1. CHIMNEY SHALL EXTEND A MIN OF 2'-0" ABV ROOF OR PARAPET WITHIN 10'-0" RADIUS OF CHIMNEY. PROVIDE APPROVED SPARK ARRESTOR @ ALL CHIMNEY CAPS. ALL ARCHITECTURAL FEATURES MUST BE PERMITTED BY FLU + SPARK ARRESTOR MFR APPROVAL.
2. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.

AVERAGE  
BUILDING  
ELEVATION CALCS:

ELEVATION POINT "A"	84.25
SEGMENT LENGTH "A"	27.00
ELEV "A" x SEGMENT "A"	<b>2,274.75</b>
ELEVATION POINT "B"	84.25
SEGMENT LENGTH "B"	30.25
ELEV "B" x SEGMENT "B"	<b>1,706.06</b>
ELEVATION POINT "C"	84.25
SEGMENT LENGTH "C"	4.50
ELEV "C" x SEGMENT "C"	<b>379.13</b>
ELEVATION POINT "D"	84.25
SEGMENT LENGTH "D"	7.25
ELEV "D" x SEGMENT "D"	<b>1,453.31</b>
ELEVATION POINT "E"	84.30
SEGMENT LENGTH "E"	9.00
ELEV "E" x SEGMENT "E"	<b>758.70</b>
ELEVATION POINT "F"	84.30
SEGMENT LENGTH "F"	85.00
ELEV "F" x SEGMENT "F"	<b>1,348.80</b>
ELEVATION POINT "G"	84.35
SEGMENT LENGTH "G"	25.00
ELEV "G" x SEGMENT "G"	<b>1,652.70</b>
ELEVATION POINT "H"	84.35
SEGMENT LENGTH "H"	25.75
ELEV "H" x SEGMENT "H"	<b>2,172.01</b>
ELEVATION POINT "I"	84.25
SEGMENT LENGTH "I"	21.25
ELEV "I" x SEGMENT "I"	<b>1,790.31</b>
ELEVATION POINT "J"	84.25
SEGMENT LENGTH "J"	1.50
ELEV "J" x SEGMENT "J"	<b>126.38</b>
ELEVATION POINT "K"	84.25
SEGMENT LENGTH "K"	12.75
ELEV "K" x SEGMENT "K"	<b>1,074.19</b>
ELEVATION POINT "L"	84.35
SEGMENT LENGTH "L"	23.75
ELEV "L" x SEGMENT "L"	<b>2,044.81</b>
ELEVATION POINT "M"	84.35
SEGMENT LENGTH "M"	18.00
ELEV "M" x SEGMENT "M"	<b>1,518.30</b>
ELEVATION POINT "N"	84.35
SEGMENT LENGTH "N"	2.00
ELEV "N" x SEGMENT "N"	<b>168.70</b>
ELEVATION POINT "O"	84.35
SEGMENT LENGTH "O"	8.50
ELEV "O" x SEGMENT "O"	<b>716.98</b>
ELEVATION POINT "P"	84.35
SEGMENT LENGTH "P"	2.00
ELEV "P" x SEGMENT "P"	<b>168.70</b>
ELEVATION POINT "Q"	84.35
SEGMENT LENGTH "Q"	29.50
ELEV "Q" x SEGMENT "Q"	<b>2,483.33</b>
ELEVATION POINT "R"	84.35
SEGMENT LENGTH "R"	12.00
ELEV "R" x SEGMENT "R"	<b>1,012.20</b>
ELEVATION POINT "S"	84.35
SEGMENT LENGTH "S"	25.00
ELEV "S" x SEGMENT "S"	<b>2,108.75</b>
ELEVATION POINT "T"	84.35
SEGMENT LENGTH "T"	4.00
ELEV "T" x SEGMENT "T"	<b>337.40</b>
ELEVATION POINT "U"	84.25
SEGMENT LENGTH "U"	4.50
ELEV "U" x SEGMENT "U"	<b>379.13</b>
ELEVATION POINT "V"	84.25
SEGMENT LENGTH "V"	32.75
ELEV "V" x SEGMENT "V"	<b>2,769.19</b>
ELEVATION POINT "W"	84.25
SEGMENT LENGTH "W"	6.50
ELEV "W" x SEGMENT "W"	<b>547.63</b>
ELEVATION POINT "X"	84.25
SEGMENT LENGTH "X"	17.50
ELEV "X" x SEGMENT "X"	<b>1,474.38</b>
ELEVATION POINT "Y"	84.25
SEGMENT LENGTH "Y"	6.75
ELEV "Y" x SEGMENT "Y"	<b>566.69</b>
ELEVATION POINT "Z"	84.25
SEGMENT LENGTH "Z"	4.75
ELEV "Z" x SEGMENT "Z"	<b>400.19</b>
ELEVATION POINT "AA"	84.25
SEGMENT LENGTH "AA"	2.75
ELEV "AA" x SEGMENT "AA"	<b>231.69</b>
ELEVATION POINT "BB"	84.25
SEGMENT LENGTH "BB"	9.00
ELEV "BB" x SEGMENT "BB"	<b>758.25</b>
ELEVATION POINT "CC"	84.25
SEGMENT LENGTH "CC"	2.75
ELEV "CC" x SEGMENT "CC"	<b>231.69</b>
ELEVATION POINT "DD"	84.25
SEGMENT LENGTH "DD"	6.50
ELEV "DD" x SEGMENT "DD"	<b>547.63</b>

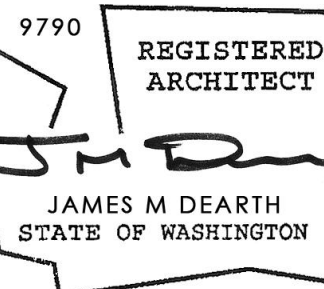
TOTAL OF ELEVATION POINTS x SEGMENT LENGTHS **35,029.75**  
 TOTAL SEGMENT LENGTHS **418.50**  
 AVERAGE GRADE **84.30**



RIPLLE  
DESIGN STUDIO

206.913.2333

4303 STONE WAY N  
SEATTLE, WA 98103



LARSEN RESIDENCE  
REMODEL  
8557 85TH AVENUE  
MERCER ISLAND, WA

BUILDING ELEVATIONS

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RELEASE  
09 NOVEMBER 2021  
11 AUG 2021

A 3.2

LARSEN

# WSEC 2018 NOTES:

1. THIS PROJECT IS ELIGIBLE AND COMPLIANT W/ WSEC 2018 PRESCRIPTIVE METHOD.
2. INSULATION VALUES SHALL BE AS FOLLOWS:
  - A. ALL VERTICAL GLAZING SHALL BE 0.30 U-FACTOR MAX.
  - B. ALL OVERHEAD GLAZING SHALL BE 0.50 U-FACTOR MAX.
  - C. ALL EXTERIOR DOORS (INCLUDING DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE) SHALL BE 0.20 U-FACTOR MIN.
  - D. ALL CEILINGS OVER UNCONDITIONED SPACE SHALL RECEIVE R-49 BLOWN-IN INSULATION MIN.
  - E. ALL VAULTED CEILINGS SHALL RECEIVE R-38 BATT INSULATION MIN.
  - F. ALL ABOVE-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN.
  - G. ALL BELOW-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN @ INTERIOR FRAMED WALL PLUS A THERMAL BREAK BETWEEN FLOOR SLAB + BASEMENT WALL.
  - H. ALL FLOORS OVER UNCONDITIONED SPACE SHALL RECEIVE R-38 BATT INSULATION MIN.
  - I. ALL SLAB-ON-GRADE WITHIN CONDITIONED SPACE SHALL RECEIVE R-10 RIGID INSULATION AROUND PERIMETER AND BELOW ENTIRE SLAB.
  - J. ALL HEADERS @ EXTERIOR WALLS SHALL RECEIVE R-10 RIGID INSULATION @ INTERIOR SIDE OF WALL.
3. RE: STRUCTURAL DRAWINGS FOR ALL FRAMING COMPLIANCE REQUIREMENTS.
  4. PROVIDE 100 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ KITCHEN.
  5. PROVIDE 50 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ ALL BATHS + LAUNDRY.
  6. CRAWLSPACE SHALL BE MECHANICALLY VENTED.
  7. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R602.4.1 THROUGH R602.4.4. WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE TESTING RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE CODE OFFICIAL.
  8. AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.

# DOOR SCHEDULE:

DOOR #	WIDTH	HEIGHT	TYPE	DOOR LEAF	MATERIAL	FINISH	GLAZING	HARDWARE	NOTES
101A	3'-6"	8'-0"	SWING	---	WOOD	PAINTED	NONE	TBD	
101B	2'-0"	8'-0"	SWING	---	WOOD	PAINTED	NONE	TBD	
101C	2'-0"	8'-0"	SWING	---	WOOD	PAINTED	NONE	TBD	
103A	5'-4"	8'-0"	SWING	---	WOOD	PAINTED	NONE	TBD	
105A	15'-0"	8'-0"	SWING	---	WOOD	PAINTED	NONE	TBD	
106A	12'-0"	8'-0"	SWING	---	WOOD	PAINTED	NONE	TBD	
106B	12'-0"	8'-0"	SWING	---	WOOD	PAINTED	NONE	TBD	
111A	6'-0"	8'-0"	SWING	---	WOOD	PAINTED	NONE	TBD	
112A	5'-4"	8'-0"	SWING	---	WOOD	PAINTED	NONE	TBD	
112B	6'-0"	8'-0"	SWING	---	WOOD	PAINTED	NONE	TBD	
113A	3'-0"	8'-0"	SWING	---	WOOD	PAINTED	NONE	TBD	
116A	8'-0"	8'-0"	SWING	---	WOOD	PAINTED	NONE	TBD	
117A	6'-0"	8'-0"	SWING	---	WOOD	PAINTED	NONE	TBD	
117B	9'-0"	8'-0"	SWING	---	WOOD	PAINTED	NONE	TBD	
202B	10'-8"	7'-0"	SWING	---	WOOD	PAINTED	NONE	TBD	
204B	5'-0"	7'-0"	SWING	---	WOOD	PAINTED	NONE	TBD	
205C	8'-0"	7'-0"	SWING	---	WOOD	PAINTED	NONE	TBD	
207B	8'-0"	7'-0"	SWING	---	WOOD	PAINTED	NONE	TBD	
210B	6'-0"	8'-0"	SWING	---	WOOD	PAINTED	NONE	TBD	

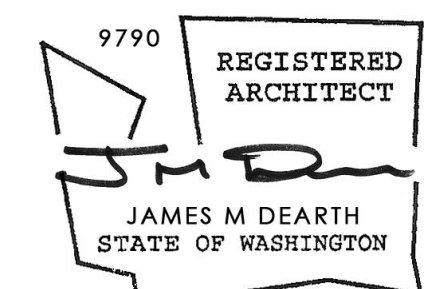
# WINDOW SCHEDULE:

WOW #	WIDTH	HEIGHT	HEADER	TYPE	MATERIAL	FINISH	GLAZING	HARDWARE	NOTES
101C	2'-8"	8'-0"	8'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	
102A	2'-8"	6'-0"	8'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	
103A	5'-4"	5'-6"	8'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	
107A	8'-0"	5'-0"	8'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	
108A	2'-8"	5'-0"	7'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	
108B	2'-8"	5'-0"	7'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	
111A	6'-0"	6'-0"	8'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	
111B	6'-0"	6'-0"	8'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	
112A	2'-8"	1'-6"	8'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	
112B	2'-8"	1'-6"	8'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	
112C	2'-8"	1'-6"	8'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	
112D	2'-8"	1'-6"	8'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	
112E	2'-8"	1'-6"	8'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	
201A	3'-6"	14'-6"	4'-6"	CASEMENT	WOOD	PAINTED	NONE	TBD	
201B	3'-6"	14'-6"	4'-6"	CASEMENT	WOOD	PAINTED	NONE	TBD	
201C	3'-6"	14'-6"	4'-6"	CASEMENT	WOOD	PAINTED	NONE	TBD	
202A	2'-8"	2'-0"	9'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	
202B	2'-4"	2'-0"	9'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	
202C	2'-8"	2'-0"	9'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	
207B	8'-6"	1'-6"	7'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	
209A	2'-8"	5'-0"	6'-6" <sup>MIN</sup>	CASEMENT	WOOD	PAINTED	NONE	TBD	
209B	2'-8"	5'-0"	6'-6" <sup>MIN</sup>	CASEMENT	WOOD	PAINTED	NONE	TBD	
209C	2'-8"	5'-0"	6'-6" <sup>MIN</sup>	CASEMENT	WOOD	PAINTED	NONE	TBD	
209D	2'-8"	5'-0"	6'-6" <sup>MIN</sup>	CASEMENT	WOOD	PAINTED	NONE	TBD	
212A	8'-6"	1'-6"	6'-7" <sup>MIN</sup>	CASEMENT	WOOD	PAINTED	NONE	TBD	
212B	7'-6"	1'-6"	6'-7" <sup>MIN</sup>	CASEMENT	WOOD	PAINTED	NONE	TBD	
213A	3'-0"	5'-0"	7'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	
213B	3'-0"	5'-0"	7'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	
213C	3'-0"	5'-0"	7'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	
213D	3'-0"	5'-0"	7'-0"	CASEMENT	WOOD	PAINTED	NONE	TBD	



**RIPPLE**  
DESIGN STUDIO

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SEATTLE, WA 98103



LARSEN RESIDENCE  
 REMODEL  
 8557 85TH AVENUE  
 MERCER ISLAND, WA

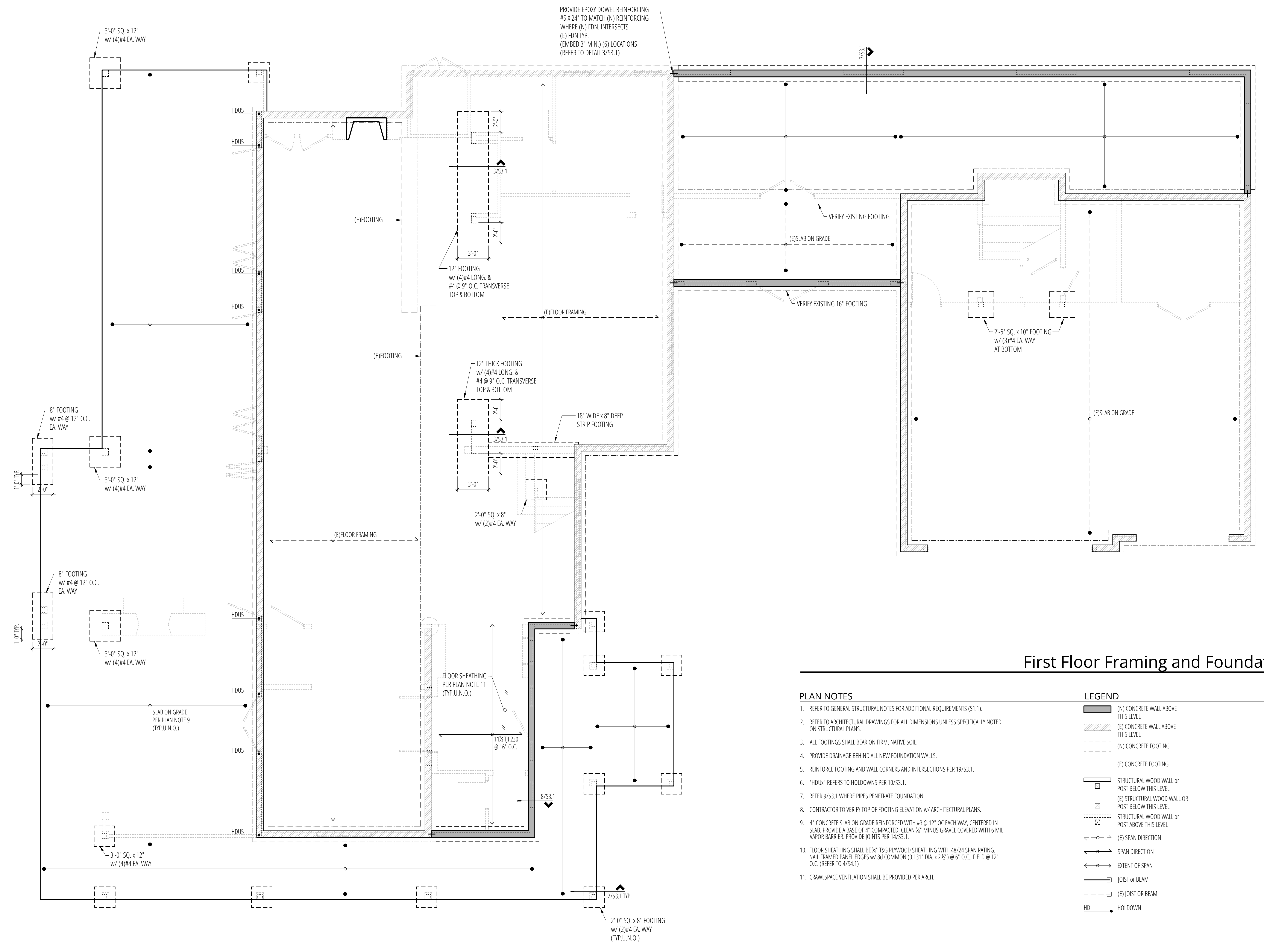
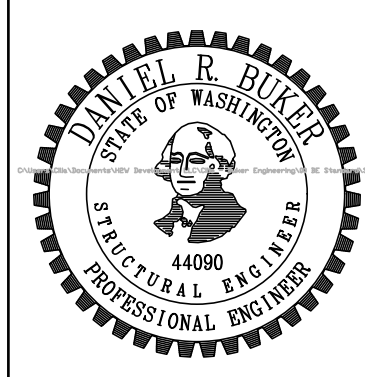
DOOR + WINDOW  
 SCHEDULES

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RELEASE  
C.D. SET  
09 NOVEMBER 2021







**First Floor Framing and Foundation Plan**  
SCALE: 1/4"=1'-0"

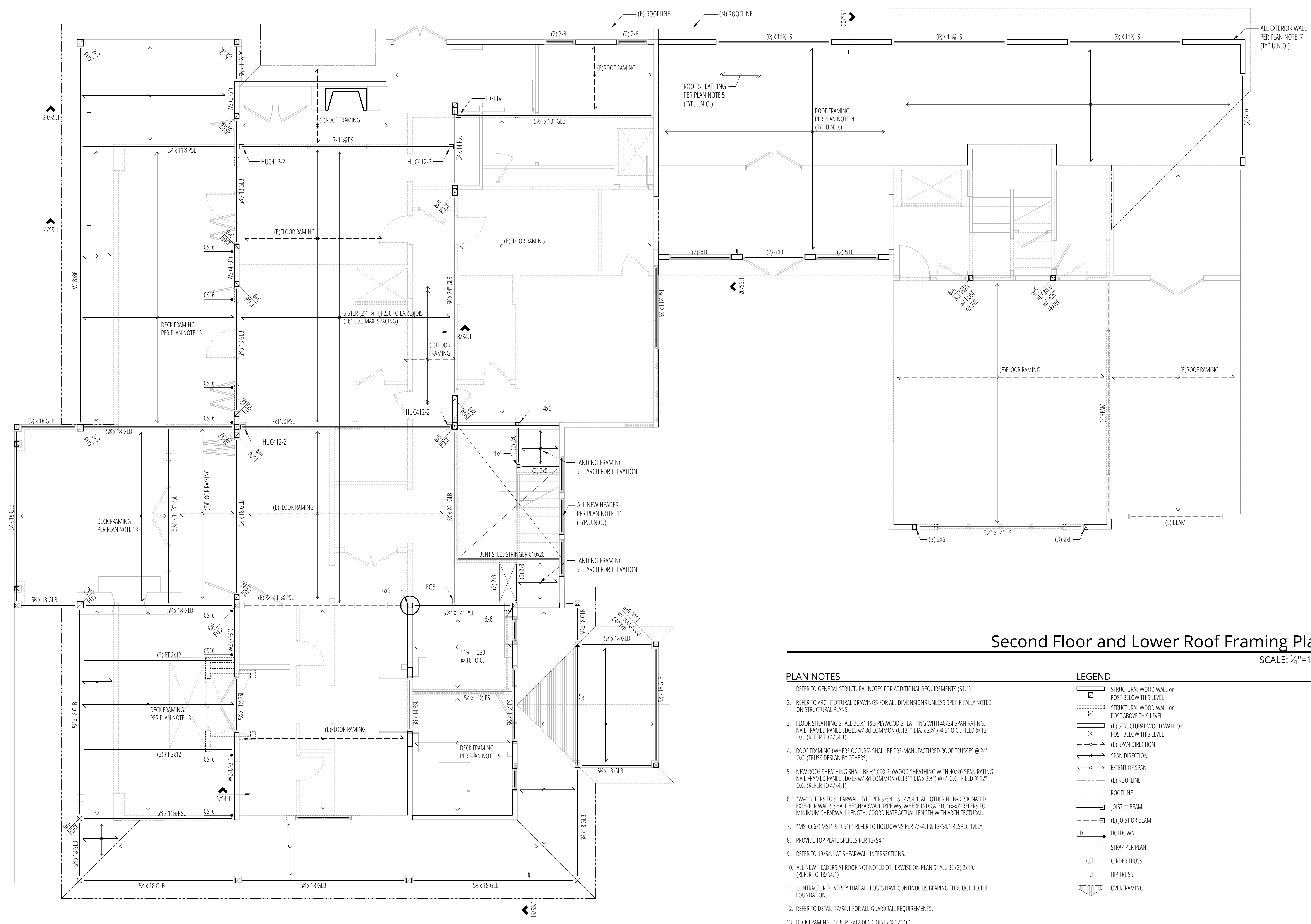
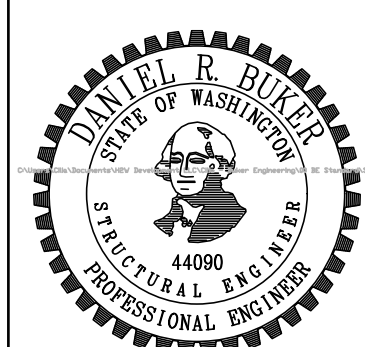
- PLAN NOTES**
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS (S1.1).
  - REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS UNLESS SPECIFICALLY NOTED ON STRUCTURAL PLANS.
  - ALL FOOTINGS SHALL BEAR ON FIRM, NATIVE SOIL.
  - PROVIDE DRAINAGE BEHIND ALL NEW FOUNDATION WALLS.
  - REINFORCE FOOTING AND WALL CORNERS AND INTERSECTIONS PER 19/S3.1.
  - "HDUS" REFERS TO HOLDOWNS PER 10/S3.1.
  - REFER 9/S3.1 WHERE PIPES PENETRATE FOUNDATION.
  - CONTRACTOR TO VERIFY TOP OF FOOTING ELEVATION w/ ARCHITECTURAL PLANS.
  - 4" CONCRETE SLAB ON GRADE REINFORCED WITH #3 @ 12" OC EACH WAY, CENTERED IN SLAB. PROVIDE A BASE OF 4" COMPACTED, CLEAN 3/4" MINUS GRAVEL COVERED WITH 6 MIL VAPOR BARRIER. PROVIDE JOINTS PER 14/S3.1.
  - FLOOR SHEATHING SHALL BE 1/2" T&G PLYWOOD SHEATHING WITH 48/24 SPAN RATING. NAIL FRAMED PANEL EDGES w/ B4 COMMON (0.131" DIA. x 2.2") @ 6" O.C., FIELD @ 12" O.C. (REFER TO 4/S4.1)
  - CRAWLSPACE VENTILATION SHALL BE PROVIDED PER ARCH.

- LEGEND**
- (N) CONCRETE WALL ABOVE THIS LEVEL
  - (E) CONCRETE WALL ABOVE THIS LEVEL
  - (N) CONCRETE FOOTING
  - (E) CONCRETE FOOTING
  - STRUCTURAL WOOD WALL OR POST BELOW THIS LEVEL
  - (E) STRUCTURAL WOOD WALL OR POST BELOW THIS LEVEL
  - STRUCTURAL WOOD WALL OR POST ABOVE THIS LEVEL
  - (E) SPAN DIRECTION
  - SPAN DIRECTION
  - EXTENT OF SPAN
  - JOIST OR BEAM
  - (E) JOIST OR BEAM
  - HOLDOWN

No.	Date	Issue
1	11/4/21	Permit

Sheet Contents

FIRST FLOOR FRAMING AND FOUNDATION PLAN
---



Second Floor and Lower Roof Framing Plan  
SCALE: 1/4"=1'-0"

PLAN NOTES

- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS (S1.1)
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS UNLESS SPECIFICALLY NOTED ON STRUCTURAL PLANS.
- FLOOR SHEATHING SHALL BE 3/4" T&G PLYWOOD SHEATHING WITH 48/24 SPAN RATING. NAIL FRAMED PANEL EDGES W/ 8d COMMON (0.131" DIA. x 2 1/2") @ 6" O.C., FIELD @ 12" O.C. (REFER TO 4/54.1)
- ROOF FRAMING (WHERE OCCURS) SHALL BE PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C. (TRUSS DESIGN BY OTHERS)
- NEW ROOF SHEATHING SHALL BE 3/4" CDX PLYWOOD SHEATHING WITH 40/20 SPAN RATING. NAIL FRAMED PANEL EDGES W/ 8d COMMON (0.131" DIA. x 2 1/2") @ 6" O.C., FIELD @ 12" O.C. (REFER TO 4/54.1)
- "WM" REFERS TO SHEARWALL TYPE PER 9/54.1 & 14/54.1. ALL OTHER NON-DESIGNATED EXTERIOR WALLS SHALL BE SHEARWALL TYPE W6, WHERE INDICATED. "x-y" REFERS TO MINIMUM SHEARWALL LENGTH. COORDINATE ACTUAL LENGTH WITH ARCHITECTURAL.
- "MSTC66/CMST" & "CS16" REFER TO HOLDDOWNS PER 7/54.1 & 12/54.1 RESPECTIVELY.
- PROVIDE TOP PLATE SPLICES PER 13/54.1
- REFER TO 19/54.1 AT SHEARWALL INTERSECTIONS.
- ALL NEW HEADERS AT ROOF NOT NOTED OTHERWISE ON PLAN SHALL BE (2) 2x10. (REFER TO 18/54.1)
- CONTRACTOR TO VERIFY THAT ALL POSTS HAVE CONTINUOUS BEARING THROUGH TO THE FOUNDATION.
- REFER TO DETAIL 17/54.1 FOR ALL GUARDRAIL REQUIREMENTS.
- DECK FRAMING TO BE PT2x12 DECK JOISTS @ 12" O.C.

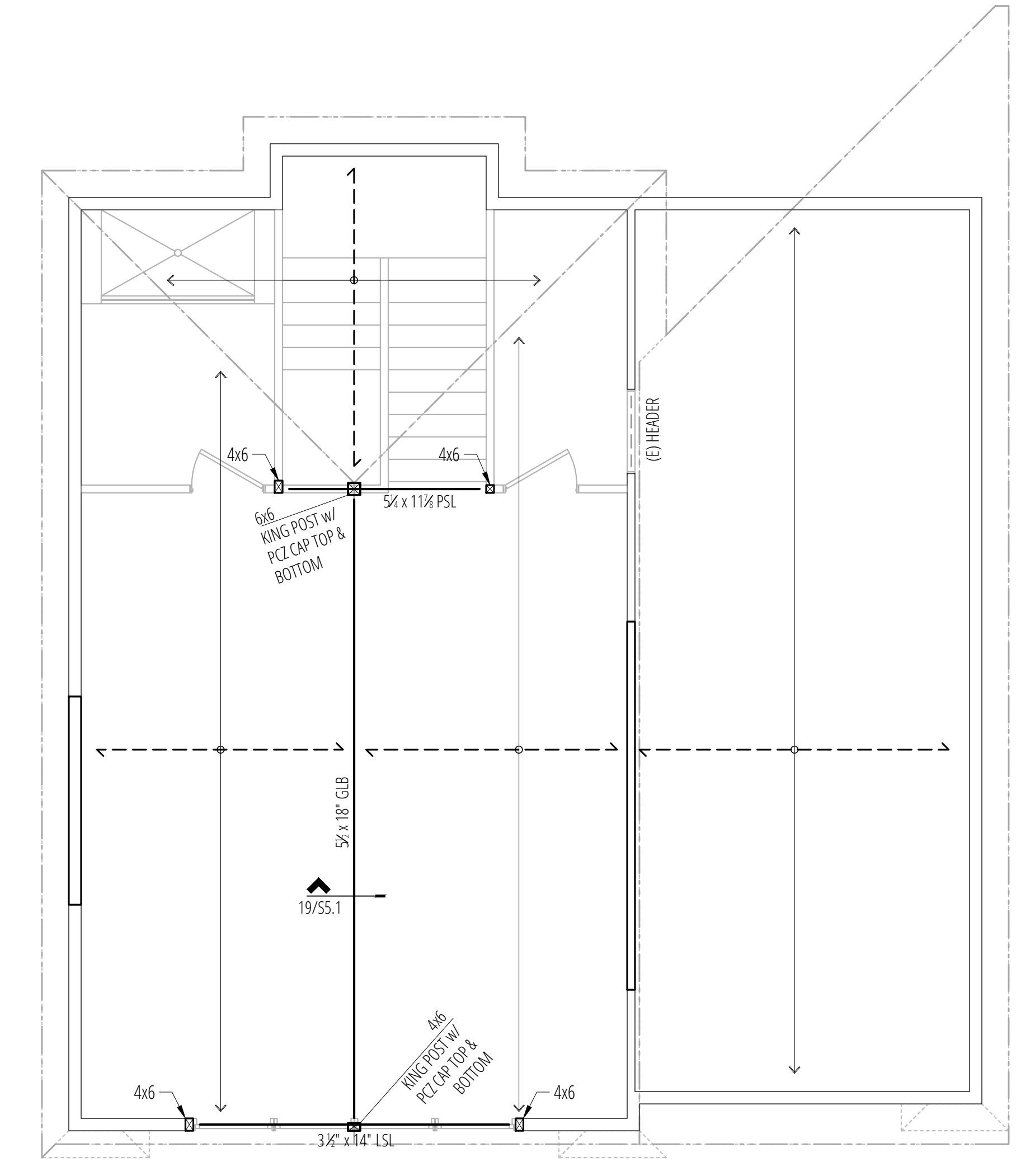
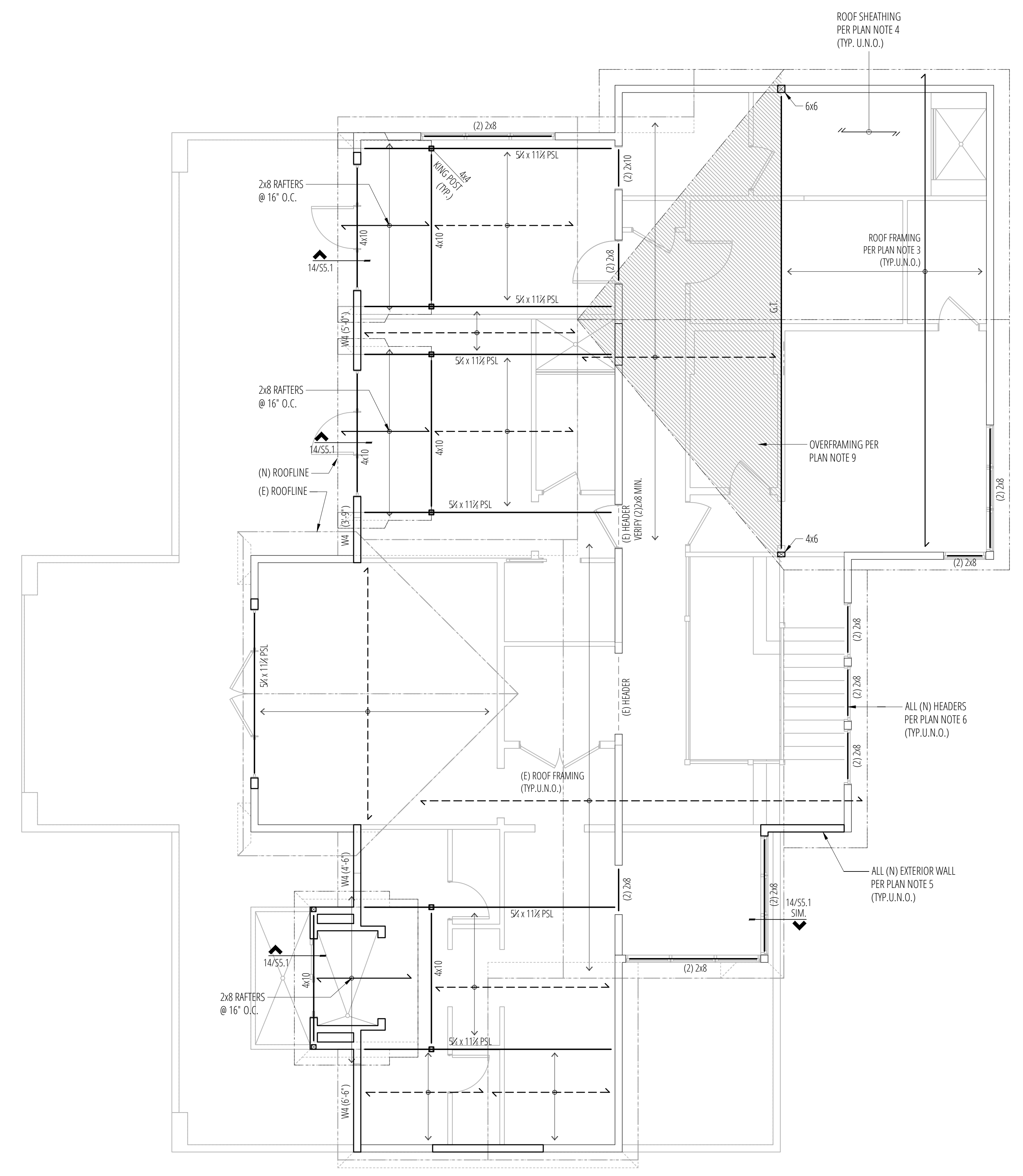
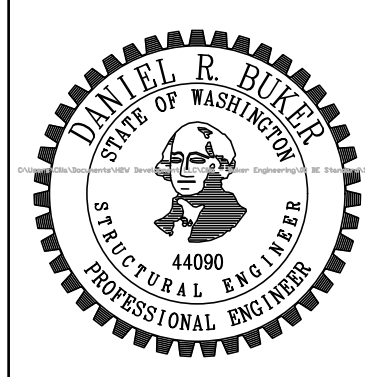
LEGEND

- STRUCTURAL WOOD WALL or POST BELOW THIS LEVEL
- STRUCTURAL WOOD WALL or POST ABOVE THIS LEVEL
- STRUCTURAL WOOD WALL or POST BELOW THIS LEVEL
- (E) SPAN DIRECTION
- SPAN DIRECTION
- EXTENT OF SPAN
- (E) ROOFLINE
- ROOFLINE
- JOIST or BEAM
- (E) JOIST or BEAM
- HOLDDOWN
- STRAP PER PLAN
- G.T.
- H.T.
- OVERFRAMING

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Sheet Contents
SECOND FLOOR AND LOWER ROOF FRAMING PLAN

Sheet No.



**Roof Framing Plan**  
SCALE: 1/4"=1'-0"

**PLAN NOTES**

- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS (S1.1)
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS UNLESS SPECIFICALLY NOTED ON STRUCTURAL PLANS.
- NEW ROOF FRAMING SHALL BE PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C. (TRUSS DESIGN BY OTHERS).
- NEW ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD SHEATHING WITH 40/20 SPAN RATING. NAIL FRAMED PANEL EDGES W/ 8d COMMON (0.131" DIA. x 2 1/2") @ 6" O.C., FIELD @ 12" O.C. (REFER TO 4/54.1)
- "W#" REFERS TO SHEARWALL TYPE PER 9/54.1 & 14/54.1. ALL OTHER NON-DESIGNATED EXTERIOR WALLS SHALL BE SHEARWALL TYPE W6, WHERE INDICATED. "(x-y)" REFERS TO MINIMUM SHEARWALL LENGTH. COORDINATE ACTUAL LENGTH WITH ARCHITECTURAL.
- ALL NEW HEADERS AT ROOF NOT NOTED OTHERWISE ON PLAN SHALL BE (2) 2x8. (REFER TO DETAIL 18/54.1)
- PROVIDE TOP PLATE SPLICES PER 13/54.1
- REFER TO 19/54.1 AT SHEARWALL INTERSECTIONS.
- WHERE OVERFRAMING IS INDICATED, OVERFRAME WITH 2x6 @ 24" O.C. W/ 4'-0" MAX SPAN. (REFER TO DETAIL 5/55.1 FOR CONNECTION OF OVERFRAMING TO PRIMARY ROOF)

**LEGEND**

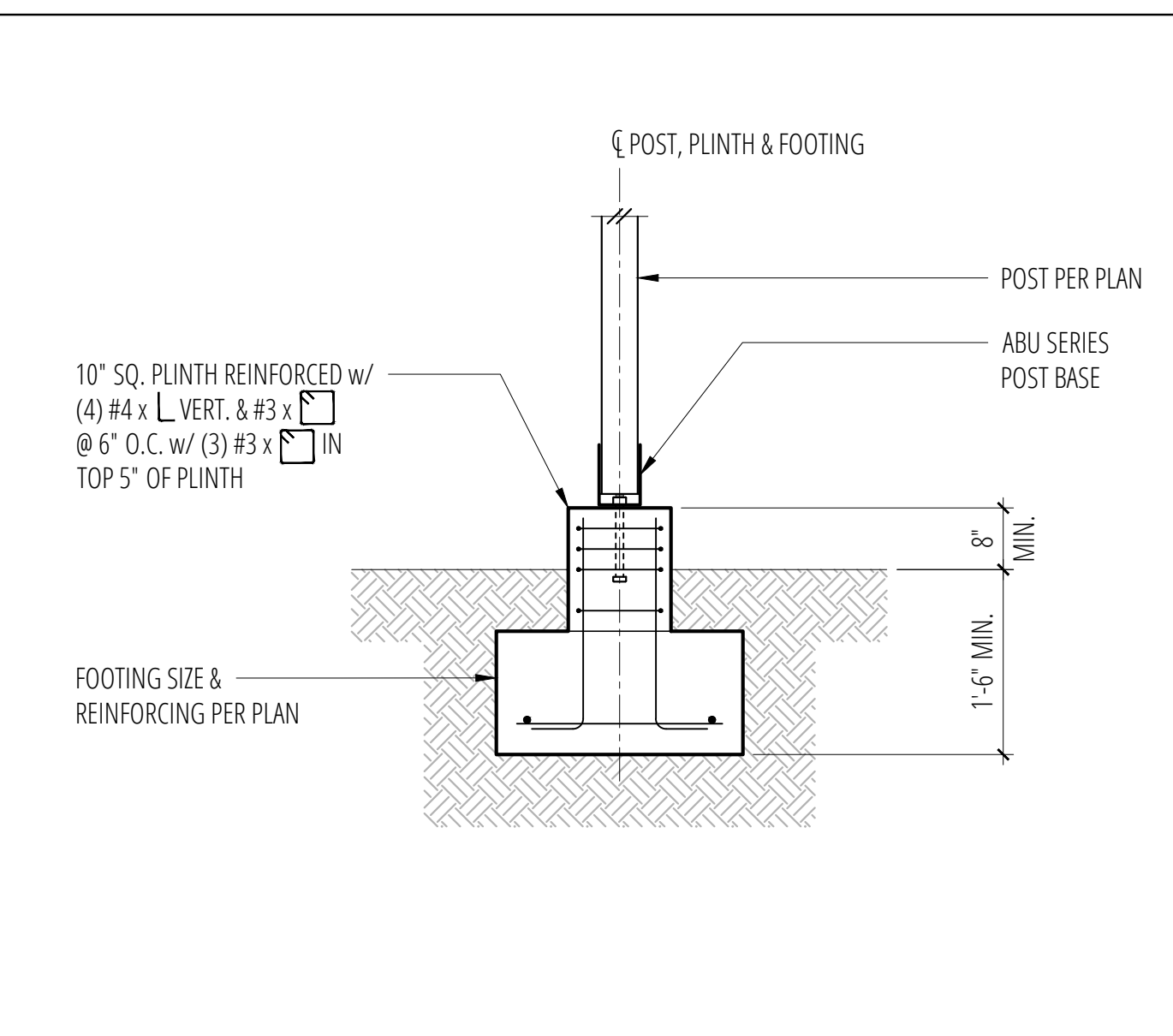
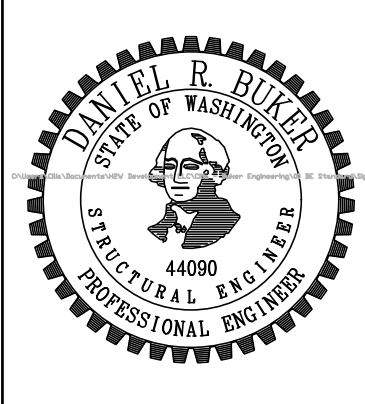
- STRUCTURAL WOOD WALL OR POST BELOW THIS LEVEL
- (E) STRUCTURAL WOOD WALL OR POST BELOW THIS LEVEL
- (E) SPAN DIRECTION
- SPAN DIRECTION
- EXTENT OF SPAN
- (E) ROOFLINE
- ROOFLINE
- JOIST OR BEAM
- (E) JOIST OR BEAM
- G.T. GIRDER TRUSS
- H.T. HIP TRUSS
- OVERFRAMING

No.	Date	Issue
11/4/21		Permit

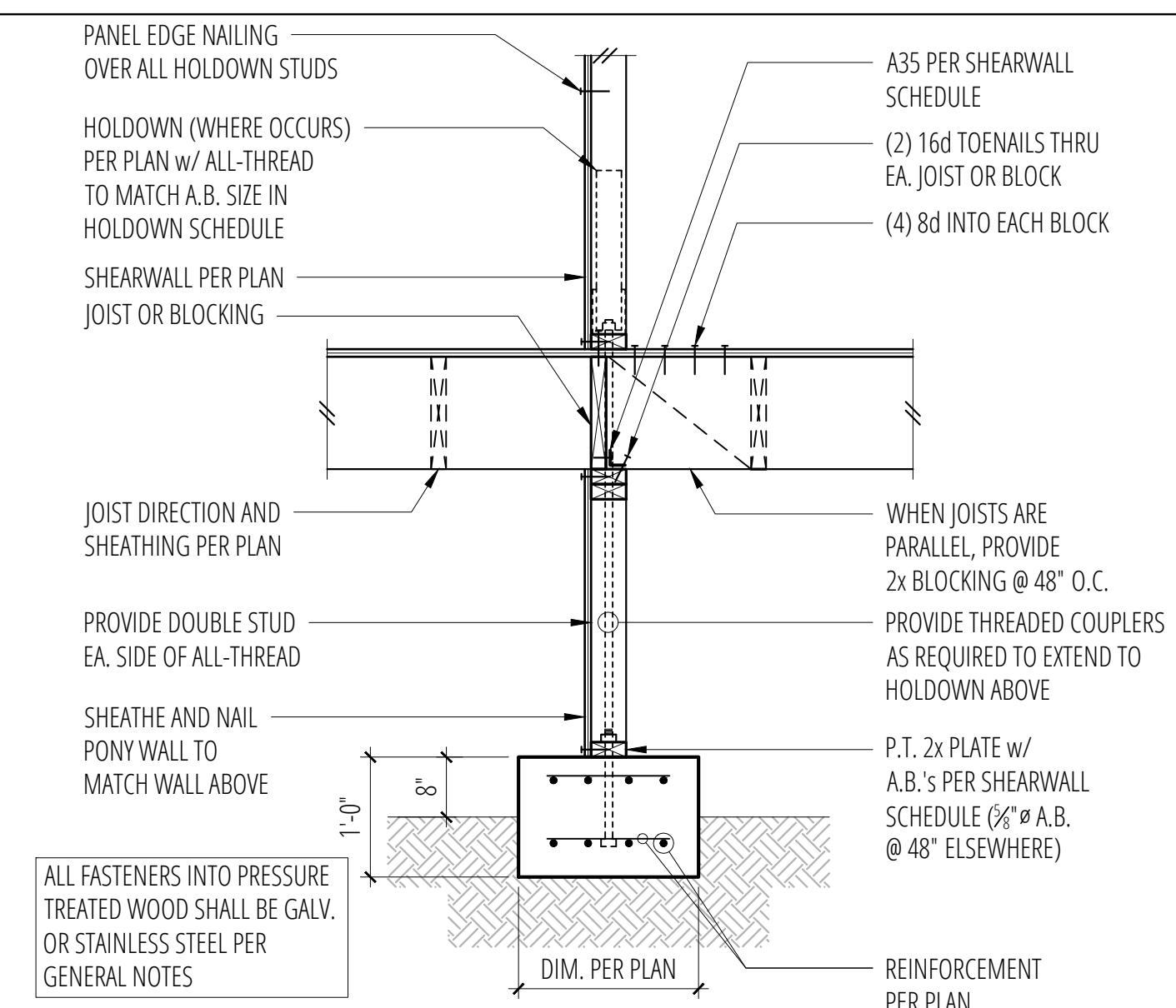
Sheet Contents
ROOF FRAMING PLAN

Sheet No.

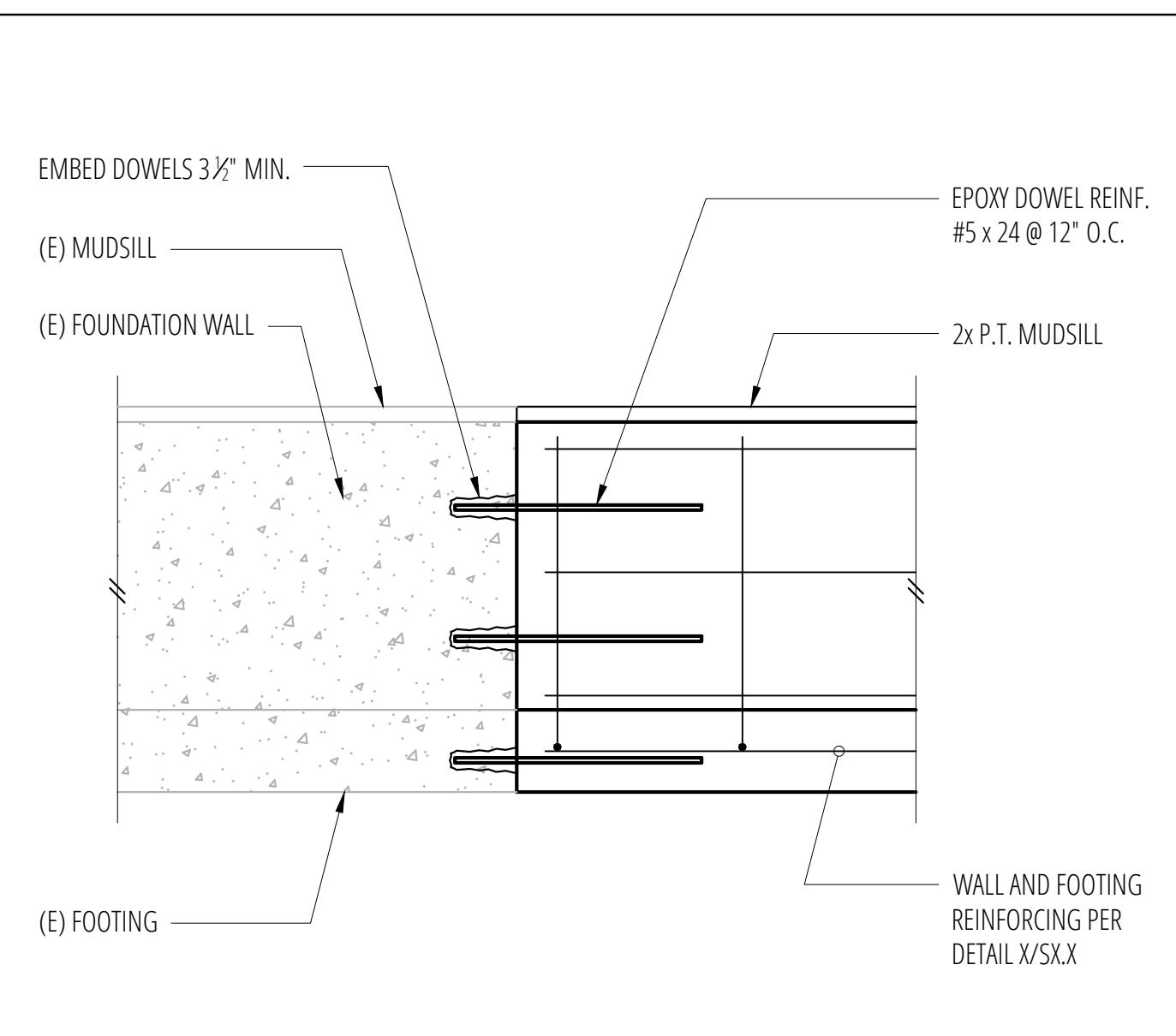
S2.3



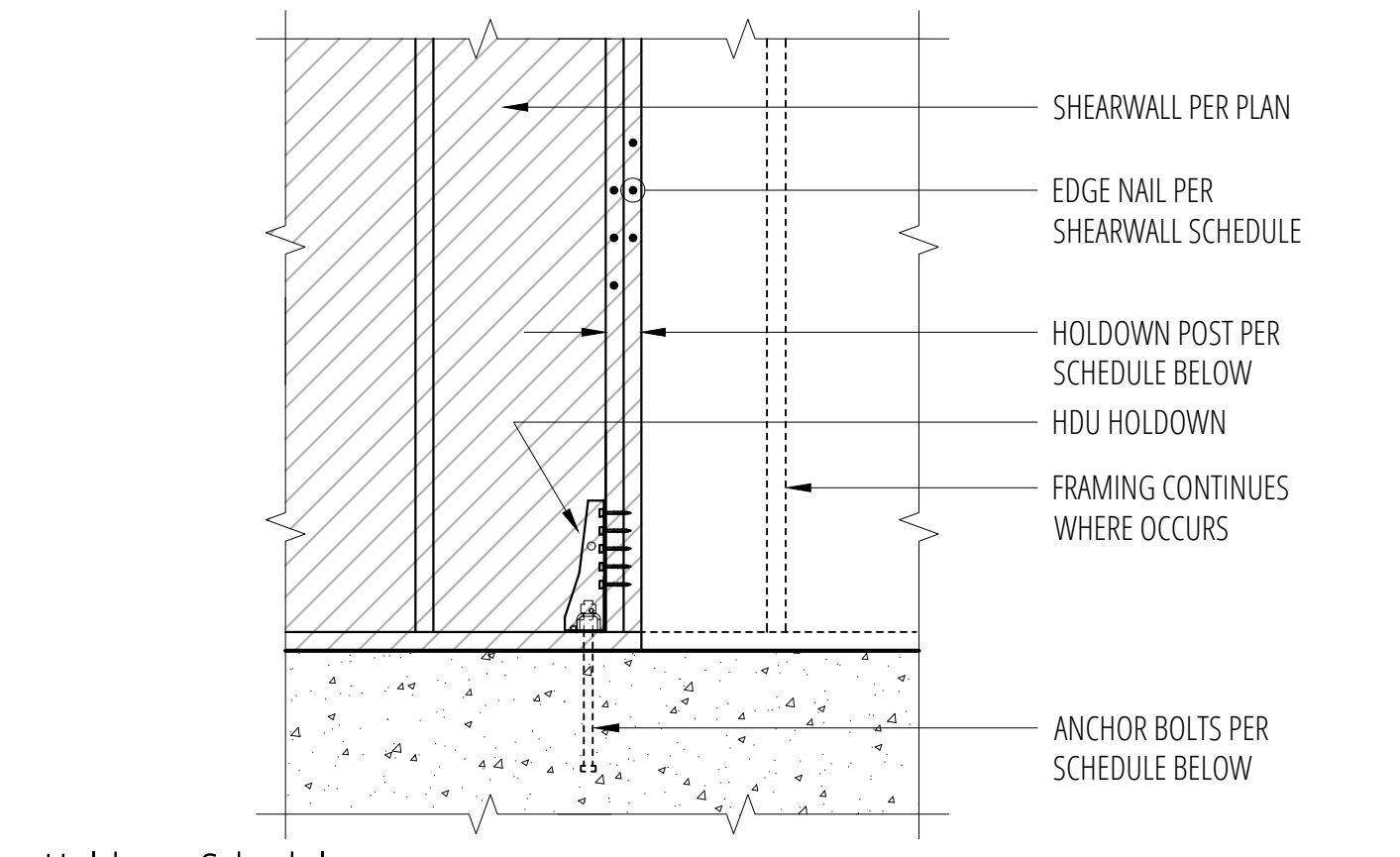
1 SCALE: 3/4"=1'-0"



3 Interior Pony Wall at Crawl Space  
SCALE: 3/4"=1'-0"



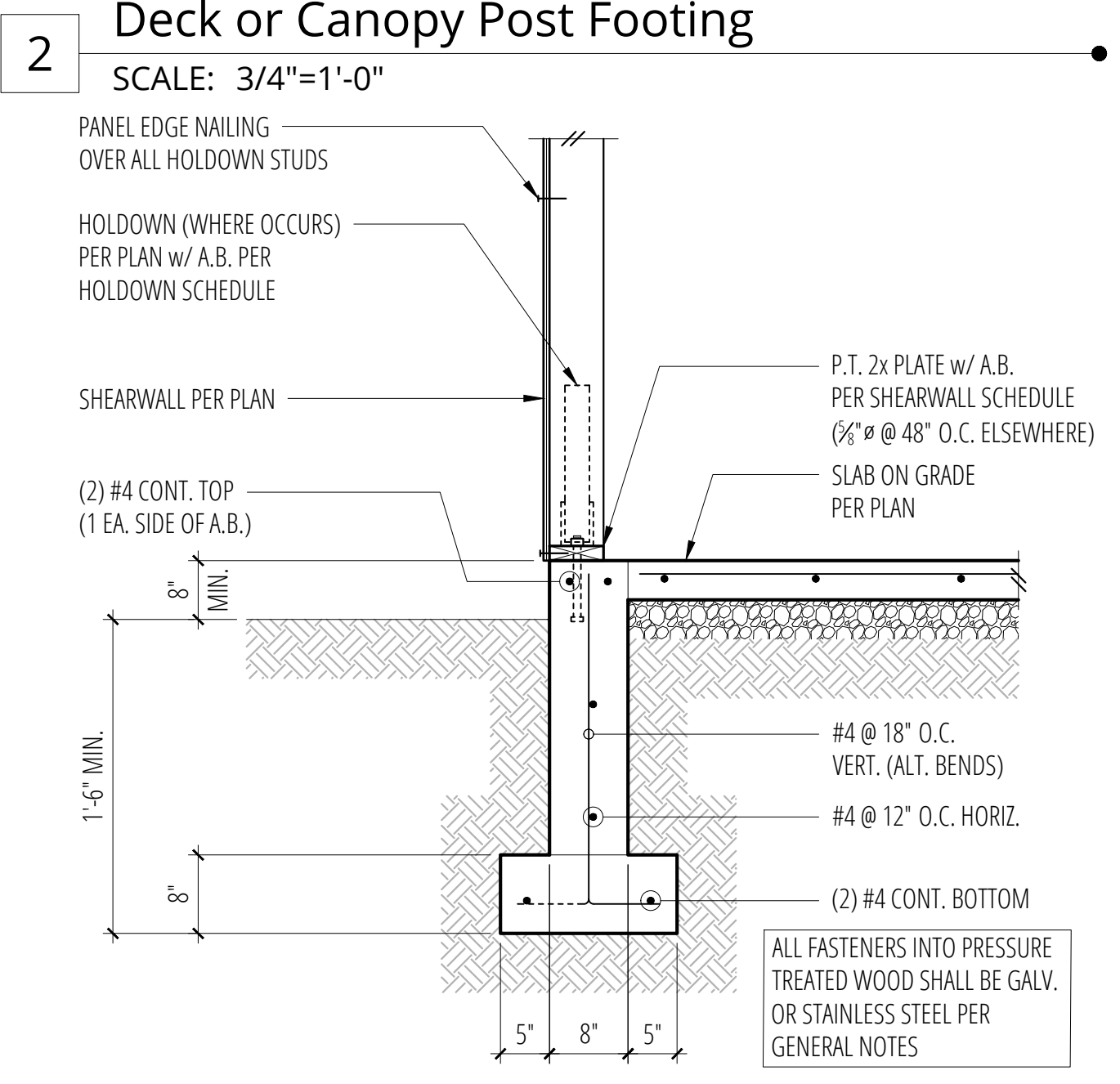
4 Epoxy Dowel Connection at (E) Foundation  
SCALE: 3/4"=1'-0"



Holdown Schedule

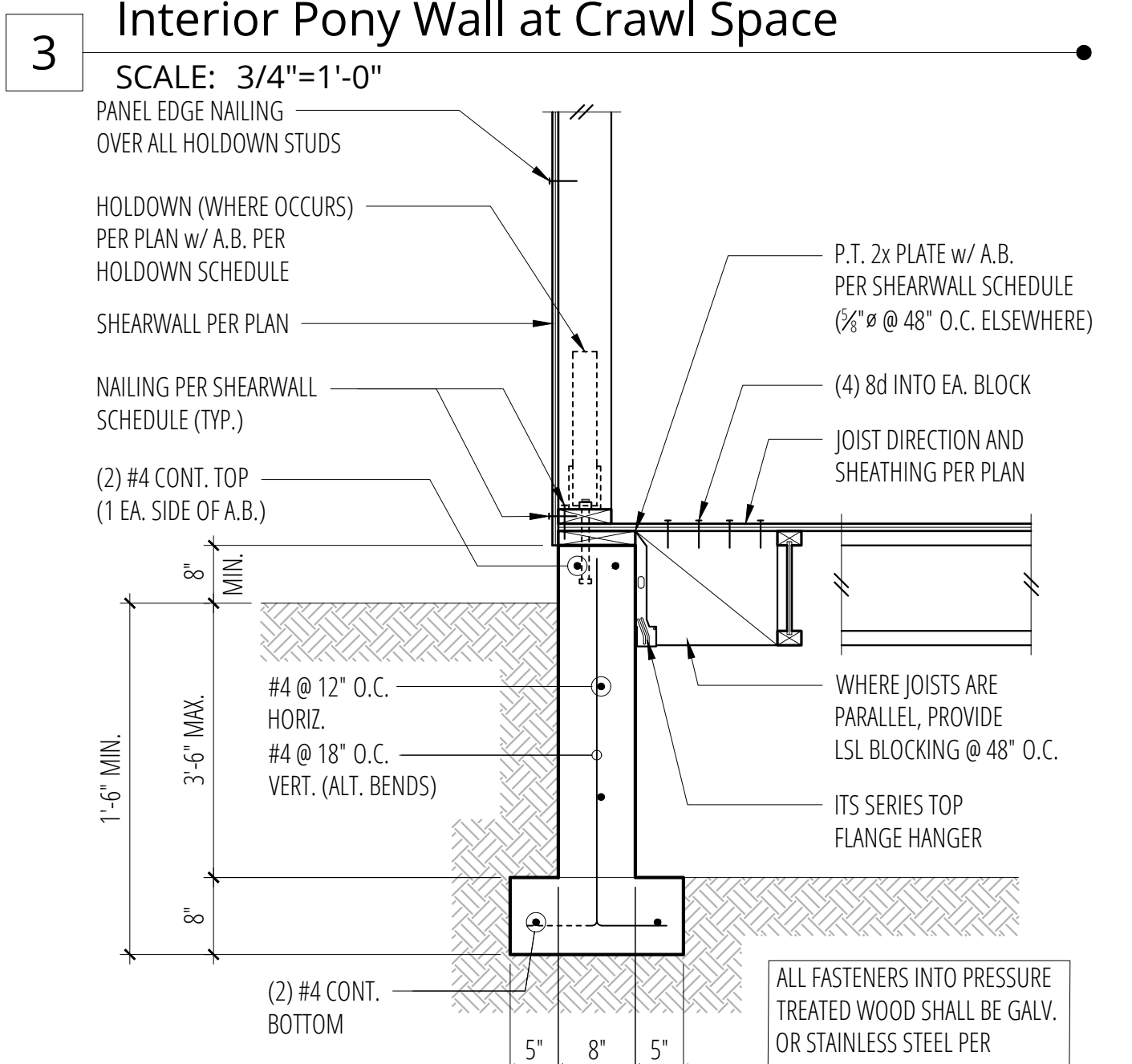
Plan Mark	Screws	Anchor Bolt	A.B. Embed	Holdown Post	Capacity
HDU2-SDS2.5	(6) SDS 1/2" x 2 1/2"	SSTB16	12 1/2"	(2) 2x4 IF 2x4 4x4 IF 2x6	2215/3075
HDU4-SDS2.5	(10) SDS 1/2" x 2 1/2"	SB 1/2 x 24	18"	4x4	4565
HDU5-SDS2.5	(14) SDS 1/2" x 2 1/2"	SB 1/2 x 24	18"	4x4	5645
HDU8-SDS2.5	(20) SDS 1/2" x 2 1/2"	SB 1/2 x 24	18"	4x4	6970
HDU11-SDS2.5	(30) SDS 1/2" x 2 1/2"	SB 1 x 30	24"	4x8	9535 (8315 AT CORNER)
HDU14-SDS2.5	(36) SDS 1/2" x 2 1/2"	SB 1 x 30	24"	N/A	11470 (8315 AT CORNER)

① MINIMUM SIZE OF POST AT END OF WALL UNLESS NOTED OTHERWISE ON FRAMING PLANS.  
② "SSTB" & "SB" REFER TO ANCHOR BOLTS BY SIMPSON STRONG-TIE. INSTALL PER MANUFACTURER.  
③ AT (E) FOUNDATION, PROVIDE EPOXY GROUTED THREADED ROD (DIA. PER MFG). EMBED 10".

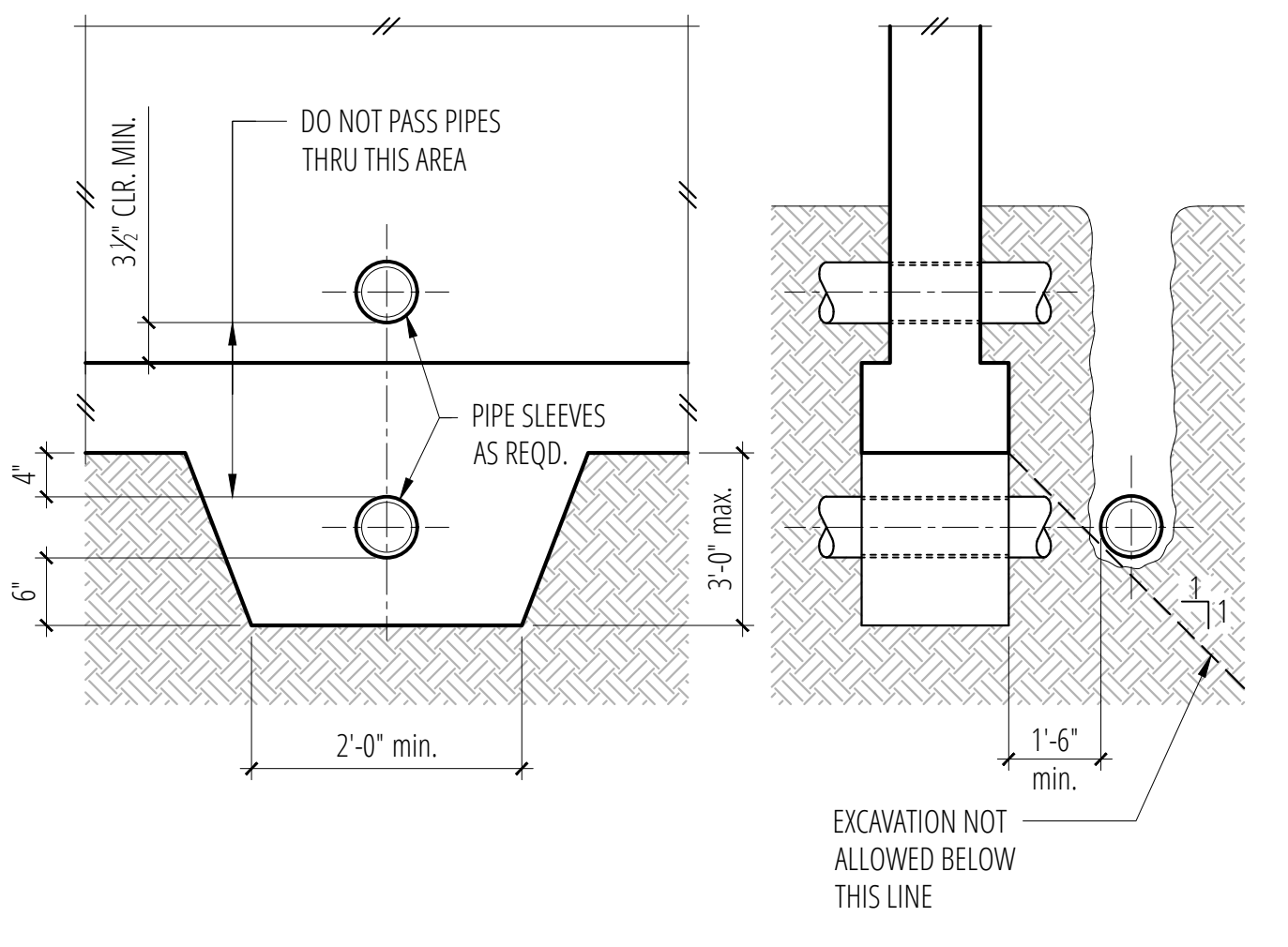


6 SCALE: 3/4"=1'-0"

7 Exterior Wall w/ Slab on Grade  
SCALE: 3/4"=1'-0"



8 Exterior Framing at Crawlspace  
SCALE: 3/4"=1'-0"



9 Pipe and Trench Locations  
SCALE: 3/4"=1'-0"

10 HDU Holdown Schedule  
SCALE: 3/4"=1'-0"

REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE  
FOR F<sub>c</sub> = 2500 psi, GRADE 60 REINFORCING

I MINIMUM STRAIGHT DEVELOPMENT LENGTH (d)

BAR SIZE	TOP BARS	OTHER BARS
#3	23"	18"
#4	31"	24"
#5	40"	30"
#6	47"	36"
#7	68"	53"
#8	78"	60"
#9	88"	68"
#10	99"	77"
#11	110"	85"

II MINIMUM LAP SPLICE LENGTHS (d<sub>s</sub>)

BAR SIZE	TOP BARS	OTHER BARS
#3	31"	23"
#4	41"	31"
#5	51"	40"
#6	62"	47"
#7	89"	68"
#8	102"	78"
#9	114"	88"
#10	130"	99"
#11	143"	110"

TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.

IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR, OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS, THEN LENGTHS SHALL BE INCREASED BY 50%

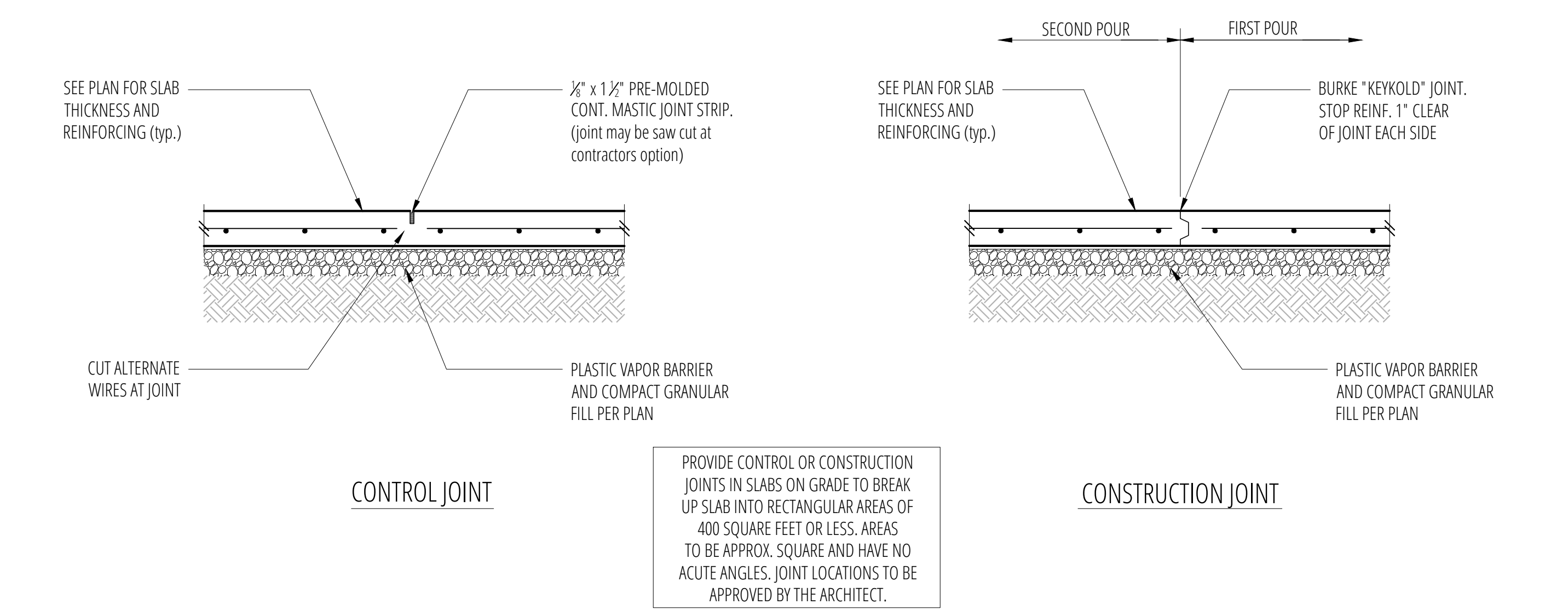
III MINIMUM EMBEDMENT LENGTHS (d<sub>h</sub>) FOR STANDARD END HOOKS

BAR SIZE	LENGTH
#3	7"
#4	9"
#5	11"
#6	13"
#7	14"
#8	17"
#9	19"
#10	21"
#11	24"

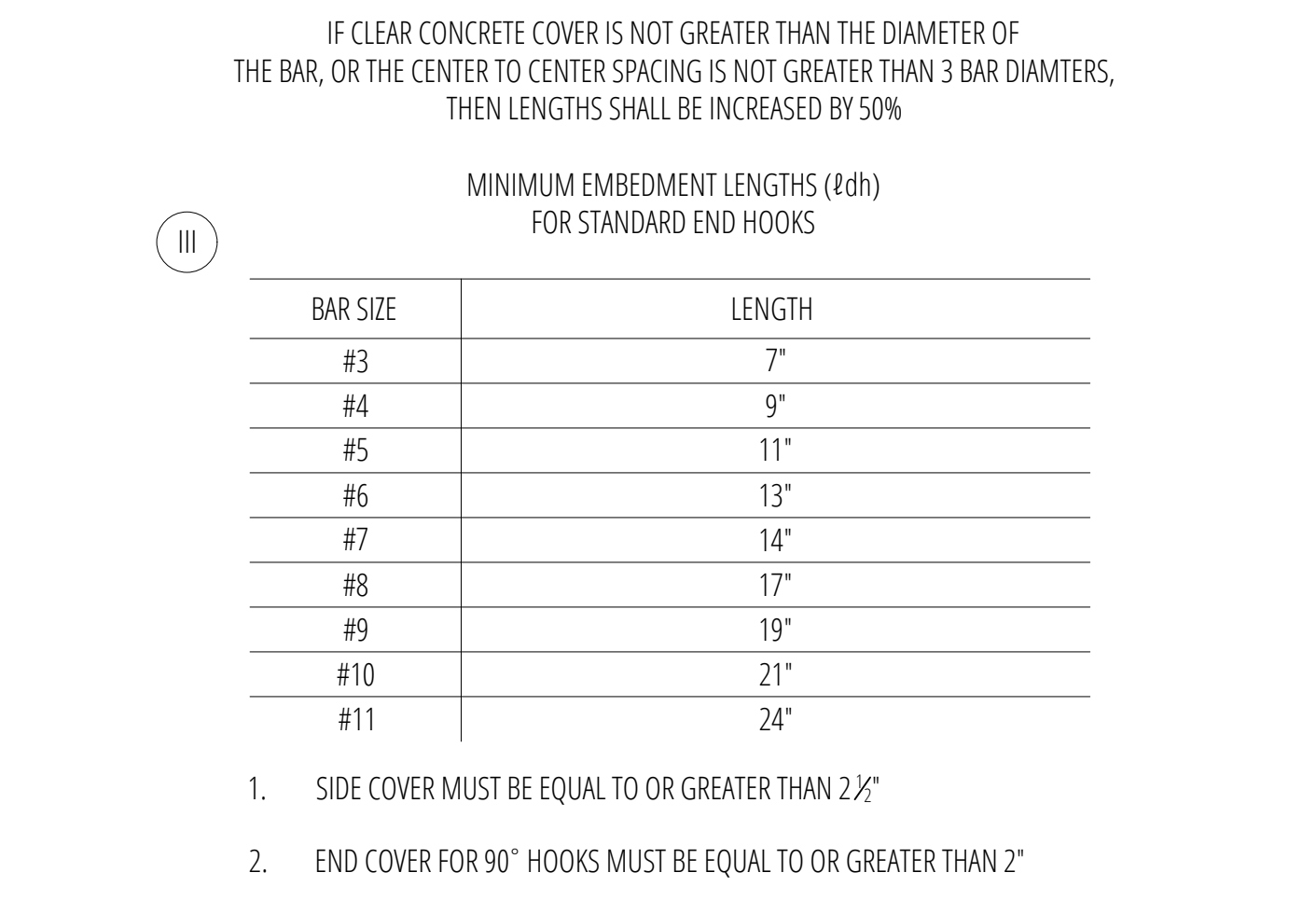
1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2 1/2"  
2. END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2"

11 SCALE: 3/4"=1'-0"

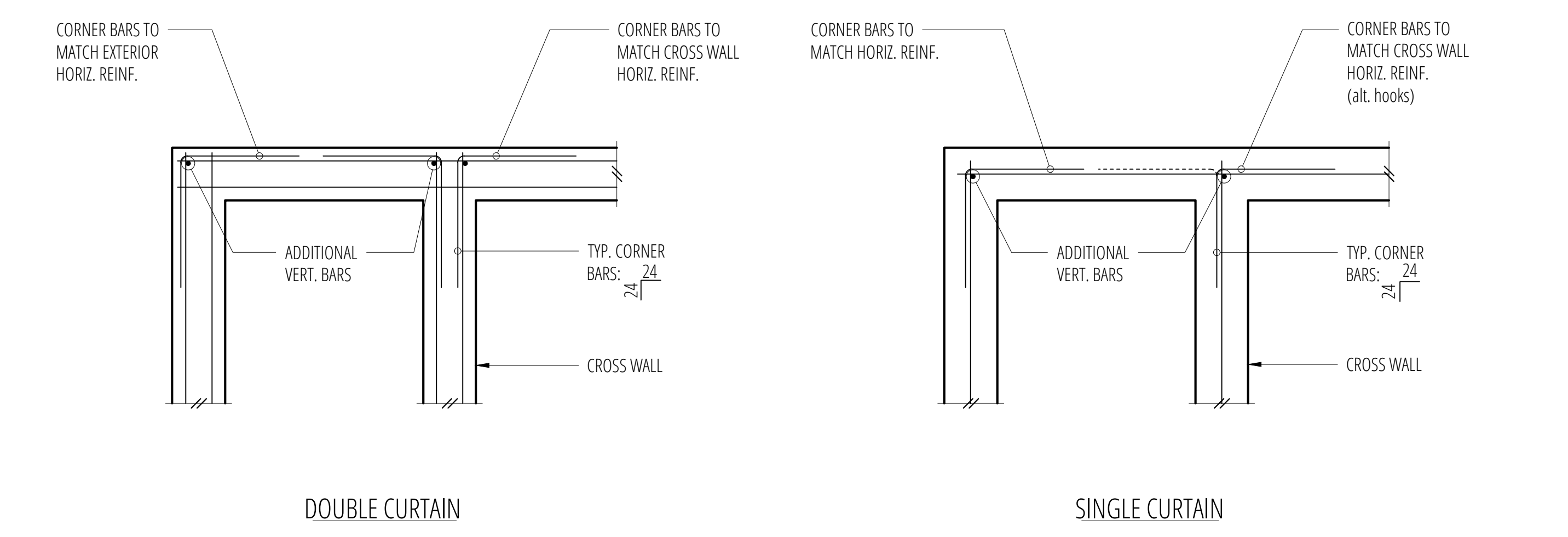
12 SCALE: 3/4"=1'-0"



14 Typical Slab Joints  
SCALE: 3/4"=1'-0"



18 Lap Splice and Development Schedule  
SCALE: 3/4"=1'-0"



19 Typical Corner Bars at Concrete Walls and Footings  
SCALE: 3/4"=1'-0"

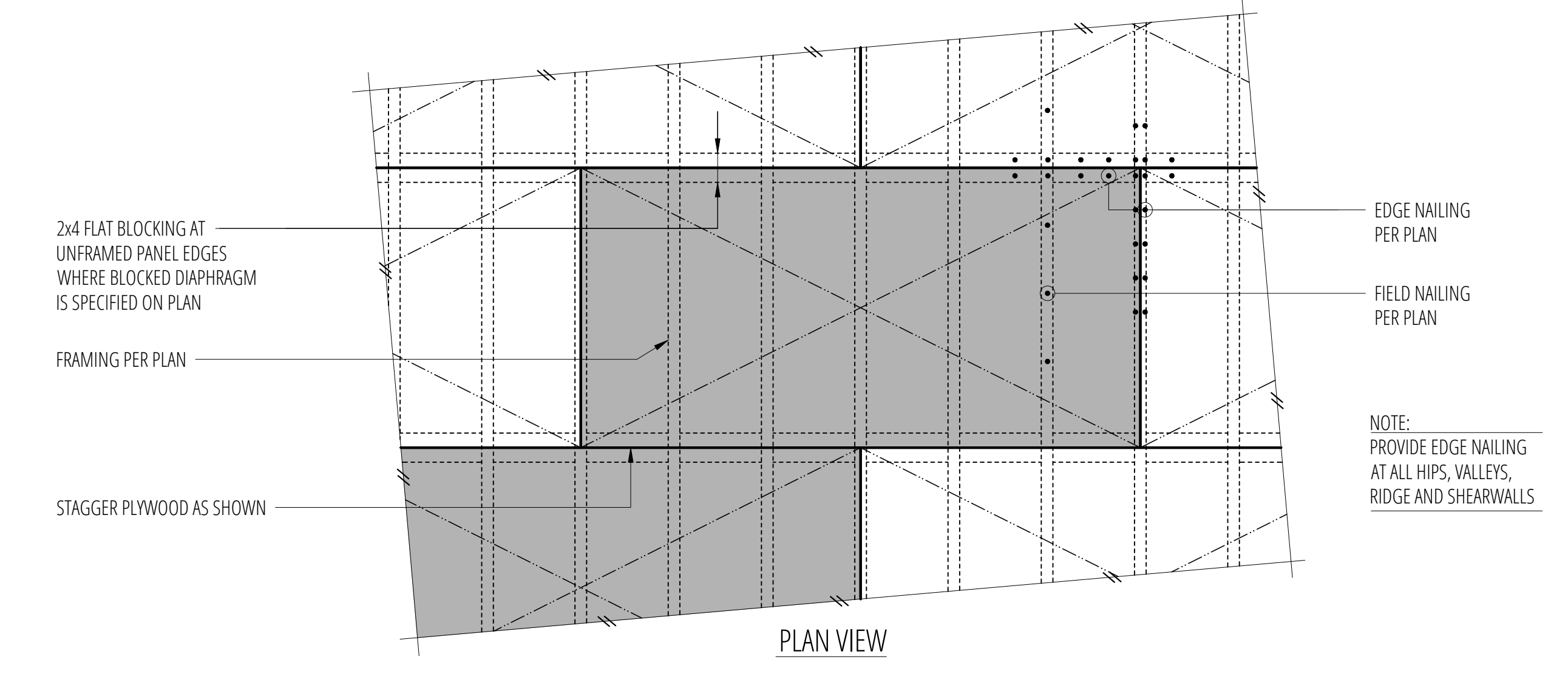
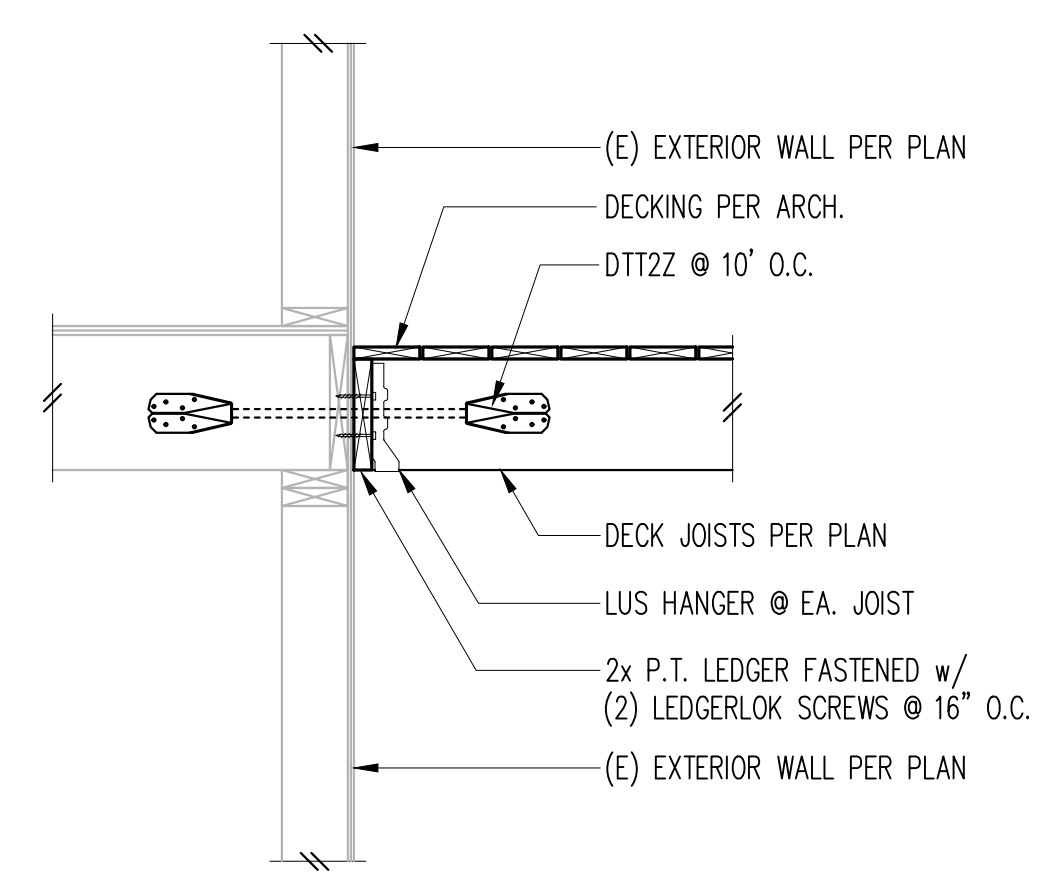
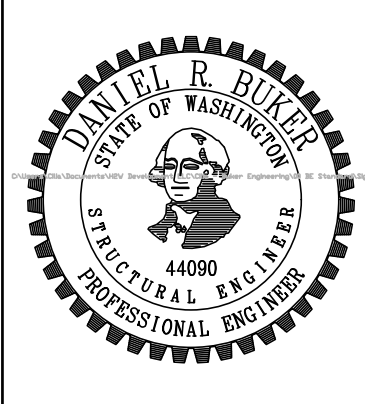
16 SCALE: 3/4"=1'-0"

17 SCALE: 3/4"=1'-0"

No.	Date	Issue
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Sheet Contents  
CONCRETE DETAILS

Sheet No.

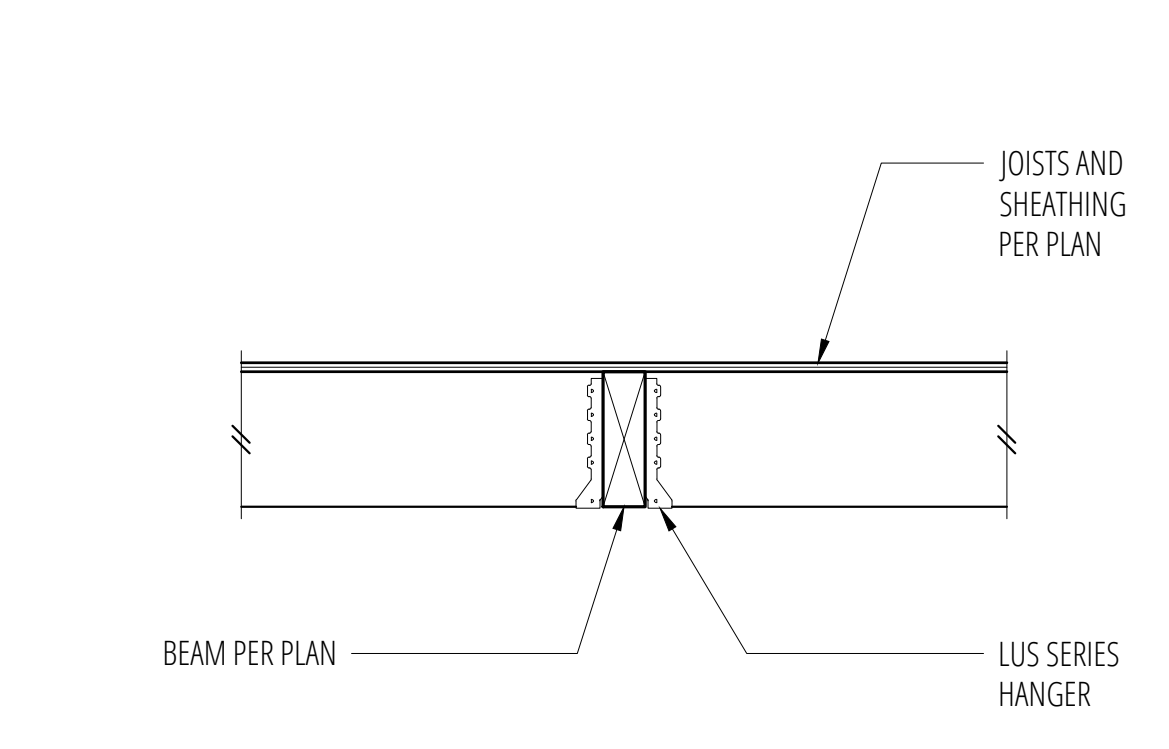
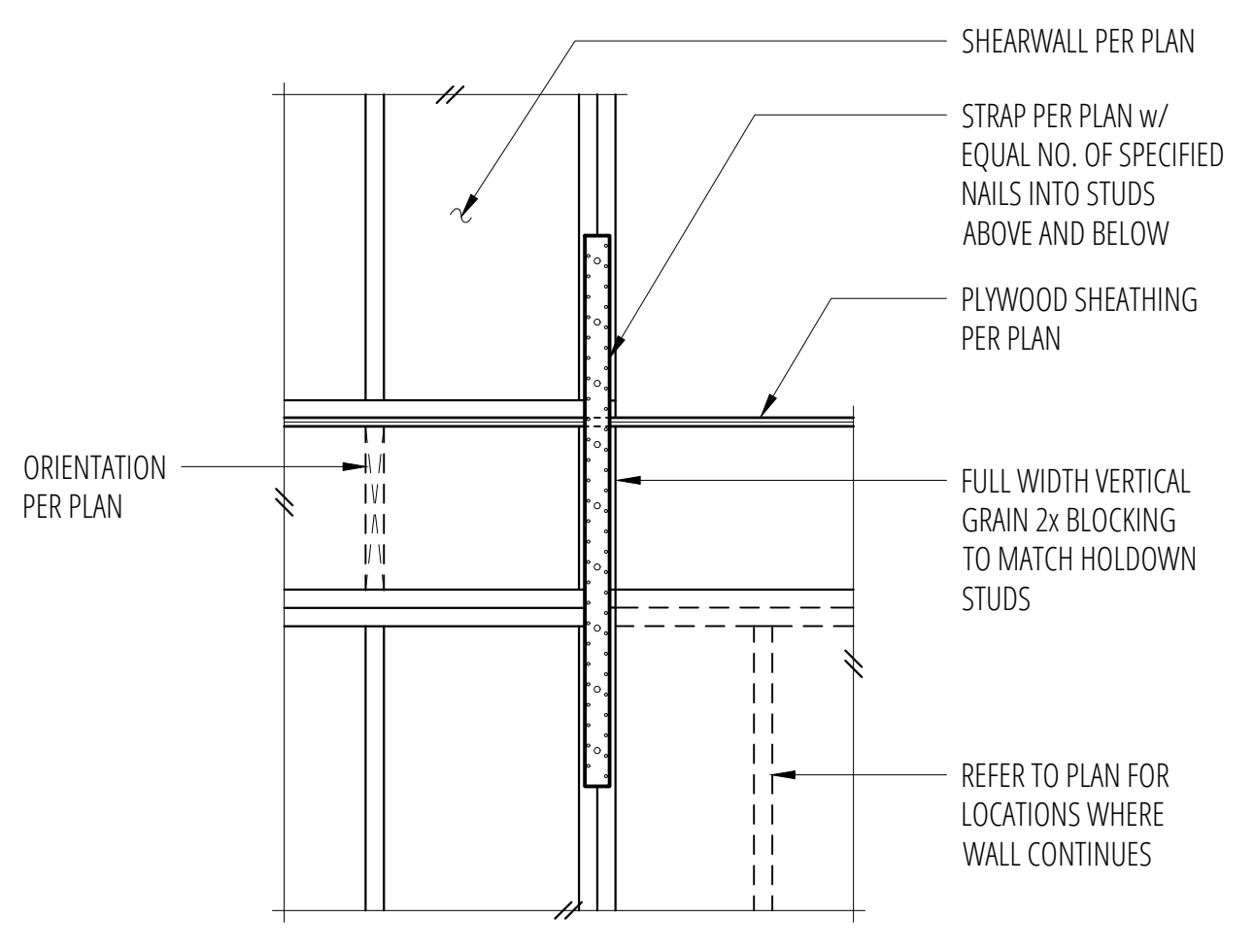


1 SCALE: 3/4"=1'-0"

2 SCALE: 3/4"=1'-0"

3 Deck Ledger at (E) House  
SCALE: 3/4"=1'-0"

4 Typical Diaphragm Sheathing and Nailing  
SCALE: 3/4"=1'-0"



MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			IF TJI	IF 2x OR LSL	AT WOOD	AT CONCRETE
W6	1/2" CDX PLYWOOD	8d @ 6" OC	16d @ 6" OC	A35 @ 24" OC	16d @ 6" OC	1/2" # A.B. @ 48" OC
W4	1/2" CDX PLYWOOD	8d @ 4" OC	16d @ 4" OC	A35 @ 16" OC	16d @ 4" OC	1/2" # A.B. @ 32" OC
W3	1/2" CDX PLYWOOD	8d @ 3" OC	(2) ROWS 16d @ 6" OC	A35 @ 12" OC	16d @ 3" OC	1/2" # A.B. @ 16" OC
W2	1/2" CDX PLYWOOD	8d @ 2" OC	(2) ROWS 16d @ 4" OC	A35 @ 9" OC	(2) ROWS 16d @ 4" OC	1/2" # A.B. @ 12" OC

1. BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12" o.c.  
2. 8d NAILS SHALL BE 0.131" x 2 1/2" (common) - 16d NAILS SHALL BE 0.135" # x 3 1/2" (box)  
3. EMBED ANCHOR BOLTS AT LEAST 7" EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/2" PLATE WASHERS. EXTEND TO WITHIN 1/2" OF THE PLYWOOD SHEATHING.  
4. 3x STUDS OR DOUBLE STUDS NAILED TOGETHER w/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3x STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.  
5. TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.  
6. ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.  
7. 1/4" O.S.B. MAY BE SUBSTITUTED FOR 1/2" CDX.  
8. LTP4's MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.  
9. A 2x NAILER ATTACHED w/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.  
10. STAGGER NAILS IN ROW W/ 1/2" MIN. OFFSET.  
11. MINIMUM OFFSET BETWEEN ROWS 1/2" AND MINIMUM RIM OR JOIST 3 1/2" WIDE.

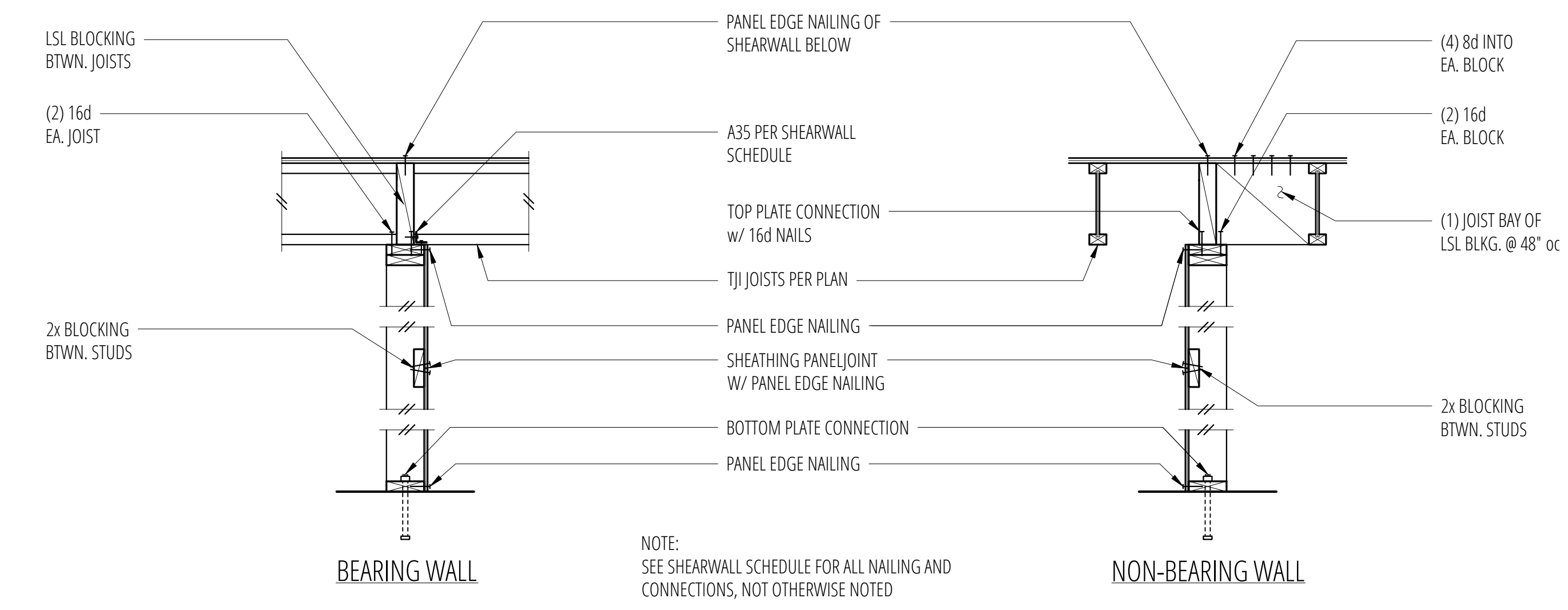
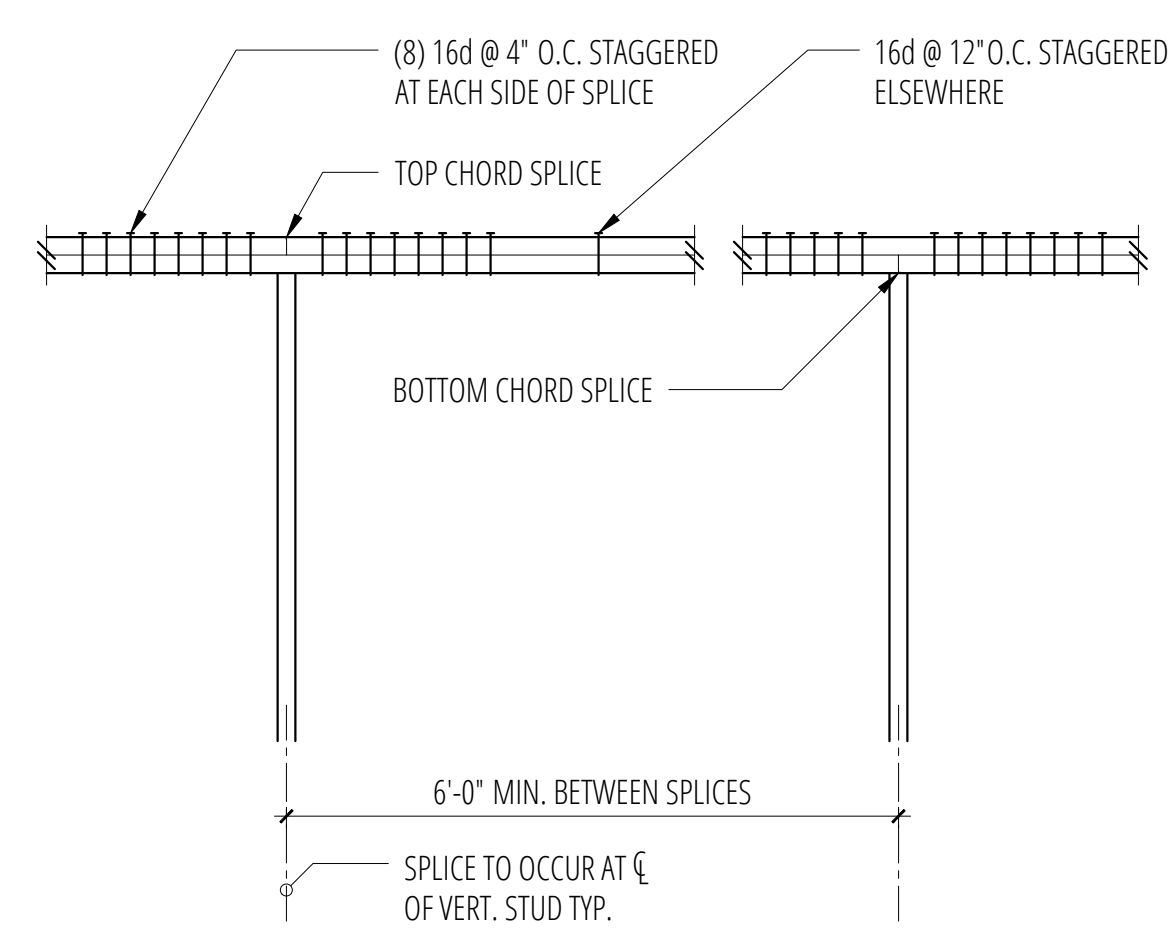
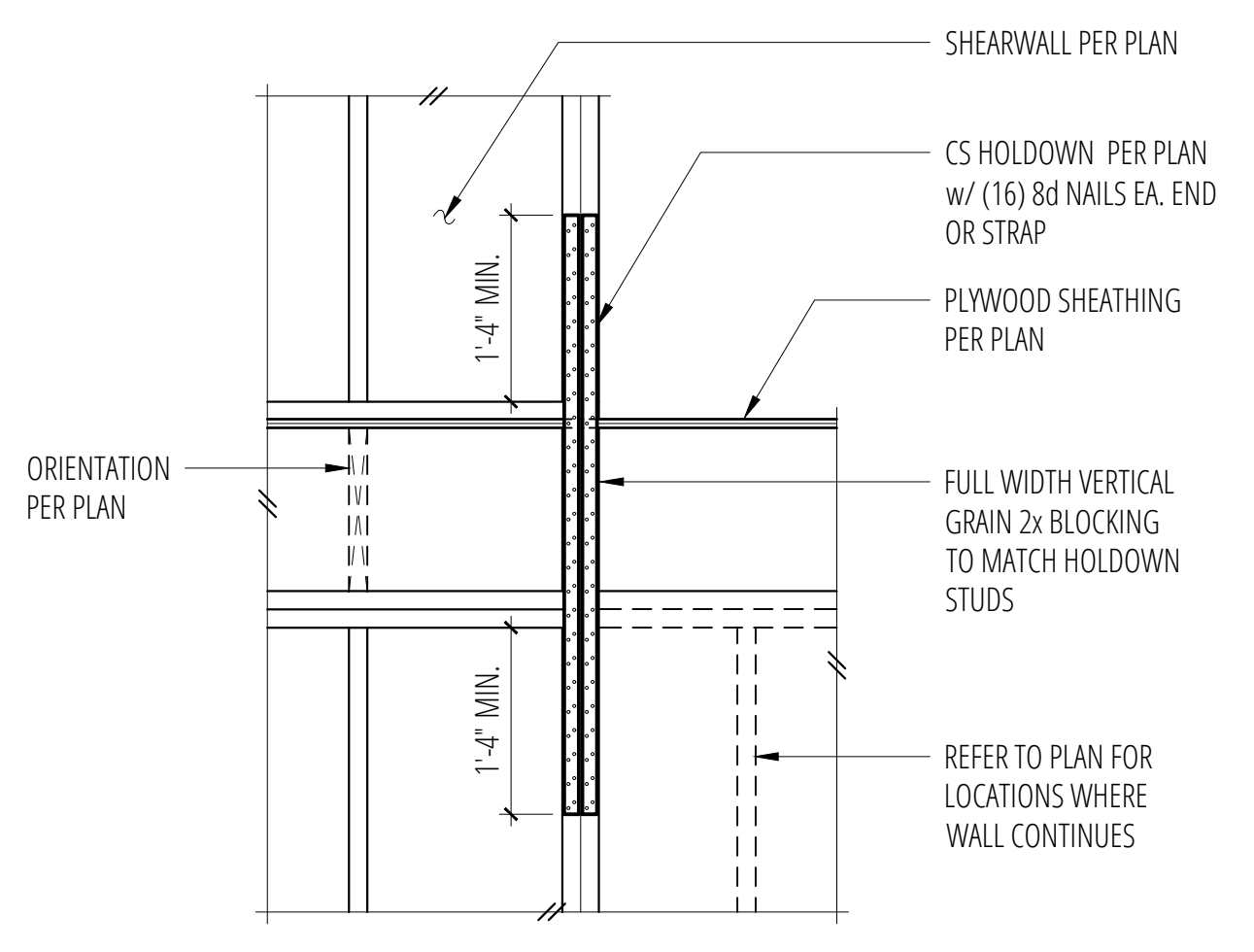
DETAIL A: 2x OR LSL, 16d NAILING PER SCHEDULE, 2x NAILER  
DETAIL B: PLYWOOD EDGE, EDGE NAILING OVER EA. STUD, 16d NAILING PER SCHEDULE  
PLAN VIEW AT ABUTTING PANEL EDGES OF W3 & W2

6 SCALE: 3/4"=1'-0"

7 Typical MST/MSTC Holdown at Floor  
SCALE: 3/4"=1'-0"

8 Typical Flush Beam  
SCALE: 3/4"=1'-0"

9 Shearwall Schedule  
SCALE: 3/4"=1'-0"

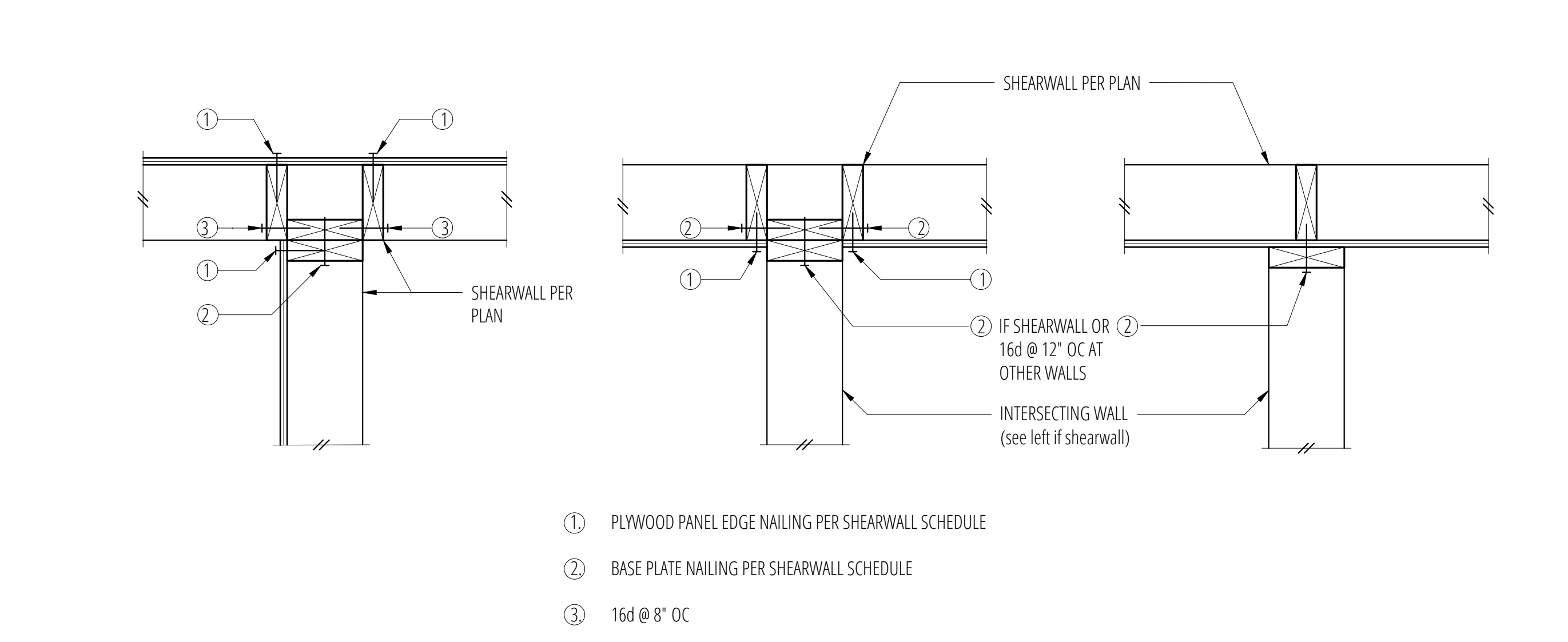
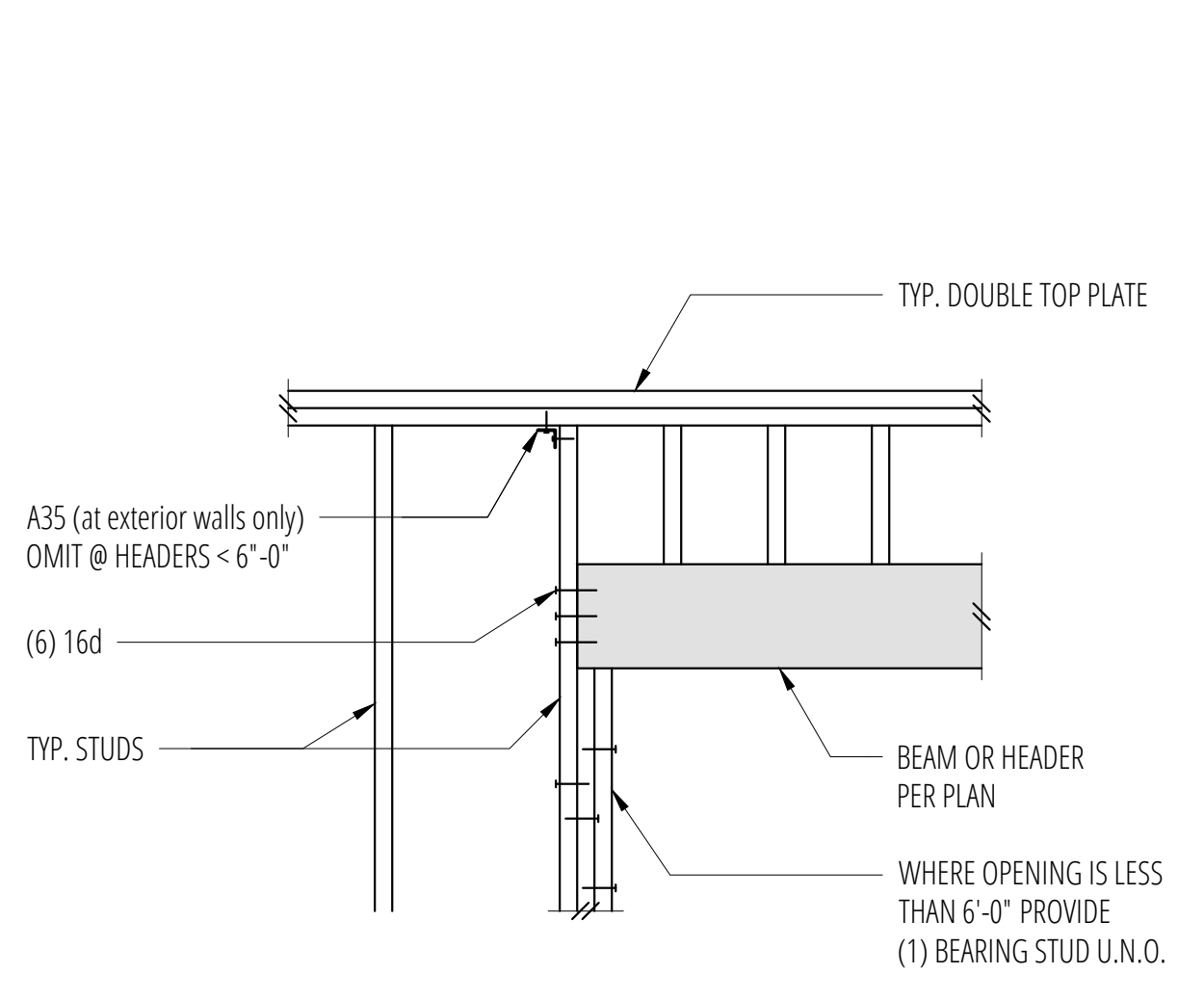
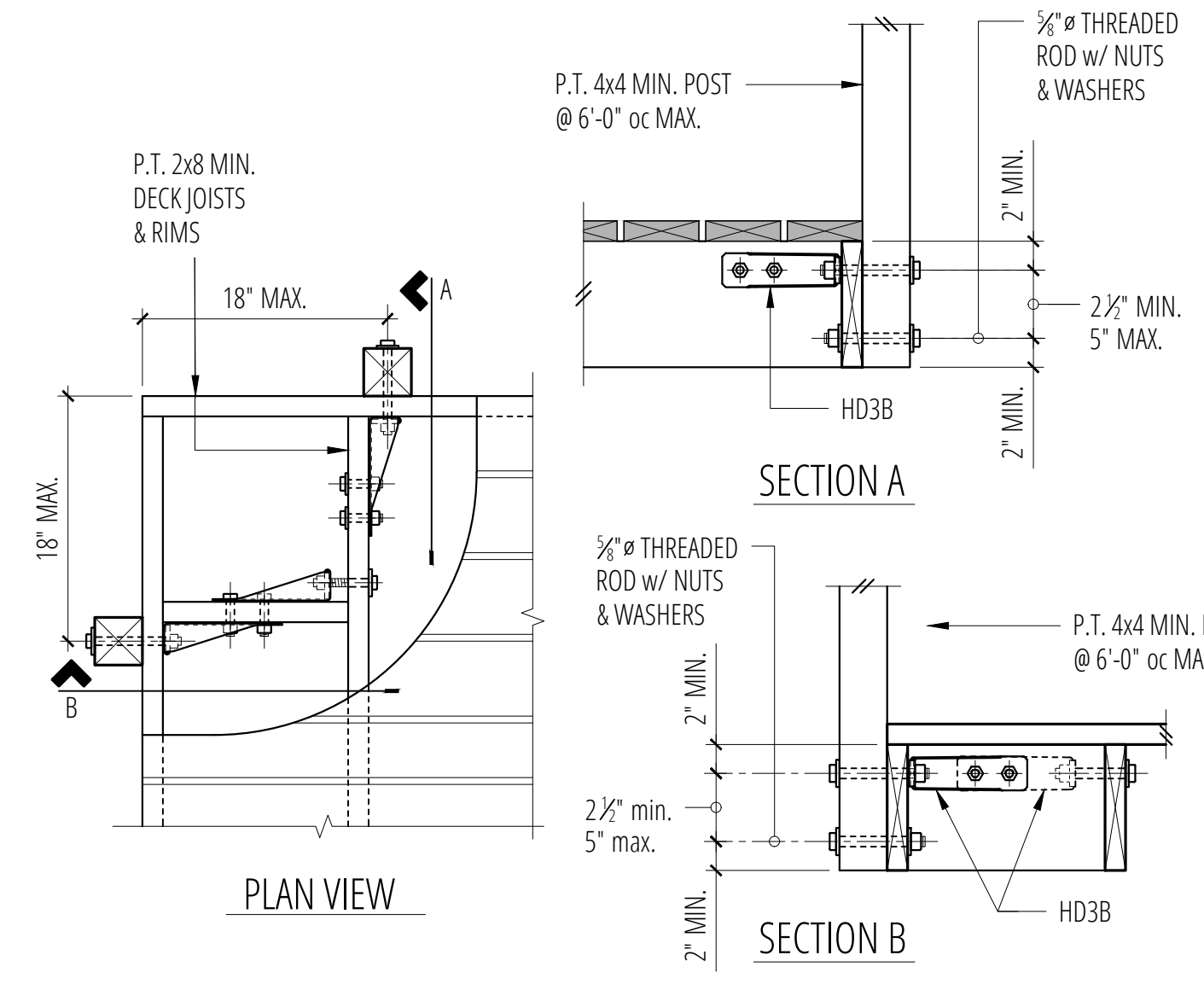


11 SCALE: 3/4"=1'-0"

12 Typical CS Holdown at Floor  
SCALE: 3/4"=1'-0"

13 Typical Top Plate Splice  
SCALE: 3/4"=1'-0"

14 Typical Shearwall Construction  
SCALE: 3/4"=1'-0"



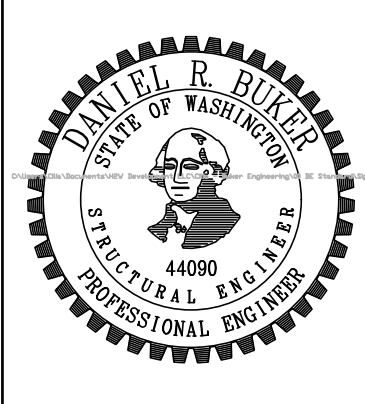
16 SCALE: 3/4"=1'-0"

17 Typical Guardrail Construction  
SCALE: 3/4"=1'-0"

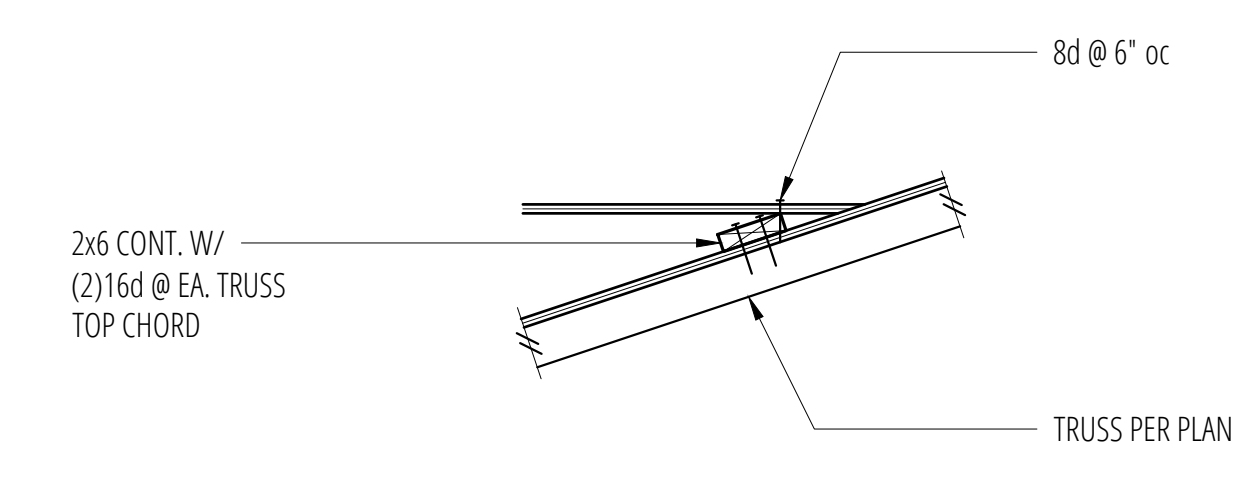
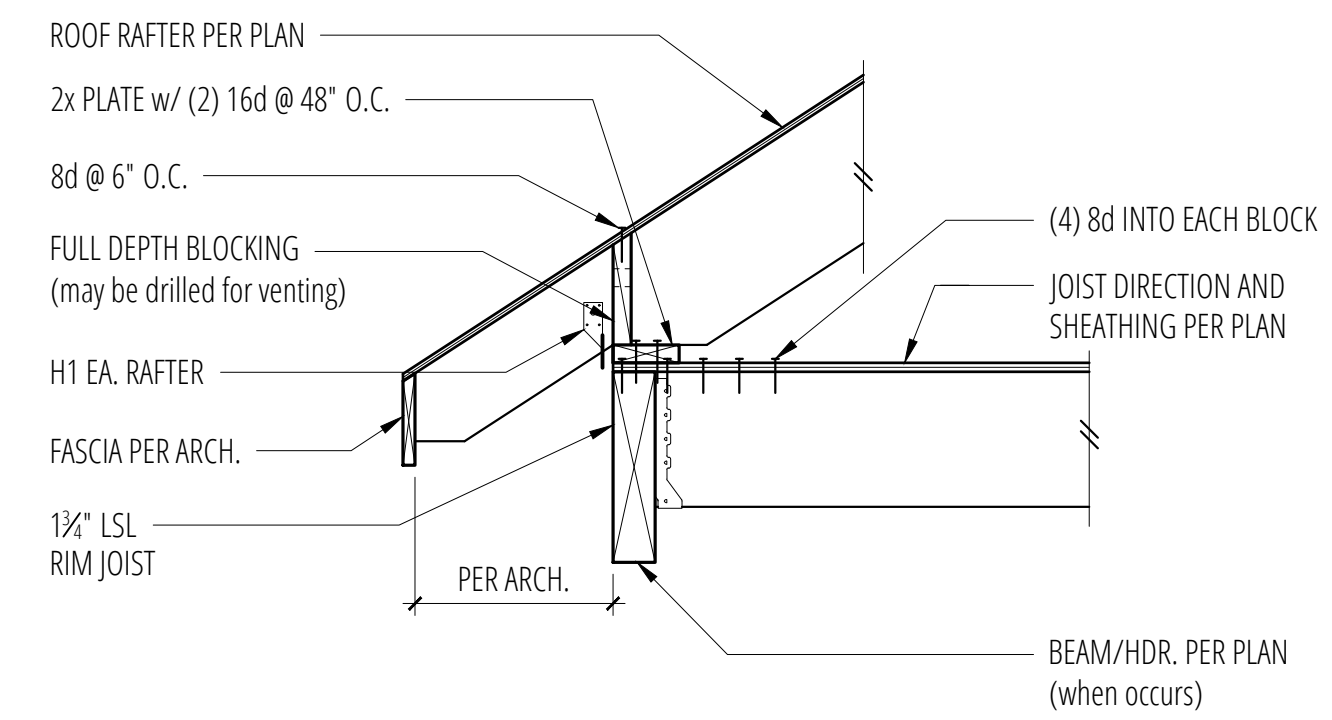
18 Typical Header Support  
SCALE: 3/4"=1'-0"

19 Typical Shearwall Intersection  
SCALE: 3/4"=1'-0"

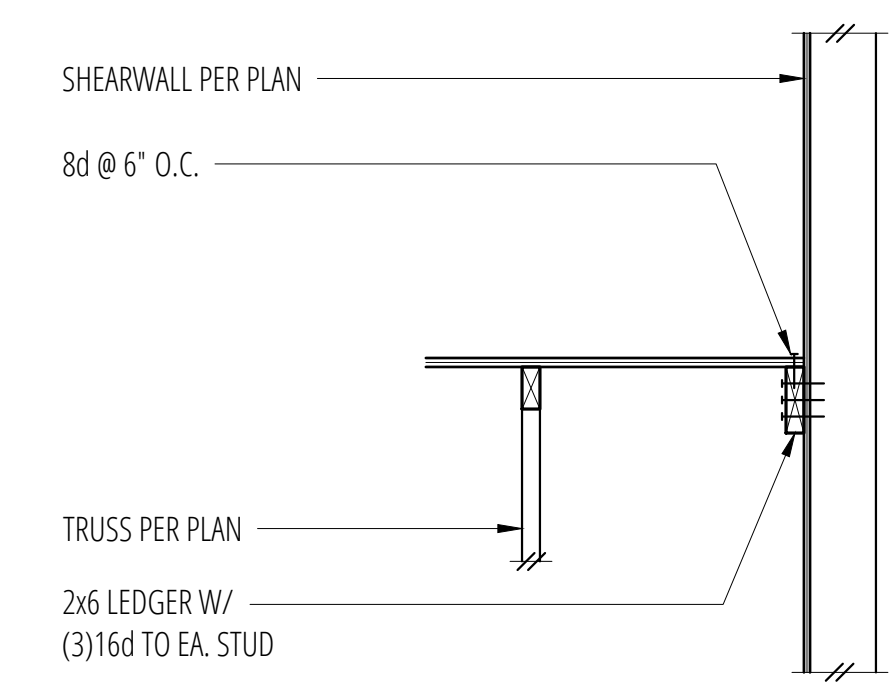
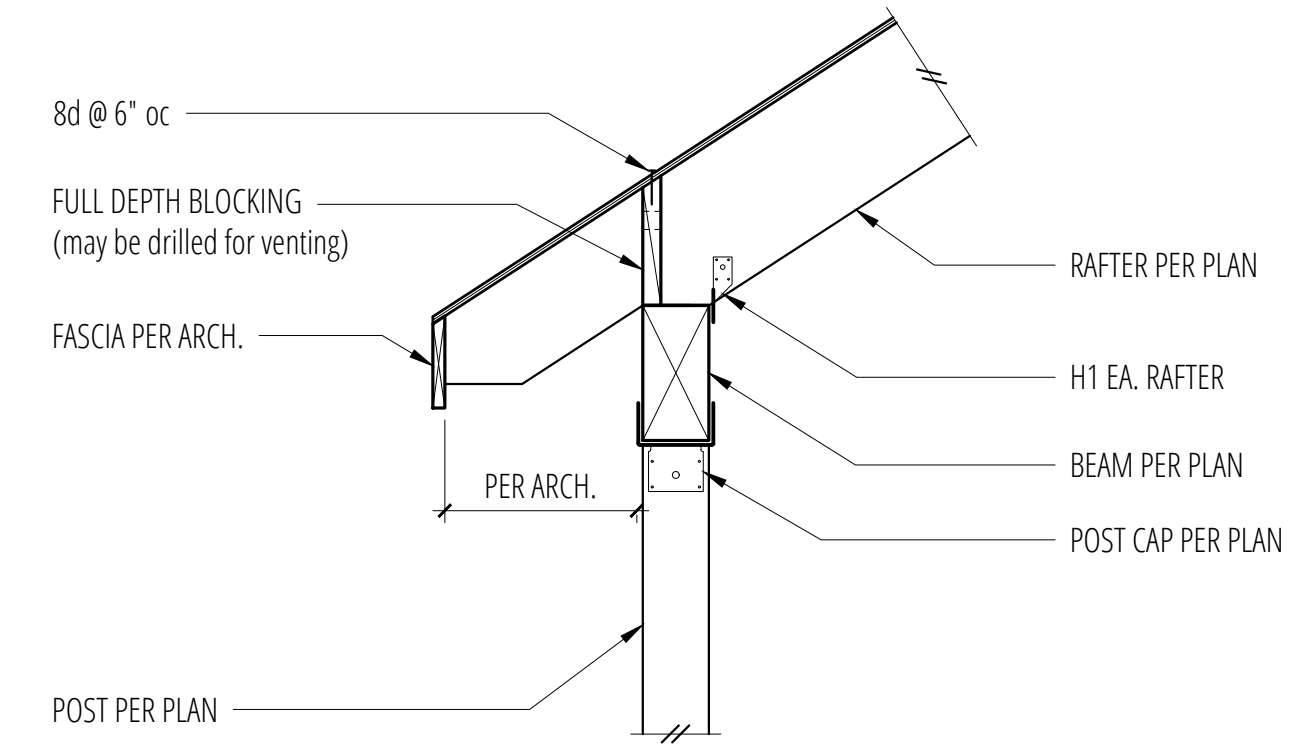
No.	Date	Issue
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Sheet Contents		
FLOOR FRAMING DETAILS		
Sheet No.		



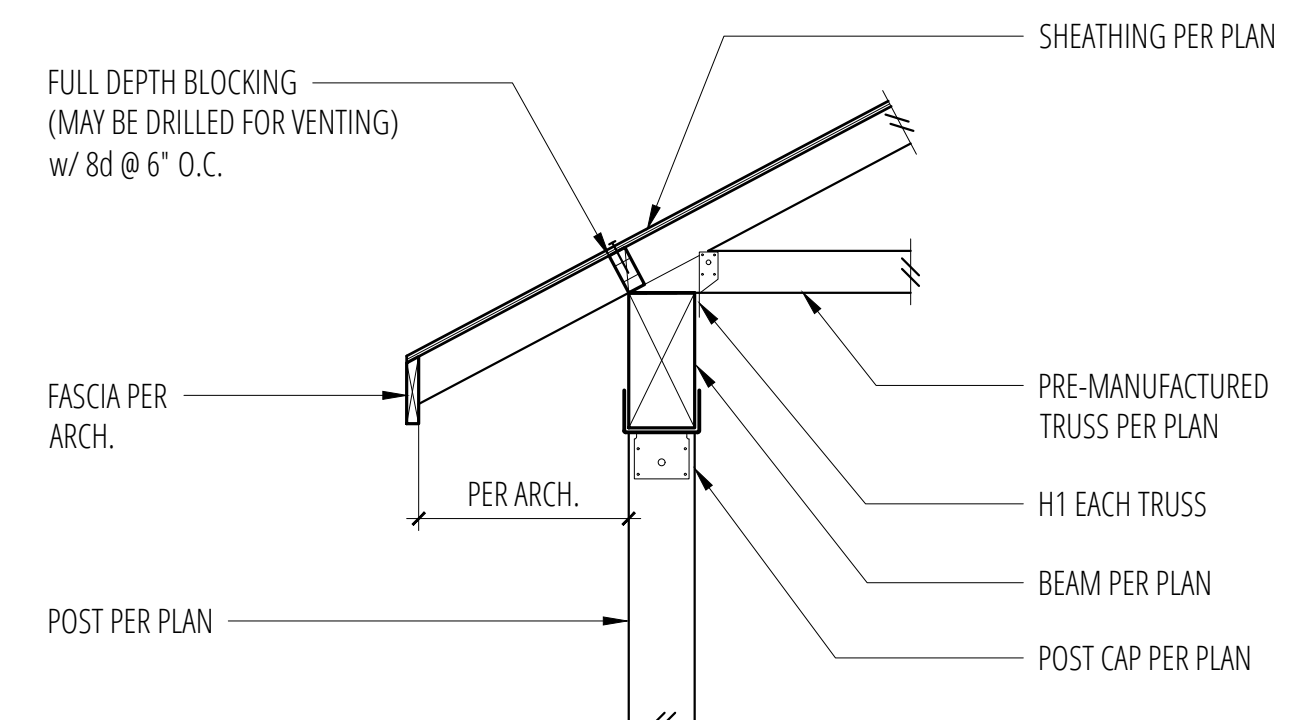
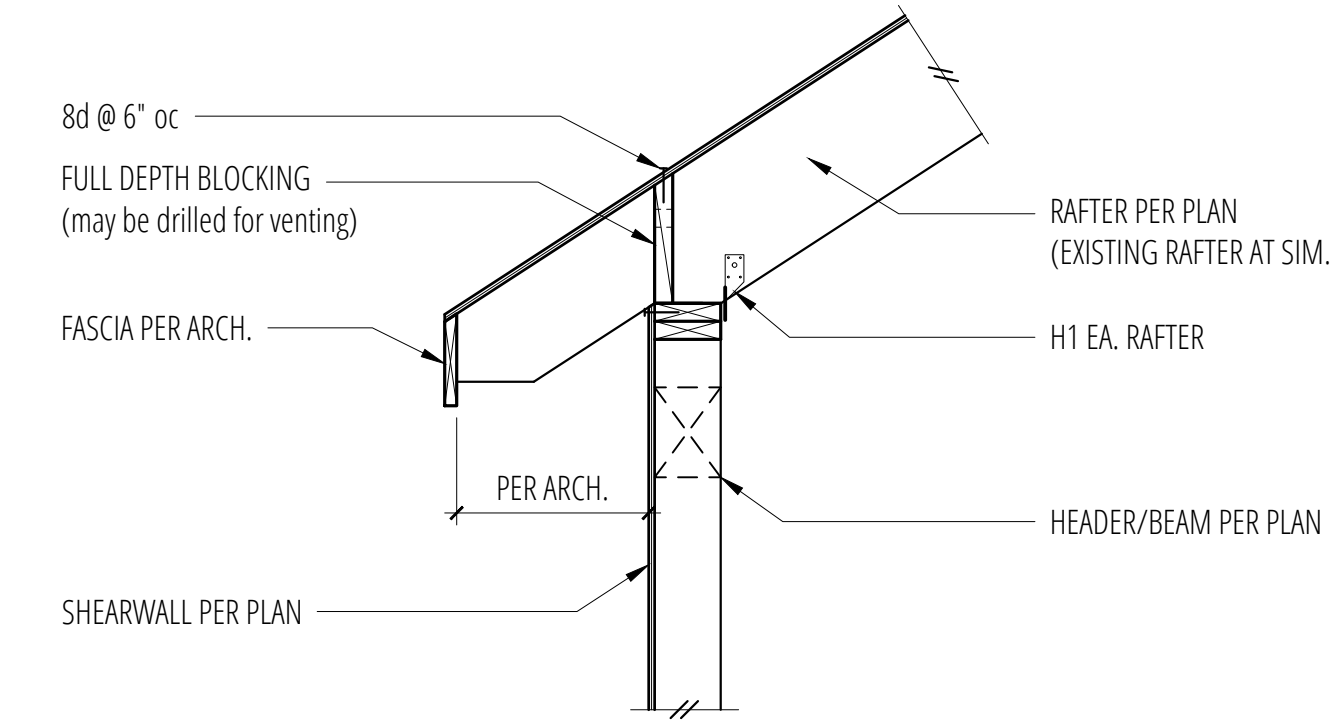
- 1 SCALE: 3/4"=1'-0"
- 2 SCALE: 3/4"=1'-0"
- 3 SCALE: 3/4"=1'-0"
- 4 Rafters on Floor Framing SCALE: 3/4"=1'-0"
- 5 Overframing Connection SCALE: 3/4"=1'-0"



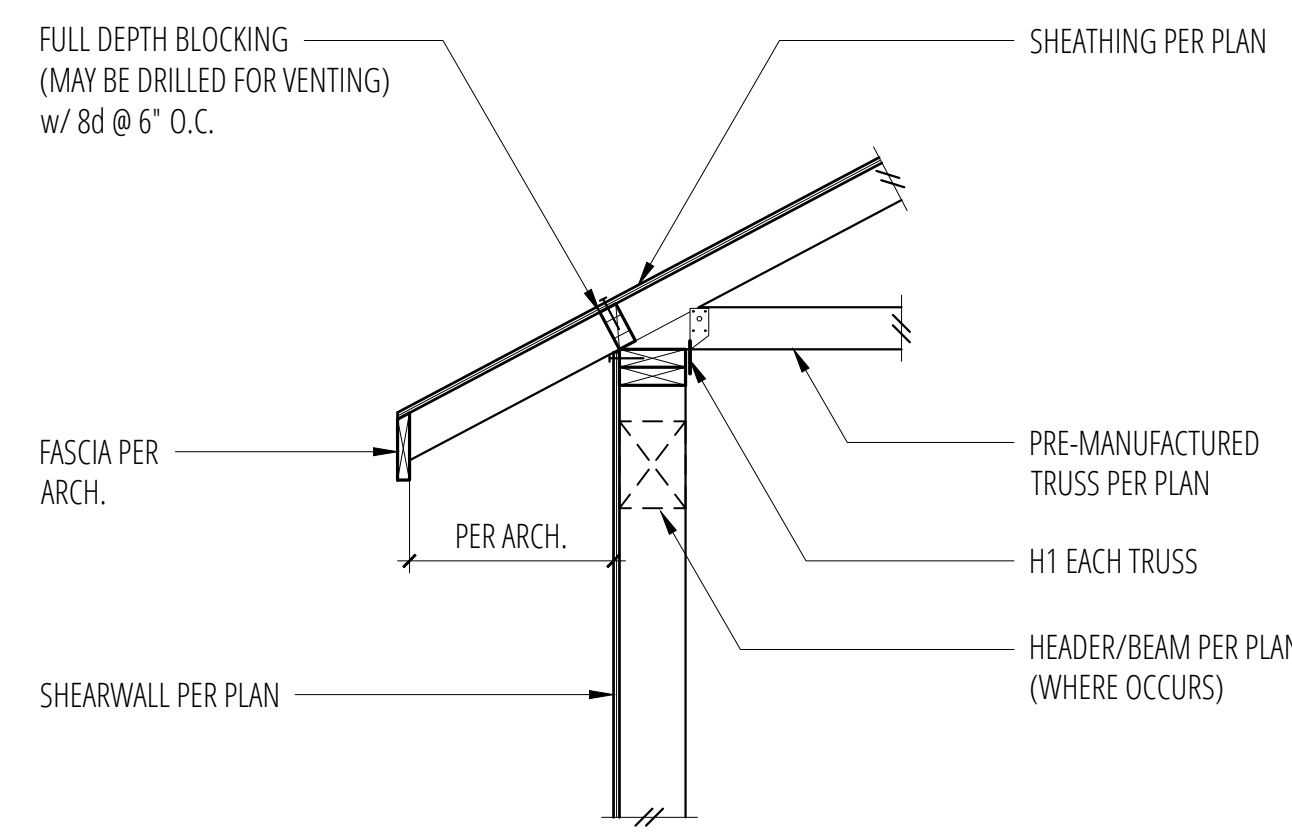
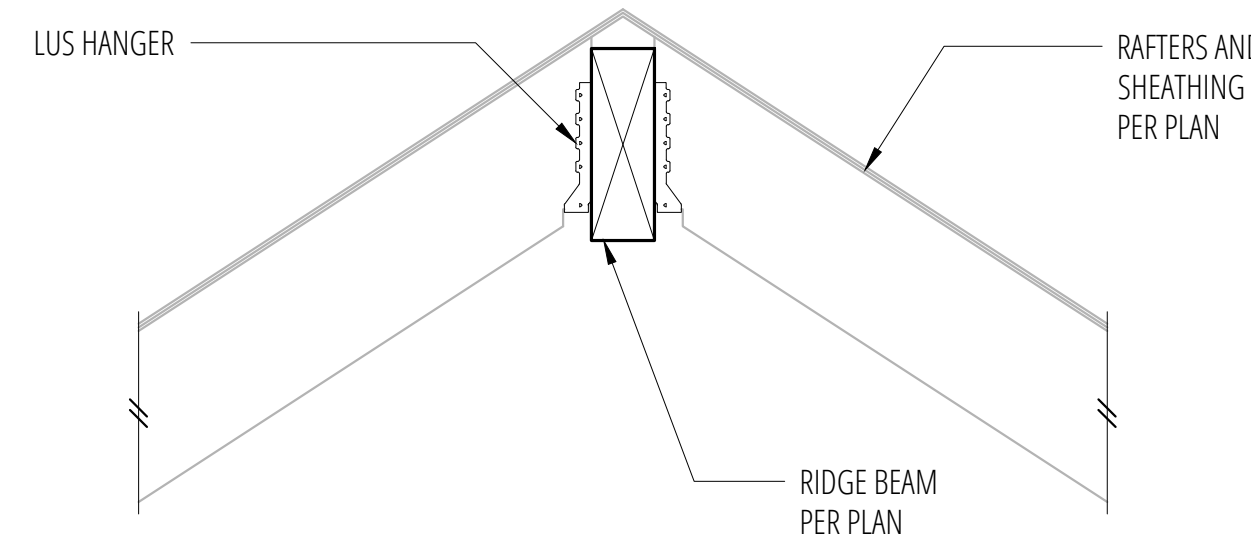
- 6 SCALE: 3/4"=1'-0"
- 7 SCALE: 3/4"=1'-0"
- 8 SCALE: 3/4"=1'-0"
- 9 Beam & Post At Roof SCALE: 3/4"=1'-0"
- 10 Trusses Parallel to Exterior Wall SCALE: 3/4"=1'-0"



- 11 SCALE: 3/4"=1'-0"
- 12 SCALE: 3/4"=1'-0"
- 13 SCALE: 3/4"=1'-0"
- 14 Exterior Bearing Wall At Roof SCALE: 3/4"=1'-0"
- 15 Beam & Post at Roof SCALE: 3/4"=1'-0"



- 16 SCALE: 3/4"=1'-0"
- 17 SCALE: 3/4"=1'-0"
- 18 SCALE: 3/4"=1'-0"
- 19 Ridge Beam SCALE: 3/4"=1'-0"
- 20 Exterior Bearing Wall at Roof SCALE: 3/4"=1'-0"



No.	Date	Issue
	11/4/21	Permit
Sheet Contents		
ROOF FRAMING DETAILS		
Sheet No.		