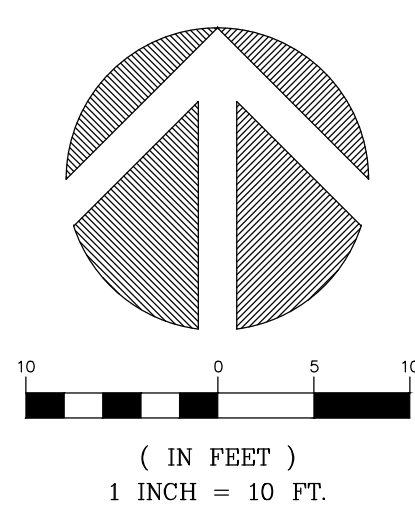
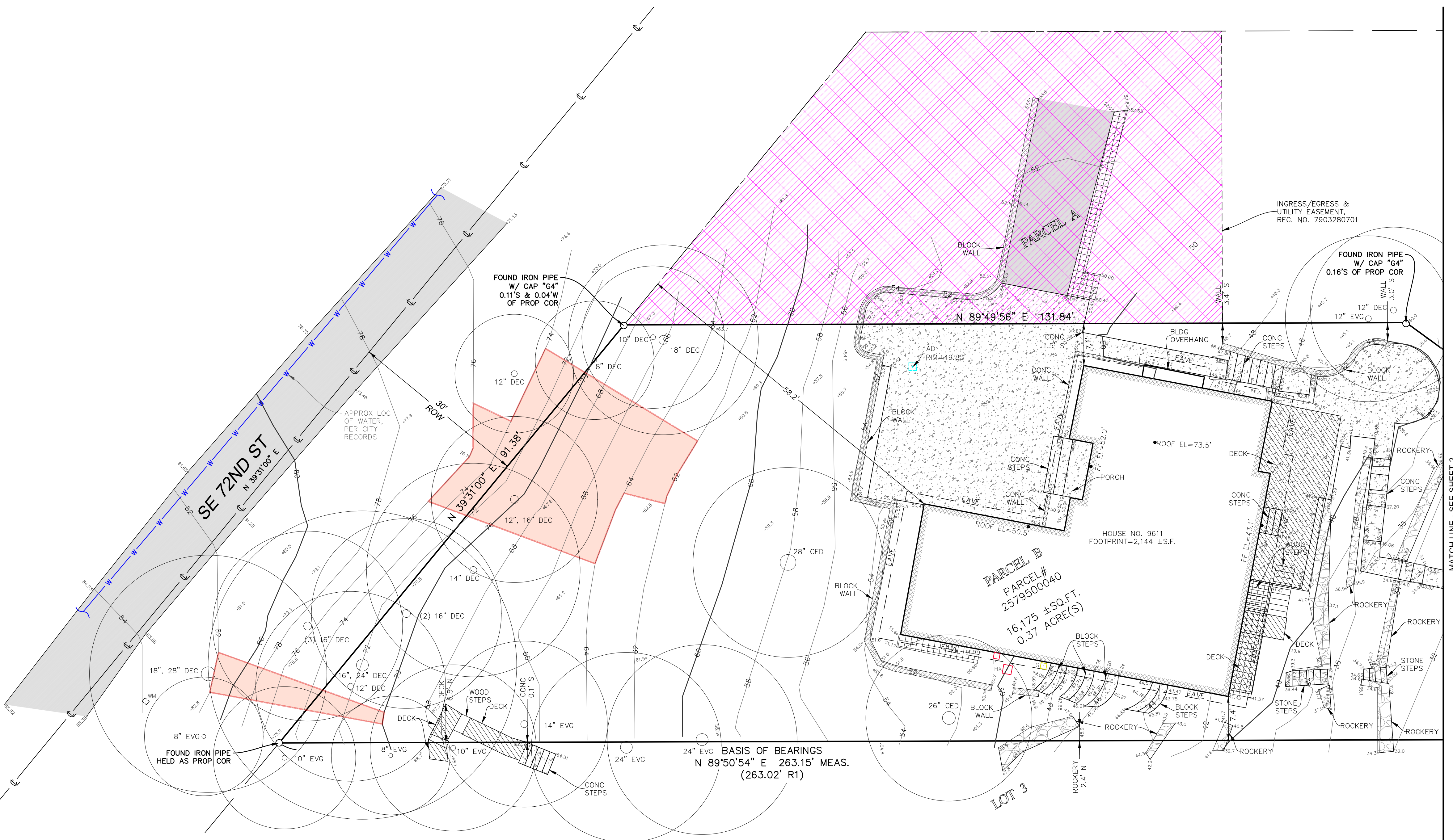


TOPOGRAPHIC & BOUNDARY SURVEY

measure success



LEGAL DESCRIPTION																																												
(PER STATUTORY WARRANTY DEED RECORDING# 20160310000923) PARCEL B, CITY OF MERCER ISLAND SHORT PLAT NUMBER 78-3-009, RECORDED UNDER RECORDING NUMBER 7903280701, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.																																												
BASIS OF BEARINGS																																												
N 89°50'54" E BETWEEN FOUND PROPERTY CORNERS ALONG THE SOUTH PROPERTY LINE PER R1.																																												
REFERENCES																																												
R1. CITY OF MERCER ISLAND SP 78-3-009, AFN. 7903280701, RECORDS OF KING COUNTY, WASHINGTON.																																												
VERTICAL DATUM																																												
NAVD88 PER CITY OF MERCER ISLAND BENCHMARK #2410 (DB ID: 47054) ELEV: 92.553																																												
SURVEYOR'S NOTES																																												
<ol style="list-style-type: none"> 1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS. 2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED. 3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555). 4. SUBJECT PROPERTY TAX PARCEL NO. 257950-0040 5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 16,175 ±S.F. (0.37 ACRES) 6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON. 7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 352-130-090. 																																												
LEGEND																																												
<table border="0"> <tr> <td></td> <td>AREA DRAIN</td> <td></td> <td>GAS METER</td> </tr> <tr> <td></td> <td>ASPHALT SURFACE</td> <td></td> <td>HOSE BIB RISER</td> </tr> <tr> <td></td> <td>BUILDING</td> <td></td> <td>PAVER SURFACE</td> </tr> <tr> <td></td> <td>CENTERLINE ROW</td> <td></td> <td>POST</td> </tr> <tr> <td></td> <td>CULVERT PIPE</td> <td></td> <td>POWER METER</td> </tr> <tr> <td></td> <td>CONCRETE SURFACE</td> <td></td> <td>ROCKERY</td> </tr> <tr> <td></td> <td>RETAINING WALL</td> <td></td> <td>TREE (AS NOTED)</td> </tr> <tr> <td></td> <td>INGRESS/EGRESS EASEMENT</td> <td></td> <td>WATER LINE</td> </tr> <tr> <td></td> <td>DECK</td> <td></td> <td>WATER METER</td> </tr> <tr> <td></td> <td>HEAT EXCHANGER</td> <td></td> <td>STEEP SLOPE AREA</td> </tr> <tr> <td></td> <td>REBAR AS NOTED (FOUND)</td> <td></td> <td></td> </tr> </table>		AREA DRAIN		GAS METER		ASPHALT SURFACE		HOSE BIB RISER		BUILDING		PAVER SURFACE		CENTERLINE ROW		POST		CULVERT PIPE		POWER METER		CONCRETE SURFACE		ROCKERY		RETAINING WALL		TREE (AS NOTED)		INGRESS/EGRESS EASEMENT		WATER LINE		DECK		WATER METER		HEAT EXCHANGER		STEEP SLOPE AREA		REBAR AS NOTED (FOUND)		
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VICINITY MAP N.T.S.																																												



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

INDEXING INFORMATION	
NW&NE 1/4	SE 1/4
SECTION: 30	
TOWNSHIP: 24N	
RANGE: 05E	
COUNTY: KING	

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 2579500040

HUBER RESIDENCE
9611 SE 72ND ST
MERCER ISLAND, WA 98040



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

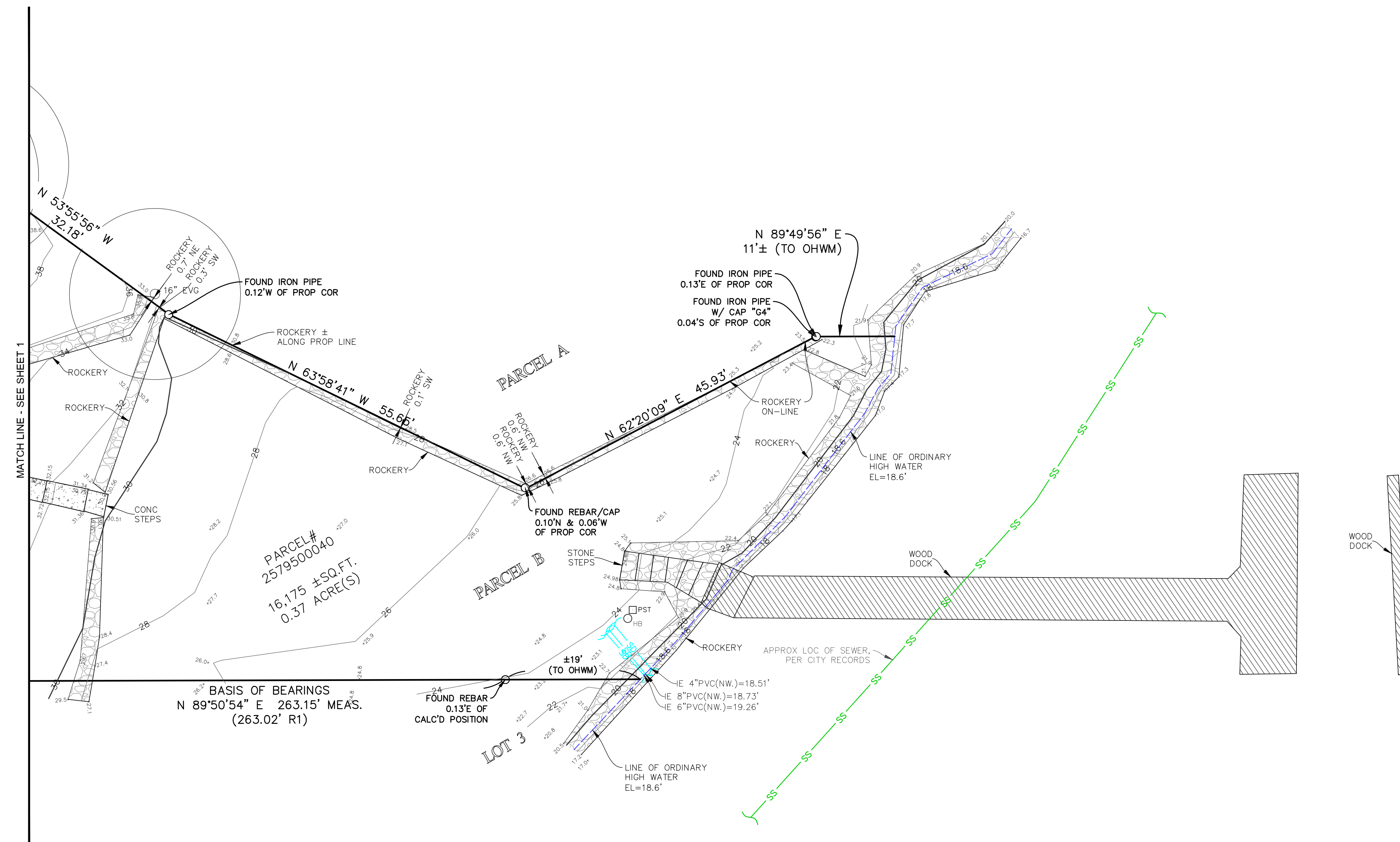
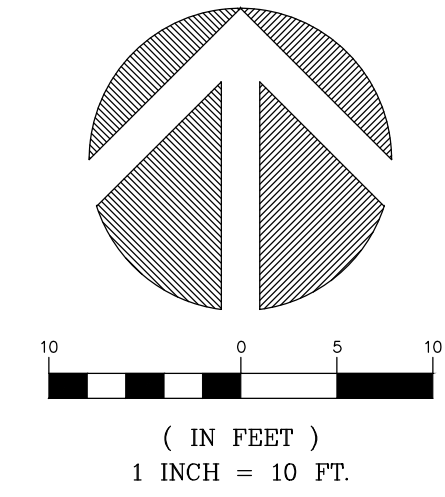
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DATE:	01/25/21
DRAFTED BY:	IDV-DSS
CHECKED BY:	JGM/CSP
SCALE:	1" = 10'
REVISION HISTORY	
09/01/21	PER COMMENTS

SHEET NUMBER	1 OF 2
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TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND

	AREA DRAIN		GAS METER
	ASPHALT SURFACE		HOSE BIB RISER
	BUILDING		PAVER SURFACE
	CENTERLINE ROW		POST
	CULVERT PIPE		POWER METER
	CONCRETE SURFACE		ROCKERY
	RETAINING WALL		TREE (AS NOTED)
	INGRESS/EGRESS EASEMENT		WATER LINE
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	REBAR AS NOTED (FOUND)		



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TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 2579500040

HUBER RESIDENCE

9611 SE 72ND ST
MERCER ISLAND, WA 98040



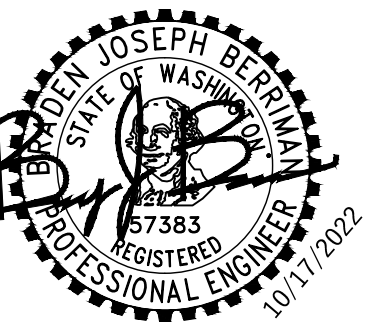
Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
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JOB NUMBER:	13043
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REVISION HISTORY	
NO.	PER COMMENTS

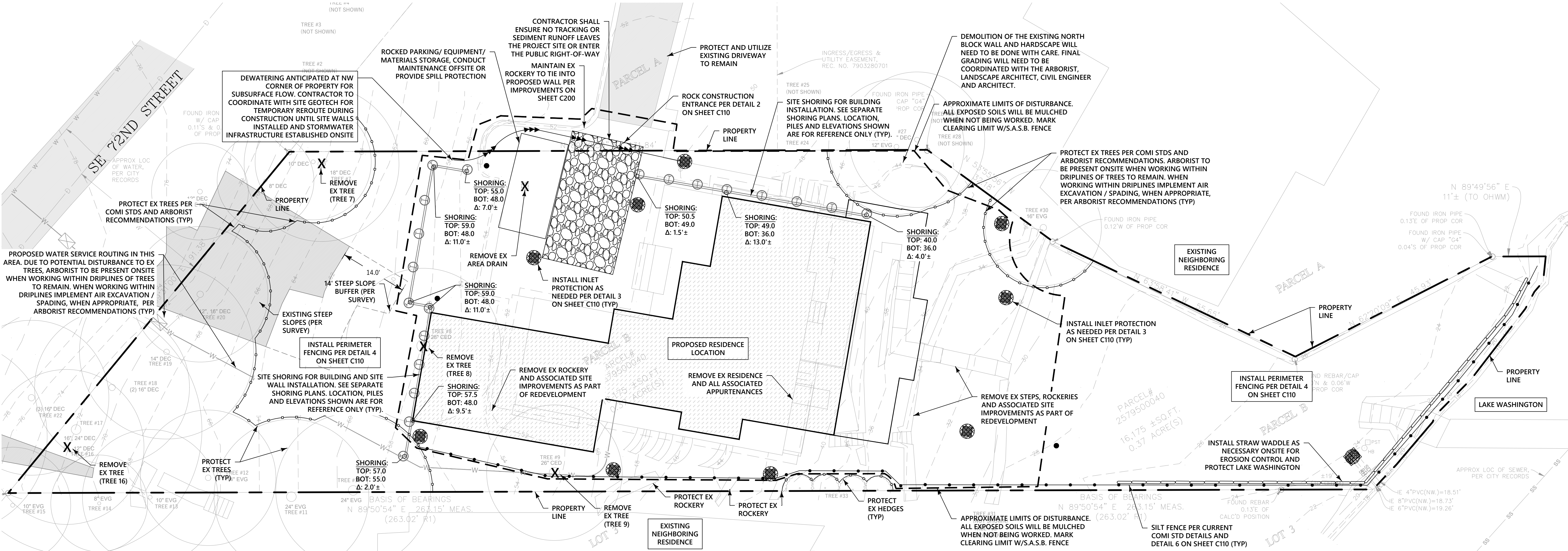
SHEET NUMBER	2 OF 2
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measure success



NO.	DESCRIPTION	DATE
A	PLAN CHECK 1	04.14.22
B	PLAN CHECK 2	10.17.22

DRAWN BY: BJB
CHECKED BY: CJS



EROSION CONTROL NOTES:

D.8.2 STANDARD ESC PLAN NOTES

THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS, AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED; HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED, FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE NUMBERED 1, 2, 4, 5, 6, ETC.

- APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED "WHEEL WASH" SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY CITY OF MERCER ISLAND.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
- PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

RECOMMENDED CONSTRUCTION SEQUENCE:

A DETAILED CONSTRUCTION SEQUENCE IS NEEDED TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE APPLIED AT THE APPROPRIATE TIMES. A RECOMMENDED CONSTRUCTION SEQUENCE IS PROVIDED BELOW:

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

CITY NOTES:

- ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.
- APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.
- CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASINS/INLETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION AREA. CATCH BASIN FILTERS SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND APPROVED BY THE CITY INSPECTOR. CATCH BASIN FILTERS SHOULD BE INSPECTED FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. IF THE FILTER BECOMES CLOGGED, IT SHOULD BE CLEANED OR REPLACED.
- CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES.
- AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.424.5555
- DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPROVED.
- EROSION CONTROL: ALL "LAND DISTURBING ACTIVITY" IS SUBJECT TO PROVISIONS OF MERCER ISLAND ORDINANCE 95C-118 "STORM WATER MANAGEMENT". SPECIFIC ITEMS TO BE FOLLOWED AT YOUR SITE:
- PROTECT ADJACENT PROPERTIES FROM ANY INCREASED RUNOFF OR SEDIMENTATION DUE TO THE CONSTRUCTION PROJECT THROUGH THE USE OF APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMP) EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT TRAPS, SEDIMENT PONDS, FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIOENGINEERED SWALES.
- CONSTRUCTION ACCESS TO THE SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM DRAINS.
- PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.
- ALL EXPOSED SOILS SHALL REMAIN DENUDE FOR NO LONGER THAN SEVEN (7) DAYS AND SHALL BE STABILIZED WITH MULCH, HAY, OR THE APPROPRIATE GROUND COVER. ALL EXPOSED SOILS SHALL BE COVERED IMMEDIATELY DURING ANY RAIN EVENT.
- INSTALLATION OF CONCRETE DRIVEWAYS, TREES, SHRUBS, IRRIGATION, BOULDERS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL AND AN ENCROACHMENT AGREEMENT AND RIGHT OF WAY PERMIT FROM THE SENIOR DEVELOPMENT ENGINEER.
- OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER. CONSTRUCTION OF NEW GUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSTREAM CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THIS PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.
- POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
- REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.
- ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.
- SILENT FENCE: CLEAN AND PROVIDE REGULAR MAINTENANCE OF THE SILT FENCE. THE FENCE IS TO REMAIN VERTICAL AND IS TO FUNCTION PROPERLY THROUGHOUT THE TERM OF THE PROJECT.
- WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.
- REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
- THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED. ALTERNATELY, A PRESSURE TEST OF THE SIDE SEWER, FROM SEWER MAIN TO POINT OF CONNECTION, MAY BE SUBSTITUTED FOR THE VIDEO INSPECTION.
- NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.
- POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
- THE LIMITS AND EXTENDS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZE THE PROJECT.

ESC GENERAL NOTE

THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE. ANY SUCH FACILITIES INSTALLED MUST BE MAINTAINED IN PROPER OPERATING CONDITION UNTIL ALL DISTURBED AREAS HAVE BEEN REVEGETATED OR OTHERWISE DEVELOPED AND THE POTENTIAL FOR EROSION ELIMINATED.

CLEARING LIMIT NOTE

ALL SELECTIVE CLEARING, TRENCHING AND OTHER WORK WITHIN THE DRILINES OF SIGNIFICANT TREES SHALL BE BY LOW IMPACT/HAND METHODS ONLY AND WORK SHALL BE ADJUSTED AS POSSIBLE TO MINIMIZE ANY DISTURBANCE TO THE SIGNIFICANT AND RETAINED TREES AND PROTECTED UNDERSTORY. CONSTRUCTION MATERIALS AND VEHICLES SHALL NOT BE STORED OUTSIDE THE CLEARING LIMITS.

TREE DRILINE NOTE

WORK WITHIN THE DRILINE OF TREES TO BE SAVED MUST BE UNDER THE DIRECTION OF A CERTIFIED ARBORIST (TYP.) SEE ALSO CLEARING LIMIT NOTE, THIS SHEET.

EROSION CONTROL DETAILS

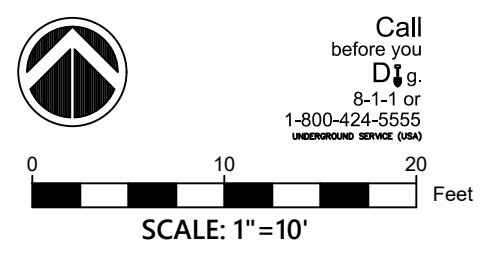
SEE SHEET C110

SOIL AMENDMENT NOTES

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON SHEET C110

TREE REMOVAL NOTES

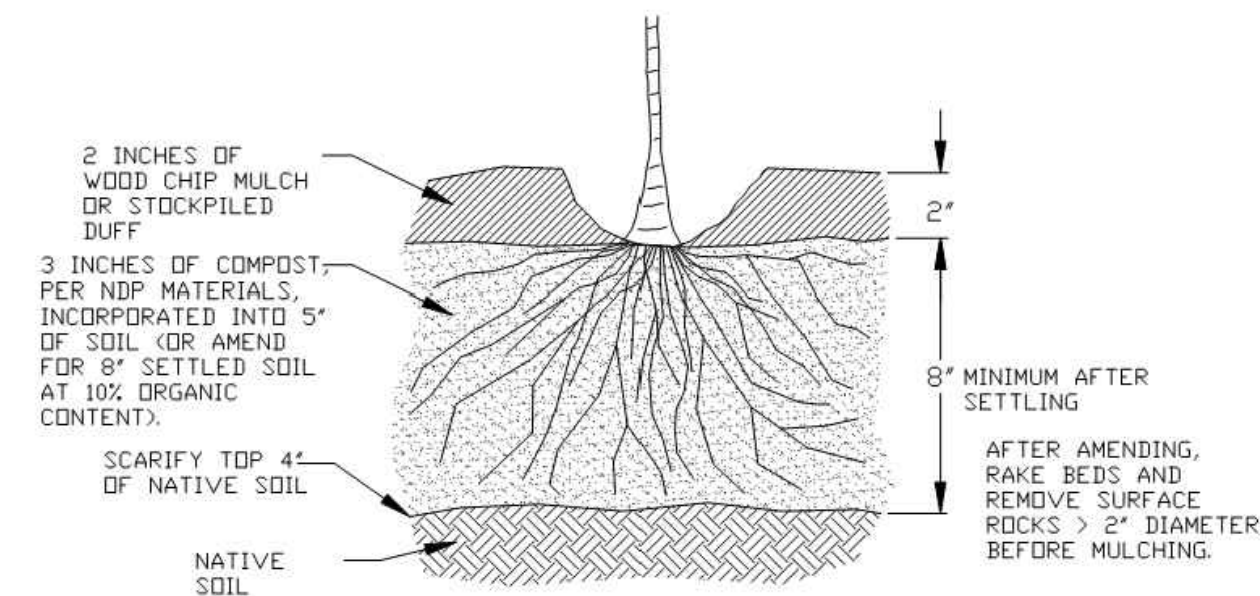
FOR ALL TREE REMOVAL, REFER TO PROJECT ARBORIST REPORT. ALL TREE REMOVALS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.



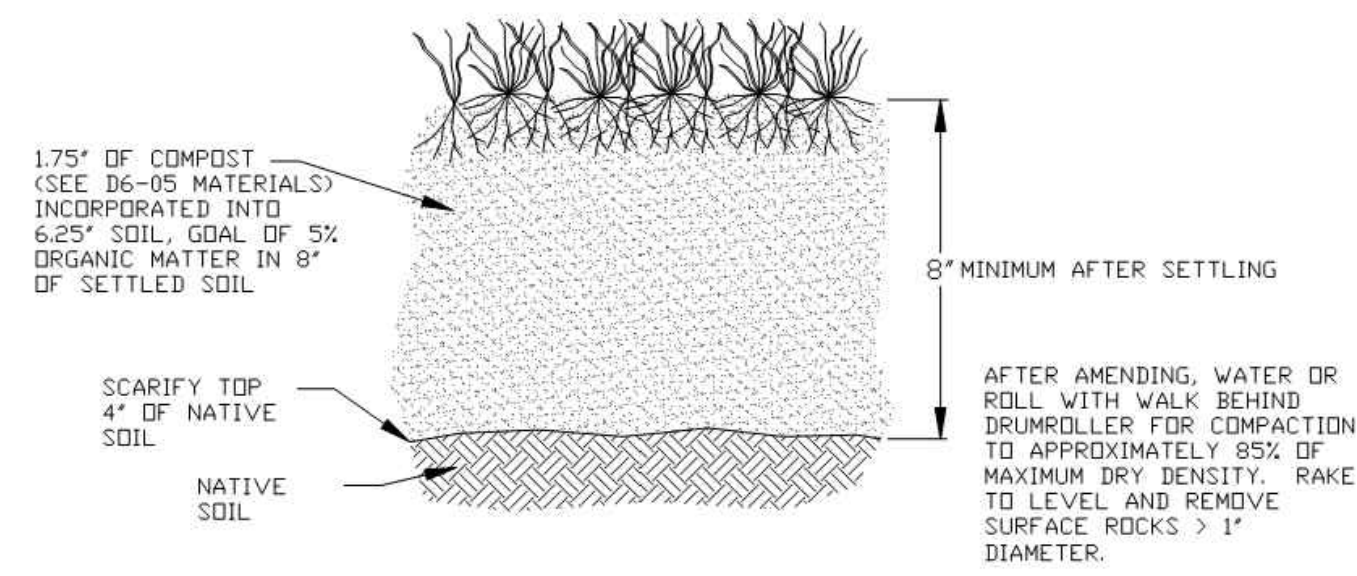
LEGEND

PROPERTY LINE	---
BUILDING OUTLINE	▨
LIMITS OF DISTURBANCE	- - - -
SILT FENCE	—•—•—•—•—
CONSTRUCTION ENTRANCE	▨
INLET PROTECTION	⊗
INTERCEPTOR SWALE	—▶▶▶—
TREE PROTECTION FENCING	—○—○—○—
STRAW WADDLE	— — — —
SHORING (SEE SHORING PLANS)	⊕

AMENDMENT FOR LANDSCAPED AREAS



SOIL AMENDMENT FOR GRASS OR TURF AREAS

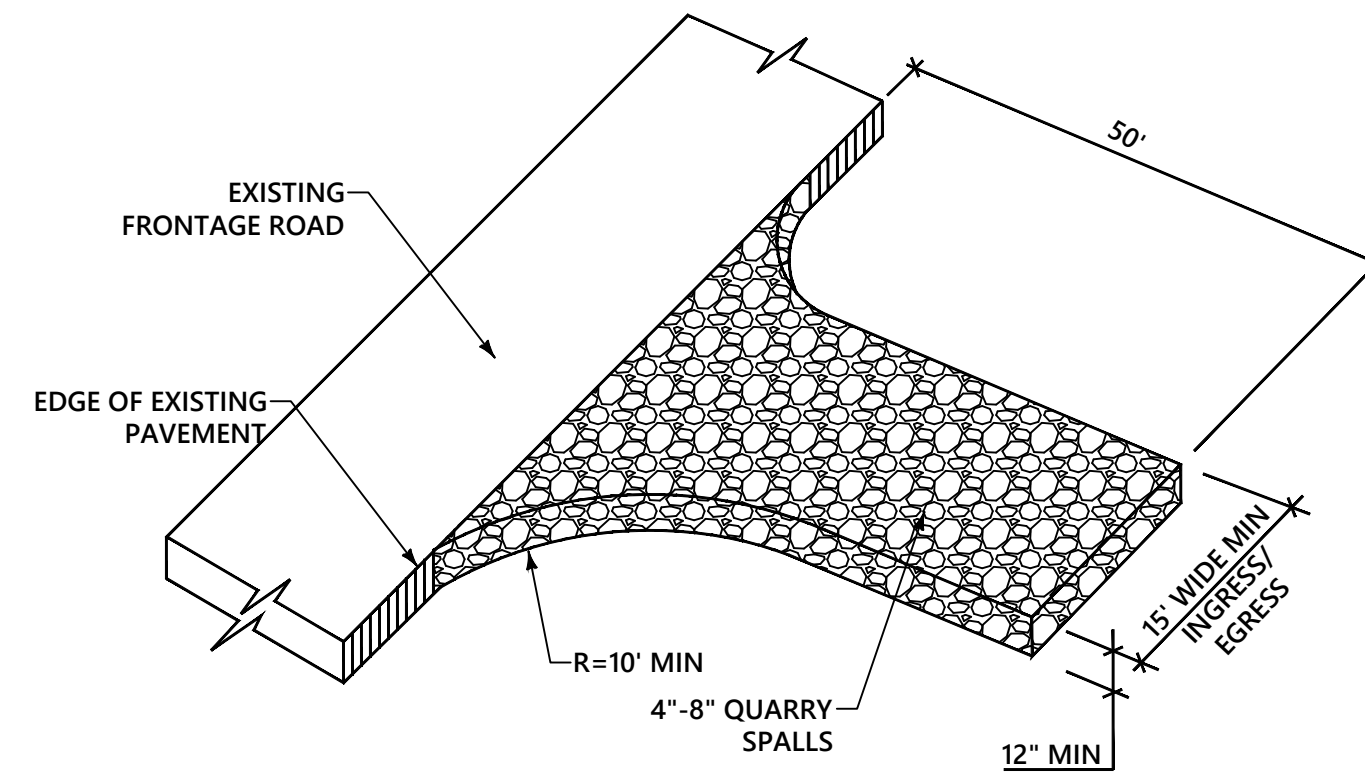


- NOTES:**
1. AMEND SOILS PER IDE MANUAL, VOL. V, 5.31, BMP 15.13, (2012 OR CURRENT) OR WWW.SOILSFORSALMONIDRG.
 2. DO NOT AMEND SOILS IN AREAS WITH UNDISTURBED SOIL AND NATIVE VEGETATION.
 3. OPTIONAL ALTERNATIVE: STOCKPILE NATIVE TOPSOIL ON-SITE, AMEND IF NEEDED, AND REPLACE BEFORE PLANTING.
 4. OPTIONAL ALTERNATIVE: IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET REQUIREMENTS.

City of Bellevue
 STORM AND SURFACE WATER UTILITY
 TITLE: AMENDED SOILS
 NO. 1001

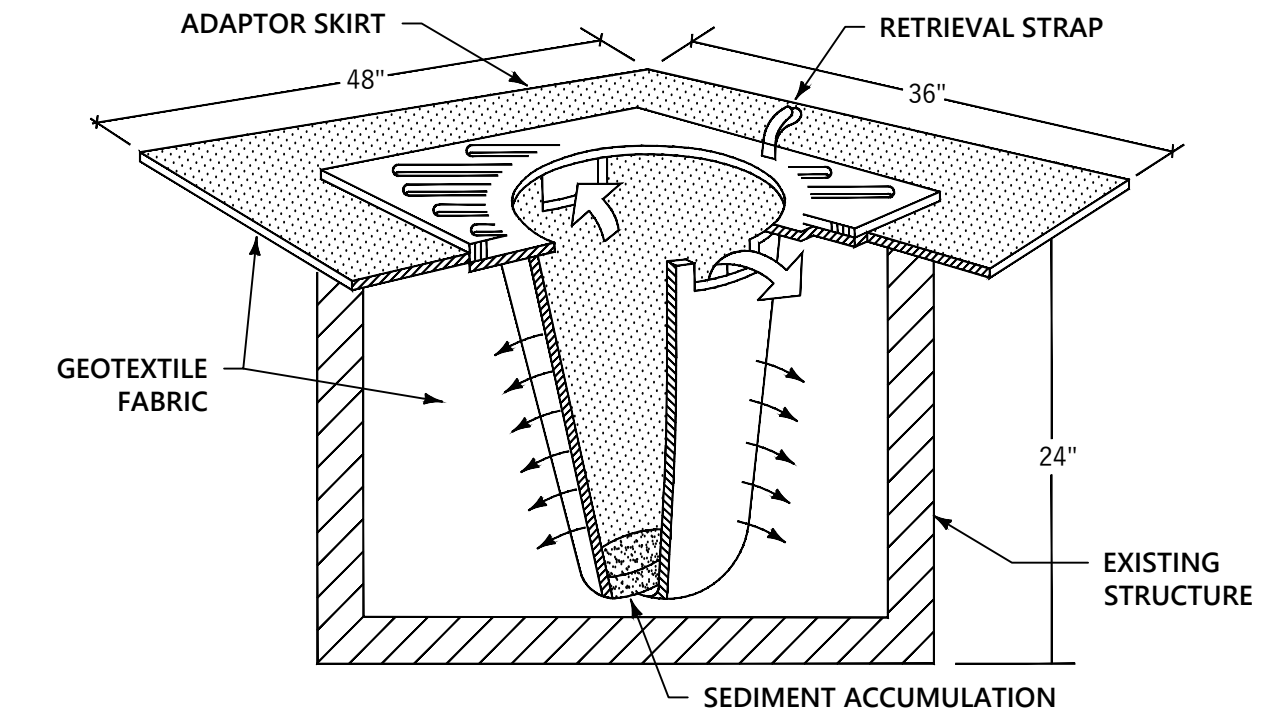
SOIL AMENDMENT 1
NTS

NW/NE 1/4 OF SE 1/4, SECTION 30, TOWNSHIP 24N, RANGE 5E, W.M.



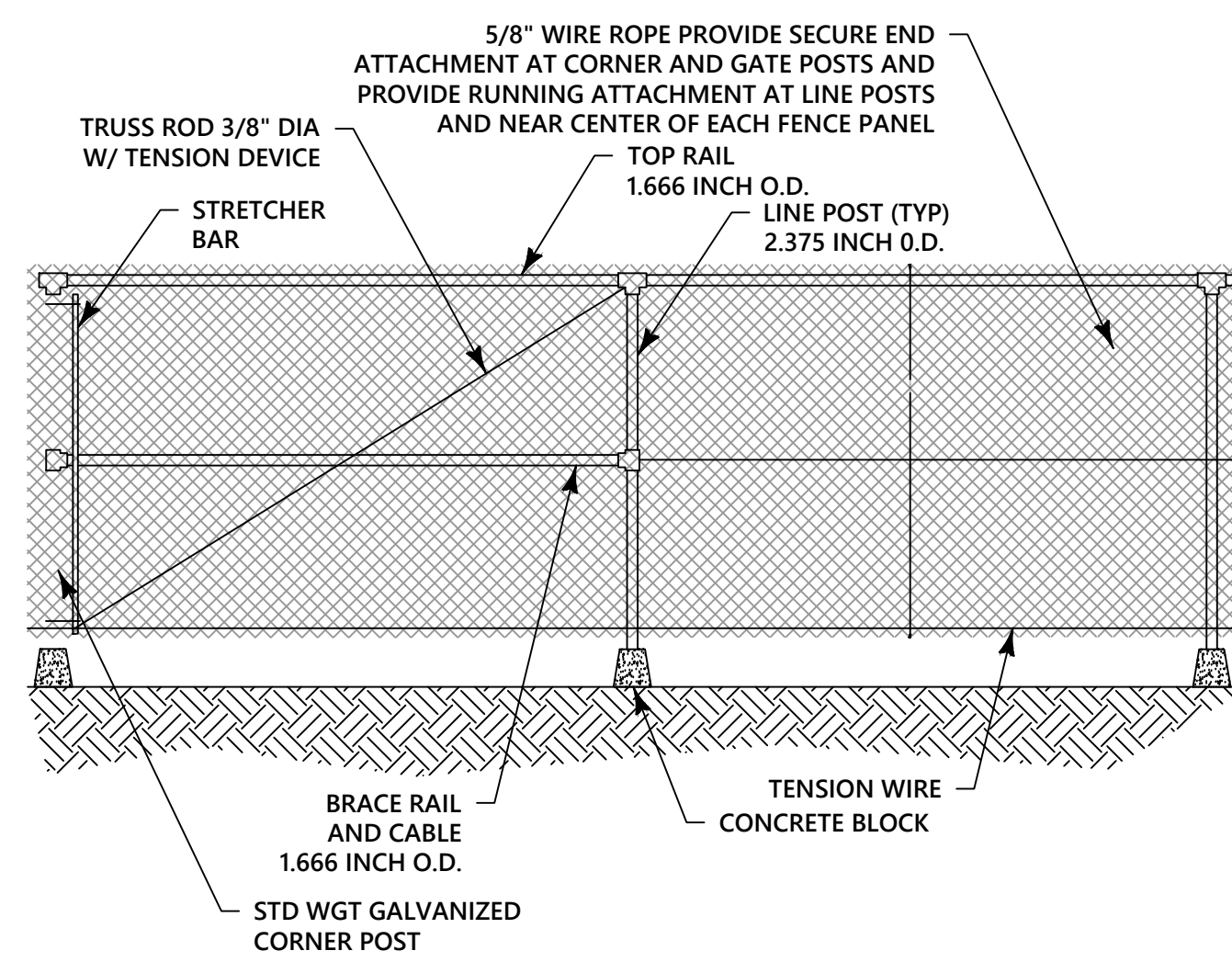
- NOTES:**
1. MATERIAL SHALL BE QUARRY SPALLS PER WSDOT 2014 STANDARD SPECIFICATION 9-13.6 AND MAY BE TOP-DRESSED WITH 1"-3" ROCK.
 2. THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 100 FEET LONG. WIDTH SHALL BE THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA.
 3. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
 4. IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.
 5. GEOTEXTILE SHALL MEET THE FOLLOWING: GRAB TENSILE STRENGTH 200 PSI MIN. GRAB TENSILE LONGATION 30% MAX. MULLEN BURST STRENGTH 400 PSI MIN. AOS 2-45(U.S. STANDARD SIEVE)

CONSTRUCTION ENTRANCE 2
NTS

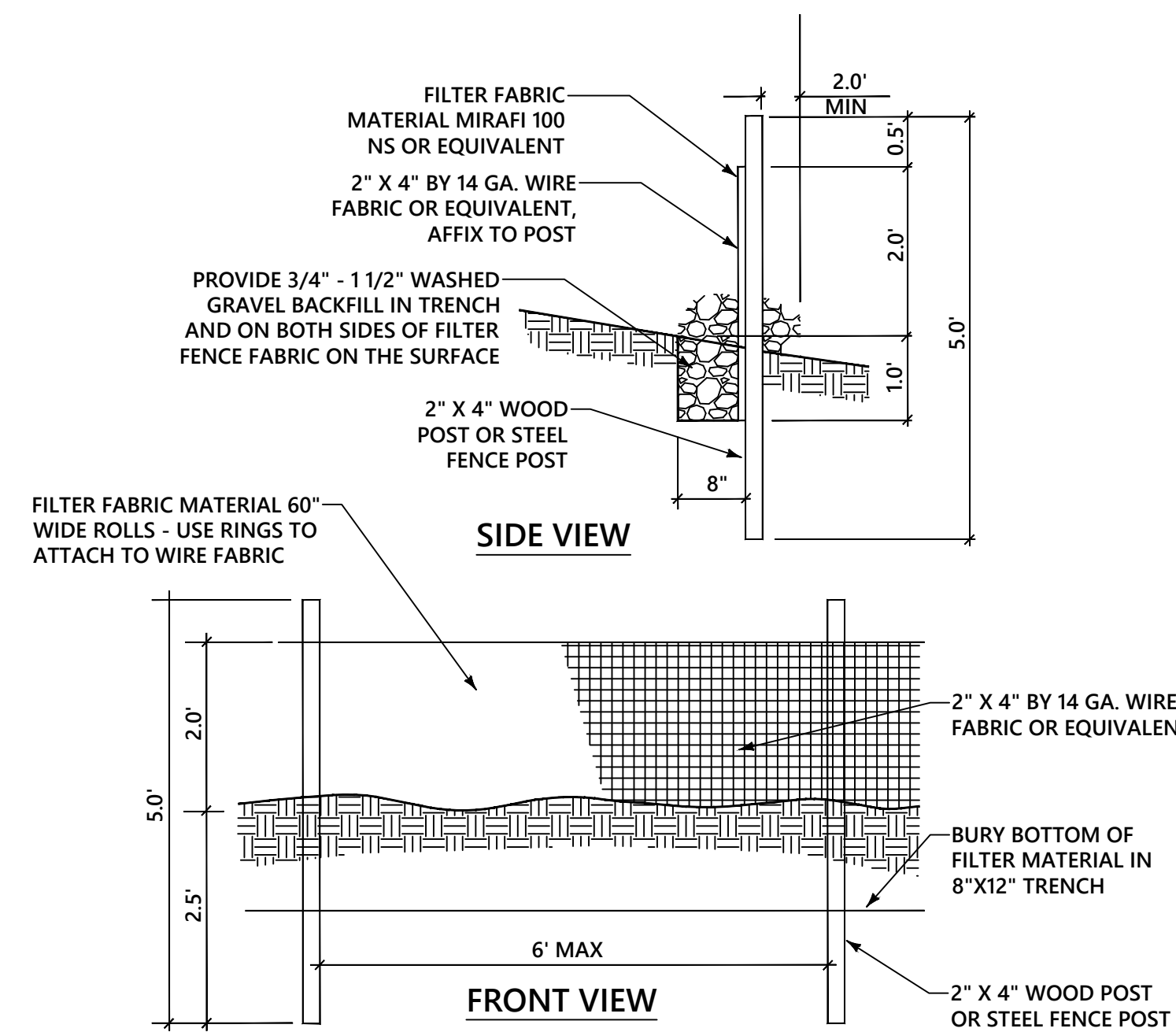


- NOTES:**
1. FILTERS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED OR REPLACED WHEN 1/3 FULL
 2. INSTALL INLET PROTECTION IN ALL NEW STORM STRUCTURES THAT WILL COLLECT STORMWATER AS THEY ARE INSTALLED.

INLET PROTECTION 3
NTS

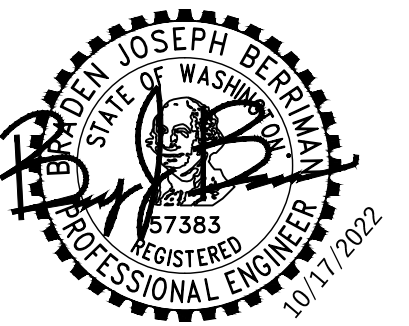


TEMPORARY CONSTRUCTION FENCING 4
NTS



- NOTES:**
1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM SIX-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
 2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS (WHERE FEASIBLE), THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF SIX FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30").
 3. A TRENCH SHALL BE EXCAVATED, ROUGHLY EIGHT INCHES WIDE AND TWELVE INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POST TO ALLOW THE FILTER FABRIC TO BE BURIED.
 4. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST ONE INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF FOUR INCHES AND SHALL NOT EXTEND MORE THAN THIRTY SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE.
 5. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND TWENTY INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN THIRTY SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
 6. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF STANDARD NOTE (5) APPLYING.
 7. THE TRENCH SHALL BE BACKFILL WITH 3/4 INCH MINIMUM DIAMETER WASHED GRAVEL.
 8. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
 9. FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 10. CONTRIBUTING LENGTH TO FENCE SHALL NOT BE MORE THAN 100 FEET.
 11. DO NOT INSTALL BELOW AN OUTLET PIPE OR WEIR
 12. DO NOT DRIVE OVER OR FILL OVER FILTER FABRIC FENCE

SILT FENCE 6
NTS



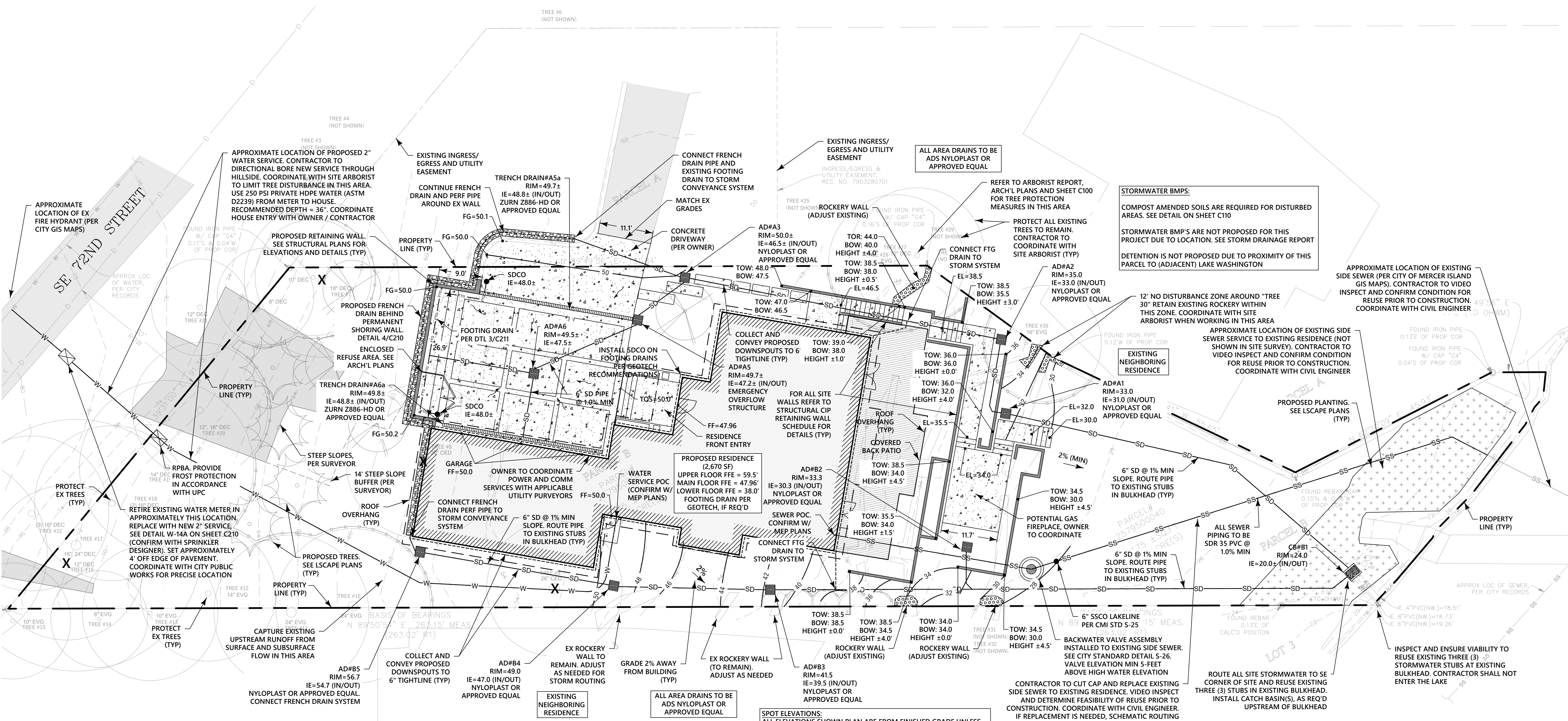
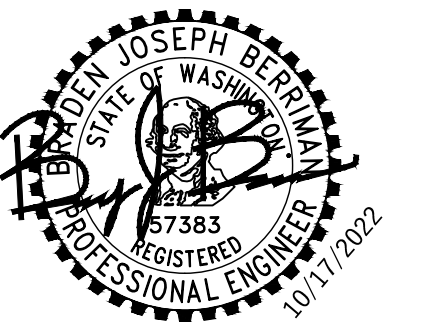
REVISIONS

NO.	DESCRIPTION	DATE
A	PLAN CHECK 1	04.14.22
B	PLAN CHECK 2	10.17.22

DRAWN BY: BJB
 CHECKED BY: CJS

PERMIT SUBMITTAL

TESC DETAILS & NOTES
 SCALE: AS NOTED



LEGAL DESCRIPTION
(PER STATUTORY WARRANTY DEED RECORDING# 20160310000923)
PARCEL B, CITY OF MERCER ISLAND SHORT PLAT NUMBER 78-3-009, RECORDED UNDER RECORDING NUMBER 7903280701, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM:
NAVD88 PER CITY OF MERCER ISLAND BENCHMARK #2410 (DB ID: 47054)
ELEV: 92.553
REFERENCES:
R1 CITY OF MERCER ISLAND SP 78-3-009, AFN. 7903280701, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARINGS:
N 89°50'54" E BETWEEN FOUND PROPERTY CORNERS ALONG THE SOUTH PROPERTY LINE PER R1.
ENSURE ALL ROOF DOWNSPOUTS INCLUDE AN EMERGENCY OVERFLOW WITH SLASH BLOCKS.

STORM DRAINAGE NOTES:
SEE SHEET C210
UTILITY NOTES:
SEE SHEET C210

FOR ALL WORK WITHIN TREE DRILPLINES, REFER TO SITE ARBORIST REPORT FOR RECOMMENDATIONS AND NECESSARY TREE PROTECTION MEASURES

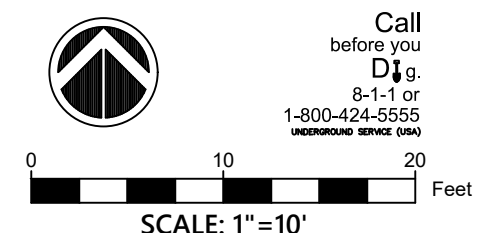
SPOT ELEVATIONS:
ALL ELEVATIONS SHOWN PLAN ARE FROM FINISHED GRADE UNLESS OTHERWISE NOTED.
WALL ELEVATIONS NOTE:
ALL WALL ELEVATIONS SHOWN ARE MEASURED FROM TOP OF FINISHED GRADE TO TOP OF FINISHED GRADE. ALL RETAINING WALLS GREATER THAN 48" FROM TOP OF FOOTING TO TOP OF RETAINED DIRT SHALL BE PER STRUCTURAL AND REQUIRE A SEPARATE BUILDING PERMIT. CONTRACTOR TO VERIFY ELEVATIONS PER FIELD CONDITIONS AND COORDINATE ANY DISCREPANCIES WITH CIVIL ENGINEER, LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER AND ARCHITECT.

CONTRACTOR TO COORDINATE WITH SITE GEOTECH AND CONNECT BUILDING FOOTING DRAINS INTO PROPOSED STORM CONVEYANCE SYSTEM

FOR ALL CIP RETAINING WALLS, REFER TO STRUCTURAL PLANS. FOOTING DRAINS (IF REQUIRED) TO TIE INTO SITE CONVEYANCE SYSTEM

LEGEND

PROPERTY LINE	---
BUILDING OUTLINE	▨
CONCRETE PAVEMENT	▤
DECKING	▥
LANDSCAPING	+
RETAINING WALL	▧
ROCKERY	⊘
CONTOUR	50
STORM PIPE	—SD—SD—
SEWER PIPE	—SS—SS—
WATER PIPE	—W—W—

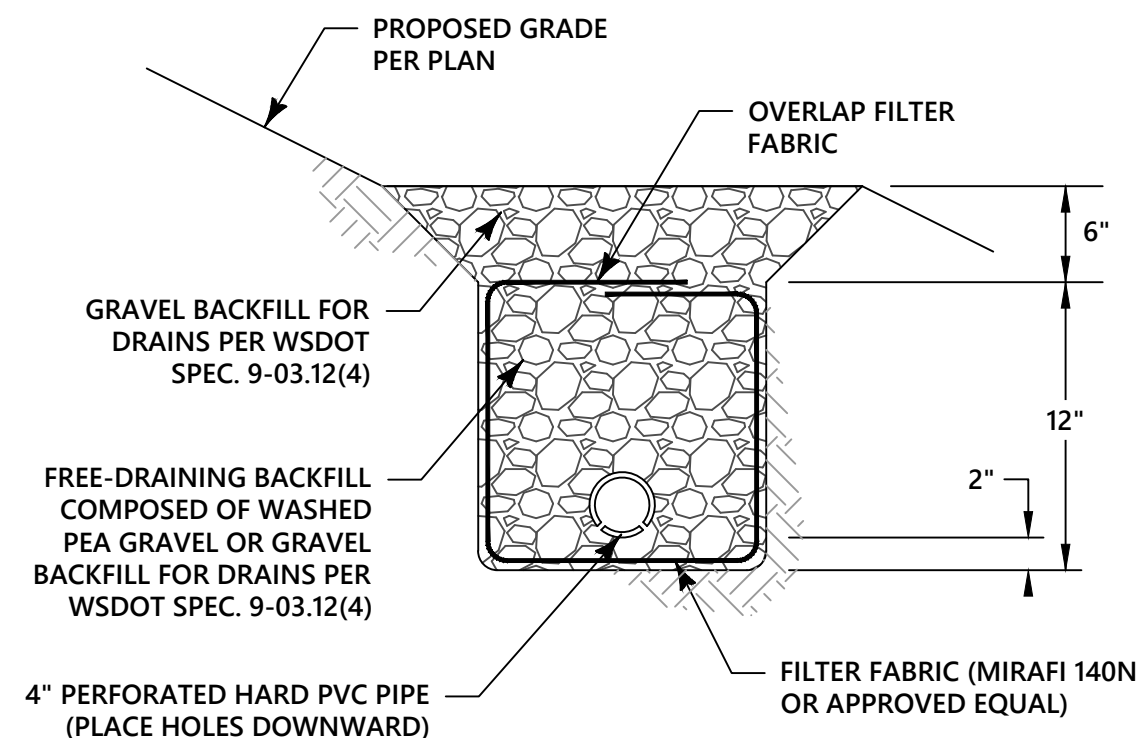


STORM DRAINAGE NOTES:

- STORM PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4" - 15") OR ASTM F679 (18"-27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
- THE FOOTING DRAINAGE SYSTEM AND THE ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED AND SHALL SEPARATELY CONVEY COLLECTED FLOWS TO THE CONVEYANCE SYSTEM OR TO ON-SITE STORMWATER FACILITIES.
- PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM, (SUCH AS RUBBLE, MORTAR AND WEDGED DEBRIS), SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.
- ENDS OF EACH STORM DRAIN STUB AT THE PROPERTY LINE SHALL BE CAPPED AND LOCATED WITH AN 8" LONG 2" X 4" BOARD, EMBEDDED TO THE STUB CAP AND EXTENDING AT LEAST 3 FEET ABOVE GRADE, AND MARKED PERMANENTLY "STORM". A COPPER 12 GA. LOCATE WIRE FIRMLY ATTACHED. THE STUB DEPTH SHALL BE INDICATED ON THE MARKER.
- ALL GRATES IN ROADWAYS SHALL BE DUCTILE IRON, BOLT-LOCKING, VANED GRATES PER THE STANDARD DETAILS. STRUCTURES IN TRAFFIC LANES OUTSIDE OF THE CURB LINE WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH ROUND, BOLT-LOCKING FRAMES AND SOLID COVERS. OFF-STREET STRUCTURES WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH BOLT-LOCKING SOLID COVERS.
- VEGETATION/LANDSCAPING IN THE DETENTION POND, BIORETENTION FACILITY, VEGETATED ROOF AND/OR DRAINAGE SWALE(S) ARE AN INTEGRAL PART OF THE RUNOFF TREATMENT SYSTEM FOR THE PROJECT. SUCH DRAINAGE FACILITIES WILL NOT BE ACCEPTED UNTIL PLANTINGS ARE ESTABLISHED.
- ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES AND SHALL CONFORM TO THE STANDARD DETAILS. ALL NEW CATCH BASINS SHALL CONFORM TO THE STANDARD DETAILS.
- STORM STUB STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE/ CATCH BASIN.
- ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF THE CITY'S INSPECTOR.
- ALL PUBLIC STORM DRAINS SHALL BE AIR TESTED AND HAVE A VIDEO INSPECTION PERFORMED PRIOR TO ACCEPTANCE (SEE #17 BELOW). STORM MAIN CONSTRUCTED WITH FLEXIBLE PIPE SHALL BE DEFLECTION TESTED WITH A MANDREL PRIOR TO ACCEPTANCE.
- STORM STUBS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE STORM MAIN IS TESTED.
- ALL MANHOLES/ CATCH BASINS IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTMENT RINGS PER STANDARD DETAILS.
- ALL STORM MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE CITY'S INSPECTOR, PRIOR TO STARTING CONSTRUCTION.
- STORM DRAINAGE MAINLINES, STUBS AND FITTINGS SHALL BE CONSTRUCTED USING THE SAME PIPE MATERIAL AND MANUFACTURER. CONNECTIONS BETWEEN STUBS AND THE MAINLINE WILL BE MADE WITH A TEE FITTING. THE FITTING SHALL BE FROM SAME MANUFACTURER AS PIPE. CUT-IN CONNECTIONS ARE ONLY ALLOWED WHEN CONNECTING A NEW STUB TO AN EXISTING MAINLINE.
- MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
- PLACEMENT OF SURFACE APPURTENANCES (MH LIDS, VALVE LIDS, ETC.) IN TIRE TRACKS OF TRAFFIC LANES SHALL BE AVOIDED WHENEVER POSSIBLE.
- THE CONTRACTOR SHALL PERFORM A VIDEO INSPECTION AND PROVIDE A DIGITAL COPY OF THE VIDEO INSPECTION FOR THE CITY'S REVIEW. THE VIDEO SHALL PROVIDE A MINIMUM OF 480 X 640 RESOLUTION AND COVER THE ENTIRE LENGTH OF THE APPLICABLE PIPE. THE CAMERA SHALL BE MOVED THROUGH THE PIPE AT A UNIFORM RATE (≤ 30 FT/MIN). STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. THE VIDEO SHALL BE TAKEN AFTER INSTALLATION AND CLEANING TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.
- NOT USED.
- ALL CONCRETE STRUCTURES (VAULTS, CATCH BASINS, MANHOLES, OIL/WATER SEPARATORS, ETC.) SHALL BE VACUUM TESTED.
- MANHOLES, CATCH BASINS AND INLETS IN EASEMENTS SHALL BE CONSTRUCTED TO PROVIDE A STABLE, LEVEL GRADE FOR A MINIMUM RADIUS OF 2.5 FEET AROUND THE CENTER OF THE ACCESS OPENING TO ACCOMMODATE CONFINED SPACE ENTRY EQUIPMENT.
- TOPS OF MANHOLES/ CATCH BASINS WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL AFTER PAVING.
- CONTRACTOR SHALL ADJUST ALL MANHOLE/ CATCH BASIN RIMS TO BE FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
- DURING CONSTRUCTION, CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES/CATCH BASINS, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING STORM DRAINAGE SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF THE CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF THE CITY'S INSPECTOR.
- NOT USED.
- MINIMUM COVER OVER STORM DRAINAGE PIPE SHALL BE 2 FEET, UNLESS OTHERWISE SHOWN.
- REDIRECT SHEET FLOW, BLOCK DRAIN INLETS AND/OR CURB OPENINGS IN PAVEMENT AND INSTALL FLOW DIVERSION MEASURES TO PREVENT CONSTRUCTION SILT LADEN RUNOFF AND DEBRIS FROM ENTERING EXCAVATIONS AND FINISH SURFACES FOR BIORETENTION FACILITIES AND PERMEABLE PAVEMENTS.
- WHERE AMENDED SOILS, BIORETENTION FACILITIES, AND PERMEABLE PAVEMENTS ARE INSTALLED, THESE AREAS SHALL BE PROTECTED AT ALL TIMES FROM BEING OVER-COMPACTED.

UNDERGROUND UTILITY NOTE:

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY SERVICES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPES WHERE CROSSING INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE-CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION.



FRENCH DRAIN
NTS **4**

GENERAL DRAINAGE NOTES:

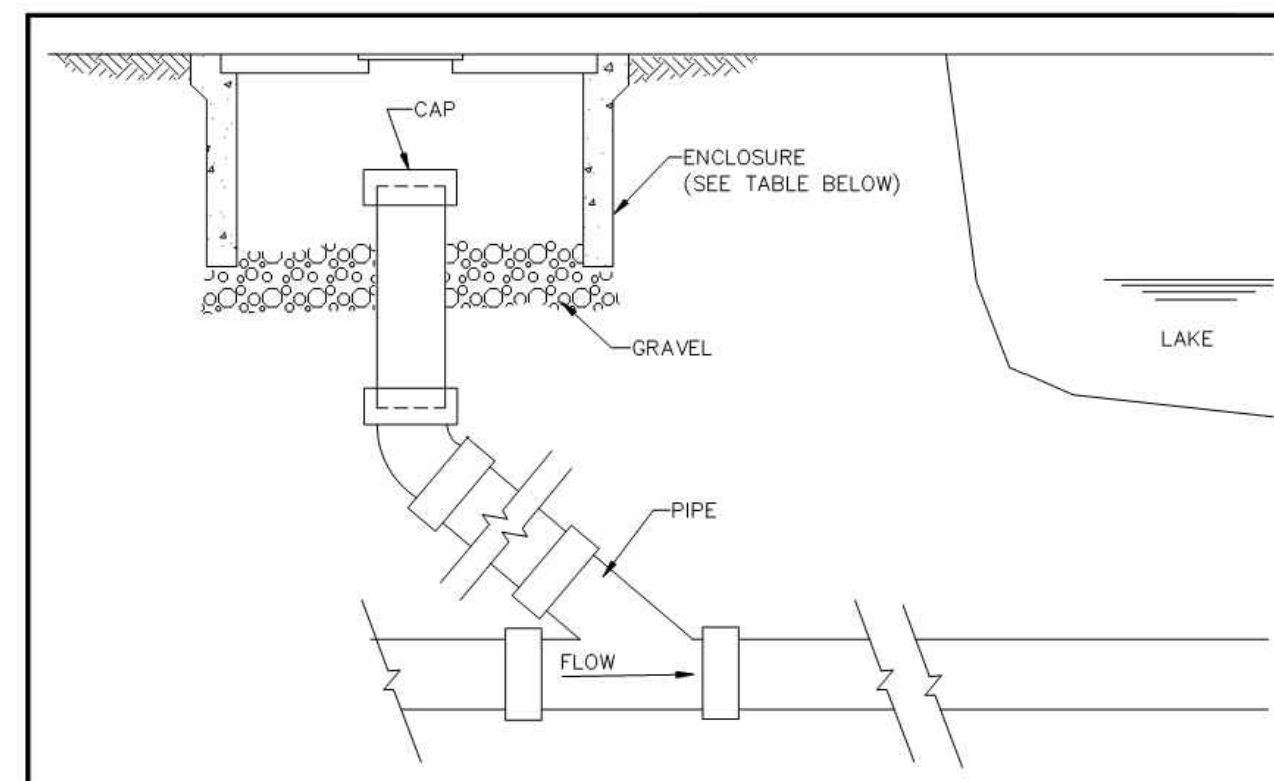
- ALL STORM LINES AND RETENTION/DETENTION AREAS SHALL BE STAKED FOR GRADE AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK, AND CURRENTLY LICENSED IN THE STATE OF WASHINGTON TO DO SO.
- ALL PIPE APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT 7-02.3(1) UNLESS OTHERWISE NOTED IN THE PLANS, DETAILS OR PROJECT SPECIFICATIONS. THIS SHALL INCLUDE LEVELING AND COMPACTING THE TRENCH BOTTOM, THE TOP OF THE FOUNDATION MATERIAL, AND ANY REQUIRED PIPE BEDDING TO A UNIFORM GRADE SO THAT THE ENTIRE PIPE IS SUPPORTED BY A UNIFORMLY DENSE UNYIELDING BASE.
- ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK, MUST HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY MUST HAVE SOLID LOCKING LIDS.
- SOLID LOCKING LIDS MUST BE USED FOR ALL CATCH BASINS NOT LOCATED WITHIN A GUTTER FLOWLINE AND VANED GRATE STYLE COVERS MUST BE USED WITHIN THE GUTTER FLOWLINE.
- ALL CONVEYANCE PIPE 6-INCHES OR GREATER IN DIAMETER MUST BE ASTM D3034 SDR 35 PVC UNLESS OTHERWISE NOTED IN THE PLANS, DETAILS OR PROJECT SPECIFICATIONS.

RESTORATION NOTES:

- SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
- THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC STORM DRAINAGE EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A RELEASED FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

UTILITY NOTES:

- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE EXCAVATOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HERE ON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE RESPONSIBLE PROFESSIONAL ENGINEER IF A CONFLICT EXISTS.
- CALL 1-800-424-5555, OR 8-1-1, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF FIVE FEET (5') HORIZONTAL SEPARATION BETWEEN ALL WATER AND STORM DRAINAGE LINES. ANY CONFLICT SHALL BE REPORTED TO THE UTILITY AND THE RESPONSIBLE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.
- AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 DEGREES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO CONFLICTS EXIST BETWEEN STORM DRAINAGE FACILITIES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
- WHERE A NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. ALTERNATIVELY, APPROVED IN WRITING BY THE UTILITY, THE TRENCH MAY BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF AC MAIN.



PIPE SIZE	MATERIAL	CAP	ENCLOSURE	COMMENTS
6"	PVC	SIDU MECHANICAL SEWER PLUG	CONC. METER BOX, FOGTITE 1-D	INSTALLATION BELOW HYDRAULIC GRADIENT
6"	PVC	PVC CAP W/O GASKET	CONC. METER BOX, FOGTITE 1-D	INSTALLATION ABOVE HYDRAULIC GRADIENT
6"	DIP	MECHANICAL JOINT CAP	CONC. METER BOX, FOGTITE 1-D	INSTALLATION ABOVE HYDRAULIC GRADIENT
8"	PVC	PVC CAP W/O GASKET	CONC. METER BOX, FOGTITE NO. 2 (CONC. LID W/ ALUM. INS. PLATE)	INSTALLATION ABOVE HYDRAULIC GRADIENT
8"	DIP	MECHANICAL JOINT CAP	CONC. METER BOX, FOGTITE NO. 2 (CONC. LID W/ ALUM. INS. PLATE)	INSTALLATION ABOVE HYDRAULIC GRADIENT

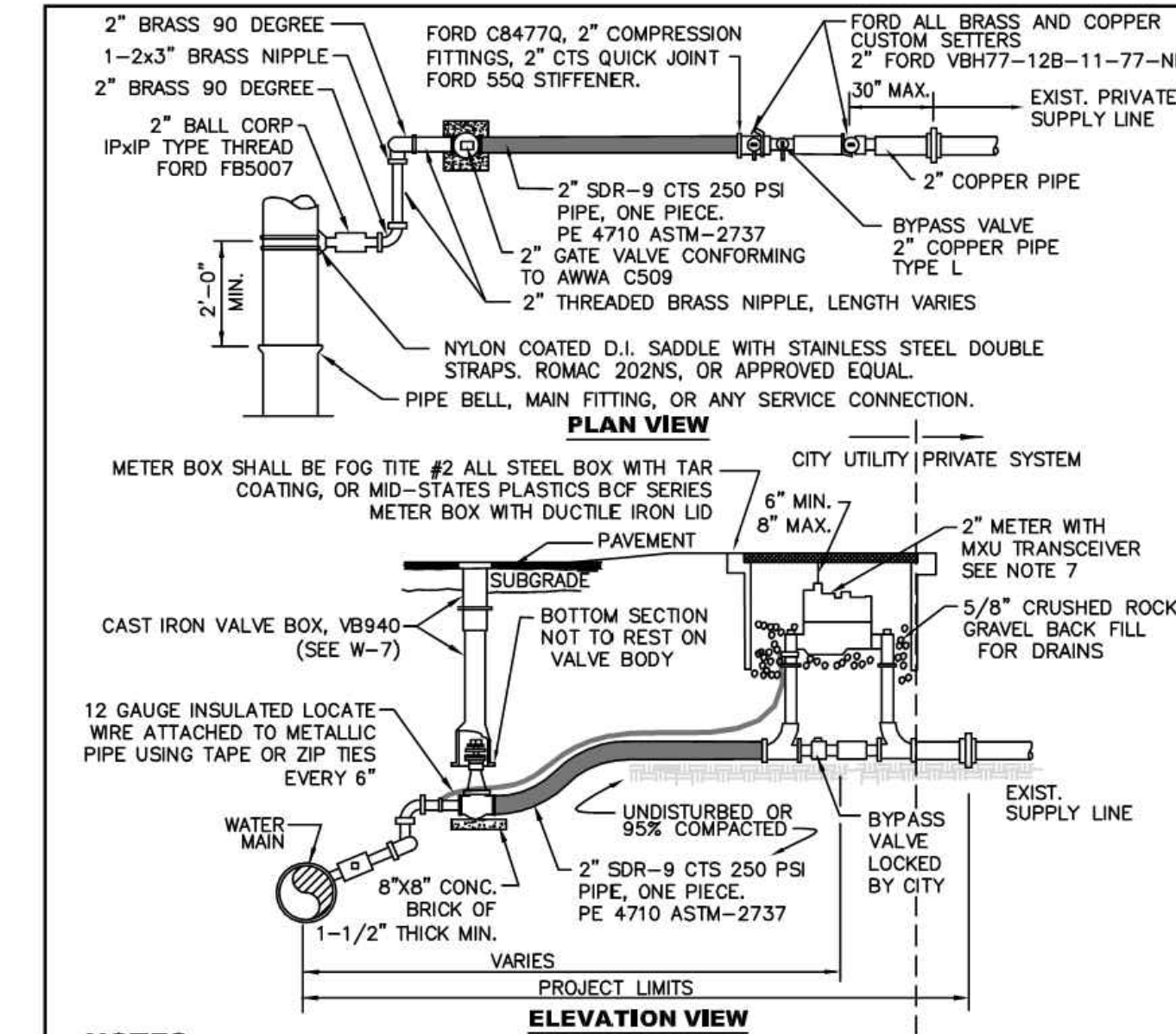
NOTES

- IF POSSIBLE, CLEANOUT TO BE LOCATED JUST ABOVE HYDRAULIC GRADIENT OF LAKE LINE. CLEANOUT SHOULD ALSO BE LOCATED TO PROVIDE EASY ACCESS FOR INSPECTION AND MAINTENANCE BY THE HOME OWNER.
- SEE S-23 & S-24 FOR BACK WATER VALVE LOCATION.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
SIDE SEWER CLEANOUT FOR LAKE LINE CONNECTIONS
6-5-2009 NO SCALE **S-25**

REV DATE _____ APPROVED _____

SIDE SEWER CLEANOUT
NTS **5**



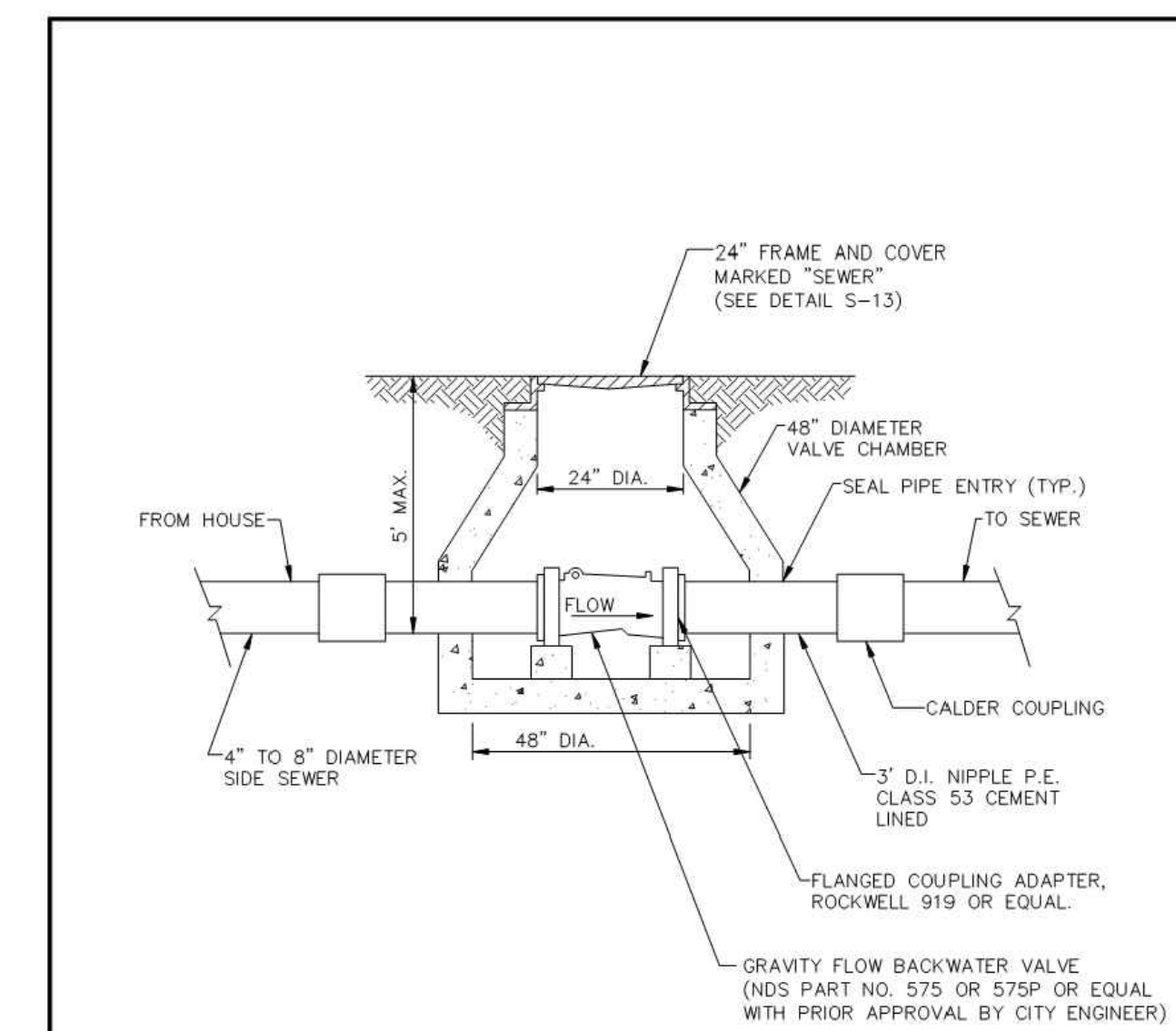
NOTES

- WATER SERVICES SHALL COMPLY WITH THE REDUCTION OF LEAD IN DRINKING WATER ACT DATED 01/04/2014.
- MINIMUM DISTANCE BETWEEN CORP STOPS SHALL BE 18". MINIMUM DISTANCE BETWEEN TAPS, BETWEEN CORP STOP AND PIPE ENDS SHALL BE 24", ALL HORIZONTALLY STAGGERED.
- PLASTIC METER BOXES SHALL NOT BE INSTALLED WITHIN ROADWAY, SIDEWALK, OR DRIVEWAYS.
- UPON CITY ENGINEER'S APPROVAL, METER BOXES ARE ALLOWED TO BE INSTALLED IN PORTLAND CEMENT CONCRETE PAVEMENT OR SIDEWALK.
- WHEN CONNECTING TO EXISTING PRIVATE SUPPLY LINE CONTAINING FERROUS METAL, PROVIDE INSULATING COUPLING (DB SERIES WITH C21 SERIES ADAPTERS) AND PROVIDE REDUCER AS NECESSARY TO MATCH EXISTING PRIVATE SUPPLY LINE DIAMETER.
- SERVICE LINE SHALL BE PERPENDICULAR TO THE WATER MAIN AND STRAIGHT TO WATER METER, UNLESS OTHERWISE APPROVED BY CITY ENGINEER. PROVIDE WINDING SLACK IN THE SERVICE LINE BETWEEN THE MAIN AND WATER METER.
- WATER METER SUPPLIED BY CITY.
- ALL FITTINGS TO BE BRASS COMPRESSION TYPE, FORD QUICK JOINT OR EQUAL.
- NO SERVICE CONNECTIONS BETWEEN BLOW-OFF AND END OF MAIN.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
2" WATER METER INSTALLATION
02-05-2021 NO SCALE **W-14A**

REV DATE _____ APPROVED _____

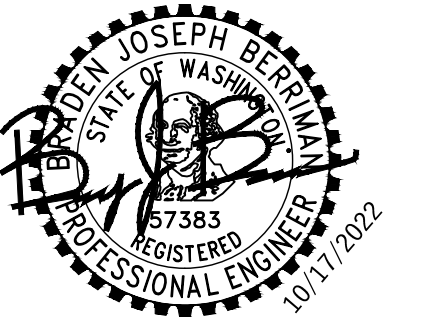
2" WATER METER
NTS **3**



CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
BACK WATER VALVE ASSEMBLY FOR JOINT USE SIDE SEWER (4" OR 6" DIAMETER)
6-5-2009 NO SCALE **S-26**

REV DATE _____ APPROVED _____

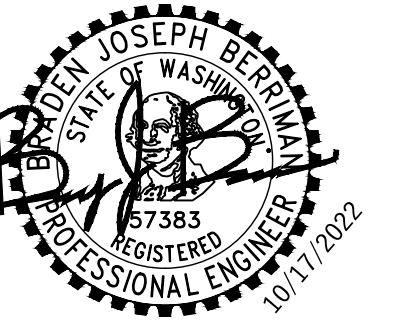
SEWER BACKWATER VALVE
NTS **6**



REVISIONS

NO.	DESCRIPTION	DATE
A	PLAN CHECK 1	04.14.22
B	PLAN CHECK 2	10.17.22

DRAWN BY: BJB
CHECKED BY: CJS



HUBER RESIDENCE

9611 SE 72ND ST
MERCER ISLAND, WA 98040

CITY OF MERCER ISLAND

PERMIT SUBMITTAL

SEPTEMBER 16, 2021

REVISIONS

NO.	DESCRIPTION	DATE
A	PLAN CHECK 1	04.14.22
B	PLAN CHECK 2	10.17.22

DRAWN BY: BJB
CHECKED BY: CJS

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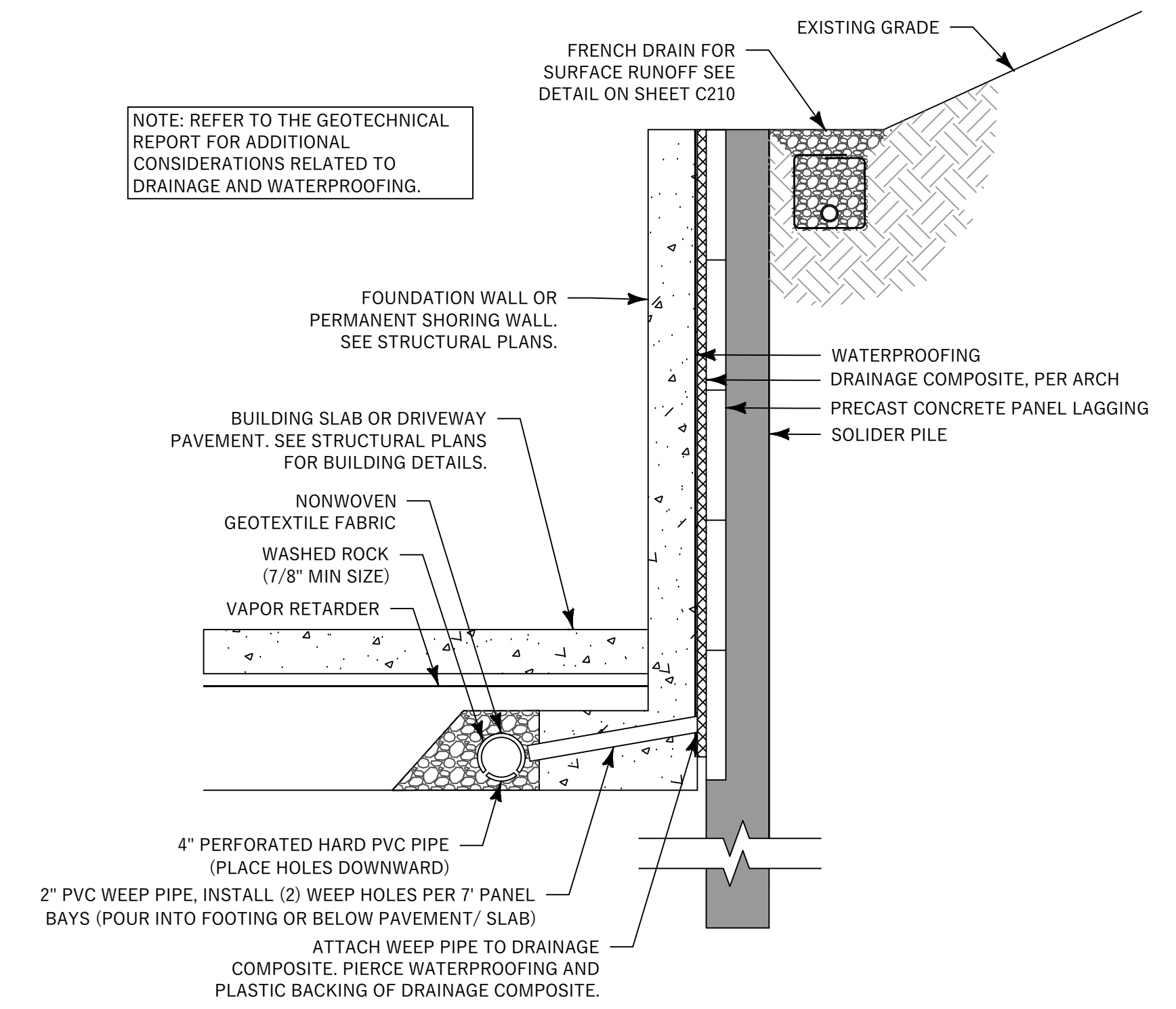
CIVIL SITE DETAILS
& NOTES

SCALE: AS NOTED

NOT USED
NTS 1

NOT USED
NTS 2

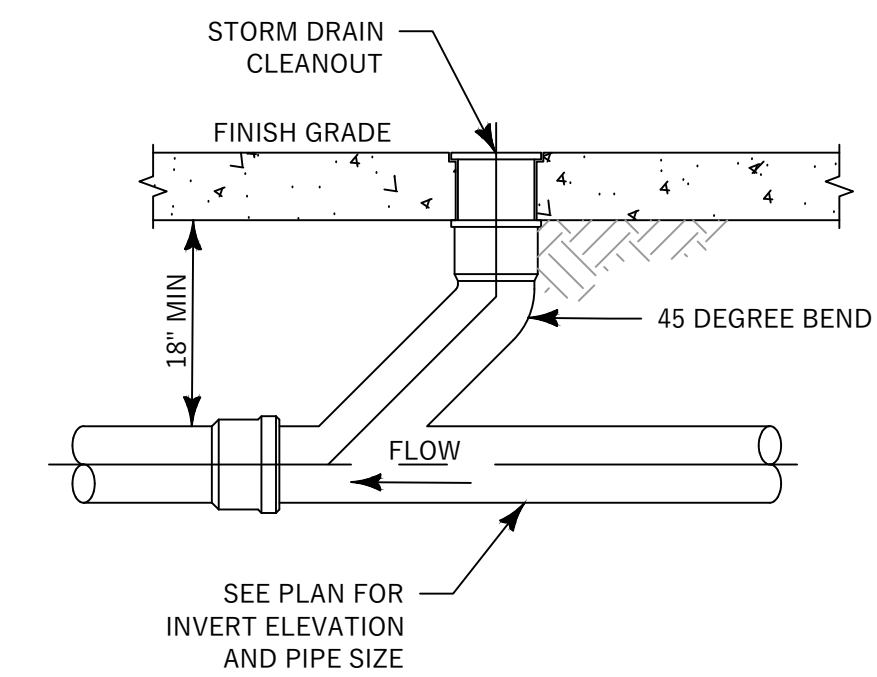
SHORING DRAIN DETAIL
NTS 3



NOT USED
NTS 4

NOT USED
NTS 5

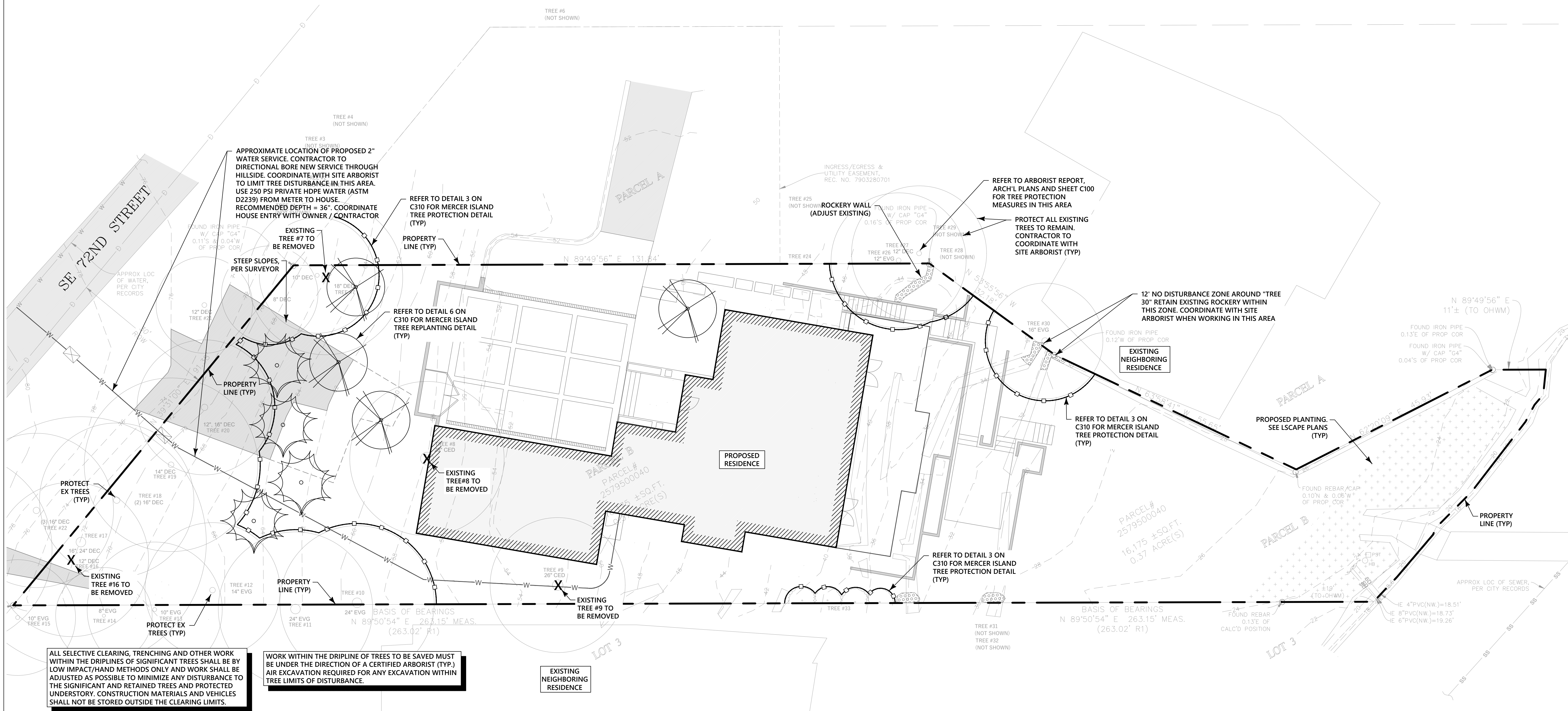
STORM DRAIN CLEANOUT
NTS 6





NO.	DESCRIPTION	DATE
A	PLAN CHECK 1	04.14.22
B	PLAN CHECK 2	10.17.22

DRAWN BY: BJB
CHECKED BY: CJS



ALL SELECTIVE CLEARING, TRENCHING AND OTHER WORK WITHIN THE DRIPLINES OF SIGNIFICANT TREES SHALL BE BY LOW IMPACT/HAND METHODS ONLY AND WORK SHALL BE ADJUSTED AS POSSIBLE TO MINIMIZE ANY DISTURBANCE TO THE SIGNIFICANT AND RETAINED TREES AND PROTECTED UNDERSTORY. CONSTRUCTION MATERIALS AND VEHICLES SHALL NOT BE STORED OUTSIDE THE CLEARING LIMITS.

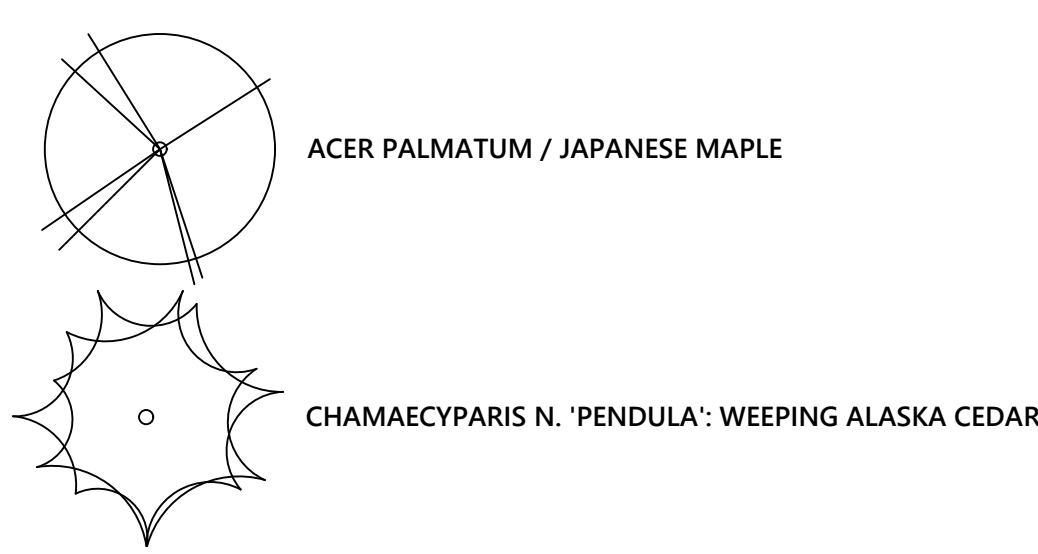
WORK WITHIN THE DRIPLINE OF TREES TO BE SAVED MUST BE UNDER THE DIRECTION OF A CERTIFIED ARBORIST (TYP.) AIR EXCAVATION REQUIRED FOR ANY EXCAVATION WITHIN TREE LIMITS OF DISTURBANCE.

EXISTING NEIGHBORING RESIDENCE

TREE RETENTION SCHEDULE - SEE ARBORIST REPORT

TREE #	OFFSITE	REMAIN	REMOVE	LARGE/REGULATED >10'	SIZE EXCEPTIONAL > 24"	EXCEPTIONAL	DBH (INCHES)	SPECIES - SCIENTIFIC NAME	SPECIES - COMMON NAME	HEALTH	COMMENT	REPLACEMENT
1	X	X		X			9 / 9 / 10 / 10.5	Acer macrophyllum	BIG LEAF MAPLE		NOT LOCATED ON SURVEY	
2	X	X		X			3 / 4.5 / 7.5 / 8 / 9.5 / 12	Acer macrophyllum	BIG LEAF MAPLE		NOT LOCATED ON SURVEY	
3	X	X		X	X	X	54	Populus trichocarpa	BLACK COTTONWOOD		NOT LOCATED ON SURVEY	
4	X	X		X	X	X	28.5 / 36 / 20.5	Populus trichocarpa	BLACK COTTONWOOD		NOT LOCATED ON SURVEY	
5	X	X		X	X	X	42	Populus trichocarpa	BLACK COTTONWOOD		NOT LOCATED ON SURVEY	
6	X	X		X	X		14 / 21 / 32	Populus trichocarpa	BLACK COTTONWOOD		NOT LOCATED ON SURVEY	
7			X	X			8 / 19.5	Alnus rubra	RED ALDER		NOT VIABLE SHORT TERM, NO MITIGATION	N/A
8			X	X	X		28	Thuja plicata	WESTERN RED CEDAR			3:1
9			X	X	X		24.5	Thuja plicata	WESTERN RED CEDAR	FAIR		3:1
10		X		X	X		26	Cedrus deodora	DEODAR CEDAR			
11		X		X	X		24	Cedrus deodora	DEODAR CEDAR	FAIR		
12		X		X	X		18.5	Cedrus deodora	DEODAR CEDAR	FAIR		
13	X	X		X			10	Pseudotsuga menziesii	DOUGLAS FIR			
14	X	X		X			8	Cedrus deodora	DEODAR CEDAR	BELOW AVERAGE		
15	X	X		X			11	Cupressocyparis leylandii	LEYLAND CYPRESS	FAIR		
16			X	X			10	Acer macrophyllum	BIG LEAF MAPLE		STUMP SPROUT. SEE ARBORIST REPORT	2:1
17		X		X	X		14 / 26	Acer macrophyllum	BIG LEAF MAPLE			
18		X		X			18 / 16.5	Acer macrophyllum	BIG LEAF MAPLE			
19		X		X			17.5	Acer macrophyllum	BIG LEAF MAPLE			
20		X		X			10 / 21.5	Acer macrophyllum	BIG LEAF MAPLE			
21	X	X		X			12.5	Alnus rubra	RED ALDER	WEAK		
22	X	X		X			12 / 12 / 13	Acer macrophyllum	BIG LEAF MAPLE			
23	X	X		X				Acer macrophyllum	BIG LEAF MAPLE	BELOW AVERAGE	GREW OVER OR OUT OF AN OLD STUMP	
24		X						Thuja occidentalis (variety unknown)	ARBORVITAE		MIXED EVERGREEN HEDGE. SEE ARBORIST REPORT	
25	X	X		X			12	Cupressocyparis leylandii	LEYLAND CYPRESS	GOOD	NOT LOCATED ON SURVEY	
26	X	X		X			11.5	Malus domestica	APPLE TREE	FAIR	NOT LOCATED ON SURVEY	
27	X	X		X			11	Pinus sylvestris	SCOTS PINE	BELOW AVERAGE		
28	X	X		X			7.5	Pinus sylvestris	SCOTS PINE	DECENT HEALTH OVERALL		
29	X	X		X			14	Pinus sylvestris	SCOTS PINE	FAIR	DEAD - NOT LOCATED ON SURVEY	
30	X	X		X			14	Pinus thunbergii	BLACK PINE		NOT LOCATED ON SURVEY	
31	X	X		X			11	Betula pendula	EUROPEAN BIRCH	BELOW AVERAGE	NOT LOCATED ON SURVEY	
32	X	X		X			10.5	Betula pendula	EUROPEAN BIRCH	BELOW AVERAGE	NOT LOCATED ON SURVEY	
33			X	X				Cupressocyparis leylandii	LEYLAND CYPRESS	GOOD	HEDGE - NOT LOCATED ON SURVEY	

TREE REPLACEMENT LEGEND

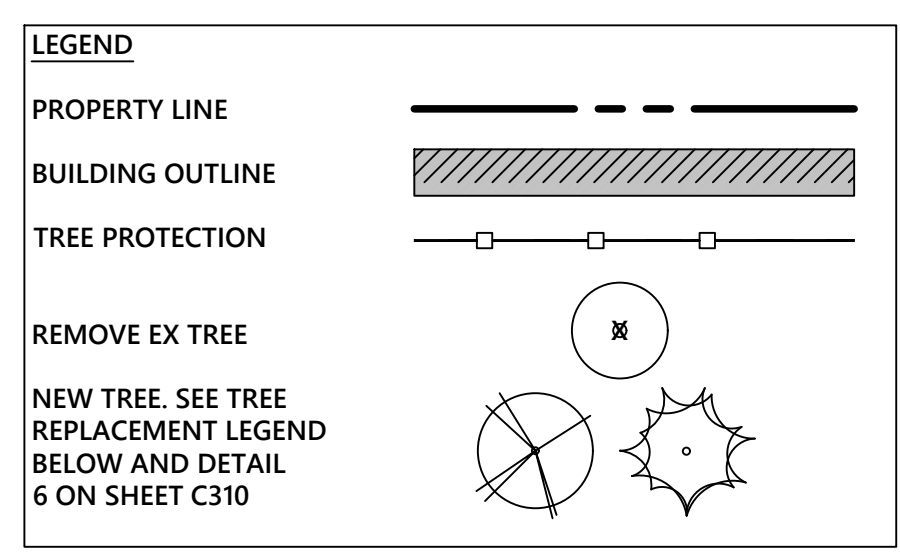
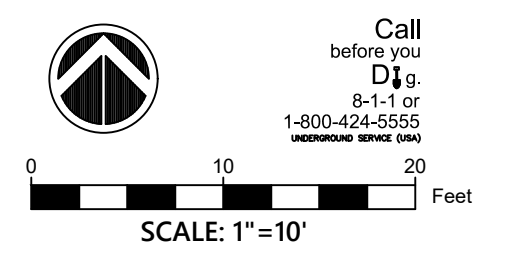


TREE RETENTION CALCULATION

11 ONSITE TREES
30% RETENTION REQUIRED = (3.3) 4 TREES
PROPOSED REMOVAL = 4 TREES
PROPOSED RETAINAGE = 7 TREES (>4 REQUIRED)

TREE REPLACEMENT

TOTAL TREES REQUIRED TO BE REPLACED = 8 TREES
(SEE "REPLACEMENT" IN TABLE TO THE LEFT)
PROPOSED REPLACED = 8 TREES



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

TREE PROTECTION AREA (TPZ)

KEEP OUT!

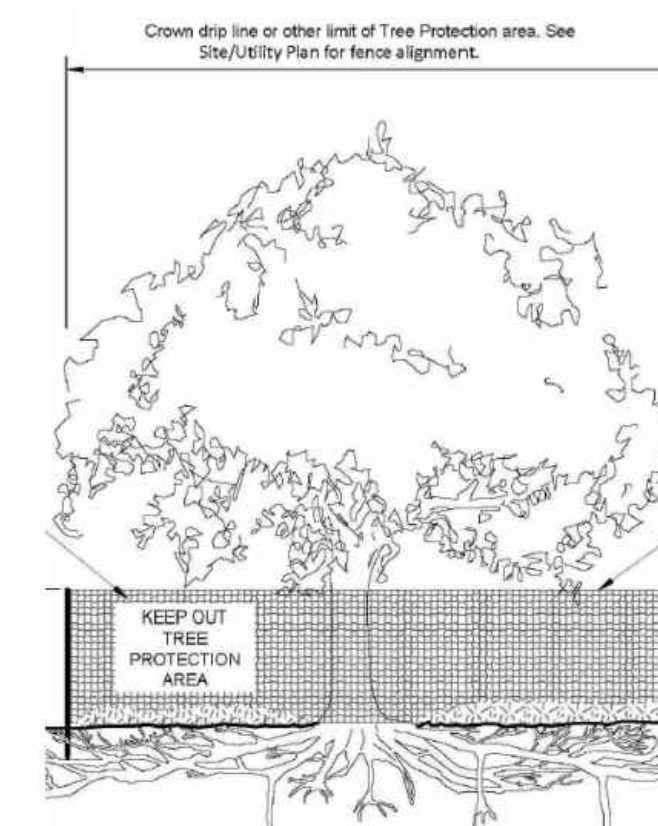
DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees/financial penalties
3. Arborist reports recommending mitigation

Notes

1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
4. Any work in approved TPZ must be with the permission of the City Arborist (206) 275-7713, john.kenney@mercergov.org.
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.



Tree protection fence: 4-6" chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indication on the plans

Any Work in the protected area must be with the permission of the City Arborist john.kenney@mercergov.org

NOT USED
NTS 1

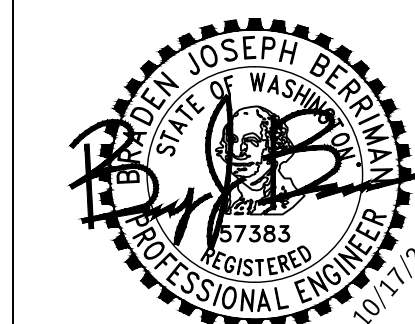
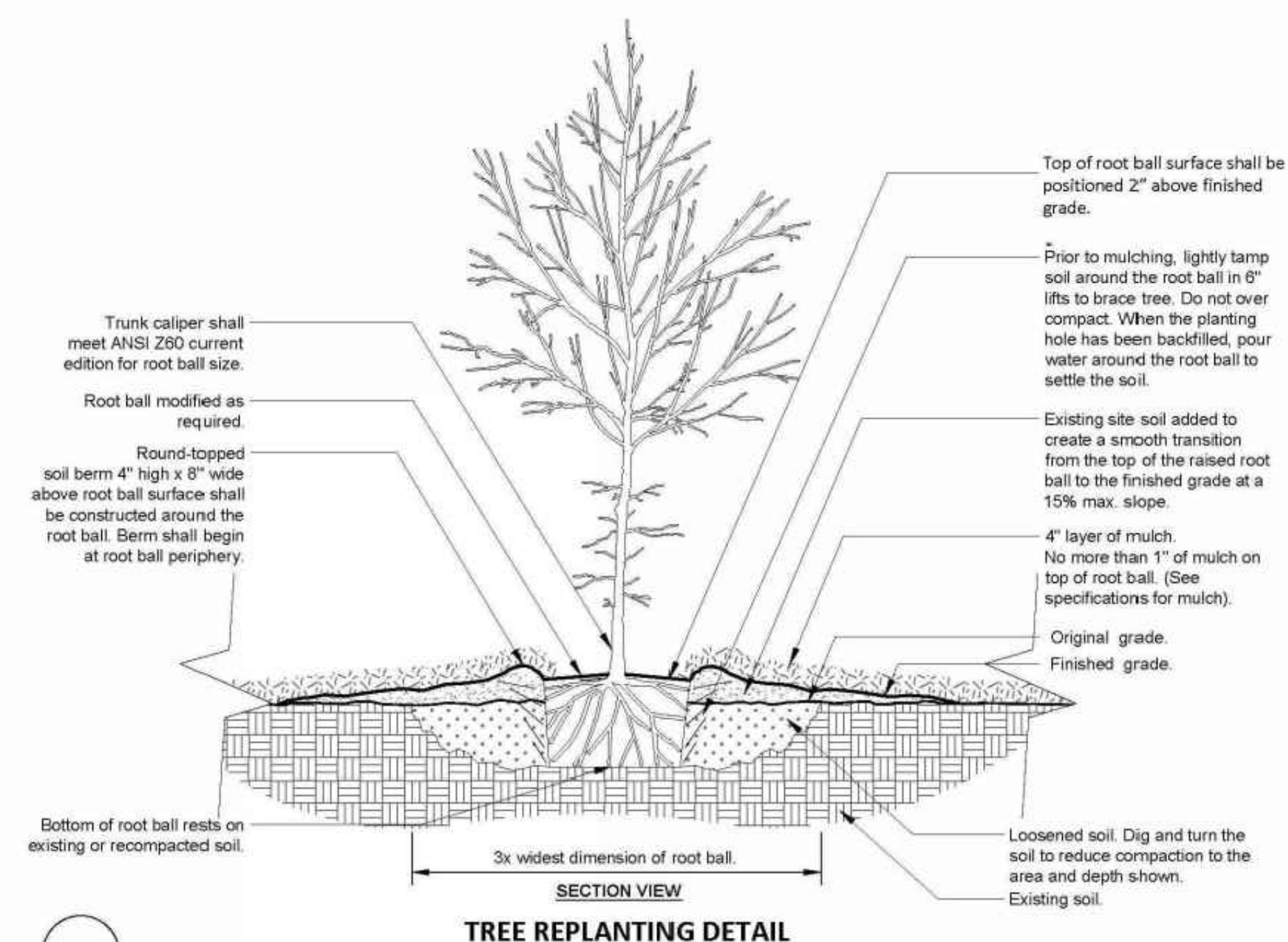
NOT USED
NTS 2

MERCER ISLAND TREE PROTECTION
NTS 3

NOT USED
NTS 4

NOT USED
NTS 5

MERCER ISLAND TREE REPLANTING DETAIL
NTS 6



REVISIONS

NO.	DESCRIPTION	DATE
A	PLAN CHECK 1	04.14.22
B	PLAN CHECK 2	10.17.22

DRAWN BY: BJB
CHECKED BY: CJS



DESIGN: DMR
 DRAWN: NHD
 CHECKED: BDM
 APPROVED: DJS

REVISIONS:
 1 Permit Corrections Apr. 19, 2022
 2 Permit Corrections 2 Nov. 17, 2022
 3 Permit Corrections 3 Jan. 13, 2023

DPD:

PROJECT TITLE:
Huber Residence
 9611 SE 72nd Street
 Mercer Island, WA 98040

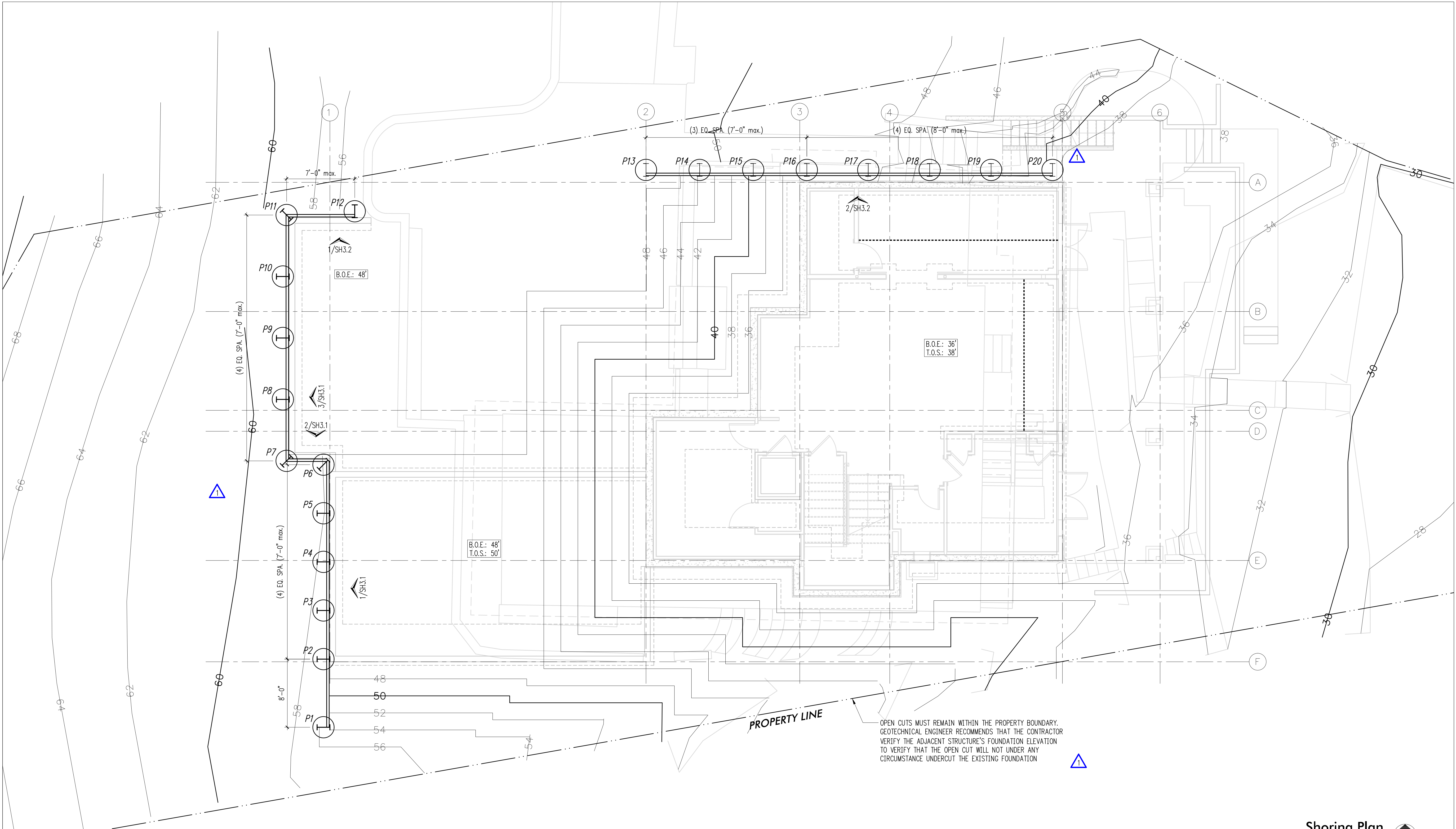
ARCHITECT:
Brandt Design Group
 66 Bell Street, Unit 1
 Seattle, WA 98121
 PH 206.239.0850
 brandtdesigninc.com

ISSUE:
PERMIT

SHEET TITLE:
Shoring Plan

SCALE: 3/16" = 1'-0" U.N.O.
 DATE: September 14, 2021
 PROJECT NO: 01519-2021-06
 SHEET NO:

SH2.1



Plan Notes

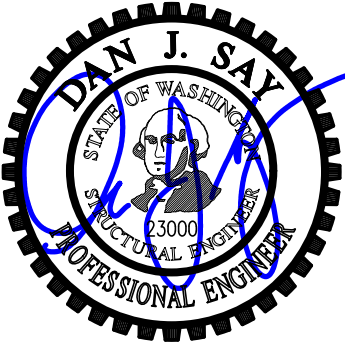
- DO NOT SCALE DRAWINGS. DIMENSIONS AND EXISTING ELEVATIONS ARE ESTIMATED AND ARE SHOWN FOR BID PURPOSES. DIMENSIONS AND ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR.
- REFER TO SHEETS SH3.1 AND SH3.2 FOR SHORING WALL ELEVATIONS.
- GRADING MUST BE STABILIZED BY OCTOBER 31ST, AN NO EXCAVATION OR FILL PLACEMENT CAN BE PERFORMED BETWEEN OCTOBER 31ST AND APRIL 1ST WITHOUT WRITTEN PERMISSION FROM THE GEOTECHNICAL SPECIAL INSPECTOR.
- SHORING DESIGN IS BASED ON THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. ACTIVE AND PASSIVE LATERAL EARTH DESIGN CRITERIA FOR PERMANENT SHORING ARE AS INDICATED IN DETAILS 3/SH4.1 AND 4/SH4.1. DESIGN CRITERIA TO BE CONFIRMED BY THE PROJECT GEOTECHNICAL ENGINEER. MAXIMUM ALLOWED PILE DESIGN DEFLECTION = 1".
- OBSTRUCTIONS MAY BE ENCOUNTERED DURING EXCAVATION AND SHORING/PILE INSTALLATION. NOTIFY ENGINEER OF RECORD IF OBSTRUCTIONS ARE ENCOUNTERED.
- FOR EACH PILE UTILIZING LEAN CONCRETE, THE REQUIRED VOLUME OF GROUT SHALL BE CALCULATED PRIOR TO AND MONITORED DURING INSTALLATION. GROUT OPERATIONS SHALL BE STOPPED IF THE PUMPED GROUT VOLUME EXCEEDS THE CALCULATED GROUT VOLUME BY 10%.
- REFER TO THE GENERAL SHORING NOTES ON SHEET SH1.1 FOR ADDITIONAL REQUIREMENTS.

Legend

- Px (Symbol) PILE PER SCHEDULE, 12/SH4.1
- B.O.E. (Symbol) BOTTOM OF EXCAVATION
- T.O.S. (Symbol) TOP OF SLAB

Shoring Plan
 Scale: 3/16" = 1'-0"





DESIGN: DMR
 DRAWN: NHD
 CHECKED: BDM
 APPROVED: DJS

REVISIONS:
 1 Permit Corrections Apr. 19, 2022
 2 Permit Corrections 2 Nov. 17, 2022
 3 Permit Corrections 3 Jan. 13, 2023

DPD:

PROJECT TITLE:
Huber Residence
 9611 SE 72nd Street
 Mercer Island, WA 98040

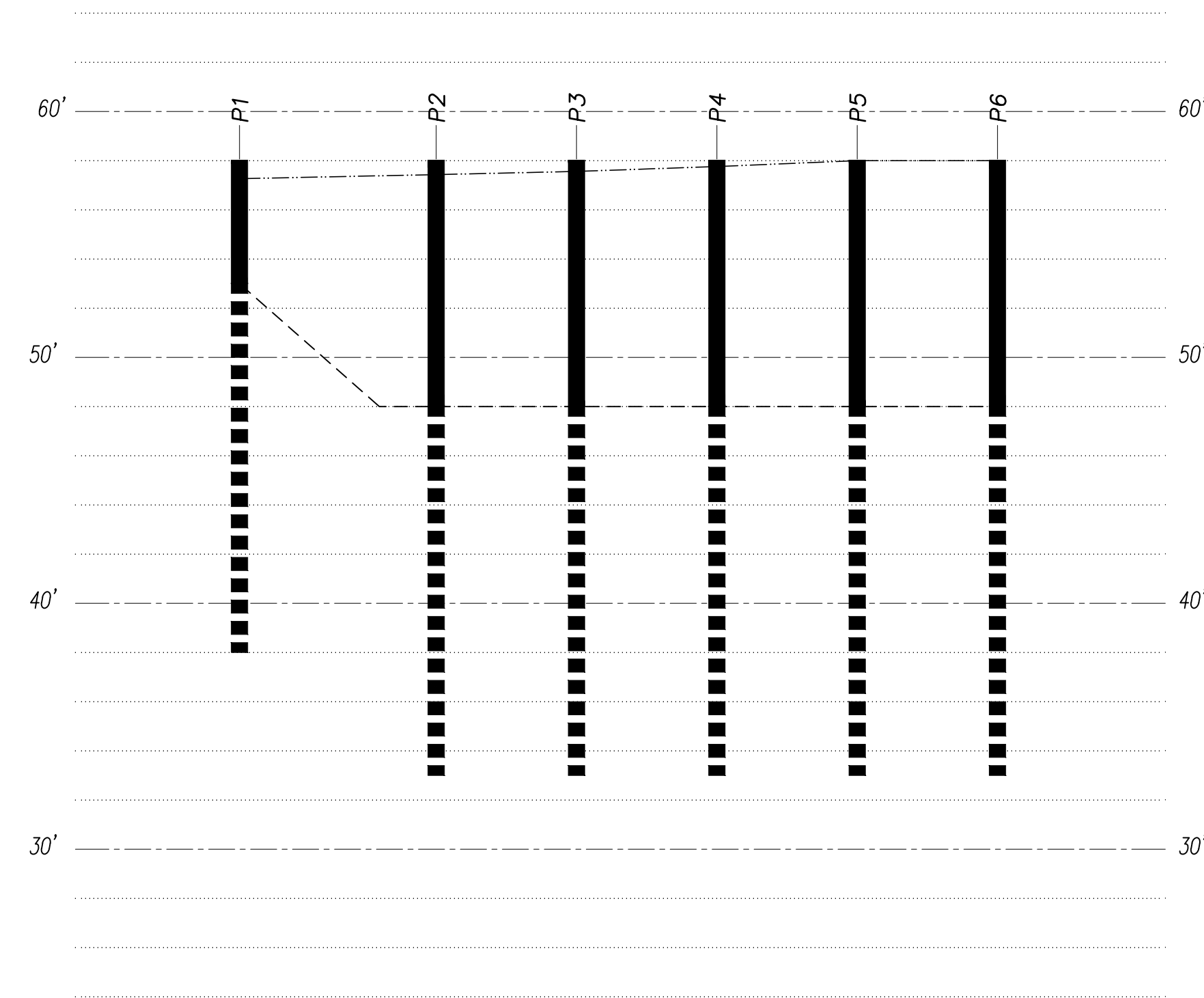
ARCHITECT:
Brandt Design Group
 66 Bell Street, Unit 1
 Seattle, WA 98121
 PH 206.239.0850
 brandtdesigninc.com

ISSUE:
PERMIT

SHEET TITLE:
Shoring Elevations

SCALE: 3/16" = 1'-0" U.N.O.
 DATE: September 14, 2021
 PROJECT NO: 01519-2021-06
 SHEET NO:

SH3.1

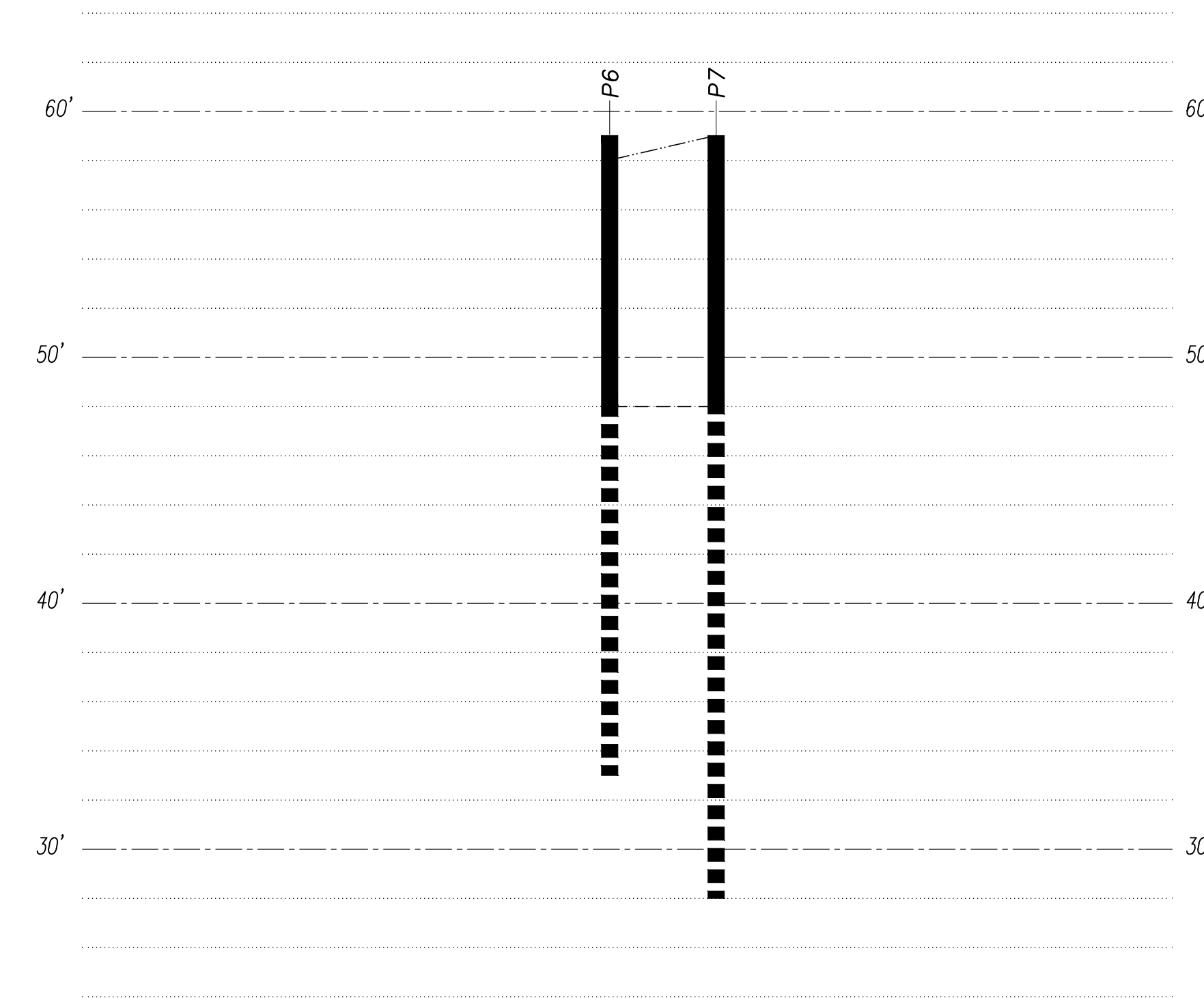


Legend

- APPROXIMATE TOP OF GRADE
- BOTTOM OF EXCAVATION
- █ Px STEEL PILE PER PLAN/SCHEDULE
- █ CONCRETE LAGGING

West Shoring Elevation 1

LOOKING WEST
 Scale: 3/16" = 1'-0"

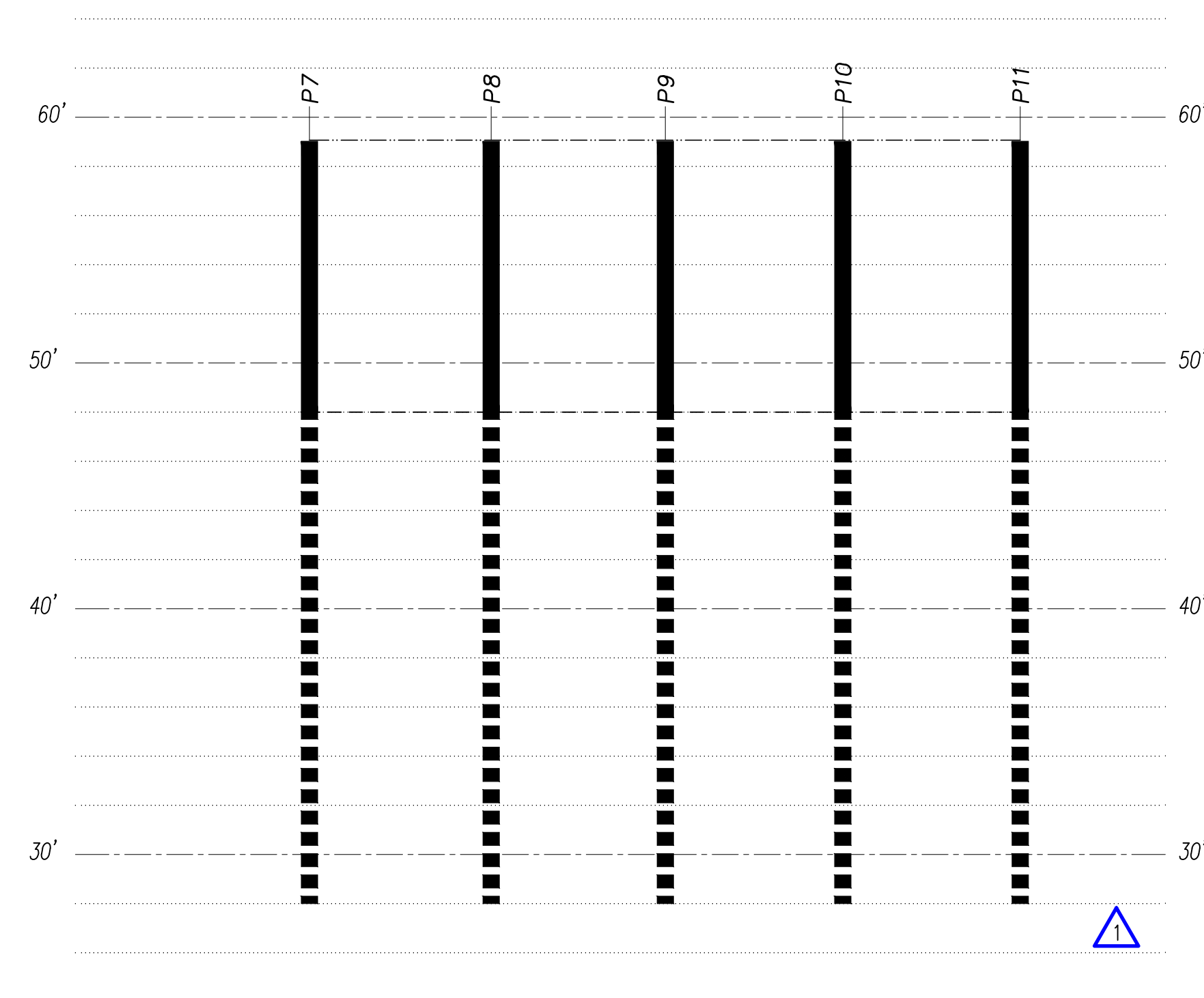


Legend

- APPROXIMATE TOP OF GRADE
- BOTTOM OF EXCAVATION
- █ Px STEEL PILE PER PLAN/SCHEDULE
- █ CONCRETE LAGGING

South Shoring Elevation 2

LOOKING SOUTH
 Scale: 3/16" = 1'-0"



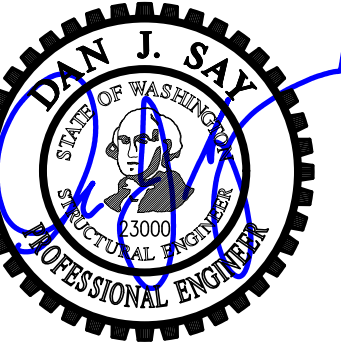
Legend

- APPROXIMATE TOP OF GRADE
- BOTTOM OF EXCAVATION
- █ Px STEEL PILE PER PLAN/SCHEDULE
- █ CONCRETE LAGGING

West Shoring Elevation 3

LOOKING WEST
 Scale: 3/16" = 1'-0"





DESIGN:	DMR
DRAWN:	NHD
CHECKED:	BDM
APPROVED:	DJS

REVISIONS:		
1	Permit Corrections	Apr. 19, 2022
2	Permit Corrections 2	Nov. 17, 2022
3	Permit Corrections 3	Jan. 13, 2023

DPD:

PROJECT TITLE:
Huber Residence
 9611 SE 72nd Street
 Mercer Island, WA 98040

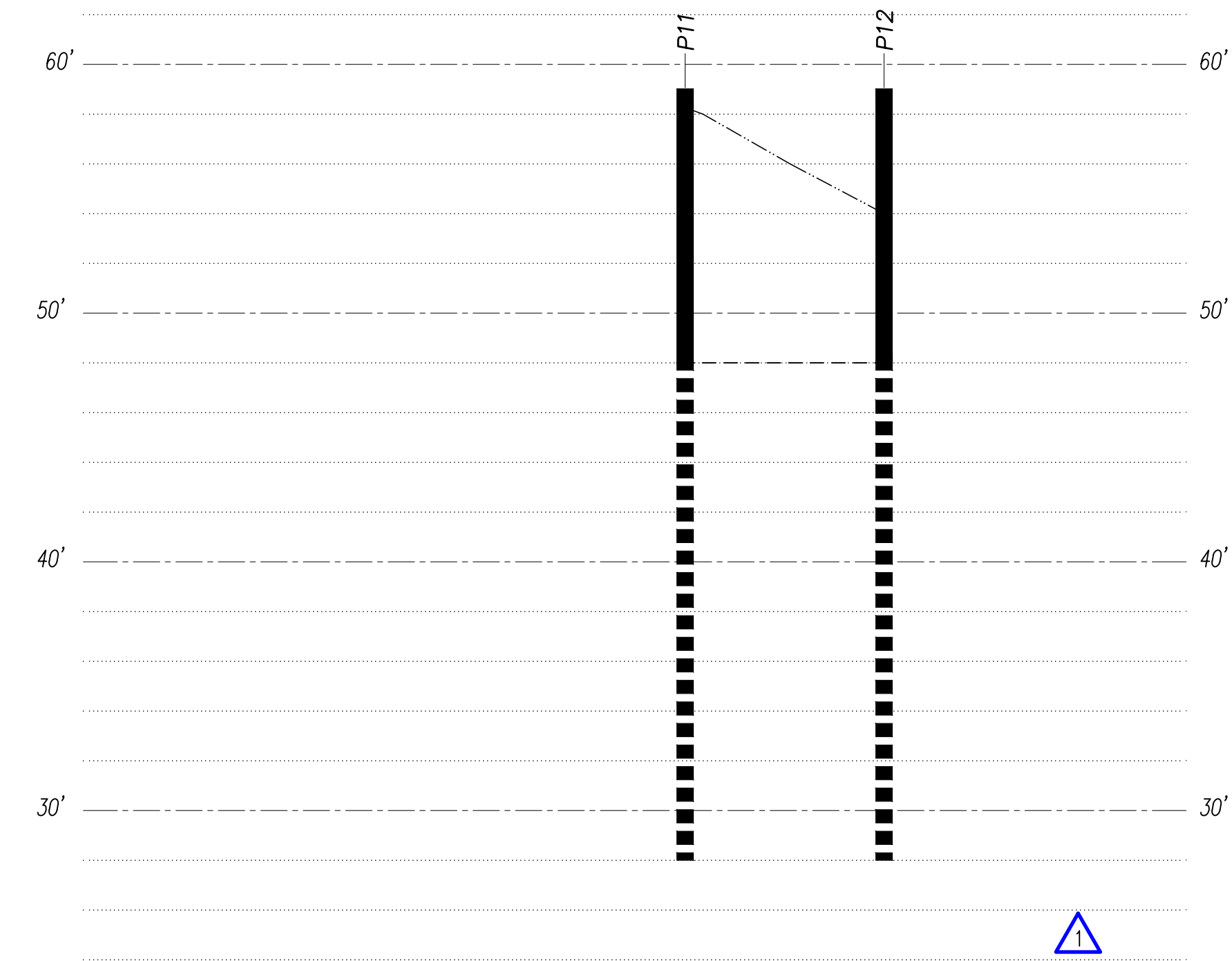
ARCHITECT:
Brandt Design Group
 66 Bell Street, Unit 1
 Seattle, WA 98121
 PH 206.239.0850
 brandtdesigninc.com

ISSUE:
PERMIT

SHEET TITLE:
Shoring Elevations

SCALE:
 $\frac{3}{16}'' = 1'-0''$ U.N.O.
 DATE:
 September 14, 2021
 PROJECT NO:
 01519-2021-06
 SHEET NO:

SH3.2

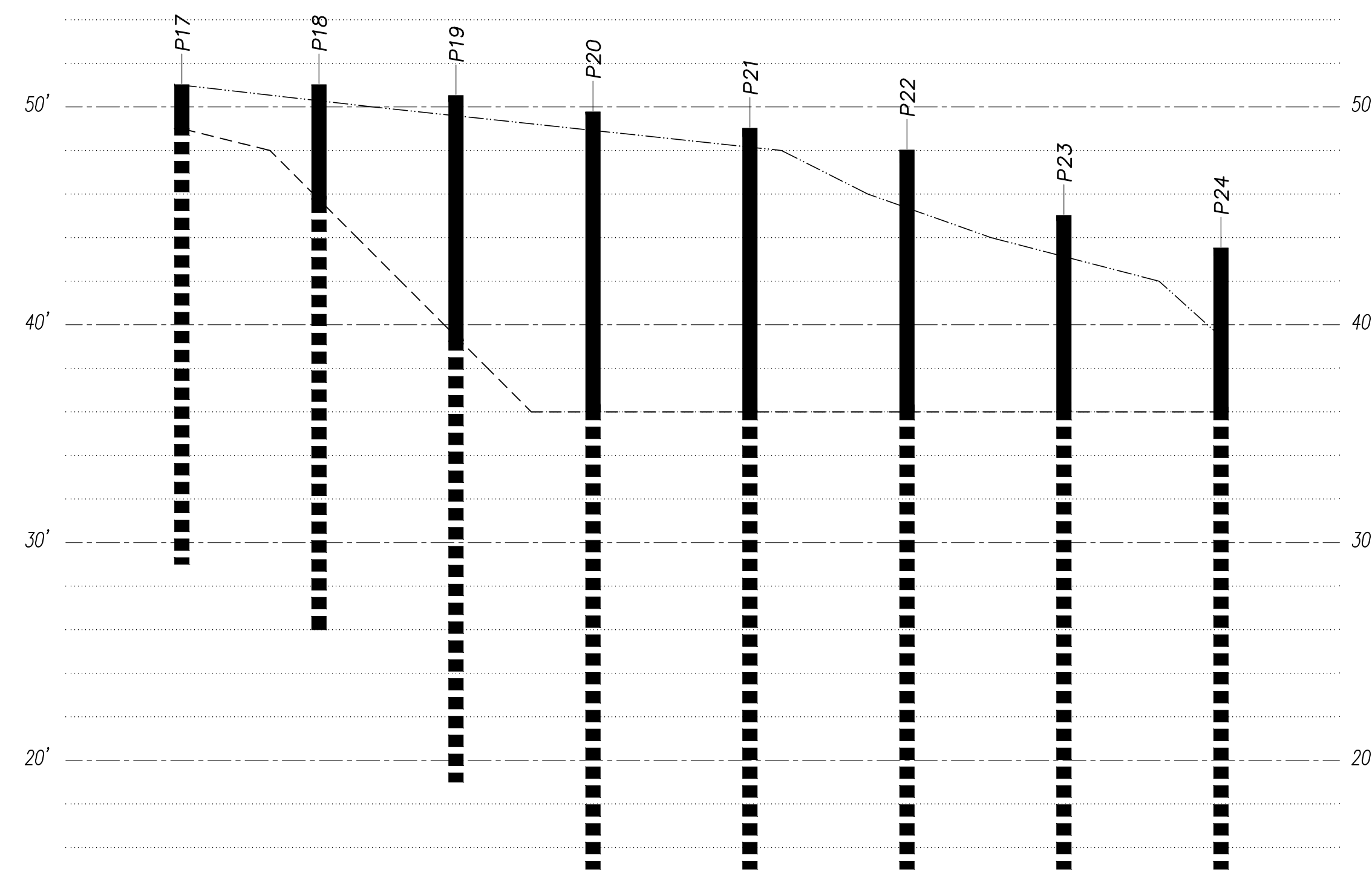


Legend

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

North Shoring Elevation

LOOKING NORTH
 Scale: $\frac{3}{16}'' = 1'-0''$

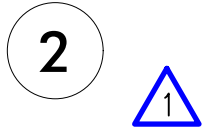


Legend

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

North Shoring Elevation

LOOKING NORTH
 Scale: $\frac{3}{16}'' = 1'-0''$





DESIGN: DMR
 DRAWN: NHD
 CHECKED: BDM
 APPROVED: DJS

REVISIONS:

1	Permit Corrections	Apr. 19, 2022
2	Permit Corrections 2	Nov. 17, 2022
3	Permit Corrections 3	Jan. 13, 2023

DPD:

PROJECT TITLE:
Huber Residence
 9611 SE 72nd Street
 Mercer Island, WA 98040

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

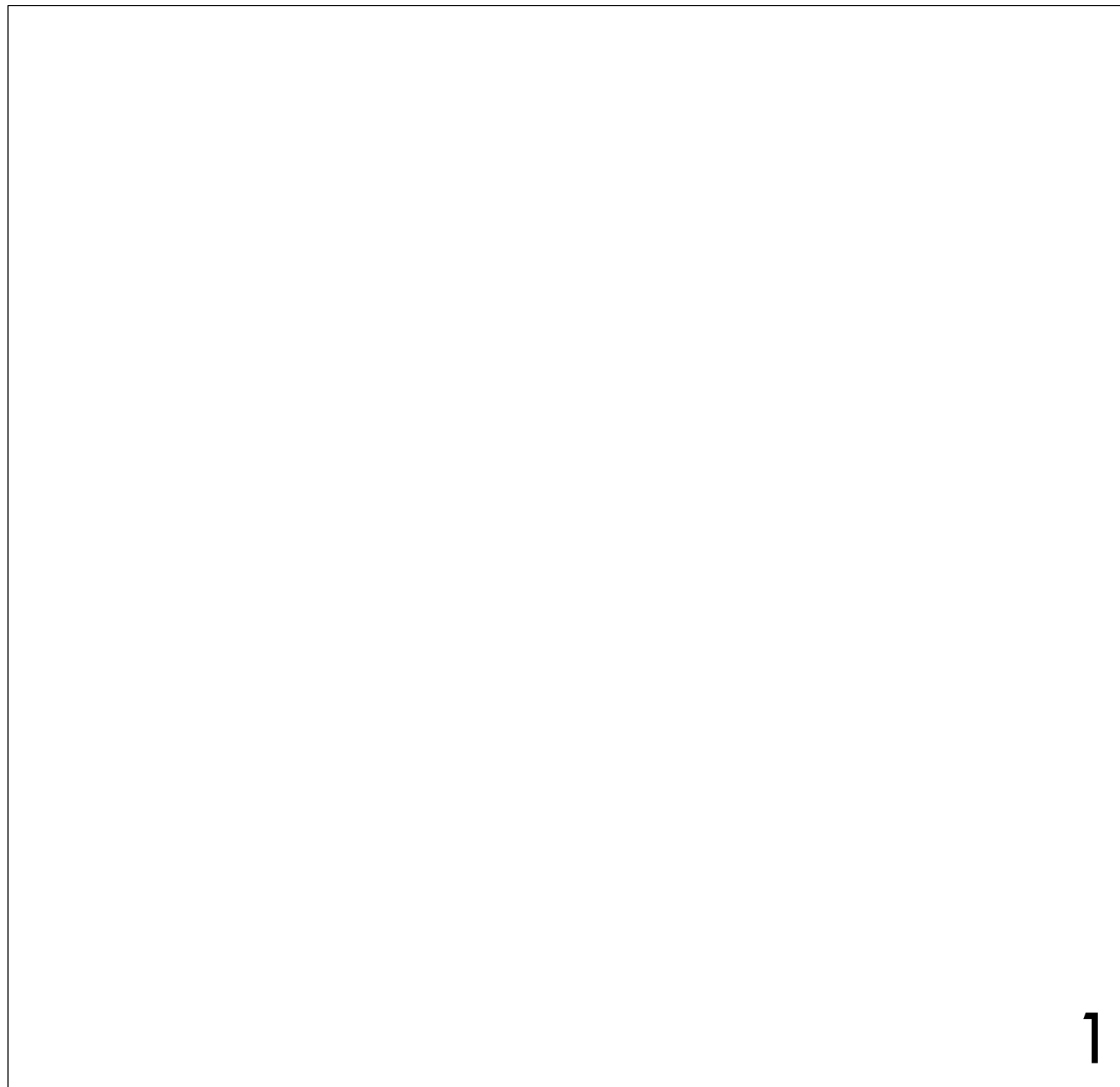
ISSUE:
PERMIT

SHEET TITLE:

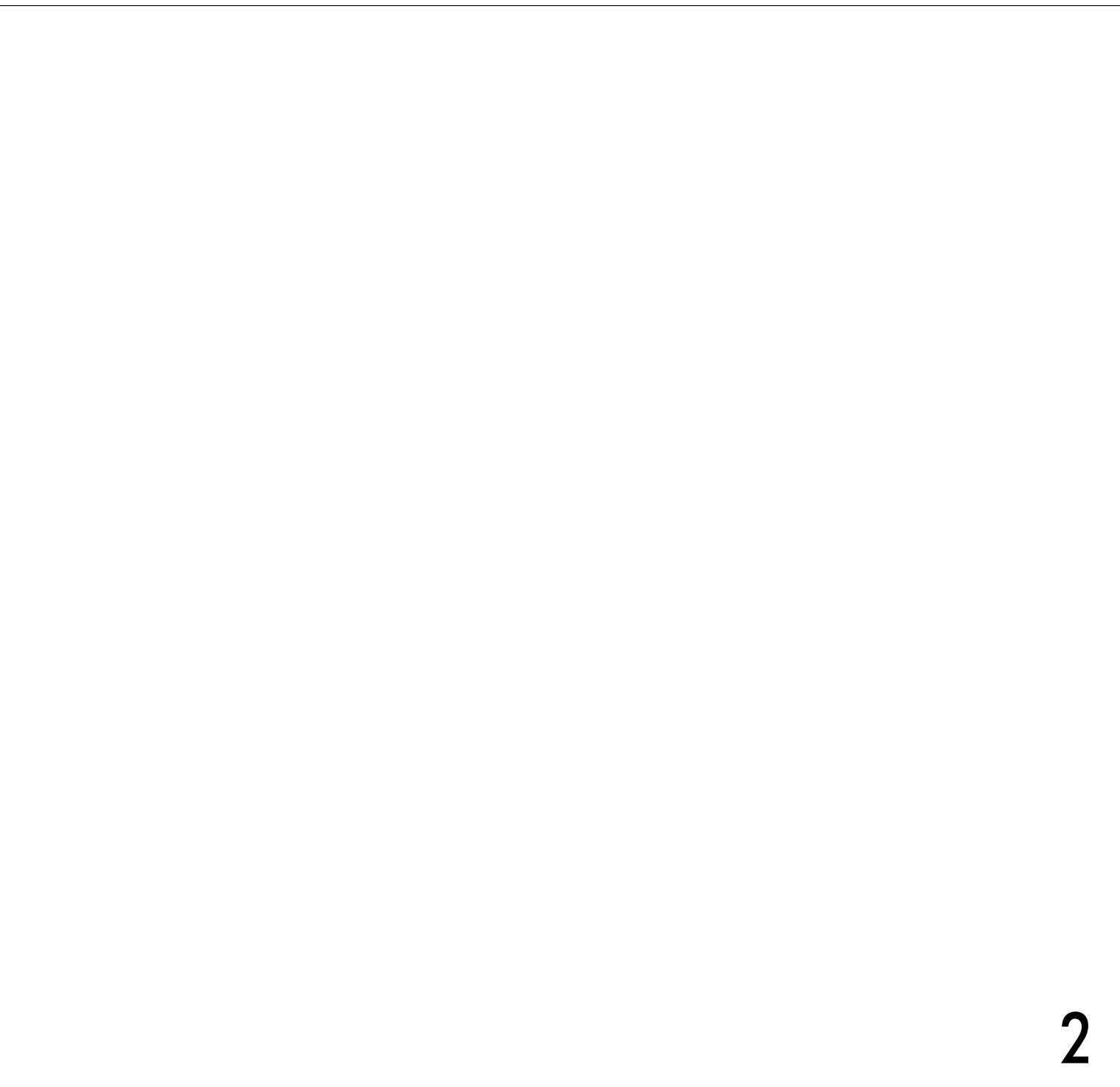
Shoring Details

SCALE: 3/4" = 1'-0" U.N.O.
 DATE: September 14, 2021
 PROJECT NO: 01519-2021-06
 SHEET NO:

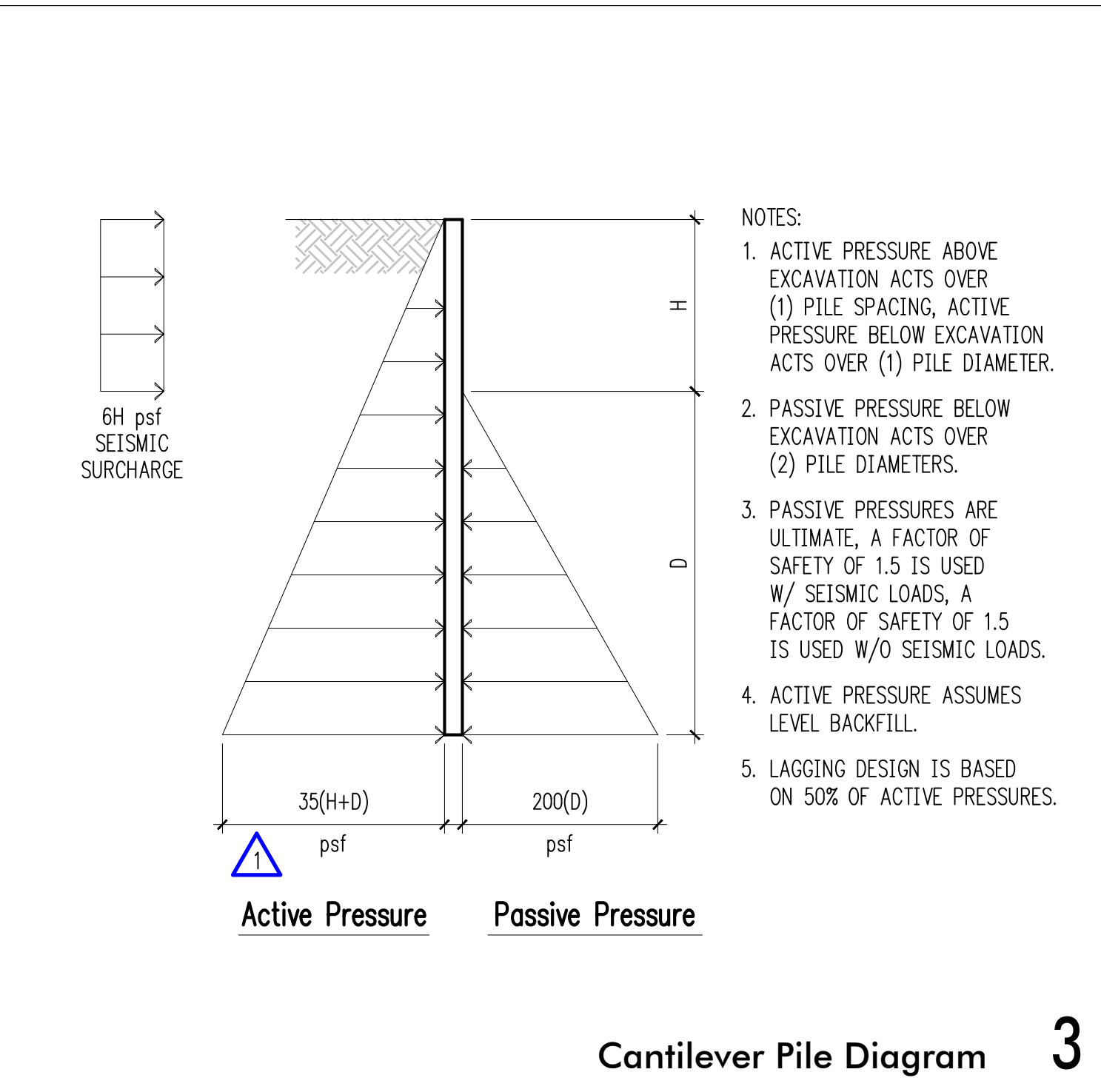
SH4.1



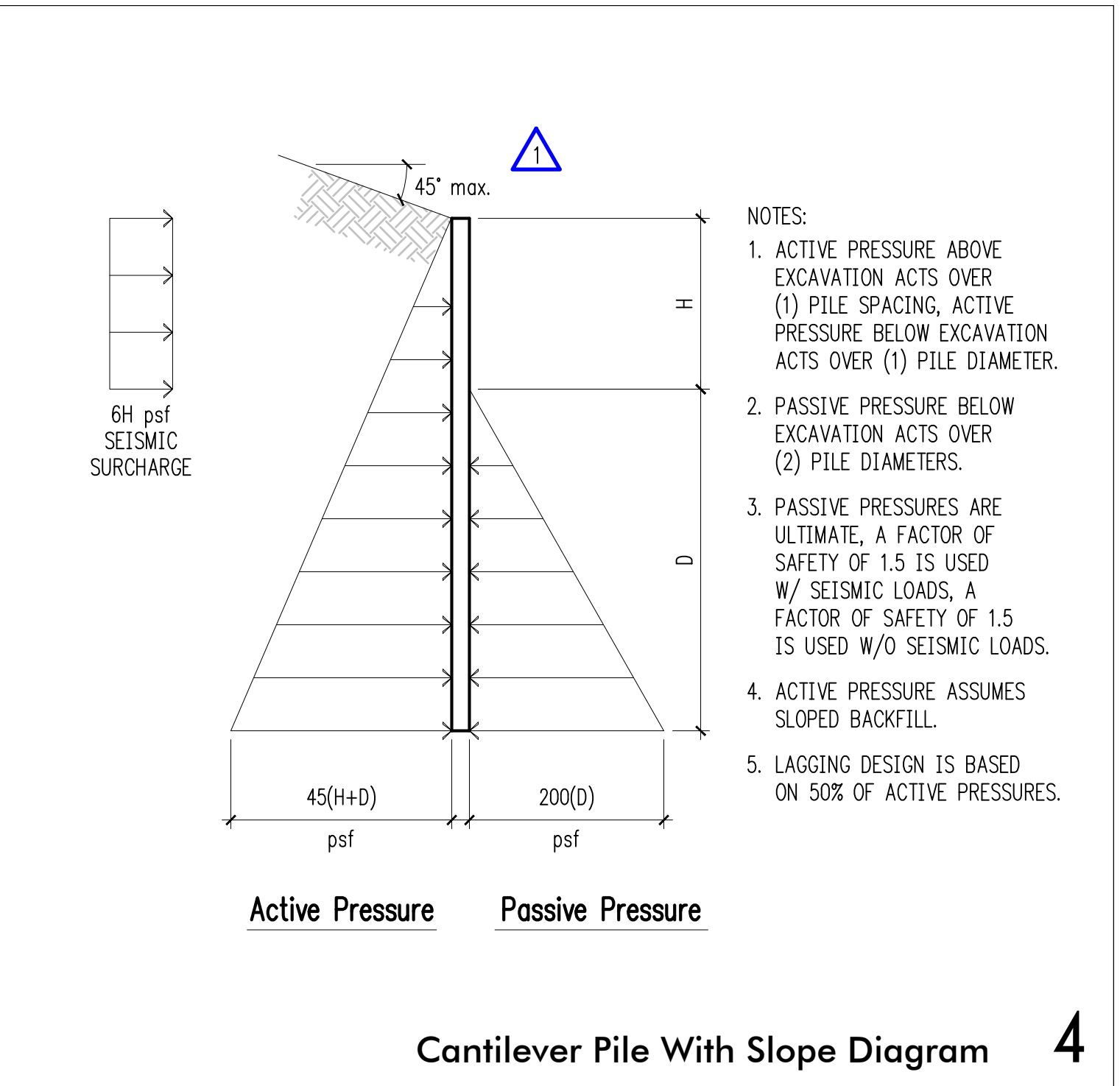
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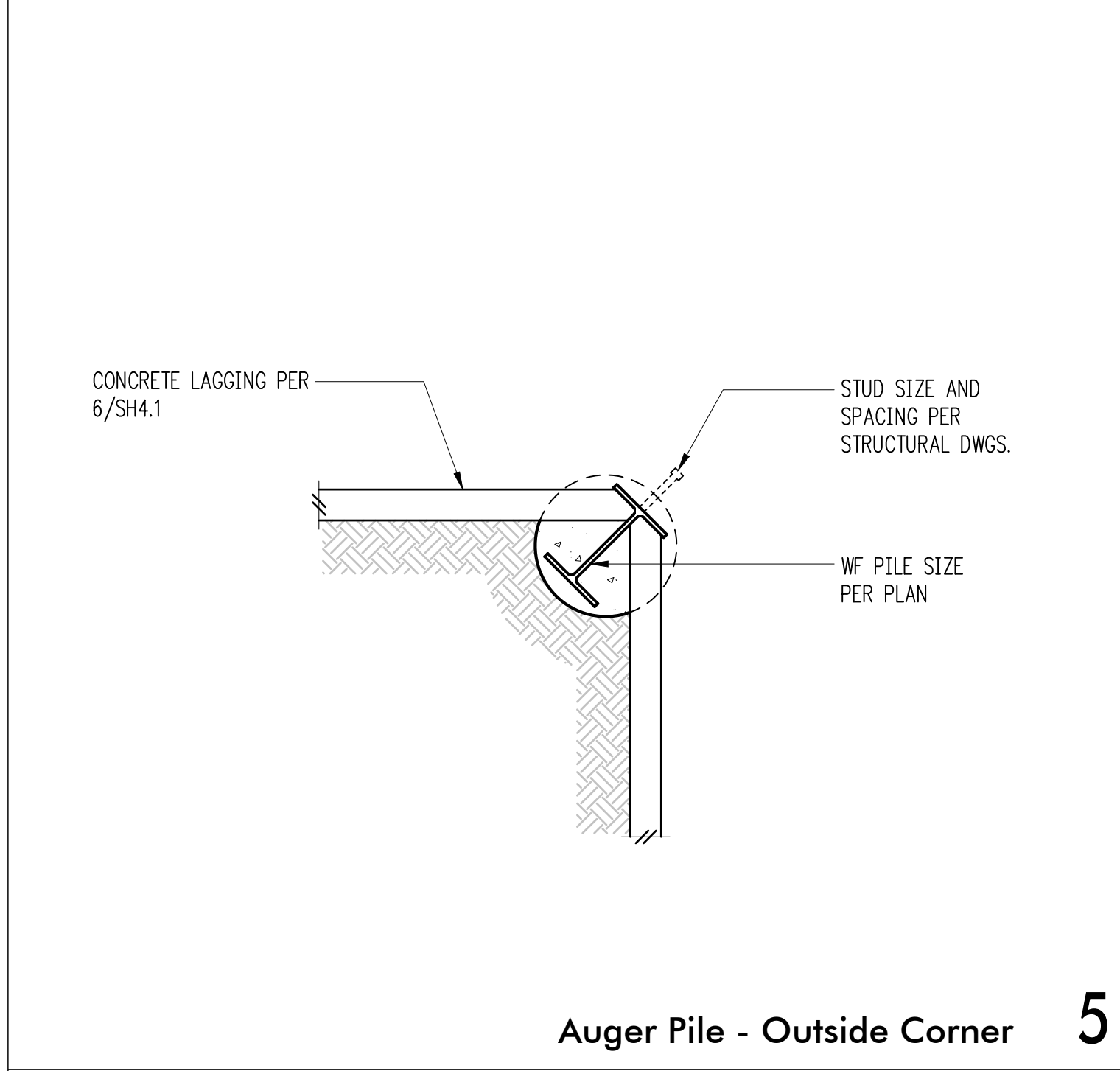
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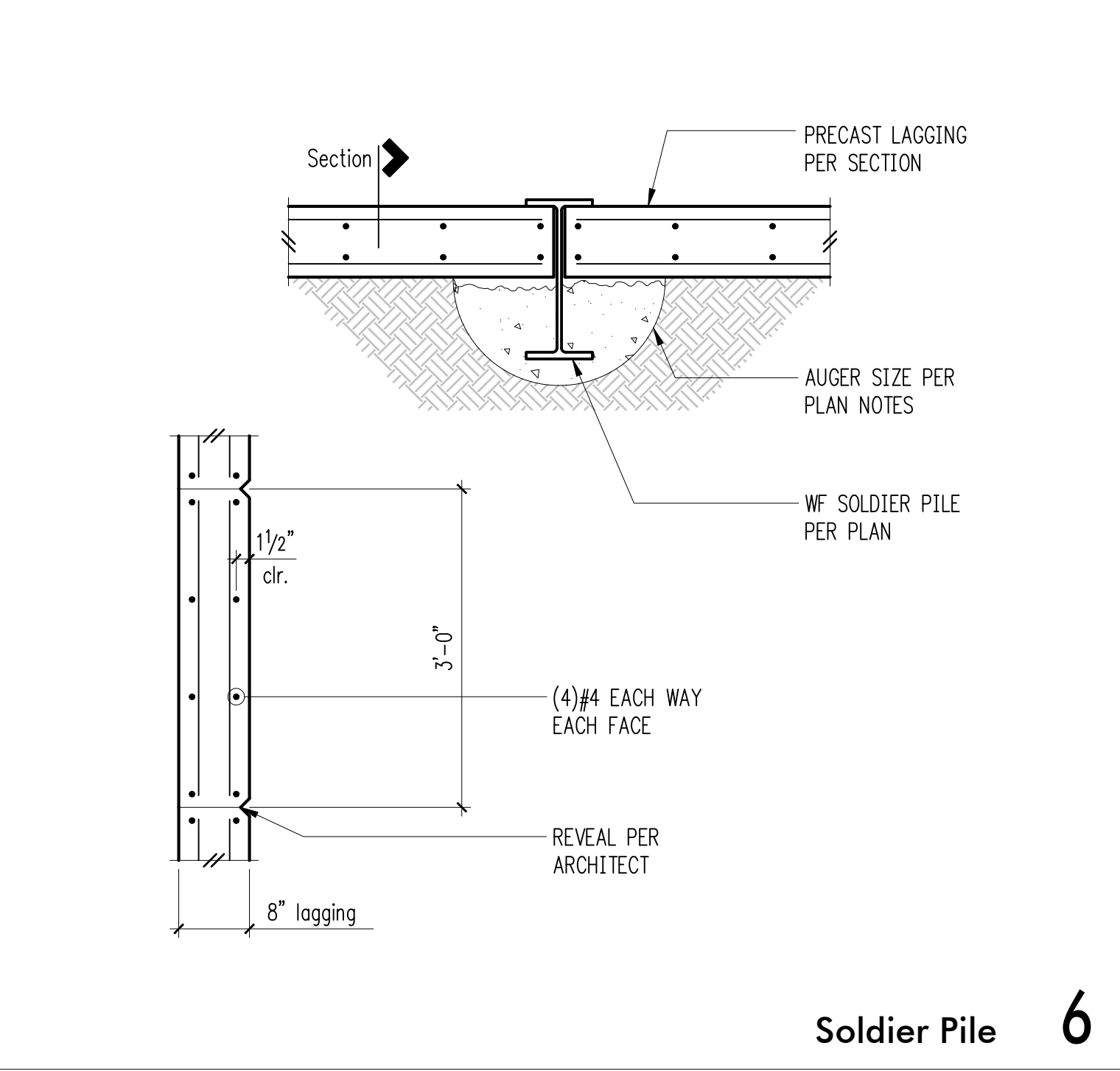
Cantilever Pile Diagram 3



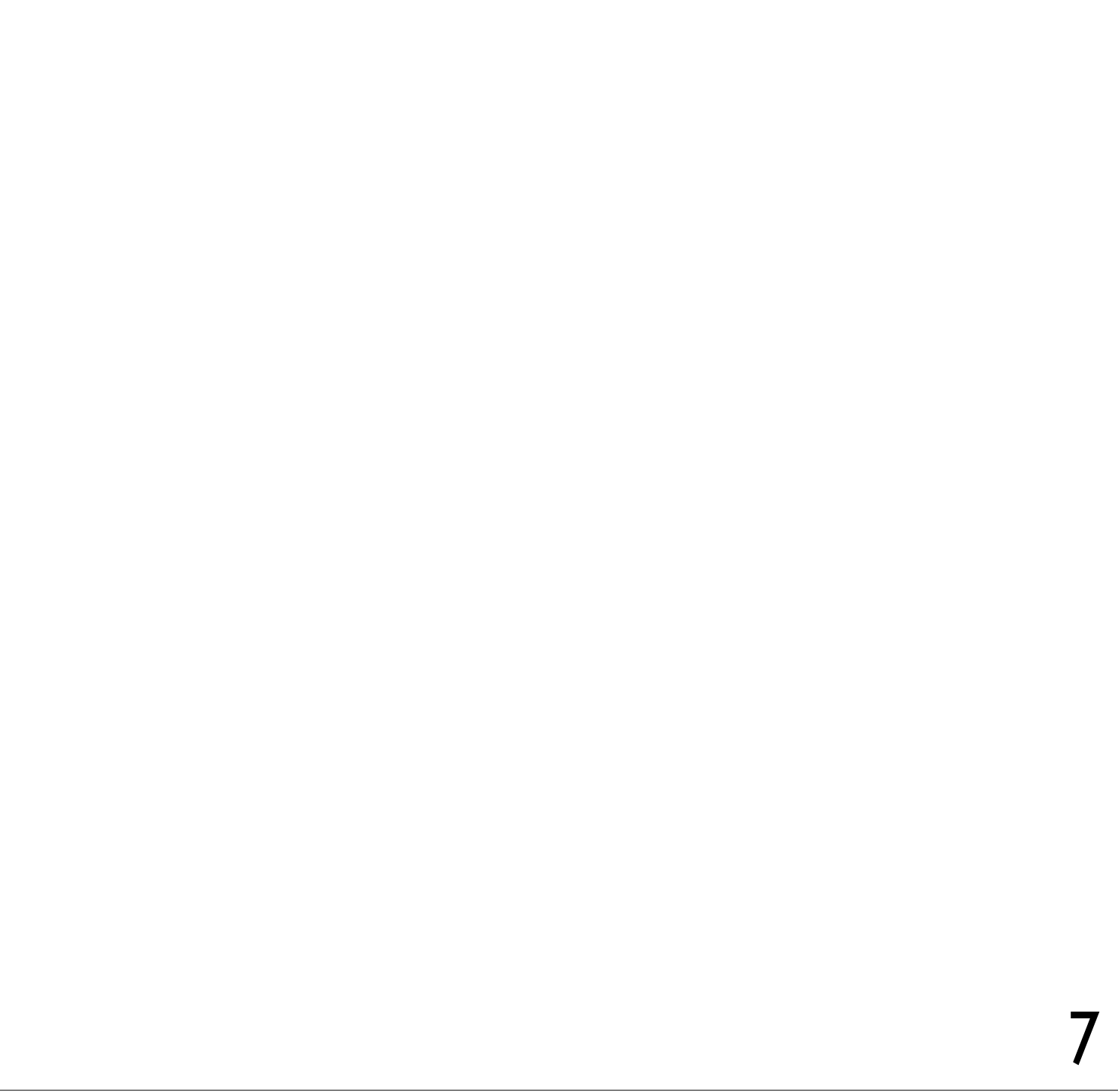
Cantilever Pile With Slope Diagram 4



Auger Pile - Outside Corner 5



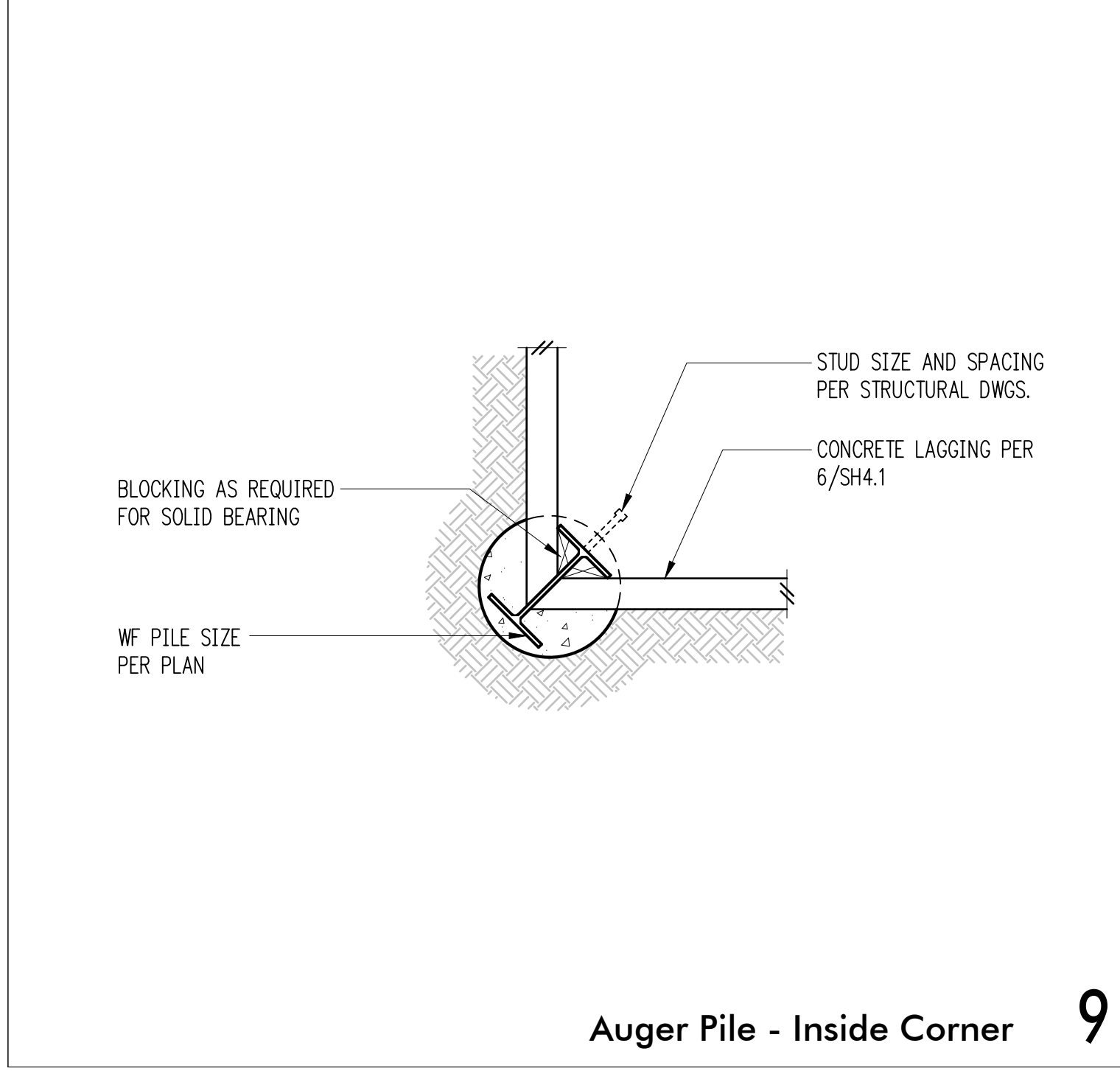
Soldier Pile 6



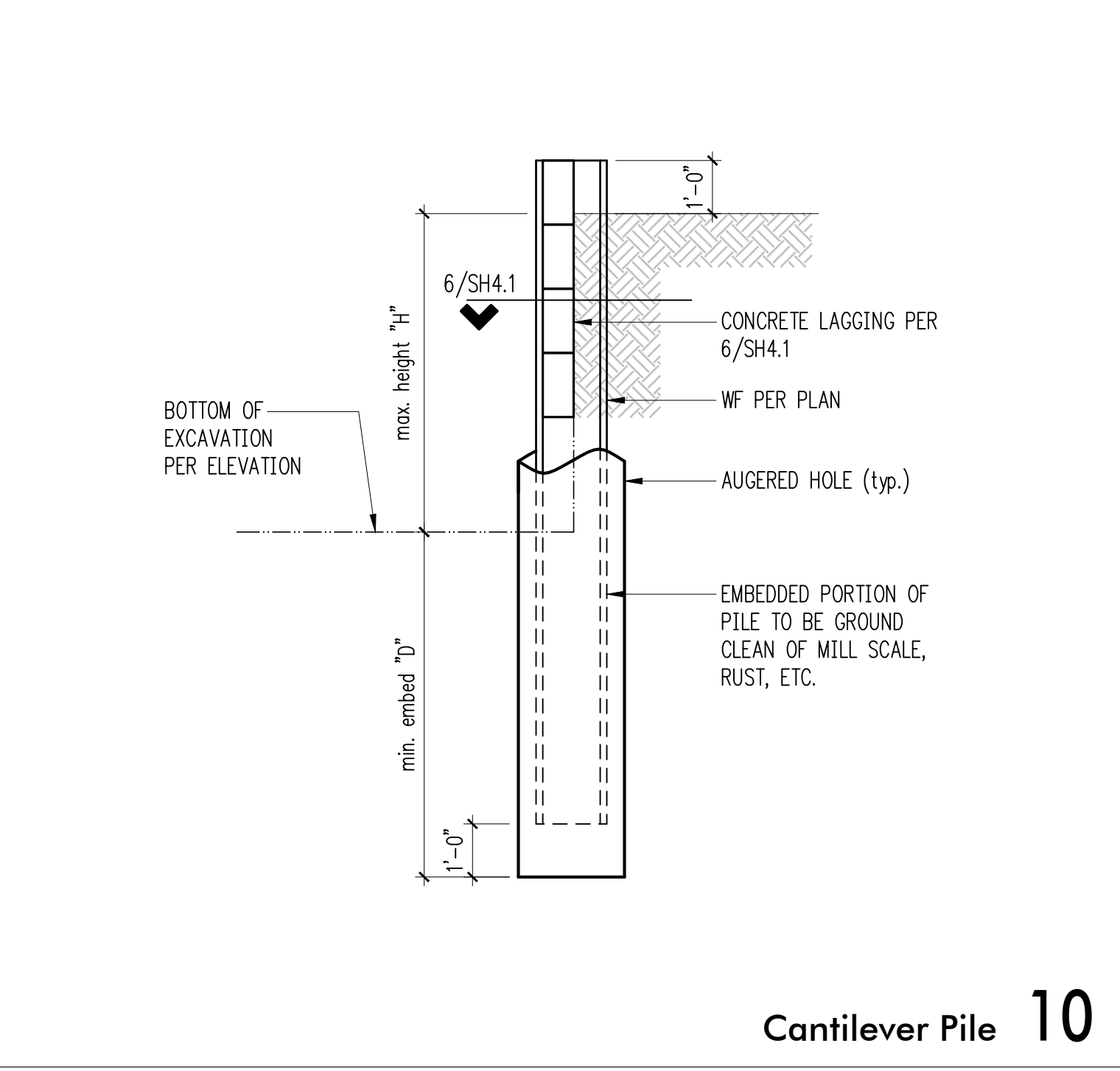
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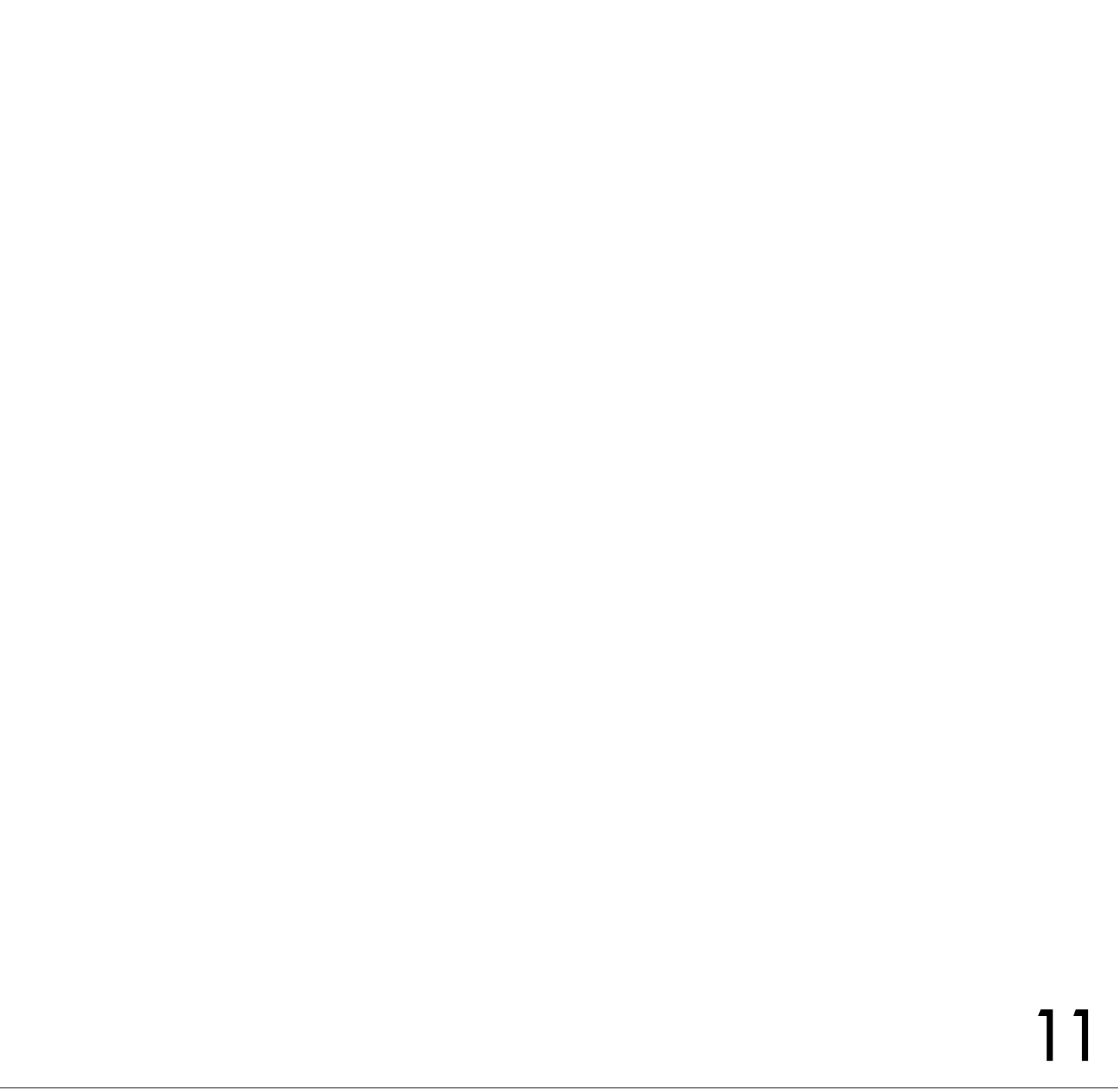
8



Auger Pile - Inside Corner 9



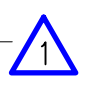
Cantilever Pile 10



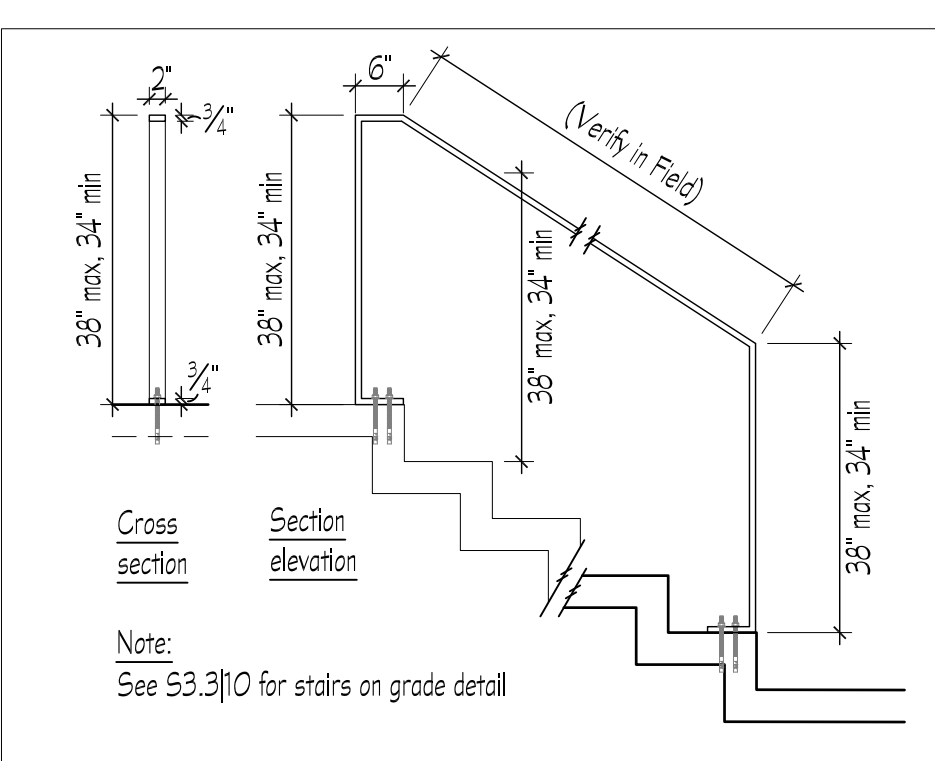
11

Pile Schedule

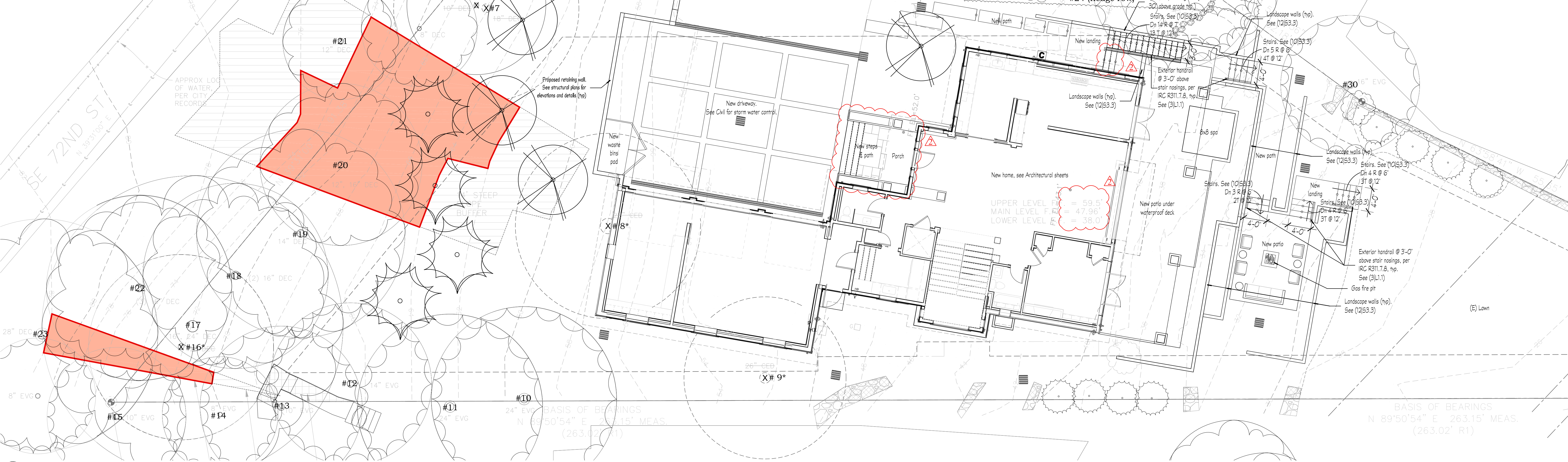
MARK	AUGER DIA. (min.)	WIDE FLANGE SIZE	MAX. HEIGHT H	MIN. EMBED D	TEMP. OR PERM.
P1	30"φ	W14x43	10'-0"	15'-0"	T
P2-P6	30"φ	W14x43	10'-0"	15'-0"	P
P7-P12	30"φ	W16x89	12'-0"	20'-0"	P
P13-P15	30"φ	W16x36	10'-0"	14'-3"	T
P16-P20	30"φ	W18x65	13'-0"	18'-6"	P



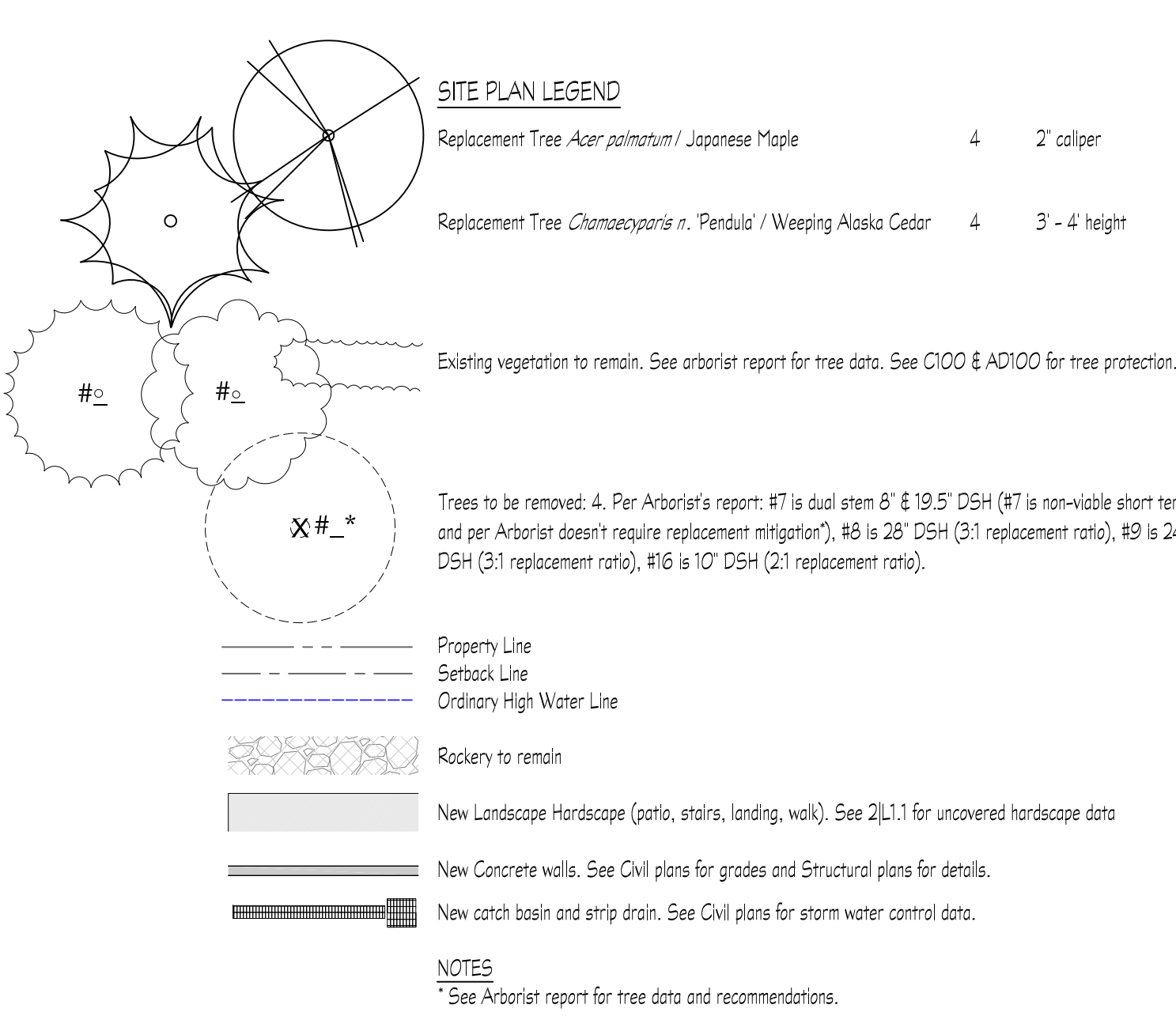
12



3 L1.1 Detail: Exterior handrails
Scale: 1/2" = 1'



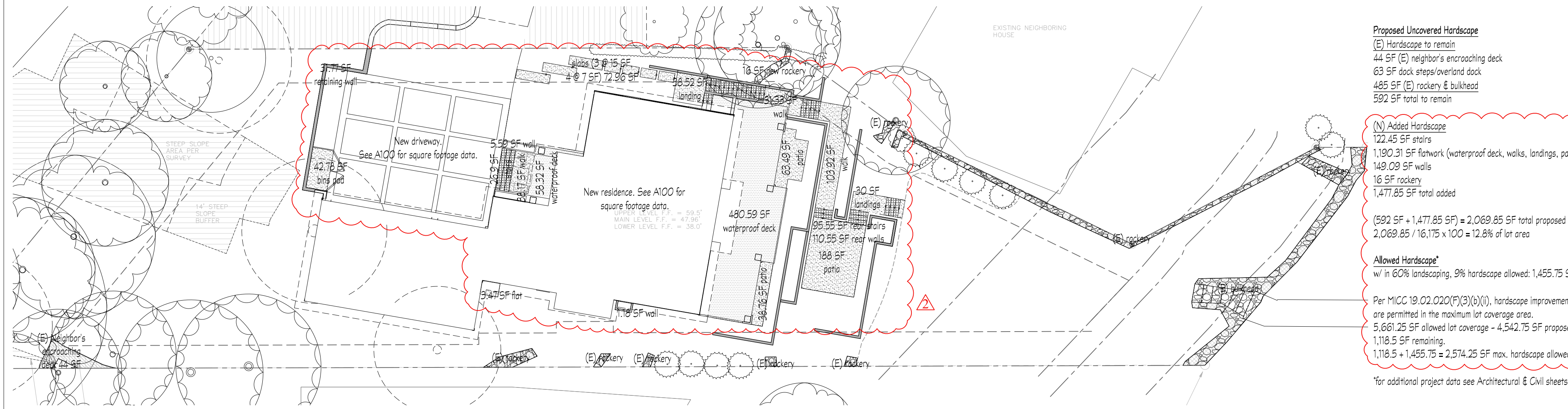
1 L1.1 Site plan: new landscape hardscape features



EXISTING LOT AREA SUMMARY
 16,175 SF lot w/ 21.4% average slope
 High point 75' - low point 18.6' = 56.4' / 263.15' between = 21.4% av. slope.
 35% lot coverage allowed (house & driveway surface) = 5,661.25 SF

NOTES

- The site plan used to create this drawing was provided by Brandt Design Group Architects. Includes survey 13043-1 (rev 09-01-2021) by Terrane. Base drawings have been modified for visual clarity.
- See 2[L1.1] for Proposed uncovered Hardscape in Landscape area data.
- See sheets AD100 & A100 for additional project data & square footage calculations.
- See Civil plans for site protection (TESC), storm water control, and grading data.
- (19.13.020.a) Legal nonconforming uses and structures may continue.
- All exterior handrails @ 3'-0" above stair nosings, per IRC R311.7.8.



2 L1.1 Proposed Hardscape Square Footage Data NTS

Proposed Uncovered Hardscape
 (E) Hardscape to remain
 44 SF (E) neighbor's encroaching deck
 63 SF deck, steps/overland deck
 485 SF (E) rockery & bulkhead
 592 SF total to remain

(N) Added Hardscape
 122.45 SF stairs
 1190.31 SF flatwork (waterproof deck, walks, landings, patios)
 149.09 SF walls
 16 SF rockery
 1,477.85 SF total added

$(592 \text{ SF} + 1,477.85 \text{ SF}) = 2,069.85 \text{ SF}$ total proposed
 $2,069.85 / 16,175 \times 100 = 12.8\%$ of lot area

Allowed Hardscape*
 w/ in 60% landscaping, 9% hardscape allowed: 1,455.75 SF

Per MICC 19.02.020(F)(3)(v)(i), hardscape improvements are permitted in the maximum lot coverage area.
 5,661.25 SF allowed lot coverage - 4,542.75 SF proposed = 1,118.5 SF remaining.
 1,118.5 + 1,455.75 = 2,574.25 SF max. hardscape allowed

*for additional project data see Architectural & Civil sheets

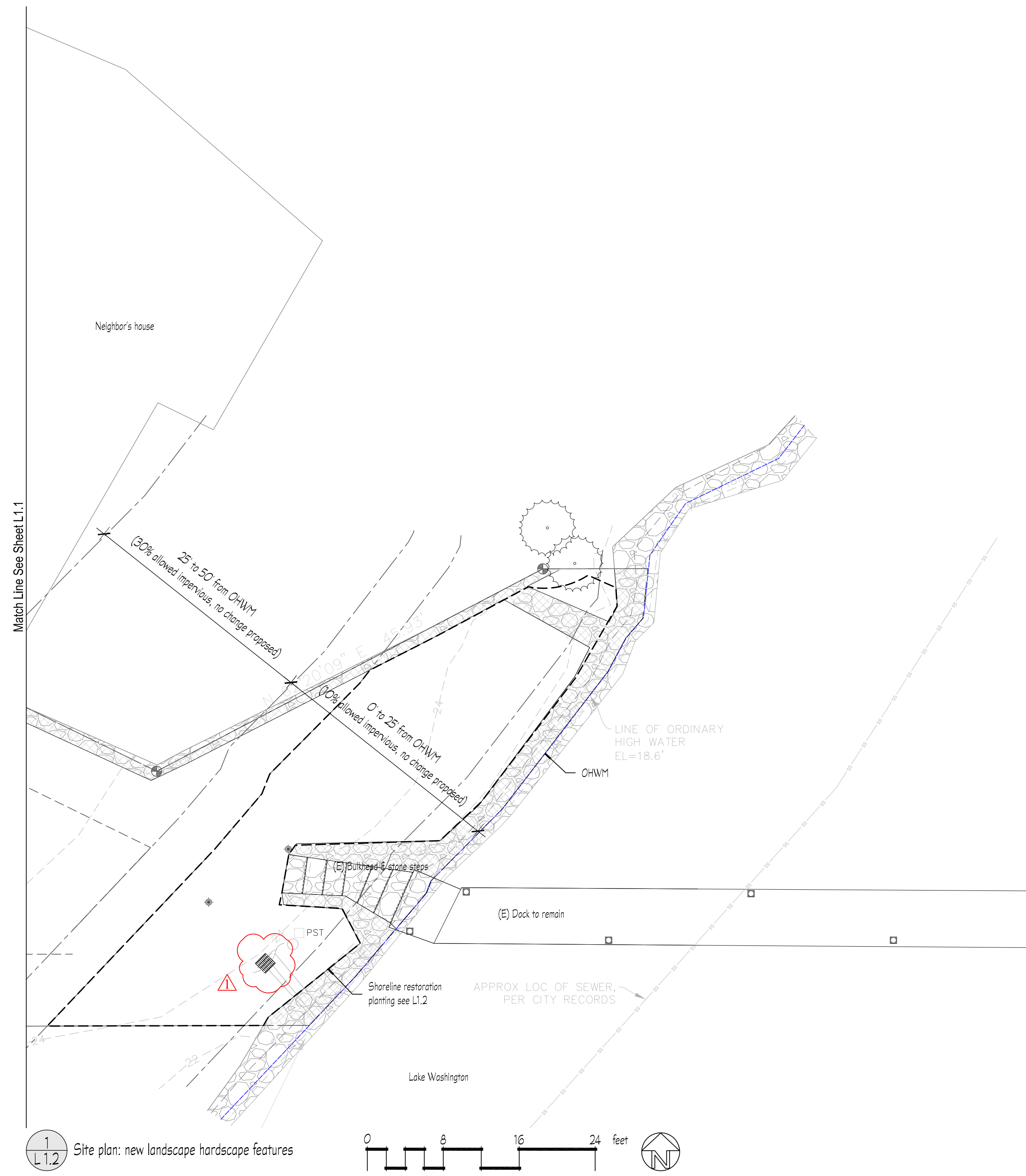
Huber Residence Landscape Plan: Site Plan, page 1 of 2
 9811 SE 72nd Street, Mercer Island, WA 98040

PREP. DWG. 03.25.2022
 REVISION 01.17.2022
 REVISION 01.17.2022
 REVISION 01.17.2022
 DRAWN BY: ML
 CHECKED BY: ML
 DATE: 03.25.2022

9811 SE 72nd Street, Mercer Island, WA 98040
 206.860.7623
 www.camblum.com
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LANDSCAPE ARCHITECT
 LICENSE NO. 21817
 EXPIRES 03/31/2025



1 L1.2 Site plan: new landscape hardscape features

SITE PLAN LEGEND

	Replacement Tree <i>Acer palmatum</i> / Japanese Maple	4	2' caliper
	Replacement Tree <i>Chamaecyparis n. Pendula</i> / Weeping Alaska Cedar	4	3 - 4' height
	Existing vegetation to remain. See arborist report for tree data. See C100 & A100 for tree protection.		
	Trees to be removed: 4. Per Arborist's report: #7 is dual stem 8' & 19.5' DSH (#7 is non-viable short term and per Arborist doesn't require replacement mitigation), #8 is 28' DSH (3:1 replacement ratio), #9 is 24' DSH (3:1 replacement ratio), #16 is 10' DSH (2:1 replacement ratio).		

Property Line
 Setback Line
 Ordinary High Water Line
 Rockery to remain
 New Landscape Hardscape (patio, stairs, landing, walk). See 2[L1.1 for uncovered hardscape data
 New Concrete walls. See Civil plans for grades and Structural plans for details.
 New catch basin and strip drain. See Civil plans for storm water control data.

NOTES
 1 See Arborist report for tree data and recommendations.

EXISTING LOT AREA SUMMARY
 16,175 SF lot w/ 21.4% average slope
 High point 75' - low point 18.6' = 56.4' / 263.15' between = 21.4% av. slope.
 35% lot coverage allowed (house & driving surface) = 5,661.25 SF

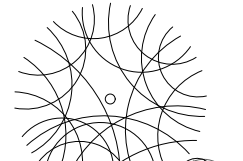
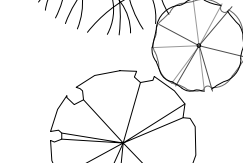
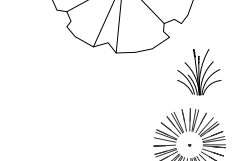
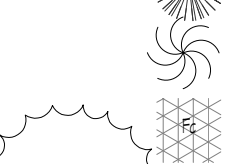
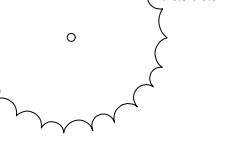
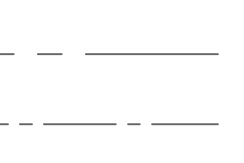
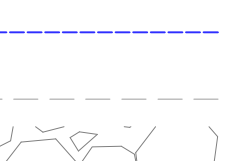
Impervious coverage in the shoreline setbacks
 OHWM to 25' (10% allowed)
 1449 SF total area (10% = 145 SF allowed)
 315 SF existing bulkhead, stone steps, rockery (21.7%. No change proposed).
 Non-conforming impervious allowed; created under permit 1406-138

25' to 50' (30% allowed)
 1066 SF total area (30% = 320 SF allowed)
 36 SF existing rockery (3.4%. No change proposed)

NOTES
 1. The site plan used to create this drawing was provided by Brandt Design Group Architects. Includes survey 13043-T (rev 09-01-2021) by Terrane. Base drawings have been modified for visual clarity.
 2. See 2[L1.1 for Proposed uncovered Hardscape in Landscape area data.
 3. See sheets A100 & A100 for additional project data & square footage calculations.
 4. See Civil plans for site protection (TESC), storm water control, and grading data.
 5. (19.13.020.a) Legal nonconforming uses and structures may continue.
 6. All exterior handrails @ 3'-0" above stair nosings, per IRC R311.7.B.



LEGEND (Shoreline Restoration Plants)

Name (Scientific / Common)	Quantity	Size, Notes
 <i>Cornus sericea</i> / Red Twig Dogwood	6	5 gallon
 <i>Cornus s. Kelseyi</i> / Kelsey's Red Twig Dogwood	35	3 gal.
 <i>Symphoricarpos alba</i> / Snowberry	7	3 gal.
 <i>Comosella quomash</i> / Common Comas	42	1 gal.
 <i>Deschampsia cespitosa</i> / Tufted Hairgrass	82	1 gal.
 <i>Elymus mollis</i> / Dune Grass	57	1 gal.
 <i>Fragaria chiloensis</i> / Beach Strawberry	36	4" pot, 16" on center
(E) <i>Picea glauca Conica</i> / Dwarf Alberta Spruce to remain		

- ANNOTATION**
- Property Line
 - Setback Line
 - Ordinary High Water Line
 - Contour Line (2' contours)
 - (E) Rockery / bulkhead to remain

NOTES

1. The site plan used to create this drawing was provided by Brandt Design Group Architects. Includes survey 13043-T (rev 09-01-2021) by Terrane. Base drawings have been modified for visual clarity.
2. For project data see sheet A100
3. (19.13.020.a) Legal nonconforming uses and structures may continue.
4. 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)(g). 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.

SQUARE FOOTAGE DATA 19.13.050(K)(4)(i)

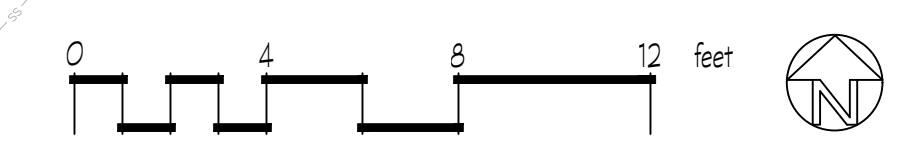
5' planting zone = 307 SF total
 25% native vegetation coverage = 78 SF required
 119 SF proposed

20' planting zone = 1,209 SF total
 75% native vegetation coverage = 902 SF required
 926 SF proposed

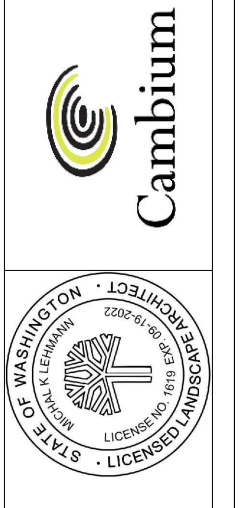
875 SF lawn to be removed

*Note:
 Assumes some grasses will be planted within the back edge of the bulkhead rockery

1 L1.2 Shoreline restoration planting plan



SCALE:	PREL DWG
DESIGNED:	
REVISED:	
DRAWN BY:	
CHECKED BY:	
DATE:	06/20/21





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REVISIONS

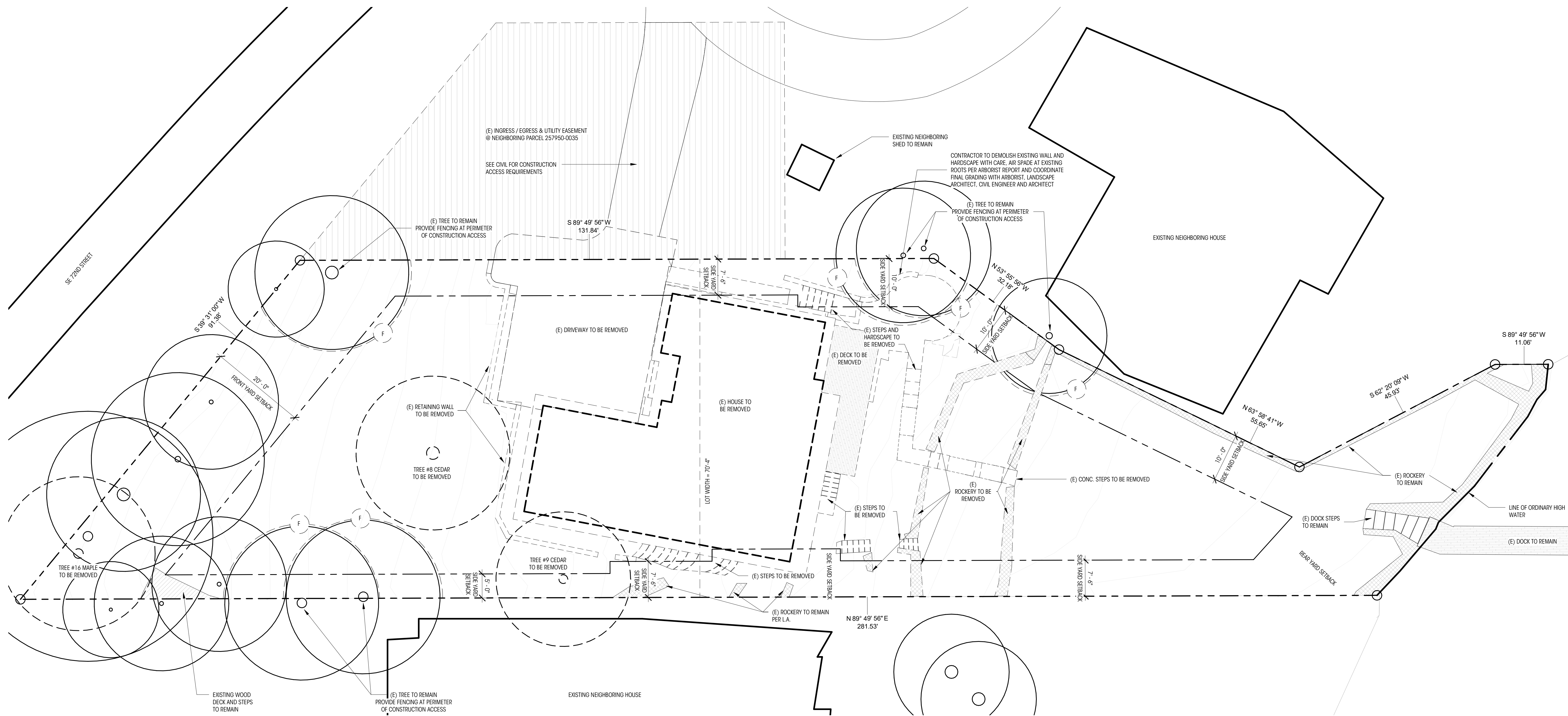
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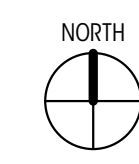
SITE DEMOLITION
PLAN

SCALE: As indicated

AD100



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

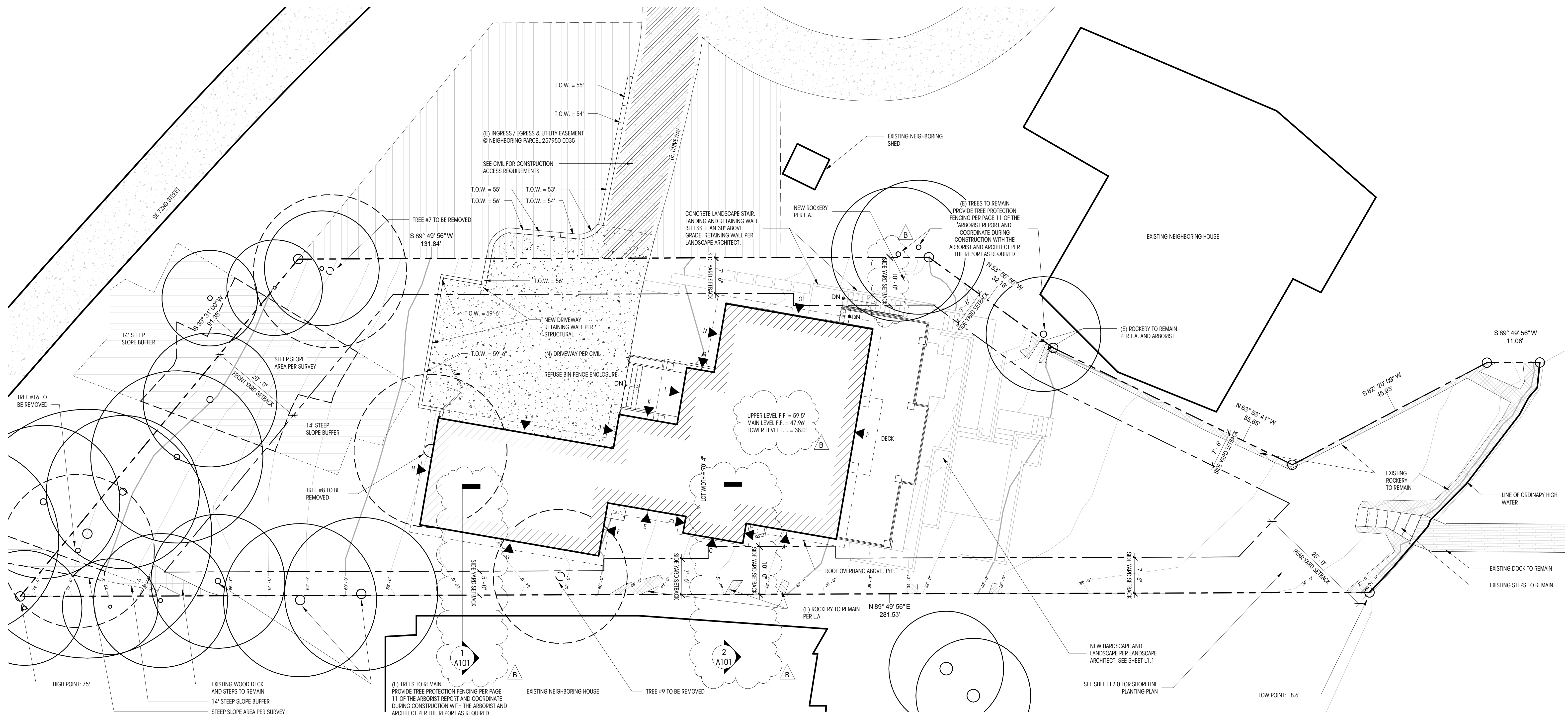


NOTES

- PROPERTY LINE METES & BOUNDS ARE SHOWN PER TOPOGRAPHIC SURVEY BY TERRANE DATED 01/25/21
- TREES AND CONTOURS ARE BASED ON TOPOGRAPHIC SURVEY BY TERRANE DATED 01/25/21

SITE DEMOLITION LEGEND

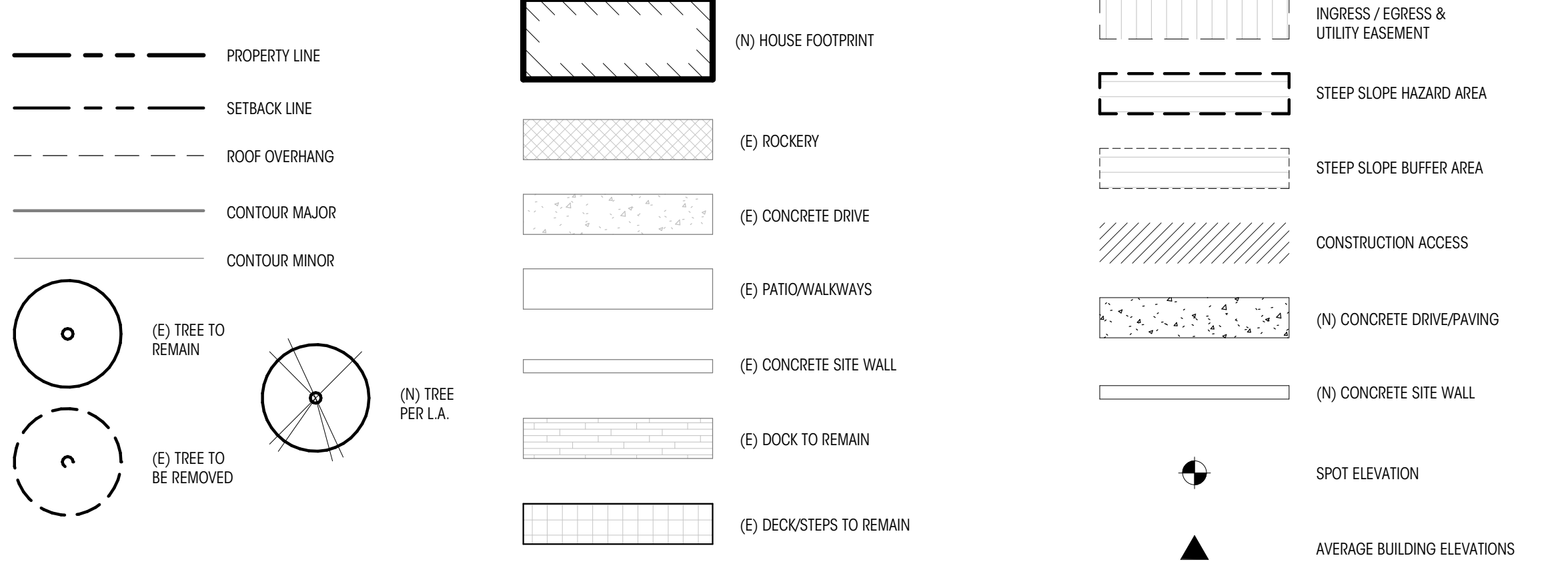
	PROPERTY LINE		INGRESS / EGRESS & UTILITY EASEMENT
	PROPERTY SETBACK LINE		TREE PROTECTION FENCE
	HOME TO BE REMOVED		(E) HARDSCAPE TO REMAIN
	(E) HARDSCAPE TO BE REMOVED		(E) DOCK TO REMAIN
	(E) DECK TO BE REMOVED		(E) ROCKERY TO REMAIN
	(E) ROCKERY TO BE REMOVED		(E) TREE TO BE DEMOLISHED
	(E) TREE TO REMAIN		(E) TREE TO REMAIN



NOTES

- PROPERTY LINE METES & BOUNDS ARE SHOWN PER TOPOGRAPHIC SURVEY BY TERRANE DATED 01/25/21
- TREES AND CONTOURS ARE BASED ON TOPOGRAPHIC SURVEY BY TERRANE DATED 01/25/21

SITE PLAN LEGEND



1 SITE PLAN
1" = 10'-0"

ZONING DATA

EXISTING LOT AREA SUMMARY

GROSS LOT AREA	16,175 SF
ACCESS EASEMENTS	0 SF
NET LOT AREA	16,175 SF
LOT SLOPE	56.4' / 263.15' = 21.4%

TREE REMOVAL

(E) TREES TO BE REMOVED 4
(N) TREES TO BE PLANTED AS REPLACEMENT 10

LOT COVERAGE

(N) BUILDING ROOF, GARAGE, AND COVERED DECK 3,206.30 SF
(N) DRIVING SURFACES 1,336.45 SF
(N) TOTAL LOT COVERAGE 4,542.75 SF = 28.1% OF LOT AREA

ALLOWABLE LOT COVERAGE = 35%
16,175 SF X 0.35 = 5,661.25 SF

EXISTING HARDSCAPE

STAIRS	314 SF
PATIOS / WALKWAY	767 SF
NEIGHBOR'S ENCRANCHING DECK	44 SF
DOCK STEPS / OVERLAND DOCK	63 SF
SITE WALL	128 SF
ROCKERY	485 SF
TOTAL EXISTING	2,001 SF = 12.4% OF LOT AREA

DEMOLISHED HARDSCAPE

STAIRS	314 SF
PATIOS / WALKWAY	767 SF
SITE WALL	128 SF
ROCKERY	200 SF
TOTAL DEMOLISHED	1,409 SF

PROPOSED HARDSCAPE

(E) HARDSCAPE TO REMAIN

NEIGHBOR'S ENCRANCHING DECK	44 SF
DOCK STEPS / OVERLAND DOCK	63 SF
ROCKERY	485 SF
TOTAL TO REMAIN	592 SF

(N) ADDED HARDSCAPE

STAIRS	122.45 SF
WATERPROOF DECK / PATIO / WALKWAY	1,190.31 SF
SITE WALL	149.09 SF
ROCKERY	16 SF
TOTAL ADDED	1,477.85 SF

TOTAL HARDSCAPE (592+1477.85) = 2,069.85 SF = 12.8% OF LOT AREA
ALLOWABLE HARDSCAPE = 9%
16,175 X 0.09 = 1,455.75 SF

PER MICC 19.02.020 F.3.b.ii, HARDSCAPE IMPROVEMENTS ARE PERMITTED IN THE MAXIMUM LOT COVERAGE AREA
5,661.25 ALLOWABLE LOT COVERAGE SF - 4,542.75 PROPOSED SF = 1,118.5 SF REMAINING
1,118.5 SF + 1,455.75 = **2,574.25 HARDSCAPE SF MAX.**

NO CHANGE TO IMPERVIOUS AT SHORELINE PROPOSED, REFER TO SHEET L1.1, L1.2 AND L2.0

PROPOSED BUILDING AREA SUMMARY (GFA)

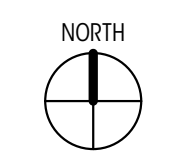
PROPOSED LOWER LEVEL	1844.43 SF
PROPOSED LOWER LEVEL BELOW GRADE (EXCLUDED PER MICC CHAPTER 19 APPENDIX B)	(1276.45 SF)
PROPOSED MAIN LEVEL	1691.14 SF
PROPOSED MAIN LEVEL - 200% MODIFIER	229.12 SF
PROPOSED COVERED DECK AREA	91.36 SF
PROPOSED UPPER LEVEL (EXCLUDES STAIR PER MICC 19.02.020 D.2.i)	1376.06 SF
PROPOSED UPPER LEVEL - 150% MODIFIER	173.58 SF
PROPOSED ATTACHED GARAGE	856.05 SF
TOTAL PROPOSED BUILDING AREA (GSF)	4,985.29 SF

ALLOWABLE GROSS FLOOR AREA = 5000 GSF
OR 40%, WHICHEVER IS LESS
16,175 SF X 0.40 = 6,470 SF
MAX. ALLOWABLE = 5,000 GSF

AVERAGE BUILDING ELEVATIONS (ABE)

WALL	MIDPOINT EL. (FT.)	WALL LENGTH (FT.)	PRODUCT
A	41'-8"	19.15'	797.7
B	43'-9"	3.44'	150.5
C	45'-0.25"	12.77'	575.0
D	46'-6.25"	3.44'	159.9
E	48'-7"	16.52'	802.6
F	50'-0"	11.19'	559.4
G	52'-7"	37.75'	1985.0
H	57'-8.25"	22.65'	1306.4
I	50'-0"	36.96'	1847.9
J	50'-0"	7.19'	359.4
K	50'-0"	12.25'	612.5
L	50'-0"	12.06'	603.1
M	49'-4"	5.79'	285.7
N	49'-7"	15.58'	772.7
O	45'-10.5"	31.04'	1424.0
P	38'-0"	46.13'	1753.5
TOTALS		293.92'	13995.5

AVERAGE GRADE (ABE) 13,995.5 / 293.92' = **47.617'**
MAX ALLOWABLE HEIGHT 30' ABOVE AVERAGE GRADE
MAX HT. EL./MAX BLDG. HT. **77.617'**





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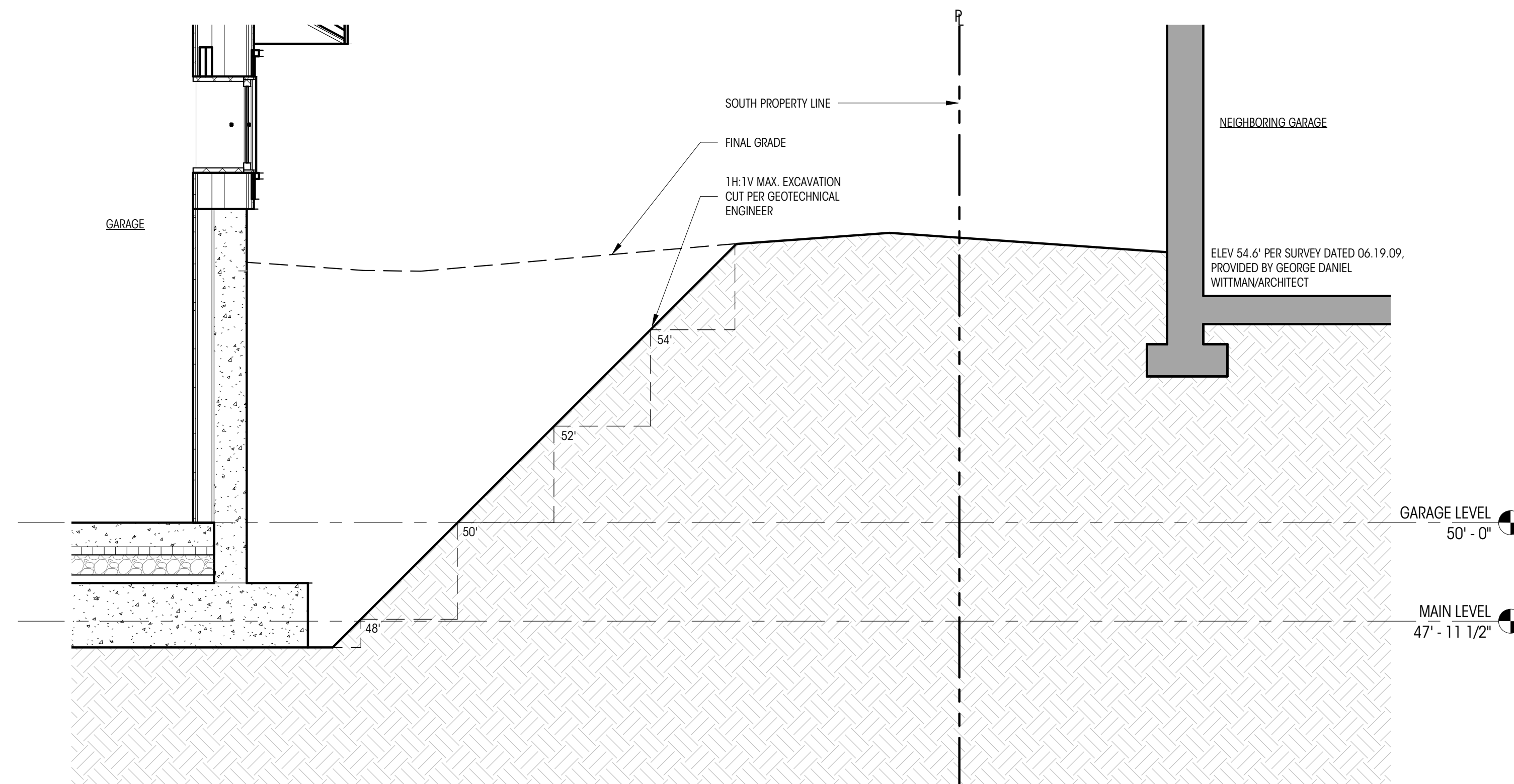
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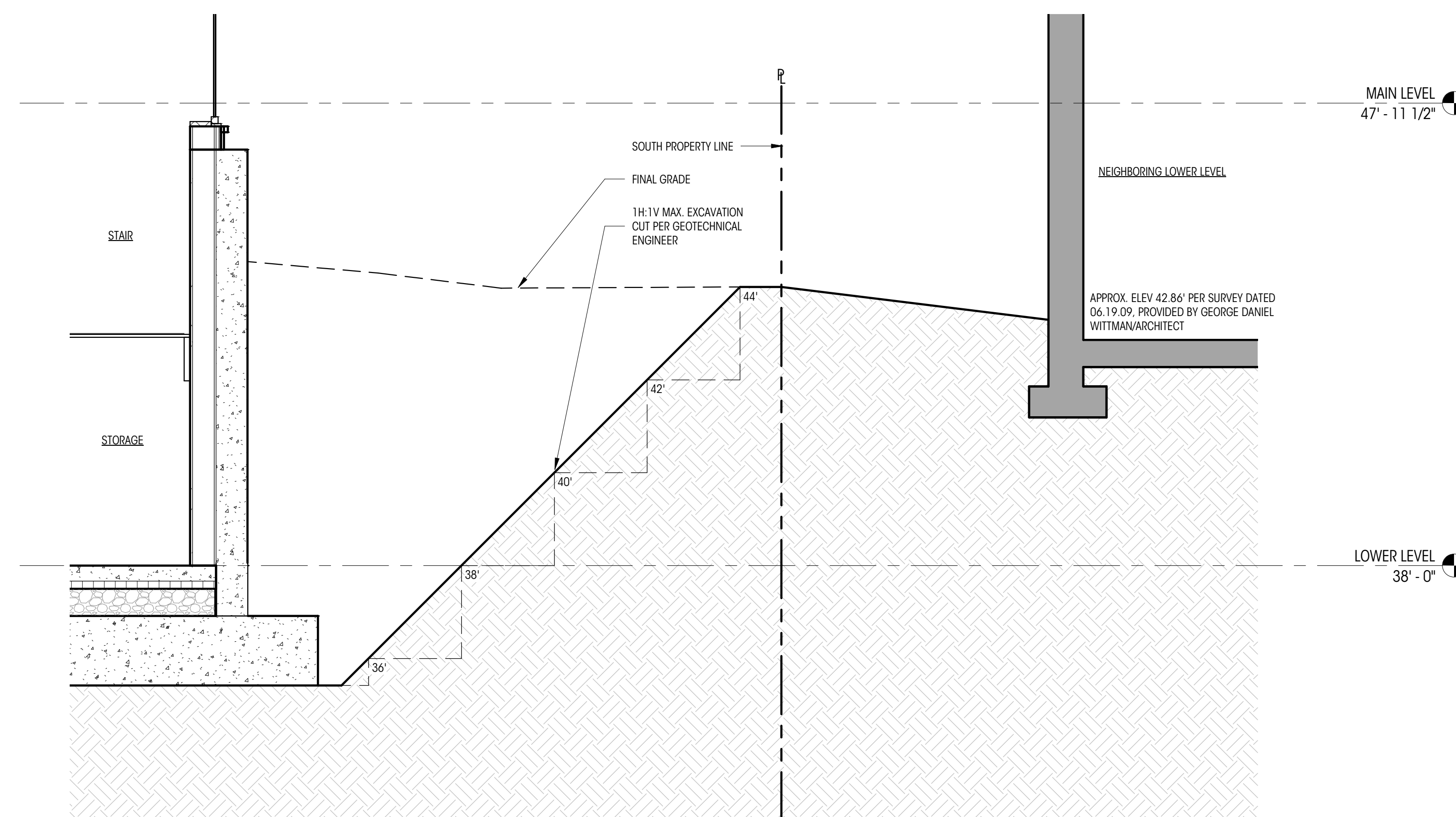
SITE SECTIONS

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

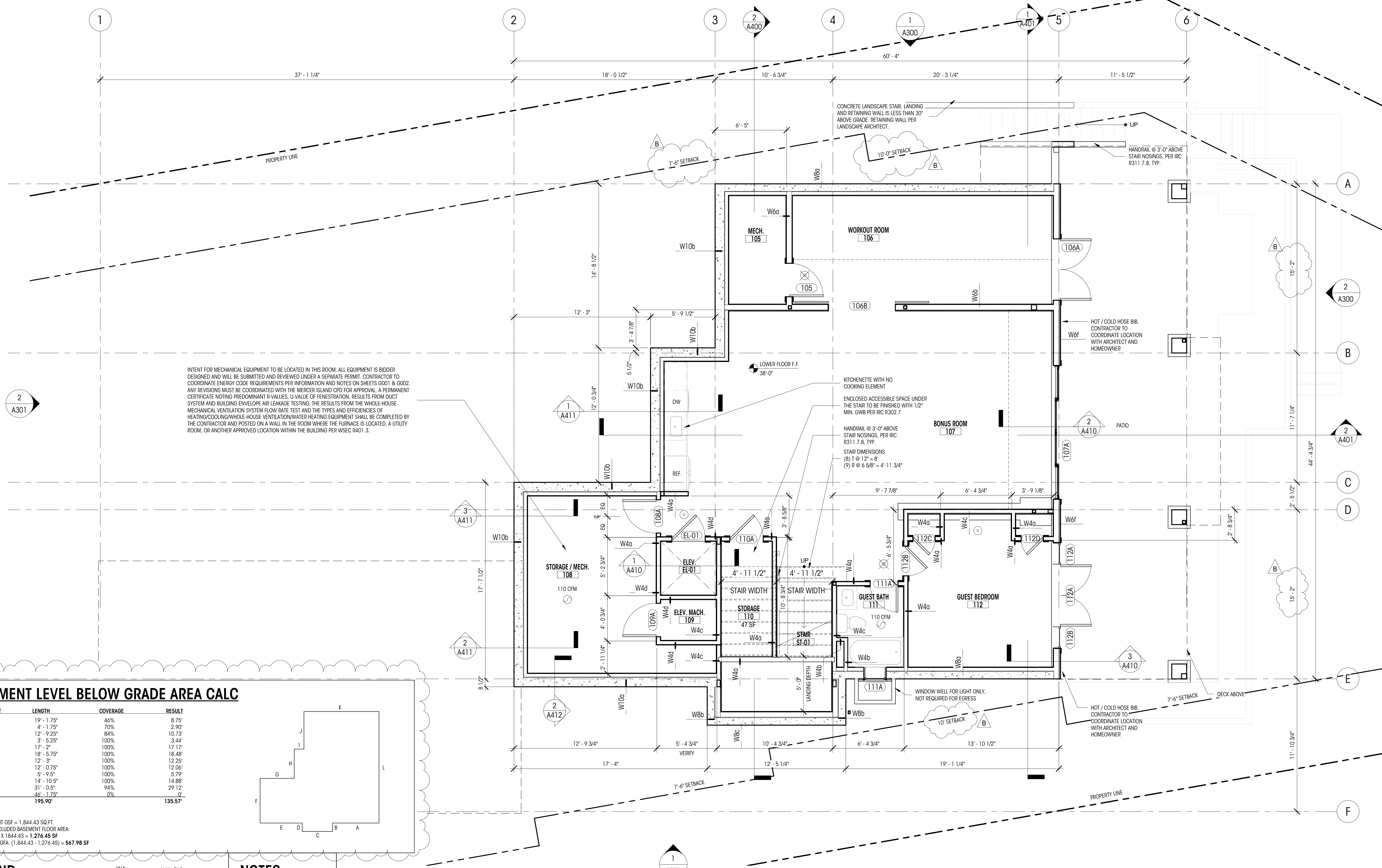
A101



1 DIAGRAMMATIC SHORING SECTION AT GARAGE
1/2" = 1'-0"



2 DIAGRAMMATIC SHORING SECTION AT HOUSE
1/2" = 1'-0"



INTENT FOR MECHANICAL EQUIPMENT TO BE LOCATED IN THIS ROOM. ALL EQUIPMENT IS BIDDER DESIGNED AND WILL BE SUBMITTED AND REVIEWED UNDER A SEPARATE PERMIT. CONTRACTOR TO COORDINATE ENERGY CODE REQUIREMENTS PER INFORMATION AND NOTES ON SHEETS G001 & G002. ANY DEVIATIONS MUST BE COORDINATED WITH THE MERCER ISLAND CPD FOR APPROVAL. A PERMANENT CERTIFICATE NOTING PREDOMINANT R-VALUES, U-VALUE OF FENESTRATION, RESULTS FROM DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING, THE RESULTS FROM THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FLOW RATE TEST AND THE TYPES AND EFFICIENCIES OF HEATING/COOLING/WHOLE-HOUSE VENTILATION/WATER HEATING EQUIPMENT SHALL BE COMPLETED BY THE CONTRACTOR AND POSTED ON A WALL IN THE ROOM WHERE THE FURNACE IS LOCATED, A UTILITY ROOM, OR ANOTHER APPROVED LOCATION WITHIN THE BUILDING PER WSEC R401.3.

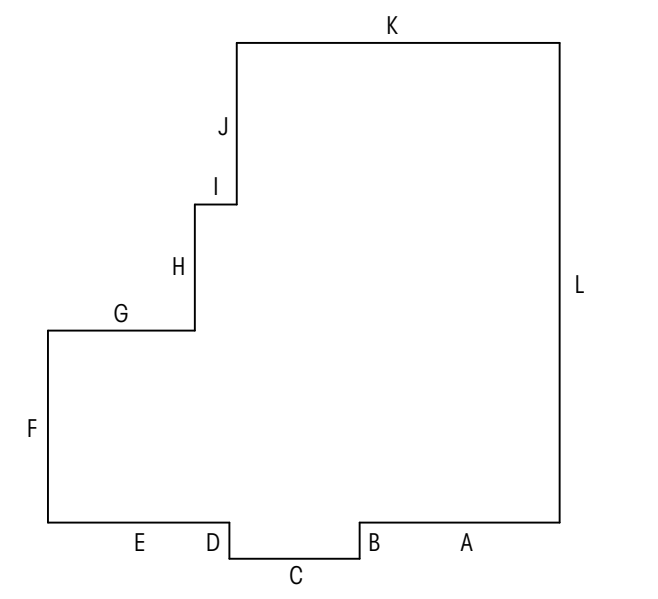
KITCHENETTE WITH NO COOKING ELEMENT
ENCLOSED ACCESSIBLE SPACE UNDER THE STAIR TO BE FINISHED WITH 1/2" MIN. GWB PER IRC R302.7
HANDRAIL @ 3'-0" ABOVE STAIR NOSINGS, PER IRC R311.7.8, TYP.
STAIR DIMENSIONS
(8) T @ 12" = 8'
(9) R @ 6.5/8" = 4'-11 3/4"

HOT / COLD HOSE BIB. CONTRACTOR TO COORDINATE LOCATION WITH ARCHITECT AND HOMEOWNER

HOT / COLD HOSE BIB. CONTRACTOR TO COORDINATE LOCATION WITH ARCHITECT AND HOMEOWNER

BASEMENT LEVEL BELOW GRADE AREA CALC

WALL SEGMENT	LENGTH	COVERAGE	RESULT
A	19'-1.75"	46%	8.75'
B	4'-1.75"	70%	2.90'
C	12'-9.25"	84%	10.73'
D	3'-5.25"	100%	3.44'
E	17'-2"	100%	17.17'
F	18'-5.75"	100%	18.48'
G	12'-3"	100%	12.25'
H	12'-0.75"	100%	12.06'
I	5'-9.5"	100%	5.79'
J	14'-10.5"	100%	14.88'
K	31'-0.5"	94%	29.12'
L	46'-1.75"	0%	0'
TOTALS	195.90'	0%	135.57'



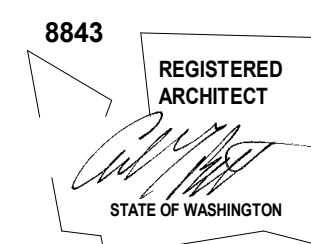
TOTAL BASEMENT GSF = 1,844.43 SQ.FT.
PORTION OF EXCLUDED BASEMENT FLOOR AREA:
(135.57/195.9) X 1844.43 = 1,276.45 SF
NET BASEMENT GFA: (1,844.43 - 1,276.45) = 567.98 SF

- LEGEND**
- W4a WALL TAG
 - ROOM NAME 101 ROOM TAG
 - MAIN LEVEL FIN. FLR. EL= 148.5' (+0'-0") ELEVATION DATUM
 - GRIDLINE
 - WALL
 - PROPERTY LINE
 - SETBACK LINE
 - 200A WINDOW ID
 - 100A DOOR ID
 - FINISH ID
 - SMOKE DETECTOR
 - SMOKE/CARBON MONOXIDE DETECTOR
 - FAN - 100 CFM U.N.O.
 - HEAT DETECTOR

- NOTES**
1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF CONCRETE OR FRAMING AT EXTERIOR FACE OF WALL AND TO FACE OF FRAMING AT INTERIOR WALLS, U.N.O.
 2. ALL DIMENSIONS AT INTERIOR WALLS TO FACE OF FRAMING, U.N.O.
 3. SEE SHEET G002 FOR WHOLE-HOUSE VENTILATION REQUIREMENTS AND CALCULATIONS.
 4. ALL INTERIOR AND EXTERIOR STAIR NOSINGS TO MEET IRC R311.7.5.3.
 5. ALL HANDRAILS TO MEET IRC R311.7.8.

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





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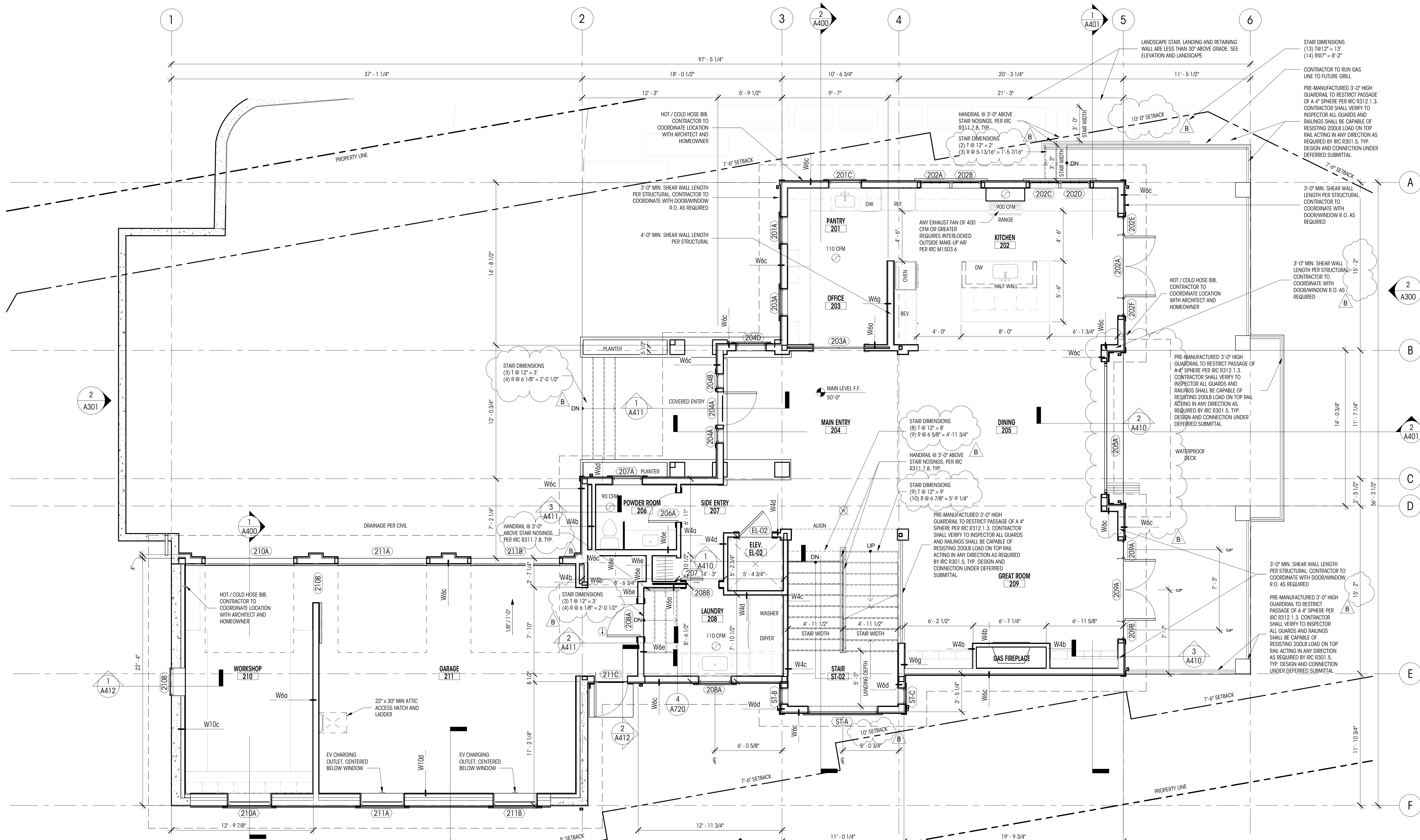
NO.	DESCRIPTION	DATE
A	PLAN CHECK 1	04.05.22
B	PLAN CHECK 2	11.07.22

DRAWN BY:
CHECKED BY:

MAIN FLOOR PLAN

SCALE: As indicated

A212



LEGEND

200A WINDOW ID	W4a WALL TAG
100A DOOR ID	ROOM NAME TAG
100A FINISH ID	ROOM TAG
	SMOKE DETECTOR
	SMOKE/CARBON MONOXIDE DETECTOR
	FAN - 100 CFM U.N.O.
	HEAT DETECTOR
	MAIN LEVEL FIN. FLR. EL. = 148.5' (+0'-0")
	GRIDLINE
	WALL
	PROPERTY LINE
	SETBACK LINE

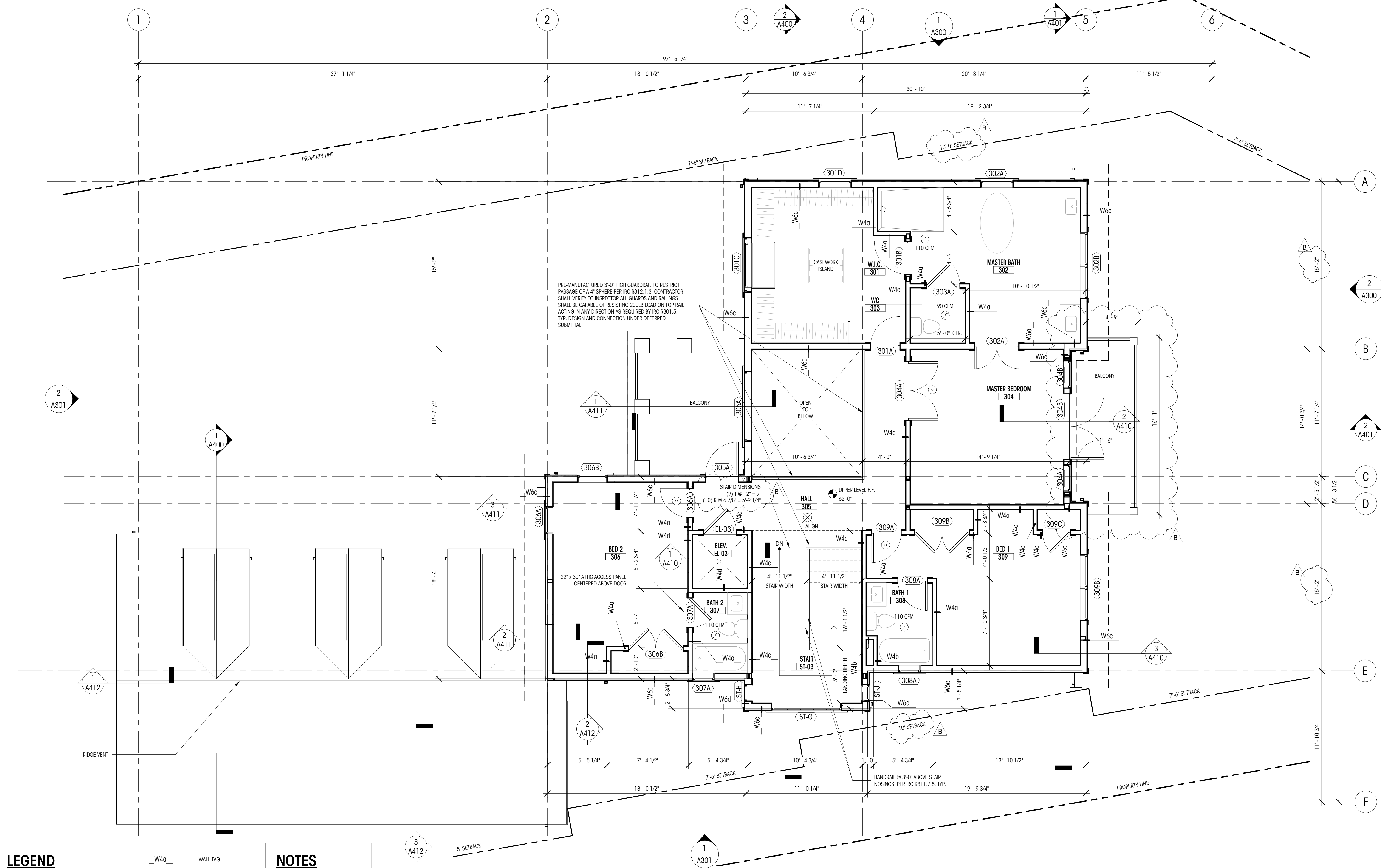
- NOTES**
1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF CONCRETE OR FRAMING AT EXTERIOR FACE OF WALL AND TO FACE OF FRAMING AT INTERIOR WALLS, U.N.O.
 2. ALL DIMENSIONS AT INTERIOR WALLS TO FACE OF FRAMING, U.N.O.
 3. SEE SHEET G002 FOR WHOLE-HOUSE VENTILATION REQUIREMENTS AND CALCULATIONS.
 4. ALL INTERIOR AND EXTERIOR STAIR NOSINGS TO MEET IRC R311.7.5.3.
 5. ALL HANDRAILS TO MEET IRC R311.7.8.

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



REVISIONS

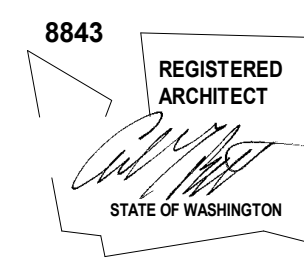
NO.	DESCRIPTION	DATE
A	PLAN CHECK 1	04.05.22
B	PLAN CHECK 2	11.07.22



PRE-MANUFACTURED 3'-0" HIGH GUARDRAIL TO RESTRICT PASSAGE OF A 4" SPHERE PER IRC R312.1.3. CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS AND RAILINGS SHALL BE CAPABLE OF RESISTING 200LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQUIRED BY IRC R301.5. TYP. DESIGN AND CONNECTION UNDER DEFERRED SUBMITTAL.

1 UPPER FLOOR PLAN
1/4" = 1'-0"

LEGEND		NOTES	
	WINDOW ID	1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF CONCRETE OR FRAMING AT EXTERIOR FACE OF WALL AND TO FACE OF FRAMING AT INTERIOR WALLS, U.N.O.	
	DOOR ID	2. ALL DIMENSIONS AT INTERIOR WALLS TO FACE OF FRAMING, U.N.O.	
	FINISH ID	3. SEE SHEET G002 FOR WHOLE-HOUSE VENTILATION REQUIREMENTS AND CALCULATIONS.	
	SMOKE DETECTOR	4. ALL INTERIOR AND EXTERIOR STAIR NOSINGS TO MEET IRC R311.7.5.3.	
	SMOKE/CARBON MONOXIDE DETECTOR	5. ALL HANDRAILS TO MEET IRC R311.7.8.	
	FAN - 100 CFM U.N.O.		
	HEAT DETECTOR		
	W4a WALL TAG		
	ROOM NAME 101 ROOM TAG		
	MAIN LEVEL FIN. FLR. EL= 148.5' (+0'-0") ELEVATION DATUM		
	0 GRIDLINE		
	WALL		
	PROPERTY LINE		
	SETBACK LINE		



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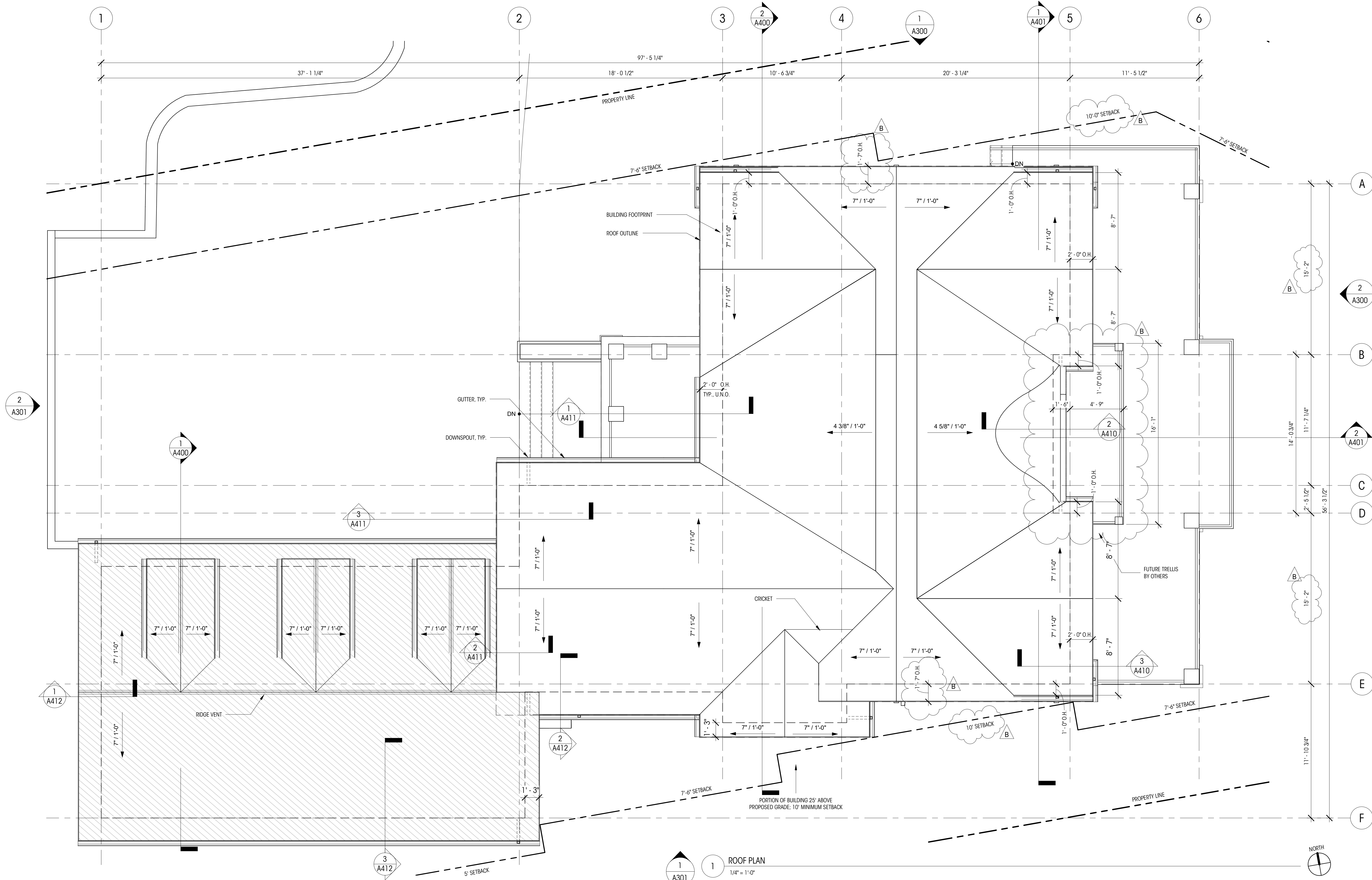
NO.	DESCRIPTION	DATE
A	PLAN CHECK 1	04.05.22
B	PLAN CHECK 2	11.07.22

DRAWN BY:
CHECKED BY:

ROOF PLAN

SCALE: As indicated

A214



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

LEGEND

4" / 1'-0" SPOT SLOPE

200A WINDOW ID

MAIN LEVEL FIN. FLR. ELEVATION DATUM
EL= 148.5' (+0'-0")

GRIDLINE

PROPERTY LINE

SETBACK LINE

VENTED ROOF

NON-VENTED ROOF

NOTES

1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO CENTERLINE OF FRAMING AT INT. FACE OF WALL U.N.O.

ROOF VENTILATION CALC

GARAGE ROOF THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/750 OF THE AREA OF THE SPACE VENTILATED. (PER IRC R806)

783.35 SF OF TOTAL AREA TO BE VENTILATED
783.35 / 150 = 5.2 SF = **752 SQ. IN. OF VENTILATION REQUIRED**

3.14 SQ. IN. OF VENTILATION PROVIDED PER 2" HOLES AT EAVE
3.14 SQ. IN. * 6 HOLES PER TRUSS BAY (3 AT NORTH EAVE, 3 AT SOUTH EAVE) = 18.84 SQ. IN.
18.84 SQ. IN. * 18 TRUSS BAYS = **339.12 SQ. IN. OF VENTILATION PROVIDED AT GARAGE EAVES**

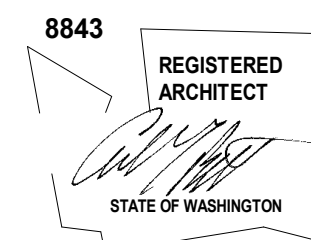
3.14 SQ. IN. * 6 HOLES PER DORMER FRAMING BAY (3 AT EAST EAVE, 3 AT WEST EAVE) = 18.84 SQ. IN.
18.84 SQ. IN. * 12 FRAMING BAYS = **226.08 SQ. IN. OF VENTILATION PROVIDED AT GARAGE DORMER EAVES**

1 LINEAR FOOT OF RIDGE VENT = 12 SQ. IN. OF VENTILATION
12 SQ. IN. / LINEAR FOOT * 37 FT OF RIDGE VENT = **444 SQ. IN. OF VENTILATION PROVIDED AT GARAGE RIDGE**

12 SQ. IN. / LINEAR FOOT * 33.75 FT OF RIDGE VENT = **405 SQ. IN. OF VENTILATION PROVIDED AT GARAGE DORMER RIDGE**

339.12 SQ. IN. + 226.08 SQ. IN. + 444 SQ. IN. + 405 SQ. IN. = **1,414.20 SQ. IN. (9.8 SF) OF VENTILATION PROVIDED**

NOTE: MAIN HOUSE ROOF TO BE UNVENTED, REFER TO ASSEMBLIES ON SHEET A701



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SHEET SIZE: D (24X36)

REVISIONS

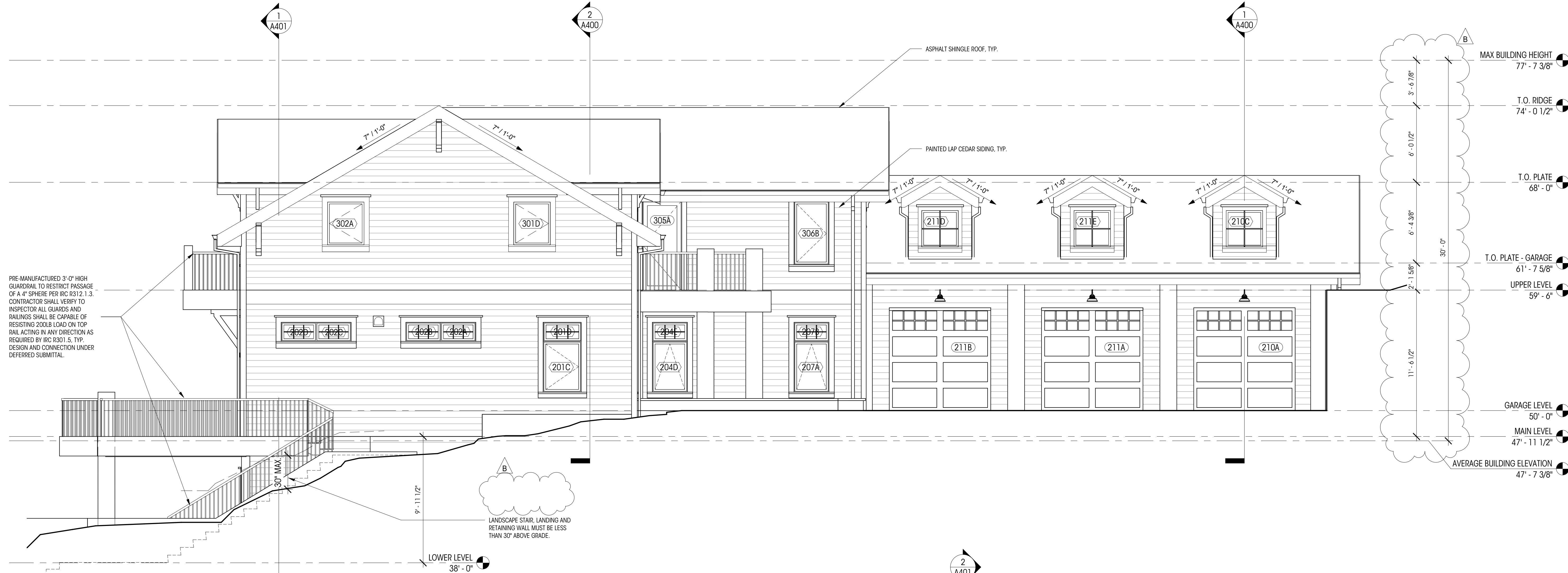
NO.	DESCRIPTION	DATE
A	PLAN CHECK 1	04.05.22
B	PLAN CHECK 2	11.07.22

DRAWN BY:
CHECKED BY:

EXTERIOR
ELEVATIONS (N & E)

SCALE: As indicated

A300



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



2 EXTERIOR ELEVATION - EAST (DOWNHILL BUILDING FACADE)
1/4" = 1'-0"

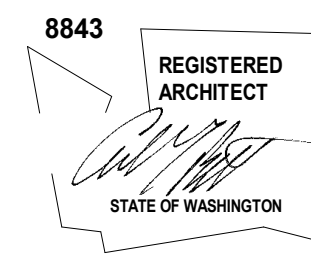
NOTES

1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO CENTERLINE OF FRAMING AT INT. FACE OF WALL, U.N.O.
2. ALL DIMENSIONS AT INTERIOR WALLS TO FACE OF FINISH (5/8" GWB ASSUMED AT EA. SIDE OF WALL), U.N.O.
3. ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.
4. THE NORTH, EAST AND SOUTH FACADES AT THE MAIN AND UPPER LEVELS ARE ALL STRUCTURALLY SETBACK FROM THE LOWER LEVEL COMPLYING WITH MICC 19.02.020.E.2.

LEGEND

200A WINDOW ID
100A DOOR ID

0 GRIDLINE
MAIN LEVEL FIN. FLR. ELEVATION DATUM
El = 148.5' (+0'-0")



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REVISIONS

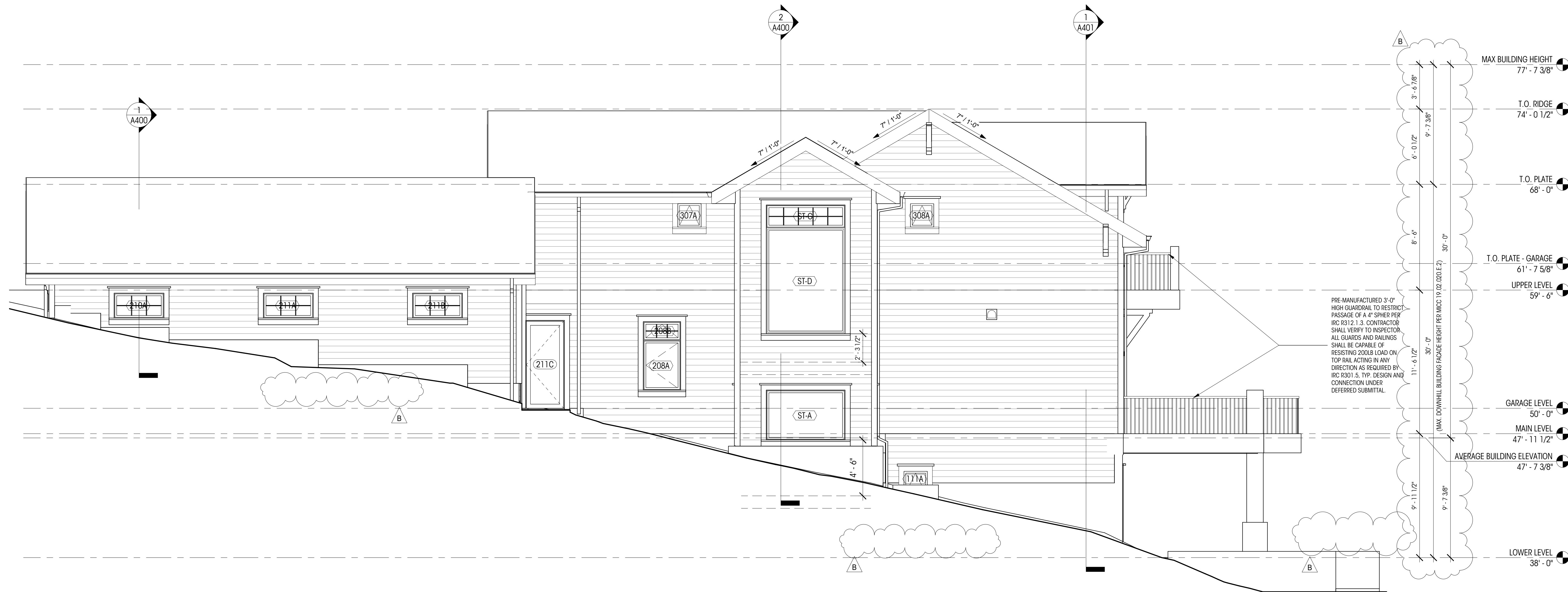
NO.	DESCRIPTION	DATE
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B	PLAN CHECK 2	11.07.22

DRAWN BY:
CHECKED BY:

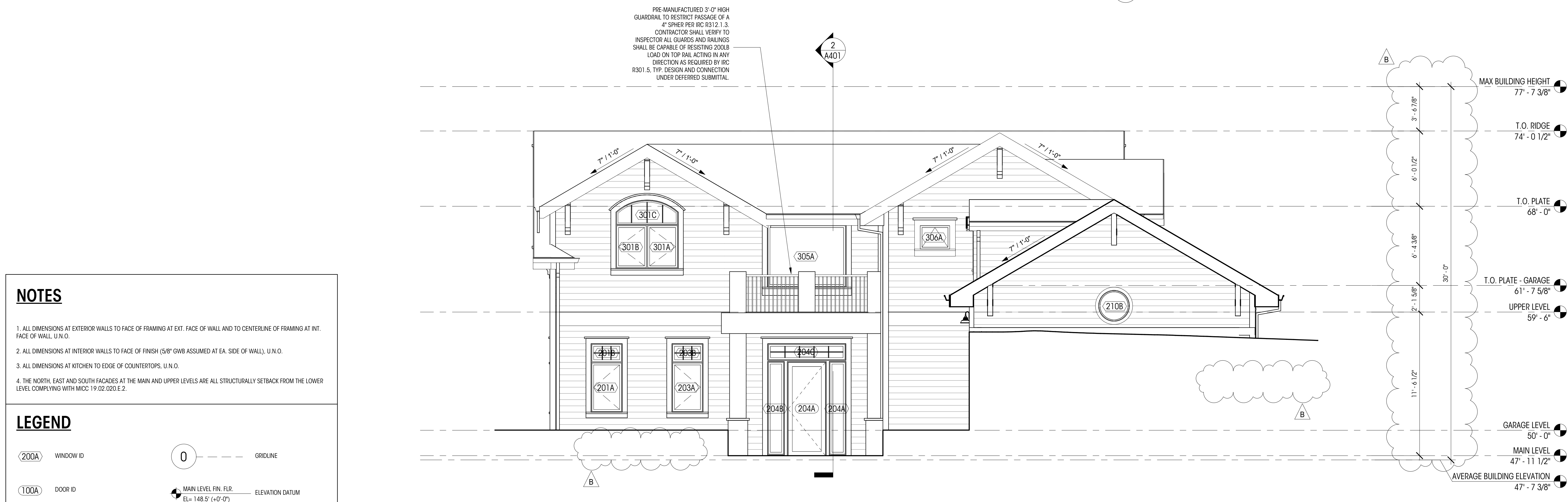
**EXTERIOR
ELEVATIONS (S &
W)**

SCALE: As indicated

A301



1 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

NOTES

1. ALL DIMENSIONS AT EXTERIOR WALLS TO FACE OF FRAMING AT EXT. FACE OF WALL AND TO CENTERLINE OF FRAMING AT INT. FACE OF WALL, U.N.O.
2. ALL DIMENSIONS AT INTERIOR WALLS TO FACE OF FINISH (5/8" GWB ASSUMED AT EA. SIDE OF WALL), U.N.O.
3. ALL DIMENSIONS AT KITCHEN TO EDGE OF COUNTERTOPS, U.N.O.
4. THE NORTH, EAST AND SOUTH FACADES AT THE MAIN AND UPPER LEVELS ARE ALL STRUCTURALLY SETBACK FROM THE LOWER LEVEL COMPLYING WITH MICC 19.02.020.E.2.

LEGEND

200A WINDOW ID

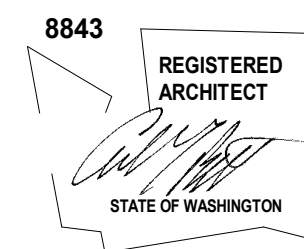
100A DOOR ID

0 GRIDLINE

MAIN LEVEL FIN. FLR. ELEVATION DATUM
El= 148.5' (+0'-0")

PRE-MANUFACTURED 3'-0" HIGH GUARDRAIL TO RESTRICT PASSAGE OF A 4" SPHER PER IRC R312.1.3. CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS AND RAILINGS SHALL BE CAPABLE OF RESISTING 200LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQUIRED BY IRC R301.5. TYP. DESIGN AND CONNECTION UNDER DEFERRED SUBMITTAL.

PRE-MANUFACTURED 3'-0" HIGH GUARDRAIL TO RESTRICT PASSAGE OF A 4" SPHER PER IRC R312.1.3. CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS AND RAILINGS SHALL BE CAPABLE OF RESISTING 200LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQUIRED BY IRC R301.5. TYP. DESIGN AND CONNECTION UNDER DEFERRED SUBMITTAL.



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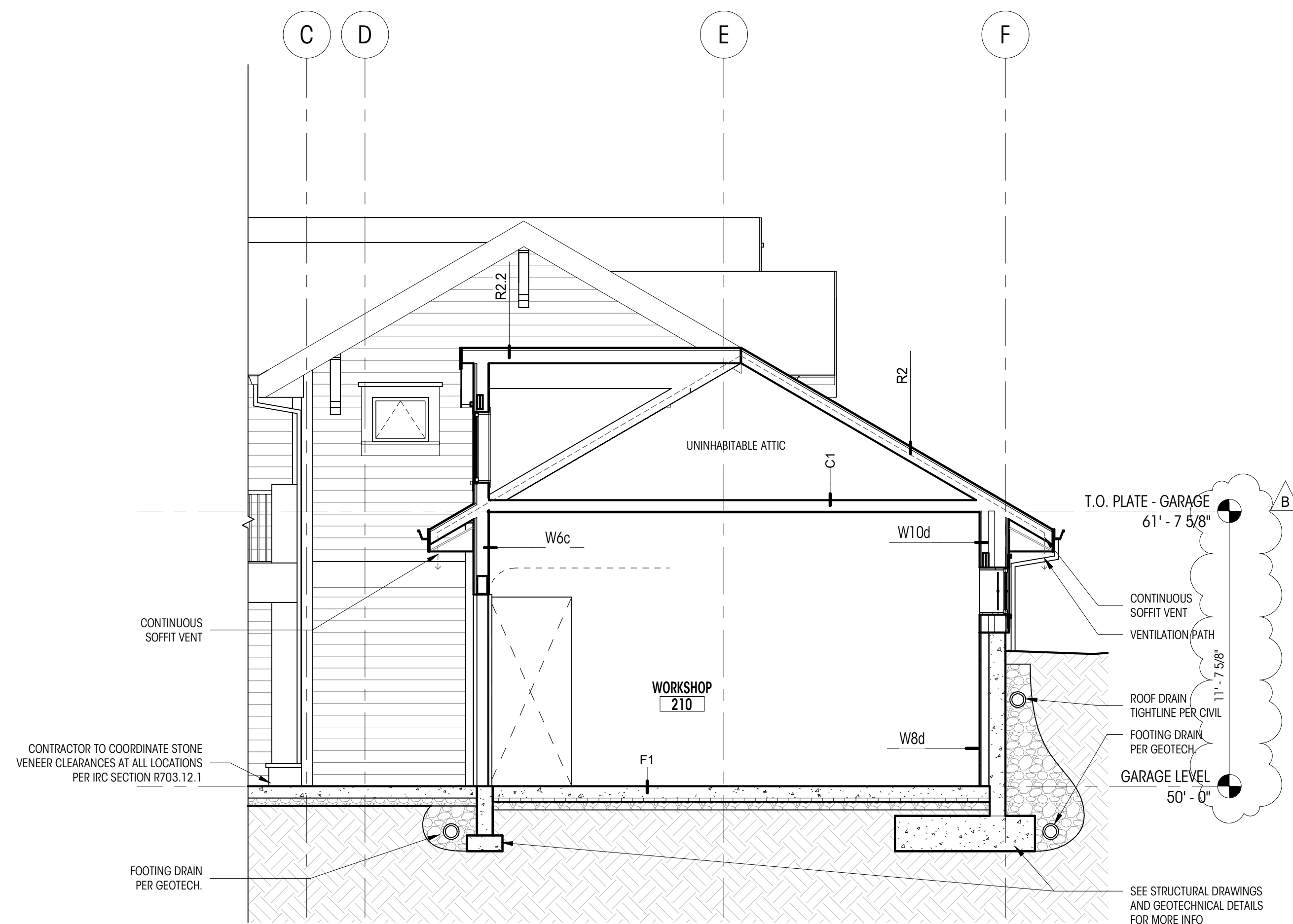
NO.	DESCRIPTION	DATE
A	PLAN CHECK 1	04.05.22
B	PLAN CHECK 2	11.07.22

DRAWN BY:
CHECKED BY:

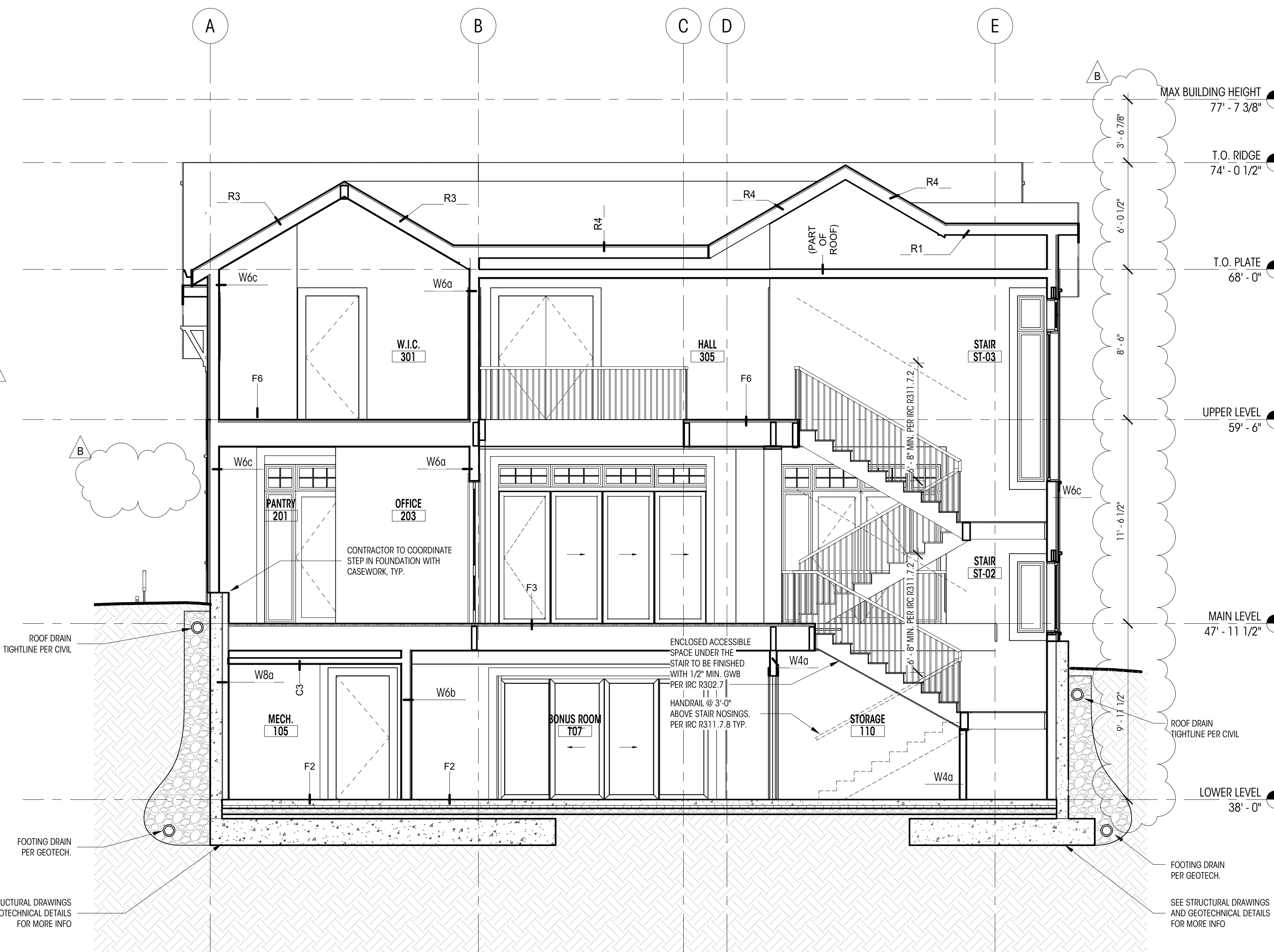
BUILDING SECTIONS

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

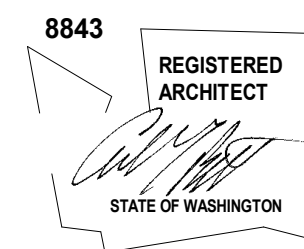
A400



1 SECTION AA
1/4" = 1'-0"



2 SECTION BB
1/4" = 1'-0"



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SHEET SIZE: D (24X36)

REVISIONS

NO.	DESCRIPTION	DATE
A	PLAN CHECK 1	04.05.22
B	PLAN CHECK 2	11.07.22

DRAWN BY:

CHECKED BY:

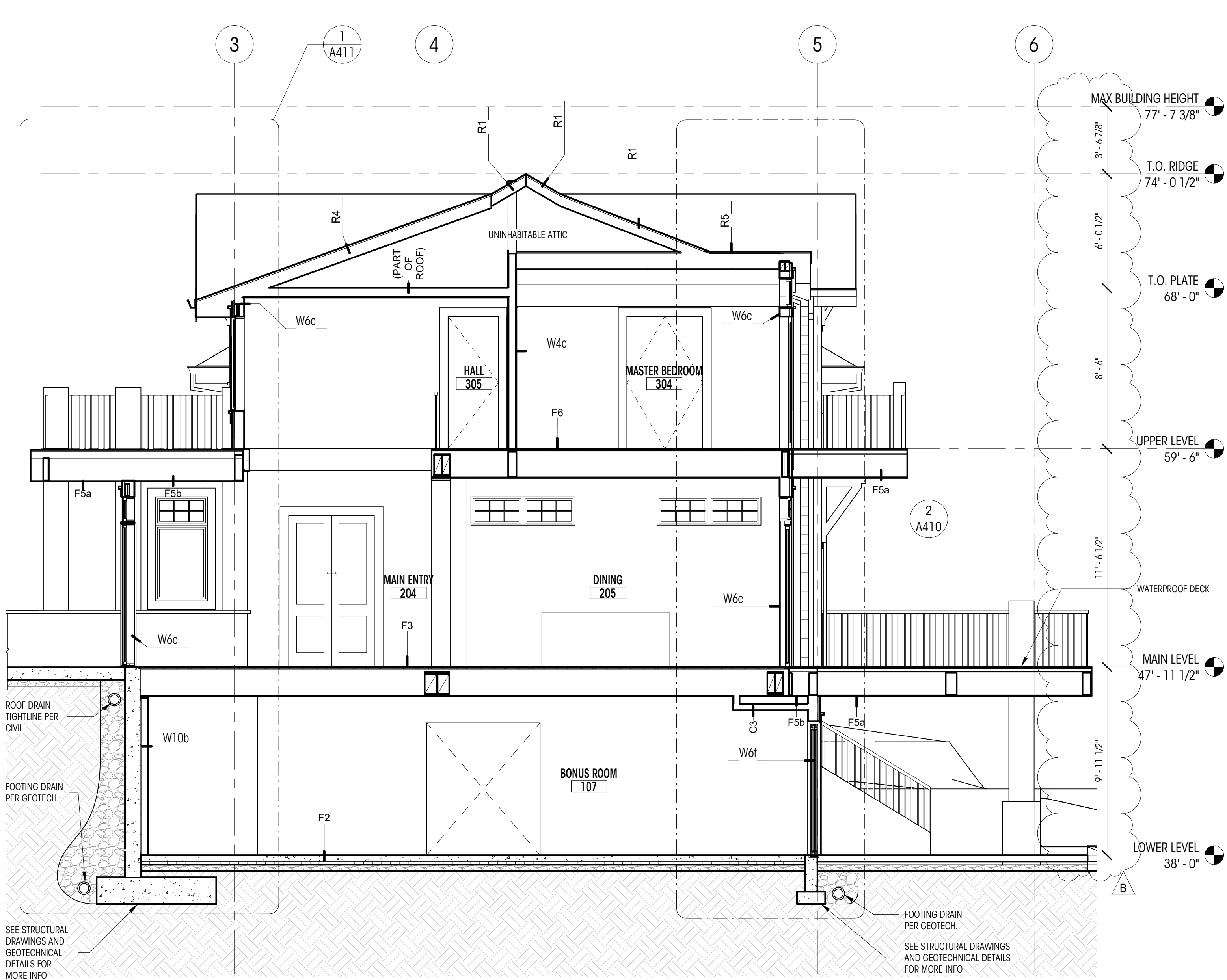
BUILDING SECTIONS

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

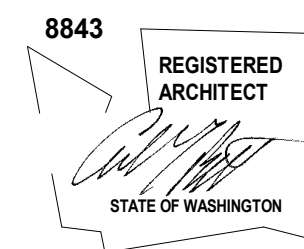
A401



1 SECTION CC
1/4" = 1'-0"



2 SECTION DD
1/4" = 1'-0"



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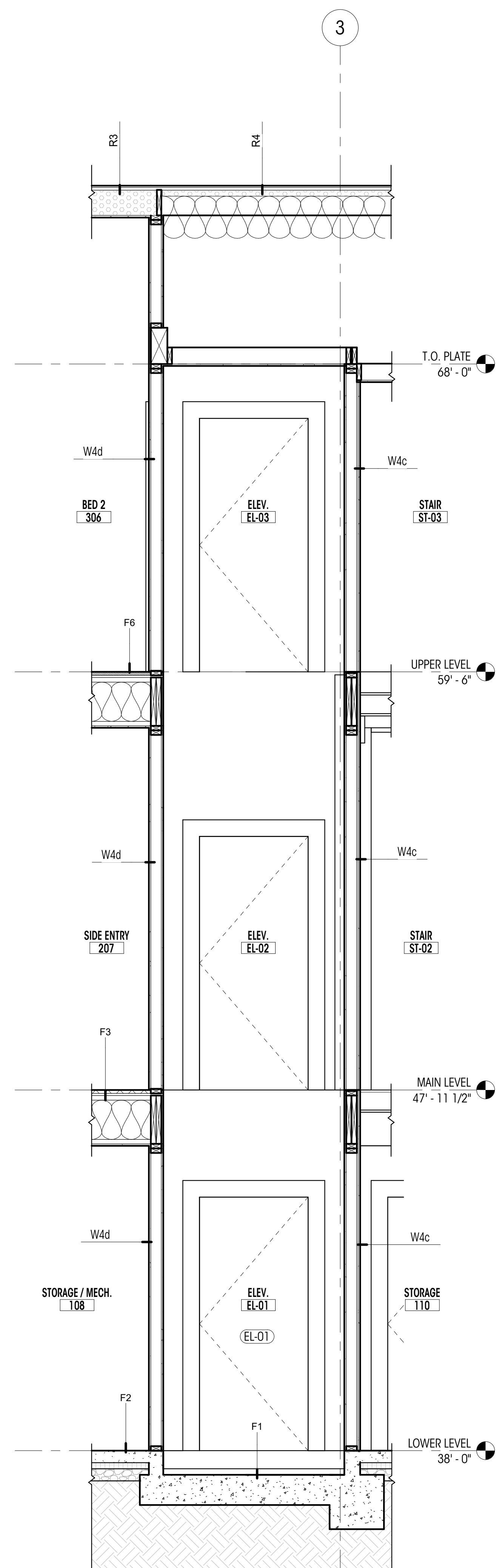
NO.	DESCRIPTION	DATE
A	PLAN CHECK 1	04.05.22
B	PLAN CHECK 2	11.07.22

DRAWN BY:
CHECKED BY:

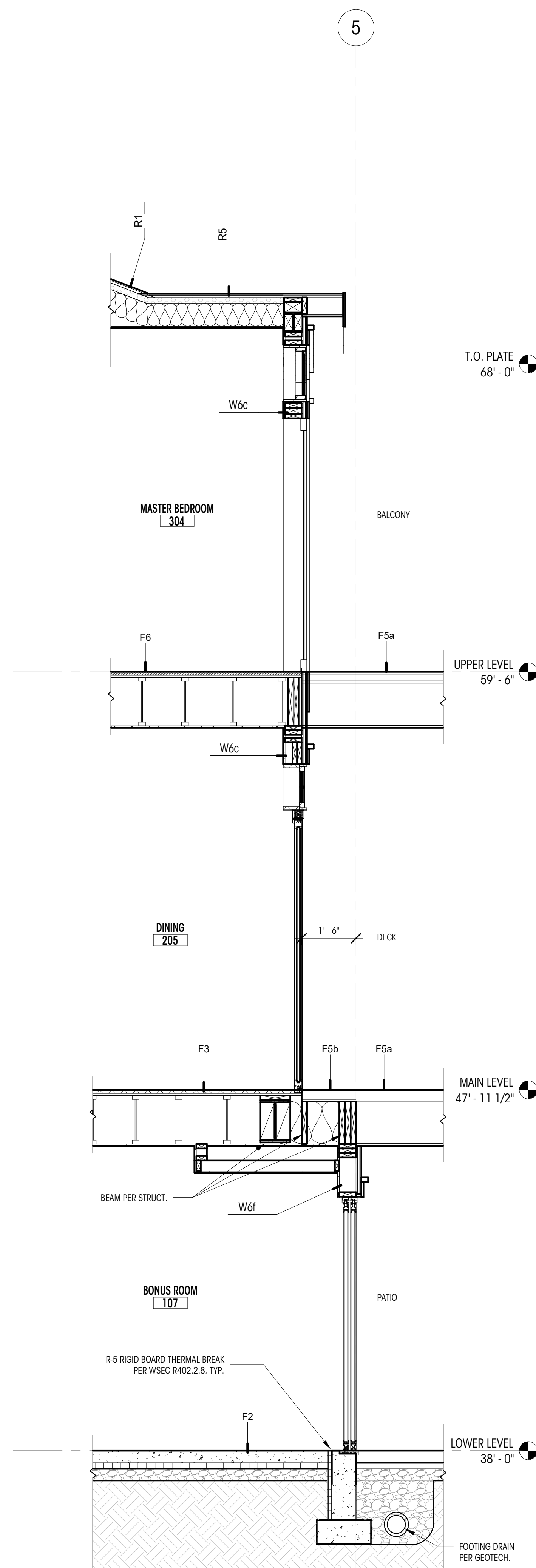
WALL SECTIONS

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

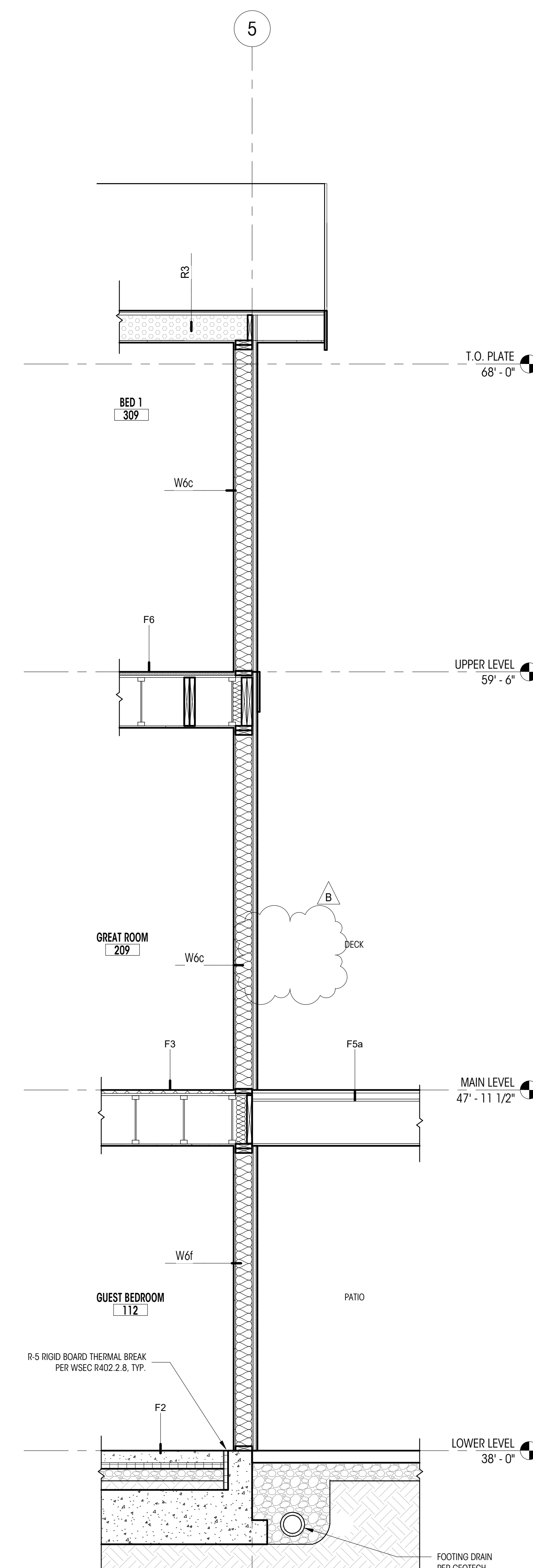
A410



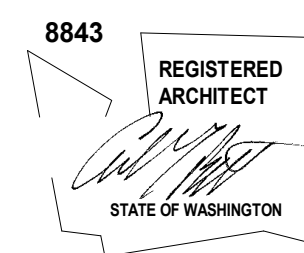
1 WALL SECTION @ ELEVATOR
1/2" = 1'-0"



2 WALL SECTION @ DINING ROOM
1/2" = 1'-0"



3 WALL SECTION @ GREAT ROOM
1/2" = 1'-0"



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PERMIT SET

DATE: 9/17/21

SHEET SIZE: D (24X36)

REVISIONS

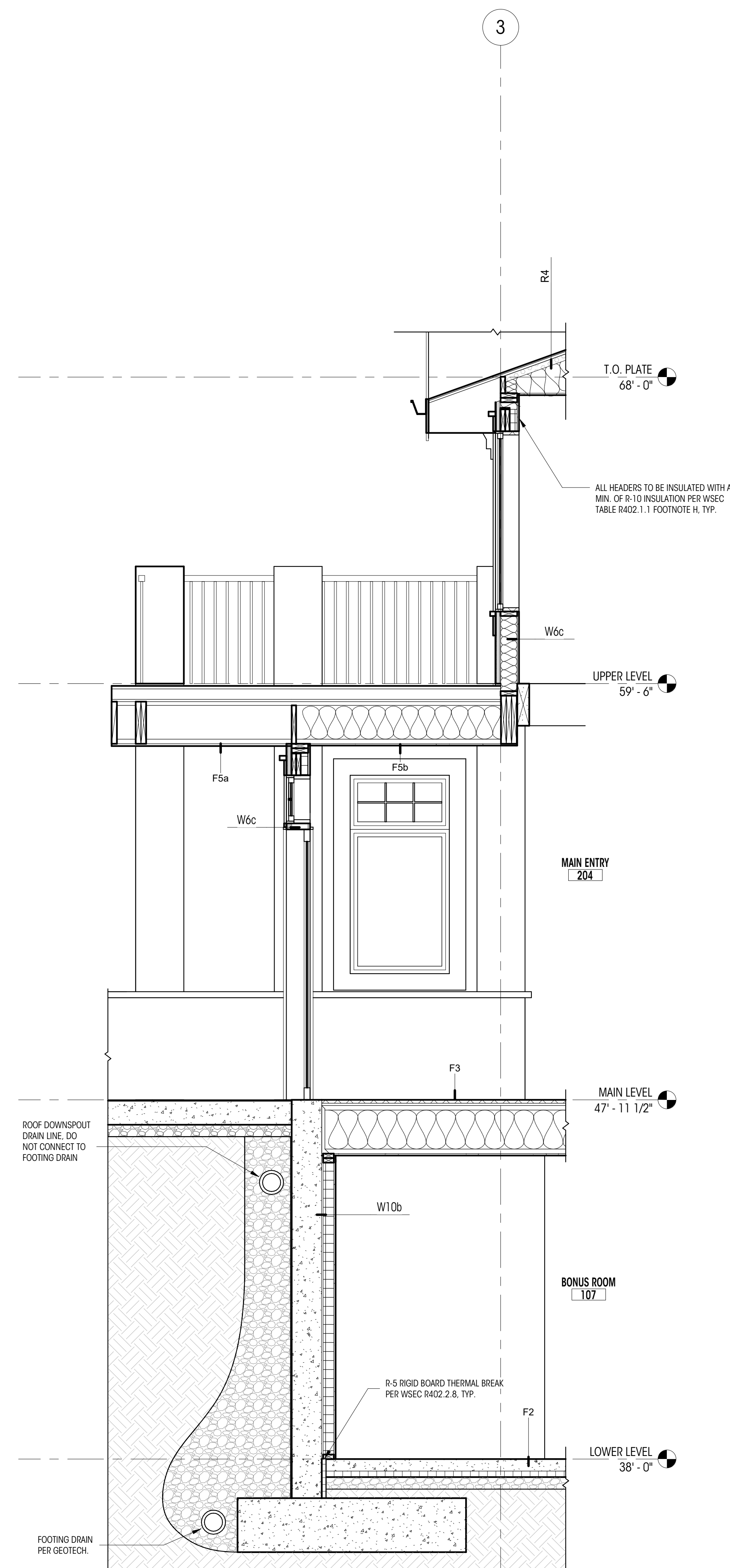
NO.	DESCRIPTION	DATE
A	PLAN CHECK 1	04.05.22

DRAWN BY:
CHECKED BY:

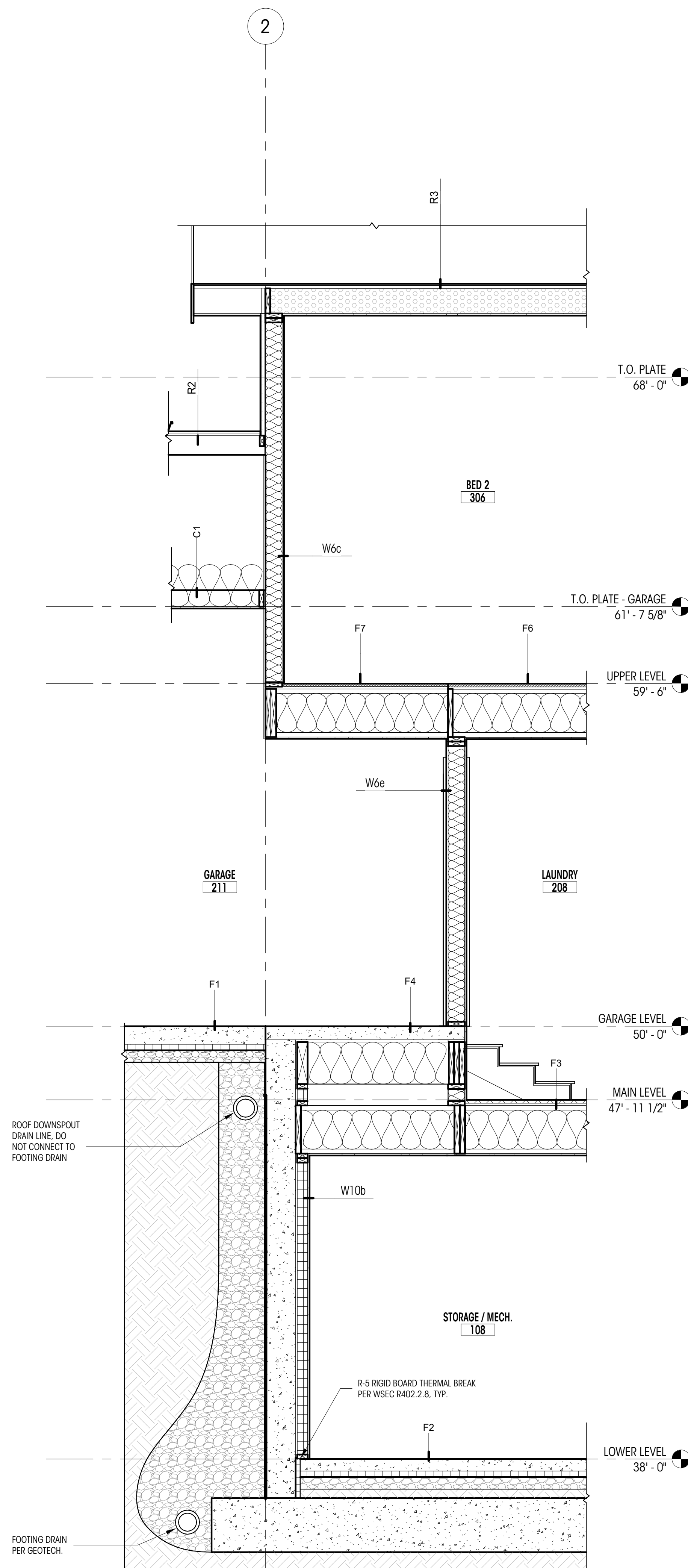
WALL SECTIONS

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

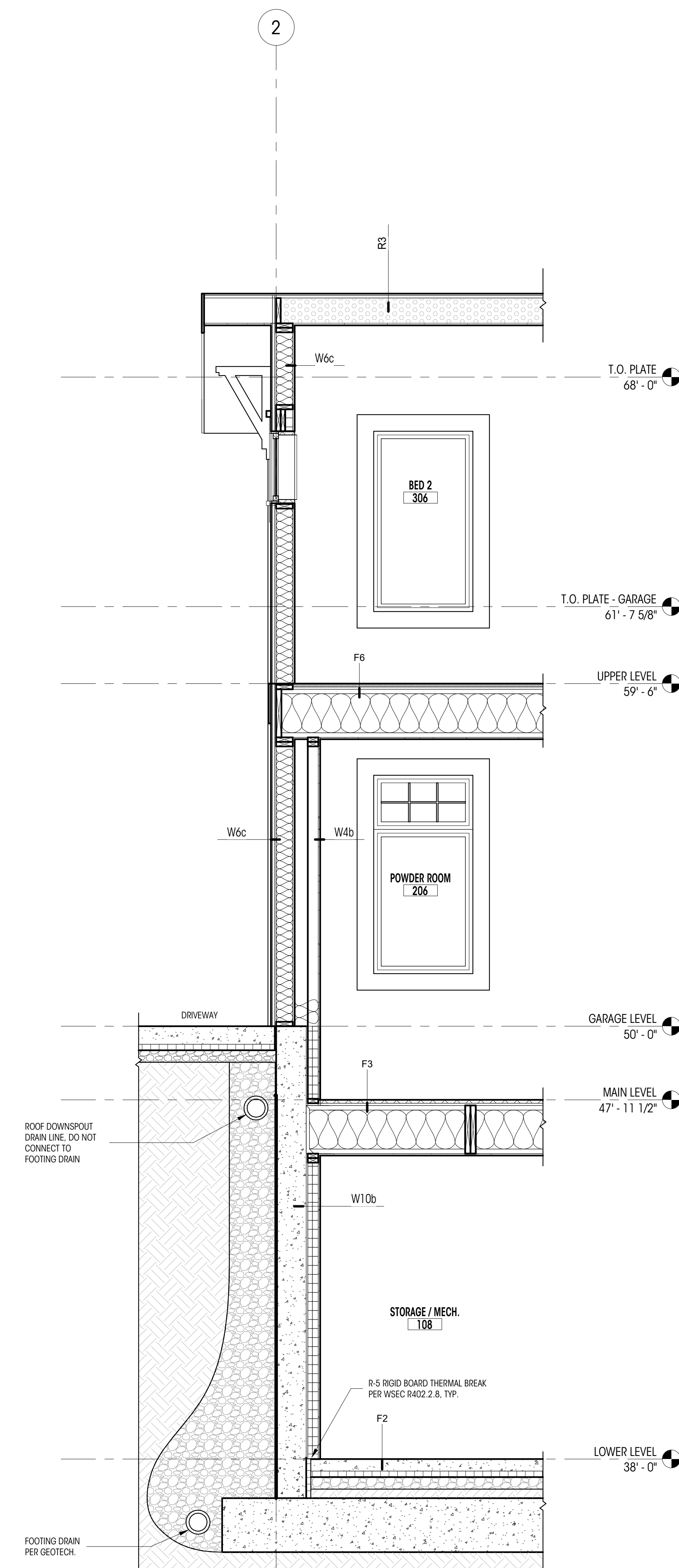
A411



1 WALL SECTION @ MAIN ENTRY
1/2" = 1'-0"



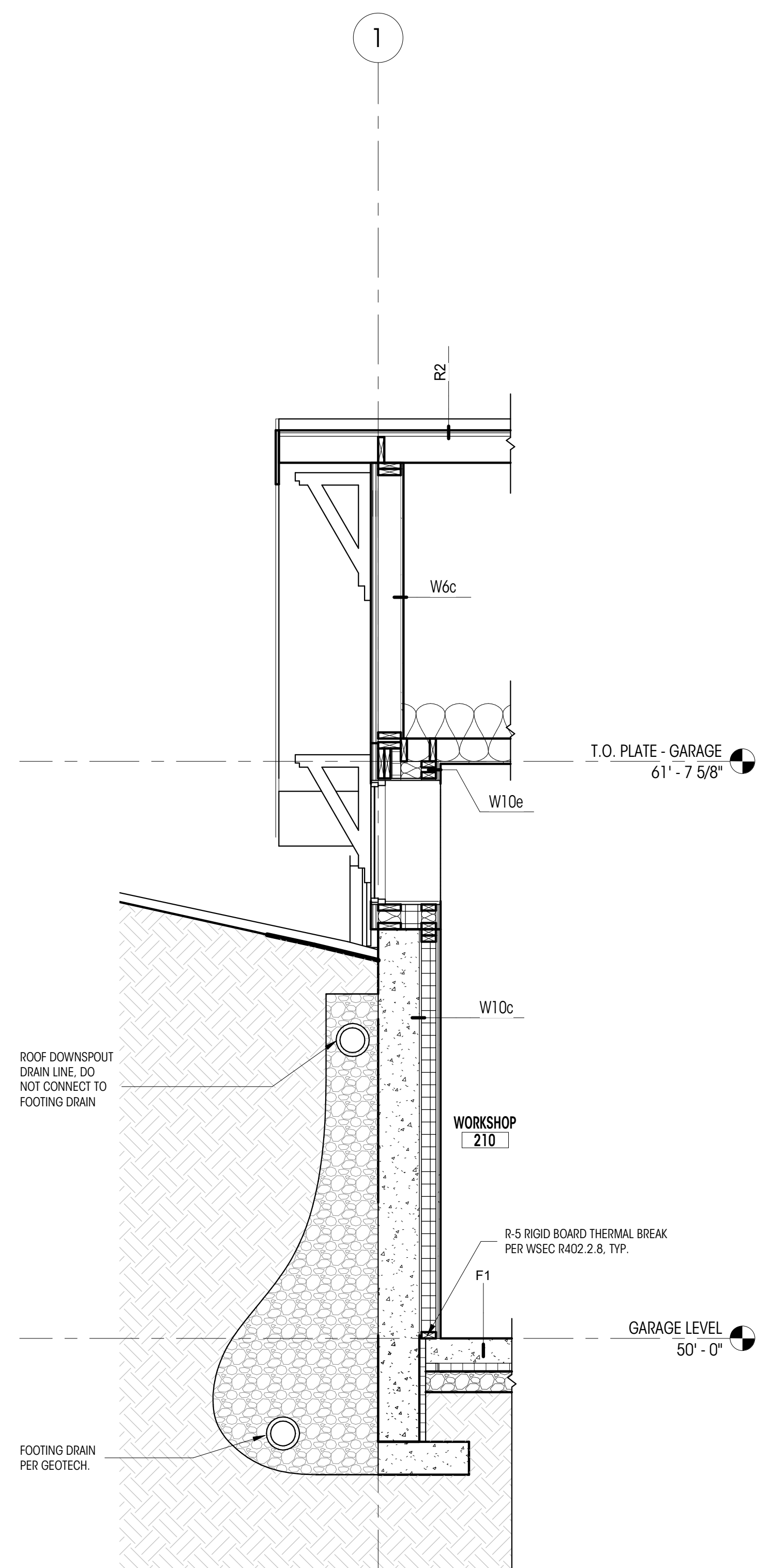
2 WALL SECTION @ GARAGE
1/2" = 1'-0"



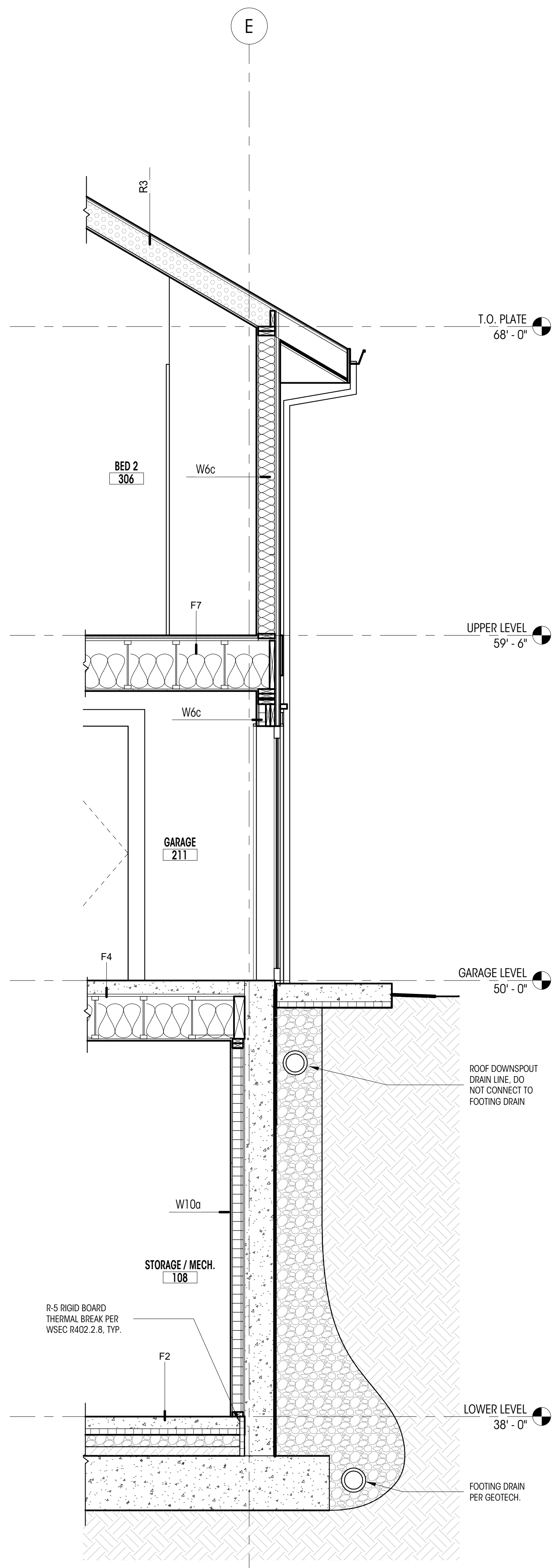
3 WALL SECTION @ SIDE ENTRY
1/2" = 1'-0"

REVISIONS

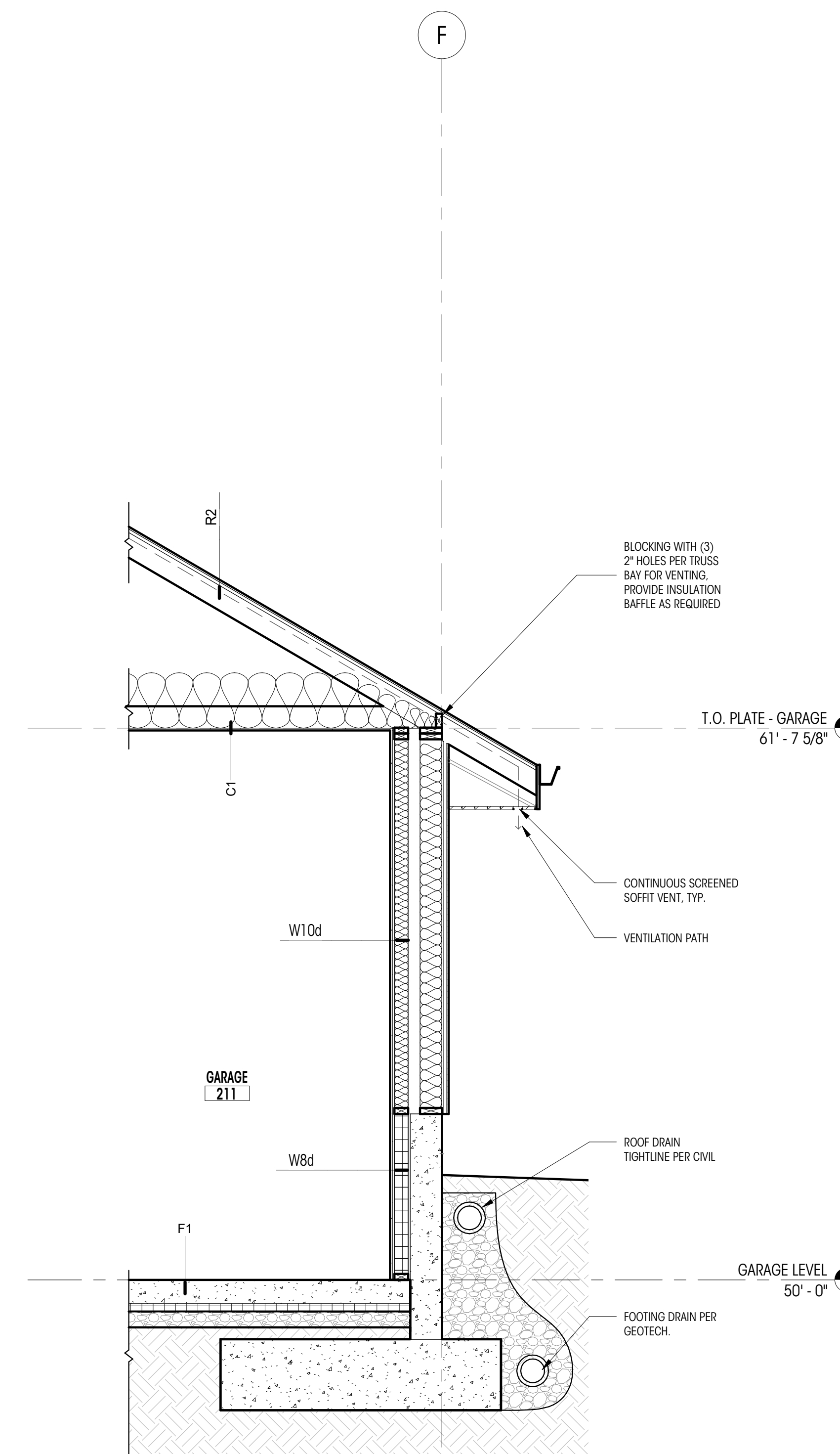
NO.	DESCRIPTION	DATE
A	PLAN CHECK 1	04.05.22



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



2 WALL SECTION @ GARAGE MAN DOOR
1/2" = 1'-0"



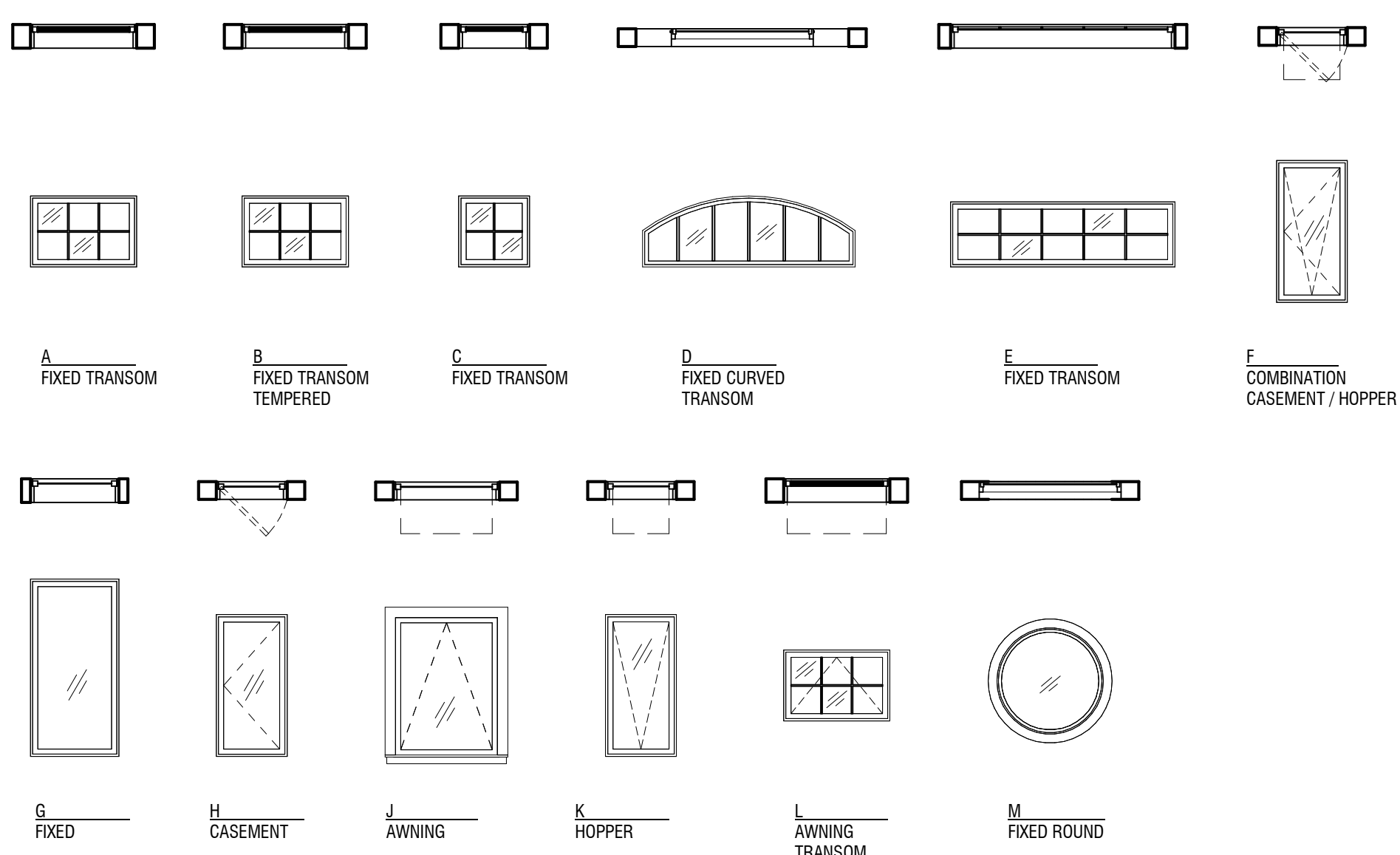
3 WALL SECTION @ GARAGE EXTERIOR SOUTH WALL
1/2" = 1'-0"

WINDOW SCHEDULE

PLAN ID	TYPE	WIDTH (ft)	HEIGHT (ft)	HEAD HT	UNIT AREA (sf)	U VALUE	UA	NOTES
111A	J	2'-0"	2'-0"	7'-0"	4 SF	0.2	1 SF	
112A	G	2'-0"	7'-0"	7'-0"	14 SF	0.2	3 SF	2
112B	G	2'-0"	7'-0"	7'-0"	14 SF	0.2	3 SF	2
201A	A	2'-6"	4'-0"	7'-6"	10 SF	0.2	2 SF	
201B	A	2'-6"	1'-6"	9'-0"	4 SF	0.2	1 SF	
201C	H	3'-0"	4'-0"	7'-6"	12 SF	0.2	2 SF	
201D	A	3'-0"	1'-6"	9'-0"	5 SF	0.2	1 SF	
202A	A	2'-9"	1'-6"	9'-0"	4 SF	0.2	1 SF	
202B	A	2'-9"	1'-6"	9'-0"	4 SF	0.2	1 SF	
202C	A	2'-9"	1'-6"	9'-0"	4 SF	0.2	1 SF	
202D	A	2'-9"	1'-6"	9'-0"	4 SF	0.2	1 SF	
202E	G	1'-9"	7'-6"	7'-6"	13 SF	0.2	3 SF	2
202F	G	1'-9"	7'-6"	7'-6"	13 SF	0.2	3 SF	2
202G	C	1'-9"	1'-6"	9'-0"	3 SF	0.2	1 SF	
202H	A	2'-9"	1'-6"	9'-0"	4 SF	0.2	1 SF	
202J	A	2'-9"	1'-6"	9'-0"	4 SF	0.2	1 SF	
202K	C	1'-9"	1'-6"	9'-0"	3 SF	0.2	1 SF	
203A	A	2'-6"	4'-0"	7'-6"	10 SF	0.2	2 SF	
203B	A	2'-6"	1'-6"	9'-0"	4 SF	0.2	1 SF	
204A	G	1'-4"	7'-6"	7'-6 3/4"	10 SF	0.2	2 SF	
204B	G	1'-4"	7'-6"	7'-6 3/4"	10 SF	0.2	2 SF	2
204C	E	6'-3"	1'-4"	9'-0"	8 SF	0.2	2 SF	
204D	J	2'-9"	4'-0"	7'-6"	11 SF	0.2	2 SF	
204E	A	2'-9"	1'-6"	9'-0"	4 SF	0.2	1 SF	
205A	A	3'-0 3/4"	1'-3 1/4"	9'-0"	4 SF	0.2	1 SF	
205B	A	2'-11 1/4"	1'-3 1/4"	9'-0"	4 SF	0.2	1 SF	
205C	A	2'-11 1/4"	1'-3 1/4"	9'-0"	4 SF	0.2	1 SF	
205D	A	3'-0 3/4"	1'-3 1/4"	9'-0"	4 SF	0.2	1 SF	
207A	J	2'-9"	4'-0"	7'-6"	11 SF	0.2	2 SF	
207B	A	2'-9"	1'-6"	9'-0"	4 SF	0.2	1 SF	
208A	H	3'-0"	4'-0"	7'-6"	12 SF	0.2	2 SF	
208B	A	3'-0"	1'-6"	9'-0"	5 SF	0.2	1 SF	
209A	G	1'-9"	7'-6"	7'-6"	13 SF	0.2	3 SF	2
209B	G	1'-9"	7'-6"	7'-6"	13 SF	0.2	3 SF	2
209C	C	1'-9"	1'-6"	9'-0"	3 SF	0.2	1 SF	
209D	A	2'-9"	1'-6"	9'-0"	4 SF	0.2	1 SF	
209E	A	2'-9"	1'-6"	9'-0"	4 SF	0.2	1 SF	
209F	C	1'-9"	1'-6"	9'-0"	3 SF	0.2	1 SF	
210A	B	4'-0"	2'-0"	9'-3"	8 SF	0.2	2 SF	2
210B	M	2'-6"	2'-6"	11'-3"	6 SF	0.2	1 SF	
210C	C	3'-0"	3'-0"	4'-2 3/8"	9 SF	0.2	2 SF	
211A	B	4'-0"	2'-0"	9'-3"	8 SF	0.2	2 SF	2
211B	B	4'-0"	2'-0"	9'-3"	8 SF	0.2	2 SF	2
211D	C	3'-0"	3'-0"	4'-2 3/8"	9 SF	0.2	2 SF	

GENERAL NOTES

- ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS, R.O. PER CONTRACTOR.
- CONTRACTOR TO VERIFY ALL SIZES AND DIMENSIONS IN FIELD WITH OWNER BEFORE ORDERING.
- ALL NEW WINDOWS TO BE NFRC CERTIFIED.
- REFER TO PLANS AND ELEVATIONS FOR TAGS, LOCATION, AND OPERATION.
- ALL ELEVATIONS ARE FROM THE EXTERIOR.
- ALL NEW VERTICAL FENESTRATION U-VALUE TO MEET ENERGY COMPLIANCE, SEE SHEET G001.
- PER IBC 8310.2 ALL EGRESS OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SF, NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24" AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20".
- THE WINDOW SILL SHALL HAVE HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.
- PER IRC R308.4.3, GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL NEEDS TO BE TEMPERED GLASS / SAFETY GLAZING OF ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
 - A. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SF.
 - B. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR.
 - C. THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR, AND
 - D. ONE OR MORE WALKING SURFACES ARE WITHING 36", MEASURE HORIZONTALLY IN A STRAIGHT LINE OF THE GLAZING.



ARCH - WINDOW TYPES
1/4" = 1'-0"

WINDOW SCHEDULE

PLAN ID	TYPE	WIDTH (ft)	HEIGHT (ft)	HEAD HT	UNIT AREA (sf)	U VALUE	UA	NOTES
211E	C	3'-0"	3'-0"	4'-2 3/8"	9 SF	0.2	2 SF	
301A	H	2'-6"	3'-6"	7'-0"	9 SF	0.2	2 SF	
301B	H	2'-6"	3'-6"	7'-0"	9 SF	0.2	2 SF	
301C	D	4'-0"	2'-0"	9'-0"	8 SF	0.2	2 SF	
301D	H	3'-0"	3'-6"	7'-0"	11 SF	0.2	2 SF	
302A	H	3'-0"	3'-6"	7'-0"	11 SF	0.2	2 SF	2
302B	H	3'-0"	5'-0"	7'-0"	15 SF	0.2	3 SF	1
302C	H	3'-0"	5'-0"	7'-0"	15 SF	0.2	3 SF	1
302D	D	4'-0"	2'-0"	9'-0"	8 SF	0.2	2 SF	
304A	D	4'-0"	2'-0"	11 1/2"	8 SF	0.2	2 SF	
304A	G	2'-6"	5'-0"	7'-0"	13 SF	0.2	3 SF	2
304B	G	2'-6"	5'-0"	7'-0"	13 SF	0.2	3 SF	2
305A	G	6'-4"	5'-0"	7'-0"	32 SF	0.2	6 SF	
306A	J	2'-6"	2'-0"	7'-0"	5 SF	0.2	1 SF	
306B	H	2'-9"	5'-0"	7'-0"	14 SF	0.2	3 SF	1
307A	K	2'-0"	2'-0"	7'-0"	4 SF	0.2	1 SF	
308A	K	2'-0"	2'-0"	7'-0"	4 SF	0.2	1 SF	
309A	H	3'-0"	5'-0"	7'-0"	15 SF	0.2	3 SF	1
309B	H	3'-0"	5'-0"	7'-0"	15 SF	0.2	3 SF	1
309C	D	4'-0"	2'-0"	9'-0"	8 SF	0.2	2 SF	
SI-A	G	6'-4"	4'-0"	13'-5 1/2"	25 SF	0.2	5 SF	
SI-B	G	1'-6"	4'-0"	13'-5 1/2"	6 SF	0.2	1 SF	
SI-C	G	1'-6"	4'-0"	13'-5 1/2"	6 SF	0.2	1 SF	
SI-D	G	6'-4"	8'-6"	16'-6 1/2"	54 SF	0.2	11 SF	2
SI-E	G	1'-6"	8'-6"	16'-6 1/2"	13 SF	0.2	3 SF	2
SI-F	G	1'-6"	8'-6"	16'-6 1/2"	13 SF	0.2	3 SF	2
SI-G	E	6'-4"	1'-10"	6'-10"	12 SF	0.2	2 SF	
SI-H	C	1'-6"	2'-0"	7'-0"	3 SF	0.2	1 SF	
SI-J	C	1'-6"	2'-0"	7'-0"	3 SF	0.2	1 SF	

SPECIFIC NOTES

- EGRESS
- TEMPERED GLASS/SAFETY GLAZING

DOOR SCHEDULE

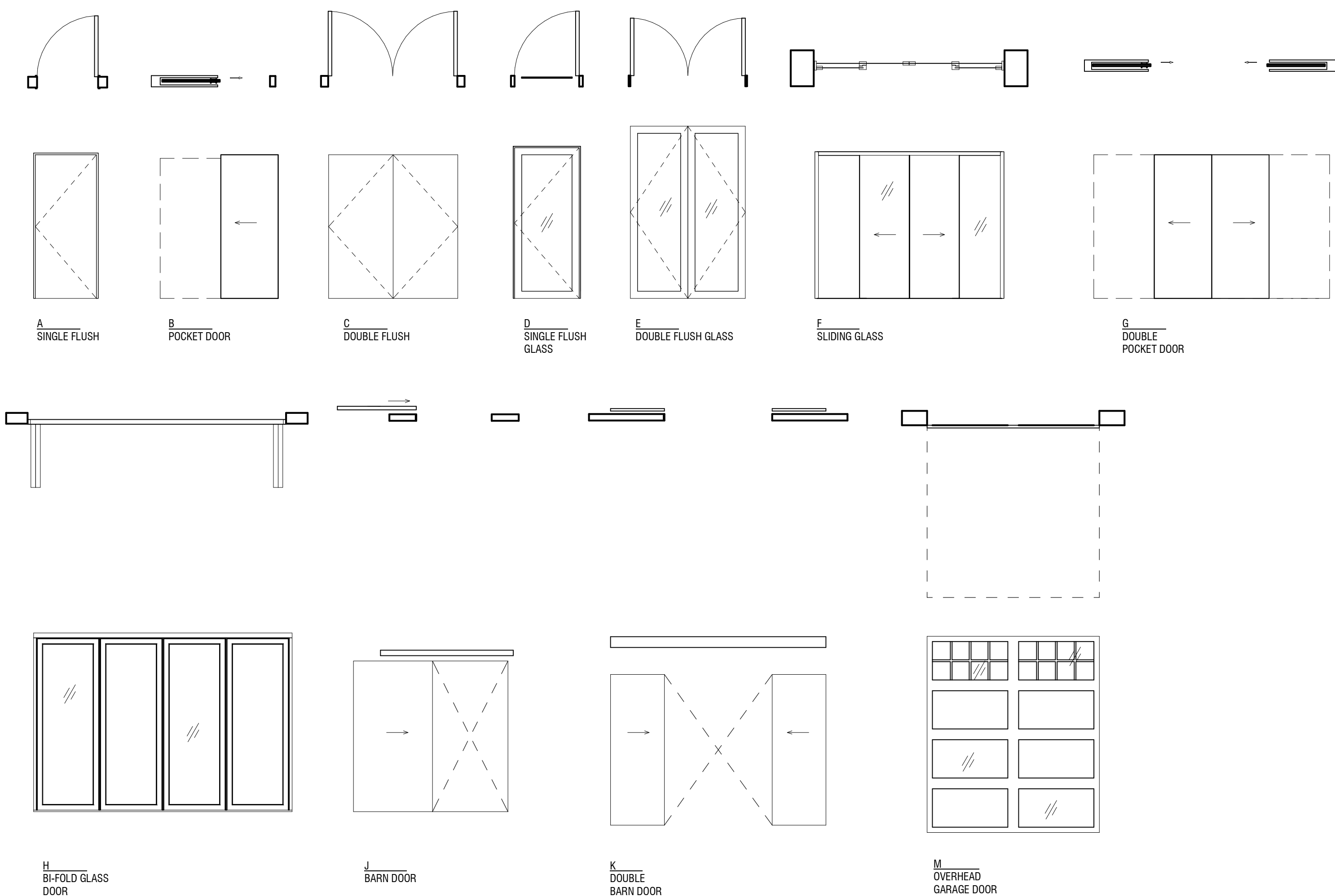
PLAN ID	TYPE	WIDTH (ft)	HEIGHT (ft)	AREA (sf)	U VALUE	UA	NOTES
105	A	3'-0"	7'-0"	21 SF			
106A	E	5'-6"	7'-0"	39 SF	0.2	8 SF	
106B	K	6'-0"	7'-0"	42 SF			
107A	F	12'-0"	7'-0"	84 SF			
108A	A	3'-0"	7'-0"	21 SF			
109A	A	3'-0"	7'-0"	21 SF			
110A	A	3'-0"	7'-0"	21 SF			3
111A	A	2'-6"	7'-0"	18 SF			
112A	E	5'-6"	7'-0"	39 SF	0.2	8 SF	1
112B	A	2'-8"	7'-0"	19 SF			
112C	A	2'-0"	7'-0"	14 SF			
112D	A	2'-0"	7'-0"	14 SF			
202A	E	5'-6"	7'-6"	41 SF	0.2	8 SF	
203A	G	4'-6"	8'-0"	36 SF			
204A	D	3'-0"	7'-6"	23 SF	0.2	5 SF	1
205A	H	12'-0"	7'-6"	90 SF	0.2	18 SF	
206A	A	2'-8"	8'-0"	21 SF			
207	A	2'-0"	8'-0"	16 SF			
208A	A	3'-0"	7'-0"	21 SF			2
208B	B	3'-0"	8'-0"	24 SF			
209A	E	5'-6"	7'-6"	41 SF	0.2	8 SF	
210A	M	8'-0"	8'-0"	64 SF			4
210B	J	3'-6"	8'-0"	28 SF			
211A	M	8'-0"	8'-0"	64 SF			4
211B	M	8'-0"	8'-0"	64 SF			4
211C	D	3'-0"	7'-0"	21 SF	0.2	4 SF	
301A	A	2'-8"	7'-0"	19 SF			
301B	A	3'-0"	7'-0"	21 SF			
302A	C	4'-0"	7'-0"	28 SF			
303A	A	3'-0"	7'-0"	21 SF			
304A	C	5'-4"	7'-0"	37 SF			
304B	E	6'-0"	7'-0"	42 SF	0.2	8 SF	
305A	D	3'-0"	7'-0"	21 SF	0.2	4 SF	
306A	A	2'-8"	7'-0"	19 SF			
306B	C	5'-0"	7'-0"	35 SF			
307A	A	2'-8"	7'-0"	19 SF			
308A	A	2'-8"	7'-0"	19 SF			
309A	A	2'-8"	7'-0"	19 SF			
309B	C	5'-0"	7'-0"	35 SF			
309C	A	2'-6"	7'-0"	18 SF			
EL-01	A	3'-0"	7'-0"	21 SF			
EL-02	A	3'-0"	7'-0"	21 SF			
EL-03	A	3'-0"	7'-0"	21 SF			

GENERAL NOTES

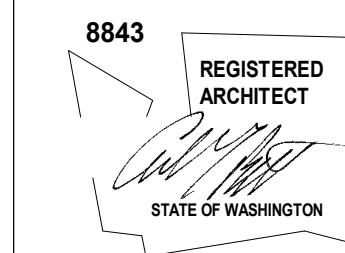
- ALL NEW DOORS TO BE NFRC CERTIFIED
- ALL NEW VERTICAL FENESTRATION U-VALUE TO MEET ENERGY COMPLIANCE GUIDELINES, SEE SHEET G001.
- ALL DOORS TO BE SOLID-CORE WOOD VENEER, PANEL TBD.
- ALL GLAZING IN DOORS TO BE TEMPERED / SAFETY GLAZING
- REFER TO PLANS AND ELEVATIONS FOR TAGS, LOCATION, AND OPERATION.

SPECIFIC NOTES

- EGRESS
- 20-MINUTE RATED W/ SELF-CLOSURE PER IRC R302.5.1
- ACCESS DOOR TO UNDER STAIR
- OVERHEAD DOOR



ARCH - DOOR TYPES
1/4" = 1'-0"



HUBER RESIDENCE
9611 SE 72ND ST.
MERCER ISLAND, WA 98040
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PERMIT SET

DATE: 9/17/21

SHEET SIZE: D (24X36)

REVISIONS

NO.	DESCRIPTION	DATE
A	PLAN CHECK 1	04.05.22

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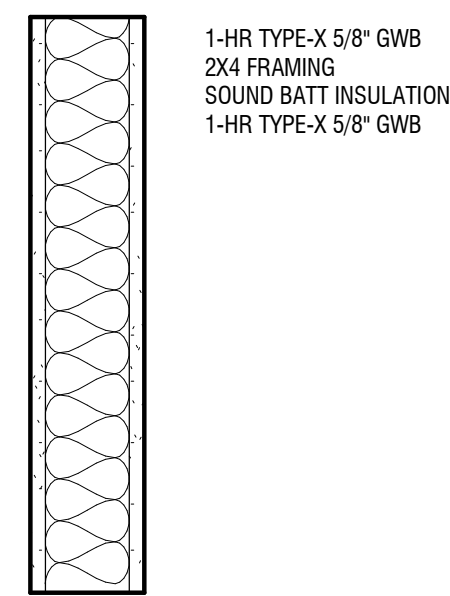
CHECKED BY:

DOOR & WINDOW
SCHEDULES &
LEGENDS & NOTES

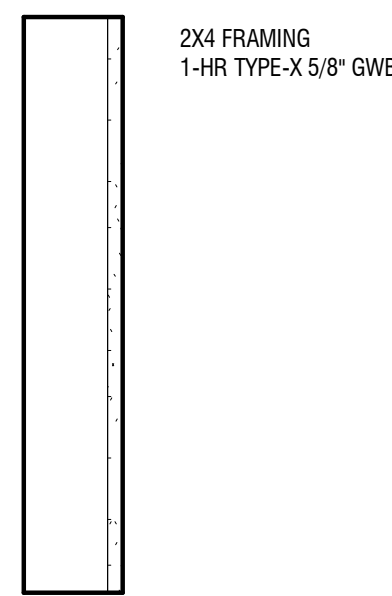
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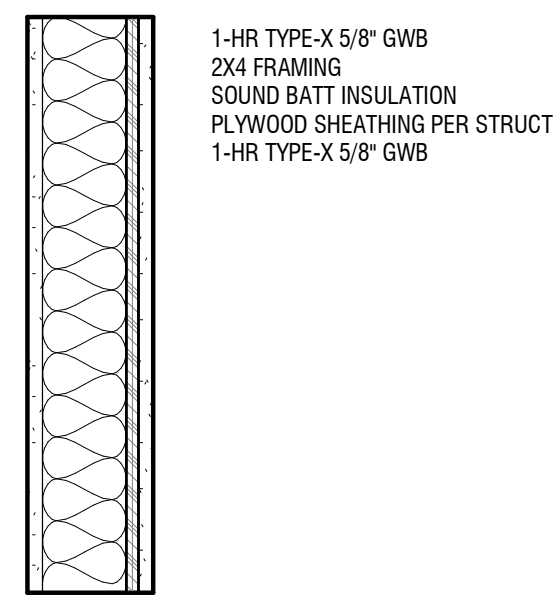
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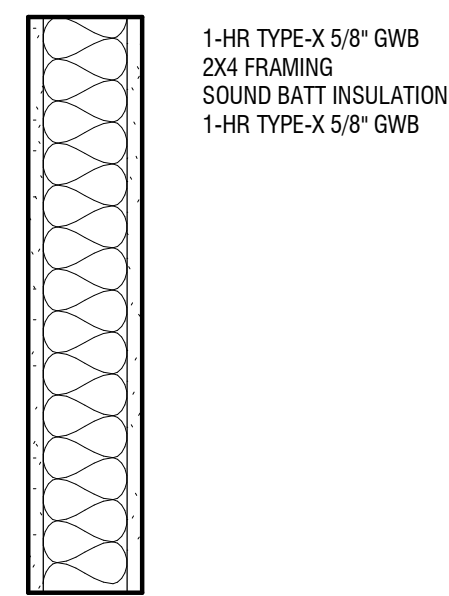
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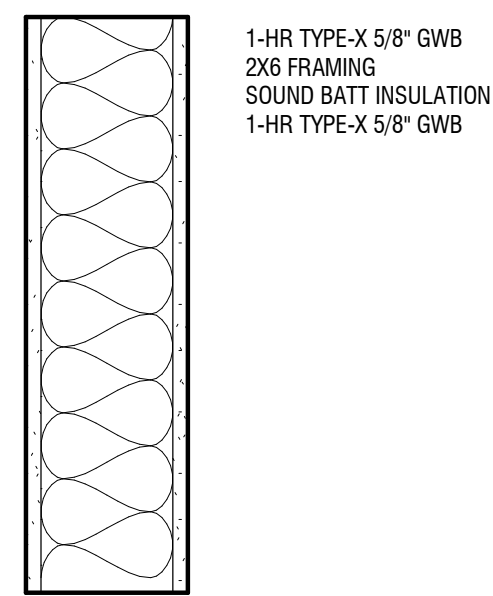
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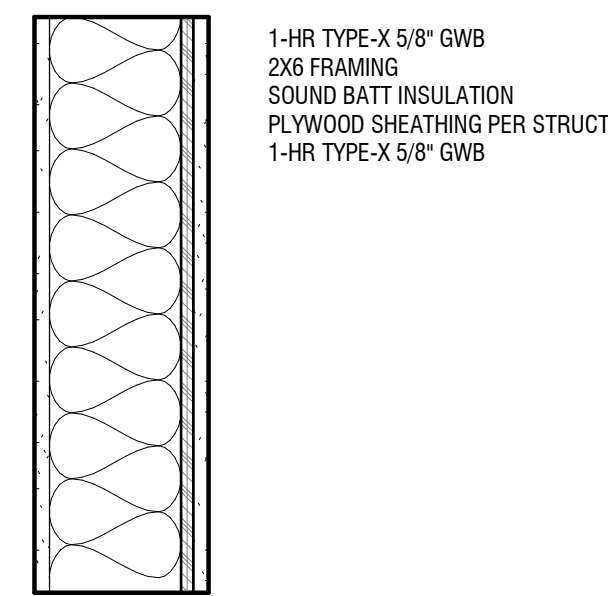
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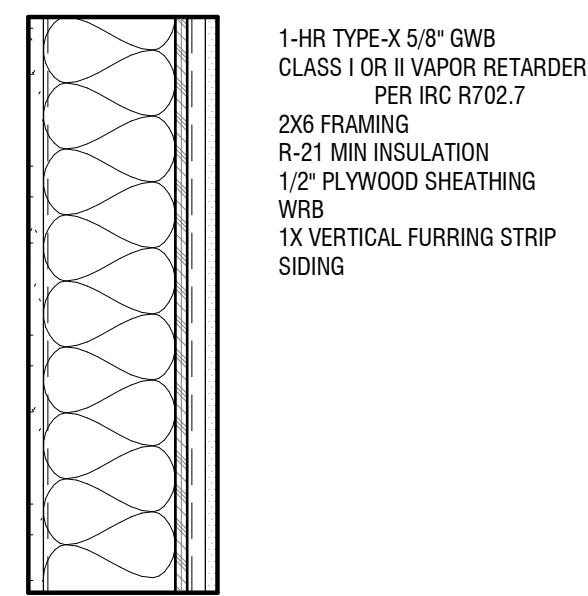
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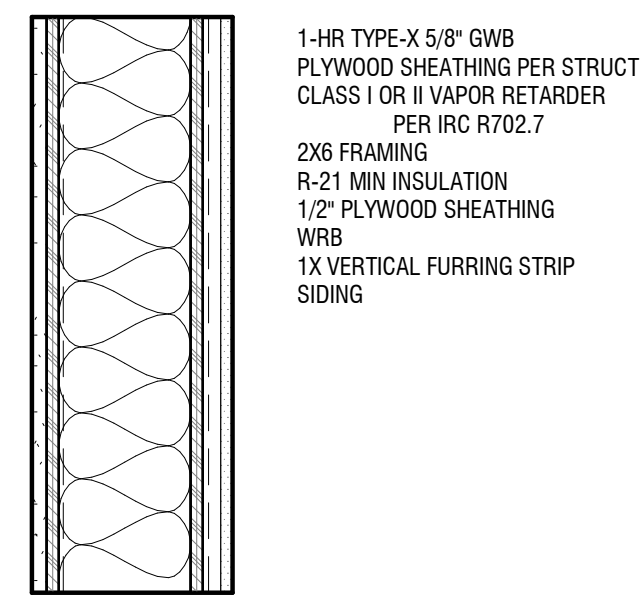
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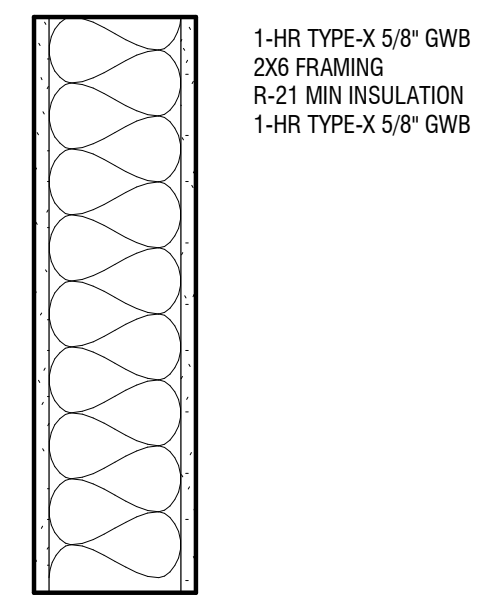
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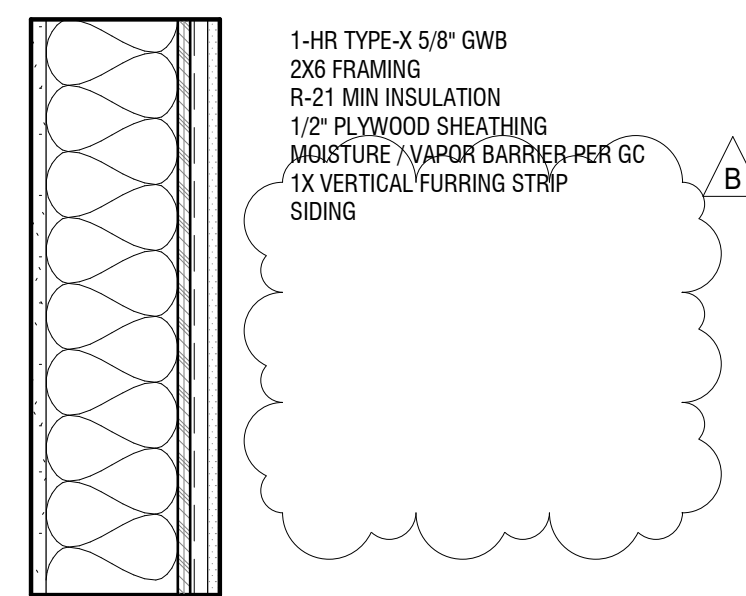
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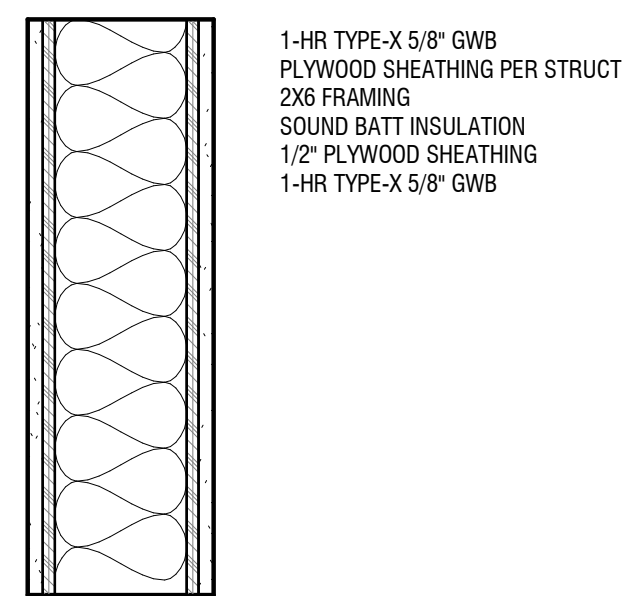
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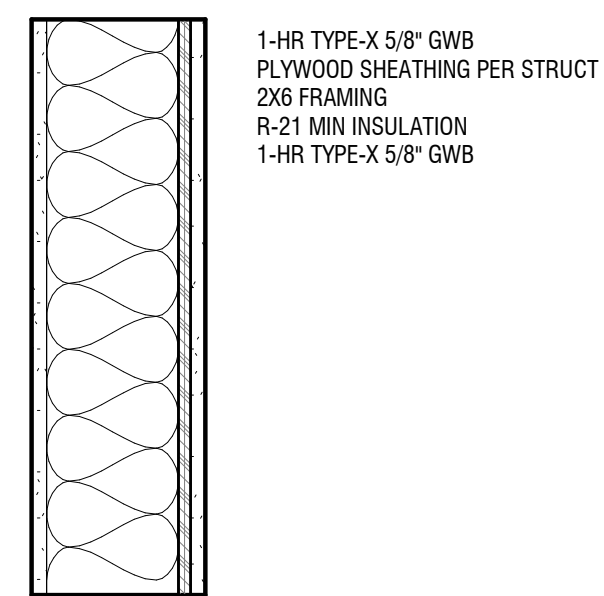
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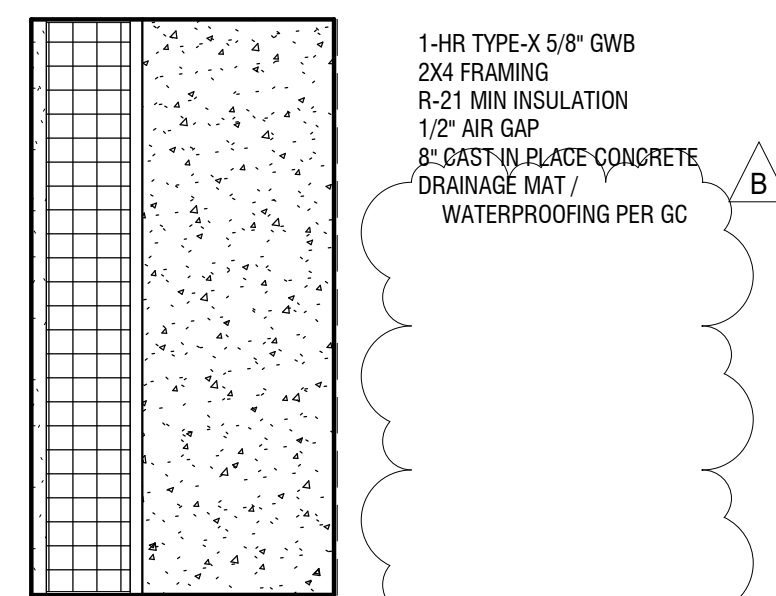
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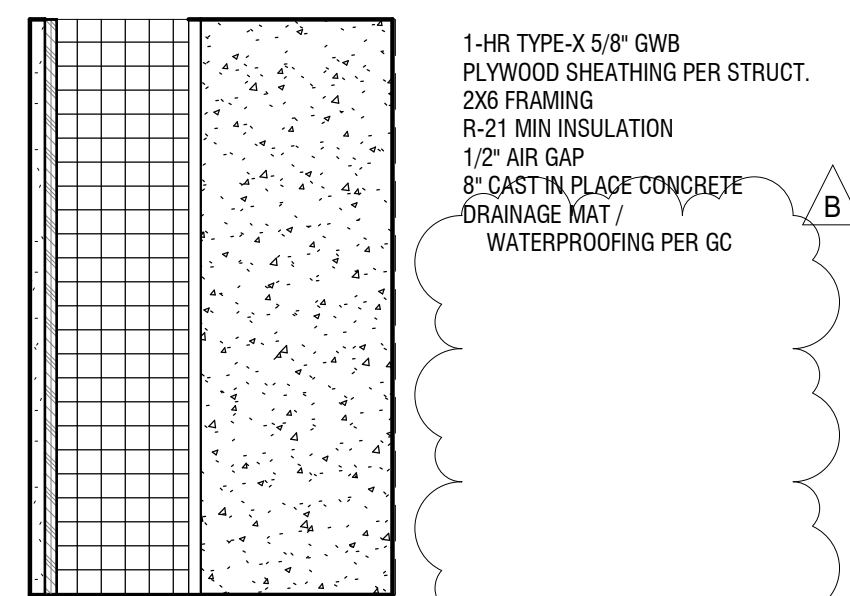
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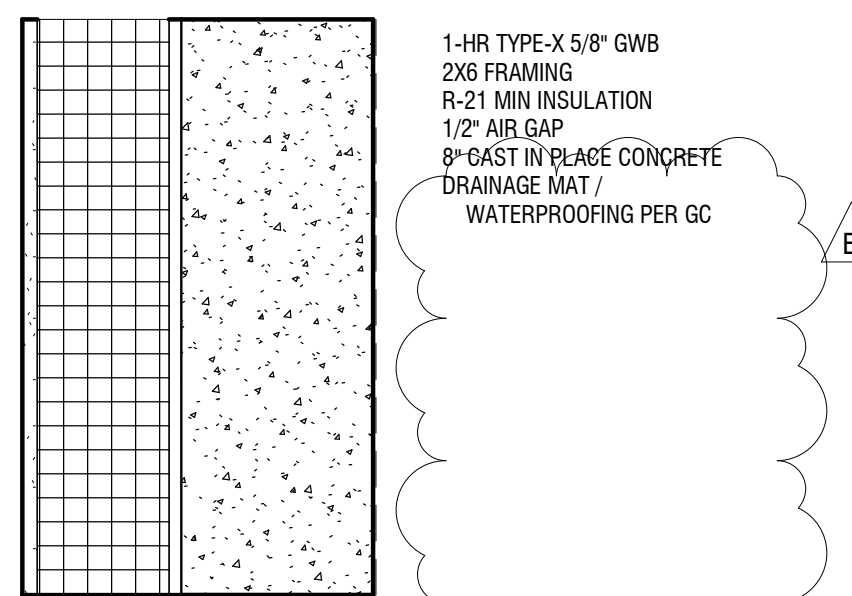
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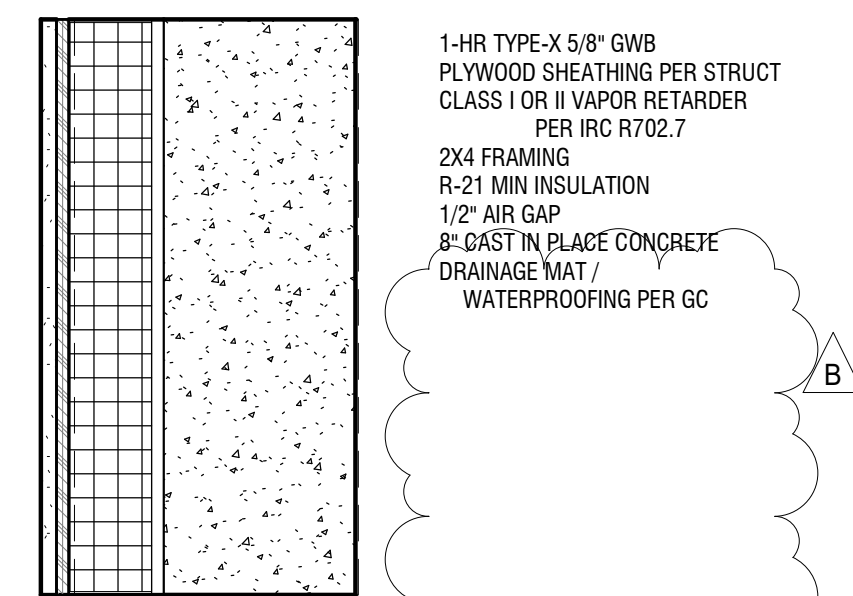
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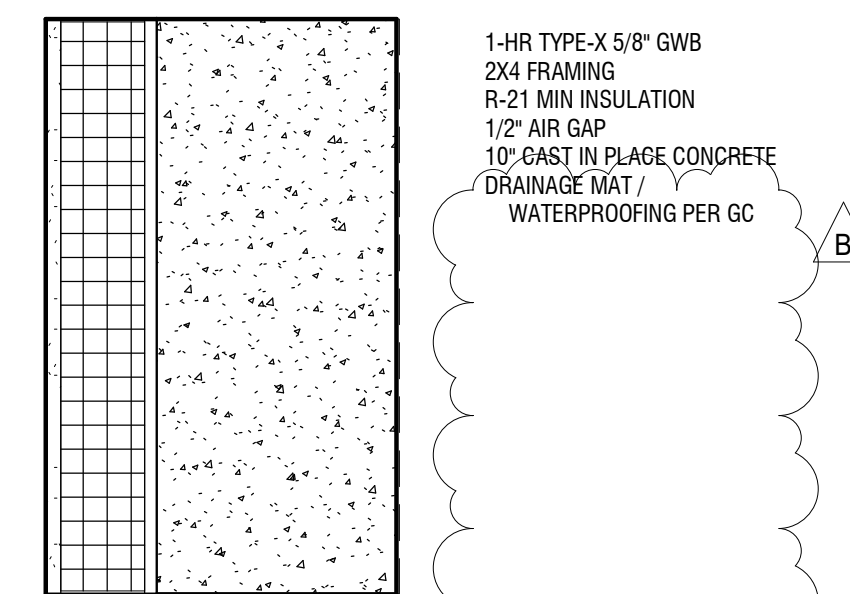
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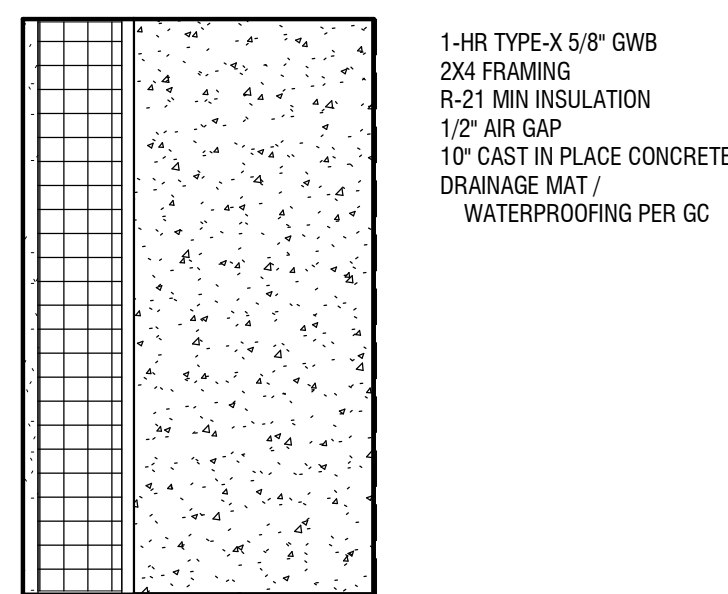
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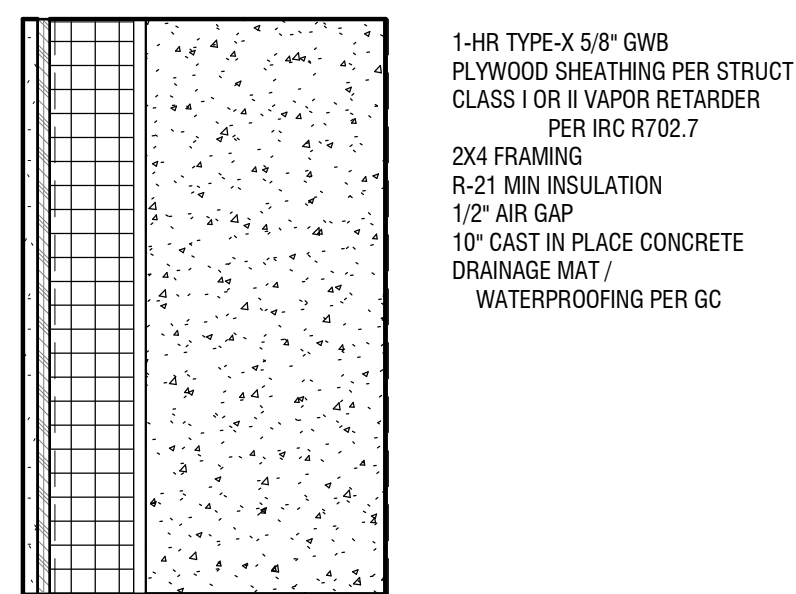
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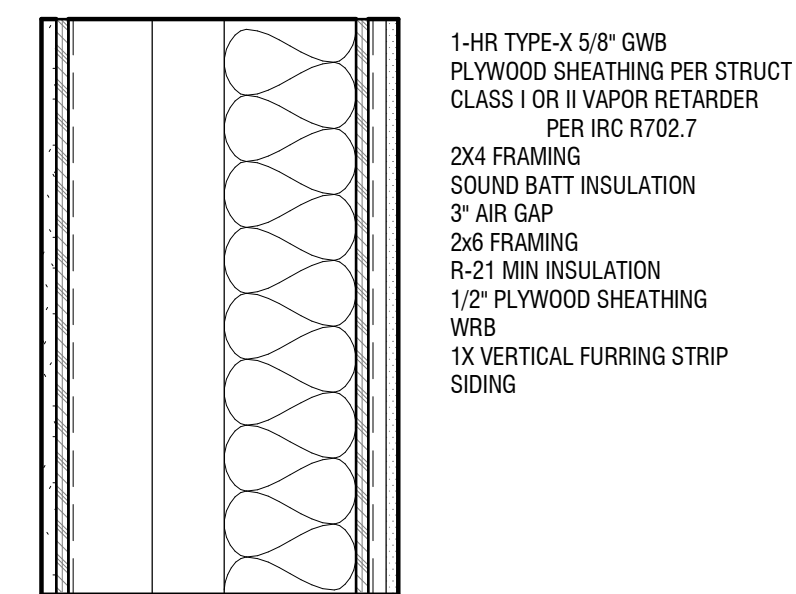
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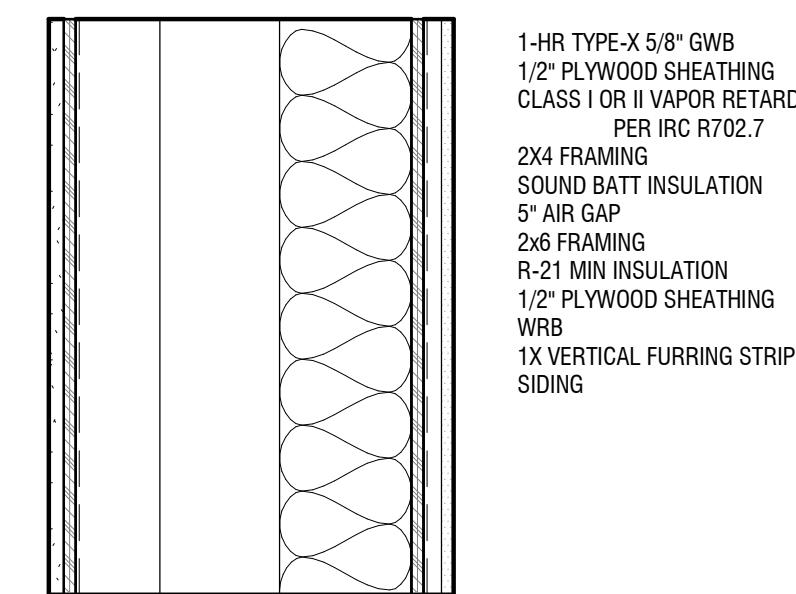
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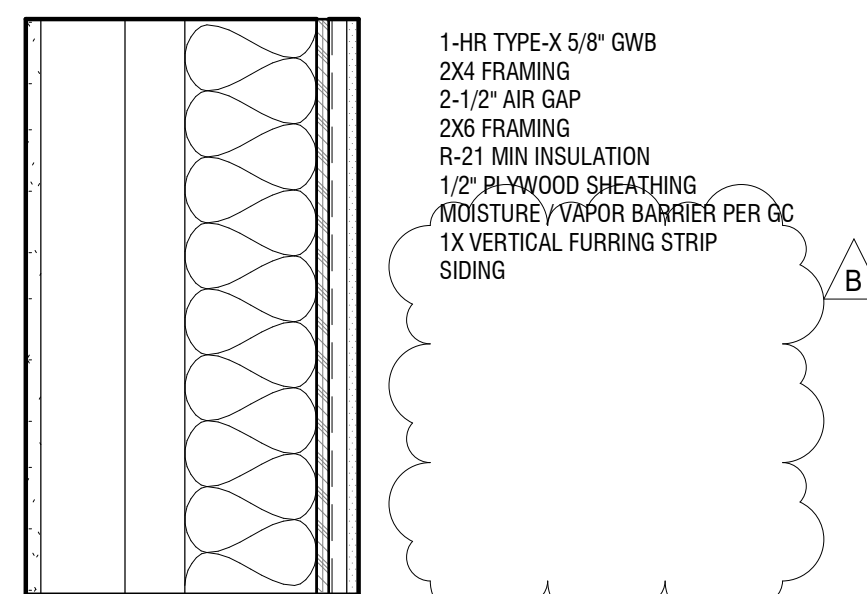
W10c



W10d



W10e



W12a

- GENERAL NOTES:**
- 1-HR TYPE-X 5/8" GWB GYPSUM REQUIRED THROUGHOUT TO MEET APPROVED FIRE CODE ALTERNATE.
 - CLASS I OR II VAPOR RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF FRAME WALLS PER IRC R702.7. EXCEPTIONS:
 - A. BASEMENT WALLS
 - B. BELOW-GRADE PORTIONS OF ANY WALL
 - C. CONSTRUCTION WHERE MOISTURE OR ITS FREEZING WILL NOT DAMAGE THE MATERIALS.

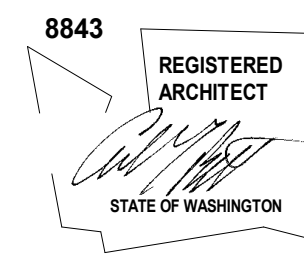
Brandt

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HUBER RESIDENCE

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MERCER ISLAND, WA 98040

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PERMIT SET

DATE: 9/17/21

SHEET SIZE: D (24X36)

REVISIONS

NO.	DESCRIPTION	DATE
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B	PLAN CHECK 2	11.07.22

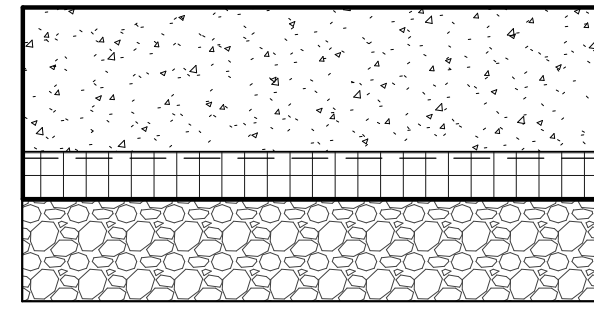
DRAWN BY:
CHECKED BY:

ASSEMBLY DETAILS -
VERTICAL

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

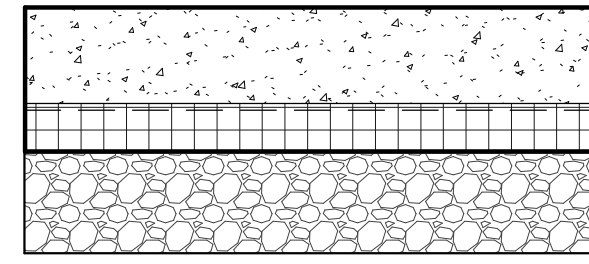
A700

HORIZONTAL ASSEMBLIES



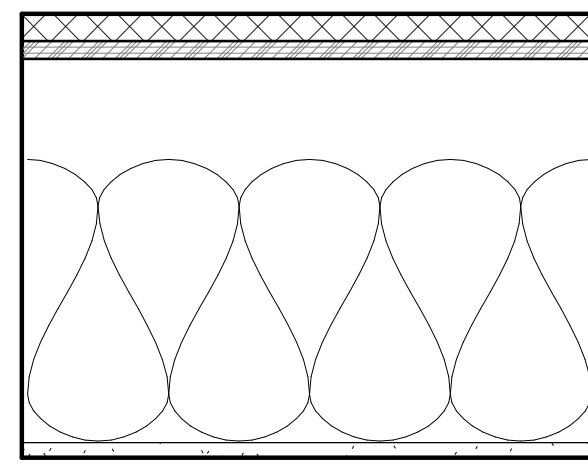
CONCRETE SLAB
(THICKNESS PER STRUCT)
VAPOR BARRIER
R-10 RIGID INSULATION
4" FREE DRAINING MATERIAL

F1



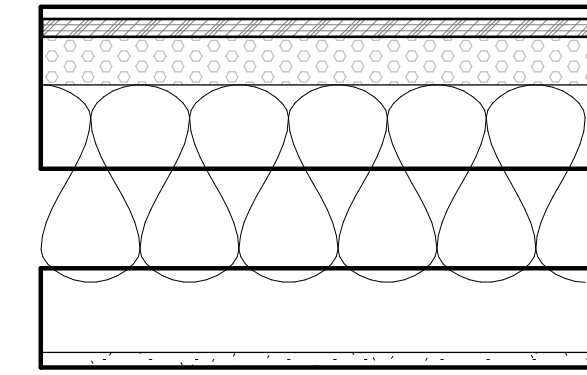
CONCRETE SLAB W/ RADIANT HEATING
(THICKNESS PER STRUCT)
VAPOR BARRIER
R-10 RIGID INSULATION
4" FREE DRAINING MATERIAL

F2



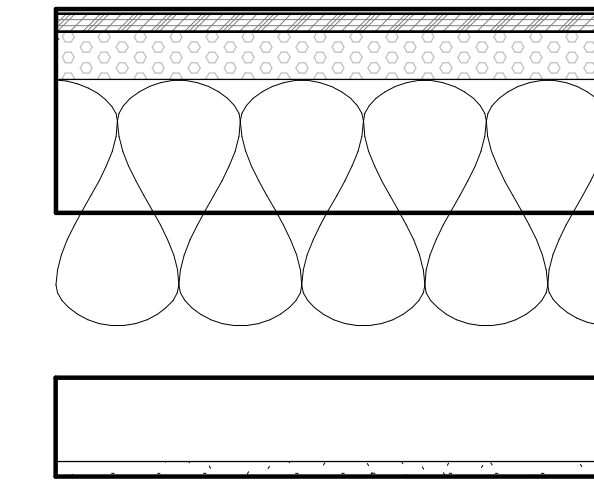
LARGE FORMAT TILE
PLYWOOD SHEATHING PER STRUCT
FRAMING PER STRUCT
SOUND BATT INSULATION
1-HR TYPE-X 5/8" GWB

F3



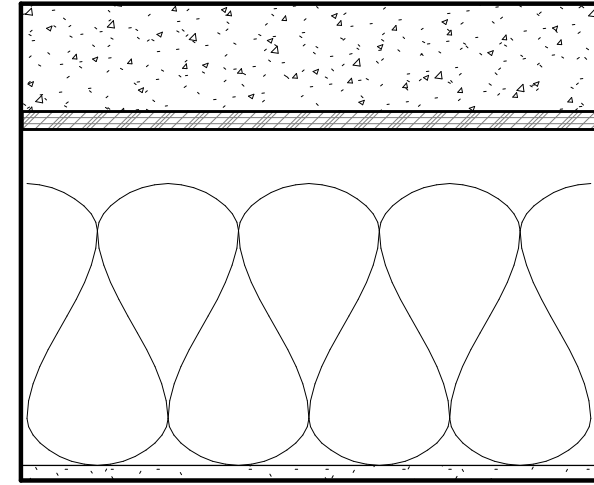
COMPOSITE ROOFING
ROOFING MEMBRANE
PLYWOOD SHEATHING PER STRUCT
FRAMING PER STRUCT
R-10 MIN AIR IMPERMEABLE CLASS II VAPOR RETARDER SPRAY FOAM INSULATION INSTALLED IN DIRECT CONTACT TO UNDERSIDE OF SHEATHING AND R-28 MIN AIR PERMEABLE INSULATION APPLIED DIRECTLY TO THE UNDERSIDE OF THE AIR IMPERMEABLE INSULATION IN ACCORDANCE WITH R806.5.5.1 (S.1.3) TO A TOTAL OF R-38 MIN
1-HR TYPE-X 5/8" GWB

R1



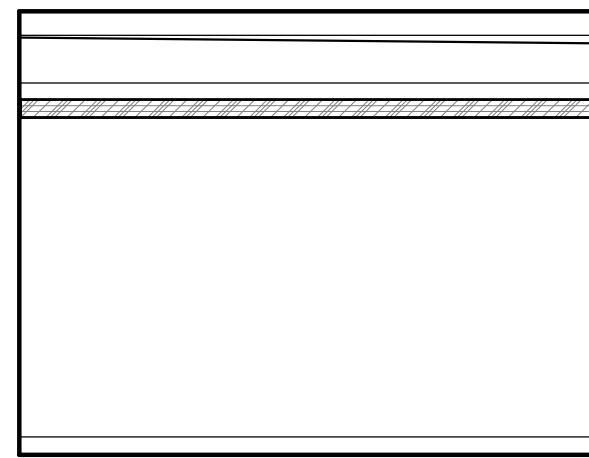
COMPOSITE ROOFING
ROOFING MEMBRANE
PLYWOOD SHEATHING PER STRUCT
PRE-MANUFACTURED TRUSSES PER TRUSS MANUFACTURER
R-10 MIN AIR-IMPERMEABLE CLASS II VAPOR RETARDER SPRAY FOAM INSULATION INSTALLED IN DIRECT CONTACT TO UNDERSIDE OF SHEATHING AND R-28 MIN AIR PERMEABLE INSULATION APPLIED DIRECTLY TO THE UNDERSIDE OF THE AIR IMPERMEABLE INSULATION IN ACCORDANCE WITH R806.5.5.1 (S.1.3) TO A TOTAL OF R-49 MIN
1-HR TYPE-X 5/8" GWB

R4



CONCRETE SLAB
(THICKNESS PER STRUCT)
PLYWOOD SHEATHING PER STRUCT
FRAMING PER STRUCT
R-30 MIN. BATT INSULATION
1-HR TYPE-X 5/8" GWB

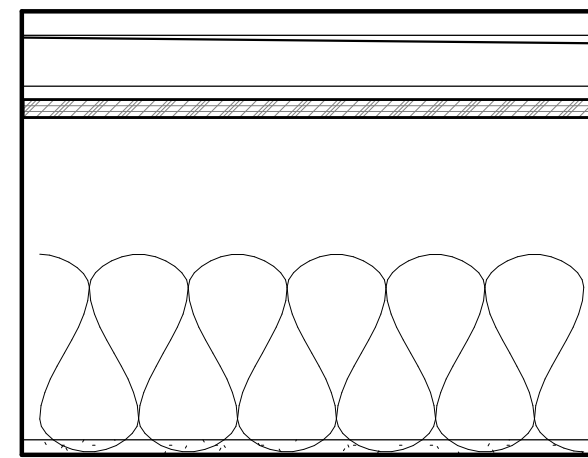
F4



DECKING
RIPPED FURRING, SLOPE 1/8":12"
"DURADECK" OR APPROVED ALTERNATE MEMBRANE*
PLYWOOD SHEATHING PER STRUCT
FRAMING PER STRUCT
1X CEDAR T&G STAINED

*WATERPROOFING MUST BE APPROVED FOR USE AS A WALKING DECK AND FOR THE INSTALLATION OF THE DECKING DIRECTLY ON THE MEMBRANE PER ICC-ES WALKING DECKS CRITERIA

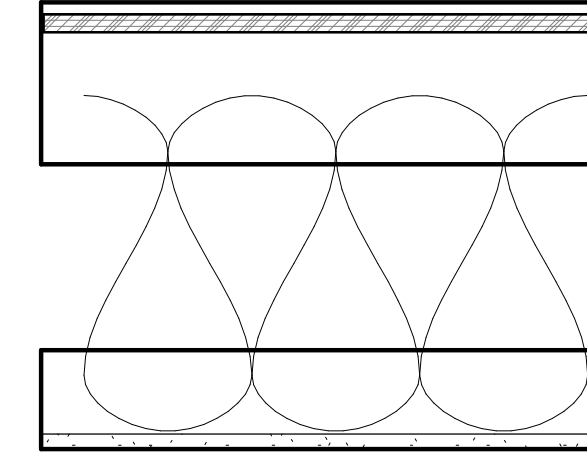
F5a



DECKING
RIPPED FURRING, SLOPE 1/8":12"
"DURADECK" OR APPROVED ALTERNATE MEMBRANE*
PLYWOOD SHEATHING PER STRUCT
FRAMING PER STRUCT
R-30 MIN. BATT INSULATION
1-HR TYPE-X 5/8" GWB

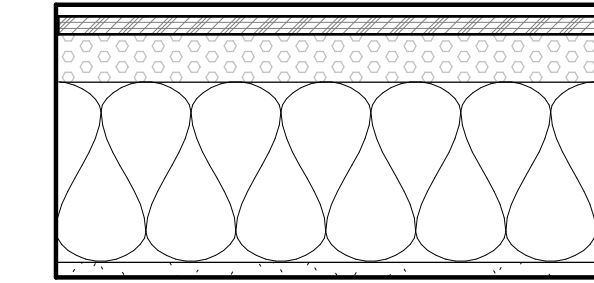
*WATERPROOFING MUST BE APPROVED FOR USE AS A WALKING DECK AND FOR THE INSTALLATION OF THE DECKING DIRECTLY ON THE MEMBRANE PER ICC-ES WALKING DECKS CRITERIA

F5b



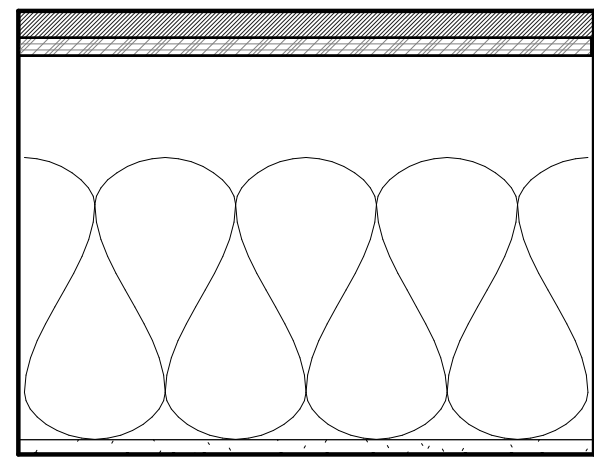
COMPOSITE ROOFING
ROOFING MEMBRANE
PLYWOOD SHEATHING PER STRUCT
PRE-MANUFACTURED TRUSSES PER TRUSS MANUFACTURER
R-49 MIN INSULATION
(ENSURE 1" AIR GAP FOR VENTILATION)
1-HR TYPE-X 5/8" GWB

R2



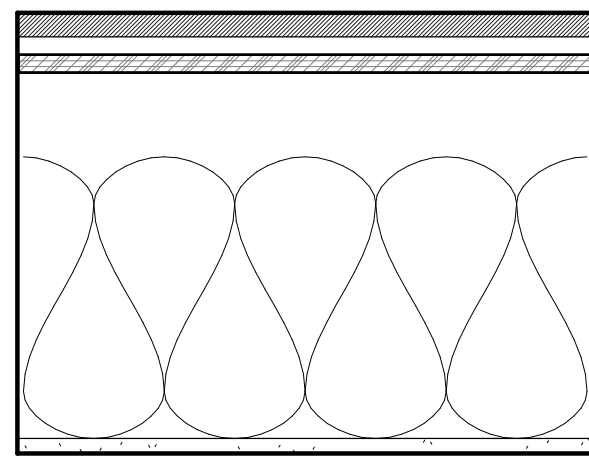
COMPOSITE ROOFING
ROOFING MEMBRANE
PLYWOOD SHEATHING PER STRUCT
FRAMING PER STRUCT
R-10 MIN AIR IMPERMEABLE CLASS II VAPOR RETARDER SPRAY FOAM INSULATION INSTALLED IN DIRECT CONTACT TO UNDERSIDE OF SHEATHING AND R-28 MIN AIR PERMEABLE INSULATION APPLIED DIRECTLY TO THE UNDERSIDE OF THE AIR IMPERMEABLE INSULATION IN ACCORDANCE WITH R806.5.5.1 (S.1.3) TO A TOTAL OF R-38 MIN
1-HR TYPE-X 5/8" GWB

R5



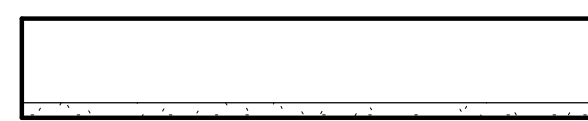
FINISH FLOOR
(CARPET IN BEDROOMS,
HARDWOOD IN HALLWAYS)
PLYWOOD SHEATHING PER STRUCT
FRAMING PER STRUCT
SOUND BATT INSULATION
1-HR TYPE-X 5/8" GWB

F6



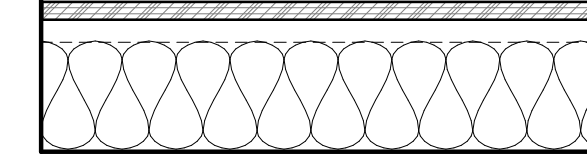
FINISH FLOOR
(CARPET IN BEDROOMS,
HARDWOOD IN HALLWAYS)
PLYWOOD SHEATHING PER STRUCT
FRAMING PER STRUCT
R-30 MIN. BATT INSULATION
1-HR TYPE-X 5/8" GWB

F7



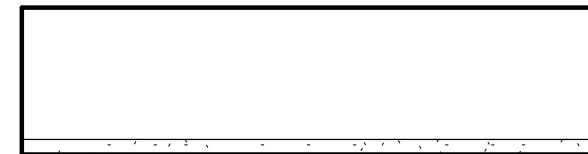
2X6 FRAMING
1-HR TYPE-X 5/8" GWB

G1



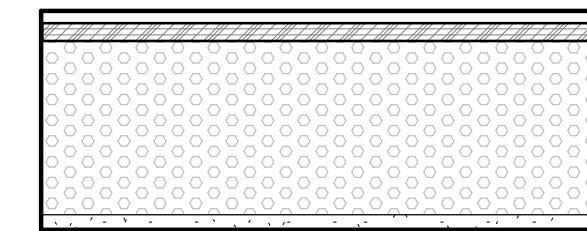
COMPOSITE ROOFING
ROOFING MEMBRANE
PLYWOOD SHEATHING PER STRUCT
FRAMING PER STRUCT
R-49 MIN INSULATION
(ENSURE 1" AIR GAP FOR VENTILATION)

R2.2



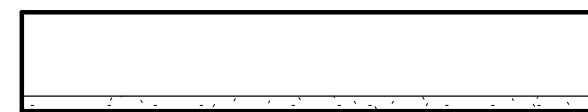
2X6 FRAMING
5/8" GWB

G2



COMPOSITE ROOFING
ROOFING MEMBRANE
PLYWOOD SHEATHING PER STRUCT
FRAMING PER STRUCT
AIR-IMPERMEABLE CLASS II VAPOR RETARDER SPRAY FOAM INSULATION INSTALLED IN DIRECT CONTACT TO UNDERSIDE OF SHEATHING IN ACCORDANCE WITH R806.5.5.1 (S.1.1) & R805.5.5.3 TO A TOTAL OF R-38 MIN
1-HR TYPE-X 5/8" GWB

R3



2X4 FRAMING
5/8" GWB

G3

GENERAL NOTE:
1-HR GYPSUM REQUIRED THROUGHOUT TO MEET APPROVED FIRE CODE ALTERNATE.

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2018 EDITION).
2. DESIGN LOADING CRITERIA:
 RESIDENTIAL – ONE AND TWO-FAMILY DWELLINGS
 FLOOR LIVE LOAD 40 PSF
 ROOF
 ROOF LIVE LOAD 25 PSF
 MISCELLANEOUS LOADS
 DECKS 1.5 x AREA SERVED
 PHOTOVOLTAIC PANEL SYSTEMS 5 PSF
 ENVIRONMENTAL LOADS
 RAIN 1.5 IN/HR
 SNOW Ce=1.0, Is=1.0, Ct=1.1, Cs=1.0, Pg=25 PSF, Pf=25 PSF
 WIND Gcp=0.18, 100 MPH, RISK CATEGORY II, EXPOSURE "C"
 EARTHQUAKE ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
 LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS, SITE CLASS=0,
 Ss=1.45, Sds=1.16, S1=0.50, SD1=0.57, Cs=0.179
 SDC D (DEFAULT), Ie=1.0, R=6.5
3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.
4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".
7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.
9. ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERRECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.
10. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

 STRUCTURAL STEEL
 PRE-FABRICATED ASSEMBLIES (INCLUDING PANELIZED SYSTEMS)

11. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

12. SHOP DRAWINGS OF DESIGN BUILD COMPONENTS INCLUDING CANOPIES, BALCONIES, COLD FORM STEEL FRAMING, TEMPORARY SHORING, CURTAIN WALL SYSTEMS, SKYLIGHT FRAMES, PREFABRICATED STAIR SYSTEMS, EXTERIOR CLADDING, AND PRE-ENGINEERED SYSTEMS SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF WASHINGTON. SHOP DRAWINGS SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO REVIEW OF THE ARCHITECT OR ENGINEER OF RECORD FOR GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. SHOP DRAWINGS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE SUBMITTED WITH THE SHOP DRAWINGS.

13. DEFERRED SUBMITTALS: SHOP DRAWINGS AND CALCULATIONS OF DEFERRED SUBMITTAL COMPONENTS SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF WASHINGTON AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO REVIEW BY THE ARCHITECT OR ENGINEER OF RECORD FOR GENERAL CONFORMANCE. ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS SHALL BE INCLUDED. SHOP DRAWINGS SHALL INCLUDE THE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON THE BASIC STRUCTURE. DESIGN CALCULATIONS SHALL ACCOMPANY ALL DEFERRED SUBMITTALS. THE ARCHITECT OR CONTRACTOR SHALL FORWARD DEFERRED SUBMITTALS TO THE BUILDING OFFICIAL WHERE REQUIRED.

DEFERRED SUBMITTAL BUILDING COMPONENTS FOR THIS PROJECT SHALL INCLUDE:

PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES

GEOTECHNICAL

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

ALLOWABLE SOIL PRESSURE 3000 PSF
 LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED) 55 PCF/35 PCF
 ALLOWABLE PASSIVE EARTH PRESSURE (FS OF 1.5 INCLUDED) 200 PCF
 COEFFICIENT OF FRICTION (FS OF 1.5 INCLUDED) 0.3
 SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD) 6H PSF

SOILS REPORT REFERENCE:
 GEOTECHNICAL ENGINEERING STUDY
 FILE NO. 21-004
 9611 SE 72ND ST
 MERCER ISLAND, WA

PREPARED BY
 PANGED ON SEPT. 7, 2021

QUALITY ASSURANCE

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

STRUCTURAL STEEL FABRICATION AND ERECTION	PER AISC 360
WOOD FRAMING	PER 1705.1.1, 1705.11.1, 1705.12.1
WOOD TRUSSES GREATER THAN 5' DEEP OR 60' LONG	PER 1705.5.2

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

16. STRUCTURAL OBSERVATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 1704.6 OF THE INTERNATIONAL BUILDING CODE FOR THE FOLLOWING BUILDING ELEMENTS:

LIGHT FRAMED SHEAR WALLS
 HOLDDOWNS
 STRUCTURAL STEEL CONSTRUCTION

THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD ADEQUATE NOTICE TO SCHEDULE APPROPRIATE SITE VISITS FOR STRUCTURAL OBSERVATION.

STRUCTURAL OBSERVATION MEANS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM, FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS, AT SIGNIFICANT CONSTRUCTION STAGES AND AT COMPLETION OF THE STRUCTURAL SYSTEM. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY SECTION 110, 1705, OR OTHER SECTIONS OF THE INTERNATIONAL BUILDING CODE.

THE OWNER SHALL EMPLOY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, TO PERFORM STRUCTURAL OBSERVATION. OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR, AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

CONCRETE

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

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

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

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

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

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

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

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

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

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

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

ANCHORAGE

25. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.
26. CONCRETE SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713 (CONCRETE), NO. ESR-1056 (CMU), INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SCREW ANCHORS INTO CONCRETE MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED.

STEEL

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

A. AISC 360-16 AND SECTION 2205.2 OF THE INTERNATIONAL BUILDING CODE.
 B. JUNE 15, 2016 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES AMENDED AS FOLLOWS: AS NOTED IN THE CONTRACT DOCUMENTS, BY THE DELETION OF PARAGRAPH 4.4.1, AND REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1.
 C. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

28. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, FY = 50 KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, FY = 36 KSI. STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B, FY = 35 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE C, FY = 46 KSI (ROUND), FY = 50 KSI (SQUARE AND RECTANGULAR). CONNECTION BOLTS SHALL CONFORM TO ASTM A307.

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

30. ALL STEEL EXPOSED TO THE WEATHER OR IN CONTACT WITH GROUND SHALL BE CORROSION PROTECTED BY GALVANIZATION OR PROVIDED WITH EXTERIOR PAINT SYSTEM, UNLESS OTHERWISE NOTED.

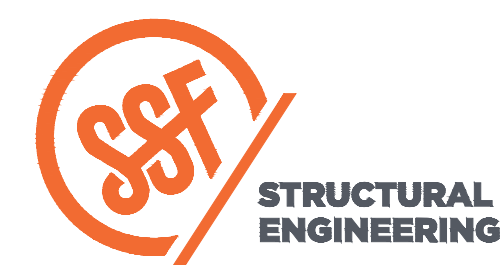
31. SHOP PRIME ALL STEEL EXCEPT:

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

32. ALL A-325N CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH.

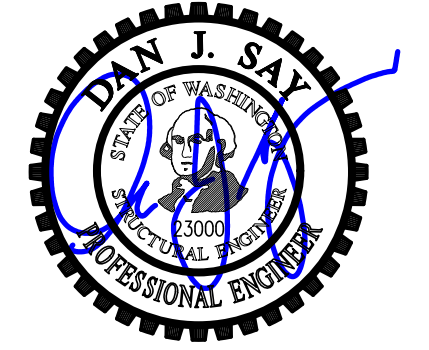
33. ALL ANCHORS EMBEDDED IN MASONRY OR CONCRETE SHALL BE A307 HEADED BOLTS OR A36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.

34. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES F AND 40 FT - LBS AT 70 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.



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DESIGN:	DMR
DRAWN:	NHD
CHECKED:	BDM
APPROVED:	DJS

REVISIONS:		
1	Permit Corrections	Apr. 19, 2022
2	Permit Corrections 2	Nov. 17, 2022
3	Permit Corrections 3	Jan. 13, 2023

PROJECT TITLE:
Huber Residence
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 Mercer Island, WA 98040

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ISSUE:
PERMIT
 SHEET TITLE:

**General
Structural Notes**

SCALE: -
 DATE: **September 14, 2021**
 PROJECT NO: **01519-2021-06**
 SHEET NO:

S1.1

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

WOOD

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

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

36. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI.

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

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

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

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

38. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE MEYERHAEUSER CORPORATION, IN ACCORDANCE WITH ICC-ES REPORT ESR-1157. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

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

TOP CHORD LIVE LOAD	25 PSF	▲
TOP CHORD DEAD LOAD	15 PSF	
BOTTOM CHORD DEAD LOAD	5 PSF	
TOTAL LOAD	40 PSF	
WIND UPLIFT (TOP CHORD)	25 PSF	
BOTTOM CHORD LIVE LOAD	10 PSF	
(BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD)		

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

40. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.

WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

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

42. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWPA UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWPA UC4B.

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

WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER	INTERIOR DRY	C90 GALVANIZED
CONTAINS AMMONIA CARRIER	INTERIOR DRY	G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653
CONTAINS AMMONIA CARRIER	INTERIOR WET	TYPE 304 OR 316 STAINLESS
CONTAINS AMMONIA CARRIER	EXTERIOR	TYPE 304 OR 316 STAINLESS
AZCA	ANY	TYPE 304 OR 316 STAINLESS

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

44. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM)AS MEMBERS CONNECTED.

45. WOOD FASTENERS

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

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

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

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

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

46. NOTCHES AND HOLES IN WOOD FRAMING:

A. NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

B. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

C. NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED.

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

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

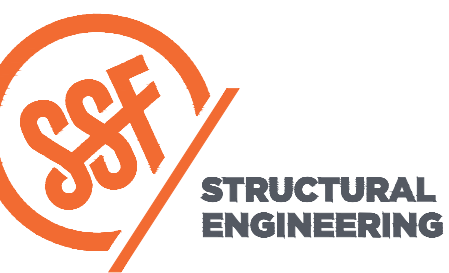
B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS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

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

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

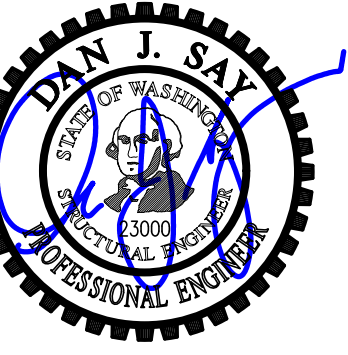
C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING BETWEEN RAFTERS AND JOISTS AT ALL BEARING POINTS WITH A MINIMUM OF (3) 16d TOE NAILS EACH END. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

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



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DESIGN:	DMR
DRAWN:	NHD
CHECKED:	BDM
APPROVED:	DJS

REVISIONS:

- 1 Permit Corrections Apr. 19, 2022
- 2 Permit Corrections 2 Nov. 17, 2022
- 3 Permit Corrections 3 Jan. 13, 2023

DPD:

PROJECT TITLE:

Huber Residence
9611 SE 72nd Street
Mercer Island, WA 98040

ARCHITECT:

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

ISSUE:

PERMIT

SHEET TITLE:

General Structural Notes

SCALE:

-

DATE:

September 14, 2021

PROJECT NO:

01519-2021-06

SHEET NO:

S1.2



DESIGN: DMR
DRAWN: NHD
CHECKED: BDM
APPROVED: DJS

REVISIONS:
1 Permit Corrections Apr. 19, 2022
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3 Permit Corrections 3 Jan. 13, 2023

DPD:

PROJECT TITLE:
Huber Residence
9611 SE 72nd Street
Mercer Island, WA 98040

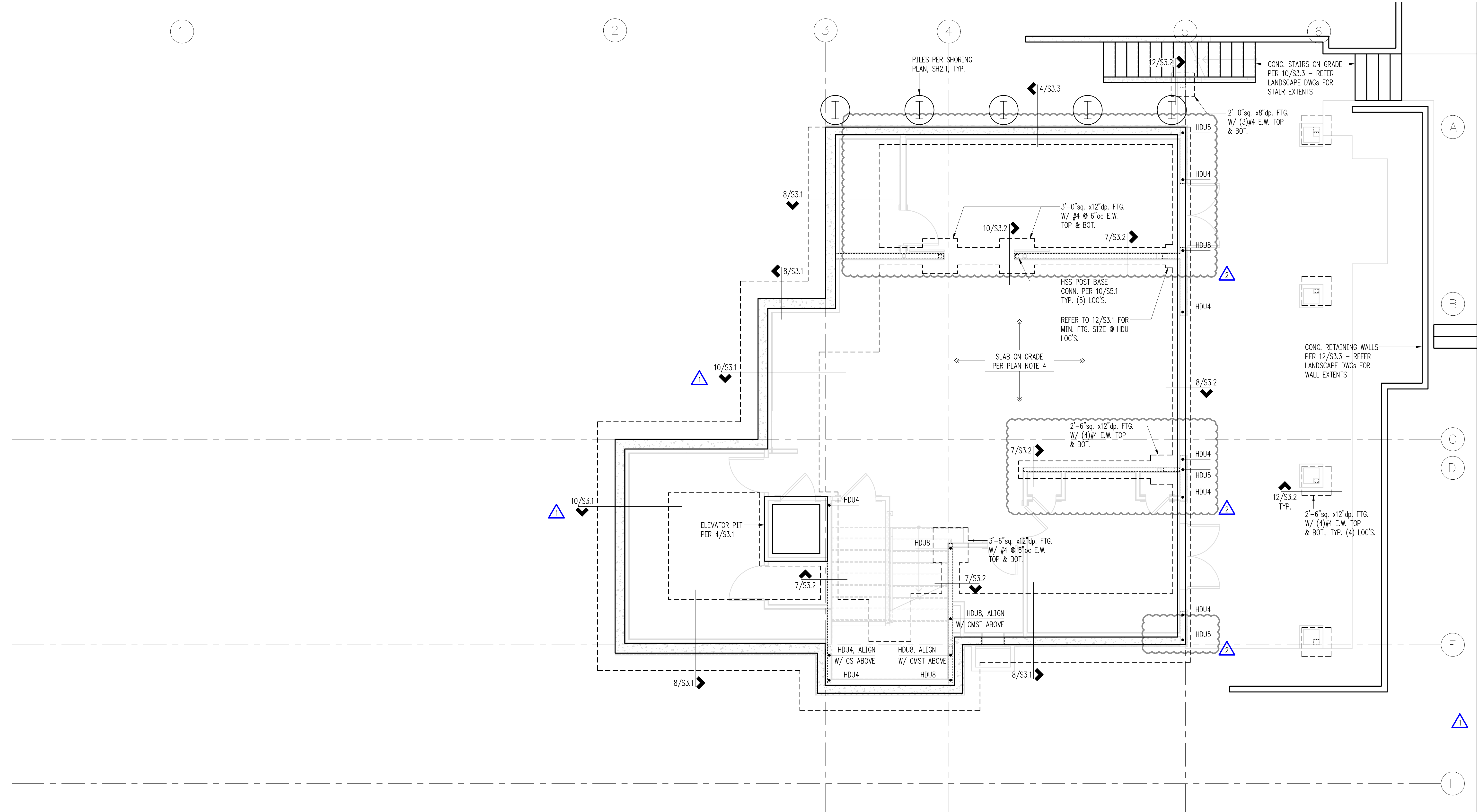
ARCHITECT:
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66 Bell Street, Unit 1
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brandtdesigninc.com

ISSUE:
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SHEET TITLE:
Foundation Plan

SCALE: 1/4" = 1'-0" U.N.O.
DATE: September 14, 2021
PROJECT NO: 01519-2021-06
SHEET NO:

S2.1



Plan Notes

- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW EXTERIOR GRADE.
- INTERIOR SLABS ON GRADE SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH #3 AT 16" O.C. CENTERED IN SLAB. BELOW SLAB PROVIDE A 10-MIL VAPOR BARRIER OVER 6" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.

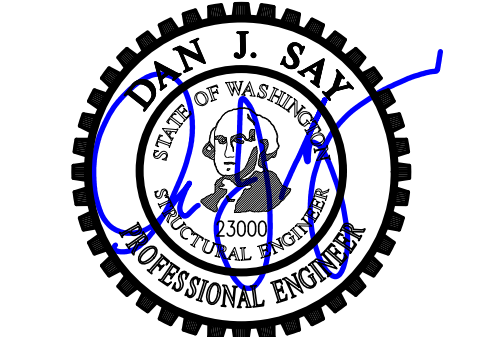
Legend

- STRUCTURAL WALL OR POST ABOVE
- STEM WALL & FOOTING
- HDxx HOLDOWN PER 10 & 12/S3.1

Foundation Plan

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





DESIGN: DMR
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CHECKED: BDM
APPROVED: DJS

REVISIONS:
1 Permit Corrections Apr. 19, 2022
2 Permit Corrections 2 Nov. 17, 2022
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DPD:

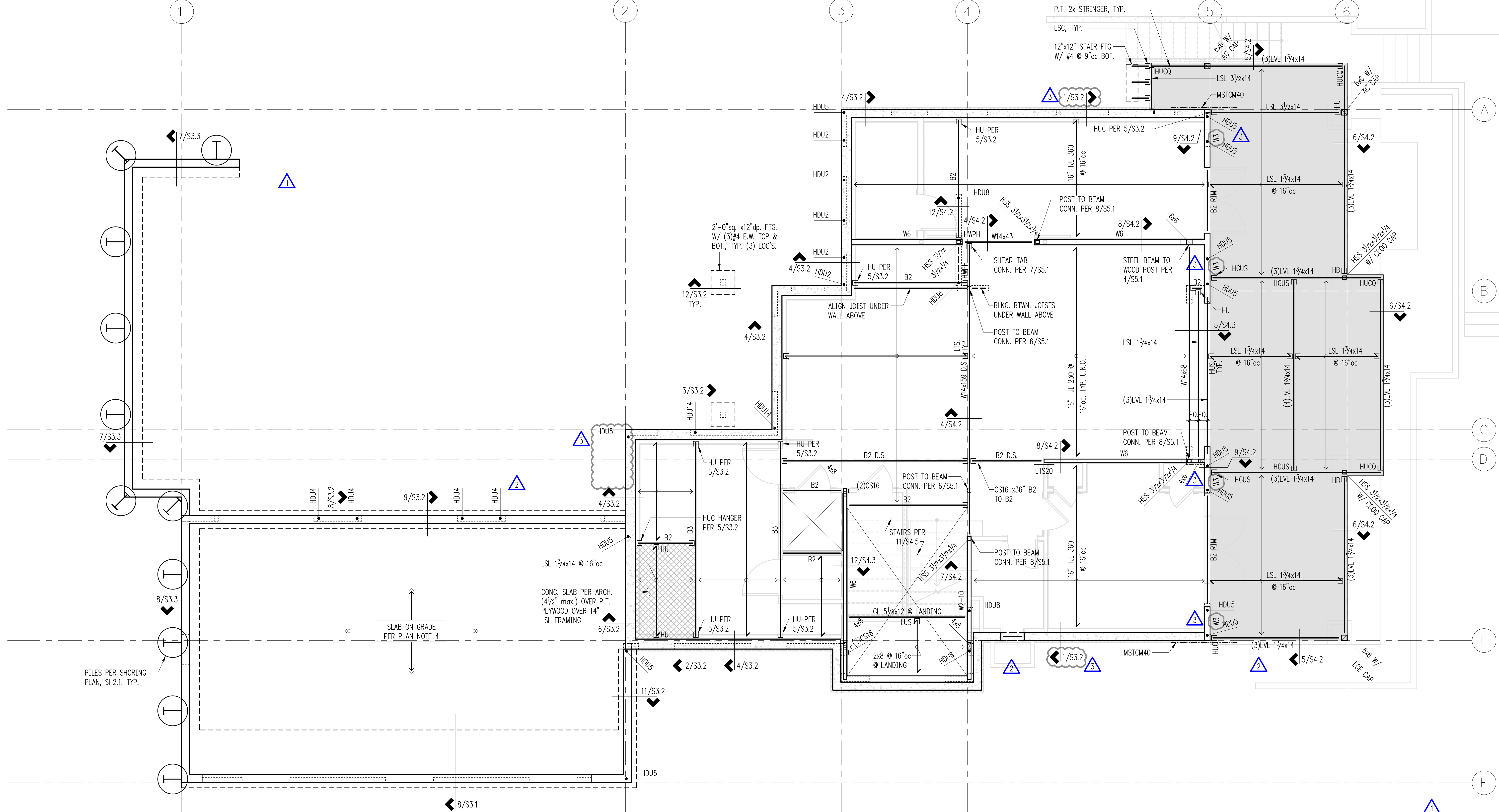
PROJECT TITLE:
Huber Residence
9611 SE 72nd Street
Mercer Island, WA 98040

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

ISSUE:
PERMIT
SHEET TITLE:
Main Floor Framing Plan

SCALE: 1/4" = 1'-0" U.N.O.
DATE: September 14, 2021
PROJECT NO: 01519-2021-06
SHEET NO:

S2.2



Plan Notes

- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW EXTERIOR GRADE.
- INTERIOR SLABS ON GRADE SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH #3 AT 16" O.C. CENTERED IN SLAB. BELOW SLAB PROVIDE A 10-MIL VAPOR BARRIER OVER 6" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.
- TYPICAL FLOOR FRAMING CONSISTS OF FLOORING PER ARCHITECT OVER 3/4" T&G APA RATED PLYWOOD OVER JOISTS PER PLAN, FACE GRAIN PERPENDICULAR TO JOISTS, U.O.N.
- NAIL FLOOR SHEATHING W/ 8d @ 16" OC AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12" OC IN FIELD.
- PROVIDE BLOCKING/BRIDGING AT 8'-0" O.C. IN FLOOR FRAMING
- "W_" INDICATES PLYWOOD SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE FOR WALL ATTACHMENTS. ALL EXTERIOR WOOD FRAMED WALLS ARE W6, U.O.N.
- ALL WOOD HEADERS SHALL BE (2) 2X8, U.O.N.
- PROVIDE (2) BEARING STUDS AT EACH END OF ALL HEADERS AND BEAMS OVER 3'-0" IN LENGTH, U.O.N.

- MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
- PROVIDE AC, ACE, PC, EPC, LPC, OR LCE COLUMN CAP AND BASE AT ALL BEAM TO COLUMN CONNECTIONS U.O.N.

Legend

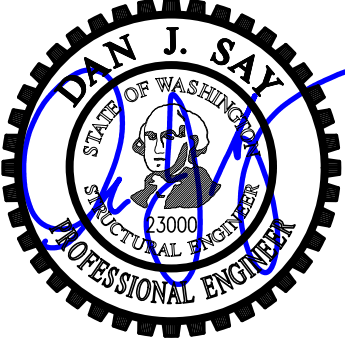
- STRUCTURAL WALL OR POST BELOW
- STRUCTURAL WALL OR POST ABOVE
- NON-STRUCTURAL WALL BELOW
- STEM WALL & FOOTING
- Wx SHEARWALL PER 12/S4.1
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- HANGER
- Bx BEAM PER SCHEDULE, THIS SHEET
- D.S. DRAG STRUT: NAIL W/ 8d @ 3" oc THRU SHEATHING
- CSxx or CMSTxx HOLDOWN STRAP PER 9/S4.1
- HDxx HOLDOWN PER 12/S3.1
- BLOCKED FLOOR DIAPHRAGM: 2x4 FLAT BLKG. AT ALL PLYWOOD PANEL EDGES. NAIL ALL PLYWOOD PANEL EDGES W/ 8d @ 4" oc & @ 12" oc FIELD

Beam Schedule

MARK	BEAM	HANGER	BRG. STUDS
B1	LSL 1 3/4x16	IUS1.81/16	2
B2	LSL 3 1/2x16	MGU3.63-SDS	3
B3	(3)LVL 1 3/4x16	HGUS5.50/14	4
B4	(4)LVL 1 3/4x16	HGUS7.25/14	5

NOTE: FOR BUILT-UP BEAM ASSEMBLY, REFER 10/S4.1





DESIGN: DMR
DRAWN: NHD
CHECKED: BDM
APPROVED: DJS

REVISIONS:
1 Permit Corrections Apr. 19, 2022
2 Permit Corrections 2 Nov. 17, 2022
3 Permit Corrections 3 Jan. 13, 2023

DPD:

PROJECT TITLE:
Huber Residence
9611 SE 72nd Street
Mercer Island, WA 98040

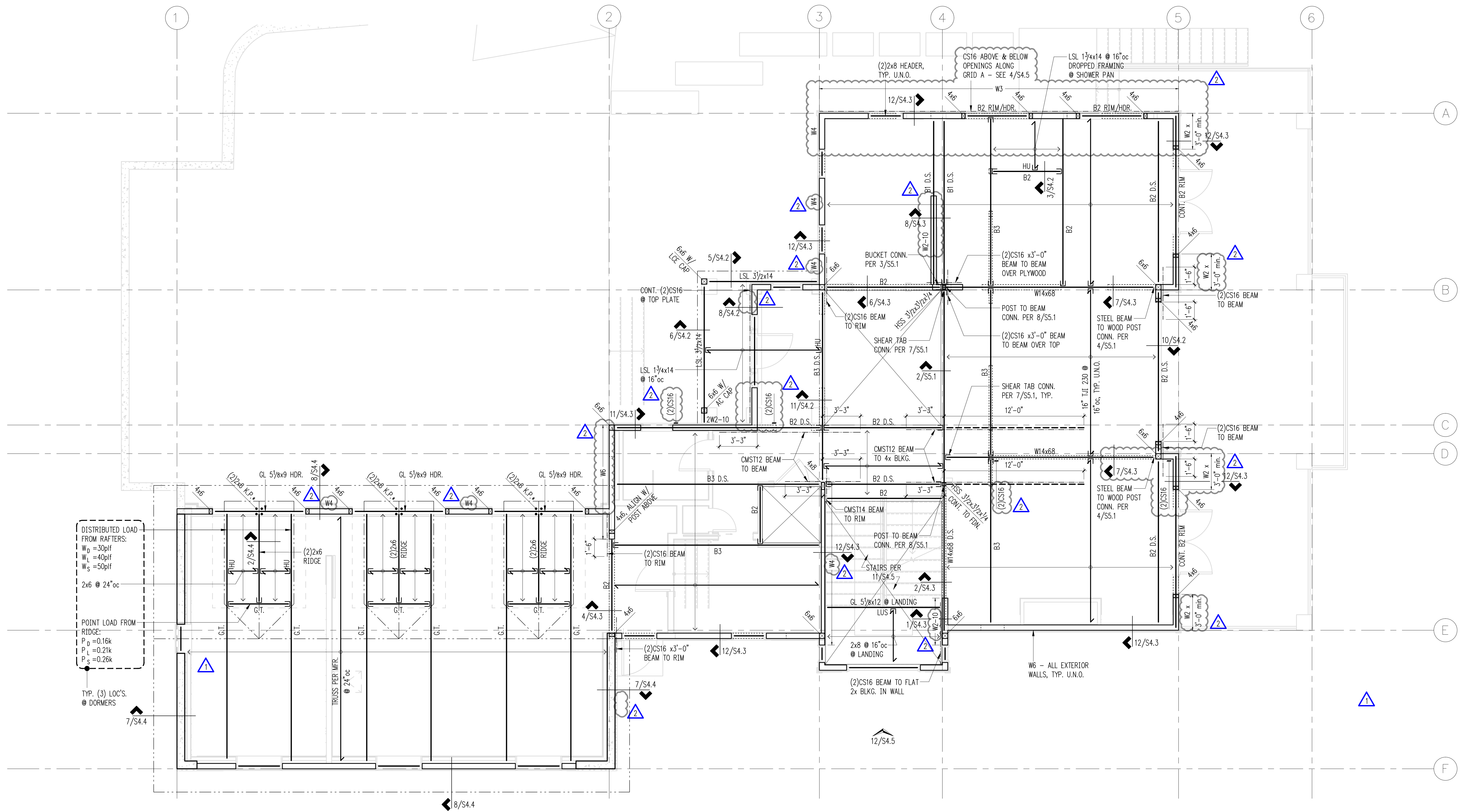
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66 Bell Street, Unit 1
Seattle, WA 98121
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brandtdesigninc.com

ISSUE:
PERMIT

SHEET TITLE:
Upper Floor Framing Plan

SCALE: 1/4" = 1'-0" U.N.O.
DATE: September 14, 2021
PROJECT NO: 01519-2021-06
SHEET NO:

S2.3



Plan Notes

- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE FULL CONTINUOUS BEARING THROUGH FLOORS TO FOUNDATION.
- TYPICAL FLOOR FRAMING CONSISTS OF FLOORING PER ARCHITECT OVER 3/4" T&G APA RATED PLYWOOD OVER JOISTS PER PLAN, FACE GRAIN PERPENDICULAR TO JOISTS, U.O.N. ENTIRE FLOOR DIAPHRAGM TO BE BLOCKED WITH 2X4 BLOCKING AT ALL PLYWOOD PANEL EDGES. NAIL FLOOR SHEATHING W/ 100 AT 2" OC AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12" OC IN FIELD.
- PROVIDE BLOCKING/BRIDGING AT 8'-0" O.C. IN FLOOR FRAMING
- "W_" INDICATES PLYWOOD SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE FOR WALL ATTACHMENTS. ALL EXTERIOR WOOD FRAMED WALLS ARE W6, U.O.N.
- ALL WOOD HEADERS SHALL BE (2) 2X8, U.O.N.
- PROVIDE (2) BEARING STUDS AT EACH END OF ALL HEADERS AND BEAMS OVER 3'-0" IN LENGTH, U.O.N.
- MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.

- PROVIDE AC, ACE, PC, EPC, LPC, OR LCE COLUMN CAP AND BASE AT ALL BEAM TO COLUMN CONNECTIONS U.O.N.
- TYPICAL ROOF FRAMING CONSISTS OF ROOFING PER ARCHITECTURAL DRAWINGS OVER 1/2" CDX OR 7/16" O.S.B. APA RATED SHEATHING (EXPOSURE 1), FACE GRAIN PERPENDICULAR TO FRAMING PER PLAN, U.O.N.
- NAIL ROOF SHEATHING WITH 8D AT 6" O.C. AT ALL FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12" O.C. FIELD.
- PROVIDE H1 AT ENDS OF ALL ROOF FRAMING, U.O.N.

Legend

- STRUCTURAL WALL OR POST BELOW
- STRUCTURAL WALL OR POST ABOVE
- NON-STRUCTURAL WALL BELOW
- Wx SHEARWALL PER 12/S4.1
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- HANGER
- G.T. GIRDER TRUSS
- K.P.+ KING POST PER PLAN W/ LCE CAP & INV. AC BASE
- Bx BEAM PER SCHEDULE, THIS SHEET
- D.S. DRAG STRUT: NAIL W/ 10d @ 2' OC THRU SHEATHING
- CSxx HOLDOWN STRAP PER 9/S4.1
- W.C. WESTERN CEDAR

Beam Schedule

MARK	BEAM	HANGER	BRG. STUDS
B1	LSL 1 1/4x16	IUS1.81/16	2
B2	LSL 3/2x16	MGU3.63-SDS	3
B3	(3)LVL 1 1/4x16	HGUS5.50/14	4
B4	(4)LVL 1 1/4x16	HGUS7.25/14	5

NOTE: FOR BUILT-UP BEAM ASSEMBLY, REFER 10/S4.1

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



DESIGN:	DMR
DRAWN:	NHD
CHECKED:	BDM
APPROVED:	DJS

REVISIONS:

1	Permit Corrections	Apr. 19, 2022
2	Permit Corrections 2	Nov. 17, 2022
3	Permit Corrections 3	Jan. 13, 2023

DPD:

PROJECT TITLE:
Huber Residence
9611 SE 72nd Street
Mercer Island, WA 98040

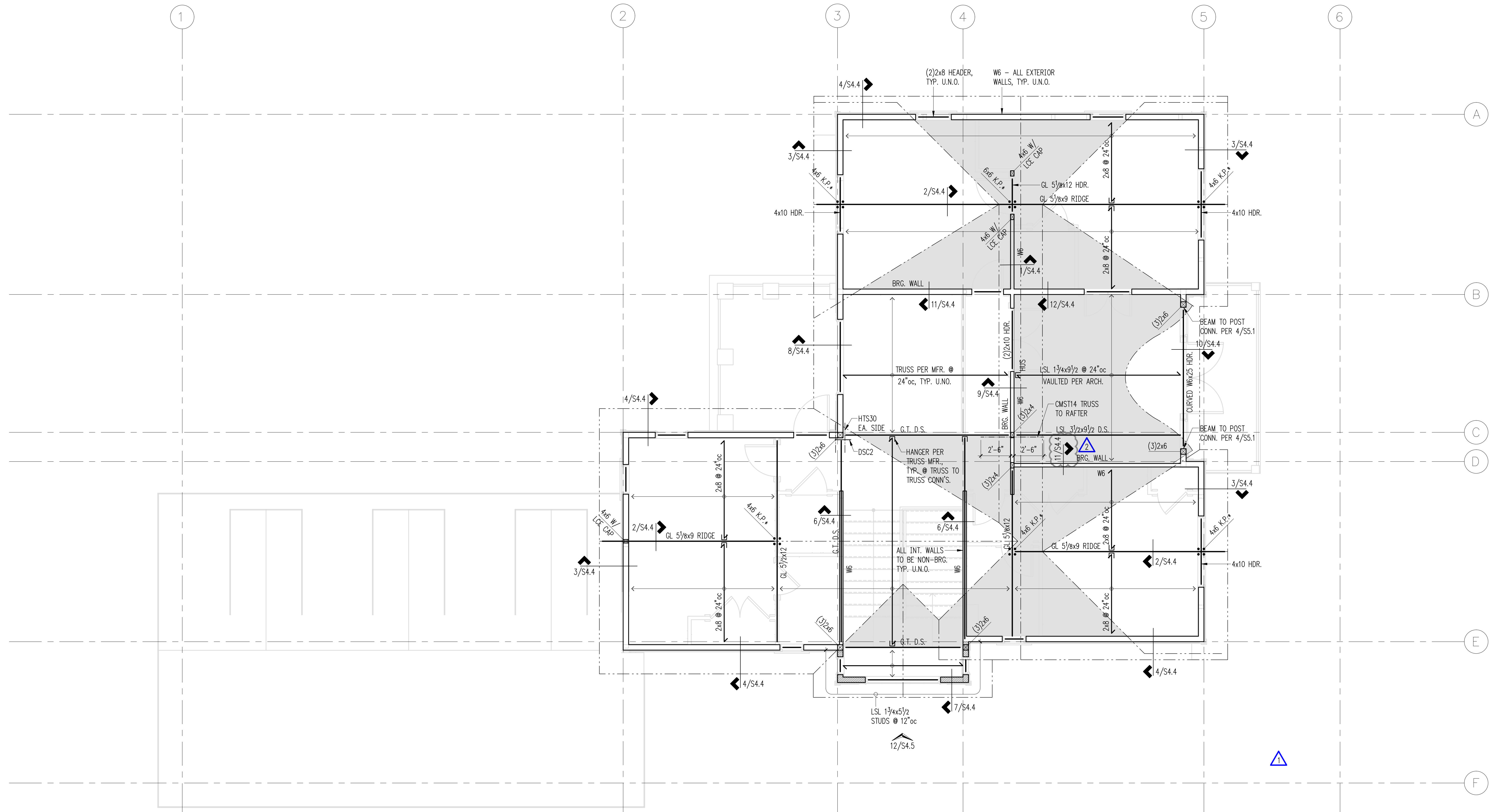
ARCHITECT:
Brandt Design Group
66 Bell Street, Unit 1
Seattle, WA 98121
PH 206.239.0850
brandtdesigninc.com

ISSUE:
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SHEET TITLE:
Roof Framing Plan

SCALE: 1/4" = 1'-0" U.N.O.
DATE: September 14, 2021
PROJECT NO: 01519-2021-06
SHEET NO:

S2.4



Plan Notes

- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
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- "W" INDICATES PLYWOOD SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE FOR WALL ATTACHMENTS. ALL EXTERIOR WOOD FRAMED WALLS ARE W6, U.O.N.
- ALL WOOD HEADERS SHALL BE (2) 2X8, U.O.N
- PROVIDE (2) BEARING STUDS AT EACH END OF ALL HEADERS AND BEAMS OVER 3'-0" IN LENGTH, U.O.N.
- MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
- PROVIDE AC, ACE, PC, EPC, LPC, OR LCE COLUMN CAP AND BASE AT ALL BEAM TO COLUMN CONNECTIONS U.O.N.
- TYPICAL ROOF FRAMING CONSISTS OF ROOFING PER ARCHITECTURAL DRAWINGS OVER 1/2" CDX OR 7/16" O.S.B. APA RATED SHEATHING (EXPOSURE 1), FACE GRAIN PERPENDICULAR TO FRAMING PER PLAN, U.O.N.
- NAIL ROOF SHEATHING WITH 8D AT 6" O.C. AT ALL FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12" O.C. FIELD.
- PROVIDE H1 AT ENDS OF ALL ROOF FRAMING, U.O.N.

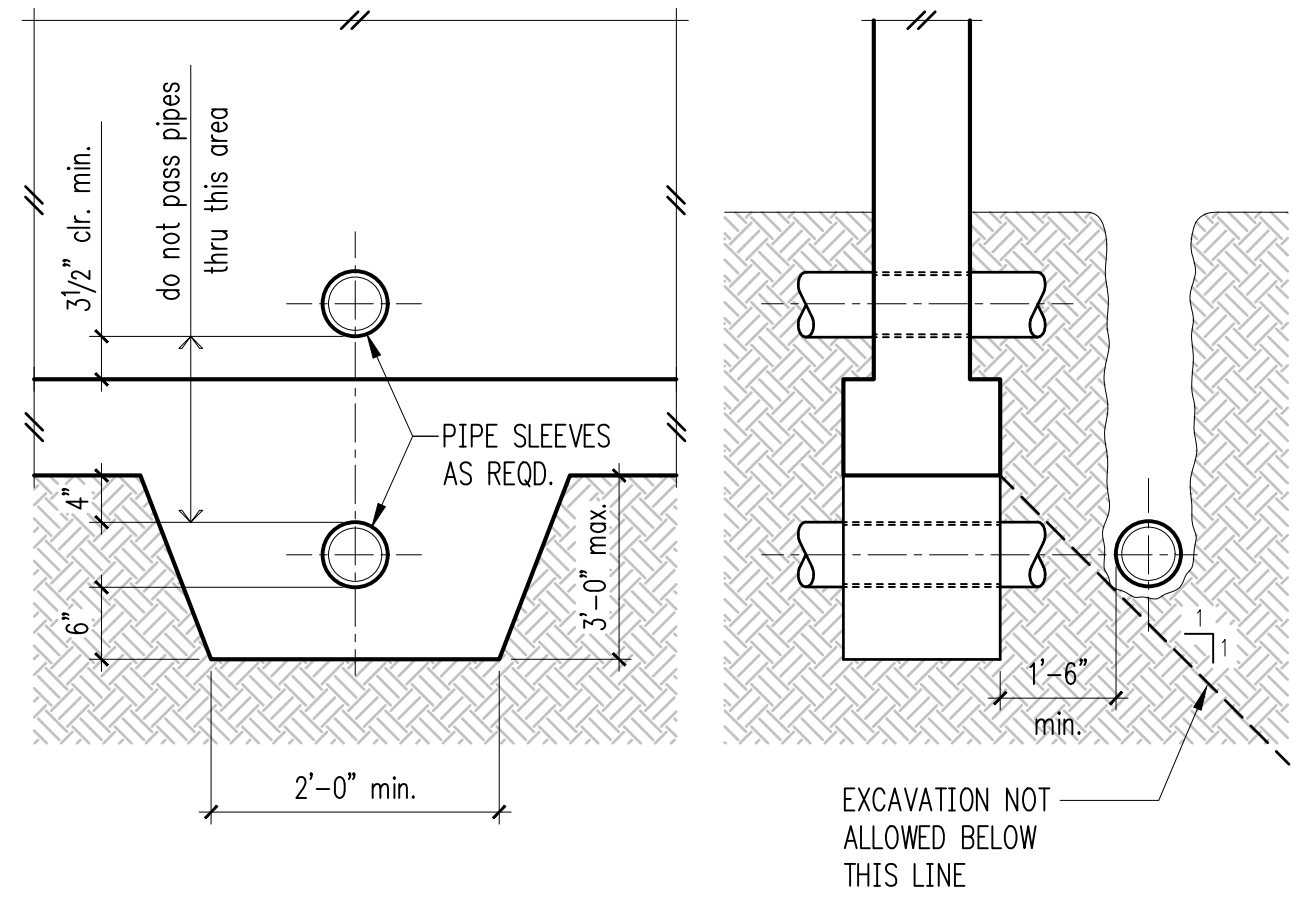
Legend

	STRUCTURAL WALL OR POST BELOW		OVERFRAME W/ 2x6 @ 24" OC. POST DOWN TO FRAMING BELOW @ 4'-0" OC REFER DETAIL 5/S4.4, TYP.
	NON-STRUCTURAL WALL BELOW		D.S. DRAG STRUT: NAIL W/ 8d @ 3" OC THRU SHEATHING
	Wx SHEARWALL PER 12/S4.1		
	SPAN DIRECTION		
	EXTENT OF JOISTS		
	HEADER/BEAM PER PLAN		
	HANGER		
	G.T. GIRDER TRUSS		
	K.P.+ KING POST PER PLAN W/ LCE CAP & INV. AC BASE		

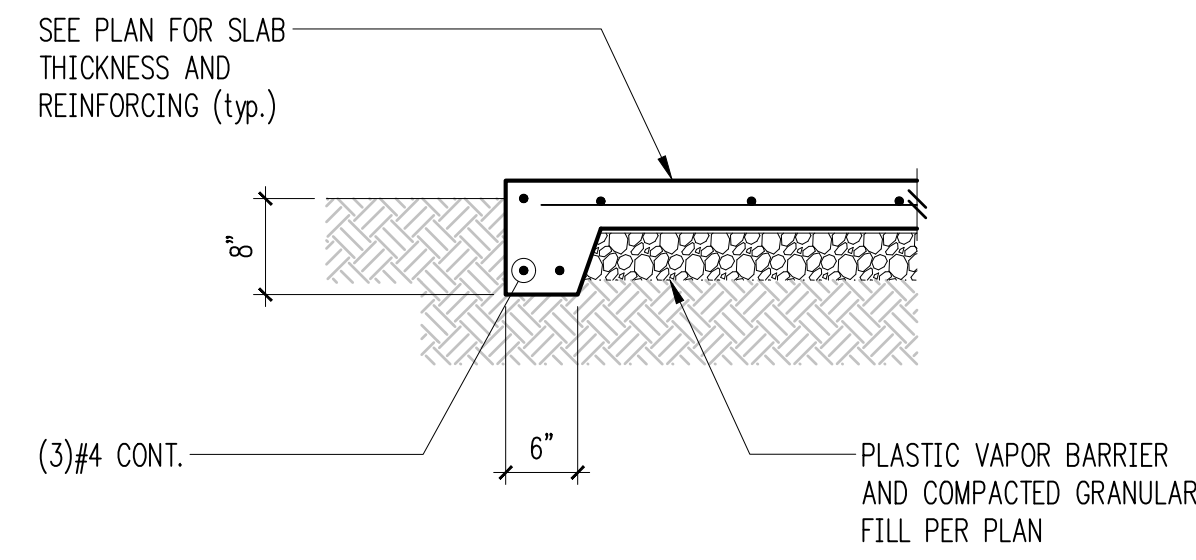
Roof Framing Plan

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

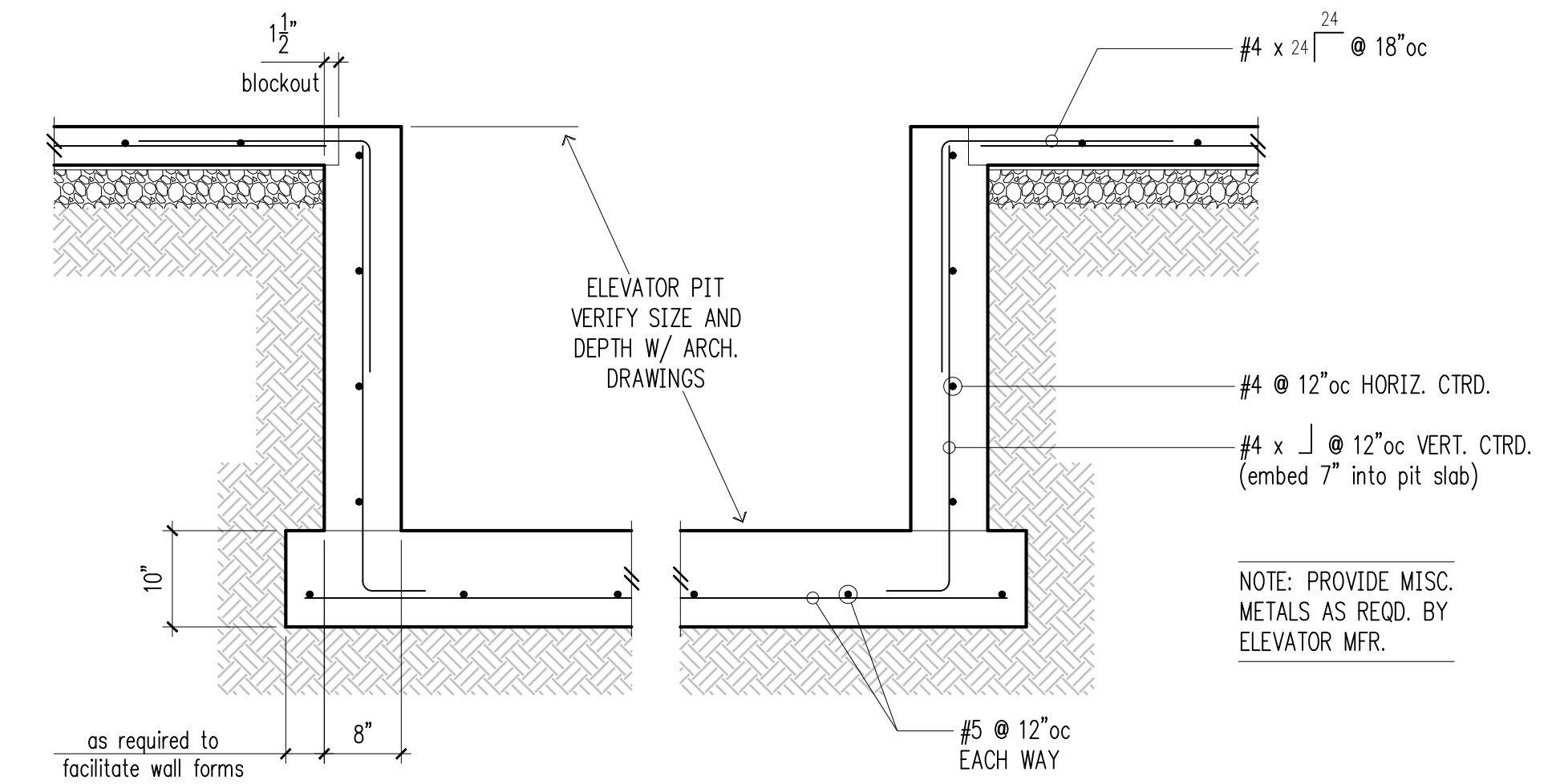




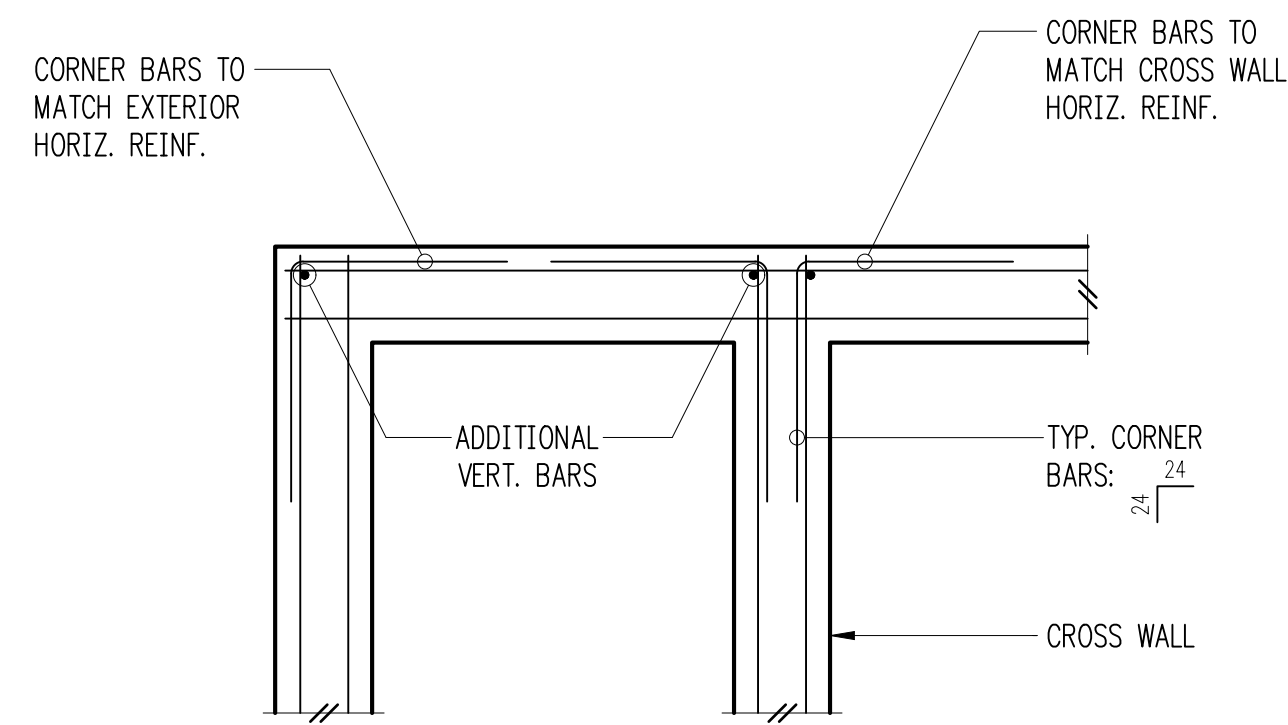
Pipe and Trench Locations 1



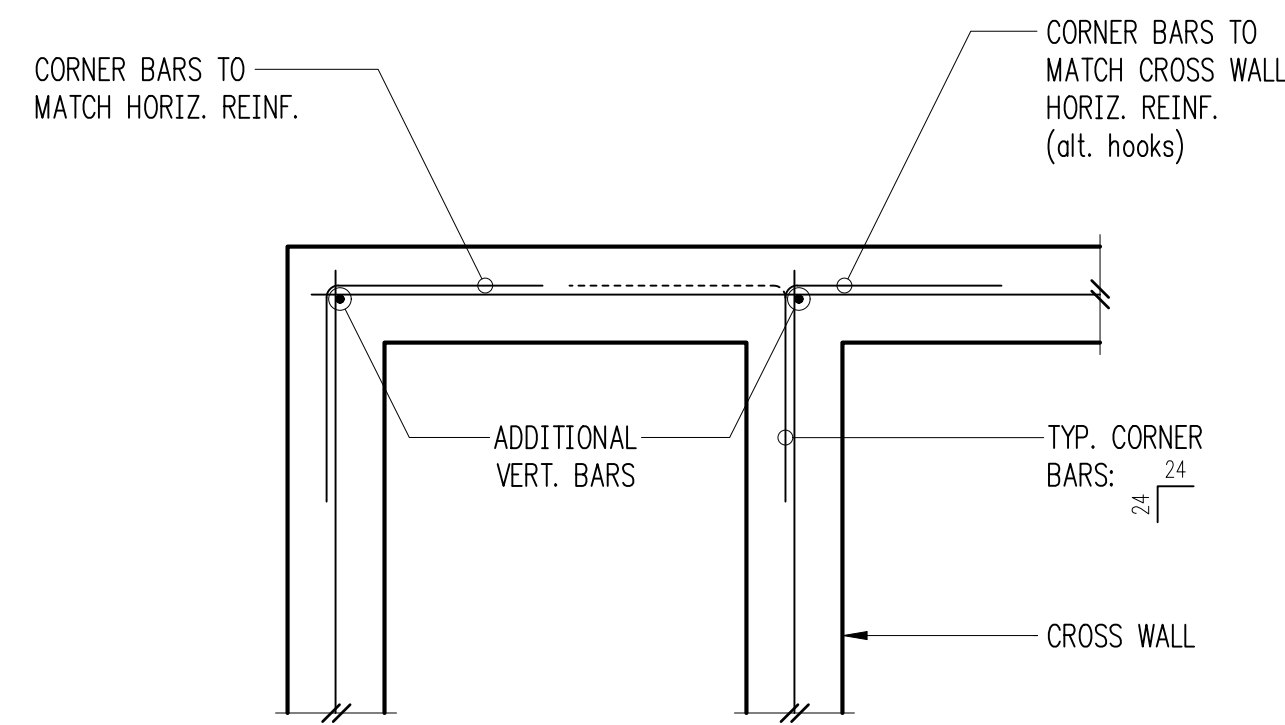
Typical Slab Edge 2



Typical Elevator Pit 4

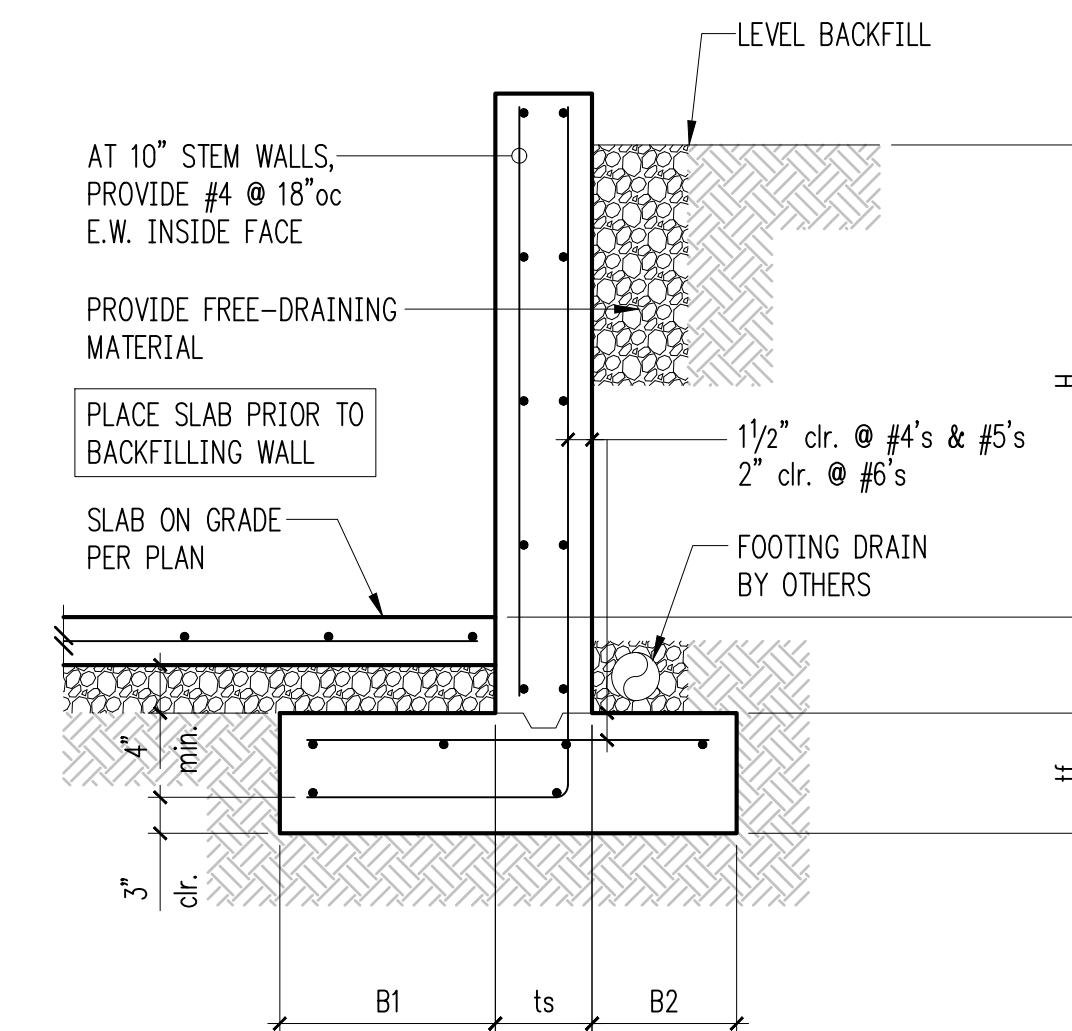


Double Curtain



Single Curtain

Typical Corner Bars at Concrete Walls and Footings 6



Retaining Wall Schedule W/ Slab

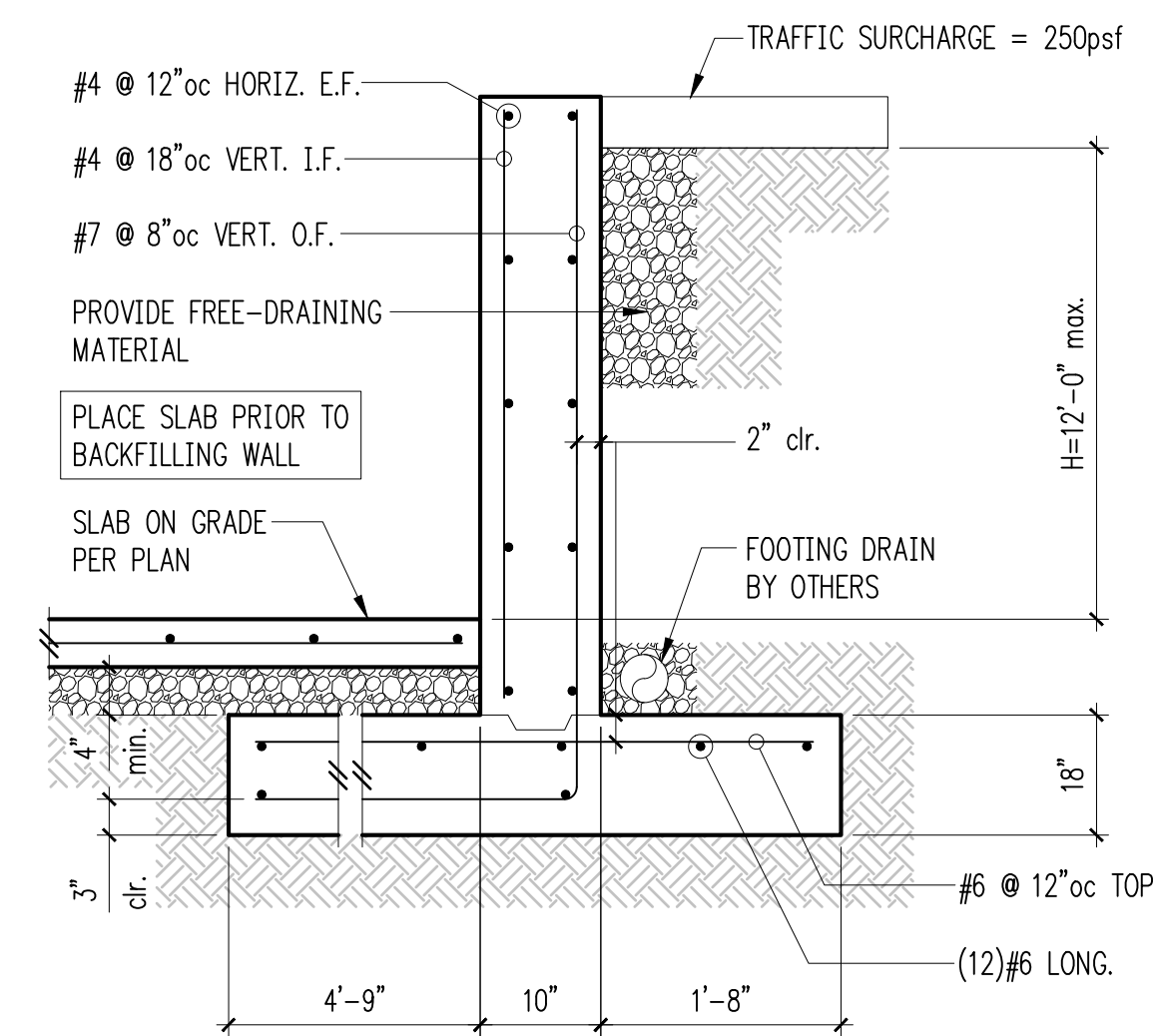
H (ft.)	B1	ts	B2	ft	Stem Reinforcing		Footing Reinforcing	
					Vert.	Horiz.	Top	Longit.
3'-0"	5"	8"	5"	8"	#4 @ 18"oc	#4 @ 12"oc	-	(2)#4
4'-0"	1'-0"	8"	5"	8"	#4 @ 18"oc	#4 @ 12"oc	-	(2)#4
6'-0"	2'-0"	8"	5"	10"	#5 @ 12"oc	#4 @ 12"oc	#5 @ 12"oc	(4)#5
8'-0"	2'-9"	8"	1'-0"	12"	#5 @ 12"oc	#4 @ 12"oc	#5 @ 12"oc	(6)#5
10'-0"	3'-6"	8"	1'-3"	18"	#7 @ 12"oc	#4 @ 12"oc	#6 @ 12"oc	(8)#5
12'-0"	4'-0"	10"	1'-8"	18"	#7 @ 8"oc	#4 @ 12"oc	#6 @ 12"oc	(10)#6

- REVISIONS:
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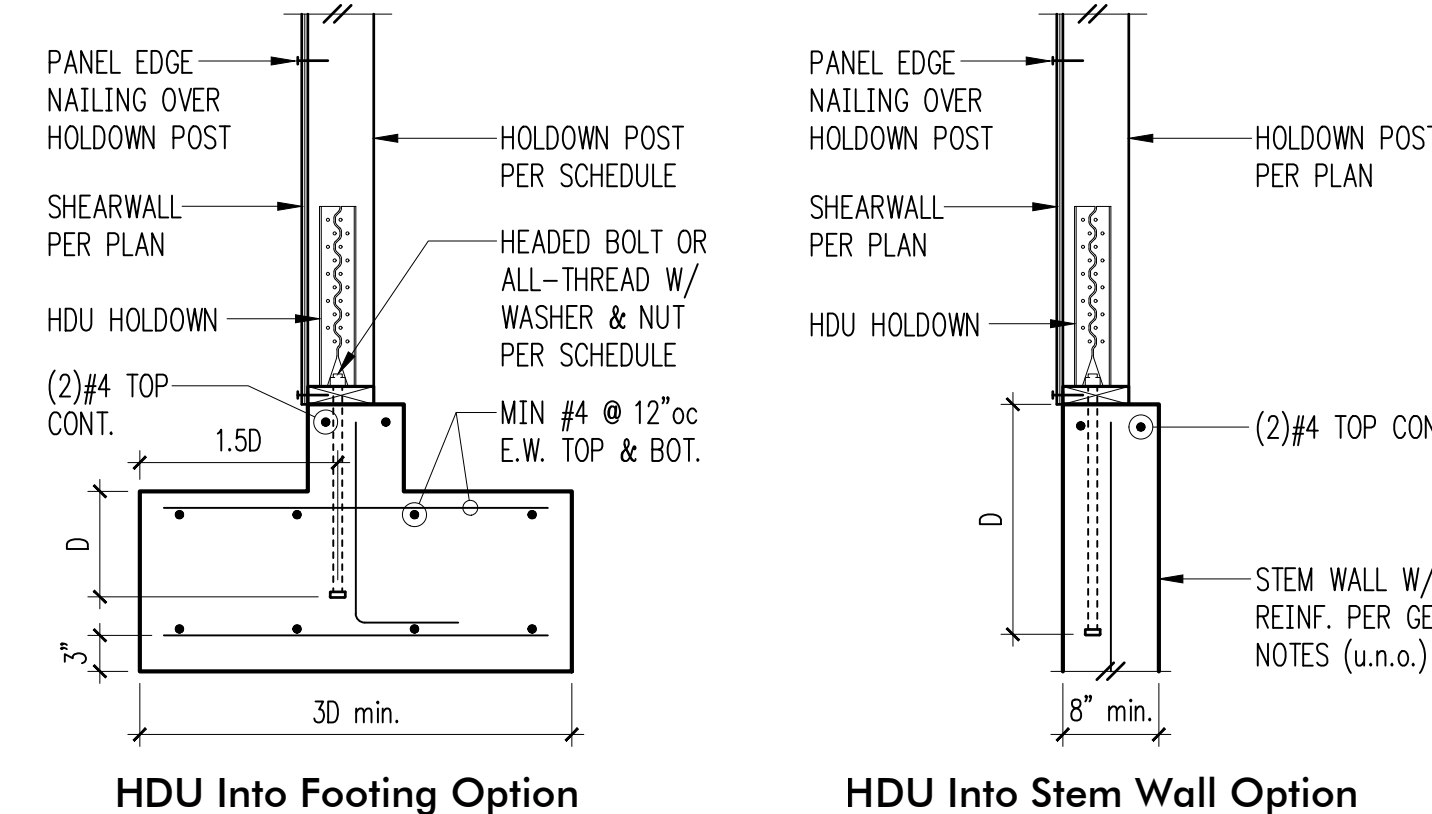
DPD:

PROJECT TITLE:
Huber Residence
 9611 SE 72nd Street
 Mercer Island, WA 98040

8



9



HDU Into Footing Option

HDU Into Stem Wall Option

Holdown Schedule

Plan Mark	Screws	Anchor Bolt	Min. A.B. Embed (D)		Holdown Post ①	
			Stem Wall	Footing	if 2x4	if 2x6
HU2-SDS2.5	(6)SDS 1/4"x2 1/2"	5/8"Ø	12"	4"	(2) 2x4	(2) 2x6
HU4-SDS2.5	(10)SDS 1/4"x2 1/2"	5/8"Ø	18"	6"	4x4	4x6
HU5-SDS2.5	(14)SDS 1/4"x2 1/2"	5/8"Ø	SB5x24	7"	4x4	4x6
HU8-SDS2.5	(20)SDS 1/4"x2 1/2"	7/8"Ø	SSTB28	8"	4x6	6x6
HU11-SDS2.5	(30)SDS 1/4"x2 1/2"	1"Ø	SB1x30	10"	4x8	6x6
HU14-SDS2.5	(36)SDS 1/4"x2 1/2"	1"Ø	N/A	12"	4x8	6x6

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

10

Typical HDU Holdown 12

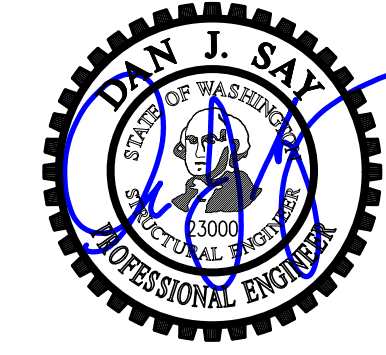
ARCHITECT:
Brandt Design Group
 66 Bell Street, Unit 1
 Seattle, WA 98121
 PH 206.239.0850
 brandtdesigninc.com

ISSUE:
PERMIT

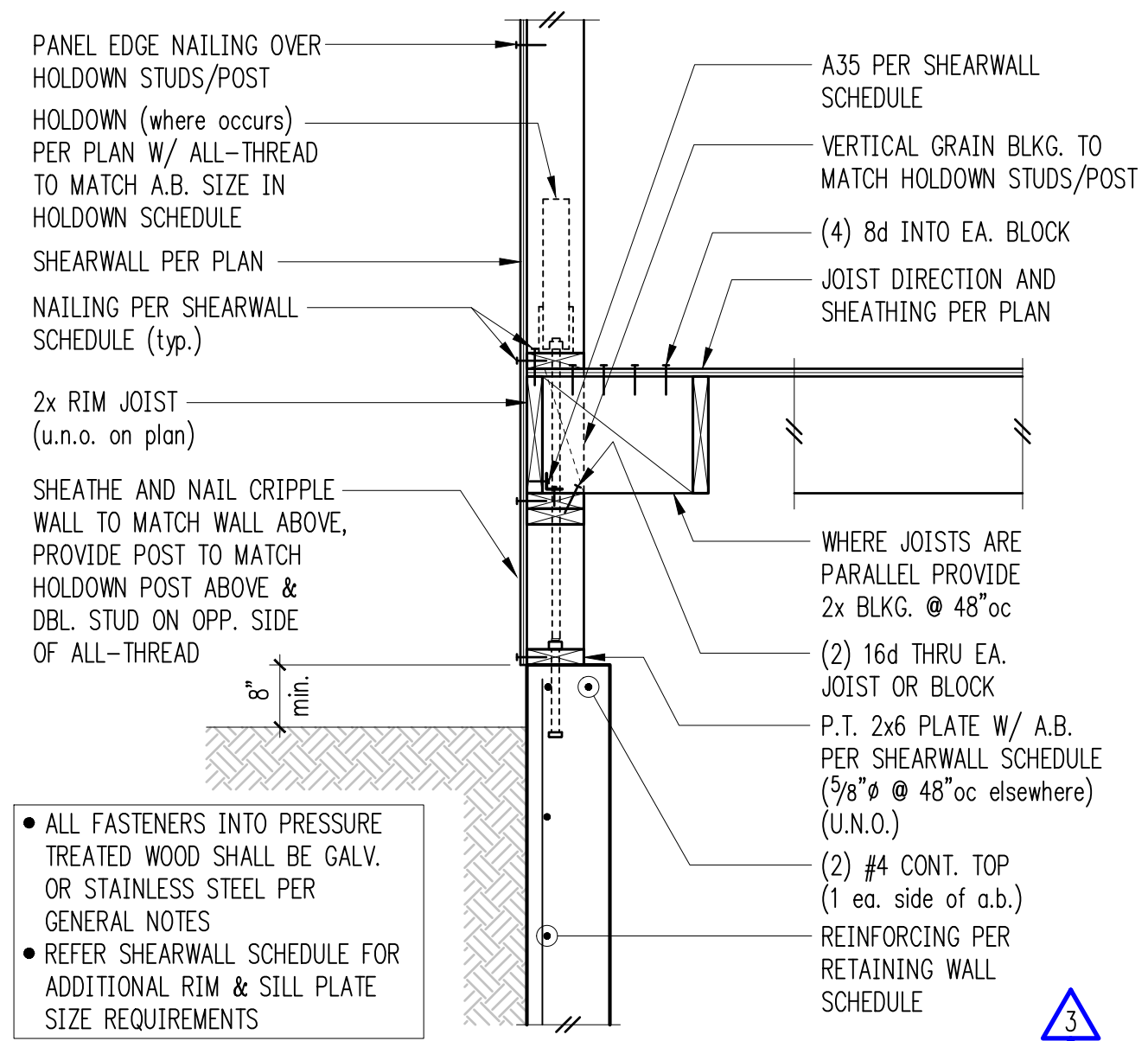
SHEET TITLE:
Typical Concrete Details

SCALE: 3/4" = 1'-0" U.N.O.
 DATE: September 14, 2021
 PROJECT NO: 01519-2021-06
 SHEET NO:

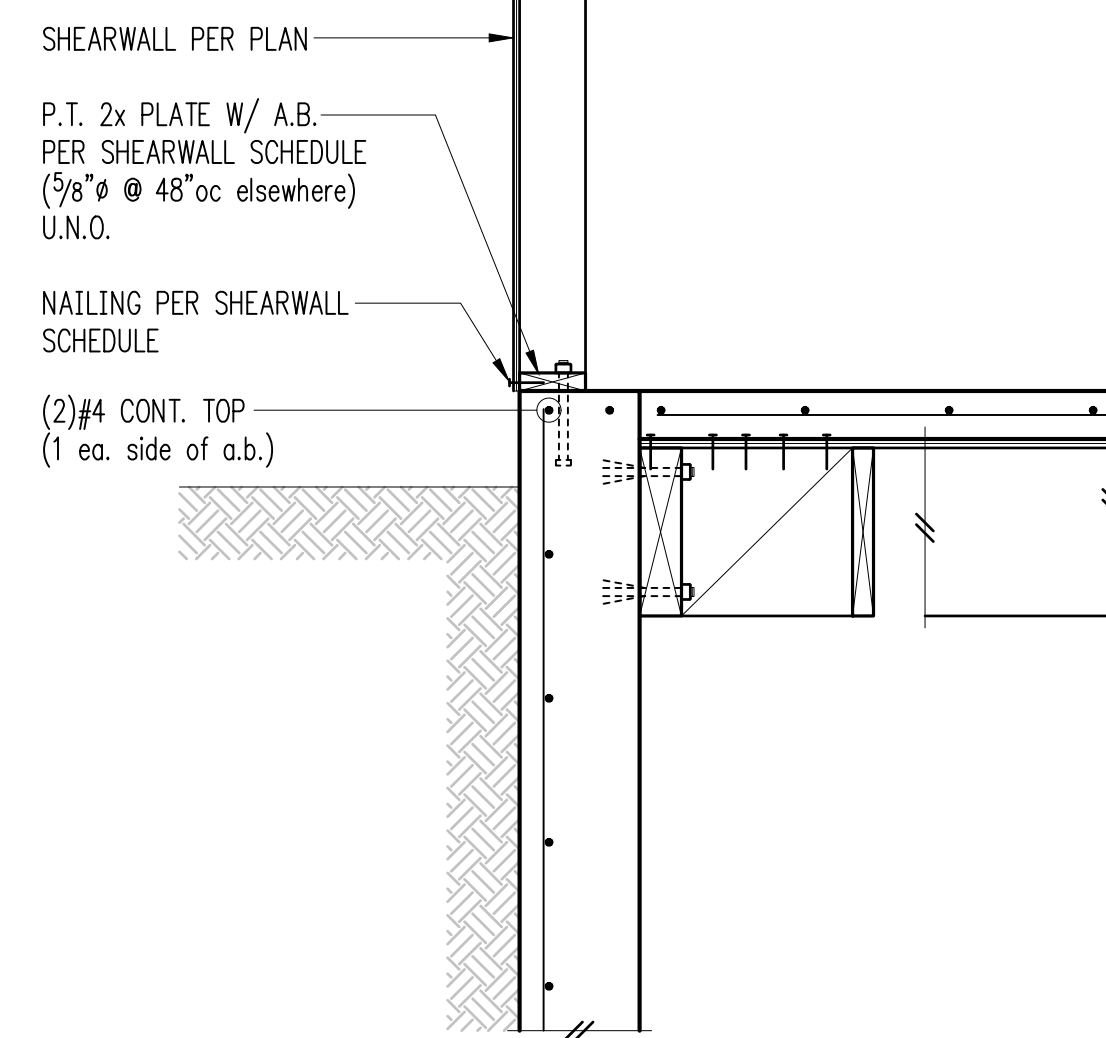
S3.1



DESIGN: DMR
 DRAWN: NHD
 CHECKED: BDM
 APPROVED: DJS

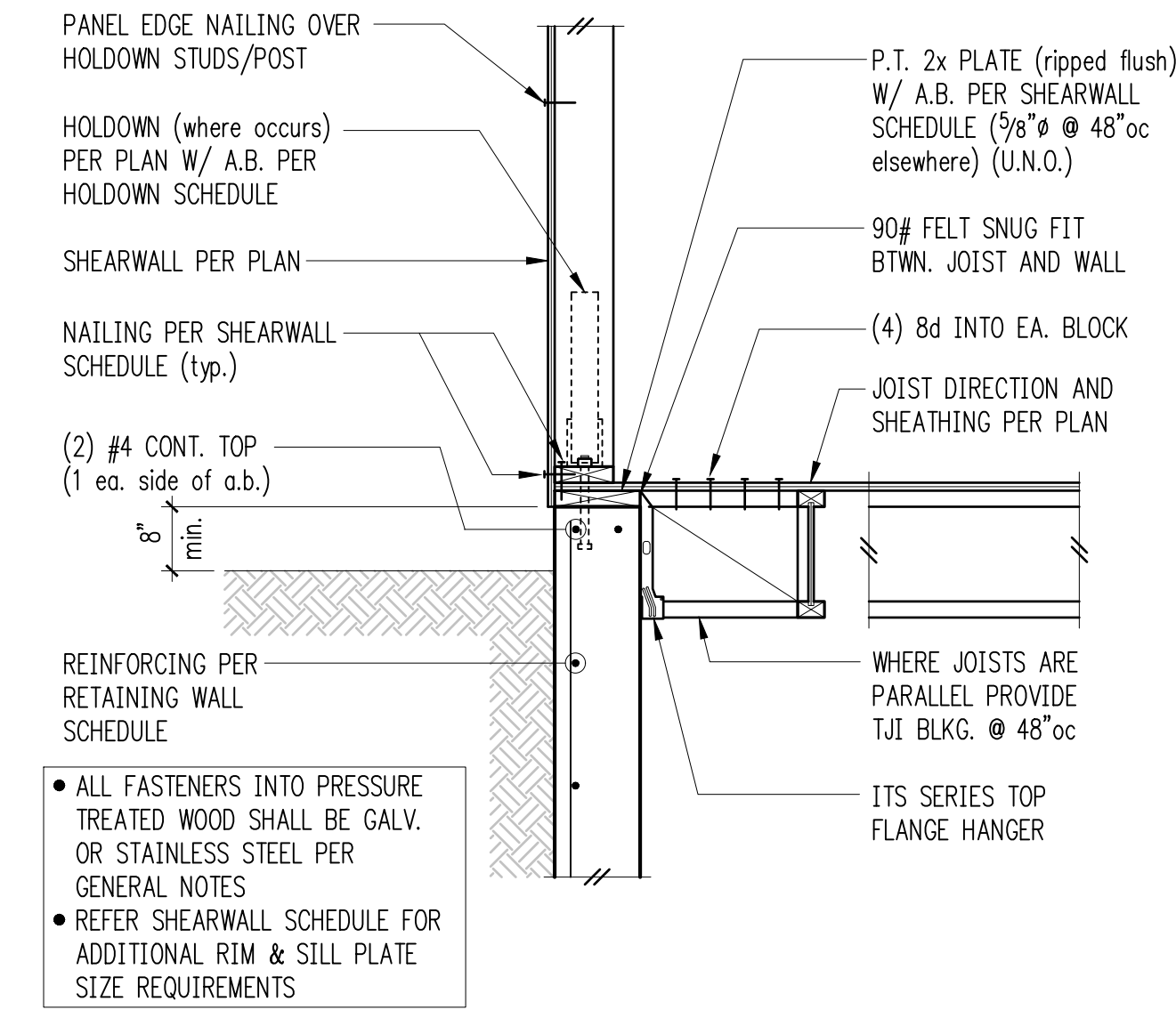
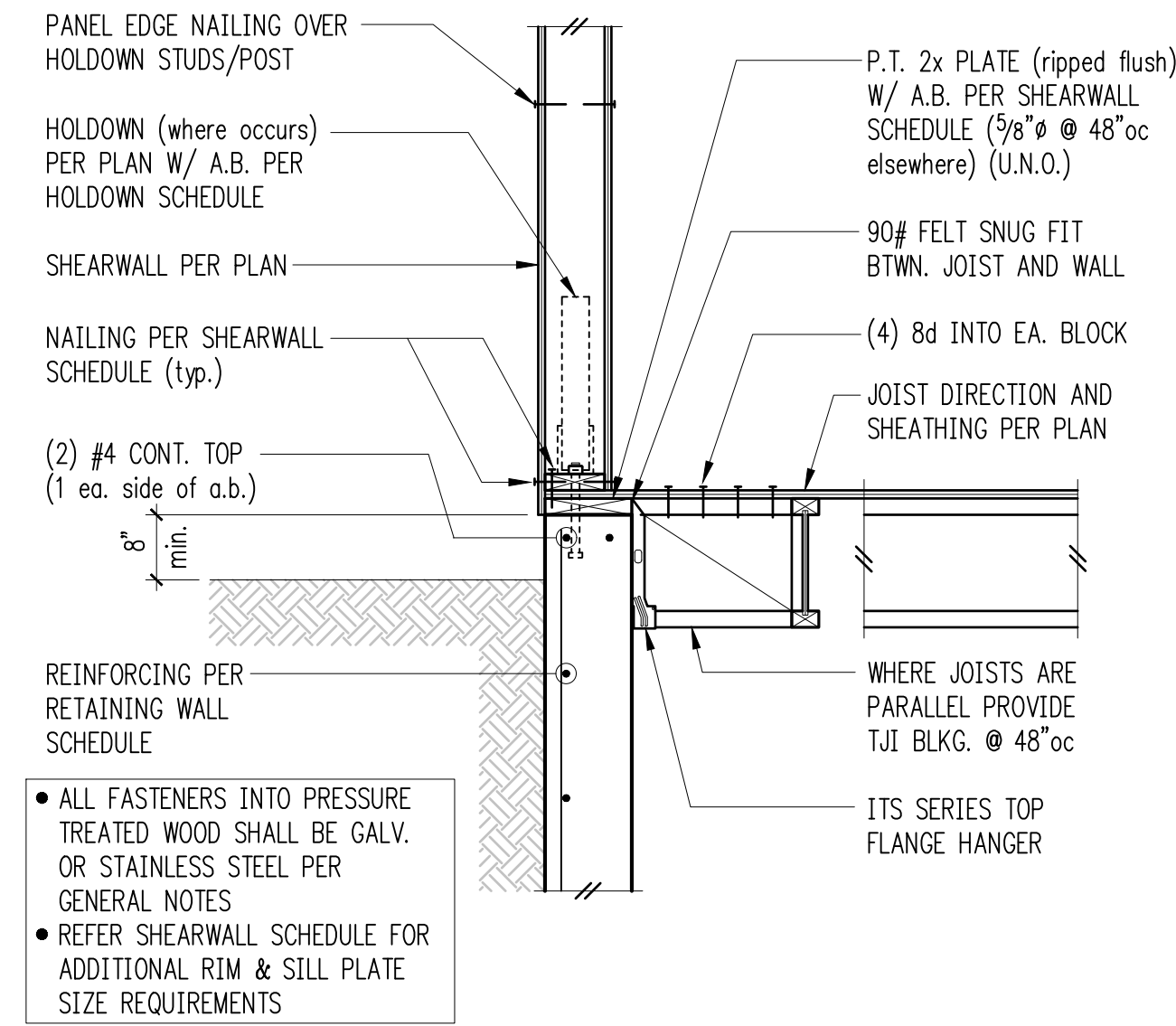


Exterior Framing at Basement w/ Pony Wall

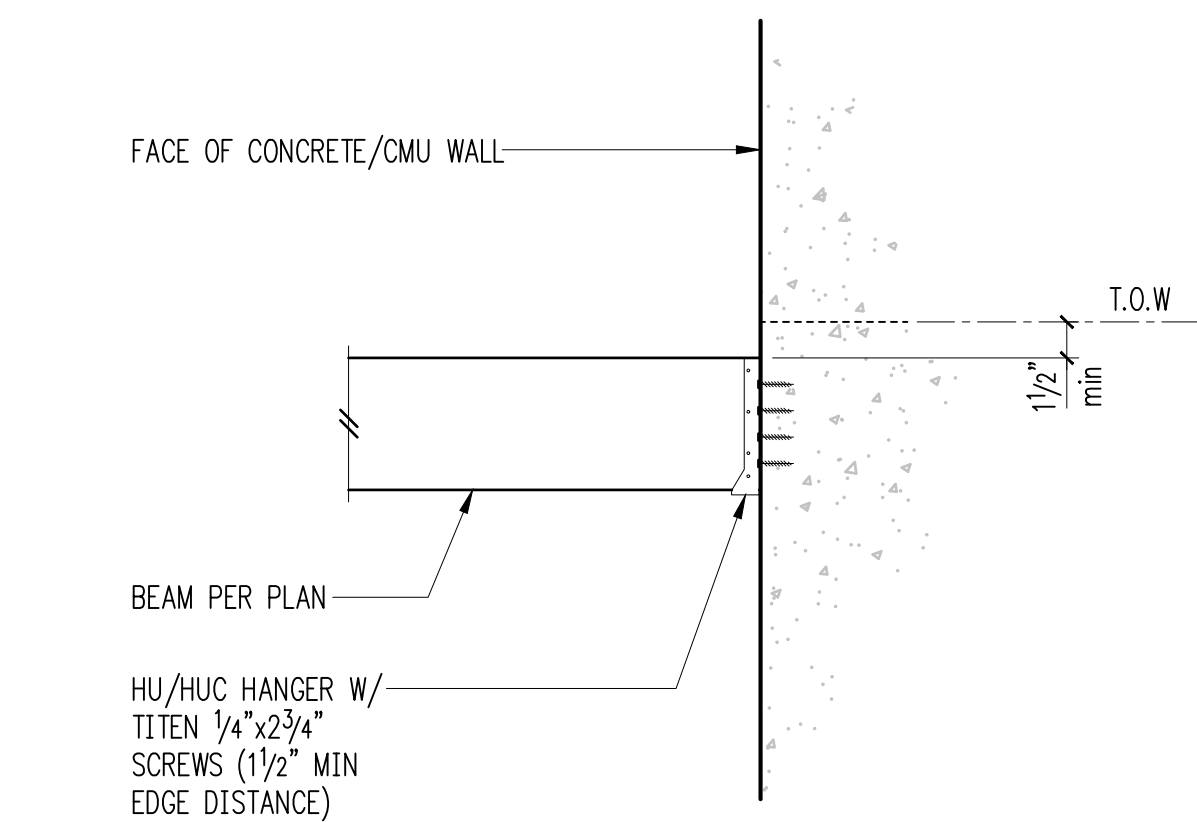


FOR CALLOUTS IN COMMON REFER 6/S3.2

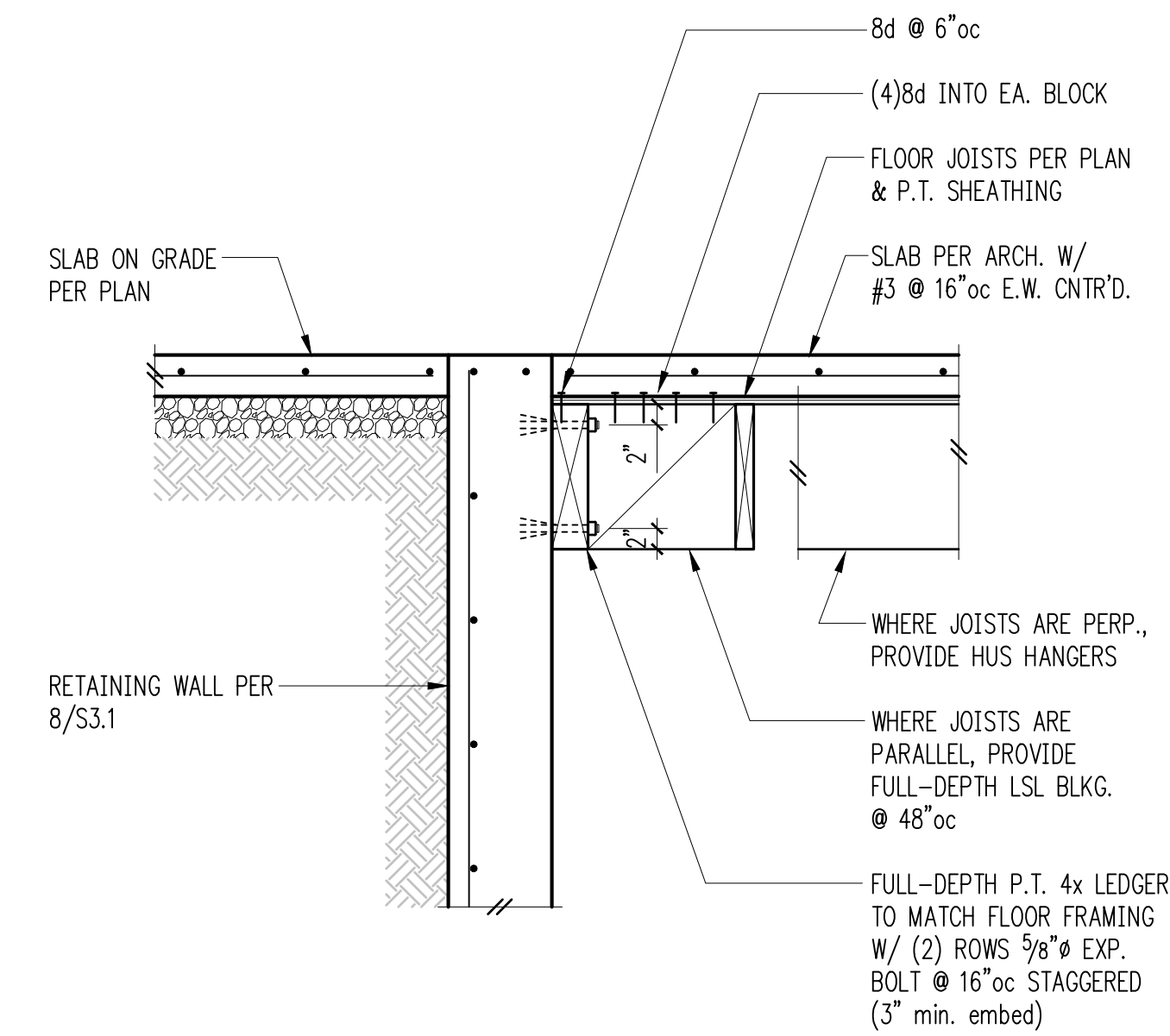
Exterior Framing at Basement (High Grade)



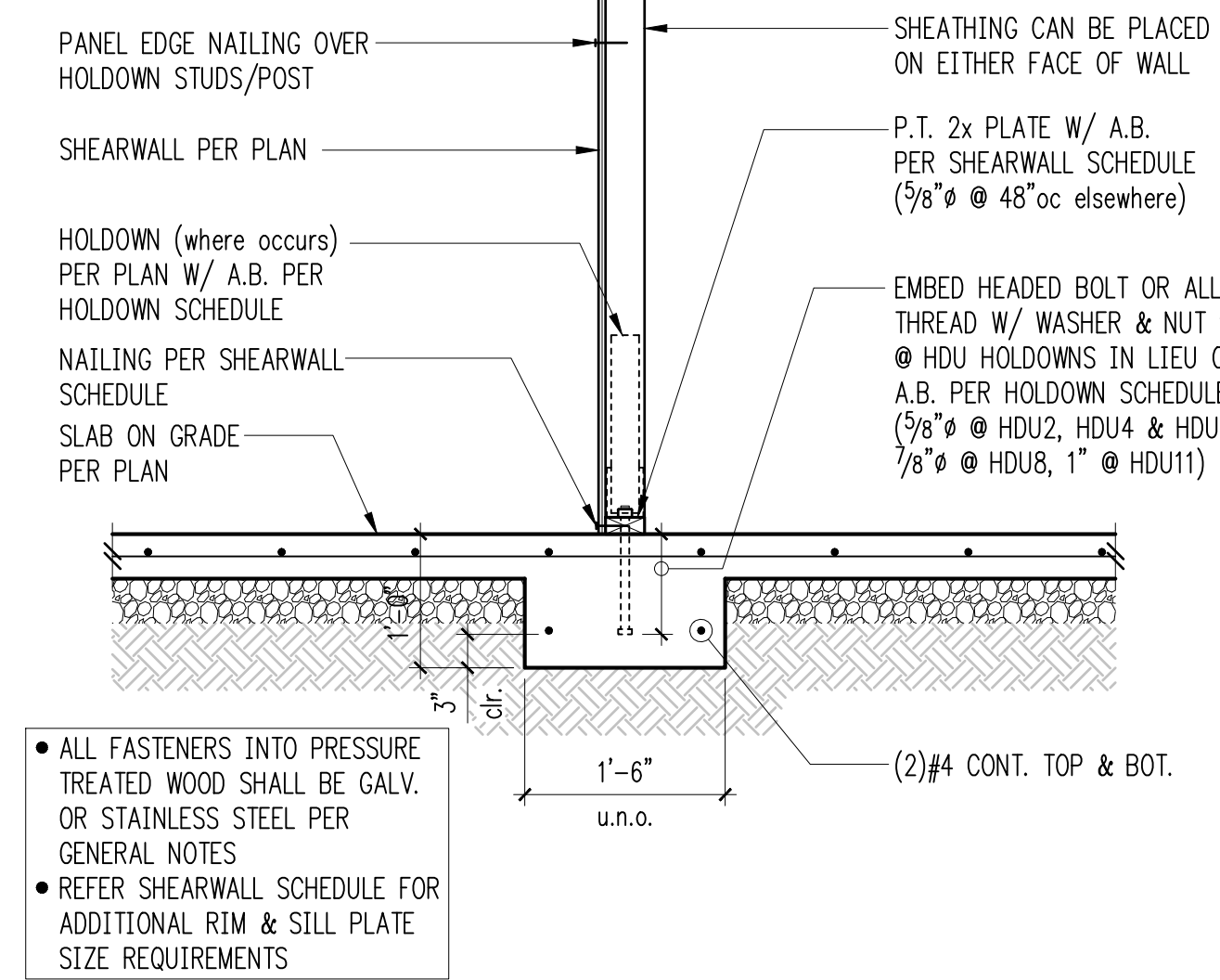
Exterior Framing at Basement (High Grade)



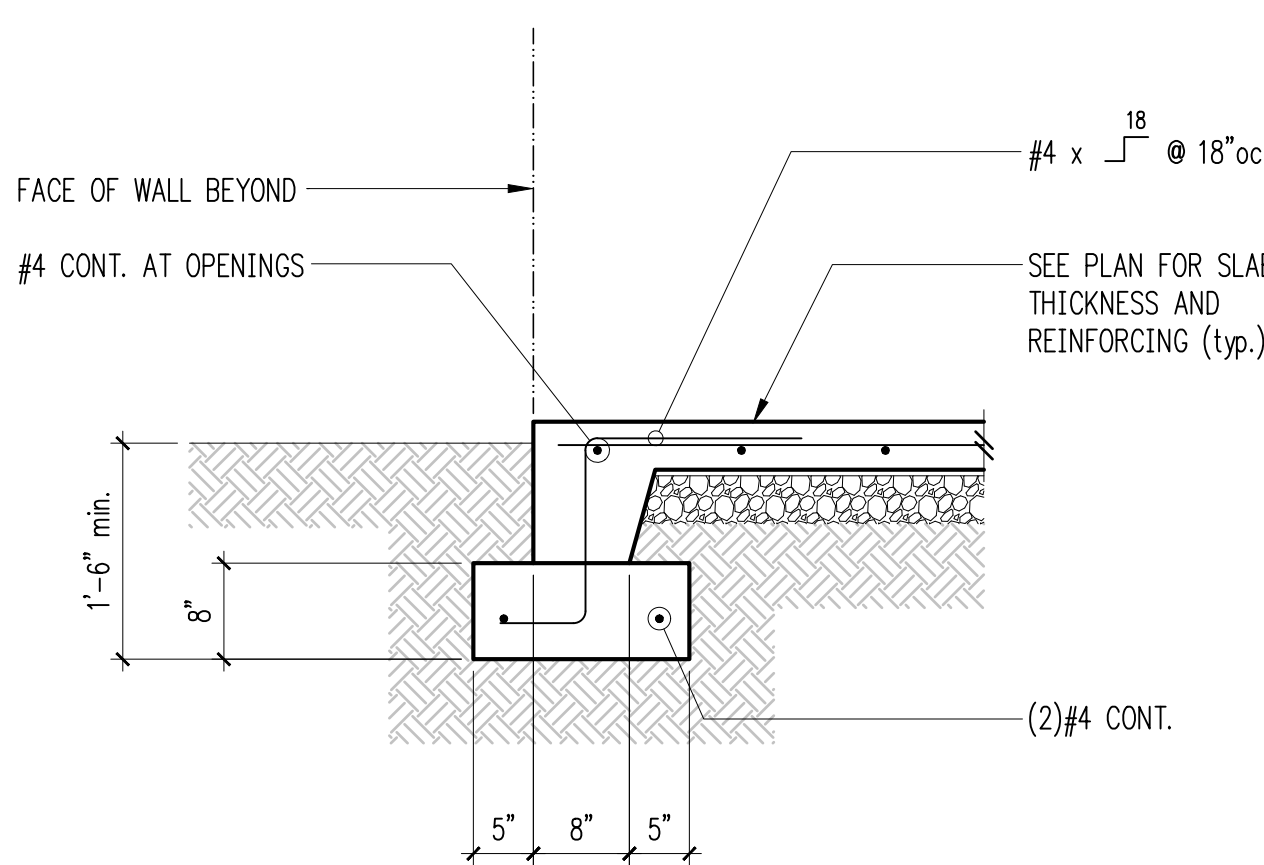
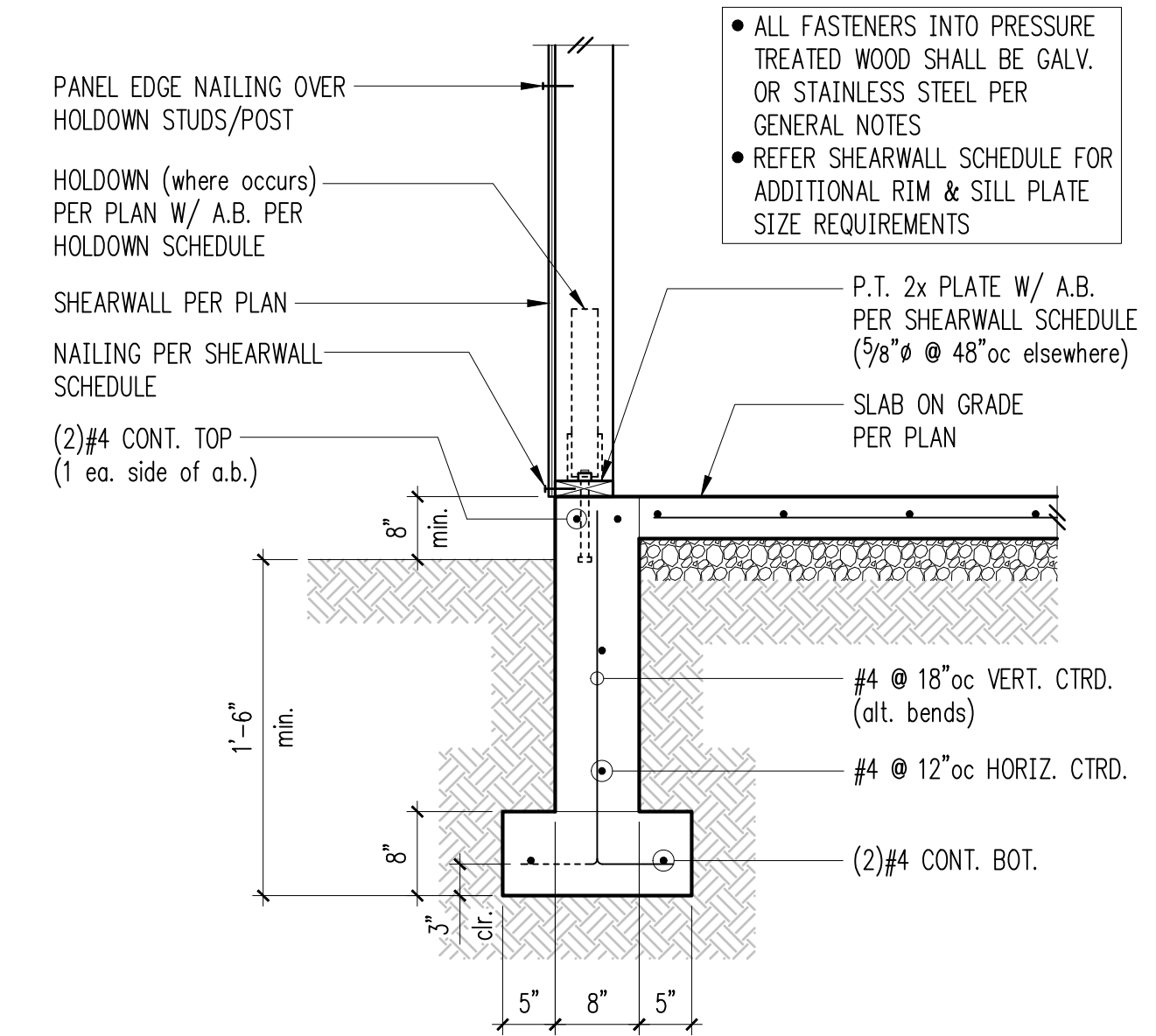
HU Beam Connection to Concrete Wall



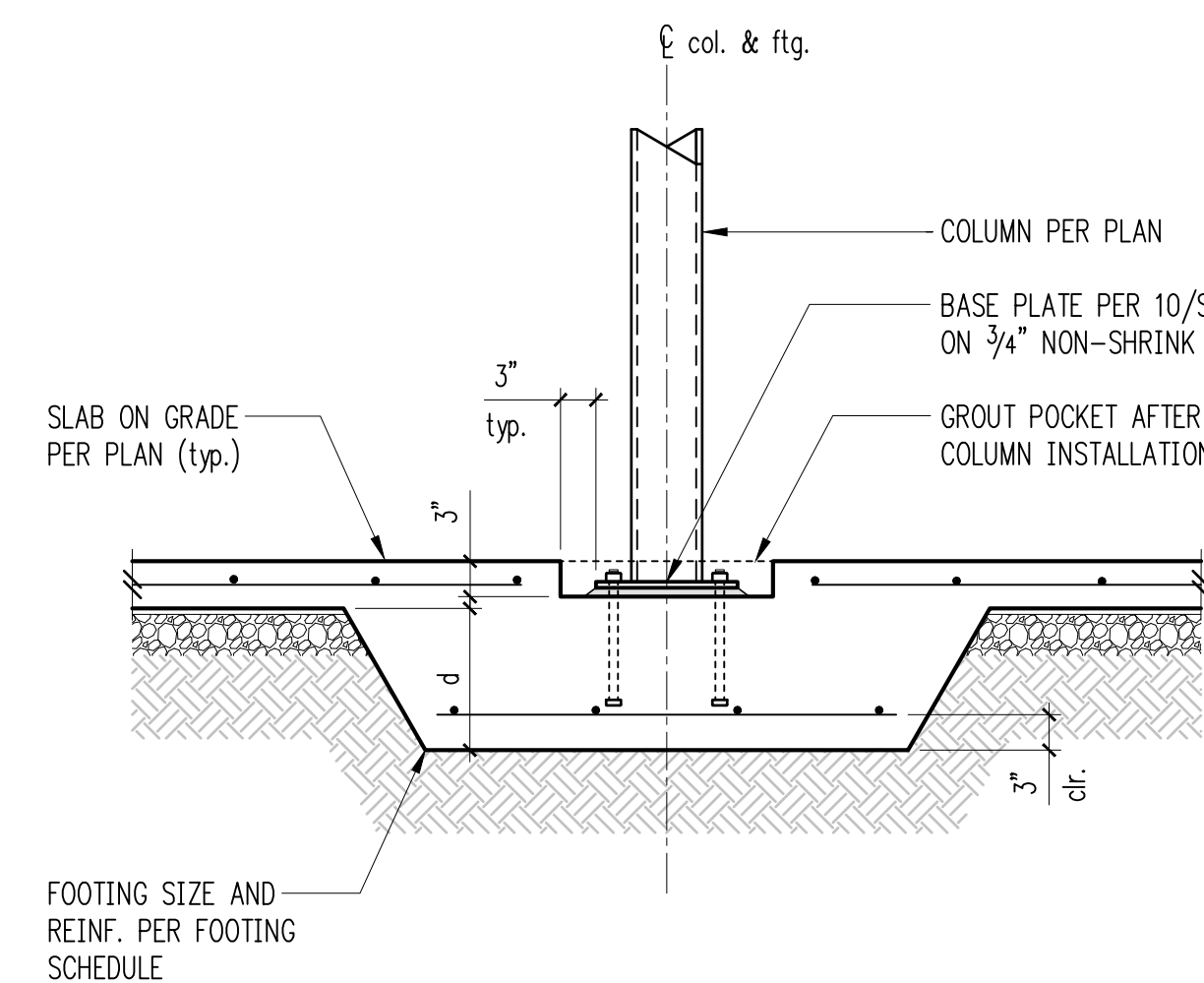
Interior Wall w/ Thickened Slab



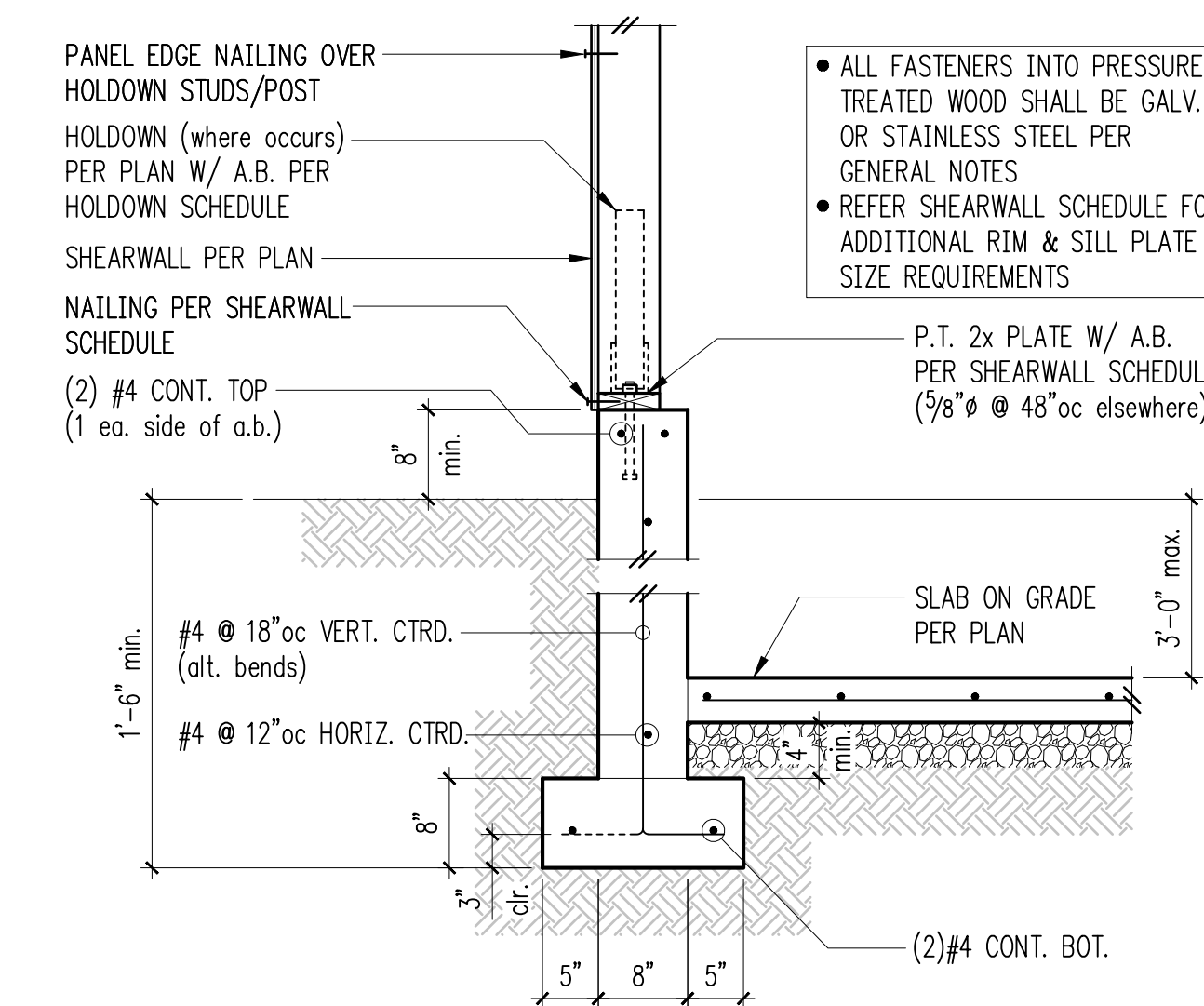
Exterior Wall w/ Slab on Grade



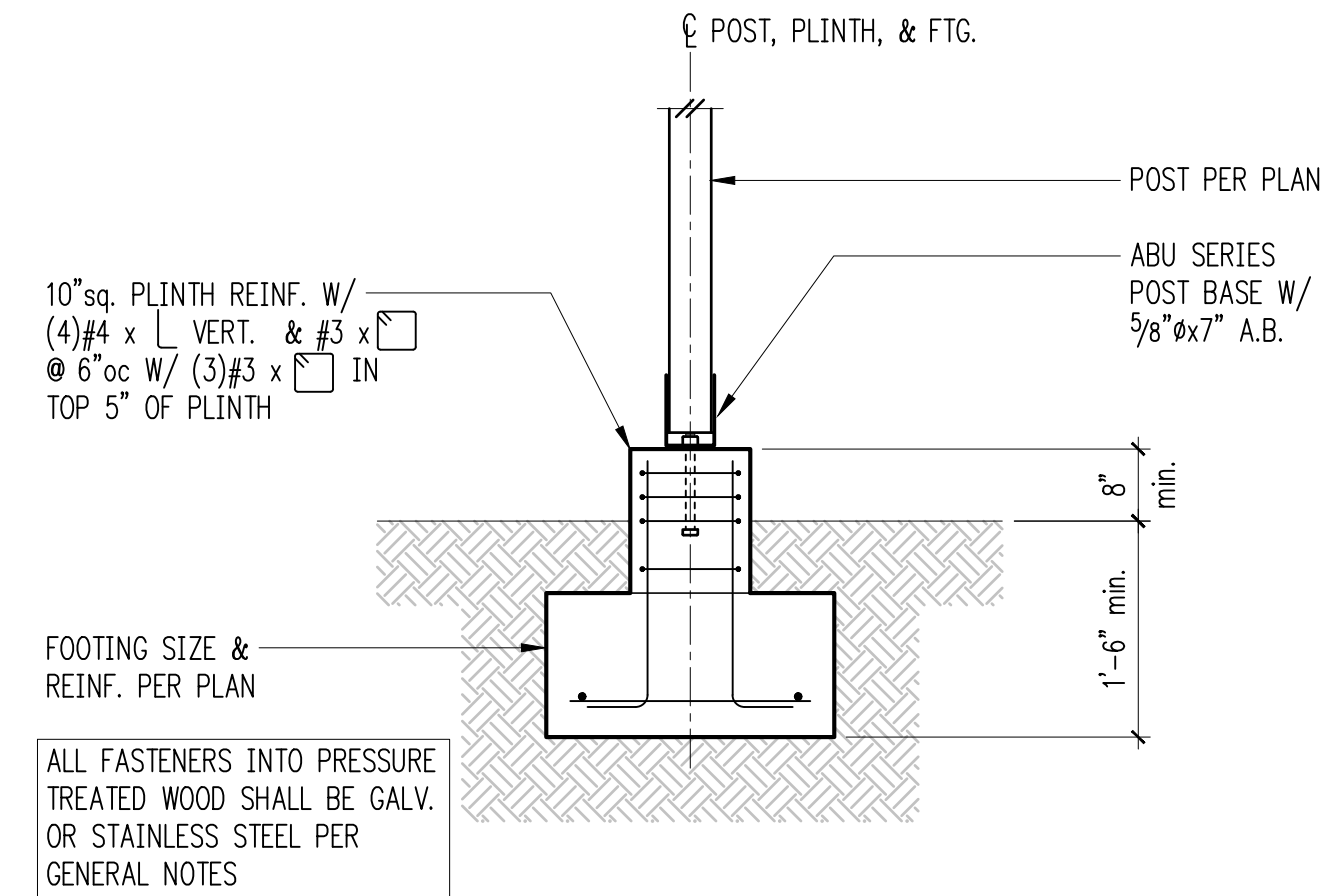
Typical Turned-Down Slab Edge



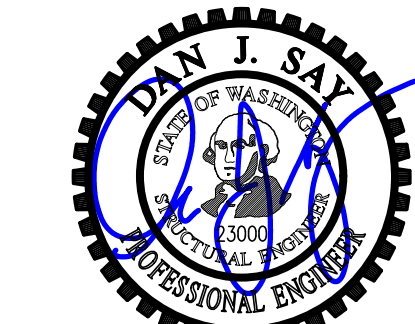
Typical Thickened Interior Footing



Exterior Wall w/ Slab on Grade & High Grade



Deck or Canopy Post Footing - Square Plinth



DESIGN: DMR
DRAWN: NHD
CHECKED: BDM
APPROVED: DJS

REVISIONS:

1	Permit Corrections	Apr. 19, 2022
2	Permit Corrections 2	Nov. 17, 2022
3	Permit Corrections 3	Jan. 13, 2023

DPD:

PROJECT TITLE:
Huber Residence
9611 SE 72nd Street
Mercer Island, WA 98040

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

ISSUE:
PERMIT

SHEET TITLE:
Foundation Details

SCALE: 3/4" = 1'-0" U.N.O.
DATE: September 14, 2021
PROJECT NO: 01519-2021-06
SHEET NO:

S3.2



DESIGN: DMR
 DRAWN: NHD
 CHECKED: BDM
 APPROVED: DJS

REVISIONS:
 1 Permit Corrections Apr. 19, 2022
 2 Permit Corrections 2 Nov. 17, 2022
 3 Permit Corrections 3 Jan. 13, 2023

DPD:

PROJECT TITLE:
Huber Residence
 9611 SE 72nd Street
 Mercer Island, WA 98040

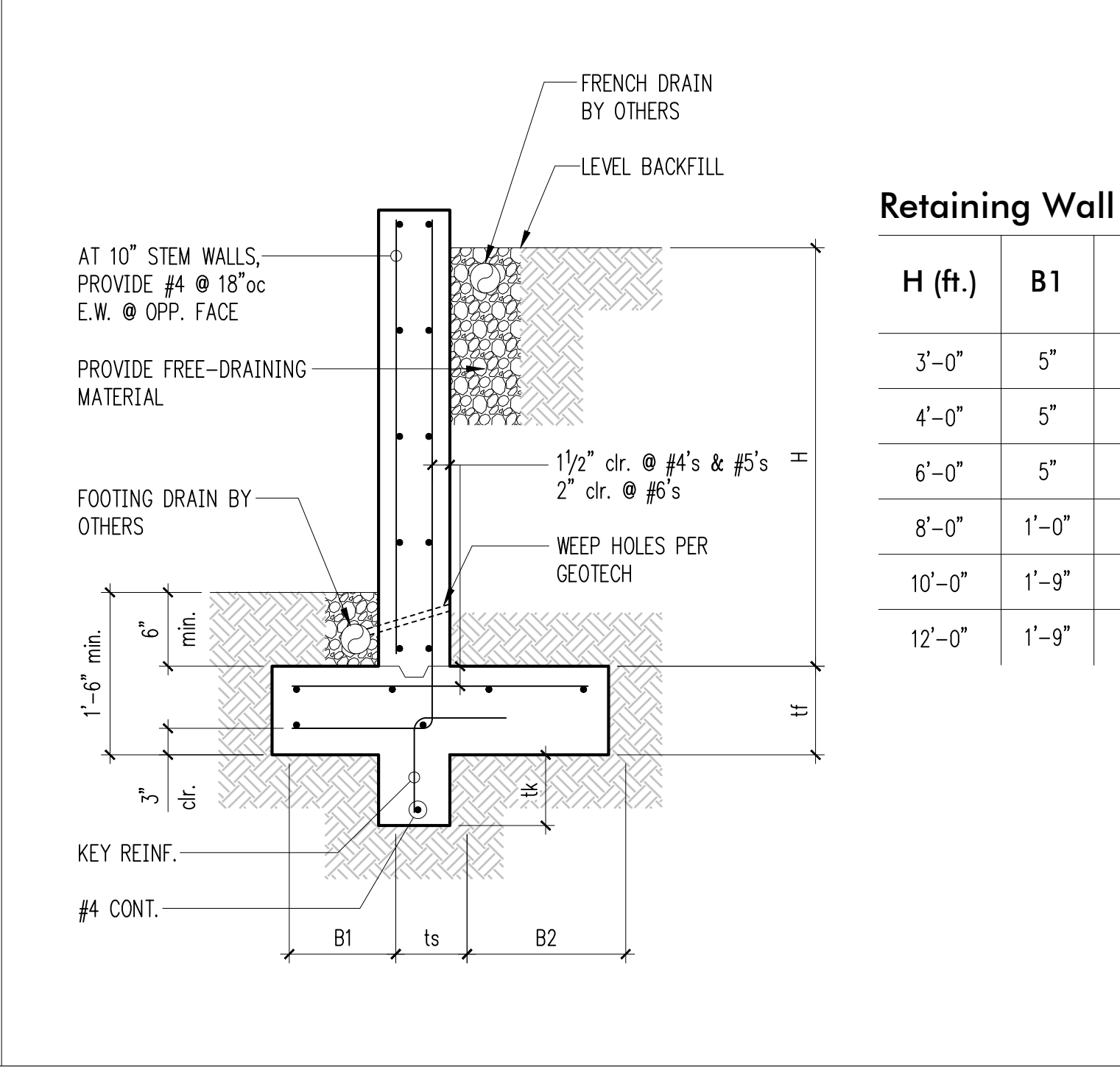
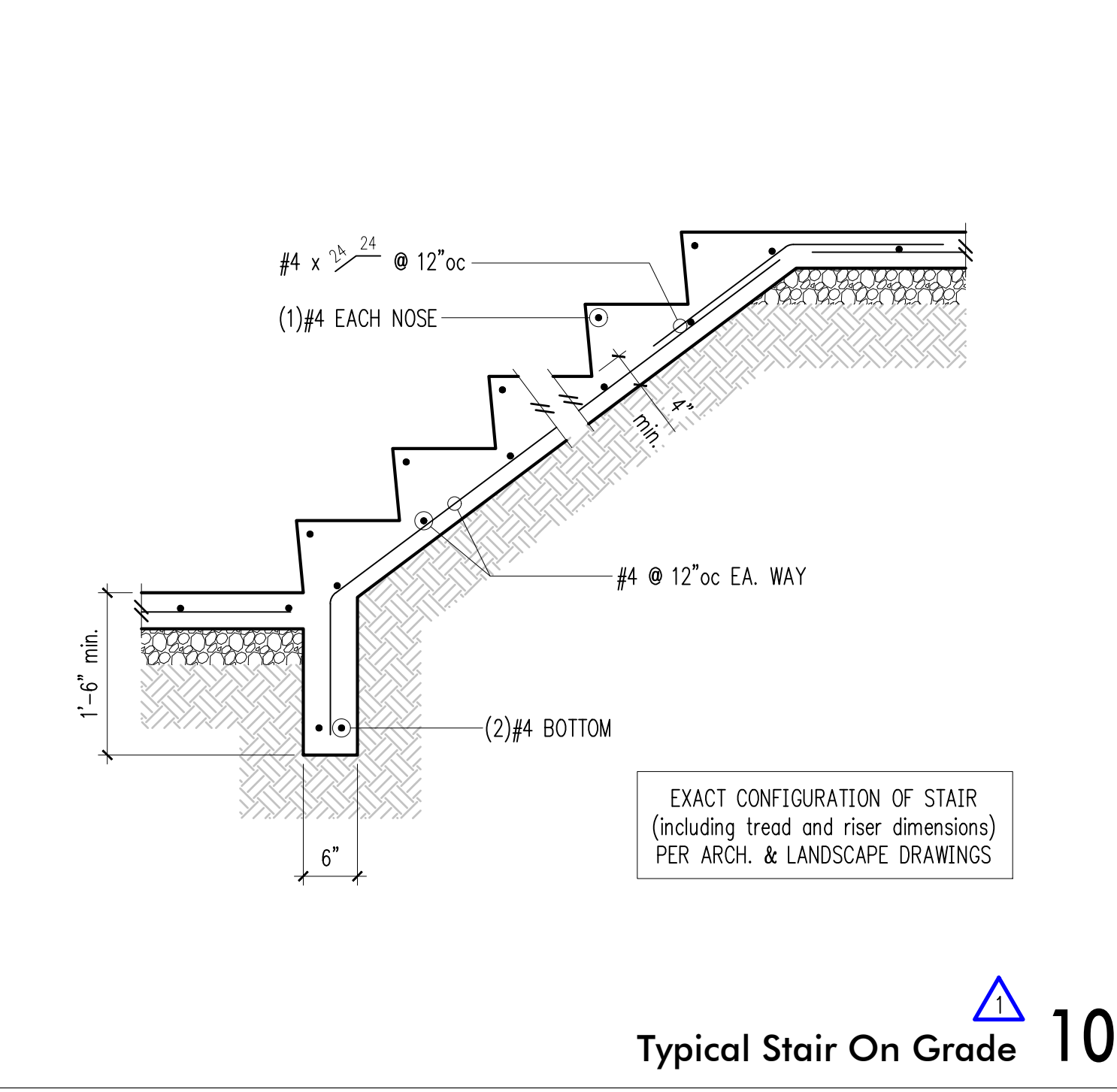
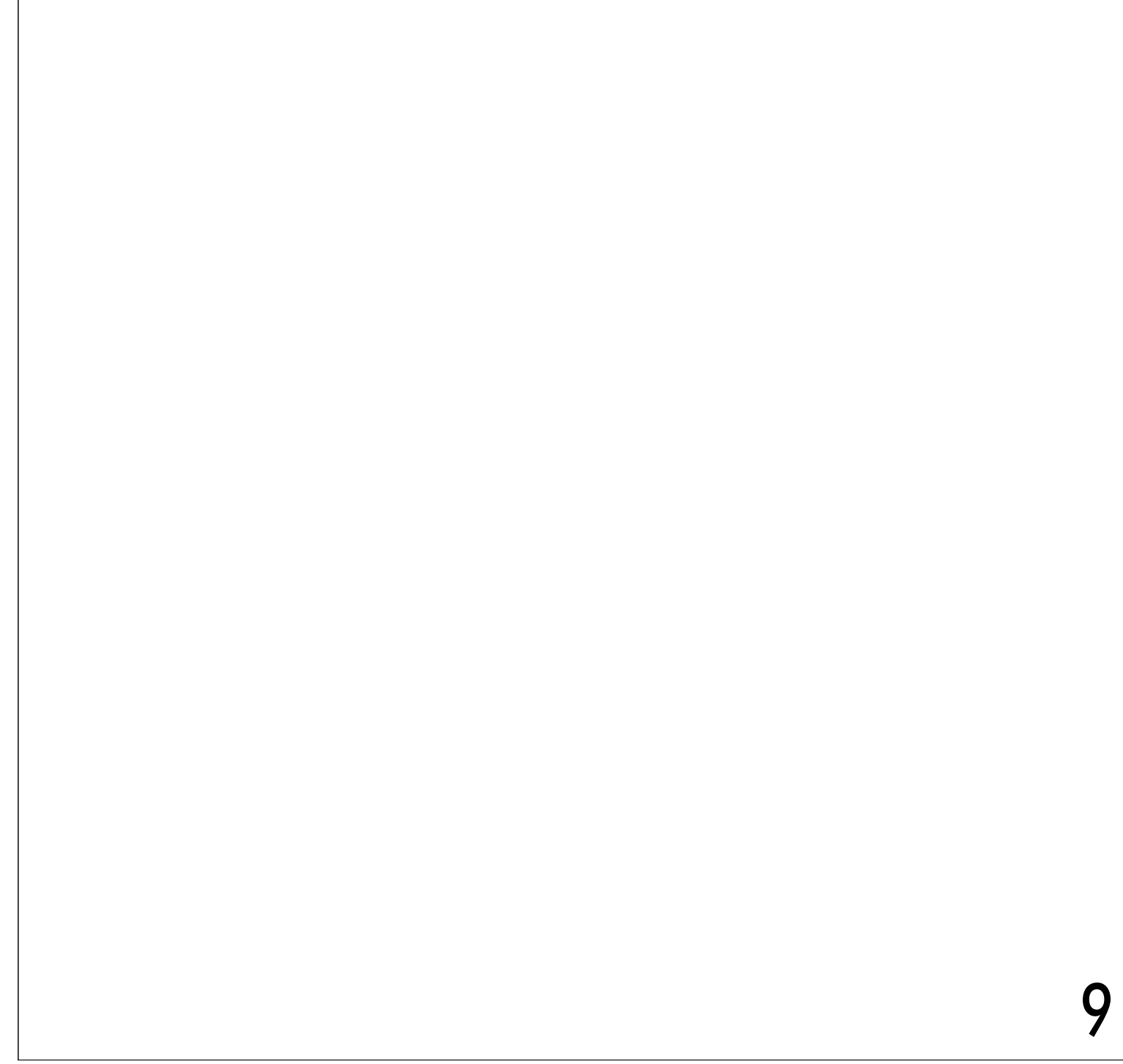
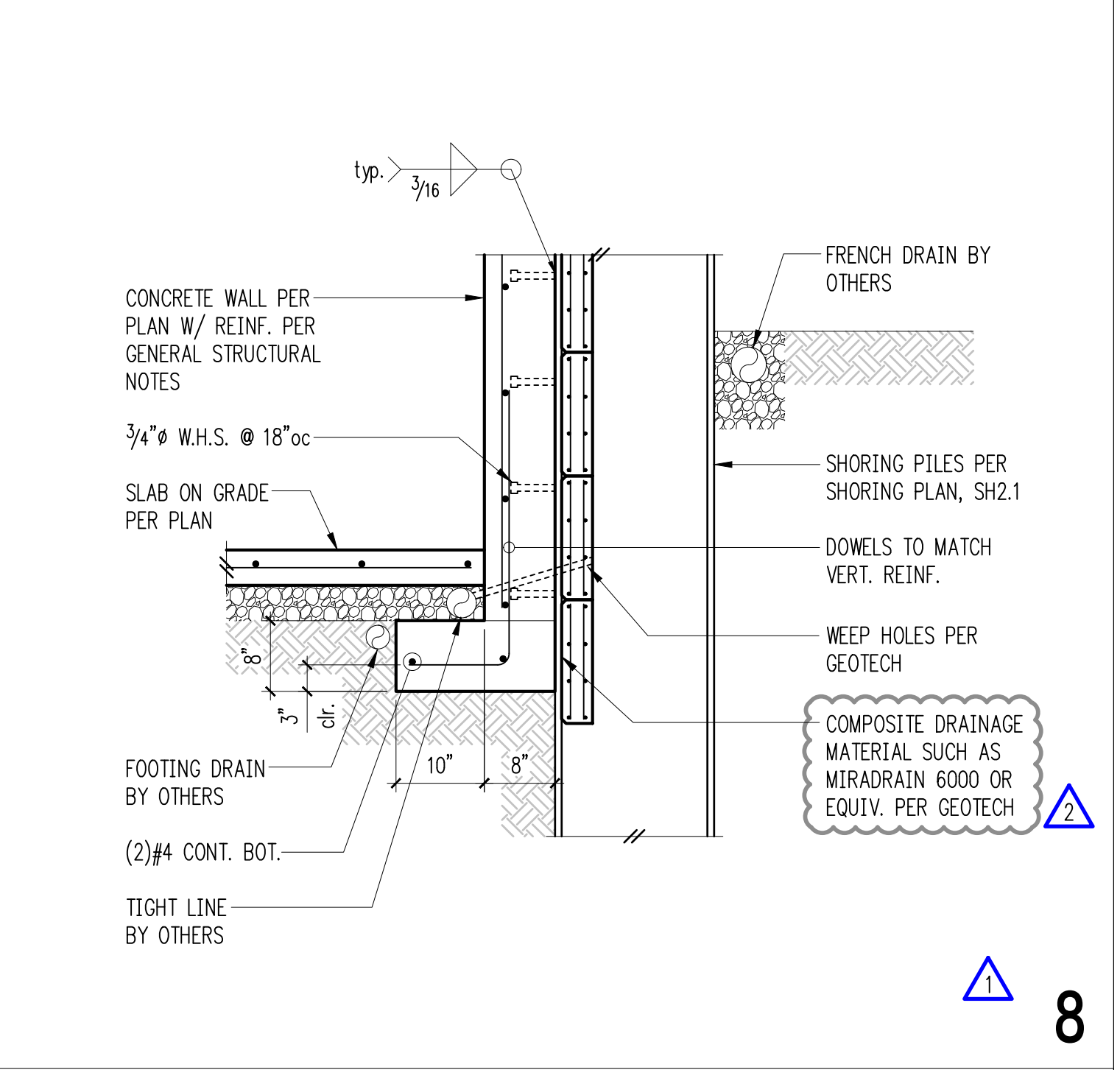
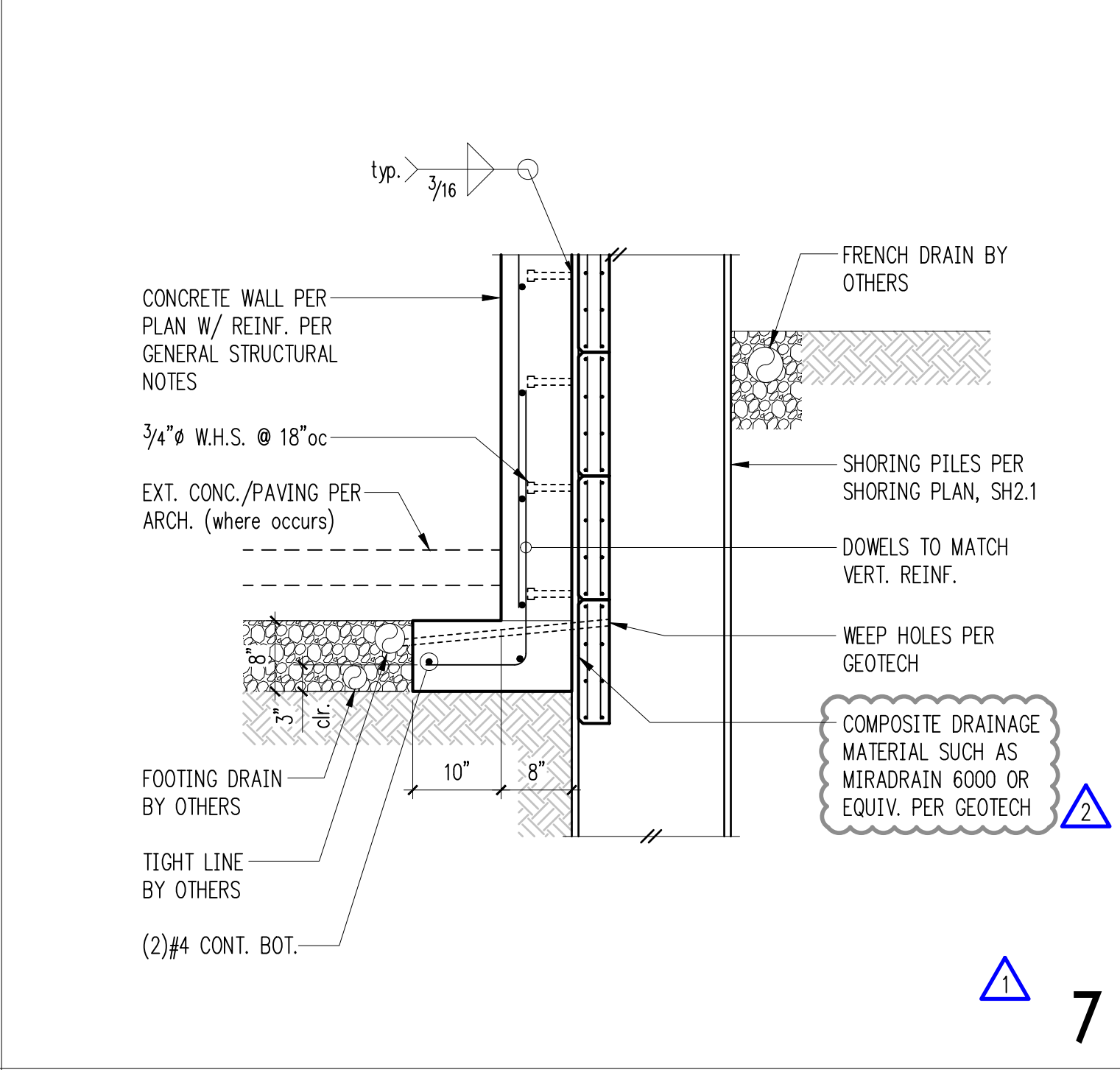
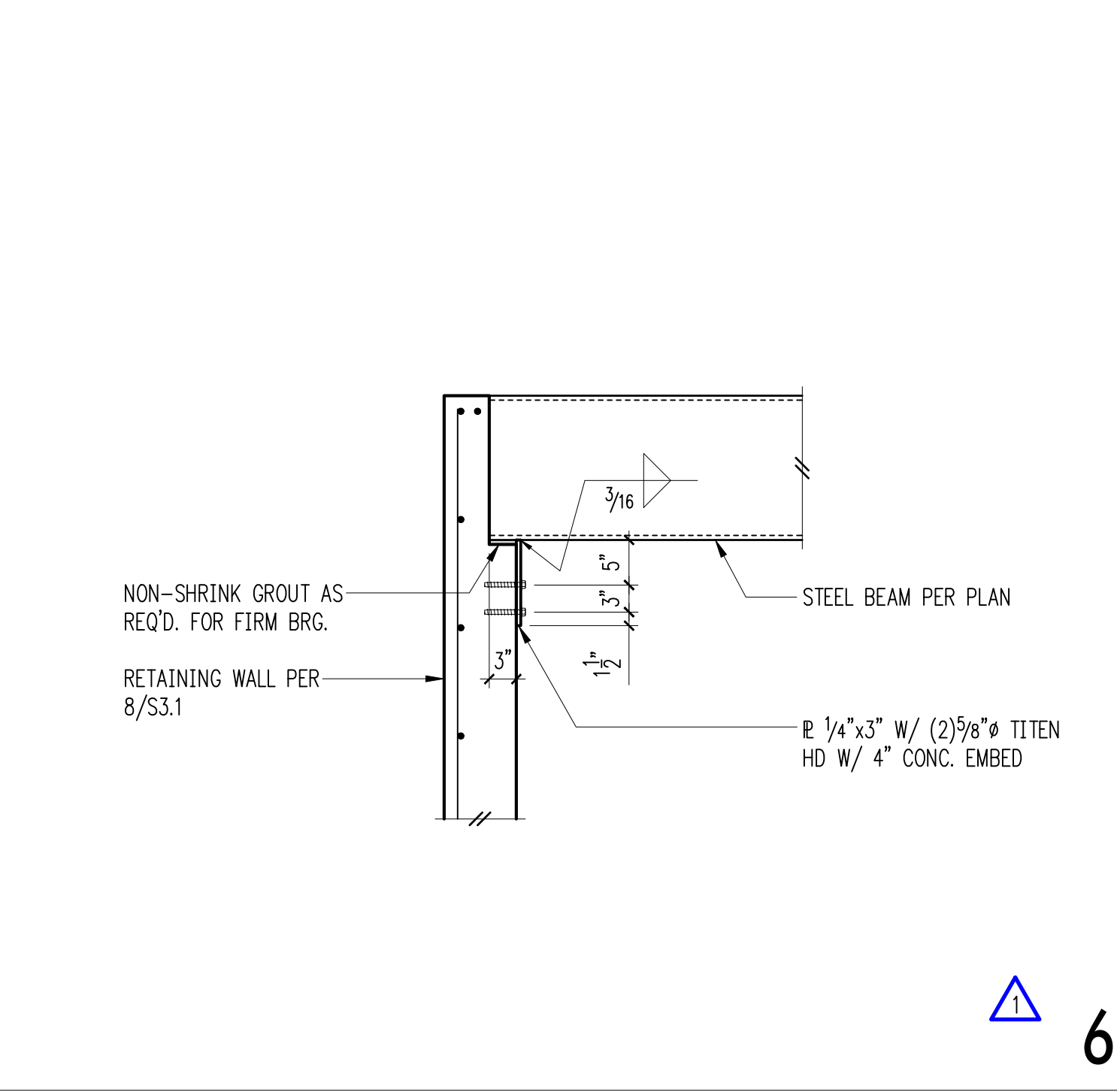
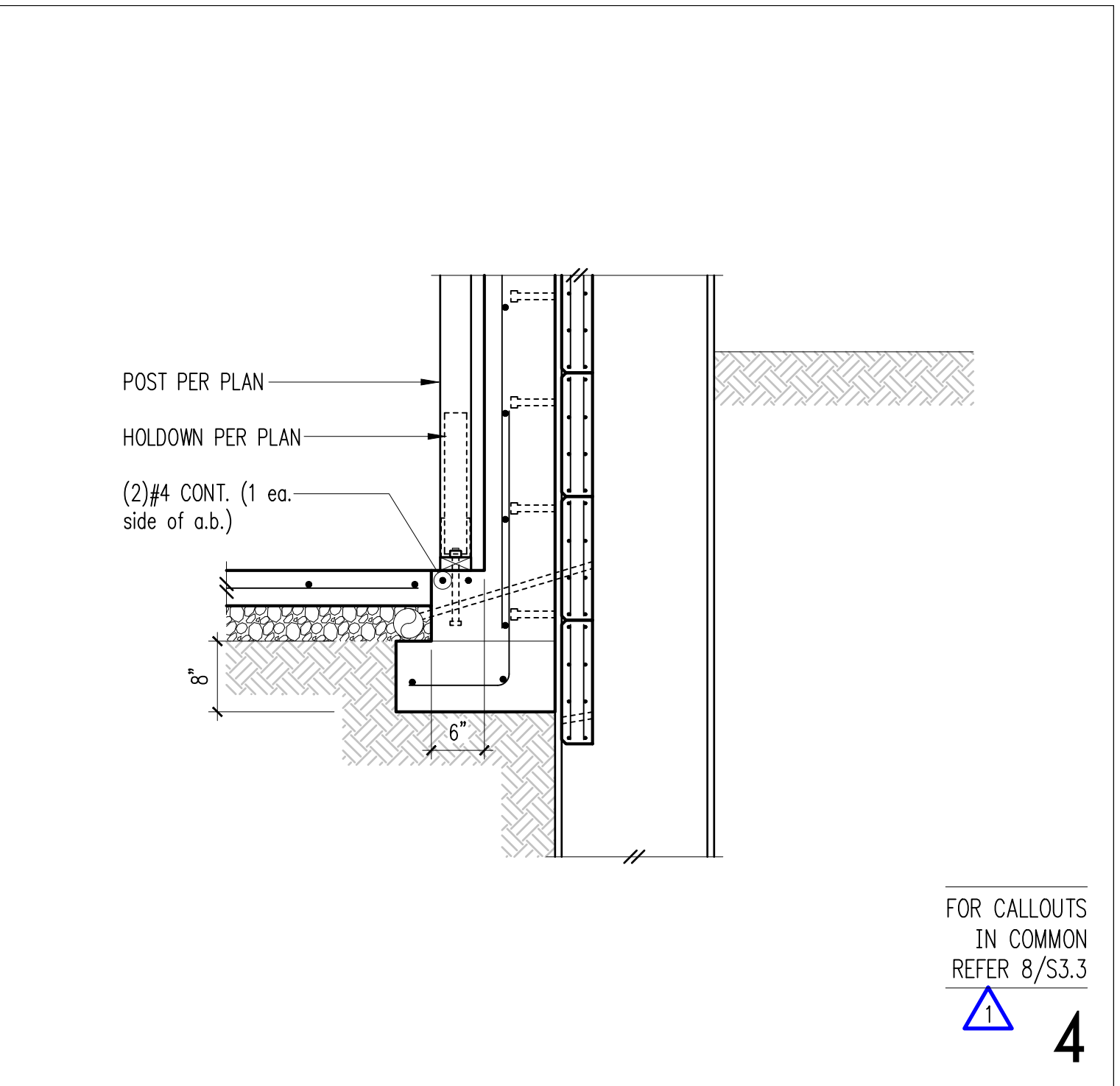
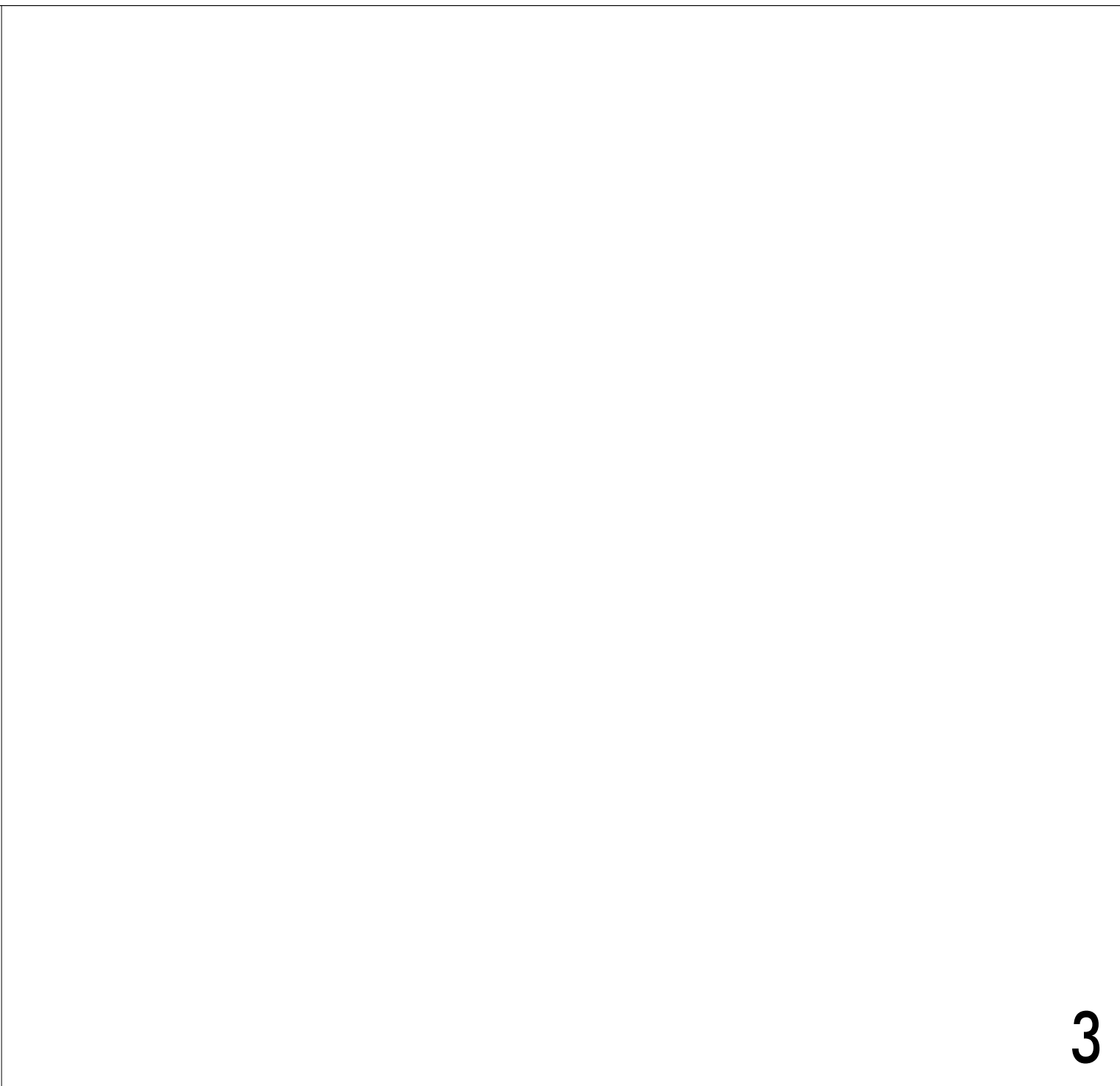
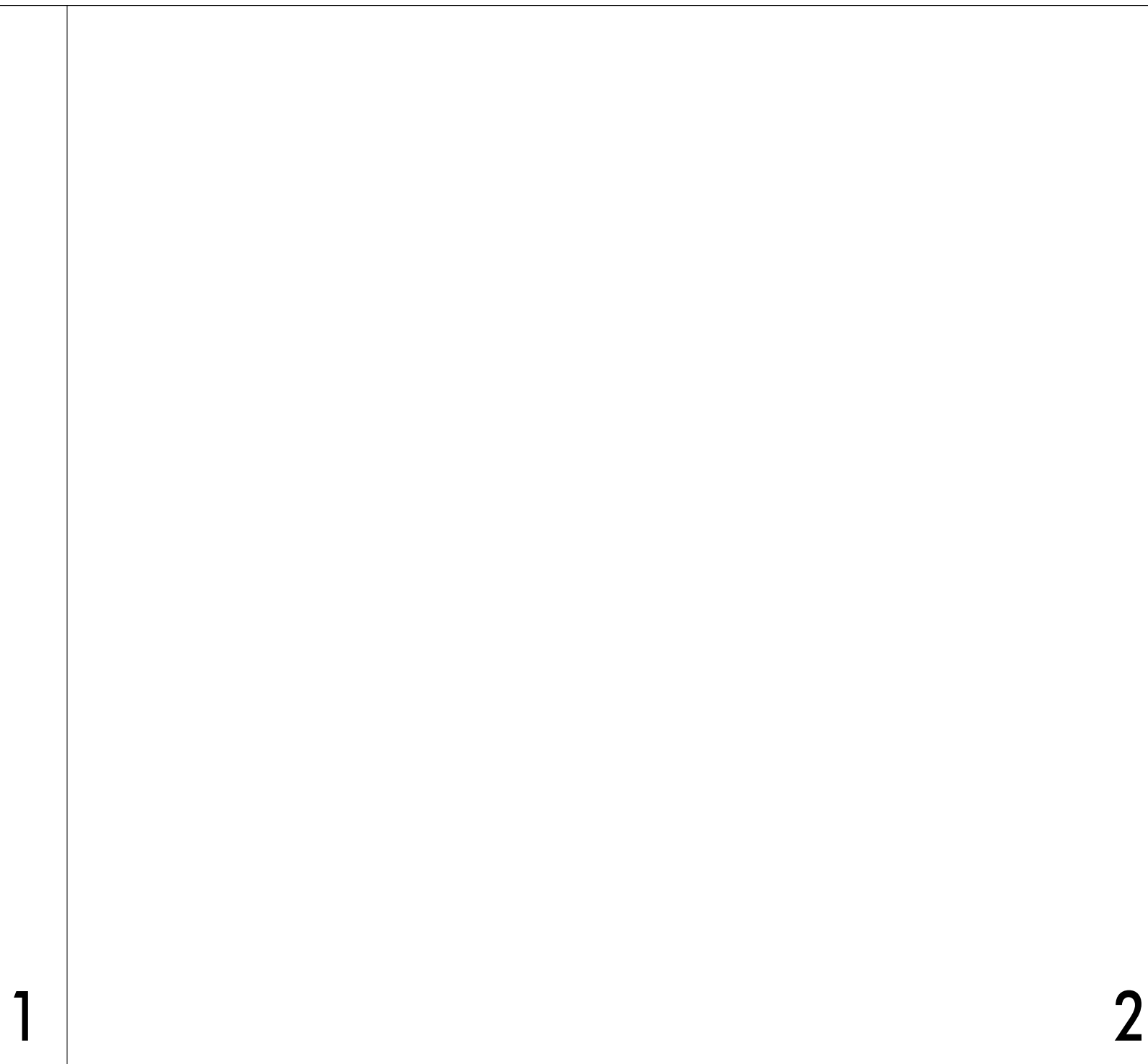
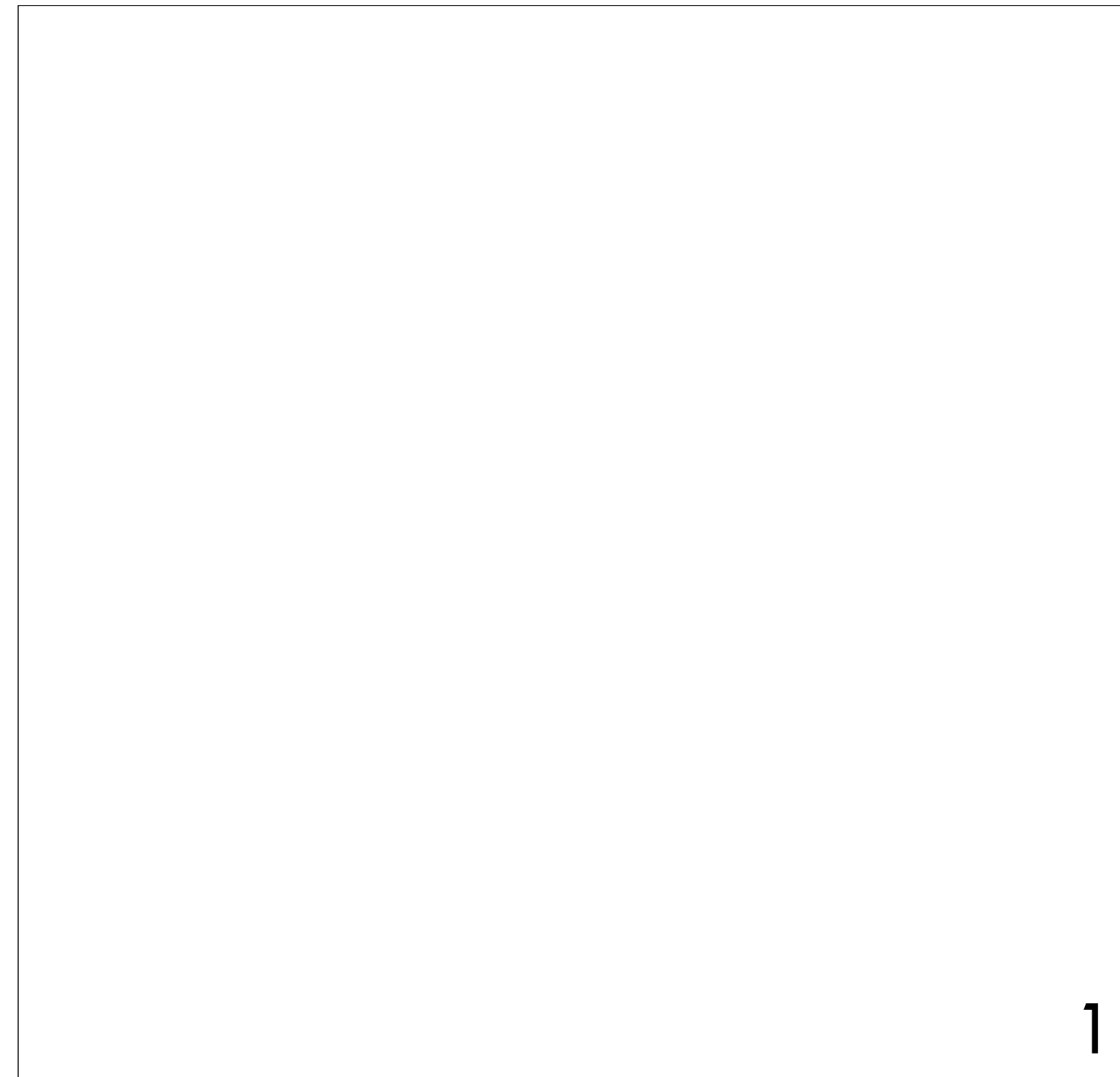
ARCHITECT:
Brandt Design Group
 66 Bell Street, Unit 1
 Seattle, WA 98121
 PH 206.239.0850
 brandtdesigninc.com

ISSUE:
PERMIT

SHEET TITLE:
Foundation Details

SCALE: 3/4" = 1'-0" U.N.O.
 DATE: September 14, 2021
 PROJECT NO: 01519-2021-06
 SHEET NO:

S3.3

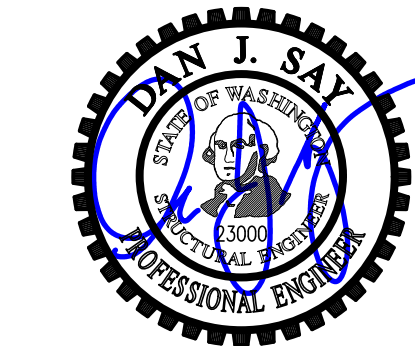


Retaining Wall Schedule

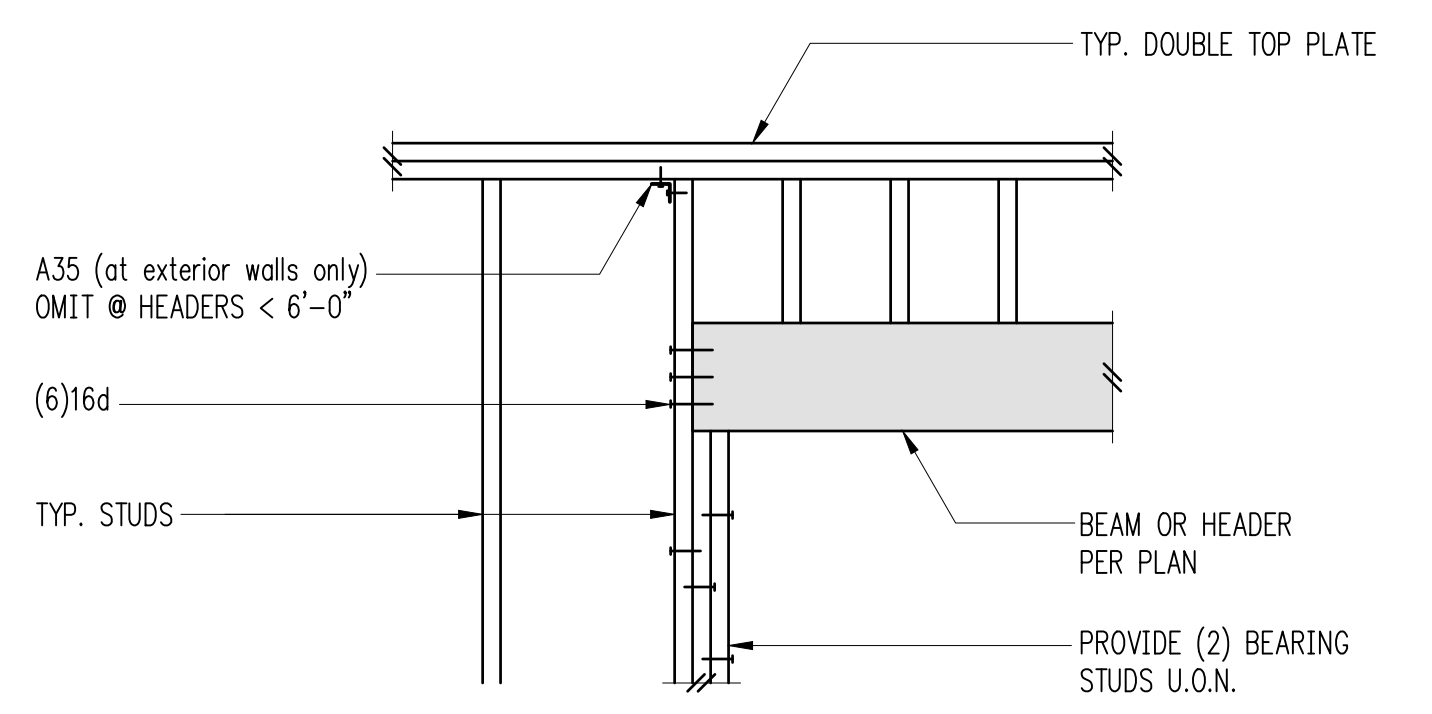
H (ft.)	B1	ts	B2	ff	Stem Reinforcing		Footing Reinforcing		tk	Key Reinf.
					Vert.	Horiz.	Top	Longit.		
3'-0"	5"	8"	5"	8"	#4 @ 18"oc	#4 @ 12"oc	-	(2)#4	4"	-
4'-0"	5"	8"	1'-0"	8"	#4 @ 18"oc	#4 @ 12"oc	#4 @ 12"oc	(2)#4	6"	#4 @ 12"oc
6'-0"	5"	8"	2'-3"	10"	#4 @ 12"oc	#4 @ 12"oc	#4 @ 12"oc	(4)#4	8"	#4 @ 12"oc
8'-0"	1'-0"	8"	2'-9"	12"	#5 @ 12"oc	#4 @ 12"oc	#5 @ 12"oc	(5)#5	14"	#4 @ 12"oc
10'-0"	1'-9"	8"	3'-9"	18"	#7 @ 12"oc	#4 @ 12"oc	#6 @ 12"oc	(8)#5	14"	#4 @ 12"oc
12'-0"	1'-9"	10"	3'-10"	18"	#7 @ 9"oc	#4 @ 18"oc	#6 @ 12"oc	(9)#5	24"	#4 @ 9"oc

Site Retaining Wall Schedule 12

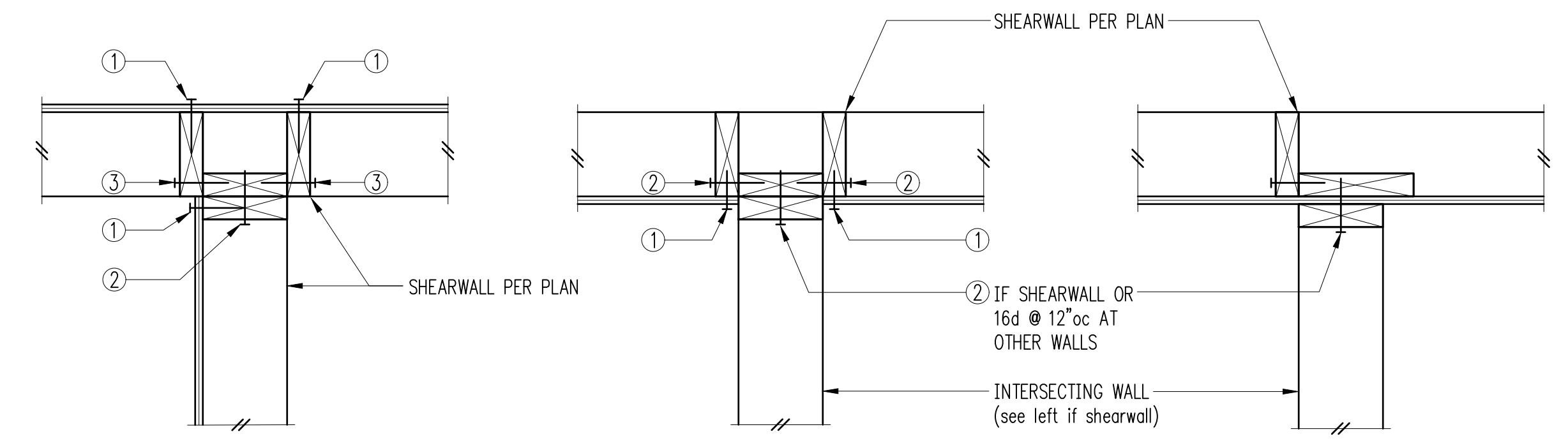
Typical Stair On Grade 10



DESIGN: DMR
DRAWN: NHD
CHECKED: BDM
APPROVED: DJS

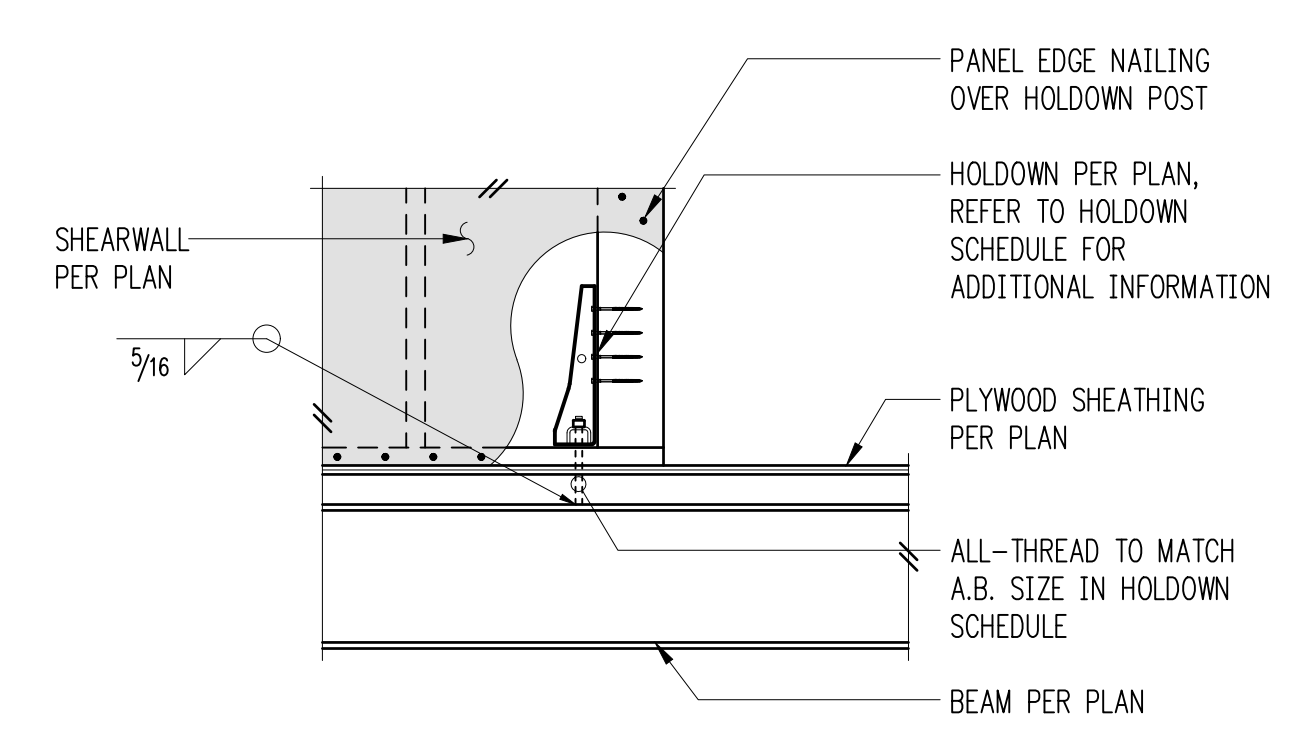


1 Typical Header Support w/2 Bearing Studs 2

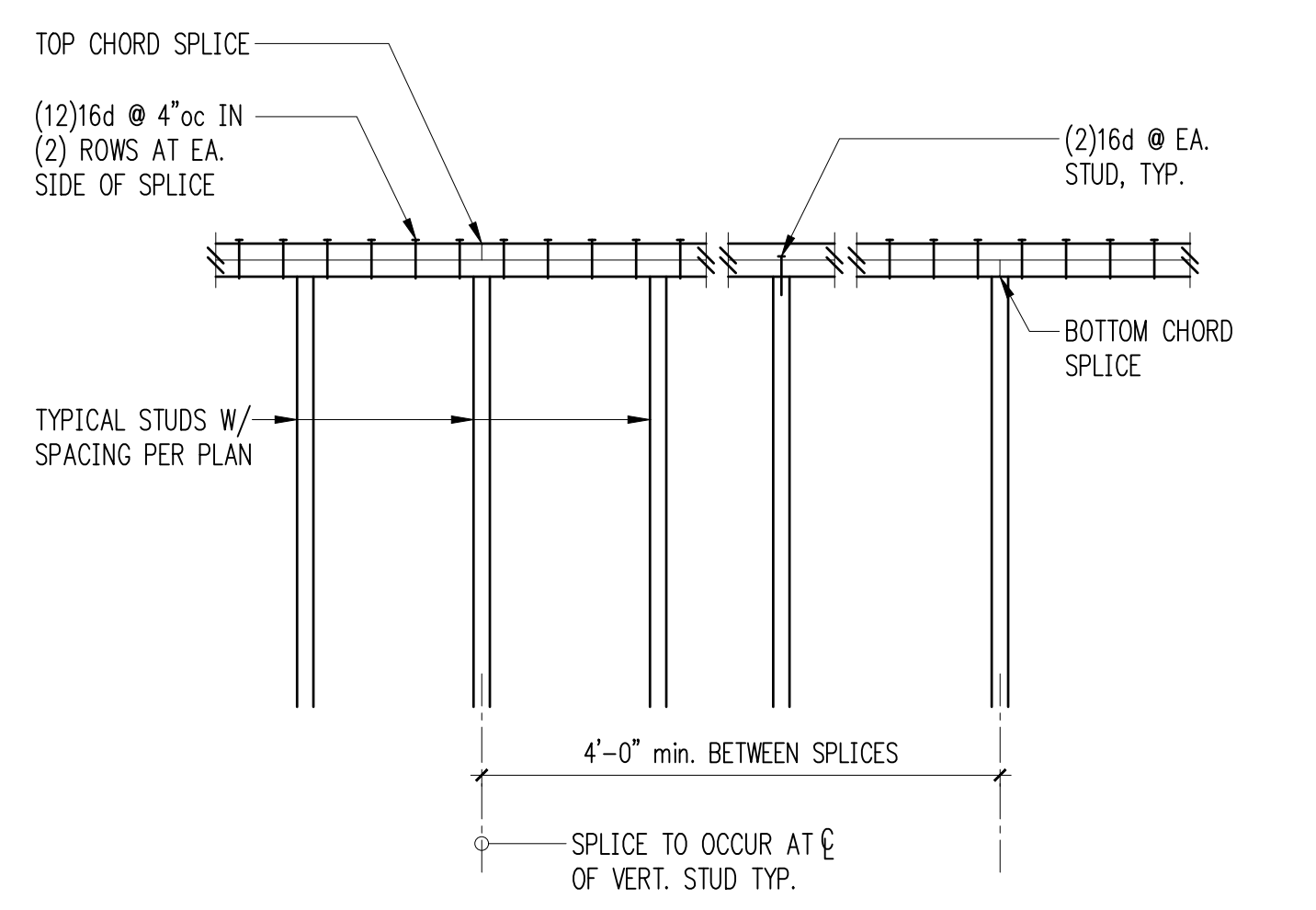


- ① PLYWOOD PANEL EDGE NAILING PER SHEARWALL SCHEDULE
- ② BASE PLATE NAILING PER SHEARWALL SCHEDULE
- ③ 16d @ 8"oc

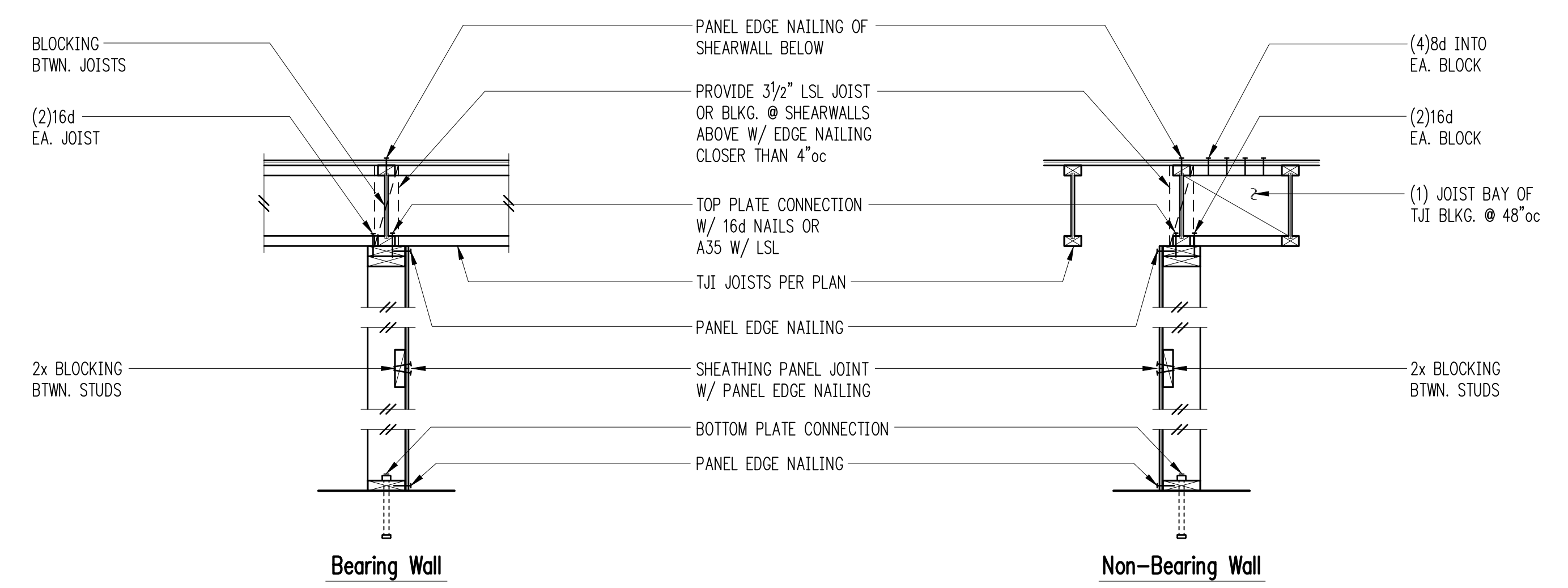
Typical Shearwall Intersections 4



Holdown at WF Beam - HDU 5

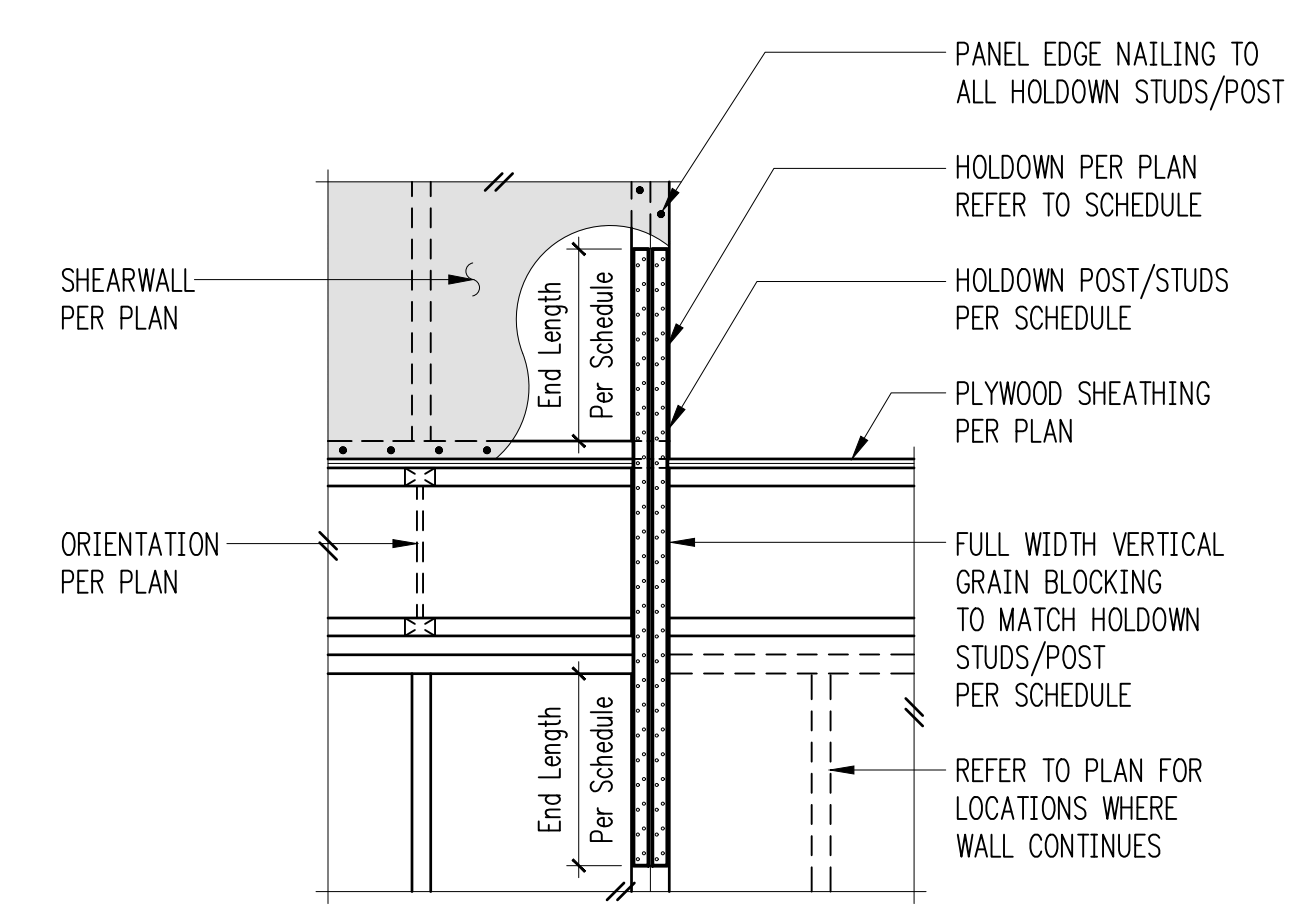


Typical Top Plate Splice 6



NOTE:
SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, NOT OTHERWISE NOTED

Typical Shearwall Construction 8



Holdown Strap Schedule

Plan Mark	End Length	#Nails Ea. End Length	Holdown Studs/Post if 2x4	if 2x6
CS16	1'-2"	(13) 8d	(1) 2x4	(1) 2x6
CMST14	2'-6"	(33) 10d	4x6	4x6
CMST12	3'-3"	(43) 10d	4x8	6x6

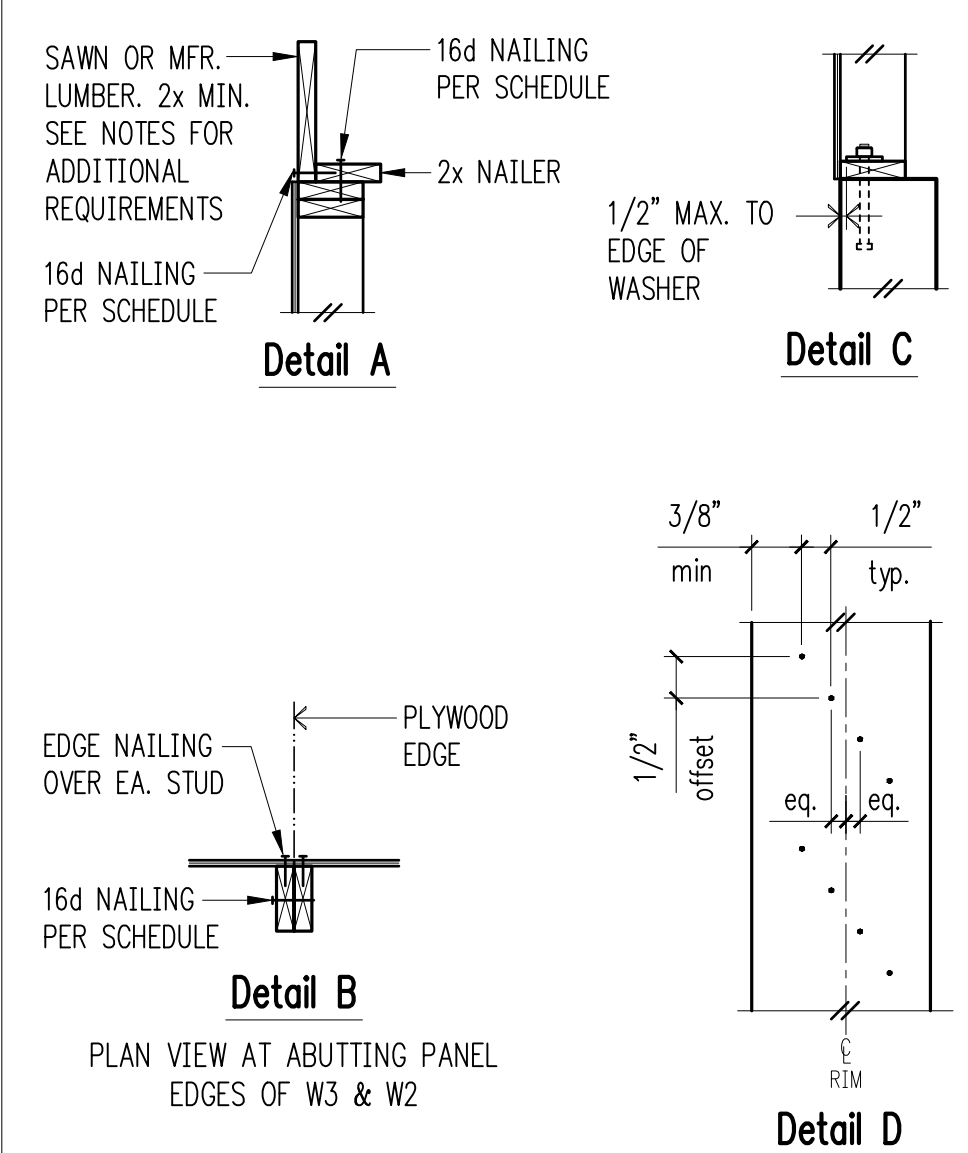
Typical Holdown Schedule 9

Sistering Schedule for Multi Beams

	A	B	C
PLAN VIEW			
SECTION			
# OF WOOD BMS (LVL)	2-1 3/4"	3-1 3/4"	4-1 3/4"
SDS SCREW SIZE	1/4"x3 1/2"	1/4"x4 1/2"	1/4"x6"
# OF SDS SCREWS	3	3	3
SPACING OF SDS SCREWS	16"oc	8"oc	6"oc

NOTES:
- MIN. SCREW END DISTANCE = 4"

Sistering Schedule for Multi Beams 10



Shearwall Schedule ①②③④⑤⑥⑦⑧

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

- ① BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"oc.
- ② 8d NAILS SHALL BE 0.131" x 2 1/2" (common) - 16d NAILS SHALL BE 0.135" x 3 1/2" (box) - 10d NAILS SHALL BE 0.148" x 3" (common).
- ③ EMBED ANCHOR BOLTS AT LEAST 7". EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. TITEN HD SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS W/ 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. SEE DETAIL C.
- ④ 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3x STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.
- ⑤ 3x FOUNDATION SILL PLATES ARE REQUIRED FOR 2W3 AND 2W2. 3x STUDS ARE REQUIRED AT ABUTTING PANEL EDGES AND PANEL JOINTS SHALL BE OFFSET EACH SIDE OF WALL. STAGGER NAILS AT ADJOINING PANEL EDGES. 3x STUD, MIN., REQUIRED AT END OF SHEARWALL.
- ⑥ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SINGLE-SIDED SHEARWALLS. ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING. SEE PLANS AND HOLDOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.
- ⑦ ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.
- ⑧ 7/16" O.S.B. MAY BE SUBSTITUTED FOR 15/32" CDX, EXCEPT AT 10d PANEL EDGE NAILING.
- ⑨ LTP4's (HORIZONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- ⑩ A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- ⑪ AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2", SEE DETAIL D.
- ⑫ LVL RIMS PERMITTED AT SINGLE SIDED SHEAR WALLS ONLY.
- ⑬ PROVIDE (3) ROWS 16d @ 6"oc AT LVL RIMS.
- ⑭ MINIMUM RIM OR JOIST 3/2" WIDE BELOW SHEARWALL.
- ⑮ HGA10KT TO BE INSTALLED WITH SDS/4x3" SCREWS.

Shearwall Schedule 12

- REVISIONS:
- 1 Permit Corrections Apr. 19, 2022
 - 2 Permit Corrections 2 Nov. 17, 2022
 - 3 Permit Corrections 3 Jan. 13, 2023

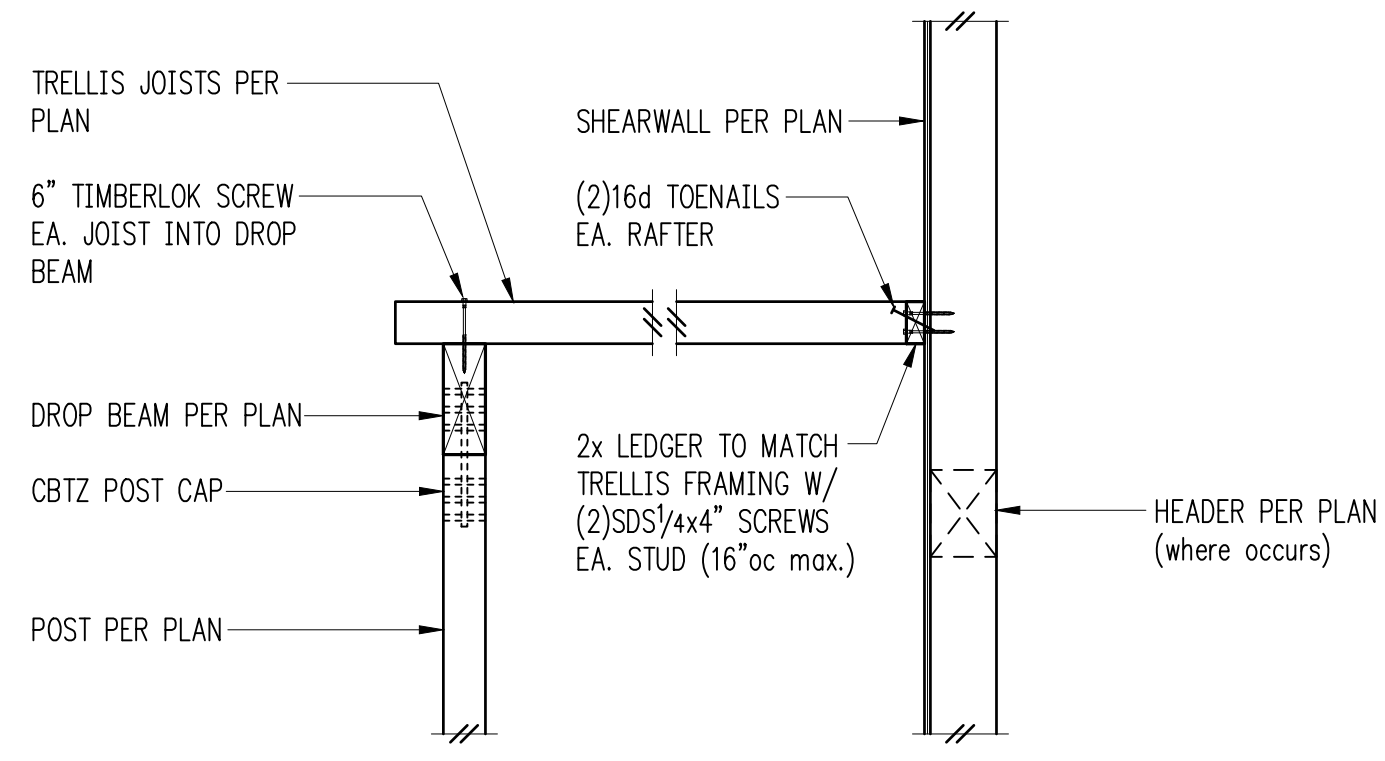
PROJECT TITLE:
Huber Residence
9611 SE 72nd Street
Mercer Island, WA 98040

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

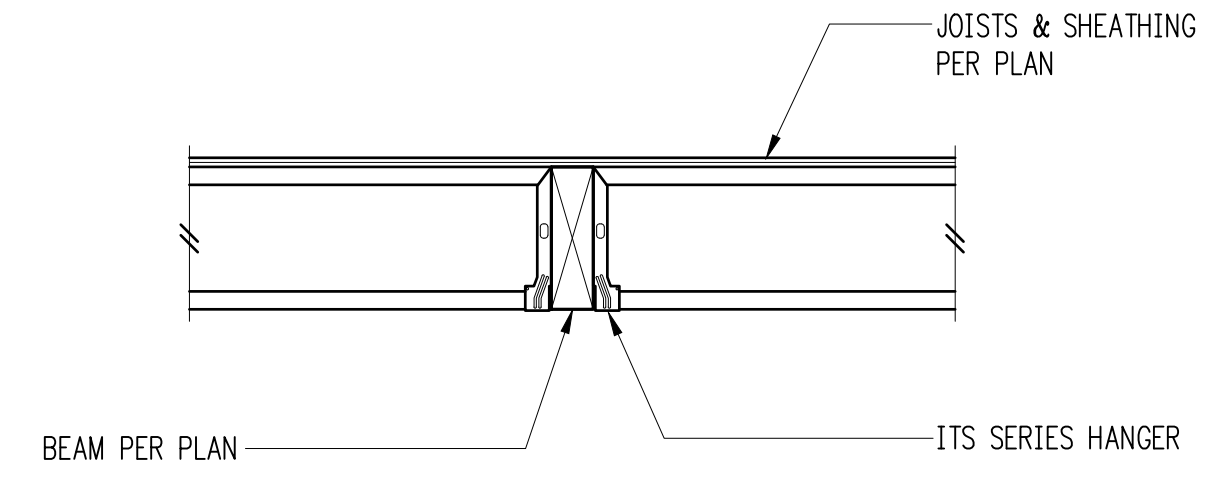
ISSUE:
PERMIT

SHEET TITLE:
Typical Wood Framing Details

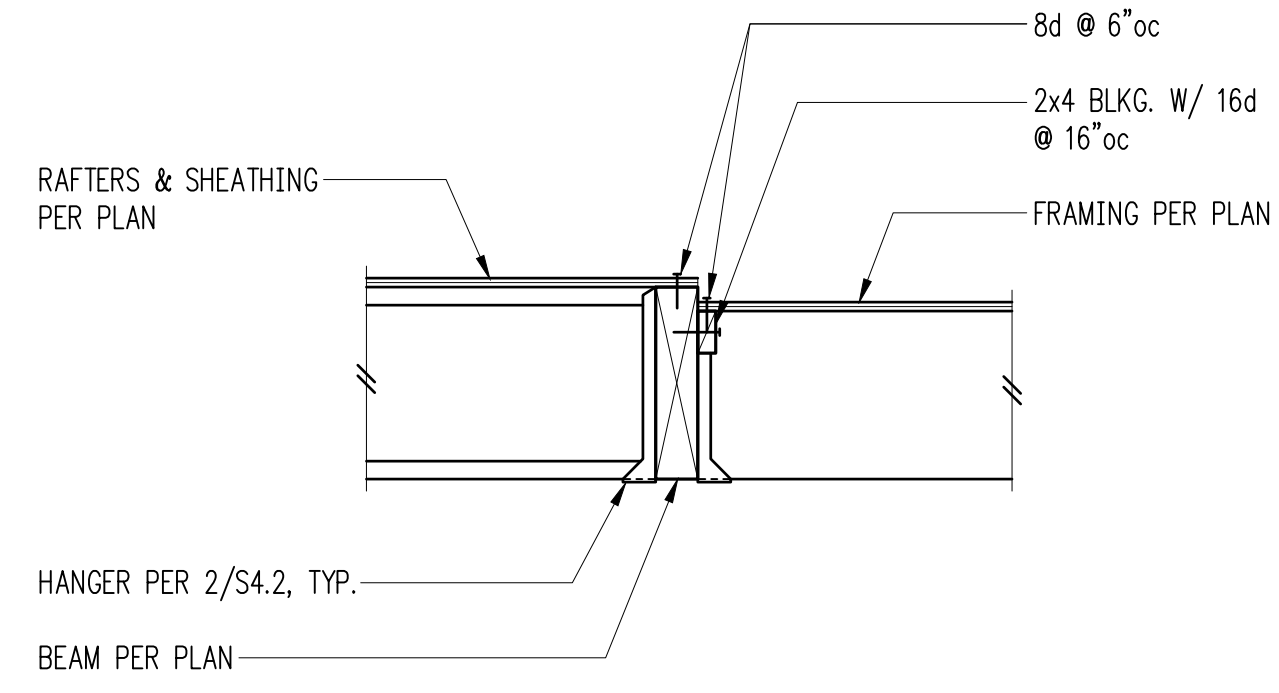
SCALE: 3/4" = 1'-0" U.N.O.
DATE: September 14, 2021
PROJECT NO: 01519-2021-06
SHEET NO:



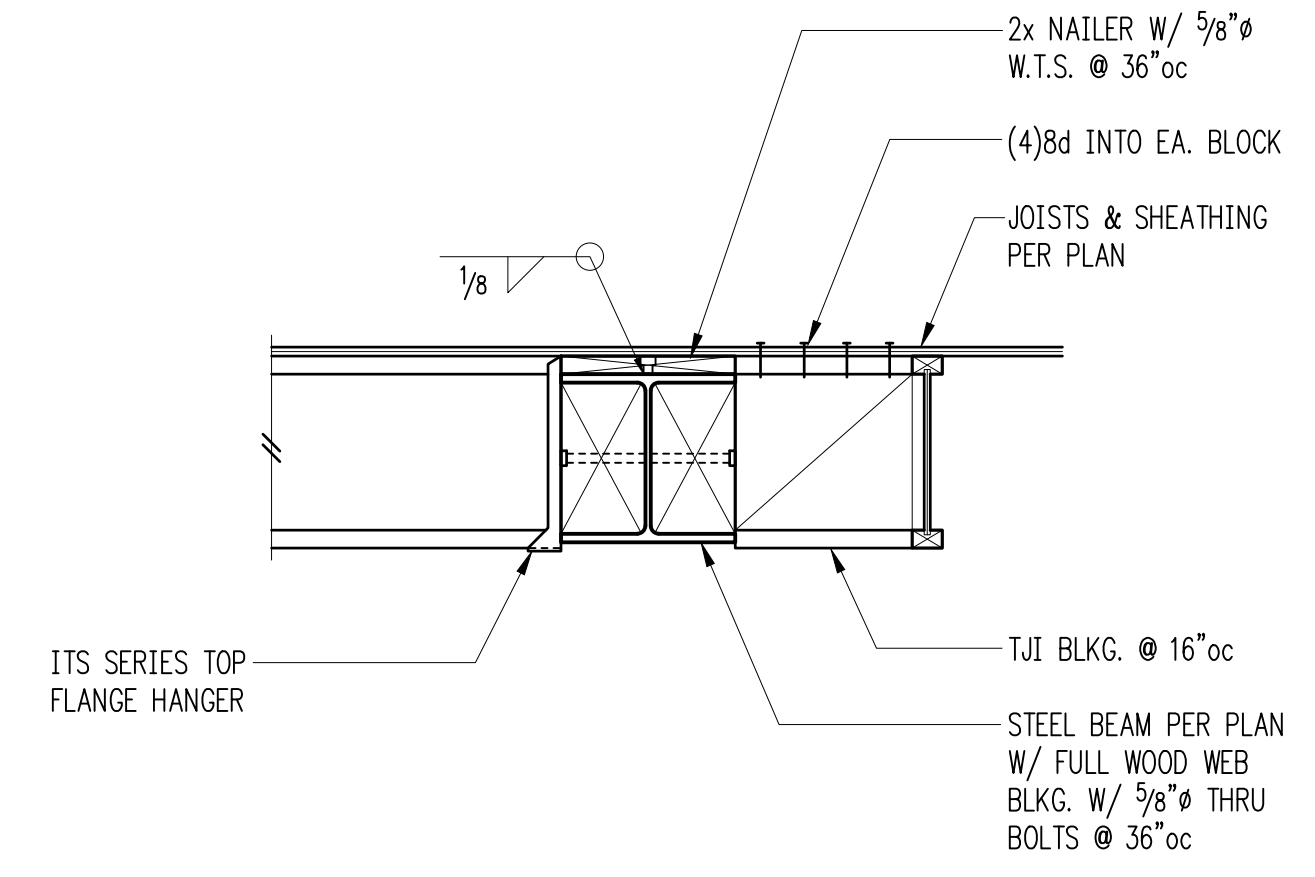
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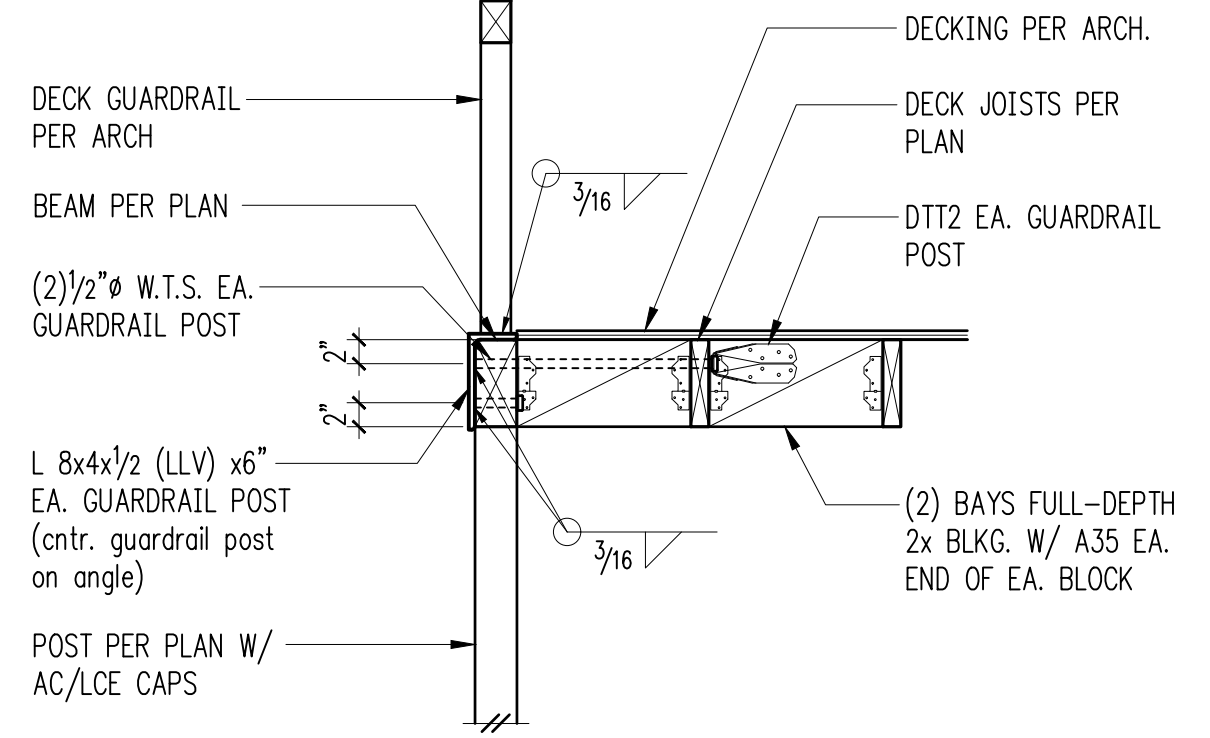
Typical Flush Beam 2



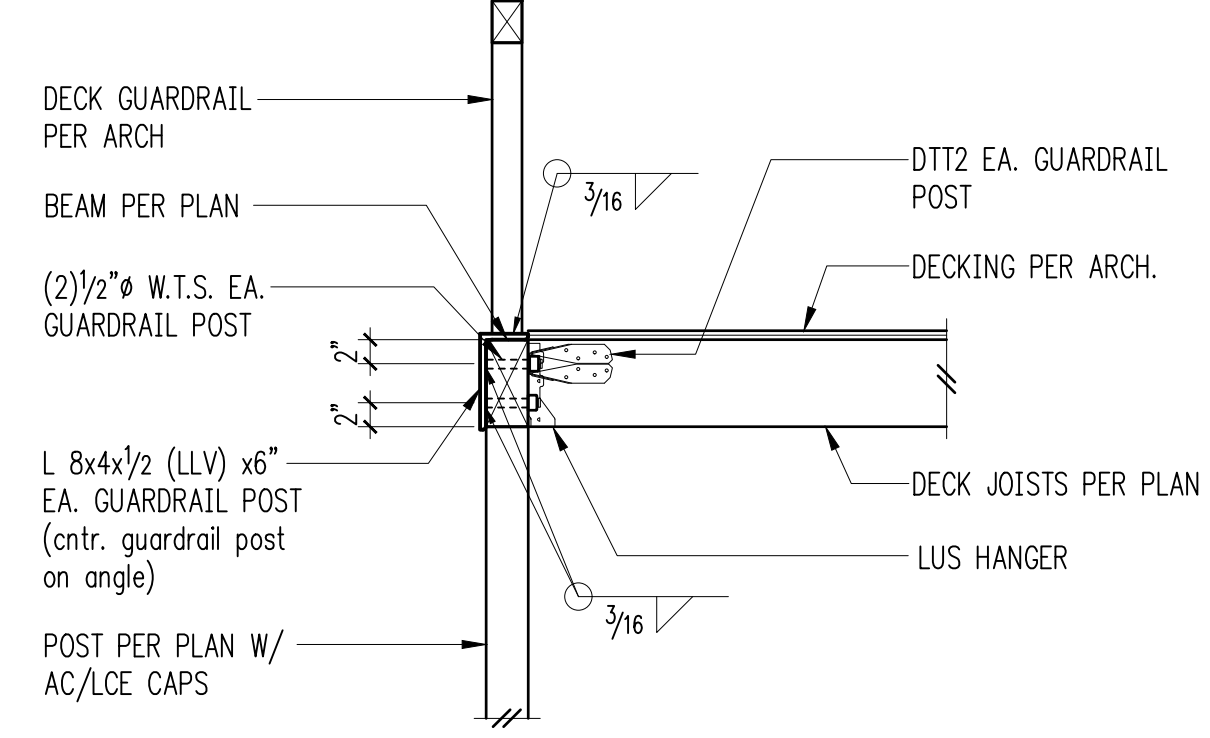
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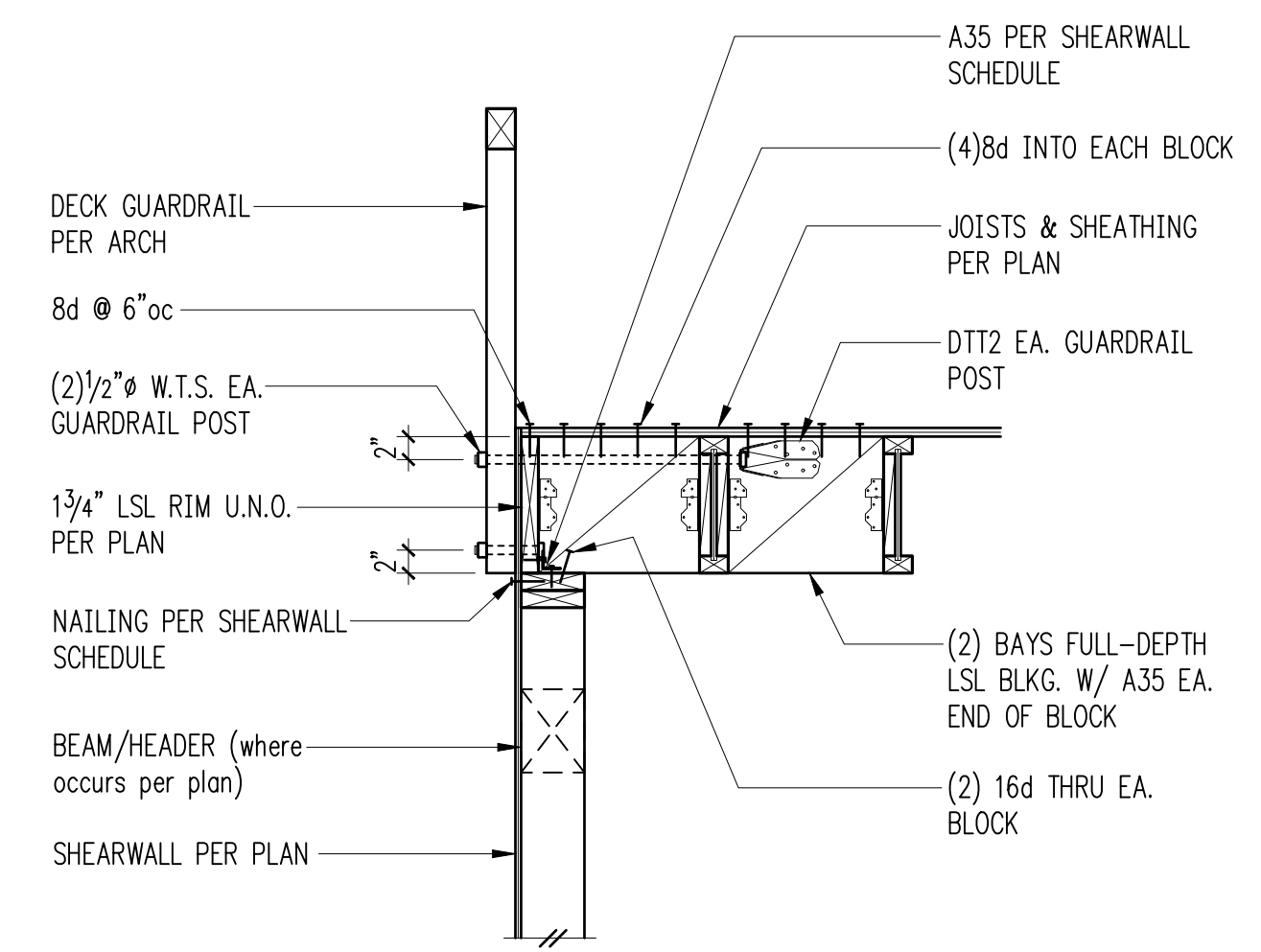
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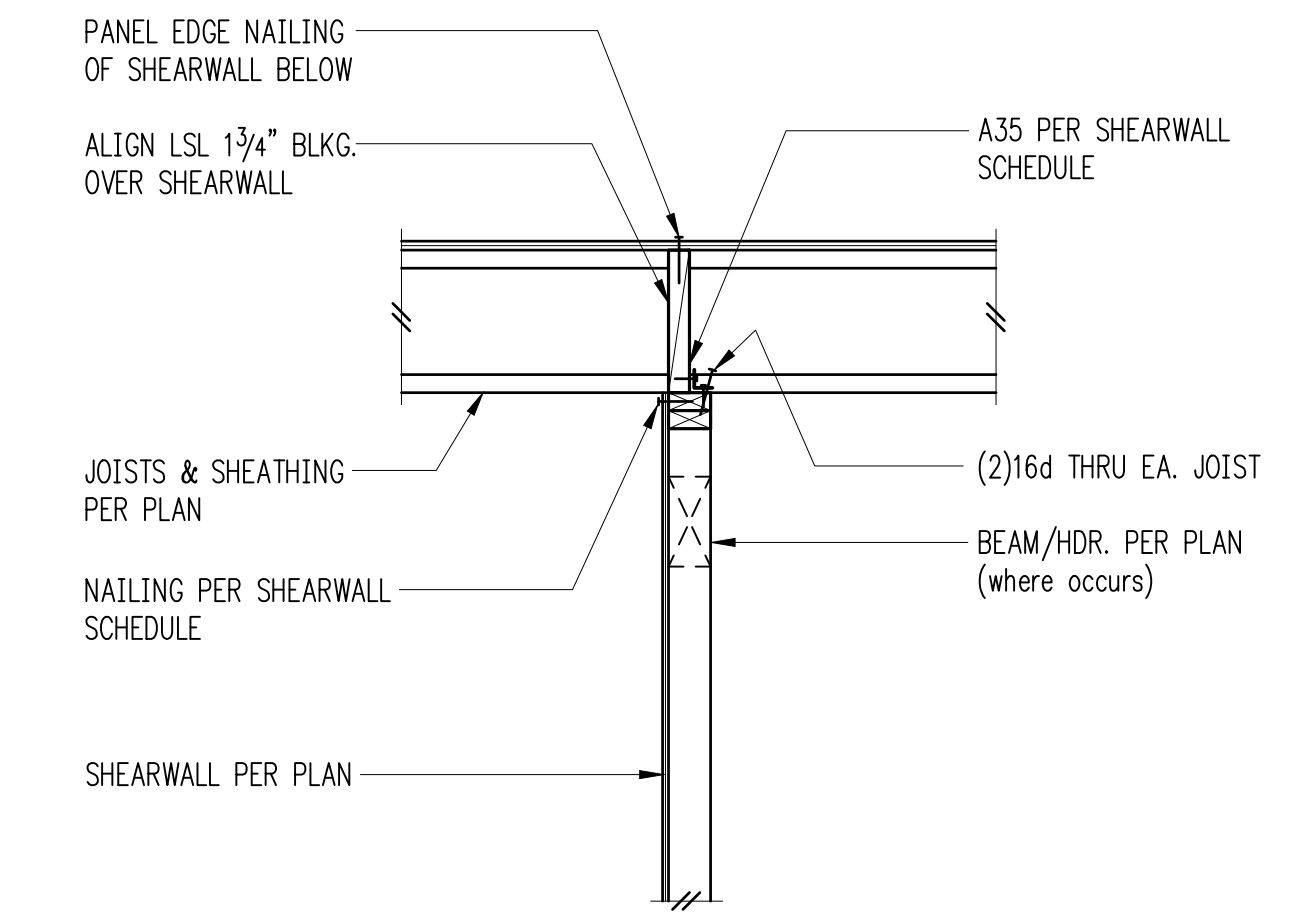
Typical Deck w/ Guardrail 5



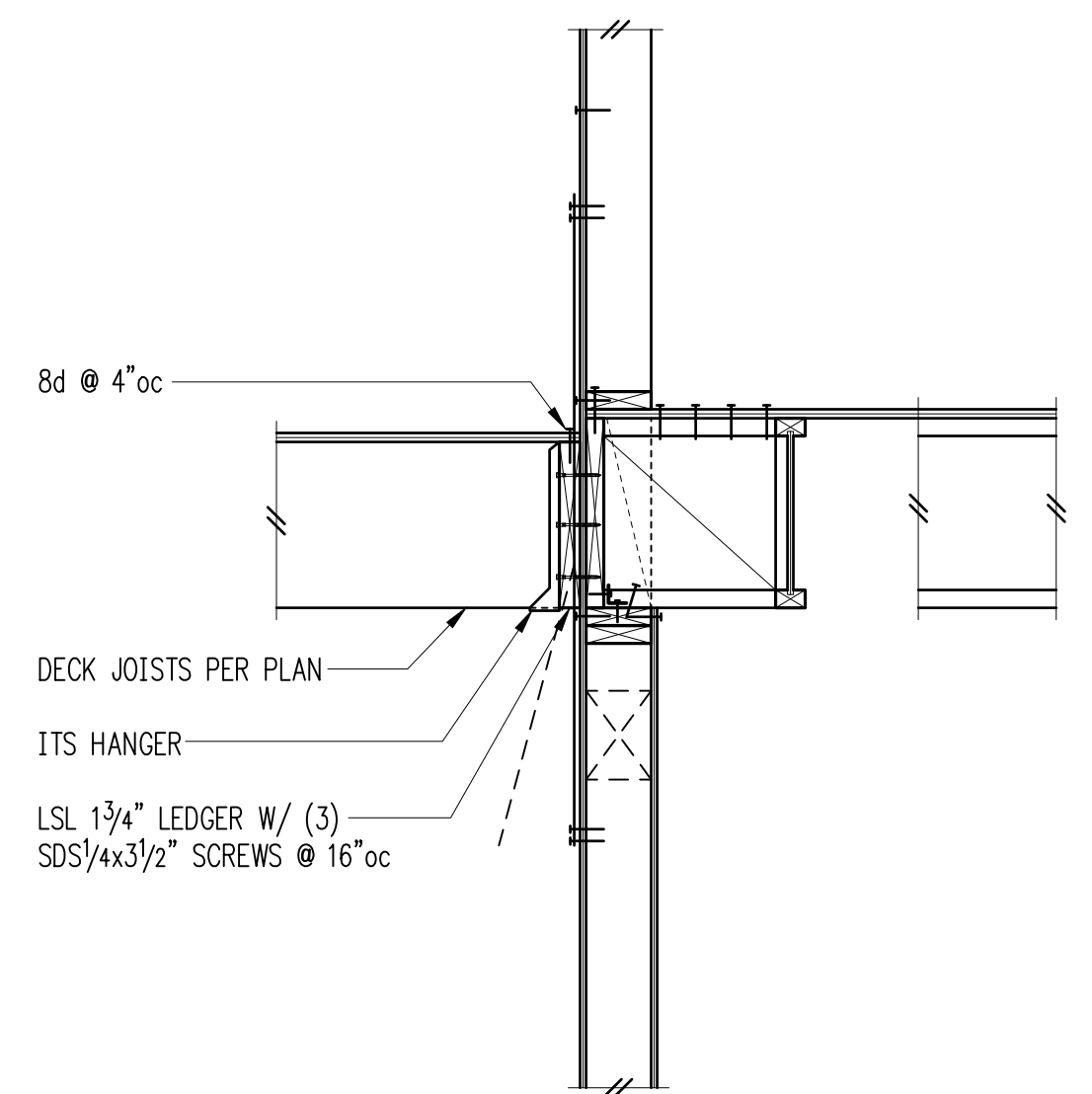
Typical Deck w/ Guardrail 6



Floor Joists Parallel to Exterior Wall 7

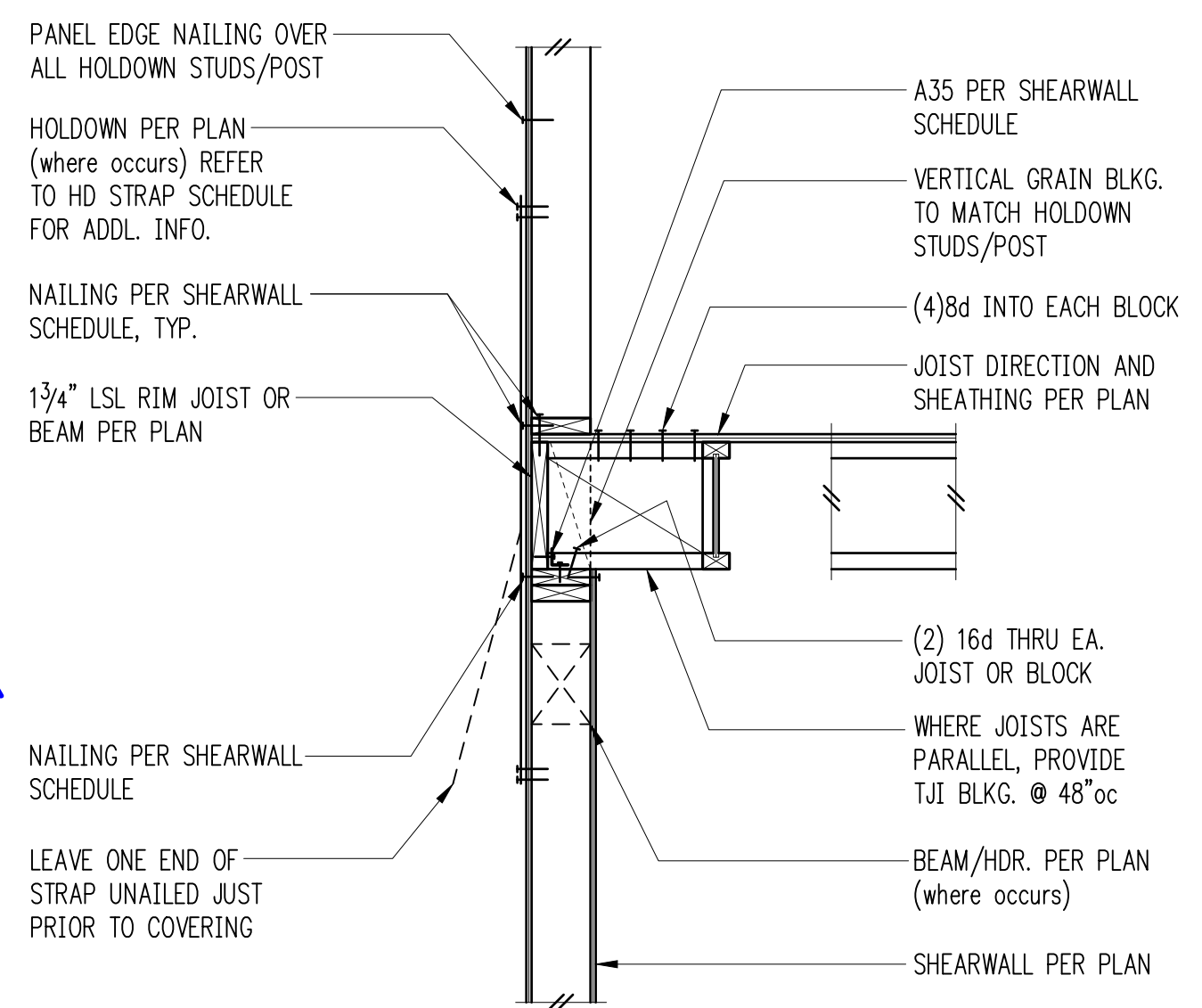


Interior Shearwall Below 8

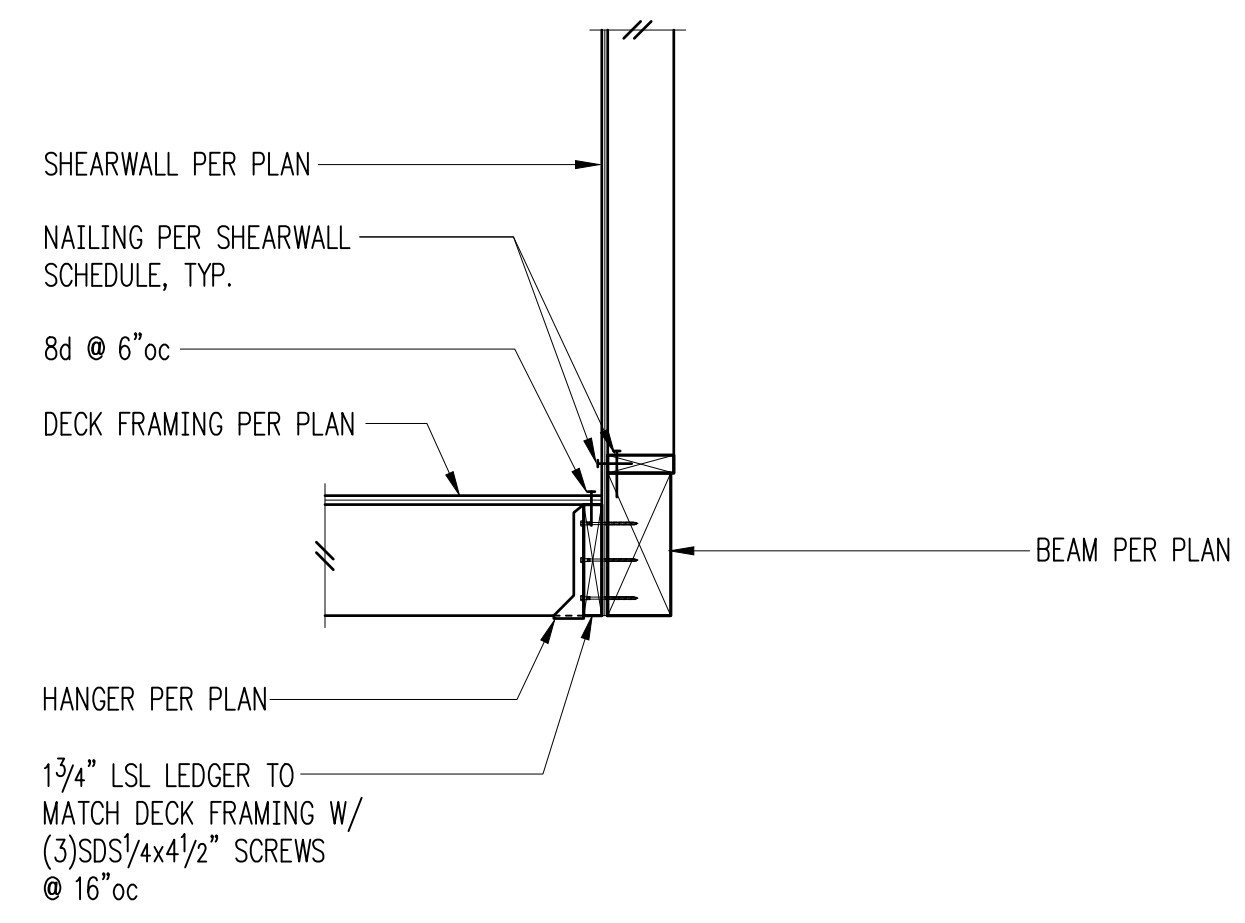


FOR CALLOUTS IN COMMON REFER 10/S4.2

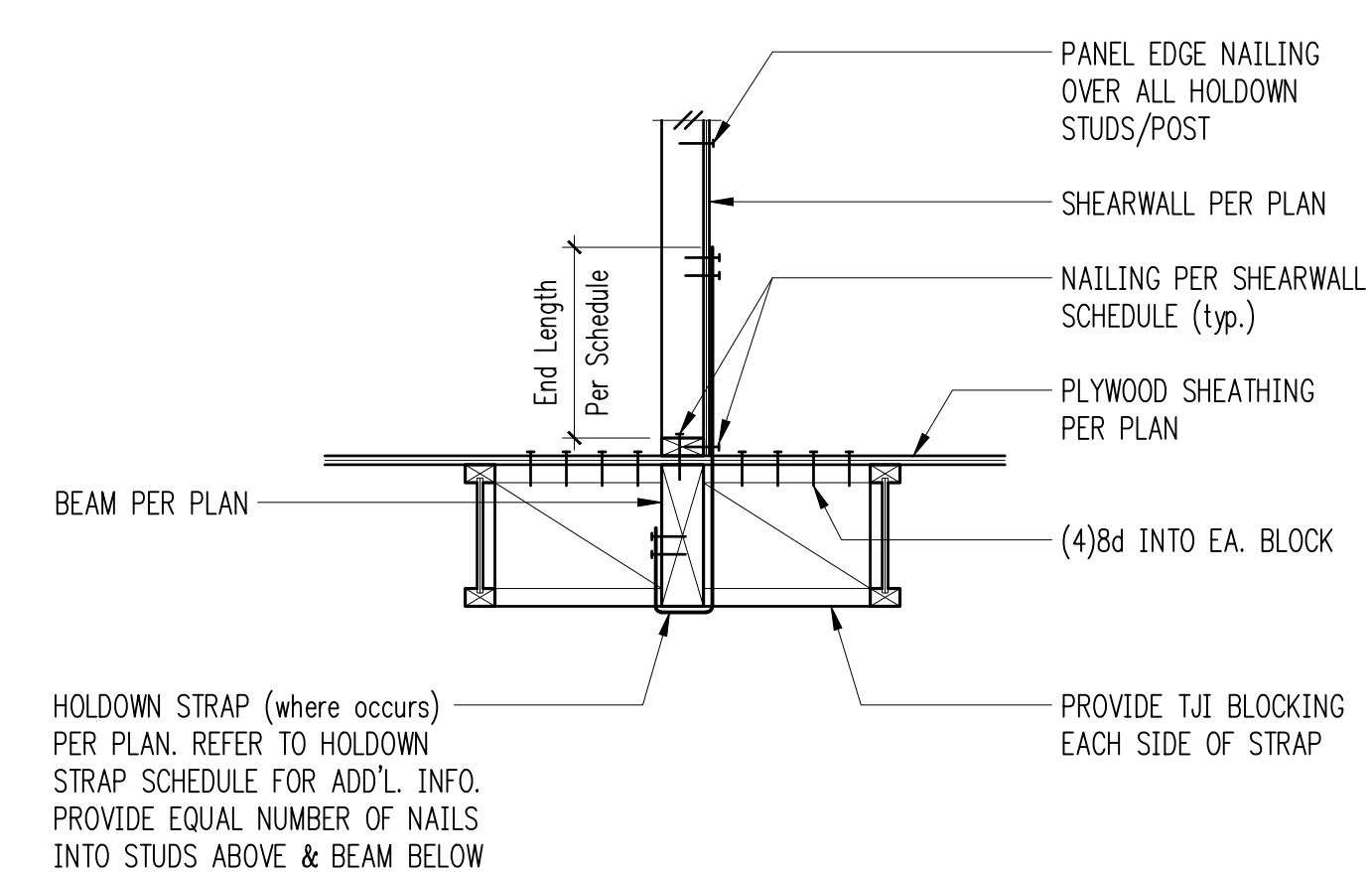
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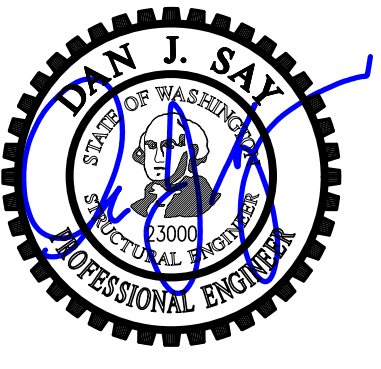
Exterior Floor Framing 10



Exterior Floor Framing 11



CS/CMST Holdown at Floor Beam Parallel 12



DESIGN: DMR
 DRAWN: NHD
 CHECKED: BDM
 APPROVED: DJS

REVISIONS:

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DPD:

PROJECT TITLE:
Huber Residence
 9611 SE 72nd Street
 Mercer Island, WA 98040

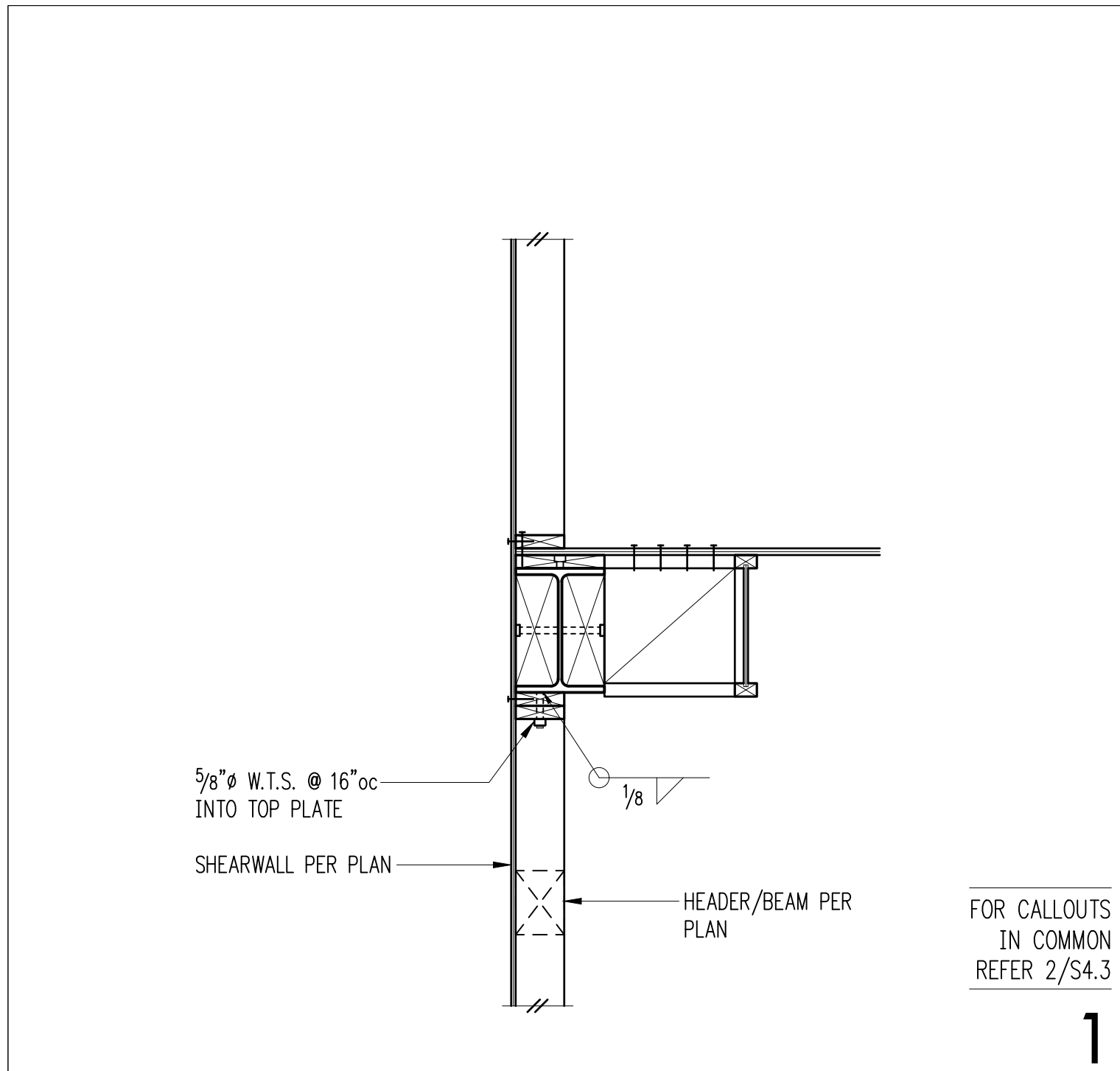
ARCHITECT:
Brandt Design Group
 66 Bell Street, Unit 1
 Seattle, WA 98121
 PH 206.239.0850
 brandtdesigninc.com

ISSUE:
PERMIT

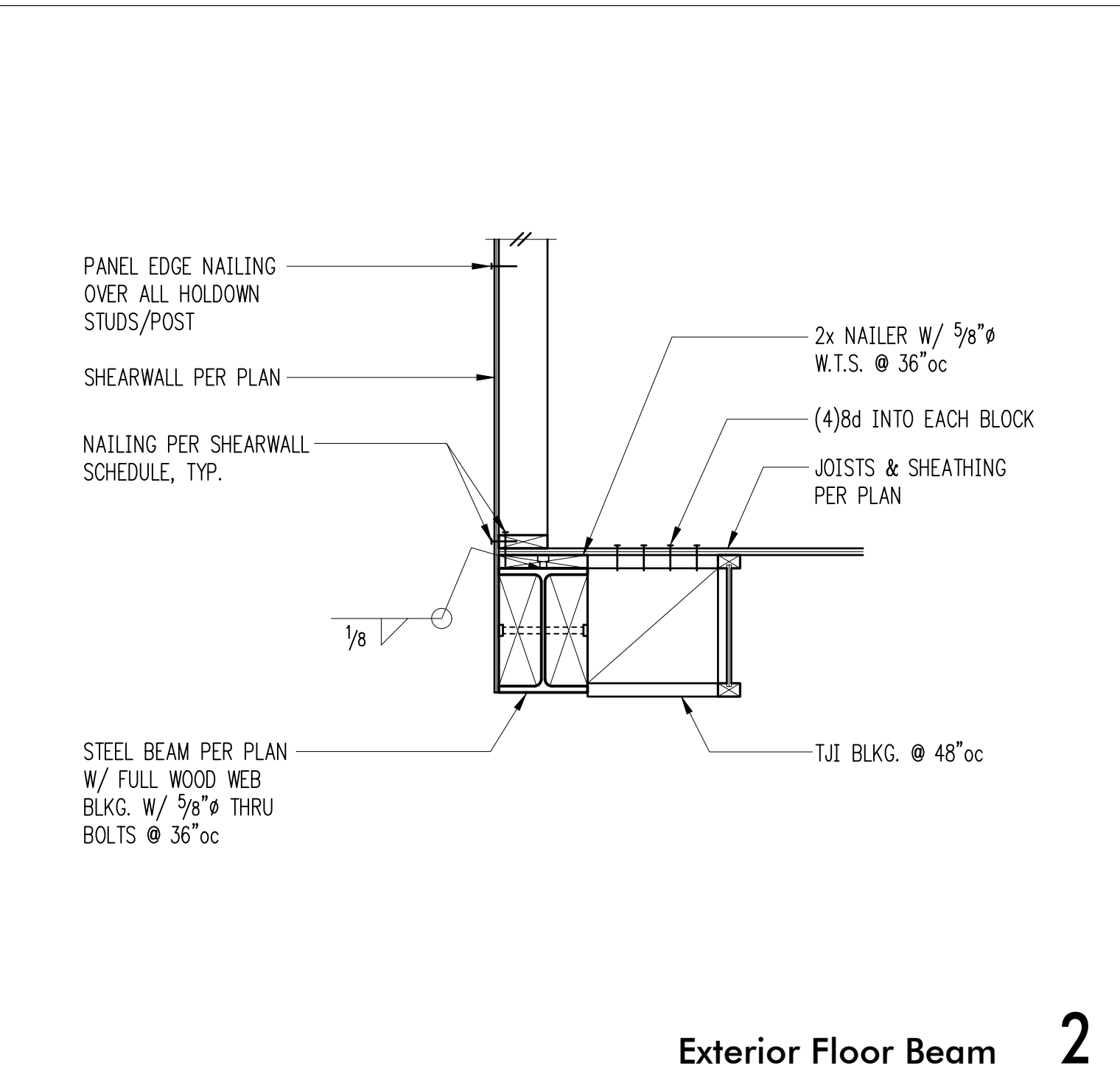
SHEET TITLE:
Wood Framing Details

SCALE: 3/4" = 1'-0" U.N.O.
 DATE: September 14, 2021
 PROJECT NO: 01519-2021-06
 SHEET NO:

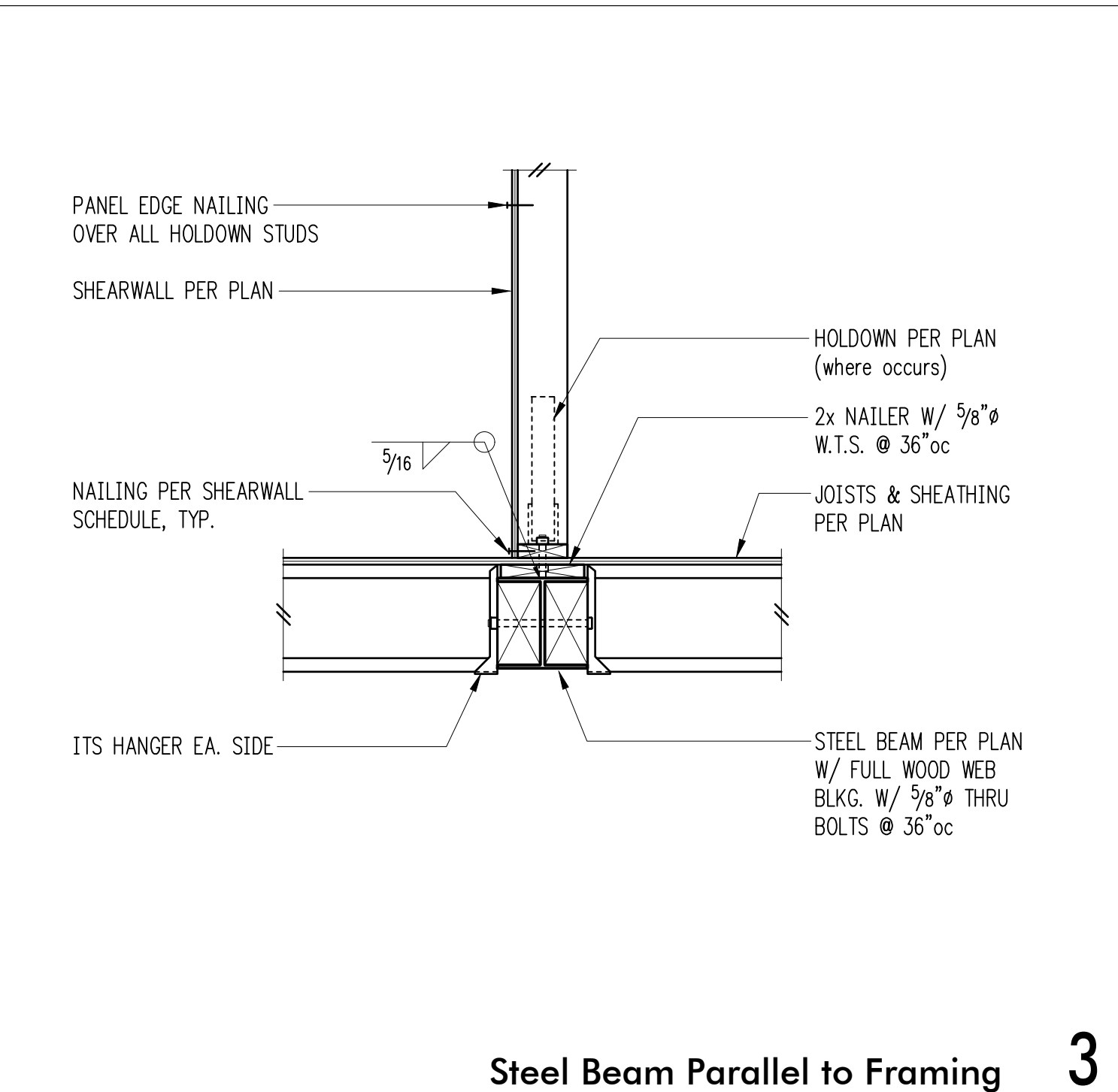
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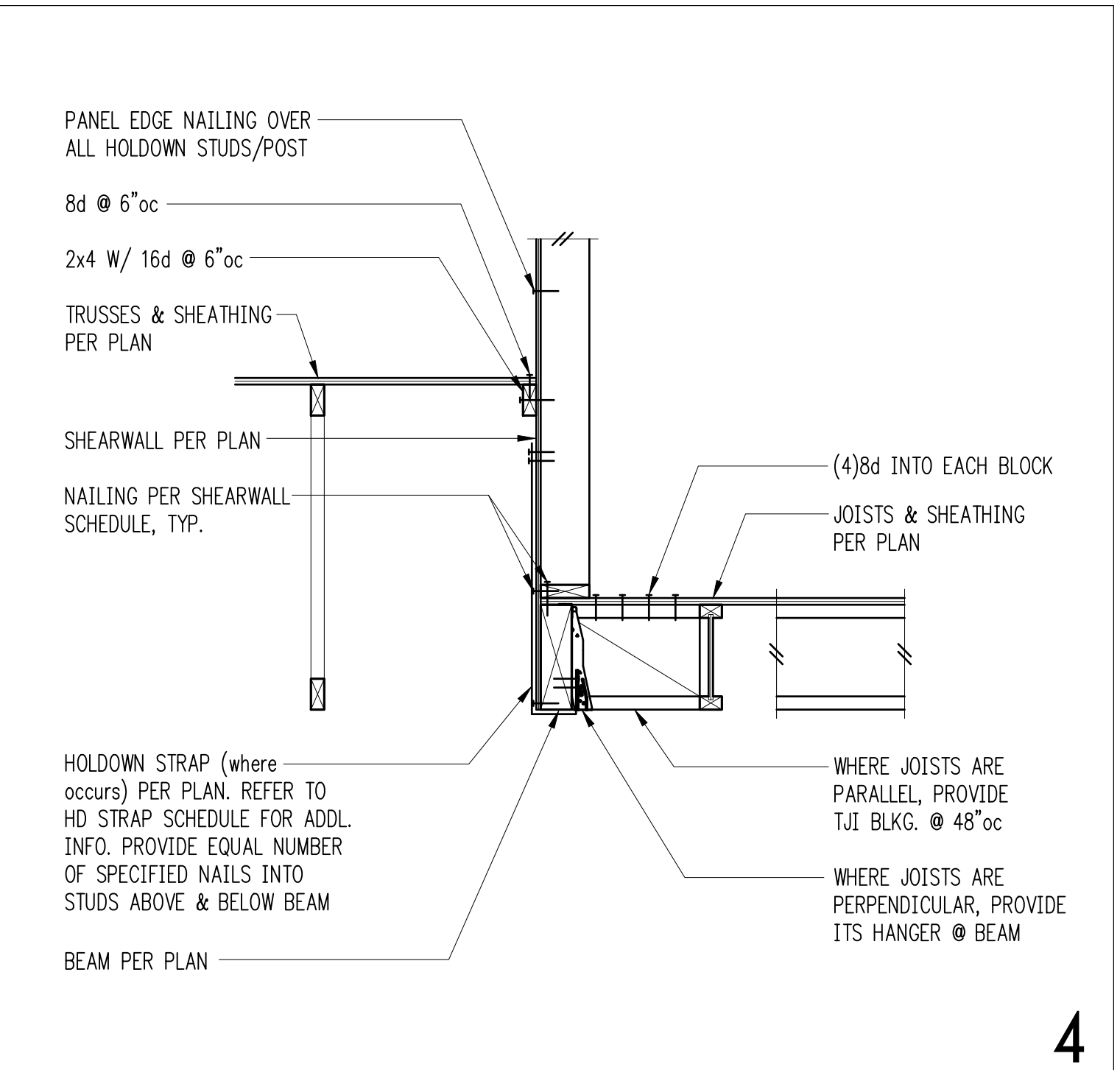
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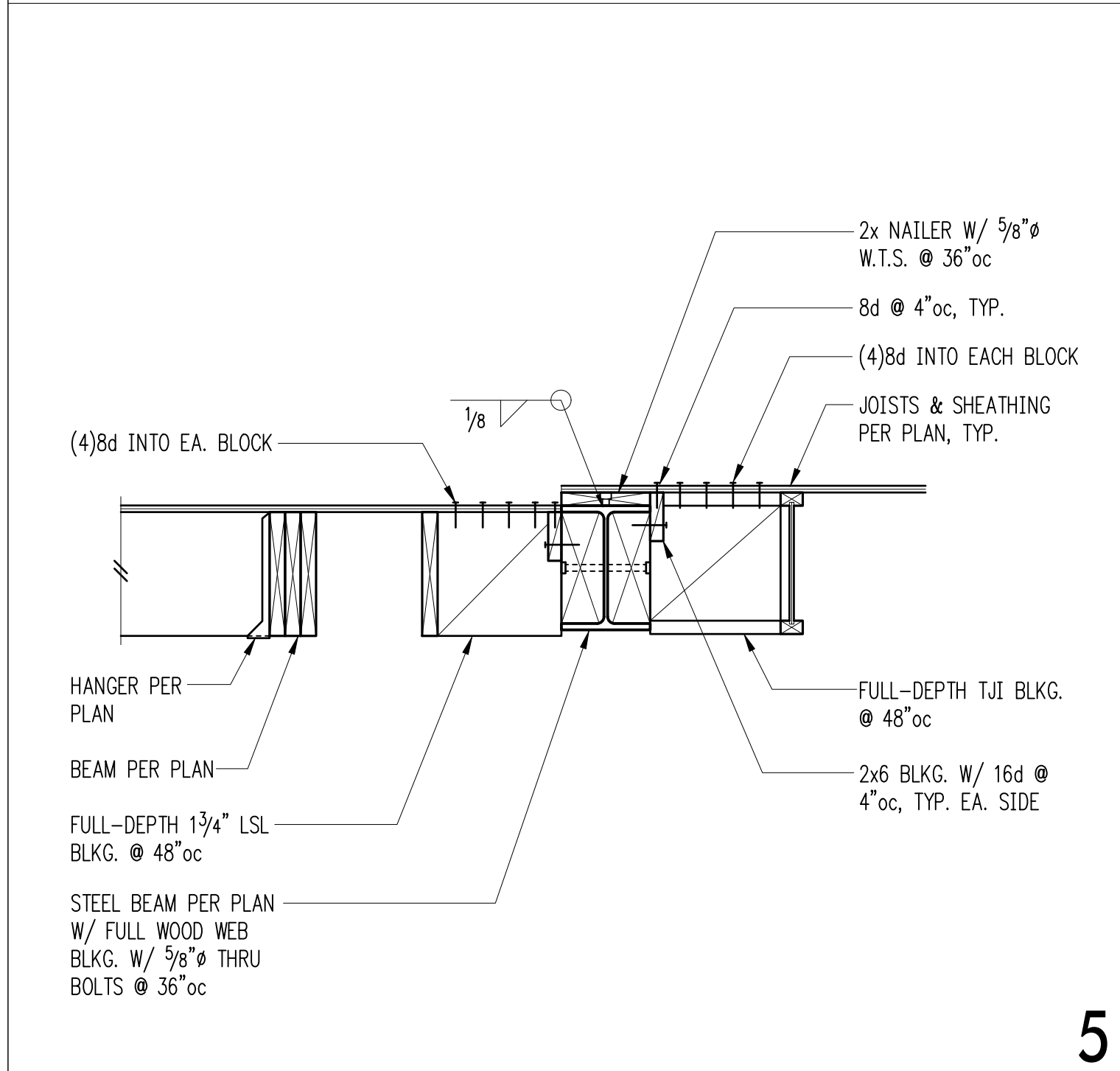
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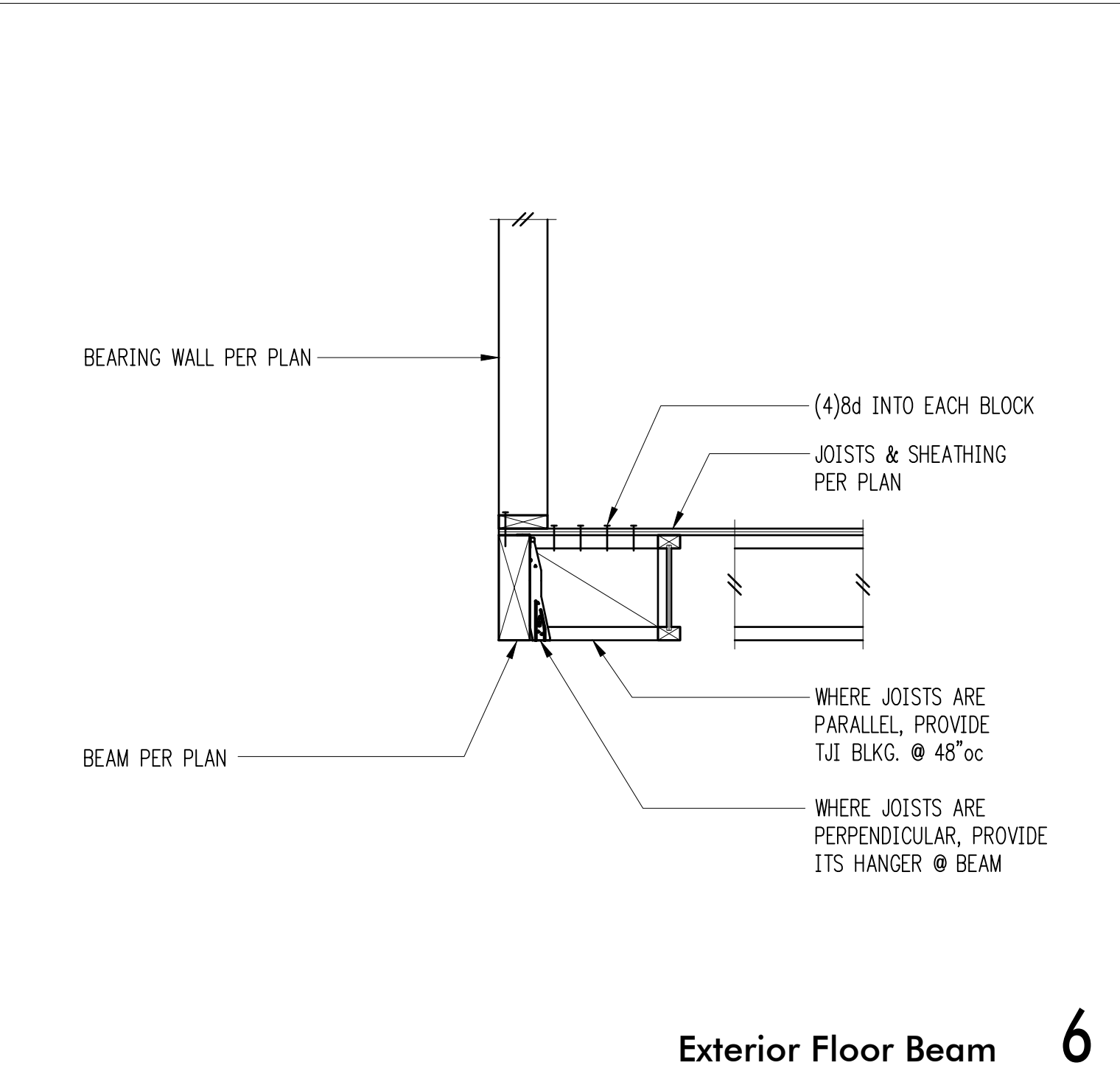
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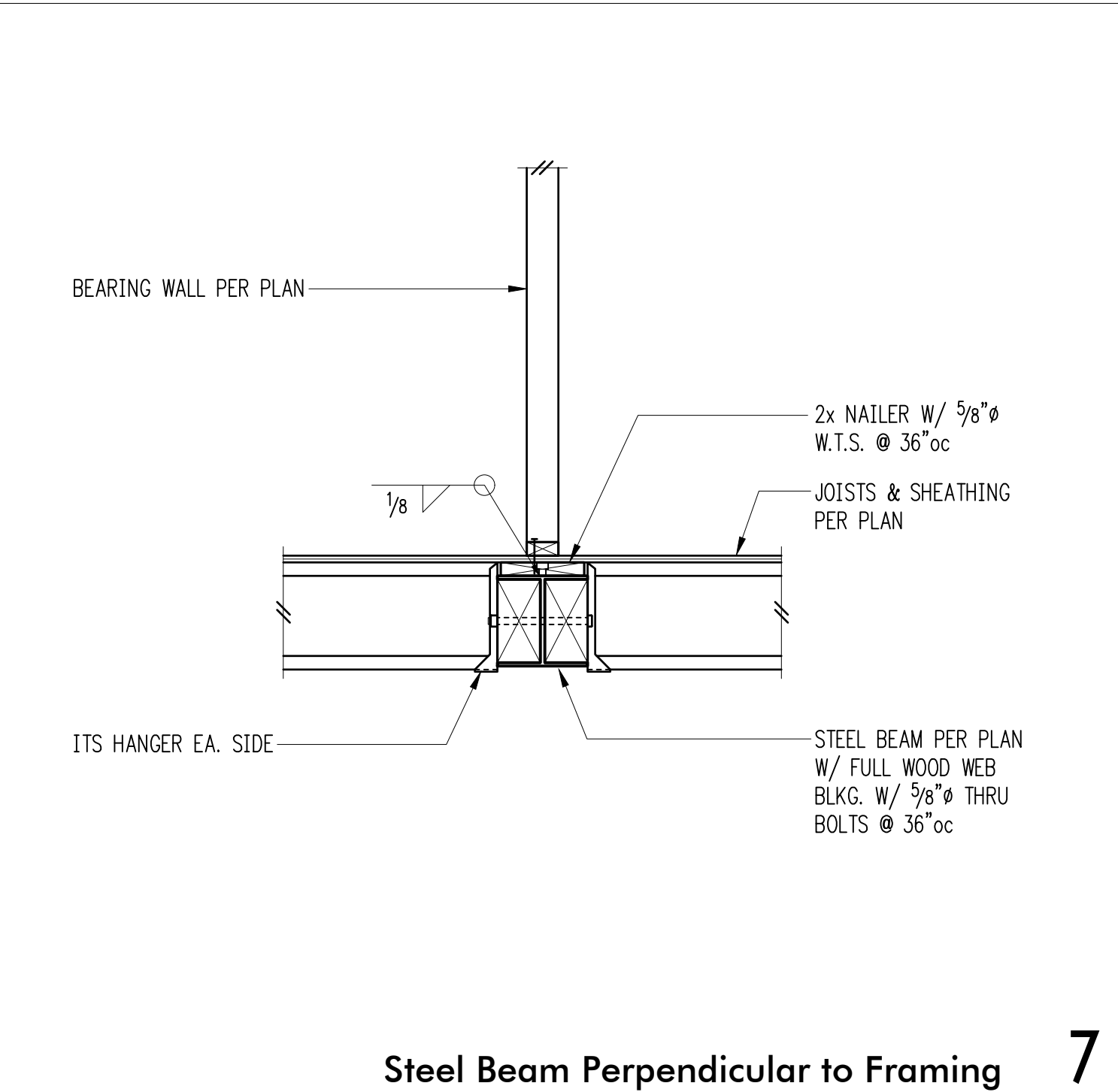
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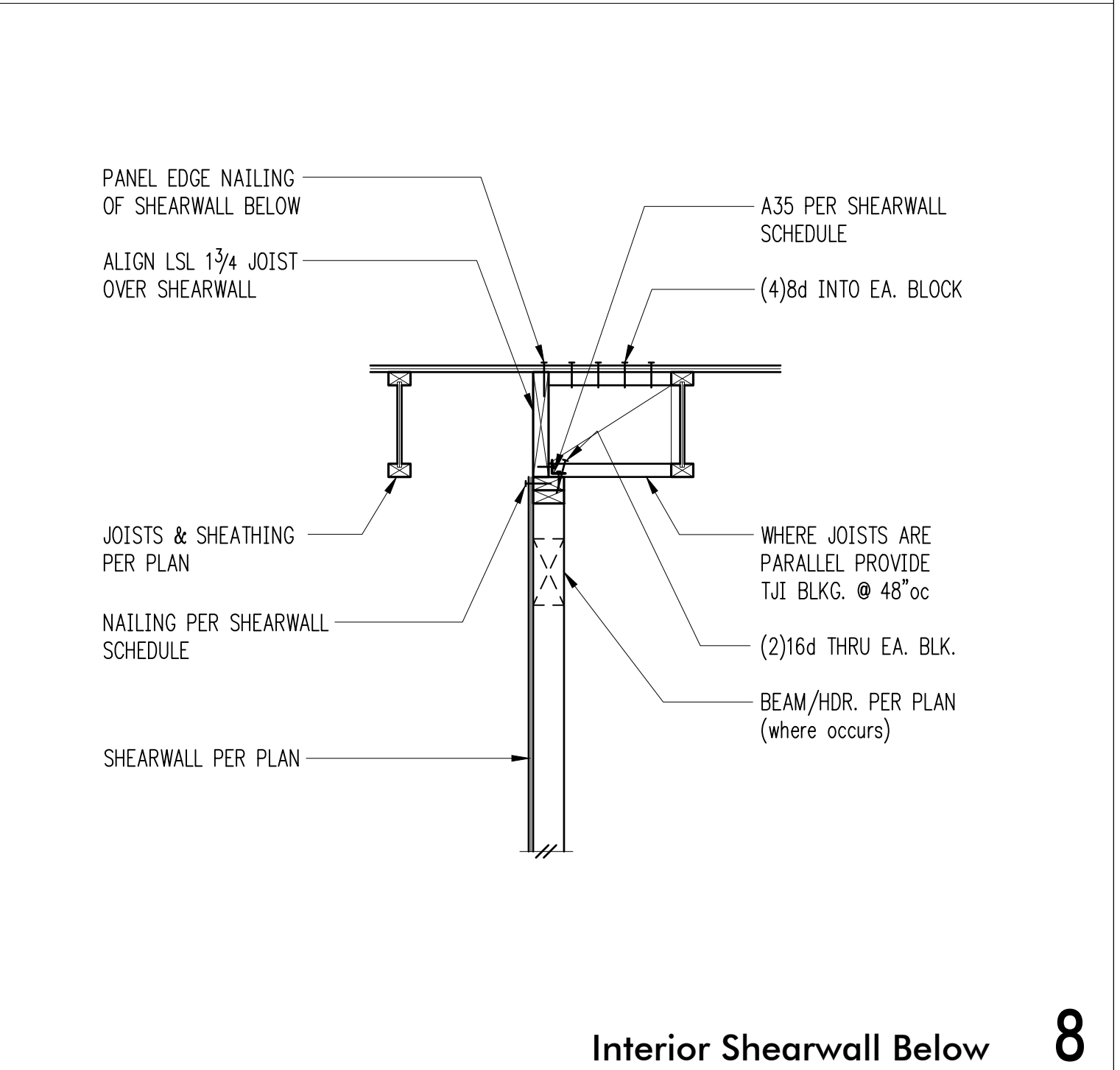
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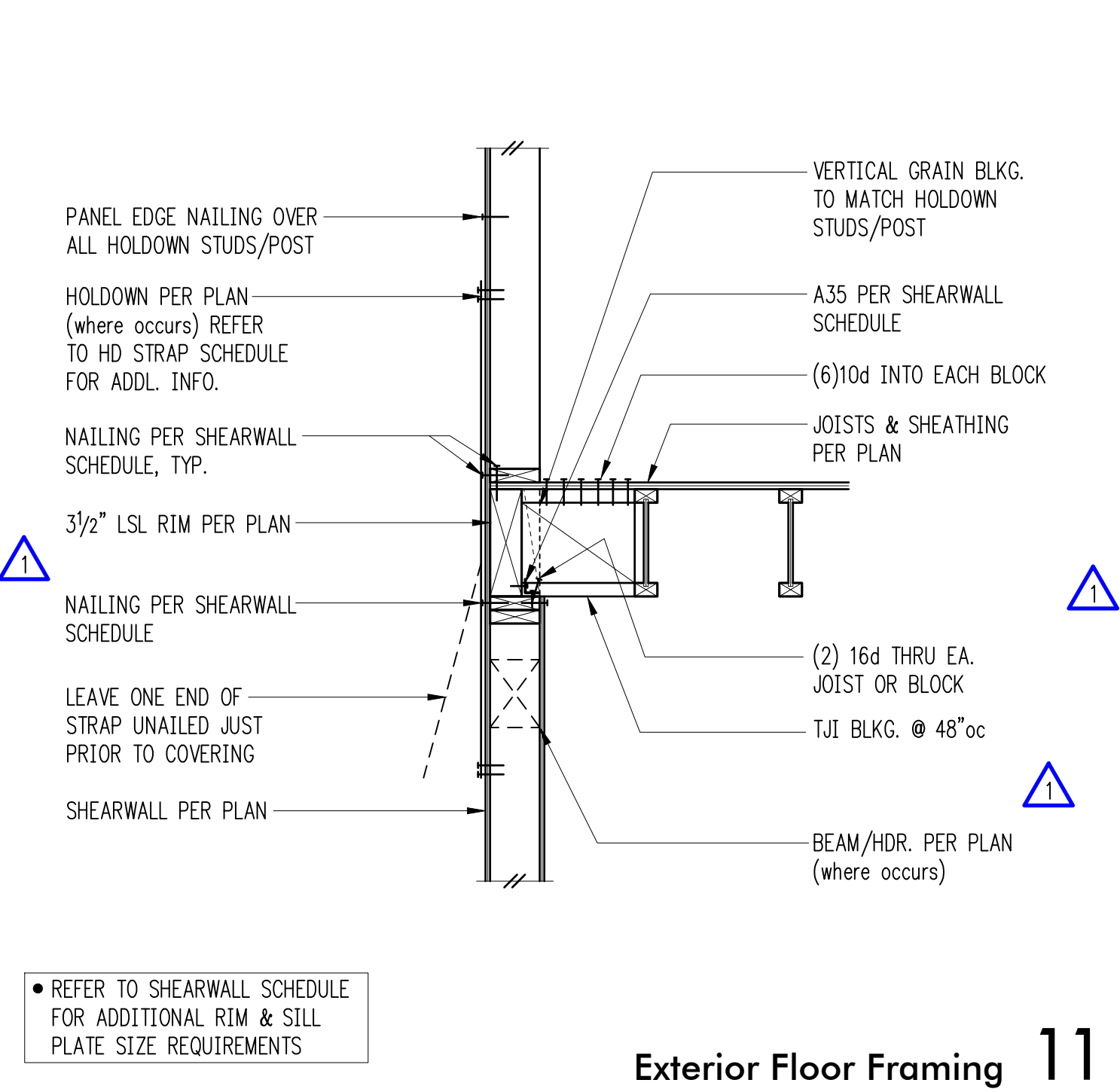
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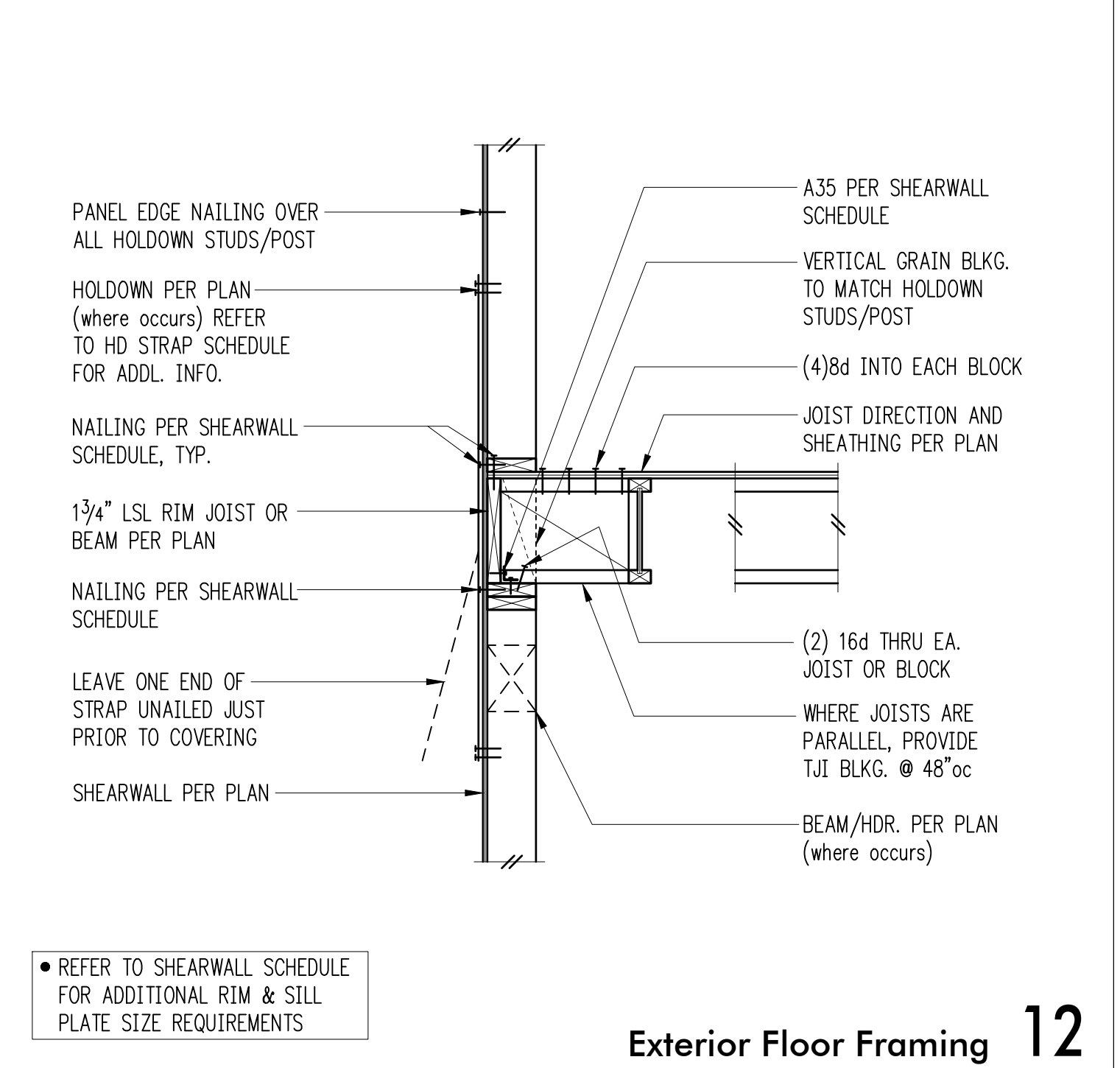
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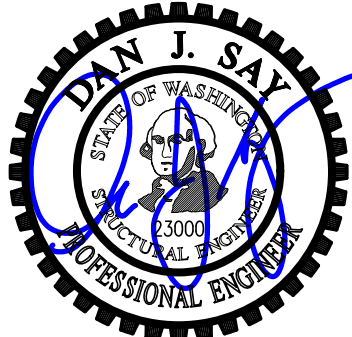
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11



12



DESIGN: DMR
DRAWN: NHD
CHECKED: BDM
APPROVED: DJS

REVISIONS:
1 Permit Corrections Apr. 19, 2022
2 Permit Corrections 2 Nov. 17, 2022
3 Permit Corrections 3 Jan. 13, 2023

DPD:

PROJECT TITLE:
Huber Residence
9611 SE 72nd Street
Mercer Island, WA 98040

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

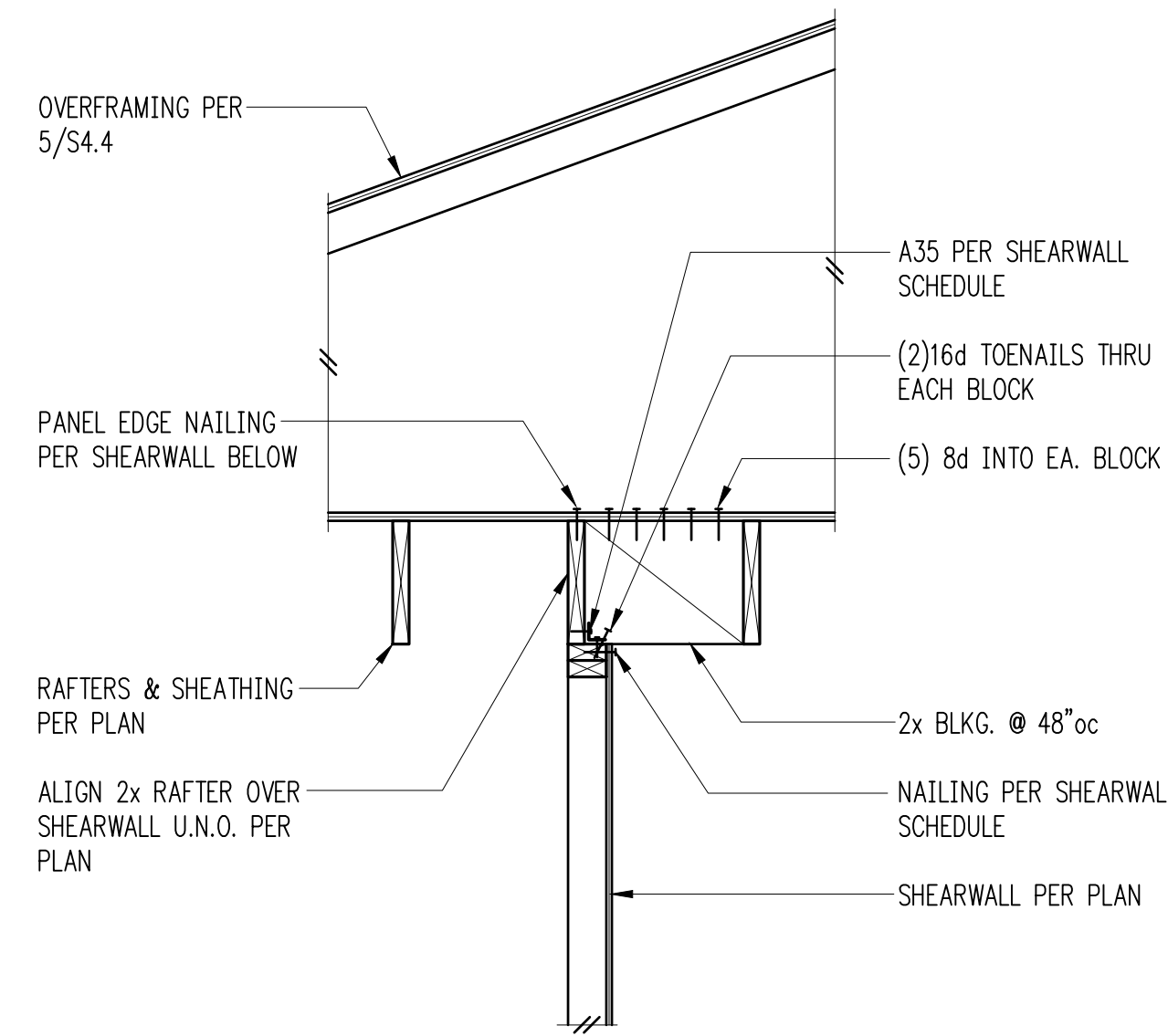
ISSUE:
PERMIT
SHEET TITLE:

**Wood Framing
Details**

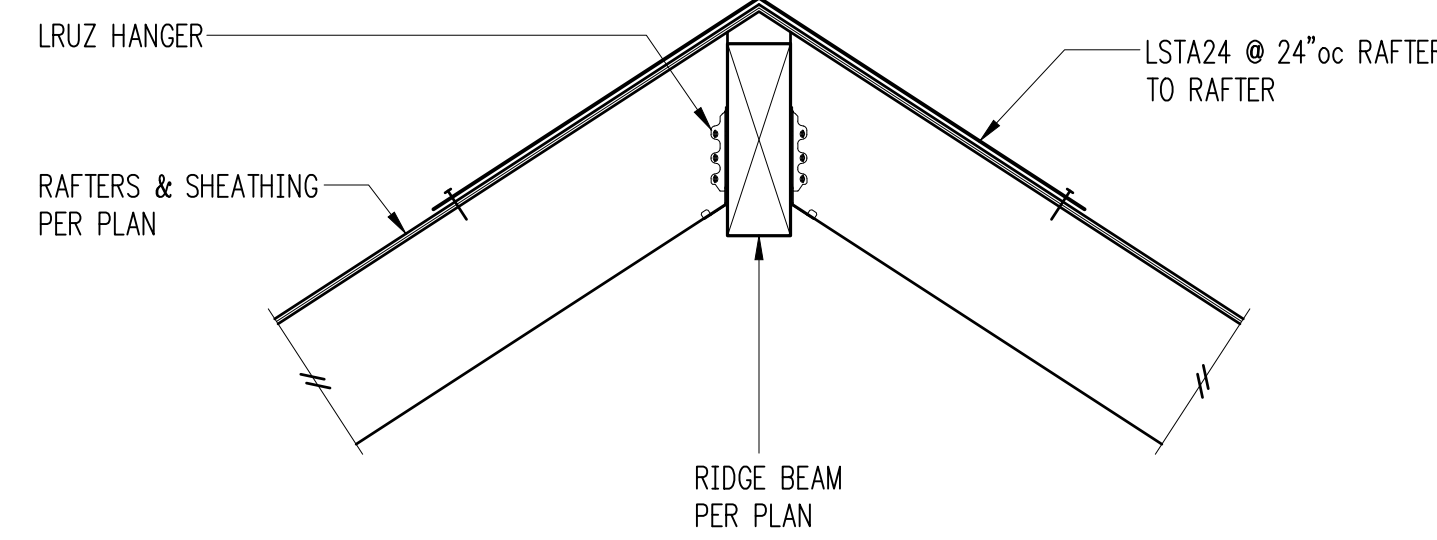
SCALE: 3/4" = 1'-0" U.N.O.
DATE: September 14, 2021
PROJECT NO: 01519-2021-06
SHEET NO:

FOR CALLOUTS
IN COMMON
REFER 4/S4.4

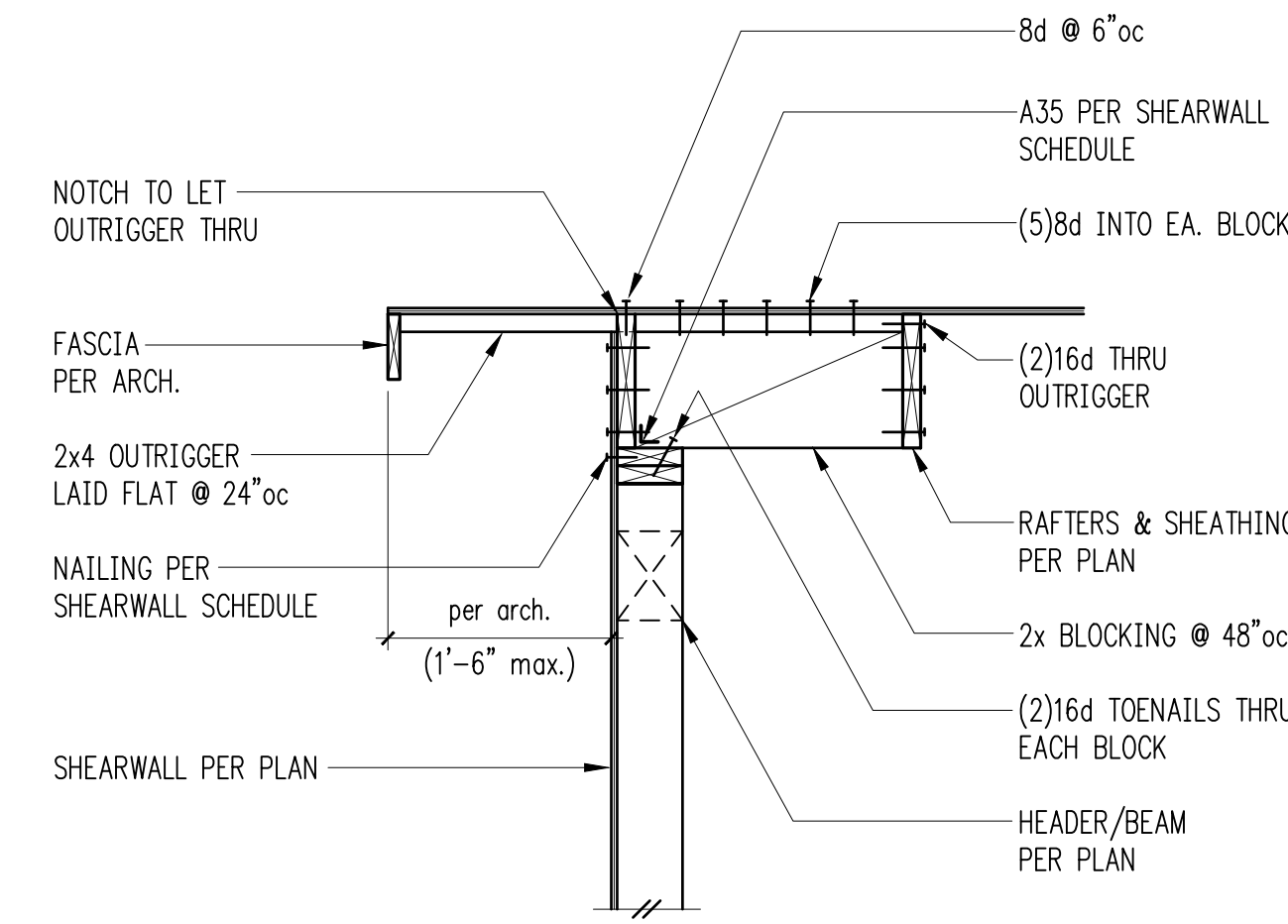
S4.4



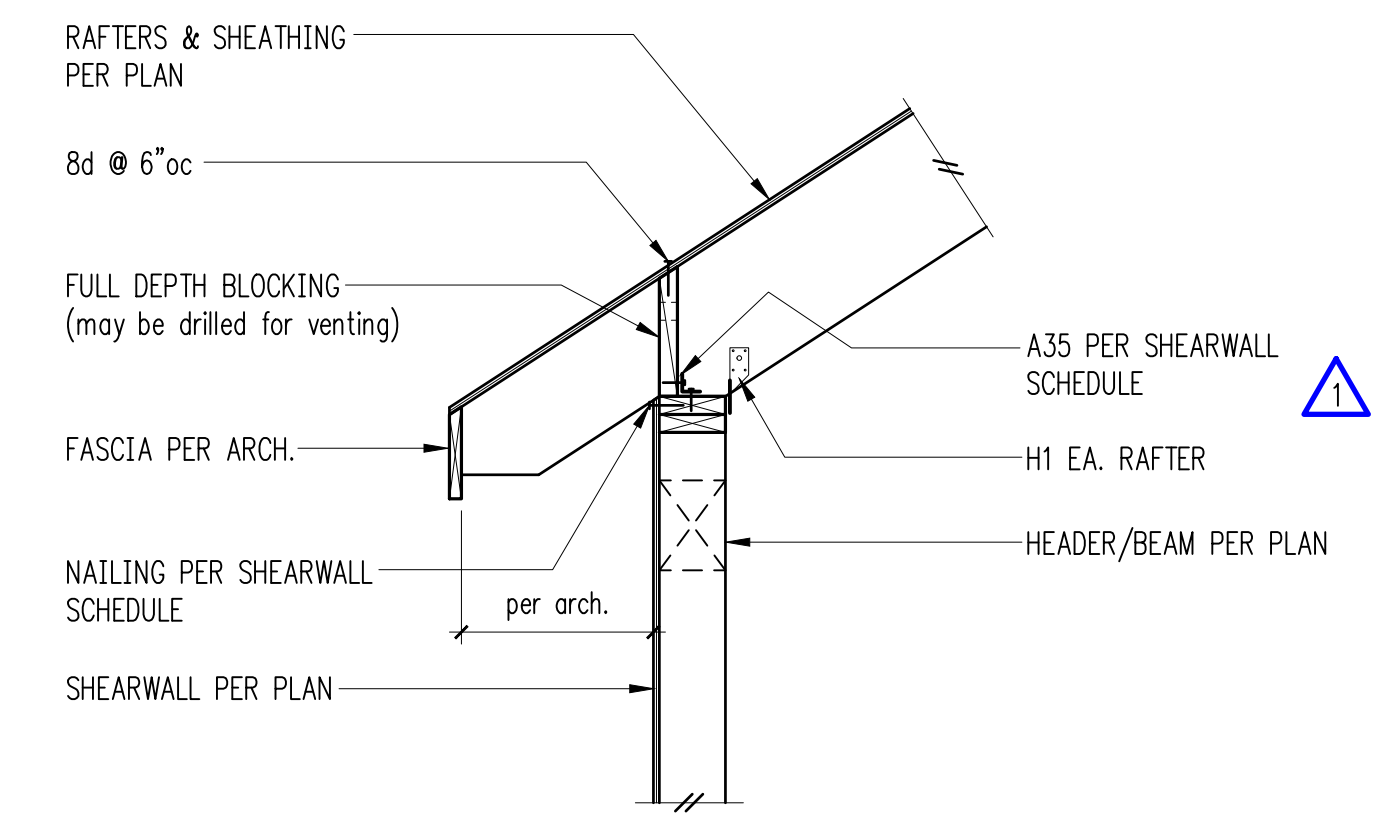
Interior Shearwall Parallel 1



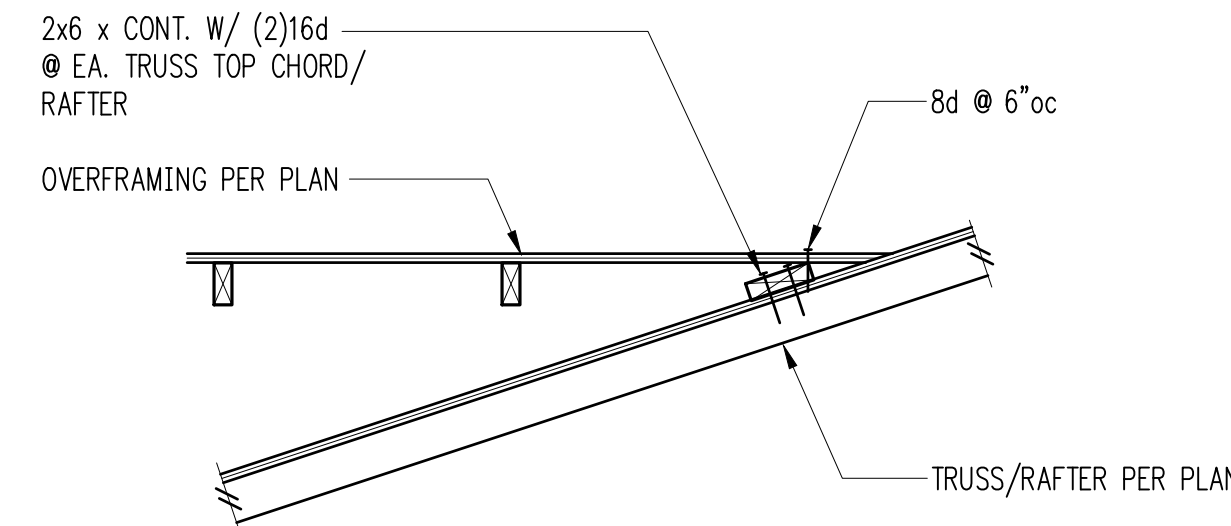
Ridge Beam w/ LRU Hangers 2



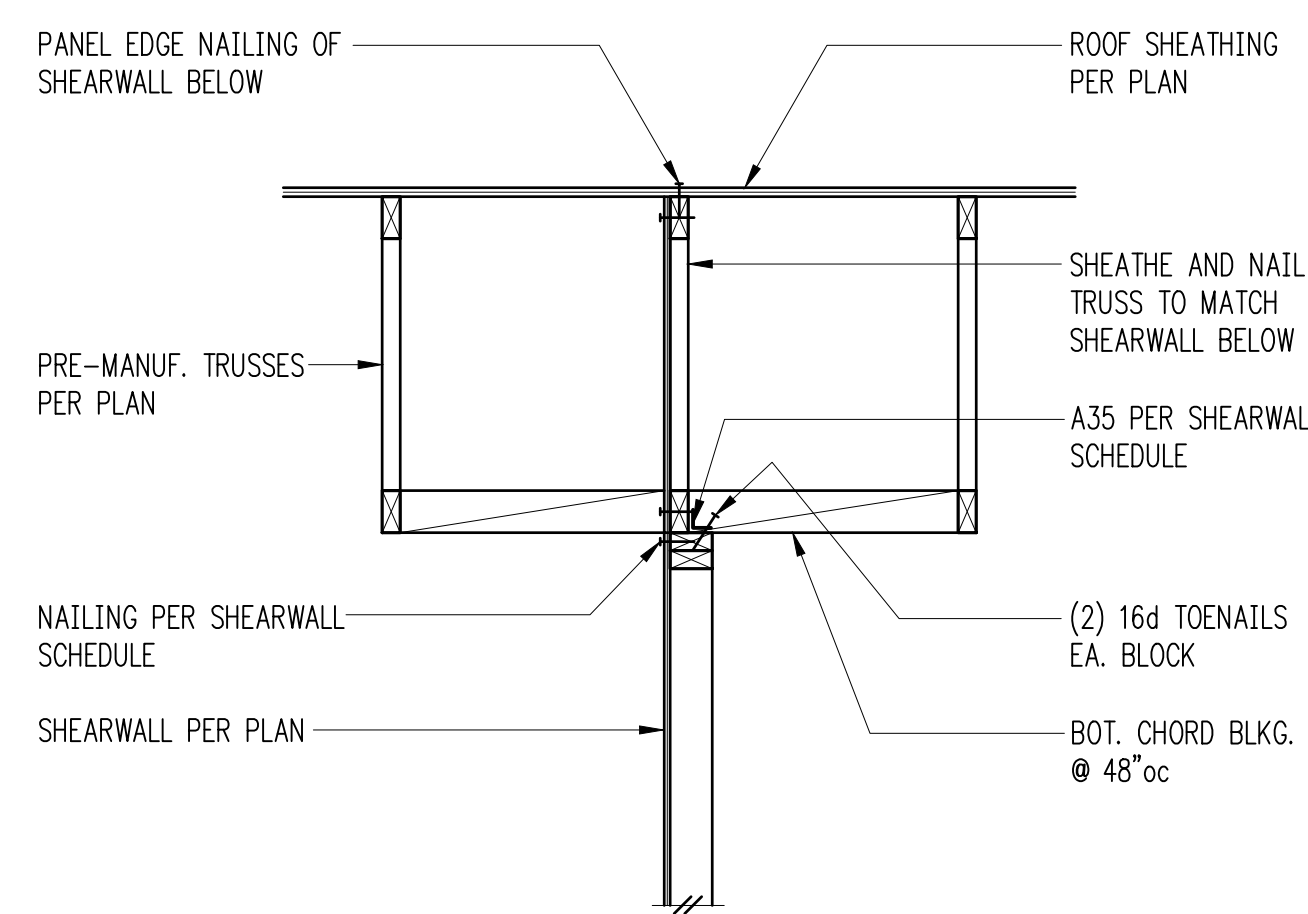
Exterior Non-Bearing Wall 3



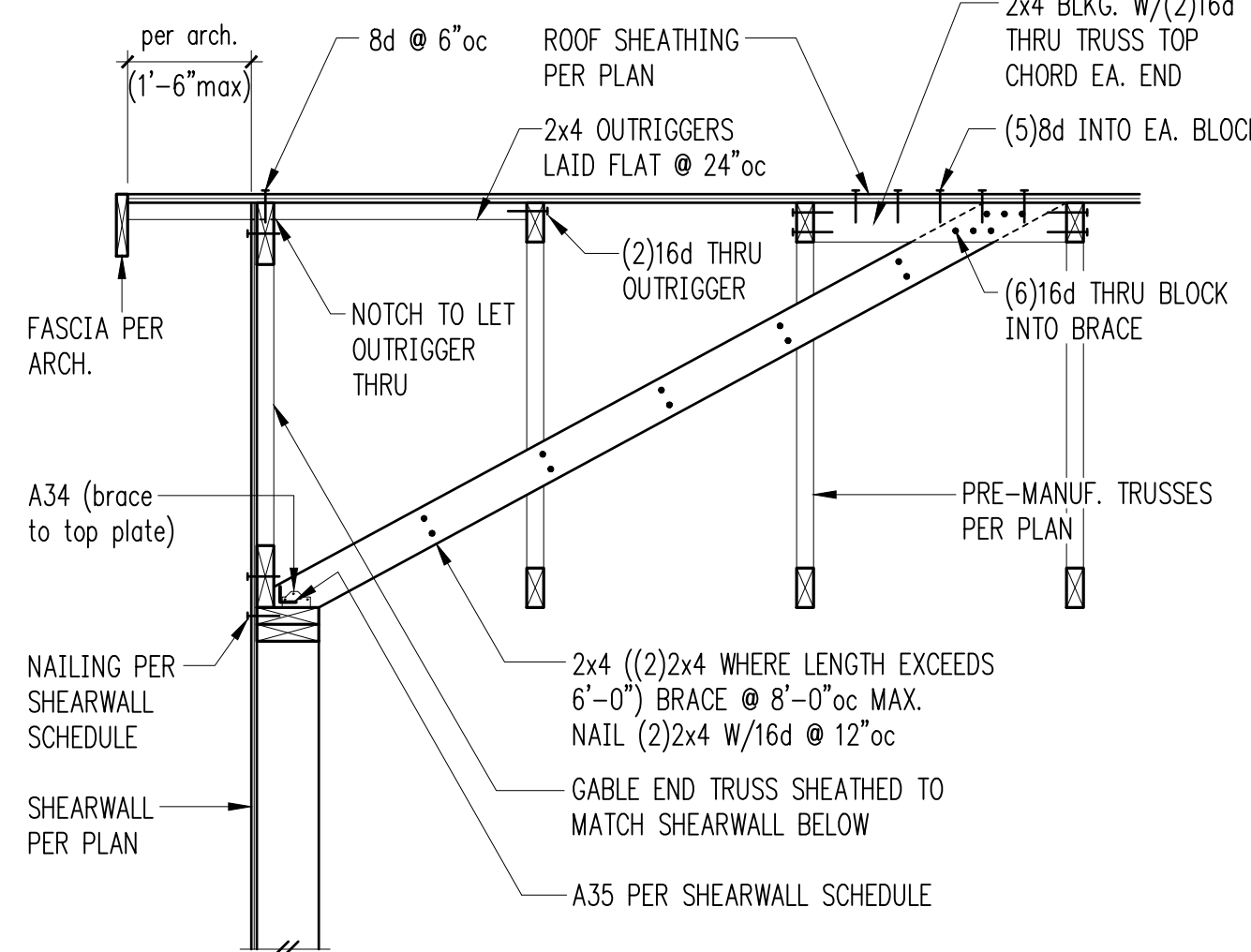
Exterior Bearing Wall 4



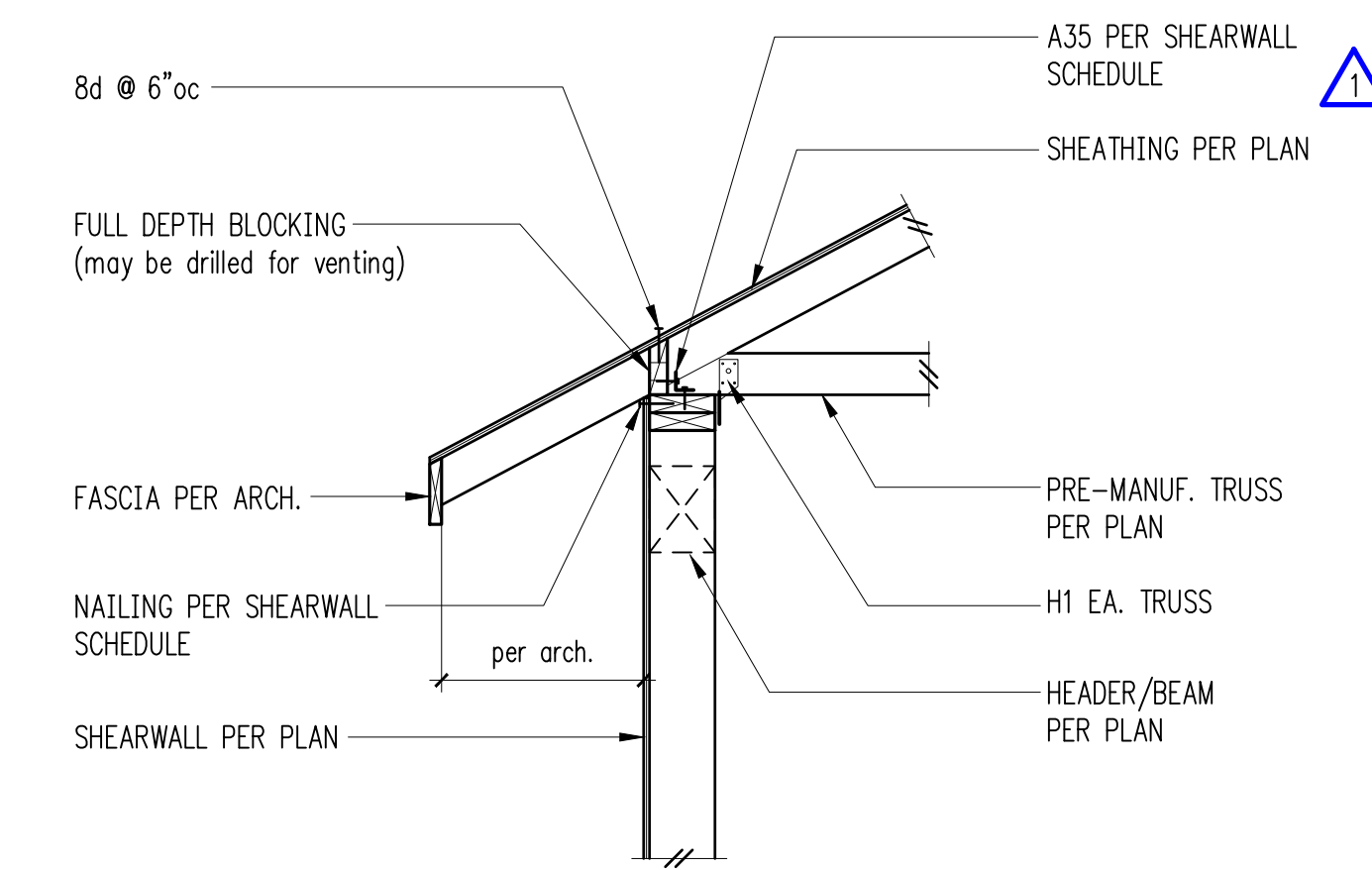
Overframing Connection 5



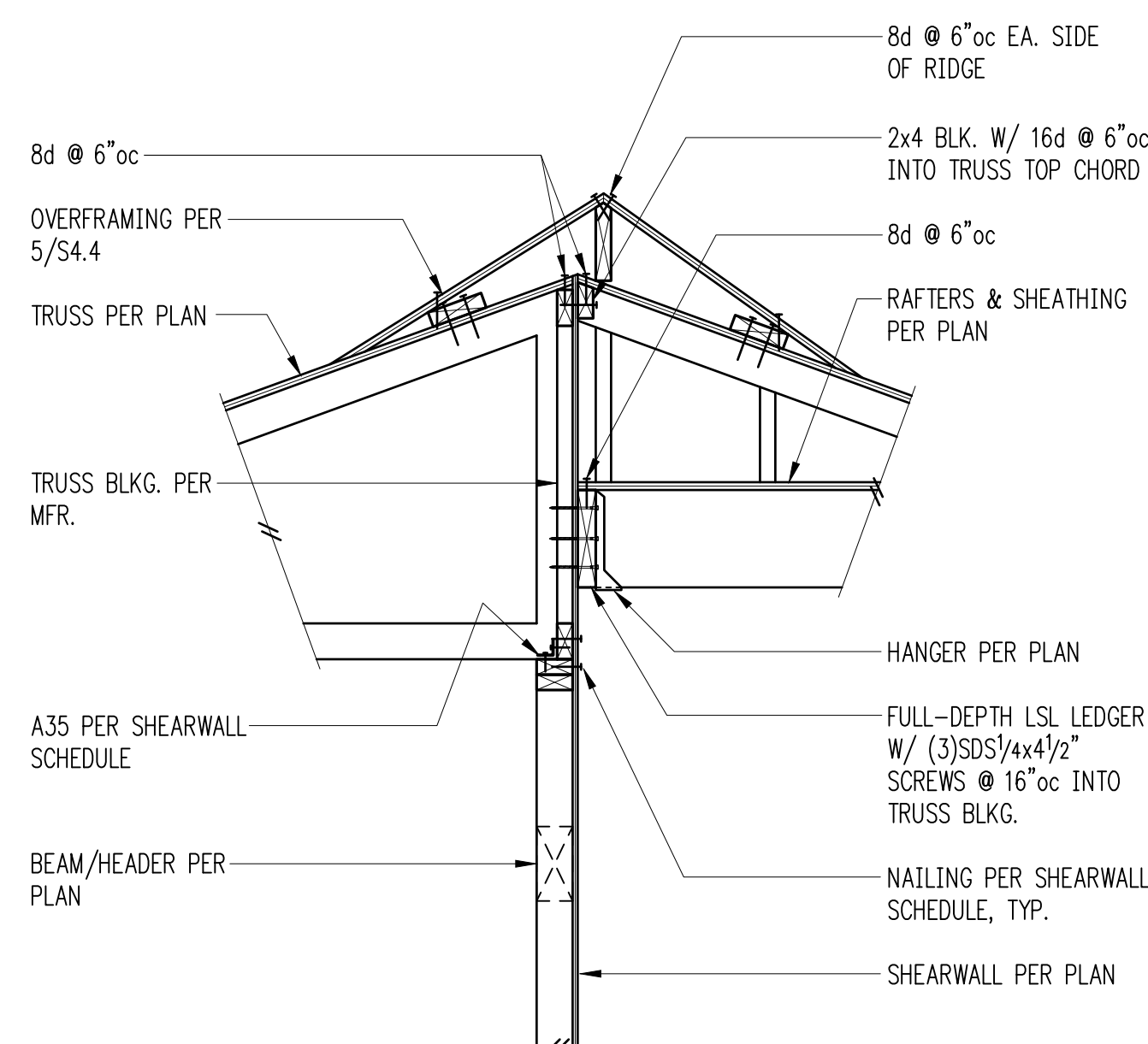
Shearwall Extension Thru Truss Depth (parallel to truss) 6



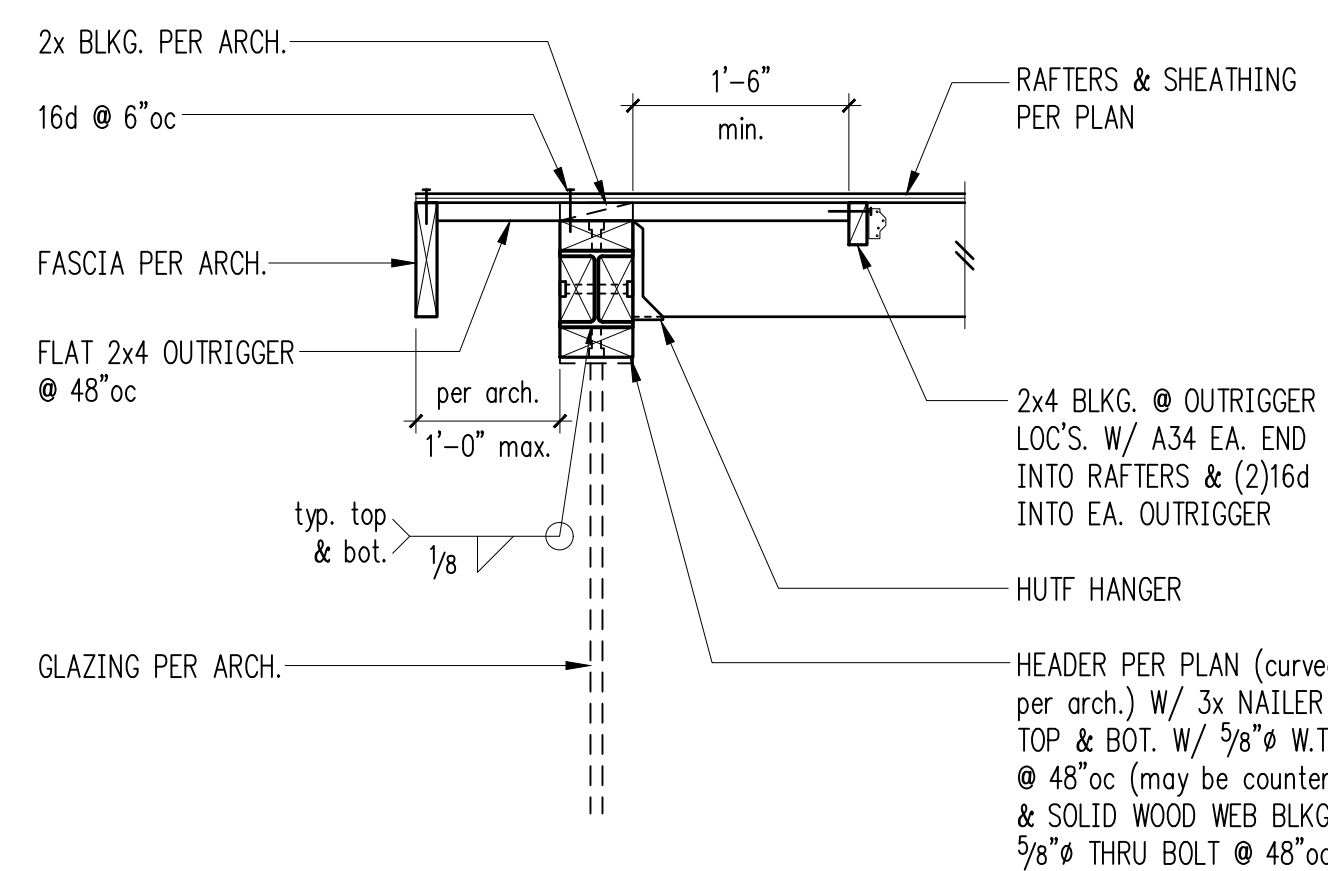
Exterior Non-Bearing Wall 7



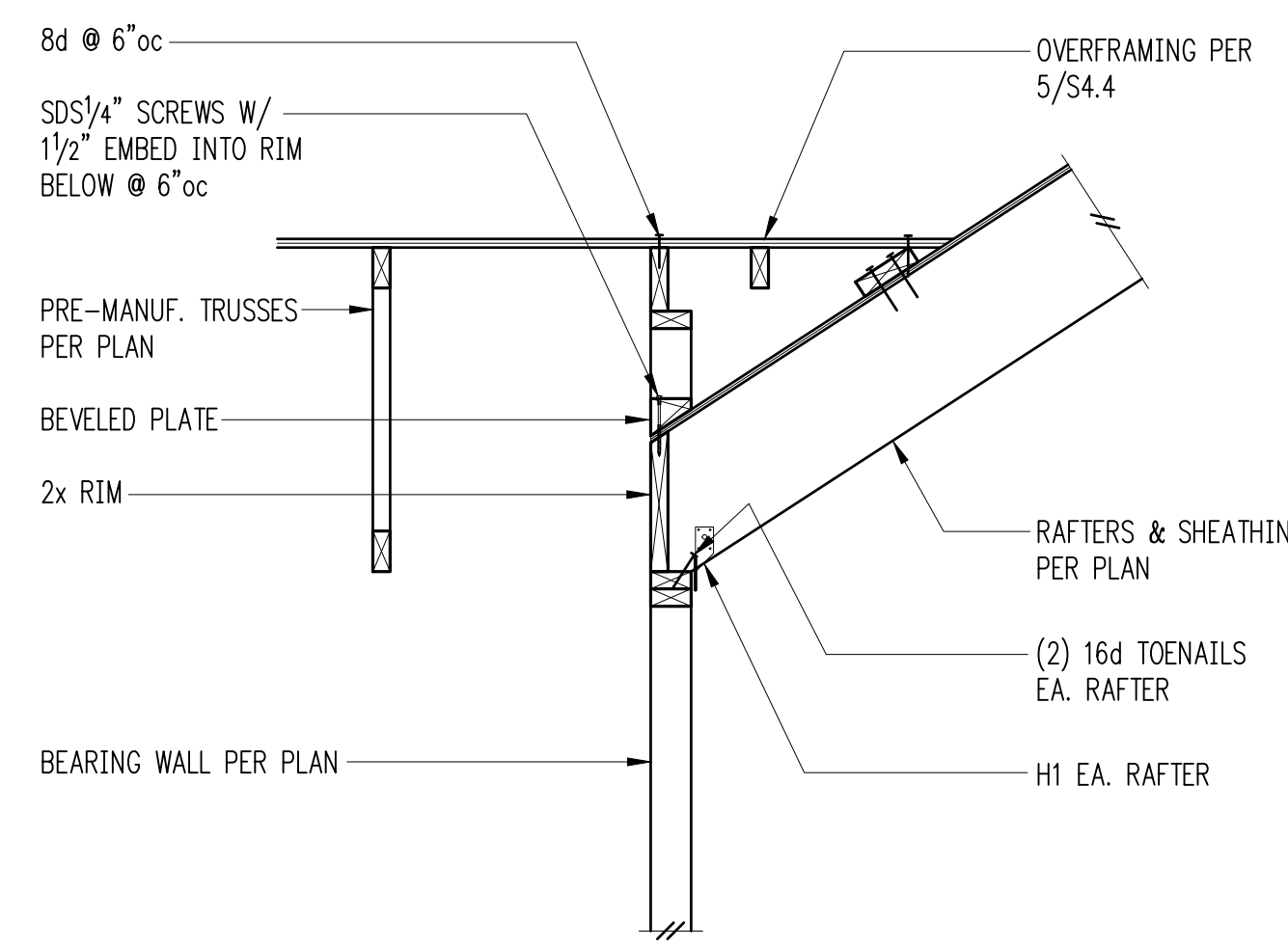
Exterior Bearing Wall 8



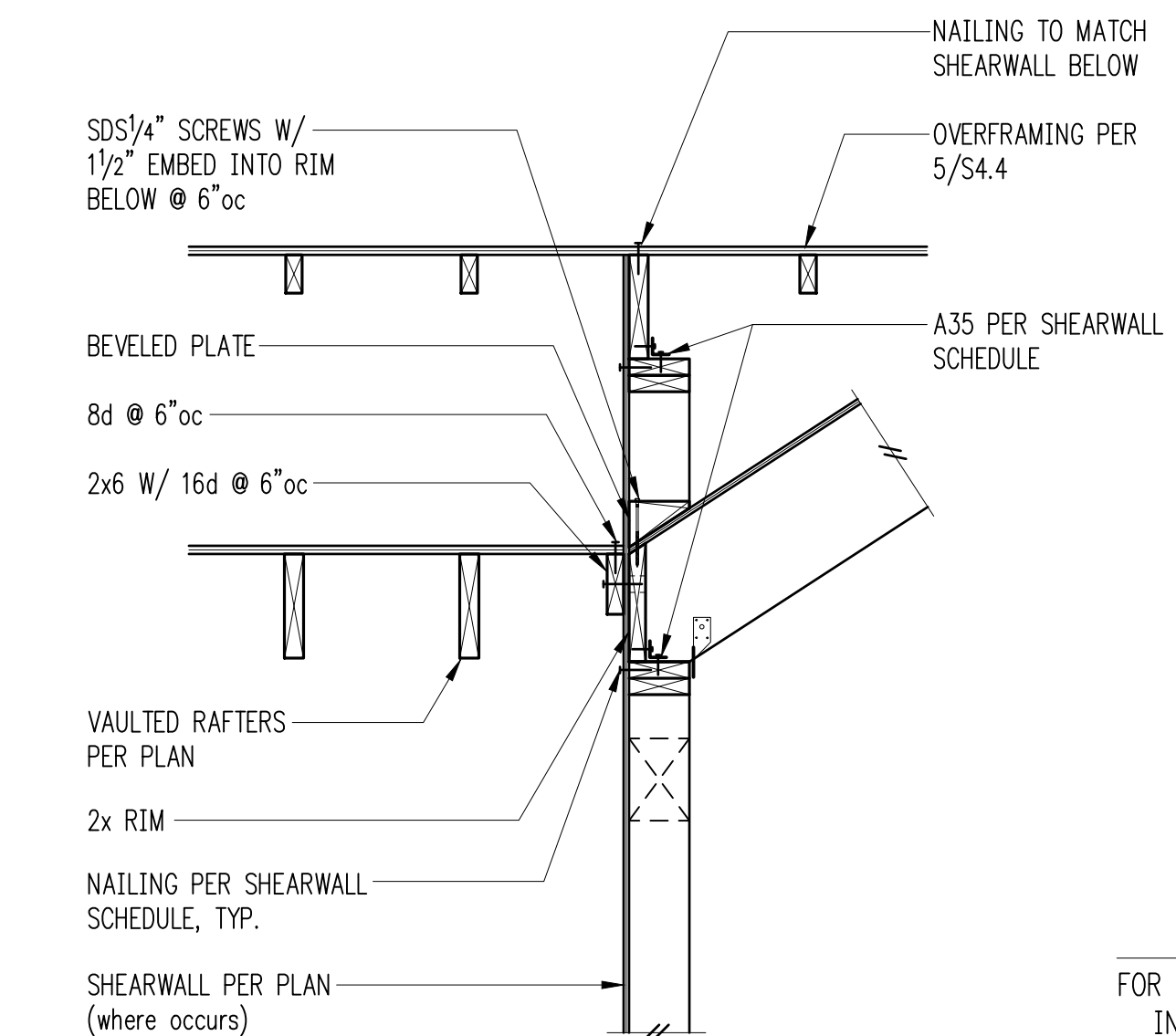
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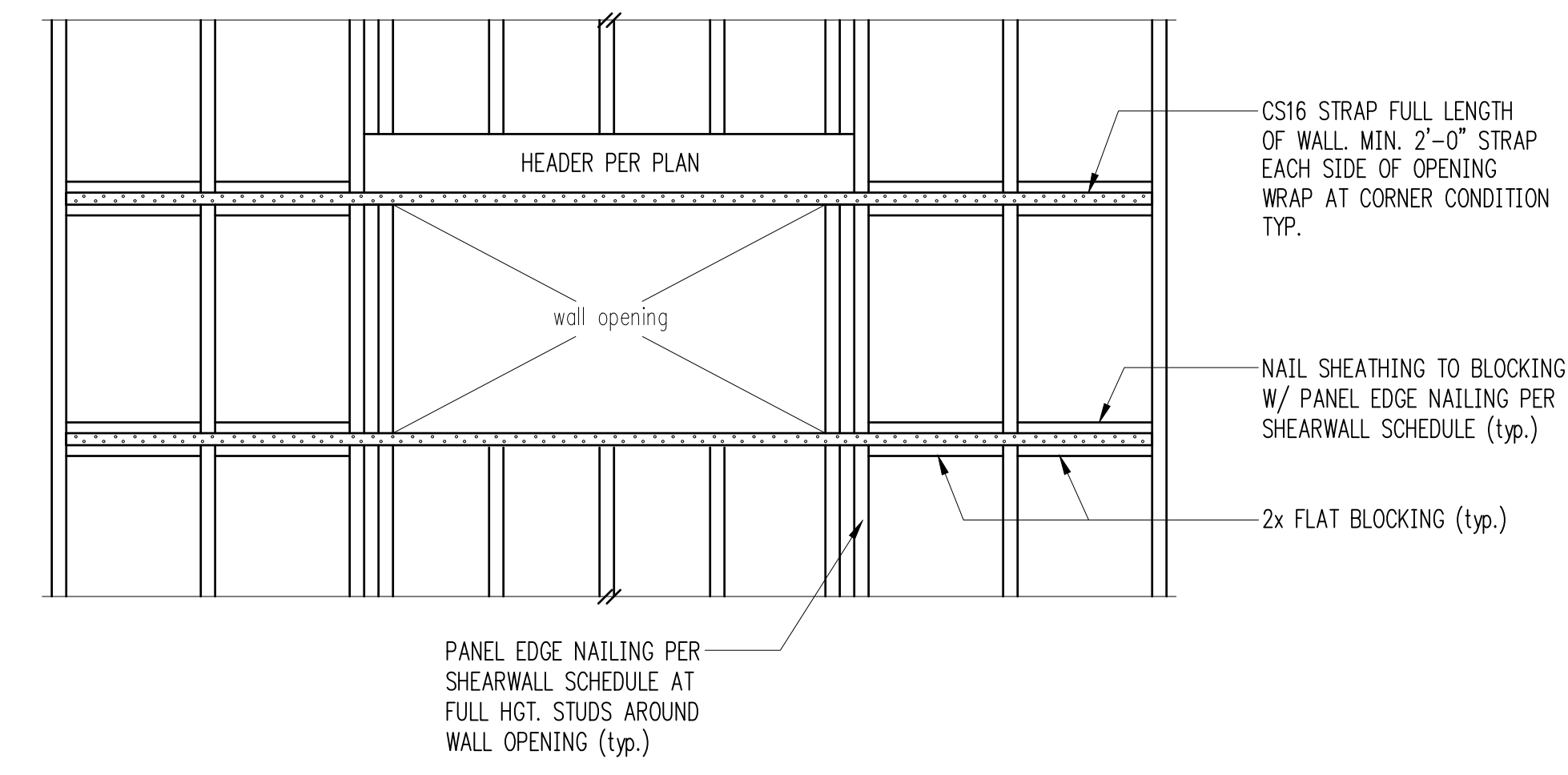
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12



DESIGN: DMR
DRAWN: NHD
CHECKED: BDM
APPROVED: DJS



Continuous Straps at Wall Opening (above and below) ² 4

REVISIONS:

¹	Permit Corrections	Apr. 19, 2022
²	Permit Corrections 2	Nov. 17, 2022
³	Permit Corrections 3	Jan. 13, 2023

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brandtdesigninc.com

ISSUE:
PERMIT

SHEET TITLE:
Wood Framing Details

SCALE: 3/4" = 1'-0" U.N.O.
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SHEET NO:

S4.5

1

2

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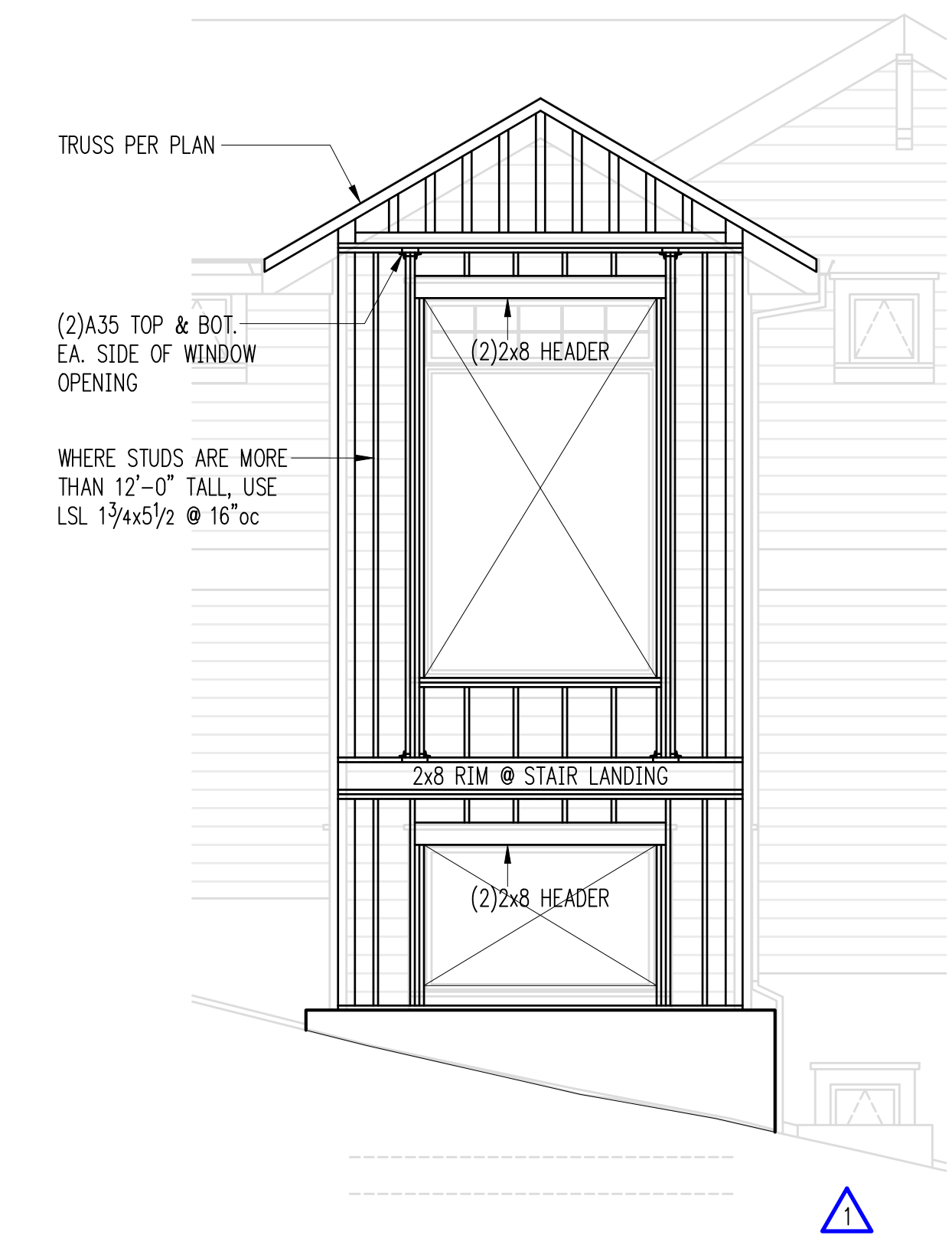
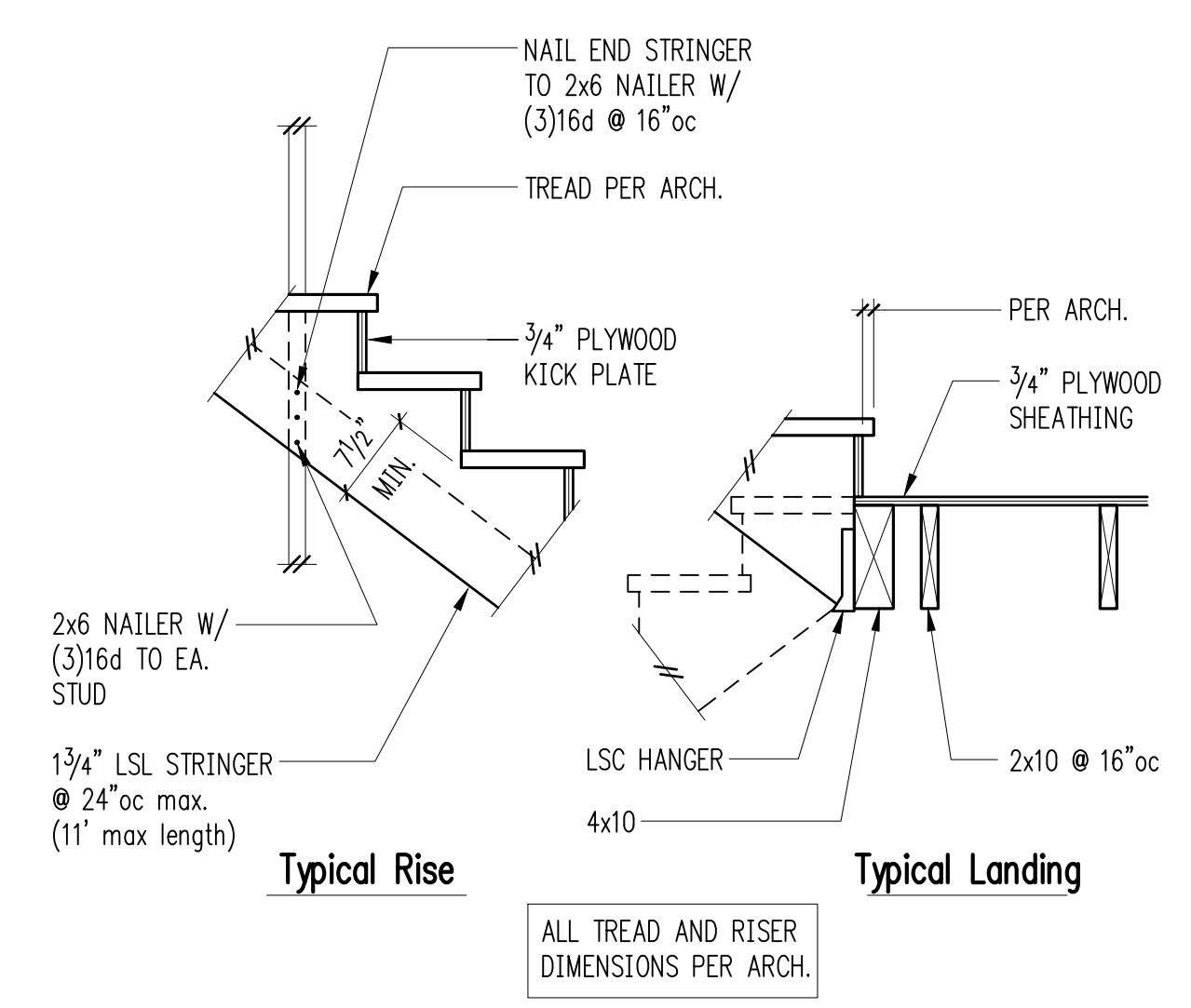
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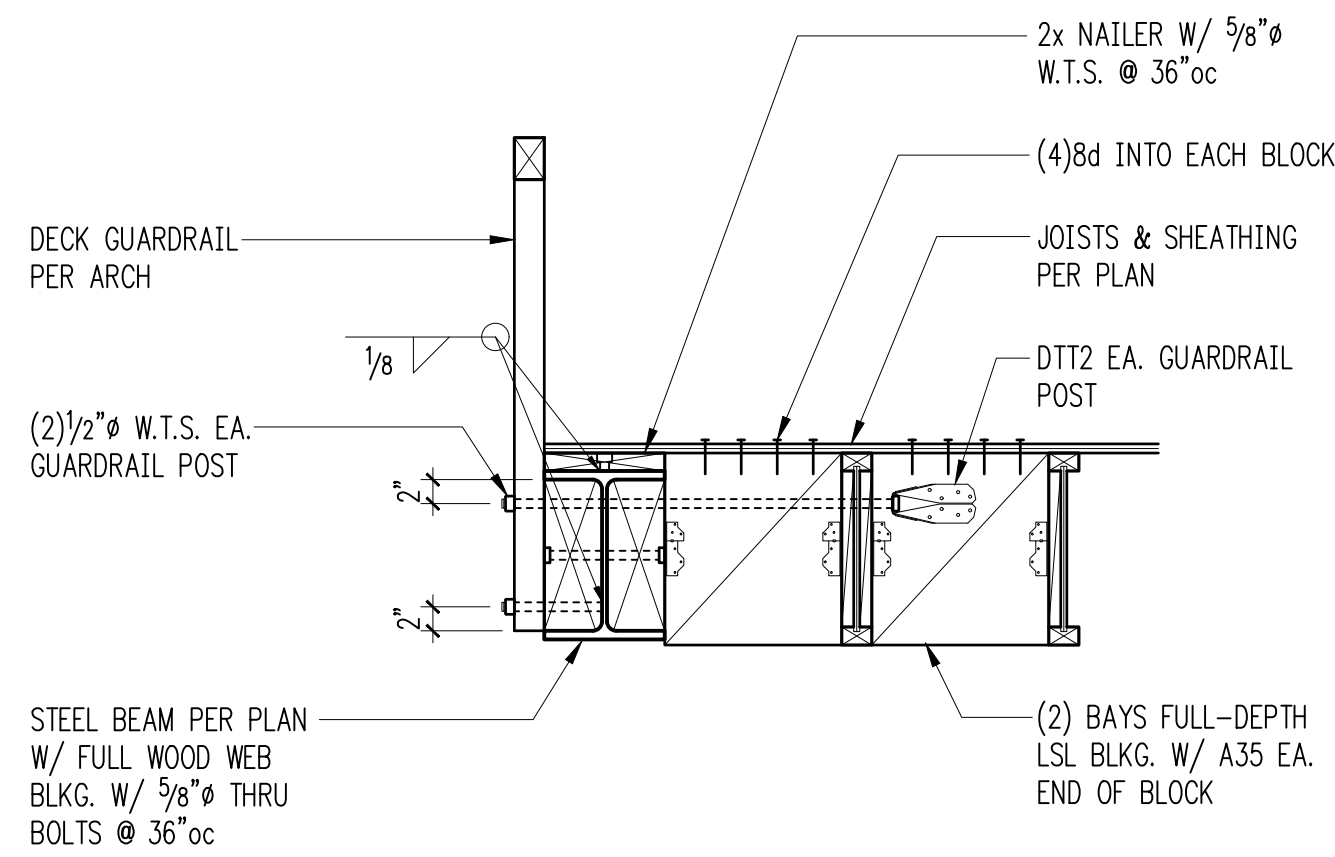
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10

Typical Stair and Landing Detail ² 11

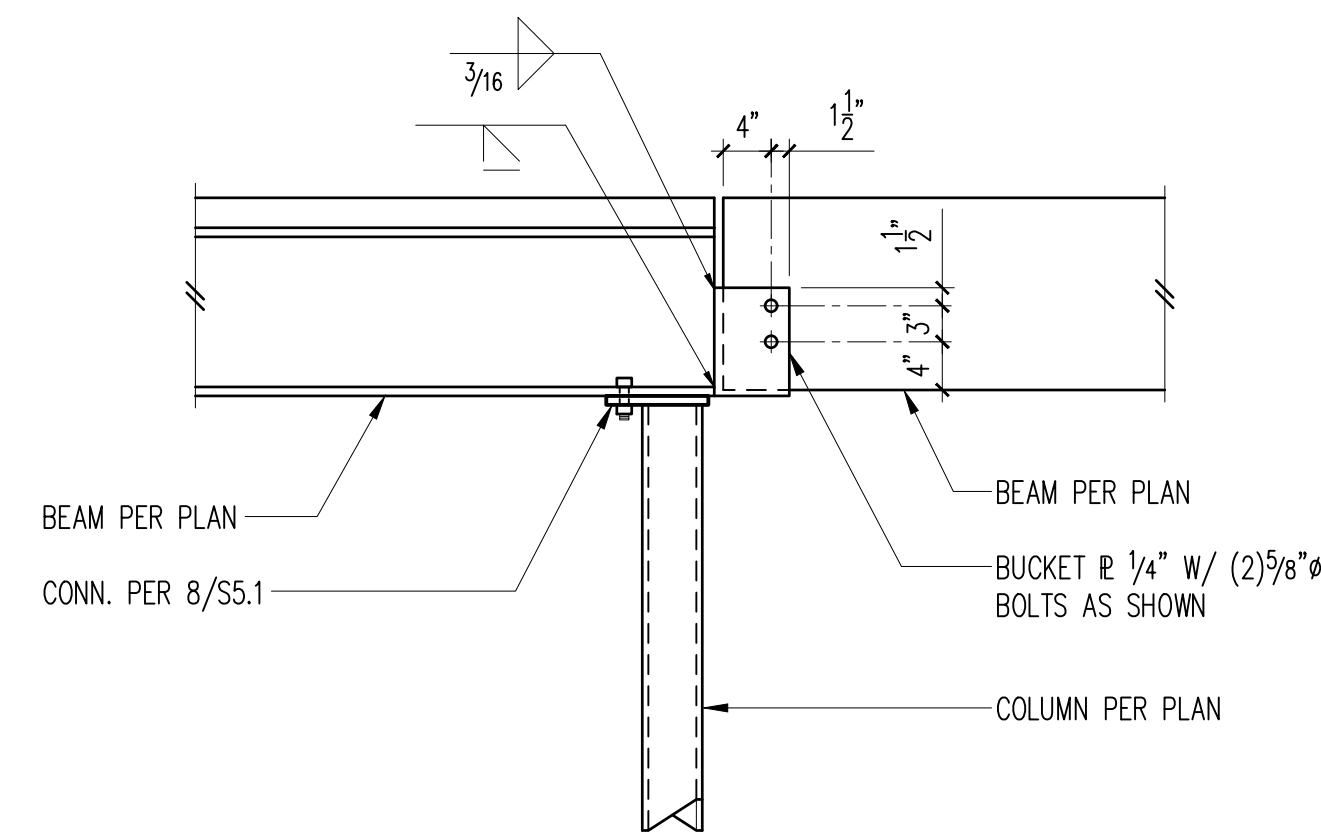
Exterior Elevation - South ² 12



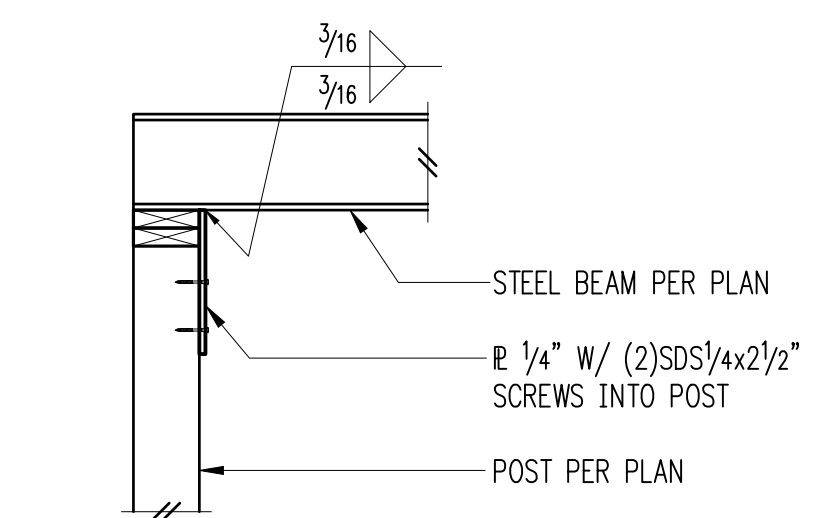


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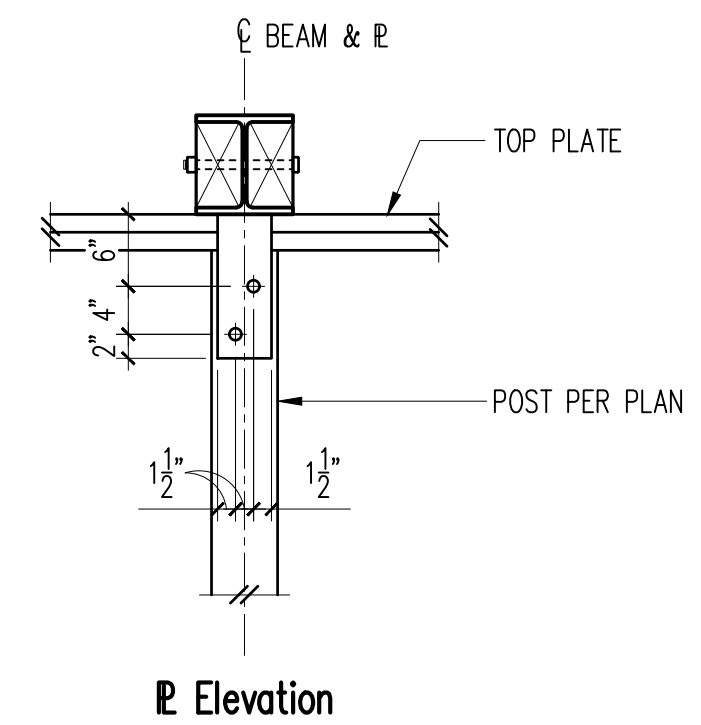
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Beam/Plate Connection - Steel/Wood 3

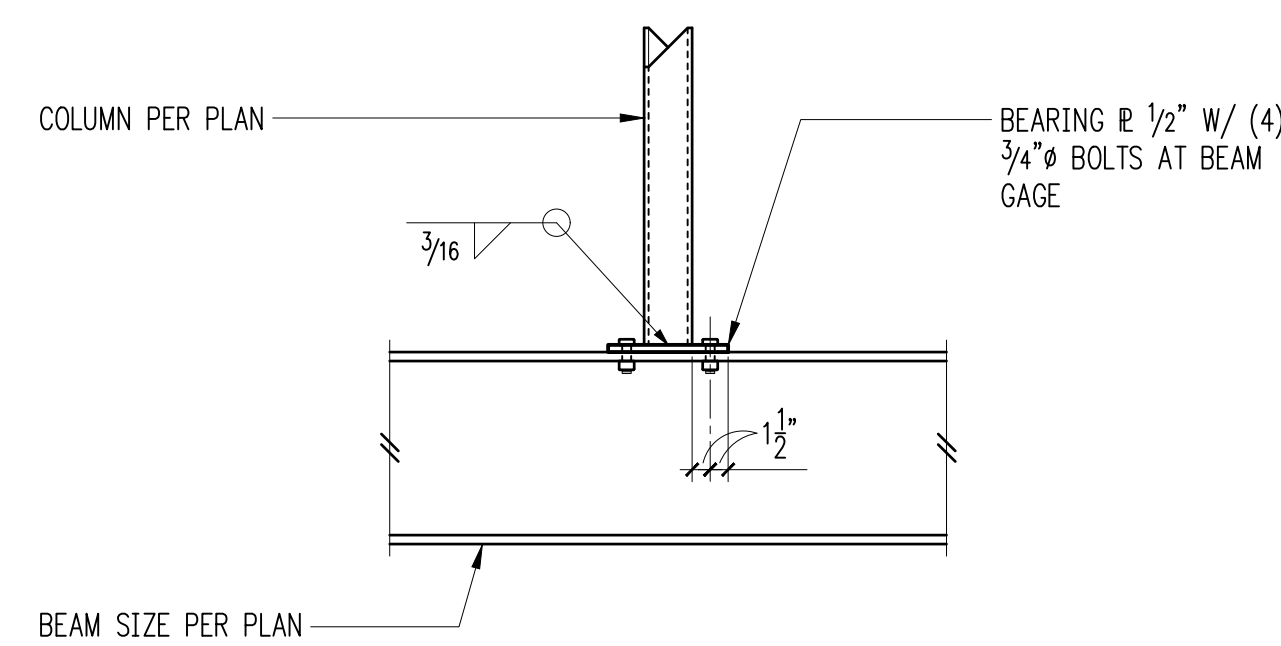


Steel Beam on Post



E Elevation

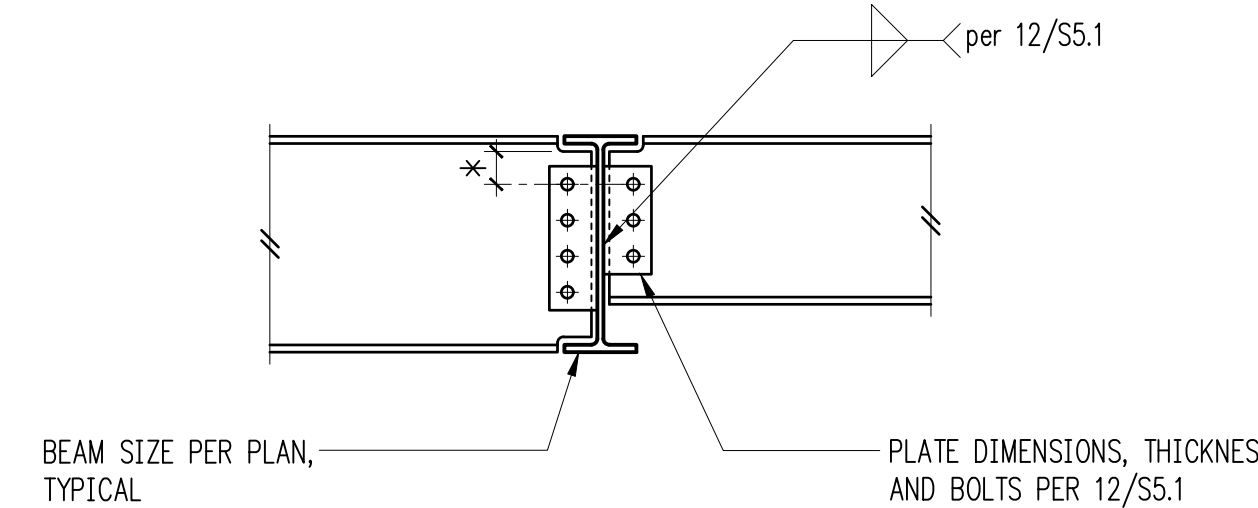
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NOTE:
BEARING PLATE THICKNESS SHALL BE
3/4\"/>

Beam Supporting HSS or Pipe Column 6

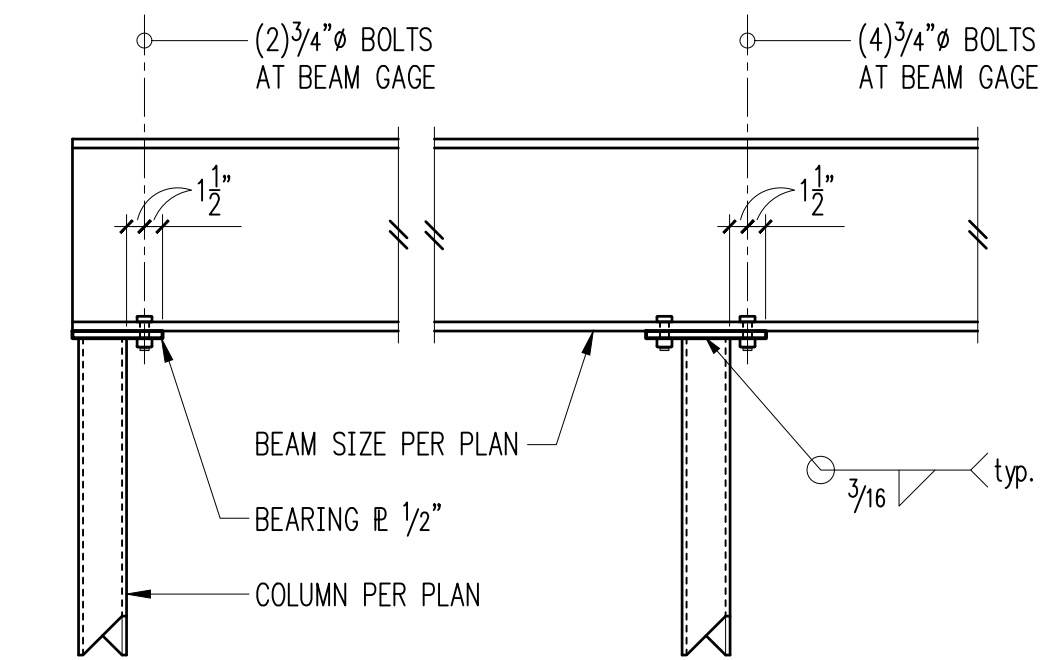
6



Beam Size	*
W6, W7, C6, C7	1"
W8, W9, C8, C9	1 1/2"
TYP.	2"

Typical Beam to Beam Connection 7

7

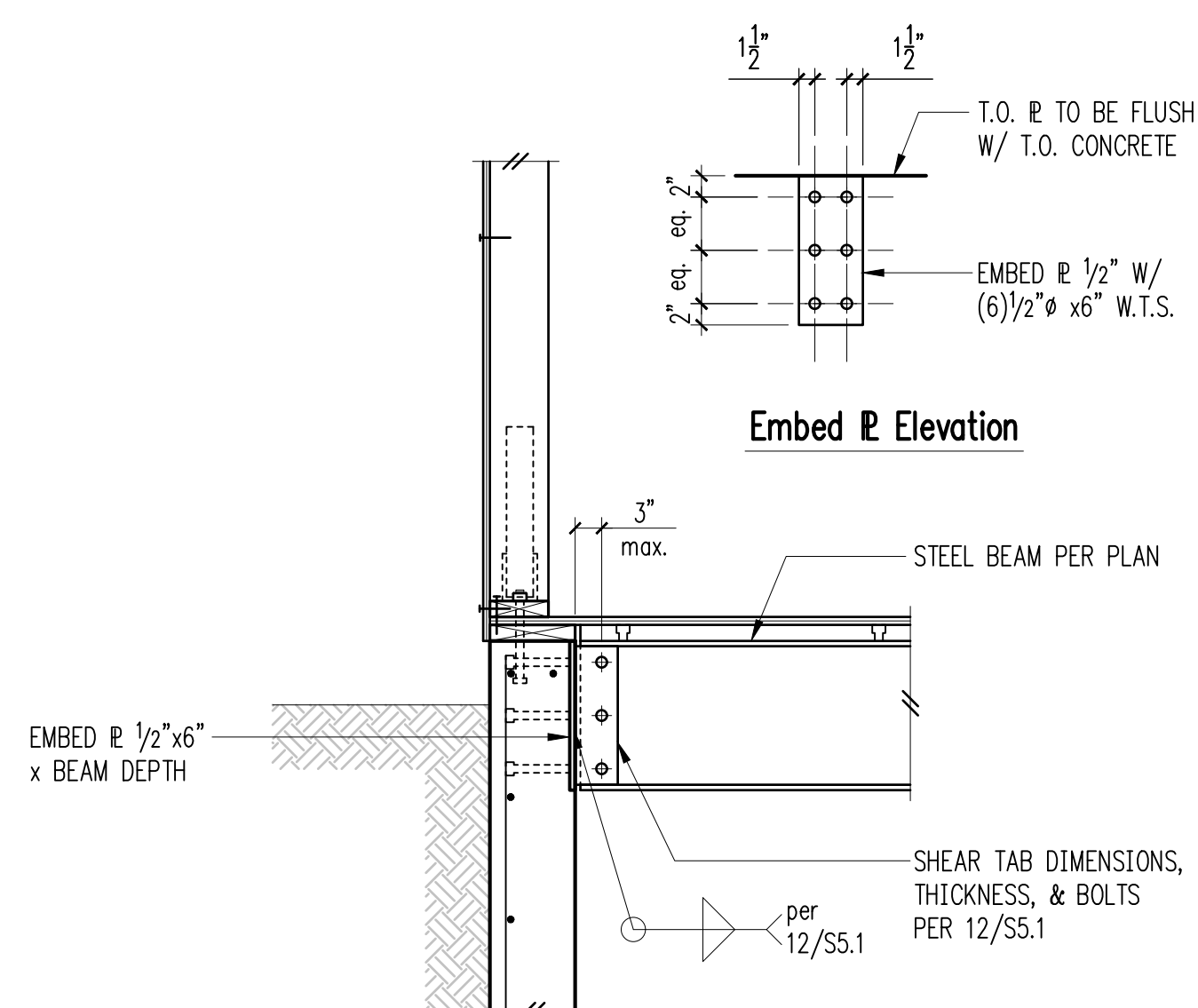


Where Beam Stops Where Beam Continues

NOTE:
BEARING PLATE THICKNESS SHALL BE
3/4\"/>

Typical Beam Bearing on HSS or Pipe Column 8

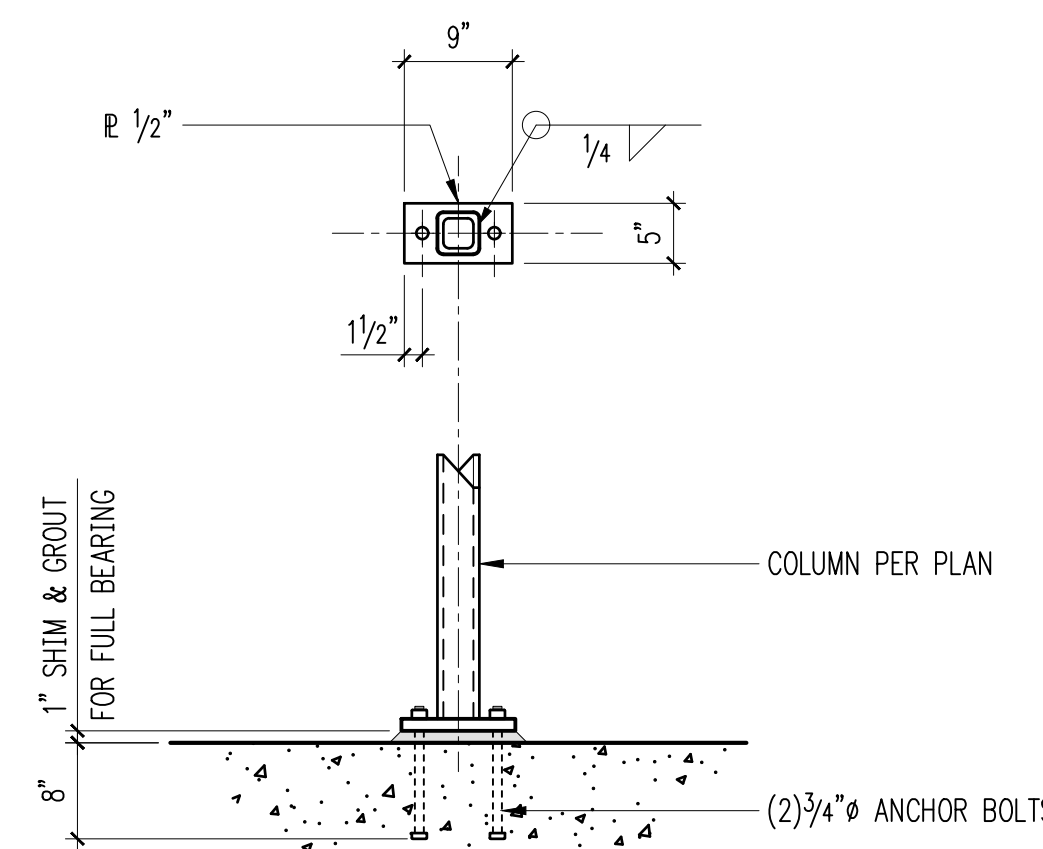
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Embed E Elevation

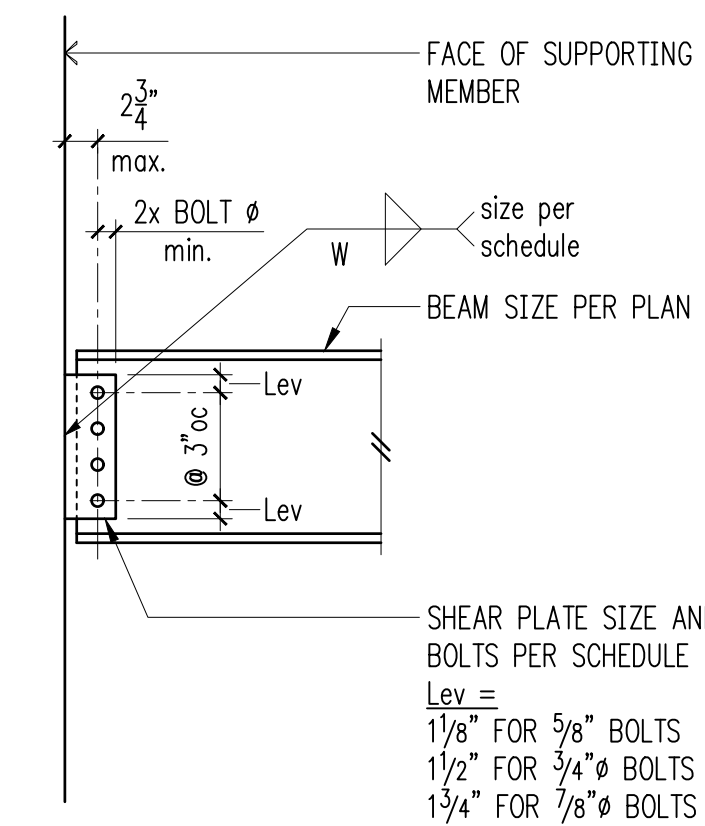
FOR CALLOUTS
IN COMMON
REFER 4/S3.2

9



Baseplate - HSS Column 10

10



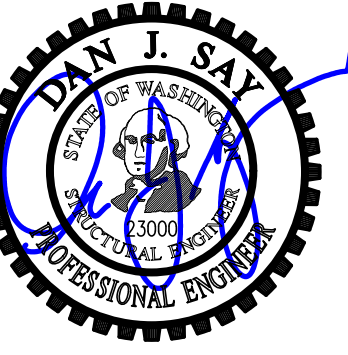
Shear Plate Schedule

Beam Size	No. of Bolts	Bolt Size	Plate Thickness	Weld Size
C6, W6, MC7	2	5/8" @ 2" SPACING	1/4"	3/16"
MC8, MC9, MC10 C7, C8, C9, C10, W8, W10	2	3/8"	1/4"	3/16"
C12, C15, MC12, W12	3	3/4"	1/4"	3/16"
W14	3	7/8"	5/16"	1/4"
W16	4	7/8"	5/16"	1/4"

NOTES:
1. STANDARD OR SLOTTED HOLES MAY BE USED.
2. BOLT TYPE A325N.
3. R MATERIAL - A36
4. SEE EXTENDED R DETAIL FOR COLUMN WEB CONNECTIONS.

Typical Single Shear Plate Connection and Schedule 12

12



DESIGN: DMR
DRAWN: NHD
CHECKED: BDM
APPROVED: DJS

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Steel Details

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S5.1