ABBREVIATIONS

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

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

FIRE PROTECTION NOTES

⚠2 ⚠4 FIRE AREA SQUARE FOOTAGE CALCULATION
(EACH AREA IS CALCULATED TO THE INTERIOR FACE PER 2022 RESIDENTIAL FIRE AREA SQUARE FOOTAGE CALCULATION FORM

MAIN LEVEL INTERIOR	2,268 SF
BASEMENT INTERIOR	1,620 SF
ATTACHED GARAGE INTERIOR	542 SF
COVERED DECK INTERIOR	428 SF
TOTAL AREA	4,858 SF

1. PROVIDE NEW NFPA 13–R FIRE 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
2. IF REQ'D BY CITY OF MERCER ISLAND FIRE DEPT., PROVIDE A NFPA 72 CHAPTER 29 MONITORED FIRE ALARM.
2. 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
3. INSTALL APPROVED SMOKE ALARM & CO COMBINATION ALARM PER IRC 314. & R315

GENERAL NOTES

1. IF ERRORS, OMISSIONS OR CONFLICTS IN THESE DOCUMENTS ARE FOUND OR SUSPECTED, NOTIFY THE ARCHITECT IMMEDIATELY AT THE ADDRESS OR TELEPHONE NUMBER SHOWN.

2. CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE SITE AND NOTIFY ARCHITECT OF DISCREPANCIES AND CONFLICTS.

3. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, LOCATION, AND DISPOSITION OF EXISTING UTILITIES AND EASEMENTS.

4. FOR ACCURATE DIMENSIONS, DO NOT SCALE DRAWINGS.

5. INFORMATION, INCLUDING NOTES AND DIMENSIONS, ON REPETITIOUS DETAILS MAY BE INDICATED ONLY IN ONE LOCATION. AT OTHER LOCATIONS WHERE DETAILING OR CONSTRUCTION IS SIMILARLY IMPLIED, PROVIDE SAME CONSTRUCTION.

6. 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.

7. IN THE CASE OF CONFLICT OR AMBIGUITY, THE SPECIFICATIONS SHALL GOVERN AS TO MATERIALS, WORKMANSHIP, PERFORMANCE, AND INSTALLATION PROCEDURES, AND DRAWINGS SHALL GOVER AS TO LOCATION, ARRANGEMENT, SHAPE, AND DETAILS OF CONSTRUCTION; ALSO, THE BETTER QUALITY AND/OR GREATER QUANTITY SHALL GOVERN.

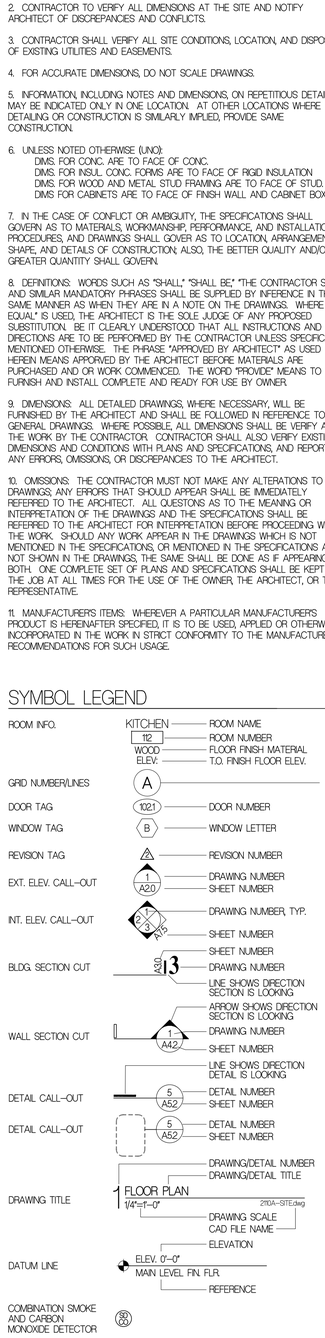
8. DEFINITIONS: WORDS SUCH AS "SHALL," "SHALL BE," "THE CONTRACTOR SHALL" AND SIMILAR MANDATORY PHRASES SHALL BE SUPPLIED BY INFERENCE IN THE SAME MANNER AS WHEN THEY ARE IN A NOTE ON THE DRAWINGS. WHERE "OR EQUAL" IS USED, THE ARCHITECT IS THE SOLE JUDGE OF ANY PROPOSED SUBSTITUTION. BE IT CLEARLY UNDERSTOOD 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.

9. 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.

10. OMISSIONS: THE CONTRACTOR MUST NOT MAKE ANY ALTERATIONS TO THE DRAWINGS; ANY ERRORS THAT SHOULD APPEAR SHALL BE IMMEDIATELY REFERRED TO THE ARCHITECT. ALL QUESTONS 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.

11. MANUFACTURERS ITEMS: WHEREVER A PARTICULAR MANUFACTURER'S PRODUCT IS HEREINAFTER SPECIFIED, IT IS TO BE USED, APPLIED OR OTHERWISE INCORPORATED IN THE WORK IN STRICT CONFORMITY TO THE MANUFACTURER'S RECOMMENDATIONS FOR SUCH USAGE.

SYMBOL LEGEND



ENERGY CODE NOTES

1. 2018 WASHINGTON STATE ENERGY CODE (WSEC)
COMPLIANCE METHOD: PRESCRIPTIVE (TABLE R402.1.1)
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 FT/R–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.

2. FENESTRATION:
ALL WINDOWS AND DOORS SHALL HAVE AN AREA WEIGHTED "U" VALUE RATING PER ENERGY CODE NOTES. REFER TO WINDOW & DOOR SCHEDULES ON SHEET A3.4 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

3. 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, CAULKED, GASKETED, OR WEATHER–STRIPPED TO LIMIT AIR LEAKAGE PER TABLE R402.4.1.1.

5. ENERGY CREDITS PER TABLE 406.2

⚠1 – SMALL DWELLING UNIT	3.0 CREDITS MIN. REQ'D
– HEATING OPTION 2, HEAT PUMP	1.0 CREDIT
– ENERGY OPTION 3.2, HIGH EFFICENCY HVAC	1.0 CREDIT
– ENERGY OPTION 5.4, EFFICIENT WATER HEATING	1.5 CREDIT
TOTAL	3.5 CREDITS PROVIDED

6. LIGHT FIXTURE LAMPS: A MINIMUM OF 75% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS.

7. RECESSED LIGHT FIXTURES: RECESSED CAN LIGHTS INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE TYPE IC RATED AND SEALED.

8. 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

1. 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.

2. ⚠1 THE NEW/ADDED SPACES OF THE ADDITION WILL BE HEATED AND COOLED BY A NEW DUCTED ELECTRIC HEAT–PUMP SYSTEM MEETING FEDERAL STANDARDS FOR THE EQUIPMENT LISTED IN TABLE C403.3.2(6)C OR C403.3.2(2), AND MEETING MIN. HSPF OF 9.5 TO ACHIEVE 1.0 CREDIT FOR SYSTEM OPTION 2 AND 1.0 CREDIT FOR ENERGY OPTION 3.2. THE INDOOR FAN UNIT WILL BE LOCATED IN THE ATTIC SPACE EITHER IN THE GARAGE OR ABOVE THE NEW MUDROOM ADJACENT TO THE GARAGE. THE NEW OUTDOOR CONDENSING UNIT WILL BE LOCATED UNDER EXTENDED DECK AT NORTH END OF HOUSE.

3. ⚠1 THE DOMESTIC HOT–WATER HEATING SYSTEM SHALL INCLUDE AN ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER 1 OF NEEA'S ADVANCED WATER HEATER SPECIFICATION TO ACHIEVE 1.5 POINTS FOR ENERGY OPTION 5.4.

WATER SERVICE NOTES

⚠1 ⚠2 THE CITY COMMENTED THAT THE EXISTING 3/4" WATER METER NEEDS TO BE UPGRADED TO A NEW 1.5" METER + 2" SERVICE PIPE FROM METER TO HOUSE. THIS IS REQUIRED BY THE FIRE DEPT FOR A NEW FIRE–SPRINKLER SYSTEM. CONTRACTOR TO VERIFY THE SERVICE ADDRESS OF THE EXISTING WATER METER PRIOR TO ABANDONING THE EXISTING WATER METER AND SERVICE LINE. REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.

EARTHWORK NOTES

1. REFER TO GEOTECHNICAL REPORTS PROVIDED FOR SOIL CONDITIONS AND RECOMMENDATIONS FOR EARTHWORK.
2. 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

GENERAL STORMWATER SYSTEM CONFIGURATION:
⚠1 1. THE EXISTING ROOF DOWNSPOUTS OF THE HOUSE & GARAGE MAINTAIN THEIR EXISTING CONFIGURATION OF BEING COLLECTED IN A TIGHTLINE SYSTEM THAT DISCHARGES INTO AN EXISTING DRYWELL IN WEST YARD.
2. THE ADDITION AREA ROOF DOWNSPOUTS ON THE NORTH END OF THE HOUSE WILL BE COLLECTED IN A TIGHTLINE SYSTEM THAT DISCHARGES INTO A NEWLY PROPOSED DISPERSION TRENCH PER CIVIL DRAWINGS NEAR THE WEST EDGE OF THE PROPERTY. REFER TO CIVIL DRAWINGS FOR CONSTRUCTION DETAILS AND REQUIREMENTS.

REFER TO THE CIVIL DRAWINGS PROVIDED FOR MORE DETAILED INFORMATION

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.

ZONING INFORMATION

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

CONDITIONED AREA SUMMARY:

EXISTING MAIN LEVEL	1,921 SF
EXISTING BASEMENT	1,804 SF
TOTAL EXISTING CONDITIONED AREA	3,725 SF
EXISTING UNCONDITIONED GARAGE	587 SF
ADDED MAIN LEVEL	456 SF
ADDED BASEMENT	0 SF
TOTAL ADDED CONDITIONED AREA	456 SF ⚠1
PROPOSED MAIN LEVEL	2,377 SF
PROPOSED BASEMENT (EXISTING UNCHANGED)	1,804 SF
TOTAL PROPOSED CONDITIONED AREA	4,181 SF
PROPOSED UNCONDITIONED ATTACHED GARAGE (EXISTING UNCHANGED)	587 SF

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)
PARKING REQUIREMENTS:	EXISTING 2–CAR GARAGE PARKING TO REMAIN (NO CHANGES). ACCEPTABLE PER MICC 19.02.020.G. – 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)
TREE REQUIREMENTS:	30% OF EXISTING TREES REQUIRED TO BE RETAINED; REPLACEMENT TREES ARE REQUIRED FOR REMOVED TREES, DEPENDENT ON SIZE PER MICC 19.10.070.

PROPOSED REMOVAL:	# REQ'D TO REPLACE
⚠1 #348	2
#349 – NON–REGULATED TREE	0
#350 – NON–REGULATED TREE	0
#354	1
#356	1
#357	1
#360	2
#361	2
#362	2
#363	2
#364	2
#365	2
TOTAL TREE REPLACEMENT	17

PROPOSED NEW/REPLACED TREES: 17

AT LEAST 50% OF REPLACED TREES TO BE PACIFIC NORTHWEST NATIVE TREES. REFER TO TREE PLANTING PLAN, 5/TS–4.

TREE SIZE TO MEET REQUIREMENTS NOTED IN MICC 19.10.070 B.3,
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.

⚠1 FOR EXCAVATION WITHIN DRIP LINE OF EXISTING EXCEPTIONAL TREES FOR NEW POST FOOTINGS, REF. TO PROJECT ARBORIST'S EXPLORATORY EXCAVATION REPORT ON TS–5.

⚠1 PROVIDE FOLLOWING TREE WATERING PLAN INSTRUCTED BY THE PROJECT ARBORIST:
1. ABOVE GROUND SOAKER HOSES TO BE INSTALLED AROUND EACH REPLACEMENT TREE. SMALLER DIAMETER TREES TO HAVE HOSE LOOPED AROUND THEM ONCE AND LARGER DIAMETER TREES TO HAVE HOSE LOOPED AROUND TWICE. IF USING HOSES WITH EMITTERS THEN MULTIPLE EMITTERS ARE REQUIRED FOR LARGER TREES.
2. WATERING TIMES WILL DEPEND ON SOAKER HOSE SYSTEM BUT DEEPER, LESS FREQUENT WATERINGS IS IDEAL (POSSIBLY A COUPLE OF HOURS ONCE OR TWICE A WEEK). CHECK SOIL PERIODICALLY TO DETERMINE HOW DEEPLY THE WATER IS SOAKING IN. TREES THAT ARE PLANTED NEAR OTHER LARGE, ESTABLISHED TREES WILL LIKELY NEED MORE WATER.
3. WATERING TO BE APPLIED FOR AT LEAST TWO FULL SEASONS (APRIL – OCTOBER OR LONGER IF LITTLE RAINFALL).
4. 2"–3" MULCH TO BE APPLIED OVER SOAKER HOSES TO AID WATER RETENTION. CARE SHOULD BE TAKEN TO KEEP SOAKER HOSE AND MULCH AWAY FROM THE TRUNKS.

PROJECT INFORMATION

ASSESSORS PARCEL: 362570–0150

QUARTER–SECTION–TOWNSHIP–RANGE: NE–36–24–4

LEGAL DESCRIPTION: ISLAND POINT #3 TGW, 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

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SEPARATE PERMIT

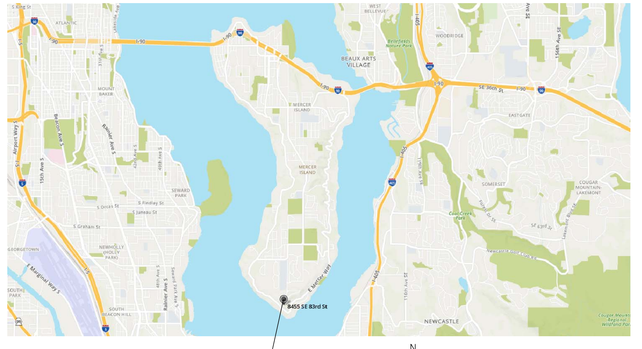
FOLLOWING PERMITS TO BE SUBMITTED UNDER SEPARATE PERMITS.
MECHANICAL SYSTEM
ELECTRICAL SYSTEM
PLUMBING SYSTEM

CITY REQUIREMENTS

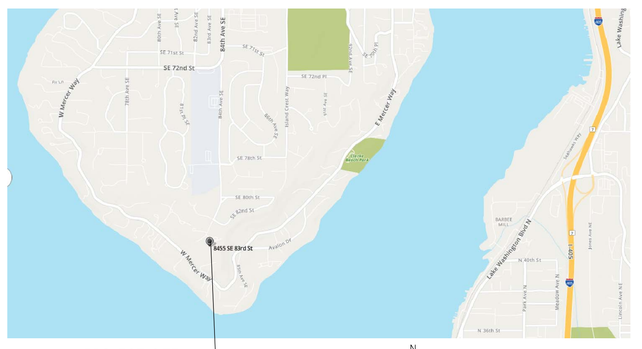
1. A PUBLIC NOTICE SIGN MUST BE POSTED PER CITY'S INSTRUCTION.

2. CONTRACTOR TO SUBMIT FOR A WAIVER TO THE SEASONAL DEVELOPMENT LIMITATION FOR WORK DURING OCT. 1 THRU APRIL 1 PER CITY'S INSTRUCTION.

3. OWNER TO SIGN THE HOLD HARMLESS AGREEMENT PER CITY'S INSTRUCTION.



PROJECT SITE
(SEE ENLARGED MAP BELOW)



PROJECT SITE

DRAWING LIST

TS–1	PROJECT INFORMATION	
TS–2	SITE PLAN	
TS–3	SITE DIAGRAMS	
TS–4	SITE DIAGRAMS	
⚠1 TS–5	UPDATED ARBORIST REPORT	
⚠2 TS–6	UPDATED ARBORIST REPORT (CONT.)	
–	SURVEY	
C0.0	COVER SHEET	
C0.1	NOTES	
C1.0	TESC PLAN	
C1.1	TESC DETAILS	
C2.0	DRAINAGE PLAN	
C2.1	DRAINAGE DETAILS	
A1.0a	BASEMENT DEMO PLAN	
A1.0b	MAIN LEVEL DEMO PLAN	
A1.1	BASEMENT FLOOR PLAN	
A1.2	MAIN LEVEL FLOOR PLAN	
A1.3	ROOF PLAN	
A2.1	BUILDING ELEVATIONS	
A2.2	BUILDING ELEVATIONS	
A3.1	BUILDING SECTIONS	
A3.2	BUILDING SECTIONS	
A3.3	BUILDING SECTIONS	
A3.4	BUILDING SECTION & WINDOW/DOOR SCHEDULE	
A4.1	WALL SECTIONS	
S1.0	GENERAL STRUCTURAL NOTES	
S1.1	FOUNDATION PLAN	
S1.2	MAIN LEVEL FRAMING PLAN	
S1.3	ROOF FRAMING PLAN	
S5.1	STRUCTURAL DETAILS	
S5.2	STRUCTURAL DETAILS	
S5.3	STRUCTURAL DETAILS	
S5.4	STRUCTURAL DETAILS	

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Project Title
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7173 REGISTERED ARCHITECT JAY M. DEGUCHI STATE OF WASHINGTON

Drawing Title
PROJECT INFORMATION

Date
08.08.2022

Job No.
2110

ISSUE	DATE
⚠1 PERMIT CORRECTIONS #1	03/31/2023
⚠2 PERMIT CORRECTIONS #2	05/31/2023

PERMIT CORRECTIONS
Sheet No.

TS–1

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Suyama Peterson Deguchi
8601 8th Avenue South Seattle, Washington 98108
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PROPOSED TREES TYP. – REF. TO 5/TS–4 ⚠

(E) EDGE OF PAVEMENT TO REMAIN

PROVIDE NEW 1.5" WATER SERVICE & METER AS RECD BY CODE ⚠⚠

(E) TREE #365 – 15" RHODODENDRON TO BE REMOVED ⚠

(E) UNDERGROUND ELECTRICAL LINE TO REMAIN

ASSUMED/ESTIMATED LOCATION OF WATER SHUTOFF INTO HOUSE ⚠

VARIABLE SIDE YARD; DETERMINED BY ROOF ELEVATIONS; PERPENDICULAR TO ADJ PL

8'–5 1/4" SIDE YARD SETBACK SEE ARTS–2 FOR CALCS ⚠⚠

PROPERTY LINE 20.00' N 30°11'22" E

FRONT YARD DEMOLITION AND CONSTRUCTION: REFER TO MAIN FLOOR PLANS A10b & A12

PROPOSED TREES TYP. – REF. TO 5/TS–4 ⚠

(E) WATER LINE TO REMAIN

(E) EDGE OF PAVEMENT TO REMAIN

(E) TREE #340 – 9" JAPANESE MAPLE TO REMAIN

PROPERTY LINE L=20.00' R=15.91' Δ=45°34'23"

PROPERTY LINE L=52.66' R=30.00' Δ=100°34'37"

PROPERTY LINE R=80.00' L=27.87' Δ=19°57'38"

PROPERTY LINE 25.00' S04°48'41" E

(E) PAVED DRIVEWAY TO REMAIN WHERE TRENCH IS NEEDED FOR NEW STORMWATER ROUTING; PATCH PAVING TO MATCH EXISTING

(E) 28'–10"

(E) 28'–9" VIF

(E) 21'–5" VIF

(E) 24'–0" VIF

(E) PAVERS TO REMAIN

(E) ROOF LINE, TYP.

(E) PAVED WALKWAY TO REMAIN

NEW PLANTINGS ⚠

NEW OUTDOOR AC UNIT

(E) ROOF OVERHANG

(E) FENCE TO REMAIN/ BE REPAIRED

NEW PAVED PATIO & WALKWAY

(E) NON-CONFORMING PROJECTION INTO FRONT YARD

(E) NON-CONFORMING PROJECTION IN SIDE YARD

(E) NON-CONFORMING PROJECTION IN REAR YARD

20'–0" FRONT YARD SETBACK

SETBACK

PROPERTY LINE N51°33'06" E 41.4'

(E) SITE STAIR TO REMAIN ⚠

EXISTING NEIGHBOR'S HOUSE

(E) UNDERGROUND GAS LINE TO REMAIN

(E) TREE #364 – 29" WESTERN RED CEDAR TO BE REMOVED

(E) TREE #363 – 25" WESTERN RED CEDAR TO BE REMOVED

(E) TREE #362 – 17" WESTERN RED CEDAR TO BE REMOVED

(E) TREE #361 – 15" WESTERN RED CEDAR TO BE REMOVED

(E) TREE #360 – 17" WESTERN RED CEDAR TO BE REMOVED

(E) TREE #359 – 17" WESTERN RED CEDAR TO REMAIN ⚠

(E) TREE #358 – 26" WESTERN RED CEDAR TO REMAIN

(E) GARAGE

MAIN LEVEL FFE: 283.25

(E) 2–STORY SINGLE–FAMILY HOUSE

(E) POP–OUT AREA TO BE REMOVED, AND NEW POP–OUT TO BE ADDED – REF. TO MAIN FLOOR PLAN A12

EDGE OF (E) DECK SHOWN DASHED

(E) TREE #350 – 8" RHODODENDRON TO BE REMOVED

20'–0" DRIPLINE FIELD–MEASURED BY ARBORIST ⚠

AREA OF NEW DECK ADDITION – REF. TO MAIN FLOOR PLAN A12

6'–3 1/8" MIN SIDE YARD IF ROOF IS BELOW 15' (MAX ALLOWED OR 16' (USED)

7'–6" MIN SIDE YARD IF ABOVE

23'–0" DRIPLINE FIELD–MEASURED BY ARBORIST ⚠

18'–0" DRIPLINE FIELD–MEASURED BY ARBORIST ⚠

22'–4" DRIPLINE FIELD–MEASURED BY ARBORIST ⚠

(E) SANITARY SEWER LINE TO REMAIN

(E) EXCEPTIONAL TREE #347 – 43" DOUGLAS FIR TO REMAIN

FOR EXCAVATION WITHIN DRIP LINE OF EXISTING EXCEPTIONAL TREES FOR NEW POST FOOTINGS, REF. TO PROJECT ARBORISTS' EXPLORATORY EXCAVATION REPORT ON TS–5 ⚠

EXISTING NEIGHBOR'S HOUSE

APPROX. LOCATION OF POTENTIAL LANDSLIDE GEOHAZARD AREAS (SOUTHWEST SIDE OF THIS LINE)

PROPERTY LINE 154.19' S47°07'56" W

SETBACK

(E) SIDE SEWER CLEAN OUT–VIF

(E) SIDE SEWER VIF

(N) STORMWATER DISPERSION TRENCH – REF. TO CIVIL DRAWINGS ⚠⚠

APPRX. LOCATION OF (E) DRYWELL

(E) TREE #348 – 18" WESTERN HEMLOCK TO BE REMOVED

(E) TREE #349 – 6" RHODODENDRON TO BE REMOVED

(E) EXCEPTIONAL TREE #351 – 38" DOUGLAS FIR TO REMAIN

AREA OF NEW ADDITION – REF. TO MAIN FLOOR PLAN A12

(E) TREE NO TAG – 8" CEDAR TO REMAIN

(E) DECK TO BE REMOVED

(E) CONC. PADS TO BE REMOVED

3'–0"

PROJECTIONS INTO YARDS, OTHER THAN INT. LOT LINE YARDS, CAN BE NO MORE THAN 3'

(E) NON-CONFORMING PROJECTION IN REAR YARD

(E) DECK TO BE REPAIRED/REFRAMED

(E) DECK

(E) RAILROAD–TIE RETAINING WALL TO REMAIN ⚠

PROPERTY LINE 100.00' S13°23'16" E

8'–0" SIDE SEWER EASEMENT

6'–0" WATER SERVICE EASEMENT

PROPOSED TREES TYP. – REF. TO 5/TS–4 ⚠

EXISTING NEIGHBORS HOUSE

(E) TREE #356 – 16" WESTERN HEMLOCK TO BE REMOVED ⚠

(E) TREE #357 – 22" DOUGLAS FIR TO BE REMOVED

(E) EXCEPTIONAL TREE #355 – 38" DOUGLAS FIR TO REMAIN

(E) TREE #354 – 10" CHERRY TO BE REMOVED

(E) EXCEPTIONAL TREE #352 – 35" DOUGLAS FIR TO REMAIN

(E) EXCEPTIONAL TREE #353 – 32" DOUGLAS FIR TO REMAIN

(E) MANHOLE

10'–0" SANITARY SEWER EASEMENT – NO PLANTING WITHIN UTILITY EASEMENT; TYP. NO PLANTING WITHIN 8'–0" FROM SEWER MAIN ⚠

REAR YARD SETBACK 25'–0"

SITE PLAN LEGEND:

- EXISTING HOUSE TO REMAIN
- ADDITION AREA
- REPAIRED DECK
- EXISTING & NEW PAVING
- NEW DECK AREA

NOTE: REFER TO PLAN C10 FOR TREE PROTECTION FENCING INFORMATION, AND DIAGRAM 5/TS–4 FOR TREE PLANTING PLAN. ⚠⚠

N

1 SITE PLAN
1/8"=1'–0"
2110A–SITE.dwg

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

7173 REGISTERED ARCHITECT M.M.T. DEGUCHI STATE OF WASHINGTON

Drawing Title
SITE PLAN

Date
08.08.2022

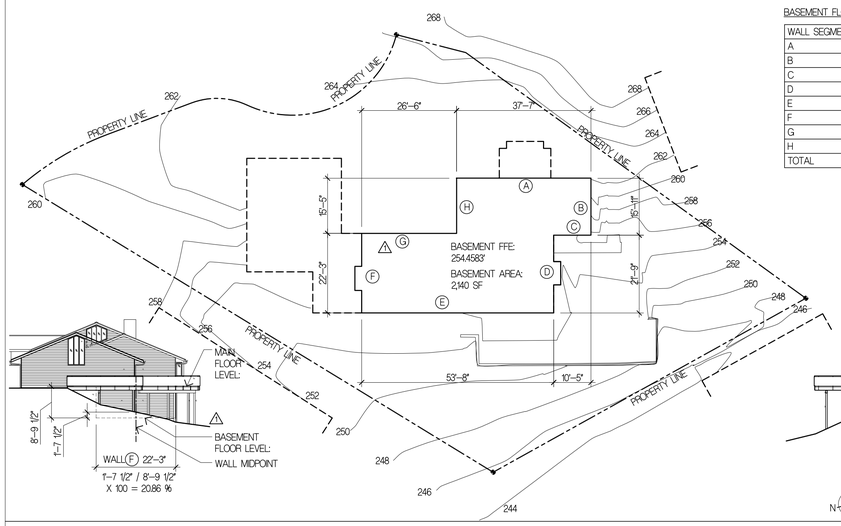
Job No.
2110

ISSUE	DATE
⚠ PERMIT CORRECTIONS #1	03/31/2023
⚠ PERMIT CORRECTIONS #2	05/31/2023

PERMIT CORRECTIONS

Sheet No.

TS-2

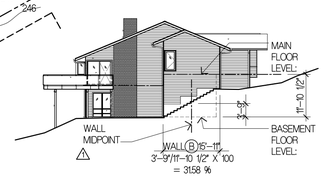


BASEMENT FLOOR AREA CALCULATIONS

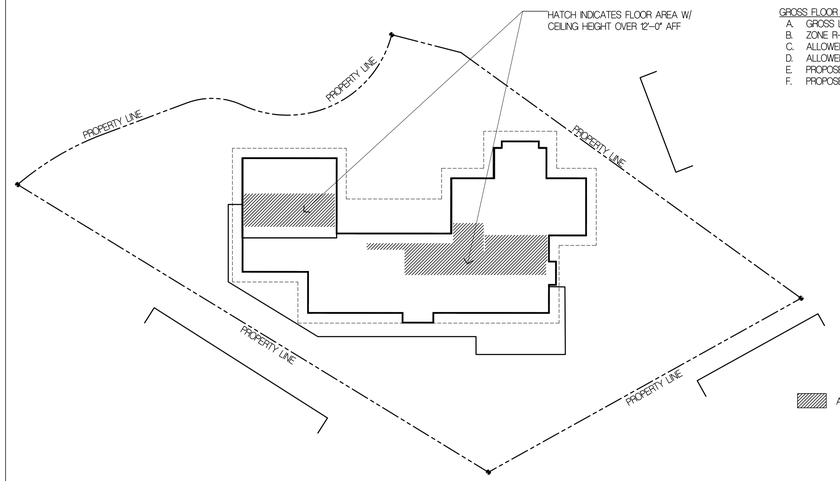
WALL SEGMENT	LENGTH X	COVERAGE =	RESULT
A	37'-7"	100 %	37.7 %
B	15'-11"	31.6 %	5.0 %
C	10'-5"	0 %	0 %
D	21'-9"	0 %	0 %
E	53'-8"	0 %	0 %
F	22'-3"	20.86 %	4.64 %
G	26'-6"	100 %	26.6 %
H	15'-5"	100 %	15.5 %
TOTAL	183'-0"		89.44 %

89.44 % / 183'-0" = 48.87 %
1,804 SF X 48.87 % = 8816 SF ⚠

8816 SF = ALLOWED TO BE EXCLUDED FROM GFA



6 BASEMENT EXCLUSION CALCULATIONS
1" = 20'-0"
2110A-SITE DIAGRAMS.dwg

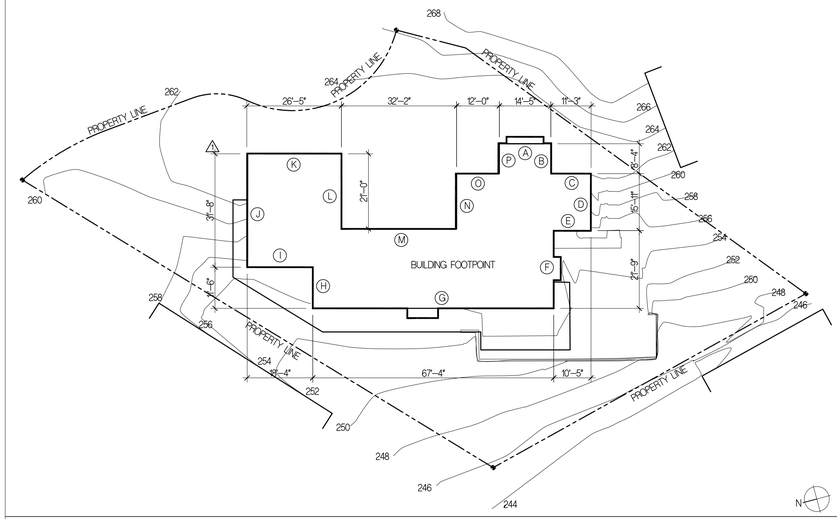


GROSS FLOOR AREA CALCULATIONS

A.	GROSS LOT AREA	13,175 SF
B.	ZONE R-15	R-15
C.	ALLOWED GROSS FLOOR AREA IN SF	5,270 SF
D.	ALLOWED GROSS FLOOR AREA IN %	40 %
E.	PROPOSED GROSS FLOOR AREA IN SF	3,686 SF
F.	PROPOSED GROSS FLOOR AREA IN %	28.0 %

28.0 % < 40 % = COMPLIES ⚠

5 GROSS FLOOR AREA CALCULATIONS
1" = 20'-0"
2110A-SITE DIAGRAMS.dwg



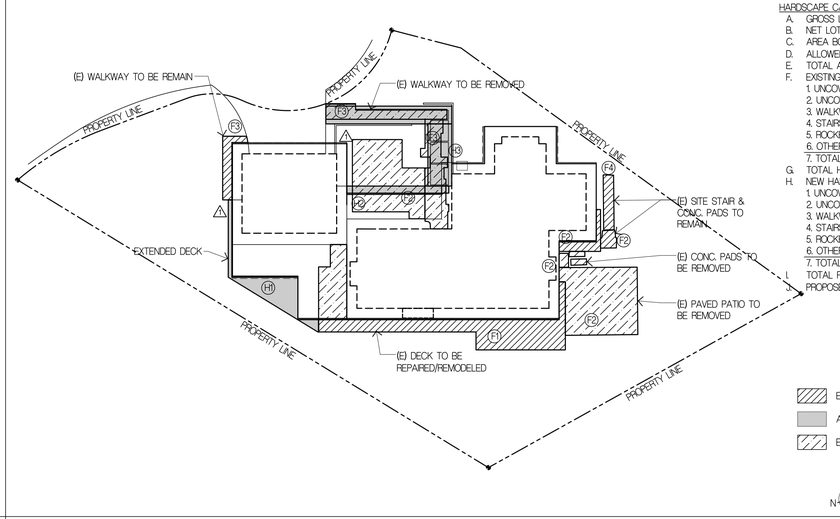
AVERAGE BUILDING ELEVATION CALCULATIONS

WALL SEGMENT	MID-POINT ELEV. (ME)	LENGTH (SL)	ME X SL
A	262.9'	14'-5"	3,790
B	262.8'	8'-4"	2,189
C	262.3'	11'-3"	2,951
D	259'	15'-11"	4,118
E	254.3'	10'-5"	2,645
F	254.2'	21'-9"	5,529
G	253.5'	67'-4"	17,068
H	255'	11'-6"	2,933
I	255.5'	18'-4"	4,663
J	261'	31'-8"	8,266
K	262.5'	26'-5"	6,935
L	262.4'	26'-6"	6,951
M	262.5'	32'-2"	8,439
N	262.5'	15'-6"	4,069
O	262.8'	12'-0"	3,154
P	262.7'	8'-4"	2,188
TOTAL	5,194.4'	326'-2"	84,448

84,448' / 326'-2" = 258'-10" AVERAGE BUILDING ELEVATION (ABE) ⚠

REFER TO BUILDING ELEVATIONS ON SHEETS A2.1, A2.2 AND A2.3 FOR THE BUILDING HEIGHT ABOVE ABE.

4 AVERAGE BUILDING ELEVATION CALCULATION
1" = 20'-0"
2110A-SITE DIAGRAMS.dwg



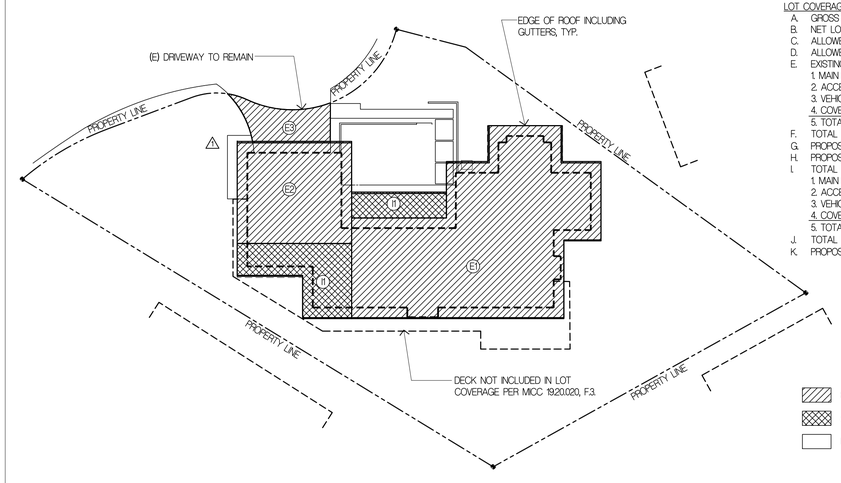
HARDSCAPE CALCULATIONS

A.	GROSS LOT AREA	13,175 SF
B.	NET LOT AREA	13,175 SF
C.	AREA BORROWED FROM LOT COVERAGE	186.25 SF
D.	ALLOWED HARDSCAPE AREA (9 % OF LOT)	1,186 SF
E.	TOTAL ALLOWED HARDSCAPE AREA	1,372.25 SF / 10.4 %
F.	EXISTING HARDSCAPE	
	1. UNCOVERED DECK	557 SF
	2. UNCOVERED PATIO	693 SF
	3. WALKWAYS	326 SF
	4. STAIRS	45 SF
	5. ROCKERIES AND RETAINING WALLS	0 SF
	6. OTHER	0 SF
	7. TOTAL EXISTING HARDSCAPE AREA (TOTAL OF 1-6)	1,621 SF
G.	TOTAL HARDSCAPE AREA REMOVED	1,100 SF
H.	NEW HARDSCAPE	
	1. UNCOVERED DECK	148 SF
	2. UNCOVERED PATIO	56 SF
	3. WALKWAYS	288 SF
	4. STAIRS	0 SF
	5. ROCKERIES AND RETAINING WALLS	0 SF
	6. OTHER	0 SF
	7. TOTAL PROPOSED HARDSCAPE AREA (TOTAL OF 1-6)	492 SF
I.	TOTAL PROJECT HARDSCAPE AREA = (F.7-G) + H.7	1,013 SF
J.	PROPOSED HARDSCAPE AREA = (I/B) X 100	7.7 %

7.7 % < 10.4 % = COMPLIES ⚠

EXISTING HARDSCAPE AREA TO REMAIN
ADDED HARDSCAPE AREA
EXISTING HARDSCAPE AREA TO BE REMOVED

3 HARDSCAPE CALCULATIONS
1" = 20'-0"
2110A-SITE DIAGRAMS.dwg



LOT COVERAGE CALCULATIONS

A.	GROSS LOT AREA	13,175 SF
B.	NET LOT AREA	13,175 SF
C.	ALLOWED LOT COVERAGE AREA	4611.25 SF
D.	ALLOWED LOT COVERAGE	35 %
E.	EXISTING LOT COVERAGE	
	1. MAIN STRUCTURE ROOF AREA	2,625 SF
	2. ACCESSORY BUILDING ROOF AREA	917 SF
	3. VEHICULAR USE	235 SF
	4. COVERED PATIOS & COVERED DECKS	0 SF
	5. TOTAL EXISTING LOT COVERAGE AREA (TOTAL OF 1-4)	3,777 SF
F.	TOTAL LOT COVERAGE AREA REMOVED	0 SF
G.	PROPOSED ADJUSTMENT FOR SINGLE STORY (AREA)	0 SF
H.	PROPOSED ADJUSTMENT FOR FLAG LOT	0 SF
I.	TOTAL NEW LOT COVERAGE AREA	
	1. MAIN STRUCTURE ROOF AREA	648 SF
	2. ACCESSORY STRUCTURE ROOF AREA	0 SF ⚠
	3. VEHICULAR USE	0 SF
	4. COVERED PATIOS & COVERED DECKS	0 SF
	5. TOTAL NEW LOT COVERAGE (TOTAL OF 1)	648 SF
J.	TOTAL PROJECT LOT COVERAGE AREA = (E.5-F) + I.5	4,425 SF
K.	PROPOSED LOT COVERAGE AREA = (J/B) X 100	33.6 % ⚠

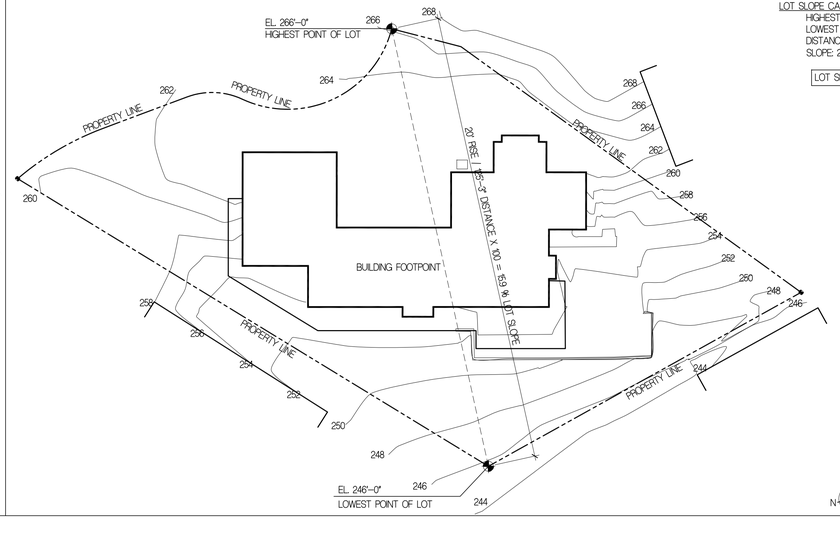
33.6 % < 35% = COMPLIES

LANDSCAPING AREA CALCULATIONS
LANDSCAPING AREA
= 13,175 − 4,425 = 8,750
8,750 / 13,175 = 66.4 %

66.4 % > 65% = COMPLIES

EXISTING ROOF OR DRIVEWAY TO REMAIN
ADDED ROOFLINE AREA
LANDSCAPING AREA

2 LOT COVERAGE CALCULATIONS
1" = 20'-0"
2110A-SITE DIAGRAMS.dwg



LOT SLOPE CALCULATIONS

HIGHEST POINT OF LOT	266'
LOWEST POINT OF LOT	246'
DISTANCE IN BETWEEN	125'-3"
SLOPE: 20' RISE / 125'-3" = 0.159	15.9 %

LOT SLOPE BETWEEN 15% TO 30% = MAX. LOT COVERAGE 35%

1 LOT SLOPE CALCULATIONS
1" = 20'-0"
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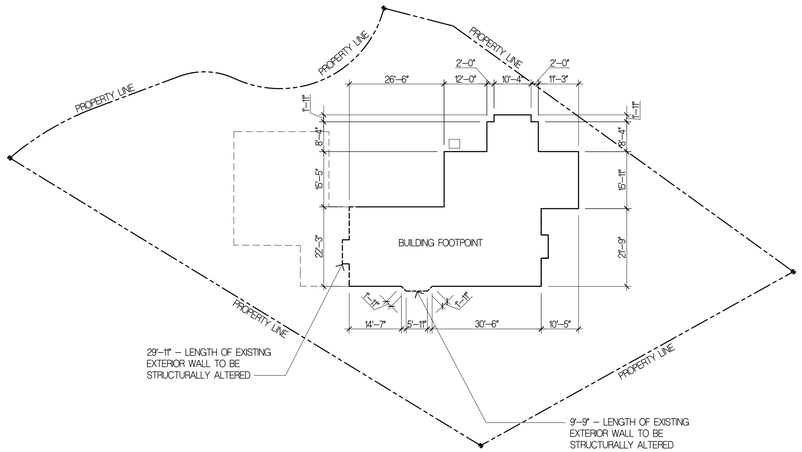
TS-3

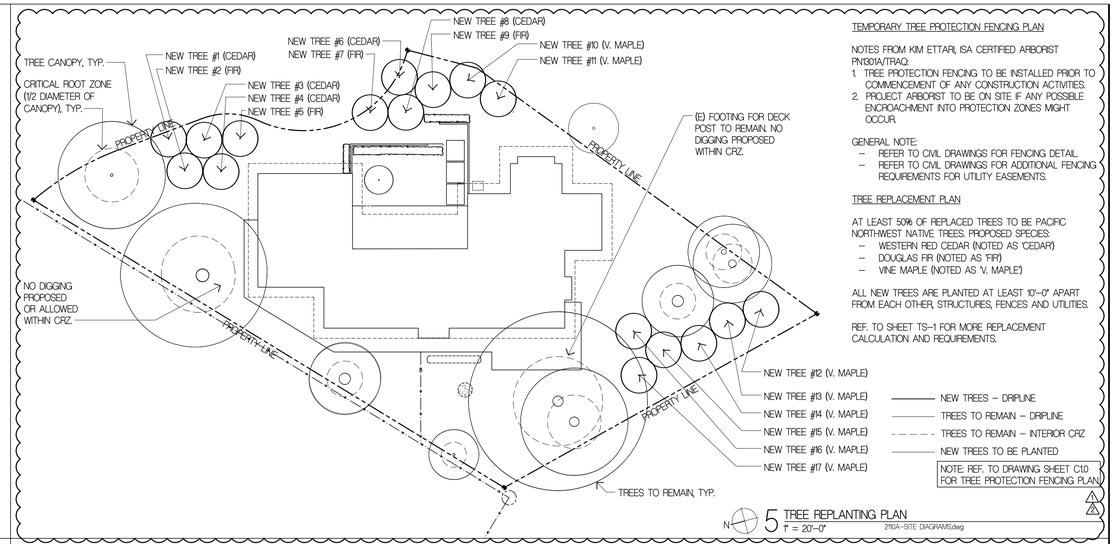


EXTERIOR ALTERATION WALL SEGMENT CALCULATION FOR NONCONFORMING STRUCTURE

CALCULATION FORMULA PER MICC 19.01.050 (D):
% OF EXTERIOR WALL ALTERED
= (29'-11" + 9'-9") / 232'-10"
= 30'-8" / 232'-10"
= 0.13

13 % < 40 % = COMPLIES

N 6 EXTERIOR ALTERATION WALL CALCULATIONS
1" = 20'-0" 2110A–SITE DIAGRAMS.dwg



TEMPORARY TREE PROTECTION FENCING PLAN

NOTES FROM KIM ETTAR, ISA CERTIFIED ARBORIST PN1301A/TRAQ.
1. TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
2. PROJECT ARBORIST TO BE ON SITE IF ANY POSSIBLE ENCROACHMENT INTO PROTECTION ZONES MIGHT OCCUR.

GENERAL NOTE:
– REFER TO CIVIL DRAWINGS FOR FENCING DETAIL.
– REFER TO CIVIL DRAWINGS FOR ADDITIONAL FENCING REQUIREMENTS FOR UTILITY EASEMENTS.

TREE REPLACEMENT PLAN

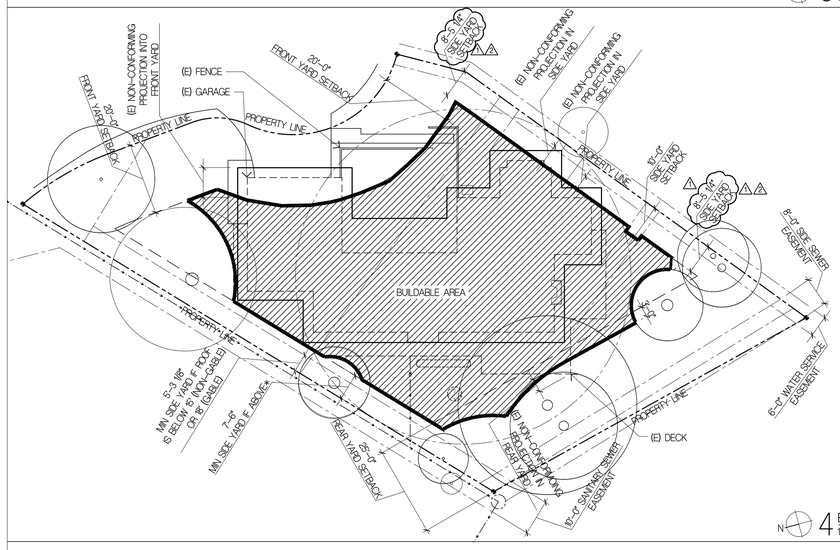
AT LEAST 50% OF REPLACED TREES TO BE PACIFIC NORTH-WEST NATIVE TREES. PROPOSED SPECIES:
– WESTERN RED CEDAR (NOTED AS 'CEDAR')
– DOUGLAS FIR (NOTED AS 'FIR')
– VINE MAPLE (NOTED AS 'V. MAPLE')

ALL NEW TREES ARE PLANTED AT LEAST 10'-0" APART FROM EACH OTHER, STRUCTURES, FENCES AND UTILITIES.

REF. TO SHEET TS-1 FOR MORE REPLACEMENT CALCULATION AND REQUIREMENTS.

NOTE: REF. TO DRAWING SHEET C1.0 FOR TREE PROTECTION FENCING PLAN. 1 2

N 5 TREE REPLANTING PLAN
1" = 20'-0" 2110A–SITE DIAGRAMS.dwg



PROPERTY LINE SETBACKS

FRONT YARD = 20'-0"
REAR YARD = 25'-0"
SIDE YARD SETBACKS:
1. MIN REQUIRED SIDE YARD:
LARGEST DIA CIRCLE FIT BETWEEN PROP LINES
= 93'-9" X .17 = 15'-11 1/4";
MIN SIDE YARD (FOR BOTH SIDES)
= 15'-11 1/4" X .33 = 5'-3 1/8"

AND

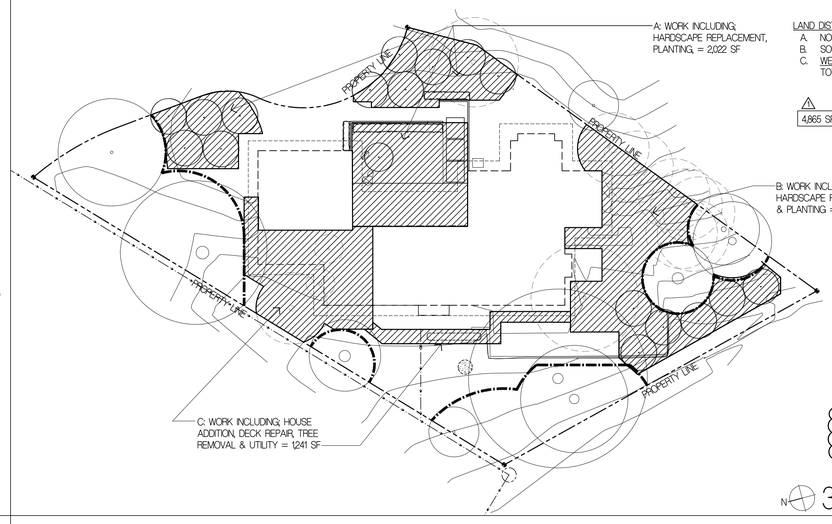
2. IF GABLED ROOF >18'; SIDE YARD = 7.5'
IF NON-GABLE ROOF >15', SIDE YARD = 7.5'

PROPOSED SIDE YARD SETBACKS:
AT NORTH-WEST PROPERTY LINE: 7'–6"
AT SOUTH-EAST PROPERTY LINE: 15'-11 1/4" – 7'-6" = 8'–5 1/4" 3

YARD LIMITATIONS
PROJECTIONS (MINOR ELEMENTS) INTO REAR YARD = NO MORE THAN 3'–0"

FRONT YARD – GARAGES ARE NOT ALLOWED IN REQ'D YARD UNLESS THE ENTRANCE TO THE GARAGE IS 4' LOWER THAN THE GRADE ELEVATION OF THE DRIVEWAY AT THE FRONT PROPERTY LINE

N 4 BUILDABLE AREA DIAGRAM
1" = 20'-0" 2110A–SITE DIAGRAMS.dwg

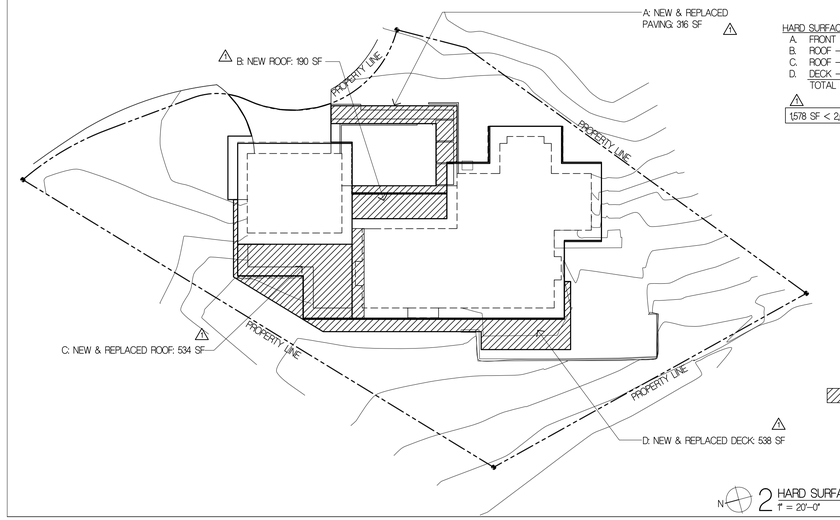


LAND DISTURBING ACTIVITY AREA CALCULATIONS

A.	NORTH/EAST YARD	2,022 SF
B.	SOUTH YARD	1,602 SF
C.	WEST YARD	1,241 SF
	TOTAL LAND DISTURBING ACTIVITY AREA	4,865 SF

3
4,865 SF < 7,000 SF = BELOW REQUIREMENT OF STORMWATER REVIEW

N 3 LAND DISTURBING ACTIVITY AREA CALCULATION
1" = 20'-0" 2110A–SITE DIAGRAMS.dwg

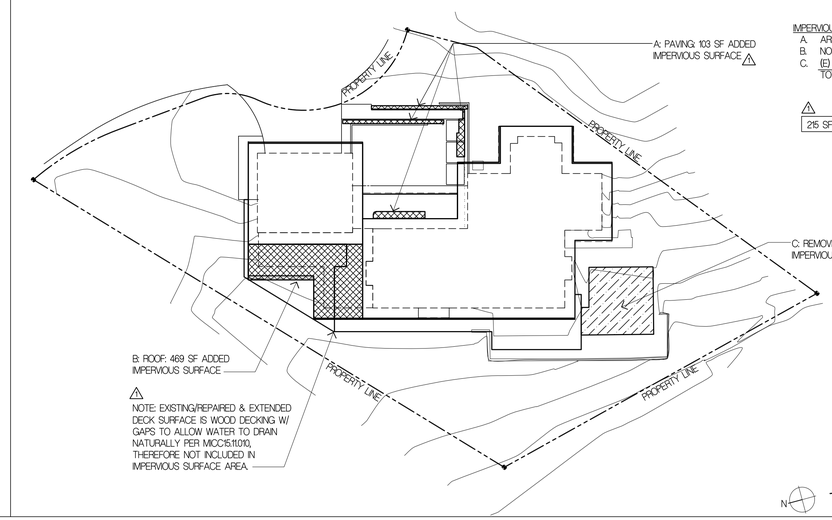


HARD SURFACE CALCULATIONS

A.	FRONT YARD	316 SF
B.	ROOF – NEW	190 SF
C.	ROOF – NEW & REPLACED	534 SF
D.	DECK – NEW & REPLACED	538 SF
	TOTAL NEW & REPLACED HARD SURFACE	1,578 SF

3
1,578 SF < 2,000 SF = BELOW REQUIREMENT FOR STORMWATER REVIEW

N 2 HARD SURFACE CALCULATION
1" = 20'-0" 2110A–SITE DIAGRAMS.dwg



IMPERVIOUS SURFACE CALCULATIONS

A.	AREAS ADDED AT FRONT YARD	103 SF
B.	NORTH ROOF EXPANSION	469 SF
C.	(E) PATIO REMOVAL	–357 SF
	TOTAL NET INCREASED IMPERVIOUS SURFACE	215 SF

3
215 SF < 500 SF = BELOW REQUIREMENT OF STORMWATER REVIEW

N 1 IMPERVIOUS SURFACE CALCULATION
1" = 20'-0" 2110A–SITE DIAGRAMS.dwg

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Sheet No.

TS-4

LAUGHING TREES LANDSCAPES

ARBORIST REPORT

DATE:

June 3, 2023

PREPARED FOR:

Eric & Tricia Jaffe

SITE ADDRESS:

8455 SE 83rd St Mercer Island, WA 98040 / Lot # 3625700150

PREPARED BY:

Kim Ettari - ISA Certified Arborist PN1301A / TRAQ

Laughing Trees Landscapes

5607 40th Ave NE Seattle, WA 98105

828-318-6088 / laughingtreeslandscapes@gmail.com

NARRATIVE

SCOPE OF WORK

You have asked me to complete a tree retention and replacement plan in preparation for the proposed construction project that will include 1) an addition to the northwest corner of the residence and 2) the rebuilding of the upper decks that surround the north and west sides of the residence.

METHODOLOGY

The methods used for this assessment are as outlined in *Tree Risk Assessment* by Julian Dunster and as adopted by the International Society of Arboriculture (ISA). The end goal of most assessments is to provide the owner or manager of the tree(s) with factual information, enabling them to make decisions about the management of the tree(s). For this particular assessment, I used a Level II Assessment that includes inspection of the root collar, lower trunk, upper limbs and canopy of the trees as can be seen from the ground. Basic assessment does not include climbing the tree or excavation of soils to inspect root structure or condition.

I measured sixteen (16) significant trees (10" diameter or greater) for their diameter at breast height (DBH), an industry standard of measuring trees at 4.5' above grade. Trees that were multi-stemmed or branched below the standard 4.5' point of measurement were measured using an alternative method and noted as such. Each tree was tagged with a round metal tag with a number that corresponds to the inventory.

A tree inventory was created that details the tree by reference number, species/common name, size (DBH), drip line or canopy extension and condition with remarks as needed. Any recommended action items are also included on said sheet. *(See attached Inventory.)*

A tree map was created indicating the location of the trees, their canopy extensions and the locations of required tree protection fencing. *(See attached CAD site plan marked with notes.)*

A tree replacement plan was created by the architect, Suyama Peterson Deguchi, with my input and approval of the final species choices and rendering. *(See attached CAD tree replacement plan.)*

FINDINGS & OBSERVATIONS

The subject site is a residential property with an existing home in an established neighborhood on Mercer Island, WA. The following significant trees (10" or greater) were located on the site for a total of 398 caliper inches.

1. Tree #347 - Pseudotsuga menziesii / Douglas Fir - 43" DBH (exceptional) - GOOD CONDITION / LOW RISK - RETAIN

This tree is approximately 80' tall with a 20' drip line in all directions. The trunk has a small corrected lean to the north but shows good vigor and a healthy balanced crown.

2. Tree #348 - Tsuga heterophylla / Western Hemlock - 18" DBH - POOR CONDITION / LOW RISK - REMOVE*

This tree is 50' tall with a slight uncorrected lean to the NE. Bark splitting is present between 10' - 20' on the south side of the trunk. The tree has chlorotic needles, a wooly adelgid infestation and extremely poor vigor. **Slated for removal due to poor health.*

3. Tree #351 - Pseudotsuga menziesii / Douglas Fir - 38" DBH (exceptional) - GOOD CONDITION / LOW RISK - RETAIN

This tree is 100' tall with a slight corrected lean to the north. There is oozing sap on the west side of the trunk at 10'. There are a few small dead hanging branches and surface roots at base

4. Tree #352 - Pseudotsuga menziesii / Douglas Fir - 35" DBH (exceptional) - GOOD CONDITION / LOW RISK - RETAIN

This tree is 80' tall with a 50' canopy spread. The tree shows good vigor with a slight, smaller canopy. There is a small section of dead bark on the base on the north side of the trunk. This tree is close to Tree # 353.

5. Tree #353 - Pseudotsuga menziesii / Douglas Fir - 32" DBH (exceptional) - GOOD CONDITION / LOW RISK - RETAIN

This tree is 80' tall with a canopy spread of 40' running east to west. There is a small section of dead bark at the base but the tree shows good vigor. Close to Tree #352

6. Tree #354 - Prunus species / Flowering Cherry - 10" DBH - POOR CONDITION / MODERATE RISK - REMOVE*

This tree is approximately 25' tall with a 30' spread. There is evidence of decay in several previous pruning cuts with dead branches and previous branch failures. This tree shows poor vigor. **Slated for removal due to poor health.*

7. Tree #355 - Pseudotsuga menziesii / Douglas Fir - 38" DBH (exceptional) - FAIR CONDITION / LOW RISK - RETAIN

This tree is approximately 80' tall with a crown spread of 30' mostly north and south. It has sparse foliage on the lower branches and is crowded with Trees #356 & 357.

8. Tree #356 - Tsuga heterophylla / Western Hemlock - 16" DBH - POOR CONDITION / MODERATE RISK - REMOVE*
This tree is approximately 60' tall with a small, unbalanced crown 20' to the north, south and west. The canopy is intertwined with Tree #357. There is a wooly adelgid infestation with slighty chlorotic needles, low vigor and poor inside growth. **Slated for removal due to poor health.*

9. Tree #357 - Pseudotsuga menziesii / Douglas Fir - 22" DBH - FAIR CONDITION / LOW RISK - REMOVE*

This tree is approximately 70' tall with a canopy spread of 20'. The canopy is weighted to the north towards the residence and is intertwined with Tree #356 and shows poor vigor. **Slated for removal due to poor health.*

10. Tree #358 - Thuja plicata / Western Red Cedar - 26" DBH (exceptional) - GOOD CONDITION / LOW RISK - RETAIN

This tree is part of a row of trees (Tree #358 - 364) planted together. It is 70' tall with a 20' spread. Good vigor.

11. Tree #359 - Thuja plicata / Western Red Cedar - 17" DBH - GOOD CONDITION / LOW RISK - RETAIN

This tree is part of a row of trees (Tree #358 - 364) planted together. It is 70' tall with a 20' spread. Good vigor.

12. Tree #360 - Thuja plicata / Western Red Cedar - 17" DBH - GOOD CONDITION / LOW RISK - REMOVE*

This tree is part of a row of trees (Tree #358 - 364) planted together. It is 70' tall with a 20' spread. Good vigor. **This overgrown "hedge" planting slated for removal to allow light to south side of house.*

13. Tree #361 - Thuja plicata / Western Red Cedar - 15" DBH - GOOD CONDITION / LOW RISK - REMOVE*

This tree is part of a row of trees (Tree #358 - 364) planted together. It is 70' tall with a 20' spread. Good vigor. **This overgrown "hedge" planting slated for removal to allow light to south side of house.*

14. Tree #362 - Thuja plicata / Western Red Cedar - 17" DBH - GOOD CONDITION / LOW RISK - REMOVE*

This tree is part of a row of trees (Tree #358 - 364) planted together. It is 70' tall with a 20' spread. Good vigor. **This overgrown "hedge" planting slated for removal to allow light to south side of house.*

15. Tree #363 - Thuja p. / Western Red Cedar - 25" DBH (exceptional) - FAIR CONDITION / MOD RISK - REMOVE*

This tree is part of a row of trees (Tree #358 - 364) planted together. It is 70' tall with a 20' spread. There are many surface roots at the base. Good vigor. **Slated for removal for tripping hazard from large surface roots making access to south side of house treacherous.*

16. Tree #364 - Thuja p. / Western Red Cedar - 29" DBH (exceptional) - FAIR CONDITION / MOD RISK - REMOVE*

This tree is part of a row of trees (Tree #358 - 364) planted together. It is 70' tall with a 20' spread. There are many surface roots at the base. Good vigor. **Slated for removal for tripping hazard from large surface roots making access to south side of house treacherous.*

Eric Jaffe Tree Inventory - 8455 SE 83rd Street Mercer Island, WA 98040

Tree #	Botanical Name	Common Name	DBH	CRZ	Condition	Condition / Notes	Action
347	Pseudotsuga menziesii	Douglas Fir	43" EXCEPTIONAL	20N/20E/20S/20W	GOOD	80' tall, balanced crown, 5 degree corrected lean to N, small dead hangers, good vigor	RETAIN
348	Tsuga heterophylla	Western Hemlock	18"	10N/10E/10S/10W	POOR	50' tall, poor vigor, chlorotic needles, wooly adelgid infestation, growth only at tips of branches, slight uncorrected lean to NE towards residence, splitting bark between 10'-20' on S side of trunk	REMOVE
351	Pseudotsuga menziesii	Douglas Fir	38" EXCEPTIONAL	10N/10E/10S/10W	GOOD	100' tall, good vigor, slight corrected lean to N, oozing sap on W side of trunk at 10', small dead hangers, roots above ground	RETAIN
352	Pseudotsuga menziesii	Douglas Fir	35" EXCEPTIONAL	20N/20E/20S/20W	GOOD	80' tall, canopy over deck on E, good vigor, smaller canopy, small section of dead bark at base on N side of trunk, close to 353	RETAIN
353	Pseudotsuga menziesii	Douglas Fir	32" EXCEPTIONAL	30E/30W	GOOD	80' tall, small dead bark at base, good vigor	RETAIN
354	Prunus species	Flowering Cherry	10"	15N/15E/15S/15W	POOR	25' tall, cavities with decay in old pruning cuts, dead inner branches, poor vigor	REMOVE
355	Pseudotsuga menziesii	Douglas Fir	38" EXCEPTIONAL	20SW/15N	FAIR	80' tall, intertwined with 356 & 357, sparse foliage on lower branches	RETAIN
356	Tsuga heterophylla	Western Hemlock	16"	20W/20S/20N	POOR	60' tall, sparse canopy - intertwined with 357, wooly adelgid infestation, poor inside growth, small dead hangers, slightly chlorotic needles, low vigor	REMOVE
357	Pseudotsuga menziesii	Douglas Fir	22"	20N	FAIR	70' tall, intertwined with 356, canopy weighted to N towards residence, low vigor	REMOVE
358	Thuja plicata	Western Red Cedar	26" EXCEPTIONAL	10N/10E	GOOD	70' tall, good vigor, in row with 358 - 364	RETAIN
359	Thuja plicata	Western Red Cedar	17"	10N/10E	GOOD	70' tall, good vigor, in row with 358 - 364	RETAIN
360	Thuja plicata	Western Red Cedar	17"	10N/10E	GOOD	70' tall, good vigor, in row with 358 - 364	REMOVE
361	Thuja plicata	Western Red Cedar	15"	10N/10E	GOOD	70' tall, good vigor, in row with 358 - 364	REMOVE
362	Thuja plicata	Western Red Cedar	17"	10N/10E	GOOD	70' tall, good vigor, in row with 358 - 364	REMOVE
363	Thuja plicata	Western Red Cedar	25"	10N/10E	GOOD	70' tall, good vigor, in row with 358 - 364, large surface roots making walkway treacherous	REMOVE
364	Thuja plicata	Western Red Cedar	29"	10N/10E	GOOD	70' tall, good vigor, in row with 358 - 364, many surface roots, large surface roots making walkway treacherous	REMOVE

Inventory revised on 6/1/2023 by Laughing Trees Landscapes - Kim Ettari (ISA Certified Arborist PN1301A)
"DBH = diameter at breast height (4.5' from base) / "DBH for multi-stem = square root of sum of squared stem diameters / "CRZ = measured in radius

RECOMMENDATIONS & CONSIDERATIONS

TREE REMOVAL

As per the tree retention requirements in Mercer Island Municipal Code (19.10.060 (2.a)) a "*minimum of 30 percent of trees with a diameter of 10 inches or greater, or that otherwise* meet the definition of large trees, shall be retained over a rolling five-year period."

REMOVAL CALCULATION - The proposed construction project will require the removal of trees #348, #354, #356, #357, #360, #361, #362, #363, #364 for the reasons listed in each tree's description. Those trees represent 169 caliper inches or 42.5% of the caliper inches and 56% of the significant trees on the property.

TREE RETENTION

RETENTION CALCULATION - The remaining trees #347(E), #351(E), #352(E), #353(E), #355(E), #358(E), and #359 represent 229 caliper inches or 57.5% of the caliper inches and 44% of the significant trees on the property. As per MICC this percentage meets the 30% tree retention requirement.

PROTECTION OF RETAINED TREES

Tree #347 - Pseudotsuga menziesii / Douglas Fir - 43" DBH (exceptional)

Exploratory hand trenching was completed in December 2021 to determine what and where, if any, significant roots were located. Only one 1.5" root was found near the northwest corner of the residence. *(See attached trenching report with photos.)* The 7.2' eastern and northern limits of disturbance on this tree were calculated using the trenching information and the construction requirements in this portion of the property. Tree protection fencing should be placed at that line. Due to the narrow access on this side of the residence the fencing will be slightly less than 5' from the structure.

Tree #351 - Pseudotsuga menziesii / Douglas Fir - 38" DBH (exceptional)

Exploratory hand trenching was completed in December 2021 to determine what and where, if any, significant roots were located. One 8" and one 1.5" root were found between the trunk and the base of the deck to the east. *(See attached trenching report with photos.)* The 3.5' eastern limit of disturbance on this tree was calculated using the trenching information and the construction requirements in this portion of the property. Tree protection fencing should be placed at that line. Due to the narrow access on this side of the residence the fencing will be slightly less than 5' from the structure.

Tree #352 - Pseudotsuga menziesii / Douglas Fir - 35" DBH (exceptional)

This tree grows at the base of a 3.5' high railroad tie retaining wall. Root excavation was unnecessary as all construction to the deck under the critical root zone will be conducted at the top of the wall and will not impact these roots. *(See attached photo.)* The limits of disturbance on this tree were calculated based on the usable ground level space. Fencing is to be

installed at the base of the retaining wall between the laurel hedge and the trunk. Absolutely no mechanized equipment is permitted inside the ground level tree protection zone. *(See attached tree protection plan for location of protection fencing.)*

Tree #353 - Pseudotsuga menziesii / Douglas Fir - 35" DBH (exceptional)

This tree grows at the base of a 3.5' high railroad tie retaining wall. Root excavation was unnecessary as all construction to the deck under the critical root zone will be conducted at the top of the wall and will not impact these roots. *(See attached photo.)* The limits of disturbance on this tree were calculated based on the usable ground level space. Fencing is to be installed at the base of the retaining wall between the laurel hedge and the trunk. Absolutely no mechanized equipment is permitted inside the ground level tree protection zone. *(See attached tree protection plan for location of protection fencing.)*

Tree #355 - Pseudotsuga menziesii / Douglas Fir - 38" DBH (exceptional)

This exceptional tree grows near the southernmost point of the property. The limits of disturbance on this tree is the critical root zone at 15' radius in all directions, Tree protection fencing to be installed at this measurement.

Tree #358 - Thuja plicata / Western Red Cedar - 26" DBH

This tree grows at the southwestern end of row of Cedars that were apparently planted as a screen many years ago. The row of trees have become crowded together and caste deep shade over the southern part of the residence. This tree along with Tree #359 are more exposed to wind and sun at the end away from the house and should not be greatly impacted by the

removed of the trees to the east. The limits of disturbance for this tree is its dripline of 10'N and 10SE and tree protection fencing should be installed at the point

Tree #359 - Thuja plicata / Western Red Cedar - 17" DBH

This tree grows at the southwestern end of row of Cedars that were apparently planted as a screen many years ago. The row of trees have become crowded together and caste deep shade over the southern part of the residence. This tree along with Tree #358 are more exposed to wind and sun at the end away from the house and should not be greatly impacted by the removed of the trees to the east. The limits of disturbance for this tree is its dripline of 10'N and 10SE and tree protection fencing should be installed at the point

TREE PROTECTION NOTES:

I recommend that steel plates be installed in the 4-5' gap between the tree protection zones of Tree #347 and Tree #351 and the structure. This will reduce foot traffic compaction in those critical areas. *(See tree protection plan for locations of plates.)*

3-4" of bark mulch is to be installed inside the tree protection zones of all other retained trees.

Mercer Island approved tree protection signage is to be used on all tree protection fences.

TREE PROTECTION AREA (TPZ)

KEEP OUT!

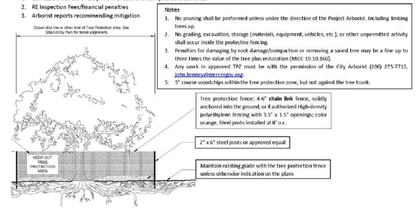
DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

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

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

Notes

1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.060).
4. Any work in approved TPZ must be with the permission of the City Arborist (206) 275-7713, john.kenney@mercergov.org
5. 5" coarse woodchips within the tree protection zone, but not against the tree trunk.



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

Suyama Peterson Deguchi
8601 8th Avenue South Seattle, Washington 98108
P: 2062560809

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

7173 REGISTERED ARCHITECT JASON P. DEGUCHI STATE OF WASHINGTON

Drawing Title
ARBORIST EXCAVATION REPORT

Date
08.08.2022

Job No.
2110

ISSUE	DATE
1 PERMIT CORRECTIONS #1	03/31/2023
2 PERMIT CORRECTIONS #2	05/31/2023

PERMIT CORRECTIONS

Sheet No.

TS-5

1 UPDATED ARBORIST REPORT
NTS 2110A--SITE DIAGRAMS.dwg

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TREE REPLACEMENT

The following tree replacements are proposed and will be a mixture of Vine Maple, Douglas Fir and Western Red Cedar to satisfy MICC requirements that 50% of replacement trees be PNW natives. *(See attached tree replanting plan.)*

In my earlier report submittal John Kenney, city arborist of Mercer Island, calculated the number of required tree replacements at 17 total trees so I have used that number here.

NOTE REGARDING FEE-IN-LIEU : Eric and Tricia Jaffe would like the option to either a) install all of the required replacement trees as proposed or b) pay a full or partial fee-in-lieu of some of the replantings.

WATERING PLAN FOR REPLACEMENT TREES

1. Above ground soaker hoses to be installed around each replacement tree. Smaller diameter trees to have hose looped around them once and larger diameter trees to have hose looped around them twice. If using hoses with emitters then multiple emitters are required for larger trees.
2. Watering times will depend on soaker hose system but deeper, less frequent waterings is ideal (possibly a couple of hours once or twice per week.) Check soil periodically to determine how deeply the water is soaking in. Trees that are planted near other large, established trees will likely need more water.
3. Watering to be applied for at least two full seasons (April - October or longer if little rainfall.)
4. 2-3" mulch to be applied over soaker hoses to aid water retention. Care should be taken to keep soaker hose and mulch away from the trunks.

LIMITATIONS

This report was based on the conditions of the trees and site at the time the report was written. Weather and site changes can alter the conditions at any time. Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. Recommendations that are made by Laughing Trees Landscapes are intended to minimize or reduce hazardous conditions that may be associated with trees. However, there is and there can be no guarantee or certainty that efforts to correct unsafe conditions will prevent breakage or failure of the tree. Any recommendations made should reduce the risk of tree failure but they cannot eliminate such risk, especially in the event of a storm or any act of God. There can be no guarantee or certainty that all hazardous conditions will be detected.

LAUGHING TREES LANDSCAPES

ARBORIST / TRENCHING REPORT

DATE:

December 11, 2021

PREPARED FOR:

Eric Jaffe

SITE ADDRESS:

8455 SE 83rd St Mercer Island, WA 98040

PREPARED BY:

Kim Ettari, ISA Certified Arborist PN1301A

Laughing Trees Landscapes

5607 40th Ave NE Seattle, WA 98105

828-318-6088 / laughingtreeslandscapes@gmail.com

NARRATIVE

SCOPE OF WORK

5. Dig a 10' exploratory trench (24" deep) to determine the locations of any significant roots of regulated exceptional Tree #351 - 38" Douglas Fir that may be impacted by the proposed rebuilding of the upper deck.
6. Dig a 25' exploratory trench (24" deep) to determine the locations of any significant roots of regulated exceptional Tree #347 - 43" Douglas Fir that may be impacted by the proposed northwest addition to the garage.

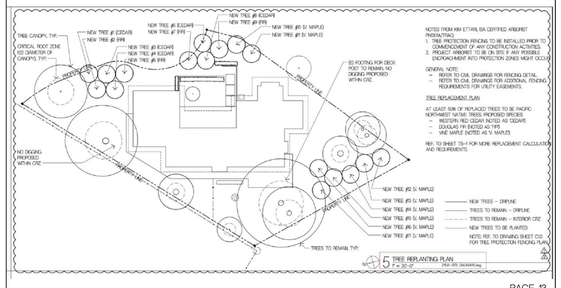
FINDINGS AND RECOMMENDATIONS

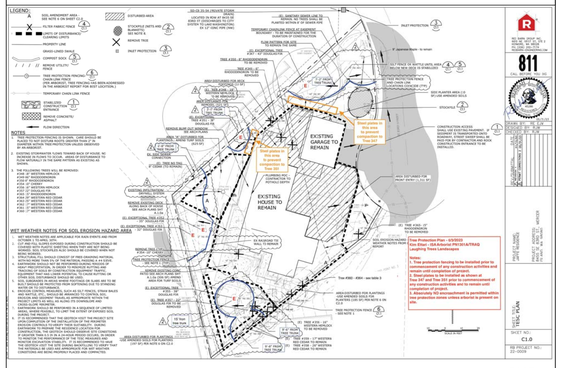
Trench #1 - Tree #351 - The trench was located on the north east corner of the existing deck between Tree #351 and the footing on that corner and running north to south. One 8" diameter root and one 1.5" diameter root were found in the 10' long trench at approximately 20" deep. The proposed rebuilding of the deck will require no excavation as the existing footings will be used but will require disturbance from foot traffic to the outer half of the critical root zone on the east side of the tree.

I recommend that steel plates be placed prior to the commencement of construction along the western edge of the deck between Tree #351 and the pylons to alleviate compaction from construction foot traffic while the deck is rebuilt. Absolutely no mechanized equipment is to be used in this area.

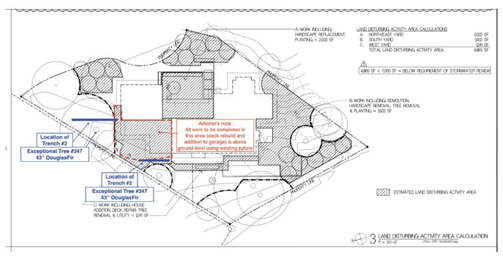
Trench #2 - Tree #347 - This 25' trench was located approximately 8' from the trunk running north to south. Only one 1.5" diameter root was found at approximately 18" deep close to the north west corner of the residence. No other significant roots were found. The proposed building of a small deck and the cantilevered addition to the garage will require the installation of one pylon. No significant roots should be impacted although this activity will occur in the outer half of the critical root zone on the south side of the tree.

I recommend that steel plates be placed prior to the commencement of construction along the northern edge of the garage and westward 5' past the boundary of the garage expansion. Absolutely no mechanized equipment is to be used in this area after the pyon is installed.





Eric & Tricia Jaffe Trenching Map



CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org

MERCER ISLAND TREE INVENTORY & REPLACEMENT SUBMITTAL INFORMATION

PROJECT INFORMATION

Property Owner Name:	ERIC & TRICIA JAFFE
Site Address or Parcel Number:	8455 SE 83RD ST.
Project Contact Name:	CHRIS HADDAD
Contact Email Address:	CHRIS@S-PD.COM
Contact Phone Number:	206-256-0809

EXCEPTIONAL TREES

Exceptional Trees- means a tree or group of trees that because of its unique historical, ecological or aesthetic value constitutes an important community resource. A tree that is rare or exceptional by virtue of its size, species, condition, cultural/historical importance, age, and/or contribution as part of a tree grove. Trees with a diameter of more than 36 inches, or with a diameter that is equal to or greater than the diameter listed in the Exceptional Tree Table shown in MICC 19.16 under Tree, Exceptional.

List the total number of trees for each category and the tree identification numbers from the arborist report.

Number of trees 36" or greater: 3
List tree numbers: 347, 351, 355

Number of trees 24" or greater (including 36" or greater): 8
List tree numbers: 347, 351, 352, 353, 355, 358, 363, 364

Number of trees from Exceptional Tree Table (MICC 19.16): 5
List tree numbers: 347, 351, 352, 353, 355

LARGE REGULATED TREES

Large Regulated Trees- means any tree with a diameter of 10 inches or more, and any tree that meets the definition of an Exceptional Tree.

Number of Large Regulated Trees on site: 16 (A)
List tree numbers: 347,348,351,352,353,354,355,356,357,358,359,360,361,362,363,364,

Number of Large Regulated Trees on site proposed for removal: 9 (B)
List tree numbers: 348,354,358,359,360,361,362,363,364,

Percentage of trees to be retained ((A-B)/Ax100) note: must be at least 30%: 44 %

RIGHT OF WAY TREES

Right of Way Trees- means a tree that is located in the street right of way adjacent to the project property.

Number of Large Regulated Trees in right of way:
List tree numbers:

Number of Large Regulated Trees in right of way proposed for removal:
List tree numbers:

Reason for removal:

TREE REPLACEMENT

Tree replacement- removed trees must be replaced based on the ratio in the table below. Replacement trees shall be conifers at least six feet tall and or deciduous at least one and one-half inches in diameter at base.

Diameter of Removed Tree (measured 4.5' above ground)	Tree replacement Ratio	Number of Trees Proposed for Removal	Number of Tree Required for Replacement Based on Size/Type
Less than 10"*	1		
10" up to 24"	2		
Greater than 24" up to 36"	3		
Greater than 36" and any Exceptional Tree	6		
	TOTAL TREE REPLACEMENTS		17

***no replacement tree is needed if the tree fits all of the following;**
***Less than 10 inches in diameter, not an exceptional tree, and not a replacement tree from another tree permit. ***

1 UPDATED ARBORIST REPORT (CONT. FROM PREVIOUS PAGE)
NTS 2110A--SITE DIAGRAMS.dwg

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Suyama Peterson Deguchi
8601 8th Avenue South Seattle, Washington 98108
P 2062560809

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JAFFE RESIDENCE
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7173 REGISTERED ARCHITECT JAMES DEGUCHI STATE OF WASHINGTON

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⚠ PERMIT CORRECTIONS #1	03/31/2023
⚠ PERMIT CORRECTIONS #2	05/31/2023

PERMIT CORRECTIONS

Sheet No.

TS-6

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

1. 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.
2. THIS MAP GRAPHICALLY REPRESENTS CONDITIONS AND FEATURES EXISTING AT THE TIME OF THIS SURVEY ONLY, WHICH WAS PERFORMED DURING NOVEMBER OF 2021.
3. 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.
4. 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.
5. 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.
6. PARCEL AREA: 13,175 ± SQ.FT. (0.30 ACRES)
7. ALL DISTANCES AND DIMENSIONS SHOWN ARE U.S. SURVEY FEET GROUND MEASUREMENTS.
8. CONTOUR INTERVALS ARE 2-FOOT AND ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION.
9. 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.
10. 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.

NORTH

0 5 10 20

SCALE: 1"=10'
CONTOUR INTERVAL: 2 FOOT

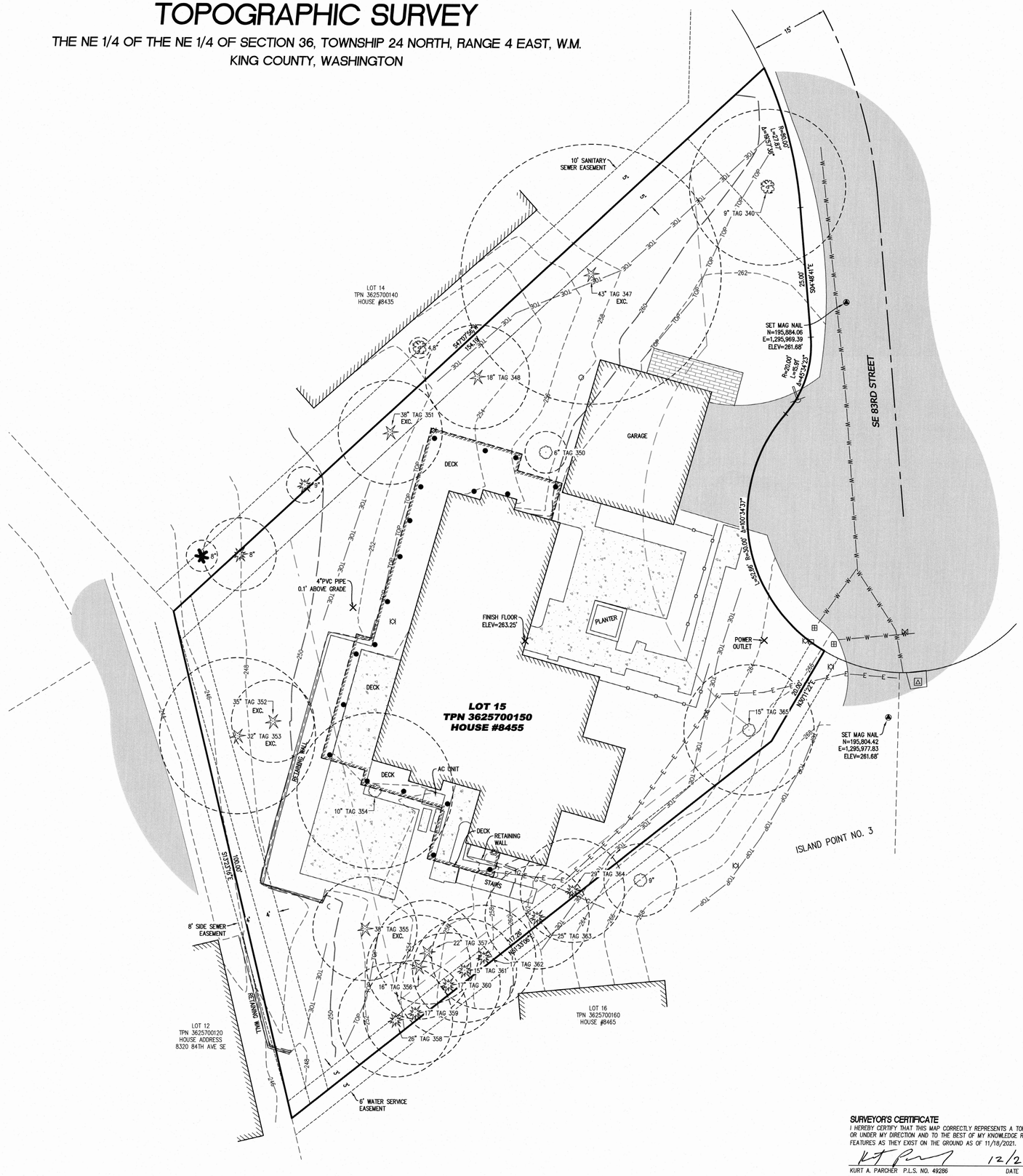
LEGEND

- 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 DRIPLINES 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 E — BURIED POWER LINE
- G G G — BURIED GAS LINE
- W W W — BURIED WATER LINE
- ASPHALT SURFACE
- CONCRETE SURFACE



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 P.L.S. NO. 49286 — DATE 12/21/2021

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

Apex Engineering 377
2601 South 35th Street, Suite 200
Tacoma, Washington 98409-7479
(253) 473-4494 FAX: (253) 473-0599

TITLE: TOPOGRAPHIC SURVEY

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

DATE SEALED 12/21/2021

KURT A. PARCHER — STATE OF WASHINGTON — 49286 — REGISTERED PROFESSIONAL LAND SURVEYOR

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

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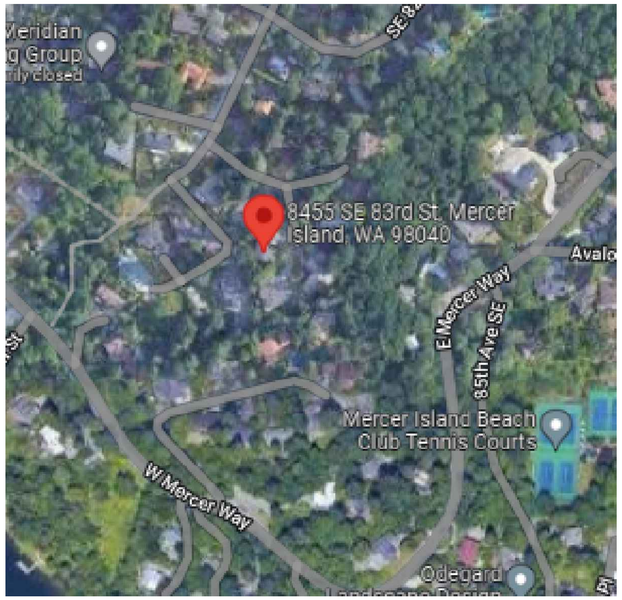
I:\35957\Survey\35957-SV TOPO.dwg

JAFFE RESIDENCE



VICINITY MAP

SCALE: 1" = 1,000' APPROX.

NORTH

LEGAL DESCRIPTION

PARCEL #: 362570-0150

ISLAND POINT #3 TGW UND INT IN TRACT B AND AN UND IN COMMUNITY TRACT

LEGEND AND ABBREVIATIONS

PROPOSED

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

SURVEY LINE LEGEND

- SANITARY SEWER LINE — SS
- STORM DRAIN LINE — SD
- WATER LINE — W
- GAS LINE — GAS
- OVER HEAD ELECTRICAL LINE — OHE
- OVER HEAD COMMUNICATION LINE — OHT
- OVER HEAD GUY WIRE — OHW
- BURIED ELECTRICAL CONDUIT — ECD
- BURIED COMMUNICATION CONDUIT — TD
- BURIED FIBER OPTIC CONDUIT — FOD
- STEAM LINE — STM
- ROCKERY
- GUARD RAIL
- STOCKADE FENCE
- BARB WIRE FENCE
- CHAIN LINK FENCE

SURVEY LEGEND

- SET REBAR & CAP PLS No. 29536
- FOUND REBAR & CAP LS# 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:
CHRIS HADDAD, ARCHITECT
8601 8TH AVE S
SEATTLE, WA 98108
CHRIS@SUYAMAPETERSONDEGUCHI.COM
206-256-0809

PARCEL #: 3625700150
LOT SIZE: 13,175 SF

TOTAL NEW AND REPLACED IMPERVIOUS AREA: 1,578 SF
DISTURBED AREA: 4,865 SF

2

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

DATUM

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	2
FILL	0
NET CUT/FILL	2

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.

Clearing / Grading Approval

Signature: _____

Date: _____

Engineering/ Drainage Approval

Signature: _____

Date: _____

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KENMORE, WA 98028
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REDBARN-ENGINEERING.COM

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REBEKAH J WESTON
STATE OF WASHINGTON
45286
REGISTERED PROFESSIONAL ENGINEER
05/31/23

DRAWN BY: RE EJW
DESIGNED BY: RJW
CHECKED BY: RJW

REV/SUBMITTAL	DATE
1 REVISION 1	04/13/23
2 PERMIT CORRECTIONS 2	05/31/23

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

22"x34" - Jaffe SFR.dwg 2023-06-02 1:44 PM (ED WEA)

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 FORM 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-STIE. 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 OPENDED 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.

RED BARN GROUP INC.
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REBEKAH J WESTON
STATE OF WASHINGTON
45286
REGISTERED
PROFESSIONAL ENGINEER
05/31/23

DRAWN BY: RE EJW
DESIGNED BY: RJW
CHECKED BY: RJW

REV/SUBMITTAL	DATE
1 REVISION 1	04/13/23
2 PERMIT CORRECTIONS 2	05/31/23

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

22"x34" - Jaffe SFR.dwg 2023-06-02 1:44 PM (ED WIZA)

LEGEND:

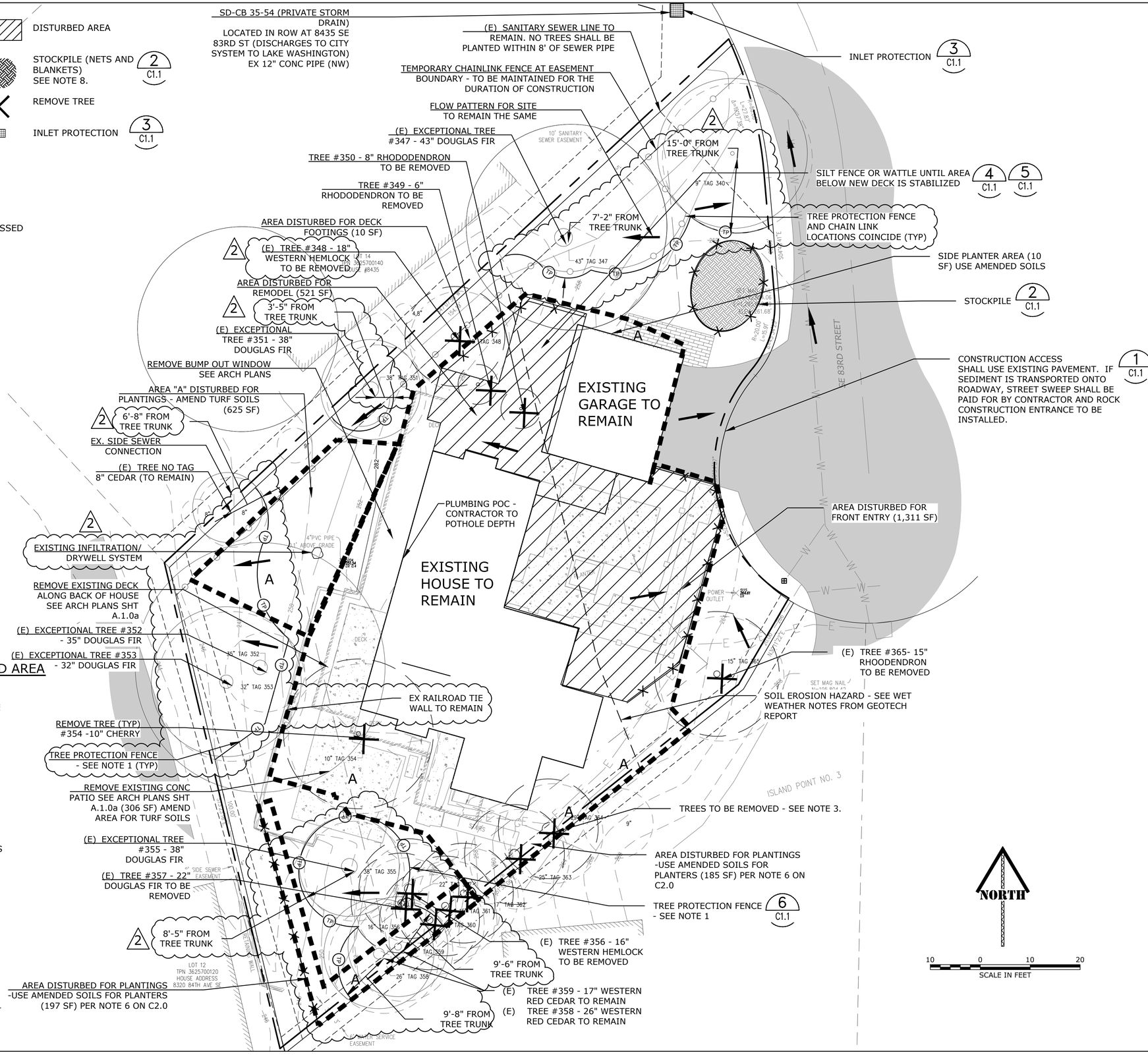
- A — SOIL AMENDMENT AREA - SEE NOTE 6 ON SHEET C2.0
- FILTER FABRIC FENCE — 4 C1.1
- LIMITS OF DISTURBANCE/ CLEARING LIMITS
- PROPERTY LINE
- GRASS-LINED SWALE
- COMPOST SOCK — 5 C1.1
- REMOVE UTILITY/ FENCE
- TREE PROTECTION FENCING- CHAIN LINK FENCE (PER ARBORIST, TREE FENCING HAS BEEN ADDRESSED IN THE ARBORIST REPORT FOR BEST LOCATION.) — 6 C1.1
- TEMPORARY CHAIN LINK FENCE
- STABILIZED CONSTRUCTION ENTRANCE — 1 C1.1
- REMOVE CONCRETE/ ASPHALT
- FLOW DIRECTION
- DISTURBED AREA
- STOCKPILE (NETS AND BLANKETS) SEE NOTE 8. — 2 C1.1
- REMOVE TREE
- INLET PROTECTION — 3 C1.1

NOTES

1. TREE PROTECTION FENCING IS SHOWN. CARE SHOULD BE PLACED TO NOT DISTURB ROOTS GREATER THAN 2" IN DIAMETER WITHIN TREE PROTECTION UNLESS OBSERVED BY AN ARBORIST.
2. EXISTING STORMWATER FLOWS TOWARD BACK OF HOUSE. NO INCREASE IN FLOWS TO OCCUR. AREAS OF DISTURBANCE TO FLOW NATURALLY IN THE SAME PATTERN AS EXISTING AS SHOWN.
3. THE FOLLOWING TREES WILL BE REMOVED:
   #348 18" WESTERN HEMLOCK
   #349 06" RHODODENDRON
   #350 8" RHODODENDRON
   #354 10" CHERRY
   #356 16" WESTERN HEMLOCK
   #357 22" DOUGLAS FIR
   #365 15" RHODODENDRON
   #364 29" WESTERN RED CEDAR
   #363 25" WESTERN RED CEDAR
   #362 17" WESTERN RED CEDAR
   #361 15" WESTERN RED CEDAR
   #360 17" WESTERN RED CEDAR

WET WEATHER NOTES FOR SOIL EROSION HAZARD AREA

1. WET WEATHER NOTES ARE APPLICABLE FOR RAIN EVENTS AND FROM OCTOBER 1 TO APRIL 30TH.
2. CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHOULD BE COVERED WITH PLASTIC SHEETING WHEN THEY ARE NOT BEING WORKED. SOIL STOCKPILES ALSO SHOULD BE COVERED WHEN NOT BEING WORKED.
3. STRUCTURAL FILL SHOULD CONSIST OF FREE-DRAINING MATERIAL WITH NO MORE THAN 5% OF THE MATERIAL PASSING A #4 SIEVE.
4. EARTHWORK SHOULD NOT BE PERFORMED DURING PERIODS OF HEAVY PRECIPITATION, IN ORDER TO MINIMIZE RUTTING AND TRACKING OF SOILS BY CONSTRUCTION EQUIPMENT TRAFFIC. EQUIPMENT THAT HAS LOWER POTENTIAL TO CAUSE RUTTING OR OTHER SOIL DISTURBANCE SHOULD BE USED.
5. SOIL SUBGRADES IN AREAS WHERE FOOTINGS OR SLABS ARE TO BE BUILT SHOULD BE PROTECTED FROM SOFTENING DUE TO STANDING WATER OR TO DISTURBANCE.
6. EROSION CONTROL MEASURES, SUCH AS SILT FENCES, STRAW BALES AND WATTLE, ETC., SHOULD BE ARRANCED TO CONTROL SOIL EROSION AND SEDIMENT TRAVEL AS APPROPRIATE WITHIN THE PROJECT LIMITS AS WELL AS ALONG ITS DOWNSLOPE AND CROSS-SLOPE PERIMETER.
7. EARTHWORK SHOULD BE PERFORMED IN A SEQUENCE OF LIMITED AREAS, WHERE FEASIBLE, TO LIMIT THE EXTENT OF EXPOSED SOIL DURING THE PROJECT.
8. IT IS RECOMMENDED THAT THE GEOTECH VISIT THE PROJECT SITE UPON COMPLETION OF THE INSTALLATION OF THE PERIMETER EROSION CONTROLS TO VERIFY THEIR SUITABILITY. DURING EARTHWORK TO PREPARE THE RESIDENCE LOCATION FOR CONSTRUCTION, THE GEOTECH SHOULD OBSERVE SITE CONDITIONS IF GREATER THAN 0.5 IN IN A 24-HOUR PERIOD OCCURS, IN ORDER TO MONITOR THE PERFORMANCE OF THE TESC MEASURES AND MONITOR EXCAVATION STABILITY. IT IS RECOMMENDED TO HAVE THE GEOTECH VISIT THE SITE DURING BACKFILLING TO VERIFY THAT THE MATERIALS BE USED ARE APPROPRIATE FOR WET WEATHER CONDITIONS ARE BEING PROPERLY PLACED AND COMPACTED.



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STATE OF WASHINGTON
45286
REGISTERED PROFESSIONAL ENGINEER
05/31/23

DRAWN BY: RE EJW
DESIGNED BY: RJW
CHECKED BY: RJW

REV/SUBMITTAL	DATE
1 REVISION 1	04/13/23
2 PERMIT CORRECTIONS 2	05/31/23

PROJECT NAME: JAFFE RESIDENCE

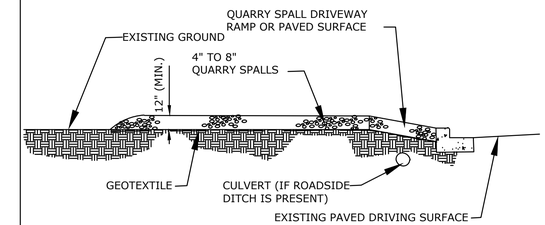
PROJECT ADDRESS: 8455 SE 83RD ST., MERCER ISLAND, WA 98080

SHEET TITLE: TESC PLAN

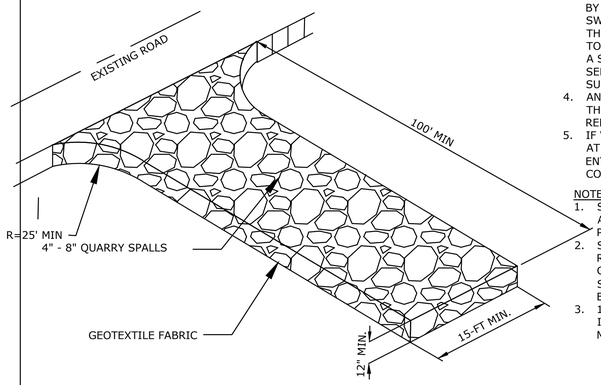
SHEET NO.: C1.0

RB PROJECT NO.: 22-0009

22"x34" - Jaffe SFR.dwg 2023-06-02 6:47 PM (ED WZA)



SECTION



MAINTENANCE STANDARD:

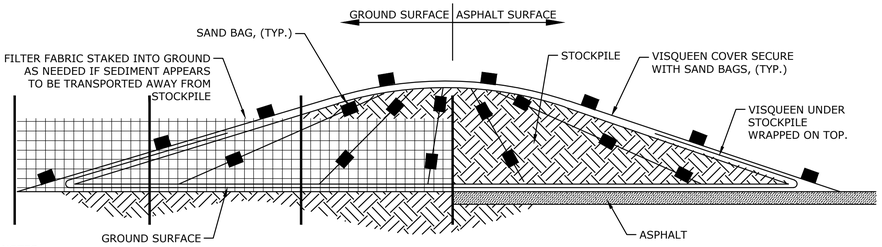
1. QUARRY SPALLS SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN 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 DVWY 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

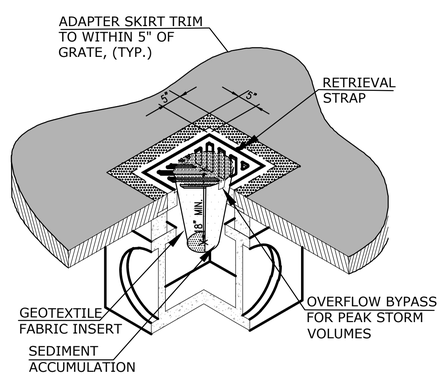


NOTES:

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.

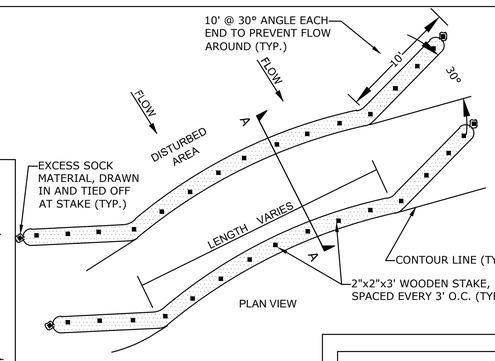
2 STOCKPILE AND PLASTIC COVERING
NTS



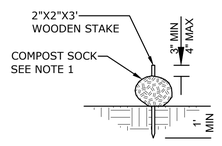
NOTES:

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.

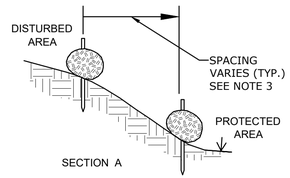
3 INLET PROTECTION
NTS



5 COMPOST SOCK
NTS



DETAIL

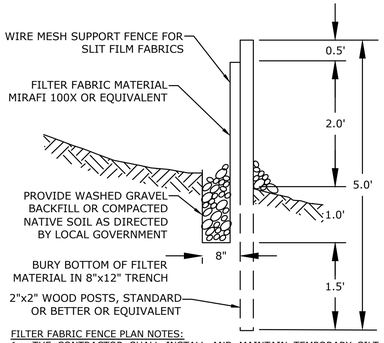


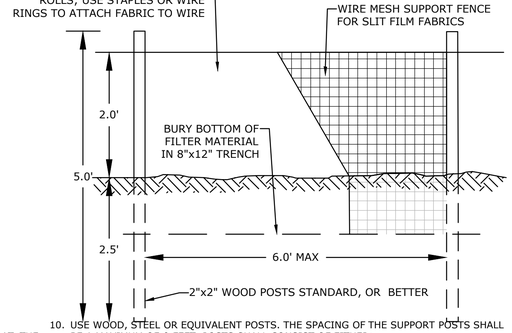
SECTION A

(SHOWN AS SLOPE PROTECTION)

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.





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 GOUGES.
    - 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.

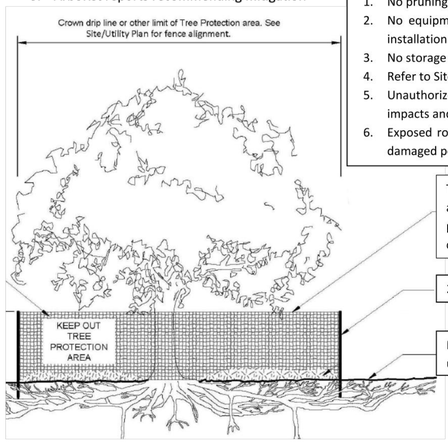
FILTER FABRIC SPECIFICATIONS	
AOS (ASTM D4751)	30-100 SIEVE SIZE (0.60-0.15 mm) FOR SLIT FILM 50-100 SIEVE SIZE (0.30-0.15 MM) FOR OTHER FABRIC
WATER PERMITTIVITY (ASTM D4491)	0.02 SEC^{-1} MINIMUM
GRAB TENSILE STRENGTH (ASTM D4632)	180 LBS MIN. FOR EXTRA STRENGTH 100 LBS MIN. FOR STD. STRENGTH FABRIC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

4 FILTER FABRIC FENCE
NTS

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

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

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



Notes

1. No pruning shall be preformed unless under the direction of an arborist
2. No equipment shall be stored or operated inside the protective fencing including during fence installation and removal
3. No storage of materials shall occur inside the protective fencing
4. Refer to Site/Utility Plan for allowable modifications to the tree protection area.
5. Unauthorized activities in tree protection area may require evaluation by private arborist to identify impacts and mitigation required
6. Exposed roots: For roots > 1" damaged during construction, make a clean straight cut to remove damaged portion and inform City Arborist

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

2" x 6" steel posts or approved equal

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

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

6 TREE PROTECTION
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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REBEKAH J WESTON
STATE OF WASHINGTON
45286
REGISTERED
PROFESSIONAL ENGINEER
05/31/23

DRAWN BY: RE EJW
DESIGNED BY: RJW
CHECKED BY: RJW

REV/SUBMITTAL DATE
1 REVISION 1 04/13/23
2 PERMIT CORRECTIONS 2 05/31/23

PROJECT NAME:
JAFFE RESIDENCE

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

SHEET TITLE:
TESC DETAILS

SHEET NO.:
C1.1

RB PROJECT NO.:
22-0009

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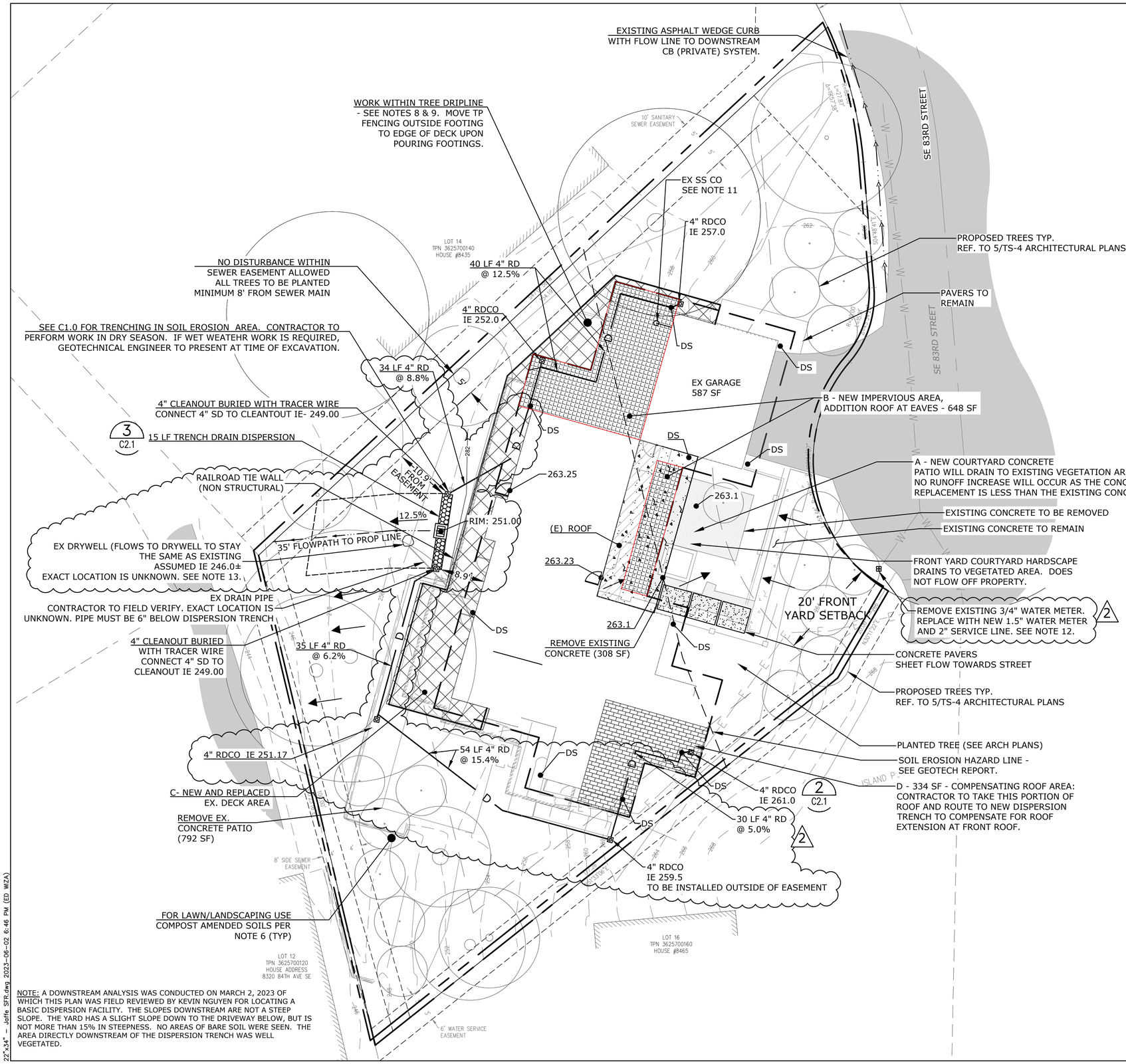

NOTE: A DOWNSTREAM ANALYSIS WAS CONDUCTED ON MARCH 2, 2023 OF WHICH THIS PLAN WAS FIELD REVIEWED BY KEVIN NGUYEN FOR LOCATING A BASIC DISPERSION FACILITY. THE SLOPES DOWNSTREAM ARE NOT A STEEP SLOPE. THE YARD HAS A SLIGHT SLOPE DOWN TO THE DRIVEWAY BELOW, BUT IS NOT MORE THAN 15% IN STEEPNESS. NO AREAS OF BARE SOIL WERE SEEN. THE AREA DIRECTLY DOWNSTREAM OF THE DISPERSION TRENCH WAS WELL VEGETATED.

LEGEND:

- STORM DRAIN CLEANOUT
- DOWNSPOUT (DS) PER ARCH PLANS
- D — RD ROOF DRAIN (SMOOTH-WALLED PVC ASTM 3034 SDR 35)
- NEW ROOF (ABOVE)
- TP — TREE PROTECTION
- EXISTING CONCRETE TO BE REMOVED
- NEW COURTYARD CONCRETE
- CONCRETE PAVERS
- COMPENSATING ROOF AREA
- NEW ROOF AREA
- NEW AND REPLACED DECK

NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MERCER ISLAND CURRENT STANDARD SPECIFICATIONS.
2. STORM DRAIN SYSTEM SHALL NOT BE TIED INTO FOOTING DRAIN (FD) SYSTEM. SEE NOTE 7.
3. CONTRACTOR TO AS-BUILT STORM AND ANY CHANGES TO SAN. SEWER SYSTEM UPON COMPLETION.
4. UNLESS OTHERWISE NOTED, SD SHALL BE 6" PE PIPE RIGID W/ SMOOTH WALL INTERIOR. SD SHALL BE AT 2.0% MINIMUM.
5. CONTRACTOR TO CLEAN EXISTING DRYWELL AND REPLACE GRAVEL AS NEEDED.
6. 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 SPECIED ON THE APPROVED PLAN AND BMPT5.13 (2014 DOE MANUAL) SET PRIOR TO FINAL INSPECTION OF THE PROJECT.
7. 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.
8. CONTRACTOR TO ENGAGE ARBORIST WHILE PERFORMING GRADING WITHIN DRIPLINE OF TREES.
9. ANY ROOT GREATER THAN 2" IN DIAMETER TO BE CUT SHOULD BE SUPERVISED BY ARBORIST.
10. DOWNSPOUT TIGHTLINE TO BE VIDEO INSPECTED BY ENGINEER PRIOR TO BURYING PIPE. GEOTECHNICAL ENGINEER TO INSPECT DRYWELL AT TIME OF MAINTENANCE.
11. SIDE SEWER CLEANOUT TO BE RELOCATED OUTSIDE OF BUILDING FOOTPRINT. CONTRACTOR TO LOCATE BASED ON FIELD CONDITIONS/OBSERVATIONS. THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED PRIOR TO ANY WORK RELATED TO THE SIDE SEWER. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED.
12. CONTRACTOR TO VERIFY THE SERVICE ADDRESS TO THE EXISTING WATER METER PRIOR TO ABANDONING THE EXISTING WATER METER AND SERVICE LINE. REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
13. CONTRACTOR TO LOCATE DRYWELL LOCATION, AND CONTACT CIVIL ENGINEER IF LOCATION IS WITHIN DISPERSION FLOWPATH.

NORTH

10 0 10 20
SCALE IN FEET

EXCEPTIONAL TREE LIST
SEE ARBORIST REPORT AND SHEET TS-2 (2)

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JAFFE RESIDENCE

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

SHEET TITLE:
OVERALL DRAINAGE PLAN

SHEET NO.:
C2.0

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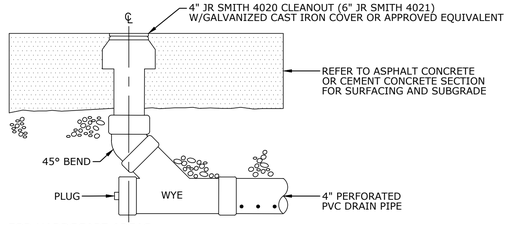
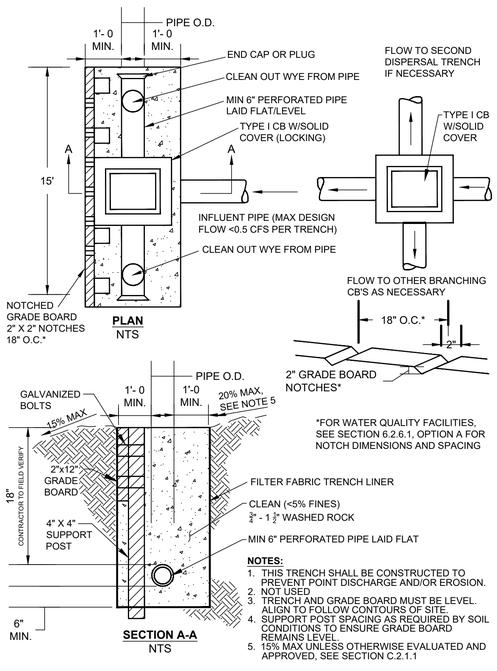


2 CLEANOUT
NTS

1 NOT USED



3 DISPERSION TRENCH DETAIL
NTS

SURFACE AREA TABLE - IMPERVIOUS AREA TABLE 1				
AREA	DESC.	NEW IMPERVIOUS AREA (SF)	DRAINAGE DISCUSSION	IMPERVIOUS AREA TO EXISTING DRAINAGE SYSTEM
A	WALKWAYS & UNCOVERED PATIO	288	THE AREA IS LOCATED NEAR THE FRONT ENTRY AND DOES NOT DRAIN OFF-SITE. (SEE ARCH PLANS TS-3)	0
B1	ROOF	190	THIS AREA WILL BE ROUTED TO THE BASIC DISPERSION TRENCH (SEE ARCH PLANS TS-3)	0
B2	ROOF	(COVER EX. CONCRETE)	THE ROOF EXTENSION IS OVER THE EXISTING CONCRETE. THEREFORE IT DOES NOT COUNT AS "NEW IMPERVIOUS". IT IS COUNTED ONLY FOR MAKING SURE FEWER FLOWS GO TO THE EXISTING TIGHTLINE SYSTEM. (SEE ARCH PLANS TS-3, AREA H2)	CURRENTLY, 193 SF GOES TO THE EXISTING SYSTEM. THE EXTENSION OF 2 FEET ADDS 100 SF OF IMPERVIOUSNESS. WE ARE REROUTING AREA D TO THE BASIC DISPERSION TRENCH IN ORDER TO NOT ADD OR COMPENSATE FOR THE ADDITIONAL 100 SF.
C	UNCOVERED DECK		FLOWS THROUGH BOARDS TO MULCH AREA BELOW DECK AND FLOWS WITH NATURAL FLOW PATTERN.	THE ARCH PLANS CALL FOR 148 SF. PER DRAINAGE CODE IT HAS FLOW-THROUGH BOARDS AND IS THEREFORE PERVIOUS PER MICC.
D	COMPENSATING ROOF		334 SF OF THE SOUTHEAST ROOF IS ROUTED TO THE BASIC DISPERSION TRENCH TO ACCOMMODATE THE B2 ROOF EXTENSION AND THE ADDITIONAL 100 SF TO THE EXISTING SYSTEM.	THE EXISTING SYSTEM WILL HAVE 100 SF - 334 SF = -234 SF (SO 234 FEWER SQUARE FEET GOING TO THE EXISTING SYSTEM)
R	REMOVED IMPERVIOUS SURFACE	(1,100)	PER ARCH PLANS TS-3 THERE IS 1,100 SF OF REMOVED IMPERVIOUS SURFACE	
NET		743-1,100=-357	A REDUCTION IN TOTAL IMPERVIOUS AREA OCCURS PER THE EXISTING PLAN	

SURFACE AREA TABLE - PERVIOUS AREA TABLE 2			
AREA	DESCRIPTION	NEW PERVIOUS AREA (SF)	DRAINAGE DISCUSSION
P	LANDSCAPING	90	FOLLOWS EXISTING FLOW PATTERN

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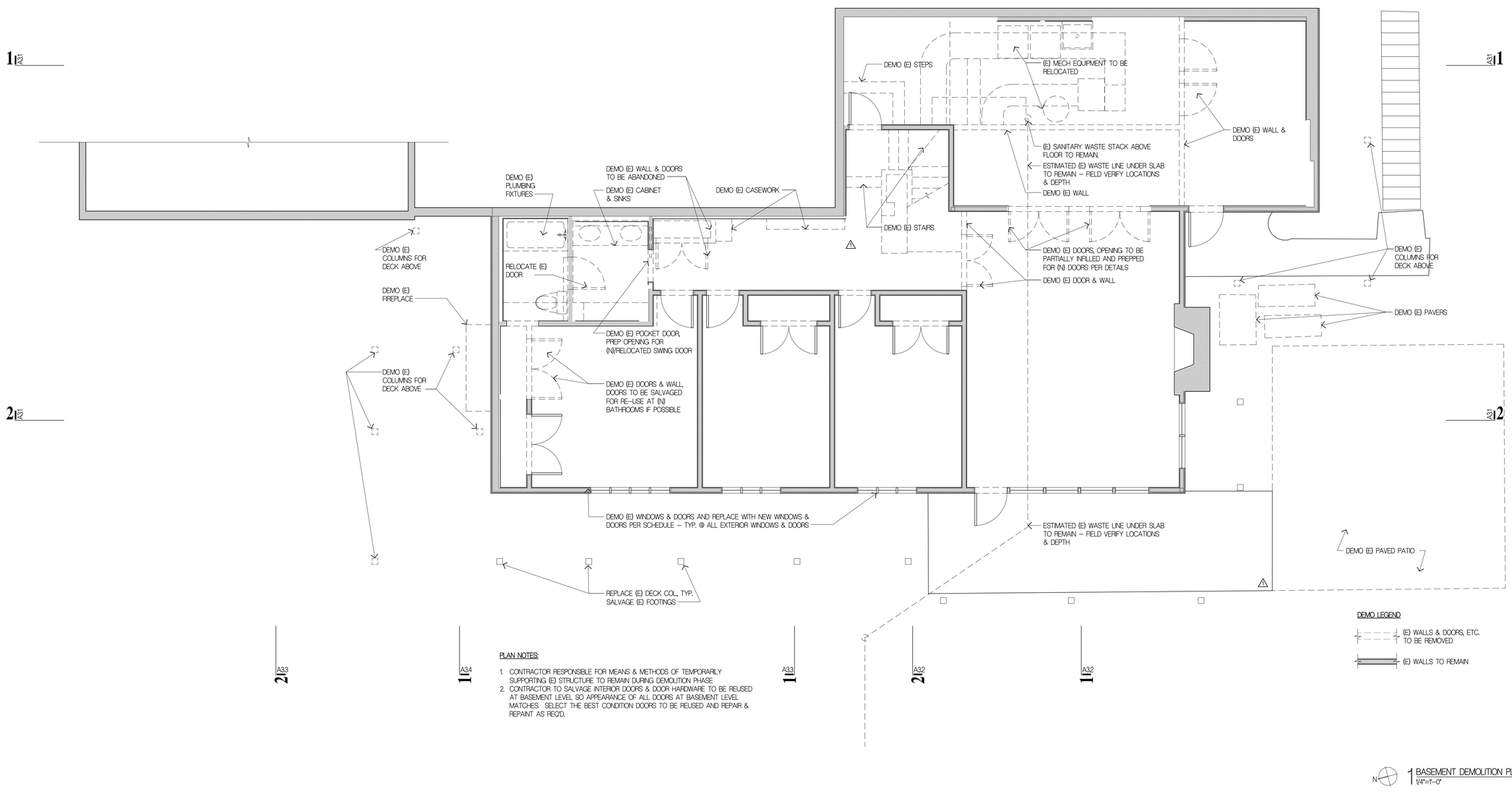

PLAN NOTES:

1. CONTRACTOR RESPONSIBLE FOR MEANS & METHODS OF TEMPORARILY SUPPORTING (E) STRUCTURE TO REMAIN DURING DEMOLITION PHASE
2. CONTRACTOR TO SALVAGE INTERIOR DOORS & DOOR HARDWARE TO BE REUSED AT BASEMENT LEVEL SO APPEARANCE OF ALL DOORS AT BASEMENT LEVEL MATCHES. SELECT THE BEST CONDITION DOORS TO BE REUSED AND REPAIR & REPAINT AS REQ'D.

1 BASEMENT DEMOLITION PLAN
1/4"=1'-0" 2110A-FP00.dwg

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MERCER ISLAND, WA 98040

7173 REGISTERED ARCHITECT JAMY DEGUCHI STATE OF WASHINGTON

Drawing Title
BASEMENT DEMO PLAN

Date
08.08.2022

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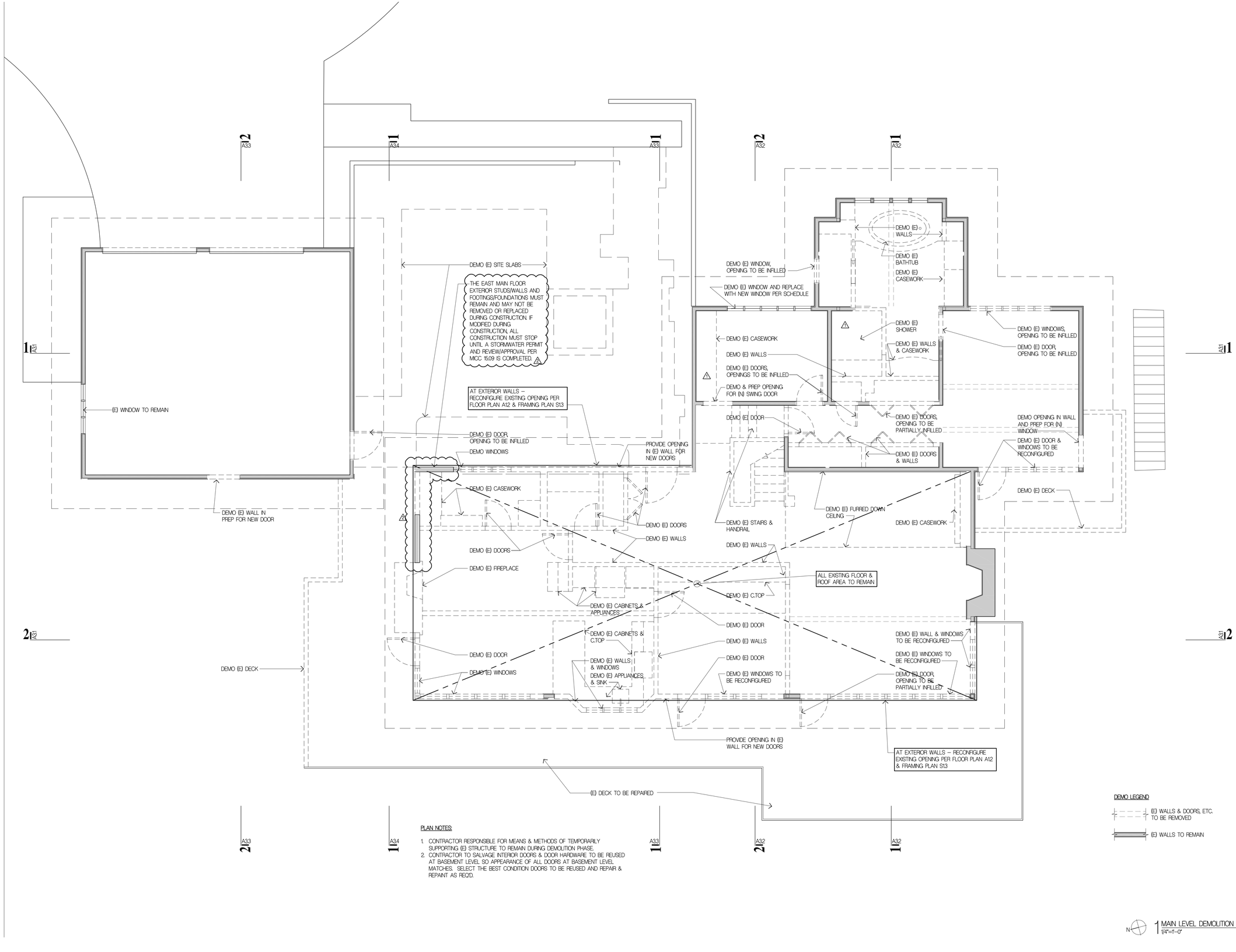

PLAN NOTES:

1. CONTRACTOR RESPONSIBLE FOR MEANS & METHODS OF TEMPORARILY SUPPORTING (E) STRUCTURE TO REMAIN DURING DEMOLITION PHASE.
2. CONTRACTOR TO SALVAGE INTERIOR DOORS & DOOR HARDWARE TO BE REUSED AT BASEMENT LEVEL SO APPEARANCE OF ALL DOORS AT BASEMENT LEVEL MATCHES. SELECT THE BEST CONDITION DOORS TO BE REUSED AND REPAIR & REPAINT AS REQ'D.

DEMO LEGEND

(E) WALLS & DOORS, ETC. TO BE REMOVED

(E) WALLS TO REMAIN

1 MAIN LEVEL DEMOLITION PLAN
1/4"=1'-0" 2110A-FP01.dwg

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MAIN LEVEL DEMO PLAN

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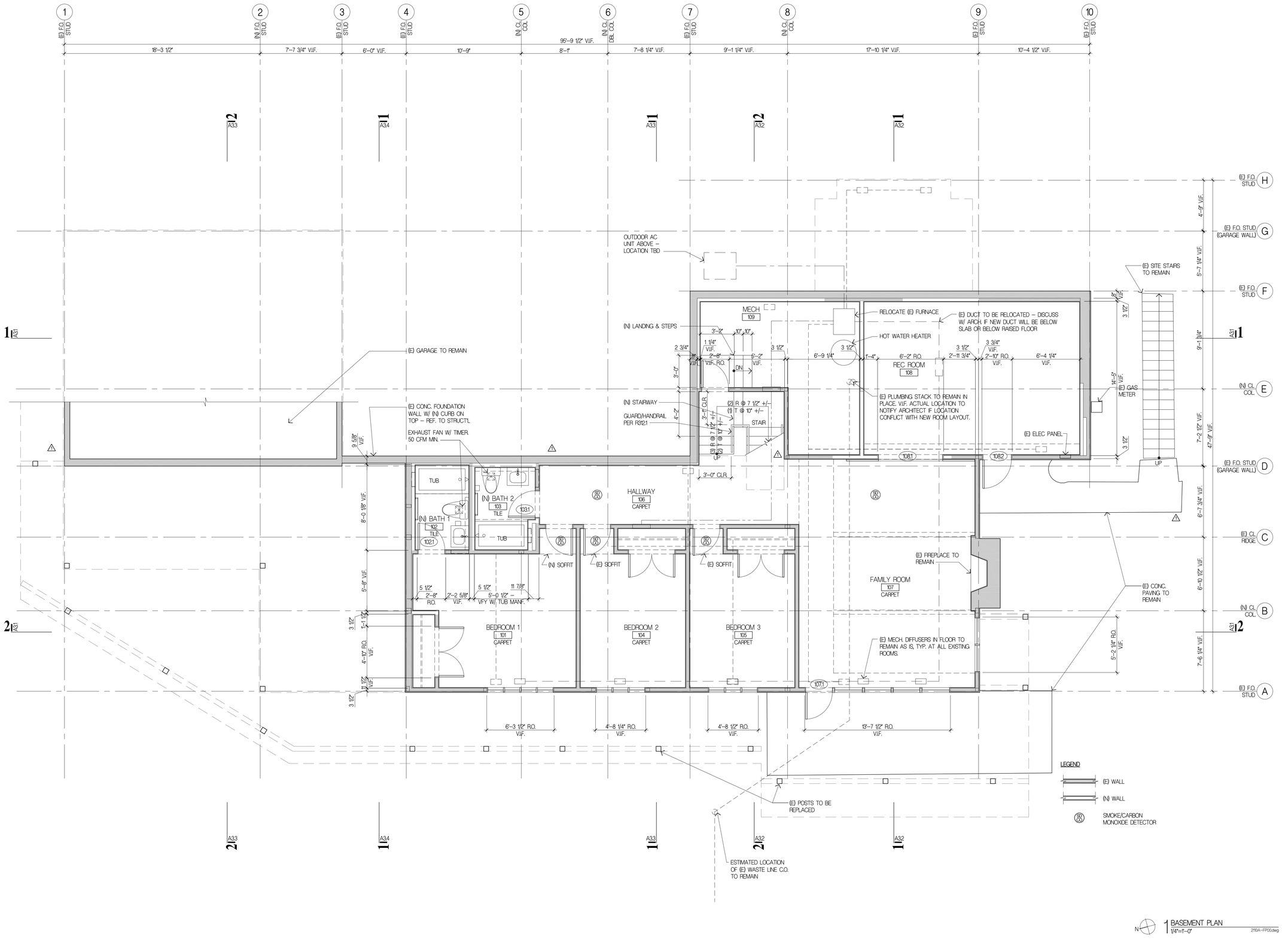

1 BASEMENT PLAN
1/4"=1'-0"
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BASEMENT FLOOR PLAN

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1 MAIN LEVEL PLAN
1/4"=1'-0" 2110A-FP01.dwg

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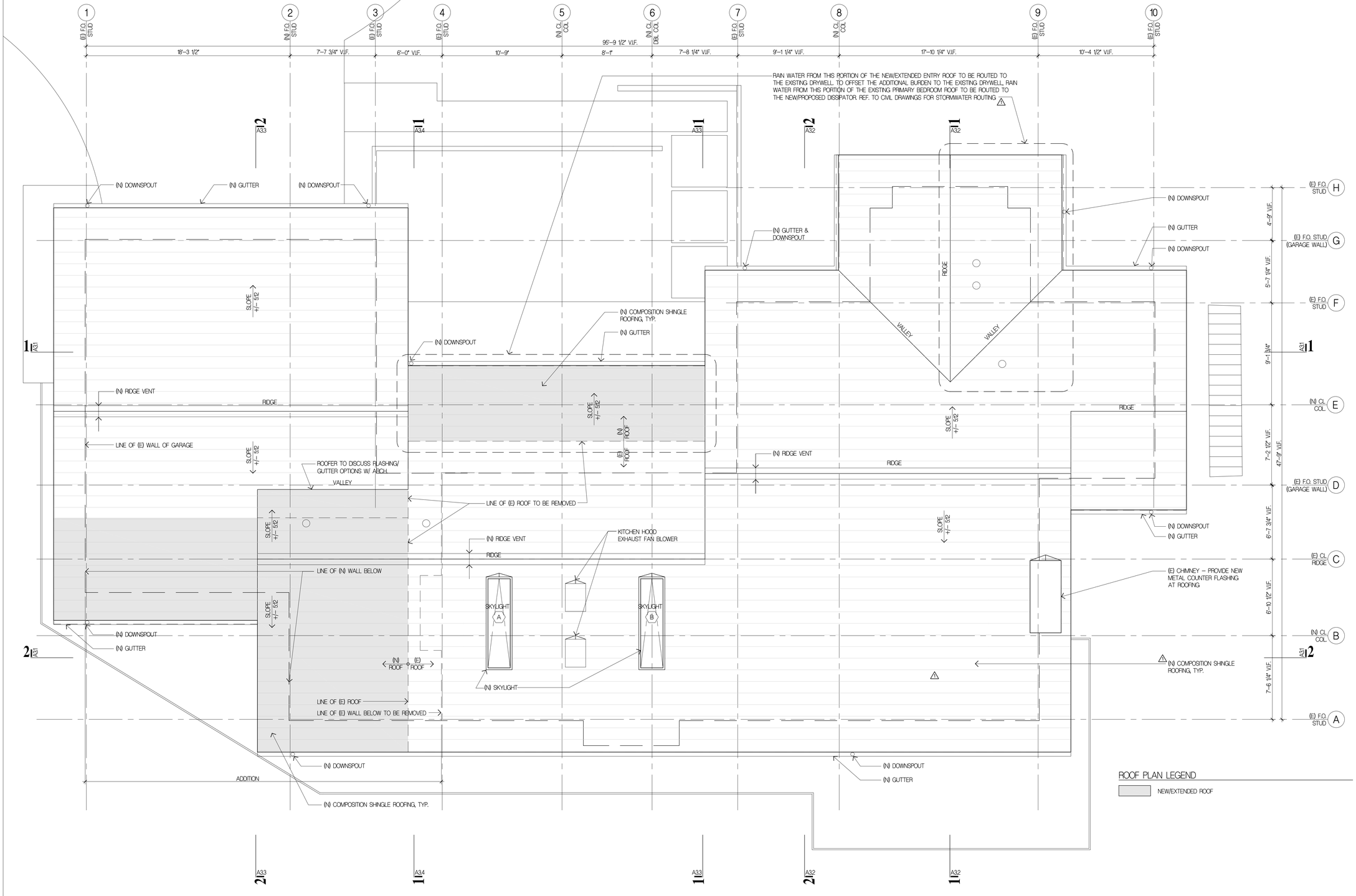

ROOF PLAN LEGEND

NEW/EXTENDED ROOF

N 1 MAIN LEVEL PLAN
1/4"=1'-0"

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ROOF PLAN

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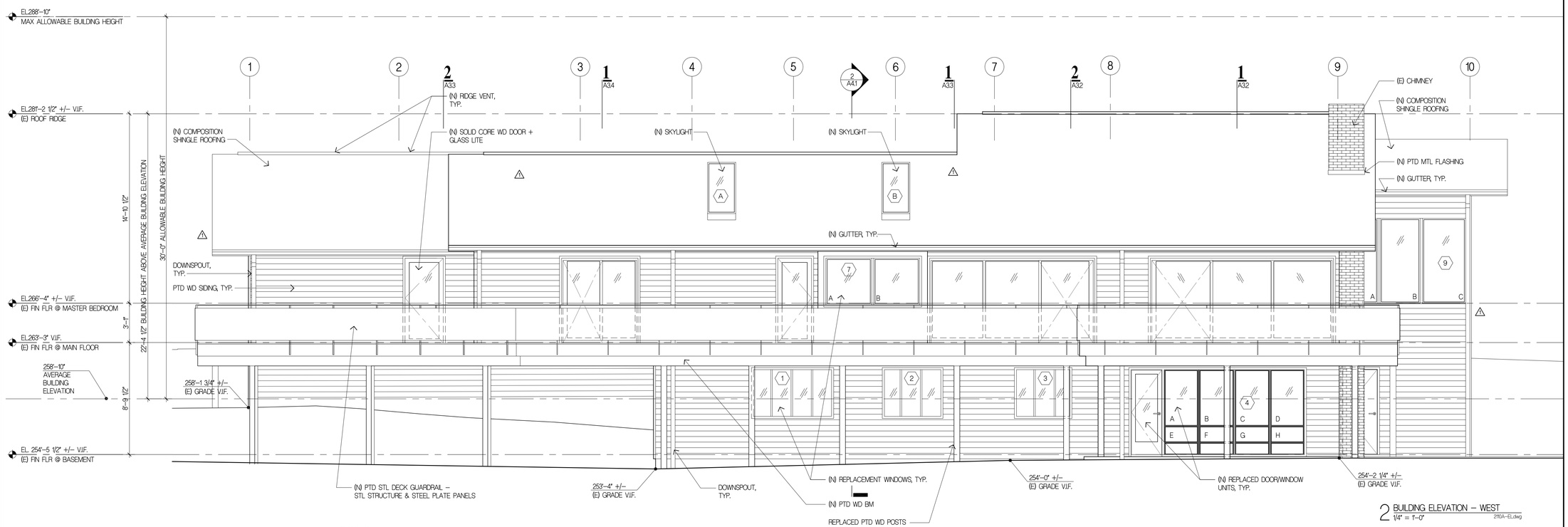
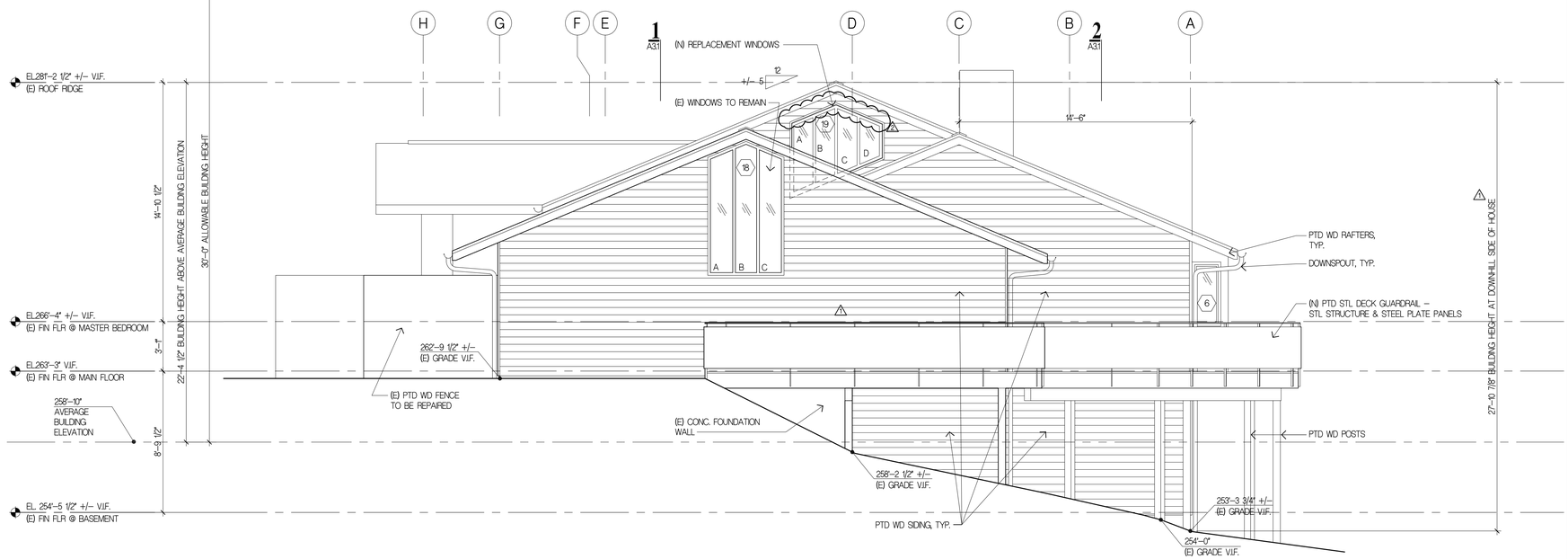


2 BUILDING ELEVATION - WEST
1/4" = 1'-0" 2110A-EL.dwg



1 BUILDING ELEVATION - NORTH
1/4" = 1'-0" 2110A-EL.dwg

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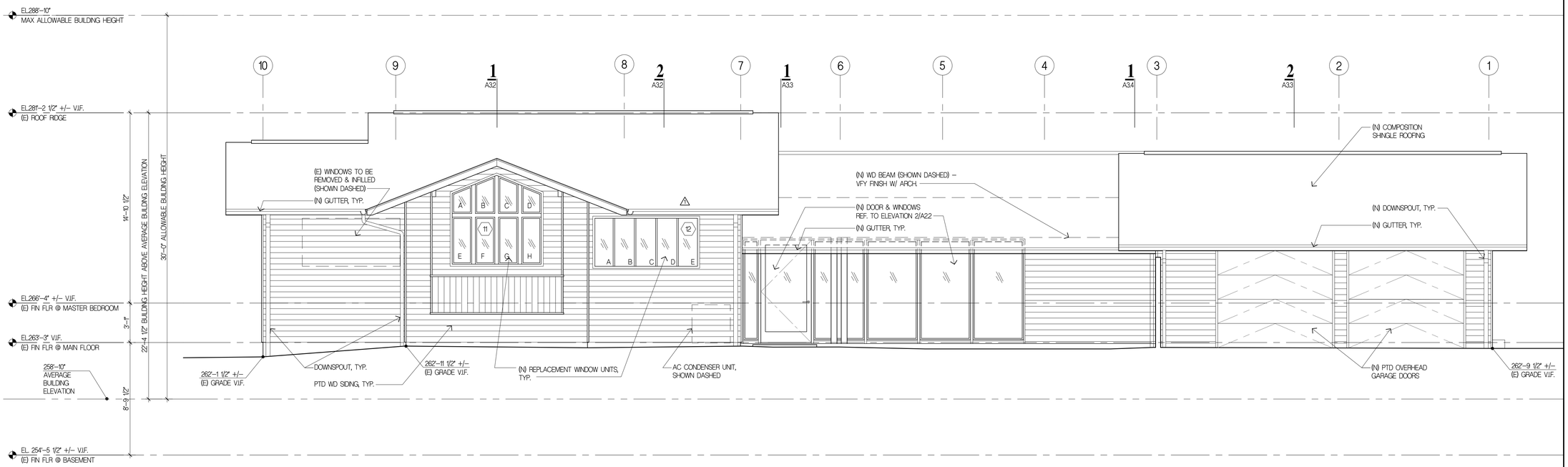

3 BUILDING ELEVATION – EAST
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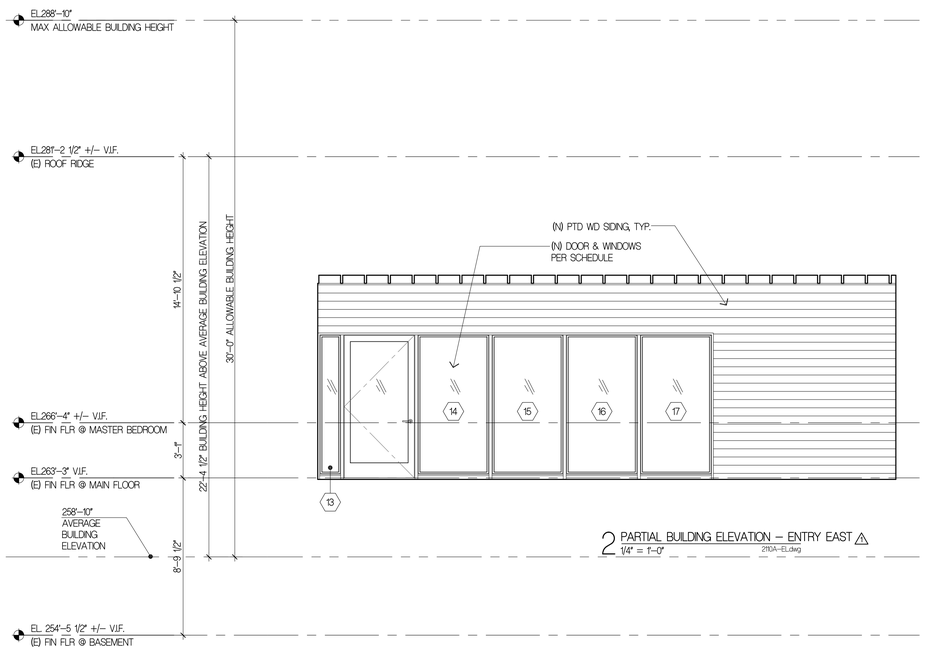

2 PARTIAL BUILDING ELEVATION – ENTRY EAST ⚠1
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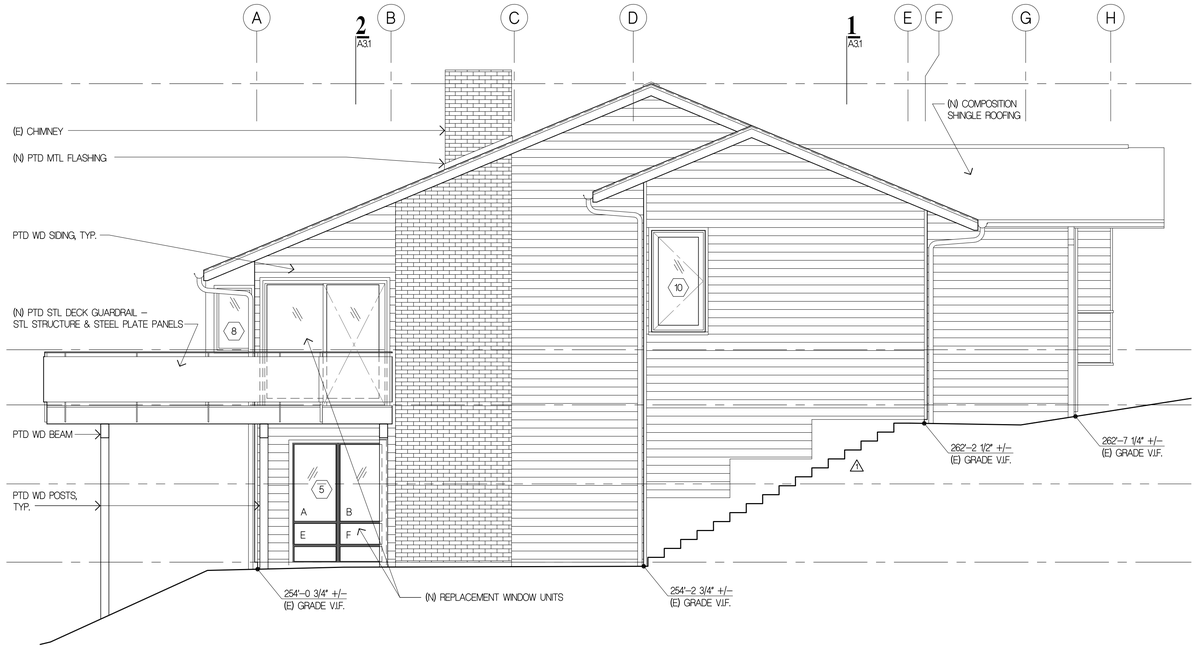

1 BUILDING ELEVATION – SOUTH
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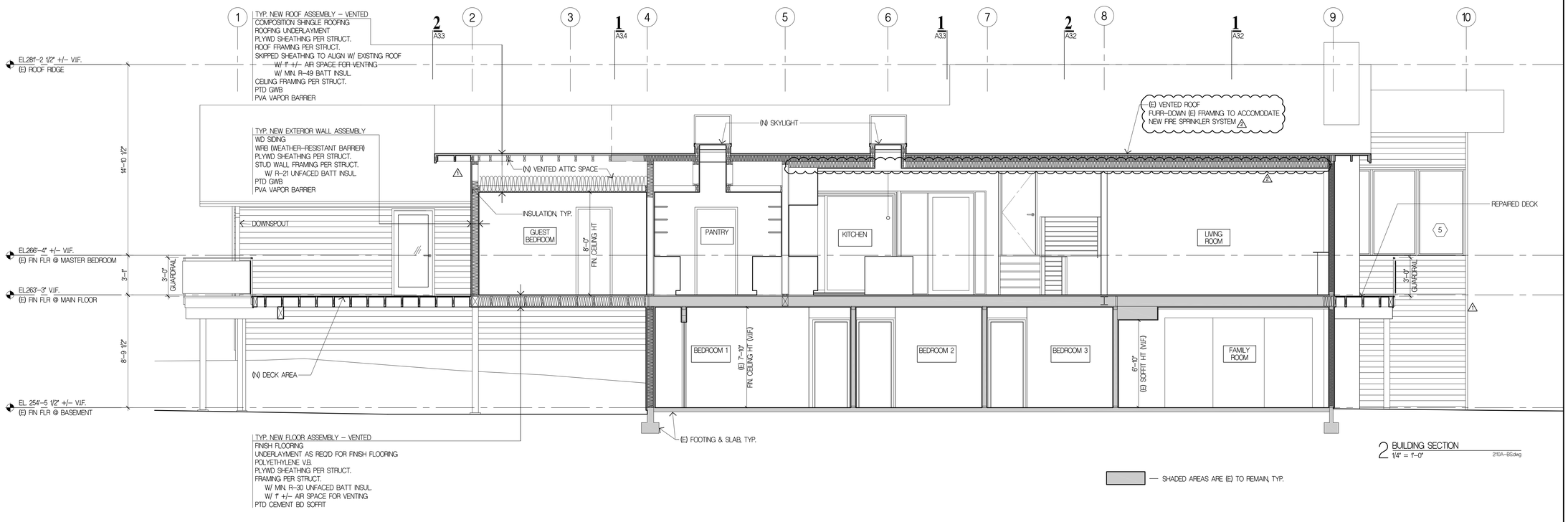
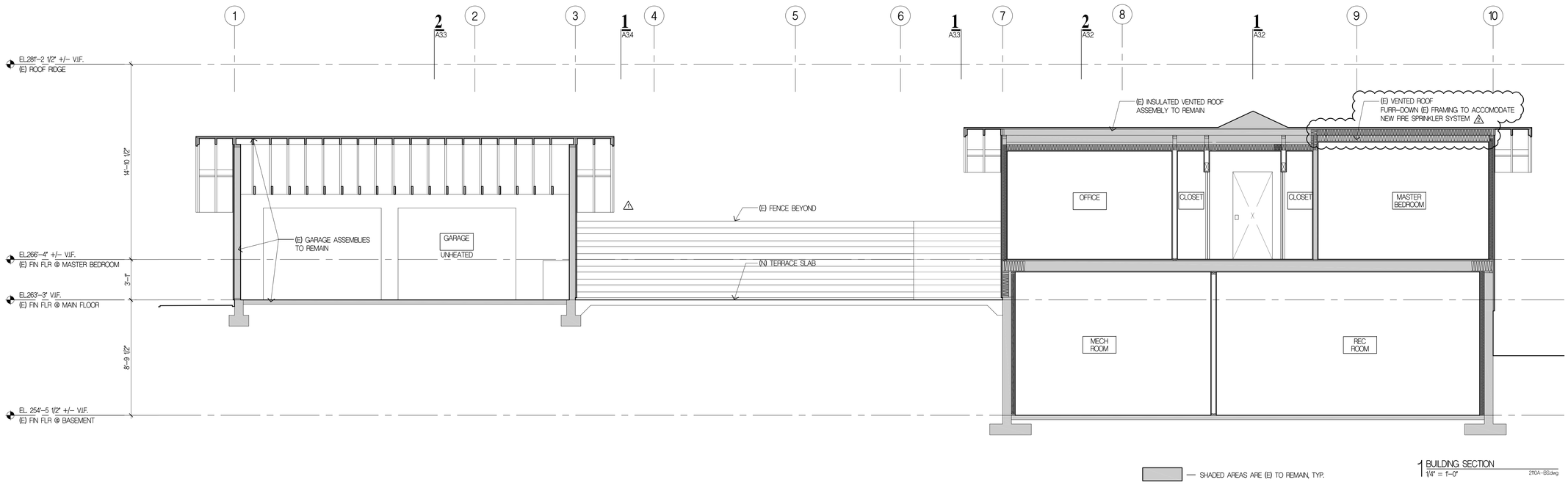


2 BUILDING SECTION
1/4" = 1'-0" 2110A-BS.dwg



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1/4" = 1'-0" 2110A-BS.dwg

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8455 SE 83RD STREET
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7173 REGISTERED ARCHITECT
JANICE K. DEGUCHI
STATE OF WASHINGTON

Drawing Title
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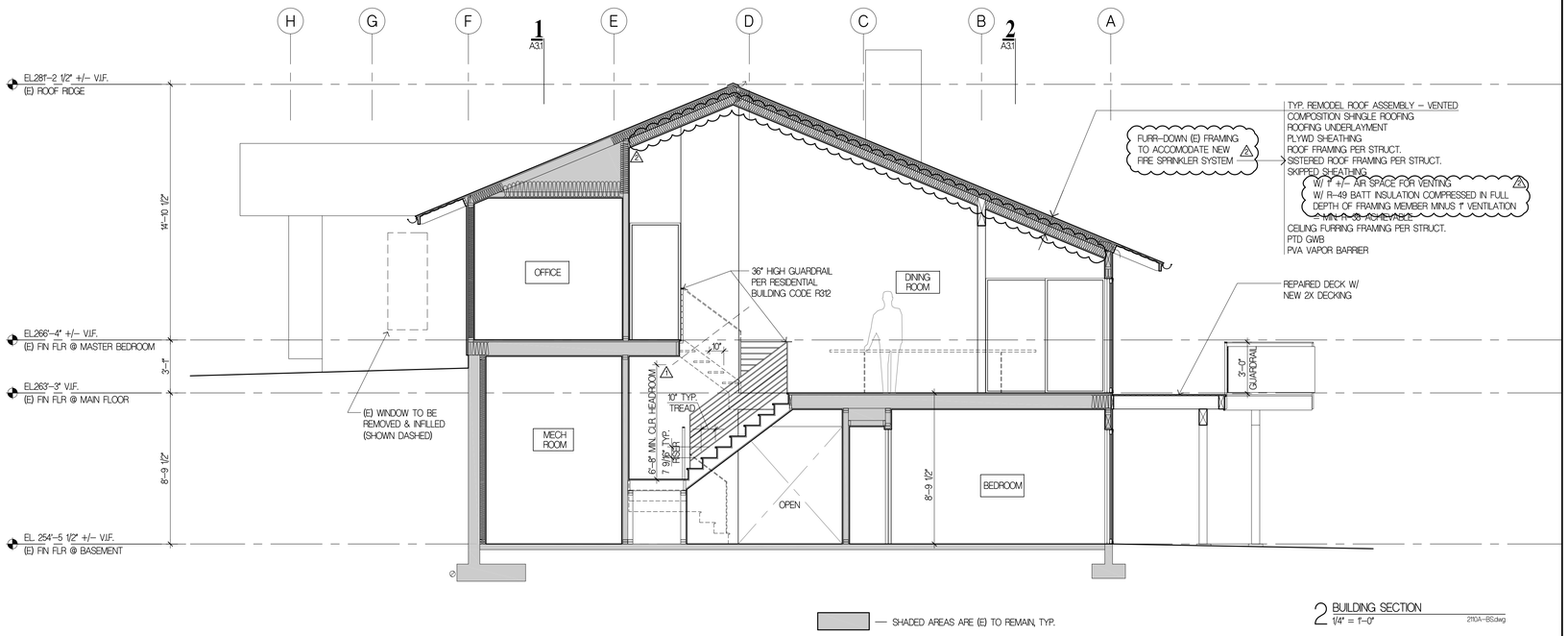
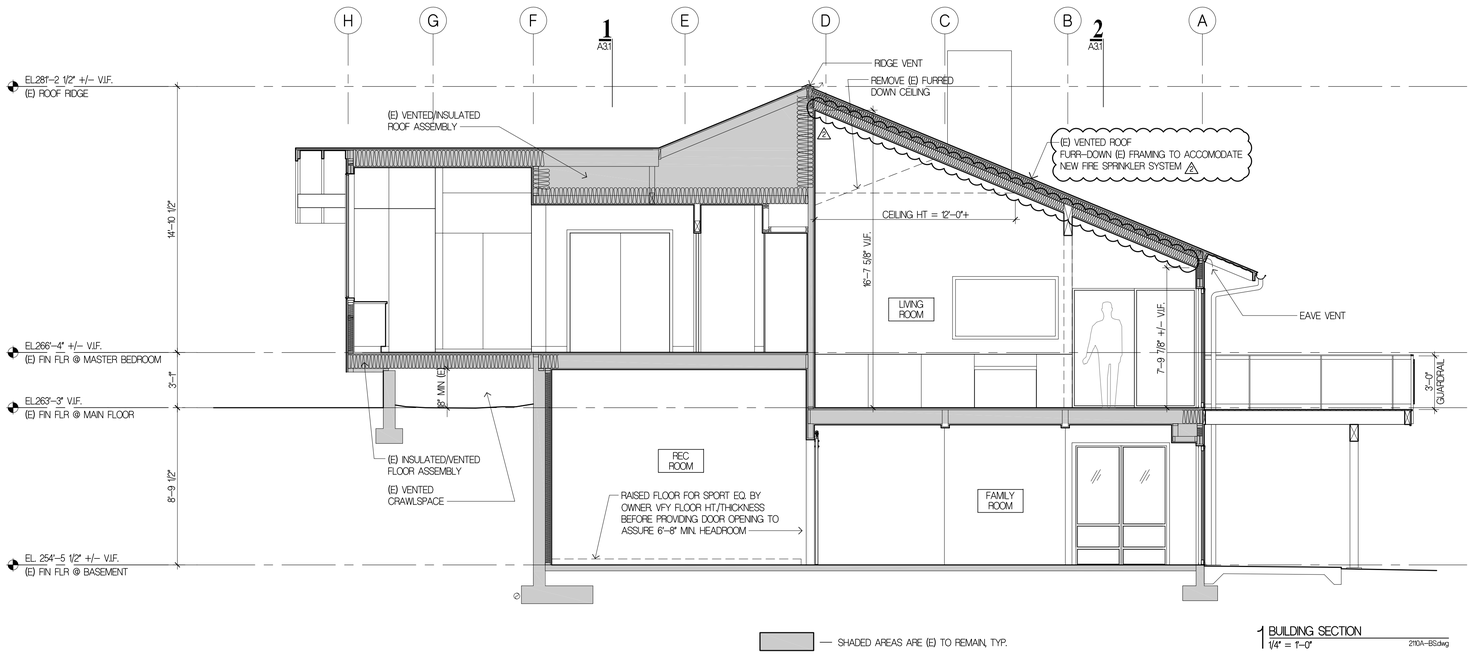


2 BUILDING SECTION
1/4" = 1'-0" 2110A-BS.dwg



1 BUILDING SECTION
1/4" = 1'-0" 2110A-BS.dwg

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Drawing Title
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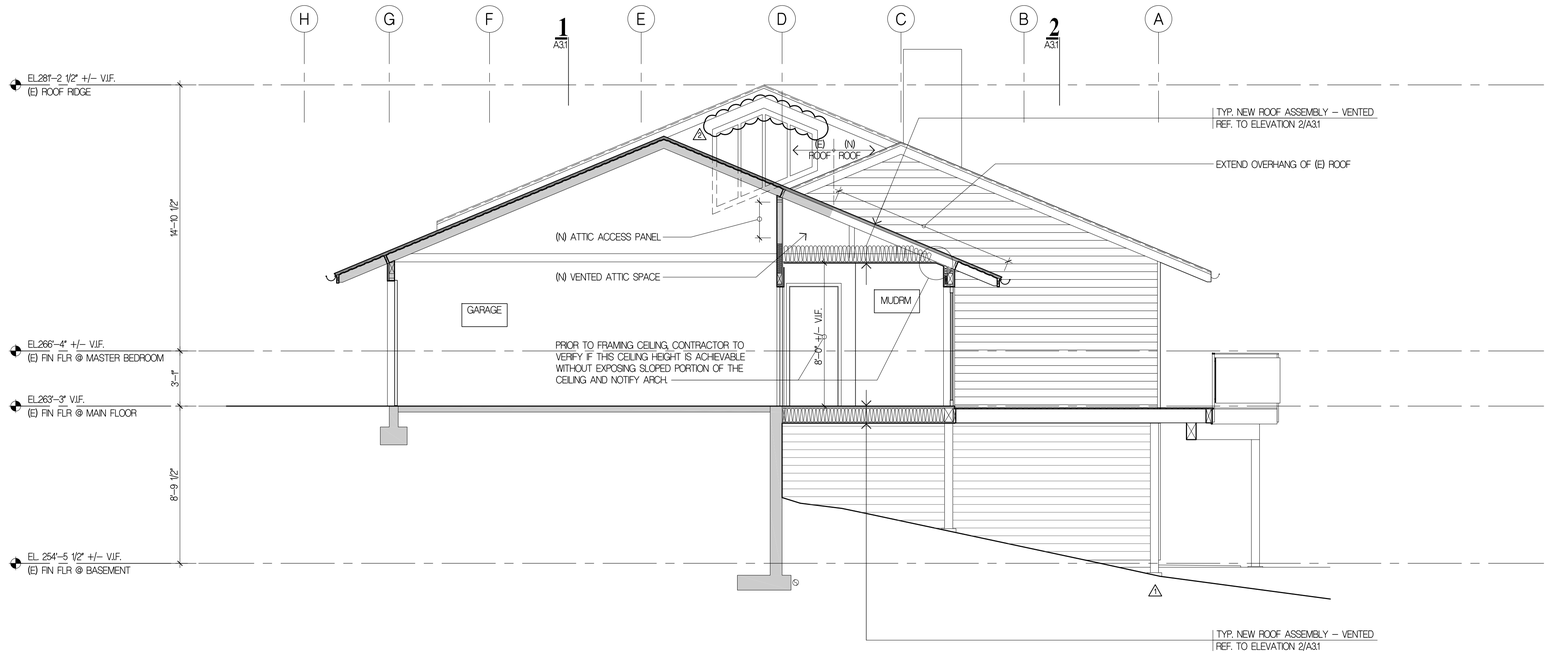
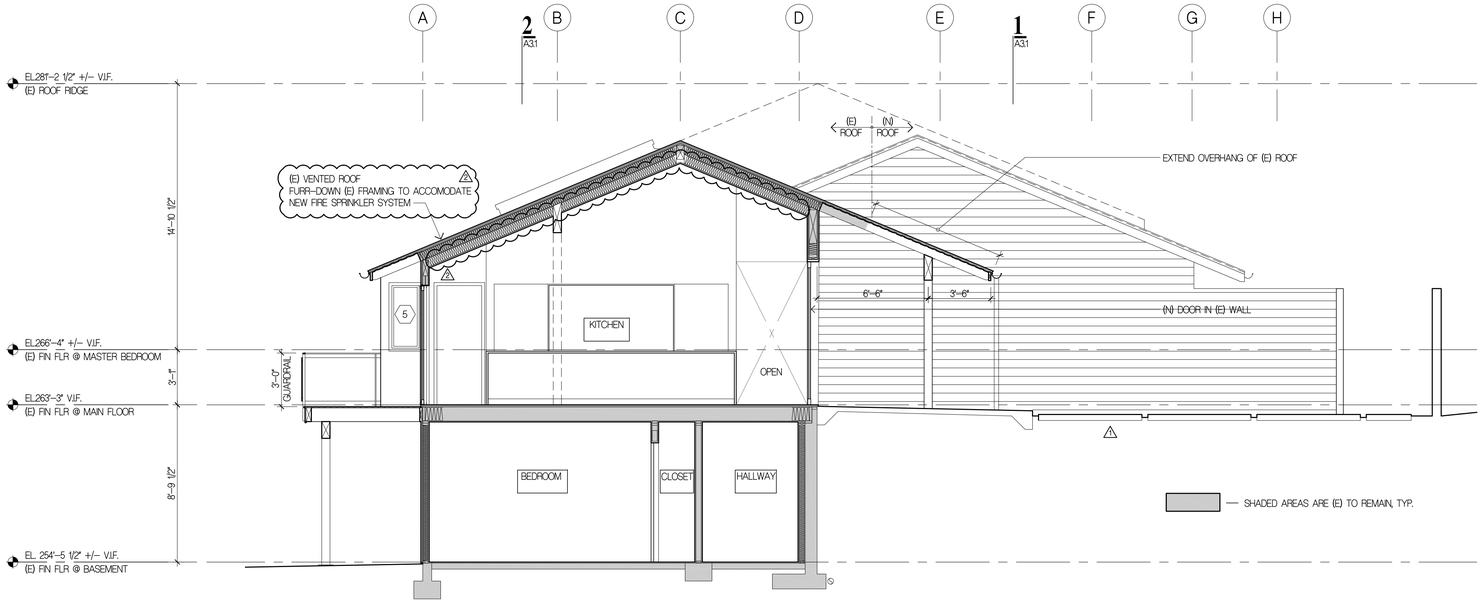


2 BUILDING SECTION
1/4" = 1'-0"
2110A-BS.dwg



1 BUILDING SECTION
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WINDOW & DOOR SCHEDULE

2018 WSEC ENERGY COMPLIANCE METHOD: CHAPTER 4 PRESCRIPTIVE REQUIREMENTS APPROACH
CLIMATE ZONE 4C (KING COUNTY)
UNLIMITED GLAZING AREA (REFER TO TABLE 402.1.1 FOR MINIMUM PRESCRIPTIVE U-FACTORS)

WINDOW SCHEDULE

I.D.	MANUF.	DESCRIPTION	U-VAL	REFERENCE FOR U-FACTOR[3]	R.O. WIDTH FT.	IN.	R.O. HEIGHT FT.	IN.	AREA SF	UxA	ORIEN-TATION	OPERATION	FRAME MATERIAL	SAFETY GLASS	REMARKS
BASEMENT															
1			0.30		6	3 1/2	4	2	26.2	7.9	W	FIXED	ALUMINUM		
2			0.30		4	8 1/4	4	2	19.5	5.9	W	FIXED	ALUMINUM		
3			0.30		4	8 1/2	4	2	19.6	5.9	W	FIXED	ALUMINUM		
4			0.30		13	7 1/2	6	8 3/8	91.3	27.4	W	FIXED	ALUMINUM	YES	
5			0.30		5	2 1/4	6	8 3/8	34.7	10.4	S	FIXED	ALUMINUM	YES	
MAIN FLOOR															
6			0.30		1	6 1/2	3	8 3/4	5.7	1.7	N	FIXED	ALUMINUM		
7			0.30		7	5 3/4	3	8 3/4	27.9	8.4	W	FIXED	ALUMINUM		
8			0.30		1	6 1/2	3	8 3/4	5.7	1.7	S	FIXED	ALUMINUM		
9			0.30		9	9 1/4	6	8 3/8	65.4	19.6	W	FIXED	ALUMINUM	YES	
10			0.30		3	1 1/2	5	10 3/8	18.3	5.5	S	CASEMENT	ALUMINUM	YES	
11			0.30		7	1 1/2	6	5	45.7	13.7	E	FIXED	ALUMINUM		* R.O. HEIGHT VARIES, GIVEN NUMBER IS AVERAGE
12			0.30		8	2 1/4	4	3	34.8	10.4	E	FIXED	ALUMINUM		
13			0.30		1	2 1/4	8	3/8	9.5	2.9	E	FIXED	ALUMINUM	YES	
14			0.30		4	0	8	3/8	32.1	9.6	E	FIXED	ALUMINUM	YES	
15			0.30		4	0	8	3/8	32.1	9.6	E	FIXED	ALUMINUM	YES	
16			0.30		4	0	8	3/8	32.1	9.6	E	FIXED	ALUMINUM	YES	
17			0.30		4	0	8	3/8	32.1	9.6	E	FIXED	ALUMINUM	YES	
18		(E) TO REMAIN									N	FIXED			(E) GARAGE WINDOWS TO REMAIN AS-IS
19			0.30		5	10	4	7 3/8	26.9	8.1	N	FIXED	ALUMINUM		* R.O. HEIGHT VARIES, GIVEN NUMBER IS AVERAGE
			0.30	WINDOW SUBTOTAL					560.0	168.0					

GLAZED DOOR SCHEDULE

I.D.	MANUF.	DESCRIPTION	U-VAL	REFERENCE FOR U-FACTOR[3]	R.O. WIDTH FT	IN	R.O. HEIGHT FT	IN	AREA SF	UxA	ORIEN-TATION	OPERATION	DOOR MATERIAL	FRAME MATERIAL	SAFETY GLASS	SCREEN	REMARKS
BASEMENT																	
107.1			0.30		2	7 5/8	6	8 3/8	17.7	5.3	W	SWING	ALUMINUM	ALUMINUM	YES		
MAIN FLOOR																	
201.3			0.30		3	2	6	8 3/8	21.2	6.4	W	SWING	ALUMINUM	ALUMINUM	YES		
203.2			0.30		6	2	6	8 3/8	41.3	12.4	W	XXO SLIDER	ALUMINUM	ALUMINUM	YES	YES	
206.1			0.30		4	0	8	3/8	32.1	9.6	E	SWING	ALUMINUM	ALUMINUM	YES		
207.1			0.30		2	10	6	8 3/8	19.0	5.7	W	SWING	ALUMINUM	ALUMINUM	YES		
207.2			0.30		14	0	6	8 3/8	93.8	28.1	W	XXO SLIDER	ALUMINUM	ALUMINUM	YES	YES	
208.1			0.30		14	0	6	8 3/8	93.8	28.1	W	XXO SLIDER	ALUMINUM	ALUMINUM	YES	YES	
208.2			0.30		7	1/4	6	8 3/8	47.0	14.1	S	XXO SLIDER	ALUMINUM	ALUMINUM	YES	YES	
			0.30	GLAZED DOOR SUBTOTAL					348.2	104.5							

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	UxA	ORIEN-TATION	OPERATION	DOOR MATERIAL	FRAME MATERIAL	REMARKS
BASEMENT															
102.1			-		2	8	6	8 1/4	17.8			SWING	WOOD	WOOD	INSTALL SALVAGED DOOR FROM (E) REMOVED DOOR IF POSSIBLE
103.1			-		2	8	6	8 1/4	17.8			SWING	WOOD	WOOD	INSTALL SALVAGED DOOR FROM (E) REMOVED DOOR IF POSSIBLE
108.1			-		6	2	6	8 1/4	41.2			BARN	WOOD	WOOD	(2) PANELS
108.2			0.60		2	10	6	8 1/4	18.9	11.4		SWING	WOOD	WOOD	
MAIN FLOOR															
201.1			0.60		3	2	6	8 1/4	21.2	12.7		SWING	WOOD	WOOD	20 MIN. FIRE-RATING WITH GASKET & SELF-CLOSING HARDWARE
201.2			-		2	10	6	8 1/4	18.9			SWING	WOOD	WOOD	
202.1			-		2	8	6	8 1/4	17.8			SWING	WOOD	WOOD	
203.1			-		2	8	6	8 1/4	17.8			SWING	WOOD	WOOD	
204.1			-		3	2	6	8 1/4	21.2			POCKET	WOOD	WOOD	
204.2			-		2	8	6	8 1/4	17.8			SWING	WOOD	WOOD	
210.1			-		2	10	6	8 1/4	18.9			SWING	WOOD	WOOD	
211.1			-		2	10	6	8 1/4	18.9			SWING	WOOD	WOOD	
212.1			-		3	2	6	8 1/4	21.2			POCKET	WOOD	WOOD	
212.2			-		6	2	6	8 1/4	41.2			BI-PASS	WOOD	WOOD	
212.3			-		6	2	6	8 1/4	41.2			BI-PASS	WOOD	WOOD	
213.1			-		3	2	6	8 1/4	21.2			POCKET	WOOD	WOOD	
214.1			-		2	6	6	8 1/4	16.7			POCKET	WOOD	WOOD	
216.1			-		9	1 3/4	7	3/8	64.3			SECTIONAL	WOOD	MTL	GARAGE DOOR
216.2			-		9	1 3/4	7	3/8	64.3			SECTIONAL	WOOD	MTL	GARAGE DOOR
			-	OPAQUE DOOR SUBTOTAL					40.1	24.1					

OPAQUE DOOR SUBTOTAL	40.1	24.1	SEE OPAQUE DOOR SCHEDULE
GLAZED DOOR SUBTOTAL	348.2	104.5	SEE GLAZED DOOR SCHEDULE
WINDOW SUBTOTAL	560.0	168.0	SEE WINDOW SCHEDULE
SKYLIGHT SUBTOTAL	41.2	12.4	SEE SKYLIGHT SCHEDULE
FENESTRATION TOTAL	989.5	296.5	
AREA-WEIGHTED U-FACTOR		0.2997	≤ 0.30 MAXIMUM ALLOWED FENESTRATION U-FACTOR PER 2018 WSEC TABLE 402.1.1

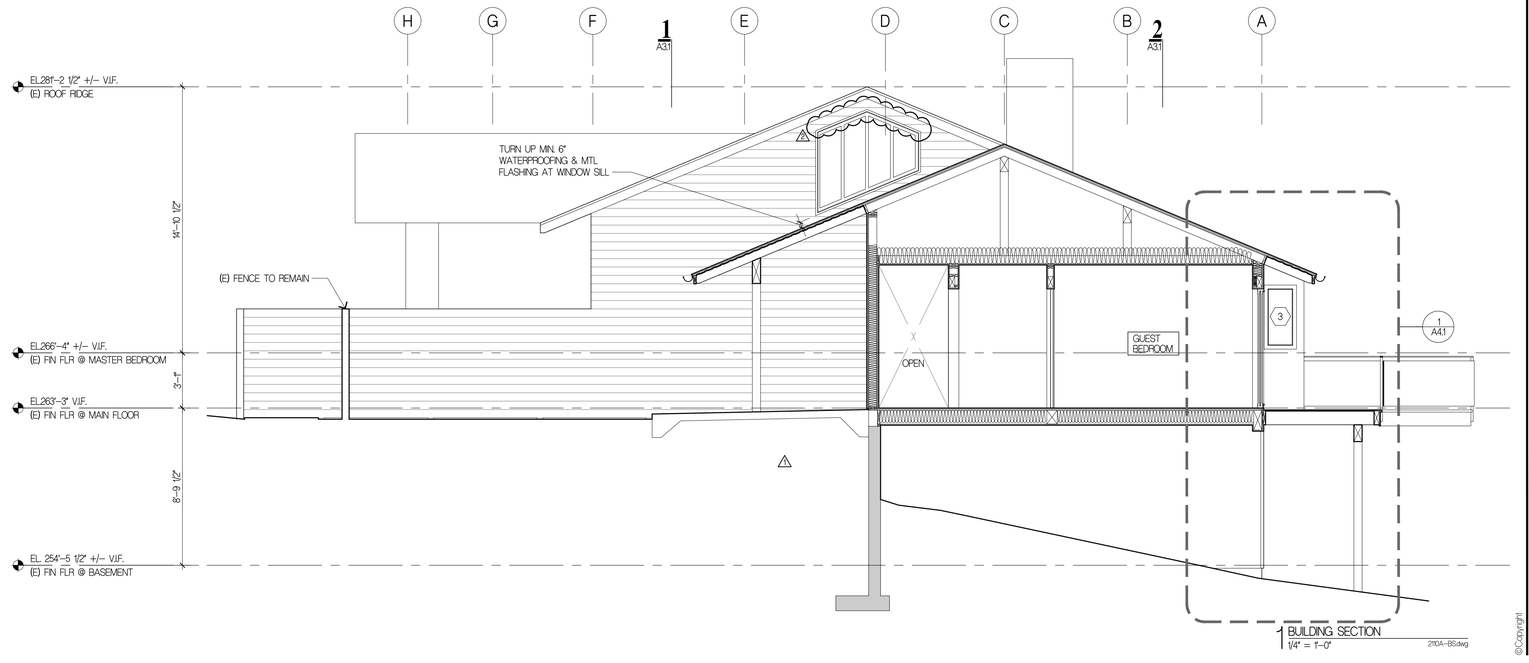
SKYLIGHT SCHEDULE

I.D.	MANUF.	DESCRIPTION	U-VAL	REFERENCE FOR U-FACTOR[3]	R.O. WIDTH FT.	IN.	R.O. HEIGHT FT.	IN.	AREA SF	UxA	ORIEN-TATION	OPERATION	FRAME MATERIAL	SAFETY GLASS		REMARKS
A			0.60		2	2 1/2	9	4	20.6	12.4	W	FIXED	ALUMINUM	YES		
B			0.60		2	2 1/2	9	4	20.6	12.4	W	FIXED	ALUMINUM	YES		
			0.60	SKYLIGHT SUBTOTAL					20.6	12.4						

WINDOW/DOOR/SKYLIGHT NOTES:

1. WINDOWS ARE REFERENCED ON EXTERIOR ELEVATIONS. DOORS ARE REFERENCED ON FLOOR PLANS. SKYLIGHTS ARE REFERENCED ON ROOF PLAN.
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-4® (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 2018 WSEC TABLE 402.1.1. & ENERGY CODE NOTES ON SHEET TS-1
5. ALL WINDOWS WITHIN A 2-FOOT ARC OF A DOOR AND 60" 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.
8. R.O.'s FOR REPLACEMENT WINDOWS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AFTER FRAMING IS COMPLETE AND PRIOR TO ORDERING DOORS AND WINDOWS.

2 WINDOW & DOOR SCHEDULE
NTS 2110A--BS.dwg



1 BUILDING SECTION
1/4" = 1'-0" 2110A--BS.dwg

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7173 REGISTERED ARCHITECT JAMES K. DEGUCHI STATE OF WASHINGTON

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BUILDING SECTION & WINDOW & DOOR SCHEDULE

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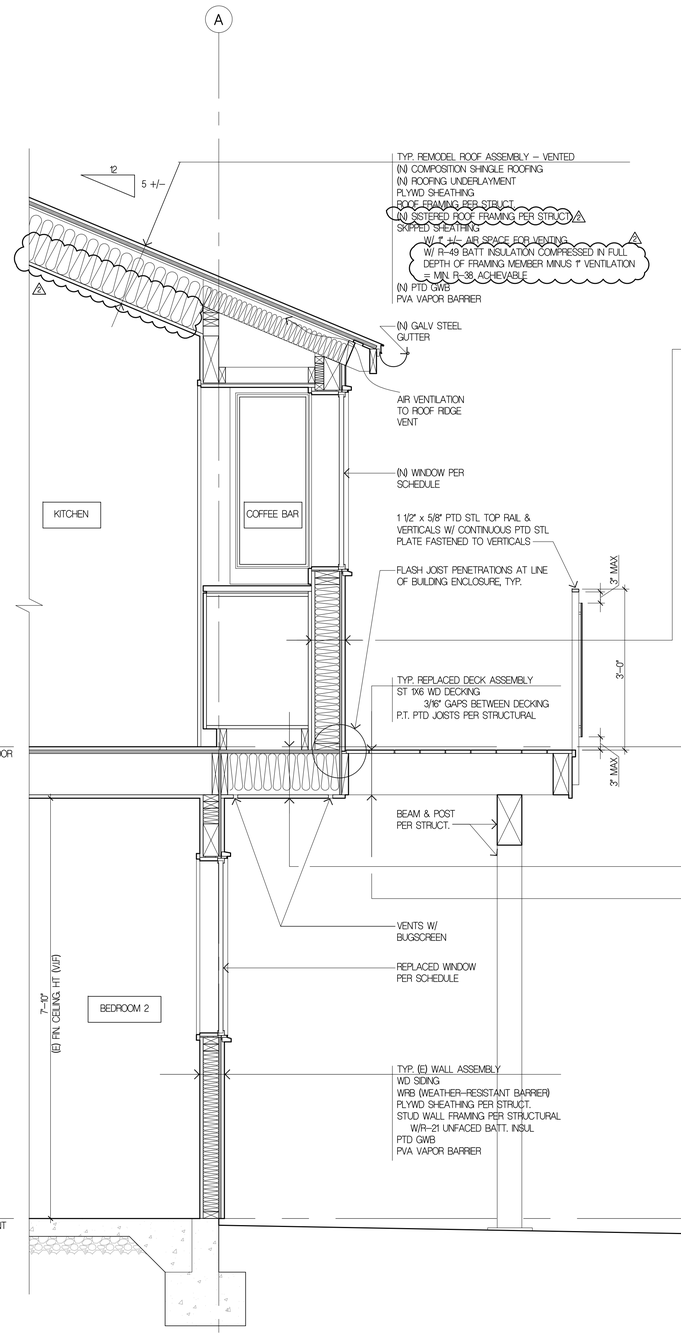
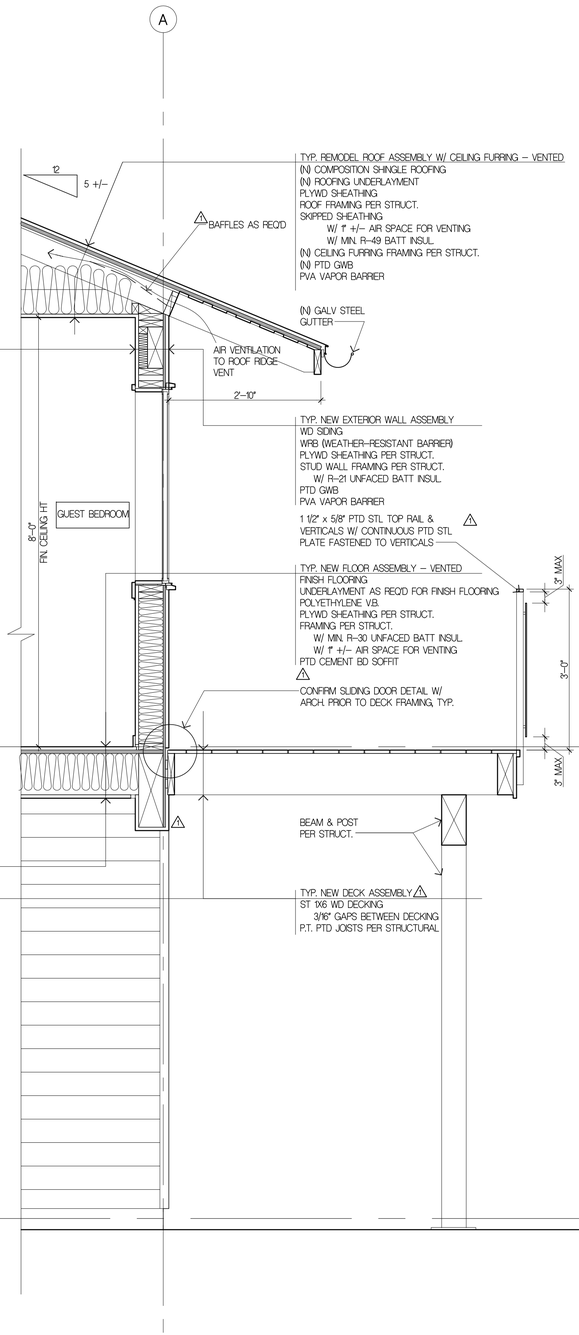


2 WALL SECTION @ COFFEE BAR ⚠
3/4"=1'-0" 2110A-WS.dwg



1 WALL SECTION @ (N) GUEST BEDRM ⚠
3/4"=1'-0" 2110A-WS.dwg

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Drawing Title
WALL SECTIONS

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ISSUE	DATE
⚠ PERMIT CORRECTIONS #1	03/31/2023
⚠ PERMIT CORRECTIONS #2	05/31/2023

PERMIT CORRECTIONS
Sheet No.

A4.1

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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 . . . . . GCpi=0.18, 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 ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

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

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

9. 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 ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

QUALITY ASSURANCE

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.

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 PSF
    2" PILE 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:

MEMBER TYPE/CONSTRUCTION	STRENGTH F'c -PSI-	TEST AGE -DAYS-	MAX AGG -INCH-	MAX W/C RATIO	AIR CONT.
SLABS ON GRADE	3000	28	1	.45	5
FOOTINGS	4000	28	1	.50	--
BASEMENT WALLS	4000	28	1	.50	--

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

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

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

    FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH . . . . . 3"
    FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER) . . . 2"
    FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER). . 1-1/2"

ANCHORAGE

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:

TYPE OF MEMBER	ASTM SPECIFICATION	FY
A. WIDE FLANGE SHAPES	A992	50 KSI
B. OTHER SHAPES, PLATES, AND RODS	A36	36 KSI
C. OTHER SHAPES AND PLATES (NOTED GRADE 50 ON PLANS)	A572 (GRADE 50)	50 KSI
D. PIPE COLUMNS	A53 (E OR S, GR.B)	35 KSI
E. STRUCTURAL TUBING	A500 (GR.C)	
-SQUARE OR RECTANGULAR		50 KSI
-ROUND		46 KSI
-ANY SHAPE	ASTM A1085	50 KSI
F. CONNECTION BOLTS (3/4" ROUND, UNLESS SHOWN OTHERWISE)	A325-N	

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

33. ALL A-325 CONNECTION BOLTS SHALL BE APPROVED SELF LOAD INDICATING TYPES (SUCH AS BETHLEHEM LOAD INDICATOR BOLTS, LeJEUNE 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. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES F AND 40 FT - LBS AT 70 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

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 WWPA STANDARD, WESTERN LUMBER GRADING RULES 2017. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

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

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

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

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

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

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

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

WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER	INTERIOR DRY	G90 GALVANIZED
CONTAINS AMMONIA CARRIER	INTERIOR DRY	G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653
CONTAINS AMMONIA CARRIER	INTERIOR WET	TYPE 304 OR 316 STAINLESS
CONTAINS AMMONIA CARRIER	EXTERIOR	TYPE 304 OR 316 STAINLESS
ACZA	ANY	TYPE 304 OR 316 STAINLESS

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

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.

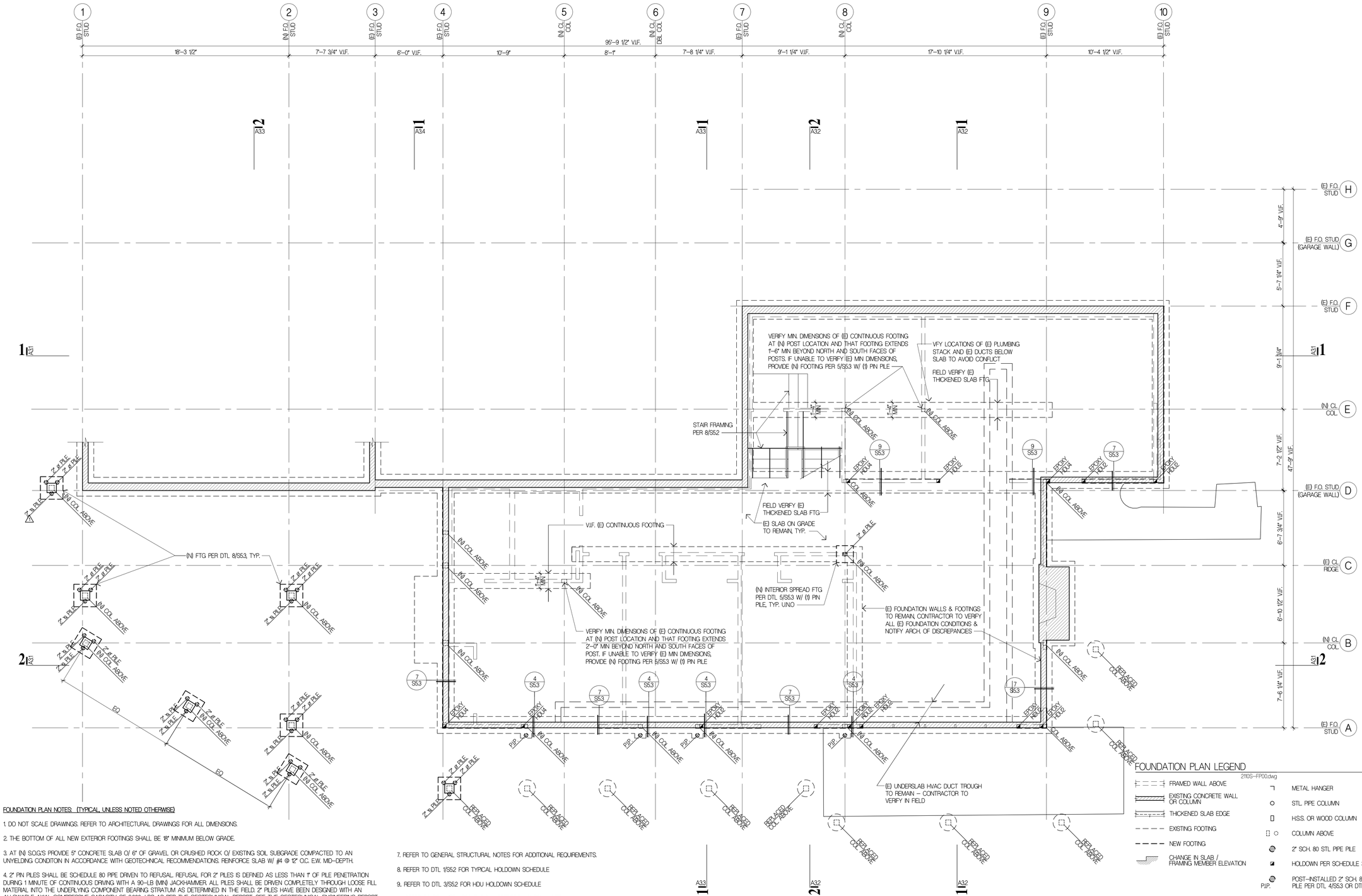
    ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

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

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

44. WOOD FASTENERS

    A. NAIL SIZES SPECIFIED ON D



FOUNDATION PLAN NOTES (TYPICAL, UNLESS NOTED OTHERWISE)

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

2. THE BOTTOM OF ALL NEW EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE.

3. AT (N) S.O.G.'S PROVIDE 5" CONCRETE SLAB O/ 6" OF GRAVEL OR CRUSHED ROCK O/ EXISTING SOIL SUBGRADE COMPACTED TO AN UNYIELDING CONDITON IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS. REINFORCE SLAB W/ #4 @ 12" O.C. E.W. MID-DEPTH.

4. 2" PIN 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 6,000-LBS AS PER THE GEOTECHNICAL REPORT. SEE THE GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL MONITORING/INSPECTION REQUIREMENTS.

5. 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.

6. ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS FULL BEARING THROUGH FLOORS TO THE FOUNDATIONS.

7. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

8. REFER TO DTL 1/S5.2 FOR TYPICAL HOLDOWN SCHEDULE

9. REFER TO DTL 3/S5.2 FOR HDU HOLDOWN SCHEDULE

10. REFER TO DTL 3/S5.4 FOR TYPICAL RETROFIT HOLDOWN DETAIL

FOUNDATION PLAN LEGEND

2110S-FP00.dwg

- FRAMED WALL ABOVE
- EXISTING CONCRETE WALL OR COLUMN
- THICKENED SLAB EDGE
- EXISTING FOOTING
- NEW FOOTING
- CHANGE IN SLAB / FRAMING MEMBER ELEVATION
- METAL HANGER
- STL. PIPE COLUMN
- H.S.S. OR WOOD COLUMN
- COLUMN ABOVE
- 2" SCH. 80 STL. PIPE PILE
- HOLDOWN PER SCHEDULE 3/S5.2
- P.I.P. POST-INSTALLED 2" SCH. 80 PIN PILE PER DTL 4/S5.3 OR DTL 5/S5.3

1 BASEMENT FOUNDATION PLAN
1/4"=1'-0" 2110S-FP00.dwg

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FOUNDATION PLAN

Date
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ISSUE	DATE
⚠ PERMIT CORRECTIONS #1	03/31/2023
⚠ PERMIT CORRECTIONS #2	05/31/2023

PERMIT CORRECTIONS
Sheet No.

S1.1

FLOOR FRAMING/FOUNDATION PLAN NOTES: (TYPICAL UNLESS NOTED OTHERWISE)

1. DO NOT SCALE DRAWINGS. REFER TO ARCH'L DRAWINGS FOR ALL DIMENSIONS.

2. NEW FLOOR SHEATHING SHALL BE 3/4" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 48/24). NAIL AT ALL FRAMED PANEL EDGES W/ 10d @ 6" O.C. AND TO ALL INTERMEDIATE FRAMING AT 12" O.C.

3. 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/S5.2 FOR TYPICAL INSTALLATION.

4. 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 LPC CAP.

5. 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%.

6. 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.

7. SPLICE ALL TOP PLATE SPLICES PER DTL 7/S5.2

8. THE BOTTOM OF ALL NEW EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE.

9. 5" CONC. SLAB ON 6" OF GRAVEL OR CRUSHED ROCK O/ EXISTING SOIL SUBGRADE COMPACTED TO AN UNYIELDING CONDITION IN ACCORDANCE W/ GEOTECHNICAL RECOMMENDATIONS. REINFORCE SlAB W/ #4 @ 12" O.C. E.W. MID-DEPTH.

10. 2" PIN 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 COMPETENT BEARING STRATUM AS DETERMINED IN FIELD. 2" PILES SHALL HAVE BEEN DESIGNED W/ AN ALLOWABLE AXIAL COMPRESSIVE CAPACITY OF 6,000-LBS AS PER THE GEOTECHNICAL REPORT. SEE THE GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL MONITORING/INSPECTION REQUIREMENTS.

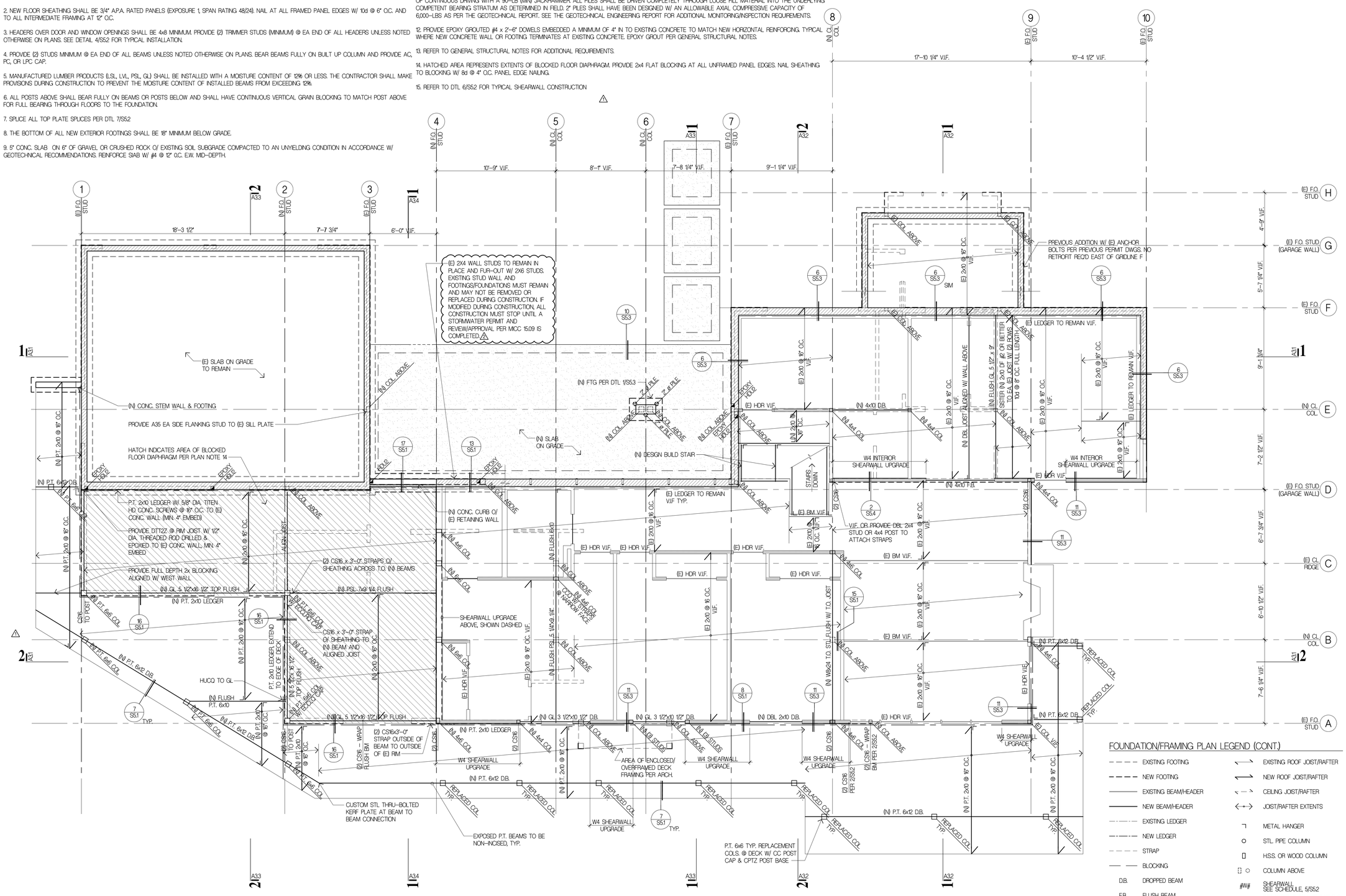
12. PROVIDE EPOXY GROUTED #4 x 2'-6" DOWELS EMBEDDED A MINIMUM OF 4" IN TO EXISTING CONCRETE TO MATCH NEW HORIZONTAL REINFORCING. TYPICAL WHERE NEW CONCRETE WALL OR FOOTING TERMINATES AT EXISTING CONCRETE. EPOXY GROUT PER GENERAL STRUCTURAL NOTES.

13. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

14. HATCHED AREA REPRESENTS EXTENTS OF BLOCKED FLOOR DIAPHRAGM. PROVIDE 2x4 FLAT BLOCKING AT ALL UNFRAMED PANEL EDGES. NAIL SHEATHING TO BLOCKING W/ 8d @ 4" O.C. PANEL EDGE NAILING.

15. REFER TO DTL 6/S5.2 FOR TYPICAL SHEARWALL CONSTRUCTION

△1



FOUNDATION/FRAMING PLAN LEGEND

═══	NON-STRUCTURAL WALL
▬	WOOD BEARING WALL
═══	NEW CONCRETE WALL
▨	EXISTING CONCRETE WALL OR COLUMN
═ ═ ═	THICKENED SLAB EDGE
═══	SHEAR WALL (HEAVIEST LINE INDICATES PANEL SIDE)
═ ═ ═	FRAMED WALL ABOVE

FOUNDATION/FRAMING PLAN LEGEND (CONT.)

— — — —	EXISTING FOOTING
— — — —	NEW FOOTING
———	EXISTING BEAM/HEADER
———	NEW BEAM/HEADER
— · — · —	EXISTING LEDGER
— · — · —	NEW LEDGER
— — — —	STRAP
—— ——	BLOCKING
D.B.	DROPPED BEAM
F.B.	FLUSH BEAM
⌐	CHANGE IN SLAB / FRAMING MEMBER ELEVATION
●	2" SCH. 80 STL PIPE PILE
◪	HOLDOWN PER SCHEDULE 3/S5.2
↔	EXISTING ROOF JOIST/RAFTER
↔	NEW ROOF JOIST/RAFTER
↔	CEILING JOIST/RAFTER
←·→	JOIST/RAFTER EXTENTS
┐	METAL HANGER
○	STL. PIPE COLUMN
▯	H.S.S. OR WOOD COLUMN
⬚ ○	COLUMN ABOVE
#W#	SHEARWALL SEE SCHEDULE, 5/S5.2
D.S.	DRAG STRUT: NAIL SHEATHING TO D.S. W/ 10d @ 4" O.C. U.N.O.
░	(N) S.O.G
▨	AREA OF BLOCKED FLOOR DIAPHRAGM PER PLAN NOTE 14

N

1 MAIN FLOOR FRAMING & FDN PLAN
1/4"=1'-0"
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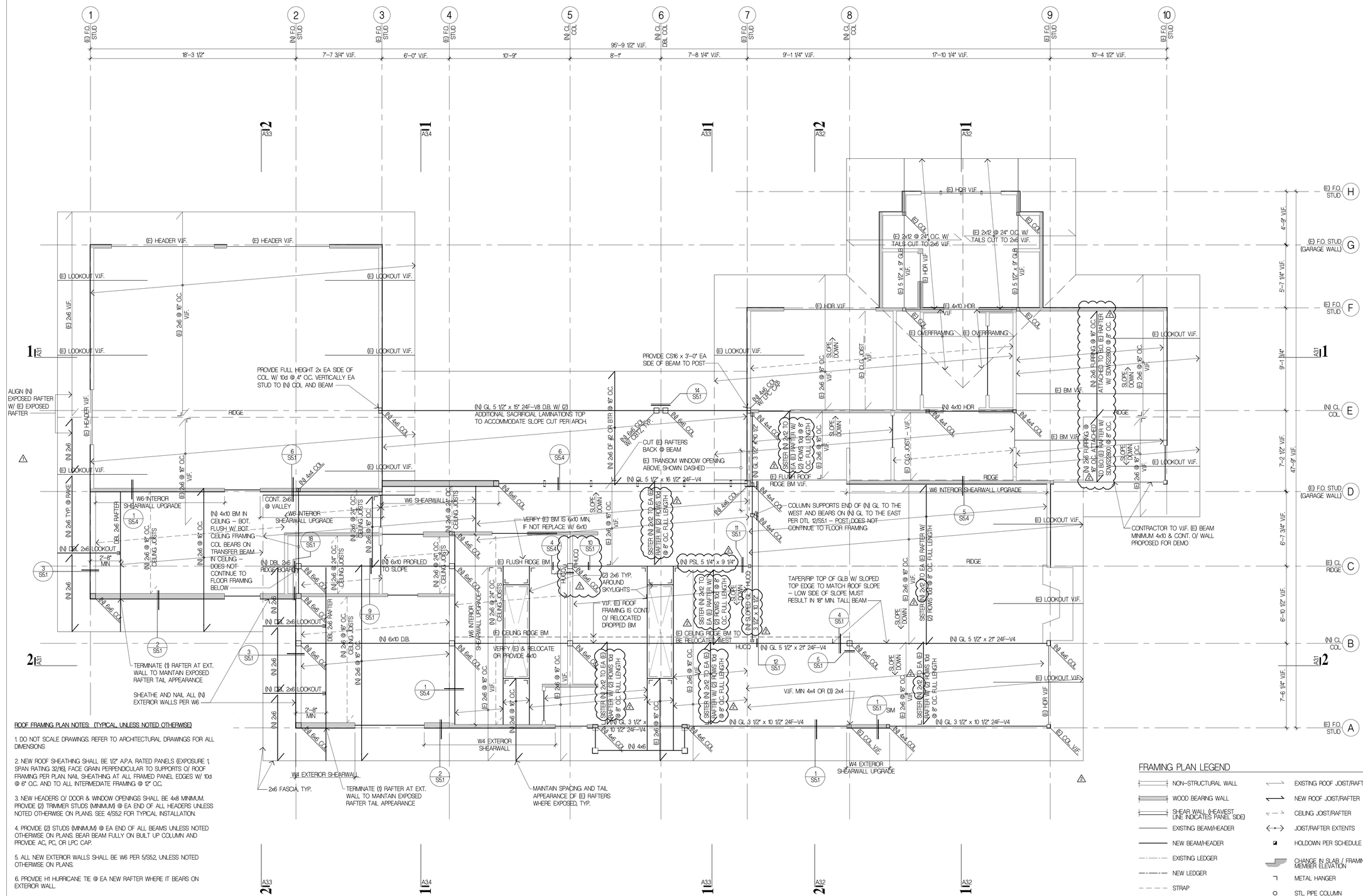
△2	PERMIT CORRECTIONS #2	05/31/2023

PERMIT CORRECTIONS

Sheet No.

S1.2



ROOF FRAMING PLAN NOTES (TYPICAL, UNLESS NOTED OTHERWISE)

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS
2. 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.
3. 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/SS2 FOR TYPICAL INSTALLATION.
4. 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.
5. ALL NEW EXTERIOR WALLS SHALL BE W6 PER 5/SS2, UNLESS NOTED OTHERWISE ON PLANS.
6. PROVIDE H1 HURRICANE TIE @ EA NEW RAFTER WHERE IT BEARS ON EXTERIOR WALL.
7. MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) 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%.
8. SPLICE ALL NEW TOP PLATE SPLICES PER 7/SS2.
9. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
10. SOME EXISTING ROOF AREAS ARE PROPOSED TO BE FURRED–DOWN AS SHOWN ON THIS PLAN TO ACCOMMODATE NEW FIRE SPRINKLER SYSTEM. △

FRAMING PLAN LEGEND

- NON–STRUCTURAL WALL
- WOOD BEARING WALL
- SHEAR WALL (HEAVIEST LINE INDICATES PANEL SIDE)
- EXISTING BEAM/HEADER
- NEW BEAM/HEADER
- EXISTING LEDGER
- NEW LEDGER
- STRAP
- BLOCKING
- D.B. DROPPED BEAM
- F.B. FLUSH BEAM
- ROOF RIDGE/VALLEY
- EXISTING ROOF JOIST/RAFTER
- NEW ROOF JOIST/RAFTER
- CEILING JOIST/RAFTER
- JOIST/RAFTER EXTENTS
- HOLDOWN PER SCHEDULE 2/SS2
- CHANGE IN SLAB / FRAMING MEMBER ELEVATION
- METAL HANGER
- STL. PIPE COLUMN
- H.S.S. OR WOOD COLUMN
- COLUMN ABOVE
- #W# SHEARWALL SEE SCHEDULE, 5/SS2
- D.S. DRAG STRUT: NAIL SHEATHING TO D.S. W/ 10d @ 4" O.C. U.N.O.

1 ROOF FRAMING PLAN
1/4"=1'-0" 2110S-FPR2.dwg

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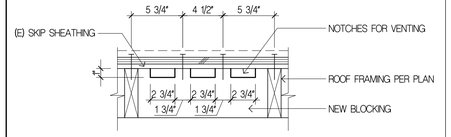
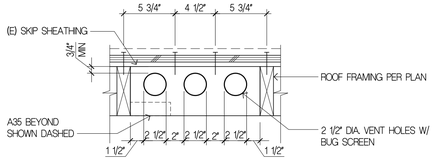
PERMIT CORRECTIONS
Sheet No.

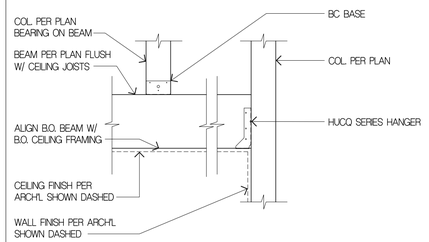
S1.3



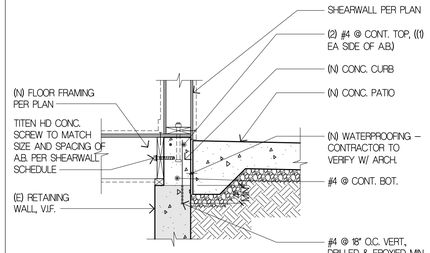
⚠20 TYP. VENTING @ (N) BLOCKING
1 1/2"=1'-0" 2110S-DTL



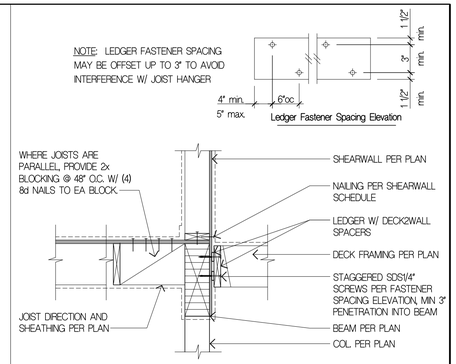
⚠19 TYP. VENTING @ (N) EAVES
1 1/2"=1'-0" 2110S-DTL



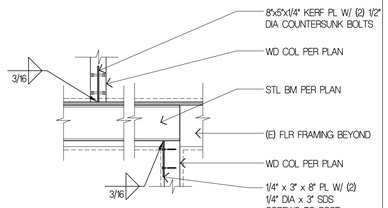
⚠18 (N) CEILING TRANSFER BM @ MUDRM
3/4"=1'-0" 2110S-DTL



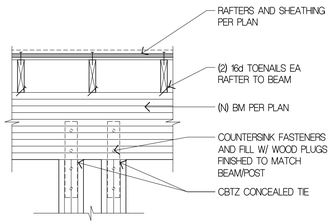
⚠17 (N) FLR @ (E) RETAINING WALL
3/4"=1'-0" 2110S-DTL



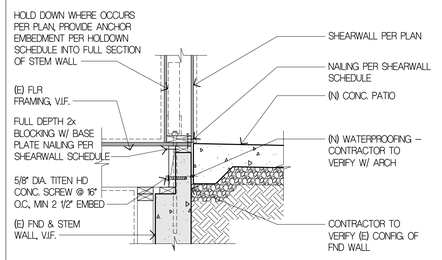
⚠16 ADDITION BEAM AND WALL CONN.
3/4"=1'-0" 2110S-DTL



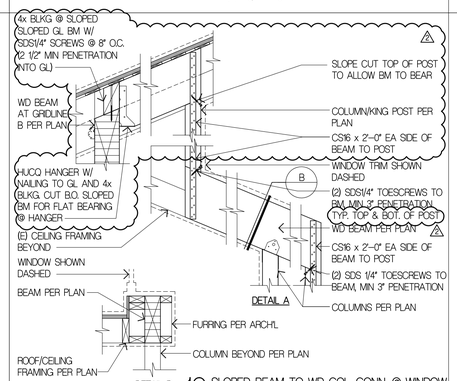
⚠15 STL BEAM TO WD COL CONN.
3/4"=1'-0" 2110S-DTL



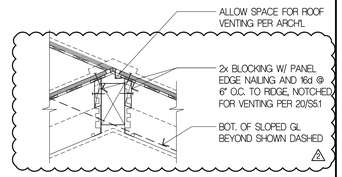
⚠14 ELEVATION @ (N) ENTRY BEAM
3/4"=1'-0" 2110S-DTL



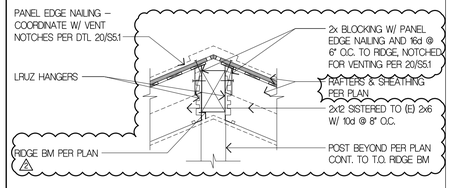
⚠13 FND & FLOOR FRAMING @ ENTRY
3/4"=1'-0" 2110S-DTL



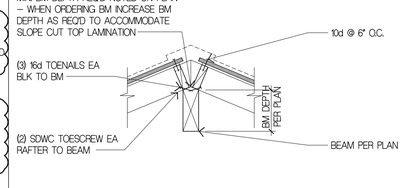
⚠12 SLOPED BEAM TO WD COL CONN. @ WINDOW
3/4"=1'-0" 2110S-DTL



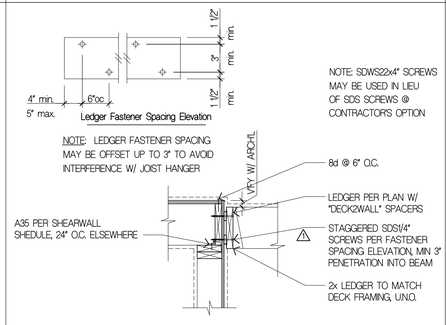
⚠11 RIDGE CONNECTION
3/4"=1'-0" 2110S-DTL



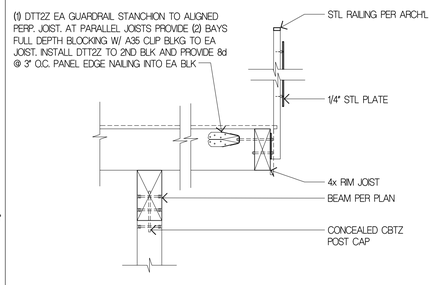
⚠10 RIDGE BM SECTION @ KITCHEN
3/4"=1'-0" 2110S-DTL



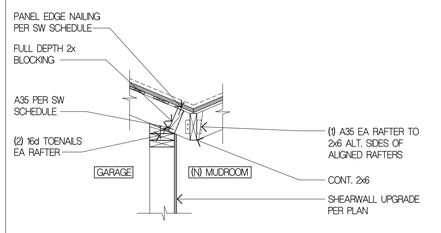
9 RIDGE BM SECTION @ (N) POWDER RM
3/4"=1'-0" 2110S-DTL



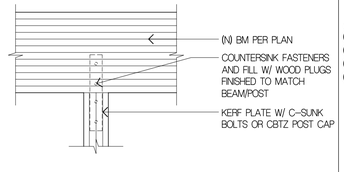
8 N/S SECTION @ DECK & (E) WALL
3/4"=1'-0" 2110S-DTL



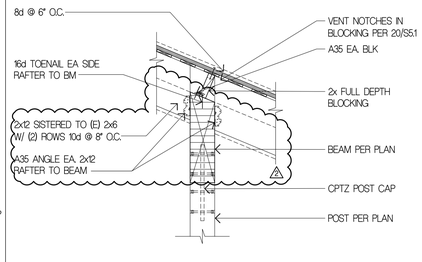
7 N/S SECTION @ EDGE OF DECK
3/4"=1'-0" 2110S-DTL



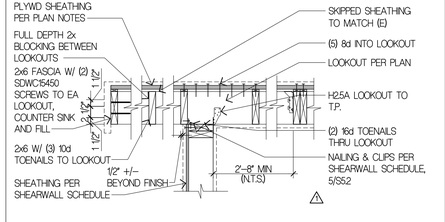
6 RIDGE BM SECTION @ ROOF VALLLEY
3/4"=1'-0" 2110S-DTL



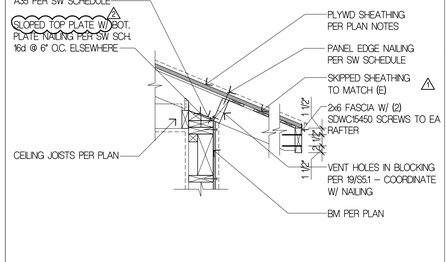
5 ELEVATION @ (N) LIVING RM BEAM
3/4"=1'-0" 2110S-DTL



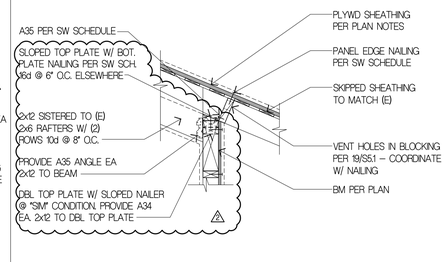
4 N/S SECTION @ (N) LIVING RM BEAM
3/4"=1'-0" 2110S-DTL



3 N/S SECTION @ (N) NORTH EAVE
3/4"=1'-0" 2110S-DTL



2 E/W SECTION @ (N) WEST EAVE
3/4"=1'-0" 2110S-DTL



1 E/W SECTION @ (E) WEST EAVE
3/4"=1'-0" 2110S-DTL

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⚠10 NOT USED
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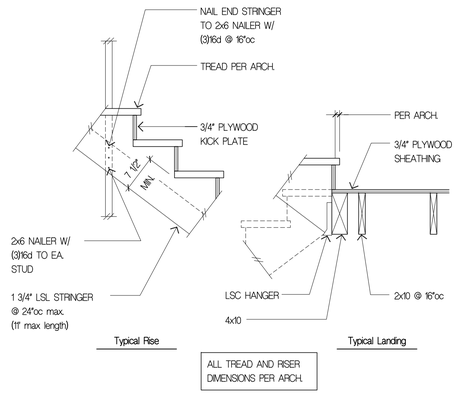
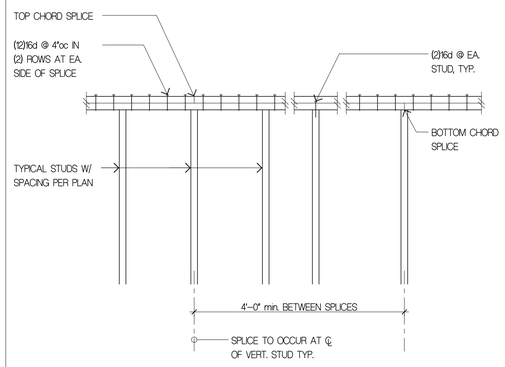
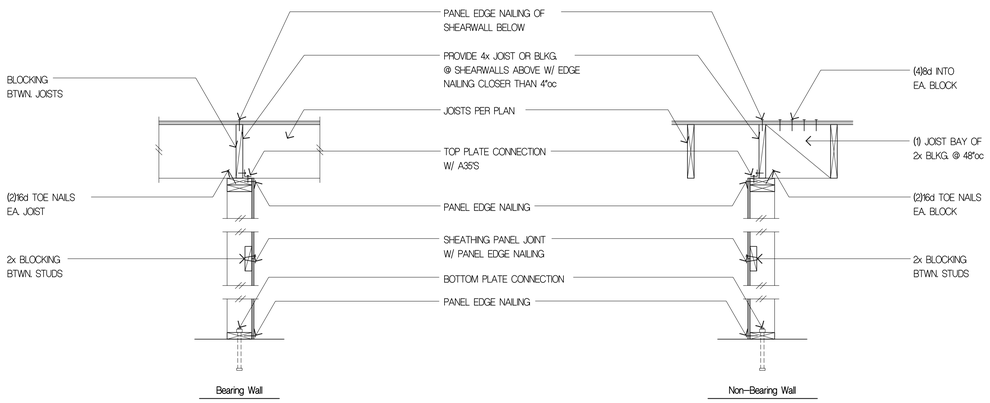
⚠9 NOT USED
2105-DTL



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

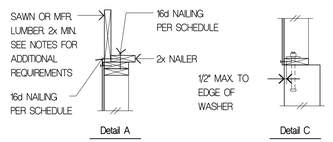


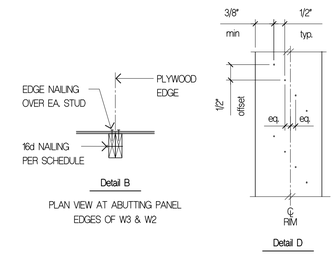
7 TYPICAL TOP PLATE SPLICE
3/4"=1'-0"
2105-DTL



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

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





PLAN VIEW AT ABUTTING PANEL EDGES OF W3 & W2

Shearwall Schedule ①②③⑤⑥

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection		Base Plate Connection	
			if TJI	if Wood ②⑧	at Wood ⑨	at Concrete
W6	15/32" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	5/8" A.B. @ 48"oc
W4	15/32" CDX PLYWOOD	8d @ 4"oc	16d @ 4"oc	A35 @ 16"oc	(2)rows 16d @ 6"oc	5/8" A.B. @ 32"oc
W3 ④	15/32" CDX PLYWOOD	8d @ 3"oc	(2)rows 16d @ 4"oc	A35 @ 12"oc	(2)rows 16d @ 6"oc	5/8" A.B. @ 24"oc
W2 ④	15/32" CDX PLYWOOD	8d @ 2"oc	(2)rows 16d @ 4"oc	A35 @ 9"oc	(2)rows 16d @ 4"oc ⑩	5/8" A.B. @ 16"oc

① BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"o.c.

② 8d NAILS SHALL BE 0.131"ø 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 EPOXIED THREADED ROD MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 6" EMBEDMENT. TITEN HD SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS W/ 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. SEE DETAIL C.

④ 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3x STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.

⑤ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING. SEE PLANS AND HOLDOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.

⑥ ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.

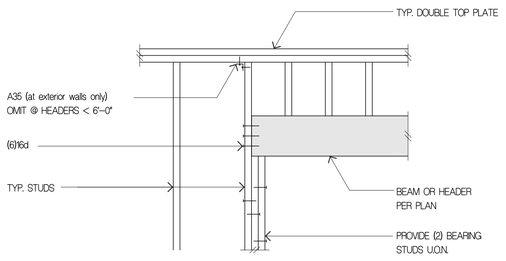
⑦ LTP4's (HORIZONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.

⑧ A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.

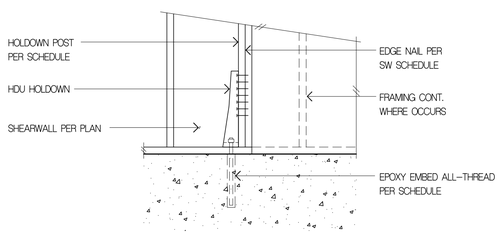
⑨ AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2", SEE DETAIL D.

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

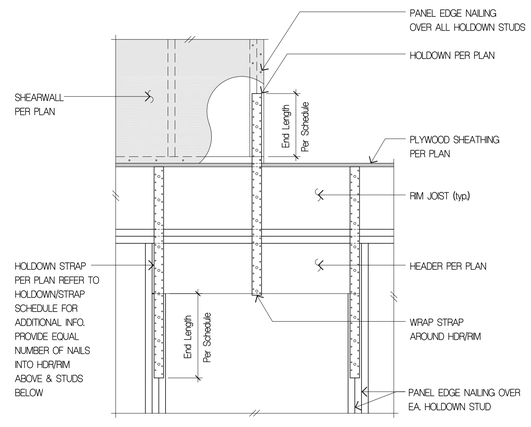


Holdown Schedule

Plan Mark	Screws	Anchor Bolt	A.B. Embed	Holdown Post ①	
				if 2x4	if 2x6
HDU2-SDS2.5	(6)SDS 1/4"x2 1/2"	5/8"	12"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS 1/4"x2 1/2"	5/8"	16"	4x4	4x6

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

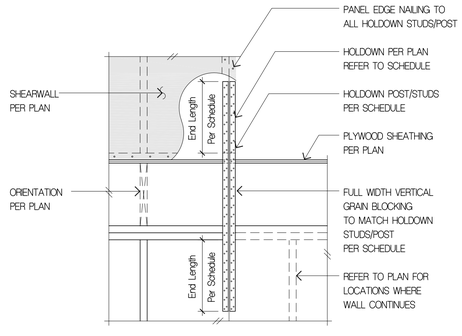
3 TYPICAL HDU HOLDOWN
3/4"=1'-0"
2105-DTL



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

Holdown Strap Schedule

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



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

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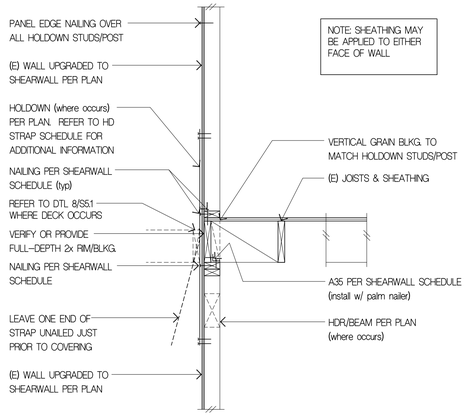
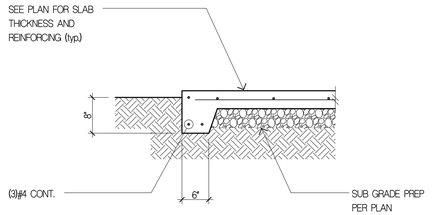
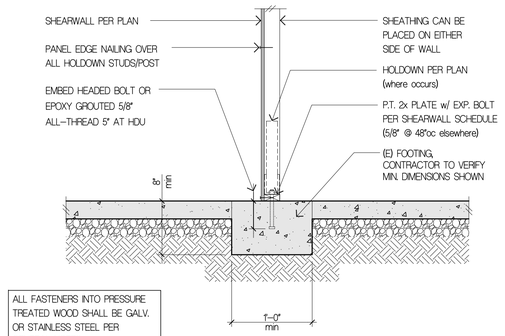


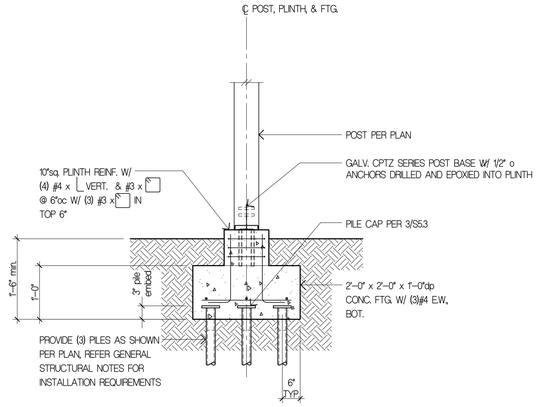
11 (E) EXTERIOR FLOOR FRAMING
3/4"=1'-0" 2105-DTL



⚠ 10 TYPICAL SLAB EDGE
3/4"=1'-0" 2105-DTL



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



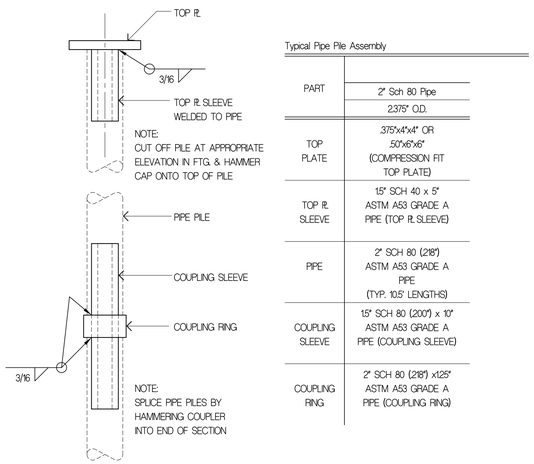
⚠ 8 DECK POST FOOTING
3/4"=1'-0" 2105-DTL

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 (N) INTERIOR FOOTING @ (E) SLAB
3/4"=1'-0" 2105-DTL

4 POST-INTSTALLED PILE BRACKET
3/4"=1'-0" 2105-DTL

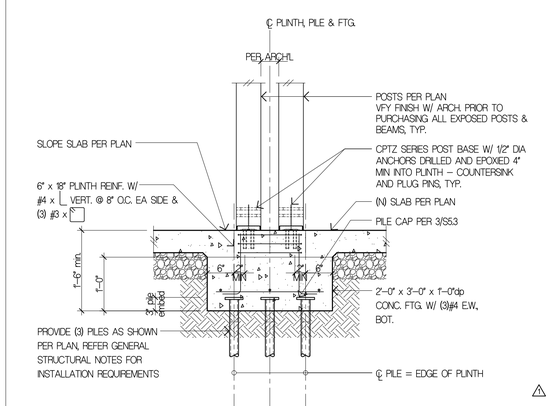


Typical Pipe Pile Assembly

PART	
	2" Sch 80 Pipe
	2.375" O.D.
TOP PLATE	.375"x4"x4" OR .50"x6"x6" (COMPRESSION FIT TOP PLATE)
TOP ℄ SLEEVE	15" SCH 40 x 5" ASTM A53 GRADE A PIPE (TOP ℄ SLEEVE)
PIPE	2" SCH 80 (.218") ASTM A53 GRADE A PIPE (TYP. 10.5' LENGTHS)
COUPLING SLEEVE	15" SCH 80 (.200") x 10" ASTM A53 GRADE A PIPE (COUPLING SLEEVE)
COUPLING RING	2" SCH 80 (.218") x125" ASTM A53 GRADE A PIPE (COUPLING RING)

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

⚠ 2 NOT USED
- 2105-DTL



1 ENTRY CANOPY POST FOOTING @ SLAB
3/4"=1'-0" 2105-DTL

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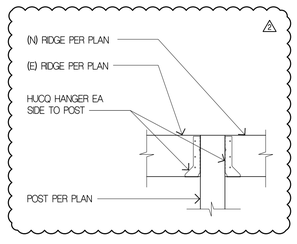
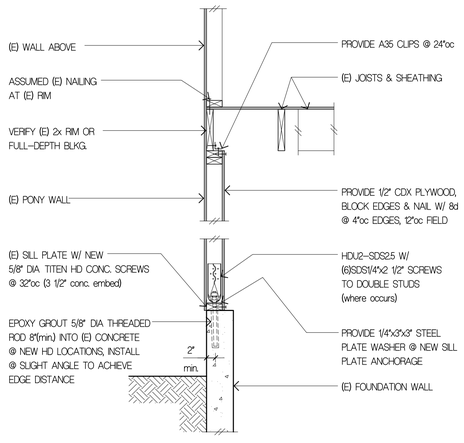
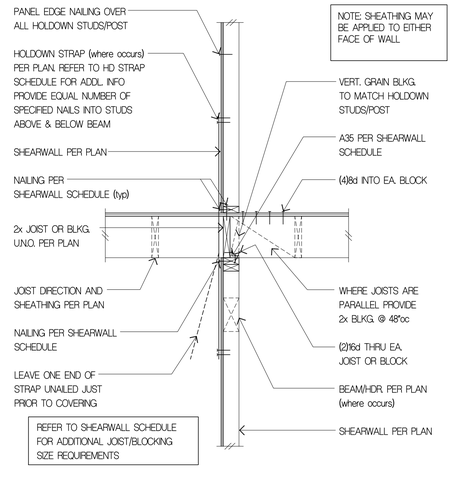


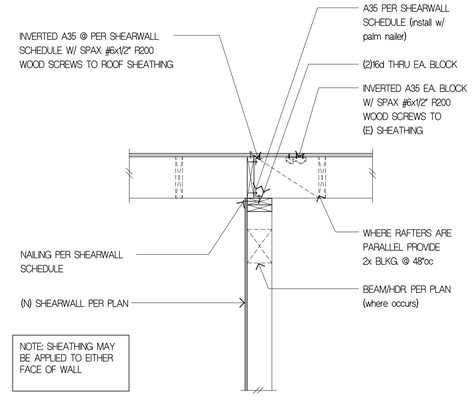
4 (N) TO (E) RIDGE CONNECTION
3/4"=1'-0" 2110S-DTL



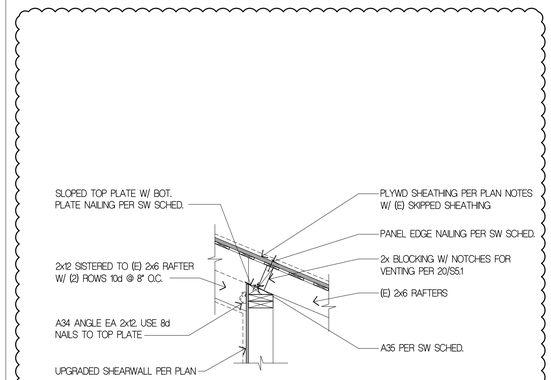
3 RETROFIT HOLDOWN DETAIL
3/4"=1'-0" 2110S-DTL



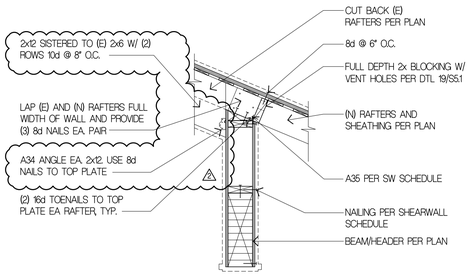
2 INTERIOR SHEARWALL
3/4"=1'-0" 2110S-DTL



1 INTERIOR SW BELOW (E) ROOF
3/4"=1'-0" 2110S-DTL



5 ROOF FRAMING @ INT. SW UPGRADE
3/4"=1'-0" 2110S-DTL



6 ROOF TRANSITION @ ENTRY CANOPY
3/4"=1'-0" 2110S-DTL

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