

PROJECT DATA

PROJECT ADDRESS: 6454 E MERCER WAY
MERCEUR ISLAND, WA 98040
PROPERTY TAX ID NUMBER: 30242-5918
SCOPE OF WORK: NEW GARAGE ADDITION AND SECOND FLOOR ADDITION TO EXISTING SINGLE FAMILY RESIDENCE...

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND ADJOINING SHORE LANDS LYING BETWEEN THE NORTH 488 FEET THEREOF AND THE SOUTH 471 FEET THEREOF LYING EASTERLY OF A LINE WHICH IS 1,646.58 FEET EAST OF AND PARALLEL TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION 30...

ENERGY NOTES

CODE: 2018 W.S.E.C. & 2018 IRC, WAC 51-11R
CLIMATIC ZONE: ZONE #4C
SPACE HEAT TYPE: ELECTRIC HEAT PUMP
INSULATION VALUES: PER TABLE R402.1.1
PRESCRIPTIVE METHOD: WALLS: R-21, FLAT ATTICS/CEILINGS: R-49, VAULTED CEILINGS: R-38...

GENERAL NOTES

- 1. CODE COMPLIANCE: ALL WORK SHALL COMPLY WITH THE 2018 IRC, 2018 IMC, 2018 IFGC, 2018 IFC, 2018 UPC, 2018 IPMC, 2020 NEC, 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A117.1, AND WITH ALL LOCAL CODES AND ORDINANCES.
2. DIMENSIONS: VERIFY ALL SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION...

2018 WSEC CREDITS

Table with columns: CREDITS, OPTION, DESCRIPTION. Includes rows for vertical fenestration, air leakage test, air source centrally ducted heat pump, drainwater heat recovery, gas water heater, and energy star appliance package.

EXISTING WALL INSULATION

EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION WHILE MAINTAINING CODE REQUIRED VENTILATION CLEARANCES. 2x4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2x6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.

DUTY OF COOPERATION

RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, CONTRACTOR, AND STURMAN ARCHITECTS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO STURMAN ARCHITECTS...

PROJECT TEAM

OWNER: TYLER & ANDREA SIMPSON
ARCHITECT: STURMAN ARCHITECTS, INC.
CONTRACTOR: MARCH-MACDONALD, INC.
WETLAND: THE WATERSHED COMPANY
ARBORIST: TREE SOLUTIONS, INC.

SHEET INDEX

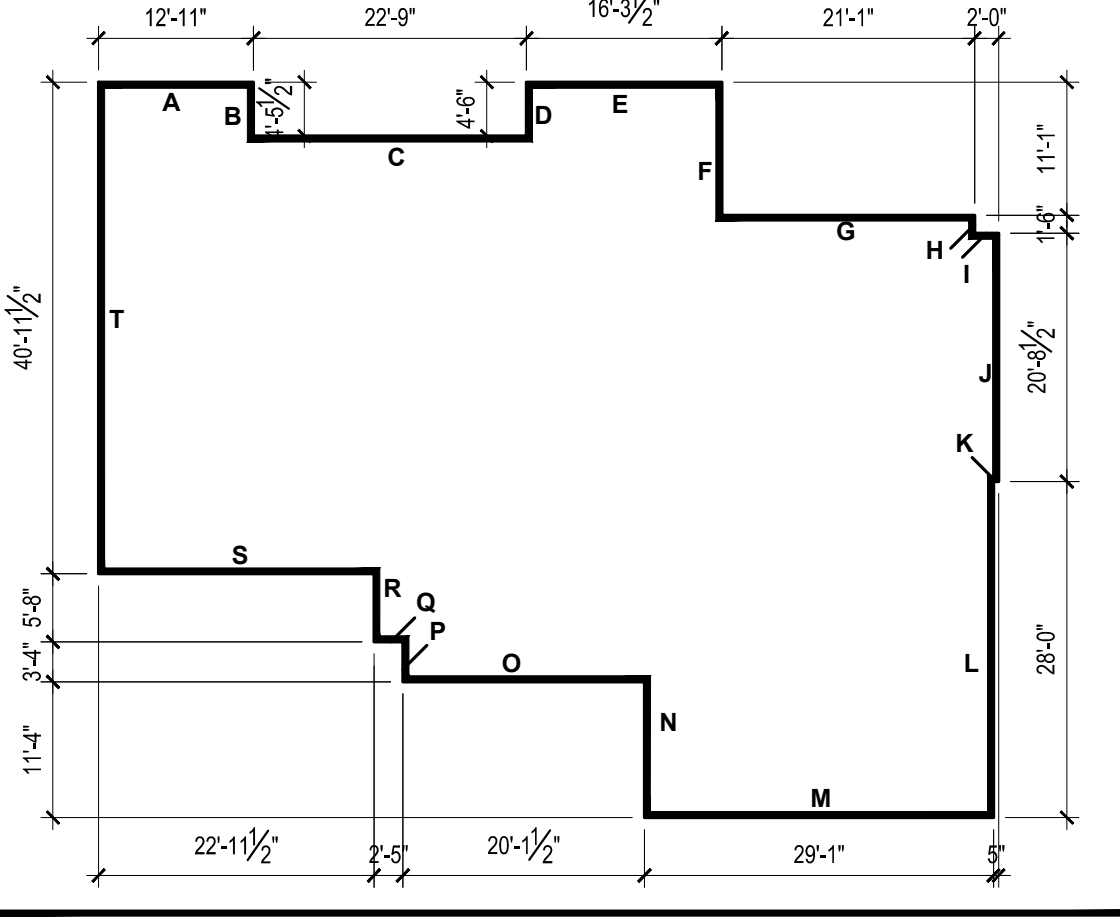
Table with columns: A1.0 PROJECT DATA, INDEX, ENERGY INFO; A1.1 SITE PLAN; A1.2 TREE PLANTING PLAN; SURVEY; C-1 TESC PLAN; C-2 DRAINAGE PLAN; C-3 DETAILS; L-1 EXISTING CONDITIONS; L-002 IMPACT ASSESSMENT; L-003 MITIGATION PLANTING PLAN; L-004 PLANT SCHEDULE & INSTALL DETAILS; L-005 PLANT INSTALLATION SPECIFICS & MITIGATION NOTES; A2.0 CRAWLSPACE PLAN; A2.1 MAIN FLOOR PLAN; A2.2 UPPER FLOOR PLAN; A2.3 ROOF PLAN; A2.4 PLAN DIAGRAMS; A3.0 EXTERIOR ELEVATIONS; A3.1 EXTERIOR ELEVATIONS; A4.0 REQUIREMENTS; A4.1 BUILDING SECTIONS; A5.0 WALL SECTION; A6.0 EXTERIOR DETAILS.

WHOLE HOUSE VENTILATION

Table with columns: BEDROOMS (6), HEATED SQUARE FOOTAGE (5,488.3 SF), CFM = (0.01 * 5,488.3 SF) * (7.5 * (6+1 BEDROOMS)) (107.4 CFM MIN.), AIRFLOW (CFM) (107.4 CFM MIN.). Includes text: a. WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY ERV/HRV W/ INTEGRAL FANS... b. SYSTEM SHALL HAVE A 5"Ø SMOOTH FRESH AIR DUCT... c. SHALL HAVE A FILTER WITH A MERV OF AT LEAST 6... d. FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES... e. AIRFLOW FOR WHOLE HOUSE VENTILATION FAN SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS... f. WHOLE HOUSE VENTILATION SHALL BE TESTED, BALANCED AND VERIFIED... g. AN EXHAUST FAN WHOLE HOUSE VENTILATION IS NOT ALLOWED WITH AN ERV SYSTEM... h. HRV/ERV SHALL HAVE A MINIMUM HRE OF .80.

AVERAGE BUILDING ELEVATION

Table with columns: Wall Length, Elevation Pt., Wall Length X Elev. Pt. Rows A through T, Total 281.59, 522.41, 7259.0047.



LOT COVERAGE & HARDSCAPE

Table with columns: LOT COVERAGE, NET LOT S.F., MAIN STRUCT. & ROOF S.F., DRIVES/PARKING, TOTAL LOT COVERAGE, % LOT COVERAGE. Includes Hardscape table with columns: DOCK, WALKS, STEPS, PATIO, RETAINING WALLS, TOTAL HARDSCAPE, % HARDSCAPE.

GROSS FLOOR AREA (GFA)

Table with columns: MAIN FLOOR, UPPER FLOOR, GARAGE, GROSS FLOOR AREA. Includes sub-tables for Existing House, Proposed House, and Change. Includes text: NET LOT AREA 20,717 SF, ALLOWED MAX. % GFA COVERAGE 40.0% OR 12,000 SF, ALLOWED GROSS FLOOR AREA 8,286.8 SF, EXISTING GROSS FLOOR AREA 2,178.3 SF, EXISTING % GFA COVERAGE 10.5%, PROPOSED GROSS FLOOR AREA 7,392.6 SF, PROPOSED % GFA COVERAGE 35.7%.

BUILDING AREA

Table with columns: MAIN FLOOR, UPPER FLOOR, HEATED SUB-TOTAL, ATTACHED GARAGE, GRAND TOTAL. Includes rows for Existing House, Proposed House, and Change.

STURMAN ARCHITECTS logo and contact info. SIMPSON RESIDENCE PERMIT REVISION 6454 E MERCER WAY MERCER ISLAND, WA 98040. SITE PLAN.

REVISIONS table with columns: DATE, CORRECTION. Includes PLOT DATE: 1/20/2023, DRAWN BY: LG, CHECKED BY: BJS, SHEET: A1.0.

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY. PERMIT SET 5/11/22

REVISIONS:	11/8/2022	PERMIT CORRECTION
	11/22/2022	PERMIT CORRECTION
	12/14/2022	PERMIT CORRECTION
	11/8/2023	PERMIT CORRECTION

PLOT DATE: 1/20/2023

DRAWN BY: LG

CHECKED BY: BUS

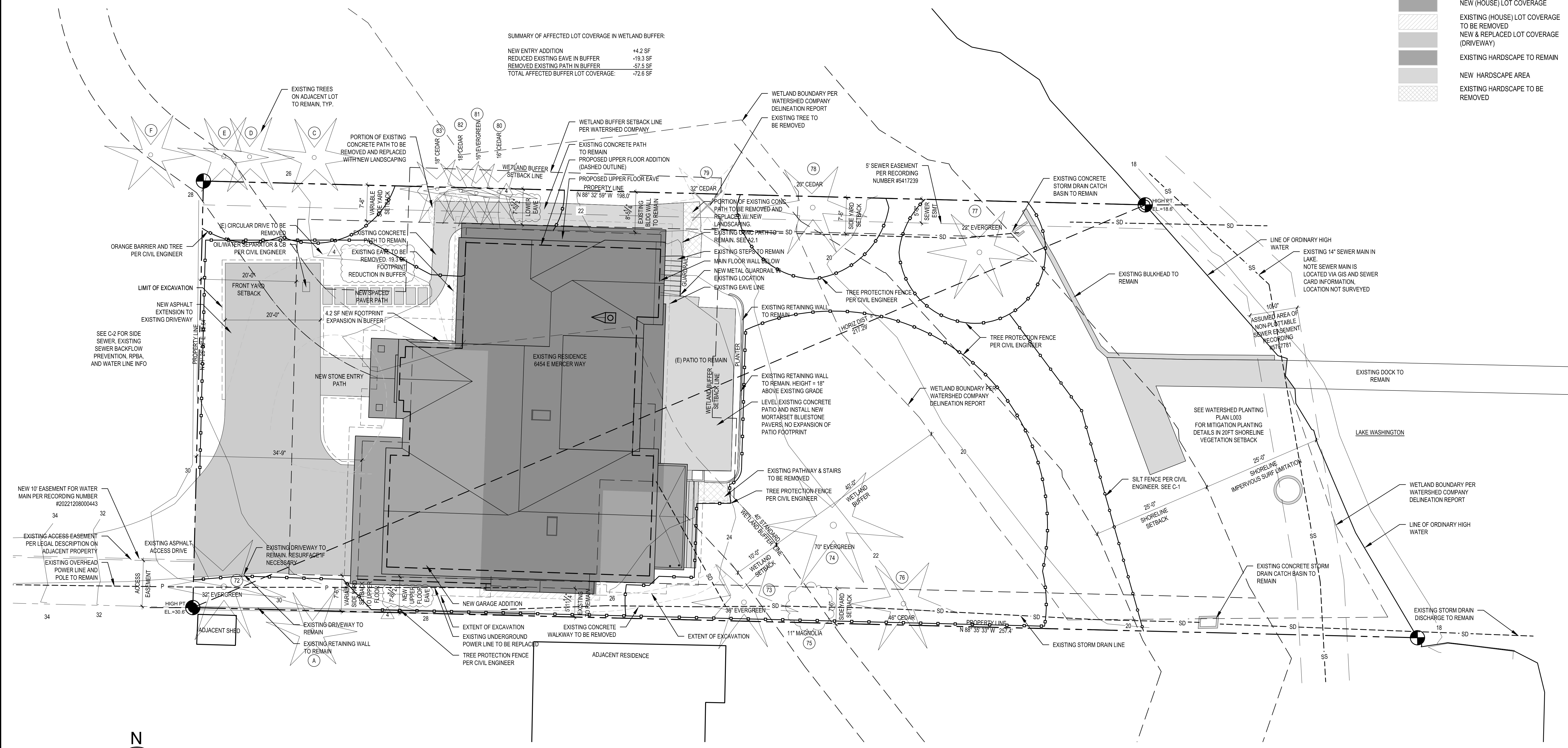
SHEET

A1.1

- LEGEND:**
- GRADE MAJOR CONTOUR
 - GRADE MINOR CONTOUR
 - SILT FENCE
 - TREE PROTECTION FENCING
 - P — POWER LINE
 - GAS — GAS LINE
 - T — TELEPHONE
 - W — WATER LINE
 - SS — SANITARY SEWER LINE
 - SD — STORM DRAIN LINE
 - █ EXISTING (HOUSE) LOT COVERAGE TO REMAIN
 - █ NEW (HOUSE) LOT COVERAGE
 - █ EXISTING (HOUSE) LOT COVERAGE TO BE REMOVED
 - █ NEW & REPLACED LOT COVERAGE (DRIVEWAY)
 - █ EXISTING HARDSCAPE TO REMAIN
 - █ NEW HARDSCAPE AREA
 - █ EXISTING HARDSCAPE TO BE REMOVED

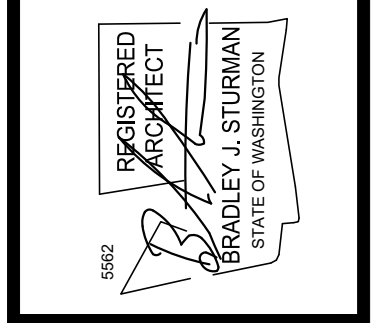
SUMMARY OF AFFECTED LOT COVERAGE IN WETLAND BUFFER:

NEW ENTRY ADDITION	+4.2 SF
REDUCED EXISTING EAVE IN BUFFER	-19.3 SF
REMOVED EXISTING PATH IN BUFFER	-57.5 SF
TOTAL AFFECTED BUFFER LOT COVERAGE:	-72.6 SF



SITE PLAN
 SCALE: 1" = 10'

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
 PERMIT SET 5/11/22



**SIMPSON RESIDENCE
 PERMIT REVISION
 6454 E MERCER WAY
 MERCER ISLAND, WA 98040**

TREE PLAN

REVISIONS:	11/14/2022	PERMIT CORRECTION
	11/22/2022	PERMIT CORRECTION
	12/14/2022	PERMIT CORRECTION
	11/8/2023	PERMIT CORRECTION

PLOT DATE: 1/19/2023

DRAWN BY: LG

CHECKED BY: BJS

SHEET

A1.2

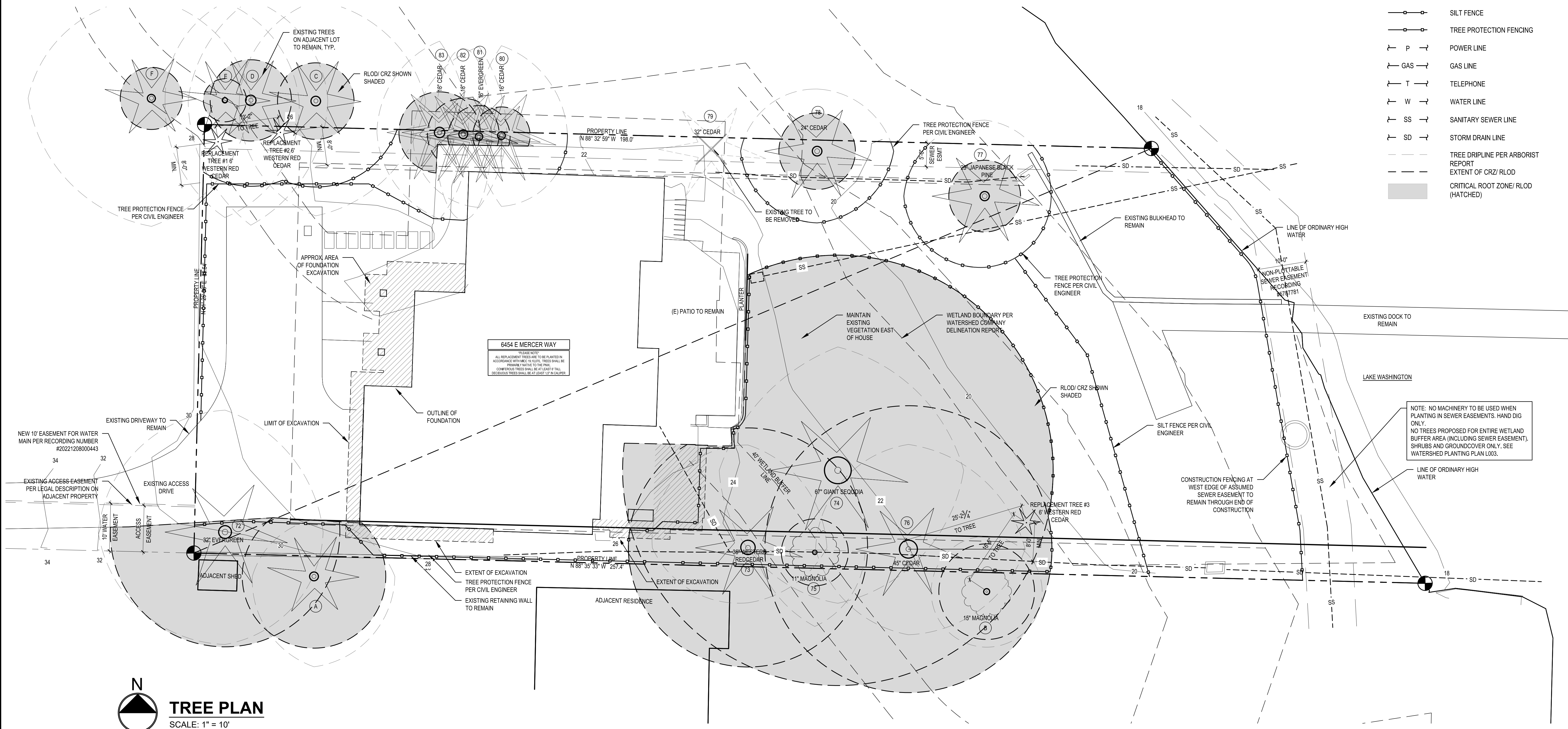
PLEASE NOTE
 SEE ARBORIST REPORT DATED MARCH 14TH, 2022 FOR ADDITIONAL INFORMATION ON EXISTING TREES.

11 OF 12 EXISTING TREES ON SITE WILL BE RETAINED.
 3 REPLACEMENT TREES ARE REQUIRED

NOTE:
 ALL REPLACEMENT TREES ARE AND SHALL BE MINIMUM 8' FROM SEWER MAIN AND MINIMUM 10' FROM EACH OTHER OR EXISTING TREES

NOTE:
 NO MACHINERY TO BE USED WHEN PLANTING IN SEWER EASEMENTS. HAND DIG ONLY.

- LEGEND:**
- GRADE MAJOR CONTOUR
 - GRADE MINOR CONTOUR
 - SILT FENCE
 - TREE PROTECTION FENCING
 - P — POWER LINE
 - GAS — GAS LINE
 - T — TELEPHONE
 - W — WATER LINE
 - SS — SANITARY SEWER LINE
 - SD — STORM DRAIN LINE
 - TREE DRIPLINE PER ARBORIST REPORT
 - EXTENT OF CRZ/ RLOD
 - CRITICAL ROOT ZONE/ RLOD (HATCHED)



TREE PLAN
 SCALE: 1" = 10'

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
 PERMIT SET 5/11/22

TOPOGRAPHIC & BOUNDARY SURVEY

measure success

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND ADJOINING SHORE LANDS LYING BETWEEN THE NORTH 498 FEET THEREOF AND THE SOUTH 471 FEET THEREOF LYING EASTERLY OF A LINE WHICH IS 1,645.58 FEET EAST OF AND PARALLEL TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION 30; TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

A STRIP OF LAND ENCOMPASSING THE EXISTING BLACKTOP ACCESS ROAD, THE APPROXIMATE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 30;

THENCE SOUTH 12°5'38" WEST ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 498.00 FEET;

THENCE SOUTH 88°32'59" EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 1,147 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 48°49' WEST 70.0 FEET;

THENCE NORTH 52°13' WEST 18.6 FEET;

THENCE NORTH 42°36' WEST 23.6 FEET;

THENCE NORTH 30°19' WEST 24.7 FEET;

THENCE NORTH 13°37' WEST 26.9 FEET;

THENCE NORTH 34°05' WEST 9 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 365 FEET OF SAID SECTION 30, SAID POINT BEING SOUTH 88°32'59" EAST 1,044 FEET FROM THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE NORTH 27°10' WEST 12.5 FEET;

THENCE NORTH 12°35' WEST 20.5 FEET, MORE OR LESS, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF EAST MERCER BOULEVARD; AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF GOVERNMENT LOT 1 OF SAID SECTION 30 AND ADJOINING SHORE LANDS IF ANY LYING BETWEEN THE NORTH 498 FEET THEREOF AND THE SOUTH 471 FEET THEREOF DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION (CONTINUED)

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 30;

THENCE SOUTH 88°32'59" EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 1,133.27 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°32'59" EAST 304 FEET;

THENCE SOUTH 24°44'07" EAST 89.15 FEET TO THE SOUTH LINE OF THE NORTH 578 FEET OF SAID GOVERNMENT LOT 1;

THENCE SOUTH 89°32'59" EAST 170 FEET TO THE WEST LINE OF THE PROPERTY HEREIN DESCRIBED;

THENCE SOUTH 12°5'38" WEST 9.64 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 88°35'33" WEST ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID PROPERTY 176.34 FEET;

THENCE NORTH 24°44'07" WEST 89.12 FEET;

THENCE NORTH 88°35'33" WEST 288.25 FEET, MORE OR LESS, TO A POINT FROM THE TRUE POINT OF BEGINNING BEARS NORTH 41°49' WEST;

THENCE NORTH 41°49' WEST 13.76 FEET EAST, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

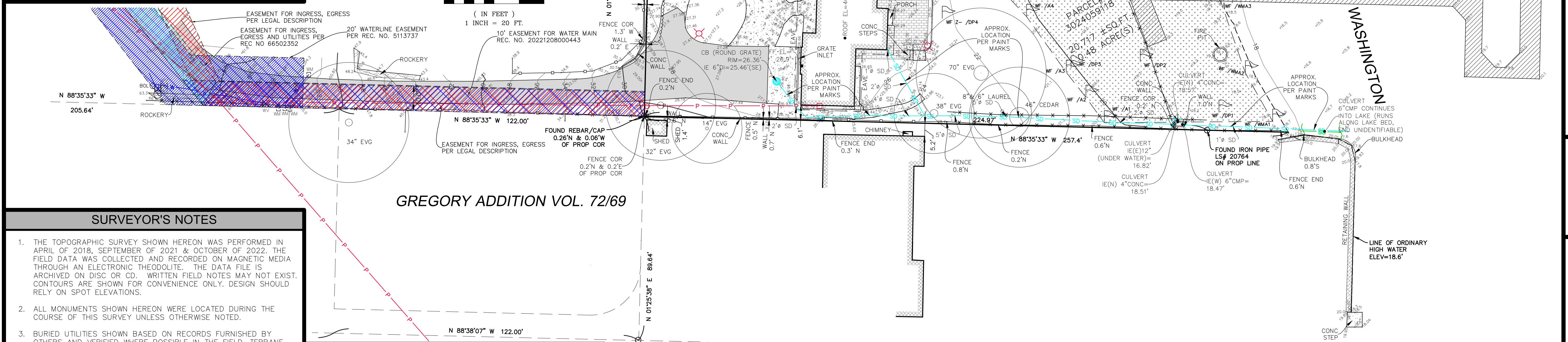
- REFERENCES**
- R1. RECORD OF SURVEY, VOL. 022, PG. 021. RECORDS OF KING COUNTY, WASHINGTON.
 - R2. RECORD OF SURVEY, VOL. 017, PG. 168. RECORDS OF KING COUNTY, WASHINGTON.
 - R3. RECORD OF SURVEY, VOL. 014, PG. 031. RECORDS OF KING COUNTY, WASHINGTON.
 - R4. RECORD OF SURVEY, VOL. 097, PG. 160. RECORDS OF KING COUNTY, WASHINGTON.
 - R5. PLAT OF GREGORY ADDITION, VOL. 72 OF PLATS, PG 66, KING COUNTY WASHINGTON

LEGEND

	AREA DRAIN		POWER METER
	ASPHALT SURFACE		POWER (OVERHEAD)
	BRICK SURFACE		POWER (UNDERGROUND)
	BUILDING		POWER POLE
	CENTERLINE ROW		REBAR AS NOTED (FOUND)
	CULVERT PIPE		REBAR & CAP (SET)
	CONCRETE SURFACE		ROCKERY
	RETAINING WALL		SEWER LINE
	DECK		STORM DRAIN LINE
	FENCE LINE (CHAIN LINK)		WATER LINE
	FENCE LINE (WOOD)		WATER METER
	HEDGE FOLIAGE LINE		WATER VALVE
	INLET (TYPE 1)		TREE (AS NOTED)
	YARD LIGHT		WETLAND AREA
	DEPTH OF PIPE (PER LOCATOR)		WETLAND FLAG

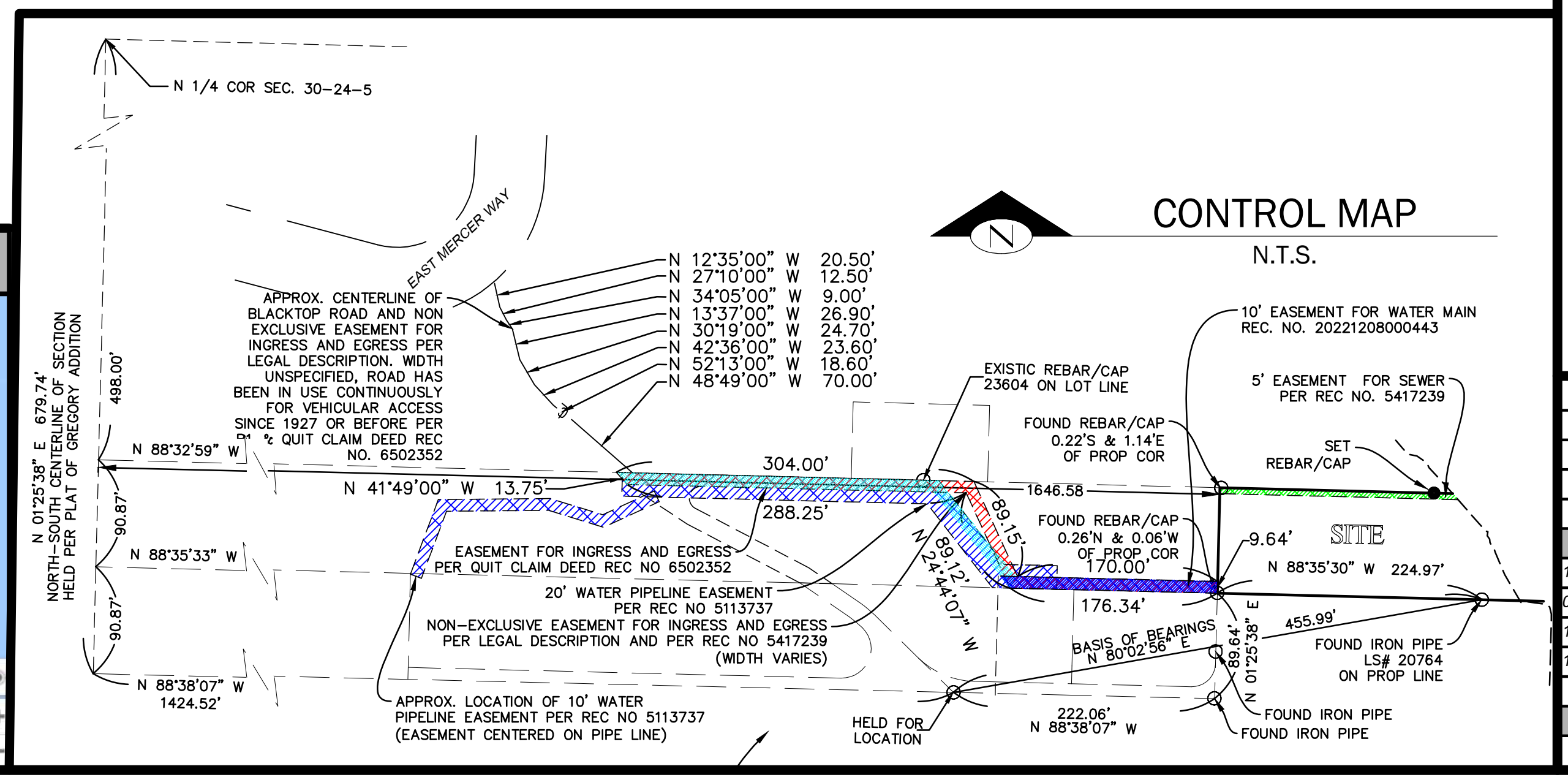
VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS



- SURVEYOR'S NOTES**
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN APRIL OF 2018, SEPTEMBER OF 2021 & OCTOBER OF 2022. 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. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
 4. SUBJECT PROPERTY TAX PARCEL NO. 302405-9118
 5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 20,717 ±S.F. (0.48 ACRES) AS MEASURED ABOVE THE LINE OF ORDINARY HIGH WATER AS SHOWN HEREON. (ELEV=18.6')
 6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 0209923-ETU (COMMITMENT-FOURTH), WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
 7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.
 8. 9/30/2021 WETLAND INFORMATION ADDED. NO OTHER SITE CONDITIONS VERIFIED.

- SCHEDULE B ITEMS**
1. EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: WATER PIPES
RECORDING DATE: MAY 23, 1927
RECORDING NO.: 2366301
AFFECTS: AS DESCRIBED THEREIN (DOES NOT AFFECT SUBJECT PARCEL)
 2. EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: POLE LINE
RECORDING DATE: MARCH 29, 1938
RECORDING NO.: 2990210
AFFECTS: AS DESCRIBED THEREIN (AS CONSTRUCTED-NOT PLOTTABLE)
 3. EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: SEWER PIPE LINE AND LINES
RECORDING DATE: SEPTEMBER 17, 1964
RECORDING NO.: 5787781
AFFECTS: SECOND CLASS SHORE LANDS (10' IN WIDTH AS CONSTRUCTED-NOT PLOTTABLE)
 6. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY:
RECORDING NO: 20180604900009 (CURRENT CONDITIONS SHOWN HEREON)



BASIS OF BEARINGS

SOUTH LINE OF SUBJECT PROPERTY HELD AT BEARING S 88°35'33" E AS SHOWN HEREON AND AS BASED UPON EXISTING MONUMENTATION FOUND IN THE PLAT OF GREGORY ADDITION AS RECORDED IN VOL. 72 OF PLATS, PG 66.

TOPOGRAPHIC & BOUNDARY SURVEY
NE 1/4 OF NE 1/4 SEC 30, TWP. 24 N., RGE. 05 E., W.M.
PARCEL NO. 3024059118

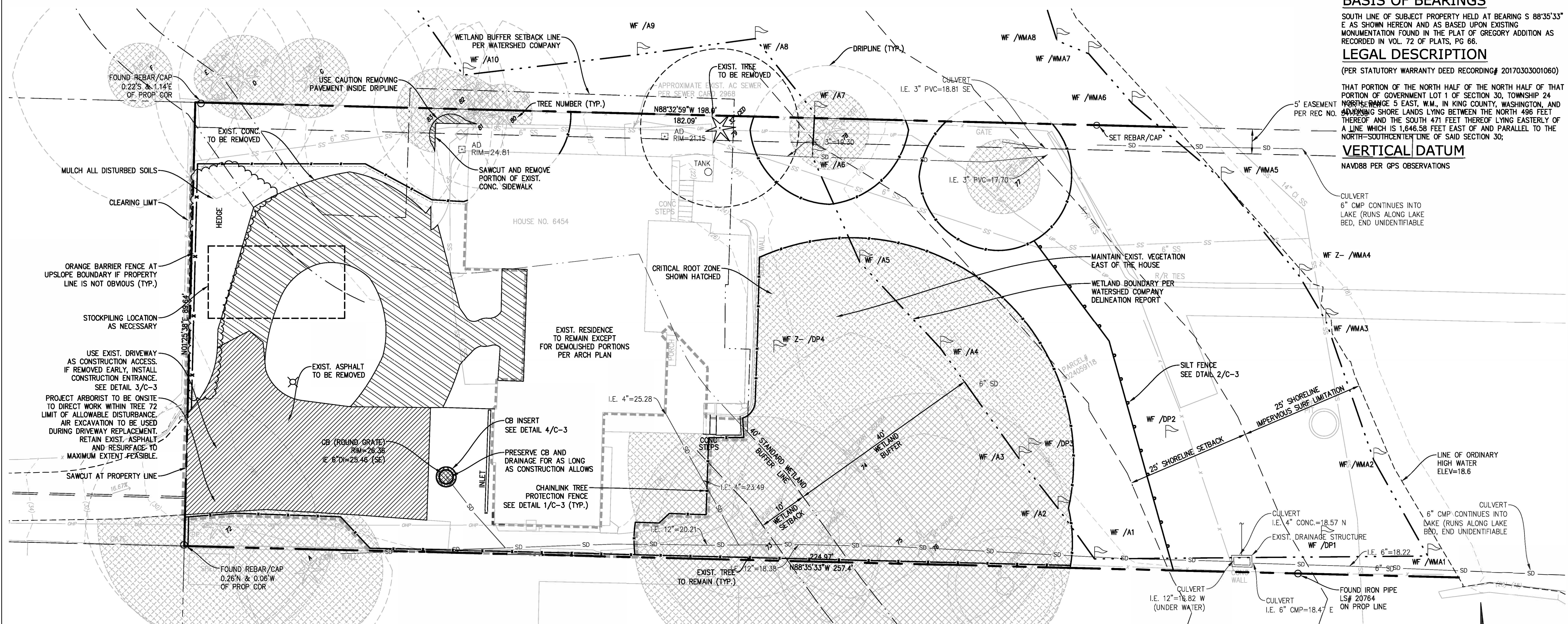
WANG RESIDENCE
6454 E MERCER WAY
MERCER ISLAND, WA 98040



Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4498 support@terrane.net
www.terrane.net

JOB NUMBER:	180028
DATE:	05/03/18
DRAFTED BY:	IDV/PSC
CHECKED BY:	EJG/TMM
SCALE:	1"= 20'
REVISION HISTORY	
11/20/19	REMOVED 14' CED-SNAG
09/30/21	ADDTL TOPO
11/03/22	ADDTL TOPO
12/09/22	WATER ESMT
SHEET NUMBER	
1 OF 1	

NE 1/4 OF NE 1/4 SEC 30, TWP. 24 N., RGE 05 E., W.M.



BASIS OF BEARINGS

SOUTH LINE OF SUBJECT PROPERTY HELD AT BEARING S 88°35'33" E AS SHOWN HEREON AND AS BASED UPON EXISTING MONUMENTATION FOUND IN THE PLAT OF GREGORY ADDITION AS RECORDED IN VOL. 72 OF PLATS, PG. 66.

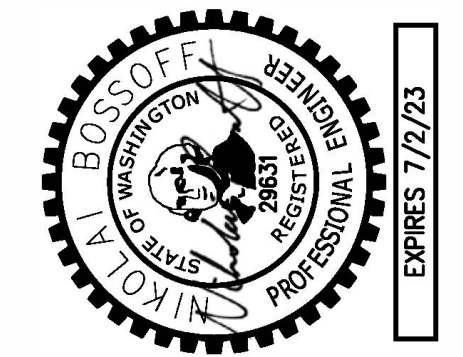
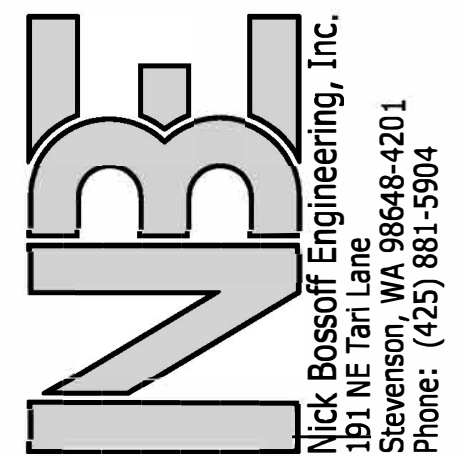
LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20170303001060)

THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, AND ADJACENT SHORELANDS LYING BETWEEN THE NORTH 496 FEET THEREOF AND THE SOUTH 471 FEET THEREOF LYING EASTERLY OF A LINE WHICH IS 1,646.58 FEET EAST OF AND PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 30;

VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS



NO.	DATE	REVISION
1	04/06/22	PERMIT SUBMITTAL
2	11/07/22	CITY COMMENTS
3	11/17/22	CITY COMMENTS
4	12/08/22	CITY COMMENTS
5	12/16/22	CITY COMMENTS

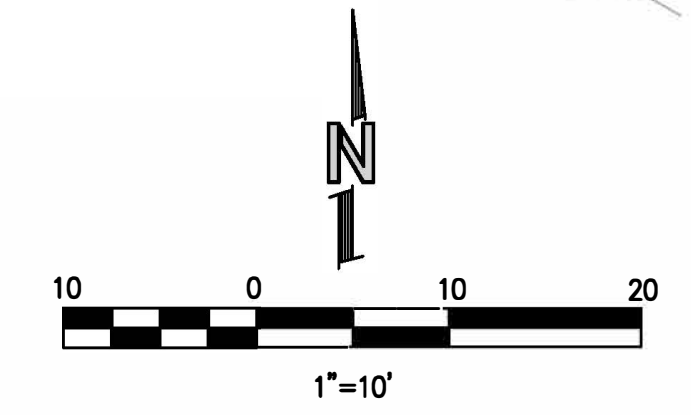
N. BOSOFF, P.E.	PROJECT MANAGER
TKB	DESIGNED
SARC-2201	DRAWN
SARC-2201	JOB NUMBER
SARC-2201.pln.dwg	FILE NAME

EROSION AND SEDIMENT CONTROL NOTES

- APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. 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.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
- 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 DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY-EIGHT (48) HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ANY PERMANENT FLOW CONTROL 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 GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
- PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDING IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDING WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDING AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DDES INSPECTOR. THE DDES INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

POLLUTION PREVENTION AND SPILL CONTROL

- STORAGE AND HANDLING OF LIQUIDS**
- MINIMIZE AMOUNT OF LIQUIDS STORED ON SITE.
 - STORE AND CONTAIN LIQUID MATERIALS IN SUCH A MANNER THAT IF A VESSEL IS RUPTURED OR LEAKS, THE CONTENTS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR GROUNDWATER. TYPICALLY THIS MEANS INSTALLING SECONDARY CONTAINMENT, SUCH AS A LINED EXCAVATION, LARGER CONTAINER, OR USING A DOUBLE-WALLED TANK OR SIMILAR COMMERCIALY AVAILABLE CONTAINMENT FACILITY.
 - PLACE TIGHT-FITTING LIDS ON ALL CONTAINERS.
 - ENCLOSE OR COVER THE CONTAINERS WHERE THEY ARE STORED TO PROTECT FROM RAIN. THE LOCAL FIRE DISTRICT MUST BE CONSULTED FOR LIMITATIONS ON CLEARANCE OF ROOF COVERS OVER CONTAINERS USED TO STORE FLAMMABLE MATERIALS.
 - RAISE THE CONTAINERS OFF THE GROUND BY USING A SPILL CONTAINMENT PALLET OR SIMILAR METHOD THAT HAS PROVISIONS FOR SPILL CONTROL.
 - PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH ALL MOUNTED CONTAINER TAPS, AND AT ALL POTENTIAL DRIP AND SPILL LOCATIONS DURING FILLING AND UNLOADING OF CONTAINERS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
 - STORE AND MAINTAIN ABSORBENT PADS OR APPROPRIATE SPILL CLEANUP MATERIALS NEAR THE CONTAINER STORAGE AREA, IN A LOCATION KNOWN TO ALL. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH THE SITE'S SPILL PLAN AND/OR PROPER SPILL CLEANUP PROCEDURES.
 - CHECK CONTAINERS (AND ANY CONTAINMENT SUMPS) DAILY FOR LEAKS AND SPILLS. REPLACE CONTAINERS THAT ARE LEAKING, CORRODED, OR OTHERWISE DETERIORATING. IF THE LIQUID CHEMICALS ARE CORROSIVE, CONTAINERS MADE OF COMPATIBLE MATERIALS MUST BE USED INSTEAD OF METAL DRUMS. NEW OR SECONDARY CONTAINERS MUST BE LABELED WITH THE PRODUCT NAME AND HAZARDS.
 - PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH A CONTAINER THAT IS FOUND TO BE LEAKING. REMOVE THE DAMAGED CONTAINER AS SOON AS POSSIBLE. MOP UP THE SPILLED LIQUID WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
- FUELING**
- LOCATE THE FUELING OPERATION TO ENSURE LEAKS OR SPILLS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATER, OR GROUNDWATER.
 - USE DRIP PANS OR ABSORBENT PADS TO CAPTURE DRIPS OR SPILLS DURING FUELING OPERATIONS.
 - IF FUELING IS DONE DURING EVENING HOURS, LIGHTING MUST BE PROVIDED.
 - STORE AND MAINTAIN APPROPRIATE SPILL CLEANUP MATERIALS IN THE MOBILE FUELING VEHICLE. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH PROPER SPILL CONTROL AND CLEANUP PROCEDURES.
 - IMMEDIATELY MOP UP ANY SPILLED FUEL WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
- CONCRETE SAW CUTTING, SLURRY, AND WASHWATER DISPOSAL**
- SLURRY FROM SAW CUTTING THE SIDEWALK SHALL BE VACUUMED SO THAT IT DOES NOT ENTER NEARBY STORM DRAINS.
 - CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE.
 - UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING.
 - HAND TOOLS INCLUDING, BUT NOT LIMITED, SCREEDS, SHOVELS, RAKES, FLOATS, AND TROWELS SHALL BE WASHED OFF ONLY INTO FORMED INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR IMPERMEABLE ASPHALT.
 - EQUIPMENT THAT CANNOT BE EASILY MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE WASHED IN AREAS THAT DO NOT DIRECTLY DRAIN TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
 - WASHDOWN FROM AREAS SUCH AS CONCRETE AGGREGATE DRIVEWAY SHALL NOT DRAIN DIRECTLY TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
 - WHEN NO FORMED AREAS ARE AVAILABLE, WASHWATER AND LEFTOVER PRODUCT SHALL BE CONTAINED IN A LINED CONTAINER. CONTAINED CONCRETE SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
 - CONTAINERS SHALL BE CHECKED FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS AND REPLACED THE SAME DAY.

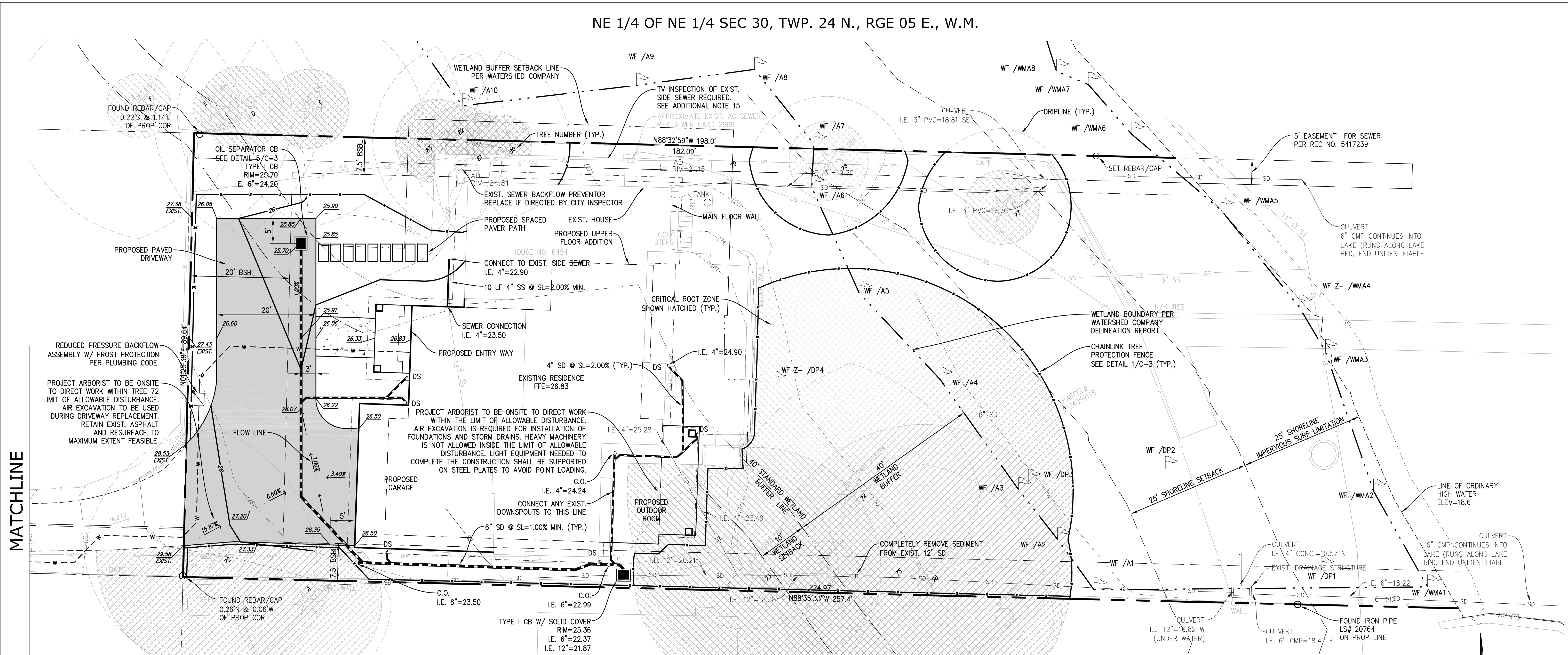


SIMPSON RESIDENCE
6454 E MERCER WAY
WASHINGTON
MERCER ISLAND

TITLE: T.E.S.C. PLAN

SHEET: C-1

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555



MATCHLINE

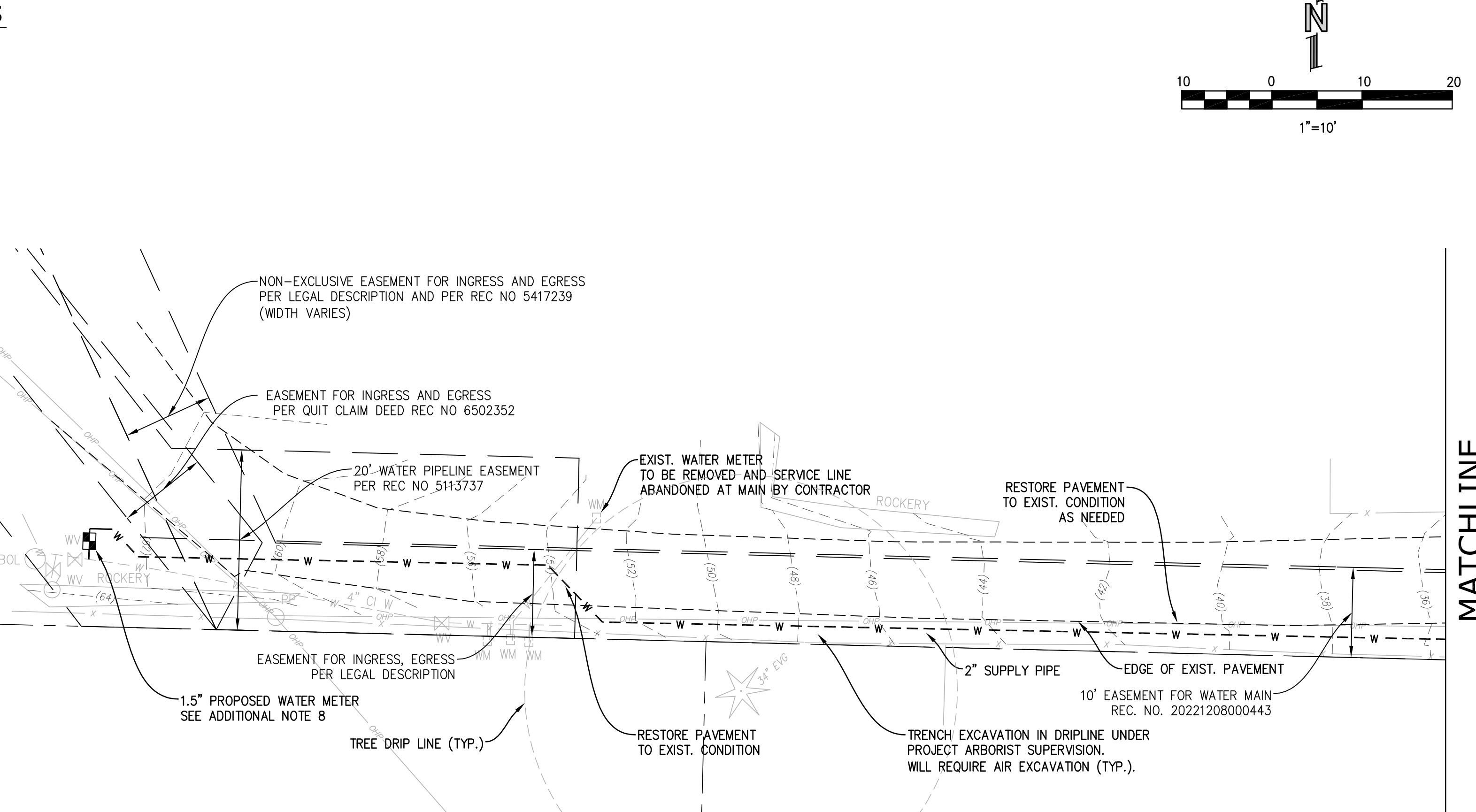
MATCHLINE

ADDITIONAL NOTES:

- ALL CONSTRUCTION MATERIALS AND PRACTICE SHALL CONFORM TO THE CITY OF MERCER ISLAND STANDARDS AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARDS.
- EXISTING UTILITIES AS SHOWN ARE FROM CITY RECORDS AND ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY, LOCATE AND PROTECT ABOVE AND BELOW GRADE UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS BETWEEN EXISTING UTILITIES AND THE PROPOSED IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AND SHALL MAINTAIN THE NECESSARY SAFEGUARDS AND MANAGE THE CONSTRUCTION SO AS TO PREVENT WATERBORNE SEDIMENTS FROM LEAVING THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR.
- ON-SITE PRIVATE STORM AND SEWER PIPE SHALL BE SOLVENT WELDED SCHEDULE 40 PVC OR PVC ASTM D3034 SDR35 UNLESS SHOWN OTHERWISE. PVC PIPE LAID AT A SLOPE IN EXCESS OF 20% SHALL BE SOLVENT WELDED SCHEDULE 40 PVC. STORM PIPE IN THE RIGHT-OF-WAY SHALL BE HIGH-DENSITY POLYETHYLENE DOUBLE-WALLED SMOOTH INTERIOR PIPE SUCH AS ADS N-12 OR EQUIVALENT.
- FOOTING DRAINS SHALL BE INSTALLED AROUND THE BASE OF ALL FOUNDATION FOOTINGS THAT ENCLOSE A CRAWL SPACE, CELLAR, BASEMENT, GARAGE OR OTHER BUILDING SPACE. FOOTING DRAINS SHALL BE PERFORATED 4-INCH DIAMETER PVC CONFORMING TO D2729, PERFORATIONS DOWN. GRANULAR BACKFILL SHALL BE PLACED AROUND AND ABOVE THE DRAIN TO A DEPTH OF 2/3 OF THE WALL HEIGHT. FILTER FABRIC (MIRAFI 140N OR EQUIVALENT) SHALL BE PLACED BETWEEN THE GRANULAR BACKFILL AND NATIVE SOILS. THE FOOTING DRAIN INTO THE STORM LINE AT A LOCATION WHERE THE FOOTING DRAIN ELEVATION IS AT LEAST 12-INCHES ABOVE THE STORM LINE.
- EXISTING SIDE SEWER AND STORM DRAIN DEPTH AND LOCATION SHALL BE DETERMINED PRIOR TO ANY CONSTRUCTION, INCLUDING BUILDING CONSTRUCTION. REPORT CONFLICTS WITH PROPOSED CONSTRUCTION TO ENGINEER. NEW SIDE SEWER CONNECTION TO MAIN OR SEWER EJECTOR PUMP MAY BE NECESSARY FOR BASEMENT.
- PROPOSED METER LOCATION, IF SHOWN, IS APPROXIMATE. CONTRACTOR TO COORDINATE EXACT LOCATION OF NEW SERVICE/METER/SUPPLY LINE WITH CITY WATER DEPARTMENT DURING CONSTRUCTION. SERVICE SIZE IS PRELIMINARY, VERIFY WITH PLUMBING AND SPRINKLER DESIGNER.
- EACH DOWNSPOUT SHALL CONNECT TO A RIGID NON-PERFORATED PIPE AT THE BUILDING PERIMETER. UNDER NO CIRCUMSTANCES SHALL DOWNSPOUTS CONNECT DIRECTLY TO THE PERFORATED FOOTING DRAIN. USE SAND COLLARS FOR PVC PIPE CONNECTIONS TO MANHOLES.
- VERTICAL BENDS ON THE STORM DRAINS MAY BE NECESSARY TO MAINTAIN MIN. 1.5' SOIL COVER OVER PIPE. MAX. PIPE BENDS TO BE 45'.
- DOWNSPOUT LOCATIONS SHOWN ARE PRELIMINARY. REFER TO ARCHITECTURAL PLANS FOR FINAL DOWNSPOUT LOCATIONS. EXISTING DOWNSPOUTS AND COLLECTOR PIPES SHALL BE PRESERVED AND NOT DISCONNECTED FROM THE SYSTEM. CONNECT EXISTING DOWNSPOUTS TO NEW STORM SYSTEM AS NECESSARY.
- AN UNDERSLAB DRAINAGE SYSTEM MAY BE NECESSARY DEPENDENT ON GEOTECHNICAL EVALUATION BY OTHERS.
- WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM PER SECTION R310.2.3.2 OF THE INTERNATIONAL RESIDENTIAL CODE. A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM, GROUP I SOILS, AS DETAILED IN TABLE R405.1 OF THE IRC.
- THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN 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.

POST-CONSTRUCTION SOIL QUALITY & DEPTH NOTES

- 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.
- SOIL RETENTION. RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.
 - SOIL QUALITY. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:
 - A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
 - MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.
 - USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
 - THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220, WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
 - CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A) ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173-350-220.
 - THE RESULTING SOIL SHOULD BE CONDUCTIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED. IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:
 - LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
 - AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PREAPPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
 - STOCKPILE EXISTING TOPSOIL DURING GRADING AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
 - IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.



NO.	DATE	REVISION
1	04/08/22	PERMIT SUBMITTAL
2	11/07/22	CITY COMMENTS
3	11/17/22	CITY COMMENTS
4	12/09/22	CITY COMMENTS
5	12/18/22	CITY COMMENTS

N. BOSSOFF, P.E.
 PROJECT MANAGER: NB
 DESIGNED: TKB
 DRAWN: SARC-2201
 JOB NUMBER: SARC-2201pin.dwg
 FILE NAME: SARC-2201pin.dwg

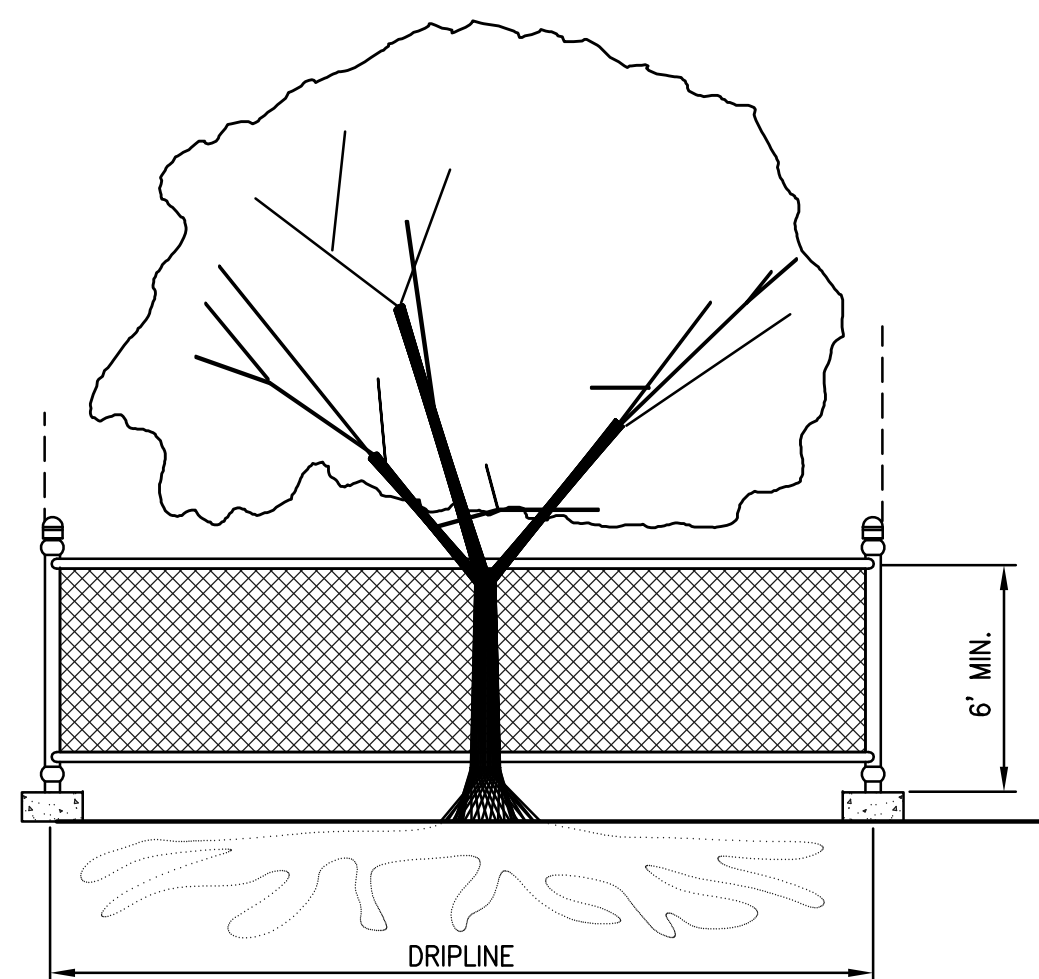
WASHINGTON

MERCER ISLAND

SIMPSON RESIDENCE
6454 E MERCER WAY

DRAINAGE PLAN

SHEET: C-2



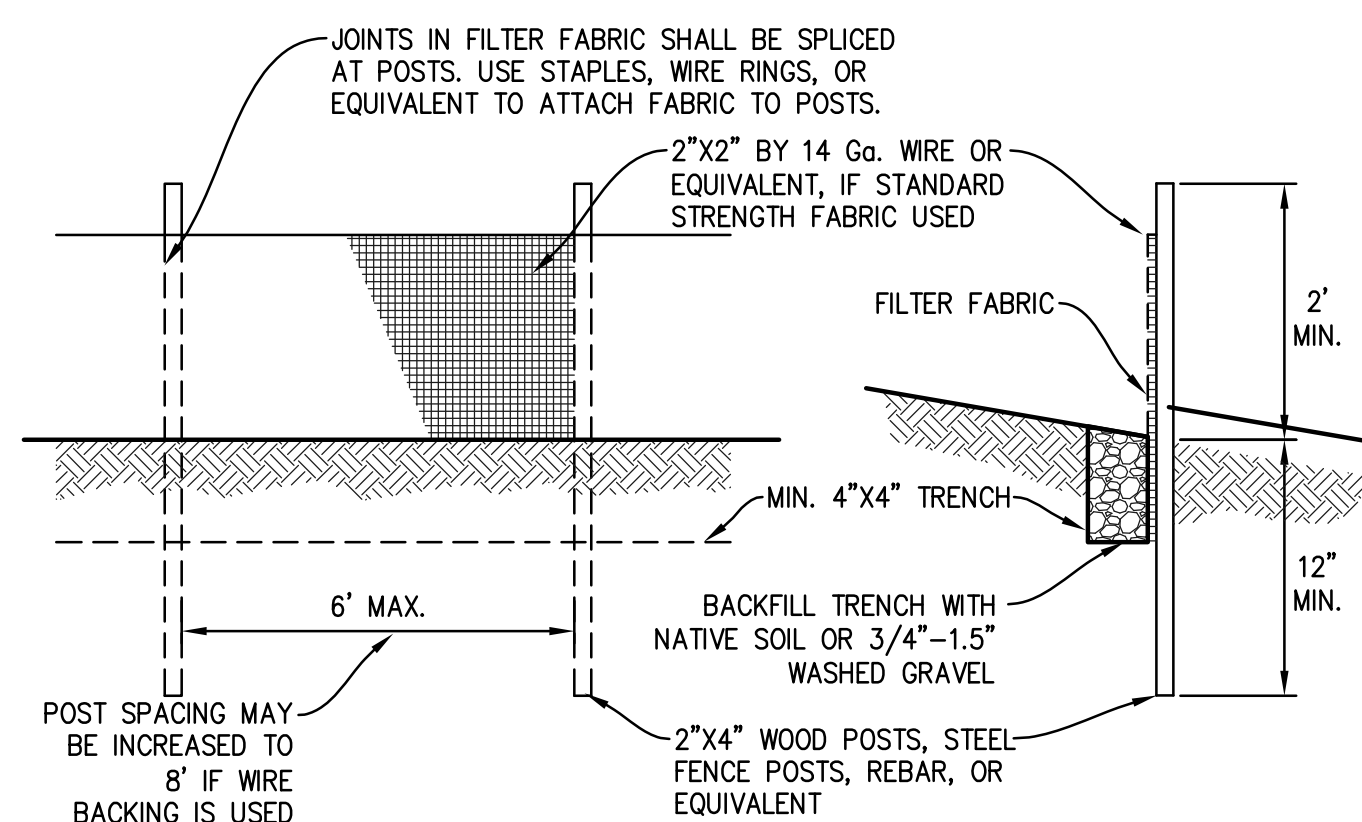
TREE PROTECTION DURING CONSTRUCTION

- 6-FT. HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENIRCLE THE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
- FOR ROOTS OVER 1-IN DIA. THAT ARE DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND SHALL BE COVERED WITH SOIL AS SOON AS POSSIBLE.
- WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

TREE PROTECTION

SCALE: NTS

1



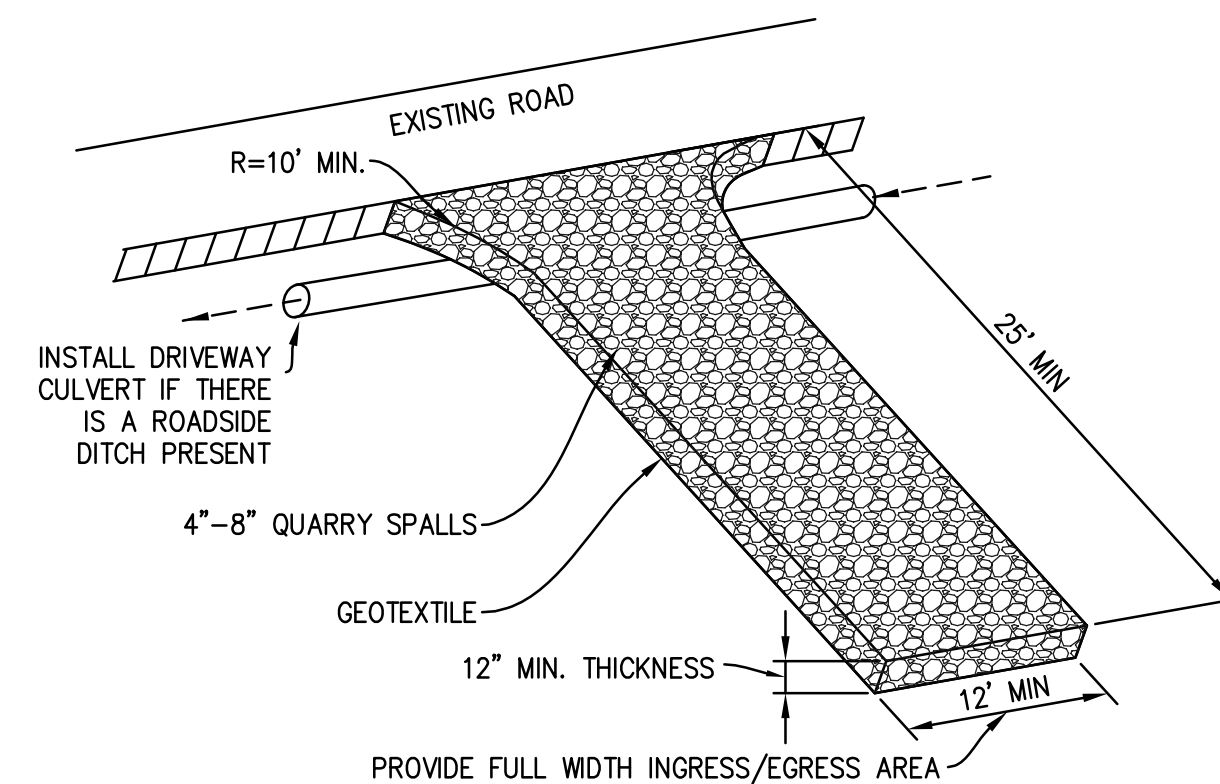
MAINTENANCE STANDARDS

- 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 SIGN OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCUR, REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.
- SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.
- IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

SILT FENCE

SCALE: NTS

2



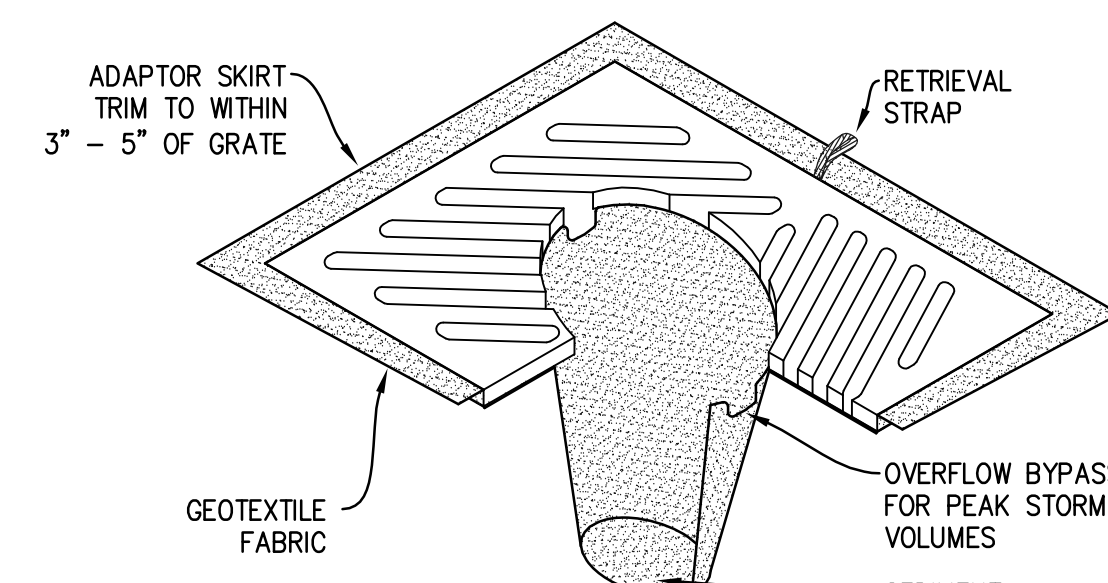
MAINTENANCE STANDARDS

- 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 STREET, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
- ANY ROCK 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 (SECTION 5.4.1) SHALL BE INSTALLED TO CONTROL TRAFFIC.

ROCK CONSTRUCTION ENTRANCE

SCALE: NTS

3



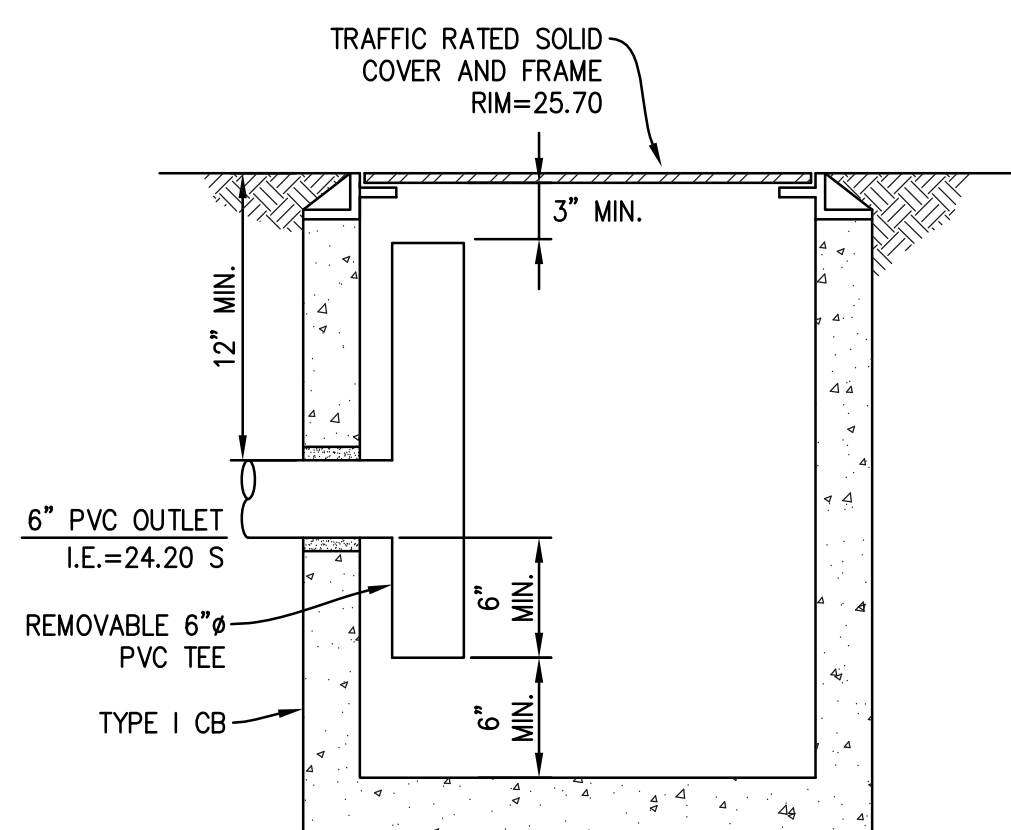
NOTES

- INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
- SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
- SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

CB INSERT

SCALE: NTS

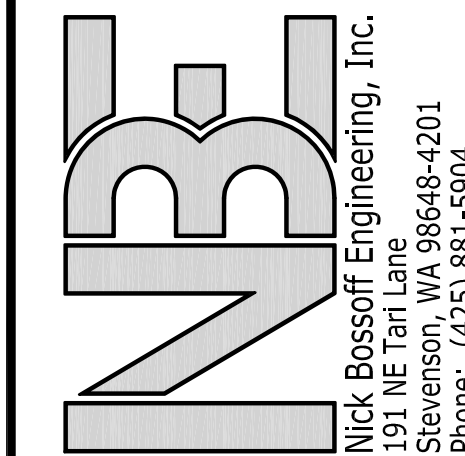
4



OIL SEPARATOR CB

SCALE: NTS

5



NO.	DATE	REVISION
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4	12/08/22	CITY COMMENTS
5	12/18/22	CITY COMMENTS

N. BOSSOFF, P.E.
PROJECT MANAGER:
DESIGNED: TKB
DRAWN: SARC-2201
JOB NUMBER: SARC-2201
FILE NAME: 2201pln.dwg

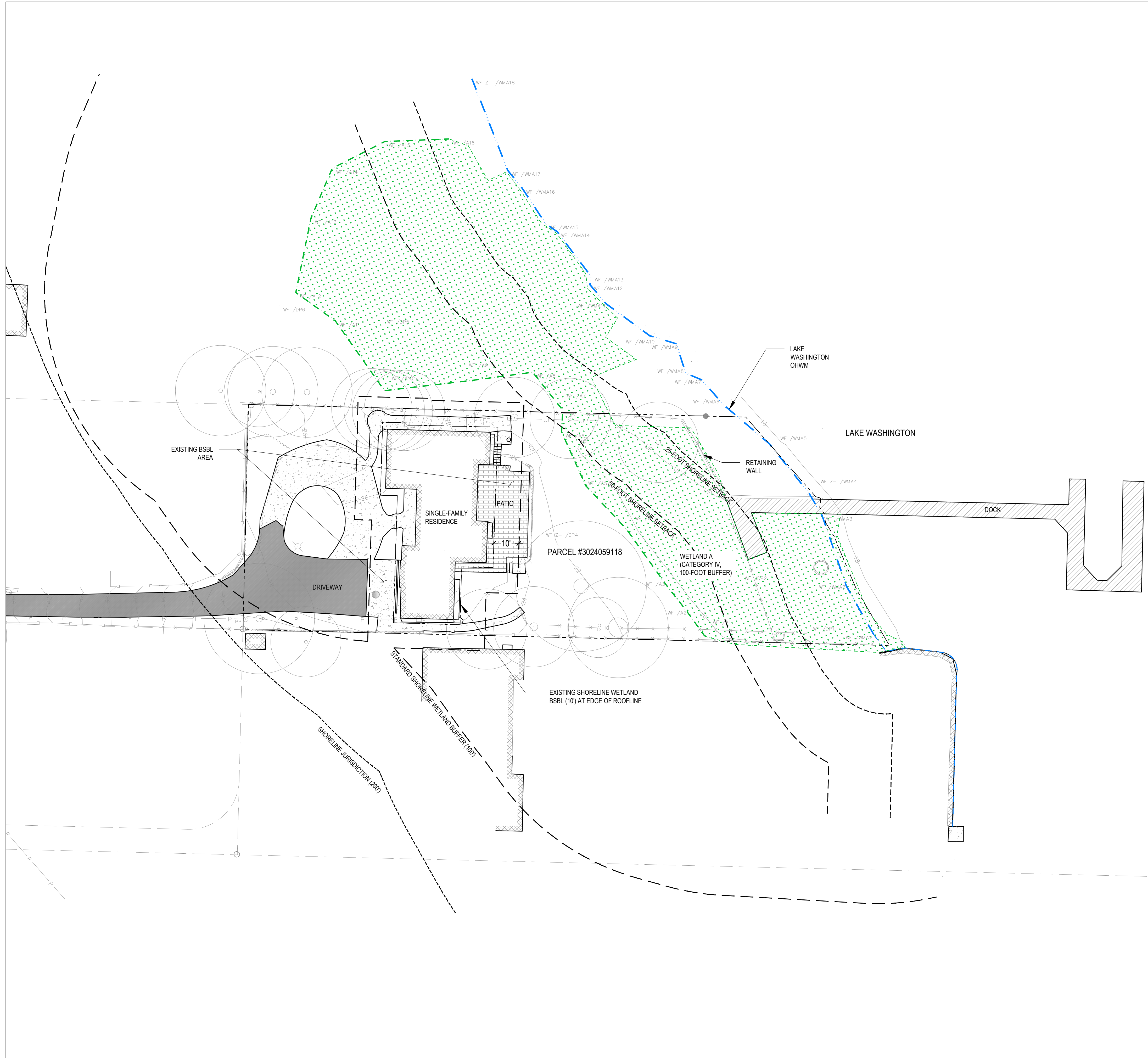
SIMPSON RESIDENCE
6454 E MERCER WAY

WASHINGTON

MERCER ISLAND

TITLE: DETAILS

SHEET: C-3



VICINITY MAP

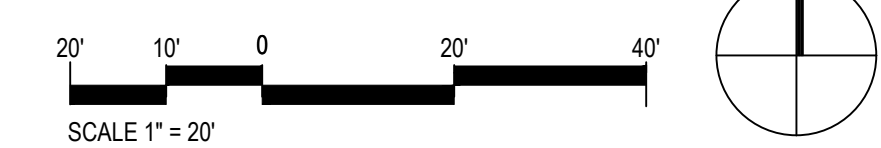
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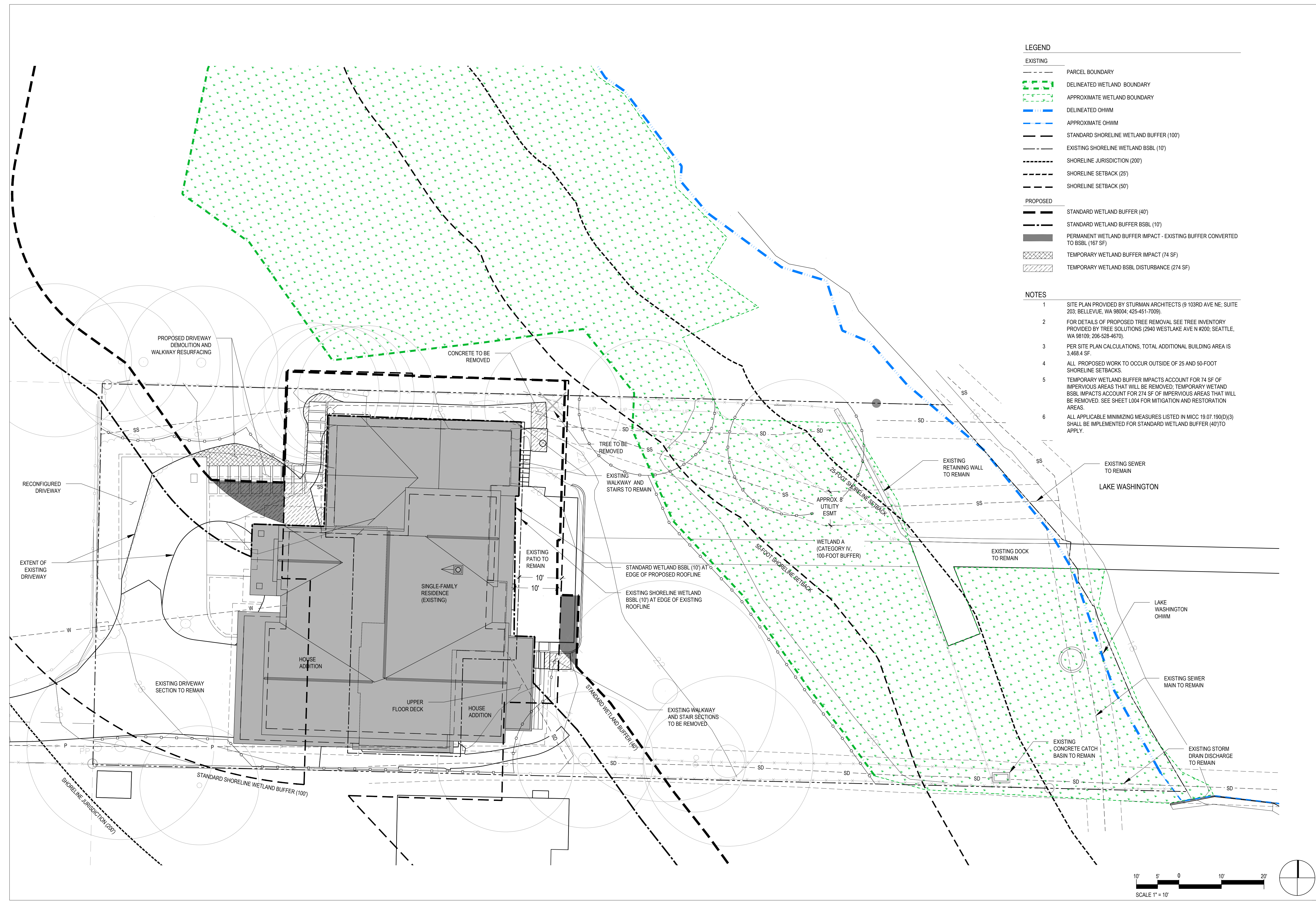
- PARCEL BOUNDARY
- DELINEATED WETLAND BOUNDARY
- APPROXIMATE WETLAND BOUNDARY
- DELINEATED OHWM
- APPROXIMATE OHWM
- STANDARD SHORELINE WETLAND BUFFER (100')
- EXISTING SHORELINE WETLAND BSBL (10')
- SHORELINE JURISDICTION (200')
- SHORELINE SETBACK (25')
- SHORELINE SETBACK (50')

SHEET INDEX

L001	EXISTING CONDITIONS
L002	IMPACTS ASSESSMENT
L003	MITIGATION PLANTING PLAN
L004	PLANT SCHEDULE AND INSTALLATION DETAILS
L005	PLANT INSTALLATION SPECIFICATIONS AND MITIGATION NOTES

- NOTES**
- CRITICAL AREAS DELINEATED BY THE WATERSHED COMPANY ON AUGUST 20, 2021 (750 6TH STREET, KIRKLAND, WA 98033; 425-822-5242).
 - SURVEY (DATED MAY 3, 2018) RECEIVED FROM TERRANE (10801 MAIN STREET, SUITE 102, BELLEVUE, WA 98004; 425-458-4488).





LEGEND

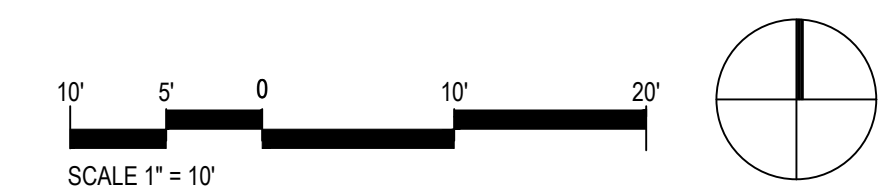
EXISTING

- - - - - PARCEL BOUNDARY
- - - - - DELINEATED WETLAND BOUNDARY
- - - - - APPROXIMATE WETLAND BOUNDARY
- - - - - DELINEATED OHWM
- - - - - APPROXIMATE OHWM
- - - - - STANDARD SHORELINE WETLAND BUFFER (100')
- - - - - EXISTING SHORELINE WETLAND BSSL (10')
- - - - - SHORELINE JURISDICTION (200')
- - - - - SHORELINE SETBACK (25')
- - - - - SHORELINE SETBACK (50')

PROPOSED

- - - - - STANDARD WETLAND BUFFER (40')
- - - - - STANDARD WETLAND BUFFER BSBL (10')
- - - - - PERMANENT WETLAND BUFFER IMPACT - EXISTING BUFFER CONVERTED TO BSBL (167 SF)
- - - - - TEMPORARY WETLAND BUFFER IMPACT (74 SF)
- - - - - TEMPORARY WETLAND BSBL DISTURBANCE (274 SF)

- NOTES**
1. SITE PLAN PROVIDED BY STURMAN ARCHITECTS (9 103RD AVE NE; SUITE 203; BELLEVUE, WA 98004; 425-451-7009).
 2. FOR DETAILS OF PROPOSED TREE REMOVAL SEE TREE INVENTORY PROVIDED BY TREE SOLUTIONS (2940 WESTLAKE AVE N #200; SEATTLE, WA 98109; 206-528-4670).
 3. PER SITE PLAN CALCULATIONS, TOTAL ADDITIONAL BUILDING AREA IS 3,468.4 SF.
 4. ALL PROPOSED WORK TO OCCUR OUTSIDE OF 25 AND 50-FOOT SHORELINE SETBACKS.
 5. TEMPORARY WETLAND BUFFER IMPACTS ACCOUNT FOR 74 SF OF IMPERVIOUS AREAS THAT WILL BE REMOVED; TEMPORARY WETLAND BSBL IMPACTS ACCOUNT FOR 274 SF OF IMPERVIOUS AREAS THAT WILL BE REMOVED. SEE SHEET L004 FOR MITIGATION AND RESTORATION AREAS.
 6. ALL APPLICABLE MINIMIZING MEASURES LISTED IN MICC 19.07.190(D)(3) SHALL BE IMPLEMENTED FOR STANDARD WETLAND BUFFER (40') TO APPLY.



LEGEND

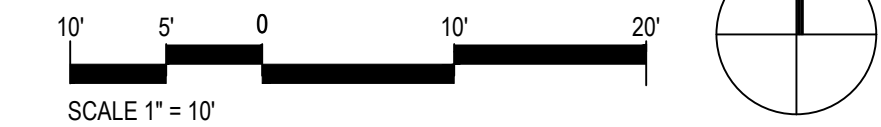
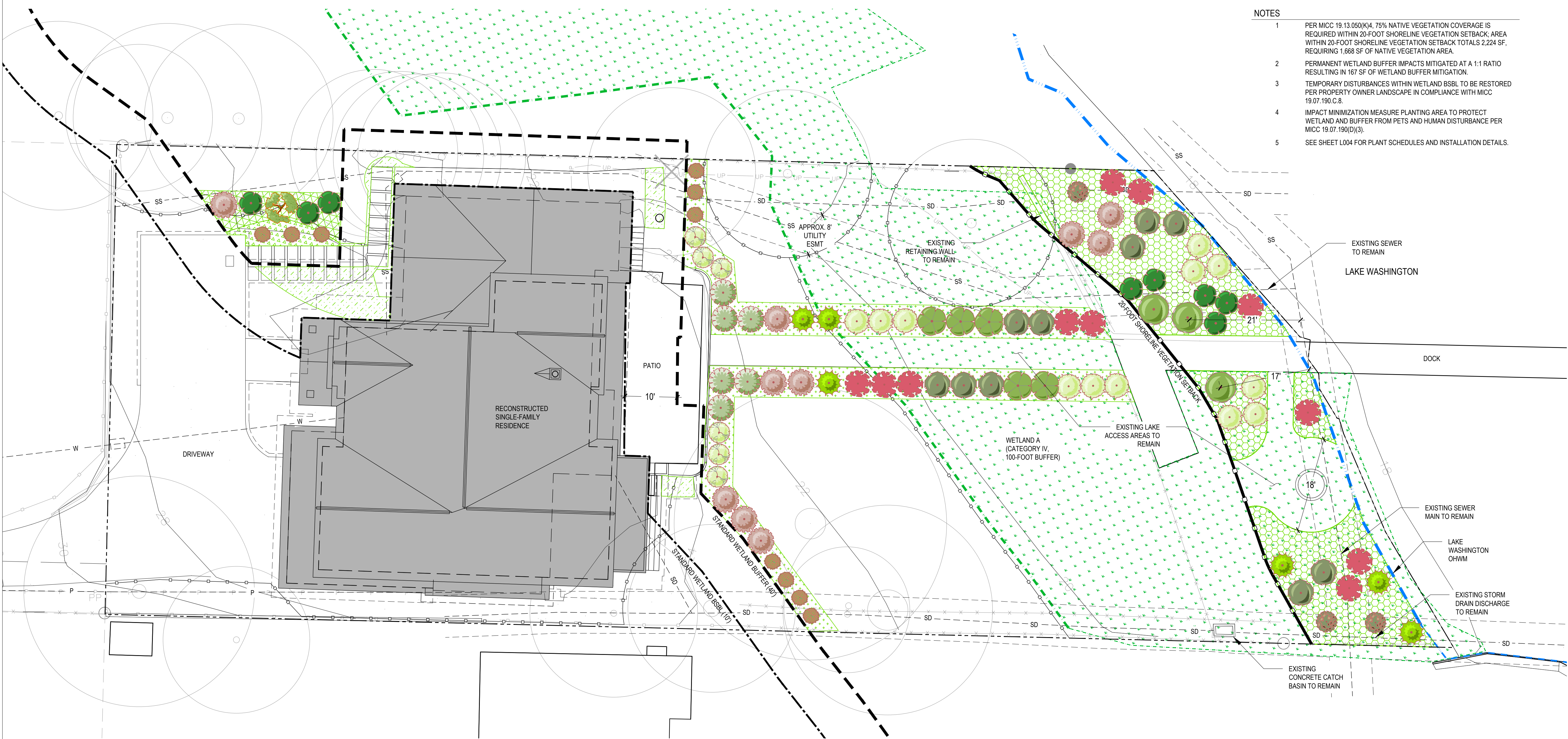
EXISTING

- PARCEL BOUNDARY
- DELINEATED WETLAND BOUNDARY
- APPROXIMATE WETLAND BOUNDARY
- DELINEATED OHWM
- APPROXIMATE OHWM



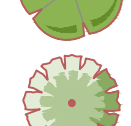


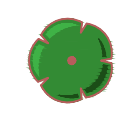






PROPOSED



- STANDARD WETLAND BUFFER (40')
- STANDARD WETLAND BSBL (10')
- SHORELINE VEGETATION SETBACK (20')
- SHORELINE VEGETATION AREA (1,668 SF)
- WETLAND BUFFER MITIGATION AREA (167 SF)
- WETLAND BUFFER TEMPORARY IMPACT RESTORATION AREA (74 SF)
- WETLAND BSBL RESTORATION AREA (274 SF)
- IMPACT MINIMIZATION MEASURE PLANTING AREA (1,323 SF)

- NOTES**
- 1 PER MICC 19.13.050(K)4, 75% NATIVE VEGETATION COVERAGE IS REQUIRED WITHIN 20-FOOT SHORELINE VEGETATION SETBACK; AREA WITHIN 20-FOOT SHORELINE VEGETATION SETBACK TOTALS 2,224 SF, REQUIRING 1,668 SF OF NATIVE VEGETATION AREA.
 - 2 PERMANENT WETLAND BUFFER IMPACTS MITIGATED AT A 1:1 RATIO RESULTING IN 167 SF OF WETLAND BUFFER MITIGATION.
 - 3 TEMPORARY DISTURBANCES WITHIN WETLAND BSBL TO BE RESTORED PER PROPERTY OWNER LANDSCAPE IN COMPLIANCE WITH MICC 19.07.190.C.8.
 - 4 IMPACT MINIMIZATION MEASURE PLANTING AREA TO PROTECT WETLAND AND BUFFER FROM PETS AND HUMAN DISTURBANCE PER MICC 19.07.190(D)3.
 - 5 SEE SHEET L004 FOR PLANT SCHEDULES AND INSTALLATION DETAILS.



PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	ACER CIRCINATUM / VINE MAPLE	1 GALLON	72" o.c.	3
	CORNUS SERICEA / RED TWIG DOGWOOD	1 GALLON	60" o.c.	11
	LONICERA INVOLUCRATA / TWINBERRY	1 GALLON	60" o.c.	5
	MORELLA CERIFERA / WAX MYRTLE	1 GALLON	60" o.c.	6
	PHYSOCARPUS CAPITATUS / PACIFIC NINEBARK	1 GALLON	60" o.c.	10
	RIBES SANGUINEUM / RED FLOWERING CURRANT	1 GALLON	60" o.c.	10
	ROSA NUTKANA / NOOTKA ROSE	1 GALLON	60" o.c.	6
	RUBUS PARVIFLORUS / THIMBLEBERRY	1 GALLON	48" o.c.	8
	RUBUS SPECTABILIS / SALMONBERRY	1 GALLON	60" o.c.	12
	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	1 GALLON	48" o.c.	6
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	1 GALLON	36" o.c.	10
	VIBURNUM TRILOBUM / HIGHBUSH CRANBERRY	1 GALLON	48" o.c.	3

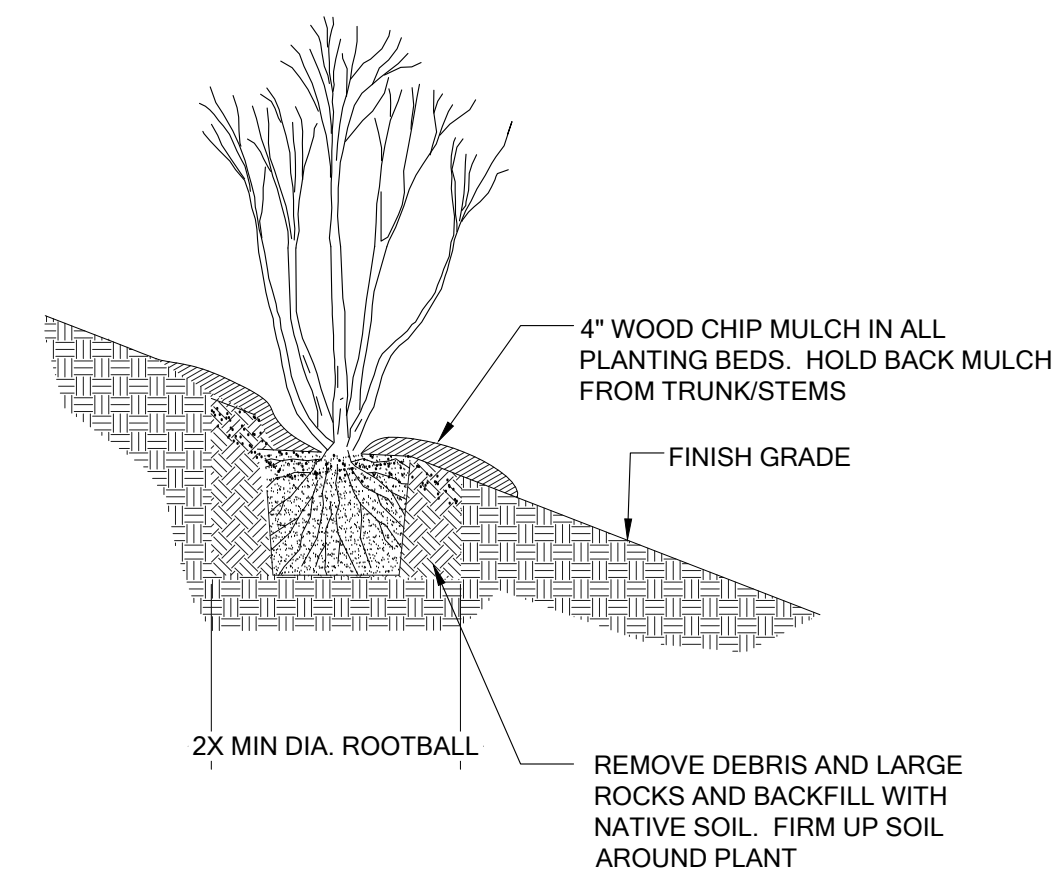
GROUNDCOVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GALLON	36" O. C	30
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	1 GALLON	36" O. C	30
	GAULTHERIA SHALLON / SALAL	1 GALLON	36" O. C	30
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GALLON	36" O. C	30
EMERGENTS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.
	ATHYRIUM FILIX-FEMINA / COMMON LADY FERN	1 GALLON	36" O. C	20
	CAREX OBNUPTA / SLOUGH SEDGE	1 GALLON	36" O. C	20
	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GALLON	36" O. C	20
	JUNCUS EFFUSUS / COMMON RUSH	1 GALLON	36" O. C	20
	SCIRPUS MICROCARPUS / SMALL-FRUITED BULRUSH	1 GALLON	36" O. C	20

NOTES

- EMERGENT PLANT SPECIES TO BE PLANTED ONLY WITHIN WETLAND PORTION OF MITIGATION AREA; GROUNDCOVER SPECIES TO BE PLANTED ONLY OUTSIDE OF WETLAND PORTION OF MITIGATION AREA.
- EMERGENT AND GROUNDCOVER PLANTS TO BE SPACED TRIANGULARLY AND ARRANGED BY SPECIES IN GROUPS OF 5-9 PLANTS.
- SEE SHEET L003 FOR MITIGATION PLANTING PLAN.

NOTES:

- PLANTING PIT SHALL NOT BE LESS THAN (2) TIMES THE WIDTH OF THE ROOT BALL DIA.
- LOOSEN SIDES AND BOTTOM OF PLANT PIT
- REMOVE FROM POT & ROUGH-UP ROOT BALL BEFORE INSTALLING. IF PLANT IS EXCEPTIONALLY ROOT-BOUND OR CONTAINS CIRCLING ROOTS, DO NOT PLANT AND RETURN TO NURSERY FOR AN ACCEPTABLE ALTERNATIVE. IF B&B STOCK, REMOVE ALL TWINE/WIRE, & REMOVE BURLAP FROM TOP 1/3RD OF ROOTBALL PRIOR TO PLANTING (NOTE: CONTAINER STOCK PREFERRED)
- SOAK PLANTING PIT AFTER PLANTING



1 CONTAINER PLANTING DETAIL Scale: NTS

PROJECT: _____
PRINCIPAL: LHM _____
PROJECT MANAGER: RK _____
DRAWN BY: RH _____
CHECKED BY: GM, RK _____
JOB NO.: 210734 _____
DATE: 05/11/2022 _____

REVISIONS:

NO.	DESCRIPTION	DATE
1	RESPONSE TO COMMENTS	11-7-2022

NOT FOR CONSTRUCTION
SCHEMATIC DESIGN
05/11/2022

MITIGATION NOTES

THE PROPOSED ADDITION TO A SINGLE FAMILY RESIDENCE AND ASSOCIATED SITE IMPROVEMENTS WILL INCREASE IMPERVIOUS SURFACE WITHIN THE 200-FOOT SHORELINE JURISDICTION BY 995 SQUARE FEET. ALL PROPOSED IMPROVEMENTS WILL OCCUR OUTSIDE OF THE 25-FOOT AND 50-FOOT SHORELINE SETBACKS AND COMPLY WITH ALLOWED IMPERVIOUS SURFACE MAXIMUMS IN THESE INNER AND OUTER SHORELINE SETBACKS. PROPOSED SITE IMPROVEMENTS AS CALCULATED BY STURMAN ARCHITECTS WILL INCREASE IMPERVIOUS LOT COVERAGE BY 13,468.4 SQUARE FEET. THEREFORE, 75% OF THE VEGETATION AREA (THE 20-FT SETBACK FROM THE LAKESHORE) WILL BE ENHANCED WITH NATIVE VEGETATION AS REQUIRED BY CITY CODE.

ALL IMPROVEMENTS WILL AVOID DIRECT WETLAND IMPACTS. PERMANENT WETLAND BUFFER IMPACTS RESULTING FROM CONVERTING THE EXITING BUFFER TO BBSL TOTAL 167 SQUARE FEET AND WILL BE MITIGATED FOR AT A ONE-TO-ONE RATIO. TEMPORARY WETLAND BUFFER IMPACTS TOTAL 74 SQUARE FEET, RESULTING FROM THE REMOVAL OF EXISTING IMPERVIOUS AREAS; TEMPORARY WETLAND BUFFER IMPACTS WILL BE RESTORED WITH NATIVE GROUNDCOVERS. ADDITIONALLY, 1,323 SQUARE FEET OF AREA LOCATED ALONG THE WETLAND BUFFER AND LAKE ACCESS PATH WILL BE PLANTED WITH A DENSE HEDGEROW OF NATIVE SHRUBS AS AN IMPACT MINIMIZATION MEASURE TO REDUCE BUFFER DISTURBANCES.

MAINTENANCE AND MONITORING PLAN

THE SITE SHALL BE MAINTAINED AND MONITORED FOR FIVE YEARS FOLLOWING SUCCESSFUL INSTALLATION. COMPONENTS OF THE 5-YEAR MAINTENANCE AND MONITORING PLAN ARE DETAILED BELOW.

GOALS

1. MAINTAIN NO NET LOSS OF SHORELINE SETBACK FUNCTIONS.
2. RESTORE TEMPORARY DISTURBANCE AREAS TO AN EQUIVALENT OR GREATER CONDITION.
3. INCREASE NATIVE PLANT COVER AND DIVERSITY IN THE SHORELINE.
4. MAINTAIN LOW INVASIVE PLANT COVER IN THE MITIGATION AREAS.

PERFORMANCE STANDARDS

THE PERFORMANCE OF THE MITIGATION AREA WILL BE GAUGED USING STANDARDS DESIGNED TO MEASURE ITS SUCCESS. IF PERFORMANCE STANDARDS ARE MET AT THE END OF YEAR 5, THE SITE WILL THEN BE DEEMED SUCCESSFUL. THE PERFORMANCE STANDARDS BELOW ONLY APPLY TO PLANTINGS WITHIN THE WETLAND BUFFER MITIGATION AREA AND SHORELINE VEGETATION AREAS.

SURVIVAL:

1. ACHIEVE 100% SURVIVAL OF INSTALLED SHRUBS BY THE END OF YEAR 1. THIS STANDARD CAN BE MET THROUGH PLANT ESTABLISHMENT OR THROUGH REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.
2. A SURVIVAL STANDARD OF 80% OF NATIVE SHRUBS, GROUNDCOVER, AND EMERGENT PLANTS BY YEAR 5 MAY APPLY IN LIEU OF STANDARD 4, BELOW, IN THE CASE THAT STANDARD 4 IS NOT ACHIEVED.

NATIVE VEGETATION COVER:

3. ACHIEVE 60% COVER OF SHRUBS, GROUNDCOVER, AND EMERGENT PLANTS BY YEAR 3. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
4. ACHIEVE 80% COVER OF NATIVE SHRUBS, GROUNDCOVER, AND EMERGENT PLANTS BY YEAR 5. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.

INVASIVE VEGETATION COVER:

5. INVASIVE COVER: NO MORE THAN 10% COVER BY INVASIVE WEED SPECIES IN THE WETLAND BUFFER MITIGATION AREA OR SHORELINE VEGETATION AREAS IN ANY MONITORING YEAR.

SPECIES DIVERSITY:

6. ESTABLISH AT LEAST EIGHT SPECIES OF NATIVE SHRUBS, THREE SPECIES OF NATIVE GROUNDCOVER, AND THREE SPECIES OF NATIVE EMERGENT PLANTS WITHIN THE WETLAND BUFFER MITIGATION AREA AND SHORELINE VEGETATION AREAS.

MAINTENANCE AND MONITORING

MONITORING PLAN

THIS MONITORING PROGRAM IS DESIGNED TO TRACK THE SUCCESS OF THE MITIGATION SITE OVER TIME AND TO MEASURE THE DEGREE TO WHICH IT IS MEETING THE PERFORMANCE STANDARDS OUTLINED ELSEWHERE IN THIS DOCUMENT.

AN AS-BUILT PLAN WILL BE PREPARED BY THE **RESTORATION SPECIALIST** PRIOR TO THE BEGINNING OF THE MONITORING PERIOD. THE AS-BUILT PLAN WILL BE A MARK-UP OF THE PLANTING PLANS INCLUDED IN THIS PLAN SET. THE AS-BUILT PLAN WILL DOCUMENT ANY DEPARTURES IN PLANT PLACEMENT OR OTHER COMPONENTS FROM THE ACCEPTED MITIGATION PLAN.

MONITORING WILL TAKE PLACE TWICE ANNUALLY FOR FIVE YEARS. DURING EACH YEAR THERE WILL BE A SPRING AND A LATE SUMMER OR FALL VISIT. FIRST-YEAR MONITORING WILL BE PERFORMED IN THE FIRST SPRING SUBSEQUENT TO INSTALLATION. IN YEAR 1, A TOTAL PLANT COUNT WILL BE CONDUCTED. IN YEARS 2 AND 3, REPRESENTATIVE SAMPLES OF THE MITIGATION AREA WILL BE ASSESSED AND PROGRESS TOWARD THE PERFORMANCE STANDARDS MEASURED. VISUAL COVER CLASS ESTIMATES WILL BE USED TO EVALUATE NATIVE COVER. IF 80% COVER BY NATIVE TREES AND SHRUBS IS NOT ACHIEVED IN YEAR 5, A FULL PLANT COUNT WILL BE CONDUCTED TO MEASURE SURVIVAL (SEE PERFORMANCE STANDARD 2.). INVASIVE SPECIES COVER WILL BE VISUALLY ESTIMATED IN EACH YEAR.

THE SPRING MONITORING VISIT WILL RECORD MAINTENANCE ISSUES SUCH AS THE NEED FOR PLANT REPLACEMENT AND INVASIVE SPECIES REMOVAL. FOLLOWING THE SPRING VISIT, THE **RESTORATION SPECIALIST** WILL NOTIFY THE OWNER AND/OR MAINTENANCE CREWS OF NECESSARY EARLY GROWING SEASON MAINTENANCE NEEDS. THE LATE SUMMER/EARLY FALL MONITORING VISIT WILL INCLUDE PERFORMANCE STANDARD MEASUREMENTS AND A SUBSEQUENT ANNUAL REPORT SUBMITTED TO THE CITY OF MERCER ISLAND. THE REPORT WILL CONTAIN:

1. GENERAL SUMMARY OF THE SPRING VISIT.
2. FIRST-YEAR COUNTS OF PLANTS BY SPECIES IN THE PLANTED AREA.
3. COUNTS OF DEAD PLANTS WHERE MORTALITY IS SIGNIFICANT IN ANY MONITORING YEAR.
4. ESTIMATE OF NATIVE SAPLING TREE AND SHRUB COVER USING VISUAL COVER CLASS ESTIMATES.
5. ESTIMATE OF INVASIVE WEEDY COVER USING VISUAL COVER CLASS ESTIMATES.
6. PHOTOGRAPHIC DOCUMENTATION FROM FIXED REFERENCE POINTS.
7. RECOMMENDATIONS FOR MAINTENANCE OR REPAIR OF ANY PORTION OF THE MITIGATION AREA.

MAINTENANCE PLAN

THE SITE WILL BE MAINTAINED FOR FIVE YEARS FOLLOWING COMPLETION OF THE CONSTRUCTION. NOTE: SPECIFICATIONS FOR ITEMS IN **BOLD** CAN BE FOUND ABOVE UNDER "MATERIAL SPECIFICATIONS AND DEFINITIONS."

1. REPLACE EACH PLANT FOUND DEAD IN THE SUMMER MONITORING VISITS DURING FROST-FREE PERIODS ONLY IN THE UPCOMING FALL DORMANT SEASON (OCTOBER 15 TO MARCH 1) FOR THE FIRST MONITORING YEAR. REPLACE PLANTS AS DIRECTED IN MONITORING REPORTS.
2. FOLLOW THE RECOMMENDATIONS NOTED IN THE SPRING MONITORING SITE VISIT.
3. GENERAL WEEDING FOR ALL PLANTED AREAS.
4. AT LEAST TWICE YEARLY, REMOVE ALL COMPETING GRASS AND WEEDS, INCLUDING ROOTS, FROM BENEATH EACH INSTALLED PLANT AND ANY DESIRABLE VOLUNTEER VEGETATION TO A DISTANCE OF 18 INCHES FROM THE MAIN PLANT STEM. WEEDING SHOULD OCCUR AT LEAST TWICE DURING THE SPRING AND SUMMER. FREQUENT WEEDING WILL RESULT IN LOWER MORTALITY AND LOWER PLANT REPLACEMENT COSTS.
5. MORE FREQUENT WEEDING MAY BE NECESSARY DEPENDING ON WEED CONDITIONS THAT DEVELOP AFTER PLAN INSTALLATION.
6. DO NOT WEED THE AREA NEAR THE PLANT BASES WITH STRING TRIMMER (WEED WHACKER/WEED EATER). NATIVE PLANTS ARE EASILY DAMAGED OR KILLED, AND WEEDS EASILY RECOVER AFTER TRIMMING.
7. TO KEEP WEED COVERAGE THROUGHOUT THE PLANTING AREA BELOW THE 10% THRESHOLD.

8. APPLY SLOW RELEASE GRANULAR **FERTILIZER** TO EACH INSTALLED PLANT ANNUALLY IN THE SPRING (BY JUNE 1) OF YEARS 2 THROUGH 5.
9. MULCH THE WEEDED AREAS BENEATH EACH PLANT WITH **WOOD CHIPS** AS NECESSARY TO MAINTAIN A 4-INCH-THICK WOOD CHIP MULCH LAYER AND KEEP DOWN WEEDS.
10. THE APPLICANT SHALL ENSURE THAT WATER IS PROVIDED FOR THE ENTIRE PLANTED AREA WITH A MINIMUM OF 2 INCHES OF WATER PROVIDED PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR AT LEAST THE FIRST TWO YEARS FOLLOWING INSTALLATION.

MITIGATION AREA WORK SEQUENCE (SEE MATERIALS FOR ITEMS IN BOLD)

A RESTORATION SPECIALIST SHALL MAKE SITE VISITS TO VERIFY THE FOLLOWING PROJECT MILESTONES:

1. MARK THE CLEARING LIMITS WITH HIGH VISIBILITY FENCING OR SIMILAR MEANS.
2. INSTALL NATIVE PLANTS PER MITIGATION PLANTING PLAN AND PLANTING SCHEDULE AND INSTALLATION DETAILS ON SHEETS L003 AND L004.
 - a. NATIVE PLANT INSTALLATION SHALL OCCUR DURING THE DORMANT SEASON (OCTOBER 15TH THROUGH MARCH 1ST) IN FROST-FREE PERIODS ONLY.
 - b. LAYOUT PLANT MATERIAL PER PLAN FOR INSPECTION BY THE RESTORATION SPECIALIST. PLANT SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE RESTORATION SPECIALIST.
 - c. INSTALL PLANTS PER PLANTING DETAILS
3. WATER IN EACH PLANT THOROUGHLY TO REMOVE AIR POCKETS.
4. INSTALL A TEMPORARY IRRIGATION SYSTEM CAPABLE OF SUPPLYING AT LEAST 1-INCH OF WATER PER WEEK TO THE ENTIRE PLANTED AREA DURING THE DRY SEASON (JUNE 1ST THROUGH SEPTEMBER 30TH).

MATERIAL SPECIFICATIONS AND DEFINITIONS

1. **RESTORATION SPECIALIST:** WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS.
2. **IRRIGATION SYSTEM:** A SYSTEM CAPABLE OF DELIVERING AT LEAST TWO INCHES OF WATER PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION.
3. **WOOD CHIP MULCH:** 9-14.4(3) BARK OR WOOD CHIPS- WSDOT STANDARD SPEC. BARK OR WOOD CHIP MULCH SHALL BE DERIVED FROM DOUGLAS FIR, PINE, OR HEMLOCK SPECIES. IT SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE. SAWDUST SHALL NOT BE USED AS MULCH.

BARK OR WOOD CHIPS WHEN TESTED SHALL BE ACCORDING TO WSDOT TEST METHOD T 123 PRIOR PLACEMENT AND SHALL MEET THE FOLLOWING LOOSE VOLUME GRADATION:

SIEVE SIZE	PERCENT PASSING	
	MINIMUM	MAXIMUM
2"	95	100
NO. 4	0	30

CONTINGENCIES

IF THERE IS A SIGNIFICANT PROBLEM WITH THE RESTORATION AREAS MEETING PERFORMANCE STANDARDS, A CONTINGENCY PLAN WILL BE DEVELOPED AND IMPLEMENTED. CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO: SOIL AMENDMENT, ADDITIONAL PLANT INSTALLATION, AND PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION.

PLANT INSTALLATION SPECIFICATIONS

GENERAL NOTES

QUALITY ASSURANCE

1. PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
2. PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
3. TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUN SCALD WILL BE REJECTED.
4. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO FLORA OF THE PACIFIC NORTHWEST BY HITCHCOCK AND CRONQUIST, UNIVERSITY OF WASHINGTON PRESS, 2018 AND/OR TO A FIELD GUIDE TO THE COMMON WETLAND PLANTS OF WESTERN WASHINGTON & NORTHWESTERN OREGON, ED. SARAH SPEAR COOKE, SEATTLE AUDUBON SOCIETY, 1997.

DEFINITIONS

1. PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC.; SPRIGS, PLUGS, AND LINERS.
2. CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GROWS.

SUBSTITUTIONS

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
2. SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE RESTORATION CONSULTANT.
3. IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
4. SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION

1. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RESTORATION CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
2. PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
3. THE RESTORATION CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE RESTORATION CONSULTANT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENT OF PLANTS

1. PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
2. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
3. WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.)

SUBMITTALS

PROPOSED PLANT SOURCES

1. WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES

1. PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
2. HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

DELIVERY, HANDLING, & STORAGE

NOTIFICATION

CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS

1. TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
2. SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
3. HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
4. LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY

PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT

1. PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS AT THE CONSULTANT'S DISCRETION MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
2. PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANT MATERIAL

GENERAL

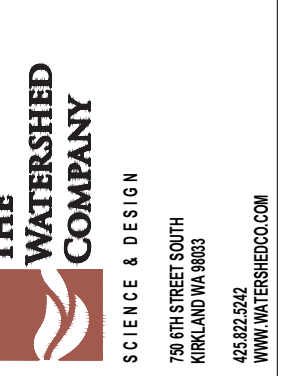
1. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES

SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES.

ROOT TREATMENT

1. CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
2. PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
3. ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.



SIMPSON RESIDENCE MITIGATION PLAN
645 E MERCER WAY, MERCER ISLAND, WA 98040

PROJECT:

PRINCIPAL: LHM
PROJECT MANAGER: RK
DRAWN BY: RH
CHECKED BY: GM, RK
JOB NO.: 219734
DATE: 05/11/2022

REVISIONS:

NO.	DESCRIPTION	DATE
1.	RESPONSE TO COMMENTS	11-12-2022

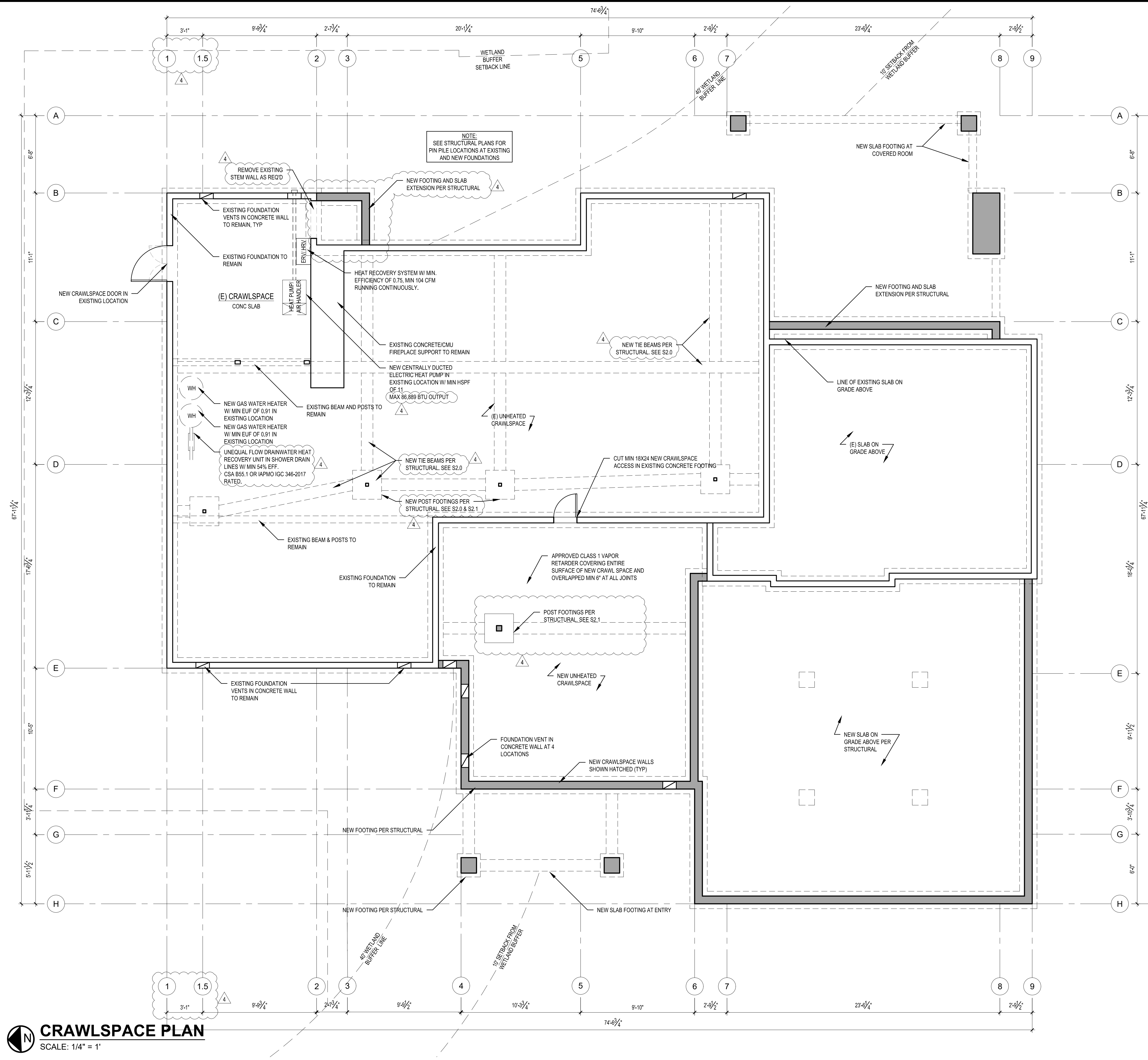
NOT FOR CONSTRUCTION

SCHEMATIC DESIGN

05/11/2022

PLANT INSTALLATION
SPECIFICATIONS
AND MITIGATION NOTES

L005



CRAWLSPACE VENT CALCULATIONS						
CODE REQUIREMENT			CALCULATIONS			
DESCRIPTION	SF AREA	1/300 SF REQUIRED VENTING	REQUIRED VENTING SQ. IN.	STANDARD VENT	X # OF VENTS	= TOTAL VENT AREA SQ. IN.
NEW CRAWL	462	1.54	221.95	72 SQ IN	X 4	= 288
EXISTING	2,070	6.90	993.60	72 SQ IN	X 5	= 360

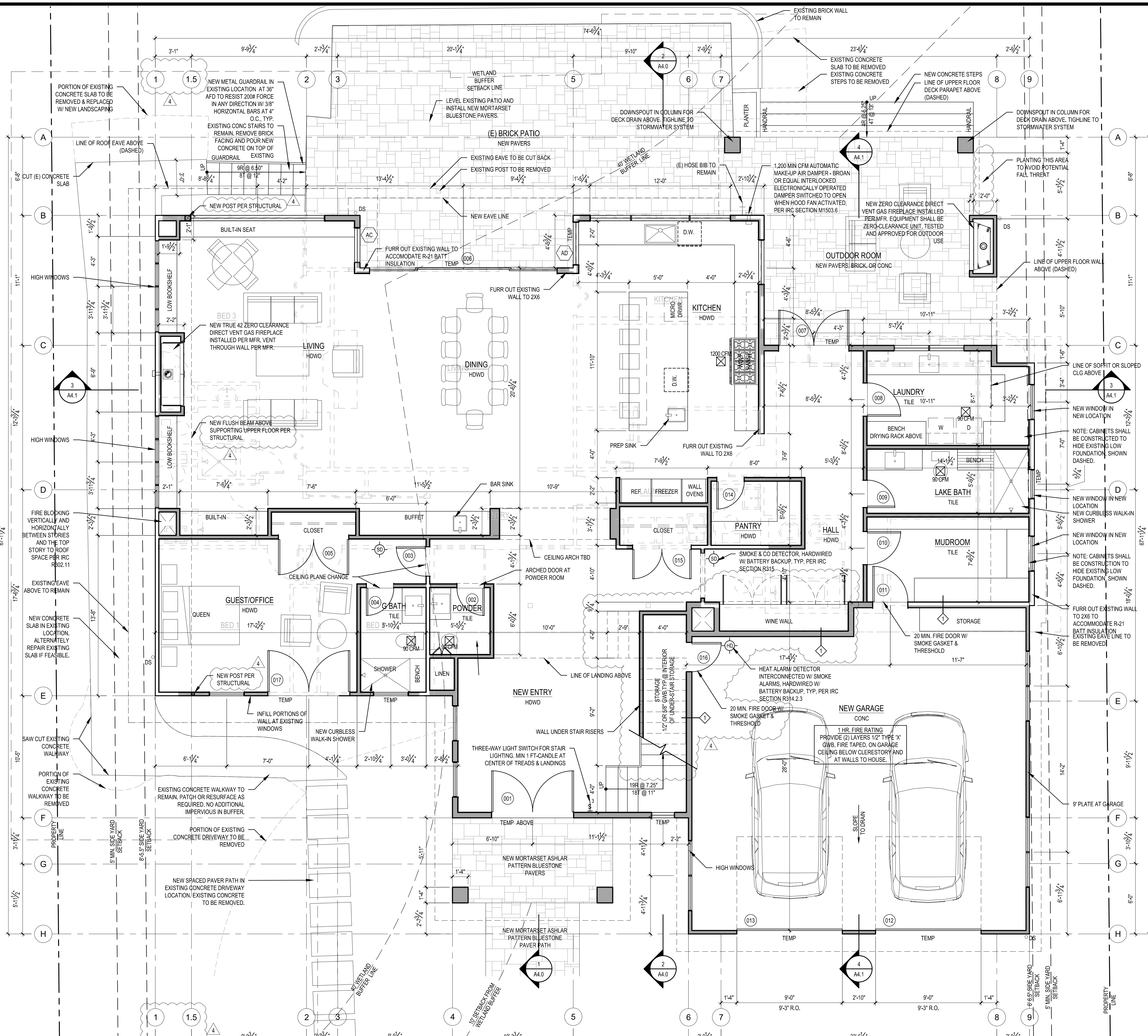
EXPANDED EXISTING CRAWLSPACE VENTING WILL ALSO HAVE 1,200 SQ IN OF VENTED CRAWLSPACE ACCESS DOOR FOR A TOTAL OF 1,560 SQ. IN. WHICH IS MORE THAN THE REQUIRED 993.6 SQ IN.

REVISIONS:	
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- WALL PARTITION TYPES:**
 N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)
- TYPICAL EXTERIOR WALL
 EXTERIOR WALL FINISH OF (2) LAYERS 60# BLDG. PAPER OF 1/2" CDX PLYWOOD OF 2x6 WOOD STUDS AT 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR, PROVIDE R-21 BATT INSULATION EXCEPT AROUND GARAGE.
 - TYPICAL INTERIOR PARTITION
 U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.
 - TYPICAL FURRED WALL
 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR, PROVIDE R-21 BATT INSULATION.
 - 1HR. FIRE RATED WALL
 5/8" THK GWB, TYPE 'X' OF 2x6 WD STUDS @ 16" O.C. PANELS NABLED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS FIN

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
 PERMIT SET 11/24/21

MAIN FLOOR PLAN
SCALE: 1/4" = 1'



LEGEND:

	EXISTING WALL TO REMAIN
	NEW WALL
	EXISTING WALL TO BE REMOVED
	EXISTING ITEM TO BE REMOVED
	OVERHEAD LINENWORK

- PLAN NOTES:**
- CONTRACTOR SHALL CONFIRM TO INSPECTOR CAPACITY OF ALL GUARDS AND HANDRAILS SHALL BE CAPABLE OF RESISTING 200# FORCE IN ANY DIRECTION.
 - EXISTING CEILING, WALL, OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION SHALL BE FILLED WITH INSULATION WHILE MAINTAINING CODE REQUIRED VENTILATION CLEARANCES. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.
 - ALL ROOMS WITHOUT GLAZING SHALL HAVE ARTIFICIAL LIGHTING ACROSS THE AREA OF THE ROOM PRODUCING AN AVERAGE 6 FOOT-CANDLES AT 30" ABOVE THE FLOOR.
 - AIRFLOW FOR WHOLE HOUSE EXHAUST FAN SHALL BE PROVIDED BY UNDERCUTTING INTERIOR DOORS BY 1/2" TYP.

WALL PARTITION TYPES:
N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

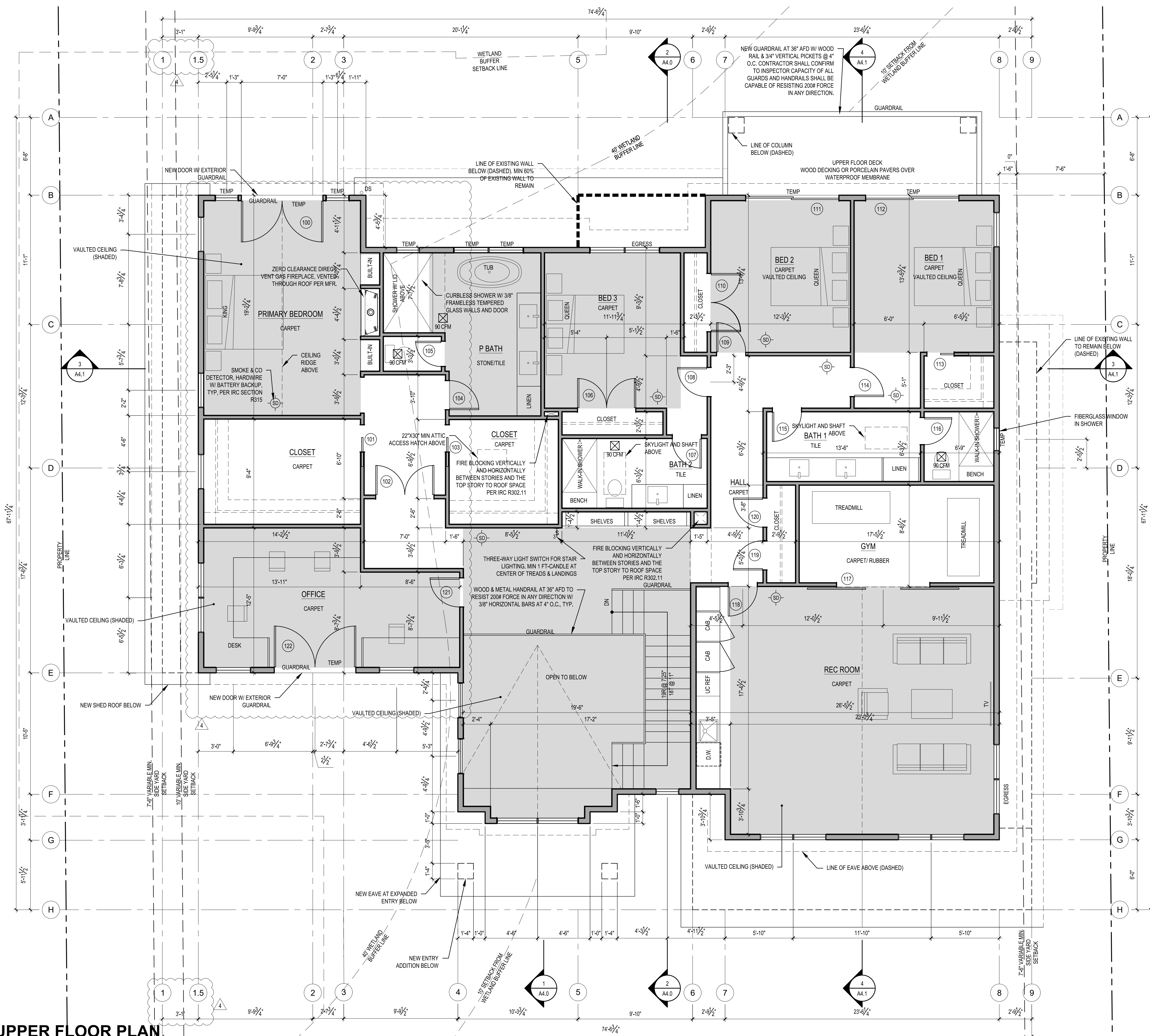
	TYPICAL EXTERIOR WALL EXTERIOR WALL FINISH OF (2) LAYERS 60# BLDG. PAPER @ 1/2" CDX PLYWOOD @ 2X6 WOOD STUDS AT 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION EXCEPT AROUND GARAGE.
	TYPICAL INTERIOR PARTITION U.N.O. ALL INTERIOR WALL SHALL BE 2X4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.
	TYPICAL FURRED WALL 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.
	1HR. FIRE RATED WALL 5/8" THK GWB, TYPE 'X' @ 2X6 WD STUDS @ 16" O.C. PANELS NABED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS FIN

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 11/24/21

REVISIONS:

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PLOT DATE: 1/20/2023
DRAWN BY: JM
CHECKED BY: BUS



PLAN NOTES:

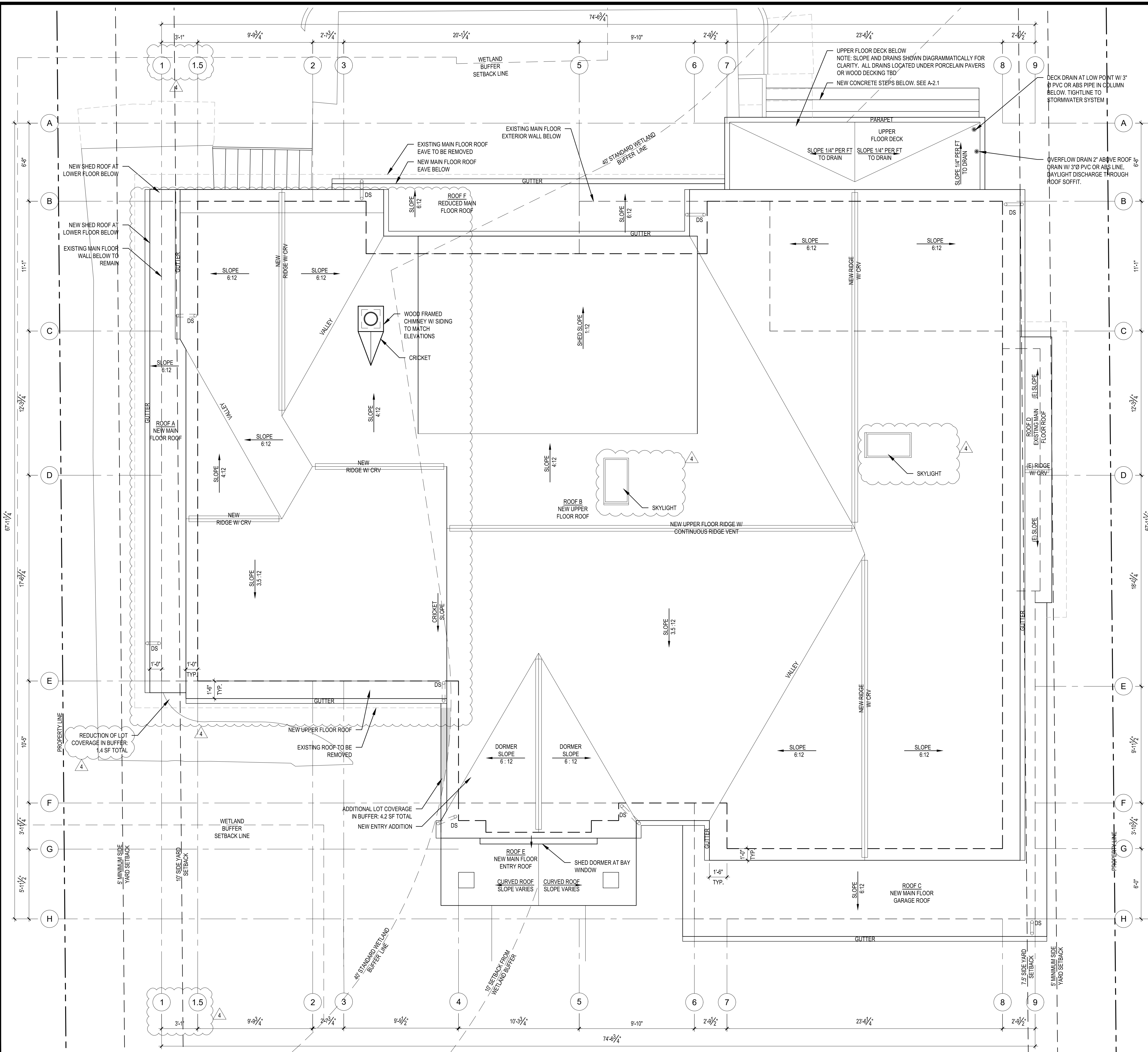
- CONTRACTOR SHALL CONFIRM TO INSPECTOR CAPACITY OF ALL GUARDS AND HANDRAILS SHALL BE CAPABLE OF RESISTING 200# FORCE IN ANY DIRECTION.
- EXISTING CEILING, WALL, OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION SHALL BE FILLED WITH INSULATION WHILE MAINTAINING CODE REQUIRED VENTILATION CLEARANCES. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.

WALL PARTITION TYPES:
 N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)

	TYPICAL EXTERIOR WALL EXTERIOR WALL FINISH @ (2) LAYERS 60# BLDG. PAPER @ 1/2" CDX PLYWOOD @ 2x6 WOOD STUDS AT 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION EXCEPT AROUND GARAGE.
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	TYPICAL FURRED WALL 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.
	1HR. FIRE RATED WALL 5/8" THK GWB, TYPE 'X' @ 2x6 WD STUDS @ 16" O.C. PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS FIN

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
 PERMIT SET 5/11/22

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



CODE REQUIREMENT	SF AREA	REQ. VENTING PER SF AREA		VENT TYPE		VENT L.F.	TOTAL VENT AREA SQ. IN.	SF CNV. 1/144	80% EFF FACT OR	TOTAL
		150	300	RIDGE	SOFFIT					
ROOF A	198.8		0.66	18 SQ. IN./FT.	1.5" VENT	40.9	736.2	5.11	4.09	4.09
ROOF B	3638.6		12.13	18 SQ. IN./FT.	1.5" VENT	119.8	2156.4	14.98	11.98	21.32
ROOF C	260		0.87	18 SQ. IN./FT.	1.5" VENT	55.1	991.8	6.89	5.51	5.51
ROOF D	61.4		0.20	18 SQ. IN./FT.	1.5" VENT	6.4	115.2	0.80	0.64	0.90
ROOF E	131.9		0.88	18 SQ. IN./FT.	1.5" VENT	24.9	448.2	3.11	2.49	2.49
ROOF F	179.1		1.19	18 SQ. IN./FT.	1.5" VENT	32.5	585	4.06	3.25	3.25

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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 5/11/22

STURMAN ARCHITECTS

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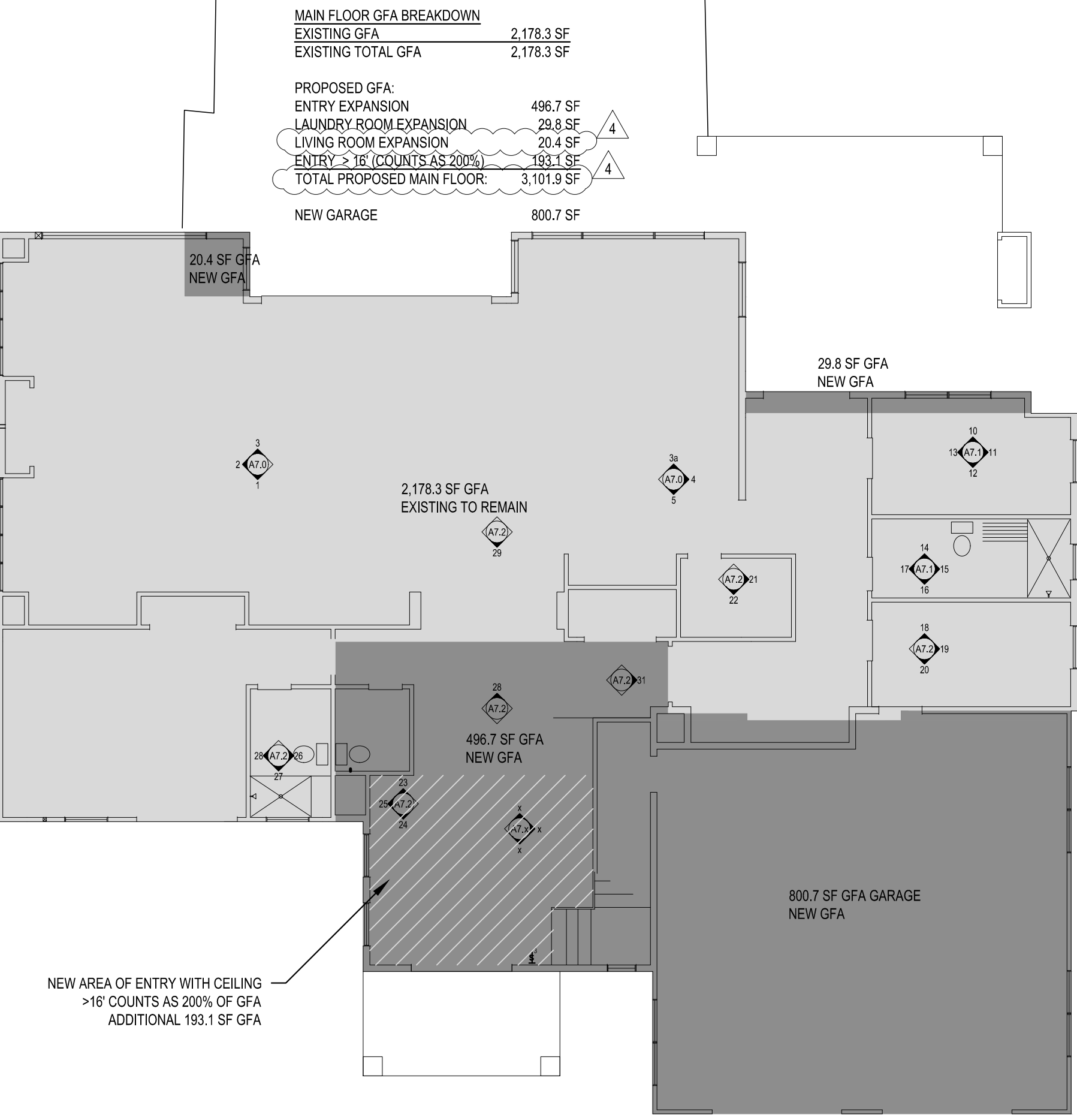
SIMPSON RESIDENCE
PERMIT REVISION
6454 E MERCER WAY
MERCER ISLAND, WA 98040

ROOF PLAN

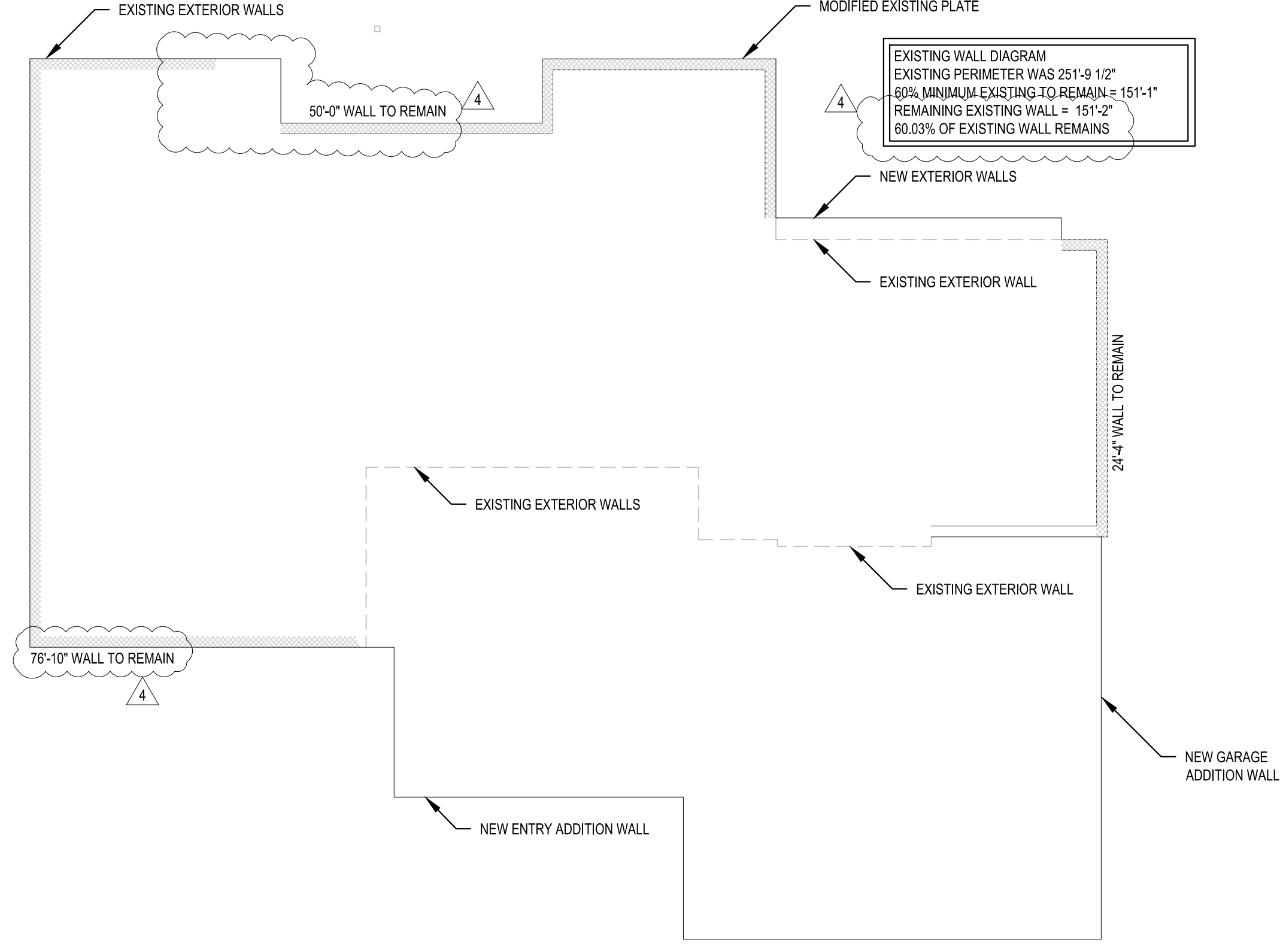
REVISIONS:
 11/04/2022 PERMIT CORRECTION
 11/22/2022 PERMIT CORRECTION
 12/14/2022 PERMIT CORRECTION
 1/18/2023 PERMIT CORRECTION

PLOT DATE: 1/19/2023
 DRAWN BY: LG
 CHECKED BY: BIS
 SHEET

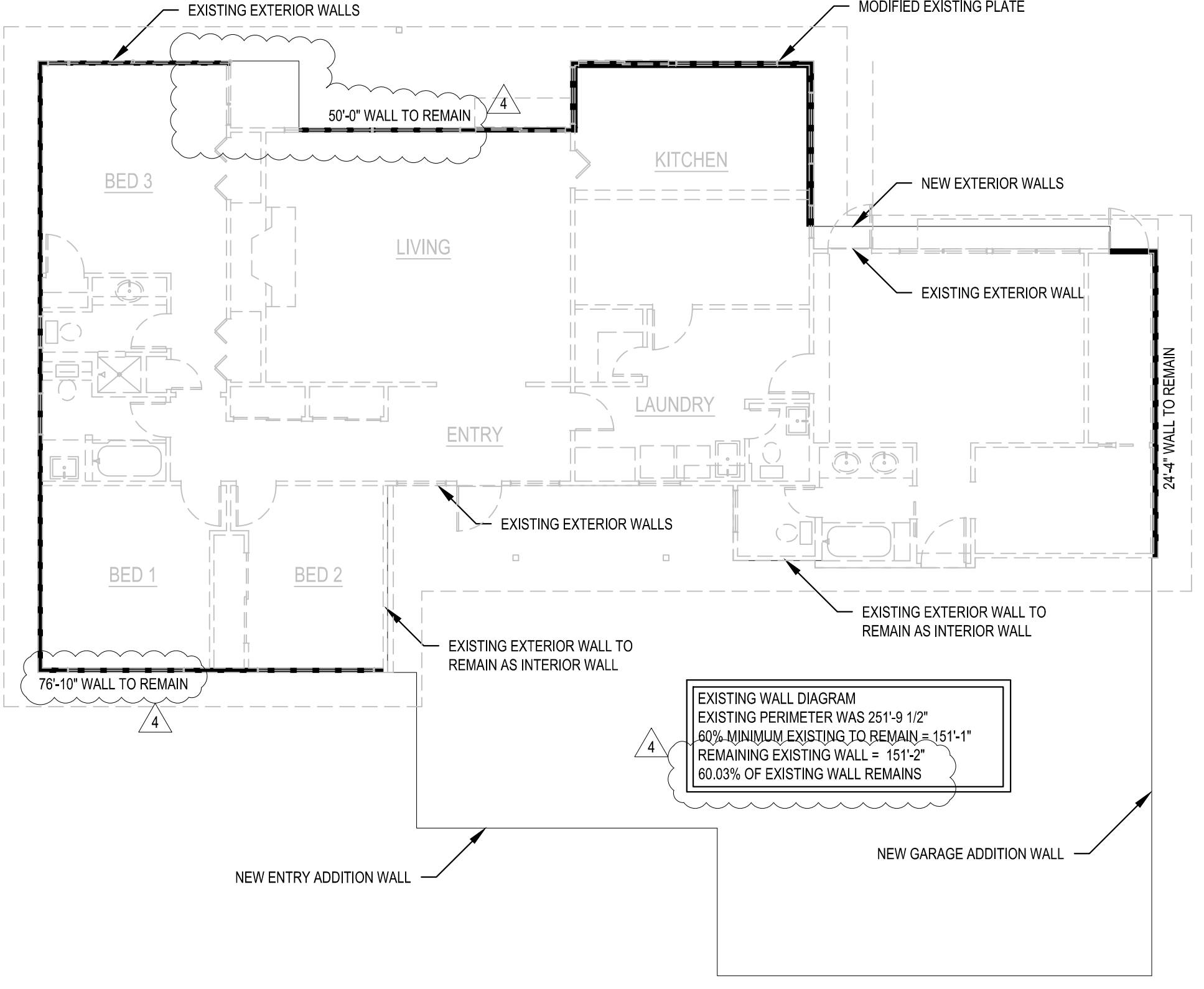
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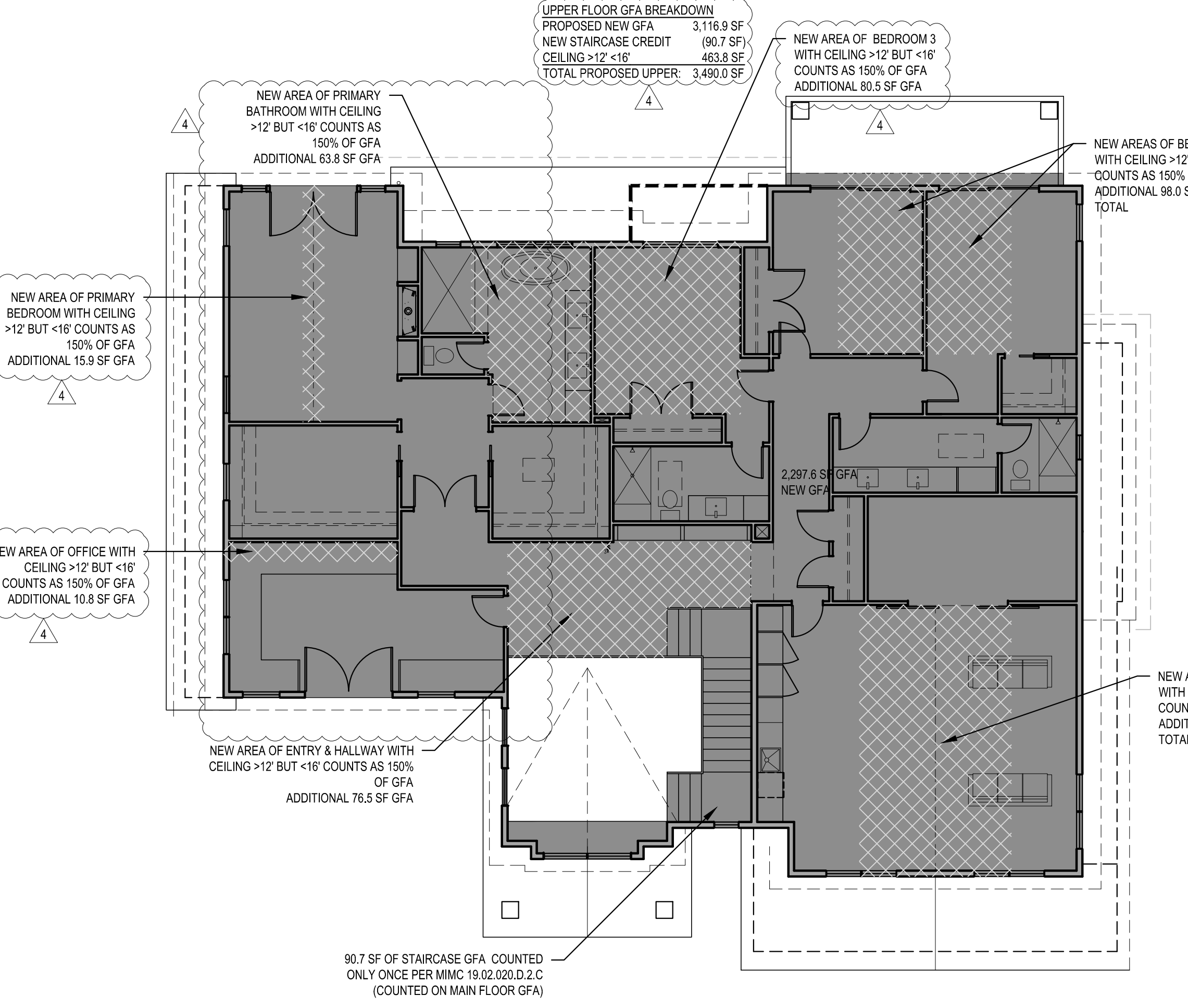
1 MAIN FLOOR GFA DIAGRAM
SCALE: 1/8" = 1'-0"



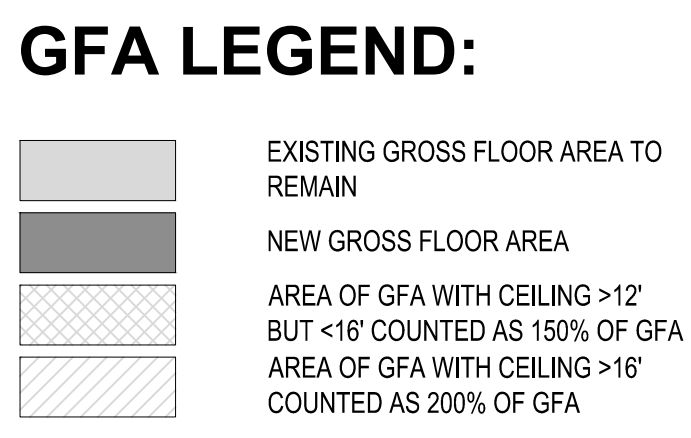
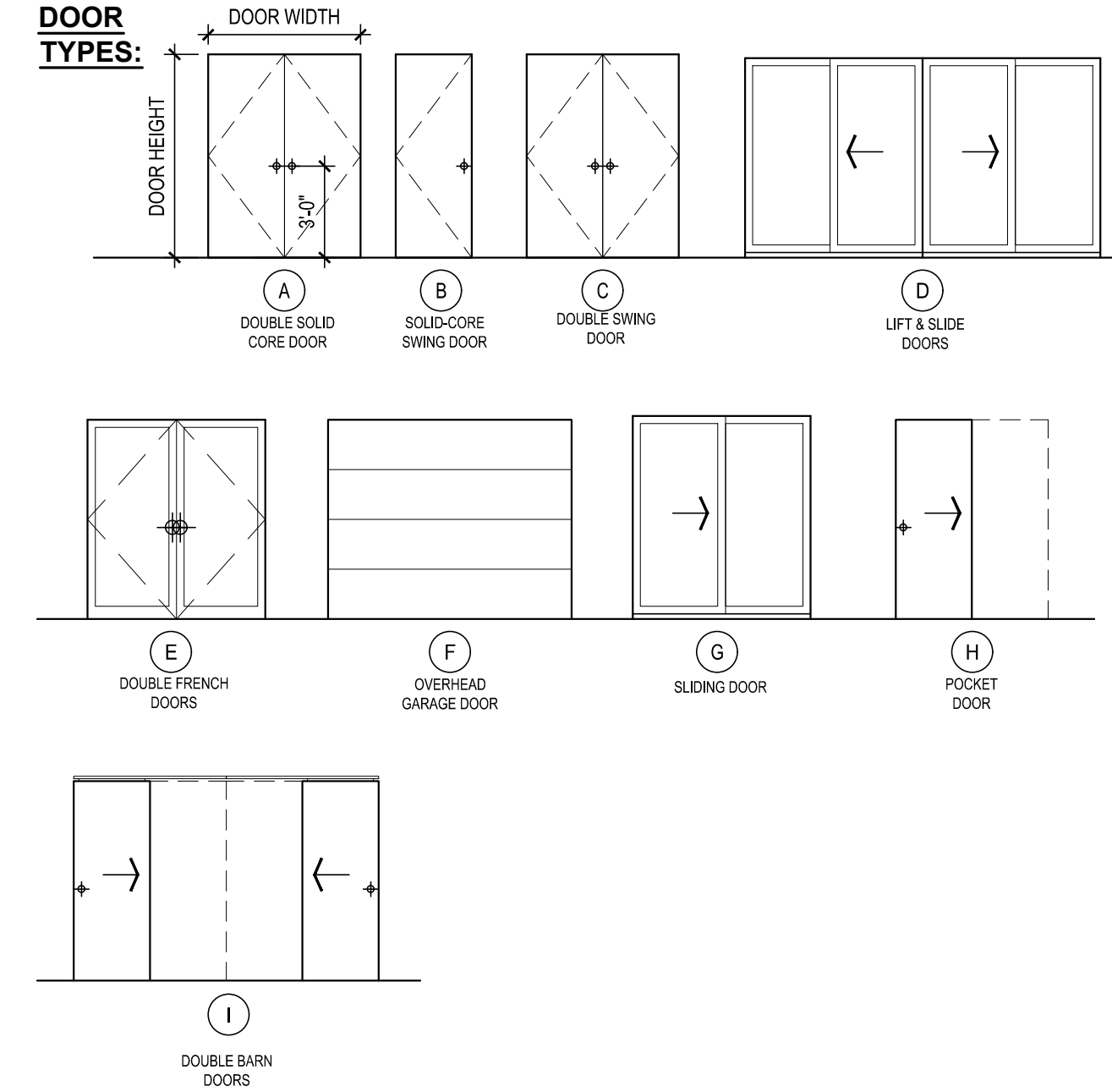
3 40% WALL ALTERATION DIAGRAM
SCALE: 1/8" = 1'-0"



4 WALL ALTERATION & ASBUILT PLAN
SCALE: 1/8" = 1'-0"



2 UPPER FLOOR GFA DIAGRAM
SCALE: 1/8" = 1'-0"



DOOR SCHEDULE

DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	FIN.	DOOR THK.	U-VAL. (MIN.)	OPENING	REMARKS
001	ENTRY	PR 3'-6"	9'-0"	A	-	-	1-3/4"	.28	NEW	ENTRY DOOR, ALIGN W/ TRANSOM ABOVE
002	POWDER	2'-4"	8'-0"	B	-	-	1-3/4"	-	NEW	
003	GUEST/ OFFICE	2'-6"	8'-0"	B	-	-	1-3/4"	-	NEW	
004	GUEST/ OFFICE BATH	2'-4"	8'-0"	B	-	-	1-3/4"	-	NEW	
005	GUEST/ OFFICE CLOSET	PR 3'-0"	8'-0"	C	-	-	1-3/4"	-	NEW	
006	DINING	16'-0"	9'-0"	D	Y	-	1-3/4"	.28	NEW	LIFT & SLIDE DOOR TBD
007	OUTDOOR ROOM	PR 3'-0"	8'-0"	E	Y	-	1-3/4"	.28	NEW	
008	LAUNDRY	2'-10"	8'-0"	B	-	-	1-3/4"	-	NEW	
009	LAKE BATH	2'-4"	8'-0"	B	-	-	1-3/4"	-	NEW	
010	MUDROOM	2'-10"	8'-0"	B	-	-	1-3/4"	-	NEW	
011	GARAGE	3'-0"	8'-0"	F	-	-	1-3/4"	.28	NEW	20 MIN DOOR W/ SMOKE GASKETS AND CLOSER
012	GARAGE OVERHEAD	9'-0"	8'-0"	F	-	-	1-3/4"	-	NEW	OVERHEAD DOOR
013	GARAGE OVERHEAD	9'-0"	8'-0"	F	-	-	1-3/4"	-	NEW	OVERHEAD DOOR
014	PANTRY	2'-4"	8'-0"	B	-	-	1-3/4"	-	NEW	
015	COAT CLOSET	PR 2'-6"	8'-0"	C	-	-	1-3/4"	-	NEW	
016	GARAGE	2'-6"	8'-0"	B	-	-	1-3/4"	.28	NEW	20 MIN DOOR W/ SMOKE GASKETS AND CLOSER
017	GUEST/ OFFICE	PR 3'-6"	8'-0"	E	Y	-	1-3/4"	.28	NEW	

DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	TEMP. GLASS	FIN.	DOOR THK.	U-VAL. (MIN.)	OPENING	REMARKS
100	P. BEDROOM BALCONY	PR 3'-6"	7'-0"	E	Y	-	1-3/4"	.28	NEW	TRANSOM ABOVE
101	PRIMARY CLOSET	2'-4"	8'-0"	H	-	-	1-3/4"	-	NEW	
102	PRIMARY BEDROOM	PR 2'-6"	8'-0"	C	-	-	1-3/4"	-	NEW	
103	PRIMARY CLOSET	2'-4"	8'-0"	H	-	-	1-3/4"	-	NEW	
104	PRIMARY BATH	2'-6"	8'-0"	B	-	-	1-3/4"	-	NEW	
105	PRIMARY BATH WC	2'-2"	8'-0"	B	-	-	1-3/4"	-	NEW	
106	BEDROOM 3 CLOSET	PR 2'-6"	8'-0"	C	-	-	1-3/4"	-	NEW	
107	BATH 2	2'-6"	8'-0"	B	-	-	1-3/4"	-	NEW	
108	BEDROOM 3	2'-6"	8'-0"	B	-	-	1-3/4"	-	NEW	
109	BEDROOM 2	2'-6"	8'-0"	B	-	-	1-3/4"	-	NEW	
110	BEDROOM CLOSET	PR 2'-6"	8'-0"	C	-	-	1-3/4"	-	NEW	
111	BEDROOM 2 DECK	8'-0"	7'-0"	G	Y	-	1-3/4"	.28	NEW	TRANSOM ABOVE
112	BEDROOM 1 DECK	8'-0"	7'-0"	G	Y	-	1-3/4"	.28	NEW	TRANSOM ABOVE
113	BEDROOM 1 CLOSET	2'-4"	8'-0"	H	-	-	1-3/4"	-	NEW	
114	BEDROOM 1	2'-6"	8'-0"	B	-	-	1-3/4"	-	NEW	
115	BATH 1	2'-6"	8'-0"	B	-	-	1-3/4"	-	NEW	
116	BATH 1	2'-6"	8'-0"	B	-	-	1-3/4"	-	NEW	
117	GYM	PR 4'-0"	8'-0"	I	-	-	1-3/4"	-	NEW	
118	REC ROOM	2'-6"	8'-0"	B	-	-	1-3/4"	-	NEW	
119	HALL CLOSET	2'-6"	8'-0"	B	-	-	1-3/4"	-	NEW	
120	HALL CLOSET	2'-6"	8'-0"	B	-	-	1-3/4"	-	NEW	
121	OFFICE	2'-6"	8'-0"	B	-	-	1-3/4"	-	NEW	
122	OFFICE BALCONY	PR 3'-6"	8'-0"	B	Y	-	1-3/4"	.28	NEW	
CS1	CRAWLSPACE ACCESS	±3'-1"	±4'-7"	J	-	-	1-3/4"	-	EXISTING	VERIFY EXISTING FRAMING AND JAMB CONDITION

SCHEDULE NOTES:

- 1) CONTRACTOR TO VERIFY ALL GLAZING SIZING AND DOOR DIMENSIONS IN FIELD PRIOR TO ROUGH FRAMING & ORDERING OF GLAZING WINDOW/DOOR MATERIALS. REVIEW SIZES AND ANY DISCREPANCIES W/ ARCHITECT.
- 2) ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE.
- 3) GLAZING INDORS AND/OR WITHIN 24" OF A DOOR TO BE TEMPERED. SEE EXTERIOR ELEVATION FOR TEMP. GLASS LOCATIONS.
- 5) 2015 WSEC & VIAQ RESIDENTIAL PRESCRIPTIVE OPTION 3 ADOPTED. GLAZING AREA INDICATED UNLIMITED. SEE ENERGY NOTE AT A1.0 SHEET FOR DETAILS.

ABBREVIATIONS:

- ALUM ALUMINUM
- MC METAL CLAD
- PRE-FIN PRE-FINISHED
- PNT PAINTED
- SCW SOLID CORE WOOD
- WD WOOD

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

REVISIONS:	11/04/2022	PERMIT CORRECTION
	11/22/2022	PERMIT CORRECTION
	12/14/2022	PERMIT CORRECTION
	11/18/2023	PERMIT CORRECTION

PLOT DATE: 1/19/2023

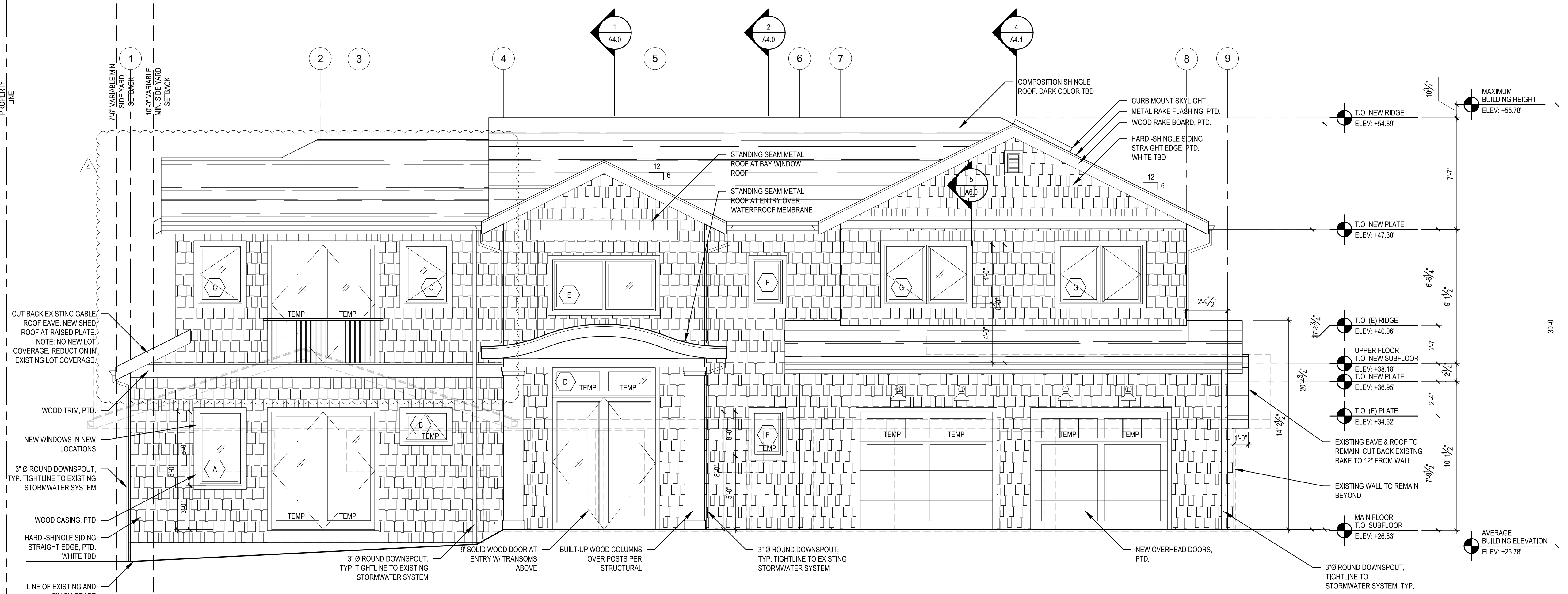
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CHECKED BY: BJS

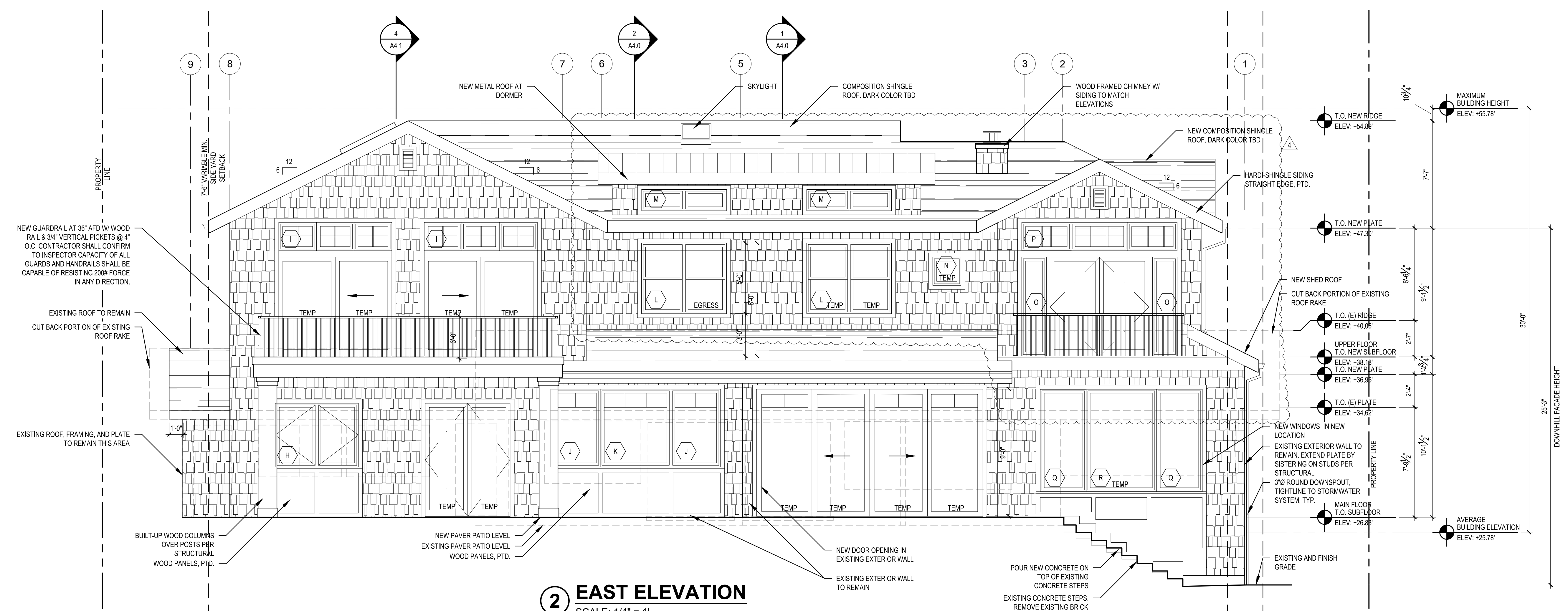
SHEET

A3.0

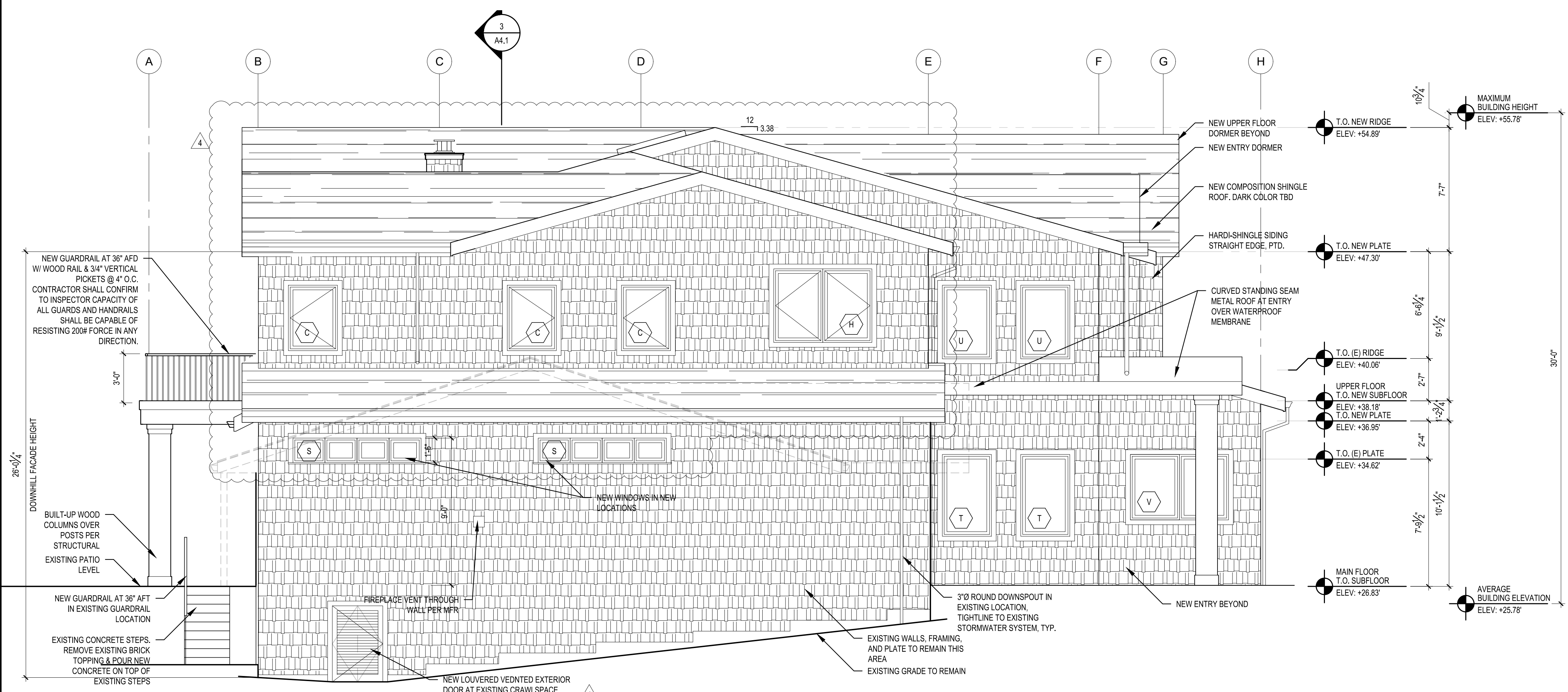
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
 PERMIT SET 5/11/22



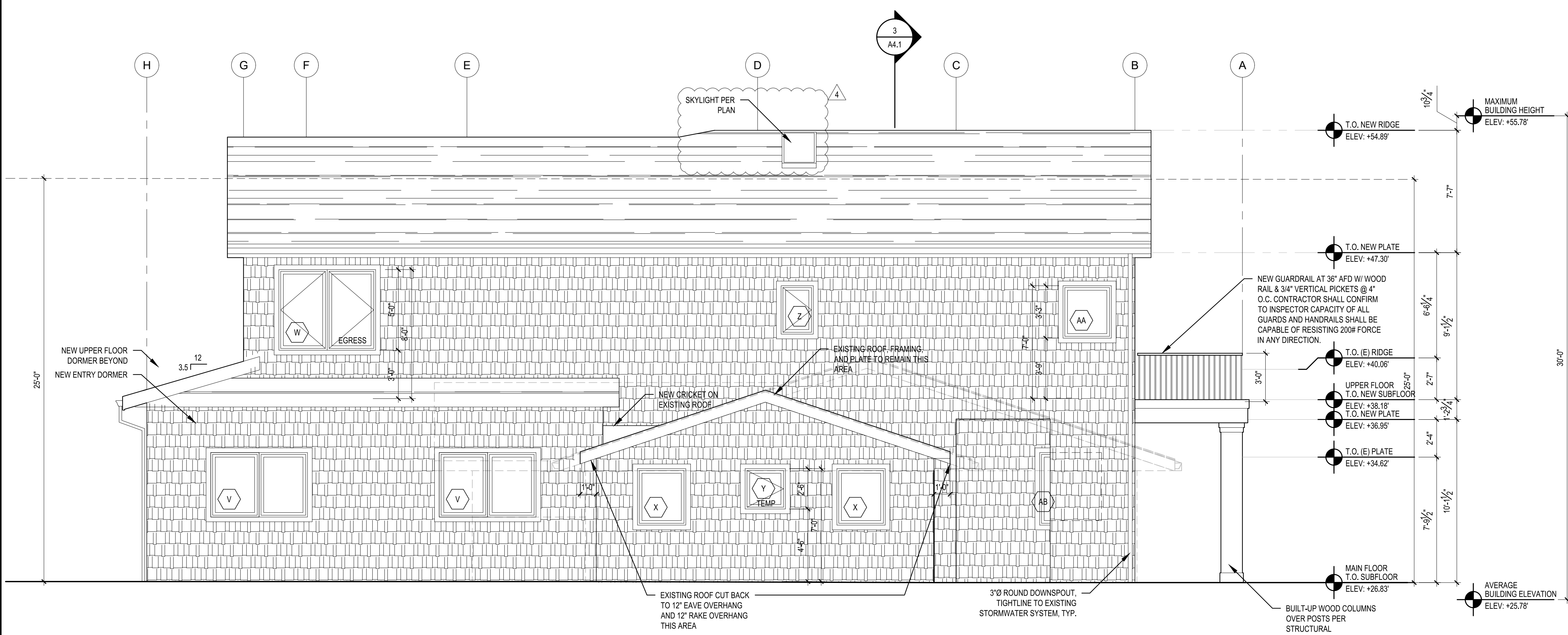
1 WEST ELEVATION
 SCALE: 1/4" = 1'



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



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



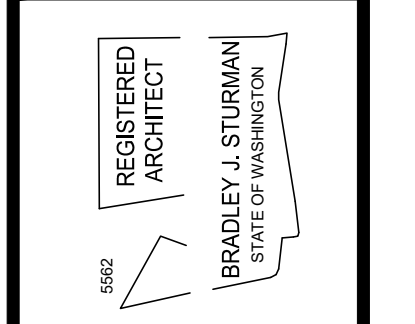
4 SOUTH ELEVATION
SCALE: 1/4" = 1'

WINDOW SCHEDULE

WINDOW MARK	DESCRIPTION	R.O. SIZE	TEMP.	QTY.	U-VALUE (MIN.)	GLAZING	REMARKS & NOTES
A	FIXED	3'-0" x 5'-0"	-	1	.28	LOW E / CLEAR	
B	AWNING	3'-0" x 2'-0"	Y	1	.28	LOW E / OBSCURED	FIBERGLASS WINDOW IN SHOWER
C	CASEMENT	3'-0" x 4'-0"	-	5	.28	LOW E / CLEAR	EGRESS
D	FIXED TRANSOM	7'-0" x 1'-10 1/2"	Y	2	.28	LOW E / CLEAR	TRANSOM UNIT, ALIGN W/ DOOR 001
E	FIXED ASSEMBLY	7'-0" x 3'-6"	-	1	.28	LOW E / CLEAR	
F	FIXED	2'-0" x 3'-0"	-	2	.28	LOW E / CLEAR	
G	CASEMENT ASSEMBLY	5'-8" x 4'-0"	-	2	.28	LOW E / CLEAR	EGRESS
H	CASEMENT ASSEMBLY	6'-0" x 4'-6"	Y	1	.28	LOW E / CLEAR	
I	TRANSOM ASSEMBLY	8'-0" x 2'-0"	Y	2	.28	LOW E / CLEAR	ALIGN W/ DOOR BELOW
J	FIXED	3'-6" x 5'-6"	Y	2	.28	LOW E / CLEAR	
K	FIXED	5'-0" x 5'-6"	Y	1	.28	LOW E / CLEAR	
L	SINGLE HUNG ASSEMBLY	6'-0" x 5'-0"	Y	2	.28	LOW E / CLEAR	EGRESS
M	TRANSOM ASSEMBLY	6'-0" x 1'-6"	-	2	.28	LOW E / CLEAR	TRANSOM UNIT, ALIGN W/ WINDOW L BELOW
N	FIXED	2'-0" x 2'-0"	Y	1	.28	LOW E / OBSCURED	FIBERGLASS WINDOW IN SHOWER
O	SIDELIGHT	1'-9" x 8'-0"	Y	2	.28	LOW E / CLEAR	
P	TRANSOM ASSEMBLY	5'-3" x 4'-6"	-	1	.28	LOW E / CLEAR	ALIGN W/ ADJACENT WINDOW R
Q	FIXED	3'-3" x 7'-3"	-	2	.28	LOW E / CLEAR	ALIGN W/ ADJACENT WINDOW R
R	FIXED	4'-11 1/2" x 7'-3"	Y	1	.28	LOW E / CLEAR	ALIGN W/ ADJACENT WINDOW Q
S	FIXED ASSEMBLY	7'-10" x 1'-6"	-	2	.28	LOW E / CLEAR	
T	FIXED	3'-0" x 5'-0"	-	2	.28	LOW E / CLEAR	
U	FIXED	3'-0" x 4'-6"	-	2	.28	LOW E / CLEAR	
V	FIXED ASSEMBLY	6'-0" x 4'-0"	-	3	.28	LOW E / CLEAR	
W	CASEMENT ASSEMBLY	6'-0" x 5'-0"	-	1	.28	LOW E / CLEAR	EGRESS
X	FIXED	3'-0" x 3'-6"	-	2	.28	LOW E / CLEAR	
Y	CASEMENT	2'-6" x 2'-6"	Y	1	.28	LOW E / OBSCURED	FIBERGLASS WINDOW IN SHOWER
Z	CASEMENT	2'-0" x 3'-0"	Y	1	.28	LOW E / OBSCURED	FIBERGLASS WINDOW IN SHOWER
AA	FIXED	3'-0" x 3'-3"	-	1	.28	LOW E / CLEAR	
AB	FIXED	3'-10" x 4'-6"	-	1	.28	LOW E / CLEAR	
AC	FIXED	3'-8" x 4'-6"	-	1	.28	LOW E / CLEAR	
AD	FIXED ASSEMBLY	3'-0" x 7'-3"	-	1	.28	LOW E / CLEAR	ALIGN W/ ADJACENT WINDOW R

SCHEDULE NOTES:

- 1.) CONTRACTOR TO VERIFY ALL GLAZING SIZING, AND DOOR DIMENSIONS IN FIELD PRIOR TO ROUGH FRAMING & ORDERING OF GLAZING WINDOW/DOOR MATERIALS. REVIEW SIZES AND ANY DISCREPANCIES W/ ARCHITECT.
- 2.) ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE.
- 3.) ALL OPERABLE WINDOWS TO HAVE SCREENS.
- 4.) GLAZING INDOORS AND/OR WITHIN 24" OF A DOOR TO BE TEMPERED. SEE EXTERIOR ELEVATION FOR TEMP. GLASS LOCATION & EGRESS WINDOWS.
- 5.) 2015 WSEC & VIAQ RESIDENTIAL PRESCRIPTIVE OPTION 3 ADOPTED. GLAZING AREA INDICATED UNLIMITED. SEE ENERGY NOTE AT A1.0 SHEET FOR DETAILS.
- 6.) ALL SKYLIGHTS SHALL BE FULLY TEMPERED OVER LAMINATED GLASS
- 7.) ALL DOORS AND WINDOWS MARKED AS EXISTING SHALL REMAIN.



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REVISIONS:

11/04/2022	PERMIT CORRECTION
11/22/2022	PERMIT CORRECTION
12/14/2022	PERMIT CORRECTION
1/18/2023	PERMIT CORRECTION

PLOT DATE: 1/19/2023
DRAWN BY: LG
CHECKED BY: BJS

SHEET **A3.1**

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SET 5/11/22

REVISIONS:	11/04/2022	PERMIT CORRECTION
	11/22/2022	PERMIT CORRECTION
	12/14/2022	PERMIT CORRECTION
	11/02/2023	PERMIT CORRECTION

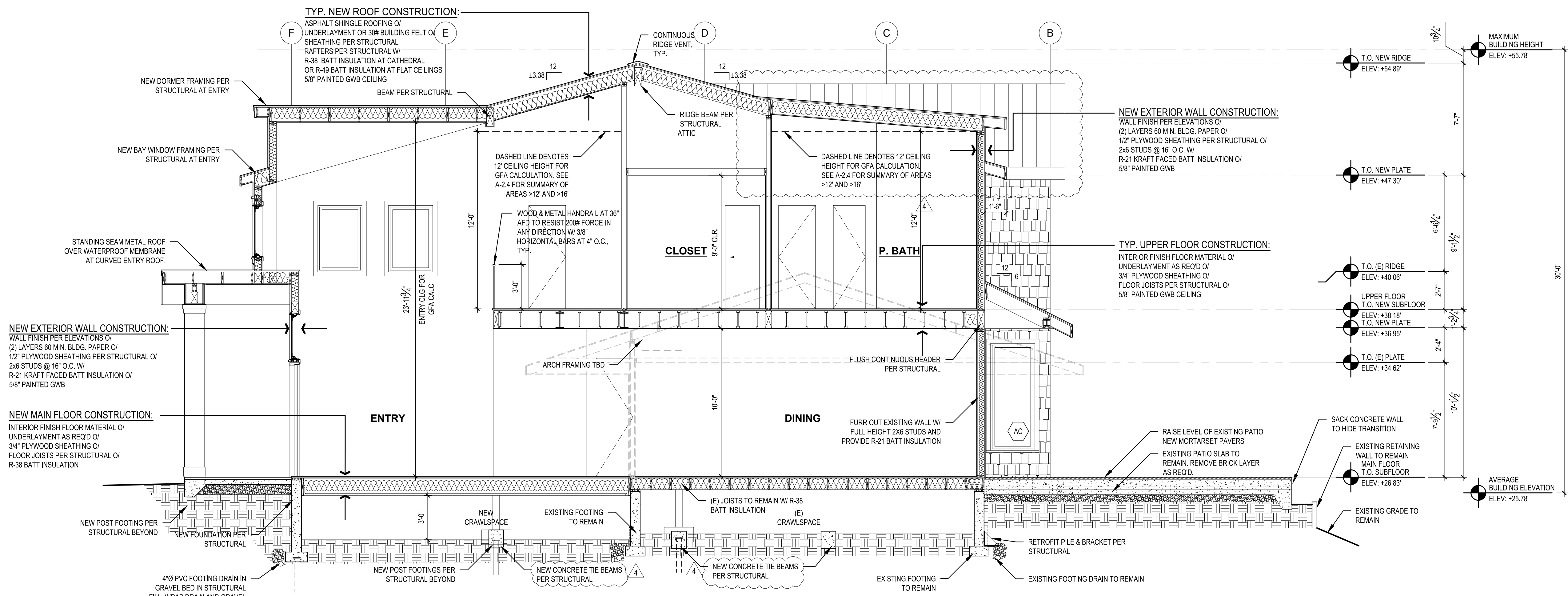
PLOT DATE: 1/19/2023

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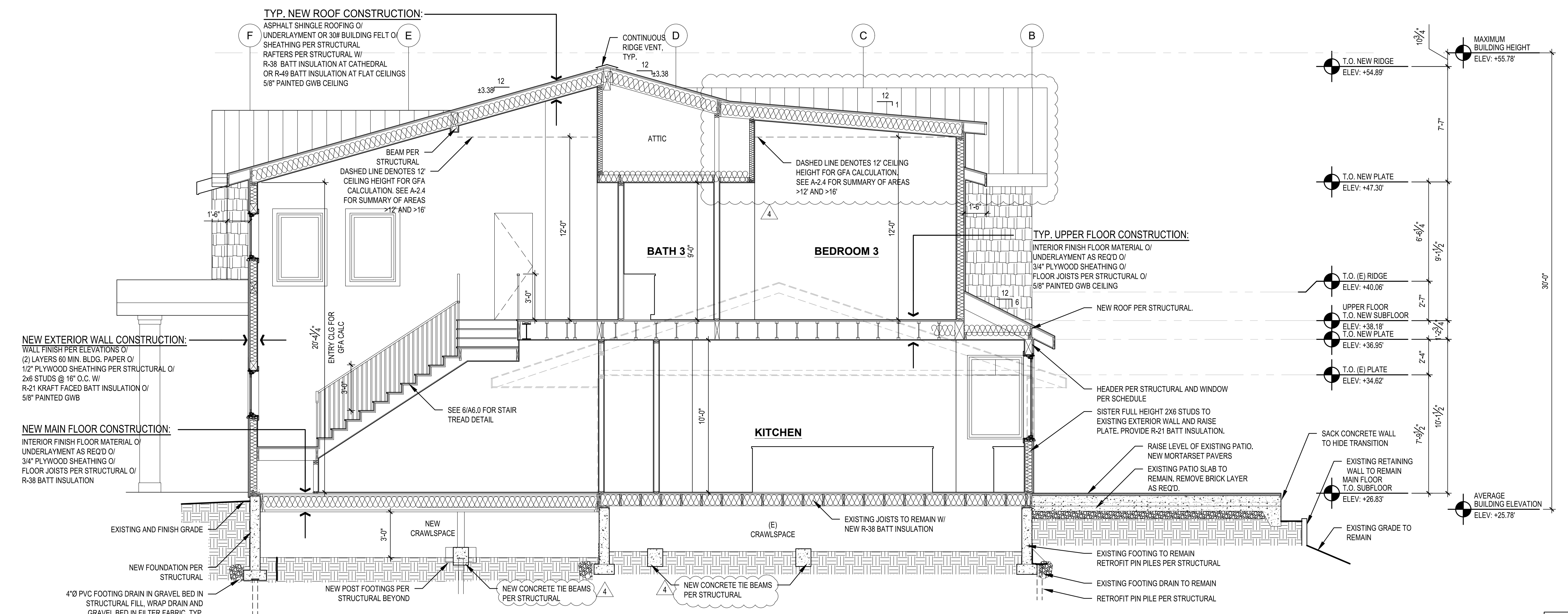
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SHEET

A4.0



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



2 BUILDING SECTION @ STAIR
 SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
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	11/22/2022	PERMIT CORRECTION
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PLOT DATE: 1/19/2023

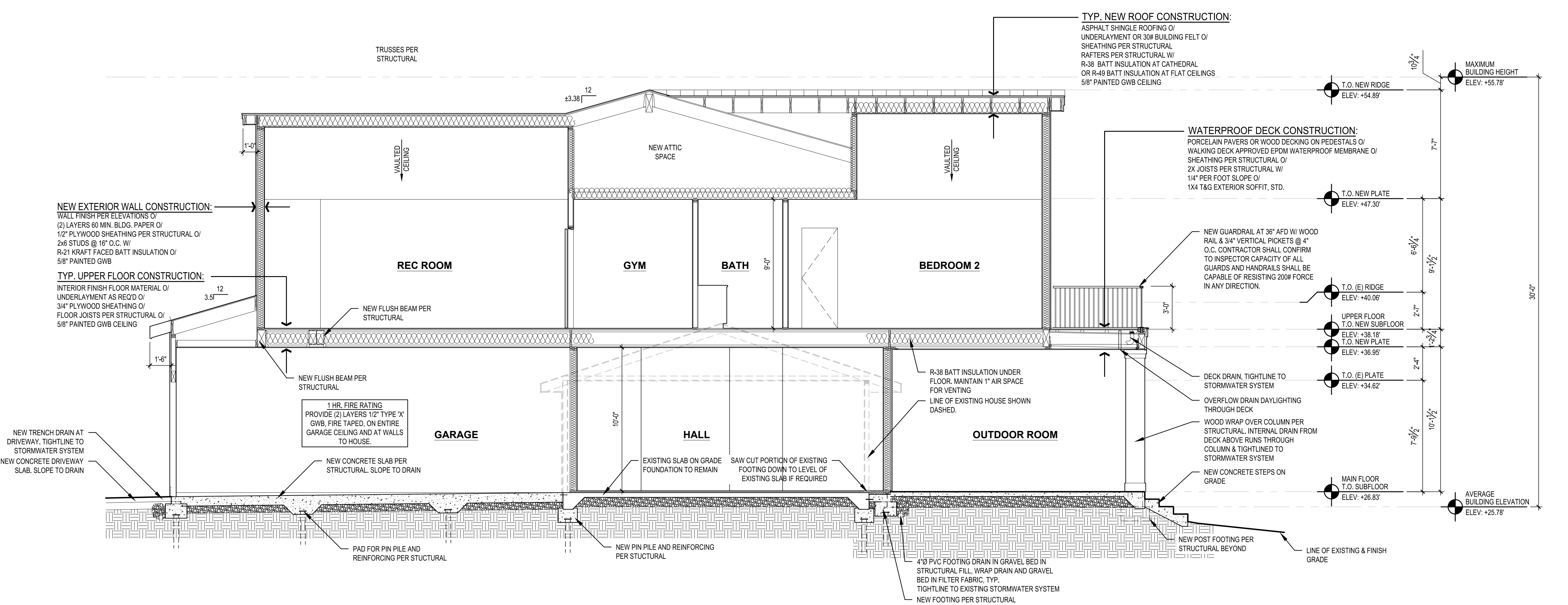
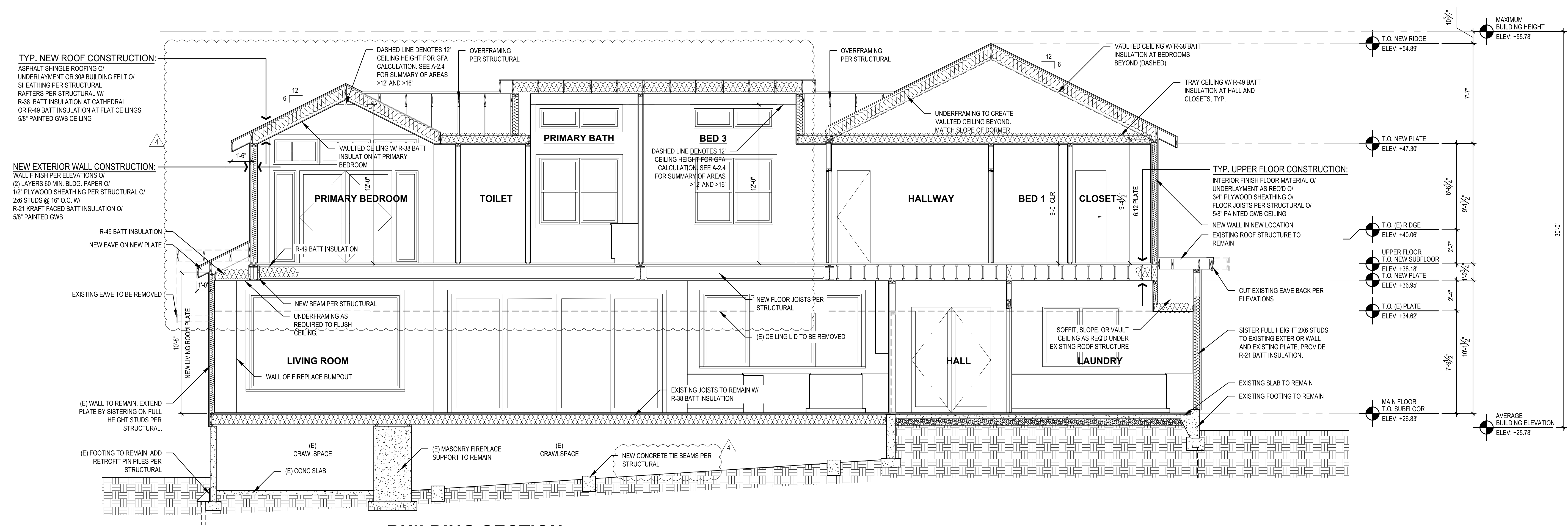
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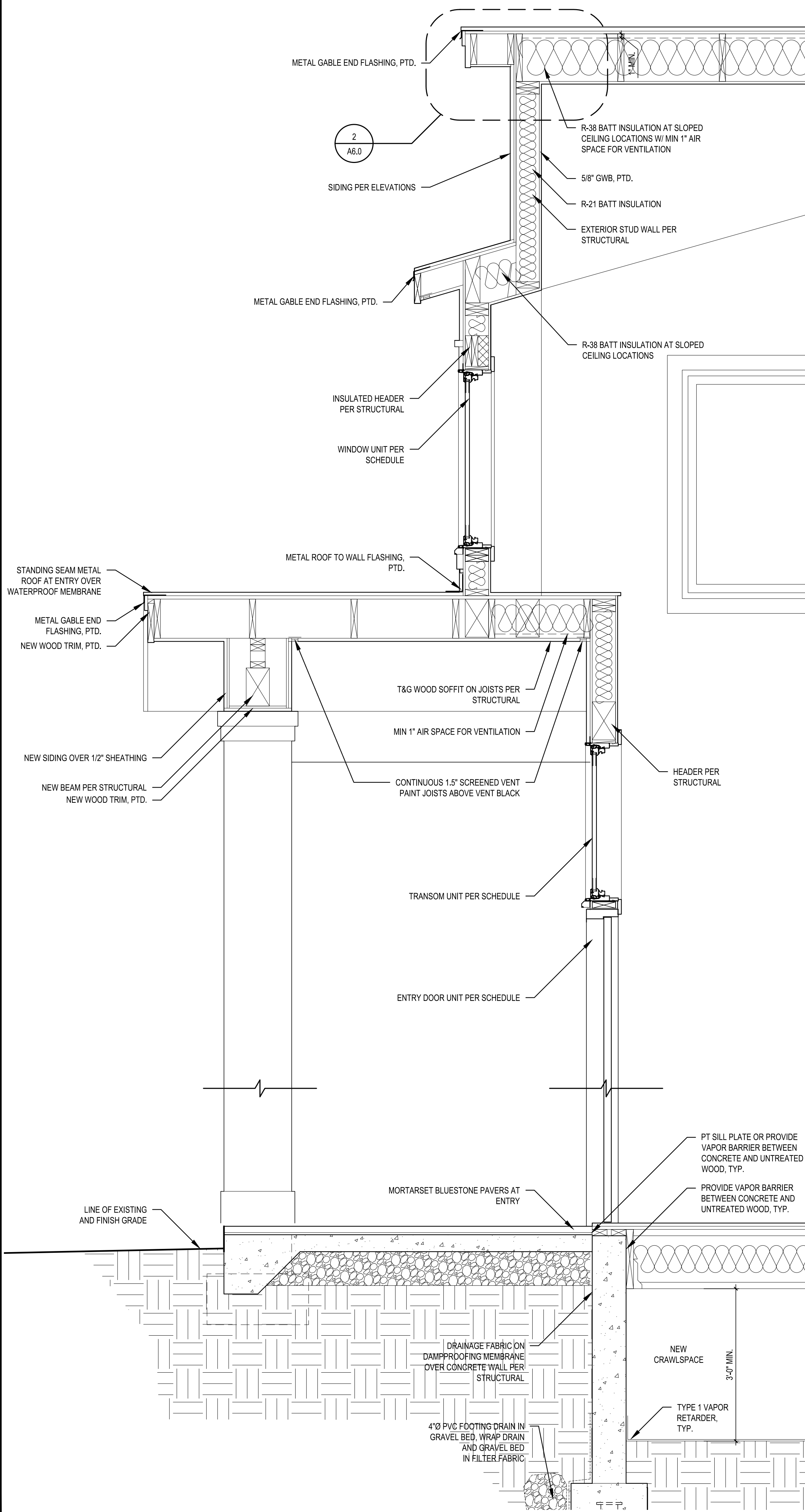
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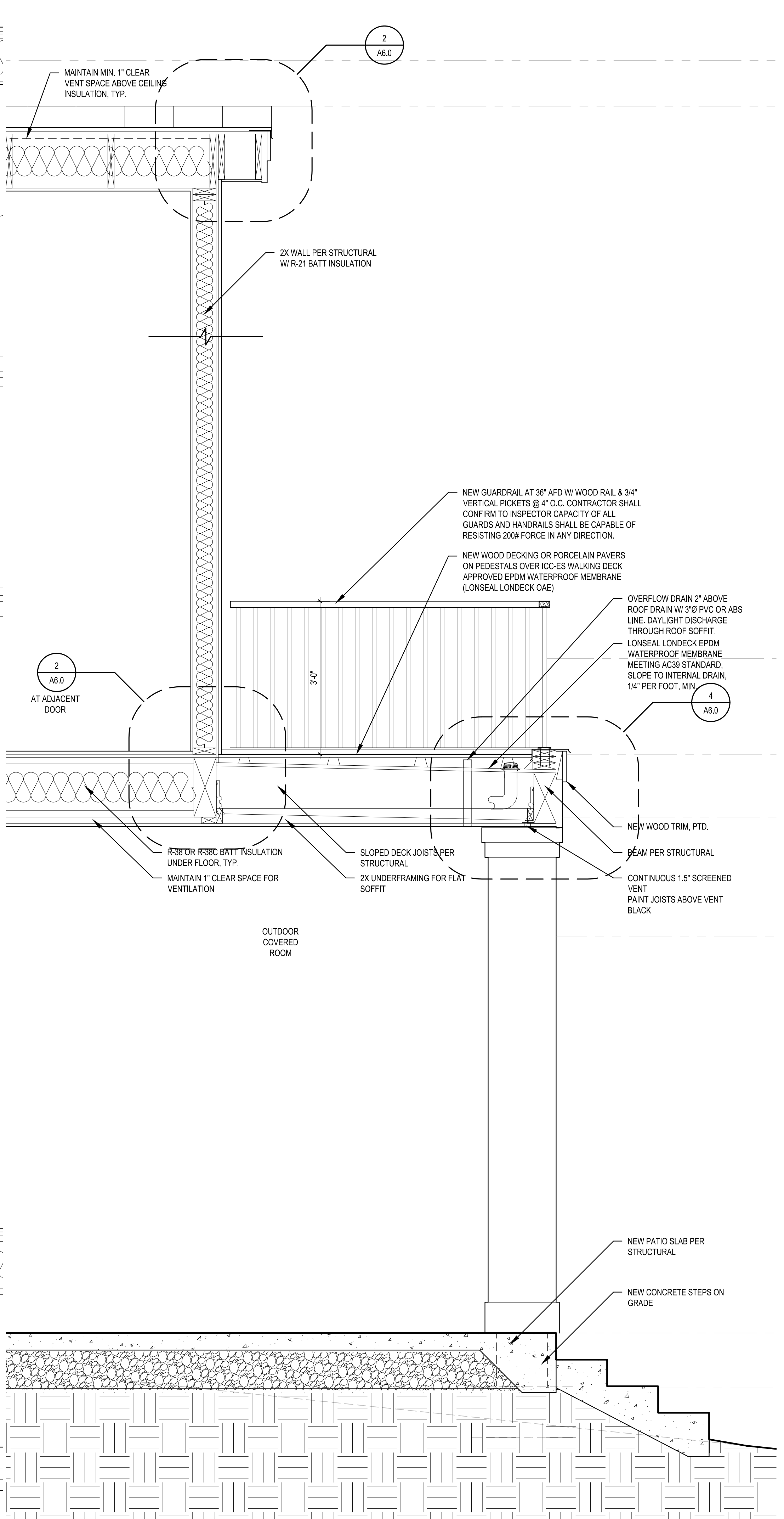
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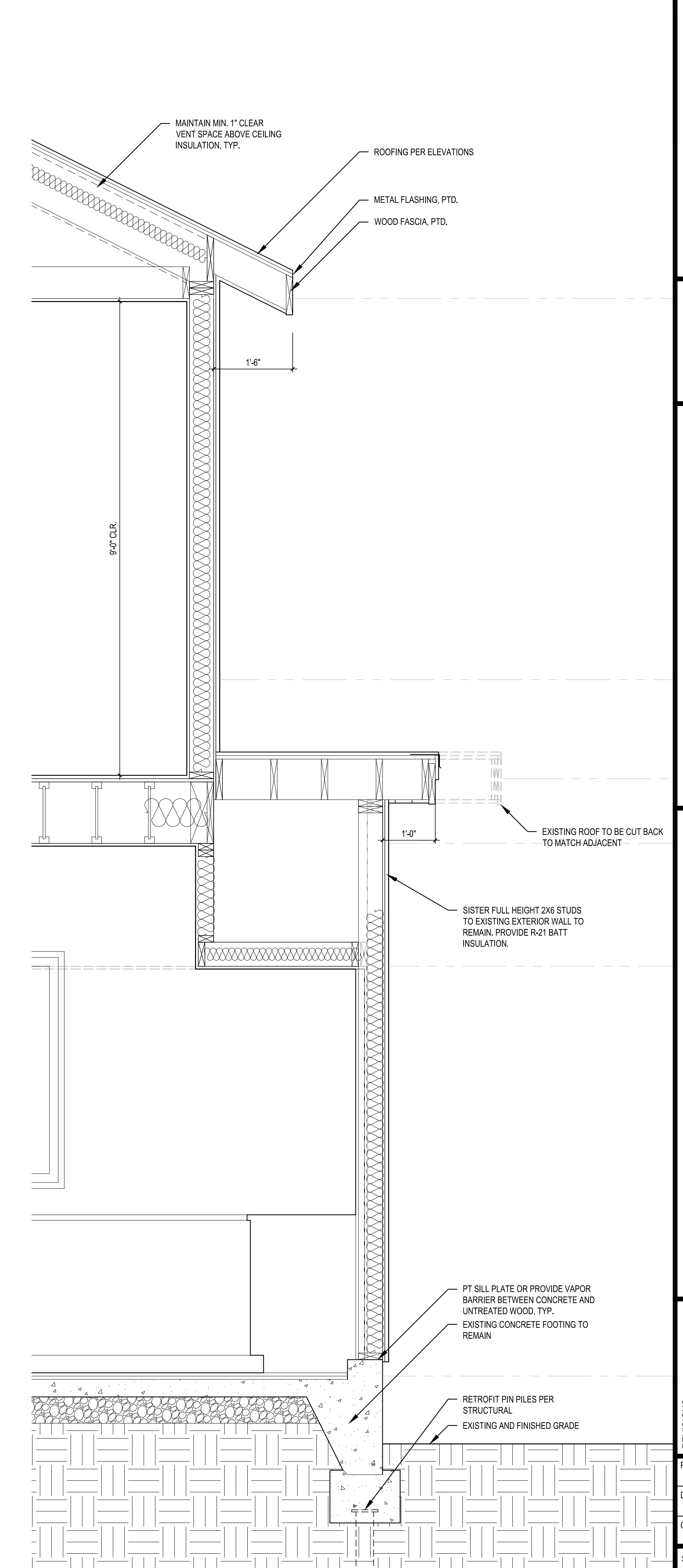




1 WALL SECTION
SCALE: 3/4" = 1'-0"

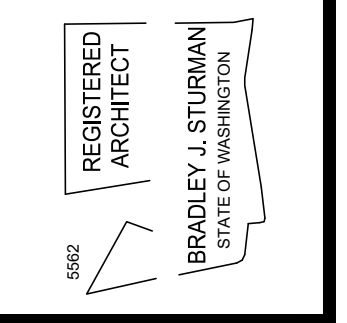


2 WALL SECTION @ OUTDOOR ROOM
SCALE: 3/4" = 1'-0"



3 WALL SECTION @ SOUTH WALL
SCALE: 3/4" = 1'-0"

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SIMPSON RESIDENCE
PERMIT REVISION
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WALL SECTIONS

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	12/14/2022	PERMIT CORRECTION
	1/18/2023	PERMIT CORRECTION

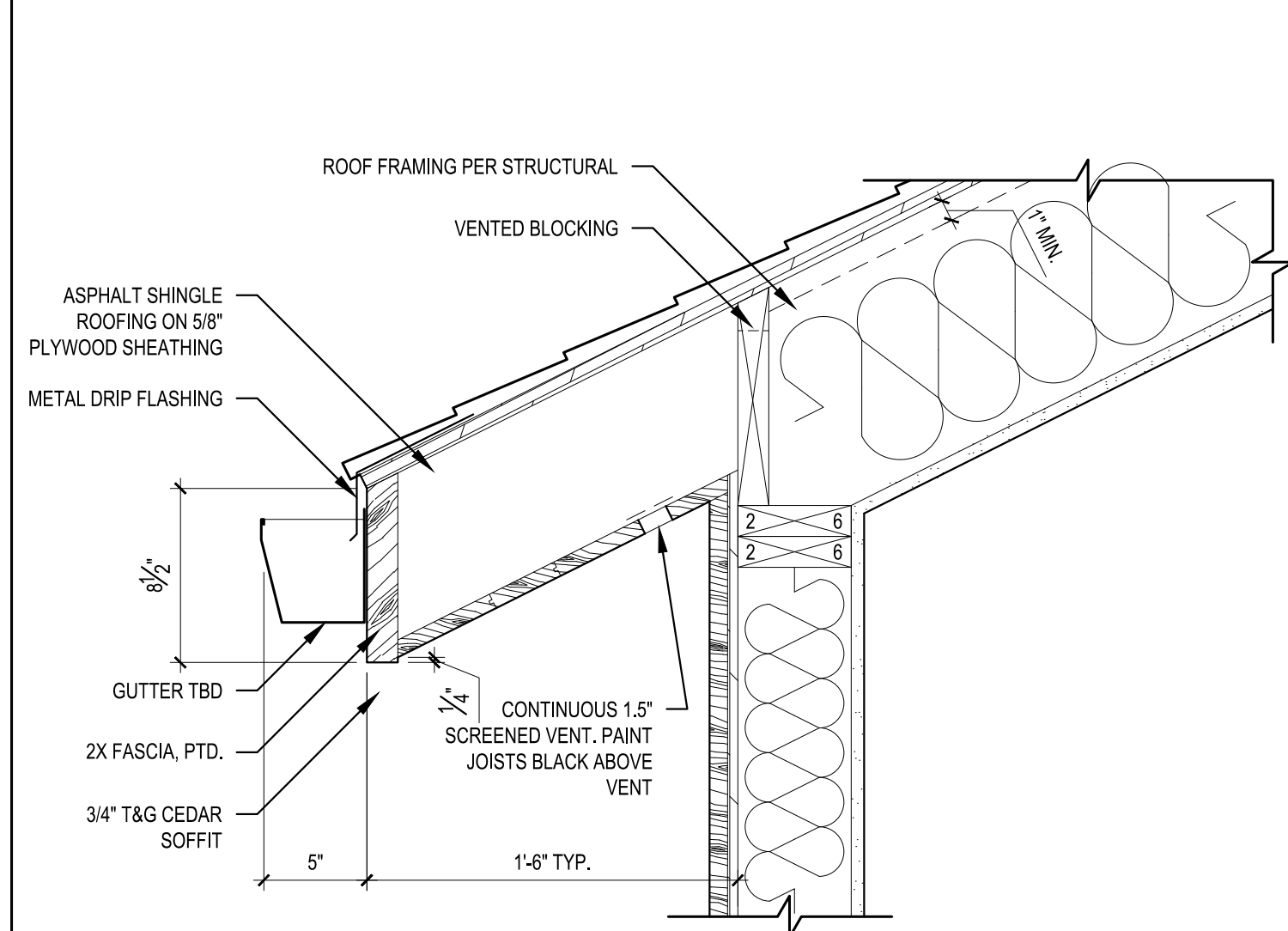
PLOT DATE: 1/19/2023

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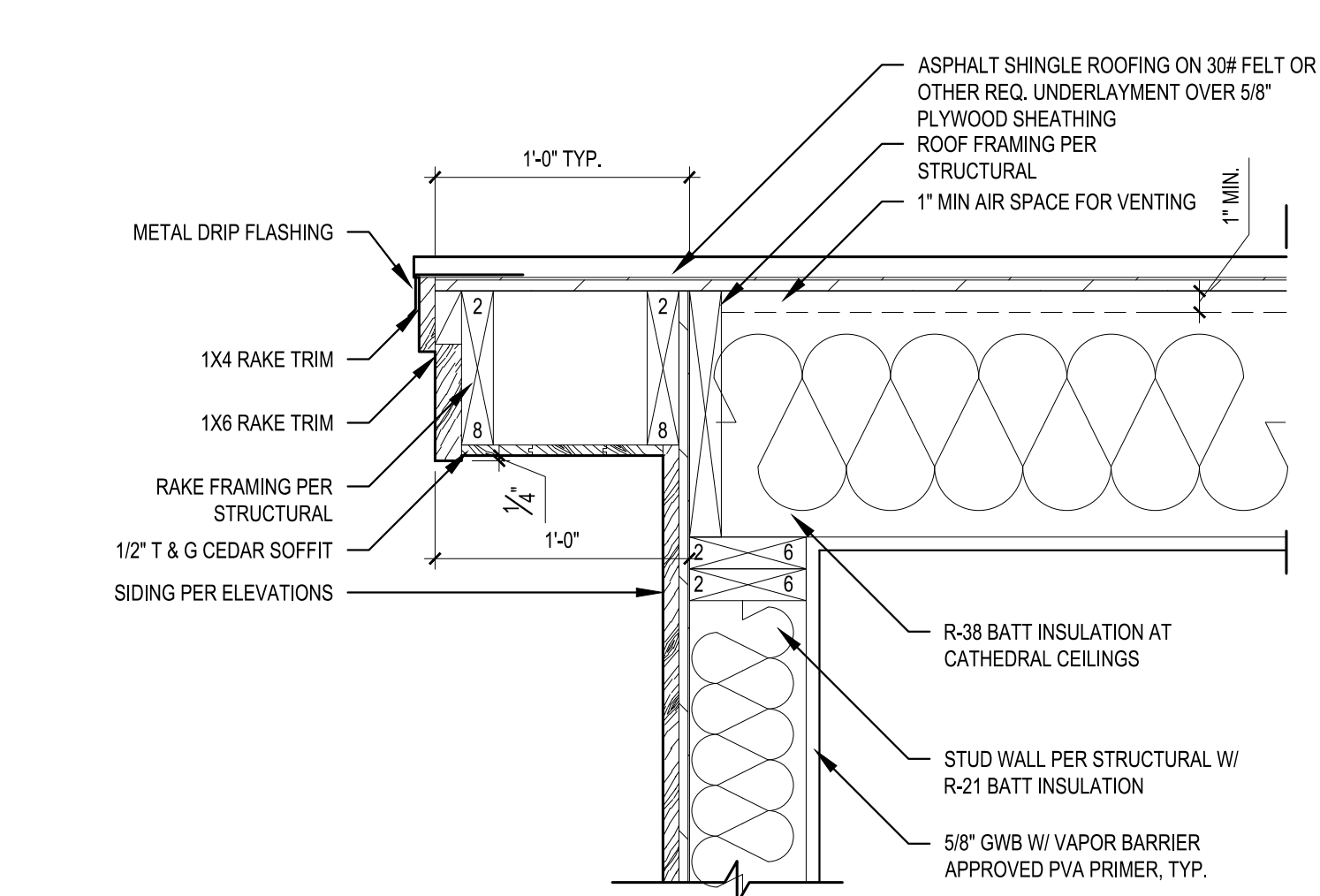
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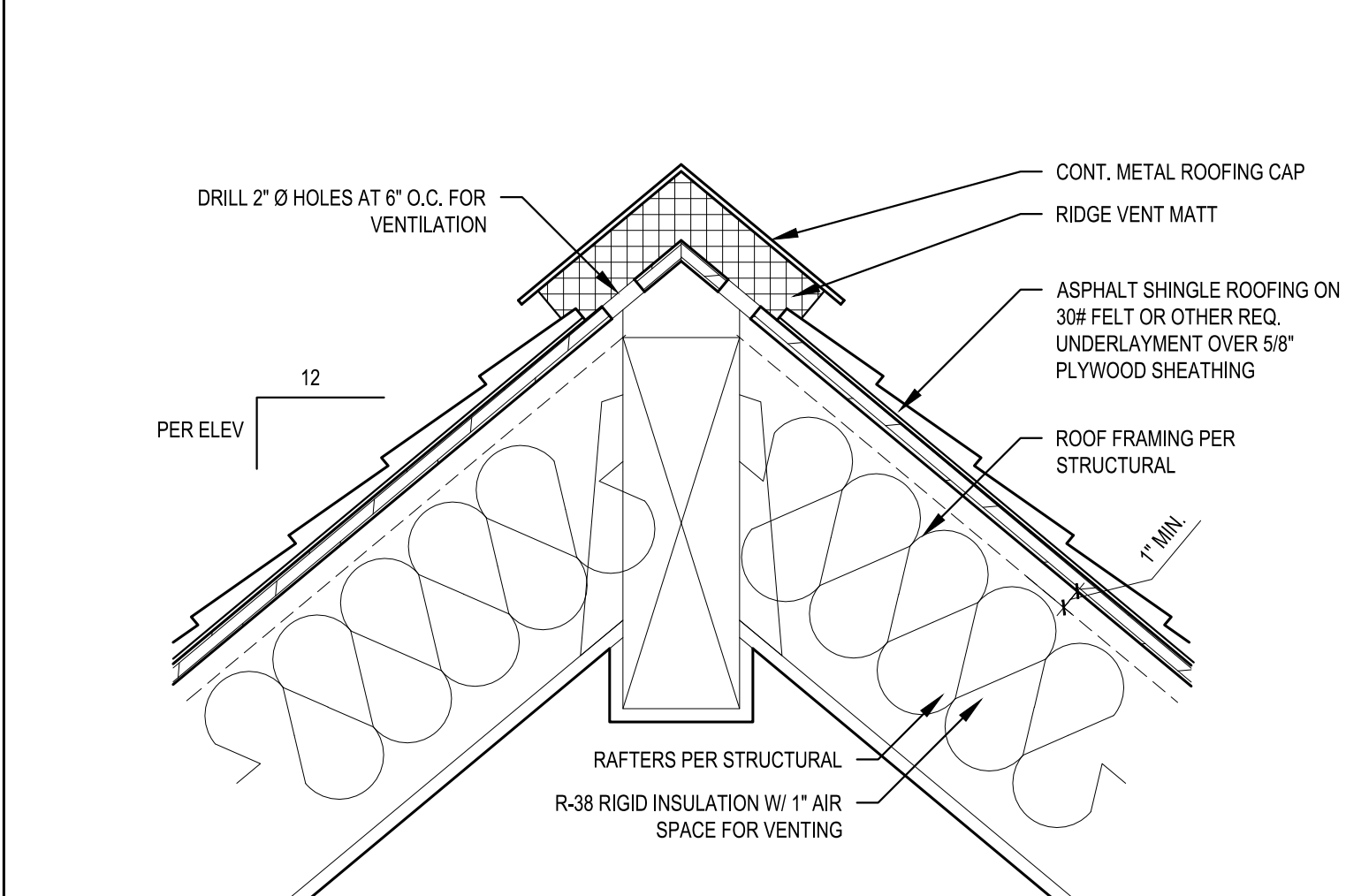
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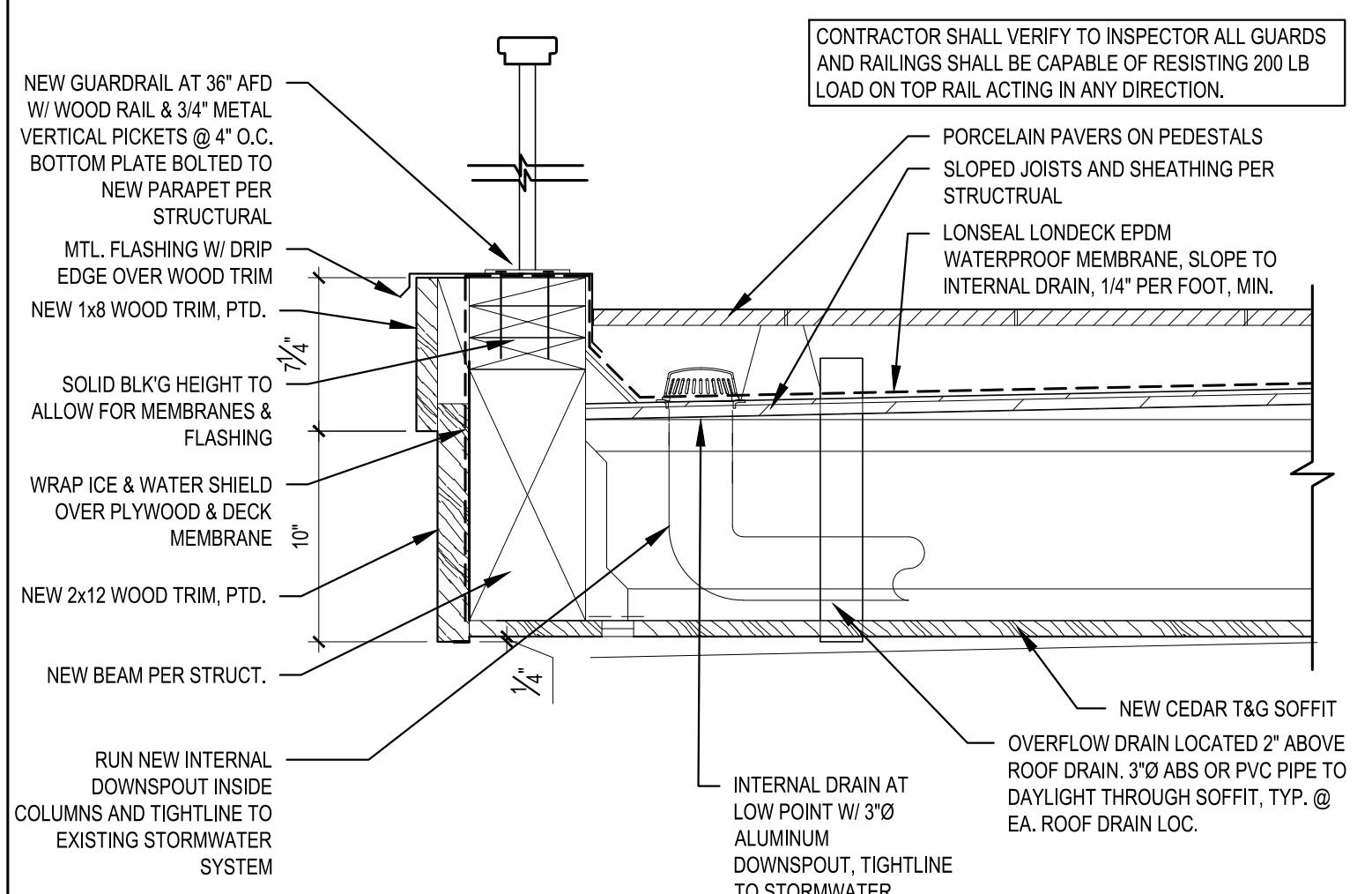
1 **TYPICAL EAVE DETAIL**
SCALE: 1 1/2" = 1'-0"



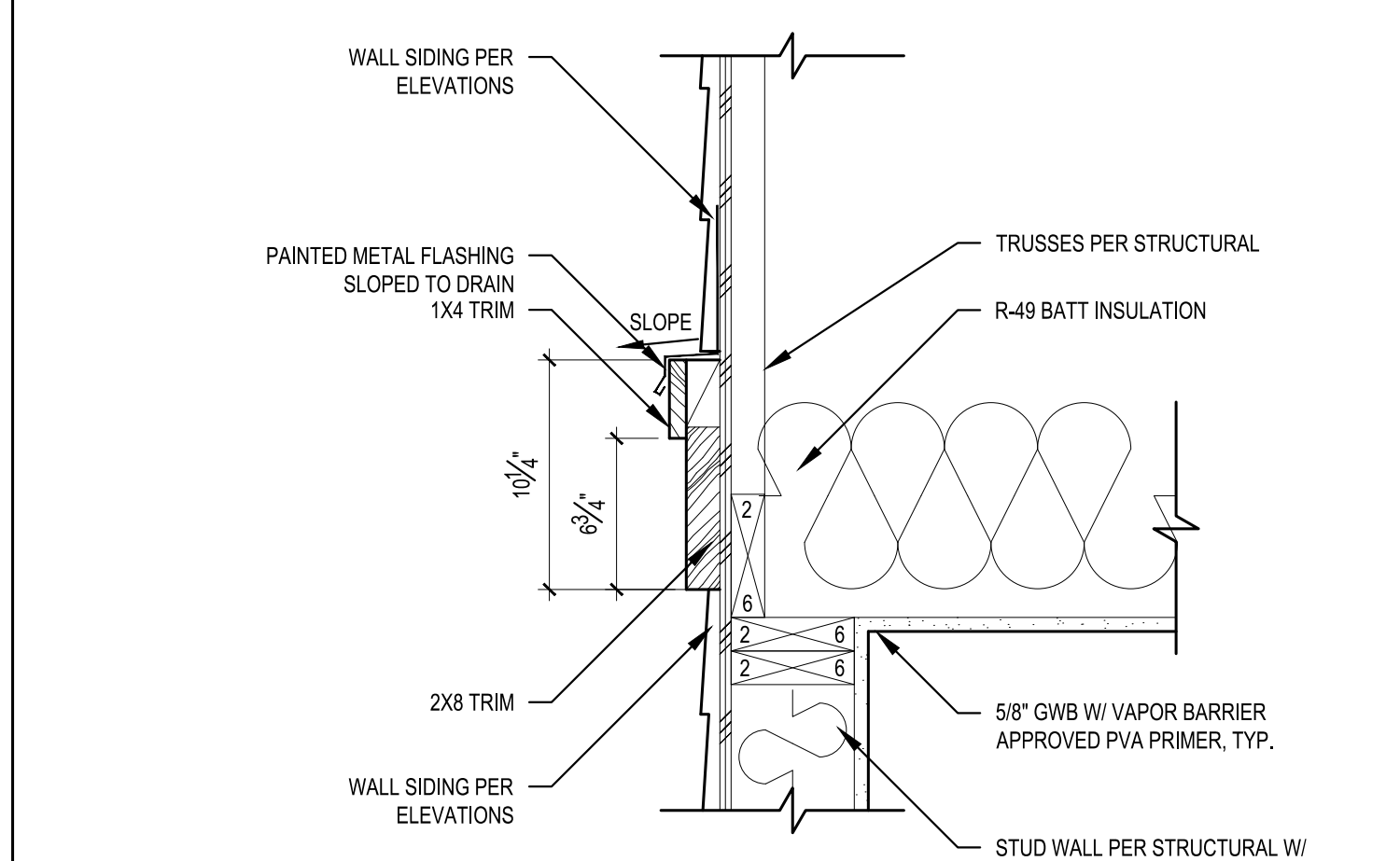
2 **TYPICAL ROOF EAVE RAKE DETAIL**
SCALE: 1 1/2" = 1'-0"



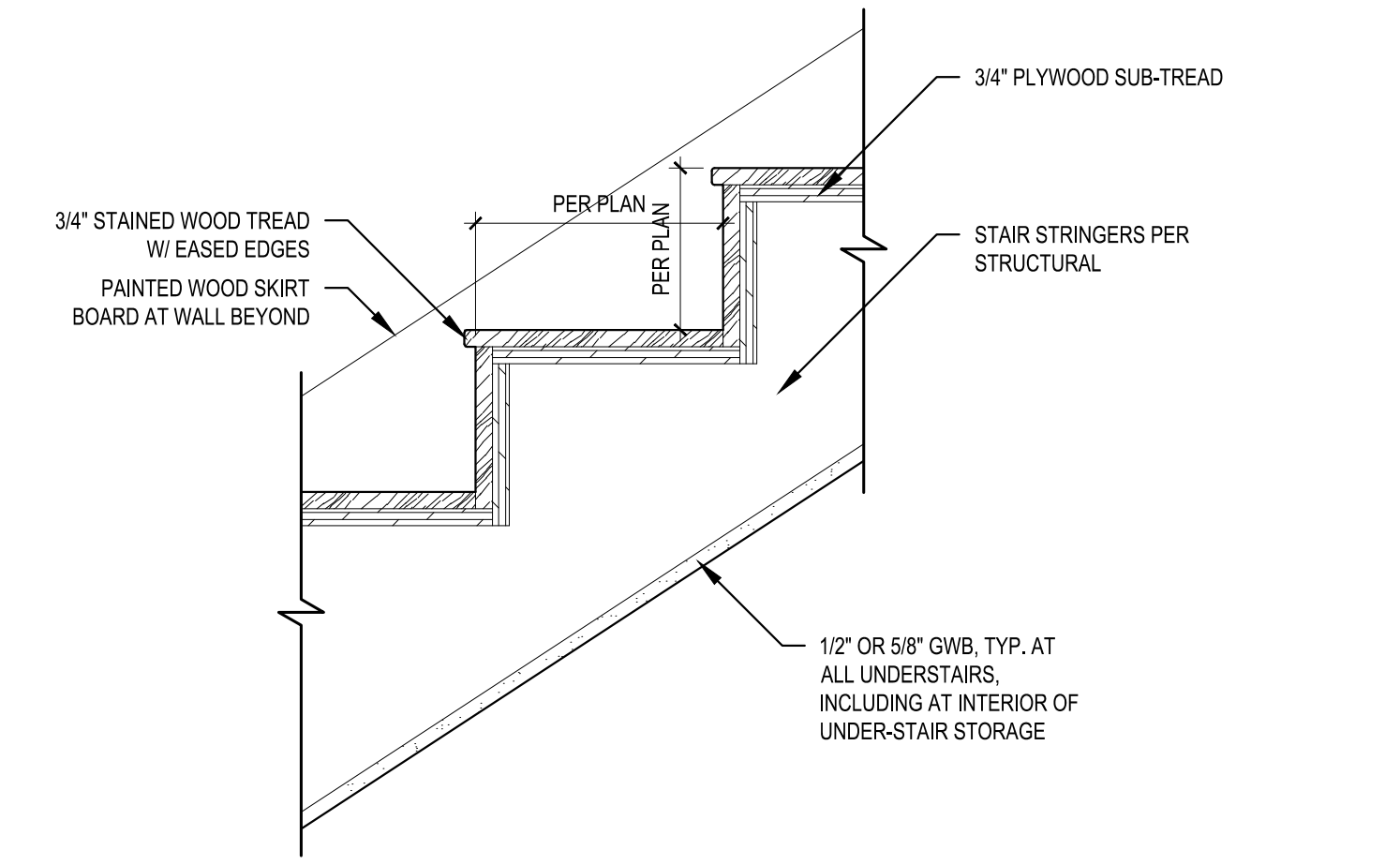
3 **TYPICAL ROOF RIDGE VENT DETAIL**
SCALE: 1 1/2" = 1'-0"



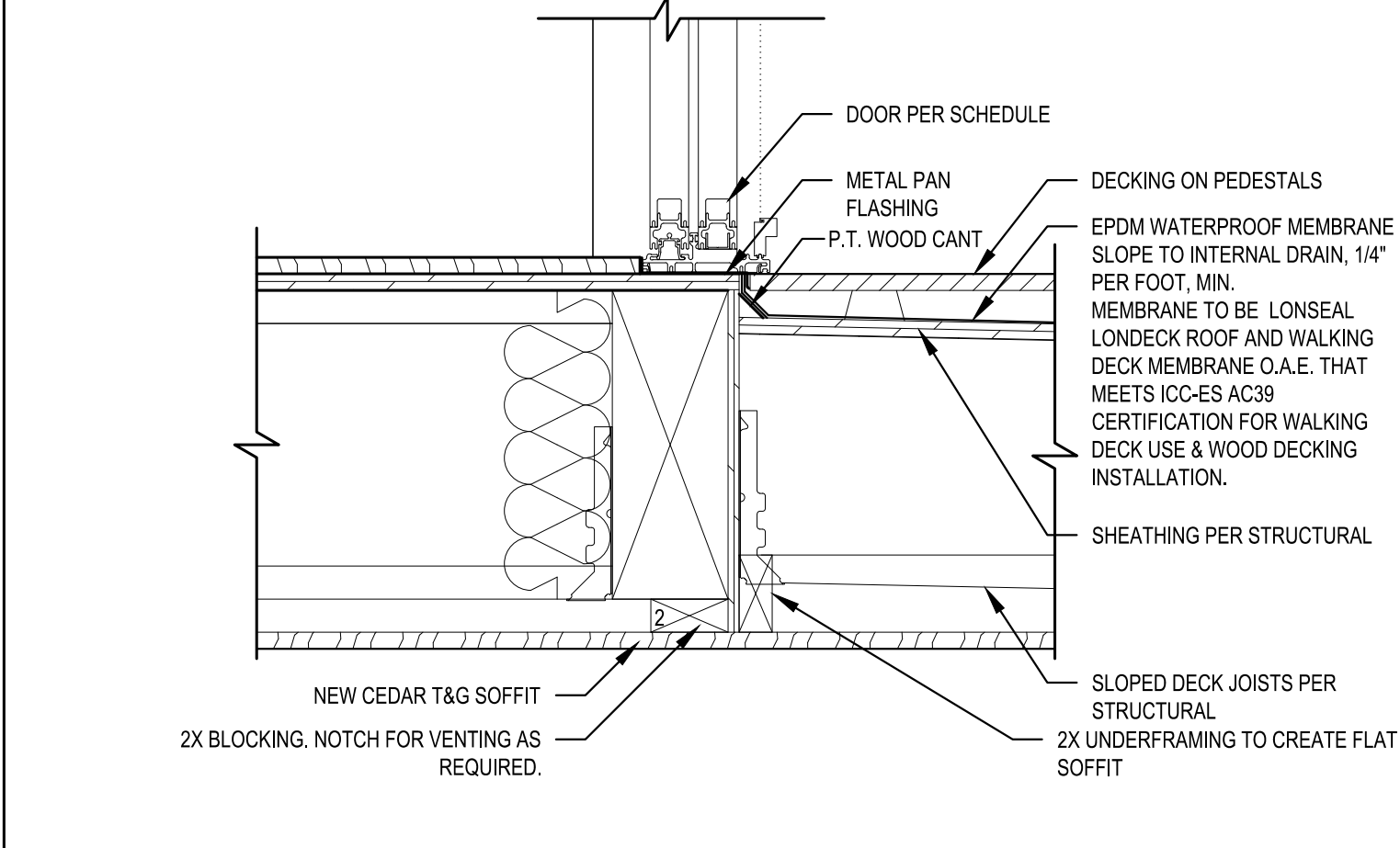
4 **DECK RAILING ATTACHMENT & DRAIN**
SCALE: 1-1/2" = 1'-0"



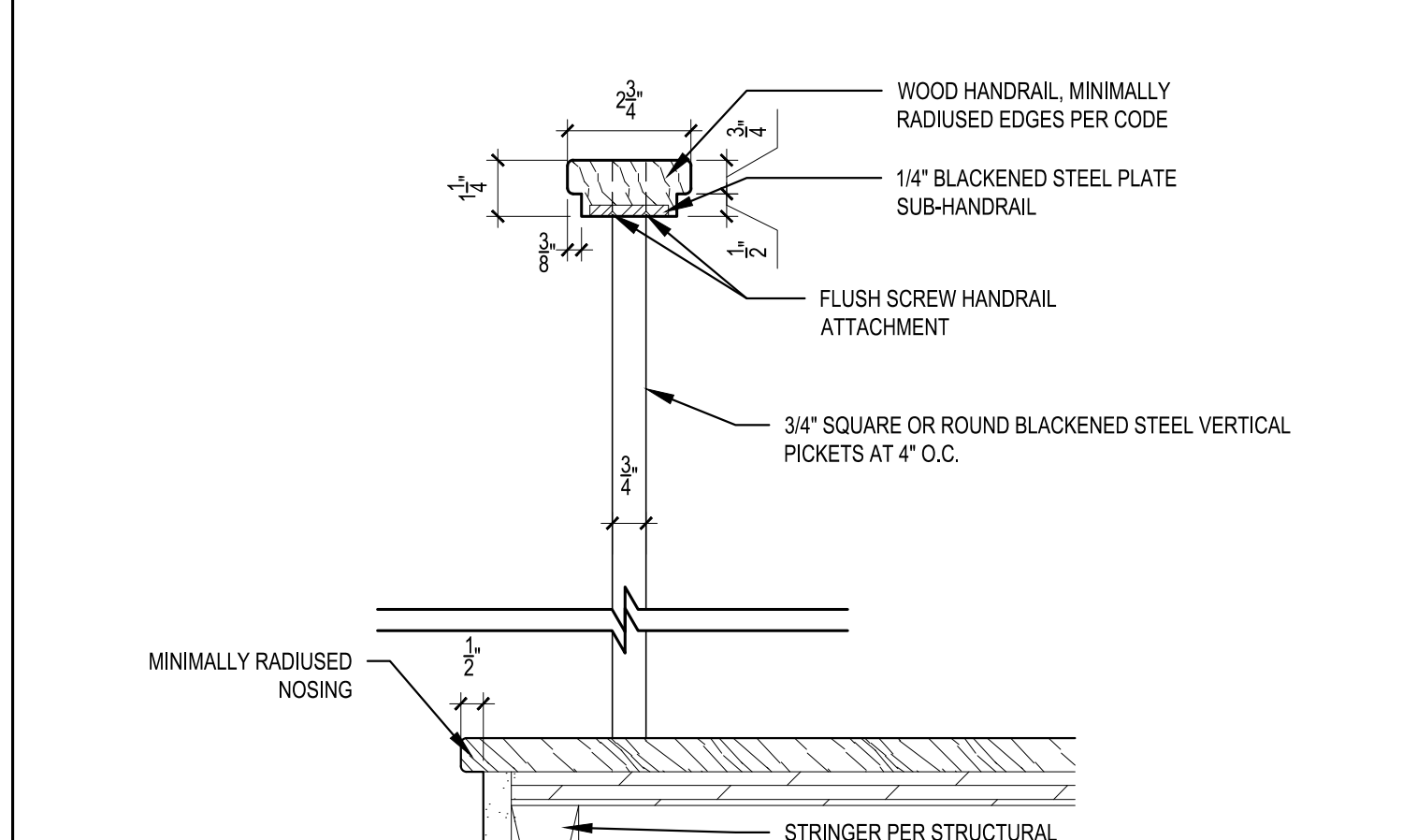
5 **TYPICAL TRIM BAND DETAIL**
SCALE: 1 1/2" = 1'-0"



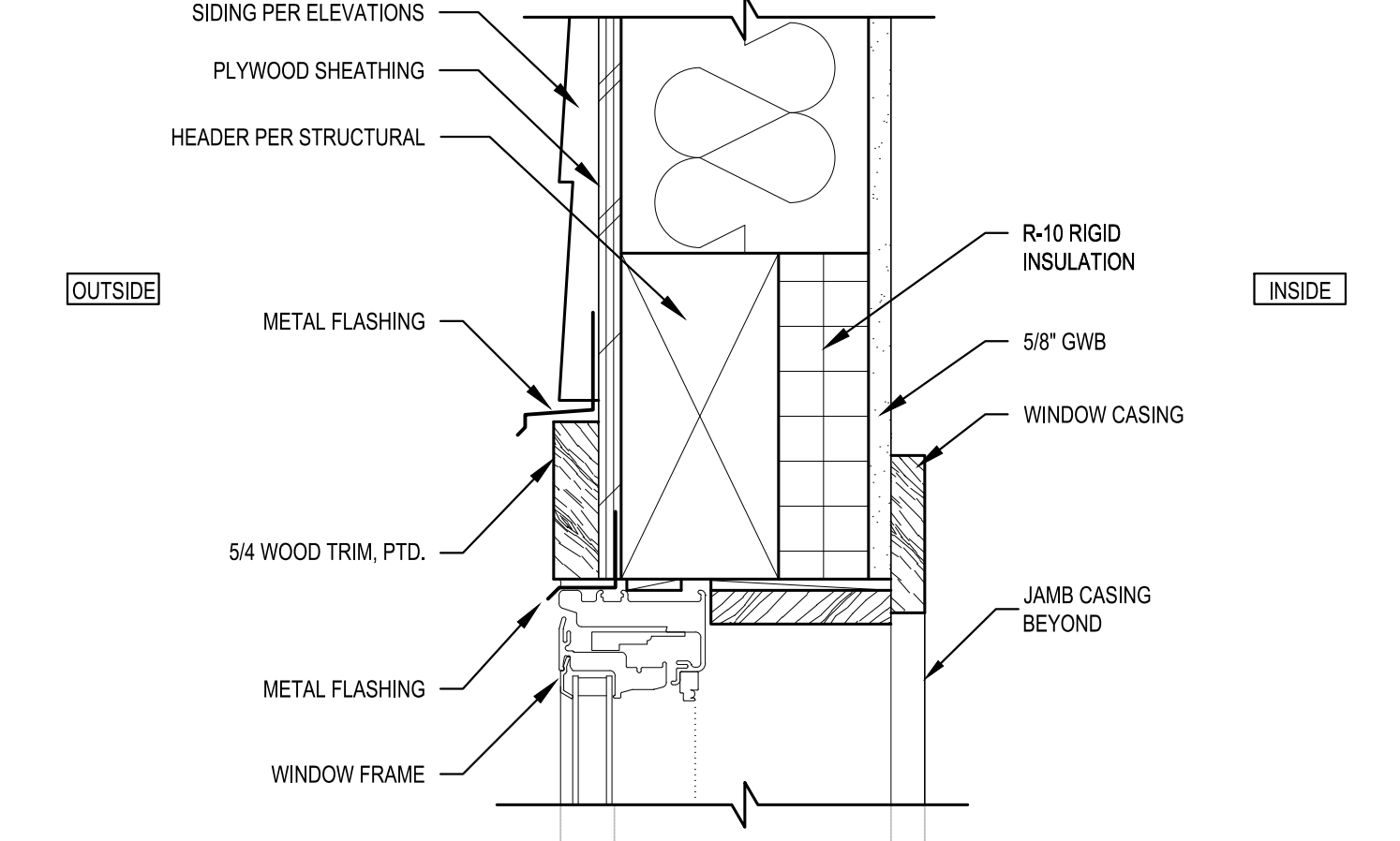
6 **CLOSED RISER DETAIL (TYP.)**
SCALE: 1 1/2" = 1'-0"



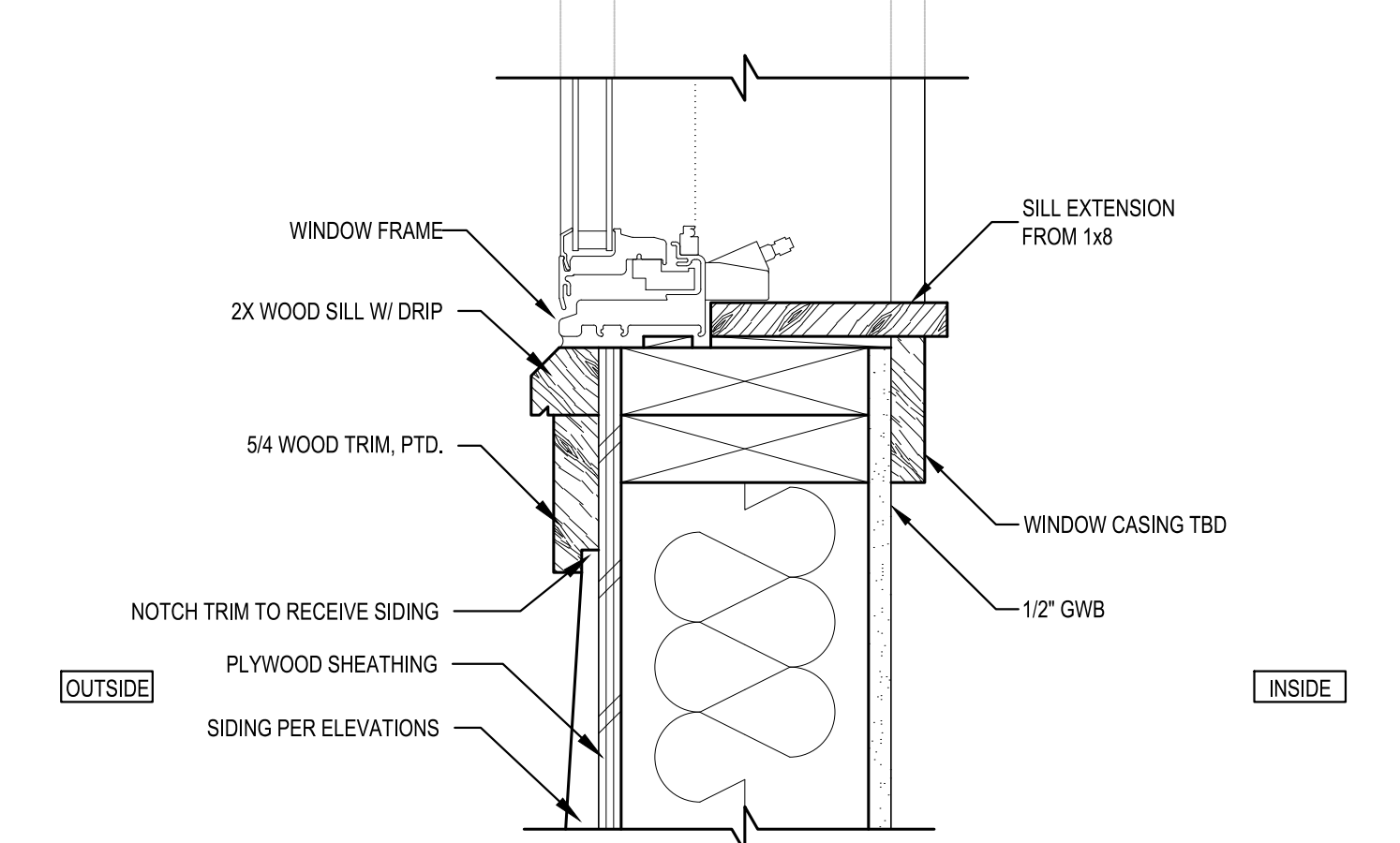
7 **TYP. UPPER DECK DETAIL AT DOOR**
SCALE: 1 1/2" = 1'-0"



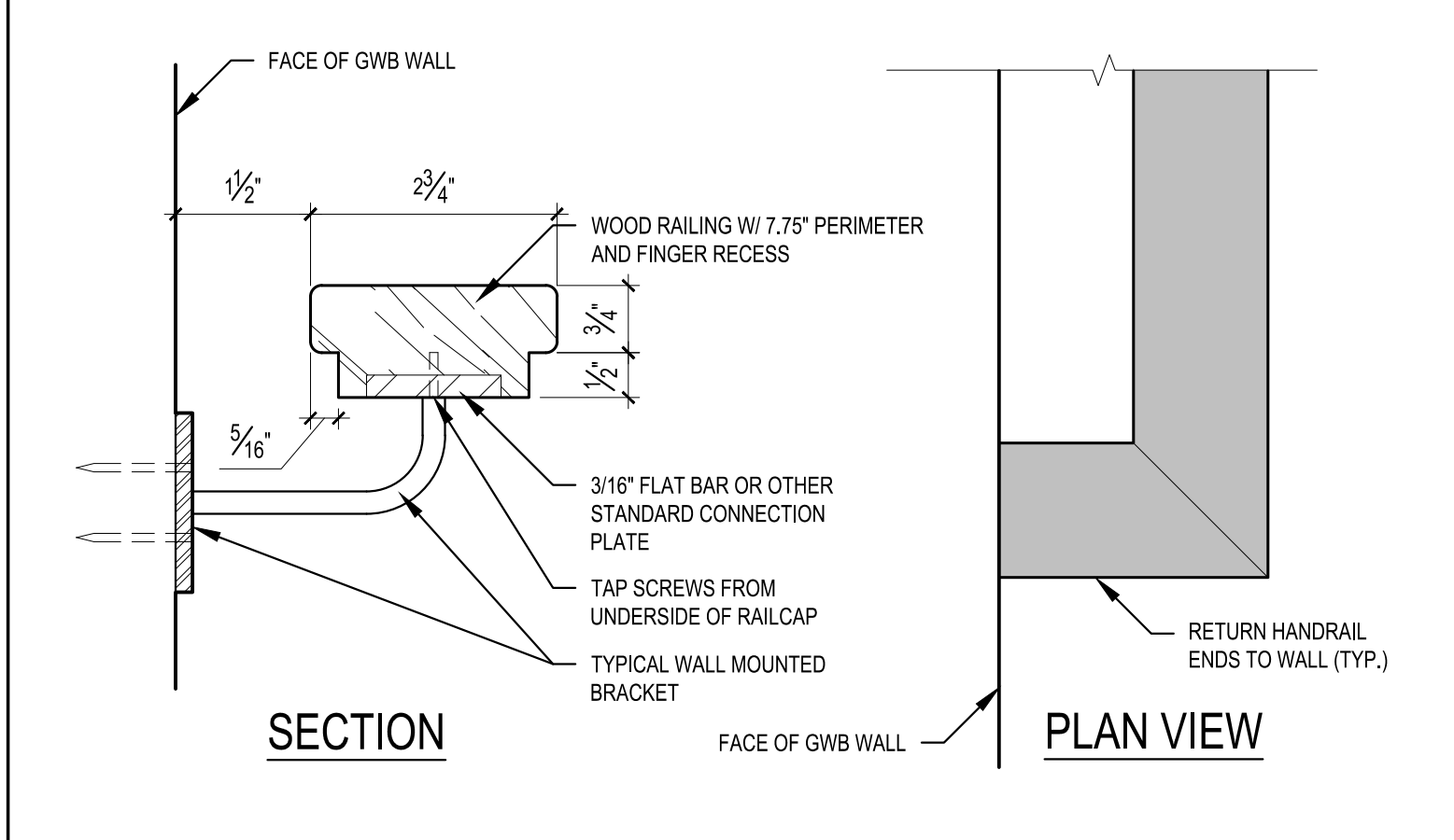
9 **TYPICAL INTERIOR GUARDRAIL DETAIL**
SCALE: 3" = 1'-0"



10 **TYPICAL WINDOW HEAD DETAIL**
SCALE: 3" = 1'-0"
SIM. AT WINDOW JAMB

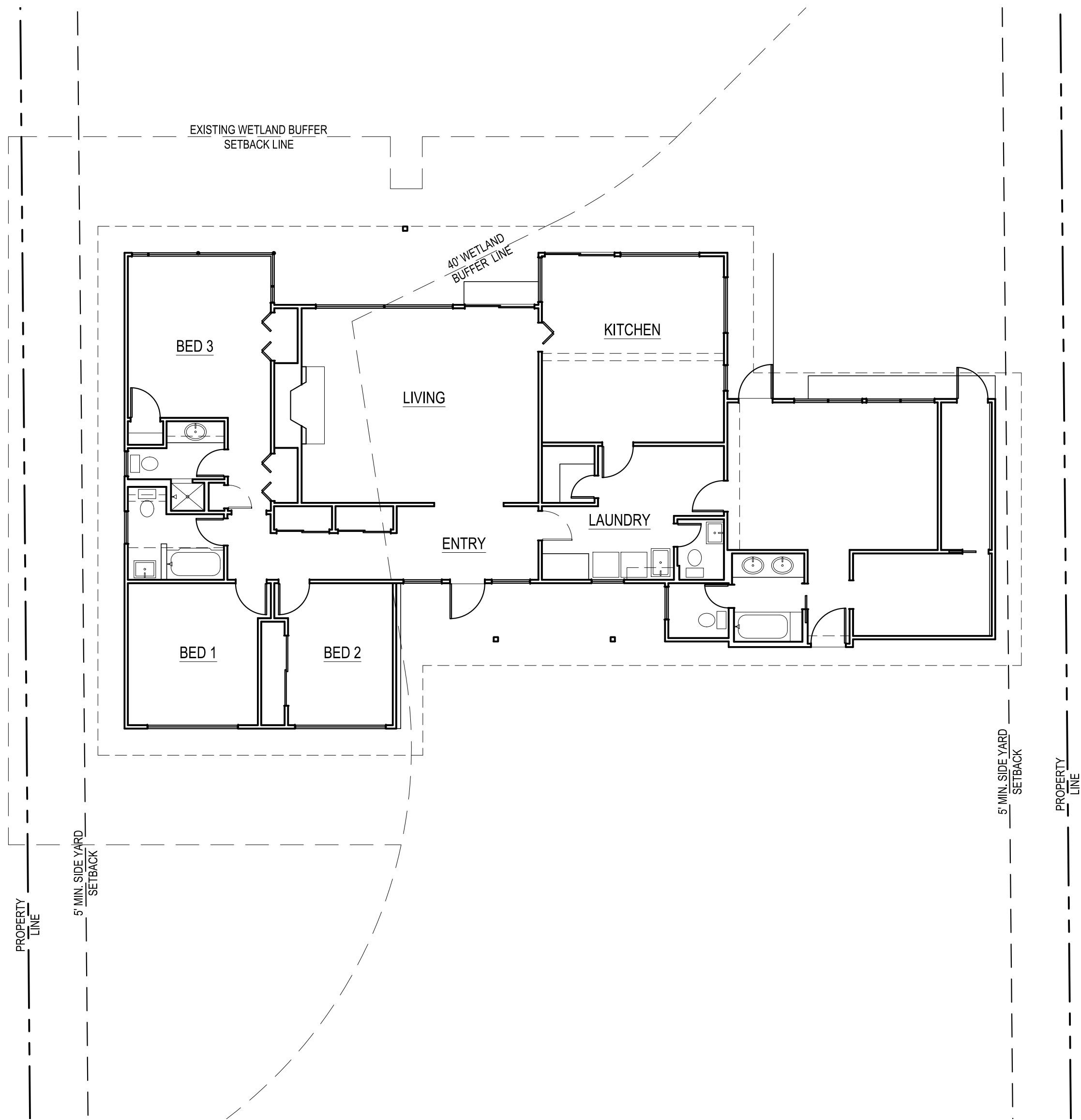


14 **TYPICAL WINDOW SILL DETAIL**
SCALE: 3" = 1'-0"

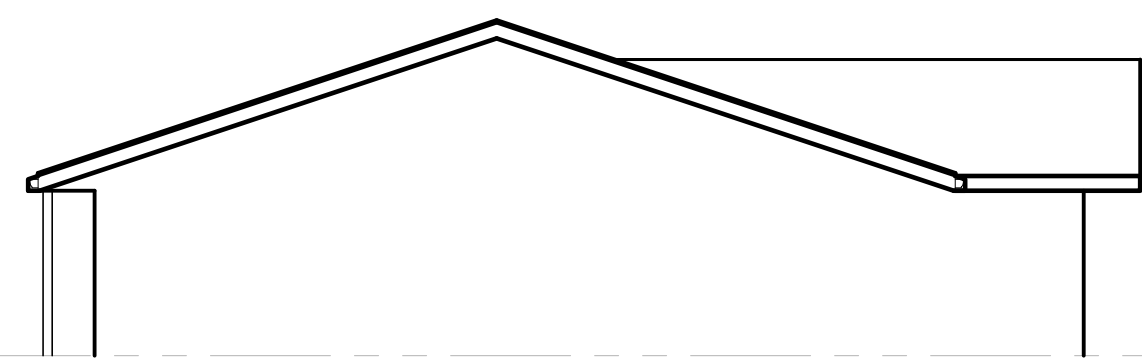


16 **HANDRAIL DETAIL**
SCALE: 6" = 1'-0"

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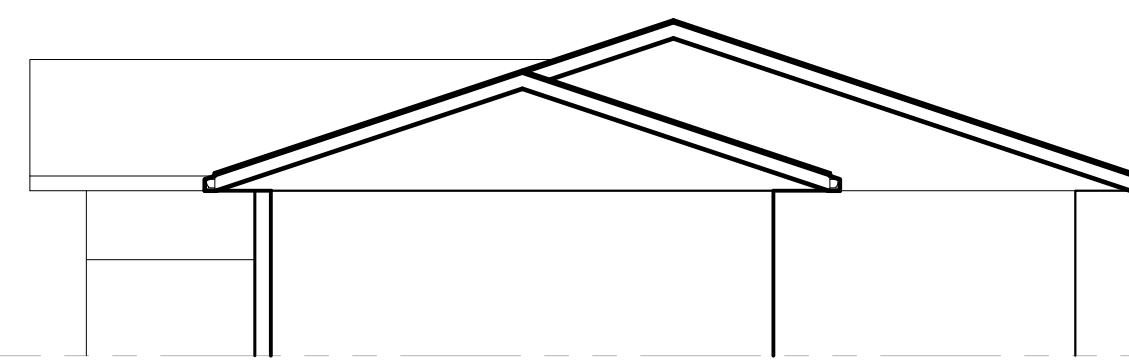


1 MAIN FLOOR PLAN ASBUILT
SCALE: 1/8" = 1'



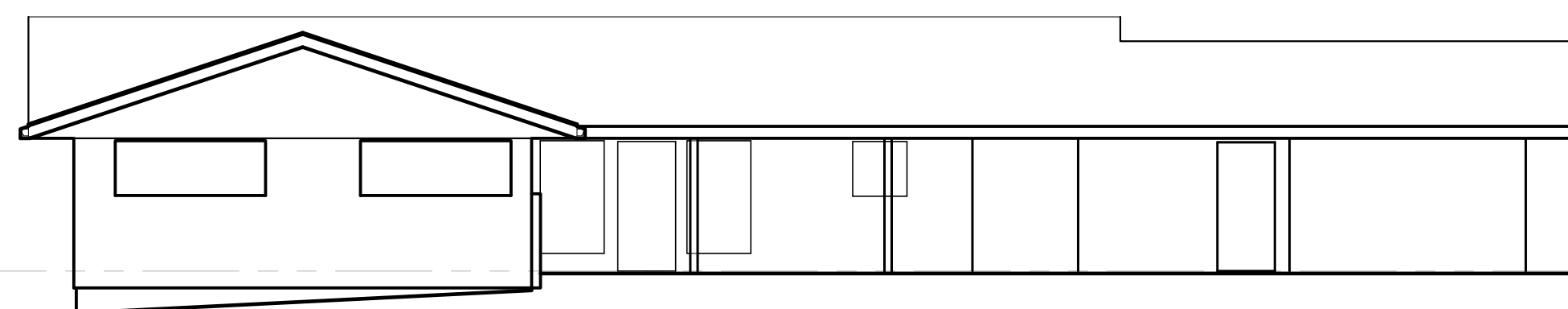
T.O. FIN FLOOR
ELEV= +26.90'

2 WEST ELEVATION ASBUILT
SCALE: 1/8" = 1'



T.O. FIN FLOOR
ELEV= +26.90'

3 EAST ELEVATION ASBUILT
SCALE: 1/8" = 1'



T.O. FIN FLOOR
ELEV= +26.90'

4 WEST ELEVATION ASBUILT
SCALE: 1/8" = 1'



T.O. FIN FLOOR
ELEV= +26.90'

5 EAST ELEVATION ASBUILT
SCALE: 1/8" = 1'

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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 2018 INTERNATIONAL BUILDING CODE.
2. DESIGN LOADING CRITERIA:
RESIDENTIAL – ONE AND TWO-FAMILY DWELLINGS
FLOOR LIVE LOAD 40 PSF
ROOF 15 PSF
ROOF DEAD LOAD 15 PSF
ROOF LIVE LOAD 25 PSF
DECK LIVE LOAD 60 PSF
- DEFLECTION CRITERIA
LIVE LOAD DEFLECTION L/360
TOTAL LOAD DEFLECTION L/240
ENVIRONMENTAL LOADS
SNOW 25 PSF
WIND $K_{zt}=1.0$, $G_{CPI}=0.18$, 98 MPH, RISK CATEGORY II, EXPOSURE "C"
EARTHQUAKE ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS
SITE CLASS=D, $S_s=1.45$, $S_d=1.0$, $S_1=5$, $SD1=57$, $C_s=0.154$
 $SDC=D$, $I_e=1.0$, $R=6.5$

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

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

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED. SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED TO THE ENGINEER AND ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

9. ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERRECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

10. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

CONNECTOR PLATE WOOD ROOF TRUSSES
STRUCTURAL STEEL

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

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

QUALITY ASSURANCE

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

POST INSTALLED BOLTS AND RODS IN EXISTING CONCRETE
PLYWOOD SHEARWALL CONSTRUCTION INCLUDING HOLDOWNS
STRUCTURAL STEEL ERECTION
PIN PILE INSTALLATION AND TESTING

PERIODIC
PERIODIC
PERIODIC
PERIODIC

PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS.

13. UNLESS OTHERWISE NOTED, THE FOLLOWING ELEMENTS COMPRISE THE SEISMIC-FORCE-RESISTING SYSTEM AND ARE SUBJECT TO SPECIAL INSPECTION FOR SEISMIC RESISTANCE IN ACCORDANCE WITH IBC SECTION 1705.12.

- A. STRUCTURAL WOOD SHEAR WALL SYSTEMS REQUIRE PERIODIC INSPECTION FOR FIELD GLUEING, NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE, RESISTING SYSTEM.

GEOTECHNICAL

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

LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED) 50 PCF/35 PCF
ALLOWABLE PASSIVE EARTH PRESSURE (FS INCLUDED) 200 PCF
SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD) 5H PSF
PILE CAPACITY (REFER SECTION ON DRIVEN PIPE PILES)

SOILS REPORT REFERENCE:
#2019038E001 BY AESI, DATED 11-12-19
& JN 22309 BY GEOTECH CONSULTANTS, DATED 9-1-22

15. PIPE PILES SHOWN ON PLAN SHALL BE DRIVEN WITH HYDRAULIC HAMMERS TO THE FINAL PENETRATION RATES MEASURED IN SECONDS PER INCH WITH THE ASSIGNED FOLLOWING COMPRESSIVE CAPACITIES.

PILE DIAM	90LB JACKHAMMER (OR 140LB RHINO)		(HYDRAULIC HAMMERS)			
	400LB	400LB	650LB	850LB	1100LB	2000LB
21N SCH 80	3T		8			
31N SCH 40	6T		12	10	6	3
41N SCH 40	10T		20	16	10	4

THE REFUSAL CRITERIA INDICATED IN THE ABOVE TABLE ARE VALID ONLY FOR PIPE PILES THAT ARE INSTALLED USING A HYDRAULIC IMPACT HAMMER CARRIED ON LEADS THAT ALLOW THE HAMMER TO SIT ON THE TOP OF THE PILE DURING DRIVING. IF THE PILES ARE INSTALLED BY ALTERNATIVE METHODS, SUCH AS A VIBRATORY HAMMER OR A HAMMER THAT IS HARD MOUNTED TO THE INSTALLATION MACHINE, NUMEROUS LOAD TESTS TO 200 PERCENT OF THE DESIGN CAPACITY WOULD BE NECESSARY TO SUBSTANTIATE THE ALLOWABLE PILE LOAD. THE APPROPRIATE NUMBER OF LOAD TESTS WOULD NEED TO BE DETERMINED AT THE TIME THE CONTRACTOR AND INSTALLATION METHOD ARE CHOSEN. AS A MINIMUM, LOAD TESTS SHALL BE REQUIRED ON AT LEAST 3 PERCENT OF ALL PILES INSTALLED AT THE SITE, WITH A MINIMUM OF ONE TEST AND A MAXIMUM OF FIVE TESTS. ALL TESTS MUST CONFORM TO THE QUICK LOAD TEST METHOD ACCORDING TO AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) D-1143. CONTINUOUS GEOTECHNICAL SPECIAL INSPECTION IS REQUIRED FOR ALL TESTING AND INSTALLATION.

SUBSEQUENT SECTIONS OF PIPE CAN BE CONNECTED WITH SLIP OR THREADED COUPLERS, OR THEY CAN BE WELDED TOGETHER. IF SLIP COUPLERS ARE USED, THEY SHOULD FIT SNUGLY INTO THE PIPE SECTIONS WITH PIPE SLEEVES CONTAINING WATCHING PIPE COUPLING RINGS.

RENOVATION

16. DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY 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 40 PSF.

17. 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. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IF EXISTING CONDITIONS DETERMINED DURING WORK VARY FROM THE EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS.

18. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, DRILL AND EPOXY DOWELS MATCHING THE NEW REINFORCING INTO THE EXISTING CONCRETE WITH 5" EMBED, UNLESS OTHERWISE NOTED ON PLANS SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS.

CONCRETE

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

20. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60, $F_y=60,000$ PSI.

21. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-11. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 48 BAR DIAMETERS OR 2' -0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS 2' -0" MINIMUM.

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

UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER): 1-1/2"
SLABS AND WALLS (INT. FACE): GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

23. CONCRETE WALL REINFORCING—PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

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

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

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

ANCHORAGE

26. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, DIMENSIONS, LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

27. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-3G" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-4057. MINIMUM BASE MATERIAL TEMPERATURE IS 50 DEGREES, F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR OVERHEAD INSTALLATIONS.

28. CONCRETE SCREW ANCHORS INTO CONCRETE SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, DIMENSIONS, LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

29. DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE (SERIES X-U, 0.157" DIAMETER (STEEL), UNLESS OTHERWISE NOTED) AS MANUFACTURED BY THE HILTI CORP. OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-1663. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1" UNLESS OTHERWISE NOTED. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE. MINIMUM EMBEDMENT INTO STEEL SHALL BE 3/8" UNLESS OTHERWISE NOTED

STEEL

30. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, $F_y = 50$ KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, $F_y = 36$ KSI. STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE A, $F_y = 33$ KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, $F_y = 46$ KSI (SQUARE AND RECTANGULAR). CONNECTION BOLTS SHALL CONFORM TO ASTM A307.

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

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

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

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

35. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED.

WOOD

36. FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD, GRADING RULES FOR WEST COAST LUMBER NO. 17, OR WMPA STANDARD, WESTERN LUMBER GRADING RULES 2011. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JSTs-BMS (2X & 3X MEMBERS)	(4X MEMBERS)	HEM-FIR NO. 2	MINIMUM BASE VALUE, $F_b = 850$ PSI
		DOUGLAS FIR-LARCH NO. 1	MINIMUM BASE VALUE, $F_b = 1000$ PSI
BEAMS	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1	MINIMUM BASE VALUE, $F_b = 1350$ PSI
		HEM-FIR NO. 2	MINIMUM BASE VALUE, $F_c = 1350$ PSI
POSTS	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2	MINIMUM BASE VALUE, $F_c = 1350$ PSI
		DOUGLAS FIR-LARCH NO. 1	MINIMUM BASE VALUE, $F_c = 1000$ PSI
(6X AND LARGER)	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1	MINIMUM BASE VALUE, $F_c = 1000$ PSI

STUDS, PLATES & MISC. FRAMING: DOUGLAS-FIR-LARCH OR HEM-FIR NO. 2

37. 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 BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, $F_b = 2,400$ PSI, $F_v = 265$ PSI.

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

PSL (2.0E)	$F_b = 2900$ PSI,	$E = 2000$ KSI,	$F_v = 290$ PSI
LVL (2.0E)	$F_b = 2600$ PSI,	$E = 2000$ KSI,	$F_v = 285$ PSI
LSL (1.55E)	$F_b = 2325$ PSI,	$E = 1550$ KSI,	$F_v = 310$ PSI

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.

39. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION.

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

TOP CHORD LIVE LOAD 25 PSF
TOP CHORD DEAD LOAD 10 PSF
BOTTOM CHORD LIVE LOAD 5 PSF
TOTAL LOAD 40 PSF

WIND UPLIFT (TOP CHORD) 10 PSF
BOTTOM CHORD LIVE LOAD 10 PSF
(BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD)

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

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

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.
FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.
ACCESSIBLE ROOF SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.
WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

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

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

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

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

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

WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER CONTAINS AMMONIA CARRIER	INTERIOR DRY	690 GALVANIZED
	INTERIOR WET	6185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653
CONTAINS AMMONIA CARRIER CONTAINS AMMONIA CARRIER AZCA	INTERIOR WET	TYPE 304 OR 316 STAINLESS
	EXTERIOR	TYPE 304 OR 316 STAINLESS

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

45. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2021 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

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

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

46. WOOD FASTENERS

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

SIZE	LENGTH	DIAMETER
8d	2-1/2"	0.131"
16d	3-1/4"	0.131"

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

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

47. NOTCHES AND HOLES IN WOOD FRAMING:

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

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

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

48. WOOD FRAMING NOTES—THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

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

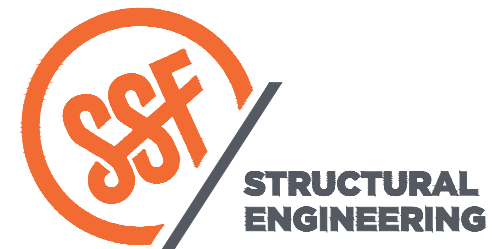
- B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2X8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW.

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

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @12" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL) APA RATED SHEATHING SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

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

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



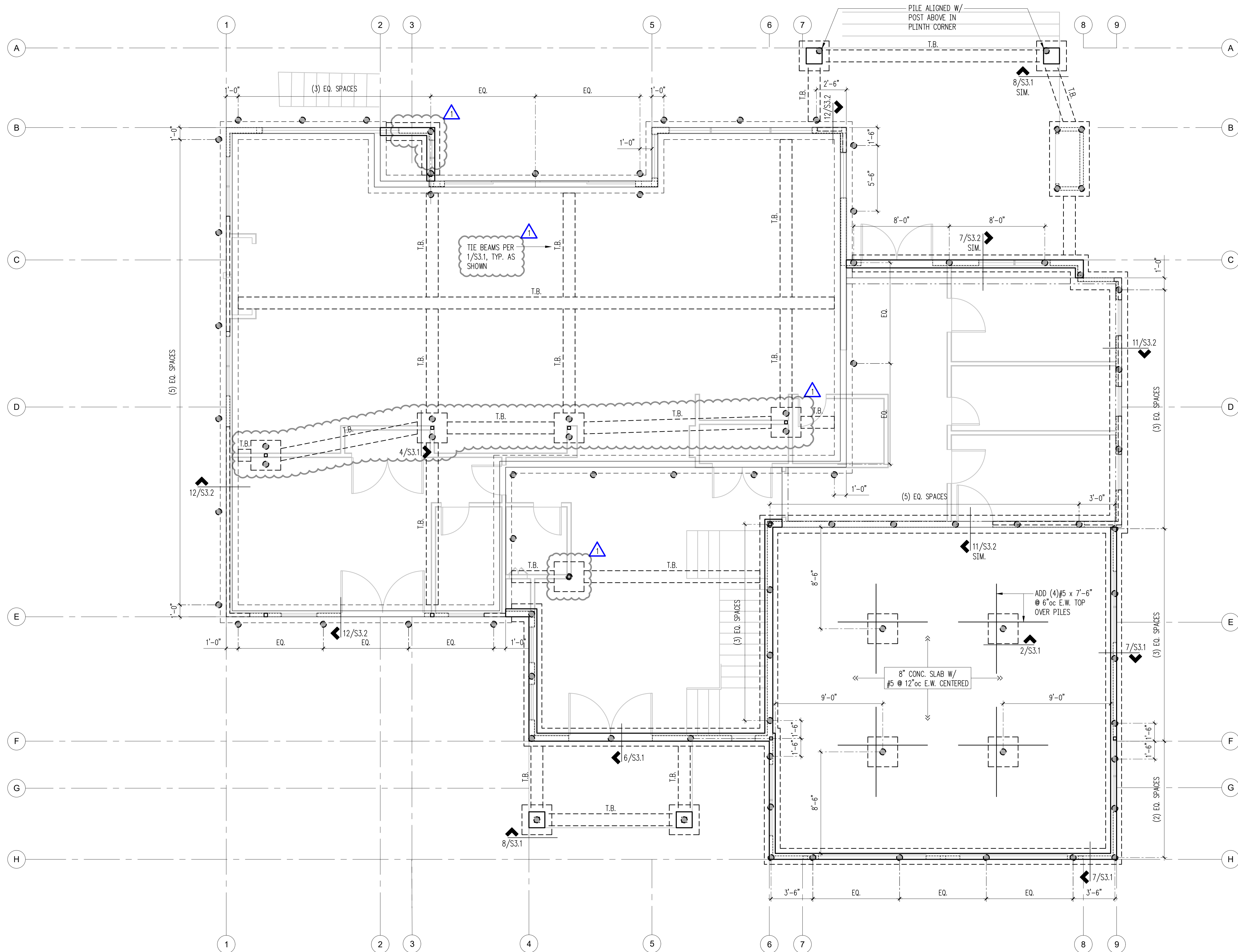
2124 Third Avenue - Suite 100 - Seattle, WA 98121
p: 206.443.6



DRAWN: SJB
 DESIGN: ABB
 CHECKED: ABB
 APPROVED: ABB

REVISIONS:
 1 Post Permit Revisions Jan. 04, 2023

JURISDICTIONAL APPROVAL STAMP:



Legend

	STEM WALL & FOOTING
	EXISTING STEM WALL & FOOTING
	STRUCTURAL WALL OR POST ABOVE
	(E) STRUCTURAL WALL OR POST ABOVE
	NON-STRUCTURAL WALL BELOW
	PIN PILE PER PLAN & 12/S3.1 ALL PILES TO BE 4" SCHEDULE 40, U.N.O.

- Plan Notes**
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
 - THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE.
 - PROVIDE CORNER BARS PER GENERAL NOTES AT ALL WALL AND FOOTING INTERSECTIONS.
 - PROVIDE EPOXY GROUTED #4 x 2'-6" DOWELS EMBEDDED A MINIMUM OF 5" IN TO EXISTING CONCRETE TO MATCH NEW HORIZONTAL REINFORCING. TYPING WHERE NEW CONCRETE WALL OR FOOTING TERMINATES AT EXISTING CONCRETE. EPOXY GROUT PER GENERAL STRUCTURAL NOTES.
 - ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
 - ALL PILES SHOWN ON PLAN ARE 4 INCH DIAMETER SCHEDULE 40 DRIVEN TO REFUSAL IN ACCORDANCE WITH GENERAL NOTES NO. 15, UNO. REFER DETAIL 12/S3.1 FOR INSTALLATION REQUIREMENTS.
 - REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

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

PROJECT TITLE:
Simpson Residence
 6454 E Mercer Way
 Mercer Island, WA 98040

ARCHITECT:
Sturman Architects
 9- 103rd Ave. NE Suite 203
 Bellevue, WA 98004
 425.451.7003

ISSUE:
Permit

SHEET TITLE:

Pile Plan

SCALE: 1/4" = 1'-0"
 DATE: March 21, 2022
 PROJECT NO: 10315-2022-01
 SHEET NO:

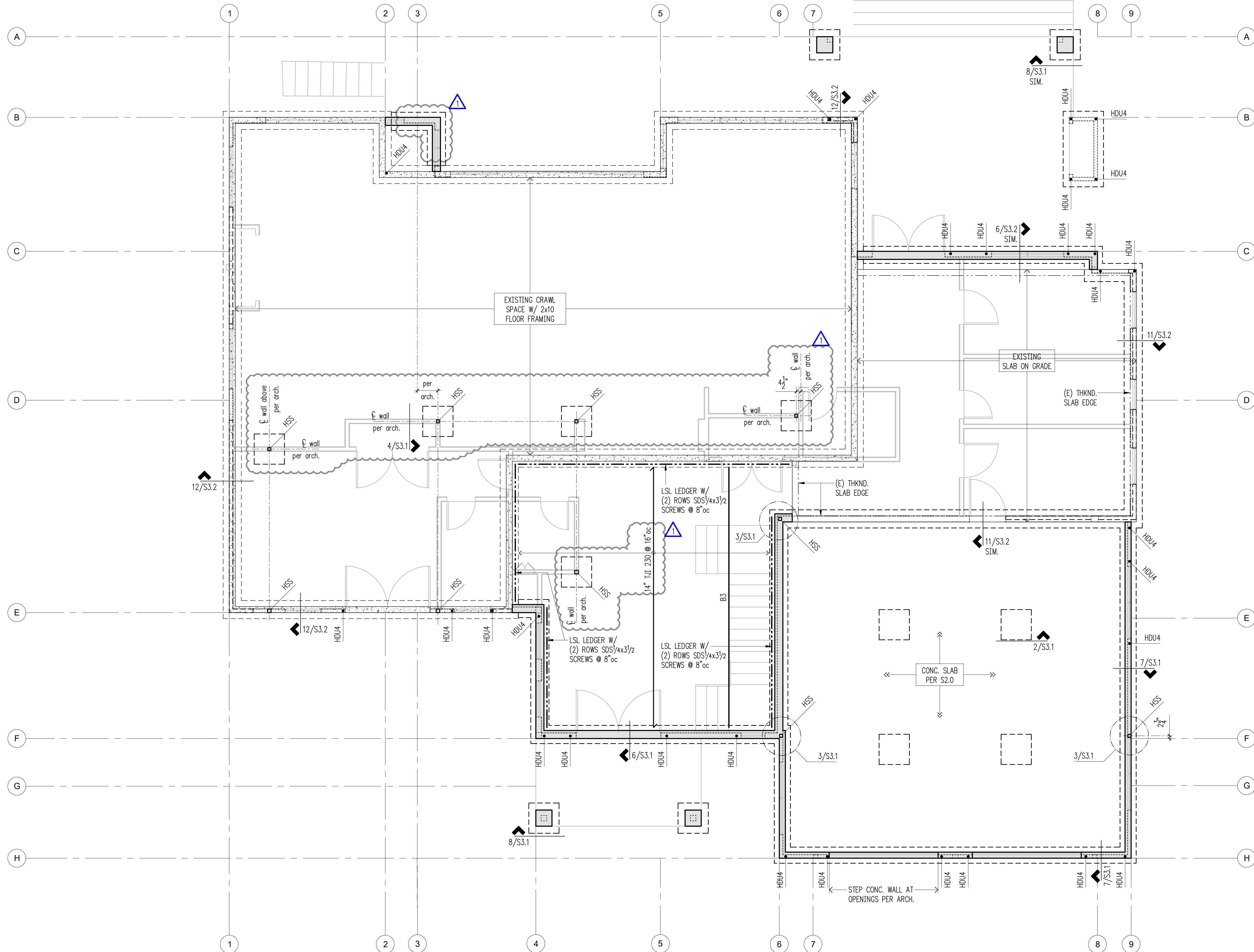
S2.0



DRAWN: SJB
 DESIGN: ABB
 CHECKED: ABB
 APPROVED: ABB

REVISIONS:
 1 Post Permit Revisions Jan. 04, 2023

JURISDICTIONAL APPROVAL STAMP:



Legend

	STEM WALL & FOOTING
	EXISTING STEM WALL & FOOTING
	STRUCTURAL WALL OR POST ABOVE
	(E) STRUCTURAL WALL OR POST ABOVE
	NON-STRUCTURAL WALL BELOW
	HSS INDICATES HSS 3/2x3/2x1/4, U.N.O.

- Plan Notes**
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
 - THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE.
 - PROVIDE CORNER BARS PER GENERAL NOTES AT ALL WALL AND FOOTING INTERSECTIONS.
 - PROVIDE EPOXY GROUTED #4 x 2'-6" DOWELS EMBEDDED A MINIMUM OF 5" IN TO EXISTING CONCRETE TO MATCH NEW HORIZONTAL REINFORCING. TYPICAL WHERE NEW CONCRETE WALL OR FOOTING TERMINATES AT EXISTING CONCRETE. EPOXY GROUT PER GENERAL STRUCTURAL NOTES.
 - ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
 - ALL PILES SHOWN ON PLAN ARE 4 INCH DIAMETER SCHEDULE 40 DRIVEN TO REFUSAL IN ACCORDANCE WITH GENERAL NOTES NO. 15, UNO. REFER DETAIL 12/S3.1 FOR INSTALLATION REQUIREMENTS.
 - REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Main Floor Framing / Foundation Plan
 Scale: 1/4" = 1'-0"

PROJECT TITLE:
Simpson Residence
 6454 E Mercer Way
 Mercer Island, WA 98004

ARCHITECT:
Sturman Architects
 9- 103rd Ave. NE Suite 203
 Bellevue, WA 98004
 425.451.7003

ISSUE:
Permit

SHEET TITLE:
Main Floor Framing / Foundation Plan

SCALE: 1/4" = 1'-0"
 DATE: March 21, 2022
 PROJECT NO: 10315-2022-01
 SHEET NO:



3-21-22
 DRAWN: SJB
 DESIGN: ABB
 CHECKED: ABB
 APPROVED: ABB

REVISIONS:
 1 Post Permit Revisions Jan. 04, 2023

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Simpson Residence
 6454 E Mercer Way
 Mercer Island, WA 98040

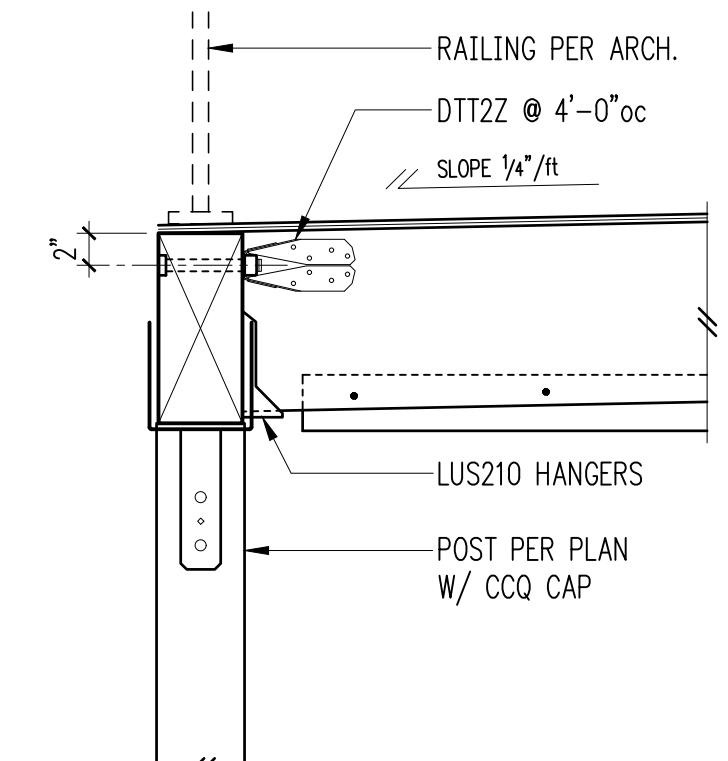
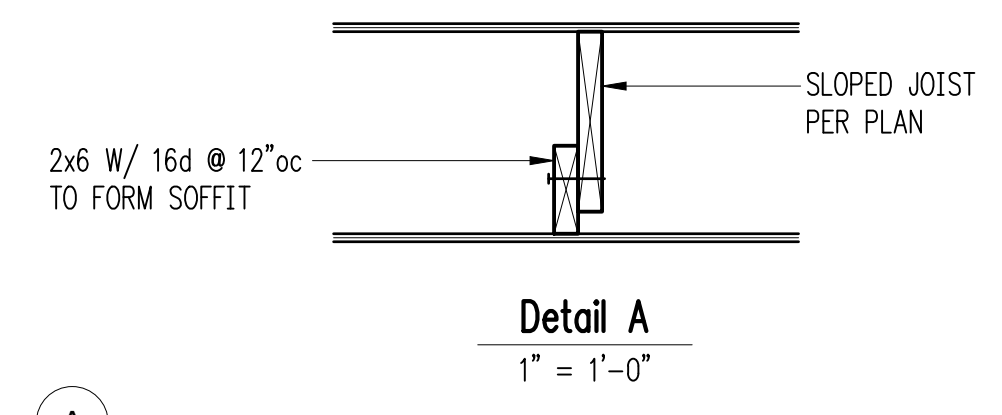
ARCHITECT:
Sturman Architects
 9- 103rd Ave. NE Suite 203
 Bellevue, WA 98004
 425.451.7003

ISSUE:
Permit

SHEET TITLE:
Upper Floor Framing Plan

SCALE: 1/4" = 1'-0"
 DATE: March 21, 2022
 PROJECT NO: 10315-2022-01
 SHEET NO:

S2.2



Legend

- STRUCTURAL WALL OR POST BELOW
- STRUCTURAL WALL OR POST ABOVE
- NON-STRUCTURAL WALL BELOW
- SHEARWALL PER 12/S4.1
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- HANGER
- INVERTED HANGER

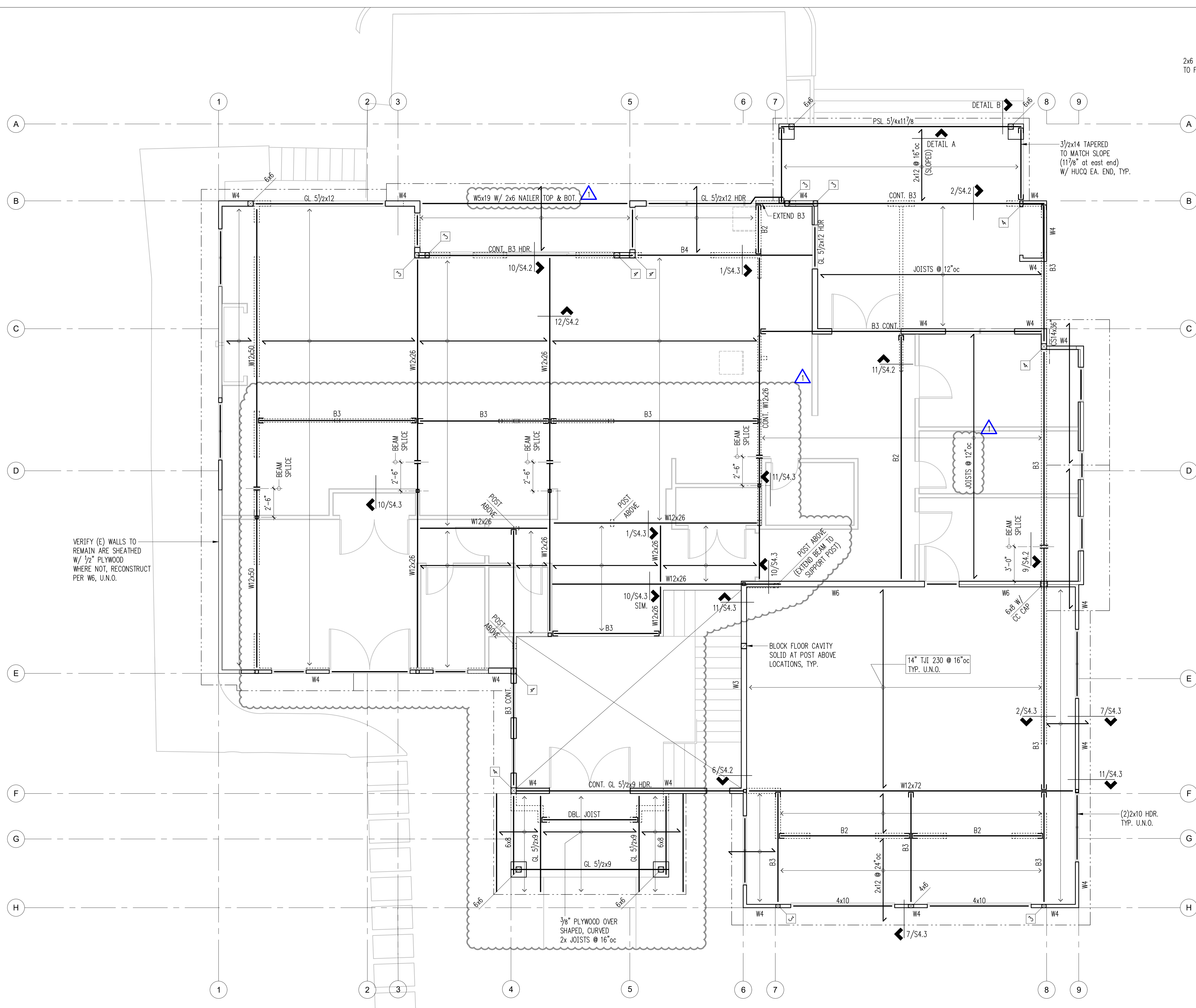
Plan Notes

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. FLOOR SHEATHING SHALL BE 3/4" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 48/24) FACE GRAIN PERPENDICULAR TO SUPPORTS OVER FLOOR FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8d AT 6" oc AND TO ALL INTERMEDIATE FRAMING AT 12" oc.
3. HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2)2x8 MINIMUM. PROVIDE (2) TRIMMER STUDS (MINIMUM) AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS. SEE DETAIL 10/S4.1 FOR TYPICAL INSTALLATION.
4. PROVIDE (2) STUDS (MINIMUM) AT EACH END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE LCE, ACE, PCZ, OR LPCZ CAP TO FIT.
5. "W#" INDICATES SHEARWALL. SEE SHEARWALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS.
6. ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
7. (X)CS16 INDICATES VERTICAL HOLD-DOWN STRAP AT END OF SHEAR WALL ABOVE. (X) INDICATES STRAP QUANTITY. SEE DETAIL 6/S4.1 FOR INSTALLATION REQUIREMENTS.
8. MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, CL) 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%.
9. ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS VERTICAL GRAIN BLOCKING TO MATCH POST ABOVE FOR FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
10. SPLICE ALL TOP PLATE SPLICES PER GENERAL NOTES.
11. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

Flush Beam Schedule

MARK	BEAM	HANGER, U.N.O.	
		FACE MOUNT	TOP FLANGE
B1	LSL 1 3/4x14	ITS1.81/14	ITS1.81/14
B2	PSL 3/2x14	HU416	HWP3.56/14
B3	PSL 5/4x14	HUC0612	HWP5.37/14
B4	PSL 7x14	HHUS7.25/10	HWP7.12/14

1. PROVIDE CONCEALED FLANGE OR OFFSET HANGERS AT CORNER CONDITIONS.
2. TOP FLANGE HANGERS ONLY APPLICABLE FOR WOOD TO WOOD BEAMS.



VERIFY (E) WALLS TO REMAIN ARE SHEATHED W/ 1/2" PLYWOOD WHERE NOT, RECONSTRUCT PER W6, U.N.O.

POST ABOVE (EXTEND BEAM TO SUPPORT POST)

BLOCK FLOOR CAVITY SOLID AT POST ABOVE LOCATIONS, TYP.

3/8" PLYWOOD OVER SHAPED, CURVED 2x JOISTS @ 16" oc

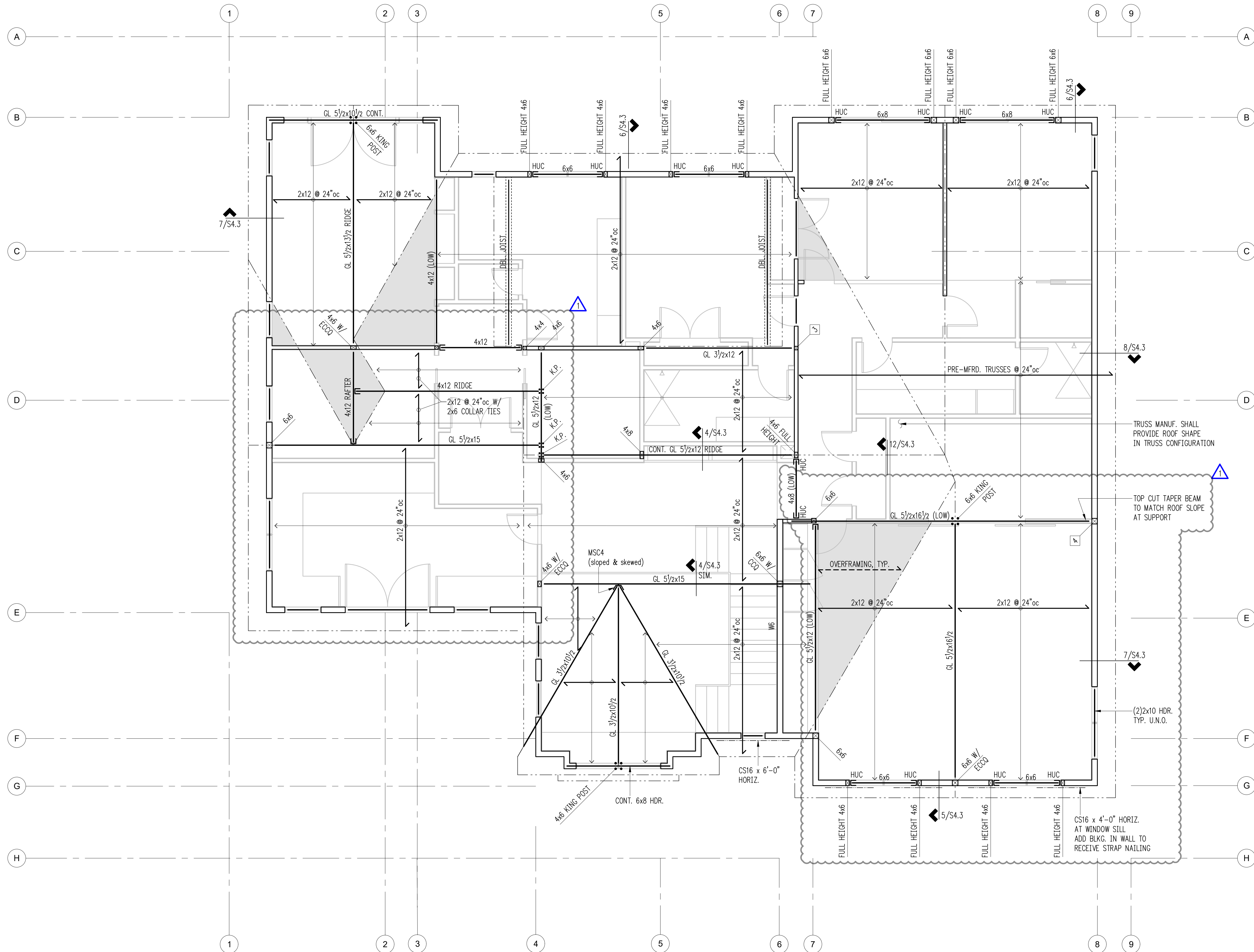
Upper Floor Framing Plan
 Scale: 1/4" = 1'-0"



DRAWN:	SJB
DESIGN:	ABB
CHECKED:	ABB
APPROVED:	ABB

REVISIONS:	
1	Post Permit Revisions Jan. 04, 2023

JURISDICTIONAL APPROVAL STAMP:



Legend

- STRUCTURAL WALL OR POST BELOW
- NON-STRUCTURAL WALL BELOW
- SHEARWALL PER 12/S4.1
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- HANGER
- INVERTED HANGER
- OVERFRAME W/ 2x6 @ 24" oc UP TO 9' & 2x8 @ 24" oc UP TO 12'

Plan Notes

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- ROOF SHEATHING SHALL BE 1/2" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 32/16), FACE GRAIN PERPENDICULAR TO SUPPORTS OVER ROOF FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8d AT 6" oc AND TO ALL INTERMEDIATE FRAMING AT 12" oc.
- HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2)2x8 MINIMUM. PROVIDE (2) TRIMMER STUDS (MINIMUM) AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS. SEE DETAIL 10/S4.1 FOR TYPICAL INSTALLATION.
- PROVIDE (2) STUDS (MINIMUM) AT EACH END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE LCE, ACE, PCZ, OR LPCZ CAP TO FIT.
- "W#" INDICATES SHEARWALL. SEE SHEARWALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS.
- ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
- PROVIDE H1 HURRICANE TIE AT EACH TRUSS/RAFTER WHERE IT BEARS ON EXTERIOR WALL.
- MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
- SPLICE ALL TOP PLATE SPLICES PER GENERAL NOTES.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

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

PROJECT TITLE:
Simpson Residence

6454 E Mercer Way
 Mercer Island, WA 98040

ARCHITECT:
Sturman Architects
 9- 103rd Ave. NE Suite 203
 Bellevue, WA 98004
 425.451.7003

ISSUE:
Permit

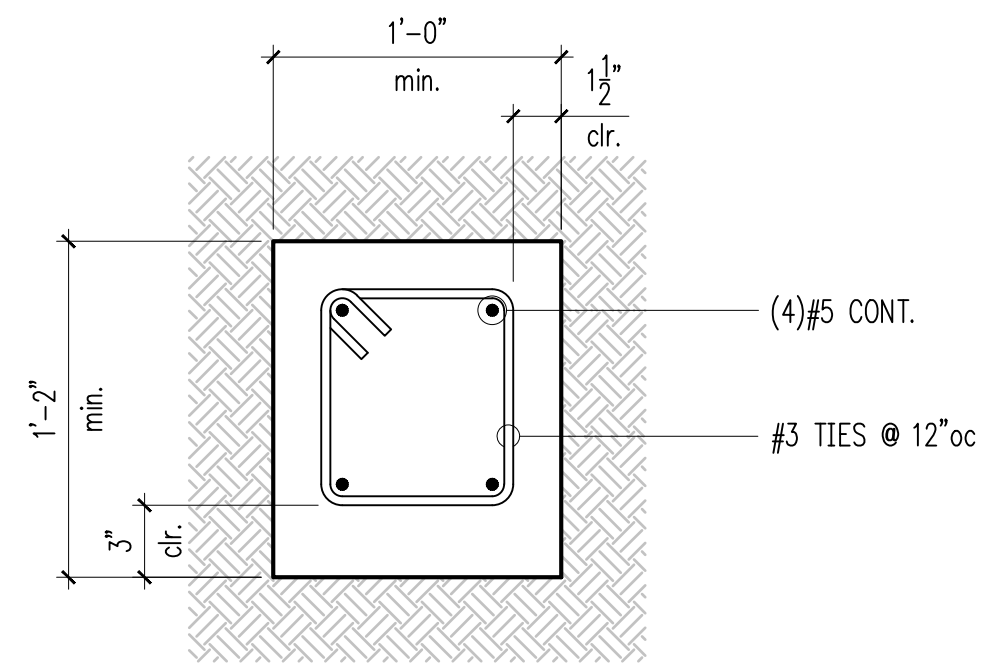
SHEET TITLE:
Roof Framing Plan

SCALE: 1/4" = 1'-0"
 DATE: March 21, 2022
 PROJECT NO: 10315-2022-01
 SHEET NO:

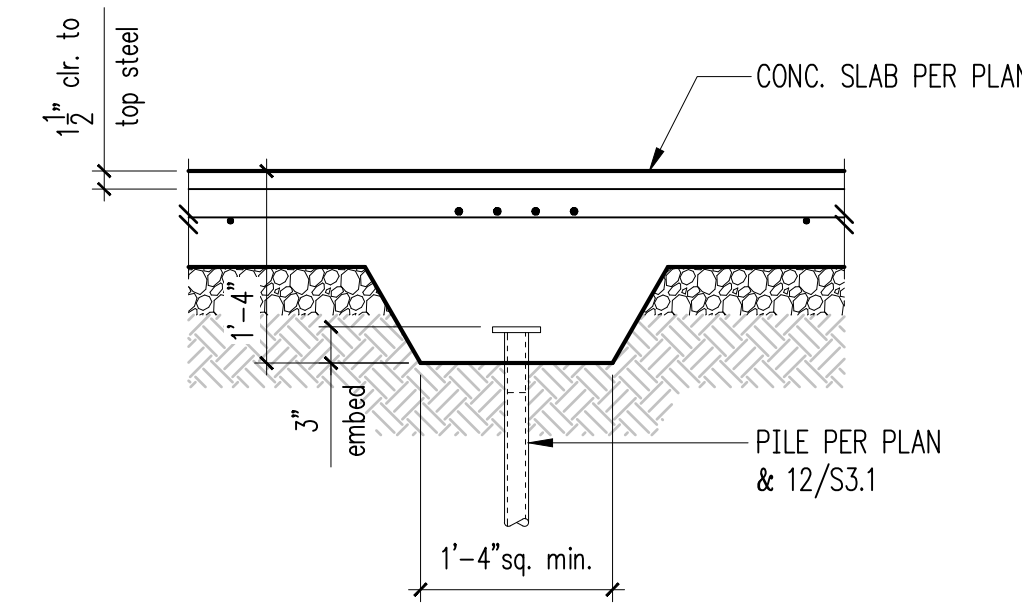
S2.3

NOTES:

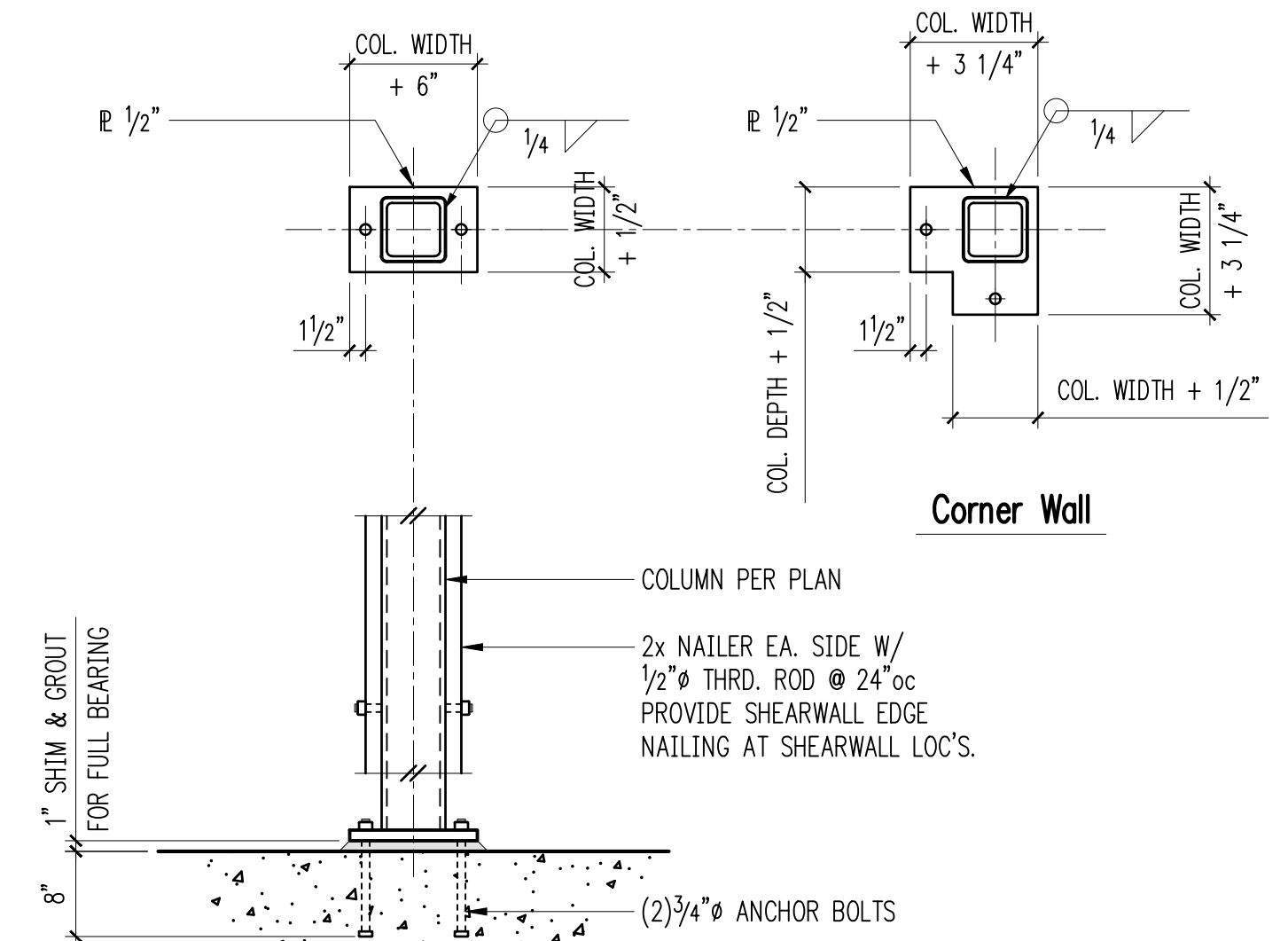
- SEE PLANS FOR TIE BEAM LOCATIONS.
- DEVELOP OR DOWEL AND LAP SPLICE TIE BEAM LONGITUDINAL BARS TO PILE CAPS AND PERPENDICULAR FOOTINGS.
- SLOPE TIE BEAMS WHERE REQUIRED.



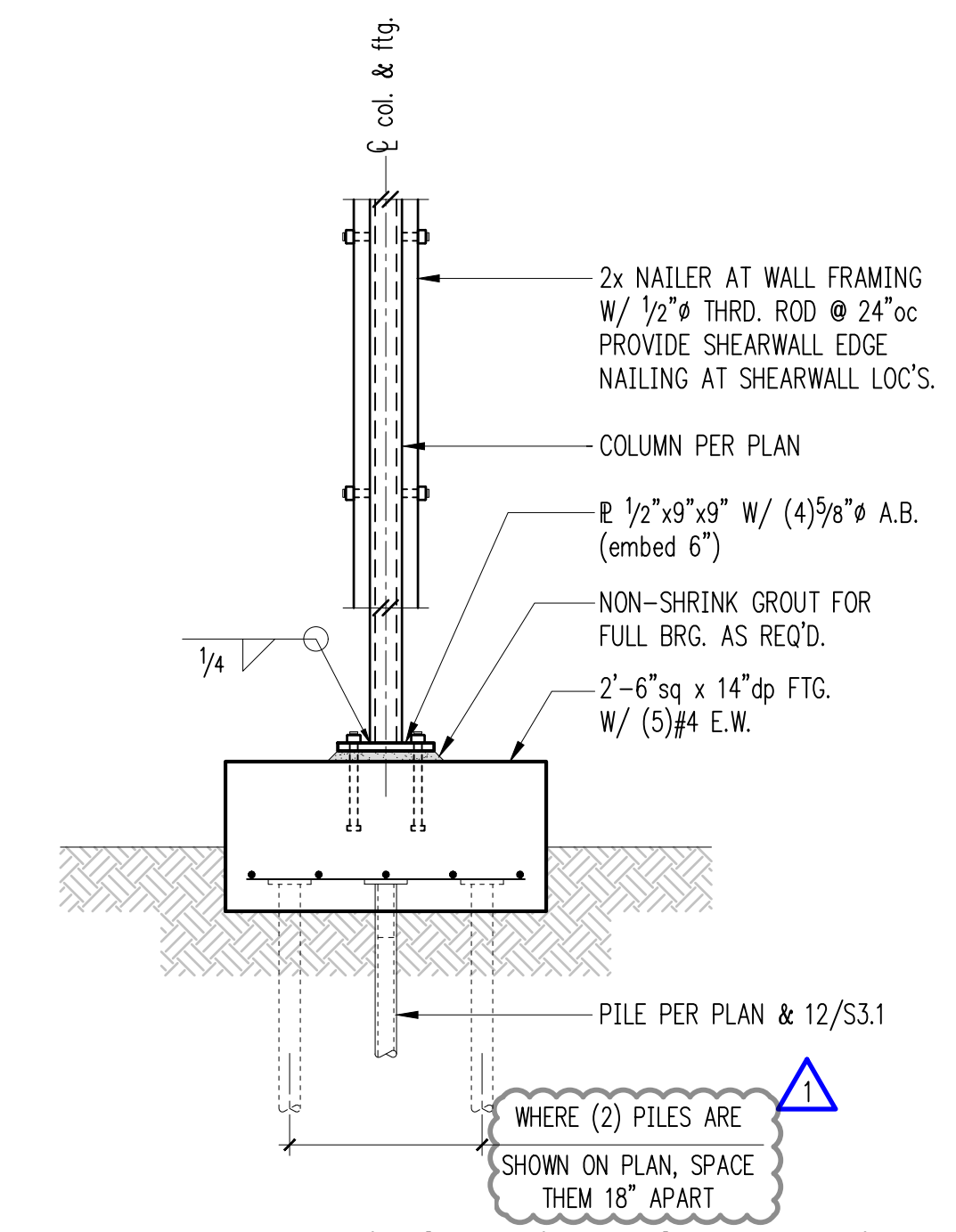
not to scale
Typical Tie Beam 1



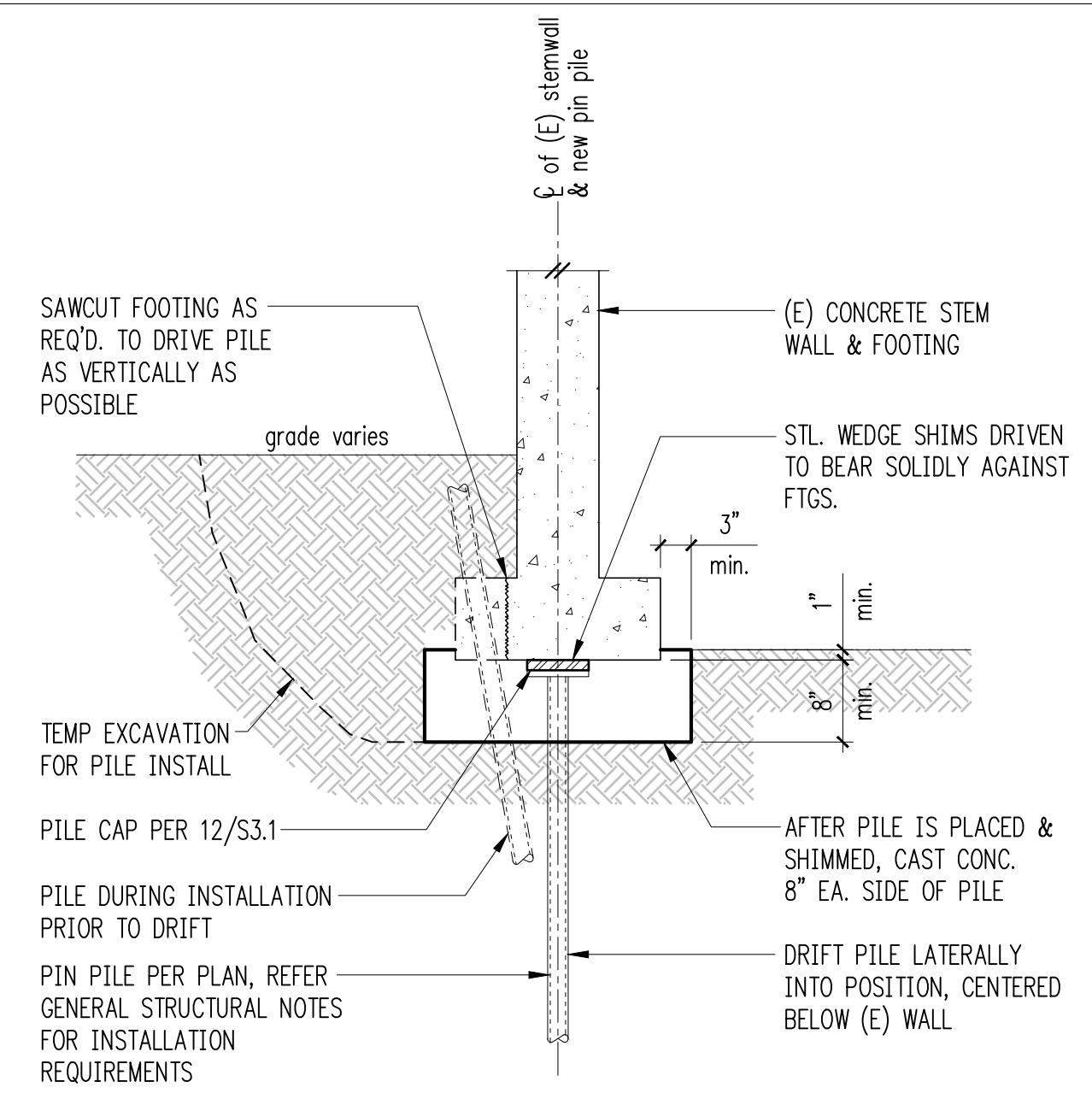
Corner Wall 2



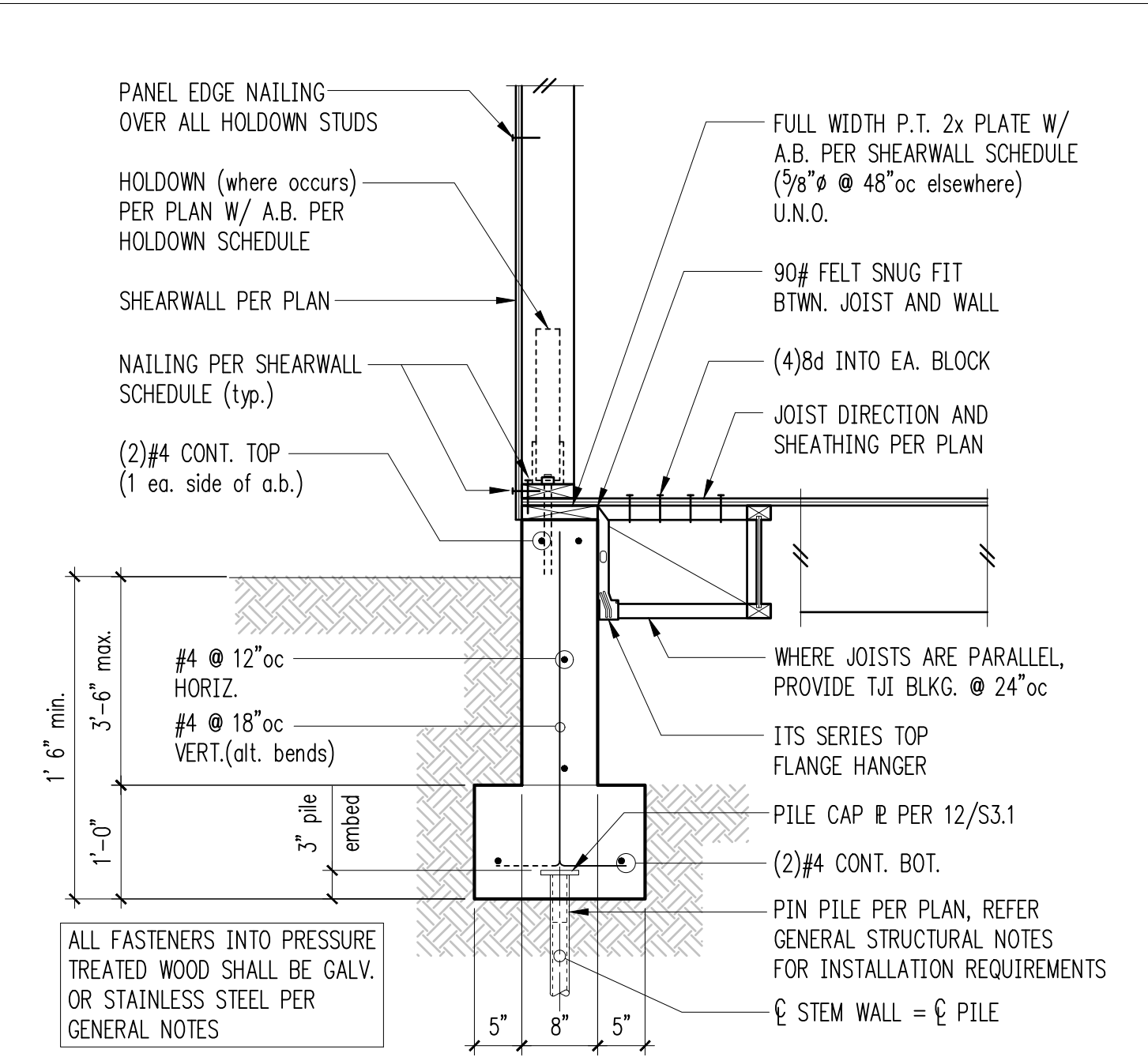
Baseplate - HSS Column 3



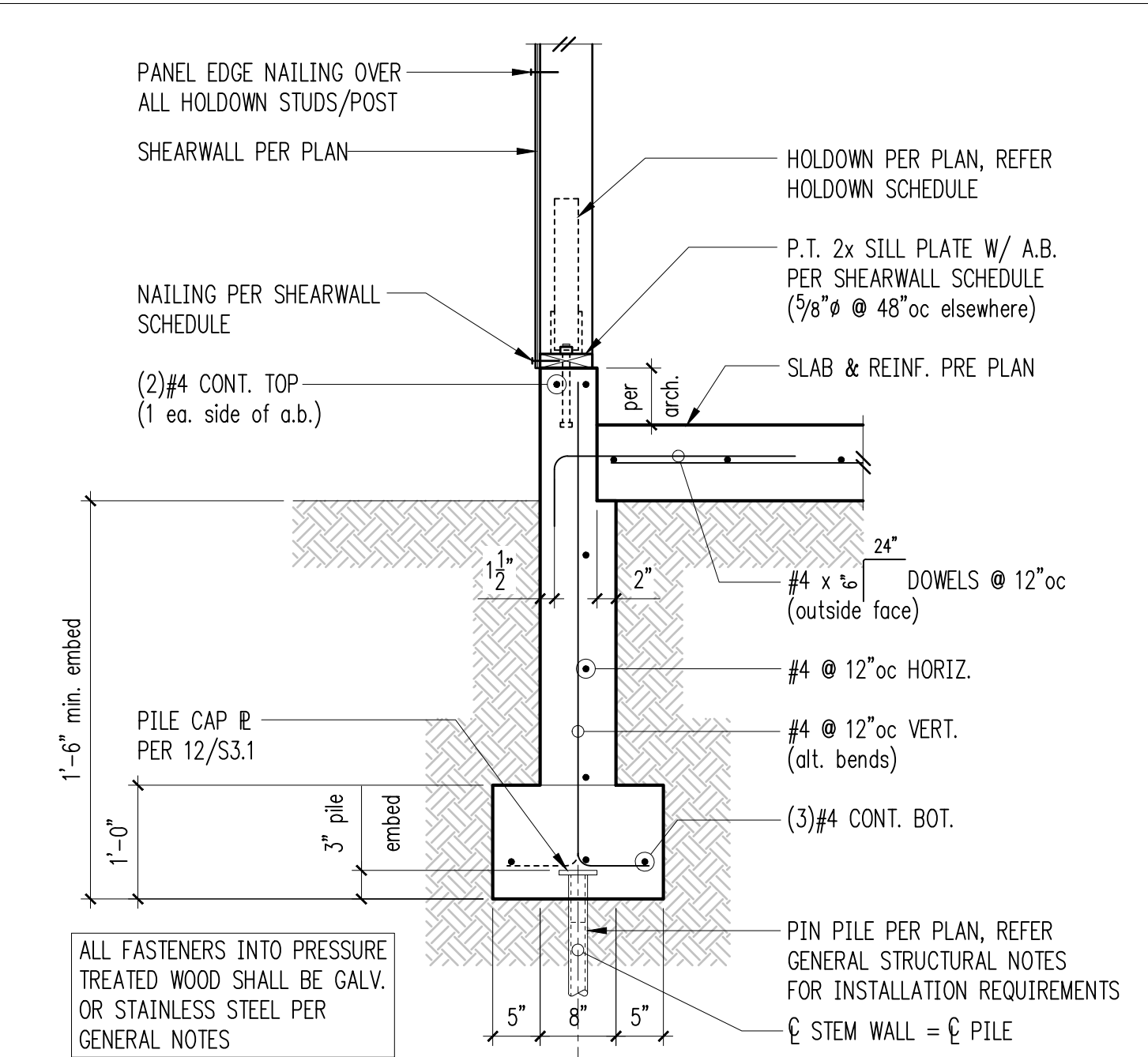
Typical Interior Column Footing 4



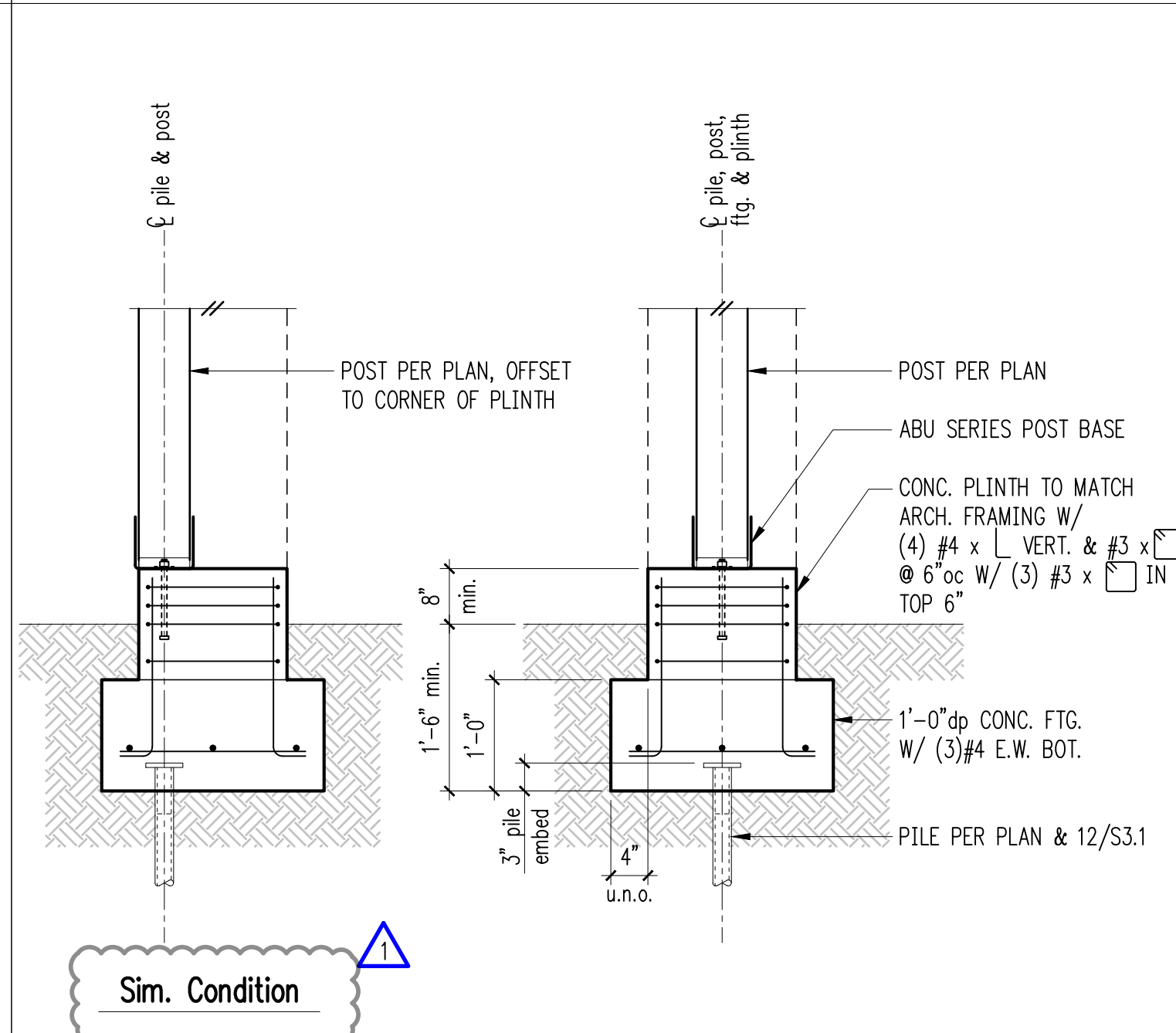
Post-Installed Pile - Wedge 5



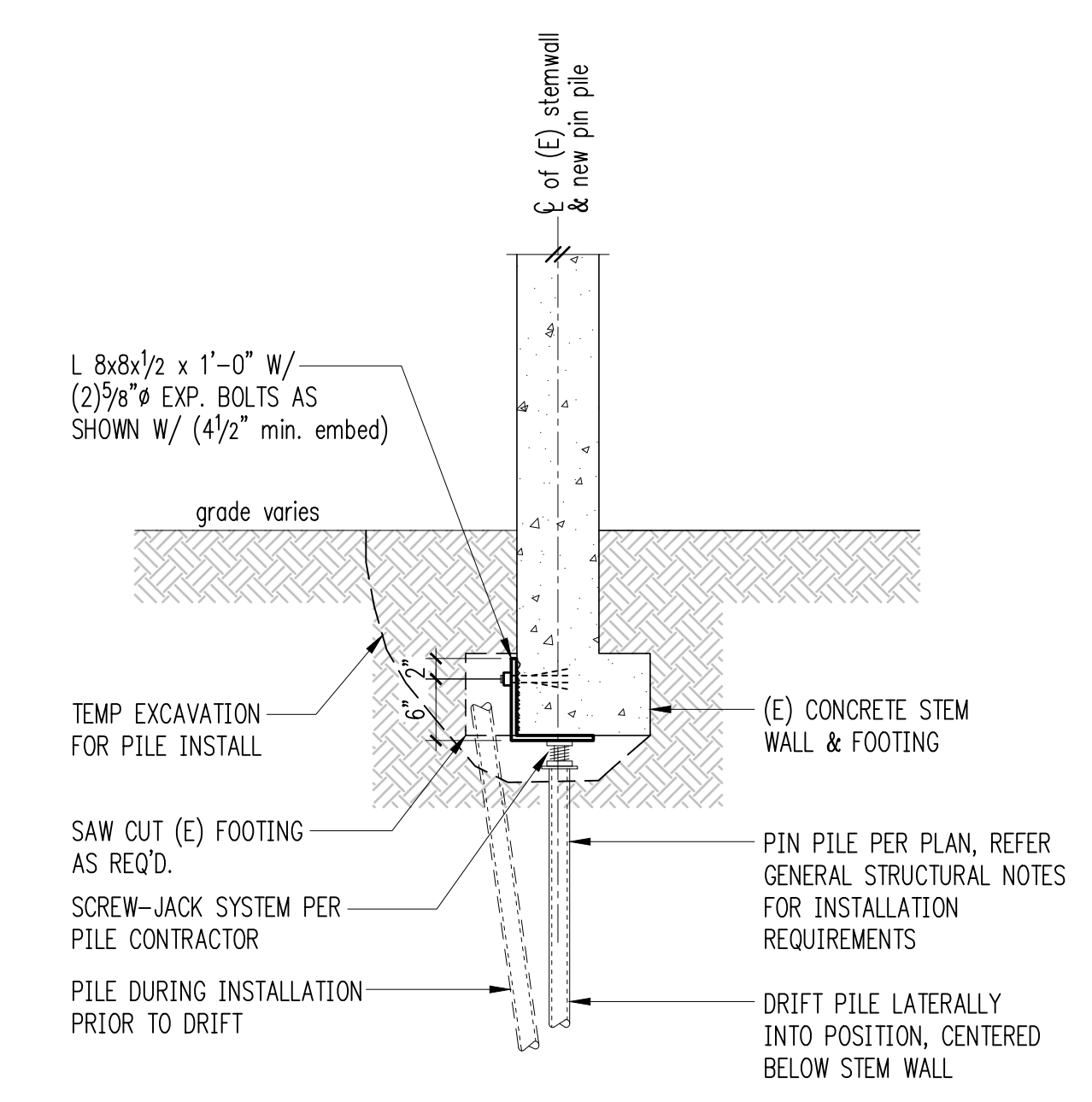
Exterior Framing (w/ TJI's) at Crawl Space (High Grade) 6



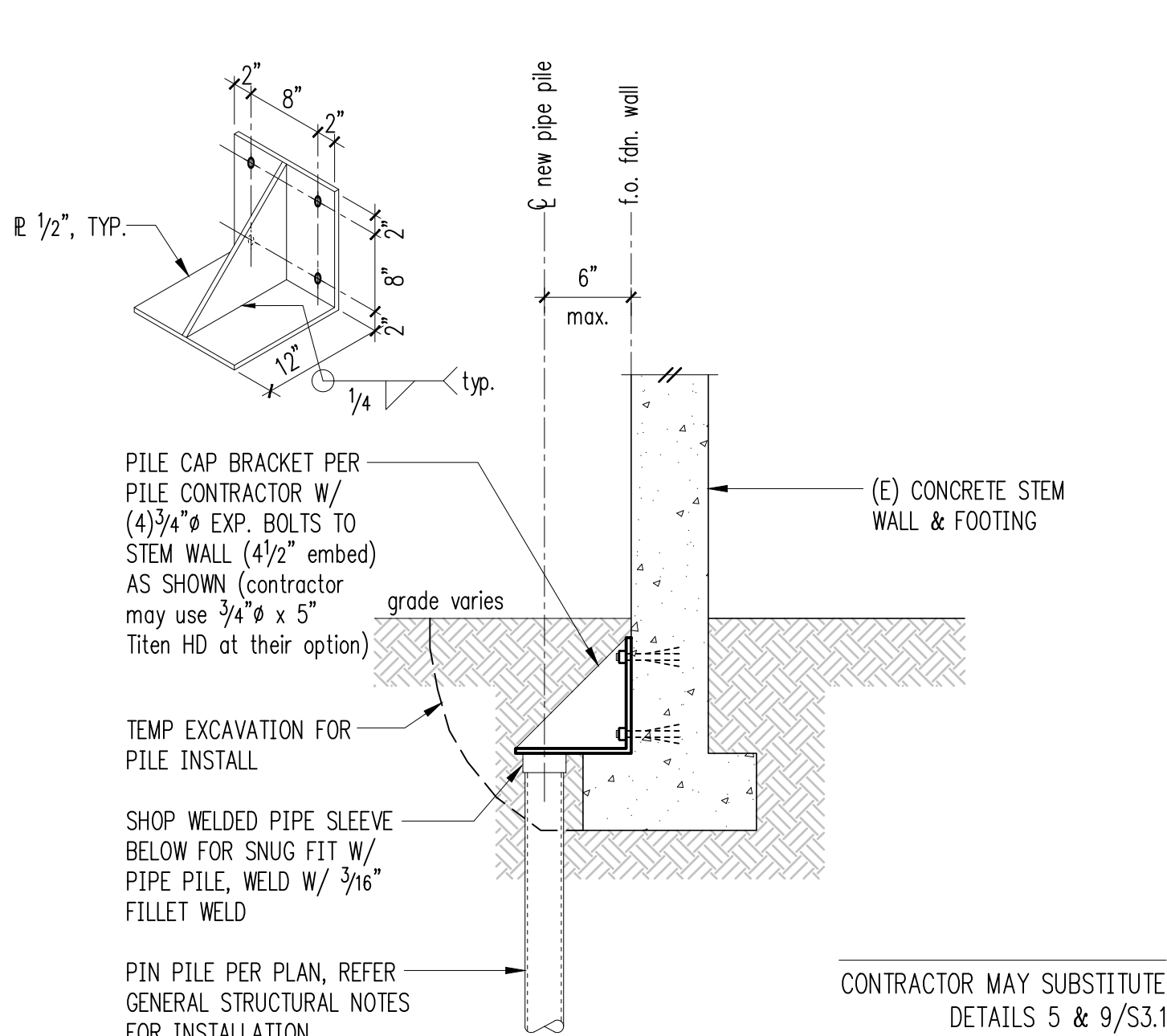
Exterior Framing w/ Slab 7



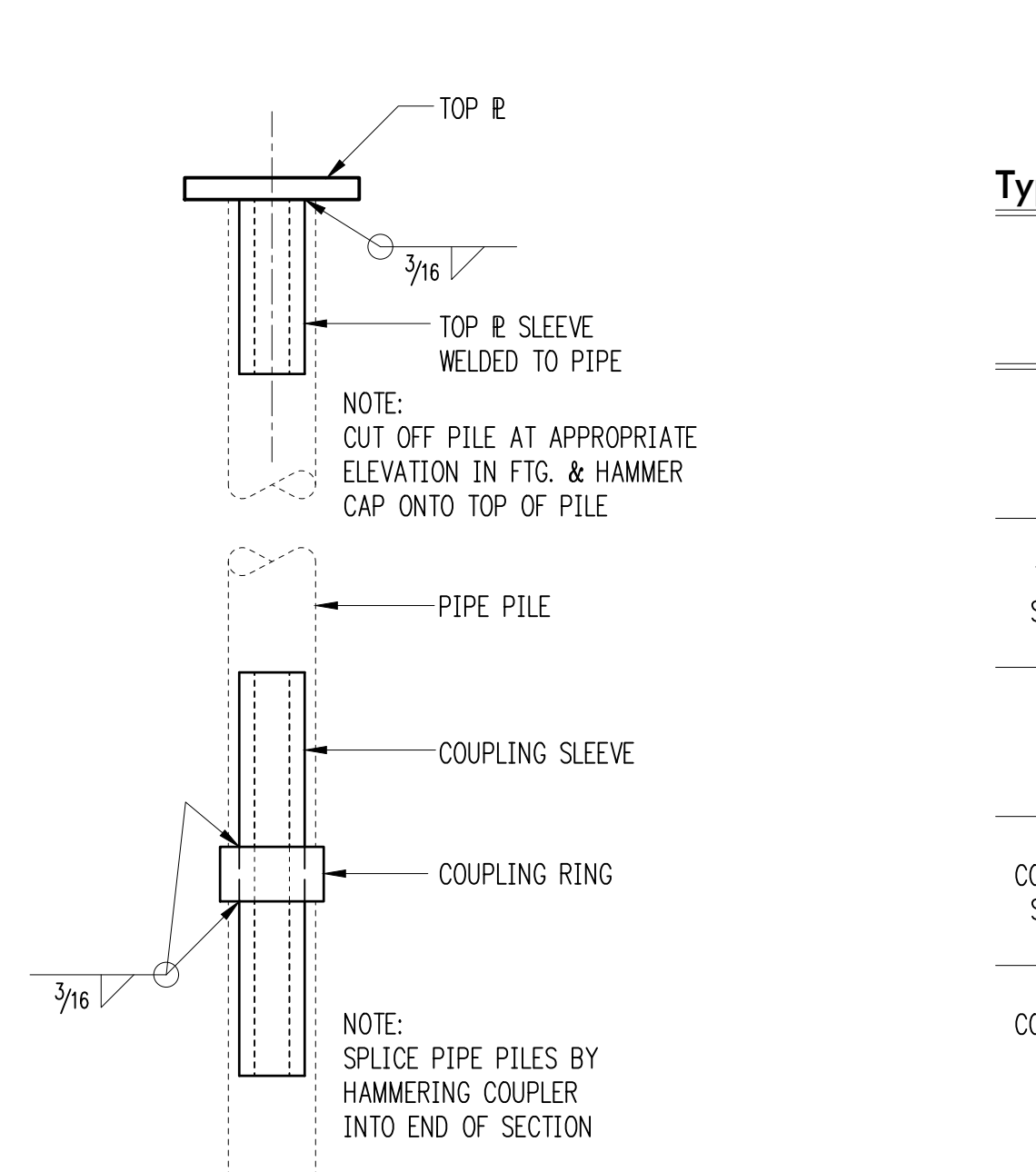
Sim. Condition 8



Post-Installed Pile - Screw Jack 9



Post-Installed Pile - Bracket 10



Typical Pipe Pile Assembly

PART	PIPE		
	2" Sch 80 Pipe 2.375" O.D.	3" Sch 40 Pipe 3.5" O.D.	4" Sch 40 Pipe 4.5" O.D.
TOP PLATE	.375"x4"x4" OR .50"x6"x6" (COMPRESSION FIT TOP PLATE)	.375"x4"x4" OR .50"x6"x6" (COMPRESSION FIT TOP PLATE)	.50"x6"x6" (COMPRESSION FIT TOP PLATE)
TOP R SLEEVE	1.5" SCH 40 x 5" ASTM A53 GRADE A PIPE (TOP R SLEEVE)	2.5" SCH 40 x 5" ASTM A53 GRADE A PIPE (TOP R SLEEVE)	3.5" SCH 40 x 5" ASTM A53 GRADE A PIPE (TOP R SLEEVE)
PIPE	2" SCH 80 (.218") ASTM A53 GRADE A PIPE (TYP. 10.5' LENGTHS)	3" SCH 40 (.216") ASTM A53 GRADE A PIPE (TYP. 10.5'-21' LENGTHS)	4" SCH 40 (.237") ASTM A53 GRADE A PIPE (TYP. 21' LENGTHS)
COUPLING SLEEVE	1.5" SCH 80 (.200") x 10" ASTM A53 GRADE A PIPE (COUPLING SLEEVE)	2.5" SCH 40 (.203") x 12" ASTM A53 GRADE A PIPE (COUPLING SLEEVE)	3.5" SCH 40 (.226") x 14" ASTM A53 GRADE A PIPE (COUPLING SLEEVE)
COUPLING RING	2" SCH 80 (.218") x 1.25" ASTM A53 GRADE A PIPE (COUPLING RING)	3" SCH 80 (.218") x 1.25" ASTM A53 GRADE A PIPE (COUPLING RING)	4.50" x .188" x 1.75" (A500) TUBING (COUPLING RING)

Typical Pipe Pile Assembly Schedule 12



3-21-22

DRAWN: SJB
DESIGN: ABB
CHECKED: ABB
APPROVED: ABB

REVISIONS:
1 Post Permit Revisions Jan. 04, 2023

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Simpson Residence
6454 E Mercer Way
Mercer Island, WA 98040

ARCHITECT:
Sturman Architects
9- 103rd Ave. NE Suite 203
Bellevue, WA 98004
425.451.7003

ISSUE:
Permit

SHEET TITLE:
Foundation Details

SCALE: 3/4" = 1'-0" U.N.O.
DATE: March 21, 2022
PROJECT NO: 10315-2022-01
SHEET NO:

S3.2

1

2

3

4

5

6

7

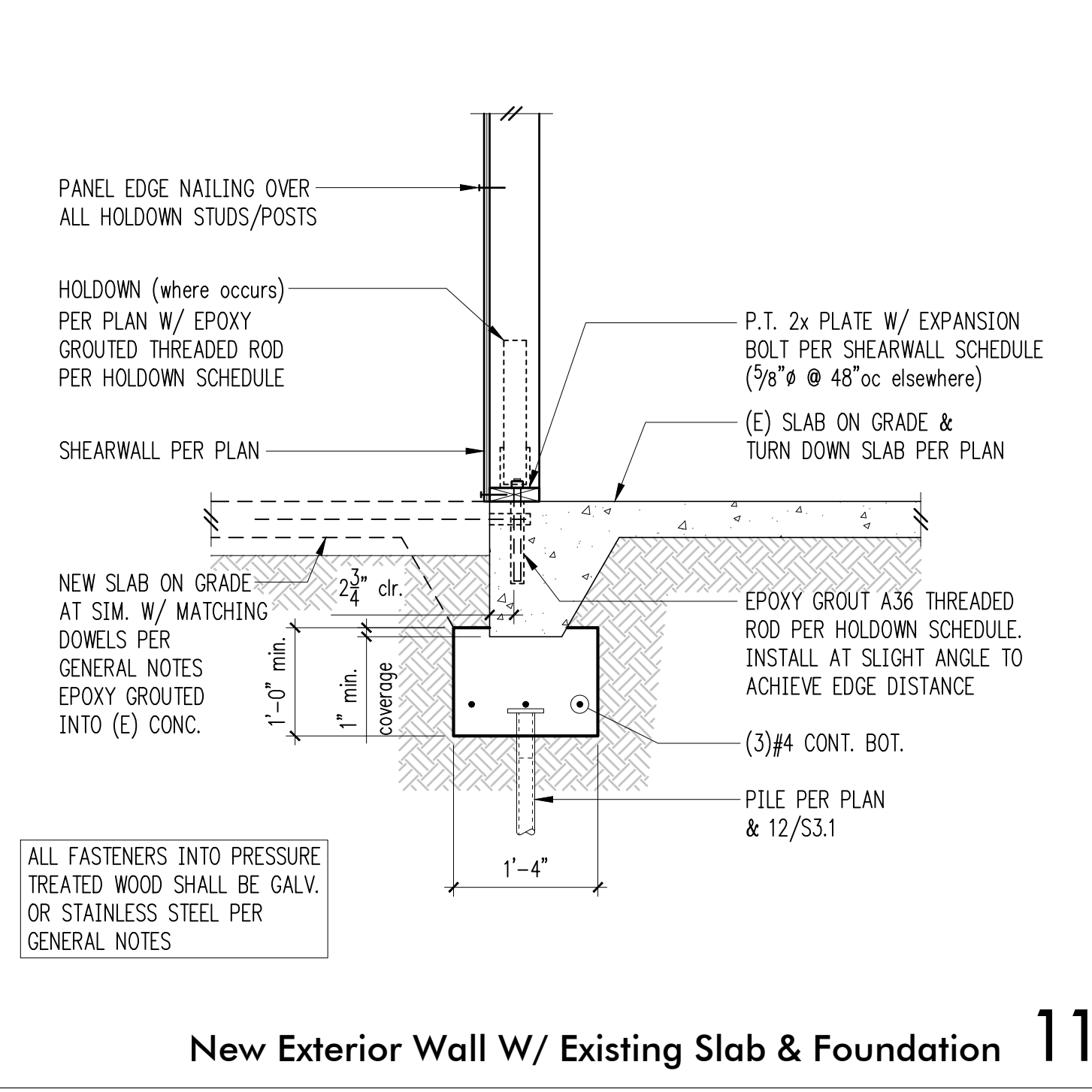
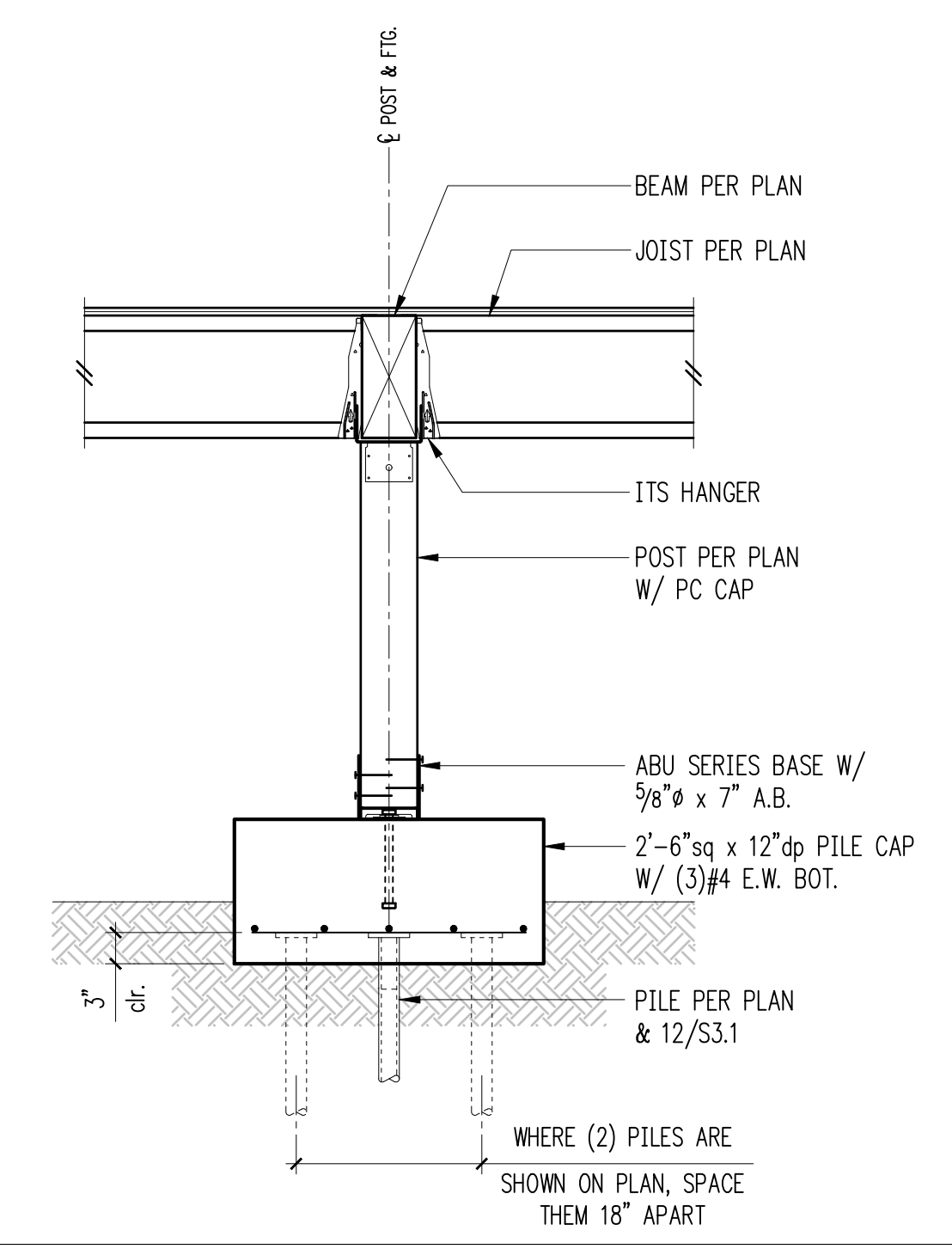
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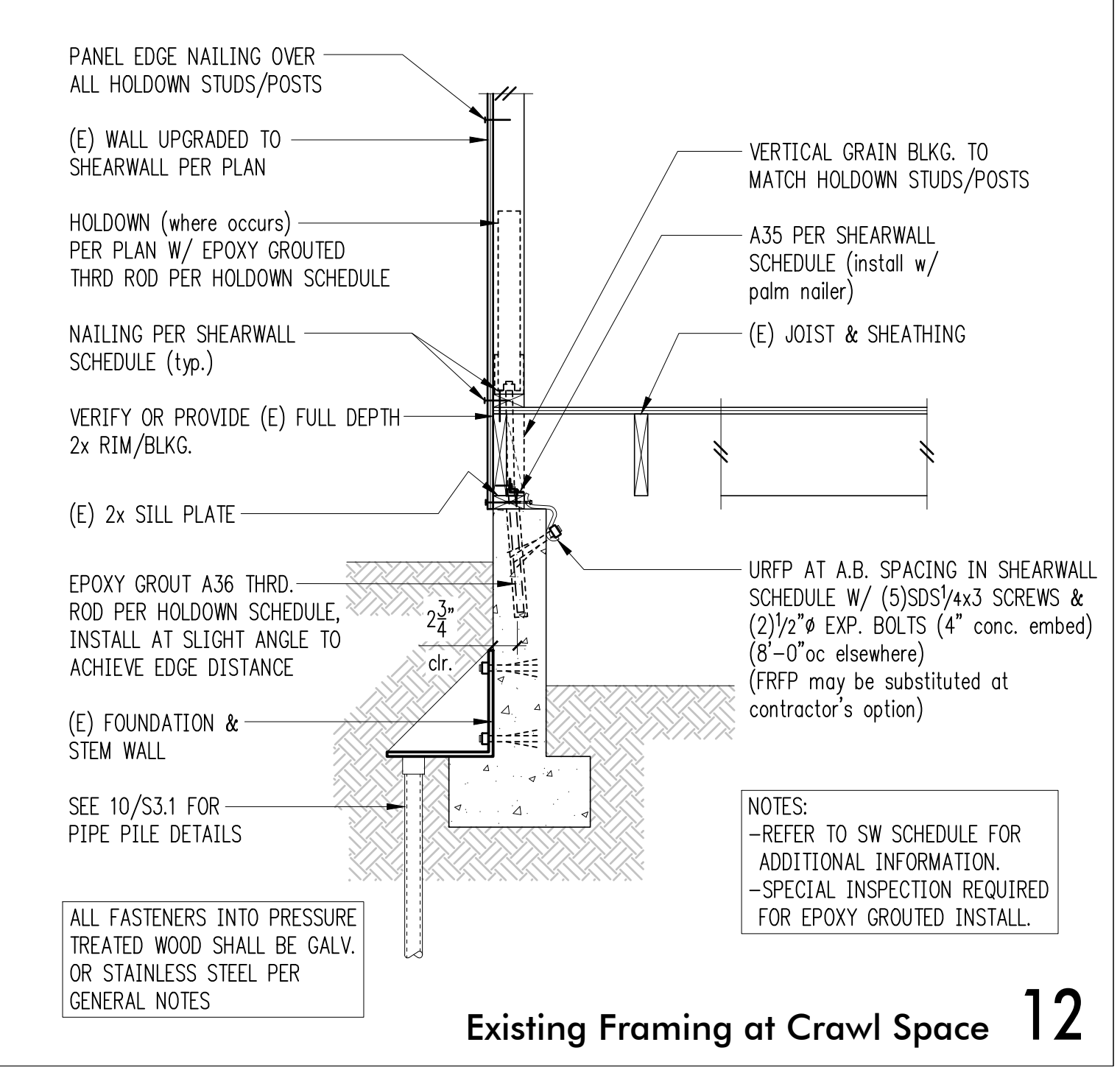
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11

12



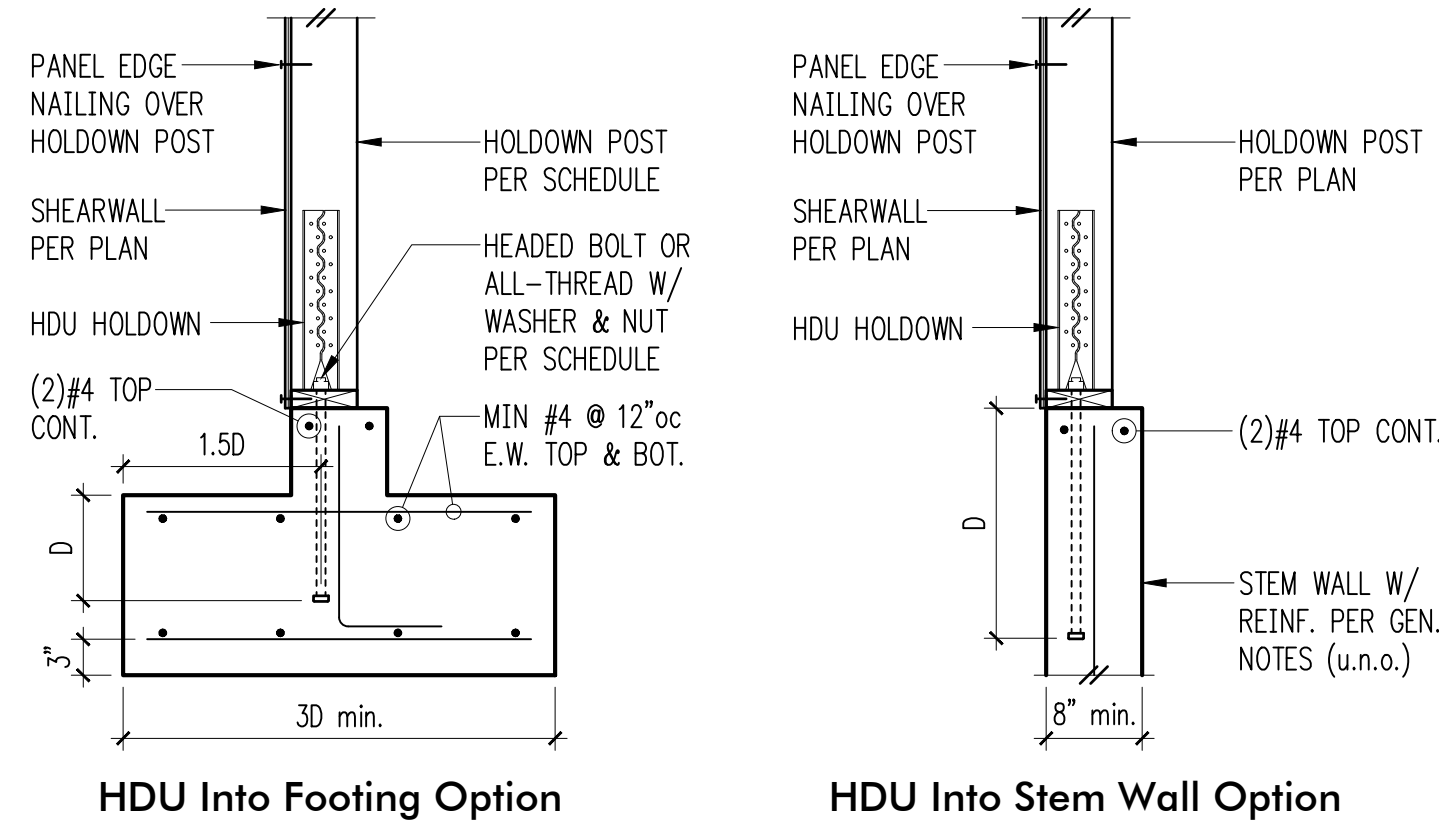
ALL FASTENERS INTO PRESSURE TREATED WOOD SHALL BE GALV. OR STAINLESS STEEL PER GENERAL NOTES



NOTES:
-REFER TO SW SCHEDULE FOR ADDITIONAL INFORMATION.
-SPECIAL INSPECTION REQUIRED FOR EPOXY GROUTED INSTALL.

New Exterior Wall W/ Existing Slab & Foundation

Existing Framing at Crawl Space



HDU Into Footing Option

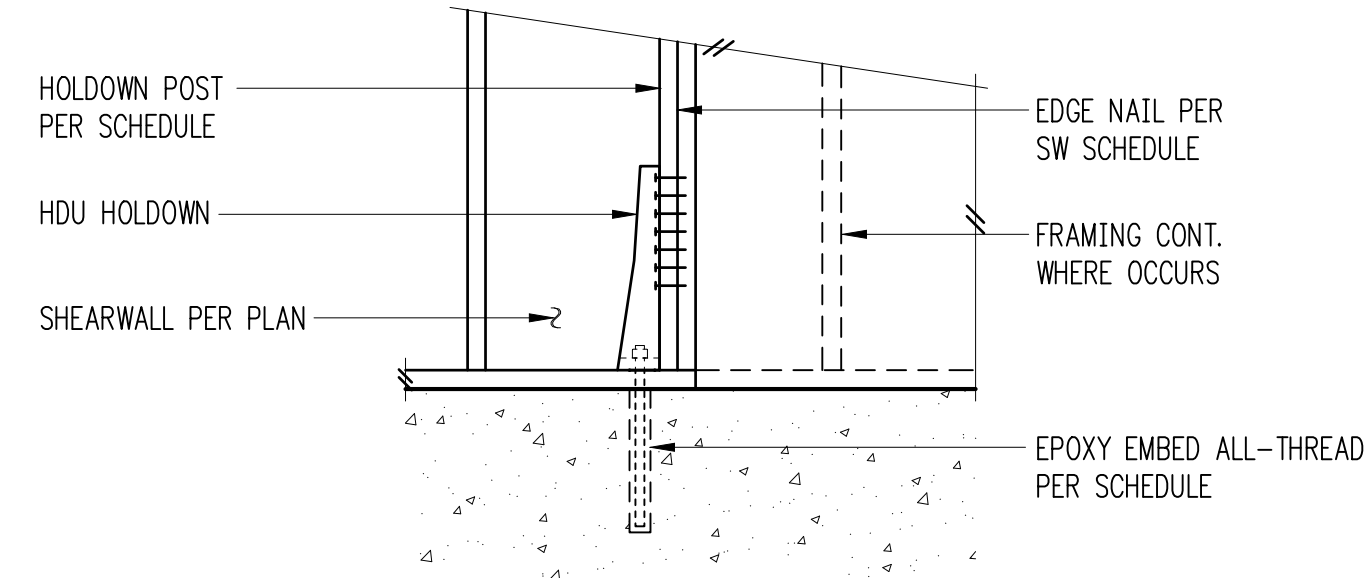
HDU Into Stem Wall Option

Holdown Schedule

Plan Mark	Screws	Anchor Bolt	Min. A.B. Embed (D)		Holdown Post ①	
			Stem Wall	Footing	if 2x4	if 2x6
HDU2-SDS2.5	(6)SDS 1/4"x2 1/2"	5/8"φ	12"	4"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS 1/4"x2 1/2"	5/8"φ	18"	6"	4x4	4x6
HDU5-SDS2.5	(14)SDS 1/4"x2 1/2"	5/8"φ	SB9/8x24	7"	4x4	4x6
HDU8-SDS2.5	(20)SDS 1/4"x2 1/2"	7/8"φ	SSTB28	8"	4x6	6x6
HDU11-SDS2.5	(30)SDS 1/4"x2 1/2"	1"φ	SB1x30	10"	4x8	6x6
HDU14-SDS2.5	(36)SDS 1/4"x2 1/2"	1"φ	N/A	12"	4x8	6x6

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

Typical HDU Holddown 2



Holdown Schedule

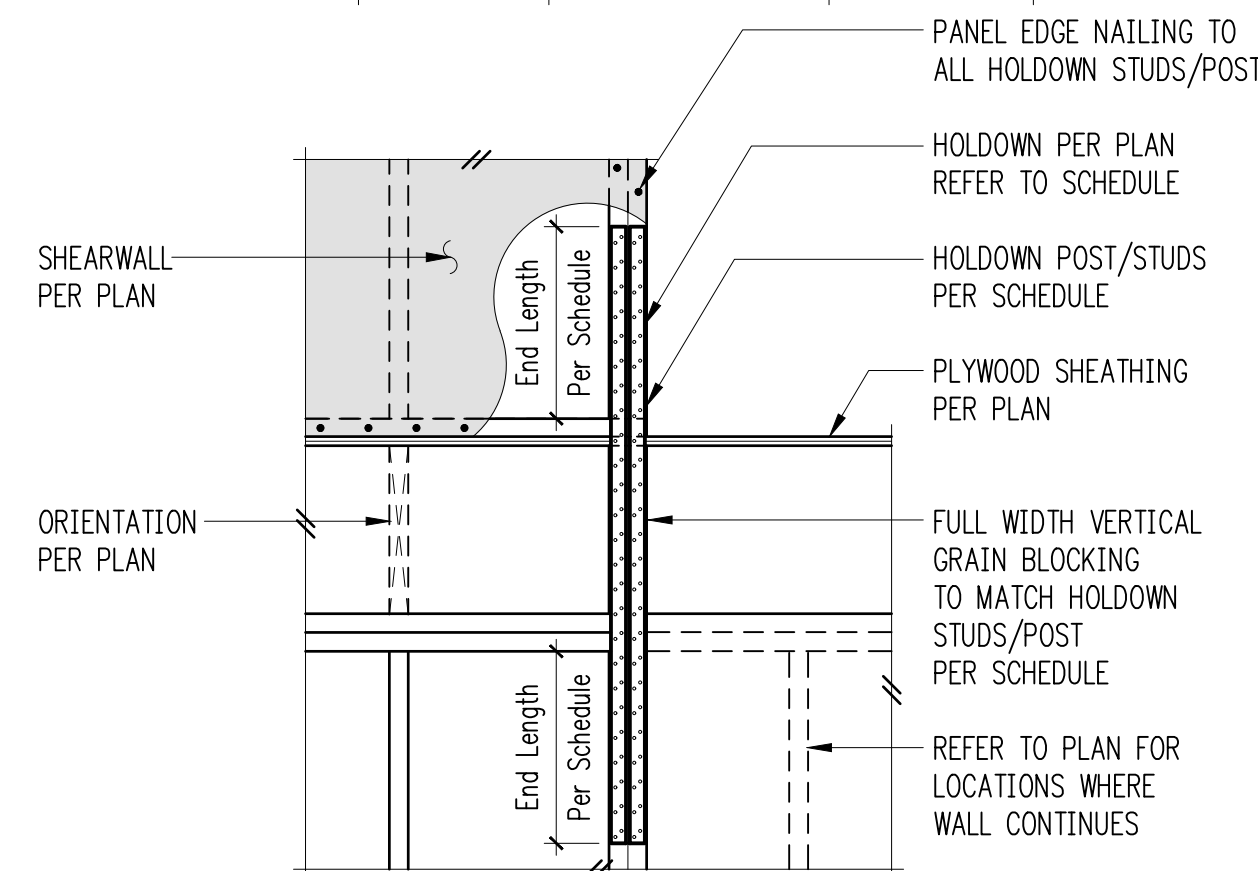
Plan Mark	Screws	Anchor Bolt	A.B. Embed	Holdown Post ①	
				if 2x4	if 2x6
HDU2-SDS2.5	(6)SDS 1/4"x2 1/2"	5/8"φ	12"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS 1/4"x2 1/2"	5/8"φ	12"	4x4	4x6

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

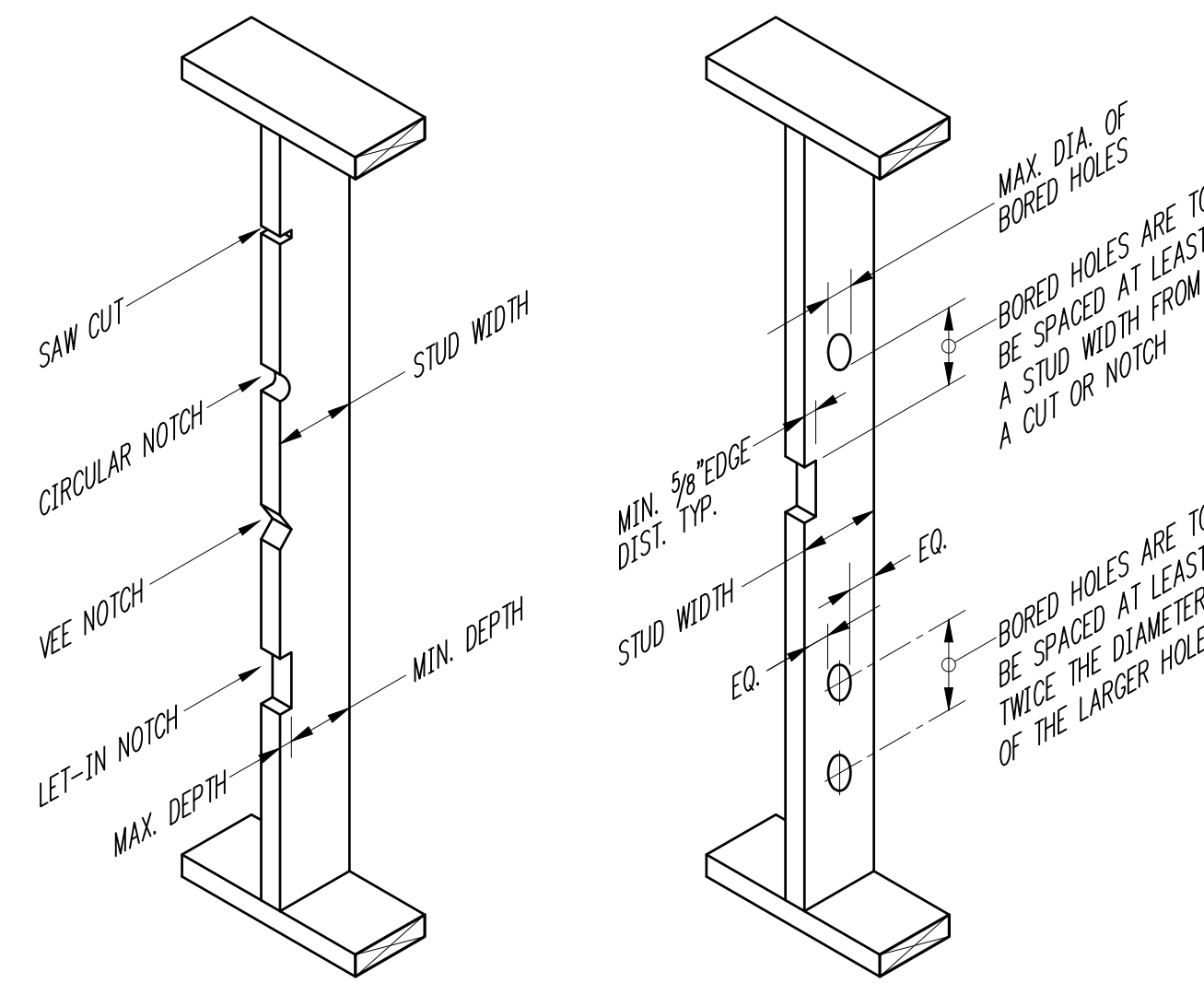
Typical HDU Holddown 5

Holdown Strap Schedule

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



Typical Holdown Schedule 6



BEARING WALL STUDS

STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN DEPTH REMAINING AFTER CUT OR NOTCH
2x4	7/8"	2 5/8"
2x6	1 5/8"	4 1/8"
2x8	1 3/4"	5 1/2"

BEARING WALL STUDS

STUD SIZE	MAX DIAMETER OF BORED HOLE	MIN DEPTH REMAINING AFTER BORED HOLE
2x4	1 3/8"	5/8" EA SIDE OF HOLE
2x6	2 1/16"	5/8" EA SIDE OF HOLE
2x8	2 7/8"	5/8" EA SIDE OF HOLE

NOTE:
STUDS MAY NOT BE BORED IN EXCESS OF 40% OF THE STUD. IF STUDS ARE DOUBLED, BORINGS MAY BE INCREASED TO 60% OF STUD WIDTH PROVIDED NOT MORE THAN (2) SUCCESSIVE STUDS ARE BORED. BORINGS SHALL NOT BE MADE AT THE SAME SECTION WHERE CUT OR NOTCH HAS BEEN MADE.

NON-BEARING WALL STUDS

STUD SIZE	MAX DEPTH OF EDGE CUT OR NOTCH	MIN DEPTH REMAINING AFTER CUT OR NOTCH
2x4	1 3/8"	2 7/8"
2x6	2 3/16"	3 3/8"
2x8	2 7/8"	4 3/8"

NON-BEARING WALL STUDS

STUD SIZE	MAX DIAMETER OF BORED HOLE	MIN DEPTH REMAINING AFTER BORED HOLE
2x4	2 1/16"	5/8" EA SIDE OF HOLE
2x6	3 1/4"	5/8" EA SIDE OF HOLE
2x8	4 1/4"	5/8" EA SIDE OF HOLE

NOTE:
STUDS MAY NOT BE BORED IN EXCESS OF 60% OF THE STUD. BORINGS SHALL NOT BE MADE AT THE SAME SECTION WHERE CUT OR NOTCH HAS BEEN MADE.

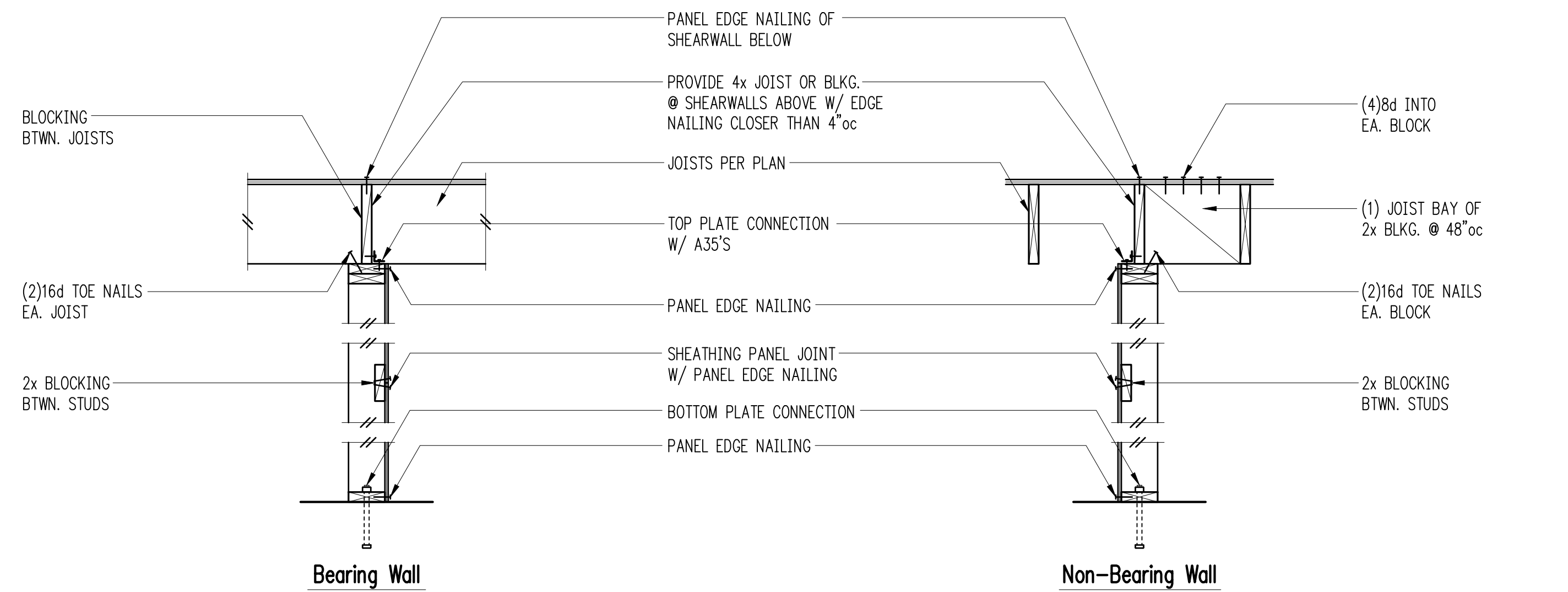
CUTTING AND NOTCHING WOOD STUDS

NOTE:
DO NOT NOTCH MORE THAN THREE ADJACENT STUDS WITHOUT REVIEW BY ENGINEER.

BORED HOLES IN WOOD STUDS

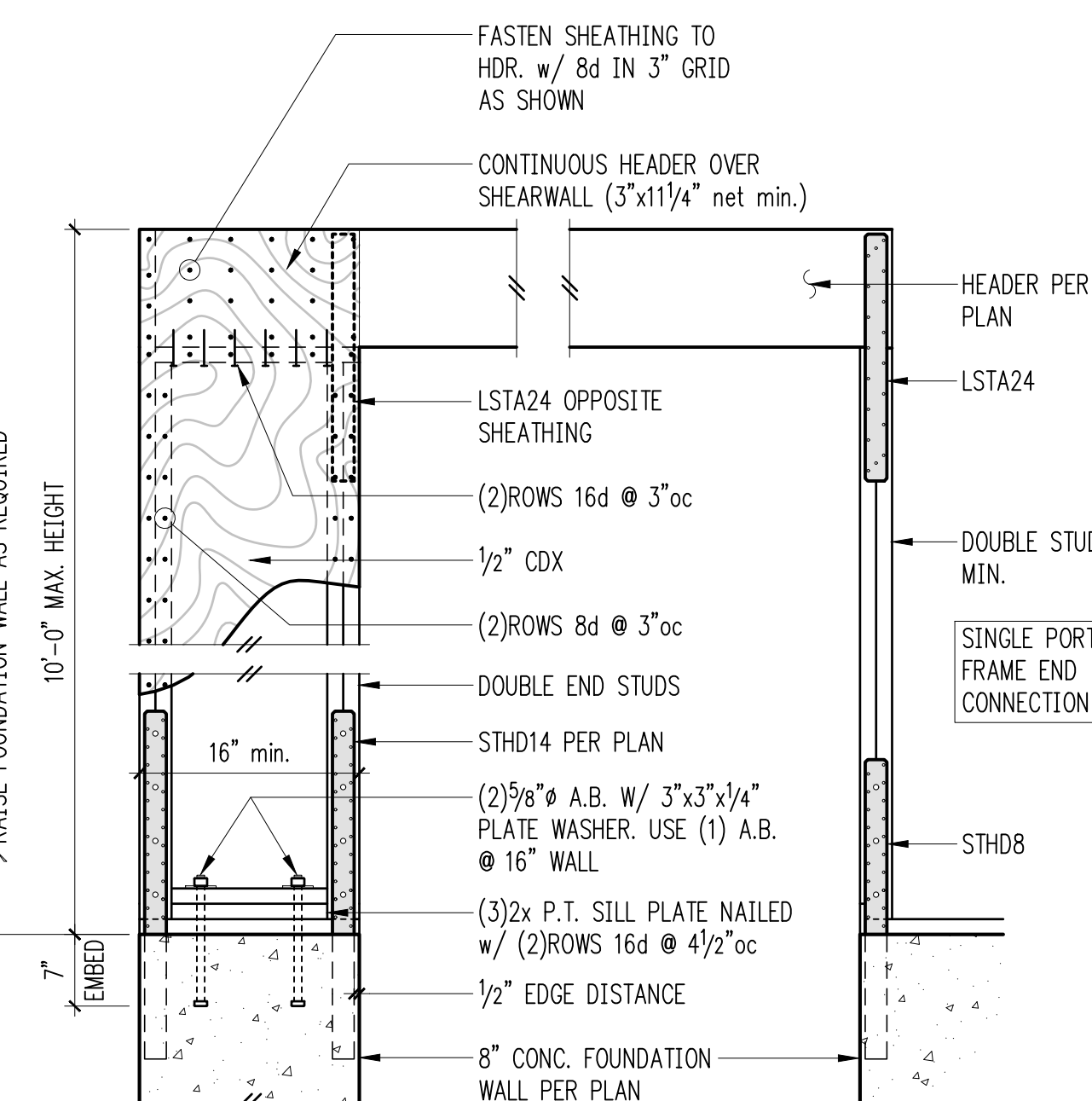
NOTE:
BORED HOLE NOT PERMITTED IN MORE THAN THREE ADJACENT STUDS WITHOUT REVIEW BY ENGINEER.

Typical Holes and Notches in Wood Studs 4

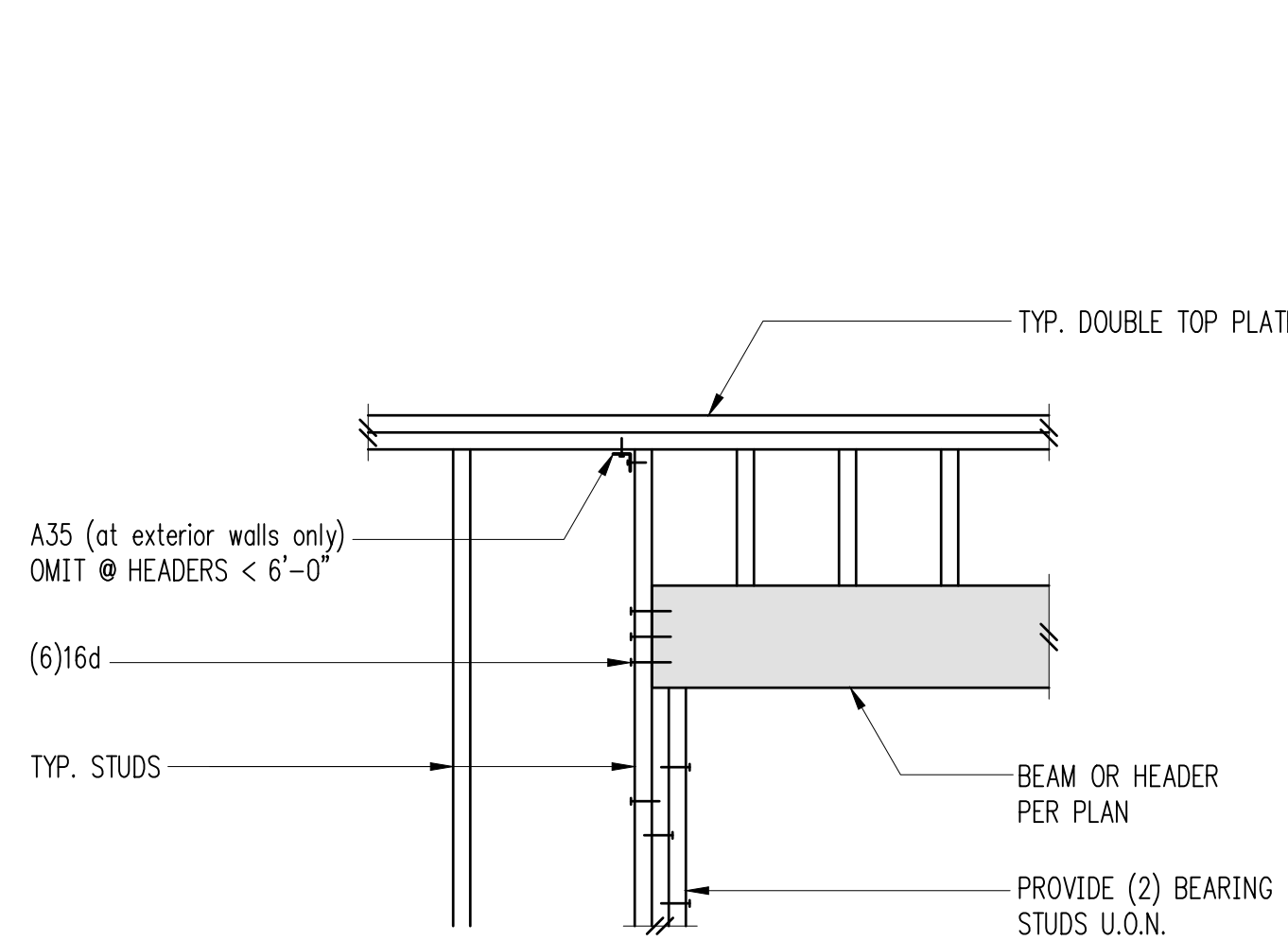


NOTE:
SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, NOT OTHERWISE NOTED

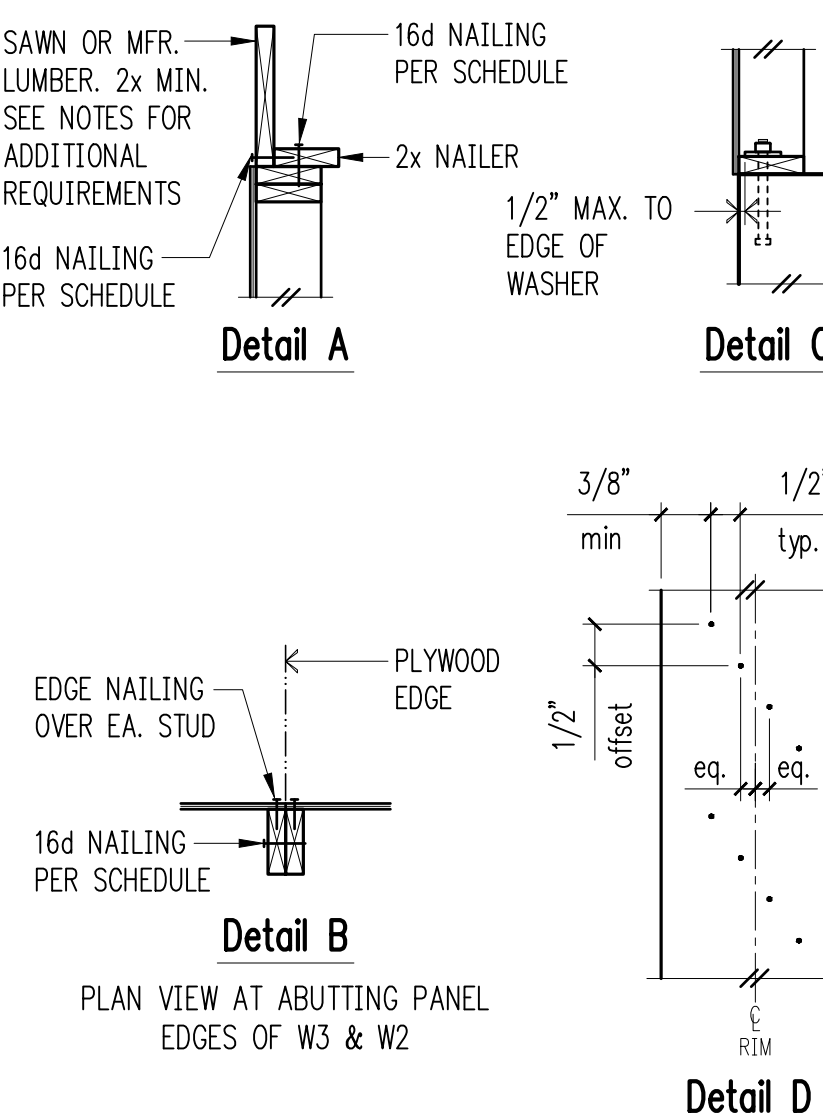
Typical Shearwall Construction 8



Portal Frame 9



Typical Header Support w/2 Bearing Studs 10



Shearwall Schedule ①②③④⑤⑥⑦

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection		Base Plate Connection	
			if TJI	if Wood ⑧	at Wood ⑩	at Concrete
W6	15/32" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	5/8"φ A.B. @ 48"oc
W4	15/32" CDX PLYWOOD	8d @ 4"oc	16d @ 4"oc	A35 @ 16"oc	(2)rows 16d @ 6"oc	5/8"φ A.B. @ 32"oc
W3 ⑨	15/32" CDX PLYWOOD	8d @ 3"oc	(2)rows 16d @ 4"oc	A35 @ 12"oc	(2)rows 16d @ 6"oc	5/8"φ A.B. @ 24"oc
W2 ⑪	15/32" CDX PLYWOOD	8d @ 2"oc	(2)rows 16d @ 4"oc	A35 @ 9"oc	(2)rows 16d @ 4"oc ⑪	5/8"φ A.B. @ 16"oc

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

Shearwall Schedule - (Sheathed One Side) 12



3-21-22

DRAWN: SJB
DESIGN: ABB
CHECKED: ABB
APPROVED: ABB

REVISIONS:
1 Post Permit Revisions Jan. 04, 2023

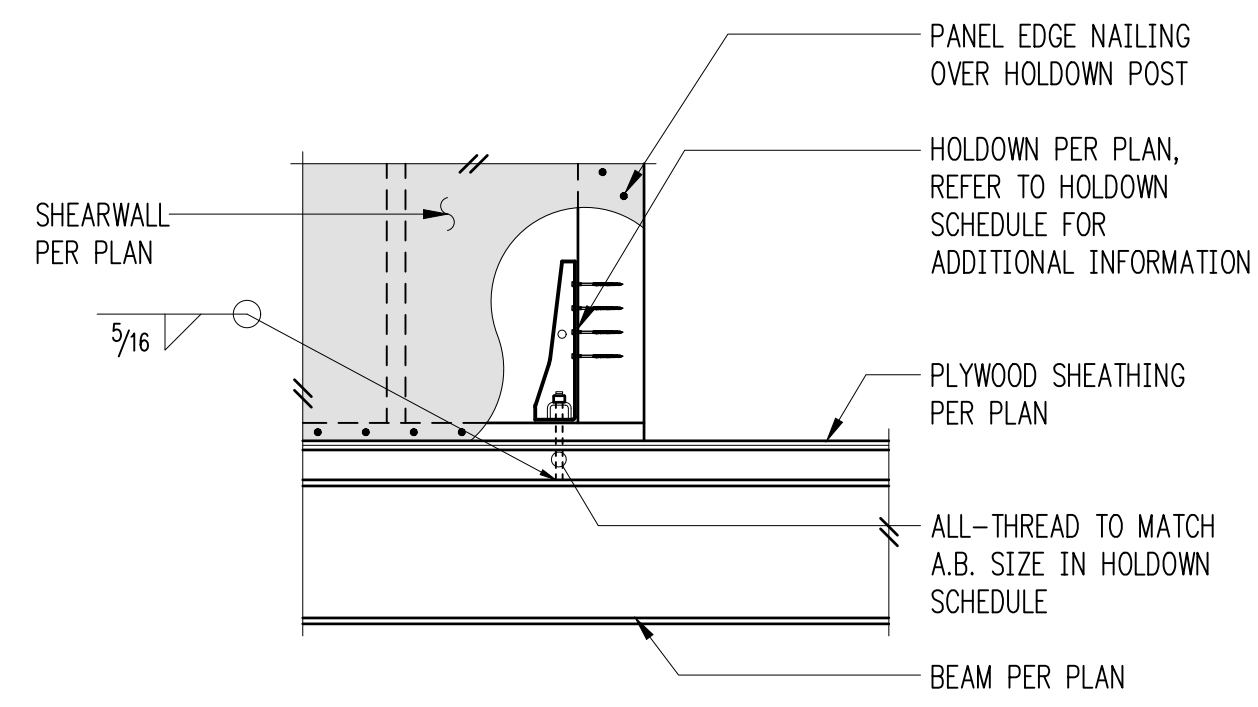
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PROJECT TITLE:
Simpson Residence
6454 E Mercer Way
Mercer Island, WA 98040

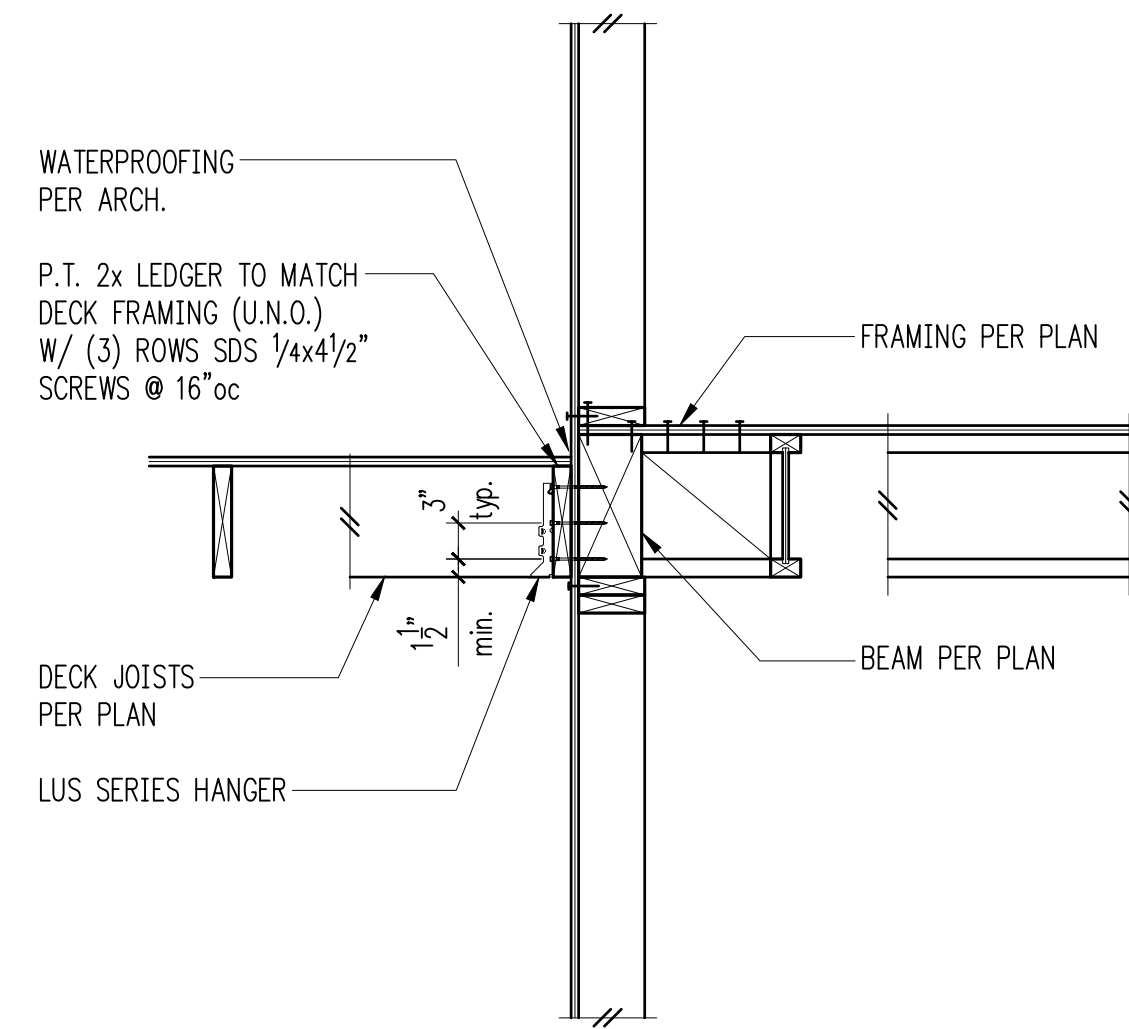
ARCHITECT:
Sturman Architects
9- 103rd Ave. NE Suite 203
Bellevue, WA 98004
425.451.7003

ISSUE:
Permit
SHEET TITLE:

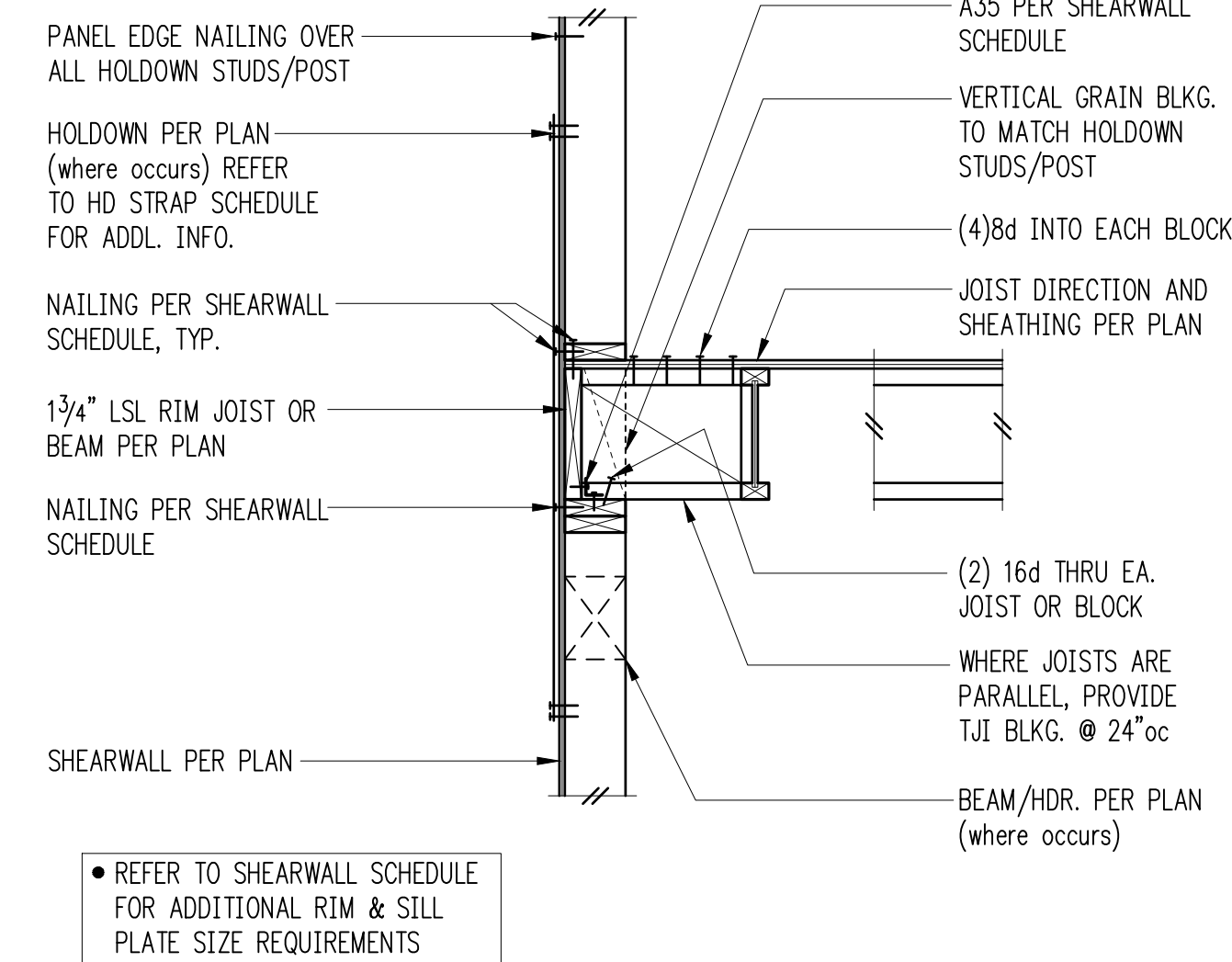
Typical Wood Details
SCALE: 3/4" = 1'-0" U.N.O.
DATE: March 21, 2022
PROJECT NO: 10315-2022-01
SHEET NO:



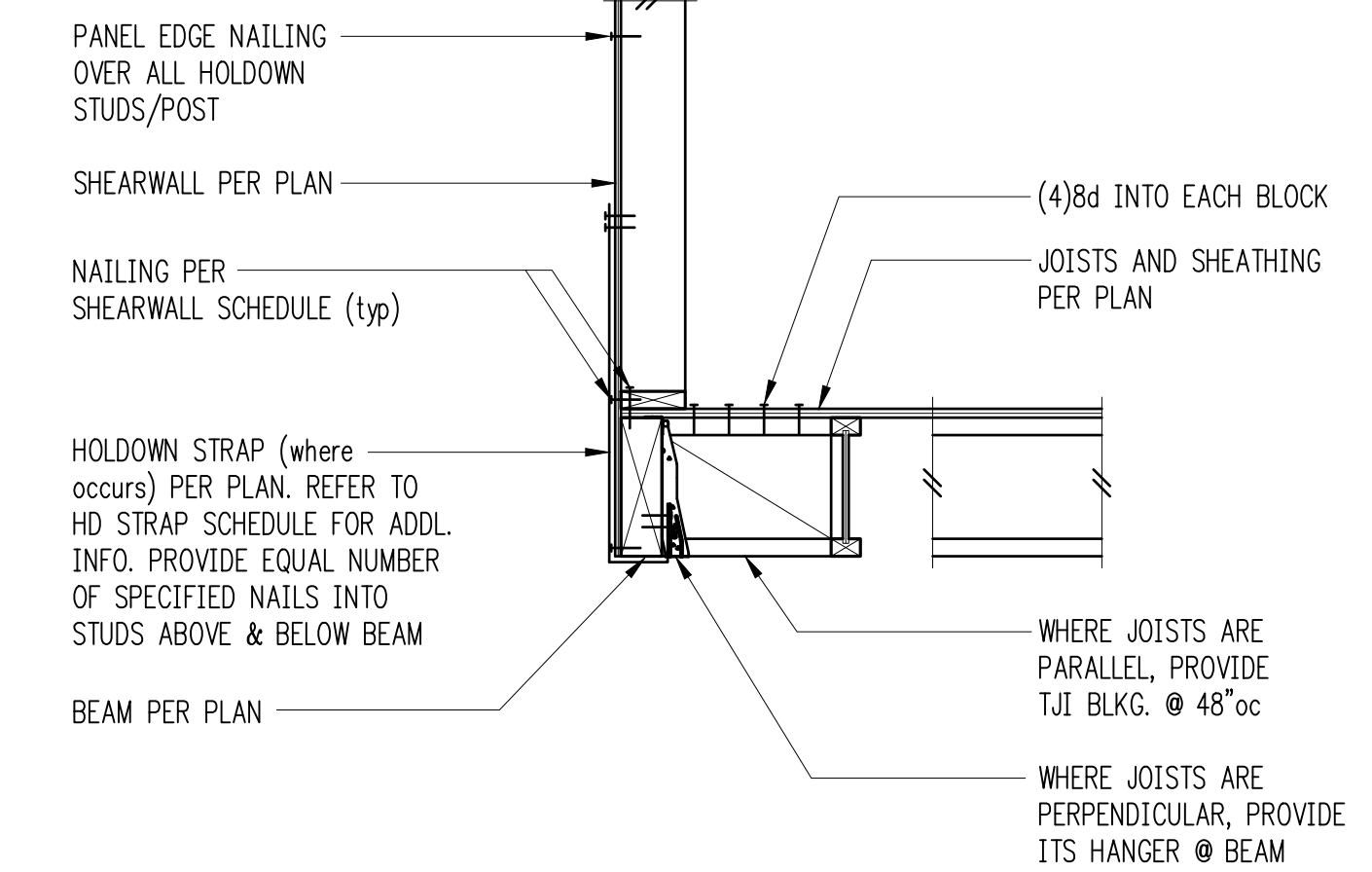
Holddown at WF Beam - HDU 1



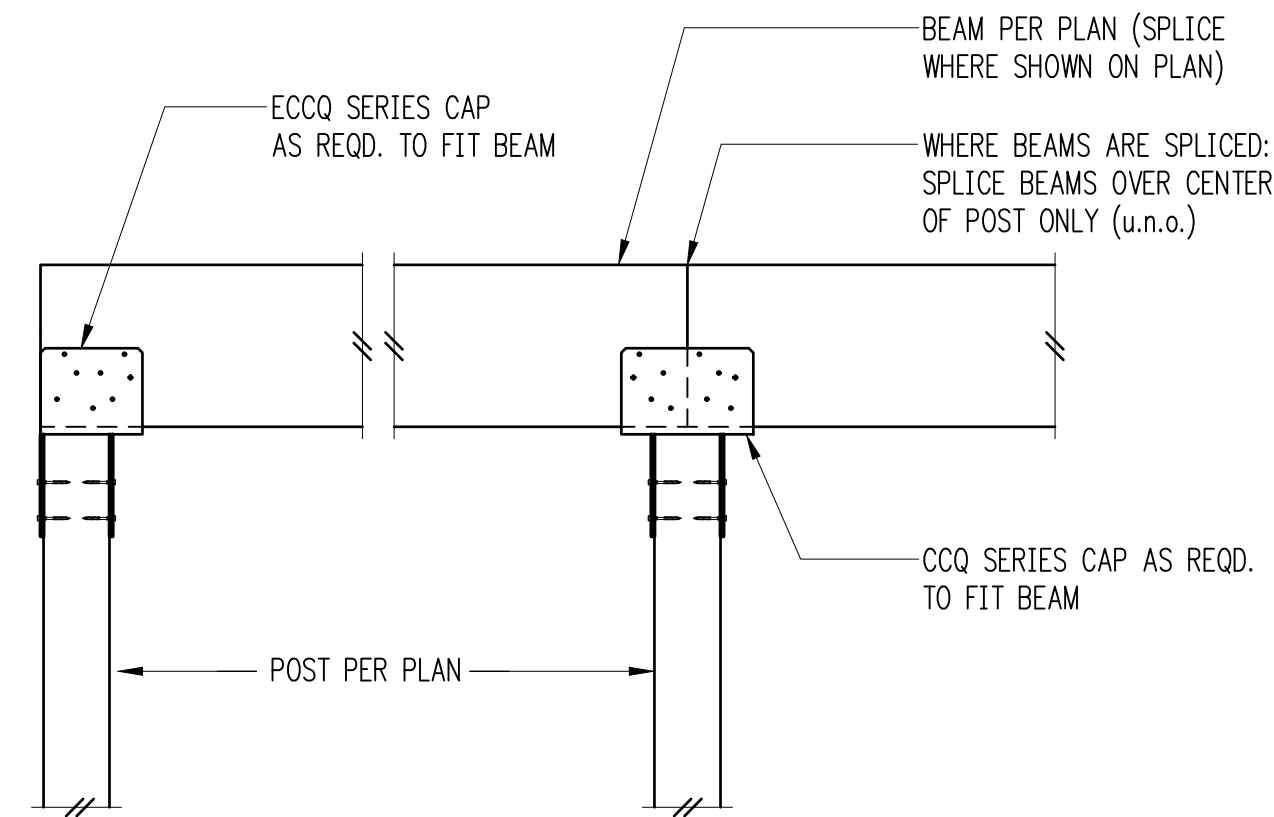
Typical Deck Ledger Detail 2



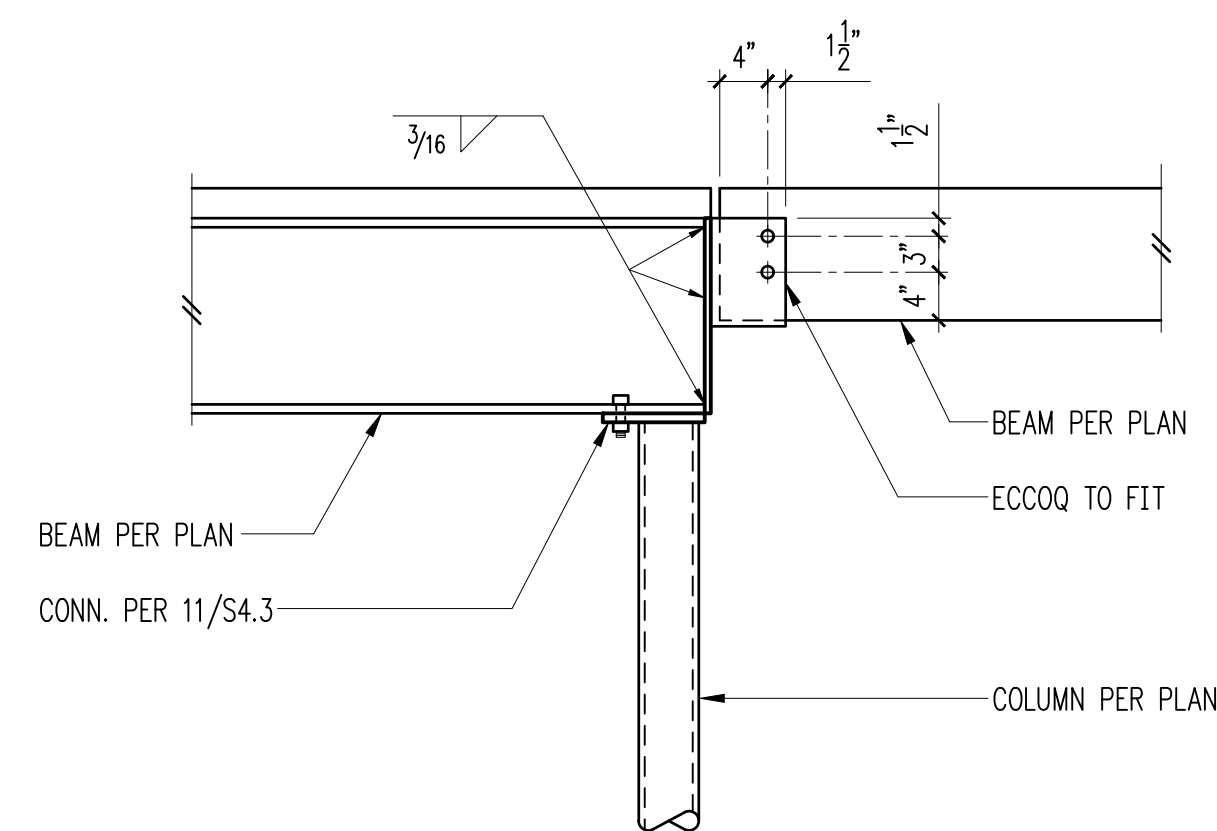
Exterior Floor Framing 3



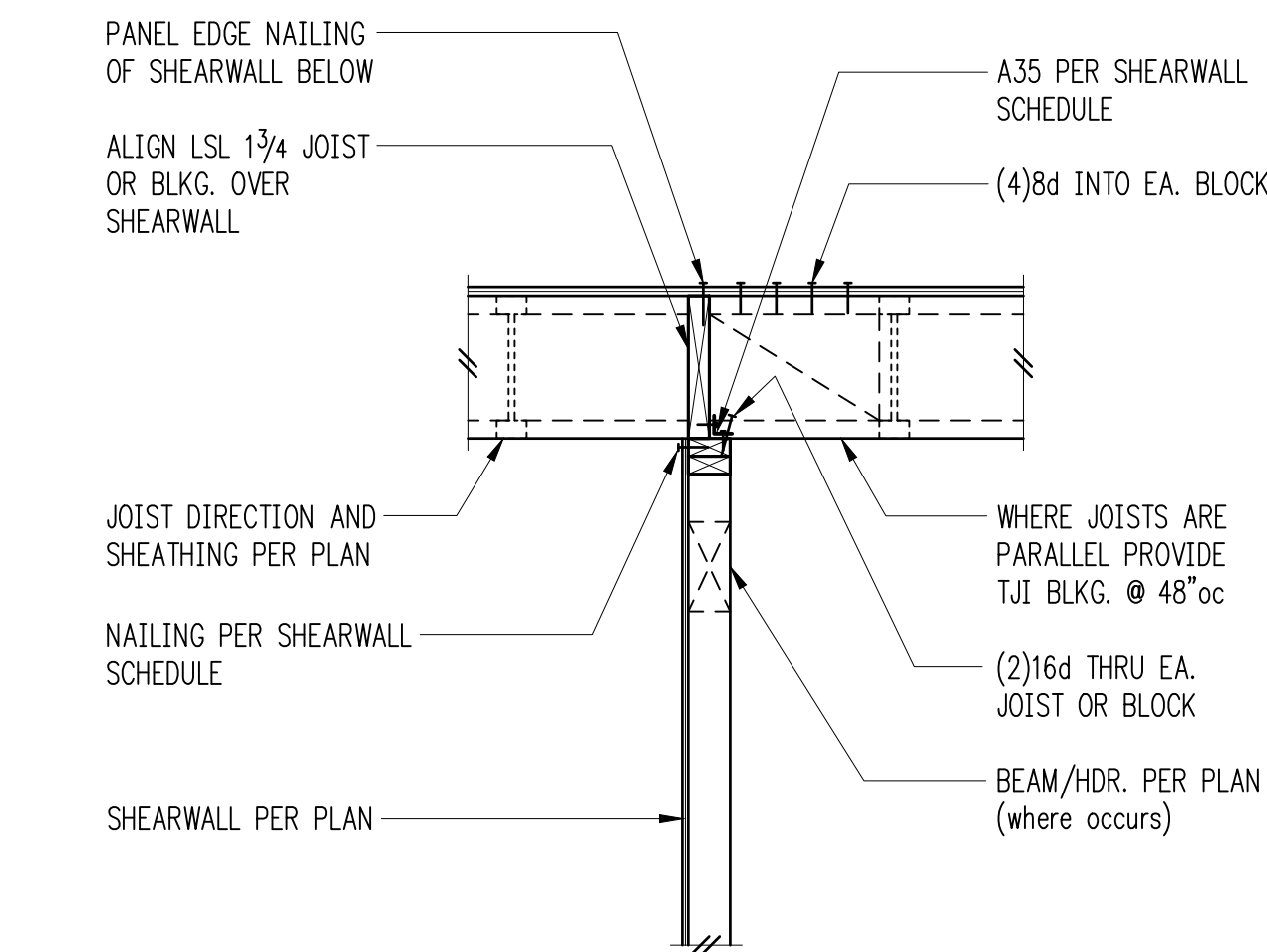
Exterior Floor Beam (w/TJIs) 4



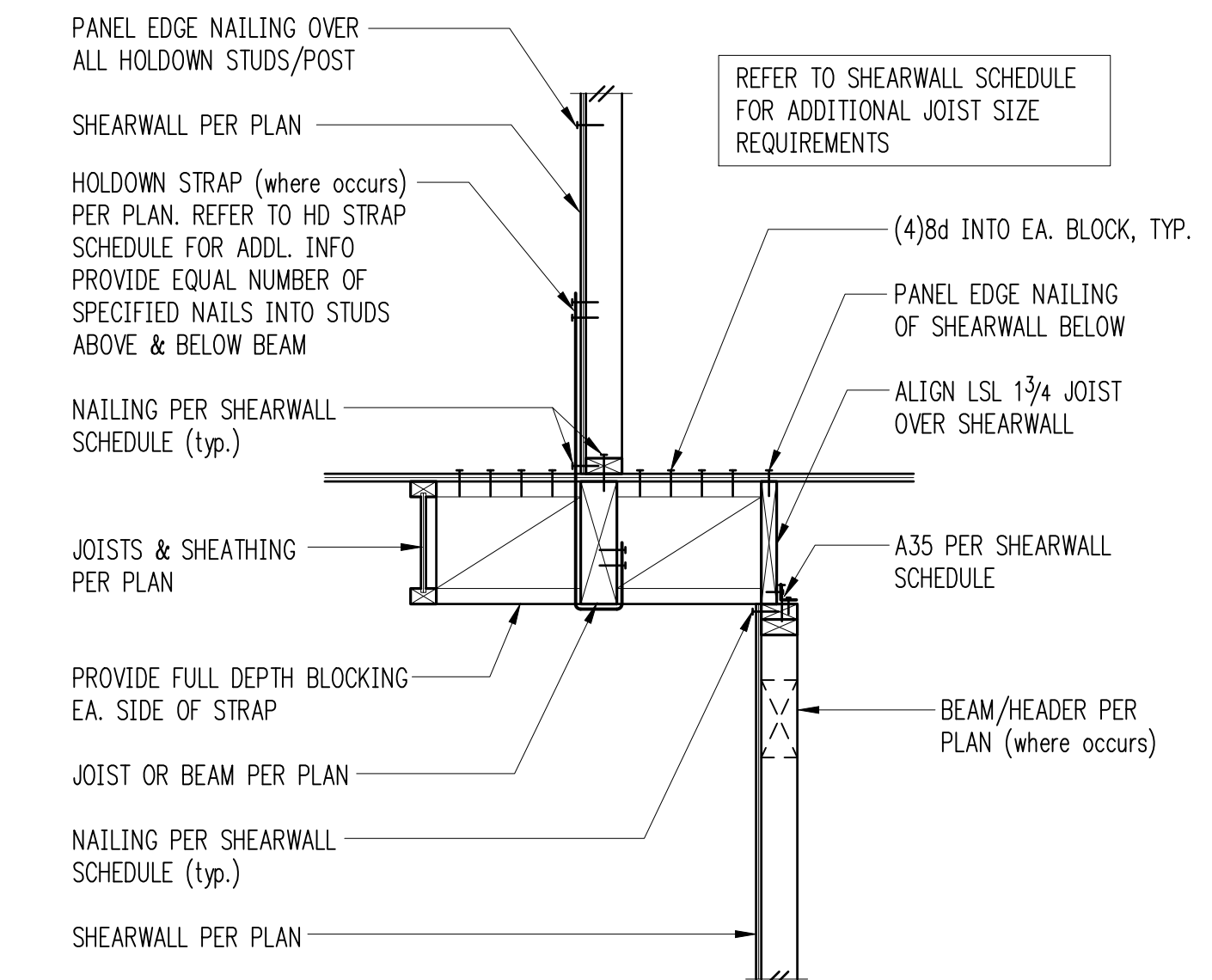
CC/CCQ Series Connection 5



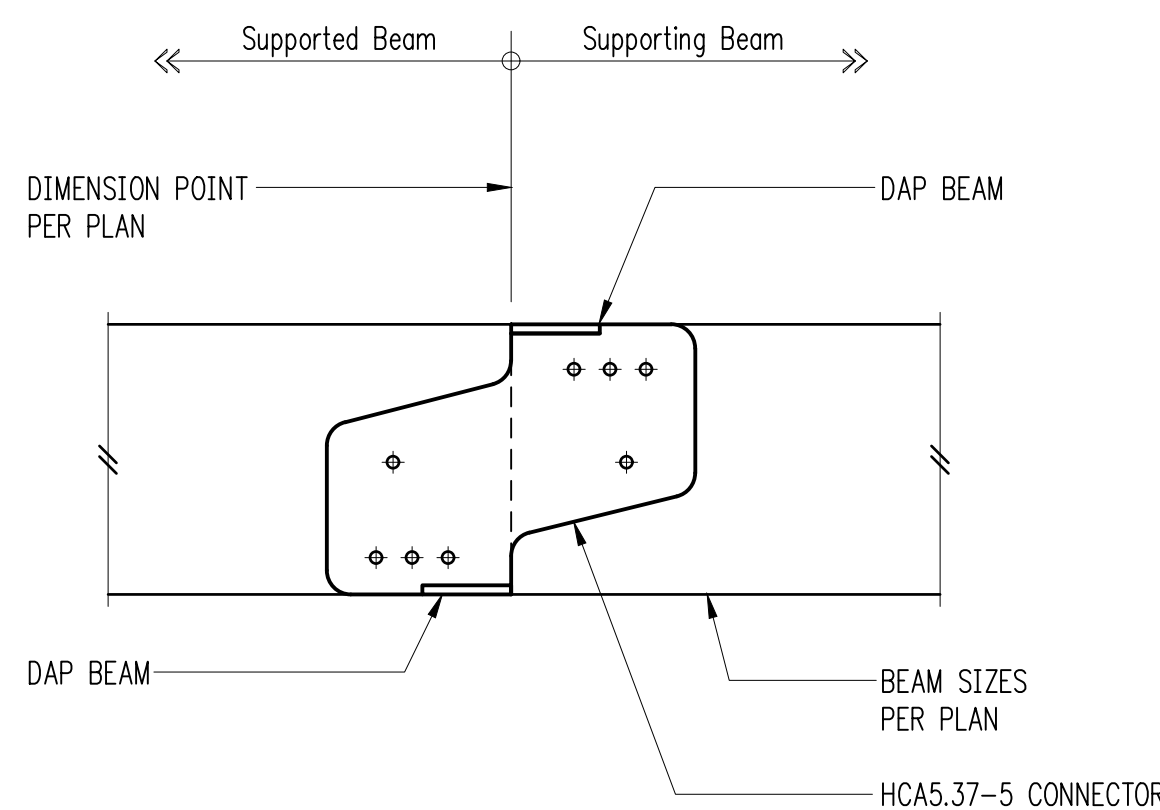
Beam/Plate Connection - Steel/Wood 6



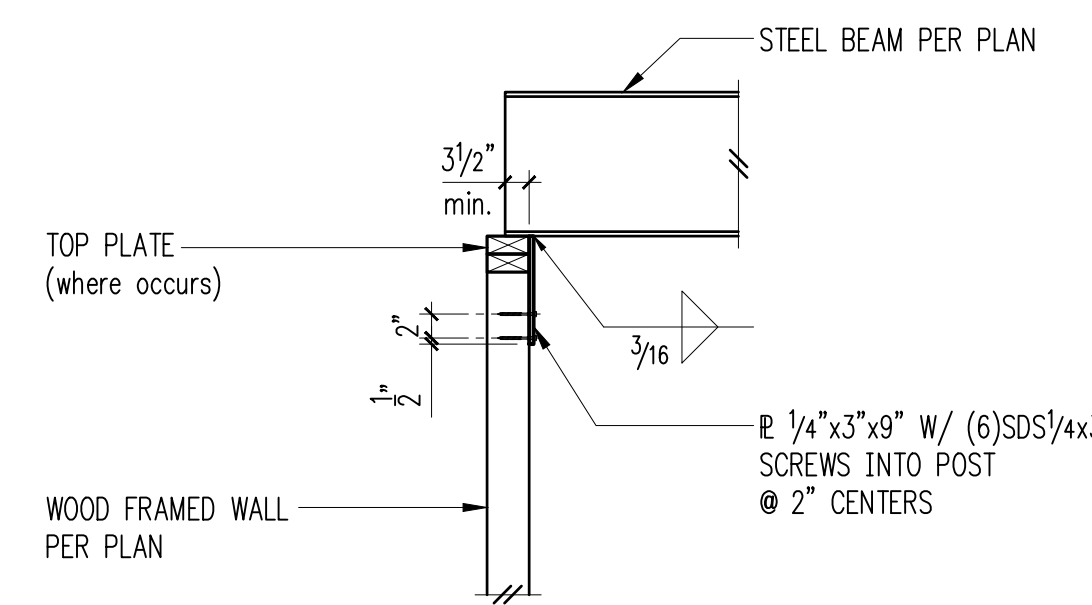
Interior Shearwall Below (w/TJI's) 7



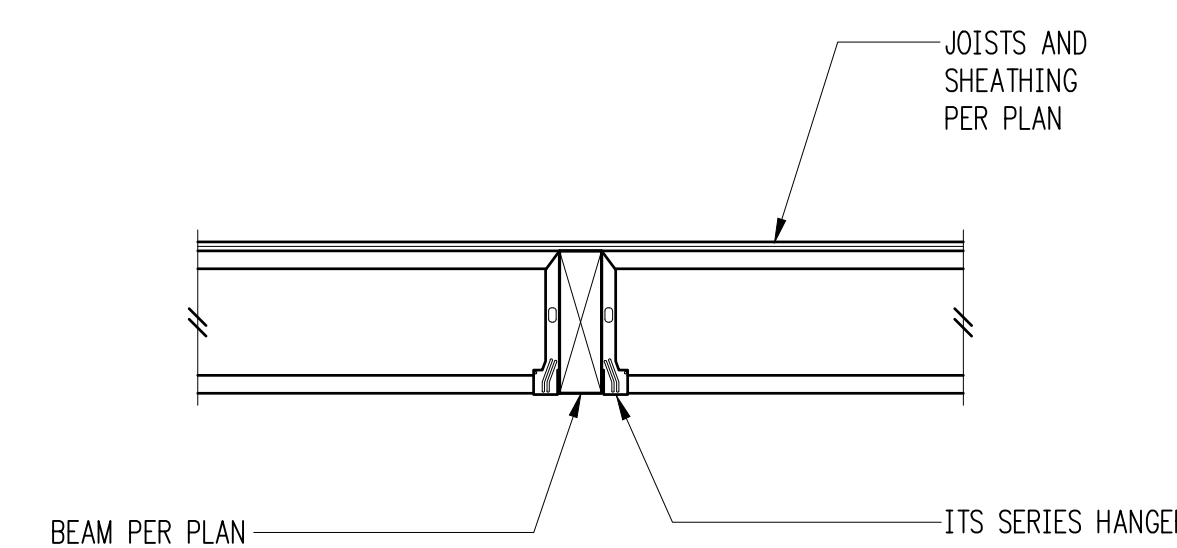
Offset Interior Shearwall (w/TJI's) 8



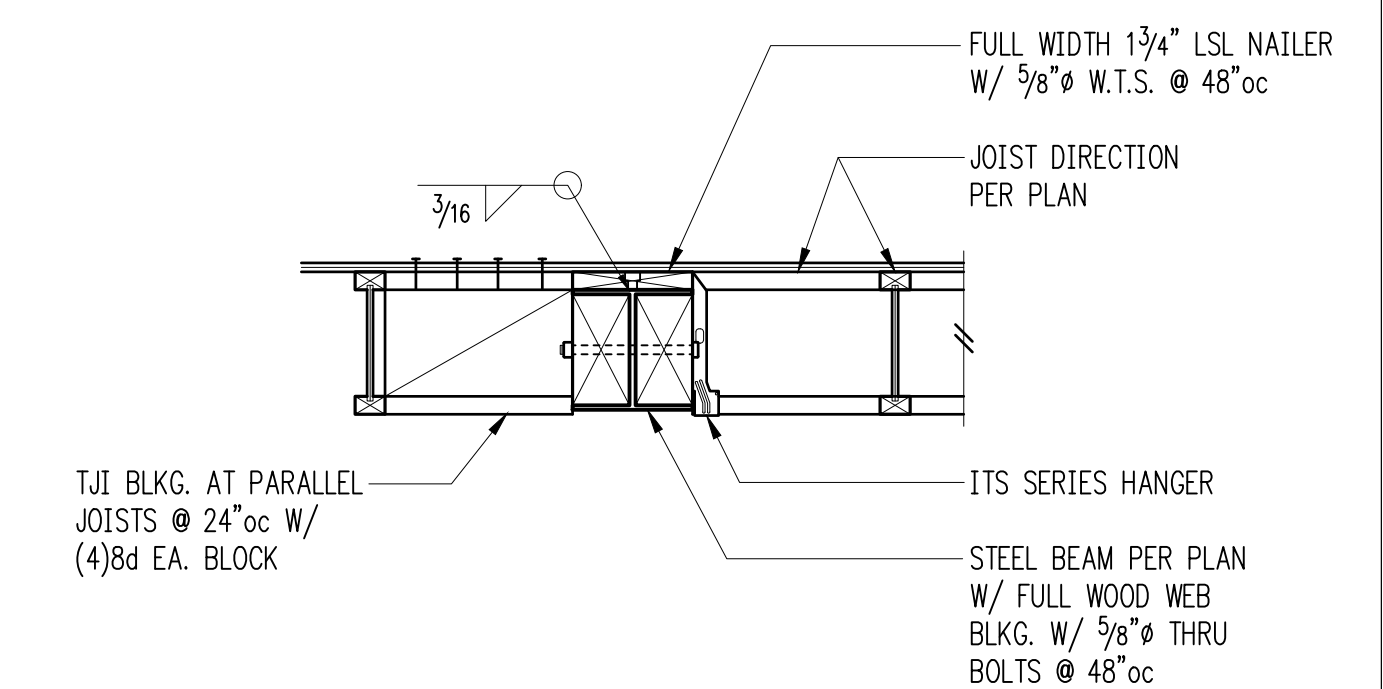
Hinge Connector 9



Steel Beam on Wood 10



Typical Flush Beam 11



Steel Beam (w/TJI) Parallel to Framing 12



DRAWN:	SJB
DESIGN:	ABB
CHECKED:	ABB
APPROVED:	ABB

REVISIONS:	
1	Post Permit Revisions Jan. 04, 2023

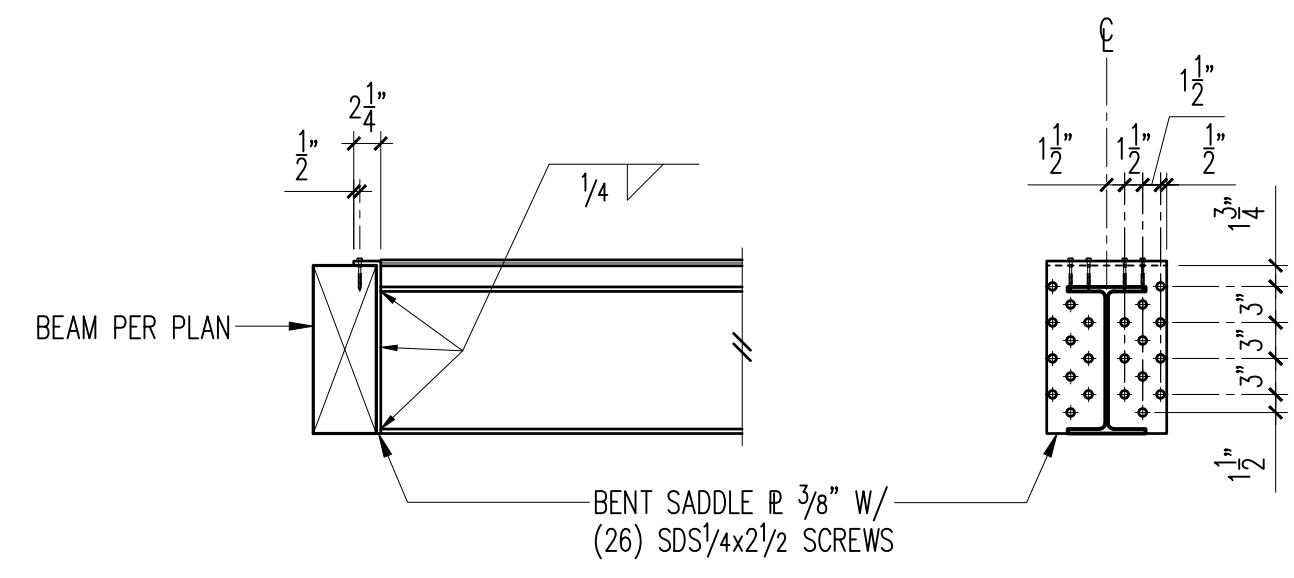
JURISDICTIONAL APPROVAL STAMP:

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Simpson Residence
 6454 E Mercer Way
 Mercer Island, WA 98040

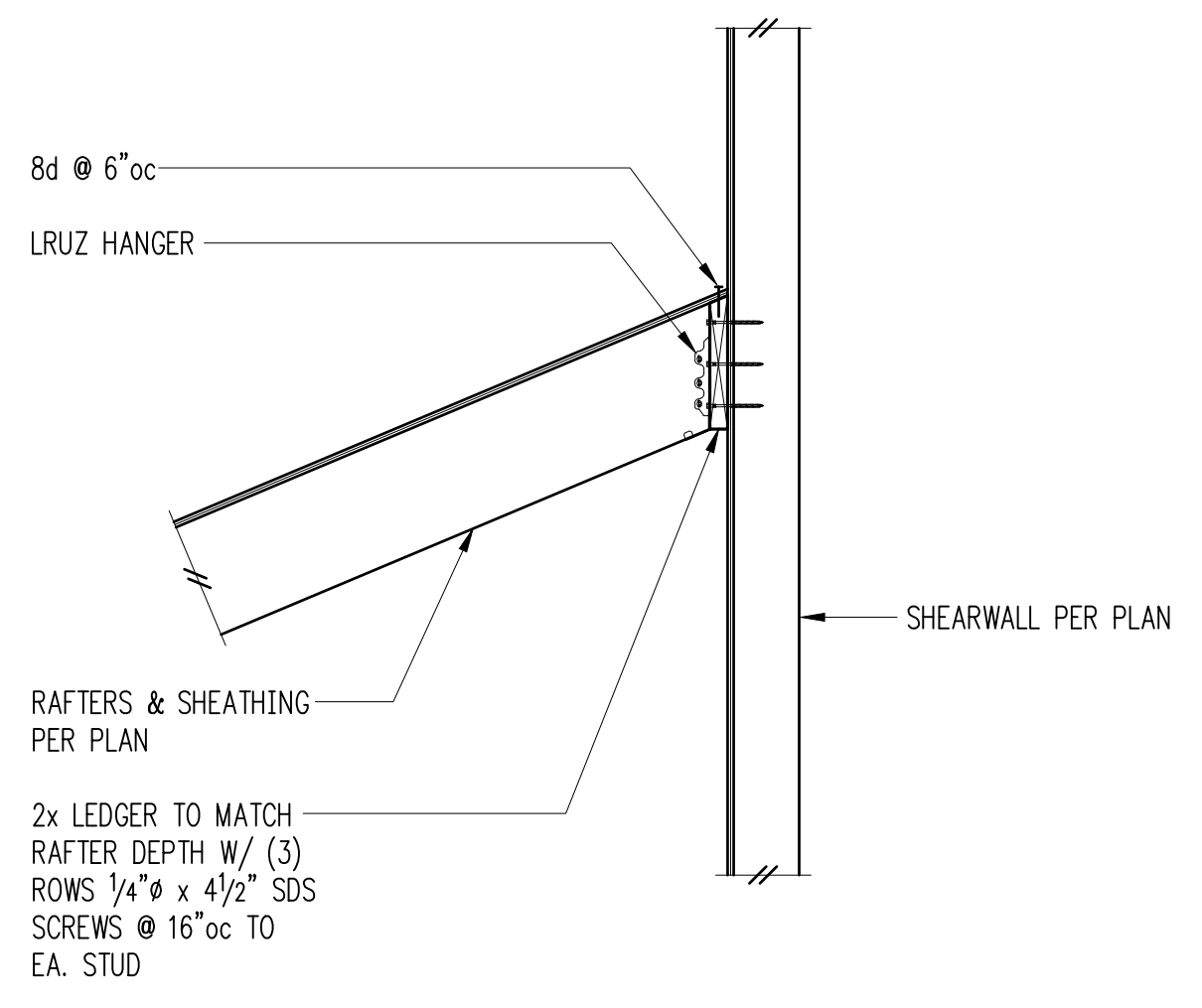
ARCHITECT:
Sturman Architects
 9- 103rd Ave. NE Suite 203
 Bellevue, WA 98004
 425.451.7003

ISSUE:
Permit
 SHEET TITLE:

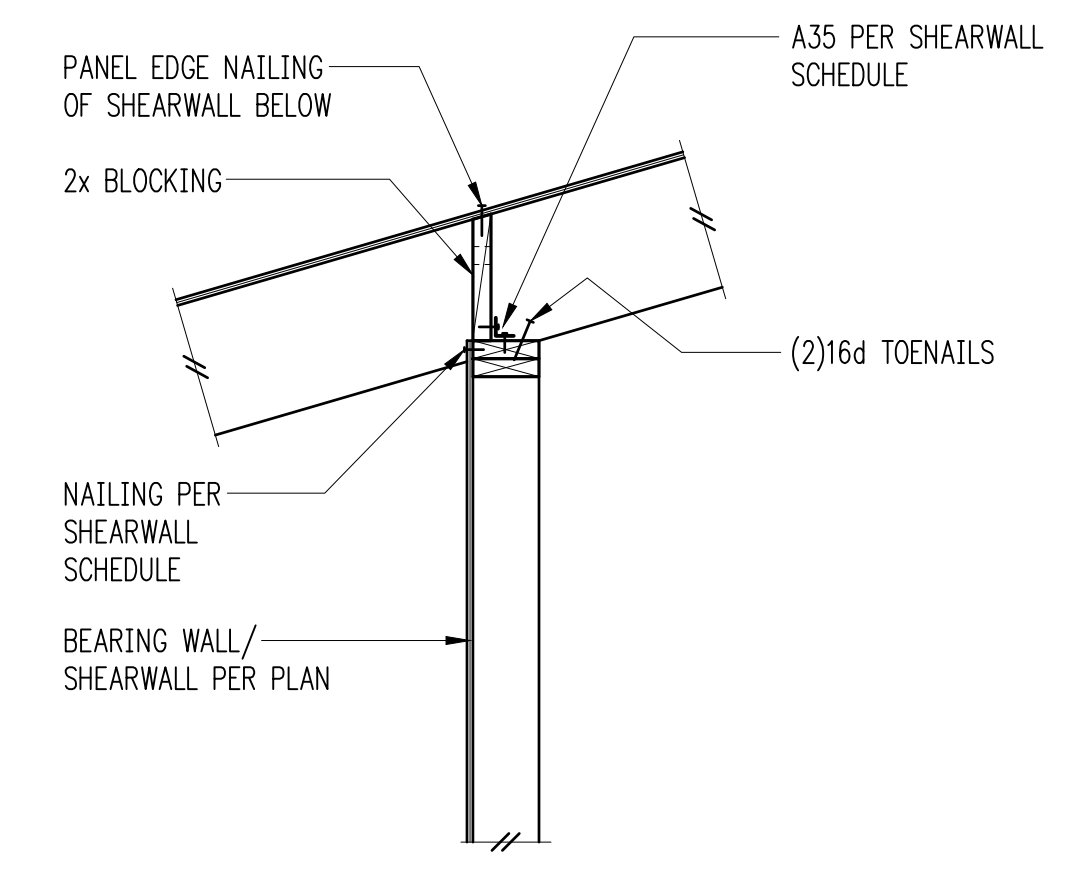
Wood Details
 SCALE: 3/4" = 1'-0" U.N.O.
 DATE: March 21, 2022
 PROJECT NO: 10315-2022-01
 SHEET NO:



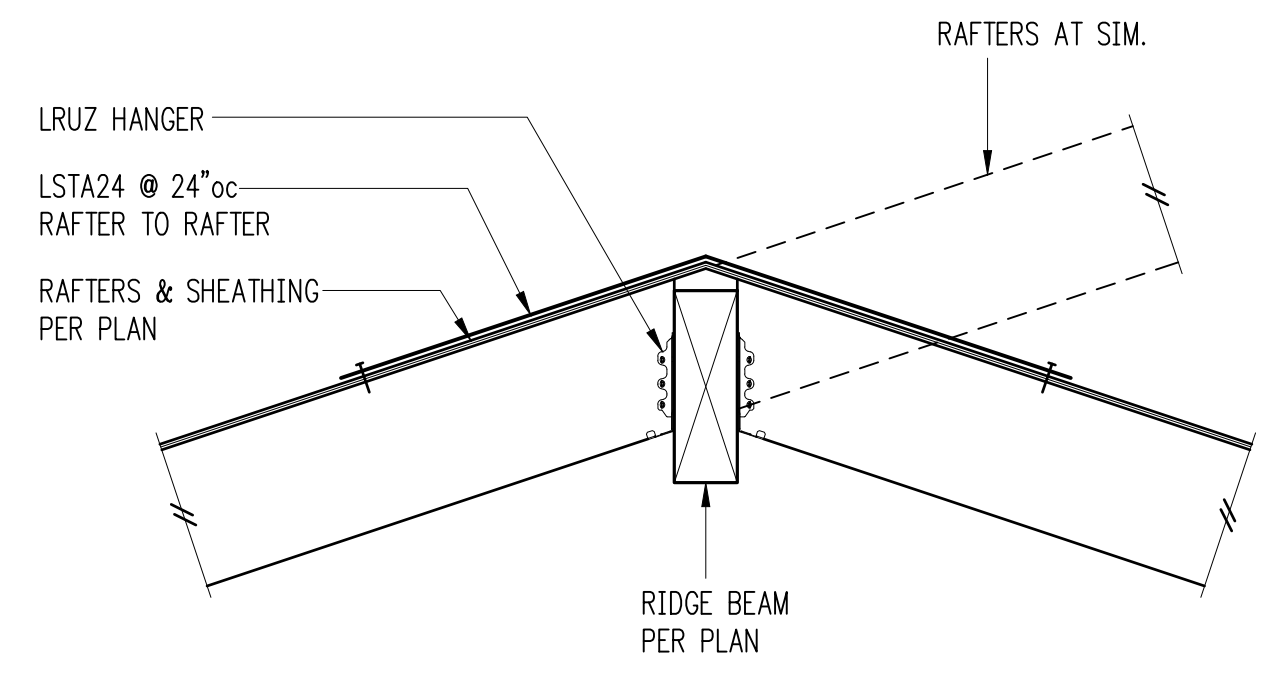
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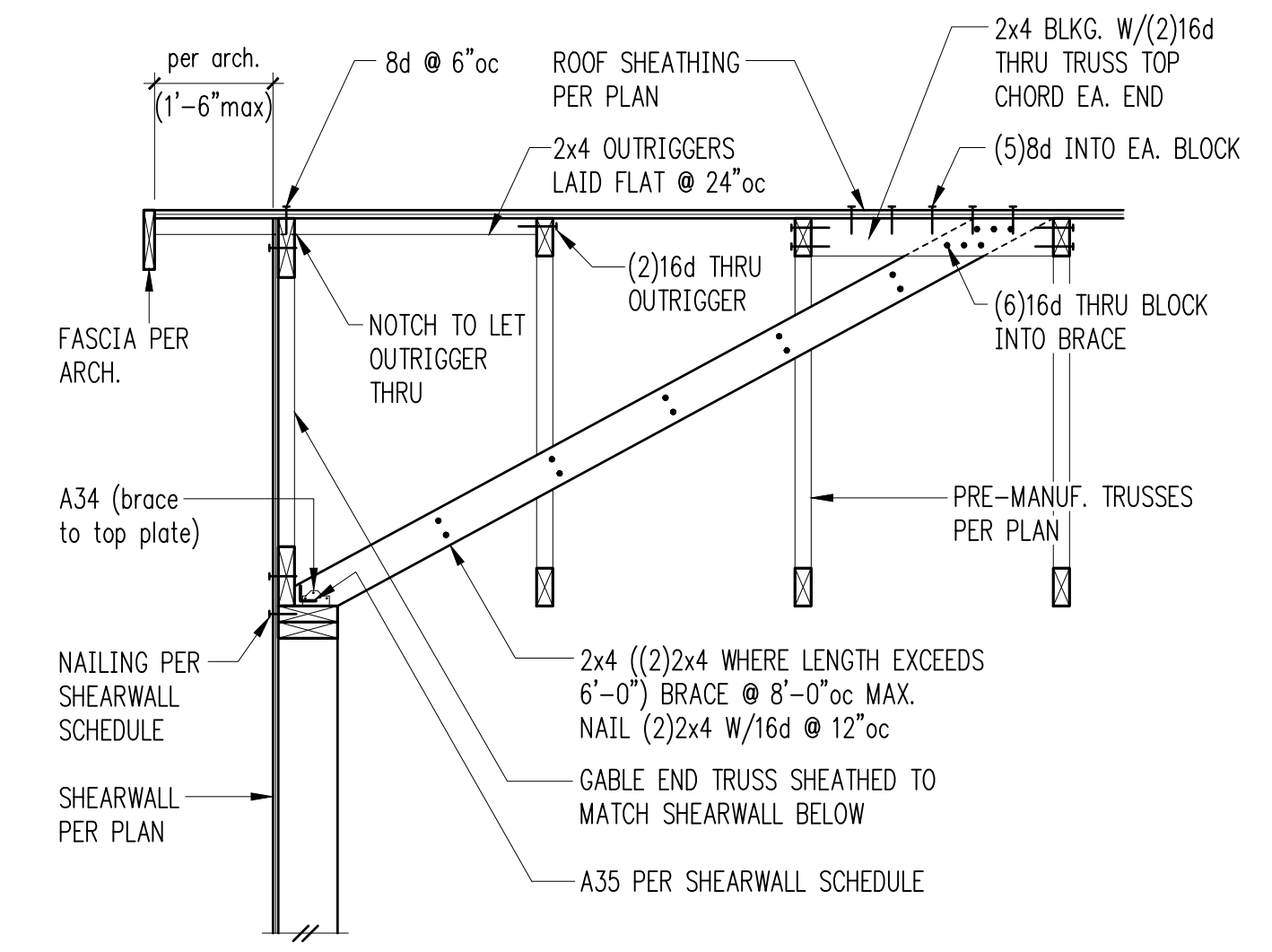
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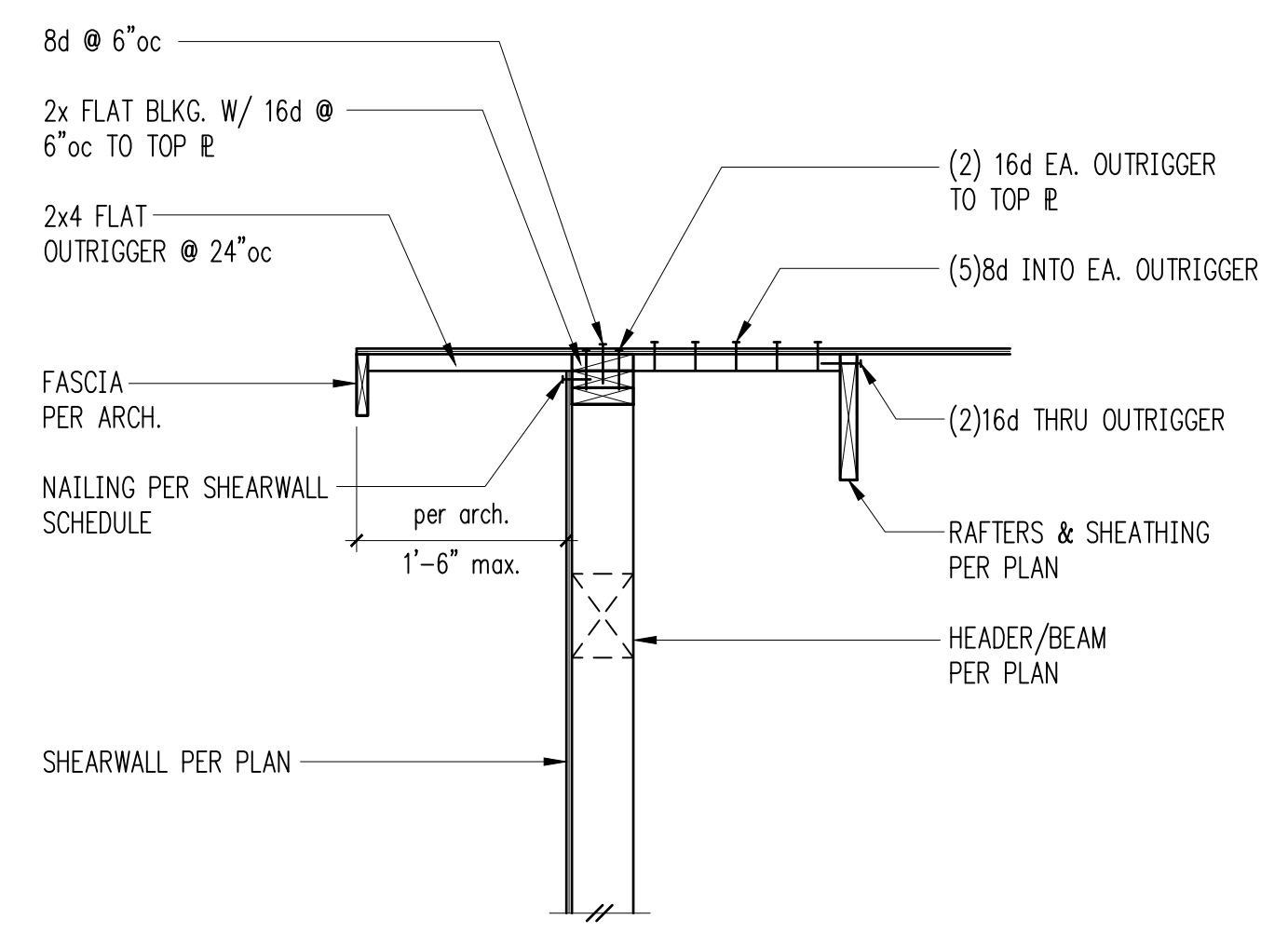
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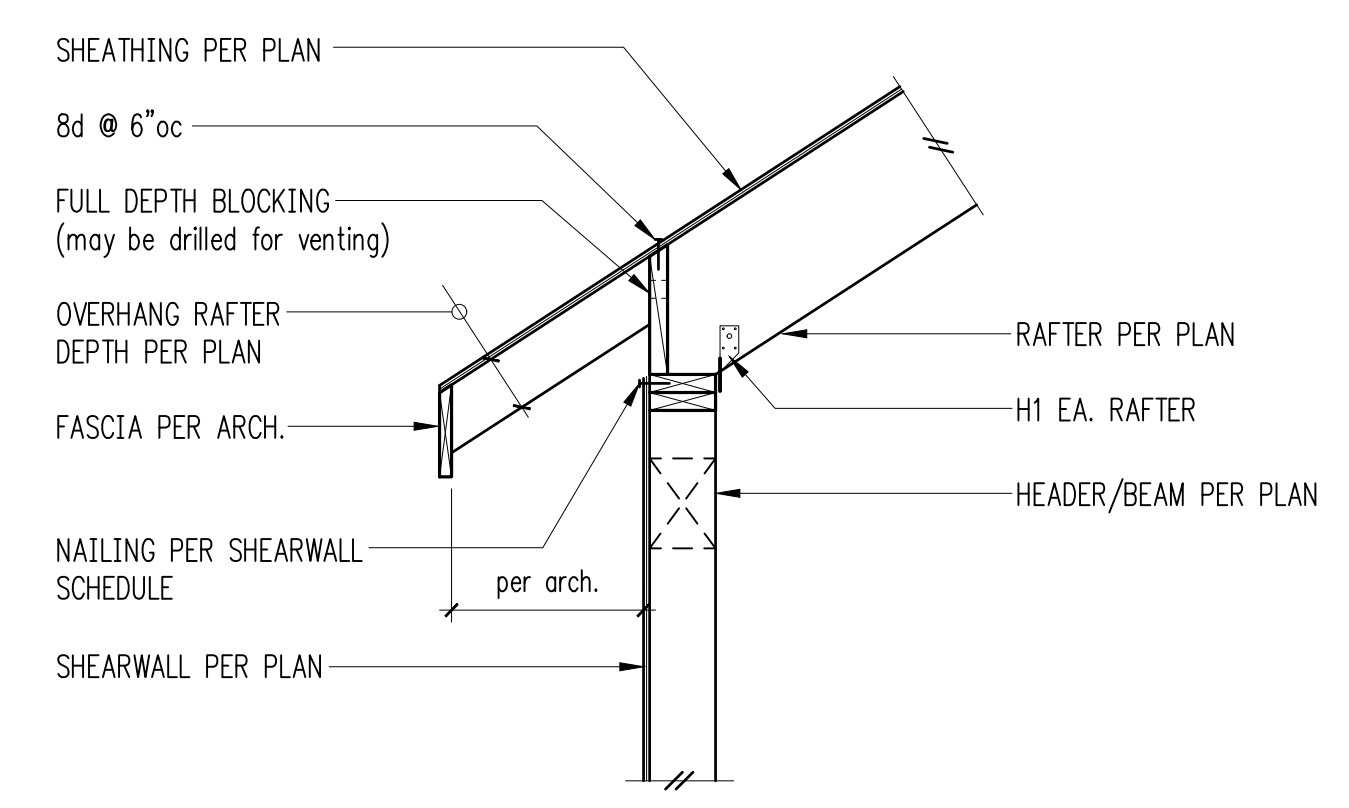
Ridge Beam w/ LRU Hangers 4



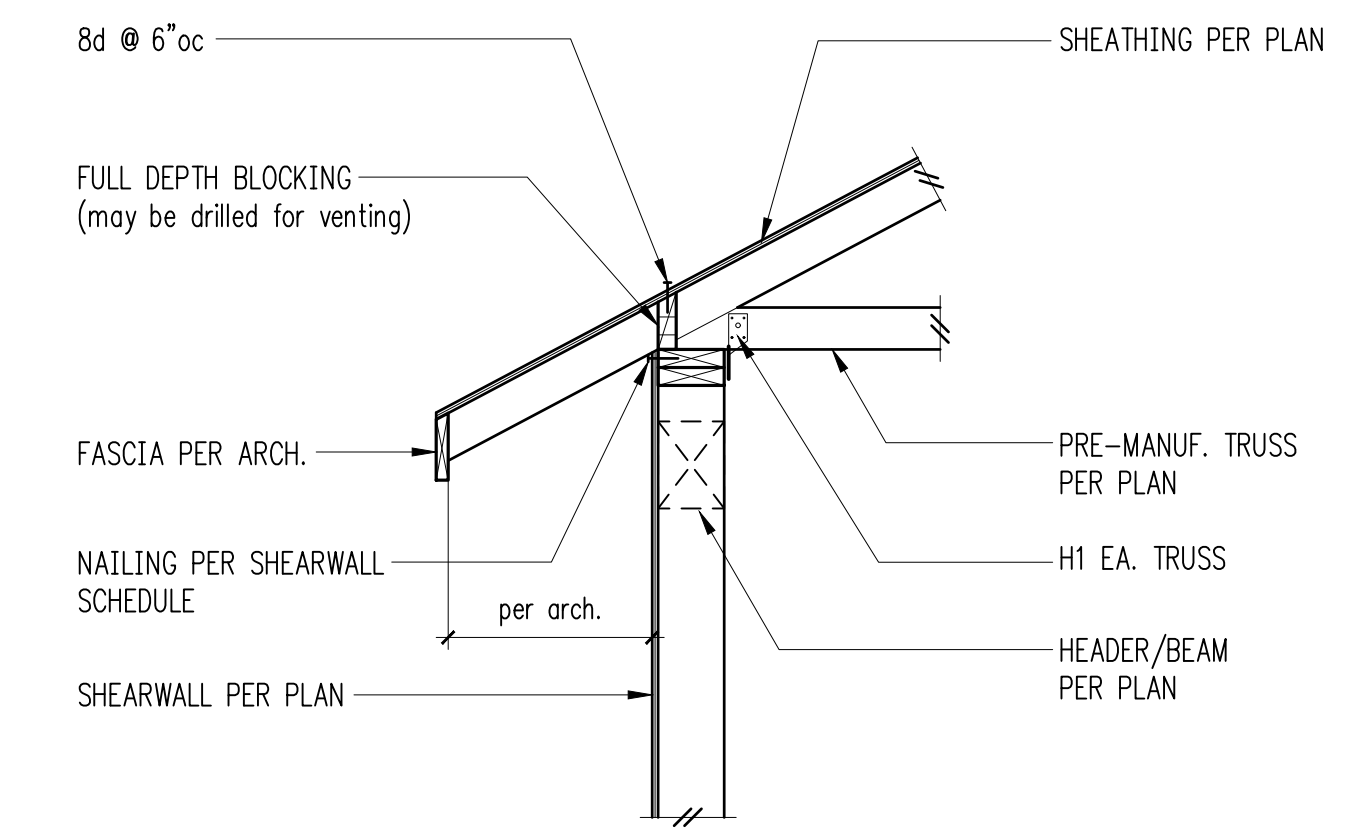
Exterior Non-Bearing Wall 5



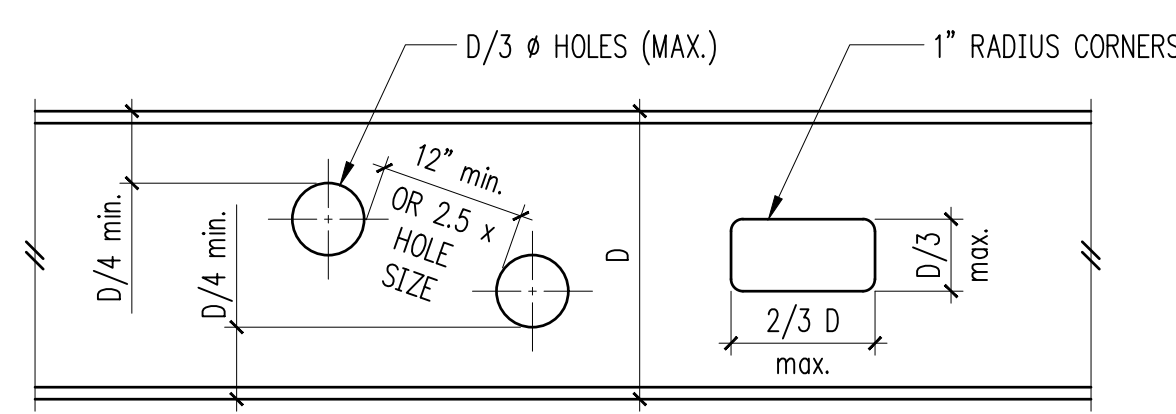
Exterior Non-Bearing Wall 6



Exterior Bearing Wall 7

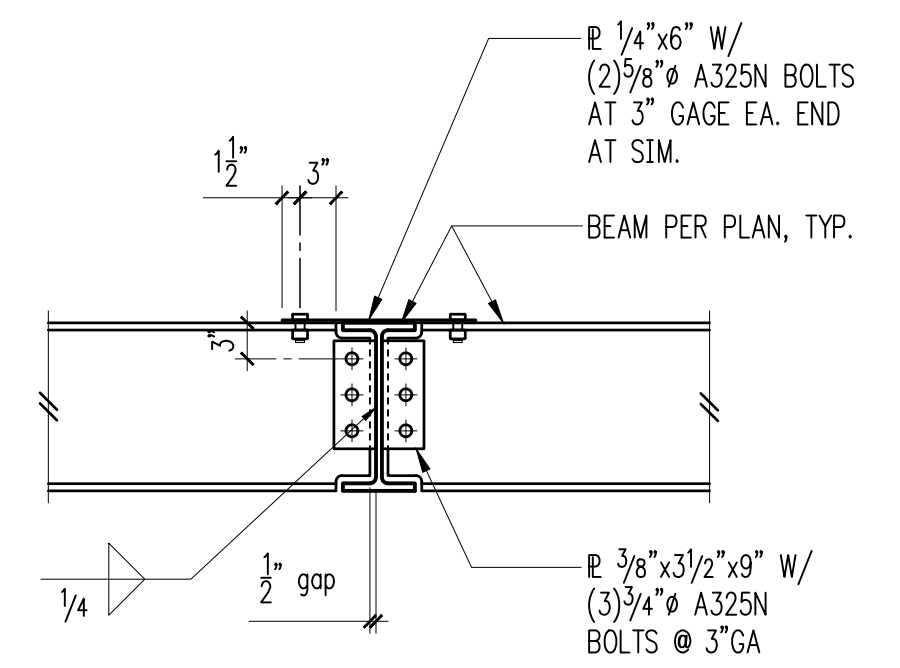


Exterior Bearing Wall 8

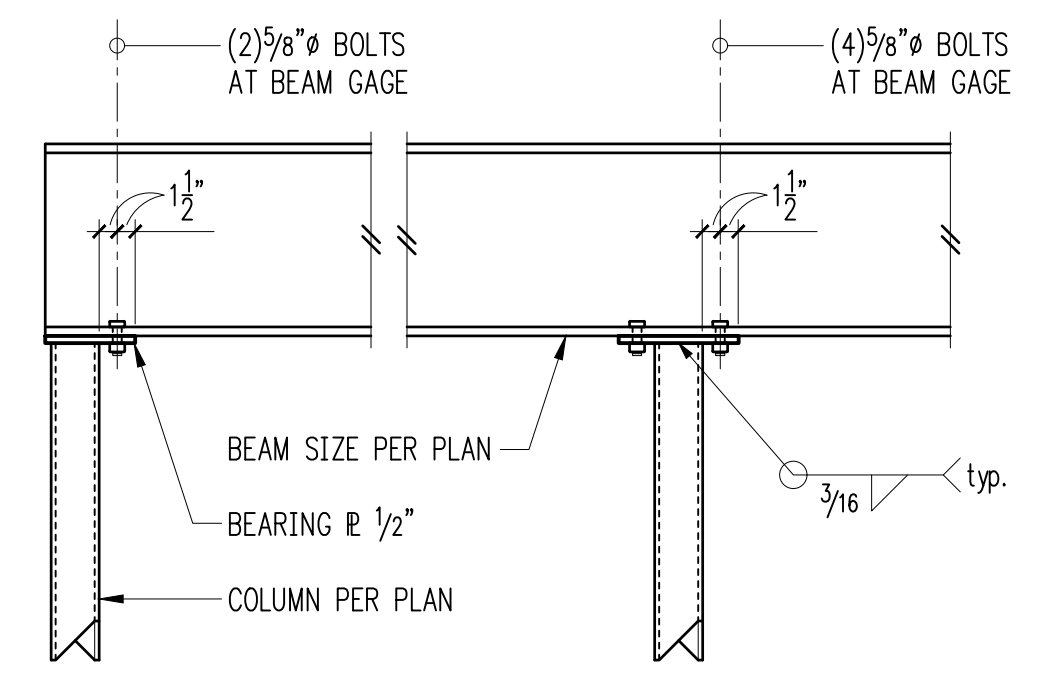


1. CONTRACTOR SHALL COORDINATE SIZES AND LOCATIONS OF ALL BEAM PENETRATIONS WITH MECHANICAL DRAWINGS. ALL PENETRATIONS LARGER THAN 2" SHALL BE SHOWN ON SHOP DRAWINGS OR SKETCHES AND SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. FIELD CUTTING NOT PERMITTED WITHOUT APPROVAL.
2. OPENINGS MAY OCCUR IN MIDDLE HALF OF BEAM LENGTH ONLY.
3. NO CUTTING MAY OCCUR IN TOP OR BOTTOM QUARTER OF BEAM DEPTH.
4. ADJACENT OPENINGS MUST BE SPACED AT THE LESSER OF, 12" OR 2.5 x LARGER OPENING SIZE, EDGE TO EDGE.
5. MAXIMUM SIZES OF OPENINGS SHALL BE D/3 Ø OR D/3 x 2D/3 AS SHOWN.
6. NO OPENINGS SHALL OCCUR WITHIN 12" OF AN ADJACENT BEAM CONNECTION.
7. REQUIRED OPENINGS NOT MEETING ABOVE CRITERIA SHALL BE SUBMITTED TO ENGINEER FOR REINFORCING DESIGN.

Steel Beam Penetrations 9

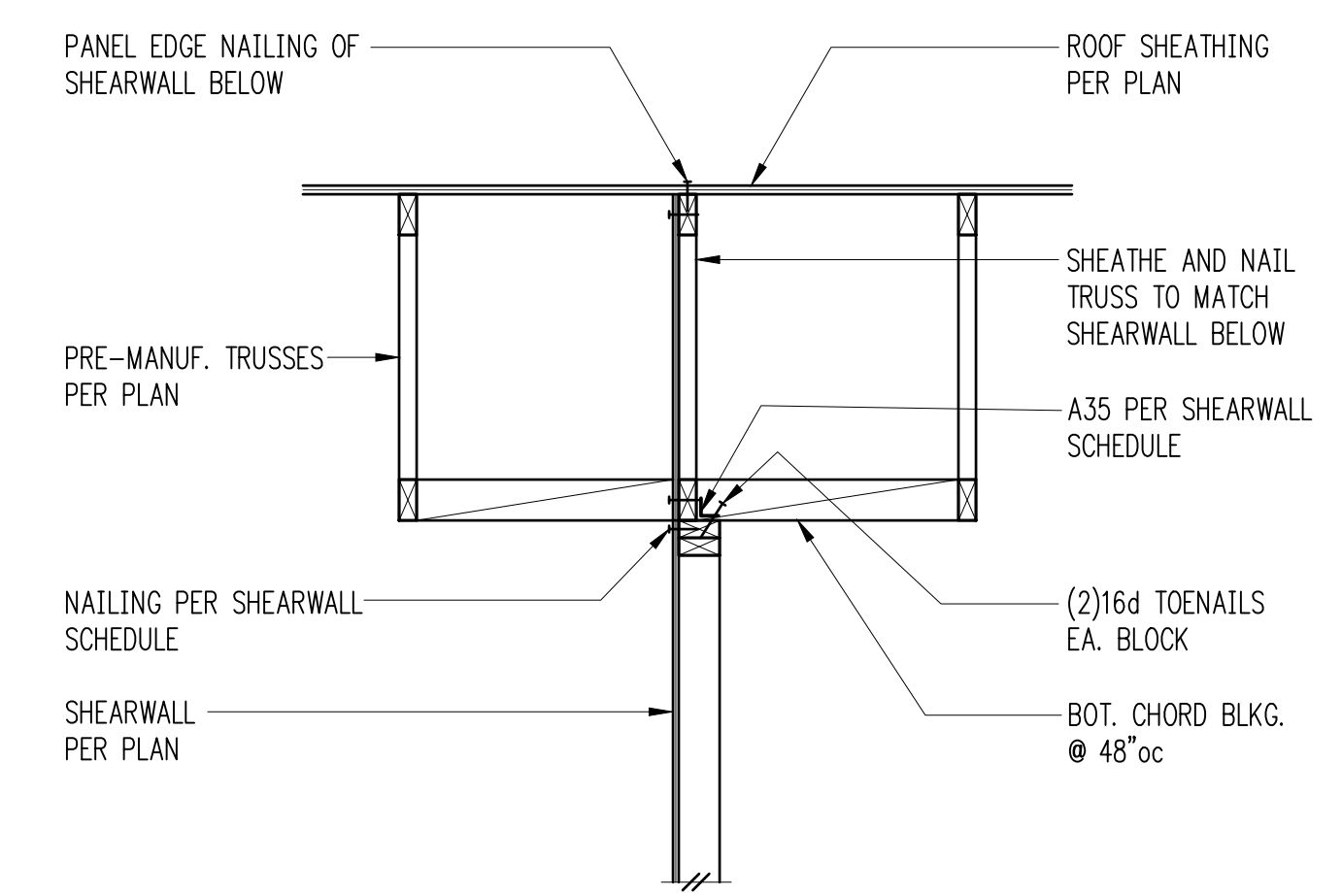


Typical Beam to Beam Connection 10



Typical Beam Bearing on HSS or Pipe Column 11

NOTE:
BEARING PLATE THICKNESS SHALL BE 3/4" WHERE DEPTH OF SUPPORTED MEMBER EXCEEDS 24"



Shearwall Extension Thru Truss Depth (parallel to truss) 12



3-21-22
DRAWN: SJB
DESIGN: ABB
CHECKED: ABB
APPROVED: ABB

REVISIONS:
1 Post Permit Revisions Jan. 04, 2023

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Simpson Residence
6454 E Mercer Way
Mercer Island, WA 98040

ARCHITECT:
Sturman Architects
9- 103rd Ave. NE Suite 203
Bellevue, WA 98004
425.451.7003

ISSUE:
Permit
SHEET TITLE:

Framing Details
SCALE: 3/4" = 1'-0" U.N.O.
DATE: March 21, 2022
PROJECT NO: 10315-2022-01
SHEET NO:

S4.3