

ABBREVIATIONS

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

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

- 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 | 2268 SF |
| BASEMENT INTERIOR | 1620 SF |
| ATTACHED GARAGE INTERIOR | 542 SF |
| COVERED DECK INTERIOR | 428 SF |
| TOTAL AREA | 4858 SF |
- FIRE-SPRINKLER SYSTEM IS NOT PROPOSED FOR THIS PROJECT AS THE ESTIMATED CONSTRUCTION VALUE IS LESS THAN 50% OF THE VALUE OF THE HOUSE CALCULATED PER CITY'S 2022 RESIDENTIAL FIRE AREA SQUARE FOOTAGE CALCULATION FORM. IF REQD BY CITY OF MERCER ISLAND FIRE DEPT., PROVIDE A NFPA 72 CHAPTER 29 MONITORED FIRE ALARM.
 - SMOKE DETECTORS PROVIDED PER IRC R314, UNLESS NOT REQUIRED DUE TO FIRE ALARM. SMOKE DETECTION SYSTEM TO BE MONITORED AND COMBINED WITH MONITORED FIRE SPRINKLER SYSTEM.
 - INSTALL APPROVED SMOKE ALARM & CO COMBINATION ALARM PER IRC 314 & R315

GENERAL NOTES

- IF ERRORS, OMISSIONS OR CONFLICTS IN THESE DOCUMENTS ARE FOUND OR SUSPECTED, NOTIFY THE ARCHITECT IMMEDIATELY AT THE ADDRESS OR TELEPHONE NUMBER SHOWN.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE SITE AND NOTIFY ARCHITECT OF DISCREPANCIES AND CONFLICTS.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, LOCATION, AND DISPOSITION OF EXISTING UTILITIES AND EASEMENTS.
- FOR ACCURATE DIMENSIONS, DO NOT SCALE DRAWINGS.
- INFORMATION, INCLUDING NOTES AND DIMENSIONS, ON REPETITIVE DETAILS MAY BE INDICATED ONLY IN ONE LOCATION. AT OTHER LOCATIONS WHERE DETAILING OR CONSTRUCTION IS SIMILARLY IMPLIED, PROVIDE SAME CONSTRUCTION.
- UNLESS NOTED OTHERWISE (UNO):
DIMS FOR CONC. ARE TO FACE OF CONC.
DIMS FOR INSUL. CONC. FORMS ARE TO FACE OF RIGID INSULATION
DIMS FOR WOOD AND METAL STUD FRAMING ARE TO FACE OF STUD.
DIMS FOR CABINETS ARE TO FACE OF FINISH WALL AND CABINET BOXES.
- IN THE CASE OF CONFLICT OR AMBIGUITY, THE SPECIFICATIONS SHALL GOVERN AS TO MATERIALS, WORKMANSHIP, PERFORMANCE, AND INSTALLATION PROCEDURES, AND DRAWINGS SHALL GOVERN AS TO LOCATION, ARRANGEMENT, SHAPE, AND DETAILS OF CONSTRUCTION. ALSO, THE BETTER QUALITY AND/OR GREATER QUANTITY SHALL GOVERN.
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 QUESTIONS AS TO THE MEANING OR INTERPRETATION OF THE DRAWINGS AND THE SPECIFICATIONS SHALL BE REFERRED TO THE ARCHITECT FOR INTERPRETATION BEFORE PROCEEDING WITH THE WORK. SHOULD ANY WORK APPEAR IN THE DRAWINGS WHICH IS NOT MENTIONED IN THE SPECIFICATIONS, OR MENTIONED IN THE SPECIFICATIONS AN NOT SHOWN IN THE DRAWINGS, THE SAME SHALL BE DONE AS IF APPEARING IN BOTH. ONE COMPLETE SET OF PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE JOB AT ALL TIMES FOR THE USE OF THE OWNER, THE ARCHITECT, OR THEIR REPRESENTATIVE.
11. MANUFACTURERS ITEMS: WHEREVER A PARTICULAR MANUFACTURERS PRODUCT IS HEREINAFTER SPECIFIED, IT IS TO BE USED, APPLIED OR OTHERWISE INCORPORATED IN THE WORK IN STRICT CONFORMITY TO THE MANUFACTURERS RECOMMENDATIONS FOR SUCH USAGE.

SYMBOL LEGEND

ROOM INFO.	KITCHEN	ROOM NAME
	112	ROOM NUMBER
	WOOD	FLOOR FINISH MATERIAL
	ELEV.	T.O. FINISH FLOOR ELEV.
GRID NUMBER/LINES	(A)	
	1021	DOOR NUMBER
DOOR TAG	(B)	WINDOW LETTER
WINDOW TAG		
REVISION TAG	(1)	REVISION NUMBER
	(A20)	DRAWING NUMBER
EXT. ELEV. CALL-OUT		SHEET NUMBER
	(13)	DRAWING NUMBER TYP.
INT. ELEV. CALL-OUT		SHEET NUMBER
	(13)	DRAWING NUMBER
BLDG. SECTION CUT		LINE SHOWS DIRECTION SECTION IS LOOKING
	(A42)	DRAWING NUMBER
	(A42)	SHEET NUMBER
WALL SECTION CUT		LINE SHOWS DIRECTION DETAIL IS LOOKING
	(5)	DETAIL NUMBER
	(A52)	SHEET NUMBER
DETAIL CALL-OUT		DRAWING/DETAIL NUMBER
	(5)	DRAWING/DETAIL TITLE
	(A52)	DRAWING/DETAIL TITLE
DRAWING TITLE	FLOOR PLAN	DRAWING/DETAIL NUMBER
	1/4"=1'-0"	DRAWING/DETAIL TITLE
		DRAWING SCALE
		CAD FILE NAME
		ELEVATION
DATUM LINE	ELEV. 0'-0"	REFERENCE
	MAIN LEVEL FIN. FLR	
COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR	(S)	
SMOKE DETECTOR	(S)	

ENERGY CODE NOTES

- 2018 WASHINGTON STATE ENERGY CODE (WSEC)
COMPLIANCE METHOD: PRESCRIPTIVE (TABLE R402.1)
CLIMATE ZONE 4C PER 2018 WSEC CLIMATE ZONE TABLE - TABLE R401.1
- INSULATION VALUES REQUIRED BY COMPONENT FOR ADDITION:
GLASS FENESTRATION U-VALUE: 0.30 (WEIGHTED AVERAGE)
CEILING R-VALUE (VAULTED/SINGLE-RAFTED): 38
CEILING R-VALUE (ATTIC): 49
WOOD FRAME WALL R-VALUE: 21
FLOOR R-VALUE: 30
BELOW-GRADE WALL R-VALUE: 21 (INT. SIDE WITH CAVITY WALL)
SLAB R-VALUE: 2 (FTR-10 (NO RADIANT HEATED SLABS))
OPAQUE DOORS 0.30
SKYLIGHT U-VALUE: 0.50
- INSULATION VALUES FOR REMODEL/ALTERATION:
EXISTING WALLS PORTIONS WHERE FRAMING CAVITIES ARE EXPOSED FOR WORK INSULATE CAVITIES TO R-15 AT 2X4 WALLS AND R-21 AT 2X6 WALLS.
EXISTING ROOFS PORTIONS WHERE FRAMING CAVITIES ARE EXPOSED FOR WORK INSULATE TO THE FULL DEPTH OF THE FRAMING MEMBER MINUS THE REQUIRED MIN 1" VENTILATED SPACE ABOVE INSULATION.
- FENESTRATION:
ALL WINDOWS AND DOORS SHALL HAVE AN AREA WEIGHTED "U" VALUE RATING PER ENERGY CODE NOTES. REFER TO WINDOW & DOOR SCHEDULES ON SHEET A34 FOR GLAZING & U-FACTOR INFORMATION & ENERGY COMPLIANCE CALCULATIONS FOR REPLACED DOORS & WINDOWS, NEW WINDOWS & DOORS MUST HAVE AN AREA WEIGHTED AVERAGE U-FACTOR OF ≤ 0.30
- EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAME OPENINGS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS AND ROOFS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CALKED, GASKETED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE PER TABLE R402.4.11.
- ENERGY CREDITS PER TABLE 4062:
- SMALL DWELLING UNIT 30 CREDITS MIN REQD
- HEATING OPTION 2, HEAT PUMP 10 CREDIT
- ENERGY OPTION 32, HIGH EFFICIENCY HVAC 10 CREDIT
- ENERGY OPTION 54, EFFICIENT WATER HEATING 15 CREDIT
TOTAL 35 CREDITS PROVIDED
- LIGHT FIXTURE LAMPS: A MINIMUM OF 75% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS.
- RECESSED LIGHT FIXTURES RECESSED CAN LIGHTS INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE TYPE I C RATED AND SEALED.
- FOR THE ADDITION AREAS ONLY - CONTRACTOR SHALL TEST THE BUILDING THERMAL ENVELOPE WITH BLOWER DOOR TEST TO VERIFY AIR LEAKAGE DOES NOT EXCEED A MAXIMUM OF 5 AIR CHANGES PER HOUR.

MECHANICAL SYSTEM NOTES

- THE MECHANICAL SYSTEM SHALL BE A DUCTED FORCED AIR SYSTEM. THE EXISTING SPACES IN THE HOUSE WILL BE HEATED BY AN EXISTING GAS-FIRED FURNACE THAT IS RELOCATED. THE EXISTING SPACES WILL BE COOLED BY A NEW ELECTRIC HEAT-PUMP THAT IS CONNECTED TO THE EXISTING FAN AND DUCTWORK USED BY THE EXISTING FURNACE. THE OUTDOOR CONDENSING UNIT OF THE NEW HEAT PUMP WILL BE LOCATED TO THE EAST OF PRIMARY DRESSING ROOM.
- THE NEWADDED 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 C403.22(C) OR C403.22(D), AND MEETING MIN. HSPF OF 95 TO ACHIEVE 10 CREDIT FOR SYSTEM OPTION 2 AND 10 CREDIT FOR ENERGY OPTION 32. 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.
- THE DOMESTIC HOT-WATER HEATING SYSTEM SHALL INCLUDE AN ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER 1 OF NECA'S ADVANCED WATER HEATER SPECIFICATION TO ACHIEVE 15 POINTS FOR ENERGY OPTION 54.

WATER SERVICE NOTES

- THE CITY COMPLETED THAT THE EXISTING WATER METER IS 3/4" AND NEEDS TO BE UPGRADED TO A NEW WATER METER FOR DOMESTIC WATER AND IF A FIRE-SPRINKLER SYSTEM IS REQUIRED, A NEW 1-1/2" METER + 2" SERVICE PIPE FROM METER TO HOUSE IS REQUIRED BY FIRE DEPT. FIRE-SPRINKLER SYSTEM IS NOT PROPOSED FOR THIS PROJECT AS THE ESTIMATED CONSTRUCTION VALUE OF THE PROJECT IS LESS THAN 50% OF THE VALUE OF THE HOUSE CALCULATED PER CITY'S 2022 RESIDENTIAL FIRE AREA SQUARE FOOTAGE CALCULATION FORM AND THEREFORE A 1-1/2" METER IS NOT NEEDED.

EARTHWORK NOTES

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

STORMWATER SYSTEM NOTES

- GENERAL STORMWATER SYSTEM CONFIGURATION:
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-5
CONSTRUCTION TYPE: V-3 (NON RATED)
OCCUPANCY: R-3 SINGLE FAMILY RESIDENCE
- CONDITIONED AREA SUMMARY:
EXISTING MAIN LEVEL 1921 SF
EXISTING BASEMENT 1804 SF
TOTAL EXISTING CONDITIONED AREA 3725 SF
EXISTING UNCONDITIONED GARAGE 587 SF
ADDED MAIN LEVEL 456 SF
ADDED BASEMENT 0 SF
TOTAL ADDED CONDITIONED AREA 456 SF
PROPOSED MAIN LEVEL 2377 SF
PROPOSED BASEMENT (EXISTING UNCHANGED) 1804 SF
TOTAL PROPOSED CONDITIONED AREA 4181 SF
PROPOSED UNCONDITIONED ATTACHED GARAGE 587 SF (EXISTING UNCHANGED)
- CRITICAL AREA: PROJECT SITE CONTAINS POTENTIAL LANDSLIDE AND SOIL EROSION HAZARD CRITICAL AREAS AS NOTED IN THE GEOTECHNICAL REPORT.
- LOT SLOPE: (REFER TO LOT SLOPE DIAGRAM, 1/TS-3)
- LOT COVERAGE: (REFER TO LOT COVERAGE DIAGRAM, 2/TS-3)
- HARDSCAPE AREA: (REFER TO HARDSCAPE DIAGRAM, 3/TS-3)
- BUILDING HEIGHT: (REFER TO HEIGHT DIAGRAM, 4/TS-3)
- GROSS FLOOR AREA: (REFER TO FLOOR AREA DIAGRAM, 5/TS-3)
- BASEMENT AREA: (REFER TO FLOOR AREA DIAGRAM, 6/TS-3)
- IMPERVIOUS AREA: (REFER TO FLOOR AREA DIAGRAM, 1/TS-4)
- HARD SURFACE AREA: (REFER TO FLOOR AREA DIAGRAM, 2/TS-4)
- LAND DISTURBANCE AREA: (REFER TO FLOOR AREA DIAGRAM, 3/TS-4)
- SETBACKS: (REFER TO SETBACK DIAGRAM, 4/TS-4)
- PARKING REQUIREMENTS: EXISTING 2-CAR GARAGE PARKING TO REMAIN (NO CHANGES) ACCEPTABLE PER MICC §920202G - FOR REPAIRS THERE NO MORE THAN 40% OF THE LENGTH OF THE STRUCTURES 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 DEPENDING ON SIZE PER MICC §91070

PROPOSED REMOVAL	#	REQD TO REPLACE
#348	2	0
#349	1	0
#350	0	0
#351	1	1
#352	1	1
#353	1	1
#354	2	2
#355	2	2
#356	2	2
#357	2	2
#358	2	2
#359	2	2
#360	2	2
#361	2	2
#362	2	2
#363	2	2
#364	2	2
#365	2	2
TOTAL TREE REPLACEMENT	17	17

PROPOSED NEW/REPLACED TREES: 17
AT LEAST 50% OF REPLACED TREES TO BE PACIFIC NORTHWEST NATIVE TREES.

TREE SIZE TO MEET REQUIREMENTS NOTED IN MICC §101070 B3:
a) CONIFEROUS: 6'-0" TALL
b) DECIDUOUS: 1-1/2" CALIPER
REFER TO SITE PLAN SHEET TS-2 FOR LOCATIONS.

EXCEPTIONAL TREES ARE PRIORITIZED FOR RETENTION. TREE PROTECTION IS BASED ON THE BEST MANAGEMENT PRACTICES (BMP) PER INTL. SOCIETY OF ARBORISTS. LOCATION OF TREE PROTECTION DEFINES BUILDABLE AREA.

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

(REFER TO TREE PROTECTION DIAGRAM & PLANTING PLAN, 5/TS-4)

PROVIDE FOLLOWING TREE WATERING PLAN INSTRUCTED BY THE PROJECT ARBORIST:

- 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.
- 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.
- WATERING TO BE APPLIED FOR AT LEAST TWO FULL SEASONS (APRIL - OCTOBER OR LONGER IF LITTLE RAINFALL).
- 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: 362570-050
QUARTER-SECTION-TOWNSHIP-RANGE: NE-36-24-4
LEGAL DESCRIPTION: ISLAND POINT #3 TGV UND INT IN TRACT B AND AN UND INT IN COMMUNITY TRACT FLAT LOT 15
PROJECT ADDRESS: 8455 SE 83RD ST. MERCER ISLAND, WA 98040
PROJECT DESCRIPTION: REMODEL & ADDITION OF AN EXISTING SINGLE FAMILY RESIDENCE OF A 1-STORY WITH BASEMENT & ATTACHED GARAGE. WORK ALSO INCLUDE FRONT YARD AND DECK UPDATES.

PROJECT DIRECTORY

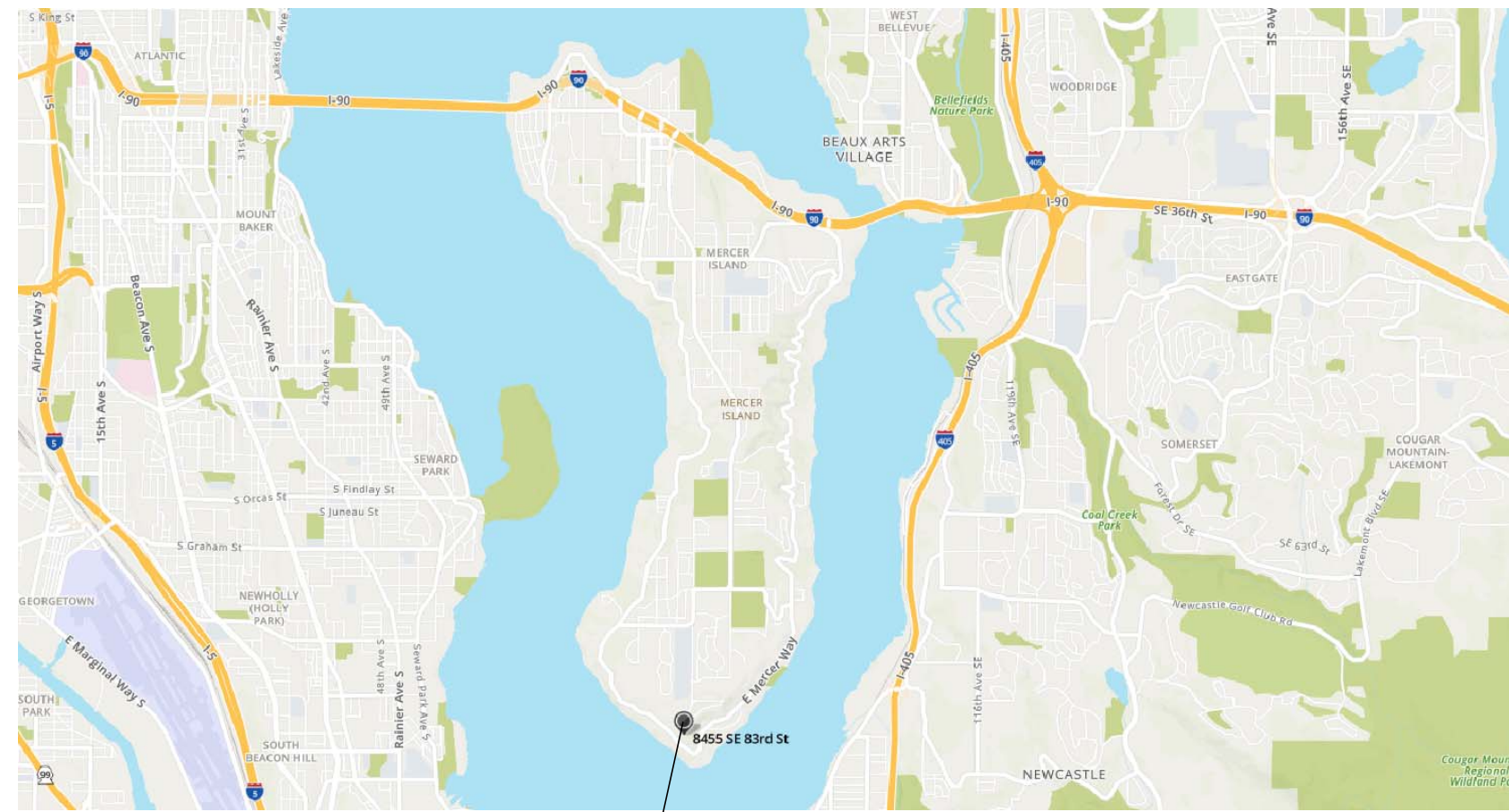
- OWNER:
ERIC & TRICIA JAFFE
8455 SE 83RD ST. MERCER ISLAND, WA 98040
- ARCHITECT:
JAY DEGUCHI + CHRIS HADDAD
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17075 BEL-PED ROAD
BELLEVUE, WA 98005
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EMAIL: kjohnson@ggeogroup.com
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RED BARN ENGINEERING, INC.
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- SURVEYOR:
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APEX ENGINEERING
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TACOMA, WA 98409
(253) 473-4894 X108
EMAIL: mackenzie@apexengineering.net
- STRUCTURAL ENGINEER:
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SWENSON S&Y FACET
2294 3RD AVENUE SUITE #100
SEATTLE, WA 98121
(206) 966-3714
EMAIL: randerson@seengineering.com

SEPARATE PERMIT

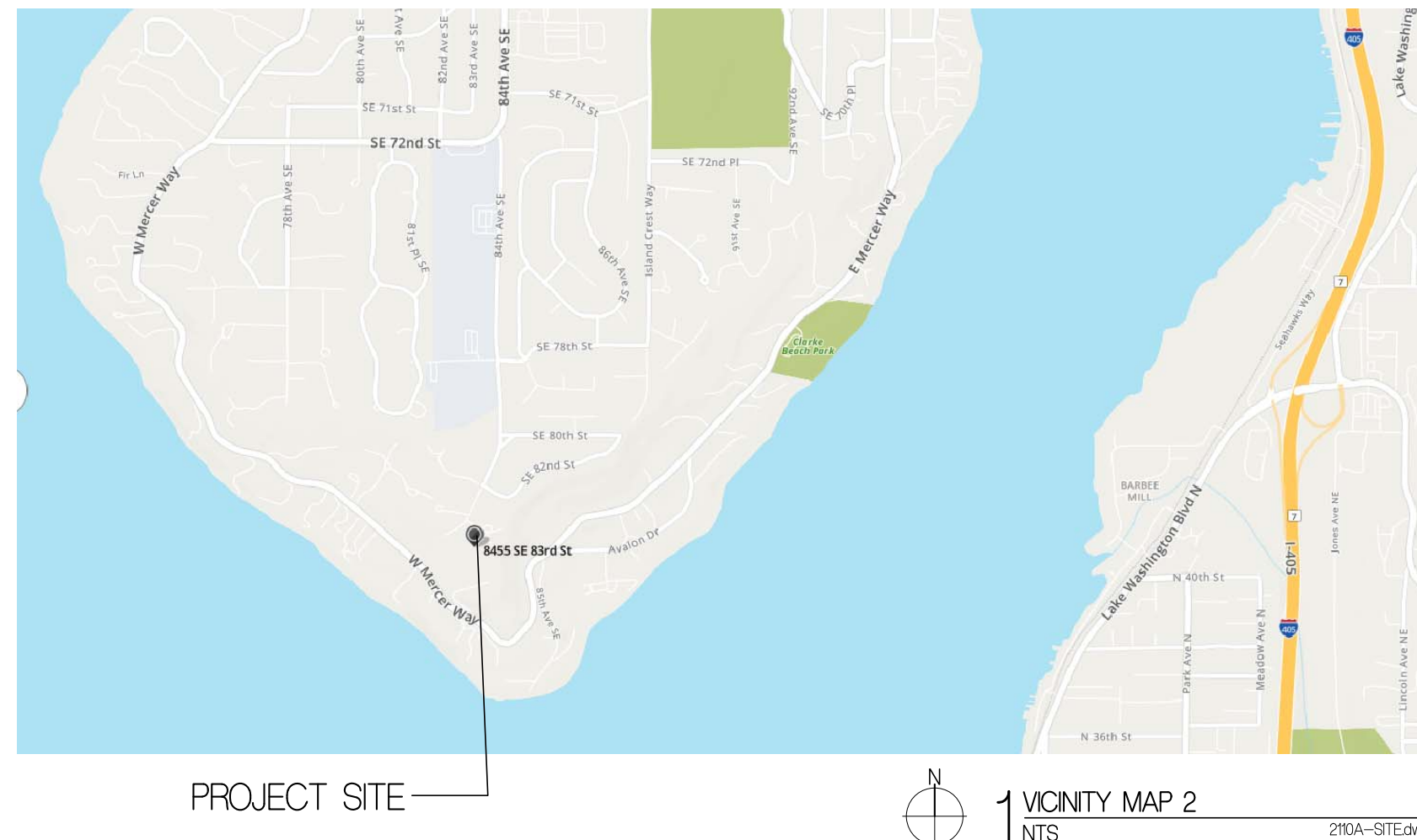
- FOLLOWING PERMITS TO BE SUBMITTED UNDER SEPARATE PERMITS:
MECHANICAL SYSTEM
ELECTRICAL SYSTEM
PLUMBING SYSTEM

CITY REQUIREMENTS

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



PROJECT SITE (SEE ENLARGED MAP BELOW)



DRAWING LIST

TS-1	PROJECT INFORMATION
TS-2	SITE PLAN
TS-3	SITE DIAGRAM
TS-4	ARBORIST EXCAVATION REPORT
TS-5	SURVEY
C00	COVER SHEET
C01	NOTES
C10	TESC PLAN
C11	TESC DETAILS
C20	DRAINAGE PLAN
C21	DRAINAGE DETAILS
A10a	BASEMENT DEMO PLAN
A10b	MAIN LEVEL DEMO PLAN
A11	BASEMENT FLOOR PLAN
A12	MAIN LEVEL FLOOR PLAN
A13	ROOF PLAN
A21	BUILDING ELEVATIONS
A22	BUILDING ELEVATIONS
A31	BUILDING SECTIONS
A32	BUILDING SECTIONS
A33	BUILDING SECTIONS
A34	BUILDING SECTION & WINDOW/DOOR SCHEDULE
A41	WALL SECTIONS
S10	GENERAL STRUCTURAL NOTES
S11	FOUNDATION PLAN
S12	MAIN LEVEL FRAMING PLAN
S13	ROOF FRAMING PLAN
S21	STRUCTURAL DETAILS
S22	STRUCTURAL DETAILS
S23	STRUCTURAL DETAILS
S24	STRUCTURAL DETAILS

Suyama Peterson Deguchi
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7173 REGISTERED ARCHITECT
JAY DEGUCHI
STATE OF WASHINGTON

Drawing Title
PROJECT INFORMATION

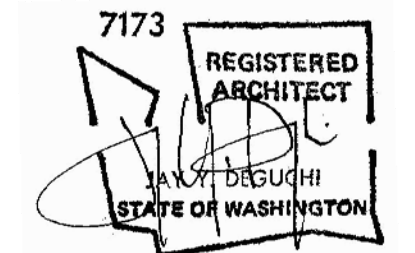
Date
08.08.2022

Job No.
210

ISSUE DATE
PERMIT CORRECTIONS #1 03/31/2023

PERMIT CORRECTIONS
Sheet No.

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



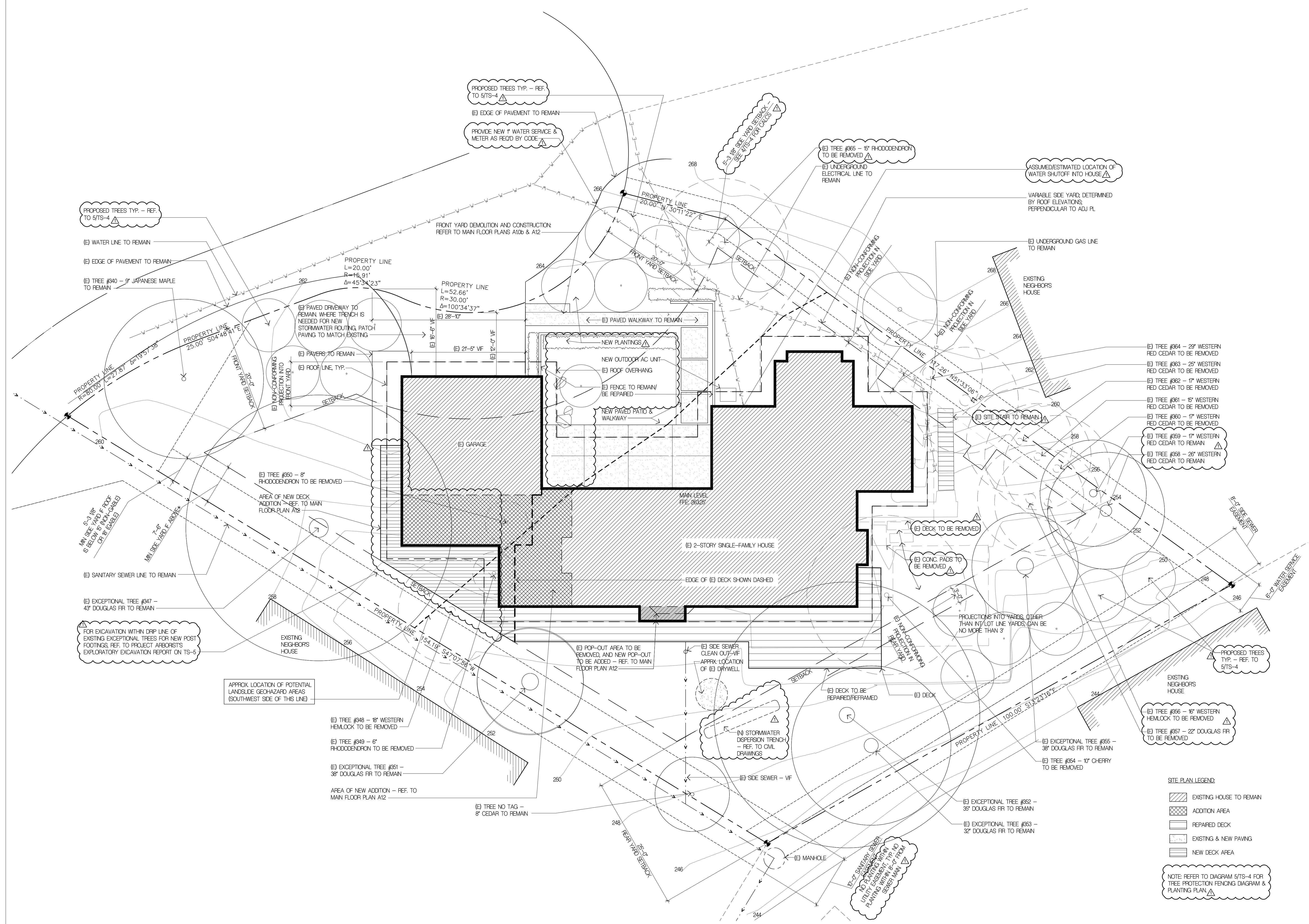
Drawing Title
SITE PLAN

Date
 08/08/2022
 Job No.
 210

ISSUE DATE
 PERMIT CORRECTIONS #1 03/31/2023

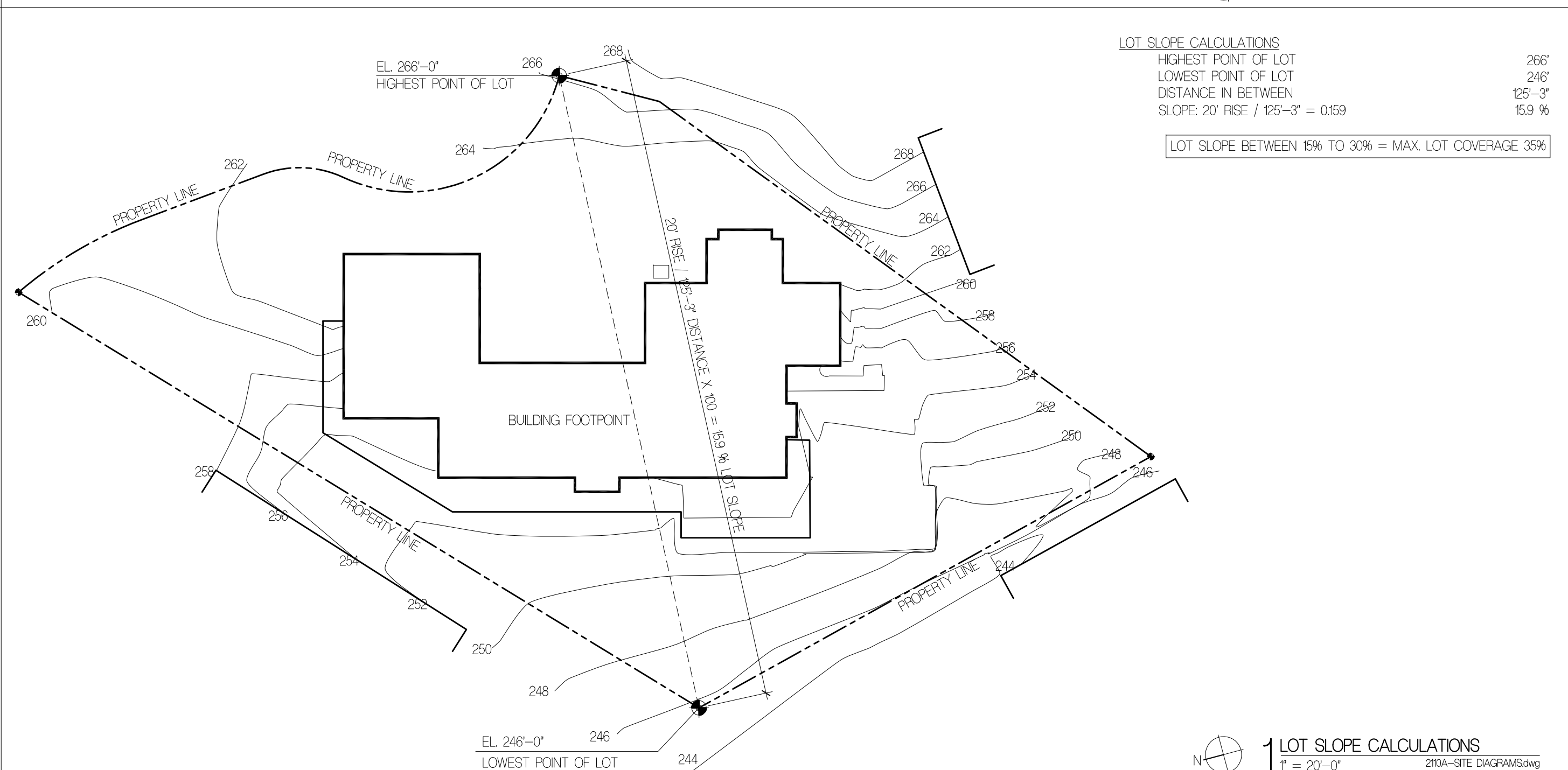
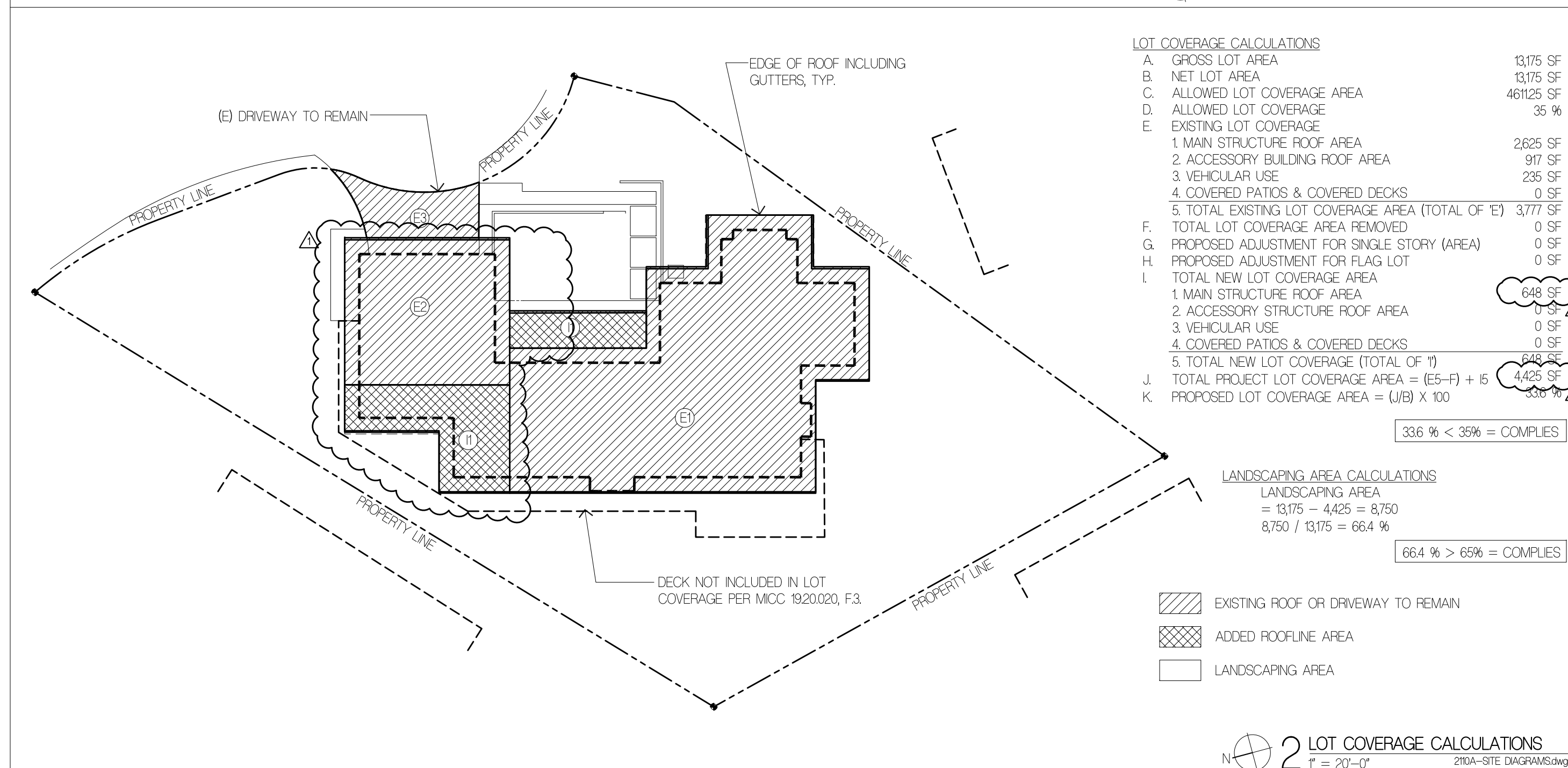
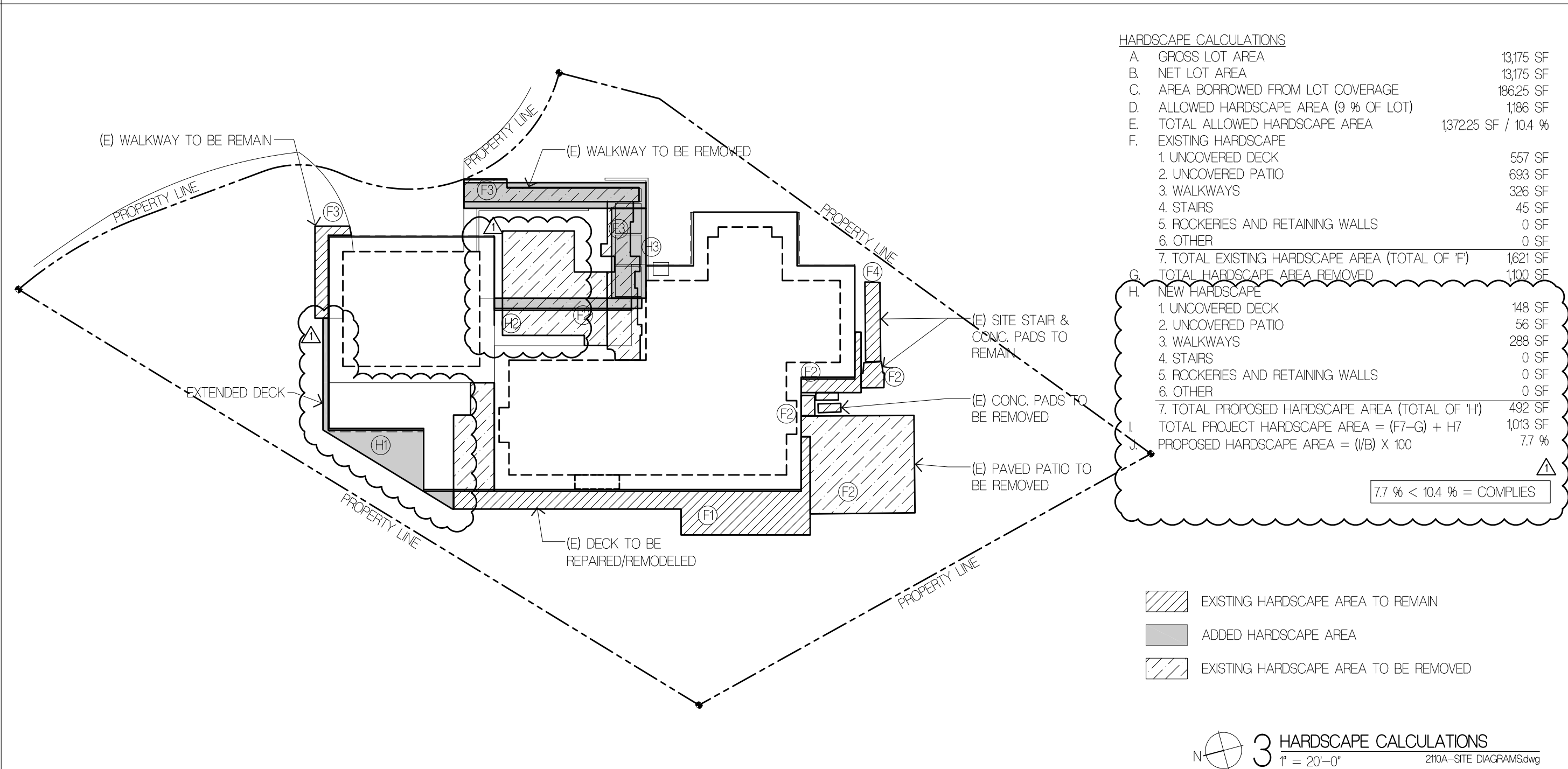
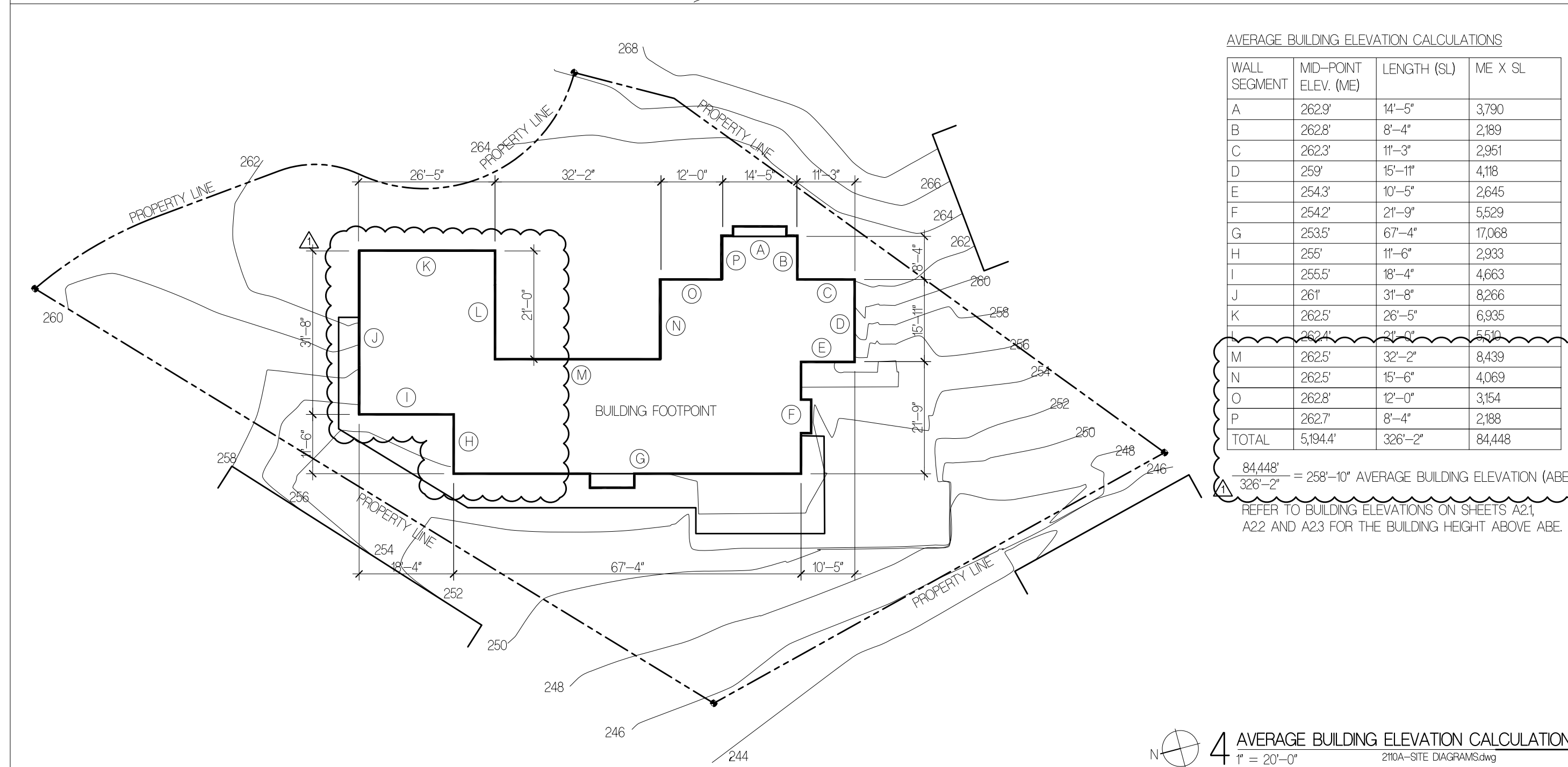
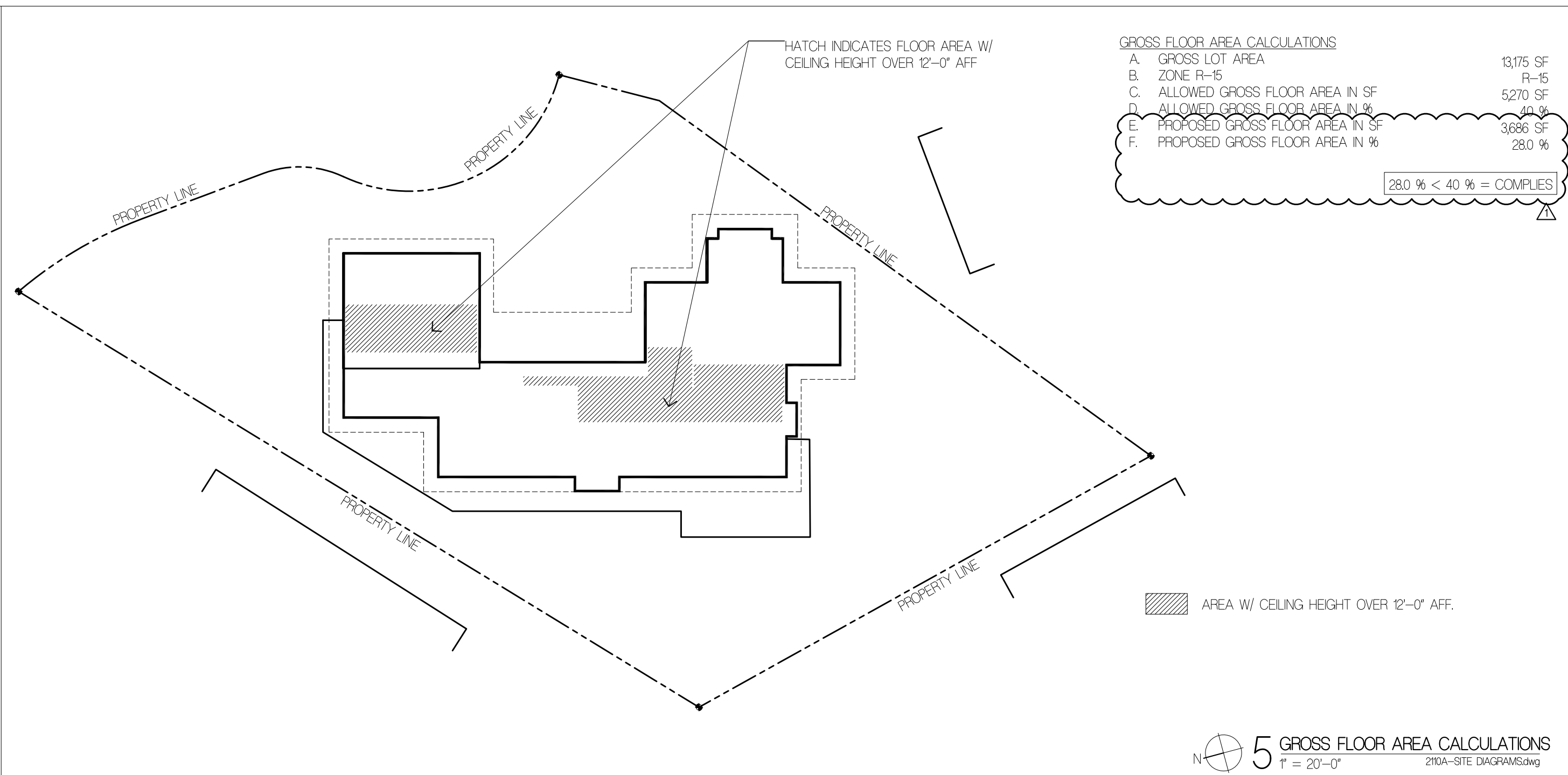
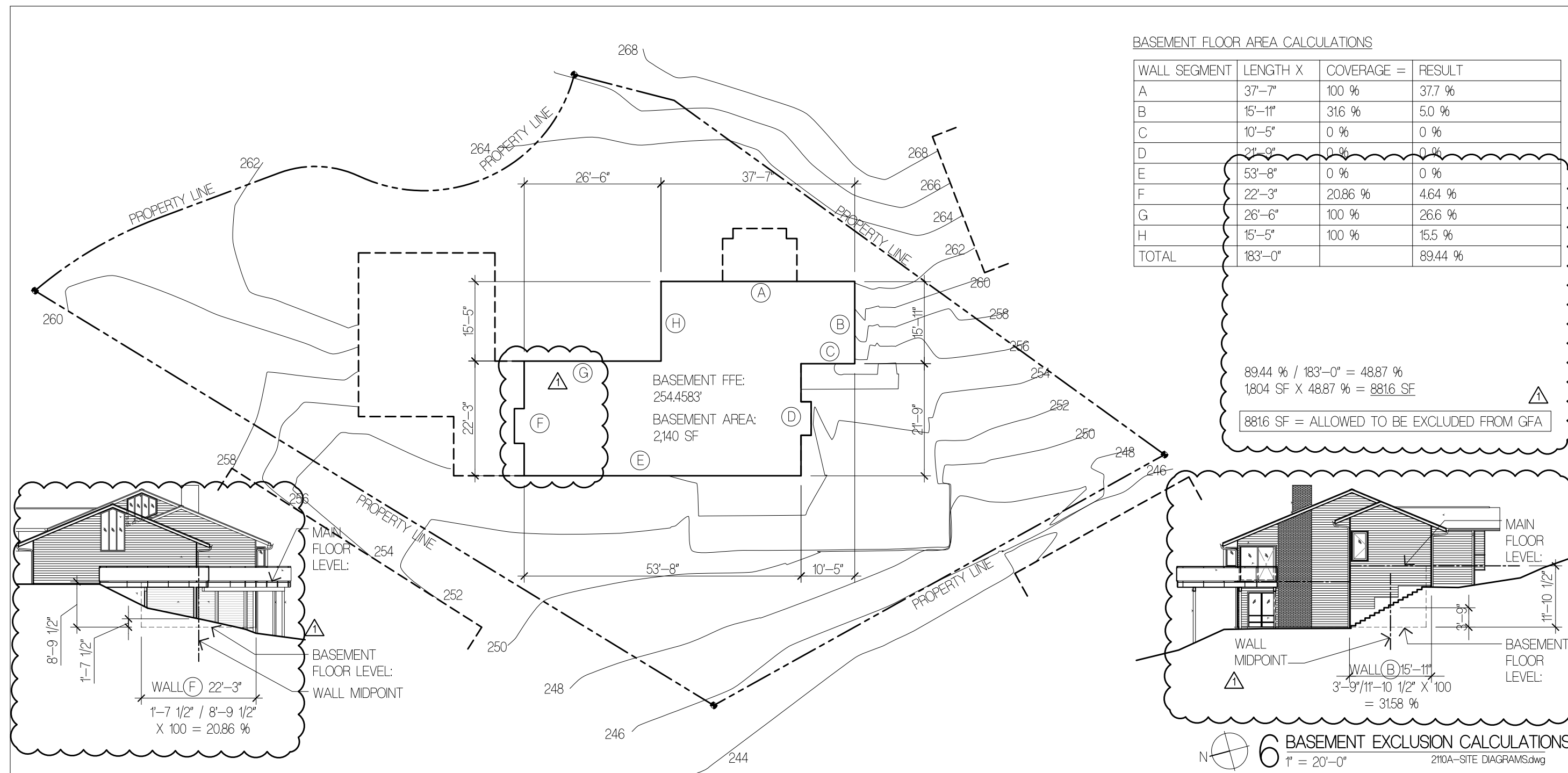
PERMIT CORRECTIONS
 Sheet No.

TS-2



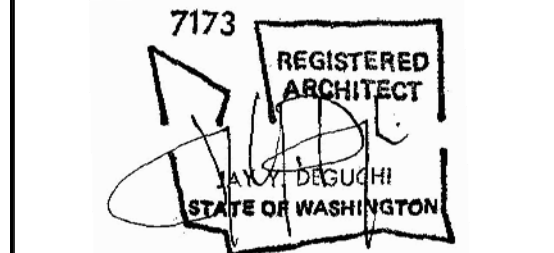
- SITE PLAN LEGEND:**
- EXISTING HOUSE TO REMAIN
 - ADDITION AREA
 - REPAIRED DECK
 - EXISTING & NEW PAVING
 - NEW DECK AREA

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



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

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



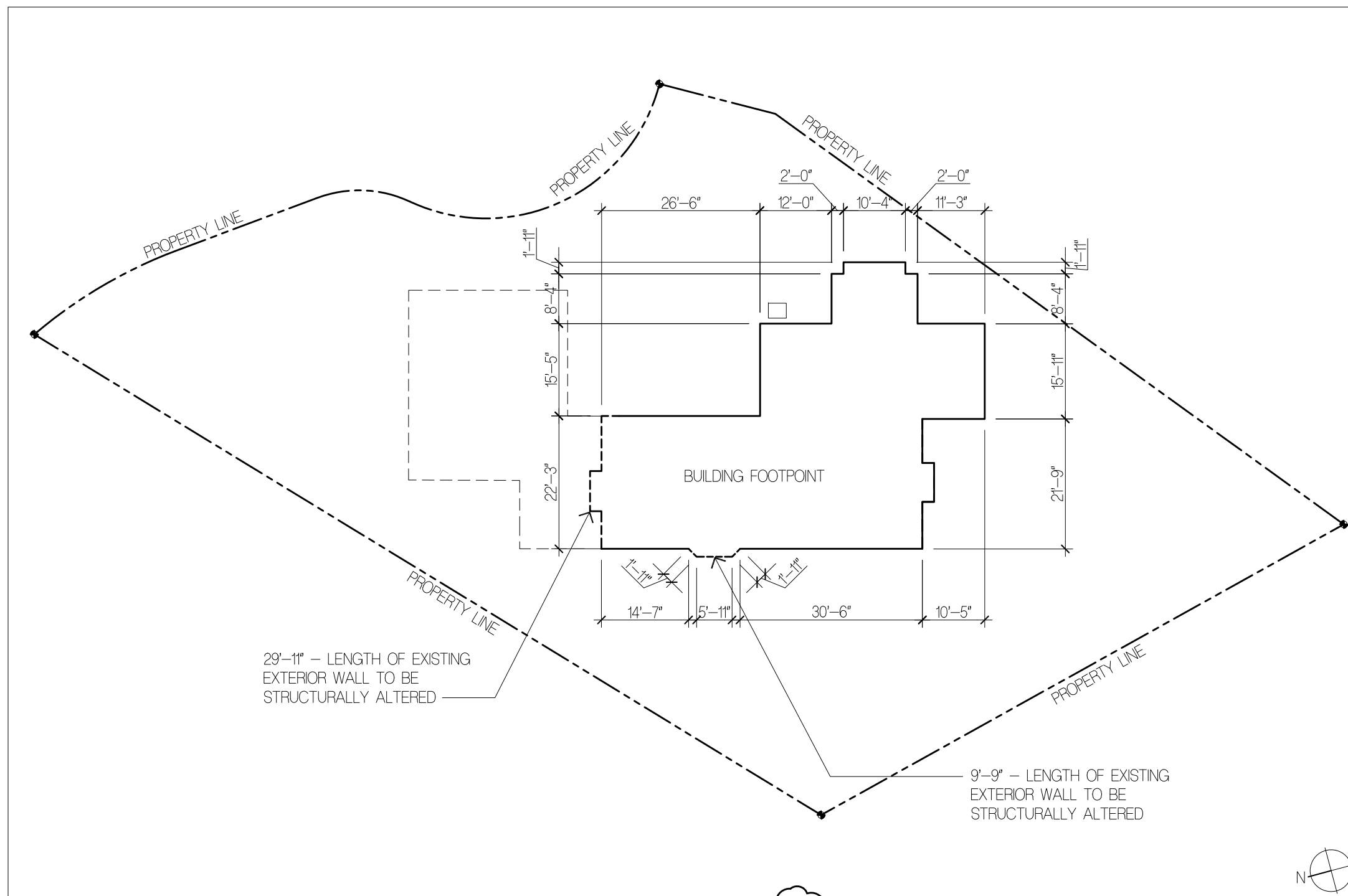
Drawing Title
SITE DIAGRAMS

Date
08/08/2022
Job No.
2110

ISSUE DATE
PERMIT CORRECTIONS #1 03/31/2023

PERMIT CORRECTIONS
Sheet No.

TS-3

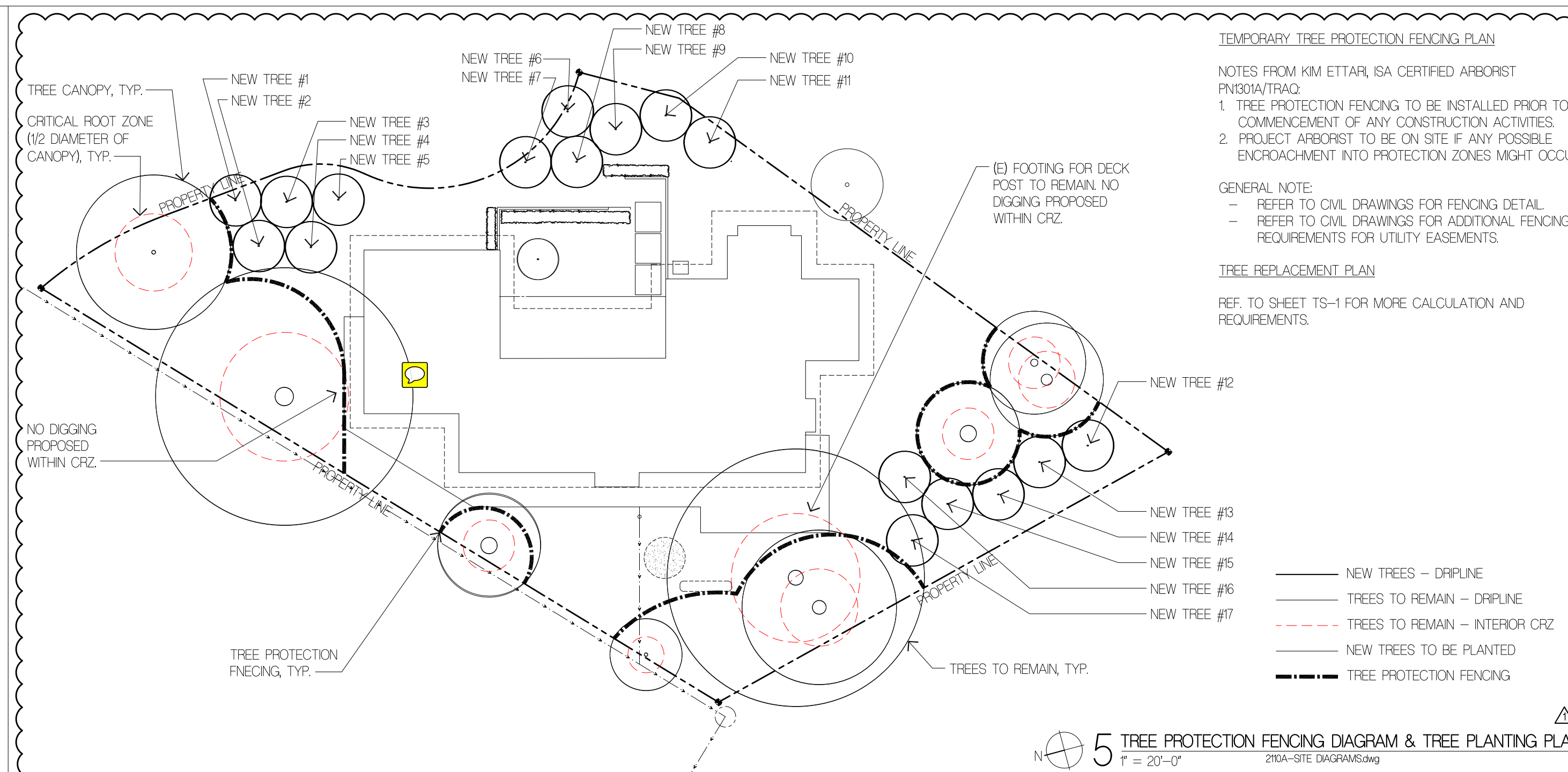


EXTERIOR ALTERATION WALL SEGMENT CALCULATION FOR NONCONFORMING STRUCTURE

CALCULATION FORMULA PER MCC 19.01.050 (D):
 $\% \text{ OF EXTERIOR WALL ALTERED} = (29'-11" + 9'-9") / 232'-10"$
 $= 37'-8" / 232'-10"$
 $= 0.16$

13.96 < 40.96 = COMPLES

6 EXTERIOR ALTERATION WALL CALCULATIONS
 T = 20'-0" 210A-SITE DIAGRAMS.dwg



TEMPORARY TREE PROTECTION FENCING PLAN

NOTES FROM KIM ETTARI ISA CERTIFIED ARBORIST
 PN801A/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.

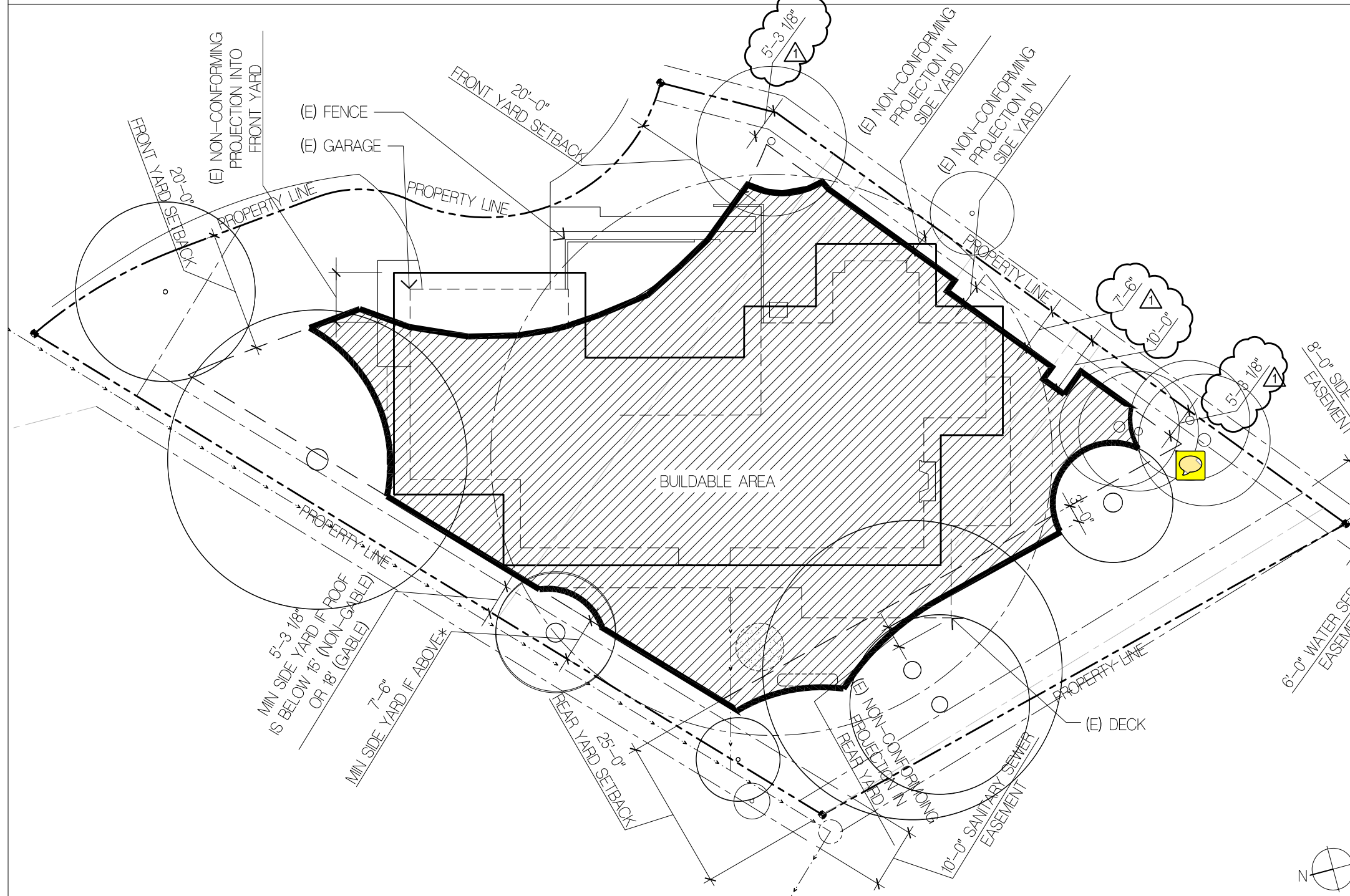
GENERAL NOTE:
 - REFER TO CIVIL DRAWINGS FOR FENCING DETAIL.
 - REFER TO CIVIL DRAWINGS FOR ADDITIONAL FENCING REQUIREMENTS FOR UTILITY EASEMENTS.

TREE REPLACEMENT PLAN

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

- NEW TREES - DRIPLINE
- TREES TO REMAIN - DRIPLINE
- - - TREES TO REMAIN - INTERIOR CRZ
- NEW TREES TO BE PLANTED
- - - TREE PROTECTION FENCING

5 TREE PROTECTION FENCING DIAGRAM & TREE PLANTING PLAN
 T = 20'-0" 210A-SITE DIAGRAMS.dwg



PROPERTY LINE SETBACKS

FRONT YARD = 20'
 REAR YARD = 25'
 SIDE YARD SETBACKS:
 1. MIN REQUIRED SIDE YARD:
 LARGEST DIA. CIRCLE FIT BETWEEN PROP LINES
 $= 93'-9" \times 1.17 = 15'-11" 1/4"$
 MIN. SIDE YARD (FOR BOTH SIDES)
 $= 15'-11" 1/4" \times 1.33 = 5'-3" 1/8"$

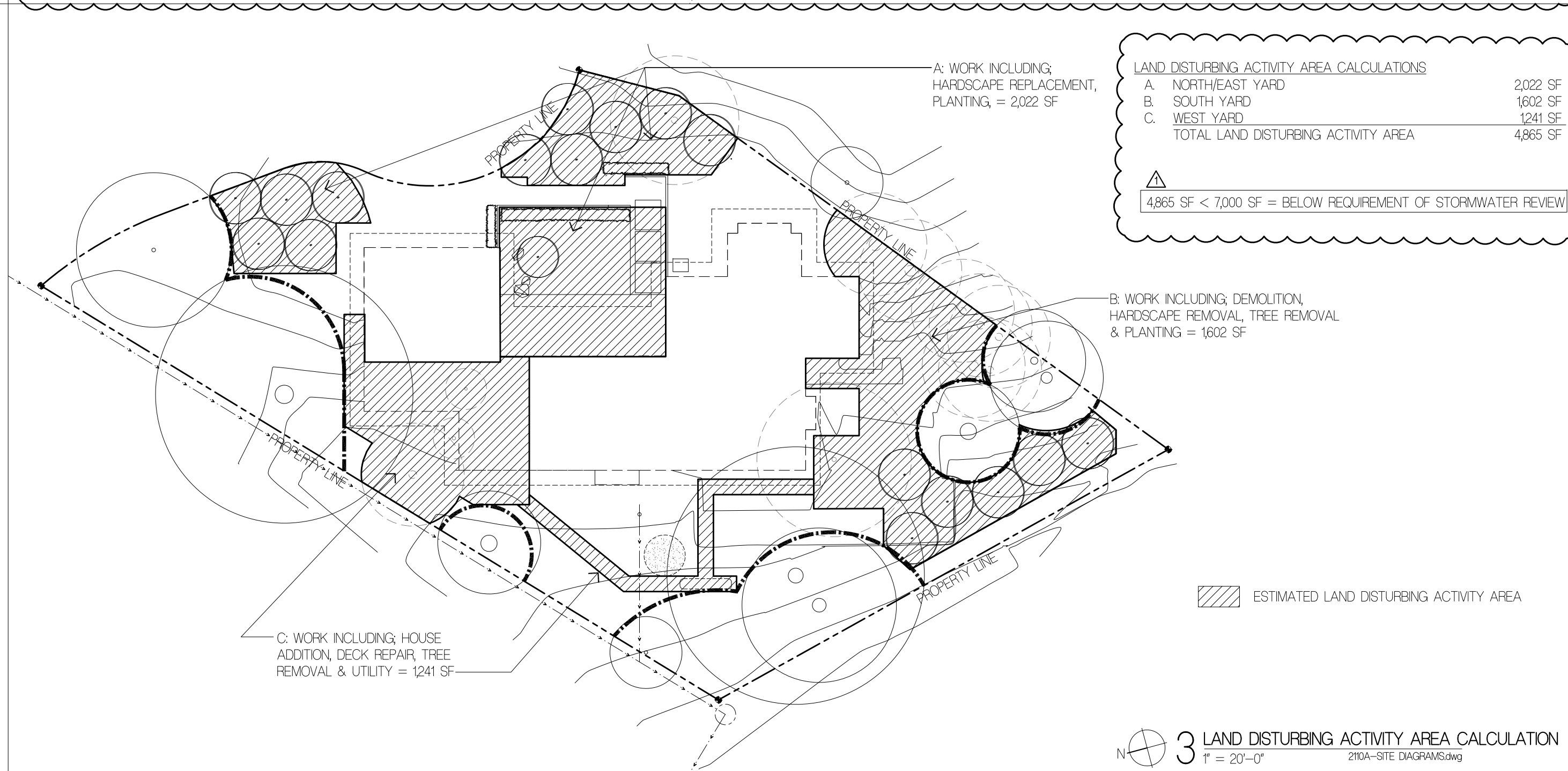
AND
 2. IF GABLED ROOF > 18'; SIDE YARD = 75'
 IF NON-GABLE ROOF > 6'; SIDE YARD = 75'

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

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

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

4 BUILDABLE AREA DIAGRAM
 T = 20'-0" 210A-SITE DIAGRAMS.dwg



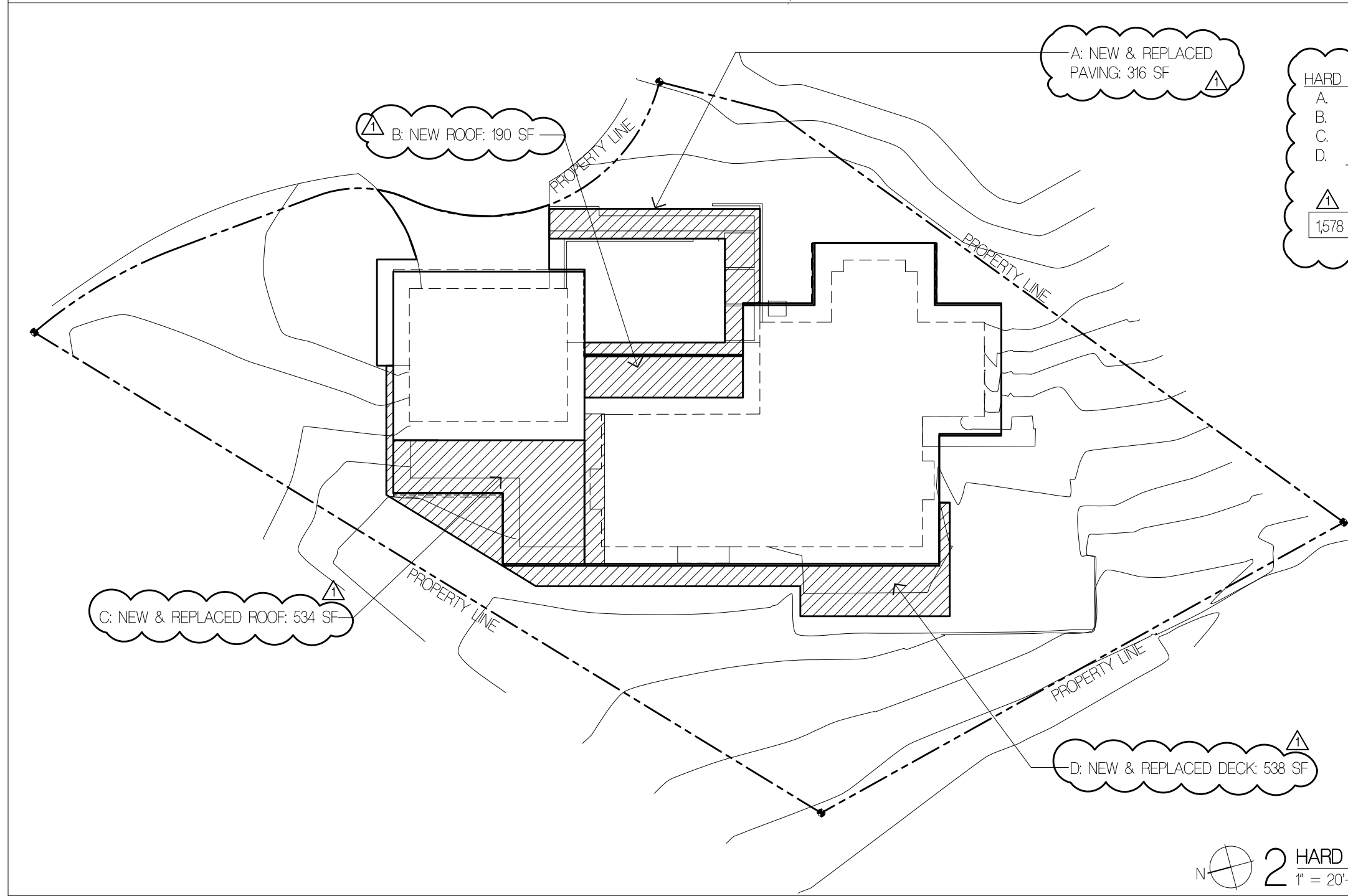
LAND DISTURBING ACTIVITY AREA CALCULATIONS

A. NORTH-EAST YARD	2022 SF
B. SOUTH YARD	1602 SF
C. WEST YARD	1241 SF
TOTAL LAND DISTURBING ACTIVITY AREA	4865 SF

4865 SF < 7000 SF = BELOW REQUIREMENT OF STORMWATER REVIEW

ESTIMATED LAND DISTURBING ACTIVITY AREA

3 LAND DISTURBING ACTIVITY AREA CALCULATION
 T = 20'-0" 210A-SITE DIAGRAMS.dwg



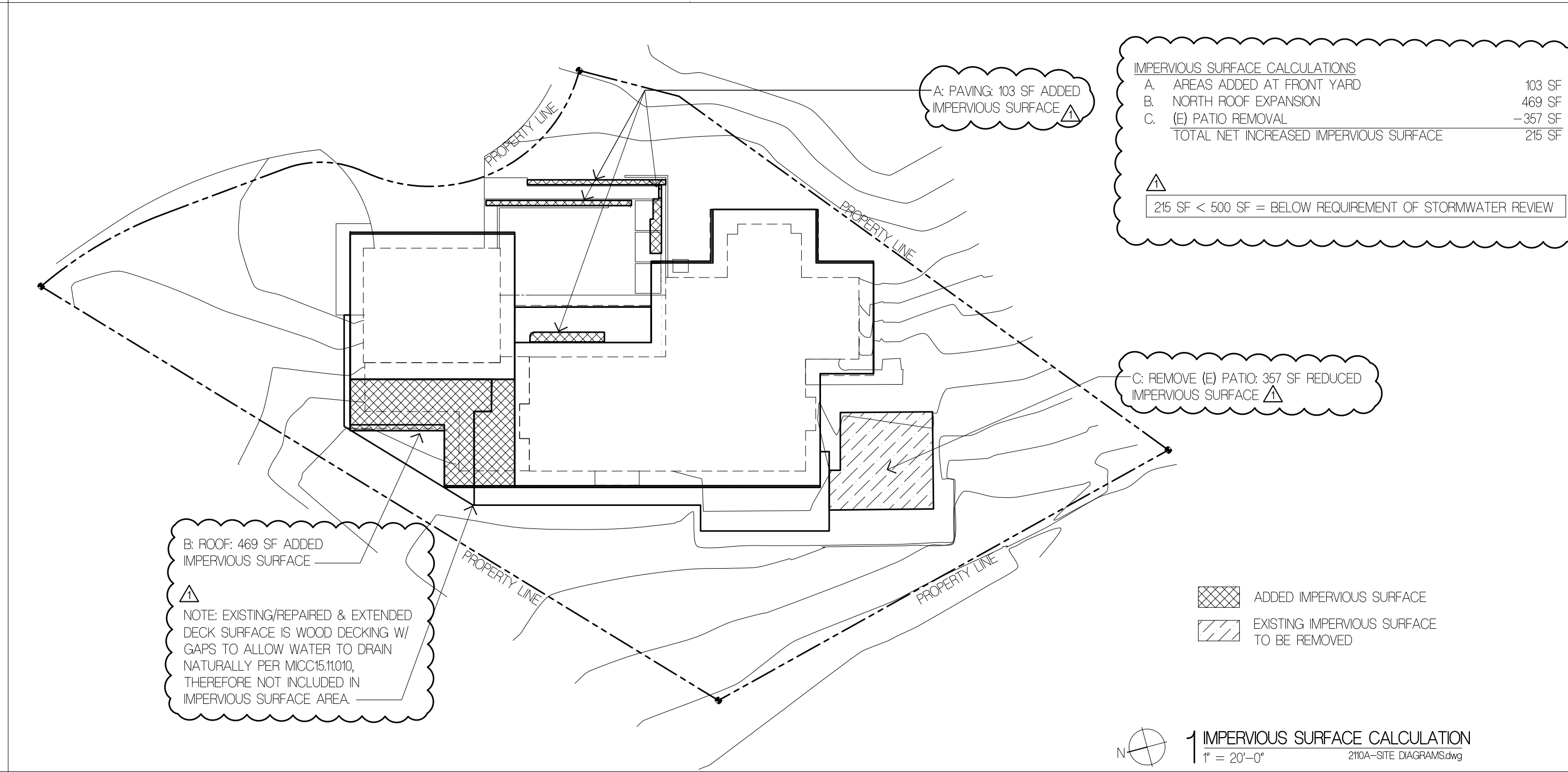
HARD SURFACE CALCULATIONS

A. FRONT YARD	396 SF
B. ROOF - NEW	190 SF
C. ROOF - NEW & REPLACED	534 SF
D. DECK - NEW & REPLACED	538 SF
TOTAL NEW & REPLACED HARD SURFACE	1578 SF

1578 SF < 2000 SF = BELOW REQUIREMENT FOR STORMWATER REVIEW

NEW & REPLACED HARD SURFACE

2 HARD SURFACE CALCULATION
 T = 20'-0" 210A-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

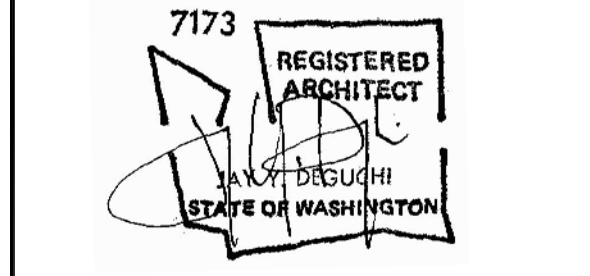
215 SF < 500 SF = BELOW REQUIREMENT OF STORMWATER REVIEW

ADDED IMPERVIOUS SURFACE
 EXISTING IMPERVIOUS SURFACE TO BE REMOVED

1 IMPERVIOUS SURFACE CALCULATION
 T = 20'-0" 210A-SITE DIAGRAMS.dwg

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

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



Drawing Title
SITE DIAGRAMS

Date
 08/08/2022
 Job No.
 210

ISSUE DATE
 PERMIT CORRECTIONS #1 03/31/2023

PERMIT CORRECTIONS
 Sheet No.

TS-4



ARBORIST 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

1. Dig a 10" exploratory trench (24" deep) to determine the locations of any significant roots of Tree # 351 (see previous inventory) that may be impacted by the proposed rebuilding of the deck footings.
2. Dig a 25" exploratory trench (24" deep) to determine the locations of any significant roots of Tree # 347 (see previous inventory) that may be impacted by the proposed addition to the garage.

FINDINGS AND RECOMMENDATIONS

Trench #1 - One 8" diameter root and one 1.5" diameter root were found at approximately 20" deep. The proposed rebuilding of the deck will not directly impact the root system if the corner deck footing remains in the same location. The biggest area of concern, however, is that construction traffic will occur under the drip line of Tree # 351 and encroach into the interior crucial root zone.

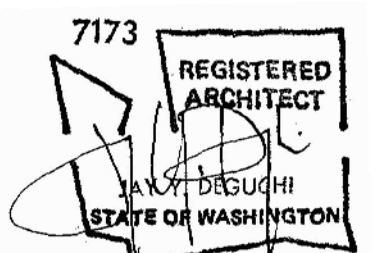


Trench #2 - One 1.5" diameter root was found at approximately 18" deep close to the corner of the residence. While the root system of Tree # 347 will not be directly disturbed the proposed construction to the garage will, however, occur within the drip line and falls well into the interior crucial root zone of Tree # 347.



NOTES

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.



TOPOGRAPHIC SURVEY

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

LEGAL DESCRIPTION

PER CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT FOR TITLE INSURANCE NO. 0208125-ETV DATED APRIL 1, 2021

LOT 15, ISLAND POINT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82 OF PLATS, PAGES 71 AND 72, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

HORIZONTAL DATUM

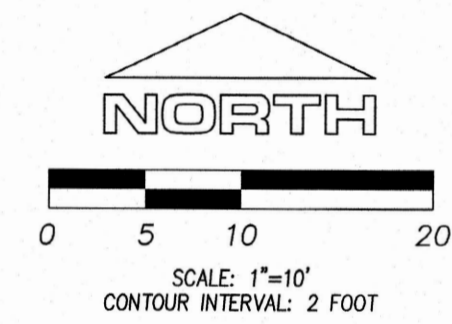
WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83/2011) BASED ON RTK GPS MEASUREMENTS CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK.

VERTICAL DATUM

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

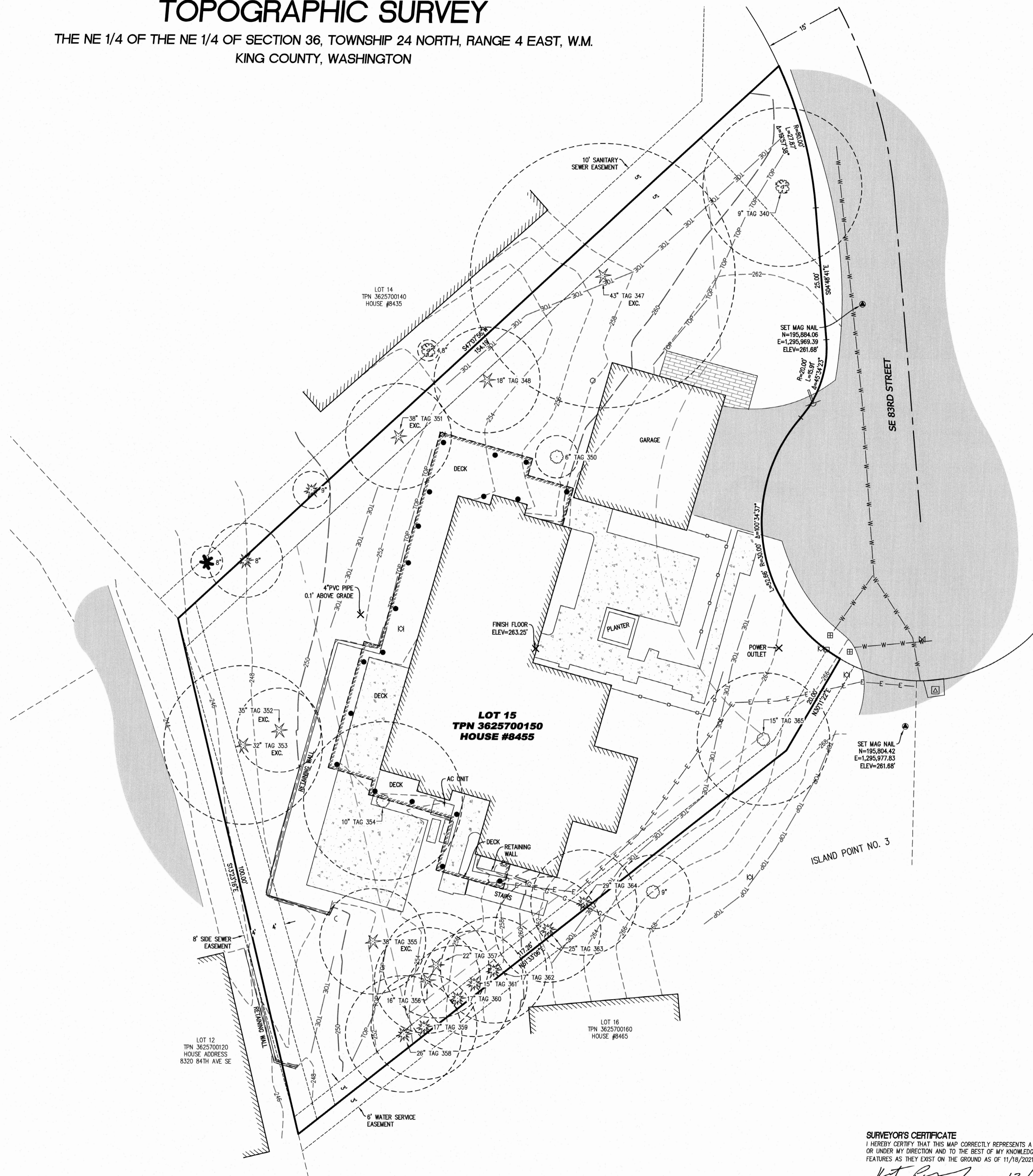
SURVEY NOTES

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



LEGEND

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



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

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

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

TITLE
CLIENT
 DATE SEALED 12/21/2021



PROJECT MANAGER
KAP

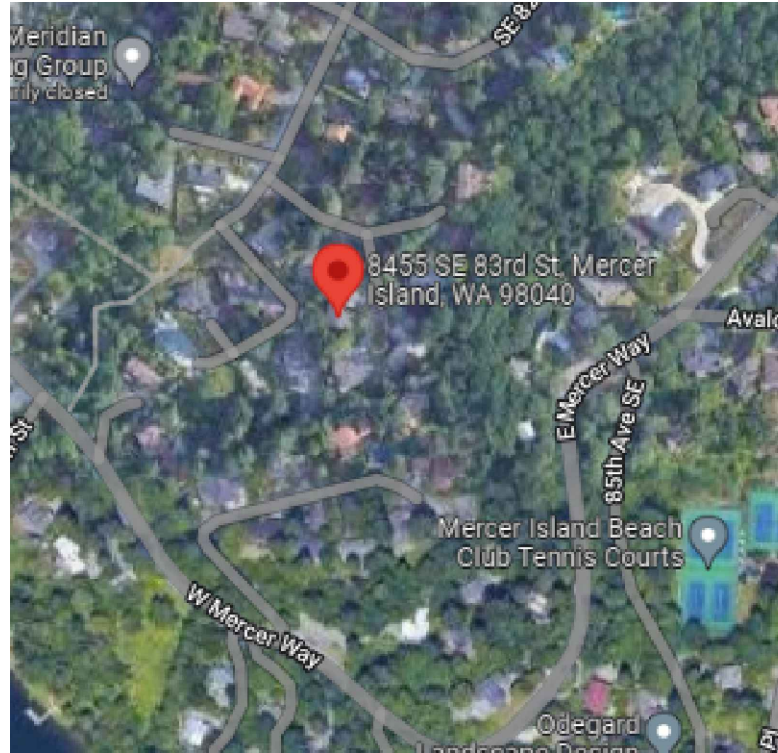
DESIGN
DRAWN BPM
CHECKED KAP
SEC 36 T 24 N R 4 E
FILE NO 35957
DATE 12/17/2021
SCALE 1"=10'

SHEET 1 OF 1
FILE NO 35957

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE REPRESENTS THE TOPOGRAPHIC FEATURES AS THEY EXIST ON THE GROUND AS OF 11/18/2021.
 Kurt A. Parcher 12/21/2021
 KURT A. PARCHER P.L.S. NO. 49286 DATE

©APEX ENGINEERING LLC 2021

JAFFE RESIDENCE



VICINITY MAP

SCALE: 1" = 1,000' APPROX.



LEGEND AND ABBREVIATIONS

PROPOSED

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

SURVEY LINE LEGEND

	SANITARY SEWER LINE	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	ECB
	BURIED COMMUNICATION CONDUIT	BCB
	BURIED FIBER OPTIC CONDUIT	FB
	STEAM LINE	ST
	ROCKERY	
	GUARD RAIL	
	STOCKADE FENCE	
	BARB WIRE FENCE	
	CHAIN LINK FENCE	

SURVEY LEGEND

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

ABBREVIATIONS

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

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

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

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

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

PARCEL #: 3625700150
LOT SIZE: 13,480 SF

DISTURBED AREA: 5,037 SF

HORIZONTAL DATUM:

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

VERTICAL DATUM:

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

BENCH MARK:

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

FLOODPLAIN DESIGNATION:

PROPERTY IS ZONED X PER FEMA PANEL 53033C0663G

WATER DISTRICT:
CITY OF MERCER ISLAND

CONSTRUCTION SEQUENCE:

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

QUANTITIES (FOR PERMITTING ONLY)	CY
CUT	2
FILL	0
NET CUT/FILL	2

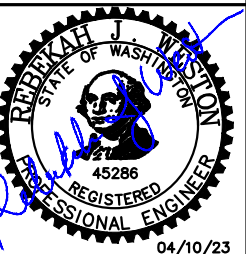
DISCLAIMER:
RED BARN GROUP INC. SHALL NOT BE HELD RESPONSIBLE FOR DISCREPANCIES IN THE SITE DIMENSIONS AND ELEVATIONS PREPARED BY OTHERS. IN THE EVENT THAT A DISCREPANCY OCCURS THAT AFFECTS THE DESIGN, CONTACT RED BARN GROUP INC. TO PROVIDE A SITE VISIT AND DESIGN UPDATE.

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



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

811
CALL BEFORE YOU DIG



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

REV/SUBMITAL	DATE
1 REVISION	04/13/23

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

PROJECT SPECIFIC TESC NOTES:

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

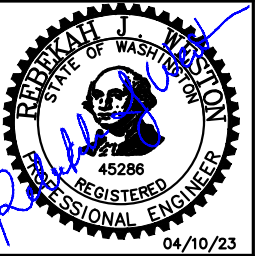
OF WHEEL WASH WASTEWATER; FERTILIZER AND PESTICIDE APPLICATION; PH-MODIFYING SOURCES.

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



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DRAWN BY: RE EJW

DESIGNED BY: RJW

CHECKED BY: RJW

REV/SUBMITTAL	DATE
REVISION 1	04/13/23

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

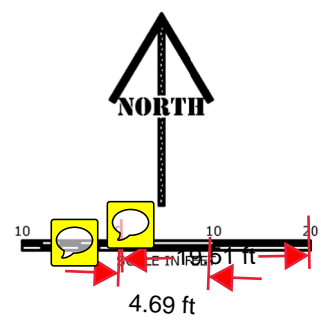
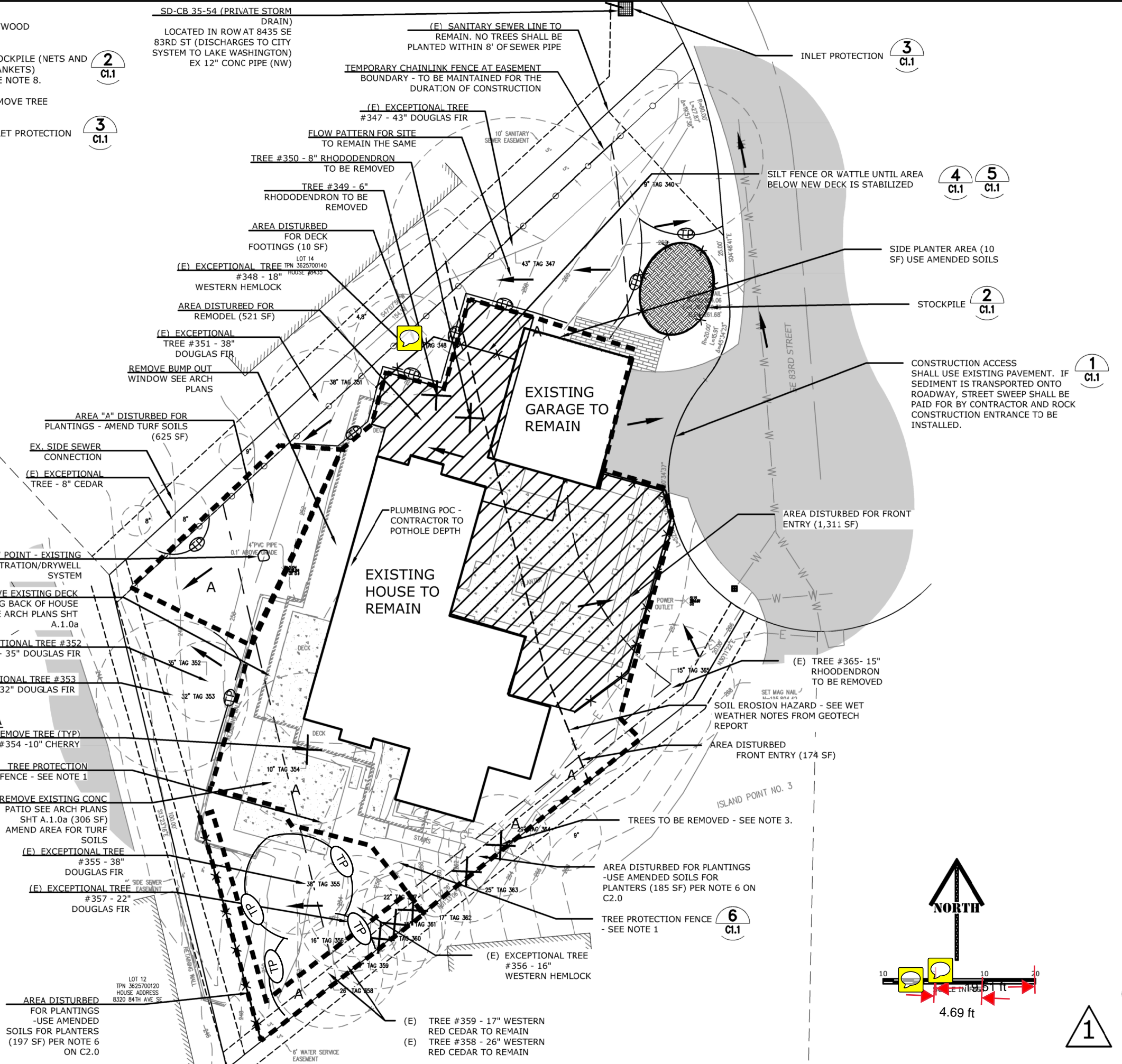
LEGEND:

- A SOIL AMENDMENT AREA - SEE NOTE 6 ON SHEET C2.0
- PLYWOOD
- STOCKPILE (NETS AND BLANKETS) SEE NOTE 8.
- REMOVE TREE
- INLET PROTECTION
- SD-CB 35-54 (PRIVATE STORM DRAIN) LOCATED IN ROW AT 8435 SE 83RD ST (DISCHARGES TO CITY SYSTEM TO LAKE WASHINGTON) EX 12" CONC PIPE (NW)
- (E) SANITARY SEWER LINE TO REMAIN. NO TREES SHALL BE PLANTED WITHIN 8' OF SEWER PIPE
- TEMPORARY CHAINLINK FENCE AT EASEMENT BOUNDARY - TO BE MAINTAINED FOR THE DURATION OF CONSTRUCTION
- (E) EXCEPTIONAL TREE #347 - 43" DOUGLAS FIR
- FLOW PATTERN FOR SITE TO REMAIN THE SAME
- TREE #350 - 8" RHODODENDRON TO BE REMOVED
- TREE #349 - 6" RHODODENDRON TO BE REMOVED
- AREA DISTURBED FOR DECK FOOTINGS (10 SF)
- (E) EXCEPTIONAL TREE #348 - 18" WESTERN HEMLOCK
- AREA DISTURBED FOR REMODEL (521 SF)
- (E) EXCEPTIONAL TREE #351 - 38" DOUGLAS FIR
- REMOVE BUMP OUT WINDOW SEE ARCH PLANS
- AREA "A" DISTURBED FOR PLANTINGS - AMEND TURF SOILS (625 SF)
- EX. SIDE SEWER CONNECTION
- (E) EXCEPTIONAL TREE - 8" CEDAR
- LOW POINT - EXISTING INFILTRATION/DRYWELL SYSTEM
- REMOVE EXISTING DECK ALONG BACK OF HOUSE SEE ARCH PLANS A.1.0a
- (E) EXCEPTIONAL TREE #352 - 35" DOUGLAS FIR
- (E) EXCEPTIONAL TREE #353 - 32" DOUGLAS FIR
- REMOVE TREE (TYP) #354 - 10" CHERRY
- TREE PROTECTION FENCE - SEE NOTE 1
- REMOVE EXISTING CONC PATIO SEE ARCH PLANS SHT A.1.0a (306 SF) AMEND AREA FOR TURF SOILS
- (E) EXCEPTIONAL TREE #355 - 38" DOUGLAS FIR
- (E) EXCEPTIONAL TREE #357 - 22" DOUGLAS FIR
- AREA DISTURBED FOR PLANTINGS - USE AMENDED SOILS FOR PLANTERS (197 SF) PER NOTE 6 ON C2.0
- COMPOST SOCK
- REMOVE UTILITY/FENCE
- TREE PROTECTION FENCING - CHAIN LINK FENCE (PER ARBORIST, TREE FENCING HAS BEEN ADDRESSED IN THE ARBORIST REPORT FOR BEST LOCATION.)
- TEMPORARY CHAIN LINK FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- REMOVE CONCRETE/ ASPHALT
- FLOW DIRECTION

- NOTES**
- TREE PROTECTION FENCING IS SHOWN. WORK WITHIN TREE PROTECTION AREAS INCLUDES FOOTINGS FOR A DECK AND PLANTINGS. CARE SHOULD BE PLACED TO NOT DISTURB ROOTS GREATER THAN 2" IN DIAMETER WITHIN TREE PROTECTION UNLESS OBSERVED BY AN ARBORIST.
 - 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.
 - 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

- WET WEATHER NOTES ARE APPLICABLE FOR RAIN EVENTS AND FROM OCTOBER 1 TO APRIL 30TH.
- 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.
- STRUCTURAL FILL SHOULD CONSIST OF FREE-DRAINING MATERIAL WITH NO MORE THAN 5% OF THE MATERIAL PASSING A #4 SIEVE.
- 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.
- SOIL SUBGRADES IN AREAS WHERE FOOTINGS OR SLABS ARE TO BE BUILT SHOULD BE PROTECTED FROM SOFTENING DUE TO STANDING WATER OR TO DISTURBANCE.
- EROSION CONTROL MEASURES, SUCH AS SILT FENCES, STRAW BALES AND WATTLE, ETC., SHOULD BE ARRANGED TO CONTROL SOIL EROSION AND SEDIMENT TRAVEL AS APPROPRIATE WITHIN THE PROJECT LIMITS AS WELL AS ALONG ITS DOWNSLOPE AND CROSS-SLOPE PERIMETER.
- EARTHWORK SHOULD BE PERFORMED IN A SEQUENCE OF LIMITED AREAS, WHERE FEASIBLE, TO LIMIT THE EXTENT OF EXPOSED SOIL DURING THE PROJECT.
- 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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REBEKAH J. WESTON
STATE OF WASHINGTON
REGISTERED ENGINEER
45286
04/10/23

DRAWN BY: RE EJV
DESIGNED BY: RJW
CHECKED BY: RJW

REV/SUBMITAL	DATE
1	04/13/23
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PROJECT NAME:
JAFFE RESIDENCE

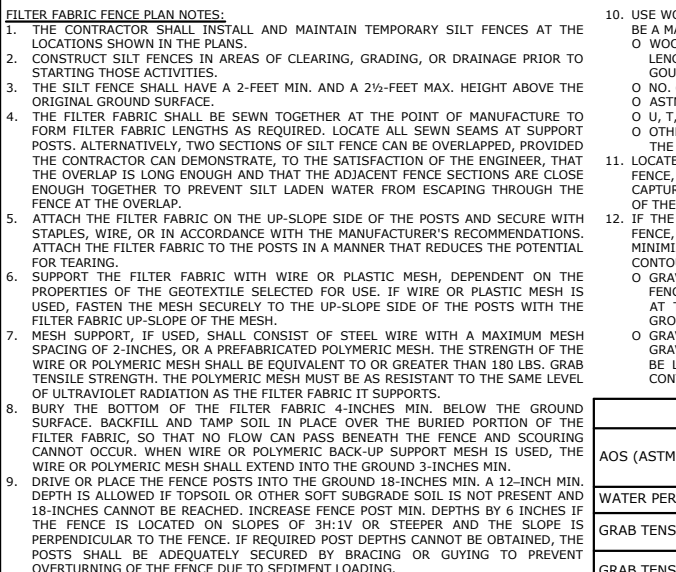
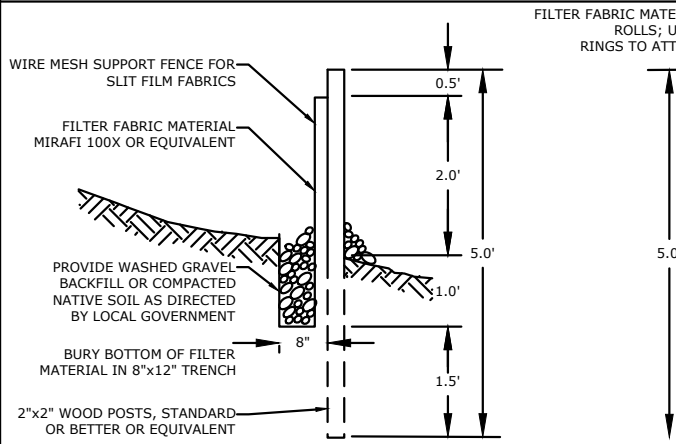
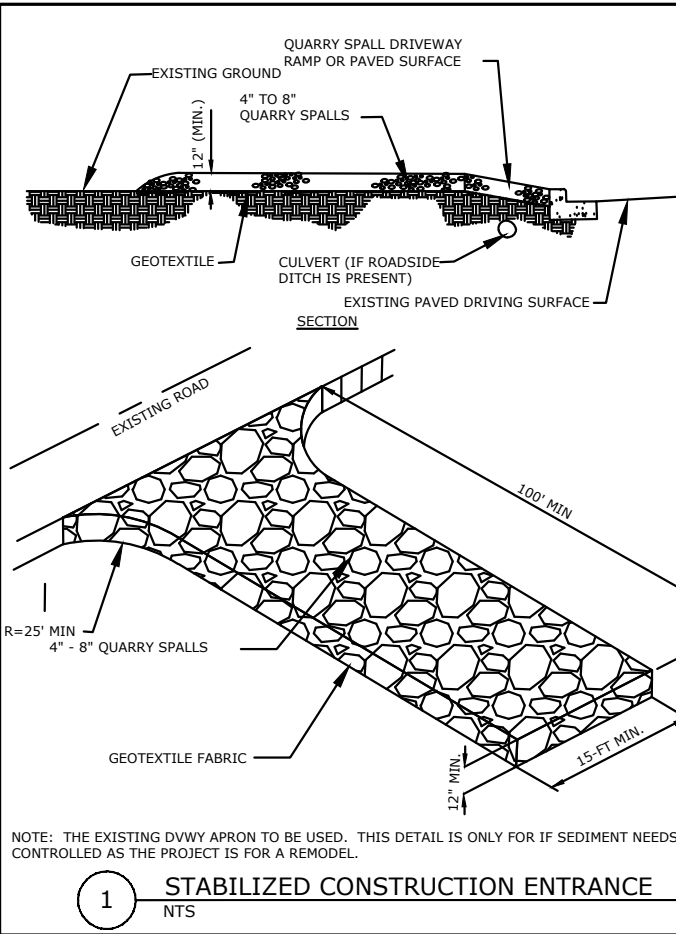
PROJECT ADDRESS:
8455 SE 83RD ST., MERCER
ISLAND, WA 98080

SHEET TITLE:
TESC PLAN

SHEET NO.:
C1.0

RB PROJECT NO.:
22-0009

22-0009 - Jaffe Residence - 2023-04-13 8:28 PM (REDA ENGINEERING)



1 STABILIZED CONSTRUCTION ENTRANCE
NTS

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.

2 STOCKPILE AND PLASTIC COVERING
NTS

3 INLET PROTECTION
NTS

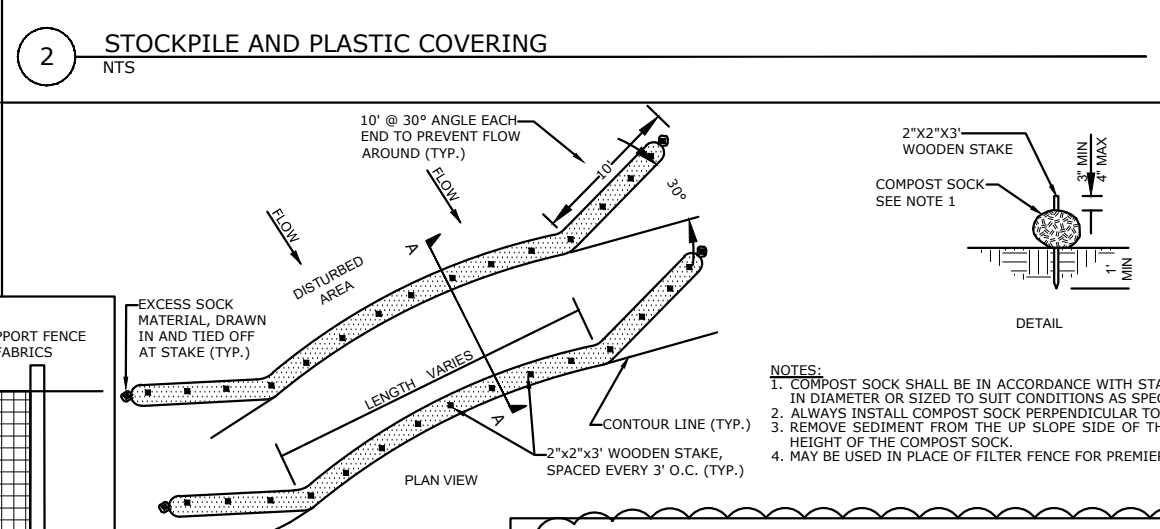
4 FILTER FABRIC FENCE
NTS

4 FILTER FABRIC FENCE
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 UNSEEDS 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.



5 COMPOST SOCK
NTS

NOTES:

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

5 COMPOST SOCK
NTS

6 TREE PROTECTION
NTS

5 COMPOST SOCK
NTS

6 TREE PROTECTION
NTS

6 TREE PROTECTION
NTS

6 TREE PROTECTION
NTS

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04/10/23

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

REV/SUBMITAL	DATE
1	04/13/23

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

22-0009 - Jeffa SFR.dwg 2023-04-13 8:13 PM (REZA ESFANDIARI)

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.

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 performed 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

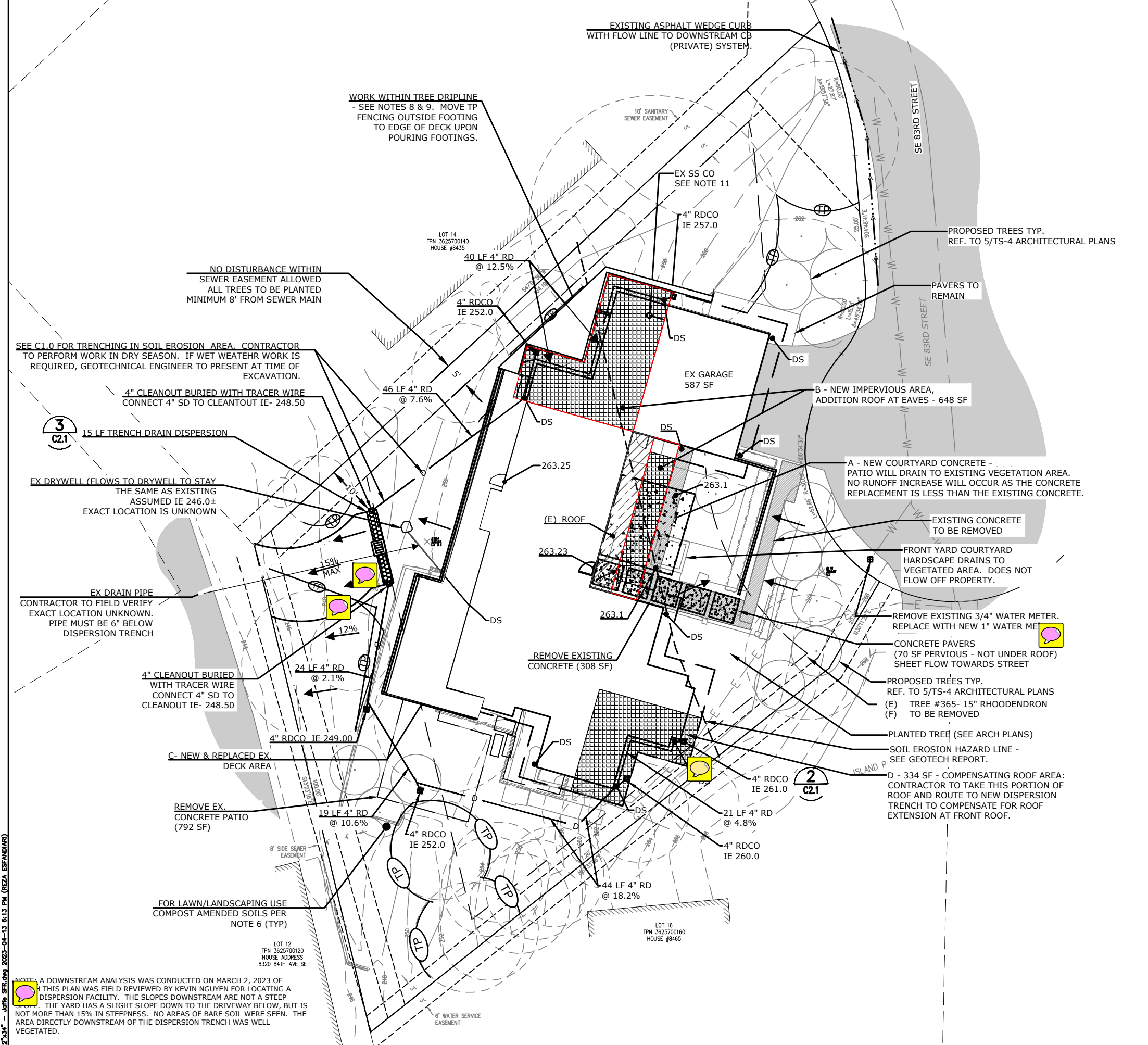
Tree protection fence: 4-6" chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

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

KEEP OUT TREE PROTECTION AREA

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



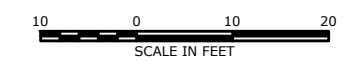
SEE C2.1 FOR AREAS CALCULATIONS

LEGEND:

- STORM DRAIN CLEANOUT
- DOWNSPOUT (DS) PER ARCH PLANS
- RD ROOF DRAIN (SMOOTH-WALLED PVC ASTM 3034 SDR 35)
- NEW ROOF (ABOVE)
- TREE PROTECTION

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 BMP T5.13 (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.



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KENMORE, WA 98028
PH. (206) 200-7174
REDBARN-ENGINEERING.COM

811
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REBECCA J. JAFFE
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
45286
04/10/23

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

REV/SUBMITAL	DATE
1	04/13/23
2	
3	
4	
5	
6	
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8	
9	
10	
11	

PROJECT NAME:
JAFFE RESIDENCE

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

SHEET TITLE:
OVERALL DRAINAGE PLAN

SHEET NO.:
C2.0

RB PROJECT NO.:
22-0009

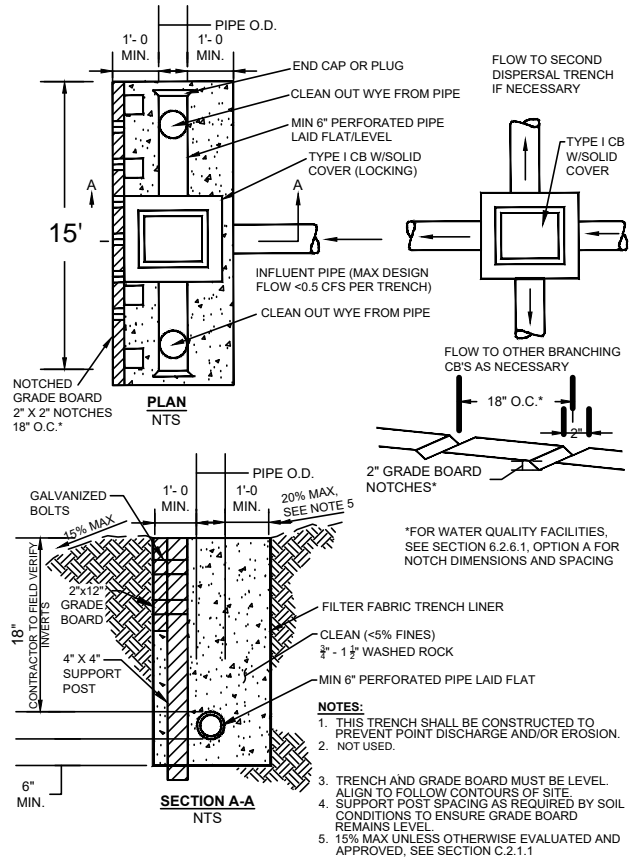
EXCEPTIONAL TREE LIST:
#356, #357, #355, #353, #352
FOR COMPLETE TREE INFORMATION SEE SHEET TS-2

22'x34' - Jaffe SFR.dwg 2023-04-13 8:13 PM (REZA ESPANDIARI)

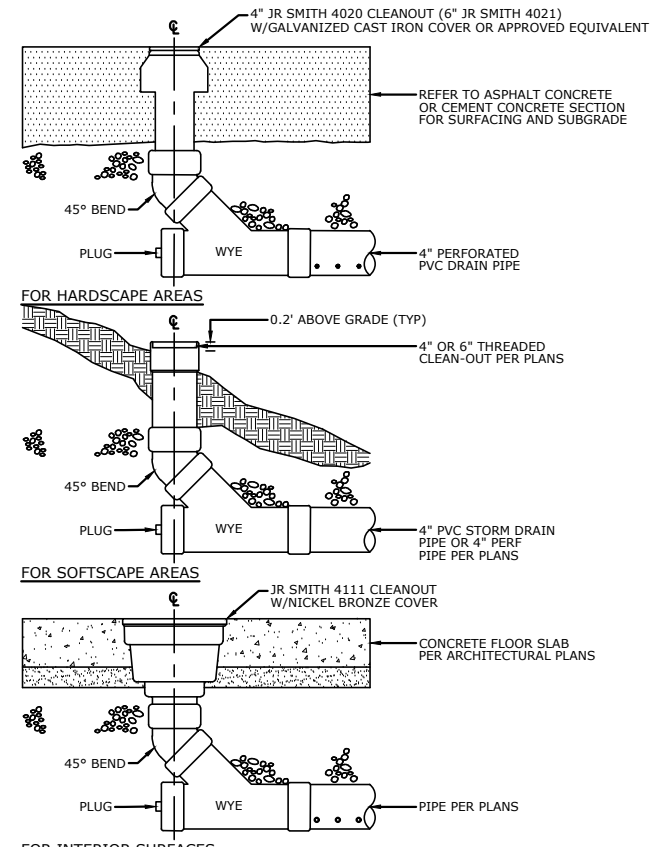
NOTE: A DOWNSTREAM ANALYSIS WAS CONDUCTED ON MARCH 2, 2023 OF THIS PLAN WAS FIELD REVIEWED BY KEVIN NGUYEN FOR LOCATING A DISPERSION FACILITY. THE SLOPES DOWNSTREAM ARE NOT A STEEP SLOPE. THE YARD HAS A SLIGHT SLOPE DOWN TO THE DRIVEWAY BELOW, BUT IS NOT MORE THAN 15% IN STEEPNESS. NO AREAS OF BARE SOIL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

22"x34" - Jaffe_SFR.dwg 2023-04-13 8:13 PM (REZA ESTANDARI)

1 NOT USED
NTS



3 DISPERSION TRENCH DETAIL
NTS



SUMMARY FROM ARCH PLANS DETAIL 2/TS-4

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

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

SUMMARY FROM ARCH PLANS DETAIL 1/TS-4

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

215 SF < 500 SF = BELOW REQUIREMENT OF STORMWATER REVIEW



SURFACE AREA TABLE - IMPERVIOUS AREA TABLE 1

AREA	DESC.	NEW IMPERVIOUS AREA (SF) AND REPLACED	DRAINAGE DISCUSSION	IMPERVIOUS AREA TO EXISTING DRAINAGE SYSTEM
A	WALK WAYS & UNCOVERED PATIO	316	THE AREA IS LOCATED NEAR THE FRONT ENTRY AND DOES NOT DRAIN OFF-SITE. (SEE ARCH PLANS TS- 4)	0
B1	ROOF	534	THIS AREA WILL BE ROUTED TO THE BASIC DISPERSION TRENCH (SEE ARCH PLANS TS- 4)	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, 190 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 538 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	(357)	PER ARCH PLANS TS- 4 THERE IS 357 SF OF REMOVED IMPERVIOUS SURFACE	
NET		215	SEE ARCH PLANS DETAIL 1/TS-4	

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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04/10/23

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

REV/SUBMITAL	DATE
A	04/13/23

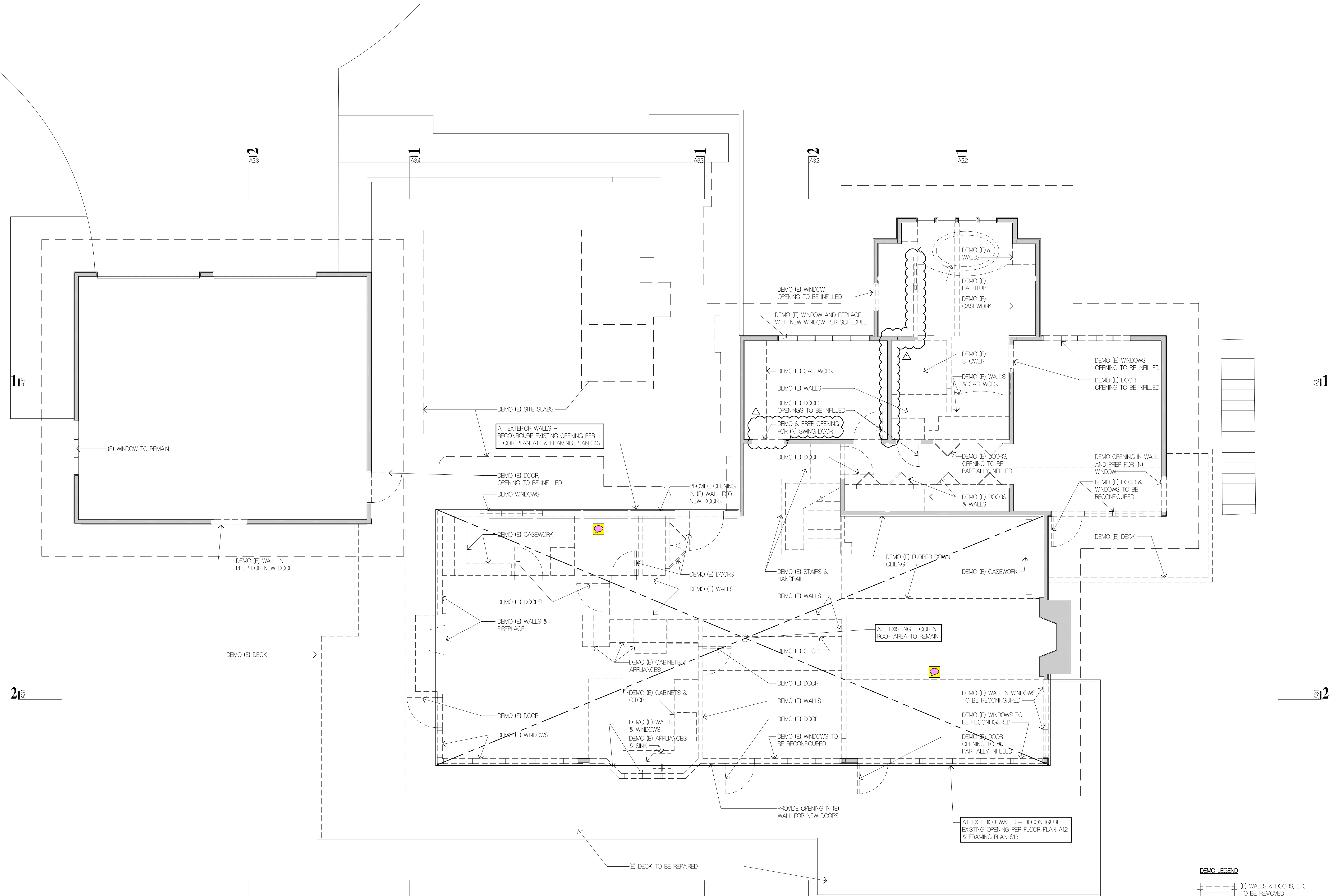
PROJECT NAME:
JAFFE RESIDENCE

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

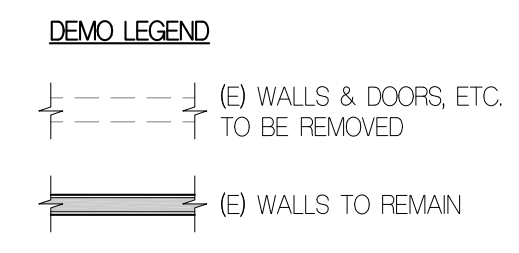
SHEET TITLE:
DRAINAGE DETAILS

SHEET NO.:
C2.1

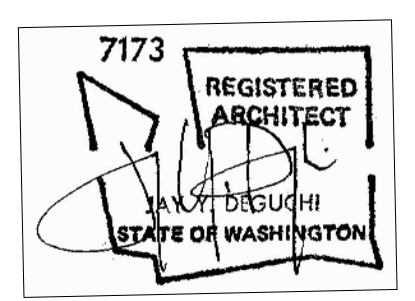
RB PROJECT NO.:
22-0009



- 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 REQD.



Project Title
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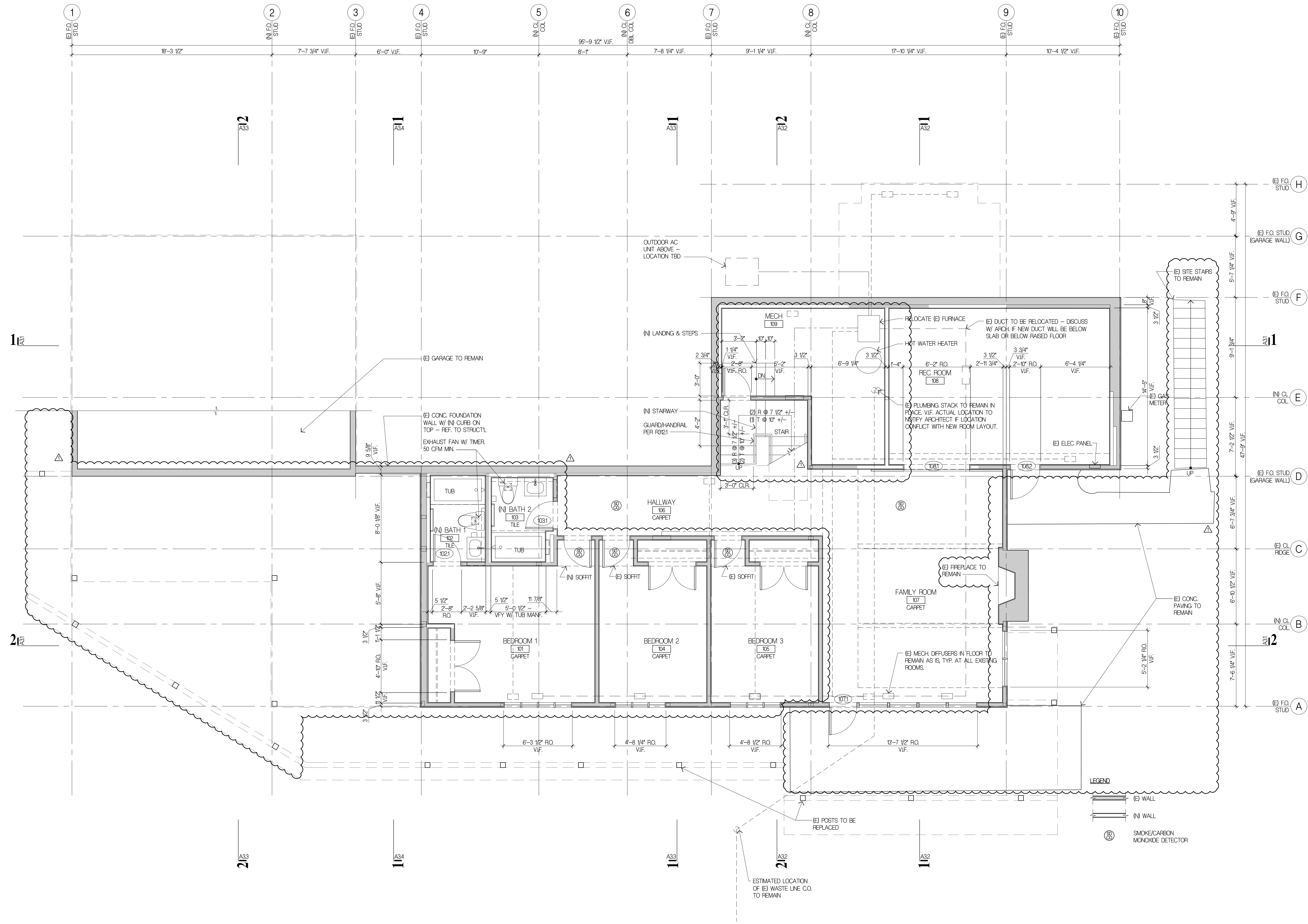


Drawing Title
MAIN LEVEL DEMO PLAN

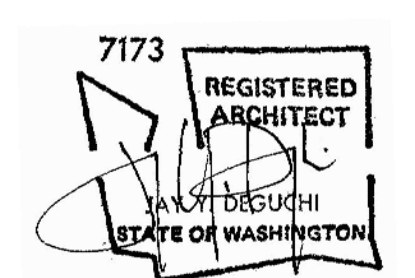
Date
 08/08/2022
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 2110

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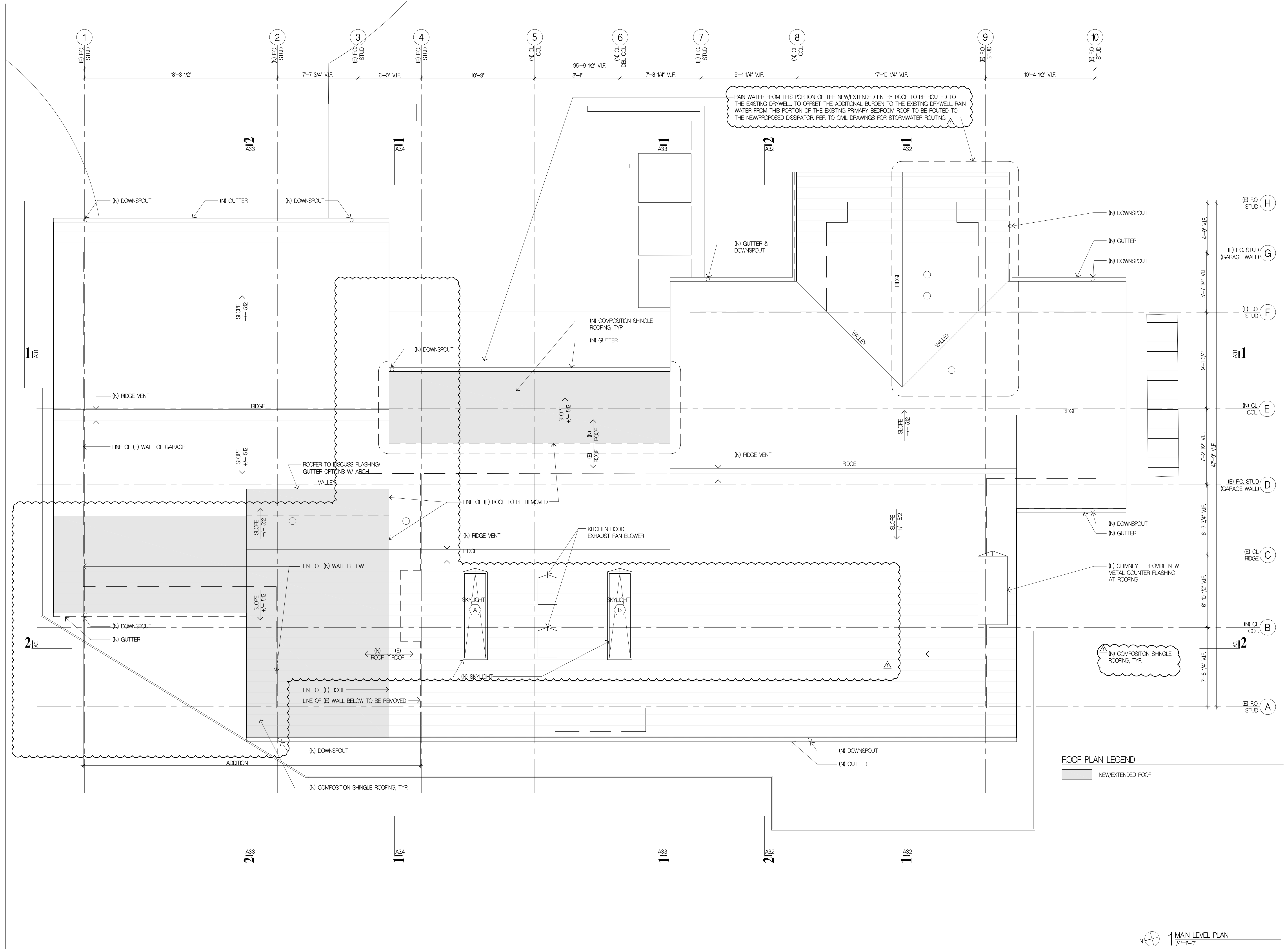


Drawing Title
BASEMENT FLOOR PLAN

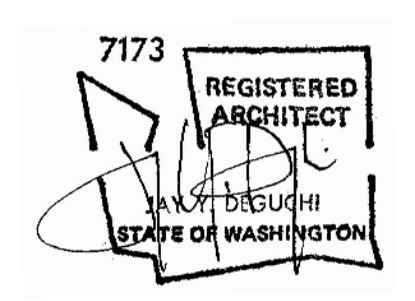
Date
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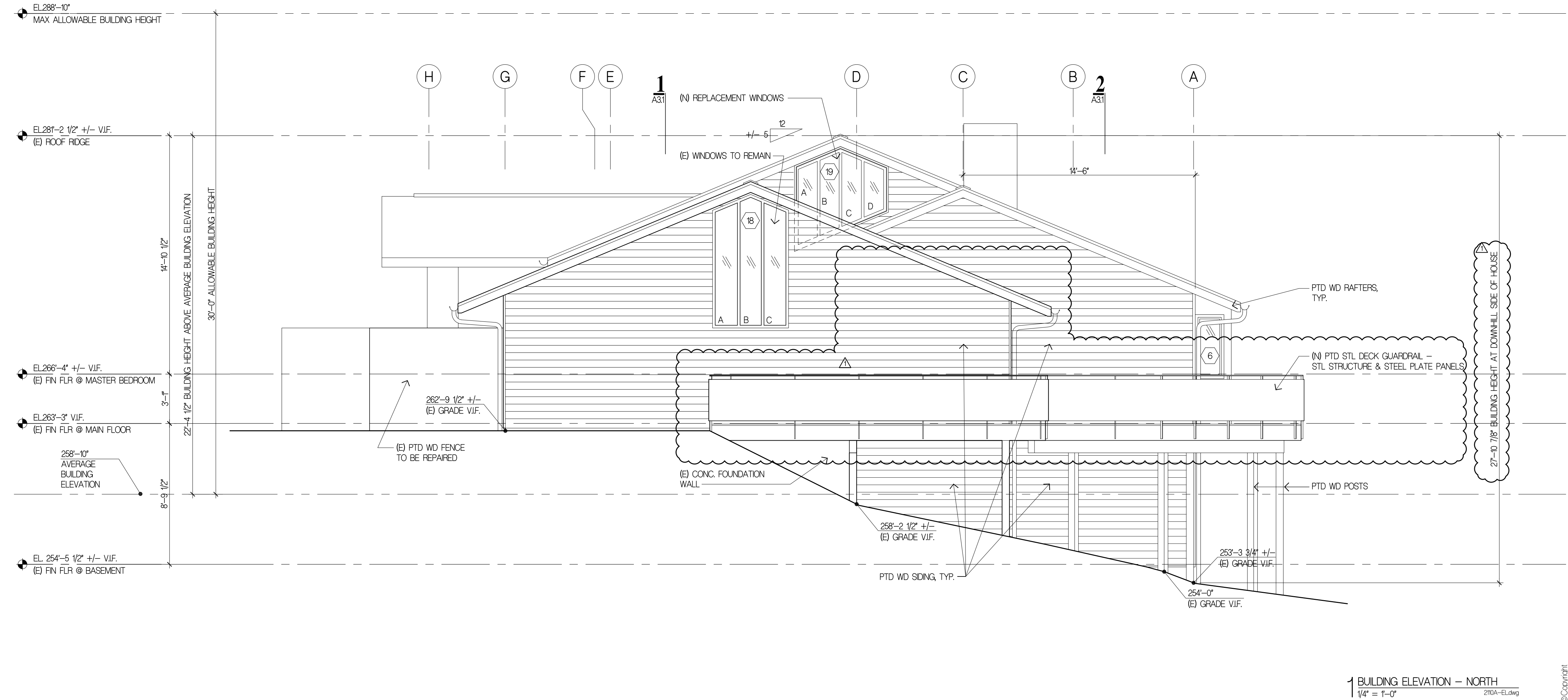
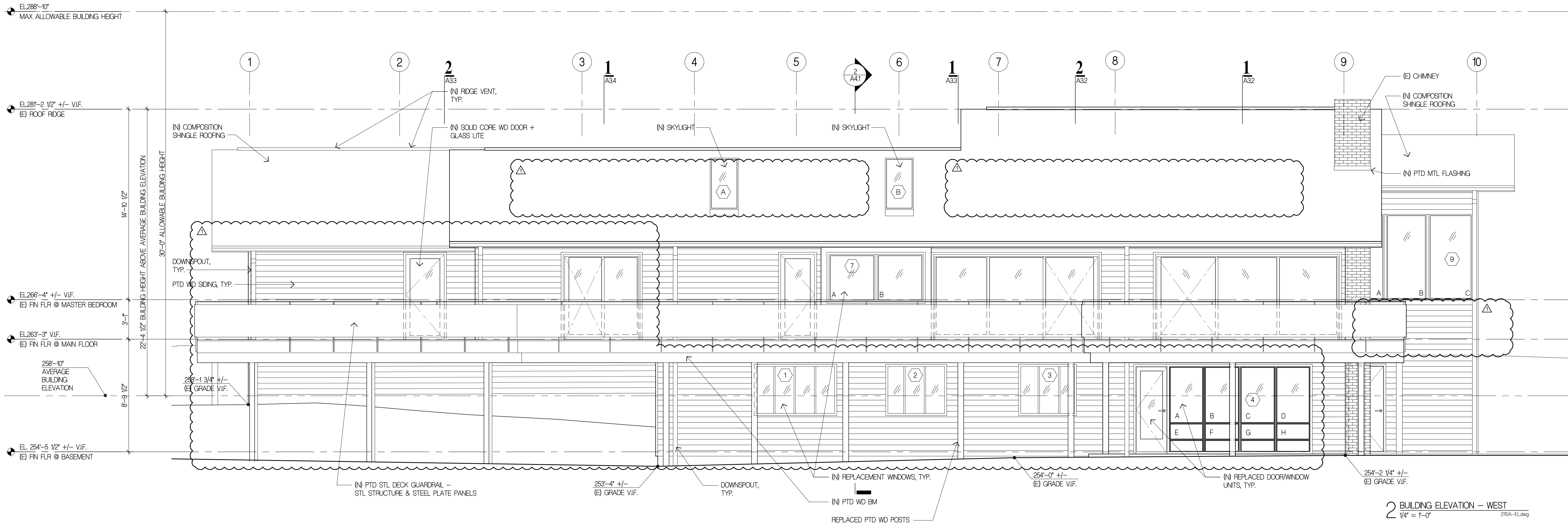


Drawing Title
ROOF PLAN

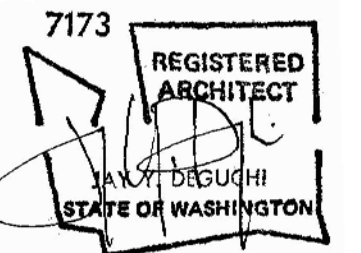
Date
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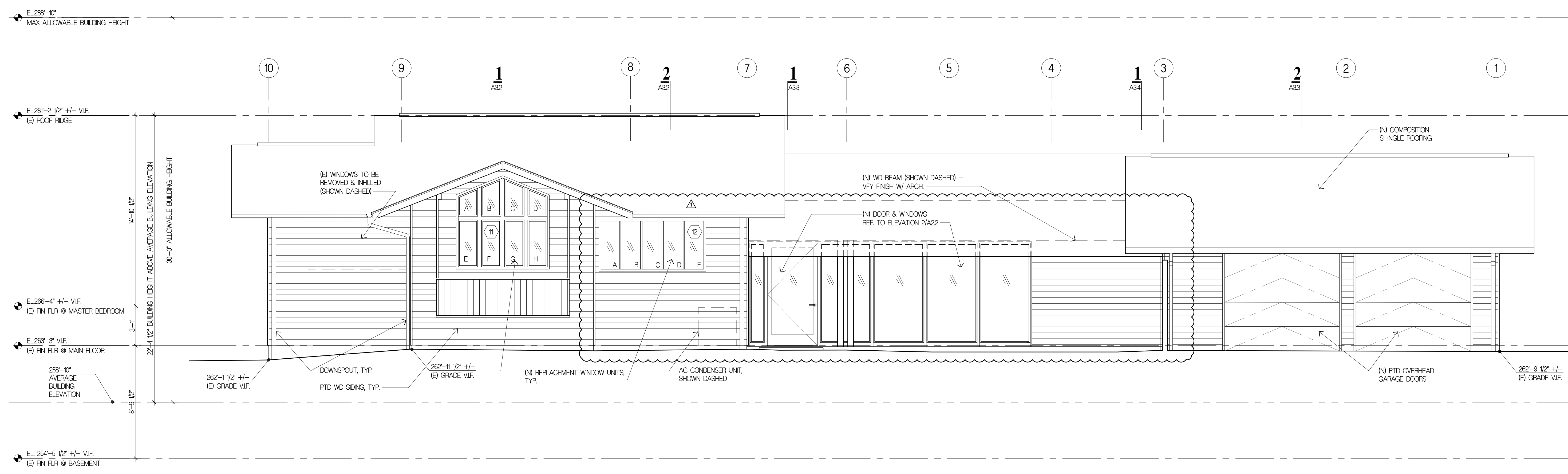
Drawing Title
BUILDING ELEVATIONS

Date
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 Job No.
 210

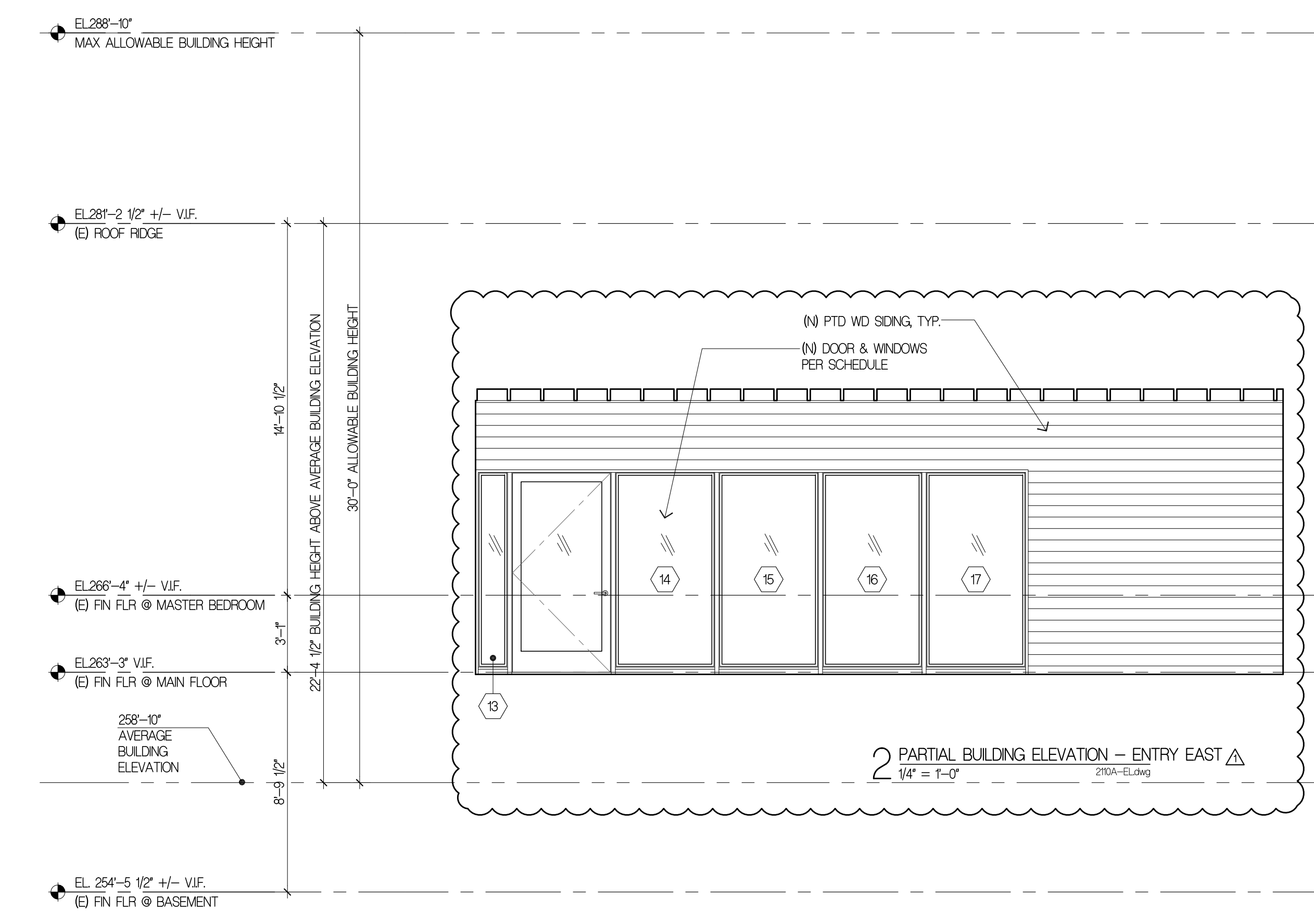
ISSUE DATE
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 Sheet No.

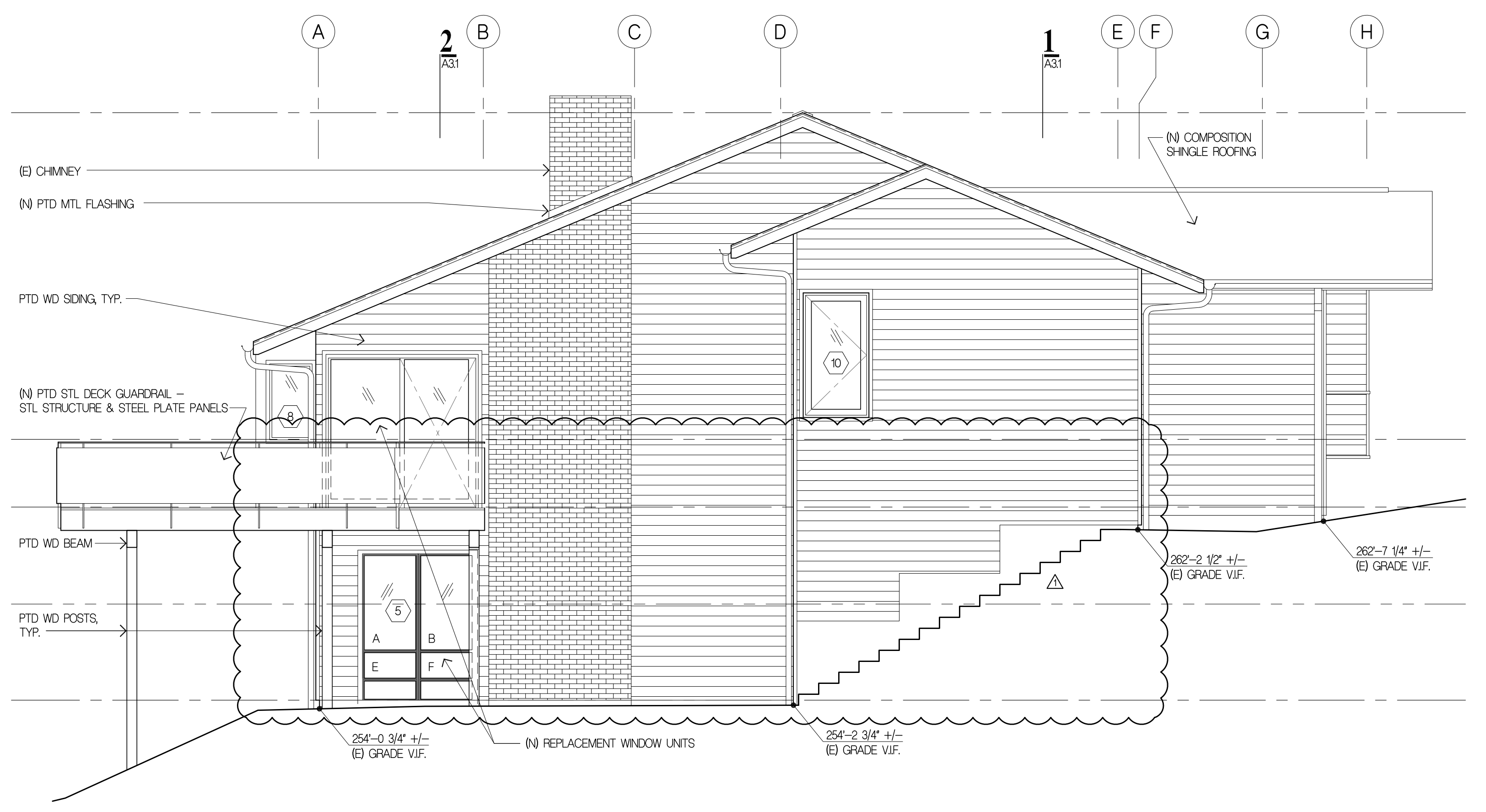
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3 BUILDING ELEVATION - EAST
 1/4" = 1'-0" 210A-EL.dwg

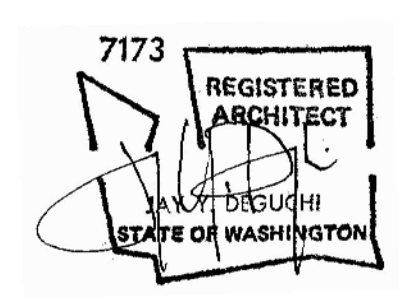


2 PARTIAL BUILDING ELEVATION - ENTRY EAST
 1/4" = 1'-0" 210A-EL.dwg



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

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



Drawing Title
BUILDING ELEVATIONS

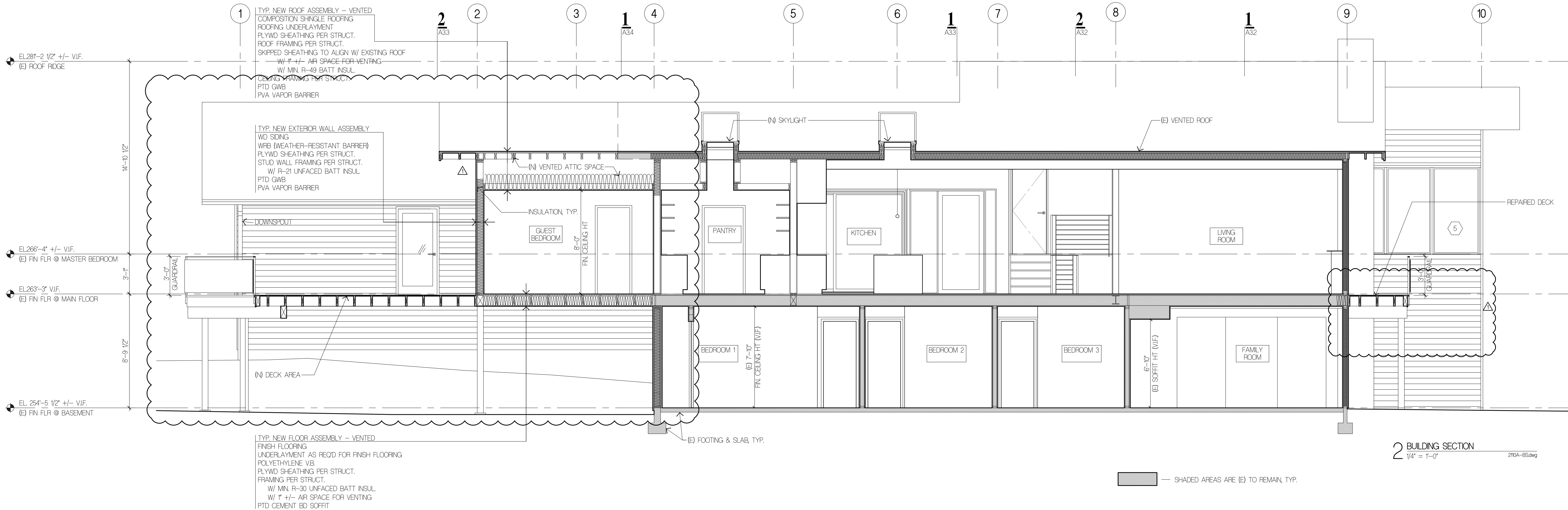
Date
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 Job No.
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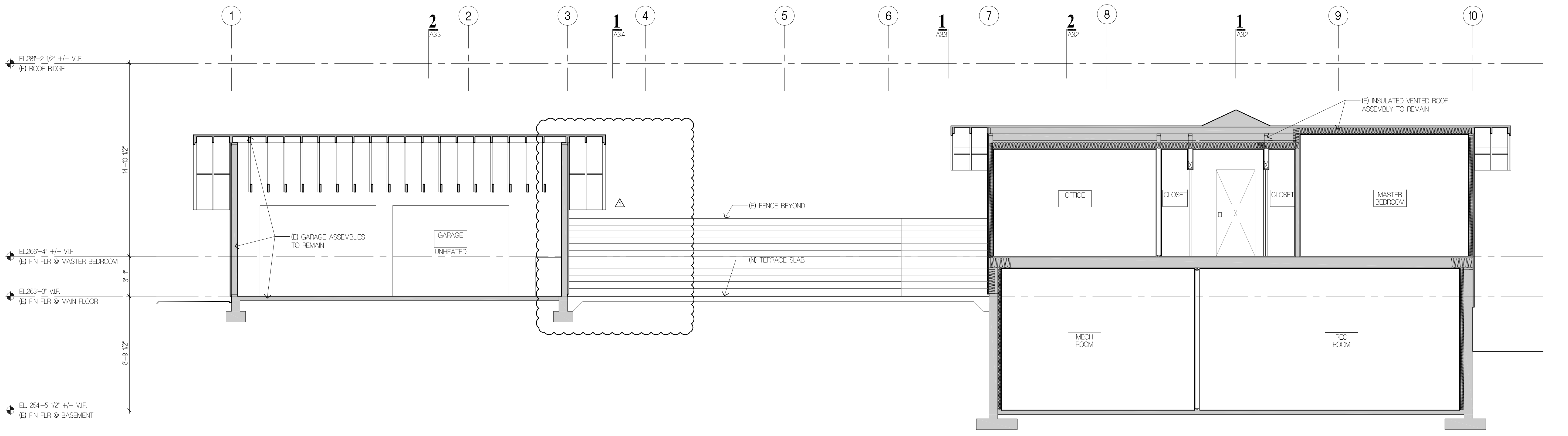
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2 BUILDING SECTION
 1/4" = 1'-0" 210A-B5.dwg

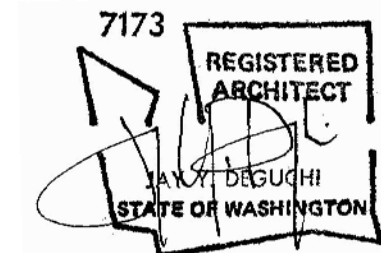
— SHADED AREAS ARE (E) TO REMAIN, TYP.



1 BUILDING SECTION
 1/4" = 1'-0" 210A-B5.dwg

— SHADED AREAS ARE (E) TO REMAIN, TYP.

Project Title
JAFFE RESIDENCE
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 MERCER ISLAND, WA 98040



Drawing Title
BUILDING SECTIONS

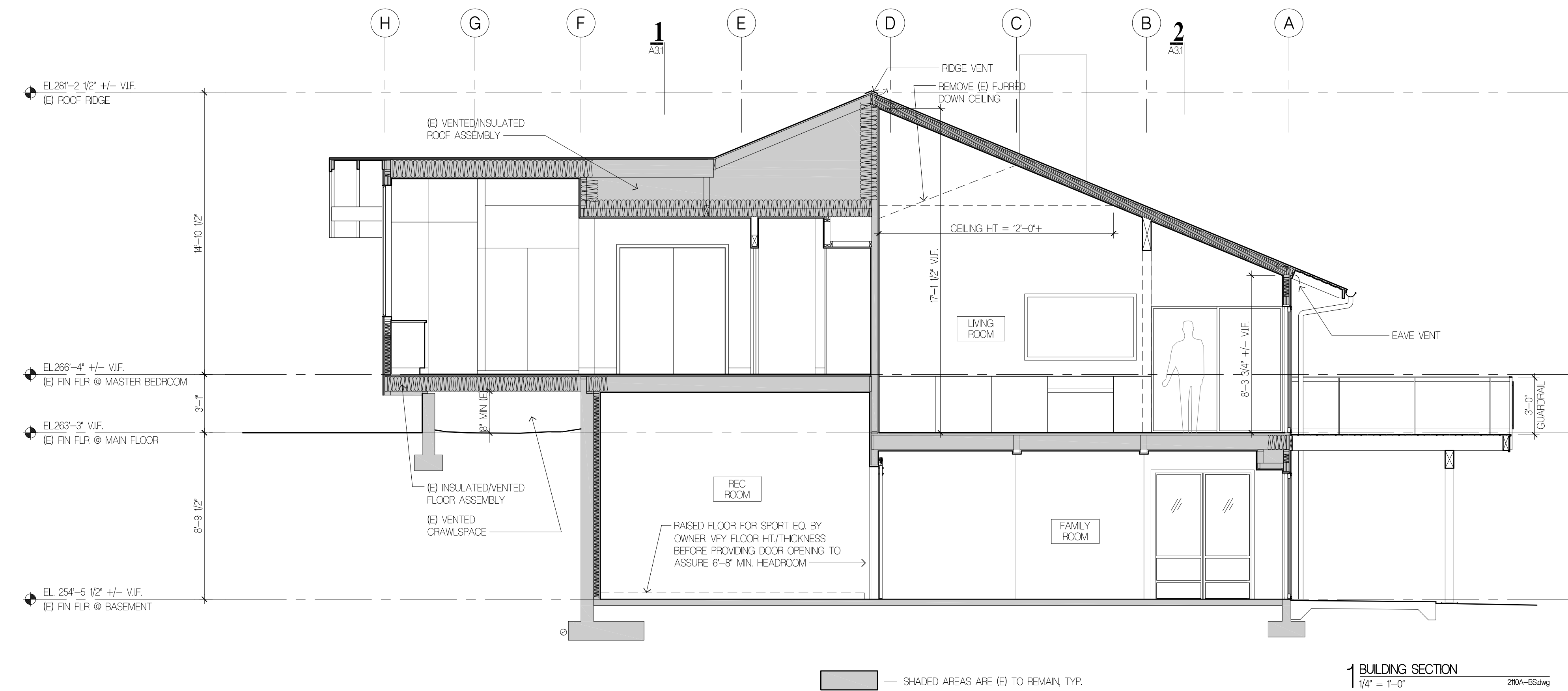
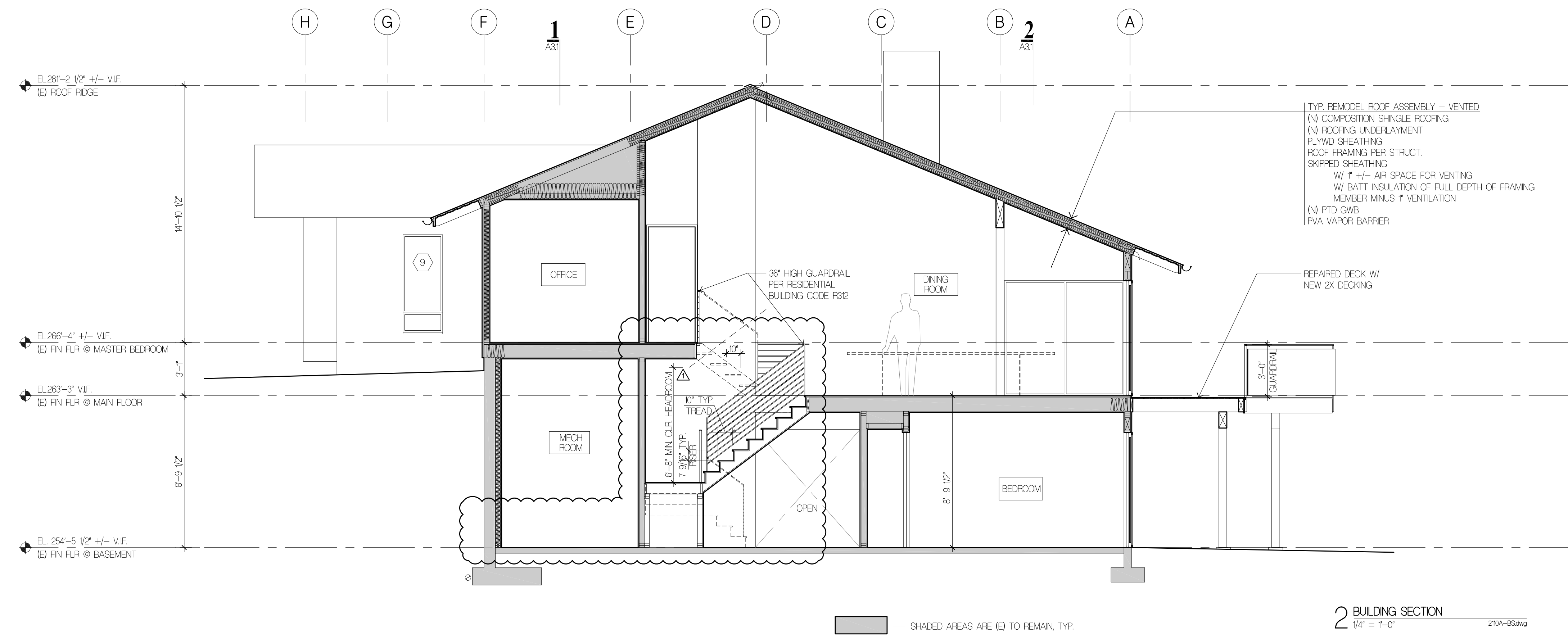
Date
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 Job No.
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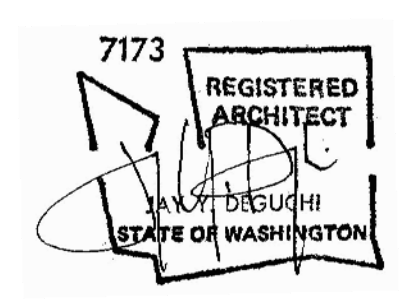
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 Sheet No.

A3.1

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Drawing Title
BUILDING SECTIONS

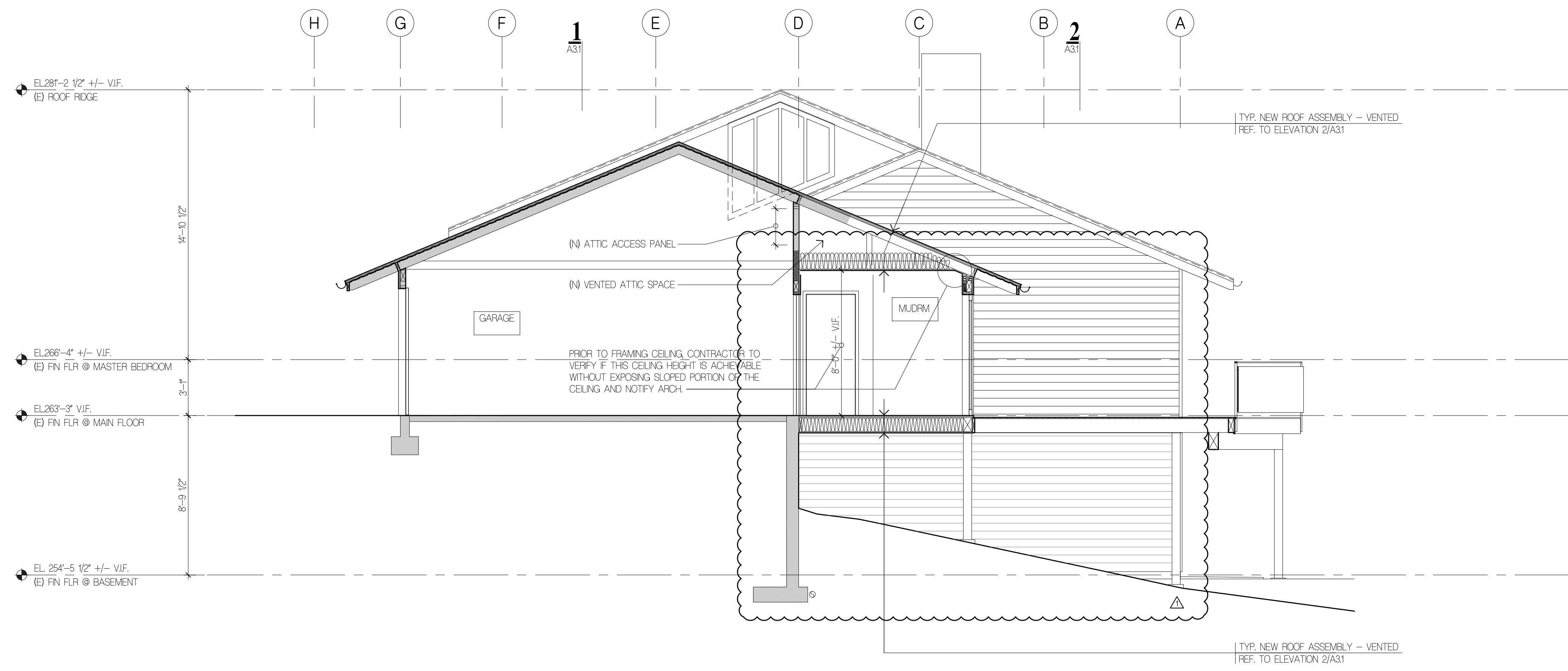
Date
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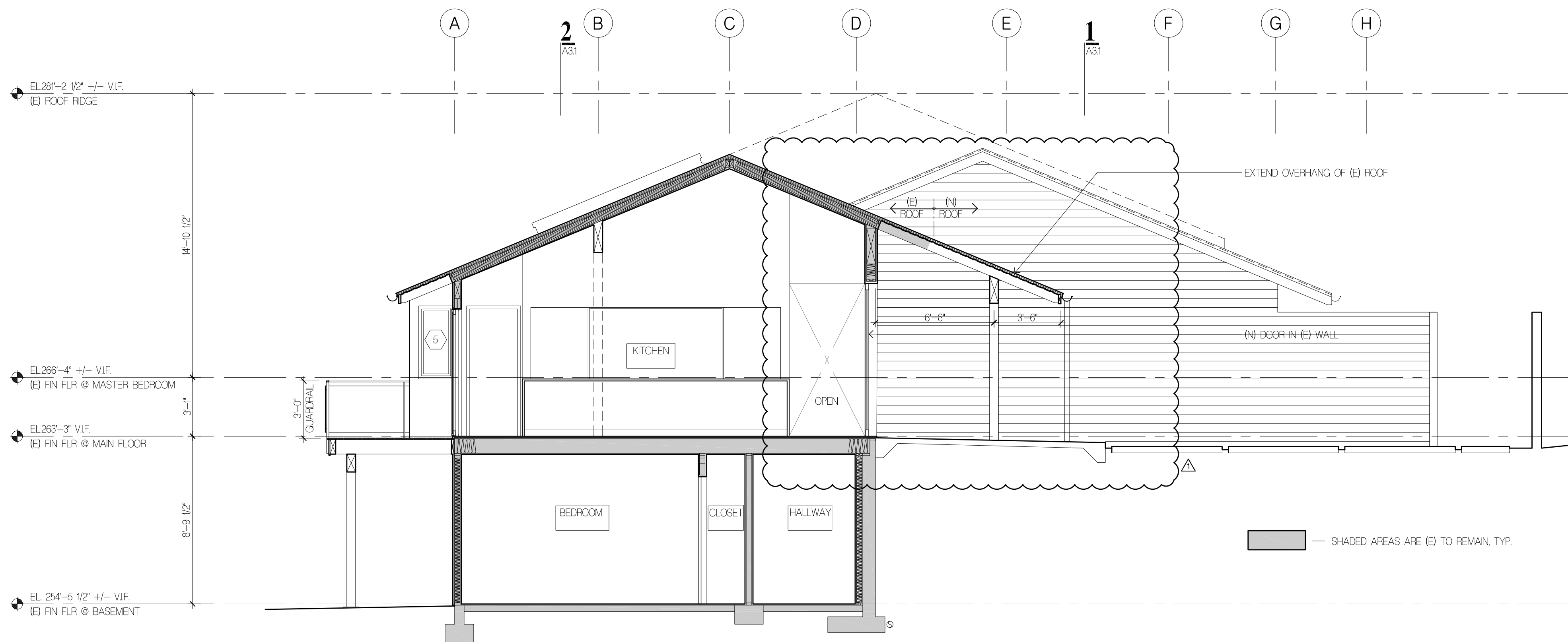
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 Sheet No.

A3.2

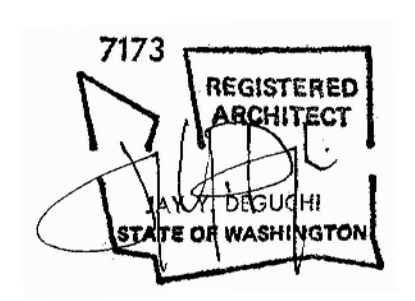


2 BUILDING SECTION
 1/4" = 1'-0" 210A-BS3.dwg



1 BUILDING SECTION
 1/4" = 1'-0" 210A-BS3.dwg

Project Title
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Drawing Title
BUILDING SECTIONS

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A3.3

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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*	R.O. WIDTH FT. IN.	R.O. HEIGHT FT. IN.	AREA SF	UVA	ORIENTATION	OPERATION	FRAME MATERIAL	SAFETY GLASS	REMARKS
BASEMENT													
1			0.30		16	3 1/2	4	2	28.2	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
5			0.30		5	2 1/4	6	8 3/8	34.7	10.4	S	FIXED	ALUMINUM
MAIN FLOOR													
6			0.30		11	6 1/2	8	3/4	5.7	1.7	N	FIXED	ALUMINUM
7			0.30		17	5 3/4	8	3/4	27.9	8.4	W	FIXED	ALUMINUM
8			0.30		11	6 1/2	8	3/4	5.7	1.7	S	FIXED	ALUMINUM
9			0.30		9	9 1/4	8	3/8	65.4	19.6	W	FIXED	ALUMINUM
10			0.30		9	1 1/2	10	3/8	18.3	5.5	S	CASEMENT	ALUMINUM
11			0.30		7	1 1/2	10	3/8	18.3	5.5	S	FIXED	ALUMINUM
12			0.30		8	2 1/4	3	3/8	34.8	10.4	E	FIXED	ALUMINUM
13			0.30		7	1 1/2	10	3/8	18.3	5.5	S	FIXED	ALUMINUM
14			0.30		4	0	3/8	32.1	9.6	E	FIXED	ALUMINUM	
15			0.30		4	0	3/8	32.1	9.6	E	FIXED	ALUMINUM	
16			0.30		4	0	3/8	32.1	9.6	E	FIXED	ALUMINUM	
17			0.30		4	0	3/8	32.1	9.6	E	FIXED	ALUMINUM	
18		(E) TO REMAIN	0.30		15	10	7	3/8	26.9	8.1	N	FIXED	ALUMINUM
19			0.30		15	10	7	3/8	26.9	8.1	N	FIXED	ALUMINUM
					WINDOW SUBTOTAL		560.0		168.0				

GLAZED DOOR SCHEDULE

I.D.	MANUF.	DESCRIPTION	U-VAL	REFERENCE FOR U-FACTOR*	R.O. WIDTH FT. IN.	R.O. HEIGHT FT. IN.	AREA SF	UVA	ORIENTATION	OPERATION	DOOR MATERIAL	FRAME MATERIAL	SAFETY GLASS	REMARKS
BASEMENT														
207.1			0.30		19	7	5.8	16	8	3/8	17.7	5.3	W	SWING
MAIN FLOOR														
207.2			0.30		14	0	3/8	32.1	9.6	E	FIXED	ALUMINUM	ALUMINUM	YES
207.3			0.30		14	0	3/8	32.1	9.6	E	FIXED	ALUMINUM	ALUMINUM	YES
207.4			0.30		14	0	3/8	32.1	9.6	E	FIXED	ALUMINUM	ALUMINUM	YES
207.1			0.30		2	10	6	8	3/8	10.0	5.7	W	SWING	
207.2			0.30		14	0	6	8	3/8	93.8	28.1	W	XO SLIDER	
208.1			0.30		14	0	6	8	3/8	93.8	28.1	W	XO SLIDER	
208.2			0.30		7	1/4	6	8	3/8	47.0	14.1	S	XO SLIDER	
					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	UVA	ORIENTATION	OPERATION	DOOR MATERIAL	FRAME MATERIAL	REMARKS
BASEMENT													
103.1			-		2	8	6	8	1/4	17.8			INSTALL SALVAGED DOOR FROM (E) REMOVED DOOR IF POSSIBLE
103.1			-		2	8	6	8	1/4	17.8			INSTALL SALVAGED DOOR FROM (E) REMOVED DOOR IF POSSIBLE
108.1			-		6	2	6	8	1/4	41.2			PANELS
108.2			0.60		2	10	6	8	1/4	18.9	11.4		
MAIN FLOOR													
201.1			0.60		3	2	6	8	1/4	21.2	12.7		MIN. FIRE-RATING WITH GASKET & SELF-CLOSING HARDWARE
201.2			-		2	10	6	8	1/4	18.9			
202.1			-		2	8	6	8	1/4	17.8			
203.1			-		2	8	6	8	1/4	17.8			
204.1			-		3	2	6	8	1/4	21.2			
204.2			-		2	8	6	8	1/4	17.8			
210.1			-		2	10	6	8	1/4	18.9			
211.1			-		2	10	6	8	1/4	18.9			
212.1			-		3	2	6	8	1/4	21.2			
212.2			-		6	2	6	8	1/4	41.2			BI-PASS
212.3			-		6	2	6	8	1/4	41.2			BI-PASS
213.1			-		3	2	6	8	1/4	21.2			POCKET
214.1			-		2	6	6	8	1/4	16.7			POCKET
216.1			-		9	1	3/4	7	3/8	64.3			SECTIONAL
216.2			-		9	1	3/4	7	3/8	64.3			SECTIONAL
					OPAQUE DOOR SUBTOTAL		40.1		24.1				

SKYLIGHT SCHEDULE

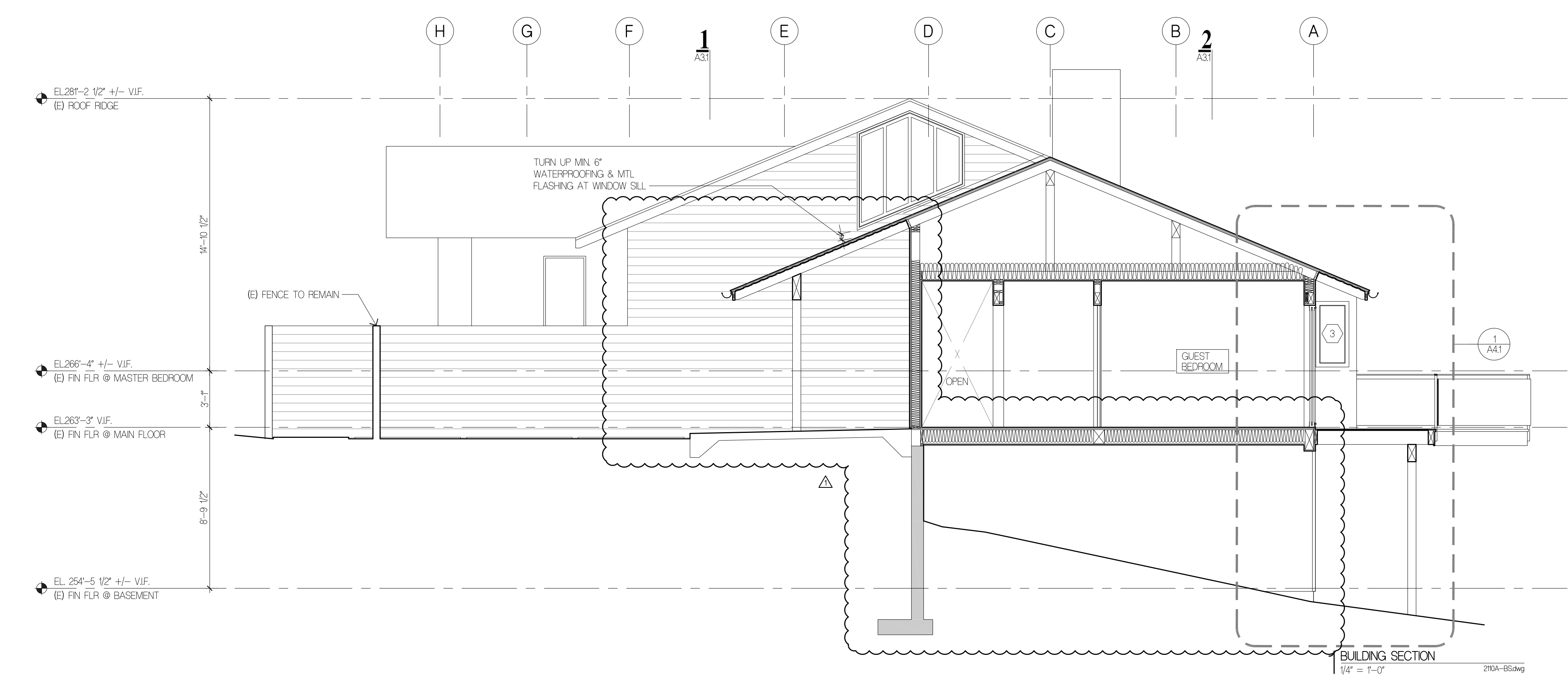
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BASEMENT													
207.1			0.60		2	2	4	20.6	12.4	W	FIXED	ALUMINUM	YES
					SKYLIGHT SUBTOTAL		20.6		12.4				

WINDOW/DOOR/SKYLIGHT NOTES:

- WINDOWS ARE REFERENCED ON EXTERIOR ELEVATIONS. DOORS ARE REFERENCED ON FLOOR PLANS. SKYLIGHTS ARE REFERENCED ON ROOF PLAN.
- REFER TO EXTERIOR ELEVATIONS AND FLOOR PLANS FOR MULLION LAYOUTS.
- PER TABLE R303.1.3(5), ALL WINDOWS AND GLAZED DOORS TO HAVE A MINIMUM OF DOUBLE-PANED UNITS WITH LOW-E EMISSIVITY (0.15 TO 0.08) ANY SPACER ARGON TO ACHIEVE DEFAULT WEIGHTED U-FACTOR OF 0.30.
- MINIMUM PRESCRIPTIVE U-FACTORS PER 2018 WSEC TABLE 402.1.1 & ENERGY CODE NOTES ON SHEET TS-1.
- ALL WINDOWS WITHIN A 2-FOOT ARC OF A DOOR AND 60" OR LESS ABOVE FLOOR MUST HAVE TEMPERED GLASS.
- ALL WINDOWS 18" OR LESS ABOVE FLOOR MUST HAVE TEMPERED GLASS.
- CONTRACTOR TO VERIFY ALL R.O.'S AFTER FRAMING IS COMPLETE AND PRIOR TO ORDERING DOORS AND WINDOWS.
- 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.

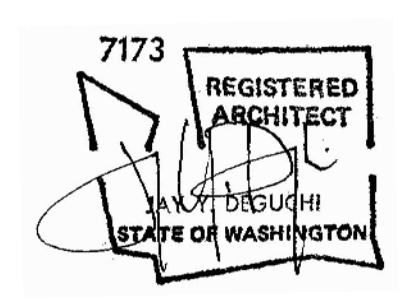
OPAQUE DOOR SUBTOTAL 40.1 24.1
 GLAZED DOOR SUBTOTAL 348.2 104.5
 WINDOW SUBTOTAL 560.0 168.0
 SKYLIGHT SUBTOTAL 20.6 12.4
 PENETRATION TOTAL 989.5 296.5
 AREA-WEIGHTED U-FACTOR 0.2997
 PER 2018 WSEC TABLE 402.1.1

2 WINDOW & DOOR SCHEDULE
 NTS 210A-BS.dwg



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

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



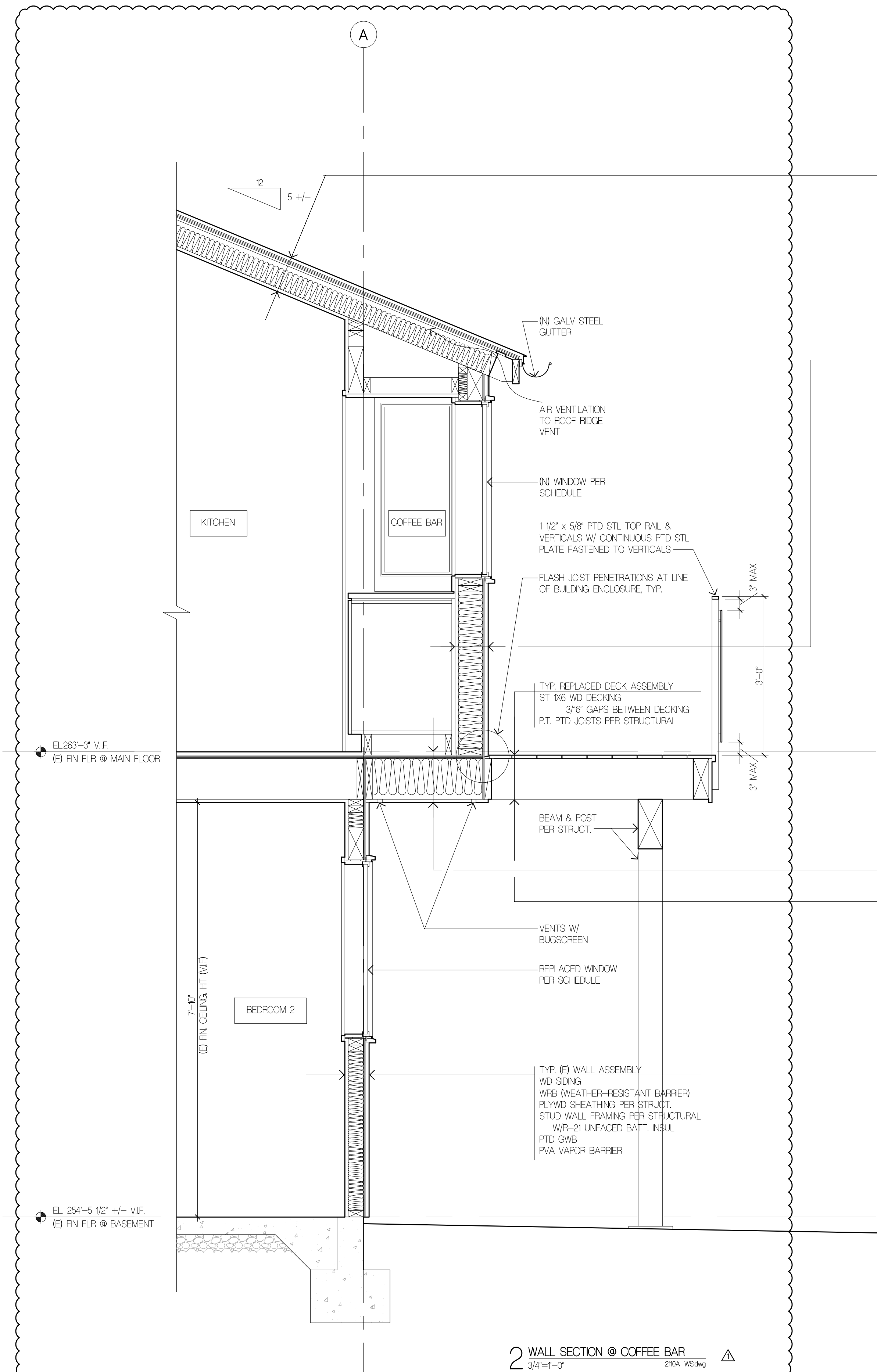
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BUILDING SECTION & WINDOW & DOOR SCHEDULE

Date
 08/08/2022
 Job No.
 210

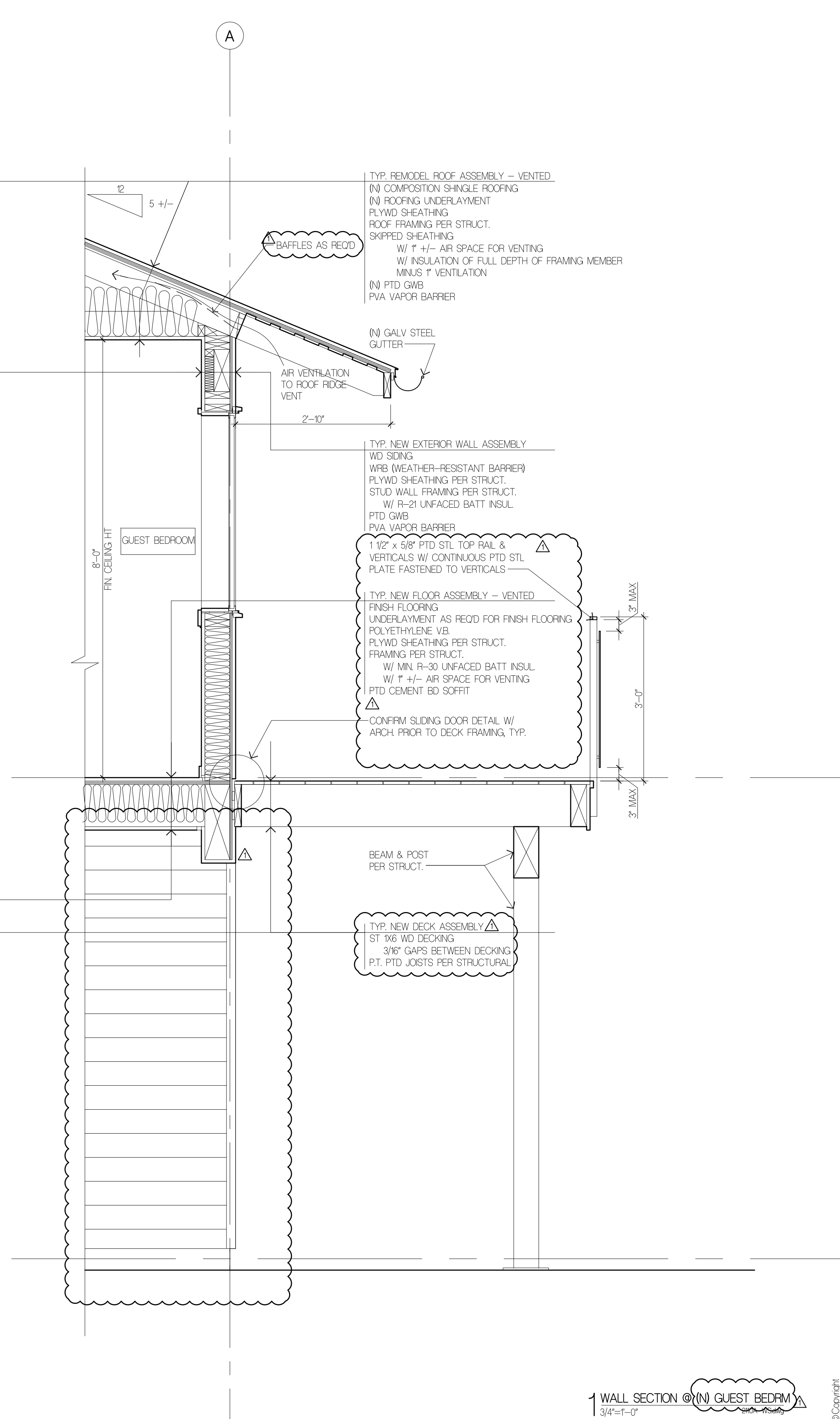
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 PERMIT CORRECTIONS #1 03/31/2023

PERMIT CORRECTIONS
 Sheet No.

A3.4

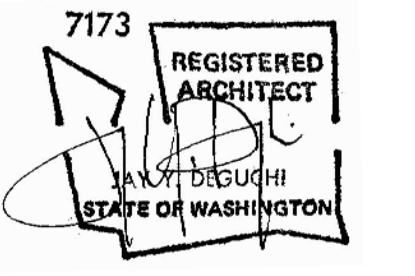


2 WALL SECTION @ COFFEE BAR
 3/4"=1'-0" 204-WS09g



1 WALL SECTION @ GUEST BEDRM
 3/4"=1'-0" 204-WS09g

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



Drawing Title
WALL SECTIONS

Date
 08.08.2022
 Job No.
 210

ISSUE DATE
 PERMIT CORRECTIONS #1 03/31/2023

PERMIT CORRECTIONS
 Sheet No.

A4.1

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 1.5 x AREA SERVED DECKS 5 PSF PHOTOVOLTAIC PANEL SYSTEMS L/360 DEFLECTION CRITERIA LIVE LOAD DEFLECTION L/240 TOTAL LOAD DEFLECTION L/360 ENVIRONMENTAL LOADS SNOW Ce=1.0, Is=1.0, Ct=1.1, Cs=1.0, Pg=25 PSF, Pf=20 PSF WIND Sd=1.0, Ie=1.0, 98 MPH, RISK CATEGORY II, EXPOSURE "C" EARTHQUAKE ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS, Vs = 15.5 KIPS SITE CLASS=D, Ss=1.467, Sds=1.174, S1=0.505, SD1=0.572, Cs=0.181, SDC D, Ie=1.0, R=6.5

- 3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.
4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ACE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".
7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.
9. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

STRUCTURAL STEEL

- 10. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE CONTRACTOR UNDERSTANDING OF THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

QUALITY ASSURANCE

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

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

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

GEOTECHNICAL

- 12. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. ALL NEW FOOTINGS SHALL BE SUPPORTED ON PIN PILES WITH CONCRETE GRADE BEAMS EXTENDING AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED) 45 PCF/35 PCF ALLOWABLE PASSIVE EARTH PRESSURE (FS OF 1.5 INCLUDED) 300 PCF COEFFICIENT OF FRICTION (FS OF 1.5 INCLUDED) 0.35 SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD) 8H FSF 2" FILE 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 TEST MAX MAX AIR
FC AGE AGG W/C CONT.
--DAYS-- --INCH-- RATIO
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 318R-18 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-14, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

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

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

Table with 2 columns: Location and Minimum Thickness. Includes: 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.

STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

Table with 3 columns: TYPE OF MEMBER, ASTM SPECIFICATION, FY. Includes: A. WIDE FLANGE SHAPES (A992, 50 KSI), B. OTHER SHAPES, PLATES, AND RODS (A36, 36 KSI), C. OTHER SHAPES AND PLATES (A572 GRADE 50, 50 KSI), D. PIPE COLUMNS (A53 E OR S, GR.B, 35 KSI), E. STRUCTURAL TUBING (-SQUARE OR RECTANGULAR -ROUND, 50 KSI), F. CONNECTION BOLTS (ASTM A1085, 50 KSI)

- 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.

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 PILES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH.
33. ALL A-325 CONNECTION BOLTS SHALL BE APPROVED SELF LOAD INDICATING TYPES (SUCH AS BETHLEHEM LOAD INDICATOR BOLTS, LeJUNE TENSION CONTROL BOLTS, ETC.) AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS.
34. ALL ANCHORS EMBEDDED IN MASONRY OR CONCRETE SHALL BE A307 HEADED BOLTS OR A36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.

- 35. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ALL WELDS SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES F AND 40 FT - LBS AT 70 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

WOOD

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

Table with 3 columns: JOISTS AND BEAMS, BEAMS, POSTS, STUDS, PLATES & MISC. FRAMING. Includes: JOISTS (2x & 3x MEMBERS) HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 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; 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 = 2,400 PSI, Fv = 265 PSI. NO CAMBER AT ALL SIMPLE SPAN GLULAM BEAMS, UNLESS SHOWN OTHERWISE ON THE PLANS.

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

Table with 3 columns: WOOD TREATMENT, CONDITION, PROTECTION. Includes: 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), AZCA 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 "TITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MTI" SERIES JOIST HANGERS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

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

44. WOOD FASTENERS

- A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:
SIZE LENGTH DIAMETER
8d 2-1/2" 0.131"
10d 3" 0.148"
16d BOX 3-1/2" 0.135"
IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.
NAILS = PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOP-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

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

47. NOTCHES AND HOLES IN WOOD FRAMING:

- A. NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.
B. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.
C. NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED.

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

- A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.
B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.
ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOPNAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C.. LAP TOP PLATES AT JOINTS A MINIMUM 4'-0" AND NAIL WITH TWELVE 16d NAILS @ 4" O.C. EACH SIDE JOINT.

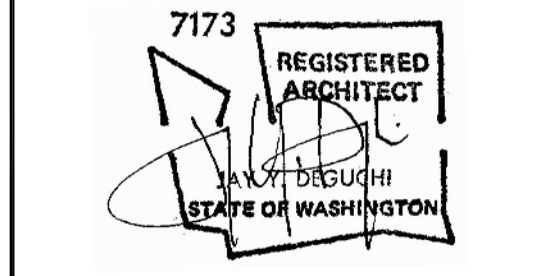
- ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE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

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

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

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Drawing Title
GENERAL STRUCTURAL NOTES

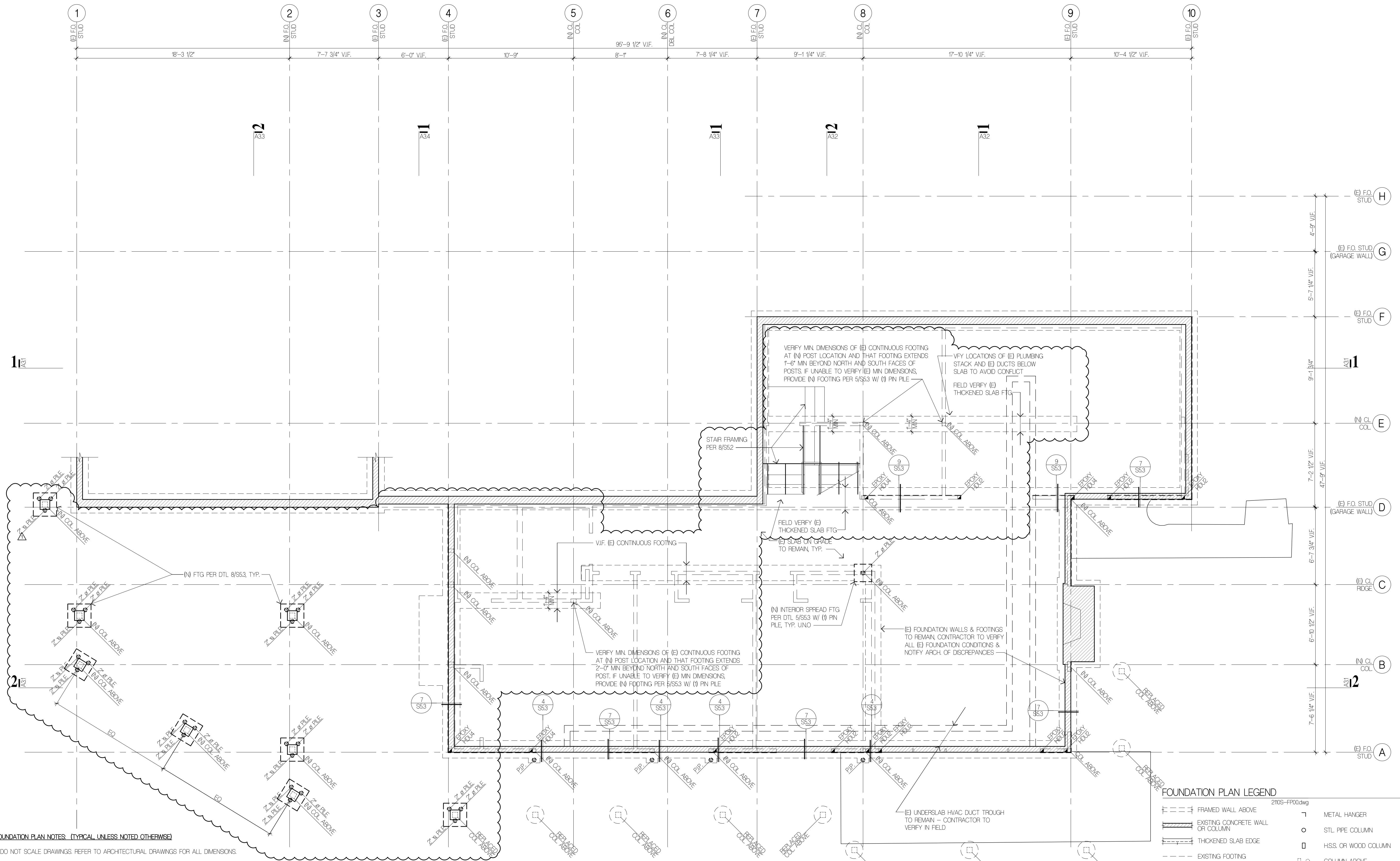
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FOUNDATION PLAN NOTES. (TYPICAL UNLESS NOTED OTHERWISE)

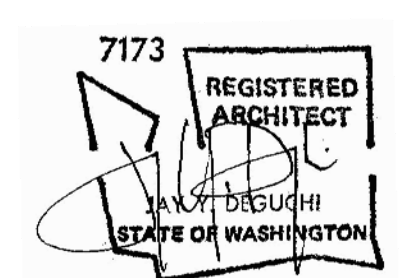
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- THE BOTTOM OF ALL NEW EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE.
- AT (N) SOG'S PROVIDE 5" CONCRETE SLAB (1' 6" OF GRAVEL OR CRUSHED ROCK (1) EXISTING SOIL SUBGRADE COMPACTED TO AN UNYIELDING CONDITION IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS. REINFORCE SLAB W/ #4 @ 12" O.C. E.W. MID-DEPTH.
- 2" PN PILES SHALL BE SCHEDULE 80 PPE DRIVEN TO REFUSAL. REFUSAL FOR 2" PILES IS DEFINED AS LESS THAN 1' OF PILE PENETRATION DURING 1 MINUTE OF CONTINUOUS DRIVING WITH A 90-LB (MIN) JACKHAMMER. ALL PILES SHALL BE DRIVEN COMPLETELY THROUGH LOOSE FILL MATERIAL INTO THE UNDERLYING COMPONENT BEARING STRATUM AS DETERMINED IN THE FIELD. 2" PILES HAVE BEEN DESIGNED WITH AN ALLOWABLE AXIAL COMPRESSIVE CAPACITY OF 6000-LBS AS PER THE GEOTECHNICAL REPORT. SEE THE GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL MONITORING/INSPECTION REQUIREMENTS.
- PROVIDE EPOXY GROUTED #4 x 2'-6" DOWELS EMBEDDED A MINIMUM OF 4" INTO EXISTING CONCRETE TO MATCH NEW HORIZONTAL REINFORCING. TYPICAL WHERE NEW CONCRETE WALL OR FOOTING TERMINATES AT EXISTING CONCRETE. EPOXY GROUT PER GENERAL STRUCTURAL NOTES.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS FULL BEARING THROUGH FLOORS TO THE FOUNDATIONS.

- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
- REFER TO DTL 1/SS2 FOR TYPICAL HOLDOWN SCHEDULE.
- REFER TO DTL 3/SS2 FOR HDU HOLDOWN SCHEDULE.
- REFER TO DTL 3/SS4 FOR TYPICAL RETROFIT HOLDOWN DETAIL.

FOUNDATION PLAN LEGEND

	FRAMED WALL ABOVE		METAL HANGER
	EXISTING CONCRETE WALL OR COLUMN		STL PPE COLUMN
	THICKENED SLAB EDGE		HSS OR WOOD COLUMN
	EXISTING FOOTING		COLUMN ABOVE
	NEW FOOTING		2" SCH. 80 STL PPE PILE
	CHANGE IN SLAB / FRAMING MEMBER ELEVATION		HOLDOWN PER SCHEDULE 3/SS2
			POST-INSTALLED 2" SCH. 80 PN PILE PER DTL 4/SS3 OR DTL 5/SS3

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FOUNDATION PLAN

Date
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FLOOR FRAMING FOUNDATION PLAN NOTES. (TYPICAL UNLESS NOTED OTHERWISE)

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

2. NEW FLOOR SHEATHING SHALL BE 3/4" APA RATED PANELS (EXPOSURE 1, SPAN RATING 4B(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/S52 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/S52

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 (1) EXISTING SOIL SUBGRADE COMPACTED TO AN UNYIELDING CONDITION IN ACCORDANCE W/ GEOTECHNICAL RECOMMENDATIONS. REINFORCE SLAB W/ #4 @ 12" O.C. E.W. MID-DEPTH.

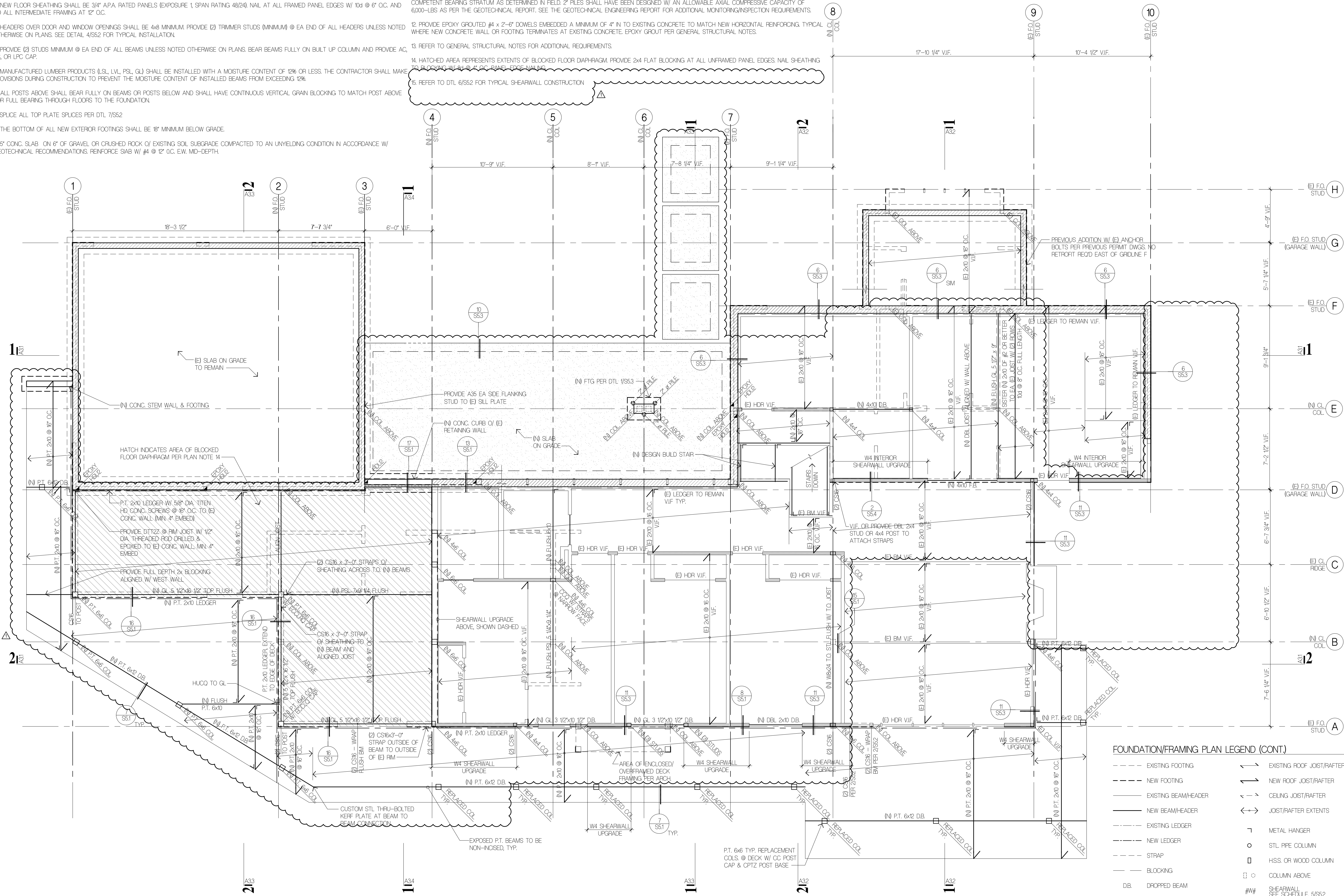
10. 2" P/N PILES SHALL BE SCHEDULE 80 PRE DRIVEN TO REFUSAL. REFUSAL FOR 2" PILES IS DEFINED AS LESS THAN 1" OF PILE PENETRATION DURING 1 MINUTE OF CONTINUOUS DRIVING WITH A 90-LB (MIN) JACKHAMMER. ALL PILES SHALL BE DRIVEN COMPLETELY THROUGH LOOSE FILL MATERIAL INTO THE UNDERLYING COMPETENT BEARING STRATUM AS DETERMINED IN FIELD. 2" PILES SHALL HAVE BEEN DESIGNED W/ AN ALLOWABLE AXIAL COMPRESSIVE CAPACITY OF 6000-LBS AS PER THE GEOTECHNICAL REPORT. SEE THE GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL MONITORING/INSPECTION REQUIREMENTS.

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

12. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

13. HATCHED AREA REPRESENTS EXTENTS OF BLOCKED FLOOR DIAPHRAGM. PROVIDE 2x4 FLAT BLOCKING AT ALL UNFRAMED PANEL EDGES. NAIL SHEATHING TO BLOCKING W/ 10d @ 6" O.C. PANEL EDGE. NAIL 1x4 TO BLOCKING W/ 10d @ 6" O.C. PANEL EDGE.

14. REFER TO DTL 6/S52 FOR TYPICAL SHEARWALL CONSTRUCTION



FOUNDATION/FRAMING PLAN LEGEND (CONT.)

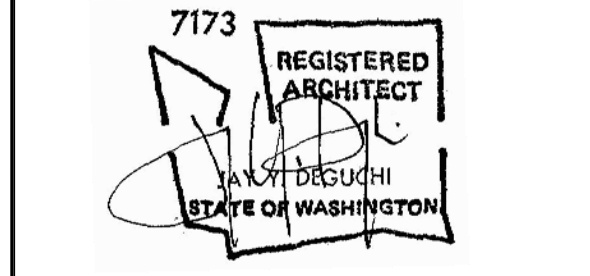
---	EXISTING FOOTING	---	EXISTING ROOF JOIST/RAFTER
---	NEW FOOTING	---	NEW ROOF JOIST/RAFTER
---	EXISTING BEAM-HEADER	---	CEILING JOIST/RAFTER
---	NEW BEAM-HEADER	---	JOIST/RAFTER EXTENTS
---	EXISTING LEDGER	---	METAL HANGER
---	NEW LEDGER	---	STL. PFE COLUMN
---	STRAP	---	HSS. OR WOOD COLUMN
---	BLOCKING	---	COLUMN ABOVE
---	DROPPED BEAM	---	##W SHEARWALL SEE SCHEDULE 5/S52
---	FLUSH BEAM	---	DS. DRAG STRUT WALL SHEATHING TO DS W/ 10d @ 6" O.C. UNCL.
---	CHANGE IN SLAB / FRAMING MEMBER ELEVATION	---	(N) SOG
---	2" SCH. 80 STL. PIPE PILE	---	
---	HOLDOWN PER SCHEDULE 3/S52	---	

FOUNDATION/FRAMING PLAN LEGEND

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

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Drawing Title
FLOOR FRAMING PLAN

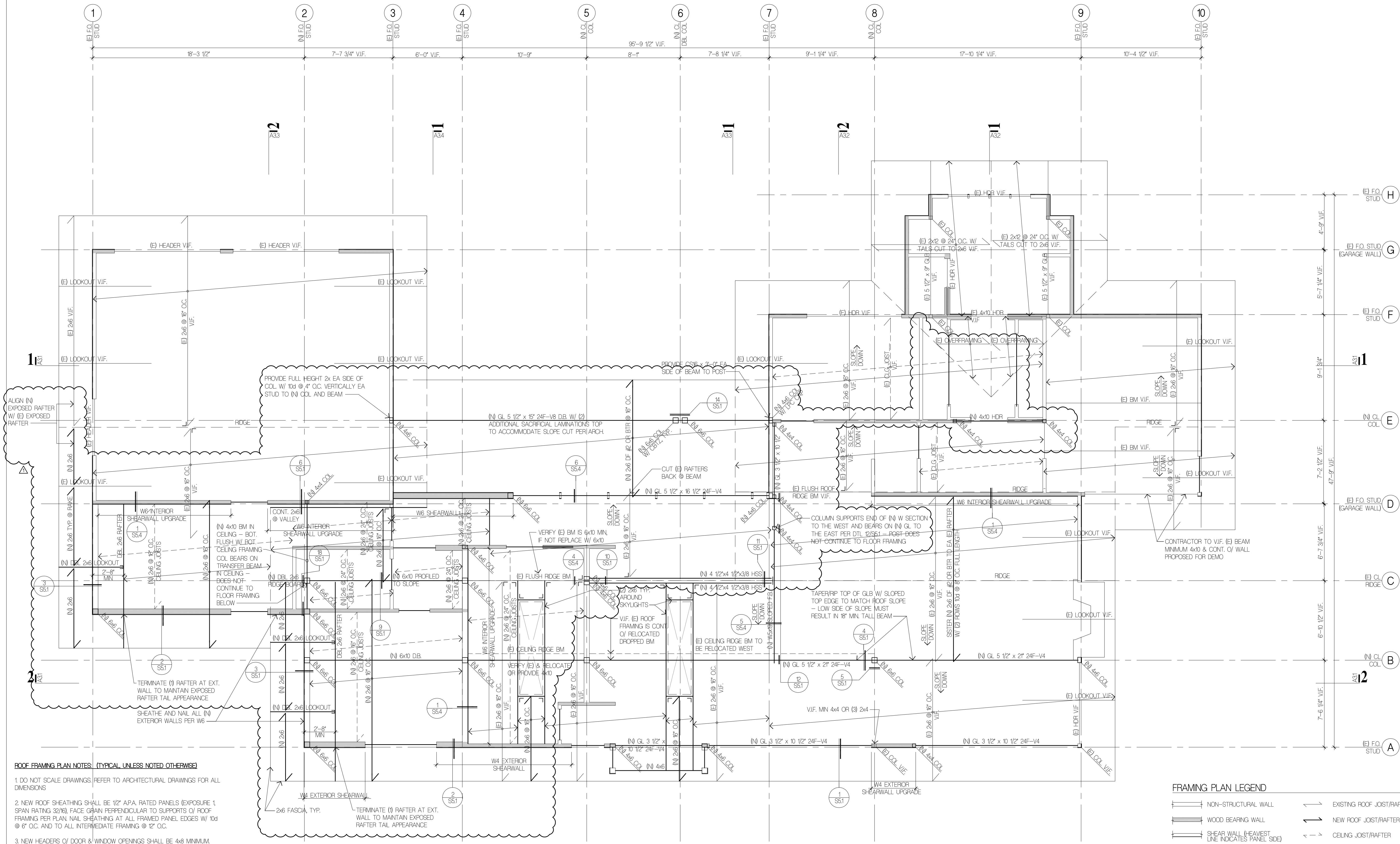
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1 MAIN FLOOR FRAMING & FDN PLAN
14'-1'-0" 285-PR0389

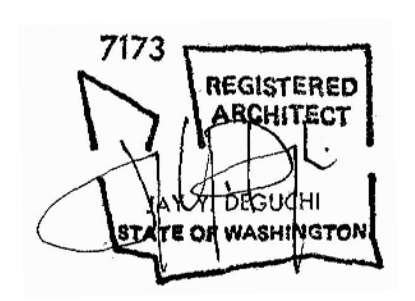


- ROOF FRAMING PLAN NOTES: (TYPICAL, UNLESS NOTED OTHERWISE)**
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS
 - NEW ROOF SHEATHING SHALL BE 1/2" APA RATED PANELS (EXPOSURE 1 SPAN RATING 32/16), FACE GRAIN PERPENDICULAR TO SUPPORTS O/ ROOF FRAMING PER PLAN NAIL SHEATHING AT ALL FRAMED PANEL EDGES W/ 10d @ 6" OC, AND TO ALL INTERMEDIATE FRAMING @ 12" OC.
 - 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 4/5/2 FOR TYPICAL INSTALLATION.
 - PROVIDE (2) STUDS (MINIMUM) @ EA END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE AC, PC, OR LPC CAP.
 - ALL NEW EXTERIOR WALLS SHALL BE W6 PER 5/5/2, UNLESS NOTED OTHERWISE ON PLANS.
 - PROVIDE H1 HURRICANE TIE @ EA NEW RAFTER WHERE IT BEARS ON EXTERIOR WALL.
 - MANUFACTURED LUMBER PRODUCTS (S.L., LVL, PSL, GJ) 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%.
 - SPURCE ALL NEW TOP PLATE SPURCES PER 7/5/2.
 - REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

FRAMING PLAN LEGEND

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

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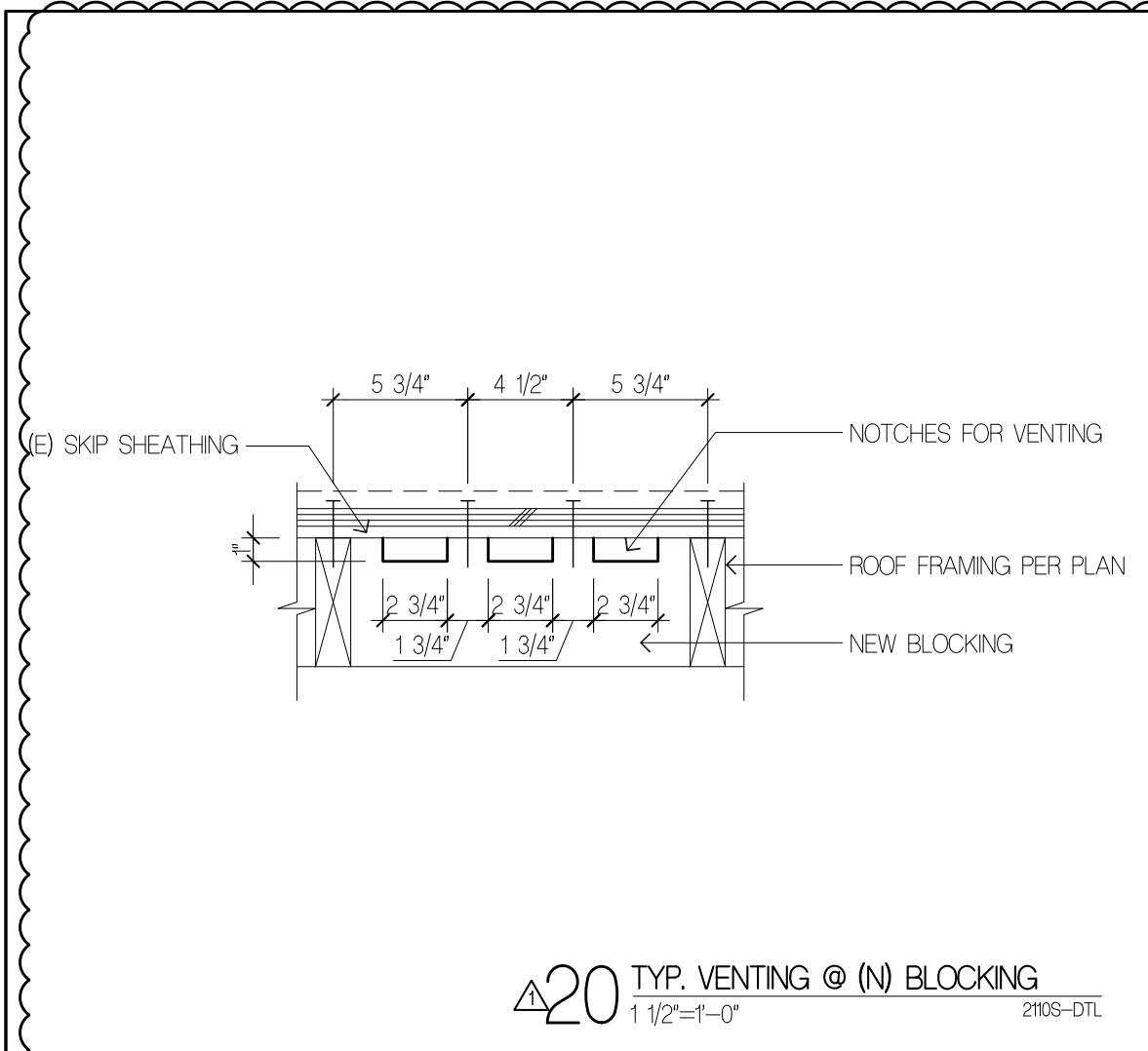
Drawing Title
ROOF FRAMING PLAN

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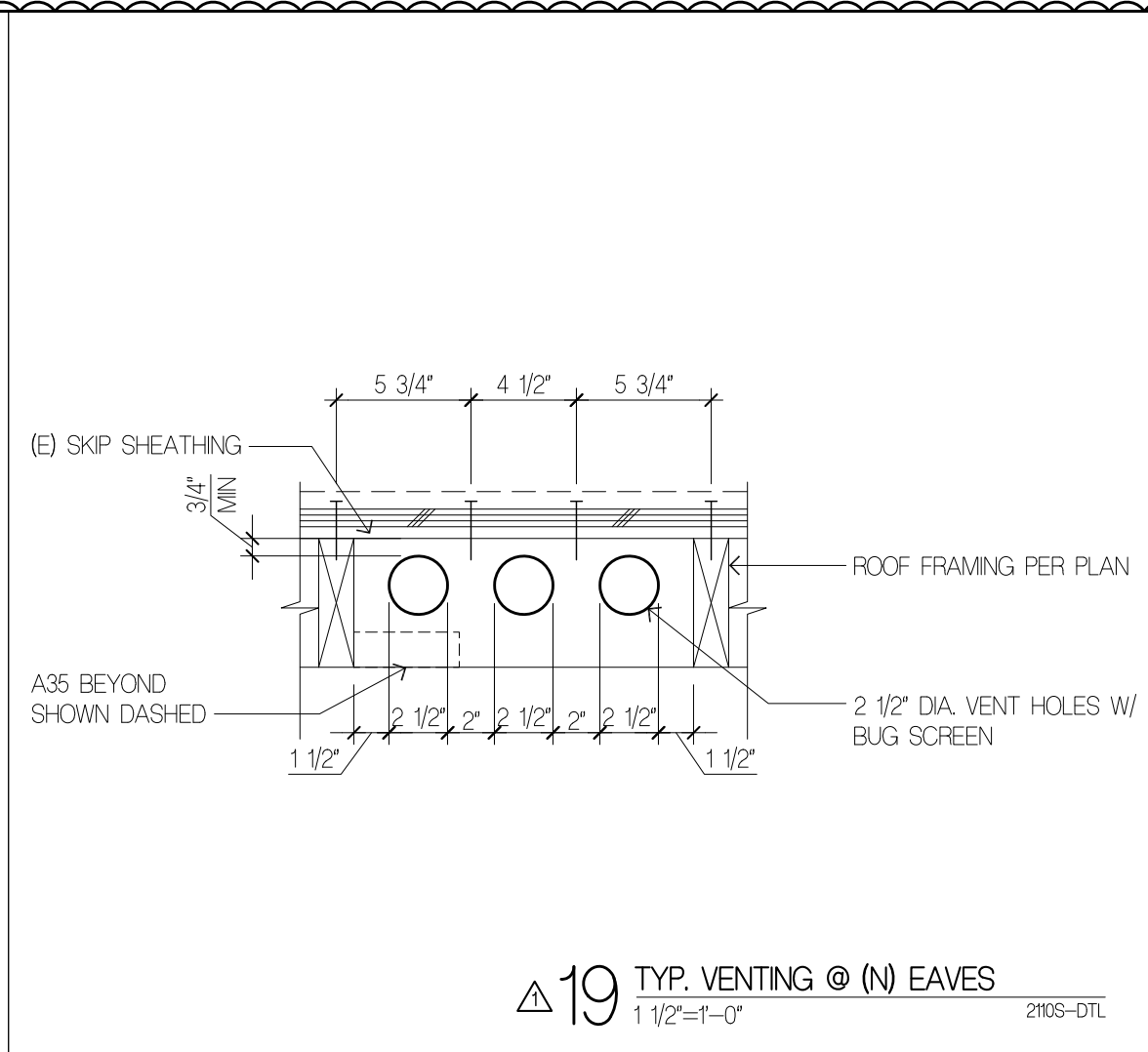
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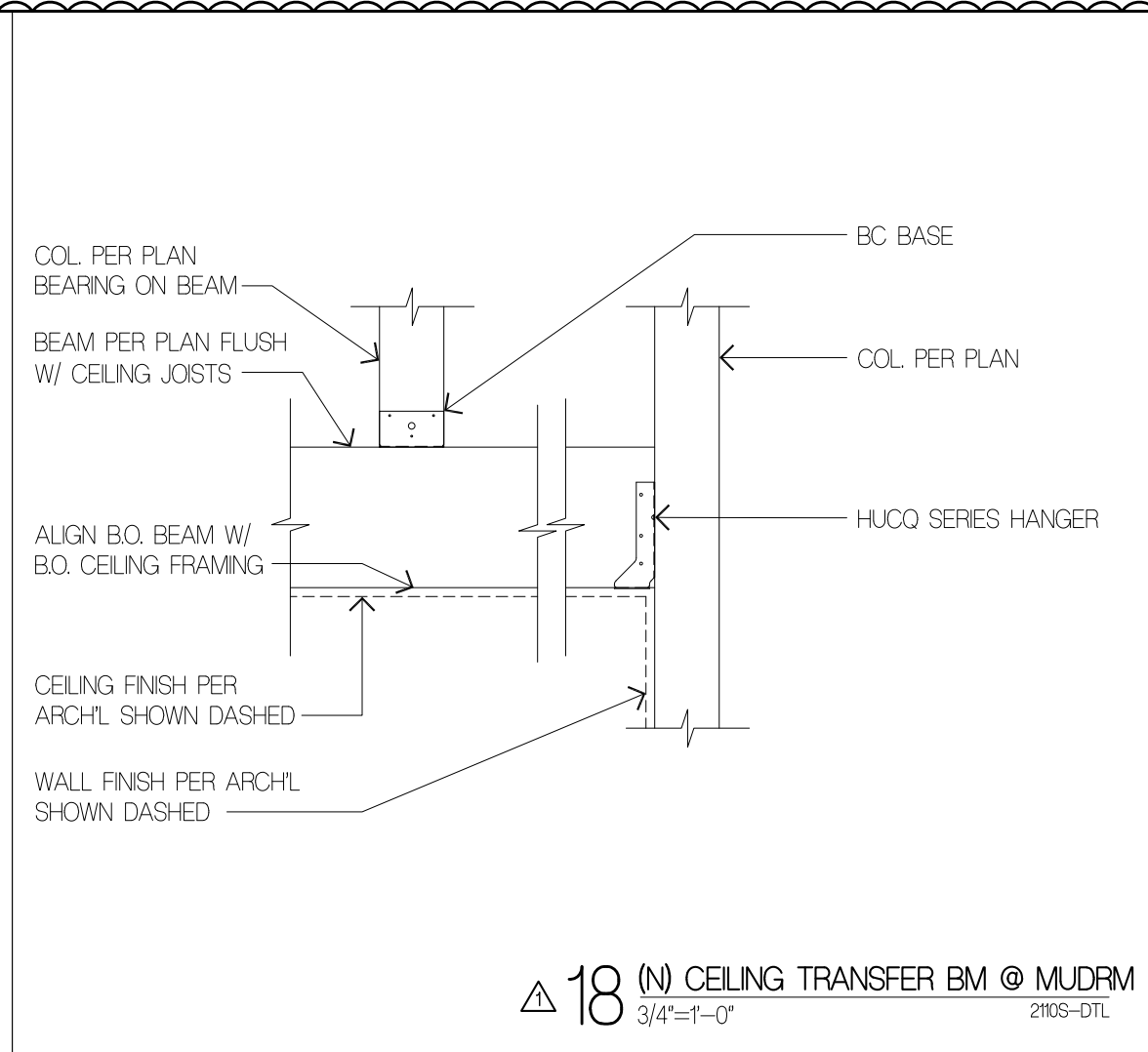
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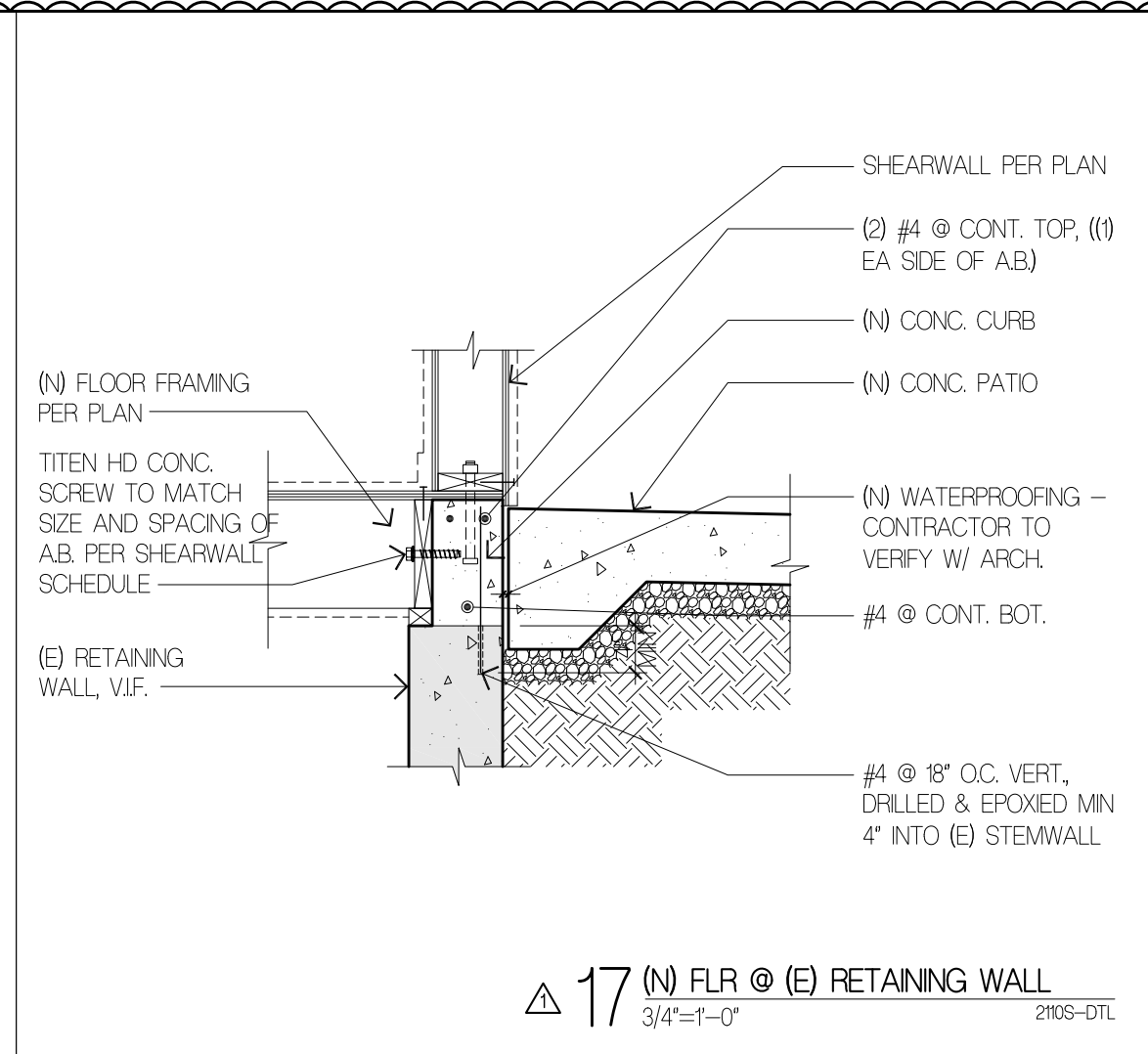
△ 20 TYP. VENTING @ (N) BLOCKING
1 1/2'-1'-0"



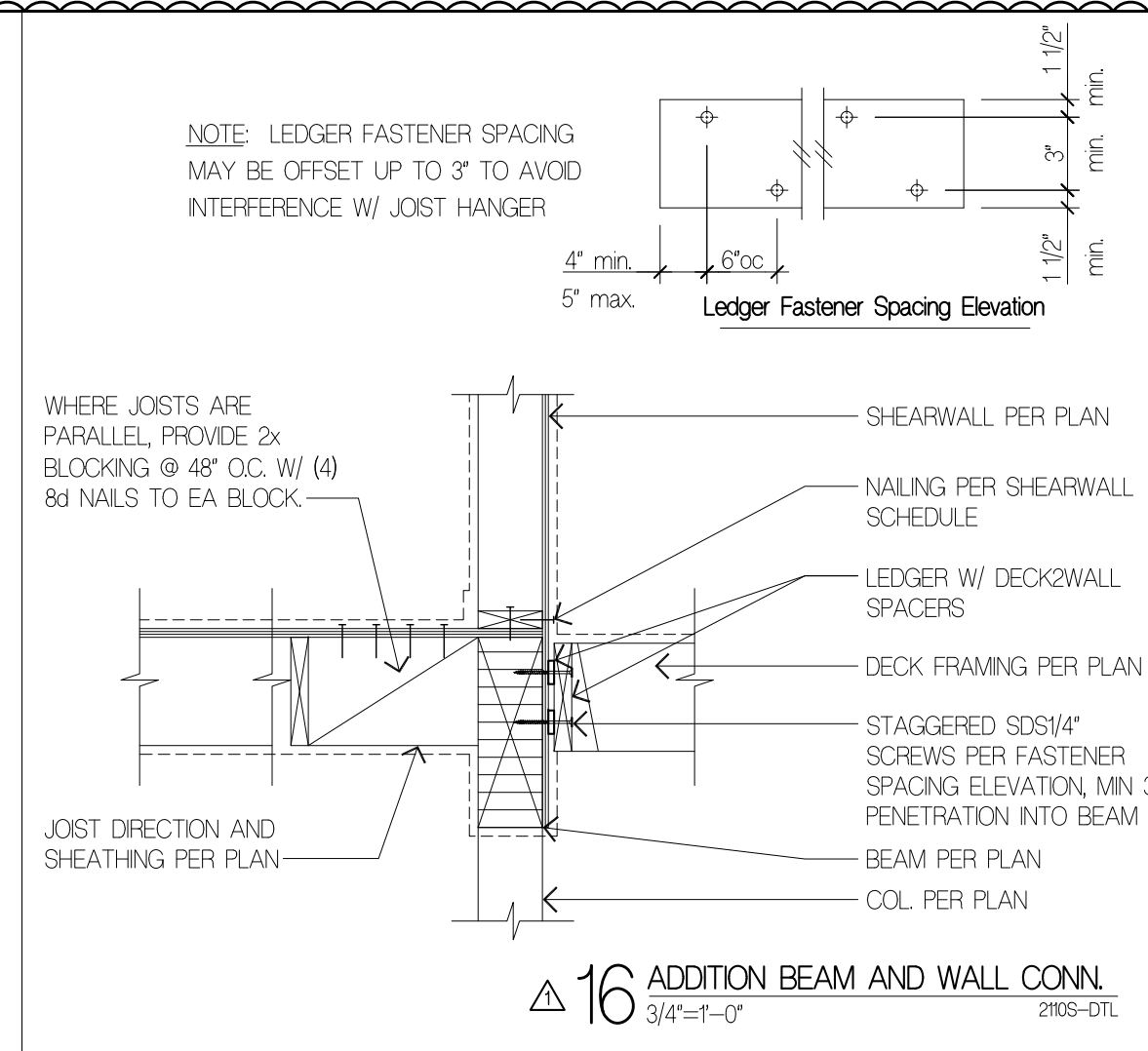
△ 19 TYP. VENTING @ (N) EAVES
1 1/2'-1'-0"



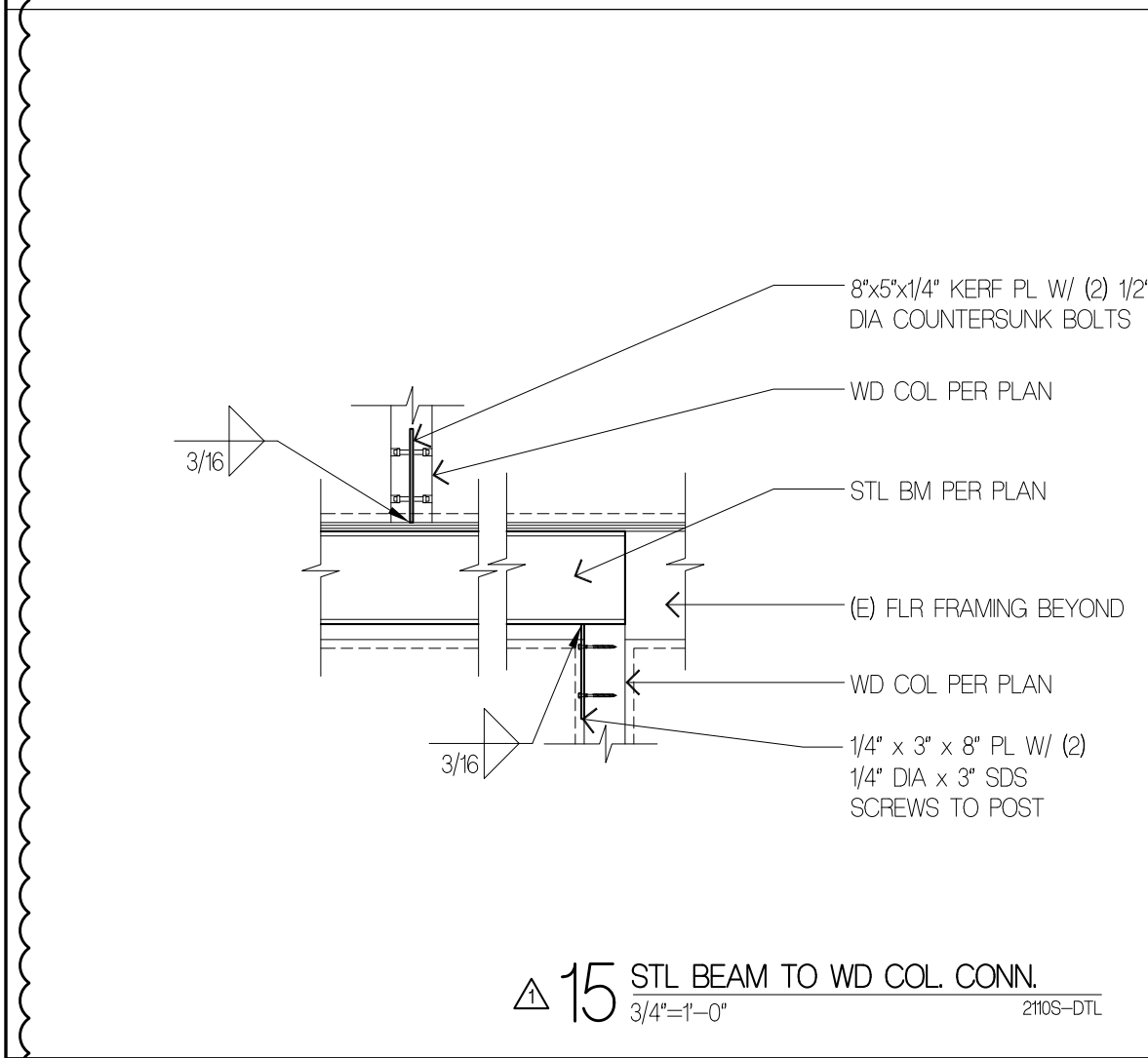
△ 18 (N) CEILING TRANSFER BM @ MUDRM
3/4'-1'-0"



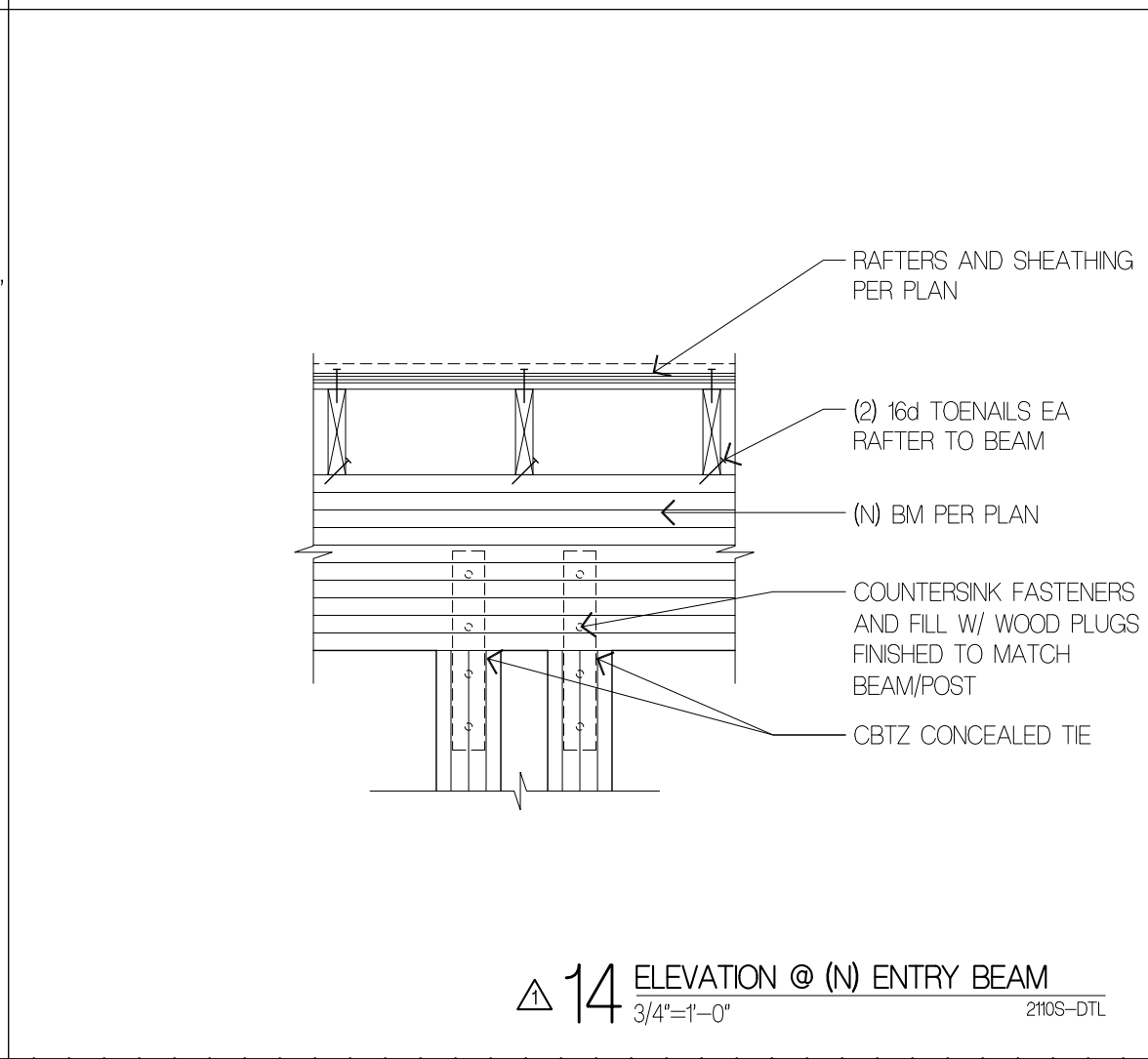
△ 17 (N) FLR @ (E) RETAINING WALL
3/4'-1'-0"



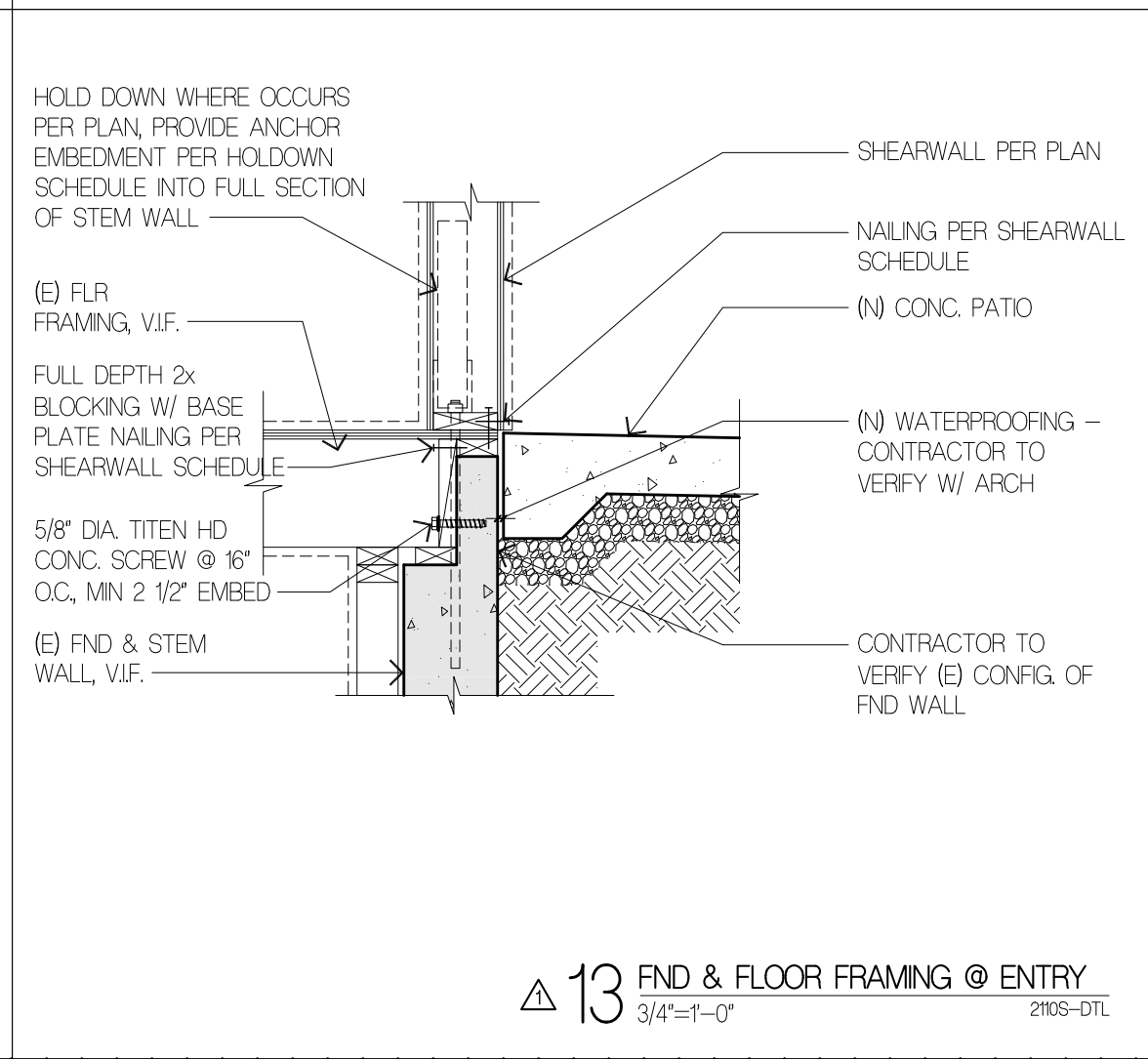
△ 16 ADDITION BEAM AND WALL CONN.
3/4'-1'-0"



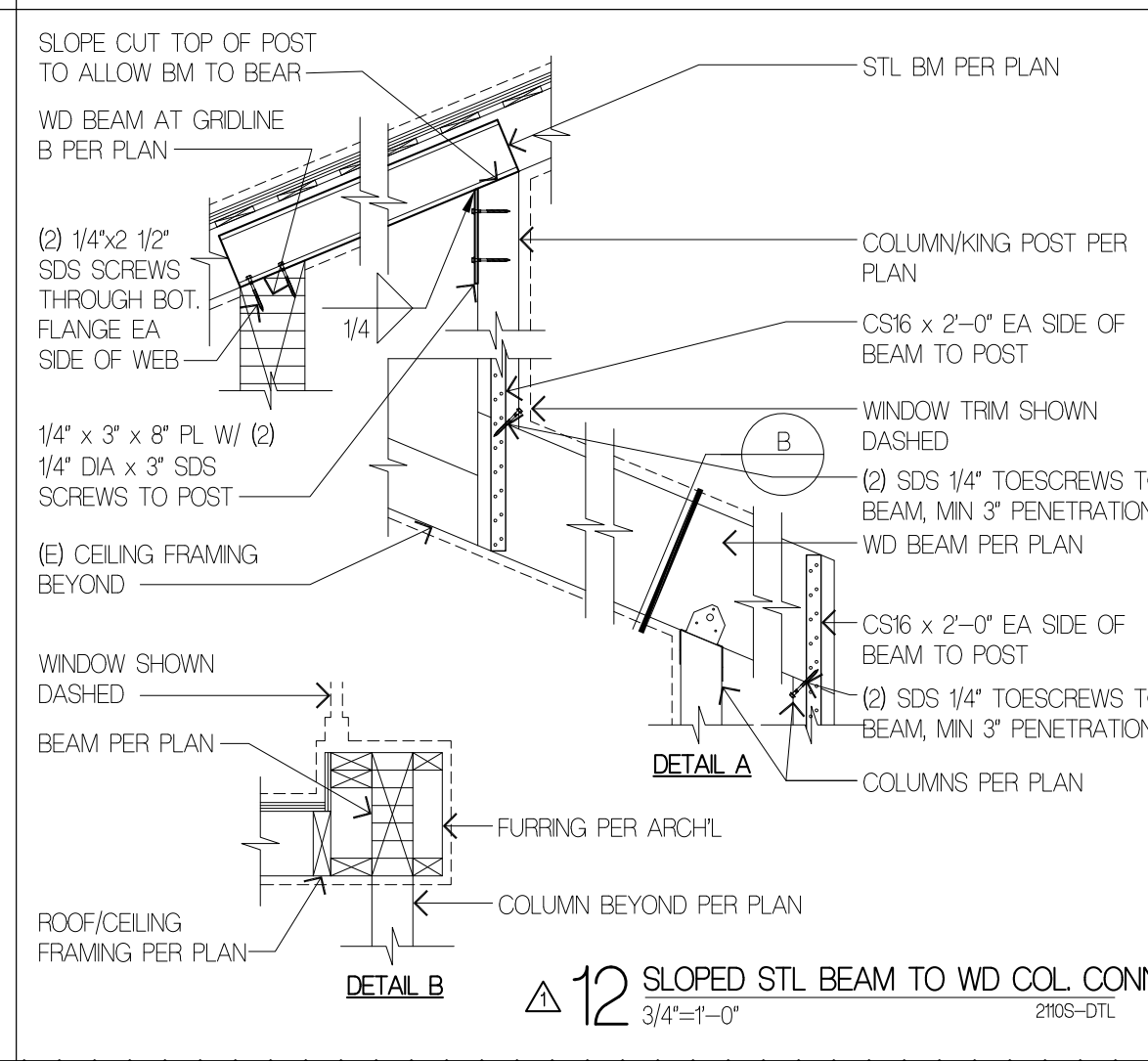
△ 15 STL BEAM TO WD COL. CONN.
3/4'-1'-0"



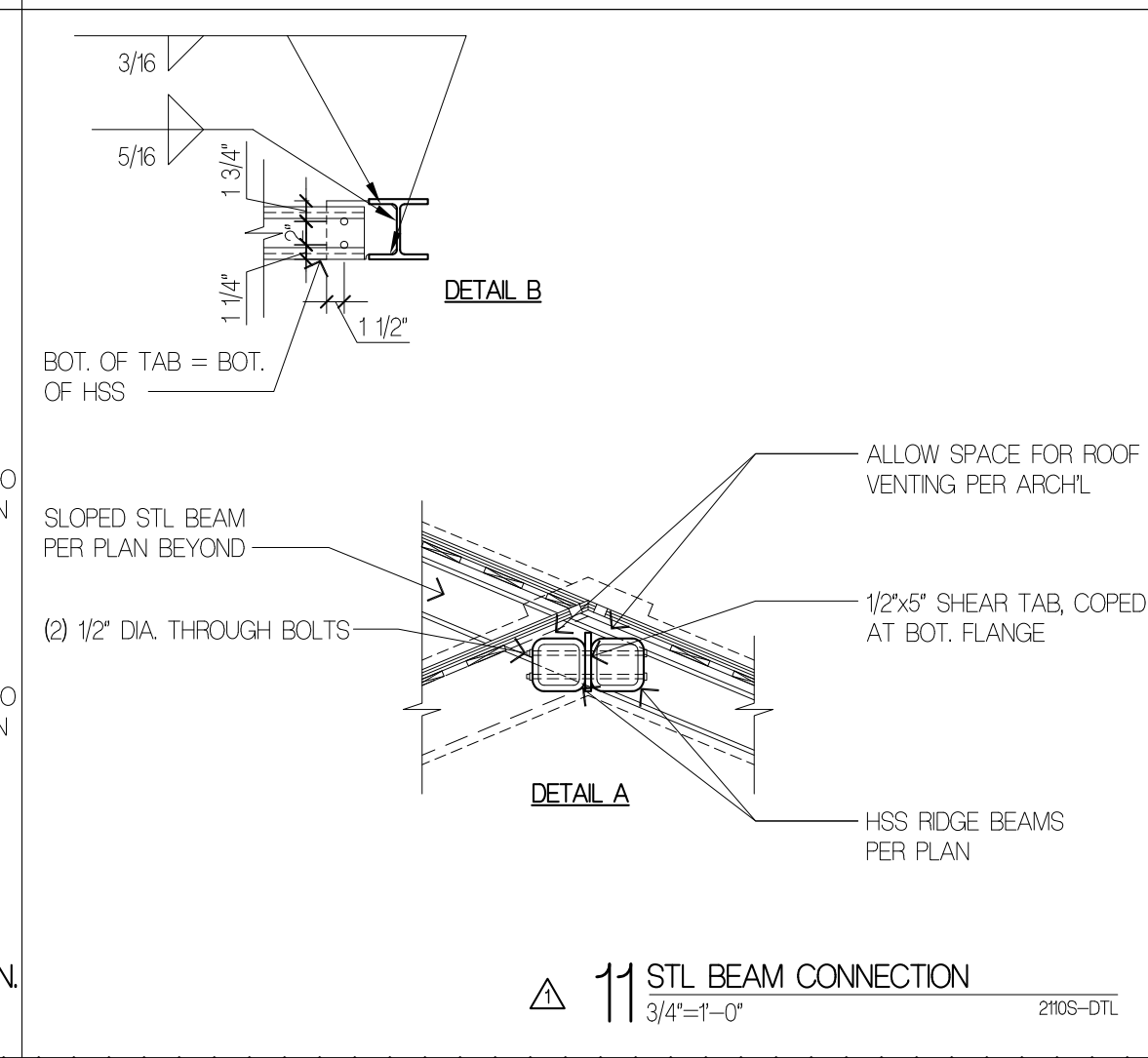
△ 14 ELEVATION @ (N) ENTRY BEAM
3/4'-1'-0"



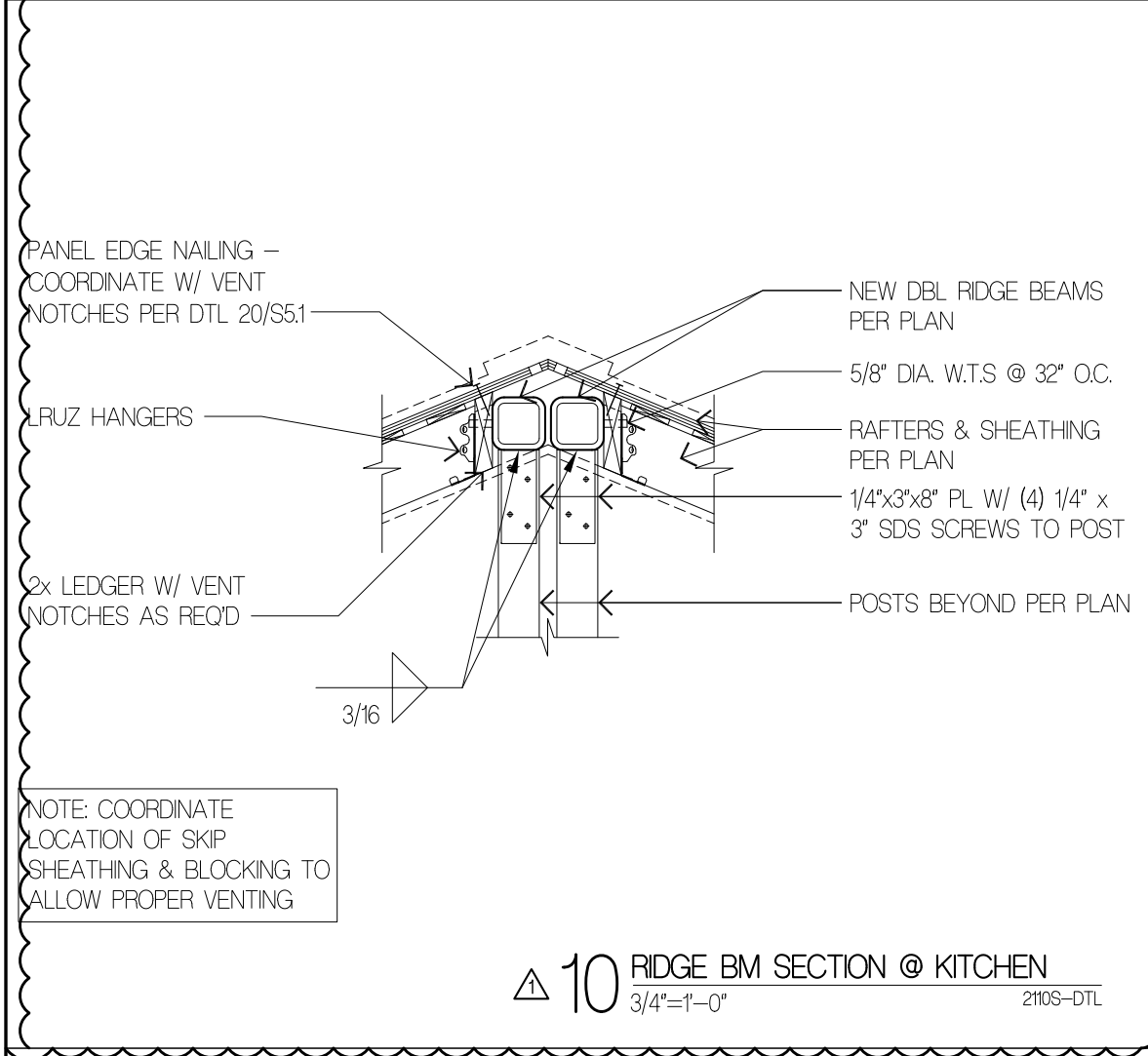
△ 13 FND & FLOOR FRAMING @ ENTRY
3/4'-1'-0"



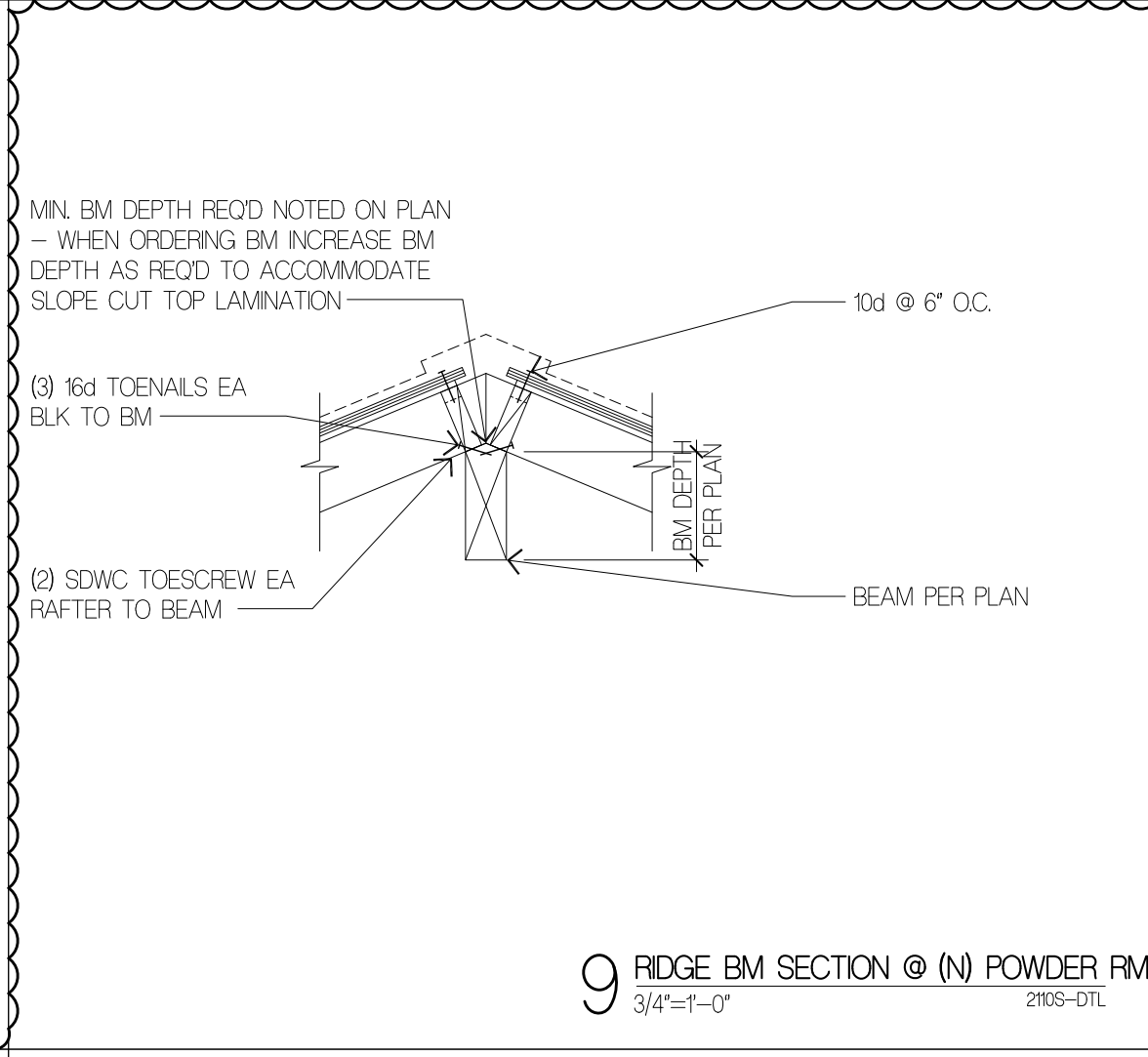
△ 12 SLOPED STL BEAM TO WD COL. CONN.
3/4'-1'-0"



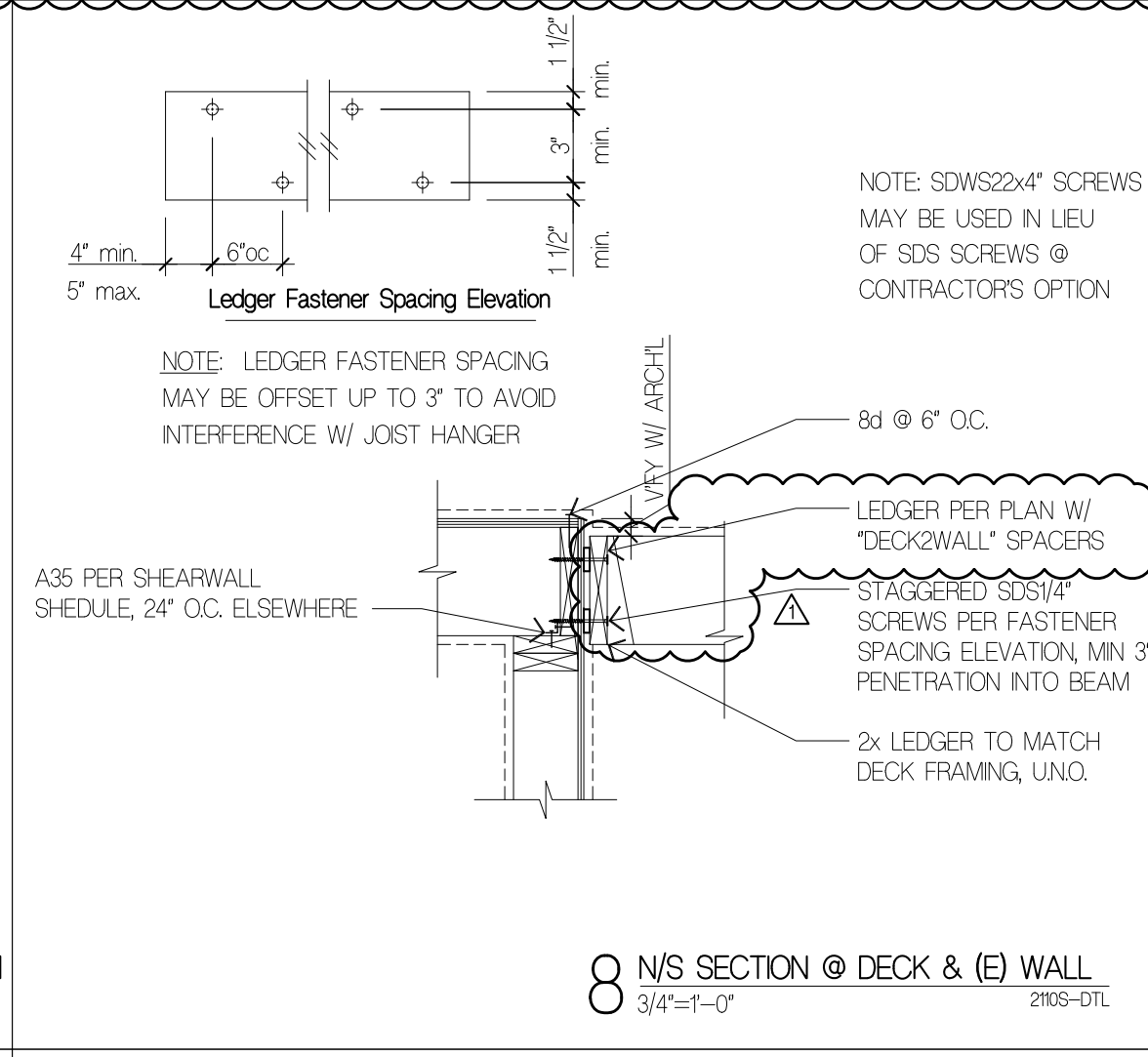
△ 11 STL BEAM CONNECTION
3/4'-1'-0"



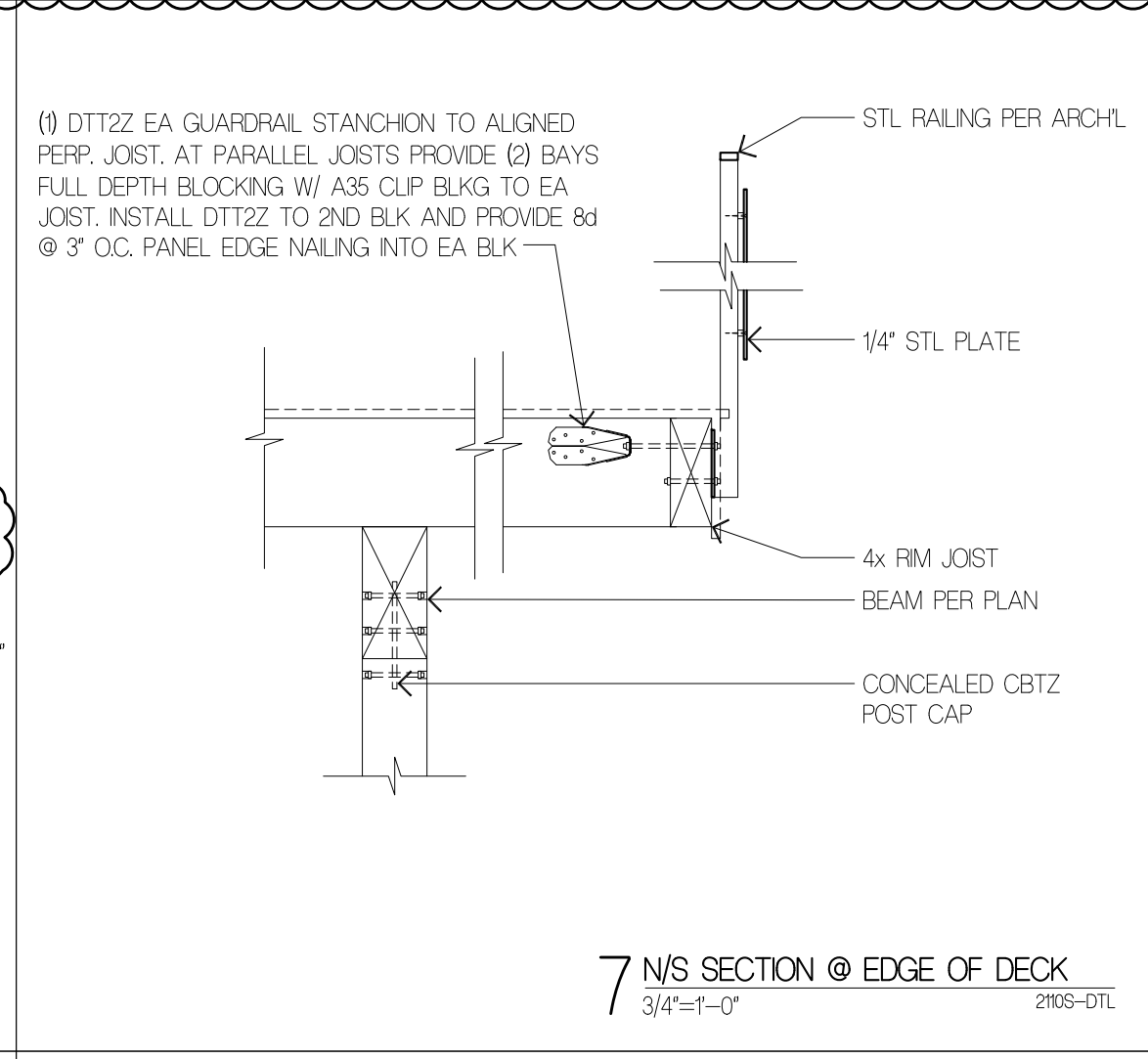
△ 10 RIDGE BM SECTION @ KITCHEN
3/4'-1'-0"



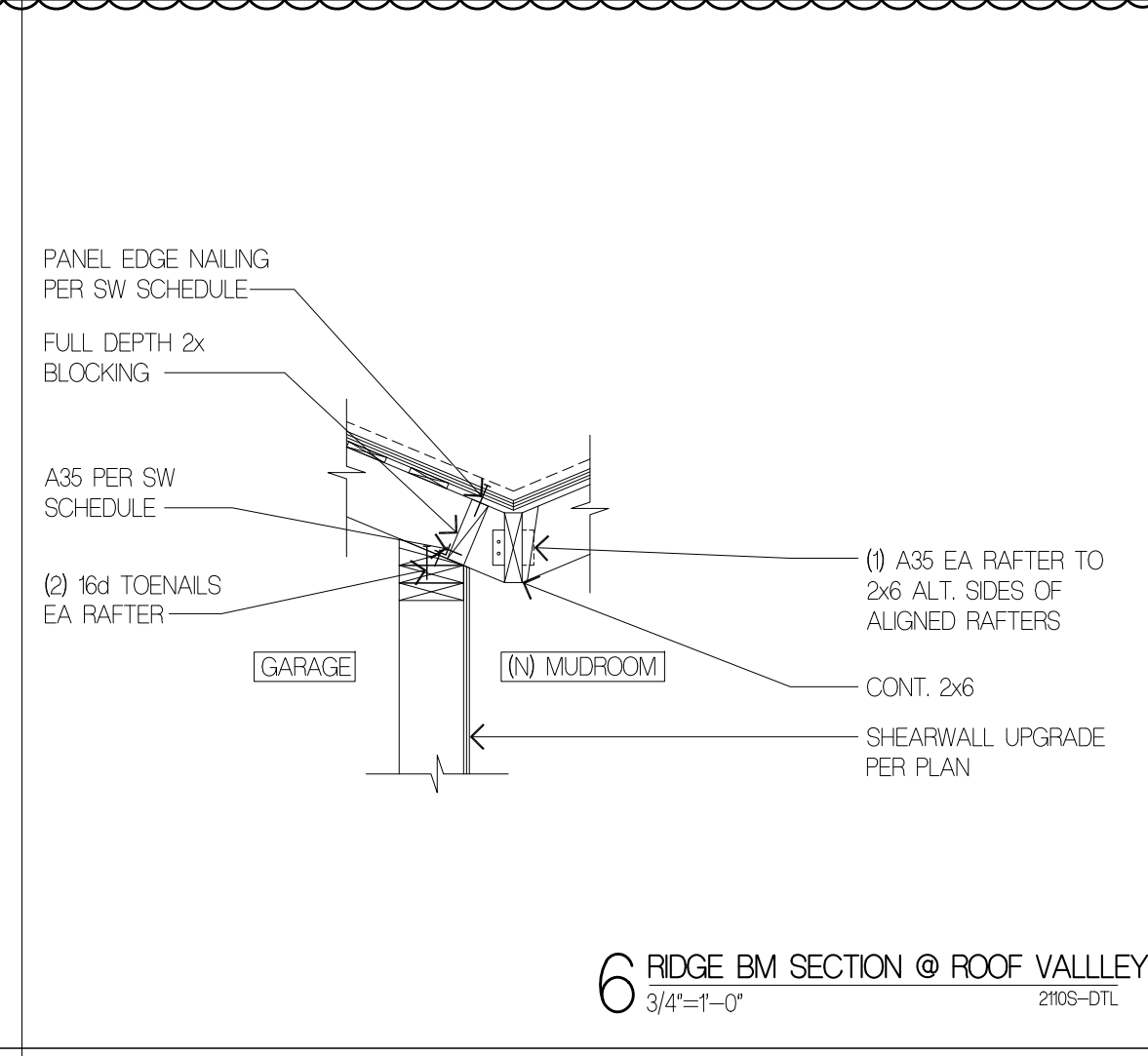
△ 9 RIDGE BM SECTION @ (N) POWDER RM
3/4'-1'-0"



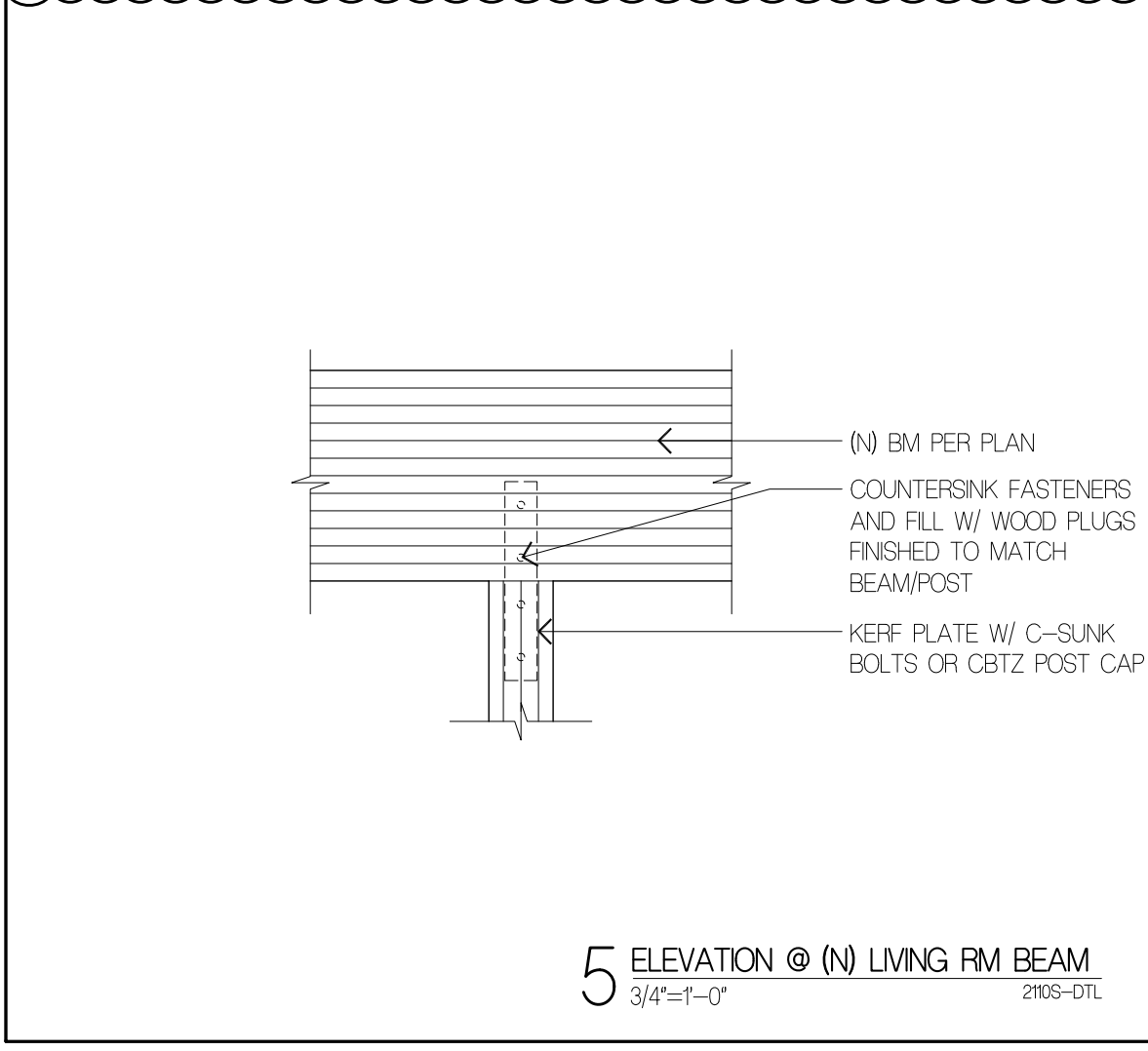
△ 8 N/S SECTION @ DECK & (E) WALL
3/4'-1'-0"



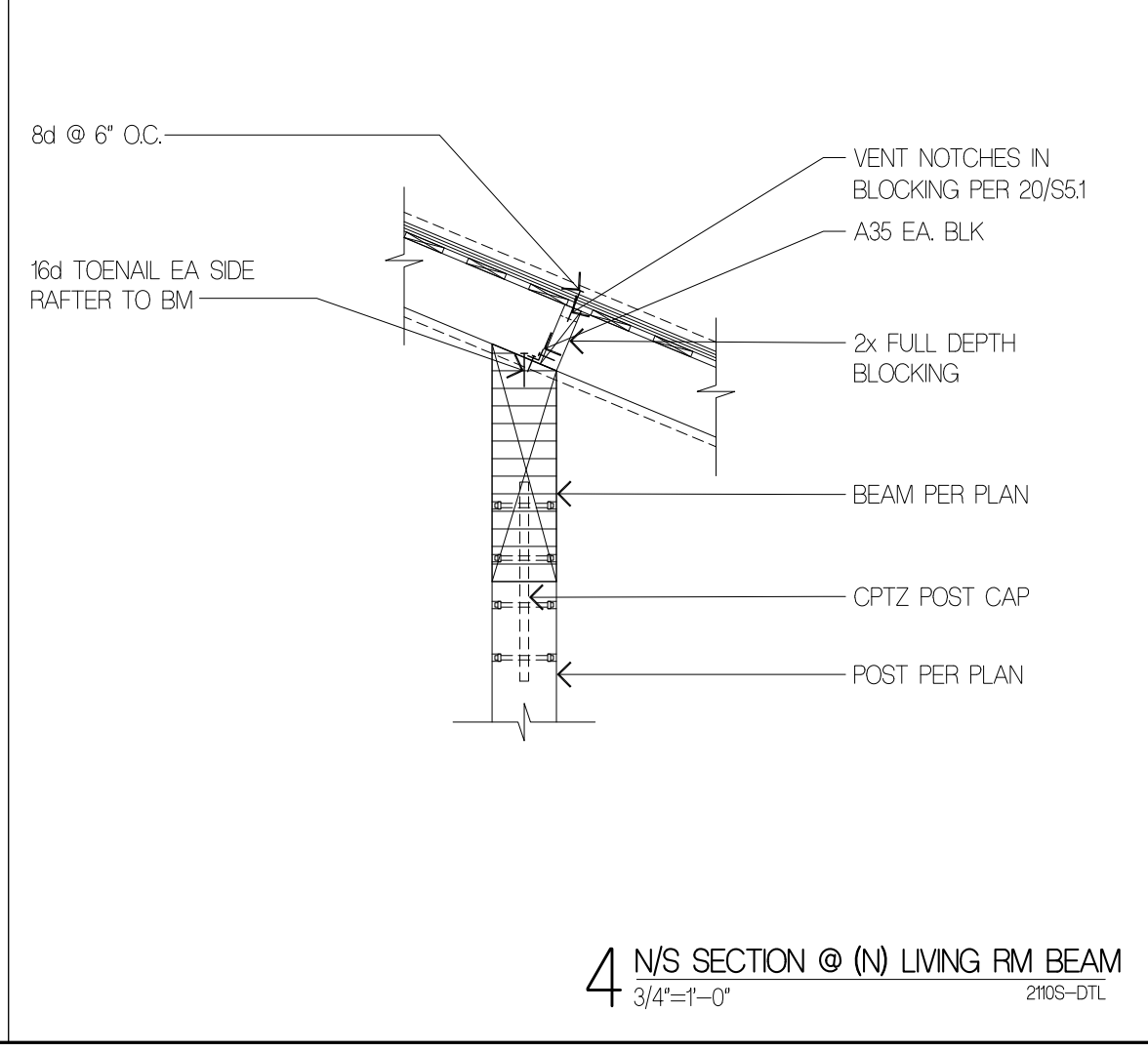
△ 7 N/S SECTION @ EDGE OF DECK
3/4'-1'-0"



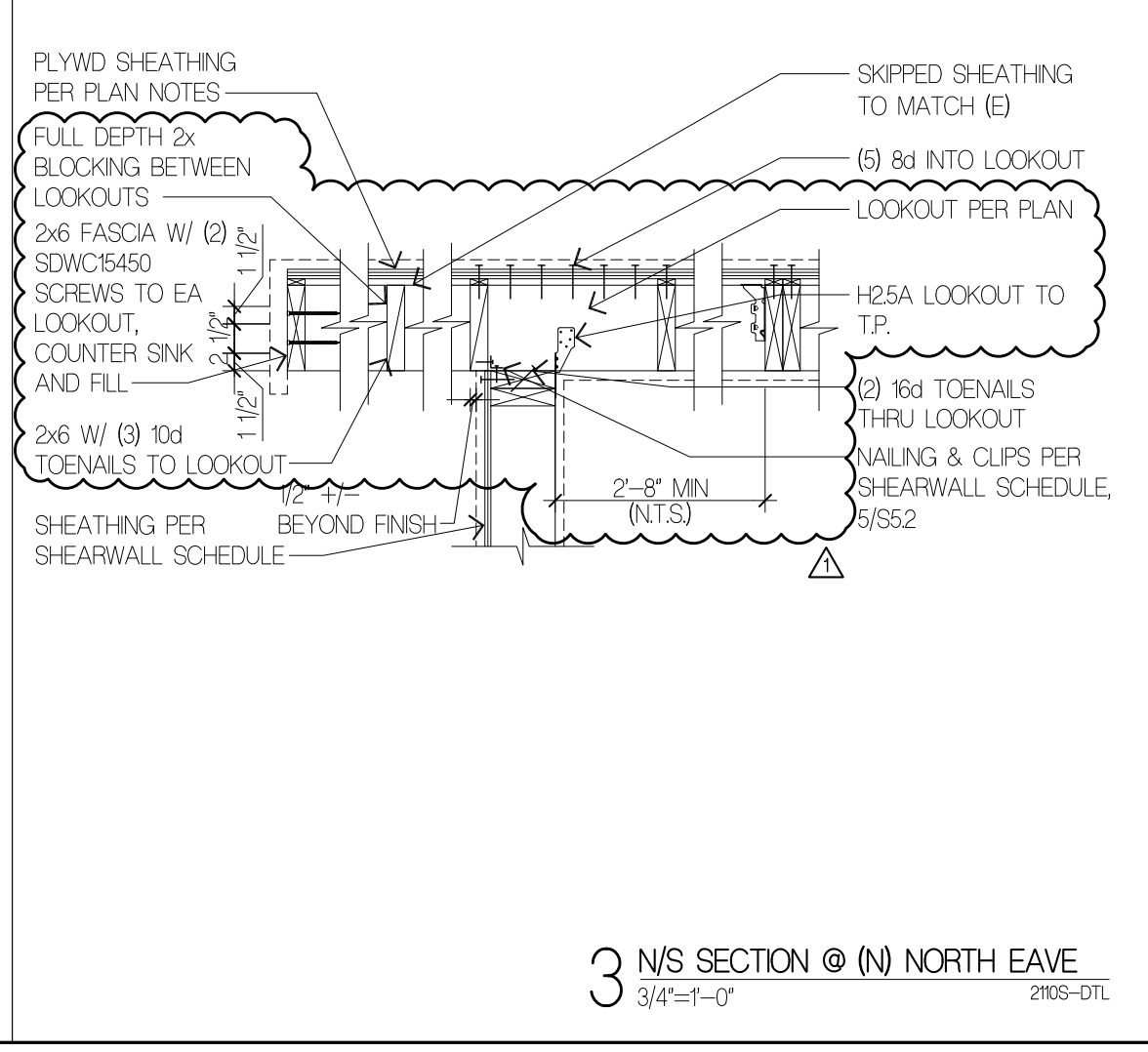
△ 6 RIDGE BM SECTION @ ROOF VALLEY
3/4'-1'-0"



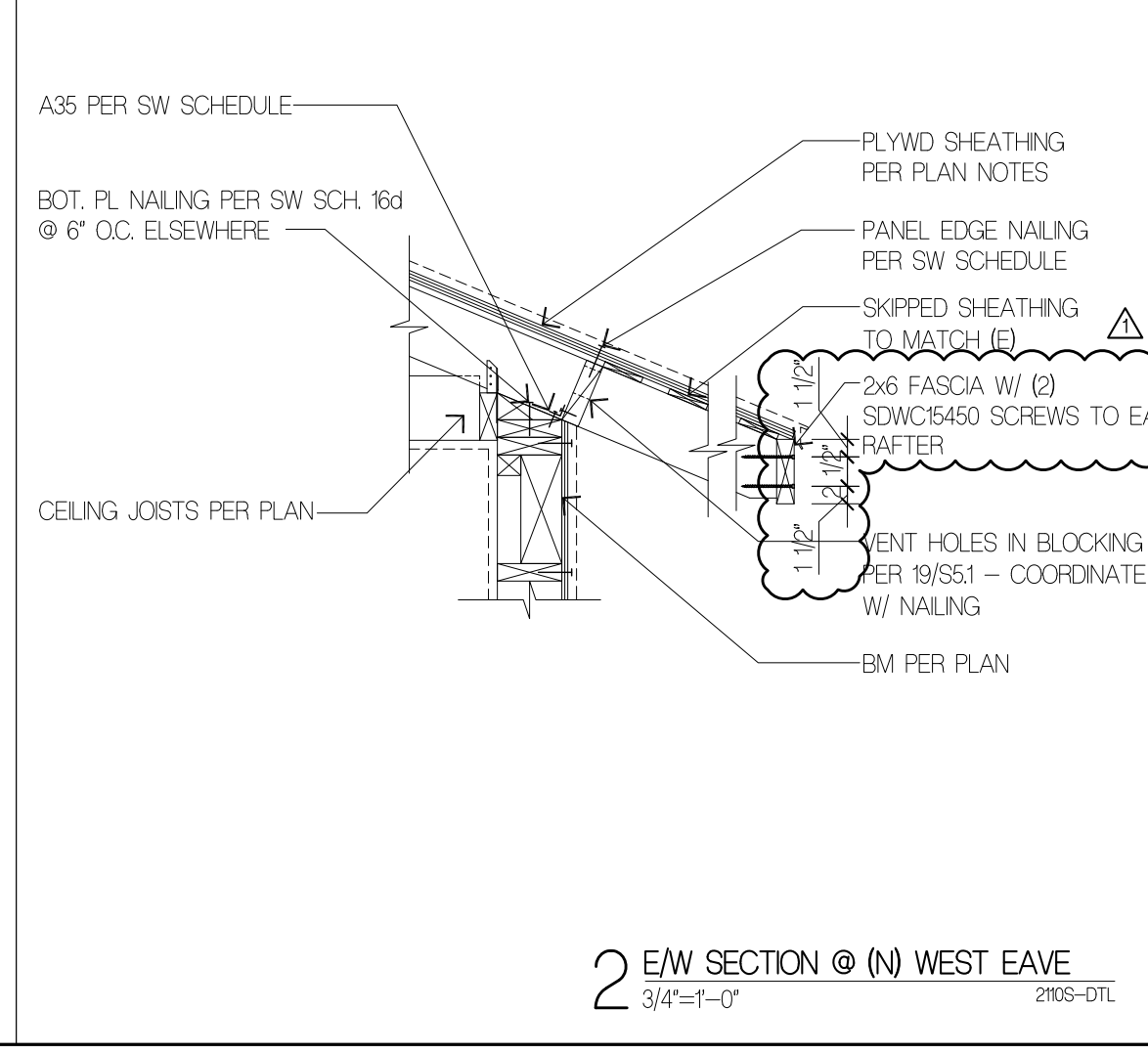
△ 5 ELEVATION @ (N) LIVING RM BEAM
3/4'-1'-0"



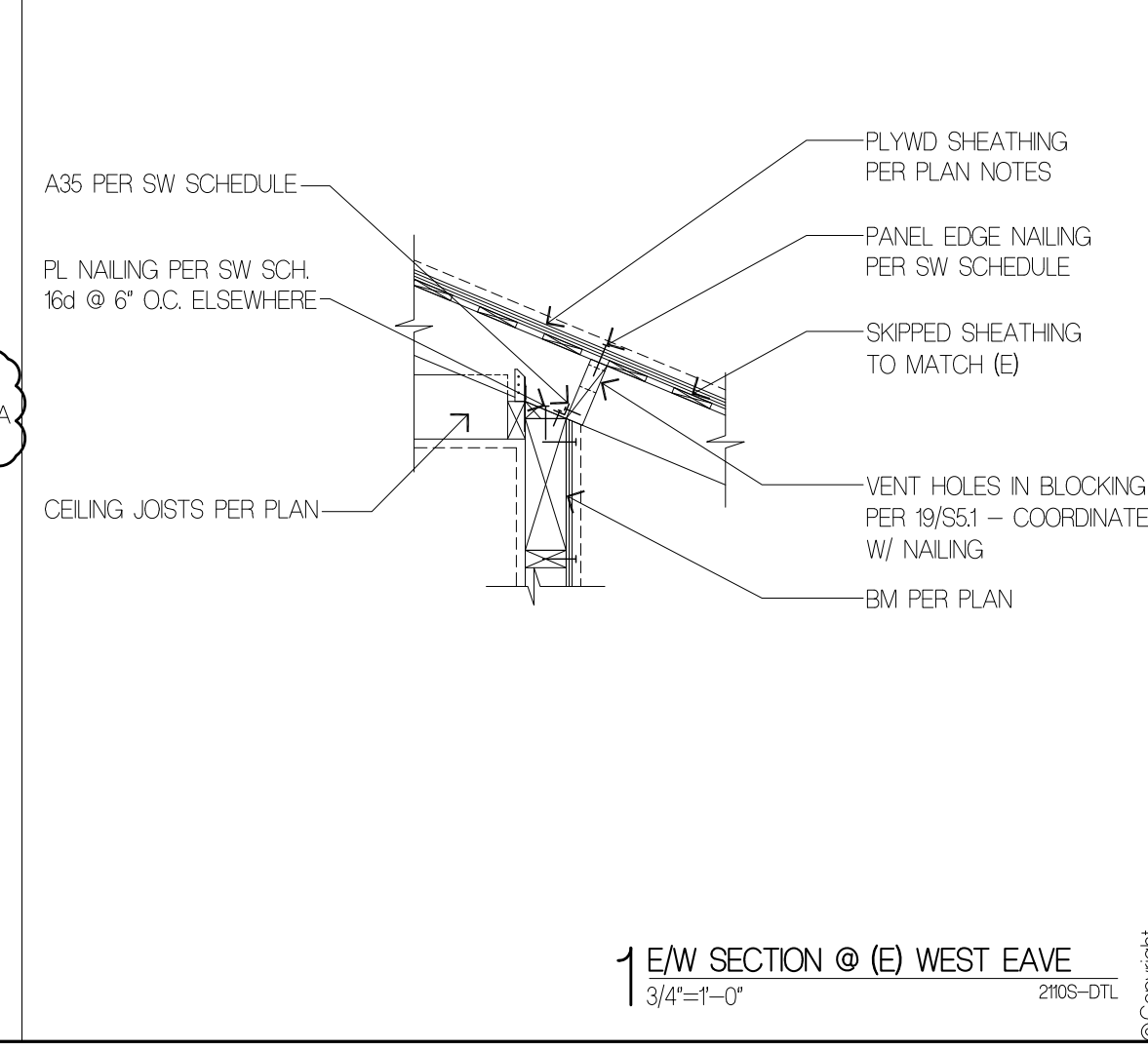
△ 4 N/S SECTION @ (N) LIVING RM BEAM
3/4'-1'-0"



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



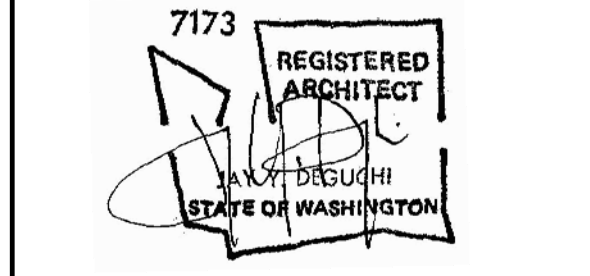
△ 2 E/W SECTION @ (N) WEST EAVE
3/4'-1'-0"



△ 1 E/W SECTION @ (E) WEST EAVE
3/4'-1'-0"

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8601 8th Avenue South Seattle, Washington 98108
P. 206.256.0809

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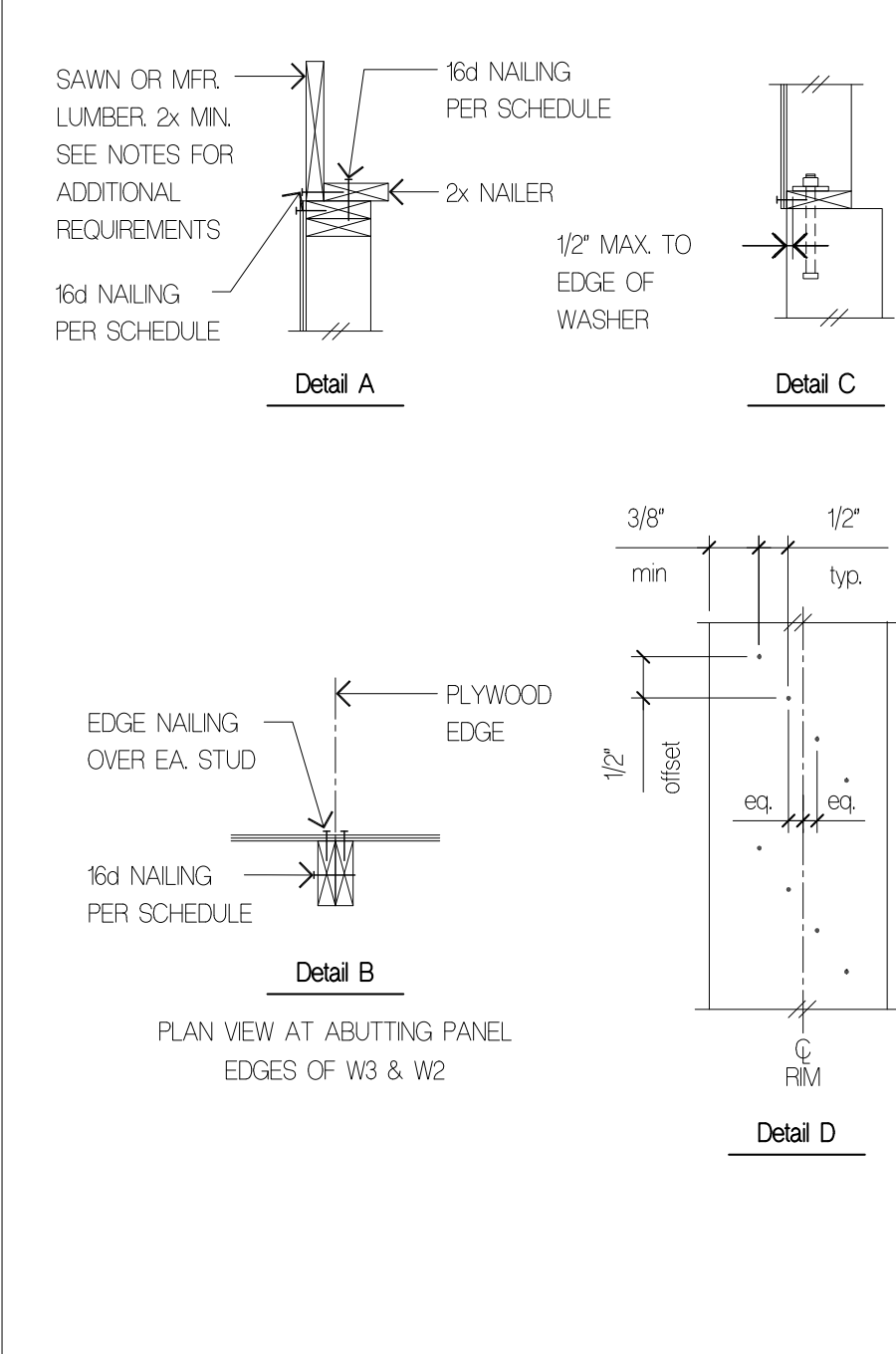
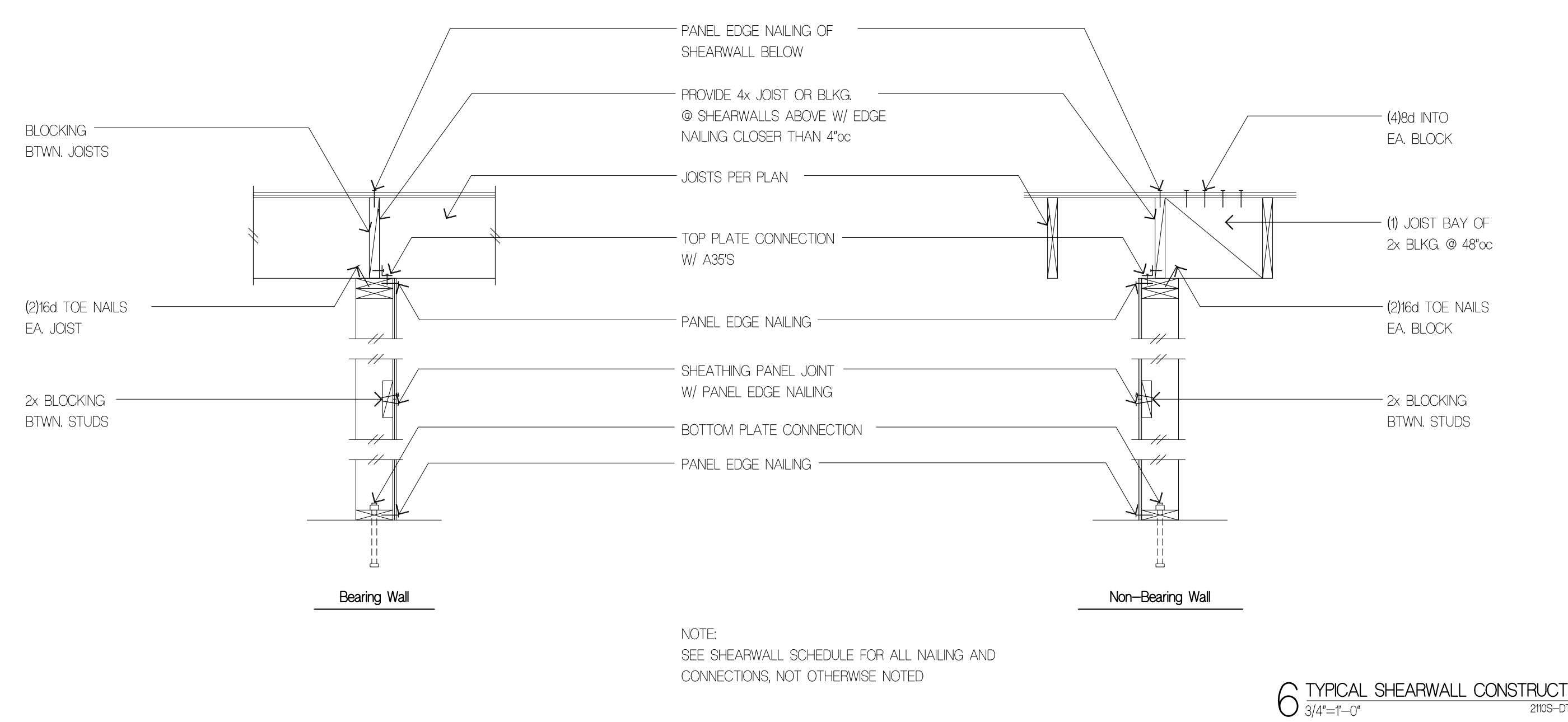
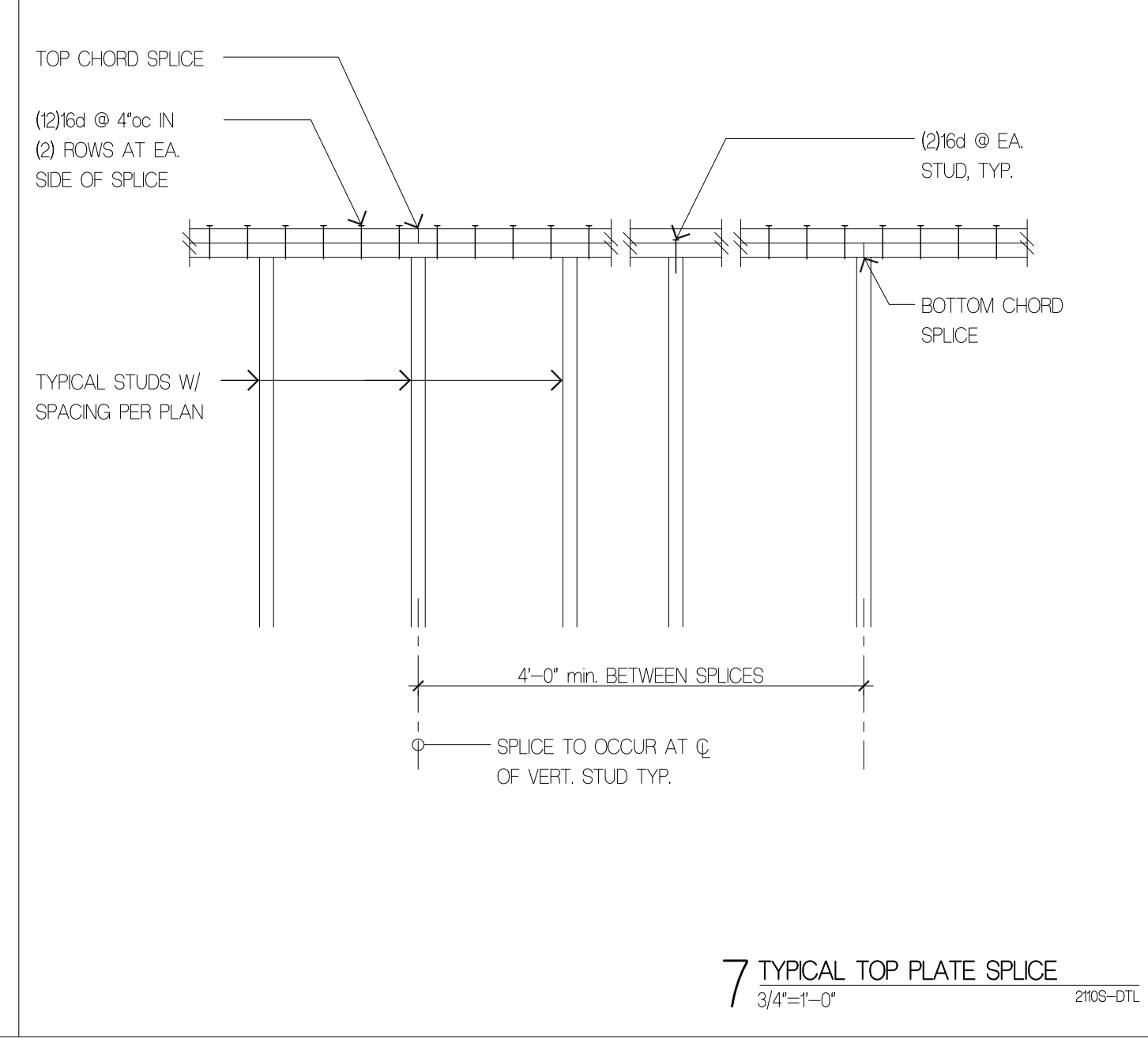
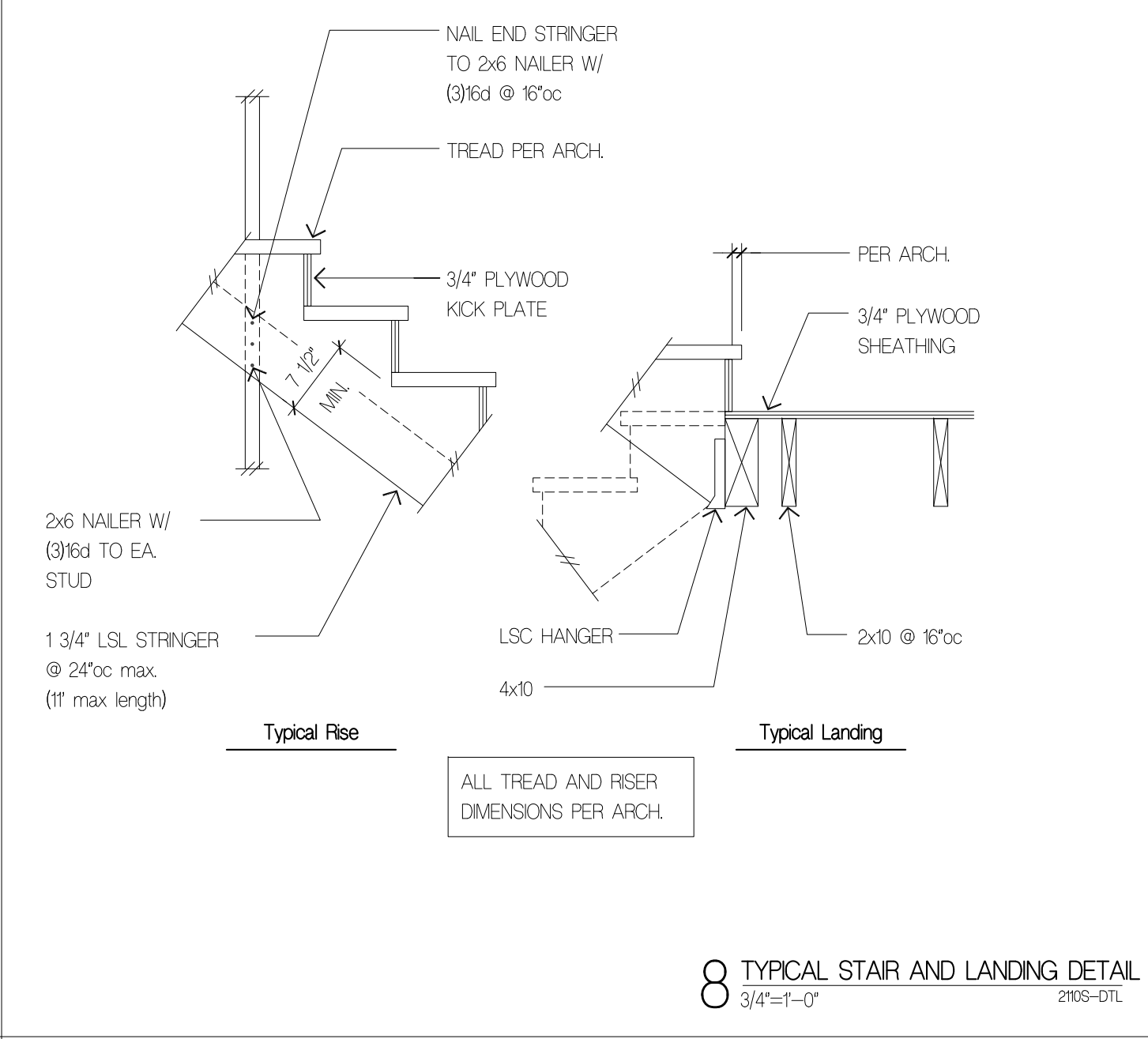
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10 NOT USED
 2105-DTL

9 NOT USED
 2106-DTL

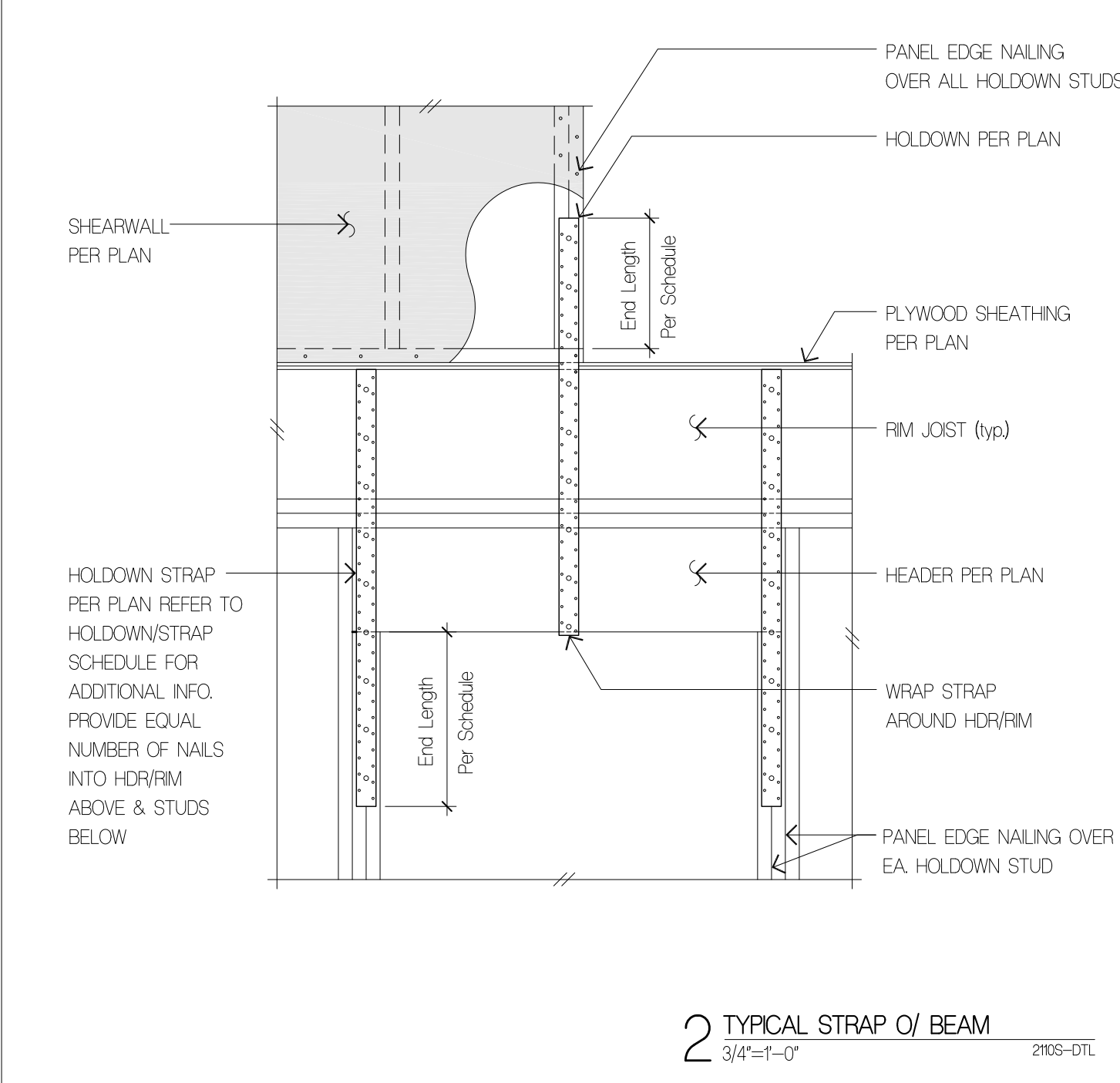
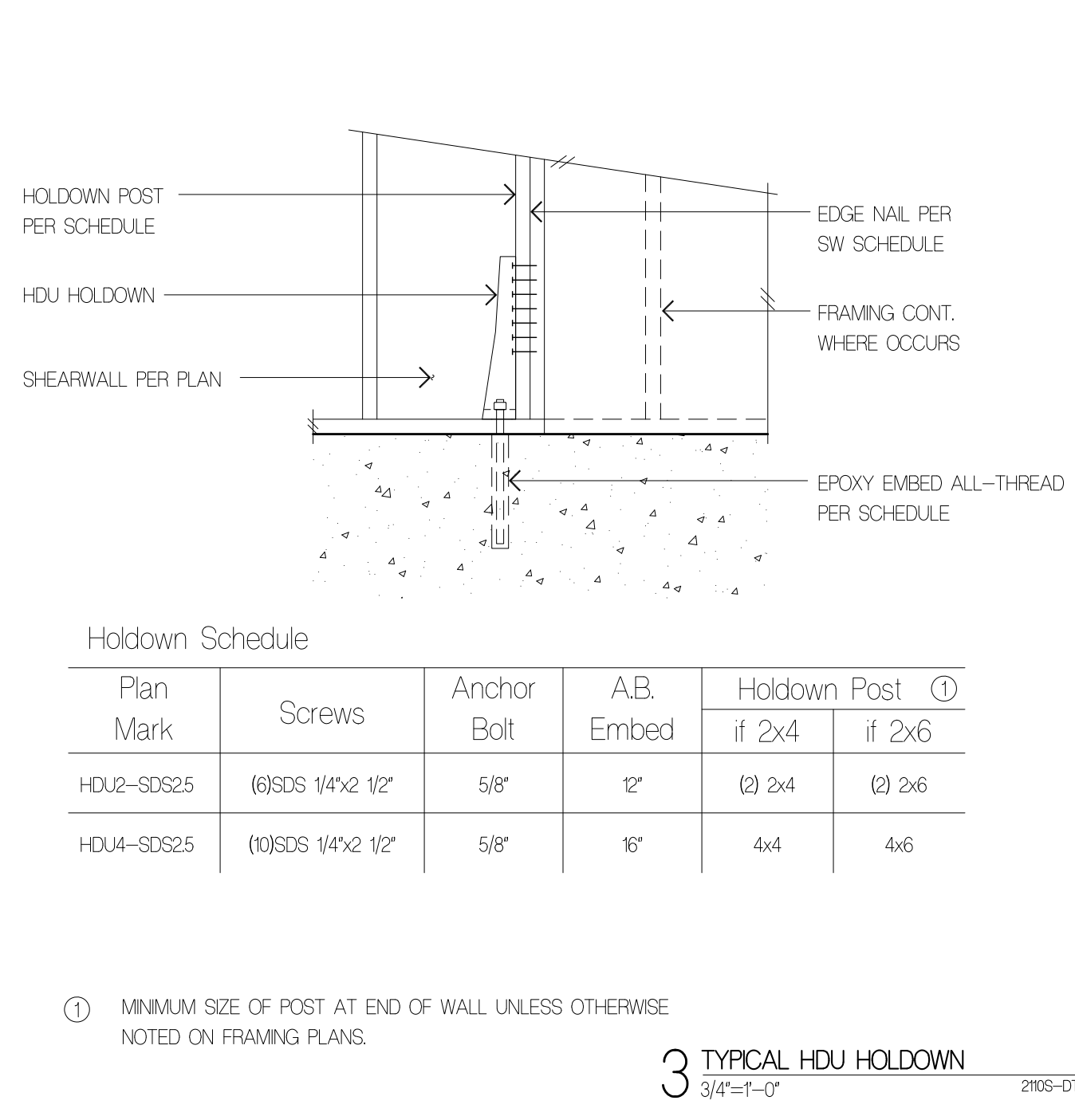
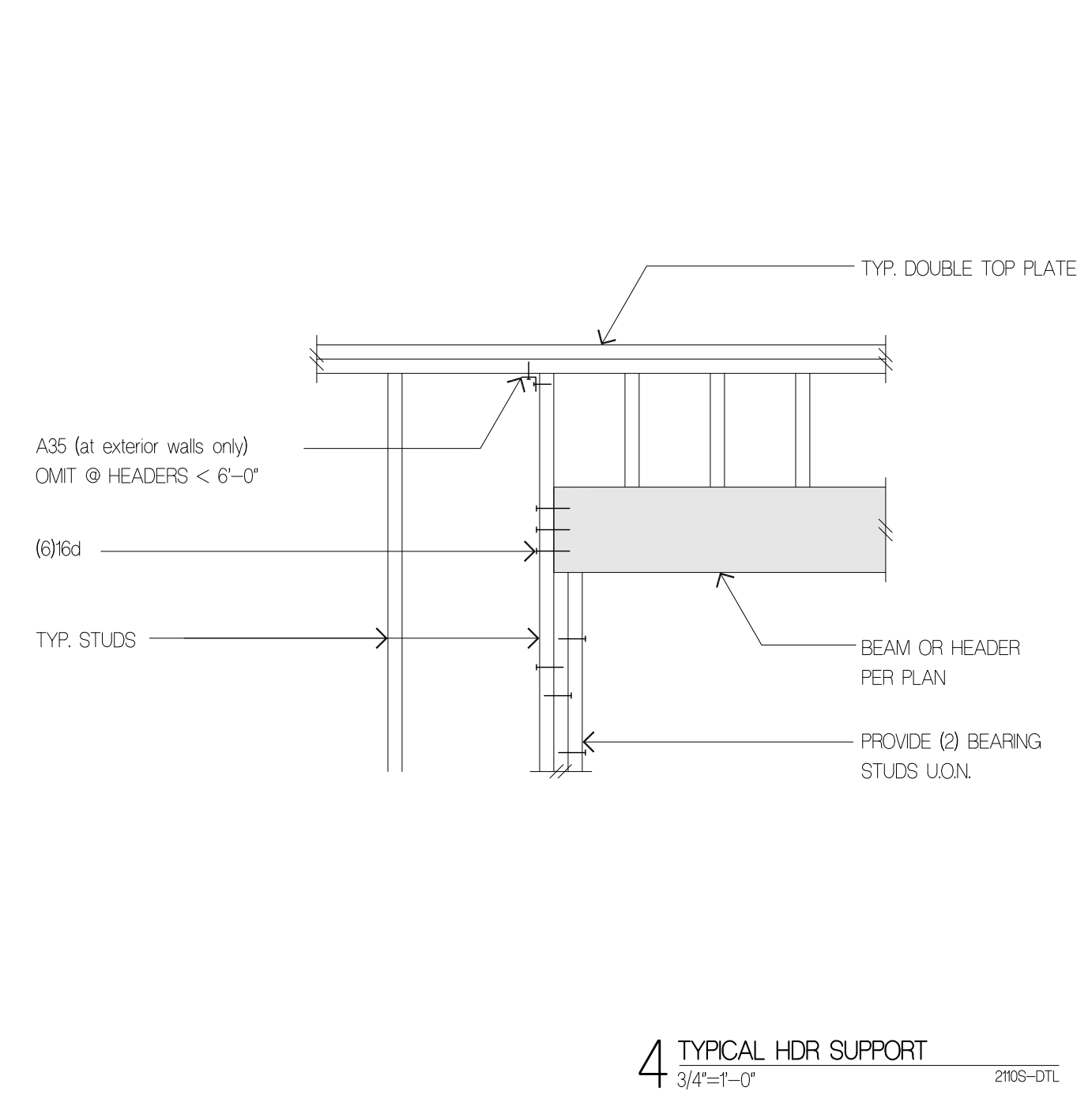


Shearwall Schedule ①②③④⑤⑥

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection		Base Plate Connection	
			if T/J	if Wood ⑦	at Wood ⑧	at Concrete
W6	15/32" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	5/8" 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 ⑤	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

- BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"oc.
- 8d NAILS SHALL BE 0.131" x 2 1/2" (common) - 16d NAILS SHALL BE 0.15" x 3 1/2" (box)
- EMBED ANCHOR BOLTS AT LEAST 7". DRILLED AND EPOXED 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.
- 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.
- 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.
- ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.
- LTP4s (HORIZONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A35s AT CONTRACTORS OPTION.
- A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35s AT CONTRACTORS OPTION.
- AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2", SEE DETAIL D.
- PROVIDE (3) ROWS 16d @ 6"oc AT LVL RIMS.

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



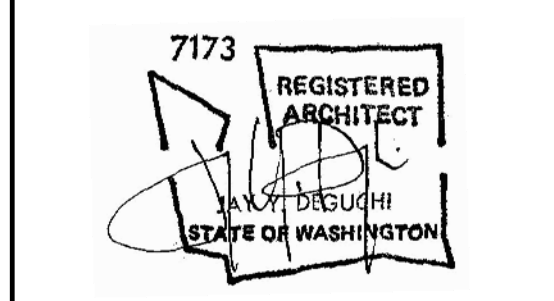
Holddown Strap Schedule

Plan Mark	End Length	#Nails Ea. End Length	Holddown Studs/Post	
			if 2x4	if 2x6
CS16	1'-2"	(13) 8d	(1) 2x4	(1) 2x6
CMST4	2'-6"	(33) 10d	4x6	4x6
CMST12	3'-3"	(43) 10d	4x8	6x6

Labels: SHEARWALL PER PLAN, ORENTATION PER PLAN, PANEL EDGE NAILING TO ALL HOLDOWN STUDS/POST, HOLDOWN PER PLAN REFER TO SCHEDULE, HOLDOWN POST/STUDS PER SCHEDULE, PLYWOOD SHEATHING PER PLAN, FULL WIDTH VERTICAL GRAIN BLOCKING TO MATCH HOLDOWN STUDS/POST PER SCHEDULE, REFER TO PLAN FOR LOCATIONS WHERE WALL CONTINUES.

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

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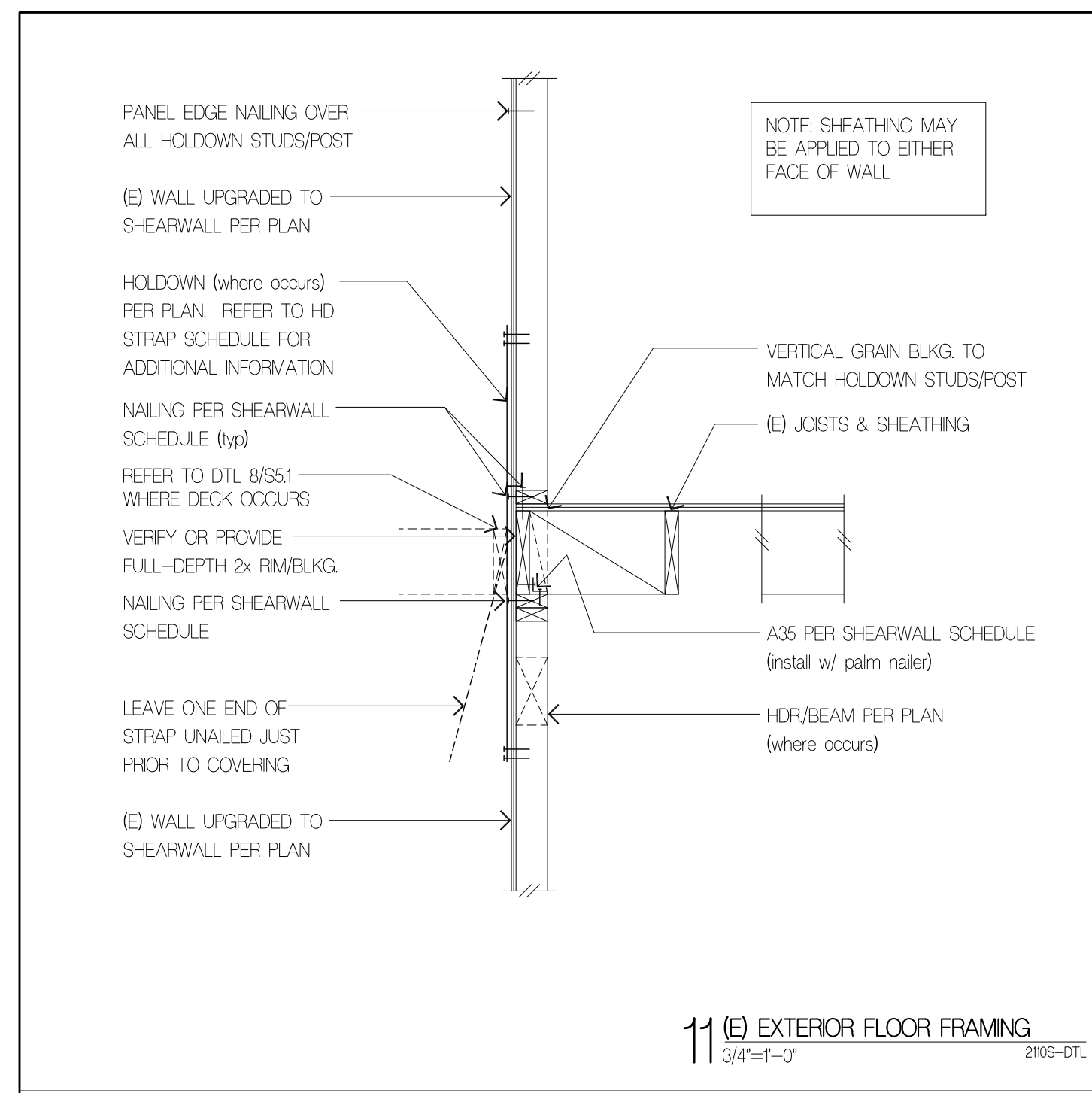


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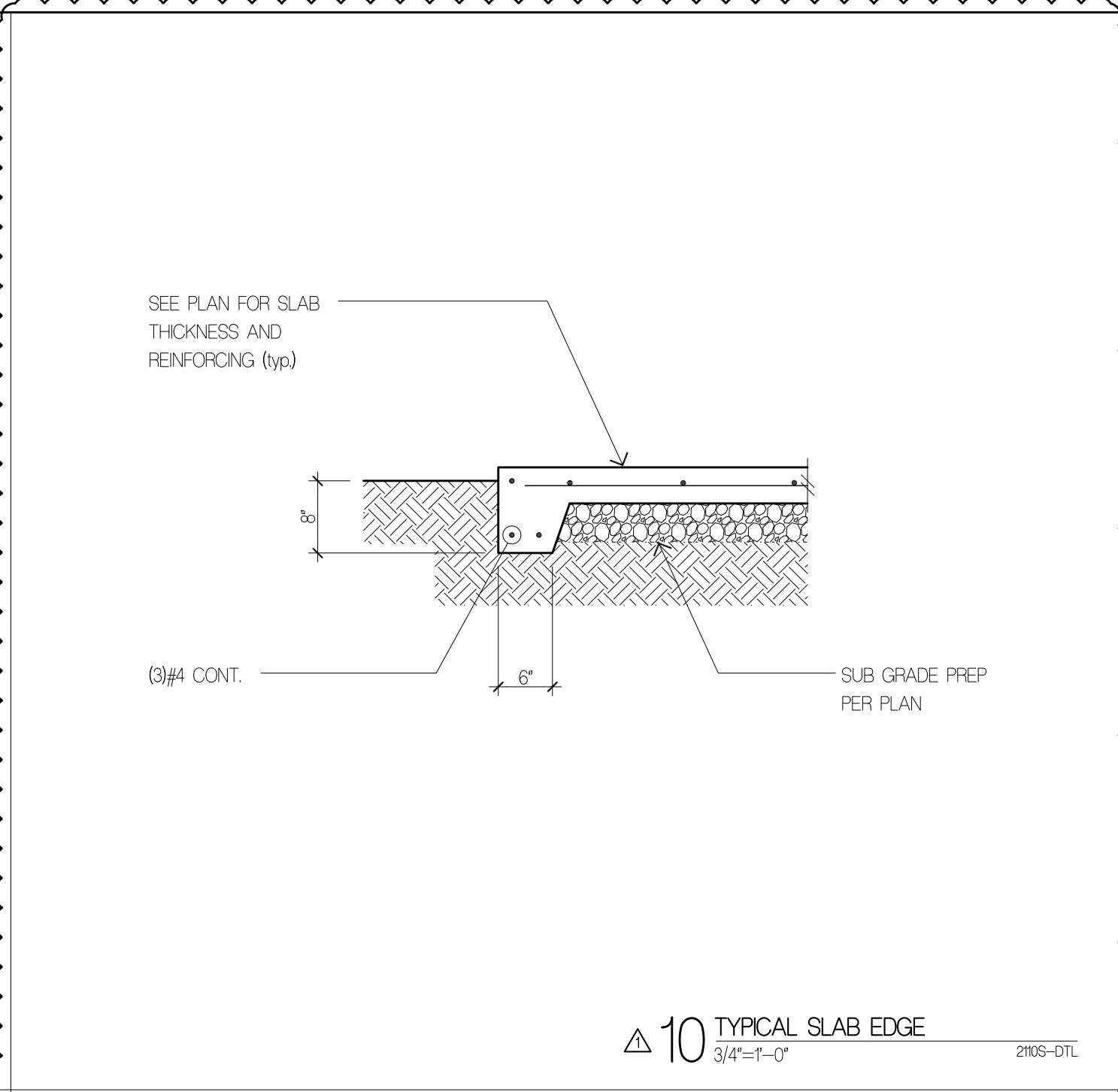
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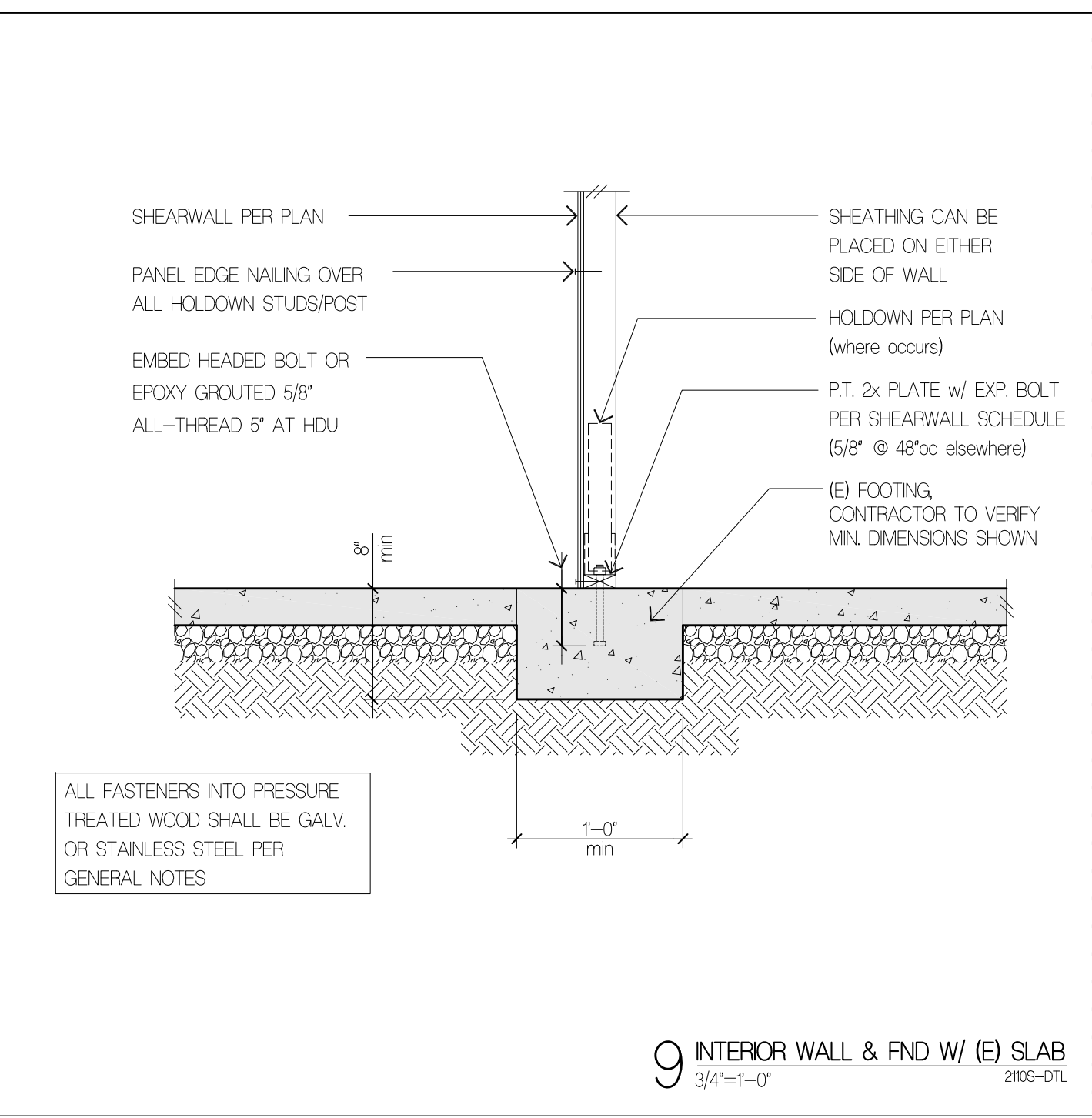
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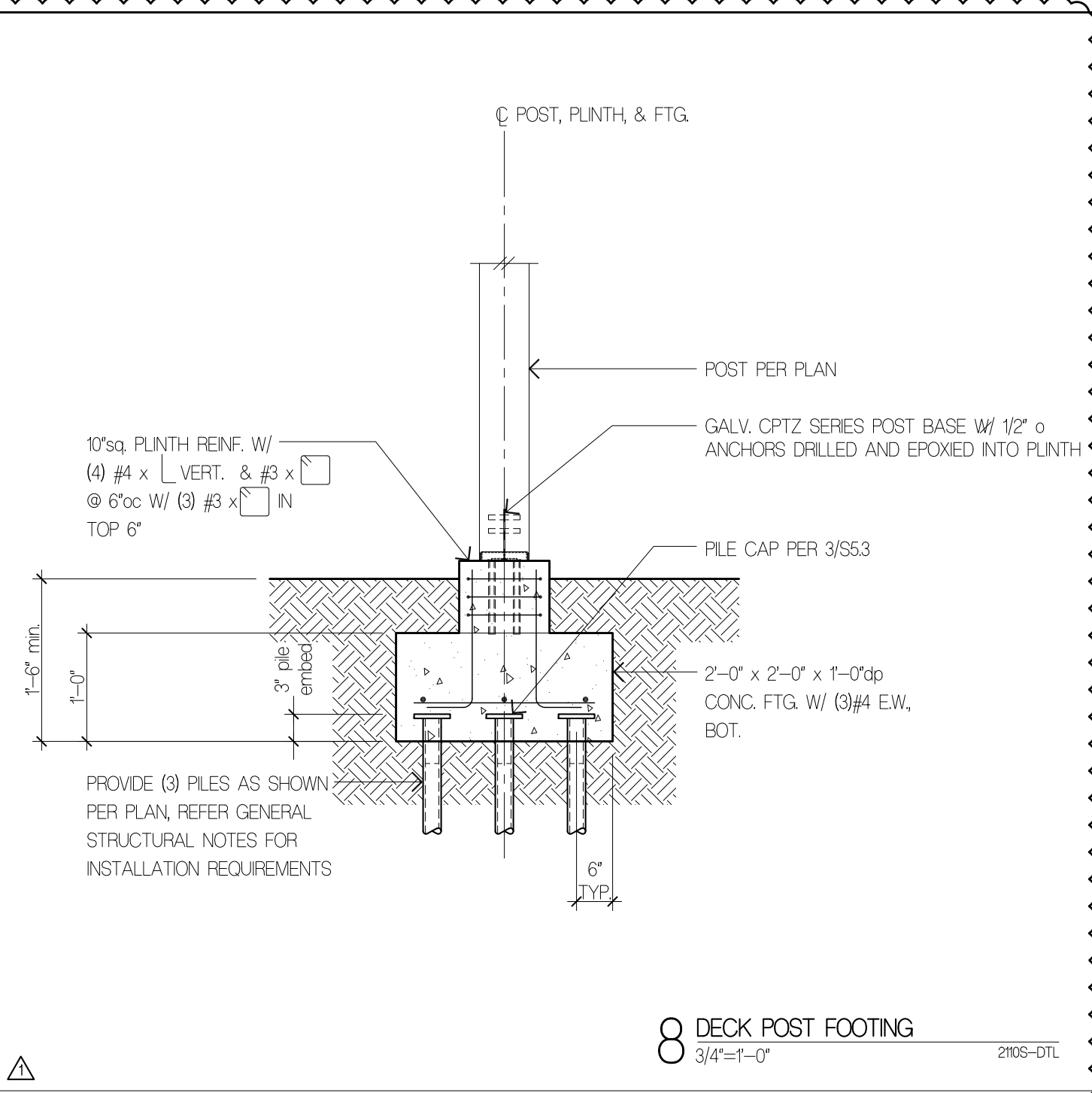
11 (E) EXTERIOR FLOOR FRAMING
 3/4"=1'-0" 2105-DTL



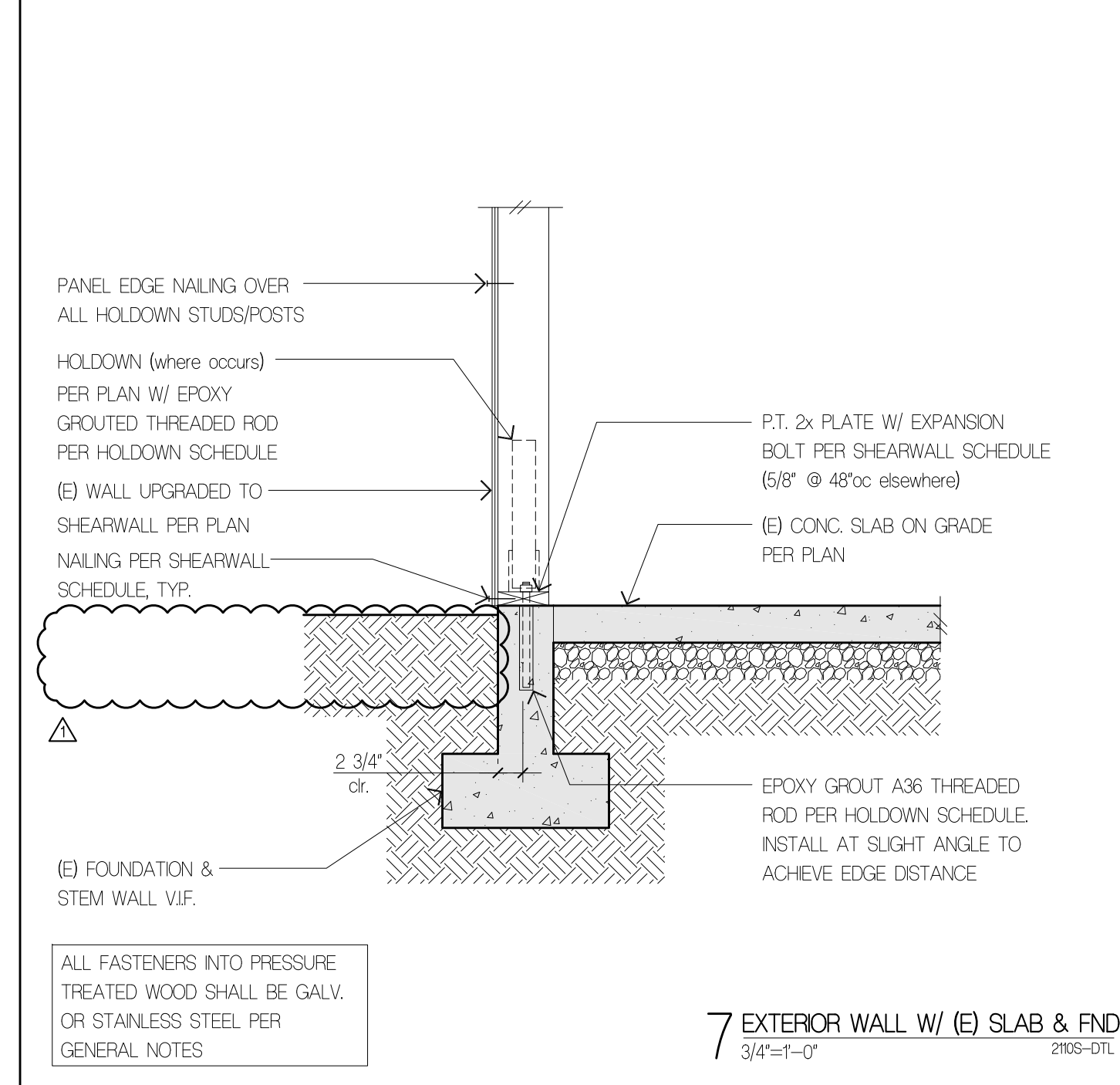
10 TYPICAL SLAB EDGE
 3/4"=1'-0" 2105-DTL



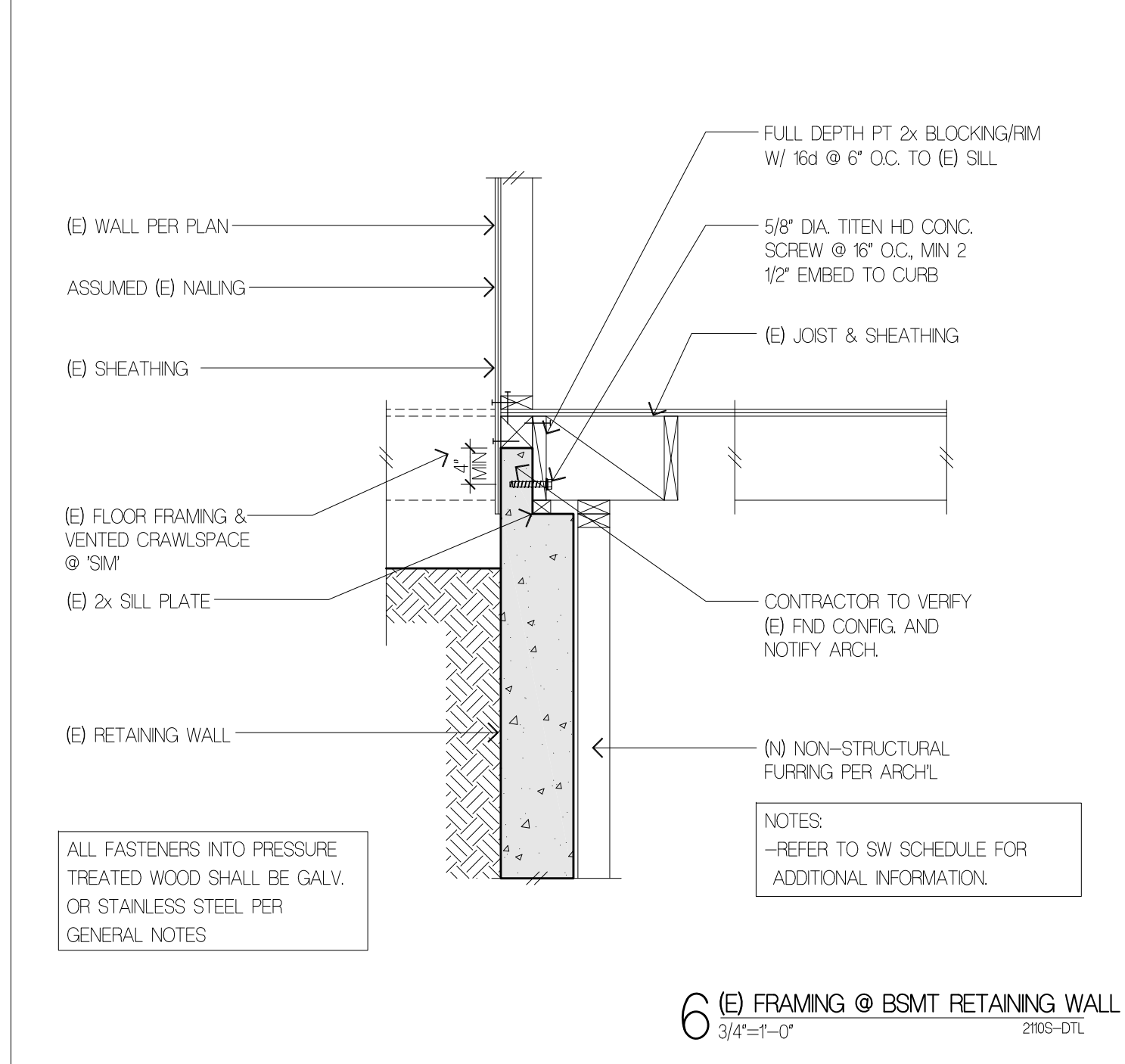
9 INTERIOR WALL & FND W/ (E) SLAB
 3/4"=1'-0" 2105-DTL



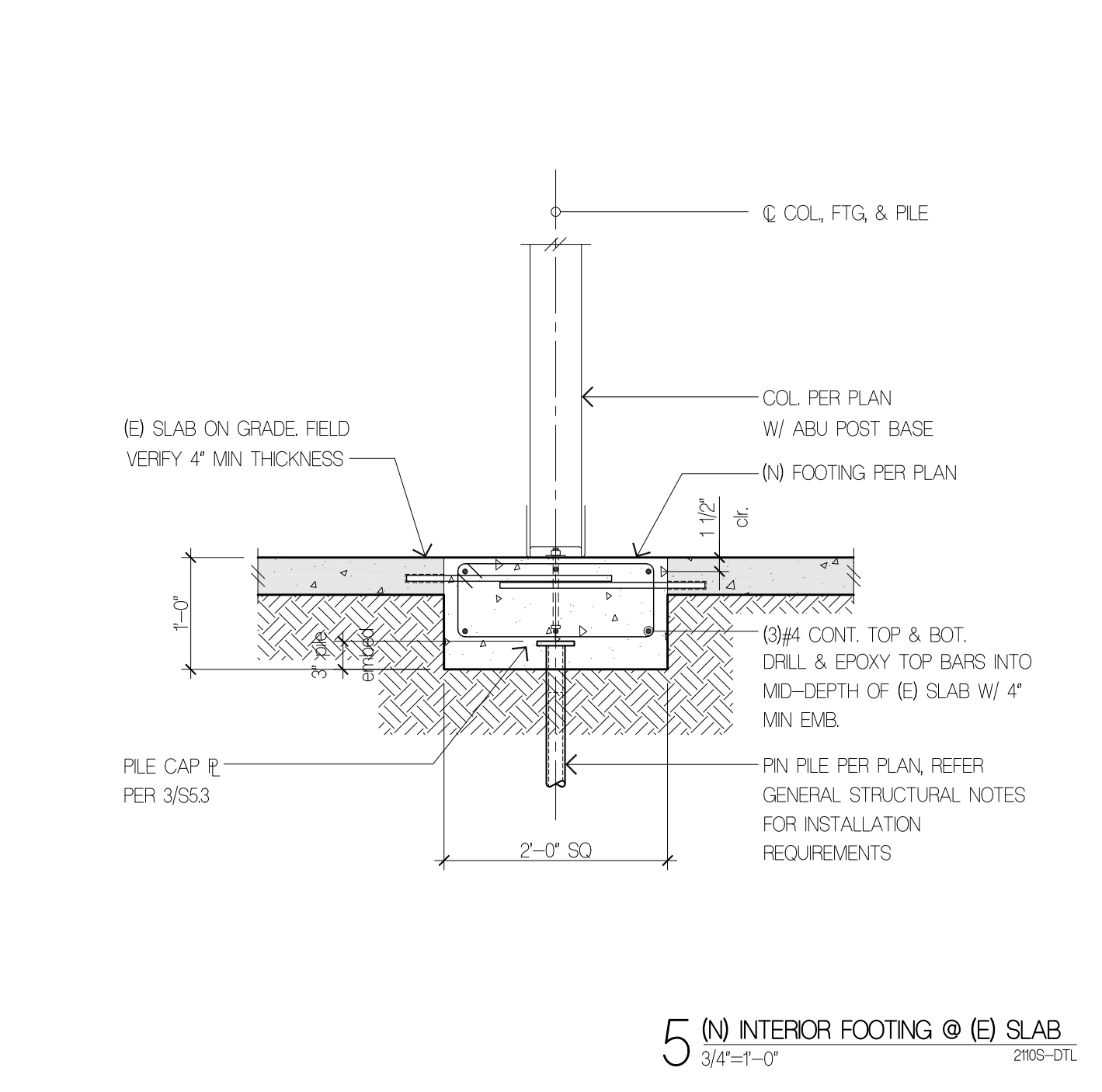
8 DECK POST FOOTING
 3/4"=1'-0" 2105-DTL



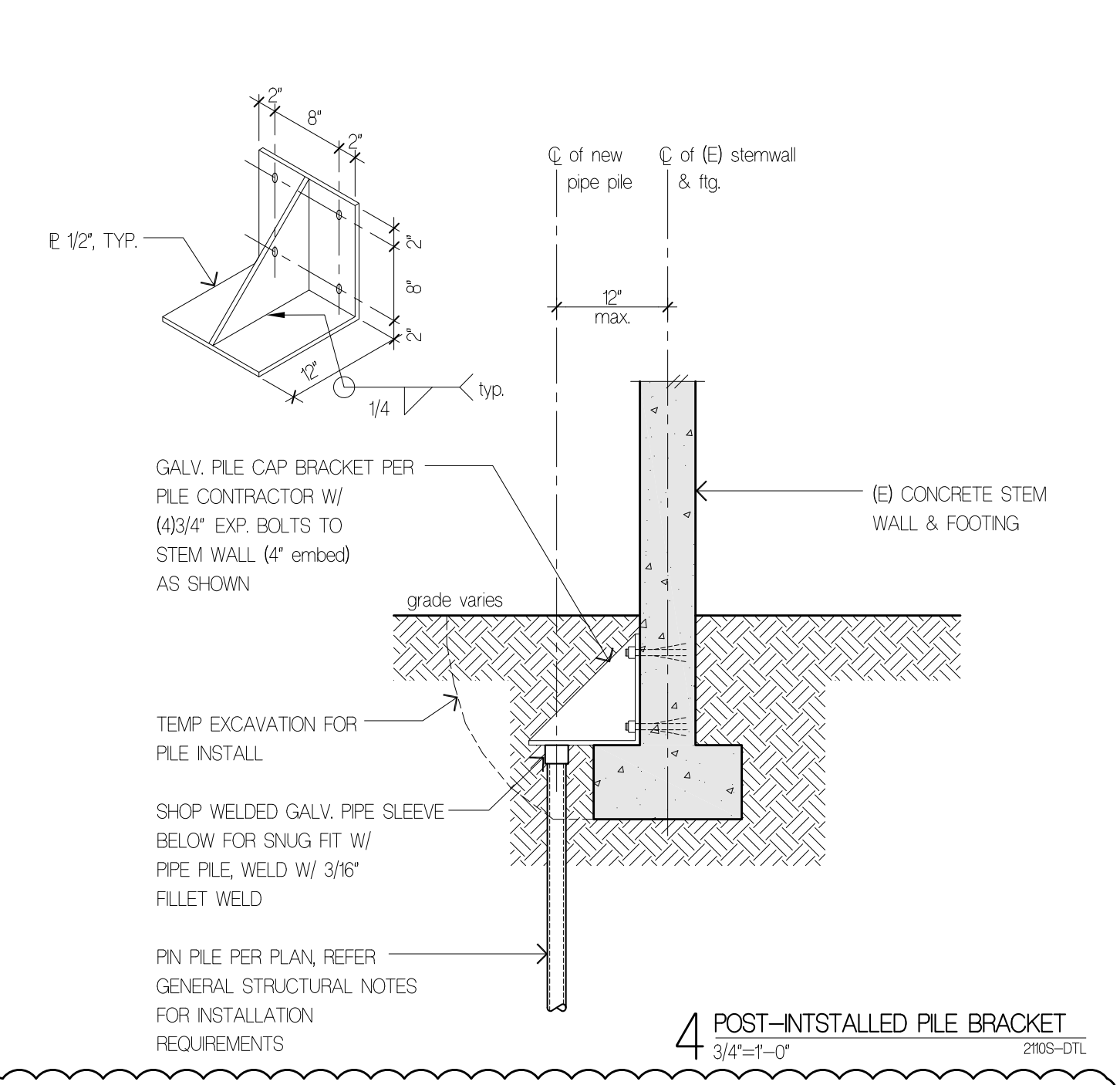
7 EXTERIOR WALL W/ (E) SLAB & FND
 3/4"=1'-0" 2105-DTL



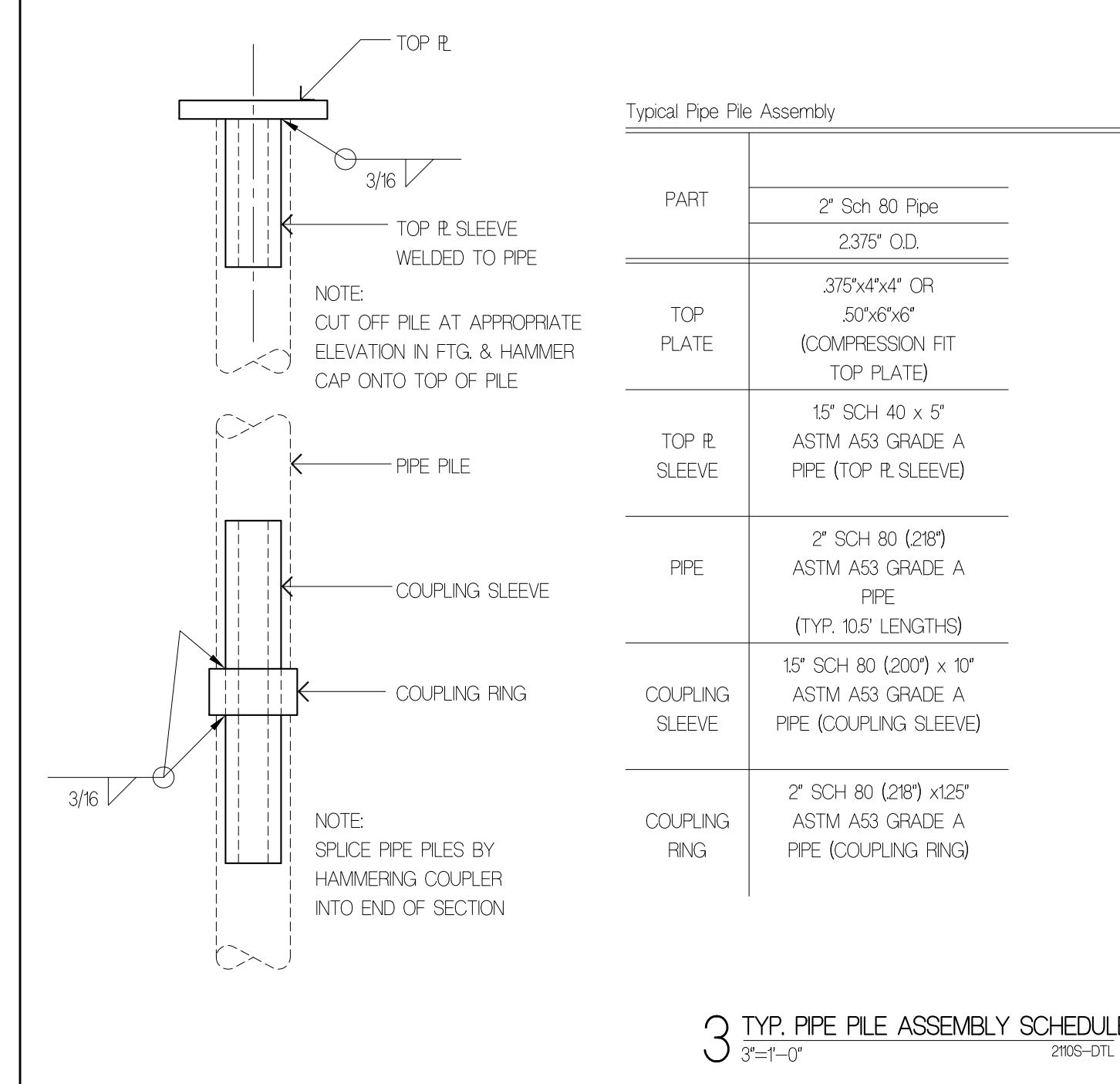
6 (E) FRAMING @ BSMT RETAINING WALL
 3/4"=1'-0" 2105-DTL



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



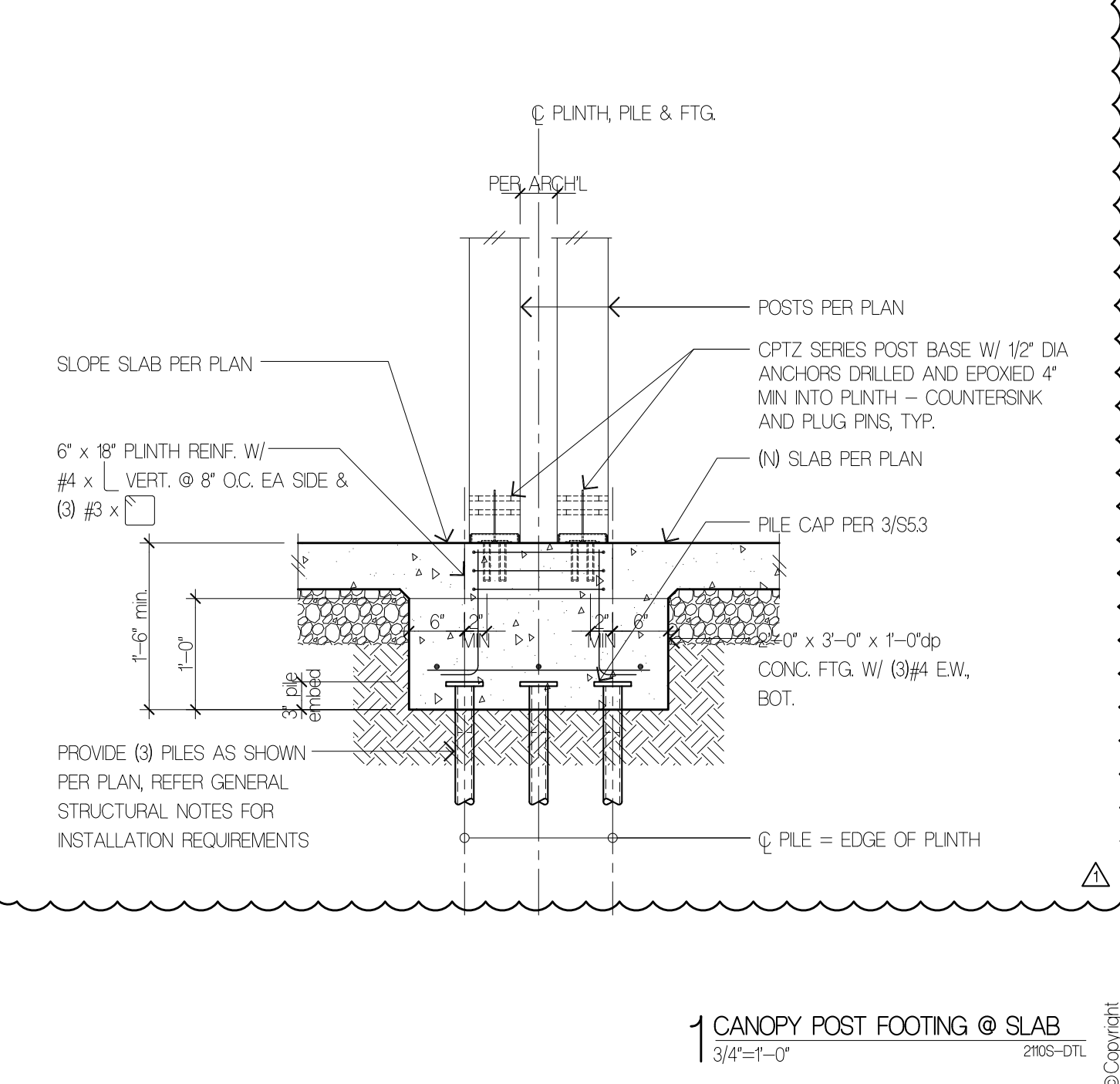
4 POST-INSTALLED PILE BRACKET
 3/4"=1'-0" 2105-DTL



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

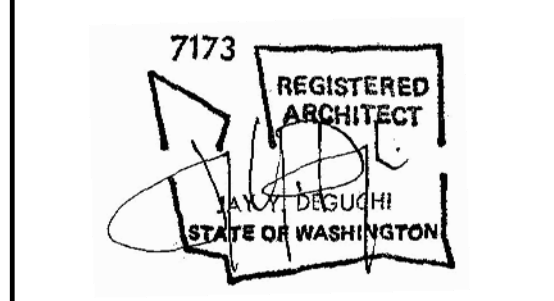


2 NOT USED
 3/4"=1'-0" 2105-DTL



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

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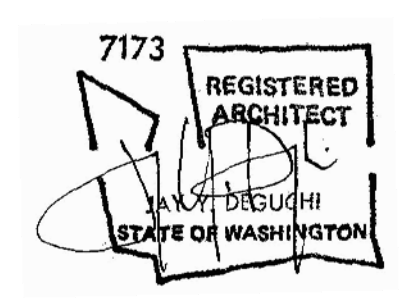
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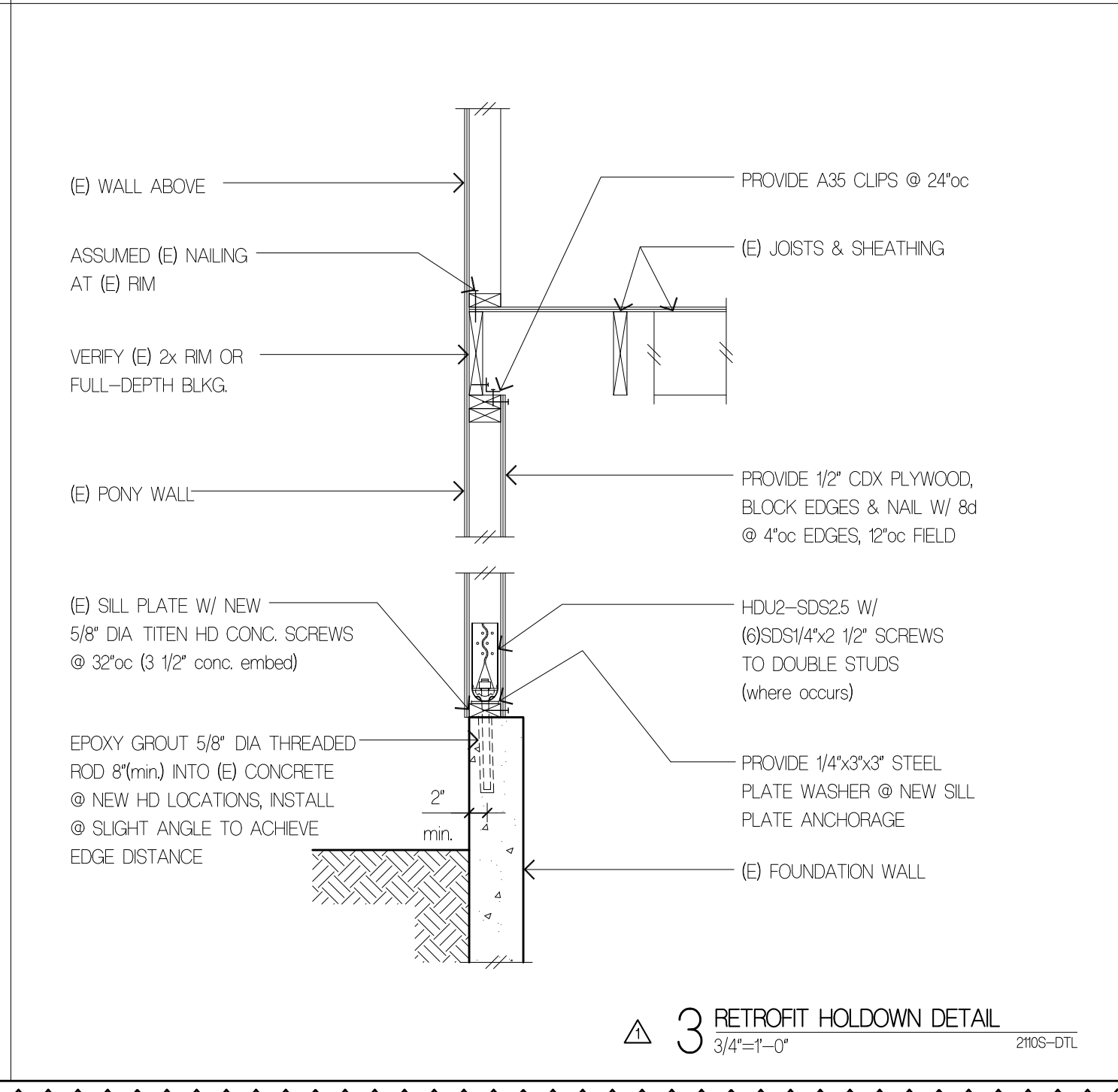
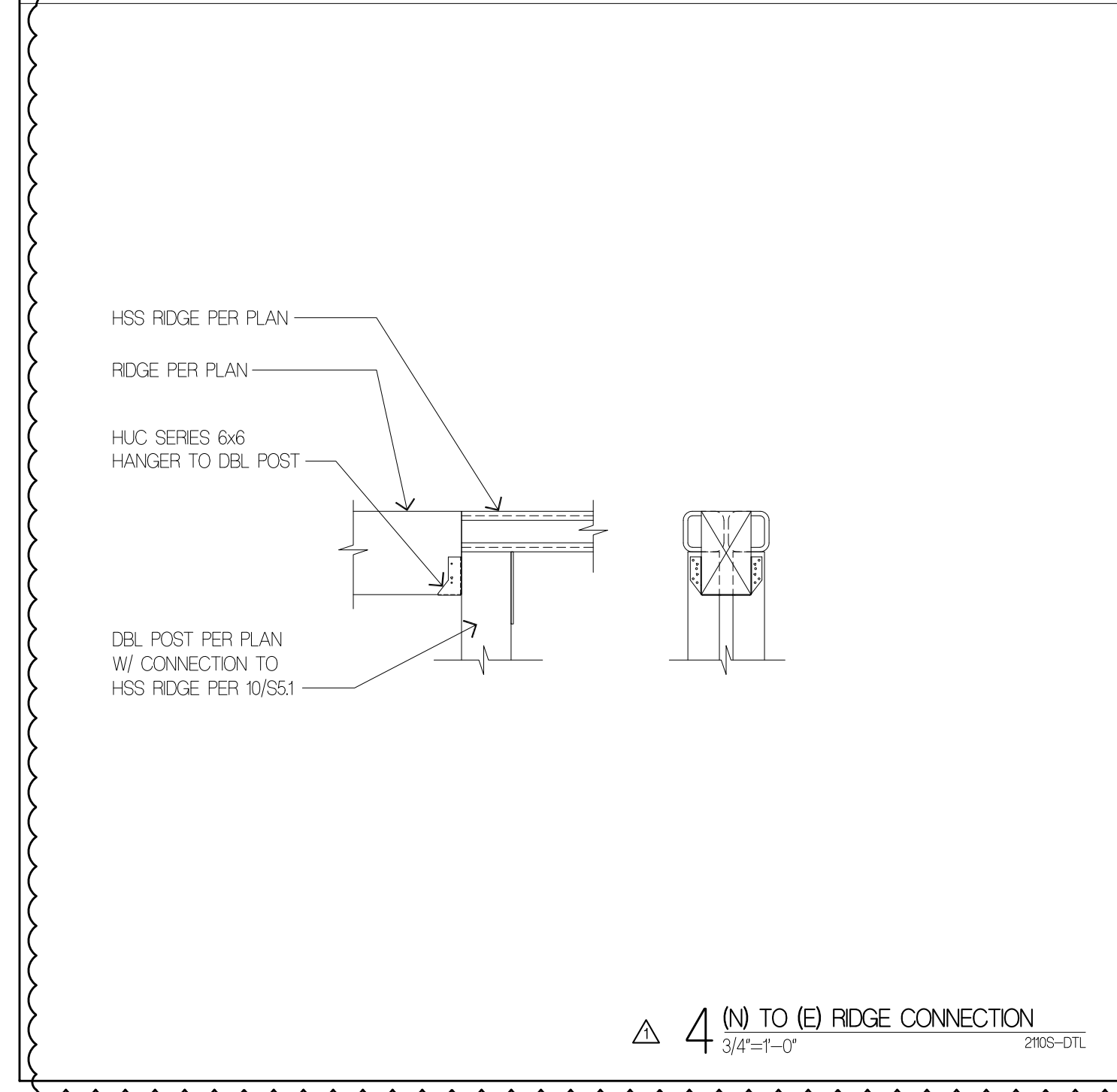
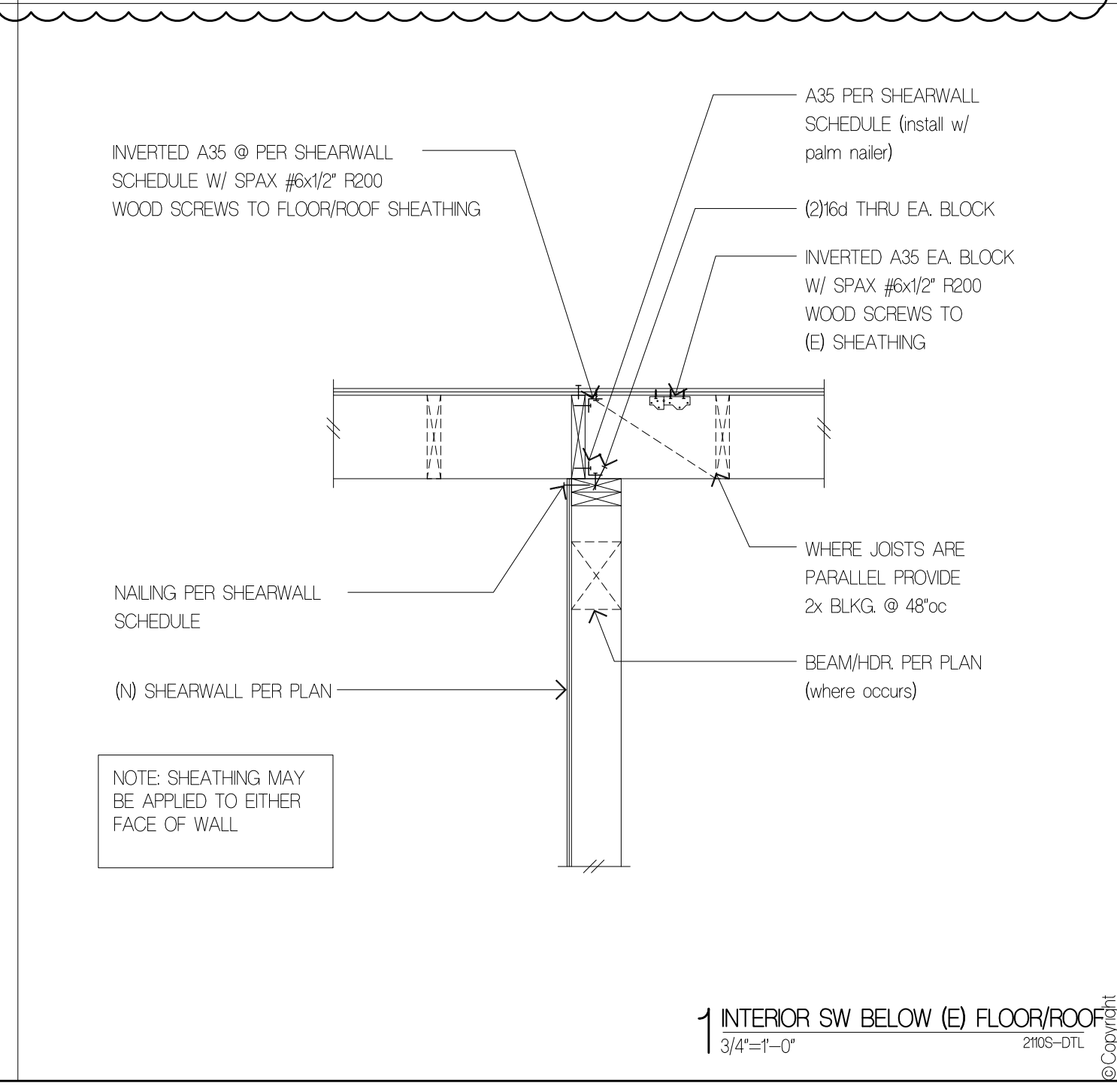
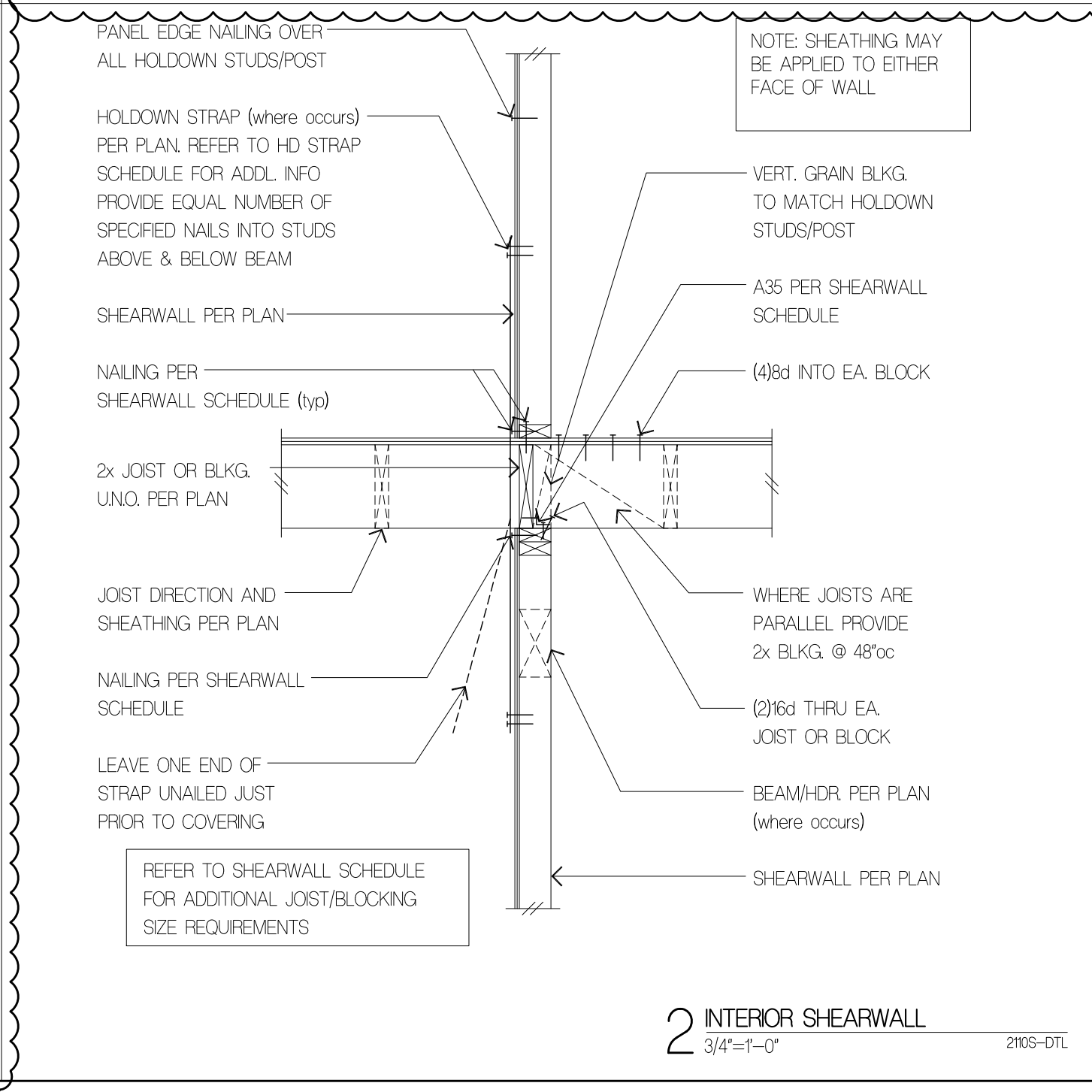
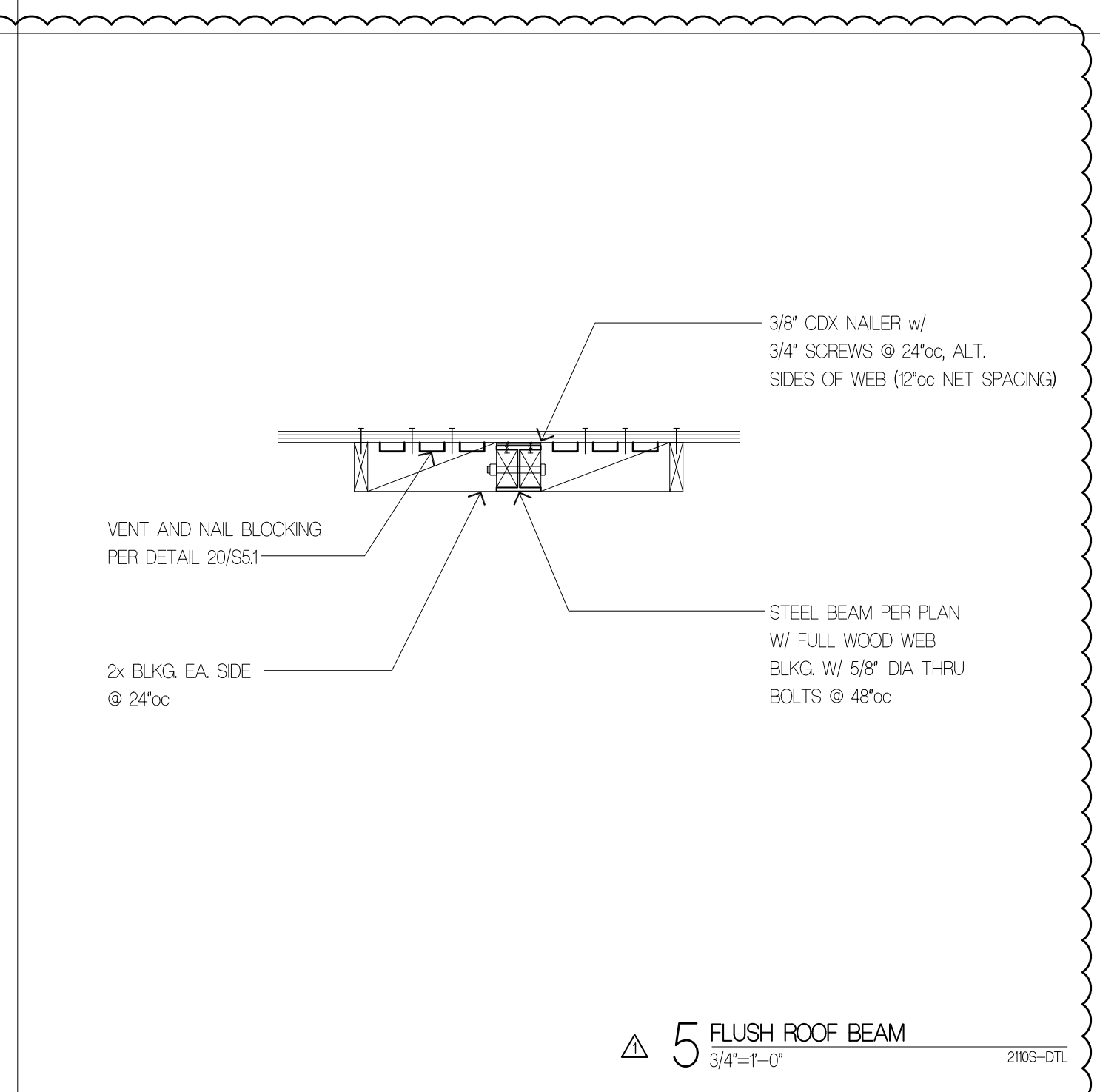
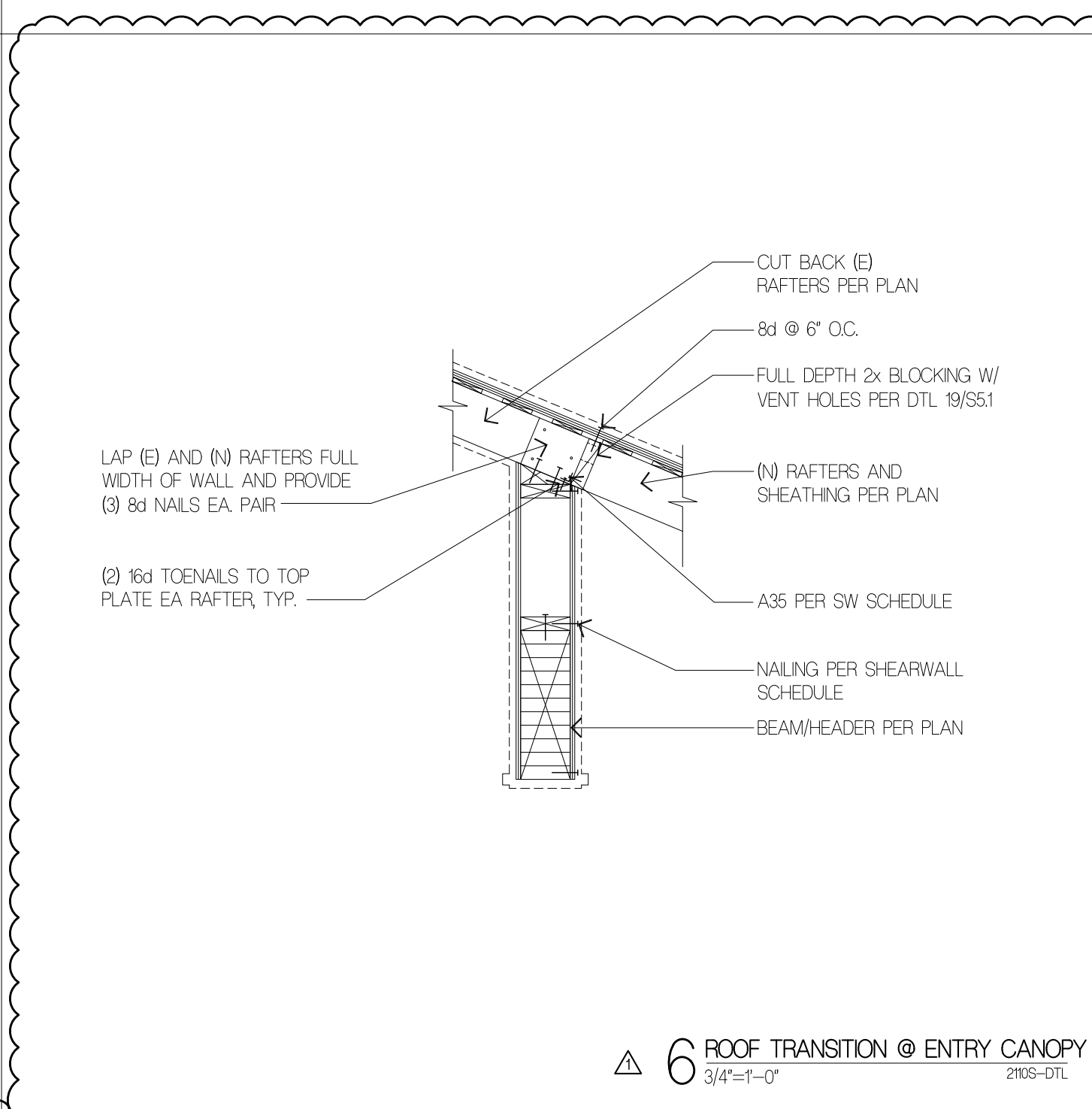
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△ 4 (N) TO (E) RIDGE CONNECTION
 3/4\"/>

△ 3 RETROFIT HOLDOWN DETAIL
 3/4\"/>

2 INTERIOR SHEARWALL
 3/4\"/>

1 INTERIOR SW BELOW (E) FLOOR/ROOF
 3/4\"/>