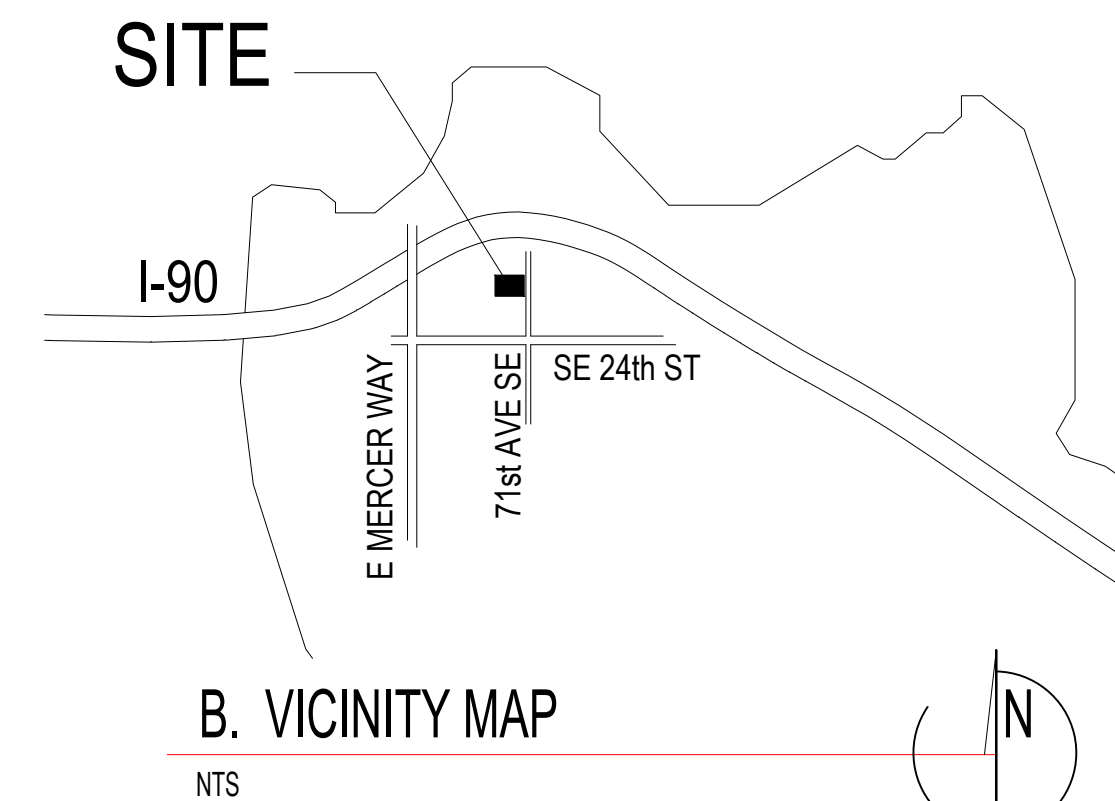


Code Data

- 2018 International Building Code (IBC) - struct.
- 2018 International Residential Code (IRC)
- 2018 International Mechanical Code (IMC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 Uniform Plumbing Code (UPC)
- 2018 International Fire Code (IFC)
- 2018 International Existing Building Code
- 2018 International Swimming Pool and Spa Code
- Washington State Energy Code (WCEC)
- ICC/ANSI A117.1-09, Accessible and Usable Buildings and Facilities, with statewide and City amendments

All Japanese knotweed (*Polygonum cuspidatum*) and Regulated Class A, Regulated Class B, and Regulated Class C weeds identified on the King County Noxious Weed list, as amended, shall be removed from the property.

development proposals for a new single-family home shall remove japanese knotweed (*polygonum cuspidatum*) and regulated class a, regulated class b, and regulated class c weeds identified on the king county noxious weed list, as amended, from required landscaping areas established pursuant to subsection 19.02.020(f)(3)(a). new landscaping associated with new single-family home shall not incorporate any weeds identified on the king county noxious weed list, as amended. provided, that removal shall not be required if the removal will result in increased slope instability or risk of landslide or erosion.



A. SITE PLAN

- 1/10" = 1'-0"
- SPOT ELEVATION, FINAL
 - EAVE/ROOF LINE
 - EXTENT OF LIVING AREA
 - BUILDING FOOTPRINT (FOUNDATION EXTENTS)
- SHADED AREA = BLDG EXTENTS TO EAVE
EXISTING HOUSE, DRIVEWAY AND ALL HARDSCAPE ON PROPERTY TO BE REMOVED
- EXISTING TOPOGRAPHY
 - WALL SEGMENT TAG FOR HEIGHT CALCULATION
 - WALL SEGMENT TAG FOR BASEMENT FAR EXCEPTION
SEE SHEET 03 FOR BASEMENT EXCEPTION CALC.

HARDSCAPE

DECKS, PATIOS, WALKS, WINDOW WELLS ETC = 512.4 sf

allowable = 7291 sf x .09 = 656.2 sf
extra lot cov. = 110.4 sf
TOTAL allow. = 766.6 sf

NFPA 13R and NFPA 72 Monitored "Chapter 29" Fire Alarm System to be installed per CoMI and NFPA Standards required.

ELEVATION CALC.

	EL @ MIDPOINT	segment	wtd sgmnt
	(ft)	(ft)	
1	197.50	25.5	5036.25
2	198.00	1	198.00
3	198.00	15	2970.00
4	198.00	1	198.00
5	198.50	14	2779.00
6	198.00	24	4752.00
7	198.00	3	594.00
8	198.00	18	3564.00
9	198.00	26.46	5239.08
10	198.00	18	3564.00
11	197.50	25.04	4945.40
12	197.50	24	4740.00
		195	38579.73

AVG. EL = **197.8448**
existing = final grades typ.

LOT SLOPE

HIGH POINT = 200'
LOW POINT = 194'
LOT SLOPE = 6'/107' = 5.61%
LOT COVERAGE = 40%

F.A.R. CALCULATION

Main Floor FA = 1768 sf (inc. gar)
Basement FA = 1222 sf (94.4% below grade)
Upper Floor FA = 1242 sf
4232 sf

excepted FA = (1153.6 sf)
stairs = (70 sf x 2 = 140 sf)

TOTAL chargeable FA = 2938.4 sf
Lot is < 7500 sf therefore FAR = lesser of 3000 sf or, 45% of lot area
.45 x 7291 sf = 3281 sf, FAR limit = 3000 sf

LOT COVERAGE (SHADED AREA)

House Roof to eaves (shaded x 2) = 2306 sf
covered porches/decks = 207.5 sf
driveway (shaded) = 338 sf
TOTAL = 2851.5 sf
allowable = 7291 x .4 = 2916.4 sf

amount available for hardscape = 110.4 sf

Civil Engineer

Duffy Ellis
CES Civil Engineering
102 NW Canal St Seattle WA 98107
206.930.0342

Structural Engineer

Javid Abdi, PE, SE Atlas Consulting Structural Engineers
6810 NE 149th St Kenmore WA 98028
Phone: (206) 427-7233

Contractor

Milad Homes LLC
7683 SE 27th St Mercer Island WA 98040
206.498.6045
Lic.# MILLAHL836L1

Project Description

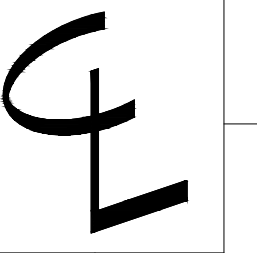
Demolish existing and build new single family residence.

Parcel Number/Legal

Parcel # = 3307700270
Legal Description:
HIGHPARK ADD
PLat Block: 3
Plat Lot: 16
ZONING = R-9.6
lot size = 7,291 sf

Owner

ALI MASTAN
2251 71st Ave SE
MERCER ISLAND WA 98040



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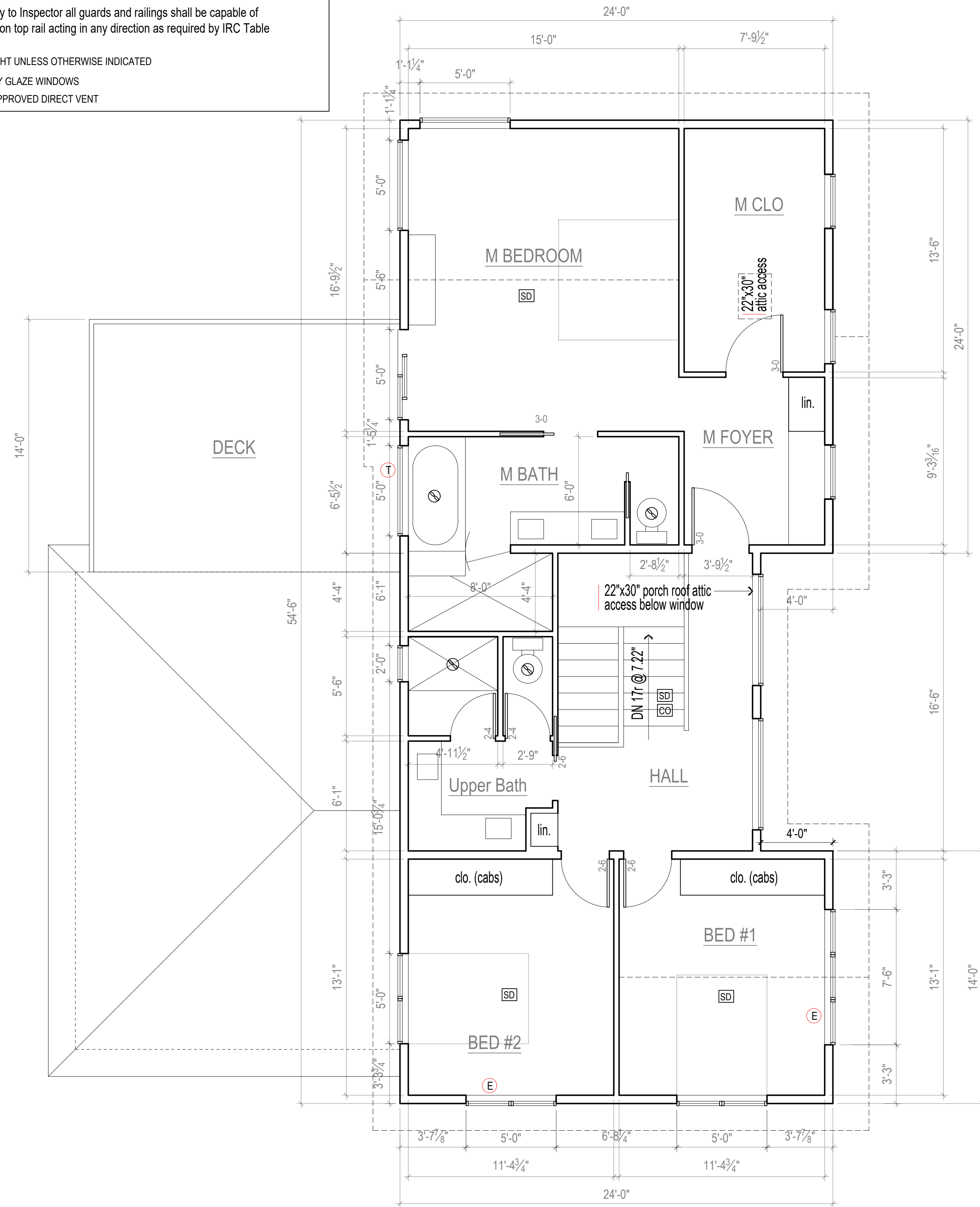
01

NOTES

- SD = SMOKE DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP
- CO = CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP
- HD = HEAT DETECTOR, HARDWIRE w/ BATTERY BACK-UP
- DOORS ARE 3-0 x 6-8 (r.o. = 3-2" x 6-10") unless otherwise indicated
- FAN = FAN, 50 CFM UNLESS OTHERWISE INDICATED
- FOR SHEAR WALL INFORMATION SEE STRUCTURAL PLANS
- ALL INTERIOR WALLS TO BE 2x4, EXTERIOR WALLS 2x6, EXCEPT AS INDICATED, OR EXISTING
- E = EGRESS WINDOWS
- 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.
- ALL WALLS FULL HEIGHT UNLESS OTHERWISE INDICATED
- T = TEMPER/SAFETY GLAZE WINDOWS
- ALL GAS F.P. TO BE APPROVED DIRECT VENT

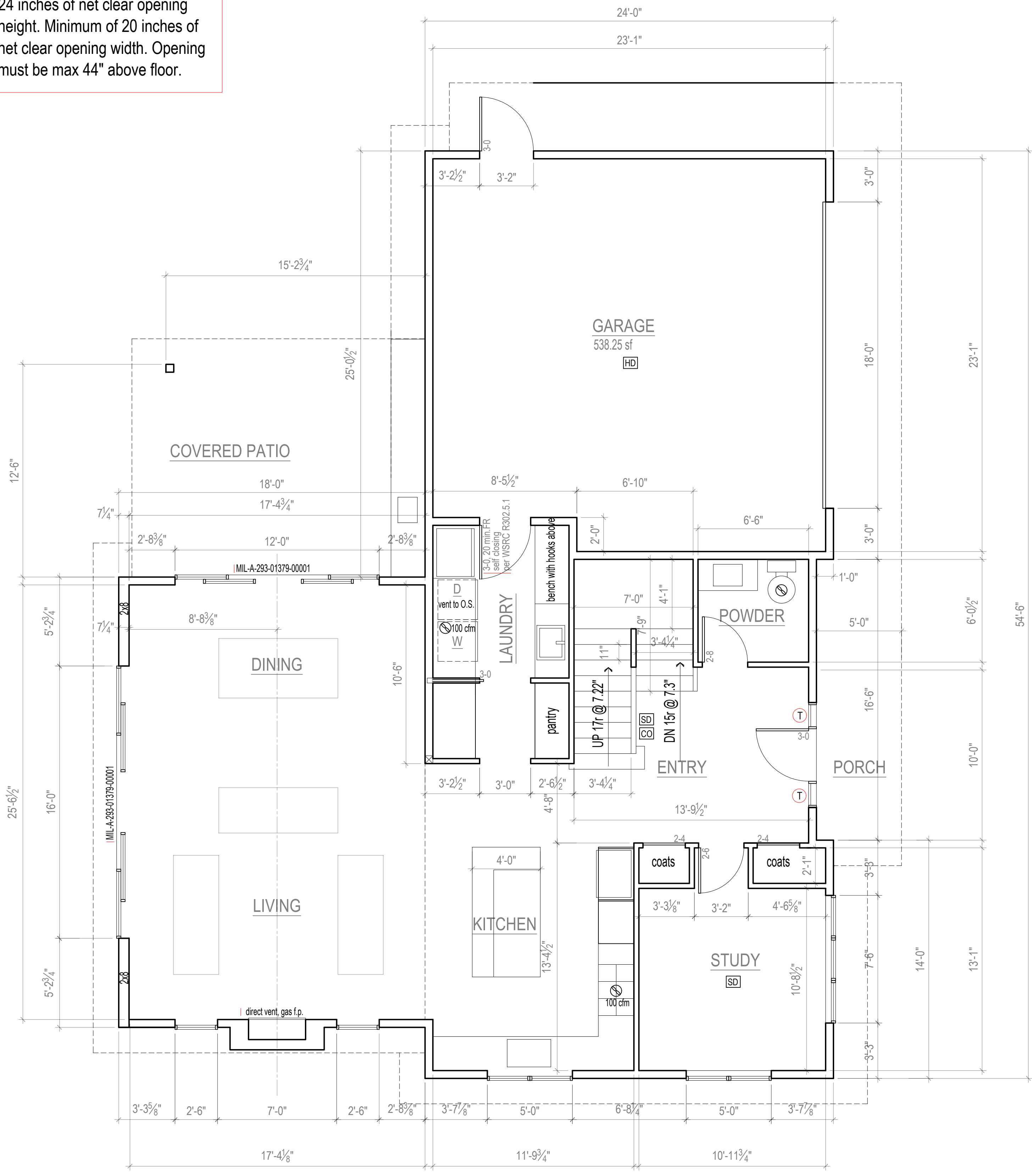
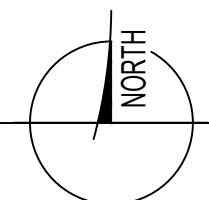
EGRESS WINDOW REQUIREMENTS

Minimum of 5.7 square feet of net clear opening area. Minimum of 24 inches of net clear opening height. Minimum of 20 inches of net clear opening width. Opening must be max 44" above floor.



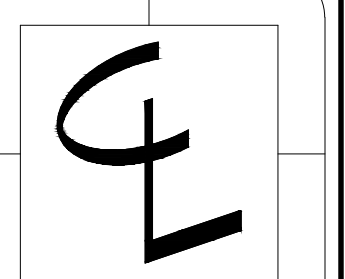
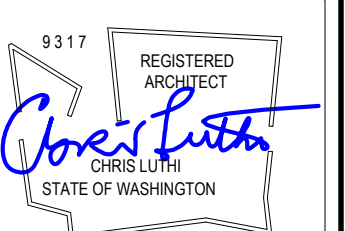
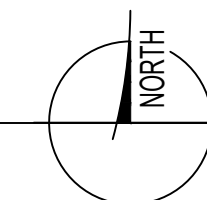
UPPER FLOOR PLAN

1/4" = 1'-0"
1242 sf



MAIN FLOOR PLAN

1/4" = 1'-0"
1768 sf



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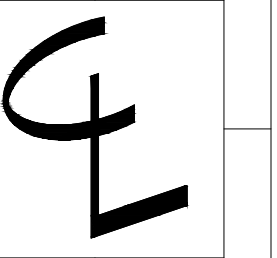
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7.25.23

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7.25.23

FAR Basement Exception Calc.

segment	length	%cover	wtd
a	15	100.0%	120.60
b	1	100.0%	8.04
c	14	100.0%	112.56
d	24	81.5%	157.26
e	3	100.0%	24.12
f	18	79.1%	114.47
g	26.46	100.0%	212.74
h	18	100.0%	144.72
i	2	100.0%	16.08
j	8.92	100.0%	71.72
k	2	100.0%	16.08
l	14.08	100.0%	113.20

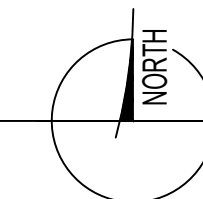
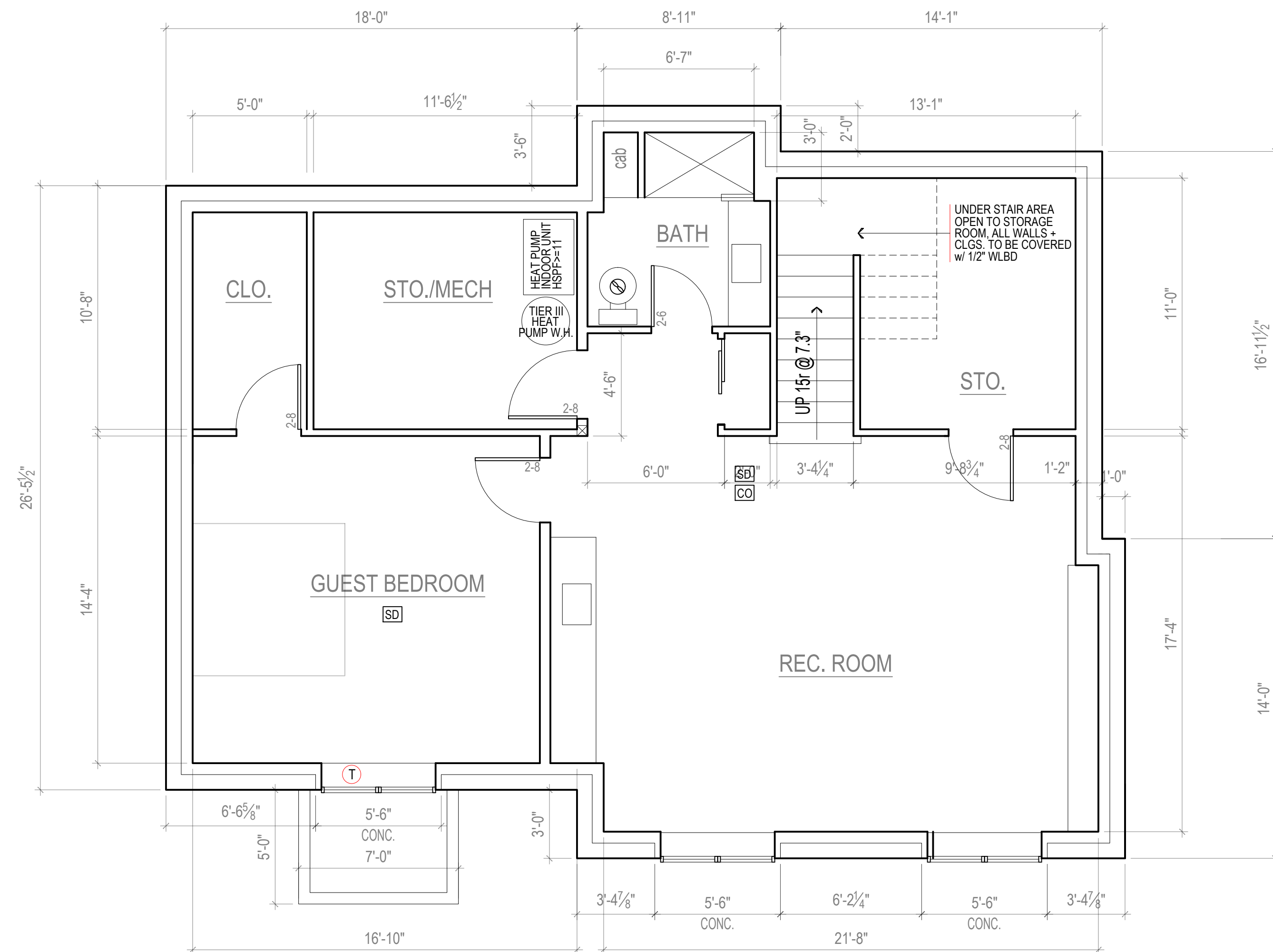
perim= 146.46 wtd avg 1111.59
 raw FAR 1222 full avg 1177.54
 % 94.40%

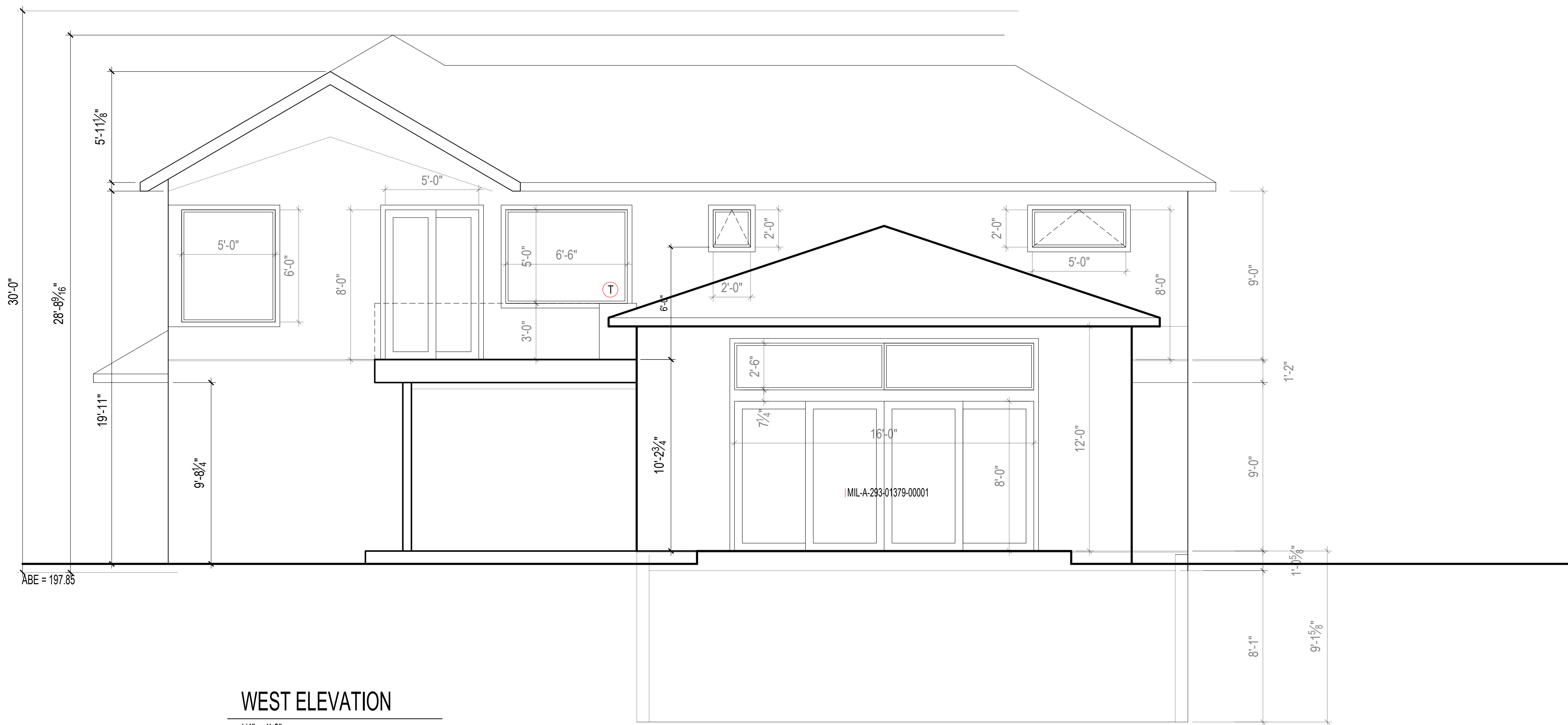
full cover = 8.0

excepted area = 1153.6



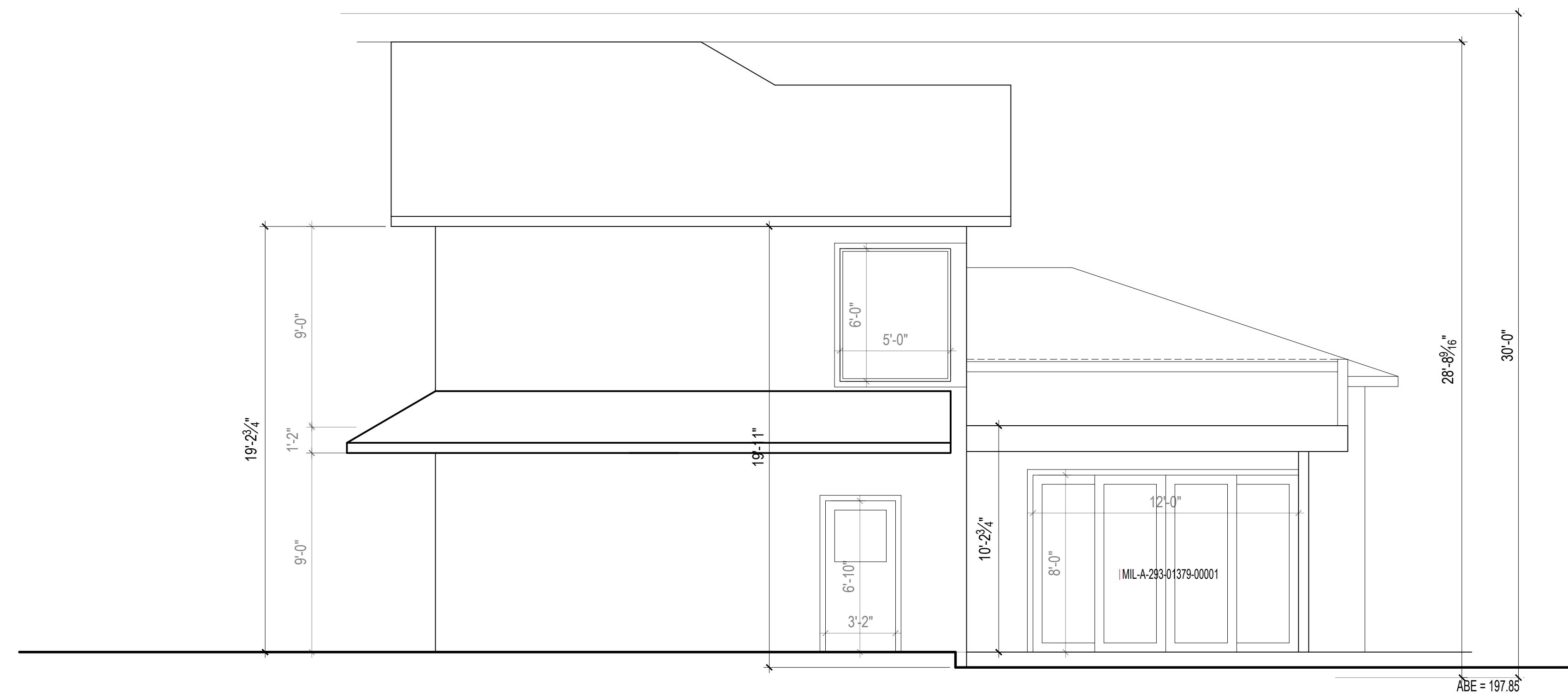
EXISTING = FINAL GRADE, TYP.





WEST ELEVATION

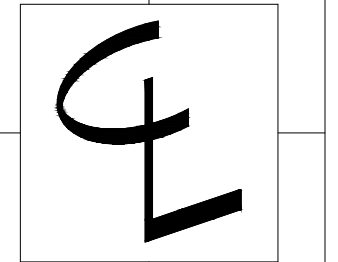
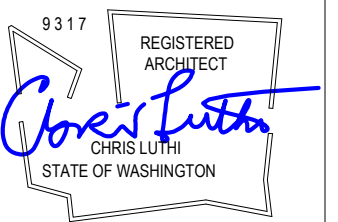
1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

EXISTING = FINAL GRADE, TYP.



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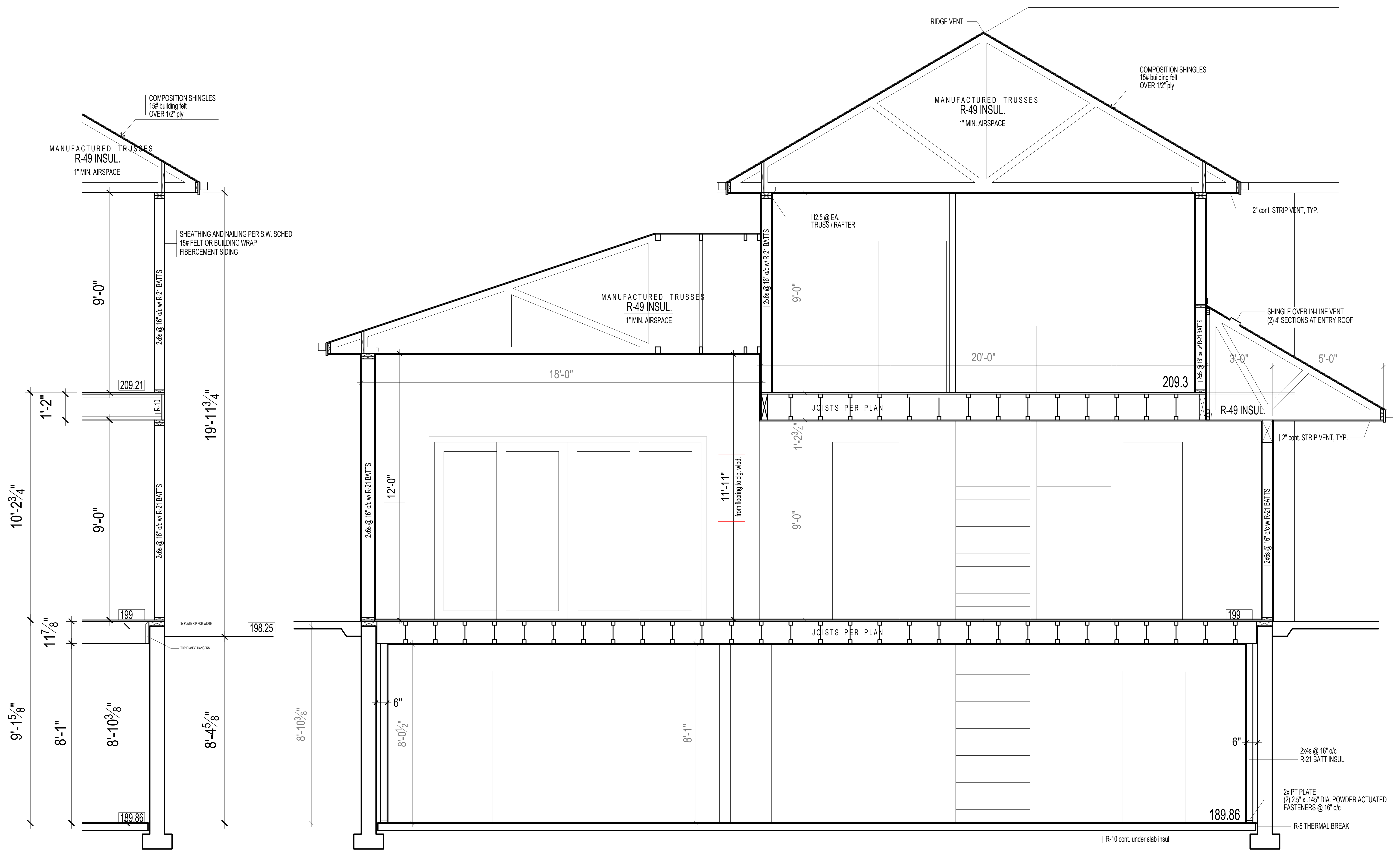
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7.25.23

8.29.23



A. TYP. SECTION
 1/2" = 1'-0"

A. BUILDING SECTION
 1/2" = 1'-0"

Energy Code Info - Primary

2018 WA STATE PRESCRIPTIVE PATH
HEATED FLOOR AREA = 4232 SF
LESS THAN 5000 SF HEATED SPACE - 6 CREDITS REQ.

energy credit option	credit value	summary
2	1	heat pump
2.2	1	2.0 ACH + HRV
3.5	1.5	central HP, HSPF>=11
4.1	0.5	AH in heated space
5.5	2	elec. HP WH
total credits		6

PRIMARY RESIDENCE HVAC NOTES

DUCTED HEAT PUMP (HSPF>11.0) INT. AIR HANDLER
HEAT RECOVERY VENTILATION
REQUIRED VENTING = CONTINUOUS 120CFM
SET TO OPERATE AT 240 CFM FOR 2 HOURS IN EA. 4 HR PERIOD (50%)
PROVIDED BY VARIABLE SPEED HIGH EFF. FAN (MAX. 35 WATTS/CFM)
CONTROLLED TO OPERATE AT LOW SPEED IN VENTILATION
MODE ONLY.

design professional or builder shall complete and post an "Insulation Certificate for Residential Construction" within 3' of the electrical panel prior to final inspection.

Maximum flow rates for shower heads and kitchen sink - 1.75 GPM or less. All other lavatory faucets - 1.0 GPM or less.

Per WSEC R402.4, The building thermal Envelope shall be constructed to limit air leakage to 2.0 air changes per hour maximum. The results of the test shall be signed by the party conducting the test and provided to the code official (R402.4.1.2). Per WSEC R403.1.1, at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule. Per WSEC R403.2.2, Ducts, air handlers, and filter boxes shall be sealed. Per WSEC R404.1, A minimum of 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.

All Climate Zones (Table R402.1.1)		
	R-Value ^a	U-Factor ^a
Fenestration U-Factor ^b	n/a	0.30
Skylight U-Factor ^b	n/a	0.50
Glazed Fenestration SHGC ^{b,e}	n/a	n/a
Ceiling ^a	49	0.026
Wood Frame Wall ^{e,h}	21 int	0.056
Floor	30	0.029
Below Grade Wall ^{c,h}	10/15/21 int + TB	0.042
Slab ^{d,f} R-Value & Depth	10, 2 ft	n/a
<p>R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.</p> <p>a The fenestration U-factor column excludes skylights.</p> <p>b "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. "5TB" means R-5 thermal break between floor slab and basement wall.</p> <p>c R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.</p> <p>d For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.</p> <p>e R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.</p> <p>f For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.</p> <p>g Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.</p> <p>h</p>		

ENERGY CREDIT DESCRIPTIONS

2.2

Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 2.0 air changes per hour at maximum 50 Pascals or For R-2 Occupancies, optional compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.25 cfm/sf maximum at 50 Pascals and All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.65.

3.5

Air-source, centrally ducted heat pump with minimum HSPF of 11.0.

4.1

All supply and return ducts located in an unconditioned attic shall be deeply buried in ceiling insulation in accordance with Section R403.3.7.

For mechanical equipment located outside the conditioned space, a maximum of 10 linear feet of return duct and 5 linear feet of supply duct connections to the equipment may be outside the deeply buried insulation. All metallic ducts located outside the conditioned space must have both transverse and longitudinal joints sealed with mastic. If flex ducts are used, they cannot contain splices.

Duct leakage shall be limited to 3 cfm per 100 square feet of conditioned floor area. Air handler(s) shall be located within the conditioned space.

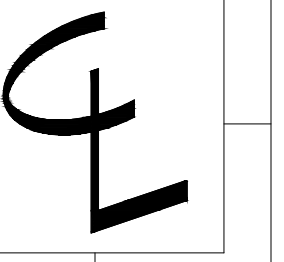
5.5

Water heating system shall include one of the following: Electric heat pump water heater meeting the standards for Tier III of NEEA's advanced water heating specification or For R-2 Occupancy, electric heat pump water heater(s), meeting the standards for Tier III of NEEA's advanced water heating specification, shall supply domestic hot water to all units. If one water heater is serving more than one dwelling unit, all hot water supply and recirculation piping shall be insulated with R-8 minimum pipe insulation.

Window, Skylight and Door Schedule

Project Information			Contact Information							
Mastan										
Exempt Swinging Door (24 sq. ft. max.)			Ref.	U-factor	Qt.	Width Feet Inch	Height Feet Inch	Area	UA	
Exempt Glazed Fenestration (15 sq. ft. max.)								0.0	0.00	
								0.0	0.00	
Vertical Fenestration (Windows and doors)										
Component Description	Ref.	U-factor	Qt.	Width Feet Inch	Height Feet Inch	Area	UA			
ENTRY		0.30	1	6	8	49.3	14.80			
STUDY		0.30	1	7	5	37.5	11.25			
STUDY		0.30	1	5	5	25.0	7.50			
KITCHEN		0.30	1	5	5	25.0	7.50			
LR		0.30	2	2	2	12.5	3.75			
LR		0.30	2	2	5	25.0	7.50			
LR		0.30	1	6	2	16.3	4.88			
LR		0.30	1	16	8	128.0	38.40			
LR		0.30	2	8	2	40.0	12.00			
DINING		0.30	1	12	8	96.0	28.80			
LAUNDRY		0.30	1	3	8	25.3	7.60			
HALL		0.30	2	6	3	38.0	11.41			
MBED		0.30	3	3	1	13.5	4.05			
MBED		0.30	2	5	6	60.0	18.00			
MBED		0.30	1	5	8	40.0	12.00			
MBATH		0.30	1	6	5	32.5	9.75			
UP BATH		0.30	1	2	2	4.0	1.20			
2BED		0.30	1	5	2	10.0	3.00			
2BED		0.30	1	5	5	25.0	7.50			
1BED		0.30	1	5	2	10.0	3.00			
1BED		0.30	1	7	5	37.5	11.25			
RECROOM		0.30	2	5	2	25.0	7.50			
GUEST		0.30	1	5	4	23.3	7.00			
TOTALS: AREA UA										
Total Sum of Fenestration Area and UA (for heating system sizing calculations)								798.8	239.63	

Per Table R303.1.3(5), default values of double glazed, low-E-b, argon filled, wood or vinyl or fiberglass frames of any frame type U=30



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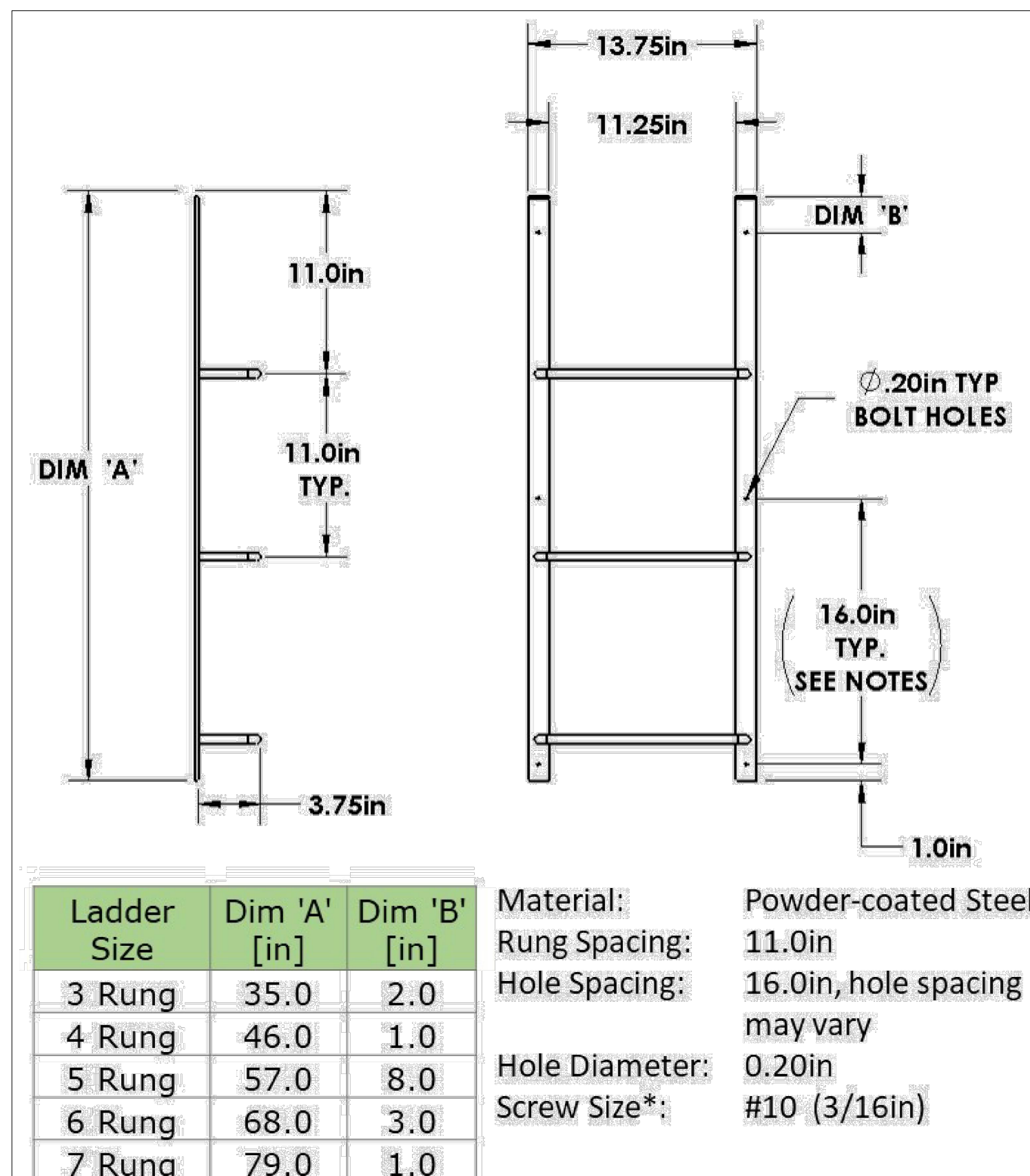
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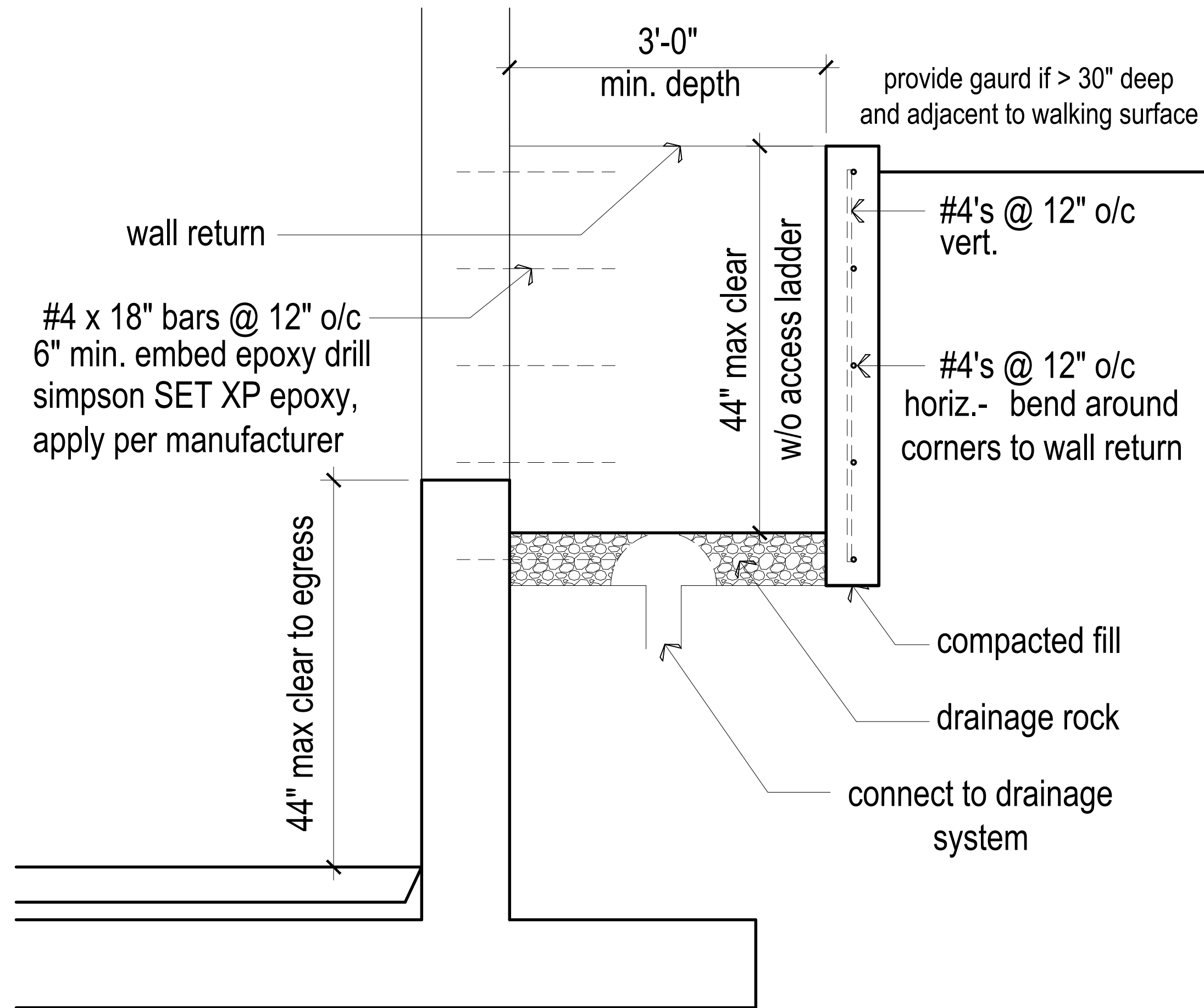
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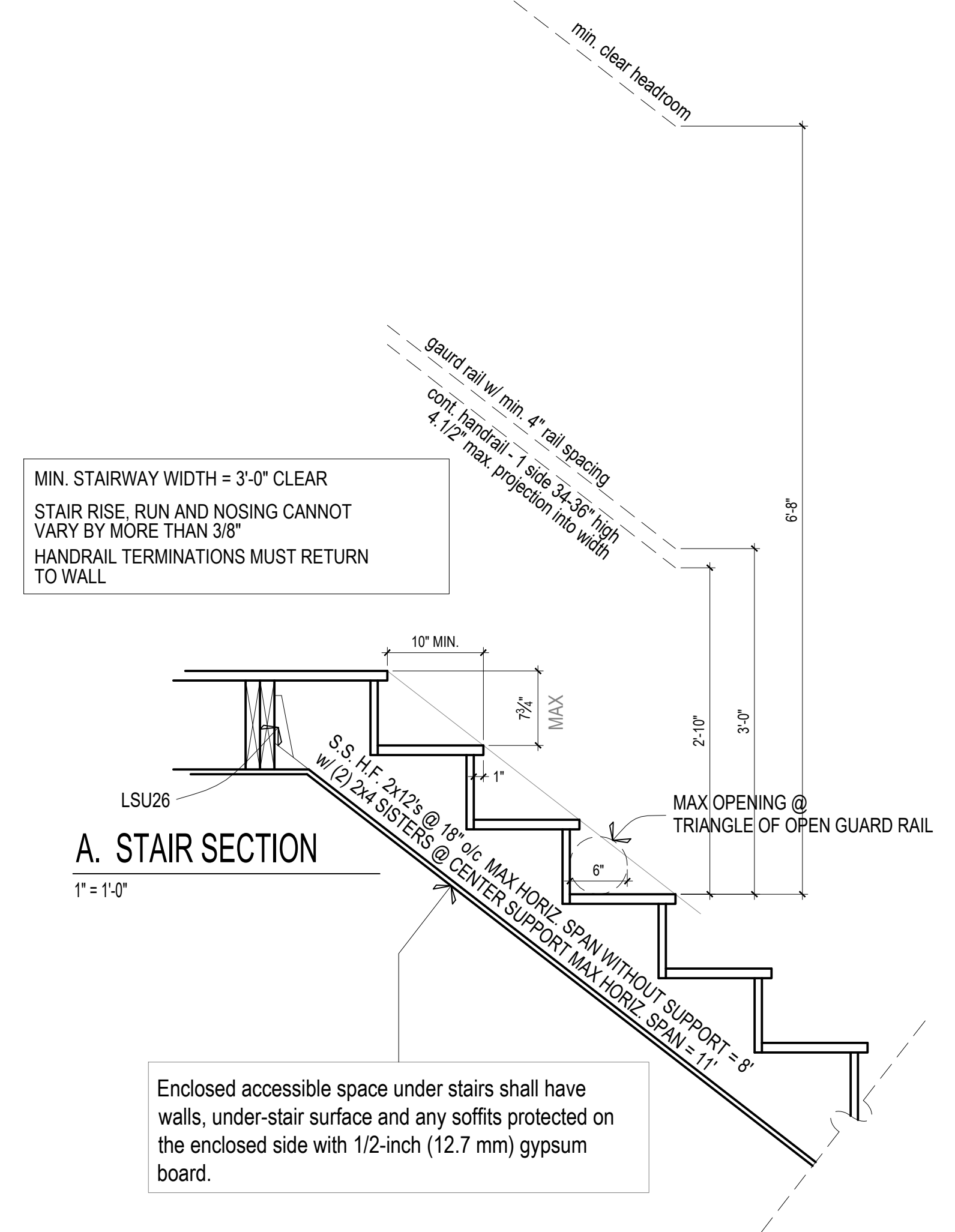
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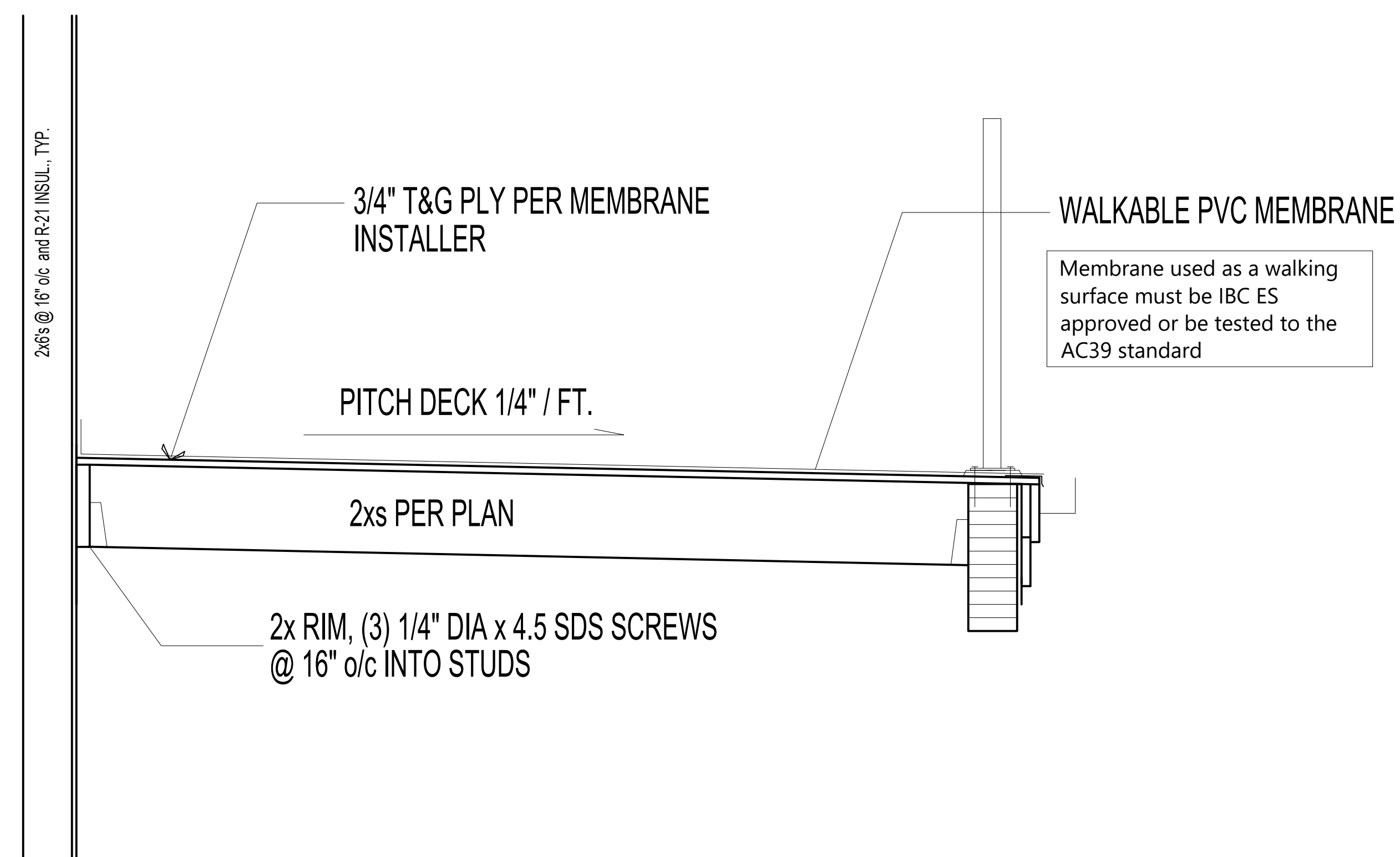
C.2 EGRESS LADDER
1" = 1'-0"



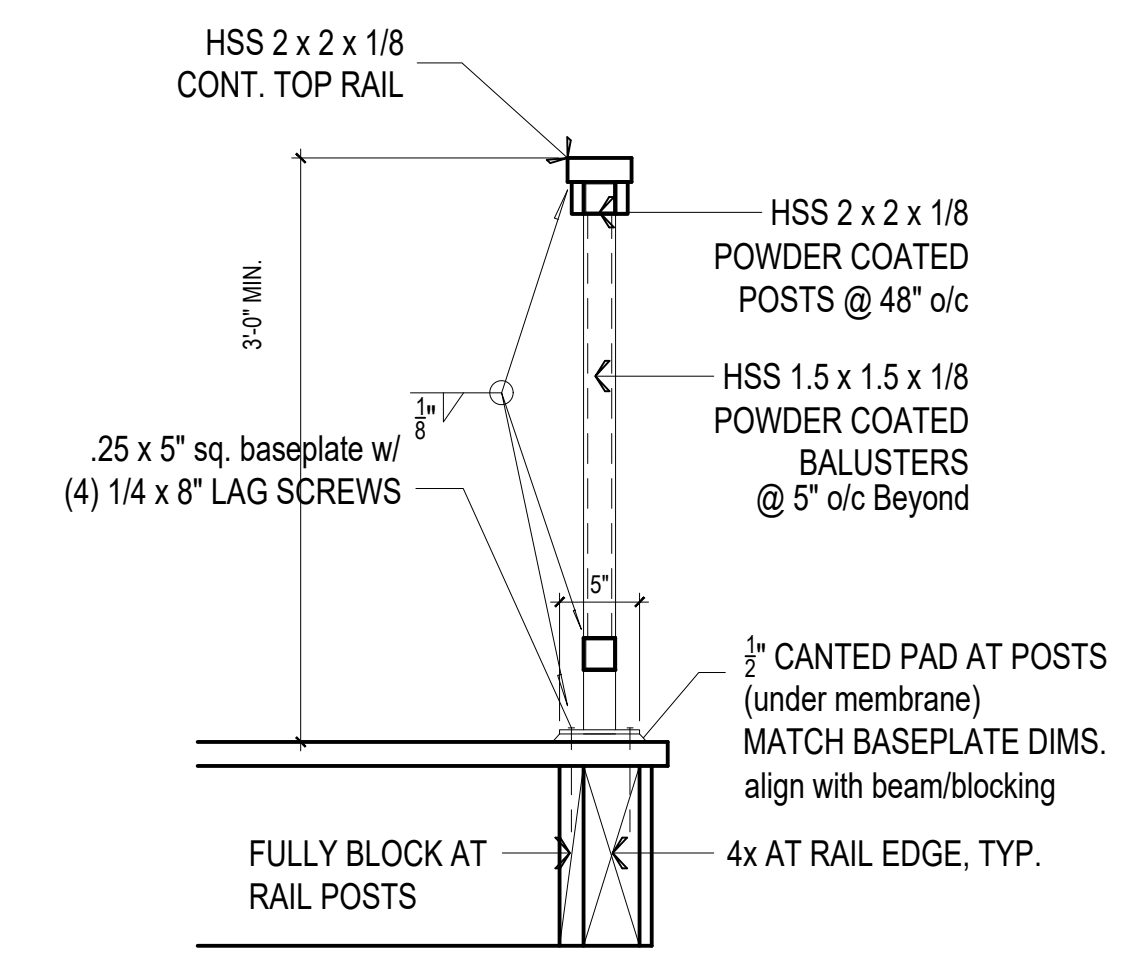
C.1 WINDOW WELL DETAIL
1" = 1'-0"



A. STAIR SECTION
1" = 1'-0"



D. DECK SECTION
1" = 1'-0"



B. RAILING DETAIL
1" = 1'-0"

General Structural Notes (GSN's)

CRITERIA:

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE SEATTLE BUILDING CODE (SBC) WITH WASHINGTON STATE ADMINISTRATIVE CODE AMENDMENTS, 2018 EDITION.
- DESIGN LOADING CRITERIA

RISK CATEGORY SBC TABLE 1604.5	II
ROOF SNOW LOAD	25 PSF ($\lambda_g = 1.0$)
ROOF DEAD LOAD	15 PSF
RESIDENTIAL LIVE LOAD	40 PSF
DECK/ROOF DECK LIVE LOAD	60 PSF
FLOOR DEAD LOAD	25 PSF
 - EARTHQUAKE

SEISMIC DESIGN CATEGORY D	$S_s = 1.39$, $S_1 = 0.484$, $S_{D1} = 1.12$, $S_{D2} = 0.462$
EQUIVALENT LATERAL FORCE PROCEDURE	LIGHT FRAME (WOOD) WALLS AND ROOFS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR
$R = 6.5$, $C_b = 2\frac{1}{2}$, $t_e = 1.0$, $C_d = 4$, $C_e = 0.171$	BASE SHEAR $V = 20.2$ K – LRFD
WIND	110 MPH, EXPOSURE "C", $K_{zt} = 1.6$
COMPONENTS & CLADDING	-44.5/-26.7 PSF MAX. AT WALLS (LRFD/ASD) -48.2/-28.9 GROSS UPLIFT AT ROOF (LRFD/ASD)

WIND PRESSURES BASED ON LESS THAN 10 SQUARE FOOT TRIIBUTARY AREAS NEAR WALL CORNERS OR ROOF EDGES (EXCLUDING CORNER ZONES AT ROOF). REDUCED DESIGN PRESSURES MAY BE CALCULATED IN ACCORDANCE WITH ASCE 7-16 CHAPTER 30.
 - STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ENGINEER OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE BUILDING LAYOUT DIMENSIONS (GRID LAYOUTS, SITE COORDINATES, ETC.) AMONGST ALL TRADES, INCLUDING SHOP FABRICATED ITEMS.
 - CONTRACTOR SHALL PROVIDE TEMPORARY BRACING, BOTH FOR VERTICAL LOADS AND LATERAL STABILITY, FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
 - DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
 - ALL STRUCTURAL SYSTEMS COMPOSED OF COMPONENTS TO BE FIELD ERRECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.
 - SEISMIC BRACING AND/OR GRAVITY SUPPORT AND ANCHORAGE OF ALL MECHANICAL OR ELECTRICAL EQUIPMENT SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON, EXCEPT FOR ELEMENTS SPECIFICALLY SHOWN AND DETAILED ON CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE BUILDING LAYOUT DIMENSIONS (GRID LAYOUTS, SITE COORDINATES, ETC.) AMONGST ALL TRADES, INCLUDING SHOP FABRICATED ITEMS.
 - SEISMIC BRACING AND/OR GRAVITY SUPPORT AND ANCHORAGE OF ALL MECHANICAL OR ELECTRICAL EQUIPMENT SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON, EXCEPT FOR ELEMENTS SPECIFICALLY SHOWN AND DETAILED ON CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE BUILDING LAYOUT DIMENSIONS (GRID LAYOUTS, SITE COORDINATES, ETC.) AMONGST ALL TRADES, INCLUDING SHOP FABRICATED ITEMS.

GEOTECHNICAL:

- FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH THE SPECIFICATIONS OR AS DIRECTED BY THE OWNER APPOINTED GEOTECHNICAL ENGINEER. FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH OR CONTROLLED, COMPACTED STRUCTURAL FILL AT LEAST 12" BELOW LOWEST ADJACENT FINISHED GRADE. THE OWNER APPOINTED GEOTECHNICAL ENGINEER SHALL APPROVE FOOTING EXCAVATION/PREPARIATION PRIOR TO PLACEMENT OF ALL FOOTINGS.
- ALLOWABLE SOIL PRESSURE 2,000 PSF
- REFERENCE: ASSUMED PER IBC TABLE 1806.2
- LATERAL EARTH PRESSURE (UNRESTRAINED, LEVEL) 35 PCF
- (RESTRAINED, LEVEL) 50 PCF
- SEISMIC SURCHARGE PRESSURE 84, UNIFORM
- PASSIVE EARTH PRESSURE (WITH 1.5 FACTOR OF SAFETY) 350 PCF
- BASE COEFFICIENT OF FRICTION (WITH 1.5 FACTOR OF SAFETY) 0.4
- ALL BOTTOM OF EXTERIOR FOOTINGS, AND INTERIOR FOOTINGS IN AN UNCONDITIONED SPACE, SHALL BE SET 12" BELOW GRADE AT A MINIMUM TO REACH FROST DEPTH.

ANCHORAGE:

- DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE ONE OF THE FOLLOWING INSTALLED IN STRICT ACCORDANCE WITH THE ICC-ES REPORTS INDICATED AND MANUFACTURER'S INSTRUCTIONS INCLUDING MINIMUM EMBED REQUIREMENTS: "TE SERIES" (0.157" DIAMETER) AS MANUFACTURED BY ITW RAMSET (ICC-ES NO. 1799); OR "X-U" (0.157" DIAMETER) AS MANUFACTURED BY HILTI, INC. (ICC-ES NO. 2269); OR "STRONG-TIE PDPA" (0.157" DIAMETER) AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. (ICC-ES NO. 2138); OR "CSI PIN" (0.157" DIAMETER) AS MANUFACTURED BY DEWALT/POWERS (ICC-ES NO. 2024); OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1" UNLESS OTHERWISE NOTED. MAINTAIN AT LEAST 3-1/2" TO NEAREST CONCRETE EDGE.
- EXPANSION BOLTS INTO CONCRETE SHALL BE ONE OF THE FOLLOWING: "Kwik Bolt 1Z" AS MANUFACTURED BY HILTI, INC. AND INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 1917 AND MANUFACTURER'S INSTRUCTIONS; OR "STRONG-BOLT 2" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. AND INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. 3037 AND MANUFACTURER'S INSTRUCTIONS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC-ES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. IN ADDITION, SUBSTITUTIONS SHALL MEET ICC-ES ACCEPTANCE CRITERIA C193. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION. EXPANSION BOLTS SHALL NOT BE USED AS SUBSTITUTES FOR EMBEDDED ANCHOR BOLTS UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. NOTIFY ENGINEER IF BOLT LOCATIONS CONFLICT WITH REINFORCING STEEL – DO NOT CUT REINFORCING OR REDUCE EMBEDMENT DEPTHS WITHOUT PRIOR APPROVAL.

CONCRETE:

- CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318-14 CHAPTER 26 AND ACI 301. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF $f_c = 4,000$ PSI (4,500 PSI AT ALL CONCRETE EXPOSED TO WEATHER). MAXIMUM WATER-CEMENTITIOUS MATERIAL RATIO FOR INTERIOR SLABS SHALL BE BETWEEN 0.40 AND 0.44. ALL CONCRETE SHALL BE EXPOSURE CLASSES F0, S0, W0, AND C0 PER ACI 318-14 TABLES 19.3.1.1 AND 19.3.2.1 EXCEPT AS NOTED BELOW. ALL CONCRETE EXPOSED TO EARTH (FOUNDATIONS, ETC.): (F0, S0, W0, C1) ALL CONCRETE EXPOSED TO WEATHER: (F1, S0, W0, C1) SEE SPECIFICATIONS FOR SHRINKAGE REDUCING CONCRETE MIX CRITERIA WHERE INDICATED ON DRAWINGS. CONCRETE MIXES SHALL MEET OR EXCEED THE REQUIREMENTS SPECIFIED ABOVE. MIXES SHALL BE SUBMITTED TO THE ENGINEER AND BUILDING OFFICIAL FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE AND SHALL INCLUDE THE AMOUNTS OF CEMENT, CEMENTITIOUS MATERIAL, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES, AS WELL AS THE WATER-CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTITUTING STRENGTH DATA IN ACCORDANCE WITH ACI 318-14, CHAPTER 26 AND 27. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, $f_y = 60,000$ PSI. GRADE 60 REINFORCING BARS WHICH ARE TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCEMENT COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D1.4 ARE SUBMITTED. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064.
- REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT IN ACCORDANCE WITH "REINFORCEMENT SPLICE AND DEVELOPMENT LENGTH SCHEDULE" OF 10/S3.1. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 12" AT SIDES AND ENDS. NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS OTHERWISE NOTED ON THE DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.
- CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
FOOTINGS AND OTHER UNFORMED SURFACES
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
FORMED SURFACES EXPOSED TO EARTH 1 1/2"
(i.e. WALLS BELOW GROUND) OR WEATHER (#5 BARS OR SMALLER) 1 1/2"
- BONDING AGENT SHALL BE "MASTEREMACO ADH 326" BY BASF CORPORATION OR EQUIVALENT, AND SHALL BE USED WHERE NEW CONCRETE IS PLACED AGAINST HARDENED CONCRETE. PLACE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, INCLUDING PREPARATION OF EXISTING SURFACES. CONCRETE SHALL BE CONSIDERED HARDENED AFTER 56 DAYS.
- NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (6,000 PSI MINIMUM).

REQUIRED?	VERIFICATION & INSPECTION	CONTINUOUS/PERIODIC	REF. STD.	IBC REF.
N/A	1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS AND VERIFY PLACEMENT.	---	X ACI 318 CH. 20, 26.2, 26.3, 26.4.1, 26.4.2, 26.5.1	1908.4
N/A	2. REINFORCING BAR WELDING: A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A 706. B. INSPECT SINGLE-PASS PALETTE WELDS, MAXIMUM 5/16". C. INSPECT ALL OTHER WELDS	X	AWSD: 1.4 ACI 318 26.5.4	---
YES	3. INSPECT ANCHORS CAST IN CONCRETE.	---	X ACI 318: 17.8.2	---
N/A	4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS: A. ADHESIVE ANCHORS INSTALLED IN HORIZONTAL OR UPWARDLY INCLINED ORIENTATIONS TO RESIST TENSION LOADS B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.4.	X	X ACI 318: 17.8.2.4, ACI 318:17.8.2	---
M*	5. VERIFY USE OF REINFORCING DESIGN MIX.	---	X ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
M*	6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	---	ASTM C 172, ASTM C 311, ACI 318: 26.4.5, 26.12
M*	7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	---	ACI 318: 26.4.5, 1908.6, 1908.7, 1908.8
M*	8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	---	X ACI 318: 26.4.7-26.4.9	1908.9
N/A	9. INSPECT PRESTRESSED CONCRETE FOR: A. APPLICATION OF PRESTRESSING FORCES; AND B. GROUTING OF BONDED PRESTRESSING TENDONS	X	---	ACI 318: 26.8.2.1, ACI 318: 26.8.2.3
N/A	10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	---	X ACI 318: CH. 28.8	---
M*	11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHOES AND FORMS FROM BEAMS AND STRUCT. SLABS.	---	X ACI 318: 26.10.2	---
M*	12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	---	X ACI 318: 26.10.1(6)	---

* EXCEPTIONS 2 PER IBC SECTION 1705.3 APPLIES TO CONCRETE WORK ON THIS PROJECT.

WOOD:

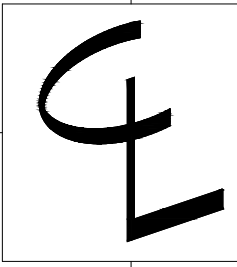
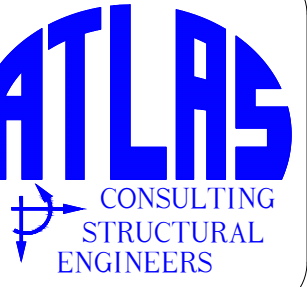
- FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH M.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17 OR N.W.P.A. WESTERN LUMBER GRADING RULES. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:
PLATES, LEDGERS & MISC. DOUGLAS FIR NO. 3 OR STUD GRADE
MIN. BASIC DESIGN STRESS, $F_b = 825$ PSI, $E = 1,400$ KSI
 $F_c = 1,100$ PSI, $F_t = 325$ PSI
- JOISTS & RAFTERS: DOUGLAS FIR NO. 2
MIN. BASIC DESIGN STRESS, $F_b = 900$ PSI, $E = 1,600$ KSI
 $F_c = 1,350$ PSI, $F_t = 575$ PSI
- BEAMS: DOUGLAS FIR NO. 1
MIN. BASIC DESIGN STRESS, $F_b = 1,000$ PSI, $E = 1,700$ KSI
 $F_c = 1,500$ PSI, $F_t = 675$ PSI
- 6x... MIN. BASIC DESIGN STRESS, $F_b = 1,350$ PSI, $E = 1,600$ KSI
 $F_c = 925$ PSI, $F_t = 675$ PSI
- COLUMNS: DOUGLAS FIR NO. 1
MIN. BASIC DESIGN STRESS, $F_b = 1,000$ PSI, $E = 1,700$ KSI
 $F_c = 1,500$ PSI, $F_t = 675$ PSI
- 6x... MIN. BASIC DESIGN STRESS, $F_b = 1,200$ PSI, $E = 1,600$ KSI
 $F_c = 1,000$ PSI, $F_t = 825$ PSI
- MANUFACTURED LUMBER SHALL BE AS MANUFACTURED BY TRUS JOIST OR APPROVED EQUAL. REQUESTS FOR APPROVAL AS EQUAL WILL REQUIRE SUBMITTAL OF ICC REPORT EQUIVALENT TO ESR-1387 FOR LAMINATED VENER LUMBER (LVL), LAMINATED STRAND LUMBER (LSL), OR PARALLEL STRAND LUMBER (PSL). THE MINIMUM ALLOWABLE DESIGN VALUES ARE AS FOLLOWS:
LVL - $F_b = 2,600$, $F_c = 290$ PSI, $E = 2,000,000$ PSI
LSL - $F_b = 1,900$, $F_c = 150$ PSI, $E = 1,300,000$ PSI
- GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND A.I.T.C. STANDARDS IN ACCORDANCE WITH SBC SECTION 2303.1.3. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. HORIZONTAL MEMBERS AND INCLINED MEMBERS OF LESS THAN 1:1 SLOPE SHALL HAVE A RADIIUSED CAMBER OF 3.500 FT. UNLESS OTHERWISE NOTED.
SIMPLE SPAN BEAMS DOUGLAS FIR COMBINATION 24F-V4
 $F_b = 2,400$ PSI; $F_c = 265$ PSI; $E = 1,800,000$ PSI
CONTINUOUS OR CANTILEVERED BEAMS DOUGLAS FIR COMBINATION 24F-V8
 $F_b = 2,400$ PSI; $F_c = 265$ PSI; $E = 1,800,000$ PSI
THESE MEMBERS ARE NOTED AS "X" IN PLAN
GLUED LAMINATED MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE TREATED WITH A NON-CORROSIVE, APPROVED PRESERVATIVE.
- ROOF & WALL SHEATHING SHALL BE APA RATED, EXTERIOR OR EXPOSURE 1 PLYWOOD OR ORIENTED STRAND BOARD (OSB) IN CONFORMANCE WITH SBC SECTION 2303.1.5. SHEATHING SHALL BE MANUFACTURED UNDER THE PROVISIONS OF VOLUNTARY PRODUCT STANDARDS DOC PS 1-09, PS 2-10, OR APA PRP-108 PERFORMANCE STANDARDS AND POLICIES FOR STRUCTURAL USE PANELS. SEE DRAWINGS FOR THICKNESS, SPAN RATING, AND NAILING REQUIREMENTS.

Minimum Connectors and Fasteners for Wood Members per SBC 2018

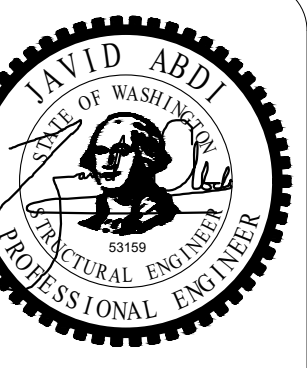
DESCRIPTION OF BLDG. ELEMENT	NUMBER AND TYPE OF FASTENERS	SPACING & LOCATION
ROOF		
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON (2 1/2" x 0.131"); or 3-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS; or 3-3" x 14 GAGE STAPLES, 3/16" CROWN	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON (2 1/2" x 0.131") 2-3" x 14 GAGE STAPLES 2-16d COMMON (3 1/2" x 0.162") 3-3" x 0.131" NAILS 3-3" x 14 GAGE STAPLES	EACH END, TOENAIL END NAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	16d COMMON (3 1/2" x 0.162") @ 6" oc 3" x 0.131" NAILS @ 6" oc 3" x 14 GAGE STAPLES @ 6" oc	FACE NAIL
2. CEILING JOISTS TO TOP PLATE, AND	3-8d COMMON (2 1/2" x 0.131"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS; or 3-3" x 14 GAGE STAPLES, 3/16" CROWN	EACH JOIST, TOENAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITION (NO THRUST) (SEE 2308.7.3.1, TABLE 2308.7.3.1)	3-16d COMMON (3 1/2" x 0.162"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS; or 4-3" x 14 GAGE STAPLES, 3/16" CROWN	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	PER TABLE 2308.7.3.1	FACE NAIL
5. COLLAR TIE TO RAFTER	3-10d COMMON (3" x 0.148"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS; or 4-3" x 14 GAGE STAPLES, 3/16" CROWN	FACE NAIL
6. RAFTER OR ROOF TRUSS TO TOP PLATE (SEE 2308.7.5, TABLE 2308.7.5)	3-10d COMMON (3" x 0.148"); or 3-16d BOX (3 1/2" x 0.135"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS; or 4-3" x 14 GAGE STAPLES, 3/16" CROWN	TOENAIL
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2" RIDGE BEAM	2-16d COMMON (3 1/2" x 0.162"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS; or 3-3" x 14 GAGE STAPLES, 3/16" CROWN	END NAIL
8. STUD TO STUD (NOT AT SHEARWALL CHORDS)	16d COMMON (3 1/2" x 0.162") 10d BOX (3" x 0.128"); or 3" x 0.131" NAILS; or 3-3" x 14 GAGE STAPLES, 3/16" CROWN	24" oc FACE NAIL 16" oc FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTION WALL CORNERS	16d COMMON (3 1/2" x 0.162"); or 16d BOX (3 1/2" x 0.135"); or 3" x 0.131" NAILS; or 3-3" x 14 GAGE STAPLES, 3/16" CROWN	16" oc FACE NAIL 12" oc FACE NAIL
10. BUILT-UP HEADER (2" TO 2" HDR.)	16d COMMON (3 1/2" x 0.162"); or 16d BOX (3 1/2" x 0.135")	16" oc EA. EDGE, FACE NAIL 12" oc EA. EDGE, FACE NAIL
11. CONTINUOUS HEADER TO STUD	4-8d COMMON (2 1/2" x 0.131"); or 4-10d BOX (3" x 0.128")	TOENAIL
12. TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" x 0.162"); or 10d BOX (3" x 0.128"); or 3" x 0.131" NAILS; or 3" x 14 GAGE STAPLES, 3/16" CROWN	16" oc FACE NAIL 12" oc FACE NAIL
13. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON (3 1/2" x 0.162"); or 12-10d BOX (3" x 0.128"); or 12-3" x 0.131" NAILS; or 12-3" x 14 GAGE STAPLES, 3/16" CROWN	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPlice LENGTH EA. SIDE OF END JOINT)
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING NOT AT SHEARWALL	16d COMMON (3 1/2" x 0.162"); or 16d BOX (3 1/2" x 0.135"); or 3" x 0.131" NAILS; or 3" x 14 GAGE STAPLES, 3/16" CROWN	16" oc FACE NAIL 12" oc FACE NAIL

SHEATHING NAILS	NAIL SIZE ON DRAWINGS	
	DIAMETER	LENGTH
	8d	0.131" x 2 1/2"
	10d	0.148" x 2 1/2"
FRAMING NAILS	10d	0.148" x 3"
	16d	0.148" x 3 1/2"

DESCRIPTION OF BLDG. ELEMENT	NUMBER AND TYPE OF FASTENERS	SPACING & LOCATION
WALL (CONTINUED)		
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING AT SHEARWALL	2-16d COMMON (3 1/2" x 0.162"); or 3-16d BOX (3" x 0.135"); or 4-3" x 0.131" NAILS; or 4-3" x 14 GAGE STAPLES, 3/16" CROWN	16" oc FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	4-8d COMMON (2 1/2" x 0.131"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS; or 4-3" x 14 GAGE STAPLES, 3/16" CROWN 2-16d COMMON (3 1/2" x 0.162"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS; or 3-3" x 14 GAGE STAPLES, 3/16" CROWN	TOENAIL END NAIL
17. TOP OR BOTTOM PLATE TO STUD	2-16d COMMON (3 1/2" x 0.162"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS; or 3-3" x 14 GAGE STAPLES, 3/16" CROWN	END NAIL
18. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3 1/2" x 0.162"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS; or 3-3" x 14 GAGE STAPLES, 3/16" CROWN	FACE NAIL
19. 1" BRACE TO EACH STUD AND PLATE	2-8d COMMON (2 1/2" x 0.131"); or 2-10d BOX (3" x 0.128"); or 2-3" x 0.131" NAILS; or 2-3" x 14 GAGE STAPLES, 3/16" CROWN	FACE NAIL
20. 1" x 6" SHEATHING TO JOIST OR BEARING	2-8d COMMON (2 1/2" x 0.131"); or 2-10d BOX (3" x 0.128"); or 2-3" x 0.131" NAILS; or 2-3" x 14 GAGE STAPLES, 3/16" CROWN	FACE NAIL
21. 1" x 8" AND WIDER SHEATHING TO EACH BEARING	3-8d COMMON (2 1/2" x 0.131"); or 3-10d BOX (3" x 0.128"); or 2-3" x 0.131" NAILS; or 2-3" x 14 GAGE STAPLES, 3/16" CROWN	FACE NAIL
FLOOR		
22. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON (2 1/2" x 0.131"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS; or 3-3" x 14 GAGE STAPLES, 3/16" CROWN	TOENAIL
23. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL, OR OTHER FRAMING BELOW	8d COMMON (2 1/2" x 0.131"); or 10d BOX (3" x 0.128"); or 3" x 0.131" NAILS; or 3" x 14 GAGE STAPLES, 3/16" CROWN	6" o.c., TOENAIL
24. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON (2 1/2" x 0.131"); or 2-10d BOX (3" x 0.128")	FACE NAIL
25. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (3 1/2" x 0.162")	FACE NAIL
26. 2" PLANKS (PLANK & BEAM – FLOOR & ROOF)	2-16d COMMON (3 1/2" x 0.162")	EA. BEARING, FACE NAIL
27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" x 0.192")	32" o.c., FACE NAIL TOP & BOT. STAGGERED ON OPPOSITE SIDES
	10d BOX (3" x 0.128"); or 3" x 0.131" NAILS; or 3" x 14 GAGE STAPLES, 3/16" CROWN	24" o.c., FACE NAIL AT TOP & BOT. STAGGERED ON OPP. SIDES
	AND: 2-20d COMMON (4" x 0.192"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS; or 3-3" x 14 GAGE STAPLES, 3/16" CROWN	ENDS AND AT EACH SPlice, FACE NAIL
28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d COMMON (3 1/2" x 0.162"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS; or 4-3" x 14 GAGE STAPLES, 3/16" CROWN	EACH JOIST OR RAFTER, FACE NAIL
29. JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON (3 1/2" x 0.162"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS; or 4-3" x 14 GAGE STAPLES, 3/16" CROWN	END NAIL
30. BRIDGING OR BLOCKING TO JOIST, RAFTER, OR TRUSS	2-8d COMMON (2 1/2" x 0.131"); or 2-10d BOX (3" x 0.128"); or 2-3" x 0.131" NAILS; or 2-3" x 14 GAGE STAPLES, 3/16" CROWN	EACH END, TOENAIL



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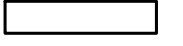
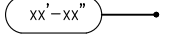
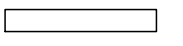

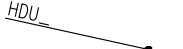
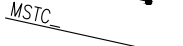
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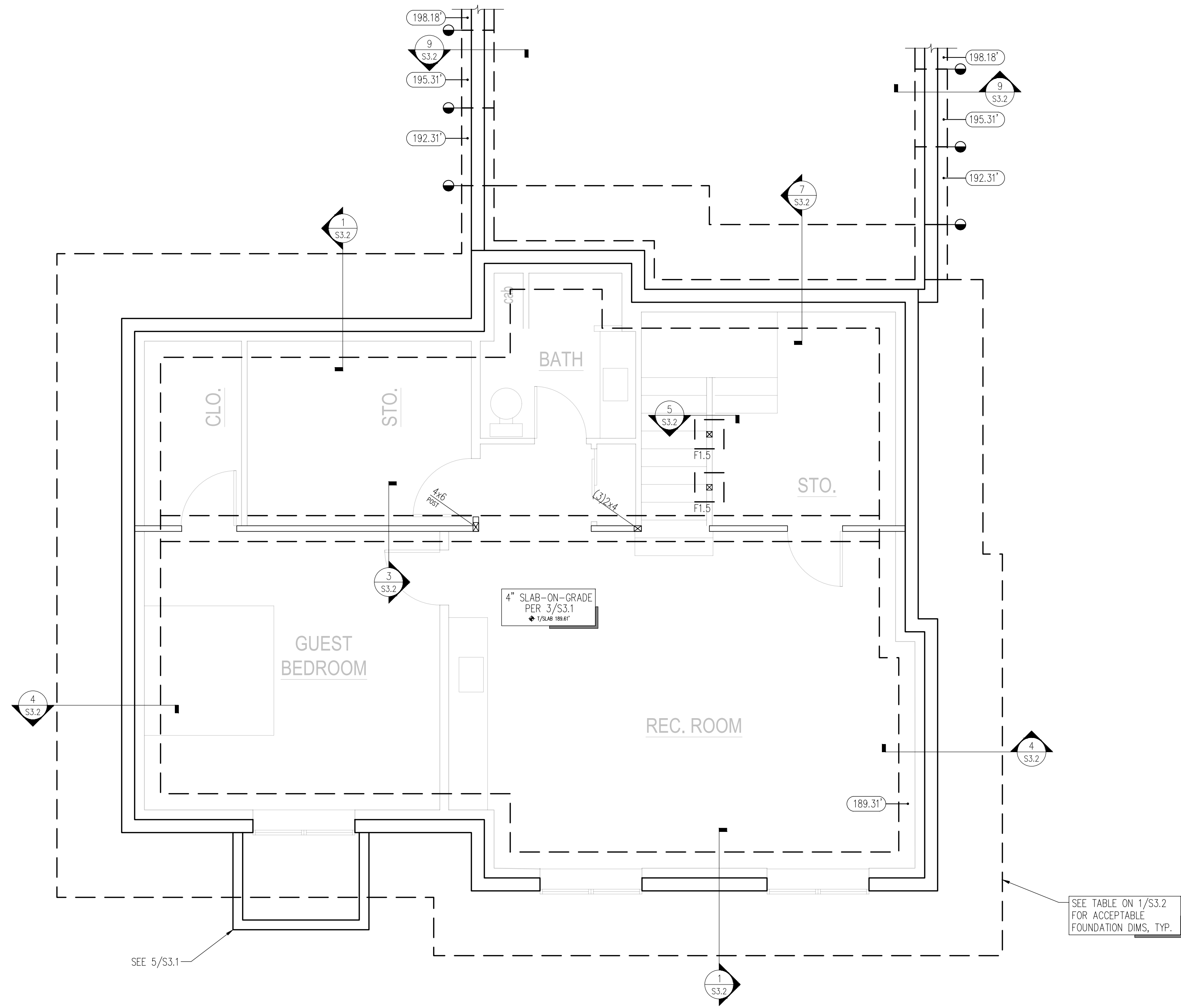
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S1.1

LEGEND

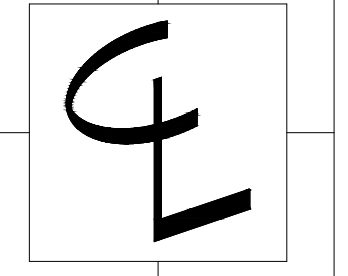
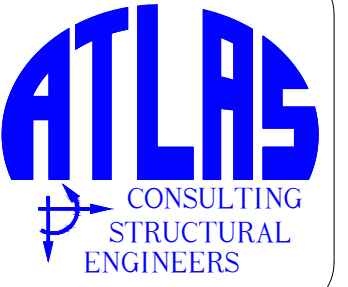
-  CONCRETE FOUNDATION
-  STEP IN FOOTING PER 6/S3.1
-  CONCRETE WALL
-  DENOTES TOP OF FOOTING ELEVATION
-  STRUCTURAL WOOD STUDWALL ABOVE
-  POST ABOVE
-  DENOTES SHEARWALL TENSION TIE PER 4/S6.5 OR 8/S6.5
-  * - DENOTES TRANSFER TIE FROM TIE ABOVE
 * - DENOTES TIE AT TOP STEEL BEAM, SEE 8/S6.5



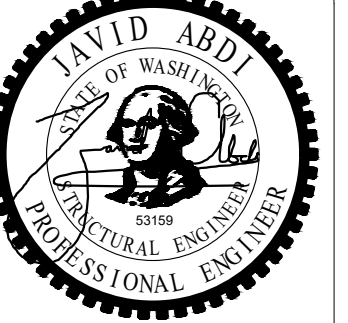
FOUNDATION & FIRST FLOOR PLAN NOTES

1. SOLID WALLS SHOWN IN PLAN ARE ABOVE FOUNDATION LEVEL (FROM FOUNDATION TO UNDERSIDE OF FIRST FLOOR FRAMING).
2. EXTERIOR STUDWALLS SHALL BE 2x6 STUDS @ 16" oc (MAX). SEE ARCHITECTURAL FOR INTERIOR STUDWALLS. SEE 6/6.2, 5/S6.2, AND 2/S6.2 FOR ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES.
3. SEE STRUCTURAL GENERAL NOTES #14 - 19 FOR CONCRETE AND CONCRETE REINFORCING REQUIREMENTS.

1 FOUNDATION PLAN
 S2.1 1/4" = 1'-0"



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 Foundation Plan

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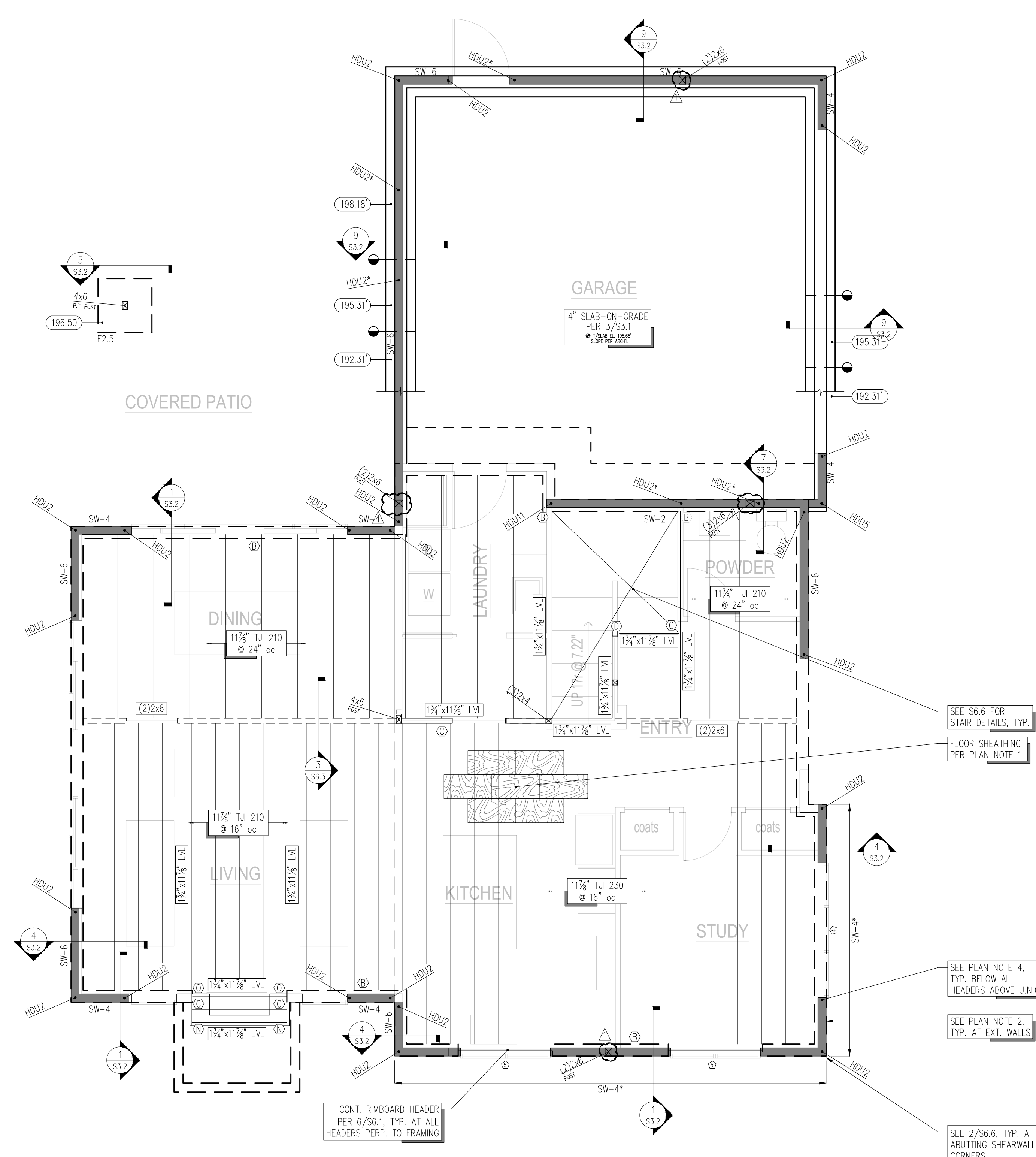
S2.1

LEGEND

	CONCRETE WALL BELOW		STEP IN FOOTING PER 6/S3.1
	STRUCTURAL WOOD STUDWALL BELOW		CONCRETE FOUNDATION
	STRUCTURAL WOOD STUDWALL ABOVE		DENOTES EXTENT OF SHEARWALL TYPE SW- PER 1/S6.5
	POST BELOW		DENOTES STRAPPED SHEARWALL PER 7/S6.5, WITH DENOTING STRAP PER SCHEDULE ABOVE & BELOW OPENING
	POST ABOVE		DENOTES SHEARWALL TENSION TIE PER 4/S6.5 OR 8/S6.5
	WOOD JOIST		* - DENOTES TRANSFER TIE FROM TIE ABOVE * - DENOTES TIE AT TOP STEEL BEAM, SEE 8/S6.5
	WOOD BEAM or HEADER		DENOTES STRAP TYPE BY LENGTH, CENTERED ON ABUTTING ELEMENTS

CONNECTOR TABLE

SIMPSON DESIGNATION	NOTES
CC084SDS2.5	POST CAP
ITS1.81/11	TOP FLANGE HANGER
ITS or IUS	HANGER
LCE4 CORNER CAP	POST CAP
HUCQ412-SDS	CONCEALED FLANGE HANGER
JB or LUS	HANGER
HB or HHUS	HANGER
HQUS414	HANGER
HQUS5.50/10	HANGER
HANGER PER TRUSS MANUFACTURER	
LUS	FACE MOUNT HANGER
A34 AT EA. SIDE	FRAMING ANGLE
EGO or HQUS	HANGER
HUCQ1.81/11	CONCEALED FLANGE HANGER
ITS or HUS	HANGER



- MAIN FLOOR PLAN NOTES**
- SOLID WALLS AND SHEARWALLS SHOWN IN PLAN ARE ABOVE FRAMING LEVEL. DASHED WALLS SHOWN IN PLAN ARE BELOW FRAMING LEVEL.
 - EXTERIOR STUDWALLS SHALL BE 2x6 STUDS @ 16" oc (MAX). SEE ARCHITECTURAL FOR INTERIOR STUDWALLS. SEE 6/6.1, 5/S6.2, AND 2/S6.2 FOR ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES.
 - FLOOR SHEATHING SHALL CONSIST OF 3/4" T&G SHEATHING (PANEL SPAN RATING 48/24). NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, BLOCKING, AND SHEAR WALLS w/ 10d @ 6" oc; AND AT ALL INTERMEDIATE SUPPORTS w/ 10d @ 12" oc (SEE 3/S6.2). GLUE SHEATHING AT ALL SUPPORTS w/ ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498.
 - ALL HEADERS ABOVE (SEE 1/S2.03) SHALL HAVE A MINIMUM NUMBER OF POSTS PER 4/S6.1 AT NON-LOAD BEARING EXTERIOR WALLS, AND PER 6/S6.1 AT LOAD BEARING EXTERIOR WALLS
 - AT AREA(S) INDICATED AS BLOCKED DIAPHRAGM, INSTALL 2x FLAT BLOCKING AT ALL UNFRAMED PANEL EDGES. NAIL SHEATHING PER PLAN NOTE 3.

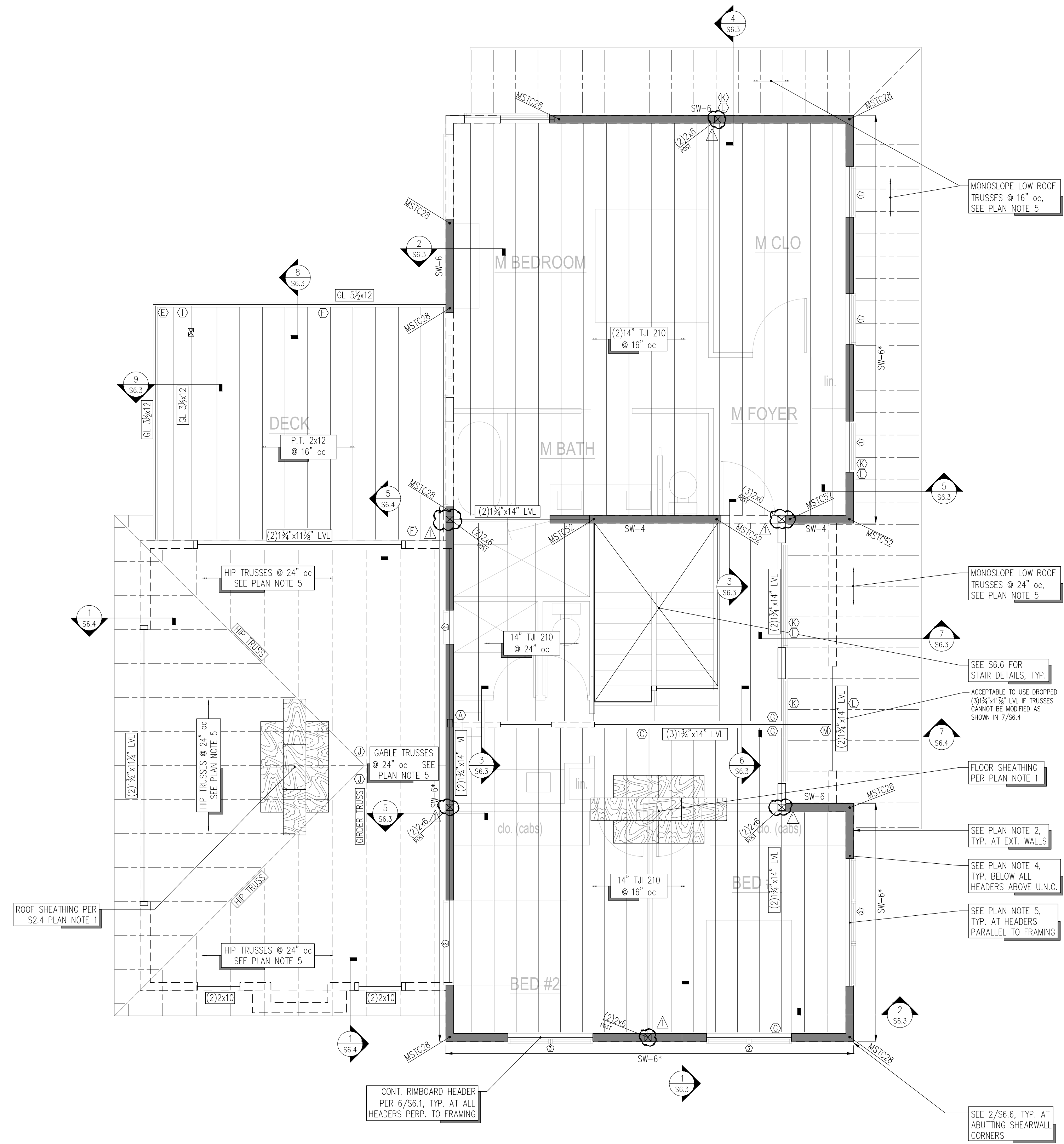
1 MAIN FLOOR FRAMING PLAN
S2.2 1/4" = 1'-0"



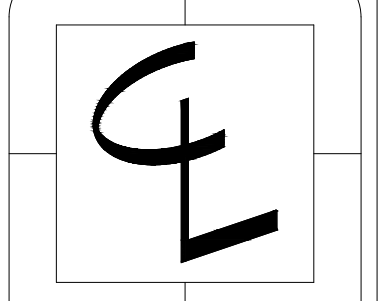
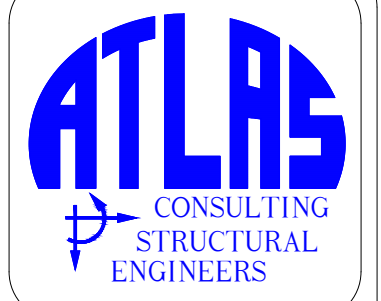
LEGEND

	STRUCTURAL WOOD STUDWALL BELOW		DENOTES EXTENT OF SHEARWALL TYPE SW- PER 1/S6.5
	STRUCTURAL WOOD STUDWALL ABOVE		DENOTES STRAPPED SHEARWALL PER 7/S6.5, WITH O DENOTING STRAP PER SCHEDULE ABOVE & BELOW OPENING
	POST BELOW		DENOTES SHEARWALL TENSION TIE PER 4/S6.5 OR 8/S6.5
	POST ABOVE		* - DENOTES TRANSFER TIE FROM THE ABOVE # - DENOTES TIE ATOP STEEL BEAM, SEE 8/S6.5
	WOOD JOIST		DENOTES STRAP TYPE BY LENGTH, CENTERED ON ABUTTING ELEMENTS
	WOOD BEAM or HEADER		STRAP x LENGTH

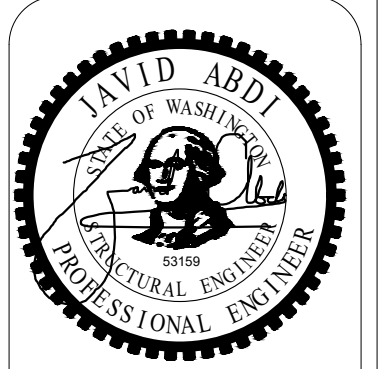
CONNECTOR TABLE		
SIMPSON DESIGNATION	NOTES	
CC0845B2.5	POST CAP	(A)
ITS1.81/11	TOP FLANGE HANGER	(B)
ITS or IUS	HANGER	(C)
LCE4 CORNER CAP	POST CAP	(D)
HUC0412-SDS	CONCEALED FLANGE HANGER	(E)
JB or LUS	HANGER	(F)
HB or HHUS	HANGER	(G)
HQUS414	HANGER	(H)
HQUS5.50/10	HANGER	(I)
	HANGER PER TRUSS MANUFACTURER	(J)
LUS	FACE MOUNT HANGER	(K)
A34 AT EA. SIDE	FRAMING ANGLE	(L)
EG0 or H0US	HANGER	(M)
HUC01.81/11	CONCEALED FLANGE HANGER	(N)
ITS or HUS	HANGER	(O)



- UPPER FLOOR PLAN NOTES
- SOLID WALLS AND SHEARWALLS SHOWN IN PLAN ARE ABOVE FRAMING LEVEL. DASHED WALLS SHOWN IN PLAN ARE BELOW FRAMING LEVEL.
 - EXTERIOR STUDWALLS SHALL BE 2x6 STUDS @ 16" oc (MAX). SEE ARCHITECTURAL FOR INTERIOR STUDWALLS. SEE 6/6.1, 5/S6.2, AND 2/S6.2 FOR ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES.
 - FLOOR SHEATHING SHALL CONSIST OF 3/4" T&G SHEATHING (PANEL SPAN RATING 48/24). NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, BLOCKING, AND SHEAR WALLS w/ 10d @ 6" oc; AND AT ALL INTERMEDIATE SUPPORTS w/ 10d @ 12" oc (SEE 3/S6.2). GLUE SHEATHING AT ALL SUPPORTS w/ ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498.
 - ALL HEADERS ABOVE (SEE 1/S2.03) SHALL HAVE A MINIMUM NUMBER OF POSTS PER 4/S6.1 AT NON-LOAD BEARING EXTERIOR WALLS, AND PER 6/S6.1 AT LOAD BEARING EXTERIOR WALLS
 - HEADERS IN EXTERIOR WALLS NOT SUPPORTING RAFTERS, JOISTS, OR BEAMS SHALL BE PER DETAIL 4/S6.1 U.N.O. IN PLAN.
 - SEE GENERAL STRUCTURAL NOTE #24 FOR CONNECTOR PLATE ROOF TRUSS REQUIREMENTS.



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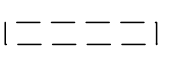




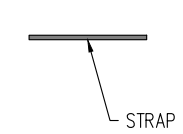
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Upper Floor
Framing Plan

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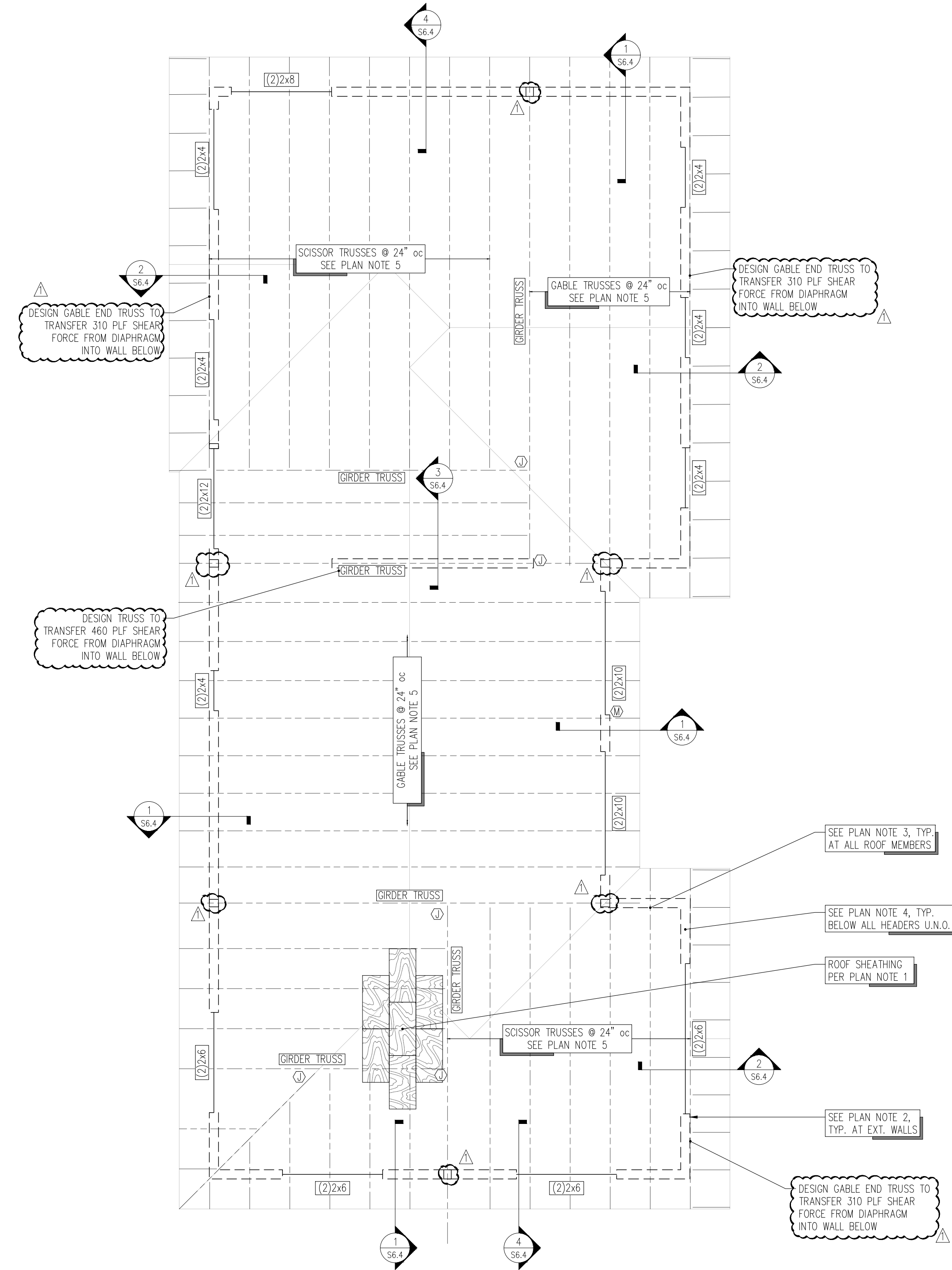
S2.3

LEGEND

-  STRUCTURAL WOOD STUDWALL BELOW
-  POST BELOW
-  CONNECTOR PLATE WOOD TRUSS
-  WOOD RAFTER
-  WOOD BEAM or HEADER
-  DENOTES STRAP TYPE BY LENGTH, CENTERED ON ABUTTING ELEMENTS
STRAP x LENGTH

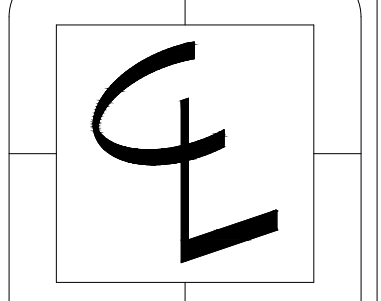
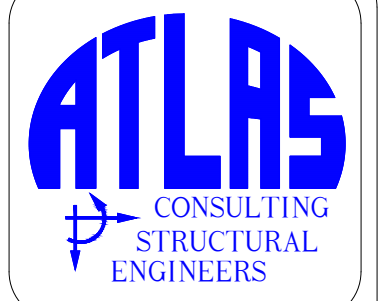
CONNECTOR TABLE

SIMPSON DESIGNATION	NOTES
Ⓐ CCOB45B2.5	POST CAP
Ⓑ ITS1.81/11	TOP FLANGE HANGER
Ⓒ ITS or IUS	HANGER
Ⓓ LCE4 CORNER CAP	POST CAP
Ⓔ HUCQ412-SDS	CONCEALED FLANGE HANGER
Ⓕ JB or LUS	HANGER
Ⓖ HB or HHUS	HANGER
Ⓗ HQU5414	HANGER
Ⓘ HQU55.50/10	HANGER
Ⓚ HANGER PER TRUSS MANUFACTURER	
Ⓛ LUS	FACE MOUNT HANGER
Ⓜ A34 AT EA. SIDE	FRAMING ANGLE
Ⓝ EGO or HQU5	HANGER
Ⓟ HUCQ1.81/11	CONCEALED FLANGE HANGER
Ⓠ ITS or HUS	HANGER

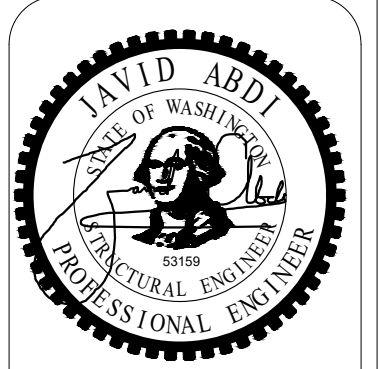


- ROOF PLAN NOTES**
1. ROOF SHEATHING SHALL CONSIST OF 5/8" SHEATHING (PANEL SPAN RATING 32/16) NAILED AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, BLOCKING, AND SHEAR WALLS w/ 10d @ 6" oc; AND AT ALL INTERMEDIATE SUPPORTS w/ 10d @ 12" oc (SEE 3/56.2).
 2. DASHED WALLS AND SHEARWALLS SHOWN IN PLAN ARE BELOW FRAMING ELEVATION.
 3. PROVIDE H2.5A HURRICANE TIES AT END OF ALL EXISTING RAFTERS.
 4. ALL HEADERS SHALL HAVE A MINIMUM NUMBER OF POSTS PER 4/56.1 AT NON-LOAD BEARING EXTERIOR WALLS, AND PER 6/56.1 AT LOAD BEARING EXTERIOR WALLS.
 5. SEE GENERAL STRUCTURAL NOTE #24 FOR CONNECTOR PLATE ROOF TRUSS REQUIREMENTS.

1 ROOF FRAMING PLAN
S2.4 1/4" = 1'-0" NORTH



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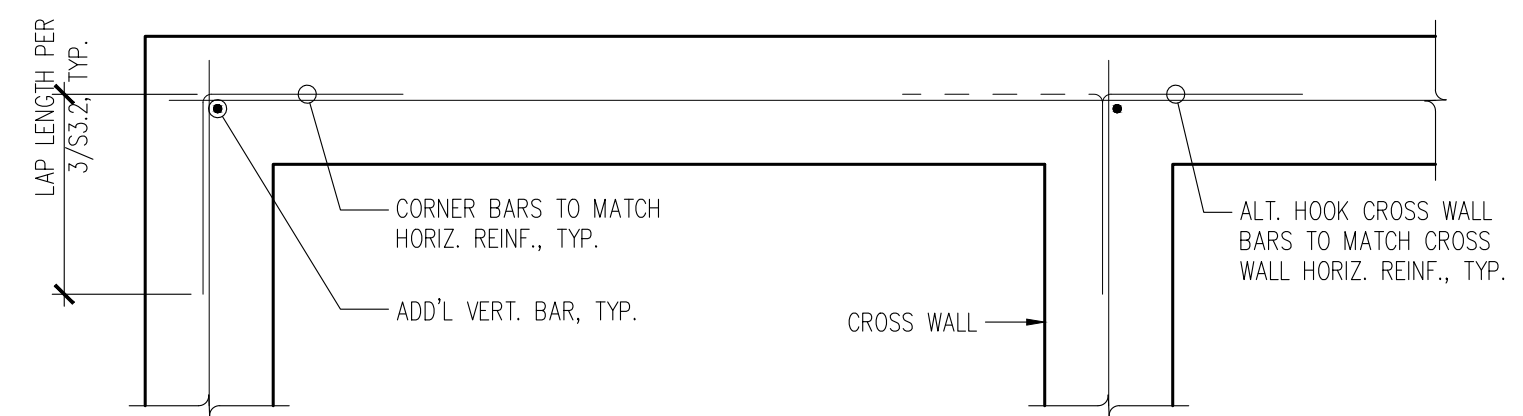


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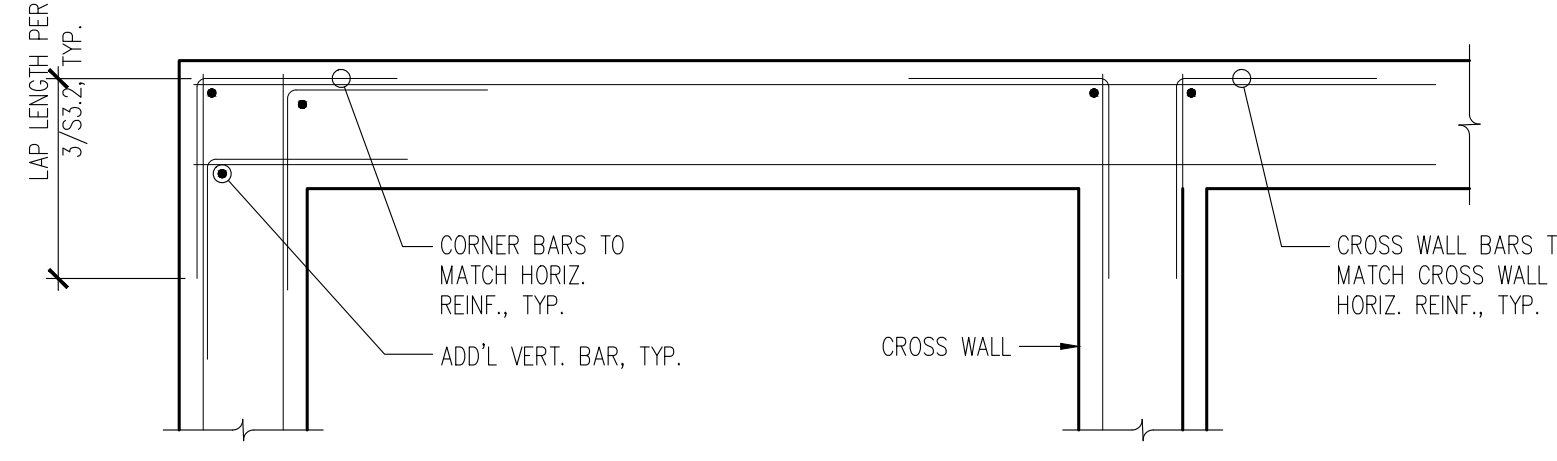
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Roof Framing Plan

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S2.4

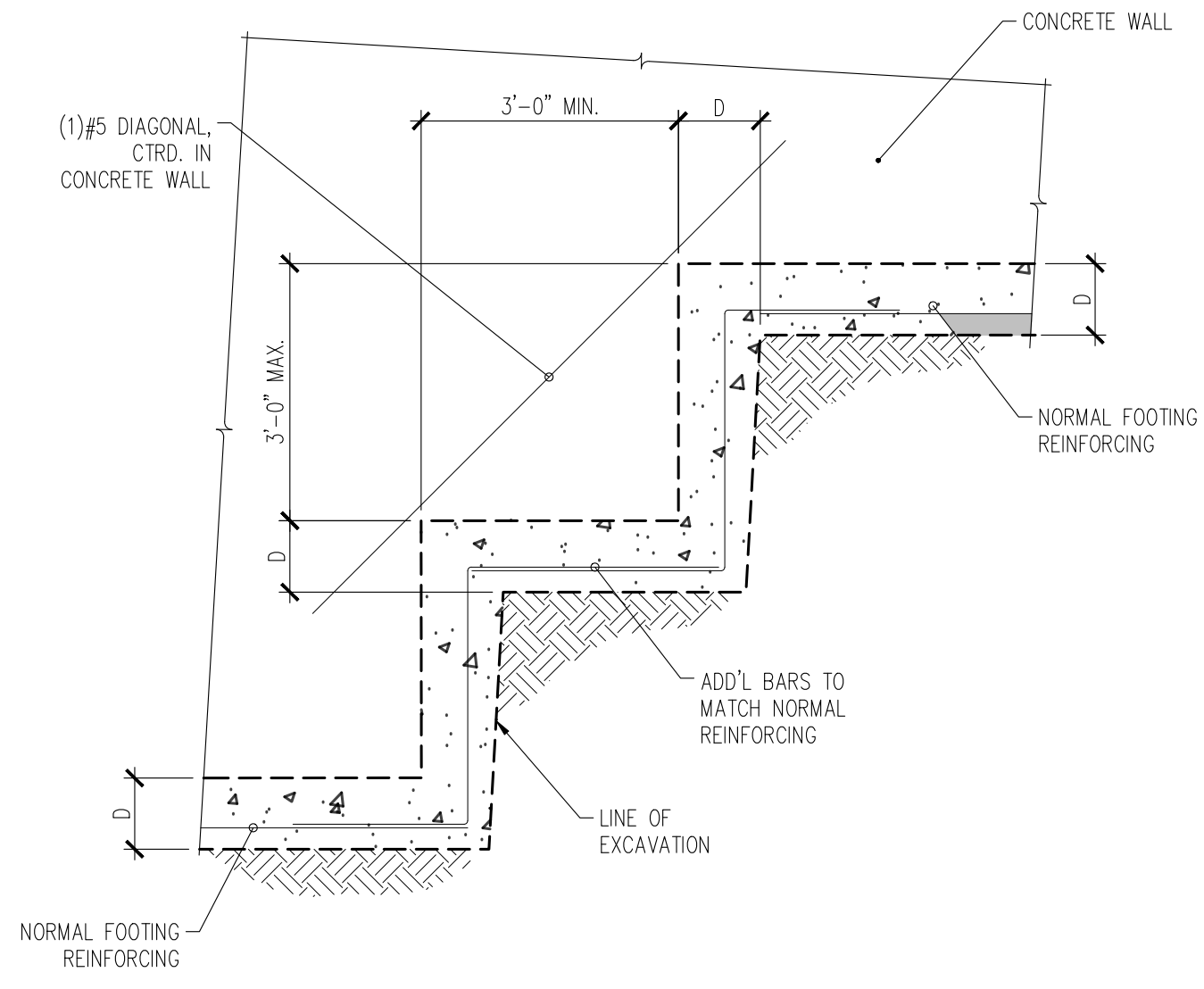


PLAN SINGLE CURTAIN

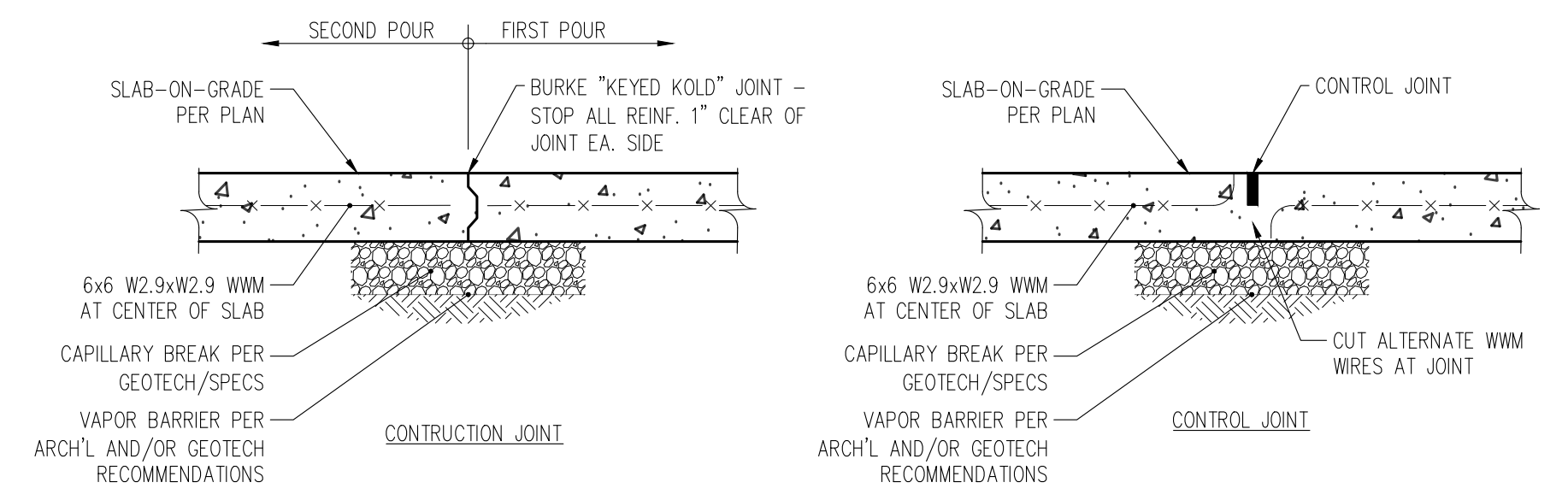


PLAN DOUBLE CURTAIN

9 WALL CORNER REINFORCING
S3.1 N/A



6 TYPICAL STEPPED FOOTING
S3.1 N.T.S.



3 TYPICAL SLAB-ON-GRADE JOINTING
S3.1 1" = 1'-0"

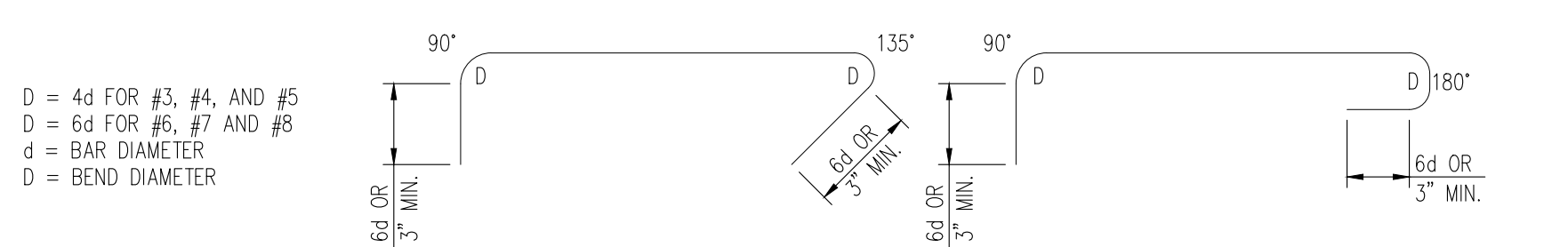


ALL REINFORCING EXCEPT COLUMN TIES AND BEAM STIRRUPS



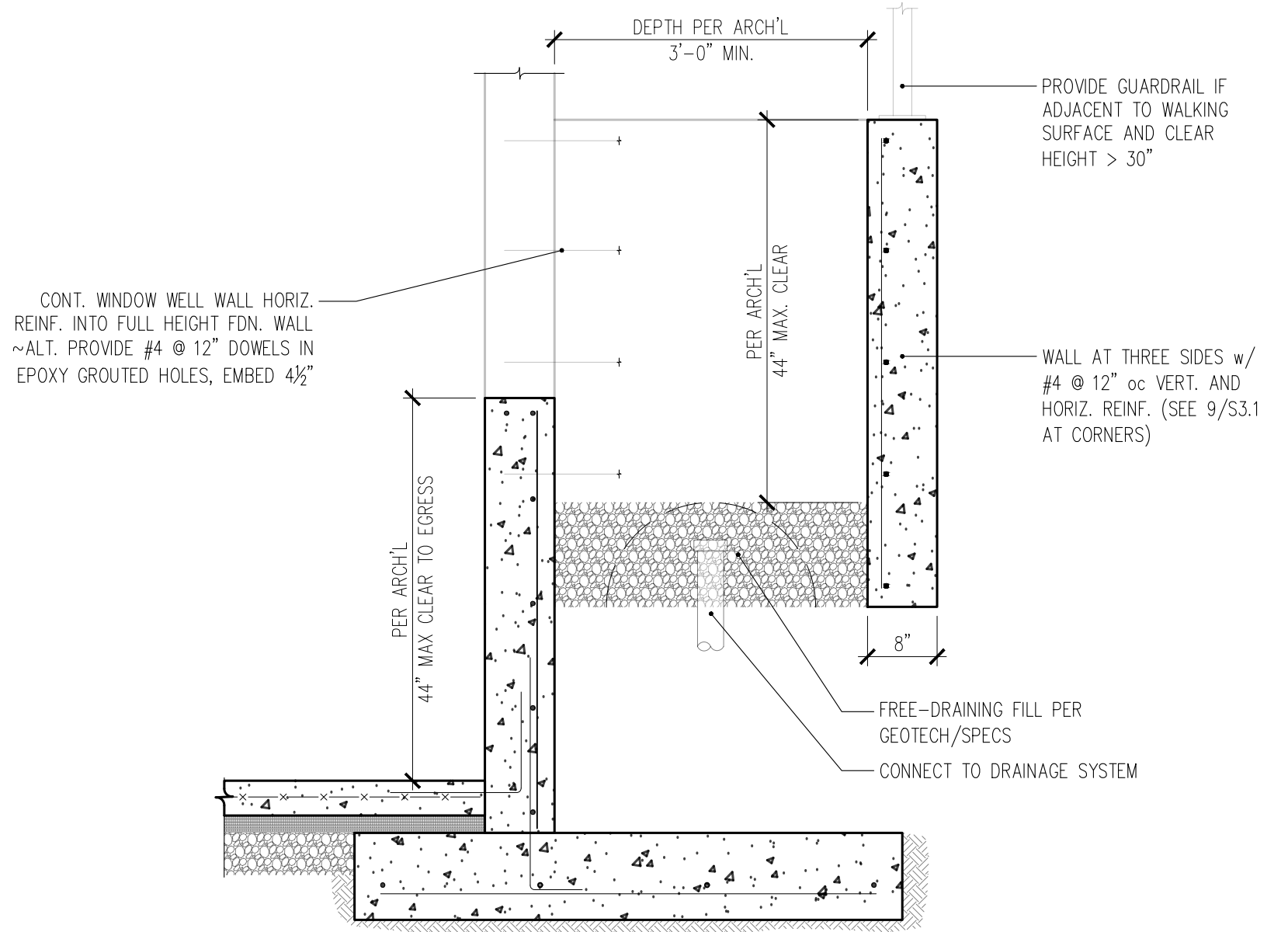
STIRRUP

STIRRUP OR TIE

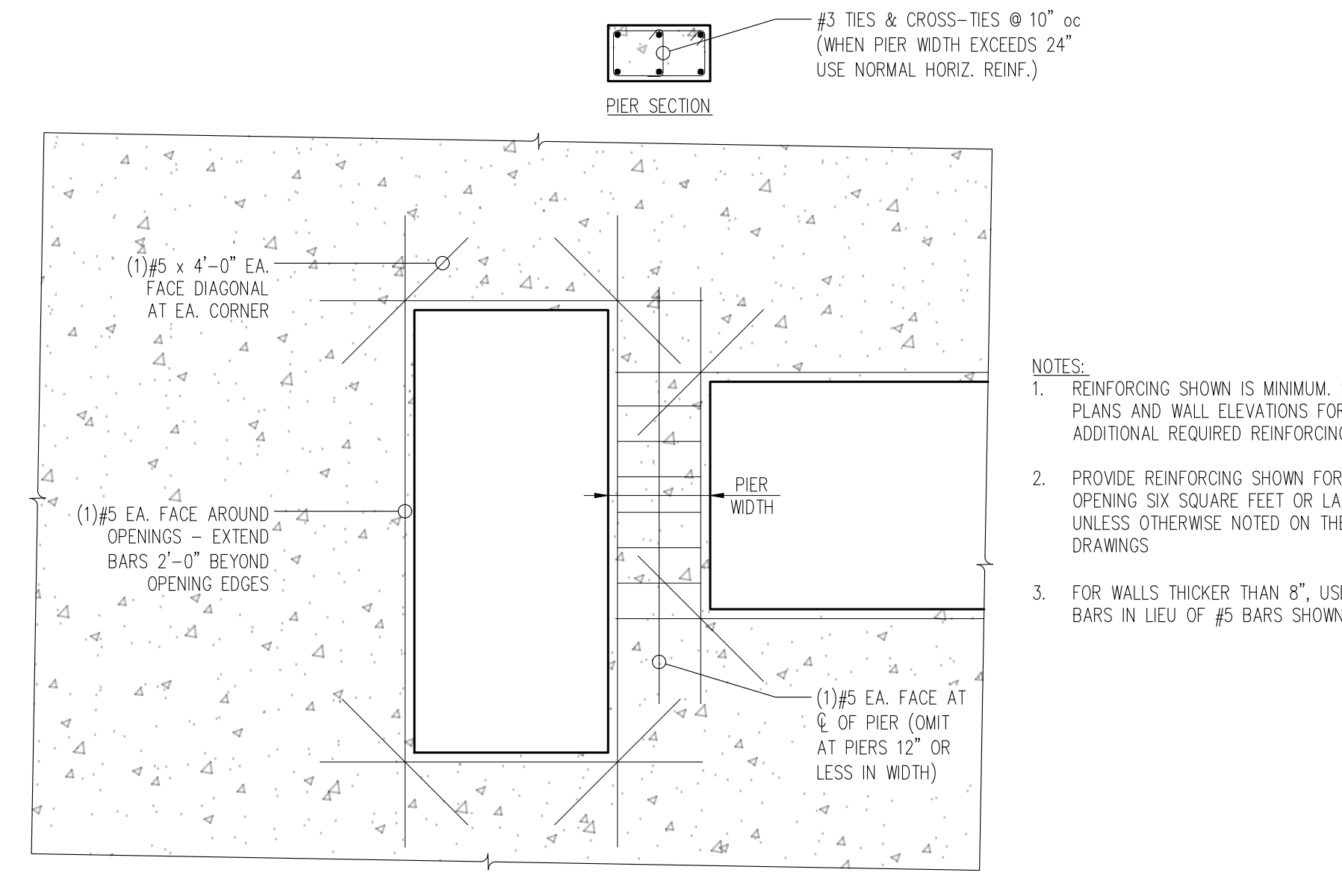


BEAM/COLUMN CROSSTIES, BEAM STIRRUPS, AND/OR COLUMN TIES

8 TYPICAL STEPPED FOOTING
S3.1 N.T.S.



5 TYPICAL WINDOW WELL
S3.1 N/A



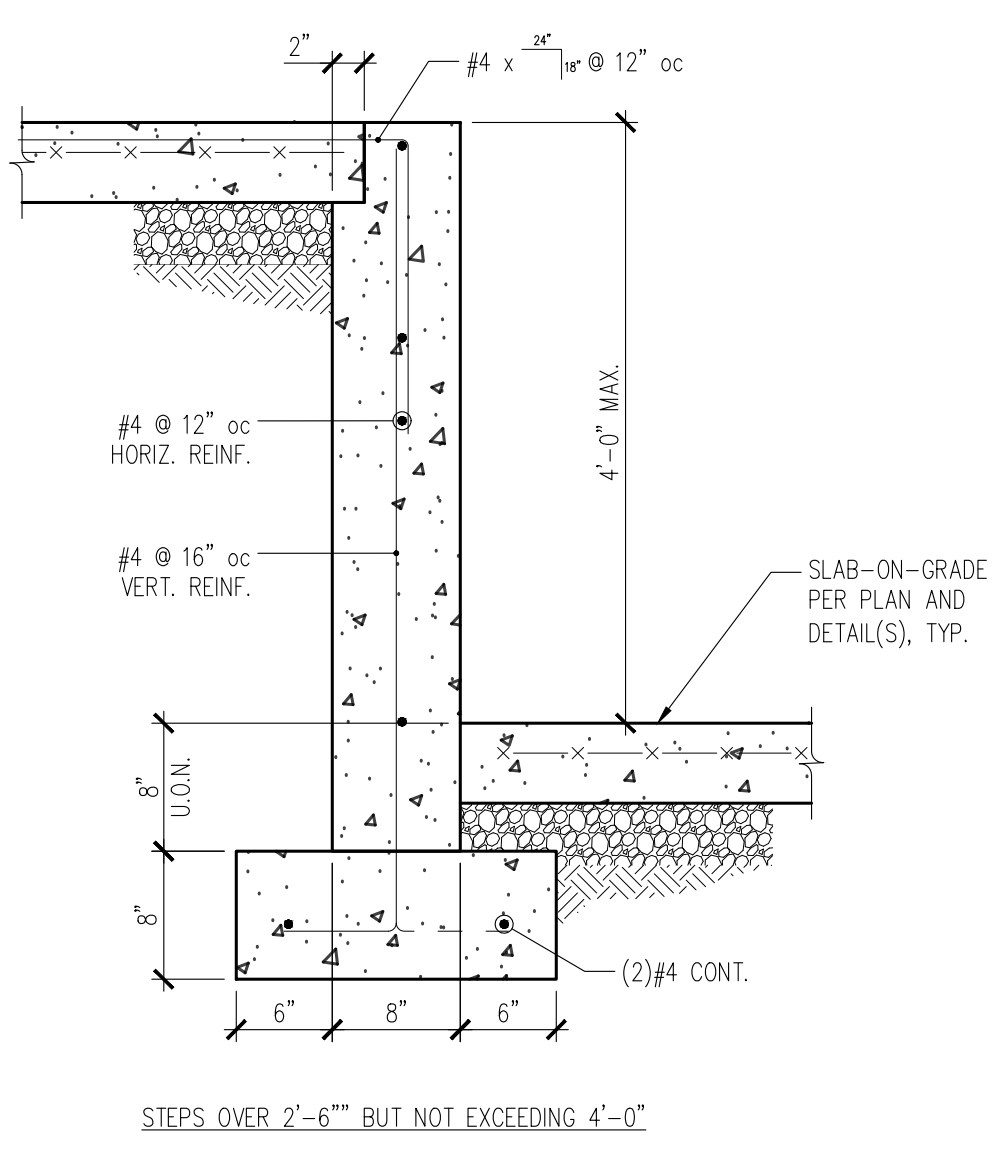
2 WALL OPENING TRIM
S3.1 N/A

NOTES:

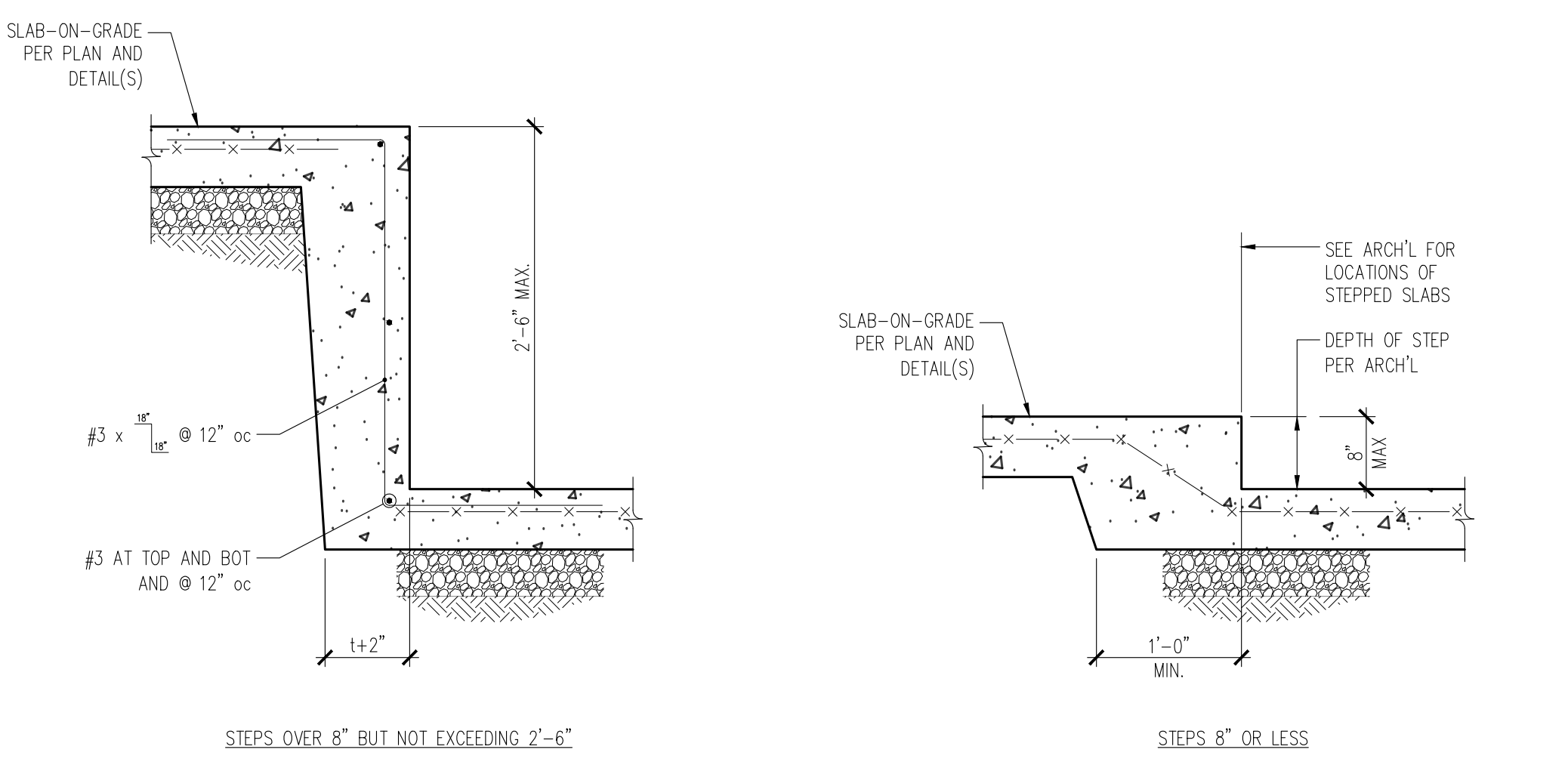
- VALUES FOR UNCOATED REINFORCING AND NORMAL WEIGH CONCRETE WITH CLEAR SPACING > db, CLEAR COVER > db, AND MINIMUM STIRRUPS OR TIES THROUGHOUT Ld OR CLEAR SPACING > 2db AND CLEAR COVER > db DEVELOP ALL REINFORCING IN STRUCTURAL SLABS WITH MINIMUM DEVELOPMENT LENGTH Ld
- Ldh = DEVELOPMENT LENGTH OF BAR WITH STANDARD HOOK
- TOP BAR = HORIZONTAL BAR WITH MORE THAN 12" OF FRESH CONCRETE BELOW (EXCLUDING WALL HORIZONTAL REINFORCING) OR AS NOTED ON DOCUMENTS AS "TOP BAR"
- ALL TABULATED VALUES ARE IN INCHES

f _c 3000 psi	MISCELLANEOUS BARS		TOP BARS		HOOKED BARS
	BAR SIZE	Ld	SPLICE	Ld	
f _c = 3000 psi	#3	17"	23"	22"	9"
	#4	22"	29"	29"	11"
	#5	28"	37"	36"	14"
	#6	33"	43"	43"	17"
f _c = 4000 psi	#3	15"	20"	19"	8"
	#4	19"	25"	25"	10"
	#5	24"	32"	31"	12"
	#6	29"	38"	37"	15"
f _c = 5000 psi	#3	13"	17"	17"	7"
	#4	17"	23"	23"	9"
	#5	22"	29"	28"	11"
	#6	26"	34"	34"	13"
f _c = 6000 psi	#3	12"	16"	16"	6"
	#4	16"	21"	21"	8"
	#5	20"	26"	26"	10"
	#6	24"	32"	31"	12"

7 CONCRETE REINFORCING DEVELOPMENT AND SPLICE LENGTH TABLES
S3.1 N/A

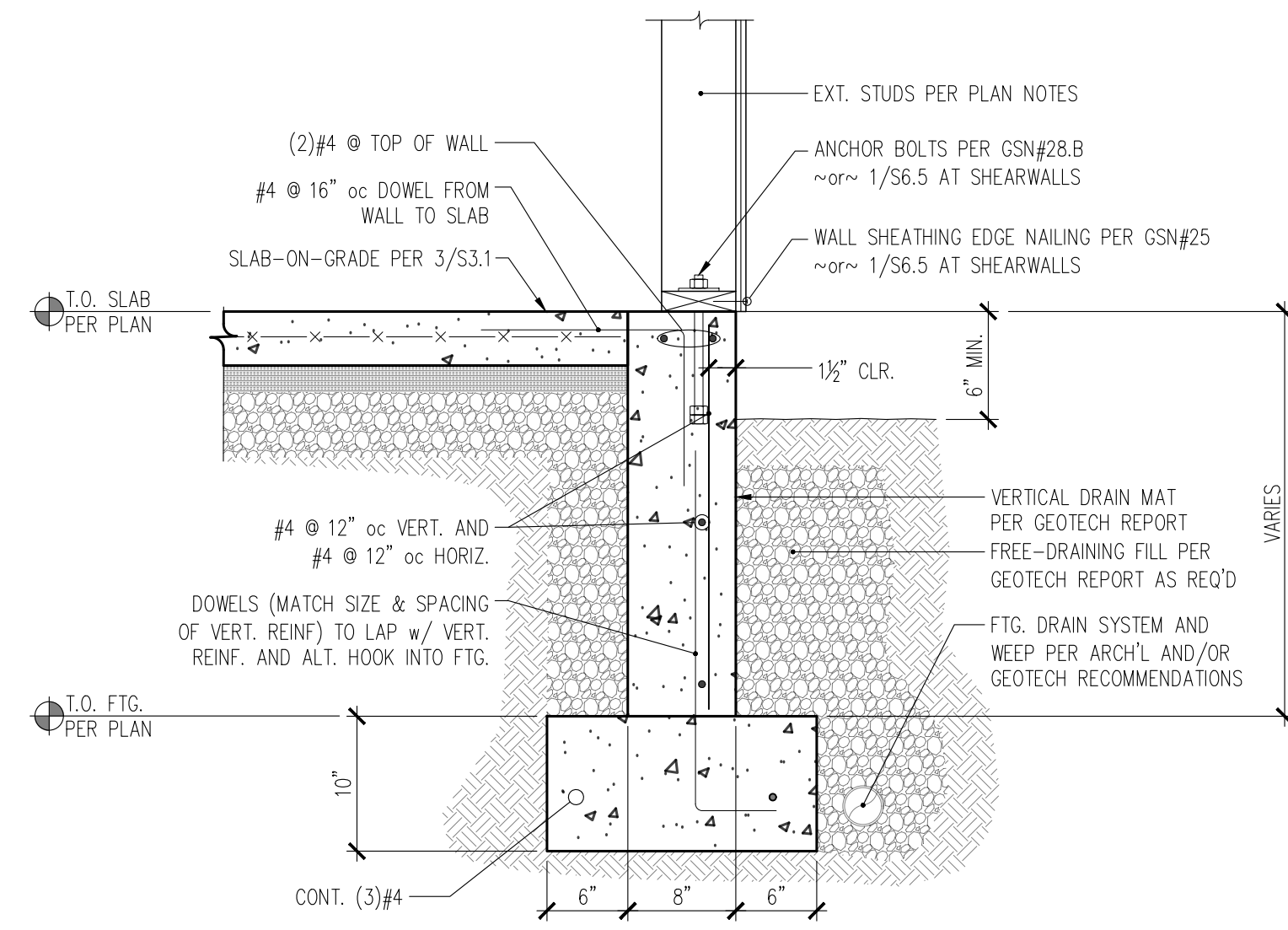


4 TYPICAL SLAB STEP DETAILS
S3.1 N/A



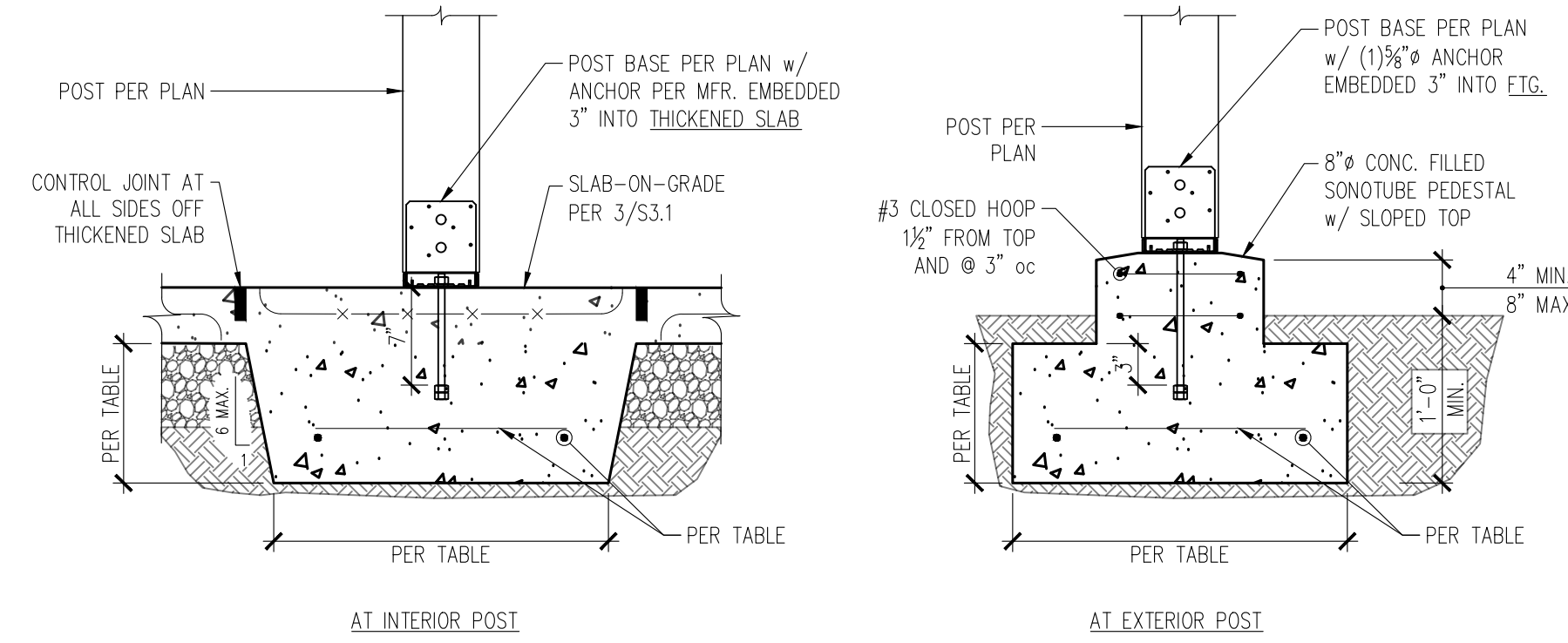
STEPS OVER 8" BUT NOT EXCEEDING 2'-6"

STEPS 8" OR LESS

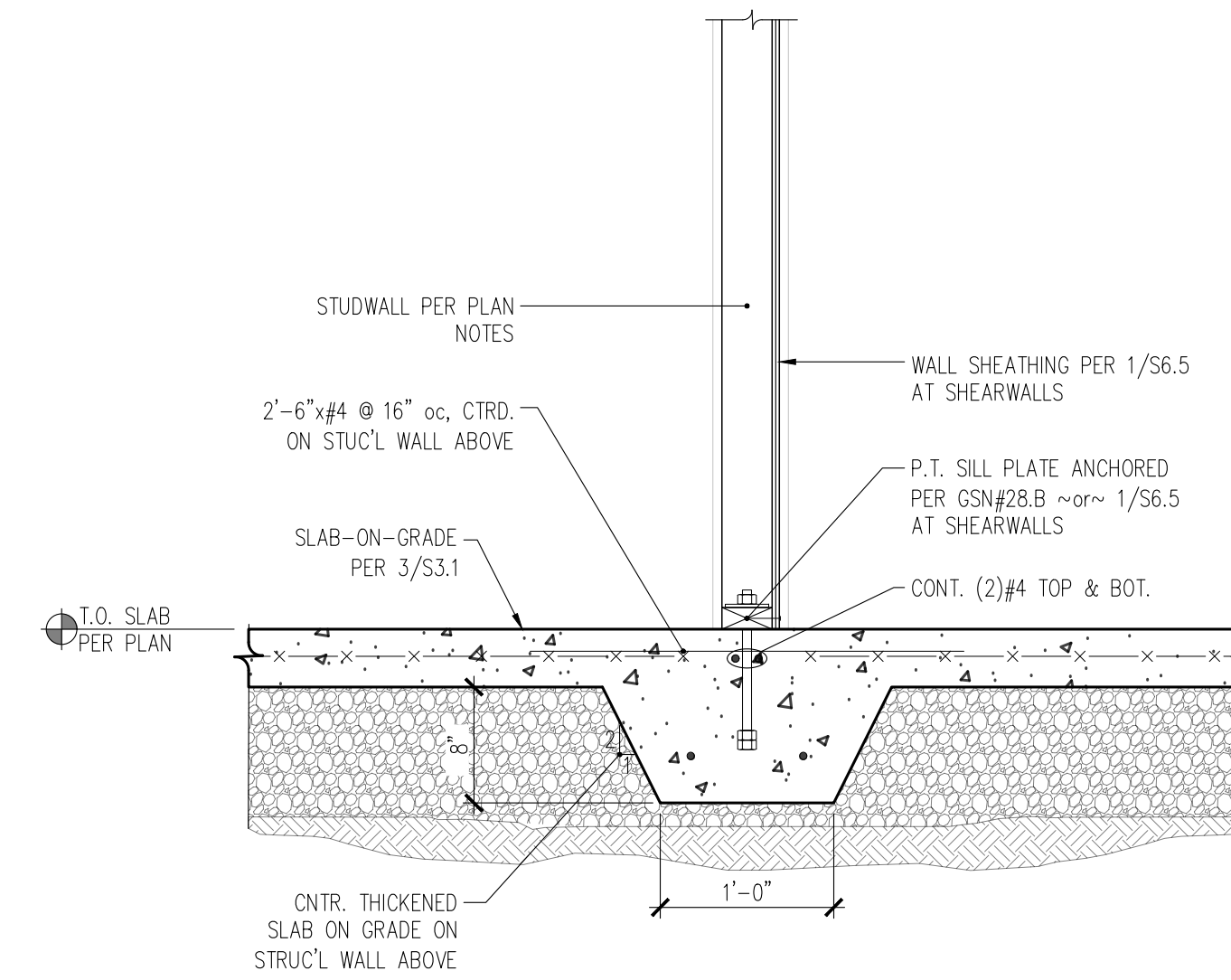


9 SECTION THROUGH FOUNDATION WALL AT GARAGE SLAB
S3.2 1" = 1'-0"

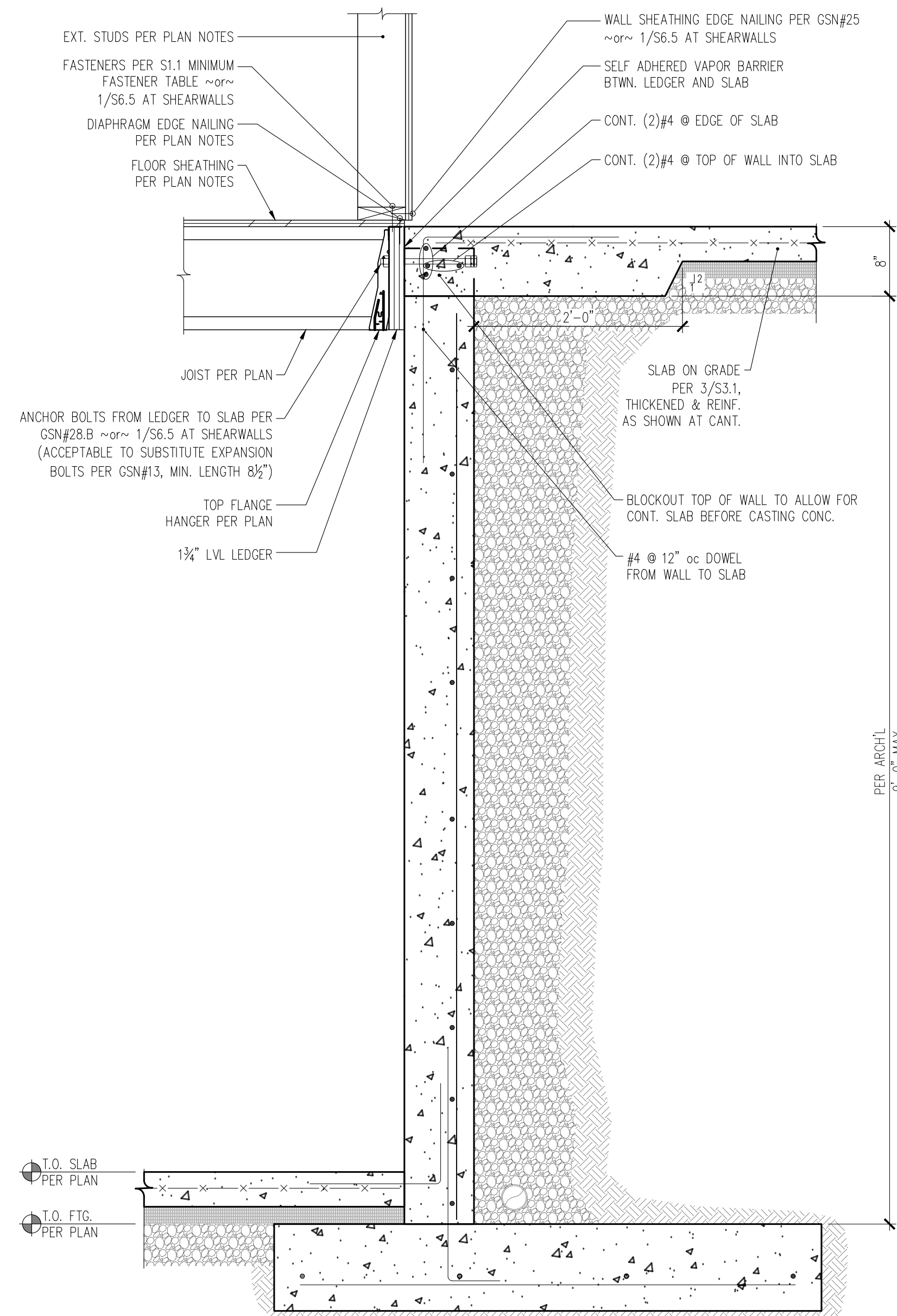
FTG. MARK	DIMENSIONS			REINFORCING DIRECTION	
	LENGTH	WIDTH	DEPTH	SHORT	LONG
F1.5	1'-6"	1'-6"	10"	(2)#4	(2)#4
F2.5	2'-6"	2'-6"	10"	(4)#4	(4)#4
F3.0	3'-0"	3'-0"	10"	(4)#4	(4)#4
F3.6	3'-6"	3'-6"	12"	(5)#4	(5)#4
F4.0	4'-0"	4'-0"	12"	(6)#4	(6)#4



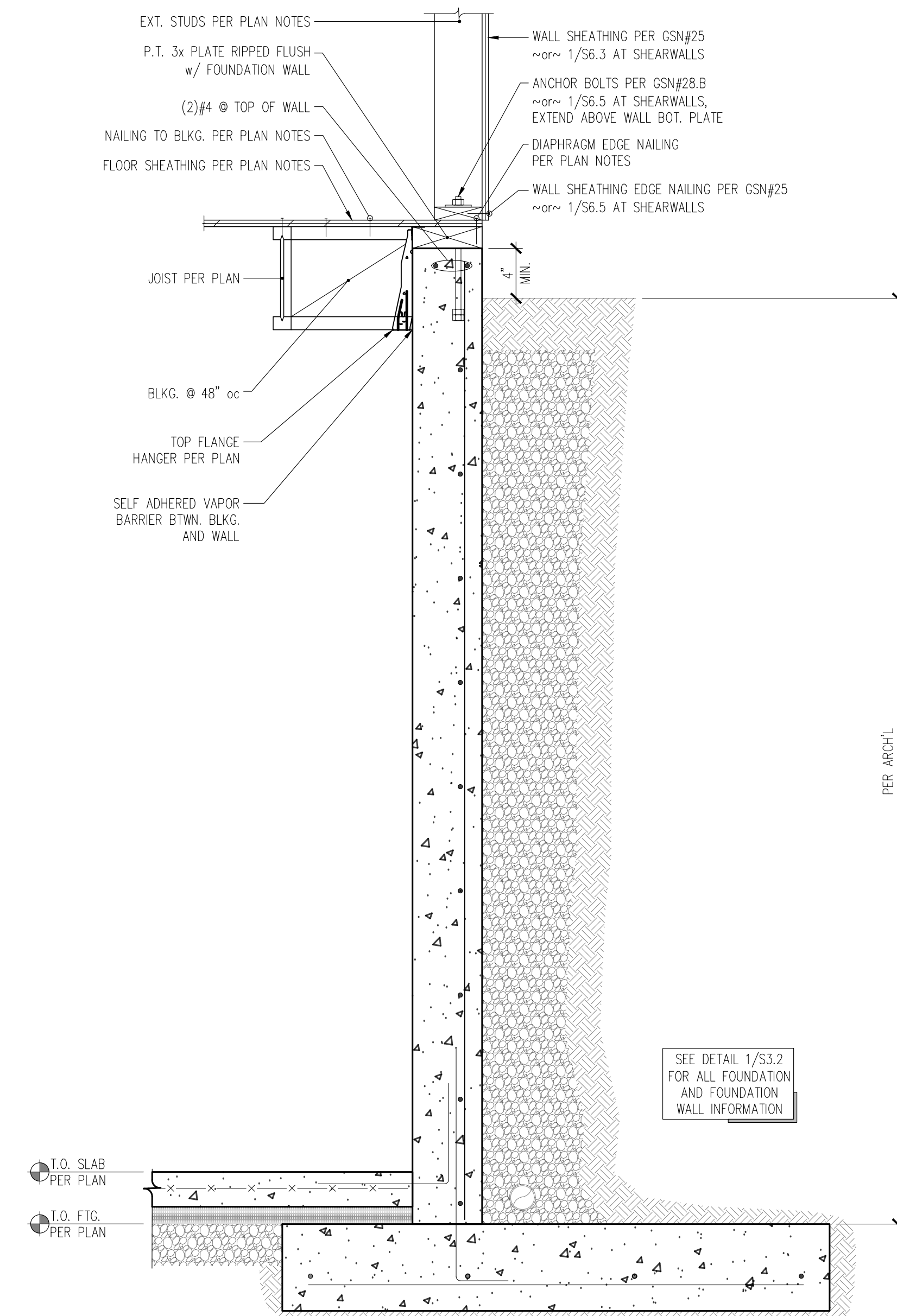
6 SPREAD FOOTING
S3.2 1" = 1'-0"



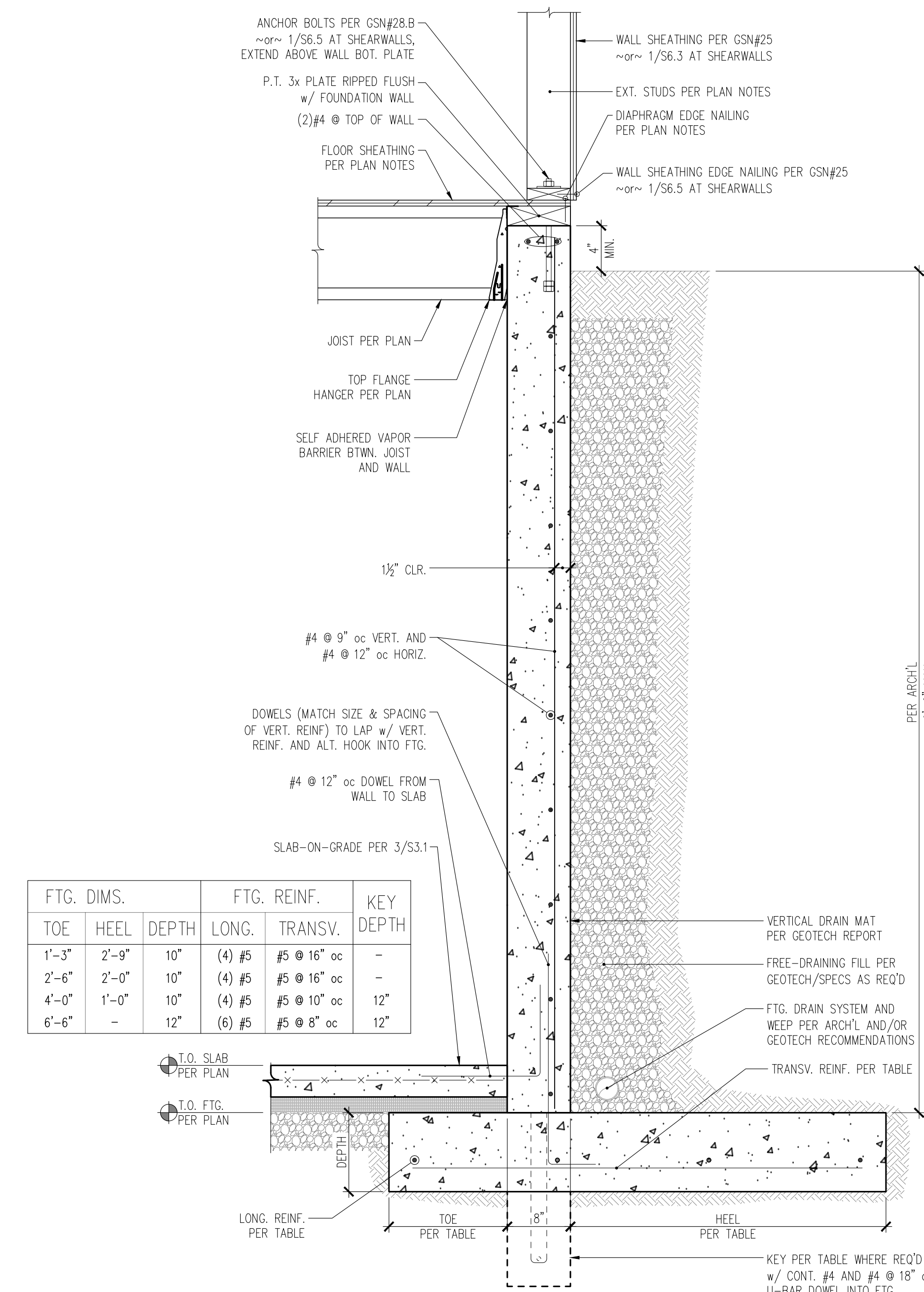
3 THICKENED SLAB ON GRADE
S3.2 1" = 1'-0"



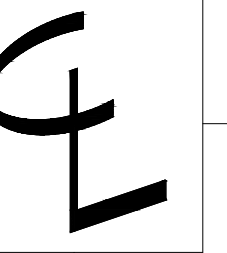
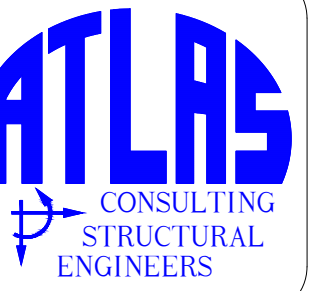
7 SECTION THROUGH FOUNDATION WALL AT PERPENDICULAR JOISTS AND GARAGE SLAB
S3.2 1" = 1'-0"



4 SECTION THROUGH FOUNDATION WALL AT PARALLEL JOISTS
S3.2 1" = 1'-0"

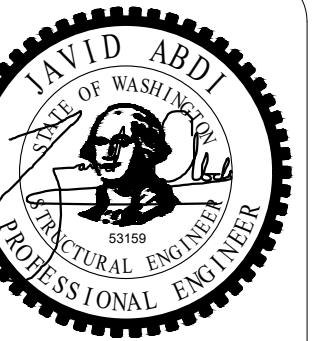


1 SECTION THROUGH FOUNDATION WALL AT PERPENDICULAR JOISTS
S3.2 1" = 1'-0"



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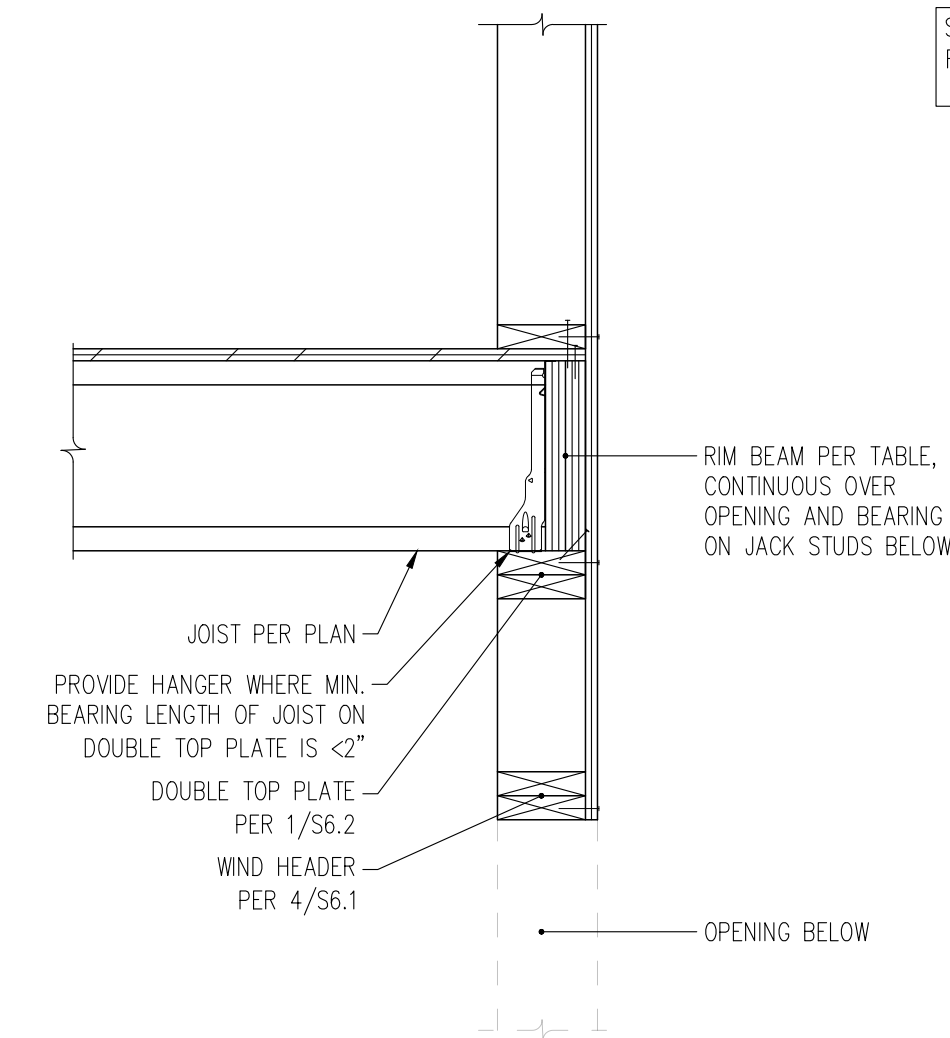
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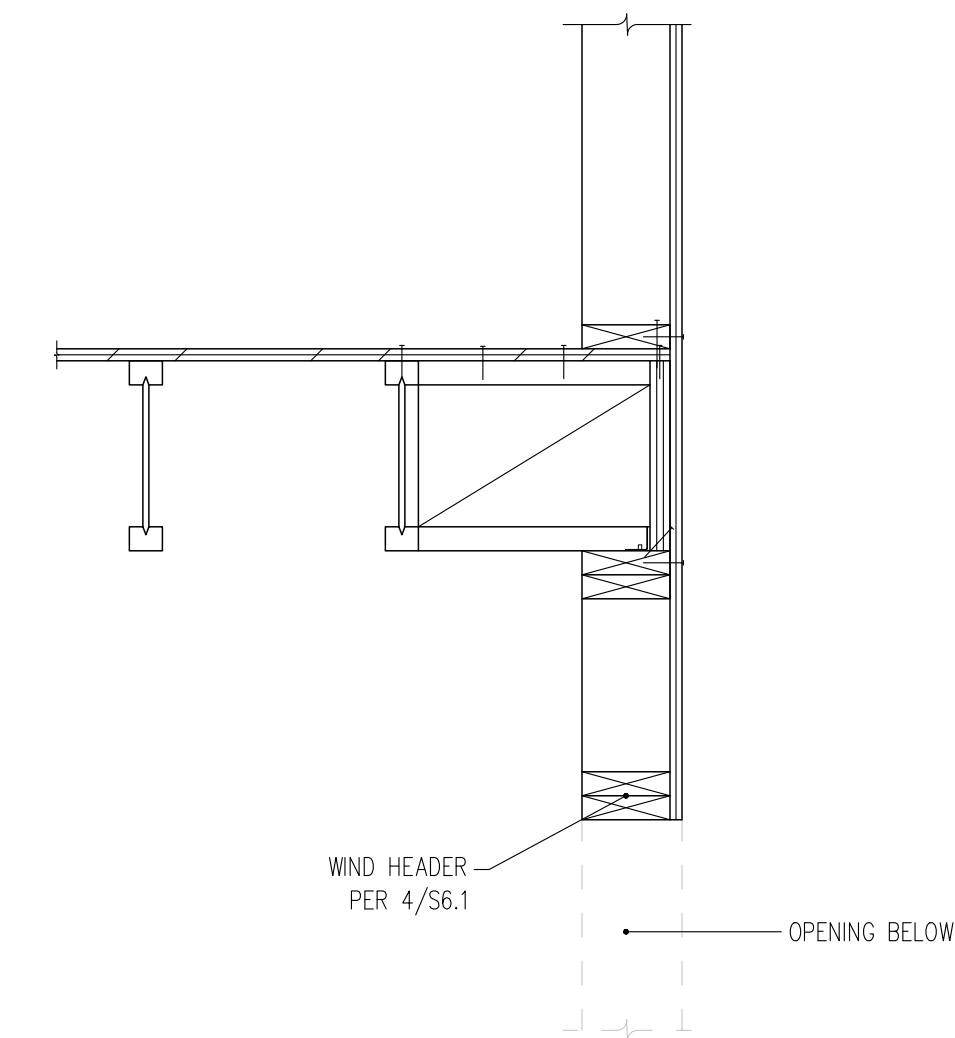
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S3.2

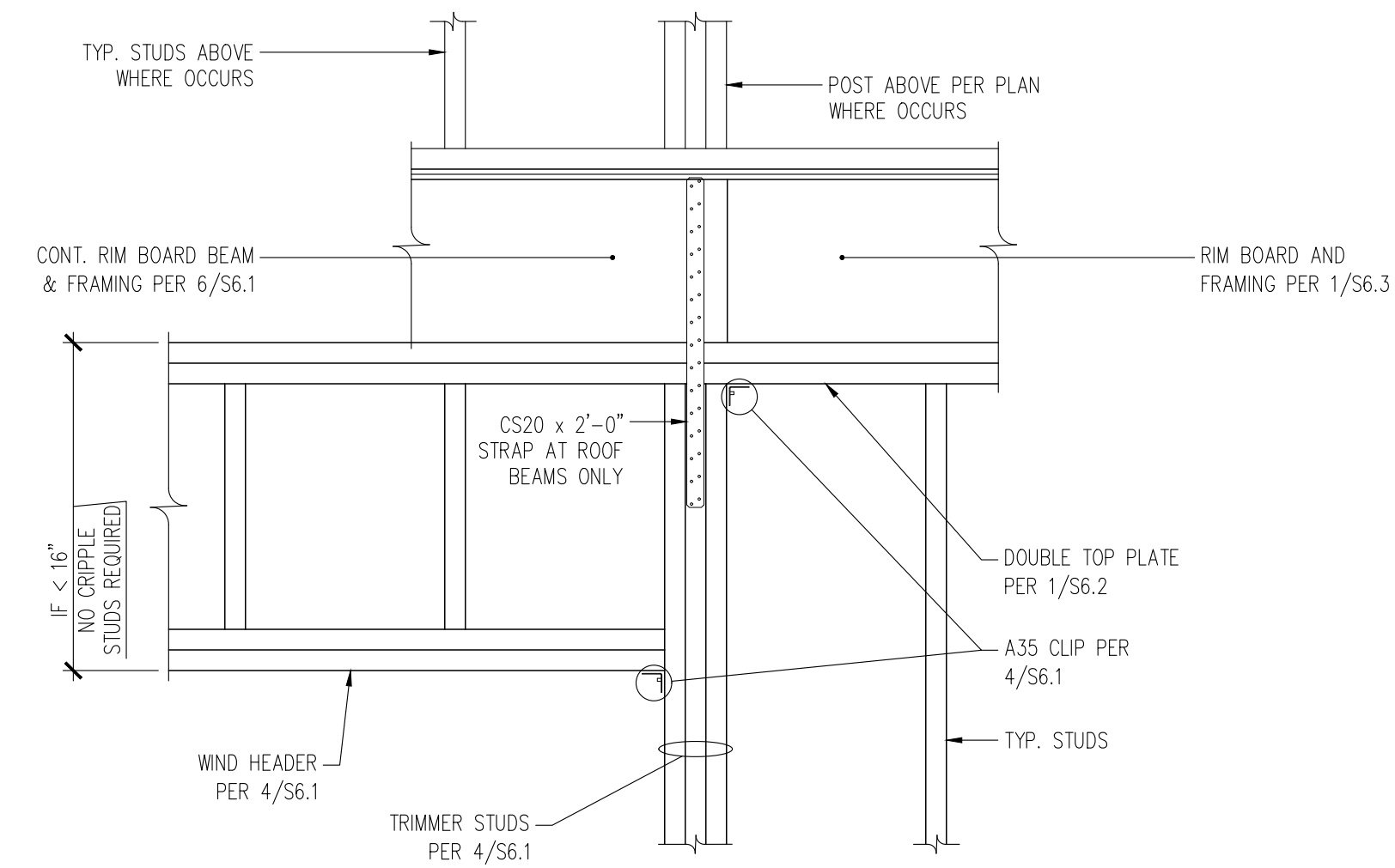
OPENING WIDTH, L	RIM/HEADER SIZE	MINIMUM No. OF STUD
UPPER FLOOR		
L ≤ 2'-0"	1 3/4" x 1 1/2" LVL	(1)2x6
L ≤ 3'-6"	1 3/4" x 1 1/2" LVL	(2)2x6
L ≤ 5'-0"	(2)1 3/4" x 1 1/2" LVL	(2)2x6
MAIN FLOOR		
L ≤ 4'-0"	1 3/4" x 1 1/2" LVL	(2)2x6
L ≤ 5'-6"	(2)1 3/4" x 1 1/2" LVL	(2)2x6



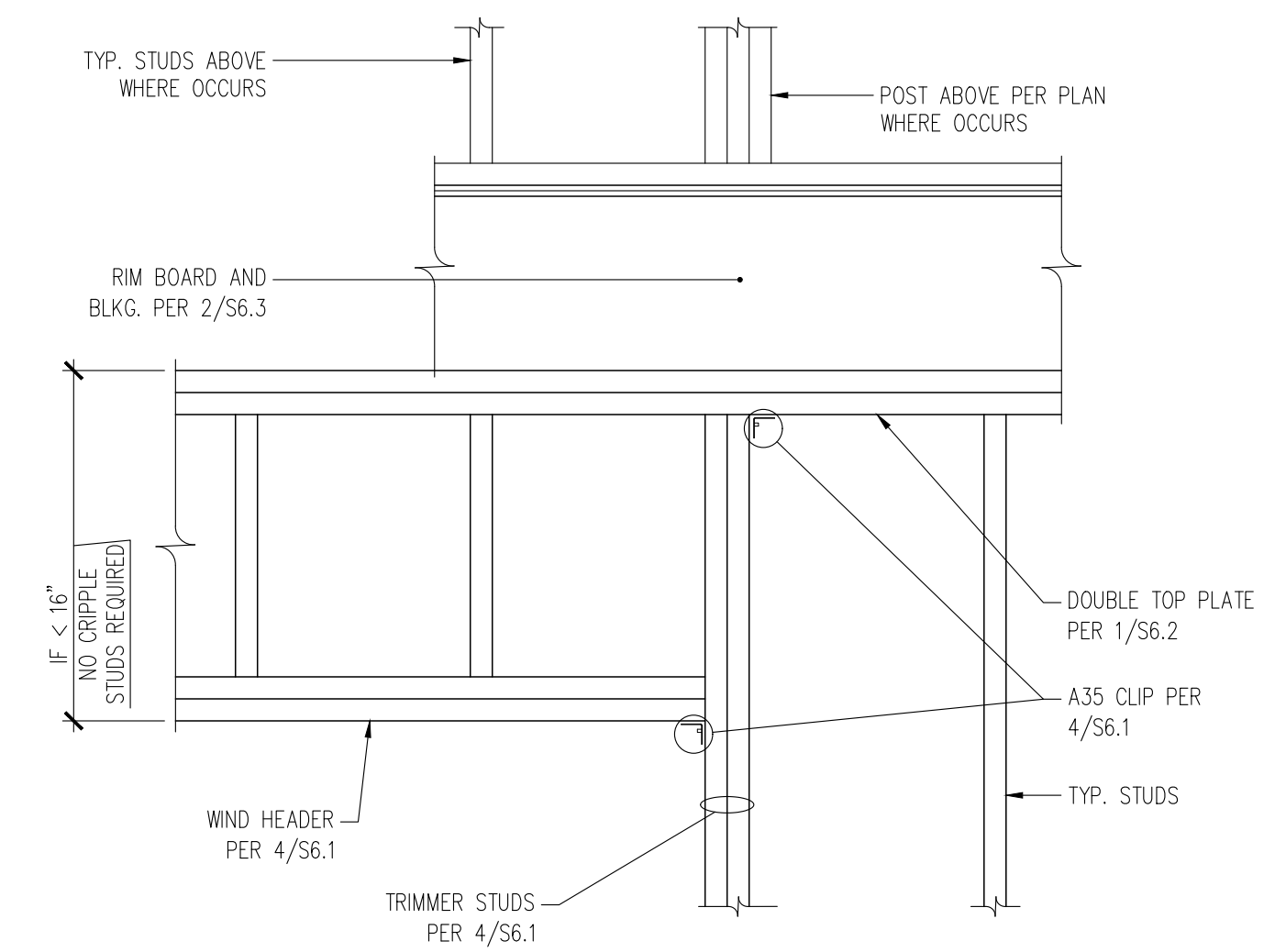
6 TYPICAL RIMBOARD HEADER & WIND HEADER IN LOAD BEARING EXTERIOR WALL
S6.1 NTS



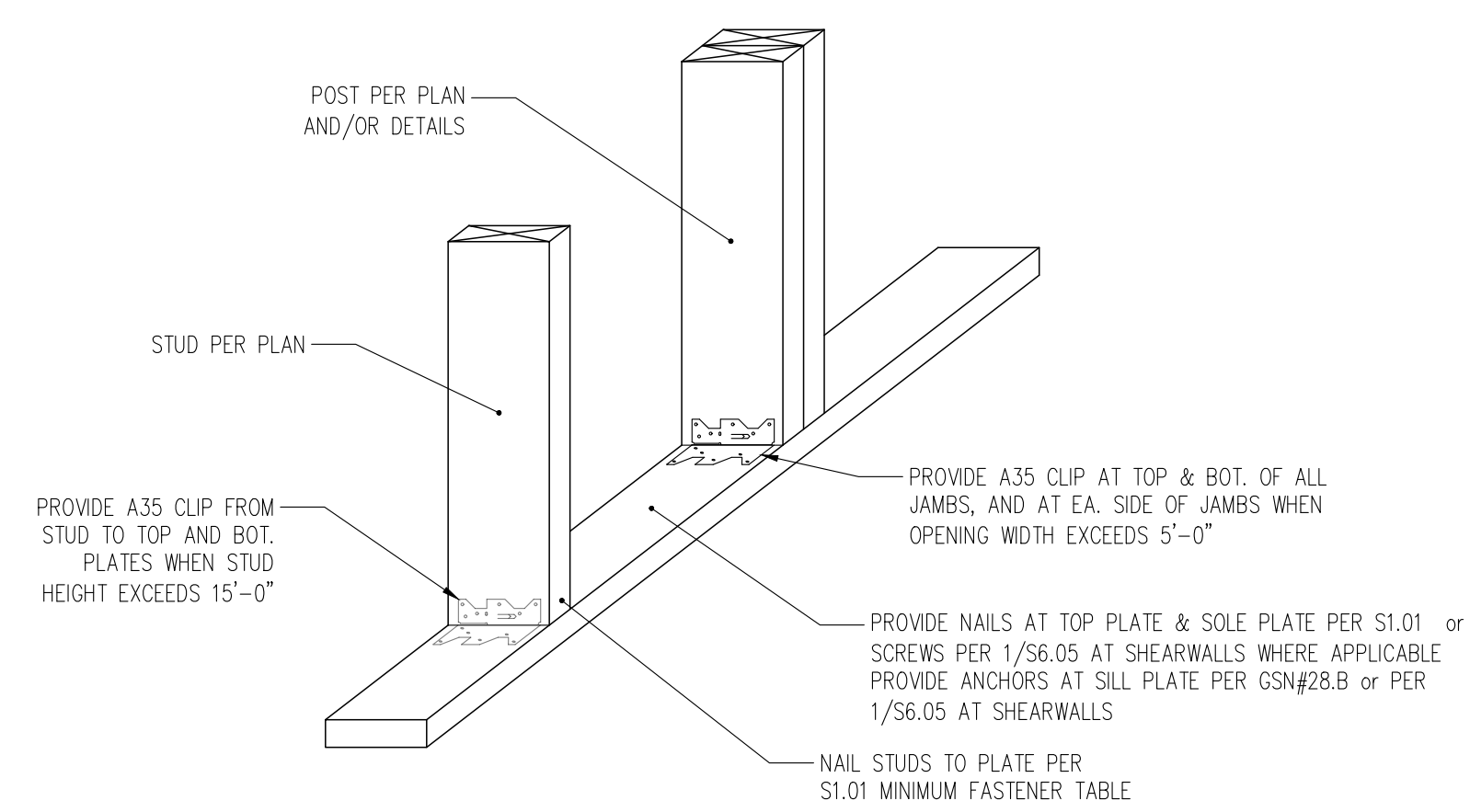
3 TYPICAL WIND HEADER IN NON-LOAD BEARING EXTERIOR WALL
S6.1 NTS



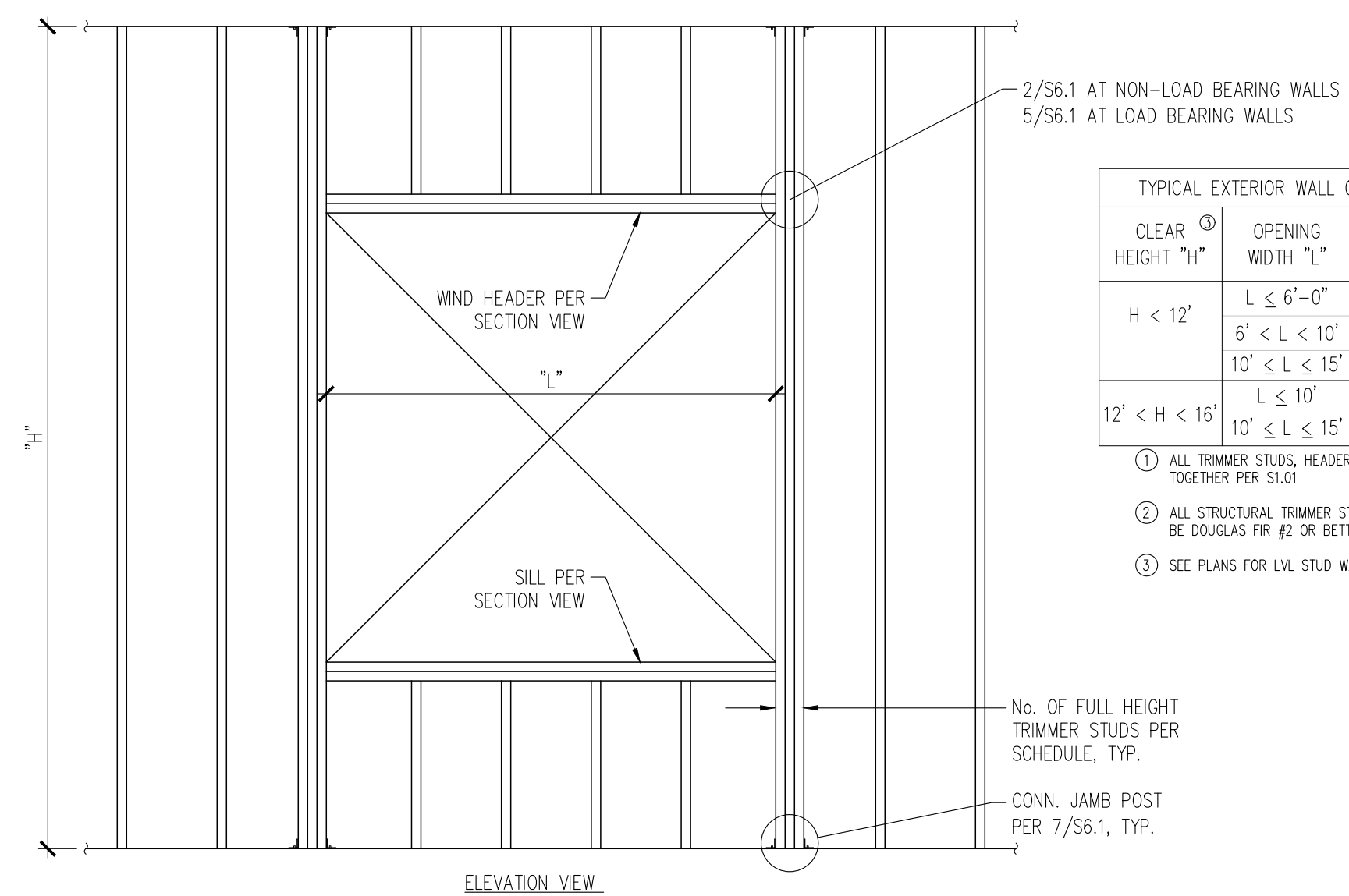
5 TYPICAL FLUSH BEAM/HEADER IN EXTERIOR WALL
S6.1 NTS



2 TYPICAL WIND HEADER DETAIL
S6.1 NTS

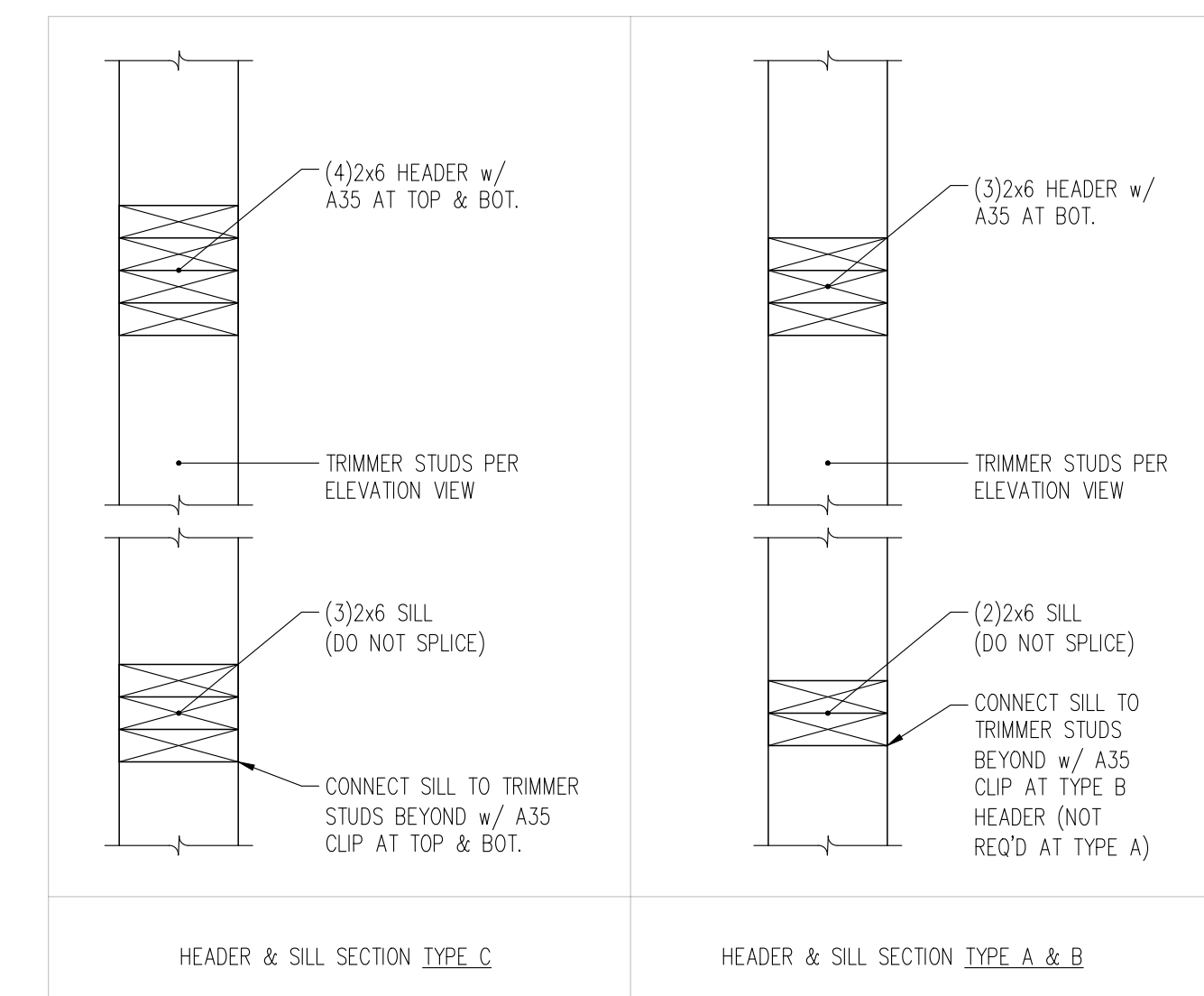


7 CONNECTION OF EXTERIOR STUDS AT TOP & BOTTOM PLATES
S6.1 NTS



TYPICAL EXTERIOR WALL OPENING FRAMING SCHEDULE (2)			
CLEAR HEIGHT "H"	OPENING WIDTH "L"	HDR./SILL TYPE PER SECTION AT RIGHT	No. OF FULL HEIGHT TRIMMER STUDS (3)
H < 12'	L ≤ 6'-0"	A	2
	6' < L < 10'	B	2
	10' ≤ L ≤ 15'	C	3
12' < H < 16'	L ≤ 10'	B	3
	10' ≤ L ≤ 15'	C	6x8

- ALL TRIMMER STUDS, HEADERS, AND SILLS SHALL BE NAILED TOGETHER PER S1.01
- ALL STRUCTURAL TRIMMER STUDS, SILLS, AND HEADERS SHALL BE DOUGLAS FIR #2 OR BETTER
- SEE PLANS FOR LVL STUD WALL LOCATIONS, WHERE APPLICABLE

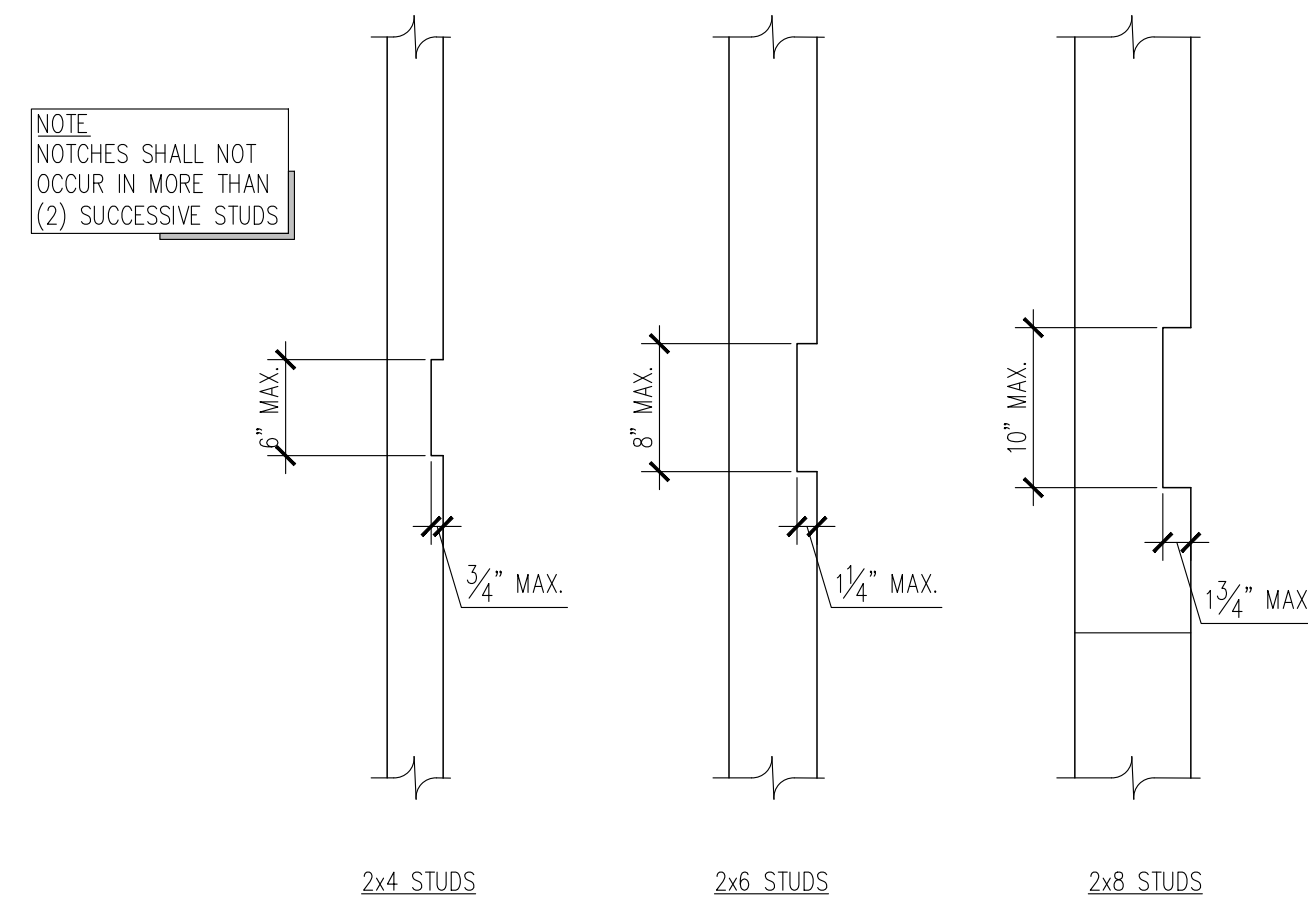


4 TYPICAL WIND HEADER
S6.1 NTS

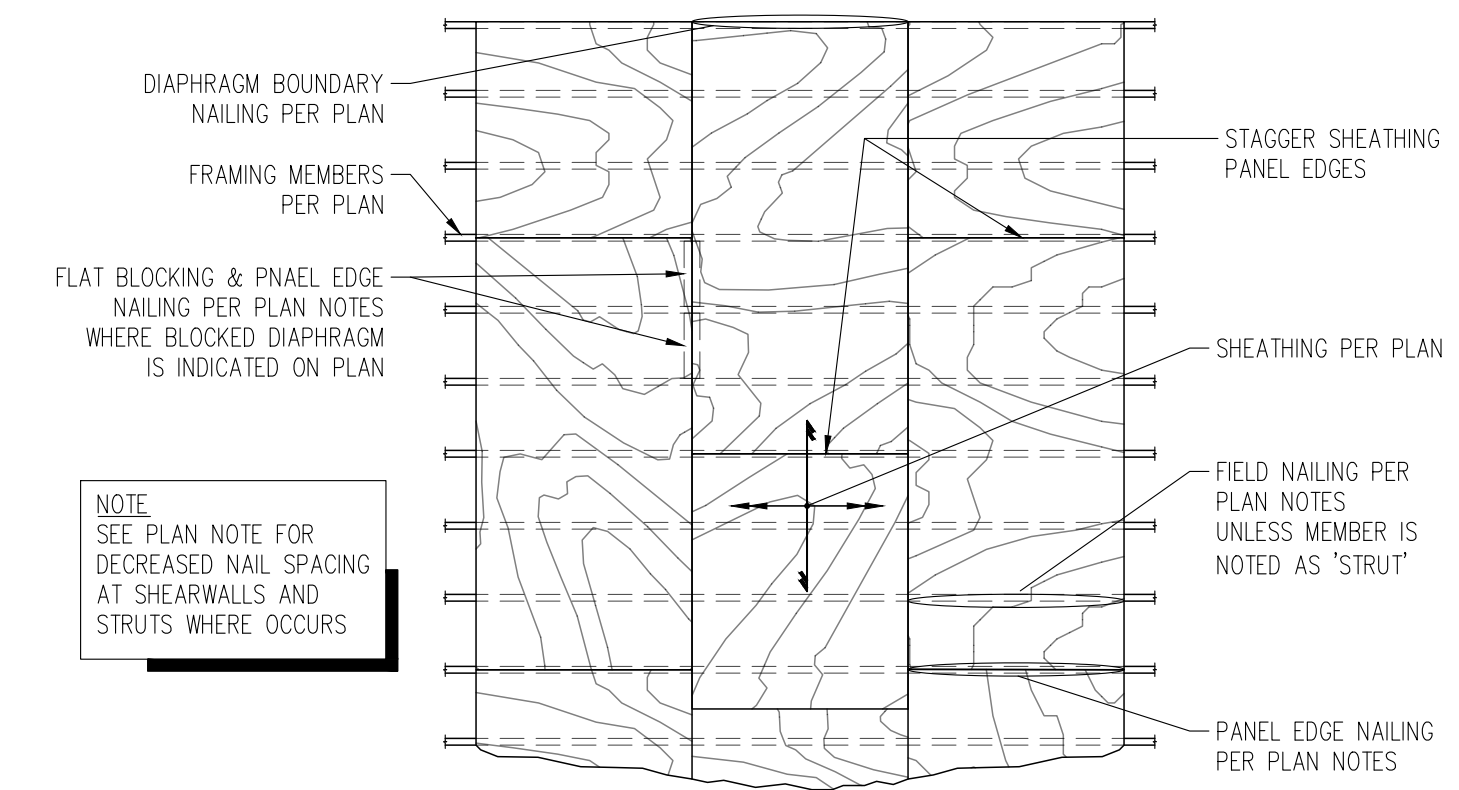
PIECE WIDTH	NUMBER OF PLIES	TYPE ⁽¹⁾	FASTENER			LOCATION	
			MIN. LENGTH	# ROWS	O.C. SPACING		
1 3/4"	2	10d NAILS	3"	3 ⁽²⁾	12"	ONE SIDE	
		12d - 16d NAILS	3 3/4"	2 ⁽²⁾	24"		
	3	10d NAILS	3"	3 ⁽²⁾	12"	BOTH SIDES	
		12d - 16d NAILS	3 3/4"	2 ⁽²⁾	24"		
	4	2	10d NAILS	3"	3 ⁽²⁾	12"	ONE SIDE (PER PLY)
			12d - 16d NAILS	3 3/4"	2 ⁽²⁾	24"	
3		5" or 6"	2	24"	BOTH SIDES		
		6 3/4"	2	24"			
3 1/2"	2	SCREWS	5" or 6"	2	24"	BOTH SIDES	
		1/2" Ø BOLTS	8"	2	24"	ONE SIDE	

- (1) 10d NAILS ARE 0.128" DIAMETER; 12d - 16d NAILS ARE 0.148" - 0.162" DIAMETER; SCREWS ARE SDS, USP WP, TRUSSLOK, OR SDW
(2) AN ADDITIONAL ROW OF NAILS IS REQUIRED WITH DEPTHS OF 14" OR GREATER
(3) WHEN CONNECTING 4-PLY MEMBERS, NAIL EACH PLY TO THE OTHER AND OFFSET NAIL ROWS BY 2" FROM ROWS IN THE PLY BELOW

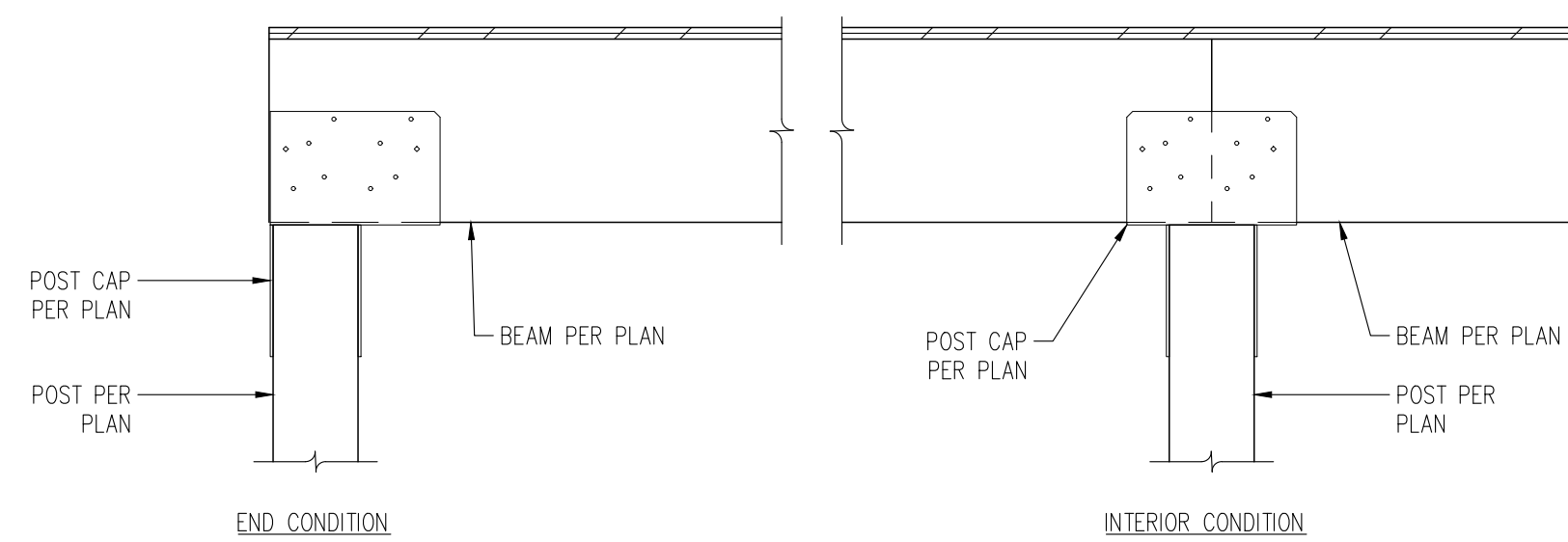
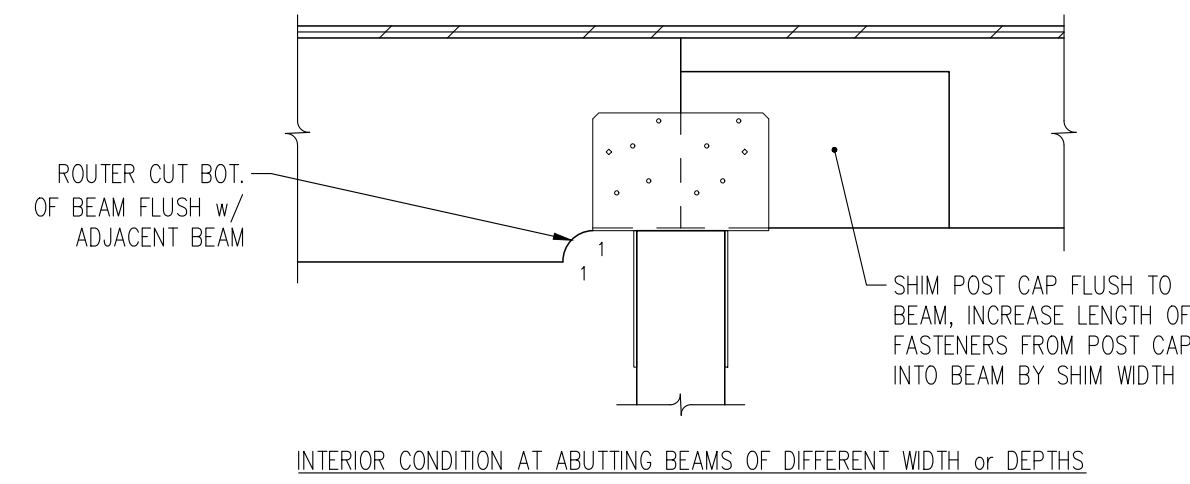
9 MULTIPLE LVL MEMBER FASTENING FOR TOP-LOADED BEAM PER WEYERHAUSER
S6.2 NTS



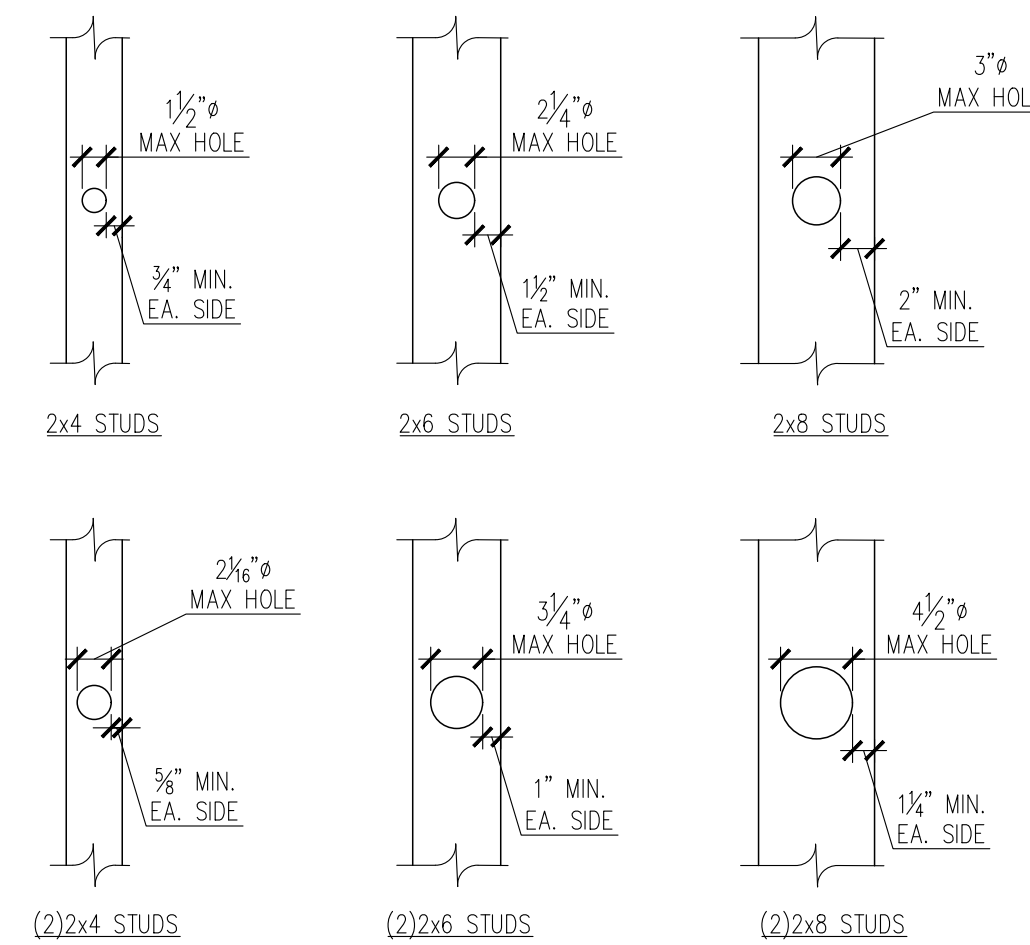
6 ALLOWABLE HOLES IN STUDWALL STUDS
S6.2 NTS



3 TYPICAL DIAPHRAGM NAILING
S6.2 NTS



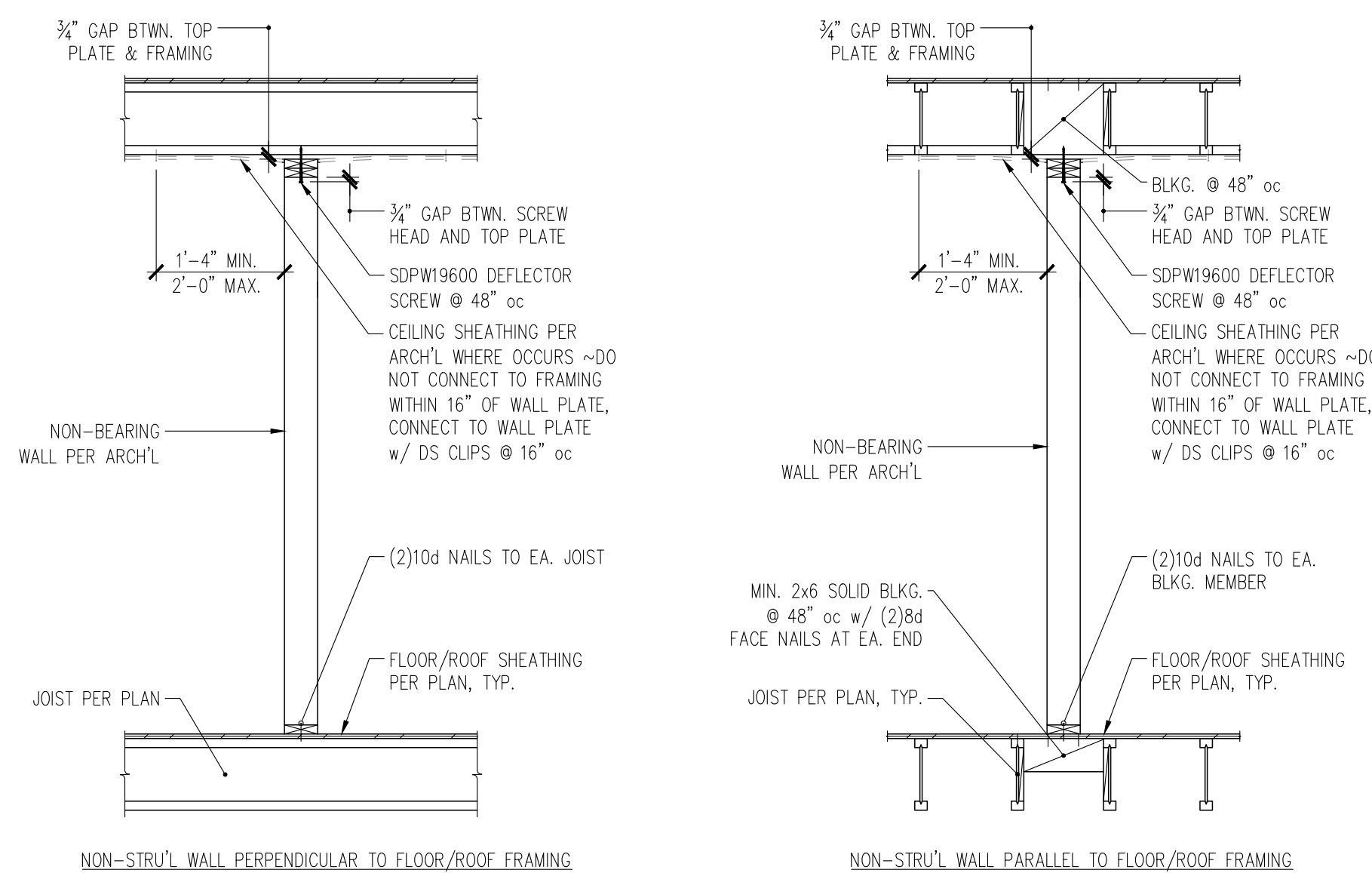
8 TYPICAL POST CAP INSTALLATION
S6.2 NTS



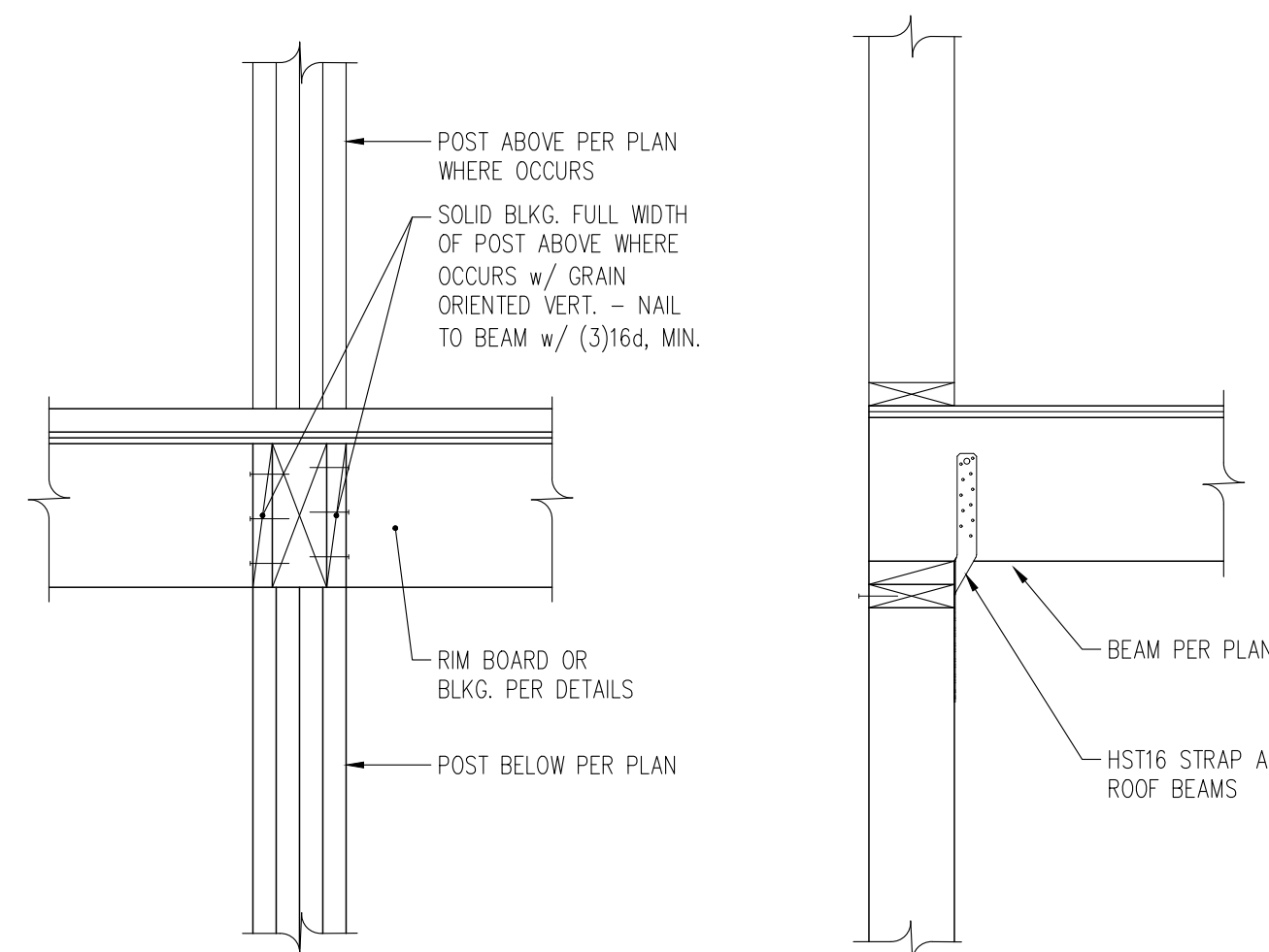
5 ALLOWABLE HOLES IN STUDWALL STUDS
S6.2 NTS

	NO REINF. REQUIRED	STRAP REINF. REQUIRED
2x4 PLATES	1 1/2" Ø MAX. HOLE 3/4" MIN. EA. SIDE	2 5/8" Ø MAX. HOLE 3/8" MIN. EA. SIDE CMSTC16x3'-0" (CS16x2'-0" AT BOT. PLATES)
2x6 PLATES	2 1/4" Ø MAX. HOLE 1 1/2" MIN. EA. SIDE	3 3/4" Ø MAX. HOLE 3/4" MIN. EA. SIDE CMSTC16x3'-0" (CS16x2'-0" AT BOT. PLATES)
2x8 PLATES	3 1/4" Ø MAX. HOLE 2" MIN. EA. SIDE	5" Ø MAX. HOLE 1 1/2" MIN. EA. SIDE CMSTC16x3'-0" (CS16x2'-0" AT BOT. PLATES)

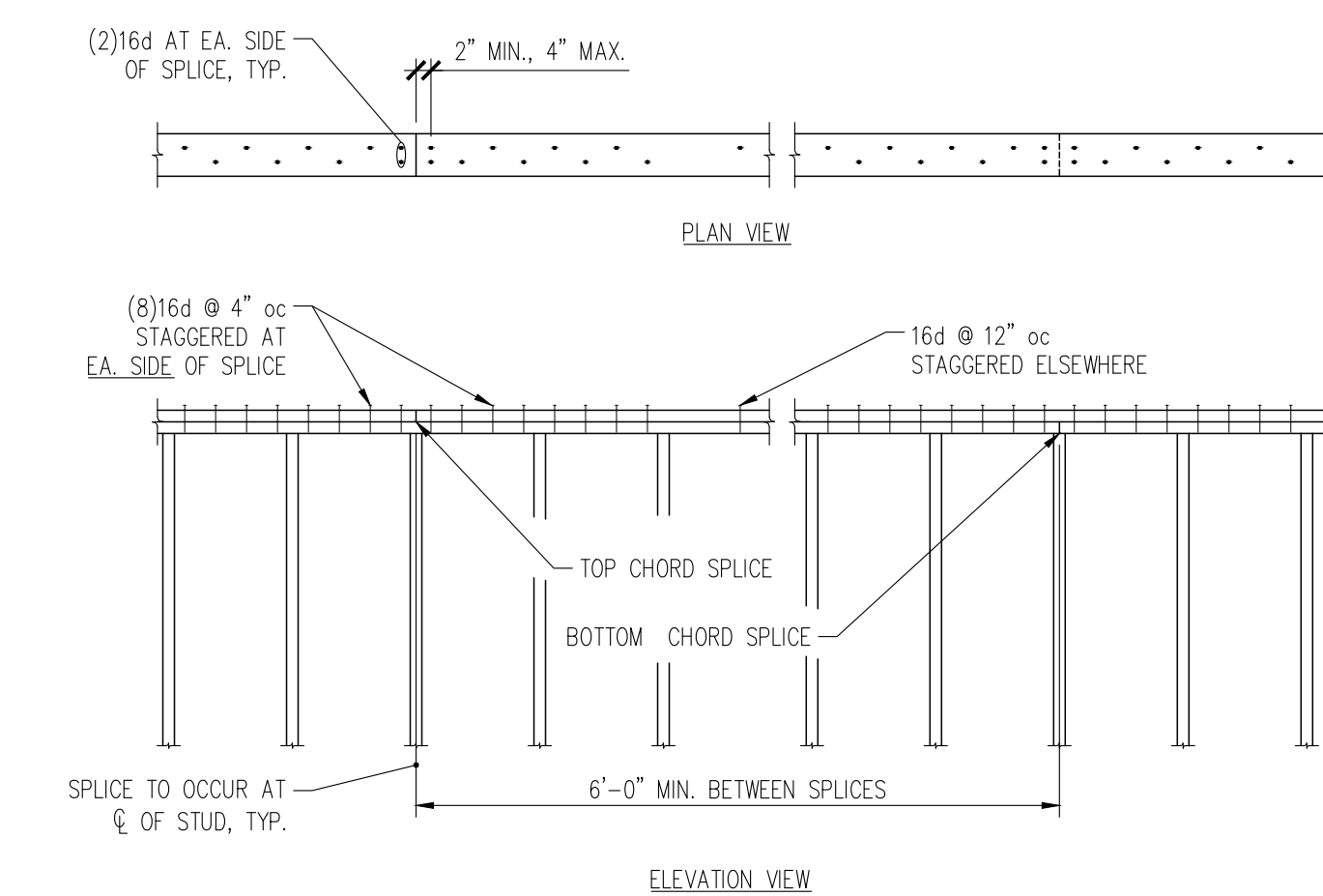
2 ALLOWABLE HOLES THROUGH TOP PLATES
S6.2 NTS



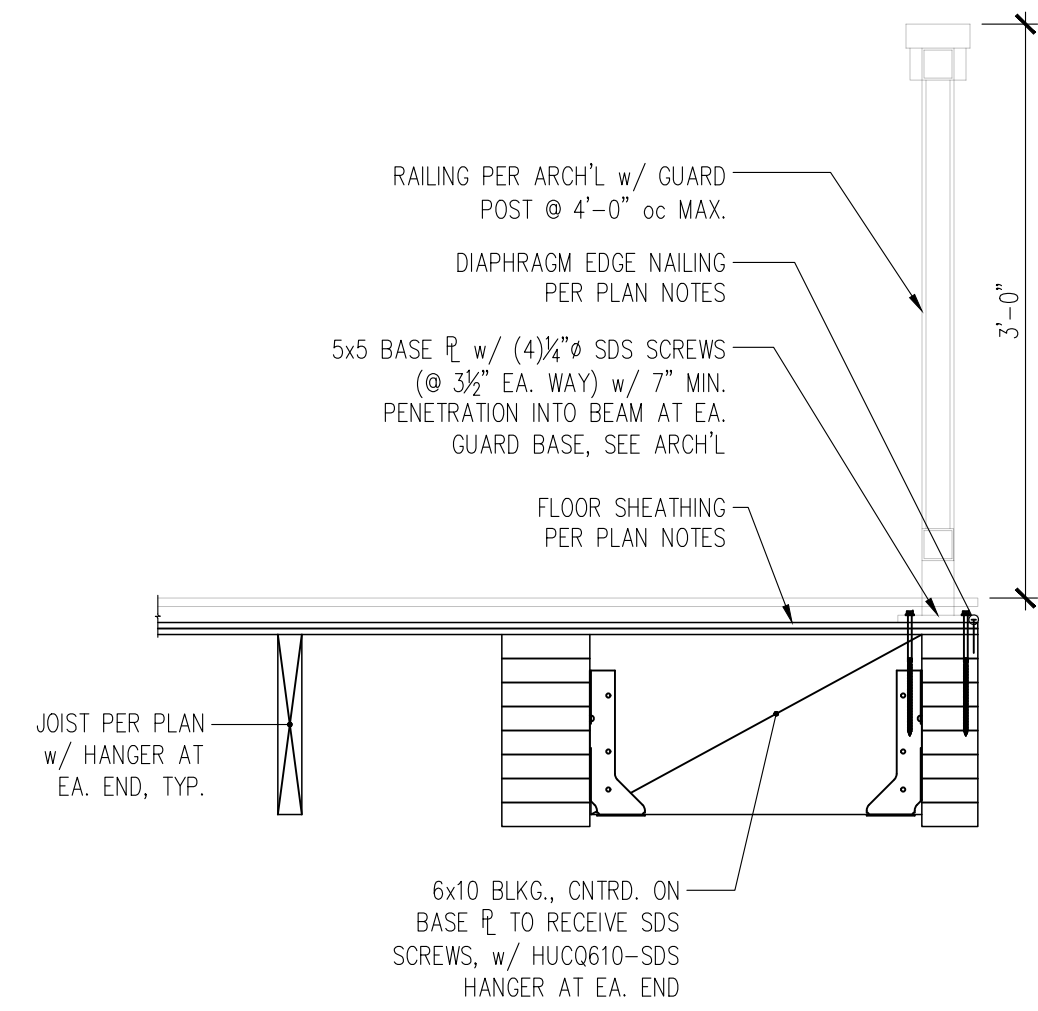
7 CONNECTION OF NON-STRUC'L PARTITION WALL TO STRUCTURE
S6.2 NTS



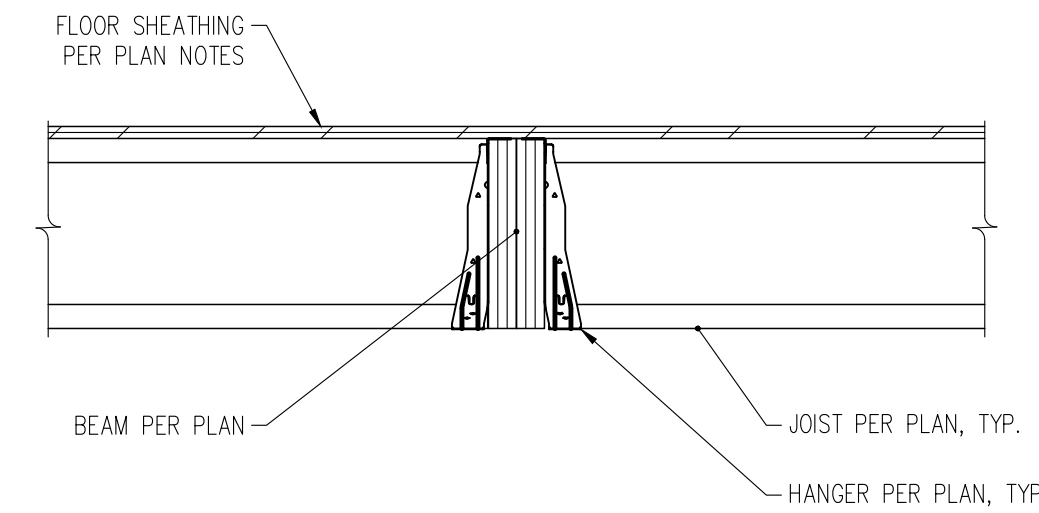
4 TYPICAL BEAM PERPENDICULAR TO WALL
S6.2 NTS



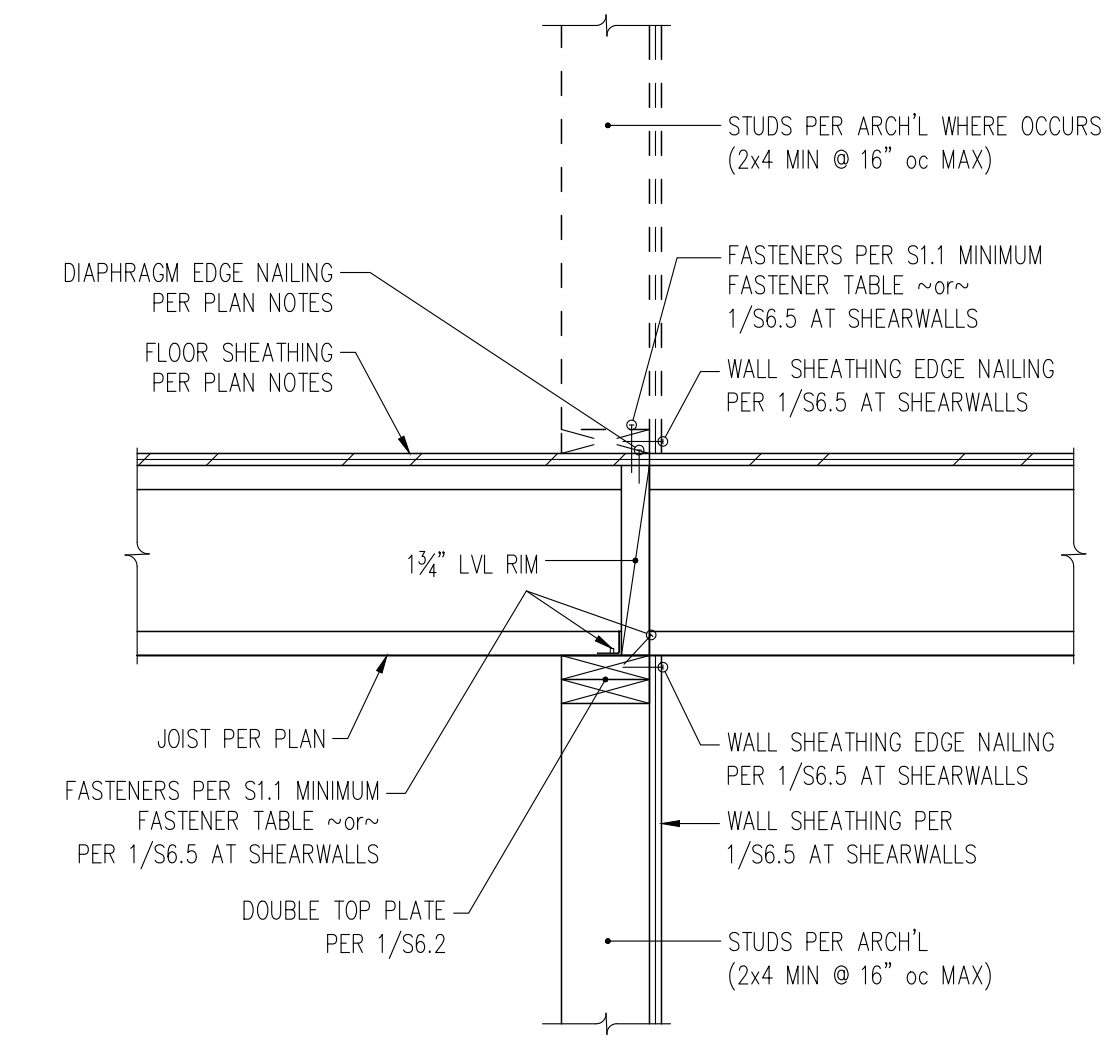
1 TOP PLATE SPLICE
S6.2 NTS



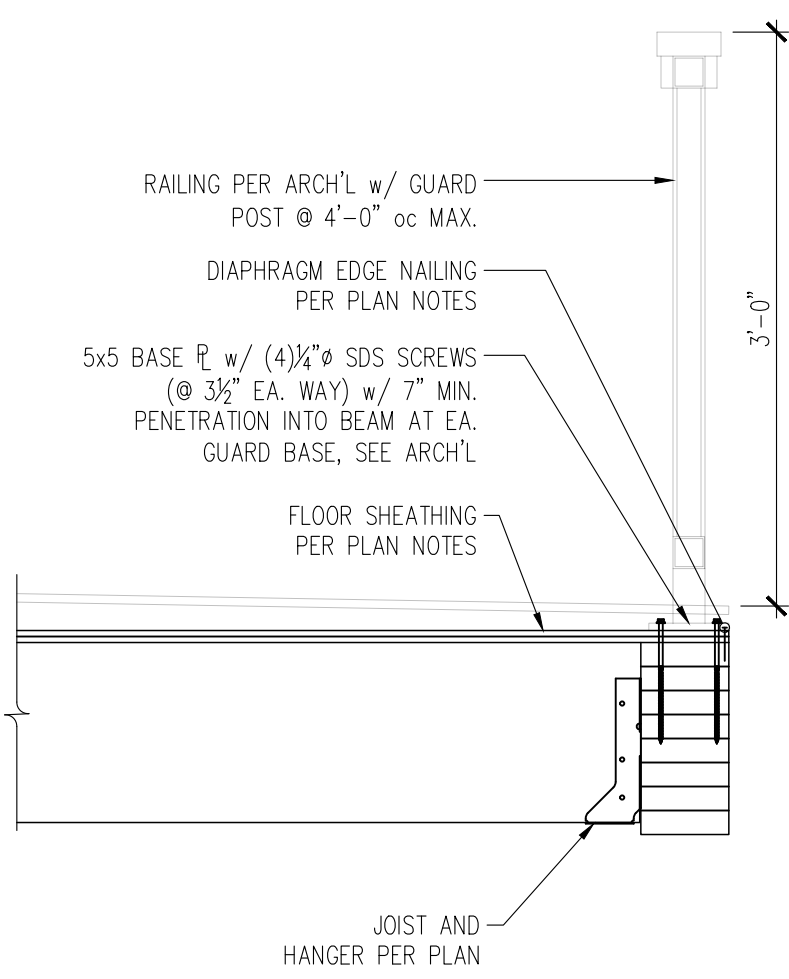
9 SECTION AT EDGE OF DECK/RAILING AT PARALLEL FRAMING
S6.3 1" = 1'-0"



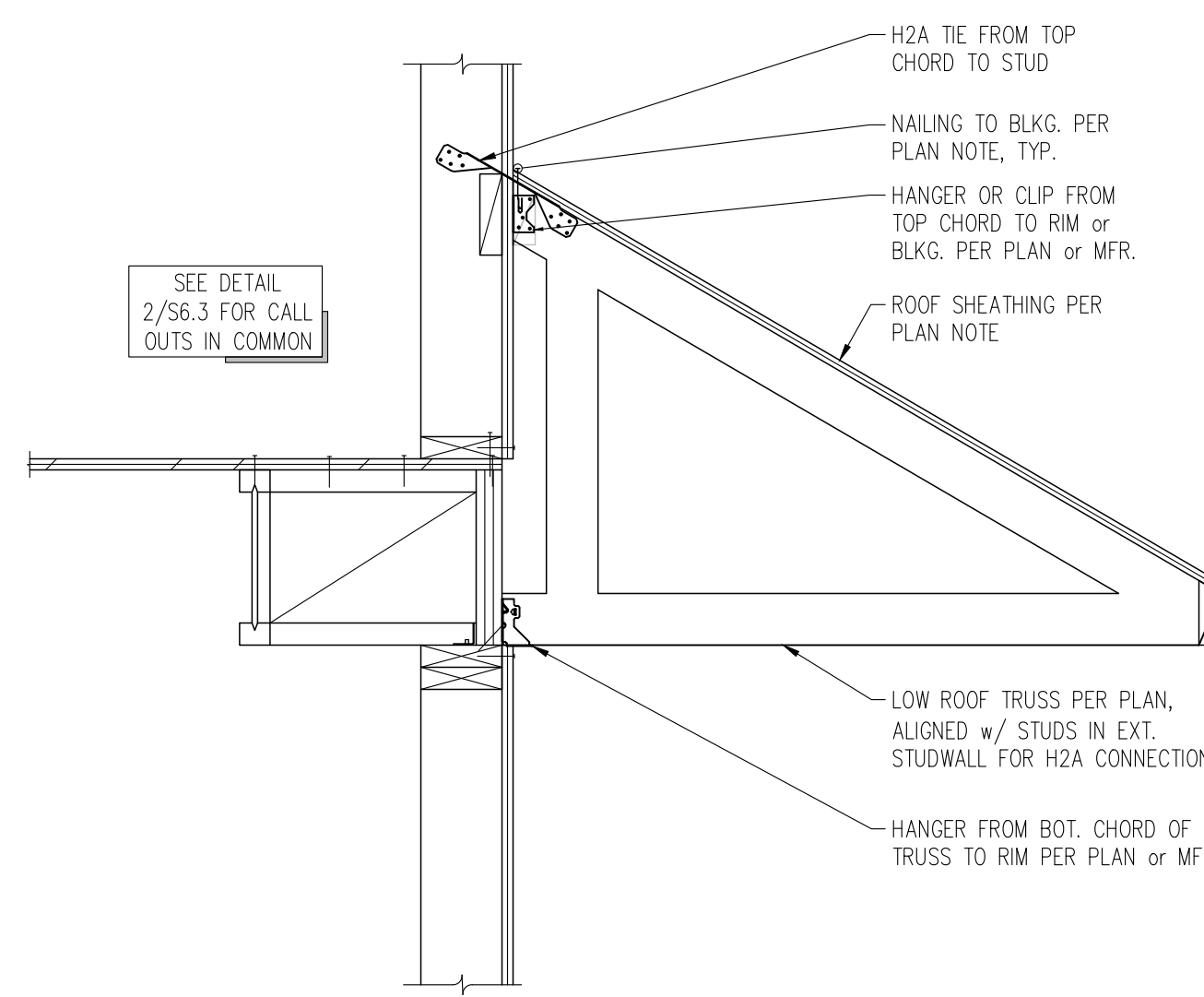
6 SECTION THROUGH INTERIOR FLUSH BEAM AT PERPENDICULAR JOISTS
S6.3 1" = 1'-0"



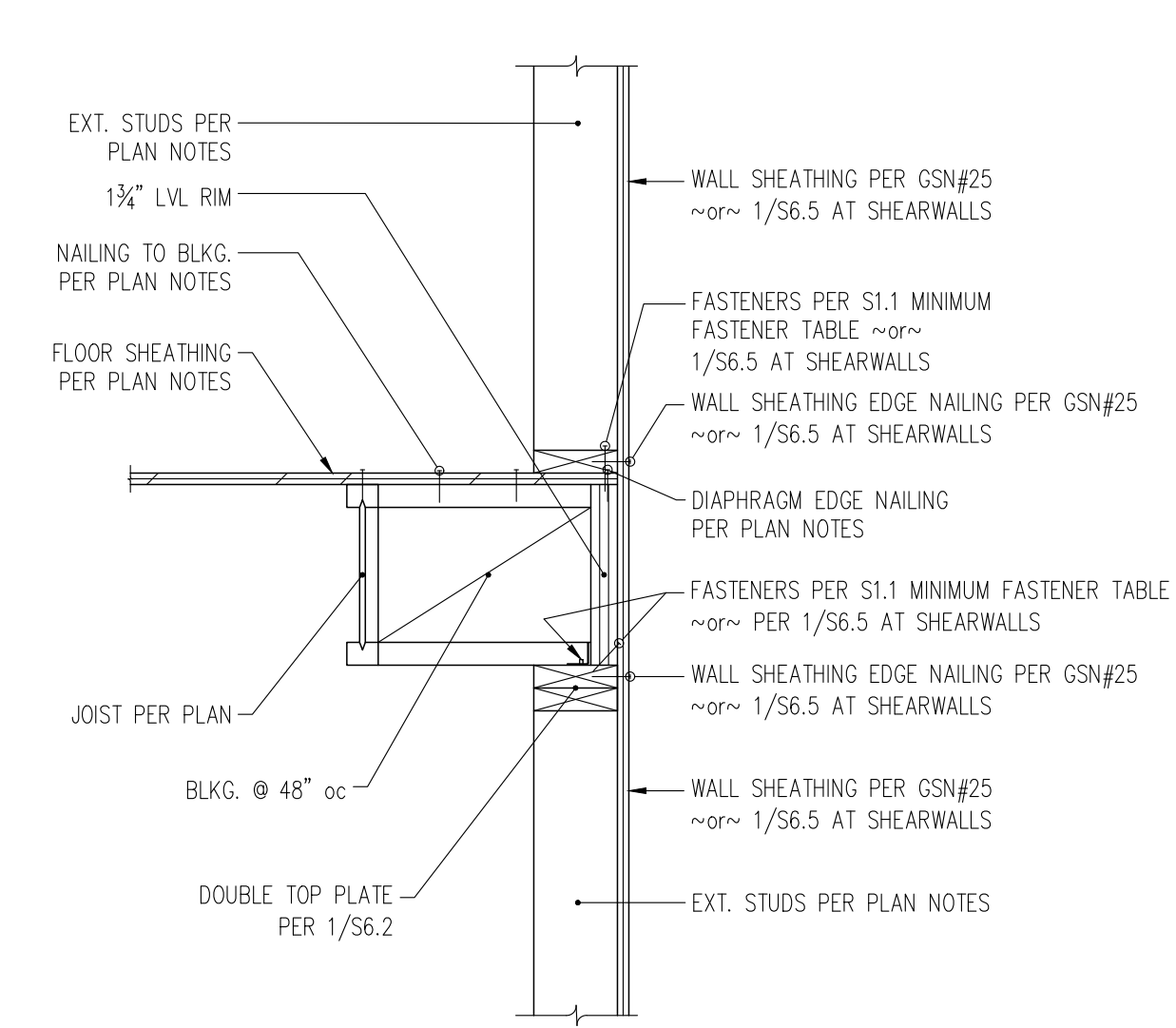
3 SECTION THROUGH INTERIOR WALL AT PERPENDICULAR JOISTS
S6.3 1" = 1'-0"



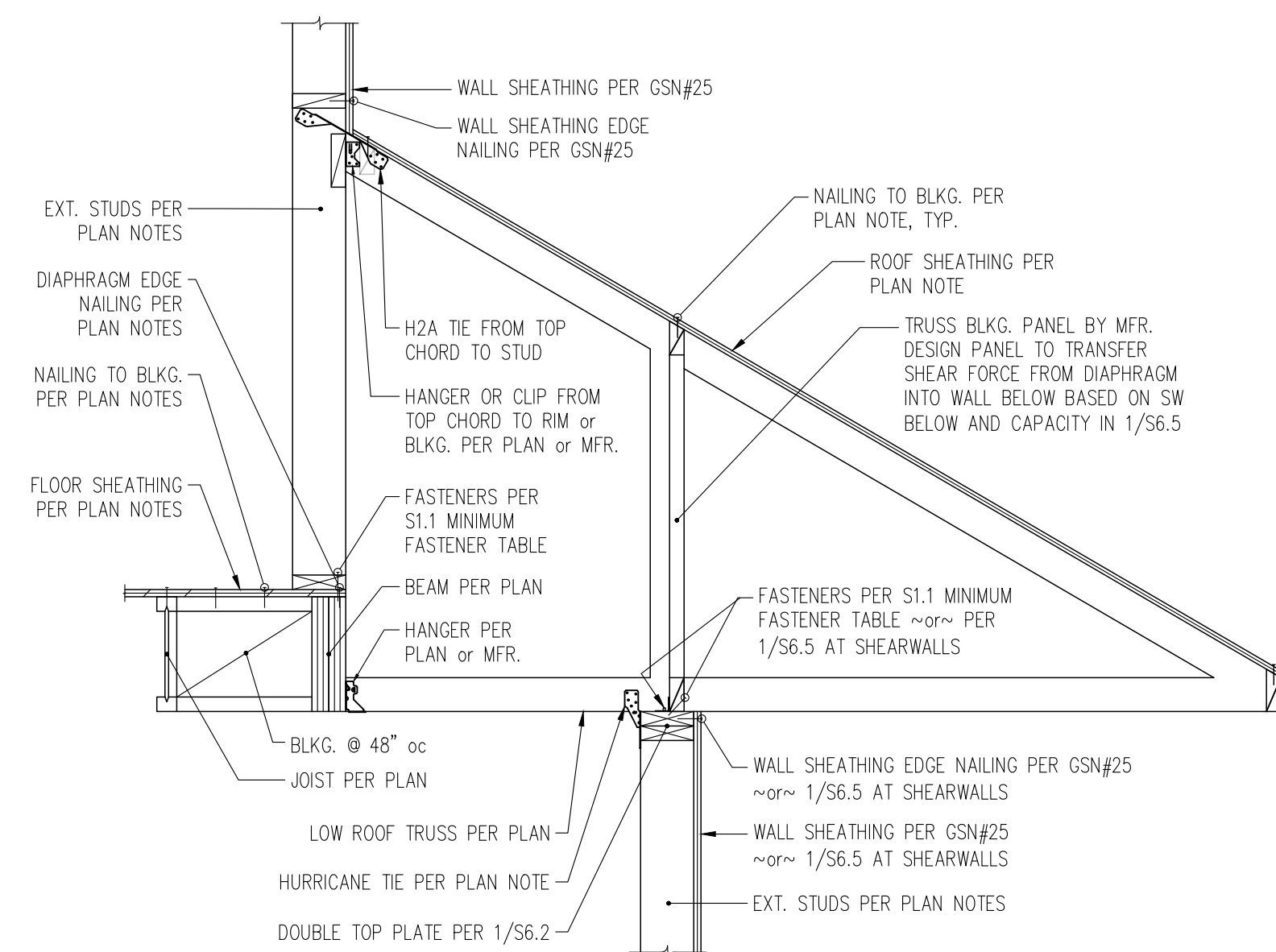
8 SECTION AT EDGE OF DECK/RAILING AT PERPENDICULAR FRAMING
S6.3 1" = 1'-0"



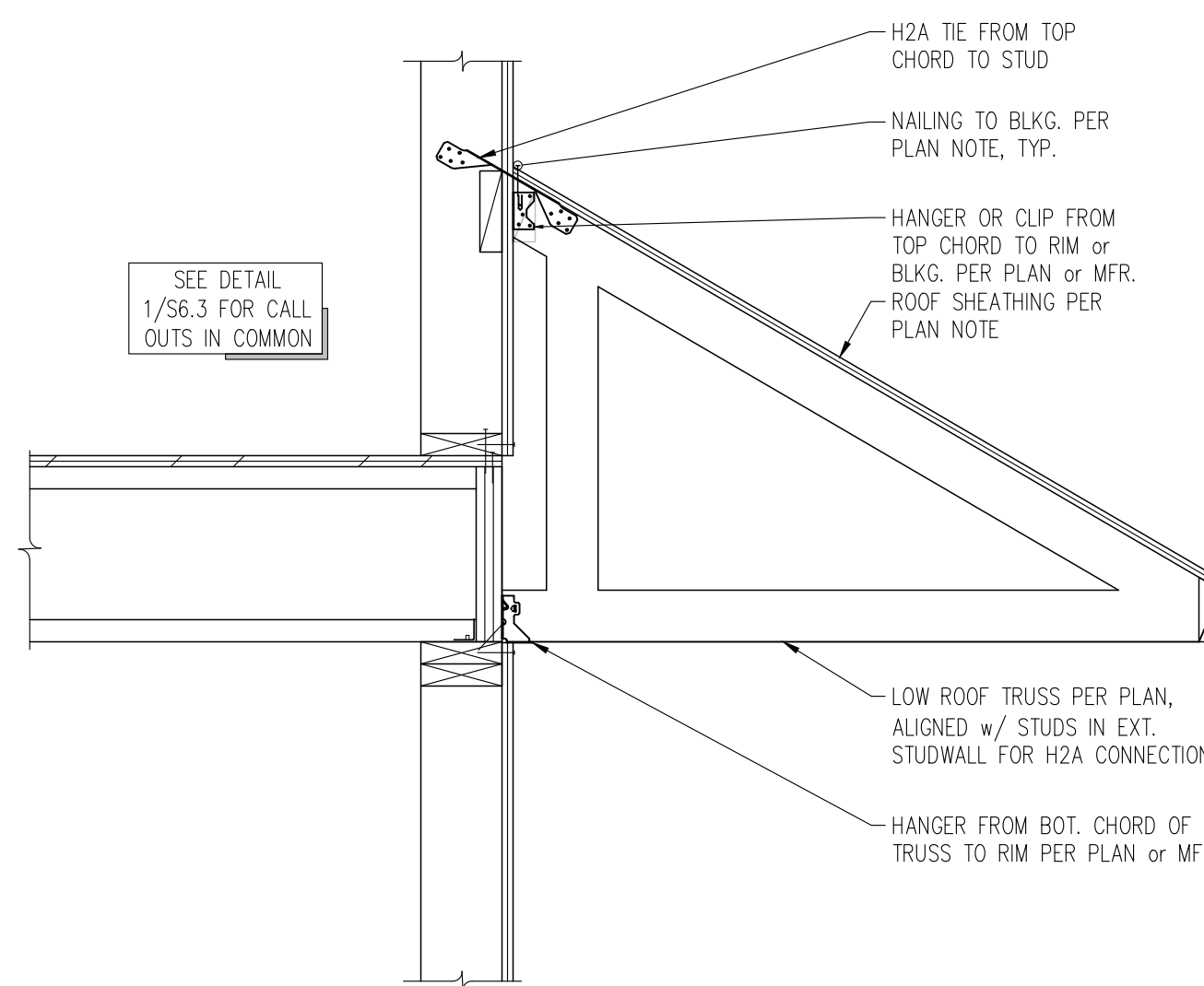
5 SECTION THROUGH EXTERIOR WALL AT PARALLEL JOISTS AND LOW ROOF TRUSSES
S6.3 1" = 1'-0"



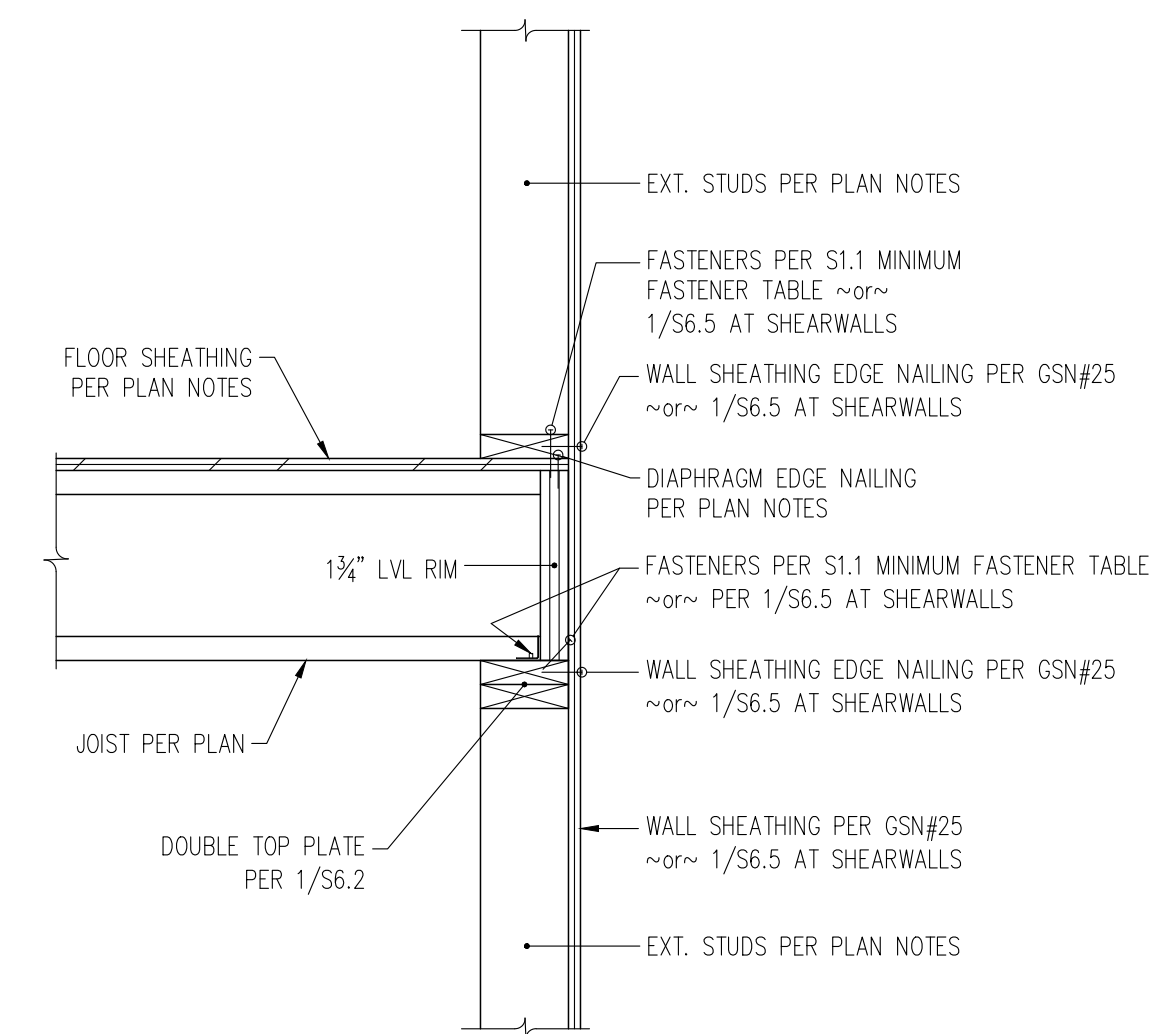
2 SECTION THROUGH EXTERIOR WALL AT PARALLEL JOISTS
S6.3 1" = 1'-0"



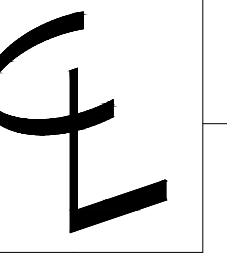
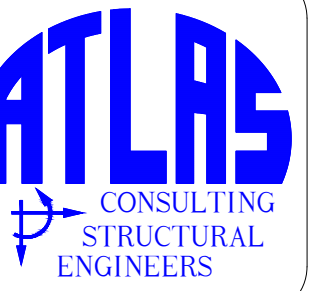
7 OFFSET EXTERIOR WALL AT PARALLEL JOISTS AND PERPENDICULAR LOW ROOF TRUSSES
S6.3 1" = 1'-0"



4 SECTION THROUGH EXTERIOR WALL AT PARALLEL JOISTS AND LOW ROOF TRUSSES
S6.3 1" = 1'-0"

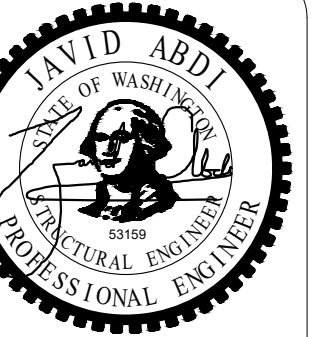


1 SECTION THROUGH EXTERIOR WALL AT PERPENDICULAR JOISTS
S6.3 1" = 1'-0"



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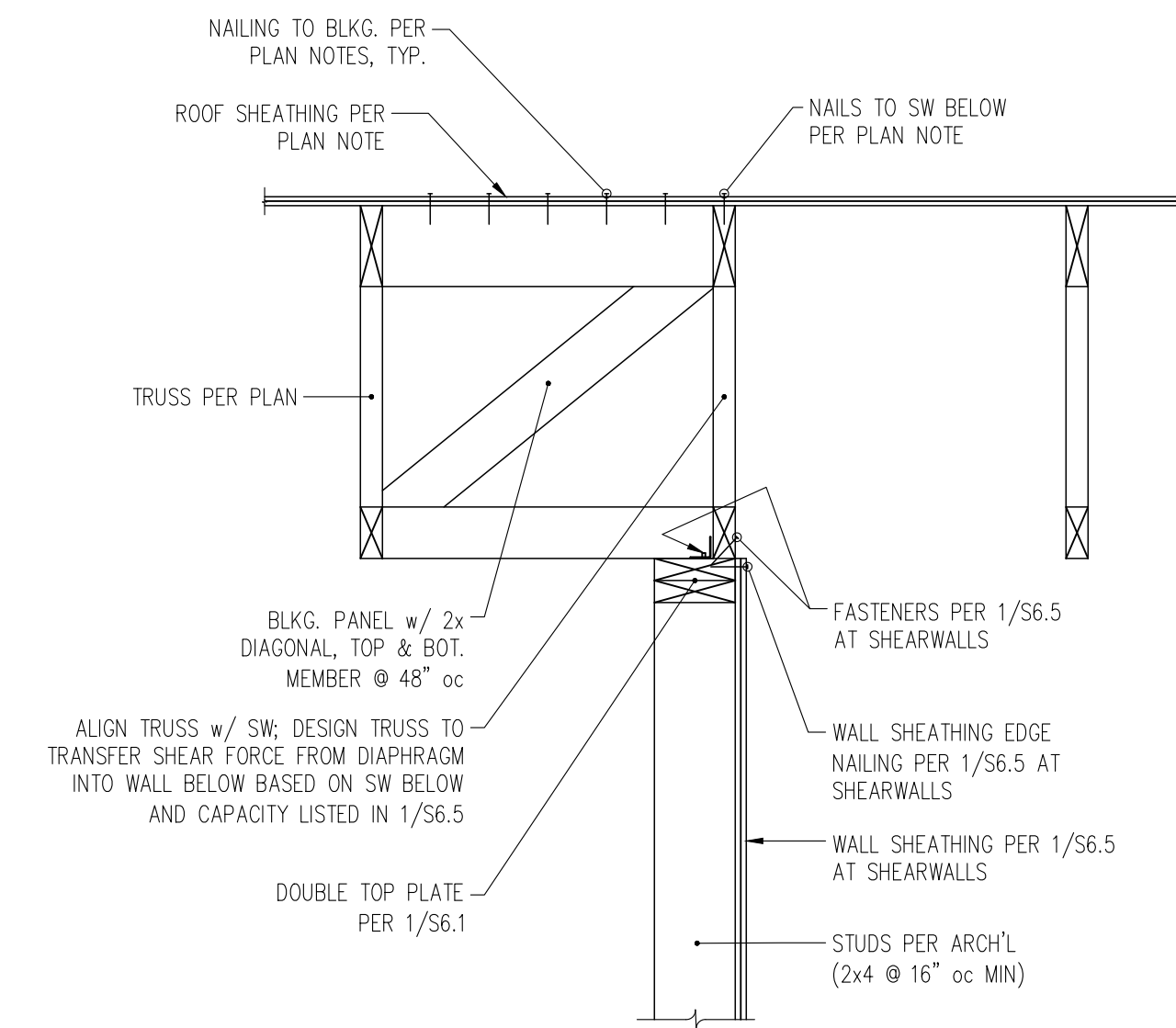


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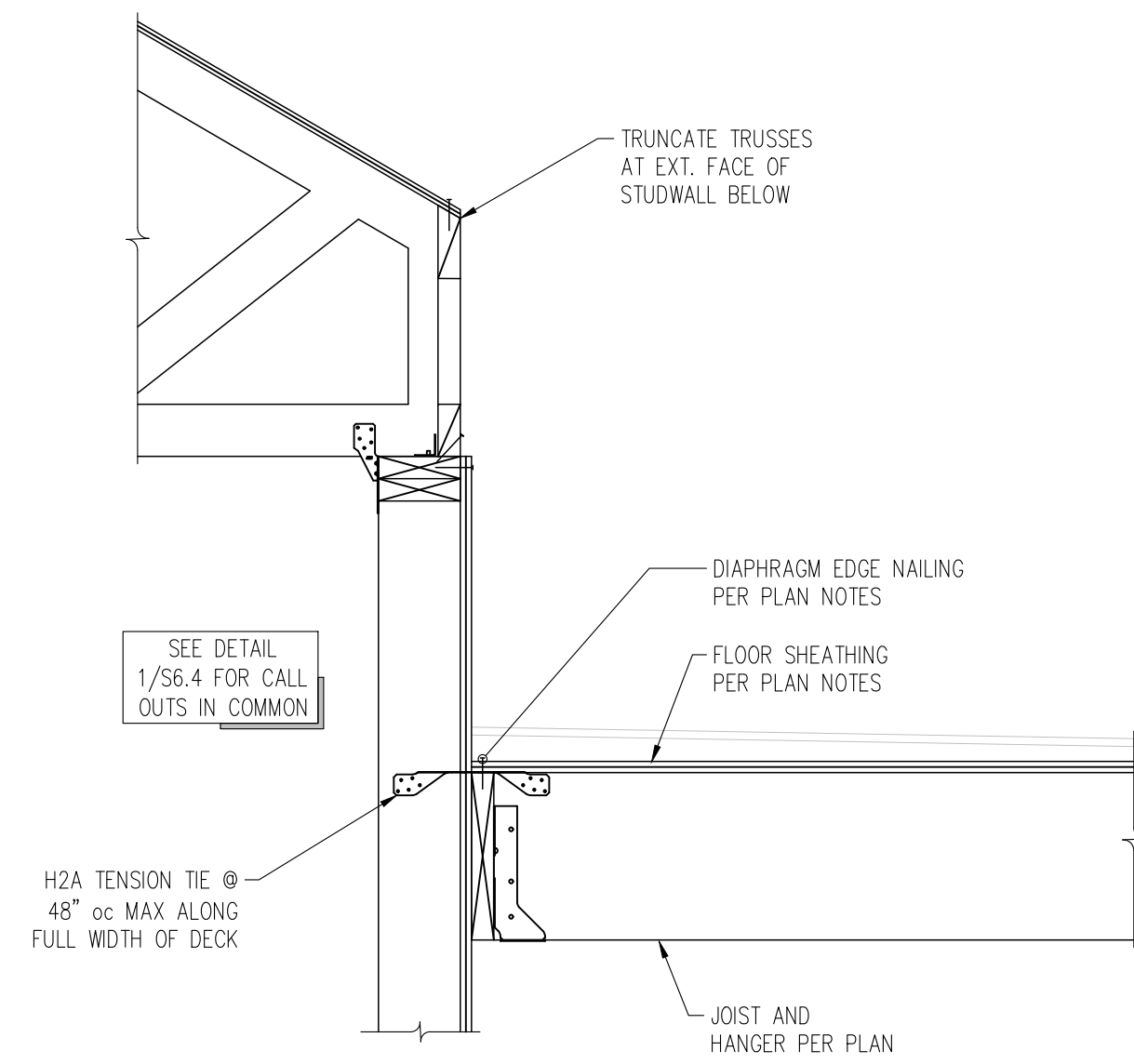
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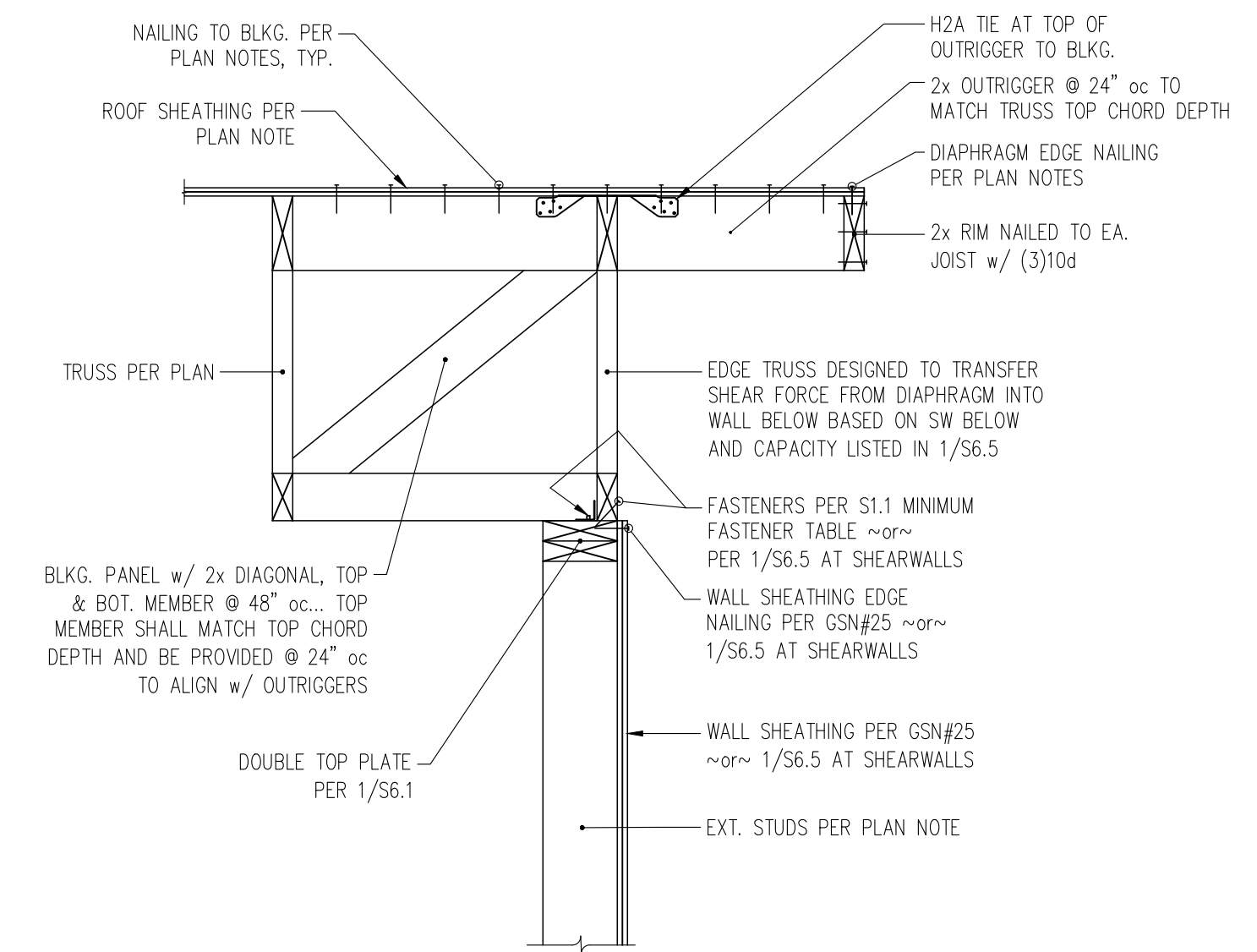
S6.3



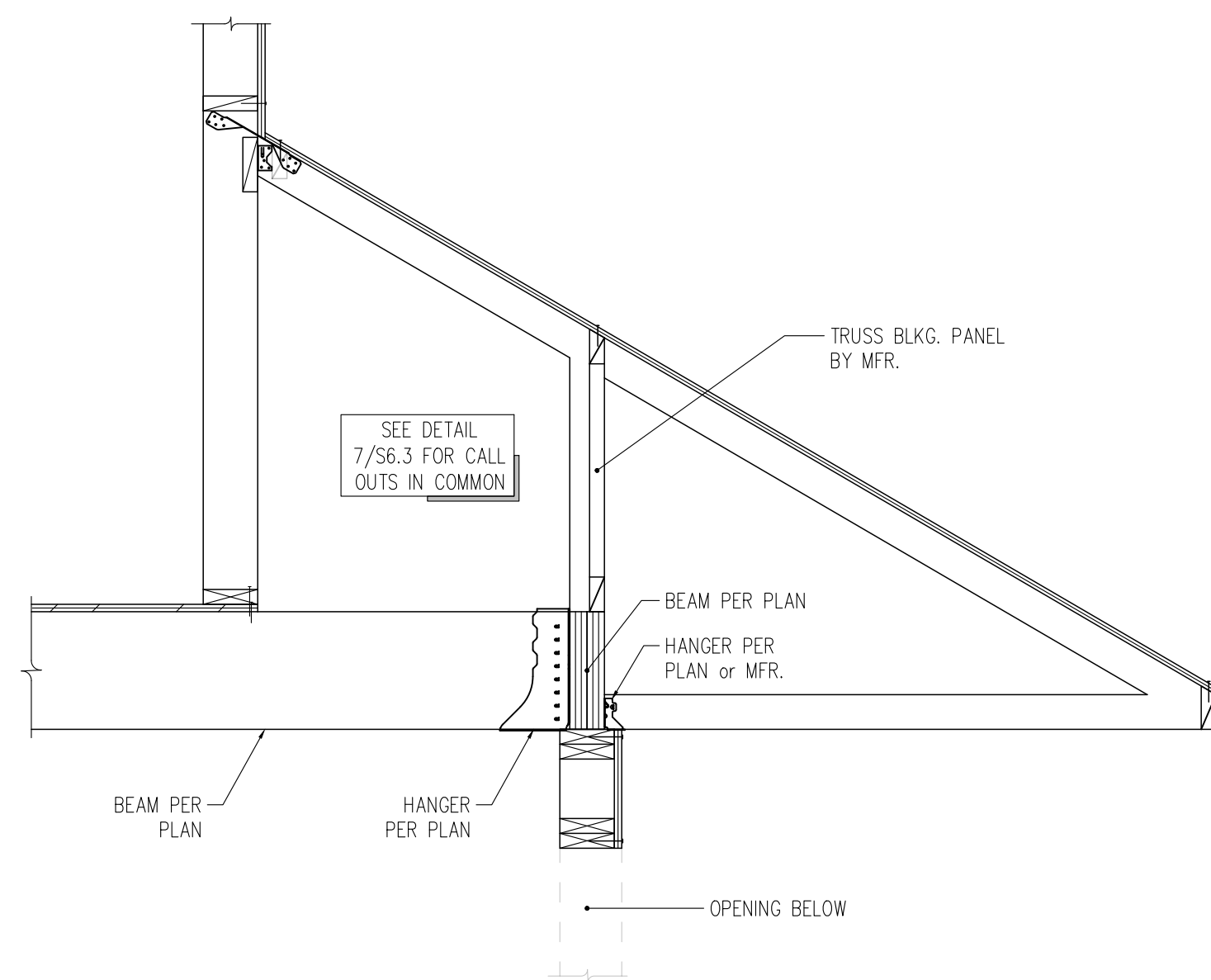
3 SECTION THROUGH INTERIOR SHEAR WALL AT PARALLEL ROOF TRUSSES
S6.4 1" = 1'-0"



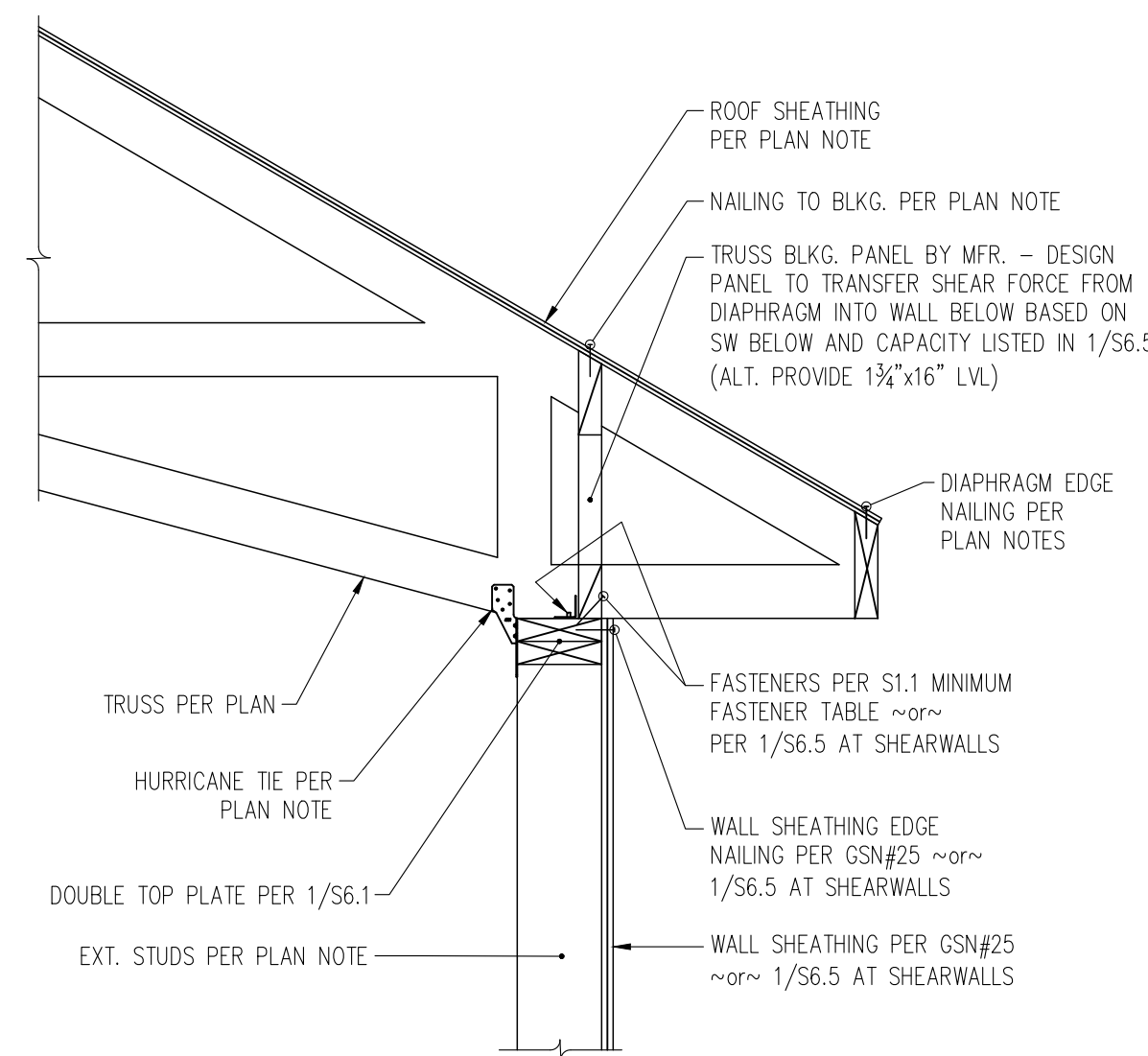
5 SECTION THROUGH EXTERIOR WALL AT PARALLEL ROOF TRUSSES
S6.4 1" = 1'-0"



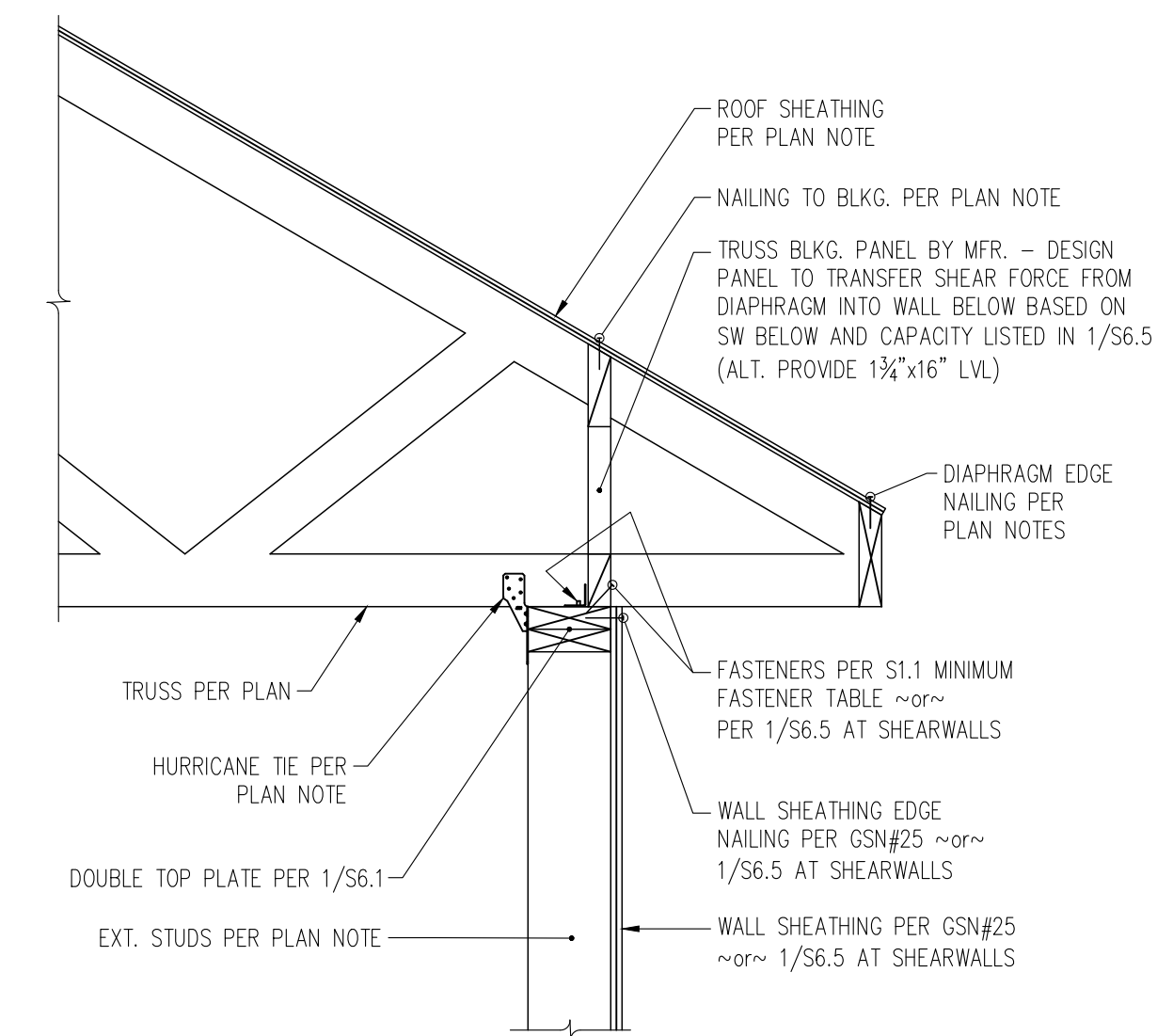
2 SECTION THROUGH EXTERIOR WALL AT PARALLEL ROOF TRUSSES
S6.4 1" = 1'-0"



7 OFFSET EXTERIOR WALL AT BEAM AND PERPENDICULAR LOW ROOF TRUSSES
S6.4 1" = 1'-0"



4 SECTION THROUGH EXTERIOR WALL AT PERPENDICULAR SCISSOR ROOF TRUSSES
S6.4 1" = 1'-0"

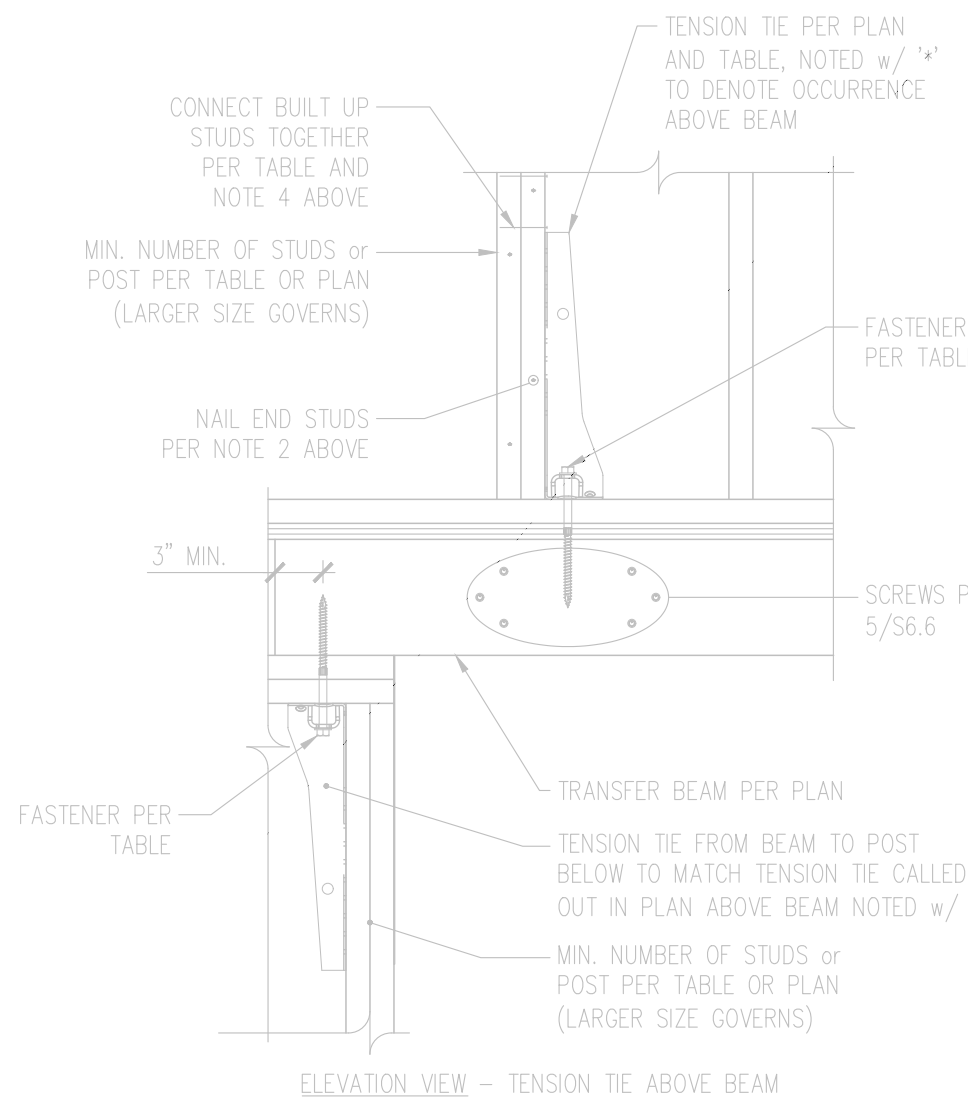
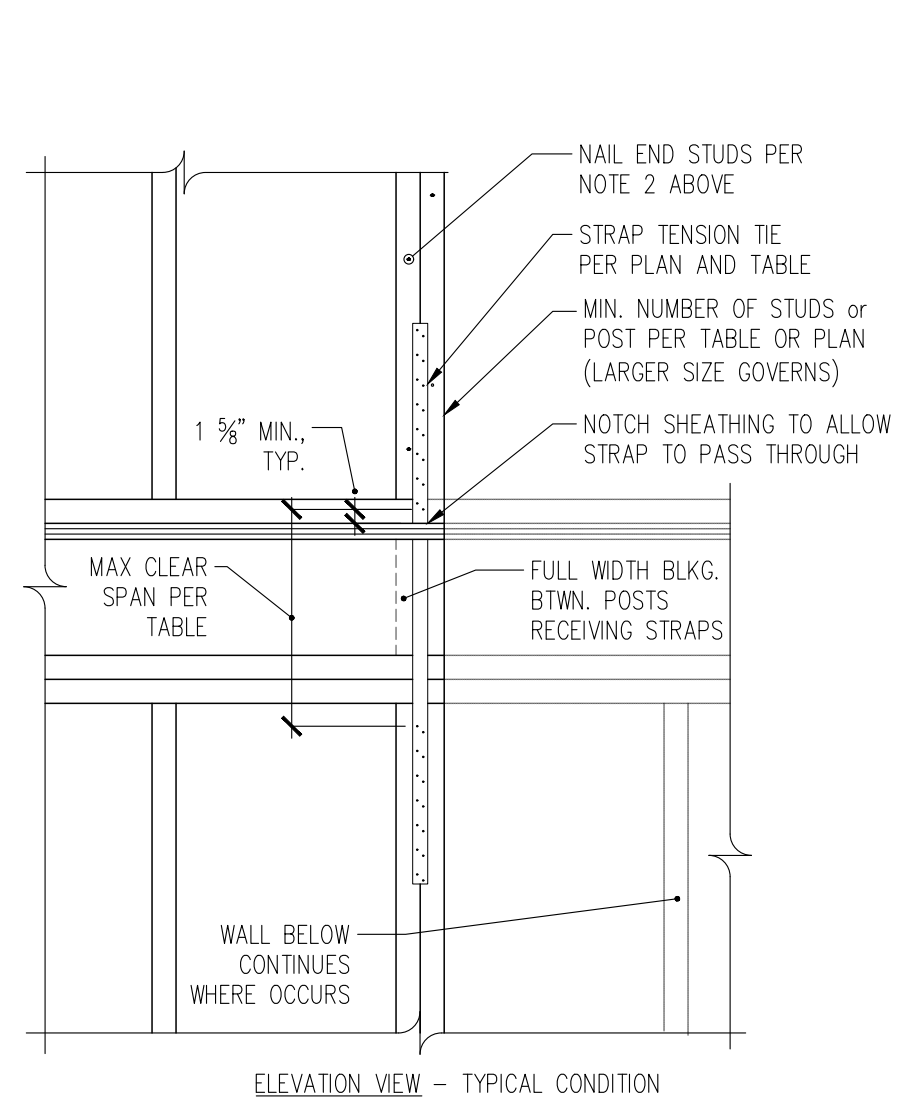


1 SECTION THROUGH EXTERIOR WALL AT PERPENDICULAR ROOF TRUSSES
S6.4 1" = 1'-0"

STRAP TENSION TIE SCHEDULE

TIE MARK	Min. # of studs	CLEAR SPAN AND TOTAL FASTENERS	ASD CAPACITY	BUILT-UP STUD FACE NAILS or SCREWS
MSTC28	(2)2x	18" - (12)0.148"ø x 3/4"	1,150#	10d @ 6" oc
MSTC40	(2)2x	18" - (28)0.148"ø x 3/4"	2,690#	10d @ 4" oc
MSTC52	(3)2x	18" - (44)0.148"ø x 3/4"	4,225#	(8)1/4"øx4 1/2" SDS
MSTC66	(3)2x	18" - (64)0.148"ø x 3/4"	5,850#	(12)1/4"øx6" SDS
(2)MSTC52	(4)2x	18" - (64)0.148"ø x 3/4"	7,750#	(14)1/4"øx6" SDS
(2)MSTC66	6x6	18" - (64)0.148"ø x 3/4"	9,800#	(12)1/4"øx6" SDS

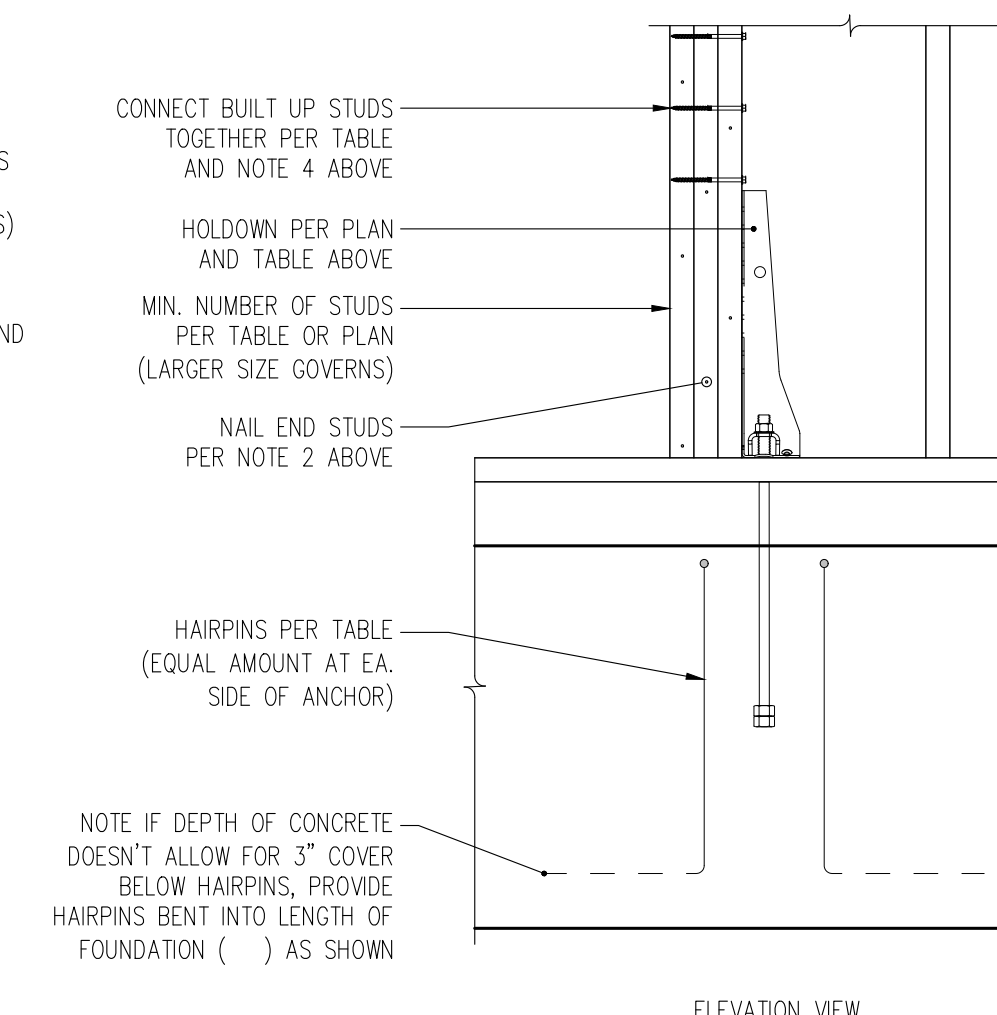
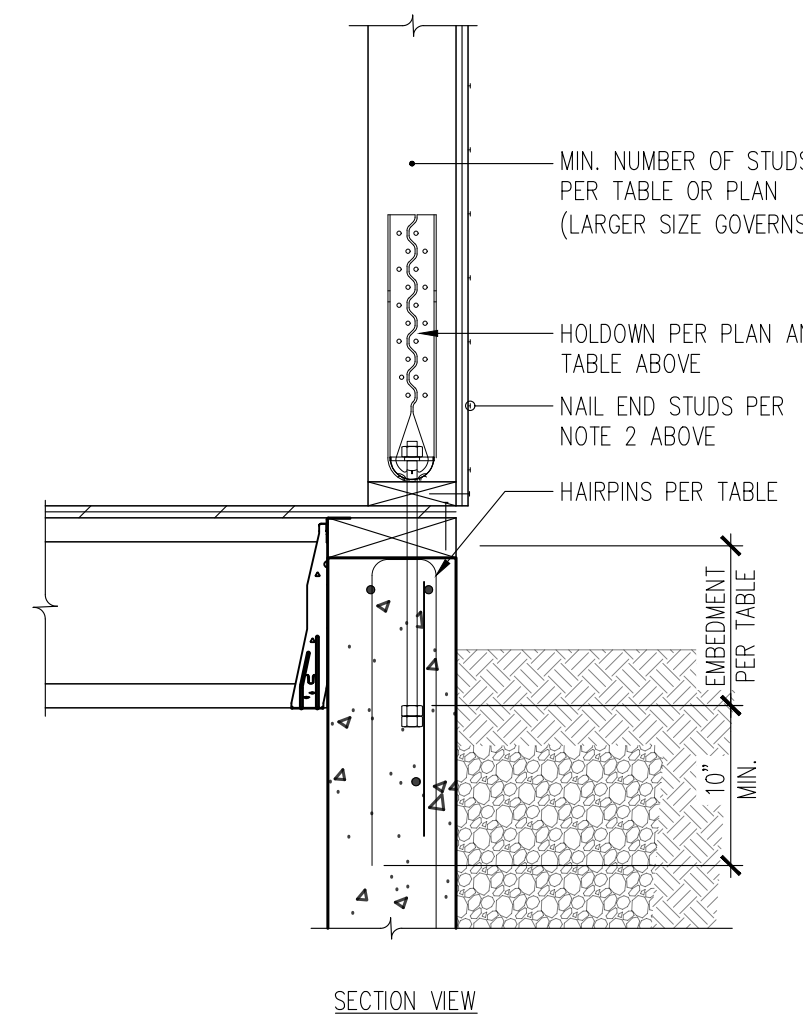
- TENSION TIE TYPES REFER TO SIMPSON STRONG-TIE CATALOG CALLOUTS.
- NAIL PLYWOOD SHEATHING TO STUDS RECEIVING HOLDOWN WITH SCHEDULED PANEL EDGE NAILING. STAGGER NAILS SO THAT EACH STUD IS NAILED.
- FASTENERS NOTED IN TABLE ABOVE REPRESENT THE TOTAL AMOUNT. FOR STRAPS, HALF OF THE FASTENERS SHALL BE PROVIDED INTO EACH STUD.
- SCREWS SHALL BE SPACED EQUALLY ALONG FULL HEIGHT OF STUD ABOVE TENSION TIE. PROVIDE SCREWS AS NOTED IN TABLE AT ONE FACE OF BUILT-UP STUD, AND 10d @ 6" oc NAILS AT OPPOSITE FACE OF BUILT UP STUD.



HOLDOWN TENSION TIE SCHEDULE

TIE MARK	MIN. NUMBER OF STUDS	ANCHOR (ø x EMBEDMENT) and No. OF HAIRPIN DOWELS	FASTENERS FROM TIE TO STUD	ASD CAPACITY	BUILT-UP STUD FACE NAILS or SCREWS
HOU2	(2)2x	3/8"ø x 10" - (2)#4 HAIRPIN	(6)1/4"ø x 2 1/2" SDS SCREWS	3,075#	10d @ 4" oc
HOU4	(3)2x	3/8"ø x 10" - (2)#4 HAIRPIN	(10)1/4"ø x 2 1/2" SDS SCREWS	4,565#	(9)1/4"øx4 1/2" SDS
HOU5	(3)2x	3/8"ø x 10" - (2)#4 HAIRPIN	(14)1/4"ø x 2 1/2" SDS SCREWS	5,845#	(10)1/4"øx4 1/2" SDS
HOU8	(4)2x	3/8"ø x 10" - (4)#4 HAIRPIN	(20)1/4"ø x 2 1/2" SDS SCREWS	7,870#	(15)1/4"øx6" SDS
HOU11	6x6	1"ø x 10" - (4)#4 HAIRPIN	(30)1/4"ø x 2 1/2" SDS SCREWS	11,175#	N/A
HOU14	6x6	1"ø x 10" - (6)#4 HAIRPIN	(36)1/4"ø x 2 1/2" SDS SCREWS	14,445#	N/A

- TENSION TIE TYPES REFER TO SIMPSON STRONG-TIE CATALOG CALLOUTS.
- NAIL PLYWOOD SHEATHING TO STUDS RECEIVING HOLDOWN WITH SCHEDULED PANEL EDGE NAILING. STAGGER NAILS SO THAT EACH STUD IS NAILED.
- ANCHORS SHALL BE HEAVY HEX HEAD WITH DOUBLE NUT CAST INTO CONCRETE. ASTM F 1554 Gr. 36 FOR 3/8"ø ANCHOR, ASTM F 1554 Gr. 55 FOR 3/8"ø AND 1"ø ANCHORS.
- SCREWS SHALL BE SPACED EQUALLY ALONG FULL HEIGHT OF STUD ABOVE TENSION TIE. PROVIDE SCREWS AS NOTED IN TABLE AT ONE FACE OF BUILT-UP STUD, AND 10d @ 6" oc NAILS AT OPPOSITE FACE OF BUILT UP STUD.



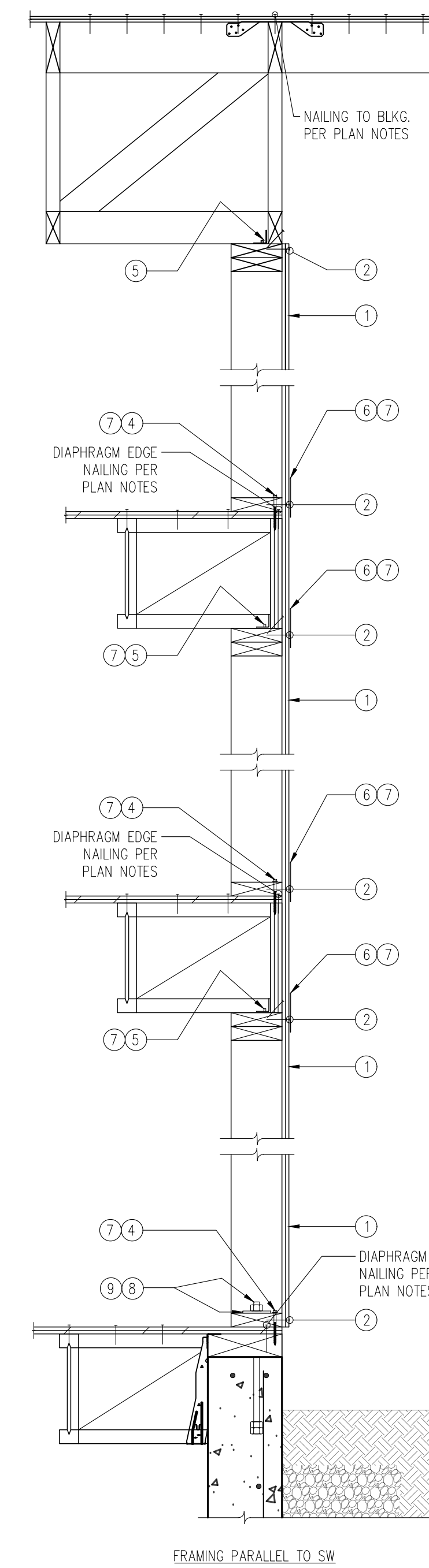
4 HOLDOWN DETAIL AND SCHEDULE
S6.5 1" = 1'-0"

TENSION TIE ABOVE BEAM

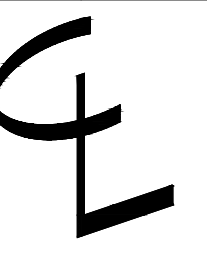
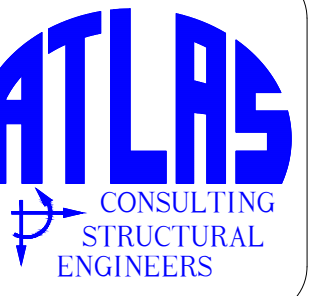
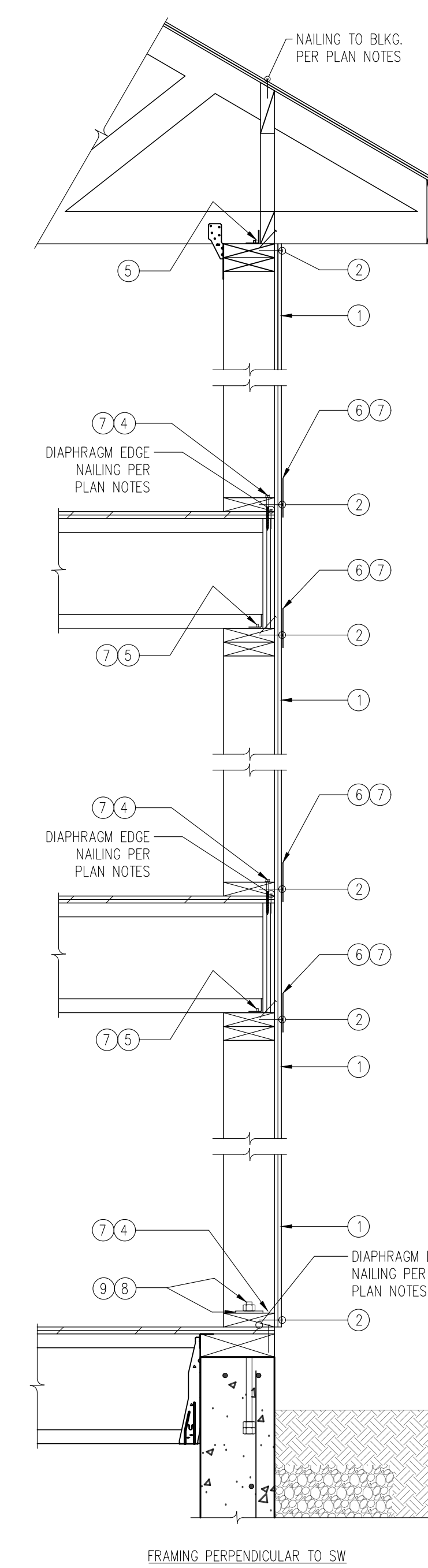
TIE MARK	Min. # of studs	FASTENERS	ASD CAPACITY	BUILT-UP STUD FACE NAILS or SCREWS

SHEARWALL PANEL TYPE	① SHEATHING THICKNESS	② 0.148" x 2 1/4" PANEL NAILING	③ STUD/BLKG. AT ABUTTING PANEL EDGES & SILL PLATE THICKNESS	⑦ CONN. OF BLKG. OR FRAMING TO TOP PLATE; AND SOLE PLATE TO SILL PLATE			⑧ ANCHOR BOLTS TO CONC.	⑨ ASD CAPACITY, PLF
				④ 1/4"ø x 3 1/2" SDS SCREWS	⑤ A35 CLIPS	⑥ LTP4 PLATES		
SW-6	1/2"	6" oc	2x	15" oc	25" oc	24" oc	48"ø 48" oc	310
SW-4	1/2"	4" oc	3x	10" oc	16" oc	16" oc	38"ø 48" oc	460
SW-3	1/2"	3" oc	3x	8" oc	13" oc	12" oc	29"ø 40" oc	600
SW-2	1/2"	2" oc	3x	6" oc	10" oc	9" oc	19"ø 26" oc	770
SW-44	1/2"	4" oc EA. SIDE	3x	5" oc	8" oc	8" oc	14"ø 20" oc	920
SW-33	1/2"	3" oc EA. SIDE	3x	4" oc	6" oc	6" oc	14"ø 20" oc	1200
SW-22	1/2"	2" oc EA. SIDE	3x	3" oc	5" oc	4" oc	11"ø 15" oc	1540

- SHEATHING SHALL CONSIST OF 1/2" PLYWOOD AND HAVE A MINIMUM SPAN RATING OF 2 1/2" AT INTERIOR SHEARWALLS ONLY. 1 1/2" OSB SHALL BE USED.
- PANEL NAILING APPLIES TO ALL SHEATHING PANEL EDGES. INSTALL BLOCKING AT ALL UNFRAMED PANEL EDGES. ENSURE SHEATHING IS NAILED TO ALL INTERMEDIATE STUDS/BLOCKING WITH PANEL NAILS AT 12" oc.
- DOUBLE 2x MEMBERS MAY BE SUBSTITUTED FOR 3x MEMBERS AT WALLS WITH ONLY ONE LAYER OF SHEATHING. 2x MEMBERS SHALL BE NAILED TOGETHER WITH 10d FACE: @ 4 1/2" oc FOR SW-4, @ 3 1/2" oc FOR SW-3, AND (2) @ 5 1/2" oc FOR SW-2.
- ROWS OF NAILS AND SDS SCREWS SHALL BE OFFSET AT LEAST 1/2" AND STAGGERED. MINIMUM EDGE DISTANCE FOR NAILS AND SDS SCREWS INTO EDGE OF MEMBERS SHALL BE 3/8" (400#/SCREW).
- A35 CLIPS SHALL BE INSTALLED w/ (12)0.131 x 1 1/2" NAILS (650#/CLIP).
- LTP4 LATERAL TIE PLATES MAY BE INSTALLED OVER SHEATHING w/ (12)0.131 x 2 1/2" NAILS (625#/CLIP).
- CONTRACTOR SHALL USE A35 CLIPS or LTP4 PLATES TO CONNECT RIM BOARD TO DOUBLE TOP PLATE; AND SDS SCREWS or LTP4 PLATES TO CONNECT SOLE PLATE TO RIM BOARD.
- PLATE WASHERS IN 2x4 STUD WALLS AND ALL SINGLE SIDED SHEAR WALLS SHALL BE 3"x3"x0.229". DOUBLE SIDED 2x6 SHEAR WALLS SHALL HAVE 4 1/2"x3"x0.229" PLATE WASHERS. THE EDGE OF PLATE WASHERS SHALL BE LOCATED WITHIN 1/2" OF THE EDGE OF BOTTOM PLATE ON THE SIDE WITH SHEATHING.
- CAST ANCHORS A MINIMUM OF 7" INTO CONCRETE. ENSURE ANCHORS EXTEND ABOVE SILL PLATE AND WALL BOT. PLATE; IF ANCHORS ONLY EXTEND ABOVE SILL PLATE, PROVIDE SDS SCREWS FROM WALL BOT. PLATE TO SILL PLATE. PROVIDE ADDITIONAL ANCHOR BOLTS AT EACH SIDE OF PLATE BREAKS AND PENETRATIONS EXCEEDING THE "NO REINFORCING" HOLE SIZE PER 2/S6.1.

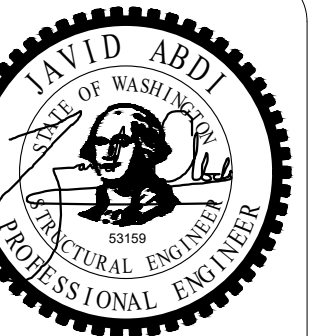


1 SHEARWALL SECTION AND SCHEDULE
S6.5 1" = 1'-0"



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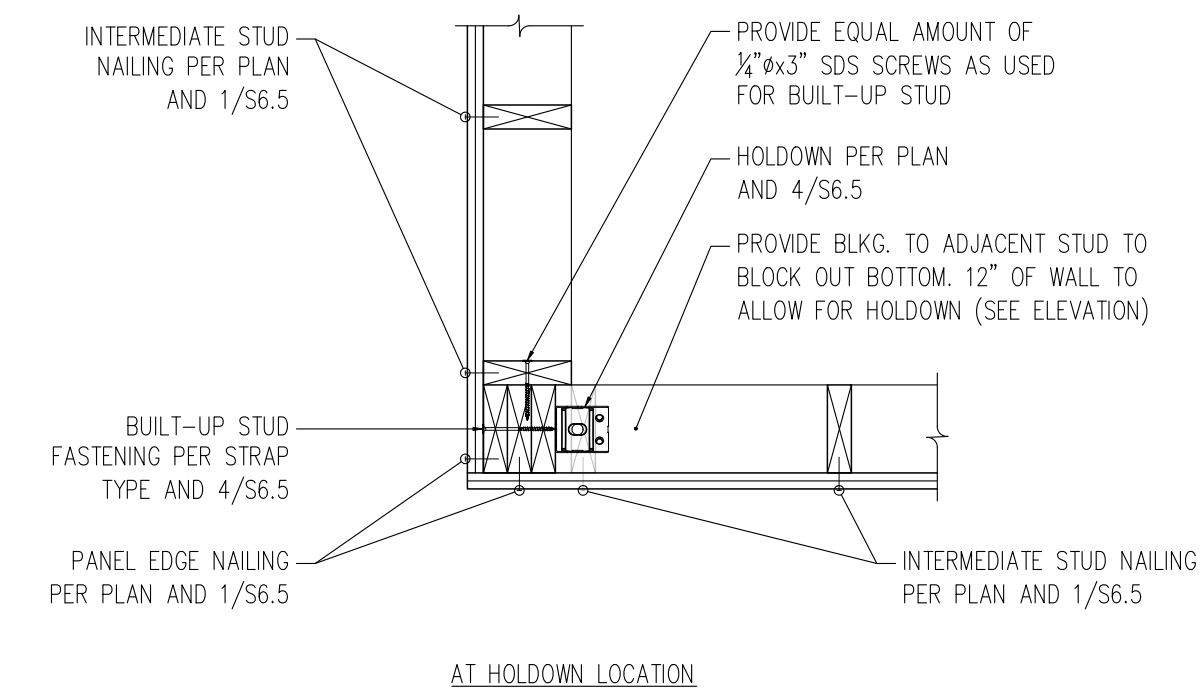
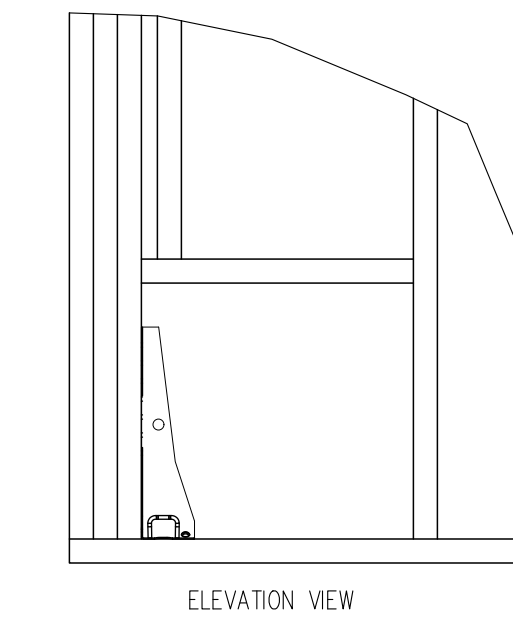
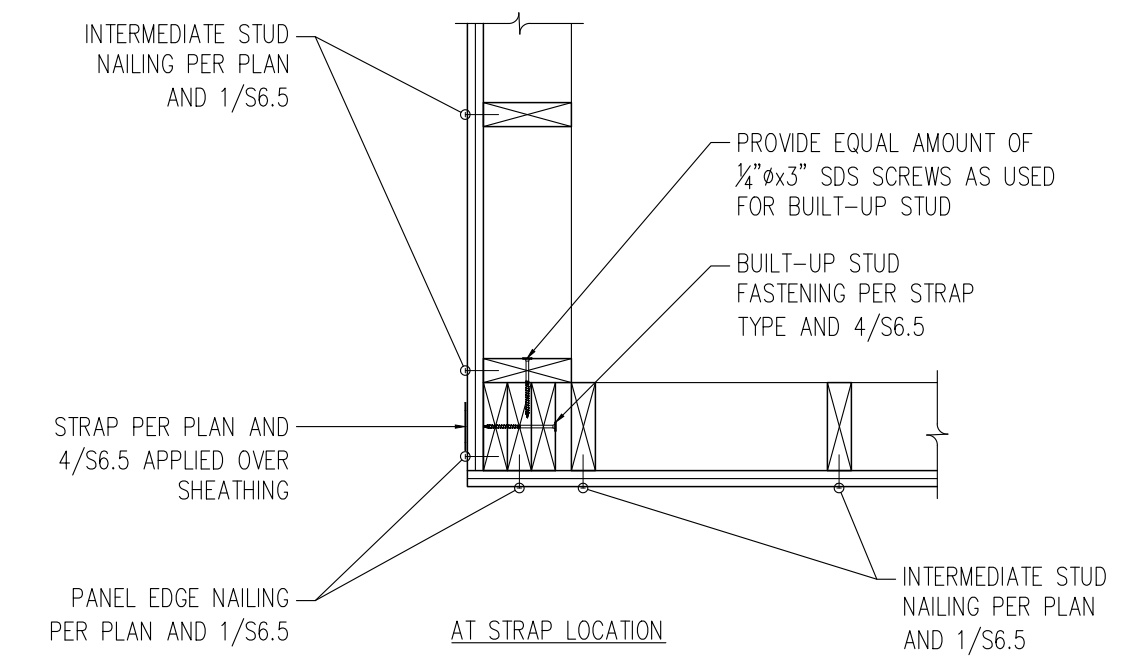


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2251 71st Ave SE
Mercer Island, WA - 98040

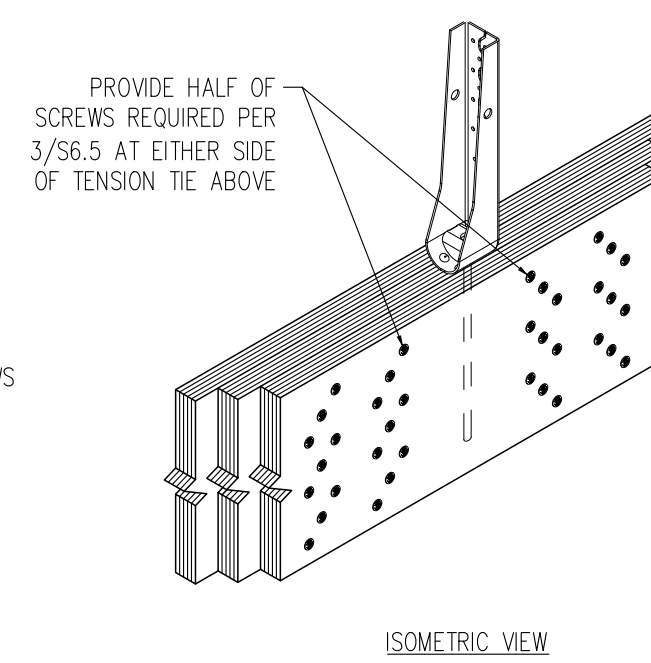
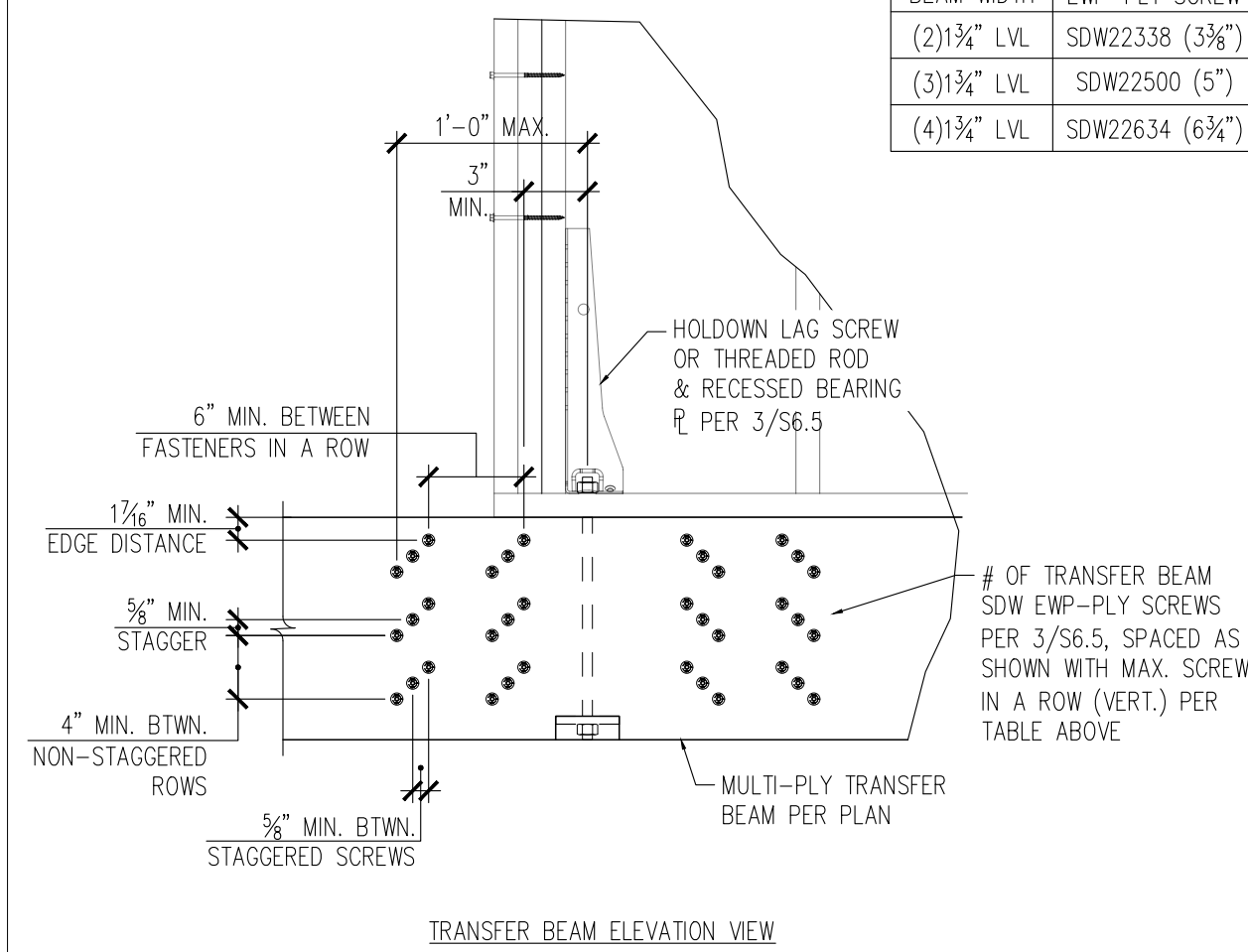
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DATE
03.07.23

S6.5

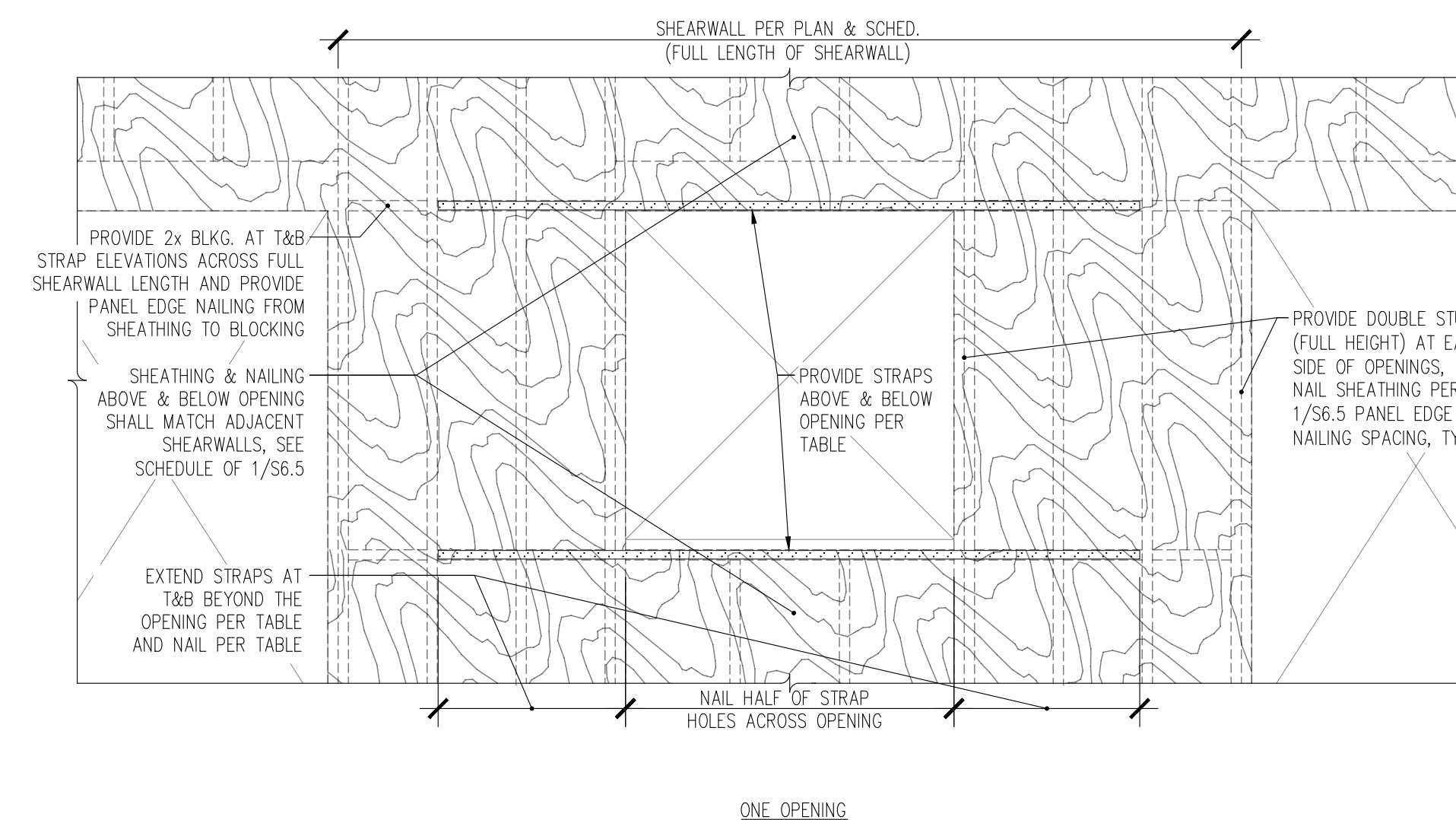
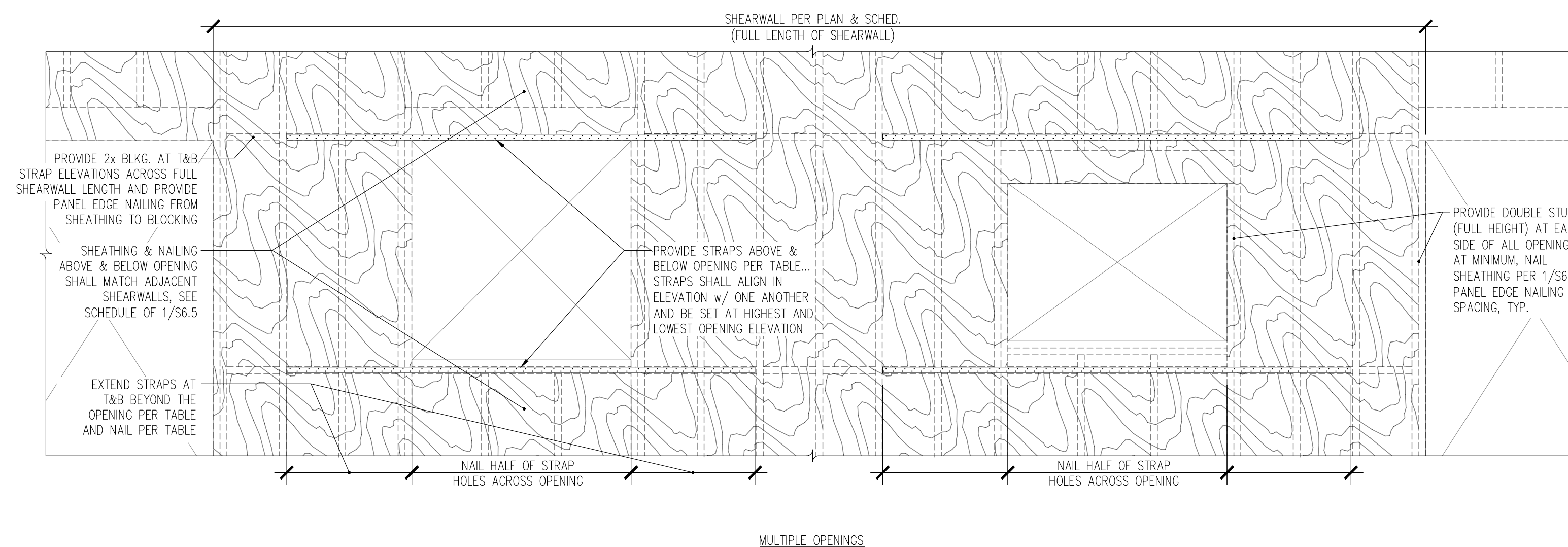


TRANSFER BEAM WIDTH	SIMPSON SDW EWP-PLY SCREW	TRANSFER BEAM DEPTH			
		7 1/4" to 9 1/2"	11 1/4" to 14"	16" to 18"	20" to 24"
(2) 1 3/4" LVL	SDW22338 (3 3/8")				
(3) 1 1/2" LVL	SDW22500 (5")	2 ROWS OF SCREWS, MAX	3 ROWS OF SCREWS, MAX	4 ROWS OF SCREWS, MAX	5 ROWS OF SCREWS, MAX
(4) 1 1/2" LVL	SDW22634 (6 3/4")				



5 MULTI-PLY TRANSFER BEAM CONNECTION DETAILS
S6.6 1" = 1'-0"

2 SHEAR WALL INTERSECTION AND TENSION TIE POSITIONING
S6.6 N.T.S.



TYPE	STRAP	END LENGTH	NAILS
(1)	CS20	9"	(12)0.148"x2 1/2"
(2)	CS20	18"	(12)0.148"x2 1/2"
(3)	CS20	36"	(12)0.148"x2 1/2"
(4)	CS16	32"	(20)0.148"x2 1/2"
(5)	CS16	36"	(20)0.148"x2 1/2"

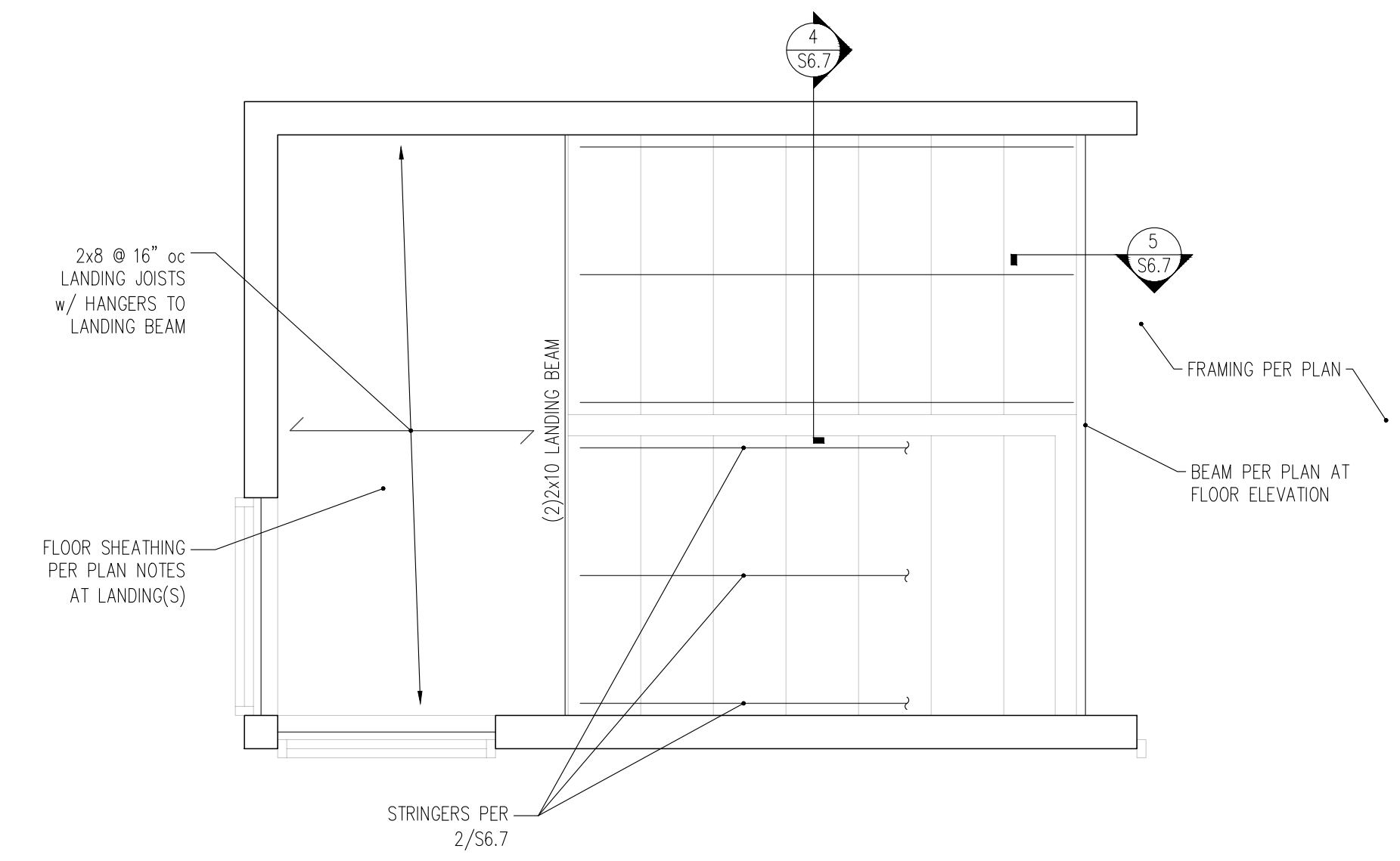
STRAP TABLE

7 STRAPPED SHEARWALL DETAIL
S6.6 N.T.S.

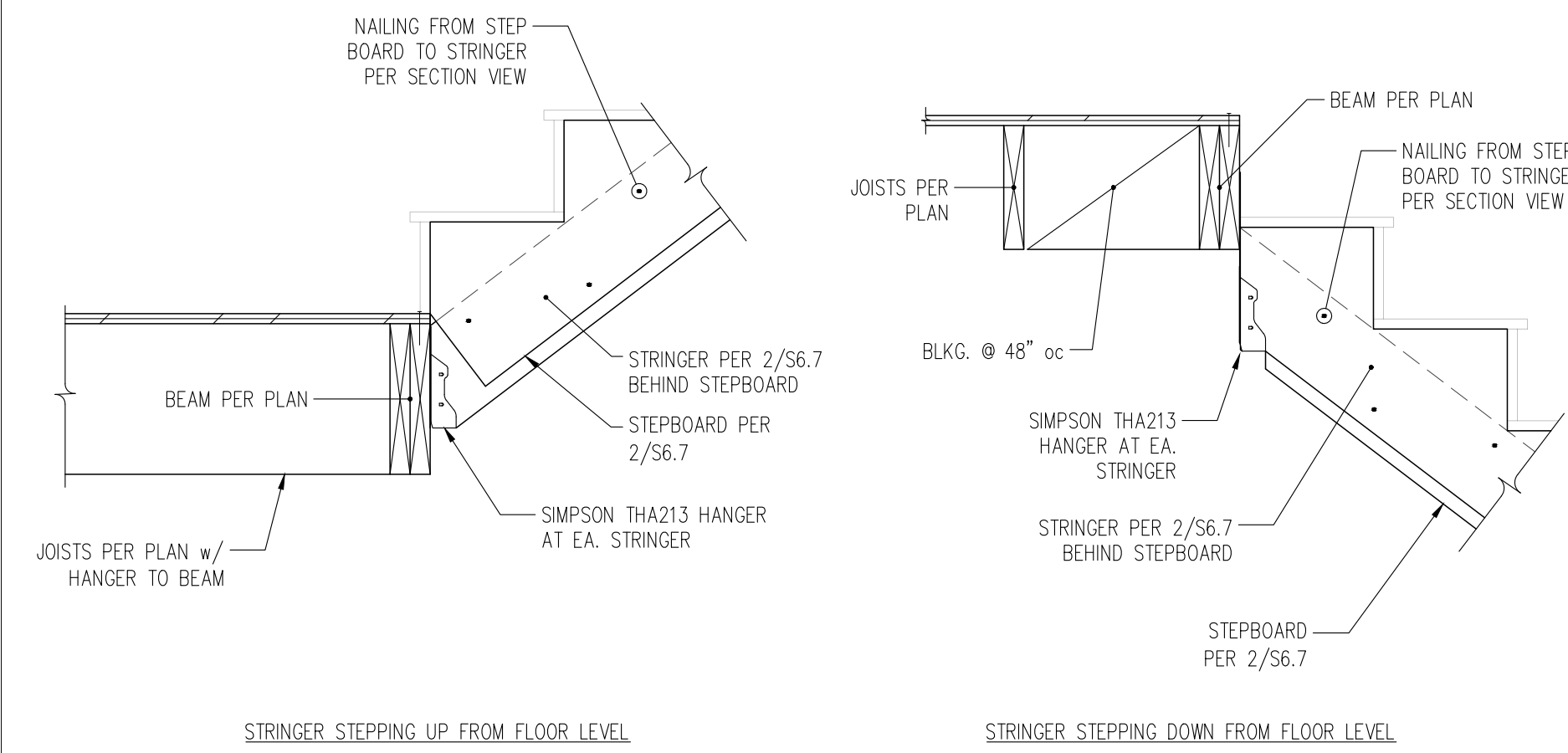
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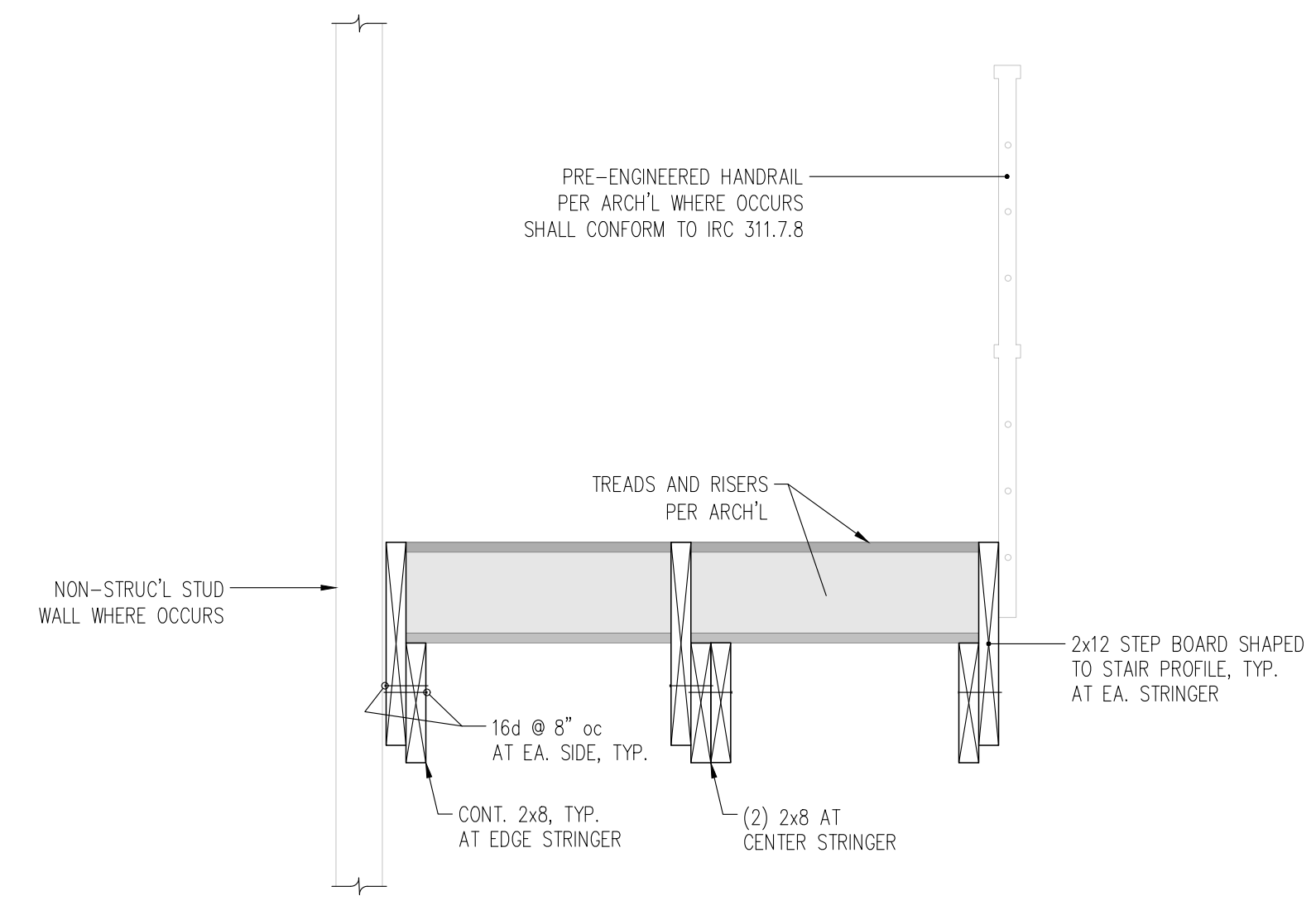
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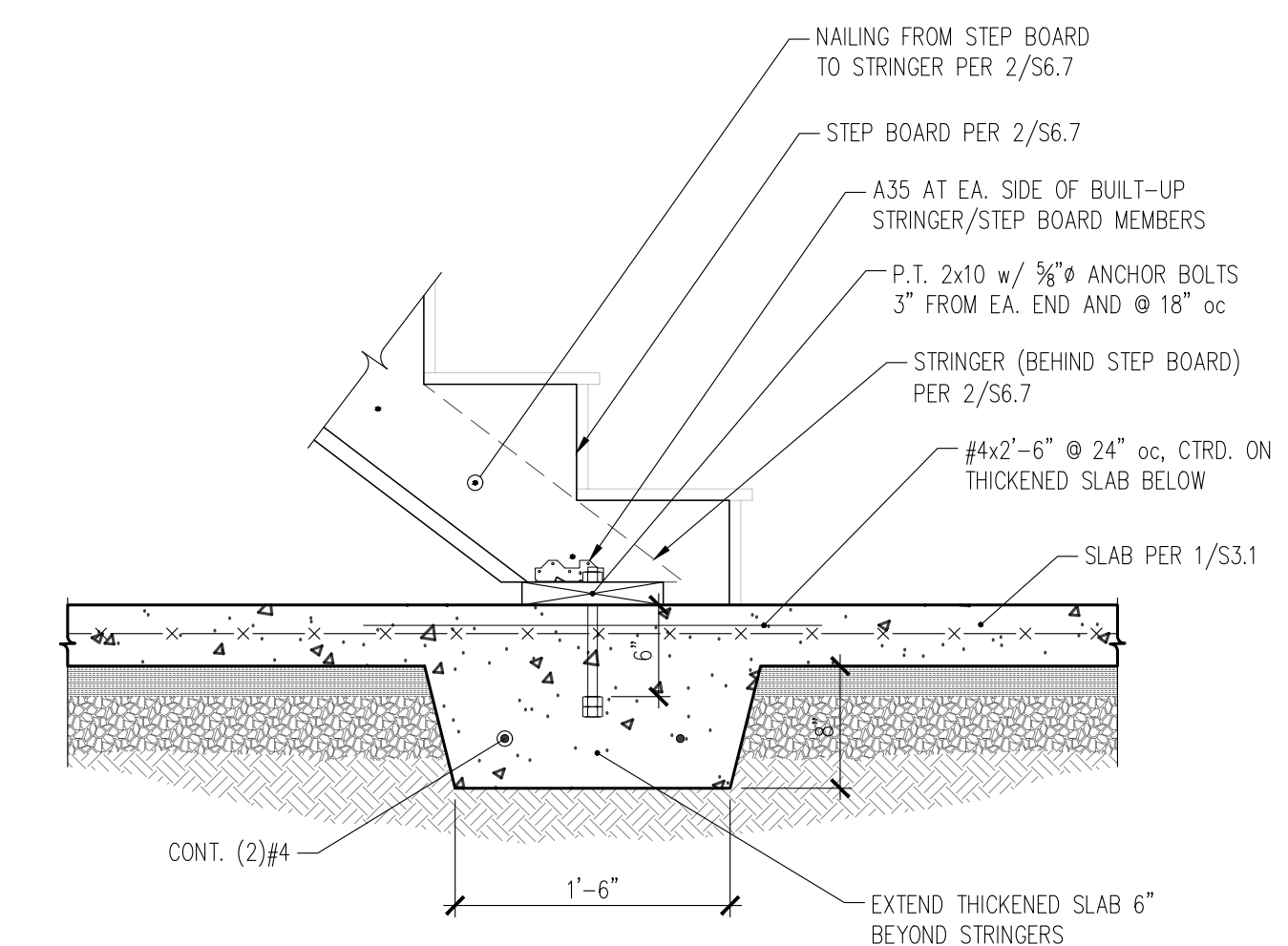
3 TYPICAL STAIR FRAMING/LANDING PLAN VIEW
S6.7 1" = 1'-0"



5 STRINGER TO FLOOR FRAMING
S6.7 1" = 1'-0"



2 SECTION THROUGH STAIR FRAMING
S6.7 1" = 1'-0"



1 SECTION THROUGH THICKENED SLAB-ON-GRADE AT STAIR STRINGERS
S6.7 1" = 1'-0"

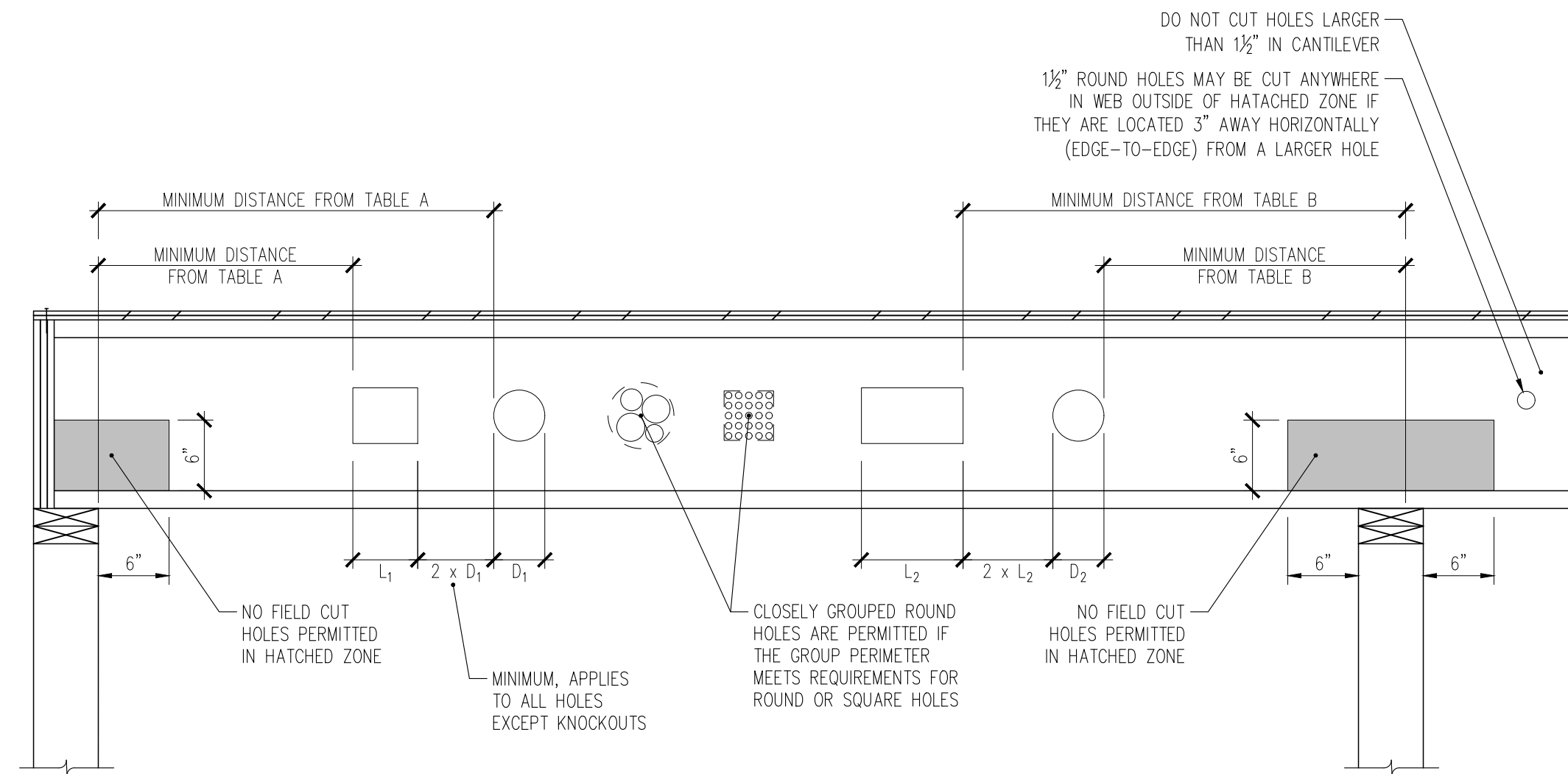


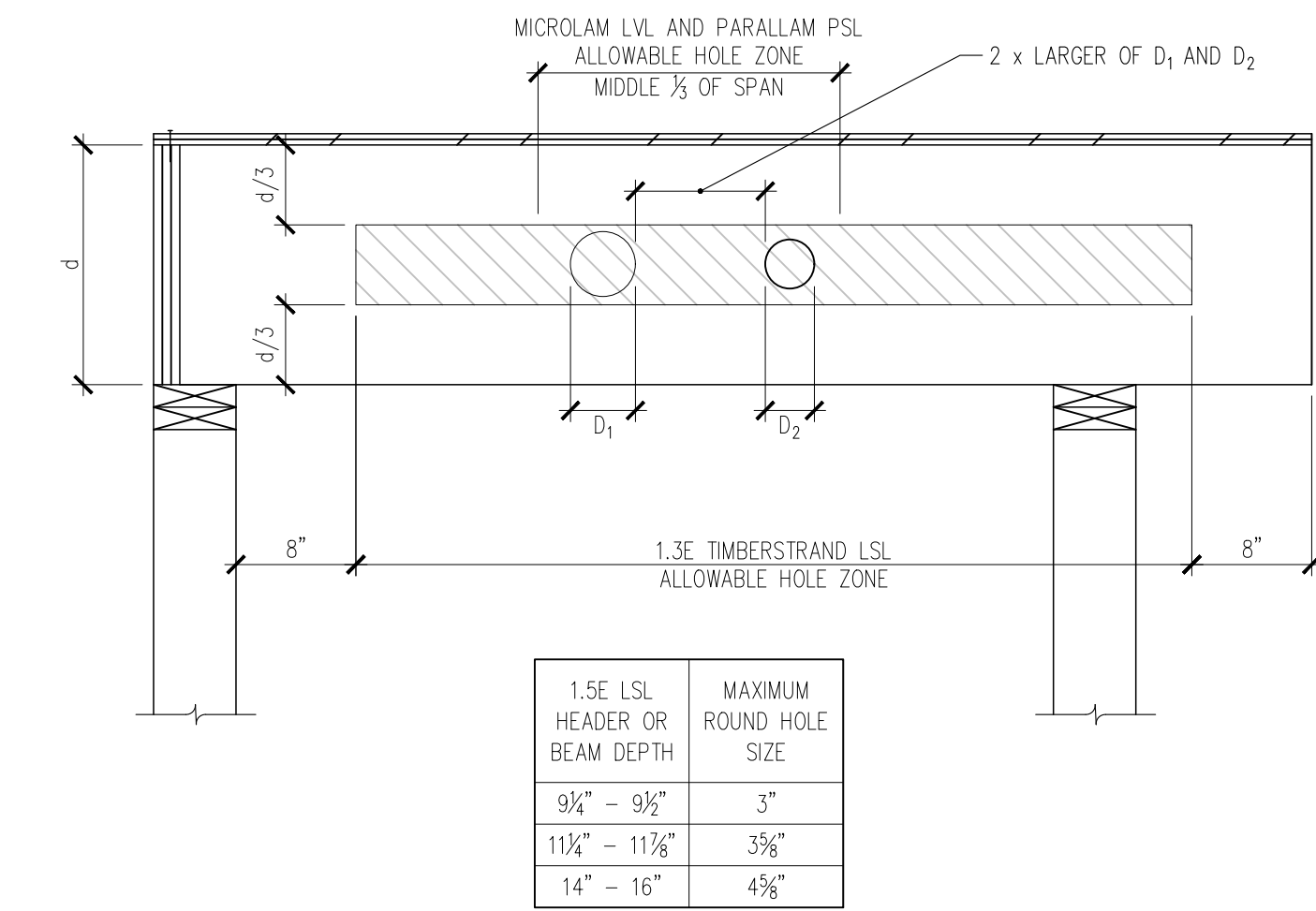
TABLE A - END SUPPORT
MINIMUM DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST END SUPPORT

JOIST DEPTH	T&J SERIES	ROUND HOLE SIZE (DIAMETER)									SQUARE OR RECTANGULAR HOLE SIZE (MAXIMUM DIMENSION)								
		2"	3"	4"	5"	6 1/2"	7"	8 3/8"	11"	13"	2"	3"	4"	5"	6 1/2"	7"	8 3/8"	11"	13"
9 1/2"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"													
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"													
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"													
	360	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"													
	560	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"													
11 1/8"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"											
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"											
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"											
	360	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"											
	560	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"											
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"										
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"										
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"										
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	1'-6"										
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	1'-6"										
16"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"									
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"									
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"									
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	1'-6"									
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	1'-6"									

TABLE B - INTERMEDIATE or CANTILEVER SUPPORT
MINIMUM DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST INTERMEDIATE OR CANTILEVER SUPPORT

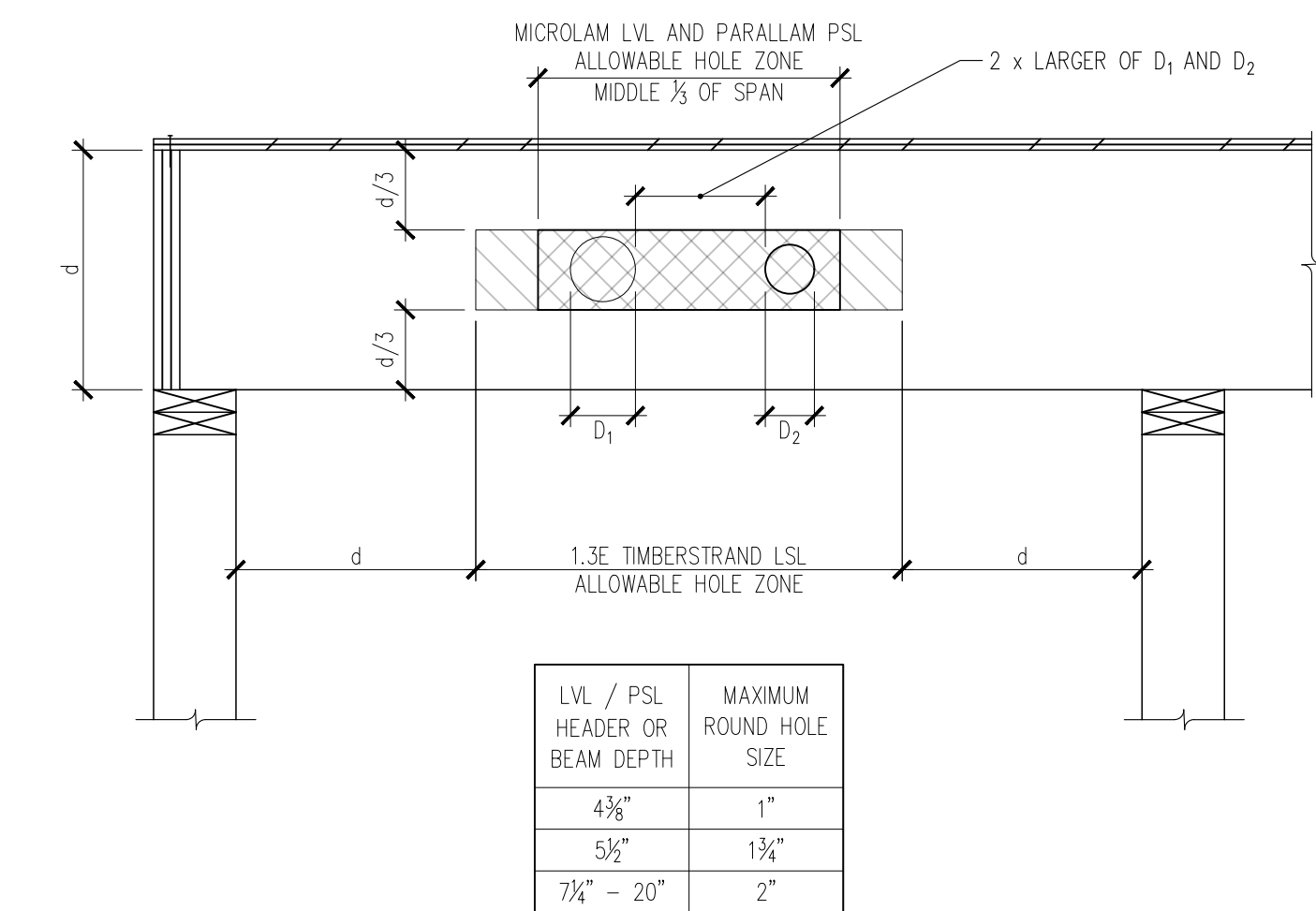
JOIST DEPTH	T&J SERIES	ROUND HOLE SIZE (DIAMETER)									SQUARE OR RECTANGULAR HOLE SIZE (MAXIMUM DIMENSION)								
		2"	3"	4"	5"	6 1/2"	7"	8 3/8"	11"	13"	2"	3"	4"	5"	6 1/2"	7"	8 3/8"	11"	13"
9 1/2"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"													
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"													
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"													
	360	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"													
	560	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"													
11 1/8"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"											
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"											
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"											
	360	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"											
	560	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"											
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	1'-6"										
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	1'-6"										
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	1'-6"										
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	1'-6"										
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	1'-6"										
16"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"									
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"									
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"									
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	1'-6"									
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	1'-6"									

- NOTES
- RECTANGULAR HOLES BASED ON MEASUREMENT OF LONGEST SIDE
 - LEAVE 1/8" OF WEB (MINIMUM) AT TOP AND BOTTOM OF HOLE. DO NOT CUT JOIST FLANGES
 - TABLES ARE BASED ON UNIFORM LOAD TABLES IN CURRENT DESIGN LITERATURE
 - FOR SIMPLE SPAN (5' MINIMUM), UNIFORMLY LOADED JOISTS USED IN RESIDENTIAL APPLICATIONS, ONE MAXIMUM SIZE ROUND HOLE MAY BE LOCATED AT THE CENTER OF THE JOIST PAN PROVIDED THAT NO OTHER HOLES OCCUR IN THE JOIST



LVL / PSL HEADER OR BEAM DEPTH	MAXIMUM ROUND HOLE SIZE
9 1/2" - 9 3/4"	3"
11 1/8" - 11 7/8"	3 1/2"
14" - 16"	4 3/8"

- NOTES
- ALLOWABLE HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM AND/OR CONCENTRATED LOADS
 - ONLY ROUND HOLES PERMITTED
 - NO HOLES IN HEADERS OR BEAM IN PLANK ORIENTATION



LVL / PSL HEADER OR BEAM DEPTH	MAXIMUM ROUND HOLE SIZE
4 3/8"	1"
5 1/2"	1 3/8"
7 1/4" - 20"	2"

- NOTES
- ALLOWABLE HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADS ONLY
 - ONLY ROUND HOLES PERMITTED
 - NO HOLES PERMITTED IN CANTILEVERS
 - NO HOLES IN HEADERS OR BEAM IN PLANK ORIENTATION

LEGAL DESCRIPTION

LOT 16, IN BLOCK 3 OF HIGHPARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 38 OF PLATS, PAGE 16, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

ORGANIC SOIL REQUIREMENT

MINIMUM 10% ORGANIC MULCH & COMPOST SOIL REQUIRED

SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.

SOIL INSPECTION REQUIRED BY ENGINEER

A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER. THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.

EROSION CONTROL LEGEND

LIMITS OF DISTURBANCE	
FILTER FABRIC FENCE (SILT FENCE)	(SF) ———
STABILIZED CONSTRUCTION ENTRANCE	(CE) [Symbol]
CATCH BASIN INLET PROTECTION	(IP) [Symbol]
INTERCEPTOR SWALE TYPE A TEMPORARY SWALE	(IS) [Symbol]
TREE PROTECTION FENCING SEE DETAIL C1.2	(TP) [Symbol]
CHECK DAM	(CD) [Symbol]
STRAW WATTLES	(SW) [Symbol] USE AS NEEDED

PROJECT ARBORIST (URBAN FORESTRY SERVICES) TREE PROTECTION RECOMMENDATIONS

These general tree recommendations are intended to preserve the western red cedar in its current condition. I recommend removing the flowering plum and replacing it with a new tree that will perform better in the future.

Implement the following tree protection measures prior to the start of demolition:

- Erect 6-foot high chain-link tree protection fencing at a distance of 12 feet east and south of the trunk face. The tree protection fencing should be at the edge of the dripline on the other sides of the tree. The approximate location of tree protection fencing for the western red cedar is shown on the attached Tree Protection Plan. Alternative types of fencing may be considered provided they are relatively rigid and stay in place for the duration of the project.
- Keep all materials, grading, and contractors outside the fenced area.
- Post at least one sign on the fence that states "Tree Protection Area."
- Place a 3-inch layer of coarse wood chip mulch in the area protected by fencing. This will help the soil retain moisture and increase the availability of nutrients to compensate for any root loss. Keep the wood chips 10 to 12 inches from the trunk of the tree.
- Prune the branches overhanging the project site up to a maximum height of 18 feet above grade. The height where the branches are cut back to the trunk may be somewhat higher due to the downward curve of the branch. Limit pruning to less than 15 percent of the entire crown. All pruning shall be done by an ISA Certified Arborist® following the ANSI-A300 standards for pruning.

During demolition and construction, avoid machinery contact with the branches and trunk of the tree. Keep out of the tree protection area.

- When excavating within 16 feet of the western red cedar:
- Have a certified arborist on-site to monitor the excavation.
 - Document the size and quantity of roots encountered.
 - If more than three roots over 4 inches in diameter need to be cut for the foundation of the new building, re-evaluate the impacts on the tree.
 - Cleanly cut roots over 1 inch in diameter back to the edge of the grading limits.

TREE 641 ARBORIST RECOMMENDATIONS

SOURCE: ARBORIST REPORT, URBAN FORESTRY SERVICES JANUARY 2023

Implement the following tree protection measures prior to the start of demolition:

- Erect 6-foot high chain-link tree protection fencing at a distance of 12 feet east and south of the trunk face. The tree protection fencing should be at the edge of the dripline on the other sides of the tree. The approximate location of tree protection fencing for the western red cedar is shown on the attached Tree Protection Plan. Alternative types of fencing may be considered provided they are relatively rigid and stay in place for the duration of the project.

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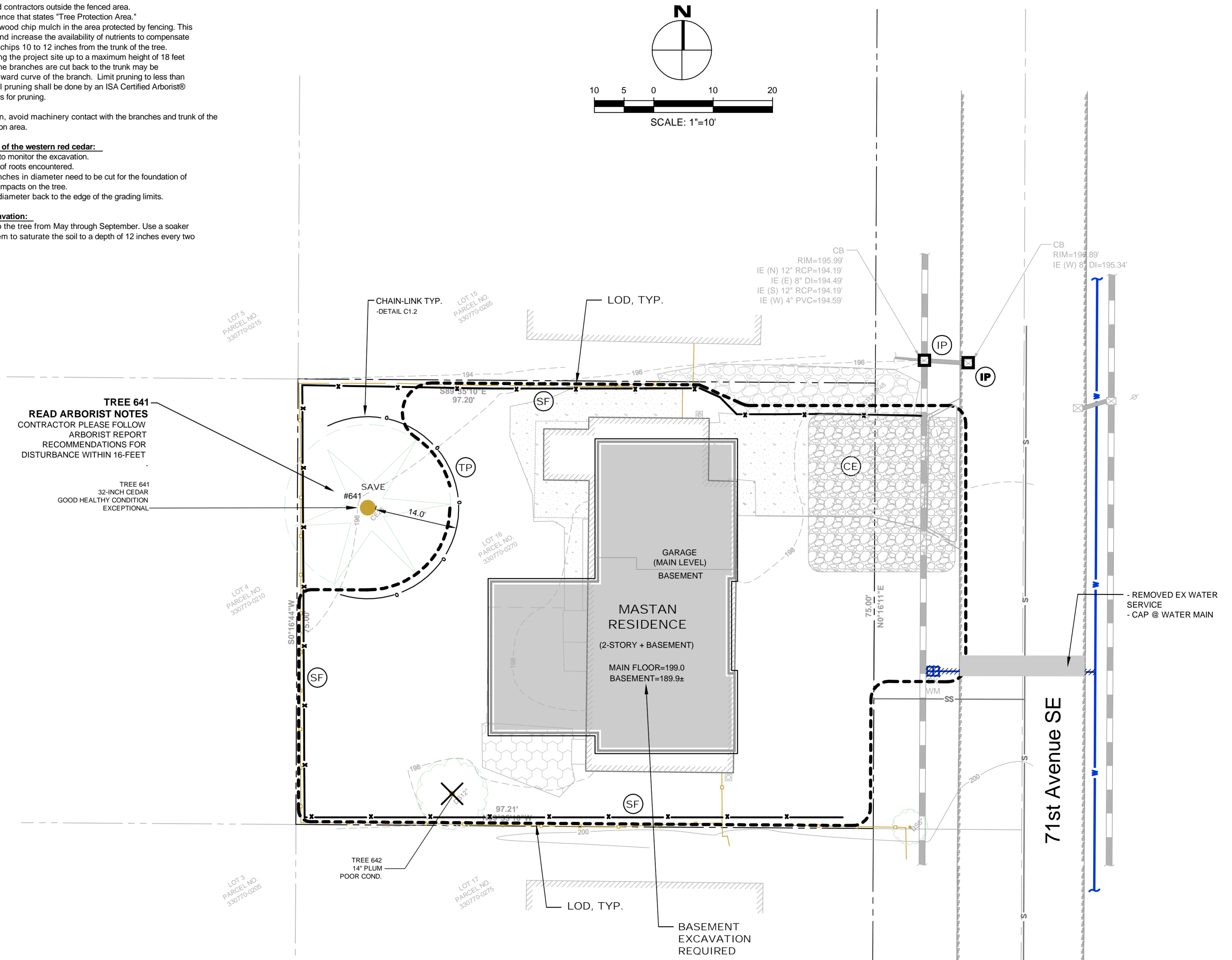
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When excavating within 16 feet of the western red cedar:

- Have a certified arborist on-site to monitor the excavation.
- Document the size and quantity of roots encountered.
- If more than three roots over 4 inches in diameter need to be cut for the foundation of the new building, re-evaluate the impacts on the tree.
- Cleanly cut roots over 1 inch in diameter back to the edge of the grading limits.

For the first two years after excavation:

- Provide supplemental water to the tree from May through September. Use a soaker hose or similar slow-release system to saturate the soil to a depth of 12 inches every two weeks.

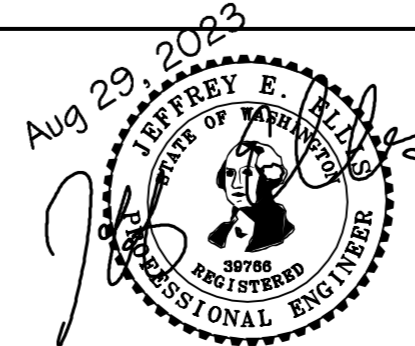


TREE 641 READ ARBORIST NOTES
CONTRACTOR PLEASE FOLLOW ARBORIST REPORT RECOMMENDATIONS FOR DISTURBANCE WITHIN 16-FEET

TREE 641
32-INCH CEDAR
GOOD HEALTHY CONDITION
EXCEPTIONAL

PROJECT ARBORIST & REPORT

SEE TREE PROTECTION PLAN / REPORT
REPORT DATE JANUARY 9, 2022
By Urban Forestry Services | Bartlett Consulting
Miles Becker, Consultant
ISA Certified Arborist® #PN-7808A
ISA Tree Risk Assessment Qualified



CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

TESC PLAN TREE RETENTION PLAN

MASTAN RESIDENCE
2251 71st AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:

C1.0

APN 330770-0270
2302-151

#2302-151

NO.	DATE	BY	REVISIONS

APPLICANT ALI MASTAN	DATE: Aug 29, 2023
	JOB# 2064
	DRAFTED: SS DESIGN: SS
	DIGITAL SIGNATURE

RECOMMENDED CONSTRUCTION SEQUENCE

A DETAILED CONSTRUCTION SEQUENCE IS NEEDED TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE APPLIED AT THE APPROPRIATE TIMES. A RECOMMENDED CONSTRUCTION SEQUENCE IS PROVIDED BELOW:

- HOLD AN ONSITE PRE-CONSTRUCTION MEETING.
- POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).
- FLAG OR FENCE CLEARING LIMITS.
- INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
- GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- CONSTRUCT SEDIMENT PONDS AND TRAPS.
- GRADE AND STABILIZE CONSTRUCTION ROADS.
- CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- RELOCATE SURFACE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH CITY OF MERCER ISLAND TESC REQUIREMENTS.
- COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) OR TWO DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
- STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
- SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPS IF APPROPRIATE.

DENUDED AREAS REQUIREMENTS

APRIL 1 TO SEPT 30
 ALL DENUDED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF CONSTRUCTION. PLEASE READ ALL CITY TESC NOTES ON SHEET C1.2.

OCT 1 TO MARCH 31
 ALL DENUDED AREAS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. IF AN EROSION PROBLEM ALREADY EXISTS ON THE SITE, OTHER COVER PROTECTION AND EROSION CONTROL WILL BE REQUIRED.

EROSION CONTROL NOTES

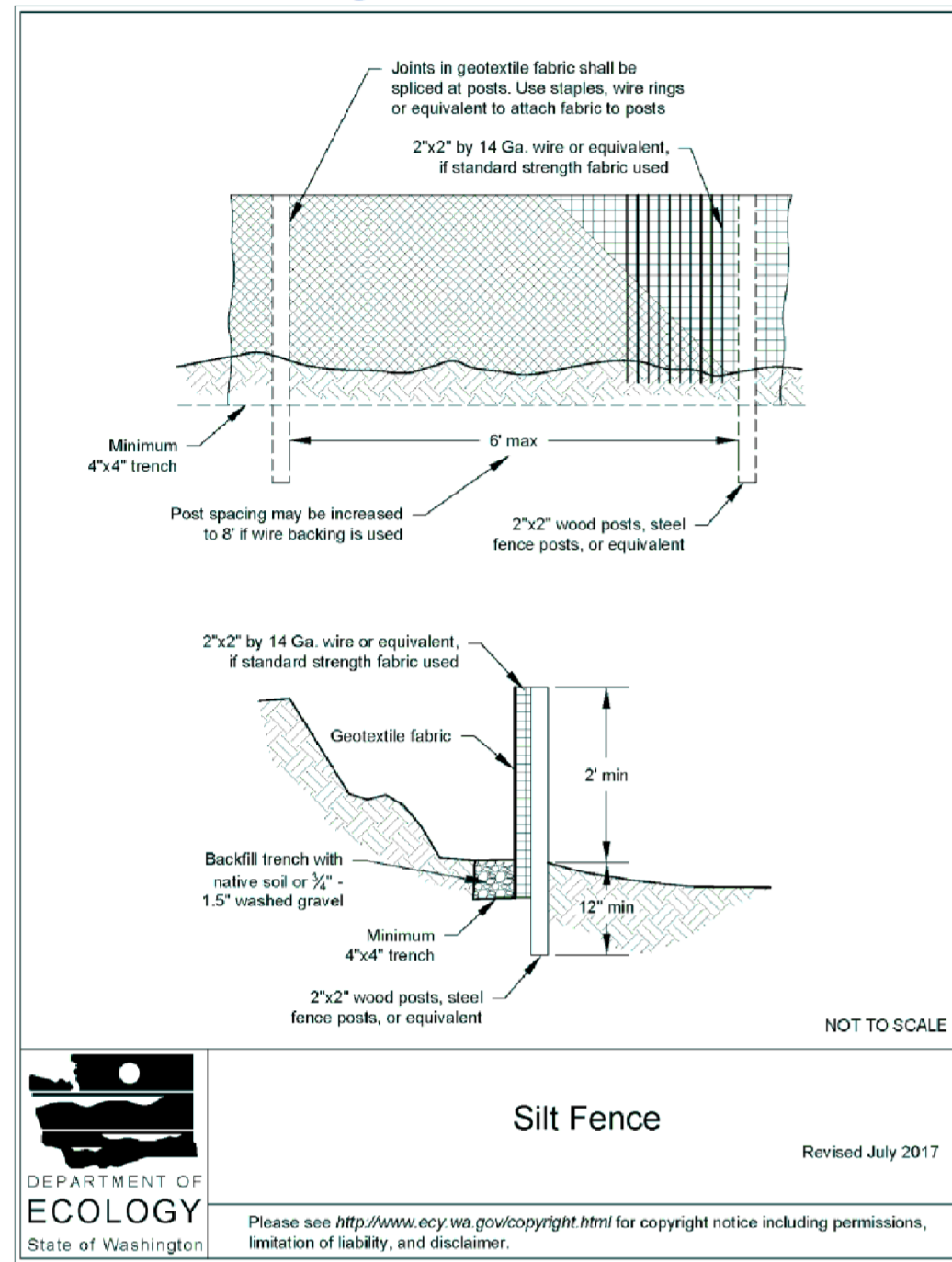
- D.8.2 STANDARD ESC PLAN NOTES
 THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS. AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED; HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED. FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE NUMBERED 1, 2, 4, 5, 6, ETC.
- APPROVAL OF THIS EROSION AND 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, ETC.).
 - THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
 - THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). 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.
 - STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
 - 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.
 - 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 SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY CITY OF MERCER ISLAND.
 - 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.
 - ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE 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, PLASTIC COVERING, ETC.).
 - ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
 - THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.
 - 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 DOWNSTREAM SYSTEM.
 - 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 FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
 - COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
 - 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.

CITY NOTES

- ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.
- APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.
- CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASINS/INLETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION AREA. CATCH BASIN FILTERS SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND APPROVED BY THE CITY INSPECTOR. CATCH BASIN FILTERS SHOULD BE INSPECTED FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. IF THE FILTER BECOMES CLOGGED, IT SHOULD BE CLEANED OR REPLACED.
- CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES.
- AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.424.5555
- DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED
- EROSION CONTROL: ALL "LAND DISTURBING ACTIVITY" IS SUBJECT TO PROVISIONS OF MERCER ISLAND ORDINANCE 95C-118 "STORM WATER MANAGEMENT." SPECIFIC ITEMS TO BE FOLLOWED AT YOUR SITE:
- PROTECT ADJACENT PROPERTIES FROM ANY INCREASED RUNOFF OR SEDIMENTATION DUE TO THE CONSTRUCTION PROJECT THROUGH THE USE OF APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMP) EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT TRAPS, SEDIMENT PONDS, FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIOENGINEERED SWALES.
- CONSTRUCTION ACCESS TO THE SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM DRAINS.
- PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.
- ALL EXPOSED SOILS SHALL REMAIN DENUDED FOR NO LONGER THAN SEVEN (7) DAYS AND SHALL BE STABILIZED WITH MULCH, HAY, OR THE APPROPRIATE GROUND COVER. ALL EXPOSED SOILS SHALL BE COVERED IMMEDIATELY DURING ANY RAIN EVENT.
- INSTALLATION OF CONCRETE DRIVEWAYS, TREES, SHRUBS, IRRIGATION, BOULDERS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL, AND AN ENCROACHMENT AGREEMENT AND RIGHT OF WAY PERMIT FROM THE SENIOR DEVELOPMENT ENGINEER.
- OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER. CONSTRUCTION OF NEW GUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSTREAM CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THIS PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.
- POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
- REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.
- ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.
- SILENT FENCE: CLEAN AND PROVIDE REGULAR MAINTENANCE OF THE SILT FENCE. THE FENCE IS TO REMAIN VERTICAL AND IS TO FUNCTION PROPERLY THROUGHOUT THE TERM OF THE PROJECT.
- WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.
- REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
- THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. 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. ALTERNATELY, A PRESSURE TEST OF THE SIDE SEWER, FROM SEWER MAIN TO POINT OF CONNECTION, MAY BE SUBSTITUTED FOR THE VIDEO INSPECTION.
- NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.
- POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
- THE LIMITS AND EXTENDS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZE THE PROJECT.

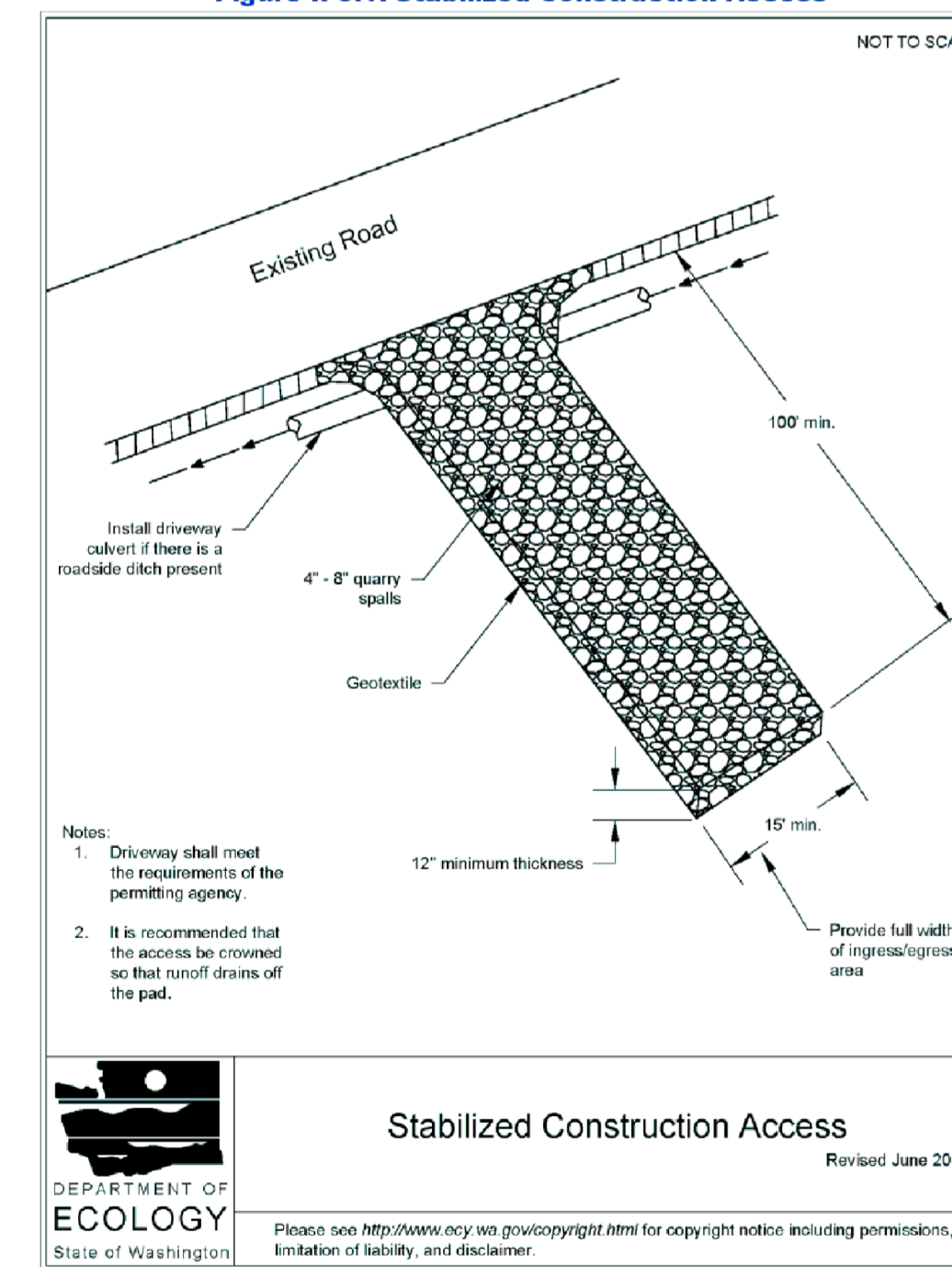
SILT FENCE DETAIL DOE

Figure II-3.22: Silt Fence



CONSTRUCTION ENTRANCE DOE

Figure II-3.1: Stabilized Construction Access



MERCER ISLAND CHAIN LINK TREE PROTECTION

TREE PROTECTION AREA (TPZ)

KEEP OUT!

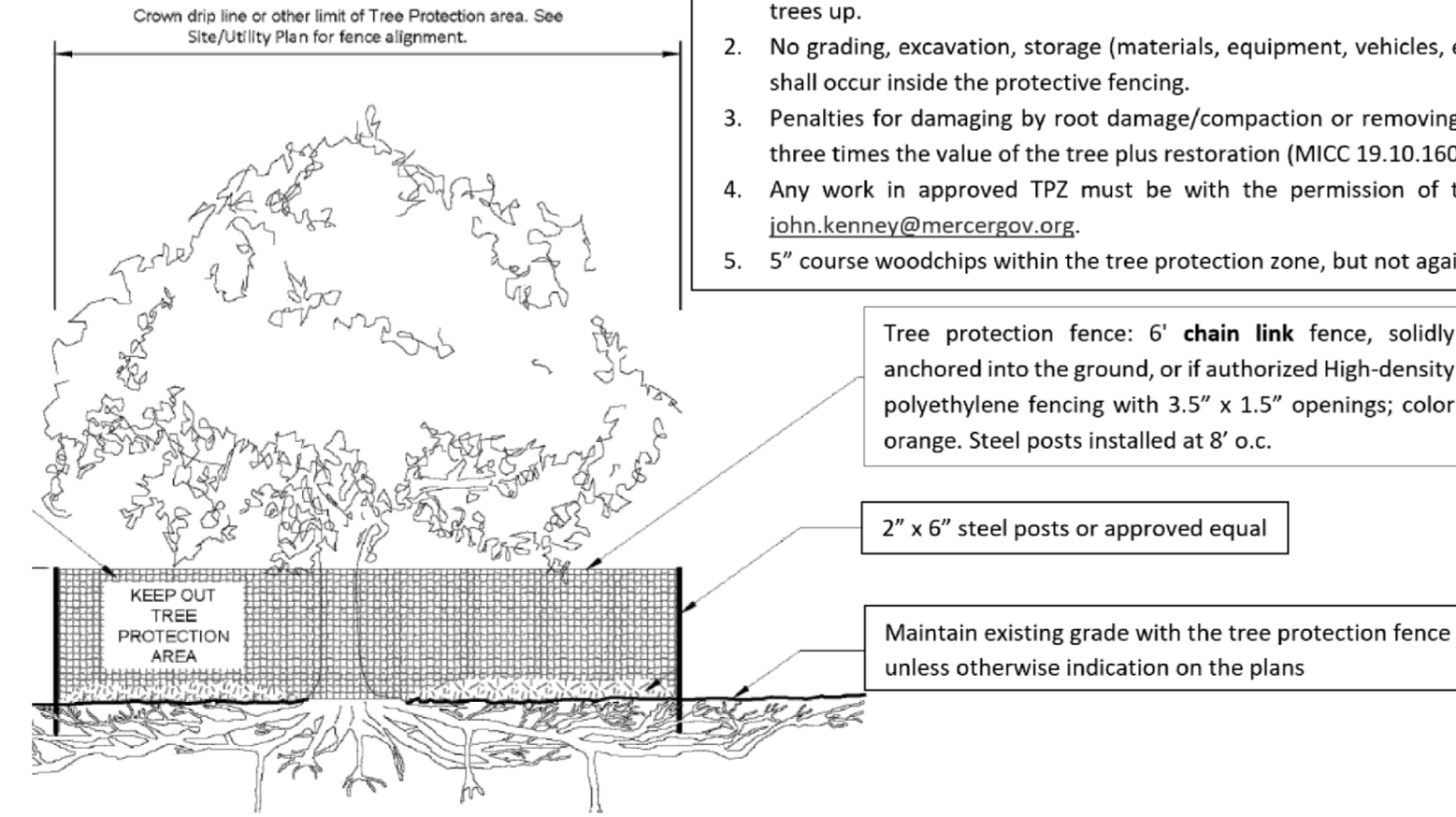
DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

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

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

Notes

- No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
- No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
- Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
- Any work in approved TPZ must be with the permission of the City Arborist (206) 275-7713, john.kennedy@mercergov.org.
- 5" course woodchips within the tree protection zone, but not against the tree trunk.



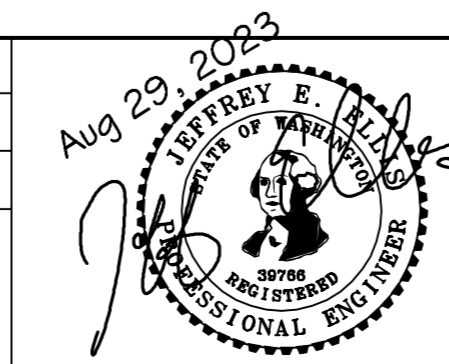
Any Work in the protected area must be with the permission of the City Arborist john.kennedy@mercergov.org

#2302-151

NO.	DATE	BY	REVISIONS

APPLICANT ALI MASTAN

DATE: Aug 29, 2023
JOB# 2064
DRAFTED: SS DESIGN: DE
DIGITAL SIGNATURE



CIVIL ENGINEERING SOLUTIONS
 102 NW CANAL STREET SEATTLE, WA 98107
 PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

TESC & CITY NOTES
TESC DETAILS
 MASTAN RESIDENCE
 2251 71st AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:
C1.2
 APN 330770-0270
 2302-151

SANITARY SEWER IMPROVEMENTS

- ① -
- ② - 6" SDR 35 PVC SANITARY SEWER(SS) @ MIN 1.0 %.
- ③ -
- ④ - 6" SEWER CLEANOUT PER MERCER ISLAND DETAIL S-19.
- ⑦ - LOCATE AND VIDEO CONDITION OF EXISTING SANITARY SIDE SEWER. REPLACE LINE IF FOUND DEFECTIVE AS DETERMINED BY CITY INSPECTOR.

WATER IMPROVEMENTS

FIRE SPRINKLERS REQUIRED

- ⑩ - NEW SF RESIDENTIAL WATER SERVICE & METER PIT. 1.5" WATER METER, 2" WATER SERVICE LINE, 2" WATER SUPPLY LINE. INSTALL PER MERCER ISLAND DETAIL W-14.
- ⑪ - 2" 250 PSI PRIVATE HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER.
- ⑫ -
- ⑭ -

STORM DRAIN PIPE KEY NOTES

- ⑳ - 4" STORM DRAIN (3034 PVC) @ MIN 2 % GRADE
- ㉑ - 4" FOUNDATION DRAIN (3034 PVC) @ MIN 1 % GRADE
- ㉒ - 6" STORM DRAIN (3034 PVC) @ MIN 2 % GRADE
- ㉓ -
- ㉔ -
- ㉕ - STORM DRAIN FORCE MAIN @ MIN. 30" DEPTH. SUITABLE PIPE OPTIONS INCLUDE SDR-21 PVC OR HDPE SDR-11.

STORM STRUCTURE KEY NOTES

- ㉚ - TYPE 1 CB WITH STANDARD GRATE. MAX 5' RIM TO FL DEPTH.
- ㉛ -
- ㉜ -
- ㉝ -
- ㉞ -
- ㉟ - PRIVATE 18" YARD DRAIN WITH MIN 12" SUMP DEPTH (OR EQUAL). PROVIDE RISOR WITH TURNED-DOWN ELBOW FOR IMPROVED WATER QUALITY FUNCTION.
- ㊱ - 6" WIDE NDS DURASLOPE CHANNEL DRAIN OR EQUAL. CLASS B VEHICLE RATED GRATE.
- ㊲ -
- ㊳ - PRIVATE STORM CLEANOUT. PROVIDE PROTECTIVE COVER IF WARRANTED.
- ㊴ -
- ㊵ -
- ㊶ -
- ㊷ - FOOTING DRAIN SUMP PUMP: USE 1/3 HP HYDROMATIC SUMP PUMP OR EQUAL. 120V, 1/3 HP, SINGLE PHASE, 8.0 AMP 1-1/2" DISCHARGE. PLACE IN 24" GREEN ULTRA-RIB PVC PIPE OR EQUAL.

STORM BMP's

- ⑤① - COMPOST AMENDED SOIL TO ALL DISTURBED AREAS (SEE DETAIL SHEET C3.5). TILL 2-3" OF COMPOST INTO UPPER 8" OF SOIL. LOOSEN COMPACTED SUBSOIL, IF NEEDED BY RIPPING TO 12" DEPTH. MULCH LANDSCAPE BEDS AFTER PLANTING.
- ⑤② -
- ⑤③ -
- ⑤④ -
- ⑤⑤ -
- ⑤⑥ -
- ⑤⑦ -
- ⑤⑧ -

MINIMUM 10% ORGANIC - COMPOST & MULCH SOIL REQUIRED

TOPSOIL IMPORT

ESTIMATED TOPSOIL IMPORT= TBD

SPECIAL INSPECTION REQUIRED BY ENGINEER

A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER. THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.

SURVEYOR

TOPOGRAPHIC SURVEY BY:
SITE SURVEYING
21923 NE 11th STREET
SAMMAMISH, WA 98074
PHONE 425-298-4412
www.sitesurveying.com

VERTICAL DATUM

NAVD 88 PER WCCS SURVEY CONTROL POINT ID NO. 7007
SEE SURVEY

LEGAL DESCRIPTION

SEE C1.0

SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.

SOIL INSPECTION REQ. BY ENGINEER

A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER. THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.

FIRE DEFICIENCIES

FIRE FLOW=778 GPM (< 825 GPM)
ACCESS ROAD LESS THAN 26'
(REF: PERMIT INTAKE COMMENTS BY JEROMY HICKS)

EXCEPTIONAL CEDAR
SEE C1.2 FOR SPECIFIC MEASURES TO PROTECT TREE ROOTS.

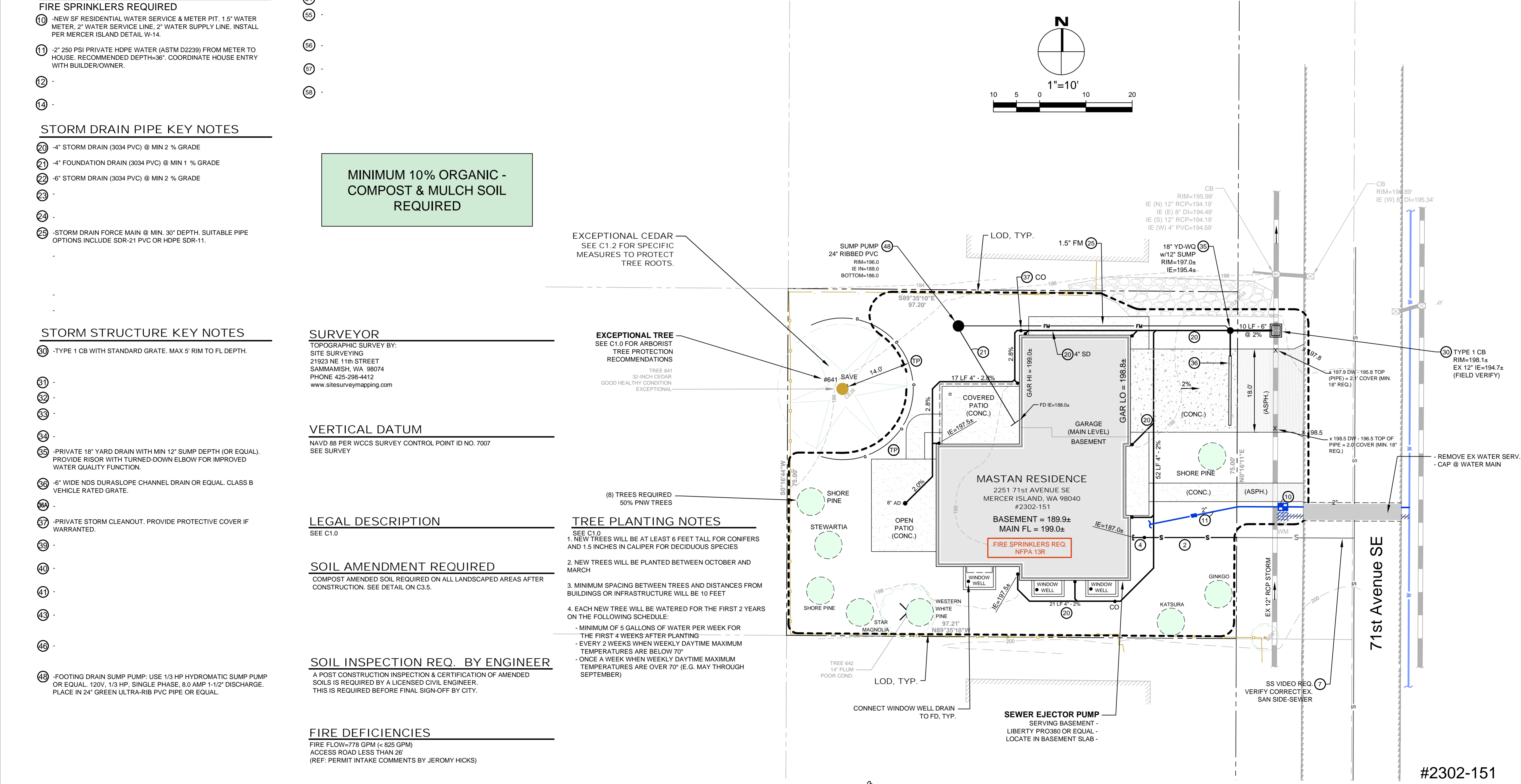
EXCEPTIONAL TREE
SEE C1.0 FOR ARBORIST TREE PROTECTION RECOMMENDATIONS

TREE 641
32-INCH CEDAR
GOOD HEALTHY CONDITION
EXCEPTIONAL

(8) TREES REQUIRED
50% PNW TREES

TREE PLANTING NOTES

- SEE C1.0
- NEW TREES WILL BE AT LEAST 6 FEET TALL FOR CONIFERS AND 1.5 INCHES IN CALIPER FOR DECIDUOUS SPECIES
 - NEW TREES WILL BE PLANTED BETWEEN OCTOBER AND MARCH
 - MINIMUM SPACING BETWEEN TREES AND DISTANCES FROM BUILDINGS OR INFRASTRUCTURE WILL BE 10 FEET
 - EACH NEW TREE WILL BE WATERED FOR THE FIRST 2 YEARS ON THE FOLLOWING SCHEDULE:
 - MINIMUM OF 5 GALLONS OF WATER PER WEEK FOR THE FIRST 4 WEEKS AFTER PLANTING
 - EVERY 2 WEEKS WHEN WEEKLY DAYTIME MAXIMUM TEMPERATURES ARE BELOW 70°
 - ONCE A WEEK WHEN WEEKLY DAYTIME MAXIMUM TEMPERATURES ARE OVER 70° (E.G. MAY THROUGH SEPTEMBER)



NO.	DATE	BY	REVISIONS

APPLICANT ALI MASTAN	DATE: Aug 29, 2023
	JOB#: 2064
	DRAFTED: DE DESIGN: DE
	DIGITAL SIGNATURE

Aug 29 2023
Professional Engineer

CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

DRAINAGE / CIVIL PLAN
MASTAN RESIDENCE
2251 71st AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:
C2.0
APN 330770-0270
2302-151

AMENDED SOIL REQUIREMENT

MINIMUM 10% ORGANIC - COMPOST SOIL REQUIRED

SOIL AMENDMENT REQUIRED

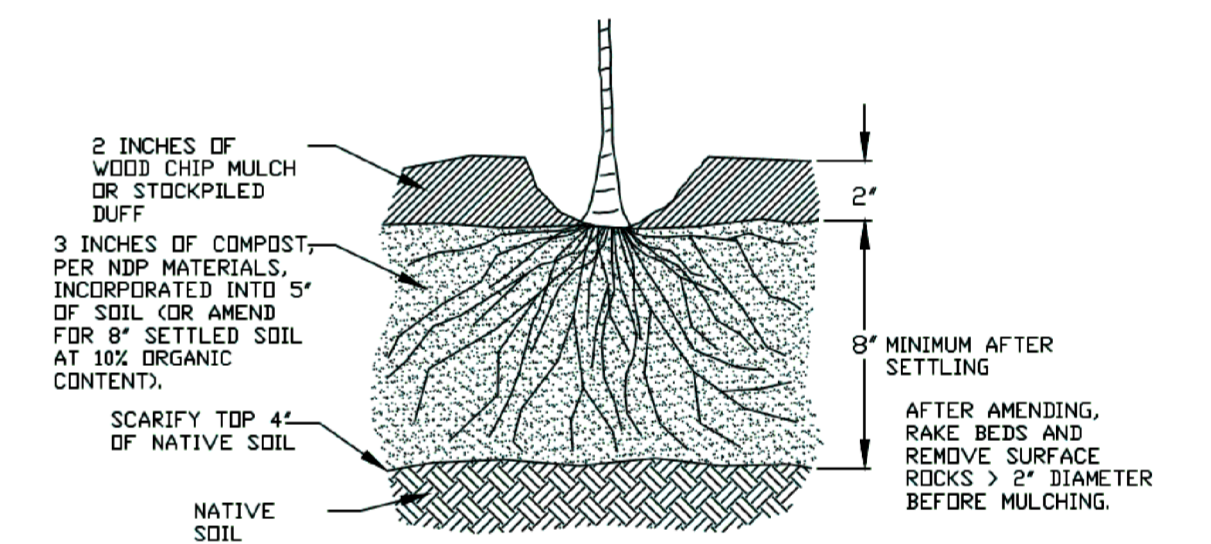
COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL BELOW.

SOIL INSPECTION REQUIRED BY ENGINEER

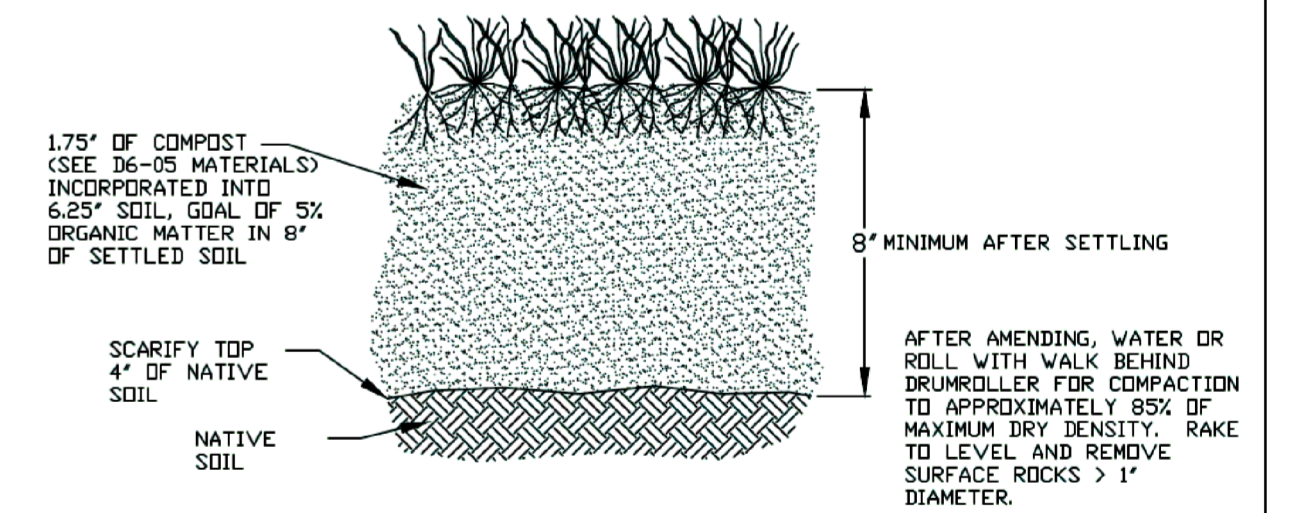
A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER. THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.

COMPOST AMENDED SOIL SPEC

AMENDMENT FOR LANDSCAPED AREAS




SOIL AMENDMENT FOR GRASS OR TURF AREAS



NOTES:

1. AMEND SOILS PER DOE MANUAL, VOL. V, 5.3.1, BMP 7513, (2012 OR CURRENT) OR WWW.SOILSFORSALMONDRIE.GOV
2. DO NOT AMEND SOILS IN AREAS WITH UNDISTURBED SOIL AND NATIVE VEGETATION.
3. OPTIONAL ALTERNATIVE: STOCKPILE NATIVE TOPSOIL ON-SITE, AMEND IF NEEDED, AND REPLACE BEFORE PLANTING.
4. OPTIONAL ALTERNATIVE: IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET REQUIREMENTS.


City of Bellevue
 STORM AND SURFACE WATER UTILITY
 TITLE: AMENDED SOILS
 NO. NDP-1

JANUARY 2021 NO SCALE

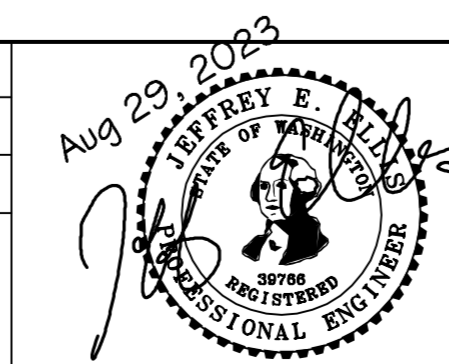
#2302-151

NO.	DATE	BY	REVISIONS

APPLICANT
 ALI MASTAN

 DATE: Aug 29, 2023
 JOB# 2064
 DRAFTED: SS DESIGN: SS
 DIGITAL SIGNATURE

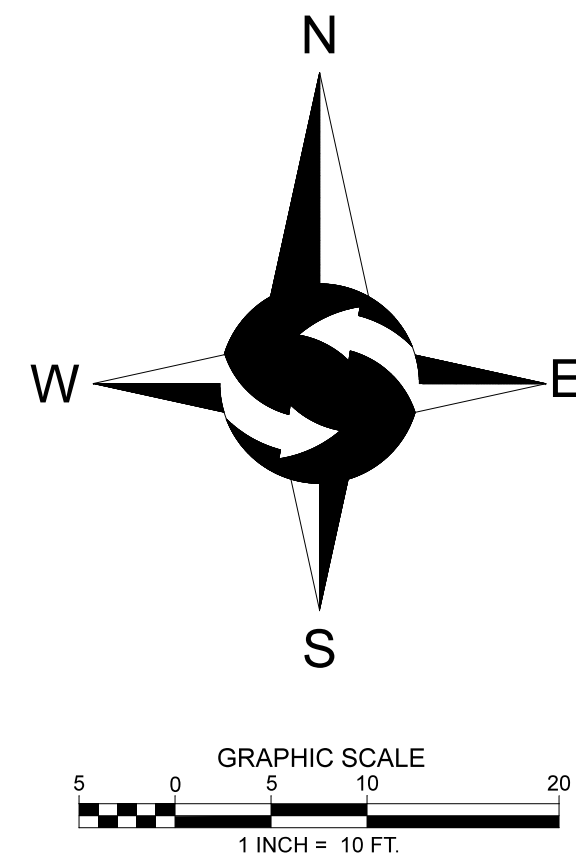
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CIVIL ENGINEERING SOLUTIONS
 102 NW CANAL STREET SEATTLE, WA 98107
 PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

STORM, BMP DETAILS
 MASTAN RESIDENCE
 2251 71st AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:
C3.5
 APN 330770-0270
 2302-151



LEGEND

- FOUND MONUMENT IN CASE
- ⊗ SET MAG NAIL AS DESCRIBED
- SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP
- ⊠ POWER METER
- ⊡ GAS METER
- CLEANOUT
- ⊠ MAILBOX
- ⊠ UTILITY POLE
- ⊠ CATCH BASIN
- SANITARY SEWER MANHOLE
- ⊠ WATER VALVE
- FIRE HYDRANT
- ⊠ WATER METER
- SS— APPROXIMATE LOCATION SANITARY SEWER LINE
- SD— APPROXIMATE LOCATION STORM DRAIN LINE
- W— APPROXIMATE LOCATION UNDERGROUND WATER LINE
- OHP— OVERHEAD POWER
- OHU— OVERHEAD UTILITIES
- X— CHAINLINK FENCE
- WOOD FENCE
- ⊠ ROCKERY
- ASPHALT SURFACE
- ▨ CONCRETE SURFACE
- ▩ GRAVEL SURFACE
- ⊠ BRICK SURFACE
- ▨ FLAGSTONE SURFACE
- CE CEDAR
- DS DECIDUOUS
- ST STUMP
- * INDICATES MULTI-TRUNK

LEGAL DESCRIPTION

LOT 16, IN BLOCK 3 OF HIGHPARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 38 OF PLATS, PAGE 16, RECORDS OF KING COUNTY AUDITOR, SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

A BEARING OF N89°35'09"W FOR THE CENTERLINE OF SE 24TH STREET BASED ON FOUND MONUMENTS.

PROJECT INFORMATION

PROPERTY OWNER: ALI & MARISSA MASTAN
2251 71ST AVENUE SE
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 330770-0270

PROJECT ADDRESS: 2251 71ST AVENUE SE
MERCER ISLAND, WA 98040

ZONING: R-9.6

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 7.291 S.F. (0.167 ACRES) AS SURVEYED

GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION AND AN EMLID REACH RS2 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN SEPTEMBER 2022 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

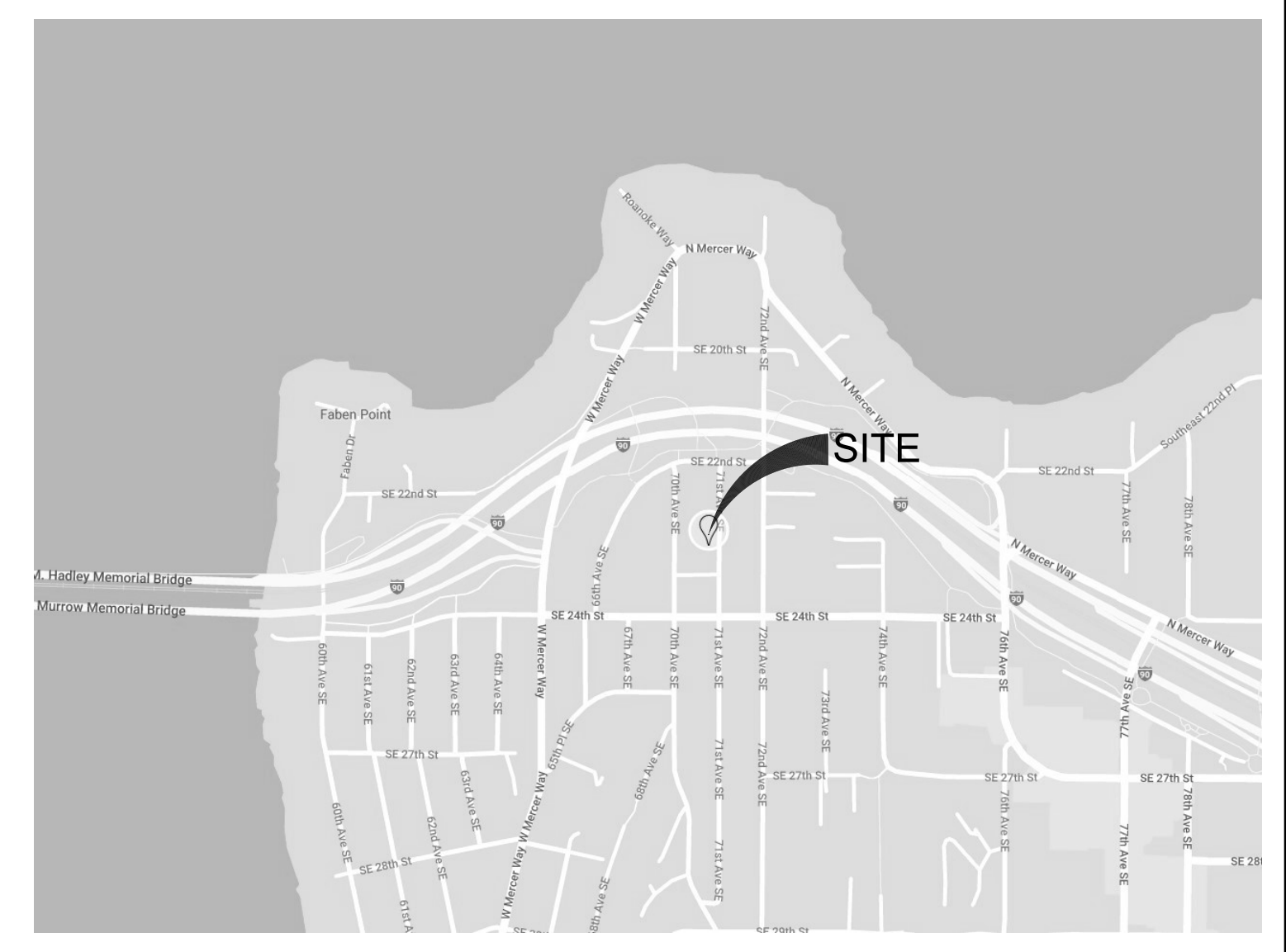
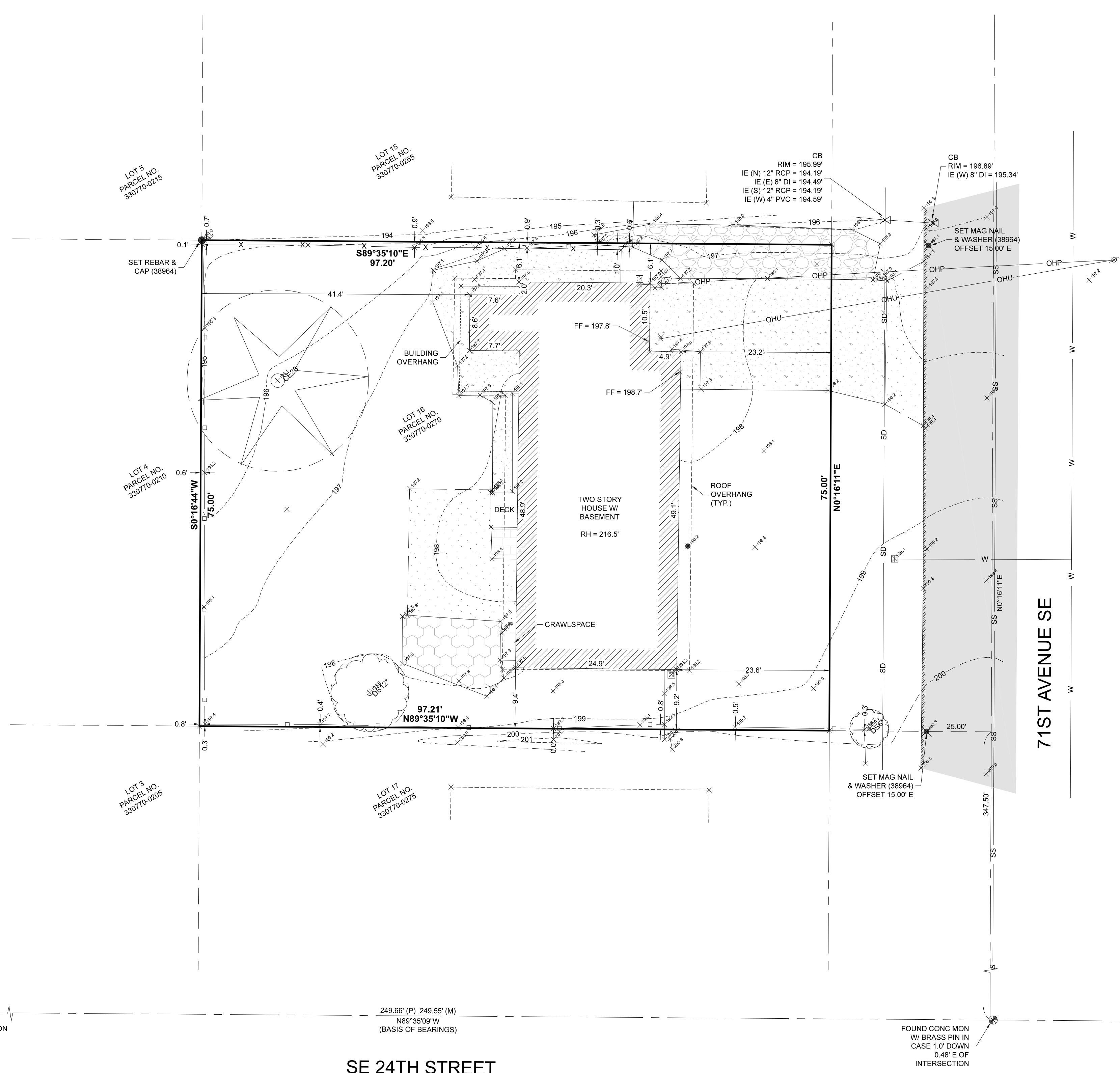
VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.

THE MARK IS A CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF SE 24TH STREET AND 70TH AVENUE SE.

POINT ID NO. 7007.
ELEVATION: 208.206 FEET (63.461 METERS) NAVD 88

1.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 0.5' FOR THIS PROJECT.



VICINITY MAP
NTS

Sw 1/4, SW 1/4, SEC 1, TWP 24N, RNG 4E, W.M.



DATE	REVISION

TOPOGRAPHIC SURVEY

FARZAD GHAZVINIAN
2251 71ST AVENUE SE
MERCER ISLAND, WA 98040

PROJECT NO. 22-506

DRAWN BY: MTS
CHECKED BY: TNW
DATE: 9/2/2022

SHEET 1 OF 1