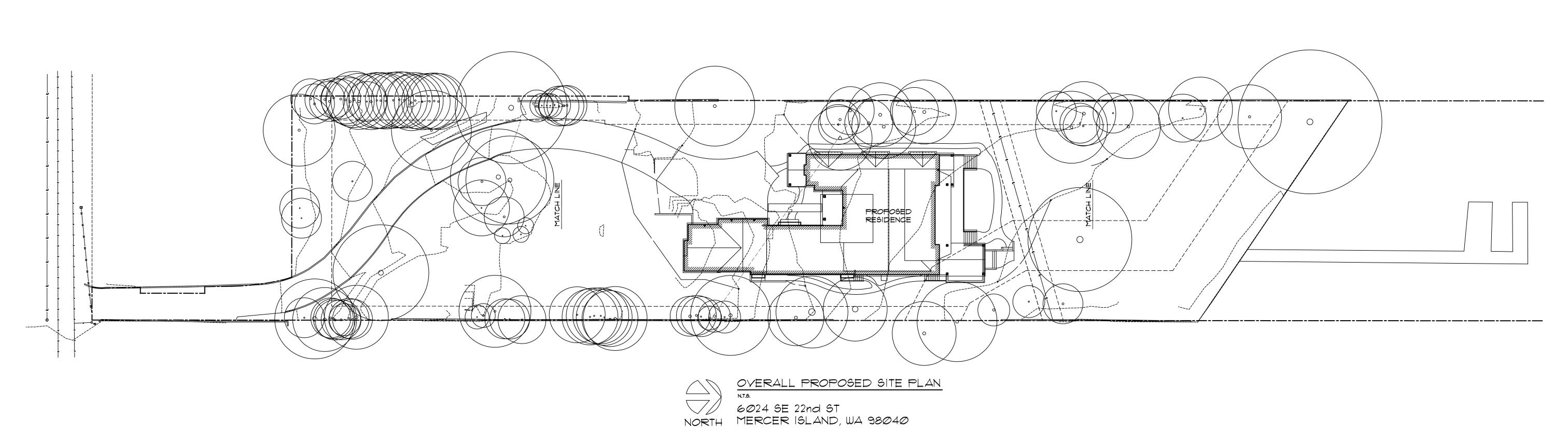


JOB NO: 20-020 DATE: 9/Ø1/22 DRWN. BY:MM, MG REVISED: 2/14/23



THE EAST HALF OF TRACT 18 AND ALL OF TRACT 19, FABEN'S POINT WATERFRONT TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGES 17 AND 18, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF VACATED ELIZABETH WAY WHICH LIES BETWEEN THE CENTERLINE OF TRACT 18 PRODUCED SOUTHERLY AND THE EAST LINE OF TRACT 19 PRODUCED SOUTHERLY, AND THE WESTERLY HALF OF VACATED MERCER STREET EXTENDING NORTHWARD FROM THE SOUTH LINE OF TRACT 20 TO THE OUTER BOUNDARY OF THE ADJOINING SHORELANDS OF LAKE WASHINGTON, AND LAKE WASHINGTON SHORELANDS ADJOINING,

TOGETHER WITH THAT PORTION OF TRACT 20 IN SAID PLAT OF FABEN'S POINT WATERFRONT TRACTS LYING EAST OF THE FOLLOWING DESCRIBED LINE BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 20 WHICH BEARS NORTH 89°55'45" WEST 92.06 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 0°01'54" EAST PARALLEL TO THE EAST LINE OF SAID TRACT 20, A DISTANCE OF 268.52 FEET; THENCE SOUTH 89°55'45" EAST 2.06 FEET; THENCE NORTH 0°01'54" EAST 44.50 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID TRACT 20;

EXCEPT THAT PORTION OF TRACT 20 AND THE WESTERLY HALF OF VACATED MERCER STREET (62ND AVENUE SOUTHEAST) CONVEYED TO JOHN W. HARVEY, III, BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 6492897;

ALSO EXCEPT THE SOUTH 100.00 FEET OF THE WEST 13.06 FEET OF THE EAST 92.06 FEET OF SAID TRACT 20. (PURSUANT TO CITY OF MERCER ISLAND BOUNDARY LINE REVISION NO. MI-83-04-112, RECORDED UNDER RECORDING NUMBER 8306299004.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

HELD N 89°55'45" W BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF SE 22ND ST PER R1.

REFERENCES

R1. BOUNDARY LINE REVISION NO. MI-83-04-12, VOL. 36, PG. 159, RECORDS OF KING COUNTY, WASHINGTON.

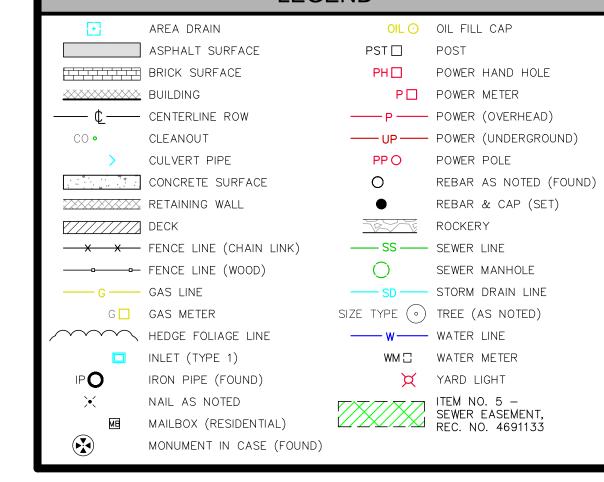
VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS.

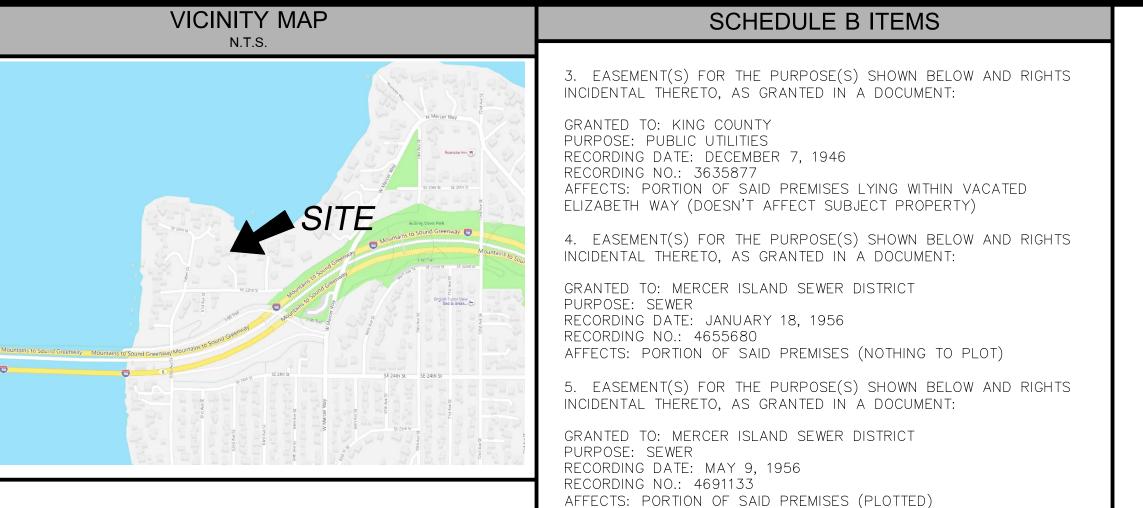
SURVEYOR'S NOTES

- . THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2020. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT
- 2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
- 4. SUBJECT PROPERTY TAX PARCEL NO. 2439700110
- 5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 55,969 S.F. (1.29 ACRES)
- 6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO NATIONAL TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 0182986-ETU, WITH AN EFFECTIVE DATE OF JULY 1, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- 7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

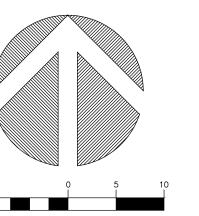


TOPOGRAPHIC & BOUNDARY SURVEY

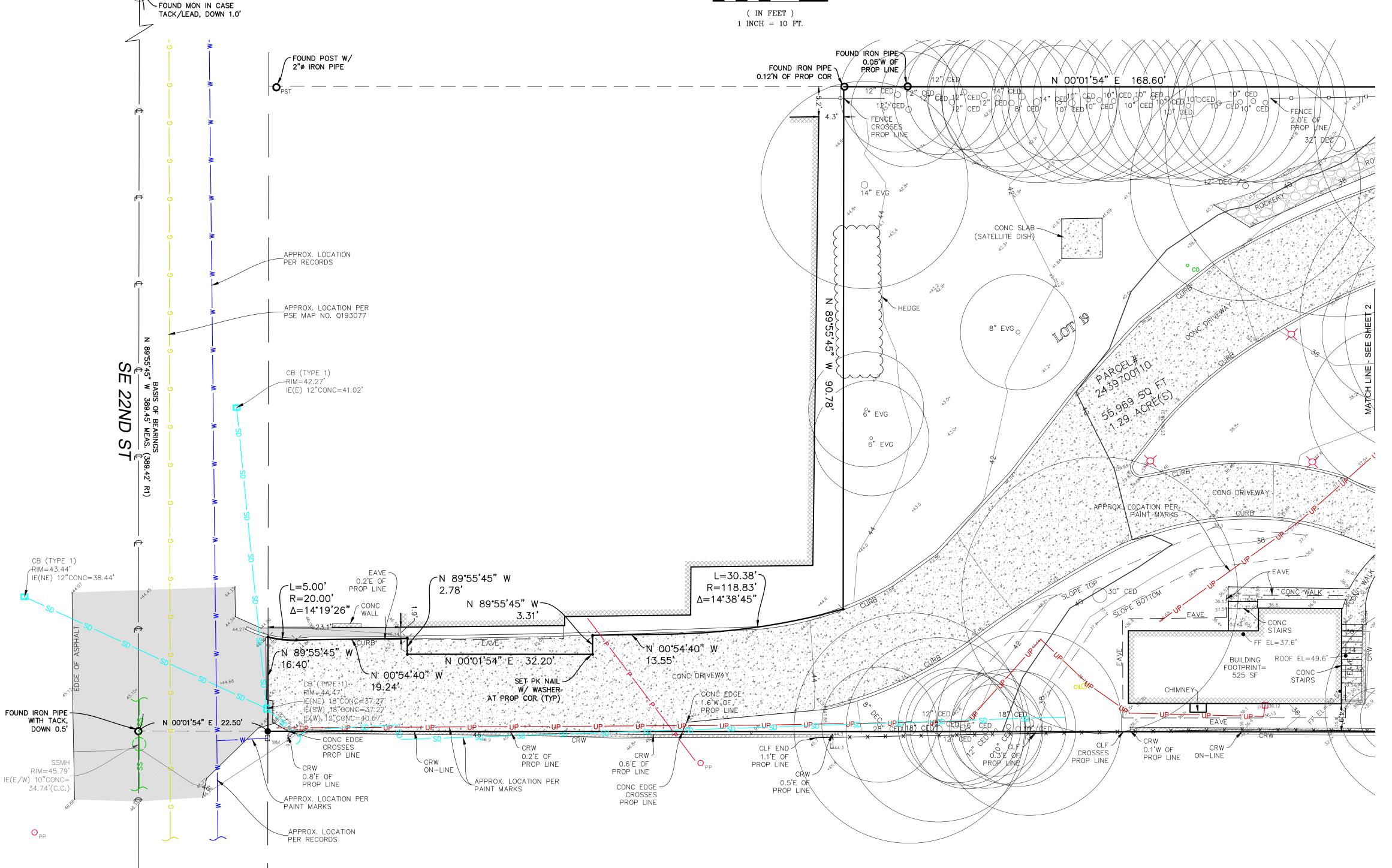


STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATEL THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS O OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.



(IN FEET) 1 INCH = 10 FT.





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REVISION HISTORY					
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llevue, WA 98004
port@terrane.net

JOB NUMBER: 201729

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SCALE: 1"= 10'

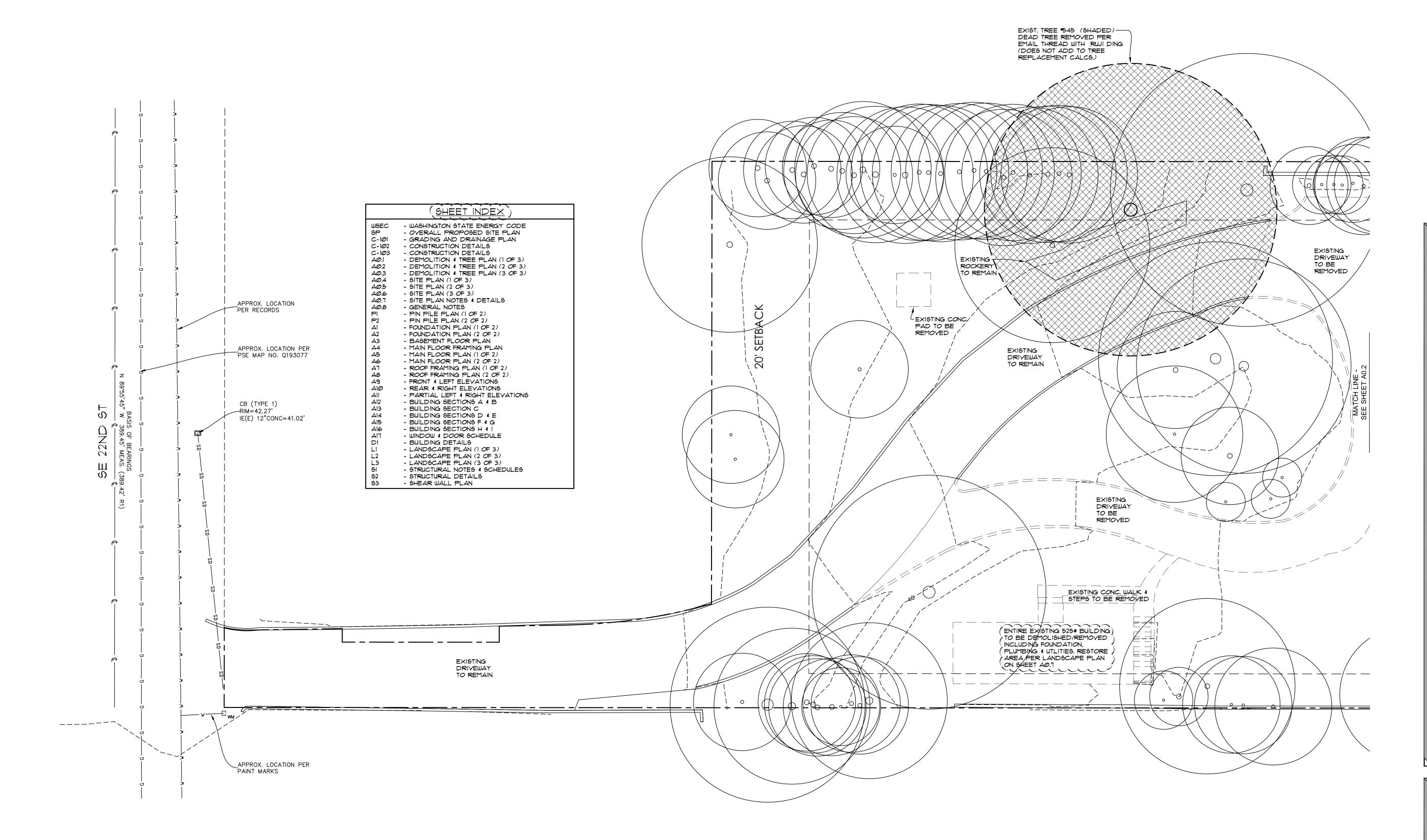
REVISION HISTORY

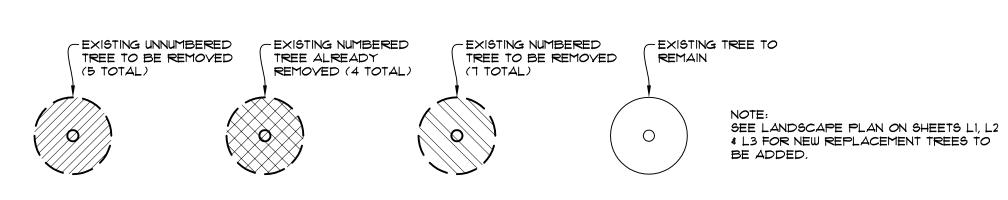
SHEET NUMBER

3 OF 3

JOB NO: 20-020 DATE: 9/01/22 DRWN. BY: MM, MG REVISED: 2/14/23

SHEET NO.





TREE LEGEND

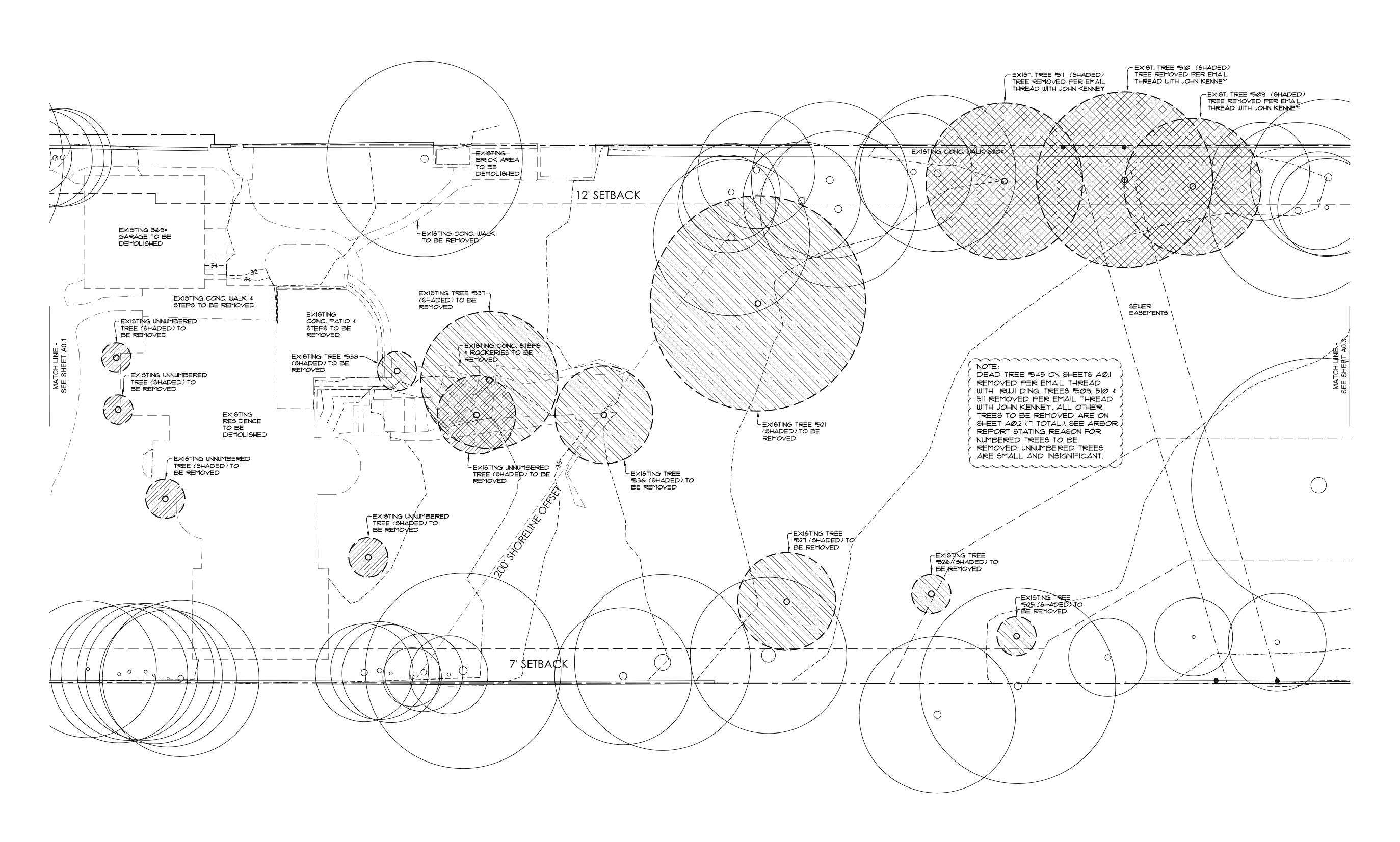
DEMOLITION & TREE PLAN (1 OF 3)

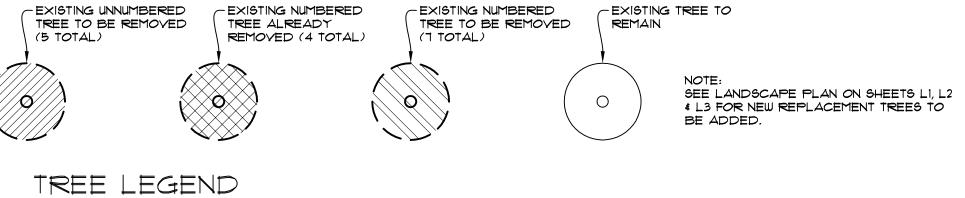
SCALE: 1" = 10"

NORTH MERCER ISLAND, WA 98040

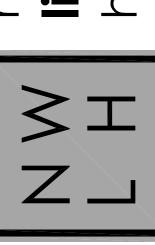
JOB NO: 20-020 9/Ø1/22 DATE: DRWN. BY:MM, MG REVISED: 2/14/23

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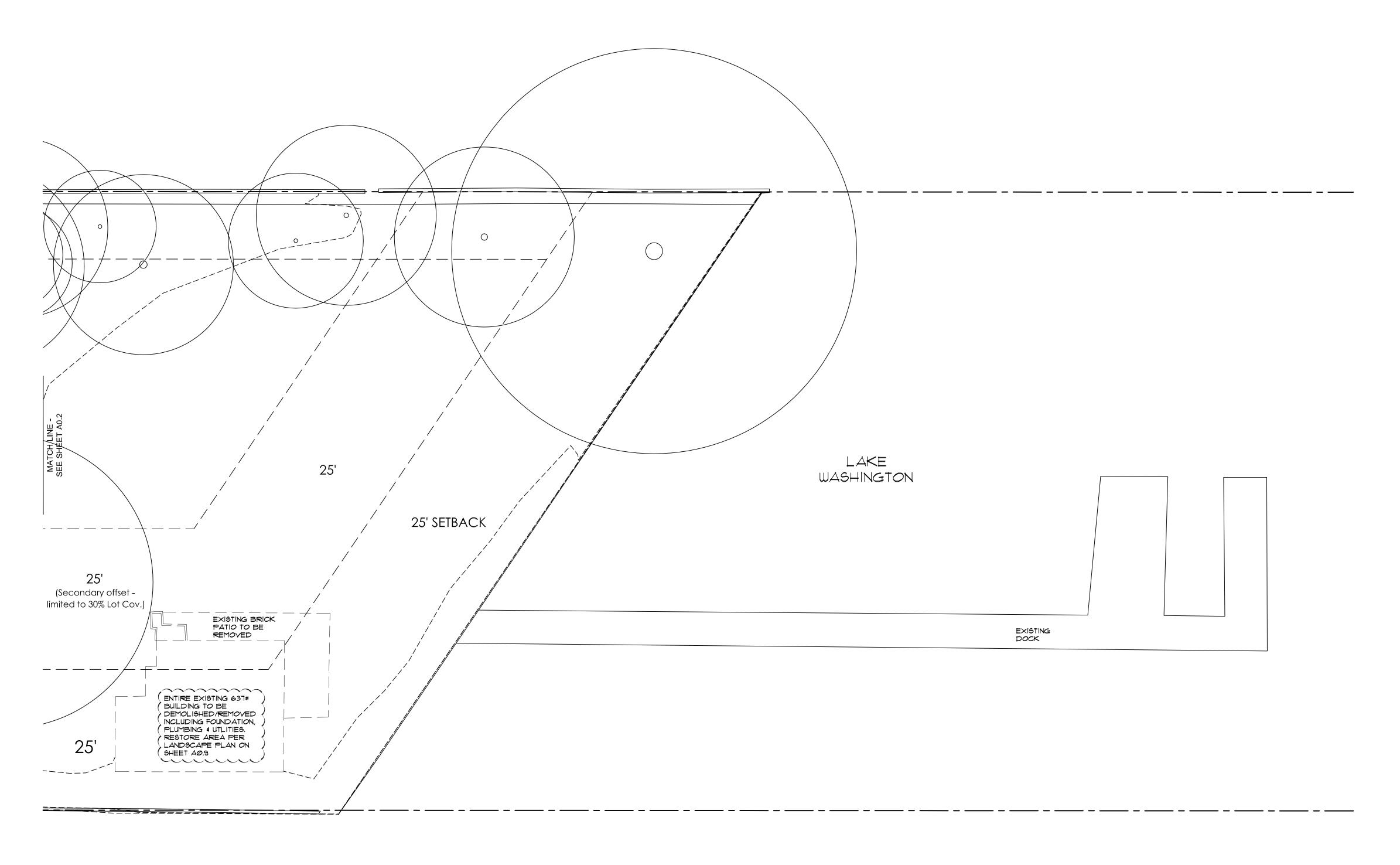


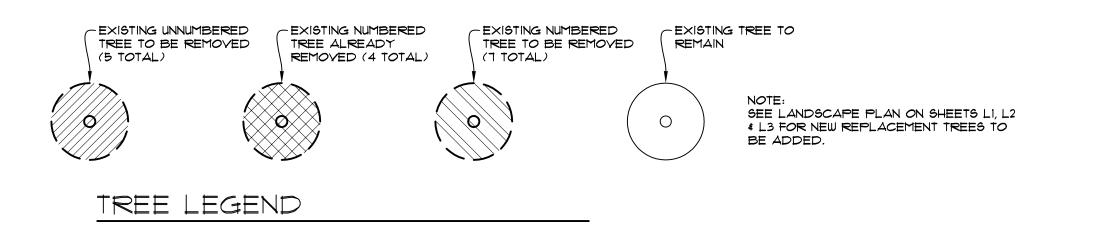


DEMOLITION & TREE PLAN (2 OF 3) SCALE: |" = 10' NORTH MERCER ISLAND, WA 98040



JOB NO: 20-020 9/01/22 DATE: DRWN. BY:MM, MG REVISED: 2/14/23



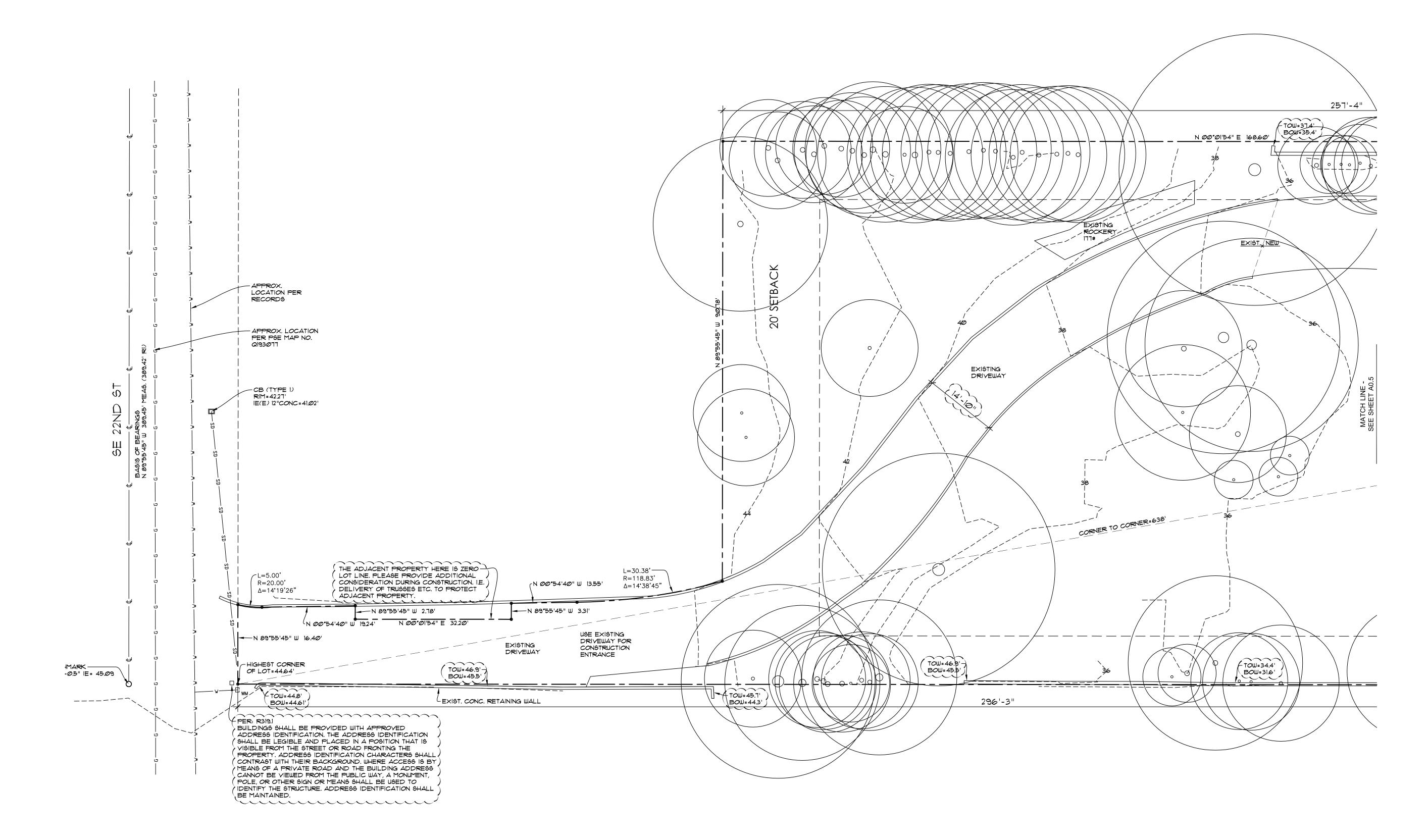




HOUTCHENS RESIDENCE 6024 SE 22nd ST MERCER ISLAND, WA 98040

JOB NO: 20-020 9/01/22 DATE: DRWN. BY:MM, MG REVISED: 2/14/23

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SITE PLAN (1 OF 3) SCALE: |" = 10'

NORTH MERCER ISLAND, WA 98040



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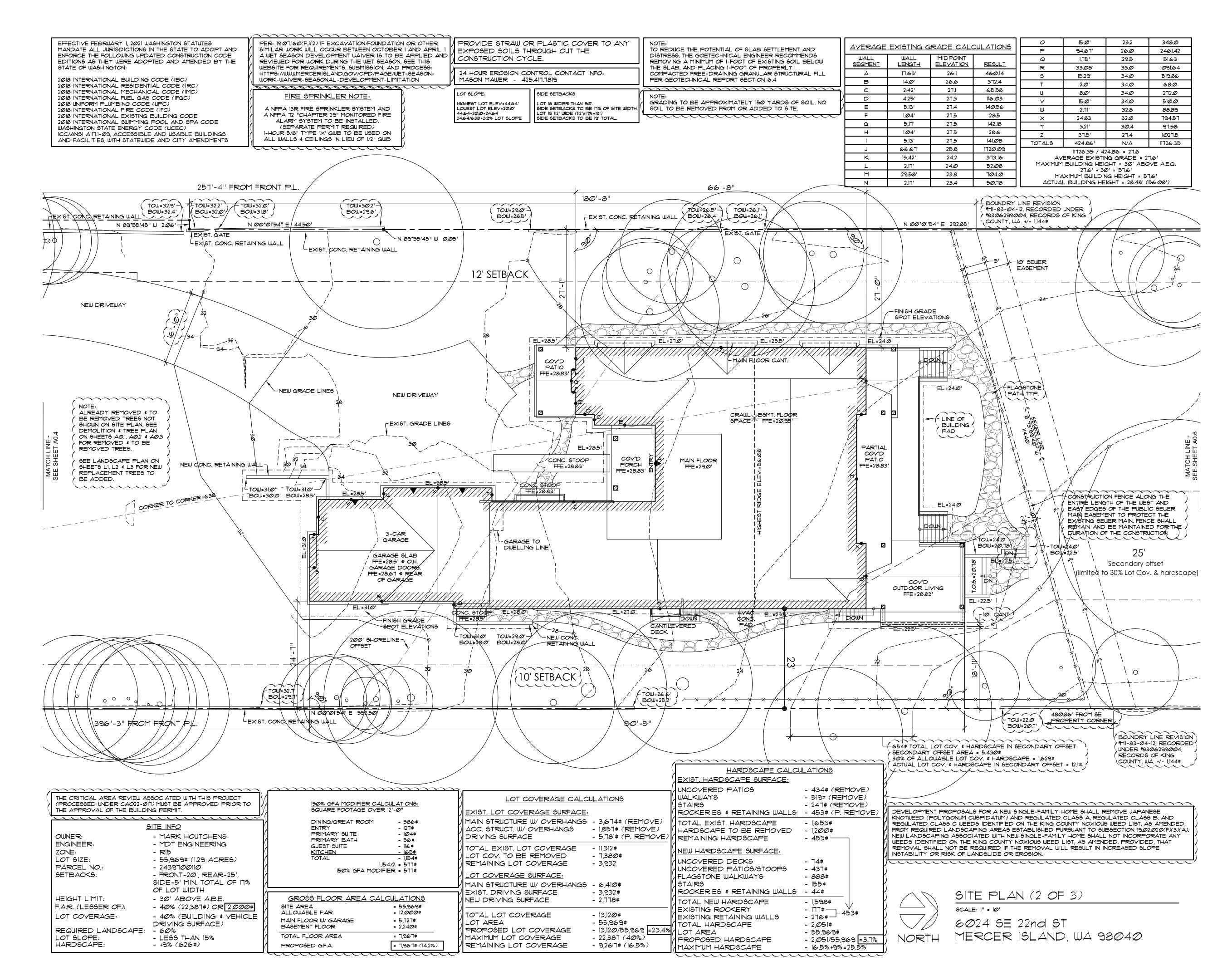
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HOUTCHENS RESIDENCE 6024 SE 22nd ST MERCER ISLAND, WA 98040

JOB NO: 20-020 DATE: 9/01/22 DRWN. BY:MM, MG REVISED: 3/31/23

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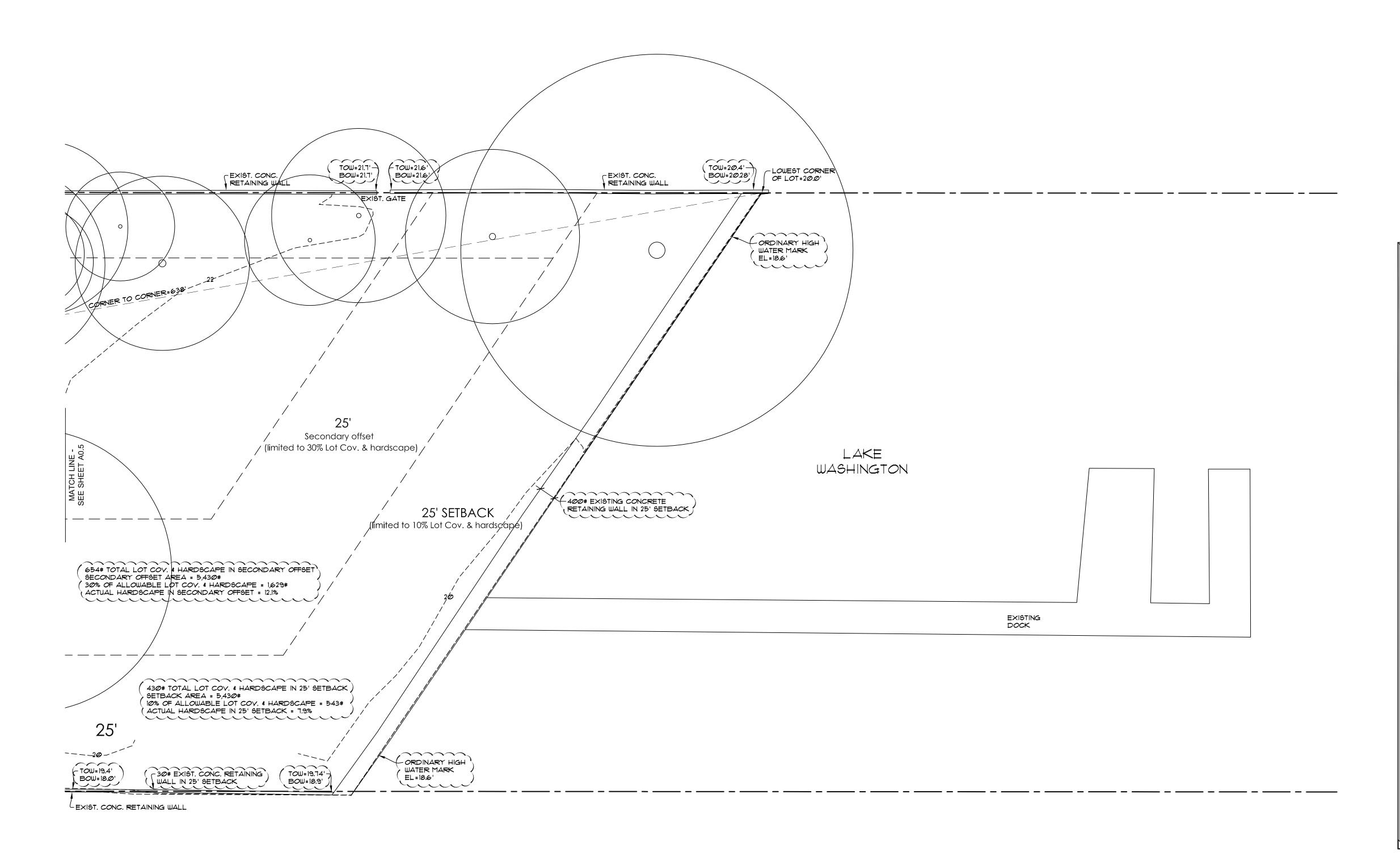
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JOB NO: 20-020 DATE: 9/01/22 DRWN. BY:MM, MG REVISED: 2/14/23

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- . THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:
- A. CONDUCT PRE-CONSTRUCTION MEETING. B. FLAG OR FENCE CLEARING LIMITS.

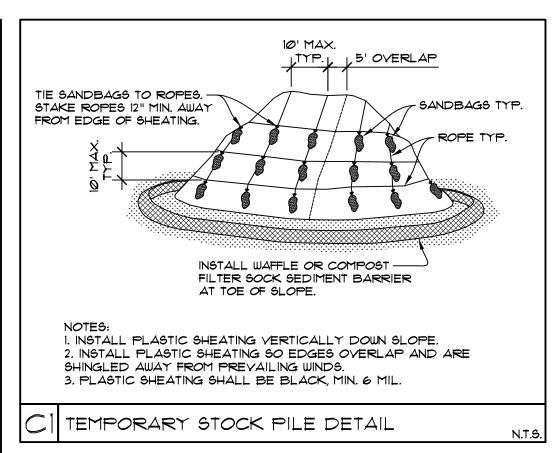
AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.

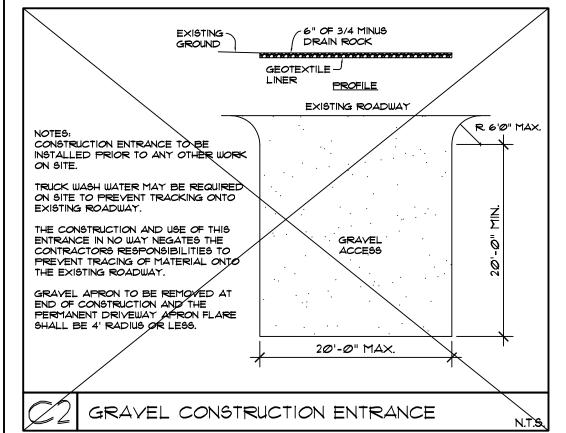
- C. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR. D. INSTALL CATCH BASIN PROTECTION IF REQUIRED. E. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- F. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.). G. CONSTRUCT SEDIMENT PONDS AND TRAPS.
- H. GRADE AND STABILIZE CONSTRUCTION ROADS I. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- J. MAINTAIN EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY/COUNTY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. K. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE
- CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY/COUNTY TESC MINIMUM REQUIREMENTS. L. COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
- M. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS. N. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS. O. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED
- 2. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS CLEAN AND FREE OF CONTAMINANTS AT ALL TIMES AND FOR PREVENTING AN ILLICIT DISCHARGE INTO THE MUNICIPAL STORM DRAIN SYSTEM. IF YOUR CONSTRUCTION PROJECT CAUSES AN ILLICIT DISCHARGE TO THE MUNICIPAL STORM DRAIN SYSTEM, THE CITY/COUNTY STORM MAINTENANCE DIVISION WILL BE CALLED TO CLEAN THE PUBLIC STORM SYSTEM, AND OTHER AFFECTED PUBLIC INFRASTRUCTURE. THE CONTRACTOR(6), PROPERTY OWNER, AND ANY OTHER RESPONSIBLE PARTY MAY BE CHARGED ALL COSTS ASSOCIATED WITH THE CLEAN-UP AND MAY ALSO BE ASSESSED MONETARY PENALTIES. THE MINIMUM PENALTY IS \$500. A FINE FOR A REPEAT VIOLATION SHALL BE A MULTIPLIED BY THE NUMBER OF YIOLATIONS. A FINE MAY BE REDUCED OR WAIVED FOR PERSONS WHO IMMEDIATELY SELF-REPORT VIOLATION TO THE CITY/COUNTY, A FINAL INSPECTION OF YOUR PROJECT WILL NOT BE GRANTED UNTIL ALL COSTS ASSOCIATED WITH THE CLEAN-UP, AND PENALTIES, ARE PAID TO THE CITY/COUNTY.
- 3. CONSTRUCTION DEWATERING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN COK POLICY E-1. SPECIFICALLY, DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25 NTU, AND NOT CONSIDERED AN ILLICIT DISCHARGE. TEMPORARY DISCHARGES TO SANITARY SEWER REQUIRE PRIOR AUTHORIZATION AND PERMIT AND NOTIFICATION TO THE PUBLIC WORKS CONSTRUCTION
- 4. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY/COUNTY STANDARDS AND SPECIFICATIONS.
- 5. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- 6. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES,
- 7. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- 8. A COPY OF THE APPROVED ESC PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- 9. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
- 10. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY/COUNTY INSPECTOR.
- 11. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G., ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
- 12. THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED. PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEWS OF THE ESC FACILITIES.
- 13. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
- 14. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- 15. ALL DENUDED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G. SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES: ·MAY I TO SEPTEMBER 30 -SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING. OCTOBER I TO APRIL 30 - SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. ·STABILIZE SOILS AT THE END OF THE WORKDAY PRIOR TO A WEEKEND, HOLIDAY, OR

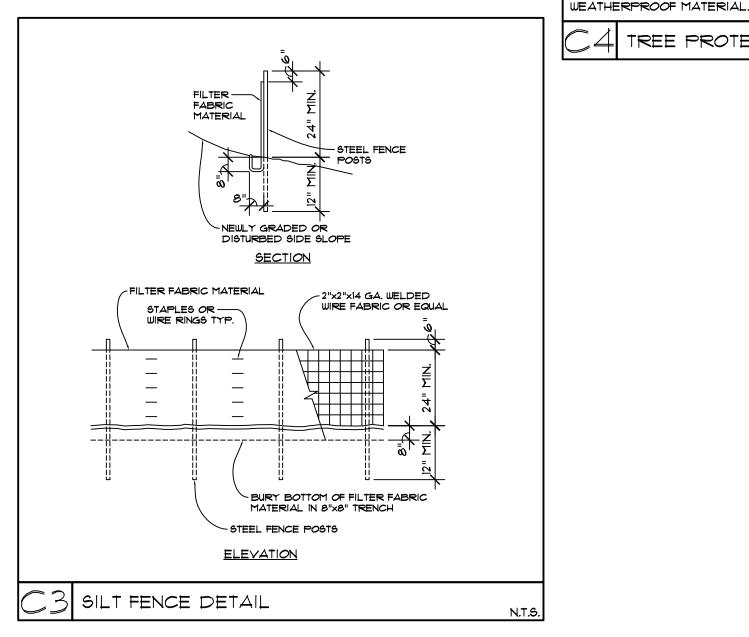
PREDICTED RAIN EVENT.

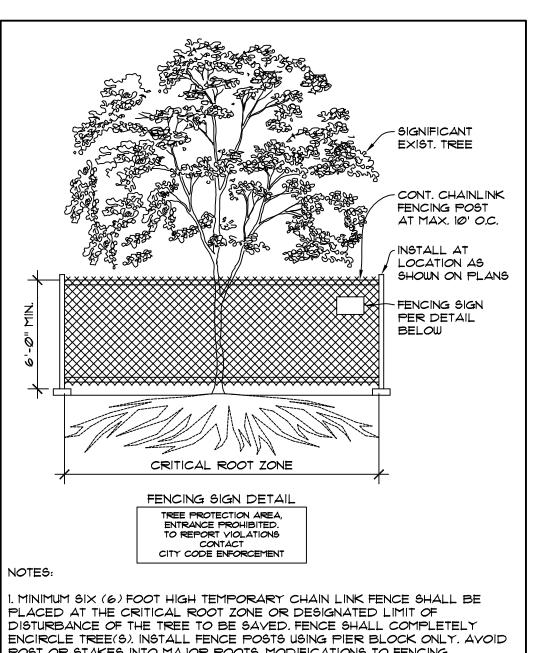
- 16. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
- 17. WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".
- 18. ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL HAVE A 6' HIGH TEMPORARY CONSTRUCTION FENCE (CHAIN LINK WITH PIER BLOCKS) SEPARATING THE LOT (OR BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE NGPE AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL THE PLANNING DEPARTMENT AUTHORIZES REMOVAL.
- 19. CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A 6-FT. HIGH CHAIN LINK FENCE ADJACENT THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR UPSLOPE OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH ORANGE MESH CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS.
- 20. OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.

- 21. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF I' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING± 2"-4" ROCK/30%-40% PASSING± AND 1"-2" ROCK/10%-20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR EROSION PROTECTION, INCLUDING CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON THE SITE.
- 22. IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED
- 23. ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.
- 24. AT NO TIME SHALL MORE THAN I' OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED IMMEDIATELY FOLLOWING REMOVAL OF EROSION CONTROL BMPS. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- 25. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.
- 26. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'.
- 27. THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY. ALSO, ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.
- 28. PRIOR TO THE OCTOBER I OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDED WITHIN ONE WEEK AFTER OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDED AND THE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.
- 29. ANY AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT (INCLUDING A 5-FOOT BUFFER) MUST BE SURROUNDED BY SILT FENCE PRIOR TO CONSTRUCTION AND UNTIL FINAL STABILIZATION OF THE SITE TO PREVENT SOIL COMPACTION AND SILTATION BY CONSTRUCTION ACTIVITIES.
- 30. IF THE TEMPORARY CONSTRUCTION ENTRANCE OR ANY OTHER AREA WITH HEAVY VEHICLE LOADING IS LOCATED IN THE SAME AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT, 6" OF SEDIMENT BELOW THE GRAVEL SHALL BE REMOVED PRIOR TO INSTALLATION OF THE INFILTRATION FACILITY OR PERVIOUS PAVEMENT (TO REMOVE FINES ACCUMULATED DURING CONSTRUCTION).
- 31. ANY CATCH BASING COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE ADEQUATE PROTECTION FROM SEDIMENT. CATCH BASINS DIRECTLY DOWNSTREAM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A "STORM DRAIN PROTECTION INSERT" OR EQUIVALENT.
- 32. IF A SEDIMENT POND IS NOT PROPOSED, A BAKER TANK OR OTHER TEMPORARY GROUND AND/OR SURFACE WATER STORAGE TANK MAY BE REQUIRED DURING CONSTRUCTION, DEPENDING ON WEATHER CONDITIONS.
- 33. DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSTREAM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.
- 34. RECYCLED CONCRETE SHALL NOT BE STOCKPILED ON SITE, UNLESS FULLY COVERED WITH NO POTENTIAL FOR RELEASE OF RUNOFF.









POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.

2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND COVERED WITH SOIL AS SOON AS POSSIBLE.

3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL. I. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE. SIGN TO BE MINIMUM 11"XIT", AND MADE OF

TREE PROTECTION DETAIL

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JOB NO: 20-020 DATE: 9/01/22 DRWN. BY: MM, MG REVISED

. ALL FLOOR JOISTS PER PLAN. REFER TO MFG. LAYOUT FOR ALL FRAMING DETAILS AND BLOCKING. REVIEW MFG. LAYOUT PRIOR TO FRAMING. DOUBLE UNDER BEARING PARTITIONS. PROVIDE SOLID BLOCKING OVER BEARING

2. ALL PRE-MANUFACTURED TRUSSES TO BE IDENTIFIED BY MFG'S STAMP. 3. FACTORY BUILT FIREPLACE & CHIMNEY TO BE UL LABELED INSTALL PER

MANUFACTURERS SPECS O/SIDE COMBUSTION AIR REQ'D (MIN 6 SQ IN) DUCTED TO F/BOX W/ OPERABLE O/GIDE DAMPER, TIGHTLY FITTING FLUE DAMPER, AND TIGHT FITTING GLASS OR METAL DOORS OR FLUE DRAFT INDUCTION FAN. MINIMUM FIREPLACE EFFICIENCY OF 50% OR GREATER PER WSEC R402.4.2.1. PILOT LIGHT SHALL NOT BE CONTINUOUSLY BURNING PER WSEC R403.1.3.

4. LIMIT SHOWER FLOW TO 2.5 GALLON/MIN.

5. H.W.T. TO BE LABELED PER ASHRAE STD. NO. 90A-80, AND MEET THE REQUIREMENTS. PER 1987 NATIONAL APPLIANCE ENERGY CONSERVATION

6. FURNACE AND H.W. TANK, PILOTS, BURNERS, HEATING ELEMENTS, AND SWITCHES TO BE A MIN. OF 18" ABOVE FINISHED FLOOR.

. ALL SKYLITES TO COMPLY WITH I.R.C. SECTION 2409.1 & 2603.7

8. ALL SIDELITES, SLIDING GLASS DOORS AND TUB/SHOWER ENCLOSURES TO COMPLY WITH I.B.C. SECTION 2406.

9. HEAT REGISTERS TO BE PER LEGEND, LOCATE APPROXIMATELY AS 6HOWN, 6" IN FROM EXTERIOR WALLS, 3" IN FROM INTERIOR WALLS.

10. VENT DRYER, OVEN/RANGE & EXHAUST FANS TO O/SIDE. DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMB HORIZ. AND VERT. LENGTH OF 14'-0", INCL. 2 90d. ELBOWS. DEDUCT 2'-0" FOR EA. 90d. ELBOW EXCEEDING 2. SEE DRYER DUCT DTL. FOR ALT. SOLUTIONS. ALL EXHAUST DUCTS NSULATED (MIN. OF R-4)

. ALL NAILING PER IRC TABLE R602.3(1) AND/OR IBC TABLE 2304.9.1, COLUMN, POST & BEAM CONNECTIONS TO COMPLY WITH I.B.C. SECTION 2316.

3. SOLID SHT'G REQ'D ON LOWER STORY OF 2 STORY BUILDING PER I.B.C. DRYWALL NAILED PER SHEAR NAILING SCHEDULES OR IBC 2018 EDITION.

4. TUB/SHOWER SURROUND WALLS TO HAVE WATER RESISTANT GYP BOARD AND A SMOOTH HARD SURFACE TO A MINIMUM HEIGHT OF 70" ABOVE DRAIN

15. PROVIDE SMOKE DETECTOR IN COMPLIANCE WITH I.B.C. AND I.B.C. STD. *43.6. ALL SMOKE DETECTORS W/BAT BACKUP. SMOKE DETECTORS WILL SOUND AN AUDIBLE ALARM IN ALL SLEEPING ROOMS.

16. DWELLING TO COMPLY W/ 2018 WSEC-R.

I. SEAL, CAULK, GASKET, OR WEATHERSTRIP TO LIMIT AIR LEAKAGE: AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALL AND ROOF AND WALL PANELS, OPENINGS AT UTILITY PENETRATIONS THROUGH WALLS, FLOORS, AND ROOFS, ALL OTHER OPENINGS IN BUILDING

8. ALL EXTERIOR DOORS OR ACCESS HATCHES TO ENCLOSED UNHEATED AREAS MUST BE WEATHERSTRIPPED.

19. MINIMUM SOIL BEARING PRESSURE = 1500 PSF.

SHOWER, FIREPLACE, ETC.

20. FOOTINGS TO BE PLACED ON FIRM, UNDISTURBED NATIVE SOIL.

OPENINGS FROM VERT. TO HORIZ. SPACES, INCLUDING THE STAIR, TUB,

21. DWELLING TO COMPLY WITH INTERNATIONAL BUILDING CODE (1.B.C.) 2018 22. FIRE STOPS SHALL BE PROVIDED TO CUT OFF ALL CONCL'D DRAFT

ALL WINDOWS TO HAVE INDIVIDUAL OUTDOOR AIR INLET PORTS PER IMC 401.2 \$ 402.1

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE. THE RESULTS OF THE TEST SHALL BE BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL (R402.4.1.2).

CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.

DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. A MINIMUM OF 15% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF

R317.1.3 GEOGRAPHICAL AREAS. APPROVED NATURALLY DURABLE OR PRESSURE-PRESERVATIVE-TREATED WOOD SHALL BE USED FOR THOSE PORTIONS OF WOOD MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHEN THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS. DEPENDING ON LOCAL EXPERIENCE, SUCH MEMBERS MAY INCLUDE:

- 1. HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS AND DECKING.
- 2. VERTICAL MEMBERS SUCH AS POSTS, POLES AND COLUMNS.
- 3. BOTH HORIZONTAL AND VERTICAL MEMBERS.

R303.7 STAIRWAY ILLUMINATION. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN I FOOT-CANDLE (II LUX) MEASURED AT THE CENTER OF TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE

SOURCE SPECIFIC VENTILATION REQUIREMENTS: BATHROOMS, LAUNDRY ROOMS AND POWDER ROOM FANS TO BE 50 CFM. KITCHEN EXHAUST FANS TO BE 100 CFM U.N.O. EXHAUST FANS SHALL BE FLOW RATED AT .25 W.G. STATIC PRESSURE

EXHAUST DUCTS SHALL: BE INSULATED TO R-4 IN UNCONDITIONED SPACE BE EQUIPPED WITH A BACKDRAFT DAMPER TERMINATE OUTSIDE THE BUILDING PER SRC MISO!.!

VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.

COMPLY W	ITH BELOW:			
FAN CFM	MAX. FLEX DIA.	MAX. FT.	MAX. SMOOTH DIA.	MAX. FT.
50	4"	25'	4"	7Ø'
50	5"	9Ø'	5"	100'
50	6"	0YER 100'	6"	0/ER 100'
80	4"	N/A	4"	2Ø'
80	5"	15'	5"	100'
80	6"	9Ø'	6"	0/ER 100'
100	5 "	N/A	5"	5Ø'
100	6"	45'	6"	0/ER 100'
125	6"	15'	6"	0/ER 100'
125	"ד	7Ø'	٦"	0VER 100'

WHOLE HOUSE VENTILATION REQUIREMENTS:

4 6" DIAMETER FRESH AIR INLET SHALL BE DUCTED FROM THE EXTERIOR TO THE FRESH AIR RETURN PLENUM. THE FRESH AIR DUCT SHALL BE PROTECTED FROM THE ENTRY OF INSECTS, LEAVES, OR OTHER DEBRIS AND LOCATED SO AS NOT TO TAKE AIR FROM:

-HAZARDOUS OR UNSANITARY LOCATIONS. -WHERE IT WILL PICK UP OBJECTIONABLE ODORS, FUMES OR FLMMBL. VPRS -A ROOM OR SPACE HAVING FUEL BURNING APPLIANCES THERIN. -ATTIC, CRAWL SPACE, OR GARAGE

-CLOSER THAN 10' FROM AN APPLNC OR PLMBG VENT OUTLET, UNLESS THE DUCT VENT OUTLET IS AT LEAST 3' ABOVE THE FRESH AIR INLET. -DUCT SHALL BE INSLT'D TO R-4 WHEN PASSING THROUGH A COND'D SPACE INLET DUCT SHALL BE EQUIPPED WITH A MOTORIZED DMPR THAT WILL OPEN WHEN THE VNTLT'N FAN RELAY IS ACTIVATED, AND REMAIN CLOSED AT ALL OTHER TIMES. IN ADDTN TO THE MOTORIZED DMPR, A MANUAL DMPR SET TO .35-.5 AIR CHANGES PER HOUR IS ALSO REQUIRED.

A WHOLE HOUSE EXHAUST FAN SHALL BE LCT'D IN THE CEILING. SIZE PER THE CALCS BELOW. THE AIR INTAKE DUCT DMPR SHALL BE SET W/IN THIS RNG

WHOLE HOUSE VENTILATION: THIS SECTION ESTABLISHES MINIMUM PRESCRIPTIVE DESIGN REQUIREMENTS FOR WHOLE HOUSE VENTILATION SYSTEMS. EACH DWELLING UNIT OR GUEST ROOM SHALL BE EQUIPPED WITH A VENTILATION SYSTEM COMPLYING WITH OPTION I, II, III OR IV. COMPLIANCE IS ALSO PERMITTED TO BE DEMONSTRATED THROUGH COMPLIANCE WITH THE INTERNATIONAL

MECHANICAL CODE. □ OPTION I: WHOLE-HOUSE VENTILATION USING EXHAUST FANS. (IRC MI5Ø7.3.4. OPTION II: WHOLE-HOUSE VENTILATION INTEGRATED WITH A FORCED-AIR

SYSTEM (IRC MISØT 35) OPTION III: WHOLE-HOUSE VENTILATION USING A SUPPLY FAN. (IRC

VENTILATION SYSTEM. (IRC MI507.3.7) MECHANICAL VENTILATION RATE:

 \hfill OPTION IV: WHOLE-HOUSE VENTILATION USING A HEAT RECOVERY

THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR TO EACH HABITABLE SPACE AT A CONTINUOUS RATE NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE MIDØ1.3.3(1).

THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT ENABLE OPERATION FOR NOT LESS THAN 25 PERCENT OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE PRESCRIBED IN TABLE MI507.3.3(10 IS MULTIPLIED BY

THE FACTOR DETERMINED IN TABLE MI507.3.3(2).									
TABLE MI507.3.3(1) CONTINUOUS WHOLE HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS									
DWELLING UNIT		NUMBI	ER OF BEDR	00MS					
FLOOR AREA	Ø-1	2-3	4-5	6-7	F <				
(SQUARE FEET)		А	IRFLOW IN CF	M					
< 1,500	3Ø	45	60	75	90				
1,501-3,000	45	60	75	90	105				
3,001-4,500	60	75	90	105	120				
4,501-6,000	75	90	105	120	135				
6,001-7,500	6,001-7,500 90 105 120 135 150								
>7,500	105	12Ø	135	150	165				

I	TABLE MI507.3.3(2) INTERMITTENT WHOLE HOUSE MECHANICAL VENTILATION RATE FACTORS ^{a,d}							
	RUN TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%	
I	FACTOR	4	3	2	1.5	1.3	1	
l	a. FOR VENTILATION SYSTEM FACTORS ARE PERMITTED T						1, THE	

b. EXTRAPOLATION BEYOND THE TABLE IS PROHIBITED. EXHAUST FANS MUST BE FLOW RATED AT .25 W.G. AND MAX. 1.5 SONE RATING. READILY ACC99BLE 24 HR CLCK TMR OR DEHUMIDISTAT & RELAY SHALL BE INSTLL'D AND WIRED TO REGULATE THE FURN FAN, RELAY AND WHOLE HOUSE

NTERIOR DOORS SHALL BE INSTLL'D SO AS NOT TO IMPEDE THE MYMNT OF FRESH AIR TO ALL HABITABLE ROOMS.

VNTLTN SYSTEM MUST BE PERFORMANCE TESTED JUST PRIOR TO THE FINAL INSPECTION BY THE INSTALLER OR A QLF'D THIRD PARTY. THE INLET DUCT SHALL BE LABELED WITH THE ACTUAL CFMS MSR'D & A LETTER OF CMPLNC SHALL BE AVAILABLE ON SITE FOR THE INSPCTR BEFORE A CERT OF OCCUPANCY WILL BE ISSUED.

STAIRWAYS - 2018 IRC SECTION 311.7

R311.7.1 WIDTH - STAIRWAYS SHALL BE NOT LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31-1/2" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. EXCEPTION: THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.

R311.7.2 HEADROOM - THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS

THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. EXCEPTIONS: I. WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES, THE FLOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM NOT MORE THAN 4-3/4". 2. THE HEADROOM FOR SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH

R311.7.3 VERTICAL RISE - A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 151" BETWEEN FLOOR LEVELS OR LANDINGS.

R311.7.5 STAIR TREADS AND RISERS - STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION. FOR THE PURPOSES OF THIS SECTION, DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.

R311.7.5.1 RISERS - THE RISER HEIGHT SHALL BE NOT MORE THAN 7-3/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30", AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE EXCEPTIONS: 1. THE OPENING BETWEEN ADJACENT TREADS IS NOTLIMITED ON SPIRAL STAIRWAYS

2. THE RISER HEIGHT OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH | SECTION R311.7.10.1.

R311.7.5.2 TREADS - THE TREAD DEPTH SHALL BE NOT LESS THAN 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE

R311.7.5.3 NOSINGS - NOSINGS AT TREADS, LANDINGS, AND FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSINGS NOT GREATER 9/16" OR A BEVEL NOT GREATER THAN 1/2". A NOSING PROJECTION NOT LESS THAN 3/4" AND NOT MORE THAN 1-1/4" SHALL BE PROVIDED ON STAIRWAYS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8" WITHIN A STAIRWAY EXCEPTION: A NOSING PROJECTION IS NOT REQUIRED WHERE THE TREAD

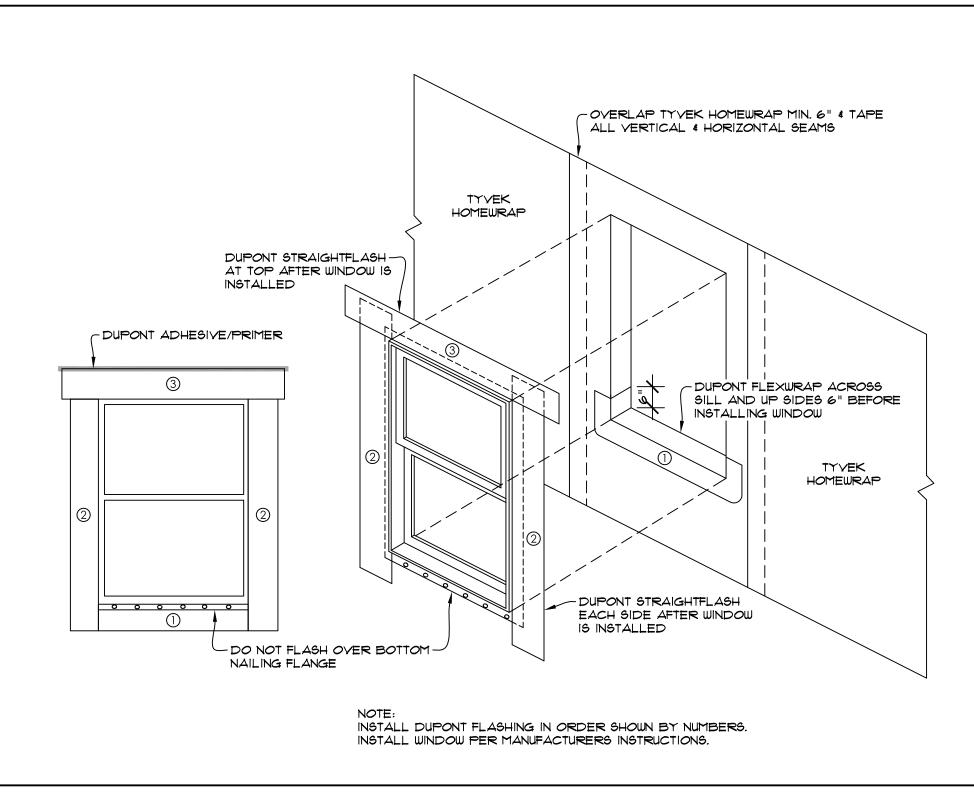
R311.7.6 LANDINGS FOR STAIRWAYS - THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED. LANDINGS OF SHAPES OTHER THAN SQUARE OR RECTANGULAR SHALL BE PERMITTED PROVIDED THAT THE DEPTH AT THE WALK LINE AND THE TOTAL AREA IS NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH, WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36".

ALL UNDERGROUND PLUMBING LOCATIONS TO BE FIELD VERIFIED PRIOR TO FOUNDATION INSTALLATION.

CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS AND RAILINGS
SHALL BE CAPABLE OF RESISTING 200 LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION AS REQUIRED BY IRC TABLE R301.5.

PER R302.11, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE

FLANGED WINDOW FLASHING INSTALLATION AFTER TYVEK HOMEWRAP (OR EQUIVALENT)



R311.7.7 STAIRWAY WALKING SURFACE - THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NOT STEEPER THAN ONE UNIT VERTICAL IN 48" HORIZONTAL

R311.7.8 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS. R311.7.8.1 HEIGHT - HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF

R311.7.8.2 HANDRAIL PROJECTION - HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF THE STAIRWAY EXCEPTION: WHERE NOSINGS OF LANDINGS, FLOORS OR PASSING FLIGHTS PROJECT INTO THE STAIRWAY REDUCING THE CLEARANCE AT PASSING HANDRAILS, HANDRAILS SHALL PROJECT NOT MORE THAN 6-1/2" INTO THE STAIRWAY, PROVIDED THAT THE STAIR WIDTH AND HANDRAIL CLEARANCE ARE NOT REDUCED TO LESS THAN REQUIRED.

RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38".

R311.7.8.3 HANDRAIL CLEARANCE - HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND

R311.7.8.4 CONTINUITY - HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. EXCEPTIONS: 1. HANDRAIL CONTINUITY SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A TURN IN A FLIGHT WITH WINDERS, AT A LANDING, OR OVER THE LOWEST TREAD

2. A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED TO TERMINATE OVER THE LOWEST TREAD R311.7.8.5 GRIP SIZE - REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1-1/4" AND NOT GREATER THAN 2" F THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4" AND NOT GREATER THAN 6-1/4" WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2-1/4". EDGES SHALL HAVE A RADIUS OF NOT LESS THAN O.O.I". 2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4" SHALL

HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8" TO A LEVEL THAT IS NOT LESS THAN 1-3/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1-1/4" AND NOT MORE THAN 2-3/4". EDGES SHALL HAVE A RADIUS OF NOT LESS THAN

PER PERSCRIPTIVE REQUIREMENTS 2018 W.S.E.C. *(MODIFIED FOR ENERGY CREDIT 1.3)

CLIMATE ZONE 5B MAX. GLAZING U-FACTOR: YERT. U=.28*, OYERHEAD U=.50 MAX. DOOR U-FACTOR: U=.20

INSULATION @ CONDITIONED ARES: TRUSSED CEILING: R-49 VAULTED & SINGLE RAFTER CEILING: R-38 (R40222) ABOVE GRADE WALLS: R-21 BELOW GRADE WALLS: R-21

FLOOR OVER VENTED CRAWL SPACE: R-38* SLAB ON GRADE: R-10 @ PERIMETER & UNDER ENTIRE SLAB*

PERCENT GLAZING 909.4 (S.F. GLAZING AREA) =19.7% CALCULATIONS: 4,626 (S.F. FLOOR AREA)

PRESCRIPTIVE ENERGY CODE COMPLIANCE FOR ALL CLIMATE ZONES IN WASHINGTON PER 2018 WSEC

MEDIUM DWELLING UNIT: 6 CREDITS

5.5 - EFFICIANT WATER HEATING (2.0 CREDITS):

HEATING OPTION 2 - HEAT PUMP (1.0 CREDITS) ENERGY OPTIONS:

EFFICIANCY OF 0.75

1.3 - EFFICIANT BUILDING ENVELOPE (Ø.5 CREDITS): VERTICAL FENESTRATION U = 0.28 FLOOR R-38 SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB

BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB

2.3 - AIR LEAKAGE CONTROL & EFFICIENT VENTILATION (1.5 CREDITS. REDUCE THE TESTED AIR LEAKAGE TO 1.5 AIR CHANGES PER HOUR MAXIMUM AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION MI507.3 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 403.8 OF THE INTRNATIONAL MECHANICAL CODE SHALL BE MET WITH A HIGH RECOVERY VENTILATION SYSTEM WITH MINIMUM SENSIBLE HEAT RECOVERY

3.2 - HIGH EFFICIANCY HVAC EQUIPMENT (1.0 CRDITS): AIR-SOURCED CENTRALLY DUCTED HEAT PUMP WITH A MINIMUM

ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS

FOR TIER III OF NEAA'S ADVANCED WATER HEATING SPECIFICATIONS

GENERAL NOTES

EXTERIOR DOOR TAG. SEE DOOR SCHEDULE ON SHEET AIT

EXTERIOR WINDOW TAG. SEE WINDOW SCHEDULE ON SHEET AIT

5/8" TYPE "X" GWB OVER ALL WARM WALLS AND SECOND FLOOR FRAMING & SUPPORT MEMBERS. GARAGE CEILING PROTECTION TO BE CONTINUOUS ABOVE GARAGE.

CONC. FIBERBOARD @ TUB & SHOWER SURROUND TO 6' ABOVE DRAIN

PILOTS & BURNERS OR HTG. ELEMENTS & SWITCHES TO BE AT LEAST 18" ABOVE FLOOR. MIN. 6" DIA. FRESH AIR DUCT TO CONNECT TO RETURN AIR PLENUM

DIRECT VENT FIREPLACE. INSTALL PER MANUFACTURERS SPECIFICATIONS

WHOLE HOUSE VENTILATION SYSTEM PER MISOT.3.3 OF THE I.R.C. SHALL BE MET WITH A HIGH EFFICIENCY FAN (MAX. Ø.35 WATTS/CFM), NOT INTERLOCKED WITH THE FURNACE FAN VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED. WHOLE HOUSE VENTILATION RATE PER TABLE MI507.3.3(2) AND SET TO RUN @ (2) 4 HOUR SEGEMENTS

22"x30" ATTIC ACCESS. WEATHERSTRIP & INSULATE OVER TO EQUAL CEILING INSULATION. PROVIDE WOOD SURROUND TO PREVENT LOOSE INSULATION SPILLAGE TO LIVING SPACE.

WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT CAUSED BY EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF THE APPLIANCE'S VERTICAL DIMENSIONS. AT THE LOWER POINT, THE STRAPPING SHALL MAINTAIN A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROLS

PER ENERGY CREDIT 3.5: AIR-SOURCED CENTRALLY DUCTED HEAT PUMP WITH A MINIMUM HSPF OF 11.0

PER ENERGY CREDIT 5.5: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEAA'S ADVANCED WATER HEATING SPECIFICATION

ALTERNATE LOCATION OF 24"x30" CRAWL (10) SPACE ACCESS. WEATHERSTRIP & INSULATE TO LEVEL EQUAL TO SURROUNDING SURFACES.

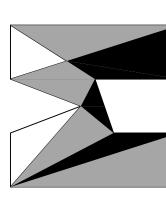
COMPLYING WITH MI902.4 CONTROLS: SAUNA HEATERS SHALL BE EQUIPPED WITH A THERMOSTAT THAT WILL LIMIT ROOM TEMPERATURE TO NOT GREATER THAN 194°F WHERE THE THERMOSTAT IS NOT AN INTEGRAL PART OF THE HEATER, THE HEAT-SENSING ELEMENT SHALL BE LOCATED WITHIN 6 INCHES

OF THE CEILING. INDICATES 110Y HARD WIRED SMOKE

DETECTOR WITH BATTERY BACKUP

INDICATES 110Y HARD WIRED SMOKE & CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP

ma/ **atthe**



S

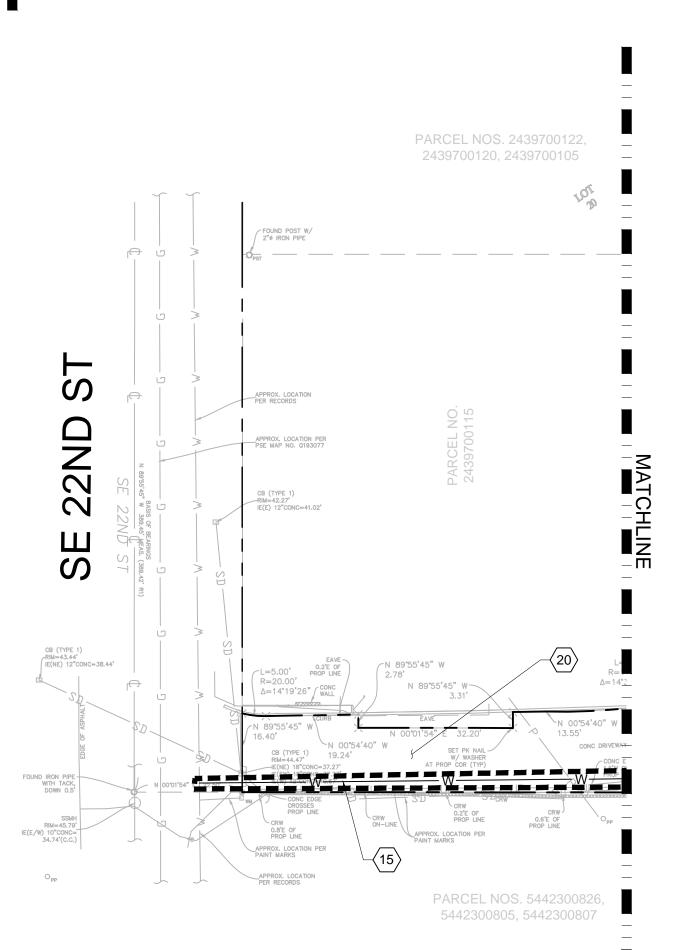


SIDENCI $\mathbf{Z} \circ \mathbf{z}$ \mathbf{C}

JOB NO: 20-020 DATE: 9/01/22 DRWN. BY: MM, MG REVISED: 2/14/23

SHEET NO.

PLANS WITHOUT WRITTEN AUTHORIZATION FROM MATTHEW MAWER RESIDENTIAL DESIGN.



SHEET NOTES

- \langle 1 angle NEW SINGLE FAMILY HOUSE. SEE ARCHITECTURAL PLANS.
- \langle 2 \rangle DRIVEWAY. SEE ARCHITECTURAL PLANS.
- $\langle 3 \rangle$ PROPERTY LINE.
- \langle 4 \rangle BUILDING SETBACK.
- \langle 5 \rangle EXISTING SANITARY SEWER SERVICE LINE TO REMAIN AND BE PROTECTED. NEW 10' EASEMENT WILL BE PROVIDED.
- 6 NEW PUBLIC 2' STORM EASEMENT.
- \langle 7 \rangle STORM DRAIN LINE AND OUTFALL INSTALLED UNDER SEPARATE PERMIT.
- (8) TREE PROTECTION PER C4/A07. ALL TREE PROTECTION TO BE CHAINLINK FENCE.
- 9 SILT FENCE PER C3/A07.
- $\langle 10 \rangle$ INLET PROTECTION PER DETAIL. $\left(\frac{2}{\text{C-102}}\right)$
- $\langle 11 \rangle$ 2 CARTRIDGE CATCHBASIN STORMFILTER PER DETAIL. $\frac{1}{(C-102)}$
- $\langle 12 \rangle$ ROOF DRAIN PER DETAILS. $\langle \frac{4}{C-102} \rangle \frac{5}{C-10}$ $\langle 13 \rangle$ FOOTING DRAIN PER DETAIL.
- (14) PUBLIC 10' SEWER EASEMENT.
- $\langle 15 \rangle$ NEW 1.5" METER AND 2" SERVICE CONNECTION PER STANDARD W-14. PROVIDE REDUCED PRESSURE BACKFLOW ASSEMBLY WITH FROST PROTECTION (I.E. ENCLOSURE OR HEAT TAPE) IN ACCORDANCE WITH PLUMBING CODE. RPBA PRODUCT SHALL BE SUBMITTED TO CITY FOR APPROVAL PRIOR TO INSTALLATION. COORDINATE RPBA TESTING REQUIREMENTS WITH THE CITY FO MERCER ISLAND. RPBA SHALL BE AN APPROVED ASSEMBLY PER WAC 246-290-490.
- (16) CONNECT TO SIDE SEWER STUB. PROVIDE CLEANOUT AND BACKFLOW PREVENTOR AT EXTERIOR OF BUILDING PER DETAIL C-103
- (17) PROPOSED RETAINING WALL SHOWN FOR REFERENCE ONLY. SEE ARCHITECTURAL PLANS FOR RETAINING WALL DESIGN.
- $\langle 18 \rangle$ CLEARING LIMITS.
- $\langle 19 \rangle$ TEMPORARY STORAGE AND STAGING AREA.
- (20) EXISTING DRIVEWAY TO SERVE AS TEMPORARY ACCESS.
- 21) PROVIDE SWING CHECK VALVE ON FOOTING DRAIN LINE PRIOR TO CONNECTION TO STORM STUB.

TESC NOTES

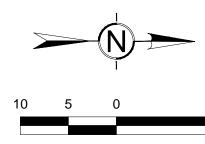
- 1. INLET PROTECTION SHALL BE PROVIDED FOR ALL CATCH BASINS WITHIN 500 FT OF THE PROJECT SITE DURING CONSTRUCTION
- 2. DISCHARGE FOUNDATION AND TRENCH DEWATERING WATER, WHICH HAVE CHARACTERISTICS SIMILAR TO STORMWATER RUNOFF AT THE SITE, INTO A CONTROLLED CONVEYANCE SYSTEM BEFORE DISCHARGE. CLEAN, NON-TURBID DEWATERING WATER SHALL BE DISCHARGED TO SYSTEMS TRIBUTARY TO, OR DIRECTLY INTO SURFACE WATERS OF THE STATE, PROVIDED THE DEWATERING FLOW DOES NOT CAUSE EROSION OR FLOODING OF RECEIVING WATERS OR INTERFERE WITH THE OPERATION OF THE SYSTEM.

HIGHLY TURBID DEWATERING WATER SHOULD BE HANDLED SEPARATELY FROM STORMWATER. DISPOSAL OPTIONS MAY INCLUDE: 1) INFILTRATION, 2) USE OF SEDIMENTATION BAG WITH DISCHARGE TO A DITCH OR SWALE FOR SMALL VOLUMES OF LOCALIZED DEWATERING, OR 3) PUMPED TO A TEMPORARY SETTLING TANK PRIOR TO DISCHARGING TO SYSTEMS TRIBUTARY TO, OR DIRECTLY INTO SURFACE WATERS OF THE STATE.

CONTAMINATED DEWATERING WATER, SUCH AS FROM CONSTRUCTION EQUIPMENT OPERATION, SHOULD BE HANDLED SEPARATELY FROM CLEAN STORMWATER. TREATMENT OPTIONS FOR DISPOSAL MAY INCLUDE: 1) TRANSPORT OFF-SITE IN A VEHICLE, SUCH AS VACUUM FLUSH TRUCK, FOR LEGAL DISPOSAL IN A MANNER THAT DOES NOT POLLUTE WATERS OF THE STATE, OR 2) ECOLOGY-APPROVED ON-SITE CHEMICAL TREATMENT OR OTHER SUITABLE TREATMENT TECHNOLOGIES APPLIED PRIOR TO DISCHARGE.

GENERAL NOTES

- 1. LAWN AND LANDSCAPE AREAS SHALL MEET THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS (C-102) SPECIFIED ON THE PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT. PROPOSED LAWN AND LANDSCAPE AREAS SHALL RECEIVE TOPSOIL AMENDED WITH CEDAR GROVE FINE GRADE COMPOST OR OTHER COMPOST THAT MEETS WSDOT STANDARD SPEC 9-14.5(B) AT A RATE OF 0.01 CY PER SQUARE FOOT. SEE DETAIL FOR POST CONSTRUCTION SOIL QUALITY AND DEPTH SECTION.
- 2. PROVIDE A MINIMUM 2 INCH LIFT OF MULCH IN ALL PLANTING AREAS FOR EROSION CONTROL.
- 3. PROPOSED LAWN AREAS SHALL RECEIVE TOPSOIL AMENDED WITH CEDAR GROVE FINE GRAVE COMPOST OR OTHER COMPOST THAT (C-102) MEETS WSDOT STANDARD SPEC 9-14.5(B) AT A RATE OF 0.005 CY PER SQUARE FOOT. SEE DETAIL FOR POST CONSTRUCTION SOIL QUALITY AND DEPTH SECTION.
- 4. 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.
- 5. ISA TRAQ CERTIFIED ARBORIST REQUIRED ON SITE DURING EXCAVATION WITHIN DRIPLINES OF PRESERVED TREES 515, 516, 520, AND 528. ARBORIST WILL DIRECT SOIL CUTTING WITH A FLAT BUCKET UNTIL ROOTS AND DISCOVERED. THEN AIR EXCAVATE TO LOCATE ROOTS TO PRUNE WITH A SHARP TOOL. FOLLOW TREE PROTECTION GUIDELINES DISCUSSED IN THE ARBORIST REPORT. DOCUMENT ANY CONSTRUCTION IMPACTS TO TREES.







Know what's **below**. Call before you dig.

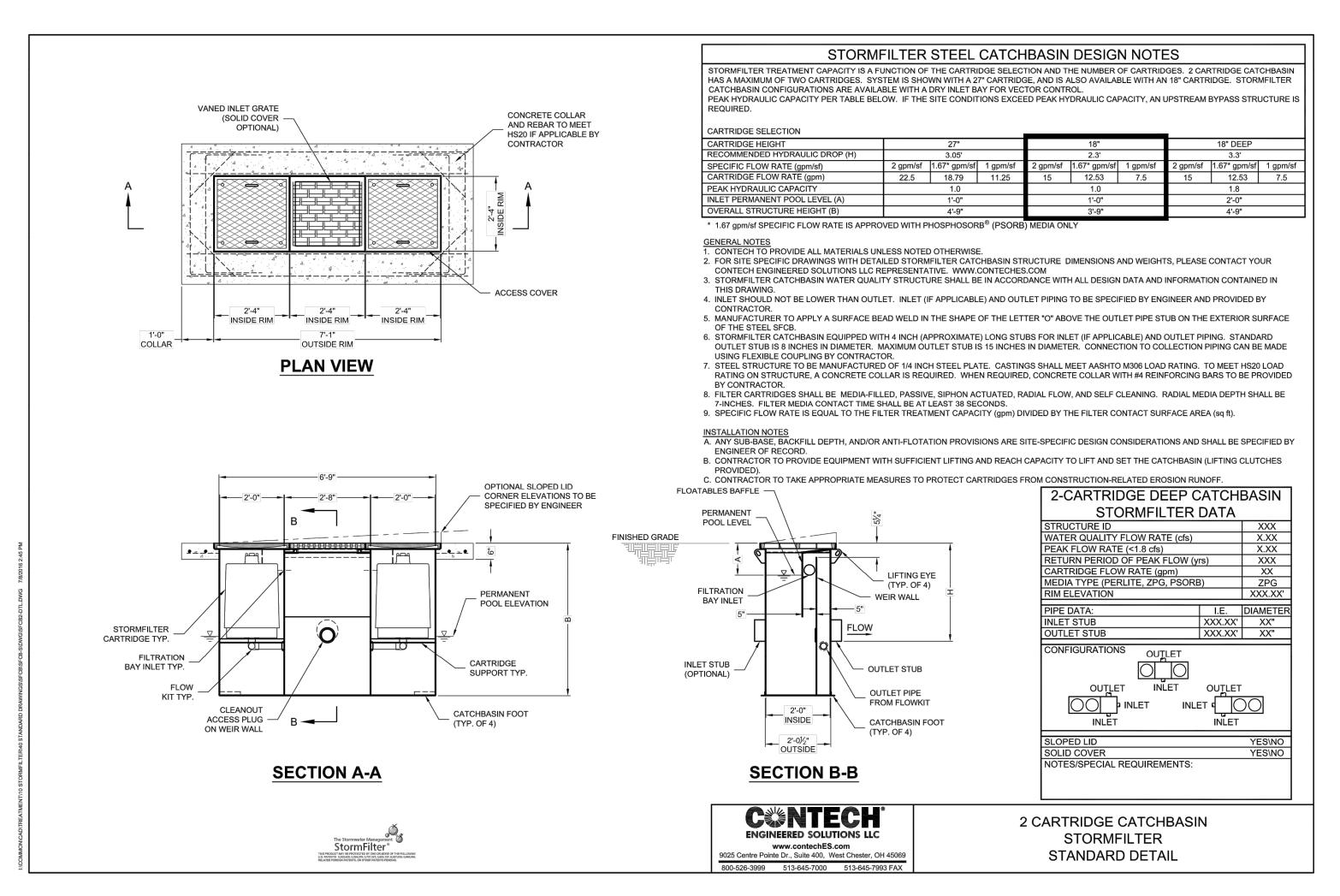
04/19/2023

04.19.2023

22135 DRAWN BY: KSS DESIGNED BY: RMB REVIEWED BY: JJG

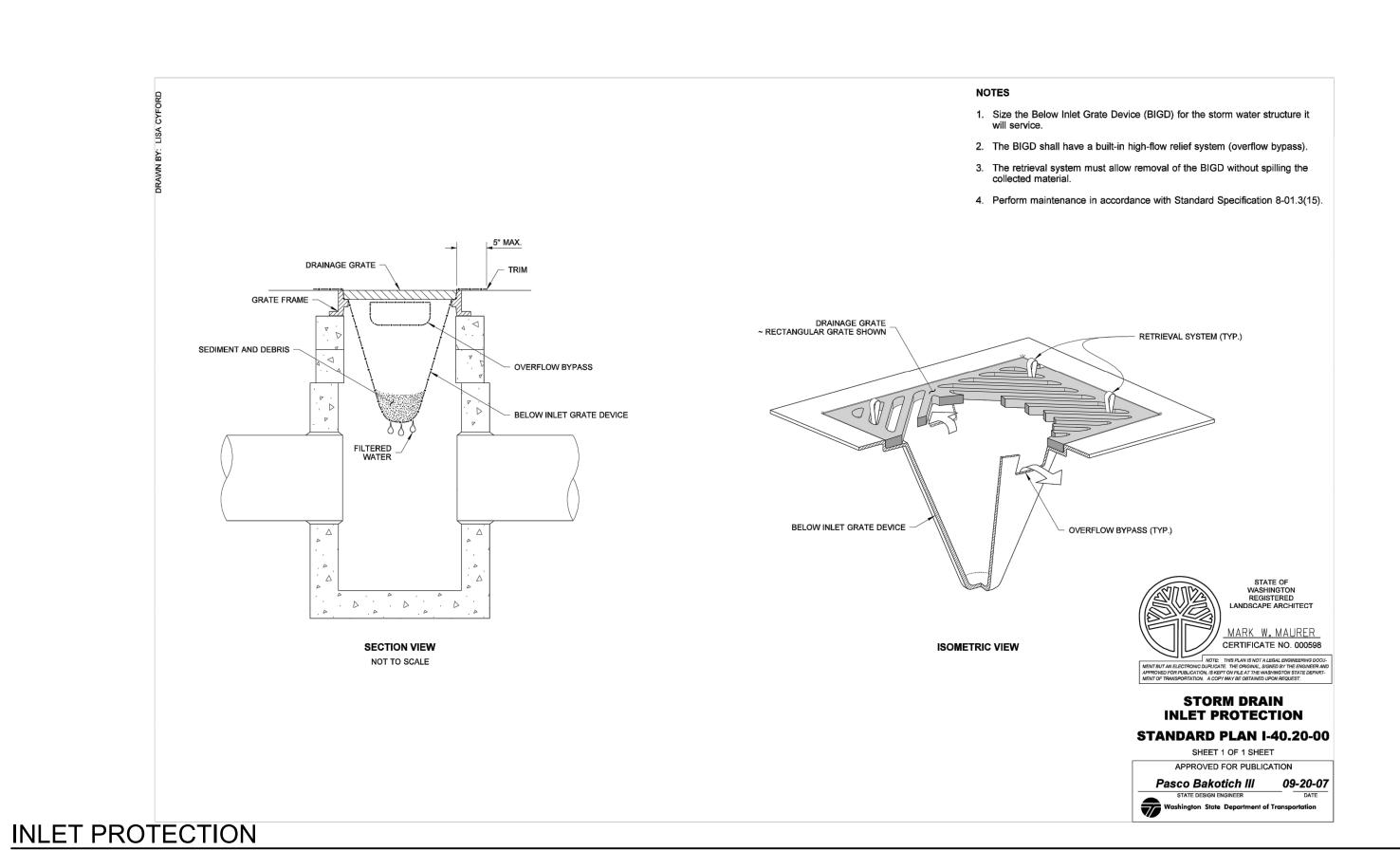
SHEET TITLE GRADING, DRAINAGE AND TREE PROTECTION PLAN

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CATCHBASIN STORMFILTER

SCALE: NTS

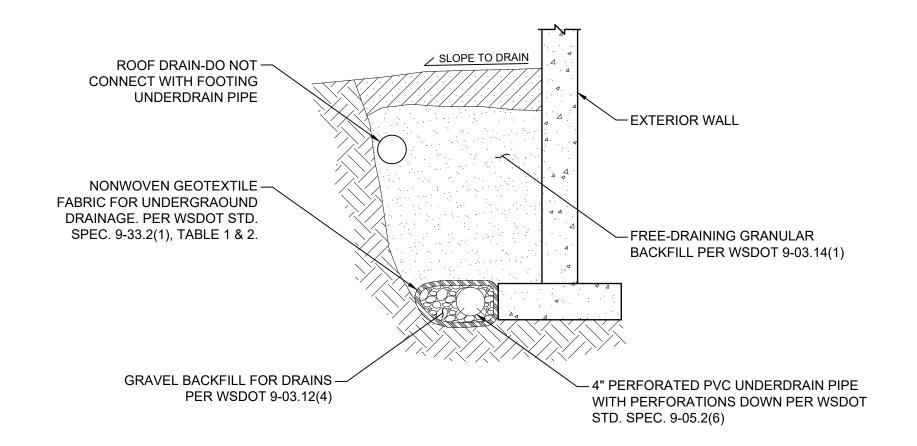


2" MULCH PER WSDOT STD SPEC 9-14.5 8" TOPSOIL AMENDED -WITH FINE COMPOST PER WSDOT STD SPEC 9-14.5(B) PROVIDE CEDAR GROVE OR - SCARIFY AND RECOMPACT EQUIVALENT SUBBASE TO MINIMUM 90% DRY DENSITY

> NOTE: CONTRACTOR SHALL AMEND STOCKPILED TOP SOILS WITH COMPOST PER DETAIL AND PLACE IN ALL DISTURBED LANDSCAPE AREAS.

POST CONSTRUCTION SOIL QUALITY AND DEPTH

SCALE: NTS



FOOTING AND ROOF DRAIN SECTION

SCALE: NTS

EXTERIOR BUILDING WALL -REFER TO ARCHITECTURAL PLANS FINISH GRADE SDR-35 (TYP) PROVIDE FITTINGS -AS REQUIRED FOOTING SUBDRAIN (DO NOT CONNECT TO ROOF DRAIN LINE) -BUILDING FOUNDATION REFER TO STRUCTURAL DETAILS

DOWNSPOUT CONNECTION

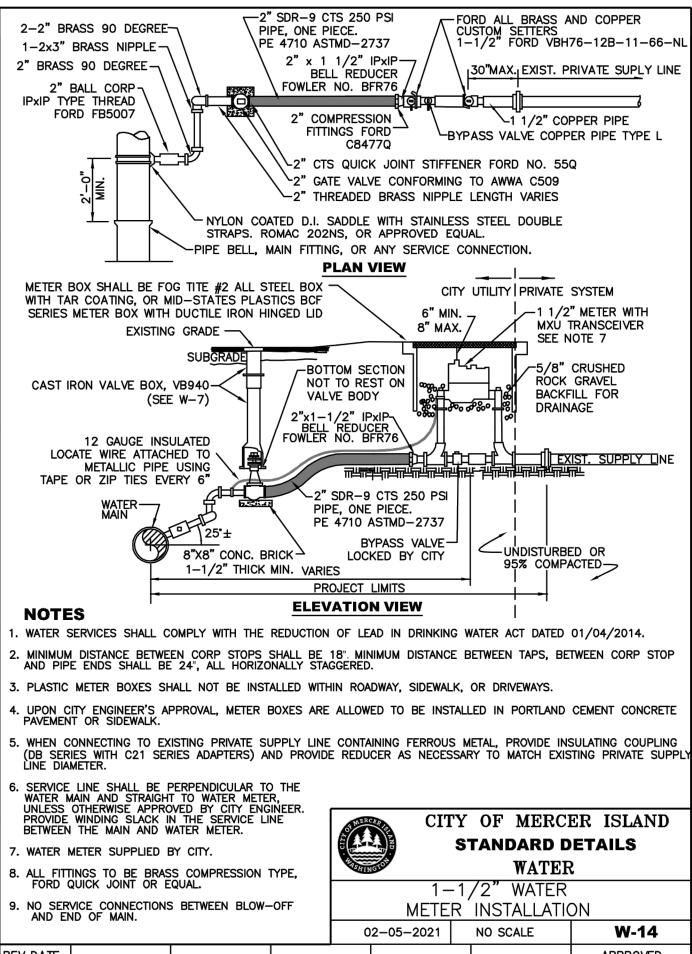
SCALE: NTS

03.10.2023

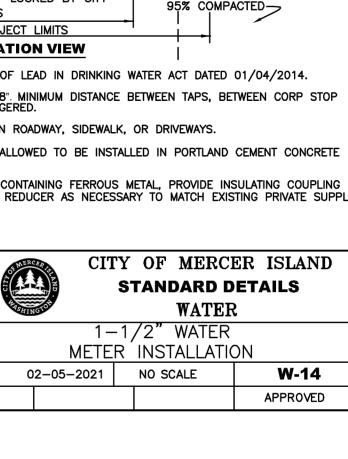
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SHEET TITLE CONSTRUCTION DETAILS

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SIDE SEWER CONNECTION AND STUB

CORE DRILL (SHOW PLUG)

IN TEE.

SEWER MAIN

ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.

STATE/FEDERAL GUIDELINES AND CERTIFICATION.

UTILITY PIPE TRACER TAPE SHALL BE DETECTABLE
BELOW GROUND SURFACE, COLOR CODED, WITH UTILITY
NAME PRINTED ON TAPE. CONDUCTIVE WARNING TAPE

MANUFACTURER'S STANDARD PERMANENT,
BRIGHT-COLORED, CONTINUOUS PRINTED PLASTIC TAPE,

REQUIRED OVER ALL WATER PIPE. TAPE SHALL BE

ALUMINUM BACKED, INTENDED FOR DIRECT-BURIAL

SERVICE. TAPE SHALL BE NOT LESS THAN

6" WIDE X 4 MILS THICK.

ABOVE INVERT OF MAIN SEWER.

& ROMAC SADDLE, OR CUT

S-17

SIDE SEWER MARKER POST SEE STANDARD DETAIL S-20.

(SEE NOTE 15)

AND TV

CONNECTION

-6" PLUG

-PROPERTY-

PLUG

∼6" PLUG

DOUBLE SERVICE

CITY OF MERCER ISLAND

STANDARD DETAILS

SIDE SEWER CONNECTION

AND STUB

6-5-2009 NO SCALE

SINGLE SERVICE

6" CAP OF SAME MATERIAL

AS SERVICE PIPE,

WATERTIGHT AND OF

PRESSURE SPECIFIED 1

SUFFICIENT STRENGTH 2

TO WITHSTAND TESTING L

BEND TO BE FURNISHED FOR HOUSE

WHERE REQUIRED

FOR PVC PIPE, INSTALL GREEN "SEWER" TRACING TAPE 1" OVER PIPE

___S=0.02% MIN.

STANDARD DETAIL S-3

D.I. = 5/8- CRUSHED ROCK

3. IF A BUILDING SEWER IS TO SERVE MORE THAN ONE PROPERTY, BY JOINT AGREEMENT OF THE OWNERS, AN APPROVED EASEMENT INSURING THAT ALL PROPERTIES INVOLVED SHALL HAVE PERPETUAL USE OF THE SIDE SEWER, HAVING

PROVISIONS FOR OPERATION, MAINTENANCE, RECONSTRUCTION AND FOR ACCESS FOR REPAIR PURPOSES, SHALL BE SIGNED

BY THE OWNERS. THIS EASEMENT SHALL BE RECORDED WITH THE COUNTY AUDITOR. A SIX INCH (MINIMUM) DIAMETER PIPE

SHALL BE USED FOR THE COMMON LINE AND A SIX INCH CLEANOUT EXTENDING TO WITHIN 12 INCHES OF THE GROUND

SHALL BE USED FOR THE COMMON LINE AND A SIX HOLD ELECTION OF WHITE THE UPPER GRADE CONNECTIONS ARE MADE. BACKWATER VALVES SHALL BE INSTALLED ON SERVICE LINES UPSTREAM OF THE CONNECTION TO THE SHARED SIDE SEWER.

4. THE CITY ENGINEER MAY REQUIRE BACKWATER VALVES ON SIDE SEWERS WHEN DEEMED NECESSARY. THE EFFECTIVE OPERATION AND MAINTENANCE OF ANY BACKWATER VALVE SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE SIDE

PIPE BEDDING PER

PVC = PEA GRAVEL

& S-4.

CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH

90° ACCUMULATED ELBOW/100'. RIGHT-OF-WAY RESTORATION SHALL MATCH OR EXCEED THE ORIGINAL CONDITION AND BE IN ACCORDANCE WITH CITY STANDARDS.

ALL TRENCH BACKFILL IN PUBLIC RIGHT-OF-WAY OR ROADWAY AREAS SHALL BE

CRUSHED SURFACING PER WSDOT 9-09.9(3) OR BANK RUN GRAVEL PER WSDOT

WITH 1/8 BEND OR WYE. 90' CHANGE WITH 1/8 BEND AND WYE.

9-03.19, COMPACTED IN 6" LIFTS OR MAY BE CDF WHEN DIRECTED BY THE CITY

ENGINEER (SEE DETAIL S-3). LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE

6" SEWER PIPE MINIMUM SIZE IN RIGHT-OF-WAY, AND ELSEWHERE AS DIRECTED BY

CONSTRUCTION IN RIGHT-OF-WAY MUST BE DONE BY A REGISTERED AND LICENSED

O. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY SEWER ORDINANCES.

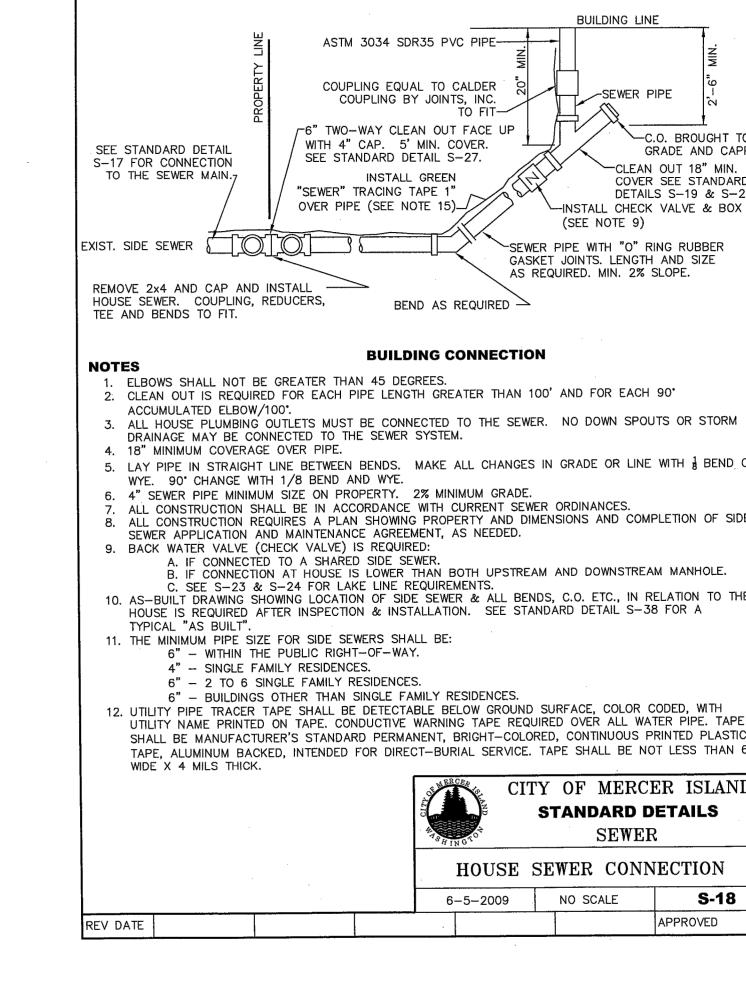
O. WHERE CITY ENGINEER ALLOWS SIDE SEWER CONNECTIONS TO MANHOLE, INVERT OF SIDE

SEWER SHALL BE EQUAL TO OR ABOVE MAIN SEWER CROWN, BUT NOT TO EXCEED 18"

1. UNLESS OTHERWISE INDICATED ON PLAN, SIDE SEWER SHALL BE MIN. OF 6' DEEP AT PROPERTY LINE, OR 5' LOWER THAN THE LOWEST ELEVATION, WHICH EVER IS LOWER.

2. ALL PIPE MATERIALS NOT TO STANDARDS WILL BE ABANDONED AND REPLACED WITH DUCTILE IRON OR PVC PIPE OF THE SAME SIZE.

ENGINEER. 2% MIN. GRADE (UNLESS DIRECTED BY ENGINEER), 50% MAXIMUM. ALL A.C. MAINS TO BE TAPPED IN ACCORDANCE WITH WAC 296-62-00775



HOUSE SEWER CONNECTION

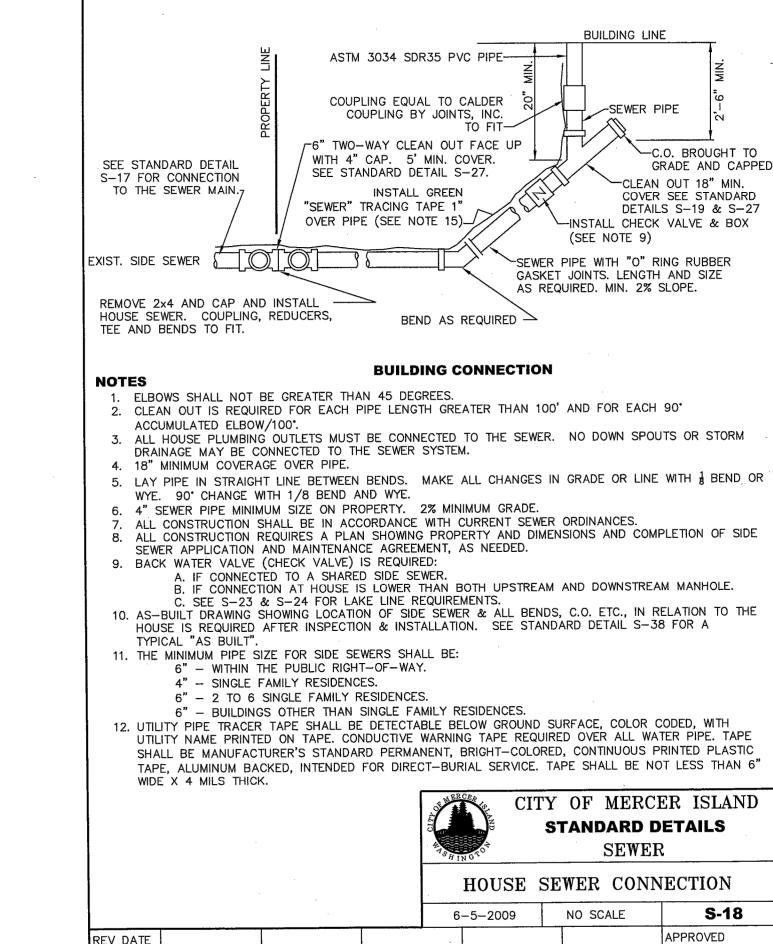
IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

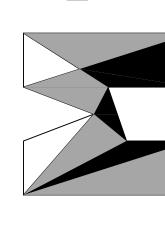
DUTCHENS

DATE	
03.10.2023	
BCRA NO.	
22135	
DRAWN BY: KSS	DESIGNED BY: KSS

REVIEWED BY: JJG SHEET TITLE CONSTRUCTION DETAILS

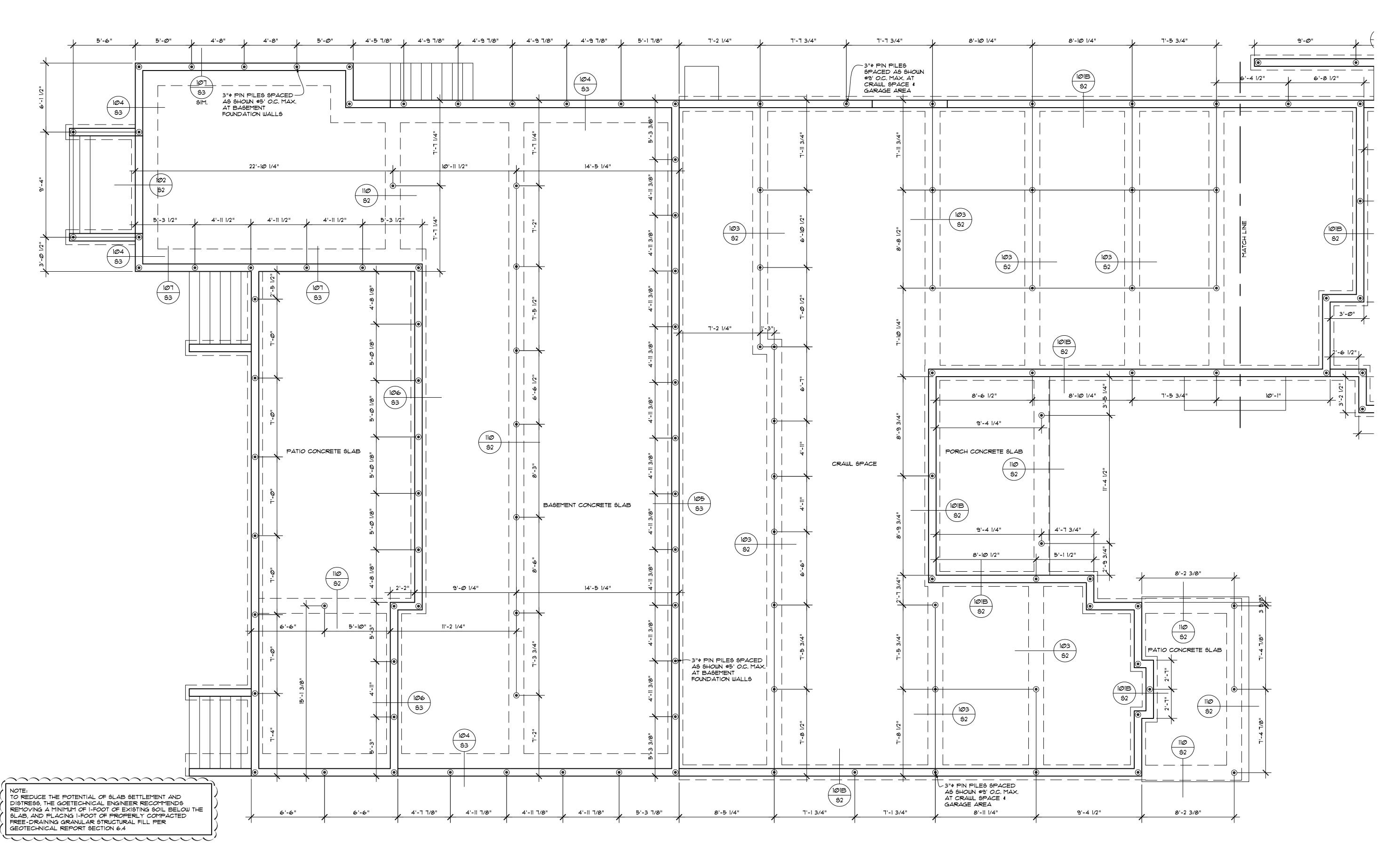
b bcra



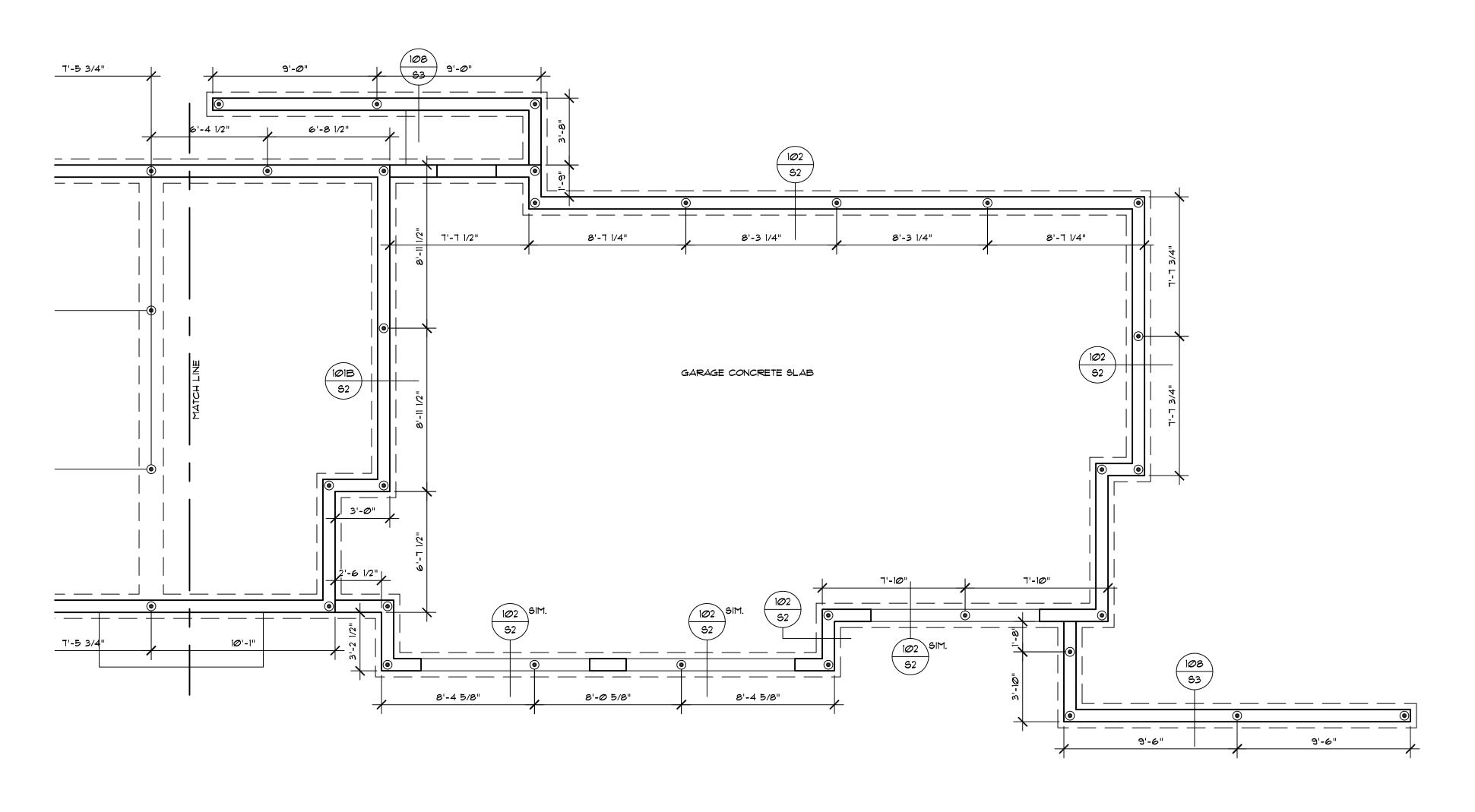


HOUTCHENS RESIDENCE 6024 SE 22nd ST MERCER ISLAND, WA 98040

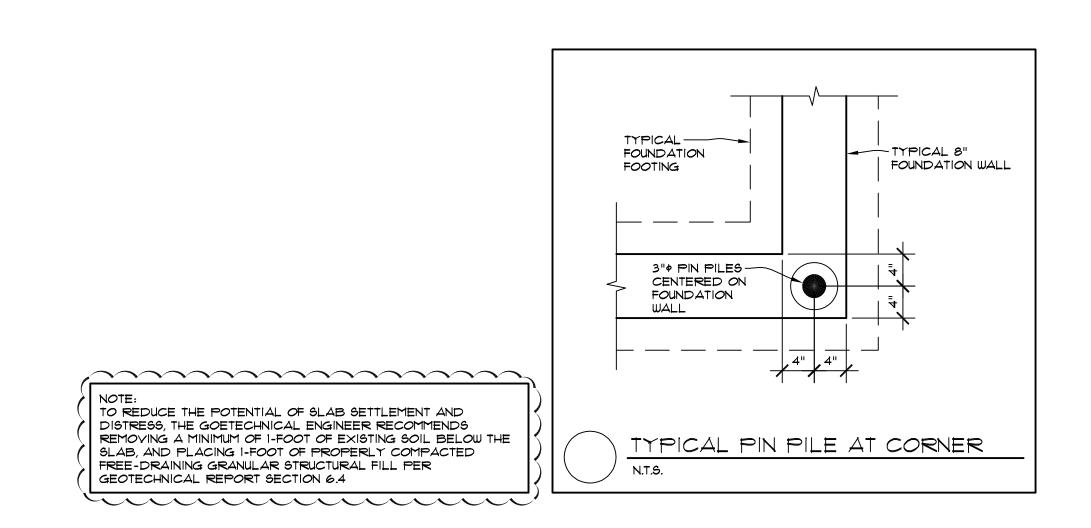
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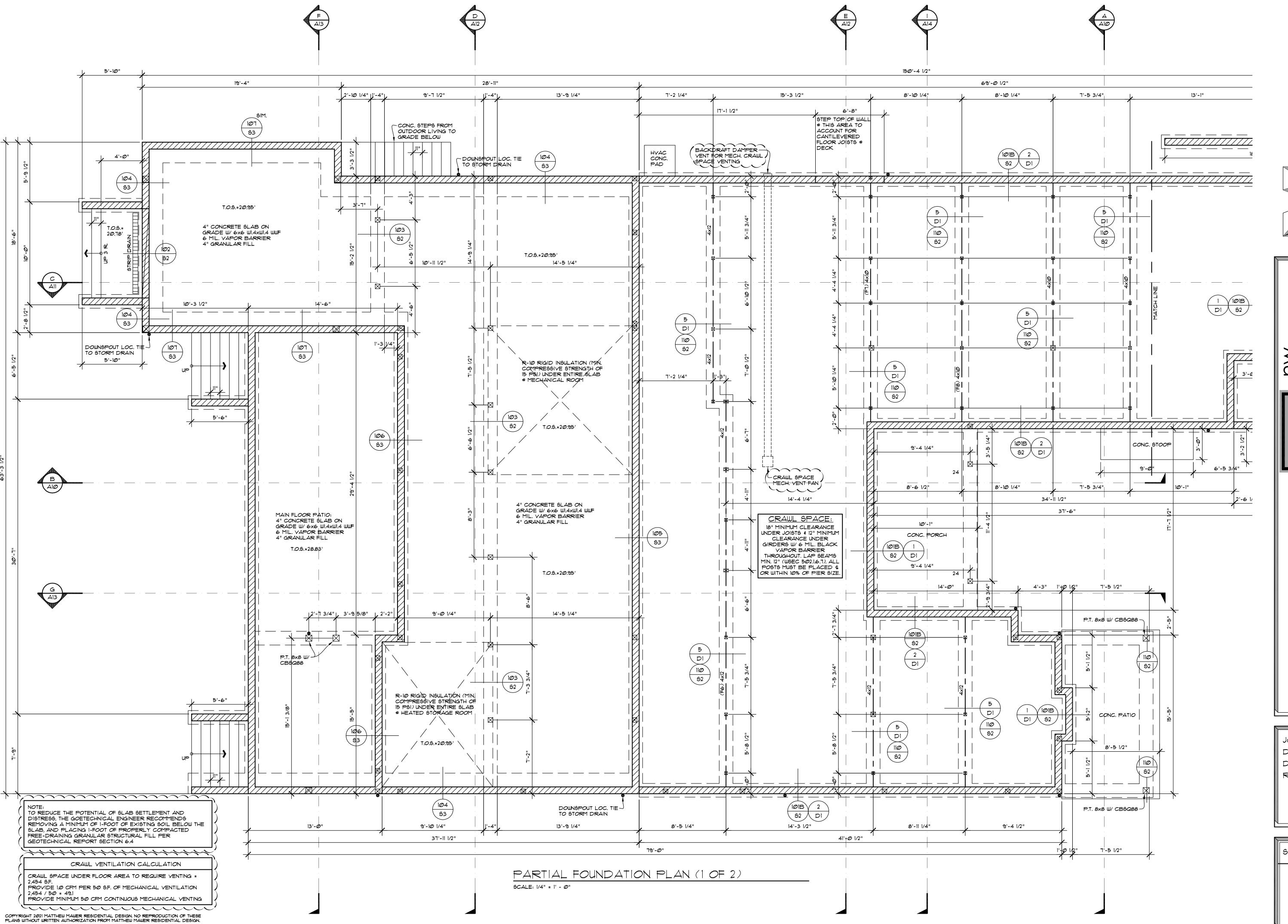


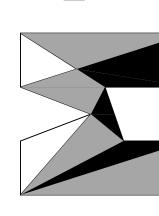
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style

life

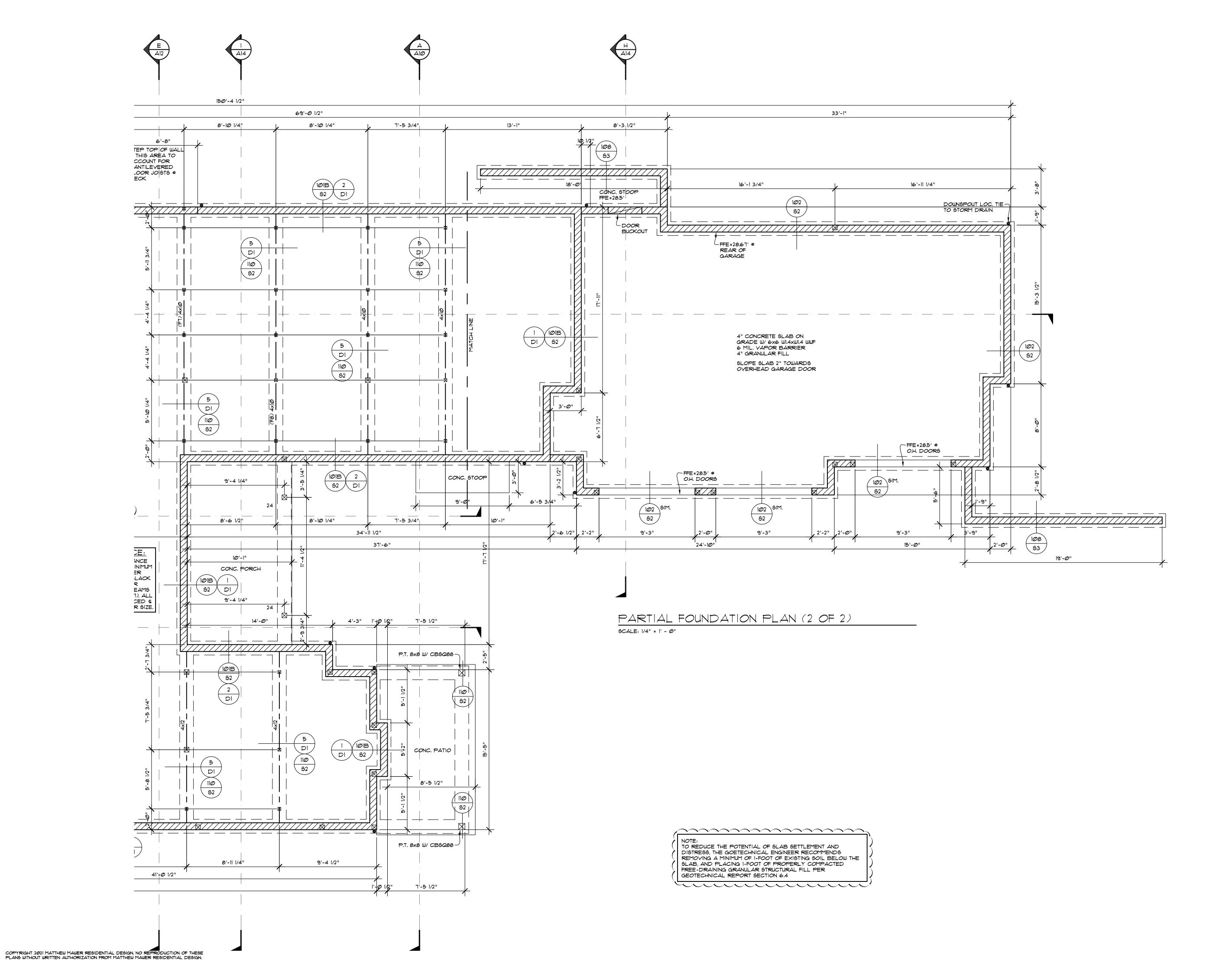
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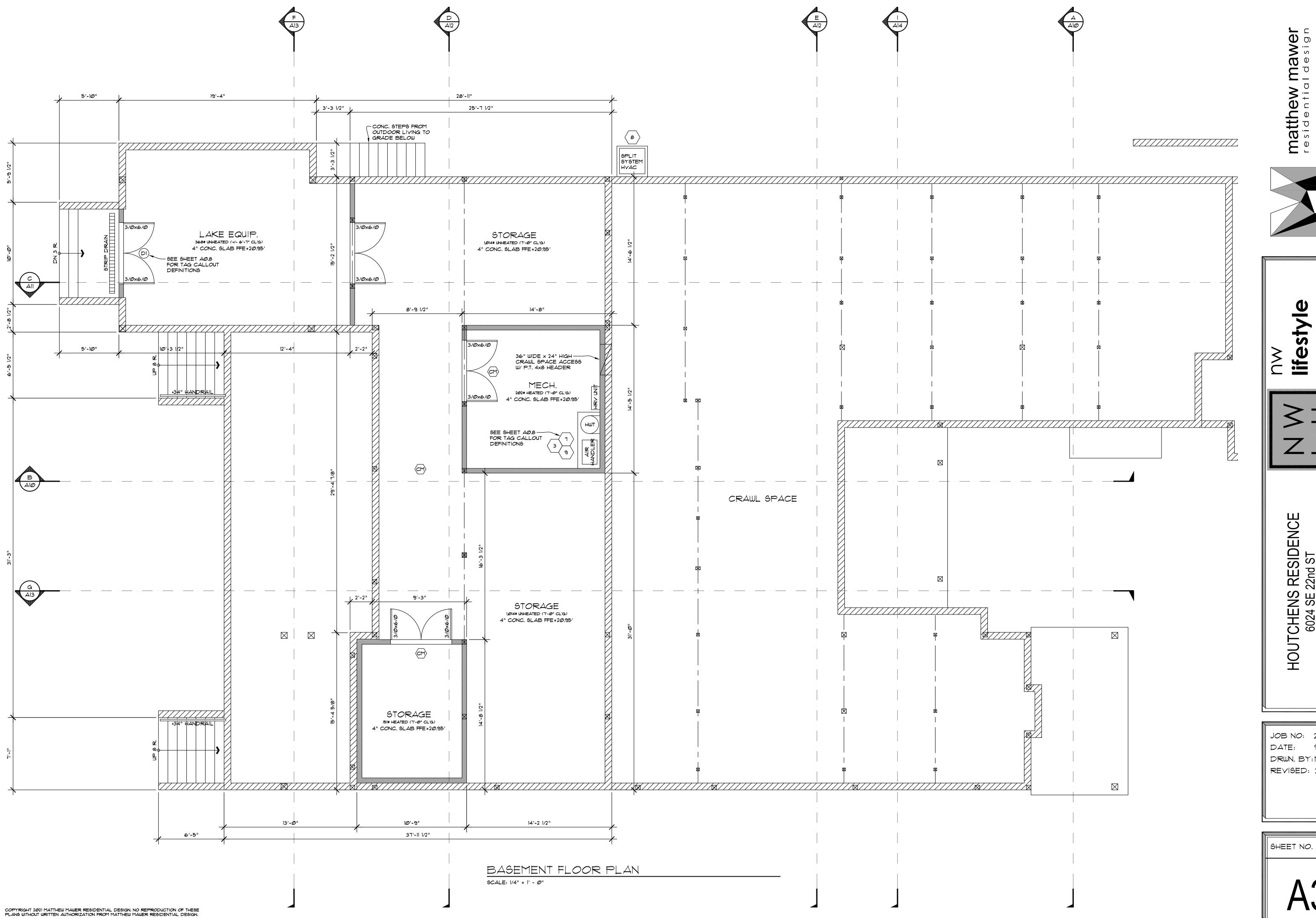
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JOB NO: 20-020 DATE: 9/01/22 DRWN. BY:MM, MG REVISED: 2/14/23

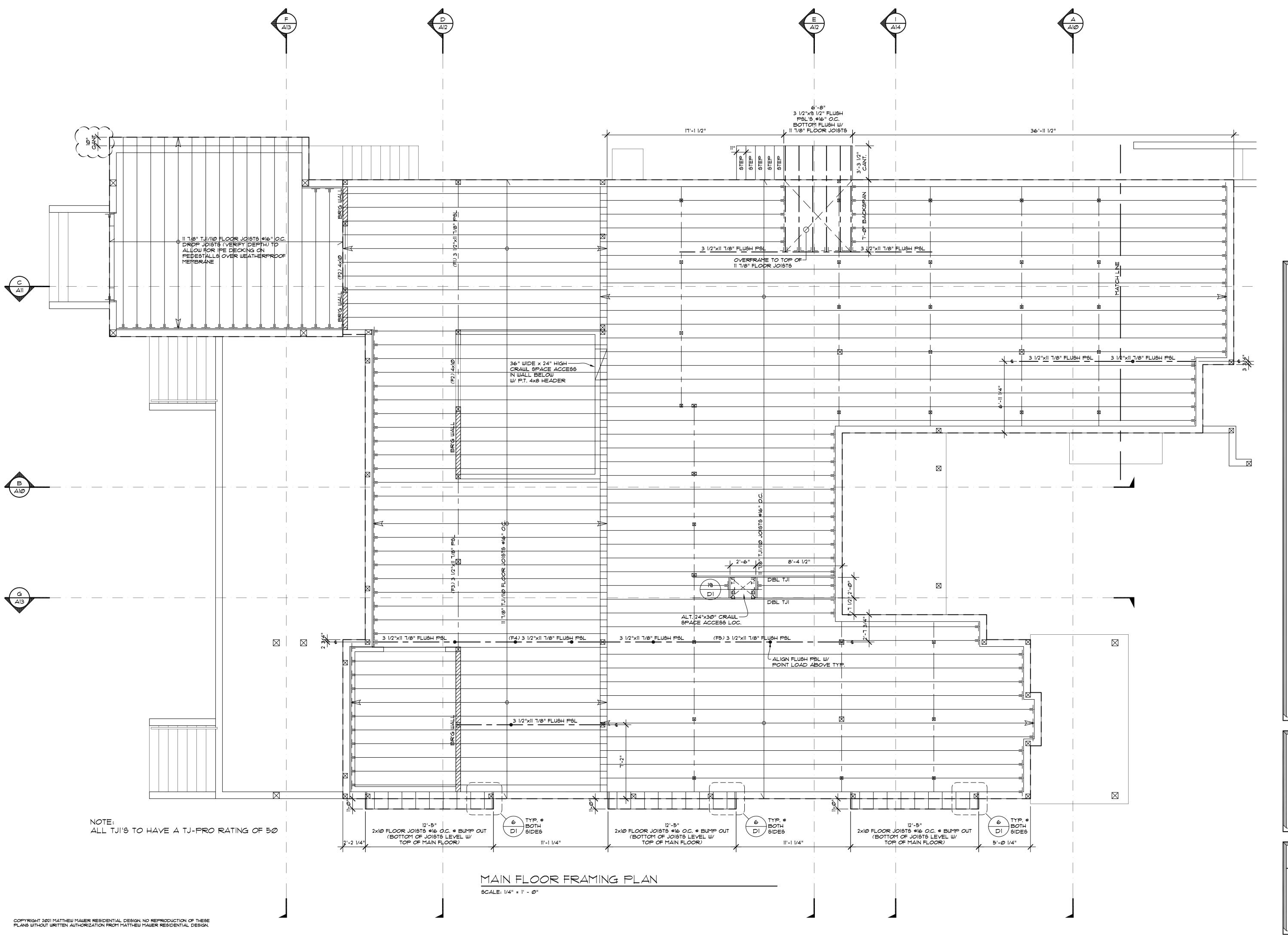
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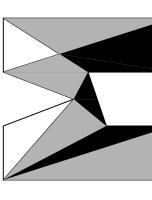


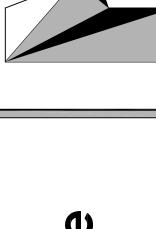


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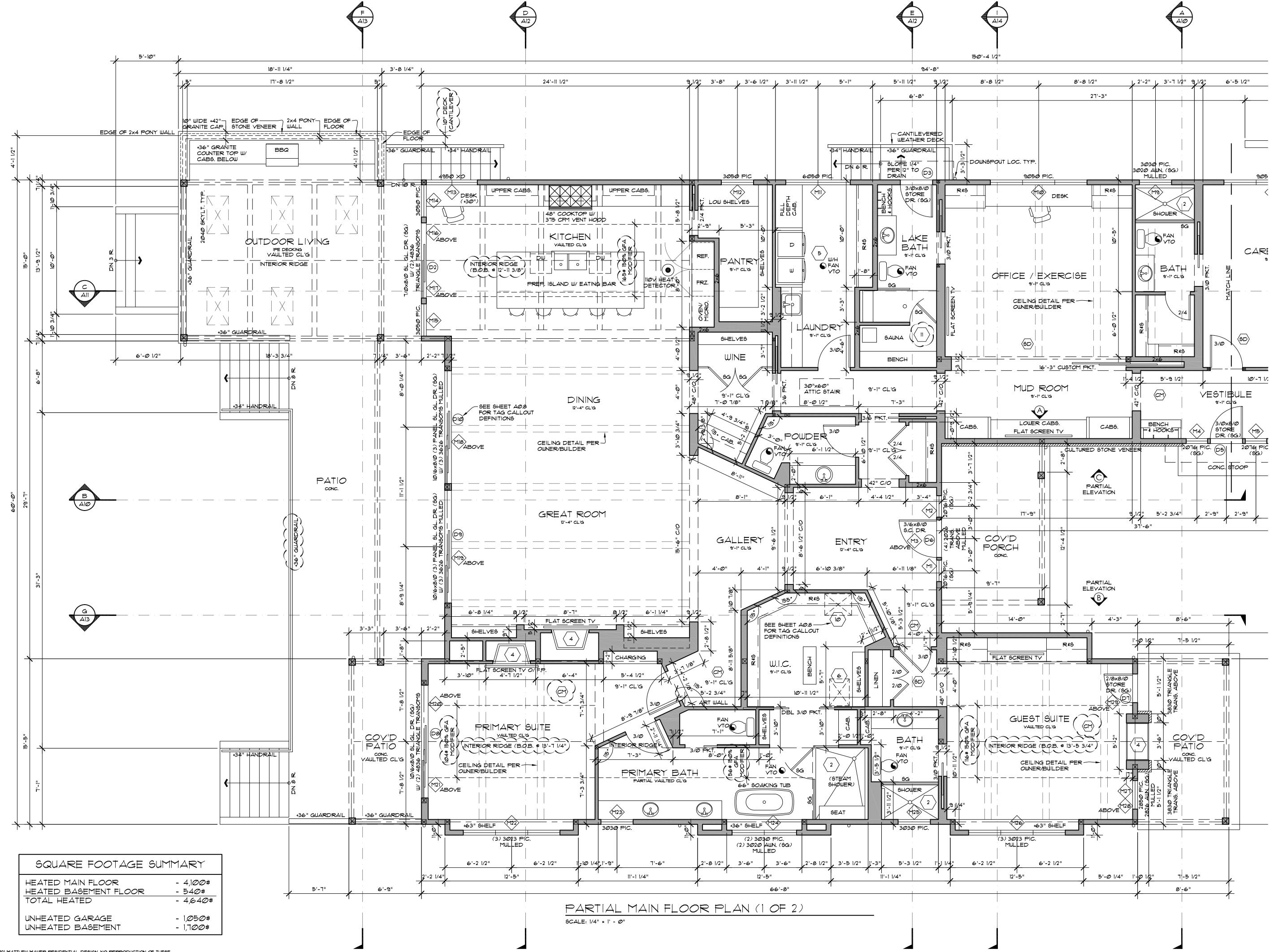




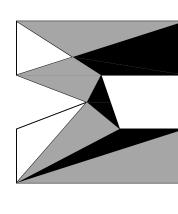
lifestyle

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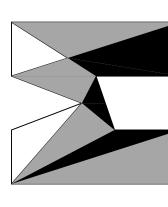


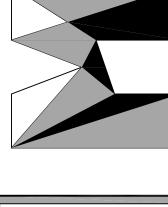


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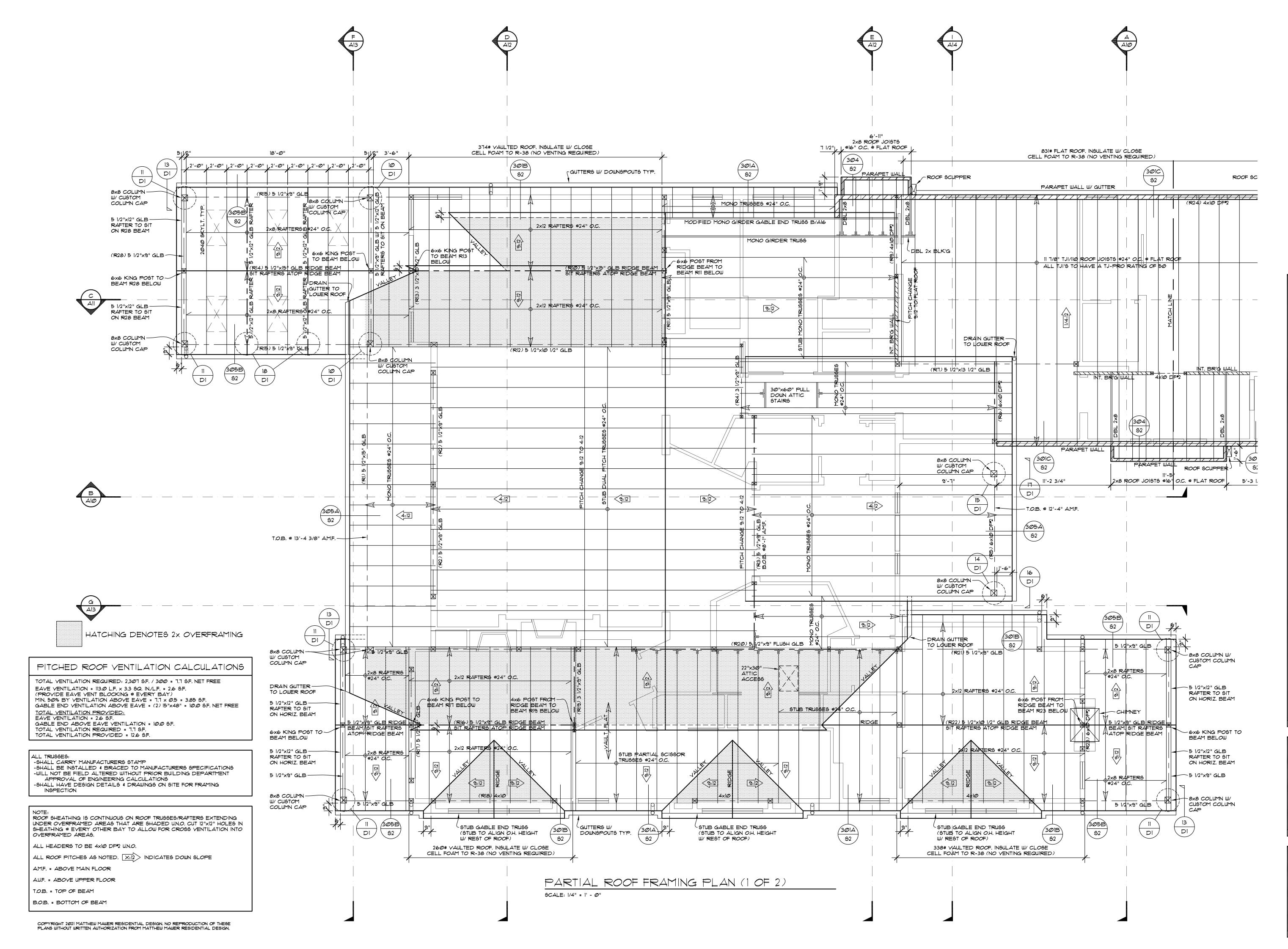




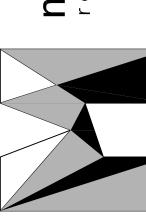
lifestyle

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style life

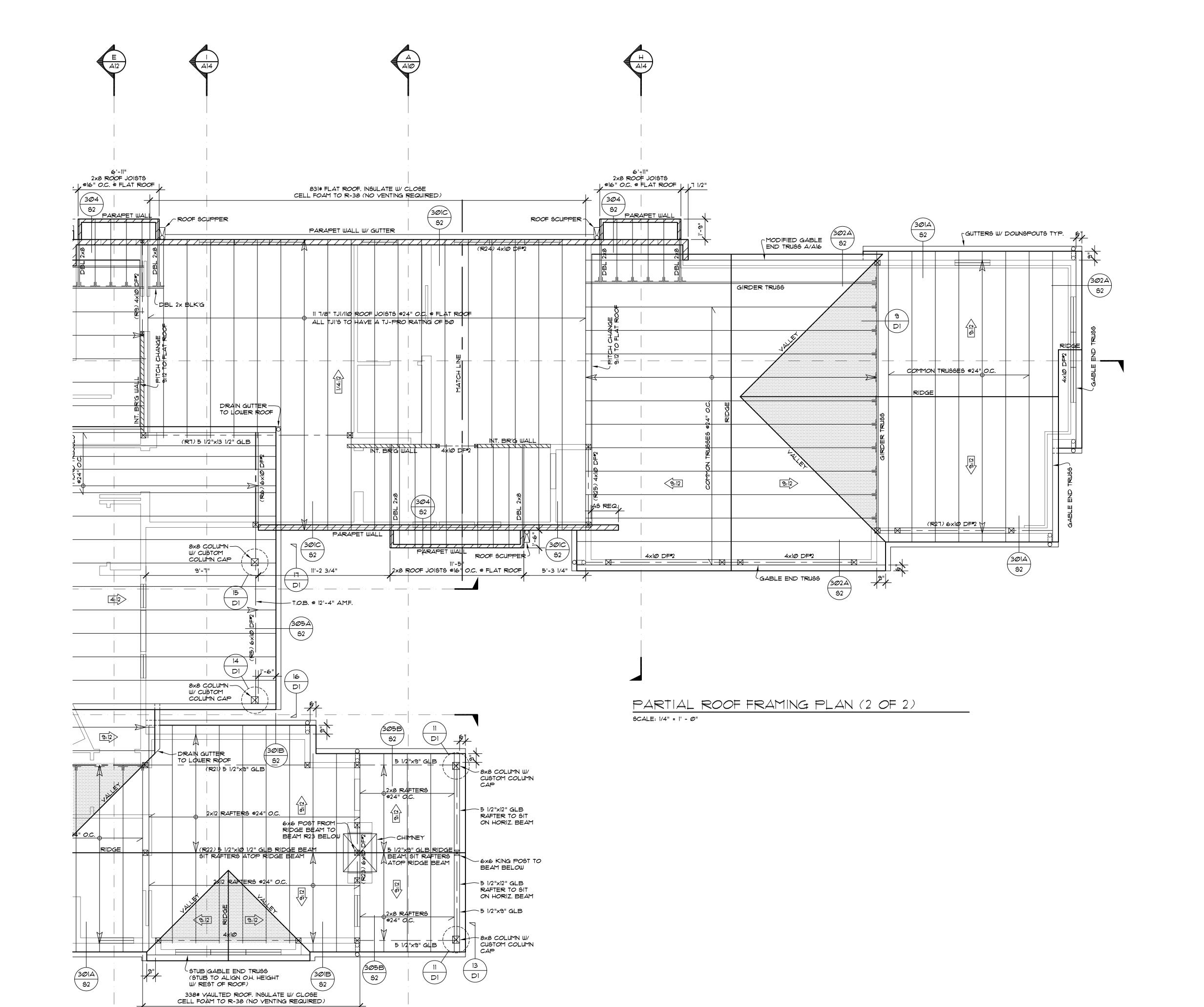
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JOB NO: 20-020 DATE: 9/01/22 DRWN. BY: MM, MG REVISED:

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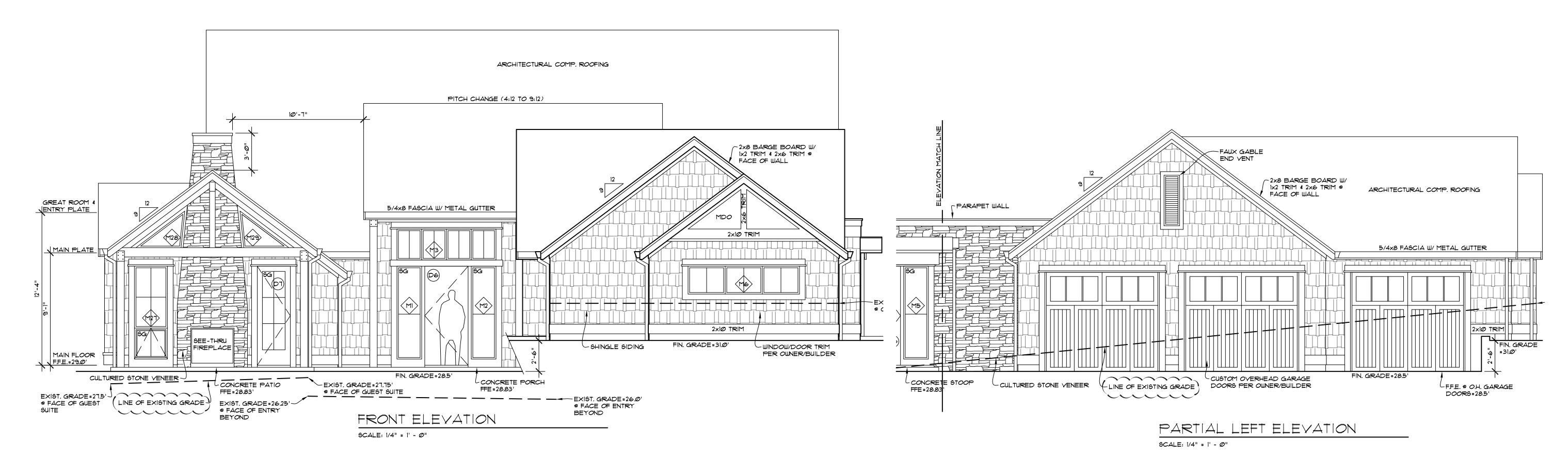
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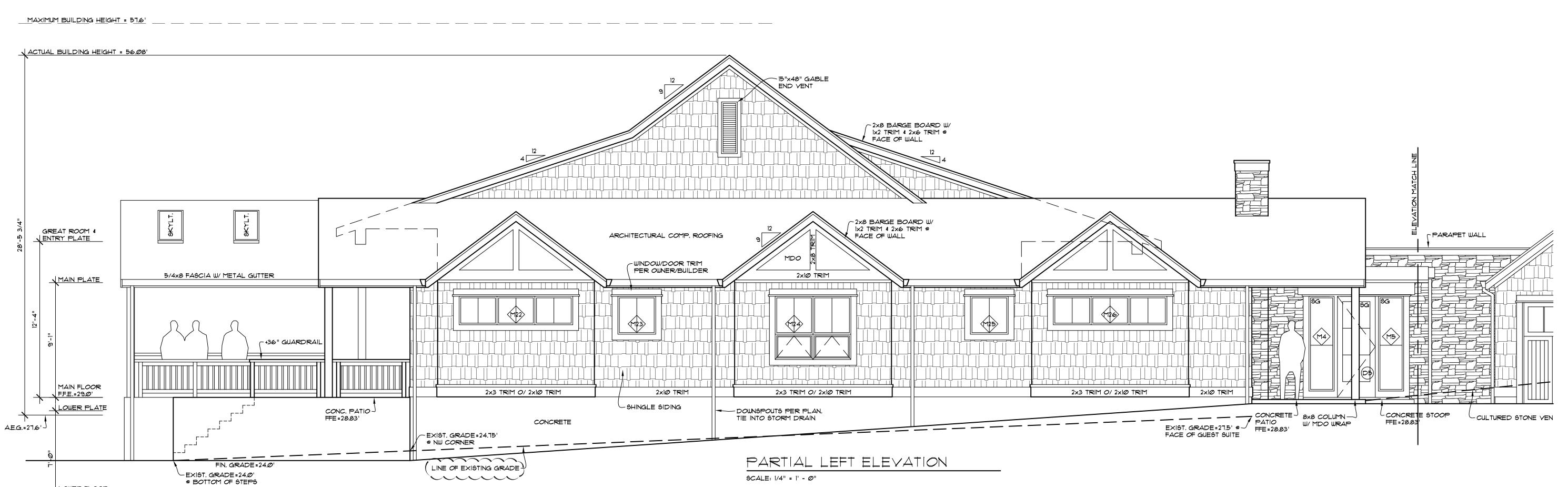


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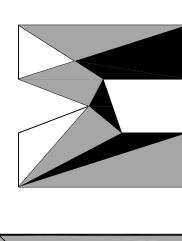
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SHEET NO.





LOWER FLOOR FFE=20.95'



HOUTCHENS RESIDENCE 6024 SE 22nd ST MERCER ISLAND, WA 98040

MAIN PLATE

MAIN FLOOR F.F.E.=29.0'

LOWEST EXIST. GRADE = 22.0'

EXIST. GRADE = 22.0° -© OUTDOOR LIVING CORNER

CONC. SLAB FFE=20.78'—) 2" BELOW LOWER FLOOR

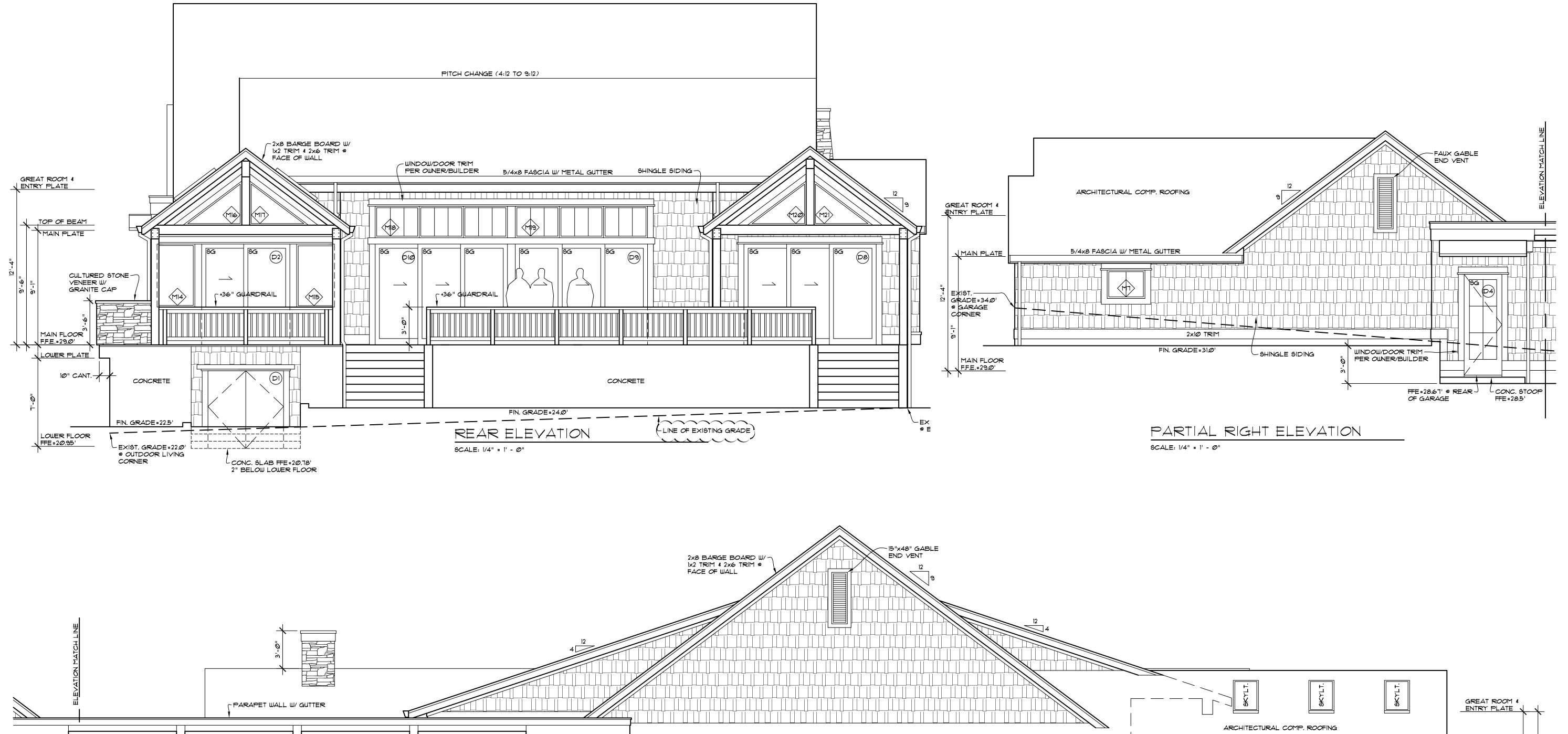
CULTURED STONE -VENEER W/ GRANITE CAP

FIN. GRADE = 22.5'

CONCRETE

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SHEET NO.



CANTILEVERED DECK

SCALE: 1/4" = 1' - Ø"

PARTIAL RIGHT ELEVATION

5/4x8 FASCIA W/ METAL GUTTER

2x10 TRIM

LOWER FLOOR FFE = 20.95'

SHINGLE SIDING

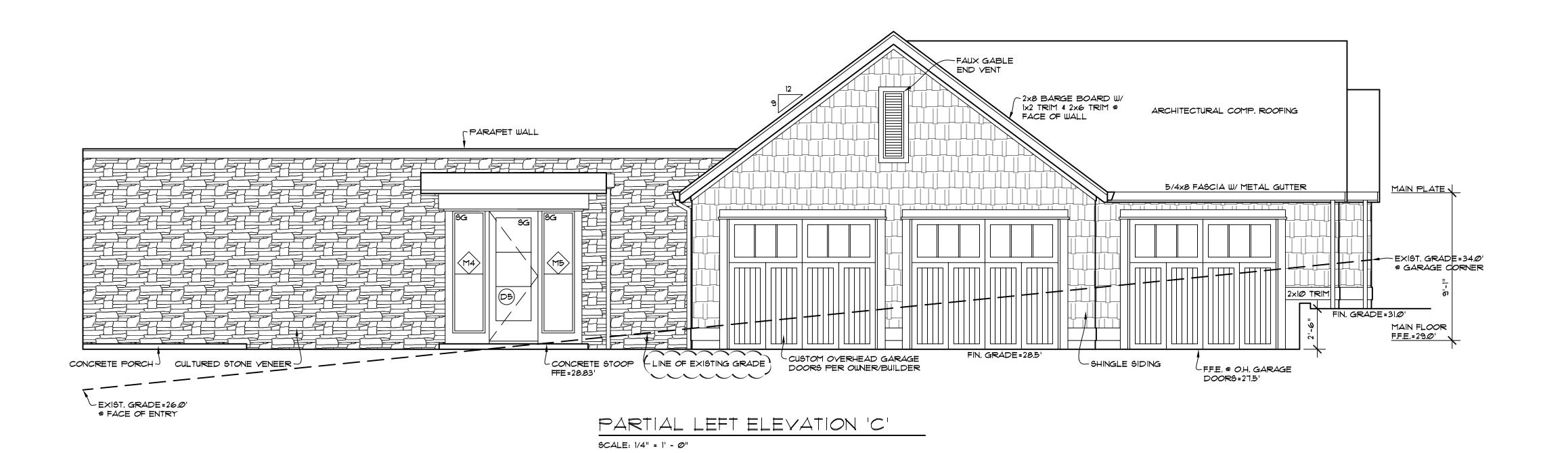
-LINE OF EXISTING GRADE

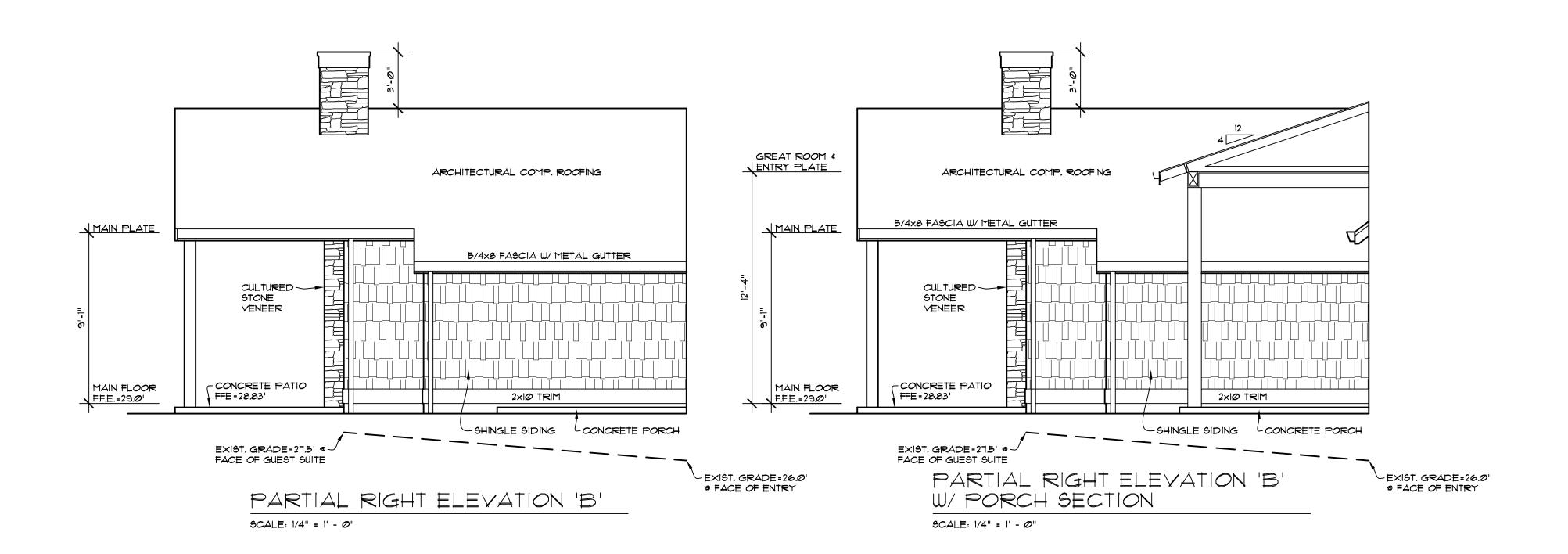
FIN. GRADE=28.0°

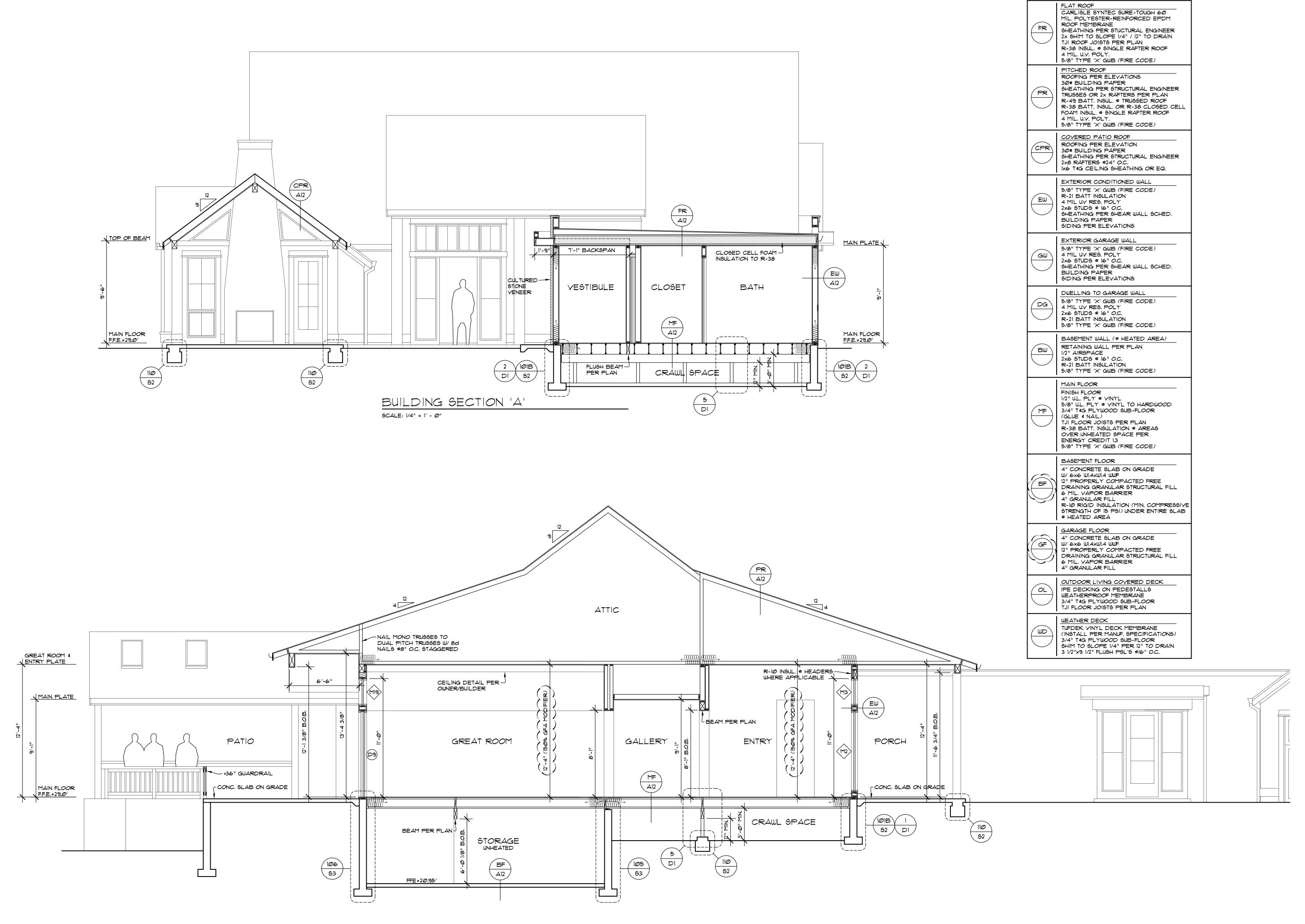
CONC. STOOP FFE=28.5'

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JOB NO: 20-020 DATE: 9/01/22 DRWN. BY: MM, MG REVISED: 2/14/23

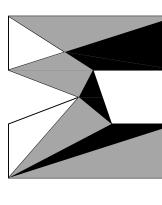






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nw **lifestyle** homes

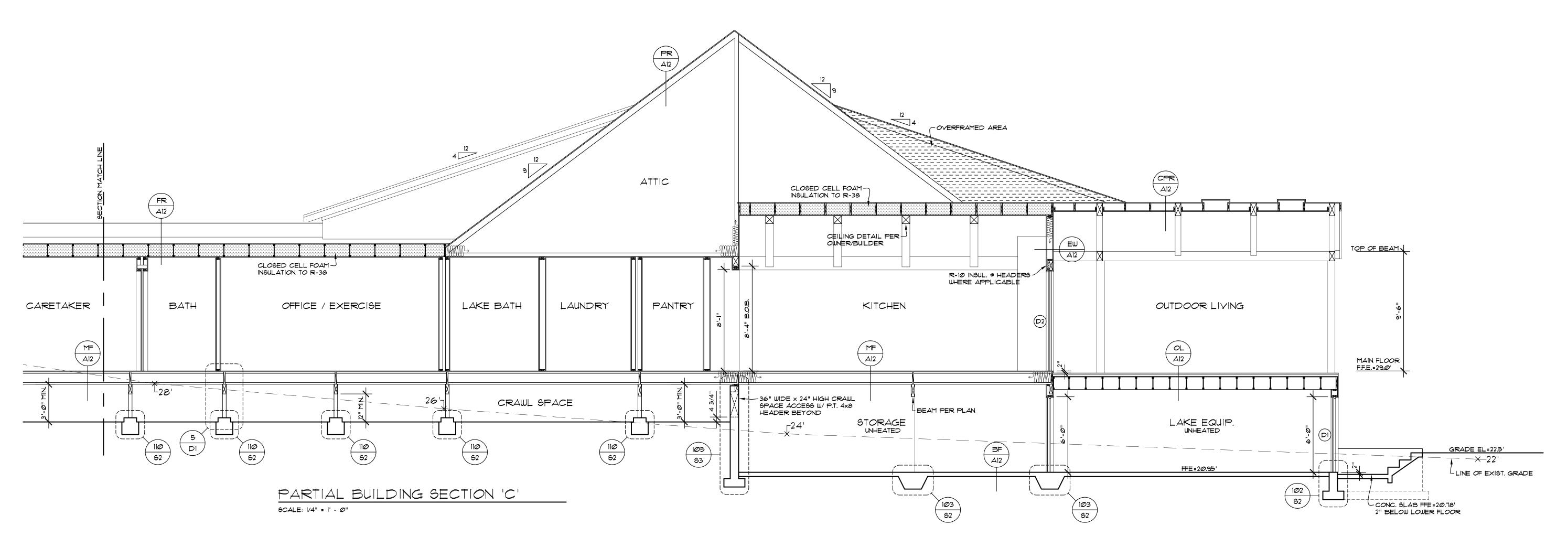


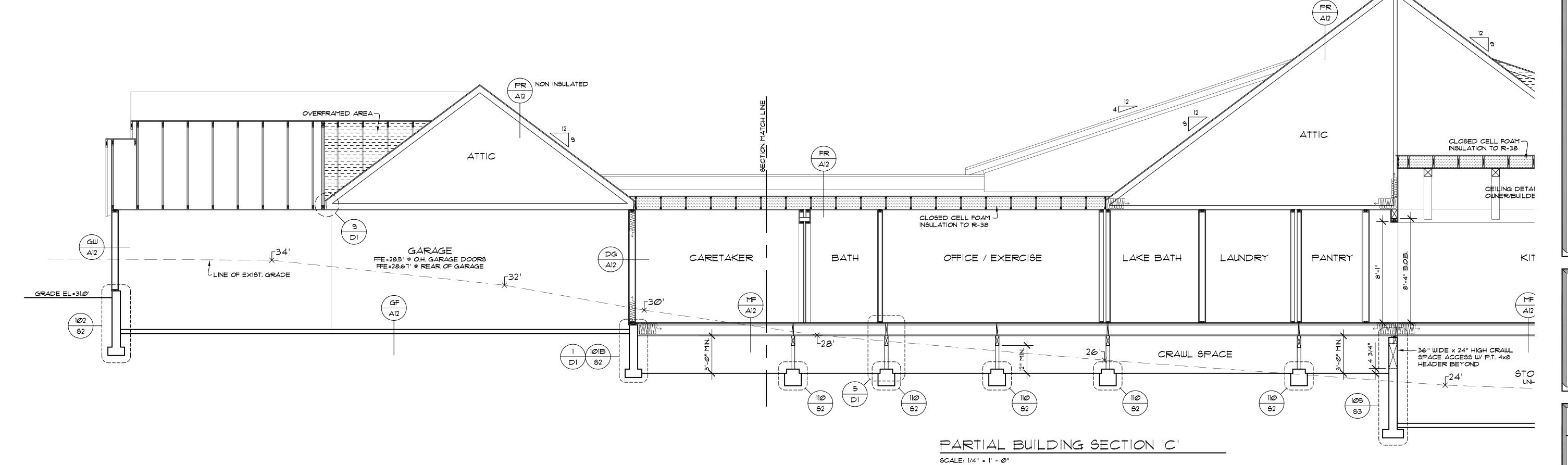
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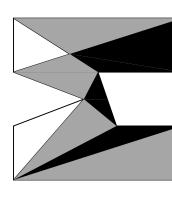
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A12

JOB NO: 20-020 9/01/22 DRWN. BY: MM, MG REVISED: 2/14/23

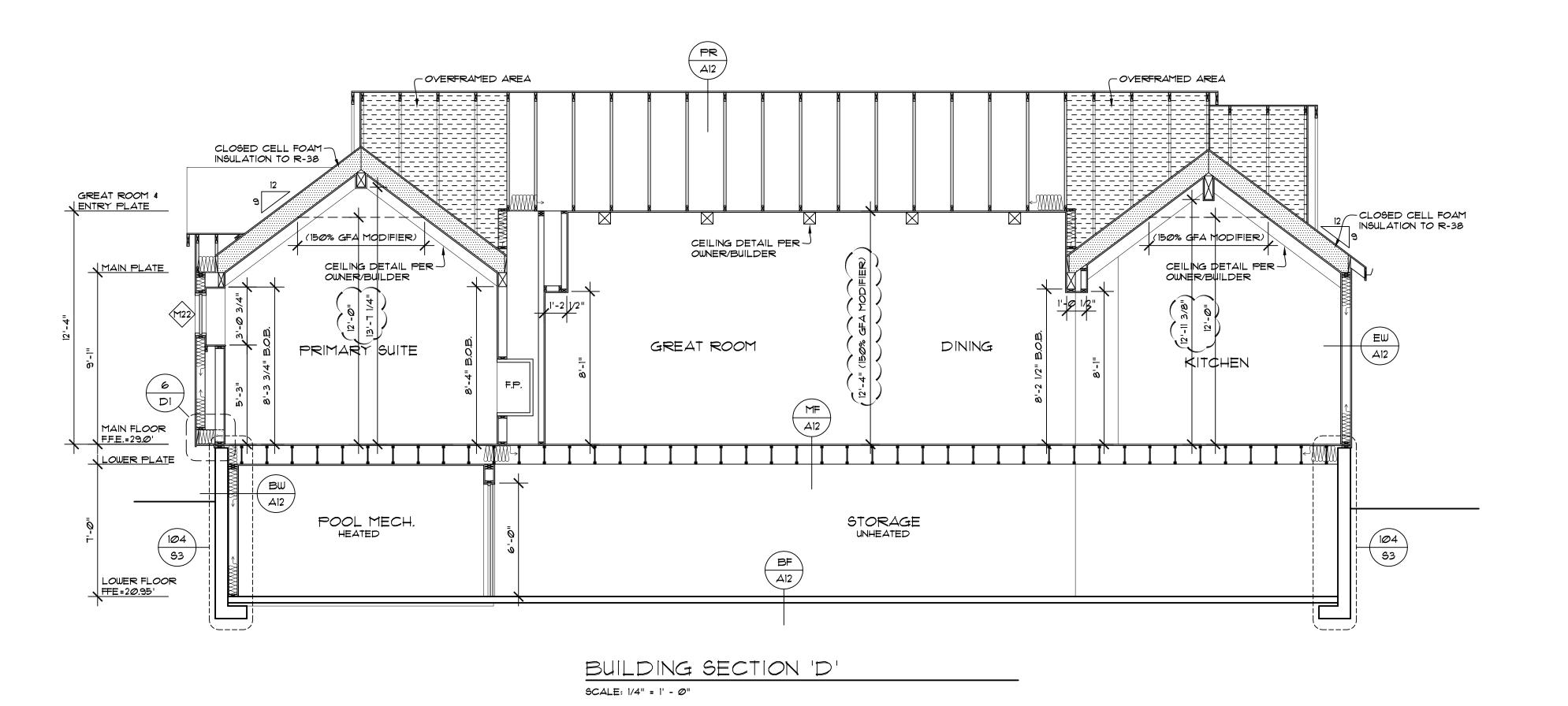


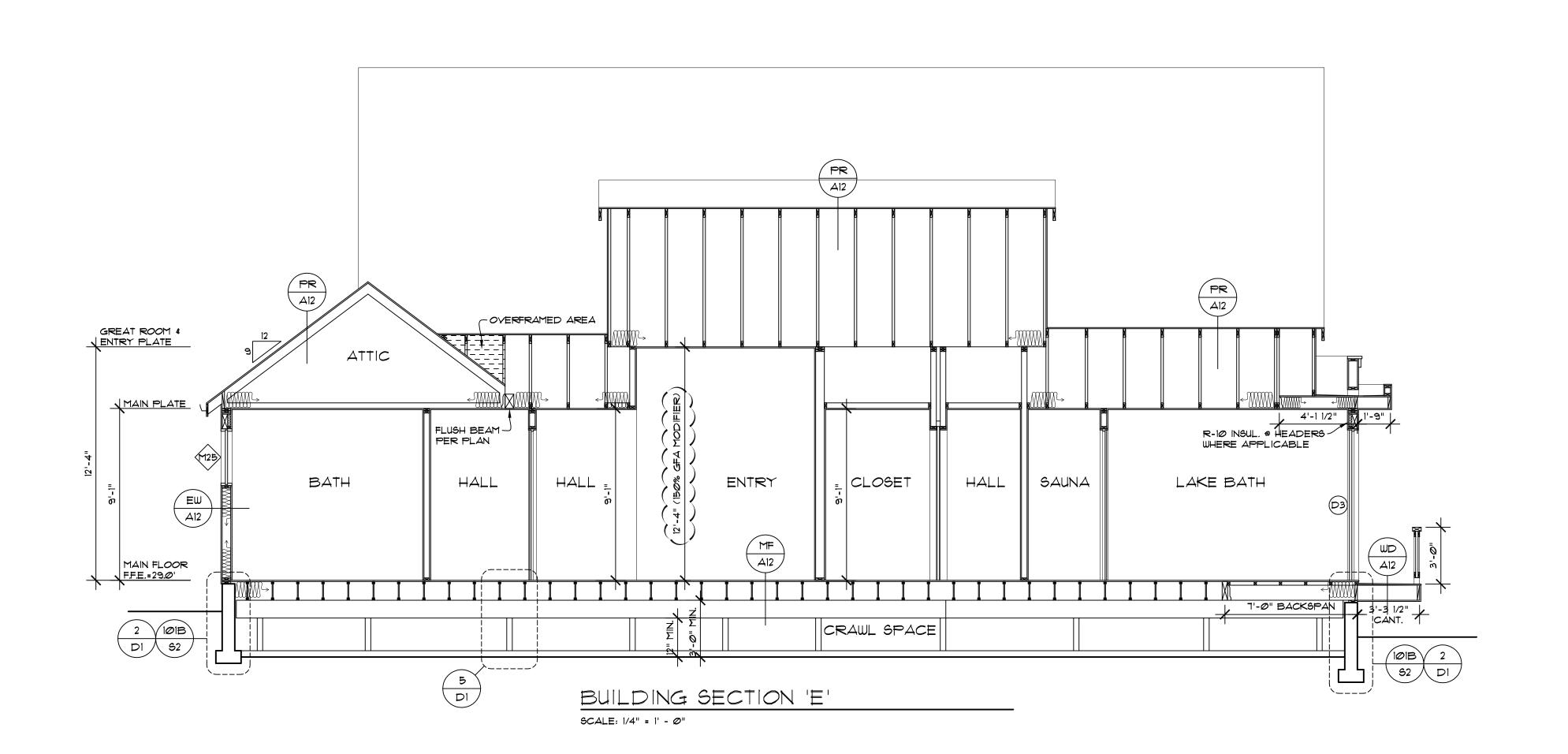


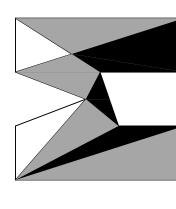


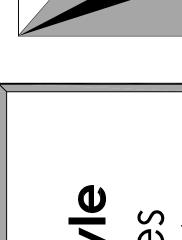


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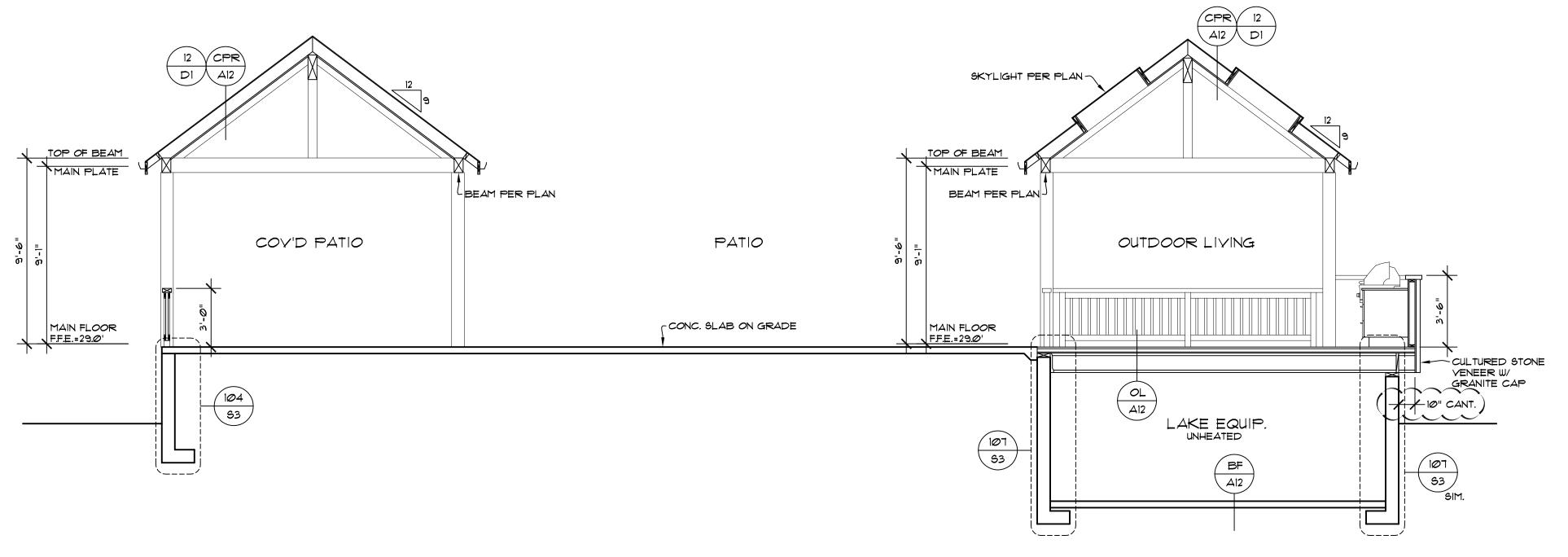




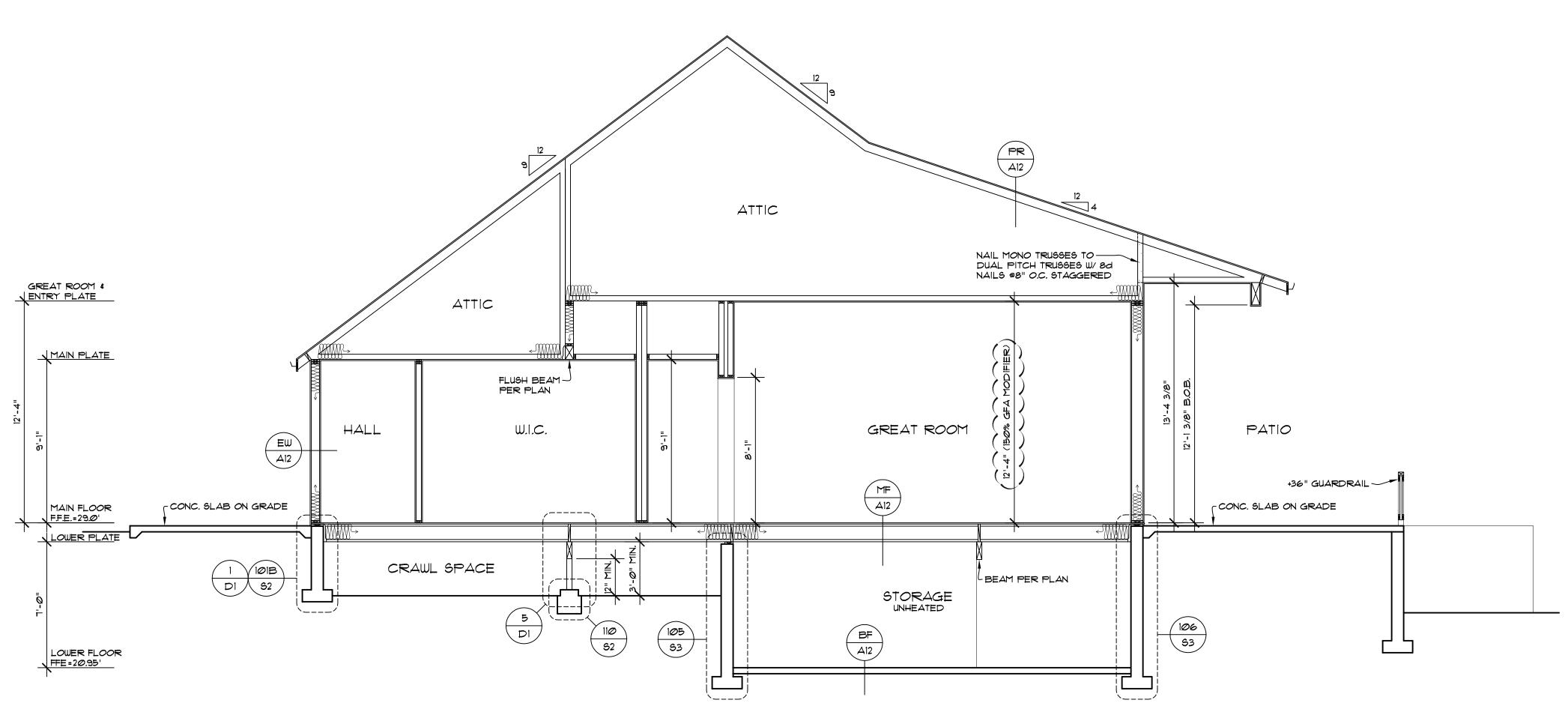
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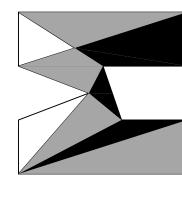


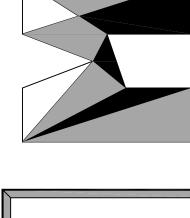


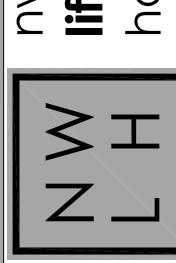


BUILDING SECTION 'G'

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



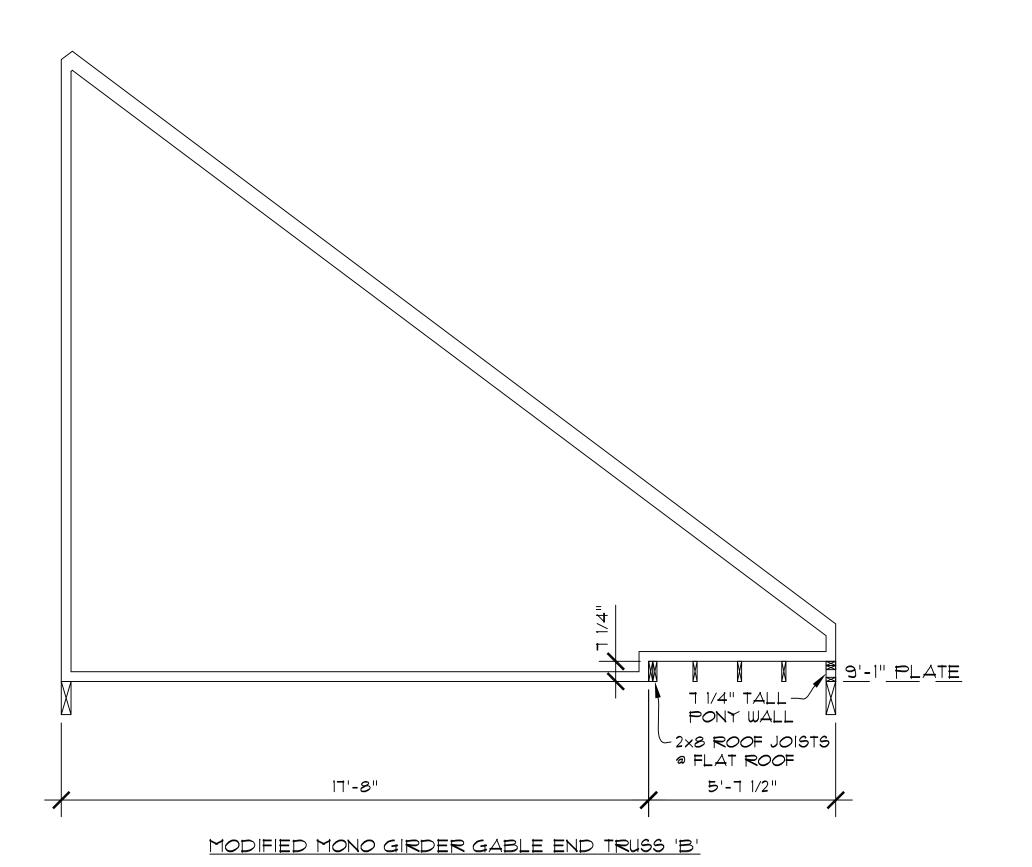


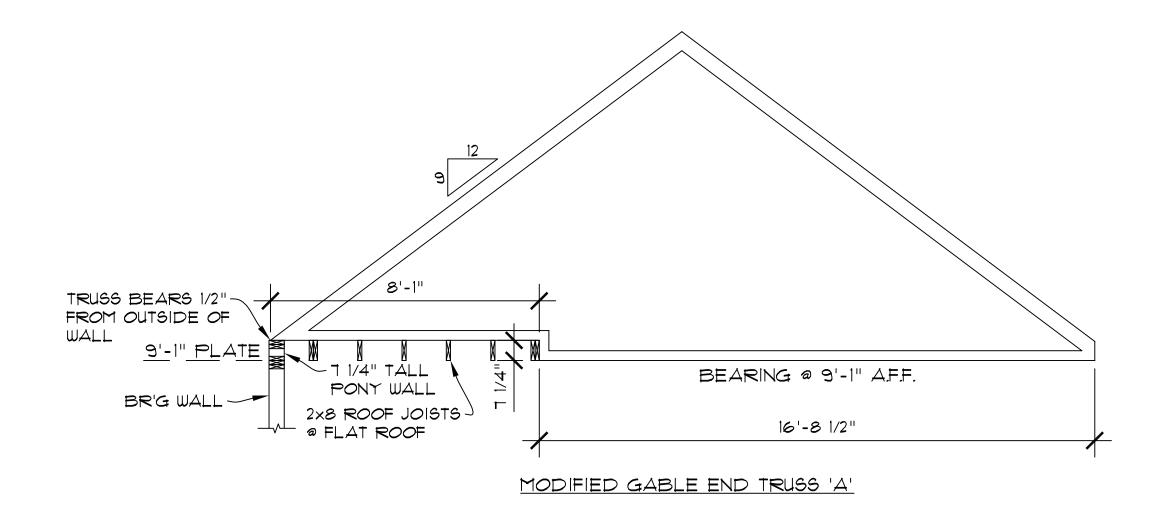


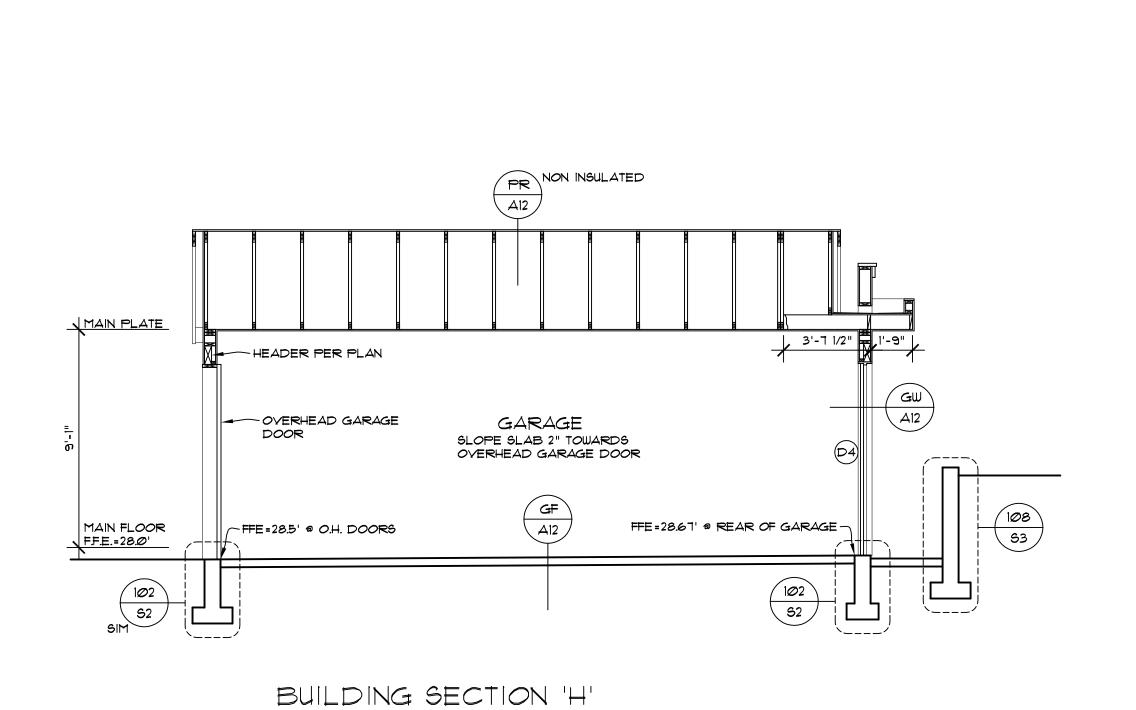
HOUTCHENS RESIDENCE 6024 SE 22nd ST MERCER ISLAND, WA 98040

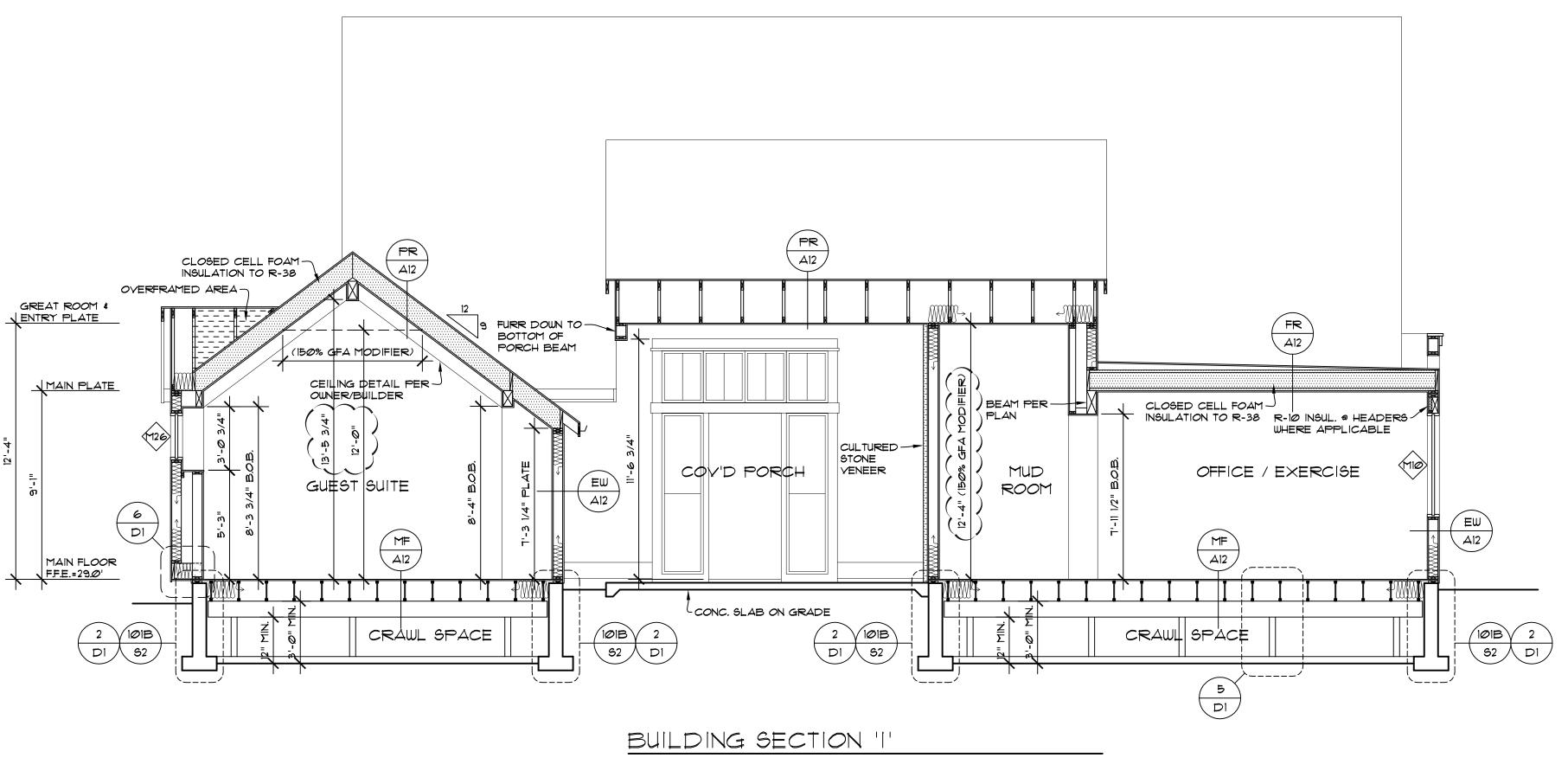
JOB NO: 20-020 DATE: 9/01/22 DRWN. BY: MM, MG REVISED: 2/14/23

SHEET NO.



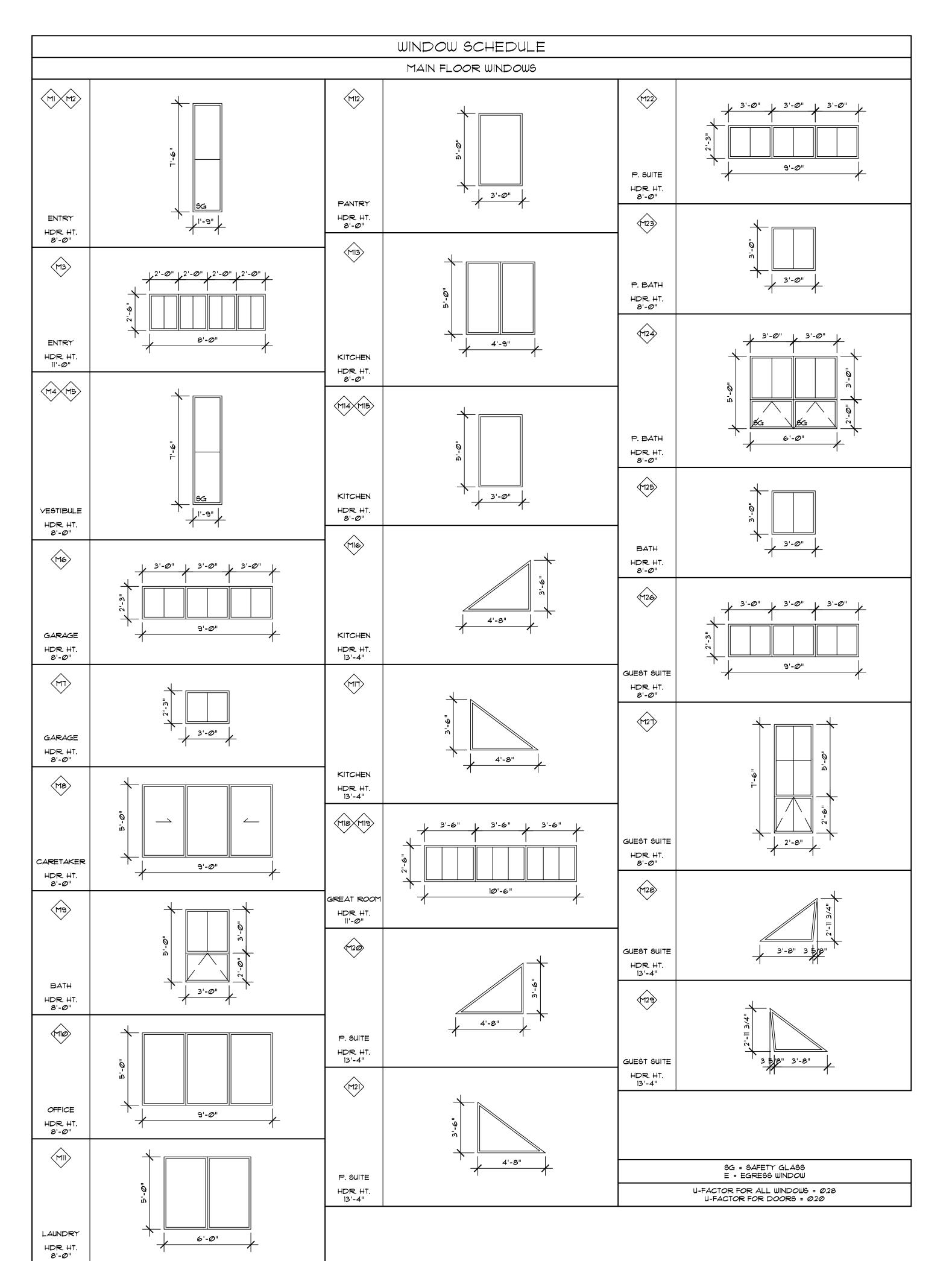


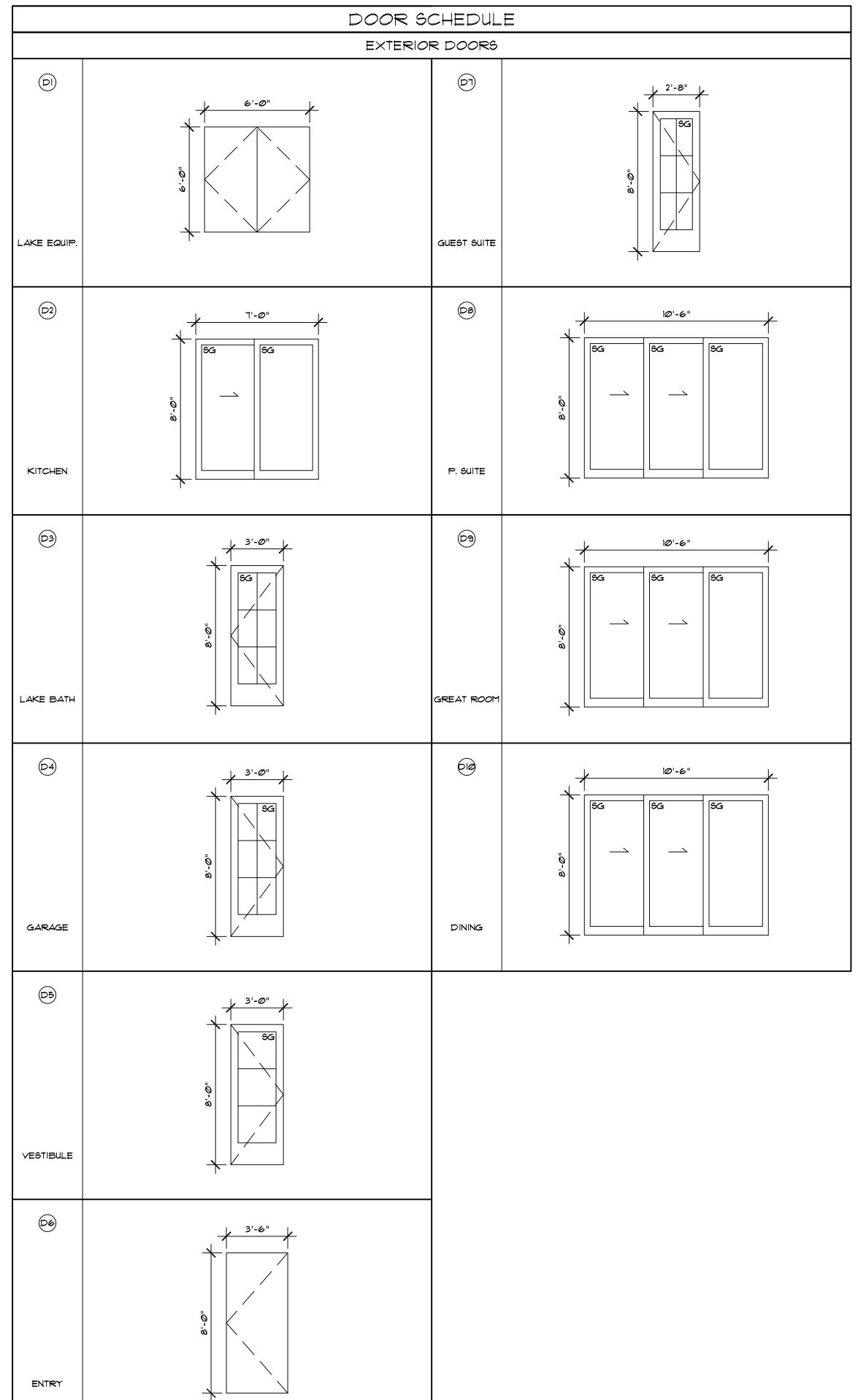




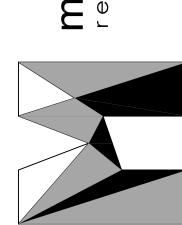
SCALE: 1/4" = 1' - 0"

SCALE: 1/4" = 1' - Ø"



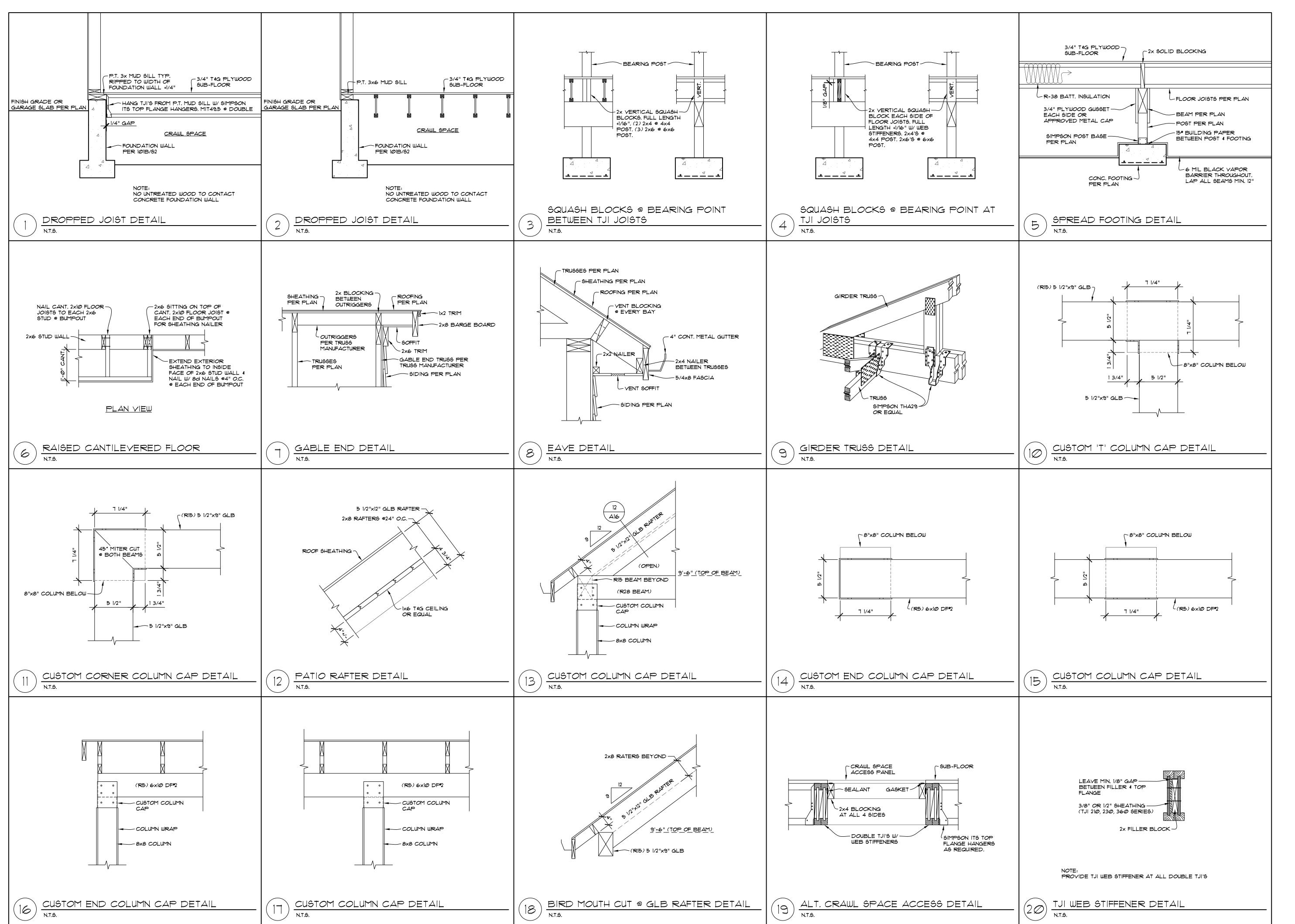






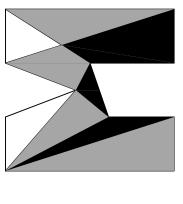
HOUTCHENS RESIDENCE 6024 SE 22nd ST MERCER ISLAND, WA 98040

JOB NO: 20-020 9/01/22 DRWN. BY: MM, MG REVISED:



matthew mawer residential design

matthe resider



nw **lifestyle** homes

HOUTCHENS RESIDENCE 6024 SE 22nd ST MERCER ISLAND, WA 98040

JOB NO: 20-020 DATE: 9/01/22 DRWN. BY: MM, MG REVISED:

Project Information		_	Contact Info		ion					
Houtchens Residence			Matt Maw	/er						
6024 SE 22nd Street										
Mercer Island, WA 98040			425.417.7	7817						
					\		11-:	Li		
	5 (٠.	Widt		Heig			
Francis Code size Description (0.4 a.m. ft. mass)	Ref.	U-factor	1 6	Qt.	Feet		Feet		Area	UA
Exempt Swinging Door (24 sq. ft. max.)									0.0	
Exempt Glazed Fenestration (15 sq. ft. max.)			l L						0.0	0.00
Vertical Fenestration (Windows and doors)										
Component					Widt	:h	Heig	ht		
Description	Ref.	U-factor		Qt.			Feet		Area	UA
PICTURE	M1	0.28	·	1	2	0	7	6	15.0	4.20
PICTURE	M2	0.28	•	1	2	0	7	6	15.0	4.20
TRANSOM	M3	0.28	4	4	2	0	2	6	20.0	5.60
PICTURE	M4	0.28	•	1	2	0	7	6	15.0	4.20
PICTURE	M5	0.28	ļ	1	2	0	7	6	15.0	4.20
XOX	M8	0.28	ļ -	1	9	0	5	0	45.0	12.60
PICTURE	M9	0.28	•	1	3	0	3	0	9.0	2.52
AWNING	M9	0.28	•	1	3	0	2	0	6.0	1.68
PICTURE	M10	0.28	ļ	1	9	0	5	0	45.0	12.60
PICTURE	M11	0.26	,	1	6	0	5	0	30.0	7.80
PICTURE	M12	0.28	,	1	3	0	5	0	15.0	4.20
XO	M13	0.28	,	1	4	9	5	0	23.8	6.65
PICTURE	M14	0.28	,	1	3	0	5	0	15.0	4.20
PICTURE	M15	0.28	1	1	3	0	5	0	15.0	4.20
TRIANGLE TRANSOM	M16	0.28	,	1	4	8	3	6	16.3	4.57
TRIANGLE TRANSOM	M17	0.28		1	4	8	3	6	16.3	4.57
TRANSOM	M18	0.28	(3	3	6	2	6	26.3	7.35
TRANSOM	M19	0.28		3	3	6	2	6	26.3	7.35
TRIANGLE TRANSOM	M20	0.28	,	1	4	8	3	6	16.3	4.57
TRIANGLE TRANSOM	M21	0.28	•	1	4	8	3	6	16.3	4.57
PICTURE	M22	0.28		3	3	0	2	3	20.3	5.67
PICTURE	M23	0.28	[1	3	0	3	0	9.0	2.52
PICTURE	M24	0.28		2	3	0	3	0	18.0	5.04
ALMAUNIO	1404	0.00				0	_	0	40.0	0.00

M25 0.28

M26 0.28

M27 0.28

M29 0.28

D2 0.28

D5 0.28

D7 0.28

2018 Washington State Energy Code – Residential

Prescriptive Energy Code Compliance for All Climate Zones in Washington

These requirements apply to all IRC building types, including detached one- and two-family

dwellings and multiple single-family dwellings (townhouses).

Instructions: This single-family project will use the requirements of the Prescriptive Path below and

incorporate the minimum values listed. Based on the size of the structure, the appropriate number of

Provide all information from the following tables as building permit drawings: Table R402.1 - Insulation and

R-Value *

n/a

n/a

n/a

21 int

10/15/21 int + TB

10, 2 ft

R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity that is less a than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix

"10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on

the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at

the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on

the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "STB"

For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth

f | slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall

For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for

Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard h framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10

R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter

d R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.

Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and 406.3 - Energy Credits.

All Climate Zones (Table R402.1.1)

Matt Mawer

425.417.7817

Single Family – New & Additions (effective February 1, 2021)

12.0 3.36

9.0 2.52

20.3 5.67

13.3 3.73

6.7 1.87

11.0 3.08

0.0

56.0 15.68

24.0 6.72

24.0 6.72

Contact Information

Date

U-Factor *

0.30

0.50

n/a

0.026

0.056 0.029 0.042 Version 1.0

11.0

AWNING

PICTURE

PICTURE

AWNING

TRIANGLE TRANSOM

TRIANGLE TRANSOM

SLIDING GLASS DOOR

STORE DOOR

STORE DOOR

STORE DOOR

Houtchens Residence

Mercer Island, WA 98040

Authorized Representative

Glazed Fenestration SHGC byo

Fenestration U-Factor b

Skylight U-Factor b

Wood Frame Wall Eth

Below Grade Wall ch

Slab d, R-Value & Depth

Ceiling a

Project Information

additional credits are checked as chosen by the permit applicant.

Table A101.4 shall not be less than the R-value specified in the table.

means R-5 thermal break between floor slab and basement wall.

meet the requirements for thermal barriers protecting foam plastics.

b The fenestration *U*-factor column excludes skylights.

extends over the top plate of the exterior wall.

g climate zone 5 of ICC 400.

insulation.

SLIDING GLASS DOOR	D8	0.28	1	10	6	8	0	84.0	2
SLIDING GLASS DOOR	D9	0.28	1	10	6	8	0	84.0	2
SLIDING GLASS DOOR	D10	0.28	1	10	6	8	0	84.0	23
								0.0	(
								0.0	-
								0.0	1
								0.0	(
	Vertica	Sum of Vertion I Fenestration						909.4	254
verhead Glazing (Skylights)	Vertica							909.4	
verhead Glazing (Skylights) Component	Vertica		Area We	<i>ighted</i> Wid	<i>I U</i> =	: <i>UA/A</i> Heig	A <i>rea</i> ght	909.4	
	Vertica Ref.	l Fenestration	Area We	ighted	<i>I U</i> =	: <i>UA/A</i> Heig	A <i>rea</i> ght	Area	U.
Component		l Fenestration	Area We	<i>ighted</i> Wid	<i>I U</i> =	: <i>UA/A</i> Heig	A <i>rea</i> ght	Area	U.
Component		l Fenestration	Area We	<i>ighted</i> Wid	<i>I U</i> =	: <i>UA/A</i> Heig	A <i>rea</i> ght	Area 0.0 0.0	U,
Component		l Fenestration	Area We	<i>ighted</i> Wid	<i>I U</i> =	: <i>UA/A</i> Heig	A <i>rea</i> ght	Area 0.0 0.0 0.0	() () ()
•		l Fenestration	Area We	<i>ighted</i> Wid	<i>I U</i> =	: <i>UA/A</i> Heig	A <i>rea</i> ght	Area 0.0 0.0 0.0 0.0	() () ()
Component		l Fenestration	Area We	<i>ighted</i> Wid	<i>I U</i> =	: <i>UA/A</i> Heig	A <i>rea</i> ght	Area 0.0 0.0 0.0 0.0 0.0)))) (
Component		l Fenestration	Area We	<i>ighted</i> Wid	<i>I U</i> =	: <i>UA/A</i> Heig	A <i>rea</i> ght	Area 0.0 0.0 0.0 0.0	() () ()
Component	Ref.	l Fenestration	Qt Qt	Wid. Fee	I U =	Heigh Fee	ght t Inch	Area 0.0 0.0 0.0 0.0 0.0	() () () ()

2018 Washington State Energy Code – Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family – New & Additions (effective February 1, 2021)

Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence

1. Small Dwelling Unit: 3 credits

Dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area.

Dwelling units exceeding 5,000 sf of conditioned floor area

4. Additions less than 500 square feet: 1.5 credits

Before selecting your credits on this Summary table, review the details in Table 406.3 (Single Family), on page 4.

	Sullillary Of Ta	INCHES THE PROPERTY.		
Heating Options	Fuel Normalization Descriptions		elect ONE option	User Notes
1	Combustion heating minimum NAECA ^b	0.0		
2	Heat pump ^e	1.0	•	
3	Electric resistance heat only - furnace or zonal	-1.0		
4	DHP with zonal electric resistance per option 3.4	0.5		
5	All other heating systems	-1.0		
Energy Options	Energy Credit Option Descriptions	energy optio	elect ONE on from each gory d	
1.1	Efficient Building Envelope	0.5		
1.2	Efficient Building Envelope	1.0		
1.3	Efficient Building Envelope	0.5	•	
1.4	Efficient Building Envelope	1.0		
1.5	Efficient Building Envelope	2.0		
1.6	Efficient Building Envelope	3.0		
1.7	Efficient Building Envelope	0.5		
2.1	Air Leakage Control and Efficient Ventilation	0.5		
2.2	Air Leakage Control and Efficient Ventilation	1.0		
2.3	Air Leakage Control and Efficient Ventilation	1.5	•	
2.4	Air Leakage Control and Efficient Ventilation	2.0		
3.1	High Efficiency HVAC	1.0		
3.2	High Efficiency HVAC	1.0	•	
3.3"	High Efficiency HVAC	1.5		
3.4	High Efficiency HVAC	1.5		
3.5	High Efficiency HVAC	1.5		
3.6*	High Efficiency HVAC	2.0		
4.1	High Efficiency HVAC Distribution System	0.5		
4.2	High Efficiency HVAC Distribution System	1.0		

Simple Heating System Size: Washington State

his heating system sizing calculator is based on the Prescriptive Requirements of the 2018 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This tool will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads. Please complete the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please contact the WSU Energy Program at nergycode@energy.wsu.edu or (360) 956-2042 for assistance.

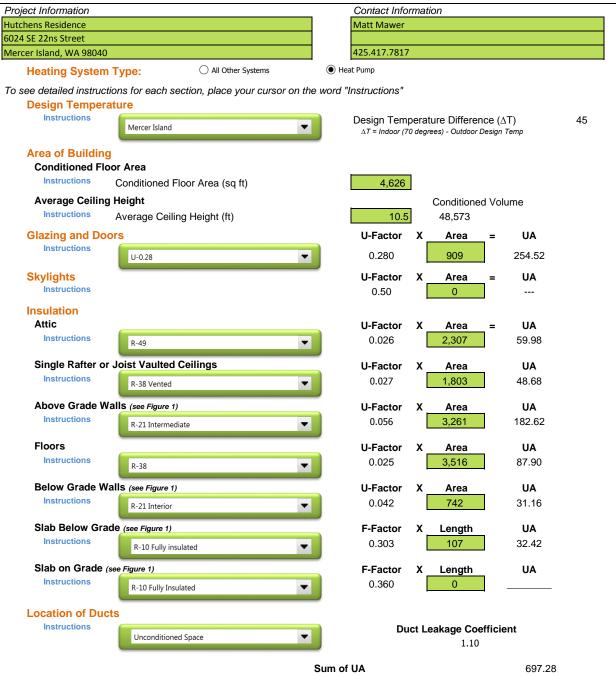


Figure 1.

31,378 Btu / Hour **Envelope Heat Load** Sum of UA $x \Delta T$ Air Leakage Heat Load 23,606 Btu / Hour Volume $x = 0.6 \times \Delta T \times 0.018$ **Building Design Heat Load** 54,984 Btu / Hour Air leakage + envelope heat loss **Building and Duct Heat Load** Ducts in unconditioned space: sum of building heat loss x 1.10

Ducts in conditioned space: sum of building heat loss $x\ 1$ Maximum Heat Equipment Output Building and duct heat loss x 1.40 for forced air furnace

Building and duct heat loss x 1.25 for heat pump

2018 Washington State Energy Code – Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family – New & Additions (effective February 1, 2021)

	Summary of Table R406.2 (cont.)									
Energy Options	Energy Credit Option Descriptions (cont.)		elect ONE ption from tegory ^d	User Notes						
5.1 ^d	Efficient Water Heating	0.5								
5.2	Efficient Water Heating	0.5								
5.3	Efficient Water Heating	1.0								
5.4	Efficient Water Heating	1.5								
5.5	Efficient Water Heating	2.0	•							
5.6	Efficient Water Heating	2.5								
6.1°	Renewable Electric Energy (3 credits max)	1.0								
7.1	Appliance Package	0.5								
	Total Credits		6.0	Calculate Total Clear Form						

- a. An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area or 500 W, whichever is bigger, may be installed in the dwelling unit.
- Equipment listed in Table C403.3.2(4) or C403.3.2(5)
- Equipment listed in Table C403.3.2(1) or C403.3.2(2)
- d. You cannot select more than one option from any category EXCEPT in category 5. Option 5.1 may be combined with options 5.2 through 5.6. See Table 406.3.
- e. 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max.
- See the complete Table R406.2 for all requirements and option descriptions.
- f. Use the single radiobutton in the upper right of the second column to deselect radiobuttons in that group.

JOB NO: 20-020 DATE: 9/01/22 DRWN. BY:MM, MG REVISED:

SHEET NO.

of operation.

Additions to existing building that are greater than 500 sf of heated floor area but less than 1,500 sf.

Medium Dwelling Unit: 6 credits

All dwelling units that are not included in #1 or #3

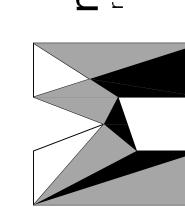
3. Large Dwelling Unit: 7 credits

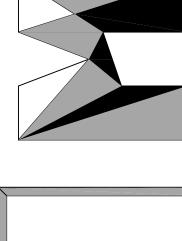
All other additions shall meet 1-3 above

	Summary of Ta			
Heating Options	Fuel Normalization Descriptions	Credits - select ONE heating option		User Notes
1	Combustion heating minimum NAECA ^b	0.0		
2	Heat pump ^c	1.0	•	
3	Electric resistance heat only - furnace or zonal	-1.0		
4	DHP with zonal electric resistance per option 3.4	0.5		
5	All other heating systems	-1.0		
Energy Options	Energy Credit Option Descriptions	Credits - s energy optic categ	n from each	
1.1	Efficient Building Envelope	0.5		
1.2	Efficient Building Envelope	1.0		
1.3	Efficient Building Envelope	0.5	•	
1.4	Efficient Building Envelope	1.0		
1.5	Efficient Building Envelope	2.0		
1.6	Efficient Building Envelope	3.0		
1.7	Efficient Building Envelope	0.5		
2.1	Air Leakage Control and Efficient Ventilation	0.5		
2.2	Air Leakage Control and Efficient Ventilation	1.0		
2.3	Air Leakage Control and Efficient Ventilation	1.5		
2.4	Air Leakage Control and Efficient Ventilation	2.0		
3.1	High Efficiency HVAC	1.0		
3.2	High Efficiency HVAC	1.0	•	
3.3*	High Efficiency HVAC	1.5		
3.4	High Efficiency HVAC	1.5		
3.5	High Efficiency HVAC	1.5		
3.6*	High Efficiency HVAC	2.0		
4.1	High Efficiency HVAC Distribution System	0.5		
4.2	High Efficiency HVAC Distribution System	1.0		

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S II e

SIDENCE HOUTCHENS RESID 6024 SE 22nd ST MERCER ISLAND, WA 9

STRUCTURAL NOTES

CODES AND SPECIFICATIONS

- INTERNATIONAL BUILDING CODE, 2018 EDITION, ASCE 7–16
 INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION
- SIMPSON STRONG TIE WOOD CONSTRUCTION CONNECTORS 2021-2023
- 4. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD MUST BE STAINLESS STEEL, ZMAX(G185HDG PER ASTM A653). BATCH/POST HOT-DIP GALVANIZED (PER ASTM B695, CLASS 55 OR GREATER). UNCOATED AND PAINTED PRODUCTS SHOULD NOT BE USED WITH TREATED WOOD. WHEN USING STAINLESS STEEL HOT-DIP GALVANIZED CONNECTORS, THE CONNECTORS AND FASTENERS SHOULD BE MADE OF THE SAME MATERIAL.

- 1. WIND LOAD: INTERNATIONAL BUILDING CODE, 2018, ASCE 7-16, ALTERNATE ALL-HEIGHTS METHOD, ULTIMATE DESIGN WIND SPEED = 110 MPH, NOMINAL DESIGN WIND SPEED = 85 MPH, EXPOSURE C
- 2. SEISMIC: INTERNATIONAL BUILDING CODE, 2018, ASCE 7-16 RISK CATEGORY II, SEISMIC IMPORTANCE CATEGORY, Ie=1.0
- MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS, Ss=1.5, S1=0.5
- SITE CLASS D
- DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS, Sds=1.0g, Sd=0.5g
- SEISMIC DESIGN CATEGORY, D2 BASIC SEISMIC FORCE-RESISTING SYSTEM: LIGHT FRAME WALLS WITH WOOD SHEAR WALLS
- DESIGN BASE SHEAR, V + F(Sds)(W)/R = 0.1846WRESPONSE MODIFICATION COEFFICIENT, R=6.5
- ANALYSIS PROCEDURE USED: SIMPLIFIED ALTERNATIVE STRUCTURAL DESIGN FOR SIMPLE BEARING WALL SYSTEMS
- 3. ROOF LOAD: DL = 15 PSF LL = 25 PSF (ROOF SNOW LOAD)
- 4. FLOOR LOAD: DL = 10 PSF LL = 40 PSF
- 5. DECK LOAD: DL = 10 PSF LL = 60 PSF
- 6. SOILS: REFER TO GEOTECH REPORT BY PanGEO INC. PROJECT NO. 22-241 DATED 7/13/22 FOR SOIL DESIGN INFORMATION. PER GEOTECH REPORT, AT SLAB ON GRADE, REMOVE A MINIMUM OF 12" OF EXISTING SOIL BELOW THE SLAB AND PLACE 12" OF PROPERLY COMPACTED FREE-DRAINING GRANULAR STRUCTURAL FILL. IF SOFT, WET SUBGRADE CONDITIONS ARE PRESENT, PLACE A GEOTEXTILE FABRIC OVER THE EXPOSED SUBGRADE PRIOR TO PLACING THE STRUCTURAL FILL.
 - 3" DIAMETER PIN PILES WILL BE USED FOR FOUNDATION SUPPORT AS LOCATED PER PLAN WITH AN ALLOWABLE AXIAL COMPRESSION CAPACITY OF 12,000#. PILES SHOULD CONSIST OF SCHEDULE-40, ASTM A-53 GRADE "A" PIPE. LOAD TESTING IS REQUIRED. ASTM D1143 QUICK TEST IS REQUIRED ON A MINIMUM OF 3% OF PILES UP TO 5 MAX, 1 MIN. 3" DIAMETER PILES SHALL BE DRIVEN TO REFUSAL WITH A MINIMUM 600# HYDRAULIC HAMMER. USE THE FOLLOWING REFUSAL CRITERIA BASED ON THE SIZE OF HAMMER UTILIZED: 600# HAMMER/1000 BLOWS PER MINUTE/12 SECONDS PER INCH
 - 850# HAMMER/900 BLOWS PER MINUTE/10 SECONDS PER INCH 1100# HAMMER/900 BLOWS PER MINUTE/6 SECONDS PER INCH
- THIS DRIVING CRITERIA WILL BE VERIFIED BY A STATIC LOAD TEST PROGRAM.
- 7. CONCRETE: 3000 PSI @ 28 DAYS (2500 PSI USED FOR DESIGN)

GRADE 40 REINFORCEMENT MINIMUM 3" COVER FOR ALL REINFORCEMENT EXCEPT AS NOTED AT RETAINING WALL OR OTHER DETAILS.

TIMBER CONSTRUCTION DETAILS

- 1. LUMBER GRADES AND ALLOWABLE STRESSES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON PLANS: ALL SAWN LUMBER HF#2 OR BETTER, Fb=875 PSI, Fv=75 PSI, E=1,300,000
- GLULAM BEAMS 24F-V4, Fb = 2400 PSI, Fv = 165 PSI, E = 1,800,000
- Fb = 2600 PSI, Fv = 285 PSI, E = 1,900,000Fb = 2600 PSI, Fv = 290 PSI, E = 2,900,000PARALLAMS, PSL
- 2. WHEN TOP PLATE IS INTERRUPTED BY HEADER, HEADER SHALL HAVE STRAP CONNECTORS TO THE TOP PLATE EACH END. USE 2—SIMPSON MSTA24 CONNECTORS, UNLESS NOTED OTHERWISE.
- 3. ALL SHEAR WALL SHEATHING, NAILS AND ANCHORS SHALL BE AS DETAILED ON THE DRAWINGS AND AS NOTED IN THE SHEAR WALL
- 4. FLOOR SHEATHING SHALL BE ₹ MINIMUM APA RATED FLOOR SHEATHING WITH 10d COMMON @ 6"OC AT ALL SUPPORTED PANEL EDGES AND 10d @ 12"OC AT INTERMEDIATE SUPPORTS.
- 5. ROOF SHEATHING SHALL BE 16" MINIMUM APA RATED ROOF SHEATHING WITH 8d COMMON @ 6"OC AT ALL SUPPORTED PANEL EDGES AND 8d @ 12"OC AT INTERMEDIATE SUPPORTS.

GENERAL CONSTRUCTION NOTES

- 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. ANY VARIATIONS FROM THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR THE ENGINEER OF RECORD.
- ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION SHALL BE PROVIDED. ANY PROPOSED FIELD CHANGES MUST HAVE THE APPROVAL OF THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

MAWER/HOUTCHENS

SHEAR WALL SCHEDULE

SHEAR WALL TYPE	SHEATHING (NOTE 5)	FASTENER SPACING (COMMON OR GALVANIZED BOX NAILS)	BOTTOM PLATE NAILING OR ANCHOR BOLTS	FRAMING ANCHORS (NOTES 7 & 8)	ALLOWABLE SHEAR	NOTES
1A	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 6" OC	16d @ 8" OC OR ½" A.B. @ 5'-6" OC	RBC @ 32" OC LTP4 @ 48" OC A35 @ 48" OC	130 PLF	1, 2, 3, 11
1	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 6" OC	16d @ 6" OC OR 1" A.B. @ 3'-2" OC OR 8" A.B. @ 5'-0" OC	RBC @ 18" OC LTP4 @ 30" OC A35 @ 30" OC	242 PLF	1, 2, 3, 11
2	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 4" OC	16d @ 4" OC OR 1" A.B. @ 2'-2" OC OR 8" A.B. @ 3'-4" OC	RBC @ 12" OC LTP4 @ 18" OC A35 @ 18" OC	353 PLF	1, 2, 3, 11
3	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 3" OC	1 X 5" LAG SCREW @ 8"OC OR 1 A.B. @ 3'-2" OC OR 8 A.B. @ 5'-0" OC	RBC @ 10" OC LTP4 @ 15" OC A35 @ 15" OC	456 PLF	1, 2, 3, 4, 9, 10, 11
4	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	10d @ 3" OC	1 X 5" LAG SCREW @ 6"OC OR 1" A.B. @ 1'-4" OC OR 1" A.B. @ 2'-0" OC	RBC @ 8" OC LTP4 @ 12" OC A35 @ 12" OC	558 PLF	1, 2, 3, 4, 9, 10, 11
5	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	10d @ 2" OC	1" X 5" LAG SCREW @ 5"OC OR 1" A.B. @ 1'-0" OC OR 8" A.B. @ 1'-8" OC	RBC @ 6" OC LTP4 @ 10" OC A35 @ 10" OC	716 PLF	1, 2, 3, 4, 9, 10, 11
6	19/32" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 BOTH SIDES	10d @ 2" OC	¼" X 5" LAG SCREW @ 2"OC OR ¾" A.B. @ 1'-0" OC	LTP4 @ 6" OC A35 @ 6" OC	1618 PLF	1, 2, 3, 4, 6, 9, 10, 1

1. ALL FASTENERS SHALL MEET THE FOLLOWING CRITERIA: 8d COMMON = 0.131" DIAMETER X 2 \frac{1}{2}", 8d GALVANIZED BOX = 0.113 DIAMETER X 2 \frac{1}{2}", 10d COMMON = 0.148 DIAMETER X 3", 10d GALVANIZED BOX = $0.128" \times 3"$, 16d COMMON = $0.162" \times 3\frac{1}{2}$ ".

2. PANEL EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING. SPACE FASTENERS @ 12" OC ON INTERMEDIATE SUPPORTS.

3. PROVIDE ALL ANCHOR BOLTS WITH 3" X 3" X $\frac{1}{4}$ " PLATE WASHERS. LOCATE WITHIN $\frac{1}{2}$ " OF SHEATHING.

4. AT GARAGE JAMBS, REFER TO LATERAL RESTRAINT PANEL DETAIL 401/S1.

5. PROVIDE 16" APA RATED SHEATHING (PLYWOOD OR OSB) OR APA RATED SIDING 303 OR INNER SEAL OSB RATED PANEL SIDING ON ALL EXTERIOR WALLS DESIGNATED AS SHEAR WALLS.

6. WHERE PANELS ARE APPLIED ON BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6" OC ON EITHER SIDE, PANLE JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED. 7. REFER TO TYPICAL SHEAR WALL DETAILS ON STRUCTURAL DETAIL SHEET FOR LOCATION OF FRAMING ANCHORS.

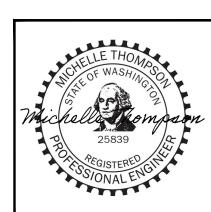
B. AT UPPER FLOOR INTERIOR SHEAR WALLS, REFER TO DETAIL 303/S2 OR 304/S2.

9. AT SHEAR WALL TYPES 3, 4, 5 AND 6, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3X MEMBER OR (2) 2X MEMBERS. FOR EXAMPLE, PROVIDE A 3X STUD AT VERTICAL JOINTS IN THE SHEATHING. 10. AT SHEAR WALL TYPES 3, 4, 5 AND 6, FOUNDATION SILL PLATES AND BOTTOM PLATES OF SHEAR WALLS SHALL NOT BE LESS THAN A SINGLE 3X MEMBER OR (2) 2X MEMBERS. ALSO, PROVIDE A 3X MINIMUM

WIDTH MEMBER BELOW SHEAR WALL TO RECEIVE LAG SCREWS SUCH AS A 3X RIM JOIST, 3X JOIST OR BEAM OR BLOCKING BELOW SHEAR WALL. 1. FASTENERS AT PRESSURE PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE STAINLESS STEEL, G185 HDG, BATCH/POST HOT-DIP GALVANIZED OR MECHANICALLY GALVANIZED.

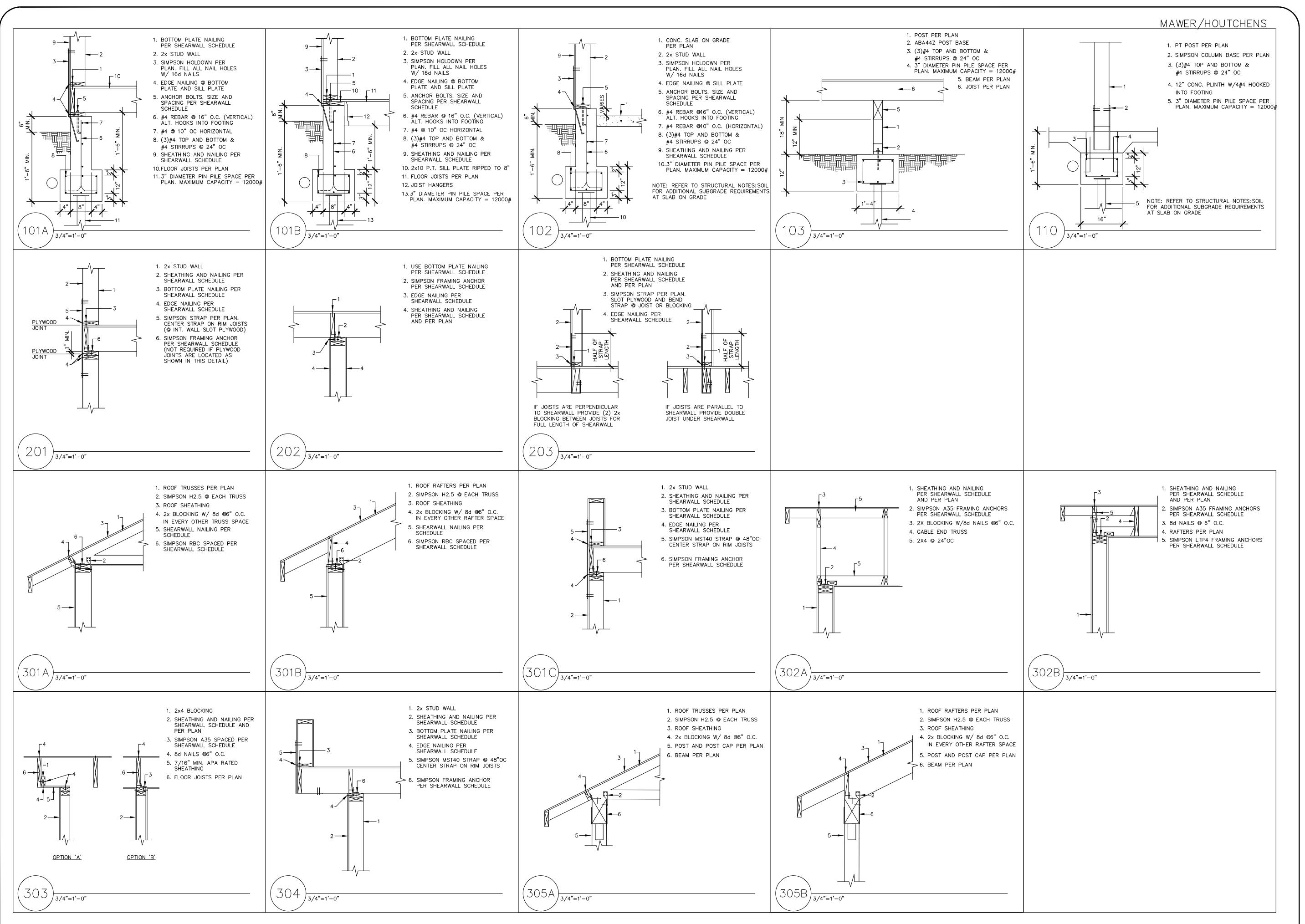
	FOOTING SCHEDULE								
MARK	SIZE	DEPTH	REINFORCING	ALLOWABLE LOAD					
18	18"x18"	8"	(2) #4 EACH WAY	3375#					
24	24"x24"	10"	(3) #4 EACH WAY	6000#					
30	30"x30"	10"	(3) #5 EACH WAY	9375#					
36	36"x36"	10"	(3) #5 EACH WAY	13500#					
42	42"x42"	10"	(3) #5 EACH WAY	18375#					
48	48"x48"	12"	(4) #5 EACH WAY	24000#					
54	54"x54"	12"	(5) #5 EACH WAY	30375#					
60	60"x60"	12"	(5) #5 EACH WAY	37500#					
66	66"x66"	12"	(6) #5 EACH WAY	45375#					
72	72"x72"	12"	(7) #5 EACH WAY	54000#					

FOOTING DESIGN IS BASED ON 2500 PSI CONCRETE AND AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF



REVISION DATES: REV. 2-9-23

	SCHEDULES
	&
CHENS	NOTES
project: MAWER—HOUTCHENS	SHEET 117LE: STRUCTURAL NOTES & SCHEDULE!
SCALE:	DATE:
NO SCALE	4-18-22
DRAWN BY:	SHEET NO.
MDT	
PROJECT NO. MAWER/ HOUTCHENS	S1





MDT ENGINEERING 31403 44th AVE S AUBURN, WA. 98001 PHONE: (253) 709-9852 EMAIL: md.thompson@earthlink.net

REVISION DATES:

REV. 7-8-22

REV. 8-30-22

REV. 2-9-23

project: MAWER—HOUTCHENS	SHEET NILE: STRUCTURAL DETAILS
SCALE:	DATE:
NO SCALE	4-18-22
DRAWN BY:	SHEET NO.
MDT	
PROJECT NO. MAWER/ HOUTCHENS	S2

MAWER/HOUTCHENS

Michallo Rompson 25839 REGISTERED GIN
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REVISION DATES:

REV. 7-8-22

REV. 2-9-23

DATE: SCALE: NO SCALE 4-18-22 DRAWN BY: SHEET NO.

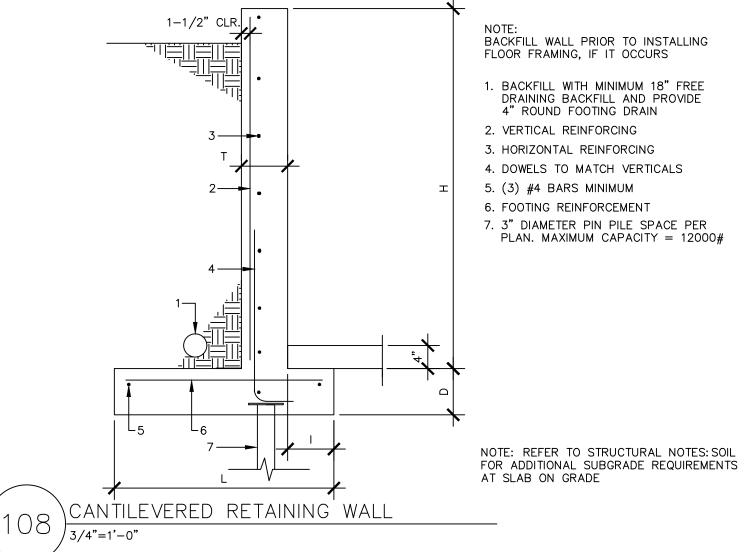
PROJECT NO. MAWER/ HOUTCHENS

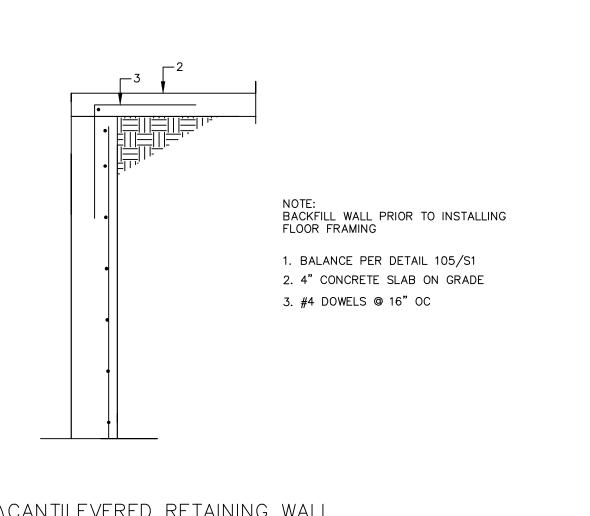
CANTILEVERED RETAINING WALL SCHEDULE PROPERTY LINE CANTILEVERED RETAINING WALL SCHEDULE CANTILEVERED RETAINING WALL SCHEDULE HORIZONTAL VERTICAL HORIZONTAL FOOTING VERTICAL HORIZONTAL FOOTING DOWELS REINFORCING REINFORCING REINFORCING REINFORCING REINFORCING | REINFORCING REINFORCING REINFORCING REINFORCING 4'-0" | 8" | 2'-0" | 1'-4" | 9" #4 @12" O.C. #4 @12" O.C. #4 @12" O.C. #4 @12" O.C. 4'-0" | 8" | 2'-0" | 8" #4 @12" O.C. #4 @12" O.C. #4 @12" O.C. #4 @18" O.C. 4'-0" | 8" | 2'-0" | 8" #4 @12" O.C. #4 @12" O.C. #4 @12" O.C. #4 @18" O.C. 6'-0" | 8" 6'-0" | 8" | 3'-4" | 2'-8" | 9" #4 @12" O.C. #4 @12" O.C. #4 @12" O.C. #4 @12" O.C. 6'-0" | 8" | 2'-8" | 1'-0" | #4 @12" O.C. #4 @12" O.C. #4 @12" O.C. #4 @18" O.C. 2'-8" | 1'-0" #4 @12" O.C. #4 @12" O.C. #4 @12" O.C. #4 @18" O.C. 8'-0" | 8" | 5'-0" | 4'-4" | 10" #4 @12" O.C. #5 @10" O.C. #4 @10" O.C. 8'-0" | 8" | 3'-8" | 1'-6" | 10" #4 @12" O.C. #5 @12" O.C. #4 @10" O.C. 8'-0" | 8" 3'-8" 1'-6" #4 @12" O.C. #5 @10" O.C. #5 @12" O.C. #5 @12" O.C. #5 @12" O.C. #4 @10" O.C. 10'-0" 8" 5'-8" 2'-6" 10" 10'-0" 8" 7'-0" 6'-4" 12" #6 **@8**" O.C. #4 @12" O.C. #6 **@8**" O.C. #5 @12" O.C. #5 **@**8" O.C. #4 @12" O.C. #5 **@**8" O.C. #5 **@**8" O.C. 10'-0" | 8" 5'-8" | 2'-6" | 10" #5 **@**8" O.C. #4 @12" O.C. #5 **@**8" O.C. #5 **@**8" O.C. #6 **@8**" O.C. 12'-0" | 10" | 8'-5" | 7'-7" | 13" #4 @10" O.C. #7 @9" O.C. #5 @12" O.C. 12'-0" | 10" | 6'-6" | 2'-10" | 11" #6 @8" O.C. #4 **@**8" O.C. #6 @8" O.C. #5 @10" O.C. 12'-0" | 10" | 6'-6" | 2'-10" | #4 @8" O.C. #6 **@8**" O.C. #5 @10" O.C. CONCRETE STRENGTH SHALL BE AT 2500 PSI @28 DAYS CONCRETE STRENGTH SHALL BE AT 2500 PSI @28 DAYS CONCRETE STRENGTH SHALL BE AT 2500 PSI @28 DAYS REINFORCING BARS SHALL BE GRADE 40 REINFORCING BARS SHALL BE GRADE 40 REINFORCING BARS SHALL BE GRADE 40 LATERAL EARTH PRESSURE = 35 PCF WITH LEVEL BACKFILL LATERAL EARTH PRESSURE = 35 PCF WITH LEVEL BACKFILL LATERAL EARTH PRESSURE = 35 PCF WITH LEVEL BACKFILL

PROVIDE A MINIMUM 4" DIA. PERFORATED PIPE SURROUNDED IN PEA GRAVEL OR WASHED CLEAN GRAVEL PROVIDE A MINIMUM 4" DIA. PERFORATED PIPE SURROUNDED IN PEA GRAVEL OR WASHED CLEAN GRAVEL PROVIDE A MINIMUM 4" DIA. PERFORATED PIPE SURROUNDED IN PEA GRAVEL OR WASHED CLEAN GRAVEL (MINIMUM 9" COVER) AND SLOPED TO A STORM DRAIN SYSTEM OR OTHER APPROPRIATE OUTLET. PERIMETER DRAINS SHOULD BE PROVIDED WITH CLEANOUTS AS NECESSARY TO ALLOW PERIODIC INSPECTION AND MAINTENANCE OF DRAINS (MINIMUM 9" COVER) AND SLOPED TO A STORM DRAIN SYSTEM OR OTHER APPROPRIATE OUTLET. PERIMETER DRAINS SHOULD BE PROVIDED WITH CLEANOUTS AS NECESSARY TO ALLOW PERIODIC INSPECTION AND MAINTENANCE OF DRAINS (MINIMUM 9" COVER) AND SLOPED TO A STORM DRAIN SYSTEM OR OTHER APPROPRIATE OUTLET. PERIMETER DRAINS SHOULD BE PROVIDED WITH CLEANOUTS AS NECESSARY TO ALLOW PERIODIC INSPECTION AND MAINTENANCE OF DRAINS BACKFILL WALL PRIOR TO INSTALLING BACKFILL WALL PRIOR TO INSTALLING BACKFILL WALL PRIOR TO INSTALLING FLOOR FRAMING FLOOR FRAMING FLOOR FRAMING 1. BACKFILL WITH MINIMUM 18" FREE 1. BACKFILL WITH MINIMUM 18" FREE 1. BACKFILL WITH MINIMUM 18" FREE DRAINING BACKFILL AND PROVIDE DRAINING BACKFILL AND PROVIDE 4" ROUND FOOTING DRAIN 4" ROUND FOOTING DRAIN 2. VERTICAL REINFORCING 2. VERTICAL REINFORCING 2. VERTICAL REINFORCING 3. HORIZONTAL REINFORCING 3. HORIZONTAL REINFORCING 3. HORIZONTAL REINFORCING 1-1/2" CLR 1-1/2" CLF 1-1/2" CLR 4. DOWELS TO MATCH VERTICALS 4. DOWELS TO MATCH VERTICALS 4. DOWELS TO MATCH VERTICALS 5. (3) #4 BARS MINIMUM 5. (3) #4 BARS MINIMUM 5. (3) #4 BARS MINIMUM 6. FOOTING REINFORCEMENT 6. FOOTING REINFORCEMENT 6. FOOTING REINFORCEMENT 7. 2X10 TREATED SILL PLATE W/ 7. 2X10 TREATED SILL PLATE W/ 7. 2X6 TREATED SILL PLATE W/ ANCHOR BOLTS PER SHEAR WALL ANCHOR BOLTS PER SHEAR WALL SCHEDULE SCHEDULE 8. BOTTOM PLATE NAILING PER SHEAR 8. BOTTOM PLATE NAILING PER SHEAR 8. SIMPSON FRAMING ANCHORS PER SHEAR WALL SCHEDULE WALL SCHEDULE 9. BOTTOM PLATE NAILING PER 9. 10d @ 6" OC 9. 10d @ 6" OC SHEAR WALL SCHEDULE 10.FLOOR JOISTS PER PLAN W/ TOP FLANGE HANGER 10.FLOOR JOISTS PER PLAN 10.FLOOR JOISTS PER PLAN 11.3" DIAMETER PIN PILE SPACE PER 11.3" DIAMETER PIN PILE SPACE PER PLAN. MAXIMUM CAPACITY = 12000# PLAN. MAXIMUM CAPACITY = 12000# NOTE: REFER TO STRUCTURAL NOTES: SOIL FOR ADDITIONAL SUBGRADE REQUIREMENTS AT SLAB ON GRADE NOTE: REFER TO STRUCTURAL NOTES: SOIL FOR ADDITIONAL SUBGRADE REQUIREMENTS AT SLAB ON GRADE CANTILEVERED RETAINING WALL CANTILEVERED RETAINING WALL CANTILEVERED RETAINING WALL /3/4"=1'-0" $\int 3/4^{\circ}=1^{\circ}-0^{\circ}$ $\int 3/4^{\circ}=1^{\circ}-0^{\circ}$ 1-1/2" CLR. BACKFILL WALL PRIOR TO INSTALLING BACKFILL WALL PRIOR TO INSTALLING FLOOR FRAMING FLOOR FRAMING, IF IT OCCURS 1. BALANCE PER DETAIL 104/S1 BACKFILL WITH MINIMUM 18" FREE DRAINING BACKFILL AND PROVIDE 4" ROUND FOOTING DRAIN 2. 2X10 TREATED SILL PLATE W/ ANCHOR BOLTS PER SHEAR WALL SCHEDULE 2. VERTICAL REINFORCING 3. 36" RAILING BY OTHERS 3. HORIZONTAL REINFORCING 4. 10d @ 6" OC 4. DOWELS TO MATCH VERTICALS 5. FLOOR JOISTS PER PLAN W/ TOP FLANGE HANGER

PASSIVE RESISTANCE = 350 PCF AND COEFFICIENT OF FRICTION = 0.35

PROVIDE FREE DRAINING GRANULAR BACKFILL FOR A MINIMUM OF 18" BEHIND RETAINING WALL





DRAINING BACKFILL AND PROVIDE 4" ROUND FOOTING DRAIN

ANCHOR BOLTS PER SHEAR WALL

11.3" DIAMETER PIN PILE SPACE PER

PLAN. MAXIMUM CAPACITY = 12000#

NOTE: REFER TO STRUCTURAL NOTES: SOIL

FOR ADDITIONAL SUBGRADE REQUIREMENTS

AT SLAB ON GRADE

SCHEDULE

WALL SCHEDULE

PASSIVE RESISTANCE = 350 PCF AND COEFFICIENT OF FRICTION = 0.35

PROVIDE FREE DRAINING GRANULAR BACKFILL FOR A MINIMUM OF 18" BEHIND RETAINING WALL

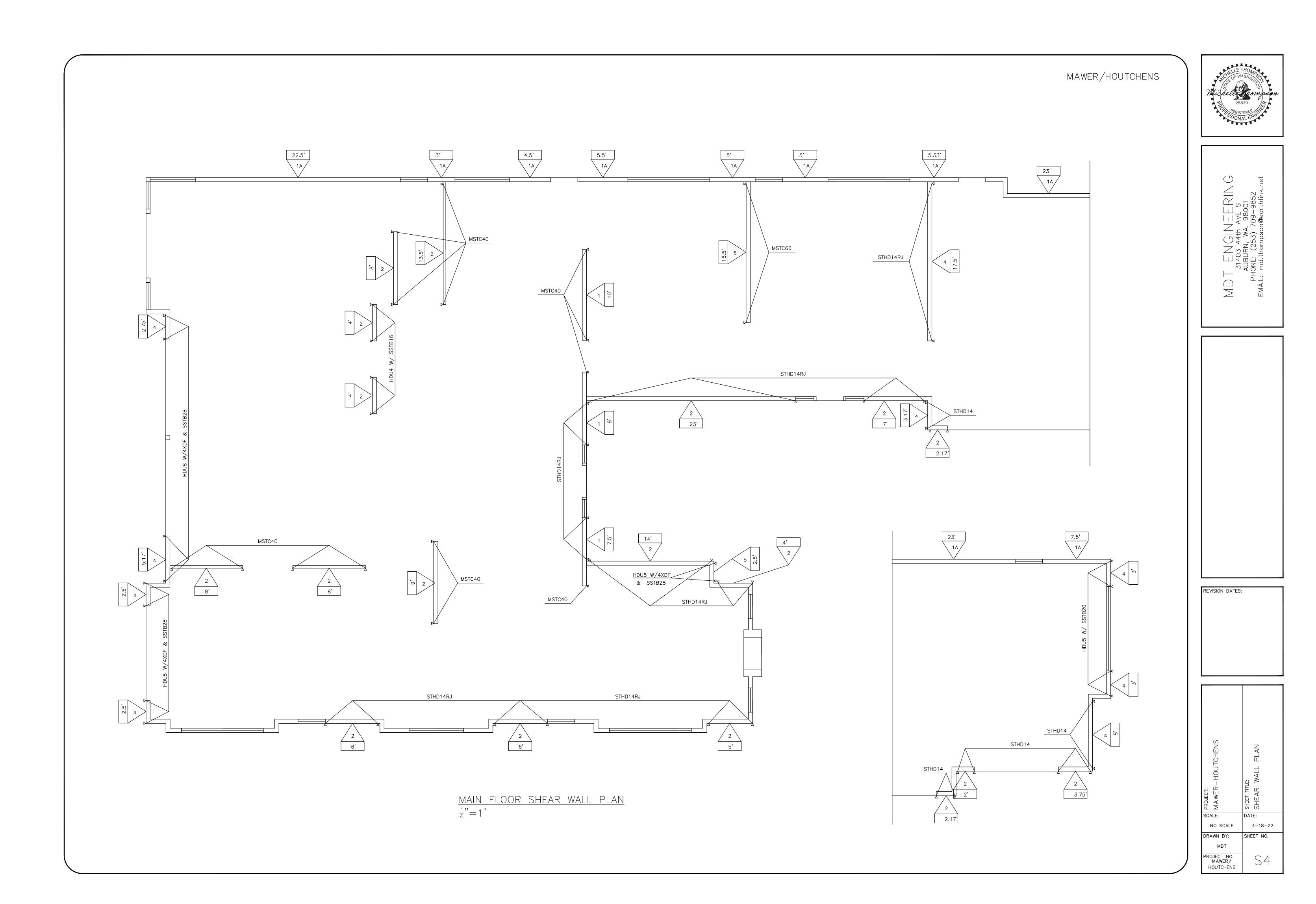
CANTILEVERED RETAINING WALL 3/4"=1'-0"

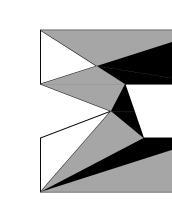
PASSIVE RESISTANCE = 350 PCF AND COEFFICIENT OF FRICTION = 0.35

PROVIDE FREE DRAINING GRANULAR BACKFILL FOR A MINIMUM OF 18" BEHIND RETAINING WALL

CANTILEVERED RETAINING WALL

 $\int 3/4^{\circ}=1^{\circ}-0^{\circ}$



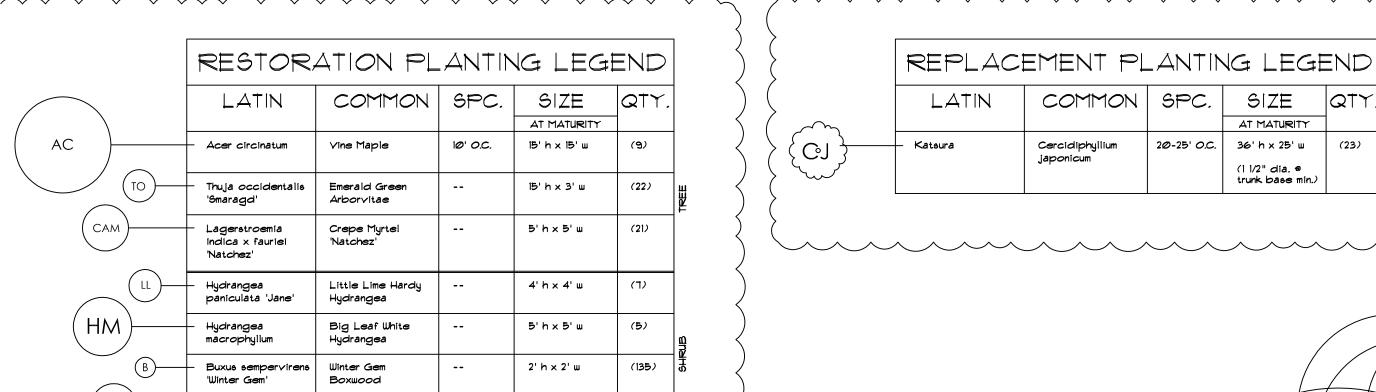


{c,}11

HOUTCHENS RESIDENCE 6024 SE 22nd ST MERCER ISLAND, WA 98040

JOB NO: 20-020 DATE: 2/14/23 DRWN. BY:MM, MG REVISED: 3/31/23

SHEET NO.



5' h x 5' w

GET AMENDED SOIL AND MULCHED WITH CEDAR GROVE COMPOST. — EXIST. TREE

Annabelle Hydrangea

NOTE: ALL PLANTED AREAS TO

REPLACEMENT TREE NUMBER

(MIN. 23 TREES)

REPLACEMENT TREES TO BE AT LEAST 10' APART FROM EACH OTHER, STRUCTURES, FENCES AND UTILITIES.

IRRIGATING OF NEW TREES ON SITE 1. PLANT EACH TREE WITH A MIX OF NATIVE SOIL AND COMPOST.

MINUTES BY HAND TWICE PER DAY FOR THE FIRST 2-3 DAYS TO KEEP THE GROUND MOIST. 3.USE IN-GROUND, PERMANENT IRRIGATION TO WATER EACH TREE FOR

2. WATER THOROUGHLY FOLLOWING INSTALLATION APPROXIMATELY 3-5

APPROXIMATELY 4-6 MINUTES EVERY OTHER DAY FOR THE LIFE OF THE TREE DURING THE SPRING, SUMMER, AND FALL MONTHS OF EVERY

4.IF INSTALLED IN A PARTICULARLY DRY SEASON, INCREASE THE NUMBER OF MINUTES PER TREE OR GO TO AN EVERYDAY SETTING AS NEEDED.

LANDSCAPE RESTORATION AREA

(RESTORE LANDSCAPING AT AREA OF CARETAKER COTTAGE REMOVAL IN ACCORDANCE WITH NEW PLANTING PLAN)



{c_J}5

(C)

(SOD OR SEED

FOR GRASS LAWN)

{ C1 }.

 $\{C^{1}\}$ 8

{c_J}7

{GJ}2

SHORLINE LANDSCAPE AND RESTORATION PLAN (1 OF 3)

SCALE: 1" = 10' 6024 SE 22nd ST

MERCER ISLAND, WA 98040

JOB NO: 20-020 2/14/23 DRWN. BY:MM, MG REVISED: 3/31/23

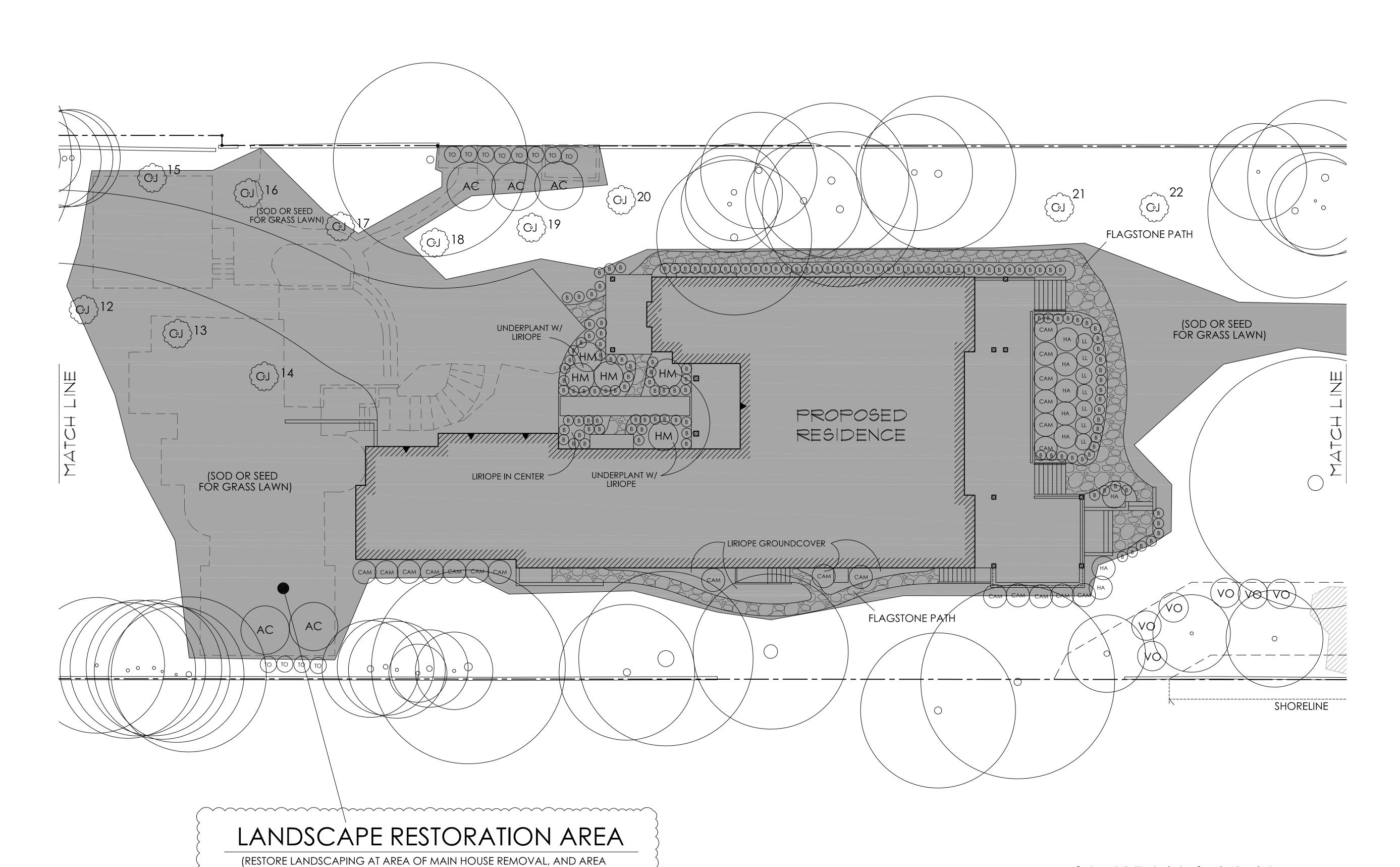
SHEET NO.

SHORLINE LANDSCAPE AND RESTORATION PLAN (2 OF 3)

MERCER ISLAND, WA 98040

SCALE: 1" = 10'

6024 SE 22nd ST

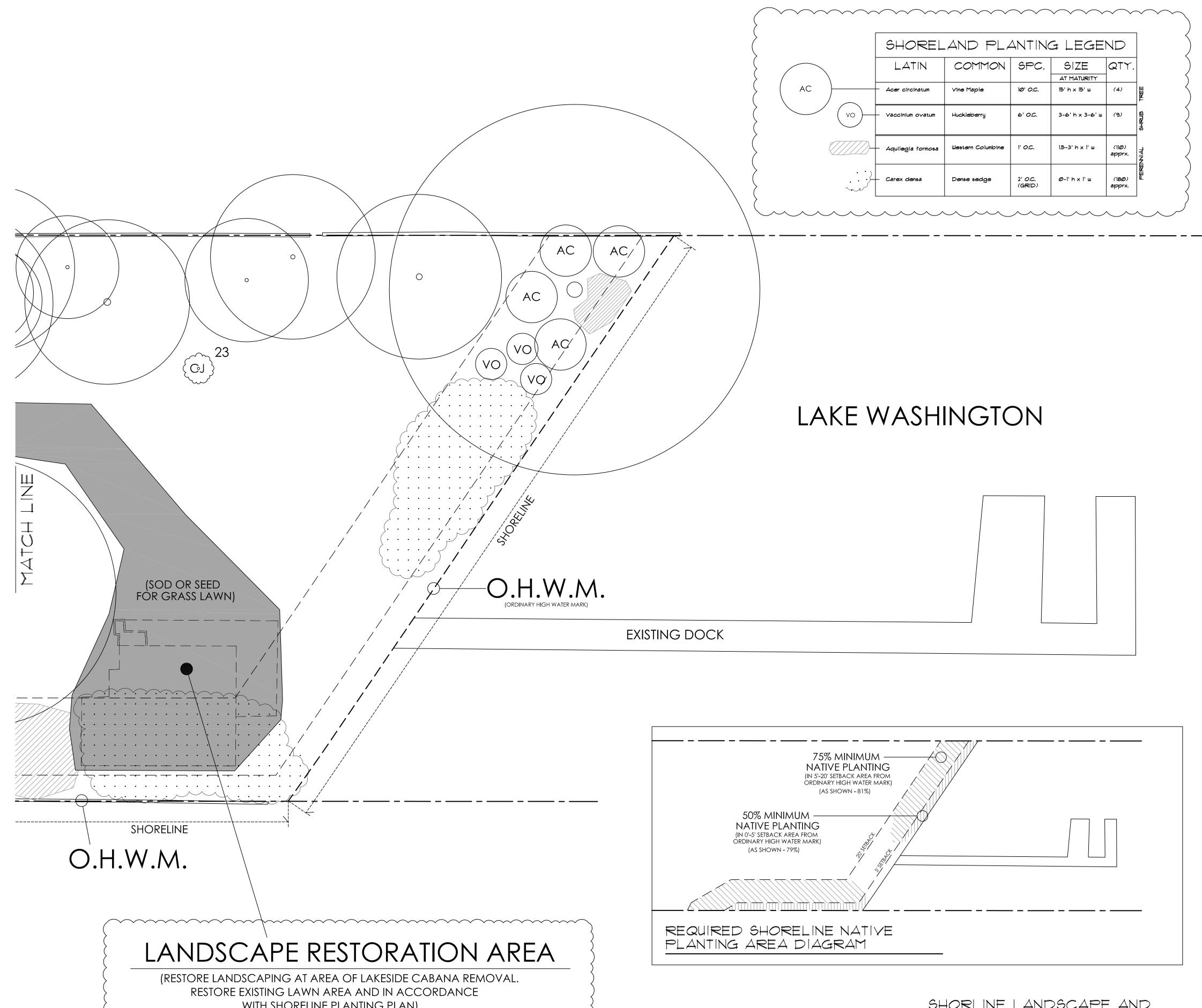


OF DISTURBANCE SURROUNDING NEW HOME CONSTRUCTION. RESTORE LAWN AREA AND

IN ACCORDANCE WITH NEW PLANTING PLAN)

JOB NO: 20-020 2/14/23 DATE: DRWN. BY:MM, MG REVISED: 3/31/23

SHEET NO.



WITH SHORELINE PLANTING PLAN)

SHORLINE LANDSCAPE AND RESTORATION PLAN (3 OF 3) SCALE: |" = 10'

6024 SE 22nd ST MERCER ISLAND, WA 98040