

**CITY OF MERCER ISLAND
DEVELOPMENT SERVICES GROUP**
9611 S 39th Street | Mercer Island, WA 98040
PHONE: 206 275 7905 | www.mercer.gov.org



INSPECTION REQUESTS:
Application Fee: \$200
Permit Fee: \$100
Annual Fee: \$100
Inspection Fee: \$100
Special Inspection Fee: \$100

TO BE COMPLETED BY APPLICANT

CONTACT INFORMATION:
Applicant Name: _____
Address: _____
Phone: _____
Email: _____

APPLICANT CONTACT INFORMATION:
Name: _____
Address: _____
Phone: _____
Email: _____

REQUIRED SPECIAL INSPECTIONS / STRUCTURAL OBSERVATIONS:
Is the Engineer of Record's responsibility to specify all required special inspections or structural observations (check items below). The owner is responsible for hiring an approved special inspector for the checked inspections noted below. All special inspections (except Geotechnical) must be WABO certified. When special inspection or structural observation is required, the report shall be submitted to the City Building Inspector prior to the City below. Do not cover or conceal any work prior to the City inspection.

TO BE COMPLETED BY APPLICANT

STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR):
Engineer of Record: _____ Company: _____
General Contractor to Construction Documents: _____
Soils / Geotechnical: _____
Special Inspection: _____
Foundation: _____
Concrete: _____
Reinforced Concrete: _____
Special Inspector: _____
Structural Steel: _____
Structural Masonry: _____
Wood: _____

OTHER SPECIAL INSPECTIONS:
Special Inspector: _____ Company: _____
Other: _____
Other: _____

DEFERRED SUBMITTALS:
Deferral Description: _____
Deferral Reason: _____
Other: _____

ENERGY CODE COMPLIANCE INFORMATION:
Indicate where the following information is located in the drawing set. Alternatively, incorporate or include the Residential Energy Code compliance information in the drawing set.
Energy Code Compliance: _____
Other: _____

TO BE COMPLETED BY APPLICANT

BUILDING ENVELOPE:
Building envelope: _____
Roofing: _____
Windows: _____
Doors: _____
Other: _____

MECHANICAL:
HVAC: _____
Boilers: _____
Pumps: _____
Other: _____

ELECTRICAL:
Electrical: _____
Lighting: _____
Other: _____

PLUMBING:
Plumbing: _____
Sewer: _____
Water: _____
Other: _____

FINISHES:
Interior finishes: _____
Exterior finishes: _____
Other: _____

TO BE COMPLETED BY DSG

REQUIRED SPECIAL INSPECTIONS:
Refer to Conditions of Permit Attachment provided at permit issuance for required construction site and regulations, including:
• Site Considerations
• Construction Vehicle Parking Requirements
• Hours of Work
• Erosion Control Measures
• Stormwater Management
• Additional Fee Code Requirements
• Planning Requirements
• Noise Abatement Certification
• Temporary site address with minimum of High numbers visible from the street must be installed.
Erosion control measures must be as shown on approved project drawings. All erosion control is to be in place and inspected by a City of Mercer Island Business License is required for all subcontractors. Call (206) 275-7931 for more information.

PROTECTIVE MEASURES:
Protective measures shall be installed at tree drip-line prior to start of any site work and no trees shall be cut without a City of Mercer Island tree permit. They must be planted and approved prior to final inspection. Replacement trees must be a minimum of six feet tall at installation. They must be planted and approved prior to final inspection. For this project, N/A trees are authorized to be removed and replaced with N/A trees. Contact Federal Fish and Wildlife at (509) 534-5304 or visit their website for more information. www.fishbase.org

PERMITS REQUIRED FOR ALL THE PROTECTION SYSTEMS:
For more information, see www.mercer.gov/permits

PROTECTIVE MEASURES:
Fence: _____
Signage: _____
Erosion control: _____
Sediment control: _____
Other: _____

PROTECTIVE MEASURES:
Fence: _____
Signage: _____
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Sediment control: _____
Other: _____

TO BE COMPLETED BY DSG

WATER SUPPLY REQUIREMENTS:
Fire sprinkler design calculations must be provided prior to determining water supply system requirements.
Water supply system upgrade required? _____
Applicant installation: _____
Required service line size: N/A (water main to meter) Required Meter Size: N/A (water main to house)
Additional water supply requirements: _____

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Other: _____

TO BE COMPLETED BY DSG

APPROVED CON替代IVES:
Other alternative must be inspected. Refer to the Inspection Checklist.
Other: _____
Other: _____

SURVEY REQUIREMENTS:
Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City Foundation Inspection. A property survey may be required to verify setbacks and in some cases building must be surveyed onto the lot. The City reserves the right to require an independent area survey at any time prior to issuance of Certificate of Occupancy.
Surveyor: _____
Other: _____

MAXIMUM PROJECT ATTRACTION INSPECTION:
Maximum project attraction inspection is required for any project incorporating single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structural. Contact the Building Inspector at (206) 275-7930.
Other: _____

GEOTECHNICAL INFORMATION:
Land clearing, grading, filling and foundation work with geotechnical hazard areas is NOT PERMITTED between October 1 and April 1 without an approved Seasonal Development Limitation Waiver.
Geotechnical Report provided. All construction must comply with the recommendations of the Geotechnical Report. A copy of report and other geotechnical information must be kept on site at all times.
Geotechnical Engineer: _____
Approved: _____ date: _____

TO BE COMPLETED BY DSG

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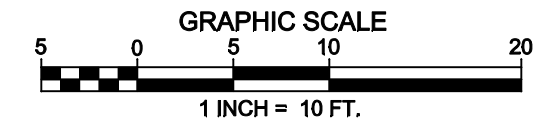
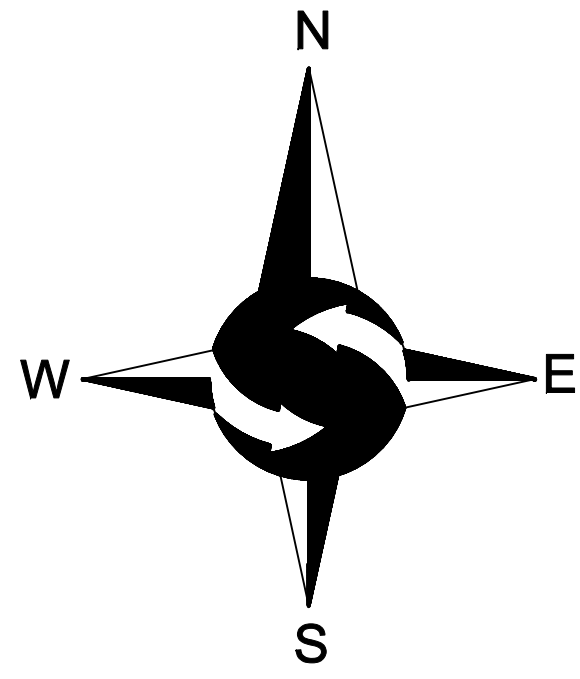
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Geotechnical Engineer: _____
Approved: _____ date: _____

CERTIFICATE OF OCCUPANCY
Issued after all required inspections have been performed and approved.
Approved: _____ Date: _____

PROJECT NAME: 2265 LLC, SFR
PROJECT ADDRESS: 8005 SE 34th PL

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES

REVIEWED FOR CODE COMPLIANCE
Approved: _____ Date: _____



LEGEND

- FOUND MONUMENT IN CASE
- FOUND REBAR AS DESCRIBED
- ⊗ SET MAG NAIL AS DESCRIBED
- ☒ MAILBOX
- ⊕ POWER METER
- ⊙ UTILITY POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ SIGN
- SS — APPROXIMATE LOCATION SANITARY SEWER LINE
- SD — APPROXIMATE LOCATION STORM DRAIN LINE
- W — APPROXIMATE LOCATION UNDERGROUND WATER LINE
- OHP — OVERHEAD POWER
- ☒ CATCH BASIN
- WOOD FENCE
- ⊕ CONCRETE WALL
- ⊕ ROCKERY
- ⊕ ASPHALT SURFACE
- ⊕ CONCRETE SURFACE
- DS DECIDUOUS
- FR FRUIT
- * INDICATES MULTI-TRUNK

LEGAL DESCRIPTION

LOT 24, LUCAS HILL DIVISION NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 61 OF PLATS, PAGE 100, RECORDS OF KING COUNTY, WASHINGTON;
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

RECORD OF SURVEY BY NORTH POINTE SURVEYING, INC. FOR WILLIAM SIMMONS, AS RECORDED ON NOVEMBER 30, 2004, IN VOLUME 179 OF SURVEYS, PAGES 223 AND 224, UNDER RECORDING NO. 2004113090003, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

SURVEYOR: SITE SURVEYING, INC.
21923 NE 11TH ST
SAMMAMISH, WA 98074
PHONE: 425.298.4412

PROPERTY OWNER: CORINNE ISRAEL
8005 SE 34TH PLACE
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 445930-0240

PROJECT ADDRESS: 8005 SE 34TH PLACE
MERCER ISLAND, WA 98040

ZONING: R-8.4

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 9,963 S.F. (0.228 ACRES) AS SURVEYED

GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS SS TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN SEPTEMBER 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

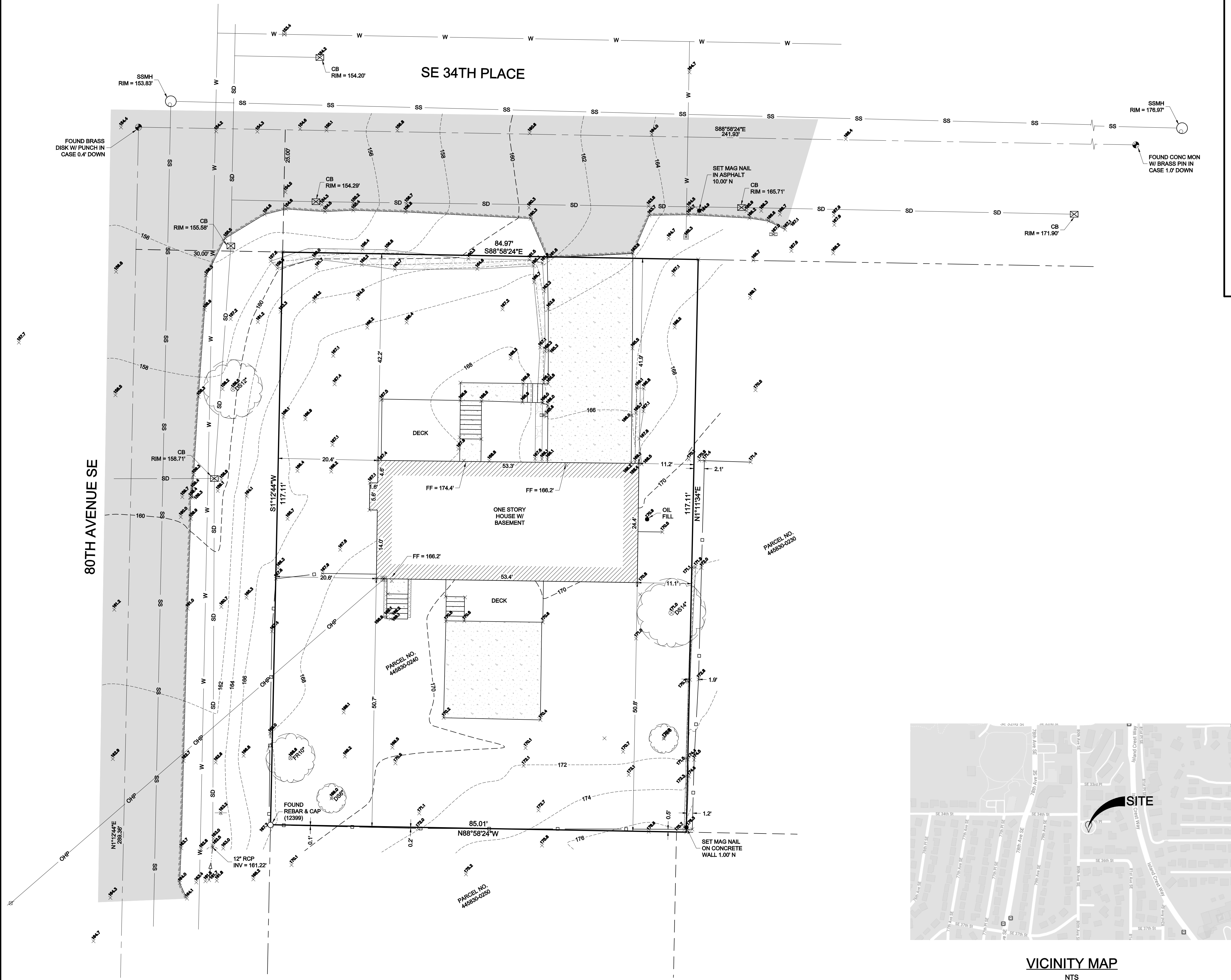
VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.

THE MARK IS A BRASS CAP IN CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF SE 34TH PLACE AND 80TH AVENUE SE.

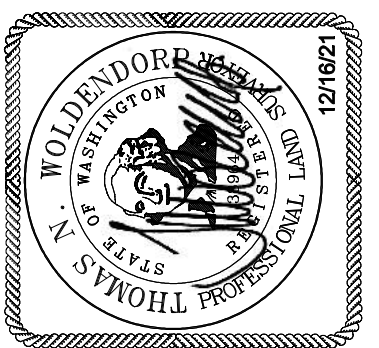
POINT ID NO. 520;
ELEVATION: 153.895 FEET (46.896 METERS) NAVD 83

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



VICINITY MAP
NTS

NE 1/4, SE 1/4, SEC 12, TWP 24N, RNG 4E, W.M.

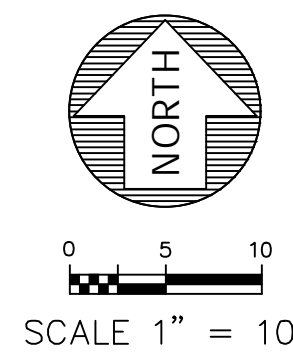


TOPOGRAPHIC SURVEY
FRIEDMAN HOMES
8005 SE 34TH PLACE
MERCER ISLAND, WA 98040

PROJECT NO. 21-610
DRAWN BY: MTS
CHECKED BY: TNW
DATE: 9/28/2021
SHEET 1 OF 1

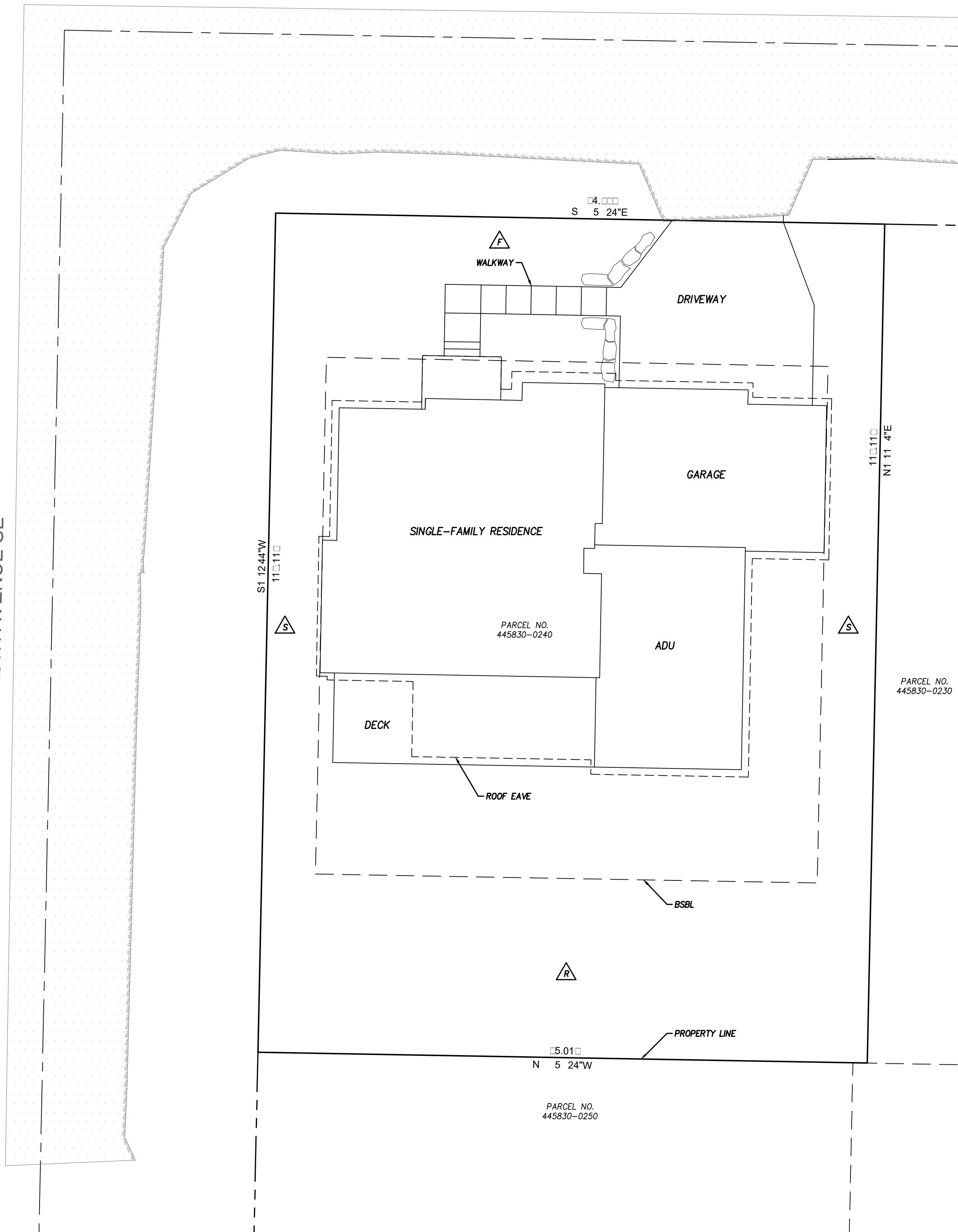
8005 SE 34TH PL RESIDENCE

NE 1/4 OF NE 1/4 OF SECTION 12, T. 24 N., R. 04 E., W.M.
CITY OF MERCER ISLAND, STATE OF WASHINGTON



SE 34TH PLACE

34TH AVENUE SE



SURVEY LEGEND

- FOUND MONUMENT IN CASE
- FOUND REBAR AS DESCRIBED
- ⊙ SET MAG NAIL AS DESCRIBED
- ☒ MAILBOX
- ⊕ POWER METER
- ⊕ UTILITY POLE
- ⊕ SANITARY SEWER MANHOLE
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- ▬ CONCRETE WALL
- ⊕ ROCKERY
- ASPHALT SURFACE
- ▬ CONCRETE SURFACE
- DS DECIDUOUS
- FR FRUIT
- INDICATES MULTI-TRUNK

PROJECT TEAM:

OWNER: JON FRIEDMAN
FRIEDMAN HOMES
PO BOX 481
MERCER ISLAND, WA 98040
(206) 550-7954

ENGINEER: COSTA PHILIPPIDES, PE
ENCOMPASS ENGINEERING & SURVEYING
165 N.E. JUNIPER STREET, SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250

SURVEYOR: THOMAS N. WOLDENDORP
SITE SURVEYING, INC.
21923 NE 11TH ST
SAMMAMISH, WA 98074
(425) 298-4412

ARCHITECT: MARCUS JENKINS
ARCHITECTS NORTHWEST
18915 142ND AVE NE, SUITE 100
WOODINVILLE, WA 98072
(425) 485-4900

GEOTECHNICAL ENGINEER: KYLE R. CAMPBELL, PE
EARTH SOLUTIONS NW, LLC
15365 NE 90TH ST, SUITE 100
REDMOND, WA 98052
(425) 449-4704

SITE DATA:

SITE ADDRESS: 8005 SE 34TH PL
MERCER ISLAND, 98040

SITE AREA: (9,953) SF (0.228 ACRES)

TAX PARCEL: 445830-0240

ZONING: R-8.4

UTILITY INFORMATION:

SEWER/WATER: CITY OF MERCER ISLAND

FIRE DISTRICT: CITY OF MERCER ISLAND

CABLE TV: COMCAST
(800) 934-6489

ELECTRIC/GAS: PUGET SOUND ENERGY
(888) 321-7779

BSBL DISTANCES:

FRONT YARD: 20'

REAR YARD: 25'

SIDE YARD: 7.5' (15' TOTAL)

IMPERVIOUS AREA SUMMARY:

ROOF: 3,315 SF
WALKWAY: 128 SF
DRIVEWAY: 965 SF
DECK: 152 SF
4,160 SF (0.096 AC)

NOTES:

- ALL CONSTRUCTION TECHNIQUES AND MATERIALS SHALL BE PER CITY OF MERCER ISLAND STANDARDS/SPECIFICATIONS.
- SOIL SHALL BE AMENDED PER CITY STANDARDS. SEE SOIL AMENDMENT NOTES ON SHEET 2.



TAX PARCEL:

445830-0240

HORIZONTAL DATUM:

NAD 83/89

BASIS OF BEARINGS:

RECORD OF SURVEY BY NORTH POINTE SURVEYING, INC. FOR WILLIAM SIMMONS, AS RECORDED ON NOVEMBER 30, 2004, IN VOLUME 179 OF SURVEYS, PAGES 223 AND 224, UNDER RECORDING NO. 20041130900003, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM:

NAVD 88

BENCHMARK:

THE MARK IS A BRASS CAP IN CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF SE 34TH PLACE AND 80TH AVENUE SE.

POINT ID NO. 520;
ELEVATION: 153.865 FEET (46.898 METERS) NAVD 88

INSTRUMENTATION:

INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.

LEGAL DESCRIPTION:

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SHEET INDEX:

TITLE	SHEET
COVER	1
EROSION CONTROL PLAN AND NOTES	2
GRADING AND UTILITY PLAN	3

REVISIONS	DESCRIPTION	BY	DATE



04/21/2022

8005 SE 34TH PL RESIDENCE
JON FRIEDMAN
COVER

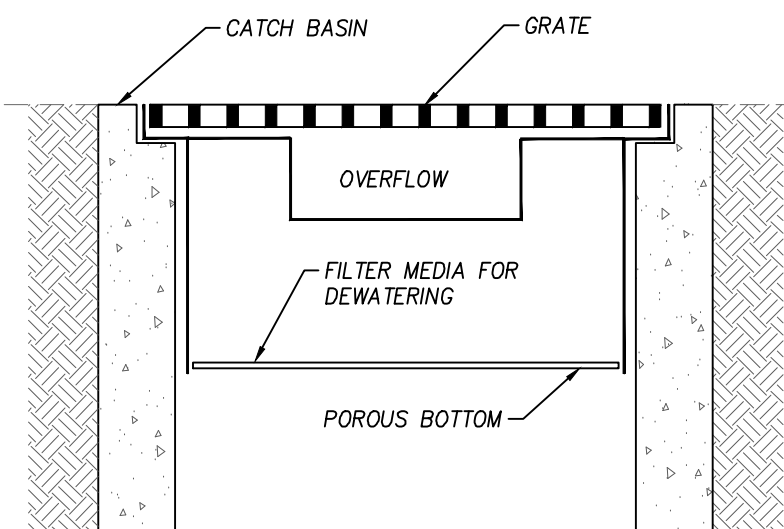
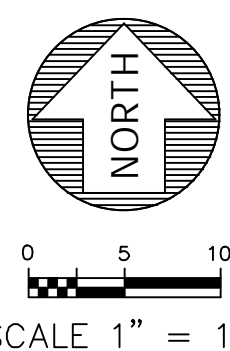


JOB NO.	21720
DATE	04/21/2022
SCALE	1"=10'
DESIGNED	IWD
DRAWN	TNF
CHECKED	CP
APPROVED	CP
SHEET	1

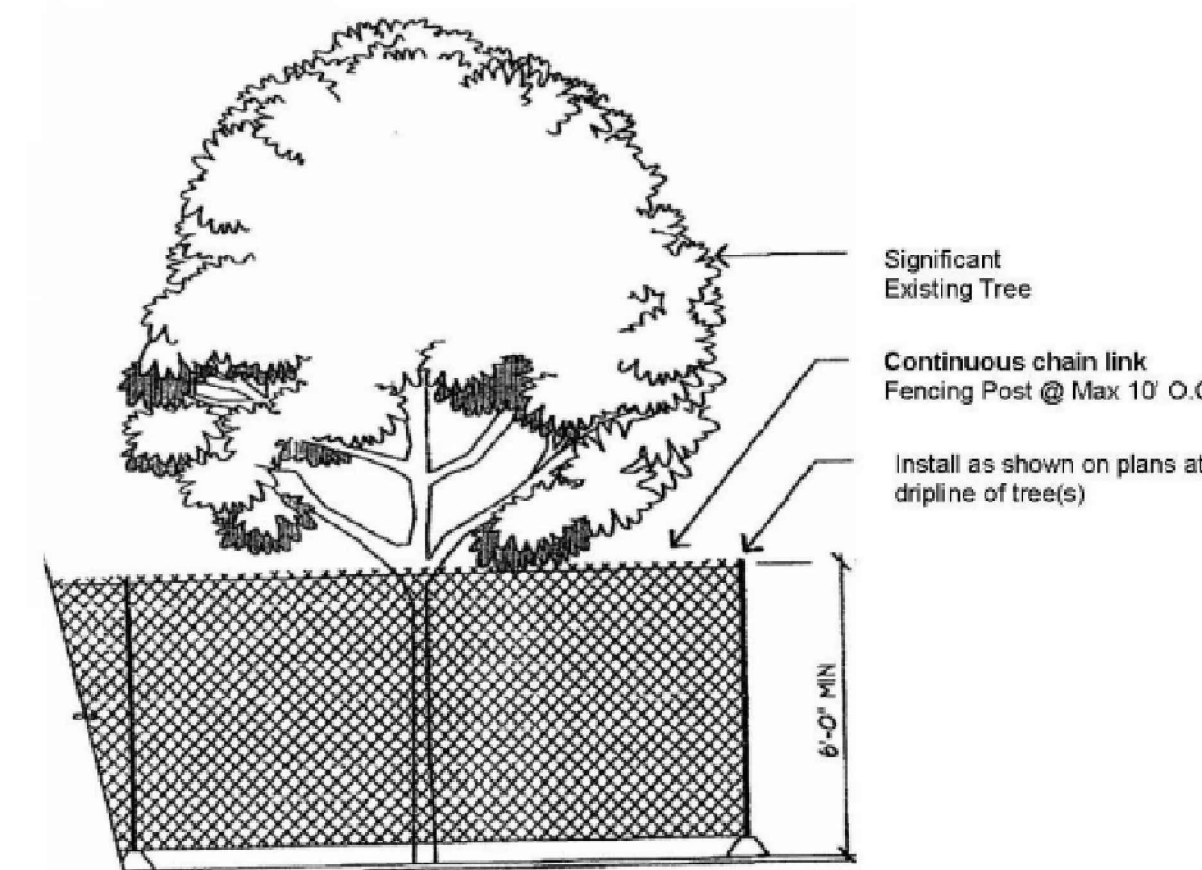
FILENAME: J:\21720 - JON FRIEDMAN\ENGINEERING\PLAN SHEETS\1-COVER.DWG

8005 SE 34TH PL RESIDENCE

NE 1/4 OF NE 1/4 OF SECTION 12, T. 24 N., R. 04 E., W.M.
CITY OF MERCER ISLAND, STATE OF WASHINGTON



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



Six-foot high temporary chain link fence shall be placed as shown on plans. Fence shall completely encircle tree(s). Install fence posts using pier blocks only. Avoid driving posts or stakes into major roots.

Make a clean straight cut to remove damaged portion of root for all roots over 1" in diameter damaged during construction. All exposed roots shall be temporarily covered with damp burlap and covered with soils the same day, if possible, to prevent drying. If not possible, burlap must be kept moist at all times.

Work with the protection fencing shall be done manually. No stockpiling of materials, soil, debris, vehicle traffic, or storage of equipment or machinery shall be allowed within the limit of the fencing.

Cement trucks must not be allowed to deposit waste or wash out materials from their trucks within the Tree Protection Fences.

The area within the Tree Protection Fencing must be covered with wood chips, hog fuel, or similar materials to a depth of 8 to 10 inches. The materials should be placed prior to beginning construction and remain until the Tree Protection Fencing is taken down.

TREE PROTECTION FENCE DETAIL

NO SCALE

POST-CONSTRUCTION SOIL MANAGEMENT

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP 15.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

BMP 15.13: POST-CONSTRUCTION SOIL QUALITY AND DEPTH (FROM 2014 DEPT. OF ECOLOGY SWMMWW)
NATURALLY OCCURRING (UNDISTURBED) SOIL AND VEGETATION PROVIDE IMPORTANT STORMWATER FUNCTIONS INCLUDING: WATER INFILTRATION; NUTRIENT, SEDIMENT, AND POLLUTANT ADSORPTION; SEDIMENT AND POLLUTANT BIOFILTRATION; WATER INTERFLOW STORAGE AND TRANSMISSION; AND POLLUTANT DECOMPOSITION. THESE FUNCTIONS ARE LARGELY LOST WHEN DEVELOPMENT STRIPS AWAY NATIVE SOIL AND VEGETATION AND REPLACES IT WITH MINIMAL TOPSOIL AND SOD. NOT ONLY ARE THESE IMPORTANT STORMWATER FUNCTIONS LOST, BUT SUCH LANDSCAPES THEMSELVES BECOME POLLUTION GENERATING PEROUS SURFACES DUE TO INCREASED USE OF PESTICIDES, FERTILIZERS AND OTHER LANDSCAPING AND HOUSEHOLD/INDUSTRIAL CHEMICALS, THE CONCENTRATION OF PET WASTES, AND POLLUTANTS THAT ACCUMULATE IN ROADSIDE LITTER.
ESTABLISHING SOIL QUALITY AND DEPTH REGAINS GREATER STORMWATER FUNCTIONS IN THE POST DEVELOPMENT LANDSCAPE, PROVIDES INCREASED TREATMENT OF POLLUTANTS AND SEDIMENTS THAT RESULT FROM DEVELOPMENT AND HABITATION, AND MINIMIZES THE NEED FOR SOME LANDSCAPING CHEMICALS, THUS REDUCING POLLUTION THROUGH PREVENTION.
ESTABLISHING A MINIMUM SOIL QUALITY AND DEPTH IS NOT THE SAME AS PRESERVATION OF NATURALLY OCCURRING SOIL AND VEGETATION. HOWEVER, ESTABLISHING A MINIMUM SOIL QUALITY AND DEPTH WILL PROVIDE IMPROVED ON-SITE MANAGEMENT OF STORMWATER FLOW AND WATER QUALITY. SOIL ORGANIC MATTER CAN BE ATTAINED THROUGH NUMEROUS MATERIALS SUCH AS COMPOST, COMPOSTED WOODY MATERIAL, BIOSOLIDS, AND FOREST PRODUCT RESIDUALS. IT IS IMPORTANT THAT THE MATERIALS USED TO MEET THE SOIL QUALITY AND DEPTH BMP BE APPROPRIATE AND BENEFICIAL TO THE PLANT COVER TO BE ESTABLISHED. LIKEWISE, IT IS IMPORTANT THAT IMPORTED TOPSOILS IMPROVE SOIL CONDITIONS AND DO NOT HAVE AN EXCESSIVE PERCENT OF CLAY FINES.

STEP 1
IDENTIFY AREAS OF THE SITE THAT WILL NOT BE DISTURBED DURING CONSTRUCTION (CLEARED, GRADED, OR DRIVEN ON). FENCE THOSE AREAS TO PREVENT IMPACTS DURING CONSTRUCTION. IF NEITHER SOILS NOR VEGETATION ARE DISTURBED, THESE AREAS DO NOT REQUIRE AMENDMENT.

STEP 2
IN DISTURBED AREAS (COMPACTED BY CONSTRUCTION TRAFFIC):
• SCARIFY THE TOP 4 INCHES OF SUBSOIL
• USE A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER TO MIX THE FIRST LIFT OF TOPSOIL INTO THE SUBSOIL (KNOWN AS SCARIFYING, RIPPER, OR TILLING)
• USE THE EQUIPMENT LISTED IN THE PREVIOUS BULLET TO SCARIFY (TILL OR RIP) SOILS TO A DEPTH OF 12 INCHES BEFORE TILLING IN AT LEAST 8 INCHES OF COMPOST

STEP 3
THREE OPTIONS TO RESTORE DISTURBED SOILS INCLUDE:
OPTION 1: TILL COMPOST (1.75 INCHES FOR TURF AREAS; 3 INCHES FOR PLANTING BEDS) INTO EXISTING SOIL, OR
OPTION 2: STOCKPILE AND REUSE EXISTING TOPSOIL (AMEND IF NEEDED TO MEET 5% ORGANIC MATTER CONTENT FOR TURF AREAS; 10% ORGANIC MATTER CONTENT FOR PLANTING BEDS), OR
OPTION 3: IMPORT 6 INCHES OF COMPOST-AMENDED TOPSOIL (25% COMPOST FOR TURF AREAS; 40% COMPOST FOR PLANTING BEDS) AND SCARIFY (TILL OR RIP) INTO EXISTING SOIL IN TWO 3-INCH LIFTS

TREE PROTECTION MEASURES

- TREE PROTECTION FENCING FOR DEMOLITION:
- TREE PROTECTION FENCES WILL NEED TO BE PLACED AROUND EACH TREE OR GROUP OF TREES TO BE RETAINED.
 - TREE PROTECTION FENCES ARE TO BE PLACED ACCORDING TO THE ATTACHED DRAWINGS.
 - TREE PROTECTION FENCES MUST BE INSPECTED AND APPROVED BY THE CITY PRIOR TO THE BEGINNING OF ANY DEMOLITION OR CONSTRUCTION WORK ACTIVITIES.
 - NOTHING MUST BE PARKED OR STORED WITHIN THE TREE PROTECTION FENCES—NO EQUIPMENT, VEHICLES, SOIL, DEBRIS, OR CONSTRUCTION SUPPLIES OF ANY SORTS.
 - THE AREA INSIDE THE TREE PROTECTION FENCES IS THE WORK/DEVELOPMENT ZONE.
 - FENCES SHALL BE ANCHORED SO THEY CAN NOT BE MOVED.

- SIGNS:
- THE TREE PROTECTION FENCES NEED TO BE CLEARLY MARKED WITH THE FOLLOWING OR SIMILAR TEXT IN FOUR INCH OR LARGER LETTERS:
"TREE PROTECTION FENCE
DO NOT ENTER THIS AREA
DO NOT PARK OR STORE MATERIALS
WITHIN THE PROTECTION AREA"

- ANY QUESTIONS, CONTACT MERCER ISLAND CODE COMPLIANCE, (206) 275-7712 CODECOMPLIANCE@MERCERGOV.GOV
- TREE PROTECTION FENCES MUST BE INSPECTED AND APPROVED BY THE CITY PRIOR TO ANY DEMOLITION OR CLEAN-UP WORK BEGINNING.
- ANY EXCAVATION, INCLUDING FOUNDATION, NEAR TREES 451, 453 OR 455 SHALL HAVE ARBORIST SUPERVISION
- MINIMIZE OVER EXCAVATION FOR FOUNDATIONS
- THE ARBORIST SHALL SUPERVISE TREE/SHRUB REMOVAL— AVOID ALL DAMAGE TO EXCEPTIONAL AND CITY TREE ROOTS

MULCH:
• THE AREA WITHIN THE TREE PROTECTION FENCING MUST BE COVERED WITH WOOD CHIPS, HOG FUEL, OR SIMILAR MATERIALS TO A DEPTH OF 6 TO 8 INCHES. THE MATERIALS SHOULD BE PLACED PRIOR TO BEGINNING CONSTRUCTION AND REMAIN UNTIL THE TREE PROTECTION FENCING IS TAKEN DOWN.

CANOPY PRUNING:
• THE CANOPIES OF SOME OF THE TREES MAY NEED TO PROPERLY PRUNED TO ALLOW FOR EQUIPMENT, BUILDING, AND CONSTRUCTION CLEARANCE. THE PRUNING MUST BE DONE BY AN INTERNATIONAL SOCIETY OF ARBORICULTURE, (ISA) CERTIFIED ARBORIST USING CURRENT INDUSTRY STANDARD PRUNING TECHNIQUES. (ANSI A300 PRUNING STANDARDS AND ANSI Z31.1 SAFETY STANDARDS AS WELL AS ALL OSHA, WSHA, AND LOCAL STANDARDS MUST BE FOLLOWED.)
• PLANT DEBRIS CAN BE CHIPPED AND UTILIZED ON SITE FOR THE MULCH UNDER THE TREES.

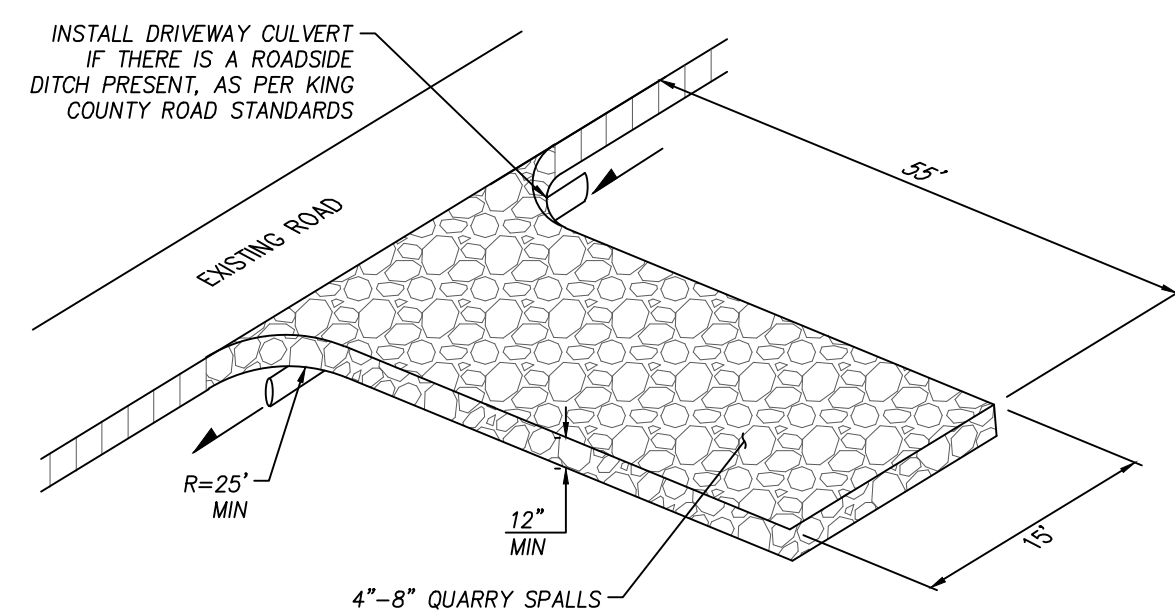
DEMOLITION AND REMOVAL OF THE EXISTING IMPROVEMENTS:
• WHEN DEMOLITION OCCURS, CONSTRUCTION EQUIPMENT MUST BE KEPT OUTSIDE THE TREE PROTECTION ZONE.
• DEMOLITION MUST FOLLOW THIS PROCESS TO PROTECT THE LONG TERM SURVIVABILITY OF THE TREES:
• AN INTERNATIONAL SOCIETY OF ARBORICULTURE, (ISA) CERTIFIED ARBORIST MUST BE WORKING WITH AND IN CONTROL OF ALL EQUIPMENT OPERATORS.
• THE CERTIFIED ARBORIST SHOULD BE OUTFITTED WITH A SHOVEL, HAND PRUNERS, A PAIR OF LOPPERS, A HANDSAW, AND A POWER SAW (A RECIPROCATING SAW, SUCH AS A "SAWSALL" IS RECOMMENDED).

MAINTENANCE STANDARDS

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

CATCH BASIN PROTECTION DETAIL

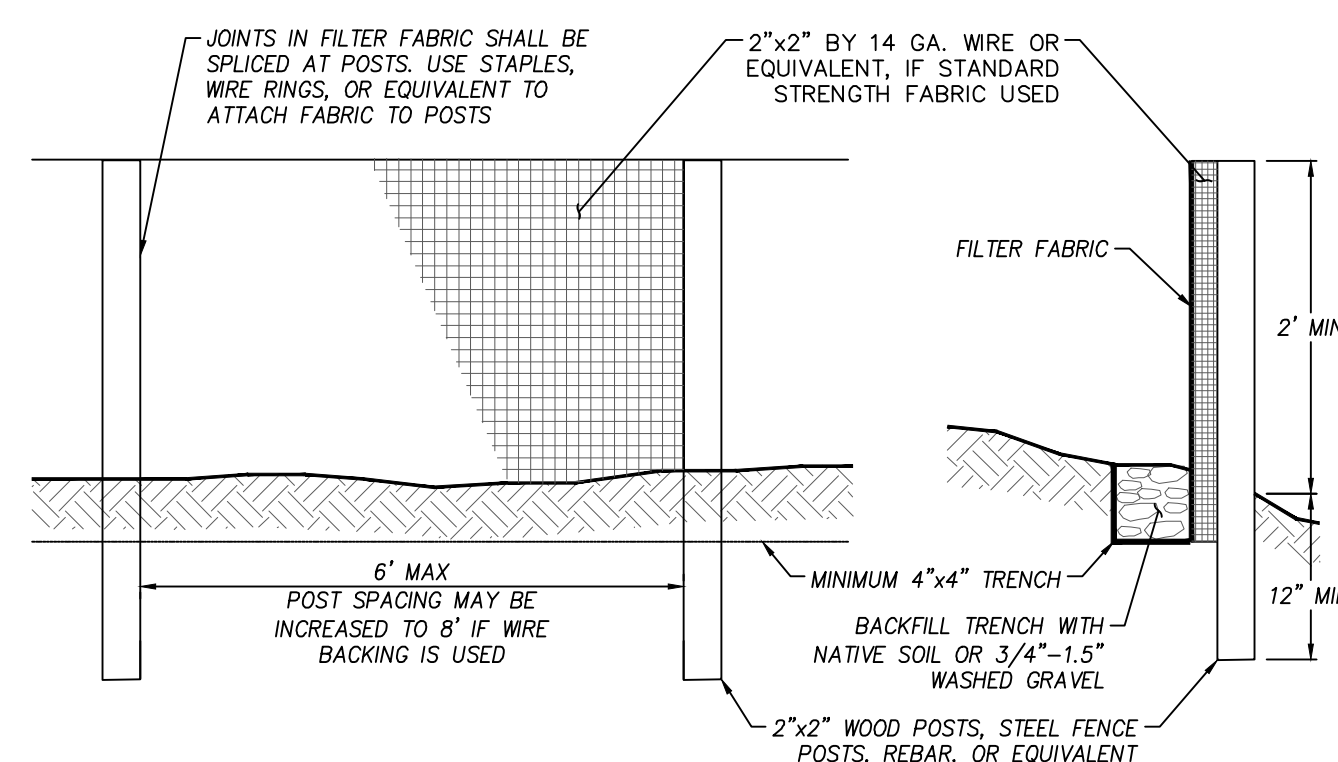
NO SCALE



- MAINTENANCE:
- QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
 - IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
 - ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, A SMALL SUMP MUST BE CONSTRUCTED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP WHERE IT CAN BE CONTROLLED. WASH WATER MUST BE PUMPED BACK ONTO THE SITE AND CAN NOT DISCHARGE TO SYSTEMS TRIBUTARY TO SURFACE WATERS.
 - ANY QUARRY SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
 - IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

CONSTRUCTION ENTRANCE DETAIL

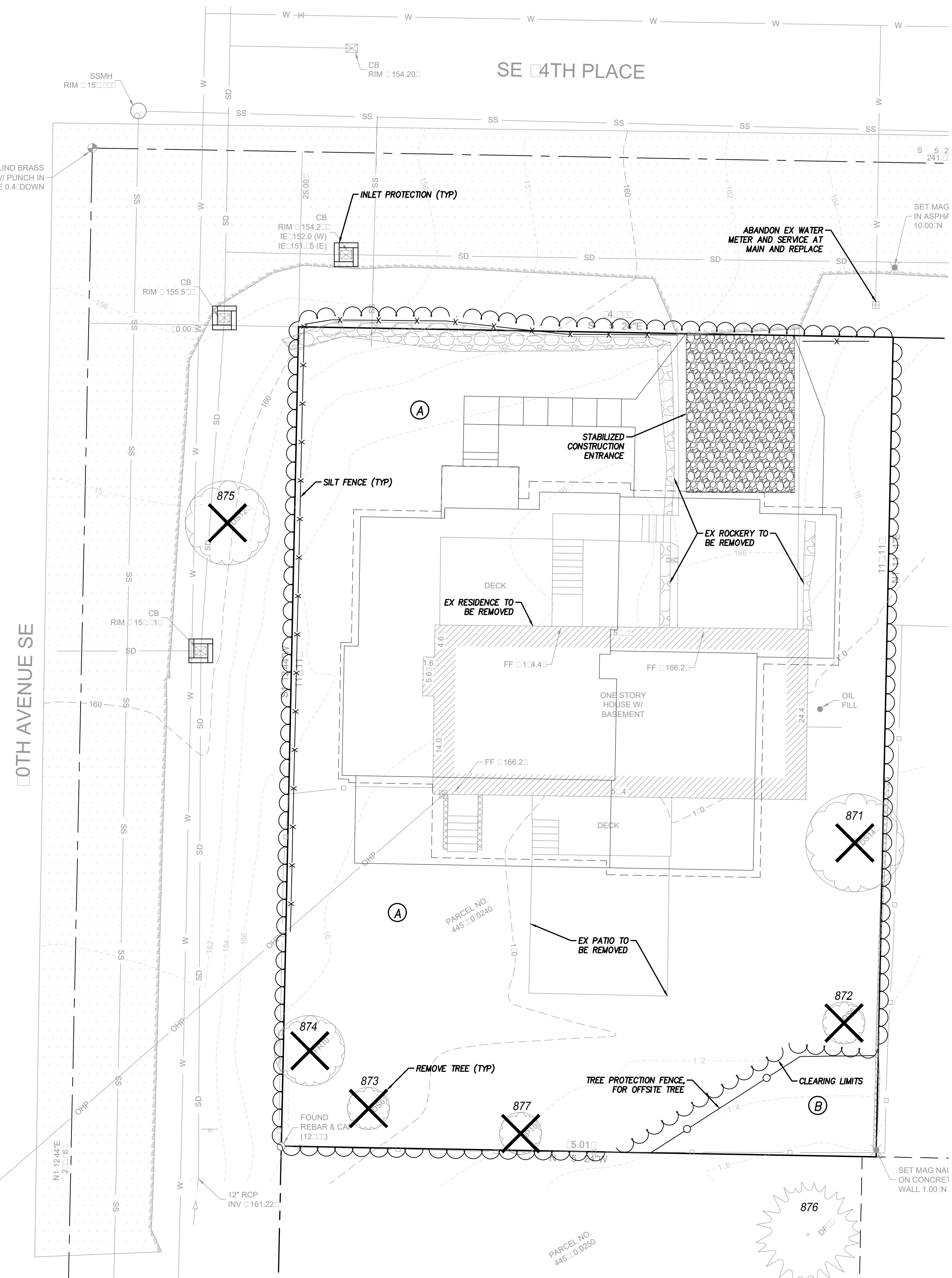
NO SCALE



- MAINTENANCE:
- ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
 - IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
 - IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
 - SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6 INCHES HIGH.
 - IF THE FILTER FABRIC (GEOTEXTILE) HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

SILT FENCE

NO SCALE



TREE TABLE		
NUMBER	TYPE	DBH (INCH)
871	CHERRY	15.0
872	CHERRY	5.3
873	APPLE	8.2
874	APPLE	14.5
875	RED ALDER	13.4
876	DOUGLAS FIR	38.0
877	ITALIAN PLUM	10.5

NOTE: SEE ARBORIST REPORT FOR ADDITIONAL TREE INFORMATION

SOIL MANAGEMENT AREAS:
 (A) STOCKPILE EXISTING TOP SOIL (5,463 SF); REPLACE AND AMEND AS NEEDED
 (B) UNDISTURBED EXISTING SOIL (330 SF)

REVISIONS	BY	DATE



DATE: 04/21/2022

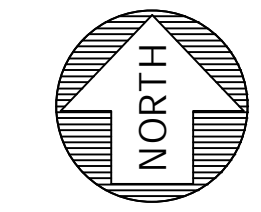
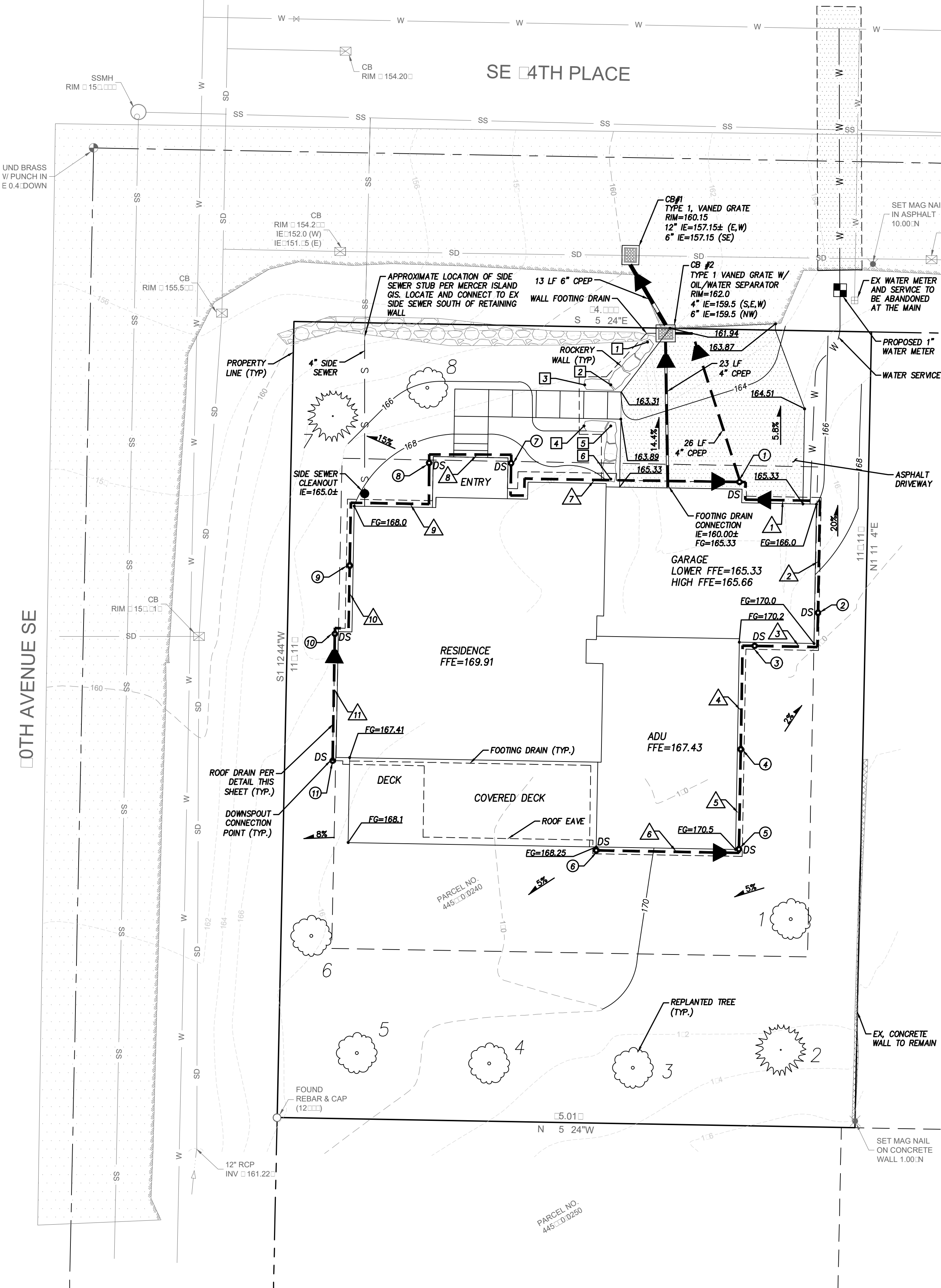
8005 SE 34TH PL RESIDENCE
JON FRIEDMAN
EROSION CONTROL PLAN AND NOTES

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 200
Everett, WA 98201
Phone: (425) 392-0250
Fax: (425) 392-0250
Eastern Washington Division
407 Southwater Blvd., Cle Elum, WA 98922
Phone: (509) 674-7433

JOB NO.	21720
DATE	04/21/2022
SCALE	SCALE
DESIGNED	TWD
DRAWN	TNF
CHECKED	CP
APPROVED	CP
SHEET	2

8005 SE 34TH PL RESIDENCE

NE 1/4 OF NE 1/4 OF SECTION 12, T. 24 N., R. 04 E., W.M.
CITY OF MERCER ISLAND, STATE OF WASHINGTON



SCALE 1" = 10'

NOTE:
TV INSPECTION OF EXISTING SIDE SEWER TO THE CITY SEWER MAIN ON SE 34TH PL IS REQUIRED PRIOR TO ANY WORK RELATED TO THE SIDE SEWER. 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.

FOOTING DRAIN NOTE:
ALL FOOTING DRAINS TO BE 2% MIN SLOPE.

WALL HEIGHTS

1	TW=164.35
2	TW=165.75
3	TW=166.00
4	TW=167.00
5	TW=167.23
6	TW=168.00
6	BW=165.33

DOWNSPOUT TABLE

①	FG=165.33, IE=162.83 (E,W,NW)
②	FG=169.5, IE=166.68 (N,S)
③	FG=170.1, IE=166.96 (E,W)
④	FG=170.3, IE=167.28 (N,S)
⑤	FG=170.5, IE=167.58 (W,N)
⑥	FG=170.0, IE=168.00 (E)
⑦	FG=168.5, IE=164.82 (N,S)
⑧	FG=168.5, IE=165.1 (N,S)
⑨	FG=167.0, IE=165.62 (N,S)
⑩	FG=167.0, IE=165.82 (N,S)
⑪	FG=167.0, IE=166.18 (N)

ROOF DRAIN TABLE

①	31 LF 4" PVC @ 2.0%
②	14 LF 4" PVC @ 2.0%
③	14 LF 4" PVC @ 2.0%
④	16 LF 4" PVC @ 2.0%
⑤	15 LF 4" PVC @ 2.0%
⑥	21 LF 4" PVC @ 2.0%
⑦	41 LF 4" PVC @ 2.0%
⑧	14 LF 4" PVC @ 2.0%
⑨	26 LF 4" PVC @ 2.0%
⑩	10 LF 4" PVC @ 2.0%
⑪	18 LF 4" PVC @ 2.0%

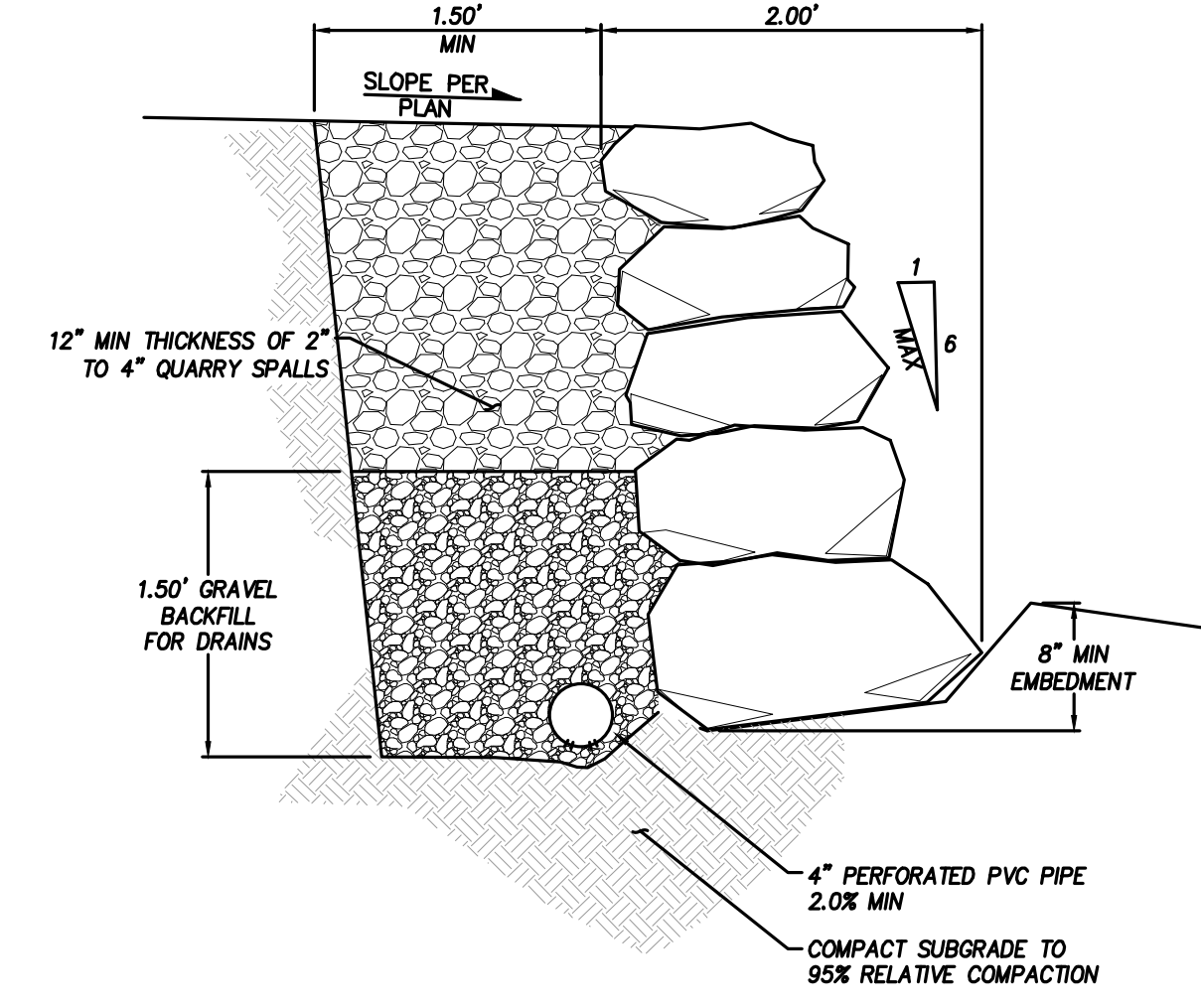
ESTIMATED EARTHWORK QUANTITIES

CUT: 230 CY
FILL: 180 CY
NET: 50 CY (CUT)

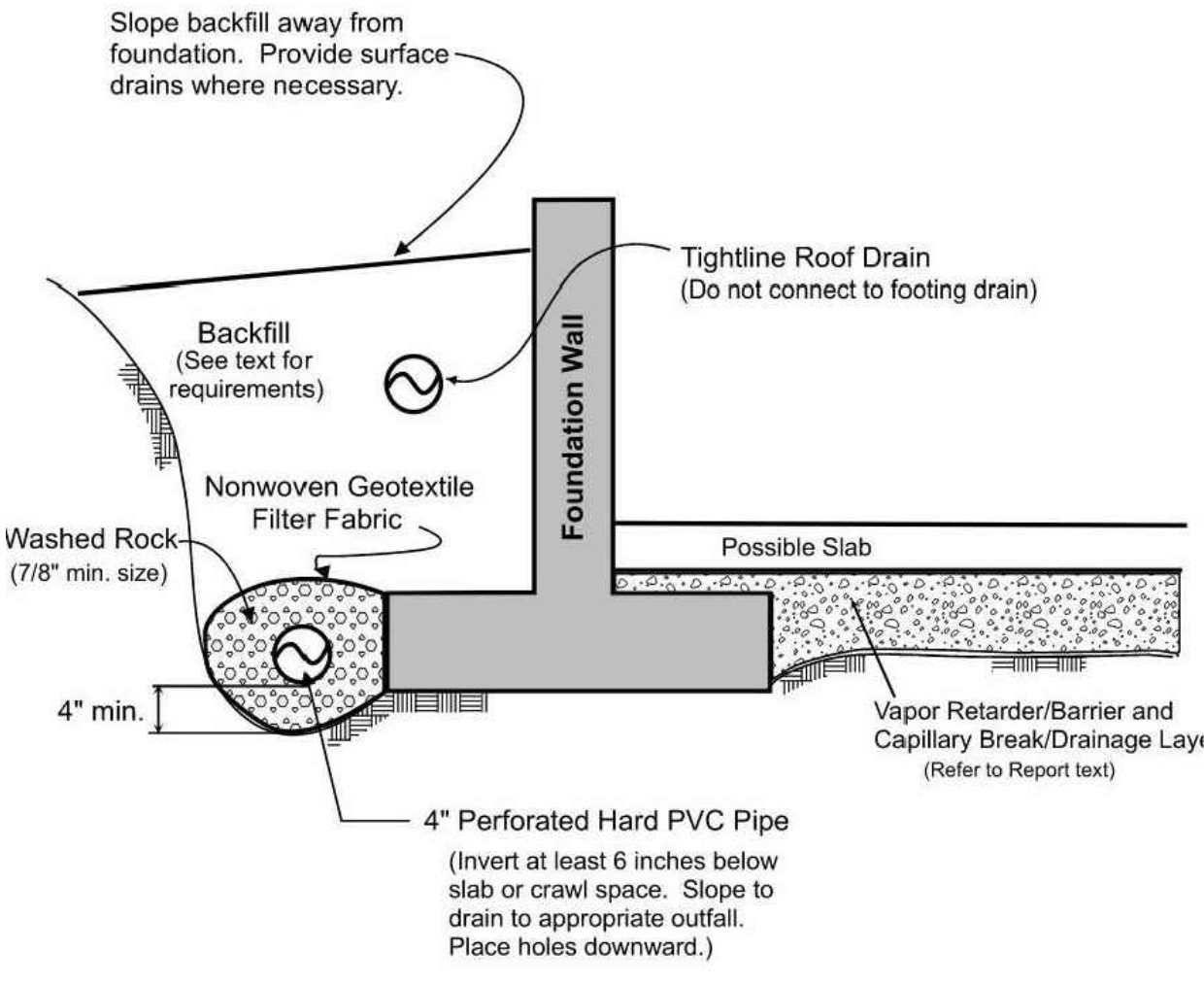
REPLANTED TREES

#1	APPLE
#2	DOUGLAS FIR
#3	APPLE
#4	CHERRY
#5	SPRUCE
#6	MAPLE
#7	PONDEROSA PINE
#8	MAGNOLIA

NOTE: AT LEAST HALF OF THE REPLANTED TREES ARE REQUIRED TO BE PACIFIC NORTHWEST NATIVE. TREES MUST BE 6 FEET TALL AT INSTALL.

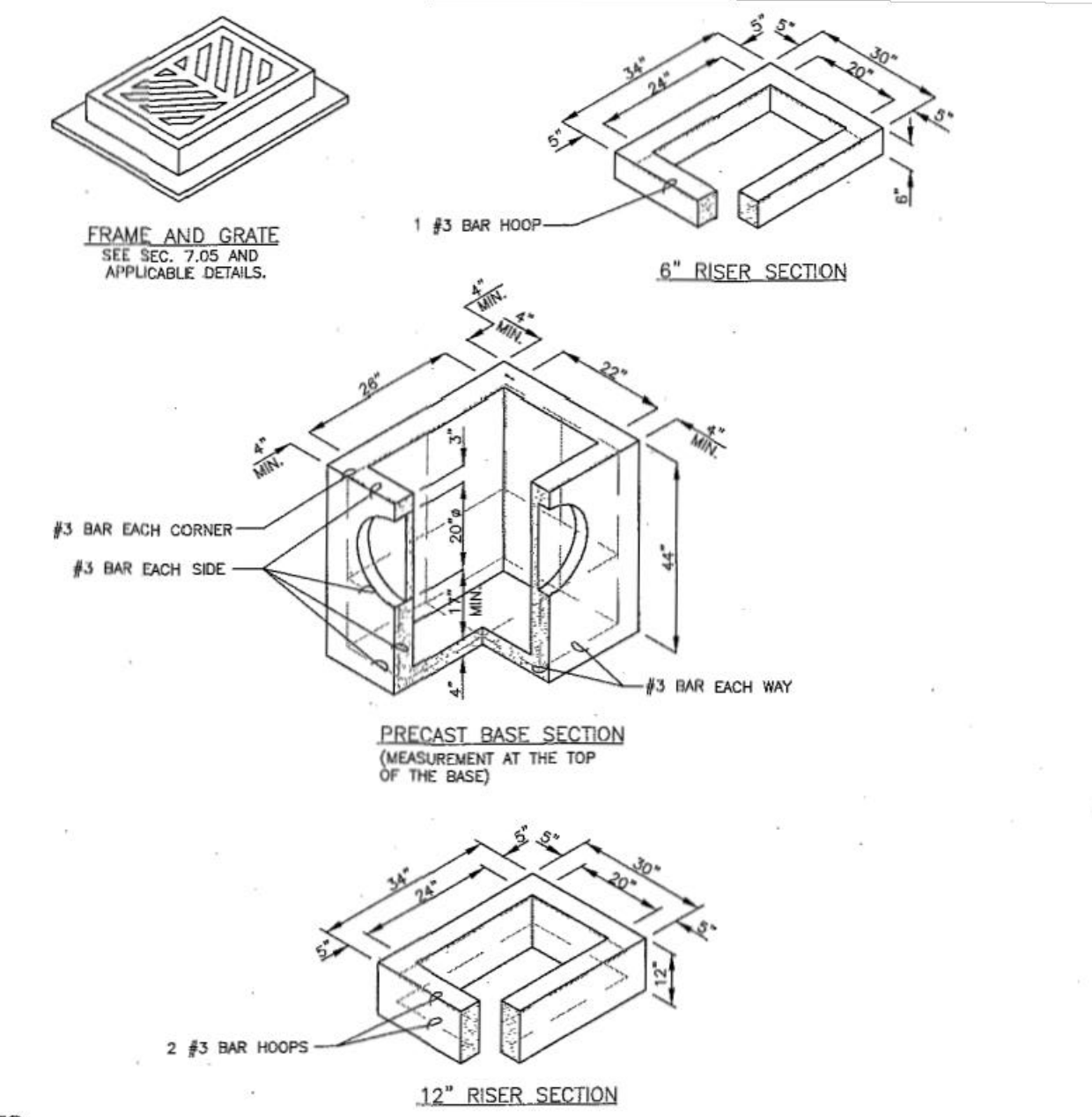


ROCKERY WALL DETAIL
NO SCALE



NOTES:
(1) In crawl spaces, provide an outlet drain to prevent buildup of water that bypasses the perimeter footing drains.
(2) Refer to report text for additional drainage, waterproofing, and slab considerations.

ROOF/FOOTING DRAIN DETAIL
NO SCALE



- NOTES:**
- CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASHOTO M 109 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
 - AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.15 SQ. IN. PER FT. MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A477 (ASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
 - ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
 - PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2 IN. MIN. ALL PIPES SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNLINED KNOCKOUTS NEED NOT BE GROUDED IF WALL IS LEFT INTACT.
 - KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS.
 - ROUND KNOCKOUTS MAY BE ON ALL 4 SIDES, WITH MAX. DIAM. OF 20 IN. KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
 - THE MAX. DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 3 FT.
 - THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2" PER FT.
 - CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-4-ESIE. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
 - FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.
 - FOR CATCH BASINS IN PARKING LOTS REFER TO WSDOT/APWA STANDARD DWG. B-560-01.
 - EDGE OF RISER OR BRICK SHALL NOT BE MORE THAN 2 IN. FROM VERTICAL EDGE OF CATCH BASIN WALL.
 - SEE THE WSDOT/APWA STANDARD SPECIFICATIONS SECTION 9-05.15 FOR METAL CASTINGS REQUIREMENTS.

TYPE 1 CATCH BASIN DETAIL
NO SCALE

REVISIONS

DESCRIPTION	BY	DATE



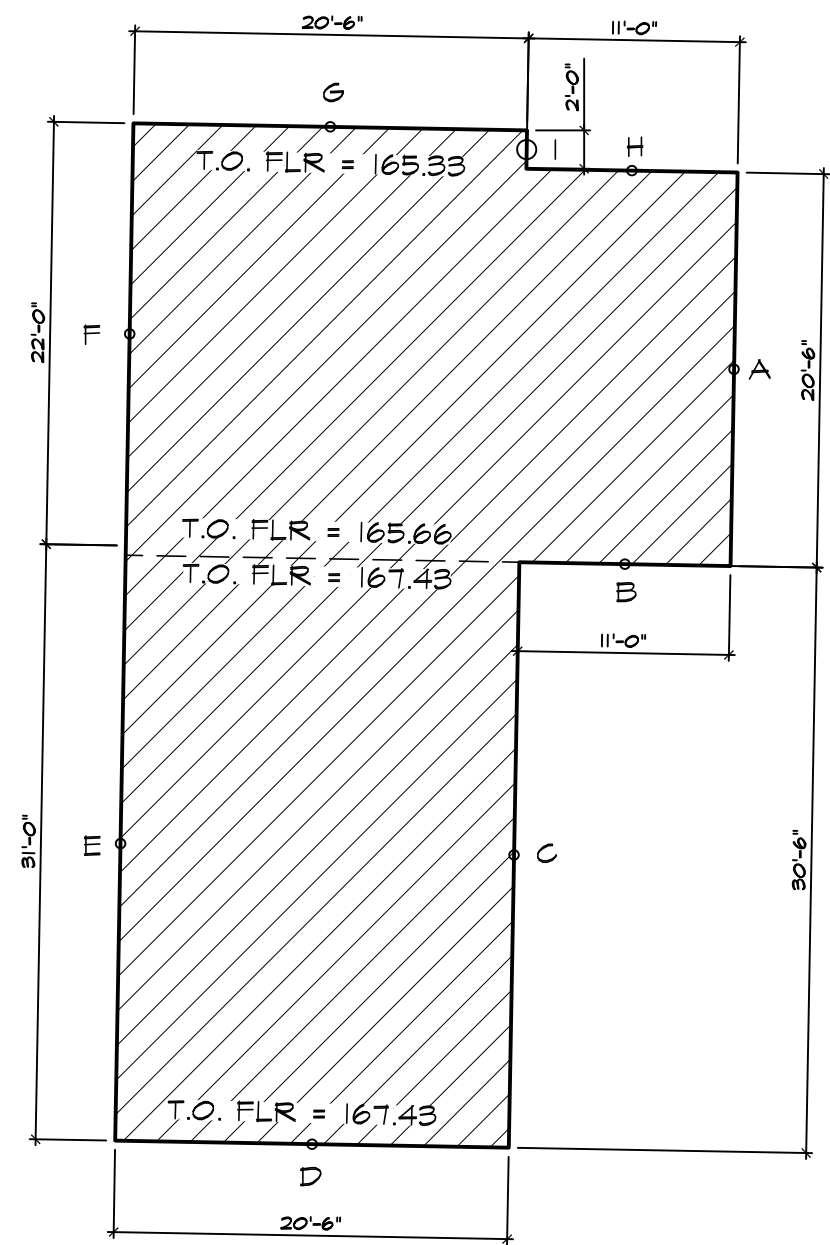
04/21/2022

8005 SE 34TH PL RESIDENCE
JON FRIEDMAN
GRADING, UTILITY & TREE PLAN



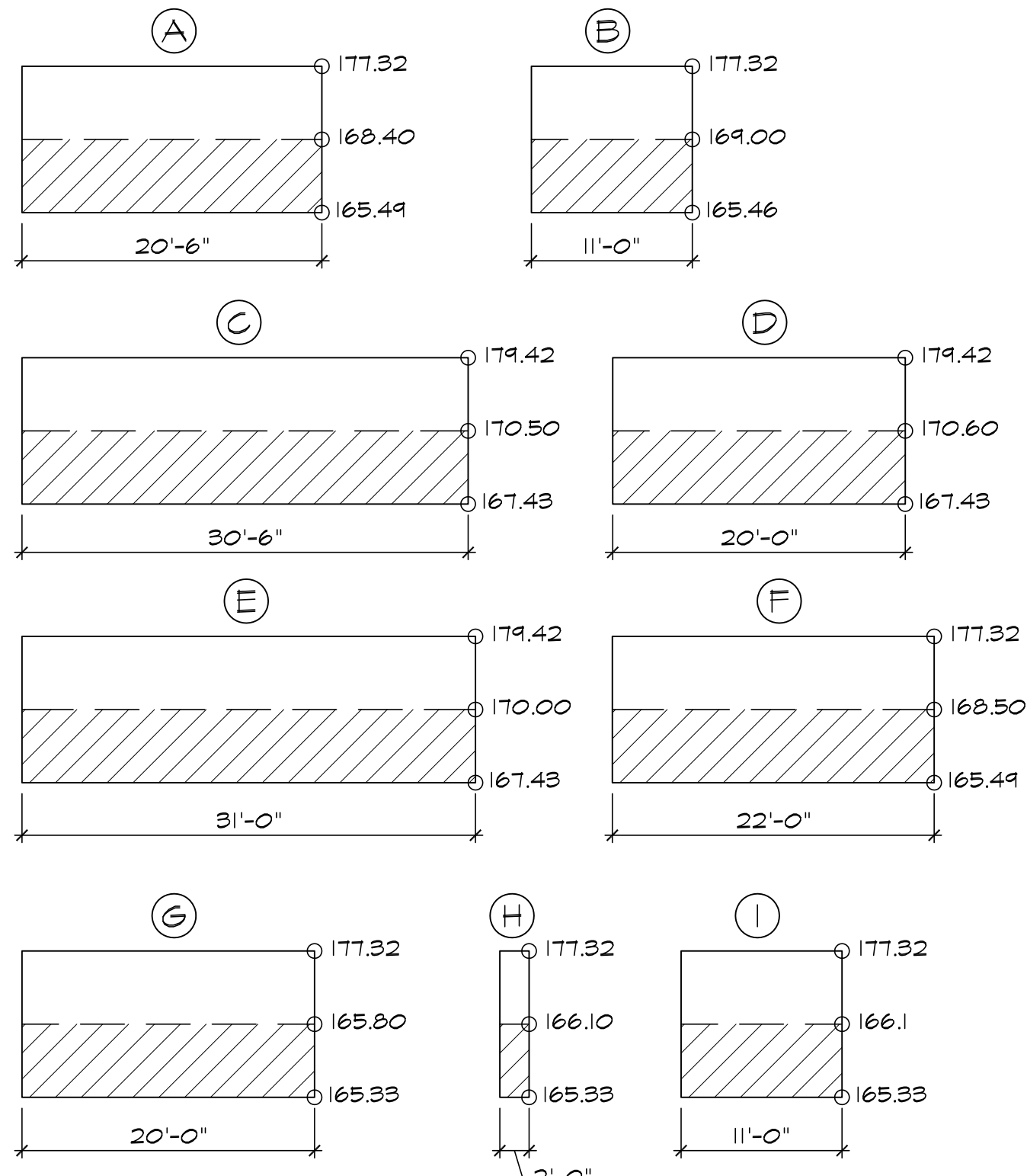
JOB NO. 21720
DATE 04/21/2022
SCALE 1"=10'
DESIGNED IWD
DRAWN TNF
CHECKED CP
APPROVED CP

SHEET 3

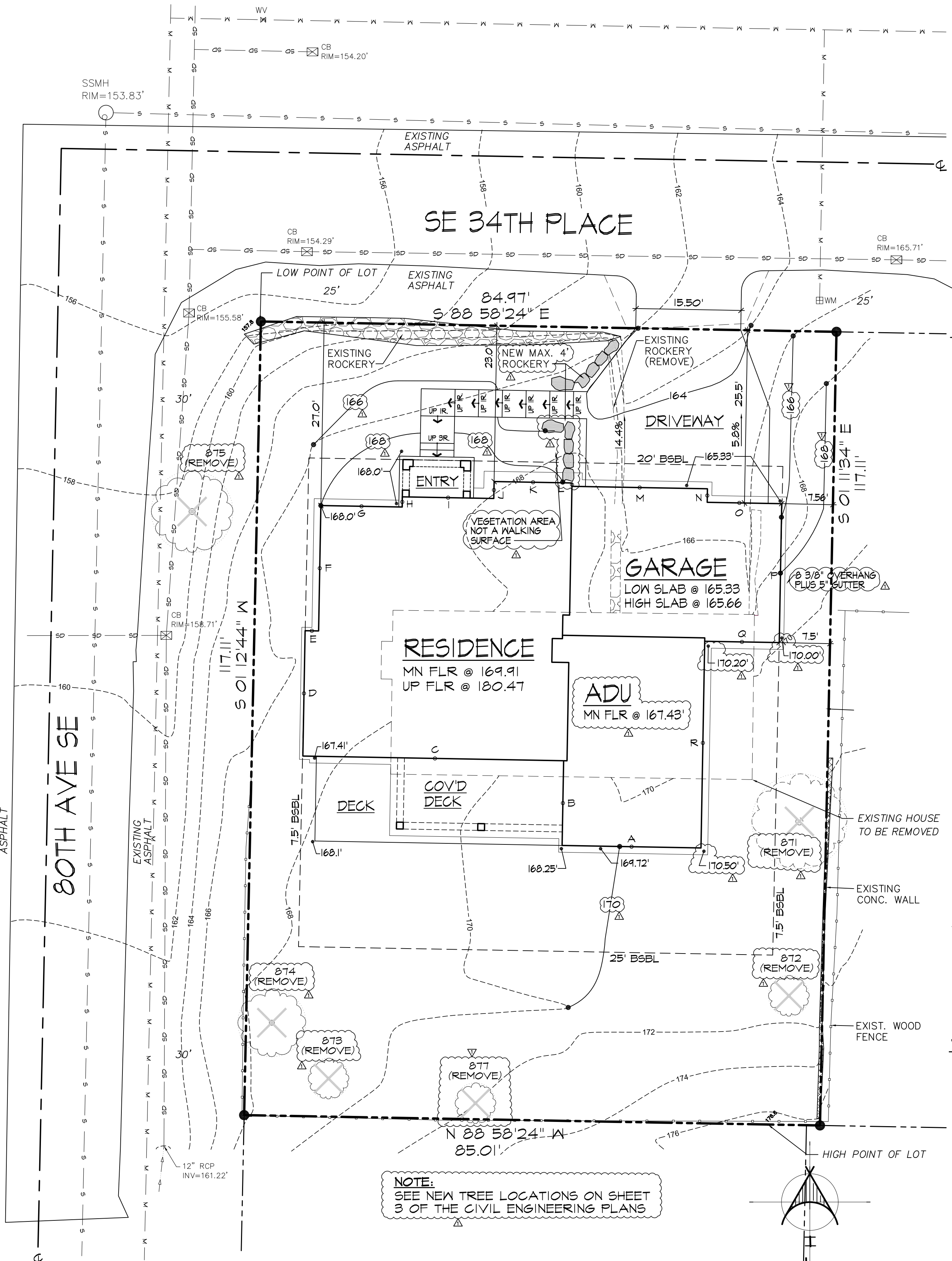


WALL SEGMENT	WALL LENGTH	X COVERAGE =	RESULT
A	20.50	24.60%	5.04
B	11.00	29.65%	3.28
C	30.50	25.63%	7.81
D	20.00	26.44%	5.29
E	31.00	21.43%	6.64
F	22.00	25.44%	5.60
G	20.00	3.92%	0.78
H	2.00	6.42%	0.13
I	11.00	6.42%	0.71
TOTALS:	168.00		35.28

1312 SF X 35.28 / 168.00
1312 X 21.00% = 275.53 SF
275.53 SF EXCLUDED FROM THE GROSS FLOOR AREA



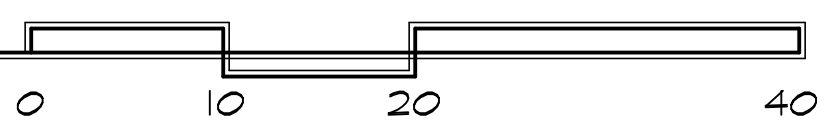
BASEMENT EXEMPTION



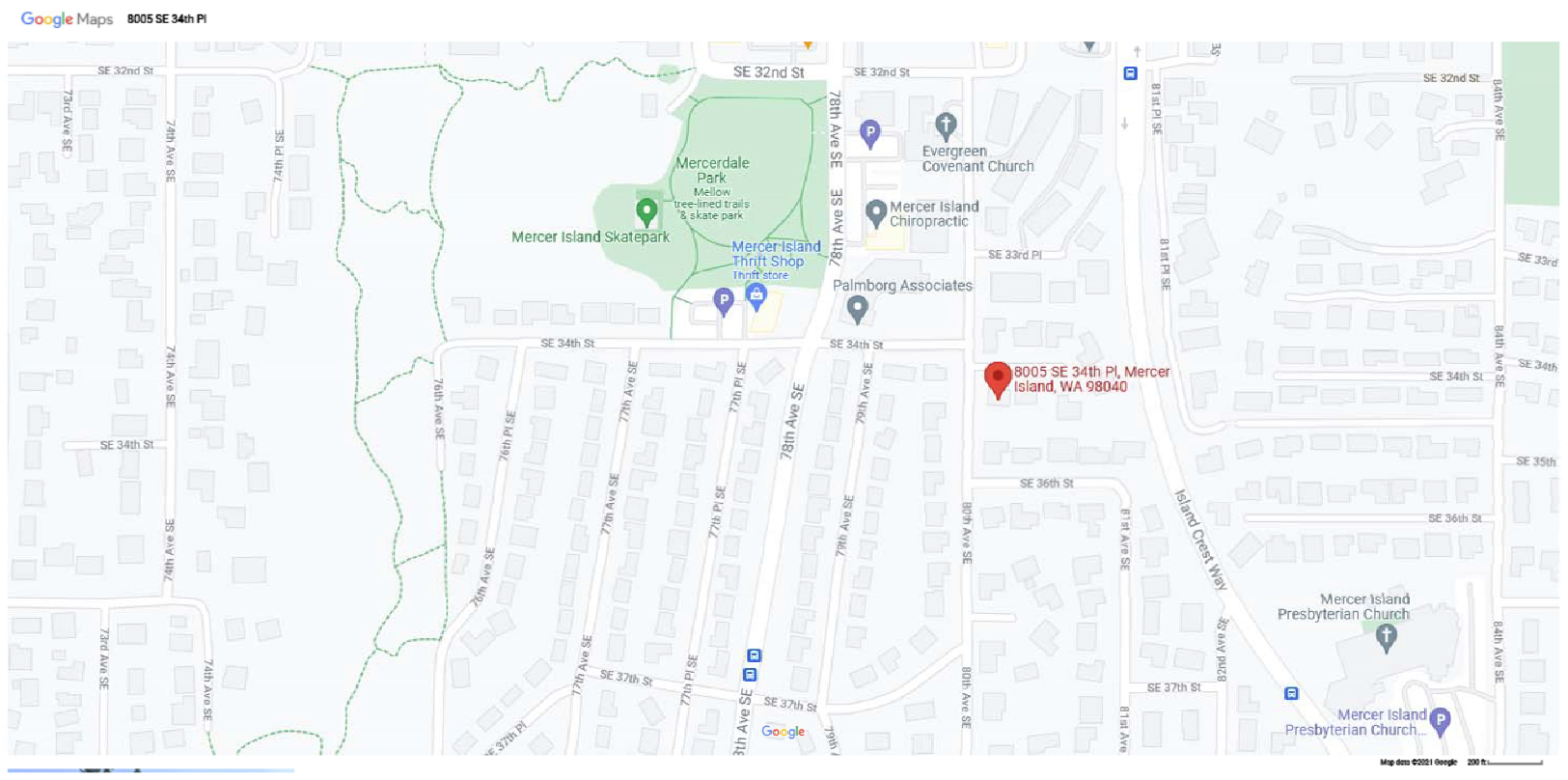
NOTE:
SEE NEW TREE LOCATIONS ON SHEET 3 OF THE CIVIL ENGINEERING PLANS

SITE PLAN

SCALE: 1" = 10'-0"



VICINITY MAP



ARCHITECT

MARCUS JENKINS
ARCHITECTS NORTHWEST
18915 142ND AVE NE SUITE 100
WOODINVILLE, WA 98072
PH: (425) 485-4900
EM: MARCUS@ARCHITECTSNW.COM

SURVEYOR

SITE SURVEYING, INC.
21923 NE 11TH ST
SAMMAMISH, WA 98074
PHONE: 425.298.4412

OWNER

FRIEDMAN HOMES
PO BOX 481
MERCER ISLAND, WA 98040
PH: (206) 550-7954
EM: jon@friedmanhomes.net

STRUCTURAL ENGINEER

PITZER & ASSOCIATES, PLLC
1317-35TH ST NE
MARYSVILLE, WA 98270 / PH: 425-308-8070
EMAIL: TOMMYT42K@HOTMAIL.COM

LEGAL DESCRIPTION

LOT 24, LUCAS HILL DIVISION NO. 5
ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 61 OF PLATS, PAGE
100, RECORDS OF KING COUNTY,
WASHINGTON;

SITUATE IN THE CITY OF MERCER ISLAND,
COUNTY OF KING, STATE OF WASHINGTON.

LOT SLOPE

HIGHEST ELEV. FT. OF LOT: 176.60'
LOWEST ELEV. FT. OF LOT: 157.80'
ELEVATION DIFFERENCE: 18.80'
HORIZONTAL DISTANCE
BETWEEN HIGH/LOW POINTS: 140.00'
LOT SLOPE: 13.43%

HEIGHT CALC

WALL SEGMENT	WALL LENGTH	MIDPOINT ELEVATION	PRODUCT
A	20.50	170.60	3497.30
B	12.50	170.60	2132.50
C	38.50	169.20	6514.20
D	18.50	166.50	3080.25
E	2.00	166.30	332.60
F	18.50	167.00	3089.50
G	12.00	167.40	2008.80
H	1.50	167.50	251.25
I	13.50	167.70	2265.95
J	2.50	167.90	419.75
K	11.50	168.20	1934.30
L	0.50	168.70	84.35
M	20.00	165.80	3316.00
N	2.00	165.80	331.60
O	11.00	165.90	1824.90
P	20.50	168.40	3452.20
Q	11.00	169.00	1859.00
R	30.50	170.00	5185.00
TOTALS:	247.00	3022.50	41577.45

AVERAGE BLDG ELEV = TOTAL PRODUCTS / TOTAL WALL LENGTHS:

41577.5 / 247.00 =	168.33 AVG. BLDG ELEV
MAX HT. ALLOWABLE =	+ 30.00
MAX ELEVATION @ RIDGE =	198.33
PROPOSED RIDGE ELEVATION =	- 193.16
PROPOSED RIDGE =	5.17 BELOW HT. LIMIT

SITE ADDRESS

8005 SE 34TH PLACE
MERCER ISLAND, WA 98040

PARCEL #

445830-0240

ZONING

R-8.4

LOT COVERAGE

LOT AREA: 9,953 S.F.
ROOF OVERHANG AREA: 3,425 S.F.
DRIVEWAY AREA: 553 S.F.
TOTAL AREA: 3,978 S.F. = 39.97%
MAX. AREA ALLOWED: 3,981 S.F. = 40%

GROSS FLOOR AREA

LOT AREA: 9,953 S.F.
BASEMENT: (ADU&GARAGE) 1,312 S.F.
MAIN FLOOR: 1,449 S.F.
UPPER FLOOR: 1,972 S.F.
MINUS STAIRS W/CLG
LESS THAN 16": -40 S.F.
TOTAL GROSS FLOOR AREA: 4,693 S.F.
EXEMPT BSMT AREA: 256 S.F.
TOTAL NET GFA: 4,437 S.F.
% OF LOT AREA: 44.58%
ALLOWED GFA: 4,478 S.F.
ALLOWED % OF LOT AREA: 45.00%

FIRE AREA SUMMARY

MAIN FLOOR: 1,520 S.F.
ADU: 575 S.F.
UPPER FLOOR: 1,890 S.F.
GARAGE: 666 S.F.
COVID AREA: 312 S.F.
TOTAL FIRE AREA: 4,963 S.F.

HARDSCAPE AREA

LOT AREA: 9,953 S.F.
ALLOWED HARDSCAPE AREA
(9% OF LOT AREA): 895 S.F.
HARDSCAPE AREA:
1. UNCOVERED DECK: 152 S.F.
2. WALKWAY: 128 S.F.
3. EXIST. RETAINING WALL: 12 S.F.
4. EXIST. ROCKERY: 14 S.F.
5. NEW ROCKERY: 52 S.F.
TOTAL AREA = 458 S.F.
% OF LOT AREA = 4.6%



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ARCHITECTS NORTHWEST
18915-142ND AVENUE NE SUITE 100
WOODINVILLE, WA 98072
OFFICE: (425) 485-4900
TOLL FREE: 1-888-272-7100
WWW.ARCHITECTSNW.COM

FRIEDMAN HOMES
PLAN M2595B3F-9

DESIGNED BY: DATE: TC 2013
DRAWN BY: DATE: JRA 8/11/14
PROJECT MANAGER: MARCUS JENKINS
REVISED BY: DATE: BPS 4/25/14
BPS 8/19/14
BPS 10/2/15
BPS 12/27/21
BPS 4/21/22

LATERAL BY: DATE: PITZER 12/7/21
LATERAL JOB NUMBER: 21-140

AO A13

ANW JOB NUMBER: 210248

ADU

AIR LEAKAGE, SIMPLE HEATING SYSTEM SIZE, WINDOW, SKYLIGHT & DOOR SCHEDULE, EXEMPT DOOR AND WINDOW, EXTERIOR DOORS (OPAQUE), VERTICAL GLAZING, OVERHEAD GLAZING, VERTICAL GLAZING IN UNHEATED SPACES, OVERHEAD GLAZING IN UNHEATED SPACES

WINDOW, SKYLIGHT & DOOR SCHEDULE, EXEMPT DOOR AND WINDOW, EXTERIOR DOORS (OPAQUE), VERTICAL GLAZING, OVERHEAD GLAZING, VERTICAL GLAZING IN UNHEATED SPACES, OVERHEAD GLAZING IN UNHEATED SPACES

EXHAUST RATES, WSBC AMENDMENTS TO 2018 IRC SECTION M1505, A Bath, Powder, B Kitchen, C Fan, Whole House

ALARM SCHEDULE, 2018 IRC SECTIONS R314 & R315, SA Smoke Alarm, SA(CM) Combination Smoke Alarm & Carbon Monoxide Alarm, HD Heat Detector

PRESCRIPTIVE ENERGY CODE COMPLIANCE, CLIMATE ZONE 5 AND MARINE 4, Fenestration U-Factor, Ceiling, Wood Frame Wall, Floor, Below Grade Wall, Slab R-Value & Depth, For single rafter- or joist-rafter ceilings, Table R402.1.1 footnotes, Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 so as to achieve the following minimum number of credits:

ENERGY CREDIT SUMMARY TABLES, Heating Options, Fuel Normalization Descriptions, Credits, Energy Options, Energy Credit Option Descriptions, Credits

WINDOW, SKYLIGHT & DOOR SCHEDULE, SUM OF ALL GLAZING AREAS FROM BELOW, EXEMPT DOOR AND WINDOW, EXTERIOR DOORS (OPAQUE), VERTICAL GLAZING, OVERHEAD GLAZING, VERTICAL GLAZING IN UNHEATED SPACES, OVERHEAD GLAZING IN UNHEATED SPACES

WHOLE-HOUSE MECHANICAL VENTILATION (PRESCRIPTIVE), WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.4 (WASHINGTON STATE AMENDMENTS), MECHANICAL VENTILATION AIRFLOW RATE PER EQUATION 15-1 (M1505.4.3), VENTILATION QUALITY ADJUSTMENT PER EQUATION 15-2 (M1505.4.3.1), INTERMITTENT OPERATION (M1505.4.3.2), INTERMITTENT FLOW RATE

WHOLE-HOUSE MECHANICAL VENTILATION (PRESCRIPTIVE), WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4.1 THROUGH M1505.4.4 (WASHINGTON STATE AMENDMENTS), MECHANICAL VENTILATION AIRFLOW RATE PER EQUATION 15-1 (M1505.4.3), VENTILATION QUALITY ADJUSTMENT PER EQUATION 15-2 (M1505.4.3.1), INTERMITTENT OPERATION (M1505.4.3.2), INTERMITTENT FLOW RATE

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ENERGY CREDIT NOTES, FUEL NORMALIZATION, ENERGY CREDITS, 2 - HEAT PUMP, 1.2 - VERTICAL FENESTRATION U=0.20, 2.1 - 3 AIR CHANGES PER HOUR MAXIMUM, 3.5 - AIR-SOURCE CENTRALLY DUCTED HEAT PUMP WITH MIN. HSPF OF 11.0, 5.5 - ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA

FOUNDATION VENTILATION, Crawlspace Area, Ventilation Required, Use, Vent Area, Vents Required, Provide, Ventilation Provided, Use, FOUNDATION VENTS SHALL NOT INTERFERE WITH DIRECT LOAD PATH OF COLUMNS, INSTALL 6 MIL BLACK POLYETHYLENE VAPOR RETARDER GROUND COVER, REQUIRED OPENINGS SHALL BE EVENLY PLACED TO PROVIDE CROSS VENTILATION, EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTS.

VAPOR RETARDER, FLOOR, WALL, RIM JOIST, CEILING, 4 MIL POLY, FACE STAPLED BACKED BATTS, PLYWOOD W/ EXT. GLUE, 4 MIL POLY, FACE STAPLED BACKED BATTS, CLASS 2 PVA PRIMER, 4 MIL POLY, FACE STAPLED BACKED BATTS, CLASS 2 PVA PRIMER, 4 MIL POLY, FACE STAPLED BACKED BATTS, CLASS 2 PVA PRIMER

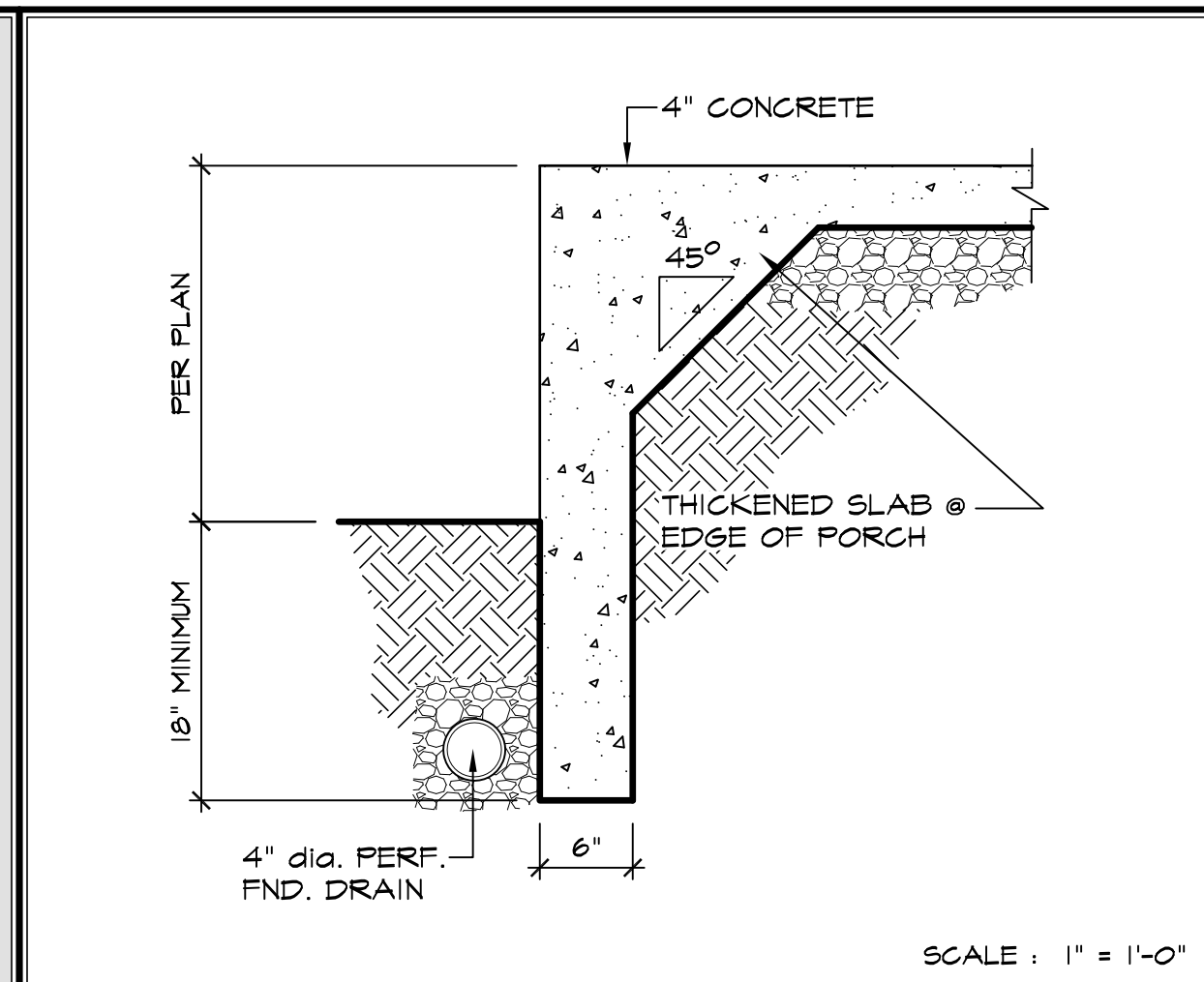
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EXHAUST RATES, WSBC AMENDMENTS TO 2018 IRC SECTION M1505, A Bath, Powder, B Kitchen, C Fan, Whole House

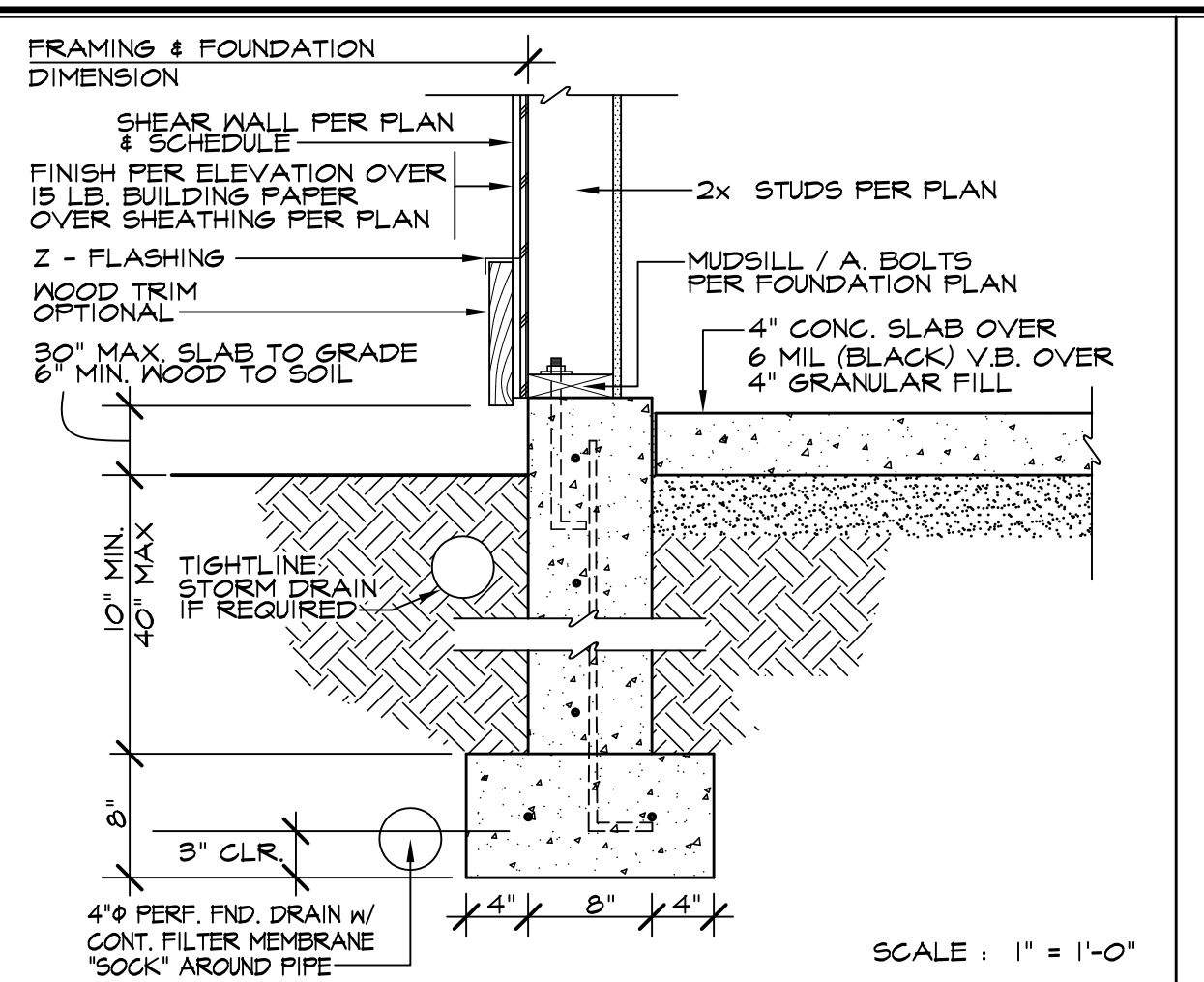
ALARM SCHEDULE, 2018 IRC SECTIONS R314 & R315, SA Smoke Alarm, SA(CM) Combination Smoke Alarm & Carbon Monoxide Alarm, HD Heat Detector

HOUSE

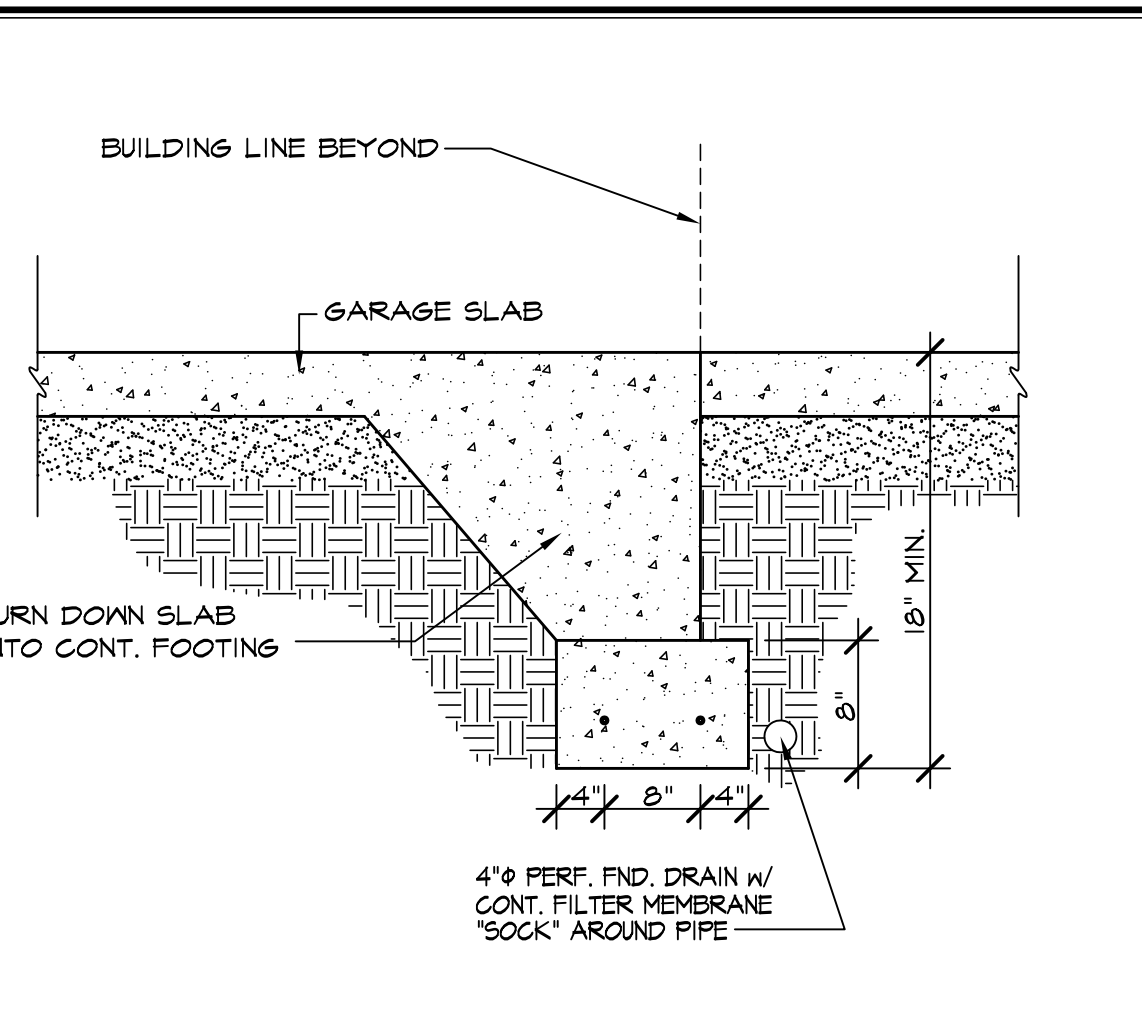
REGISTERED ARCHITECT, PAYMENT OF USE FEE IS DUE TO ARCHITECTS NORTHWEST, INC. PRIOR TO CONSTRUCTION FOR THESE PLANS, ARCHITECTS NORTHWEST, INC. IS STRICTLY PROHIBITED FROM REPRODUCING OR TRANSMITTING THESE DRAWINGS AND PLANS, SET ASIDE AND SHALL REMAIN THE PROPERTY OF ARCHITECTS NORTHWEST, INC. ARCHITECTS NORTHWEST, 18915-142ND AVENUE NE, SUITE 100, WOODINVILLE, WA 98072, OFFICE: (425) 485-4800, FAX: (425) 487-6688, WWW.ARCHITECTSNW.COM, TOLL FREE: 1-888-572-4100, DESIGNED BY: DATE: 2013, DRAWN BY: DATE: 8/11/14, PROJECT MANAGER: MARCUS JENKINS, REVISED BY: DATE: 4/25/19, BPS: 8/11/19, BPS: 10/21/19, BPS: 12/21/19, BPS: 4/21/22, LATERAL BY: DATE: FITZER 12/7/21, LATERAL JOB NUMBER: 21-140, ANW JOB NUMBER: 210248



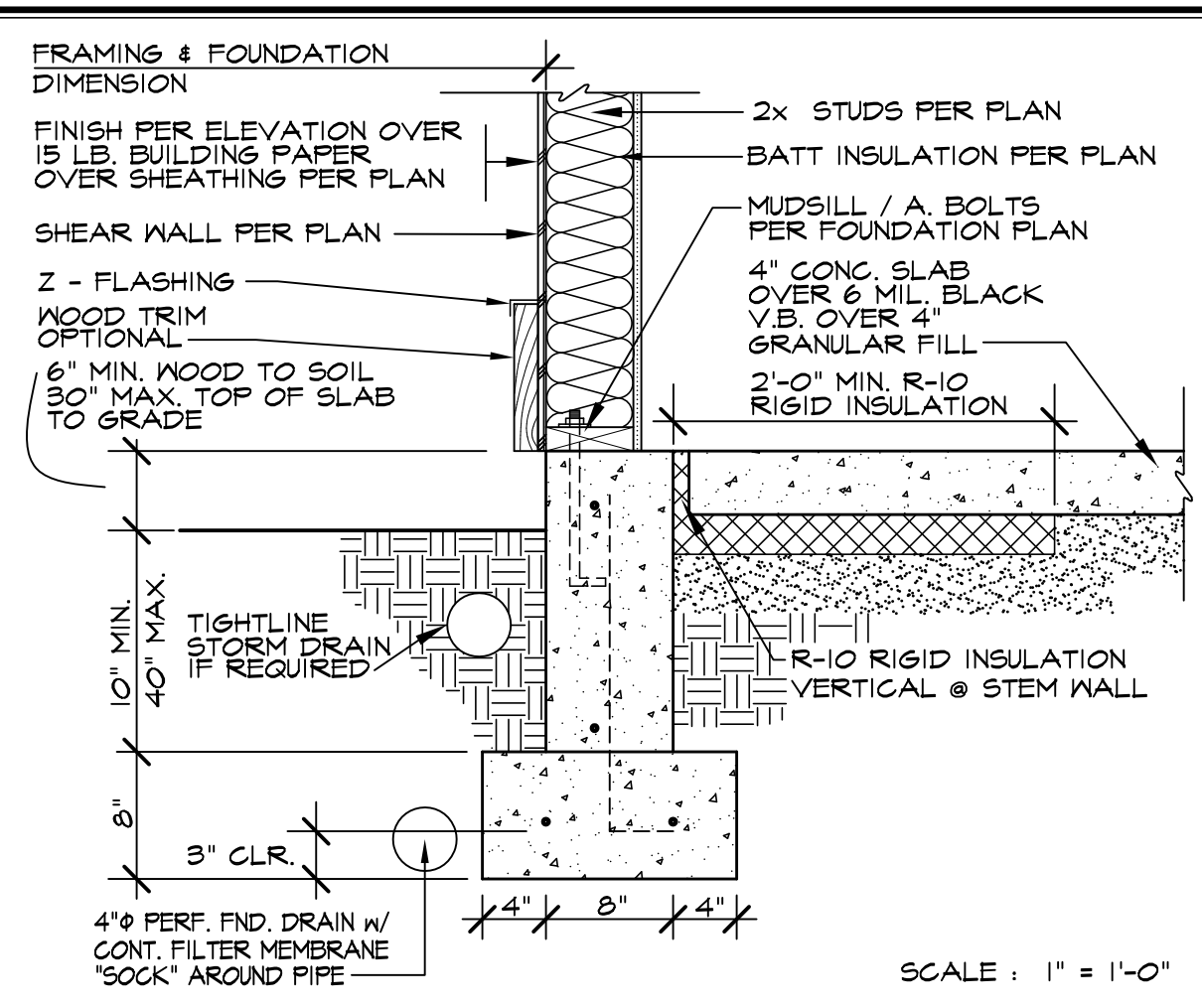
1 FND. WALL PORCH



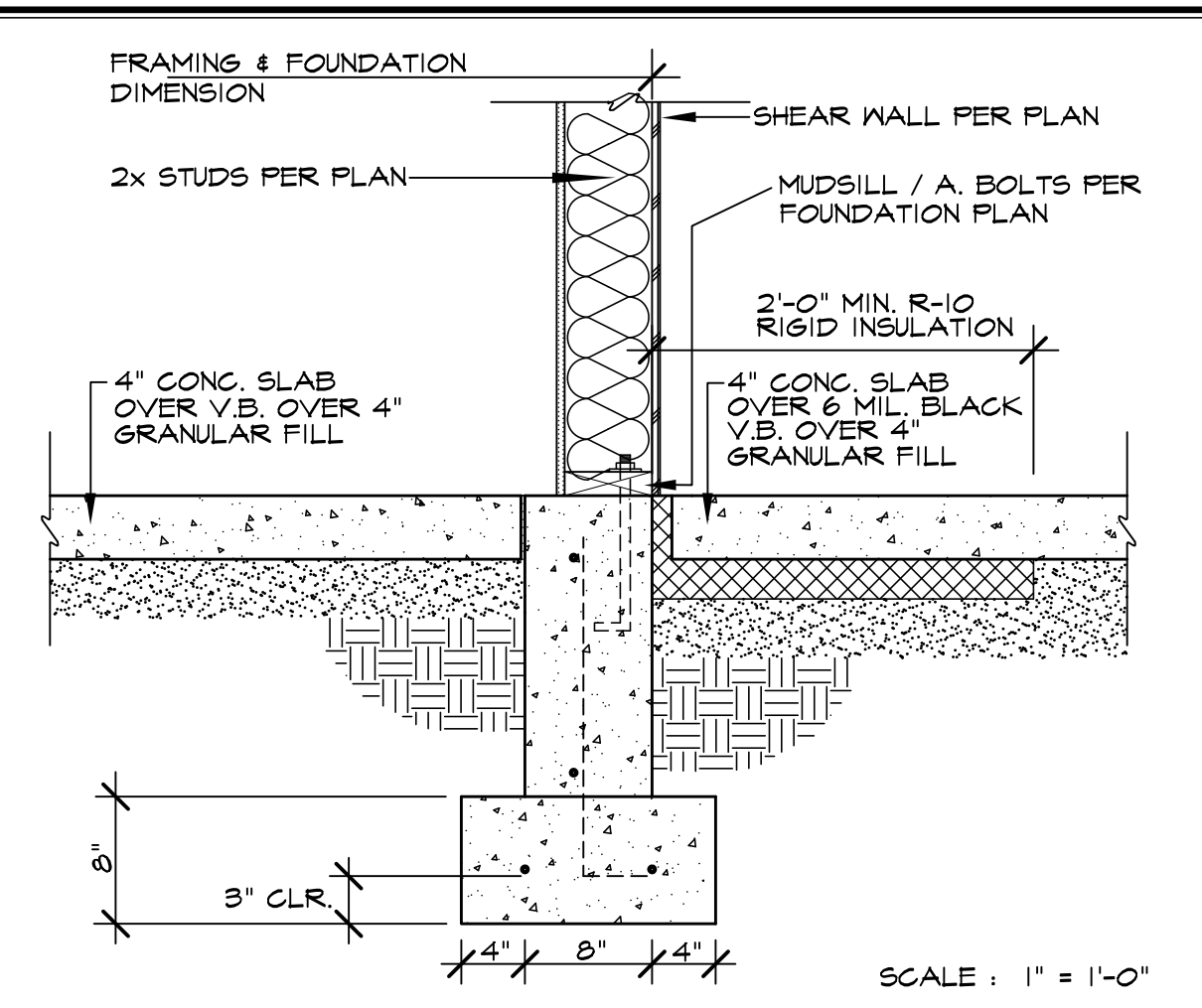
2 8" GARAGE FND. WALL



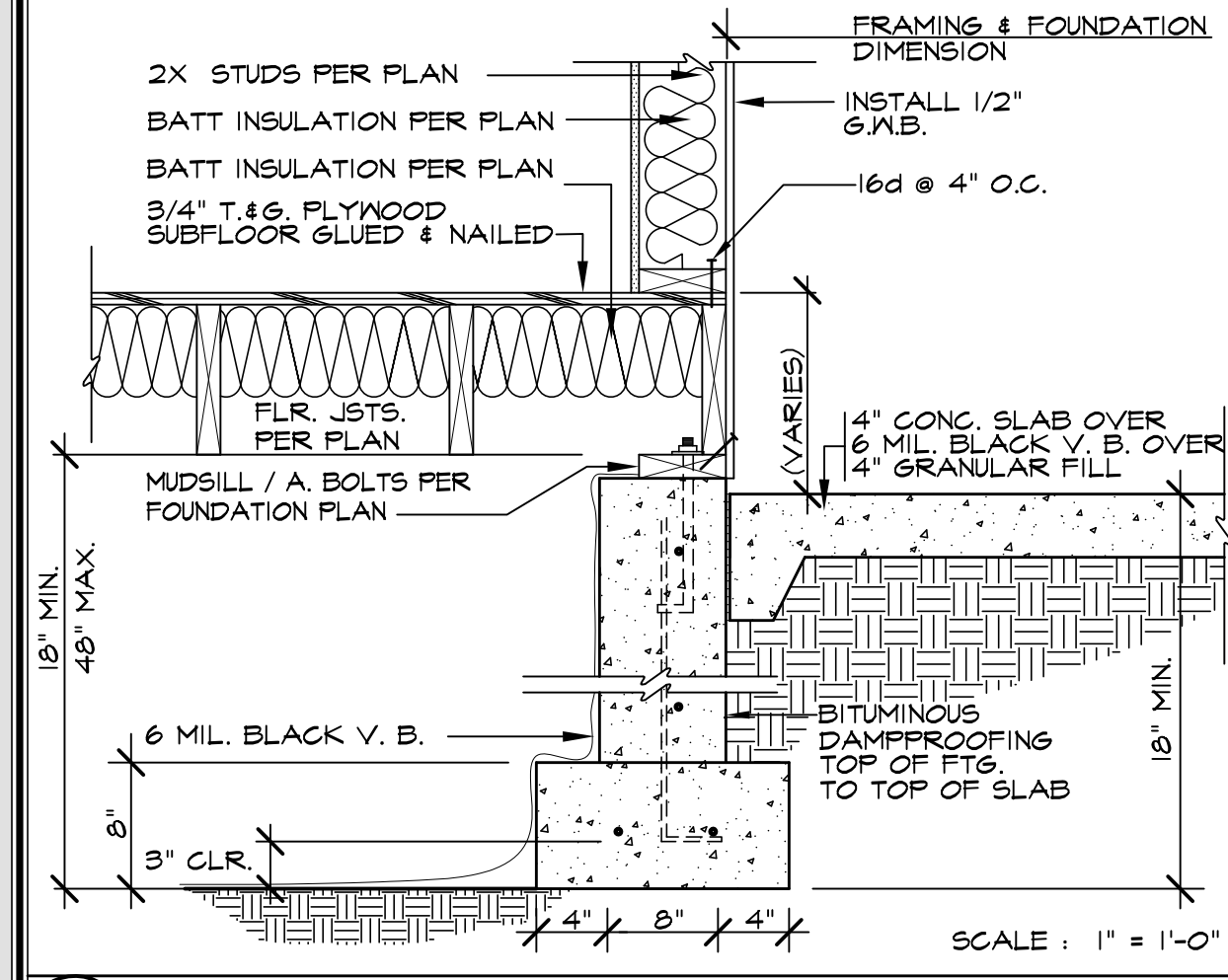
3 THICKENED SLAB @ O.H. DOOR



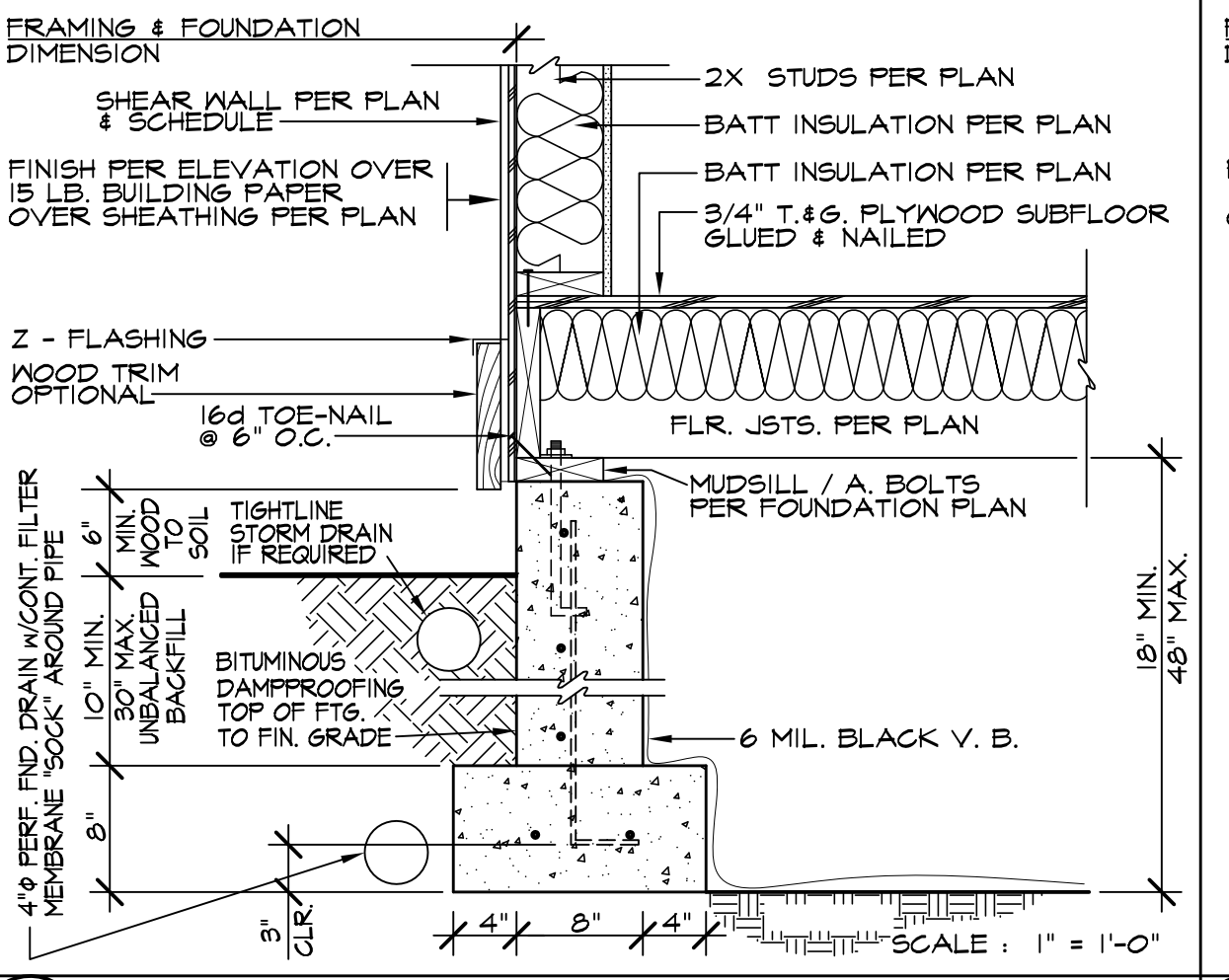
4 8" FND. WALL W/ INSUL. SLAB



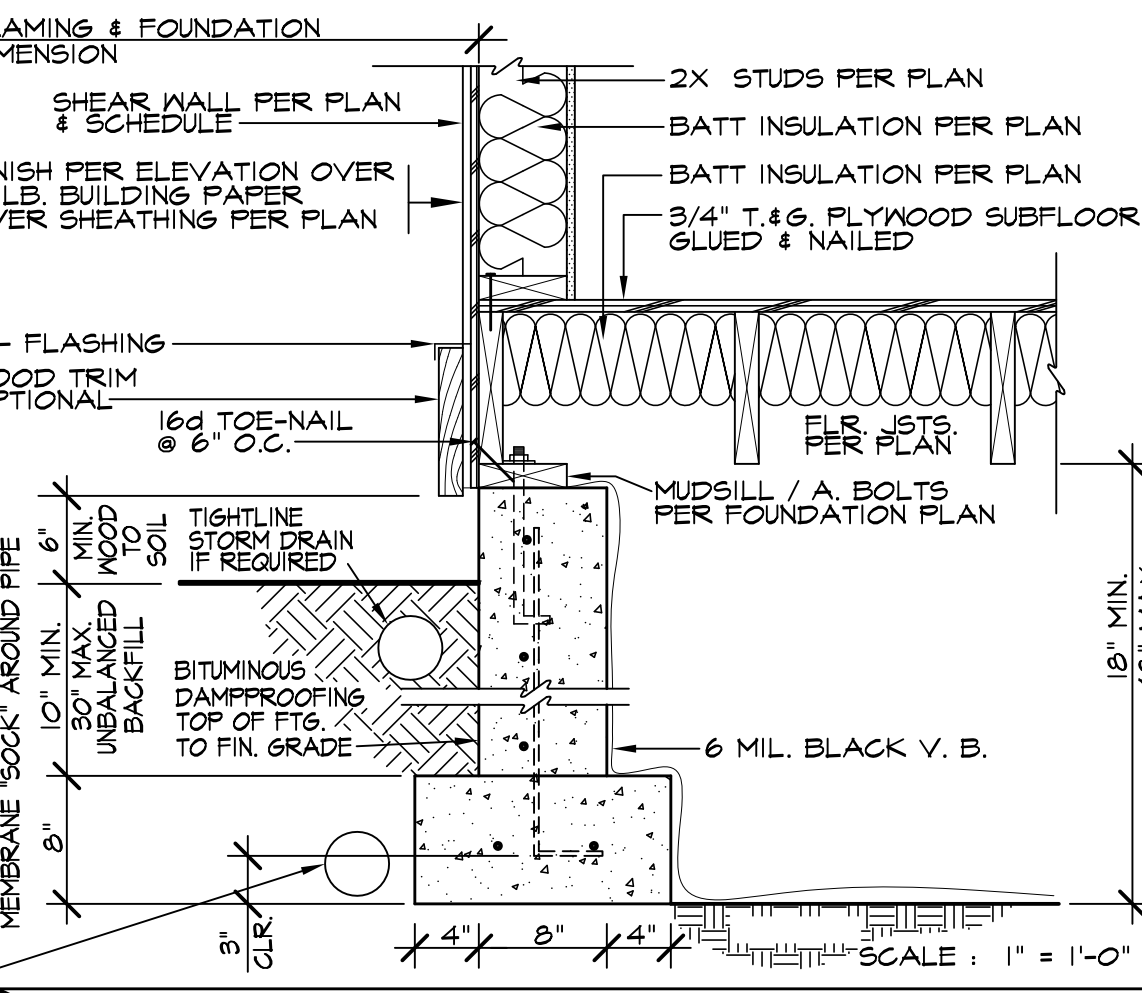
5 8" STEM WALL W/ SLAB



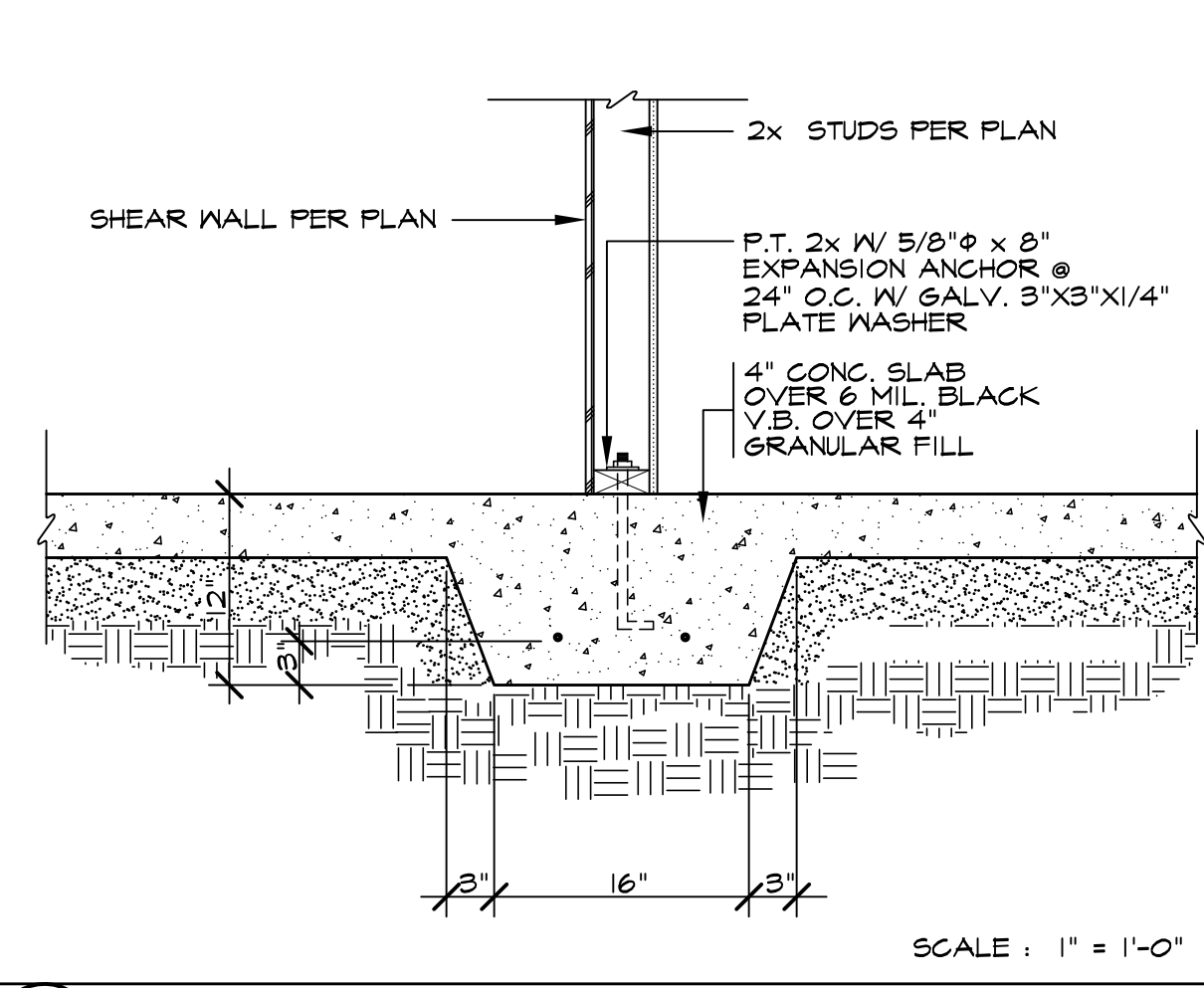
6 8" FND. WALL @ GARAGE



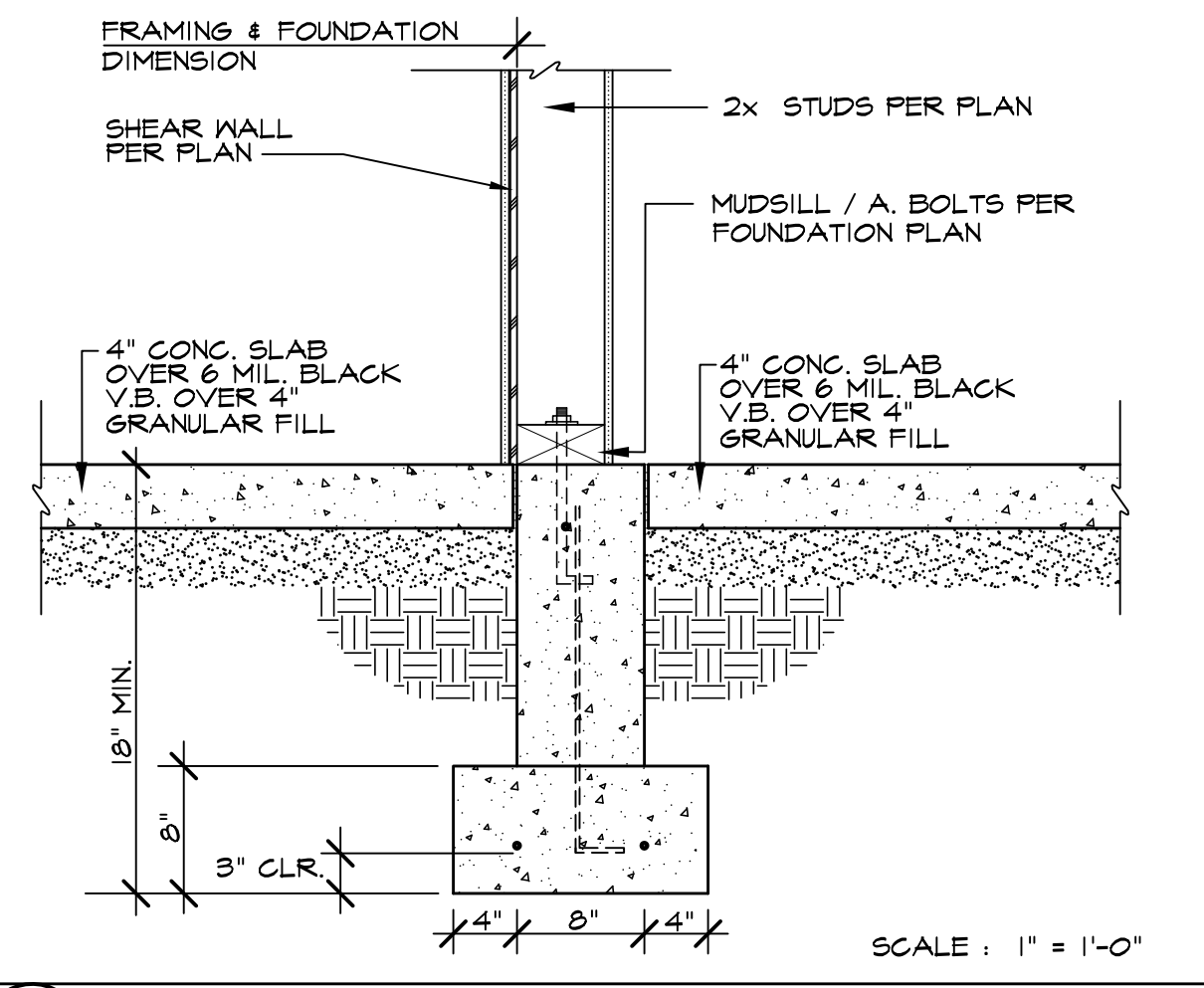
7 8" FND. WALL



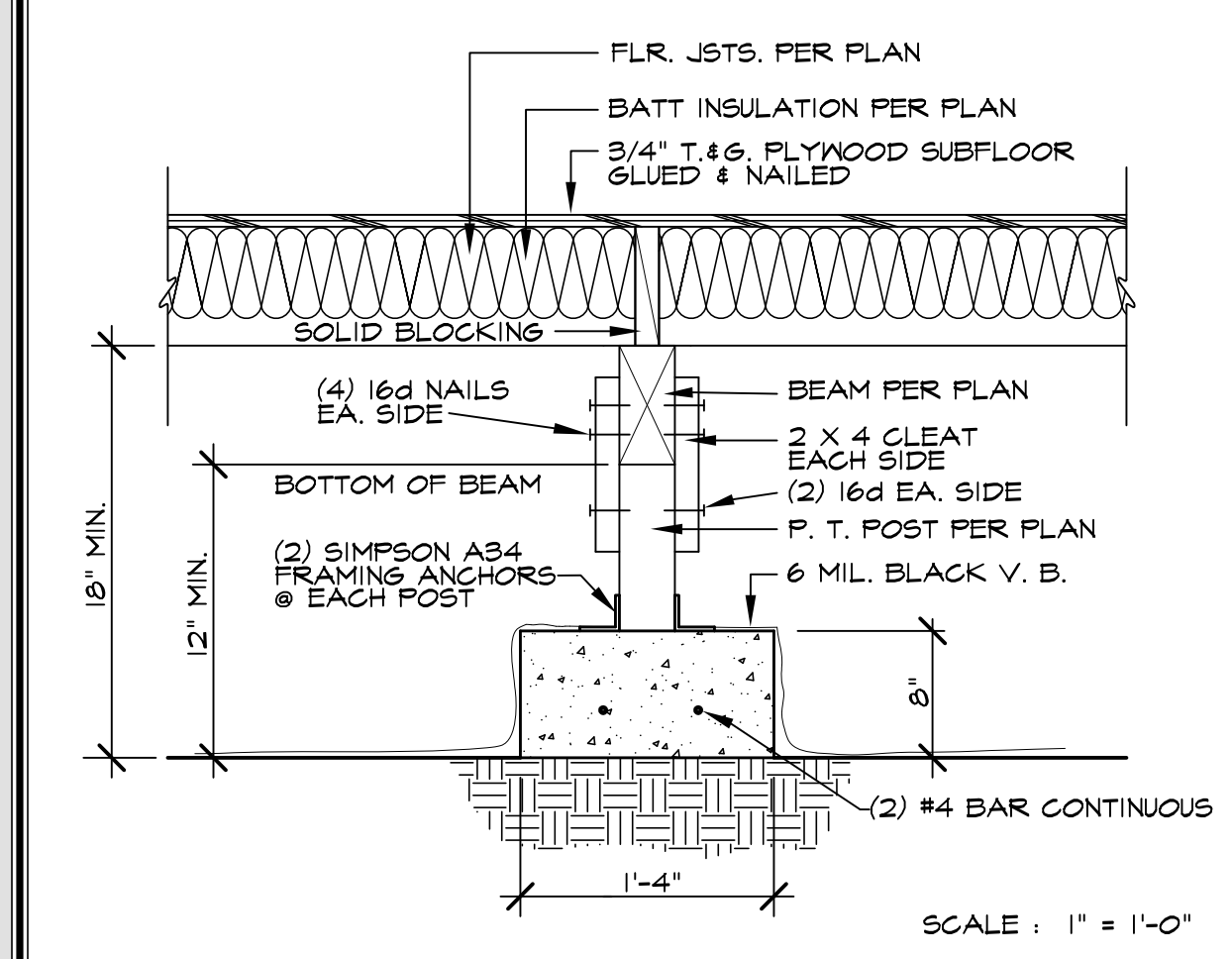
8 8" FND. WALL



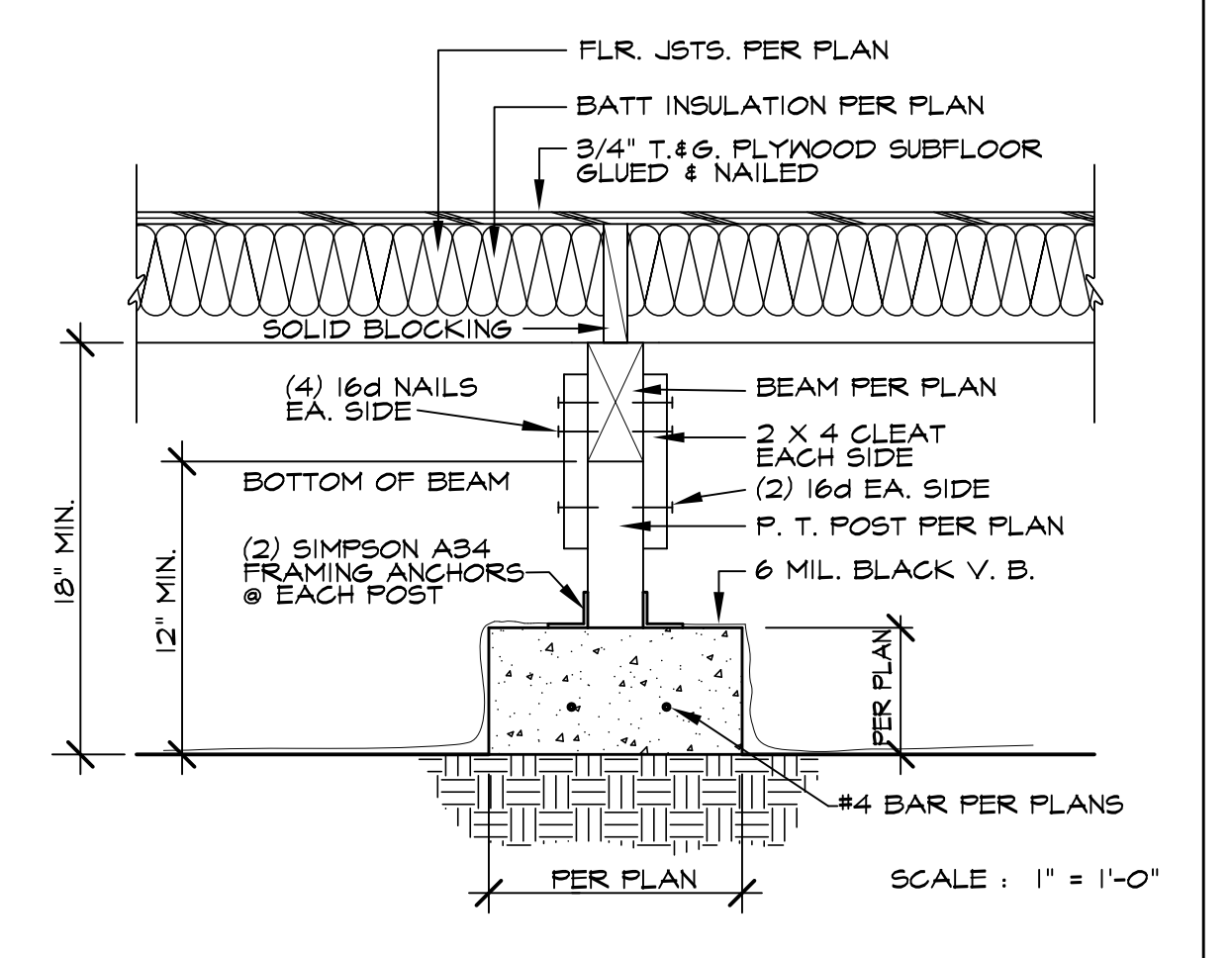
9 THICKENED SLAB



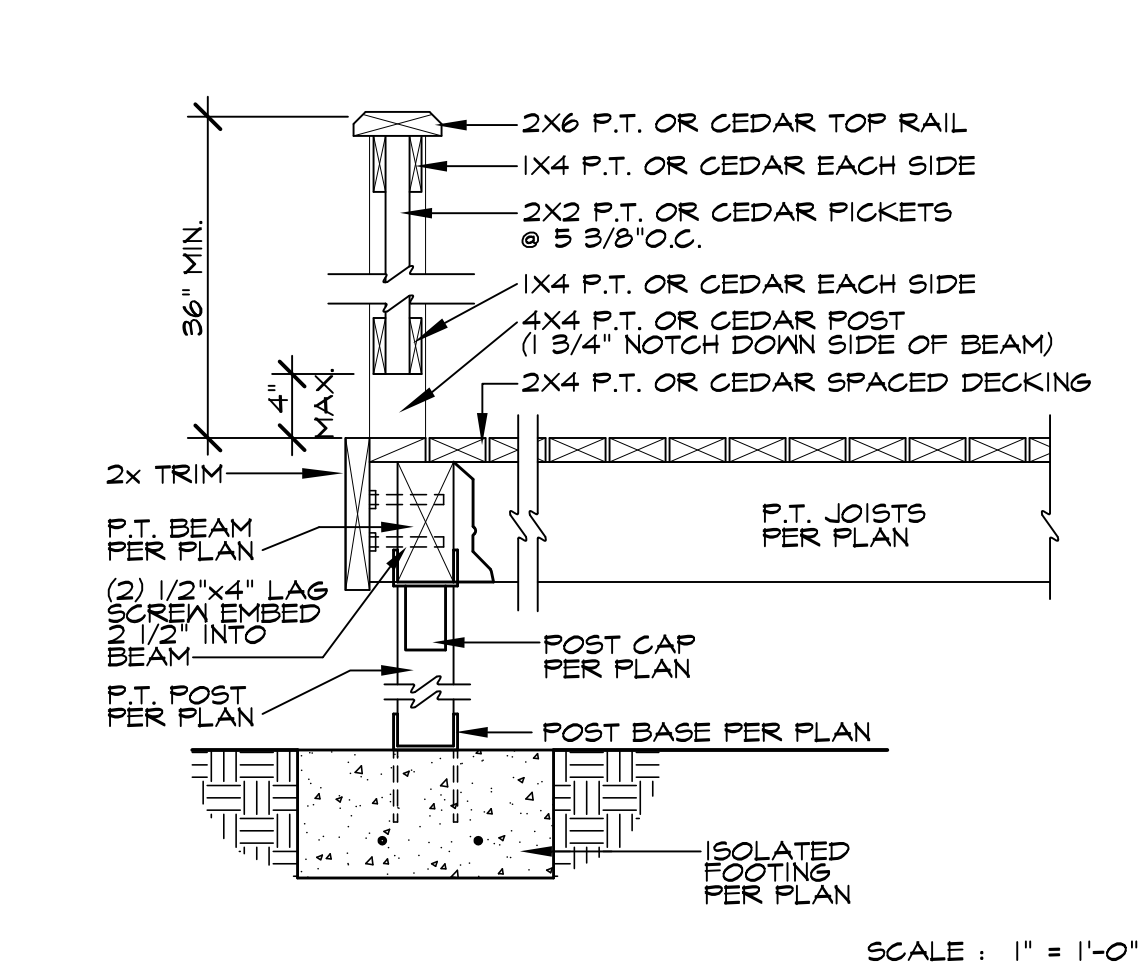
10 8" STEM WALL W/ SLAB



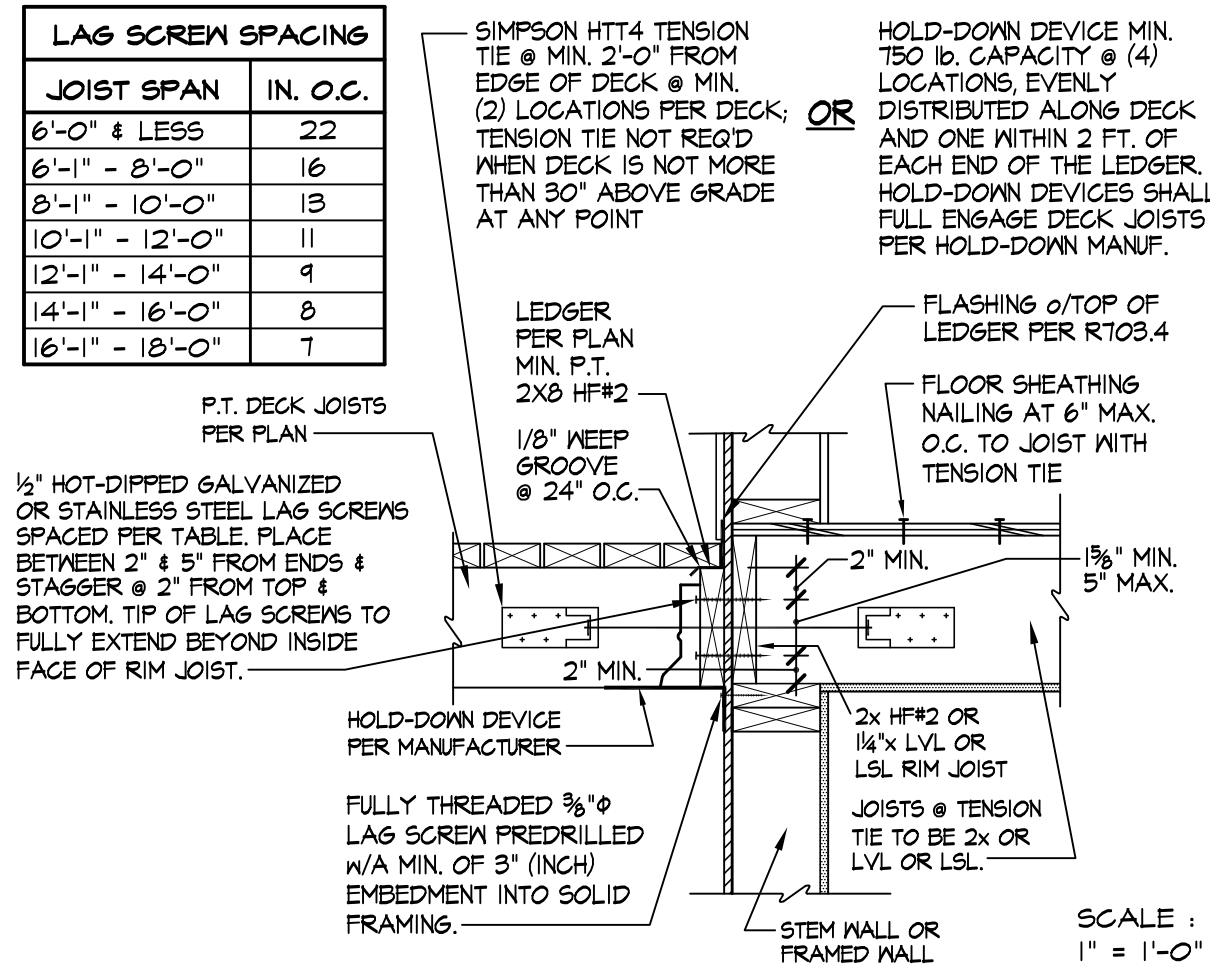
11 CONTINUOUS FOOTING



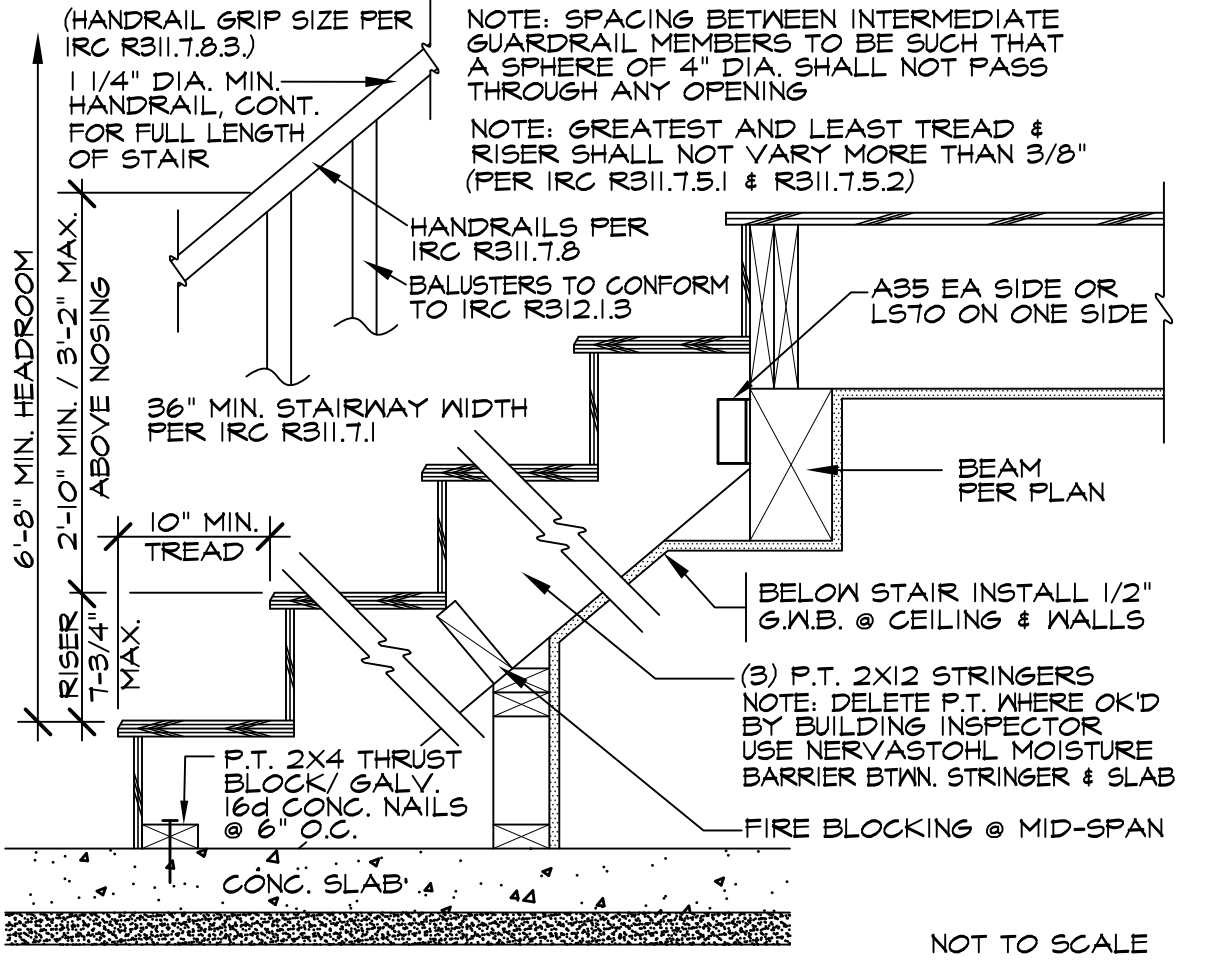
12 ISOLATED FOOTING



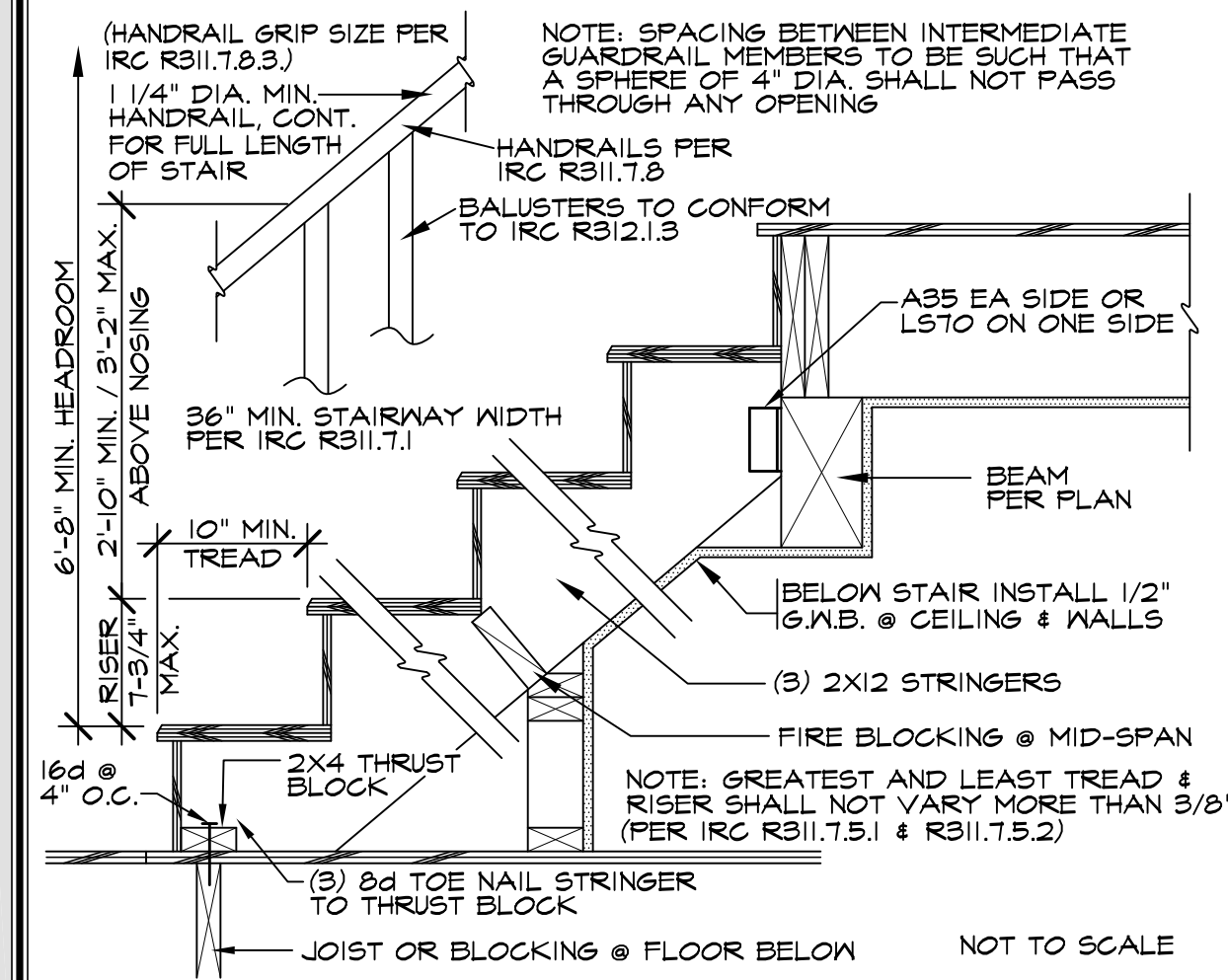
13 DECK W/ FLUSH BEAM



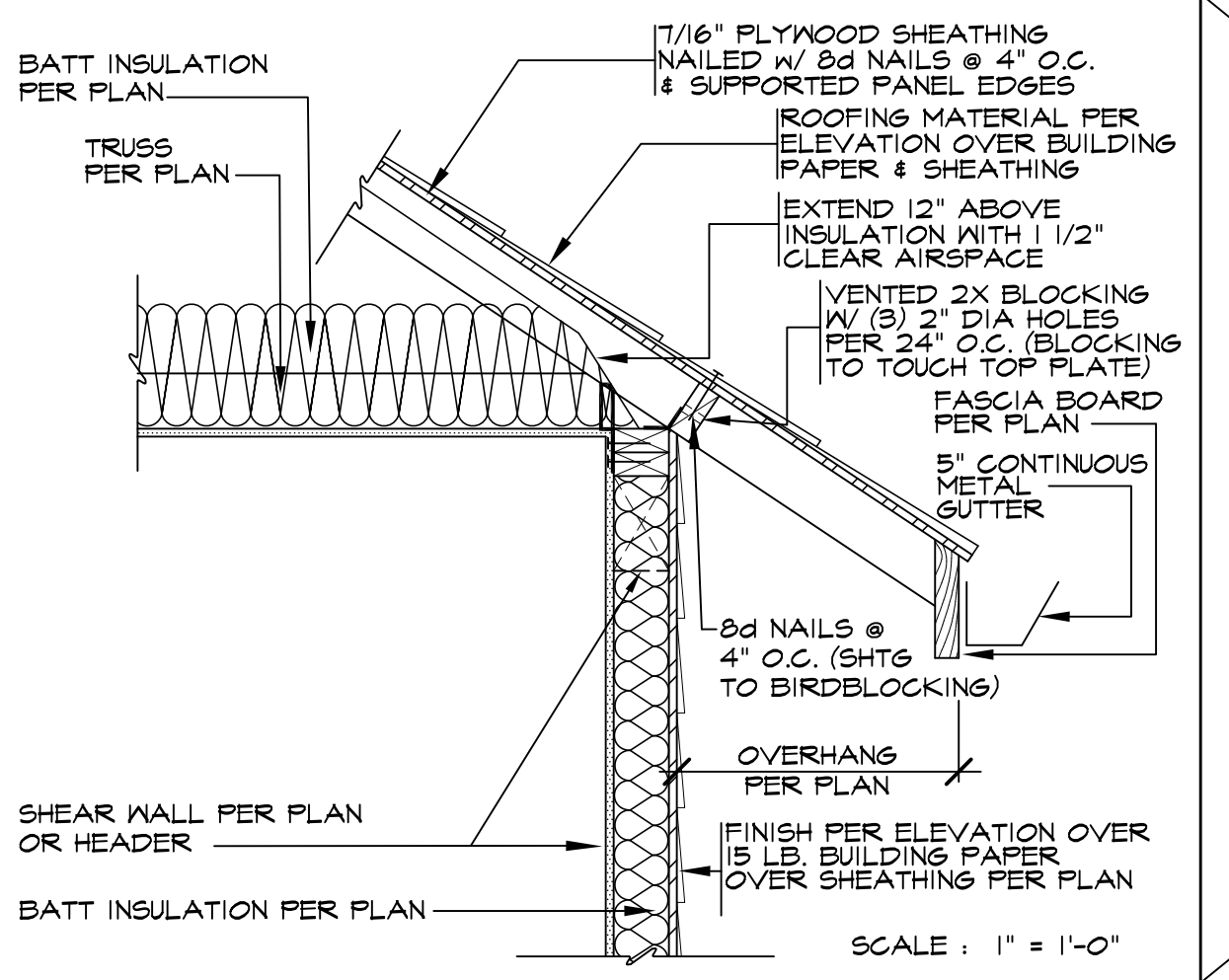
14 DECK LEDGER DETAIL



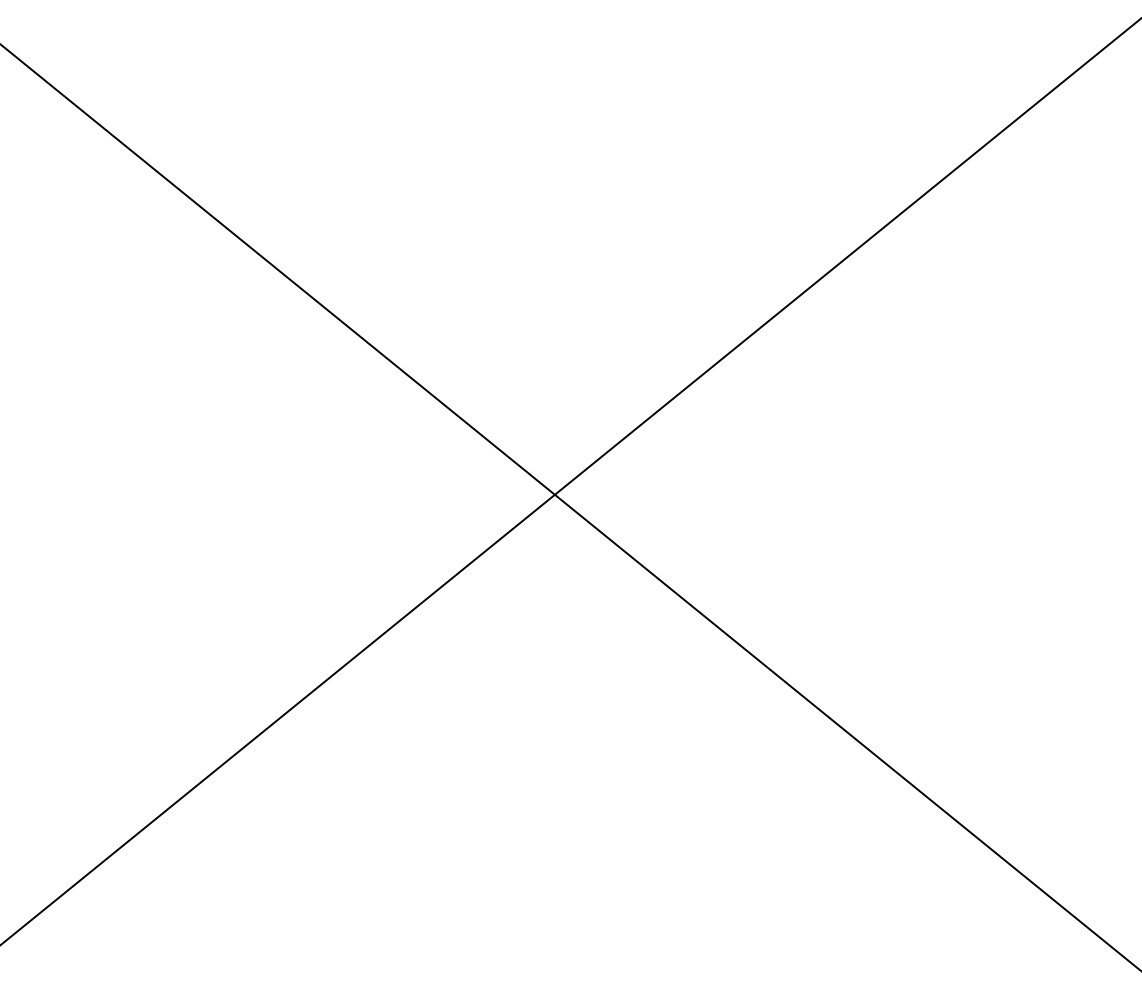
15 INTERIOR STAIR W/ SLAB



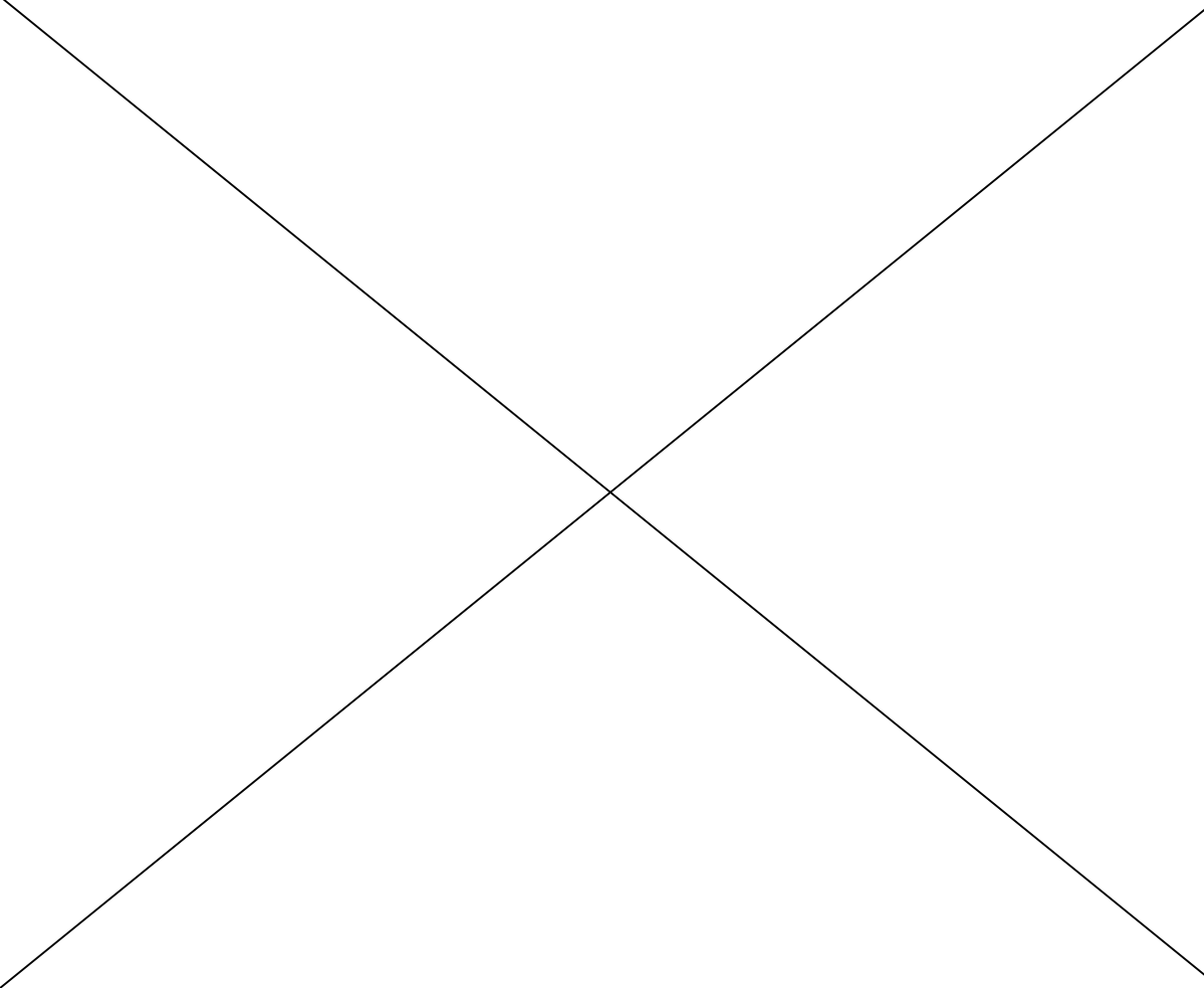
16 INTERIOR STAIR



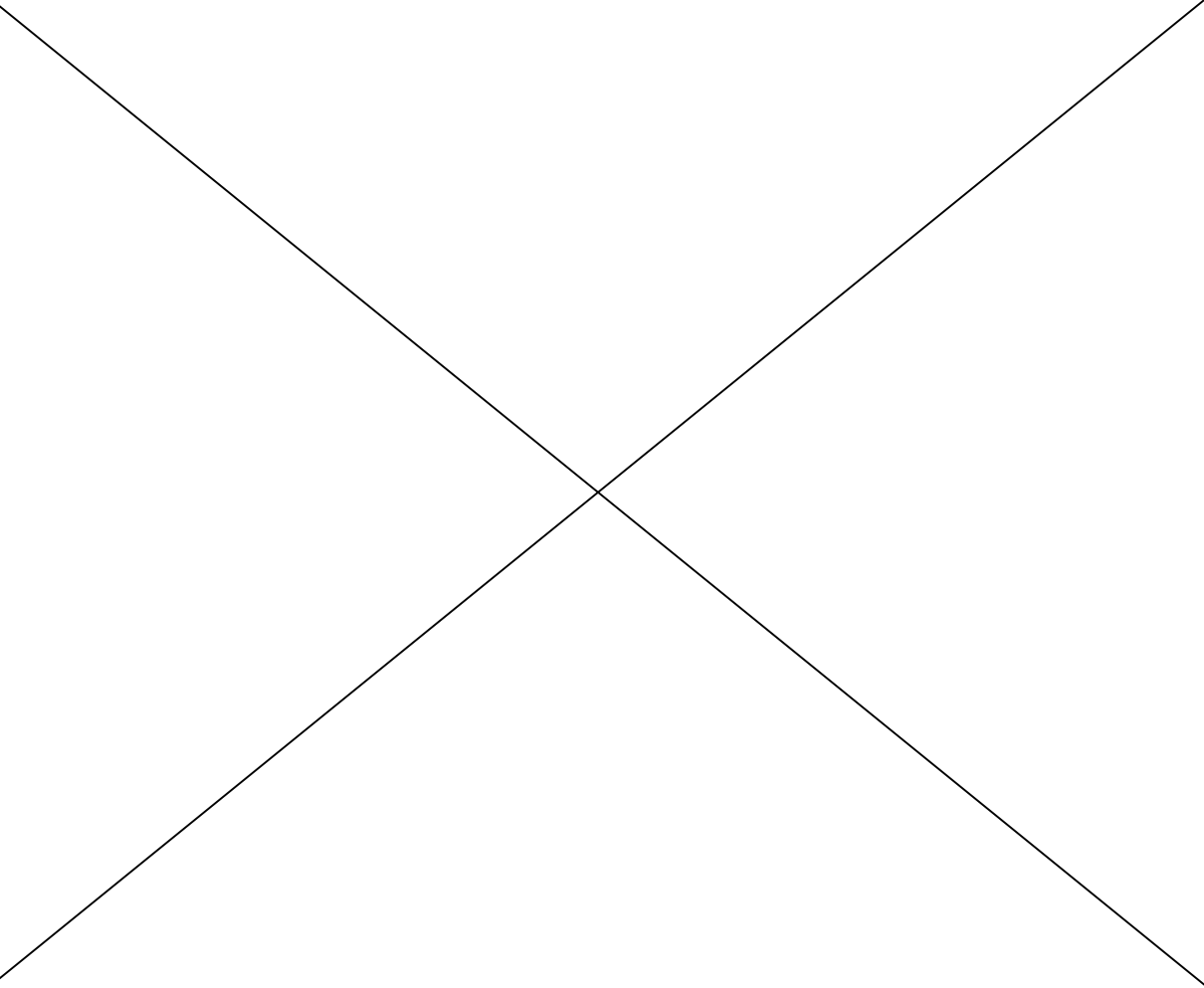
17 FLAT CEILING & EAVE



18 NOT USED



19 NOT USED



20 NOT USED

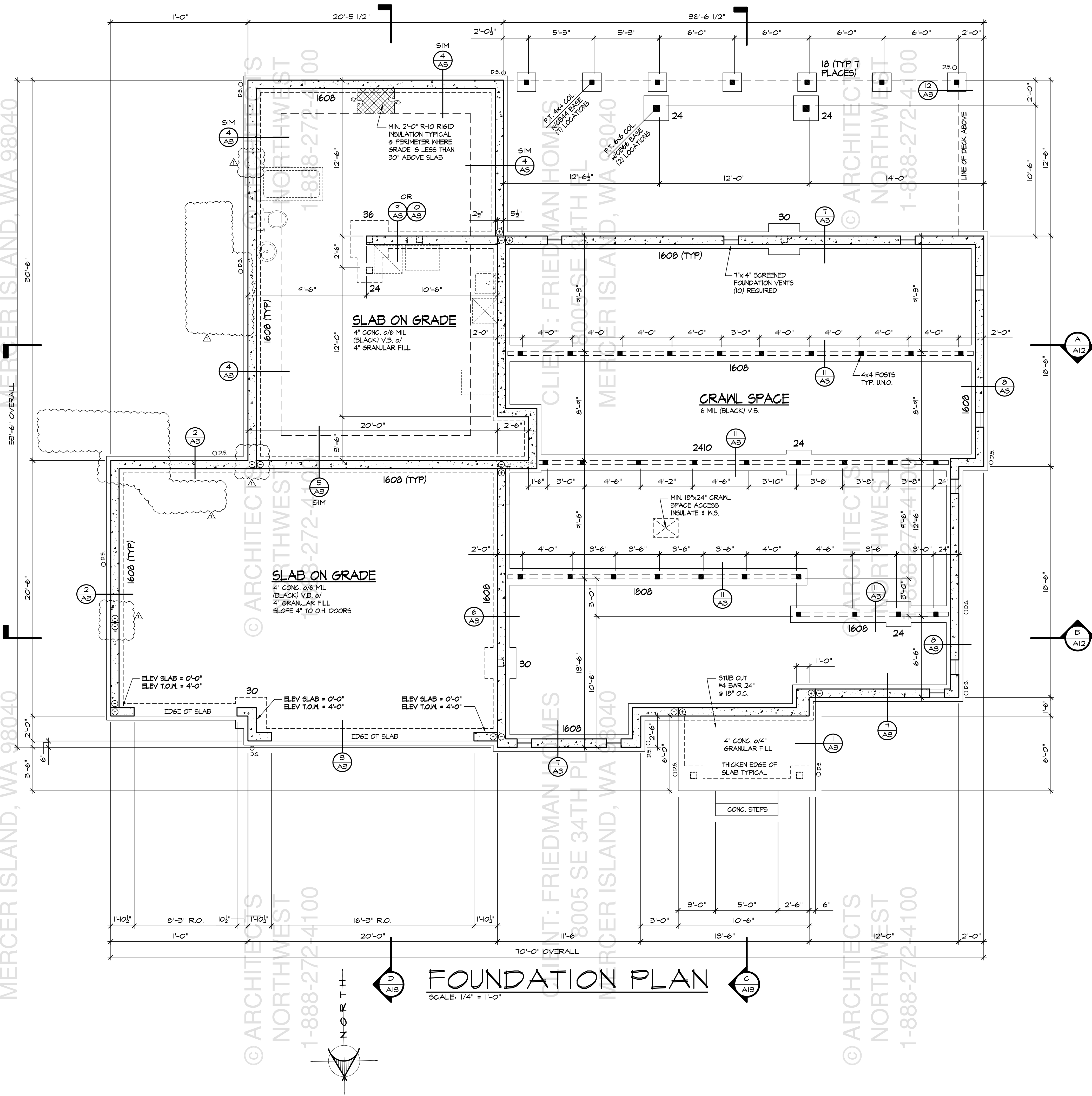
REGISTERED ARCHITECT
 18915-142ND AVENUE NE SUITE 100 WOODINVILLE WA 98072
 OFFICE: (425) 485-4800 FAX: (425) 487-6585
 TOLL FREE: 1-888-572-4100
 WWW.ARCHITECTSNW.COM

ARCHITECTS NORTHWEST
 FRIEDMAN HOMES
 PLAN M2595B3F-9

DESIGNED BY: DATE: TC 2013
 DRAWN BY: DATE: JRA 8/11/14
 PROJECT MANAGER: MARCUS JENKINS
 REVISED BY: DATE: BPS 4/25/19
 BPS 8/19/19
 BPS 10/2/19
 BPS 12/27/21
 BPS 4/21/22
 LATERAL BY: DATE: FITZER 12/7/21
 LATERAL JOB NUMBER: 21-140
 A3
 A13
 ANW JOB NUMBER: 210248

CLIENT: FRIEDMAN HOMES
8005 SE 34TH PL
MERCER ISLAND, WA 98040

CLIENT: FRIEDMAN HOMES
8005 SE 34TH PL
MERCER ISLAND, WA 98040



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

CLIENT: FRIEDMAN HOMES
8005 SE 34TH PL
MERCER ISLAND, WA 98040

CLIENT: FRIEDMAN HOMES
8005 SE 34TH PL
MERCER ISLAND, WA 98040

DESIGNED BY:	DATE:
TC	2013
DRAWN BY:	DATE:
JRA	8/11/14
PROJECT MANAGER:	
MARCUS JENKINS	DATE:
BPS	4/25/14
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LATERAL BY:	
FITZER	DATE:
	12/7/21
LATERAL JOB NUMBER:	
	21-140

FRIEDMAN HOMES

PLAN M2595B3F-9

**ARCHITECTS
NORTHWEST**

18915-142ND AVENUE NE SUITE 100 WOODINVILLE, WA 98072
OFFICE: (425) 485-4800 FAX: (425) 487-6585
TOLL FREE: 1-888-272-4100 WWW.ARCHITECTSNW.COM

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REGISTERED ARCHITECT
4/21/22

A4
A13

ANW JOB NUMBER:
210248

CLIENT: FRIEDMAN HOMES
8005 SE 34TH PL
MERCER ISLAND, WA 98040

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8005 SE 34TH PL
MERCER ISLAND, WA 98040

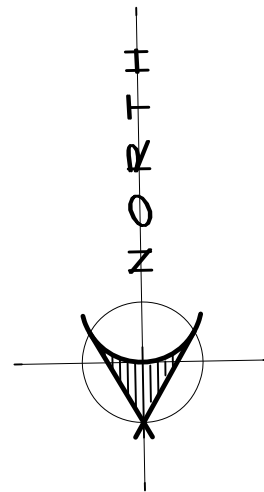
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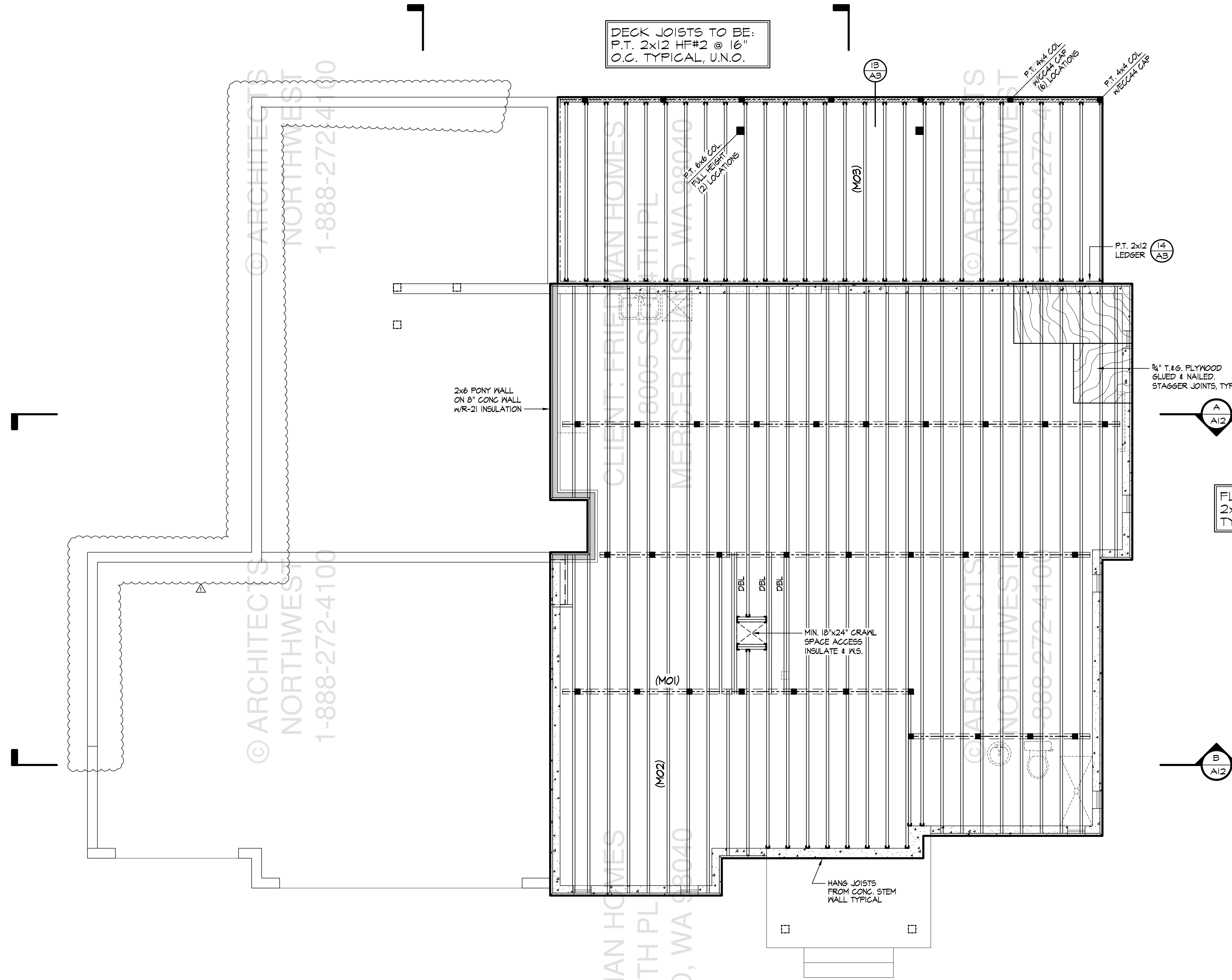
MAIN FLOOR FRAMING PLAN

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



CLIENT: FRIEDMAN HOMES
8005 SE 34TH PL
MERCER ISLAND, WA 98040

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BEAM SCHEDULE

- M01 - 4x10 DF#2
- M02 - 2x10 HF#2 @ 16" O.C.
- M03 - 2x12 HF#2 @ 16" O.C.

FLOOR FRAMING NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL FLOOR JOISTS TO BE 2x10 HF#2 @ 16" ON CENTER UNLESS NOTED OTHERWISE (U.N.O.)
3. ALL BEAMS TO BE 4x10 DF#2 TYPICAL, U.N.O.
4. POSTS TO BE 4x4 DF#2 & 4x6 DF#2 @ BEAM JOINTS, U.N.O.
5. PROVIDE SOLID BLOCKING OVER SUPPORTS.
6. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
7. BEARING WALLS ARE SHADED.
8. PLUMBING AND MECHANICAL FIXTURES ARE DASHED.
9. ■ INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
10. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
11. SEE SHEET A1 FOR ADDITIONAL NOTES.

NOTE: SEE 'S' SHEETS FOR
LATERAL INFORMATION
& ENGINEERING DETAILS

PLAN VIEW	DESCRIPTION
---	DROPPED BEAM DESIGNATED ON FLOOR PLANS.
----	DROPPED BEAM DESIGNATED ON FRAMING PLANS.
▨	FLUSH AND TOP FLUSH BEAM DESIGNATED ON FRAMING PLANS.
▩	UPSET BEAM DESIGNATED ON FRAMING PLANS.

FRIEDMAN HOMES

PLAN M2595B3F-9

DESIGNED BY: TC DATE: 2013
DRAWN BY: JRA DATE: 8/11/14

PROJECT MANAGER:
MARCUS JENKINS
REVISED BY: BPS DATE: 4/25/19
BPS DATE: 8/19/19
BPS DATE: 10/2/19
BPS DATE: 12/27/21
BPS DATE: 4/21/22

LATERAL BY: FITZER DATE: 12/7/21
LATERAL JOB NUMBER: 21-140

A5
A13

ANW JOB NUMBER:
210248

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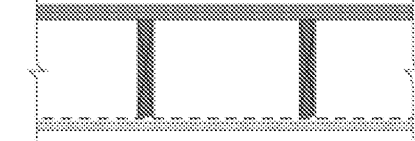
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NORTHWEST
18915-142ND AVENUE NE SUITE 100 WOODINVILLE WA 98072
OFFICE: (425) 485-4800 FAX: (425) 487-6585
TOLL FREE: 1-888-272-4100 WWW.ARCHITECTSNW.COM

REGISTERED ARCHITECT
4/21/22

FRIEDMAN HOMES
305 SE 34TH PL
MERCEUR ISLAND, WA 98040

A
A5 ADU CEILING FIRE RATED ASSEMBLY
FLOOR/CEILING WOOD-FRAMED

1/2" (12.7 mm) ToughRock Fireguard C or 1/2" (12.7 mm) DensArmor Plus Fireguard C gypsum board applied perpendicular to resilient channels 24" (610 mm) o.c. with 1" (25 mm) Type S drywall screws 12" (305 mm) o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channels 60" (1524 mm) long with screws 12" (305 mm) o.c. Resilient channels applied perpendicular to 2" x 10" wood joists 16" (406 mm) o.c. with 2" (51 mm) 6d coated nails. Wood joists supporting 1" (25.4 mm) nominal wood subfloor and 1" (25.4 mm) nominal wood finish floor, or 19/32" (15.1 mm) plywood finished floor with long edges T&G and 15/32" (11.9 mm) interior plywood with exterior glue subfloor perpendicular to joist with joints staggered.



Hourly Rating: 1-hour
STC Rating: 45-49 STC and 67 IIC w/C&P
Fire Test Reference: UL L502, ULC M501, cUL L502, GA FC 5250
Sound Test Reference: RAL TL64-155 & IIC - CK 6512-6
Approved for Assembly:
ToughRock® Fireguard C® Products
DensArmor Plus® Fireguard C® Products

DETAIL A/A5 AT ADU
CEILING WITH HOUSE ABV.

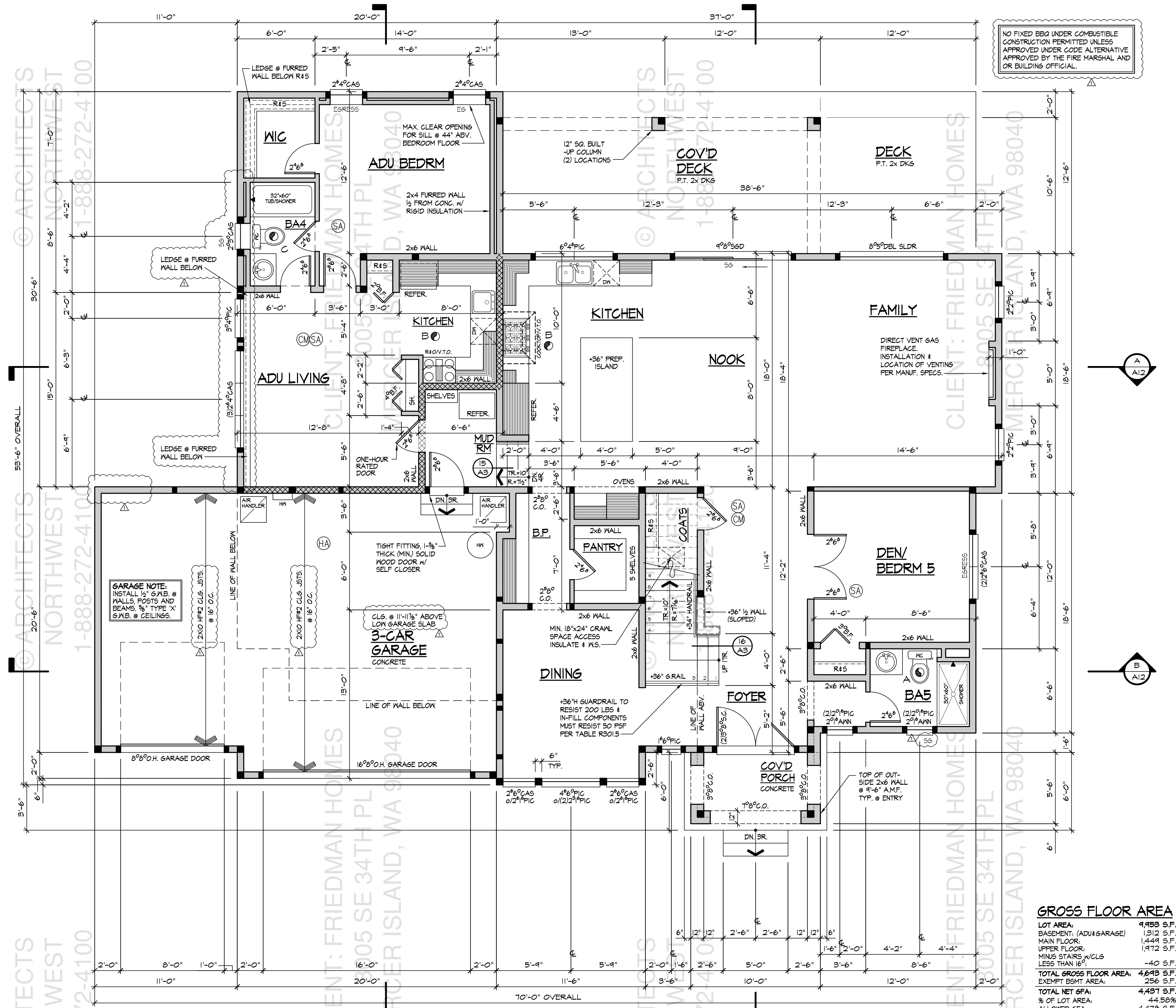
B
A5 ADU WALL FIRE RATED ASSEMBLY
WOOD-FRAMED WALL

Resilient channels 24" o.c. attached horizontally on one side of 2" x 4" wood studs 24" o.c. with 1-1/4" Type S drywall screws. One layer 5/8" (15.9 mm) ToughRock® Fireguard X™ or 5/8" (15.9 mm) DensArmor Plus® FireGuard® interior panels applied horizontally to channels with 1" Type S drywall screws 8" o.c. with vertical joints located mid way between studs. 3" mineral or glass fiber insulation in stud space. Opposite side: one layer 5/8" (15.9 mm) ToughRock® Fireguard X™ Products or 5/8" (15.9 mm) DensArmor Plus FireGuard interior panels applied horizontally or vertically to studs with 6d cement coated nails, 1 7/8" long, 0.0915" shank, 15/64" heads, 7" o.c. Vertical joints staggered 24" on opposite sides. Sound Tested with 3-1/2" (89 mm) fiberglass insulation



Hourly Rating: 1-hour
STC Rating: 50-54 STC
Fire Test Reference: UL U309, cUL U309, GA WP 3243
Sound Test Reference: RAL TL77-138
Approved for Assembly:
DensArmor Plus® Fireguard C® Products
DensArmor Plus® Fireguard® Products
DensElement™ Barrier Sheathing
DensGlass® Fireguard® Sheathing
DensShield® Fireguard® Tile Backer
ToughRock® Fireguard C® Products
ToughRock® Fireguard X™ Mold-Guard™ Products
ToughRock® Fireguard X™ Products
ToughRock® Lite-Weight Fire-Rated Products

= 1 HR. DWELLING
ADU / RES SEPARATION
PER DETAIL B/A5



NO FIXED BBQ UNDER COMBUSTIBLE
CONSTRUCTION PERMITTED UNLESS
APPROVED UNDER CODE ALTERNATIVE
BY THE FIRE MARSHAL AND
OR BUILDING OFFICIAL.

GROSS FLOOR AREA

LOT AREA:	9,955 S.F.
BASEMENT: (ADU+GARAGE)	1,312 S.F.
MAIN FLOOR:	1,449 S.F.
UPPER FLOOR:	1,972 S.F.
MINUS STAIRS, N/C/LG LESS THAN 16":	-40 S.F.
TOTAL GROSS FLOOR AREA:	4,648 S.F.
EXEMPT BSMT AREA:	256 S.F.
TOTAL NET GFA:	4,437 S.F.
% OF LOT AREA:	44.58%
ALLOWED GFA:	4,478 S.F.
ALLOWED % OF LOT AREA:	45.00%

AREA SUMMARY

MAIN FLOOR:	1520 S.F.
UPPER FLOOR:	1890 S.F.
TOTAL HOUSE AREA:	3410 S.F.
ADU:	575 S.F.
TOTAL HEATED AREA:	3405 S.F.
GARAGE:	666 S.F.
COVERED AREA:	312 S.F.
UNFINISHED AREA:	N/A

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
NOTE: SEE 'S' SHEETS FOR
LATERAL INFORMATION
& ENGINEERING DETAILS

- FLOOR PLAN NOTES:**
- CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
 - WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
 - EXTERIOR WALLS TO BE 2X6 STUDS @ 16" O.C. UNO.
 - INDICATES POINT LOAD SUPPORTED BY (2) STUDS UNO.
 - PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.7 & R303.8
 - SEE SHEET A1 FOR ADDITIONAL NOTES.
 - SEE SHEET A2 FOR VENTILATION SCHEDULE.
 - SEE SHEET A2 FOR ALARM SCHEDULE.

NOTE:
DUCTLESS MINI SPLIT
HEAT PUMP SYSTEM
W/MIN. HSPF OF 10
TYPICAL @ ADU

REGISTERED ARCHITECT
1946
4/21/22

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OFFICE: (425) 485-4800 FAX: (425) 487-6585
TOLL FREE: 1-888-272-4100 WWW.ARCHITECTSNW.COM

FRIEDMAN HOMES
PLAN M2595B3F-9

DESIGNED BY: TC DATE: 2013
DRAWN BY: JRA DATE: 8/11/14

PROJECT MANAGER: MARCUS JENKINS
REVISY BY: DATE:
BPS 4/25/19
BPS 8/19/19
BPS 10/2/19
BPS 12/27/21
BPS 4/21/22

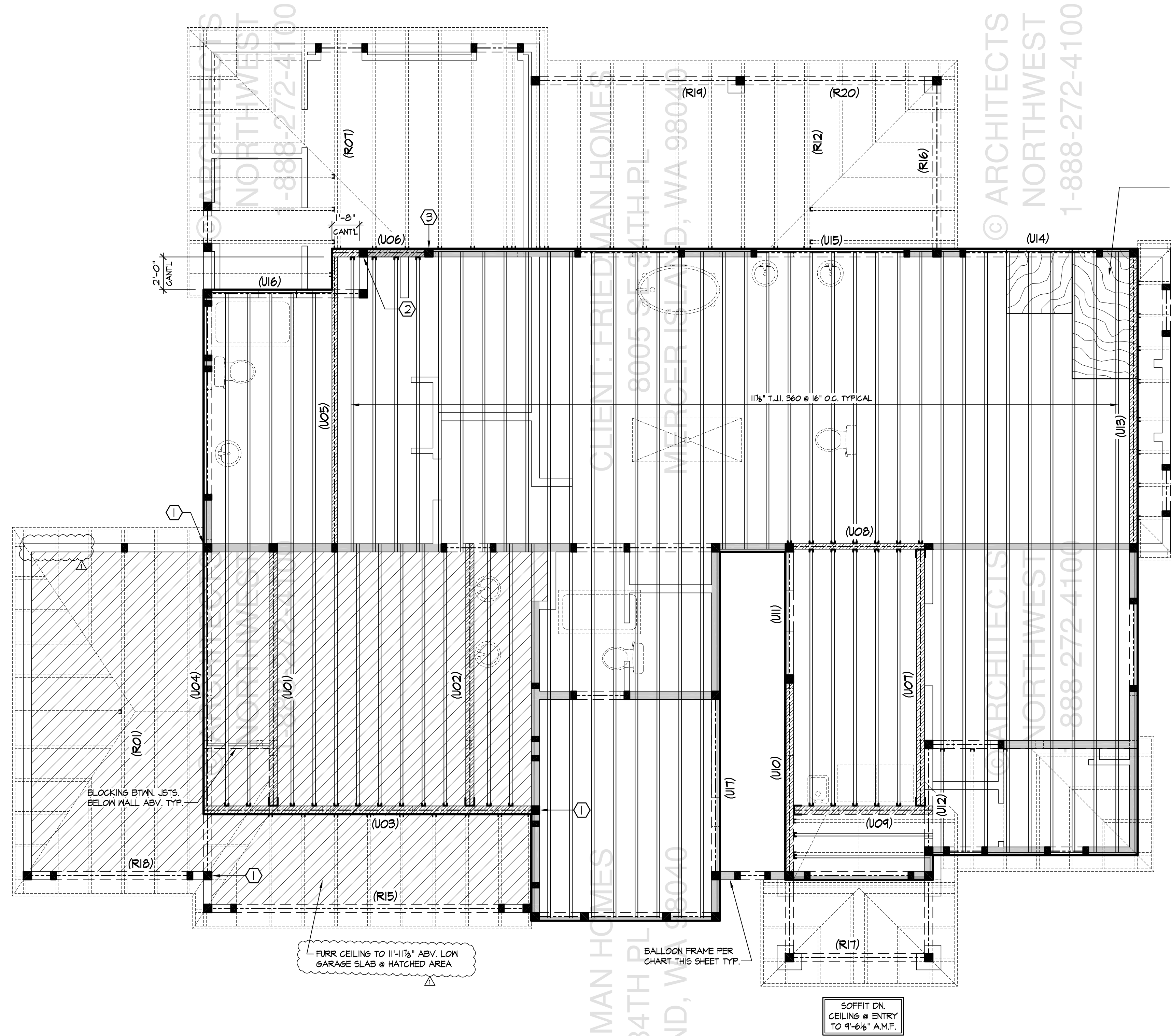
LATERAL BY: FITZER DATE: 12/7/21
LATERAL JOB NUMBER: 21-140

A6
A13

ANW JOB NUMBER:
210248

CLIENT: FRIEDMAN HOMES
8005 SE 34TH PL
MERCER ISLAND, WA 98040

CLIENT: FRIEDMAN HOMES
8005 SE 34TH PL
MERCER ISLAND, WA 98040



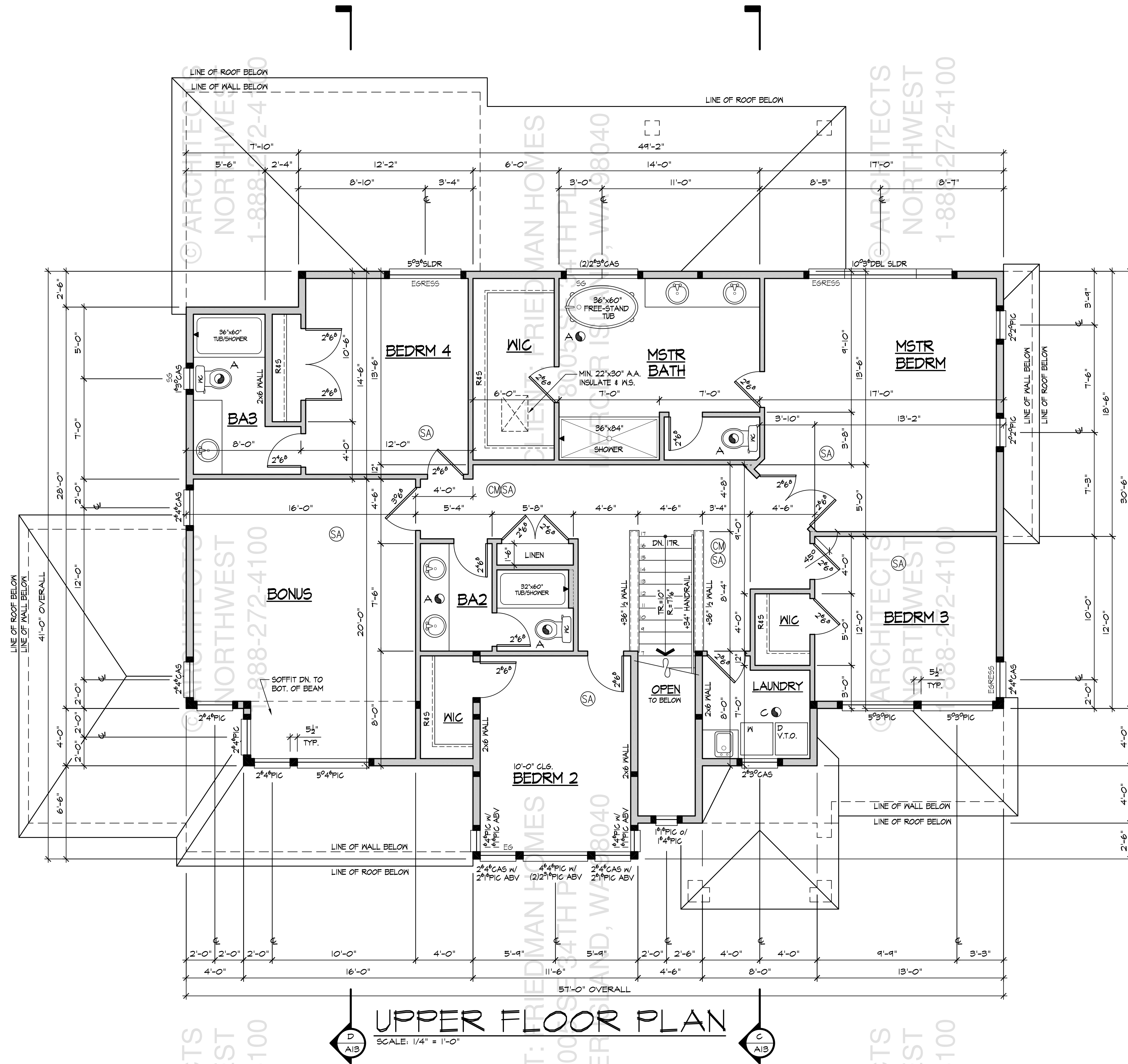
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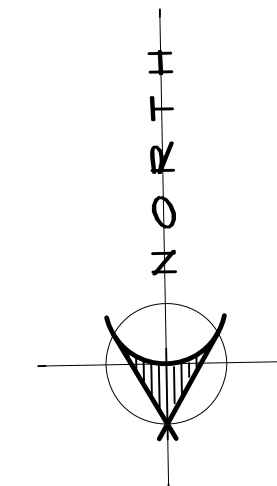
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UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



CLIENT: FRIEDMAN HOMES
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8005 SE 34TH PL
MERCER ISLAND, WA 98040

- FLOOR PLAN NOTES:**
- CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
 - WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
 - EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C. U.N.O.
 - INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
 - PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R302.1 & R302.8
 - SEE SHEET A1 FOR ADDITIONAL NOTES.
 - SEE SHEET A2 FOR VENTILATION SCHEDULE.
 - SEE SHEET A2 FOR ALARM SCHEDULE.

NOTE: SEE 'S' SHEETS FOR LATERAL INFORMATION & ENGINEERING DETAILS

DESIGNED BY:	DATE:
TC	2013
DRAWN BY:	DATE:
JRA	8/11/14
PROJECT MANAGER:	DATE:
MARCUS JENKINS	4/25/19
REVISED BY:	DATE:
BPS	8/19/19
BPS	10/2/19
BPS	12/27/21
BPS	4/21/22

LATERAL BY:	DATE:
FITZER	12/7/21
LATERAL JOB NUMBER:	
21-140	

A8
A13

ANW JOB NUMBER:
210248

FRIEDMAN HOMES
PLAN M2595B3F-9

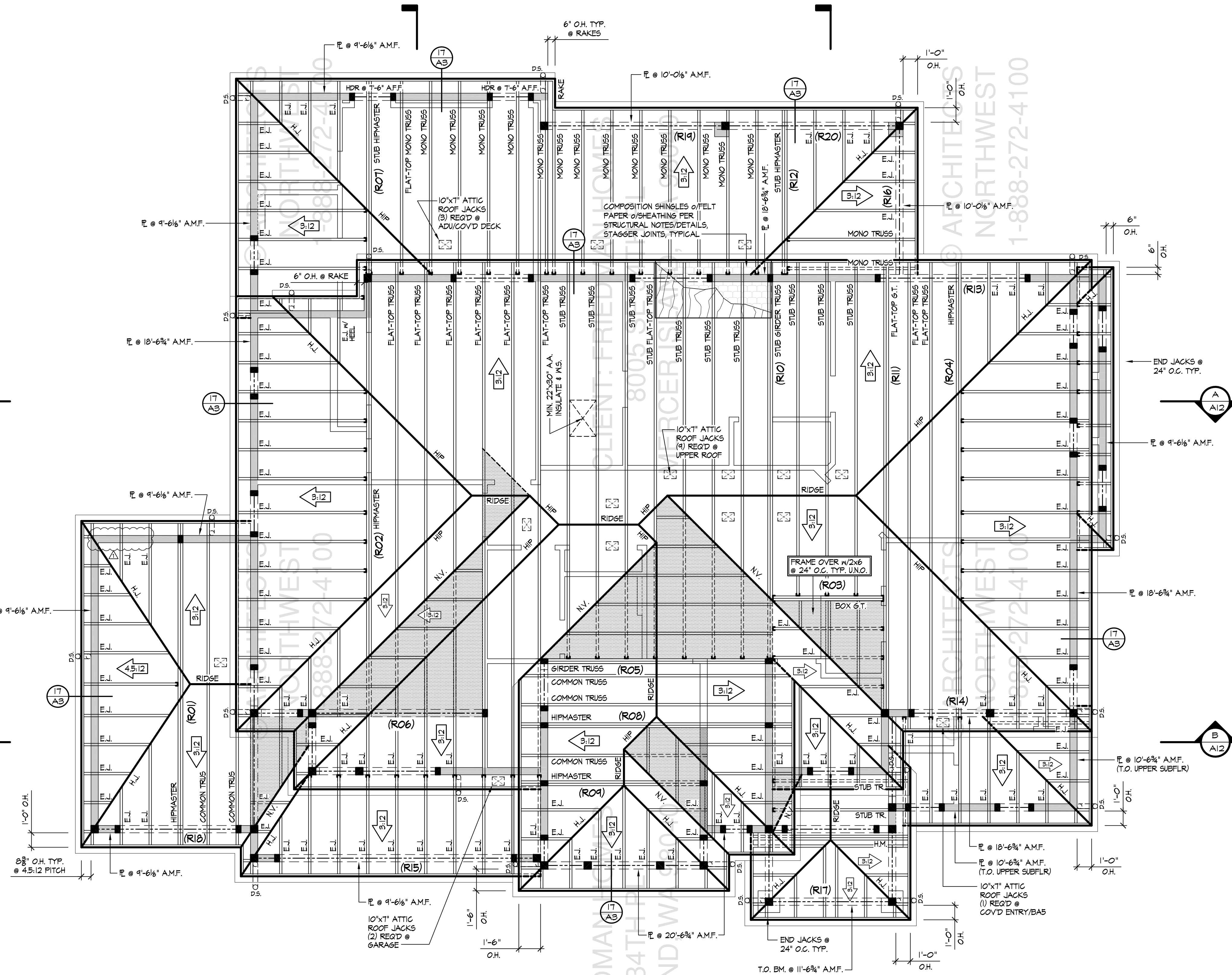
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REGISTERED ARCHITECT
4/21/22

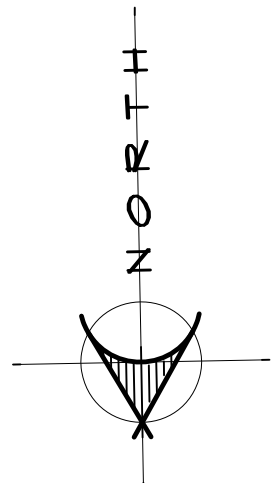
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ROOF FRAMING PLAN

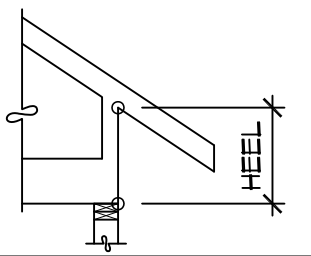
SCALE: 1/4" = 1'-0"



ROOF INSULATION NOTE:
WHERE SPACE IS LIMITED (LESS THAN 15"*) REQ'D AIR GAP, FILL SPACES W/ THERMAX R-6.5 FOR EVERY INCH OF FOAM.
NOTE: 8" THICK FOAM=R-52.

ROOF UNDERLAYMENT NOTE:
ROOFS WITH PITCHES BETWEEN 2:12 AND 4:12 ARE REQUIRED TO HAVE A DOUBLE UNDERLAYMENT PER IRC 905.2.2.

NOTE: TRUSS HEEL IS THE VERT. DISTANCE BETWEEN THE PLATE AND WHERE THE BOTTOM OF THE TOP CHORD OF THE TRUSS INTERSECTS THE EXTERIOR SIDE OF THE BEARING



BEAM SCHEDULE

- R01 - GIRDER TRUSS
- R02 - GIRDER TRUSS
- R03 - GIRDER TRUSS
- R04 - GIRDER TRUSS
- R05 - GIRDER TRUSS
- R06 - GLB 5 1/2" x 11 1/4"
- R07 - GIRDER TRUSS
- R08 - GIRDER TRUSS
- R09 - GIRDER TRUSS
- R10 - GIRDER TRUSS
- R11 - GIRDER TRUSS
- R12 - GIRDER TRUSS
- R13 - GLB 3 1/2" x 9 1/2"
- R14 - 4x10 DF#2
- R15 - 6x10 DF#2
- R16 - 4x10 DF#2
- R17 - 4x10 DF#2
- R18 - 4x10 DF#2
- R19 - 4x10 DF#2
- R20 - 4x10 DF#2

ROOF FRAMING NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL HEADERS TO BE 4x10 DF#2 W/ R-10 RIGID INSULATION @ EXTERIOR WARM WALLS U.N.O.
3. PROVIDE VENTED BLOCKING OVER SUPPORTS.
4. BEARING WALLS ARE SHADED.
5. WINDOW HEADERS @ 8'-0" ABOVE FINISHED FLOOR @ MAIN FLOOR U.N.O. WINDOW HEADERS @ 6'-8" ABOVE FINISHED FLOOR @ UPPER FLOOR U.N.O.
6. ALL TRUSSES:
 - * SHALL CARRY MANUFACTURER'S STAMP.
 - * SHALL BE INSTALLED & BRACED TO MANUFACTURER'S SPECIFICATIONS.
 - * SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
 - * SHALL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OF ENGINEER'S CALCULATIONS.
 - * TRUSS HANGERS SHALL BE SPECIFIED BY THE TRUSS ENGINEER.
7. ■ INDICATES POINT LOAD SUPPORTED BY (2) STUDS U.N.O.
8. INSTALL SHEAR WALLS &/OR BLOCKING IN ROOF STRUCTURE BEFORE INSTALLING FINISH ROOFING.
9. SEE SHEET A1 FOR ADDITIONAL NOTES.
10. SEE SHEET A2 FOR ROOF VENTILATION CALCULATION(S).

NOTE: SEE 'S' SHEETS FOR LATERAL INFORMATION & ENGINEERING DETAILS

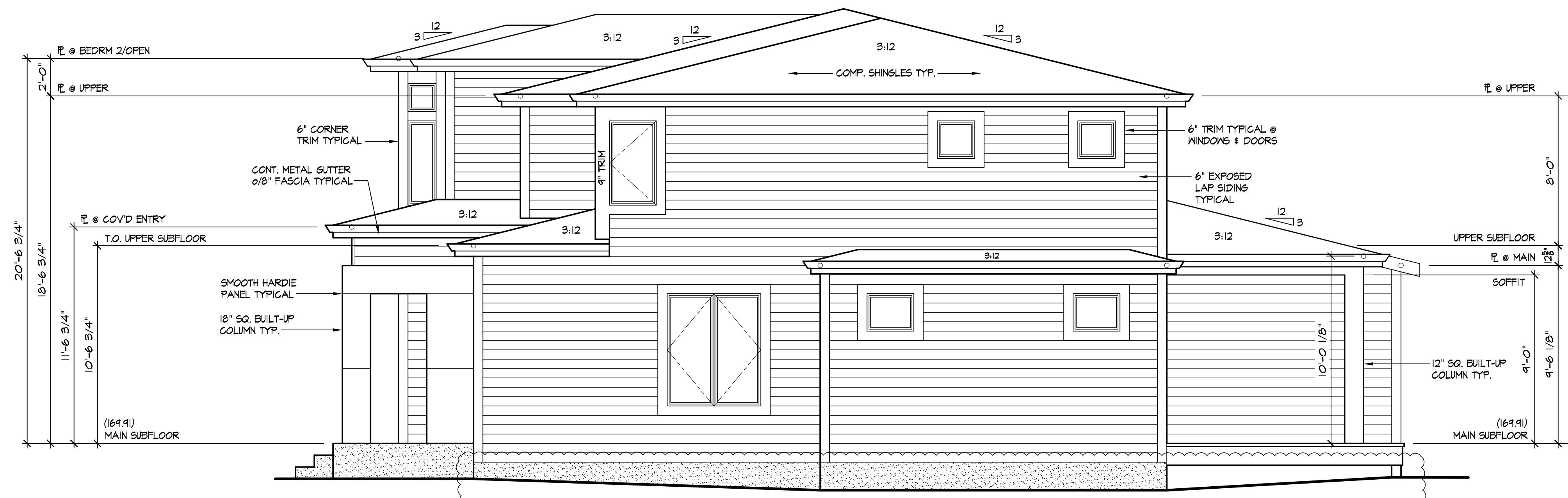
PLAN VIEW	DESCRIPTION
---	DROPPED BEAM DESIGNATED ON FLOOR PLANS.
---	DROPPED BEAM DESIGNATED ON FRAMING PLANS.
▨	FLUSH AND TOP FLUSH BEAM DESIGNATED ON FRAMING PLANS.
▨	UPSET BEAM DESIGNATED ON FRAMING PLANS.

ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLD-DOWNS PER PLAN PRIOR TO INSTALLING SIDING.
2. MASONRY & WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C. CHAPTER 10.
3. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
4. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R103.4
5. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R403.2 & R403.2.1
6. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
7. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
8. ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE. NUMBERS TO BE MIN. 4" HIGH WITH 1/8" WIDE STROKE & CONTRASTING BACKGROUND.
9. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.7 & R303.8
10. SEE SHEET A1 FOR ADDITIONAL NOTES.



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



WEST ELEVATION

REGISTERED ARCHITECT
4/2/22

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FRIEDMAN HOMES
PLAN M2595B3F-9

DESIGNED BY: DATE: TC 2013
DRAWN BY: DATE: JRA 8/11/14
PROJECT MANAGER: MARCUS JENKINS
REVISED BY: DATE: BPS 4/25/19
BPS 8/19/19
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BPS 4/2/22

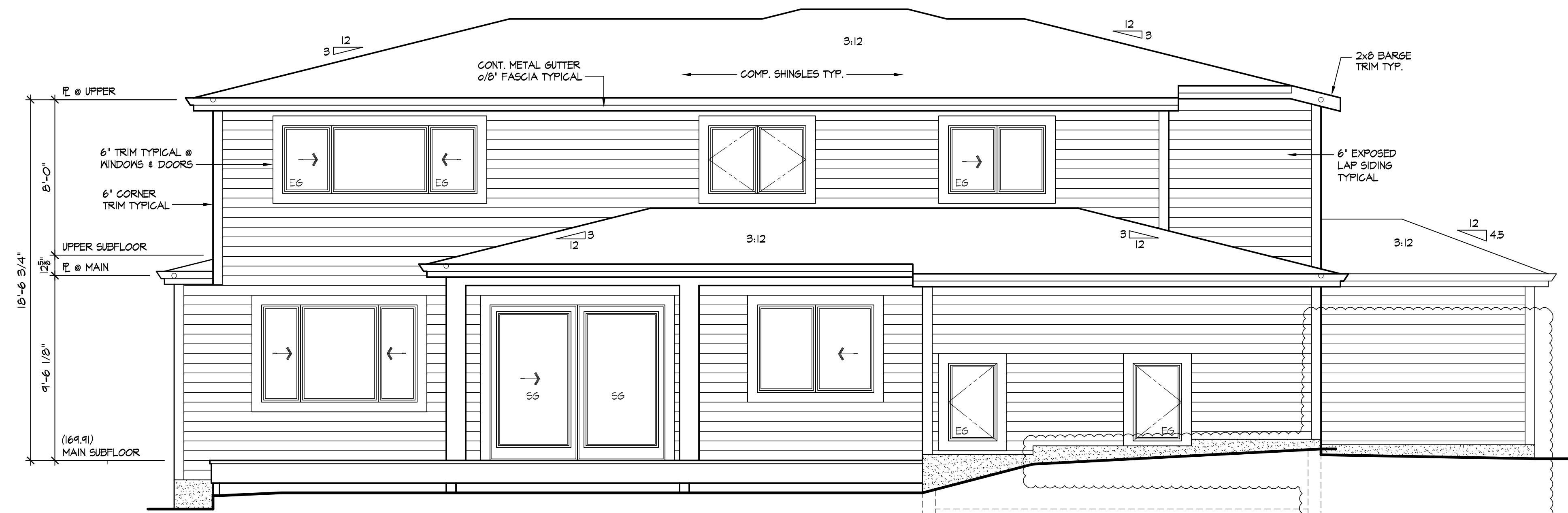
LATERAL BY: DATE: FITZER 12/7/21
LATERAL JOB NUMBER: 21-140

A10
A13

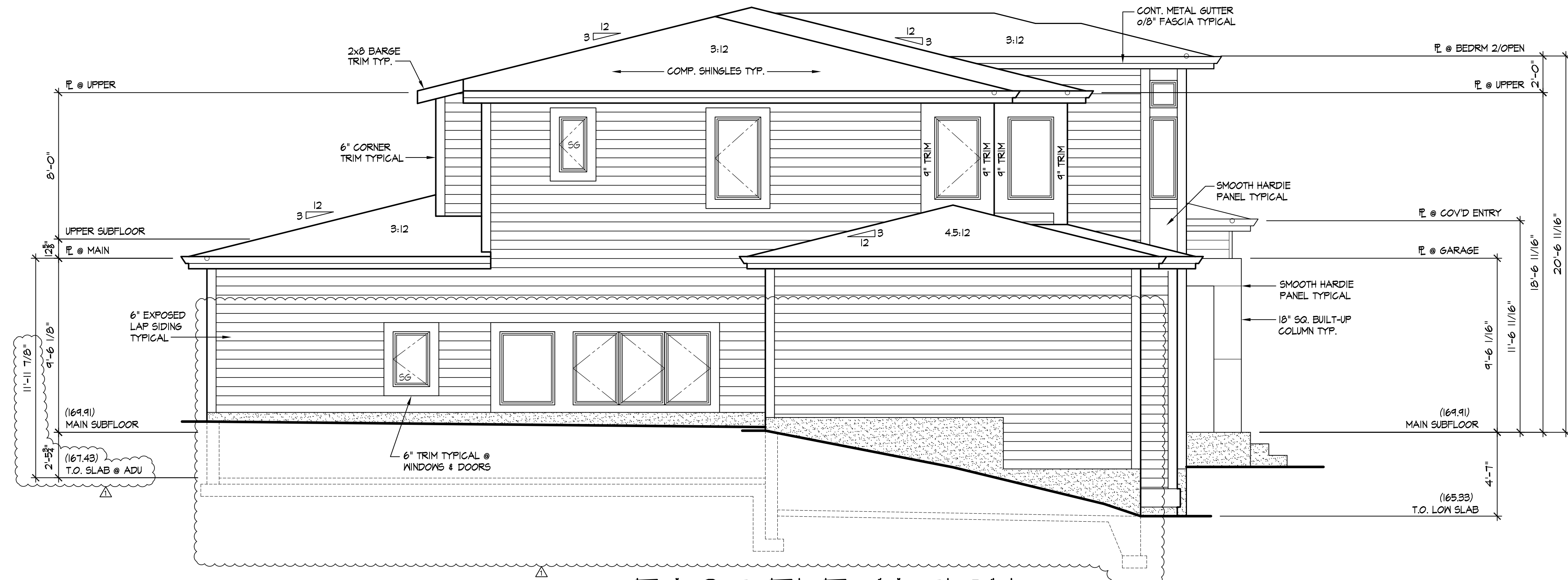
ANW JOB NUMBER: 210248

ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDINGS PER PLAN PRIOR TO INSTALLING SIDING.
2. MASONRY & WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C. CHAPTER 10.
3. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
4. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R103.4
5. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R903.2 & R903.2.1
6. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
7. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
8. ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE. NUMBERS TO BE MIN. 4" HIGH WITH 1/4" WIDE STROKE & CONTRASTING BACKGROUND.
9. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R503.1 & R503.2
10. SEE SHEET A1 FOR ADDITIONAL NOTES.



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



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

Your Family Architect

ARCHITECTS NORTHWEST

REGISTERED ARCHITECT
4/2/22

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FRIEDMAN HOMES
PLAN M2595B3F-9

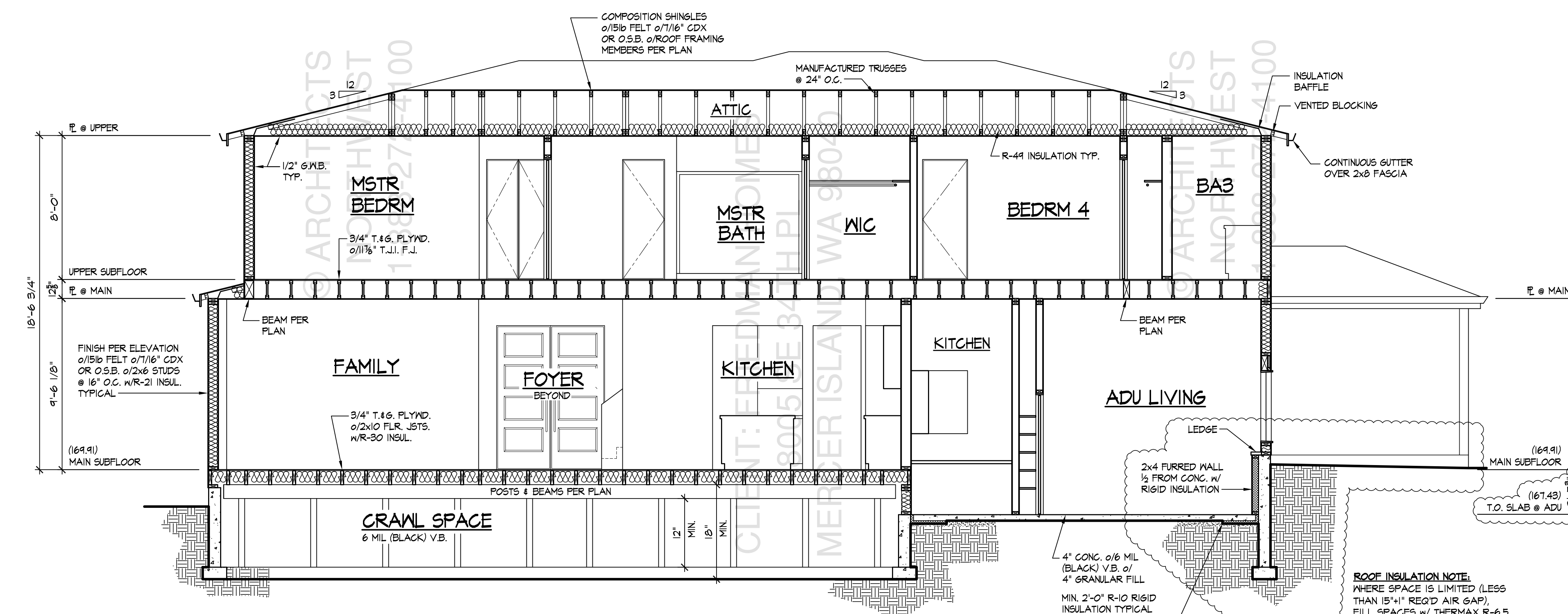
DESIGNED BY: TC DATE: 2013
DRAWN BY: JRA DATE: 8/11/14
PROJECT MANAGER: MARCUS JENKINS
REVISED BY: BPS DATE: 4/25/19
BPS DATE: 8/19/19
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BPS DATE: 12/27/21
BPS DATE: 4/21/22

LATERAL BY: FITZER DATE: 12/7/21
LATERAL JOB NUMBER: 21-140

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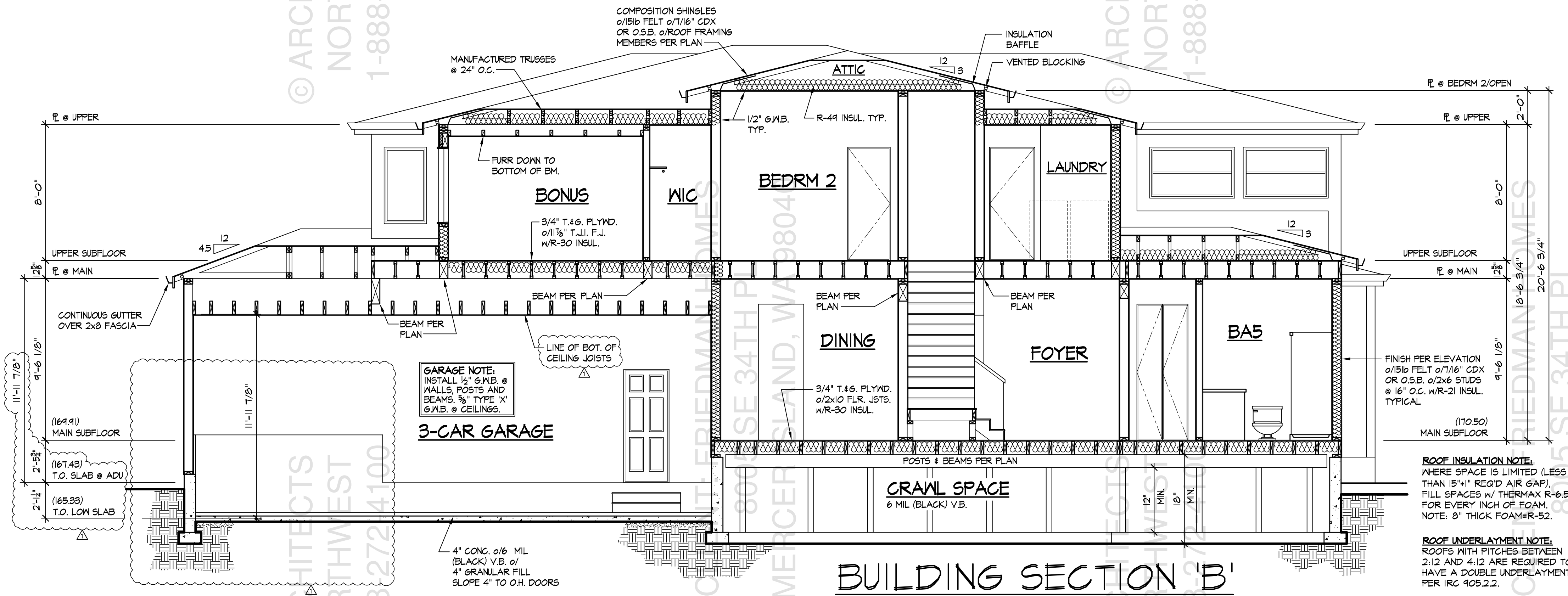
ANW JOB NUMBER: 210248

CLIENT: FRIEDMAN HOMES
8005 SE 34TH PL
MERCER ISLAND, WA 98040



BUILDING SECTION 'A'
SCALE: 1/4" = 1'-0"

CLIENT: FRIEDMAN HOMES
8005 SE 34TH PL
MERCER ISLAND, WA 98040



BUILDING SECTION 'B'
SCALE: 1/4" = 1'-0"

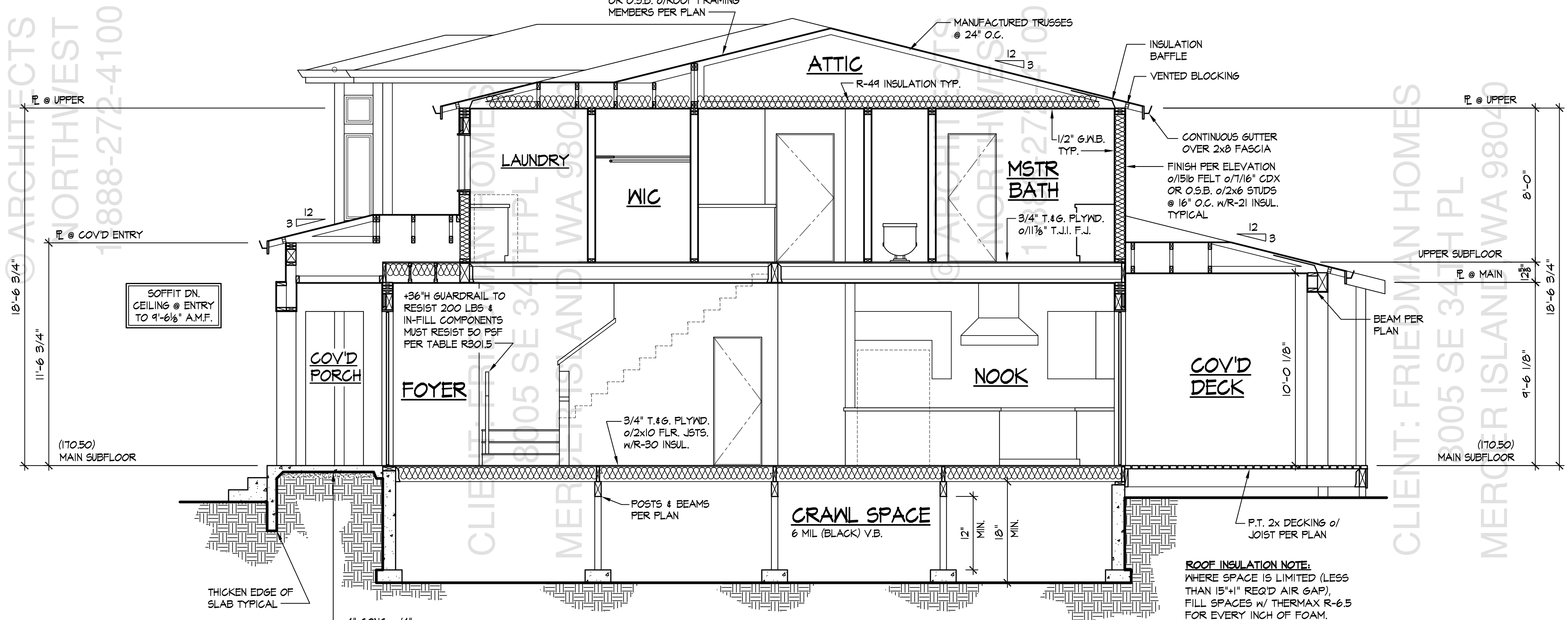
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8005 SE 34TH PL
MERCER ISLAND, WA 98040

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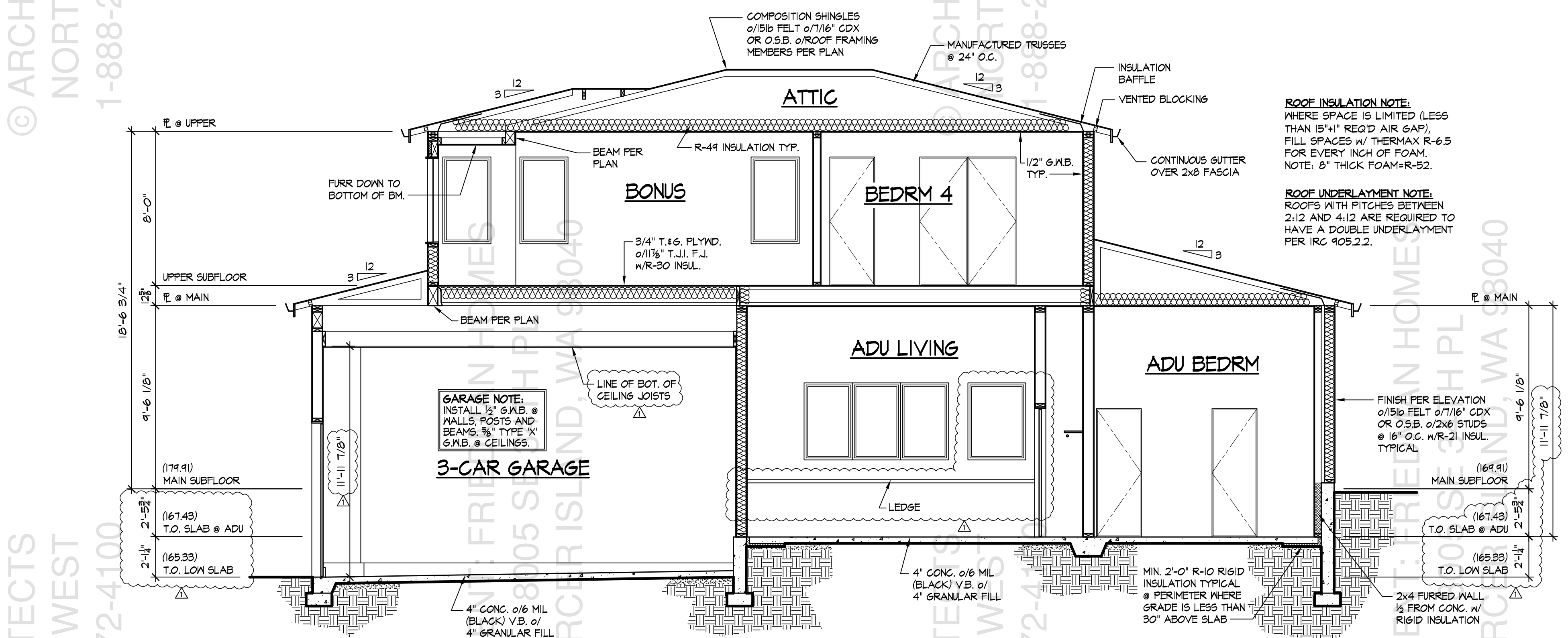
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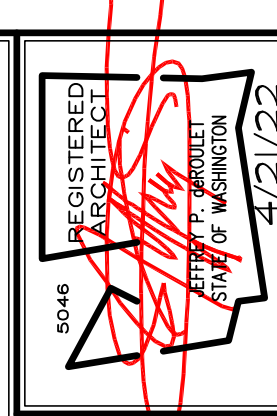
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BUILDING SECTION 'C'
SCALE: 1/4" = 1'-0"



BUILDING SECTION 'D'
SCALE: 1/4" = 1'-0"



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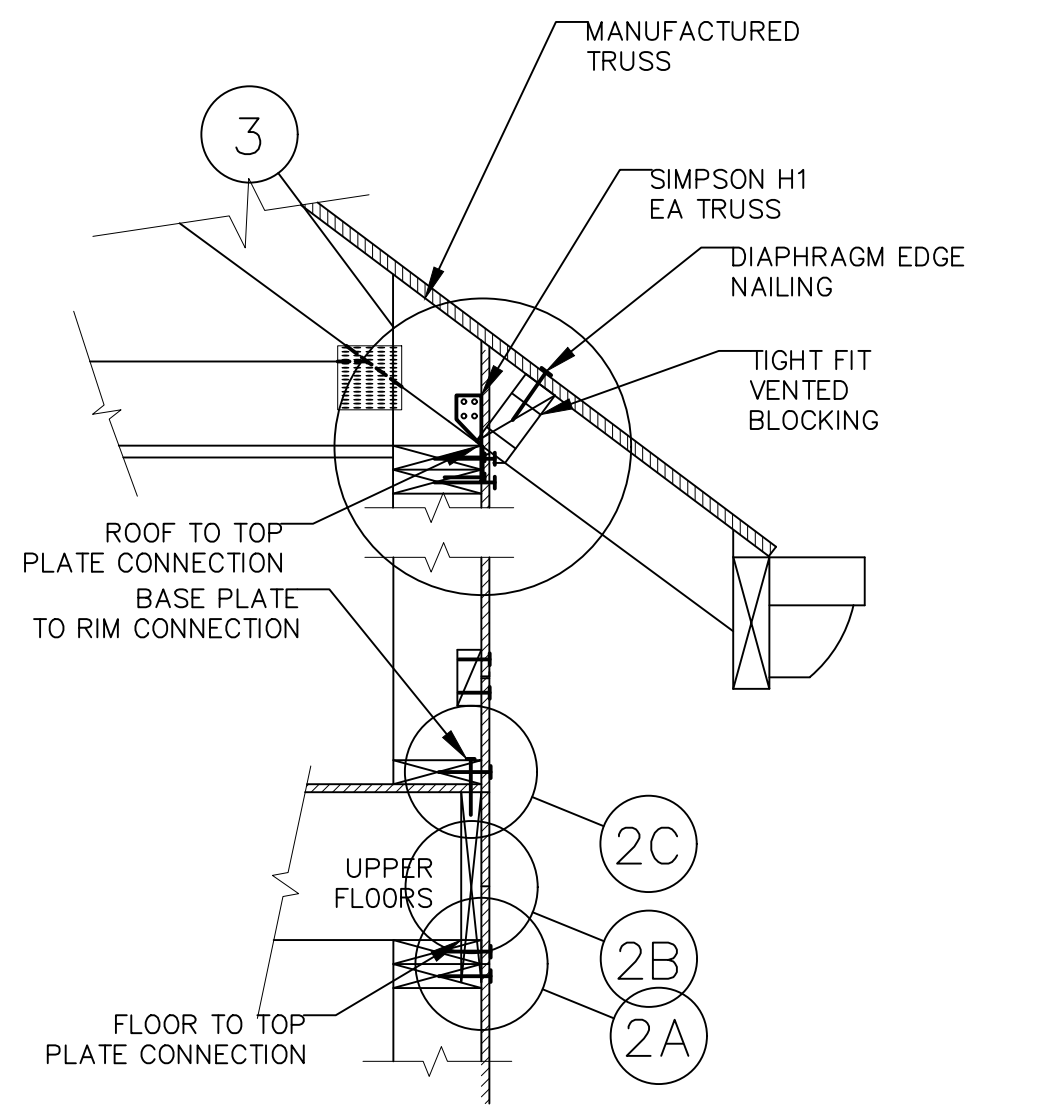
FRIEDMAN HOMES
PLAN M2595B3F-9

DESIGNED BY:	DATE:
TC	2013
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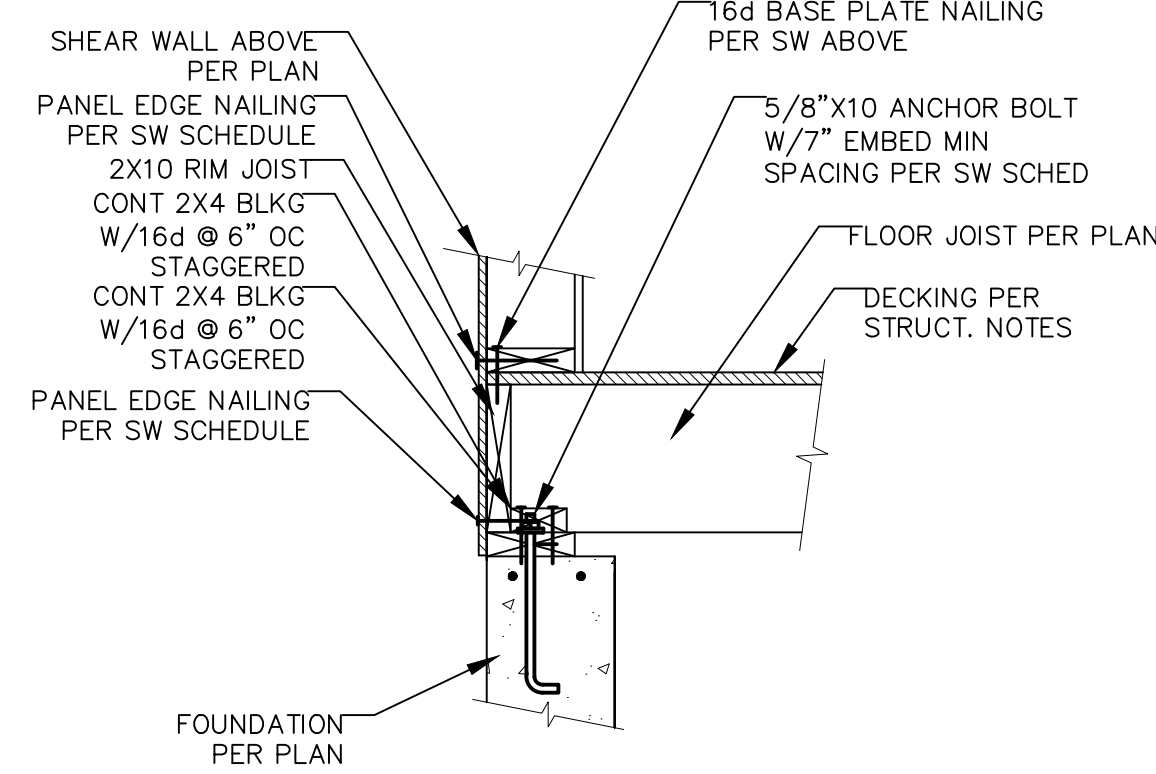
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21-140

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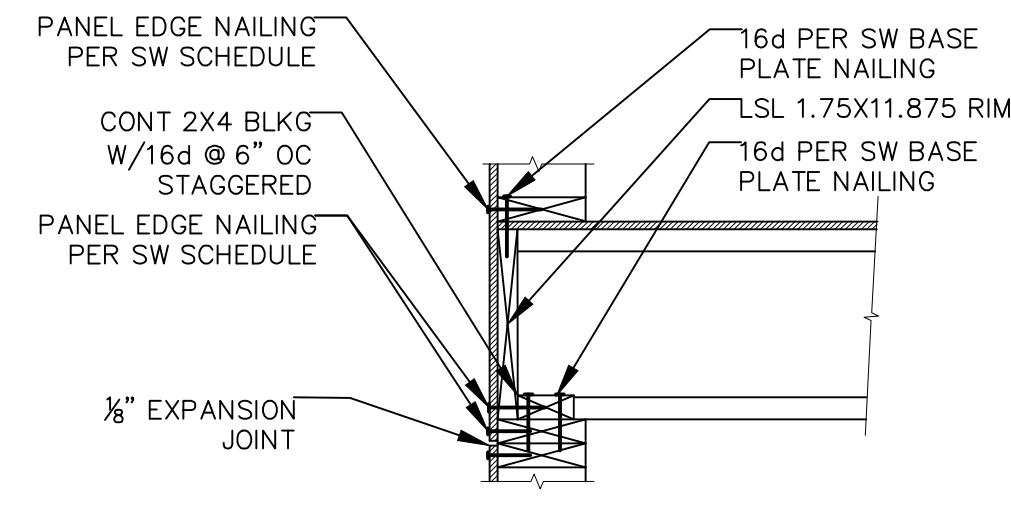
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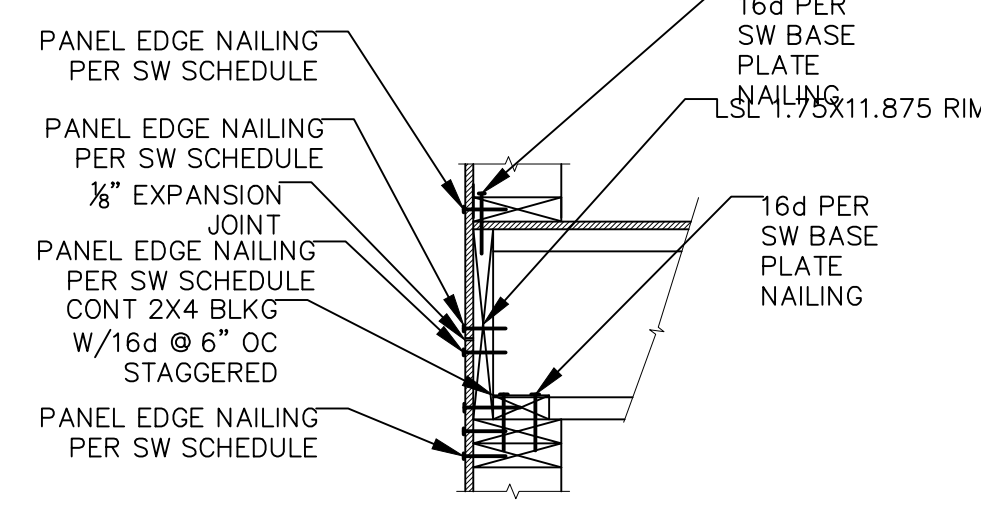
1 FLOOR DIAPHRAGM TO FOUNDATION



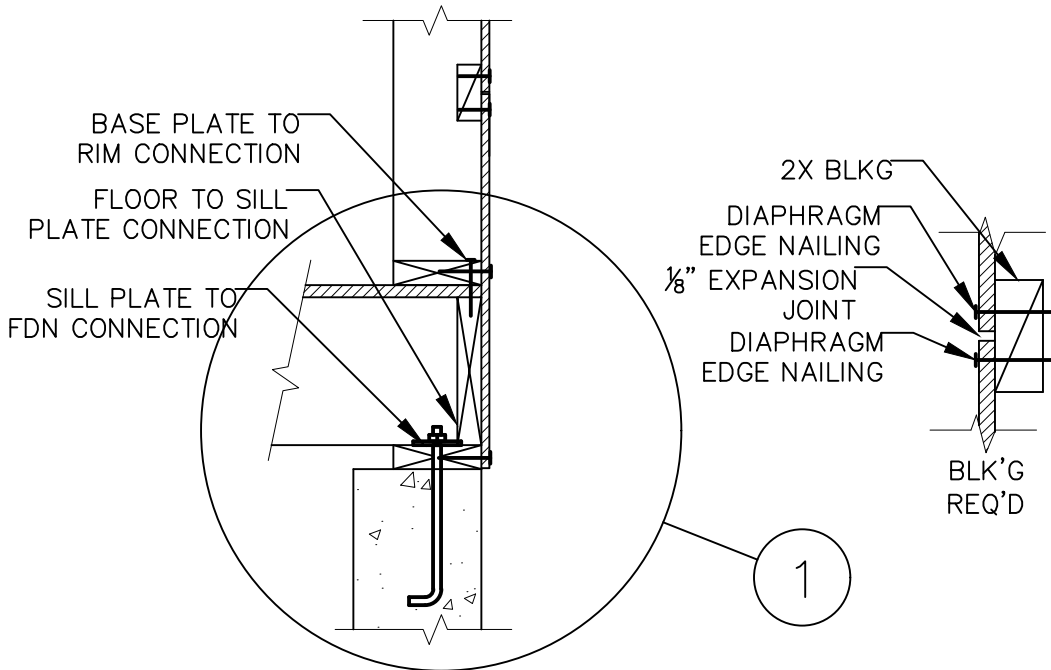
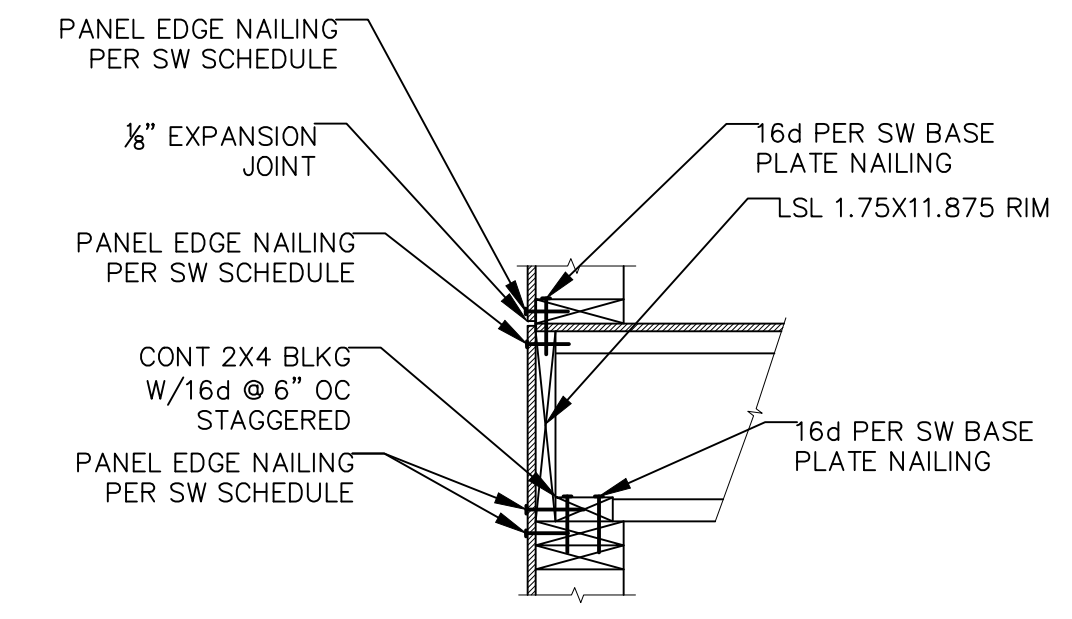
2A SHEATHING BROKEN AT TOP PLATE



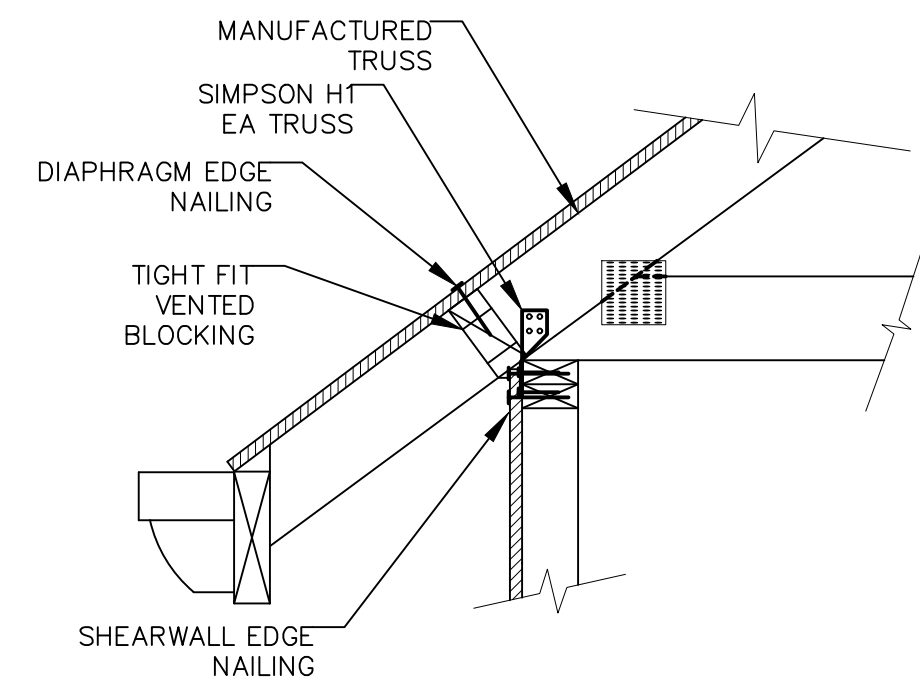
2B SHEATHING BROKEN AT MID RIMBOARD



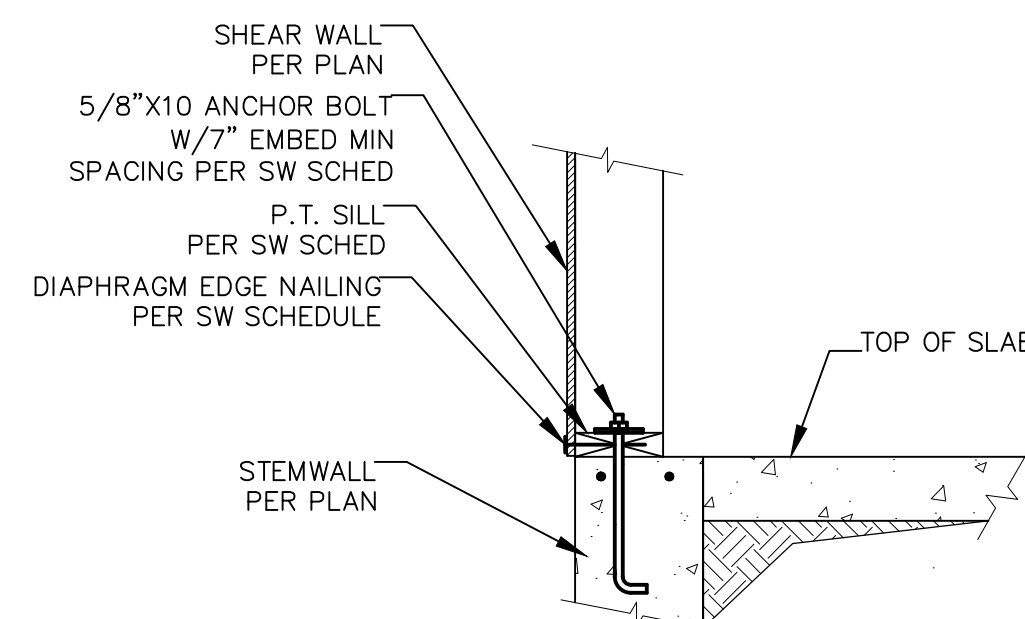
2C SHEATHING BROKEN AT BASE PLATE



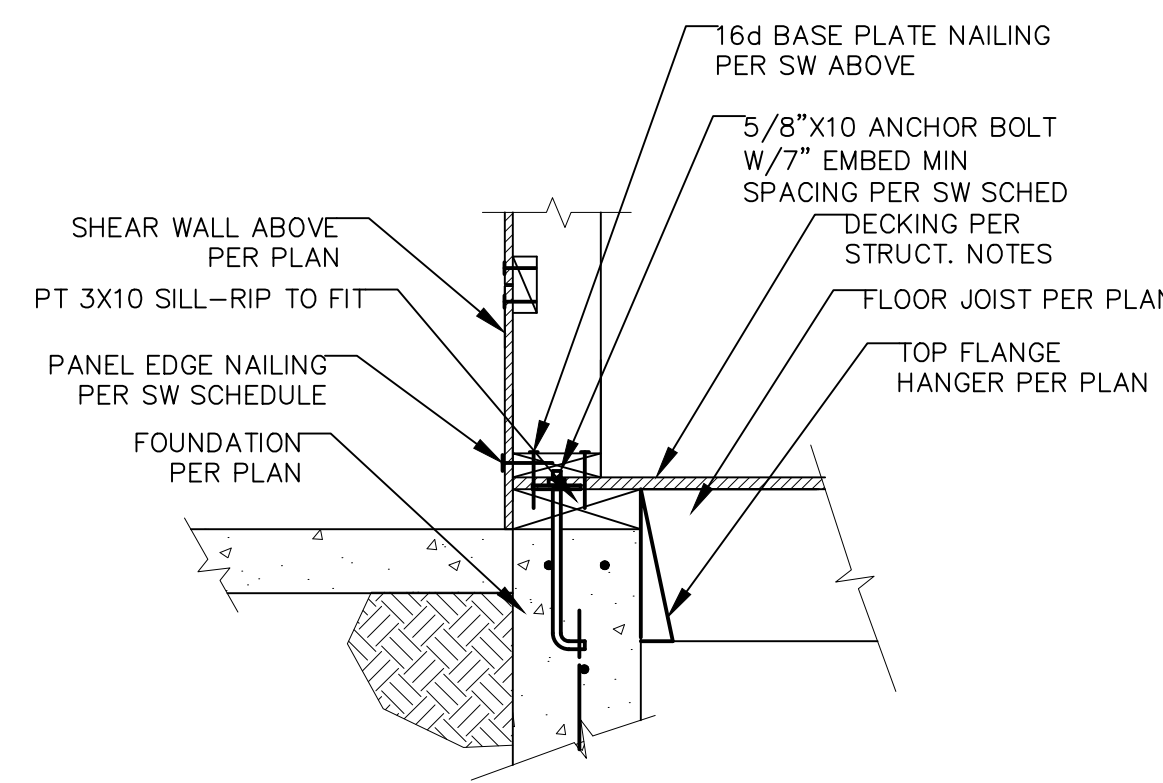
3 ROOF DIAPHRAGM TO SW W/H1



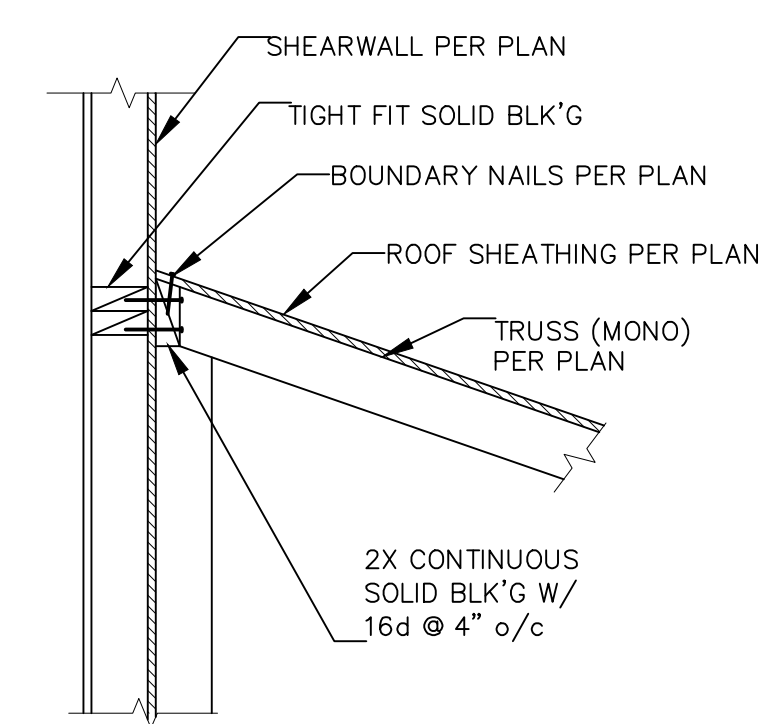
4 SW TO FOUNDATION



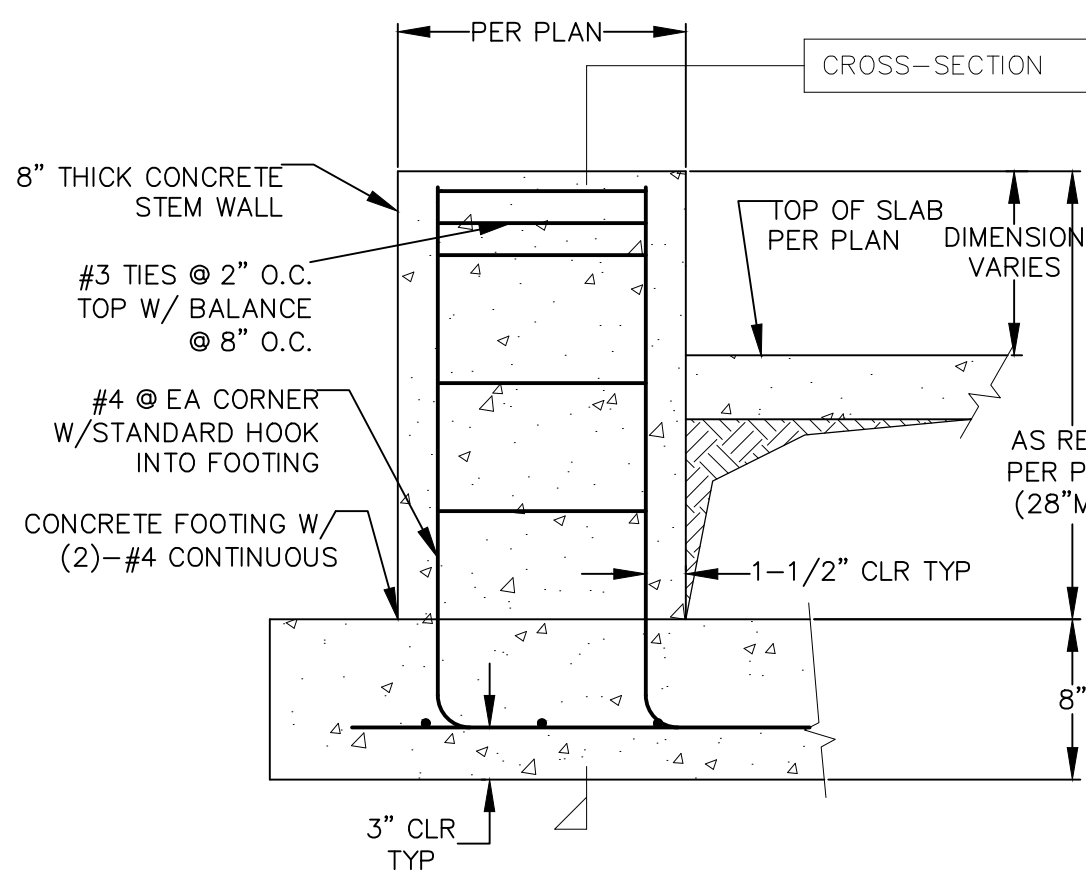
5 FLOOR DIAPHRAGM TO FOUNDATION



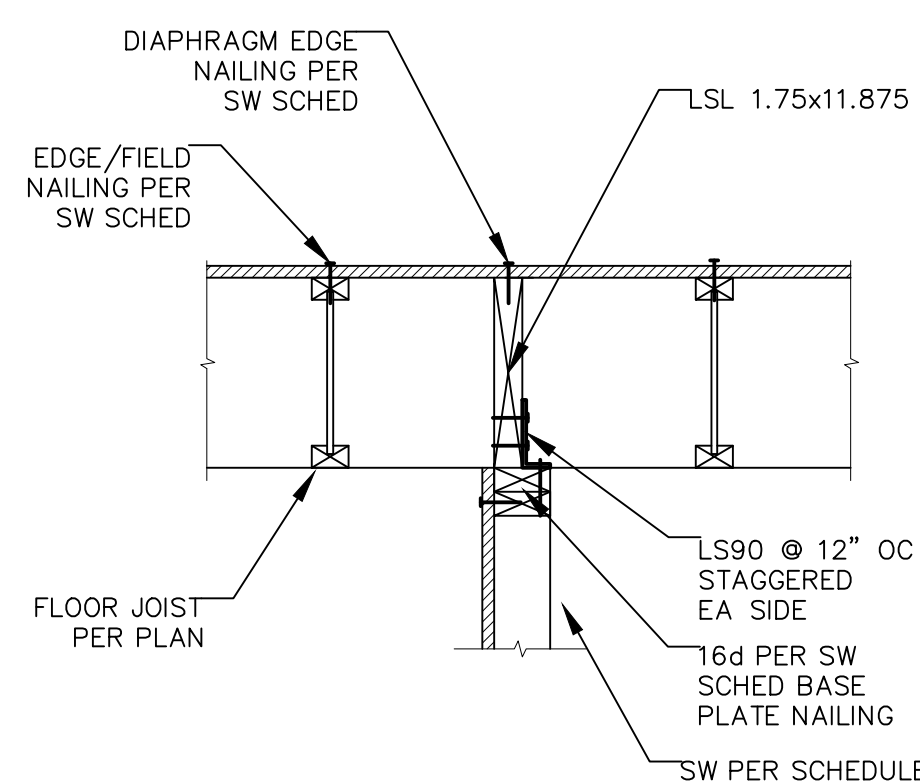
6 TRUSSES PERP TO WALL



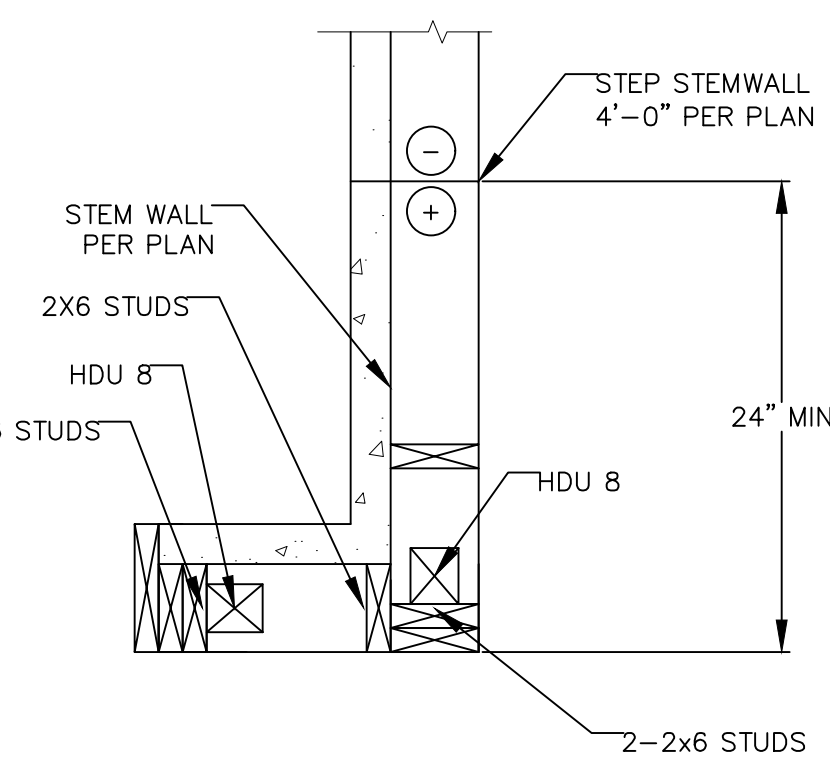
7 RAISED STEM WALL (section below)



8 INT SHEARWALL PARALLEL TO FLOOR JOISTS



9 RAISED STEM WALL AT GARAGE RETURNS



10 HOLD DOWN SCHEDULE

HOLDOWN SCHEDULE				
MODEL	ANCHOR BOLT	THRU BOLTS OR NAILS	EMBEDMENT LENGTH	MIN. EDGE DISTANCE
MSTC48B3	STRAP	(38) 16d in DBL STUD	CENTER ON RIM JOIST	
STHD14	STRAP	(38) 16d	14"	1 1/2"
STHD14RJ	STRAP	(38) 16d	14"	1 1/2"
HDU8-SDS2.5	SSTB28	(20) SDS1/4x2.5	25" MIN	1-3/4"

SHEARWALL SCHEDULE (1,6,8)

MARK	SHEATHING- (2,3) APPLY TO 2X HF STUDS @ 16" oc	PANEL EDGE NAILING (6) (13)	PANEL FIELD NAILING (2)	BASE PLATE CONN. (5),(12),(14)	SILL PLATE ANCHORS W/3X3X1/4 PLATE WASHERS (4,10,11)	SW CAP-ACITY (LB)
SW-1	1/2" CDX ONE FACE	8d@6"oc	8d@12"oc	16d@6" w/2x PT PL	5/8" dia @ 48" oc	242
SW-2	1/2" CDX ONE FACE	8d@4"oc	8d@12"oc	16d@6" w/2x BTM PL	5/8" dia @ 38" oc	349
SW-3	1/2" CDX ONE FACE (9)	10d@4"oc	10d@12"oc	16d@4" w/2x BTM PL	5/8" dia @ 16" oc	428
SW-4	1/2" CDX ONE FACE (9)	10d@3"oc	10d@12"oc	#10X6 WOOD SCREWS@3" OC w/2x PT PL	5/8" dia @ 12" oc	558
SW-5	1/2" CDX ONE FACE (9)	10d@2"oc	10d@12"oc	(2)#10X6 WOOD SCREWS@4" OC w/3x PT PL	5/8" dia @ 19" oc	716
SW-6	1/2" CDX EA FACE (9)	10d@4"oc	10d@12"oc	(2)#10X6 WOOD SCREWS@4" OC w/3x PT PL	5/8" dia @ 16" oc	856
SW-7	1/2" CDX EA FACE (9)	10d@3"oc	10d@12"oc	(2)#10X6 WOOD SCREWS@3" OC w/3x PT PL	5/8" dia @ 12" oc	1116

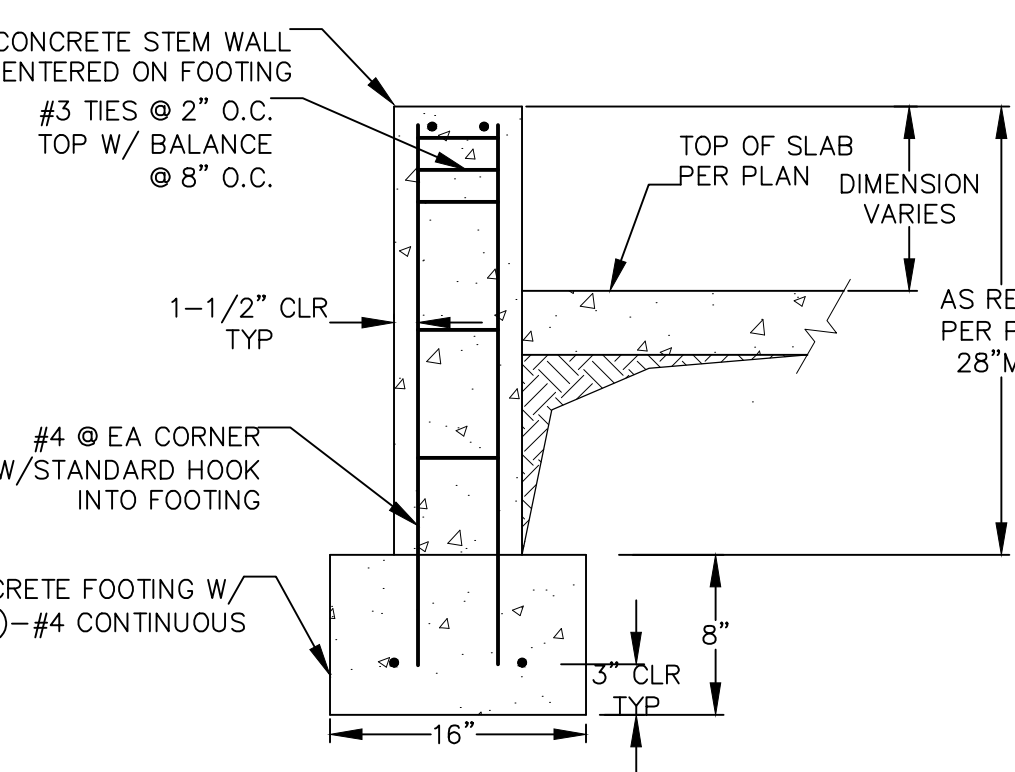
- SHEARWALL & HOLDOWN NOTES (U.N.O.)
- ALL STUDS AND BLOCKING SHALL BE HF#2. ALL TOP AND BOTTOM PLATES SHALL BE HF#2. ALL SHEATHING EDGES SHALL BE BACKED WITH 2X OR WIDER FRAMING UNO (SEE NOTE 2) SHEATHING MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
 - LOCATE HOLDOWN (SIMPSON UNO) AT END OF SHEAR WALL.
 - CONSTRUCT CRIPPLE WALL SAME AS SHEAR WALL (SW) ABOVE, AND GABLE END SAME AS SHEAR WALL (SW) BELOW.
 - DEEPEN FOUNDATION AS REQ'D FOR HOLD DOWN EMBEDMENT.
 - THREADED ROD AND COUPLER AS REQ'D.
 - COMMON NAILS 8d=0.131"x2.5", 10d=0.148"x3", 12d=0.148"x3.25", 16d=0.162"x3.5", 30d=0.207"x4.5"
 - INSTALL H1'S ON ALL TRUSSES/RAFTERS OR LS90 AT 24" OC ON GABLES AND RIM JOIST (OR SOLID BLKG) TO TOP PLATE (SILL PLATE AT FDN) UNO; TRUSSES/RAFTERS, CONNECTORS PER SIMPSON STRONG-TIE UNO.
 - NAILING CRITERIA IS BASED ON IBC TABLE 2304.10.1 FOR CD PLYWOOD AND HF#2 FRAMING.
 - SINGLE 3X NOMINAL MEMBER AT SILL PLATE AND AT ALL MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS.
 - ALL MACHINE BOLTS (MB) SHALL BE ASTM A307 OR BETTER. HILTI KWIK BOLTS OF THE SAME DIAMETER SHOWN ABOVE MAY BE USED IN EXISTING CONCRETE. BOLTS SHALL BE EMBEDDED A MINIMUM OF 5" INTO EXISTING CONCRETE.
 - PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING FOR SW3 THROUGH SW7.
 - ROWS CONSIST OF 2 NAILS SPACED 2" OC
 - NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" OC.
 - SW4, SW5, SW6, & SW7 REQUIRE DOUBLE RIM JOISTS AND 3X BOTTOM PLATES.

SHEAR WALL SCHEDULE

SEISMIC DESIGN CRITERIA
 SEISMIC IMPORTANCE FACTOR: 1.00
 SEISMIC DESIGN CATEGORY: D
 SHORT PERIOD ACCELERATION: 1.406
 1-SECOND ACCELERATION: 0.489
 SEISMIC FORCE RESISTING SYSTEM: BEARING WALL

WIND DESIGN CRITERIA
 BASIC WIND SPEED: 110 MPH
 WIND EXPOSURE CATEGORY: B
 DESIGN METHOD USED: ENCLOSED SIMPLE DIAPHRAGM - LOW RISE
 WIND SPEED UP FACTOR: 1.3

RESPONSE MODIFICATION FACTOR: 6.5
 DEFLECTION AMPLIFICATION FACTOR: 4.0
 METHOD USED: EQUIVALENT LATERAL FORCE SYSTEM OVERSTRENGTH FACTOR: 2.5



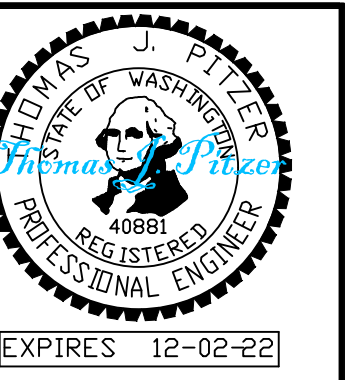
11 SECTION OF RAISED STEM WALL

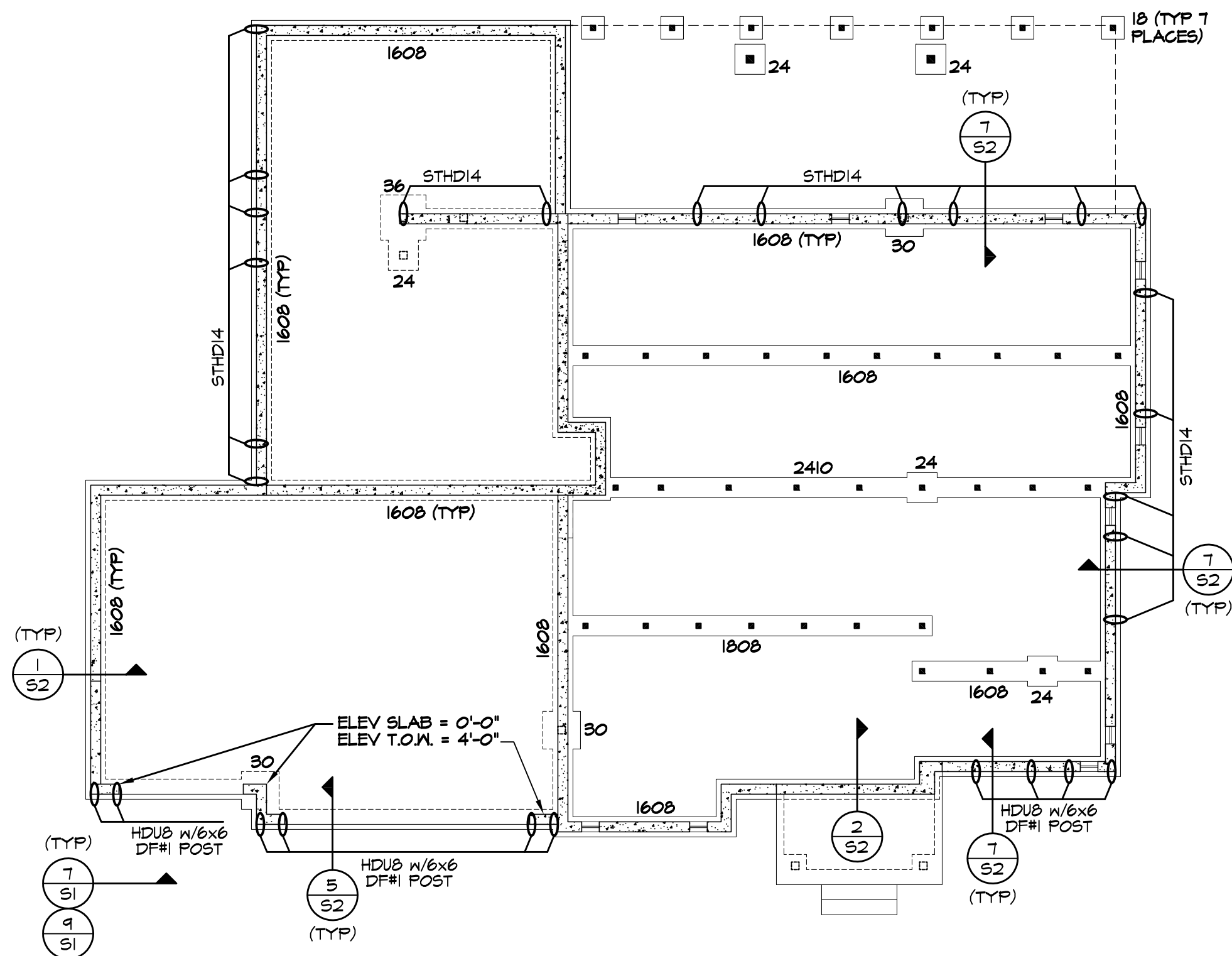
SQUARE FTG SCHEDULE				
MARK	WIDTH (FT-IN)	DEPTH (INCHES)	LENGTH (FT-IN)	REINFT EACH WAY
78	6-6	16	6-6	(6)#5
72	6-0	16	6-0	(6)#5
66	5-6	14	5-6	(5)#5
60	5-0	14	5-0	(5)#5
54	4-6	12	4-6	(4)#4
48	4-0	12	4-0	(4)#4
42	3-6	12	3-6	(3)#4
36	3-0	12	3-0	(3)#4
30	2-6	12	2-6	(2)#4
24	2-0	12	2-0	(2)#4
18	1-6	12	1-6	(2)#4
1608	1-4	8	CONT	(2)#4
1808	1-6	8	CONT	(2)#4
2408	2-0	8	CONT	(2)#4
2410	2-0	10	CONT	(2)#4
2412	2-0	12	CONT	(2)#4

11 SQUARE FOOTING SCHEDULE

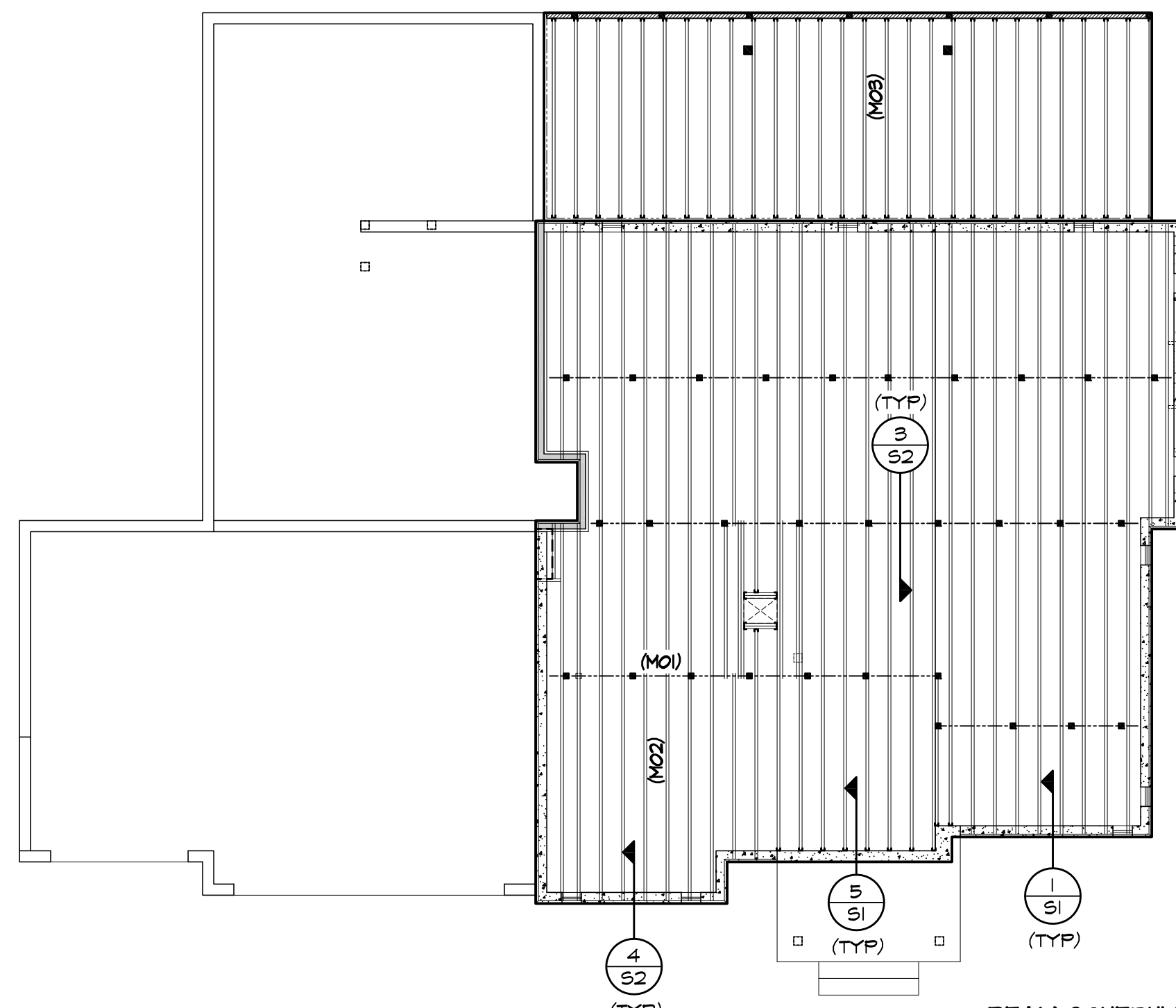
HOLD DOWN SCHEDULE

LATERAL DESIGN CRITERIA





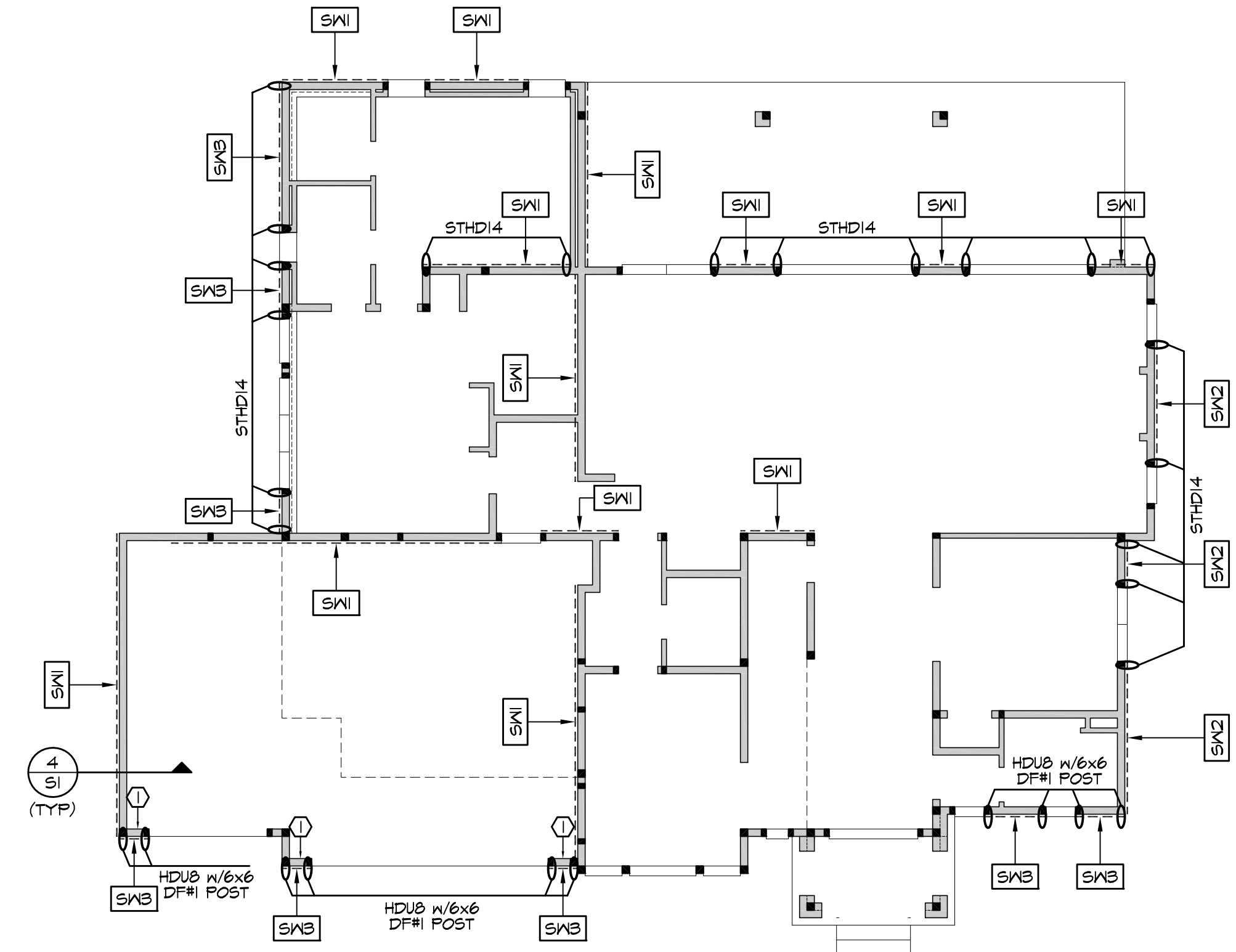
① FOUNDATION (HARDWARE)
SCALE: 1/8" = 1'-0"



② MAIN FLOOR FRAMING
SCALE: 1/8" = 1'-0"

BEAM SCHEDULE

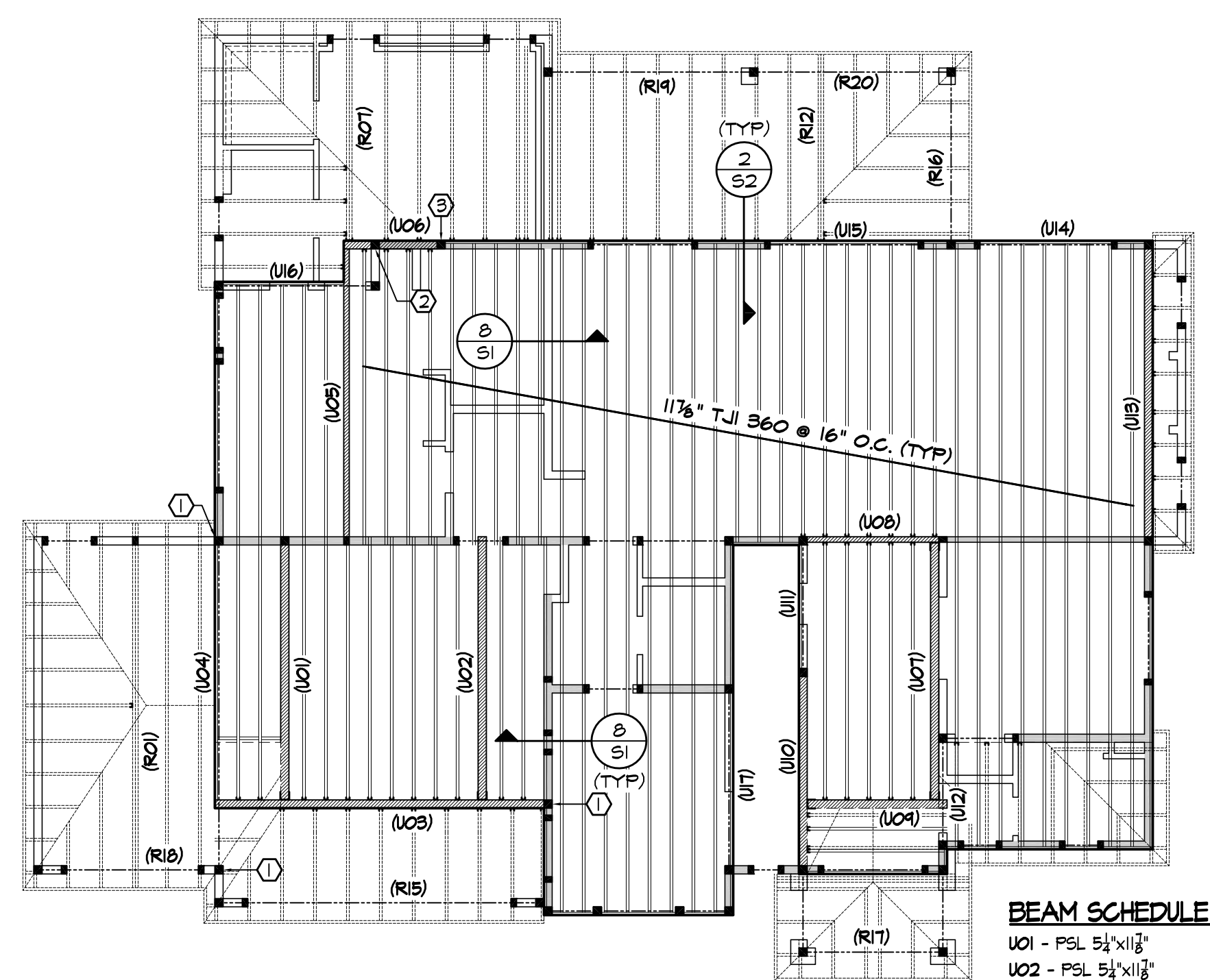
M01 - 4x10 DF#2
M02 - 2x10 HF#2 @ 16" O.C.
M03 - 2x12 HF#2 @ 16" O.C.



③ MAIN FLOOR SHEAR WALLS & HARDWARE
SCALE: 1/8" = 1'-0"

SHEET NOTES
Ⓛ EXTEND HDR OVER SW NAIL SHTS TO HDR WID @ 4" O.C. EA. WAY

SEE SHEET S1 FOR DETAILS, NOTES & SCHEDULES FROM ENGINEER



④ UPPER FLOOR FRAMING
SCALE: 1/8" = 1'-0"

BEAM SCHEDULE

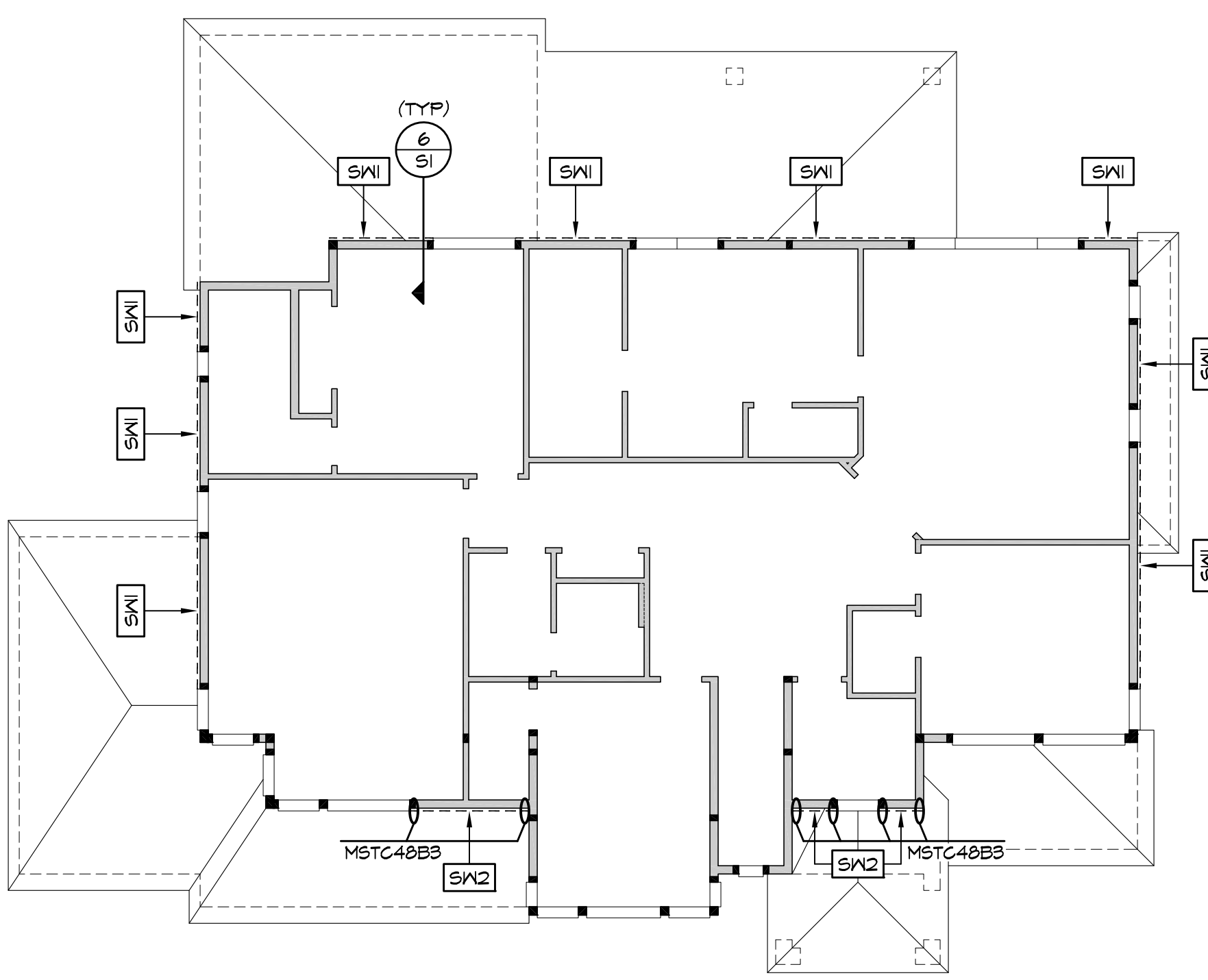
U01 - FSL 3 1/2"x11 1/2"
U02 - FSL 3 1/2"x11 1/2"
U03 - FSL 7"x18"
U04 - FSL 7"x18"
U05 - FSL 3 1/2"x11 1/2"
U06 - FSL 3 1/2"x11 1/2"
U07 - FSL 3 1/2"x11 1/2"
U08 - FSL 3 1/2"x11 1/2"
U09 - FSL 3 1/2"x11 1/2"
U10 - FSL 3 1/2"x11 1/2"
U11 - 4x10 DF#2
U12 - 4x10 DF#2
U13 - FSL 3 1/2"x11 1/2"
U14 - 4x10 DF#2
U15 - 6x6 DF#1 POST W/ ECC066 CAP
U16 - FSL 3 1/2"x11 1/2"
U17 - FSL 3 1/2"x11 1/2"

CONNECTION SCHEDULE

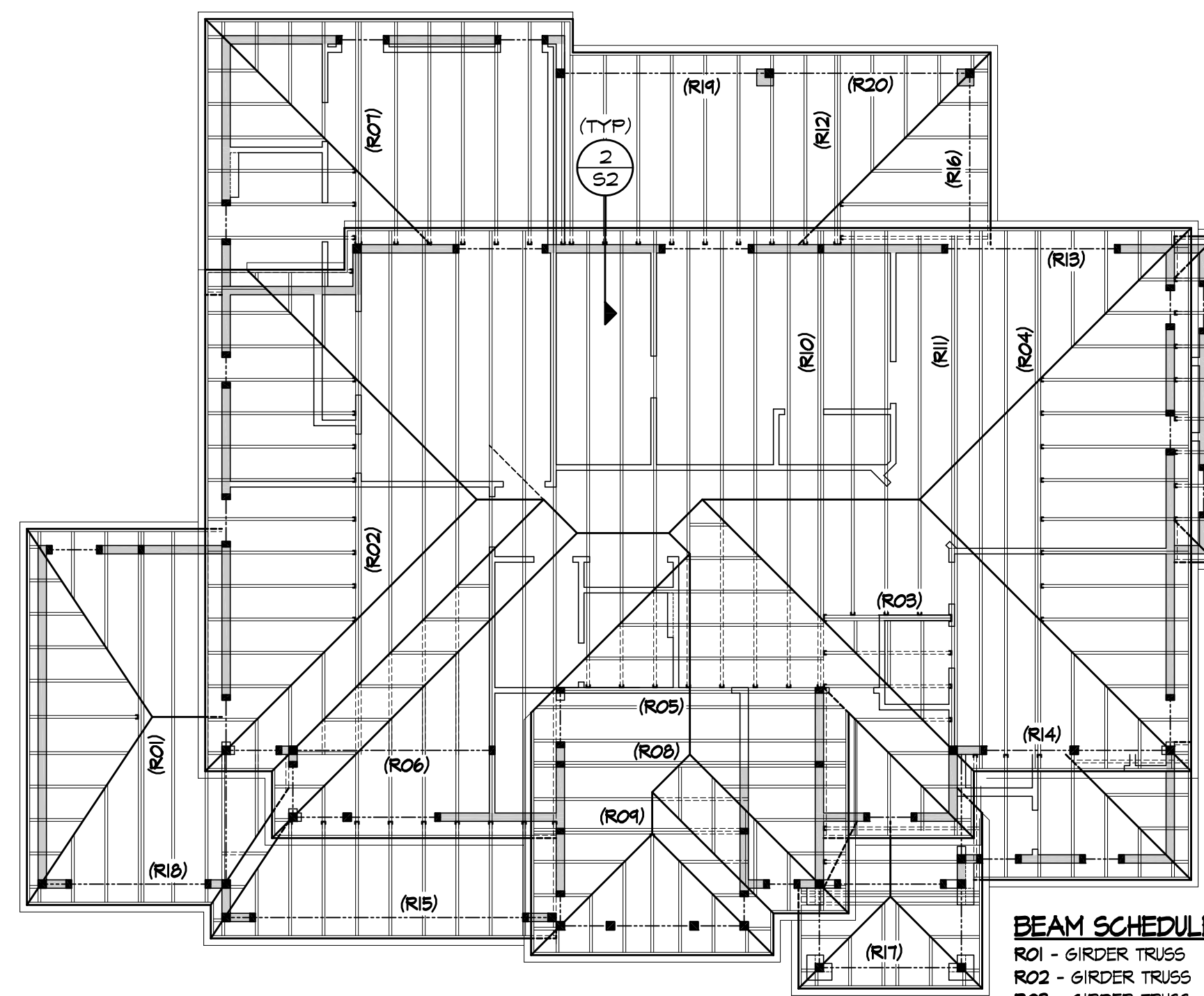
U01-U03 - HB550/11.88
U02-U03 - HB550/11.88
U05-U06 - HUC412
U07-U08 - HUC412
U09-U10 - HUC412

SHEET NOTES

- ① 6x6 DF#1 POST W/ ECC071.16 CAP
- ② 6x6 DF#1 POST W/ ECC066 CAP
- ③ 6x6 DF#1 POST W/ ECC066 CAP



⑤ UPPER FLOOR SHEAR WALLS & HARDWARE
SCALE: 1/8" = 1'-0"



⑥ ROOF FRAMING
SCALE: 1/8" = 1'-0"

BEAM SCHEDULE

R01 - GIRDER TRUSS
R02 - GIRDER TRUSS
R03 - GIRDER TRUSS
R04 - GIRDER TRUSS
R05 - GIRDER TRUSS
R06 - 6x6 DF#2
R07 - GIRDER TRUSS
R08 - GIRDER TRUSS
R09 - GIRDER TRUSS
R10 - GIRDER TRUSS
R11 - GIRDER TRUSS
R12 - GIRDER TRUSS
R13 - 6x6 DF#2
R14 - 4x10 DF#2
R15 - 6x10 DF#2
R16 - 4x10 DF#2
R17 - 4x10 DF#2
R18 - 4x10 DF#2
R19 - 4x10 DF#2
R20 - 4x10 DF#2