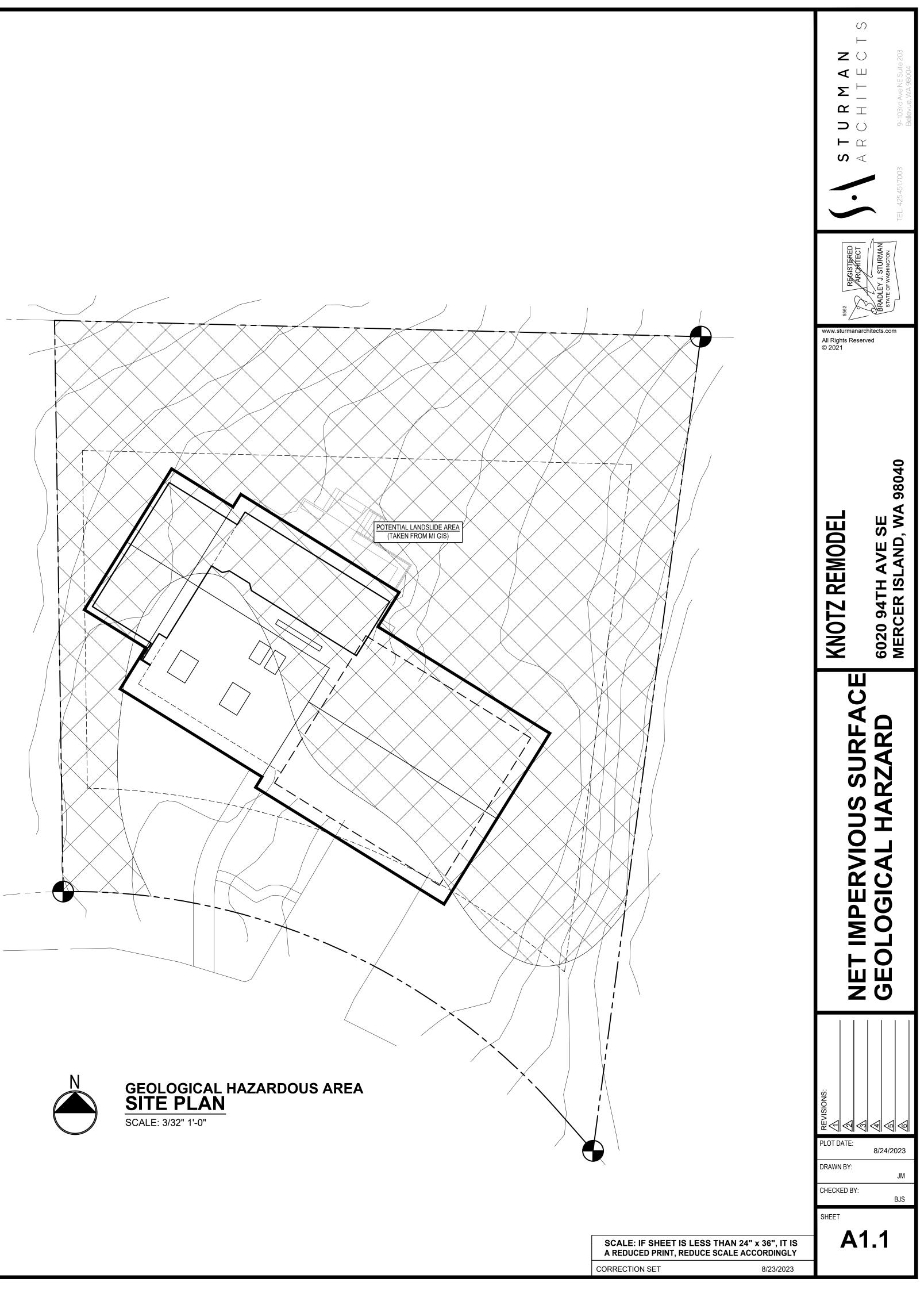
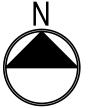
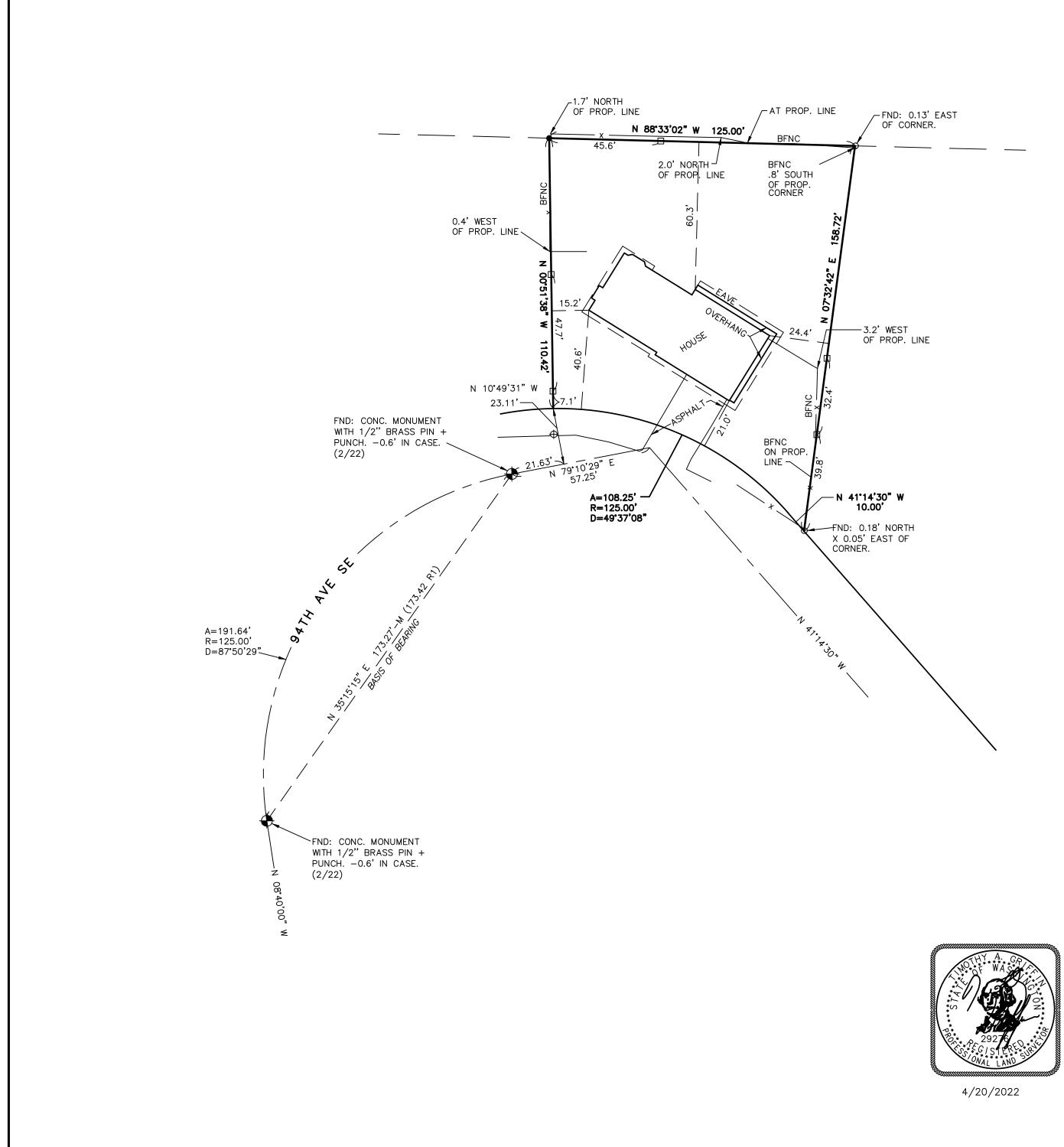


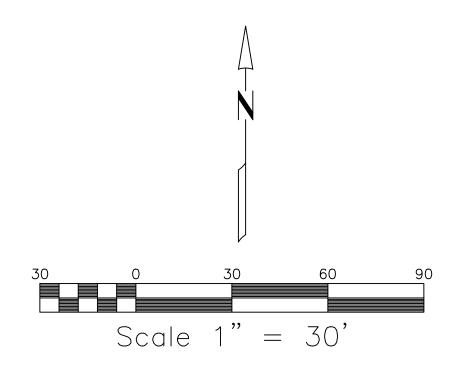
IMPERVIOUS SURFACE PLAN

SCALE: 1/8" 1'-0"









<u>MERIDIAN</u>

PLAT OF TIMBERLAND NO. 7

BASIS OF BEARING

AS SHOWN

<u>LEGEND</u>

- SET 1/2" X 24" REBAR WITH 1 3/4" PLASTIC CAP STAMPED "TYEE LS 29276"
- SET HUB ON LINE
- FOUND MAGNETIC NAIL WITH WASHER "PACE ENG." 10.55'
- SOUTH X 0.02' OF COMPUTED CORNER.
- FOUND 1/2" REBAR + CAP "GEO.-D LS 15025
- (R) REFERENCE DISTANCE
- (M) MEASURED DISTANCE

BFNC BOARD FENCE

EQUIPMENT & PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332–130–090.

REFERENCES

1. THE PLAT OF TIMBERLAND NO. 7, AS RECORDED IN VOLUME 73 OF PLATS, PAGES 90–91, RECORDS OF KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION

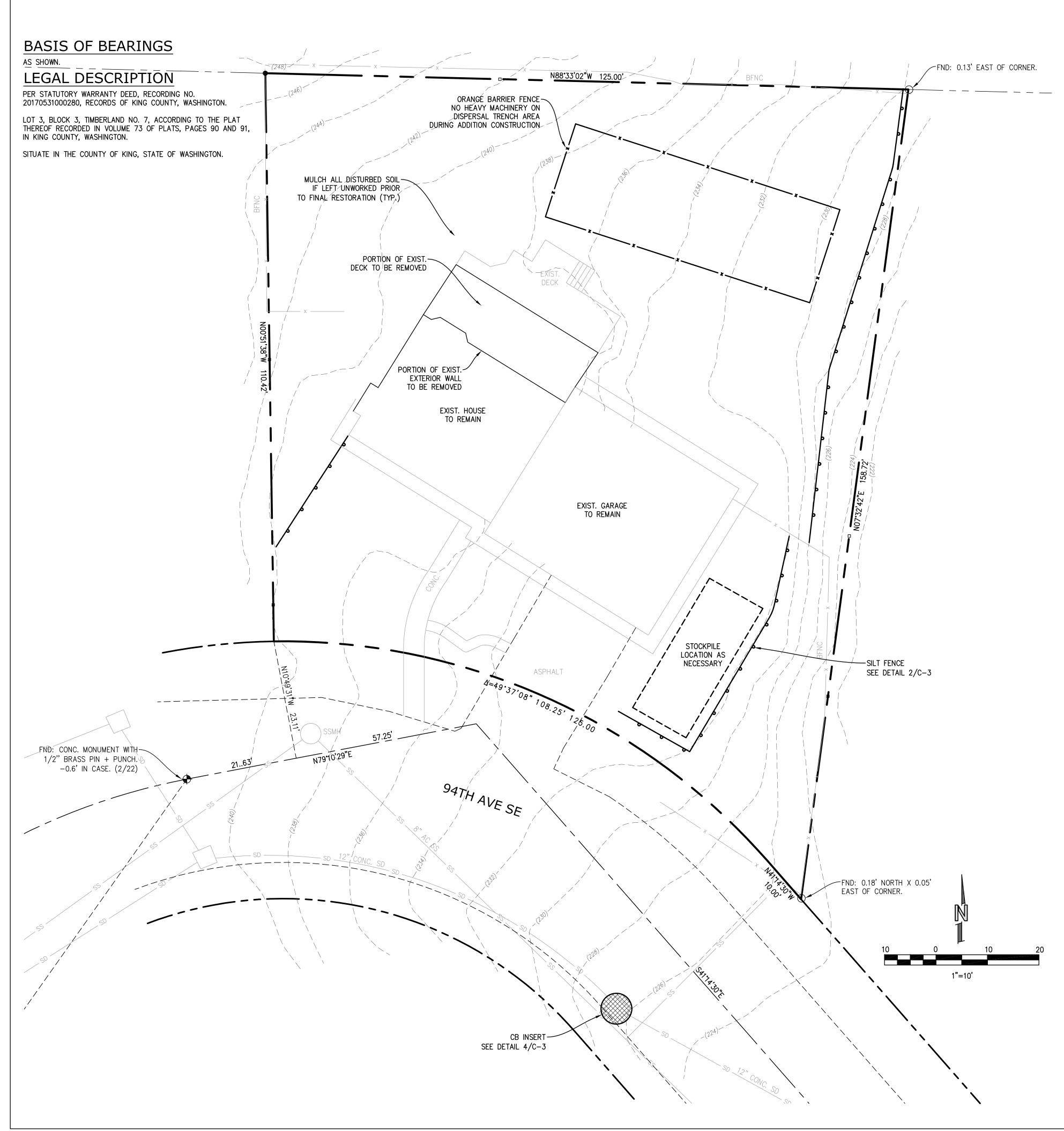
PER STATUTORY WARRANTY DEED, RECORDING NO. 20170531000280, RECORDS OF KING COUNTY, WASHINGTON.

LOT 3, BLOCK 3, TIMBERLAND NO. 7, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 73 OF PLATS, PAGES 90 AND 91, IN KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL NUMBER 8651200190

SW1/4, SE1/4, SEC. 19, T. 24 N., R. 5 E., W.M. MERCER ISLAND, WASHINGTON

	PROFESSIONAL LAND SUF MIDVALE AVE N, STE 107. SHORELINE WA. 98133	VEYORS
SCALE: 1"=30'		drawn by: RG
DATE: 4/15/22		CHECK BY: TG
	HADRIAN KNOTZ	
6020 94TH AVE SE	MERCER ISLAN	D, WASHINGTON 98040
Ś	SITE PLAN	drawing number 22021
SW1/4, SE1/	/4, SEC. 19, T. 24 N., F	R. 5 E., W.M.



EROSION AND SEDIMENT CONTROL NOTES

- IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.

- SITE CONDITIONS (E.G., ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
- AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
- PLASTIC COVERING, ETC.).
- HOURS FOLLOWING A STORM EVENT.
- DOWNSTREAM SYSTEM.
- CLEAN FOR THE DURATION OF THE PROJECT.
- PERMANENT FACILITY.
- FACILITIES.

POLLUTION PREVENTION AND SPILL CONTROL STORAGE AND HANDLING OF LIQUIDS

- MINIMIZE AMOUNT OF LIQUIDS STORED ON SITE. AVAILABLE CONTAINMENT FACILITY.
- 3. PLACE TIGHT-FITTING LIDS ON ALL CONTAINERS.
- CONTROL.
- PROPERLY DISPOSED OF.
- MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
- **FUELING** SURFACE WATER, OR GROUNDWATER.
- USE DRIP PANS OR ABSORBENT PADS TO CAPTURE DRIPS OR SPILLS DURING FUELING OPERATIONS. IF FUELING IS DONE DURING EVENING HOURS, LIGHTING MUST BE PROVIDED.
- PROPER SPILL CONTROL AND CLEANUP PROCEDURES. BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
- CONCRETE SAW CUTTING, SLURRY, AND WASHWATER DISPOSAL SLURRY FROM SAW CUTTING THE SIDEWALK SHALL BE VACUUMED SO THAT IT DOES NOT ENTER NEARBY STORM DRAINS.
- FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR IMPERMEABLE ASPHALT.
- TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
- CONVEYANCES.

1. APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.). 2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES

3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED. 5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING

6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30)

7. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING,

8. ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS. 9. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY-EIGHT (48)

10. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE

11. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT

12. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM. THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE

13. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES. 14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DDES INSPECTOR. THE DDES INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE

2. STORE AND CONTAIN LIQUID MATERIALS IN SUCH A MANNER THAT IF A VESSEL IS RUPTURED OR LEAKS, THE CONTENTS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR GROUNDWATER. TYPICALLY THIS MEANS INSTALLING SECONDARY CONTAINMENT, SUCH AS A LINED EXCAVATION, LARGER CONTAINER. OR USING A DOUBLE-WALLED TANK OR SIMILAR COMMERCIALLY

4. ENCLOSE OR COVER THE CONTAINERS WHERE THEY ARE STORED TO PROTECT FROM RAIN. THE LOCAL FIRE DISTRICT MUST BE CONSULTED FOR LIMITATIONS ON CLEARANCE OF ROOF COVERS OVER CONTAINERS USED TO STORE FLAMMABLE MATERIALS. 5. RAISE THE CONTAINERS OFF THE GROUND BY USING A SPILL CONTAINMENT PALLET OR SIMILAR METHOD THAT HAS PROVISIONS FOR SPILL

6. PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH ALL MOUNTED CONTAINER TAPS, AND AT ALL POTENTIAL DRIP AND SPILL LOCATIONS DURING FILLING AND UNLOADING OF CONTAINERS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED. RECYCLED. OR

7. STORE AND MAINTAIN ABSORBENT PADS OR APPROPRIATE SPILL CLEANUP MATERIALS NEAR THE CONTAINER STORAGE AREA, IN A LOCATION KNOWN TO ALL. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH THE SITE'S SPILL PLAN AND/OR PROPER SPILL CLEANUP PROCEDURES. 8. CHECK CONTAINERS (AND ANY CONTAINMENT SUMPS) DAILY FOR LEAKS AND SPILLS. REPLACE CONTAINERS THAT ARE LEAKING. CORRODED. OR OTHERWISE DETERIORATING. IF THE LIQUID CHEMICALS ARE CORROSIVE, CONTAINERS MADE OF COMPATIBLE MATERIALS MUST BE USED INSTEAD OF METAL DRUMS. NEW OR SECONDARY CONTAINERS MUST BE LABELED WITH THE PRODUCT NAME AND HAZARDS. 9. PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH A CONTAINER THAT IS FOUND TO BE LEAKING. REMOVE THE DAMAGED CONTAINER AS SOON AS POSSIBLE. MOP UP THE SPILLED LIQUID WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT

LOCATE THE FUELING OPERATION TO ENSURE LEAKS OR SPILLS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM,

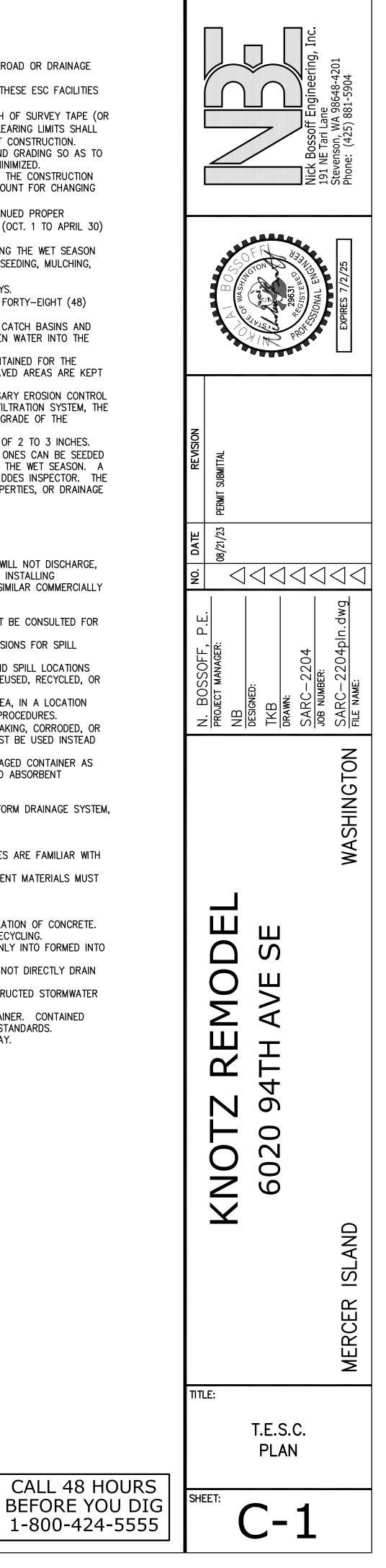
STORE AND MAINTAIN APPROPRIATE SPILL CLEANUP MATERIALS IN THE MOBILE FUELING VEHICLE. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH IMMEDIATELY MOP UP ANY SPILLED FUEL WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST

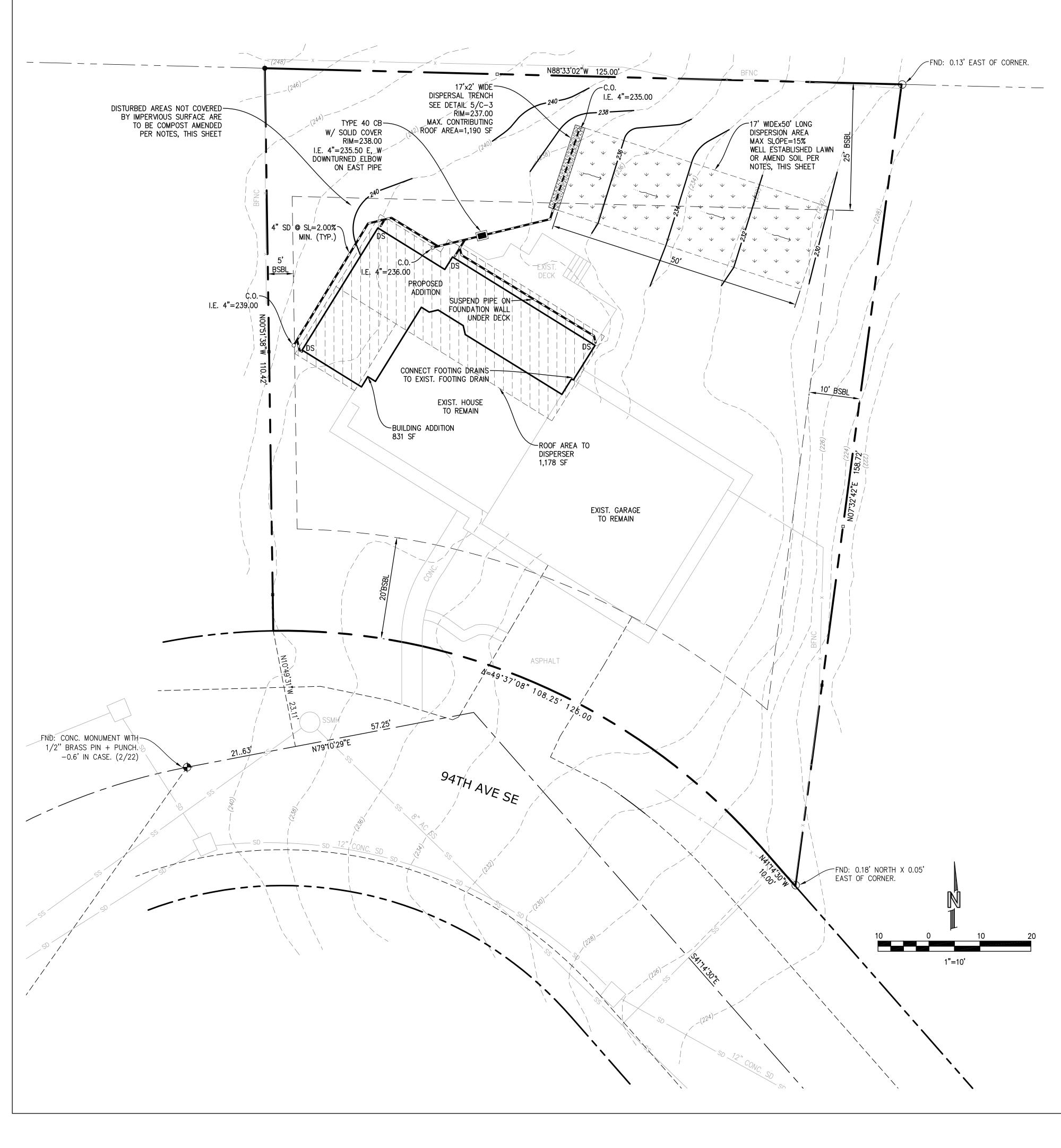
CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE. UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING. HAND TOOLS INCLUDING, BUT NOT LIMITED, SCREEDS, SHOVELS, RAKES, FLOATS, AND TROWELS SHALL BE WASHED OFF ONLY INTO FORMED INTO

5. EQUIPMENT THAT CANNOT BE EASILY MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE WASHED IN AREAS THAT DO NOT DIRECTLY DRAIN

WASHDOWN FROM AREAS SUCH AS CONCRETE AGGREGATE DRIVEWAY SHALL NOT DRAIN DIRECTLY TO NATURAL OR CONSTRUCTED STORMWATER

WHEN NO FORMED AREAS ARE AVAILABLE. WASHWATER AND LEFTOVER PRODUCT SHALL BE CONTAINED IN A LINED CONTAINER. CONTAINED CONCRETE SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS. 8. CONTAINERS SHALL BE CHECKED FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS AND REPLACED THE SAME DAY.





POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES

A. SOIL RETENTION. RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE. B. SOIL QUALITY. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING: A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.

- MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL 3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
- PUGET SOUND LOWLANDS REGION.
- IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173- 350-220.

- TESTS OF THE SOIL AND AMENDMENT.
- CALCULATED RATE.
- NOT COMPACTED. DOES NOT NEED TO BE AMENDED.

ADDITIONAL NOTES:

- DEPARTMENT OF TRANSPORTATION STANDARDS. EXISTS BETWEEN EXISTING UTILITIES AND THE PROPOSED IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AND SHALL MAINTAIN THE NECESSARY SAFEGUARDS AND
- THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR.

- PUMP MAY BE NECESSARY FOR BASEMENT.
- WITH CITY WATER DEPARTMENT DURING CONSTRUCTION.
- DOWNSPOUTS CONNECT DIRECTLY TO THE PERFORATED FOOTING DRAIN. 10. USE SAND COLLARS FOR PVC PIPE CONNECTIONS TO MANHOLES.
- 13. AN UNDERSLAB DRAINAGE SYSTEM MAY BE NECESSARY DEPENDENT ON GEOTECHNICAL EVALUATION BY OTHERS.
- GROUP I SOILS, AS DETAILED IN TABLE R405.1 OF THE IRC.

A. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220, WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE

B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A.) ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS

THE RESULTING SOIL SHOULD BE CONDUCIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

C. IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW: 1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL AND PROTECT FROM COMPACTION DURING CONSTRUCTION. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PREAPPROVED" RATES. OR AT CUSTOM CALCULATED RATES BASED ON

STOCKPILE EXISTING TOPSOIL DURING GRADING AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM

4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS

ALL CONSTRUCTION MATERIALS AND PRACTICE SHALL CONFORM TO THE CITY OF MERCER ISLAND STANDARDS AND THE WASHINGTON STATE

2. EXISTING UTILITIES AS SHOWN ARE FROM CITY RECORDS AND ARE APPROXIMATE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO IDENTIFY, LOCATE AND PROTECT ABOVE AND BELOW GRADE UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION IF A CONFLICT

MANAGE THE CONSTRUCTION SO AS TO PREVENT WATERBORNE SEDIMENTS FROM LEAVING THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH

5. ON-SITE PRIVATE STORM AND SEWER PIPE SHALL BE SOLVENT WELDED SCHEDULE 40 PVC OR PVC ASTM D3034 SDR35 UNLESS SHOWN OTHERWISE. PVC PIPE LAID AT A SLOPE IN EXCESS OF 20% SHALL BE SOLVENT WELDED SCHEDULE 40 PVC. STORM PIPE IN THE RIGHT-OF-WAY SHALL BE HIGH-DENSITY POLYETHYLENE DOUBLE-WALLED SMOOTH INTERIOR PIPE SUCH AS ADS N-12 OR EQUIVALENT. 6. FOOTING DRAINS SHALL BE INSTALLED AROUND THE BASE OF ALL FOUNDATION FOOTINGS THAT ENCLOSE A CRAWL SPACE, CELLAR, BASEMENT,

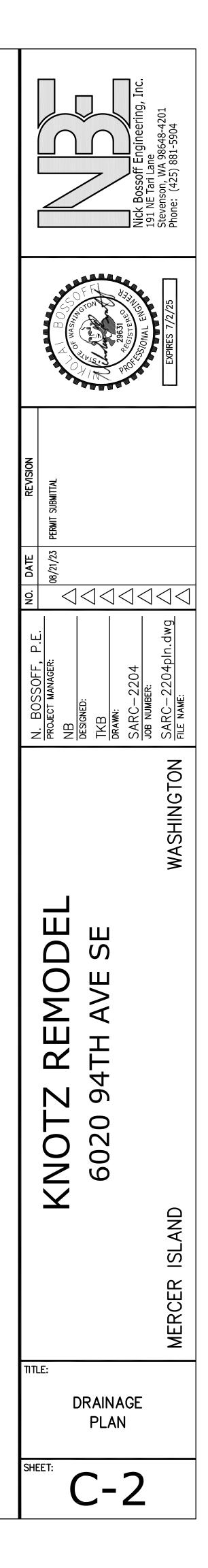
GARAGE OR OTHER BUILDING SPACE. FOOTING DRAINS SHALL BE PERFORATED 4-INCH DIAMETER PVC CONFORMING TO D2729, PERFORATIONS DOWN. GRANULAR BACKFILL SHALL BE PLACED AROUND AND ABOVE THE DRAIN TO A DEPTH OF 2/3 OF THE WALL HEIGHT. FILTER FABRIC (MIRAFI 140N OR EQUIVALENT) SHALL BE PLACED BETWEEN THE GRANULAR BACKFILL AND NATIVE SOILS. THE THE FOOTING DRAIN INTO THE STORM LINE AT A LOCATION WHERE THE FOOTING DRAIN ELEVATION IS AT LEAST 12-INCHES ABOVE THE STORM LINE. 7. EXISTING SIDE SEWER AND STORM DRAIN DEPTH AND LOCATION SHALL BE DETERMINED PRIOR TO ANY CONSTRUCTION, INCLUDING BUILDING CONSTRUCTION. REPORT CONFLICTS WITH PROPOSED CONSTRUCTION TO ENGINEER. NEW SIDE SEWER CONNECTION TO MAIN OR SEWER EJECTOR

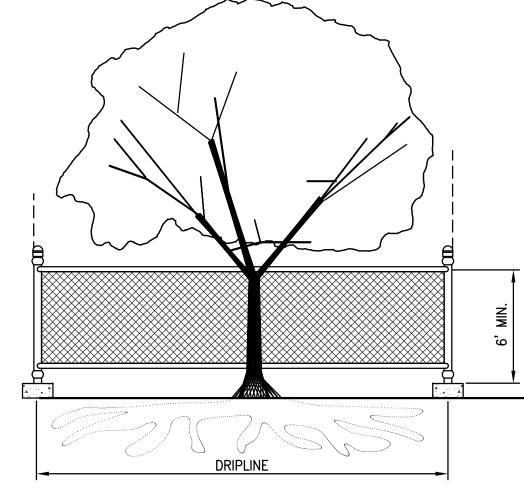
8. PROPOSED METER LOCATION, IF SHOWN, IS APPROXIMATE. CONTRACTOR TO COORDINATE EXACT LOCATION OF NEW SERVICE/METER/ SUPPLY LINE

9. EACH DOWNSPOUT SHALL CONNECT TO A RIGID NON-PERFORATED PIPE AT THE BUILDING PERIMETER. UNDER NO CIRCUMSTANCES SHALL

11. VERTICAL BENDS ON THE STORM DRAINS MAY BE NECESSARY TO MAINTAIN MIN. 1.5' SOIL COVER OVER PIPE. MAX. PIPE BENDS TO BE 45. 12. DOWNSPOUT LOCATIONS SHOWN ARE PRELIMINARY. REFER TO ARCHITECTURAL PLANS FOR FINAL DOWNSPOUT LOCATIONS.

14. WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED PER SECTION R310.2.3.2 OF THE INTERNATIONAL RESIDENTIAL CODE. A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM





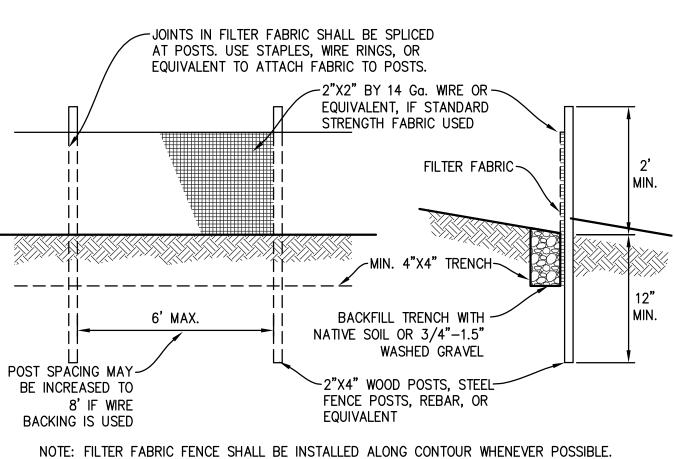
TREE PROTECTION DURING CONSTRUCTION

- 1. 6-FT. HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MÁJOR ROOTS.
- 2. FOR ROOTS OVER 1-IN DIA. THAT ARE DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND SHALL BE COVERED WITH SOIL AS SOON AS POSSIBLE. 3. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE

TREE PROTECTION

LIMIT OF THE FENCING.



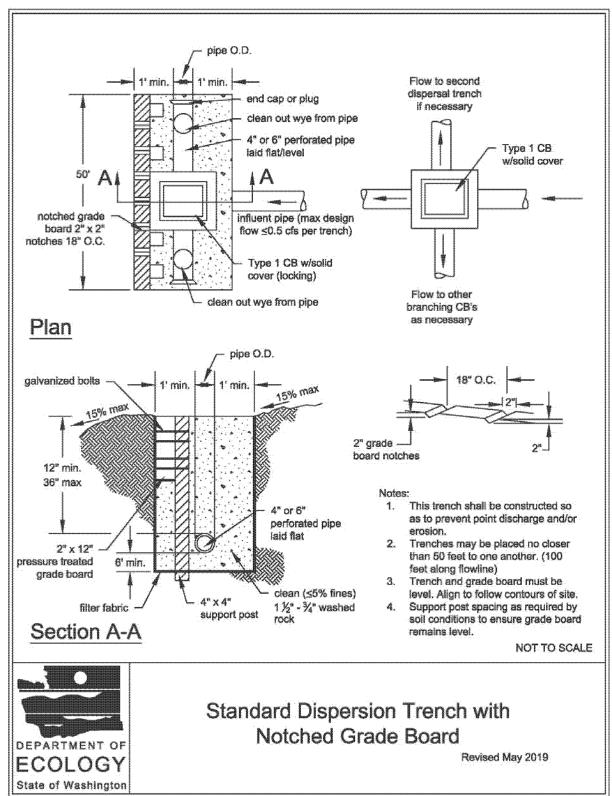


MAINTENANCE STANDARDS

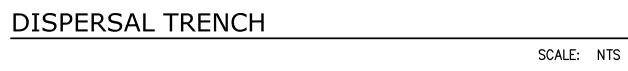
- ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
- CONVEYED TO A SEDIMENT TRAP OR POND.
- FENCE. IF THIS OCCUR, REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.
- . SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.

SILT FENCE





2019 Stormwater Management Manual for Western Washington Volume V - Chapter 4 - Page 716

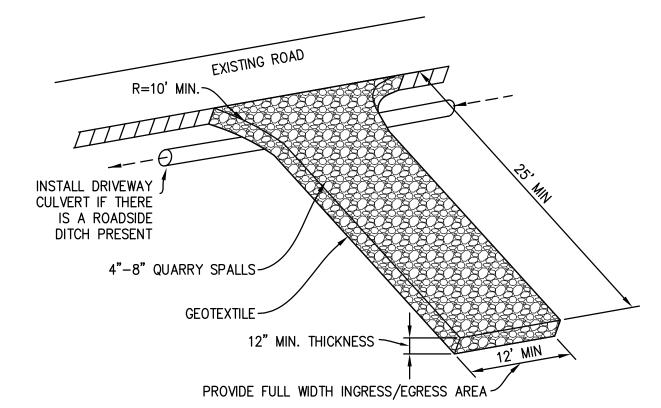


2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND

3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGN OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE

5. IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

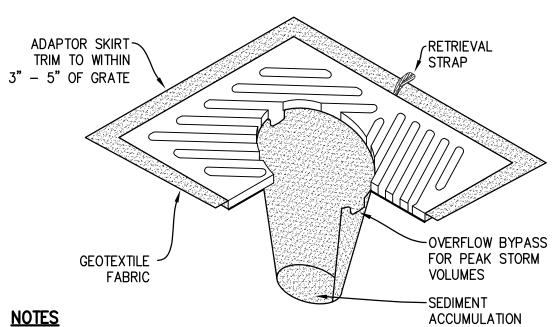
2 SCALE: NTS



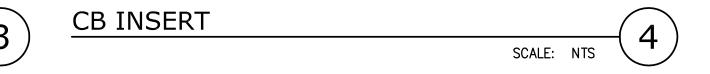
MAINTENANCE STANDARDS

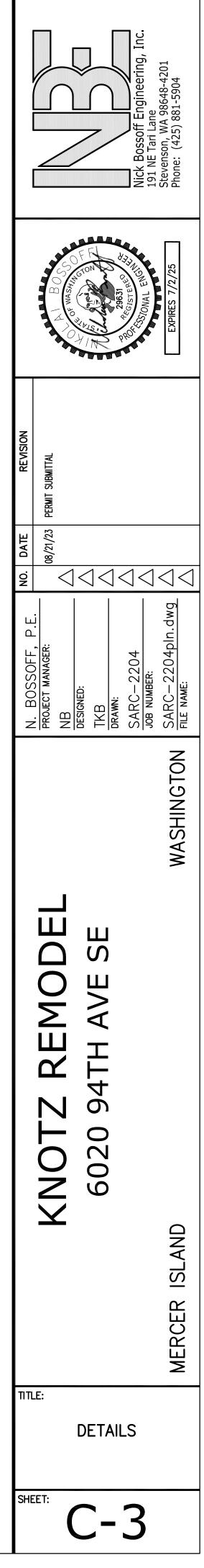
- QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
- . IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
- 3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT TRAP OR POND.
 3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREET, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
 4. ANY ROCK SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE PROVED IMMEDIATELY.
- REMOVED IMMEDIATELY. 5. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING (SECTION 5.4.1) SHALL BE INSTALLED TO CONTROL TRAFFIC.
- ROCK CONSTRUCTION ENTRANCE

SCALE: NTS



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





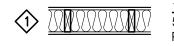
WALL PARTITION TYPES: N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.

<u> 2010 232323 0027</u>	TYPICAL EXTERIOR WALL EXTERIOR WALL FINISH o/ (2) LAYERS 60# BLDG. PAPER o/ 1/2" CDX PLYWOOD o/ 2x6 WOOD STUDS AT 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION EXCEPT AROUND GARAGE.
	TYPICAL INTERIOR PARTITION U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.

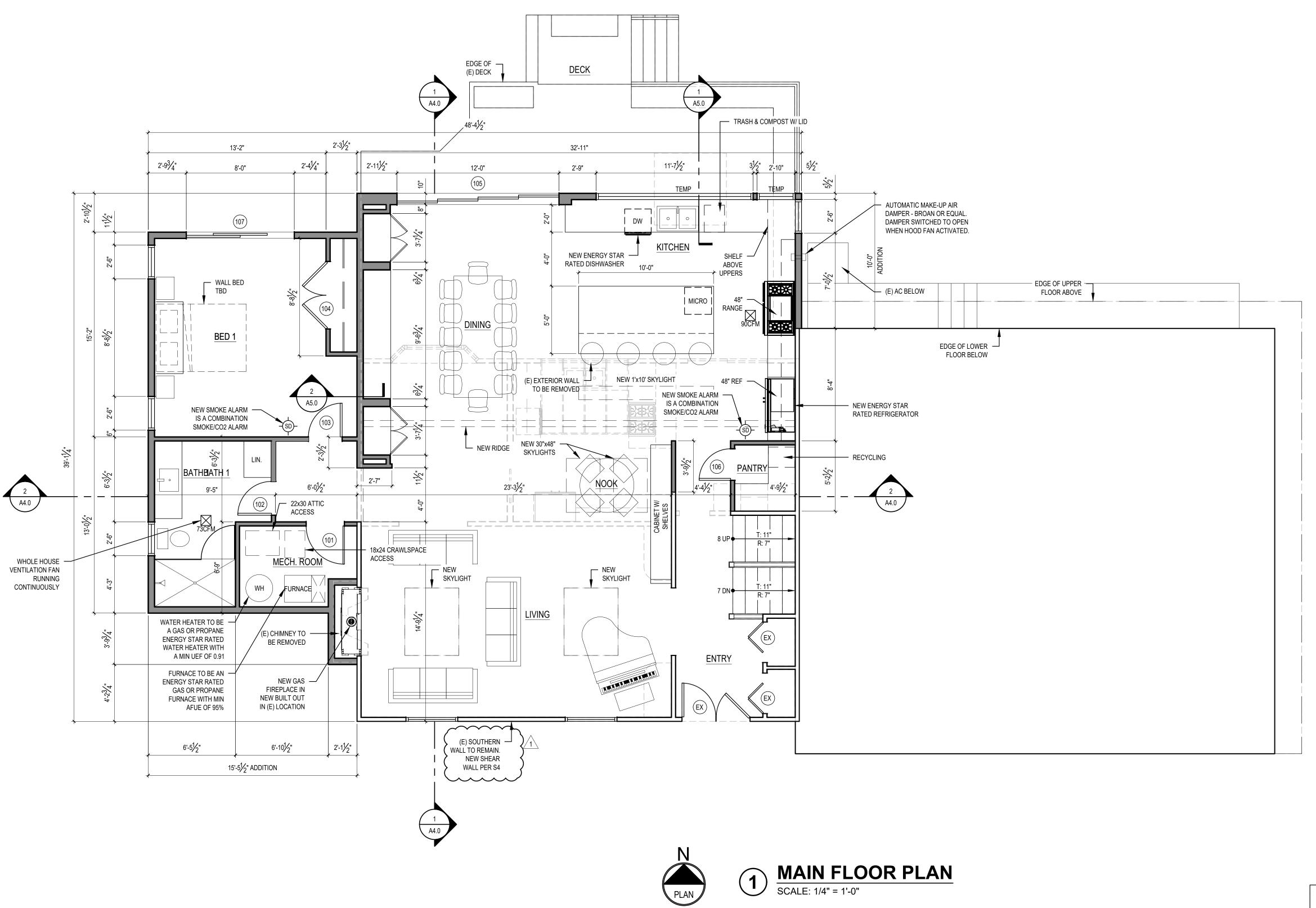
TYPICAL FURRED WALL 4 4

 $\Delta \mathbf{A}$ INSULATION.

2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT



<u>1HR. FIRE RATED WALL</u> 5/8" THK GWB, TYPE 'X' O/ 2X6 WD STUDS @ 16" O.C. PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS FIN



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2.0		8/24/2] - 2	erved	BRADLEY J. STURMAN		□
	JM BJS			MERCER ISLAND, WA 98040		TEL: 425.451.7003	9-103rd Ave NE Suite 203 Bellevue, WA 98004

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY CORRECTION SET 8/23/2023

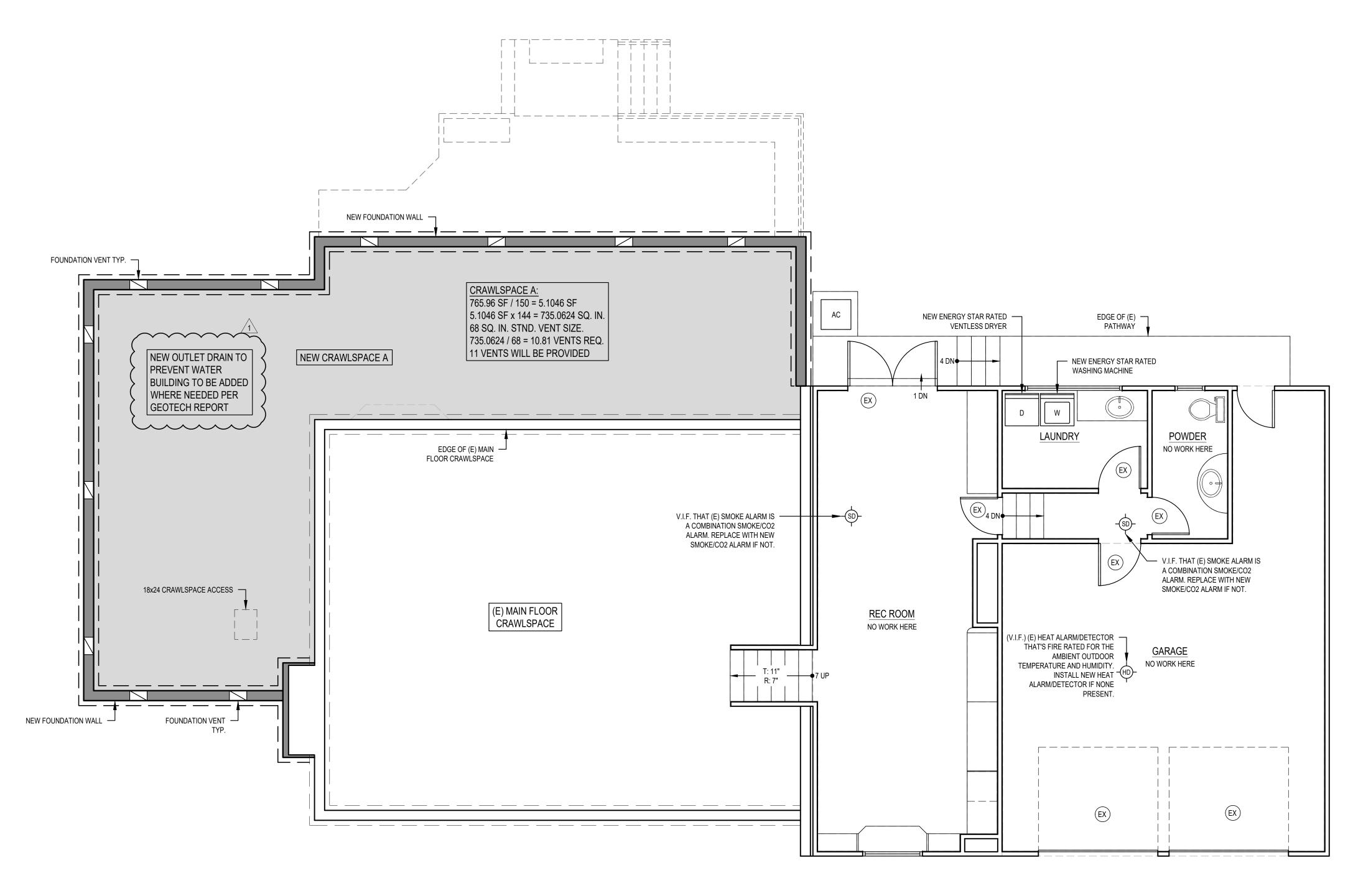
WALL PARTITION TYPES: N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.

<u> </u>	TYPICAL EXTERIOR WALL EXTERIOR WALL FINISH o/ (2) LAYERS 60# BLDG. PAPER o/ 1/2" CDX PLYWOOD o/ 2x6 WOOD STUDS AT 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION EXCEPT AROUND GARAGE.
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TYPICAL FURRED WALL 2" AIRSPACE, 2x4 P.T. WC

2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.

<u>1HR. FIRE RATED WALL</u> 5/8" THK GWB, TYPE 'X' O/ 2X6 WD STUDS @ 16" O.C. PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS FIN



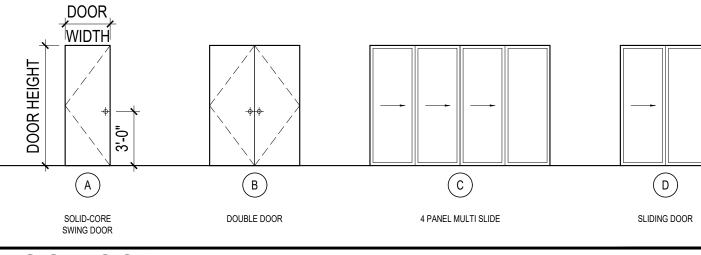


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	JM JS	Q		MERCER ISLAND, WA 30040		TEL: 425.451.7003 5	9-103rd Ave NE Suite 203 Bellevue: WA 98004

SCALE: IF SHEET IS LESS T A REDUCED PRINT, REDUCE S	•
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	ENT			CALCULATIONS	3									ACTUAL	
DESCRIPTION	SF AREA	REQ. VE	NTING		VENT TYPE			VENT L.F.		TOTAL		SF CONVERT.		80% EFF	
		PER SF	AREA				x] =	VENT AREA	x	1/144	Х	FACTOR	TOTAL
		150	300	RIDGE	GABLE	EAVE			1	SQ. IN.					
						18 SQ.IN./FT.		133.9		2410.2		16.74		13.39	21.25
						1.5x1.0" VENT			1						
	3,123	20.02		12 SQ.IN/FT.				75.2	1	902.4		6.27		5.01	
ROOF A	5,125	20.82		CONTINUOUS					1						
					256 SQ. IN			2	1	512		3.56		2.84	
					24x24" VENT		1		1						
						10 SQ.IN./FT.		28.9		520.2		3.61		2.89	3.99
						1.5x1.0" VENT			1						
	540	2.00		12 SQ.IN/FT.				16.5	1	198		1.38		1.10	
ROOF B	540	3.60		CONTINUOUS					1						
							1		1	0		0.00		0.00	

DOOR TYPES:

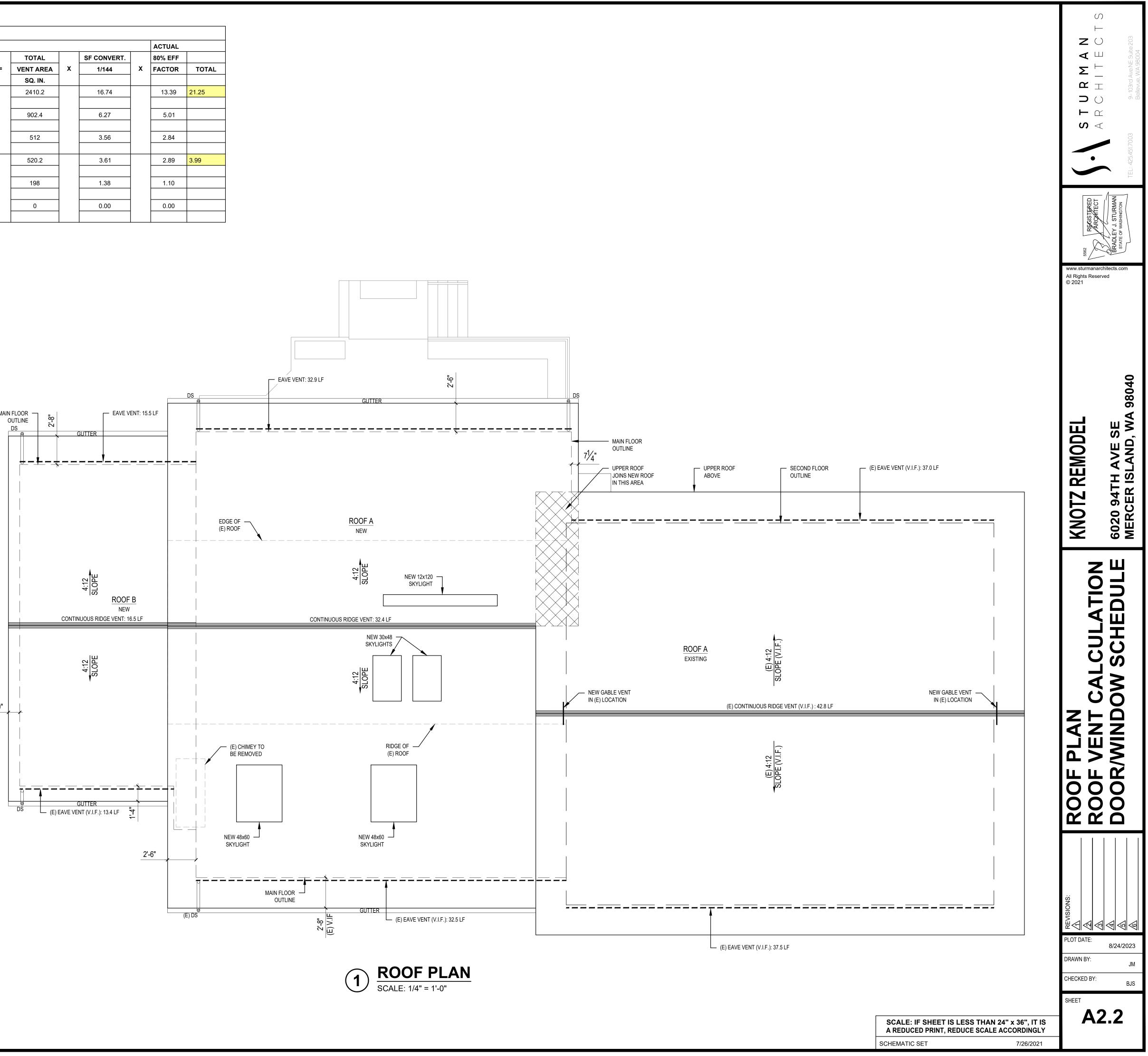


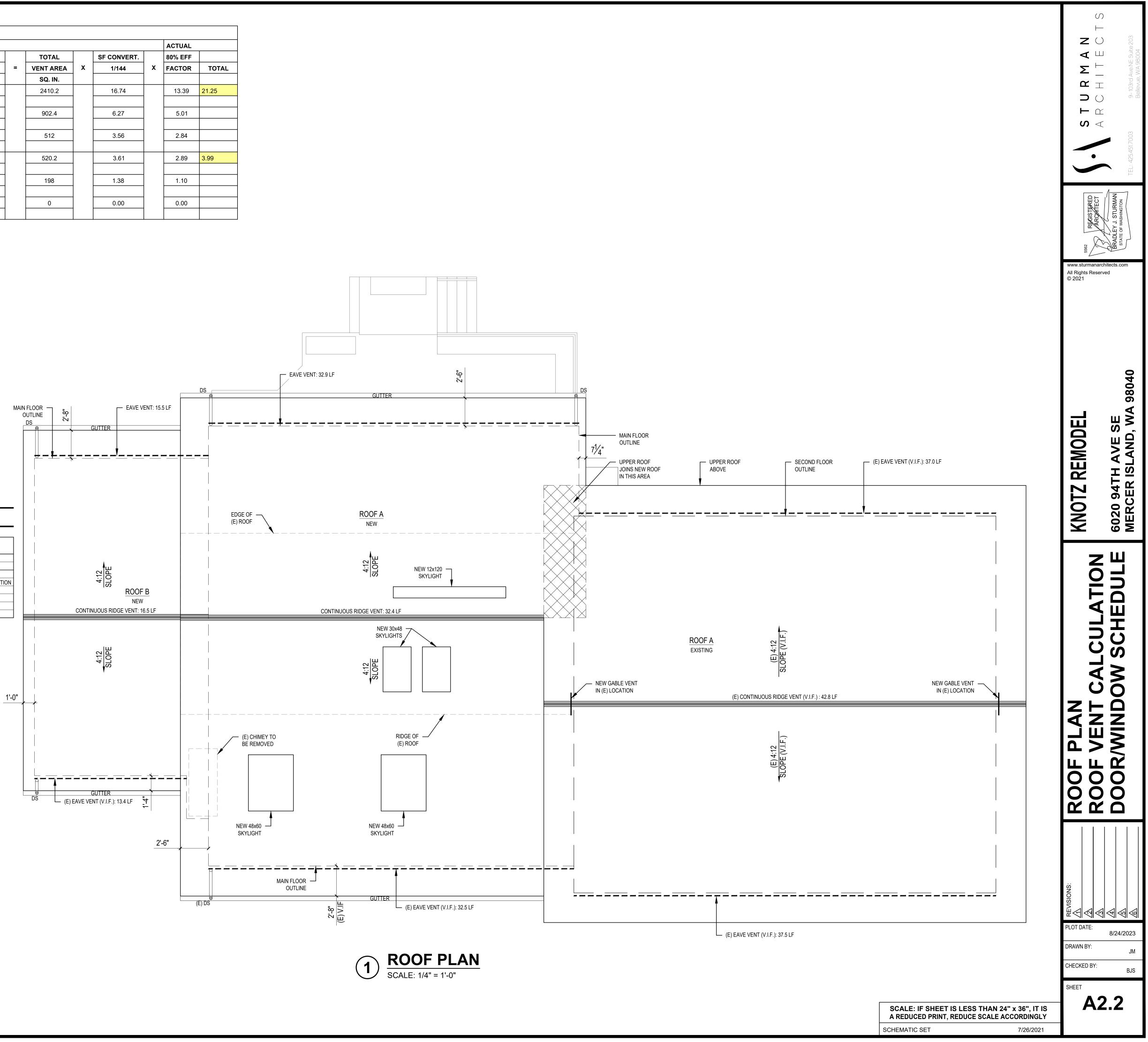
DOOR SCHEDULE

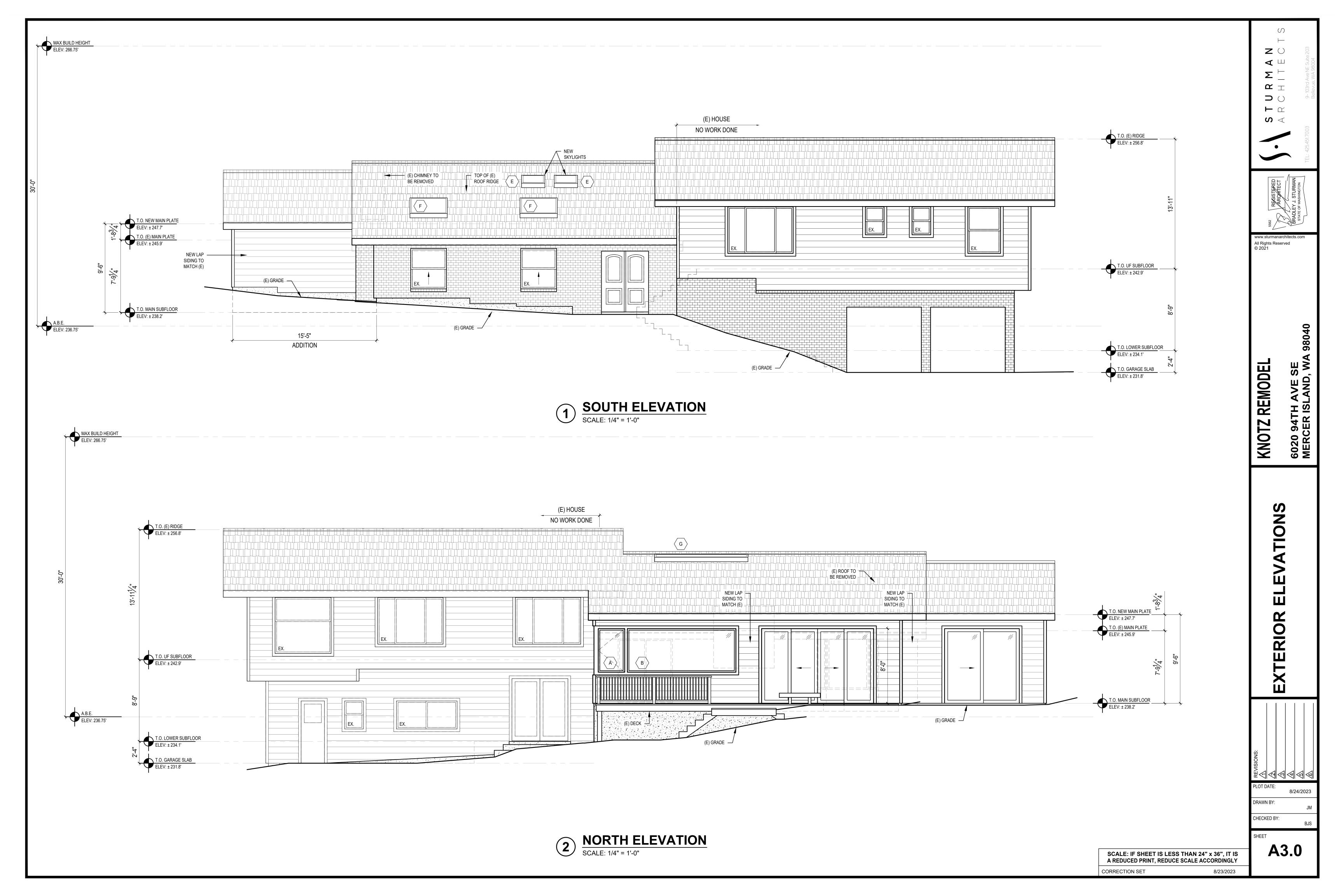
DOOR	LOCATION	SIZE	SIZE	DOOR	TEMP.	DOOR	DOOR	U-VAL.	NFRC	REMARKS
NO.		WIDTH	HEIGHT	TYPE	GLASS	FIN.	THK.	(MIN.)	CERT.	
MA	IN FLOOR									
101	MECH ROOM	2'-10"	8'-0"	А	-	-	1-1/4"	-	Y	
102	BATH 1	2'-6"	8'-0"	А	-	-	1-1/4"	-	Y	
103	BEDROOM 1	2'-6"	8'-0"	А	-	-	1-1/4"	-	Y	
104	BEDROOM 1	5'-0"	8'-0"	В	-	-	1-1/4"	-	Y	
105	DINING ROOM	12'-0"	8'-0"	С	Y	-	1-3/4"	.28	Y	
106	PANTRY	2'-6"	8'-0"	А	-	-	1-1/4"	-	Y	
107	BEDROOM 1	8'-0"	8'-0"	D	Y	-	1-1/4"	.28	Y	

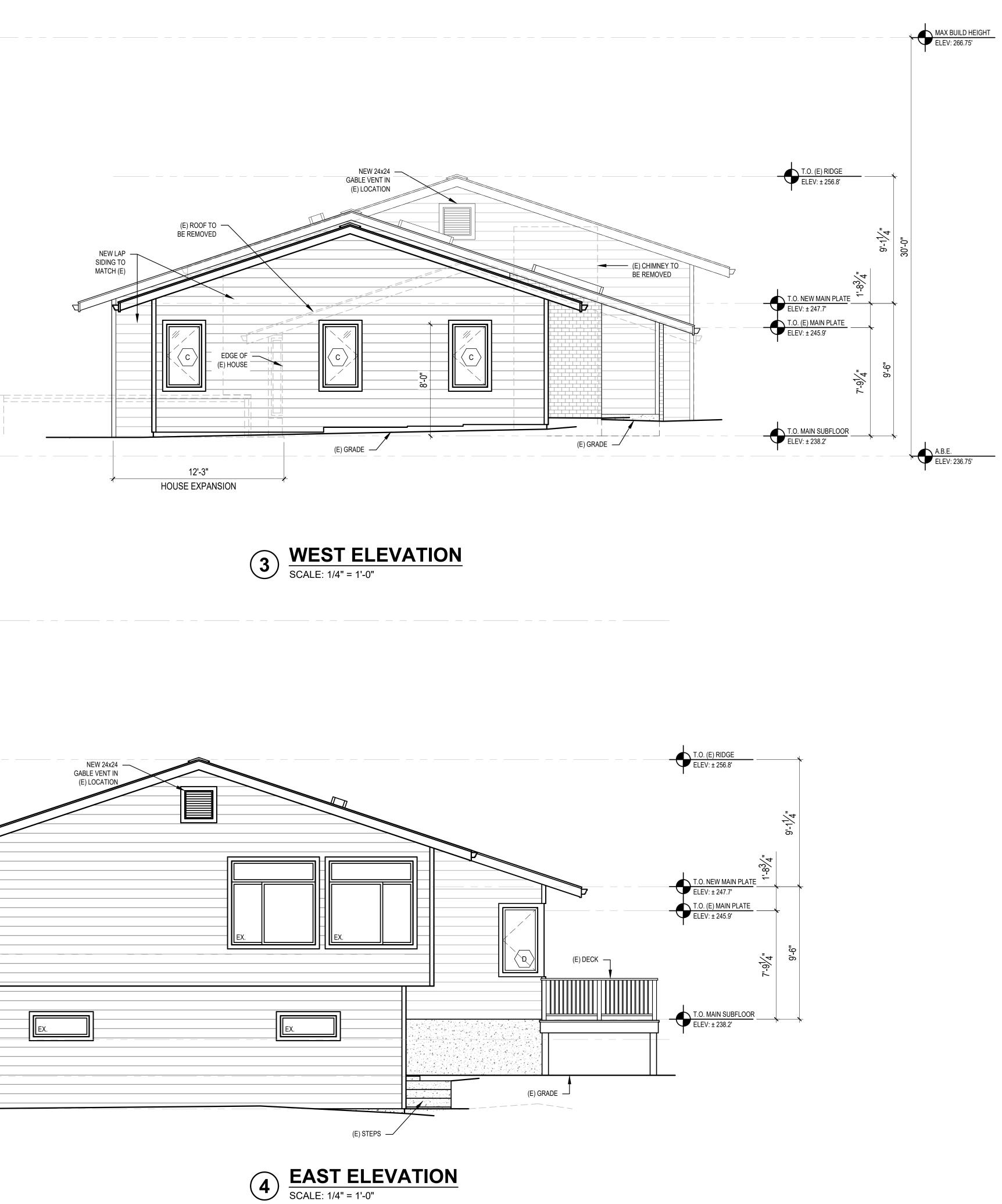
WINDOW SCHEDULE

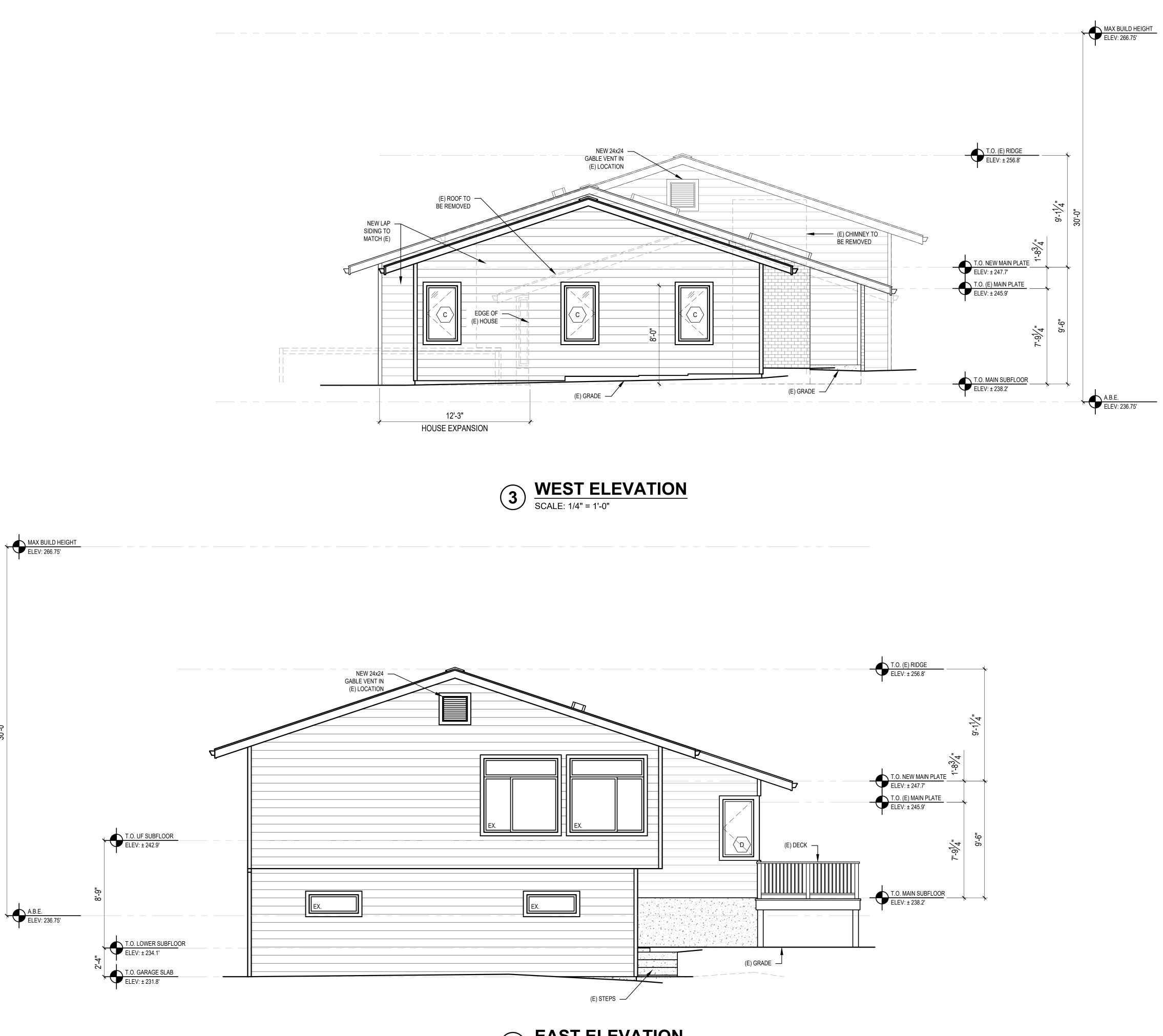
WINDOW	DESCRIPTION	WINDO	W SIZE	TEMP.	QTY.	TOTAL AREA	U-VALUE	NFRC	GLAZING	REMARKS & NOTES
MARK		WIDTH	HEIGHT			(SF)	(MIN.)	CERT.		
А	CASEMENT	2'- 10"	4'- 8"	Y	2	26.4'	.28	Y	LOW E / CLEAR	-
В	FIXED	11'- 7 1/2"	4'- 8"	Y	1	48.2'	.28	Y	LOW E / CLEAR	-
С	CASEMENT	2'- 6"	4'- 6"	Y	3	33.8'	.28	Y	LOW E / CLEAR	TEMPERED IN 1 LOCATION
D	CASEMENT	2'- 6"	4'- 8"	Y	1	11.7'	.28	Y	LOW E / CLEAR	-
Е	SKYLIGHT	2'- 6"	4'- 0"	Y	2	20.0'	.28	Y	LOW E / CLEAR	-
F	SKYLIGHT	4'- 0"	5'- 0"	Y	2	40.0'	.28	Y	LOW E / CLEAR	-
G	SKYLIGHT	10'- 0"	1'- 0"	Y	1	10.0'	.28	Y	LOW E / CLEAR	-

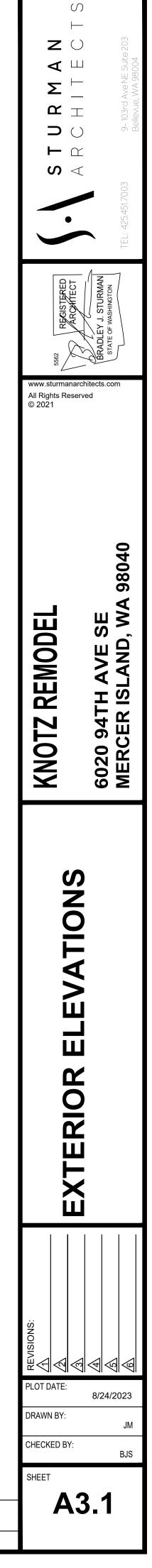






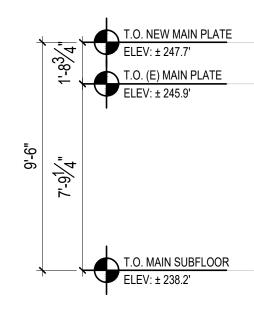






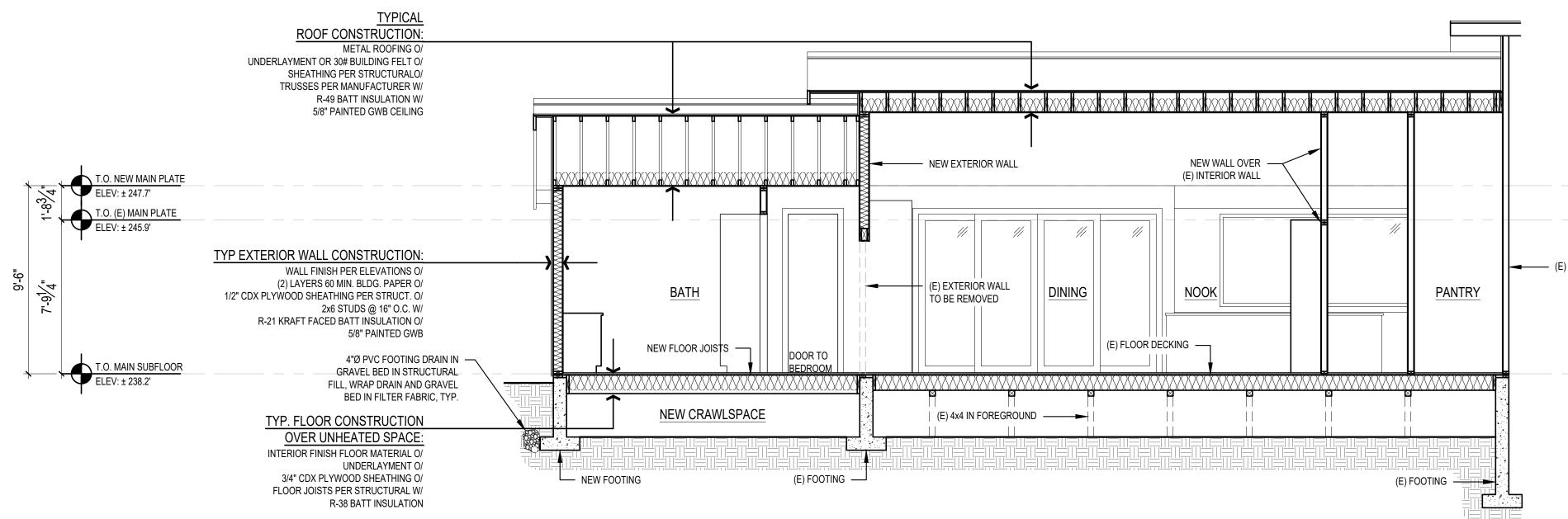
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY CORRECTION SET 8/23/2023

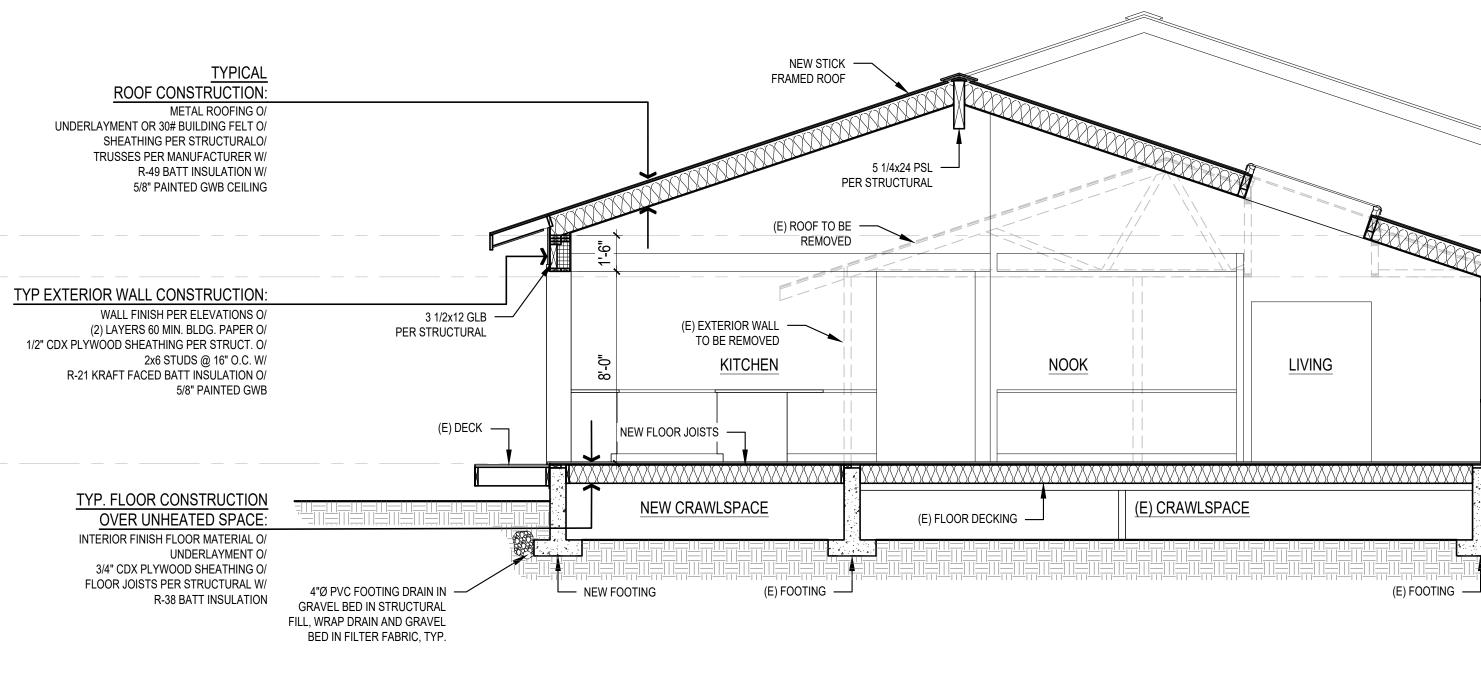
TYPICAL ROOF CONSTRUCTION: METAL ROOFING O/ UNDERLAYMENT OR 30# BUILDING FELT O/ SHEATHING PER STRUCTURALO/ TRUSSES PER MANUFACTURER W/ R-49 BATT INSULATION W/ 5/8" PAINTED GWB CEILING



2x6 STUDS @ 16" O.C. W/ R-21 KRAFT FACED BATT INSULATION O/ 5/8" PAINTED GWB

> TYP. FLOOR CONSTRUCTION OVER UNHEATED SPACE INTERIOR FINISH FLOOR MATERIAL O/ UNDERLAYMENT O/ 3/4" CDX PLYWOOD SHEATHING O/ FLOOR JOISTS PER STRUCTURAL W/ R-38 BATT INSULATION

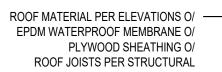








		M A M A D L S A A M A D L S U U U U U U U U U U U U U	TEL: 425,451,7003 9-103rd Ave NE Suite 203 Bellevue, WA 98004
(E) WINDOW TO REMAIN		KNOTZ REMODEL	6020 94TH AVE SE MERCER ISLAND, WA 98040
) WALL TO REMAIN		BUILDING SECTION	
	SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY CORRECTION SET 8/23/2023	SHEET	8/24/2023 JM BJS 4.0



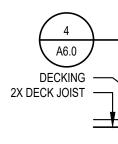


1/2" PLYWOOD SHEATHING -

WOOD FRAMED EXTERIOR WALLS -SIDING PER ELEVATIONS O/ (2) LAYERS -60 MIN. BLDG. PAPER



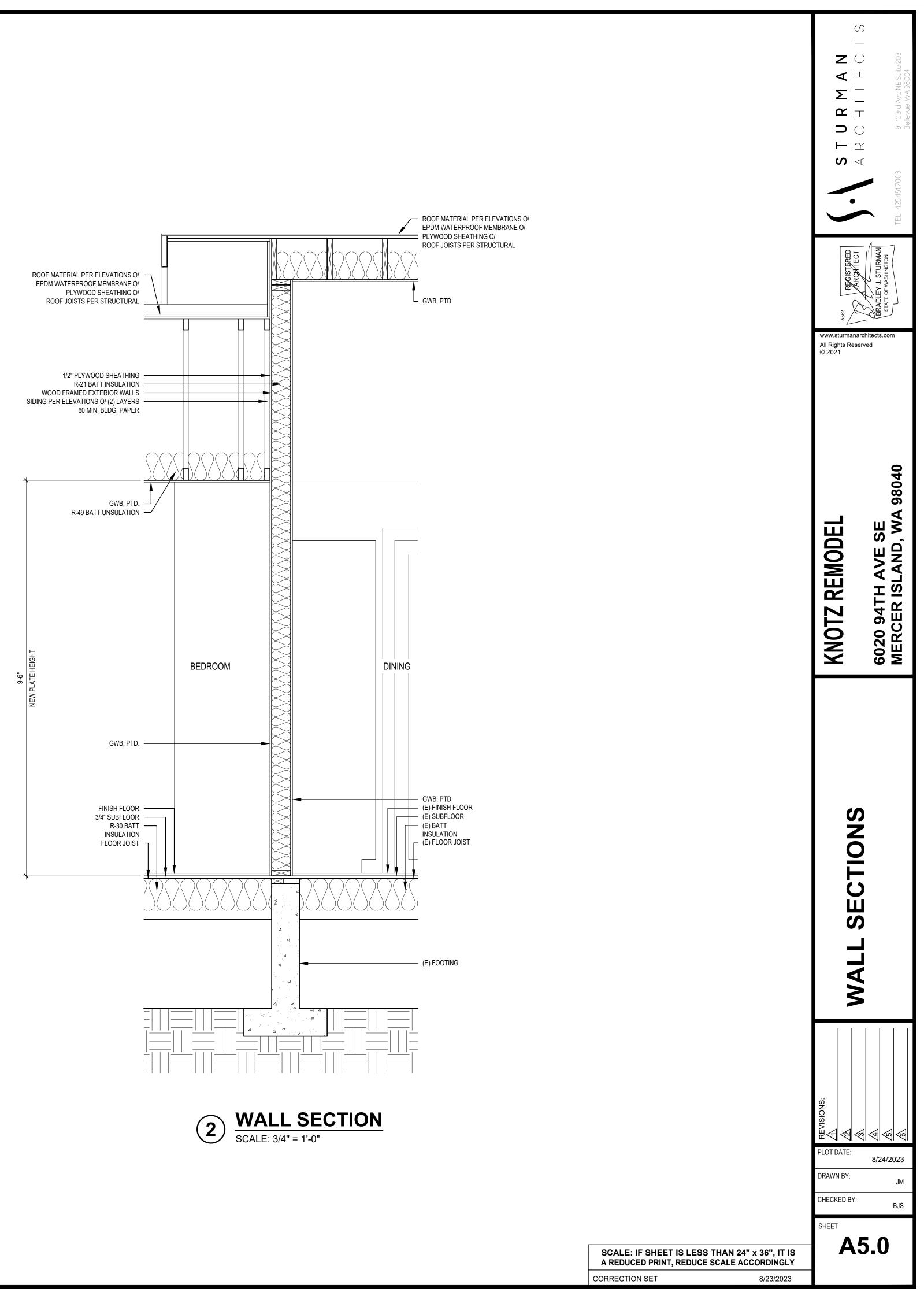


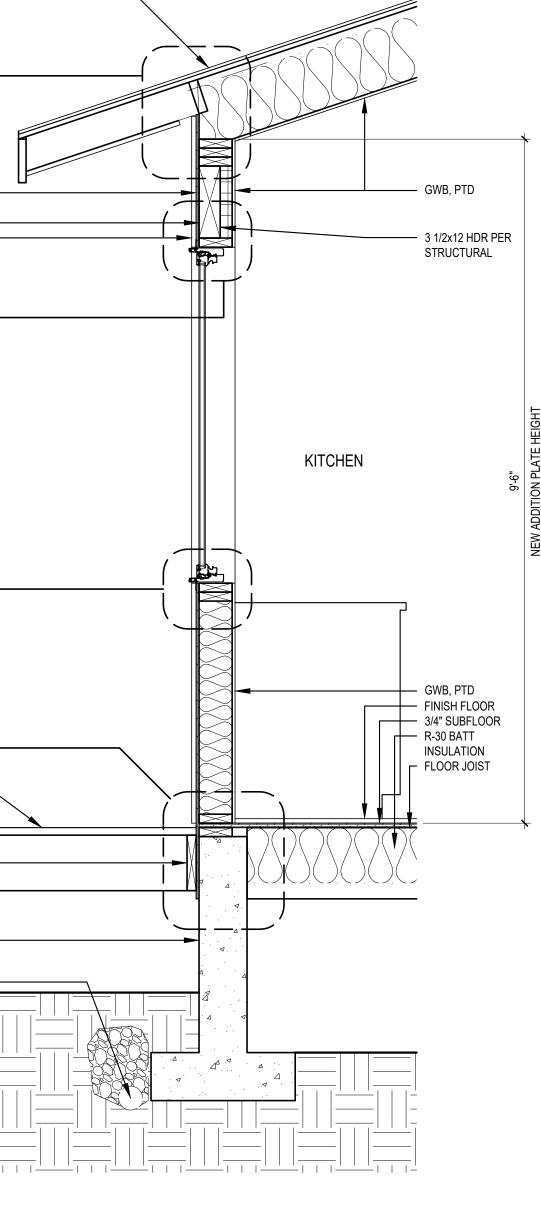


2X LEDGER -

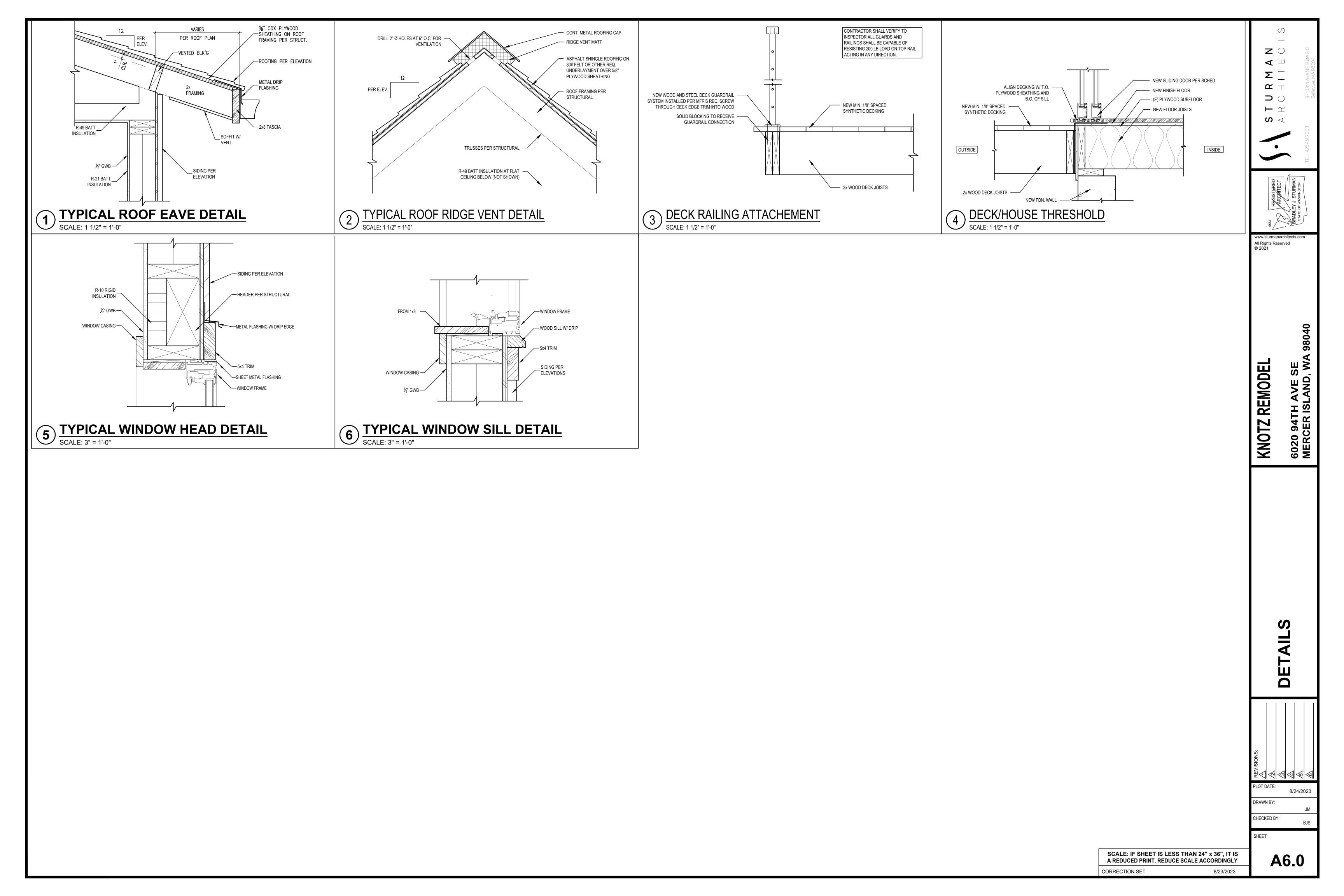
NEW FOOTING

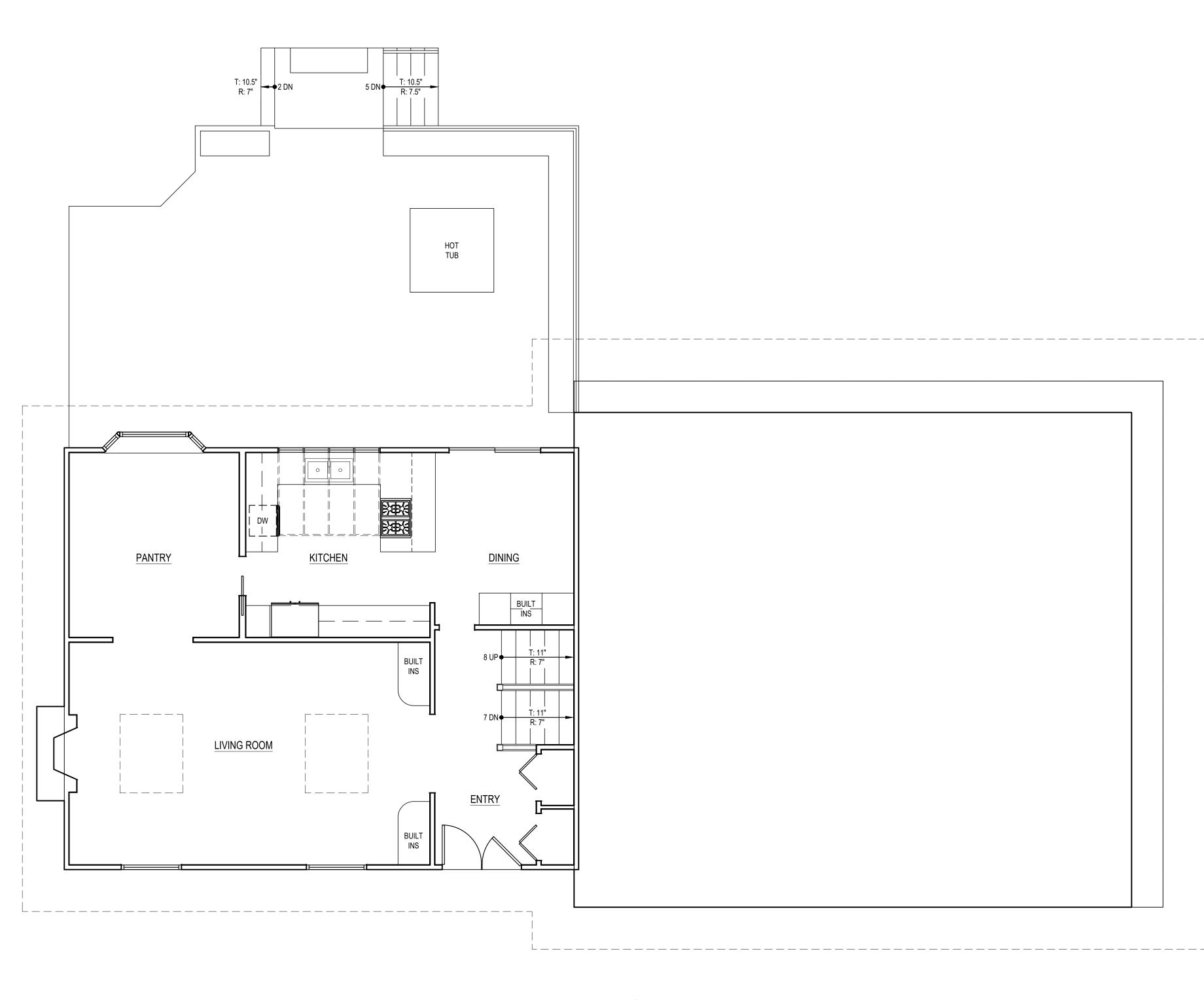
4"Ø PVC FOOTING -DRAIN IN GRAVEL BED, WRAP DRAIN AND GRAVEL BED IN FILTER FABRIC. TIGHTLINE TO (E) STORMWATER SYSTEM, TYP.

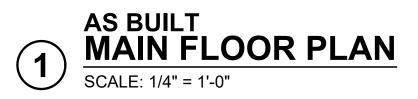




WALL SECTION SCALE: 3/4" = 1'-0" (1)

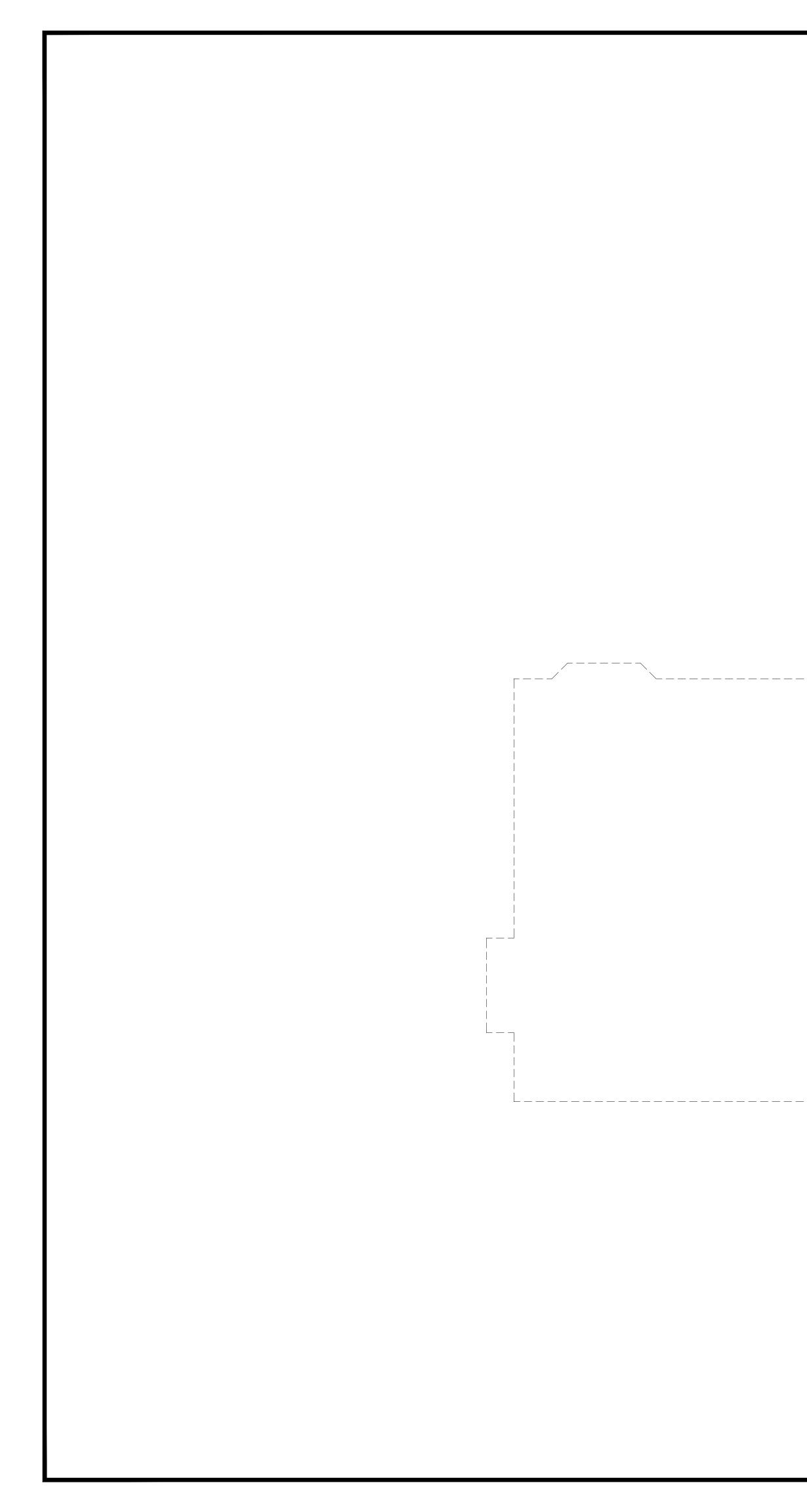


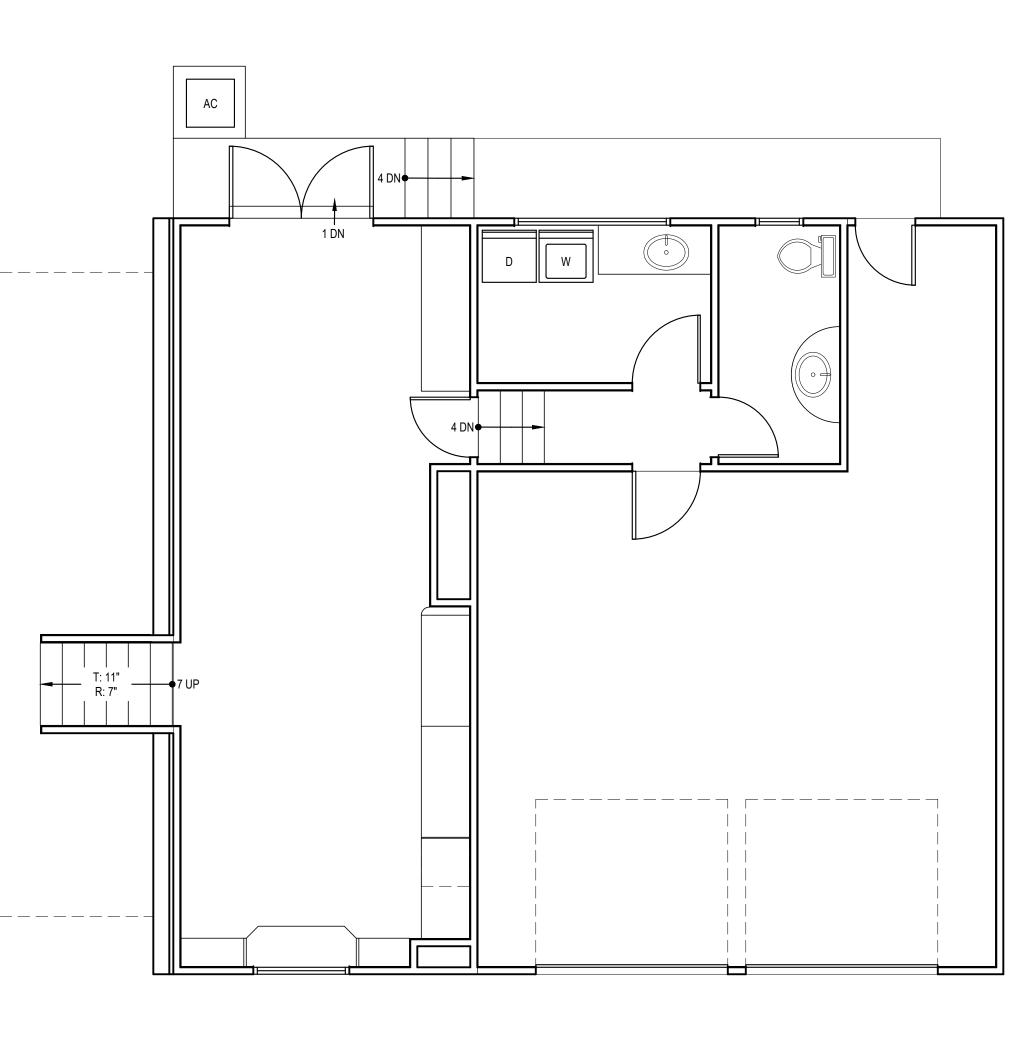


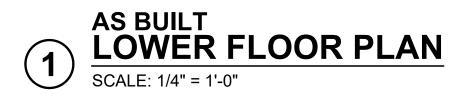


S N N N N N N N N N N N N N	
KNOTZ REMODEL	6020 94TH AVE SE MERCER ISLAND, WA 98040
AS BUILT MAIN FLOOR PLAN	
SNOISINE PLOT DATE: DRAWN BY: CHECKED BY: SHEET	₹ 8/24/2023

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLYCORRECTION SET8/23/2023







SHEET	DRAWN BY: CHECKED BY	REVISIONS:	All Rights Re © 2021		s	
B2	JM [/] : BJS	€ € € €		BRADLEY J. STURMAN STATE OF WASHINGTON	TEL: 425.451.7003	R C H I T E C T S 9-103rd Ave NE Suite 203 Bellevue, WA 98004

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLYCORRECTION SET8/23/2023

GENERAL NOTES

- 1.1 Construction shall conform to the 2018 INTERNATIONAL RESIDENTIAL CODE and all other requirements of authorities having jurisdiction.
- 1.2 These drawings are the property of O.G. Engineering, PLLC ("Engineer"). These drawings and the information contained herein shall not be used for completion of or revisions to this project by others, extensions of this project or any other project without Engineer's express written permission.
- 1.3 Refer to Architectural Plans for all dimensions and elevations not shown. Do not scale drawings. The contractor shall verify all pertinent dimensions and existing conditions prior to beginning construction. Conflicts. differences in information, and omissions in drawings shall be brought to the attention of the Engineer for resolution prior to construction. Changes from the drawings shall be made only with the prior approval of the Engineer. All work is subject to review and approval by the local building department. All work shall conform to all permit and building department requirements. All details shall be considered typical at similar conditions. Details shall be used where applicable, unless otherwise noted. Details intend to show concepts that may not exactly match specific site conditions. All work shown on these drawinas is new unless noted as existing.
- 1.4 The contractor shall be solely responsible for jobsite and construction safety and compliance with all current safety regulations. Jobsite visits performed by the Engineer do not include a review of the adequacy of the contractor's safety measures. The Engineer has no authority to exercise any control over any construction contractor or their employees in connection with their work or any health or safety precautions. Only the final, permanent structure is shown on these drawings. The contractor shall be solely responsible for the means and methods of construction, including but not limited to construction sequencing and providing all necessary shoring, bracing and other temporary supports during construction. The contractor shall be solely responsible for obtaining all necessary independent engineering reviews of all temporary conditions and support systems during construction.
- 1.5 Utility information is not shown on these drawings. The contractor shall be solely responsible for locating and protecting utilities prior to and during construction. The contractor shall be solely responsible for all damage to utilities resulting from their work, and all damage to utilities shall be repaired solely at the contractor's expense.
- 1.6 All waterproofing and drainage information shown on these drawings is for illustrative purposes only. Waterproofing and drainage are the design responsibility of others.

2.0 DESIGN BASIS - BUILDING STRUCTURES

2.1	Vertical Loads (psf) Roof	Dead 18*	Live	Snow 25
	Main Floor	10	40	
	Deck	10	60	
	*Includes 4psf for so	olar—ready zones		

- 2.2 Seismic Design Data (per the 2018 IBC) Risk Category: II Importance Factor: le=1.0 Site Coordinates: 47.5493°N, 122.2138°W Mapped Spectral Response Acceleration: Ss=1.45, S1=0.50 Site Class: Default D Spectral Response Coefficients: Sds=1.16 Seismic Design Category: D Main Seismic Force-Resisting System: Wood Structural Panel Shear Walls Response Modification Factor: R=6.5 Seismic Response Coefficient: Cs=0.18 Redundancy Factor: $\rho = 1.3$ Over-strength Factor: $\Omega=2.5$ Analysis Procedure Used: Equivalent Lateral Force Procedure
- 2.3 Wind Design Data (per the 2018 IBC) Risk Category: II Basic Wind Speed: 97 mph Exposure Category: C Topographic Factor: 1.00 (Per Mercer Island Wind Load Map)

3.0 INSPECTIONS

The construction work shall be inspected as required by the SRC Section R106. The contractor is solely responsible for understanding the requirements of and coordinating all inspections, observations and testing and ensuring that all work is performed to the satisfaction of the inspector.

4.0 FOUNDATIONS

4.1 The following foundation & retaining wall design criteria are assumed, have not been verified by a geotechnical engineer and therefore must be approved by the building official. If design criteria are found to be different than assumed, notify Engineer for additional requirements prior to construction:

*Allowable Vertical Bearing Pressure:

4.2 Footing & Slab on Grade Excavations

Remove any deleterious, loose or softened material from footina & slab on grade excavations and compact sub-grades to a firm and unyielding condition. If loose sub-grades can not be adequately compacted, over-excavate loose material to competent soil and replace with properly compacted structural fill. Do not allow water to stand in excavations; if sub-grades become softened before concrete is cast, excavate softened material and replace with properly compacted structural fill at no additional cost to the owner. Structural fill and compaction requirements are the design responsibility of others.

2000 psf

- 5.0 MATERIALS
- 5.1 Wood:

5.1.1 All 2x & 3x sawn lumber shall be Hem Fir grade number 2. and all 4x and larger lumber shall be Doug Fir grade number 1, U.O.N. Mudsills and all sawn lumber in contact with concrete. masonry, ground, exposed to weather or moisture, shall be P.T. Preservative retention levels in P.T. wood shall meet the requirements of the applicable use category in accordance with AWPA U1-16, and shall not exceed those required to comply with AWPA Use Category UC4A. Do not use wood treated with ACZA. Field-cut ends, notches and drilled holes of P.T. wood shall be treated in the field in accordance with AWPA M4. P.T. is not required at naturally decay-resistant (i.e. redwood, cedar etc.) sawn lumber members.

5.1.2 Engineered Wood Framing Members shall be TrusJoist® or approved equal. 'PSL' denotes Parallam 2.2E for beams and 1.8E for posts. 'LSL' denotes Timberstrand 1.55E for members with depth equal to or greater than $9\frac{1}{2}$ ", and 1.3E for members with depth less than $9\frac{1}{2}$ ". 'LVL' denotes Microllam 2.0E.

5.1.3 Glulam framing members shall be DF/DF, stress class 24F-1.8E, combination symbol 24F-V8, U.O.N. Glulam framing members exposed to weather shall be treated with HI-CLEAR II wood preservative or approved equal. Field-cut ends, notches and drilled holes of treated alulam framing shall be re-treated in the field in accordance with AWPA M4. Surfaces, ends, notches and drilled holes in alulam framing exposed to weather shall be sealed in accordance with the recommendations of the manufacturer, APA and AITC after preservative treatment.

5.1.4 All wood framing members shall have 19% maximum moisture content at time of installation.

5.2 Concrete:

Hardrock, normal-weight concrete with a minimum 28-day compressive strength of 3,000 psi for concrete exposed to weather and 2,500psi for concrete not exposed to weather. Slump range shall be 3-5 inches. Maximum aggregate size shall be 1". Maximum water/cement ratio shall be 0.5. Concrete exposed to weather shall be air-entrained with total air content between 5%-7% of total concrete volume.

5.3 Reinforcing Steel Bars:

- ASTM A615, Grade 60
- 5.4 Post-Installed Dowels & Anchors into Existing Concrete & CMU
- Epoxy: Simpson SET-3G (Installed & inspected per ICC No. ESR-4057)

5.5 Bolts and Threaded Rods:

5.5.1 Threaded Rod: ASTM F1554 Grade 36

5.5.2 Sill Anchor Bolts: ASTM A307

Bent bar "J" anchor bolts shall have a hook with a 90-dearee bend with an inside diameter of three bolt diameters, plus an extension of one and one half bolt diameters at the free end.

5.5.3 Bolts in Timber Connections: ASTM A307

- 5.5.4 Bolts in Steel Connections: ASTM A325-N (High-Strength)
- 5.6 Structural Steel:

Wide Flange (W):	A992 (Fy = 50 ksi)
Rectangular Tube (HSS): Plate and Bar:	A500 Gr. B (Fy = 46 ksi) A36 (Fy = 36 ksi)
	A30 (1y = 30 ks)

- 6.0 CONCRETE CONSTRUCTION
- 6.1 Concrete elements shall be constructed in single continuous pours, without construction joints, unless otherwise approved by the Engineer. Reinforcement shall be the longest lengths practical. Splices in rebar are not allowed in footings or walls less than 20 feet long. Lap splices shall be staggered at least 2 ft. in adjacent bars. Where reinforcement or anchor edge distances are noted on the drawings as "clear", the distance shall be taken from the face of reinforcement or anchor to edge of concrete. Cast-in-place reinforcement and anchor bolts shall be installed prior to concrete placement and <u>shall not</u> be "wet-set" into freshly poured concrete.
- 6.2 Reinforcement installation details, including rebar bends, hooks, splices and development lengths shall be in accordance with the requirements of IRC Section R608.5.4, U.O.N. Concrete materials. forms, mixing and delivery shall be in accordance with the requirements of the IRC Section R404.1.3.3.
- 6.3 Concrete Coverage over Reinforcing Steel
- Unless otherwise noted, maintain the minimum concrete cover to face of reinforcement or anchors as follows:
- 1) 3" Where concrete is cast against and permanently exposed to
- earth except slab on grade. 2) 2" Where concrete is exposed to earth but formed, or exposed
- to weather.
- 3) $1\frac{1}{2}$ Where concrete is not exposed to earth or weather.

7.0 WOOD CONSTRUCTION

7.1 General Framing

Connections not specified on these drawings shall conform to the IRC fastening schedule, refer to Table R602.3(1). Depth of all posts in walls shall match stud depth, U.O.N. Block floor joist space solid under posts and cripple studs supporting headers and continue support to foundation. Face nail all plies of multi-ply studs with 10d@6"o.c. Obtain approval from engineer prior to ripping or creating notches or holes in framing members, U.O.N. Install double joists below all new interior walls parallel to floor joists and solid blocking below all new interior walls perpendicular to floor joists (NSFC on plan), U.O.N. All beams shall be continuous across supports unless explicitly shown as multiple pieces. Install full depth blocking between framing members over supports, unless otherwise noted. Install 2x4 blkg btwn adjacent framing members @24"o.c. over interior partitions. All flush beams framina into walls shall continue to back edge of supporting dbl top plate; stop rim joist each side of beam where occurs.

7.2 Engineered Wood Framing

See TrusJoist "Installation Guide for Floor and Roof Framina" (TJ-9001) for allowable holes in engineered wood beams. Grade stamp info must be maintained on ripped engineered wood members: refer to TrusJoist Technical Bulletin TB-305 for requirements pertaining to re-sawn engineered wood.

7.3 Fasteners

Nails specified on these drawings are common nails, U.O.N. Fasteners in contact with P.T. wood, exposed to weather or in contact with ground shall be hot-dipped galvanized per SRC Section 317.3, or shall have equivalent corrosion resistance. Dissimilar metals & coatings shall not be in contact. Bolt holes shall be a minimum of $\frac{1}{32}$ " to a maximum of $\frac{1}{16}$ " larger than the bolt diameter. Bolts shall not be forcibly driven, and shall be tightened to the snug-tight condition. Install standard cut washers under all bolt heads and nuts bearing against wood.

7.4 Connectors

Connectors specified on these drawings are manufactured by the SIMPSON STRONG-TIE® Company. Refer to latest catalog for information not specifically noted herein. Connectors in contact with P.T. wood, exposed to weather or in contact with ground shall be ZMAX or HDG galvanized. All connectors shall receive the maximum number of fasteners, U.O.N. Dissimilar metals & coatings shall not be in contact. Shim gaps in connectors for different framing sizes with plywood as required. Non-field-adjustable hangers specified as sloped or skewed shall be manufactured sloped or skewed.

7.5 Wood Structural Panels

WSPs shall bear the APA trademark and shall meet the requirements of the latest edition of USDOC PS1 or PS2. Use 10d common wire nails to fasten panels with $1\frac{1}{2}$ " minimum penetration into framing at all panel edge and field nailing, U.O.N. Nails shall be located at least $\frac{3}{8}$ " from panel ends and edges. Stagger nails at adjoining panel edges. Drive nail heads flush with panel surface. Maintain $\frac{1}{8}$ " gap between all adjoining panel edges. Center interior panel joints on framing members or blocking. Provide $\frac{1}{2}$ " space between untreated panel and concrete or masonry. Minimum panel dimension shall be 2'-0". Panel storage and handling during transport and construction shall be in accordance with APA recommendations and shall protect the panels from prolonged exposure to moisture from rain, snow, ground or other sources. WSPs permanently exposed to weather shall be exterior grade.

7.6 Shear Walls and Exterior Wall Sheathing

7.6.1 Shear walls are noted on the plans. Shear walls shall be sheathed with $\frac{1}{2}$ " APA RATED SHEATHING, EXPOSURE 1 WSPs with a span rating of $\frac{32}{16}$, U.O.N. Panels shall not be less than 4'-0" x8'-0'', except at boundaries and changes in framing. Panels shall be laid with strength axis vertical. Install 2x blkg under all unsupported panel edges; all panel edges shall be supported by and fastened to min. 2x common studs or blocking. U.O.N. on shear wall schedule. Edge nail panels to posts within shear walls. Install double stud or min. 4x post at the ends of all shear walls. Provide solid blocking under double studs & posts between floors and continue support to foundation. See shear wall schedule for more information.

7.6.2 WSP Wall Nailing, U.O.N.:

Panel Edge Nailing: 10d@6"o.c. maximum. Intermediate (Field) Nailing: 10d@12"o.c. maximum.

7.6.3 All new exterior walls not called out as shear walls shall be sheathed on their exterior face with $\frac{1}{2}$ " APA RATED SHEATHING, EXPOSURE 1 WSPs with a span rating of $\frac{32}{16}$ and nailing per note 7.6.2., U.O.N. All other fasteners & requirements shall conform to the shear wall schedule for wall type (1).

7.7 Holdowns and Tiedown Straps

Holdowns and tiedown straps shall be attached to double studs or min. 4x posts, U.O.N. See latest Simpson Catalog for additional requirements not noted herein. See holdown schedule for anchor bolt sizes and additional specifications. Refer to note 7.1 for nailing and framing requirements at holdown/tiedown posts. Install solid post at shear wall corners or intersections where holdowns/tiedowns occur. All holdowns/tiedowns shall have the maximum number of fasteners.

7.8 Sill Anchor Bolts

There shall be a minimum of two sill anchor bolts per piece with one bolt located not more than 12" or less than $4\frac{1}{2}$ " from each end of each piece. Holes in sills for bolts shall not be oversized. Sill anchor bolts shall be $\frac{5}{2}$ with 7" min. embed. into concrete. Sill anchor bolts into existing concrete shall be all-thread rod, drill and epoxy. See shear wall schedule for spacing of sill anchor bolts in shear walls. Maximum sill anchor bolt spacing at non-shear-walls shall be 6'-0" o.c. at interior walls and 4'-0" o.c. at exterior walls. All sill anchor bolts at shear walls and mudsills shall be installed with 0.229"x3"x3" steel plate washers. Edge of sill anchor bolt plate washers shall be located $\frac{1}{2}$ " max. from inside face of wall sheathing or rim joist where occurs.

7.9 Floor and Roof Sheathing

7.9.1 Wood structural panel sheets at floors and roofs shall be laid with strength axis perpendicular to supports and continuous over two or more spans, unless otherwise noted on drawings. Stagger adjacent panels 4'-0"o.c. lengthwise.

7.9.2 Unless otherwise noted, typical roof sheathing shall be unblocked §" APA RATED SHEATHING, EXPOSURE 1 WSPs with a span rating of $\frac{40}{20}$. Panels shall be fastened to framing members with 10d nails @6"o.c. at all supported panel edges and 10d nails @12"o.c. intermediate (field) nailing. Install 'PSCL' sheathing clips (one mid-way between each support) at all unsupported panel ioints.

7.9.3 Unless otherwise noted, typical floor sheathing shall be unblocked $\frac{3}{4}$ " APA RATED STURD-I-FLOOR EXPOSURE 1 WSPs with a span rating of $\frac{48}{24}$ and T&G edges. Panels shall be fastened to framing members with 10d nails @6"o.c. at all supported panel edges and 10d nails @12"o.c. field nailing. Glue sheathing to all supports (including blocking) with $\frac{1}{4}$ " minimum beads of approved adhesive meeting APA specification AFG-01.

7.10 Metal-Plate-Connected Wood Trusses

7.10.1 The design, manufacture and installation of trusses shall be in accordance with the requirements of ANSI/TPI 1 and the IRC Section R502.11.

7.10.2 Trusses, structural fascia, their connections to other trusses/fascias, and truss eave blocking are the design responsibility of the supplier, and shall be designed by a civil or structural engineer licensed in the State of Washington ("Truss Designer"). Trusses shall be designed to support the following specific unfactored loads in addition to their self-weight:

Vertical Roof Loads - Top Chord *Dead: 14 psf (Does not include truss self-weight) *Snow: 25 psf *Wind: -40 psf (uplift)

<u>Vertical Ceiling Loads – Bottom Chord</u> *Dead: 5 psf (Does not include truss self-weight)

*Live: 10 psf (Does not act concurrently with roof live load)

7.10.3 Trusses shall not rely on interior walls for support, U.O.N.; trusses shall be designed to span between exterior bearing walls.

7.10.4 Trusses shall be braced to provide lateral stability and prevent rotation in accordance with the SBCA BCSI "Guide to Good Practice for Handling, Installing and Bracing of Metal-Plate-Connected Wood Trusses". Bracing shall be designed and specified by the truss designer.

7.10.5 Trusses and their connections shall not be notched, cut. spliced or otherwise altered or damaged in any way without the prior written consent of both the E.O.R. and truss designer. 7.10.6 Truss design drawings and calculations, prepared by a civil or structural engineer licensed in the State of Washington in accordance with the SRC Section R502.11.4, shall be submitted to

the contractor, architect, engineer and local building official for review and acceptance prior to fabrication, and shall be provided with the shipment of trusses to the job site.

7.10.7 Attach top plates of interior, non-bearing partition walls to truss bottom chords with 'STC' clips, leaving a $\frac{1}{4}$ " to $\frac{1}{2}$ " vertical gap between bottom of truss and top of plate. Attach adjacent gypsum board ceiling to top plate with 'DS' clips. Do not fasten gypsum board ceiling to truss bottom chord within 16" of top plate.

ABBREVIATIONS

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ADJ.

ALT.

B.F.

BLKG

BLW.

BOTT.

C.I.P.

C.J.

CLR.

CONT.

CSK.

ø

DBL.

DF

DIM

D.J.

D.R.

E.J.

E.N.

EQ.

E/W

(E)

F.J.

F.N.

FTG

G.L.

GLB

G.C.

HDR

HF

IBC

INV.

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LOCN

MAX.

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MIN.

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o/

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OPNG

ΡL

PSF

РТ

RFT

R.R.

R.W.

SIM.

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STD

T&B

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U/S

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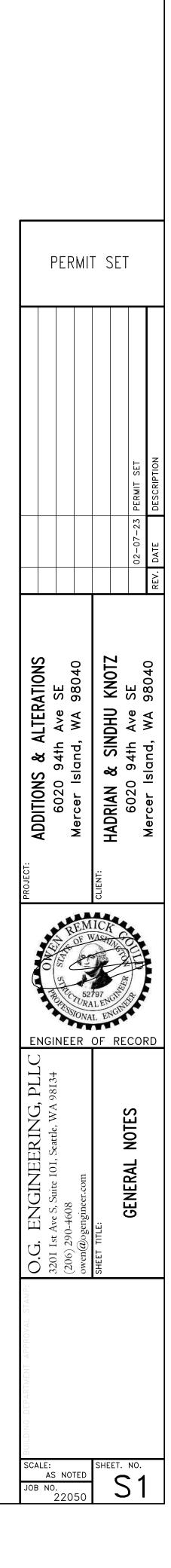
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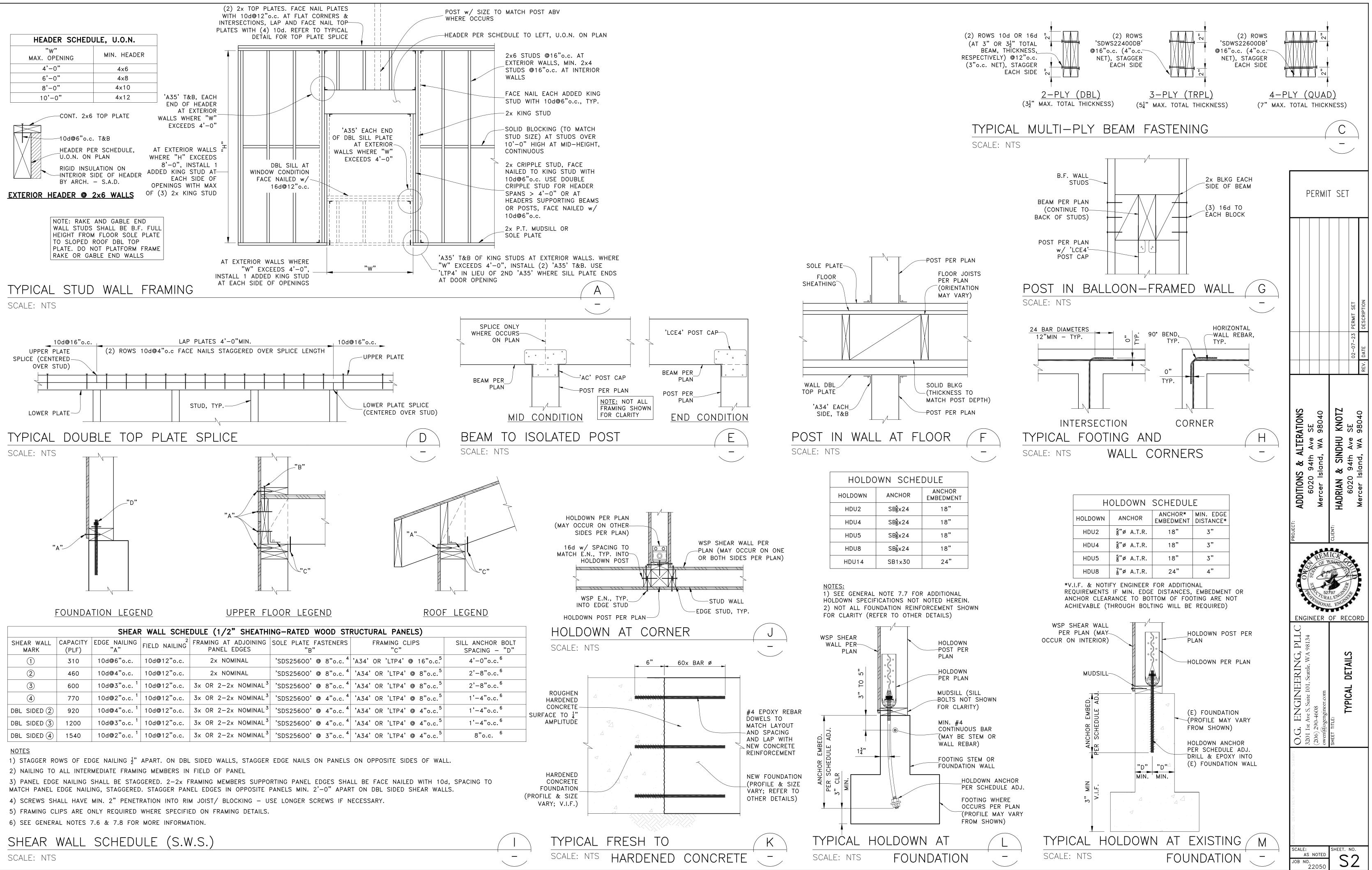
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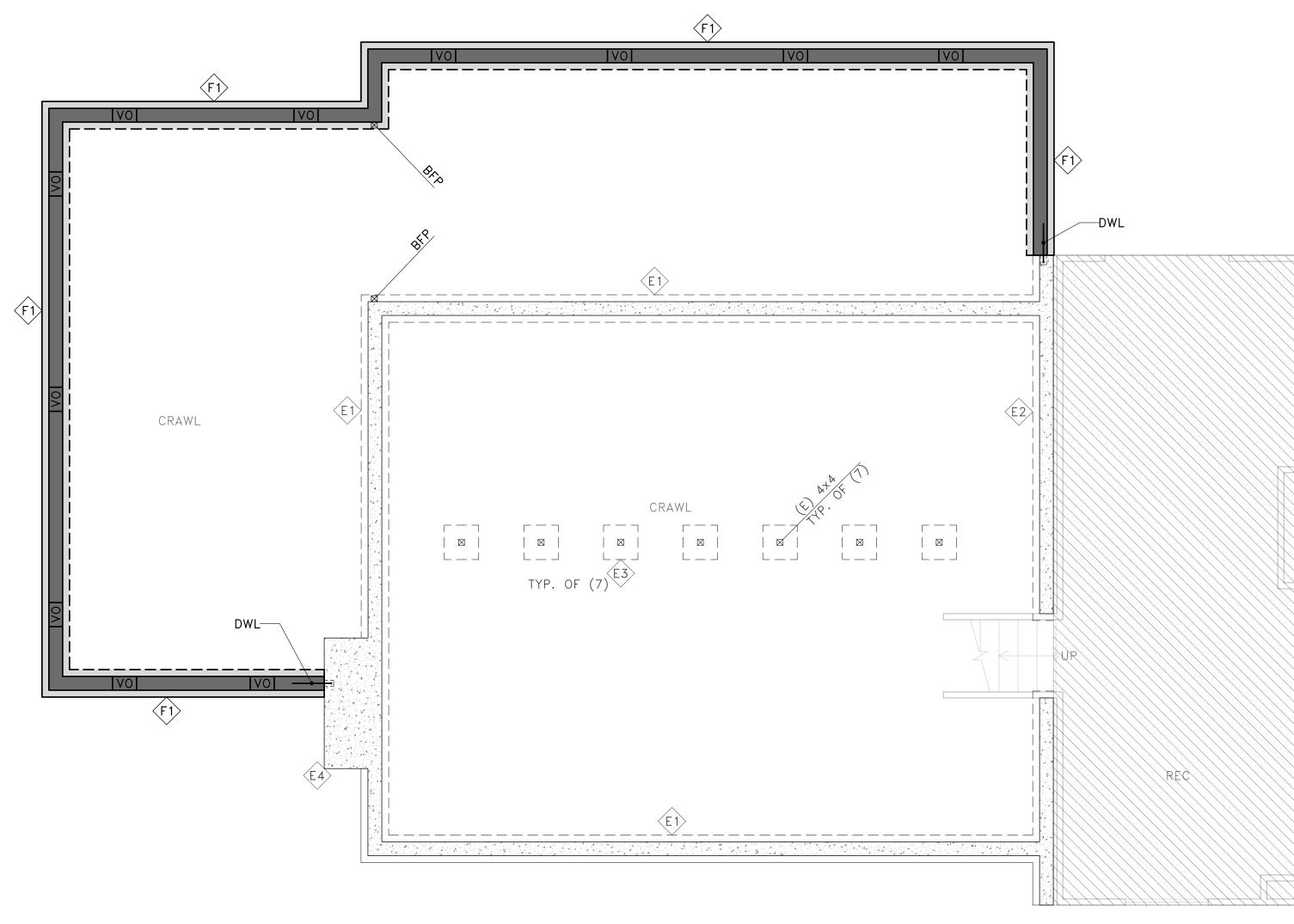
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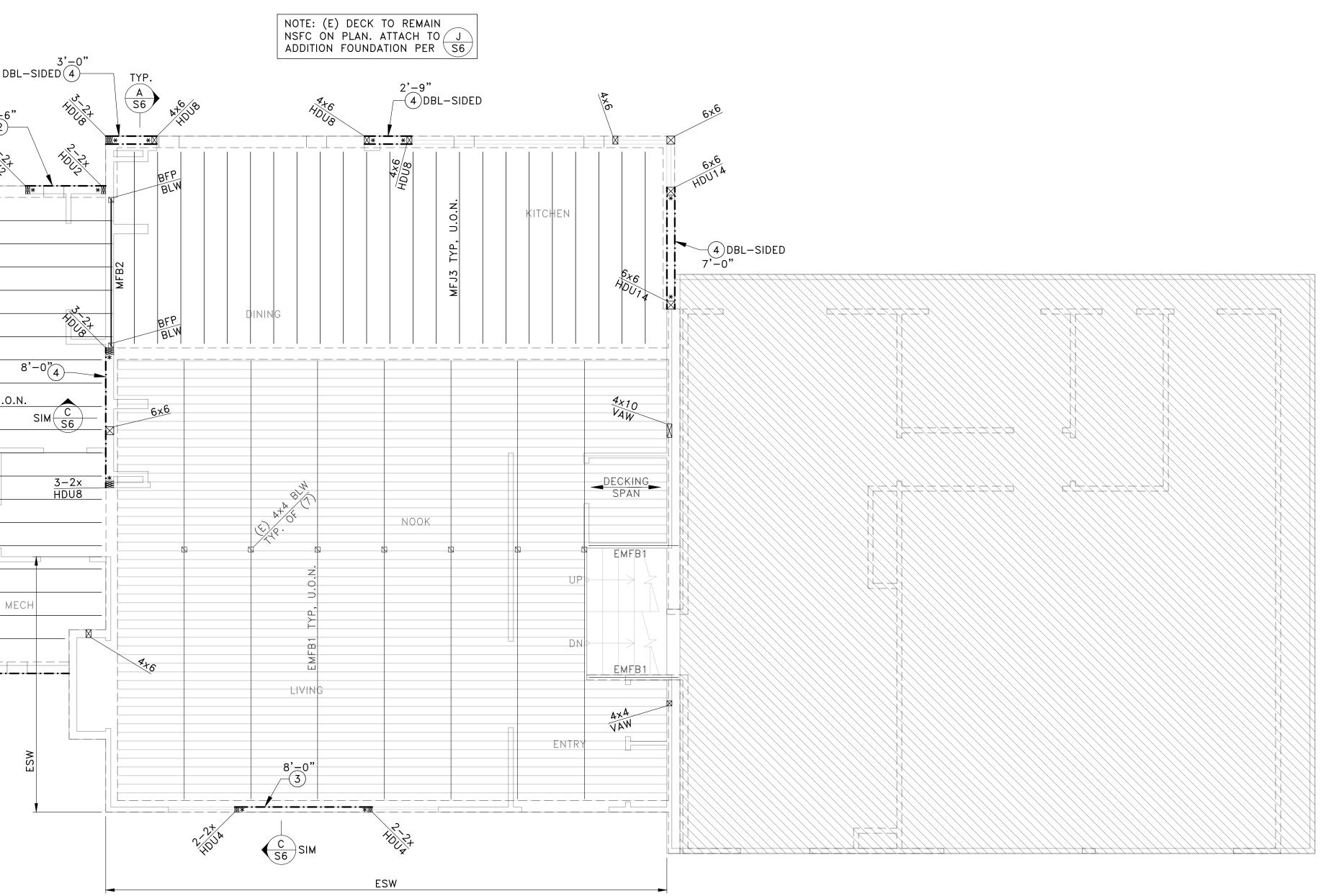
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E2	WALL w/ 16" WIDE T-FOOTING (E) 8" BASEMENT FOUNDATION WALL w/ 16" WIDE T-FOOTING
E3	(E) 20"SQ. CRAWLSPACE PAD FOOTING
E4	(E) CONCRETE CHIMNEY PAD (V.I.F.)



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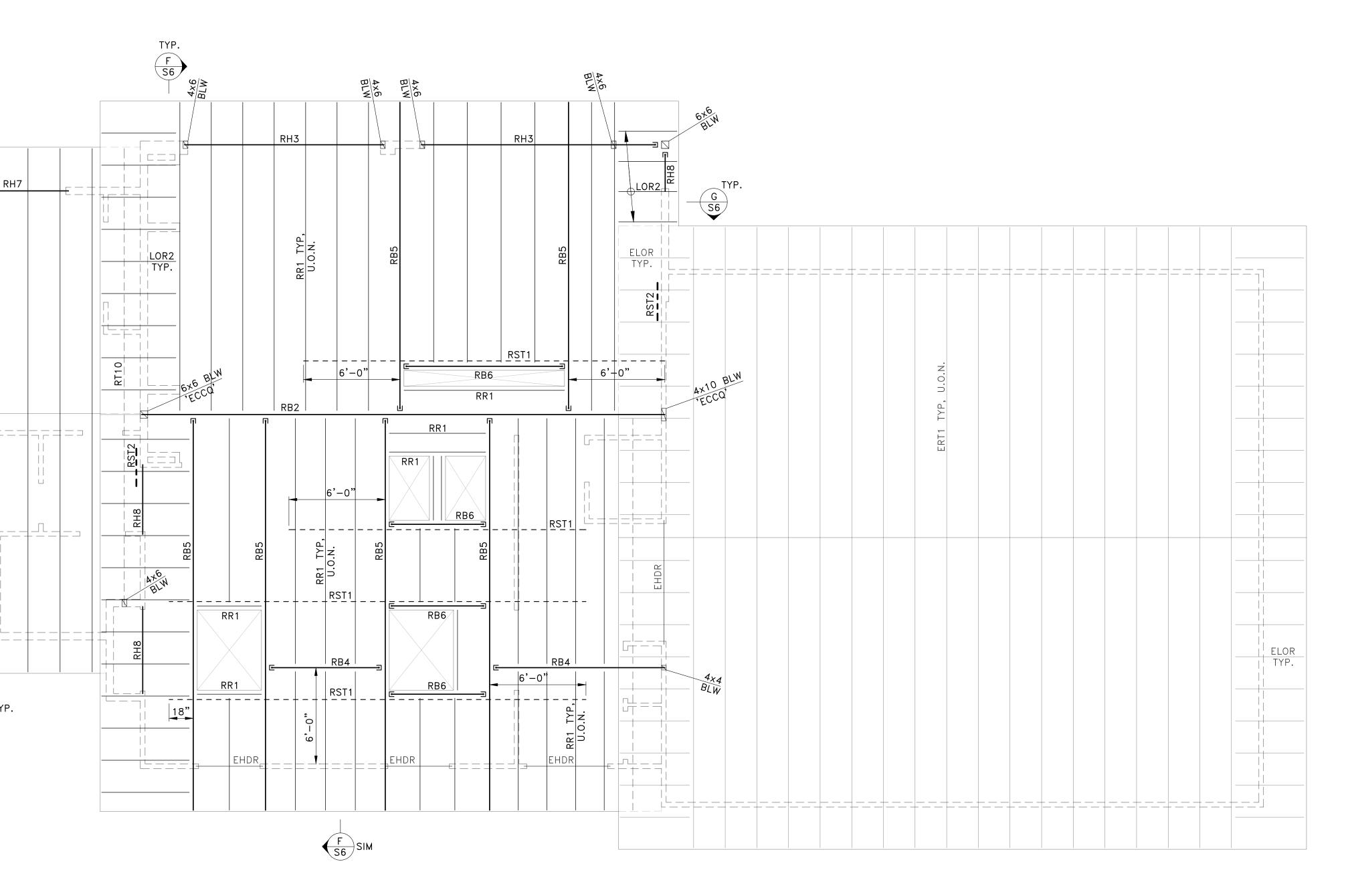
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		METAL STRA	P ON OR BELOW	ROOF PER PLAN		
RST1 0/ PARALLEL FRAMING MEN			L BEAM/ JOIST O	F SHEATHING CENTERED R 2x4 FLAT BLKG. ADD S REQ'D TO ALIGN BLW E IN STRAP.		
RST2	2	TOP PLATE.	PLACE OVER WAL	E FACE OF NEW TO (E) DBL LL SHEATHING WHERE OCCUR EQ'D FOR FLUSH UNDERLAY		
LOR1		TRUSS POOL	F LOOKOUT RAFTE	RS PFR		
LOR2			LOOKOUT RAFTER	30		
EHDR	R	(E) DROPPE	D HEADER OVER V	WALL OPENING BELOW		
ELOR		(E) LOOKOU	T RAFTERS			
FRAMING SC			IED JOIST OR BEAM CONNECTION; SEE HEDULE FOR HANGERS, U.O.N. ON PLAN (JOIST HANGERS NOT SHOWN ON PLAN ')			
5	HEADER (BE WHERE OCC SHOWN FOF		BEAM BEARING ON DROPPED BEAM OR BEARING WALL SIM). POST DOWN TO HEADER CCURS (POST WIDTH TO MATCH BEAM, NOT DR CLARITY). INSTALL FULL-DEPTH BLKG E OF JOIST OR BEAM OVER SUPPORT			LOR1 TYP.
	FRA	MING	SCHE	DULE		
CALLOUT	JOIST	/BEAM	HANGER (u.o.n. on plan)	REFER TO DETAIL(S	5)	
RR1	2x12		_RU212Z (SLOPED) _US210 (STRAIGHT			
RB2	BEAM, 1	PSL (RIDGE FOP FLUSH .O. RR1)	N/A	H S6		
RH3	3 ¹ / ₂ x1	I2 GLB D HEADER)	HUCQ412 (TO CORNER POST WHERE OCCURS)			
RB4	•	JSH w/ RR1)	HUS412	N/A		RT11
RB5		1¼ PSL w/ RR1)	HU412 (MANUFACTURED SLOPED)	N/A		
RB6	-	JSH w/ RR1)	LUS410	N/A		
RH7		(DROPPED ADER)	N/A	A S2		
RH8	4x8 (DROPPED HEADER)		HUC48 (TO CORNER POST	A S2	_	K
RT9*			WHERE OCCURS)	K S6	_	
RT10*	TRUNCA	TED GABLE RUSS	N/A	<u>I K</u> S6 S6		
RT11*	STRUCTU	IRAL GABLE TRUSS	N/A	L SPANS OVER WALL S6 OPENINGS BELOW	_	
ERT1	(E) COM	MON GABLE S @24"o.c.	N/A	N/A		
ALL METAL-PL			RUSSES, STRUCTUA R TRUSSES/FASCIA			



NOF	RTH
PERMI	r set
	02-07-23 PERMIT SET DATE DESCRIPTION
	02-07-23 REV. DATE
PROJECT: ADDITIONS & ALTERATIONS 6020 94th Ave SE Mercer Island, WA 98040	CLIENT: HADRIAN & SINDHU KNOTZ 6020 94th Ave SE Mercer Island, WA 98040
ENGINEER	AGAN COLUMN
O.G. ENGINEERING, PLLC 3201 1st Ave S, Suite 101, Seattle, WA 98134 (206) 290-4608 owen@ogengineer.com	SHEET TITLE: ROOF FRAMING PLAN
SCALE: AS NOTED JOB NO.	SHEET. NO.

