ABBREVIATIONS

ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ALT	ALTERNATE
ANC	ANCHOR, ANCHORAGE
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
B/I	BUILT IN
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BOT	BOTTOM
BO	BOTTOM OF
BM	BEAM
BSMT	BASEMENT
BTWN	BETWEEN
CAB	CABINET
CB	CATCH BASIN
CH	CEILING HEIGHT
CIP	CAST IN PLACE
CJ	CONTROL JOINT
C/L	CENTER LINE
CLOS	CLOSET
CLG	CEILING
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS OR CONTINUE
CP	CENTERPOINT
CPT	CARPET
CSMT	CASEMENT
CT	CERAMIC TILE
CU	CUBIC
DBL	DOUBLE
DEM	DEMOLISH, DEMOLITION
DIAG	DIAGONAL
DIAM	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DRN	DRAIN
DRY	CLOTHES DRYER
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
(E)	EXISTING
EA	EACH
EF	EXHAUST FAN
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FIN	FINISH
FLG	FLASHING
FLR	FLOOR
FND	FOUNDATION
FOF	FACE OF FRAMING
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FP	FIREPLACE
FRMG	FRAMING
FRZ	FREEZER
FT	FOOT
FTG	FOOTING
GA	GAGE, GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACT(OR)
GLB	GLUE LAMINATED BEAM
GR	GRADE
GRT	GROUT
GWB	GYPSUM WALL BOARD
HB	HOSE BIBB
HD	HEAD
HDWD	HARDWOOD
HOR	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATING & AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDE
INS	INSULATION
INT	INTERIOR
JST	JOIST
JT	JOINT
LAMG	LAMINATED GLASS
LAV	LAVATORY
LIN	LINOLEUM
MAX	MAXIMUM
MBR	MASTER BEDROOM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MTL	METAL
MW	MICROWAVE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
OV	OVEN
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PNL	PANEL
PTD	PAINTED
PR	PAIR
PT	PRESSURE TREATED
PLYWD	PLYWOOD
R	RISER
R/A	RETURN AIR
R&S	ROD AND SHELF
RECT	RECTANGULAR
REF	REFRIGERATOR
REINF	REINFORCING
REQD	REQUIRED
RF	ROOF
RM	ROOM
RO	ROUGH OPENING
S/A	SUPPLY AIR
SGL	SAFETY GLAZING
SCHED	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SHTG	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STN	STAIN(ED)
STOR	STORAGE
STR	STRUCTURAL
SYS	SYSTEM
T	TREAD
T&G	TONGUE & GROOVE
TBD	TO BE DETERMINED
TEL	TELEPHONE
TG	TEMPERED GLASS
THD	THRESHOLD
THK	THICK(NESS)
TOC	TOP OF CONCRETE
TOM	TOP OF MASONRY
TOS	TOP OF SHEATHING
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VP	VENEER PLASTER
VR	VAPOR RETARDER
VT	VINYL TILE
W	WIDTH
W/	WITH
W/O	WITH OUT
WASH	CLOTHES WASHER
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WG	WIRE GLASS
WP	WATER PROOF
WT	WEIGHT

SYMBOL KEY

- 1 / A3.1 — DRAWING # / SHEET # — SECTION
- 1 / A7.1 — DRAWING # / SHEET # — SECTION DETAIL
- 1 / A7.1 — DRAWING # / SHEET # — DETAIL REFERENCE
- 001-W1 — DOOR / WINDOW NUMBER
- 1 / 4 A9.0 2 / 3 — INTERIOR ELEVATION
- 43.00' / (43.00') — SPOT ELEVATION (EXISTING ELEVATION)
- LEVEL / ELEV # — VERTICAL ELEVATION
- ROOM NAME / 204 — ROOM REFERENCE
- ℄ — CENTER LINE
- EF — EXHAUST FAN
- CO — CARBON MONOXIDE DETECTOR
- SD — SMOKE DETECTOR
- FINISH WOOD
- ROUGH WOOD
- CONCRETE
- SOIL
- BATT INSULATION
- RIGID INSULATION
- SPRAY FOAM INSULATION
- PLYWOOD
- COMPACTED GRAVEL
- 6 — DOOR TYPE
- I — WINDOW TYPE
- 1 — REVISION (ONLY MOST RECENT REVISION SHOWN CLOUDED)

PROJECT INFORMATION

PROJECT DESCRIPTION
EXISTING RESIDENCE MAIN FLOOR TO BE REMOVED. EXISTING BASEMENT TO REMAIN AND BE MODIFIED.
NEW SINGLE FAMILY RESIDENCE UTILIZING A PORTION OF THE EXISTING BASEMENT FOUNDATION.

ASSESSOR'S PARCEL NUMBER
5456000490

LEGAL DESCRIPTION
LOT 6, BLOCK N, MERCER WOOD, VOLUME 52 OF PLATS PAGE 32, RECORDS OF KING COUNTY, WASHINGTON.

LAND USE CODE REVIEW

CODE STANDARD

CITY OF MERCER ISLAND TITLE 19 UNIFIED LAND DEVELOPMENT CODE

ZONING: R-8.4
MAXIMUM GROSS FLOOR AREA: 4,214 SF (40%)

LOT AREA = 10,536 SF

LOT COVERAGE CALCULATION: SEE 2/A0.2

YARD SETBACKS: FOR LOTS WITH A WIDTH 90 FT OR LESS, THE SUM OF THE SIDE YARDS SHALL BE AT LEAST 15F FT.
LOT WIDTH DIAGRAM: SEE 1/A0.2

HOUSE - YARDS	REQUIRED	EXISTING	PROPOSED
FRONT	20'-0"	21'-3"	21'-7 1/2"
SIDE WEST (A)	6'-6"	6'-6"	6'- 11 1/2"
SIDE WEST (B)*	7'-6"	N/A	7'- 11 1/2"
SIDE EAST	8'-6"	6'-9"	8'-11 1/2"
REAR	25'-0"	24'-8"	26'-0"

* VARIABLE SIDE YARD SETBACK FOR NONGABLED BUILDING W/ A HEIGHT MORE THAN 15 FT ABOVE EXISTING / FINISHED GRADE.

MAXIMUM STRUCTURE HEIGHT

AVERAGE BUILDING GRADE: 52,398.08 / 286.67 = 182.78'
MAX ALLOWABLE HEIGHT: 212.78' (30 FT ABOVE AVERAGE BUILDING GRADE)
EXISTING HEIGHT : 195.8'
PROPOSED HEIGHT: 199.875'

AVERAGE GRADE DIAGRAM: SEE 1/A0.2

BUILDING CODE REVIEW

CODE STANDARD

INTERNATIONAL RESIDENTIAL CODE WITH WASHINGTON STATE CODE COUNCIL AMENDMENTS, 2018 EDITION

PROPOSED STRUCTURE
OCCUPANCY: R-3

BUILDING TYPE: V-B

NUMBER OF STORIES: 1 + BASEMENT

GROSS FLOOR AREAS: SEE 3/A0.2

FIRE CODE REVIEW

NFPA 13D FIRE SPRINKLER SYSTEM WITH A MONITORED NFPA 72, CHAPTER 29, FIRE ALARM SYSTEM AS A CODE ALTERNATIVE REQUEST DUE TO NO TURN AROUND DEFICIENCY.

ALL REQUIREMENTS OF NFPA 13D FIRE SPRINKLER SYSTEM AND THE FOLLOWING ADDITIONS AND MODIFICATIONS ARE REQUIRED.

WATER SUPPLY:
A 1" MINIMUM WATER METER AND 1" MINIMUM SERVICE LINE IS REQUIRED FOR ALL 13D STANDARD SPRINKLER SYSTEMS. THIS IS THE MINIMUM REQUIREMENT AND THE SPRINKLER CALCULATIONS FOR THE PROJECT SHALL DETERMINE THE ACTUAL METER AND SERVICE LINE SIZE. THE PLUMBING CODE MAY STILL REQUIRE A LARGER SIZE. A WATER METER PERMIT WILL NOT BE ISSUED UNTIL THE SPRINKLER PERMIT IS APPROVED. TO REDUCE DELAYS, SPRINKLER PLANS SHALL BE COMPLETED AS EARLY IN THE PROCESS AS POSSIBLE.

WATER FLOW ALARM:
THE SPRINKLER SYSTEM SHALL HAVE INSTALLED A MEANS OF NOTIFICATION FOR A WATER FLOW EVENT.
INTERIOR: YOU MAY CONNECT THE WATER FLOW SWITCH TO THE SOUNDER SIDE OF THE LINE VOLTAGE SMOKE ALARMS. FIREX SMOKE DETECTORS USE PART # 0498 AND KIDDE WITH RELAY/POWER SUPPLY MODULE SM120X ARE CURRENTLY APPROVED FOR THIS PURPOSE.
IF YOU CANNOT INTERFACE THE WATER FLOW SWITCH TO SMOKE ALARMS THEN A SEPARATE HORN OR BELL IS REQUIRED TO BE LOCATED ON EACH LEVEL INCLUDING THE BASEMENT OR LOWEST LEVEL OF THE STRUCTURE FOR OCCUPANT WATER-FLOW NOTIFICATION TO A MINIMUM OF 75 DBA IN THE SLEEPING ROOMS.

EXTERIOR: AN EXTERIOR GRADE 8" POTTER BELL OR EQUIVALENT SHALL BE INSTALLED.

GARAGE ENTRY DOOR COVERAGE:
A MINIMUM OF ONE HEAD SHALL BE INSTALLED ON THE GARAGE SIDE OF THE DOOR LEADING INTO THE RESIDENCE FROM AN ATTACHED GARAGE.

SPRINKLER SYSTEM DRAIN:
THE SYSTEM DRAIN SHALL BE PIPED ALL THE WAY TO THE EXTERIOR OF THE BUILDING AND NOT CAUSE DAMAGE TO LANDSCAPING WHILE WATER IS FLOWING. HOSE CONNECTIONS ARE NOT ALLOWED.

SPARE HEAD BOX:
A CABINET CONTAINING A MINIMUM OF TWO SPARE HEADS OF EACH TYPE AND A SPRINKLER WRENCH SHALL BE PROVIDED.

STORAGE ROOM:
ANY CRAWLSPACE THAT HAS A CONCRETE FLOOR AND A FULL SIZE DOOR SHALL BE PRESUMED TO BE A FUTURE STORAGE ROOM AND SPRINKLER COVERAGE SHALL BE PROVIDED.

ENERGY CODE REQUIREMENTS

WASHINGTON STATE ENERGY CODE, 2018 EDITION

ENERGY CODE COMPLIANCE
COMPLIANCE IS BY PRESCRIPTIVE APPROACH

BUILDING THERMAL ENVELOPE

REQUIRED U-VALUES & INSULATION R-VALUES		PROPOSED VALUES
GLAZING - OVERHEAD	U-0.50	U-0.49
VERTICAL FENESTRATION	U-0.30	AVG U-0.28
ATTIC	R-49	N/A
SINGLE RAFTER CEILING	R-38	R-38
WALL - ABOVE GRADE	R-21	R-21
WALL - BELOW GRADE	R-21	N-21
FLOOR	R-30/U=0.029	R-38
SLAB-ON-GRADE	R-10	R-10

NOTE: REFER TO SHEET A8.1 & SUBMITTED ENERGY CODE FENESTRATION SCHEDULE FOR INFORMATION DEMONSTRATING ENERGY CODE COMPLIANCE OF PROPOSED EXTERIOR DOORS AND WINDOWS.

REQUIRED ENERGY CREDITS
MEDIUM DWELLING UNIT: 6 CREDITS REQUIRED
ENERGY CREDITS TO BE OBTAINED VIA THE FOLLOWING OPTIONS FROM TABLE 406.3:

SYSTEM TYPE 2: 1.0 CREDIT
FOR AN INITIAL HEATING SYSTEM USING A HEAT PUMP THAT MEETS FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.2(1)C OR C403.3.2(2)

OPTION 1.3 BUILDING ENVELOPE: 0.5 CREDIT
VERTICAL FENESTRATION U = 0.28
FLOOR R-38
SLAB ON GRADE R-10 PERIMETER & UNDER ENTIRE SLAB BELOW GRADE SLAB R-10 PERIMETER & UNDER ENTIRE SLAB

OPTION 2.2 AIR LEAKAGE CONTROL: 1.0 CREDIT
REDUCE THE TESTED AIR LEAKAGE TO 2.0 AIR CHANGES PER HOUR MAX AT 50 PASCALS. AND ALL HOUSE VENT. SYSTEMS W/ MIN SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.65.

OPTION 3.1 HIGH EFFICIENCY HVAC EQUIP: 1.0 CREDIT
ENERGY STAR RATED GAS OR PROPANE FURNACE W/ MIN AFUE OF 95%

OPTION 4.2 HIGH EFFICIENCY HVAC DISTRIBUTION: 1.0 CREDIT
HVAC EQUIP AND ASSOCIATED DUCT SYSTEM(S) INSTALL SHALL COMPLY W/ REQUIREMENTS OF SECTION R403.3.7

OPTION 5.1 EFFICIENT WATER HEATING: 0.5 CREDIT
DRAIN WATER HEAT RECOVERY UNITS SHALL BE INSTALLED AND HAS A MIN EFFICIENCY OF 40%. UNITS SHALL BE RATED IN ACCORDANCE W/ CSA B55.1 OR IAPMO IGC 346-2017.

OPTION 5.3 EFFICIENT WATER HEATING: 1 CREDIT
ENERGY STAR RATED GAS OR PROPANE WATER HEATER W/ A MIN UEF OF 0.91.

TOTAL PROVIDED: 6 CREDITS

VENTILATION AND INDOOR AIR QUALITY
ALL SOURCE SPECIFIC EXHAUST FANS LOCATED IN BATHROOMS, POWDER AND LAUNDRY AREAS TO BE 90 CFM MIN @ 0.25 INCHES WATER GAUGE.

SOURCE SPECIFIC EXHAUST FAN AT KITCHEN HOOD TO BE A MIN OF 940 CFM @ 0.25 INCHES WATER GAUGE. MECHANICAL SYSTEM IS TO PROVIDE MAKEUP AIR SUFFICIENT TO MEET THE REQUIREMENTS OF IRC M1503.6.

INTERMITTENT WHOLE HOUSE VENTILATION TO BE PROVIDED BY MECHANICAL SYSTEM. INTERMITTENTLY-OPERATED, WHOLE-HOUSE VENTILATION SYSTEMS SHALL HAVE THE CAPABILITY FOR CONTINUOUS OPERATION, & SHALL HAVE A MANUAL CONTROL & AN AUTOMATIC CONTROL & SHALL BE SIZED PER TABLE M1505.4.3(1) WITH A CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENT OF 100 CFM. REFER TO TABLE M1505.4.3(3) FOR INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS.

PER WSEC R401.3 AN INSULATION CERTIFICATE IS REQUIRED:
THE GENERAL CONTRACTOR SHALL COMPLETE AND POST A "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION."

PER WSEC R402.1 VENTED GAS FIREPLACES CERTIFIED TO ANSI Z21.50 SHALL BE LISTED AND LABELED, INCLUDING THEIR FE RATINGS IN ACCORDANCE WITH CSA P.4.1.

PER WSEC R402.4.1.2 BLOWER DOOR TESTING: AIR LEAKAGE SHALL NOT EXCEED 1.5 AIR CHANGES/ HOUR, AND SHALL BE TESTED PER WASEC R402.4.1.2. THE GENERAL CONTRACTOR SHALL PROVIDE A WRITTEN REPORT OF THE TEST RESULTS, SIGNED BY THE TESTING PARTY, TO THE BUILDING INSPECTOR, PRIOR TO APPROVED FINAL INSPECTION.

PER WSEC R403.1.1 PROVIDE A PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT PER WASEC R403.1.1.

PER WSEC R403.3.3 DUCT TESTING NEW CONSTRUCTION:
DUCT LEAKAGE SHALL BE TESTED PER WSU RS-33.
THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "DUCT LEAKAGE AFFIDAVIT FOR NEW CONSTRUCTION" TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION."

PER WSEC R404 ELECTRICAL POWER AND LIGHTING SYSTEMS:
A MINIMUM OF 90% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

DRAWING INDEX

PROJECT DIRECTORY

PROJECT ADDRESS
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98040

PROJECT OWNERS
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CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET
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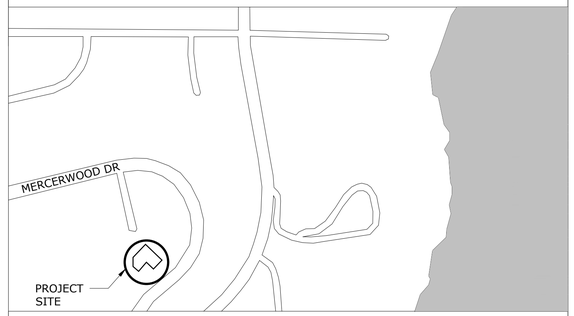
(206) 930-0342

VICINITY MAP



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7046 REGISTERED ARCHITECT
JAMES PATRICK ROMANO
STATE OF WASHINGTON

stamp

File Name: A0.1 general info
Plot Date: 9/27/21
Project ID: DAY
Drawn: EV
Checked: JR

mark	date	issue description
	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

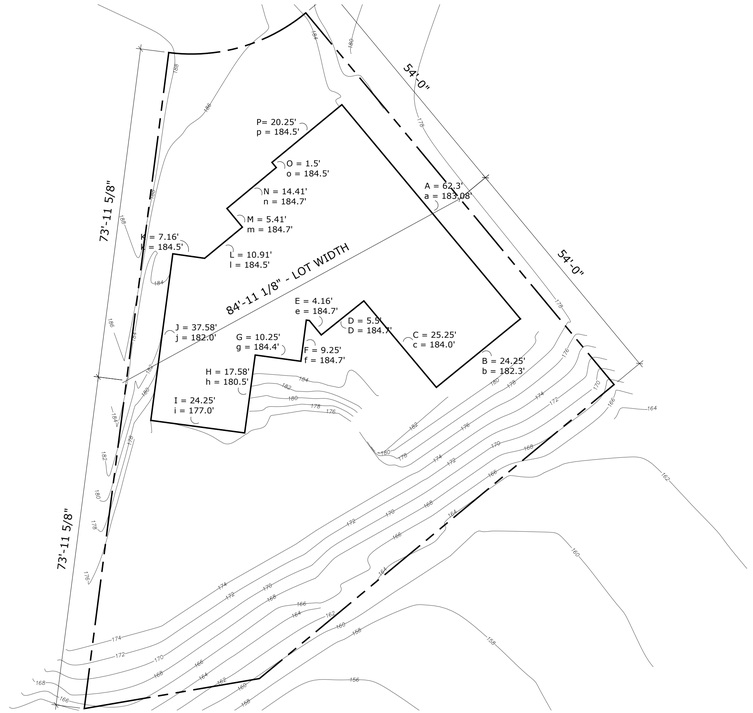
GENERAL PROJECT INFO

0 1
if scale is not 1", this drawing has been enlarged or reduced

sheet title

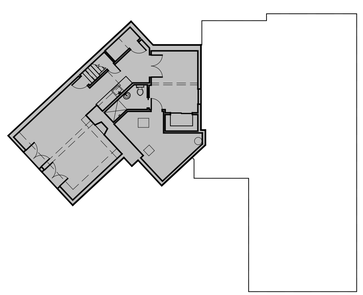
A0.1

sheet number



1 A0.2 SITE PLAN - LOT WIDTH & AVERAGE GRADE DIAGRAM
SCALE: 1/16" = 1'-0"

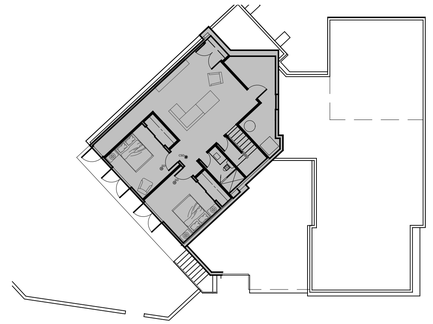
2 A0.2 SITE PLAN - LOT COVERAGE DIAGRAM
SCALE: 1/16" = 1'-0"



EXISTING BASEMENT

(E) AREA BOUND BY EXTERIOR FACE = 1,039 SF
AREA EXCLUDED PER APPENDIX B = (567) SF

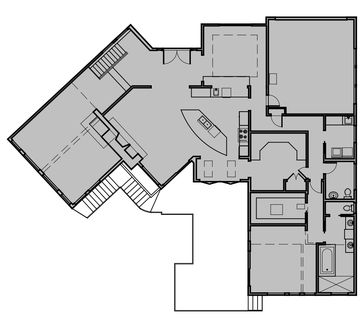
(E) BASEMENT GROSS FLOOR AREA = 472 SF



PROPOSED BASEMENT

PROPOSED AREA BOUND BY EXTERIOR FACE = 1,188 SF
AREA EXCLUDED PER APPENDIX B = (756) SF

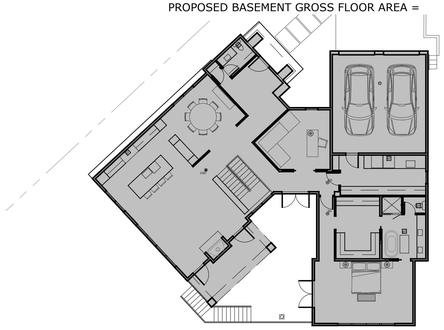
PROPOSED BASEMENT GROSS FLOOR AREA = 432 SF



EXISTING MAIN FLOOR

(E) AREA BOUND BY EXTERIOR FACE = 2,913 SF
AREA OF STAIR = (26 SF)

(E) MAIN FLOOR GROSS FLOOR AREA = 2,887 SF



PROPOSED MAIN FLOOR

PROPOSED AREA BOUND BY EXTERIOR FACE = 2,913 SF
COVERED DECK = 151 SF
AREA OF STAIR = (67 SF)

PROPOSED MAIN FLOOR GROSS FLOOR AREA = 2,997 SF

3 A0.2 GROSS FLOOR AREA CALCULATIONS
SCALE: 1/16" = 1'-0"

N
PROJECT NORTH

LOT COVERAGE CALCULATIONS:

LOT AREA = 10,536 SF

LOT COVERAGE CALCULATION:
LOT SLOPE: (188.5'-164.4' / 148') * 100 = 35.0%

MAX ALLOWED LOT COVERAGE (35%) = 3,688 SF
REQUIRED LANDSCAPING (65%) = 6,848 SF

EXISTING LOT COVERAGE (32.2%) = 3,399 SF
- 2,923 SF HOUSE
- 476 SF DRIVING SURFACE

PROPOSED LOT COVERAGE (34.9%) = 3,679 SF
- 3,225 SF HOUSE
- 454 SF DRIVING SURFACE

MAX ALLOWED HARDSCAPE AREA (9%) = 948 SF

EXISTING HARDSCAPE AREA (21.0%) = 2,213 SF
- 531 SF UPPER DECK & STAIR
- 149 SF ENTRY WALK
- 112 SF WALKWAY
- 75 SF RETAINING WALL
- 1,258 SF POOL DECK
- 40 SF SITE STAIRS
- 48 SF STAIRS ON SLOPE

PROPOSED HARDSCAPE AREA (8.6%) = 905 SF
- 165 SF ENTRY WALK
- 271 SF UPPER TERRACE & STAIRS
- 40 SF NEW PARTIAL HEIGHT SEAT WALL
- 257 SF WALKWAYS
- 13 SF DRIVEWAY STAIR
- 36 SF REPOURED SITE STAIRS
- 48 SF EXISTING STAIRS ON SLOPE
- 75 SF EXISTING RETAINING WALL

GROSS FLOOR AREA CALCULATIONS: (SEE 3/A0.2)

ZONING: R-8.4
MAXIMUM GROSS FLOOR AREA: 4,214 SF (40%)

EXISTING GROSS FLOOR AREA: 3,359 SF (31.9%)
- 472 SF BASEMENT
- 2,887 SF MAIN FLOOR

PROPOSED GROSS FLOOR AREA: 3,429 SF (32.5%)
- 432 SF BASEMENT
- 2,997 SF MAIN FLOOR

EXISTING BASEMENT AREA CALCULATION: APPENDIX B

WALL SEGMENT	LENGTH	% COVERAGE	% RESULT
A	37.5	50%	18.75
B	7.16	100%	7.16
C	10.66	100%	10.66
D	22.33	100%	22.33
E	30.83	55%	16.96
F	30.60	0%	0.00

TOTAL WALL LENTGH (FT)	139.08	
SUM RESULTS		75.86
TOTAL BASEMENT AREA (SF)	1039	
EXCLUDED BASEMENT AREA (SF)		566.69
BASEMENT GROSS FLOOR AREA (SF)		472.31

NEW BASEMENT AREA CALCULATION: APPENDIX B

WALL SEGMENT	LENGTH	% COVERAGE	% RESULT
A	37.5	50%	18.75
B	7.16	100%	7.16
C	10.66	100%	10.66
D	22.33	100%	22.33
E	30.83	100%	30.83
F	32.60	0%	0.00

TOTAL WALL LENTGH (FT)	141.08	
SUM RESULTS		89.73
TOTAL BASEMENT AREA (SF)	1188	
EXCLUDED BASEMENT AREA (SF)		755.59
BASEMENT GROSS FLOOR AREA (SF)		432.41

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sheet info

LAND USE CALCS

0 1
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A0.2

sheet number

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING #20160506001304)

LOT 6 IN BLOCK N OF MERCER WOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52 OF PLATS, PAGES 32 AND 33, RECORDS OF KING COUNTY, WASHONGTON.

BASIS OF BEARINGS

HELD A PLAT BEARING OF N 39°37'55" W BETWEEN FOUND MONUMENTS SHOWN HEREON.

REFERENCES

R1. PLAT, VOL. 52, PGS. 32–33,
RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD88 PER CITY OF MERCER ISLAND BENCHMARK NO. 4022
FOUND BRASS PIN IN CONC "SAC MON 98TH PL SE, OPP HSE #9839.
ELEVATION ON PIN = 186.024'

LEGEND

AREA DRAIN	PAVER SURFACE
ASPHALT SURFACE	PST POST
BUILDING	P POWER METER
CENTERLINE ROW	UP POWER (UNDERGROUND)
CONCRETE SURFACE	PV POWER VAULT
RETAINING WALL	REBAR AS NOTED (FOUND)
DECK	REBAR & CAP (SET)
FENCE LINE (WOOD)	ROCKERY
FIRE HYDRANT	SS SEWER LINE
G GAS LINE	SEWER MANHOLE
G GAS METER	STORM DRAIN LINE
GRAVEL SURFACE	TEL SENTRY TELEPHONE SENTRY
HEDGE FOLIAGE LINE	W WATER LINE
INLET (TYPE 1)	WM WATER METER
MAILBOX (RESIDENTIAL)	WV WATER VALVE
MONUMENT IN CASE (FOUND)	ACU AC UNIT
MONUMENT (EMPTY)	STEEP SLOPE AREA

VICINITY MAP

N.T.S.

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN AUGUST 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. 5456000490.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 10,536± S.F. (0.24 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. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5–SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332–130–090.

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

NE 1/4 NE 1/4
SECTION: 18
TOWNSHIP: 24N
RANGE: 05E, W.M.
COUNTY: KING

measure success

TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 5456000490

DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98040

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

JOB NUMBER:	7174
DATE:	08/27/2021
DRAFTED BY:	JAK
CHECKED BY:	JGM
SCALE:	1"= 10'

REVISION HISTORY

SHEET NUMBER
1 OF 1

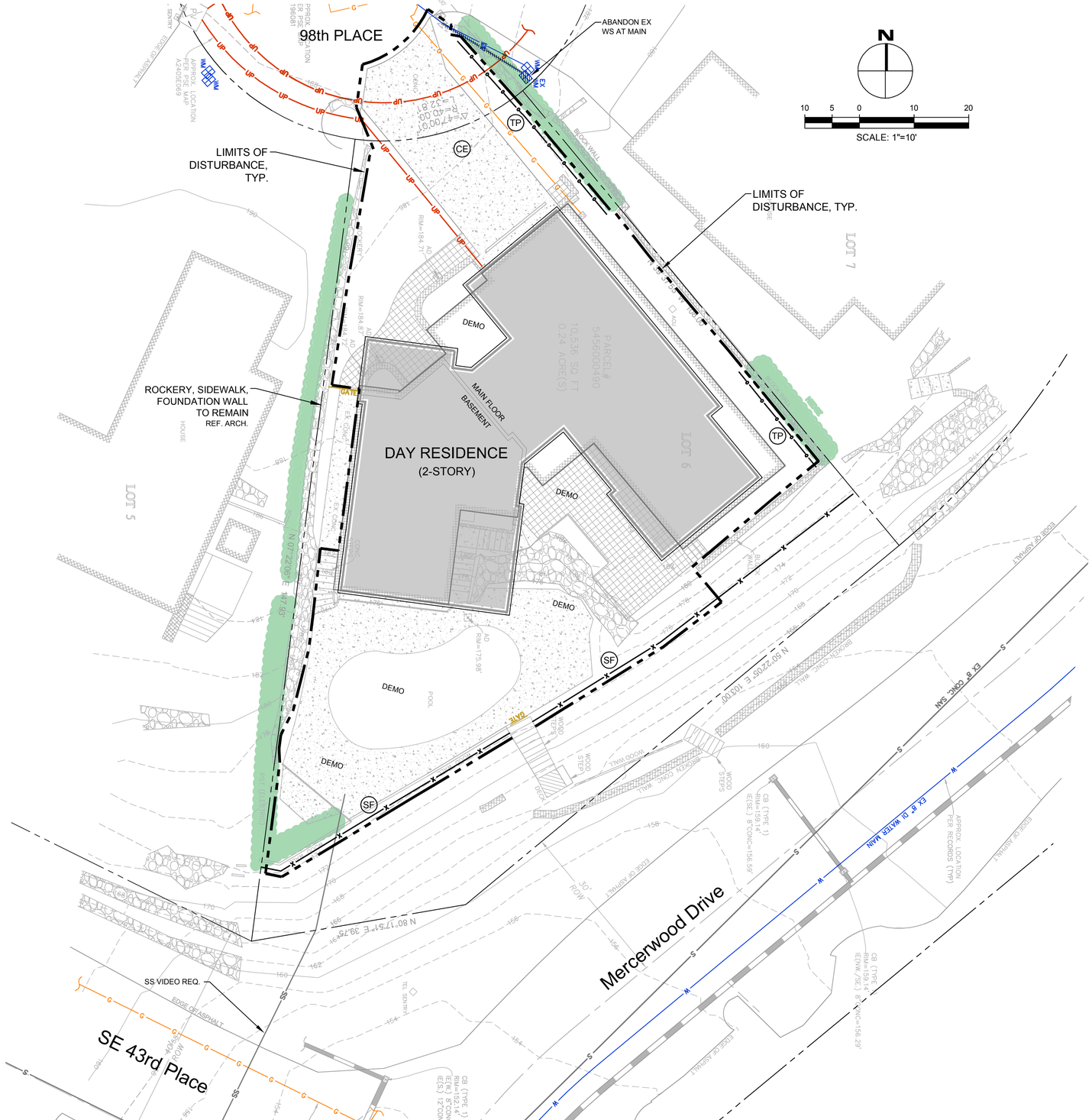
EROSION CONTROL LEGEND

LIMITS OF DISTURBANCE		
FILTER FABRIC FENCE (SILT FENCE)	CK E.03	SF
STABILIZED CONSTRUCTION ENTRANCE	CK E.01	CE
CATCH BASIN INLET PROTECTION	CK D.21	IP
INTERCEPTOR SWALE SEE COR DWG 504, TYPE A TEMPORARY SWALE		IS
TREE PROTECTION FENCING	CK R.49	TP
CHECK DAM		CD
STRAW WATTLES		SW — USE AS NEEDED

MINIMUM 10% ORGANIC MATTER - COMPOST SOIL REQUIRED

SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION



NO.	DATE	BY	REVISIONS

APPLICANT
LESLIE AND RICHARD DAY

DATE: Sep 16, 2021
JOB# 2002
DRAFTED: SS DESIGN: SS
DIGITAL SIGNATURE

Sep 16, 2021
JEFFREY E. DUFFY — STATE OF WASHINGTON — 39766 — REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

TESC PLAN
TREE RETENTION PLAN

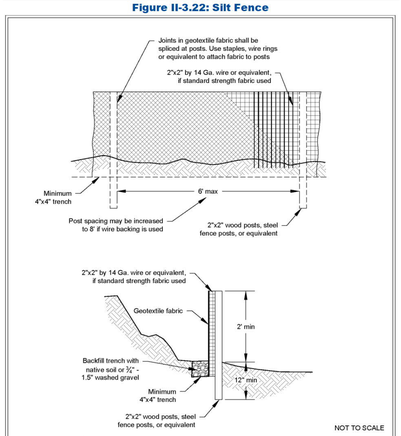
DAY RESIDENCE
9843 MERCERWOOD DRIVE, MERCER ISLAND, WA 98040

DRAWING NO: C1.0

APN 545600-0490

SILT FENCE DETAIL DOE

Figure II-3.22: Silt Fence



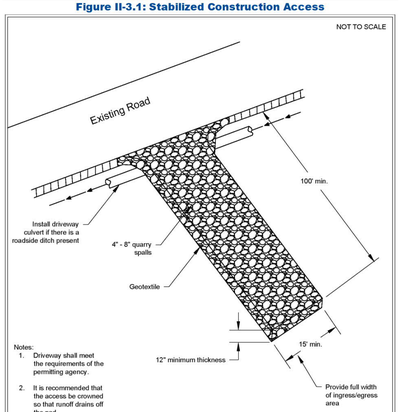
DEPARTMENT OF ECOLOGY State of Washington

Silt Fence

Revised July 2017

CONSTRUCTION ENTRANCE DOE

Figure II-3.1: Stabilized Construction Access



DEPARTMENT OF ECOLOGY State of Washington

Stabilized Construction Access

Revised June 2018

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:

1. HOLD AN ONSITE PRE-CONSTRUCTION MEETING.

2. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).

3. FLAG OR FENCE CLEARING LIMITS.

4. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.

5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).

6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).

7. CONSTRUCT SEDIMENT PONDS AND TRAPS.

8. GRADE AND STABILIZE CONSTRUCTION ROADS.

9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.

10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

11. RELOCATE SURFACE 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.

12. 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.

13. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.

14. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.

15. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPS IF APPROPRIATE.

DENUDED AREAS REQUIREMENTS

APRIL 1 TO SEPT 30
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF CONSTRUCTION. PLEASE READ ALL CITY TESC NOTES ON SHEET C1.2.

OCT 1 TO MARCH 31
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. IF AN EROSION PROBLEM ALREADY EXISTS ON THE SITE, OTHER COVER PROTECTION AND EROSION CONTROL WILL BE REQUIRED.

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.

1. 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.).

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.).

9. ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.

10. 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.

11. 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.

12. 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.

13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL

14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

CITY NOTES

1. ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.

2. APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.

3. 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.

4. CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITES.

5. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.424.5555

6. DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED

7. 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:

8. 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.

9. 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.

10. PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.

11. ALL EXPOSED SOILS SHALL REMAIN DENUDED FOR NO LONGER THAN SEVEN (7) DAYS AND SHALL BE STABILIZED WITH MULCH, HAY, OR THE APPROPRIATE GROUND COVER. ALL EXPOSED SOILS SHALL BE COVERED IMMEDIATELY DURING ANY RAIN EVENT.

12. 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.

13. 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.

14. 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.

15. REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.

16. ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.

17. 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.

18. WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.

19. REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.

16. 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.

20. NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.

21. 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.

22. THE LIMITS AND EXTENDS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZE THE PROJECT.

NO.	DATE	BY	REVISIONS

APPLICANT
LESLIE AND RICHARD DAY

DATE: Sep 16, 2021
JOB# 2002
DRAFTED: SS DESIGN: DE
DIGITAL SIGNATURE

Sep 16, 2021
JEFFREY E. HARLAN
STATE OF WASHINGTON
39766
REGISTERED
PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

TESC & CITY NOTES
TESC DETAILS
DAY RESIDENCE
9843 MERCERWOOD DRIVE, MERCER ISLAND, WA 98040

DRAWING NO: C1.2

APN 545600-0490

SANITARY SEWER IMPROVEMENTS

(1) -

(2) -6" SDR 35 PVC SANITARY SEWER(SS) @ MIN 1.0 %.

(3) -

(4) -

(7) -

WATER IMPROVEMENTS

(10) -EW SF RESIDENTIAL WATER SERVICE & METER PIT. CONFIRM REQUIRED SIZE WITH BUILDING PERMIT REVIEW. INSTALL PER MERCER ISLAND DETAIL W-13, W-14, OR W-14A DEPENDING ON SIZE REQUIREMENT.

(11) -1.5" 250 PSI PRIVATE HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER.

(12) -

(14) -

STORM DRAIN

(20) -4" STORM DRAIN (3034 PVC) @ MIN 2 % GRADE

(21) -4" FOUNDATION DRAIN (3034 PVC) @ MIN 1 % GRADE

(22) -6" STORM DRAIN (3034 PVC) @ MIN 2 % GRADE

(23) -8" STORM DRAIN. (SDR 35 PVC OR EQUAL).

(24) -

(25) -

(26) -

(28) -

(29) -

STORM DRAIN STRUCTURES

(30) -

(31) -

(32) -

(33) -

(34) -

(35) -18" YARD DRAIN (OR EQUAL)

(36) -6" WIDE NDS DURASLOPE CHANNEL DRAIN KIT OR EQUAL. . CLASS B VEHICLE RATED GRATE.

(39) -

(40) -TYPE 40 CATCH BASIN. IN DRIVEWAY ADD WATER QUALITY RISER TEE FOR EXITING PIPE (OR DOWNTURNED ELBOW).

(41) -

(43) -

(46) -

(47) -

(48) -

STORM BMP's

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

(51) -

(52) -

(53) -

(54) -

(55) -

(56) -

(57) -

(58) -

PRIVATE PVC STORM STRUCTURES

(100) -

(101) -

(102) -

(103) -24" PVC BASIN & GRATE (OR EQUAL). H20 RATED GRATE IN DRIVEWAY LOCATIONS.

(104) -

(105) -

(106) -

SURVEYOR

TOPOGRAPHIC & BOUNDARY SURVEY BY:
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE 425.458.4488
www.terrane.net

VERTICAL DATUM

NAVD88 PER CITY OF MERCER ISLAND BENCHMARK # 4022
SEE SURVEY

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING #20160506001304)

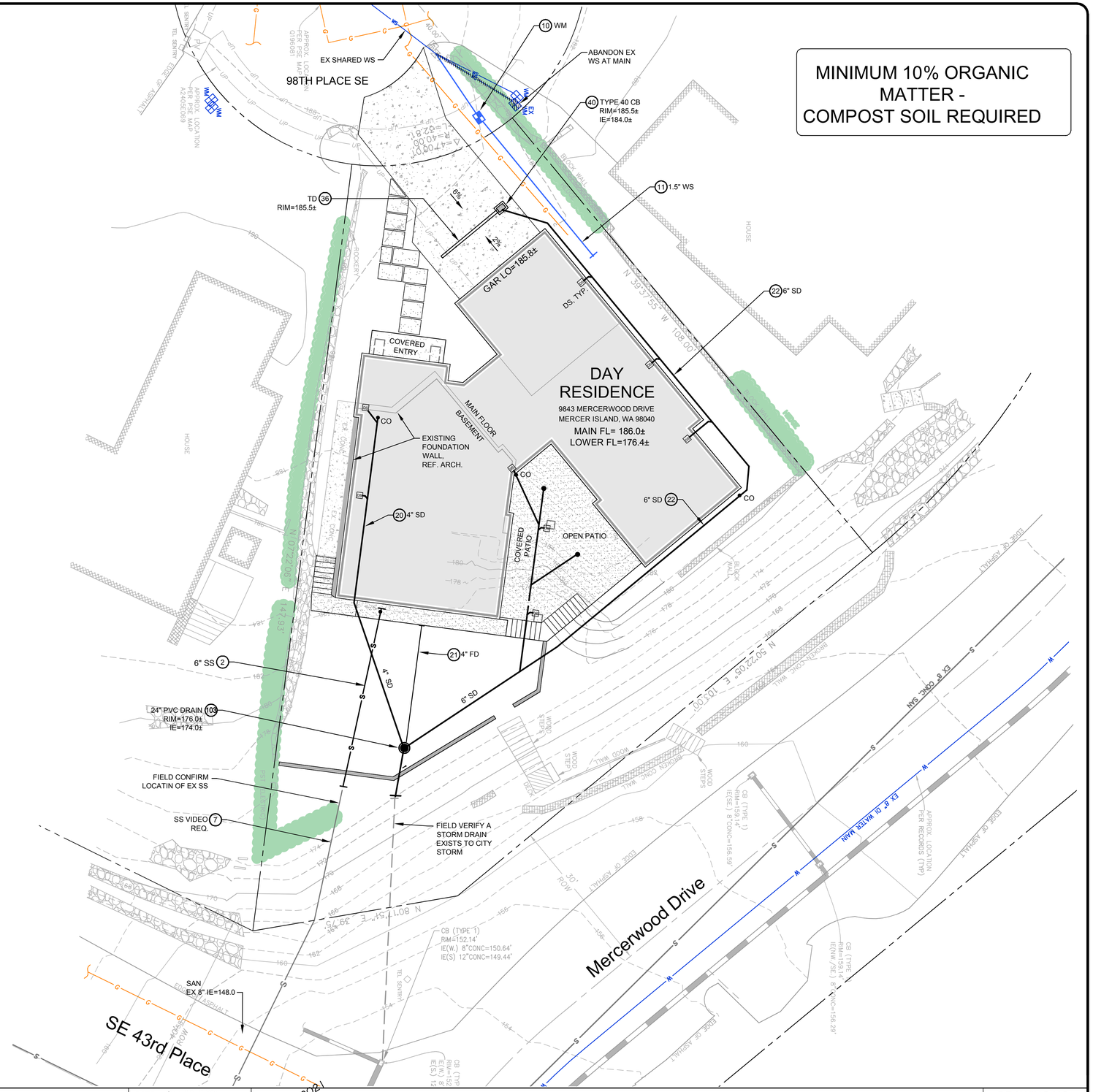
LOT 6 IN BLOCK N OF MERCER WOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52 OF PLATS, PAGES 32 AND 33, RECORDS OF KING COUNTY, WASHINGTON.

SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.

SOIL INSPECTION REQUIRED BY ENGINEER

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



NO.	DATE	BY	REVISIONS

APPLICANT
LESLIE AND RICHARD DAY

DATE: Sep 20, 2021
JOB# 2002
DRAFTED: DE DESIGN: DE
DIGITAL SIGNATURE

Sep 20, 2021
JEFFREY E. DUFFY
STATE OF WASHINGTON
39796
REGISTERED
PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET
PHONE: 206.930.0342
SEATTLE, WA 98107
DUFFY@CESOLUTIONS.US

DRAINAGE / CIVIL PLAN

DAY RESIDENCE
9843 MERCERWOOD DRIVE, MERCER ISLAND, WA 98040

DRAWING NO:
C2.0

APN 545600-0490

MINIMUM 10% ORGANIC MATTER - COMPOST SOIL REQUIRED

SOIL AMENDMENT REQUIRED

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

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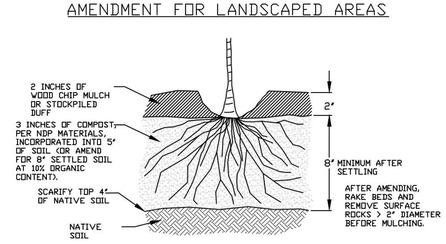
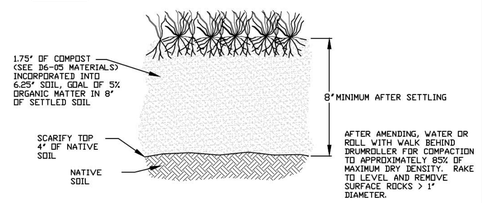
COMPOST AMENDED SOIL SPEC

AMENDMENT FOR LANDSCAPED AREAS



SOIL AMENDMENT FOR GRASS OR TURF AREAS



NOTES:

1. AMEND SOILS PER DOE MANUAL, VOL. V, S.3.1, BMP T5.13, (2012 OR CURRENT) OR WWW.SOILSFORSALMONDRG.
2. DO NOT AMEND SOILS IN AREAS WITH UNDISTURBED SOIL AND NATIVE VEGETATION.
3. OPTIONAL ALTERNATIVE: STOCKPILE NATIVE TOPSOIL ONSITE, AMEND IF NEEDED, AND REPLACE BEFORE PLANTING.
4. OPTIONAL ALTERNATIVE: IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET REQUIREMENTS.

JANUARY 2019 NO SCALE

City of Bellevue — STORM AND SURFACE WATER UTILITY

TITLE: AMENDED SOILS

NO. ~~NDR-1~~

NO.	DATE	BY	REVISIONS

APPLICANT
LESLIE AND RICHARD DAY

DATE: Sep 16, 2021
JOB# 2002
DRAFTED: SS DESIGN: SS
DIGITAL SIGNATURE

Sep 16, 2021
JEFFREY E. HAGAR — STATE OF WASHINGTON — 39766 REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERING SOLUTIONS
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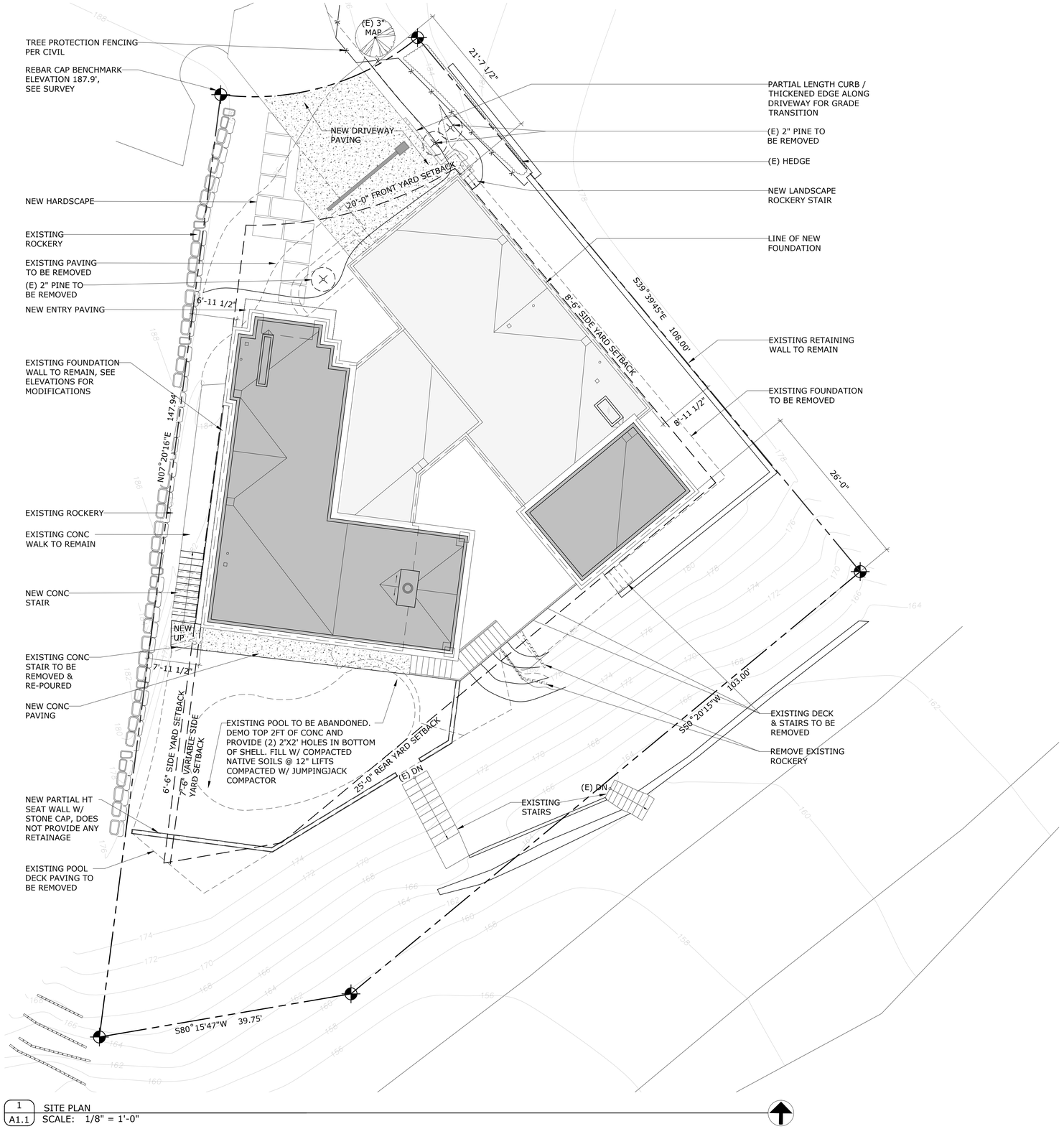
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

BMP DETAILS

DAY RESIDENCE
9843 MERCERWOOD DRIVE, MERCER ISLAND, WA 98040

DRAWING NO: C3.5

APN 545600-0490



1 / A1.1 SITE PLAN
SCALE: 1/8" = 1'-0"

SITE INFORMATION

ASSESSOR'S PARCEL NUMBER: 545600-0490

LEGAL DESCRIPTION:
MERCERWOOD DIV # 3 LESS SLY 10 FT5

WET SEASON GRADING RESTRICTION

LAND CLEARING, GRADING, FILLING, AND FOUNDATION WORK ARE NOT PERMITTED BETWEEN NOVEMBER 1 THROUGH OCTOBER 1 ON SITES WITH EROSION, POTENTIAL SLIDE, OR STEEP SLOPE HAZARD.

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DAY RESIDENCE
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MERCER ISLAND, WA 98040

7046 REGISTERED ARCHITECT
JAMES PATRICK ROMANO
STATE OF WASHINGTON

stamp

File Name: DAY 1.0 site plan
Plot Date: 9/27/21
Project ID: DAY
Drawn: EV
Checked: JR

mark	date	issue description
	9/27/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

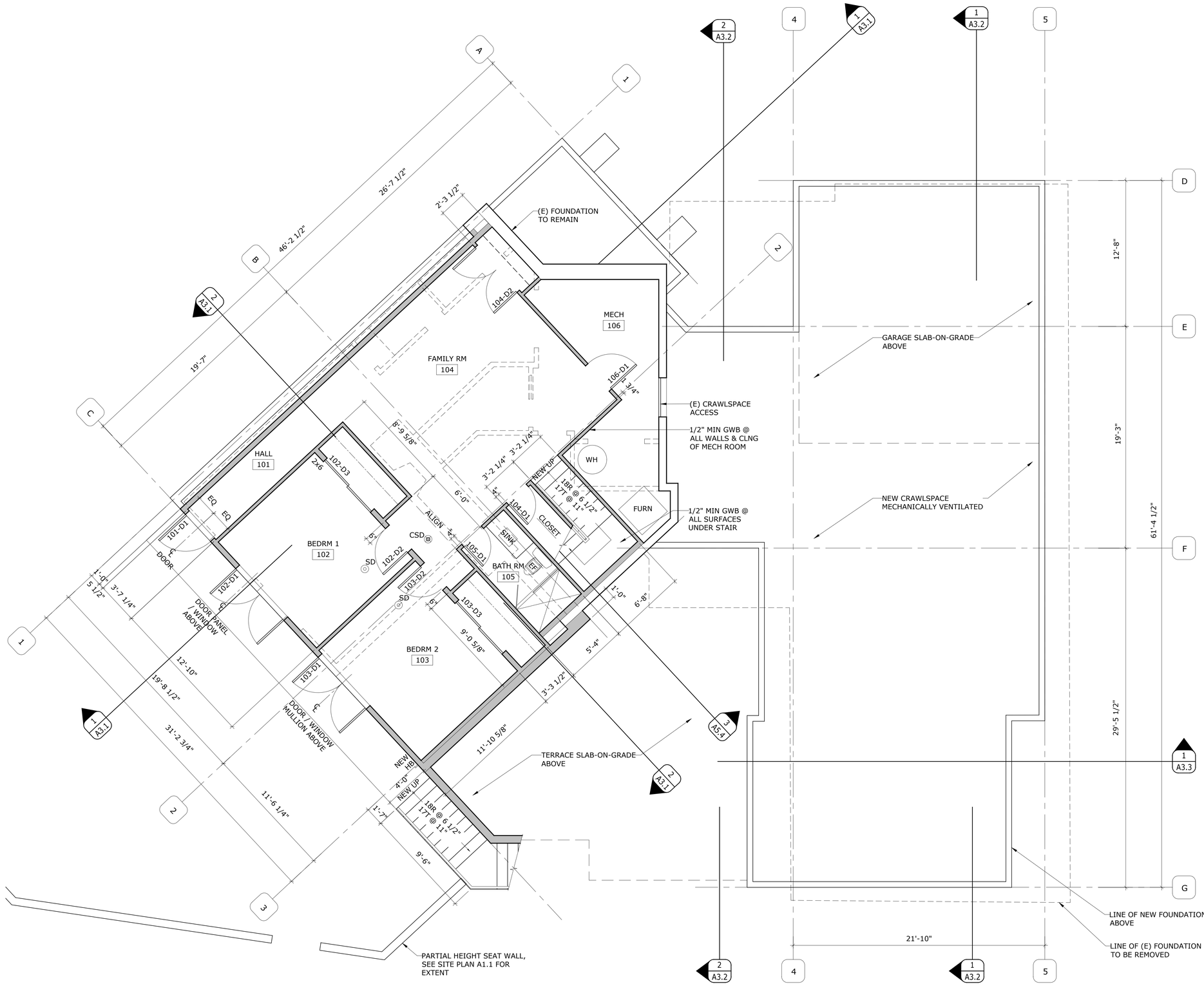
ARCH SITE PLAN

0 1
if scale is not 1", this drawing has been enlarged or reduced

sheet title

A1.1

sheet number



1 / A2.1 LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

N
PROJECT NORTH

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING UNO.
2. EXTERIOR WALLS TO BE 2X6 @ 16" OC UNO; INTERIOR WALLS TO BE 2X4 @ 16" OC UNO.
3. INTERIOR DOOR ROUGH OPENING 3 1/4" FROM ADJACENT WALL FRAMING UNO.
4. PROVIDE FIREBLOCKING AT LOCATIONS PER IRC R302.11.
5. PROVIDE GUARDRAILS (36" MIN HT) @ LOCATIONS PER PER IRC R312. CLEAR SPACES < 4".
6. PROVIDE HANDRAILS PER IRC 311.7.7. TOP OF HANDRAIL TO BE 34" MIN TO 38" MAX ABOVE NOSING. HANDRAIL TO BE CONT FULL FLIGHT OF STAIR PER IRC 311.7.7.2 & 4" MAX PICKET SPACING.
7. CRAWL SPACE MECHANICALLY VENTED PER IRC R408.3.
8. PROVIDE MIN 16"X24" ACCESS DOOR TO CRAWL SPACE PER IRC R408.4.
9. FACTORY BUILT FIREPLACES SHALL BE LISTED, LABELED, TESTED & INSTALLED IN ACCORDANCE W/ UL 127.
10. PROVIDE EXTERIOR AIR SUPPLY FOR FACTORY BUILT FIREPLACES PER IRC 1006.
11. PROVIDE SEISMIC STRAPPING AT WATER HEATER PER IRC M1307.2.
12. DIRECT VENT APPLIANCES SHALL BE PROVIDED COMBUSTION, VENTILATION & DILUTION AIR IN ACCORDANCE W/ APPLIANCE MANUFACTURER & PER IRC G2407.1.

PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL, OR ELEMENT, TO BE REMOVED U.N.O.
- NEW WALL FRAMING
- EF — EXHAUST FAN
- H — HEAT DETECTOR
- SD — SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR
- CSD — COMBO SMOKE / CARBON DETECTOR

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stamp

File Name: DAY A2.1 Basement Floor Plan
Plot Date: 9/27/21
Project ID: DAY
Drawn: EV
Checked: JR

mark	date	issue description
	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

LOWER FLOOR PLAN

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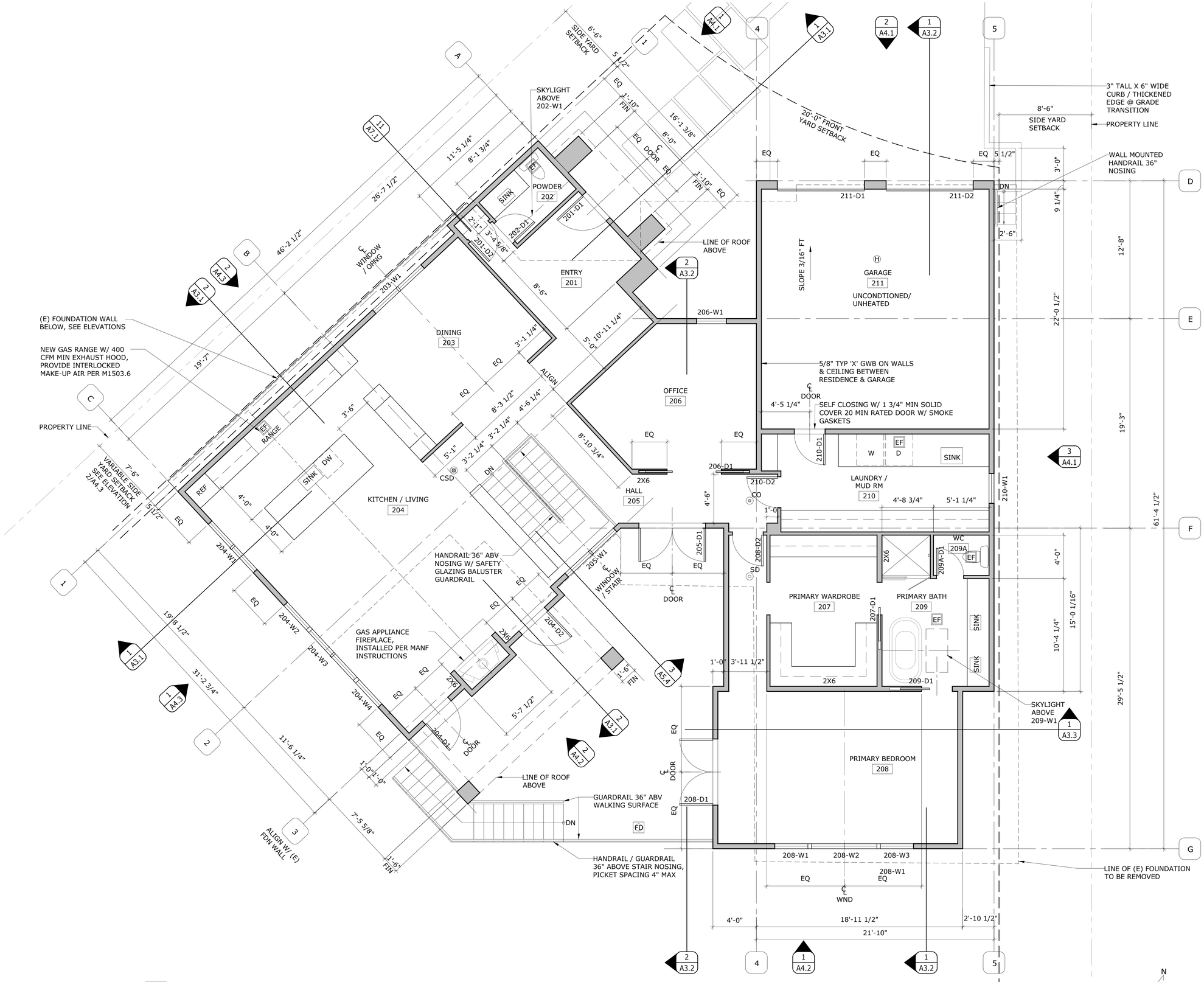
sheet title

A2.1

sheet number



1 / A2.2 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

N
PROJECT NORTH

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING UNO.
2. EXTERIOR WALLS TO BE 2X6 @ 16" OC UNO; INTERIOR WALLS TO BE 2X4 @ 16" OC UNO.
3. INTERIOR DOOR ROUGH OPENING 3 1/4" FROM ADJACENT WALL FRAMING UNO.
4. PROVIDE FIREBLOCKING AT LOCATIONS PER IRC R302.11.
5. PROVIDE GUARDRAILS (36" MIN HT) @ LOCATIONS PER PER IRC R312. CLEAR SPACES < 4".
6. PROVIDE HANDRAILS PER IRC 311.7.7. TOP OF HANDRAIL TO BE 34" MIN TO 38" MAX ABOVE NOSING. HANDRAIL TO BE CONT FULL FLIGHT OF STAIR PER IRC 311.7.7.2 & 4" MAX PICKET SPACING.
7. CRAWL SPACE MECHANICALLY VENTED PER IRC R408.3.
8. PROVIDE MIN 16"X24" ACCESS DOOR TO CRAWL SPACE PER IRC R408.4.
9. FACTORY BUILT FIREPLACES SHALL BE LISTED, LABELED, TESTED & INSTALLED IN ACCORDANCE W/ UL 127.
10. PROVIDE EXTERIOR AIR SUPPLY FOR FACTORY BUILT FIREPLACES PER IRC 1006.
11. PROVIDE SEISMIC STRAPPING AT WATER HEATER PER IRC M1307.2.
12. DIRECT VENT APPLIANCES SHALL BE PROVIDED COMBUSTION, VENTILATION & DILUTION AIR IN ACCORDANCE W/ APPLIANCE MANUFACTURER & PER IRC G2407.1.

PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL, OR ELEMENT, TO BE REMOVED U.N.O.
- NEW WALL FRAMING
- (H) HEAT DETECTOR
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- CSD COMBO SMOKE / CARBON DETECTOR
- MD MOTION DETECTOR

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STATE OF WASHINGTON

stamp

File Name: DAY A2.2 Main Plan
Plot Date: 9/27/21
Project ID: DAY
Drawn: EV
Checked: JR

mark	date	issue description
	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

MAIN FLOOR PLAN

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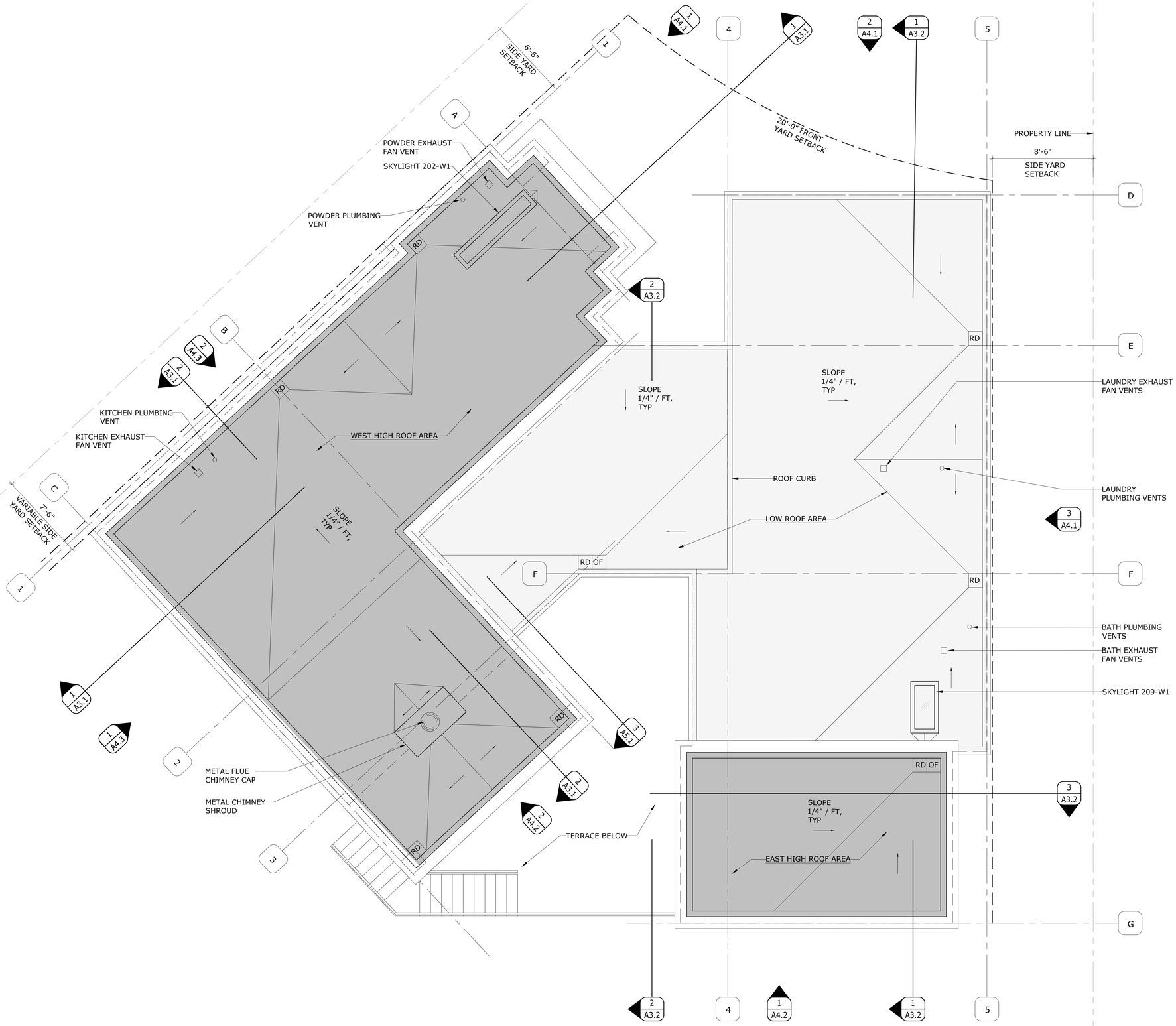
sheet title

A2.2

sheet number



1 / A2.3 ROOF PLAN
SCALE: 1/4" = 1'-0"

N
PROJECT NORTH

GENERAL NOTES:

1. ROOF VENTING SHALL BE PROVIDED @ 1/150 ROOF AREA, OR OR 1/300 X ROOF AREA WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON WARM-IN WINTER SIDE OF CEILING.

2. PROVIDE CLASS I OR II VAPOR BARRIER INSTALLED ON WARM-IN WINTER SIDE OF CEILING @ LOW ROOF AREA & WEST HIGH ROOF AREA.

3. GC TO PROVIDE VENTING IN ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS & CODE REQUIREMENTS.

ROOF VENTING CALCULATIONS:

SUPPORTING CALCULATIONS ARE BASED ON THE FOLLOWING: VENTED PARAPET CAP W/ (4) 1 1/2" Ø HOLES @ 18" OC = 5.28 SQ IN / LF OF VENTED PARAPET CAP.

WEST HIGH ROOF VENTED ROOF AREA = 1,187 SF
REQ'D NET FREE VENT AREA OF VENTED SPACE = 3.95 SF
TOTAL PROPOSED VENT AREA = 6.58 SF

1,187 / 300 = 3.95 SF VENT REQ'D
> 3.95 SF VENTING PROVIDED BY ~ 179.7 LF OF VENTED PARAPET CAP
179.7 LF X 5.28 SQ IN = 948.8 SQ IN / 144 SQ IN = 6.58 SF VENT AREA

TOTAL PROPOSED WEST HIGH ROOF VENT AREA = 6.17 SF

EAST HIGH ROOF VENTED ROOF AREA = 303 SF
REQ'D NET FREE VENT AREA OF VENTED SPACE = 2.02 SF
TOTAL PROPOSED VENT AREA = 2.62 SF

303 / 150 = 2.02 SF VENT REQ'D

> 2.02 SF VENTING PROVIDED BY ~ 71.4 LF OF VENTED PARAPET CAP
71.4 LF X 5.28 SQ IN = 377.08 SQ IN / 144 SQ IN = 2.62 SF VENT AREA

LOW ROOF VENTED ROOF AREA = 1,436 SF
REQ'D NET FREE VENT AREA OF VENTED SPACE = 4.78 SF
TOTAL PROPOSED VENT AREA = 6.70 SF

1,436 / 300 = 4.78 SF VENT REQ'D

> 4.78 SF VENTING PROVIDED BY ~ 182.75 LF OF VENTED PARAPET CAP
182.75 LF X 5.28 SQ IN = 964.92 SQ IN / 144 SQ IN = 6.70 SF VENT AREA

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File Name: DAY A2.3 Roof Plan
Plot Date: 9/27/21
Project ID: DAY
Drawn: EV
Checked: JR

mark	date	issue description
	7/23/21	PRE APP MEETING
	9/27/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

ROOF PLAN

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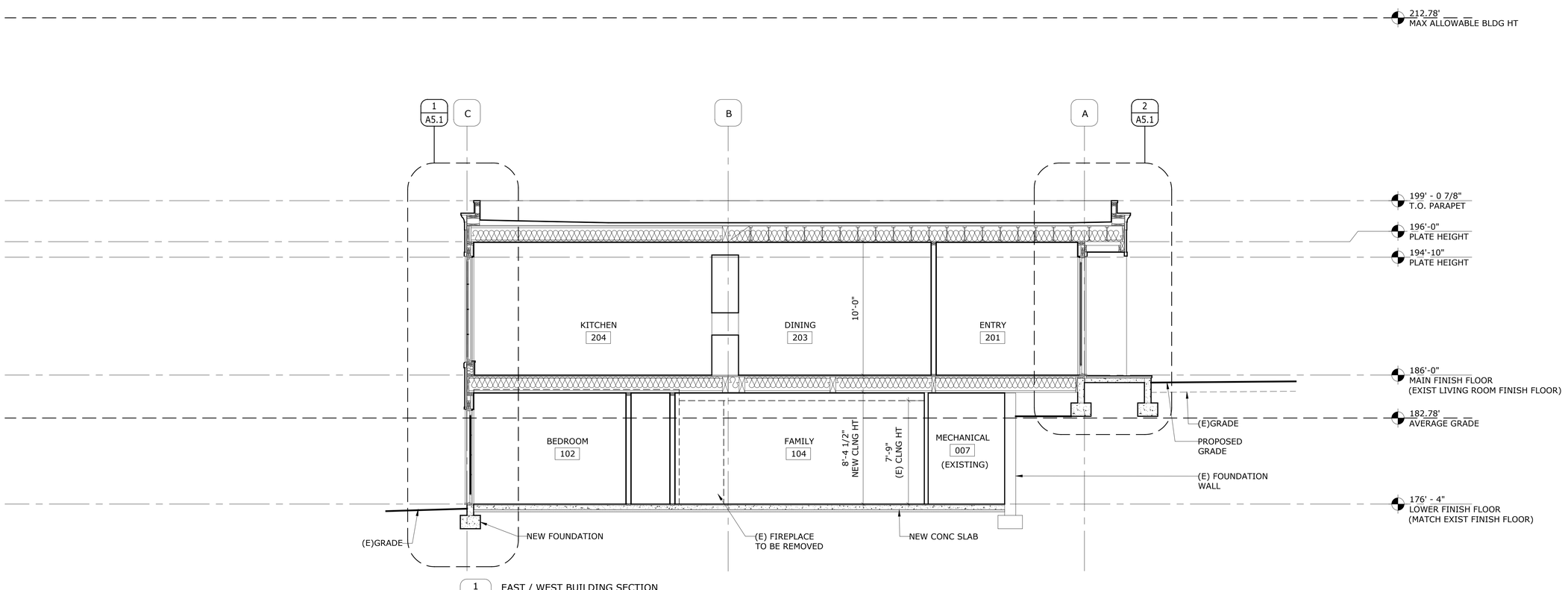
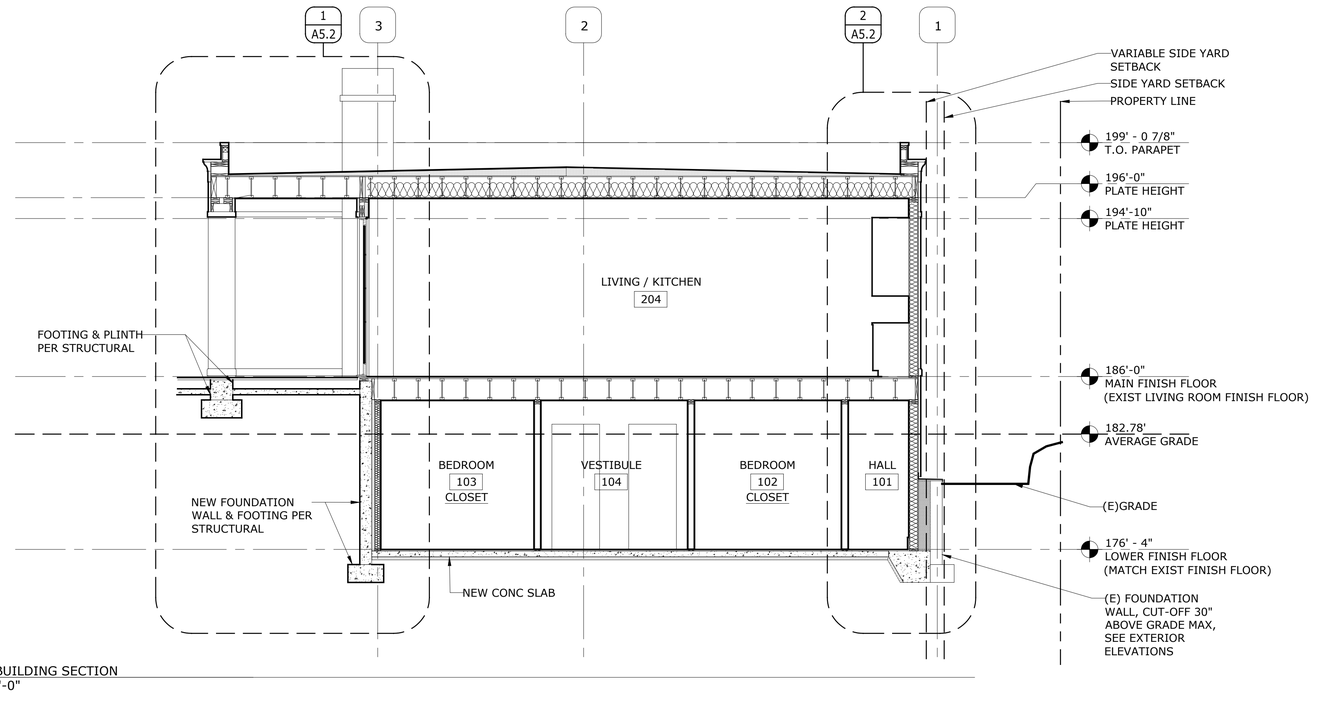
sheet title

A2.3

sheet number



1 A3.1 EAST / WEST BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 A3.1 NORTH / SOUTH BUILDING SECTION
SCALE: 1/4" = 1'-0"

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File Name: DAY A3.1 Sections
Plot Date: 9/27/21
Project ID: DAY
Drawn: EV
Checked: JR

mark	date	issue description
	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

BUILDING SECTIONS

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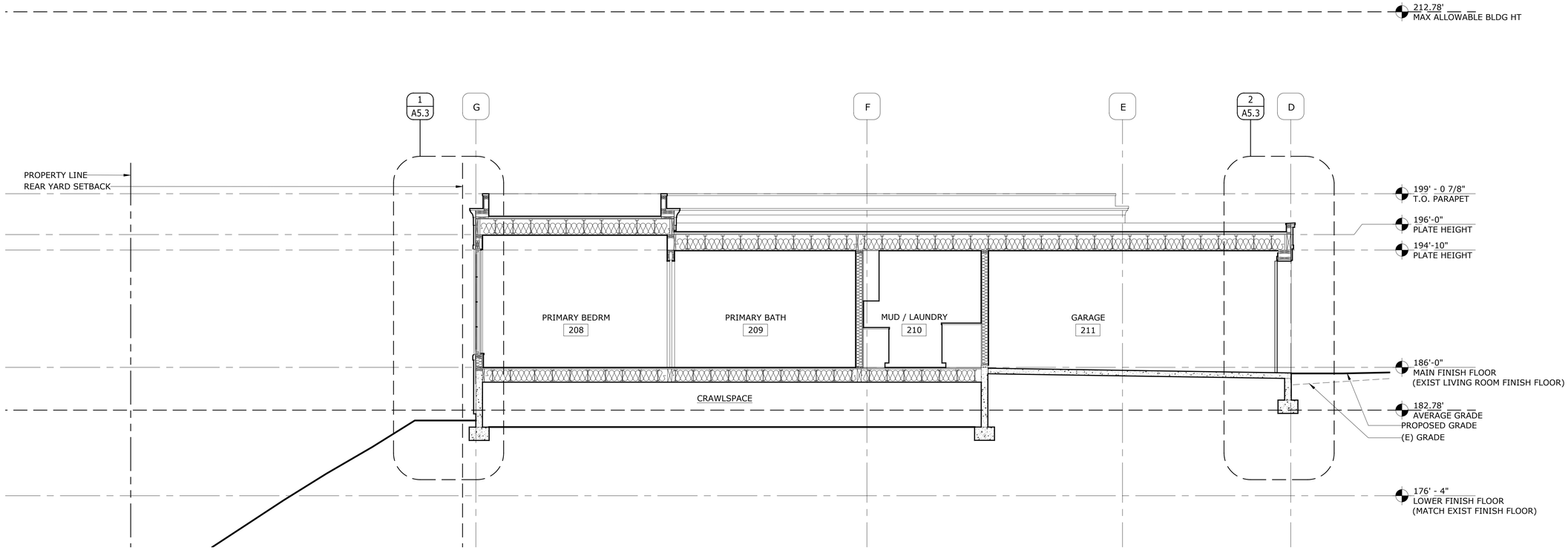
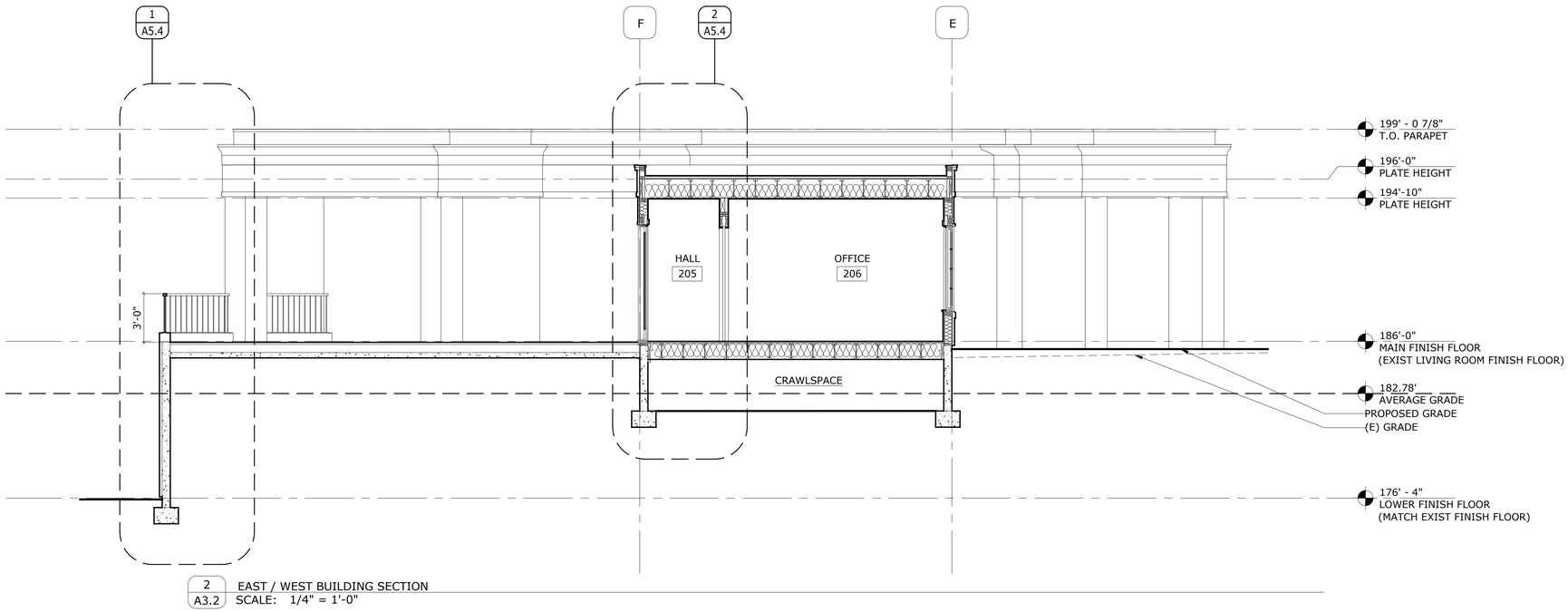
sheet title

A3.1

sheet number



1 A3.2 EAST / WEST BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 A3.2 EAST / WEST BUILDING SECTION
SCALE: 1/4" = 1'-0"

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stamp

File Name: DAY A3.1 Sections
Plot Date: 9/27/21
Project ID: DAY
Drawn: EV
Checked: JR

mark	date	issue description
	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

BUILDING SECTIONS

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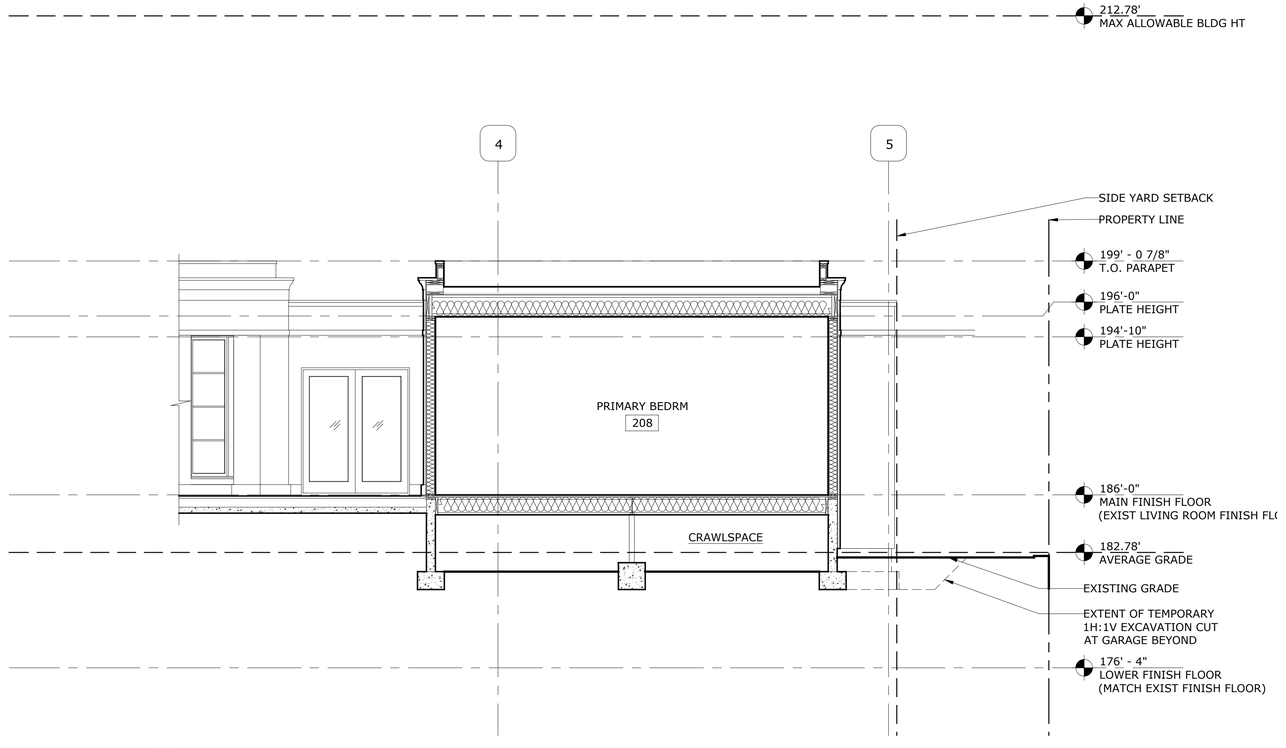
if scale is not 1", this drawing has been enlarged or reduced

sheet title

A3.2

sheet number



1
A3.3
NORTH BUILDING SECTION
SCALE: 1/4" = 1'-0"

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stamp

File Name: DAY A3.1 Sections
Plot Date: 9/27/21
Project ID: DAY
Drawn: EV
Checked: JR

mark	date	issue description
	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

BUILDING SECTIONS

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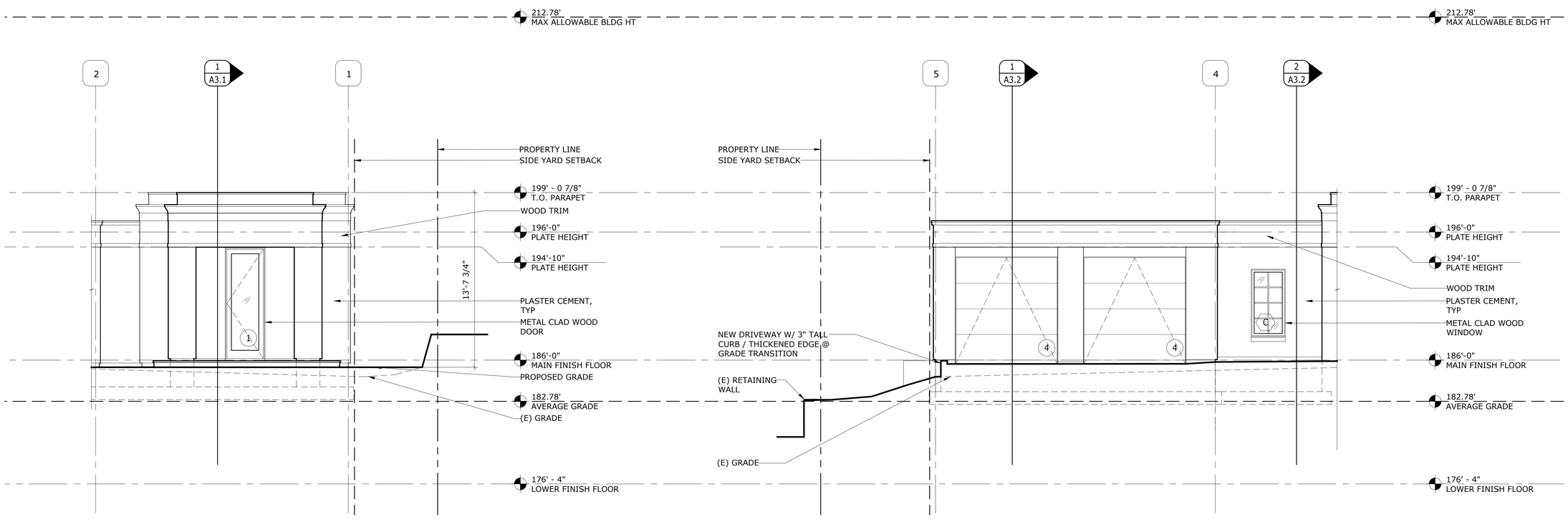
sheet title

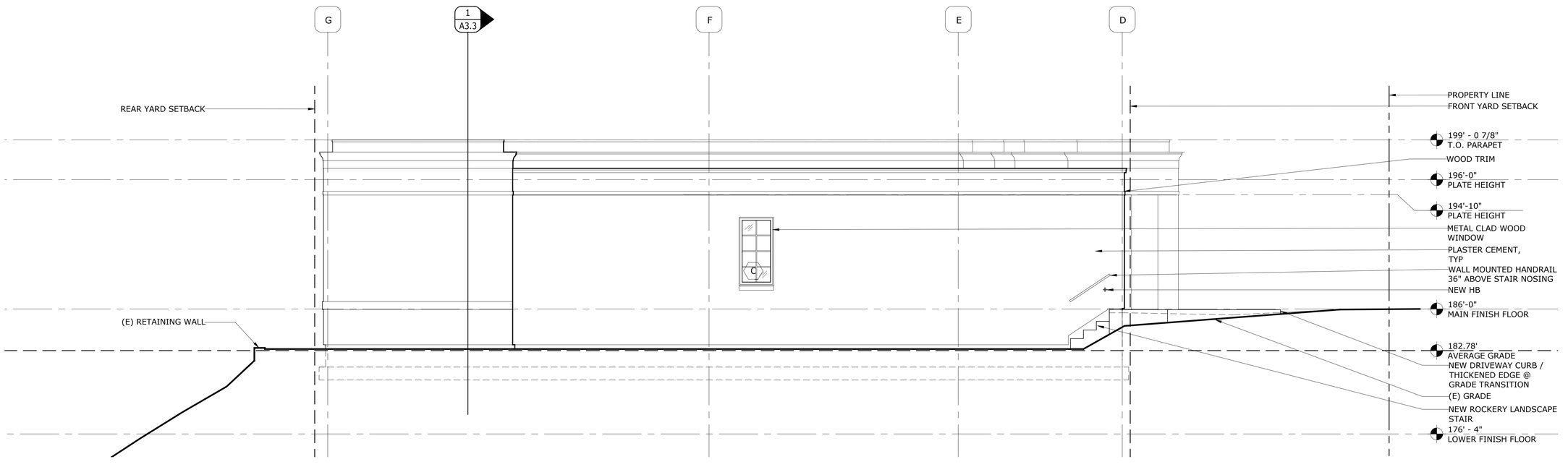
A3.3

sheet number



1 / A4.1 PARTIAL NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2 / A4.1 PARTIAL NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 / A4.1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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stamp

File Name: DAY A4.1 Elevations
Plot Date: 9/27/21
Project ID: DAY
Drawn: EV
Checked: JR

mark	date	issue description
	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

EXTERIOR ELEVATIONS

0 1
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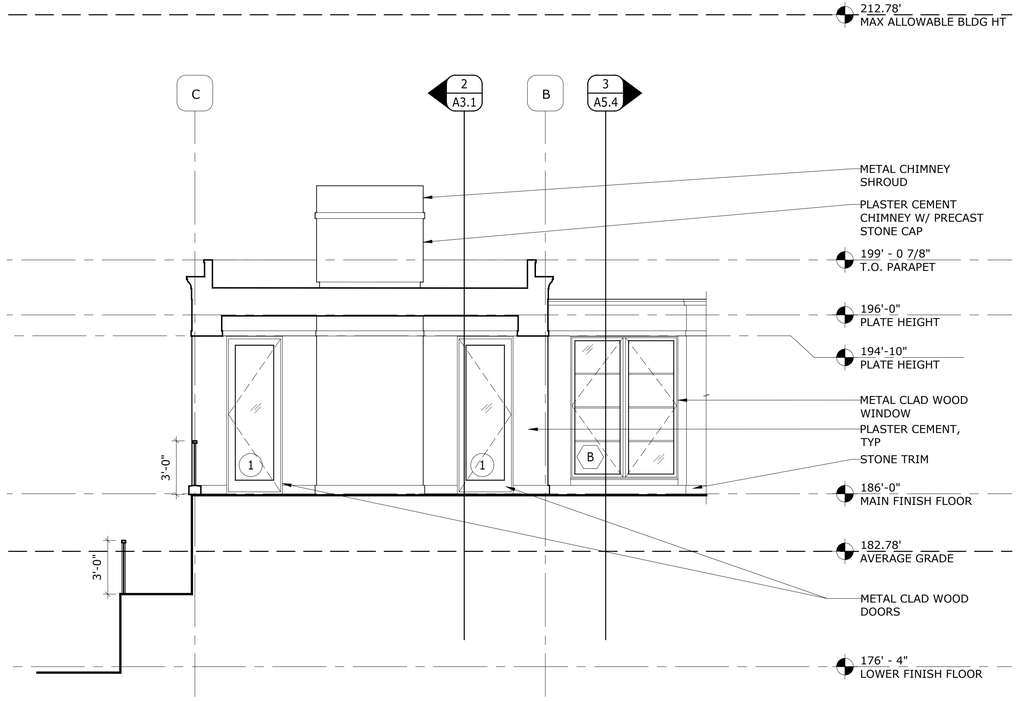
sheet title

A4.1

sheet number

1 / A4.2 PARTIAL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 / A4.2 PARTIAL EAST ELEVATION @ TERRACE
SCALE: 1/4" = 1'-0"

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stamp

File Name: DAY A4.1 Elevations
Plot Date: 9/27/21
Project ID: DAY
Drawn: EV
Checked: JR

mark	date	issue description
	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

EXTERIOR ELEVATIONS

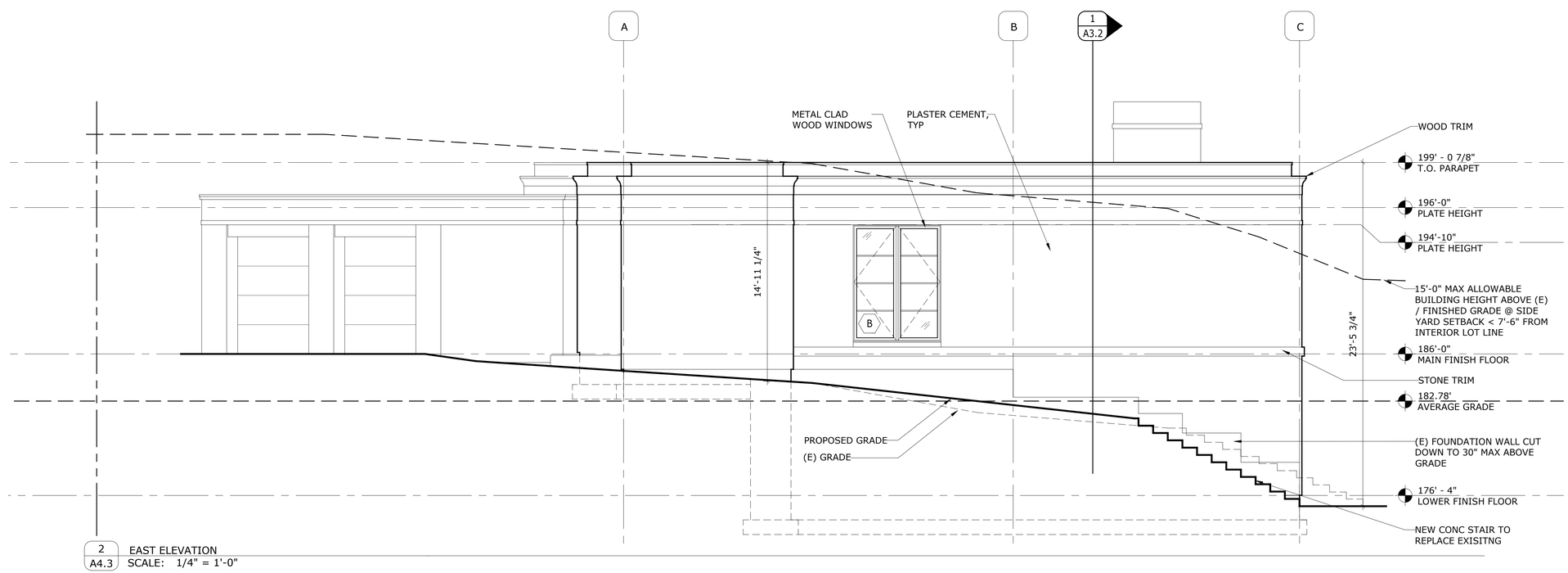
0 1
if scale is not 1", this drawing has been enlarged or reduced

sheet title

A4.2

sheet number

1 / A4.3 PARTIAL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 / A4.3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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stamp

File Name: DAY A4.1 Elevations
Plot Date: 9/27/21
Project ID: DAY
Drawn: EV
Checked: JR

mark	date	issue description
	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

EXTERIOR ELEVATIONS

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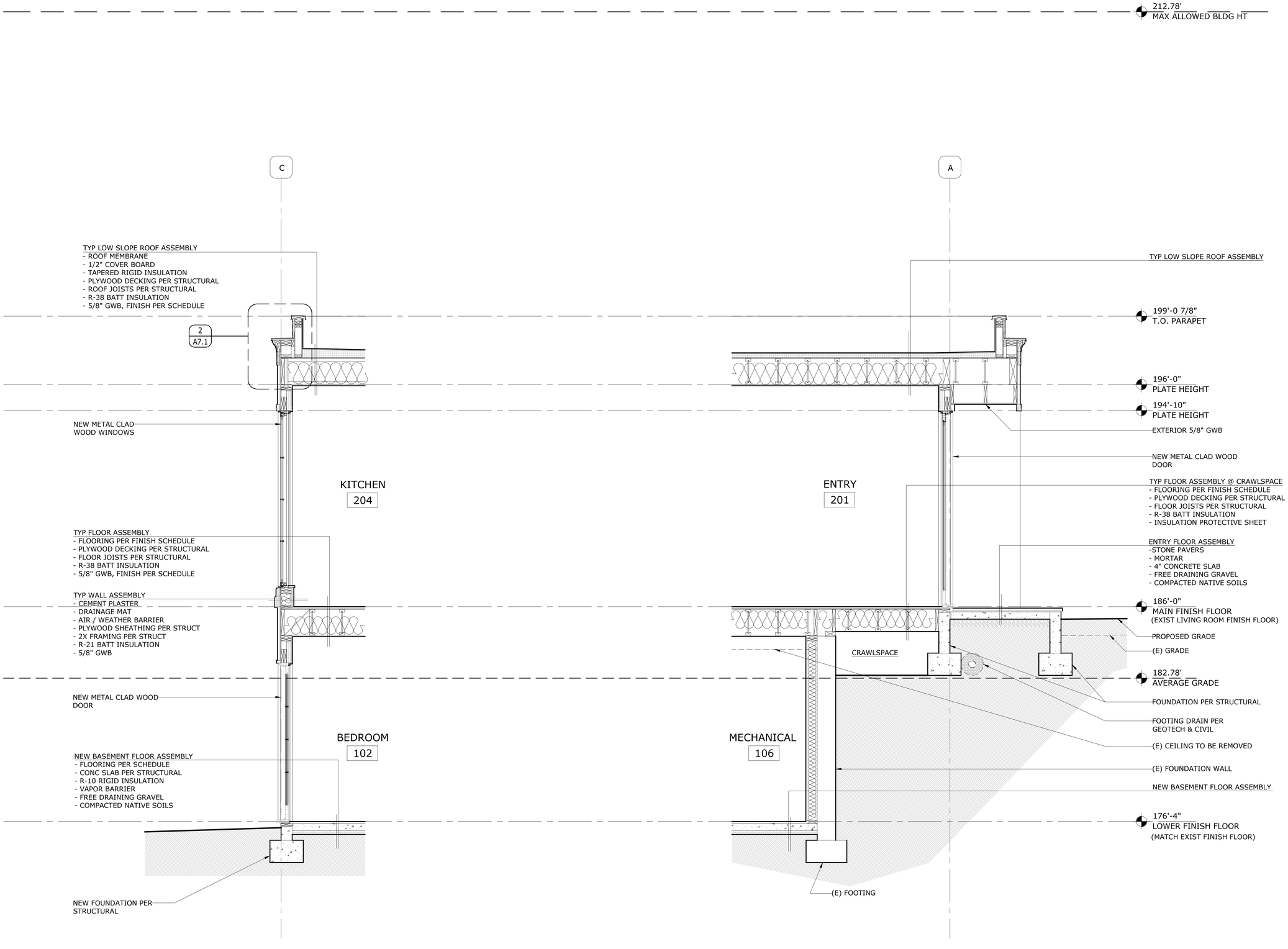
sheet title

A4.3

sheet number



1 A5.1 EAST WALL SECTION @ WINDOW WALL
SCALE: 1/2" = 1'-0"

2 A5.1 WEST WALL SECTION @ TERRACE
SCALE: 1/2" = 1'-0"

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stamp

File Name: DAY A5.0 Wall Sections
Plot Date: 9/27/21
Project ID: DAY
Drawn: SW
Checked: JR

mark	date	issue description
	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

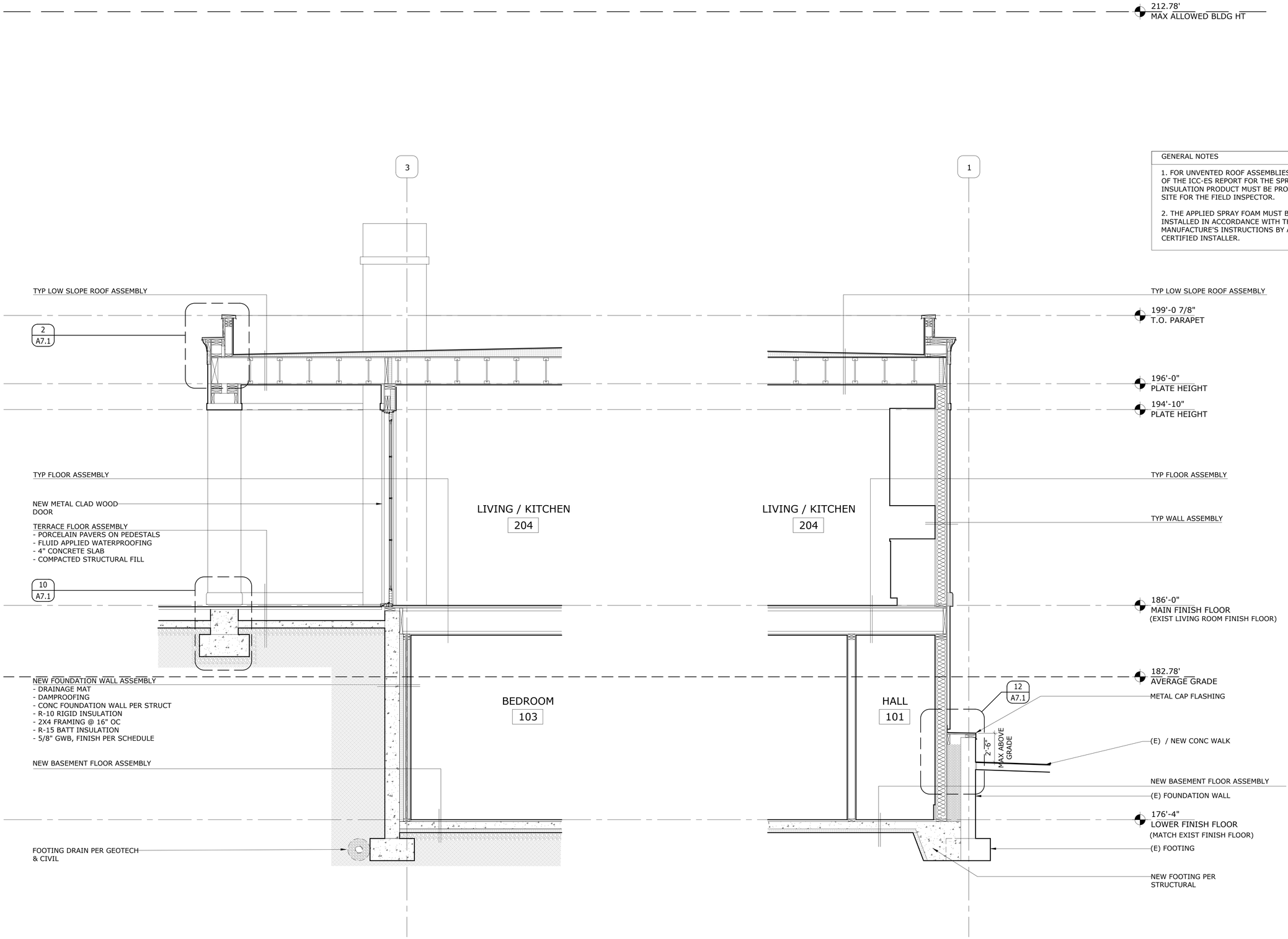
WALL SECTIONS

0 1
if scale is not 1", this drawing has been enlarged or reduced

sheet title

A5.1

sheet number



1 A5.2 EAST WALL SECTION @ PANTRY
SCALE: 1/2" = 1'-0"

2 A5.2 WEST WALL SECTION @ STAIR
SCALE: 1/2" = 1'-0"

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STATE OF WASHINGTON

stamp

File Name: DAY A5.0 Wall Sections
Plot Date: 9/27/21
Project ID: DAY
Drawn: SW
Checked: JR

mark	date	issue description
	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

WALL SECTIONS

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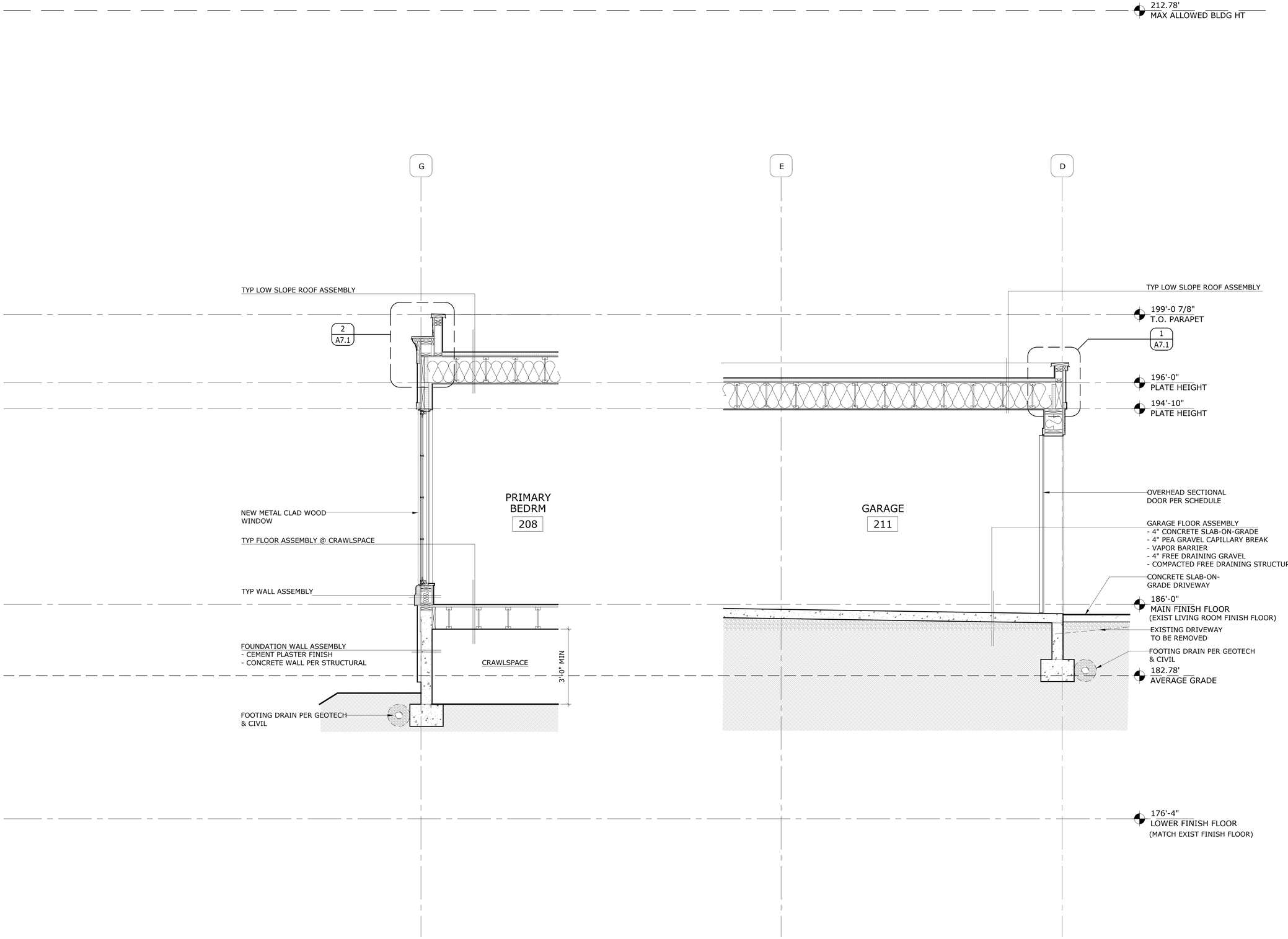
if scale is not 1", this drawing has been enlarged or reduced

sheet title

A5.2

sheet number



1 / A5.3 SOUTH WALL SECTION @ PRIMARY BEDRM
SCALE: 1/2" = 1'-0"

2 / A5.3 NORTH WALL SECTION @ GARAGE
SCALE: 1/2" = 1'-0"

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STATE OF WASHINGTON

stamp

File Name: DAY A5.0 Wall Sections
Plot Date: 9/27/21
Project ID: DAY
Drawn: SW
Checked: JR

mark	date	issue description
	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

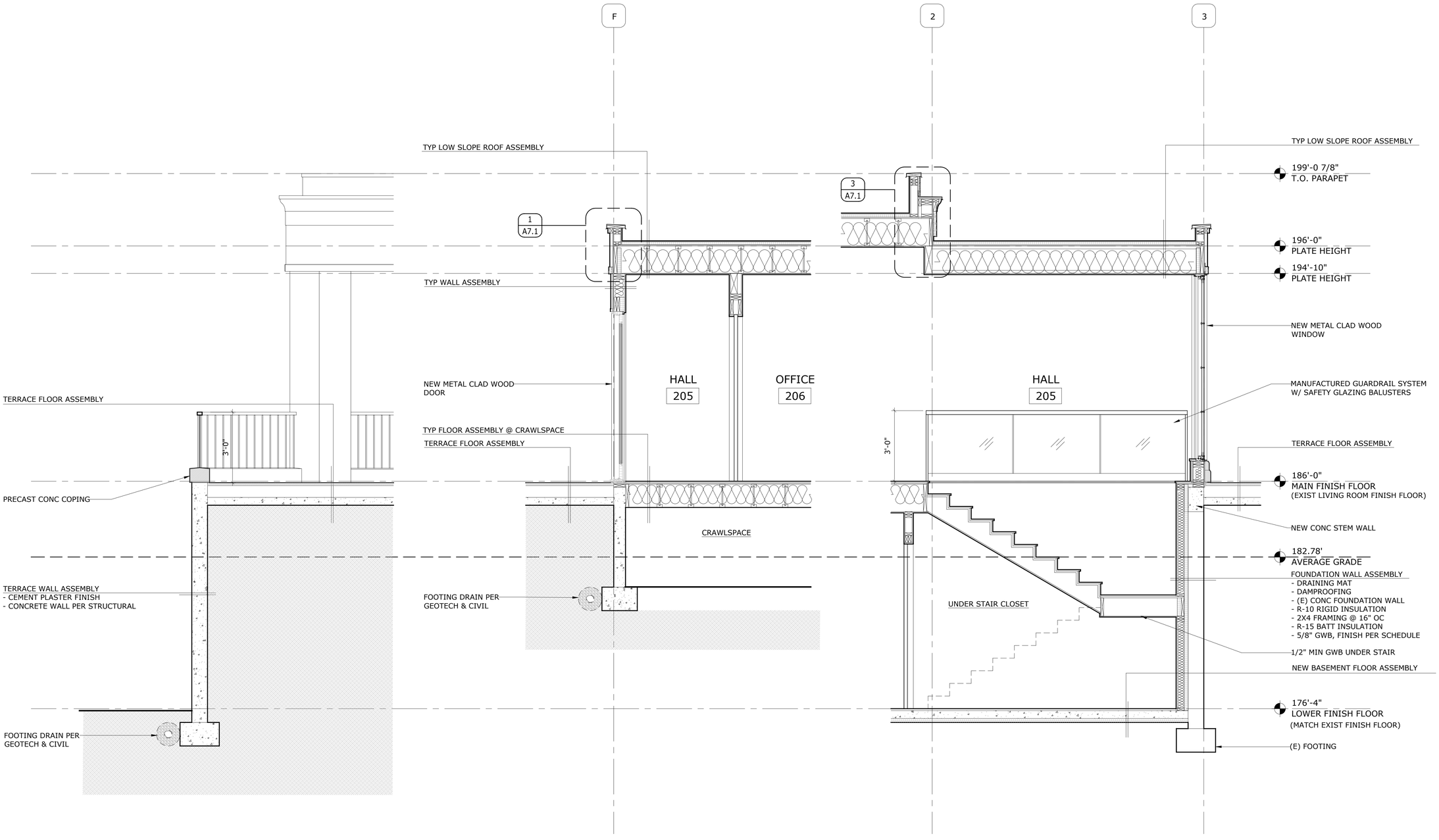
WALL SECTIONS

0 1
if scale is not 1", this drawing has been enlarged or reduced

sheet title

A5.3

sheet number



1 / A5.4 SOUTH WALL SECTION @ TERRACE WALL
SCALE: 1/2" = 1'-0"

2 / A5.4 SOUTH WALL SECTION @ HALL
SCALE: 1/2" = 1'-0"

3 / A5.4 EAST WALL SECTION @ STAIR
SCALE: 1/2" = 1'-0"

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7046 REGISTERED ARCHITECT
JAMES PATRICK ROMANO
STATE OF WASHINGTON

stamp

File Name: DAY A5.0 Wall Sections
Plot Date: 9/27/21
Project ID: DAY
Drawn: SW
Checked: JR

mark	date	issue description
	7/23/21	PRE-APP MEETING
	9/27/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

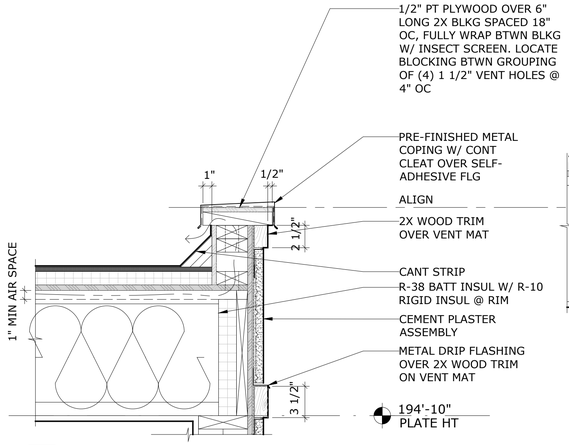
WALL SECTIONS

0 1
if scale is not 1", this drawing has been enlarged or reduced

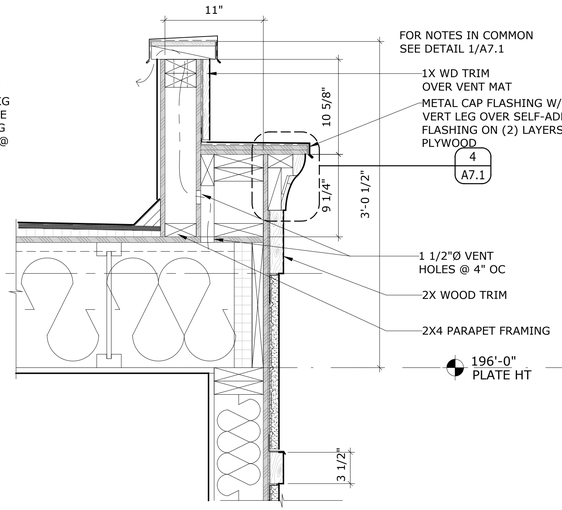
sheet title

A5.4

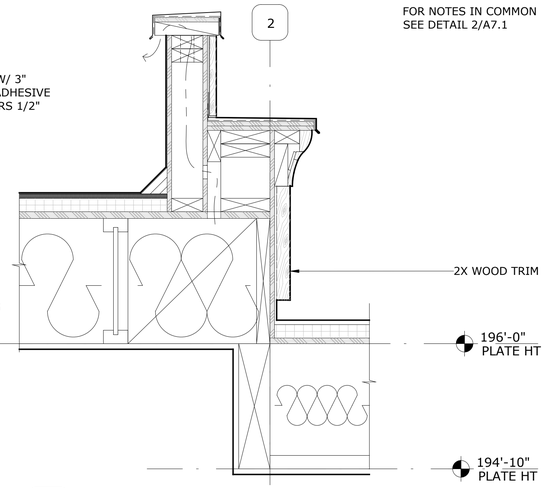
sheet number



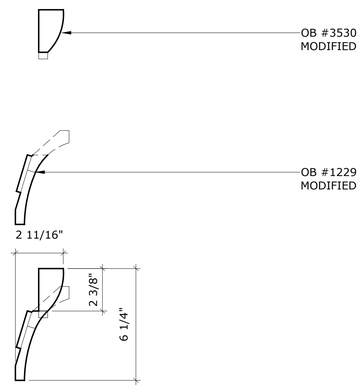
1 A7.1 LOW PARAPET DETAIL
1 1/2" = 1'-0"



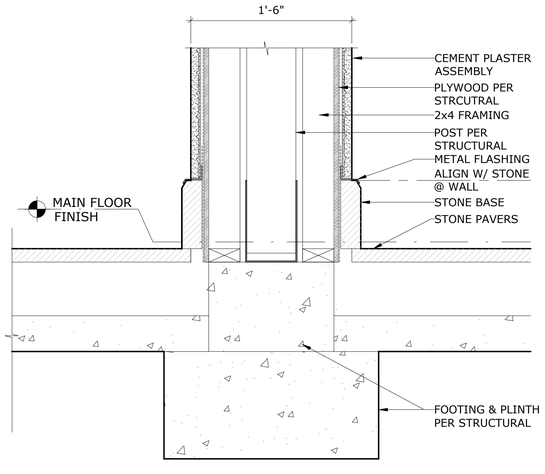
2 A7.1 HIGH PARAPET DETAIL
1 1/2" = 1'-0"



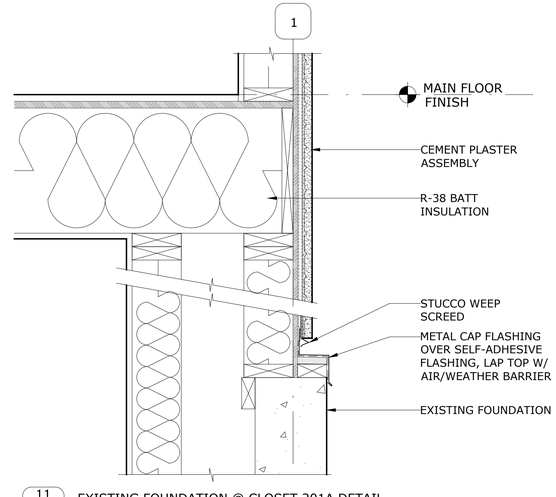
3 A7.1 HIGH PARAPET @ LOW ROOF DETAIL
1 1/2" = 1'-0"



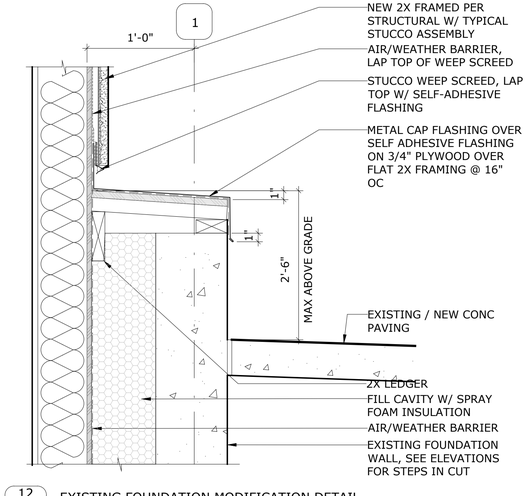
4 A7.1 PARAPET PROFILE DETAIL
3" = 1'-0"



10 A7.1 PIER FOOTING DETAIL @ TERRACE
1 1/2" = 1'-0"



11 A7.1 EXISTING FOUNDATION @ CLOSET 201A DETAIL
1 1/2" = 1'-0"



12 A7.1 EXISTING FOUNDATION MODIFICATION DETAIL
1 1/2" = 1'-0"

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7046 REGISTERED ARCHITECT
JAMES PATRICK ROMANO
STATE OF WASHINGTON

stamp

File Name: A7.0 Ext Details
Plot Date: 9/27/21
Project ID: DAY
Drawn: EV
Checked: JR

mark	date	issue description
	9/27/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

EXTERIOR DETAILS

0 1
if scale is not 1", this drawing has been enlarged or reduced

sheet title

A7.1

sheet number

EXTERIOR DOOR & WINDOW SCHEDULE

FLOOR	ROOM	DOOR #	DOOR TYPE	WDW #	WDW TYPE	MANUFACTURER MODEL NO.	OPERATION TYPE	MUNTIN	SCREEN	PROPERTIES				* GLAZING		** ENERGY									COMMENTS - SEE LEGEND
										THK	MTL	INT FIN	EXT FIN	THK	TYPE	*** ROUGH OPENING			AREA (SF)	FRAME SIZE			U-VALUE	UA	
																WIDTH	X	HEIGHT		WIDTH	X	HEIGHT			
LOWER	HALL 101	101-D1	2			MARVIN UOFD	OUTSWING	-	-	1 3/4"	WD	PTD	FAC	1"	LoE272	38 1/2"	x	86 1/2"	23.13	37 1/2"	x	86"	0.28	6.48	1
	BEDRM 1 102	102-D1	3			MARVIN UOFD	OUTSWING	-	-	1 3/4"	WD	PTD	FAC	1"	LoE272	73 5/8"	x	86 1/2"	44.23	72 5/8"	x	86"	0.28	12.38	1
	BEDRM 2 103	103-21	3			MARVIN UOFD	OUTSWING	-	-	1 3/4"	WD	PTD	FAC	1"	LoE272	73 5/8"	x	86 1/2"	44.23	72 5/8"	x	86"	0.28	12.38	1
MAIN	ENTRY 201	201-D1	1			MARVIN UOFD	INSWING	-	-	1 3/4"	WD	PTD	FAC	1"	LoE272	38 1/2"	x	106 3/4"	28.54	37 1/2"	x	106 1/4"	0.28	7.99	1
	POWDER 202			202-W1	D	CRYSTALITE		-	-	PER MANF	MTL	PTD	FAC	1"	LoE366	13"	x	89"	-	20"	x	96"	0.49	-	1, 5
	DINING 203			203-W1	B	MARVIN UCA	CASEMENT	7/8"	-	PER MANF	WD	PTD	FAC	1"	LoE272	73"	x	95 5/8"	48.48	72"	x	95 1/8"	0.28	13.57	1
	KITCHEN/LIVING 204	204-D1	1			MARVIN UOFD	OUTSWING	-	-	1 3/4"	WD	PTD	FAC	1"	LoE272	38 1/2"	x	106 3/4"	23.80	37 1/2"	x	106 1/4"	0.28	6.66	1
		204-D2	1			MARVIN UOFD	OUTSWING	-	-	1 3/4"	WD	PTD	FAC	1"	LoE272	38 1/2"	x	106 3/4"	48.48	37 1/2"	x	106 1/4"	0.28	13.57	1
				204-W1	B	MARVIN UCA	CASEMENT	7/8"	-	PER MANF	WD	PTD	FAC	1"	LoE272	73"	x	95 5/8"	28.54	72"	x	95 1/8"	0.28	7.99	1, 6
				204-W2	A	MARVIN UCA	CASEMENT	7/8"	-	PER MANF	WD	PTD	FAC	1"	LoE272	37"	x	95 5/8"	28.54	36"	x	95 1/8"	0.28	7.99	1, 6
				204-W3	B	MARVIN UCA	FIXED CASEMENT	7/8"	-	PER MANF	WD	PTD	FAC	1"	LoE272	73"	x	95 5/8"	48.48	72"	x	95 1/8"	0.28	13.57	1
				204-W4	A	MARVIN UCA	CASEMENT	7/8"	-	PER MANF	WD	PTD	FAC	1"	LoE272	37"	x	95 5/8"	24.57	36"	x	95 1/8"	0.28	6.88	1, 6
	HALL 205	205-D1	3			MARVIN UOFD	OUTSWING	7/8"	-	1 3/4"	WD	PTD	FAC	1"	LoE272	73 1/2"	x	86 1/4"	48.48	72 1/2"	x	85 3/4"	0.28	13.57	1
				205-W1	B	MARVIN UCA	CASEMENT	7/8"	-	PER MANF	WD	PTD	FAC	1"	LoE272	73"	x	95 5/8"	24.57	72"	x	95 1/8"	0.28	6.88	1
	OFFICE 206			206-W1	C	MARVIN UCA	CASEMENT	-	-	PER MANF	WD	PTD	FAC	1"	LoE272	33"	x	63 5/8"	44.02	32"	x	63 1/8"	0.28	12.33	
	PRIMARY BEDRM 208	208-D1	3			MARVIN UOFD	OUTSWING	7/8"	-	1 3/4"	WD	PTD	FAC	1"	LoE272	73"	x	106 3/4"	48.48	72"	x	106 1/4"	0.28	13.57	2
				208-W1	A	MARVIN UCA	CASEMENT	7/8"	-	PER MANF	WD	PTD	FAC	1"	LoE272	37"	x	95 5/8"	14.58	36"	x	95 1/8"	0.28	4.08	1, 6
				208-W2	B	MARVIN UCA	FIXED CASEMENT	7/8"	-	PER MANF	WD	PTD	FAC	1"	LoE272	73"	x	95 5/8"	54.12	72"	x	95 1/8"	0.28	15.15	1
				208-W3	A	MARVIN UCA	CASEMENT	7/8"	-	PER MANF	WD	PTD	FAC	1"	LoE272	37"	x	95 5/8"	24.57	36"	x	95 1/8"	0.28	6.88	1, 6
	PRIMARY BATH 209			209-W1	D	CRYSTALITE		-	-	PER MANF	MTL	PTD	FAC	1"	LoE366	17"	x	41"	-	24"	x	48"	0.49	-	1, 5
	LAUNDRY/ MUD 210	210-D1	4			ROGUE VALLEY OR EQ	INSWING		-	1 3/4"	WD	PTD	PTD			36 1/2"	x	85 1/4"	24.57	35 1/2"	x	84 3/4"	0.46	-	3
				210-W1	C	MARVIN UCA	CASEMENT	7/8"	-	PER MANF	WD	PTD	FAC	1"	LoE272	33"	x	63 5/8"	48.48	32"	x	63 1/8"	0.28	13.57	
	GARAGE 211	211-D1	5			CLOPAY MODEL 33	SECTIONAL	-	-	1 3/8"	WD	PTD	PTD	-	-	96"	x	99"	-	-	-	-	-	-	4
		211-D2	5			CLOPAY MODEL 33	SECTIONAL	-	-	1 3/8"	WD	PTD	PTD	-	-	96"	x	99"	-	-	-	-	-	-	4

TOTAL	722.86	
EXEMPT GLAZING AREA =	0.00	
EXEMPT DOOR AREA =	24.00	
TOTAL CALCULATED AREA =	698.86	= 195.52
		0.28

COMMENTS LEGEND

* ALL GLAZING TO HAVE DUAL LOW-E COATING; CARDINAL 272 - SURFACE #2
** BUILDER SHALL SUPPLY CERTIFICATION FROM WINDOW MANUFACTURER TO THE BUILDING INSPECTOR SHOWING COMPLIANCE WITH THE SCHEDULE (FOR ENERGY COMPLIANCE & SAFETY GLAZING)
*** ROUGH OPENING SIZE IS FOR ENERGY CODE CALCULATIONS ONLY. CONTRACTOR TO DETERMINE R.O. TO ACCOMMODATE WEATHERPROOFING ASSEMBLY
1. SAFETY GLAZING
2. EGRESS WINDOW
3. SOLID CORE WOOD SLAB DOOR & FRAME DEFAULT U-FACTOR BASED ON 2018 WSEC TABLE R303.1.3(2)
4. ROUGH OPENING SIZE IS EQUAL TO GARAGE DOOR PANEL SIZE. DOOR AREA EXCLUDED FROM UA CALCULATION
5. SKYLIGHT GLAZING INNER PANE CONSISTS OF LAMINATED GLASS WITH NOT LESS THAN A 30 MIL PVB FILM & TEMPERED OUTER PANE. SCREEN NOT REQUIRED. AREA NOT INCLUDED IN UA CALCULATION. MAXIMUM SKYLIGHT U-FACTOR = 0.50
6. PROVIDE FALL RESTRAINT WINDOW LIMITING HARDWARE

INTERIOR DOOR SCHEDULE

FLOOR	DOOR NUMBER	FROM - TO	DOOR OPENING SIZE	TYPE	OPERATION	DOOR PROPERTIES				LOCK TYPE	STOP TYPE	COMMENTS
						THK	MTL	INT FIN	EXT FIN			
LOWER LEVEL	102-D1	FAMILY RM 104 - BEDRM 1 102	2'-10" x 7'-0"	A	SWING	1 3/4"	WD	PTD	PTD	PRIVACY		
	102-D2	BEDRM 1 102 - CLOSET	6'-0" x 7'-0"	E	SLIDE	1 3/4"	WD	PTD	PTD	-		
	103-D1	FAMILY RM 104 - BEDRM 2 103	2'-10" x 7'-0"	A	SWING	1 3/4"	WD	PTD	PTD	PRIVACY		
	103-D2	BEDRM 2 103 - CLOSET	6'-0" x 7'-0"	E	SLIDE	1 3/4"	WD	PTD	PTD	-		
	104-D1	FAMILY RM 104 - UNDER STAIR CLOSET	2'-4" x 7'-0"	A	SWING	1 3/4"	WD	PTD	PTD	-		
	104-D2	FAMILY RM 104 - CLOSET	5'-4" x 7'-0"	B	SWING	1 3/4"	WD	PTD	PTD	DUMMY		INSTALL STRIKE ON TOP OF DOOR SO ITS NOT VISIBLE FROM ROOM
	105-D1	FAMILY RM 104 - BATH RM 105	2'-4" x 7'-0"	A	SWING	1 3/4"	WD	PTD	PTD	PRIVACY		
	106-D1	FAMILY RM 104 - MECH 106	3'-0" x 7'-0"	A	SWING	1 3/4"	WD	PTD	PTD	-		
MAIN LEVEL	201-D2	ENTRY 201 - CLOSET 201A	2'-6" x 7'-0"	A	SWING	1 3/4"	WD	PTD	PTD	-		
	202-D1	ENTRY 201 - POWDER 202	2'-6" x 7'-0"	A	SWING	1 3/4"	WD	PTD	PTD	PRIVACY		
	206-D1	HALL 205 - OFFICE 206	5'-0" x 7'-0"	D	POCKET	1 3/4"	WD	PTD	PTD	-		
	207-D1	PRIM WARDROBE 207 - PRIM BATH 209	2'-10" x 7'-0"	C	POCKET	1 3/4"	WD	PTD	PTD	PRIVACY		
	208-D2	HALL 205 - PRIMARY BEDRM 208	2'-10" x 7'-0"	A	SWING	1 3/4"	WD	PTD	PTD	PRIVACY		
	209-D1	PRIMARY BEDRM 208 - PRIMARY BATH 209	2'-10" x 7'-0"	C	POCKET	1 3/4"	WD	PTD	PTD	PRIVACY		
	209A-D1	PRIMARY BATH 209 - WC 209A	2'-6" x 7'-0"	A	SWING	1 3/4"	WD	PTD	PTD	-		
	210-D2	LAUNDRY/ MUD RM 210 - HALL 205	2'-10" x 7'-0"	A	SWING	1 3/4"	WD	PTD	PTD	-		

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7046 REGISTERED ARCHITECT
JAMES PATRICK ROMANO
STATE OF WASHINGTON

stamp

File Name: DAY A8.0 schedule
Plot Date: 9/27/21
Project ID: DAY
Drawn: EV
Checked: JR

mark	date	issue description
	9/27/21	BUILDING PERMIT

Issue For: PERMIT

sheet info

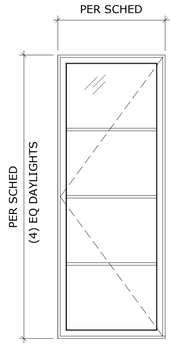
DOOR & WINDOW SCHEDULE

0 1
if scale is not 1", this drawing has been enlarged or reduced

sheet title

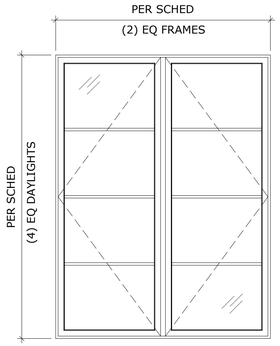
A8.1

sheet number



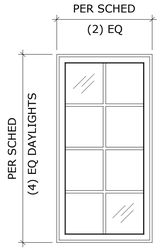
A

WOOD FRAME METAL CLAD
WINDOWS W/
INSULATED GLAZING
(SAFETY GLAZING PER SCHEDULE)



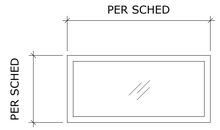
B

TWO WOOD FRAME METAL CLAD
WINDOWS FACTORY MULLED W/
INSULATED GLAZING
(SAFETY GLAZING PER SCHEDULE)



C

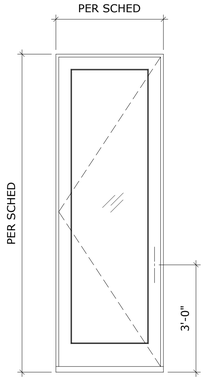
WOOD FRAME METAL CLAD W/
INSULATED GLAZING
(SAFETY GLAZING PER SCHEDULE)



D

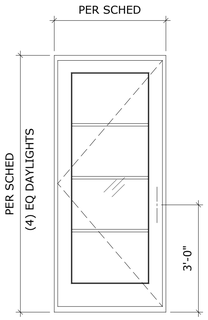
ALUM FRAME, FIXED
SKYLIGHT W/
INSULATED SAFETY GLAZING

EXTERIOR WINDOW TYPES



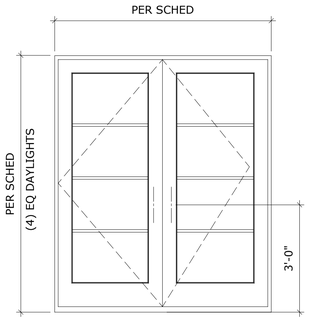
1

CUSTOM INSWING WOOD
DOOR W/ SAFETY GLAZING
PANEL



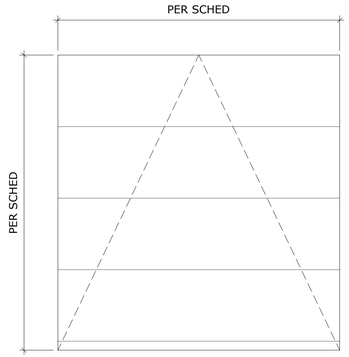
2

ALUM FRAME METAL CLAD
SINGLE SWING DOOR, W/
INSULATED SAFETY GLAZING



3

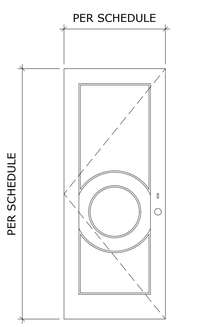
ALUM FRAME METAL CLAD PAIR
SWING DOORS, W/
INSULATED SAFETY GLAZING



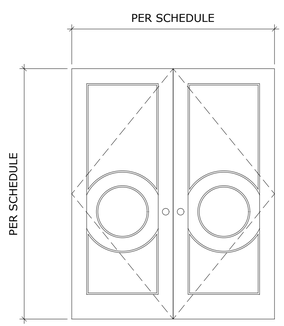
4

WOOD FRAME OVERHEAD SECTIONAL GARAGE
DOOR W/
INSULATED SAFETY GLAZING &
APPLIED SIDING TO MATCH HOUSE

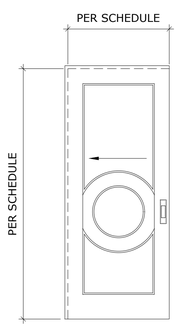
EXTERIOR DOOR TYPES



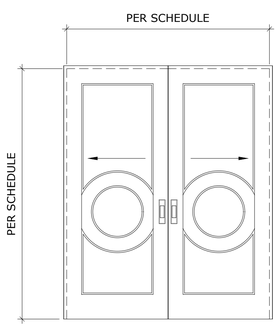
DOOR TYPE A
SINGLE, STILE & RAIL, RAISED PANEL
WOOD DOOR, TS3140 OR EQ



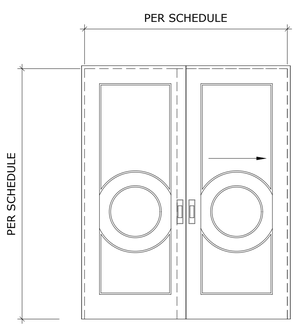
DOOR TYPE B
PAIR, STILE & RAIL, RAISED PANEL WOOD
DOOR, TS3140 OR EQ



DOOR TYPE C
POCKET, STILE & RAIL, RAISED PANEL
WOOD DOOR, TS3140 OR EQ



DOOR TYPE D
PAIR POCKET, STILE & RAIL, RAISED
PANEL WOOD DOOR, TS3140 OR EQ



DOOR TYPE E
SLIDING, STILE & RAIL, RAISED PANEL
WOOD DOOR, TS3140 OR EQ

INTERIOR DOOR TYPES

SHEET NOTES:

1. REFER TO FLOOR PLANS FOR DOOR SWING DIRECTION.
2. REFER TO ELEVATIONS FOR WINDOW SWING DIRECTION.
   EMERGENCY ESCAPE & RESCUE:
   EGRESS OPENINGS MUST MEET THESE REQUIREMENTS: (REFER TO FOR EGRESS WINDOWS)
   5.7 SQ FT MIN NET CLEAR OPENING
   (5 SF MIN NET AT GRADE FLOOR OPENINGS)
   20" MIN CLEAR OPEN WIDTH
   24" MIN CLEAR OPEN HEIGHT
   44" MAX SILL HEIGHT
3. SECURITY REQUIREMENTS TO BE PROVIDED:
   A. EXT DOORS: MIN 1/2" THROW ON DEAD BOLT OR DEAD LATCH.
   B. WINDOWS: LOCKABLE WHERE WITHIN 10 FT OF GRADE.
4. SAFETY GLAZING AS REQUIRED BY IRC R308.4. REFER TO PLANS & A8.1 FOR REQUIRED SAFETY GLAZING LOCATIONS.
5. ALL WINDOW & DOOR HEADERS TO BE INSULATED WITH R-10 INSULATION
6. WINDOW LIMITING HARDWARE REQUIRED AT WINDOWS WITH SILLS LESS THAN 24" ABOVE THE FLOOR. LIMITING HARDWARE IS TO RESTRICT THE INITIAL WINDOW OPENING TO 4" MAX., AND BE RELEASABLE WITH NO MORE THAN 15 LBS OF FORCE TO OPEN MORE FULLY. REFER TO A8.1 FOR REQUIRED LIMITING HARDWARE LOCATIONS & A4.1 - A4.4 FOR ADDITIONAL SILL HEIGHT INFO.

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DOOR & WINDOW TYPES

0 1
if scale is not 1", this drawing has been enlarged or reduced

sheet title

A8.2

sheet number

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 (IBC) 2018 EDITION.

2. DESIGN LOADING CRITERIA

FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
FLOOR LIVE LOAD (RESIDENTIAL DECKS AND BALCONIES)	60 PSF
SNOW	25 PSF
WIND	METHOD - DIRECTIONAL PROCEDURE Kzt=1.33, GCpi=0.18, 110 MPH (RISK CATEGORY II), EXPOSURE "B"
EARTHQUAKE	ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS SDC D, SITE CLASS D (GEO), Ie=1.0, Ss=1.40, S1=0.54, Sds=0.933, Sd1=NULL, Cs=0.144, R=6.5, SEISMIC DESIGN BASE SHEAR Vsx=19.2 KIPS

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

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 SECTIONS, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

5. 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."

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

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.

9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER. MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION FOR THE INSPECTORS USE AND REFERENCE.

GEOTECHNICAL

10. 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 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	2500 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	45 PCF/35 PCF
TRAFFIC SURCHARGE	70 PSF
SEISMIC SURCHARGE	8H
PASSIVE PRESSURE	300 PCF
COEFFICIENT OF FRICTION	0.40
2" DIAMETER EXTRA STRONG PIPE PILE CAPACITY	6 TONS
3" DIAMETER STANDARD WEIGHT PIPE PILE CAPACITY	12 TONS

SOILS REPORT REFERENCE: GEOTECHNICAL ENGINEERING STUDY, PROPOSE DAY RESIDENCE REMODEL, PREPARED BY GEOTECH CONSULTANTS INC, DATED AUGUST 19 2019, FILE NUMBER JN19233

11. 3", 4" AND 6" DIAMETER STANDARD WEIGHT PIPE PILES SHALL BE DRIVEN TO REFUSAL AS DEFINED BY THE SOILS ENGINEER. PIPE PILES SHALL BE INSTALLED IN STRICT CONFORMANCE TO SOILS ENGINEER'S REQUIREMENTS. TESTING OF PILES SHALL BE ACCORDANCE WITH SOILS ENGINEER'S REQUIREMENTS AND AT A MINIMUM BE TESTED IN ACCORDANCE TO ASTM STANDARD D1143-81 FOR A MINIMUM OF (1)PILE OR 3% OF 3", 4" AND 6" DIAMETER PILES UP TO (5)PILES OF EACH SIZE MAXIMUM; USE OF THE QUICK LOAD TEST METHOD IN THE STANDARD IS THE MINIMUM REQUIRED. STEEL PIPE SHALL CONFORM TO ASTM 53, GRADE A OR B, Fy = 35 KSI. PILES SHALL BE DRIVEN IN NOMINAL SECTIONS AND CONNECTED WITH COMPRESSION FITTED SLEEVE COUPLERS. PIPE JOINTS SHOULD NOT BE WELDED TOGETHER. PILES SHALL BE PLACED WITHIN 3" OF SPECIFIED LOCATION. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRIVING PILES.

CONCRETE

12. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318 AND ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3000 PSI. SLUMP OF CONCRETE SHALL NOT EXCEED 6". STRUCTURAL DESIGN IS BASED ON A CONCRETE STRENGTH OF f'c = 2500 PSI, THEREFORE NO CONCRETE STRENGTH TESTING REQUIRED. CONCRETE EXPOSURE CATEGORIES ARE F1, S0, W0, AND C1.

    ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14, TABLE 19.3.3.1.

13. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, fy = 60 KSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy = 40 KSI. WELDED WIRE WIRE FABRIC SHALL CONFORM TO ASTM A1064. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, fy = 60 KSI.

14. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #6 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 48 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.

15. 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"

ANCHORAGE

16. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" EPOXY ADHESIVE AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2508 AND IAMPO-UES REPORT ER-265. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A36, UNO.

17. HEAVY DUTY THREADED CONCRETE ANCHORS SPECIFIED ON THE DRAWINGS SHALL BE "TITEN HD SCREW ANCHOR" AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2713 AND ESR-1056, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

18. EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "STRONG-BOLT 2" ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT CONFORMANCE TO ICC-ES REPORT ESR-3037 AND IAPMO-UES REPORT ER-240, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

19. DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE (PDPWL-300MG, 0.145" DIAMETER, UNO) AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2138. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1", UNO. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE.

WOOD

20. ALL 2x LUMBER SHALL BE KILN DRIED OR MC-19, AND ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2x AND 3x MEMBERS)	DOUGLAS FIR - LARCH NO 2 MINIMUM BASE VALUE, Fb = 900 PSI
	(4x MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 900 PSI
BEAMS	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 875 PSI
POSTS	(4x MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fc = 600 PSI
STUDS, PLATES AND MISC FRAMING		DOUGLAS FIR - LARCH NO 2

21. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. ALL CANTILEVER GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. GLUED LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 3, L2D GRADE, Fc = 2300 PSI, Fb = 2000 PSI, E = 1900 KSI.

22. MANUFACTURED LUMBER, PSL, LVL, AND LSL, SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E)	Fb = 2900 PSI	E = 2000 KSI	Fv = 290 PSI
LVL (2.0E)	Fb = 2600 PSI	E = 2000 KSI	Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI	E = 1550 KSI	Fv = 310 PSI
PSL COLUMN (1.8E)	Fc = 2500 PSI	E = 1800 KSI	Fv = 190 PSI

    DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

    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.

23. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

24. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS-1 OR PS-2.

    WALL SHEATHING SHALL BE 7/16" or 1/2" (NOMINAL) WITH SPAN RATING 24/0

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

    WATERPROOF DECK SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

    FLAT ROOF SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

    ROOF SHEATHING SHALL BE 1/2" or 7/16" (NOMINAL) WITH SPAN RATING 32/16 FOR ROOFS WITH A PITCH GREATER THAN 2:12

    REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

25. 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.

26. PRESSURE TREATED WOOD (INCLUDES PRESERVATIVE AND FIRE TREATED) SHALL BE TREATED PER AWPA STANDARDS. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO RETENTION OF 0.25 PCF. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS WITHOUT AMMONIA IN DIRECT CONTACT WITH ACQ-A TO A RETENTION LEVEL OF 0.40 PCF), CBA-A (UP TO A RETENTION LEVEL OF 0.41 PCF), CA-B (UP TO A RETENTION LEVEL OF 0.21 PCF), SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS WITH AMMONIA IN DIRECT CONTACT WITH ACQ-A (OVER A RETENTION LEVEL OF 0.40 PCF), CBA-A (OVER A RETENTION LEVEL OF 0.41 PCF), CA-B (OVER A RETENTION LEVEL OF 0.21 PCF), OR WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

27. 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 CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. 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 "IUS" SERIES JOIST HANGERS. ALL DOUBLE-JOISTS BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIU" SERIES JOIST HANGERS.

    WHERE CONNECTOR STRAPS CONNECT (2)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.

28. WOOD FASTENERS

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

SIZE	TYPE	LENGTH	DIAMETER
8d	COMMON	2-1/2"	0.131"
10d	GUN	3"	0.131"
12d	GUN	3-1/4"	0.131"
16d	GUN	3-1/2"	0.131"

    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.

    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 SCREWS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2018 EDITION) WITH A LEAD BORE HOLE OF 60-70% OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS. BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE PLATES/MEMBERS. BOLTS SHALL NOT BE FORCIBLY DRIVEN.

    C. SDS AND SDWS SCREWS CALLED OUT ON PLAN ARE TIMBER SCREWS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. SCREWS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. LAG SCREWS ARE NOT AN EQUIVALENT SUBSTITUTION.

29. WOOD FRAMING NOTES - THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS:

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

    B. WALL FRAMING: REFER TO ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16"oc, UNO. (2)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. (2)2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS IN STRUCTURAL WALLS, UNO. NAIL MULTI-MEMBER HEADERS WITH (2)ROWS 10d AT 12"oc. 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 AND BOTTOM PLATE TO EACH STUD WITH (3)10d NAILS. FACE NAIL DOUBLE TOP PLATES WITH 10d AT 12"oc AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE (12)10d NAILS AT 4"oc EACH SIDE OF JOINT. AT TOP PLATE INTERSECTIONS PROVIDE (3)10d FACE NAILS.

    ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH (2)ROWS OF 12d NAILS AT 16"oc, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"oc EMBEDDED 7" MINIMUM, UNO. THERE SHALL BE A MINIMUM OF (2)BOLTS PER PLATE SECTION WITH (1)BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4-1/2" FROM EACH END OF THE PLATE SECTION. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH (2)ROWS OF 10d AT 16"oc. UNLESS NOTED OTHERWISE, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH #6 x 1-1/4" TYPE S OR W SCREWS AT 12"oc. UNLESS NOTED OTHERWISE, 7/16" OR 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS AT 6"oc AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS AT 12"oc. 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, UNO. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL TIMBER JOISTS TO SUPPORTS WITH (3)10d NAILS AND NAIL TJI JOISTS TO SUPPORTS WITH (2)10d NAILS. ATTACH JOISTS TO BEAMS WITH SIMPSON JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH (2)ROWS 10d AT 12"oc. TOENAIL RIM JOIST TO TOP PLATE WITH 10d AT 6"oc. TOENAIL BLOCKING BETWEEN JOISTS TO TOP PLATE WITH (3)10d NAILS.

    UNLESS NOTED OTHERWISE ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS WITH END JOINTS STAGGERED, AND NAILED AT 6"oc WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND AT 12"oc 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 10d AT 12"oc, UNO.

30. NOTCHES AND HOLES IN WOOD FRAMING:

    A. SAWN LUMBER JOISTS AND RAFTERS: NOTCHES AT THE ENDS OF JOISTS SHALL NOT EXCEED 1/4 THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED 1/6 THE JOIST DEPTH, BE LONGER THAN 1/3 THE JOIST DEPTH, OR BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. HOLES SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER SHALL NOT EXCEED 1/3 THE JOIST DEPTH. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL BE LOCATED A MINIMUM OF 2" FROM ANY NOTCH.

    B. EXTERIOR AND BEARING WALLS: WOOD STUDS ARE PERMITTED TO BE NOTCHED TO A DEPTH NOT EXCEEDING 1/4 OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH IS PERMITTED IN WOOD STUDS. HOLES SHALL NOT BE WITHIN 5/8" TO THE EDGE OF THE STUD. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL NOT BE LOCATED AT THE SAME SECTION AS A NOTCH.

    C. CUTS, NOTCHES, AND HOLES IN MANUFACTURED LUMBER, PREFABRICATED PLYWOOD WEB JOISTS, AND PREFABRICATED TRUSSES ARE PROHIBITED EXCEPT WHERE NOTED ON STRUCTURAL PLANS OR PERMITTED BY MANUFACTURER'S RECOMMENDATIONS.

31. ELECTRICAL, MECHANICAL, PLUMBING, AND DRAINAGE SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE THE DIFFERENTIAL SHRINKAGE OR MOVEMENT OF THE WOOD STRUCTURE (3/8" PER FLOOR).

32. DEFLECTION OF CANTILEVERS SHALL BE CLOSELY MONITORED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR TO VERIFY AND ENSURE ALL POST CAPS AND POST BEARING CONDITIONS ARE INSTALLED IN STRICT CONFORMANCE TO THE STRUCTURAL PLANS. CANTILEVERS IN WOOD FRAMING CAN DEFLECT UP TO 1/8" PER FOOT (I.E. 4' CANTILEVER MAY DEFLECT 1/2"). IF DEFLECTION EXCEEDS 1/8" PER FOOT NOTIFY STRUCTURAL ENGINEER IMMEDIATELY. BEFORE FINISHES ARE INSTALLED, FLOORS AT OR ABOVE CANTILEVERS MAY REQUIRE LEVELING COMPOUND AND SOFFITS FURRED TO MAKE THEM LEVEL.

RENOVATION

33. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

34. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION AND/OR DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 20 PSF.

35. CONTRACTOR SHALL CHECK FOR DRYROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

36. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED.

    A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.

    B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.

    C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.

    D. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, DOWELS EPOXY GROUTED INTO EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING, UNO.

37. ALL EXTERIOR MASONRY WALLS SHALL BE INSPECTED AND REPAIRED AS FOLLOWS: SCRAPE ALL LOOSE AND WEAKENED MORTAR OUT TO FULL DEPTH OF THE DETERIORATION; REMOVE AND REPLACE ANY LOOSE MASONRY UNITS; CHECK FOR LOOSE FACING BRICK VENEERS; TUCK POINT ALL JOINTS SOLID. ALL MASONRY RESTORATION AND REPAIR SHALL BE PERFORMED IN SUCH A MANNER THAT THE EXISTING STRUCTURE IS NOT WEAKENED OR LEFT UNSUPPORTED DURING THE PROCESS OF THE WORK. ALL EXTERIOR APPENDAGES SUCH AS FIRE ESCAPES, CORNICES AND EYEBROWS SHALL BE INSPECTED FOR STRUCTURAL INTEGRITY AND THE CONDITION OF THE CONNECTIONS TO THE STRUCTURE. THE CONTRACTOR SHALL PROVIDE THE STRUCTURAL ENGINEER WITH THE RESULTS OF THE INSPECTION.

38. WHERE NEW EXCAVATIONS EXTEND BELOW AND UNDERMINE EXISTING FOOTINGS THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROVIDE TEMPORARY SUPPORT TO THE STRUCTURE AND EXISTING FOUNDATION AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE TO INSTALL ALL TEMPORARY SUPPORT AS REQUIRED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

39. DEMOLITION AND REMOVAL OF THE EXISTING SLAB ON GRADE OR EXISTING FLOOR FRAMING WILL RESULT IN AN UNBRACED CONDITION AT THE EXISTING FOUNDATION WALLS. EXCAVATIONS MAY ALSO EXTEND BELOW AND UNDERMINE THE EXISTING FOOTINGS. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROVIDE TEMPORARY SUPPORT TO THE STRUCTURE AND EXISTING FOUNDATION AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE TO INSTALL ALL TEMPORARY SUPPORT AS REQUIRED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

FOR ABBREVIATIONS SEE 1/S3.0

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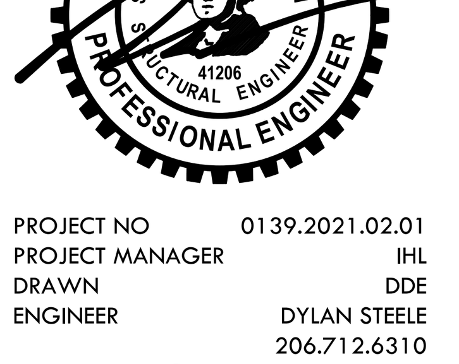
MERCER ISLAND, WA 98117



PROJECT NO	0139.2021.02.01
PROJECT MANAGER	IHL
DRAWN	DDE
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REV	DESCRIPTION	DATE
	PERMIT SET	9.27.21

ARCH	CONARD ROMANO ARCH 206.329.4227
CLIENT	RICHARD AND LESLIE DAY

GENERAL STRUCTURAL NOTES

S1.0

SCALE - NTS

Plotted by: robertc
Plotted Date: Sep 27, 2021 - 3:26pm

PIPE PILE NOTES

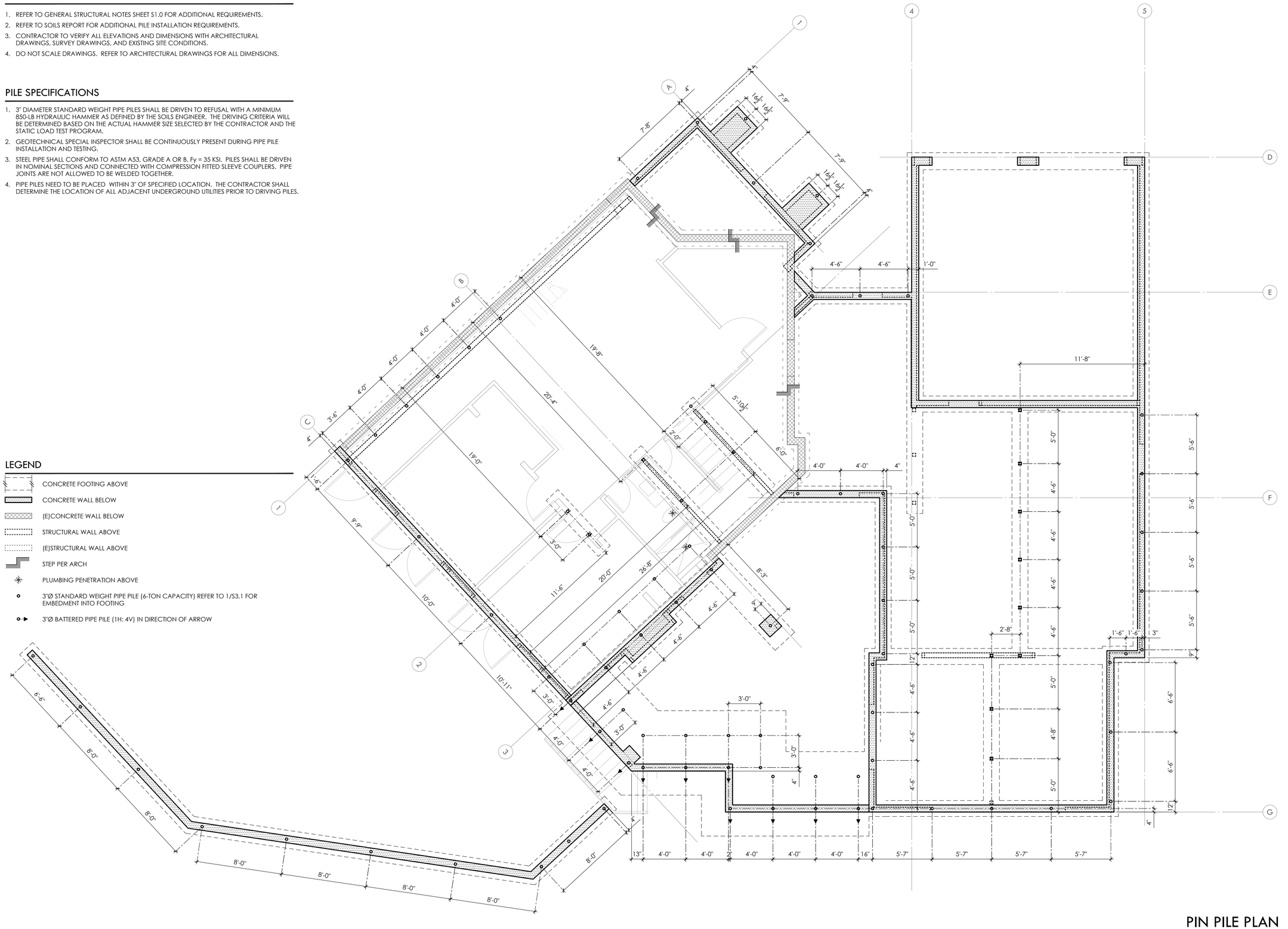
1. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO SOILS REPORT FOR ADDITIONAL PILE INSTALLATION REQUIREMENTS.
3. CONTRACTOR TO VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS, SURVEY DRAWINGS, AND EXISTING SITE CONDITIONS.
4. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

PILE SPECIFICATIONS

1. 3" DIAMETER STANDARD WEIGHT PIPE PILES SHALL BE DRIVEN TO REFUSAL WITH A MINIMUM 850-LB HYDRAULIC HAMMER AS DEFINED BY THE SOILS ENGINEER. THE DRIVING CRITERIA WILL BE DETERMINED BASED ON THE ACTUAL HAMMER SIZE SELECTED BY THE CONTRACTOR AND THE STATIC LOAD TEST PROGRAM.
2. GEOTECHNICAL SPECIAL INSPECTOR SHALL BE CONTINUOUSLY PRESENT DURING PIPE PILE INSTALLATION AND TESTING.
3. STEEL PIPE SHALL CONFORM TO ASTM A53, GRADE A OR B, Fy = 35 KSI. PILES SHALL BE DRIVEN IN NOMINAL SECTIONS AND CONNECTED WITH COMPRESSION FITTED SLEEVE COUPLERS. PIPE JOINTS ARE NOT ALLOWED TO BE WELDED TOGETHER.
4. PIPE PILES NEED TO BE PLACED WITHIN 3" OF SPECIFIED LOCATION. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRIVING PILES.

LEGEND

- CONCRETE FOOTING ABOVE
- CONCRETE WALL BELOW
- (E)CONCRETE WALL BELOW
- STRUCTURAL WALL ABOVE
- (E)STRUCTURAL WALL ABOVE
- STEP PER ARCH
- PLUMBING PENETRATION ABOVE
- 3"Ø STANDARD WEIGHT PIPE PILE (6-TON CAPACITY) REFER TO 1/S3.1 FOR EMBEDMENT INTO FOOTING
- 3"Ø BATTERED PIPE PILE (1H: 4V) IN DIRECTION OF ARROW



PIN PILE PLAN

N

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MARC J. MALSAM — STATE OF WASHINGTON — 41206 — REGISTERED STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

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CLIENT	RICHARD AND LESLIE DAY

PIN PILE PLAN

S2.0

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

Plotted by: idaye
Plotted on: Sep 27, 2021 - 3:26pm

PLAN NOTES

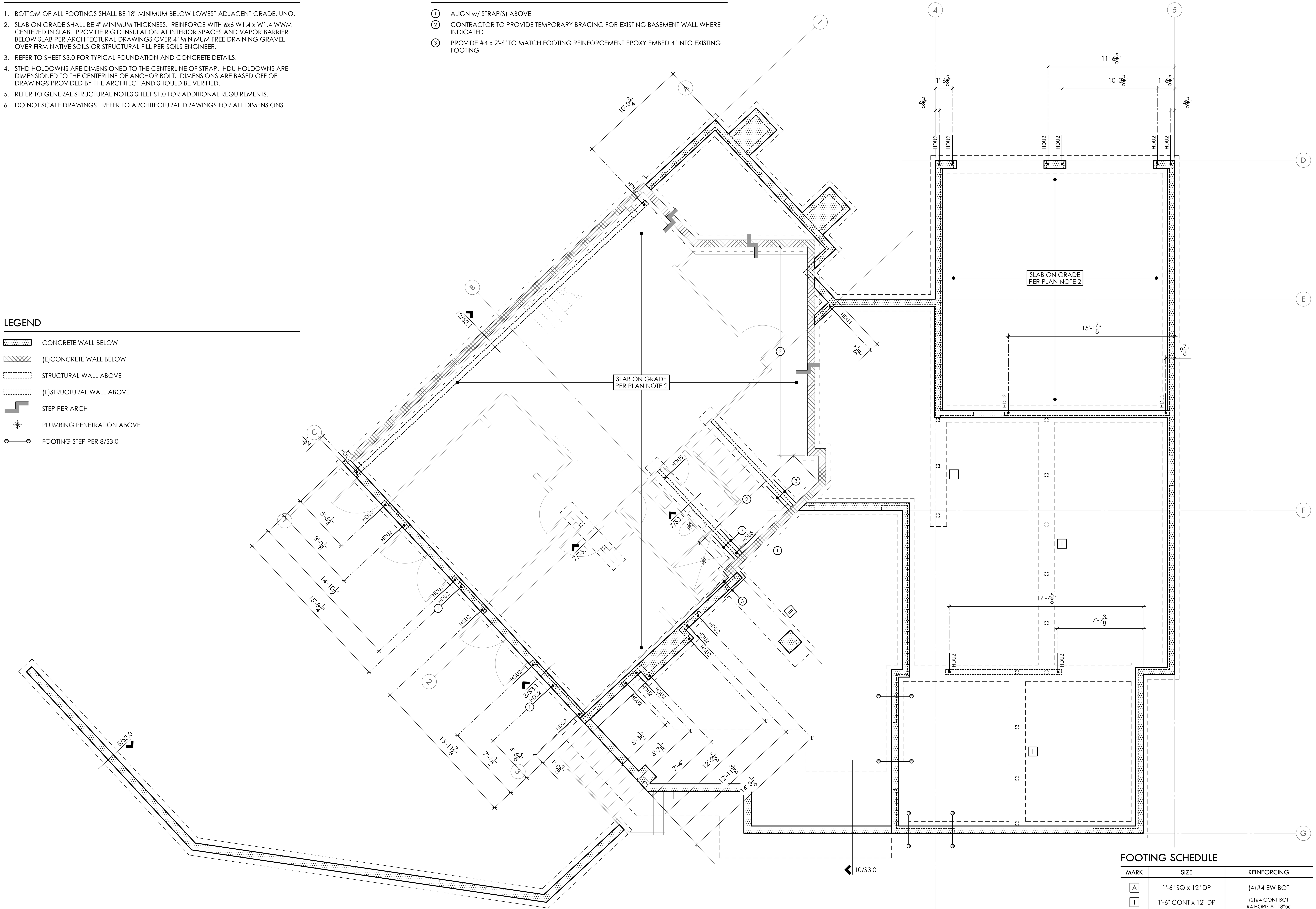
1. BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, UNO.
2. SLAB ON GRADE SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH 6x6 W1.4 x W1.4 WWM CENTERED IN SLAB. PROVIDE RIGID INSULATION AT INTERIOR SPACES AND VAPOR BARRIER BELOW SLAB PER ARCHITECTURAL DRAWINGS OVER 4" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL PER SOILS ENGINEER.
3. REFER TO SHEET S3.0 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.
4. STHD HOLDOWNS ARE DIMENSIONED TO THE CENTERLINE OF STRAP. HDU HOLDOWNS ARE DIMENSIONED TO THE CENTERLINE OF ANCHOR BOLT. DIMENSIONS ARE BASED OFF OF DRAWINGS PROVIDED BY THE ARCHITECT AND SHOULD BE VERIFIED.
5. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
6. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

FOOTNOTES

(1) ALIGN w/ STRAP(S) ABOVE
(2) CONTRACTOR TO PROVIDE TEMPORARY BRACING FOR EXISTING BASEMENT WALL WHERE INDICATED
(3) PROVIDE #4 x 2'-6" TO MATCH FOOTING REINFORCEMENT EPOXY EMBED 4" INTO EXISTING FOOTING

LEGEND

▭	CONCRETE WALL BELOW
▨	(E)CONCRETE WALL BELOW
┅	STRUCTURAL WALL ABOVE
┄	(E)STRUCTURAL WALL ABOVE
▟	STEP PER ARCH
⌖	PLUMBING PENETRATION ABOVE
⚬—⚬	FOOTING STEP PER 8/S3.0



FOOTING SCHEDULE

MARK	SIZE	REINFORCING
A	1'-6" SQ x 12" DP	(4)#4 EW BOT
I	1'-6" CONT x 12" DP	(2)#4 CONT BOT #4 HORIZ AT 18"oc
II	2'-6" SQ x 12" DP	(4)#4 CONT BOT #4 HORIZ AT 18"oc

BASEMENT FOUNDATION PLAN

BASEMENT WALLS SHOWN DASHED

N

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CLIENT	RICHARD AND LESLIE DAY

BASEMENT FOUNDATION PLAN

S2.1

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

Plotted by: robertc
Plotted Date: Sep 27, 2021 - 3:26pm

PLAN NOTES

1. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 14" TJI 230's AT 16"oc, UNO. PROVIDE DBL JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
2. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 11-7/8" TJI 210's AT 16"oc, UNO. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
3. GLUE AND NAIL FLOOR SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND OVER SHEAR-WALLS AND AT 12"oc IN FIELD, UNO.
4. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
5. ALL REQUIRED HEADERS ARE SHOWN ON PLAN. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
6. ALL HEADERS CRAWLSPACE SHALL BE 4x10, UNO. PROVIDE PT 4x6 POST AT SPLICES, PT 4x4 POSTS ELSEWHERE, UNO. REFER TO DETAIL 7/S4.2 FOR ADDITIONAL REQUIREMENTS.
7. PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS AND BEAMS 6'-0" IN LENGTH AND OVER, UNO.
8. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
9. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
10. BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, UNO.
11. SLAB ON GRADE SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH 6x6 W1.4 x W1.4 WWM CENTERED IN SLAB. PROVIDE RIGID INSULATION AT INTERIOR SPACES AND VAPOR BARRIER BELOW SLAB PER ARCHITECTURAL DRAWINGS OVER 4" MINIMUM FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL PER SOILS ENGINEER.
12. STHD HOLDOWNS ARE DIMENSIONED TO THE CENTERLINE OF STRAP. HDU HOLDOWNS ARE DIMENSIONED TO THE CENTERLINE OF ANCHOR BOLT. DIMENSIONS ARE BASED OFF OF DRAWINGS PROVIDED BY THE ARCHITECT AND SHOULD BE VERIFIED.
13. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
14. REFER TO SHEET S3.0 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.
15. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
16. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

LEGEND

- CONCRETE WALL BELOW
- (E)CONCRETE WALL BELOW
- STRUCTURAL WALL BELOW
- STRUCTURAL WALL ABOVE
- (E)STRUCTURAL WALL BELOW
- SPAN AND EXTENTS
- SPAN AND EXTENTS OF FRAMING BELOW
- HEADER/BEAM BELOW FRAMING - TYP
- (E)HEADER/BEAM
- (X) NUMBER OF BUILT UP STUDS
- PLUMBING PENETRATION ABOVE
- HORIZ CS16 x 3'-0" - BEAM TO BEAM
- FOOTING STEP PER 8/S3.0

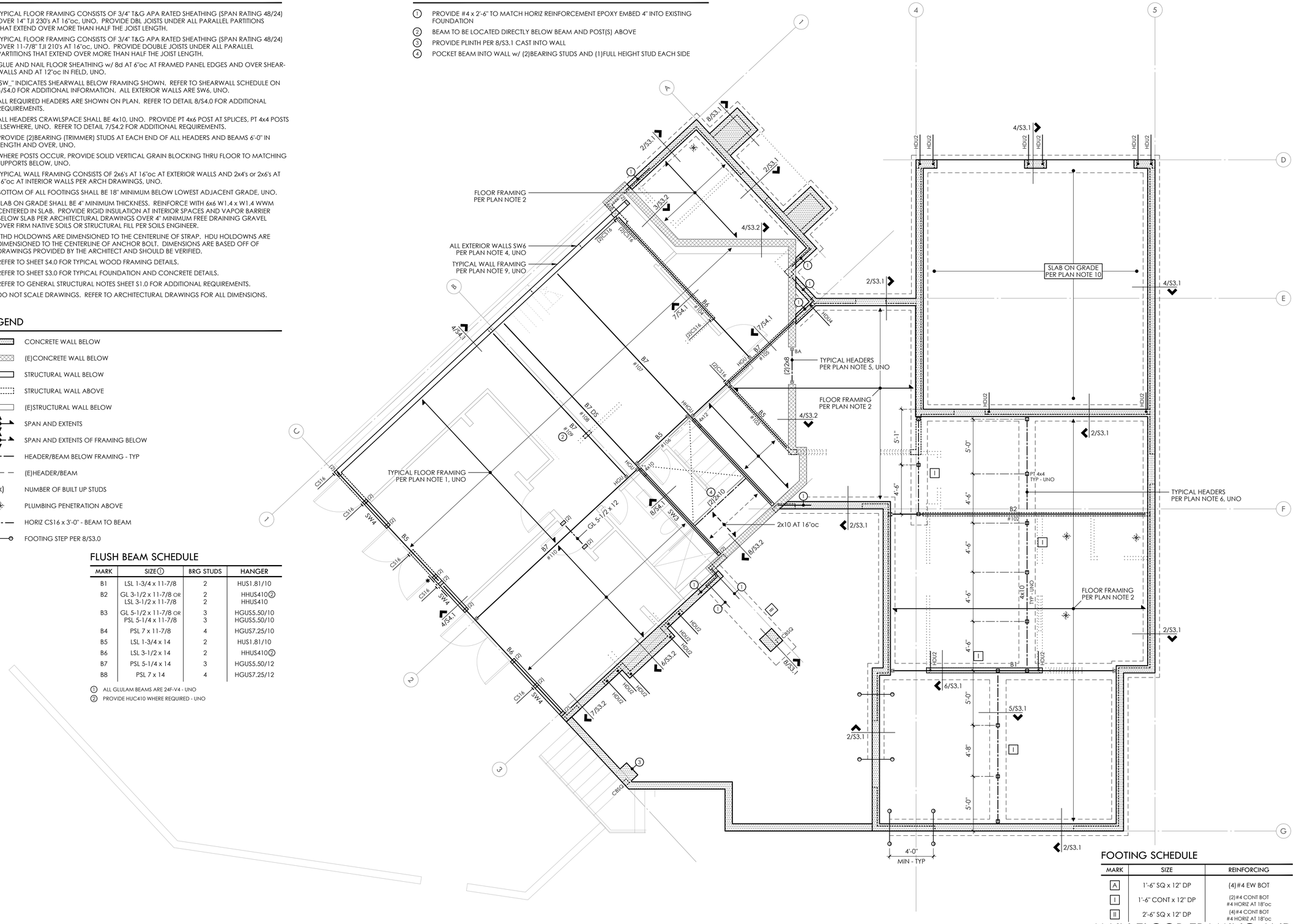
FLUSH BEAM SCHEDULE

MARK	SIZE①	BRG STUDS	HANGER
B1	LSL 1-3/4 x 11-7/8	2	HUS1.81/10
B2	GL 3-1/2 x 11-7/8 OR LSL 3-1/2 x 11-7/8	2 2	HHUS410② HHUS410
B3	GL 5-1/2 x 11-7/8 OR PSL 5-1/4 x 11-7/8	3 3	HGUS5.50/10 HGUS5.50/10
B4	PSL 7 x 11-7/8	4	HGUS7.25/10
B5	LSL 1-3/4 x 14	2	HUS1.81/10
B6	LSL 3-1/2 x 14	2	HHUS410②
B7	PSL 5-1/4 x 14	3	HGUS5.50/12
B8	PSL 7 x 14	4	HGUS7.25/12

① ALL GLULAM BEAMS ARE 24F-V4 - UNO
② PROVIDE HUC410 WHERE REQUIRED - UNO

FOOTNOTES

① PROVIDE #4 x 2'-6" TO MATCH HORIZ REINFORCEMENT EPOXY EMBED 4" INTO EXISTING FOUNDATION
② BEAM TO BE LOCATED DIRECTLY BELOW BEAM AND POST(S) ABOVE
③ PROVIDE PLINTH PER 8/S3.1 CAST INTO WALL
④ POCKET BEAM INTO WALL w/ (2)BEARING STUDS AND (1)FULL HEIGHT STUD EACH SIDE



FOOTING SCHEDULE

MARK	SIZE	REINFORCING
A	1'-6" SQ x 12" DP	(4)#4 EW BOT
I	1'-6" CONT x 12" DP	(2)#4 CONT BOT #4 HORIZ AT 18"oc
II	2'-6" SQ x 12" DP	(4)#4 CONT BOT #4 HORIZ AT 18"oc

MAIN FLOOR FRAMING AND UPPER FOUNDATION PLAN

MAIN FLOOR WALLS SHOWN DASHED
BASEMENT WALLS SHOWN SOLID

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PROJECT NO	0139.2021.02.01
PROJECT MANAGER	IHL
DRAWN	DDE
ENGINEER	DYLAN STEELE 206.712.6310 DYLANS@MALSAM-TSANG.COM

REV	DESCRIPTION	DATE
	PERMIT SET	9.27.21

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CLIENT	RICHARD AND LESLIE DAY

MAIN FLOOR FRAMING AND UPPER FOUNDATION PLAN

S2.2

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

Plotted By: isaiam
Plotted Date: Sep 27, 2021 - 3:26pm

PLAN NOTES

1. TYPICAL ROOF FRAMING CONSISTS OF TAPERED RIGID INSULATION PER ARCH OVER 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 14" TJI 210's AT 16"oc, UNO. PROVIDE TJI BLKG BETWEEN RAFTERS AT 8'-0"oc, DRILL TO VENT AS REQUIRED. PROVIDE H8 EACH END OF ALL RAFTERS, H8 EACH SIDE OF ALL MULTIPLE RAFTERS, UNO. REFER TO DETAIL 1/S4.2 FOR ADDITIONAL REQUIREMENTS.
2. NAIL ROOF SHEATHING w/ 8d AT 6" oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN FIELD, UNO.
3. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
4. ALL REQUIRED HEADERS ARE SHOWN ON PLAN. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
5. PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS AND BEAMS 6'-0" IN LENGTH AND OVER, UNO.
6. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
7. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
8. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
9. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
10. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

FOOTNOTES

1. SU SERIES HANGER FOR SKEWED JOISTS - TYPICAL
2. (2)A35 TOP
3. ALIGN STRAPS AT CHIMNEY CORNERS - WRAP BEAMS BELOW AS REQUIRED

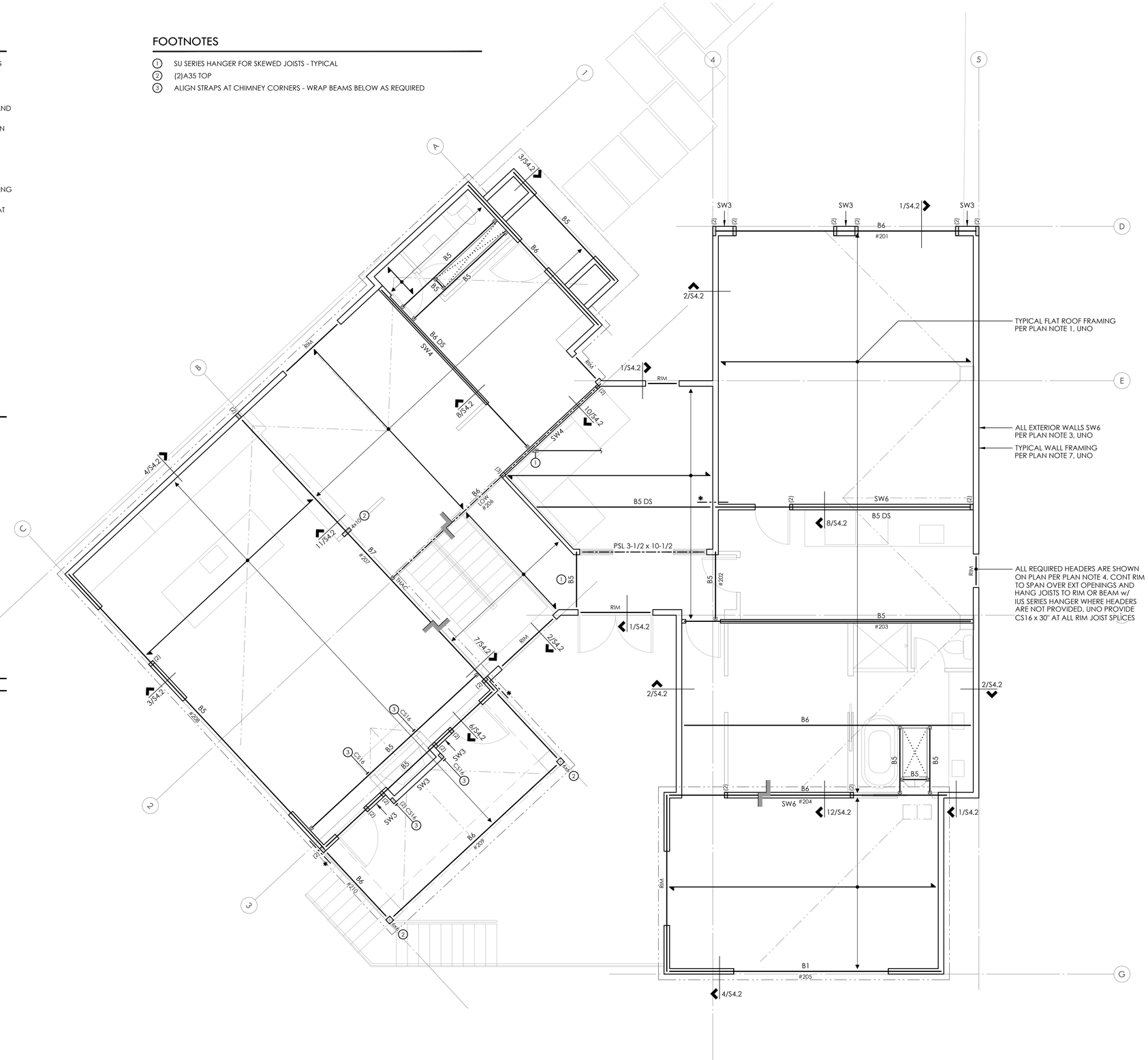
LEGEND

- STRUCTURAL WALL BELOW
- (E)STRUCTURAL WALL BELOW
- SPAN AND EXTENTS
- HEADER/BEAM BELOW FRAMING - TYP
- SLOPE DN — DIRECTION OF SLOPE
- (X) — NUMBER OF BUILT UP STUDS
- STEP PER ARCH
- HORIZ CS16 x 3'-0" - BEAM TO BEAM
- DS — DRAG STRUT - NAIL THRU SHEATHING w/ 8d AT 4"oc INTO ENTIRE LENGTH OF MEMBER

FLUSH BEAM SCHEDULE

MARK	SIZE①	BRG STUDS	HANGER
B1	LSL 1-3/4 x 11-7/8	2	HUS1.81/10
B2	GL 3-1/2 x 11-7/8 OR LSL 3-1/2 x 11-7/8	2 2	HHUS410② HHUS410
B3	GL 5-1/2 x 11-7/8 OR PSL 5-1/4 x 11-7/8	3 3	HGUS5.50/10 HGUS5.50/10
B4	PSL 7 x 11-7/8	4	HGUS7.25/10
B5	LSL 1-3/4 x 14	2	HUS1.81/10
B6	LSL 3-1/2 x 14	2	HHUS410②
B7	PSL 5-1/4 x 14	3	HGUS5.50/12
B8	PSL 7 x 14	4	HGUS7.25/12

① ALL GLULAM BEAMS ARE 24F-V4 - UNO
② PROVIDE HUC410 WHERE REQUIRED - UNO



ROOF FRAMING PLAN

MAIN FLOOR WALLS SHOWN SOLID

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CLIENT	RICHARD AND LESLIE DAY

ROOF FRAMING PLAN

S2.3

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

Plotted by: calvin
Plotted on: Sep 27, 2021 - 3:26pm

ABBREVIATIONS

±	PLUS OR MINUS	GL	GLUE LAMINATED TIMBER	OSB	ORIENTED STRAND BOARD
Ø	DIAMETER	GR	GRADE	PLF	POUNDS PER LINEAR FOOT
AB	ANCHOR BOLT	GT	GIRDER TRUSS	PLY	PLYWOOD
ADDL	ADDITIONAL	GWB	GYPSUM WALLBOARD	PREFAB	PREFABRICATED
ALT	ALTERNATE	HD	HOLDOWN	PSF	POUNDS PER SQUARE FOOT
APPROX	APPROXIMATE	HDR	HEADER	PSI	POUNDS PER SQUARE INCH
ARCH	ARCHITECT, ARCHITECTURAL	HF	HEM FIR	PSL	PARALLEL STRAND LUMBER
BLKG	BLOCKING	HGR	HANGER	PT	PRESSURE TREATED LUMBER
BM	BEAM	HM	HIP MASTER	REINF	REINFORCING
BOE	BOTTOM OF EXCAVATION	HORIZ	HORIZONTAL	REQD	REQUIRED
BOT	BOTTOM	HT	HEIGHT	SOG	SLAB ON GRADE
℄	CENTERLINE	IBC	INTERNATIONAL BUILDING CODE	SQ	SQUARE
CLR	CLEARANCE	INT	INTERIOR	STD	STANDARD
CONT	CONTINUOUS	IRC	INTERNATIONAL RESIDENTIAL CODE	SW	SHEARWALL
DBL	DOUBLE	JST	JOIST	T&G	TONGUE AND GROOVE
DF	DOUGLAS FIR	K	KIPS (1000 LBS)	THRD	THREADED
DP	DEEP, DEPTH	KP	KING POST	TPL	TRIPLE
DN	DOWN	L	LENGTH	TRANSV	TRANSVERSE
DS	DRAG STRUT	LBS	POUNDS	TYP	TYPICAL
DWGS	DRAWINGS	LONG	LONGITUDINAL	UNO	UNLESS NOTED OTHERWISE
(E)	EXISTING	LSL	LAMINATED STRUCTURAL LUMBER	VERT	VERTICAL
EA	EACH	LVL	LAMINATED VENEER LUMBER	W	WIDE OR WIDTH
EMBED	EMBEDMENT	MAX	MAXIMUM	w/	WITH
EQ	EQUAL	MB	MACHINE BOLT	w/o	WITHOUT
EQUIV	EQUIVALENT	MFR	MANUFACTURER	WHS	WELDED HEADED STUD
EW	EACH WAY	MIN	MINIMUM	WTS	WELDED THREADED STUD
EXP	EXPANSION	MISC	MISCELLANEOUS	WWM	WELDED WIRE MESH
EXT	EXTERIOR	NO	NUMBER		
FDN	FOUNDATION	NTS	NOT TO SCALE		
FRMG	FRAMING	oc	ON CENTER		
FT	FEET	OPP	OPPOSITE		
FTG	FOOTING				
GA	GAUGE				
GALV	GALVANIZED				

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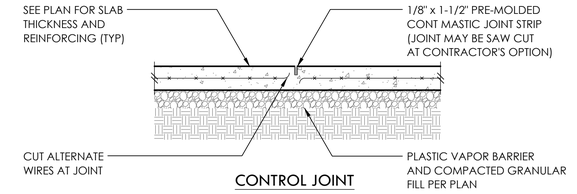
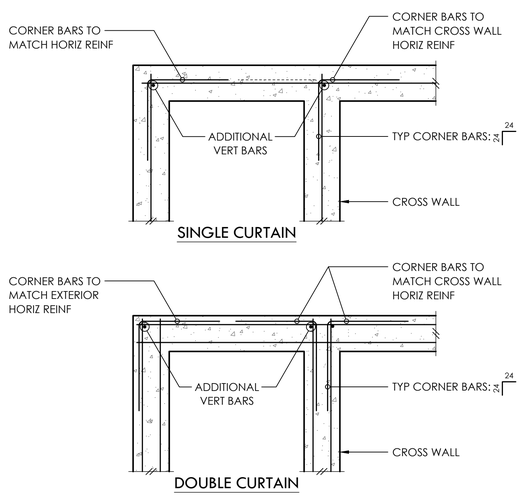


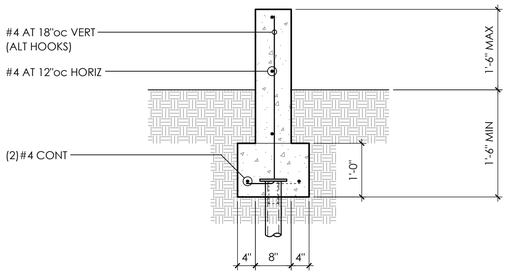
NOTE:

PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 200 SQUARE FEET OR LESS. AREAS TO BE APPROX SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

TYPICAL SLAB JOINTS 3



TYP CORNER BARS AT CONCRETE WALLS AND FTGS 4



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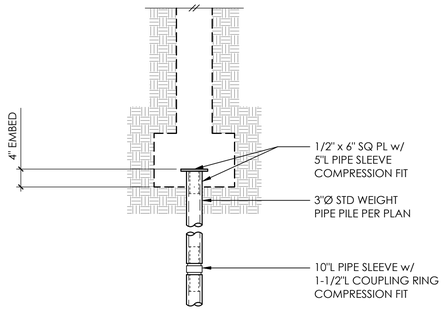
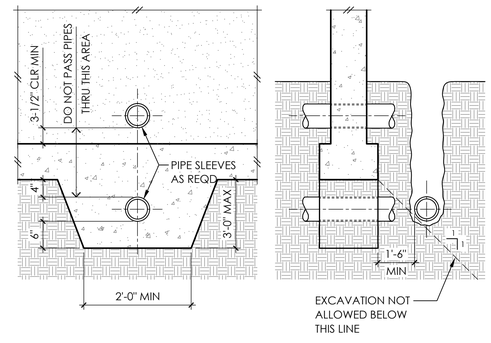
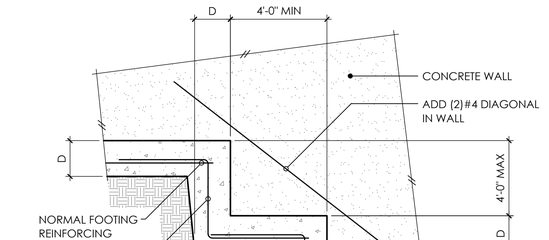


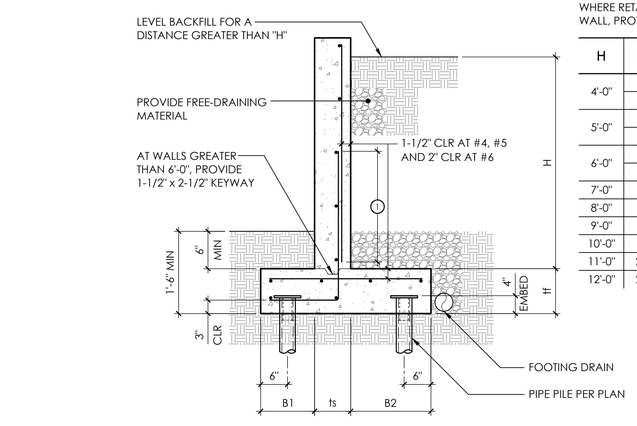
3"Ø PILES
TYPICAL PIPE PILE 6



PIPE AND TRENCH LOCATIONS 7



TYPICAL STEPPED FOOTING 8



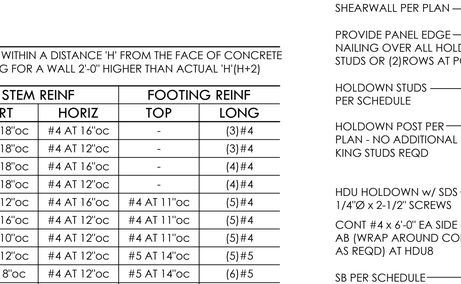
1 LAP SPLICE GREATER OF 48 BAR DIAMETERS OF LARGER BAR OR 24" MIN

NOTE:

WHERE RETAINED SOIL SUPPORTS A DRIVE SURFACE WITHIN A DISTANCE 'H' FROM THE FACE OF CONCRETE WALL, PROVIDE FOOTING, WALL, AND REINFORCING FOR A WALL 2'-0" HIGHER THAN ACTUAL 'H'(H+2)

H	B1	ts	B2	tf	STEM REINF		FOOTING REINF	
					VERT	HORIZ	TOP	LONG
4'-0"	5"	6"	1'-3"	9"	#4 AT 18"oc	#4 AT 16"oc	-	(3)#4
	5"	8"	1'-0"	9"	#4 AT 18"oc	#4 AT 12"oc	-	(3)#4
5'-0"	5"	6"	2'-0"	10"	#4 AT 18"oc	#4 AT 16"oc	-	(4)#4
	5"	8"	2'-0"	10"	#4 AT 18"oc	#4 AT 12"oc	-	(4)#4
6'-0"	9"	6"	2'-3"	10"	#4 AT 12"oc	#4 AT 16"oc	#4 AT 11"oc	(5)#4
	9"	8"	2'-3"	10"	#4 AT 16"oc	#4 AT 12"oc	#4 AT 11"oc	(5)#4
7'-0"	1'-0"	8"	2'-9"	10"	#4 AT 10"oc	#4 AT 12"oc	#4 AT 11"oc	(5)#4
8'-0"	1'-3"	8"	3'-3"	12"	#5 AT 12"oc	#4 AT 12"oc	#5 AT 14"oc	(5)#5
9'-0"	1'-6"	8"	4'-0"	12"	#5 AT 8"oc	#4 AT 12"oc	#5 AT 14"oc	(6)#5
10'-0"	1'-9"	8"	4'-3"	15"	#6 AT 8"oc	#4 AT 12"oc	#5 AT 11"oc	(8)#5
11'-0"	2'-0"	10"	4'-9"	15"	#6 AT 8"oc	#4 AT 9"oc	#5 AT 11"oc	(9)#5
12'-0"	2'-3"	12"	5'-0"	15"	#6 AT 8"oc	#5 AT 12"oc	#5 AT 10"oc	(9)#5

RETAINING WALL SCHEDULE 10

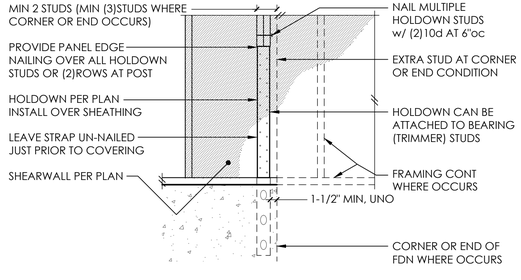


HDU HOLDOWN SCHEDULE

PLAN MARK	AT STEMWALL		AT FOOTING ① ②			HD POST ③	
	AB	EMBED	ALL-THREAD	WASHER	EMBED	4x WALL	6x WALL
HDU2	5/8"Ø - SSTB16(L)	12-5/8"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU4	5/8"Ø - SB5/8 x 24	18"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU5	5/8"Ø - SB5/8 x 24	18"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU8	7/8"Ø - SB7/8 x 24	18"	7/8"Ø	2-1/2"SQ x 1/2	12"	4x6	6x6

① ALL HOLDOWN ANCHOR BOLTS THAT NEED TO BE EMBEDDED INTO FOOTING ARE SPECIFICALLY SHOWN ON PLAN
② A307 ALL-THRD w/ PLATE WASHER PER SCHEDULE AND DOUBLE NUT BOT OR EQUIVALENT SIMPSON PAB
③ MINIMUM SIZE OF POST UNO ON FRAMING PLANS

11



LSTHD/STHD HOLDOWN SCHEDULE

PLAN MARK	NAILS ①	HD POST ②
LSTHD8(RJ)	(20)16d SINKERS	DBL STUD
STHD10(RJ)	(28)16d SINKERS	DBL STUD
STHD14(RJ)	(30)16d SINKERS	DBL STUD

① 16d SINKERS = 0.148"Ø x 3-1/4"
② MINIMUM SIZE OF POST UNO ON FRAMING PLANS

12

MALSAM TSANG
STRUCTURAL ENGINEERING
122 S JACKSON ST - SUITE 210
SEATTLE, WA 98104 - 206.789.6038

DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98117

PROJECT NO	0139.2021.02.01
PROJECT MANAGER	IHL
DRAWN	DDE
ENGINEER	DYLAN STEELE
	206.712.6310
	DYLANS@MALSAM-TSANG.COM

REV	DESCRIPTION	DATE
	PERMIT SET	9.27.21

ARCH	CONARD ROMANO ARCH
	206.329.4227
CLIENT	RICHARD AND LESLIE DAY

TYPICAL CONCRETE DETAILS

S3.0

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

Printed By: rdaigle
Printed Date: Sep 27, 2021 - 3:26pm

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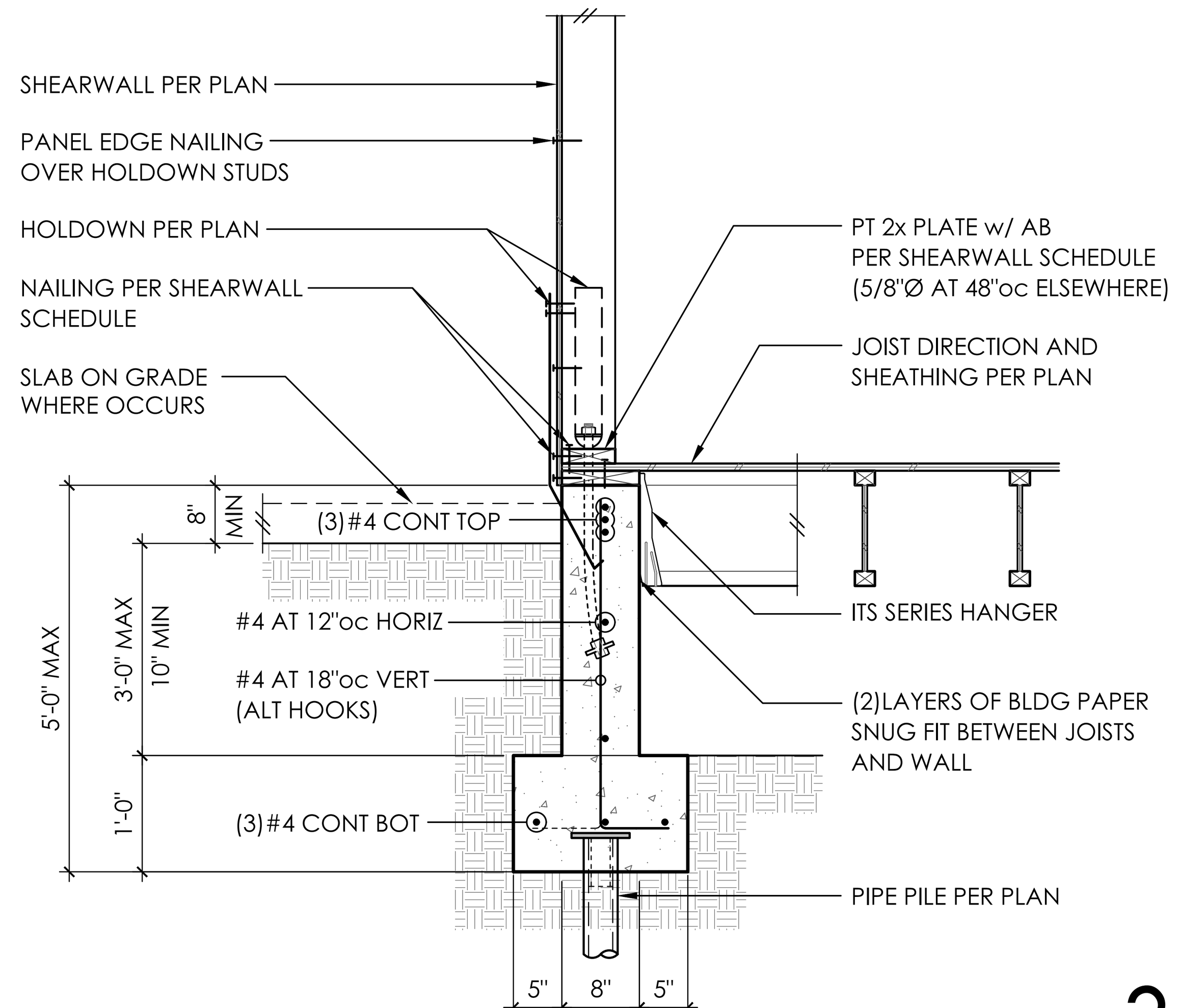

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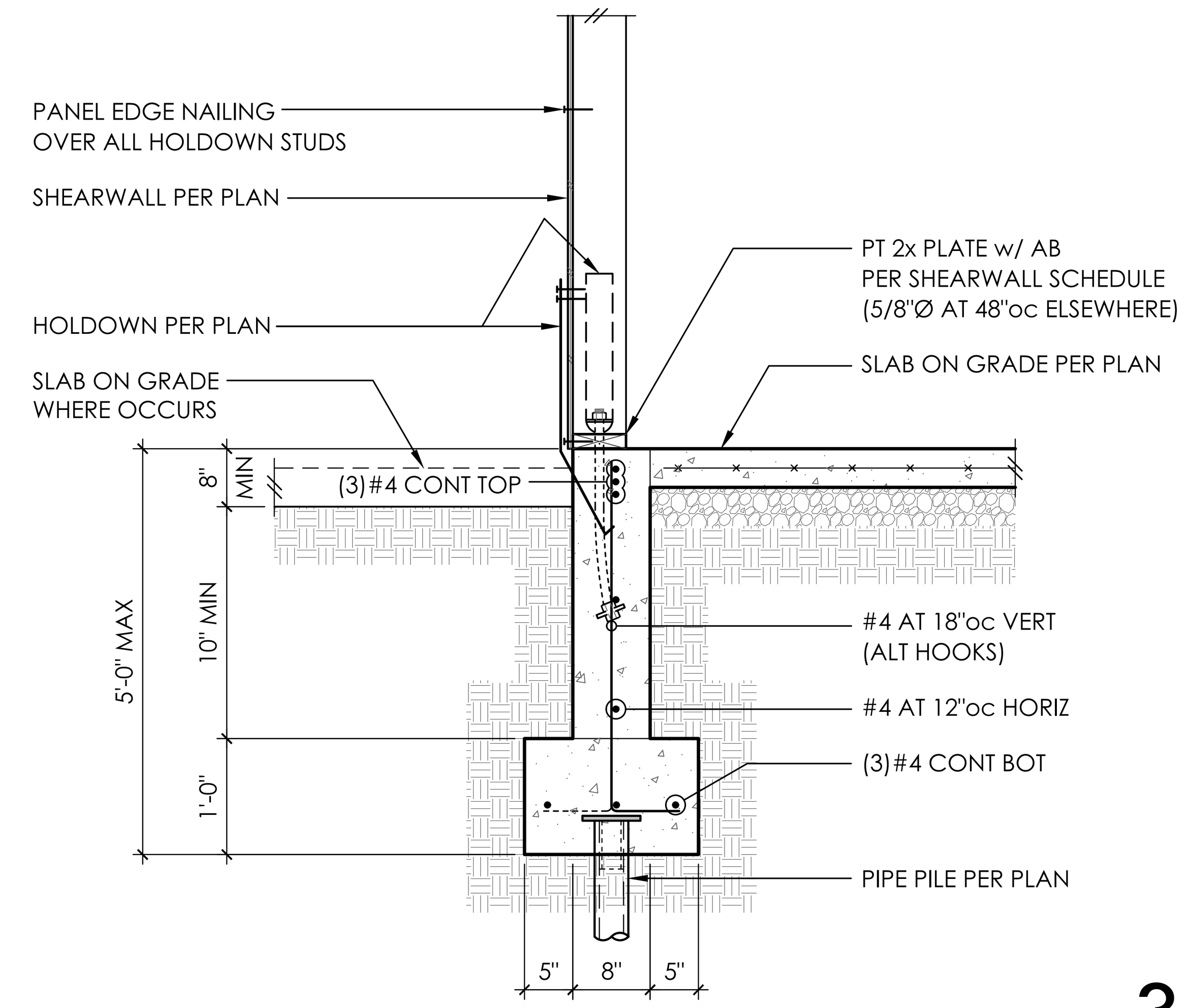

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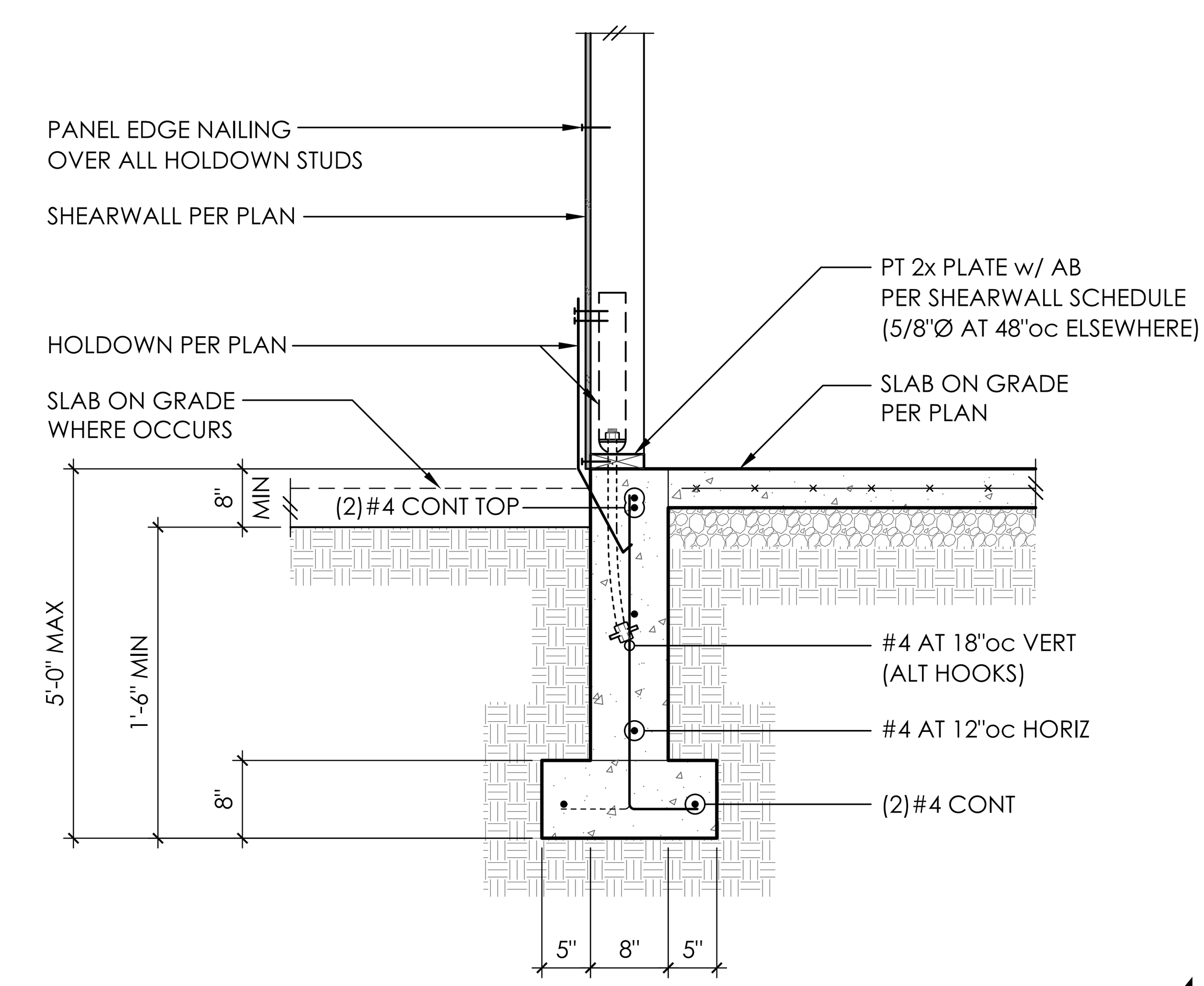

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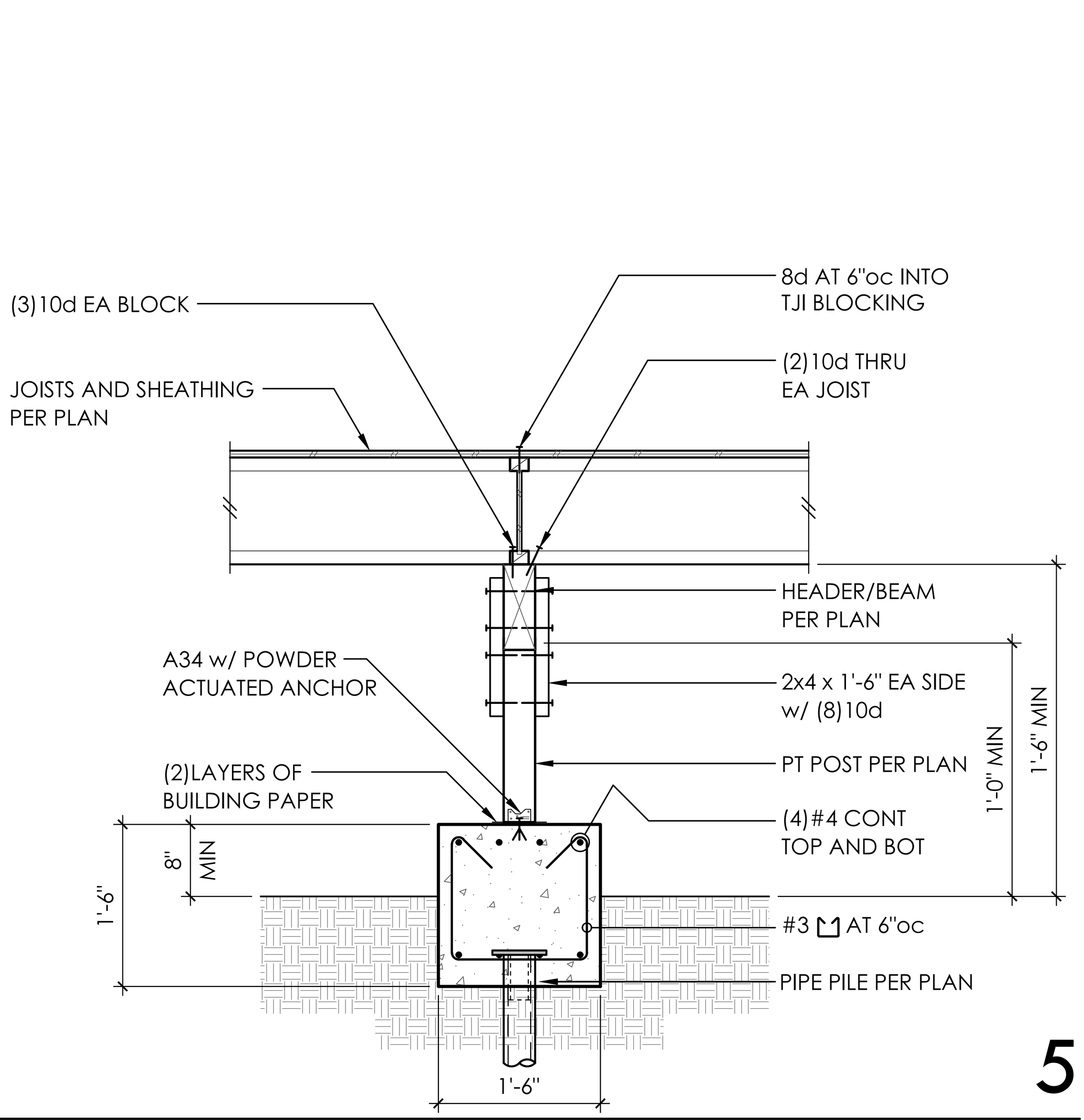

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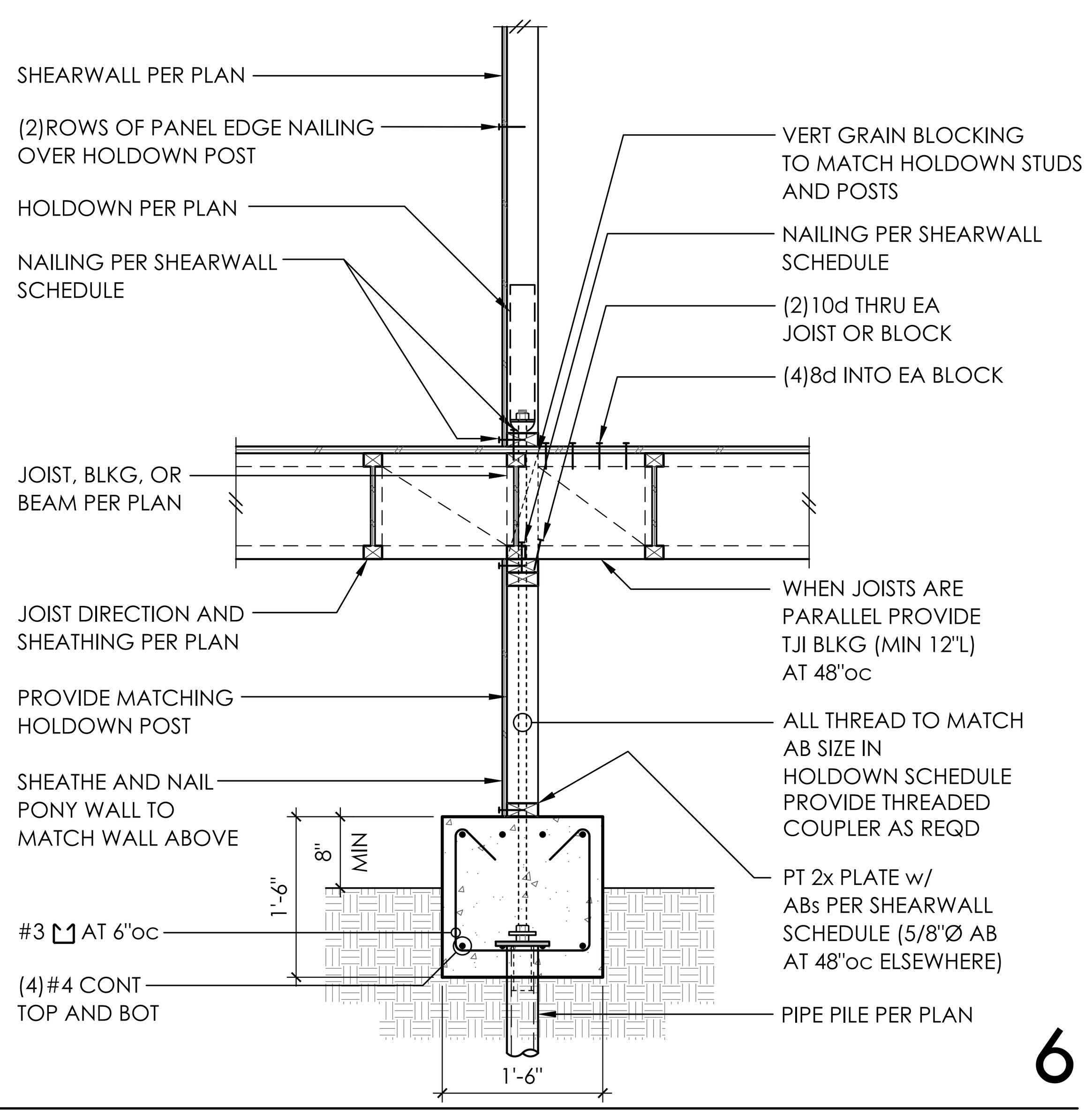

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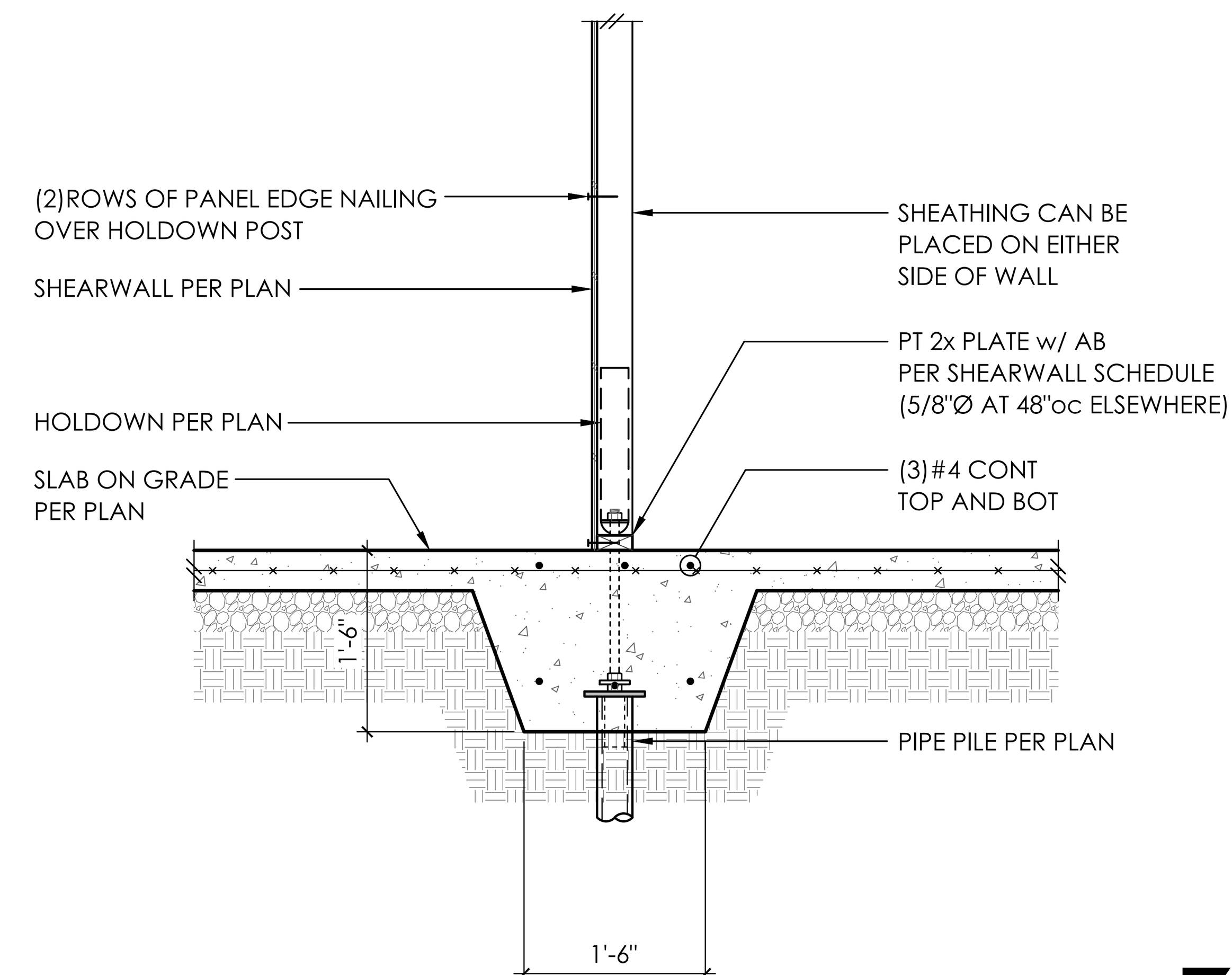

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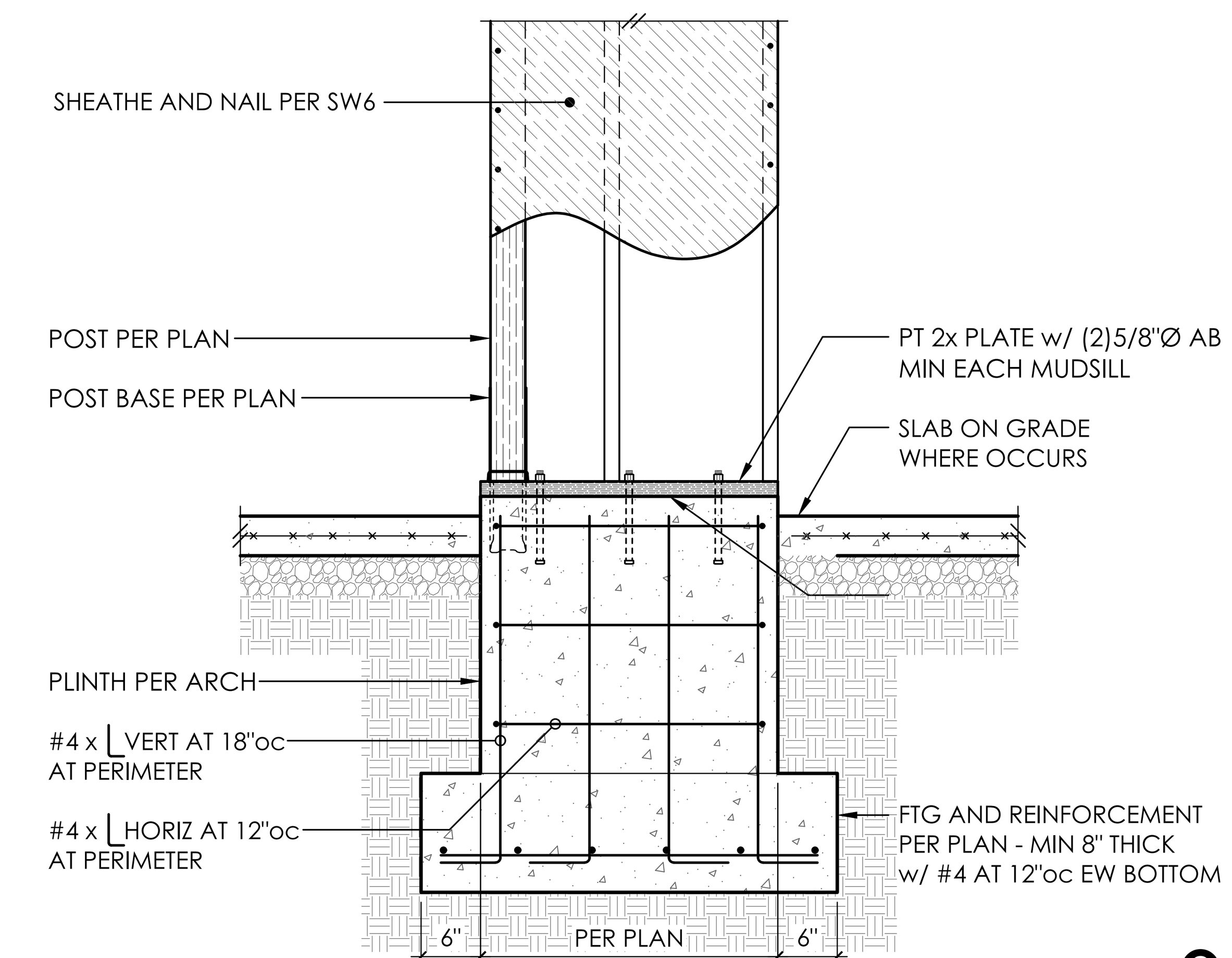

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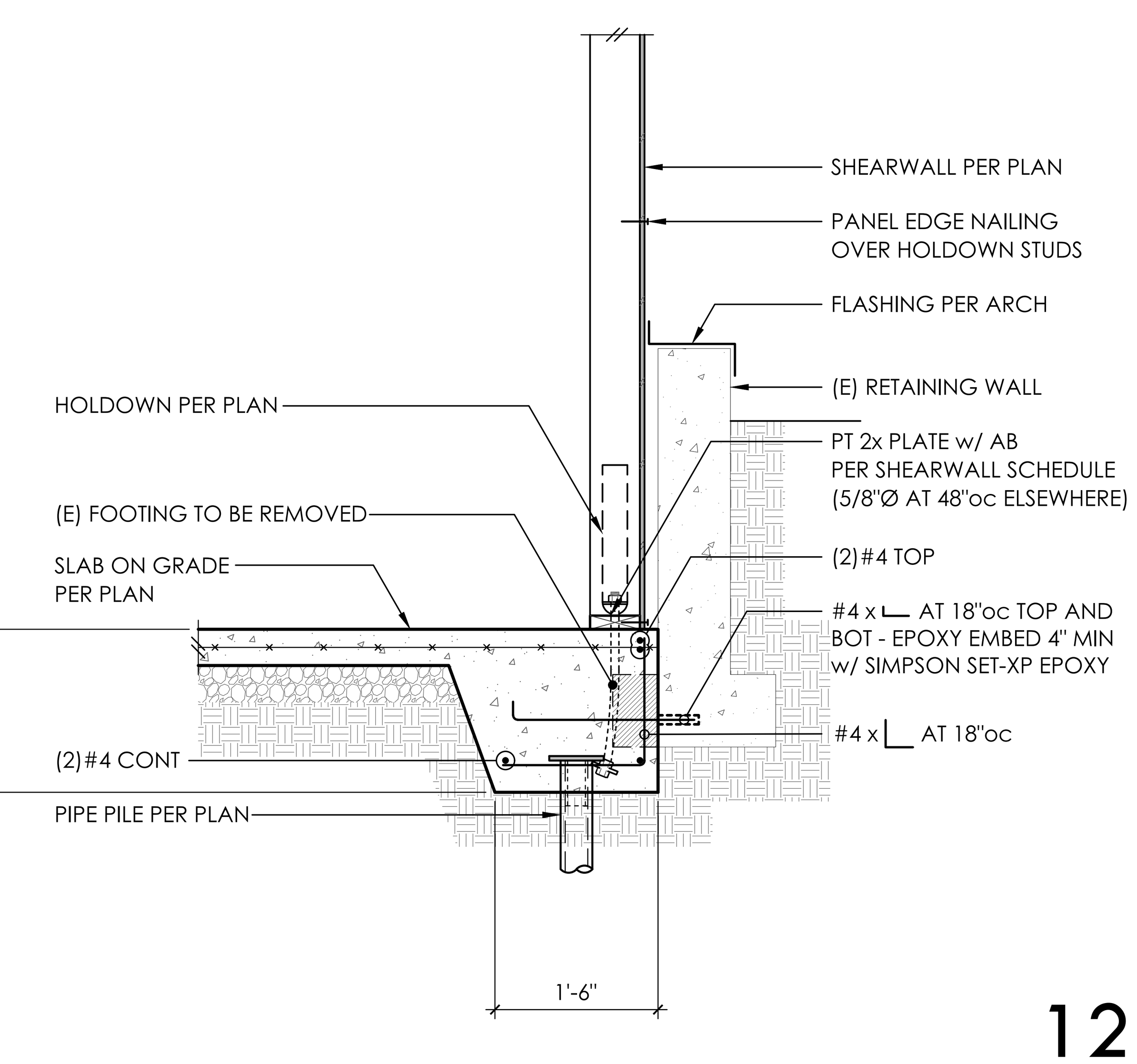


12

MALSAM TSANG STRUCTURAL ENGINEERING
122 S JACKSON ST - SUITE 210
SEATTLE, WA 98104 - 206.789.6038

DAY RESIDENCE
9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98117

MARC J. MALSAM
STATE OF WASHINGTON
41206
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

PROJECT NO	0139.2021.02.01
PROJECT MANAGER	IHL
DRAWN	DDE
ENGINEER	DYLAN STEELE 206.712.6310 DYLANS@MALSAM-TSANG.COM

REV	DESCRIPTION	DATE
	PERMIT SET	9.27.21

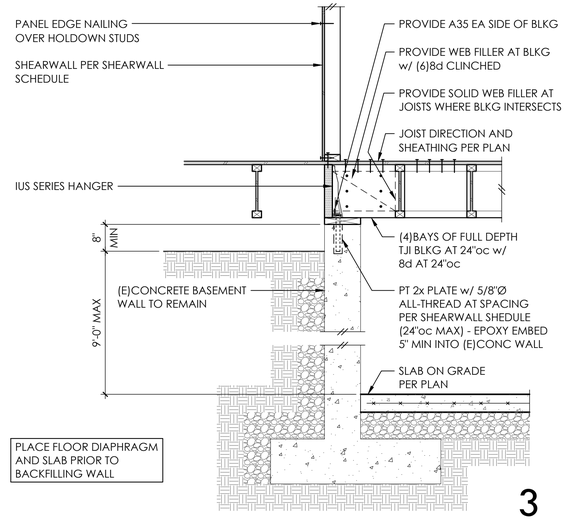
ARCH	CONARD ROMANO ARCH 206.329.4227
CLIENT	RICHARD AND LESLIE DAY

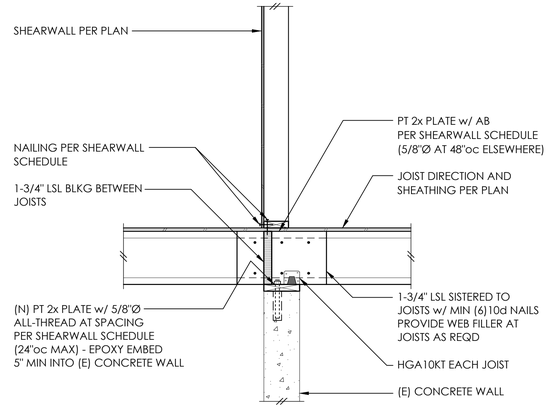
CONCRETE DETAILS

S3.1

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

Plotted by: robertc
Plotted Date: Sep 27, 2021 - 3:26pm





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9843 MERCERWOOD DRIVE
MERCER ISLAND, WA 98117

Plotted For - Design
Plotted Date - Sep 27, 2021 - 3:27pm

MARC J. MALSAM
STATE OF WASHINGTON
61206
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

PROJECT NO	0139.2021.02.01
PROJECT MANAGER	IHL
DRAWN	DDE
ENGINEER	DYLAN STEELE
	206.712.6310
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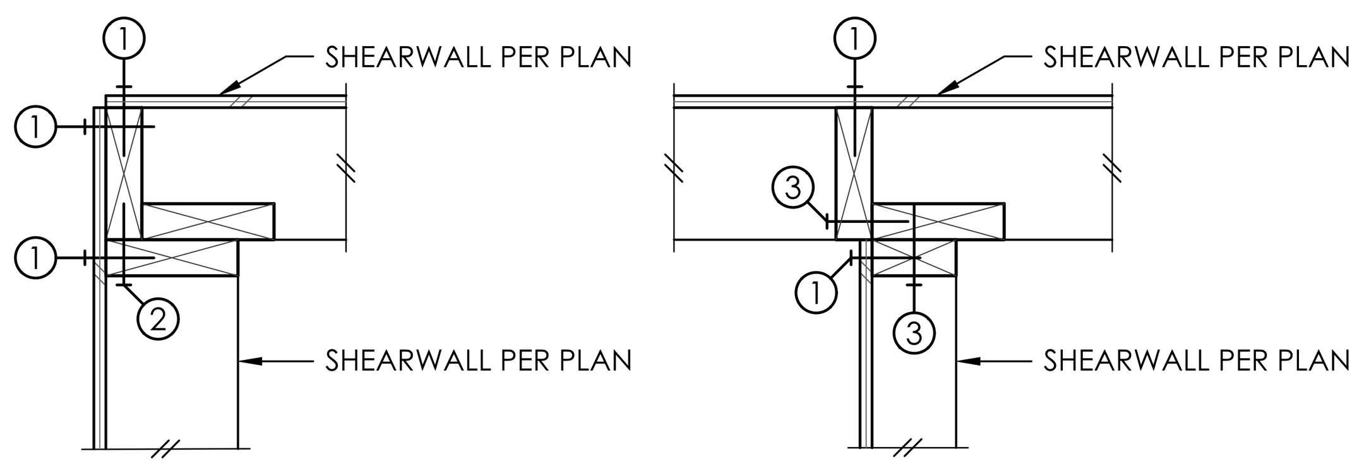
REV	DESCRIPTION	DATE
	PERMIT SET	9.27.21

ARCH	CONARD ROMANO ARCH
	206.329.4227
CLIENT	RICHARD AND LESLIE DAY

CONCRETE DETAILS

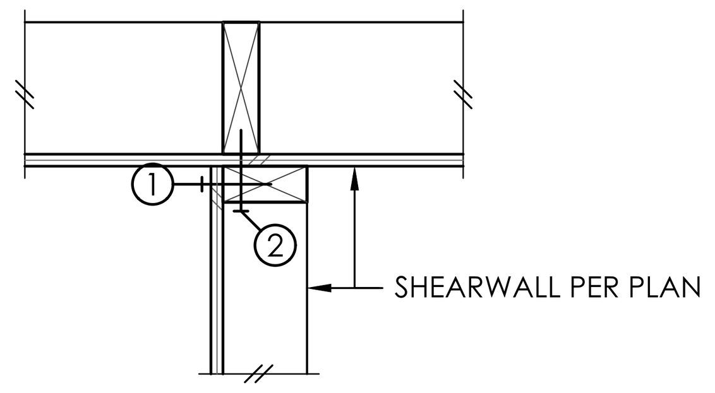
S3.2
SCALE - 3/4" = 1'-0"



1 PANEL EDGE NAILING PER SHEARWALL SCHEDULE

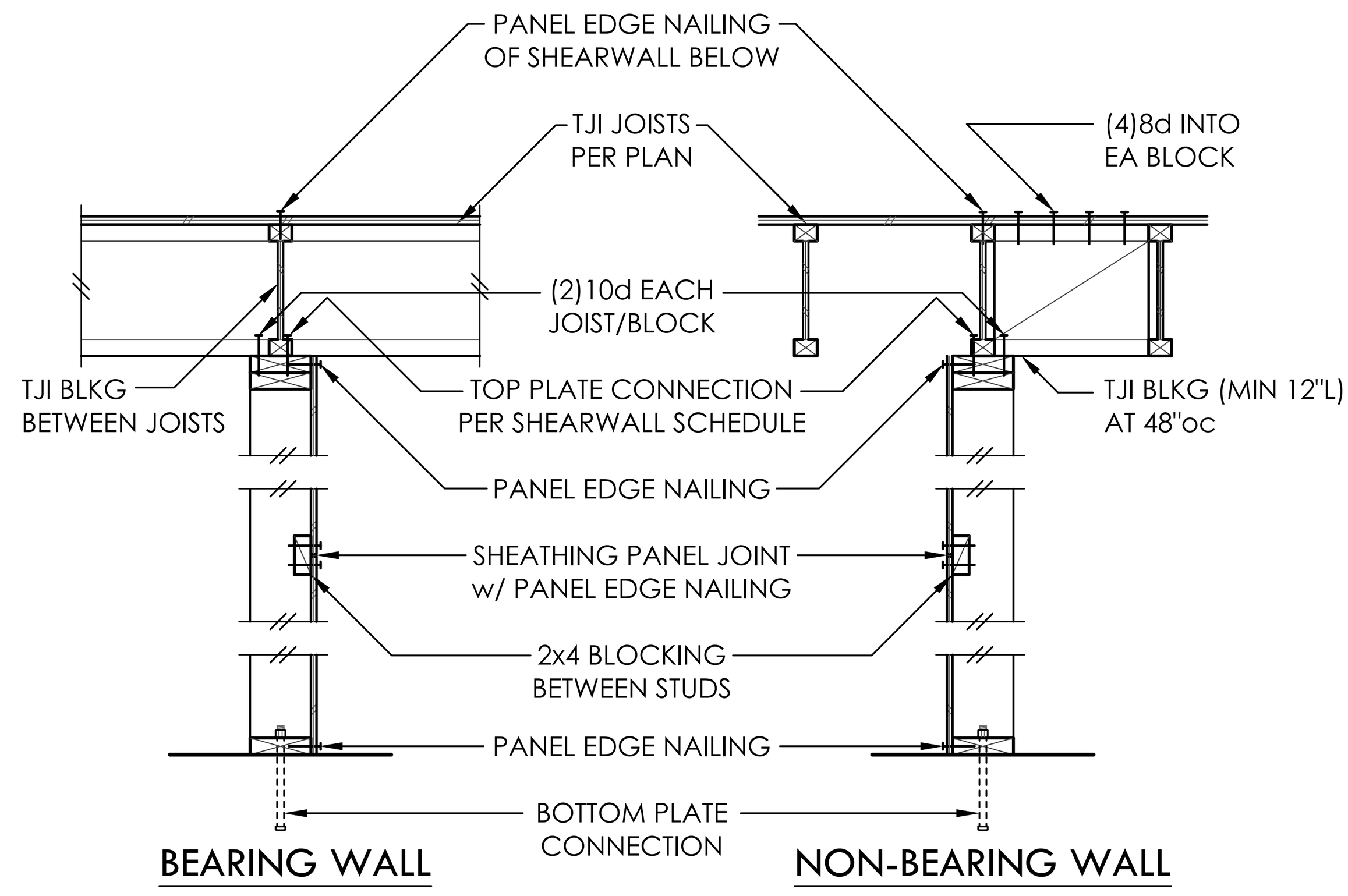
2 10d NAILING PER SHEARWALL SCHEDULE

3 10d NAILING PER SHEARWALL SCHEDULE OF HIGHER CAPACITY SHEARWALL or 10d AT 12"oc AT NON-SHEARWALLS



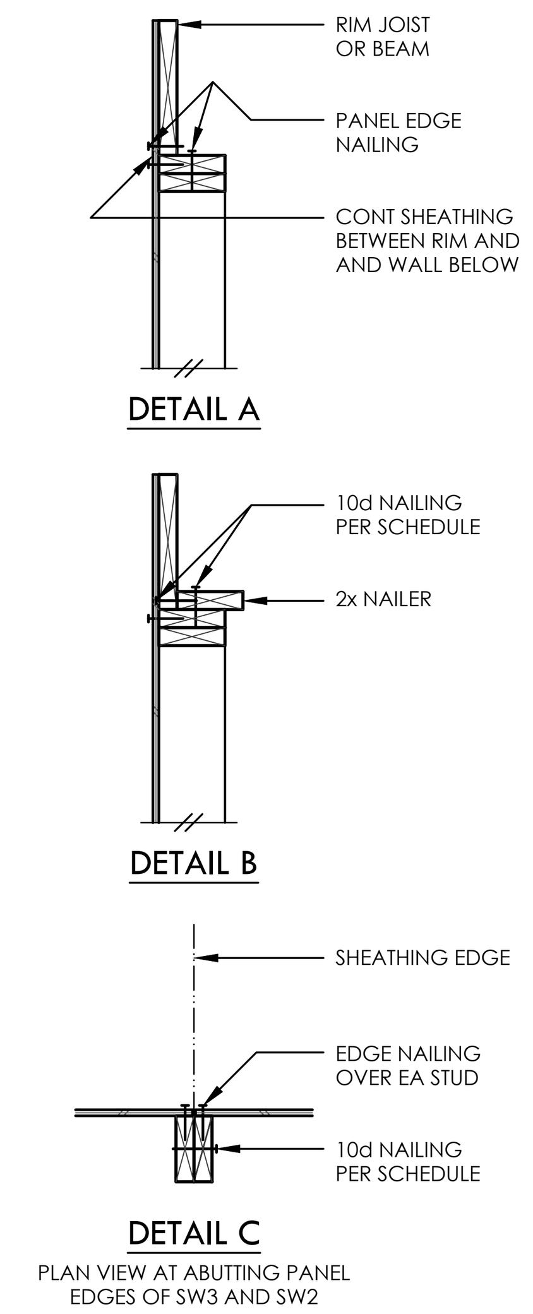
SCALE: 1-1/2" = 1'-0"

TYPICAL SHEARWALL INTERSECTIONS 1



NOTE:
SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, UNO

TYPICAL SHEARWALL CONSTRUCTION 2



SHEARWALL SCHEDULE ① ② ③ ⑤ ⑥ ⑦

MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			TJI	RIM/BEAM ⑧⑨	AT WOOD	AT CONCRETE
SW6	1/2" PLY or 7/16" OSB	8d AT 6"oc	10d AT 6"oc	A35 AT 30"oc	12d AT 6"oc	5/8"Ø AB AT 48"oc
SW4	1/2" PLY or 7/16" OSB	8d AT 4"oc	10d AT 4"oc	A35 AT 18"oc	12d AT 4"oc	5/8"Ø AB AT 42"oc
SW3 ④	1/2" PLY or 7/16" OSB	8d AT 3"oc	(2)ROWS 10d AT 6"oc	A35 AT 16"oc	(2)ROWS 12d AT 6"oc	5/8"Ø AB AT 36"oc
SW2 ④	1/2" PLY or 7/16" OSB	8d AT 2"oc	(2)ROWS 10d AT 4"oc	A35 AT 12"oc	(2)ROWS 12d AT 4"oc	5/8"Ø AB AT 24"oc

① BLOCK PANEL EDGES WITH 2x4 LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d AT 12"oc.

② 8d NAILS SHALL BE 0.131"Ø x 2-1/2", 10d NAILS SHALL BE 0.131"Ø x 3", AND 12d NAILS SHALL BE 0.131"Ø x 3-1/4".

③ EMBED ANCHOR BOLTS AT LEAST 7". ALL BOLTS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING.

④ 3x STUDS OR DBL STUDS NAILED TOGETHER w/ 10d NAILING IS REQD AT ABUTTING PANEL EDGES OF SW3 AND SW2. REFER TO DETAIL C. WHERE 3x STUDS ARE USED, STAGGER NAILS AT ADJOINING PANEL EDGES.

⑤ TWO STUDS MINIMUM OR POST PER PLAN ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.

⑥ ALL EXTERIOR WALLS SHALL BE SW6, UNLESS NOTED OTHERWISE.

⑦ NAILS SHALL NOT BE SPACED LESS THAN 3/8" FROM EDGES OF SHEATHING. SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEADS ARE FLUSH WITH SHEATHING (NOT COUNTERSUNK).

⑧ LTP4's INSTALLED OVER SHEATHING WITH 8d (0.131"Ø x 2-1/2") NAILS MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.

⑨ A35's OR LTP4's MAY BE ELIMINATED PER DETAIL A OR DETAIL B.

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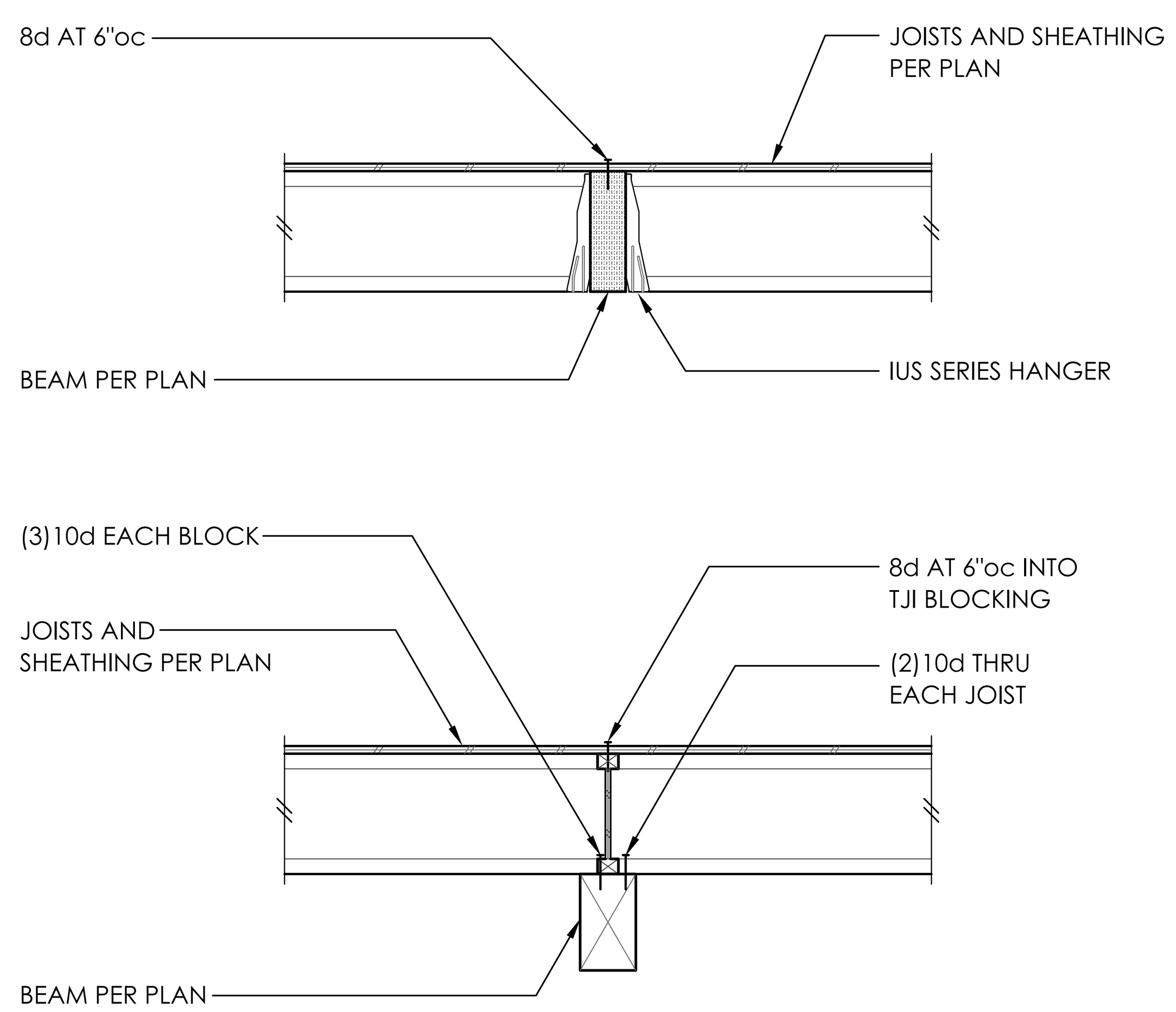
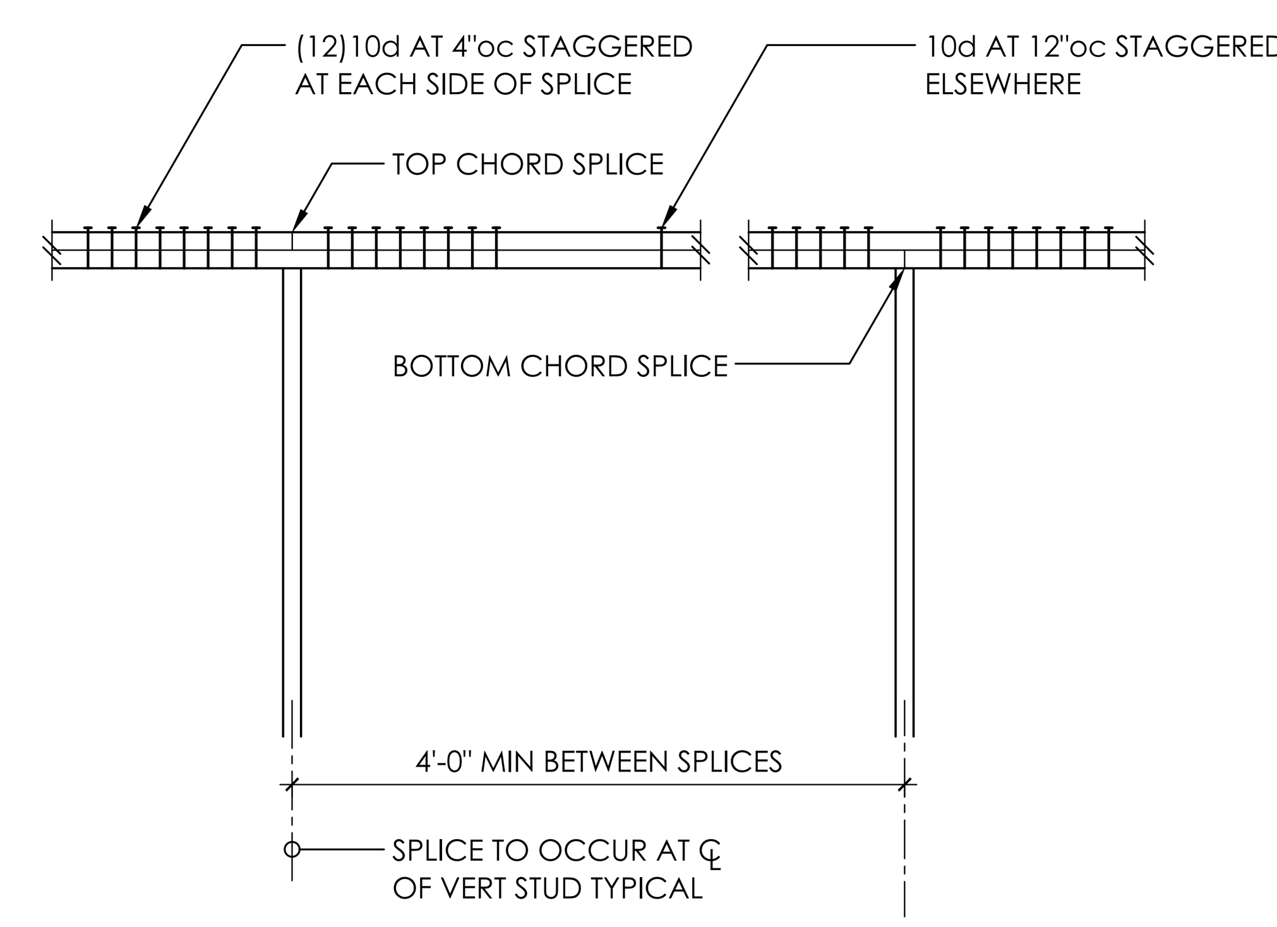


TYPICAL FLUSH AND DROPPED BEAM 6



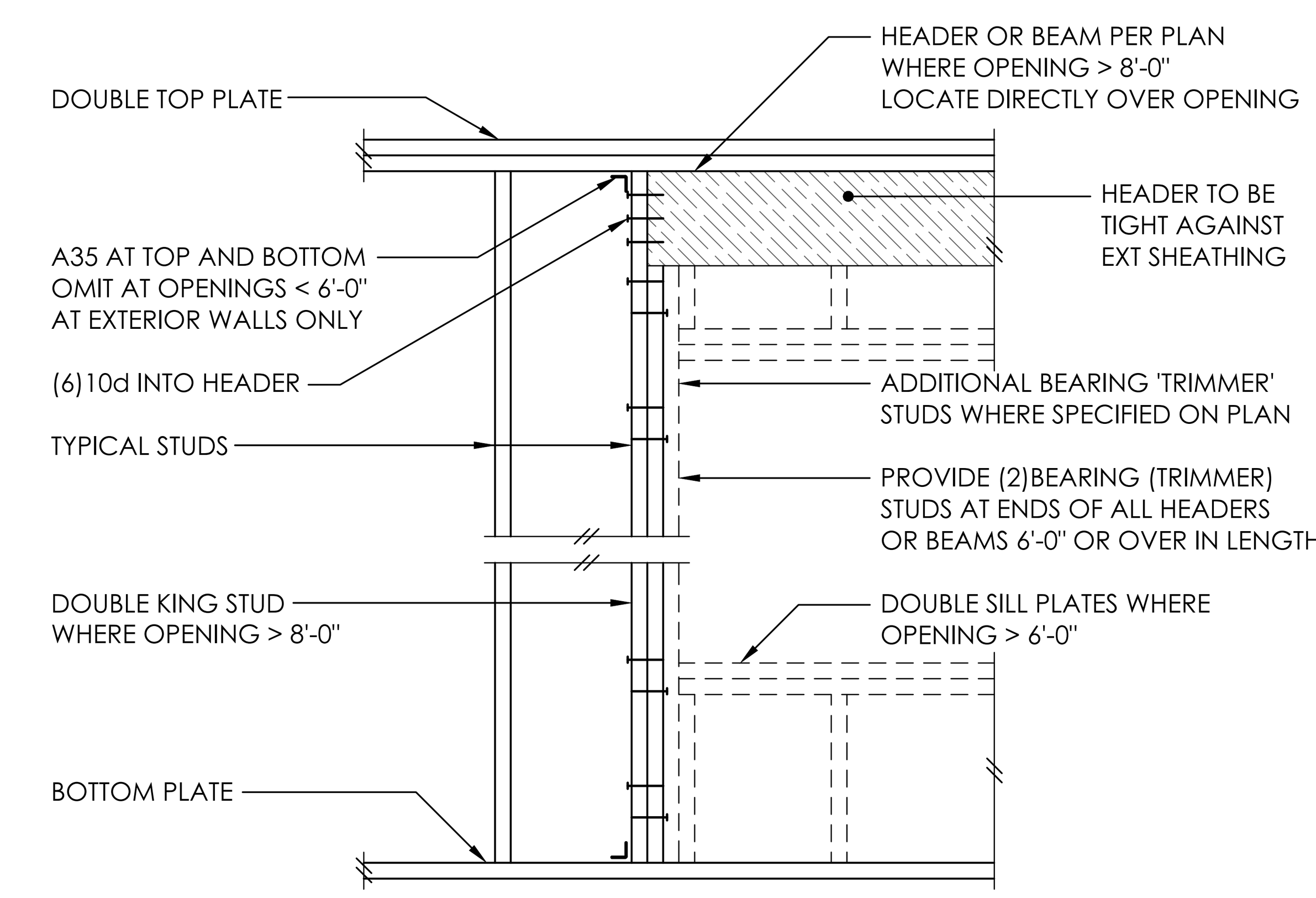
NOTE:
1. NAILING AT TOP PLATE SPLICES MAY BE ELIMINATED w/ CS16 x 30"

2. WHERE VERTICAL PENETRATIONS THRU PLATE EXCEED 1" FOR A 4x WALL OR 3" FOR A 6x WALL - PROVIDE CS16 x 30" AT TOP PLATE

3. MINIMUM EDGE DISTANCE FOR VERTICAL PENETRATIONS THRU TOP PLATE IS 1-1/4"

AT SHEARWALLS

TYPICAL TOP PLATE SPLICE 7



TYPICAL HEADER SUPPORT 8

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STRUCTURAL ENGINEER
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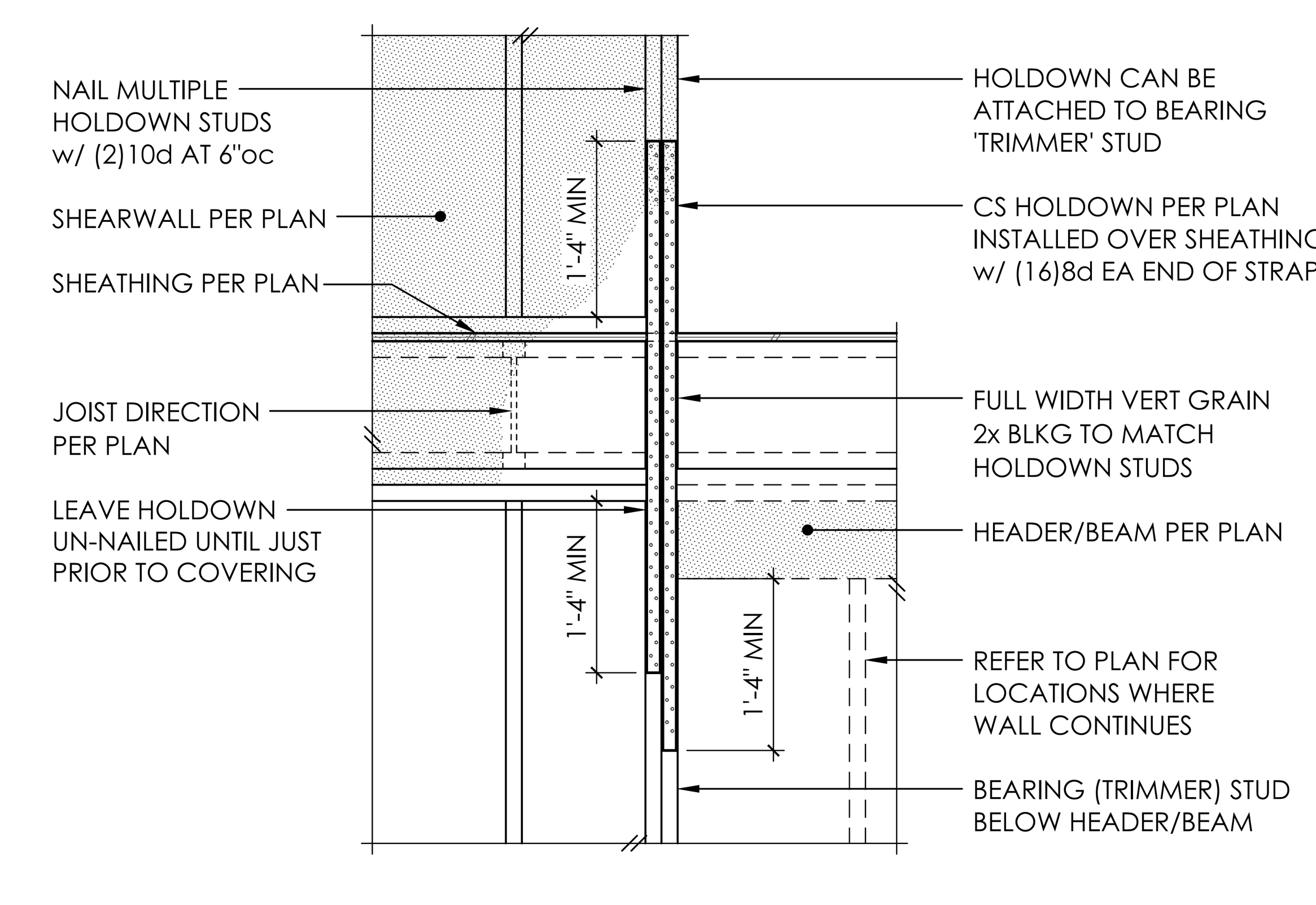

TYPICAL CS16 HOLDOWN 12

PROJECT NO	0139.2021.02.01
PROJECT MANAGER	IHL
DRAWN	DDE
ENGINEER	DYLAN STEELE 206.712.6310 DYLANS@MALSAM-TSANG.COM

REV	DESCRIPTION	DATE
	PERMIT SET	9.27.21

ARCH	CONARD ROMANO ARCH 206.329.4227
CLIENT	RICHARD AND LESLIE DAY

TYPICAL WOOD FRAMING DETAILS

S4.0

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

1

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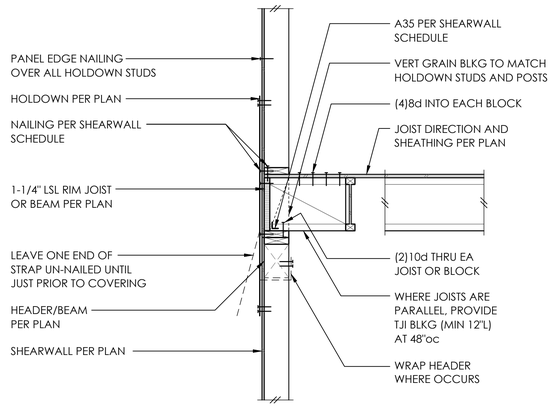

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12

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REV	DESCRIPTION	DATE
	PERMIT SET	9.27.21

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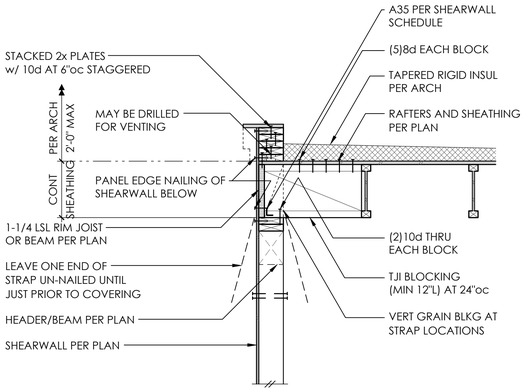
CLIENT	RICHARD AND LESLIE DAY

WOOD FRAMING DETAILS

S4.1
SCALE - 3/4" = 1'-0"

Printed by: ddeyle
Printed Date: Sep 27, 2021 - 3:27pm



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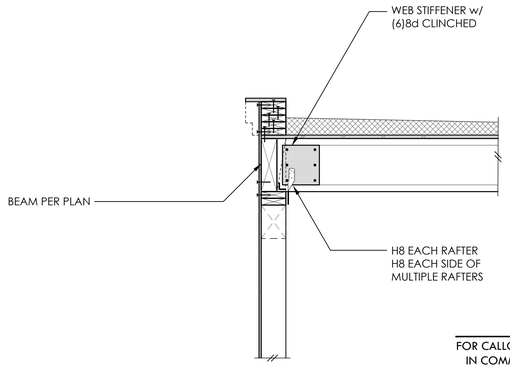

FOR CALLOUTS
IN COMMON
REFER 3/S4.2

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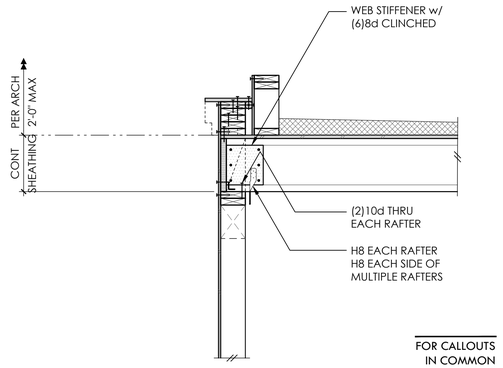

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REFER 4/S4.2

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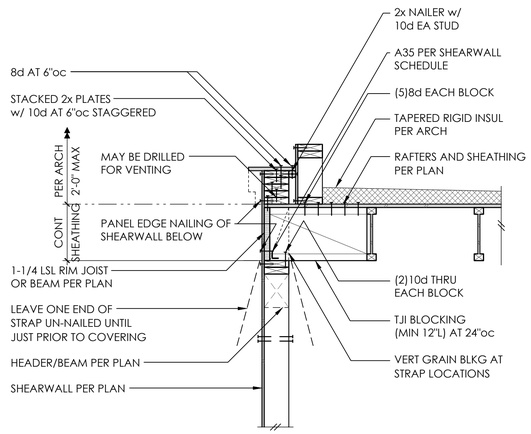

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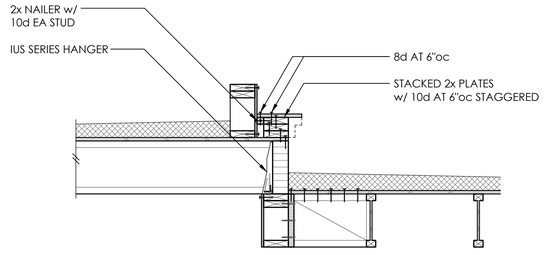

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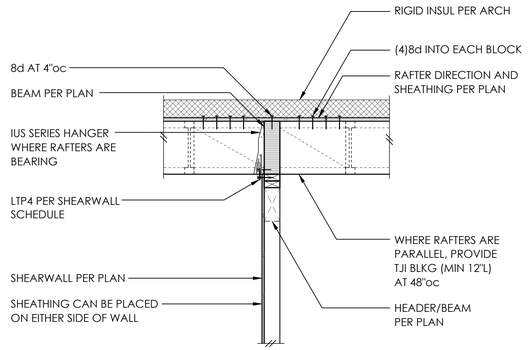

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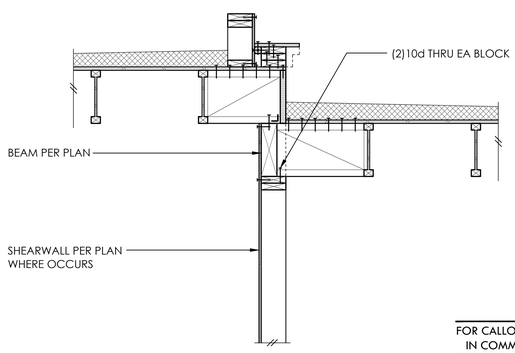

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REFER 12/S4.2

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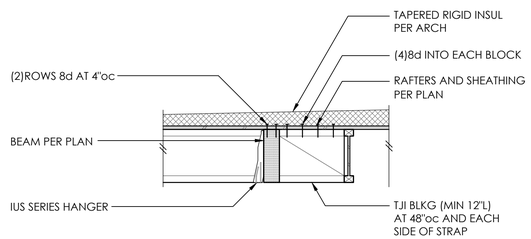

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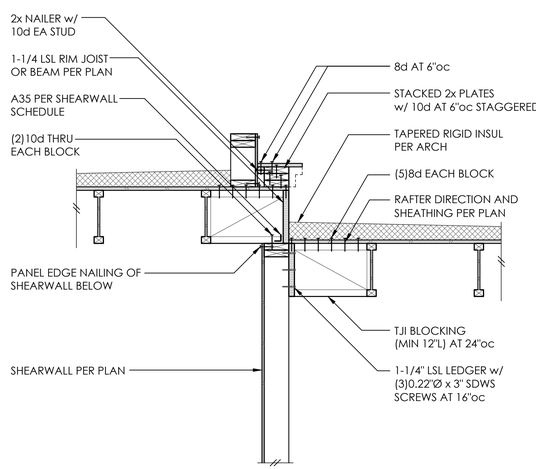

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Printed Date: Sep 27, 2021 - 3:27pm

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PROJECT NO	0139.2021.02.01
PROJECT MANAGER	IHL
DRAWN	DDE
ENGINEER	DYLAN STEELE
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REV	DESCRIPTION	DATE
	PERMIT SET	9.27.21

ARCH	CONARD ROMANO ARCH
	206.329.4227
CLIENT	RICHARD AND LESLIE DAY

WOOD FRAMING DETAILS

S4.2

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