SYMBOL LEGEND

(A) **Grid Label**

(1) **Door Mark**

(A) **Window Mark**

(A) **Light Fixture**

Detail

1 ← Detail Number
A6.0 ← Sheet Number

Section

A ← Section Number/Letter
A5.1 ← Sheet Number

ABBREVIATIONS LIST

AB	Anchor Bolt
ABV	Above
ADJ	Adjustable, Adjust
AFF	Above Finish Floor
ALIGN	Alignment
AL	Aluminum
ASSEM	Assembly
BEL	Below
BEY	Beyond
BLKG	Blocking
BM	Beam
BO	Bottom of
BRG	Bearing
BTWN	Between
BW	Bottom of Wall
CAB	Cabinet
CJ	Control Joint
CLG	Ceiling
CLR	Clearance, Clear
COL	Column
CONC	Concrete
CONT	Continuous
CT	Ceramic Tile
D	Deep, Depth
DET	Detail
DIA	Diameter
DN	Down
DS	Downspout
DW	Dishwasher
E	East
EA	Each
EMBED	Embedment
EQ	Equal
EW	Each Way
EXIST	Existing
EXT	Exterior
FIN	Finish
FLASH	Flashing
FLR	Floor
FOC	Face of Concrete
FOF	Face of Finish
FOS	Face of Stud
FOUND	Foundation
FRPLC	Fireplace
FT	Foot, Feet
FTG	Footing
GALV	Galvanized
GLB	Glued Laminated Beam
GWB	Gypsum Wall Board
H	High
HB	Hose Bibb
HDR	Header
HDWD	Hardwood
HORIZ	Horizontal
HT	Height
HWT	Hot Water Heater
INSUL	Insulation, Insulate
JST	Joist
JT	Joint
LF	Linear Foot
LVL	Laminated Veneer Lumber
MANUF	Manufacturer
MATL	Material
MAX	Maximum
MDF	Medium Density Fiberboard
MDO	Medium Density Overlay
MEMB	Membrane
MIN	Minimum
MIR	Mirror
MISC	Miscellaneous
MTL	Metal
N	North
NO	Number
NOM	Nominal
NTS	Not to Scale
O/	Over
OC	On Center
OH	Opposite Hand
OSB	Oriented Strand Board
PL	Plate, Property Line
PLAM	Plastic Laminate
PLYWD	Plywood
PSL	Parallel Strand Lumber
PT	Pressure Treated
R	Radius
REF	Refrigerator
REINF	Reinforcing
REQD	Required
RM	Room
RO	Rough Opening
RR	Roof Rafter
S	South
SCHED	Schedule, Scheduled
SF	Square Feet
SHTG	Sheathing
SIM	Similar
SPECS	Specifications
STL	Steel
STRUC	Structural
SYM	Symmetrical
T & B	Top and Bottom
T & G	Tounge and Groove
TEMP	Tempered
TJI	Truss Joist I-beam joist
TOP	Top of Plate
TOS	Top of Subfloor, Top of Slab
TW	Top of Wall
TYP	Typical
UBC	Uniform Building Code
UNO	Unless Noted Otherwise
VB	Vapor Barrier
VER	Verify
VERT	Vertical
W	West, Watt, Width
WWM	Welded Wire Mesh
W/	With
W/O	Without
WD	Wood
WDW	Window
WP	Waterproofing, Weatherproof
WR	Water Resistant

NOXIOUS WEEDS

DEVELOPMENT PROPOSALS FOR A NEW SINGLE-FAMILY HOME SHALL REMOVE JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A, REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, FROM REQUIRED LANDSCAPING AREAS ESTABLISHED PURSUANT TO SUBSECTION 19.02.020(F)(3)(A). NEW LANDSCAPING ASSOCIATED WITH NEW SINGLE-FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED. PROVIDED, THAT REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASED SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION.

TREE PROTECTION

A TREE PROTECTION INSPECTION IS REQUIRED
BEFORE START OF WORK

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.
2. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH WORK. GENERAL CONTRACTOR SHALL VISIT THE PREMISES TO FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE WORK BEFORE CONTRACTING WITH OWNER TO PERFORM THE WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS PRIOR TO THE START OF THE WORK.
3. VERIFY ALL ITEMS TO BE REMOVED OR DEMOLISHED WITH THE OWNER PRIOR TO START OF THE WORK. CONTRACTOR SHALL IDENTIFY THOSE ITEMS TO BE INCORPORATED IN THE FINISHED PROJECT AND SHALL ARRANGE FOR THEIR SAFE STORAGE. SALVAGE VALUE OF REMOVED ITEMS SHALL BELONG TO THE OWNER UNLESS OTHERWISE AGREED.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES ASSOCIATED WITH PROJECT.
5. IDENTIFICATION AND HANDLING OF EXISTING HAZARDOUS MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SUCH ACTIVITIES SHALL BE UNDERTAKEN CONSISTENT WITH ALL CURRENT REGULATIONS GOVERNING HAZARDOUS MATERIAL.
6. GENERAL CONTRACTOR SHALL CONSULT/COORDINATE PLANS OF ALL TRADES FOR ALL OPENINGS THROUGH SLABS, CEILINGS, AND WALLS FOR DUCTS, PIPES, CONDUITS AND EQUIPMENT, AND SHALL VERIFY SIZE AND LOCATION WITH RESPECTIVE CONTRACTORS.
7. CONTRACTOR SHALL COORDINATE INSTALLATION OF EQUIPMENT INCLUDED IN THIS CONTRACT OR BY OTHERS. OBTAIN ROUGH-IN DIMENSIONS, REQUIREMENTS FOR BACKING, SUPPORT AND LOCATION OF ITEMS PRIOR TO THE START OF WORK.

   REPETITIVE FEATURES MAY BE DRAWN ONLY ONCE, BUT SHALL BE PROVIDED AS IF DRAWN IN FULL.
8. ALL PIPING, CONDUITS AND DUCTS SHALL BE FURRED-IN IN ALL FINISHED ROOMS.
9. CONTRACTOR SHALL VERIFY CONFORMANCE OF ACTUAL SOIL CONDITIONS WITH STRUCTURAL NOTES AND DESIGN ASSUMPTIONS.
10. PROVIDE BACKING IN WALLS AS REQUIRED FOR INSTALLATION OF WALL-MOUNTED ITEMS.
11. ALL MATERIALS AND WORKMANSHIP IN THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE ENTIRE PROJECT BY OWNER.
12. DIMENSIONS SHOWN ON THE PLANS ARE, IN GENERAL, UNLESS SHOWN OR NOTED OTHERWISE:
    TO INTERIOR FACE OF CONCRETE.
13. TO INTERIOR FACE OF EXTERIOR WALL STUDS.
    TO FACE OF INTERIOR WALL STUDS.
    TO CENTERLINE OF INTERIOR COLUMNS AND ISOLATED FOOTINGS.

    CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT CONSTRUCTION AND EXCAVATION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCE.
14. ALL WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS, DIRECTIONS AND RECOMMENDATIONS.

    SELECTION OF INTERIOR AND EXTERIOR FINISHES TO BE COORDINATED AND
15. VERIFIED WITH OWNER.

    CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS FOR THE WORK AND FOR REQUESTING REQUIRED REGULAR OR SPECIAL
16. INSPECTIONS.

    CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL WORK AND
17. SUBMITTING SAMPLES, SHOP DRAWINGS AND OTHER REQUESTS FOR REVIEW BY THE OWNER ON A TIMELY BASIS.
18.

VENTILATION & AIR QUALITY NOTES

VENT ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 24 GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED. WSEC R402.4.1.2 REQUIRES THE DWELLING UNIT TO BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING MUST BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2. NEW CONSTRUCTION MAY BE ISOLATED FROM EXISTING STRUCTURE FOR TESTING

ENERGY NOTES

CLIMATIC ZONE	4C MARINE
THERMAL STANDARDS FOR OPENINGS	UNLIMITED OPTION
CODES	2018 W.S.E.C, 2018 I.R.C, W.A.C. 51-11R
HEAT TYPE	NATURAL GAS, FORCED AIR SYSTEM

PER WSEC R401.3, A CERTIFICATE IS REQUIRED TO BE POSTED WITHIN 3 FT OF THE ELECTRICAL PANEL; IT MUST INCLUDE THE FOLLOW: PREDOMINATE R-VALUES, U-VALUES OF FENESTRATION, RESULTS FROM DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING, AND EFFICIENCIES OF HEATING/COOLING/WATER HEATING EQUIPMENT.

AIR INFILTRATION
MANUFACTURED DOORS/WINDOWS: CONFORM TO SECTION R402.4.3 OF THE WASHINGTON STATE ENERGY CODE

EXTERIOR JOINTS/OPENINGS: SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF; OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE

MOISTURE CONTROL
WALLS: VAPOR RETARDER BONDED TO BATT INSULATION; INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON
CENTER AND AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH; OR, VAPOR
RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE)

ATTICS/CEILINGS: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE). INSTALL CONTINUOUSLY

CRAWL SPACE: 6 MIL POLYETHELENE

VENTILATION
ATTICS WITH LOOSE FILL: N.A. BAFFLE VENT OPENINGS TO DEFLECT AIR ABOVE INSULATION SURFACE ENCLOSED JOIST OR RAFTER SPACES; PROVIDE MINIMUM OF ONE INCH CLEAR VENTED AIR SPACE ABOVE INSULATION. TAPER OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION, MAINTAINING MINIMUM OF R-38.

HEATING & COOLING
GAS FURNACE & AIR SOURCE HEAT PUMP

TEMP. CONTROL
FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF BEING SET FROM 55-85 DEGREES FARENHEIT AND OF OPERATING THE HEATING/COOLING SYSTEM IN SEQUENCE. THERMOSTAT TO BE AUTOMATIC DAY/NIGHT SETBACK TYPE.

DUCT ISULATION
THERMALLY INSULATE ALL PLENUMS, DUCTS AND ENCLOSURES IN ACCORDANCE WITH SECTION R403.3.1 OF THE WASHINGTON STATE ENERGY CODE.

a. ALL HEATING DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH A MIN. OF R-8. ALL SEAM JOINTS SHALL BE TAPED, SEALED AND FASTENED WITH THE MINIMUM OF FASTENERS PER WSEC.
b. DUCTS WITHIN A CONCRETE SLAB OR IN THE GROUND SHALL BE INSULATED TO R-10, WITH INSULATION DESIGNED TO BE USED BELOW GRADE.

LIGHTING
RECESSED LIGHTING FIXTURES INSTALLED IN BUILDING ENVELOPE SHALL COMPLY WITH WSEC PROVISIONS AND SHALL BE IC LISTED. A MIN. OF 75% OF PERMANENTLY INSTALLED LAMPS IN INTERIOR AND EXTERIOR LIGHTING FIXTURES MUST BE HIGH-EFFICACY LAMPS, PER WSEC R404.1.

PIPE INSULATION
ALL HOT WATER PIPES, AND NON-RECIRCULATING COLD WATER PIPES LOCATED IN UNCONDITIONED SPACE, SHALL BE INSULATED TO R-3 MIN. PLUMBING OR MECHANICAL CANNOT DISPLACE THE REQUIRED INSULATION.

WHOLE HOUSE VENTILATION
WHOLE HOUSE VENTILATION SYSTEM:
a. WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY EXHAUST FAN PROVIDING 320 CFM RUNNING INTERMITTENTLY PER 2018 IRC TABLES M1507.3.3 (1&2); FAN SHALL BE LESS THAN .35 WATT PER CFM AND CONNECTED TO A 24 HOUR CLOCK TIMER AND HAVE A SONE RATING OF LESS THAN 1.0.VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM.
b. SYSTEM SHALL HAVE A 5'Ø SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND INSULATED W/ R-4 MIN IN HEATED AREAS.
c. SHALL HAVE A FILTER WITH A MERV OF AT LEAST 6 INSTALLED IN AN EASILY ACCESSIBLE LOCATION.
d. FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES, MIN 10' FROM PLUMBING OR APPLIANCE VENTS, AWAY FROM ROOMS W/ FUEL BURNING APPLIANCES, AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES.
e. AIRFLOW FOR WHOLE HOUSE EXHAUST FAN SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS 1/2" ABOVE FINISHED FLOOR, TYP.

PLUMBING FIXTURES
ALL PLUMBING FIXTURES SHALL CONFORM TO RCW 19.27.170
ALL TOILETS 1.6 GPM MAX. URINALS 1.0 GPF MAX
SHOWERHEADS <1.75 GPM KITCHEN FAUCETS <1.75 GPM
LAVATORIES < 1.0 GPM

ENERGY CREDITS

MEDIUM DWELLING UNIT : 6 CREDITS REQUIRED

OPTION	DESCRIPTION	CREDITS
1.3	EFFICIENT BUILDING ENVELOPE: VERTICAL FENESTRATION- U=0.28, FLOOR- R-38, SLAB ON GRADE/BELOW GRADE SLAB- R-10 PERIMETER+ UNDER ENTIRE SLAB	0.5
2.2	REDUCE TESTED AIR LEAKAGE TO 2.0 AIR CHANGES PER HOUR MAX. @ 50 PASCALS	1.0
3.5	AIR SOURCE, CENTRALLY DUCTED HEAT PUMP WI MIN. HSPF OF 11	1.5
4.2	ALL HVAC DUCTS AND COMPONENTS TO BE LOCATED IN CONDITIONED SPACE PER R403.3.7	1.0
5.4	EFFICIENT WATER HEATING: ELECTRIC HEAT PUMP WATER HEATER TO MEET TIER I OF NEEA'S ADVANCED WATER HEATING SPECIFICATION	1.5
7.1	APPLIANCE PACKAGE; ENERGY STAR RATED DISHWASHER, REFRIG., WASHING MACHINE & DRYER (VENTLESS W/ MIN. CEF 5.2)	0.5
	TOTAL CREDITS	6.0

PROJECT TEAM

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MERRELL DESIGN SERVICES
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KIRKLAND WA 98033
DAN NICKEL
425-822-5242

ARBORIST
ABC CONSULTING ARBORISS
10307 JASMINE LANE
CHATTAROY WA 99003
DANIEL MAPLE
509-953-0293

2 VICINITY MAP

NO SCALE

PROJECT INFORMATION

OWNERS NAME:	DEREK AND EILEEN CHESHIRE 7615 EAST MERCER WAY MERCER ISLAND, WA 98040
PROJECT ADDRESS:	92XX SE 76TH STREET MERCER ISLAND, WA 98040
SCOPE OF WORK:	CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE
PARCEL IDENTIFICATION NUMBER:	302405-9036
JURISDICTION:	CITY OF MERCER ISLAND
MERCER ISLAND PROJECT NUMBER:	
ZONING:	R-9.6 (RESIDENTIAL-SINGLE FAMILY)
BUILDING OCCUPANCY	R-3 SINGLE FAMILY RESIDENCE

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH 148.37 FEETOF A PORTION OF GOVERNMENT LOT 5, LYING WESTERLY OF EAST MERCER WAY; ALL IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 5, EAST, WILLAMETTE MERIDIAN, IN KING COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE NORTH LINE OF SAID GOVERMENT LOT 5 AND THE WESTERLY RIGHT-OF-WAY MARGIN OF EAST MERCER WAY;
THENCE N88°51'48"W, ALONG SAID NORTH LINE 163.93'
THENCE S34°46'02"W 136.17'
THENCE S67°25'49"E 20.08' TO SAID WESTERLY MARGIN AND A POINT OF NON-RADIAL INTERSECTION WITH A 603.14 ADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S30°03'18"E;
THENCE NORTHEASTERLY, ALONG SAID CURVE AND RIGHT -OF-WAY MARGIN, THROUGH A CENTRAL ANGLE OF 02°39'31", A DISTANCE OF 27.99 FEET TO A POINT OF TANGENCY;
THENCE N62°36'13"E, LONG SAID MARGIN, 223.54' TO THE POINT OF BEGINNING.

CODES USED

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL FIRE CODE
2018 WASHINGTON STATE ENERGY CODE (WSEC)

DRAWING INDEX

FORMWORKS
DESIGN | BUILD

SEAL

5550 REGISTERED ARCHITECT
ALLAN BLAIN CLARK
STATE OF WASHINGTON

CONSULTANT

PROJECT

CHESHIRE
9271 SE 76TH STREET
MERCER ISLAND, WA 98040

ISSUE INFORMATION

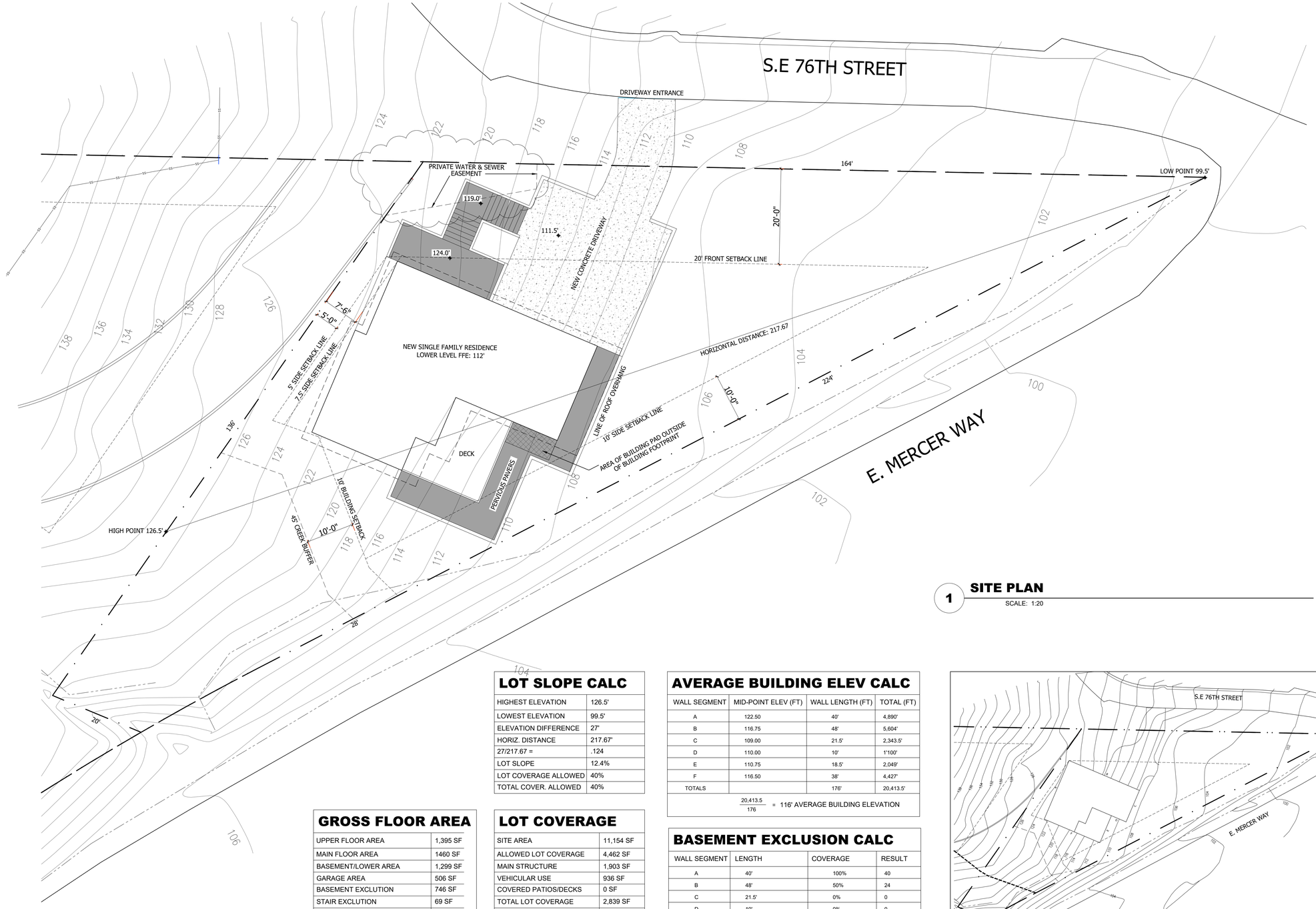
08.17.2021 PERMIT SUBMITTAL

SHEET TITLE

COVER SHEET PROJECT INFORMATION

SHEET NUMBER

A-0



1 **SITE PLAN**
SCALE: 1:20

LOT SLOPE CALC

HIGHEST ELEVATION	126.5'
LOWEST ELEVATION	99.5'
ELEVATION DIFFERENCE	27'
HORIZ. DISTANCE	217.67'
27/217.67 =	.124
LOT SLOPE	12.4%
LOT COVERAGE ALLOWED	40%
TOTAL COVER. ALLOWED	40%

AVERAGE BUILDING ELEV CALC

WALL SEGMENT	MID-POINT ELEV (FT)	WALL LENGTH (FT)	TOTAL (FT)
A	122.50	40'	4,890'
B	116.75	48'	5,604'
C	109.00	21.5'	2,343.5'
D	110.00	10'	1'100'
E	110.75	18.5'	2,049'
F	116.50	38'	4,427"
TOTALS		176'	20,413.5'

$\frac{20,413.5}{176}$ = 116' AVERAGE BUILDING ELEVATION

2 **ABE PLAN**
SCALE: 1:30

GROSS FLOOR AREA

UPPER FLOOR AREA	1,395 SF
MAIN FLOOR AREA	1460 SF
BASEMENT/LOWER AREA	1,299 SF
GARAGE AREA	506 SF
BASEMENT EXCLUTION	746 SF
STAIR EXCLUTION	69 SF
TOTAL GFA COVERAGE	3,775 SF
PERCENTAGE OF SITE AREA	7.53 %

LOT COVERAGE

SITE AREA	11,154 SF
ALLOWED LOT COVERAGE	4,462 SF
MAIN STRUCTURE	1,903 SF
VEHICULAR USE	936 SF
COVERED PATIOS/DECKS	0 SF
TOTAL LOT COVERAGE	2,839 SF
LOT COVERAGE ALLOWED	40%
LOT COVERAGE PROPOSED	25.5 %

HARDSCAPE

SITE AREA	11,154 SF
ALLOWED HARDSCAPE 9%	1,004 SF
WALKWAYS	403 SF
STAIRS	126 SF
RETAINING WALLS	128 SF
STAIR LANDING	183 SF
TOTAL HARDSCAPE AREA	840 SF
PERCENTAGE OF SITE AREA	7.53 %

BASEMENT EXCLUSION CALC

WALL SEGMENT	LENGTH	COVERAGE	RESULT
A	40'	100%	40
B	48'	50%	24
C	21.5'	0%	0
D	10'	0%	0
E	18.6'	0%	0
F	38'	33%	12.54
TOTALS	176		76.54

BASEMENT AREA: 1,735 SF X $\frac{76.54}{176}$ = 746.05 EXCLUDED

FORMWORKS
DESIGN | BUILD

SEAL

5530 REGISTERED ARCHITECT
ALLAN BLAIN CLARK
STATE OF WASHINGTON

CONSULTANT

PROJECT

CHESHIRE

9271 SE 76TH STREET
MERCER ISLAND, WA 98040

ISSUE INFORMATION

08.17.2021 PERMIT SUBMITTAL

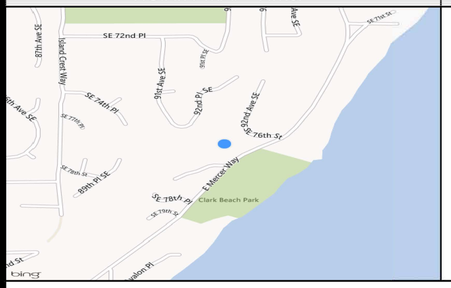
SHEET TITLE

SITE PLAN
PROJECT DATA

SHEET NUMBER

A-1

VICINITY MAP N.T.S.



LEGAL DESCRIPTION

NORTH 148.375 FEET OF GOVERNMENT LOT 6;
EXCEPT THE WEST 1000 FEET
ALSO THE NORTH 148.37 FEET OF A PORTION OF GIVERNMENT LOT 5 LYING WESTERLY OF EAST MERCER WAY;
ALL IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON.

BEARING MERIDIAN

A BEARING OF S50°21'13"W BETWEEN TWO FOUND MONUMENTS, "A" AND "B", PER THE PLAT OF TARYWOOD PARK, AS RECORED IN VOLUME 127 OF PLATS, PAGES 46-50, RECORDS OF KING COUNTY, WA.

VERTICAL DATUM

CITY OF MERCER ISLAND BENCH MARK NO. 2415
(NAVD 88) (VISITED 07/08/2013)
FOUND "4"X4"" CONC W/COPPER TACK IN LEAD (ON 1.0'), LOCATED "250FT S, INTX E MERCER WAY & SE 76TH ST".
ELEVATION = 104.47'

METHOD OF SURVEY

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

SURVEYOR'S NOTES

1) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2013. 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 CONVIENENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2) SUBJECT PROPERTY TAX PARCEL NO. 3024059036.
3) SUBJECT PROPERTY AREA PER THIS SURVEY IS 88,557 SQ.FT.+/-.
4) A TITLE REPORT WAS NOT FURNISHED AND THEREFORE, EASEMENTS IF ANY, ARE NOT SHOWN ON THIS MAP.
5) THE TOP/TOE OF SLOPE SHOWN ON THIS SURVEY IS THE FIELD CREWS INTERPRETATION OF THE TOP/TOE OF SLOPE. THIS DOES NOT REPRESENT THE LIMITS OF A "40%" SLOPE AREA.

LEGEND

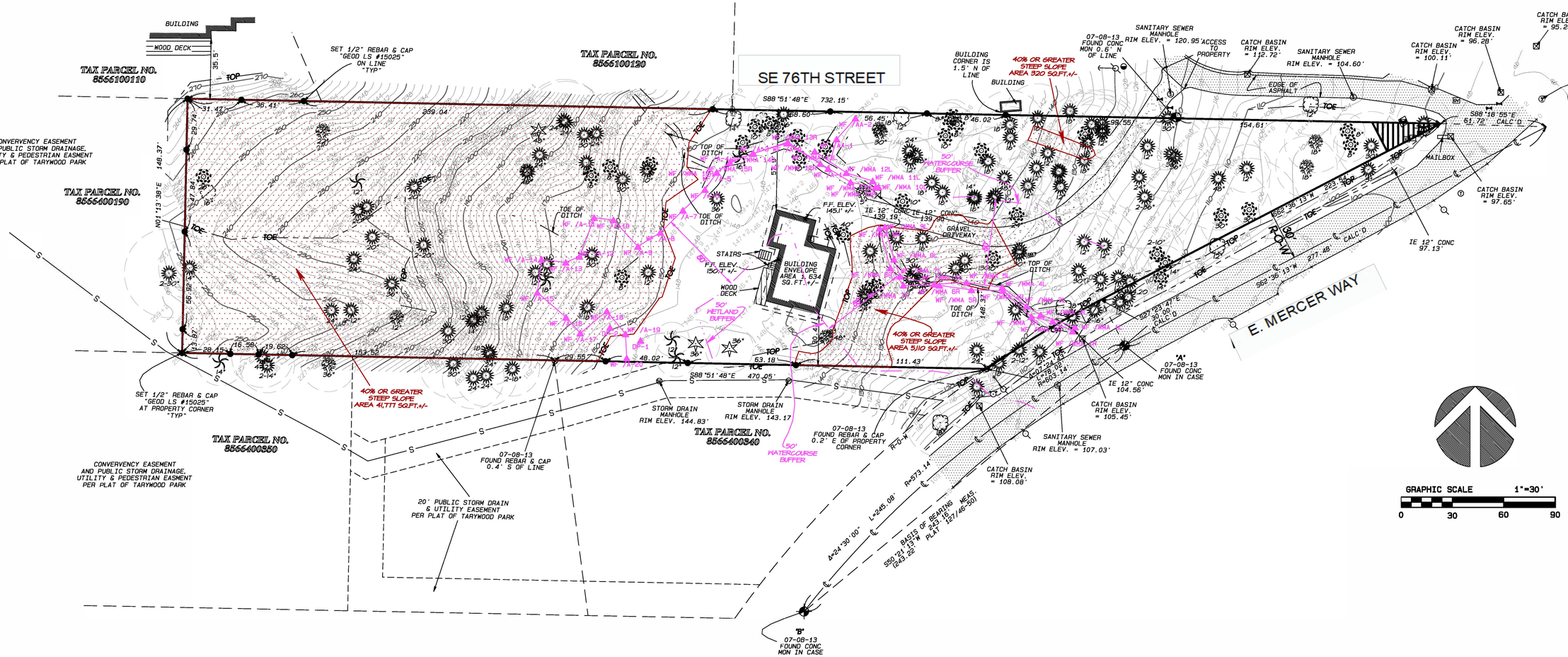
- FOUND MONUMENT AS NOTED
- SET REBAR & CAP AS NOTED
- FOUND REBAR & CAP AS NOTED
- UTILITY POLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FINISHED FLOOR ELEVATION
- ELECTRIC METER
- SPOT ELEVATION
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- WATER VALVE
- GAS VALVE
- ELECTRIC TRANSFORMER
- CABLE TV POLE
- TELEPHONE RISER
- TELEPHONE MANHOLE

- ASPHALT SURFACE
- STAIRS
- DECK
- GRAVEL SURFACE

R-O-W RIGHT-OF-WAY
( ) RECORD AS NOTED
"TYP" TYPICAL

- TOE OF DITCH AS NOTED
- BUILDING LINE
- CENTERLINE OF ROAD
- SLOPE AS NOTED
- EAVES
- GUY WIRE

- COTTON TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- REDWOOD TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- CEDAR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- ALDER TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- MAPLE TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- HEMLOCK TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- FIR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- DECIDUOUS TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.



TOPOGRAPHIC & BOUNDARY SURVEY

REVISION HISTORY	REVISION HISTORY
DATE: 06/20/2016	DATE: 01/26/2016
DATE: 07/12/2016	SHEET NUMBER
DATE: 03/24/2017	1 OF 1

JOB NUMBER:	13507
DATE:	07/09/2013
DRAFTED BY:	V.L.J.
CHECKED BY:	E.J.G.
SCALE:	1" = 30'

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

EDWIN J. GREEN JR. STATE OF WASHINGTON 15025 REGISTERED PROFESSIONAL LAND SURVEYOR

TOPOGRAPHIC & BOUNDARY SURVEY
NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SEC. 30, TWP. 24N., RGE. 5E., W.M.
CITY OF MERCER ISLAND, KING COUNTY, WA.

CHESHIRE RESIDENCE
7615 E. MERCER WAY
MERCER ISLAND, WA. 98040

measure success

BUILDING PERMIT PLANS FOR

CHESHIRE SHORT PLAT LOT 1

DEREK CHESHIRE

VERTICAL DATUM

CITY OF MERCER ISLAND BENCH MARK NO. 2415 (NAVD 88) (VISITED 07/08/2013) FOUND "4""X4"" CONC W/COPPER TACK IN LEAD (DN 1.0)", LOCATED "250FT S, INTX E MERCER WAY & SE 76TH ST".

ELEVATION = 104.47'

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LEGAL DESCRIPTION

NORTH 148.375 FEET OF GOVERNMENT LOT 6; EXCEPT THE WEST 1000 FEET ALSO THE NORTH 148.37 FEET OF A PORTION OF GVERNMENT LOT 5 LYING WESTERLY OF EAST MERCER WAY; ALL IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES

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2. SUBJECT PROPERTY TAX PARCEL NO. 3024059036.
3. SUBJECT PROPERTY AREA PER THIS SURVEY IS 88,557 SQ.FT.+/-.
4. A TITLE REPOaRT WAS NOT FURNISHED AND THEREFORE, EASEMENTS IF ANY, ARE NOT SHOWN ON THIS MAP.
5. THE TOP/TOE OF SLOPE SHOWN ON THIS SURVEY IS THE FIELD CREWS INTERPRETATION OF THE TOP/TOE OF SLOPE. THIS DOES NOT REPRESENT THE LIMITS OF A "40%" SLOPE AREA.

SETBACKS

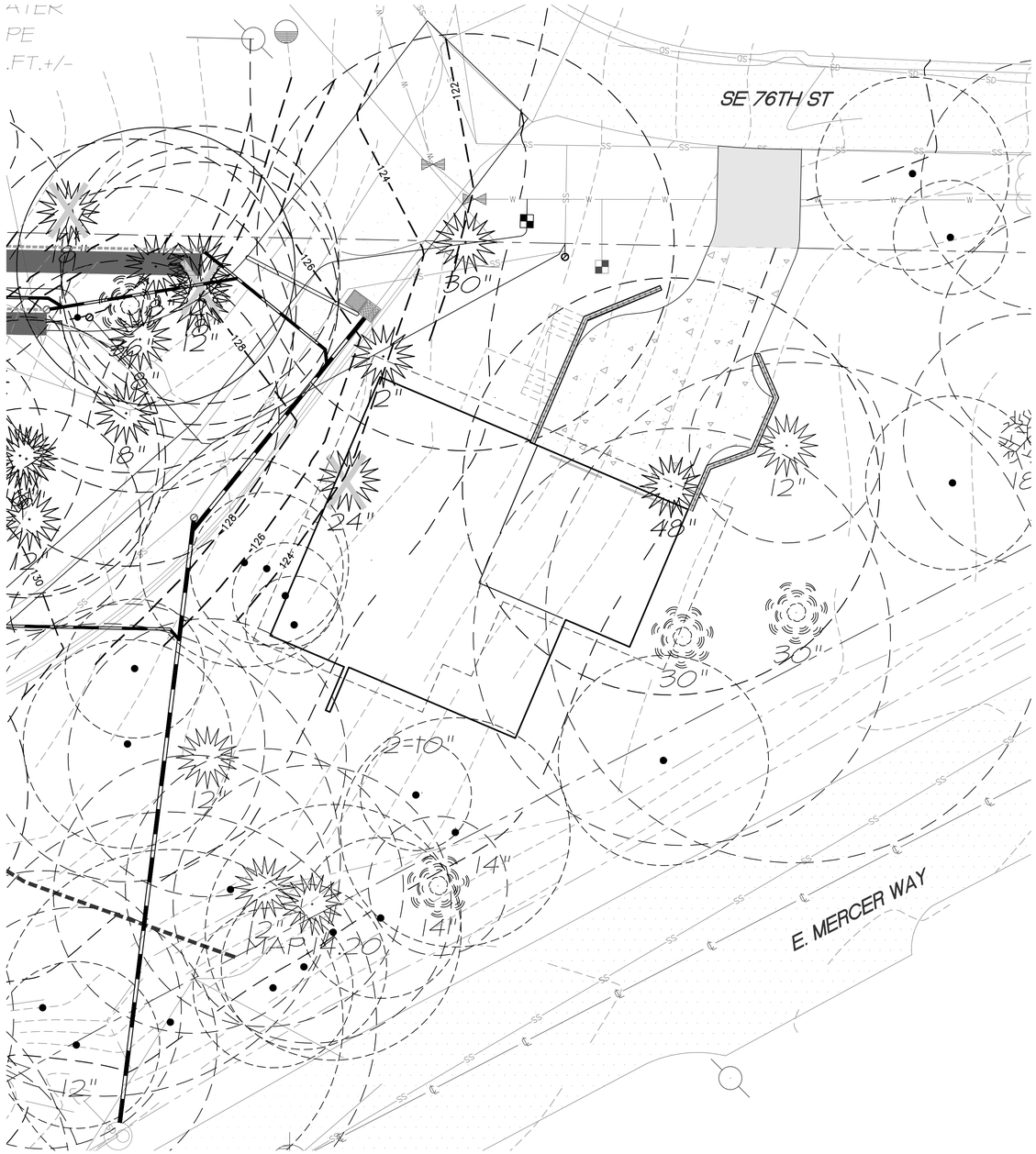
	CODE	PROPOSED
FRONT	20'	
SIDE	VARIABLE SEE MICC 19.02.020(C)(1)(c)(iii)	
REAR	25'	

SITE STATISTICS

PARCEL NO:	302405-9036
TOTAL AREA: (+/-)	92,347 S.F. (2.12± ACRES)
PROPOSED NUMBER OF LOTS	2
MAXIMUM UNITS:	2
ZONING	R-9.6
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
MAXIMUM BUILDING HEIGHT:	30' ABOVE TO THE HIGHEST POINT OF THE ROOF
MAXIMUM IMPERVIOUS SURFACE:	

LOT SLOPE	LOT COVERAGE (LIMIT FOR IMPERVIOUS SURFACE)
LESS THAN 15%	40%*
15% TO LESS THAN 30%	35%
30% TO 50%	30%
GREATER THAN 50% SLOPE	20%

LOT 1 HAS A SLOPE OF 12%, THEREFORE THE MAXIMUM LOT COVERAGE IS 40% OR 4,461 SF.



SCALE: 1" = 10'

0 5 10 20

SHEET INDEX

APPLICANT/OWNER

DEREK CHESHIRE
7615 MERCER WAY
MERCER ISLAND, WA 98040
DCHESHIRE@BOSKONE.NET

ENGINEER

CORE DESIGN, INC.
12100 NE 195TH ST, SUITE 300
BOTHELL, WA 98011
(425) 885-7877
CONTACT: SHERI MURATA, P.E. – ENGINEER
SHIM@COREDESIGNINC.COM

SURVEYOR

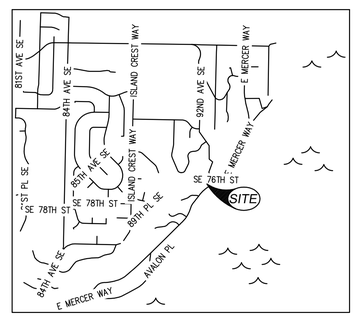
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA. 98004
(425) 458-4488
CONTACT: EDWIN J. GREEN
SUPPORT@TERRANE.NET

ARBORIST

A.B.C. CONSULTING ARBORISTS, LLC
DANIEL J. MAPLE
(509) 953-0293
DANIEL@ABCARBORIST.COM

GEOTECHNICAL ENGINEER

TERRA ASSOCIATES, INC.
12220 113TH AVENUE NE, SUITE 130
KIRKLAND, WA. 98034
(425) 821-7777
CONTACT CAROLYN DECKER



VICINITY MAP
NOT TO SCALE

UNDERGROUND LOCATOR SERVICE
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811

PERMIT NO: 2021-XXX

REVISIONS

NO.	DATE

REGISTERED PROFESSIONAL ENGINEER — SHERI L. MURATA — 18184 — STATE OF WASHINGTON

1-27-2021

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

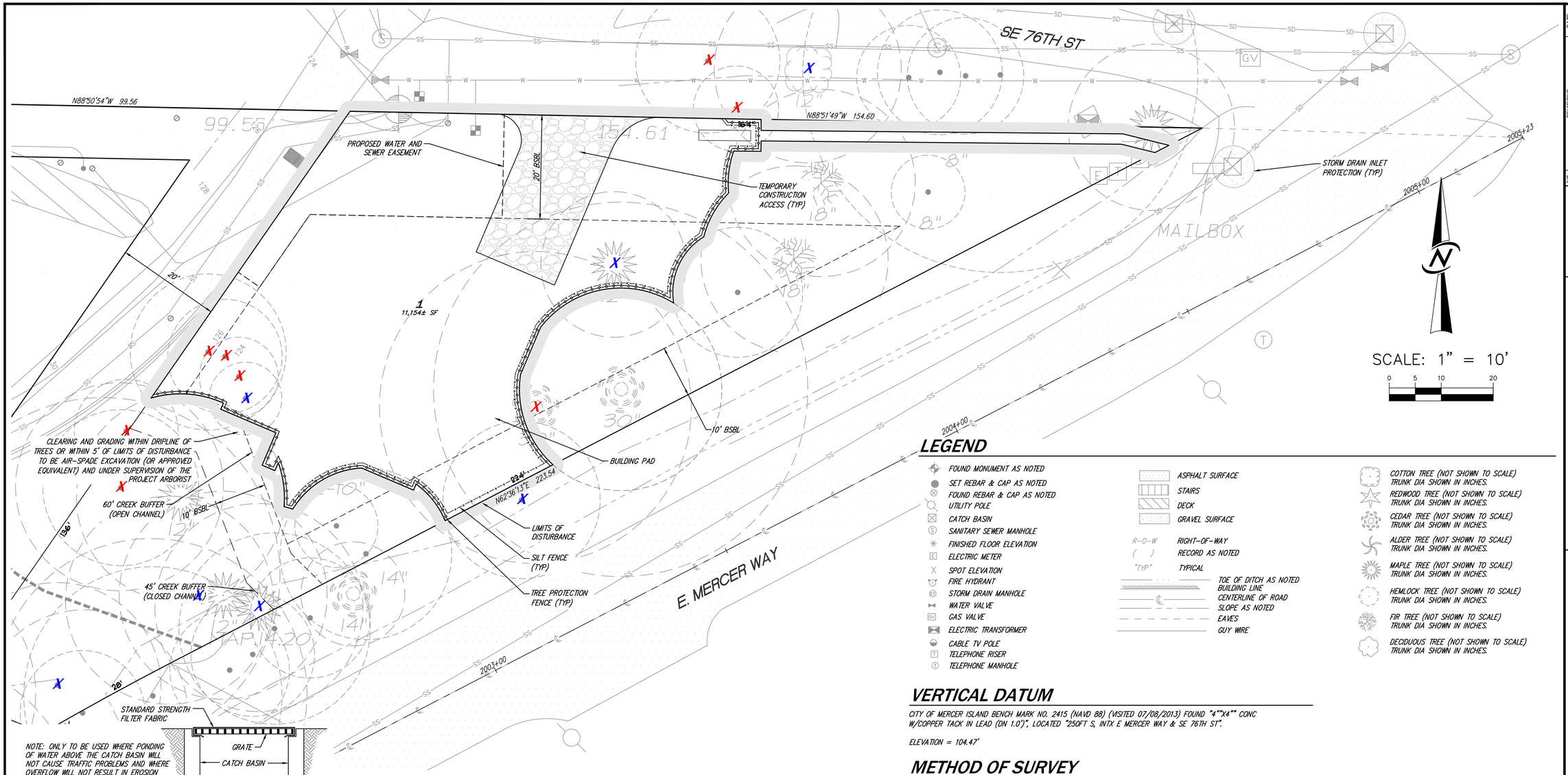
TITLE SHEET
CHESHIRE SHORT PLAT LOT 1
DEREK CHESHIRE
7615 E MERCER WAY
MERCER ISLAND, WA 98040

DATE	JULY 2020 (1ST SUB)
DESIGNED	SHERI MURATA, P.E.
DRAWN	SAM D. SIMPSON-GORDON
APPROVED	SHERI MURATA, P.E.
	ROBERT WEST, PLS
	PROJECT MANAGER

SHEET	OF
1	5

PROJECT NUMBER
19205

9/2/2021 8:02 AM J:\2019\19205\ENGINEERING\FINAL\SHEETS\19205 C1.01.DWG



LEGEND

- FOUND MONUMENT AS NOTED
- SET REBAR & CAP AS NOTED
- FOUND REBAR & CAP AS NOTED
- UTILITY POLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FINISHED FLOOR ELEVATION
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- STORM DRAIN MANHOLE
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- GAS VALVE
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- TELEPHONE RISER
- TELEPHONE MANHOLE

- ASPHALT SURFACE
- STAIRS
- DECK
- GRAVEL SURFACE

- R-O-W RIGHT-OF-WAY
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LEGEND

SEE SHEET C2.31 FOR DETAILS, NOTES AND CONSTRUCTION SEQUENCE.

- INLET FILTER (W.S.D.O.T. STD DTL. I-40.20-00)
- FILTER FABRIC FENCE
- CONSTRUCTION ACCESS
- CLEARING LIMITS
- EXISTING CONTOUR 110
- PROPOSED CONTOUR 110
- EX TREE TO BE REMOVED

UNDERGROUND LOCATOR SERVICE
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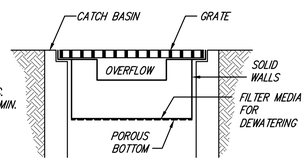
PERMIT NO: 2021-XXX

NOTE: ONLY TO BE USED WHERE PONDING OF WATER ABOVE THE CATCH BASIN WILL NOT CAUSE TRAFFIC PROBLEMS AND WHERE OVERFLOW WILL NOT RESULT IN EROSION OF SLOPES.

FILTER FABRIC PROTECTION



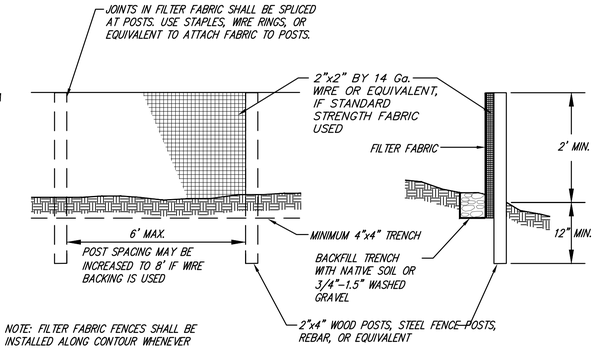
NOTE: THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 C.F. OF STORAGE, THE MEANS TO DEWATER THE STORED SEDIMENT, AN OVERFLOW, AND CAN BE EASILY MAINTAINED.

CATCH BASIN INSERT

MAINTENANCE STANDARDS

1. ANY ACCUMULATED SEDIMENT ON OR AROUND THE FILTER FABRIC PROTECTION SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AND ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON-SITE OR HAULED OFF-SITE.
2. ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE SEDIMENT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.
3. REGULAR MAINTENANCE IS CRITICAL FOR BOTH FORMS OF CATCH BASIN PROTECTION. UNLIKE MANY FORMS OF PROTECTION THAT FAIL GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUDDENLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.

FILTER FABRIC PROTECTION FOR CB's
NO SCALE



NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE

FILTER FABRIC FENCE DETAIL
NO SCALE

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LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

REGISTERED LANDSCAPE ARCHITECT SHERI MURATA 18184 STATE OF WASHINGTON

REGISTERED PROFESSIONAL ENGINEER SHERI MURATA 35115 STATE OF WASHINGTON

1-27-2021

NO.	REVISIONS	DATE

TESC PLAN
CHESHIRE SHORT PLAT LOT 1
DEREK CHESHIRE
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MERCER ISLAND, WA 98040

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DRAWN	SAM D. SIMPSON-GORDON	
APPROVED	SHERI MURATA, P.E.	
	ROBERT WEST, PLS	PROJECT MANAGER

SHEET 2 OF 5

PROJECT NUMBER 19205

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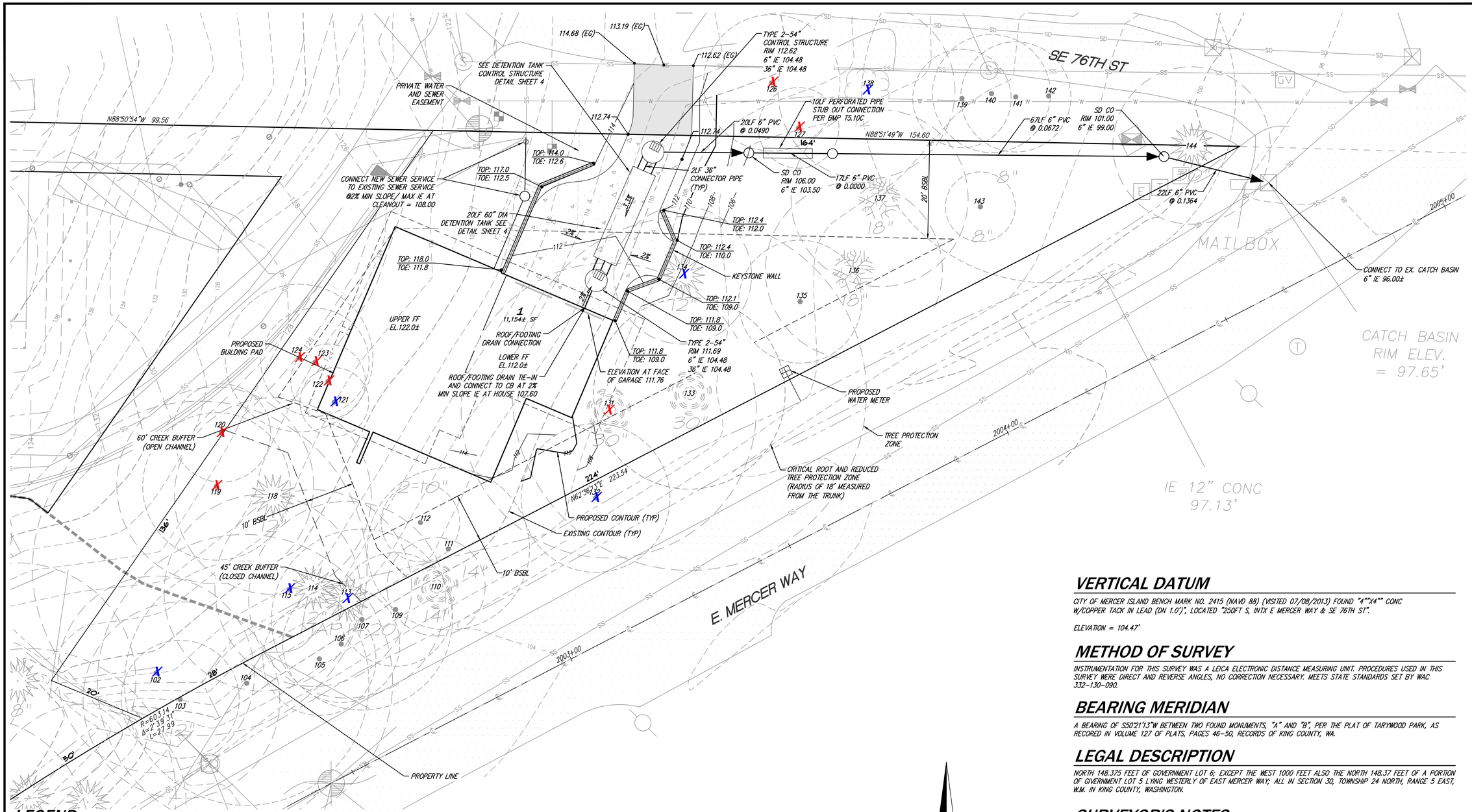

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PERMIT NO: 2021-XXX

NO.	DATE

1.27.2021

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

ROAD, GRADING & STORM DRAINAGE PLAN
CHESHIRE SHORT PLAT LOT 1

DEREK CHESHIRE

7615 E MERCER WAY
MERCER ISLAND, WA 98040

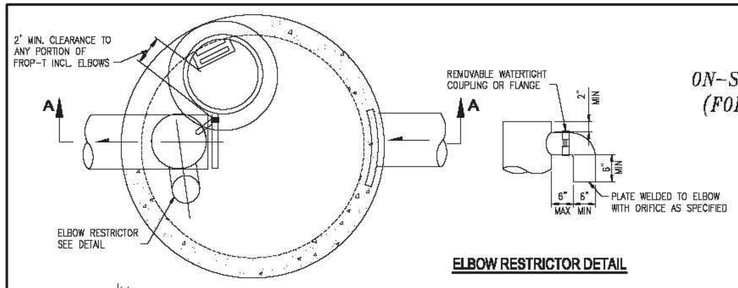
DATE	JULY 2020 (1ST SUB)
DESIGNED	SHERI MURATA, P.E.
DRAWN	SAM D. SIMPSON-GORDON
APPROVED	SHERI MURATA, P.E.
PROJECT MANAGER	ROBERT WEST, PLS

SHEET	OF
3	5

PROJECT NUMBER
19205

9/2/2021 8:02 AM \\ 2019\19205 \ENGINEERING\FINAL\SHEETS\19205 C3.01.DWG

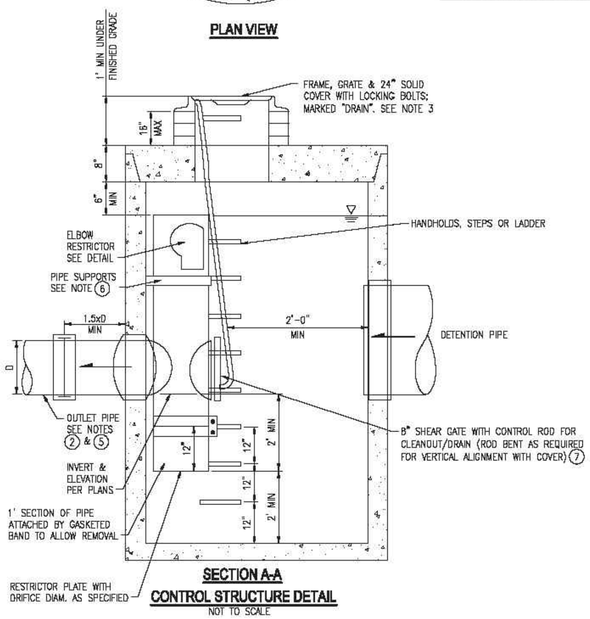
ATTACHMENT 1
CITY OF MERCER ISLAND
ON-SITE DETENTION SYSTEM WORKSHEET
(FOR NEW PLUS REPLACED IMPERVIOUS AREA OF 9,500 SF OR LESS)



PLAN VIEW

ELBOW RESTRICTOR DETAIL

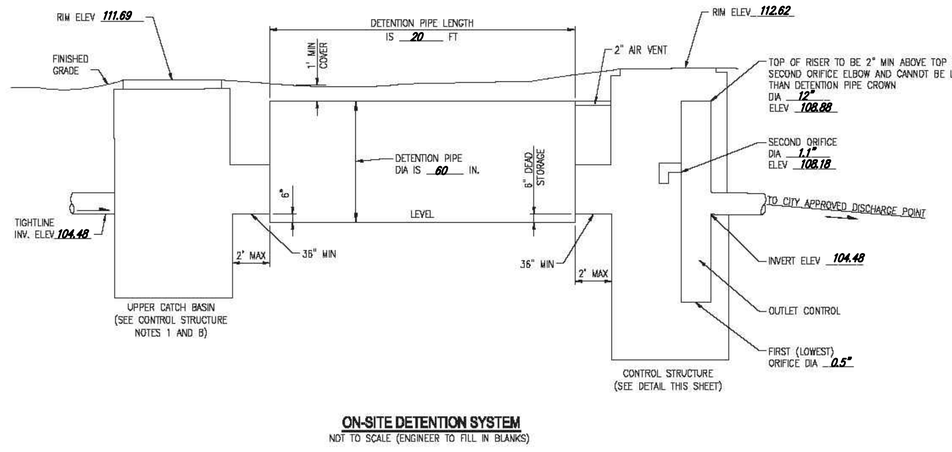
OWNER: DEREK CHESHIRE	ADDRESS: 7615 E MERCER WAY, MERCER ISLAND, WA 98040	PREPARED BY: SHERI MURATA, P.E.	
PERMIT #:		PHONE: 425-885-7877	
		DATE: 7/23/2021	
NEW PLUS REPLACED IMPERVIOUS SURFACE AREA (SF): 2,677	DETENTION PIPE DIA (INCH): 60"	DETENTION PIPE LENGTH (FT): 20	ORIFICE #1 DIA 0.5" INCH, ELEV 104.48
SOIL TYPE: C	PIPE MATERIAL: CMP		ORIFICE #2 DIA 1.1" INCH, ELEV 108.18



SECTION A-A

CONTROL STRUCTURE DETAIL

NOT TO SCALE



ON-SITE DETENTION SYSTEM

NOT TO SCALE (ENGINEER TO FILL IN BLANKS)

CONTROL STRUCTURE NOTES:

1. USE A MINIMUM OF A 54 IN. DIAM. TYPE 2 CATCH BASIN. THE ACTUAL SIZE IS DEPENDENT ON CONNECTING PIPE MATERIAL AND DIAMETER.
2. OUTLET PIPE: MIN. 6 INCH.
3. METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
4. FRAME AND LADDER OR STEPS OFFSET SO:
   A. CLEANOUT GATE IS VISIBLE FROM TOP;
   B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE;
   C. FRAME IS CLEAR OF CURB.
5. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.
6. PROVIDE AT LEAST ONE 3 X 0.090 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3'-0" VERTICAL SPACING).
7. THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION ZC32A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B.
   THE LIFT HANDLE SHALL BE MADE OF A SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION), IT MAY BE OF SOLID ROD OR HOLLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED.
   A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE.
   INSTALL THE GATE SO THAT THE LEVEL-LINE MARK IS LEVEL WHEN THE GATE IS CLOSED.
   THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED FOR PROPER FIT.
   ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.
8. THE UPPER CATCH BASIN IS REQUIRED IF THE LENGTH OF THE DETENTION PIPE IS GREATER THAN 50 FT.

ON-SITE DETENTION SYSTEM NOTES:

1. CALL DEVELOPMENT SERVICES (206-275-7605) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
2. RESPONSIBILITY FOR OPERATION AND MAINTANANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
3. PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.05 OF THE WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING, LINED CORRUGATED POLYETHYLENE PIPE (LCPE), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M36), CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.
4. FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

PERMIT NO: 2021-XXX

NO. | REVISIONS | DATE

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
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7-27-2021

STORMWATER DETAILS
CHESHIRE SHORT PLAT LOT 1

DEREK CHESHIRE
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SHEET	OF
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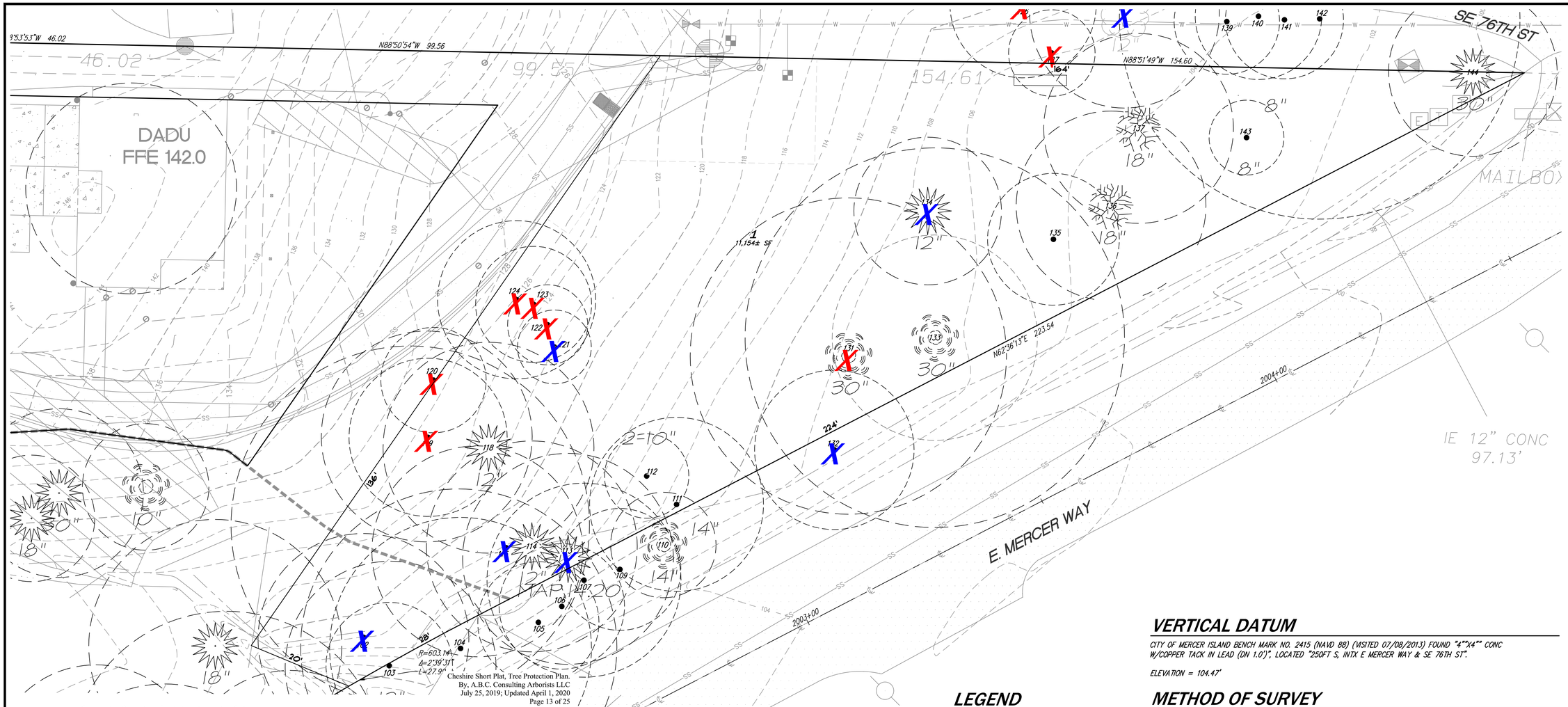


Cheshire Short Plat, Tree Protection Plan.
By, A.B.C. Consulting Arborists LLC
July 25, 2019; Updated April 1, 2020
Page 13 of 25

ATTACHMENT 2 - TREE SUMMARY, TPZ, CRZ

ID	Common	Latin	DBH	Height	Spread	Condition	Action	TPZ- [ft]	CRZ - [ft]	Notes
103	Maple	*Acer macrophyllum*	12	68	17	Fair (70+)	Retain-Viable	12	6	
104	Maple	*Acer macrophyllum*	24.84	75	23	Good (80+)	Retain-Viable	24.84	12.42	
105	Maple	*Acer macrophyllum*	11.5	65	20	Fair (70+)	Retain-Viable	11.5	5.75	
106	Maple	*Acer macrophyllum*	11.9	50	28	Poor (50+)	Retain-Viable	11.9	5.95	Suppressed
107	Maple	*Acer macrophyllum*	18.4	68	40	Fair (70+)	Retain-Viable	18.4	9.2	
109	Maple	*Acer macrophyllum*	11.56	55	21	Fair (70+)	Retain-Viable	11.56	5.78	
110	Maple	*Acer macrophyllum*	13.93	50	28	Fair (70+)	Retain-Viable	13.93	6.965	
111	Cedar	*Thuja plicata*	16.5	50	26	Good (80+)	Retain-Viable	16.5	8.25	
112	Maple	*Acer macrophyllum*	8	50	12	Fair (70+)	Retain-Viable	8	4	
113	Maple	*Acer macrophyllum*	16	72	20	Very Poor (25+)	Not Viable	16	8	Mostly dead, not long-term viable
114	Maple	*Acer macrophyllum*	14.5	72	28	Poor (50+)	Retain-Viable	14.5	7.25	
115	Maple	*Acer macrophyllum*	15	50	20	Very Poor (25+)	Not Viable	15	7.5	Extensive root decay.
118	Cedar	*Thuja plicata*	6.2	29	18	Good (80+)	Retain-Viable	6.2	3.1	
119	Maple	*Acer macrophyllum*	15	68	18	Fair (70+)	Conflicts with plans	15	7.5	Poor taper/LCR,
120	Maple	*Acer macrophyllum*	10	48	18	Fair (70+)	Conflicts with plans	10	5	
121	Cedar	*Thuja plicata*	7	28	15	Poor (50+)	Not Viable	7	3.5	Previously uprooted
122	Cedar	*Thuja plicata*	7.6	30	15	Fair (70+)	Conflicts with plans	7.6	3.8	
123	Cedar	*Thuja plicata*	11	42	26	Good (80+)	Conflicts with plans	11	5.5	
124	Cedar	*Thuja plicata*	15	45	22	Fair (70+)	Conflicts with plans	15	7.5	
126	Maple	*Acer macrophyllum*	13.87	50	34	Good (80+)	Conflicts with plans	13.87	6.935	
127	W. Pine	*Pinus monticola*	8.2	48	18	Good (80+)	Conflicts with plans	8.2	4.1	
131	Redwood	*Sequoia sempervirens*	28	98	35	Excellent (90+)	Conflicts with plans	21	10.5	
132	Alder	*Alnus rubra*	12.1	50	0	Dead (0)	Not Viable	15.125	7.5625	
133	Cedar	*Thuja plicata*	36	90	24	Excellent (90+)	Retain-Viable	36	18	
134	Maple	*Acer macrophyllum*	13	40	29	Poor (50+)	Not Viable	13	6.5	Suppressed /bowed crown/ not viable
135	Cherry	*Prunus ssp.*	10	45	22	Fair (70+)	Retain-Poor cond.	12.5	6.25	
136	Cedar	*Thuja plicata*	11.1	40	22	Good (80+)	Retain-Viable	11.1	5.55	
137	Fir	*Pseudotsuga menziesii*	22	98	30	Good (80+)	Retain-Viable	22	11	
138	Alder	*Alnus rubra*	16	50	26	Fair (70+)	Not Viable	20	10	Top ½ is dead.
139	Cedar	*Thuja plicata*	10	34	15	Good (80+)	Retain-Viable	10	5	
140	Cedar	*Thuja plicata*	12	45	25	Good (80+)	Retain-Viable	12	6	
141	Cedar	*Thuja plicata*	11.2	43	25	Good (80+)	Retain-Viable	11.2	5.6	
142	Maple	*Acer macrophyllum*	38	25	25	Very Poor (25+)	Retain-Viable	38	19	Tree has been topped @ 20â€™. Monitor and mitigation prune as needed
143	Cedar	*Thuja plicata*	7.1	40	25	Good (80+)	Retain-Viable	7.1	3.55	
144	Maple	*Acer macrophyllum*	24	55	25	Fair (70+)	Retain-Viable	24	12	

I Made a field examination of Tree 133. It is viable to set the TPZ at 18-feet. Arborist Shall oversee Excavation and Prune Roots as needed. An Application of Cambistat 3-months Prior to construction and 4-inches of Mulch in the CRZ would be beneficial.

LEGEND

X TREE NOT VIABLE

X TREE TO BE REMOVED

SCALE: 1" = 10'

0 5 10 20

VERTICAL DATUM

CITY OF MERCER ISLAND BENCH MARK NO. 2415 (NAVD 88) (VISITED 07/08/2013) FOUND "4""X4"" CONC W/COPPER TACK IN LEAD (ON 1.0)", LOCATED "250FT S, INTX E MERCER WAY & SE 76TH ST".

ELEVATION = 104.47'

METHOD OF SURVEY

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

BEARING MERIDIAN

A BEARING OF S50°21'13"W BETWEEN TWO FOUND MONUMENTS, "A" AND "B", PER THE PLAT OF TARYWOOD PARK, AS RECORED IN VOLUME 127 OF PLATS, PAGES 46-50, RECORDS OF KING COUNTY, WA.

LEGAL DESCRIPTION

NORTH 148.375 FEET OF GOVERNMENT LOT 6; EXCEPT THE WEST 1000 FEET ALSO THE NORTH 148.37 FEET OF A PORTION OF GIVERNMENT LOT 5 LYING WESTERLY OF EAST MERCER WAY; ALL IN SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2013. 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. SUBJECT PROPERTY TAX PARCEL NO. 3024059036.
3. SUBJECT PROPERTY AREA PER THIS SURVEY IS 88,557 SQ.FT.+/-.
4. A TITLE REPOaRT WAS NOT FURNISHED AND THEREFORE, EASEMENTS IF ANY, ARE NOT SHOWN ON THIS MAP.
5. THE TOP/TOE OF SLOPE SHOWN ON THIS SURVEY IS THE FIELD CREWS INTERPRETATION OF THE TOP/TOE OF SLOPE. THIS DOES NOT REPRESENT THE LIMITS OF A "40%" SLOPE AREA.

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

PERMIT NO: 2021-XXX

DATE
REVISIONS
NO.

1-27-2021

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

TREE PLAN
CHESHIRE SHORT PLAT LOT 1

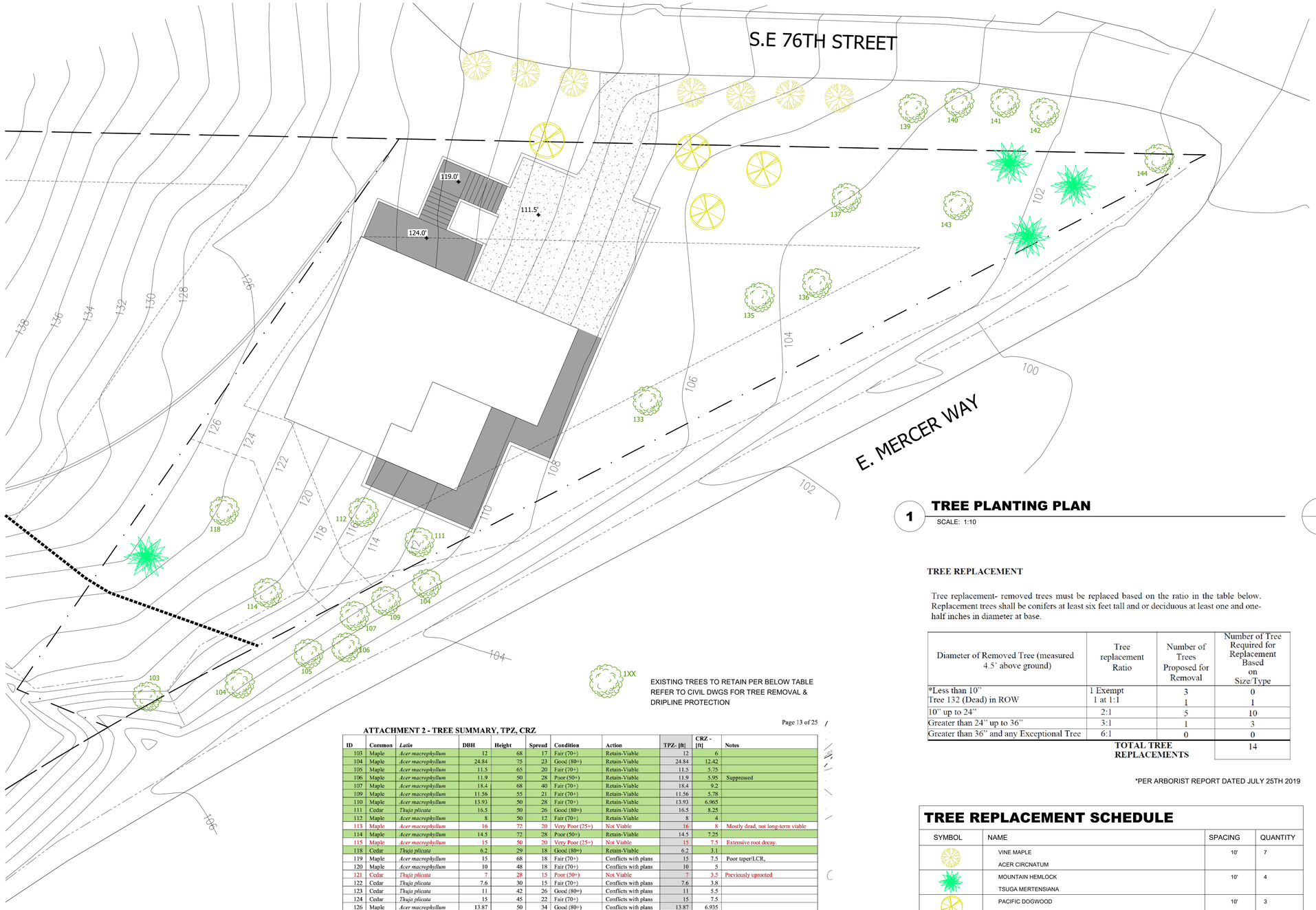
DEREK CHESHIRE
7615 E MERCER WAY
MERCER ISLAND, WA 98040

DATE JULY 2020 (1ST SUB)
DESIGNED SHERI MURATA, P.E.
DRAWN SAM D. SIMPSON-GORDON
APPROVED SHERI MURATA, P.E.
ROBERT WEST, PLS
PROJECT MANAGER

SHEET 5 OF 5

PROJECT NUMBER 19205

9/2/2021 8:03 AM L:\2019\19205\ENGINEERING\FINAL\SHEETS\19205 C4.01.DWG



1 **TREE PLANTING PLAN**

SCALE: 1:10

1XX EXISTING TREES TO RETAIN PER BELOW TABLE REFER TO CIVIL DWGS FOR TREE REMOVAL & DRIPLINE PROTECTION

ATTACHMENT 2 - TREE SUMMARY, TPZ, CRZ

ID	Common	*Latin*	DBH	Height	Spread	Condition	Action	TPZ- [ft]	CRZ - [ft]	Notes
103	Maple	*Acer macrophyllum*	12	68	17	Fair (70+)	Retain-Viable	12	6	
104	Maple	*Acer macrophyllum*	24.84	75	23	Good (80+)	Retain-Viable	24.84	12.42	
105	Maple	*Acer macrophyllum*	11.5	65	20	Fair (70+)	Retain-Viable	11.5	5.75	
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134	Maple	*Acer macrophyllum*	13	40	29	Poor (50+)	Not Viable	13	6.5	Suppressed /bowed crown/ not viable
135	Cherry	*Prunus ssp.*	10	45	22	Fair (70+)	Retain-Poor cond.	12.5	6.25	
136	Cedar	*Thuja plicata*	11.1	40	22	Good (80+)	Retain-Viable	11.1	5.55	
137	Fir	*Pseudotsuga menziesii*	22	98	30	Good (80+)	Retain-Viable	22	11	
138	Alder	*Alnus rubra*	16	50	26	Fair (70+)	Not Viable	20	10	Top ½ is dead.
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140	Cedar	*Thuja plicata*	12	45	25	Good (80+)	Retain-Viable	12	6	
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142	Maple	*Acer macrophyllum*	38	25	25	Very Poor (25+)	Retain-Viable	38	19	Tree has been topped @ 20â€™, Monitor and mitigation prune as needed
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144	Maple	*Acer macrophyllum*	24	55	25	Fair (70+)	Retain-Viable	24	12	

I Made a field examination of Tree 133. It is viable to set the TPZ at 18-feet. Arborist Shall oversee Excavation and Prune Roots as needed. An Application of Cambistat 3-months Prior to construction and 4-inches of Mulch in the CRZ would be beneficial.

TREE REPLACEMENT

Tree replacement- removed trees must be replaced based on the ratio in the table below. Replacement trees shall be conifers at least six feet tall and or deciduous at least one and one-half inches in diameter at base.

Diameter of Removed Tree (measured 4.5' above ground)	Tree replacement Ratio	Number of Trees Proposed for Removal	Number of Tree Required for Replacement Based on Size/Type
*Less than 10"	1 Exempt	3	0
Tree 132 (Dead) in ROW	1 at 1:1	1	1
10" up to 24"	2:1	5	10
Greater than 24" up to 36"	3:1	1	3
Greater than 36" and any Exceptional Tree	6:1	0	0
		TOTAL TREE REPLACEMENTS	14

*PER ARBORIST REPORT DATED JULY 25TH 2019

TREE REPLACEMENT SCHEDULE

SYMBOL	NAME	SPACING	QUANTITY
	VINE MAPLE ACER CIRCNATUM	10'	7
	MOUNTAIN HEMLOCK TSUGA MERTENSIANA	10'	4
	PACIFIC DOGWOOD CORNUS NUTTALLII	10'	3
		TOTAL	14

REMOVE ALL INVASIVES FROM SITE. PLANTING SHOULD BE DONE OCTOBER 1 - APRIL 1. FALL PLANTINGS ARE PREFFERED. FOR 2 YR+EARS MAY- SEPTEMBER MONITOR PLANTS/SOILS FOR MOISTURE WEEKLY, SUPPLEMENTAL WATER AS NEEDED. FOR 3 YEARS MONITOR AND WEED AS NEEDED TO CONTROL WEEDS (PROPER MULCHING SHOULD REDUCE THE NEED TO WEED)

FORMWORKS
DESIGN | BUILD

SEAL

5530 REGISTERED ARCHITECT
ALLAN BLAIN CLARK
STATE OF WASHINGTON

CONSULTANT

PROJECT

CHESHIRE
9271 SE 76TH STREET
MERCER ISLAND, WA 98040

ISSUE INFORMATION

08.17.2021 PERMIT SUBMITTAL

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

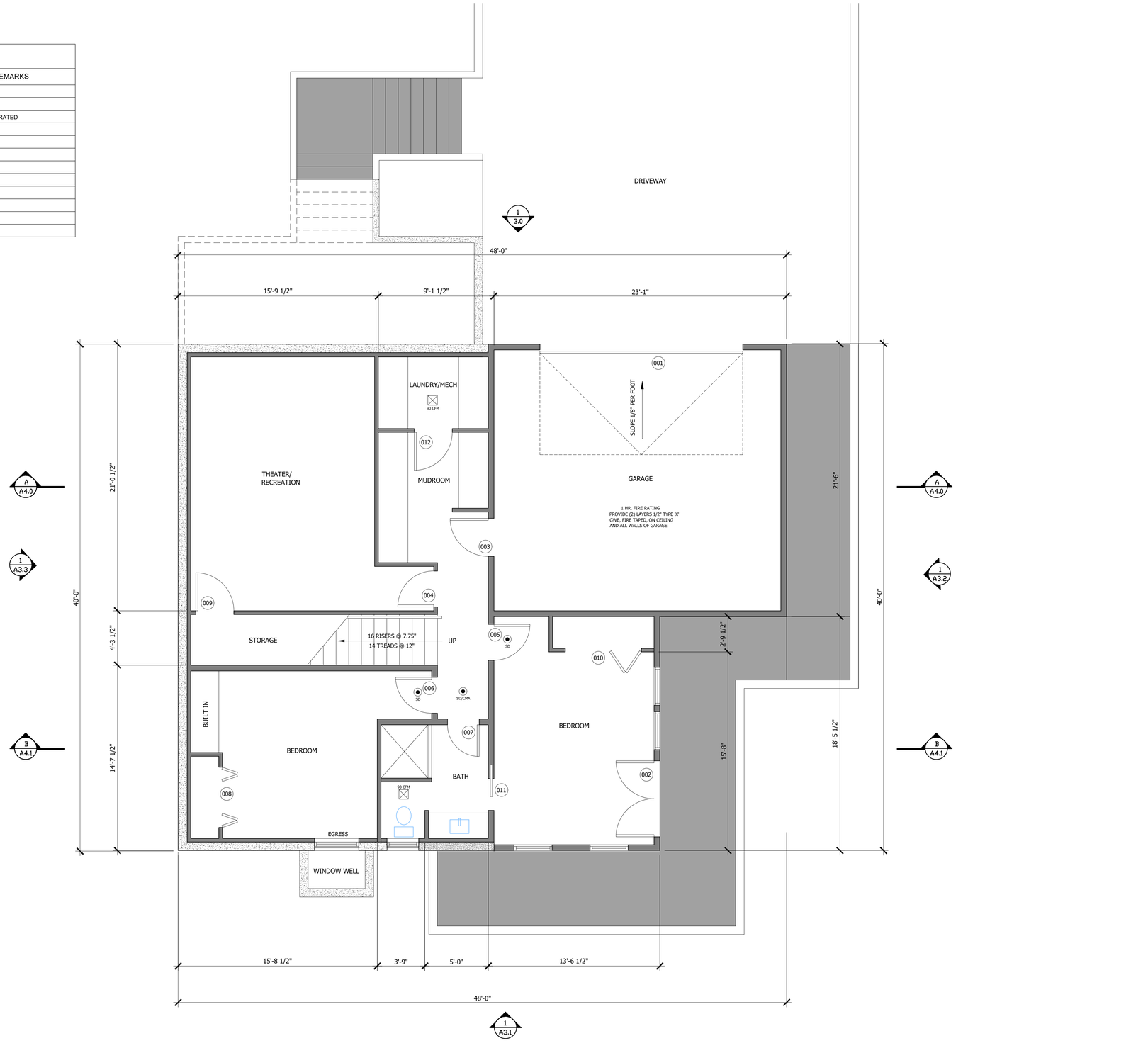
L-1

LOWER FLOOR DOOR SCHEDULE

MARK	R.O. SIZE	TYPE	THICK	REMARKS
001	8'0 X 16'0	OVERHEAD GARAGE DOOR	1-3/4"	
002	6'0 X 7'0	EXTERIOR FRENCH DOORS	1-3/8"	GLAZED
003	3'0 X 7'0	SOLID CORE FLUSH	1-3/4"	1 HOUR FIRE RATED
004	2'10 X 7'0	SOLID CORE FLUSH	1-3/8"	
005	2'10 X 7'0	SOLID CORE FLUSH	1-3/8"	
006	2'10 X 7'0	SOLID CORE FLUSH	1-3/8"	
007	2'6 X 7'0	SOLID CORE FLUSH	1-3/8"	
008	5'0 X 7'0	SOLID CORE BI-FOLD DOORS	1-3/8"	
009	3'0 X 7'0	SOLID CORE FLUSH	1-3/8"	
010	6'0 X 7'0	SOLID CORE BI-FOLD DOORS	1-3/8"	
011	2'6 X 7'0	SOLID CORE FLUSH	1-3/8"	
012	3'0 X 7'0	SOLID CORE FLUSH	1-3/8"	

PLAN KEY

- SD/CMA — COMBINED SMOKE/CARBON MONOXIDE ALARM
- SD — SMOKE DETECTOR
- CFM — EXHAUST VENTILATION FAN
- 0XX — DOOR TAG



1 LOWER LEVEL PLAN

SCALE: 1/4" = 1'

0" 1' 2' 4' 8'

FORMWORKS
DESIGN | BUILD

SEAL

5530 REGISTERED ARCHITECT
ALLAN BLAIN CLARK
STATE OF WASHINGTON

CONSULTANT

PROJECT

CHESHIRE

9271 SE 76TH STREET
MERCER ISLAND, WA 98040

ISSUE INFORMATION

08.17.2021 PERMIT SUBMITTAL

SHEET TITLE

LOWER FLOOR PLAN

SHEET NUMBER

A-2.0

MAIN FLOOR DOOR SCHEDULE

MARK	R.O. SIZE	TYPE	THICK	REMARKS
100	3'6 X 8'0	EXTERIOR ENTRY DOOR	1-3/4"	GLAZED, TEMPERED
101	11'0 X 8'0	NANOWALL	1-3/4"	GLAZED, TEMPERED
102	6'0 X 8'0	EXTERIOR FRENCH DOORS	1-3/4"	GLAZED, TEMPERED
103	2'6 X 8'0	SOLID CORE FLUSH	1-3/8"	
104	4'0 X 8'0	SOLID CORE BI-FOLD DOOR	1-3/8"	
105	2'6 X 8'0	SOLID CORE FLUSH	1-3/8"	
106	4'0 X 8'0	POCKET DOOR	1-3/8"	
107	4'0 X 8'0	POCKET DOOR	1-3/8"	

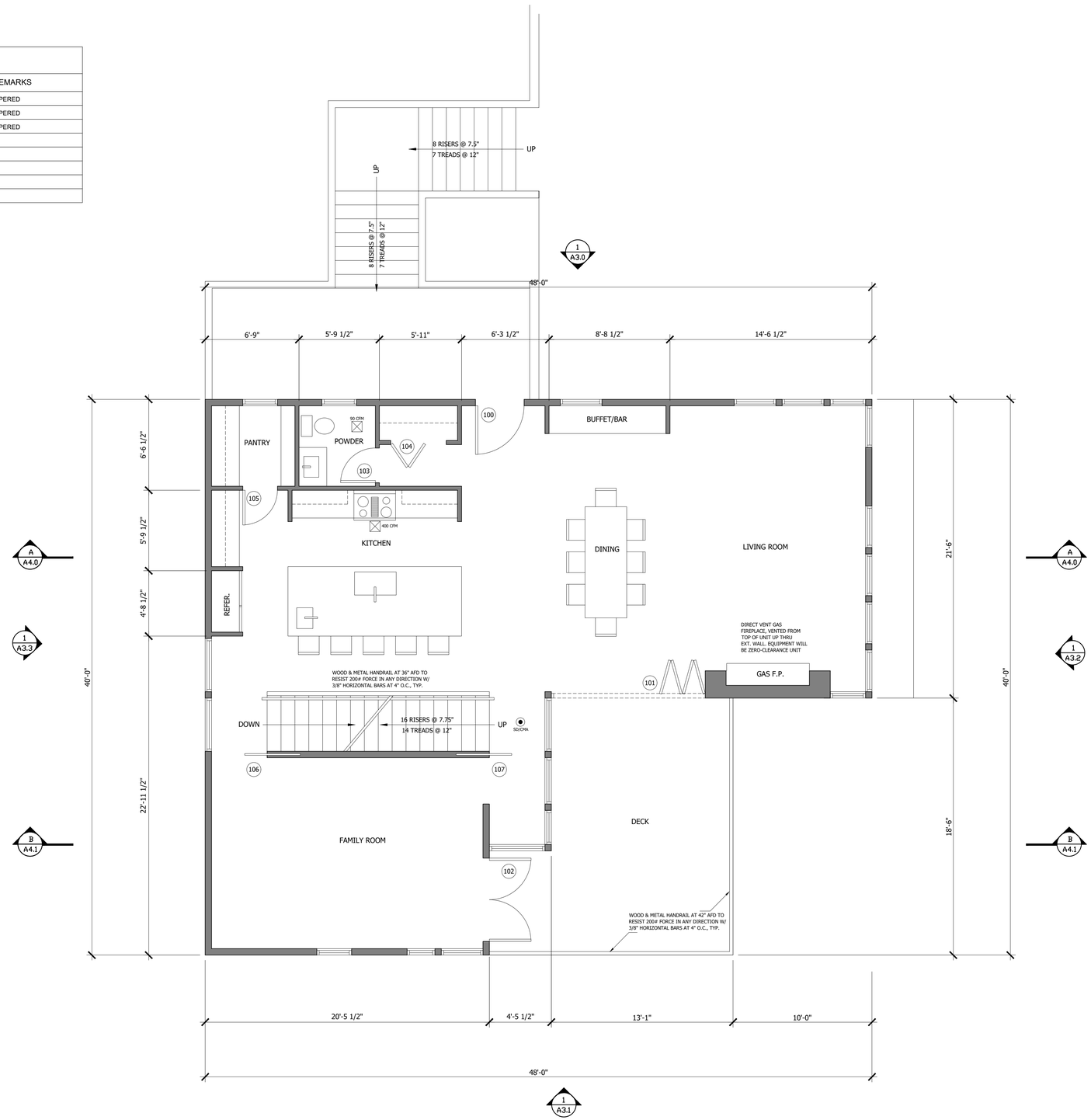
PLAN KEY

SD/CMA — COMBINED SMOKE/CARBON MONOXIDE ALARM

SD — SMOKE DETECTOR

CFM — EXHAUST VENTILATION FAN

1XX — DOOR TAG



1 MAIN FLOOR PLAN

SCALE: 1/4" = 1'

1' 0" 4' 2' 8'

FORMWORKS
DESIGN | BUILD

SEAL

5530 REGISTERED ARCHITECT
ALLAN BLAIN CLARK
STATE OF WASHINGTON

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CHESHIRE

9271 SE 76TH STREET
MERCER ISLAND, WA 98040

ISSUE INFORMATION

08.17.2021 PERMIT SUBMITTAL

SHEET TITLE

MAIN FLOOR PLAN

SHEET NUMBER

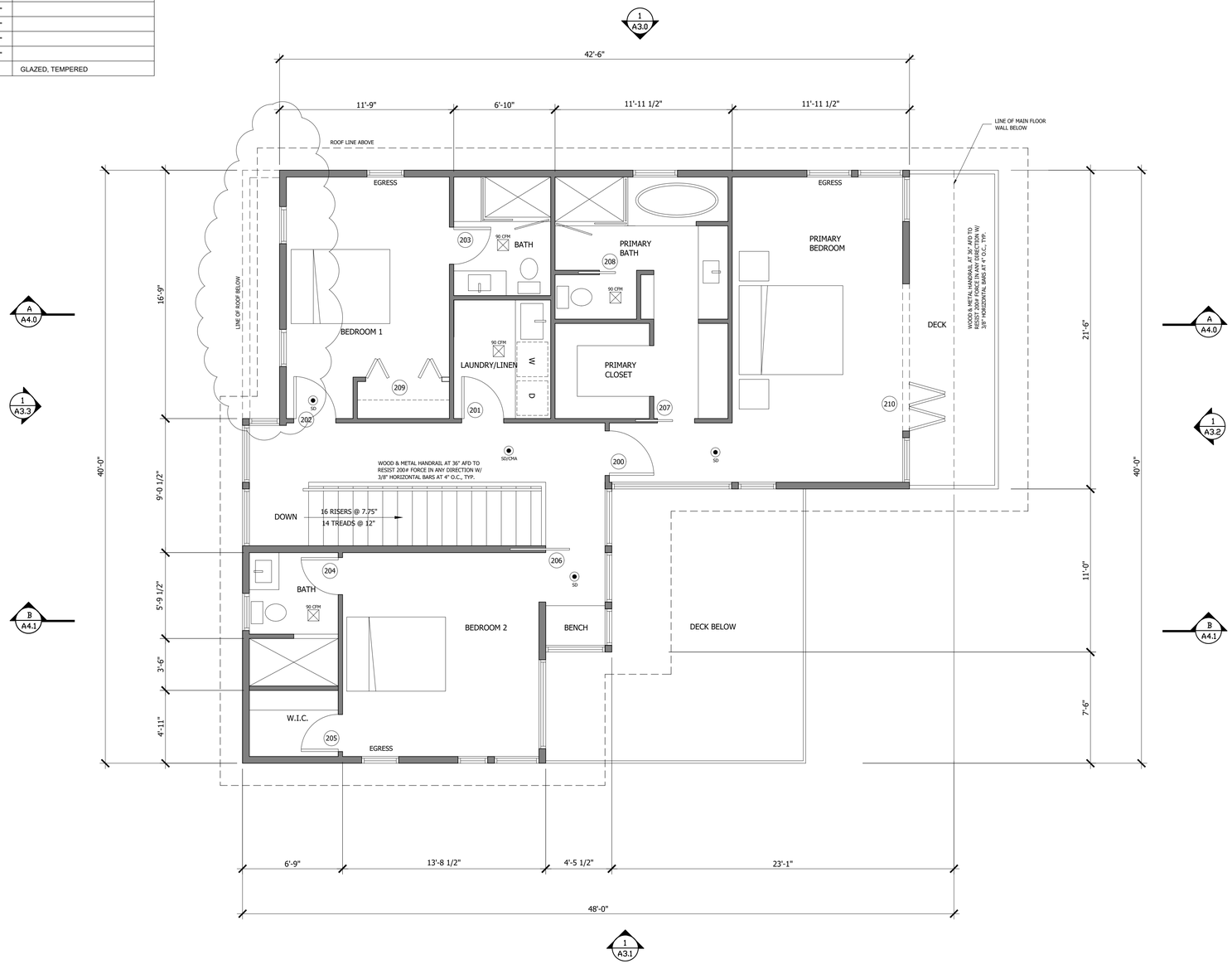
A-2.1

SECOND FLOOR DOOR SCHEDULE

MARK	R.O. SIZE	TYPE	THICK	REMARKS
200	3'0 X 7'0	SOLID CORE FLUSH	1-3/8"	
201	2'10 X 7'0	SOLID CORE FLUSH	1-3/8"	
202	2'10 X 7'0	SOLID CORE FLUSH	1-3/4"	
203	2'6 X 7'0	SOLID CORE FLUSH	1-3/8"	
204	2'6 X 7'0	SOLID CORE FLUSH	1-3/8"	
205	2'6 X 7'0	SOLID CORE FLUSH	1-3/8"	
206	4'0 X 7'0	POCKET DOOR	1-3/8"	
207	3'0 X 7'0	POCKET DOOR	1-3/8"	
208	2'6 X 7'0	POCKET DOOR	1-3/8"	
209	5'0 X 7'0	SOLID CORE BI-FOLD CLOSET	1-3/8"	
210	10'0 X 8'0	NANOWALL		GLAZED, TEMPERED

PLAN KEY

- SD/CMA — COMBINED SMOKE/CARBON MONOXIDE ALARM
- SD — SMOKE DETECTOR
- EFM — EXHAUST VENTILATION FAN
- 2XX — DOOR TAG



2 UPPER LEVEL PLAN

SCALE: 1/4" = 1'

1' 4'
0" 2' 8'

FORMWORKS
DESIGN | BUILD

SEAL

5530 REGISTERED ARCHITECT
ALLAN BLAIN CLARK
STATE OF WASHINGTON

CONSULTANT

PROJECT

CHESHIRE

92XX SE 76TH STREET
MERCER ISLAND, WA 98040

ISSUE INFORMATION

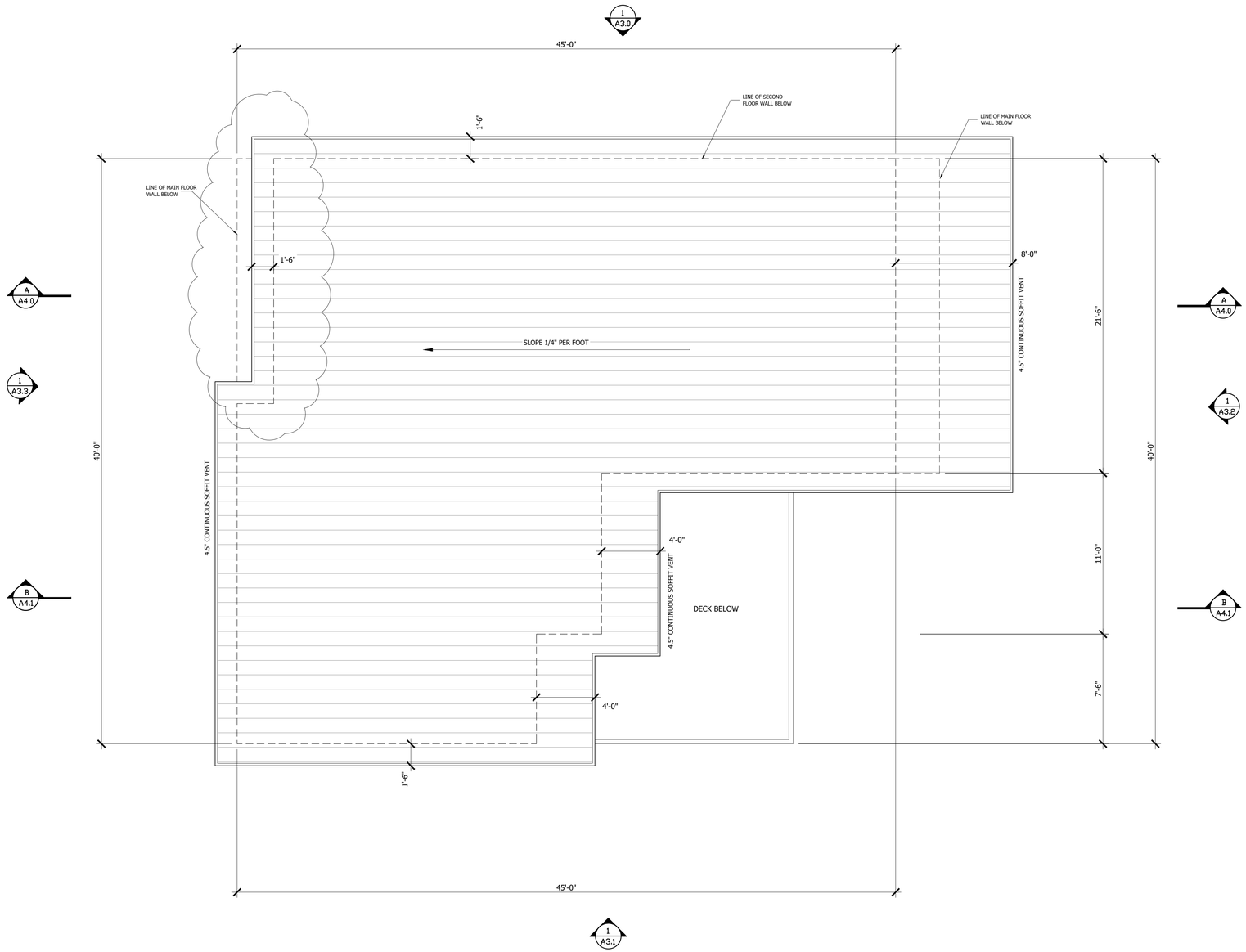
08.17.2021 PERMIT SUBMITTAL

SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A-2.2



1 **ROOF PLAN**

SCALE: 1/4" = 1'

0" 2' 4' 8'

FORMWORKS
DESIGN | BUILD

SEAL

5530 REGISTERED ARCHITECT
ALLAN BLAIN CLARK
STATE OF WASHINGTON

CONSULTANT

PROJECT

CHESHIRE

92XX SE 76TH STREET
MERCER ISLAND, WA 98040

ISSUE INFORMATION

08.17.2021 PERMIT SUBMITTAL

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A-2.3

WINDOW SCHEDULE

MARK	R.O. SIZE	TYPE	QTY	REMARKS
A	3'0 X 9'0	CASEMENT/FIXED	10	TEMPERED LOWER LITE
B	2'6 X 9'0	CASEMENT/ FIXED	2	TEMPERED LOWER LITE
C	3'0 X 5'6	CASEMENT	1	
D	2'6 X 5'6	CASEMENT	3	
E	2'0 X 9'0	FIXED	1	TEMPERED
F	3'6 X 9'0	FIXED	1	TEMPERED
G	2'6 X 9'0	FIXED	1	TEMPERED
H	3'4 X 9'0	FIXED	1	TEMPERED
I	3'10 X 9'0	FIXED	1	TEMPERED
J	3'0 X 5'0	CASEMENT	3	
K	2'6 X 5'0	CASEMENT	3	
L	2'0 X 5'0	FIXED	1	
M	2'6 X 4'0	CASEMENT	3	
N	3'0 X 6'6	FIXED	1	
O	3'6 X 7'6	FIXED	3	
P	11'0 X '0	FIXED	1	
Q	3'0 X 7'6	CASEMENT	2	
R	2'6 X 7'6	FIXED	1	TEMPERED
S	3'4 X 7'6	FIXED/AWNING	1	TEMPERED AWNING
T	3'10 X 7'6	FIXED/AWNING	1	TEMPERED AWNING
U	3'0 X4'6	CASEMENT	2	
V	3'0 X 4'0	CASEMENT	2	
W	3'6 X 4'0	CASEMENT	1	

1 **NORTH ELEVATION**
SCALE: 1/4" = 1'

1' 4'
0" 2' 8'

FORMWORKS
DESIGN | BUILD

SEAL

5530 REGISTERED ARCHITECT
ALLAN BLAIN CLARK
STATE OF WASHINGTON

CONSULTANT

PROJECT

CHESHIRE
9271 SE 76TH STREET
MERCER ISLAND, WA 98040

ISSUE INFORMATION

08.17.2021 PERMIT SUBMITTAL

SHEET TITLE

NORTH ELEVATION

SHEET NUMBER

A-3.0

WINDOW SCHEDULE

MARK	R.O. SIZE	TYPE	QTY	REMARKS
A	3'0 X 9'0	CASEMENT/FIXED	10	TEMPERED LOWER LITE
B	2'6 X 9'0	CASEMENT/ FIXED	2	TEMPERED LOWER LITE
C	3'0 X 5'6	CASEMENT	1	
D	2'6 X 5'6	CASEMENT	3	
E	2'0 X 9'0	FIXED	1	TEMPERED
F	3'6 X 9'0	FIXED	1	TEMPERED
G	2'6 X 9'0	FIXED	1	TEMPERED
H	3'4 X 9'0	FIXED	1	TEMPERED
I	3'10 X 9'0	FIXED	1	TEMPERED
J	3'0 X 5'0	CASEMENT	3	
K	2'6 X 5'0	CASEMENT	3	
L	2'0 X 5'0	FIXED	1	
M	2'6 X 4'0	CASEMENT	3	
N	3'0 X 6'6	FIXED	1	
O	3'6 X 7'6	FIXED	3	
P	11'0 X '0	FIXED	1	
Q	3'0 X 7'6	CASEMENT	2	
R	2'6 X 7'6	FIXED	1	TEMPERED
S	3'4 X 7'6	FIXED/AWNING	1	TEMPERED AWNING
T	3'10 X 7'6	FIXED/AWNING	1	TEMPERED AWNING
U	3'0 X4'6	CASEMENT	2	
V	3'0 X 4'0	CASEMENT	2	
W	3'6 X 4'0	CASEMENT	1	

1 **SOUTH ELEVATION**
SCALE: 1/4" = 1'

1' 4'
0" 2' 8'

FORMWORKS
DESIGN | BUILD

SEAL

5530 REGISTERED ARCHITECT
ALLAN BLAIN CLARK
STATE OF WASHINGTON

CONSULTANT

PROJECT

CHESHIRE

9271 SE 76TH STREET
MERCER ISLAND, WA 98040

ISSUE INFORMATION

08.17.2021 PERMIT SUBMITTAL

SHEET TITLE

SOUTH ELEVATION

SHEET NUMBER

A-3.1

WINDOW SCHEDULE

MARK	R.O. SIZE	TYPE	QTY	REMARKS
A	3'0 X 9'0	CASEMENT/FIXED	10	TEMPERED LOWER LITE
B	2'6 X 9'0	CASEMENT/ FIXED	2	TEMPERED LOWER LITE
C	3'0 X 5'6	CASEMENT	1	
D	2'6 X 5'6	CASEMENT	3	
E	2'0 X 9'0	FIXED	1	TEMPERED
F	3'6 X 9'0	FIXED	1	TEMPERED
G	2'6 X 9'0	FIXED	1	TEMPERED
H	3'4 X 9'0	FIXED	1	TEMPERED
I	3'10 X 9'0	FIXED	1	TEMPERED
J	3'0 X 5'0	CASEMENT	3	
K	2'6 X 5'0	CASEMENT	3	
L	2'0 X 5'0	FIXED	1	
M	2'6 X 4'0	CASEMENT	3	
N	3'0 X 6'6	FIXED	1	
O	3'6 X 7'6	FIXED	3	
P	11'0 X '0	FIXED	1	
Q	3'0 X 7'6	CASEMENT	2	
R	2'6 X 7'6	FIXED	1	TEMPERED
S	3'4 X 7'6	FIXED/AWNING	1	TEMPERED AWNING
T	3'10 X 7'6	FIXED/AWNING	1	TEMPERED AWNING
U	3'0 X4'6	CASEMENT	2	
V	3'0 X 4'0	CASEMENT	2	
W	3'6 X 4'0	CASEMENT	1	

1 **EAST ELEVATION**
SCALE: 1/4" = 1'

0" 2' 4' 8' 16'

FORMWORKS
DESIGN | BUILD

SEAL

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ALLAN BLAIN CLARK
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CHESHIRE
9271 SE 76TH STREET
MERCER ISLAND, WA 98040

ISSUE INFORMATION

08.17.2021 PERMIT SUBMITTAL

SHEET TITLE

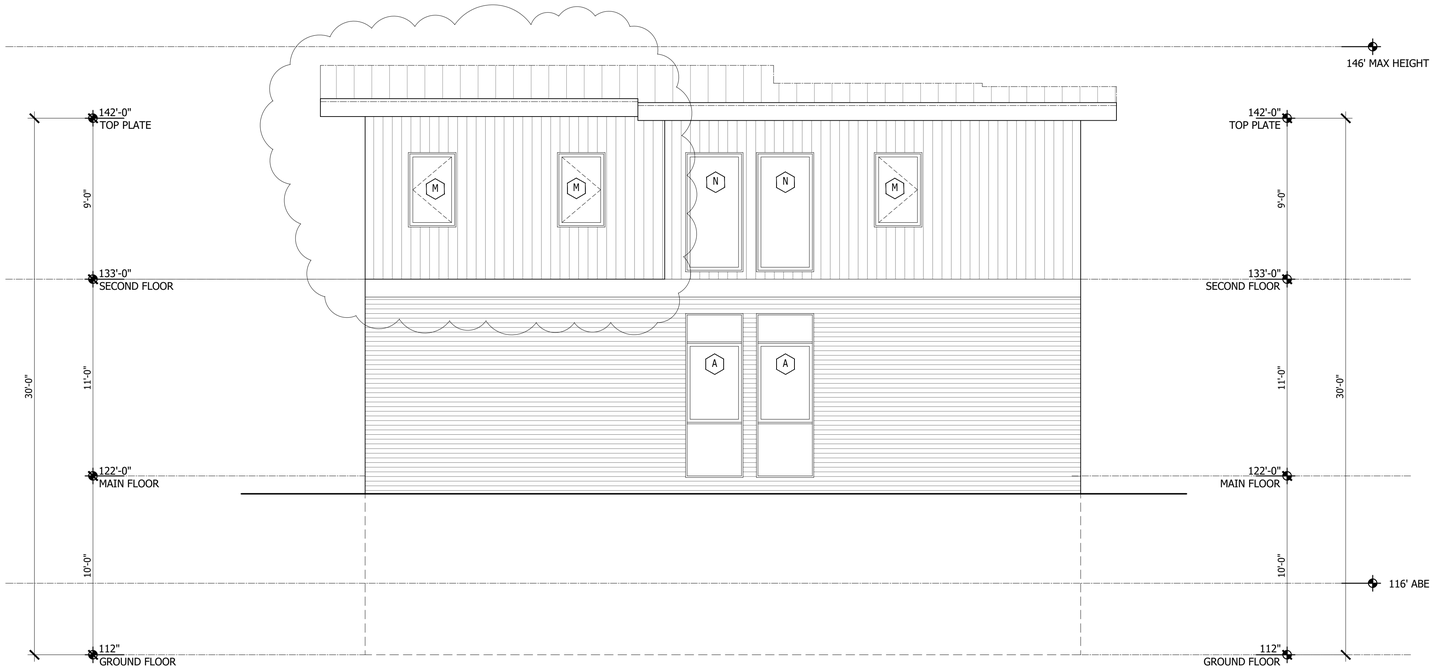
EAST ELEVATION

SHEET NUMBER

A-3.2

WINDOW SCHEDULE

MARK	R.O. SIZE	TYPE	QTY	REMARKS
A	3'0 X 9'0	CASEMENT/FIXED	10	TEMPERED LOWER LITE
B	2'6 X 9'0	CASEMENT/ FIXED	2	TEMPERED LOWER LITE
C	3'0 X 5'6	CASEMENT	1	
D	2'6 X 5'6	CASEMENT	3	
E	2'0 X 9'0	FIXED	1	TEMPERED
F	3'6 X 9'0	FIXED	1	TEMPERED
G	2'6 X 9'0	FIXED	1	TEMPERED
H	3'4 X 9'0	FIXED	1	TEMPERED
I	3'10 X 9'0	FIXED	1	TEMPERED
J	3'0 X 5'0	CASEMENT	3	
K	2'6 X 5'0	CASEMENT	3	
L	2'0 X 5'0	FIXED	1	
M	2'6 X 4'0	CASEMENT	3	
N	3'0 X 6'6	FIXED	1	
O	3'6 X 7'6	FIXED	3	
P	11'0 X '0	FIXED	1	
Q	3'0 X 7'6	CASEMENT	2	
R	2'6 X 7'6	FIXED	1	TEMPERED
S	3'4 X 7'6	FIXED/AWNING	1	TEMPERED AWNING
T	3'10 X 7'6	FIXED/AWNING	1	TEMPERED AWNING
U	3'0 X4'6	CASEMENT	2	
V	3'0 X 4'0	CASEMENT	2	
W	3'6 X 4'0	CASEMENT	1	



1 **WEST ELEVATION**

SCALE: 1/4" = 1'

0" 2' 4' 8' 16'

FORMWORKS
DESIGN | BUILD

SEAL

5530 REGISTERED ARCHITECT
ALLAN BLAIN CLARK
STATE OF WASHINGTON

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PROJECT

CHESHIRE
92XX SE 76TH STREET
MERCER ISLAND, WA 98040

ISSUE INFORMATION

08.17.2021 PERMIT SUBMITTAL

SHEET TITLE

WEST ELEVATION

SHEET NUMBER

A-3.3

F1 TYPICAL SLAB ON GRADE FLOOR

FINISH FLOOR PER PLANS
UNDERLAYMENT
CONCRETE SLAB PER STRUCTURAL
R-10 RIGID INSULATION ENTIRE SLAB
6 MIL. VAPOR BARRIER
6" FREE DRAINING MATERIAL

F2 FLOOR OVER UNHEATED GARAGE

FINISH FLOOR PER PLANS
UNDERLAYMENT
3/4 " PLYWOOD SUBFLOOR.
FLOOR JOISTS PER STRUCTURAL
2 LAYERS 1/2" TYPE "X" G.W.B.

F3 FLOOR OVER HEATED SPACE

FINISH FLOOR PER PLANS
UNDERLAYMENT
3/4 " PLYWOOD SUBFLOOR.
FLOOR JOISTS PER STRUCTURAL
5/8" G.W.B.

W1 BELOW GRADE WALL

DRAINAGE MAT
SPRAY ON WATERPROOFING
CONCRETE WALL PER STRUCTURAL
2 X 4 STUDS @ 16" O.C. SET OFF FROM CONCRETE
R-21 BATT INSULATIONG.W.B.
5/8" GWB

W2 TYPICAL EXTERIOR WALL

WALL FINISH PER ELEVATIONS
2 LAYERS 60 MIN. BUILDING PAPER
PLYWOOD SHEATHING PER STRUCTURAL
2 X 6 STUDS @ 16" O.C.
R-21 KRAFT FACED BATT INSULATION
5/8" G.W.B.

W3 TYPICAL INTERIOR WALL

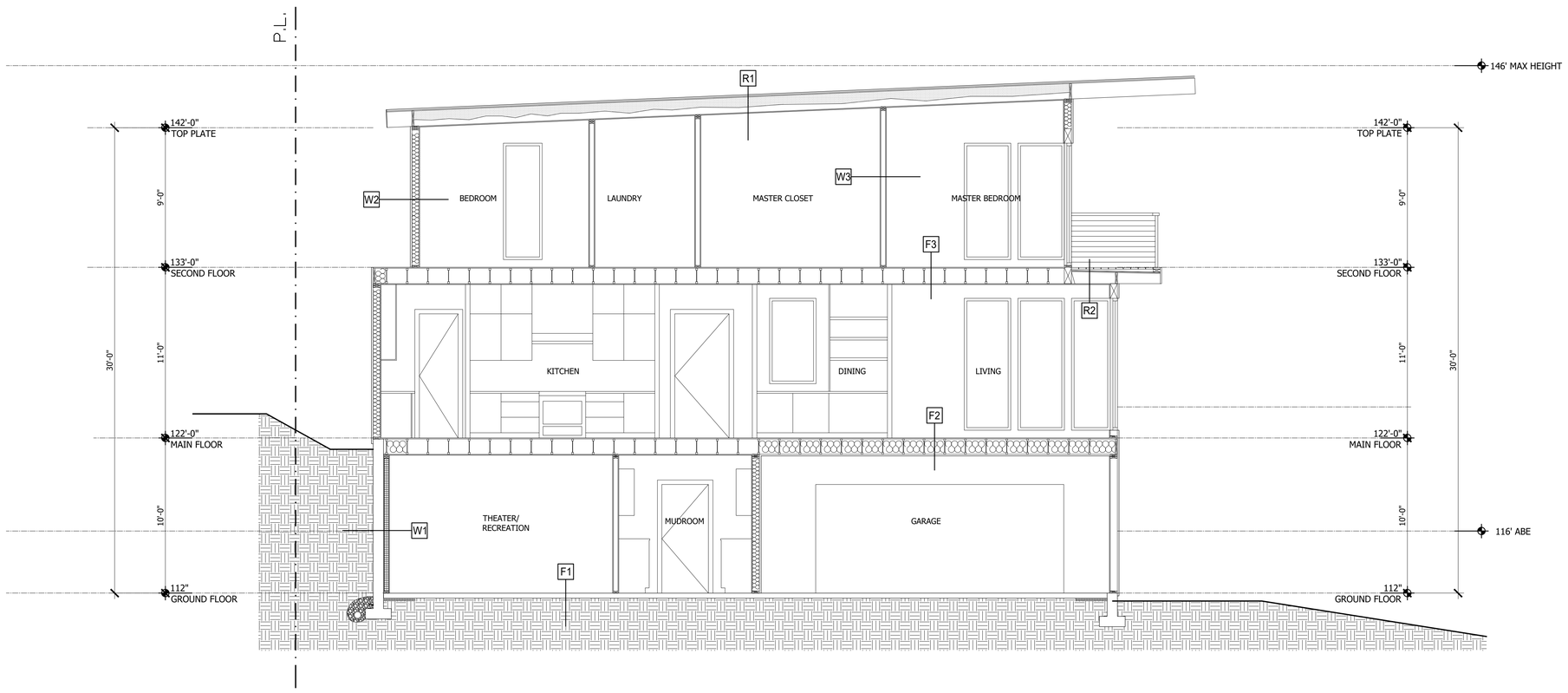
5/8" GWB
2 X 4 STUDS @ 16" O.C.
5/8" GWB

R1 TYPICAL SLOPED ROOF

STANDING SEAM METAL ROOFING
30# BUILDING FELT
SHEATHING PER STRUCTURAL
ROOF JOISTS PER STRUCTURAL
R-14 CLOSED CELL SPRAY FOAM INSULATION AND
R-25 BATT NSULATION (MIN R-49 COMBINED)
5/8" GWB

R2 FLAT ROOF DECK OVER HEATED SPACE

FINISH DECKING PER PLANS
TAPERED 2X SLEEPERS
MEMBRANE ROOFING
SHEATHING PER STRUCTURAL
R-14 CLOSED CELL SPRAY FOAM INSULATION AND
R-25 BATT NSULATION (MIN R-49 COMBINED)
5/8" G.W.B.



A **SECTION A-A**
SCALE: 1/4" = 1'

1' 4'
0" 2' 8'

FORMWORKS
DESIGN | BUILD

SEAL

5550 REGISTERED ARCHITECT
ALLAN BLAIN CLARK
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SHEET TITLE

SECTION A-A

SHEET NUMBER

A-4.0

F1 TYPICAL SLAB ON GRADE FLOOR

FINISH FLOOR PER PLANS
UNDERLAYMENT
CONCRETE SLAB PER STRUCTURAL
R-10 RIGID INSULATION ENTIRE SLAB
6 MIL. VAPOR BARRIER
6" FREE DRAINING MATERIAL

F2 FLOOR OVER UNHEATED GARAGE

FINISH FLOOR PER PLANS
UNDERLAYMENT
3/4 " PLYWOOD SUBFLOOR.
FLOOR JOISTS PER STRUCTURAL
2 LAYERS 1/2" TYPE "X" G.W.B.

F3 FLOOR OVER HEATED SPACE

FINISH FLOOR PER PLANS
UNDERLAYMENT
3/4 " PLYWOOD SUBFLOOR.
FLOOR JOISTS PER STRUCTURAL
5/8" G.W.B.

W1 BELOW GRADE WALL

DRAINAGE MAT
SPRAY ON WATERPROOFING
CONCRETE WALL PER STRUCTURAL
2 X 4 STUDS @ 16" O.C. SET OFF FROM CONCRETE
R-21 BATT INSULATIONG.W.B.
5/8" GWB

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WALL FINISH PER ELEVATIONS
2 LAYERS 60 MIN. BUILDING PAPER
PLYWOOD SHEATHING PER STRUCTURAL
2 X 6 STUDS @ 16" O.C.
R-21 KRAFT FACED BATT INSULATION
5/8" G.W.B.

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5/8" GWB
2 X 4 STUDS @ 16" O.C.
5/8" GWB

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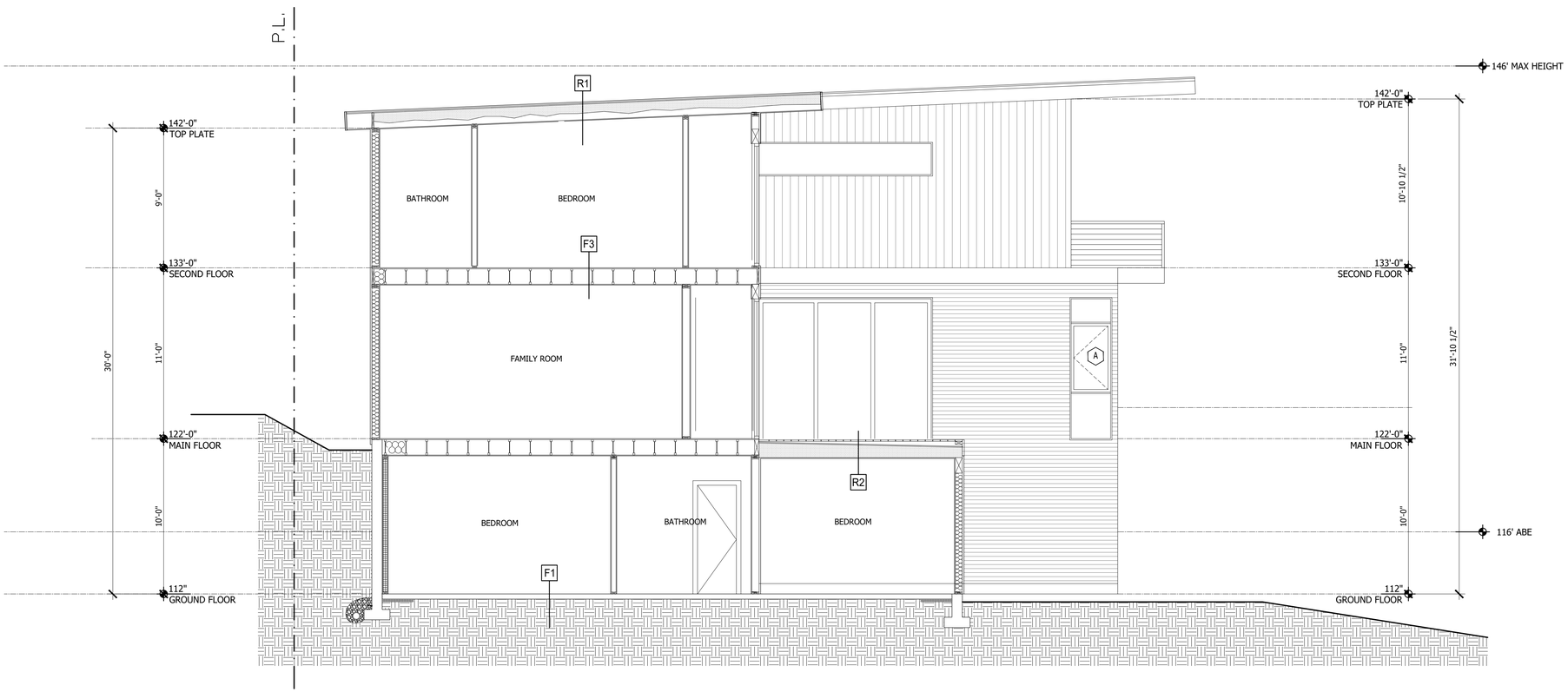
STANDING SEAM METAL ROOFING
30# BUILDING FELT
SHEATHING PER STRUCTURAL
ROOF JOISTS PER STRUCTURAL
R-14 CLOSED CELL SPRAY FOAM INSULATION AND
R-25 BATT NSULATION (MIN R-49 COMBINED)
5/8" GWB

R2 FLAT ROOF DECK OVER HEATED SPACE

FINISH DECKING PER PLANS
TAPERED 2X SLEEPERS
MEMBRANE ROOFING
SHEATHING PER STRUCTURAL
R-14 CLOSED CELL SPRAY FOAM INSULATION AND
R-25 BATT NSULATION (MIN R-49 COMBINED)
5/8" G.W.B.



B **SECTION B-B**

SCALE: 1/4" = 1'

0" 1' 2' 4' 8'

FORMWORKS
DESIGN | BUILD

SEAL

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ISSUE INFORMATION

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SHEET TITLE

SECTION B-B

SHEET NUMBER

A-4.1

ABBREVIATIONS

AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
APPROX	APPROXIMATE
APB	ANTHONY POWER BEAM
ARCH	ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
@	AT
BLDG	BUILDING
BUC	BUILT UP COLUMN
CANT	CANTILEVER
CLR	CLEAR, CLEARANCE
CMU	CONCRETE MASONRY UNIT
CNCR	CONCRETE
COL	COLUMN
CL	CENTER LINE
CJ	CONSTRUCTION JOINT
db	NOMINAL DIAMETER OF BAR
DBL	DOUBLED
DBA	DEFORMED BAR ANCHOR
DIA, Ø	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
EF	EACH FACE
ENGR	ENGINEER
EW	EACH WAY
EXP AB	EXPANSION ANCHOR BOLT
FB	FLITCH BEAM
FDN	FOUNDATION
FF	FINISHED FLOOR
FL	FLOOR
FLN	FLANGE
FT	FOOT OR FEET
GALV	GALVANIZED (HOP DIP)
HORIZ	HORIZONTAL
HT	HEIGHT
IBC	INTERNATIONAL BUILDING CODE
INSUL	INSULATION
JT	JOINT
KIP(S)	THOUSAND POUNDS
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
L	ANGLE OR L-SHAPE
LWR	LOWER
LB(S)	POUND(S), FORCE
LD	DEVELOPMENT LENGTH
LG	LONG
LL	LIVE LOAD
LONG	LONGITUDINAL
MATL	MATERIAL
MAX	MAXIMUM
MISC	MISCELLANEUS
NTS	NOT TO SCALE
O TO O	OUT TO OUT
OC	ON CENTER
OD	OUTSIDE DIAMETER
PLF	POUNDS FORCE PER LINEAR FOOT
PROJ	PROJECTION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
STD	STANDARD
SW	SHEAR WALL
TOC	TOP OF CONCRETE
T/	TOP OF
TYP	TYPICAL
T&B	TOP AND BOTTOM
UNO	UNLESS NOTED OTHERWISE
UWA	UNDER WALL ABOVE
W/	WITH

DESIGN CRITERIA

DESIGN CODE	2018 INTERNATIONAL BUILDING CODE
BUIDING RISK CATEGORY	CATEGORY II
DEAD LOAD	
FLOOR	30 PSF
ROOF	15 PSF
LIVE LOAD	
RESIDENTIAL	40 PSF
ROOF LIVE LOAD	
ROOF	20 PSF
ROOF SNOW LOAD DATA	
FLAT-ROOF SNOW LOAD, Pf	25 PSF
RAIN ON SNOW SURCHARGE	5 PSF
SNOW LOAD EXPOSURE FACTOR, Ce	B
SNOW LOAD IMPORTANCE FACTOR, Is	1.0
THERMAL FACTOR, Ct	1.0
SNOW DRIFTS	NO
WIND DESIGN DATA	
DESIGN WIND SPEED, Vdes (3-sec gust)	110 MPH
WIND EXPOSURE CATEGORY	C
WIND IMPORTANCE FACTOR, Iw	1.0
TOPOGRAPHIC FACTOR, Ktz	B
INTERNAL PRESSURE COEF (GCPI)	0.18/-0.18
MWFRS	SIMPLIFIED METHOD - CH 26
WIND BASE SHEAR	TRANSVERSE: 11.5 KIPS
	LONGITUDINAL: 9.7 KIPS
EARTHQUAKE DESIGN DATA	
SEISMIC DESIGN CATEGORY	D
SITE CLASS	D (STIFF SOIL)
MAPPED SPECTRAL RESPONSE ACCELERATION	Ss=0.147 S1=0.566
DESIGN SPECTRAL RESPONSE ACCELERATION	Sds=0.981 Sd1=0.667
RESPONSE MODIFICATION FACTOR, R	6.5
OVERSTRENGTH FACTOR, OMEGA	2.5
REDUNDANCY FACTOR, RHO	1.0
SEISMIC RESPONSE COEFFICIENT, Cs	0.1
SEISMIC BASE SHEAR	17.1 KIPS
GEOTECHNICAL INFORMATION (ASSUMED)	
ALLOWABLE BEARING PRESSURE	2000 PSF
ALLOWABLE PASSIVE PRESSURE	150F
ALLOWABLE ACTIVE PRESSURE	35 PSF
ALLOWABLE COEFFICENT OF SLIDING (FRICTION)	0.35

GENERAL NOTES - STRUCTURAL DESIGN

1. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND FABRICATOR SHALL VERIFY ALL QUANTITIES, DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS FOR DIMENSIONS.

2. VERIFY REQUIREMENTS OF OTHER TRADES, (CIVIL, MECHANICAL, ELECTRICAL, ETC.), PRIOR TO PROCEEDING WITH FABRICATION OR INSTALLATION OF MATERIALS.

3. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE, AND EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCES AND SAFETY MEASURES INCLUDING, BUT NOT LIMITED TO, ADHERENCES TO ALL OSHA GUIDELINES. THE ENGINEER SHALL NOT HAVE CONTROL OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THESE PERSONS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

4. THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETED STRUCTURE. ANY PROPOSED APPLICATIONS OF CONSTRUCTION LOADS OR OF ANY LOADS TO THE PARTIALLY COMPLETED STRUCTURE WHICH EXCEED THE DESIGN LOADS WILL REQUIRE REANALYSIS AND POSSIBLE REDESIGN.

FOUNDATION

1. FOUNDATION DESIGN IS BASED UPON RECOMMENDATIONS AND ASSUMPTIONS FROM IBC CHAPTER 18. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD THAT ARE DIFFERENT FROM THOSE ASSUMED FOR DESIGN.

2. ALL SUBGRADE UNDERCUT AND SOIL PREPARATION SHALL BE IN CONFORMANCE WITH IBC CHAPTER 18 RECOMMENDATIONS.

3. EXCAVATIONS SHALL BE KEPT FREE OF LOOSE MATERIAL AND STANDING WATER.

4. ANY FILL PLACED IN BUILDINGS PAD AREAS SHOULD CONSIST OF SELECT FILL. SELECT FILL SHOULD BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8" IN COMPACTED TO DENSITIES OF 95 PERCENT OF STANDARD PROCTOR (ASTM D-698) AND AT A MOISTURE CONTENT BETWEEN OPTIMUM AND 4 PERCENT ABOVE OPTIMUM MOISTURE CONTENT. THE SUBGRADE TO RECEIVE SELECT FILL SHOULD BE SCARIFIED TO A DEPTH OF 6 INCHES AND COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR AND AT MOISTURE CONTENT BETWEEN OPTIMUM AND 4 PERCENT ABOVE OPTIMUM.

5. ALL EXTERIOR FOOTINGS SHALL BEAR AT OR BELOW FROST DEPTH OF 12 INCHES. ALL INTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 12 INCHES BELOW TOP OF GRADE OR TOP OF SLAB.

REINFORCED CONCRETE

1. SUBMITTALS:
   PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SUBMIT THE FOLLOWING FOR THE OWNER'S APPROVAL:
   A. SUBMIT A MIX DESIGN FOR EACH CLASS OF CONCERTE REQUIRED FOR THE PROJECT. CONCRETE PROPORTIONS SHALL BE ESTABLISHED ON THE BASIS OF PREVIOUS FIELD EXPERIENCE OR TRIAL MIXTURES.
   B. SUBMIT SHOP DRAWINGS FOR ALL REINFORCING. INDICATE STRENGTH, SIZE, AND DETAILS OF ALL BAR REINFORCING.
   C. SUBMIT PRODUCT LITERATURE FOR ADMISTUES AND CURING COMPOUDNS PROPOSED FOR USE.
   D. SUBMIT REPORTS OF ALL REQUIRED TESTING AND INSPECTIONS.
   E. SUBMIT CONCRETE POUR PLAN INDICATING CONTROL JOINT LOCATIONS AND DETAILS.

2. CONCRETE CONSTRUCTION STANDAREDS
   A. IBC CHAPTER 19: CONCRETE
   B. ACI 318 - LATEST EDITION
   C. ACI 117 - LATEST EDITION
   D. ACI 301 - LATEST EDITION

3. MAINTIAN THE FOLLOWING MIX REQUIREMENTS UNLESS NOTED OTHERWISE OR APPROVED BY THE ENGINEER:

   STRUCTURAL CONCRETE

DESCRIPTION	F'c	MAX W/C RATIO	AIR CONTENT
FOOTINGS AND STEM WALLS	3,000	0.50	--
INTERIOR SLABS ON GRADE	3,500	0.50	--
EXTERIOR SLABS ON GRADE	4,500	0.45	5-7%
SITE RETAINING WALLS	5,000	0.45	5-7%

4. CEMENT SHALL BE PORTLAND CEMENT PER ASTM C150, TYPE I/II.
5. AGGREGATE SHALL BE PER ASTM C33. PROVIDE MAX AGGREGATE SIZE OF 1 INCH FOR ALL CLASSES UNLESS NOTED OTHERWISE.
6. MAXIMUM ALLOWABLE FLY ASH CONTENT SHALL BE 20%. FLY ASH SHALL BE PER ASTM C618, TYPE C OR F.
7. MAINTAIN SLUMP RANGE OF 5-7 WITHIN TOLERANCES PER ACI 301.
8. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES AND STANDARDS: IBC CHAPTER 19, ACI 318-14, ACI 301-05, ACI 117-10.
9. REINFORCING STEEL SHALL BE ASTM A615, GRADE 60 UNO. LONGITUDINAL BARS IN SHEAR WALLS SHALL CONFORM TO ASTM A706, GRADE 60 OR SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
   A. WELDING OF THE REINFORCING BARS IS NOT PERMITTED.
   B. SUBMIT MILL CERTIFICATES INDICATING PHYSICAL AND CHEMICAL PROPERTIES.
   C. ACTUAL YIELD STRENGTH, BASED ON MILL TESTS, DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18000 PSI. (RETESTS SHALL NOT EXCEED THIS VALUE BY MORE THAN AN ADDITIONAL 3000 PSI).
   D. THE RATIO OF THE ACTUAL TENSILE STRENGTH TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25.

10. REINFORCING PROTECTION FOR CAST-IN-PLACE CONCRETE AS PER ACI 318 UNLESS NOTED.

A. CAST AGAINST AND PERMANENTLY EXPOSED		3" TO EARTH, ALL REINFORCING.
B. FORMED SURFACES EXPOSED TO EARTH OR WEATHER.		
NO.	6 THRU NO. 18 BARS	2"
NO.	5 BAR, W32 OR D31 WIRE AND SMALLER	1 1/2"
C. SURFACES NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND.		
	1. BEAMS, COLUMNS, PRIMARY REINFORCEMENT, TIES	
	STIRRUPS OR SPIRALS	1 1/2"
	2. SLABS, WALLS & JOISTS	
	-NO. 14 AND NO. 18 BARS	1 1/2"
	-NO. 11 BAR AND SMALLER	1 1/2"

11. BAR SPLICES SHALL BE CLASS "B" UNLESS NOTED OTHERWISE.

12. HORIZONTAL REINFORCING BARS SHALL BE LAPPED AROUND CORNERS OF INTERSECTING WALLS AND BEAMS. STANDARD ACI HOOKS AND BENDS SHALL BE USED.

13. TOP BARS: HORIZONTAL REINFORCEMENT SO PLACED THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE DEVELOPMENT LENGTH OR SPLICE. MULTIPLE HORIZONTAL BARS IN A SINGLE VERTICAL PLANE SUCH AS COLUMN TIES OR HORIZONTAL BARS IN WALLS ARE NOT TOP BARS.

REINFORCED CONCRETE (CONT.)

14. UNLESS OTHERWISE DETAILED ON DRAWING SPLICES SHALL BE LOCATED SO THAT NO MORE THAN 50% OF BARS ARE SPLICED AT SAME LOCATION

15. FINISH CONCRETE SURFACES IN ACCORDANCE WITH THE FOLLOWING:

   A. INTERIOR SLABS ON GRADE: FINISH TO FLATNESS AND LEVELNESS OF F(f) = 30 AND F(1) = 20 IN ACCORDANCE WITH ACI 117.
   B. INTERIO FLOOR AREAS TO RECEIVE CARPET, RESILIENT FLOOR COVERING, OR REMAIN EXPOSED: SMOOTH TROWEL FINISH.
   C. INTERIOR FLOOR AREAS TO RECEIVE QUARRY TILE OR CERAMIC TILE: FLOAT FINISH.
   D. EXTERIOR SLABS: BROOM FINISH.

16. CONCRETE QUALITY CONTROL AND STRENGTH TESTING REQUIREMENTS:
   CONDUCT CONCRETE TESTING OF CYLINDERS IN ACCORDANCE WITH ACI. OBTAIN CONCRETE FOR REQUIRED TESTS AT POINT OF PLACEMENT. FOR EACH CLASS OF CONCRETE PERFORM ONE STRENGTH TEST FOR EACH 50 YARDS, OR FRACTION THEROF, FOR ONE DAY PLACEMENT. DETERMINE SLUMP FOR EACH TEST AND DETERMINE AIR CONTENT FOR EACH STRENGTH TEST OF EXTERIOR EXPOSED CONCRETE.

   A. TESTING: CURE (4) SIX INCH X 12 INCH CYLINDERS FOR TESTING IN ACCORDANCE WITH ACI 301 SECTION 1.6.4.2. TEST ONE CYLINDER AT 7 DAYS, TEST TWO CYLINDERS AT 28 DAYS AND HOLD ONE CYLINDER IN RESERVE FOR USE AS DIRECTED BY THE ENGINEER. AFTER 56 DAYS, UNLESS NOTIFIED BY THE ENGINEER OTHERWISE, THE RESERVE CYLINDER MAY BE DISCARDED WIHTOUT BEING TESTED FOR SPECIMENS MEETING THE 28-DAY STRENGTH REQUIREMENTS.

   B. ACCEPTANCE: STRENGTH IS ACCEPTABLE WHEN THE FOLLOWING ARE MET. A "TEST" IS DEFINED AS THE AVERAGE OF TWO 6X12 CYLINDERS OR THREE 4X8 CYLINDERS AT THE SPECIFIED TEST AGE.
   - THE AVERAGES OF ALL SETS OF 3 CONSECUTIVE STRENGTH TESTS EQUAL OR EXCEED THE SPECIFIED COMPRESSIVE STRENGTH.
   - NO STRENGTH TEST RESULT FALLS BELOW F'C BY MORE THAN 500 PSI.

TIMBER

1. SUBMITTALS:
   SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW. SHOP DRAWINGS SHALL INCLUDE ALL MATERIAL, LAYOUT AND ASSEMBLY INFORMATION INCLUDING MEMBER MATERIAL, GRADES, SIZES, SPACING, CONNECTIONS, AND ASSEMBLY DETAILS. PROVIDE SHOP DRAWINGS FOR ENGINEER REVIEW FOR THE FOLLOWING ITEMS:
   A. ALL ENGINEERED LUMBER MEMBERS: GLULAM MEMBERS, PSL MEMBERS, LVL MEMBERS, LSL MEMBERS, PREFABRICATED WOOD I-JOIST MEMBERS, WOOD TIE DOWN SYSTEMS.

2. TIMBER CONSTRUCTION STANDARDS
   A. IBC CHAPTER 23: WOOD
   B. NDS 2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
   C. APA PDS-99 PLYWOOD DESIGN SPECIFICATION
   D. ANSI/TPI 1 NATIONAL DEISGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSSES
   E. TRI DSB RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED TRUSSES
   F. BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, & BRACING OF METAL PLATE CONNECTED TRUSSES
   G. APA REPORT TT-045B MINIMUM NAIL PENETRATION FOR WOOD STRUCTURAL PANEL CONNECTIONS SUBJECT TO LATERAL LOADS

3. MATERIALS:
   ALL SAWN LUMBER SHALL CONFORM TO GRADING RULES OF WWPA, NLGA OR WCLIB. GLULAMS SHALL CONFORM TO AITC 117-2004 AND ANSI/AITC A190.1. ALL GLULAM BEAMS, EXCEPT CONTINUOUS MULTISPAN BEAMS, SHALL BE CAMBERED TO 3000 FT RADIUS UNLESS NOTED OTHERWISE. ALL WOOD MATERIALS SHALL HAVE MINIMUM MOISTURE CONTENT OF 19% EXCEPT FOR PRESSURE TREATED SILL PLATES. ALL PRESSURE TREATED MEMBERS SHALL BE TREATED PER IBC SECTION 2304.12.

   LUMBER GRADE TABLE

MEMBER	SIZE	SPECIES & GRADE
WALL STUDS	2x, 3x	Doug Fir Larch, No. 2
SILL PLATES	2x, 3x	PT Doug Fir Larch, No 2
POSTS	4x, 6x, 8x	Doug Fir Larch, No 2
FLOOR AND ROOF JOISTS	2x, 3x	Doug Fir Larch, No. 2
BEAMS	4x and up	Doug Fir Larch, No 1
GLULAMS -SINGLE SPAN	ALL	24F-V4
GLULAMEN-MULTI SPAN	ALL	24F-V8
GLULAM COLS	ALL	L2
TIMPERSTRAND LSL	ALL	1.5E, Fb=1700,Fv=400, Fc_parallel=1400
MICROLAM LVL	ALL	1.9E, Fb=2600,Fv=285, Fc_parallel=2510

4. STUD FRAMED WALLS
   A. ALL EXTERIOR WALLS WITH 10 FT HEIGHT OR LESS SHALL BE 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO PLANS FOR WALLS GREATER THAN 10 FT HEIGHT.
   B. ALL INTERIOR BEARING WALLS SHALL BE MINIMUM 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE ON THE PLANS.
   C. AT ALL EXTERIOR AND LOAD BEARING WALL OPENINGS PROVIDE BUNDLED STUDS OF TWO TRIMMER AND ONE KING STUD AT EACH SIDE OF OPENING UNLESS NOTED OTHERWISE ON DRAWINGS.

5. BEAMS AND HEADERS
   A. THE CENTERLINE OF EACH BEAM SHALL ALIGN WITH THE CENTERLINE OF WALL AND STUDS BELOW.
   B. BEAMS MADE UP OF MULTIPLES OF 2xLUMBER SHALL BE BUILT AS FOLLOWS:
      2-2x 16d NAILS @ 12" O.C. TOP AND BOTTOM- STAGGER EACH FACE
      3-2x 20d NAILS @ 12" O.C. TOP AND BOTTOM- STAGGER EACH FACE
      4-2x (OR MORE) 3/4"Ø BOLTS @ 12" O.C. TOP & BOTTOM, STAGGER -USE STD. WASHERS (EA. FACE).
      a. PROVIDE STANDARD NUTS & WASHERS AT 3/4"Ø BOLTS (GALV. IF EXPOSED TO WEATHER)
      b. PROVIDE 2" EDGE DISTANCE FROM CENTERLINE OF BOLTS TO EDGE OF WOOD (TYPICAL)
   C. ALL BEAMS AND HEADERS SHALL BE SUPPORTED WITH EITHER BUNDLED STUDS PER SECTION 4 ABOVE OR WITH POST AND POST CAP CONNECTION PER THE PLANS. REFER TO SECTION 7 BELOW FOR MINIMUM POST CAP SIZES UNLESS NOTED OTHERWISE ON THE DRAWINGS.

6. JOISTS
   A. BRIDGING: PROVIDE BRIDGEING AT ALL FLOOR JOISTS NOT TO EXCEED 8'-0" MAXIMUM OR IN COMPLIANCE WITH JOINT MANUFACTURER RECOMMENDATIONS FOR ENGINEERD JOISTS.
   B. DO NOT NOTCH OR CUT HOLES IN JOISTS WITHOUT ENGINEER APPROVAL.
   C. BLOCKING: AT BEARING WALLS PROVIDE 2-2x SOLID BLOCKING UNDER BEARING WALLS PERPENDICULAR AND PARALLEL TO THE JOIST DIRECTION.
   D. BLOCKING (TO MATCH JOIST DEPTH) SHALL BE PROVIDED AT EA. END & AT EACH SUPPORT OF JOIST, EXCEPT WHERE THE ENDS OF JOISTS ARE FASTENED TO A HEADER, RIM JOIST, OR AN ADJOINING STUD. SOLID BLOCKING SHALL BE A MIN. OF 2-2x MEMBERS.

7. ATTACHMENTS
   A. THRU BOLTS SHALL BE ASTM A-307 OR ASTM A-325. PROVIDE STANDARD WASHERS AT EACH FACE.
   B. FASTENERS, INCLUDING BOLTS, NUT, WASHERS, AND OTHER CONNECTORS SHALL BE HOT-DIPPED GALVANIZED WHERE EXPOSED TO WEATHER.
   C. CONNECTORS TO BE PROVIDED BY "SIMPSON" STRONG-TIE COMPANY, INC., SAN LEANDRO, CALIFORNIA, OR EQUAL. APPLY NAIL AT EACH NAIL HOLE WITH SIZE AND TYPE PER CONNECTOR MANUFACTURER.
   D. AT COLUMNS 4" SQUARE AND LARGER, PROVIDE CAP & BASE CONNECTORS AS BELOW:
   E. COLUMN CAP CONNECTOR: PC SERIES (OR EPC AT BM ENDS). COLUMN BASE CONNECTOR: CB SERIES.
   F. USE RECOMMENDED COLUMN/BEAM MODEL NUMBERS.

TIMBER (CONT.)

8. HURRICANE CLIPS
   A. PROVIDE MINIMUM H2.5A AT EACH END OF EACH ROOF JOIST OR RAFTER WITH SPAN LESS THAN 20 FEET.
   B. PROVIDE MINIMUM H6 OR (2) H2.5A AT EACH END OF EACH ROOF JOIST OR RAFTER WITH SPAN GREATER THAN 20 FEET.
9. FLOOR AND ROOF DECK
   C. FLOOR AND ROOF DECK SHALL BE APA RATED PLYWOOD OR OSB WITH THICKNESS AND NAIL SIZE AND SPACING PER THE PLANS.
   D. PLACE PANELS IN A STAGGERED PATTERN. GLUE & NAIL TO FRAMING MEMBERS. GLUE SHALL CONFORM TO APA SPEC. AF6-01, AND APPLIED PER MANUF. SPECIFICATIONS.
   E. ORIENT SHEATHING PANELS WITH THE LONG DIMENSION PERPENDICULAR TO RAFTERS.
   F. PLYWOOD CLIPS SHALL BE INSTALLED @ ROOF DECKING TO RESULT IN A 1/8" GAP BETWEEN PANEL EDGES. PROVIDE 1 CLIP PER JOIST SPACING SPAN. USE "SIMPSON" PSCL, OR APPROVED EQUAL. MATCH CORRESPONDING PLYWOOD THICKNESS.

10. MISCELLANEOUS
   A. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER.

11. PREFABRICATED WOOD FRAMING MEMBERS
   A. PREFABRICATED WOOD FRAMING MEMBERS INCLUDE WOOD TRUSSES, TJI'S , ASI'S OR OTHER SIMILAR PREFABRICATED MEMBERS USED IN LIEU OF SAWN WOOD JOISTS, OR RAFTERS.
   B. PRODUCT DESIGN SHALL BE BASED UPON ACTUAL BUILDING DEAD LOADS, CODE SPECIFIED LIVE LOADS, AND STANDARDS OUTLINED IN THE BUILDING CODE FOR WINDSTORM RESISTANT CONSTRUCTION. TRUSSES SHALL BE DETAILED AND DESIGNED BY THE MANUFACTURER, UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED. UPON REQUEST, THE MANUFACTURER SHALL SUBMIT CALCULATIONS AND/OR SHOP DRAWINGS TO THE ARCHITECT/ENGINEER OF RECORD FOR REVIEW.
   C. CONTRACTOR SHALL PROVIDE TEMPORARY AND PERMANENT LATERAL BRACING OF ALL FABRICATED TRUSSED MEMBERS PER THE DETAILING AND DESIGN OF THE TRUSS MANUFACTURER. TRUSSES SHALL BE DETAILED AND DESIGNED BY THE MANUFACTURER.
   D. PROVIDE TEMPORARY SHORING WHERE SHEET ROCK AND OTHER CONSTRUCTION MATERIALS ARE BEING TEMPORARILY STORED. IF TJI'S ARE BEING UTILIZED, KEEP THE MEMBERS ABSOLUTELY DRY.

12. WOOD CONNECTORS, FASTENERS, NAILS, AND BOTS
   A. ALL WOOD CONNECTORS, HANGERS, CLIPS, HOLD-DOWN, POST CAPS AND OTHER WOOD CONNECTIONS SHALL BE SIMPSON STRONG TIE AS SPECIFIED IN THEIR LATEST WOOD CONENCTORS CATALOG. ALTERNATE CONNECTORS BY OTHER MANUFACTUERS MAY BE USED IF SUBMITTED FOR APPROVAL TO EOR. ALL CONNECTORS SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS WITH ALL INDICATED FASTENERS. WHERE MULTIPLE OPTIONS OR SIZES EXIST FOR FASTENERS USE THE LARGEST NUMBER OF FASTENERS AND THE LARGEST SIZE OF FASTENERS UNLESS NOTED OTHERWISE ON THE PLANS. ALL CONNECTORS EXPOSED TO WEATHER SHALL BE GALVANIZED OR FINISHED WITH SIMPSON ZMAX FINISH.
   B. NAILS, SCREWS, AND BOLTS SHALL CONFORM TO IBC SECTION 2304.10 CONNECTORS AND FASTERNERS. ALL FASTENERS ATTACHED TO PRESSURE TREATED LUMBER SHALL HAVE SIMILAR CORROSION PROTECTION MATCHING THE WOOD TREATMENT. PROVIDE WASHERS AT ALL BOLT HEADS AND NUTS. ALL NAILS SHALL BE FULL LENGTH COMMON UNLESS NOTED OTHERWISE EXCEPT 16D SHALL BE SINKERS.
   C. ALL LAG BOLTS SHALL BE ASTM A307.

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JOB#
2020

SHEET TITLE:
GENERAL NOTES

SHEET#: S1.0

SCALE: AS SHOWN

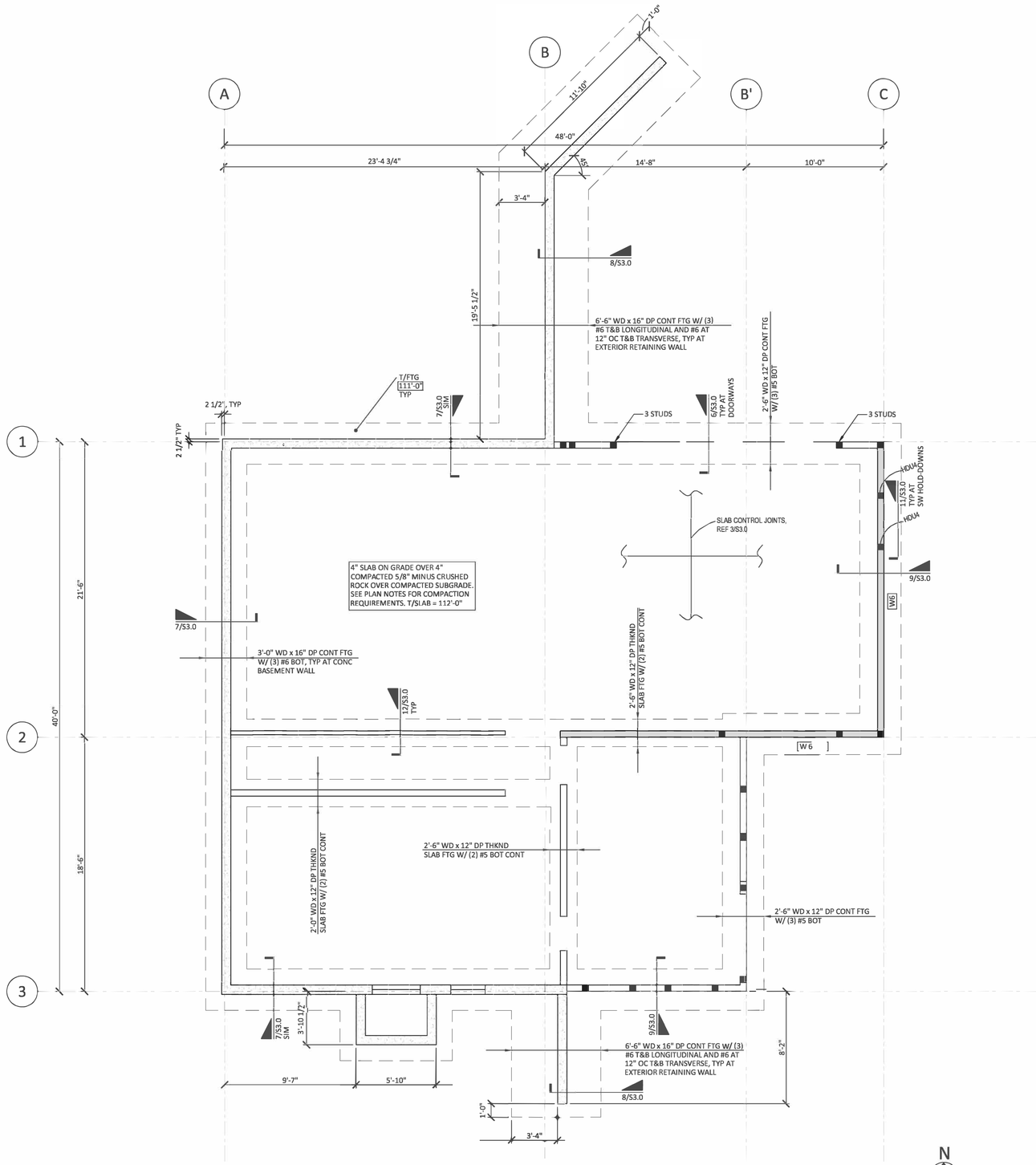
DRAWN:	DATE:	CHECKED:	DATE:
MAF	08/12/2021	TJM	08/12/2021

FOUNDATION PLAN NOTES:

1. VERIFY LOCATIONS OF NEW COLUMNS, WALLS, OPENINGS, ETC. WITH ARCHITECTURAL DRAWINGS BEFORE PLACING FOUNDATIONS. PROVIDE BLOCKOUTS FOR PLUMBING, HVAC, AND SPECIAL EQUIPMENT AS SHOWN ON ARCHITECTURAL AND MEP PLANS.
2. TOP OF SLAB ELEVATION ASSUMED AT 112'-0" EXCEPT AS NOTED. REFERENCE CIVIL AND ARCHITECTURAL PLANS FOR ACTUAL TOP OF SLAB ELEVATION. REFERENCE ARCHITECTURAL DRAWINGS FOR DAMPPROOFING AND WATERPROOFING REQUIREMENTS FOR SLAB AND BASEMENT WALLS.
3. DESIGN SOIL BEARING PRESSURE OF 2000 PSF BASED ON IBC 2018 TABLE 1806.2.
4. ALL EXTERIOR FOOTINGS SHALL BEAR AT OR BELOW THE MINIMUM FROST DEPTH OF 12" BELOW FINISHED GRADE. ALL INTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 12 INCHES BELOW TOP OF SLAB.
5. ALL FOOTINGS AND SLABS SHALL BEAR ON COMPETANT NATIVE SOIL OR STRUCTURAL FILL. ALL FILL SHALL BE COMPACTED IN LIFTS OF 8 INCHES MAXIMUM AND COMPACTED TO MINIMUM 95% OF MODIFIED PROCTOR.
6. PROVIDE PRESSURE TREATED WOOD AT ALL LOCATIONS WHERE IN CONTACT WITH CONCRETE, WITHIN 8" OF EXPOSED GRADE, OR NOT OTHERWISE WEATHERPROOFED.
7. REFERENCE HOLD-DOWN SHEDULE AND SHEAR WALL SCHEDULE FOR HOLD-DOWN ANCHOR AND SILL PLATE ANCHORAGE REQUIREMENTS.
8. REFERENCE THE STRUCTURAL GENERAL NOTES FOR DESIGN CRITERIA, LEGEND, AND ABBREVIATIONS.

STUD AND SHEAR WALL PLAN NOTES:

1. ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE PER THE PLANS OR STUD WALL SCHEDULE, UNLESS NOTED OTHERWISE. STUDS SHALL ALIGN NOMINALLY FLOOR TO FLOOR WITH STUDS, JOISTS, AND TRUSSES. ATTACH SILL PLATES TO CONCRETE, RIM BOARD, OR TOP PLATE PER SCHEDULE, UNO IN SHEAR WALL SCHEDULE.
2. REFERENCE THE STRUCTURAL GENERAL NOTES FOR DESIGN CRITERIA, LUMBER GRADES, LEGEND, AND ABBREVIATIONS.
3. PROVIDE MINIMUM BLOCKING AT 5'-0" OC MAX FOR ALL BEARING AND EXTERIOR WALLS. REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL BLOCKING REQUIREMENTS.
4. PROVIDE MINIMUM SILL ANCHORAGE OF 5/8" X 7" EMBED BOLTS AT 48" OC UNLESS NOTED OTHERWISE ON SHEARWALL SCHEDULE. BOLTS SHALL BE GALVANIZED AT PRESSURE TREATED SILL PLATES.
5. FOR SHEAR WALL STRAPS AND ATTACHMENT REQUIREMENTS, REFERENCE THE SHEAR WALL SCHEDULE.
6. ↶ INDICATES HOLD-DOWN TYPE, REFERENCE HOLD-DOWN SCHEDULE.



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

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SHEET TITLE:
FOUNDATION PLAN

SHEET#: S2.0
SCALE: AS SHOWN

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MAF	08/12/2021	TJM	08/12/2021

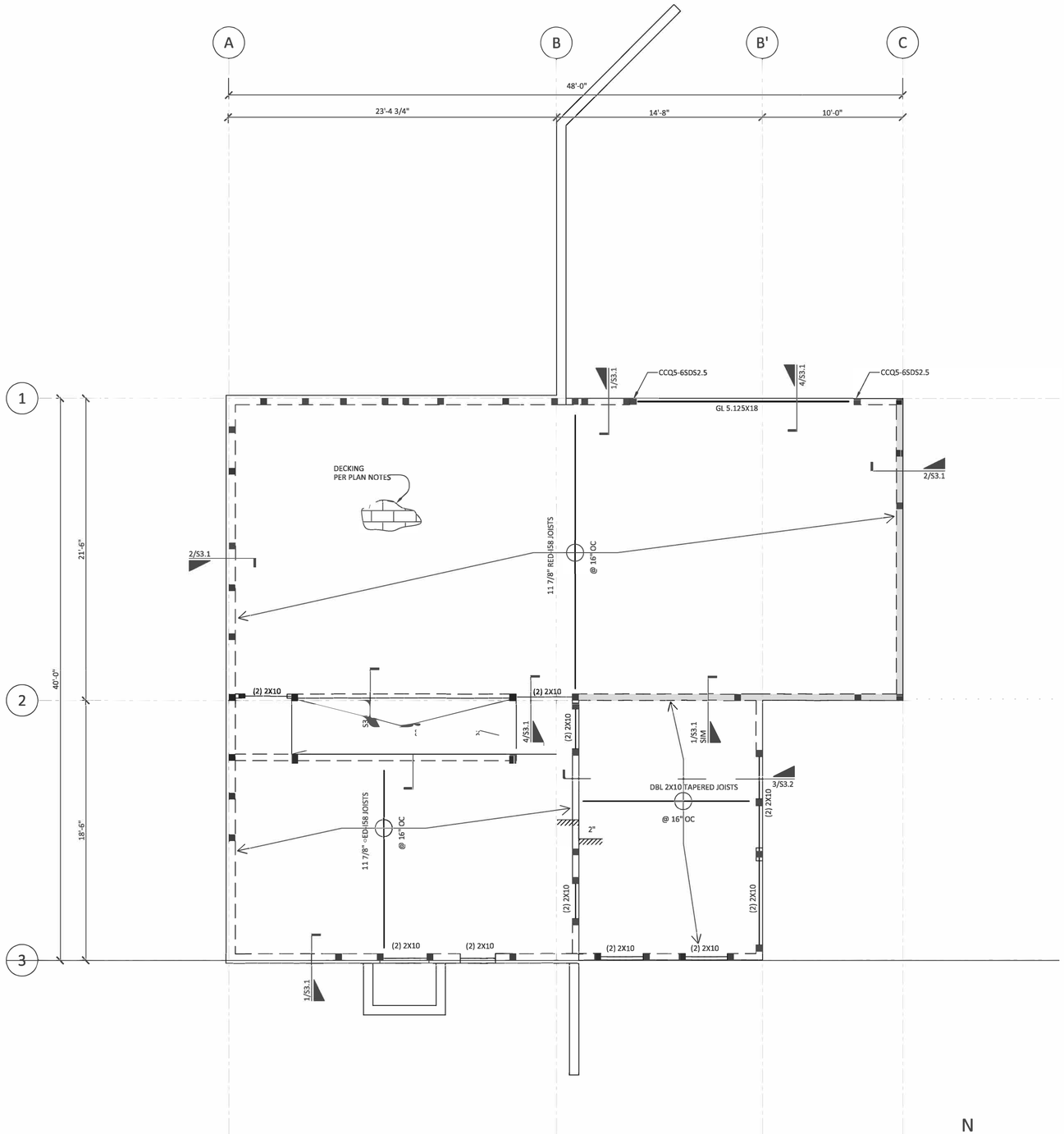
FLOOR FRAMING PLAN NOTES:

1. VERIFY LOCATIONS OF NEW COLUMNS, WALLS, OPENINGS, ETC. WITH ARCHITECTURAL DRAWINGS. VERIFY ALL WALL, FLOOR, AND ROOF ELEVATIONS WITH ARCHITECTS DRAWINGS.
2. COORDINATE FRAMING WITH ALL MECHANICAL, HVAC, SPRINKLER, PLUMBING, AND ELECTRICAL DRAWINGS.
3. ALL WOOD EXPOSED TO WEATHER, OR IN CONTACT WITH CONCRETE, OR WITHIN 8" OF GRADE SHALL BE PRESSURE TREATED.
4. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS/TRUSSES OVER ALL BEARING WALLS AND SHEAR WALLS.
5. ALL HORIZONTRAL STRAP TIES INDICATED ON PLAN SHALL BE ALINGED WITH TOP PLATE OR BEAM AND BE CENTERED OVER THE JOINT BETWEEN ADJOINING ELEMENTS. REFERNCE THE STRAP MANUFACURER FOR FASTENER SIZE AND SPACING.
6. ALL JOIST HANGERS SHALL BE SIMPSON TOP FLANGE BEARING JB TYPE, UNO. GLULAM HANGERS SHALL BE HGLTV UNLESS NOTED OTHERWISE ON PLAN. ENGINEERED "I" JOIST HANGERS SHALL BE DESIGNED AND SUPPLIED BY THE JOIST SUPPLIER.
7. ALL HEADERS SHALL BE MINIMUM (2) 2X10 FOR SPANS UP TO 3 FEET AND MINIMUM 5 1/8 X 12 GLULAM FOR SPANS UP TO 6 FEET, UNLESS INDICATED OTHERWISE. ALL HEADERS AND BEAMS SHALL BE SUPPORTED BY A MINIMUM OF (2) TRIMMER AND (1) KING STUD. REFERENCE THE PLANS FOR LARGER POSTS OR ADDITIONAL TRIMMERS WHERE REQUIRED. TRIMMER STUDS OR POSTS SHALL BE CONTINUOUS TO THE FOUNDATION UNLESS SUPPORTED BY TRANSFER BEAM.
8. REFERENCE SHEAR WALL SCHEDULE FOR SHEAR WALL TYPES AND CONSTRUCTION REQUIREMENTS.
9. REFERENCE THE STRUCTURAL GENERAL NOTES FOR DESIGN CRITERIA, LEGEND, AND ABBREVIATIONS.
10. PROVIDE JOIST/TRUSS BRIDGING PER MANUFACTURERS REQUIREMENTS FOR ALL ENGINEERED JOISTS AND TRUSSES.
11. PROVIDE DOUBLE JOISTS OR DOUBLE BLOCKING AROUND ENTIRE PERIMETER OF OPENINGS GREATER THAN ONE JOIST BAY. PROVIDE DOUBLE JOIST HANGER AT ENDS OF BLOCKING.
12. FLOOR SHEATHING SHALL BE AS FOLLOWS:

FLOOR SHEATHING			
SIZE	EDGE NAILING	FIELD NAILING	SPAN RATING
23/32"	0.131 X 2.5" @ 6" OC	0.131 X 2.5" @ 12" OC	24 OC
NOTES: 1. ALL SHEATHING SHALL BE APA-RATED. 2. LAY SHEATHING WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. 3. STAGGER ALL SHEATHING PANEL END JOINTS 3. PROVIDE 1/8" GAP BETWEEN PANEL ENDS AND EDGES 4. FLOOR SHEATHING SHALL BE STURD-I-FLOOR GRADE.			

13. STRUCTURAL WALL STUD SIZES ARE AS FOLLOWS. REFERENCE THE GENERAL NOTES FOR LUMBER SPECIES:

STRUCTURAL WALL STUD SIZES (minimum)			
Wall	Stud Size	Spacing	Grade
Interior Bearing	2x4	16" OC	no 2
Exterior	2x6.	16" OC	no 2



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

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SHEET TITLE:
FIRST FLOOR FRAMING PLAN

SHEET#: S2.1

SCALE: AS SHOWN

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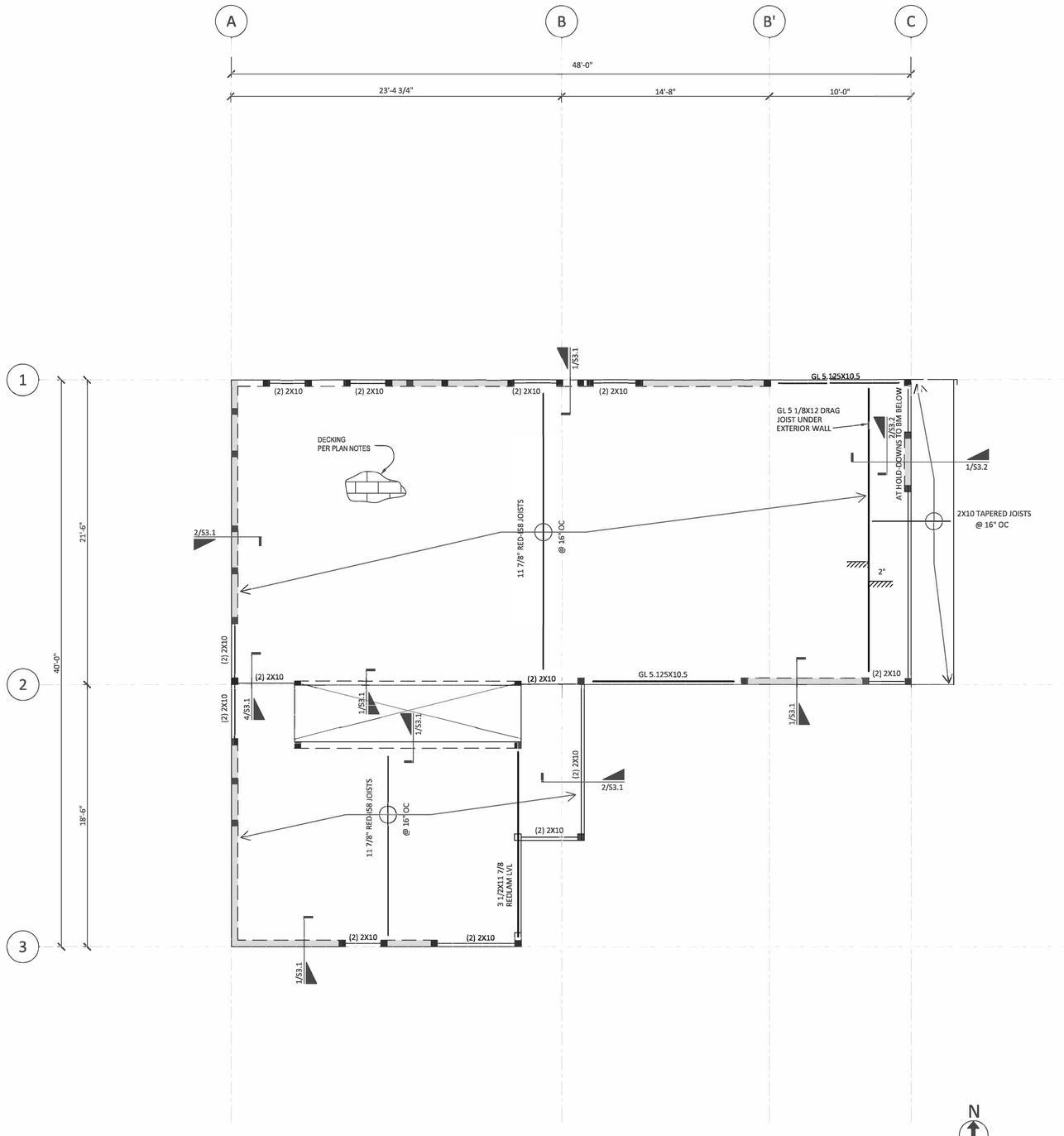
FLOOR FRAMING PLAN NOTES:

1. VERIFY LOCATIONS OF NEW COLUMNS, WALLS, OPENINGS, ETC. WITH ARCHITECTURAL DRAWINGS. VERIFY ALL WALL, FLOOR, AND ROOF ELEVATIONS WITH ARCHITECTS DRAWINGS.
2. COORDINATE FRAMING WITH ALL MECHANICAL, HVAC, SPRINKLER, PLUMBING, AND ELECTRICAL DRAWINGS.
3. ALL WOOD EXPOSED TO WEATHER, OR IN CONTACT WITH CONCRETE, OR WITHIN 8" OF GRADE SHALL BE PRESSURE TREATED.
4. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS/TRUSSES OVER ALL BEARING WALLS AND SHEAR WALLS.
5. ALL HORIZONTRAL STRAP TIES INDICATED ON PLAN SHALL BE ALINGED WITH TOP PLATE OR BEAM AND BE CENTERED OVER THE JOINT BETWEEN ADJOINING ELEMENTS. REFERNCE THE STRAP MANUFACURER FOR FASTENER SIZE AND SPACING.
6. ALL JOIST HANGERS SHALL BE SIMPSON TOP FLANGE BEARING JB TYPE, UNO. GLULAM HANGERS SHALL BE HGLTV UNLESS NOTED OTHERWISE ON PLAN. ENGINEERED "I" JOIST HANGERS SHALL BE DESIGNED AND SUPPLIED BY THE JOIST SUPPLIER.
7. ALL HEADERS SHALL BE MINIMUM (2) 2X10 FOR SPANS UP TO 3 FEET AND MINIMUM 5 1/8 X 12 GLULAM FOR SPANS UP TO 6 FEET, UNLESS INDICATED OTHERWISE. ALL HEADERS AND BEAMS SHALL BE SUPPORTED BY A MINIMUM OF (2) TRIMMER AND (1) KING STUD. REFERENCE THE PLANS FOR LARGER POSTS OR ADDITIONAL TRIMMERS WHERE REQUIRED. TRIMMER STUDS OR POSTS SHALL BE CONTINUOUS TO THE FOUNDATION UNLESS SUPPORTED BY TRANSFER BEAM.
8. REFERENCE SHEAR WALL SCHEDULE FOR SHEAR WALL TYPES AND CONSTRUCTION REQUIREMENTS.
9. REFERENCE THE STRUCTURAL GENERAL NOTES FOR DESIGN CRITERIA, LEGEND, AND ABBREVIATIONS.
10. PROVIDE JOIST/TRUSS BRIDGING PER MANUFACTURERS REQUIREMENTS FOR ALL ENGINEERED JOISTS AND TRUSSES.
11. PROVIDE DOUBLE JOISTS OR DOUBLE BLOCKING AROUND ENTIRE PERIMETER OF OPENINGS GREATER THAN ONE JOIST BAY. PROVIDE DOUBLE JOIST HANGER AT ENDS OF BLOCKING.
12. FLOOR SHEATHING SHALL BE AS FOLLOWS:

FLOOR SHEATHING			
SIZE	EDGE NAILING	FIELD NAILING	SPAN RATING
23/32"	0.131 X 2.5" @ 6" OC	0.131 X 2.5" @ 12" OC	24 OC
NOTES: 1. ALL SHEATHING SHALL BE APA-RATED. 2. LAY SHEATHING WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. 3. STAGGER ALL SHEATHING PANEL END JOINTS 3. PROVIDE 1/8" GAP BETWEEN PANEL ENDS AND EDGES 4. FLOOR SHEATHING SHALL BE STURD-I-FLOOR GRADE.			

13. STRUCTURAL WALL STUD SIZES ARE AS FOLLOWS. REFERENCE THE GENERAL NOTES FOR LUMBER SPECIES:

STRUCTURAL WALL STUD SIZES (minimum)			
Wall	Stud Size	Spacing	Grade
Interior Bearing	2x4	16" OC	no 2
Exterior	2x6.	16" OC	no 2



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

N

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SHEET TITLE:
SECOND FLOOR FRAMING PLAN

SHEET#: S2.2

SCALE: AS SHOWN

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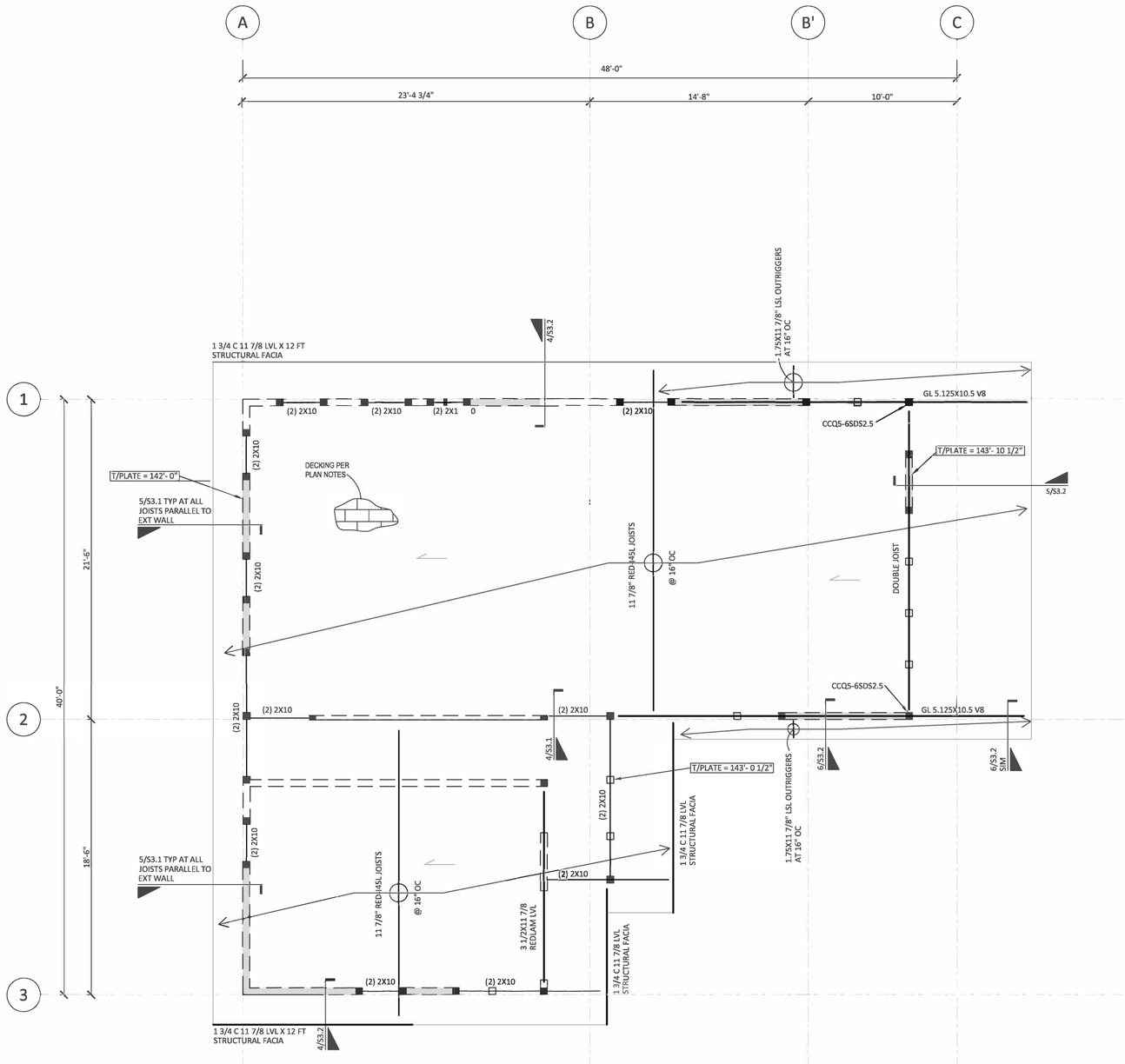
ROOF FRAMING PLAN NOTES:

1. VERIFY LOCATIONS OF NEW COLUMNS, WALLS, OPENINGS, ETC. WITH ARCHITECTURAL DRAWINGS. VERIFY ALL WALL, FLOOR, AND ROOF ELEVATIONS WITH ARCHITECTS DRAWINGS.
2. COORDINATE FRAMING WITH ALL MECHANICAL, HVAC, SPRINKLER, PLUMBING, AND ELECTRICAL DRAWINGS.
3. PROVIDE MINIMUM SIMPSON H2.5A HURRICANE TIES AT ALL ROOF JOISTS/TRUSSES UNLESS HEAVIER TIES ARE INDICATED ON PLAN.
4. PROVIDE SOLID BLOCKING BETWEEN ROOF JOISTS/TRUSSES OVER ALL BEARING WALLS AND SHEAR WALLS.
5. ALL HORIZONTRAL STRAP TIES INDICATED ON PLAN SHALL BE ALINGED WITH TOP PLATE OR BEAM AND BE CENTERED OVER THE JOINT BETWEEN ADJOINING ELEMENTS. REFERNCE THE STRAP MANUFACURER FOR FASTENER SIZE AND SPACING.
6. ALL JOIST HANGERS SHALL BE SIMPSON TOP FLANGE BEARING JB TYPE, UNO. GLULAM HANGERS SHALL BE HGLTV UNLESS NOTED OTHERWISE ON PLAN. ENGINEERED "I" JOIST HANGERS SHALL BE DESIGNED AND SUPPLIED BY THE JOIST SUPPLIER.
7. ALL HEADERS SHALL BE MINIMUM (2) 2X10 FOR SPANS UP TO 3 FEET AND MINIMUM 5 1/8 X 12 GLULAM FOR SPANS UP TO 6 FEET, UNLESS INDICATED OTHERWISE. ALL HEADERS AND BEAMS SHALL BE SUPPORTED BY A MINIMUM OF (2) TRIMMER AND (1) KING STUD REFERENCE THE PLANS FOR LARGER POSTS OR ADDITIONAL TRIMMERS WHERE REQUIRED. TRIMMER STUDS OR POSTS SHALL BE CONTINUOUS TO THE FOUNDATION UNLESS SUPPORTED BY TRANSFER BEAM.
8. REFERENCE SHEAR WALL SCHEDULE FOR SHEAR WALL TYPES AND CONSTRUCTION REQUIREMENTS.
9. REFERENCE THE STRUCTURAL GENERAL NOTES FOR DESIGN CRITERIA, LEGEND, AND ABBREVIATIONS.
10. PROVIDE JOIST/TRUSS BRIDGING PER MANUFACTURERS REQUIREMENTS FOR ALL ENGINEERED JOISTS AND TRUSSES.
11. ROOF SHEATHING SHALL BE AS FOLLOWS:

ROOF SHEATHING			
SIZE	EDGE NAILING	FIELD NAILING	SPAN RATING
19/32"	0.131 X 2.5" @ 6" OC	0.131 X 2.5" @ 12" OC	32/16
NOTES: 1. ALL SHEATHING SHALL BE APA-RATED. 2. LAY SHEATHING WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. 3. STAGGER ALL SHEATHING PANEL END JOINTS 3. PROVIDE 1/8" GAP BETWEEN PANEL ENDS AND EDGES 4. ROOF SHEATHIGN SHALL BE C-D GRADE			



1 ROOF FRAMING PLAN
SCALE: 1/4" =1'-0"

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JOB#
2020

SHEET TITLE:
ROOF FRAMING PLAN

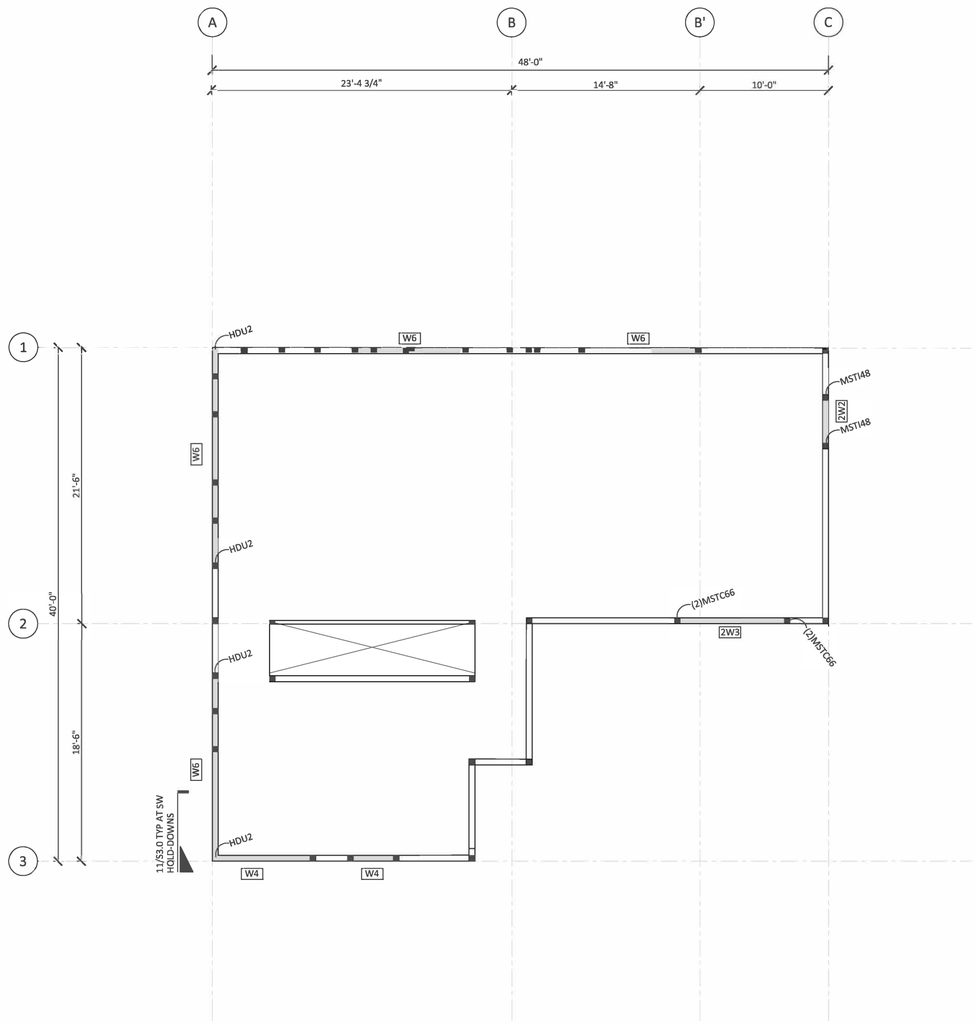
SHEET#: S2.3

SCALE: AS SHOWN

DRAWN:	DATE:	CHECKED:	DATE:
MAF	08/12/2021	TJM	08/12/2021

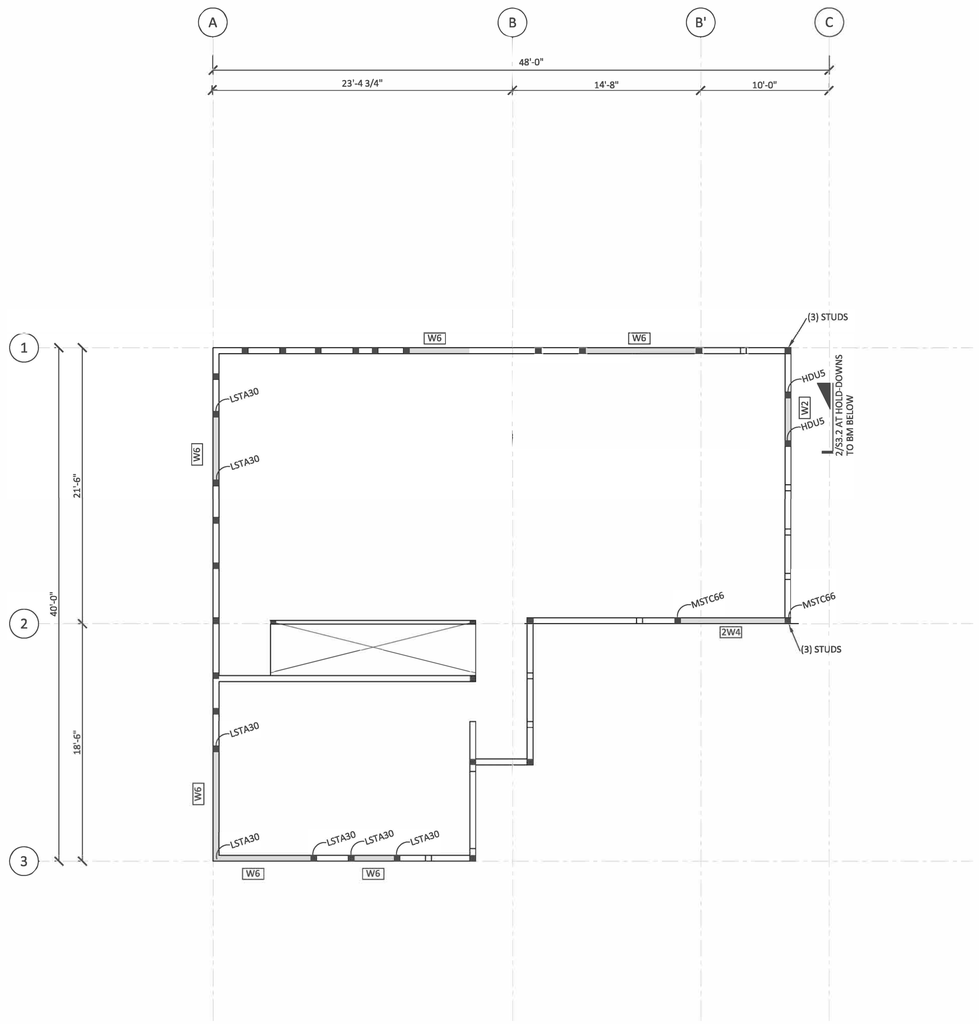
STUD AND SHEAR WALL PLAN NOTES:

1. ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE PER THE PLANS OR STUD WALL SCHEDULE, UNLESS NOTED OTHERWISE. STUDS SHALL ALIGN NOMINALLY FLOOR TO FLOOR WITH STUDS, JOISTS, AND TRUSSES. ATTACH SILL PLATES TO CONCRETE, RIM BOARD, OR TOP PLATE PER SCHEDULE, UNO IN SHEAR WALL SCHEDULE.
2. REFERENCE THE STRUCTURAL GENERAL NOTES FOR DESIGN CRITERIA, LUMBER GRADES, LEGEND, AND ABBREVIATIONS.
3. PROVIDE MINIMUM BLOCKING AT 5'-0" OC MAX FOR ALL BEARING AND EXTERIOR WALLS. REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL BLOCKING REQUIREMENTS.
4. PROVIDE MINIMUM SILL ANCHORAGE OF 5/8" X 7" EMBED BOLTS AT 48" OC UNLESS NOTED OTHERWISE ON SHEARWALL SCHEDULE. BOLTS SHALL BE GALVANIZED AT PRESSURE TREATED SILL PLATES.
5. FOR SHEAR WALL STRAPS AND ATTACHMENT REQUIREMENTS, REFERENCE THE SHEAR WALL SCHEDULE.
6. INDICATES HOLD-DOWN TYPE, REFERENCE HOLD-DOWN SCHEDULE.
7. SEE DETAIL 8/S3.1 FOR STANDARD SHEAR WALL CONSTRUCTION AND HOLD-DOWN STRAP ATTACHMENT.



1 FIRST FLOOR STUD FRAMING PLAN
SCALE: 3/16" = 1'-0"

N



2 SECOND FLOOR STUD FRAMING PLAN
SCALE: 3/16" = 1'-0"

N

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PROJECT:
CHESHIRE

COMPANY:
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SHEET TITLE:
FIRST & SECOND FLOOR STUD PLANS

SHEET#: S2.4

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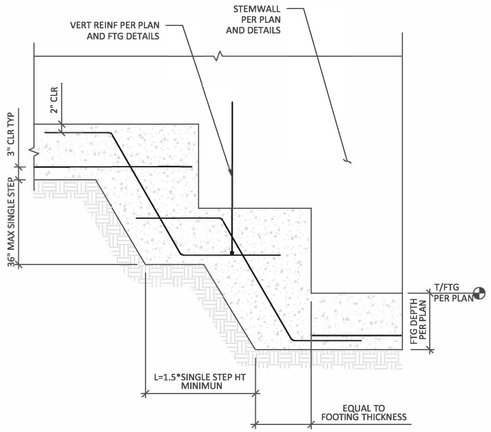
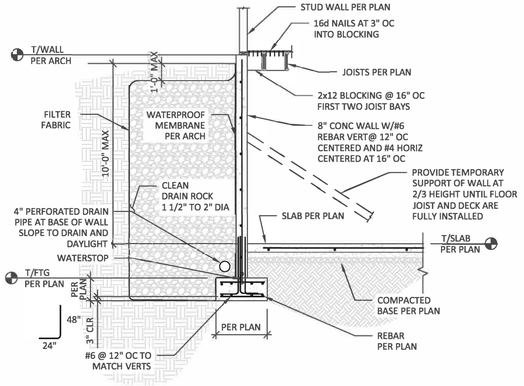
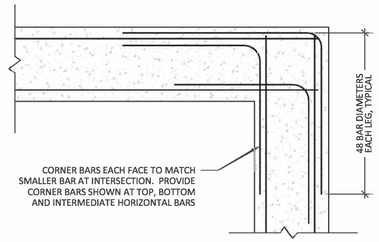




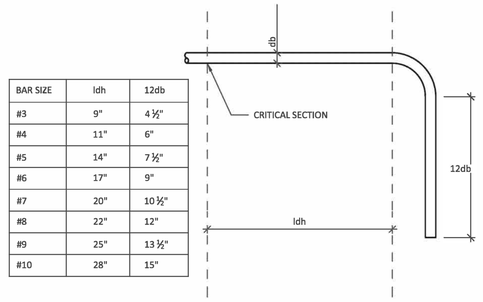
NOTE:

JOIST PERPENDICULAR TO WALL AT SIMILAR CONDITION.



NOTES:

1. WHERE 90 DEGREE HOOKS ARE SCHEDULED OR DETAILED FOR TOP BARS, CORNER BARS MAY BE OMITTED.
2. MATCH SIZE, LOCATION AND NUMBER OF HORIZONTAL BEAM AND WALL BARS, EXCEPT THAT WHERE THERE ARE MORE THAN 2 TOP OR BOTTOM BARS, ONLY THE INSIDE AND OUTSIDE BARS MUST BE MATCHED.
3. STOP DETAILED REINFORCEMENT 2" SHORT OF FORM.



BAR SIZE	ldh	12db
#3	9"	4 ½"
#4	11"	6"
#5	14"	7 ½"
#6	17"	9"
#7	20"	10 ½"
#8	22"	12"
#9	25"	13 ½"
#10	28"	15"

10 STANDARD STEPPED FOOTING DETAIL

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

7 BASEMENT WALL AND FOOTING

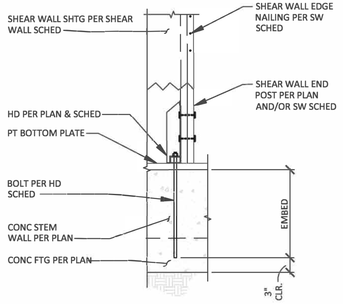
SCALE: 1/4" = 1'- 0"

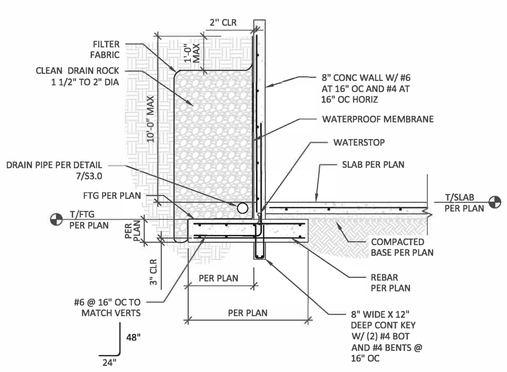
4 TYPICAL CORNER BARS AT INTERSECTION DETAIL

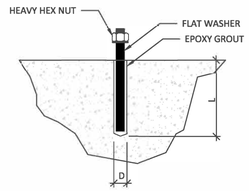
NOT TO SCALE

1 90° HOOK DIMENSIONS GRADE 60 BARS AND 3000 PSI CONCRETE

NOT TO SCALE



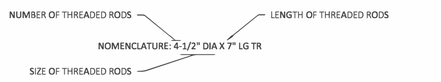




BAR SIZE	HOLE DIAMETER "D"	HOLE LENGHT "L"
1/2"	5/8"	5"
5/8"	3/4"	6"
3/4"	7/8"	8"
7/8"	1"	9"
1"	1 1/8"	10"

NOTES:

1. THREADED ROD SHALL BE A36 ROD,NUT & WASHER SHALL BE GALVANIZED AS PER ASTM A153
2. HOLE SHALL BE DRILLED USING ROTARY PERCUSSION DRILL TO FORM ROUGH SURFACE. IF CORE DRILLED, ROUGHEN HOLE SURFACE USING DRILL BIT.
3. HOLE MUST BE THOROUGHLY CLEAN, FREE OF DUST, DEBRIS & STANDING WATER.
4. FOR TEMPERATURES BELOW 70 DEGREES F. EPOXY MAY TAKE 24 HOURS OR LONGER TO CURE. SEE MANUFACTURERS'S RECOMMENDATIONS FOR EXACT CURE TIMES. 5.THE EPOXY SHALL BE INJECTED USING THE DUAL COMPONENT CARTRIDGE SYSTEM AS PER INSTRUCTIONS OF THE MANUFACTURER.FOR VERTICAL AND HORIZONTAL APPLICATIONS USE MANUFACTURER'S RECOMMENDED CORRESPONDING PRODUCT.



BAR SIZE	TOP BARS		OTHERS THAN TOP BARS	
	ld	1.3ld	ld	1.3ld
#3	13"	17"	10"	13"
#4	18"	24"	14"	19"
#5	22"	29"	17"	23"
#6	26"	34"	20"	26"
#7	38"	50"	29"	38"
#8	43"	56"	33"	43"
#9	49"	64"	37"	49"
#10	54"	71"	42"	55"

ld= DEVELOPMENT LENGTH

1.3ld= TENSION LAP SPLICE

11 TYPICAL HOLD DOWN AT FOUNDATION/CONCRETE

SCALE: 1" = 1'- 0"

8 SITE RETAINING WALL

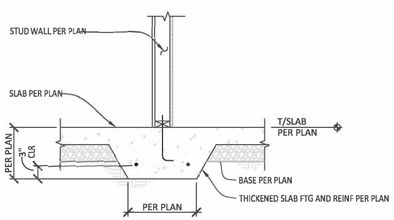
SCALE: 1/4" = 1'- 0"

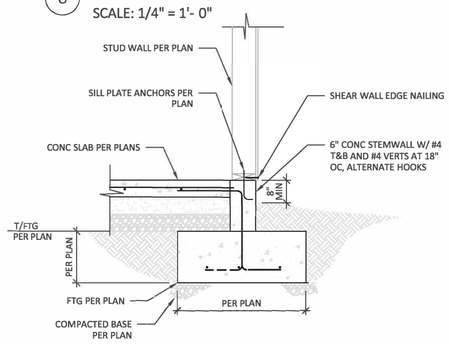
5 CONCRETE STD THREADED ROD ANCHOR

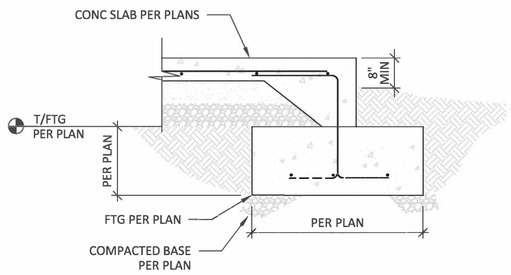
NOT TO SCALE

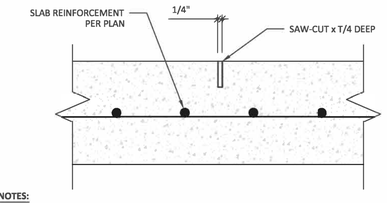
2 DEVELOPMENT LENGTH AND TENSION LAP SPLICE LENGTH GRADE 60 BARS AND 3000 PSI CONCRETE

NOT TO SCALE









NOTES:

1. SAW-CUT SHALL BE PERFORMED IN ACCORDANCE WITH ACI 360 AND SHALL BE MADE AS SOON AS POSSIBLE AFTER CONCRETE SETS UP. EARLY ENTRY SOFF-CUT TYPE SAWS SHOULD BE UTILIZED IF POSSIBLE.
2. MAKE INITIAL SAW CUTS ALONG THE SHORT DIRECTION OF THE SLAB FIRST.
3. MAINTAIN MAXIMUM JOINT SPACING OF 10 FEET AND MAXIMUM PANEL ASPECT RATIO OF 1.3 TO 1.0.

12 INTERIOR THICKENED SLAB FOOTING

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

9 TYPICAL EXTERIOR FOOTING

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

6 SECTION AT SLAB THICKENED EDGE (TYP)

SCALE: 1" = 1'-0"

3 CONTROL JOINT

NOT TO SCALE

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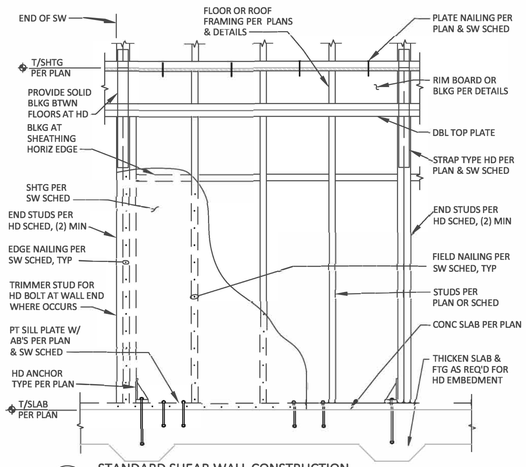
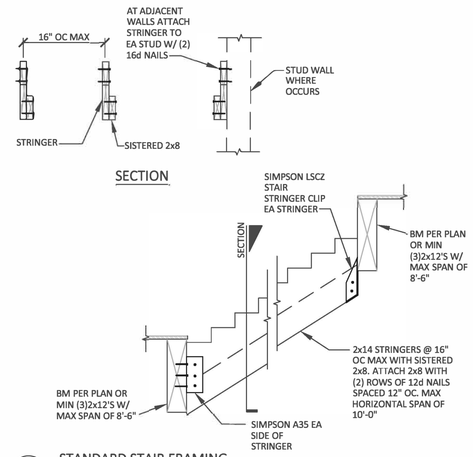


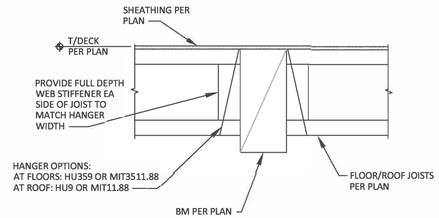
8 STANDARD SHEAR WALL CONSTRUCTION

NOT TO SCALE



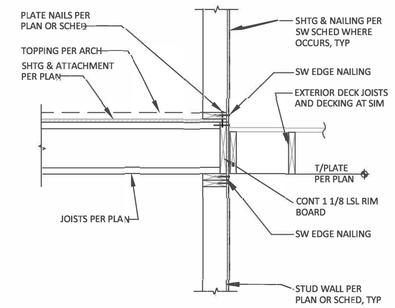
7 STANDARD STAIR FRAMING

NOT TO SCALE



4 FLOOR JOIST BEARING AT BEAM

NOT TO SCALE



1 STANDARD FRAMING AT EXTERIOR WALL PERPENDICULAR TO JOIST

NOT TO SCALE

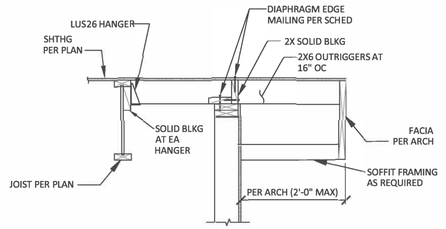
	HOLD-DOWN/STRAP SCHEDULE - DOUG-FIR STUDS								
	TYPE	NUMBER OF STUDS/POST	NAILS, SCREWS, OR BOLTS	ANCHOR				CAPACITY, LBS	NOTES
				DIAMETER	CONCRETE EMBEDMENT				
					STEM WALL		SPREAD FOOTING		
					CIP	ADHESIVE	CIP OR ADHESIVE		
WOOD TO CONCRETE									
	HDU2	(2) 2X	(6) SDS 1/4x2 1/2	5/8"	10"	10"	7"	3075	
	HDU4	(2) 2X	(10) SDS 1/4x2 1/2	5/8"	10"	10"	7"	4565	
	HDU5	(2) 2X	(14) SDS 1/4x2 1/2	5/8"	12"	15"	9"	5645	
	HDU8	6X	(20) SDS 1/4x2 1/2	7/8"	18"	-	11"	7870	
	HDU11	5.5"	(30) SDS 1/4x2 1/2	1	18"	-	11"	9535	
		7.25"	(30) SDS 1/4x2 1/2	1	18"	-	11"	11175	
WOOD TO WOOD	LSTA30	(2) 2X	(22) 10d	-	-	-	-	1640	
	MSTA30	(2) 2X	(22) 10d	-	-	-	-	2050	
	MST27	(2) 2X	(30) 16d	-	-	-	-	3700	
	MSTI48	(2) 2X	(48) 16d	-	-	-	-	5070	
	MSTC66	(2) 2X	(76) 16d	-	-	-	-	5860	

NOTES:

1. PROVIDE SHEAR WALL EDGE NAILING AT AT HOLD-DOWN STUDS/POST.
2. CAPACITY BASED ON 2,500 PSI CONCRETE STRENGTH.
3. STEM WALL SHALL BE MINIMUM 6 INCHES WIDE FOR 5/8" ANCHOR BOLTS AND 8" MINIMUM FOR 7/8" AND LARGER BOLTS.
4. ALL HOLD-DOWNS AND STRAPS ARE BY SIMPSON STRONG TIE. CONTACT ENGINEER FOR ALTERNATE SUPPLIERS.
5. CAST IN PLACE ANCHORS SHALL BE HEX HEAD OR A STANDARD "J" BOLT.
6. ADHESIVE ANCHORS SHALL BE SIMPSON SET OR HILTI HY-150 ADHESIVE.
7. PLACE 1/2 OF NAILS ABOVE FLOOR JOIST AND 1/2 BELOW FLOOR JOIST. NO NAILS IN CLEAR SPAN.

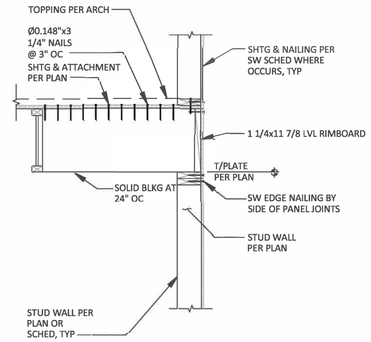
9 HOLD DOWN STRAP SCHEDULE

NOT TO SCALE



5 ROOF JOIST PARALLEL TO EXTERIOR WALL

NOT TO SCALE



2 TYPICAL FRAMING AT EXTERIOR WALL PARALLEL TO JOIST

NOT TO SCALE

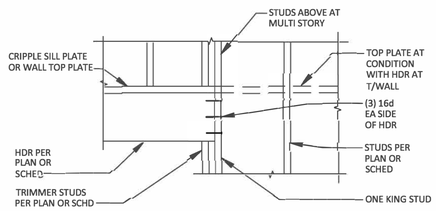
	SHEAR WALL SCHEDULE - DOUG-FIR LARCH 8D COMMON (0.131 X 2 1/2") NAILS									
	TYPE	WALL SHEATHING (APA RATED)	EDGE NAILING	FIELD NAILING	BLOCKING AT PANEL EDGES	FASTENERS (WHERE APPLICABLE)			SILL PLATE SIZE	CAPACITY, lbs/ft
						RIM JOIST TO PLATE BELOW	SILL PLATE TO RIM OR TOP PLATE BELOW	SILL ANCHORS		
	W6	15/32"	8d AT 6" OC	8d AT 12" OC	2x	A35 OR LTP5 AT 16" OC	16d SINKER AT 8" OC	5/8" DIA AT 48" OC	2x	260
	W4	15/32"	8d AT 6" OC	8d AT 12" OC	2x	A35 OR LTP5 AT 12" OC	16d SINKER AT 6" OC	5/8" DIA AT 48" OC	2x	380
	W3	15/32"	8d AT 3" OC STAGGERED	8d AT 12" OC	3x OR (2) 2x	A35 OR LTP5 AT 10" OC	16d SINKER AT 4" OC	5/8" DIA AT 16" OC	2x	490
	W2	15/32"	8d AT 2" OC STAGGERED	8d AT 12" OC	3x OR (2) 2x	A35 OR LTP5 AT 8" OC	(2) ROWS 16d SINKER AT 6" OC	5/8" DIA AT 32" OC	3x OR (2) 2x	640
	2W4	15/32" BOTH SIDES	8d AT 4" OC STAGGERED	8d AT 12" OC	3x OR (2) 2x	A35 OR LTP5 AT 12" OC EACH SIDE	(2) ROWS 16d SINKER AT 6" OC	5/8" DIA AT 24" OC	3x OR (2) 2x	760
	2W3	15/32" BOTH SIDES	8d AT 3" OC STAGGERED	8d AT 12" OC	3x OR (2) 2x	A35 OR LTP5 AT 10" OC EACH SIDE	(2) ROWS16d SINKER AT 4" OC	5/8" DIA AT 24" OC	3x OR (2) 2x	980
	2W2	15/32" BOTH SIDES	8d AT 2" OC STAGGERED	8d AT 12" OC	3x OR (2) 2x	A35 OR LTP5 AT 8" OC EACH SIDE	A35 OR LTP5 AT 8" OC EACH SIDE	5/8" DIA AT 16" OC	3x OR (2) 2x	1280
	G7	1/2" GYP BOARD	5d COOLER @ 7" OC	5d COOLER @ 7" OC	2x	A35 OR LTP5 AT 24" OC	16d SINKER AT 8" OC	5/8" DIA AT 48" OC	2x	75
	G4	1/2" GYP BOARD	5d COOLER @ 4" OC	5d COOLER @ 4" OC	2x	A35 OR LTP5 AT 24" OC	16d SINKER AT 8" OC	5/8" DIA AT 48" OC	2x	110

NOTES:

1. STUDS SHALL BE SPACED A MAXIMUM OF 16" ON CENTER EXCEPT GYP WALLS MAY BE SPACED AT 24" ON CENTER.
2. BLOCKING IS REQUIRED AT ALL PANEL EDGES.
3. ALL SHEAR PANELS SHALL BE CONTINUOUS BETWEEN HORIZONTAL DIAPHRAGMS SW'S (ROOF TO FLOOR, FLOOR TO FLOOR, FLOOR TO FOUNDATION).
4. REFERENCE GENERAL NOTES ON SHEET S1.0 FOR ADDITIONAL INFO.
5. SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POST LOCATIONS. PROVIDE MIN (2) STUDS AT ENDS OF ALL. SEE HOLD-DOWN SCHEDULE FOR LARGER END STUDS AT HOLD-DOWNS.
6. ALL NAILING WITH TWO ROWS SHALL HAVE 1 1/2" SPACING BETWEEN ROWS.
7. NO. 6 X 1 1/4" DRYWALL SCREWS MAY BE USED IN LIEU OF 5D COOLER NAILS FOR GYPSUM SHEAR WALLS.
8. 3X BLOCKING AT PANEL EDGES MAY BE SUBSTITUTED WITH (2) 2X BLOCKING NAILED TOGETHER WITH NAIL SIZE AND SPACING TO MATCH SILL NAILING
9. A35 AND LTP5 CLIPS ARE SIMPSON PRODUCTS, BUT MAY BE SUBSTITUTED WITH APPROVED EQUIVALENTS.
10. SOME SHEAR WALL TYPES MAY NOT BE USED ON THIS PROJECT.

6 SHEAR WALL SCHEDULE

NOT TO SCALE



3 STANDARD HEADER PERPENDICULAR TO FLOOR JOIST

NOT TO SCALE

Merrell Design Services
Practical Structural Solutions

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DETAILS

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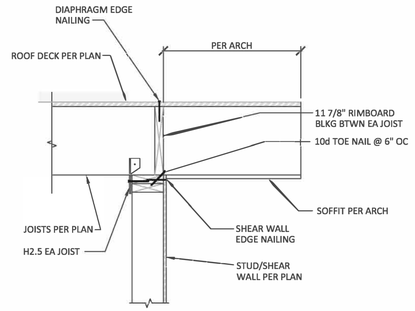
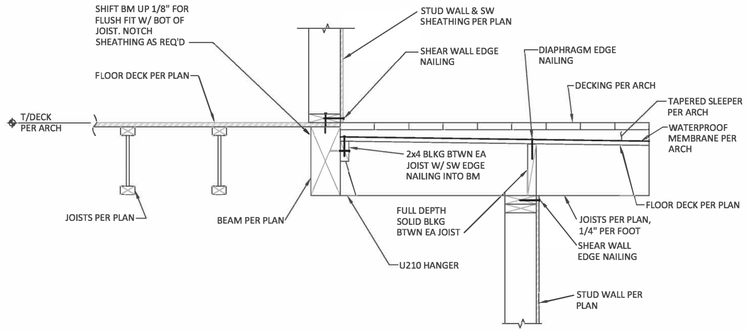
DRAWN:	DATE:	CHECKED:	DATE:
MAF	08/12/2021	TJM	08/12/2021



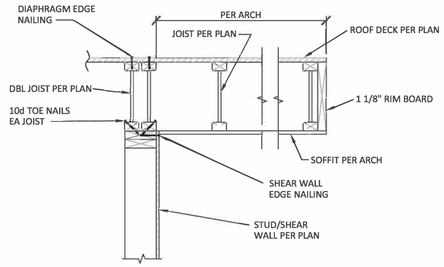
4 TYPICAL ROOF JOIST BEARING/OVERHANG

NOT TO SCALE



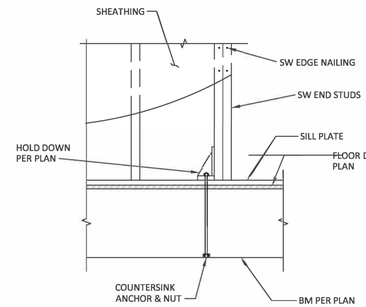
1 SECTION AT DECK OVERHANG

NOT TO SCALE



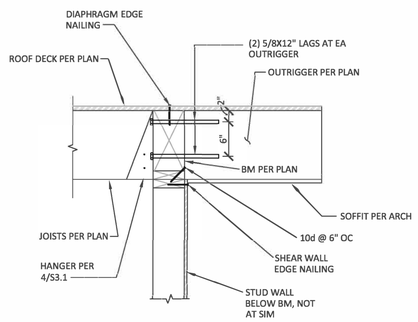
5 ROOF DRAG BEAM

NOT TO SCALE



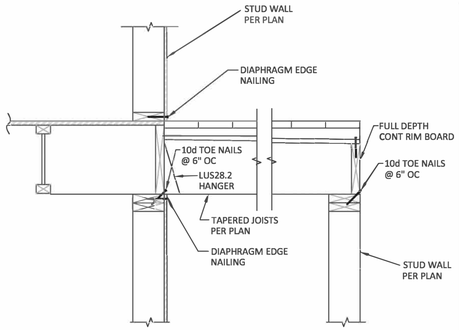
2 HOLD-DOWN ANCHOR AT BEAM

NOT TO SCALE



6 ROOF JOISTS AT CANTILEVERED GIRDER

NOT TO SCALE



NOTE:

REFERENCE 1/S3.2 AND 2/S3.1 FOR INFORMATION NOT SHOWN.

3 MAIN FLOOR DECK FRAMING

NOT TO SCALE

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DRAWING ISSUE RECORD:

NO.	STATUS	DATE
	FOR PERMIT	08/12/2021

REVISION RECORD:

REV.	BY:	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			

SEAL:

KEVIN J MAIR
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JOB#
2020

SHEET TITLE:
DETAILS

SHEET#: S3.2

SCALE: AS SHOWN

DRAWN:	DATE:	CHECKED:	DATE:
MAF	08/12/2021	TJM	08/12/2021