

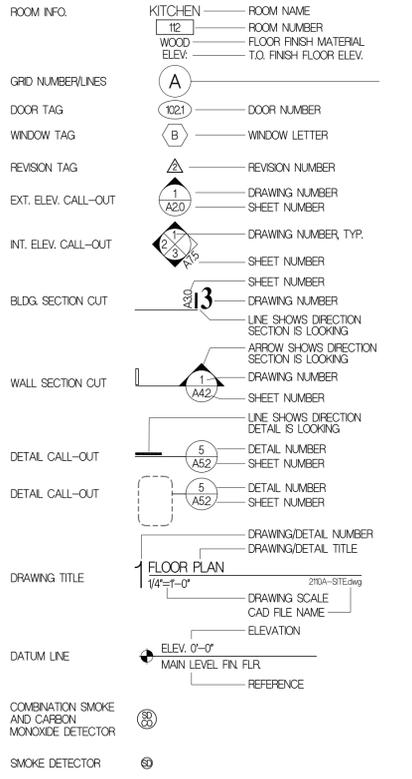
ABBREVIATIONS

#	NUMBER	IS	INSIDE
@	LOW BEAM	LB	LOW BEAM
AB	ANCHOR BOLT	LJ	LOWER JOIST
A/C	AIR CONDITIONING	LN	LINE
ADDTL	ADDITIONAL	LT	LIGHT
ADJ	ADJUSTABLE	LWR	LOWER
APP	ABOVE FINISH FLOOR	MAX	MAXIMUM
ALT	ALTERNATE	MDX	MEDIA DENSITY FIBER BOARD
ARCHL	ARCHITECTURAL	MEDCAB	MEDICINE CABINET
BD	BOARD	MFR	MANUFACTURER
BTWN	BETWEEN	MECH	MECHANICAL
BLKG	BLOCKING	MLB	MICRO LAM BEAM
BLDG	BUILDING	MTD	MOUNTED
BM	BEAM	MTL	METAL
BO	BOTTOM OF	NET	REFERS TO ACTUAL SIZE
BOB	BOTTOM OF BEAM	NIC	NOT IN CONTRACT
BOT	BOTTOM	NIS	NOT TO SCALE
BOW	BOTTOM OF WALL	OJ	OVER
BRG	BEARING	OC	ON CENTER
BSMT	BASEMENT	OH	OVERHANG
C	CENTERLINE	OPP	OPPOSITE
CAB	CABINET	OS	OUTSIDE
CLG	CEILING	OSCI	OWNER-SUPPLIED, CONTRACTOR-INSTALLED
CLR	CLEAR	P	PLATE
CMU	CONCRETE MASONRY UNIT	P-LAM	PLASTIC LAMINATE
COL	COLUMN	PLY	PLYWOOD
CONC	CONCRETE	PT	PRESSURE TREATED
CONN	CONNECT/CONNECTION	PTD	PAINTED
CONST	CONSTRUCTION	R	RADIUS or RISER
CONT	CONTINUOUS	RD	ROOF DRAIN
CPT	CARPET	RIA	RETURN AIR
CTOP	COUNTERTOP	REF, REFER	REFERENCE
CTRD	CENTERED	REFR	REFRIGERATOR
CTRSNK	COUNTERSINK	REIN	REINFORCEMENT
DBL	DOUBLE	REQD	REQUIRED
DET, DTL	DETAIL	RM	ROOM
DIA	DIAMETER	RF	RESILIENT FLOORING
DM	DIAMENSION	RO	ROUGH OPENING
DSP	DISPOSAL	RFR	RISE OVER RUN (STAIR)
DP	DEEP	R&S	ROD & SHELF
DS	DOWNSPOUT	S/A	SUPPLY AIR
DW	DSH-WASHER	SBC	SEATTLE BUILDING CODE
EA	EACH	SC	SOLID CORE
ELEC	ELECTRICAL	SF	SQUARE FEET
EL: ELEV	ELEVATION	SHT	SHEET
EQ	EQUAL	SHTG	SHEATHING
ESMT	EASEMENT	SH	SIMILAR
EW	EACH WAY	SHG	SLAB ON GRADE
EXST; E	EXISTING	SIP	SPRINGS POINT SQUARE
EXP	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	ST	STAIN
FBO	FURNISHED BY OWNER	STL	STEEL
FB	FLUSH BEAM	STRUCT	STRUCTURAL
FC	FACE	SUBFLR	SUBFLOOR
FD	FLOOR DRAIN	SW	SHEAR WALL
FDN	FOUNDATION	T	TREAD
FF	FLUSH FACE	TB	THROUGH BOLT
FFR	FLUSH FRAMED	TEMP	TEMPERED
FN	FINISH	TO	TOP OF
FXT	FIXTURE	TOC	TOP OF CONCRETE
FLR	FLOOR	TOP	TOP OF PLATE
FO	FACE OF	TOS	TOP OF SLAB
FOB	FACE OF BRICK	TOW	TOP OF WALL
FOC	FACE OF CONCRETE	TPH	TOILET PAPER HOLDER
FOF	FACE OF FRAMING	TRANS	TRANSITION
FORN	FACE OF FINISH	TRYP	TYPICAL
FP	FRIERFACE	UNO	UNLESS NOTED OTHERWISE
FTG	FOOTING	UPR	UPPER
GEN	GENERAL	VAC	VACUUM
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	VB	VAPOR BARRIER
GL	GLASS	VERT	VERTICAL
GR	GRID	VG	VERTICAL GRAIN
GLB	GLU-LAM BEAM	VIF	VERTICAL FINISH
GWB	GYP-SUM WALL BOARD	W	WITH
HB	HOSE BIBBY HIGH BEAM	W/D	WASHER & DRYER
HC	HOLLOW CORE	WC	WATER CLOSET
HDR	HOLD DOWN	W	WIDE
HD	HORIZONTAL	WTS	WELDED THREADED STUD
HORIZ	HORIZONTAL	WWF	WELDED WIRE FABRIC
HT	HEIGHT		
IB	INTERNATIONAL BUILDING CODE		
INFO	INFORMATION		
INSUL	INSULATION		
INT	INTERIOR		
IRC	INTERNATIONAL RESIDENTIAL CODE		

GENERAL NOTES

- IF ERRORS, OMISSIONS OR CONFLICTS IN THESE DOCUMENTS ARE FOUND OR SUSPECTED, NOTIFY THE ARCHITECT IMMEDIATELY AT THE ADDRESS OR TELEPHONE NUMBER SHOWN.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE SITE AND NOTIFY ARCHITECT OF DISCREPANCIES AND CONFLICTS.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, LOCATION, AND DISPOSITION OF EXISTING UTILITIES AND EASEMENTS.
- FOR ACCURATE DIMENSIONS, DO NOT SCALE DRAWINGS.
- INFORMATION, INCLUDING NOTES AND DIMENSIONS, ON REPETITIVE DETAILS MAY BE INDICATED ONLY IN ONE LOCATION. AT OTHER LOCATIONS WHERE DETAILING OR CONSTRUCTION IS SIMILARLY IMPLIED, PROVIDE SAME CONSTRUCTION.
- UNLESS NOTED OTHERWISE (UNO):  
 DIMS FOR CONC. ARE TO FACE OF CONC.  
 DIMS FOR INSUL. CONC. FORMS ARE TO FACE OF RIGID INSULATION  
 DIMS FOR WOOD AND METAL STUD FRAMING ARE TO FACE OF STUD.  
 DIMS FOR CABINETS ARE TO FACE OF FINISH WALL AND CABINET BOXES.
- IN THE CASE OF CONFLICT OR AMBIGUITY, THE SPECIFICATIONS SHALL GOVERN AS TO MATERIALS, WORKMANSHIP, PERFORMANCE, AND INSTALLATION PROCEDURES, AND DRAWINGS SHALL GOVERN AS TO LOCATION, ARRANGEMENT, SHAPE, AND DETAILS OF CONSTRUCTION; ALSO, THE BETTER QUALITY AND/OR GREATER QUANTITY SHALL GOVERN.
- DEFINITIONS: WORDS SUCH AS "SHALL," "SHALL BE," "THE CONTRACTOR SHALL," AND SIMILAR MANDATORY PHRASES SHALL BE SUPPLIED BY INFERENCE IN THE SAME MANNER AS WHEN THEY ARE IN A NOTE ON THE DRAWINGS. WHERE "OR EQUAL" IS USED, THE ARCHITECT IS THE SOLE JUDGE OF ANY PROPOSED SUBSTITUTION. BE IT CLEARLY UNDERSTOOD THAT ALL INSTRUCTIONS AND DIRECTIONS ARE TO BE PERFORMED BY THE CONTRACTOR UNLESS SPECIFICALLY MENTIONED OTHERWISE. THE PHRASE "APPROVED BY ARCHITECT" AS USED HEREIN MEANS APPROVED BY THE ARCHITECT BEFORE MATERIALS ARE PURCHASED AND OR WORK COMMENCED. THE WORD "PROVIDE" MEANS TO FURNISH AND INSTALL COMPLETE AND READY FOR USE BY OWNER.
- DIMENSIONS: ALL DETAILED DRAWINGS, WHERE NECESSARY, WILL BE FURNISHED BY THE ARCHITECT AND SHALL BE FOLLOWED IN REFERENCE TO THE GENERAL DRAWINGS. WHERE POSSIBLE, ALL DIMENSIONS SHALL BE VERIFY AT THE WORK BY THE CONTRACTOR. CONTRACTOR SHALL ALSO VERIFY EXISTING DIMENSIONS AND CONDITIONS WITH PLANS AND SPECIFICATIONS, AND REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT.
- OMISSIONS: THE CONTRACTOR MUST NOT MAKE ANY ALTERATIONS TO THE DRAWINGS; ANY ERRORS THAT SHOULD APPEAR SHALL BE IMMEDIATELY REFERRED TO THE ARCHITECT. ALL QUESTIONS AS TO THE MEANING OR INTERPRETATION OF THE DRAWINGS AND THE SPECIFICATIONS SHALL BE REFERRED TO THE ARCHITECT FOR INTERPRETATION BEFORE PROCEEDING WITH THE WORK. SHOULD ANY WORK APPEAR IN THE DRAWINGS WHICH IS NOT MENTIONED IN THE SPECIFICATIONS, OR MENTIONED IN THE SPECIFICATIONS AN NOT SHOWN IN THE DRAWINGS, THE SAME SHALL BE DONE AS IF APPEARING IN BOTH. ONE COMPLETE SET OF PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE JOB AT ALL TIMES FOR THE USE OF THE OWNER, THE ARCHITECT, OR THEIR REPRESENTATIVE.
- MANUFACTURERS ITEMS: WHEREVER A PARTICULAR MANUFACTURERS PRODUCT IS HEREINAFTER SPECIFIED, IT IS TO BE USED, APPLIED OR OTHERWISE INCORPORATED IN THE WORK IN STRICT CONFORMITY TO THE MANUFACTURERS RECOMMENDATIONS FOR SUCH USAGE.

SYMBOL LEGEND



ENERGY CODE NOTES

- 208 WASHINGTON STATE ENERGY CODE (WSEC)  
 COMPLIANCE METHOD: PRESCRIPTIVE (TABLE R402.1)  
 CLIMATE ZONE 4C PER 2018 WSEC CLIMATE ZONE TABLE - TABLE R301.1
- INSULATION VALUES REQUIRED BY COMPONENT (FOR ADDITION):  
 GLASS FENESTRATION U-VALUE: 0.30 (WEIGHTED AVERAGE)  
 CEILING R-VALUE (VAULTED/SINGLE-RAFTER): 38  
 CEILING R-VALUE (ATTIC): 49  
 WOOD FRAME WALL R-VALUE: 21  
 FLOOR R-VALUE: 30  
 BELOW-GRADE WALL R-VALUE: 21 (INT. SIDE W/IN CAVITY WALL)  
 SLAB R-VALUE: 2 (FTR-10 (NO RADIANT HEATED SLABS))  
 OPAQUE DOORS: 0.30  
 SKYLIGHT U-VALUE: 0.50
- INSULATION VALUES FOR REMODEL/ALTERATION:  
 EXISTING WALLS PORTIONS WHERE FRAMING CAVITIES ARE EXPOSED FOR WORK INSULATE CAVITIES TO R-15 AT 2X4 WALLS AND R-21 AT 2X6 WALLS.  
 EXISTING ROOFS PORTIONS WHERE FRAMING CAVITIES ARE EXPOSED FOR WORK INSULATE TO THE FULL DEPTH OF THE FRAMING MEMBER MINUS THE REQUIRED MIN 1" VENTILATED SPACE ABOVE INSULATION.
- FENESTRATION:  
 ALL WINDOWS AND DOORS SHALL HAVE AN AREA WEIGHTED "U" VALUE RATING PER ENERGY CODE NOTES. REFER TO WINDOW & DOOR SCHEDULES ON SHEET A34 FOR GLAZING & U-FACTOR INFORMATION & ENERGY COMPLIANCE CALCULATIONS FOR REPLACED DOORS & WINDOWS, NEW WINDOWS & DOORS MUST HAVE AN AREA WEIGHTED AVERAGE U-FACTOR OF ≤ 0.30
- EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAME OPENINGS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS AND ROOFS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CALKED, GASKETED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE PER TABLE R402.4.11.
- ENERGY CREDITS PER TABLE 406.2  
 - SMALL DWELLING UNIT 30 CREDITS MIN. REQD  
 OPTION A: RENEWABLE ELECTRIC ENERGY OPTION  
 PROPOSED SOLAR ENERGY GENERATION: 6.55 KWH  
 10 CREDIT FOR EACH 1200 KWH OF GENERATION  
 TOTAL 30 CREDITS  
 REFER TO ROOF PLAN SHEET A13 FOR LOCATIONS AND QUANTITIES OF PROPOSED SOLAR PANELS.

- LIGHT FIXTURE LAMPS: A MINIMUM OF 75% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS.
- RECESSED LIGHT FIXTURES RECESSED CAN LIGHTS INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE TYPE IC RATED AND SEALED.
- FOR THE ADDITION AREAS ONLY - CONTRACTOR SHALL TEST THE BUILDING THERMAL ENVELOPE WITH BLOWER DOOR TEST TO VERIFY AIR LEAKAGE DOES NOT EXCEED A MAXIMUM OF 5 AIR CHANGES PER HOUR.

MECHANICAL SYSTEM NOTES

- THE MECHANICAL SYSTEM SHALL BE A DUCTED FORCED AIR SYSTEM. THE EXISTING SPACES IN THE HOUSE WILL BE HEATED BY AN EXISTING GAS-FIRED FURNACE THAT IS RELOCATED. THE EXISTING SPACES WILL BE COOLED BY A NEW ELECTRIC HEAT-PUMP THAT IS CONNECTED TO THE EXISTING FAN AND DUCTWORK USED BY THE EXISTING FURNACE. THE OUTDOOR CONDENSING UNIT OF THE NEW HEAT PUMP WILL BE LOCATED TO THE EAST OF PRIMARY DRESSING ROOM.
- THE NEW SPACES OF THE ADDITION WILL BE HEATED AND COOLED BY A NEW DUCTED ELECTRIC HEAT-PUMP SYSTEM. THE INDOOR FAN UNIT WILL BE LOCATED IN THE ATTIC SPACE EITHER IN THE GARAGE OR ABOVE THE NEW BATHROOM (202) ADJACENT TO THE GARAGE. THE NEW OUTDOOR CONDENSING UNIT WILL BE LOCATED TO THE EAST OF THE NEW LOWER-LEVEL BATHROOM 101.
- THE DOMESTIC HOT-WATER HEATING SYSTEM SHALL INCLUDE A GAS-FIRED WATER HEATER (VERIFY SIZE) WITH A RECIRCULATION PUMP.

WATER SERVICE NOTES

NEW 1/2" METER + 2" SERVICE PIPE FROM METER TO HOUSE IS REQUIRED BY FPE DEPT. FOR NEW FIRE-SPRINKLER SYSTEM.

EARTHWORK NOTES

- REFER TO GEOTECHNICAL REPORTS PROVIDED FOR SOIL CONDITIONS AND RECOMMENDATIONS FOR EARTHWORK.
- CONTRACTOR TO SCHEDULE SITE VISITS BY GEOTECHNICAL ENGINEER DURING EXCAVATION PHASE TO VERIFY SOILS CONDITIONS AND PILE INSTALLATION PRIOR TO FORMING NEW FOUNDATIONS.

STORMWATER SYSTEM NOTES

- REFER TO THE CIVIL DRAWINGS PROVIDED.
- GENERAL STORMWATER SYSTEM CONFIGURATION:
- THE ROOF DOWNSPOUTS ON THE NORTHEAST SIDE OF THE HOUSE & GARAGE WILL BE COLLECTED IN A TIGHTLINE SYSTEM THAT IS ROUTED TO A DISCHARGE AT A ROCK-FILLED SPLASH PAD NEAR THE DRIVEWAY. THE STORMWATER FROM THE DISCHARGE POINT WILL TRAVEL ON THE SURFACE OF THE STREET TOWARDS THE NORTH AND BE COLLECTED AT THE EXISTING GRATED CATCH BASIN ON THE SOUTH SIDE OF SE 83RD STREET.
  - THE EXISTING ROOF DOWNSPOUTS ON THE WEST & SOUTHEAST SIDE OF THE HOUSE & GARAGE MAINTAIN THEIR EXISTING CONFIGURATION OF BEING COLLECTED IN A TIGHTLINE SYSTEM THAT DISCHARGES INTO AN EXISTING DRYWELL NEAR THE WEST EDGE OF THE PROPERTY. THE DRYWELL WILL BE CLEANED OUT BY THE CONTRACTOR TO CONFIRM IT IS FUNCTIONING PROPERLY.

SANITARY SEWER NOTES

ALL EXISTING AND NEW SANITARY SEWER LINES WITHIN THE HOUSE WILL BE CONNECTED TO THE EXISTING SIDE SEWER ON THE WEST SIDE OF THE HOUSE.

STREET WORK PERMITS

THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY THE CITY OF MERCER ISLAND FOR WORK IN THE RIGHT-OF-WAY.

SOLAR PANEL NOTES

THE CONTRACTOR SHALL PROVIDE A NEW BIDDER-DESIGN PHOTO-VOLTAIC SOLAR PANEL SYSTEM ON THE ROOF WITH A MINIMUM CAPACITY OF 3600 KWH TO MEET THE ENERGY CODE REQUIREMENTS. CONTRACTOR TO VERIFY THE SIZE OF THE SYSTEM WITH THE OWNER AND ARCHITECT.

ZONING INFORMATION

ZONING: R-15  
 CONSTRUCTION TYPE: V-3 (NON RATED)  
 OCCUPANCY: R-3 SINGLE FAMILY RESIDENCE

CONDITIONED AREA SUMMARY:  
 EXISTING MAIN LEVEL 1921 SF  
 EXISTING BASEMENT 1804 SF  
 TOTAL EXISTING CONDITIONED AREA 3725 SF  
 EXISTING UNCONDITIONED GARAGE 587 SF  
 ADDED MAIN LEVEL 566 SF  
 ADDED BASEMENT 336 SF  
 TOTAL ADDED CONDITIONED AREA 902 SF  
 PROPOSED MAIN LEVEL 2487 SF  
 PROPOSED BASEMENT 2140 SF  
 TOTAL PROPOSED CONDITIONED AREA 4627 SF  
 PROPOSED UNCONDITIONED ATTACHED GARAGE 587 SF (EXISTING UNCHANGED)

CRITICAL AREA: PROJECT SITE CONTAINS POTENTIAL LANDSLIDE AND SOIL EROSION HAZARD CRITICAL AREAS AS NOTED IN THE GEOTECHNICAL REPORT.

LOT SLOPE: (REFER TO LOT SLOPE DIAGRAM, 1/TS-3)

LOT COVERAGE: (REFER TO LOT COVERAGE DIAGRAM, 2/TS-3)

HARDSCAPE AREA: (REFER TO HARDSCAPE DIAGRAM, 3/TS-3)

BUILDING HEIGHT: (REFER TO HEIGHT DIAGRAM, 4/TS-3)

GROSS FLOOR AREA: (REFER TO FLOOR AREA DIAGRAM, 5/TS-3)

BASEMENT AREA: (REFER TO FLOOR AREA DIAGRAM, 6/TS-3)

IMPERVIOUS AREA: (REFER TO FLOOR AREA DIAGRAM, 1/TS-4)

HARD SURFACE AREA: (REFER TO FLOOR AREA DIAGRAM, 2/TS-4)

LAND DISTURBANCE AREA: (REFER TO FLOOR AREA DIAGRAM, 3/TS-4)

SETBACKS: (REFER TO SETBACK DIAGRAM, 4/TS-4)

TREE REQUIREMENTS: 30% OF EXISTING TREES REQUIRED TO BE RETAINED; REPLACEMENT TREES ARE REQUIRED FOR REMOVED TREES, DEPENDENT ON SIZE PER MCCC 19.01070.

# OF TREES TO BE REMOVED	# TREES TO BE REPLACED
PROPOSED REMOVAL:	
#348 (18" DBH)	2
#349 (8" DBH) - NON-REGULATED TREE	0
#350 (6" DBH) - NON-REGULATED TREE	0
#354 (10" DBH)	2
#358 (25" DBH)	3
#359 (17" DBH)	2
#360 (17" DBH)	2
#361 (15" DBH)	2
#362 (17" DBH)	3
#363 (25" DBH)	3
#364 (23" DBH)	3
TOTAL TREE REPLACEMENT	21
PROPOSED NEW/REPLACED TREES	40

40 > 21 - MEETS REQUIREMENT  
 TREE SIZE TO MEET REQUIREMENTS NOTED IN MCCC 19.01070 B3.  
 a) CONIFEROUS: 6'-0" TALL  
 b) DECIDUOUS: 1-1/2" CALIPER  
 REFER TO SITE PLAN SHEET TS-2 FOR LOCATIONS.

EXCEPTIONAL TREES ARE PRIORITIZED FOR RETENTION. TREE PROTECTION IS BASED ON THE BEST MANAGEMENT PRACTICES (BMP) PER INTL. SOCIETY OF ARBORISTS. LOCATION OF TREE PROTECTION DEFINES BUILDABLE AREA.  
 (REFER TO TREE PROTECTION DIAGRAM, 5/TS-4)

PARKING REQUIREMENTS: EXISTING 2-CAR GARAGE PARKING TO REMAIN (NO CHANGES). ACCEPTABLE PER MCCC 19.02020G - FOR REMODELS WHERE NO MORE THAN 40% OF THE LENGTH OF THE STRUCTURE'S EXTERIOR WALLS ARE ALTERED.

DRIVEWAY: (REFER TO DIMENSIONS ON SITE PLAN, TS-2)

FIRE PROTECTION NOTES

FIRE AREA SQUARE FOOTAGE CALCULATION	SQ FT
MAIN LEVEL INTERIOR	2333 SF
BASEMENT INTERIOR	1930 SF
ATTACHED GARAGE INTERIOR	542 SF
COVERED DECK INTERIOR	541 SF
TOTAL AREA	5346 SF

- PROVIDE NEW NFPA 13-R FPE SPRINKLER SYSTEM FOR ENTIRE HOUSE AS REQUIRED BY MERCER ISLAND FIRE DEPARTMENT; TO BE MONITORED AND COMBINED WITH MONITORED SMOKE DETECTION SYSTEM.
- FIRE SPRINKLER SYSTEM TO BE BIDDER DESIGNED; ALL PERMIT DOCUMENTS SHALL BE SUBMITTED BY BIDDER-DESIGNER FOR APPROVAL BY CITY OF MERCER ISLAND FIRE MARSHAL.
- SMOKE DETECTORS PROVIDED PER IRC R314, UNLESS NOT REQUIRED DUE TO FIRE ALARM; SMOKE DETECTION SYSTEM TO BE MONITORED AND COMBINED WITH MONITORED FIRE SPRINKLER SYSTEM.
- INSTALL APPROVED SMOKE ALARM & CO COMBINATION ALARM PER IRC 304 & R305.
- PROVIDE MONITORED HOUSEHOLD FIRE ALARM PER NFPA 72 PER CITY'S FIRE DEPARTMENT.

APPLICABLE CODES

- MERCER ISLAND CITY CODE
- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 WASHINGTON STATE ENERGY CODE
- 2018 INTERNATIONAL ELECTRICAL CODE

PROJECT INFORMATION

ASSESSORS PARCEL: 362570-0750  
 QUARTER-SECTION-TOWNSHIP-RANGE: NE-36-24-4

LEGAL DESCRIPTION: ISLAND POINT #3 T&W UND INT IN TRACT B AND AN UND INT IN COMMUNITY TRACT PLAT LOT 15

PROJECT ADDRESS: 8455 SE 83RD ST. MERCER ISLAND, WA 98040

PROJECT DESCRIPTION: REMODEL & ADDITION OF AN EXISTING SINGLE FAMILY RESIDENCE OF A 1-STORY WITH BASEMENT & ATTACHED GARAGE. WORK ALSO INCLUDE FRONT YARD AND DECK UPDATES.

PROJECT DIRECTORY

OWNER:  
 ERIC & TRICIA JAFFE  
 8455 SE 83RD ST. MERCER ISLAND, WA 98040

ARCHITECT:  
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 EMAIL: randerson@seengineering.com

GEOTECHNICAL ENGINEER:  
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 GEO GROUP NORTHWEST, INC.  
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 EMAIL: kjohnson@geogroup.com

CIVIL ENGINEER:  
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 RED BARN ENGINEERING, INC.  
 6610 NE 96TH ST. STE 2  
 KENMORE, WA 98028  
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 EMAIL: rebekah@redbarn-engineering.com

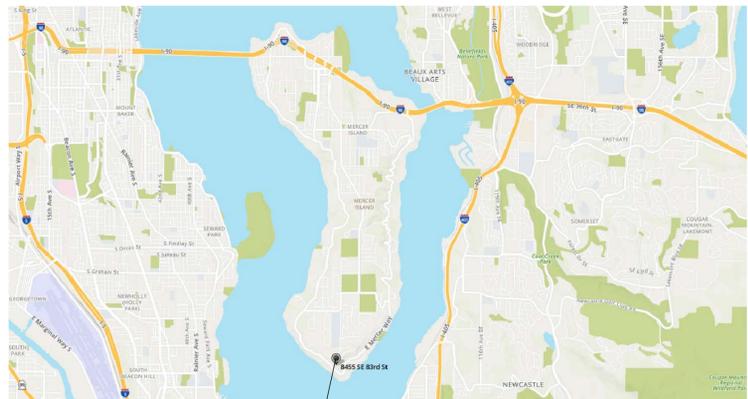
SURVEYOR:  
 BRITT MACKENZIE  
 AEPX ENGINEERING  
 2601 S. 35TH ST. STE 200  
 TACOMA, WA 98409  
 (253) 473-4494 X1198  
 EMAIL: mackenzie@apxengineering.net

SEPARATE PERMIT

FOLLOWING PERMITS TO BE SUBMITTED UNDER SEPARATE PERMITS:  
 FIRE SPRINKLER SYSTEM  
 MECHANICAL SYSTEM  
 ELECTRICAL SYSTEM  
 PLUMBING SYSTEM  
 SOLAR PANEL

CITY REQUIREMENTS

- A PUBLIC NOTICE SIGN MUST BE POSTED PER CITY'S INSTRUCTION.
- CONTRACTOR TO SUBMIT FOR A WAIVER TO THE SEASONAL DEVELOPMENT LIMITATION FOR WORK DURING OCT. 1 THRU APRIL 1 PER CITY'S INSTRUCTION.
- OWNER TO SIGN THE HOLD HARMLESS AGREEMENT PER CITY'S INSTRUCTION.



PROJECT SITE (SEE ENLARGED MAP BELOW)

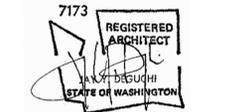


DRAWING LIST

TS-1	PROJECT INFORMATION
TS-2	SITE PLAN
TS-3	SITE DIAGRAMS
TS-4	SITE DIAGRAMS
-	SURVEY
C00	COVER SHEET
C01	NOTES
C10	TESC PLAN
C11	TESC DETAILS
C20	DRAINAGE PLAN
C21	DRAINAGE DETAILS
A10a	BASEMENT DEMO PLAN
A10b	MAIN LEVEL DEMO PLAN
A11	BASEMENT FLOOR PLAN
A12	MAIN LEVEL FLOOR PLAN
A13	ROOF PLAN
A21	BUILDING ELEVATIONS
A22	BUILDING ELEVATIONS
A31	BUILDING SECTIONS
A32	BUILDING SECTIONS
A33	BUILDING SECTIONS
A34	BUILDING SECTIONS
A41	WALL SECTIONS
S10	GENERAL STRUCTURAL NOTES
S11	FOUNDATION PLAN
S12	MAIN LEVEL FRAMING PLAN
S13	ROOF FRAMING PLAN
S51	STRUCTURAL DETAILS
S52	STRUCTURAL DETAILS
S53	STRUCTURAL DETAILS
S54	STRUCTURAL DETAILS

**Suyama Peterson Deguchi**  
 8601 8th Avenue South  
 Seattle, Washington 98108  
 P 206.256.0809

Project Title  
**JAFFE RESIDENCE**  
 8455 SE 83RD STREET  
 MERCER ISLAND, WA 98040



Drawing Title  
**PROJECT INFORMATION**

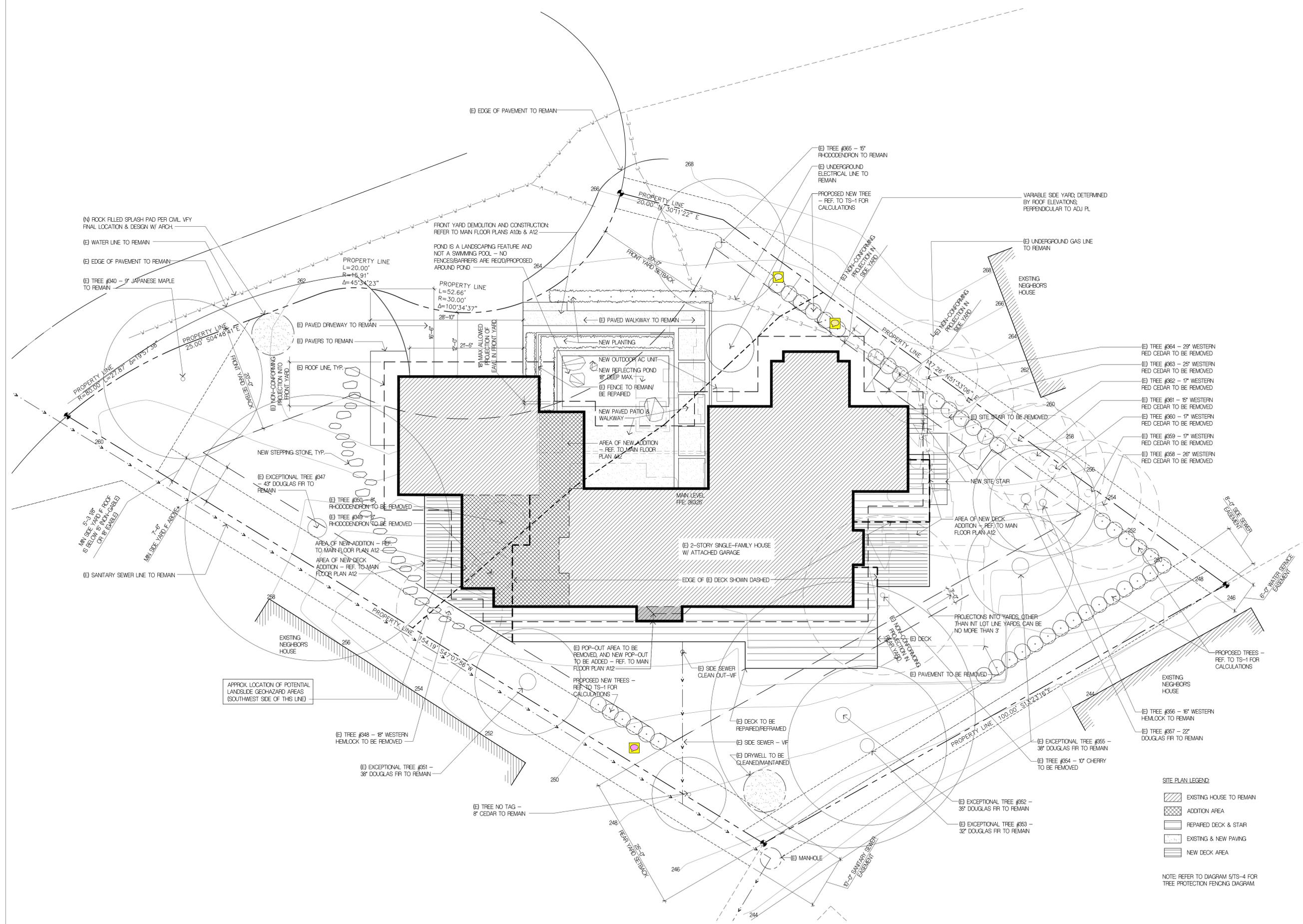
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Job No.  
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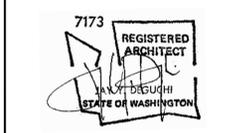
ISSUE DATE

**PERMIT SET**  
 Sheet No.

**TS-1**



Project Title  
**JAFFE RESIDENCE**  
 8455 SE 83RD STREET  
 MERCER ISLAND, WA 98040



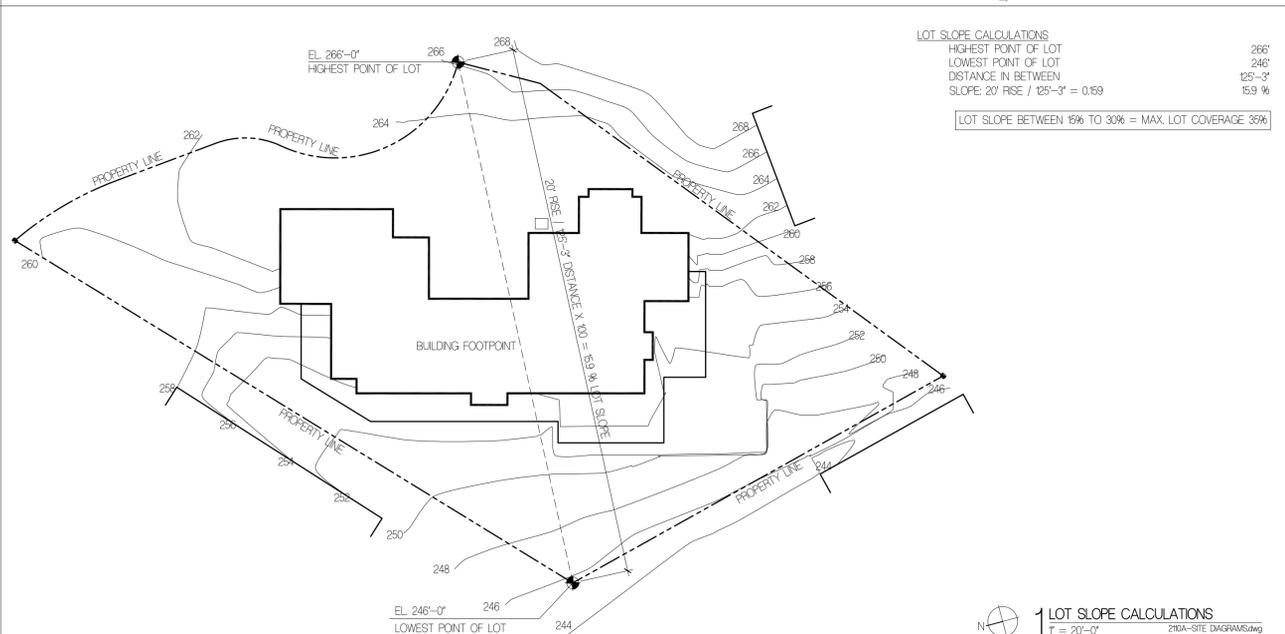
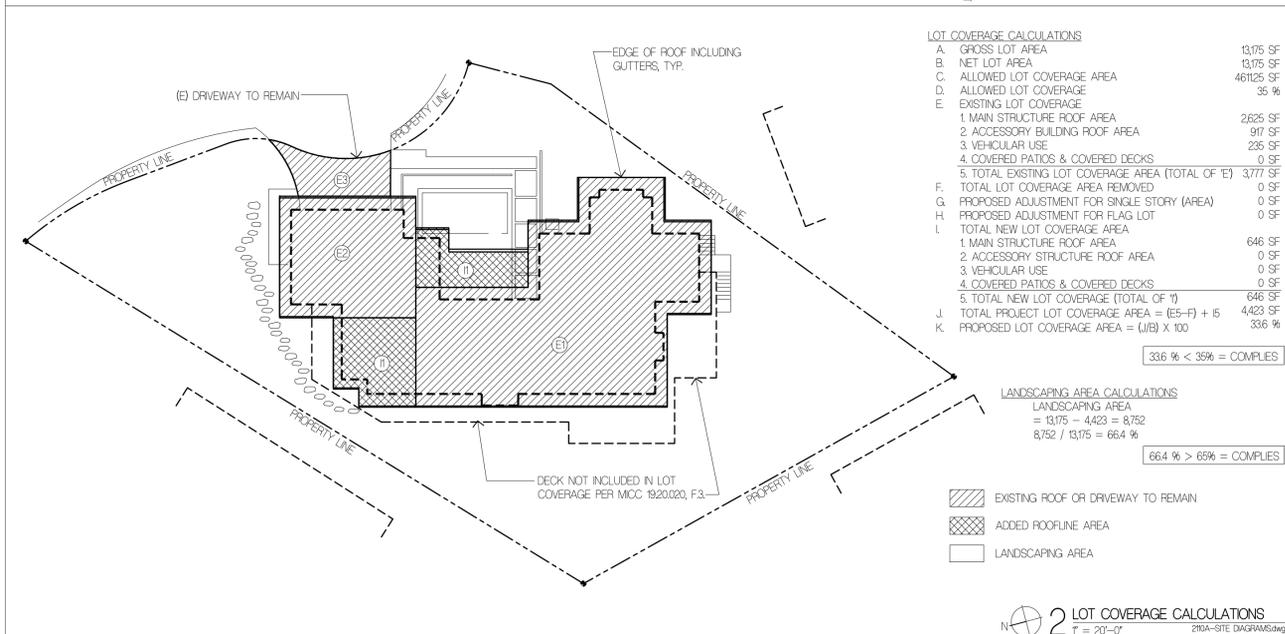
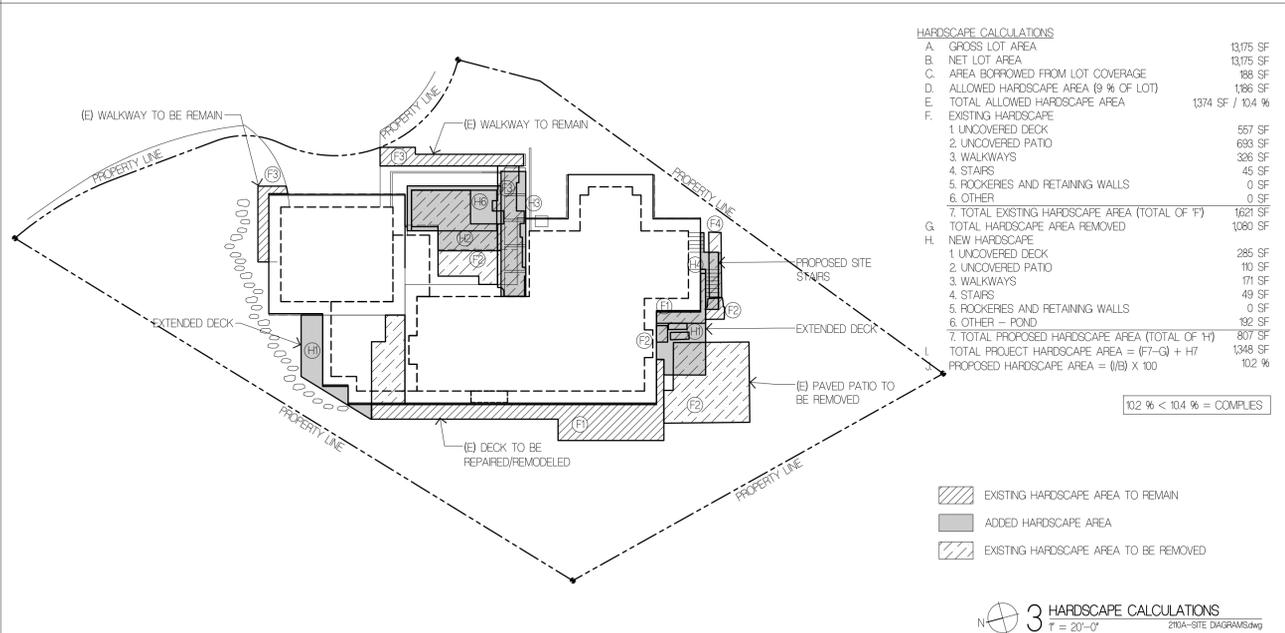
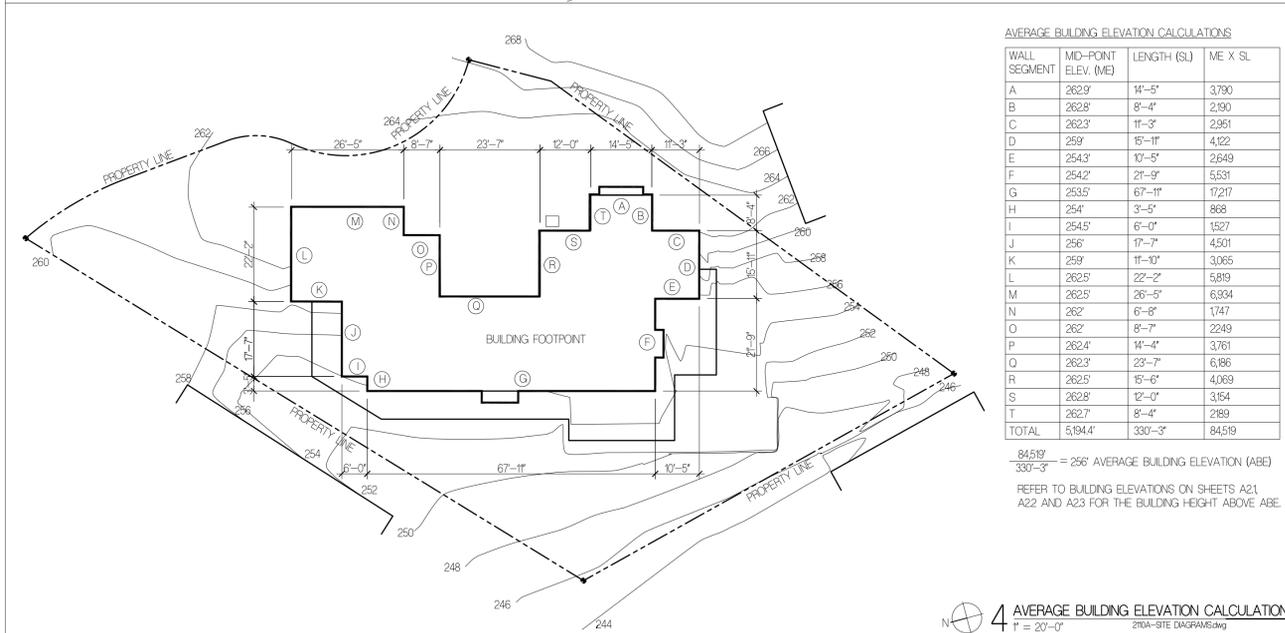
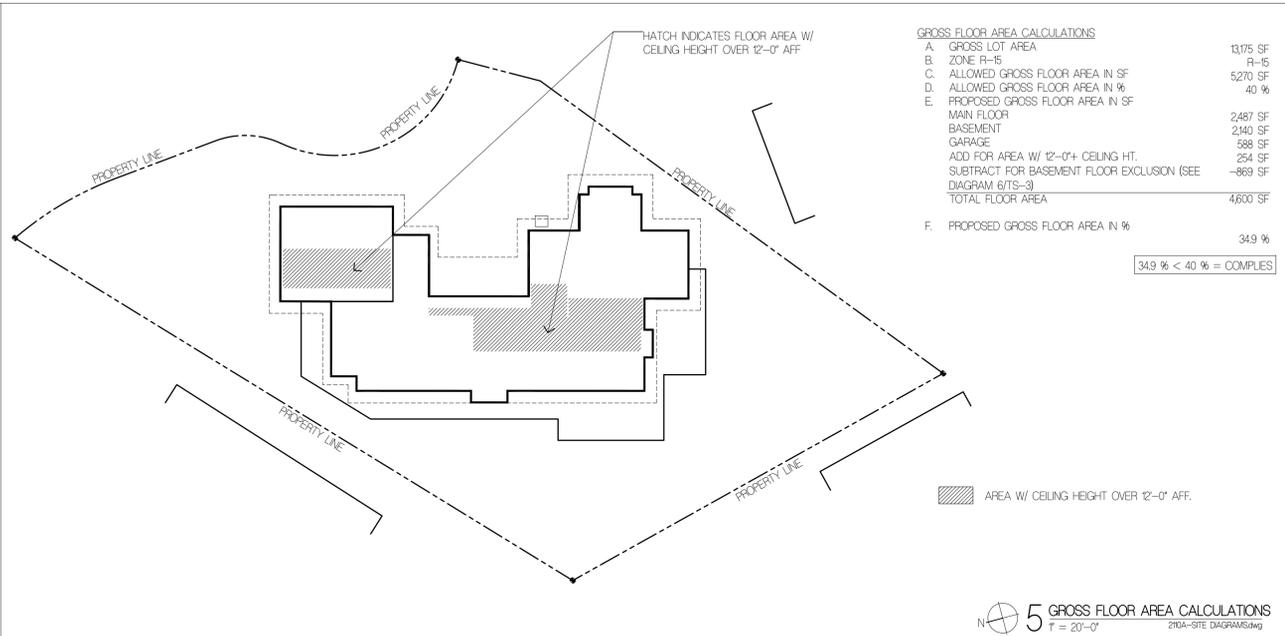
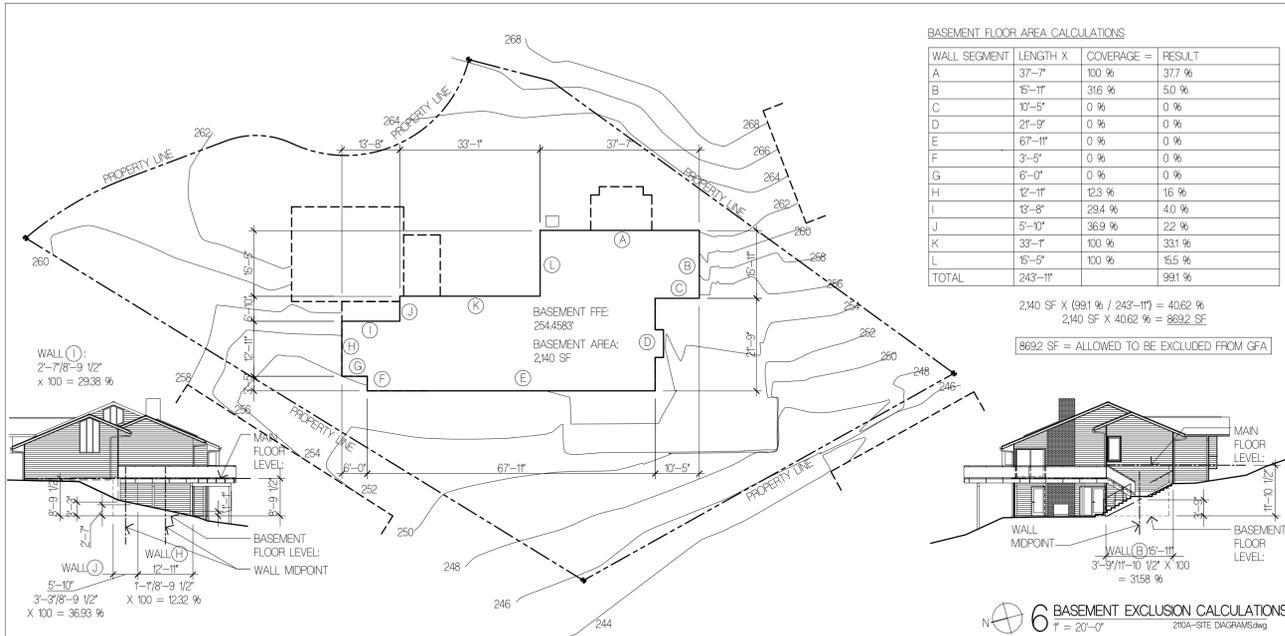
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**SITE PLAN**

Date  
 08/08/2022  
 Job No.  
 210

ISSUE DATE

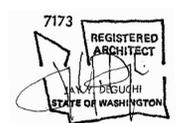
- SITE PLAN LEGEND:**
- EXISTING HOUSE TO REMAIN
  - ADDITION AREA
  - REPAIRED DECK & STAIR
  - EXISTING & NEW PAVING
  - NEW DECK AREA

NOTE: REFER TO DIAGRAM 5/TS-4 FOR TREE PROTECTION FENCING DIAGRAM



**Suyama Peterson Deguchi**  
 8601 8th Avenue South Seattle, Washington 98108  
 P. 206.256.0809

Project Title  
**JAFFE RESIDENCE**  
 8455 SE 83RD STREET  
 MERCER ISLAND, WA 98040



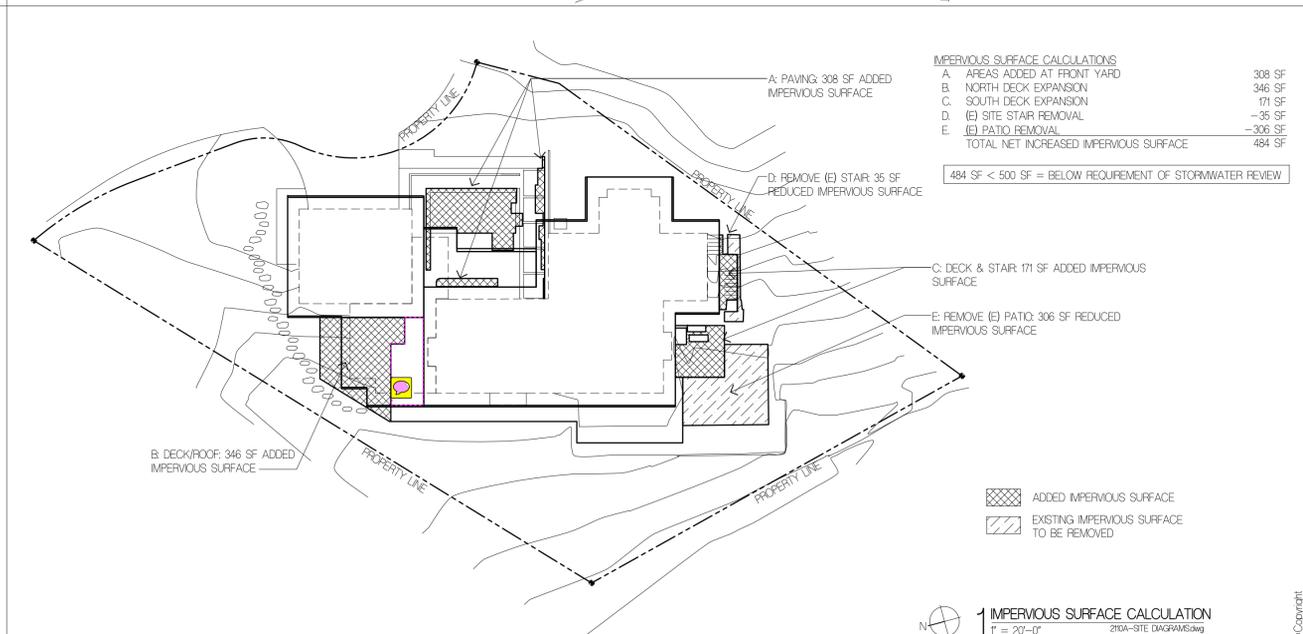
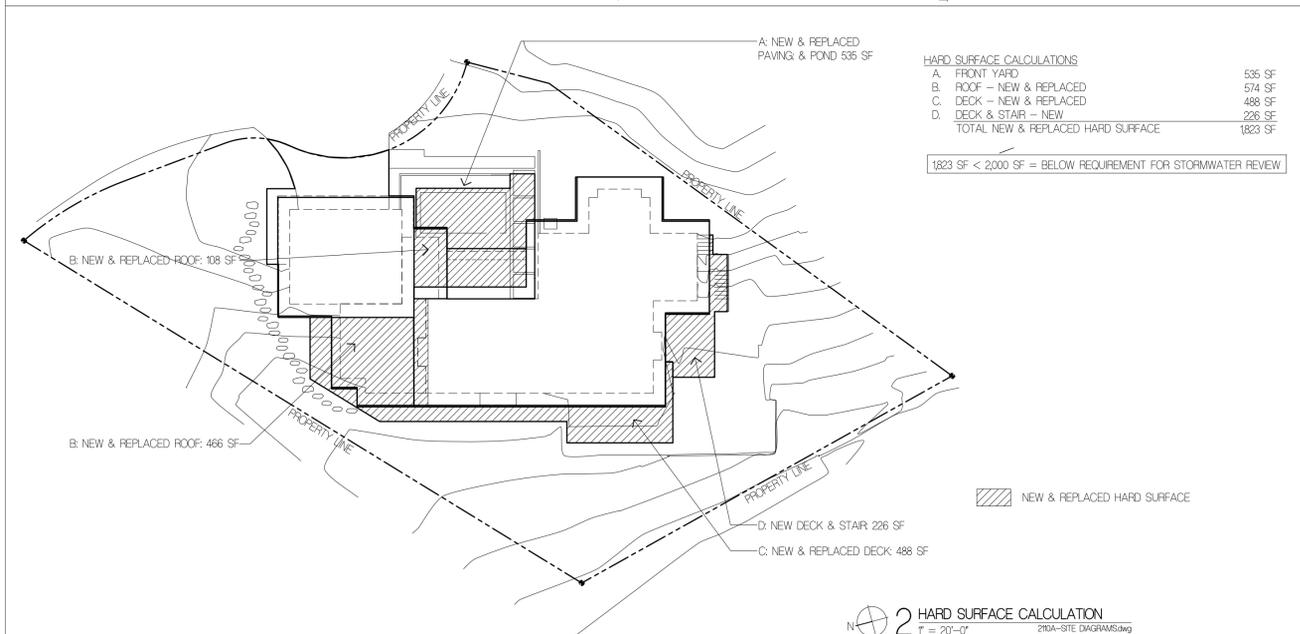
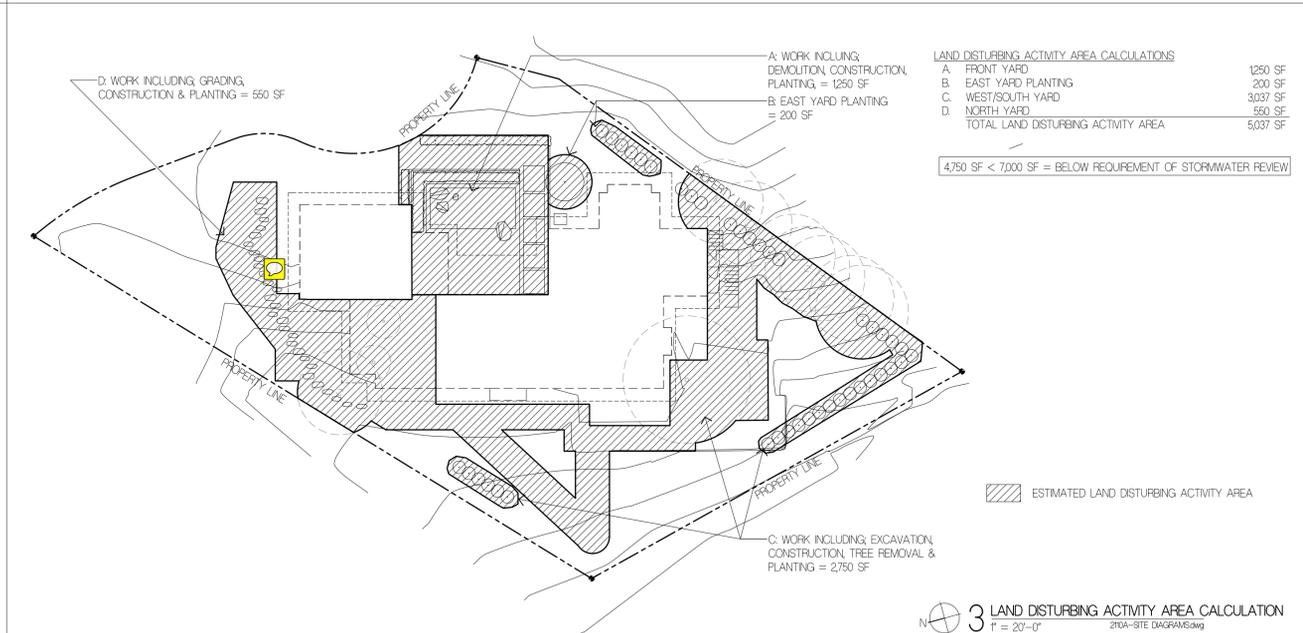
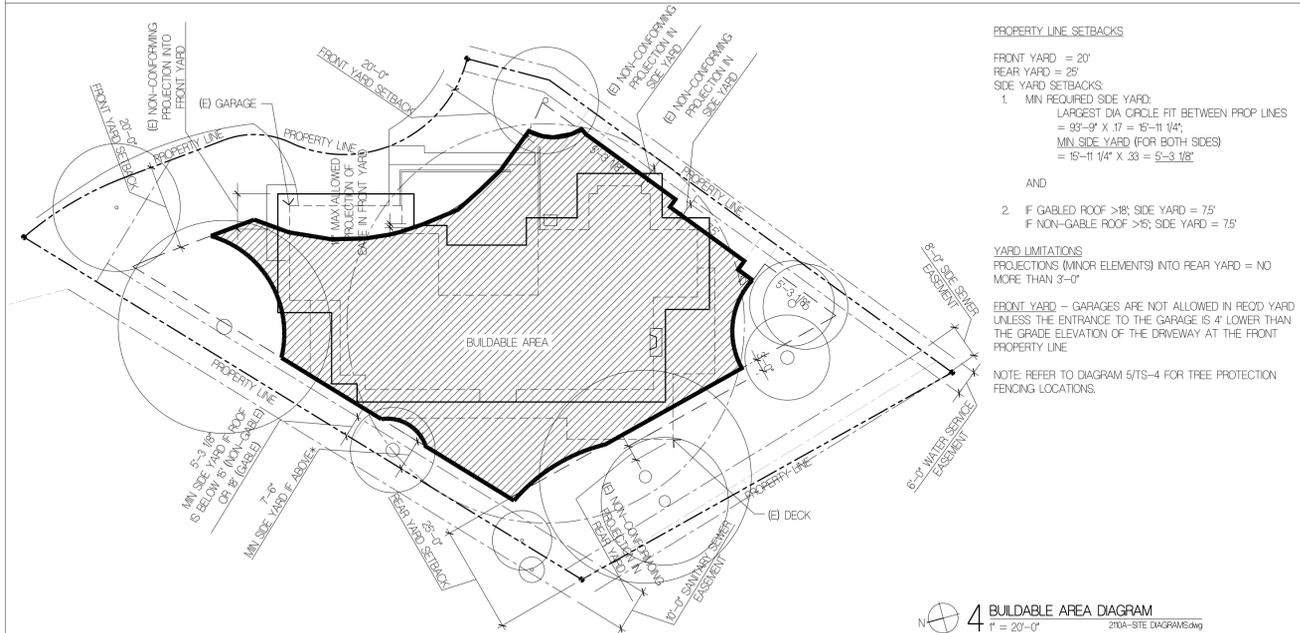
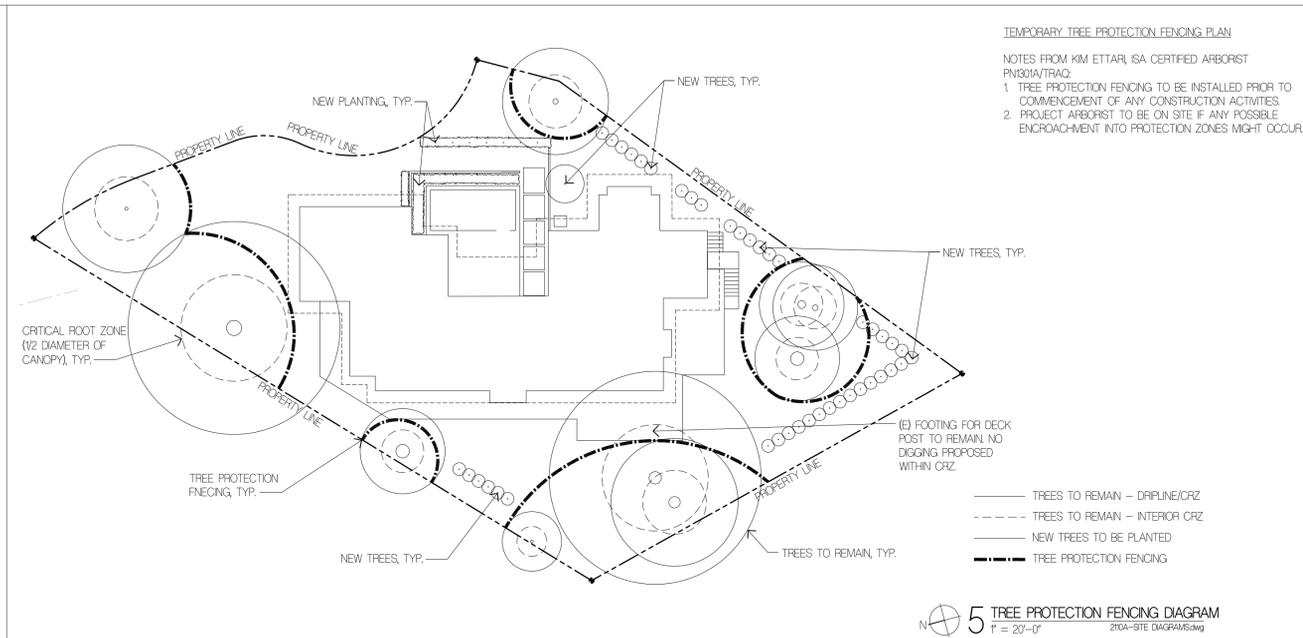
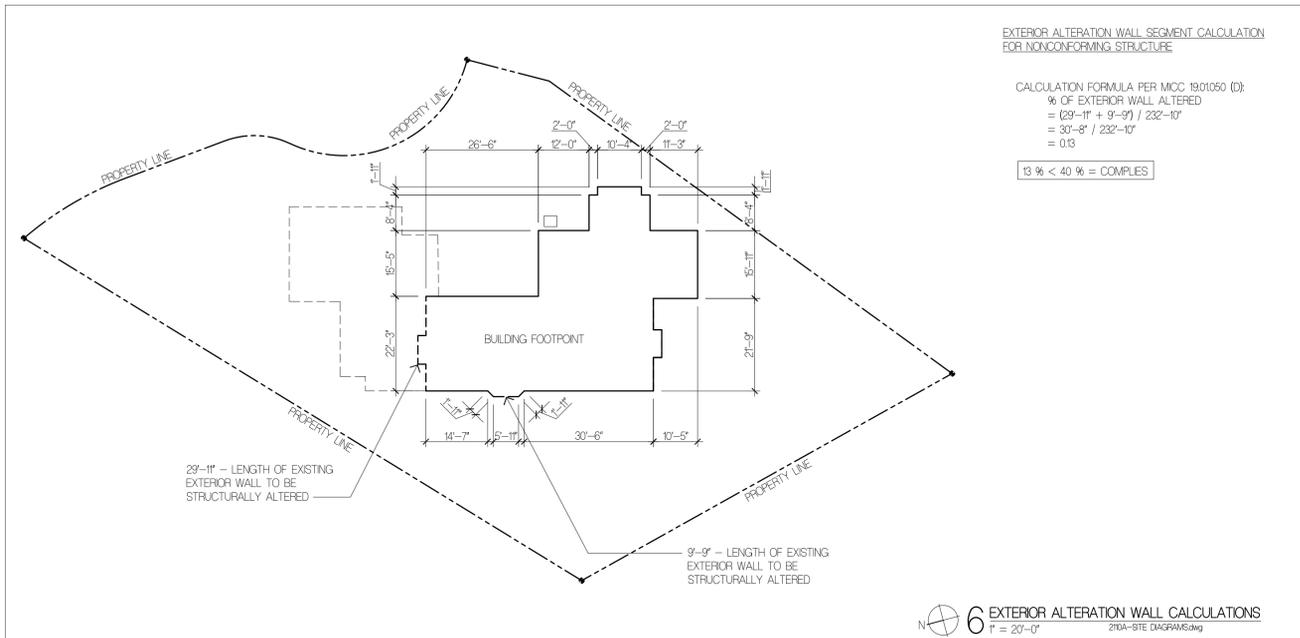
Drawing Title  
**SITE DIAGRAMS**

Date  
 08/08/2022  
 Job No.  
 2110

ISSUE DATE

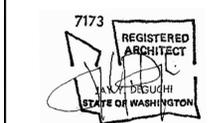
**PERMIT SET**  
 Sheet No.

**TS-3**



**Suyama Peterson Deguchi**  
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 P. 206.256.0809

Project Title  
**JAFFE RESIDENCE**  
 8455 SE 83RD STREET  
 MERCER ISLAND, WA 98040



Drawing Title  
**SITE DIAGRAMS**

Date  
 08/08/2022  
 Job No.  
 210

ISSUE DATE

**PERMIT SET**  
 Sheet No.

**TS-4**

# TOPOGRAPHIC SURVEY

THE NE 1/4 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.  
KING COUNTY, WASHINGTON

**LEGAL DESCRIPTION**

PER CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT FOR TITLE INSURANCE NO. 0208125-ETV DATED APRIL 1, 2021  
 LOT 15, ISLAND POINT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82 OF PLATS, PAGES 71 AND 72, RECORDS OF KING COUNTY, WASHINGTON.  
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**HORIZONTAL DATUM**

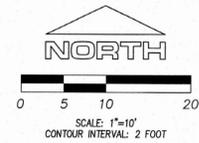
WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83/2011) BASED ON RTK GPS MEASUREMENTS CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK.

**VERTICAL DATUM**

NAVD 88 BASED ON RTK GPS MEASUREMENTS CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK.

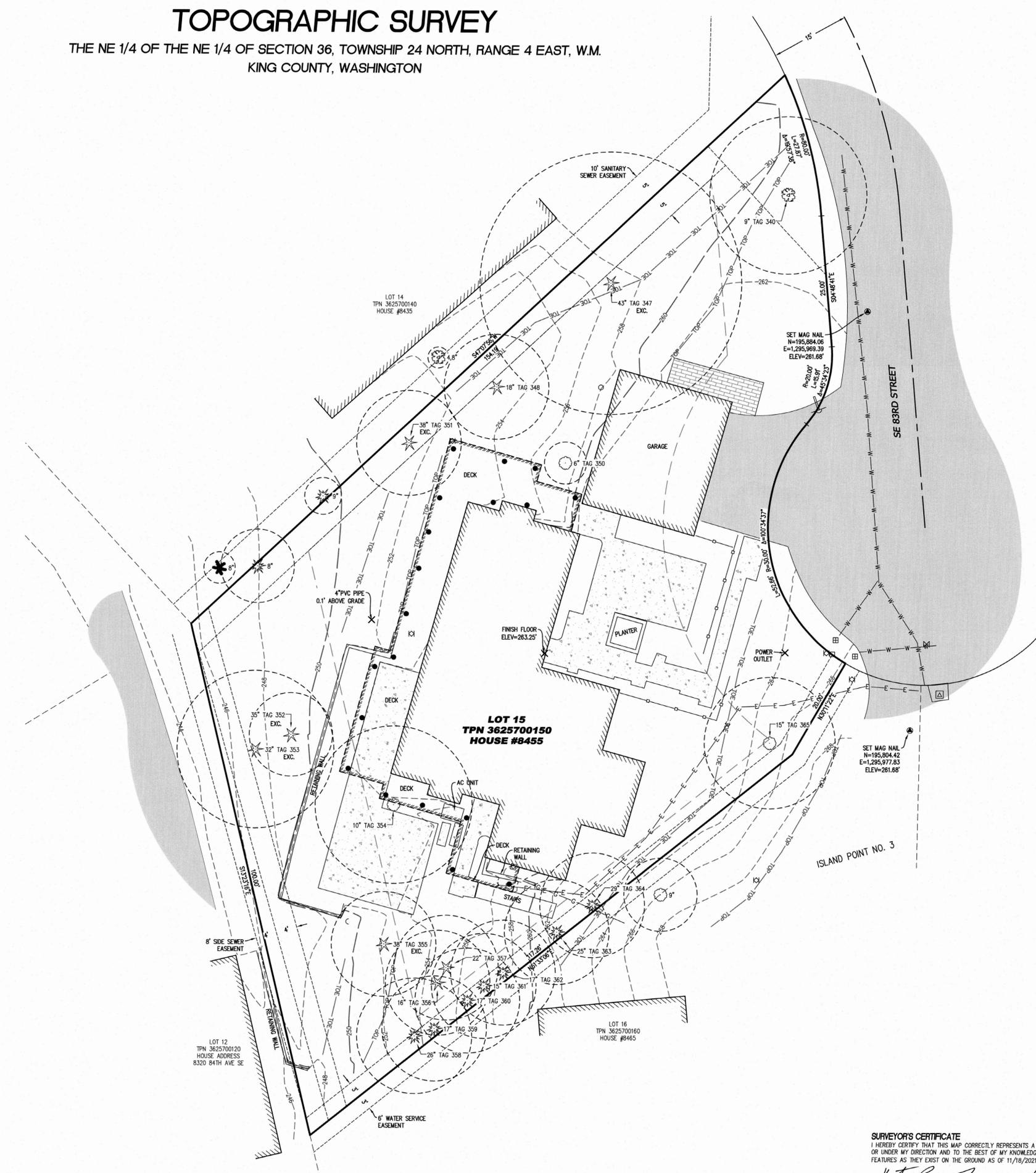
**SURVEY NOTES**

- DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION, AND MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN W.A.C. 332.130.090. ALL MEASURING INSTRUMENTS EMPLOYED IN THIS SURVEY HAVE BEEN MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- THIS MAP GRAPHICALLY REPRESENTS CONDITIONS AND FEATURES EXISTING AT THE TIME OF THIS SURVEY ONLY, WHICH WAS PERFORMED DURING NOVEMBER OF 2021.
- THE CERTIFICATION OF THIS SURVEY AND MAP IS EXCLUSIVE TO THE NAMED CLIENT WHO REQUESTED THIS SURVEY. IT WAS SPECIFICALLY DESIGNED TO MEET THEIR STATED NEED(S). THAT CERTIFICATION DOES NOT EXTEND TO ANY OTHER PARTIES OR FOR ANY ALTERNATIVE USE OF THIS MAP WITHOUT THE EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING THOSE PARTIES.
- THE PURPOSE OF THIS SURVEY IS TO PROVIDE A TOPOGRAPHIC MAP OF THE EXISTING CONDITIONS WITHIN KING COUNTY PARCEL #3625700150 FOR PLANNING, DESIGN AND CONSTRUCTION.
- UTILITIES OTHER THAN SHOWN MAY EXIST ON THE SITE. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE SURVEYOR DOES CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION.
- PARCEL AREA: 13,175 ± SQ.FT. (0.30 ACRES)
- ALL DISTANCES AND DIMENSIONS SHOWN ARE U.S. SURVEY FEET GROUND MEASUREMENTS.
- CONTOUR INTERVALS ARE 2-FOOT AND ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION.
- THE PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED ON FIELD TIES TO SEVERAL OF THE ORIGINAL PLAT MONUMENTS, FROM WHICH WE CONDUCTED A MATHEMATICAL CALCULATION OF THE PARCEL BASED ON THE GEOMETRY OF THE RECORDED PLAT MAP. NO PROPERTY CORNERS WERE FOUND NOR ESTABLISHED DURING THIS SURVEY.
- WE HAVE USED GRAPHIC SYMBOLS TO REPRESENT SOME FEATURES ON THIS MAP, SUCH AS UTILITIES, TREES AND FENCES. THE DEFAULT SIZE OF THOSE SYMBOLS MAY NOT REFLECT THE TRUE SIZE OF THE FEATURE THAT WAS MAPPED.



**LEGEND**

- TPN TAX PARCEL NUMBER
- SET MAG NAIL, AS NOTED
- BOUNDARY LINE
- - - ADJOINER PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- - - EASEMENT LINE
- - - BUILDING SET BACK LINE
- DECIDUOUS TREE
- MAPLE TREE
- CEDAR TREE
- FIR TREE
- HEMLOCK TREE
- PINE TREE
- TREE DIAMETERS ARE NOTED AND DRILLINES SHOWN
- NOTE: PLEASE REFER TO ARBORIST REPORT FOR TAGGED TREES.
- EXC. EXCEPTIONAL
- BUILDING COLUMN
- WOOD FENCE (AS NOTED)
- BASKETBALL HOOP
- SANITARY SEWER CLEANOUT
- TRANSFORMER
- TELEPHONE RISER
- GAS METER
- WATER VALVE
- WATER METER
- WATER HOSE BIB
- IRRIGATION CONTROL VALVE
- E — E — BURIED POWER LINE
- G — G — BURIED GAS LINE
- W — W — BURIED WATER LINE
- ASPHALT SURFACE
- CONCRETE SURFACE



REV NO	REVISION DESCRIPTION	DATE BY
1	ADDED INFORMATION FROM ARBORIST REPORT	12/21/21 BPM

**Apex Engineering**

2801 South 35th Street, Suite 200  
Tacoma, Washington 98409-7479  
(253) 473-4494 FAX: (253) 473-0599

**TOPOGRAPHIC SURVEY**

**ERIC AND TRICIA JAFFE**  
8544 SE 83RD STREET  
MERCER ISLAND, WASHINGTON 98040

**TITLE**

**CLIENT**

DATE SEALED 12/21/2021



**PROJECT MANAGER**  
KAP

**DESIGN**  
DRAWN BPM  
CHECKED KAP  
SEC 36 T 24 N R 4 E  
FILE NO 35957  
DATE 12/17/2021  
SCALE 1"=10'

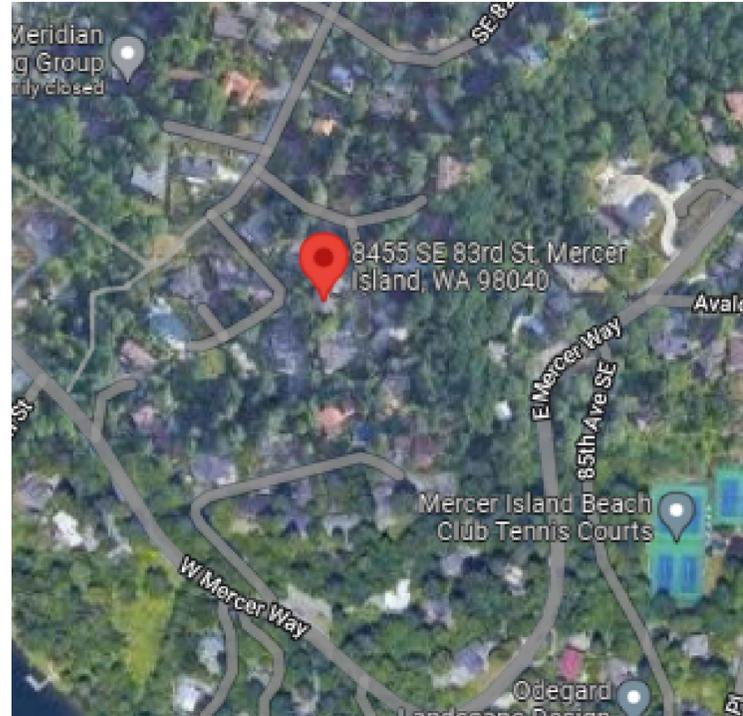
**SHEET 1 OF 1**  
FILE NO 35957

KURT A. PARCHER P.L.S. NO. 49286 DATE 12/21/2021

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**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE REPRESENTS THE TOPOGRAPHIC FEATURES AS THEY EXIST ON THE GROUND AS OF 11/18/2021.  
 Kurt A. Parcher 12/21/2021

# JAFFE RESIDENCE



VICINITY MAP

SCALE: 1" = 1,000' APPROX.



## LEGEND AND ABBREVIATIONS

### PROPOSED

	COMM MANHOLE		HYDRANT
	COMM BOX		METER
	COMM POLE		MANHOLE
	ANCHOR		POST INDICATOR
	GUY POLE		THRUST BLOCK
	ELEC BOX		VAULT
	LIGHT		VALVE
	YARD LIGHT		WELL
	LUMINAIRE		IRR METER
	METER		SPRINKLER
	ELEC MANHOLE		IRR VALVE
	POLE		PUMP
	TRANSFORMER		INLET PROTECTION
	GAS METER		REMOVE TREE
	GAS VALVE		COMPOST SOCK
	SEWER MANHOLE		FLAG
	CLEANOUT		MONITOR WELL
	CB MANHOLE		SIGN
	STORM MANHOLE		TEST PIT
	CATCH BASIN (CB)		WETLAND FLAG
	CULVERT		BUSH
	CLEANOUT		SHRUB
	YARD DRAIN		CONIFER TREE
	AIR RELEASE		DECIDUOUS TREE
	BLOW OFF		STOCK PILE
	FIRE DEPT CONN (FDC)		

### SURVEY LINE LEGEND

	SANITARY SEWER LINE		STORM DRAIN LINE
	WATER LINE		GAS LINE
	OVER HEAD ELECTRICAL LINE		OVER HEAD COMMUNICATION LINE
	OVER HEAD GUY WIRE		BURIED ELECTRICAL CONDUIT
	BURIED COMMUNICATION CONDUIT		BURIED FIBER OPTIC CONDUIT
	STEAM LINE		ROCKERY
	GUARD RAIL		STOCKADE FENCE
	BARB WIRE FENCE		CHAIN LINK FENCE

### SURVEY LEGEND

	SET REBAR & CAP PLS No. 29536		FOUND REBAR & CAP L5# 34144 AT PROPERTY CORNER
	FOUND TACK IN CONCRETE MONUMENT		FOUND STONE MONUMENT WITH BRASS TACK
	FOUND MAGNETIC NAIL		SET LINE HUB, TACK & DISC PLS No. 29536
	SET LEAD & TACK WITH DISC PLS No. 29536		CALCULATION POINT

### ABBREVIATIONS

@	AT
AC	ACRES
ADA	AMERICANS W/ DISABILITIES ACT
BC	BACK OF CURB
BW	BOTTOM OF WALL
CC	CURB CUT
CL	CENTERLINE
CO	CLEAN OUT
COMI	CITY OF MERCER ISLAND
CY	CUBIC YARDS
DS	DOWNSPOUT
E	EAST
ESC	EROSION AND SEDIMENT CONTROL
EX	EXISTING
FDCO	FOUNDATION DRAIN CLEAN OUT
FH	FIRE HYDRANT
FL	FLOWLINE
FM	FORCE MAIN
N	NORTH
NTS	NOT TO SCALE
OHWM	ORDINARY HIGH WATER MARK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
ROW	RIGHT OF WAY
S	SOUTH
SCH	SCHEDULE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SL	SLOPE
SSCO	SANITARY SEWER CLEAN OUT
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
TS	TOP OF STAIRS
TW	TOP OF WALL
W	WEST

SHEET INDEX	
SHEET #	SHEET TITLE
C0.0	COVER SHEET
C0.1	TESC NOTES
C1.0	TESC PLAN
C1.1	TESC DETAIL
C2.0	DRAINAGE OVERALL
C2.1	DRAINAGE DETAILS

OWNER/APPLICANT:  
ERIC AND TRICIA JAFFE  
8455 SE 83RD ST.  
MERCER ISLAND, WA 98040

CIVIL ENGINEER/CONTACT:  
RED BARN GROUP INC.  
6610 NE 181ST ST STE 2  
KENMORE, WA 98028  
CONTACT: REBEKAH WESTON, PE  
REBEKAH@REDBARN-ENGINEERING.COM  
206-200-7174

ARCHITECT:  
SUYAMA PETERSON DEGUCHI  
CHRIS HADDAD, ARCHITECT  
8601 8TH AVE S  
SEATTLE, WA 98108  
CHRIS@SUYAMAPETERSONDEGUCHI.COM  
206-256-0809

PARCEL #: 3625700150  
LOT SIZE: 13,480 SF

TOTAL NEW AND REPLACED IMPERVIOUS AREA: 1,850 SF  
DISTURBED AREA: 5,037 SF

### HORIZONTAL DATUM:

WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83/2011) BASED ON RTK GPS MEASUREMENTS CONTAINED TO THE WASHINGTON STATE REFERENCE NETWORK.

### VERTICAL DATUM:

NAVD 88 BASED ON RTK GPS MEASUREMENTS CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK

### BENCH MARK:

TBM MAG NAILS SET IN/NEAR CUL DE SAC  
ELEVATION = 261.68'

### FLOODPLAIN DESIGNATION:

PROPERTY IS ZONED X PER FEMA PANEL 53033C0663G

WATER DISTRICT:  
CITY OF MERCER ISLAND

### CONSTRUCTION SEQUENCE:

1. INSTALL TESC
2. CONSTRUCT REMODEL
3. CONNECT ROOF DOWNSPOUTS TO DRAINAGE SYSTEM
4. PLANT DISTURBED AREAS
5. REMOVE TESC

QUANTITIES (FOR PERMITTING ONLY)	CY
CUT	10
FILL	0
NET CUT/FILL	10

### DISCLAIMER:

RED BARN GROUP INC. SHALL NOT BE HELD RESPONSIBLE FOR DISCREPANCIES IN THE SITE DIMENSIONS AND ELEVATIONS PREPARED BY OTHERS. IN THE EVENT THAT A DISCREPANCY OCCURS THAT AFFECTS THE DESIGN, CONTACT RED BARN GROUP INC. TO PROVIDE A SITE VISIT AND DESIGN UPDATE.

<b>Clearing / Grading Approval</b>	<b>Engineering/ Drainage Approval</b>
Signature: _____	Signature: _____
Date: _____	Date: _____



RED BARN GROUP INC.  
6610 NE 181ST ST, STE 2  
KENMORE, WA 98028  
PH. (206) 200-7174  
REDBARN-ENGINEERING.COM

**811**  
CALL BEFORE YOU DIG



DRAWN BY: RJW

DESIGNED BY: RJW

CHECKED BY: RJW

REV/SUBMITAL	DATE
PERMIT SUBMITAL	08.08.2022

PROJECT NAME:  
JAFFE RESIDENCE

PROJECT ADDRESS:  
8455 SE 83RD ST., MERCER ISLAND, WA 98080

SHEET TITLE:  
COVER

SHEET NO.:  
C0.0

RB PROJECT NO.:  
22-0009

**PROJECT SPECIFIC TESC NOTES:**

1. MARK CLEARING LIMITS AND ENVIRONMENTALLY CRITICAL AREAS. WITHIN THE BOUNDARIES OF THE PROJECT SITE AND PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES, CLEARLY MARK ALL CLEARING LIMITS, EASEMENTS, SETBACKS, ALL ENVIRONMENTALLY CRITICAL AREAS AND THEIR BUFFERS, AND ALL TREES, AND DRAINAGE COURSES THAT ARE TO BE PRESERVED WITHIN THE CONSTRUCTION AREA.
2. RETAIN TOP LAYER AND/OR AMEND ALL DISTURBED SOILS. WITHIN THE BOUNDARIES OF THE PROJECT SITE, THE DUFF LAYER, TOP SOIL, AND NATIVE VEGETATION, IF THERE IS ANY, SHALL BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT FEASIBLE. IF IT IS NOT FEASIBLE TO RETAIN THE TOP LAYER IN PLACE, IT SHALL BE STOCKPILED ON-SITE AND COVERED TO PREVENT EROSION. SOIL SHALL THEN BE AMENDED AND REPLACED IMMEDIATELY UPON COMPLETION OF THE GROUND DISTURBING ACTIVITIES.
3. ESTABLISH CONSTRUCTION ENTRANCE. LIMIT CONSTRUCTION VEHICLE ACCESS TO ONE ROUTE. STABILIZE ACCESS POINTS AND PREVENT TRACKING SEDIMENT ONTO PUBLIC ROADS. PROMPTLY REMOVE ANY SEDIMENT TRACKED OFFSITE.
4. PROTECT DOWNSTREAM PROPERTIES AND RECEIVING WATERS. PROTECT PROPERTIES AND RECEIVING WATERS DOWNSTREAM FROM THE DEVELOPMENT SITES FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF DRAINAGE WATER FROM THE PROJECT SITE.
5. PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE SITE. PASS ALL DRAINAGE WATER FROM DISTURBED AREAS THROUGH A SEDIMENT TRAP OR OTHER APPROPRIATE SEDIMENT REMOVAL BEST MANAGEMENT PRACTICES BEFORE DISCHARGING FROM THE SITE. SEDIMENT CONTROLS INTENDED TO TRAP SEDIMENT ON-SITE SHALL BE CONSTRUCTED AS ONE OF THE FIRST STEPS IN GRADING AND SHALL BE FUNCTIONAL BEFORE OTHER LAND DISTURBING ACTIVITIES TAKE PLACE. ONE OF THE FOLLOWING SHALL BE USED TO PREVENT THE TRANSPORT OF SEDIMENT FROM THE SITE: COMPOST SOCKS, BERMS OR BLANKETS, FILTER FENCE, STRAW BALE BARRIER, BRUSH BARRIER, GRAVEL FILTER BERM, SEDIMENT POND OR SEDIMENT TRAP. SANDBAGS MAY ALSO BE UTILIZED TO PREVENT SEDIMENT FROM BEING DISCHARGED OFFSITE. RETAINING NATURAL VEGETATION AND BUFFER ZONES ARE ENCOURAGED, BUT MAY NOT BE USED AS A SUBSTITUTE.
6. PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE SITE BY VEHICLES. LIMIT CONSTRUCTION VEHICLE ACCESS, WHENEVER POSSIBLE, TO ONE LOCATION. STABILIZE ALL ACCESS POINTS. PROVIDE PERIODIC STREET CLEANING BY SWEEPING OR SHOVELING ANY SEDIMENT THAT MAY HAVE BEEN TRACKED OUT. PLACE SEDIMENT IN A SUITABLE DISPOSAL AREA WHERE IT WILL NOT ERODE ANY FURTHER.
7. STABILIZE SOILS. PREVENT ON-SITE EROSION BY STABILIZING ALL EXPOSED AND UNWORKED SOILS, INCLUDING STOCK PILES. FROM OCTOBER 1 TO APRIL 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN TWO DAYS. FROM MAY 1 TO SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN SEVEN DAYS. SOILS SHALL BE STABILIZED AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. SOIL STOCKPILES SHALL BE STABILIZED FROM EROSION, PROTECTED WITH SEDIMENT TRAPPING MEASURES, AND BE LOCATED AWAY FROM STORM DRAIN INLETS, WATERWAYS, AND DRAINAGE CHANNELS. BEFORE THE COMPLETION OF THE PROJECT, PERMANENTLY STABILIZE ALL EXPOSED SOILS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION. SOME EXAMPLES OF BMPs TO USE TO STABILIZE SOILS, INCLUDING STOCKPILES ARE: COMPOST BLANKETS, SEEDING AND MULCHING, OR MATTING/ROLLED EROSION CONTROL PRODUCTS. COMPOST BLANKETS CAN BE USED AS TEMPORARY EROSION CONTROL AND THEN BE MIXED INTO THE SOIL TO HELP MEET THE POST CONSTRUCTION SOIL AMENDMENT REQUIREMENTS.
8. PROTECT SLOPES. EROSION FROM SLOPES SHALL BE MINIMIZED. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. OFFSITE STORMWATER RUN-ON OR GROUNDWATER SHALL BE DIVERTED AWAY FROM SLOPES AND UNDISTURBED AREAS.
9. PROTECT STORM DRAINS. PREVENT SEDIMENT FROM ENTERING ALL STORM DRAINS, INCLUDING DITCHES, THAT RECEIVE DRAINAGE WATER FROM THE PROJECT. STORM DRAIN INLET PROTECTION DEVICES SHALL BE CLEANED OR REMOVED AND REPLACED AS RECOMMENDED BY THE PRODUCT MANUFACTURER, OR MORE FREQUENTLY IF REQUIRED TO PREVENT FAILURE OF THE DEVICE OR FLOODING. STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT DRAINAGE WATER DOES NOT ENTER THE DRAINAGE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENTS. STORM DRAIN INLET PROTECTION DEVICES SHALL BE REMOVED AT THE CONCLUSION OF THE PROJECT.
10. STABILIZE CHANNELS AND OUTLETS. ALL TEMPORARY ON-SITE DRAINAGE SYSTEMS SHALL BE DESIGNED, CONSTRUCTED, AND STABILIZED TO PREVENT EROSION. STABILIZATION SHALL BE PROVIDED AT THE OUTLETS OF ALL DRAINAGE SYSTEMS THAT IS ADEQUATE TO PREVENT EROSION OF OUTLETS, ADJACENT STREAM BANKS, SLOPES, AND DOWNSTREAM REACHES.
11. CONTROL POLLUTANTS. MEASURES SHALL BE TAKEN TO CONTROL POTENTIAL POLLUTANTS. COMPLY WITH THE REQUIREMENTS OF WASHINGTON STATE DEPARTMENT OF ECOLOGY'S 2014 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (SWMMWW) VOLUME IV FOR EACH OF THE FOLLOWING CONSTRUCTION RELATED ACTIVITIES: POLLUTANT DISPOSAL (INCLUDING SEDIMENT, WASTE MATERIALS, AND DEMOLITION DEBRIS); CHEMICAL STORAGE; ON-SITE FUELING; MAINTENANCE, FUELING AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES; CLEANUP OF CONTAMINATED SURFACES; DISCHARGE

OF WHEEL WASH WASTEWATER; FERTILIZER AND PESTICIDE APPLICATION; PH-MODIFYING SOURCES.

12. CONTROL DEWATERING. WHEN DEWATERING DEVICES DISCHARGE ON-SITE OR TO A PUBLIC DRAINAGE SYSTEM, DEWATERING DEVICES SHALL DISCHARGE INTO A SEDIMENT TRAP TO REMOVE SEDIMENT CONTAMINATION, OR OTHER SEDIMENT REMOVAL BMP.
13. MAINTAIN AND INSPECT BMPs. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSPECTED, MAINTAINED, AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED WITHIN FIVE (5) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY CONTROLS ARE NO LONGER NEEDED, WHICHEVER IS LATER. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON-SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.
14. EXECUTE CONSTRUCTION STORMWATER CONTROL PLAN. CONSTRUCTION SITE OPERATORS SHALL MAINTAIN, UPDATE, AND IMPLEMENT THEIR CONSTRUCTION STORMWATER CONTROL PLAN. CONSTRUCTION SITE OPERATORS SHALL MODIFY THEIR CONSTRUCTION STORMWATER CONTROL PLAN TO MAINTAIN COMPLIANCE.
15. MINIMIZE OPEN TRENCHES. IN THE CONSTRUCTION OF UNDERGROUND UTILITY LINES, WHERE FEASIBLE, NO MORE THAN ONE HUNDRED FIFTY (150) FEET OF TRENCH SHALL BE OPENED AT ONE TIME.
16. PHASE THE PROJECT. DEVELOPMENT PROJECTS SHALL BE PHASED IN ORDER TO MINIMIZE THE AMOUNT OF LAND DISTURBING ACTIVITY OCCURRING AT THE SAME TIME AND SHALL TAKE INTO ACCOUNT SEASONAL WORK LIMITATIONS.
17. INSTALL PERMANENT FLOW CONTROL FACILITIES. AFTER CONSTRUCTION BUT BEFORE THE PROJECT IS CONSIDERED COMPLETED, PERMANENTLY STABILIZE ALL EXPOSED SOILS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION. USE ONE OF THE FOLLOWING TO PERMANENTLY STABILIZE SOILS: PERMANENT SEEDING, PLANTING, OR SODDING.



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**811**

CALL BEFORE YOU DIG



08/26/22

DRAWN BY: RJW

DESIGNED BY: RJW

CHECKED BY: RJW

REV/SUBMITAL	DATE
PERMIT	SUBMITAL 08.08.2022

PROJECT NAME:  
JAFFE RESIDENCE

PROJECT ADDRESS:  
8455 SE 83RD ST., MERCER ISLAND, WA 98080

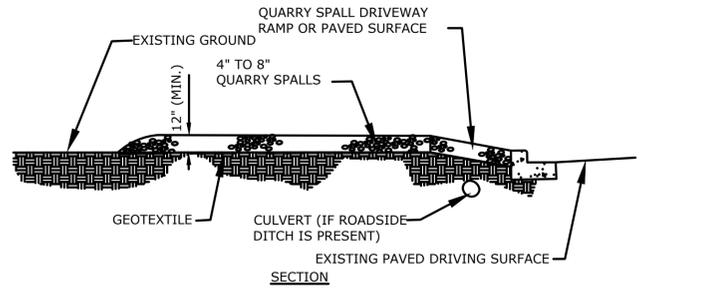
SHEET TITLE:  
NOTES

SHEET NO.:

C0.1

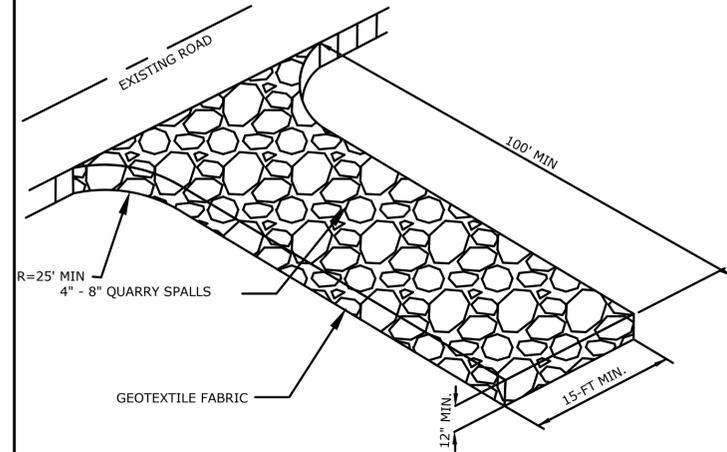
RB PROJECT NO.:  
22-0009





- MAINTENANCE STANDARD:**
1. QUARRY SPALLS SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
  2. 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.
  3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET. EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
  4. ANY QUARRY SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
  5. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

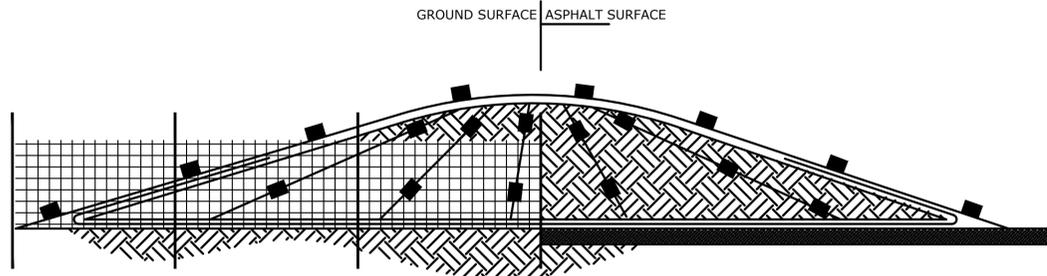
- NOTES:**
1. STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS.
  2. SEE SECTION 9-37.2 (TABLE 3) FOR GEOTEXTILE REQUIREMENTS. GEOTEXTILE MODIFICATIONS BASED ON SPECIFIC PROJECT SITE CONDITIONS MUST BE APPROVED BY THE ENGINEER.
  3. 100-FT MIN FOR LARGE SITES. UPON INSPECTOR APPROVAL LENGTH FOR SMALL SITES MAY BE REDUCED TO 50-FT OR LESS.



NOTE: THE EXISTING DVVY APRON TO BE USED. THIS DETAIL IS ONLY FOR IF SEDIMENT NEEDS TO BE CONTROLLED AS THE PROJECT IS FOR A REMODEL.

**1 STABILIZED CONSTRUCTION ENTRANCE**

NTS



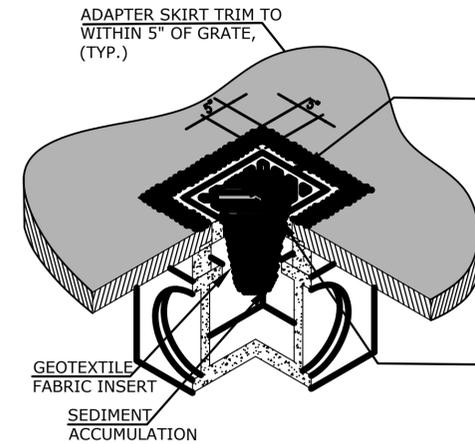
**NOTES:**

1. CLEAR PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 6 MIL AND SHOULD MEET THE REQUIREMENTS OF THE SDOT STANDARD SPECIFICATIONS SECTION 9-14.5.
2. PLACE PLASTIC INTO A SMALL (12-INCH WIDE BY 6-IN DEEP) SLOT TRENCH AT THE TOP OF THE SLOPE AND BACKFILL WITH SOIL TO KEEP WATER FROM FLOWING UNDERNEATH.
3. INSTALL COVERING AND MAINTAIN TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10 FOOT GRID SPACING IN ALL DIRECTIONS. TAPE OR WEIGH DOWN ALL SEAMS FULL LENGTH WITH AT LEAST A 1- TO 2-FT OVERLAP OF ALL SEAMS. THEN ROLL, STAKE OR TIE ALL SEAMS.
4. IMMEDIATELY INSTALL COVERING ON AREAS SEEDED FROM NOVEMBER 1 TO MARCH 1, AND KEEP COVERING IN PLACE UNTIL VEGETATION IS FIRMLY ESTABLISHED.
5. WHEN THE COVERING IS USED ON UNSEEDED SLOPES, LEAVE IN PLACE UNTIL THE NEXT SEEDING PERIOD.
6. TOE IN SHEETING AT THE TOP OF THE SLOPE TO PREVENT SURFACE FLOW BENEATH THE PLASTIC. IF EROSION AT THE TOP OF SLOPE IS LIKELY, INSTALL A GRAVEL BERM, RIPRAP, OR OTHER SUITABLE PROTECTION AT THE TOE OF THE SLOPE IN ORDER TO REDUCE THE VELOCITY OF RUNOFF.
7. REMOVE SHEETING AS SOON AS IS POSSIBLE ONCE VEGETATION IS WELL GROWN TO PREVENT BURNING THE VEGETATION THROUGH THE PLASTIC SHEETING, WHICH ACTS AS A GREENHOUSE.

**MAINTENANCE:**  
CHECK REGULARLY FOR RIPS AND PLACES WHERE THE PLASTIC MAY BE DISLODGED. CONTACT BETWEEN THE PLASTIC AND THE GROUND SHOULD ALWAYS BE MAINTAINED. ANY AIR BUBBLES FOUND SHOULD BE REMOVED IMMEDIATELY OR THE PLASTIC MAY RIP DURING THE NEXT WINDY PERIOD. RE-ANCHOR OR REPLACE THE PLASTIC AS NECESSARY.

**2 STOCKPILE AND PLASTIC COVERING**

NTS

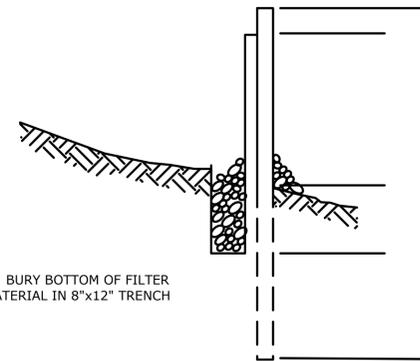


**NOTES:**

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

**3 INLET PROTECTION**

NTS



- FILTER FABRIC FENCE PLAN NOTES:**
1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SILT FENCES AT THE LOCATIONS SHOWN IN THE PLANS.
  2. CONSTRUCT SILT FENCES IN AREAS OF CLEARING, GRADING, OR DRAINAGE PRIOR TO STARTING THOSE ACTIVITIES.
  3. THE SILT FENCE SHALL HAVE A 2-FEET MIN. AND A 2½- FEET MAX. HEIGHT ABOVE THE ORIGINAL GROUND SURFACE.
  4. THE FILTER FABRIC SHALL BE SEWN TOGETHER AT THE POINT OF MANUFACTURE TO FORM FILTER FABRIC LENGTHS AS REQUIRED. LOCATE ALL SEWN SEAMS AT SUPPORT POSTS. ALTERNATIVELY, TWO SECTIONS OF SILT FENCE CAN BE OVERLAPPED, PROVIDED THE CONTRACTOR CAN DEMONSTRATE, TO THE SATISFACTION OF THE ENGINEER, THAT THE OVERLAP IS LONG ENOUGH AND THAT THE ADJACENT FENCE SECTIONS ARE CLOSE ENOUGH TOGETHER TO PREVENT SILT LADEN WATER FROM ESCAPING THROUGH THE FENCE AT THE OVERLAP.
  5. ATTACH THE FILTER FABRIC ON THE UP-SLOPE SIDE OF THE POSTS AND SECURE WITH STAPLES, WIRE, OR IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ATTACH THE FILTER FABRIC TO THE POSTS IN A MANNER THAT REDUCES THE POTENTIAL FOR TEARING.
  6. SUPPORT THE FILTER FABRIC WITH WIRE OR PLASTIC MESH, DEPENDENT ON THE PROPERTIES OF THE GEOTEXTILE SELECTED FOR USE. IF WIRE OR PLASTIC MESH IS USED, FASTEN THE MESH SECURELY TO THE UP-SLOPE SIDE OF THE POSTS WITH THE FILTER FABRIC UP-SLOPE OF THE MESH.
  7. MESH SUPPORT, IF USED, SHALL CONSIST OF STEEL WIRE WITH A MAXIMUM MESH SPACING OF 2-INCHES, OR A PREFABRICATED POLYMERIC MESH. THE STRENGTH OF THE WIRE OR POLYMERIC MESH SHALL BE EQUIVALENT TO OR GREATER THAN 180 LBS. GRAB TENSILE STRENGTH. THE POLYMERIC MESH MUST BE AS RESISTANT TO THE SAME LEVEL OF ULTRAVIOLET RADIATION AS THE FILTER FABRIC IT SUPPORTS.
  8. BURY THE BOTTOM OF THE FILTER FABRIC 4-INCHES MIN. BELOW THE GROUND SURFACE. BACKFILL AND TAMP SOIL IN PLACE OVER THE BURIED PORTION OF THE FILTER FABRIC, SO THAT NO FLOW CAN PASS BENEATH THE FENCE AND SCOURING CANNOT OCCUR. WHEN WIRE OR POLYMERIC BACK-UP SUPPORT MESH IS USED, THE WIRE OR POLYMERIC MESH SHALL EXTEND INTO THE GROUND 3-INCHES MIN.
  9. DRIVE OR PLACE THE FENCE POSTS INTO THE GROUND 18-INCHES MIN. A 12-INCH MIN. DEPTH IS ALLOWED IF TOPSOIL OR OTHER SOFT SUBGRADE SOIL IS NOT PRESENT AND 18-INCHES CANNOT BE REACHED. INCREASE FENCE POST MIN. DEPTHS BY 6 INCHES IF THE FENCE IS LOCATED ON SLOPES OF 3H:1V OR STEEPER AND THE SLOPE IS PERPENDICULAR TO THE FENCE. IF REQUIRED POST DEPTHS CANNOT BE OBTAINED, THE POSTS SHALL BE ADEQUATELY SECURED BY BRACING OR GUYING TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT LOADING.
  10. USE WOOD, STEEL OR EQUIVALENT POSTS. THE SPACING OF THE SUPPORT POSTS SHALL BE A MAXIMUM OF

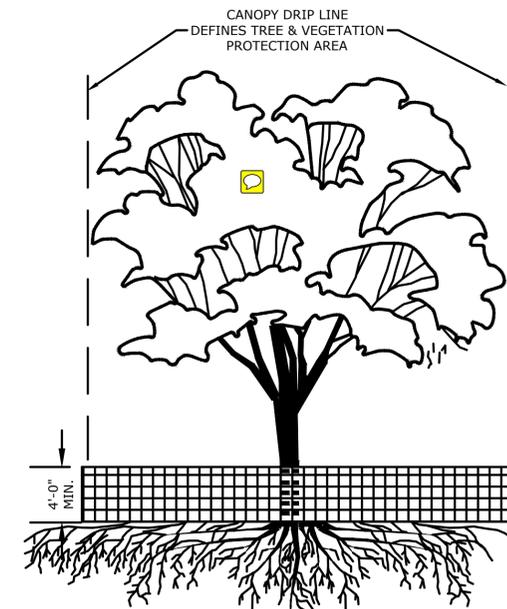
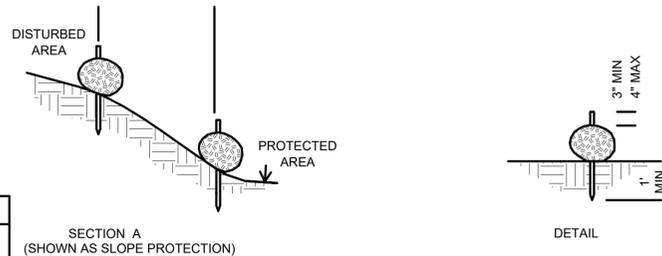
- 6- FEET. POSTS SHALL CONSIST OF EITHER:
  - o WOOD WITH DIMENSIONS OF 2-INCHES BY 2-INCHES WIDE MIN. AND A 3- FEET MIN. LENGTH. WOOD POSTS SHALL BE FREE OF DEFECTS SUCH AS KNOTS, SPLITS, OR GOGES.
  - o NO. 6 STEEL REBAR OR LARGER.
  - o ASTM A 120 STEEL PIPE WITH A MINIMUM DIAMETER OF 1-INCH.
  - o U, T, L, OR C SHAPE STEEL POSTS WITH A MINIMUM WEIGHT OF 1.35 LBS./FT.
  - o OTHER STEEL POSTS HAVING EQUIVALENT STRENGTH AND BENDING RESISTANCE TO THE POST SIZES LISTED ABOVE.
11. LOCATE SILT FENCES ON CONTOUR AS MUCH AS POSSIBLE, EXCEPT AT THE ENDS OF THE FENCE, WHERE THE FENCE SHALL BE TURNED UPHILL SUCH THAT THE SILT FENCE CAPTURES THE RUNOFF WATER AND PREVENTS WATER FROM FLOWING AROUND THE END OF THE FENCE.
12. IF THE FENCE MUST CROSS CONTOURS, WITH THE EXCEPTION OF THE ENDS OF THE FENCE, PLACE GRAVEL CHECK DAMS PERPENDICULAR TO THE BACK OF THE FENCE TO MINIMIZE CONCENTRATED FLOW AND EROSION. THE SLOPE OF THE FENCE LINE WHERE CONTOURS MUST BE CROSSED SHALL NOT BE STEEPER THAN 3H:1V.
  - o GRAVEL CHECK DAMS SHALL BE APPROXIMATELY 1-FOOT DEEP AT THE BACK OF THE FENCE. GRAVEL CHECK DAMS SHALL BE CONTINUED PERPENDICULAR TO THE FENCE AT THE SAME ELEVATION UNTIL THE TOP OF THE CHECK DAM INTERCEPTS THE GROUND SURFACE BEHIND THE FENCE.
  - o GRAVEL CHECK DAMS SHALL CONSIST OF CRUSHED SURFACING BASE COURSE, GRAVEL BACKFILL FOR WALLS, OR SHOULDER BALLAST. GRAVEL CHECK DAMS SHALL BE LOCATED EVERY 10 FEET ALONG THE FENCE WHERE THE FENCE MUST CROSS CONTOURS.

FILTER FABRIC SPECIFICATIONS	
AOS (ASTM D4751)	30-100 SIEVE SIZE (0.60-0.15 mm) FOR SLIT FILM 50-100 SIEVE SIZE (0.30-0.15 MM) FOR OTHER FABRIC
WATER PERMITTIVITY (ASTM D4491)	0.02 SEC <sup>-1</sup> MINIMUM
GRAB TENSILE STRENGTH (ASTM D4632)	180 LBS MIN. FOR EXTRA STRENGTH 100 LBS MIN. FOR STD. STRENGTH FABRIC
GRAB TENSILE ELONGATION (ASTM D4632)	30% MAX.
ULTRAVIOLET RESISTANCE (ASTM D4355)	70% MAX.

- NOTES:**
1. COMPOST SOCK SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9.14.4(9). COMPOST SOCK SHALL BE A MINIMUM OF 10" IN DIAMETER OR SIZED TO SUIT CONDITIONS AS SPECIFIED BY THE ENGINEER.
  2. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
  3. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
  4. MAY BE USED IN PLACE OF FILTER FENCE FOR PREMIER CONTROL.

**5 COMPOST SOCK**

NTS



- TREE PROTECTION FENCING**
1. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE.
  2. KEEP IN PLACE FOR THE DURATION OF CONSTRUCTION.
  3. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA, SUCH AS MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING.
  4. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF COMI PLANNER ONLY.
  5. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
  6. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

- VEGETATION PROTECTION**
1. MINIMIZE CONSTRUCTION ZONE
  2. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN
  3. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

**6 TREE PROTECTION**

NTS

**4 FILTER FABRIC FENCE**

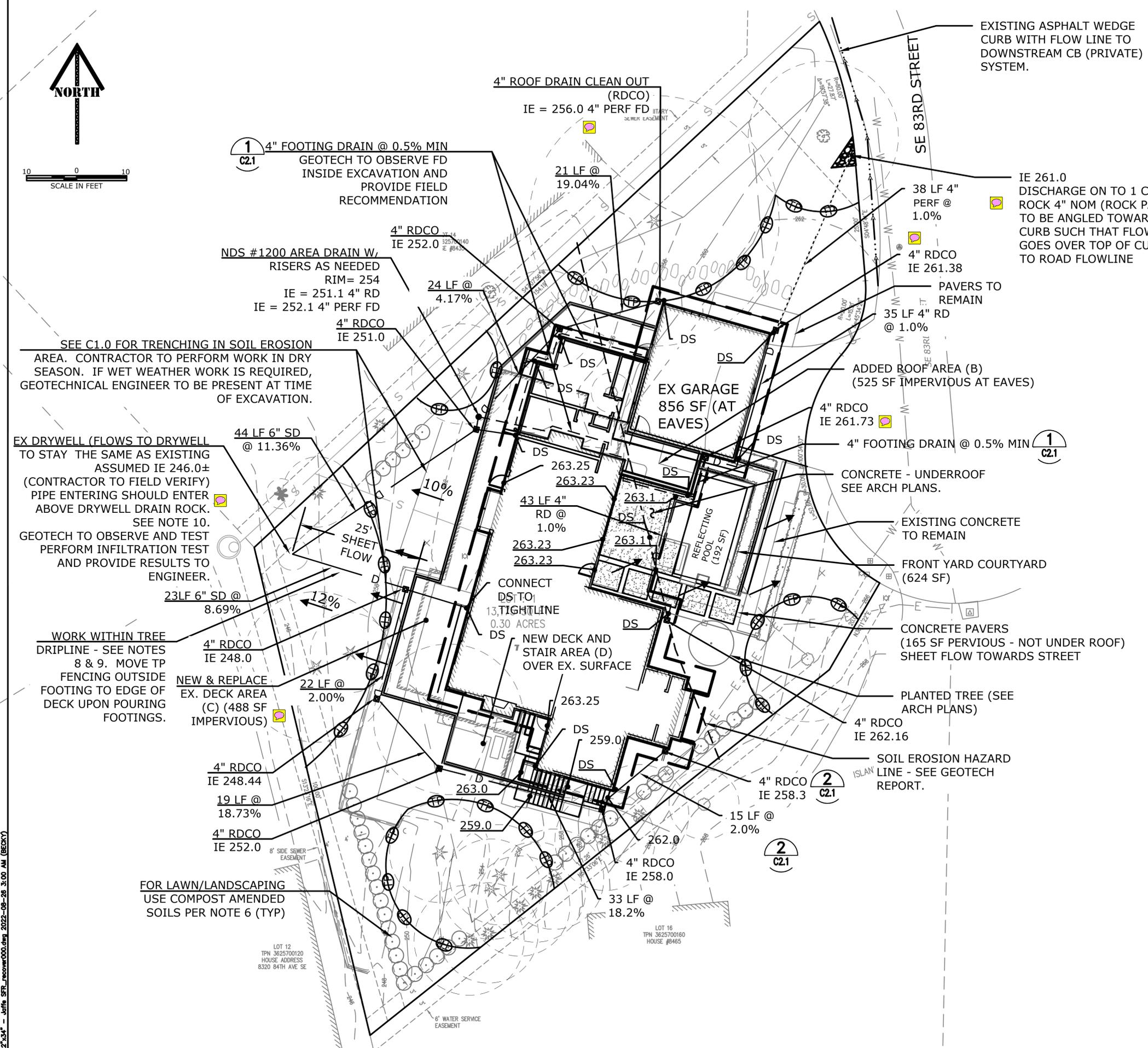
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REV/SUBMITAL	DATE
PERMIT	SUBMITAL 08.08.2022

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10 0 10  
SCALE IN FEET



**SURFACE AREA TABLE**

NEW IMPERVIOUS AREA (TAKEN AT EAVES FOR ROOF): CIVIL AREAS DIFFER FROM ARCH

A - FRONT YARD COURTYARD	- 624 SF
B - ROOF - NEW & REPLACED	- 525 SF
C - DECK - NEW & REPLACED	- 488 SF
D - DECK & STAIR - NEW	- 226 SF
<b>TOTAL</b>	<b>1,863 SF</b>

NEW PERVIOUS AREA: 251 SF  
LAWN/LANDSCAPE: 983 SF

**LEGEND:**

- NDS #1200 BLACK AREA DRAIN
- STORM DRAIN CLEANOUT
- DOWNSPOUT PER ARCH PLANS
- SCH 40 PVC PERF PIPE (PER WSDOT STD. SPEC 9-05.2(6)) (THROUGH WALL SHALL BE SOLID PIPE)
- SD (SMOOTH-WALLED PVC ASTM 3034 SDR 35)

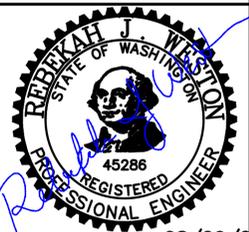
**NOTES**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MERCER ISLAND CURRENT STANDARD SPECIFICATIONS.
- STORM DRAIN SYSTEM SHALL NOT BE TIED INTO FOOTING DRAIN (FD) SYSTEM. SEE NOTE 7.
- CONTRACTOR TO AS-BUILT STORM AND ANY CHANGES TO SAN. SEWER SYSTEM UPON COMPLETION.
- UNLESS OTHERWISE NOTED, SD SHALL BE 6" PE PIPE RIGID W/ SMOOTH WALL INTERIOR. SD SHALL BE AT 2.0% MINIMUM.
- CONTRACTOR TO CLEAN EXISTING DRYWELL AND REPLACE GRAVEL AS NEEDED.
- THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. 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 SPECIE ON THE APPROVED PLAN AND BMPT5.13 (2014 DOE MANUAL) SET PRIOR TO FINAL INSPECTION OF THE PROJECT.
- SD SHALL BE SDR 35 ASTM 3034 SMOOTH-WALLED PIPE. SS SHALL BE SCH 40 PVC. FD SHALL BE 4" PERF SCH 40 PVC. FD SHALL ENTER AREA DRAIN 1-FT HIGHER THAN ROOF DRAIN LINE. CONNECT DS TO TIGHTLINE.
- CONTRACTOR TO ENGAGE ARBORIST WHILE PERFORMING GRADING WITHIN DRIPLINE OF TREES.
- ANY ROOT GREATER THAN 2" IN DIAMETER TO BE CUT SHOULD BE SUPERVISED BY ARBORIST.
- DOWNSPOUT TIGHTLINE TO BE VIDEO INSPECTED BY ENGINEER PRIOR TO BURYING PIPE. GEOTECHNICAL ENGINEER TO INSPECT DRYWELL AT TIME OF MAINTENANCE.

**EXCEPTIONAL TREE LIST:**  
#356, #357, #355, #353, #352  
FOR COMPLETE TREE INFORMATION SEE SHEET TS-2



**811**  
CALL BEFORE YOU DIG



08/26/22

DRAWN BY: RJW  
DESIGNED BY: RJW  
CHECKED BY: RJW

REV	SUBMITAL	DATE
1	PERMIT	SUBMITAL 08.08.2022

PROJECT NAME:  
JAFFE RESIDENCE

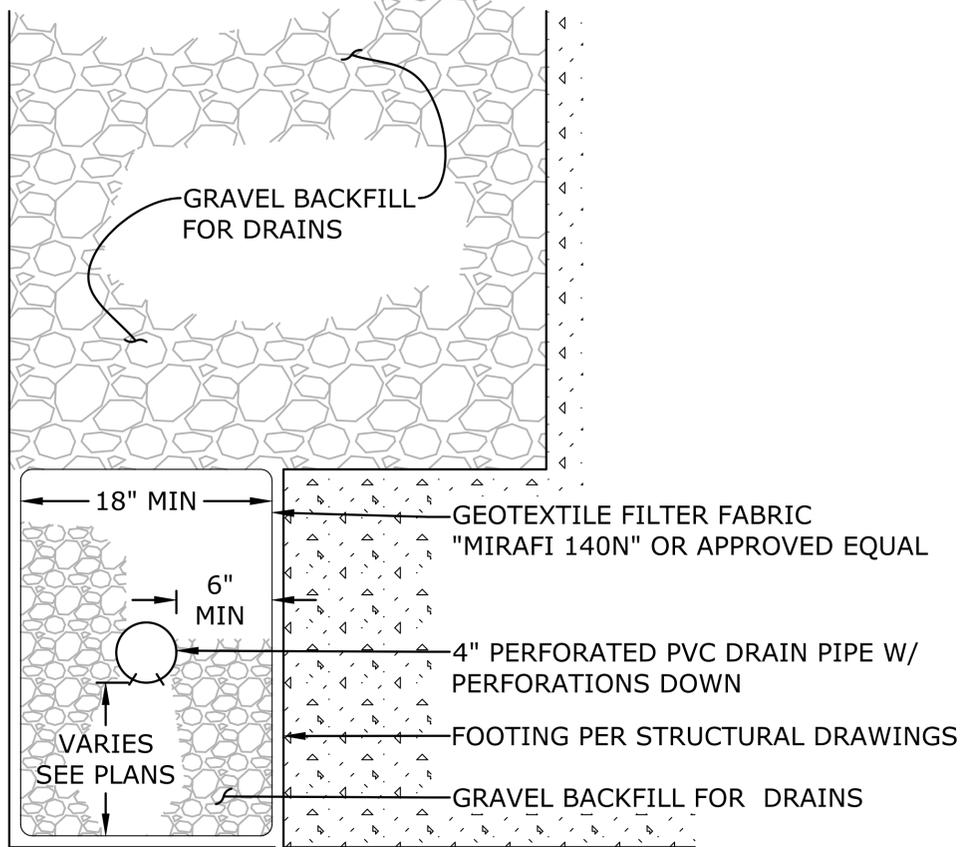
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8455 SE 83RD ST., MERCER ISLAND, WA 98080

SHEET TITLE:  
OVERALL DRAINAGE PLAN

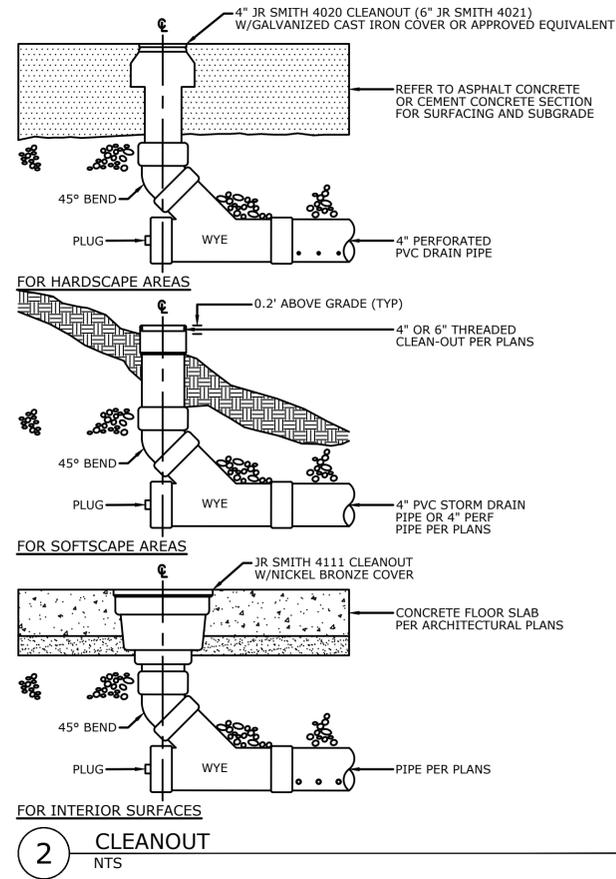
SHEET NO.:  
C2.0

RB PROJECT NO.:  
22-0009

22'x34' - Jaffe\_SFR\_renew000.dwg 2022-08-26 3:00 AM (BECKY)



1 FOOTING DRAIN  
NTS



RED BARN GROUP INC.  
6610 NE 181ST ST, STE 2  
KENMORE, WA 98028  
PH. (206) 200-7174  
REDBARN-ENGINEERING.COM

811

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08/26/22

DRAWN BY: RJW

DESIGNED BY: RJW

CHECKED BY: RJW

REV/SUBMITTAL DATE

PERMIT SUBMITTAL 08.08.2022

PROJECT NAME:  
JAFFE RESIDENCE

PROJECT ADDRESS:  
8455 SE 83RD ST., MERCER  
ISLAND, WA 98080

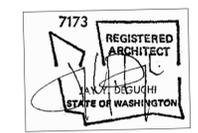
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DRAINAGE DETAILS

SHEET NO.:

C2.1

RB PROJECT NO.:  
22-0009

Project Title  
**JAFFE RESIDENCE**  
 8455 SE 83RD STREET  
 MERCER ISLAND, WA 98040



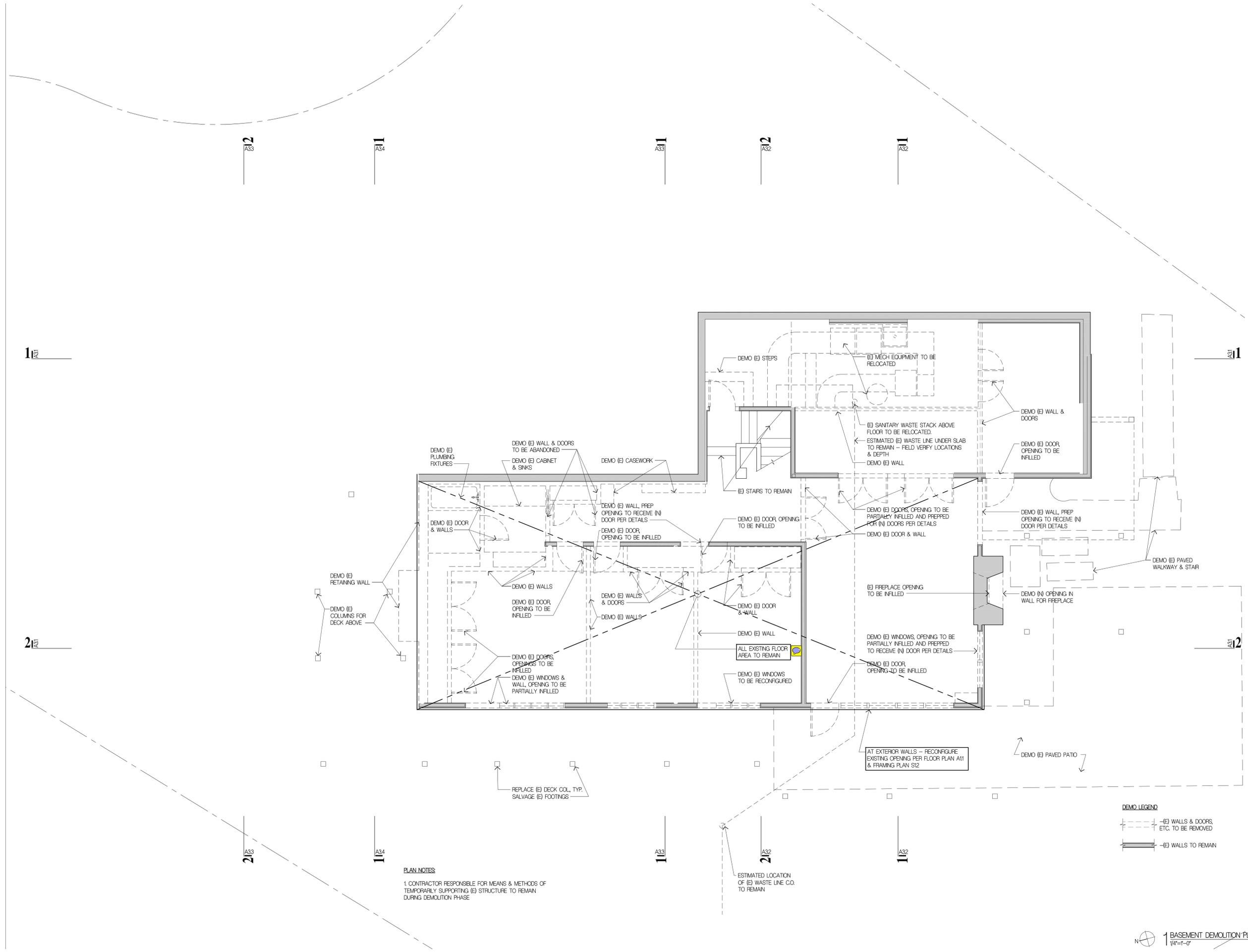
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Date  
 08.08.2022  
 Job No.  
 2110

ISSUE DATE

**PERMIT SET**  
 Sheet No.

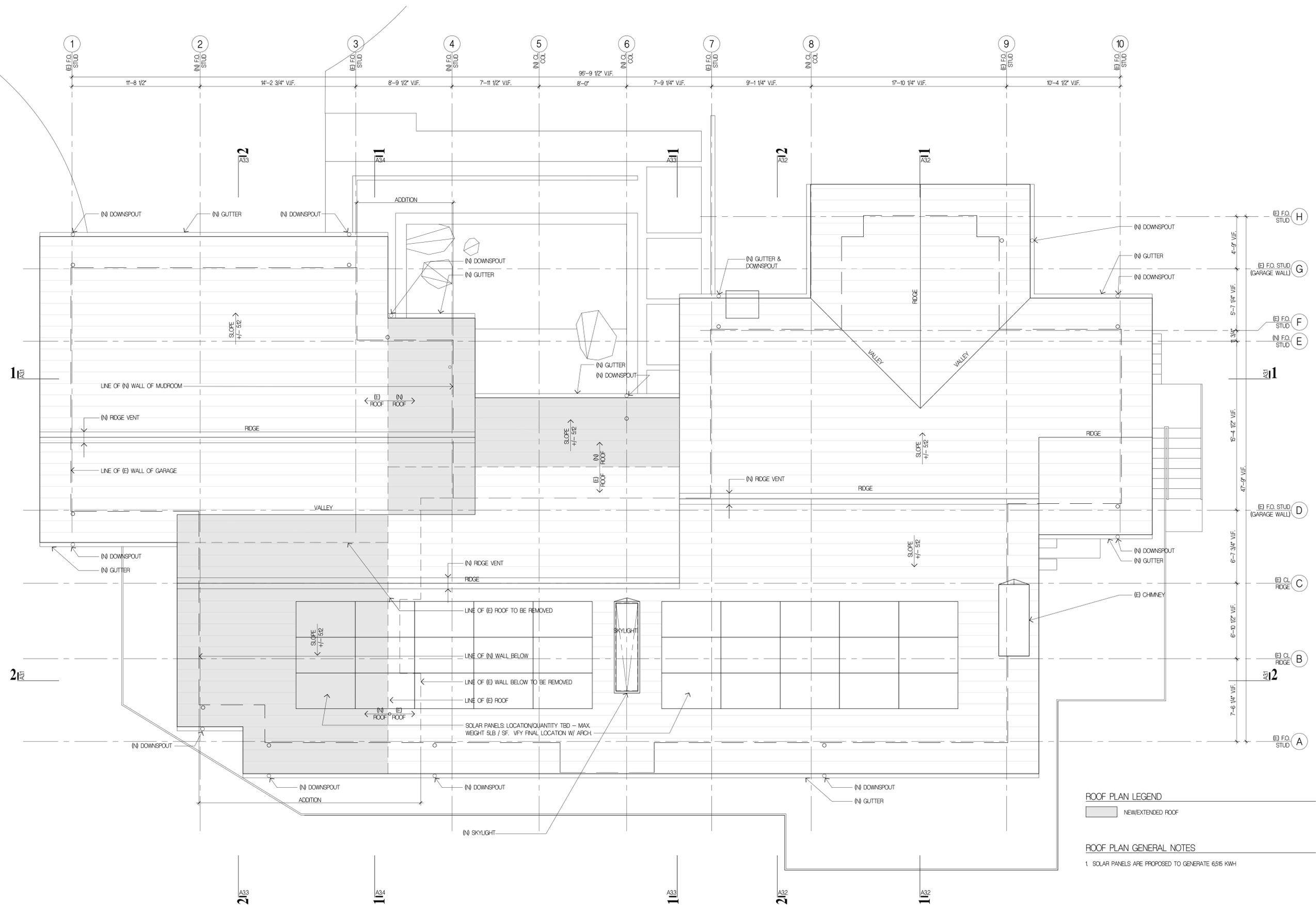
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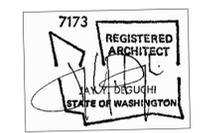




**ROOF PLAN LEGEND**  
 [Shaded Area] NEW/EXTENDED ROOF

**ROOF PLAN GENERAL NOTES**  
 1. SOLAR PANELS ARE PROPOSED TO GENERATE 6515 KWH

Project Title  
**JAFFE RESIDENCE**  
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 MERCER ISLAND, WA 98040

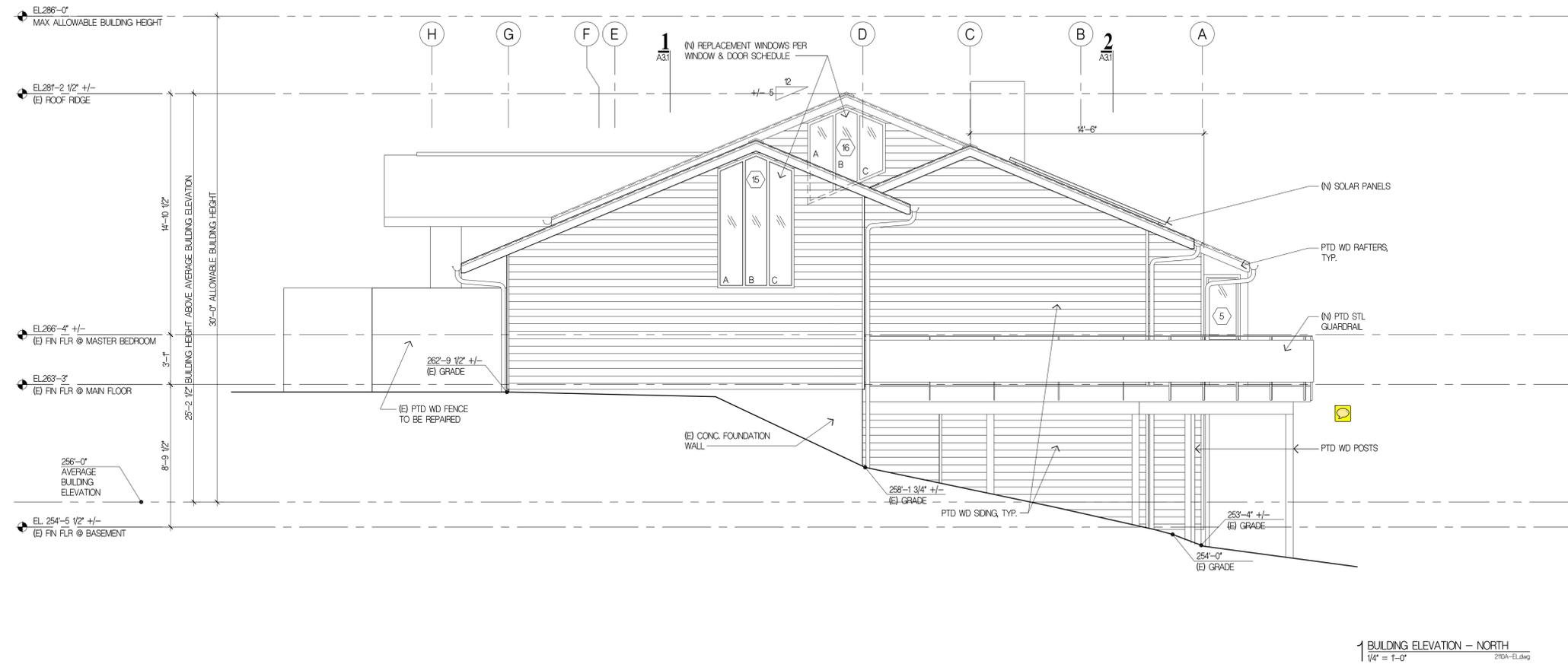
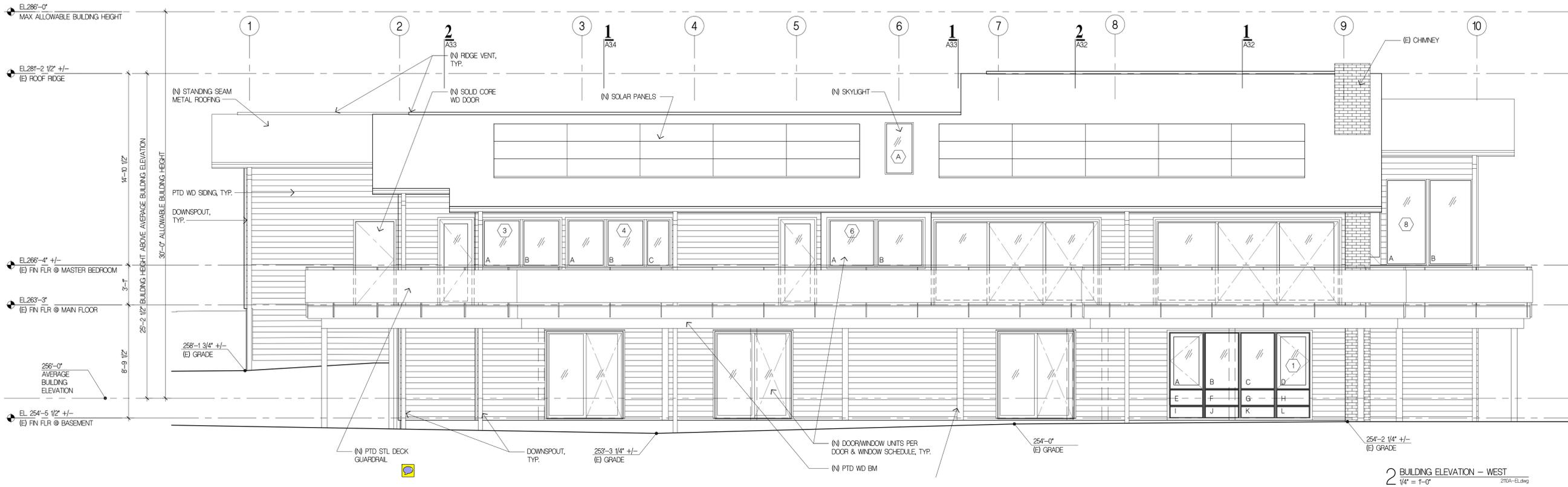


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**ROOF PLAN**

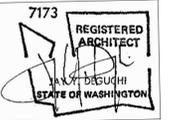
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 Job No.  
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ISSUE \_\_\_\_\_ DATE \_\_\_\_\_

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Project Title  
**JAFFE RESIDENCE**  
 8455 SE 83RD STREET  
 MERCER ISLAND, WA 98040



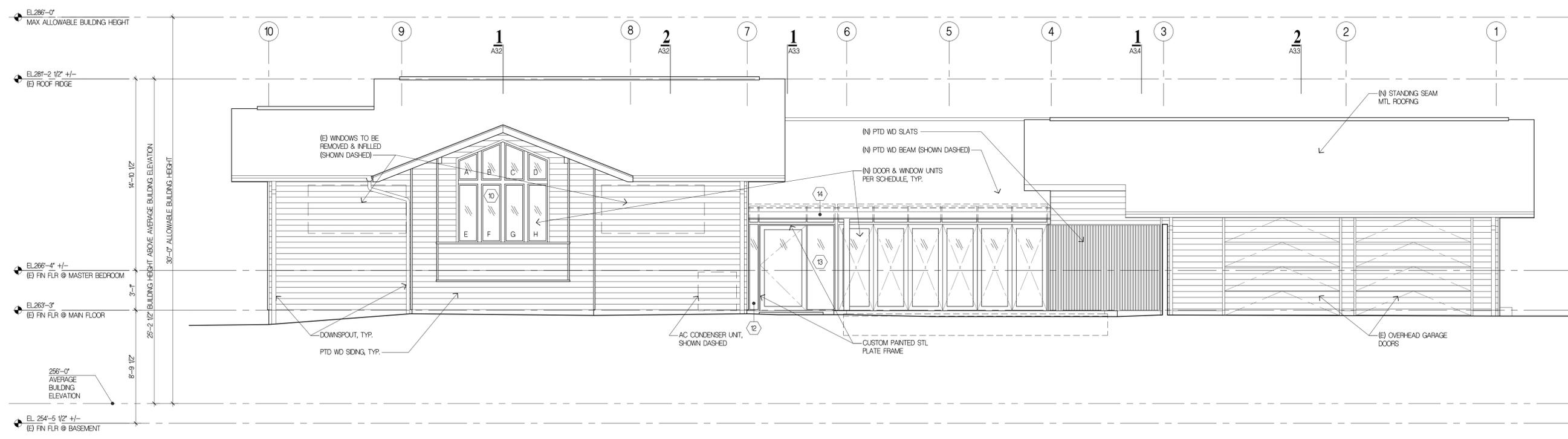
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Date  
 08.08.2022  
 Job No.  
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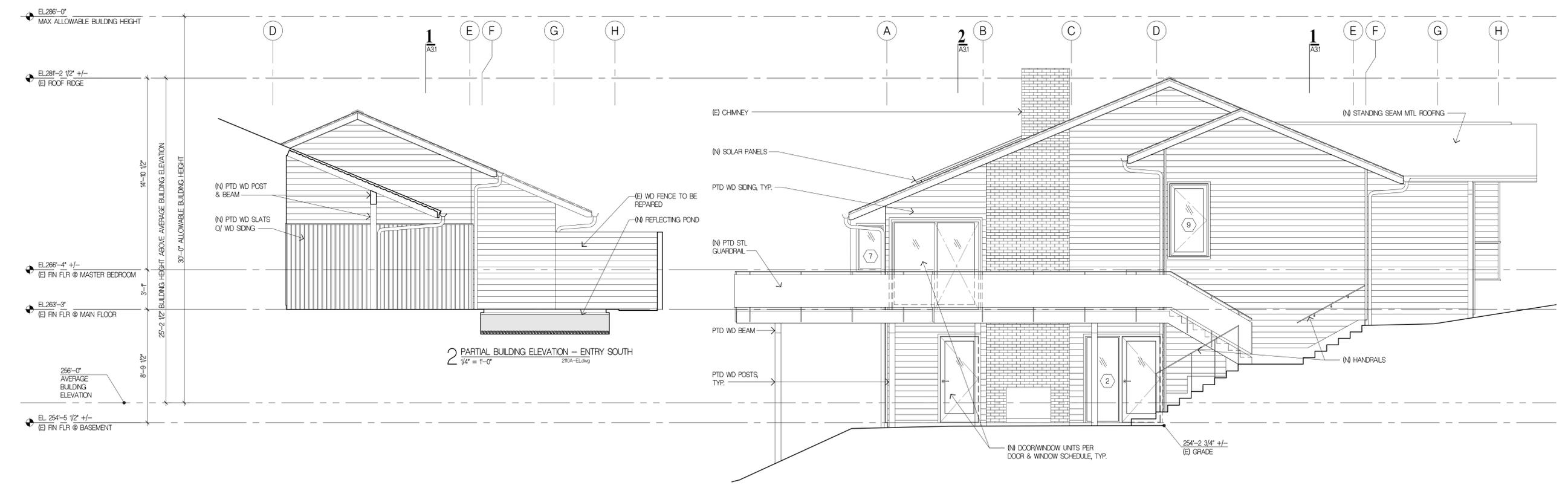
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 Sheet No.

**A2.1**



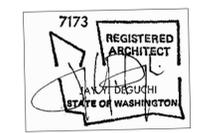
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2 PARTIAL BUILDING ELEVATION - ENTRY SOUTH  
 1/4" = 1'-0" 210A-EL.dwg

1 BUILDING ELEVATION - SOUTH  
 1/4" = 1'-0" 210A-EL.dwg

Project Title  
**JAFFE RESIDENCE**  
 8455 SE 83RD STREET  
 MERCER ISLAND, WA 98040



Drawing Title  
**BUILDING ELEVATIONS**

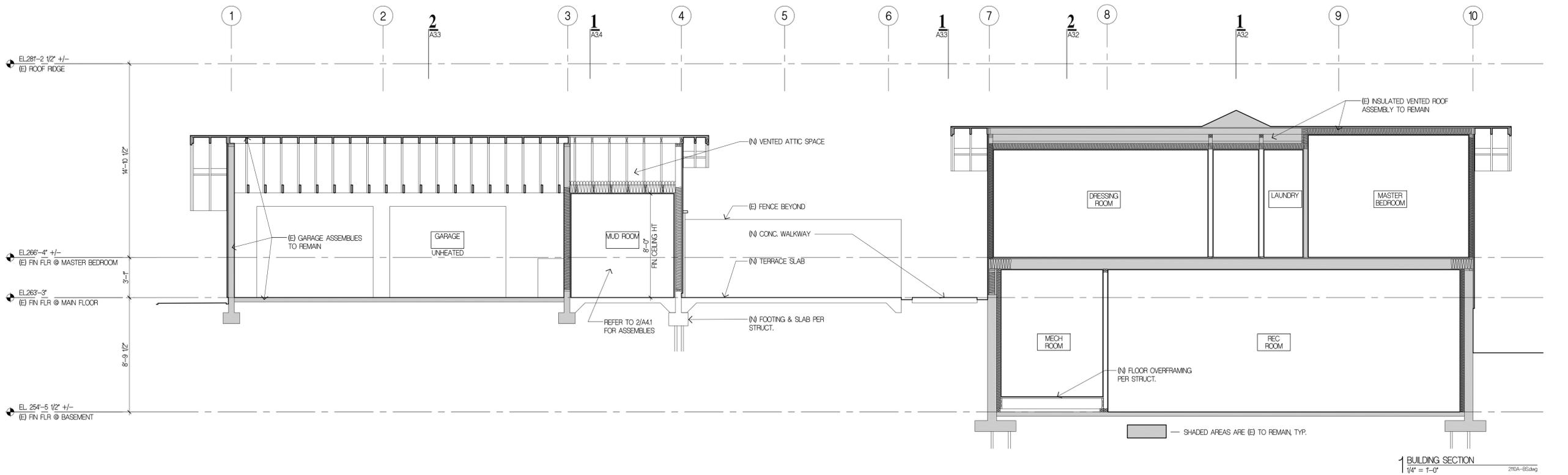
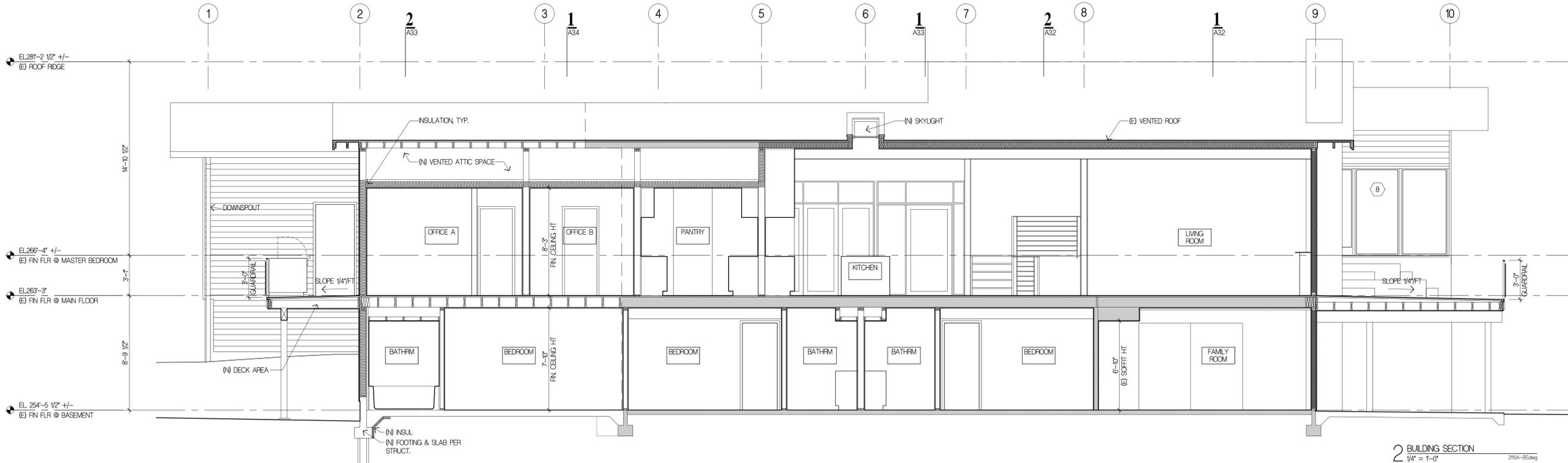
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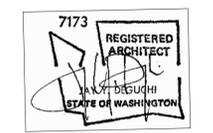
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 Sheet No.

**A2.2**

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Project Title  
**JAFFE RESIDENCE**  
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Drawing Title  
**BUILDING SECTIONS**

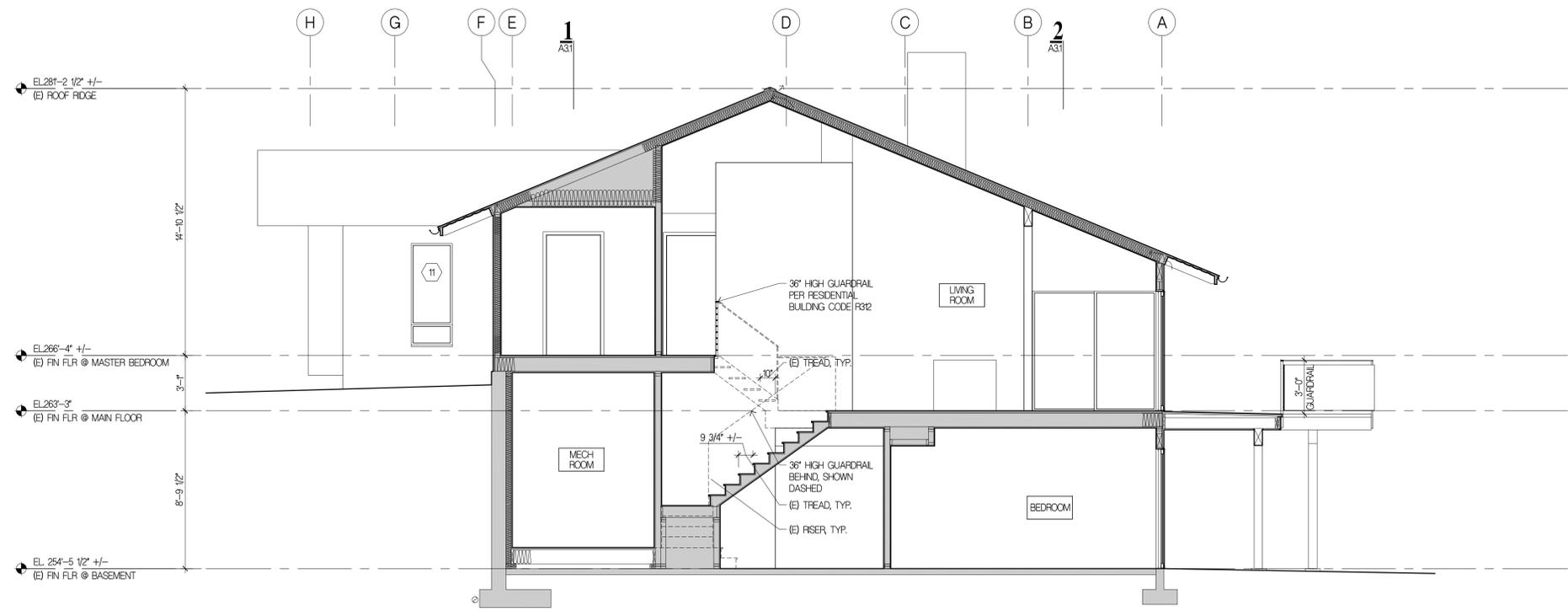
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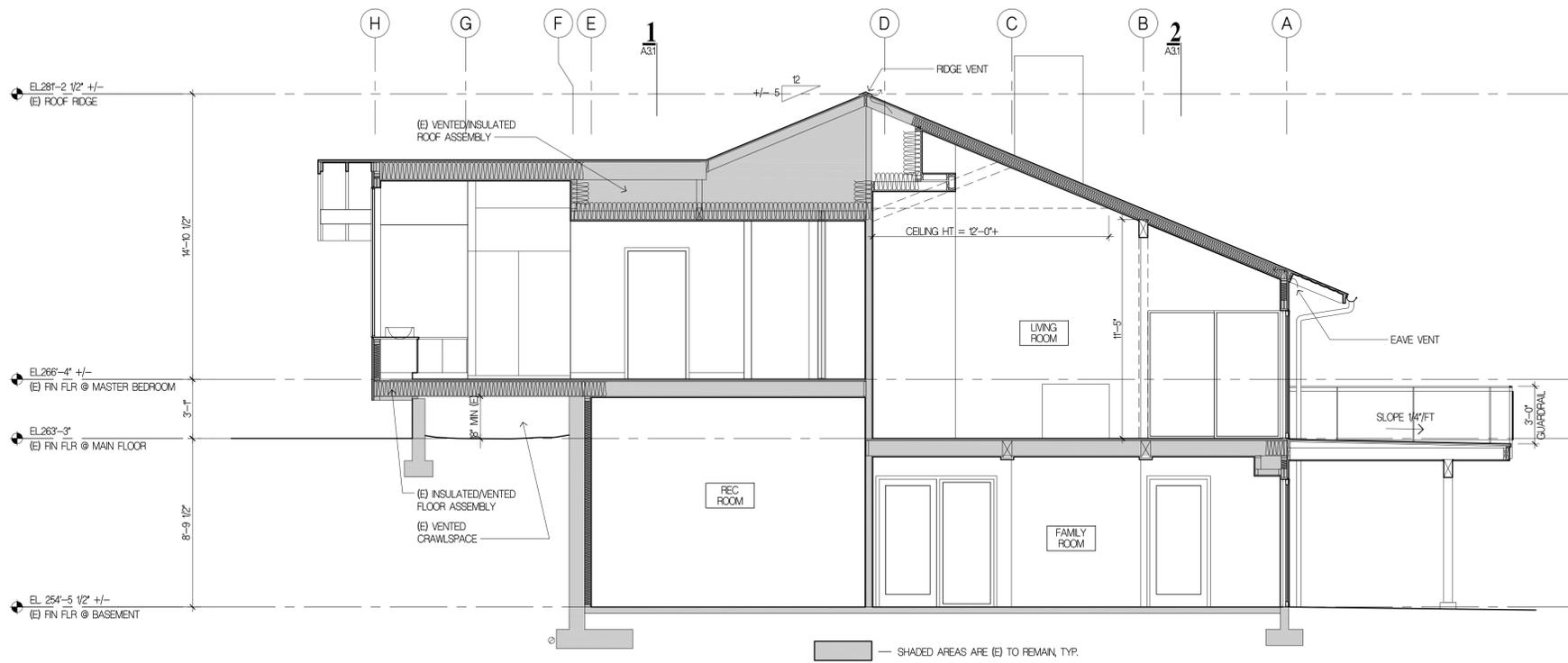
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**A3.1**

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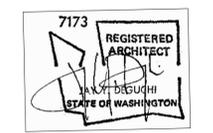


2 BUILDING SECTION  
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1 BUILDING SECTION  
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Project Title  
**JAFFE RESIDENCE**  
 8455 SE 83RD STREET  
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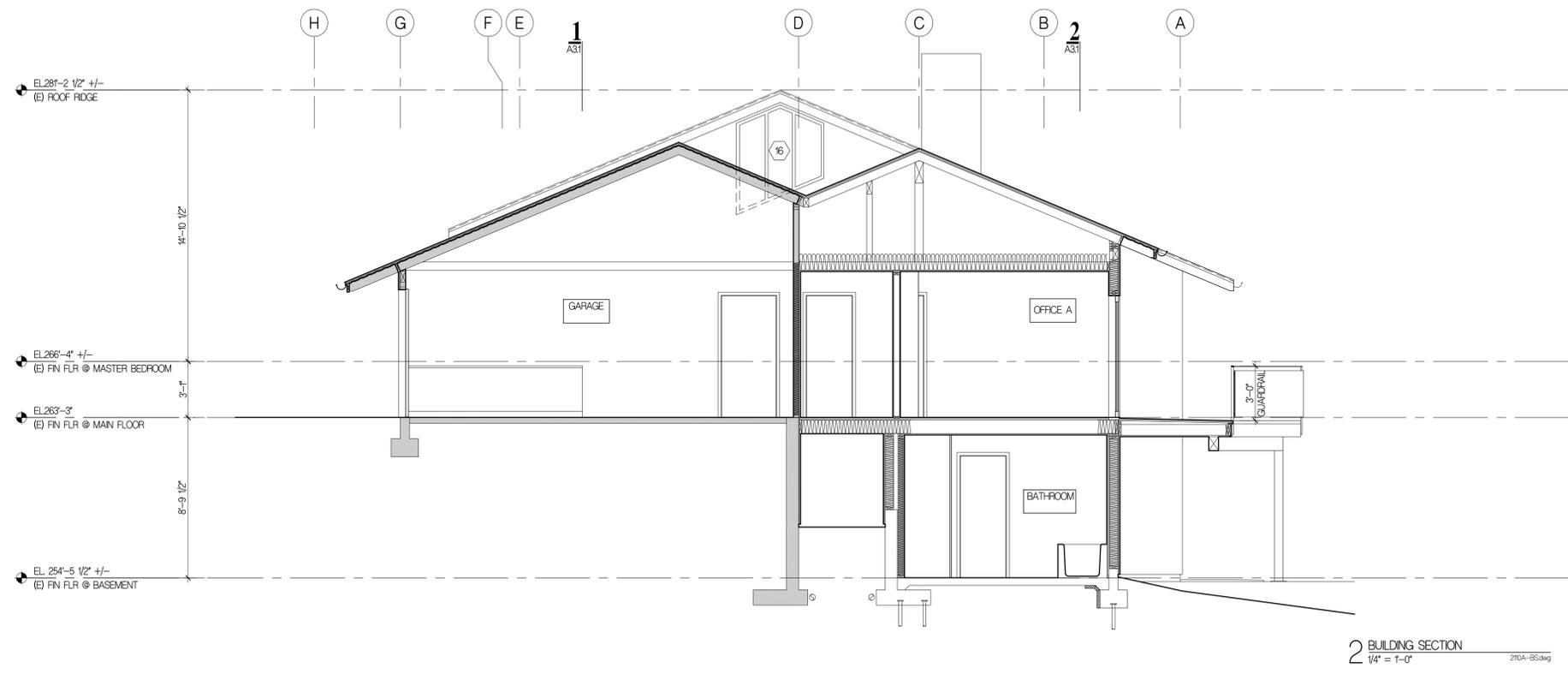
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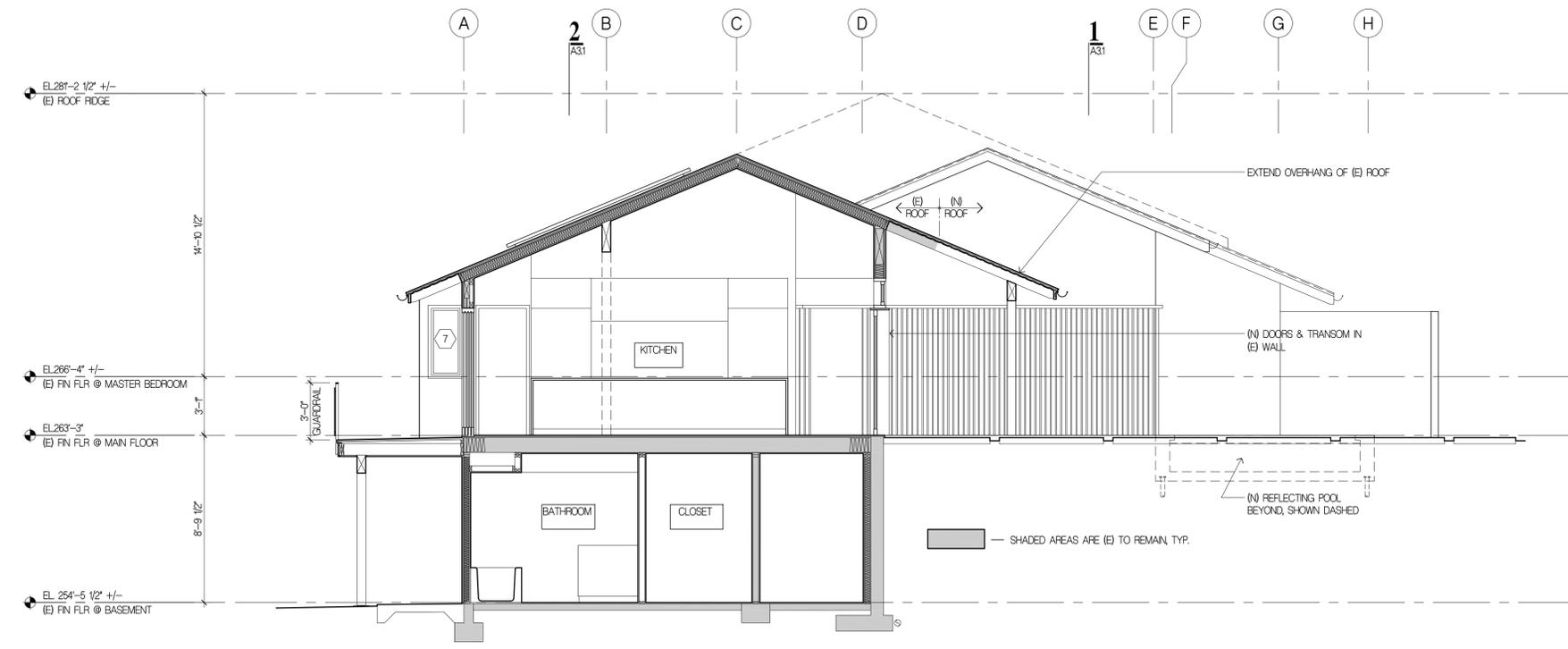
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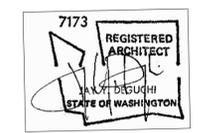


2 BUILDING SECTION  
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1 BUILDING SECTION  
 1/4" = 1'-0" 210A-ES.dwg

Project Title  
**JAFFE RESIDENCE**  
 8455 SE 83RD STREET  
 MERCER ISLAND, WA 98040



Drawing Title  
**BUILDING SECTIONS**

Date  
 08.08.2022  
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 Sheet No.

**A3.3**

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**WINDOW & DOOR SCHEDULES**

2015 WSEC ENERGY COMPLIANCE METHOD: CHAPTER 4 PRESCRIPTIVE REQUIREMENTS APPROACH  
 CLIMATE ZONE 4C (PING COUNTY)  
 UNLIMITED GLAZING AREA (REFER TO TABLE 402.1.1 FOR MINIMUM PRESCRIPTIVE U-FACTORS)

I.D.	MANUF.	DESCRIPTION	U-VAL	REFERENCE FOR U-FACTOR*	R.O. WIDTH FT. IN.	R.O. HEIGHT FT. IN.	AREA SF	U <sub>A</sub>	ORIENTATION	OPERATION	FRAME MATERIAL	SAFETY GLASS	REMARKS			
<b>BASEMENT</b>																
1			0.30		11	2	6	8	3/8	74.8	22.4	W	CASEMENT/FIXED	ALUMINUM	YES	
2			0.30		3	0	6	8	3/8	20.1	6.0	W	FIXED	ALUMINUM	YES	
<b>MAIN FLOOR</b>																
3			0.30		6	1 1/2	3	8	3/4	22.8	6.9	W	FIXED	ALUMINUM	YES	
4			0.30		6	1 1/2	3	8	3/4	30.3	9.1	W	FIXED	ALUMINUM	YES	
5			0.30		2	1 3/4	3	8	3/4	8.0	2.4	N	FIXED	ALUMINUM	YES	
6			0.30		7	5/8	3	8	3/4	27.9	8.4	W	FIXED	ALUMINUM	YES	
7			0.30		2	1 3/4	3	8	3/4	8.0	2.4	S	FIXED	ALUMINUM	YES	
8			0.30		6	10 1/4	6	8	3/8	45.9	13.8	W	FIXED	ALUMINUM	YES	
9			0.30		3	1 1/2	5	8	3/4	17.9	5.4	S	CASEMENT	ALUMINUM	YES	* R.O. HEIGHT VARIES, GIVEN NUMBER IS AVERAGE
10			0.30		7	1 1/4	7	3		31.5	15.5	E	FIXED	ALUMINUM	YES	
11			0.30		2	5 1/2	5	8	3/4	14.1	4.2	N	FIXED	ALUMINUM	YES	
12			0.30		0	11 1/4	6	8	3/8	6.3	1.9	E	FIXED	ALUMINUM	YES	
13			0.30		2	2 3/4	6	8	3/8	14.9	4.5	E	FIXED	ALUMINUM	YES	
14			0.30		23	6 1/2	1	6	5/8	36.5	11.0	E	FIXED	ALUMINUM	YES	
15			0.30		4	11	7	8	5/8	38.0	11.4	N	FIXED	ALUMINUM	YES	* R.O. HEIGHT VARIES, GIVEN NUMBER IS AVERAGE
16			0.30		5	1/2	4	7	3/8	23.3	7.0	N	FIXED	ALUMINUM	YES	* R.O. HEIGHT VARIES, GIVEN NUMBER IS AVERAGE
					WINDOW SUBTOTAL		440.3	132.1								

**GLAZED DOOR SCHEDULE**

I.D.	MANUF.	DESCRIPTION	U-VAL	REFERENCE FOR U-FACTOR*	R.O. WIDTH FT. IN.	R.O. HEIGHT FT. IN.	AREA SF	U <sub>A</sub>	ORIENTATION	OPERATION	DOOR MATERIAL	FRAME MATERIAL	SAFETY GLASS	SCREEN	REMARKS		
<b>BASEMENT</b>																	
102.2			0.30		6	2	6	8	3/8	41.3	12.4	W	XO SLIDER	ALUMINUM	ALUMINUM	YES	YES
103.2			0.30		6	2	6	8	3/8	41.3	12.4	W	XO SLIDER	ALUMINUM	ALUMINUM	YES	YES
108.2			0.30		6	2	6	8	3/8	41.3	12.4	W	XO SLIDER	ALUMINUM	ALUMINUM	YES	YES
109.1			0.30		3	2	6	8	3/8	21.2	6.4	S	SWING	ALUMINUM	ALUMINUM	YES	
109.2			0.30		6	2	6	8	3/8	41.3	12.4	S	SWING	ALUMINUM	ALUMINUM	YES	
<b>MAIN FLOOR</b>																	
201.3			0.30		2	8	6	8	3/8	17.9	5.4	W	SWING	ALUMINUM	ALUMINUM	YES	
206.1			0.30		3	8	6	8	3/8	24.6	7.4	E	SWING	ALUMINUM	STEEL	YES	
206.2			0.30		16	6	6	8	3/8	110.5	33.2	E	ACCORDION	ALUMINUM	ALUMINUM	YES	
207.1			0.30		2	10	6	8	3/8	19.0	5.7	W	SWING	ALUMINUM	ALUMINUM	YES	
208.1			0.30		13	1 3/4	6	8	3/8	88.0	26.4	W	XO SLIDER	ALUMINUM	ALUMINUM	YES	YES
209.1			0.30		14	6	6	8	3/8	97.1	29.1	W	XO SLIDER	ALUMINUM	ALUMINUM	YES	YES
209.2			0.30		6	10	6	8	3/8	45.8	13.7	S	XO SLIDER	ALUMINUM	ALUMINUM	YES	YES
211.1			0.30		2	8	6	8	3/8	17.9	5.4	W	SWING	ALUMINUM	ALUMINUM	YES	
					GLAZED DOOR SUBTOTAL		607.1	182.1									

**OPAQUE DOOR SCHEDULE**

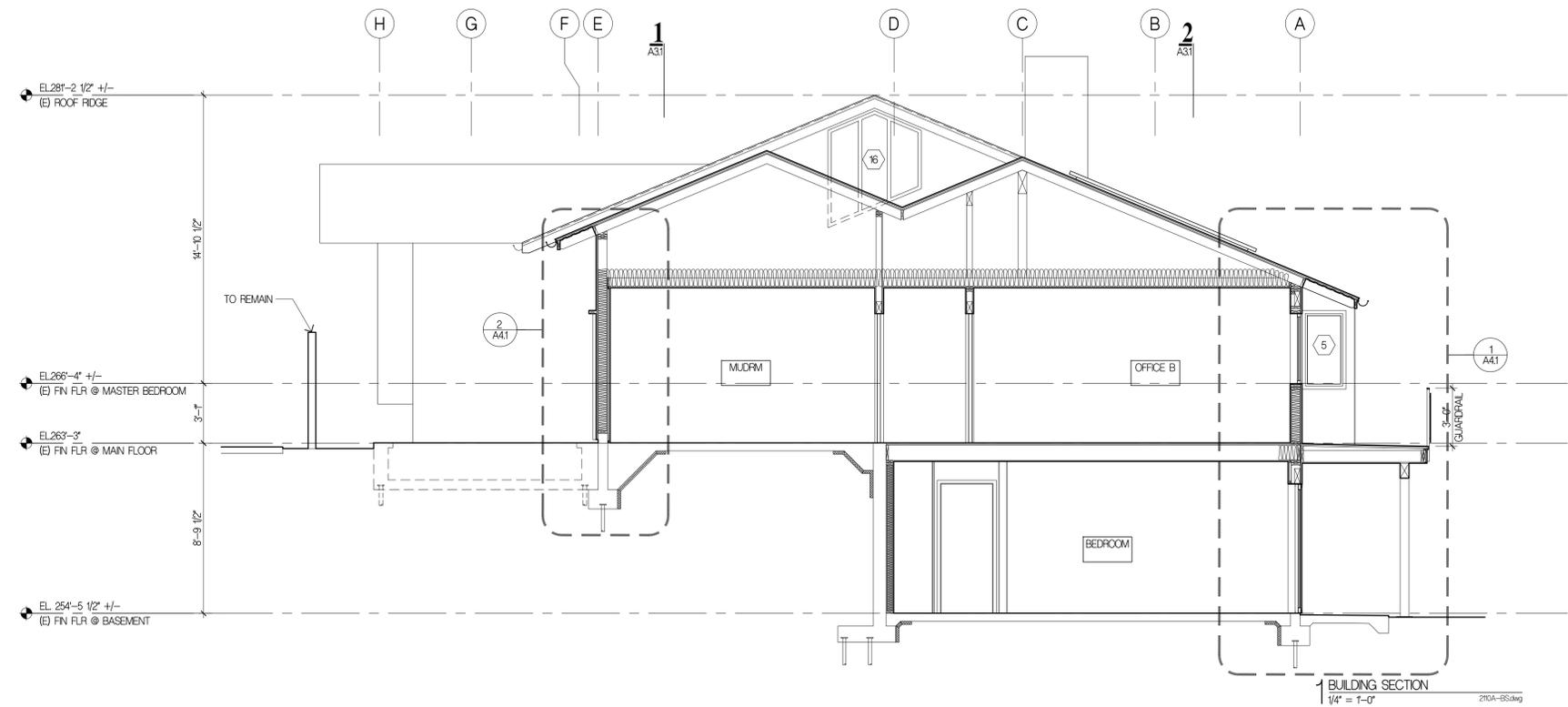
I.D.	MANUF.	DESCRIPTION	U-VAL	REFERENCE FOR U-FACTOR*	R.O. WIDTH FT. IN.	R.O. HEIGHT FT. IN.	AREA SF	U <sub>A</sub>	ORIENTATION	OPERATION	DOOR MATERIAL	FRAME MATERIAL	REMARKS			
<b>BASEMENT</b>																
101.1			-		2	8	6	8	1/4	17.8			SWING	WOOD	WOOD	
102.1			-		2	10	6	8	1/4	18.9			SWING	WOOD	WOOD	
103.1			-		2	10	6	8	1/4	18.9			SWING	WOOD	WOOD	
104.1			-		2	8	6	8	1/4	17.8			SWING	WOOD	WOOD	
105.1			-		2	8	6	8	1/4	17.8			SWING	WOOD	WOOD	
106.1			-		2	8	6	8	1/4	17.8			SWING	WOOD	WOOD	
107.1			-		2	8	6	8	1/4	17.8			SWING	WOOD	WOOD	
108.1			-		2	10	6	8	1/4	18.9			SWING	WOOD	WOOD	
110.1			-		8	2	6	8	1/4	54.6			SLIDING	WOOD	WOOD	
111.1			-		3	0	6	8	1/4	20.1			SWING	WOOD	WOOD	
<b>MAIN FLOOR</b>																
201.1			-		2	10	6	8	1/4	18.9			SWING	WOOD	WOOD	
201.2			-		2	8	6	8	1/4	17.8			SWING	WOOD	WOOD	
202.1			-		2	8	6	8	1/4	17.8			SWING	WOOD	WOOD	
203.1			-		2	10	6	8	1/4	18.9			SWING	WOOD	WOOD	
203.2			-		2	8	6	8	1/4	17.8			SWING	WOOD	WOOD	
204.1			-		3	2	6	8	1/4	21.2			POCKET	WOOD	WOOD	
205.1			-		3	2	6	8	1/4	21.2			POCKET	WOOD	WOOD	
205.2			-		2	8	6	8	1/4	17.8			SWING	WOOD	WOOD	
210.1			-		3	0	6	8	1/4	20.1			SWING	WOOD	WOOD	
212.1			-		2	10	6	8	1/4	18.9			SWING	WOOD	WOOD	
213.1			-		2	10	6	8	1/4	18.9			POCKET	WOOD	WOOD	
214.1			-		2	10	6	8	1/4	18.9			POCKET	WOOD	WOOD	
215.1			-		2	8	6	8	1/4	17.8			POCKET	WOOD	WOOD	
216.1			0.16		9	1 3/4	7	3/8		64.3	10.3	E	SECTIONAL	WOOD	WOOD	GARAGE DOOR
216.2			0.16		9	1 3/4	7	3/8		64.3	10.3	E	SECTIONAL	WOOD	WOOD	GARAGE DOOR
216.3			-		3	2	6	8	1/4	21.2			SWING	WOOD	WOOD	
216.4			0.16		3	2	6	8	3/8	21.2	3.4	W	SWING	WOOD	WOOD	
					OPAQUE DOOR SUBTOTAL		149.8	24.0								

OPAQUE DOOR SUBTOTAL	149.8	24.0	SEE OPAQUE DOOR SCHEDULE
GLAZED DOOR SUBTOTAL	607.1	182.1	SEE GLAZED DOOR SCHEDULE
WINDOW SUBTOTAL	440.3	132.1	SEE WINDOW SCHEDULE
PENETRATION TOTAL	1197.3	338.2	
AREA-WEIGHTED U-FACTOR	0.2825		< 0.30 MAXIMUM ALLOWED PENETRATION U-FACTOR PER 2015 WSEC TABLE 402.1.1

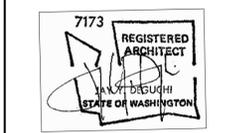
**SKYLIGHT SCHEDULE**

I.D.	MANUF.	DESCRIPTION	U-VAL	REFERENCE FOR U-FACTOR*	R.O. WIDTH FT. IN.	R.O. HEIGHT FT. IN.	AREA SF	U <sub>A</sub>	ORIENTATION	OPERATION	FRAME MATERIAL	SAFETY GLASS	REMARKS
A			0.50		1	2 1/2	8	3/4	9.7	4.9	W	FIXED	ALUMINUM
					SKYLIGHT SUBTOTAL		9.7	4.9					

WINDOW AND DOOR NOTES:  
 1. WINDOWS ARE REFERENCED ON EXTERIOR ELEVATIONS, DOORS ARE REFERENCED ON FLOOR PLANS.  
 2. REFER TO EXTERIOR ELEVATIONS AND FLOOR PLANS FOR MULLION LAYOUTS.  
 3. PER TABLE R303.1.3(5) ALL WINDOWS AND GLAZED DOORS TO HAVE A MINIMUM OF DOUBLE-PANED UNITS WITH LOW-eB (EMISSIVITY) OF 0.15 TO 0.08/ ANY SPACER/ ARGON TO ACHIEVE DEFAULT WEIGHTED U-FACTOR OF 0.30.  
 4. MINIMUM PRESCRIPTIVE U-FACTORS PER 2015 WSEC TABLE 402.1.1, & ENERGY CODE NOTES ON SHEET TS-1  
 5. ALL WINDOWS WITH A 6-FEET AND 6" OR LESS ABOVE FLOOR MUST HAVE TEMPERED GLASS.  
 6. ALL WINDOWS 18" OR LESS ABOVE FLOOR MUST HAVE TEMPERED GLASS.  
 7. CONTRACTOR TO VERIFY ALL R.O.'S AFTER FRAMING IS COMPLETE AND PRIOR TO ORDERING DOORS AND WINDOWS.



Project Title  
**JAFFE RESIDENCE**  
 8455 SE 83RD STREET  
 MERCER ISLAND, WA 98040



Drawing Title  
**BUILDING SECTION & WINDOW & DOOR SCHEDULE**

Date  
 08.08.2022  
 Job No.  
 210

ISSUE \_\_\_\_\_ DATE \_\_\_\_\_

**PERMIT SET**  
 Sheet No.

**A3.4**



GENERAL STRUCTURAL NOTES

CRITERIA

- 1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2018 EDITION).
2. DESIGN LOADING CRITERIA: HANDRAILS AND GUARDS GUARDRAILS/BALCONY RAILS CONCENTRATED LOAD . . . . . 200 LBS RESIDENTIAL FLOOR LIVE LOAD . . . . . 40 PSF MISCELLANEOUS LOADS DECKS . . . . . 1.5 x AREA SERVED PHOTOVOLTAIC PANEL SYSTEMS . . . . . 5 PSF DEFLECTION CRITERIA LIVE LOAD DEFLECTION . . . . . L/360 TOTAL LOAD DEFLECTION . . . . . L/240 ENVIRONMENTAL LOADS SNOW . . . . . Ce=1.0, Is=1.0, Ct=1.1, Cs=1.0, Pg=25 PSF, Pf=20 PSF WIND . . . . . Sd=1.0, Ie=1.0, 98 MPH, RISK CATEGORY II, EXPOSURE "C" EARTHQUAKE . . . ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS, Vs = 15.5 KIPS SITE CLASS=D, Ss=1.467, Sds=1.174, S1=0.505, SD1=0.572, Cs=0.181, SDC D, Ie=1.0, R=6.5

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

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

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

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

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

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

STRUCTURAL STEEL

10. 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 CONTRACTOR UNDERSTANDING OF 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

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

Table with 2 columns: Item, Reference. Includes: STRUCTURAL STEEL FABRICATION AND ERECTION (PER AISC 360), CONCRETE CONSTRUCTION (PER TABLE 1705.3), SOIL CONDITIONS, FILL PLACEMENT, AND DENSITY (PER TABLE 1705.6), DRIVEN DEEP FOUNDATION (PER TABLE 1705.7), EPOXY GROUTED INSTALLATIONS (PER MANUFACTURER)

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

GEOTECHNICAL

12. 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. ALL NEW FOOTINGS SHALL BE SUPPORTED ON PIN PILES WITH CONCRETE GRADE BEAMS EXTENDING 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) . . . . . 45 PCF/35 PCF ALLOWABLE PASSIVE EARTH PRESSURE (FS OF 1.5 INCLUDED) . . . . . 300 PCF COEFFICIENT OF FRICTION (FS OF 1.5 INCLUDED) . . . . . 0.35 SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD) . . . . . 8H FSF 2" SOIL CAPACITY (COMPRESSION) . . . . . 3 TONS

SOILS REPORT REFERENCE: GEO GROUP NORTHWEST, INC. (G-5571) DATED 7-21-22

13. PIN PILES SHOWN ON THE PLAN SHALL BE 2" DIAMETER EXTRA-STRONG (SCH 80) UNLESS OTHERWISE NOTED. THE MAXIMUM CAPACITY OF 2" PILES SHALL BE 3 TONS. ALL PILES SHALL BE DRIVEN TO REFUSAL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. AS A MINIMUM, PILE REFUSAL SHALL BE DEFINED AS 1 INCH OF PENETRATION IN 60 SECONDS DURING CONTINUOUS DRIVING OF A 90 LB JACK HAMMER UNDER THE FULL WEIGHT AND EFFORT OF THE OPERATOR. PILES USED IN COMMON TO RESIST LATERAL EARTH PRESSURES SHALL HAVE THE ADDITIONAL REQUIREMENT OF BEING EMBEDDED A MINIMUM OF 10 FEET BELOW RETAINED GRADE. THE MAXIMUM PILE ECCENTRICITY SHALL BE 2 INCHES. GEOTECHNICAL SPECIAL INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS. SEE PLANS FOR OTHER SIZES AND CRITERIA.

RENOVATION

14. 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.

15. 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.

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

CONCRETE

17. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301. STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS:

Table with 5 columns: MEMBER TYPE/CONSTRUCTION, STRENGTH, TEST, MAX, MAX, AIR. Includes rows for SLABS ON GRADE, FOOTINGS, BASEMENT WALLS.

MIX DESIGN NOTES:

- A. W/C RATIO: WATER-CEMENTitious MATERIAL RATIOS SHALL BE BASED ON THE TOTAL WEIGHT OF CEMENTitious MATERIALS. RATIOS NOT NOTED IN TABLE ABOVE ARE CONTROLLED BY STRENGTH REQUIREMENTS.
B. CEMENTitious CONTENT: THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL CONFORM TO ACI 301 SEC 4.2.2.8.B. FOR CONCRETE USED IN ELEVATED FLOORS, PORTLAND CEMENT CONTENT SHALL CONFORM TO ACI 301 SEC 4.2.2.1. ACCEPTANCE OF LOWER CEMENT CONTENT IS CONTINGENT ON PROVIDING SUPPORTING DATA TO THE ENGINEER FOR REVIEW AND ACCEPTANCE.
C. AIR CONTENT SHALL CONFORM TO ACI 301 SEC 4.2.2.4. HORIZONTAL EXTERIOR SURFACES IN CONTACT WITH THE SOIL REQUIRE ENTRAINED AIR. USE "MODERATE EXPOSURE". VERTICAL EXTERIOR SURFACES REQUIRE "MODERATE EXPOSURE". TOLERANCE IS +/- 1.5 PERCENT. AIR CONTENT SHALL BE MEASURED AT POINT OF PLACEMENT.
D. SLUMP SHALL CONFORM TO ACI 301 SEC 4.2.2.2. SLUMP SHALL BE DETERMINED AT THE POINT OF PLACEMENT.
E. CHLORIDE CONTENT SHALL CONFORM TO ACI 301 SEC 4.2.2.6 AND TABLE 4.2.2.6 FOR "OTHER REINFORCED CONCRETE CONSTRUCTION".

18. A CONCRETE PERFORMANCE MIX SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318-14, SECTIONS 26.4.3 AND 26.4.4. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

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

20. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI.

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

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

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

Table with 2 columns: Location, Thickness. Includes: FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH, FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER), FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER).

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

24. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2508. 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, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.

25. CONCRETE SCREW ANCHORS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713 (CONCRETE), NO. ESR-1056 (CMU), INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. SCREW ANCHORS INTO CONCRETE MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION IS REQUIRED.

STEEL

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

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

27. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

Table with 3 columns: TYPE OF MEMBER, ASTM SPECIFICATION, FY. Includes: A. WIDE FLANGE SHAPES, B. OTHER SHAPES, PLATES, AND RODS, C. OTHER SHAPES AND PLATES, D. PIPE COLUMNS, E. STRUCTURAL TUBING, F. CONNECTION BOLTS.

28. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, FY = 50 KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, FY = 36 KSI. STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B, FY = 35 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, FY = 42 KSI (ROUND), FY = 46 KSI (SQUARE AND RECTANGULAR). CONNECTION BOLTS SHALL CONFORM TO ASTM A307.

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

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

31. SHOP PRIME ALL STEEL EXCEPT:

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

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

33. ALL A-325 CONNECTION BOLTS SHALL BE APPROVED SELF LOAD INDICATING TYPES (SUCH AS BETHLEHEM LOAD INDICATOR BOLTS, LeJUNE TENSION CONTROL BOLTS, ETC.) AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS.

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. ALL WELDS SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES F AND 40 FT - LBS AT 70 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

WOOD

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

Table with 2 columns: Item, Specification. Includes: JOISTS AND BEAMS (HEM-FIR NO. 2), BEAMS (DOUGLAS FIR-LARCH NO. 1), POSTS (DOUGLAS FIR-LARCH NO. 2), STUDS, PLATES & MISC. FRAMING (DOUGLAS FIR-LARCH 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 IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2,400 PSI, Fv = 265 PSI. NO CAMBER AT ALL SIMPLE SPAN GLULAM BEAMS, UNLESS SHOWN OTHERWISE ON THE PLANS.

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:

Table with 2 columns: Product, Properties. Includes: PSL (2.0E WS), LVL (2.0E-2600FB WS), LSL (1.5SE).

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

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

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

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

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

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

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

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

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

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

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

Table with 3 columns: WOOD TREATMENT, CONDITION, PROTECTION. Includes: HAS NO AMMONIA CARRIER, CONTAINS AMMONIA CARRIER, INTERIOR DRY, INTERIOR WET, EXTERIOR, ANY.

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 MANUFACTURER'S RECOMMENDATIONS FOR PROTECTION OF METAL.

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

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "TITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MTI" SERIES JOIST HANGERS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

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

44. WOOD FASTENERS

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

Table with 3 columns: SIZE, LENGTH, DIAMETER. Includes: 8d, 10d, 16d BOX, 2-1/2", 3", 3-1/2", 0.131", 0.148", 0.135".

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

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOP-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 AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

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

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

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

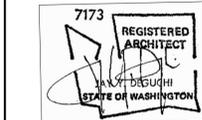
C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING BETWEEN RAFTERS AND JOISTS AT ALL BEARING POINTS WITH A MINIMUM OF (3) 16d NAILS EACH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

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

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Project Title

JAFFE RESIDENCE 8455 SE 83RD STREET MERCER ISLAND, WA 98040



Drawing Title GENERAL STRUCTURAL NOTES

Date

06/08/2022

Job No.

210

ISSUE

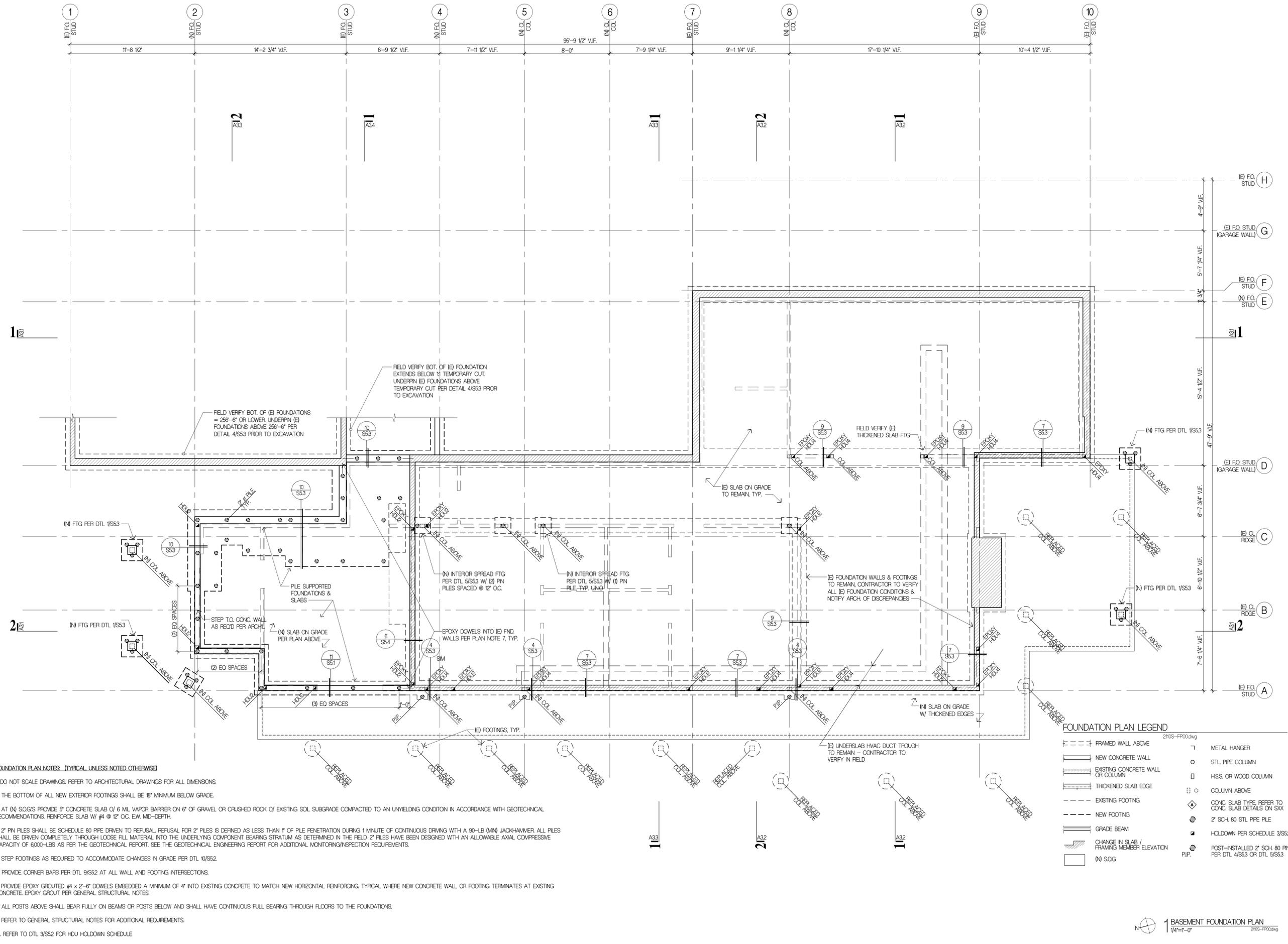
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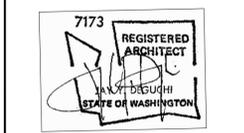


- FOUNDATION PLAN NOTES. (TYPICAL UNLESS NOTED OTHERWISE)**
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
  - THE BOTTOM OF ALL NEW EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE.
  - AT (N) SOG'S PROVIDE 5" CONCRETE SLAB O/ 6 MIL VAPOR BARRIER ON 6" OF GRAVEL OR CRUSHED ROCK O/ EXISTING SOIL SUBGRADE COMPACTED TO AN UNYIELDING CONDITION IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS. REINFORCE SLAB W/ #4 @ 12" O.C. E.W. MID-DEPTH.
  - 2" PN PILES SHALL BE SCHEDULE 80 PIPE DRIVEN TO REFUSAL. REFUSAL FOR 2" PILES IS DEFINED AS LESS THAN 1" OF PILE PENETRATION DURING 1 MINUTE OF CONTINUOUS DRIVING WITH A 90-LB (MIN) JACKHAMMER. ALL PILES SHALL BE DRIVEN COMPLETELY THROUGH LOOSE FILL MATERIAL INTO THE UNDERLYING COMPONENT BEARING STRATUM AS DETERMINED IN THE FIELD. 2" PILES HAVE BEEN DESIGNED WITH AN ALLOWABLE AXIAL COMPRESSIVE CAPACITY OF 6000-LBS AS PER THE GEOTECHNICAL REPORT. SEE THE GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL MONITORING/INSPECTION REQUIREMENTS.
  - STEP FOOTINGS AS REQUIRED TO ACCOMMODATE CHANGES IN GRADE PER DTL 10/SS2.
  - PROVIDE CORNER BARS PER DTL 9/SS2 AT ALL WALL AND FOOTING INTERSECTIONS.
  - PROVIDE EPOXY GROUTED #4 x 2-6" DOWELS EMBEDDED A MINIMUM OF 4" INTO 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 FOUNDATIONS.
  - REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
  - REFER TO DTL 3/SS2 FOR HDU HOLDOWN SCHEDULE

**FOUNDATION PLAN LEGEND**

[Symbol]	FRAMED WALL ABOVE	[Symbol]	METAL HANGER
[Symbol]	NEW CONCRETE WALL OR COLUMN	[Symbol]	STL. PIPE COLUMN
[Symbol]	EXISTING CONCRETE WALL OR COLUMN	[Symbol]	HSS. OR WOOD COLUMN
[Symbol]	THICKENED SLAB EDGE	[Symbol]	COLUMN ABOVE
[Symbol]	EXISTING FOOTING	[Symbol]	CONC. SLAB TYPE REFER TO CONC. SLAB DETAILS ON SXX
[Symbol]	NEW FOOTING	[Symbol]	2" SCH. 80 STL. PIPE PILE
[Symbol]	GRADE BEAM	[Symbol]	HOLDOWN PER SCHEDULE 3/SS2
[Symbol]	CHANGE IN SLAB / FRAMING MEMBER ELEVATION	[Symbol]	POST-INSTALLED 2" SCH. 80 PN PILE PER DTL 4/SS3 OR DTL 5/SS3
[Symbol]	(N) SOG	[Symbol]	PIP.

Project Title  
**JAFFE RESIDENCE**  
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 MERCER ISLAND, WA 98040



Drawing Title  
**FOUNDATION PLAN**

Date  
 08.08.2022  
 Job No.  
 2110

ISSUE DATE

**PERMIT SET**  
 Sheet No.

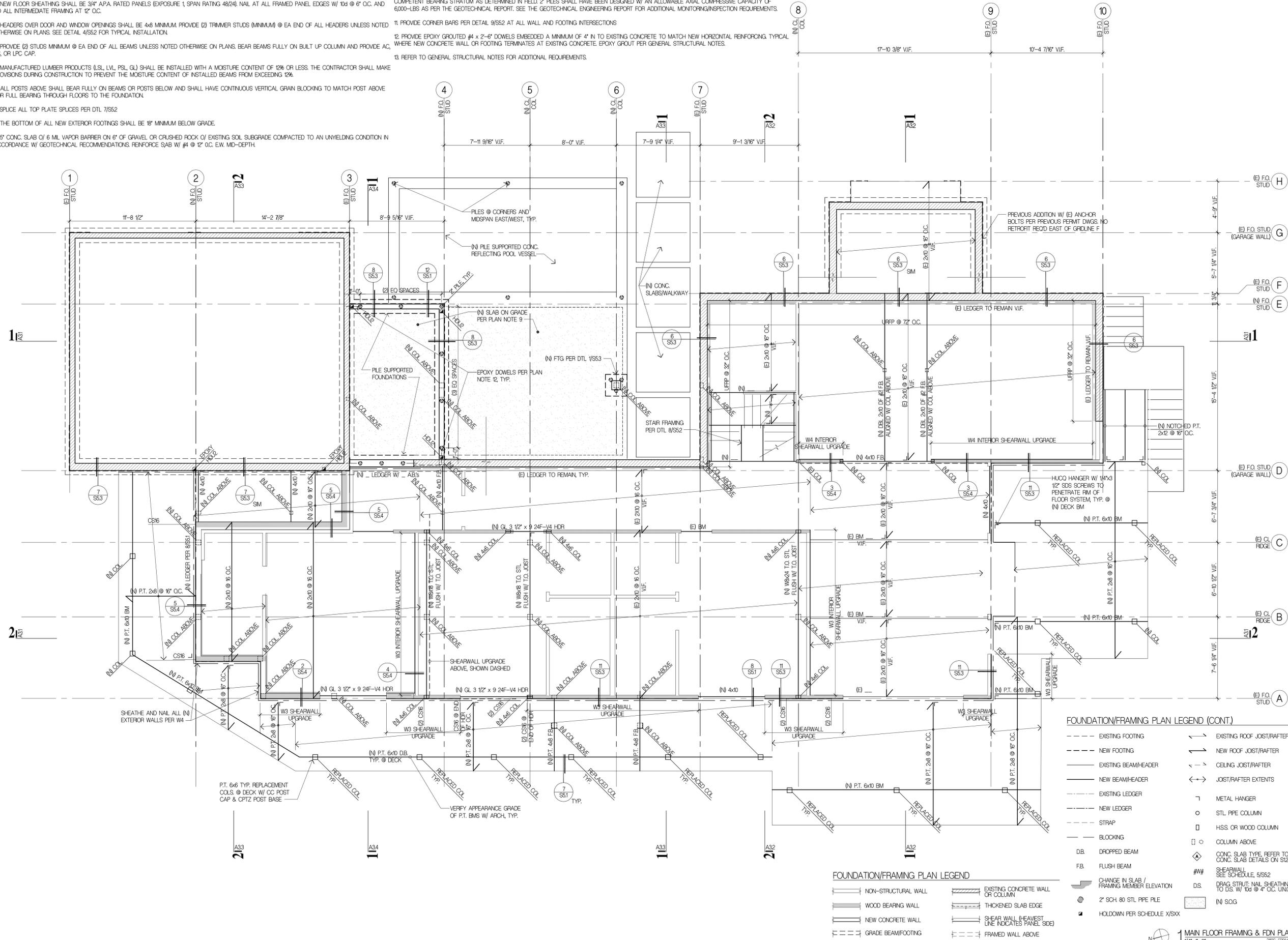
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**S1.1**

**FLOOR FRAMING FOUNDATION PLAN NOTES (TYPICAL UNLESS NOTED OTHERWISE)**

- DO NOT SCALE DRAWINGS. REFER TO ARCH. DRAWINGS FOR ALL DIMENSIONS.
- NEW FLOOR SHEATHING SHALL BE 3/4" APA RATED PANELS (EXPOSURE 1, SPAN RATING 4R/24), NAIL AT ALL FRAMED PANEL EDGES W/ 10d @ 6" O.C. AND TO ALL INTERMEDIATE FRAMING AT 12" O.C.
- HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE 4x8 MINIMUM PROVIDE (2) TRIMMER STUDS (MINIMUM) @ EA END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS. SEE DETAIL 4/SS2 FOR TYPICAL INSTALLATION.
- PROVIDE (2) STUDS MINIMUM @ EA END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAMS FULLY ON BUILT UP COLUMN AND PROVIDE AC, PC, OR LFC CAP.
- 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%.
- 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.
- SPlice ALL TOP PLATE SPLICES PER DTL 7/SS2
- THE BOTTOM OF ALL NEW EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE.
- 5" CONC. SLAB OF 6 MIL VAPOR BARRIER ON 6" OF GRAVEL OR CRUSHED ROCK OF EXISTING SOIL. SUBGRADE COMPACTED TO AN UNYIELDING CONDITION IN ACCORDANCE W/ GEOTECHNICAL RECOMMENDATIONS. REINFORCE SLAB W/ #4 @ 12" O.C. E.W. MID-DEPTH.

- PROVIDE CORNER BARS PER DETAIL 9/SS2 AT ALL WALL AND FOOTING INTERSECTIONS
- PROVIDE EPOXY GROUTED #4 x 2-6" DOWELS EMBEDDED A MINIMUM OF 4" 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.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



**FOUNDATION/FRAMING PLAN LEGEND (CONT.)**

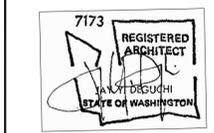
---	EXISTING FOOTING	↔	EXISTING ROOF JOIST/RAFTER
---	NEW FOOTING	↔	NEW ROOF JOIST/RAFTER
---	EXISTING BEAM/HEADER	↔	CELING JOIST/RAFTER
---	NEW BEAM/HEADER	↔	JOIST/RAFTER EXTENTS
---	EXISTING LEDGER	↔	METAL HANGER
---	NEW LEDGER	↔	STL. PIPE COLUMN
---	STRAP	↔	HSS. OR WOOD COLUMN
---	BLOCKING	↔	COLUMN ABOVE
DB	DROPPED BEAM	↔	CONC. SLAB TYPE. REFER TO CONC. SLAB DETAILS ON S12
FB	FLUSH BEAM	↔	SHEARWALL SEE SCHEDULE, 5/SS2
---	CHANGE IN SLAB / FRAMING MEMBER ELEVATION	↔	DS. DRAG STRUT. NAIL SHEATHING TO DS. W/ 10d @ 4" O.C. UNO.
---	2" SCH. 80 STL. PIPE PILE	↔	(N) SOG
---	HOLDOWN PER SCHEDULE X/SSX	↔	

**FOUNDATION/FRAMING PLAN LEGEND**

---	NON-STRUCTURAL WALL	---	EXISTING CONCRETE WALL OR COLUMN
---	WOOD BEARING WALL	---	THICKENED SLAB EDGE
---	NEW CONCRETE WALL	---	SHEAR WALL (HEAVIEST LINE INDICATES PANEL SIDE)
---	GRADE BEAM/FOOTING	---	FRAMED WALL ABOVE

**Suyama Peterson Deguchi**  
 8601 8th Avenue South  
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 P 206.266.0809

Project Title  
**JAFFE RESIDENCE**  
 8455 SE 83RD STREET  
 MERCER ISLAND, WA 98040



Drawing Title  
**FLOOR FRAMING PLAN**

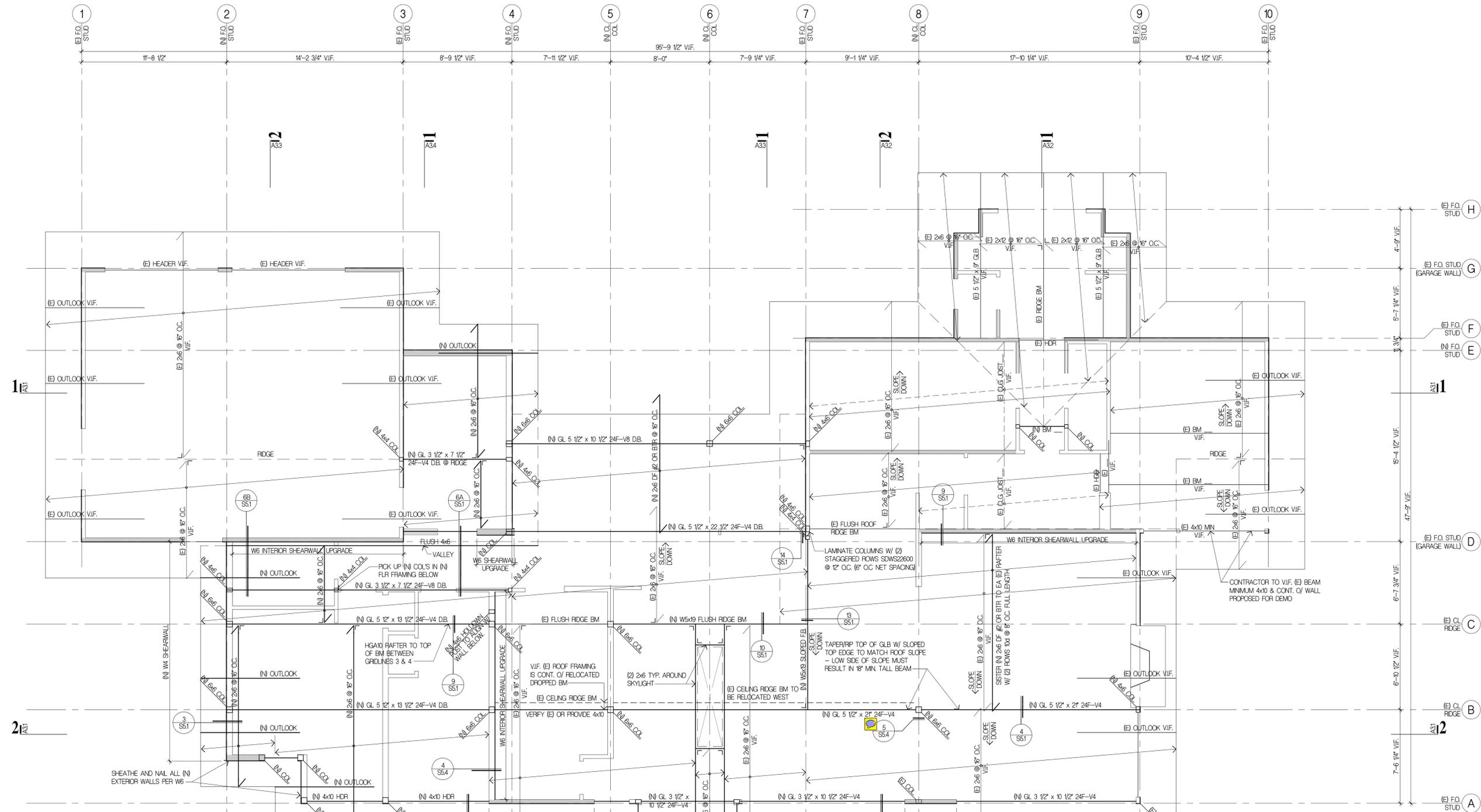
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 Sheet No.

**S1.2**

1 MAIN FLOOR FRAMING & FDN PLAN  
 1/4"=1'-0" 2/8"=1'-0" 3/8"=1'-0" 1/2"=1'-0"



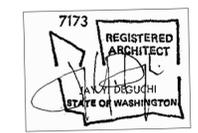
**ROOF FRAMING PLAN NOTES. (TYPICAL, UNLESS NOTED OTHERWISE)**

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS
- NEW ROOF SHEATHING SHALL BE 1/2" APA RATED PANELS (EXPOSURE 1 SPAN RATING 32/16), FACE GRAIN PERPENDICULAR TO SUPPORTS O' ROOF FRAMING PER PLAN NAIL SHEATHING AT ALL FRAMED PANEL EDGES W/ 10d @ 6" O.C. AND TO ALL INTERMEDIATE FRAMING @ 12" O.C.
- NEW HEADERS O' DOOR & WINDOW OPENINGS SHALL BE 4x8 MINIMUM. PROVIDE (2) TRIMMER STUDS (MINIMUM @ EA END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS. SEE 4/5S2 FOR TYPICAL INSTALLATION.
- PROVIDE (2) STUDS (MINIMUM) @ EA END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE AC, PC, OR LPC CAP.
- ALL NEW EXTERIOR WALLS SHALL BE W6 PER 5/S52, UNLESS NOTED OTHERWISE ON PLANS.
- PROVIDE H1 HURRICANE TIE @ EA NEW RAFTER WHERE IT BEARS ON EXTERIOR WALL.
- MANUFACTURED LUMBER PRODUCTS (S.L., LVL, PSL, GLJ) SHALL BE INSTALLED W/ MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
- SPUCE ALL NEW TOP PLATE SPICES PER 7/S52.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

**FRAMING PLAN LEGEND**

- |  |   |  |  |
|--|---|--|--|
|  | NON-STRUCTURAL WALL                             |  | EXISTING ROOF JOIST/RAFTER                               |
|  | WOOD BEARING WALL                               |  | NEW ROOF JOIST/RAFTER                                    |
|  | SHEAR WALL (HEAVIEST LINE INDICATES PANEL SIDE) |  | CEILING JOIST/RAFTER                                     |
|  | EXISTING BEAM/HEADER                            |  | JOIST/RAFTER EXTENTS                                     |
|  | NEW BEAM/HEADER                                 |  | HOLDDOWN PER SCHEDULE 2/S52                              |
|  | EXISTING LEDGER                                 |  | CHANGE IN SLAB / FRAMING MEMBER ELEVATION                |
|  | NEW LEDGER                                      |  | METAL HANGER   |
|  | STRAP   |  | STL PIPE COLUMN  |
|  | BLOCKING  |  | HSS OR WOOD COLUMN                                       |
|  | DB DROPPED BEAM                                 |  | COLUMN ABOVE   |
|  | FB FLUSH BEAM                                   |  | SHEAR WALL SEE SCHEDULE 5/S52                            |
|  | ROOF RIDGE/VALLEY                               |  | DRAG STRUT: NAIL SHEATHING TO D.S. W/ 10d @ 4" O.C. UNO. |

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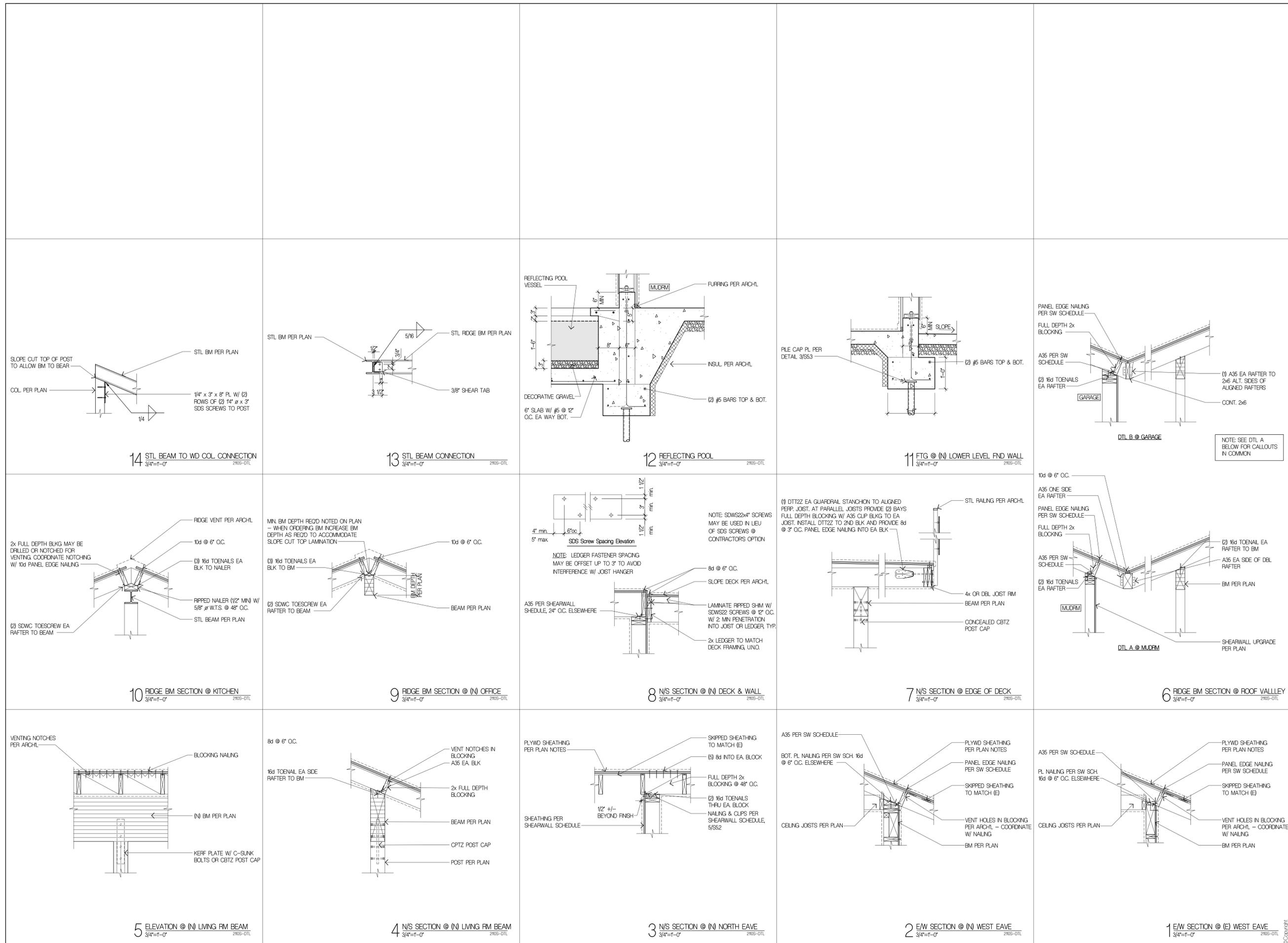
Drawing Title  
**ROOF FRAMING PLAN**

Date  
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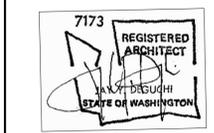
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 Sheet No.

**S1.3**



Project Title  
**JAFFE RESIDENCE**  
 8455 SE 83RD STREET  
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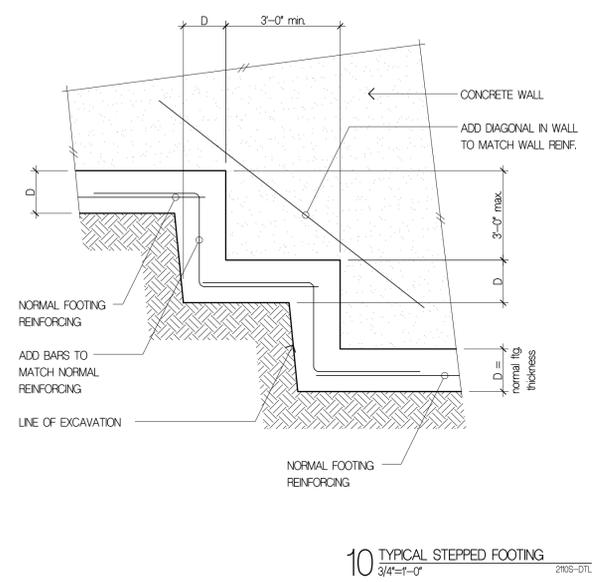
Drawing Title  
**STRUCTURAL DETAILS**

Date  
 08.08.2022  
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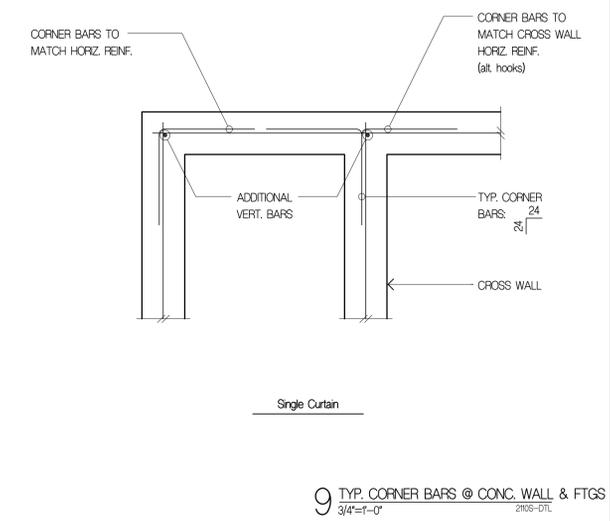
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 Sheet No.

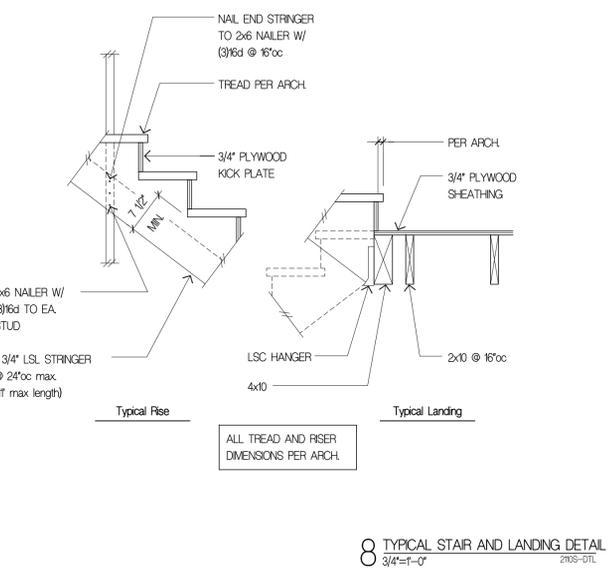
**S5.1**



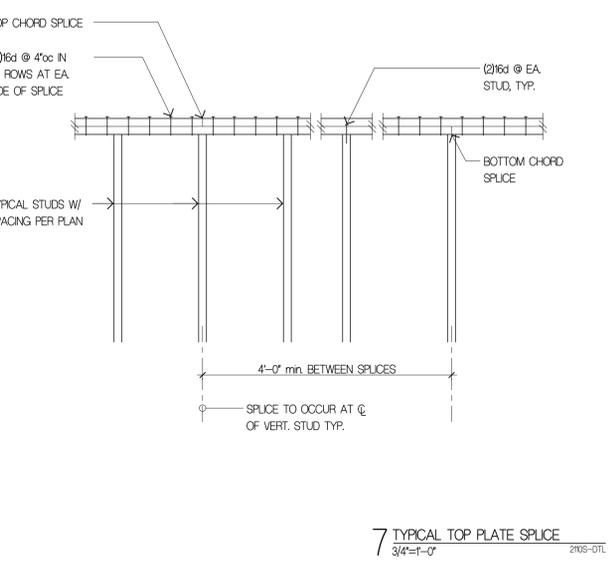
**10 TYPICAL STEPPED FOOTING**  
 3/4"=1'-0" 2105-DTL



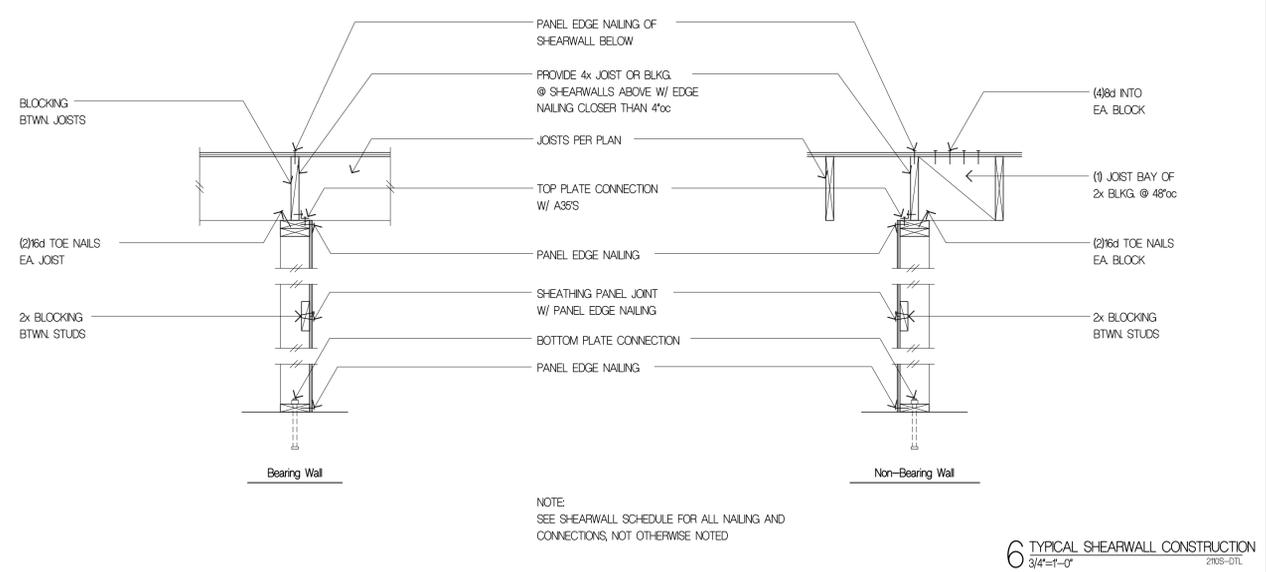
**9 TYP. CORNER BARS @ CONC. WALL & FTGS**  
 3/4"=1'-0" 2105-DTL



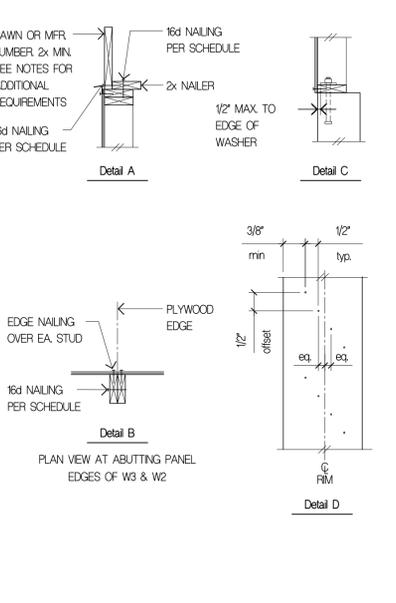
**8 TYPICAL STAIR AND LANDING DETAIL**  
 3/4"=1'-0" 2105-DTL



**7 TYPICAL TOP PLATE SPLICE**  
 3/4"=1'-0" 2105-DTL



**6 TYPICAL SHEARWALL CONSTRUCTION**  
 3/4"=1'-0" 2105-DTL

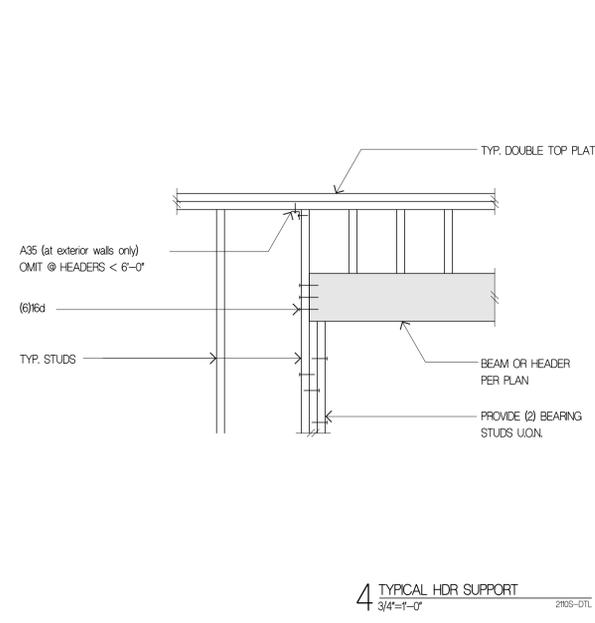


Shearwall Schedule ①②③④⑤⑥

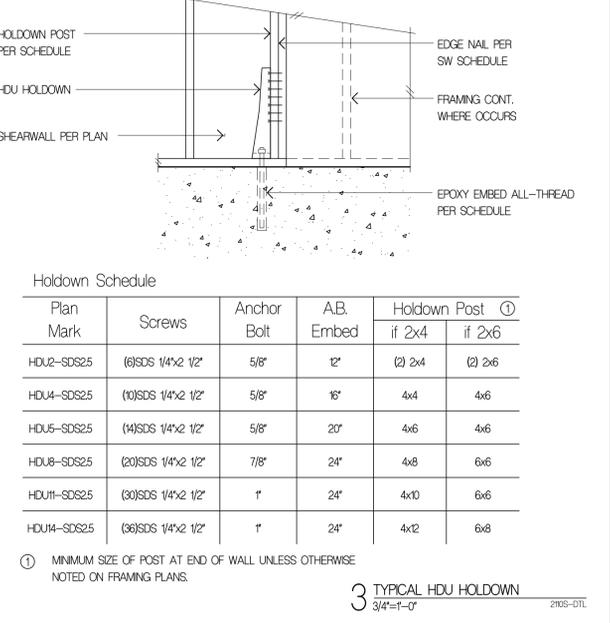
Mark	Sheathing	Panel Edge Nailing	Top Plate Connection		Base Plate Connection	
			if T/J	if Wood ⑦	at Wood ⑧	at Concrete
W6	15/32" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	5/8" AB. @ 48"oc
W4	15/32" CDX PLYWOOD	8d @ 4"oc	16d @ 4"oc	A35 @ 16"oc	(2)rows 16d @ 6"oc	5/8" AB. @ 32"oc
W3 ④	15/32" CDX PLYWOOD	8d @ 3"oc	(2)rows 16d @ 4"oc	A35 @ 12"oc	(2)rows 16d @ 6"oc	5/8" AB. @ 24"oc
W2 ⑤	15/32" CDX PLYWOOD	8d @ 2"oc	(2)rows 16d @ 4"oc	A35 @ 9"oc	(2)rows 16d @ 4"oc ⑩	5/8" AB. @ 16"oc

① BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"oc.  
 ② 8d NAILS SHALL BE 0.131" x 2 1/2" (common) - 16d NAILS SHALL BE 0.135" x 3 1/2" (box)  
 ③ EMBED ANCHOR BOLTS AT LEAST 7". DRILLED AND EPOXYED 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. PLANE 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 LTP4s (HORIZONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A36s AT CONTRACTORS OPTION.  
 ⑧ A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A36s AT CONTRACTORS OPTION.  
 ⑨ AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2", SEE DETAIL D.  
 ⑩ PROVIDE (3) ROWS 16d @ 6"oc AT LVL RIMS.

**5 SHEARWALL SCHEDULE**  
 3/4"=1'-0" 2105-DTL



**4 TYPICAL HDR SUPPORT**  
 3/4"=1'-0" 2105-DTL

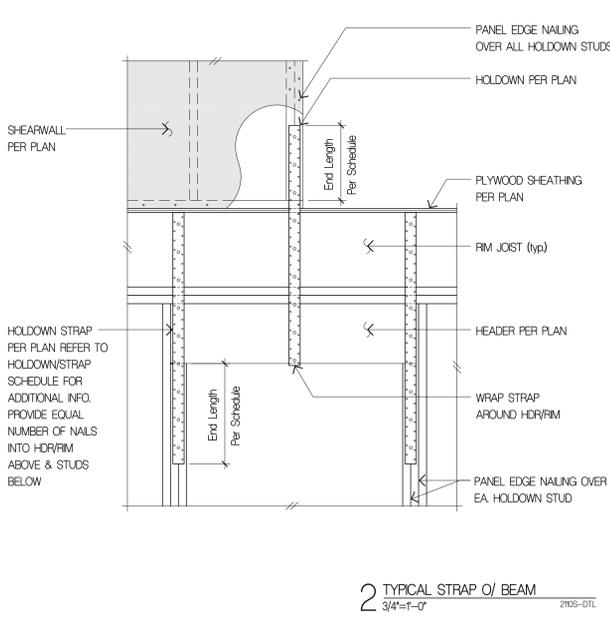


Holdown Schedule

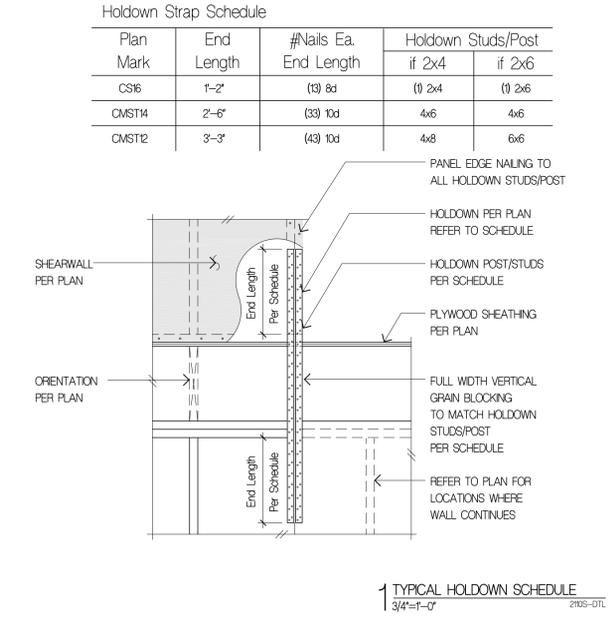
Plan Mark	Screws	Anchor Bolt	AB. Embed	Holdown Post ①	
				if 2x4	if 2x6
HDU2-SDS25	(6)SDS 1/4"x2 1/2"	5/8"	12"	(2) 2x4	(2) 2x6
HDU4-SDS25	(10)SDS 1/4"x2 1/2"	5/8"	16"	4x4	4x6
HDU5-SDS25	(14)SDS 1/4"x2 1/2"	5/8"	20"	4x6	4x6
HDU8-SDS25	(20)SDS 1/4"x2 1/2"	7/8"	24"	4x8	6x6
HDU11-SDS25	(30)SDS 1/4"x2 1/2"	1"	24"	4x10	6x6
HDU14-SDS25	(36)SDS 1/4"x2 1/2"	1"	24"	4x12	6x6

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

**3 TYPICAL HDU HOLDOWN**  
 3/4"=1'-0" 2105-DTL

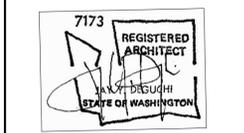


**2 TYPICAL STRAP O/ BEAM**  
 3/4"=1'-0" 2105-DTL



**1 TYPICAL HOLDOWN SCHEDULE**  
 3/4"=1'-0" 2105-DTL

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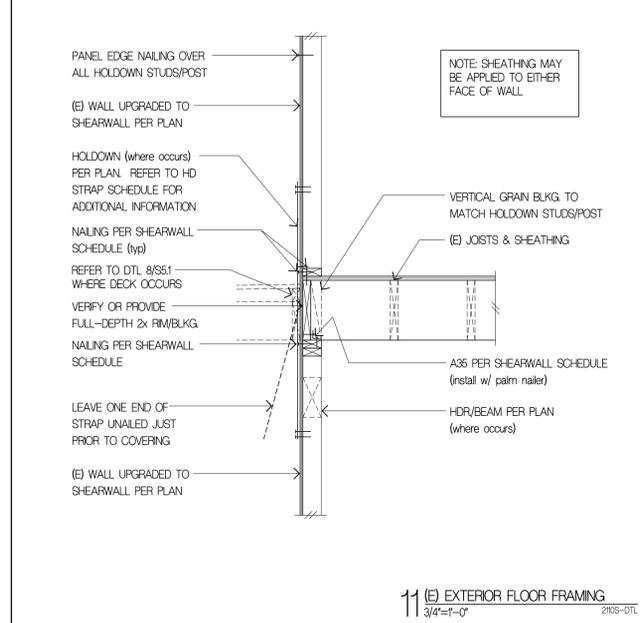


Drawing Title  
**STRUCTURAL DETAILS**

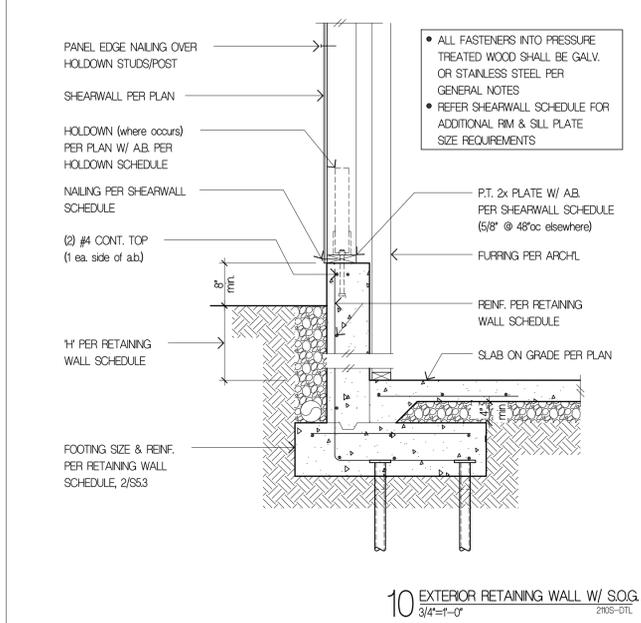
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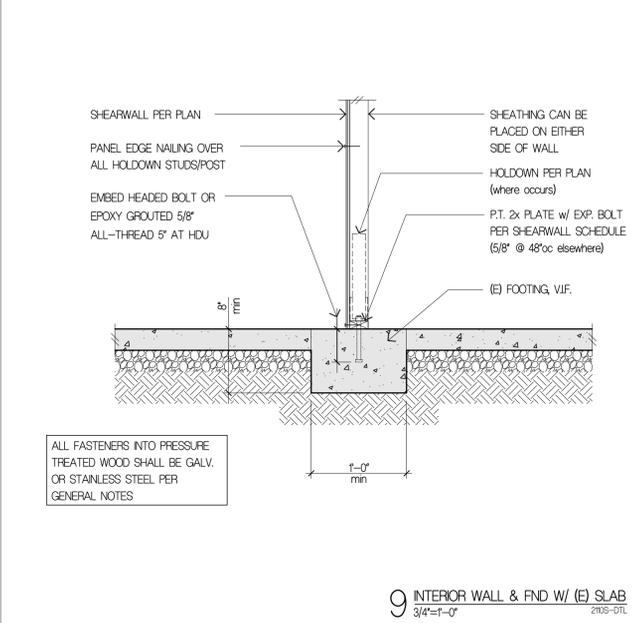
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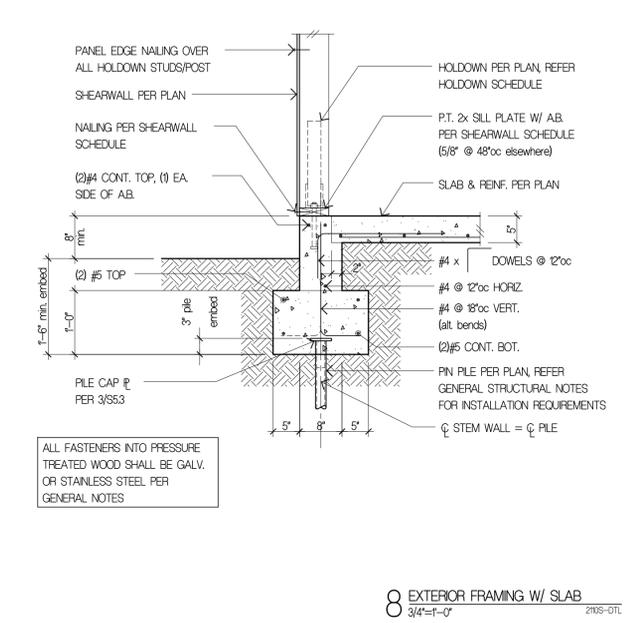
**11 (E) EXTERIOR FLOOR FRAMING**  
 3/4"-1'-0" 2105-DTL



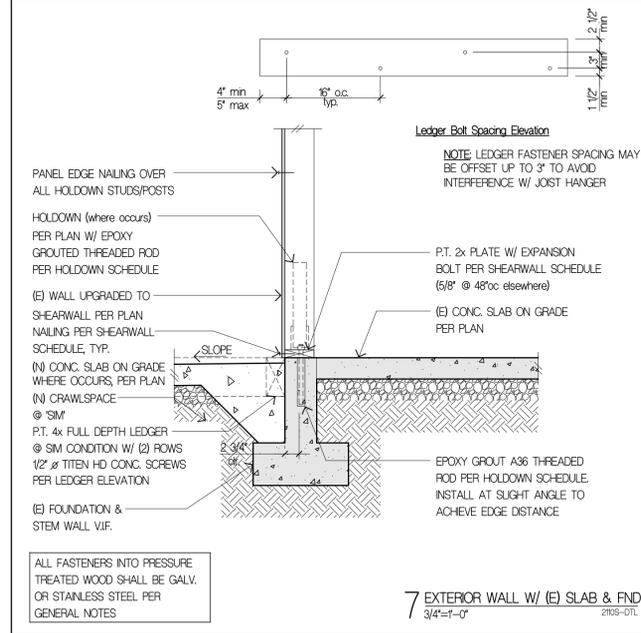
**10 EXTERIOR RETAINING WALL W/ SOG**  
 3/4"-1'-0" 2105-DTL



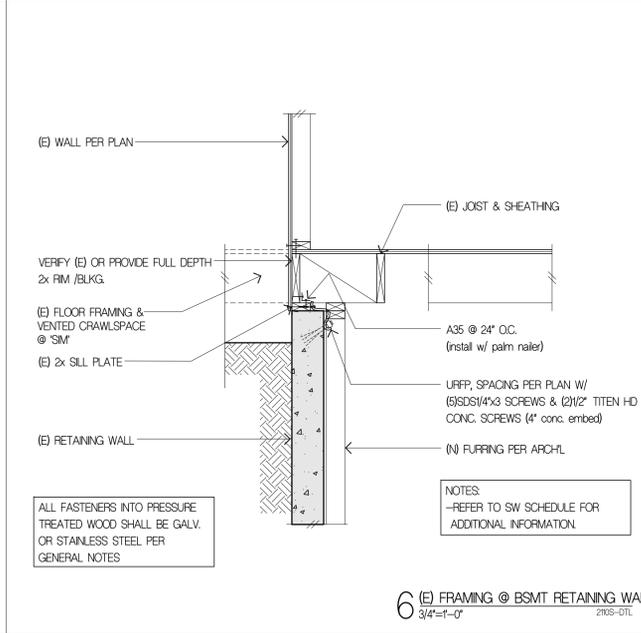
**9 INTERIOR WALL & FND W/ (E) SLAB**  
 3/4"-1'-0" 2105-DTL



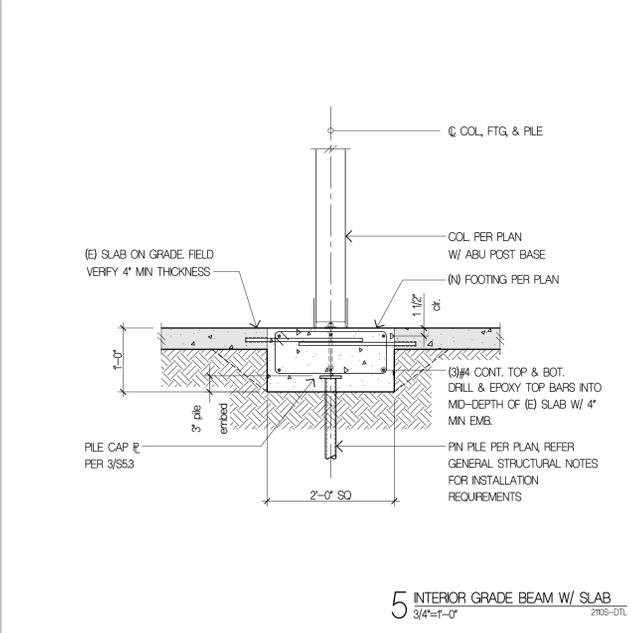
**8 EXTERIOR FRAMING W/ SLAB**  
 3/4"-1'-0" 2105-DTL



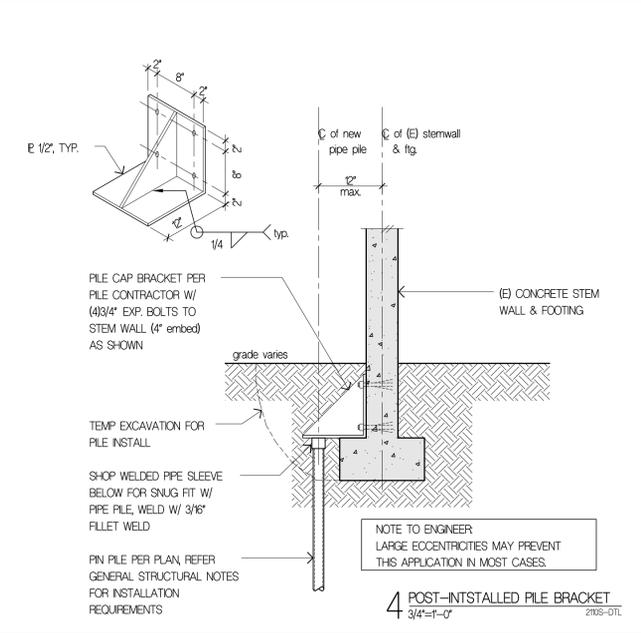
**7 EXTERIOR WALL W/ (E) SLAB & FND**  
 3/4"-1'-0" 2105-DTL



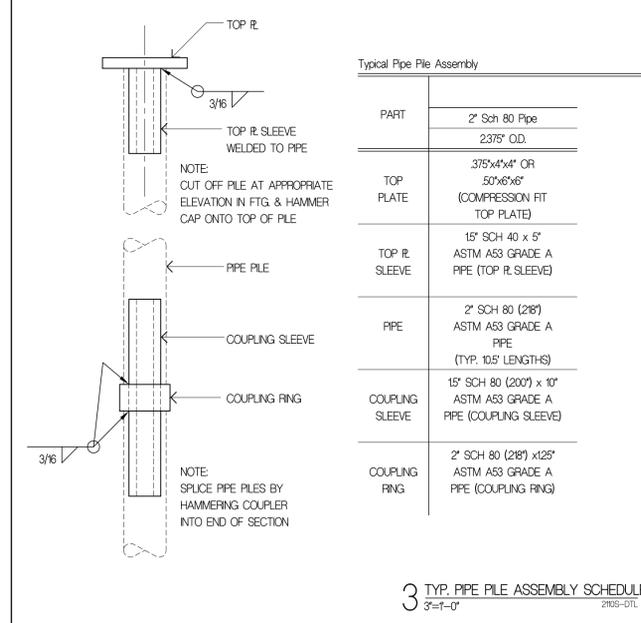
**6 (E) FRAMING @ BSMT RETAINING WALL**  
 3/4"-1'-0" 2105-DTL



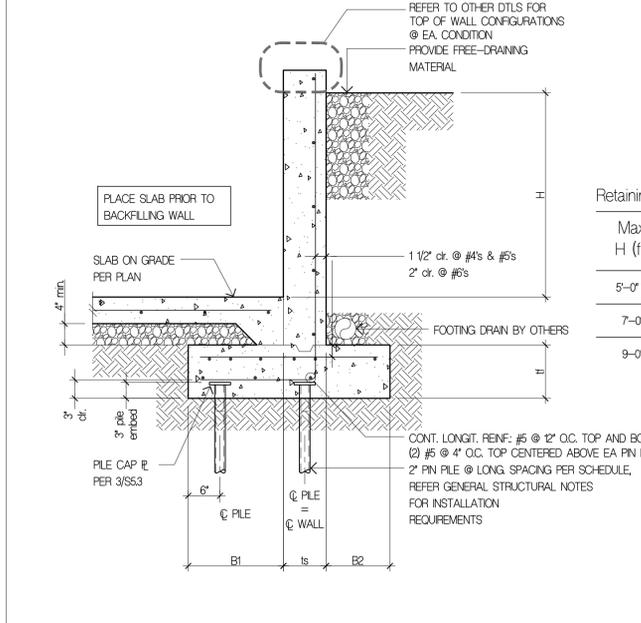
**5 INTERIOR GRADE BEAM W/ SLAB**  
 3/4"-1'-0" 2105-DTL



**4 POST-INSTALLED PILE BRACKET**  
 3/4"-1'-0" 2105-DTL



**3 TYP. PIPE PILE ASSEMBLY SCHEDULE**  
 3'-1'-0" 2105-DTL



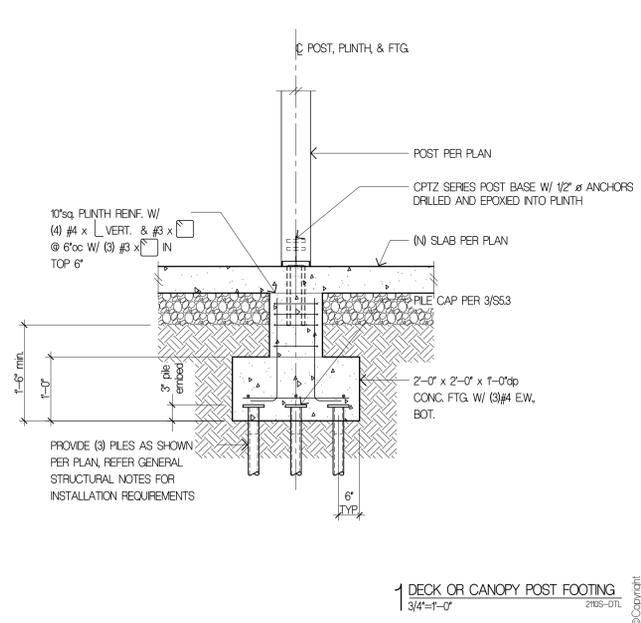
**2 RETAINING WALL SCHEDULE W/ SLAB**  
 3/4"-1'-0" 2105-DTL

Retaining Wall Schedule W/ Slab

Max H (ft)	B1	ts	B2	tf	Stem Reinforcing		Ftg Reinf. Top	Max Longit. Pile Spacing
					Vert.	Horz.		
5'-0" *	2'-0"	8"	8"	14"	#5 @ 12"oc	#4 @ 12"oc	#5 @ 12"oc	5'-6"oc
7'-0"	3'-0"	8"	8"	14"	#5 @ 12"oc	#4 @ 12"oc	#5 @ 12"oc	4'-0"oc
9'-0"	4'-0"	8"	8"	14"	#5 @ 12"oc	#4 @ 12"oc	#5 @ 12"oc	2'-10"oc

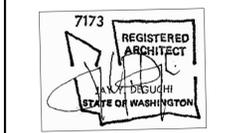
\* 5'-0" MAX HEIGHT WALL SHALL APPLY TO WALLS W/ H BETWEEN 3' AND 5'. REFER TO DETAIL 8/SS3 FOR FOOTING AND STEMWALL DIMENSIONS AND REINFORCING FOR WALLS W/ H < 3'

**2 RETAINING WALL SCHEDULE W/ SLAB**  
 3/4"-1'-0" 2105-DTL



**1 DECK OR CANOPY POST FOOTING**  
 3/4"-1'-0" 2105-DTL

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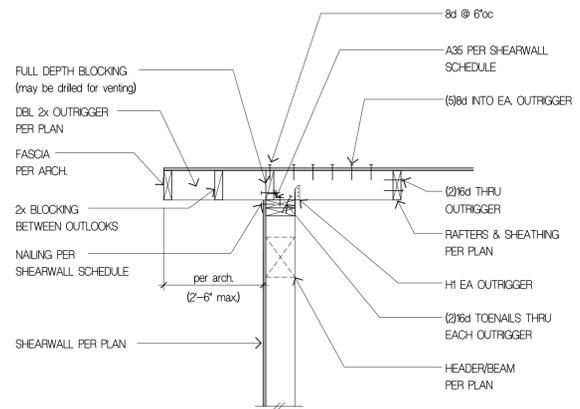


Drawing Title  
**STRUCTURAL DETAILS**

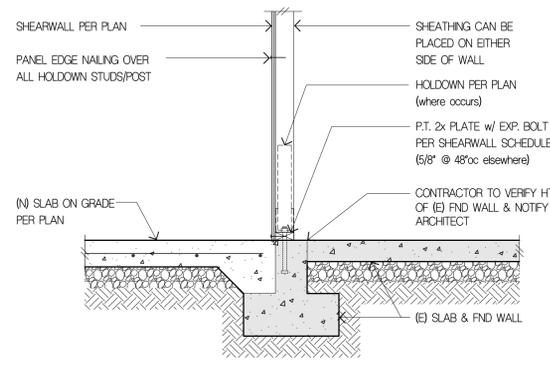
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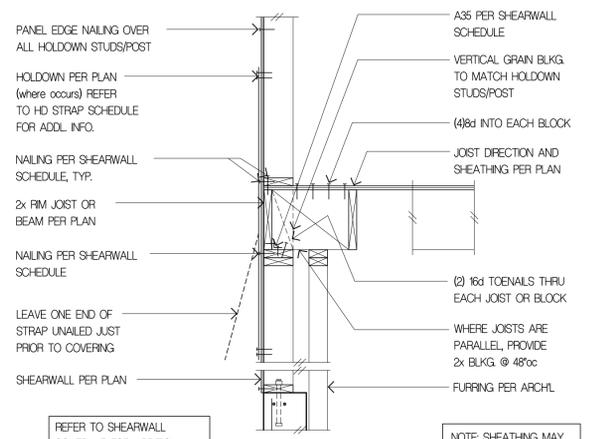
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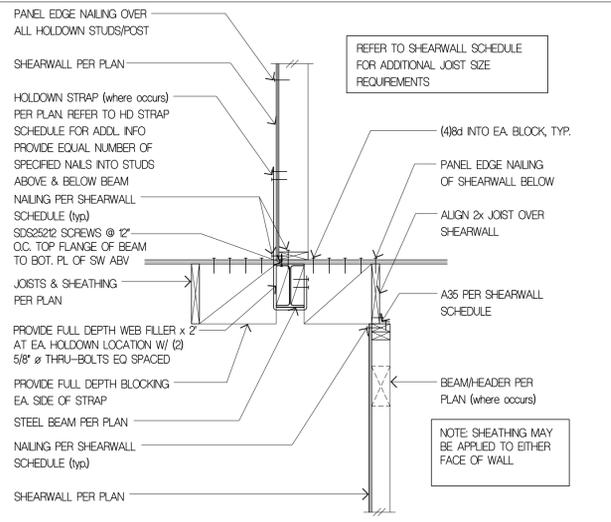
6 (N) OUTLOOK @ EXTERIOR WALL  
 3/4"=1'-0" 2105-DTL



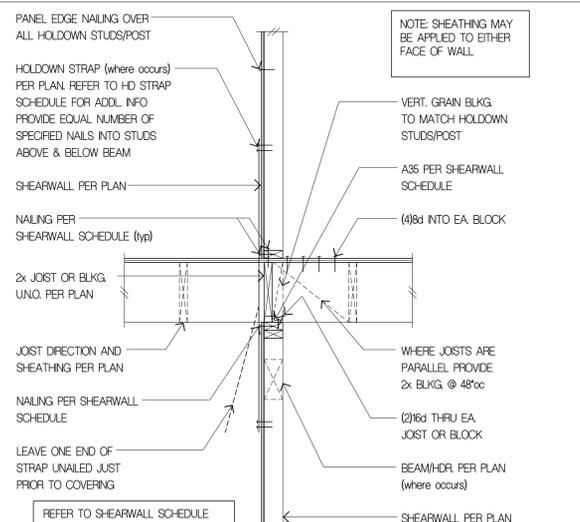
6 INTERIOR WALL & FND W/ (N) SLAB  
 3/4"=1'-0" 2105-DTL



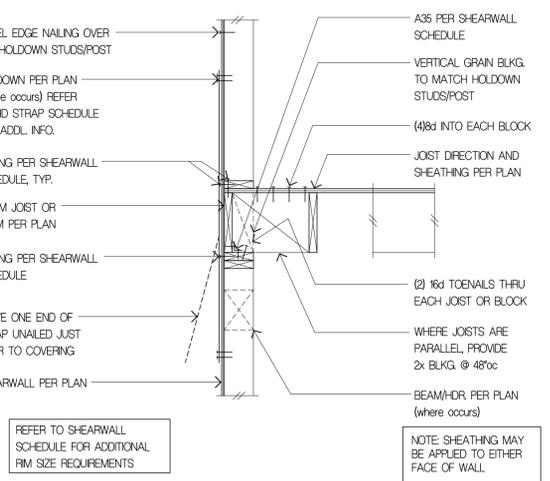
5 EXT. FLR FRAMING @ RETAINING WALL  
 3/4"=1'-0" 2105-DTL



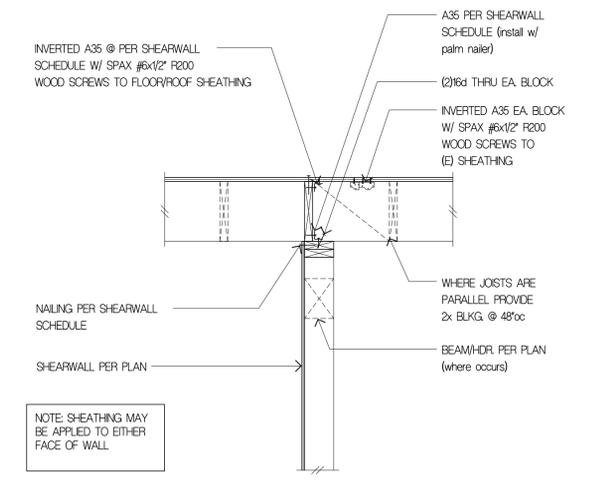
4 OFFSET INTERIOR SHEARWALL  
 3/4"=1'-0" 2105-DTL



3 INTERIOR SHEARWALL  
 3/4"=1'-0" 2105-DTL

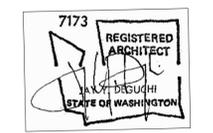


2 EXTERIOR FLOOR FRAMING  
 3/4"=1'-0" 2105-DTL



1 INTERIOR SW BELOW (E) FLOOR/ROOF  
 3/4"=1'-0" 2105-DTL

Project Title  
**JAFFE RESIDENCE**  
 8455 SE 83RD STREET  
 MERCER ISLAND, WA 98040



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**STRUCTURAL DETAILS**

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