

# LEGAL DESCRIPTION

NE-19-24-05  
 TAX PARCELL # 143870-0150  
 LOT # 15  
 DIV. # CAY HILLS ADD.  
 9419 SE 54th ST  
 MERCER ISLAND, WA 98040  
 KING COUNTY  
 ZONED R-15

# CAY HILLS ADD & UND INT IN PRIVATE RD

**PLat Block:**  
**Plat Lot: 15**

THIS RESIDENCE IS DESIGNED PER THE:  
 1. 2018 INTERNATIONAL RESIDENTIAL CODE  
 2. 2018 INTERNATIONAL ENERGY CONSERVATION CODE of the STATE of WASHINGTON  
 3. 2018 INTERNATIONAL MECHANICAL CODE  
 4. 2018 INTERNATIONAL PLUMBING CODE

## LOT COVERAGE BY STRUCTURE

AREA SUMMARY:	
PROPOSED BLDG FOOTPRINT	
TOTAL HOUSE	= 2,436 SQ. FT.
EXISTING LOT SQUARE FOOTAGE	
TOTAL	= 19,817 SQ. FT.
2,436 / 19,817	= 12.29 %

BUILDING AREA SUMMARY:	
MAIN FLOOR AREA	= 2,235 S.F.
UPPER FLOOR AREA	= 2,331 S.F.
BASEMENT FLR AREA	= 2,106 S.F.
TOTAL LIVING AREA	= 6,652 S.F.
GARAGE AREA	= 127 S.F.
COVER'D PORCH / PATIO & GAZEBO	= 560 S.F.
SUN PATIO	= 455 S.F.
DRIVEWAY AREA	= 1,640 S.F.
LOT COVERAGE BY STRUCTURE	= 5,750 S.F.
MAX COVERAGE BY STRUCTURE	= 6,935.9 S.F.

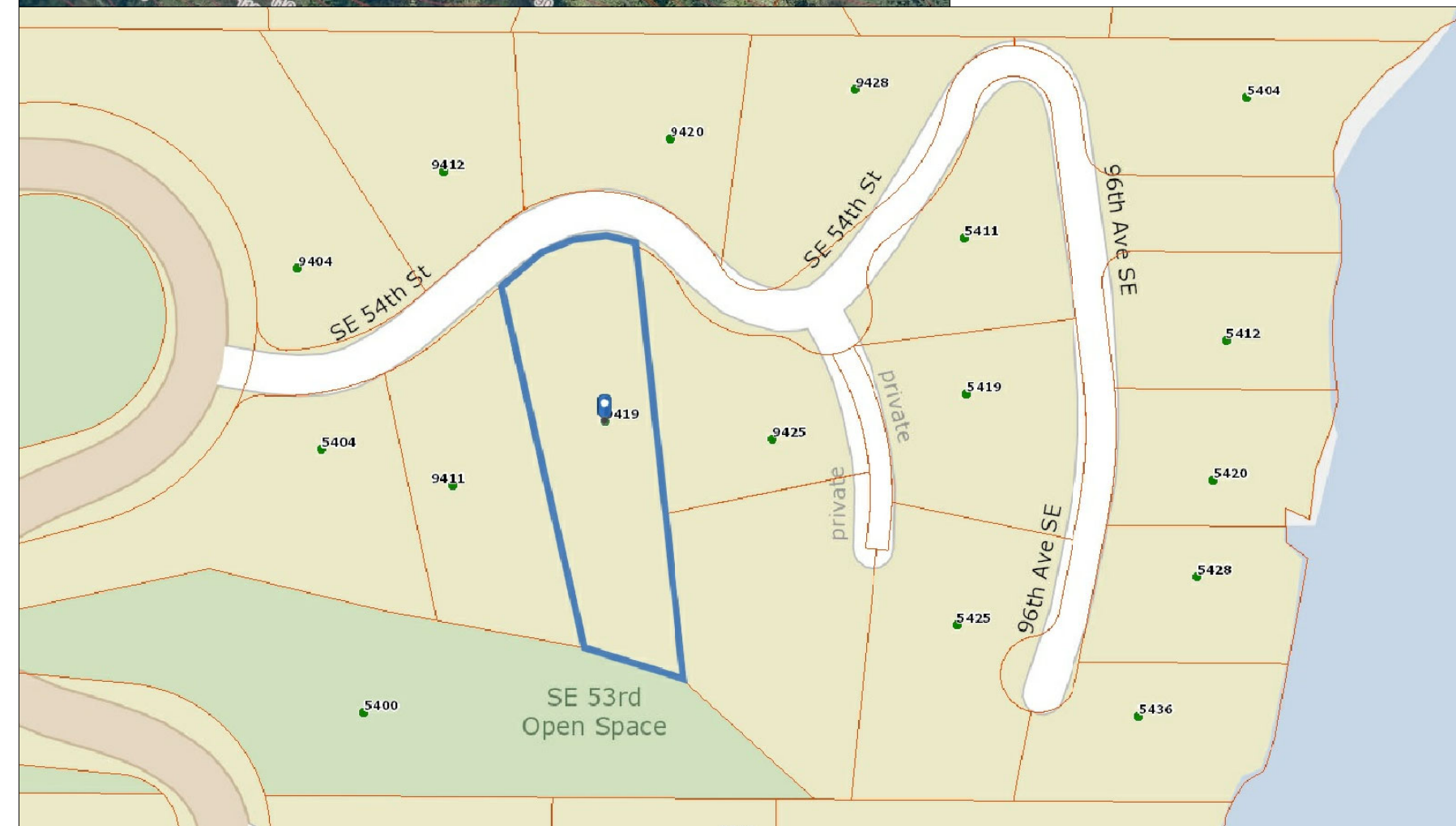
\* BSMT PATIO = 50 SFT / PORCH = 50 SQ FT / GARAGE PATIO = 40 SQ FT  
 \* GREAT ROOM PATIO = 280 SFT / GAZEBO DECK = 140 SQ FT

## IMPERVIOUS SURFACES

AREA SUMMARY:	
BUILDING & ROOF OVERHANGS GREATER THAN 18"	
TOTAL HOUSE	= 2,436 SQ. FT.
IMPERV. PATIO/DRIVEWAY/WALKS	
TOTAL	= 961 SQ. FT.
EXISTING ACCESS EASEMENT SURFACE	
TOTAL	= N/A SQ. FT.
TOTAL ALL IMPERVIOUS SURF.	
TOTAL (ALL)	= 3,397 SQ. FT.
EXISTING LOT SQUARE FOOTAGE	
TOTAL	= 19,817 SQ. FT.
3,397 / 19,817	= 17.14 %

TOTAL LOT AREA = 19,817 S.F.  
 TOTAL FLOOR AREA = 5,488 S.F.  
 5,488 S.F. / 19,817 S.F. = 0.2769  
 F.A.R. = 27.7%

FIRE SPRINKLERS REQUIRED



VICINITY MAP n.t.s.

**RESIDENTIAL DESIGN CONSULTANT:**  
**MDB RESIDENTIAL DESIGN ASSOCIATES / MARK D BATSON**  
 8801 SAINT THOMAS DRIVE #25  
 PASCO, WA 99301  
 425-830-6713

**STRUCTURAL ENGINEER OF RECORD:**  
**CK ENGINEERING / PASKO KESOVJKA P.E.**  
 19229 38th PL NE  
 LAKE FOREST PARK, WA 98155  
 206-417-0670

**CIVIL ENGINEER:**  
**CORE DESIGN / MICHAEL A. MOODY PE**  
 12100 NE 195th St  
 BOTHELL, WA 98011  
 425-885-7877

**GEOTECHNICAL CONSULTANT:**  
**ASSOCIATED EARTH SCIENCES / STEPHEN A. SIEBERT P.E.**  
 911 5th AVE  
 KIRKLAND, WA 98033  
 425-827-7701

**ARBORIST:**  
**SHOFFNER CONSULTING / TONY SHOFFNER ISA CERIFIED ARBORIST**  
 1015 10th ST  
 MUKILTEO, WA 98275  
 206-755-9407

**BIOLOGIST:**  
**MARK HECKERT / BEAVER CREEK ENVIRONMENTAL SERVICES**  
 P.O. BOX 731695  
 PUYALLUP WA 98373  
 235-732-6515

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PROJECT: 9419 SE 54th ST, MERCER ISLAND WA 98040 DATE: 08-16-23  
 TAX PARCEL 143870-0150  
 ELITE HOMES NW, LLC  
 COVER SHEET / DRAWING INDEX

FILE NO:  
 22-002

SHEET  
 A1 INDEX



# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20220504001275)  
 LOT 15, CAY HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 70 OF PLATS, PAGES 95 AND 96, RECORDS OF KING COUNTY, WASHINGTON.  
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## BASIS OF BEARINGS

ACCEPTED A BEARING OF N 51°40'27" W, BETWEEN IRON PIPES FOUND AND SHOWN HEREON AS CALCULATED PER PLAT.

## REFERENCES

R1. CAY HILLS, VOL. 70, OF PLATS, PGS. 95 & 96, RECORDS OF KING COUNTY, WASHINGTON.

## VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

## SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2022. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 143870-0150.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 20,688 ±S.F. (0.47 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

## LEGEND

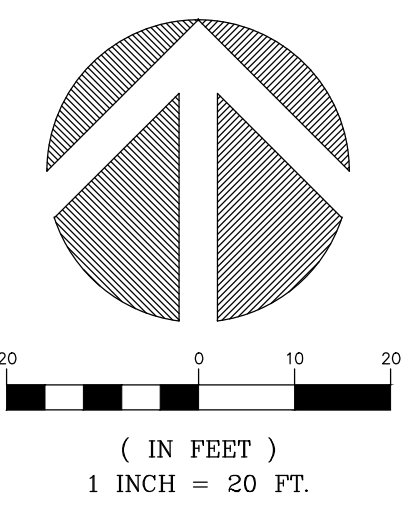
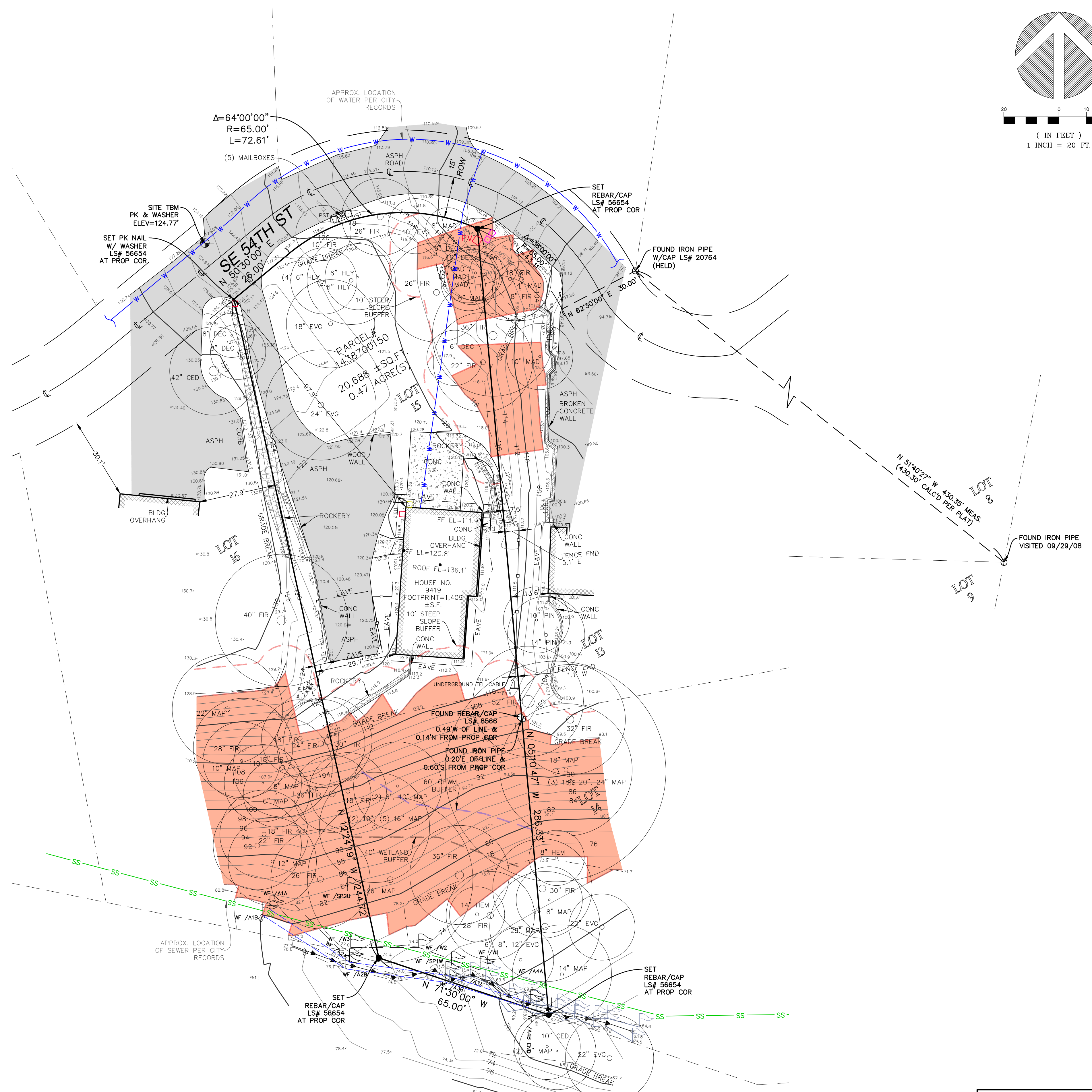
	ASPHALT SURFACE		POWER HAND HOLE
	BENCHMARK		POWER METER
	BUILDING		POWER VAULT
	CENTERLINE ROW		REBAR & CAP (SET)
	CONCRETE SURFACE		RETAINING WALL
	DECK		ROCKERY
	DITCH (FLOWLINE)		SIGN (AS NOTED)
	FENCE LINE (WOOD)		TELEPHONE SENTRY
	GAS METER		TREE (AS NOTED)
	NAIL AS NOTED		WATER LINE
	POST		WETLAND FLAGS 2023
	REBAR AS NOTED (FOUND)		WETLAND FLAGS 2022
	STEEP SLOPE BUFFER		STEEP SLOPE AREA
	WETLAND BUFFER		WETLAND
	OHM BUFFER		OHM

## VICINITY MAP

N.T.S.



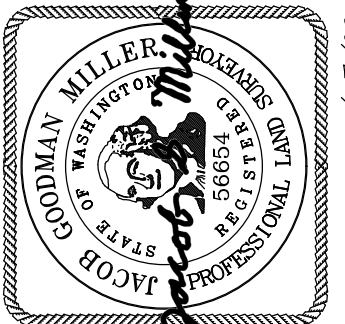
**STEEP SLOPE/BUFFER DISCLAIMER:**  
 THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF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



TOPOGRAPHIC & BOUNDARY SURVEY  
 PARCEL NO. 1438700150

ELITE HOMES NW

9419 SE 54TH ST  
 MERCER ISLAND, WA 98040



# TERRANE

10801 Main Street, Suite 102  
 Bellevue, WA 98004  
 p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	160118
DATE:	06/17/22
DRAFTED BY:	IDV/GKD
CHECKED BY:	TBJ/JGM
SCALE:	1" = 20'
<b>REVISION HISTORY</b>	
06/07/23	WETLANDS & ECA
	BUFFERS
<b>SHEET NUMBER</b>	
1 OF 1	

INDEXING INFORMATION	
SW 1/4	NE 1/4
SECTION: 19	
TOWNSHIP: 24N	
RANGE: 05E, W.M.	
COUNTY: KING	

We are the measure | terrane.net



# LEGAL DESCRIPTION

NE-19-24-05  
 TAX PARCELL # 143870-0150  
 LOT # 15  
 DIV. # CAY HILLS ADD.  
 9419 SE 54th ST  
 MERCER ISLAND, WA 98040  
 KING COUNTY  
 ZONED R-15

# LOT COVERAGE BY STRUCTURE

**AREA SUMMARY:**

PROPOSED BLDG FOOTPRINT  
 TOTAL HOUSE = 3,433 SQ. FT.  
 EXISTING LOT SQUARE FOOTAGE  
 TOTAL = 19,817 SQ. FT.

3,433 / 19,817 = 17.63 %

# IMPERVIOUS SURFACES

**AREA SUMMARY:**

BUILDING & ROOF  
 TOTAL HOUSE = 3,072 SQ. FT.  
 COVERED PATIO OVER ROOF  
 TOTAL HOUSE = 280 SQ. FT.  
 IMPERV. PATIO/DRIVEWAY/WALKS  
 TOTAL = 2,132 SQ. FT.  
 EXISTING ACCESS EASEMENT SURFACE  
 TOTAL = N/A SQ. FT.  
 TOTAL ALL IMPERVIOUS SURF.  
 TOTAL (ALL) = 5,484 SQ. FT.  
 EXISTING LOT SQUARE FOOTAGE  
 TOTAL = 19,817 SQ. FT.

5,484 / 19,817 = 27.67 %



VICINITY MAP n.t.s.

# CAY HILLS ADD & UND INT IN PRIVATE RD

Plat Block:  
 Plat Lot: 15

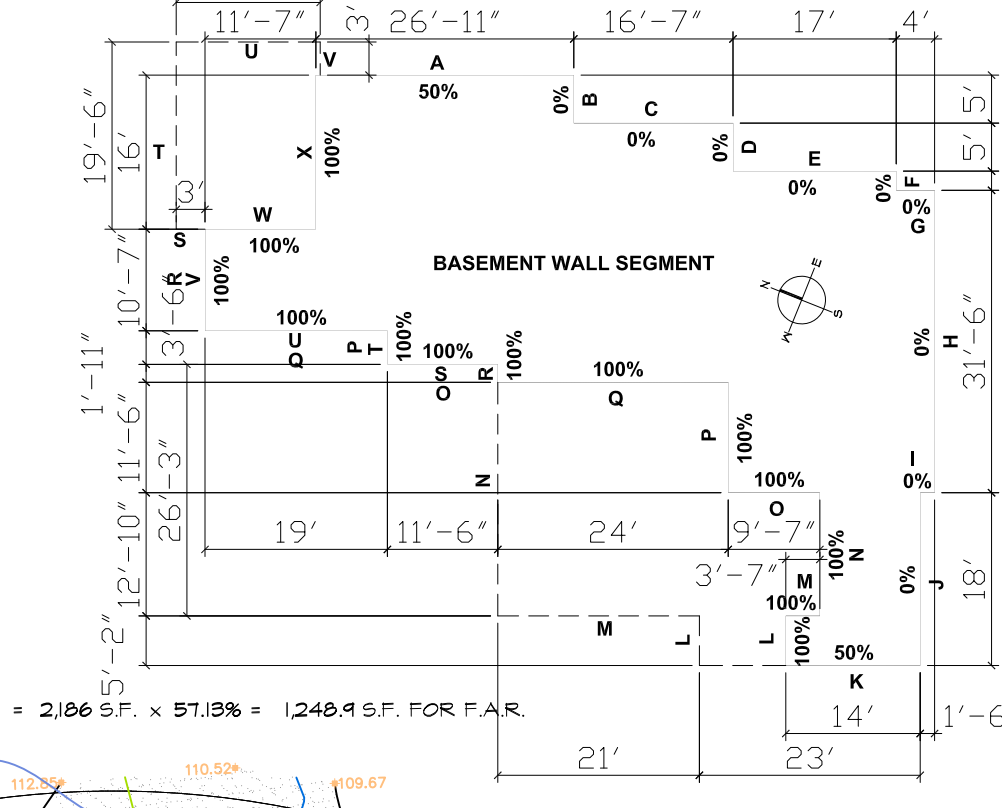
TOTAL LOT AREA = 19,817 S.F.  
 TOTAL FLOOR AREA = 7,098.4 S.F.  
 7,098.4 S.F. / 19,817 S.F. = 0.358  
 F.A.R.= 35.8%

**AREA SUMMARY:**

MAIN FLOOR AREA	= 2,295 S.F.	F.A.R. AREAS	= 727 S.F.
UPPER FLOOR AREA	= 2,891 S.F.	2,741.5 S.F. (22' CEILING AREA)	
BASEMENT FLR AREA	= 2,186 S.F.	2,281 S.F.	
TOTAL LIVING AREA	= 6,852 S.F.	5,178 S.F. (1248.4 S.F. (BASEMENT SEGMENT))	
GARAGE AREA	= 727 S.F.		
COVERD PORCH / PATIO & GAZEBO	= 568 S.F.		
SUN PATIO	= 495 S.F.		
DRIVEWAY AREA	= 1,648 S.F.		
LOT COVERAGE BY STRUCTURE	= 5,750 S.F. (INC DRIVEWAY & PATIO)		
MAX COVERAGE BY STRUCTURE	= 6,955.4 S.F.		
* PORCH = 50 SQ FT / GARAGE PATIO = 40 SQ FT (COVD BY UPPER FLR)			
* GREAT ROOM PATIO = 280 SFT / GAZEBO DECK = 140 SQ FT			

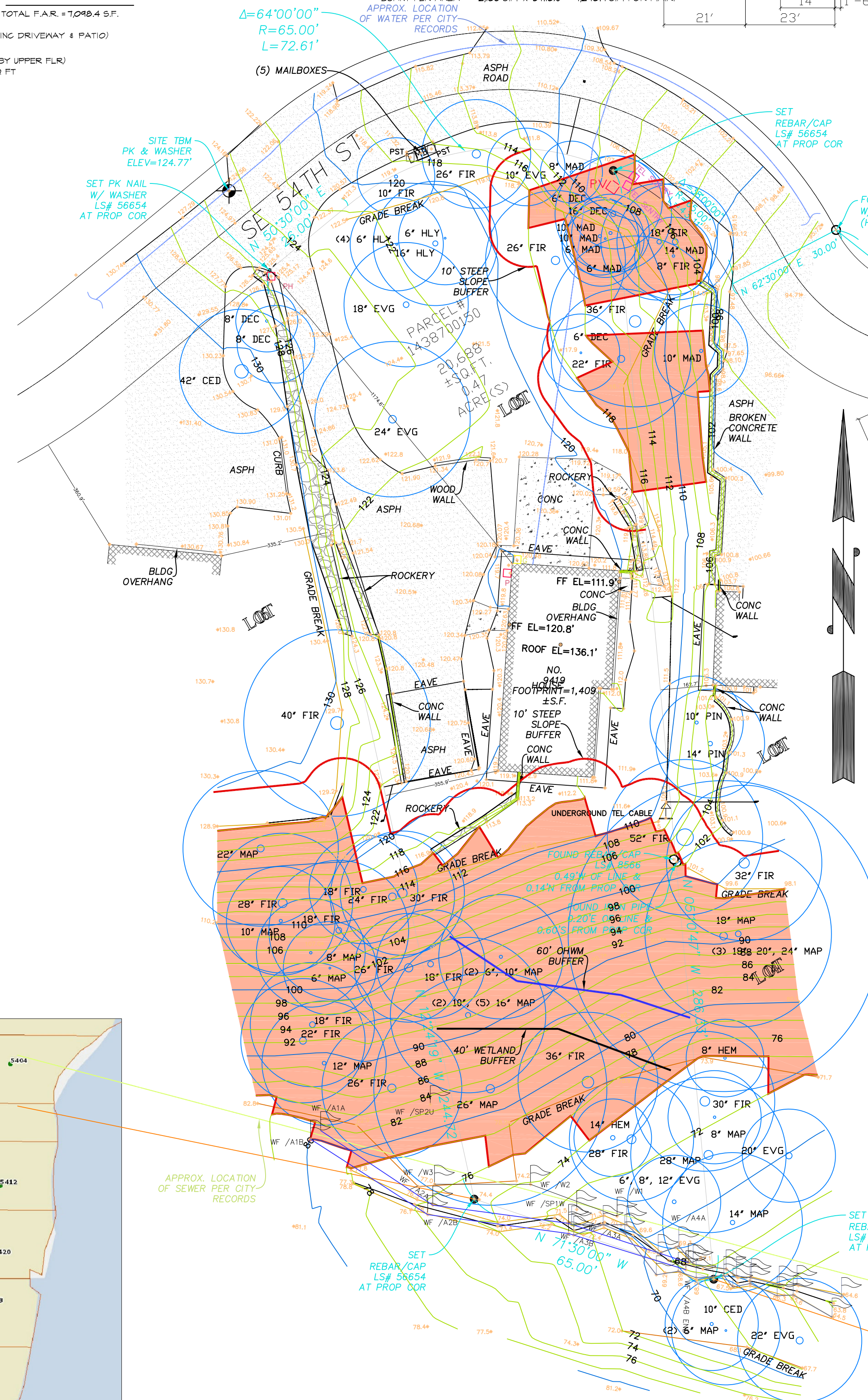
**BASEMENT WALL SEGMENT COVERAGE**

WALL SEGMENT	LENGTH	COVERAGE	RESULT
A	26.917	50%	13.458
B	5.000	30%	1.500
C	16.583	30%	4.975
D	5.000	30%	1.500
E	17.000	30%	5.100
F	2.000	30%	0.600
G	4.000	30%	1.200
H	31.500	30%	9.450
I	1.500	30%	0.450
J	18.000	30%	5.400
K	14.000	30%	4.200
L	5.167	100%	5.167
M	5.167	100%	5.167
N	12.833	100%	12.833
O	9.583	100%	9.583
P	11.500	100%	11.500
Q	24.000	100%	24.000
R	2.917	100%	2.917
S	11.500	100%	11.500
T	3.500	100%	3.500
U	31.000	100%	31.000
V	10.983	100%	10.983
W	11.583	100%	11.583
X	16.000	100%	16.000
Y	282.349	NA	174.750
TOTALS	161.289/282.349	57.13%	



**AVERAGE HEIGHT CALCULATIONS**

SEGMENT	ELEVATION	segment	LENGTH	(Axa)=
A	113.13	a	26.917	3044.986
B	113.13	b	5.000	565.625
C	113.13	c	16.583	1875.952
D	113.13	d	5.000	565.625
E	113.13	e	17.000	1923.125
F	113.13	f	2.000	226.250
G	113.13	g	4.000	452.500
H	111.00	h	31.500	3496.500
I	112.00	i	1.500	168.000
J	114.00	j	18.000	2052.000
K	116.00	k	23.000	2668.000
L	120.00	l	5.167	620.040
M	120.00	m	21.000	2520.000
N	120.00	n	26.250	3150.000
O	120.00	o	11.500	1380.000
P	120.00	p	3.500	420.000
Q	120.00	q	19.000	2280.000
R	120.00	r	10.583	1269.960
S	120.00	s	3.000	360.000
T	120.00	t	19.500	2340.000
U	116.00	u	15.000	1740.000
V	114.00	v	3.500	399.000
2554.88		288.500		33517.56
ABE=		33300.69 /		2550 = 116.178726



EXISTING AS-BUILT SITE PLAN

1" = 20'-0"  
 0 5 10 20 40  
 SCALE

**LOT SLOPE CALCULATING:**

HIGHEST LOT ELEVATION POINT @ 125.04'  
 LOWEST LOT ELEVATION POINT @ 68.04'  
 ELEVATION LOT DIFFERENCE = 57.36'  
 DISTANCE BETWEEN POINTS = 283.667'  
 57.36 / 283.667 = 0.2022 (20.22%)



PROPOSED NEW SFR SITE PLAN

1" = 20'-0"  
 0 5 10 20 40  
 SCALE

**RESIDENTIAL**  
 DESIGN ASSOCIATES  
 8801 SAINT THOMAS DR  
 SPACE #25  
 PASCO, WA  
 425-630-6713

This drawing is copy righted and is to be used solely for the construction of the subject project by the contractor. The contractor shall verify all dimensions, conditions, etc. pertaining to the work before starting. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

PROJECT: 9419 SE 54th ST, MERCER ISLAND WA 98040  
 TAX PARCEL 143870-0150  
 ELITE HOMES NW, LLC  
 DATE: 11-30-22  
 03.14.23  
 SITE PLAN

FILE NO:  
 22-002

SHEET  
 SITE



# LEGAL DESCRIPTION

NE-19-24-05  
 TAX PARCELL # 143870-0150  
 LOT # 15  
 DIV. # CAY HILLS ADD.  
 9419 SE 54th ST  
 MERCER ISLAND, WA 98040  
 KING COUNTY  
 ZONED R-15

## LOT COVERAGE BY STRUCTURE

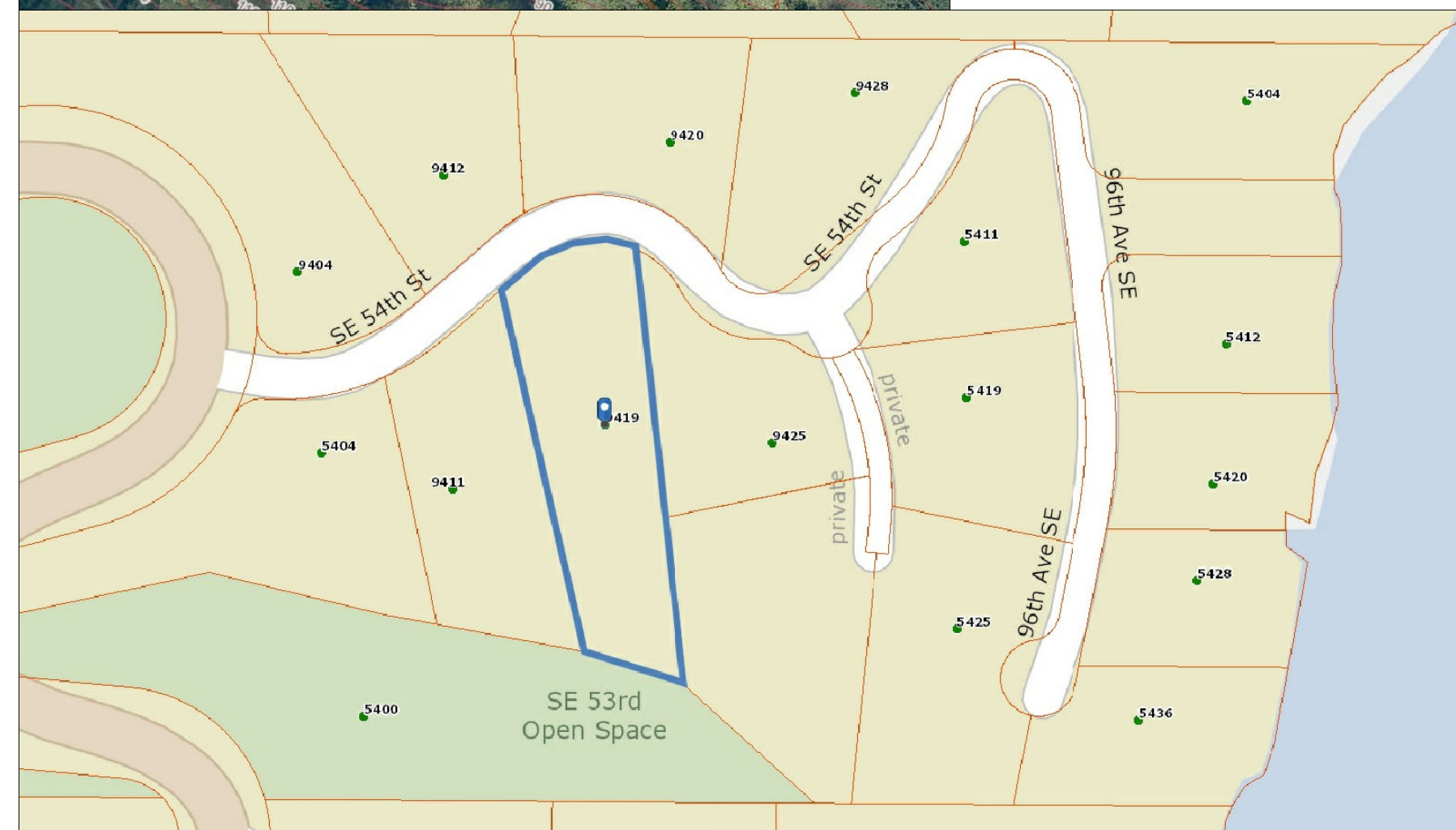
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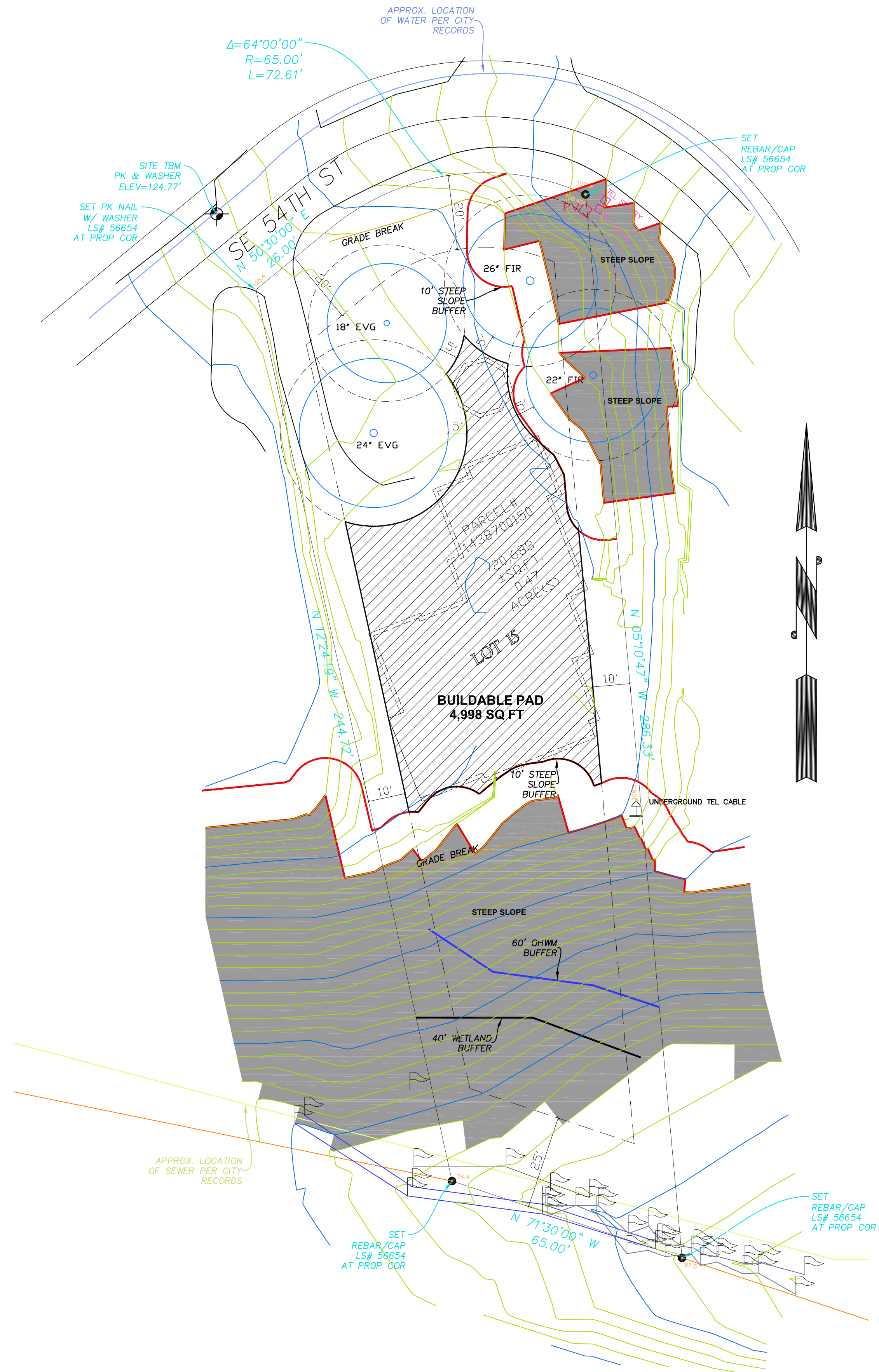
## IMPERVIOUS SURFACES

### AREA SUMMARY:

BUILDING & ROOF	
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COVERED PATIO OVER ROOF	= 3,352 SQ. FT.
TOTAL HOUSE	= 280 SQ. FT.
IMPERV. PATIO/DRIVEWAY/WALKS	
TOTAL	= 2,132 SQ. FT.
DRIVEWAY	1,667 = SQ. FT.
PATIO	465 = SQ. FT.
EXISTING ACCESS EASEMENT SURFACE	
TOTAL	= N/A SQ. FT.
TOTAL ALL IMPERVIOUS SURF.	
TOTAL (ALL)	= 5,484 SQ. FT.
EXISTING LOT SQUARE FOOTAGE	
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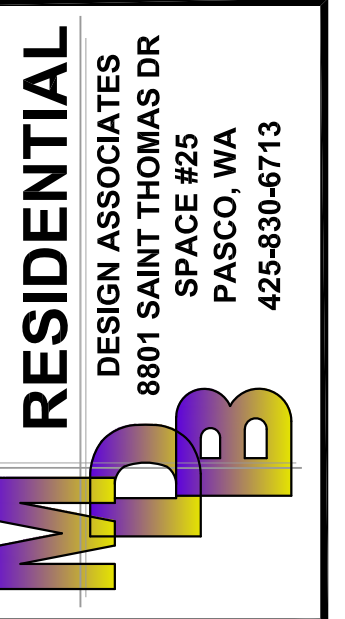
VICINITY MAP n.t.s.



## PROPOSED NEW SFR SITE BUILDABLE PAD

1" = 20'-0"

0 10 20 40  
SCALE



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PROJECT: 9419 SE 54th ST, MERCER ISLAND WA 98040 DATE: 06-28-23  
 TAX PARCEL 143870-0150  
 ELITE HOMES NW, LLC  
 BUILDABLE PAD SITE PLAN

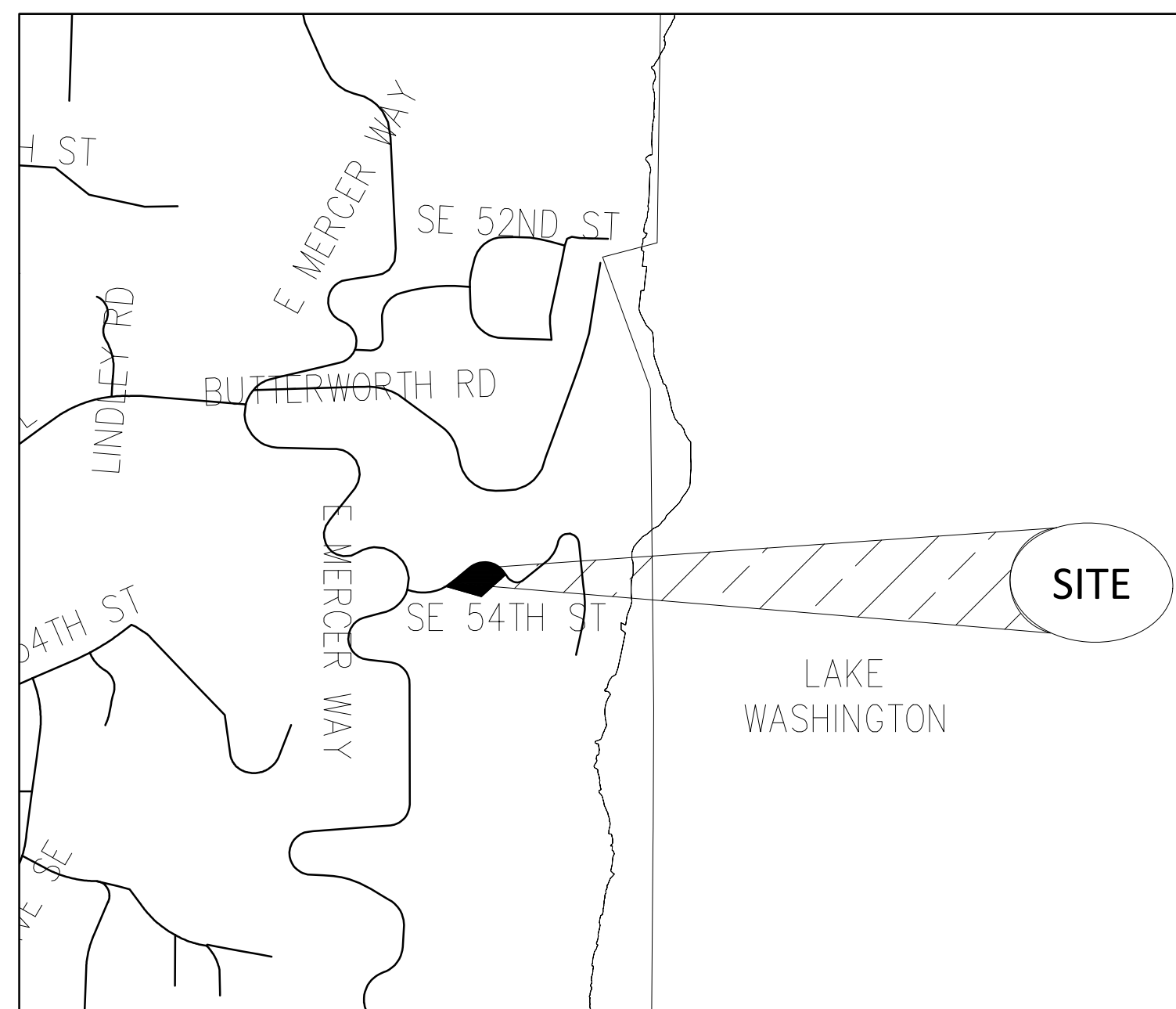
FILE NO:  
22-002

SHEET  
SITE



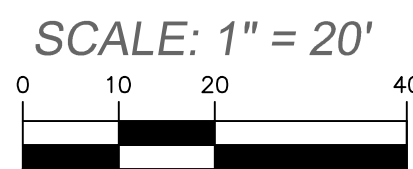
# 9419 54TH ST

9419 54TH ST  
MERCER ISLAND, WASHINGTON



**VICINITY MAP**

1" = 500'



**BASIS OF BEARINGS**

ACCEPTED A BEARING OF N 51°40'27" W, BETWEEN IRON PIPES FOUND AND SHOWN HEREON AS CALCULATED PER PLAT.

**REFERENCES**

1. CAY HILLS, VOL. 70, OF PLATS, PGS. 95 & 96, RECORDS OF KING COUNTY, WASHINGTON.
2. PSE GAS MAP Q198081
3. PSE POWER MAP A2405E073
4. WATER, SEWR AND STORM PROVIDED CITY OF MERCER ISLAND GIS PORTAL

**LEGAL DESCRIPTION**

(PER STATUTORY WARRANTY DEED RECORDING# 20220504001275)

LOT 15, CAY HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 70 OF PLATS, PAGES 95 AND 96, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**EXCEPTIONS CONTAINED IN TITLE**

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.

**STEEP SLOPE/BUFFER DISCLAIMER**

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



**NOTE**

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)(c). 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.

**OWNER:**

VADIM SCERBININ  
9419 SE 54TH ST  
MERCER ISLAND, WA 98040

**ENGINEER/ SURVEY:**

CORE DESIGN INC  
14711 NE 29TH PL, SUITE 101  
BELLEVUE, WASHINGTON 98007  
(425) 885-7877  
CONTACT : MICHAEL A. MOODY, P.E.  
GLENN R. SPRAGUE, P.L.S.

**VERTICAL DATUM**

NAVD 88 PER GPS OBSERVATIONS

**BENCHMARKS**

BENCH MARK TEXT

**SHEET INDEX**

C1.01	COVER SHEET
C1.02	TOPOGRAPHIC SURVEY
C1.03	BMP NOTES
C2.01	EROSION CONTROL PLAN
C4.01	SITE, STORM, UTILITIES & GRADING PLAN & NOTES
C4.31	UTILITY DETAILS

**SITE STATISTICS**

ZONING:	R-15 (RESIDENTIAL-SINGLE FAMILY)
SITE AREA:	±20,688 SF (±0.475 ACRES)
NET LOT AREA:	15,215 SF (0.349 ACRES)
LOTS PROPOSED:	1
TAX PARCEL:	143870-0150
DWELLING UNITS:	1
LOT WIDTH:	87'
FRONT SETBACK:	20'
BACK SETBACK:	25'
SIDE SETBACK:	20' COMBINED
SIDE SETBACKS PROPOSED:	10' (WESTERN SETBACK) 10' (EASTERN SETBACK)
IMPERVIOUS AREA:	3,760 SF (24.7%)



Know what's below.  
Call before you dig.

**UTILITY CONFLICT NOTE:**

**CAUTION:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, CONTACTING ALL UTILITY COMPANIES, POTHOLES THE UTILITIES, AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE # 1-800-424-555 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT CORE DESIGN, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

NO.	REVISIONS	DATE



CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING



12100 NE 195th St, Suite 300  
Bellevue, Washington 98011 425.885.7877

**COVER SHEET**  
**9419 54TH ST- MERCER ISLAND**  
**VADIM SCERBININ**  
9419 SE 54TH ST  
MERCER ISLAND, WA 98040

DATE	SEE STAMP DATE
DESIGNED	CHRISTIAN VANDERHOEVEN
DRAWN	CHRISTIAN VANDERHOEVEN
APPROVED	MICHAEL MOODY, PE
	MICHAEL MOODY, PE
	PROJECT MANAGER
SHEET	OF
<b>C1.01</b>	<b>6</b>
PROJECT NUMBER	<b>23008</b>

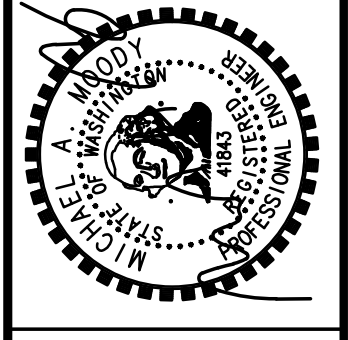






<p><b>BMP T5.13: Post-Construction Soil Quality and Depth</b></p> <p><b>Purpose and Definition</b></p> <p>Naturally occurring (undisturbed) soil and vegetation provide important stormwater functions including: water infiltration; nutrient, sediment, and pollutant adsorption; sediment and pollutant biofiltration; water interflow storage and transmission; and pollutant decomposition. These functions are largely lost when development strips away native soil and vegetation and replaces it with minimal topsoil and sod. Not only are these important stormwater functions lost, but such landscapes themselves become pollution generating pervious surfaces due to increased use of pesticides, fertilizers and other landscaping and household/industrial chemicals, the concentration of pet wastes, and pollutants that accompany roadside litter.</p> <p>Establishing soil quality and depth regains greater stormwater functions in the post development landscape, provides increased treatment of pollutants and sediments that result from development and habitation, and minimizes the need for some landscaping chemicals, thus reducing pollution through prevention.</p> <p><b>Applications and Limitations</b></p> <p>Establishing a minimum soil quality and depth is not the same as preservation of naturally occurring soil and vegetation. However, establishing a minimum soil quality and depth will provide improved on-site management of stormwater flow and water quality.</p> <p>Soil organic matter can be attained through numerous materials such as compost, composted woody material, biosolids, and forest product residuals. It is important that the materials used to meet the soil quality and depth BMP be appropriate and beneficial to the plant cover to be established. Likewise, it is important that imported topsoils improve soil conditions and do not have an excessive percent of clay fines.</p> <p>This BMP can be considered infeasible on till soil slopes greater than 33 percent.</p> <p><b>Design Guidelines</b></p> <ul style="list-style-type: none"> <li>Soil retention. Retain, in an undisturbed state, the duff layer and native topsoil to the maximum extent practicable. In any areas requiring grading remove and stockpile the duff layer and topsoil on site in a designated, controlled area, not adjacent to public resources and critical areas, to be reapplied to other portions of the site where feasible.</li> <li>Soil quality. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall, at project completion, demonstrate the following:             <ol style="list-style-type: none"> <li>A topsoil layer with a minimum organic matter content of 10% dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 6.0</li> </ol> </li> </ul> <p style="text-align: center;">2014 Stormwater Management Manual for Western Washington Volume V - Chapter 5 - Page 911</p>	<p>to 8.0 or matching the pH of the undisturbed soil. The topsoil layer shall have a minimum depth of eight inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible.</p> <ol style="list-style-type: none"> <li>Mulch planting beds with 2 inches of organic material</li> <li>Use compost and other materials that meet these organic content requirements:             <ol style="list-style-type: none"> <li>The organic content for "pre-approved" amendment rates can be met only using compost meeting the compost specification for <a href="#">BMP T7.30: Bioretention Cells, Swales, and Planter Boxes (p.959)</a>, with the exception that the compost may have up to 35% biosolids or manure.</li> </ol> <p>The compost must also have an organic matter content of 40% to 65%, and a carbon to nitrogen ratio below 25:1.</p> <p>The carbon to nitrogen ratio may be as high as 35:1 for plantings composed entirely of plants native to the Puget Sound Lowlands region.</p></li> <li>Calculated amendment rates may be met through use of composted material meeting (a.) above; or other organic materials amended to meet the carbon to nitrogen ratio requirements, and not exceeding the contaminant limits identified in Table 220-B, Testing Parameters, in <a href="#">WAC 173-350-220</a>.</li> </ol> <p>The resulting soil should be conducive to the type of vegetation to be established.</p> <ul style="list-style-type: none"> <li>Implementation Options: The soil quality design guidelines listed above can be met by using one of the methods listed below:             <ol style="list-style-type: none"> <li>Leave undisturbed native vegetation and soil, and protect from compaction during construction.</li> <li>Amend existing site topsoil or subsoil either at default "pre-approved" rates, or at custom calculated rates based on tests of the soil and amendment.</li> <li>Stockpile existing topsoil during grading, and replace it prior to planting. Stockpiled topsoil must also be amended if needed to meet the organic matter or depth requirements, either at a default "pre-approved" rate or at a custom calculated rate.</li> <li>Import topsoil mix of sufficient organic content and depth to meet the requirements.</li> </ol> </li> </ul> <p style="text-align: center;">2014 Stormwater Management Manual for Western Washington Volume V - Chapter 5 - Page 912</p>	<p>More than one method may be used on different portions of the same site. Soil that already meets the depth and organic matter quality standards, and is not compacted, does not need to be amended.</p> <p><b>Planning/Permitting/Inspection/Verification Guidelines &amp; Procedures</b></p> <p>Local governments are encouraged to adopt guidelines and procedures similar to those recommended in Guidelines and Resources For Implementing Soil Quality and Depth BMP T5.13 in WDOE Stormwater Management Manual for Western Washington. This document is available at: <a href="http://www.soilsforsalmon.org/pdf/Soil_BMP_Manual.pdf">http://www.soilsforsalmon.org/pdf/Soil_BMP_Manual.pdf</a></p> <p><b>Maintenance</b></p> <ul style="list-style-type: none"> <li>Establish soil quality and depth toward the end of construction and once established, protect from compaction, such as from large machinery use, and from erosion.</li> <li>Plant vegetation and mulch the amended soil area after installation.</li> <li>Leave plant debris or its equivalent on the soil surface to replenish organic matter.</li> <li>Reduce and adjust, where possible, the use of irrigation, fertilizers, herbicides and pesticides, rather than continuing to implement formerly established practices.</li> </ul> <p><b>Runoff Model Representation</b></p> <p>Areas meeting the design guidelines may be entered into approved runoff models as "Pasture" rather than "Lawn."</p> <p>Flow reduction credits can be taken in runoff modeling when <a href="#">BMP T5.13: Post-Construction Soil Quality and Depth</a> is used as part of a dispersion design under the conditions described in:</p> <ul style="list-style-type: none"> <li><a href="#">BMP T5.10B: Downspout Dispersion Systems (p.905)</a></li> <li><a href="#">BMP T5.11: Concentrated Flow Dispersion (p.905)</a></li> <li><a href="#">BMP T5.12: Sheet Flow Dispersion (p.908)</a></li> <li><a href="#">BMP T5.18: Reverse Slope Sidewalks (p.937)</a></li> <li><a href="#">BMP T5.30: Full Dispersion (p.939)</a> (for public road projects)</li> </ul> <p style="text-align: center;">2014 Stormwater Management Manual for Western Washington Volume V - Chapter 5 - Page 913</p>
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NO.	REVISIONS	DATE




  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 PLANNING  
 SURVEYING

12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

**BMP NOTES**  
**9419 54TH ST- MERCER ISLAND**  
**VADIM SCHERBININ**  
9419 SE 54TH ST  
 MERCER ISLAND, WA 98040

DATE	SEE STAMP DATE
DESIGNED	CHRISTIAN VANDERHOEVEN
DRAWN	CHRISTIAN VANDERHOEVEN
APPROVED	MICHAEL MOODY, PE
	MICHAEL MOODY, PE
	PROJECT MANAGER

SHEET	OF
<b>C1.03</b>	<b>6</b>
PROJECT NUMBER	
<b>23008</b>	





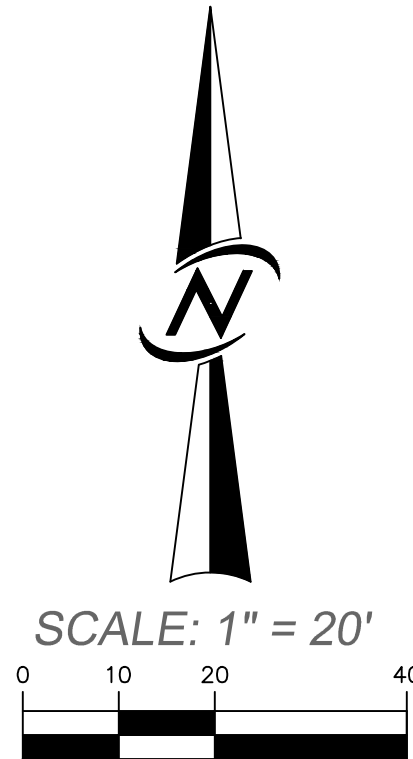


GENERAL NOTES

- 1. CONTRACTOR IS TO OBTAIN PERMITS AND GUARANTEES.
2. ALL DAMAGE TO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY RESULTING FROM CONSTRUCTION (E.G., SILTATION, MUD, WATER, RUNOFF, ROADWAY DAMAGE CAUSED BY CONSTRUCTION EQUIPMENT OR HAULING) SHALL BE EXPEDITIOUSLY MITIGATED AND REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE CITY. FAILURE TO MITIGATE AND REPAIR SAID DAMAGE OR TO COMPLY WITH THE APPROVED CONSTRUCTION PLANS, THE PERMITS ISSUED BY THE CITY OR THE CITY REQUIREMENT FOR CORRECTIVE ACTION SHALL BE CAUSE FOR THE ISSUANCE OF A "STOP WORK" ORDER, FORECLOSURE ON THE PLAT BOND/ SECURITY, AND/OR OTHER MEASURES DEEMED APPROPRIATE BY THE CITY ENGINEER OR CODE OFFICIAL TO ENSURE QUALITY CONSTRUCTION AND PROTECT THE PUBLIC SAFETY.
3. CONSTRUCTION OF ALL IMPROVEMENTS FOR ACCESS, UTILITIES, STORM DRAINAGE AND SITE WORK SHALL COMPLY WITH CURRENT CITY ORDINANCES AND THE REQUIREMENTS OF THE CITY ENGINEER.
4. ALL SHORT PLAT IMPROVEMENTS SHALL BE COMPLETED PRIOR TO FINAL APPROVAL AND RECORDING OF THE SHORT PLAT MYLAR DOCUMENTS OR BONDED AND COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMITS WHEN APPROVED BY THE CITY ENGINEER. AN ACCURATELY PREPARED AS-BUILT DRAWING THAT SHOWS ALL UTILITIES AND SHORT PLAT IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE WORK PROVIDED TWO PAPER COPIES, ONE MYLAR AND ONE DXF AUTOCAD FILE. SUBMIT USING MERCER ISLAND'S DATUM AND THE PLAT TO AT LEAST TWO MONUMENTS.

STORM DRAINAGE GENERAL NOTES

- 1. ALL NEW CATCH BASINS SHALL CONFORM TO THE APWA WSDOT STANDARD DETAILS.
2. THE FOOTING DRAINAGE SYSTEM AND THE ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED.
3. PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION FILTER AND SILT REMOVAL FACILITIES TO ENSURE THAT SEDIMENT OR OTHER HAZARDOUS MATERIALS DO NOT ENTER THE STORM DRAINAGE SYSTEM. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. PLACEMENT OF FILTER FABRIC UNDER GRATE IS NOT ACCEPTABLE.
4. PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAINAGE SYSTEM (SUCH AS RUBBLE, MORTAR, AND WEDGED DEBRIS) SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATER.
5. ON-SITE DRAINAGE SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED.
6. SEE FOUNDATION PLAN FOR FOOTING DRAIN LOCATIONS.

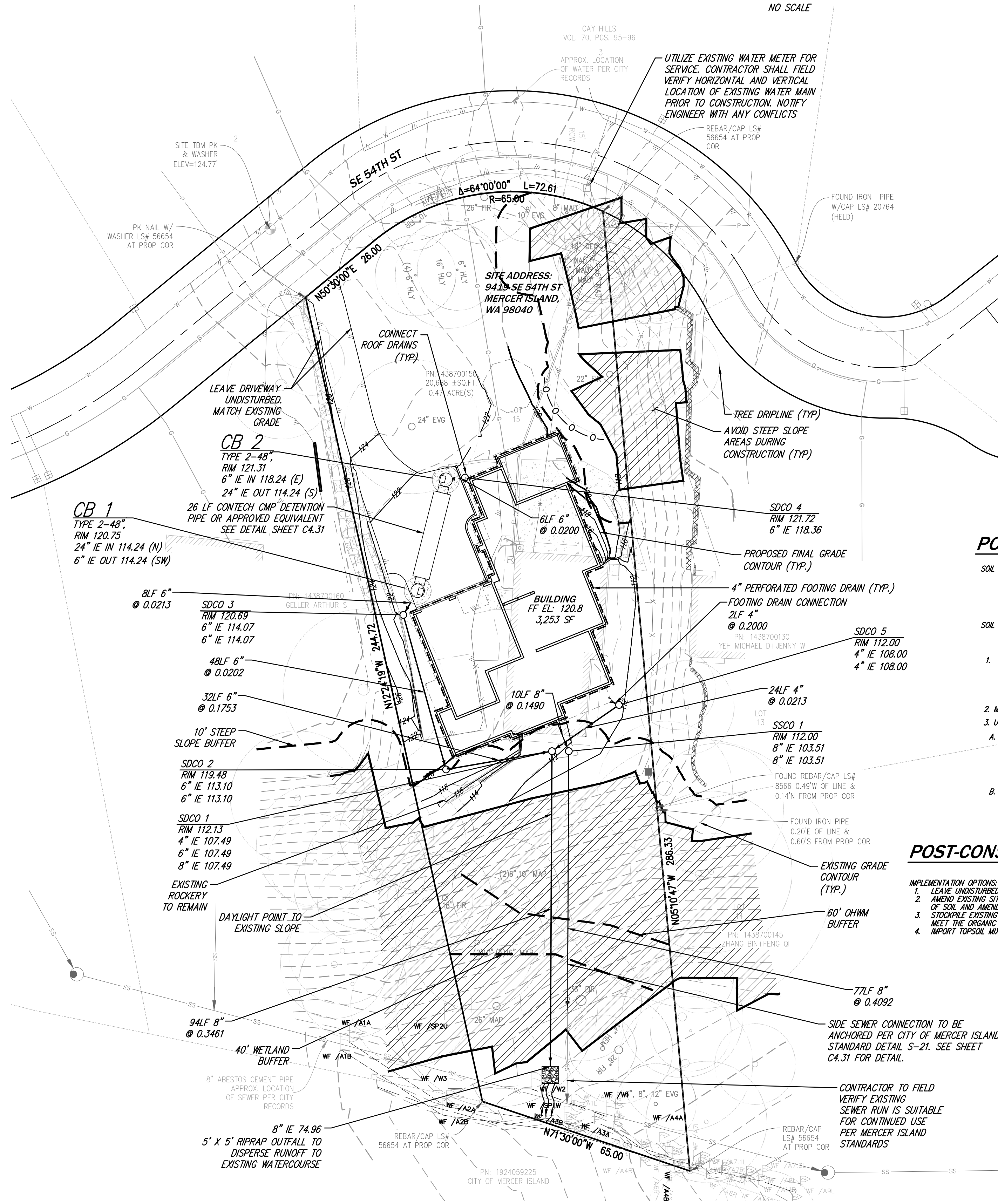
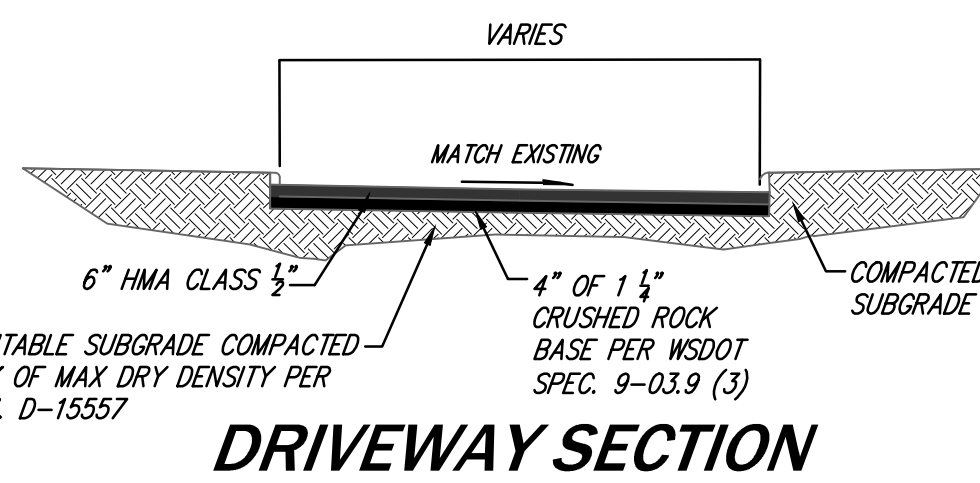


SEWER GENERAL NOTES

- 1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE DEVELOPER EXTENSION AGREEMENT, THE STANDARD SPECIFICATIONS, STANDARD DETAILS OF THE CITY OF MERCER ISLAND.
UTILITY LOCATES
2. THE APPROXIMATE LOCATIONS OF EXISTING UTILITIES ARE SHOWN ON PLANS AND PROFILES FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF UTILITY LOCATIONS SHOWN AND FOR DISCOVERY OF POSSIBLE ADDITIONAL UTILITIES NOT SHOWN ON PLANS.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE LOCATED, BY APPROPRIATE UTILITY DISTRICTS OR COMPANIES, ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
4. FOR UTILITY LOCATES IN KING COUNTY, CALL 1-800-424-5555 PRIOR TO DIGGING.
PERMITS
5. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL REGULATORY PERMITS.
6. ALL WORK IN RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMITTING AGENCY.
PRE-CON
7. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT THE CITY OF MERCER ISLAND'S OFFICE PRIOR TO THE START OF CONSTRUCTION. DISTRICT STAFF WILL NOTIFY THE APPROPRIATE AGENCIES OR REPRESENTATIVES.
SURVEYING
8. PRIOR TO CONSTRUCTING ANY SEWER MAINS, THE STREET CENTERLINES OF THE DEVELOPMENT, CENTER OF CUL-DE-SACS, ALL SEWER LINE EASEMENTS AND ALL LOT CORNERS SHALL BE STAKED. THE MAXIMUM STATIONING INTERVAL SHALL BE 50 FEET WITH THE STATION NUMBER ON EACH STAKE.
9. HORIZONTAL CONTROL DATA SHALL BE NAD 83/91. VERTICAL CONTROL SHALL BE NAVD-88 DATUM.
10. AT THE CONCLUSION OF CONSTRUCTION, THE DEVELOPER'S REGISTERED PROFESSIONAL SURVEYOR SHALL PREPARE A DRAWING BASED ON THE SURVEYED LOCATION OF ALL AT-GRADE APPURTENANCES INSTALLED, INCLUDING BUT NOT LIMITED TO, LOCATION OF EXISTING MANHOLES INCLUDING RIM & ALL INVERT ELEVATIONS AND NEW MANHOLE LOCATIONS INCLUDING RIM & ALL INVERT ELEVATIONS. THE DRAWING SHALL BE PROVIDED TO THE DISTRICT IN AUTOCAD FORMAT, R 2000 OR NEWER. IN ADDITION, ALL WATER EASEMENTS SHALL BE STAKED AND FLAGGED AT THEIR INTERSECTION WITH PROPERTY LINES AND AT 25 FOOT STATIONS ALONG THE EASEMENT LINES.
CONSTRUCTION
11. THE SEWER MAIN SHALL BE PLACED FIVE (5) FEET SOUTH OR WEST FROM THE CENTERLINE OF THE ROADWAY, UNLESS OTHERWISE SHOWN ON THE PLAN.
12. A MINIMUM TEN (10) FOOT HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN THE SANITARY SEWER LINE AND THE WATER MAIN.
13. AFTER TRENCH BACKFILL AND COMPACTION, PVC SANITARY SEWER MAINS SHALL BE TESTED FOR DEFLECTION AS SPECIFIED IN SECTION 7-17.3(2)(c) OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION TEST OBSERVATION AND INSPECTION BY NORTHSORE
UTILITY DISTRICT
14. WHENEVER SANITARY SEWER CROSSES BELOW A WATER MAIN, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SEWER LINE IS AT LEAST EIGHTEEN (18) INCHES BELOW THE BOTTOM OF THE WATER MAIN.
15. ALL MANHOLES SHALL HAVE A MINIMUM DROP OF ONE-TENTH (0.10) FOOT AND FIVE-TENTHS (0.50) FOOT MAXIMUM DROP BETWEEN INVERT IN AND INVERT OUT.
16. MANHOLES IN THE PUBLIC RIGHT-OF-WAY SHALL BE A MINIMUM OF EIGHT (8) FEET IN DEPTH OR PER APPROVED PLANS.
17. MANHOLES NOT IN PAVED PUBLIC RIGHT-OF-WAY SHALL HAVE LOCKING LIDS AND ALL FRAMES SHALL BE LOCKING TYPE PER THE STANDARD DETAILS.
18. FOR PIPE SLOPES GREATER THAN 20%, RESTRAINED-JOINT DUCTILE IRON PIPE SHALL BE USED FOR EVERY JOINT.
19. SIDE SEWER STUBS SHALL HAVE A MINIMUM OF TWO (2) PERCENT SLOPE AND MAXIMUM OF FORTY-FIVE (45) DEGREE SLOPE. STUBS SHALL BE 6" MINIMUM DIAMETER. FOR ALL STUBS LESS THAN EIGHT (8) FEET IN DEPTH - INSTALL A THREE (3) INCH WIDE GREEN METALLIC DETECTOR TAPE 12" ABOVE THE PIPE. THE ENTIRE LENGTH OF THE STUB CONTINUING UP THE 2X4 SIDE SEWER MARKER POST. IDENTIFICATION ON THE TAPE SHALL INCLUDE THE WORDS "SANITARY SEWER".
MATERIALS
20. SANITARY SEWER PIPE LESS THAN EIGHTEEN (18) FEET IN DEPTH AND LESS THAN 20% SLOPE SHALL BE PVC CONFORMING TO ASTM D-3034, SDR-35 AND SHALL BE BEDDED WITH CLEAN, GRANULAR MANUFACTURED PEA GRAVEL FROM 4" UNDER TO 6" OVER THE PIPE. SANITARY SEWER PIPE EIGHTEEN (18) FEET DEEP AND GREATER, OR ON A SLOPE OF 20% DUCTILE-IRON PIPE MUST MEET THE REQUIREMENTS OF APWA C-151.
21. HIGH-DENSITY POLYETHYLENE (HDPE) SHALL BE SDR-11 MINIMUM.

TREE PROTECTION NOTES

- 1. CONTRACTOR SHALL COORDINATE WITH ARBORIST ON GRADING AROUND RETAINED TREES AND ROOTS.
2. ARBORIST TO BE ON SITE TO VERIFY PRESERVATION OF RETAINED TREES



WATER GENERAL NOTES

- 1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE DEVELOPER EXTENSION AGREEMENT, THE STANDARD SPECIFICATIONS AND THE STANDARD DETAILS OF THE CITY OF MERCER ISLAND.
UTILITY LOCATES
2. THE APPROXIMATE LOCATIONS OF EXISTING UTILITIES ARE SHOWN ON PLANS AND PROFILES FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF UTILITY LOCATIONS SHOWN AND FOR DISCOVERY OF POSSIBLE ADDITIONAL UTILITIES NOT SHOWN ON PLANS.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE LOCATED BY APPROPRIATE UTILITY DISTRICTS OR COMPANIES, ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
4. FOR UTILITY LOCATES IN KING COUNTY, CALL 1-800-424-5555 PRIOR TO DIGGING.
PERMITS
5. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL REGULATORY PERMITS.
6. ALL WORK IN RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF PERMITTING AGENCY.
PRE-CON
7. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT THE CITY OF MERCER ISLAND'S OFFICE PRIOR TO THE START OF CONSTRUCTION. CITY STAFF WILL NOTIFY THE APPROPRIATE AGENCIES OR REPRESENTATIVES.
SURVEYING
8. PRIOR TO CONSTRUCTING ANY WATER MAINS, THE STREET CENTERLINES OF THE DEVELOPMENT, CENTER OF CUL-DE-SACS, ALL WATER LINE EASEMENTS AND ALL LOT CORNERS SHALL BE STAKED. THE MAXIMUM STATIONING INTERVAL WILL BE 50 FEET WITH THE STATION NUMBER ON EACH STAKE.
9. HORIZONTAL CONTROL DATA SHALL BE NAD 83/91. VERTICAL CONTROL SHALL BE NAVD-88 DATUM.
10. AT THE CONCLUSION OF CONSTRUCTION, THE DEVELOPER'S REGISTERED PROFESSIONAL SURVEYOR SHALL PREPARE A DRAWING BASED ON THE SURVEYED LOCATIONS OF ALL APPURTENANCES INSTALLED, INCLUDING BUT NOT LIMITED TO, WATER MAIN, METER BOXES, BLOWOFFS, VALVES, BOXES, HYDRANTS AND BENDS. THE DISTRICT WILL PROVIDE LOCATES TO ASSIST THE SURVEYOR IN LOCATING THE WATER MAIN BETWEEN APPURTENANCES AND LOCATING THE BENDS. THE DRAWING SHALL BE PROVIDED TO THE DISTRICT IN AUTOCAD FORMAT, R 2000 OR NEWER. IN ADDITION, ALL WATER EASEMENTS SHALL BE STAKED AND FLAGGED AT THEIR INTERSECTION WITH PROPERTY LINES AND AT 25 FOOT STATIONS ALONG THE EASEMENT LINES.

POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES

- SOIL RETENTION
RETAIN IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE, IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.
SOIL QUALITY
ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPROVED SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:
1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A pH FROM 6.0 TO 8.0 OR MATCHING THE pH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF THE INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYER, WHERE FEASIBLE.
2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.
3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
A. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BMP 17.30: BIORETENTION CUEVLS, SWALES, AND PLANTER BOXES (P.95) OF THE 2014 SMM(WM), WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65% AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A) ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173-350-220.

POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES (CONT.)

- IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:
1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF SOIL AND AMENDMENT.
3. STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS.



Know what's below. Call before you dig.

UTILITY CONFLICT NOTE:

CAUTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, CONTACTING ALL UTILITY COMPANIES, POTHOLES THE UTILITIES, AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT CORE DESIGN, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

Vertical sidebar containing project information: DATE, DESIGNED (CHRISTIAN VANDERHOEVEN), DRAWN (CHRISTIAN VANDERHOEVEN), APPROVED (MICHAEL MOODY, PE), PROJECT MANAGER (MICHAEL MOODY, PE), SHEET C4.01 OF 6, PROJECT NUMBER 23008. Includes logos for CORE DESIGN and VADIM SCHERBININ.





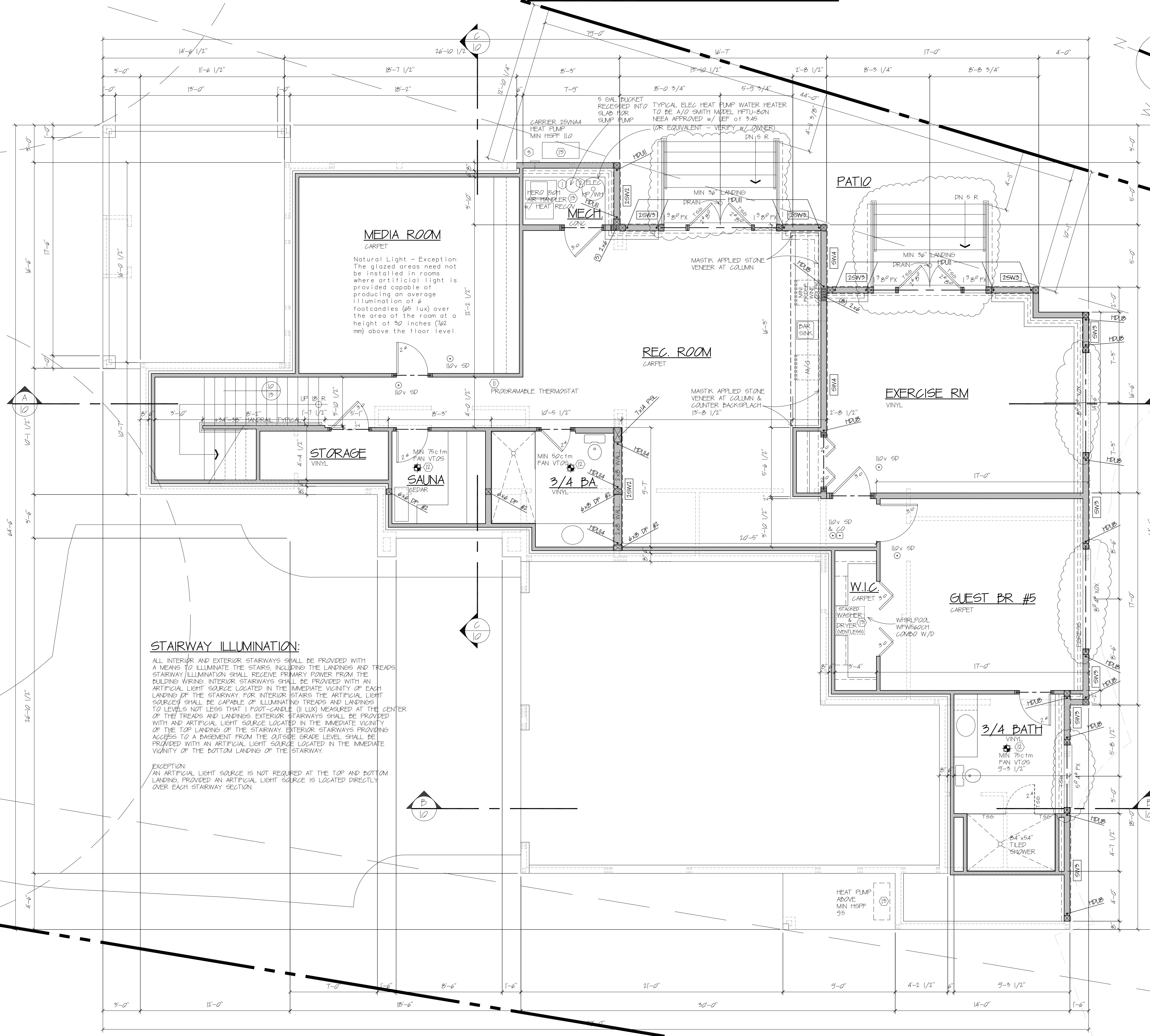






**FIRE SPRINKLERS REQUIRED**  
 13r, NFPA 72 Monitored Fire Alarm  
 ALL INTERIOR WALLS & CEILINGS TO HAVE 5/8" TYPE "X"  
 GWB TYPICAL THROUGHOUT. ALL INTERIOR DOORS TO BE 1-3/8"  
 SOLID CORE TYPICAL THROUGHOUT

SEE ENGINEERS SHEET 52 FOR ALL BEAM TO POST CONNECTION HARDWARE  
 AND SHEET 54 FOR SHEAR WALL SCHEDULE, HOLD-DOWNS, NAILING, ETC.  
 SEE SHEET N1 FOR GENERAL CONSTRUCTION NOTES



**FIRE BLOCKING NOTES:**

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FLURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
11. VERTICALLY AT THE CEILING AND FLOOR LEVELS
12. HORIZONTALLY AT INTERIORS, NOT EXCEEDING 10 FEET.
2. AT ALL INTER CONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SLOTTED, DROP CEILING AND COVE CEILING
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R301.2.
4. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAMES AND PRODUCTS OF COMBUSTION.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R302.16.
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

**TUBS & SHOWERS:**

- FIREBLOCK BETWEEN STUDS.
- LIMIT SHOWER FLOW TO 3 GPM.
- WALLS SHALL BE WATERPROOF TO MIN. 7" ABOVE DRAIN INLET.
- ALL GLAZING INCLUDING WINDOWS WITHIN 7" OF DRAIN INLET TO BE SAFETY GLASS.
- AN AIR BARRIER SHALL BE INSTALLED AT EXTERIOR WALLS ADJACENT TO TUBS AND SHOWERS.
- ANY AND ALL HOT WATER PIPING SHALL BE INSULATED WITH A MINIMUM R-3 PPE INSULATION.

1. INSTALL PER MFR INSTRUCTIONS - VERIFY W/ OWNER / CONTRACTOR
2. IGNITION SOURCE AND HEATING ELEMENT TO BE MIN 18" ABOVE FINISHED FLOOR.
3. PRESSURIZED SYSTEM W/ OUTSIDE FRESH AIR DUCT (NO WHOLE HOUSE FAN REQUIRED WITH THIS OPTION) IF WINDOWS IN HOUSE HAVE VENTS A WHOLE HOUSE FAN IS REQUIRED.
4. PROVIDE MINIMUM 6" DIA DUCT FOR COMBUSTION AIR AS NEEDED
5. PROVIDE ALARM AND SENSOR IF PROPANE GAS IS USED FOR HEAT AND COOKING SOURCE.
6. PROGRAMMABLE THERMOSTAT LOCATION (ONE PER FLOOR TYPICAL) SEE PLANS
7. EXHAUST VENT FROM FAN (PER CODE REQUIRED MINIMUM DUCTING) VENT CAP TERMINATION TO MINIMUM 3/8" HORIZ AND 40" VERT FROM ANY OPERABLE WINDOW.
8. ALL APPLIANCES TO BE APPROVED ENERGY STAR RATED EQUIPMENT.

**BASEMENT NOTES:**

- ALL BEAMS & HEADERS TO BE 4x12 HF #2 UNO.
- ALL GULL-AM BEAMS TO BE ASSUMED 2x4-V4 UNO.
- TYPICAL PLATE TO BE 9-1/8" UNO.
- TOP OF WINDOWS TO BE @ 8'-0" UNO.
- ALL EXTERIOR WALLS TO BE 2x6 @ 16" OC UNLESS NOTED OTHERWISE
- ALL EXTERIOR WALLS TO BE INSULATED W/ R-21 INSULATION
- □ DENOTES DOUBLE TRIMMERS AT EACH END OF HEADER THAT SPANS 6'-0" OR GREATER
- ■ DENOTES MULTIPLE STUDS UNDER POINT LOADS SEE PLAN FOR NUMBER OF STUDS REQUIRED
- ALL SMOKE DETECTORS TO BE HOT WIRED AND INTERCONNECTED W/ BATTERY BACKUP IN NEW CONSTRUCTION
- CO DETECTORS TO BE HOT WIRED AND INTERCONNECTED W/ BATTERY BACKUP IN NEW CONSTRUCTION
- SMOKE DETECTOR TO BE ON THE CEILING INSIDE THE DOOR OF EACH BEDROOM BUT A MINIMUM 12" FROM ANY WALL
- SMOKE ALARMS TO BE ADIBLE IN ALL BEDROOMS AND SLEEPING AREAS
- A CARBON MONOXIDE DETECTOR OR COMBINATION CO / SMOKE ALARM MUST BE LOCATED OUTSIDE OF BEDROOMS OR IN HALLS SERVING BEDROOMS AND THERE MUST BE A MINIMUM OF ONE PER FLOOR
- MINIMUM OF ONE ADDITIONAL SMOKE DETECTOR PER FLOOR SMOKE DETECTORS TO BE PLACED CENTRALLY IN HALLWAYS SERVING BEDROOMS
- VALLED CEILINGS GREATER THAN 30" ABOVE HALLS TO BEDROOMS AND STAIRWELLS OFF OF HALLWAYS SERVING SLEEPING ROOMS TO HAVE A SMOKE DETECTOR PLACED 12" DOWN FROM HIGHEST POINT, ( BUT NOT IN SKYLIT WELLS), AND A MINIMUM OF 12" FROM ANY WALL
- SMOKE ALARMS TO BE ADIBLE IN ALL BEDROOMS AND SLEEPING AREAS
- ALL HOUSE/GARAGE COMMON WALLS TO BE SHEATHED W/ 1/2" GWB.
- 5/8" TYPE "X" ON GARAGE CEILING W/ LIVING SPACE ABOVE
- ALL ENCLOSED USABLE SPACE UNDER STAIRS TO BE SHEATHED W/ 1/2" GWB.
- ALL WINDOWS WITHIN 18" OF THE FLOOR OR WITHIN 24" OF DOOR SWINGS, TUBS AND SHOWERS, TO BE TEMPERED SAFETY GLASS
- DOOR BETWEEN HOUSE & GARAGE TO BE 1 3/8" SOLID CORE 1 HR RATED FIRE DOOR
- FIRE BLOCKING REQUIRED AT 12'-0" INTERVALS VERTICALLY IN WALLS
- FIRE BLOCK AT ALL PLUMBING PENETRATIONS
- HANDRAIL @ 34"-38" ADV. TREAD NOSING
- INSTALL FIREPLACES PER MANUFACTURER'S SPECS
- VENT ALL FANS & DRYER EXHAUST TO OUTSIDE
- PROVIDE EGRESS WINDOWS IN ALL SLEEPING ROOMS

**STAIRWAY ILLUMINATION:**

ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE (11 LUX) MEASURED AT THE CENTER OF THE TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.

EXCEPTION:  
 AN ARTIFICIAL LIGHT SOURCE IS NOT REQUIRED AT THE TOP AND BOTTOM LANDING, PROVIDED AN ARTIFICIAL LIGHT SOURCE IS LOCATED DIRECTLY OVER EACH STAIRWAY SECTION.

**BASEMENT FLOOR PLAN**  
 1/4"=1'-0" 9'-1" ALB

PROJECT: 9419 SE 54th ST  
 ELITE HOMES NW  
 PARCEL # 143870-0150  
**BASEMENT FLOOR FRAMING PLAN**

ENG FILE#:	
ENG BY:	
DWG DATE:	05/05/23
DRAWN BY:	MDP
REV. BY:	
REV. DATE:	
FILE NUMBER	22-002
SHEET NUMBER	2 OF 2

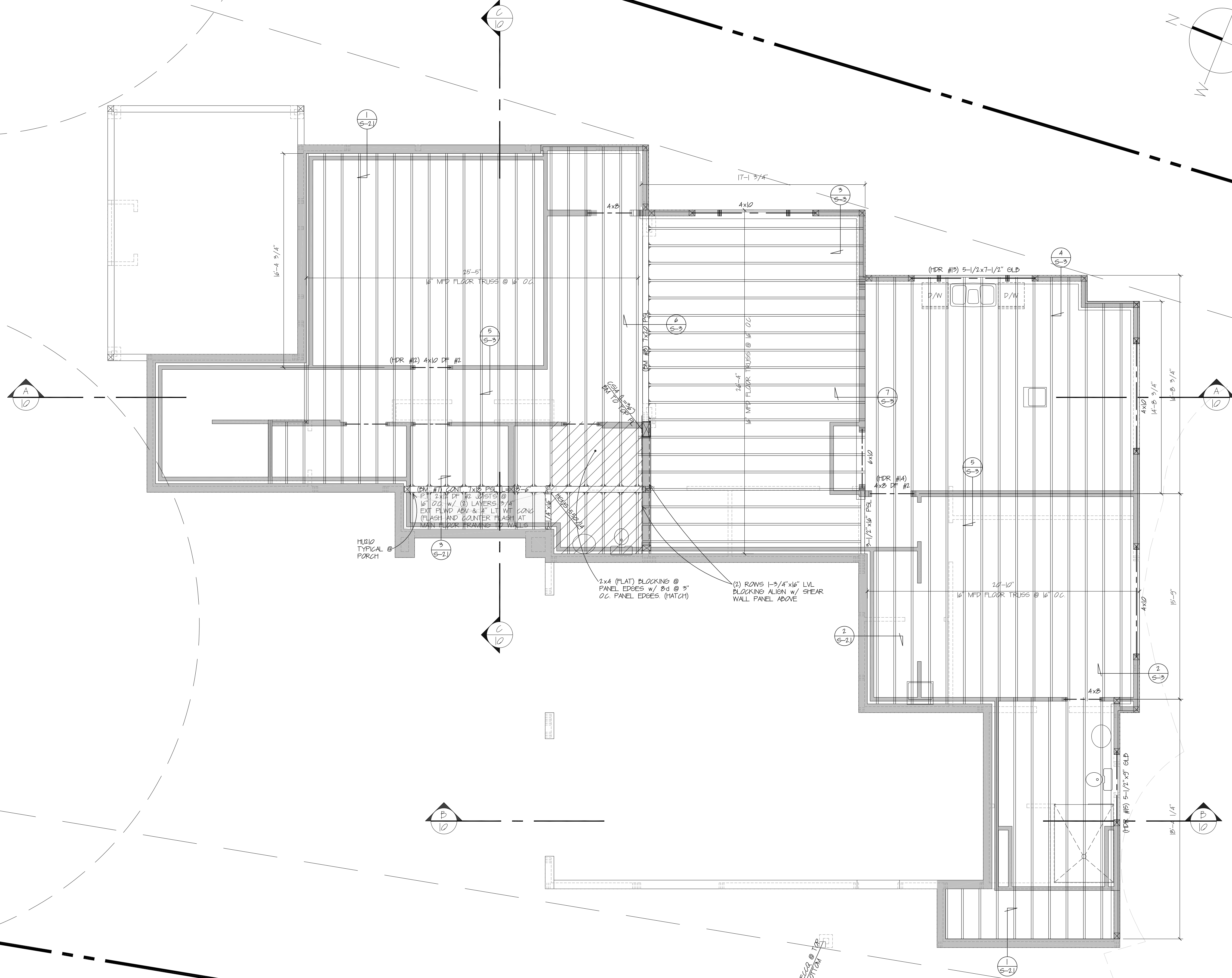
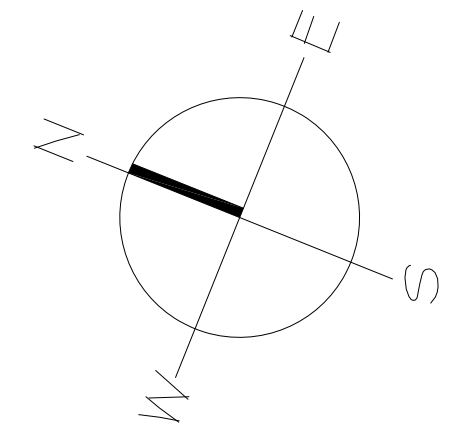
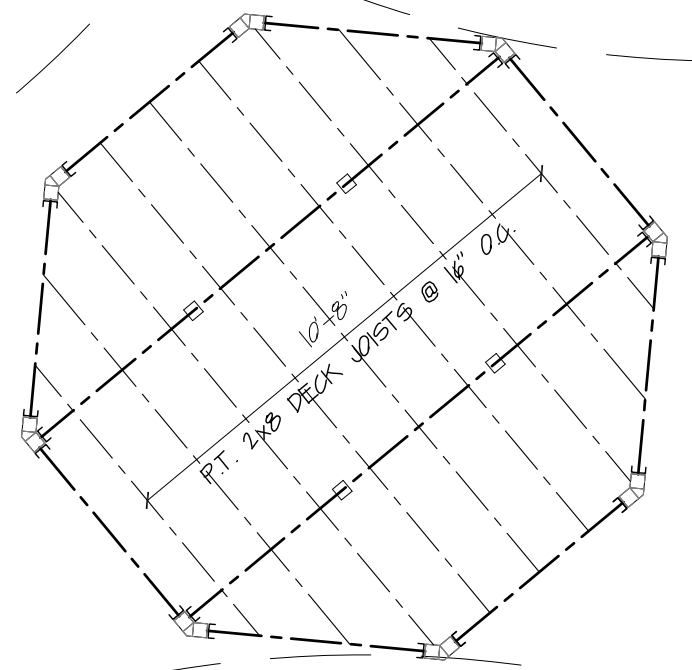


**FIRE SPRINKLERS REQUIRED**  
 13r, NFPA 72 Monitored Fire Alarm  
 ALL INTERIOR WALLS & CEILINGS TO HAVE 5/8" TYPE "X"  
 GWB TYPICAL THROUGHOUT. ALL INTERIOR DOORS TO BE 1-3/8"  
 SOLID CORE TYPICAL THROUGHOUT

SEE ENGINEERS SHEET S2 FOR ALL BEAM TO POST CONNECTION HARDWARE  
 AND SHEET S4 FOR SHEAR WALL SCHEDULE, HOLD-DOWNS, NAILING, ETC.  
 SEE SHEET N1 FOR GENERAL CONSTRUCTION NOTES

**MRESIDENTIAL**  
 DESIGN ASSOCIATES  
 8801 SAINT THOMAS DRIVE  
 SPACED #222  
 PASCO, WA 99301  
 425-830-6713

This drawing is copyrighted and is to be used solely for the construction of the subject project by the persons named hereon. No other use of the drawing shall be permitted without the written consent of MResidential Design Associates. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. This office must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by this office prior to proceeding with the work. On the contractor's behalf, the contractor shall accept full responsibility for cost to rectify same. MResidential Design Associates reserves the right to revoke license or use of said plans for nonpayment or past due amounts owing.



- M.F. FRAMING NOTES:**
- ALL FLOOR TRUSSES TO BE PER PLAN
  - ALL FLR TRUSSES TO BE INSTALLED & BRACED TO MANUF. SPECS. AND STAMP.
  - FLR TRUSS SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR INSPECTION
  - 3/4" T&G PLYWOOD SUBFLOOR - GLUE & NAIL, BLOCK @ ALL UNSUPPORTED EDGES
  - SOLID BLOCKING @ BEARING POINTS
  - ALL BEAMS AND HEADERS TO BE VERIFIED WITH STAMPED ENGINEERING CALCULATIONS. THIS OFFICE MUST BE NOTIFIED WITH ANY VARIATIONS BEFORE PROCEEDING.
  - ALL HANGERS AND HARDWARE TO BE PER FLOOR TRUSS MFR. UNID.
  - USE MIN. R-38 INSULATION AT JOIST BELOW HEATED FLOOR AREA OVER CRAWLSPACE.

**MAIN FLOOR FRAMING PLAN**  
 1/4"=1'-0"

PROJECT: 9419 SE 54th ST  
 ELITE HOMES NW  
 PARCEL # 143870-0150  
 MAIN FLOOR FRAMING PLAN

ENG FILE#:	
ENG BY:	
DWG DATE:	05/05/23
DRAWN BY:	MDB
REV. BY:	
REV. DATE:	
FILE NUMBER	22-002
SHEET NUMBER	3 OF 2



**FIRE SPRINKLERS REQUIRED**  
 1 $\frac{3}{4}$ " NFPA 72 Monitored Fire Alarm  
 ALL INTERIOR WALLS & CEILINGS TO HAVE 5/8" TYPE "X"  
 GWB TYPICAL THROUGHOUT. ALL INTERIOR DOORS TO BE 1-3/8"  
 SOLID CORE TYPICAL THROUGHOUT

SEE ENGINEERS SHEET 52 FOR ALL BEAM TO POST CONNECTION HARDWARE  
 AND SHEET 54 FOR SHEAR WALL SCHEDULE, HOLD-DOWNS, NAILING, ETC.  
 SEE SHEET N1 FOR GENERAL CONSTRUCTION NOTES

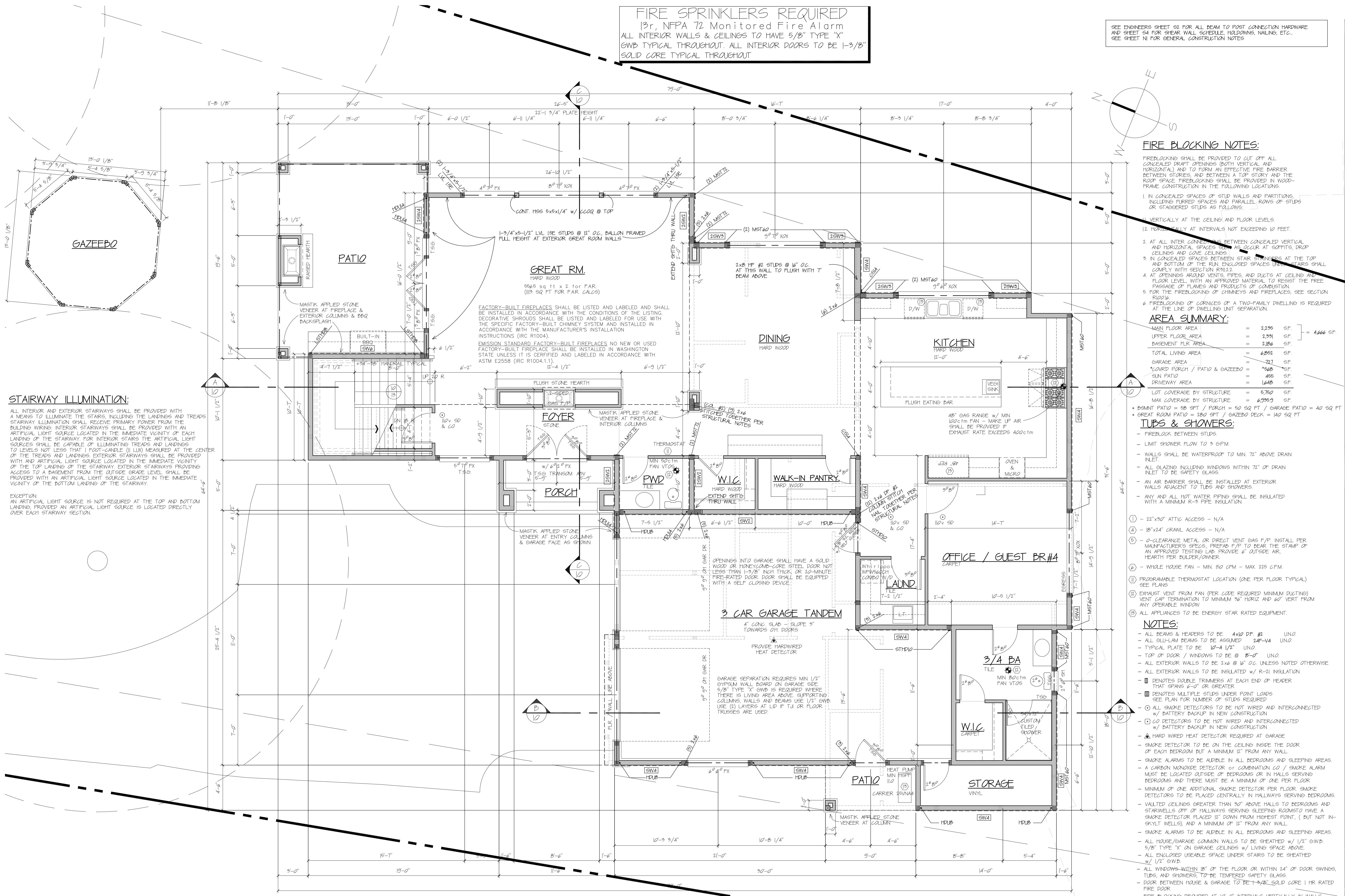
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**TUBS & SHOWERS:**  
 - FIREBLOCK BETWEEN STUDS  
 - LIMIT SHOWER FLOW TO 9 GPM  
 - WALLS SHALL BE WATERPROOF TO MIN 72" ABOVE DRAIN INLET  
 - ALL GLAZING INCLUDING WINDOWS WITHIN 72" OF DRAIN INLET TO BE SAFETY GLASS  
 - AN AIR BARRIER SHALL BE INSTALLED AT EXTERIOR WALLS ADJACENT TO TUBS AND SHOWERS  
 - ANY AND ALL HOT WATER PIPING SHALL BE INSULATED WITH A MINIMUM R-3 PIPE INSULATION

**NOTES:**  
 - ALL BEAMS & HEADERS TO BE 4x10 DF #2 UNO  
 - ALL GULLIAM BEAMS TO BE ASSIGNED 24F-V4 UNO  
 - TYPICAL FLUTE TO BE 10'-4 1/2" UNO  
 - TOP OF DOOR / WINDOWS TO BE @ 8'-0" UNO  
 - ALL EXTERIOR WALLS TO BE 2x6 @ 16" OC UNLESS NOTED OTHERWISE  
 - ALL EXTERIOR WALLS TO BE INSULATED W/ R-21 INSULATION  
 - [ ] DENOTES DOUBLE TRIMMERS AT EACH END OF HEADER THAT SPANS 6'-0" OR GREATER  
 - [ ] DENOTES MULTIPLE STUDS UNDER POINT LOADS SEE PLAN FOR NUMBER OF STUDS REQUIRED  
 - [ ] CO DETECTORS TO BE HOT WIRED AND INTERCONNECTED W/ BATTERY BACKUP IN NEW CONSTRUCTION  
 - [ ] CO DETECTORS TO BE HOT WIRED AND INTERCONNECTED W/ BATTERY BACKUP IN NEW CONSTRUCTION  
 - [ ] HARD WIRED HEAT DETECTOR REQUIRED AT GARAGE  
 - SMOKE DETECTOR TO BE ON THE CEILING INSIDE THE DOOR OF EACH BEDROOM BUT A MINIMUM 12" FROM ANY WALL  
 - SMOKE ALARMS TO BE AUDIBLE IN ALL BEDROOMS AND SLEEPING AREAS  
 - A CARBON MONOXIDE DETECTOR OR COMBINATION CO / SMOKE ALARM MUST BE LOCATED OUTSIDE OF BEDROOMS OR IN HALLS SERVING BEDROOMS AND THERE MUST BE A MINIMUM OF ONE PER FLOOR  
 - MINIMUM OF ONE ADDITIONAL SMOKE DETECTOR PER FLOOR SMOKE DETECTORS TO BE PLACED CENTRALLY IN HALLWAYS SERVING BEDROOMS  
 - VAULTED CEILINGS GREATER THAN 90" ABOVE HALLS TO BEDROOMS AND STAIRWELLS OFF OF HALLWAYS SERVING SLEEPING ROOMS TO HAVE A SMOKE DETECTOR PLACED 12" DOWN FROM HIGHEST POINT, ( BUT NOT IN SKYLIT WALLS ), AND A MINIMUM OF 12" FROM ANY WALL  
 - SMOKE ALARMS TO BE AUDIBLE IN ALL BEDROOMS AND SLEEPING AREAS  
 - ALL HOUSE/GARAGE COMMON WALLS TO BE SHEATHED W/ 1/2" GWB, 5/8" TYPE "X" ON GARAGE CEILINGS W/ LIVING SPACE ABOVE  
 - ALL ENCLOSED USEABLE SPACE UNDER STAIRS TO BE SHEATHED W/ 1/2" GWB  
 - ALL WINDOWS WITHIN 18" OF THE FLOOR OR WITHIN 24" OF DOOR SWINGS, TUBS, AND SHOWERS, TO BE TEMPERED SAFETY GLASS  
 - DOOR BETWEEN HOUSE & GARAGE TO BE 1-3/8" SOLID CORE 1 HR RATED FIRE DOOR  
 - FIRE BLOCKING REQUIRED AT 10'-0" INTERVALS VERTICALLY IN WALLS  
 - FIRE BLOCK AT ALL PLUMBING PENETRATIONS  
 - HANDRAIL @ 3'-0" ABV TREAD NOSING  
 - INSTALL FIREPLACES PER MANUFACTURER'S SPECS  
 - VENT ALL FANS & DRYER EXHAUST TO OUTSIDE  
 - PROVIDE EGRESS WINDOWS IN ALL SLEEPING ROOMS

PROJECT: 9419 SE 54th ST  
 ELITE HOMES NW  
 PARCEL # 143870-0150  
 MAIN FLOOR FRAMING PLAN

ENG FILE#:  
 ENG BY:  
 DWG DATE: 05.05.23  
 DRAWN BY: MDP  
 REV. BY:  
 REV. DATE:  
 FILE NUMBER  
 22-002  
 SHEET NUMBER  
 4 OF 2



MAIN FLOOR PLAN  
 1/4"=1'-0" 10'-4 1/2" CLG

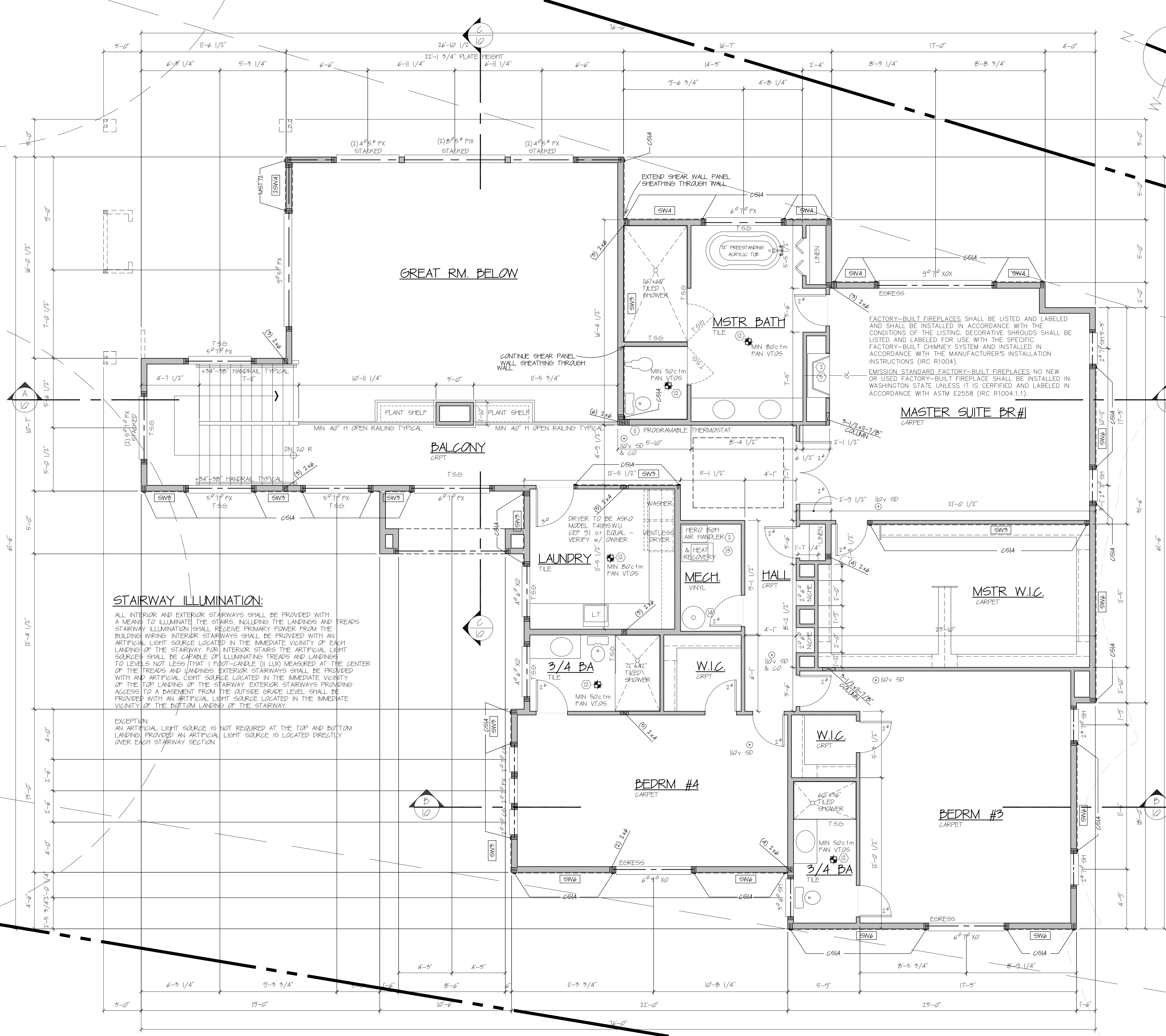






**FIRE SPRINKLERS REQUIRED**  
 1/2", NFPA 72 Monitored Fire Alarm  
 ALL INTERIOR WALLS & CEILINGS TO HAVE 5/8" TYPE "X"  
 GWB TYPICAL THROUGHOUT. ALL INTERIOR DOORS TO BE 1-3/8"  
 SOLID CORE TYPICAL THROUGHOUT

SEE ENGINEERS SHEET 52 FOR ALL BEAM TO POST CONNECTION HARDWARE  
 AND SHEET 54 FOR SHEAR WALL SCHEDULE, HOLD-DOWNS, NAILING, ETC.  
 SEE SHEET N1 FOR GENERAL CONSTRUCTION NOTES



**FIRE BLOCKING NOTES:**

- FIREBLOCKING SHALL BE PROVIDED TO CUT-OFF ALL UNREVEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION AT THE FOLLOWING LOCATIONS:
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FLURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
    11. VERTICALLY AT THE CEILING AND FLOOR LEVELS
    12. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
  2. AT ALL INTER CONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING
  3. IN CONCEALED SPACES BETWEEN STAR STRINGERS AT THE TOP AND BOTTOM OF THE REAL ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R902.2
  4. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAMES AND PRODUCTS OF COMBUSTION
  5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R100.6
  6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION

**TUBS & SHOWERS:**

- FIREBLOCK BETWEEN STUDS
- LIMIT SHOWER FLOW TO 9 GPM
- WALLS SHALL BE WATERPROOF TO MIN. 10" ABOVE DRAIN INLET
- ALL GLAZING INCLUDING WINDOWS WITHIN 10" OF DRAIN INLET TO BE SAFETY GLASS
- AN AIR BARRIER SHALL BE INSTALLED AT EXTERIOR WALLS ADJACENT TO TUBS AND SHOWERS
- ANY AND ALL HOT WATER PIPING SHALL BE INSULATED WITH A MINIMUM R-3 PIPE INSULATION

**STAIRWAY ILLUMINATION:**

ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE (11 LUX) MEASURED AT THE CENTER OF THE TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.

EXCEPTION:  
 AN ARTIFICIAL LIGHT SOURCE IS NOT REQUIRED AT THE TOP AND BOTTOM LANDINGS PROVIDED AN ARTIFICIAL LIGHT SOURCE IS LOCATED DIRECTLY OVER EACH STAIRWAY SECTION

**NOTES:**

- ALL BEAMS & HEADERS TO BE 4x8 DF, #2 UNO.
- ALL GLU-LAM BEAMS TO BE ASSUMED 2x4-V4 UNO.
- TYPICAL PLATE TO BE 10'-4 1/2" UNO
- TOP OF DOORS @ 8'-0" & WINDOWS TO BE @ 9'-2 1/4" UNO
- ALL EXTERIOR WALLS TO BE 2x6 @ 16" OC UNLESS NOTED OTHERWISE
- ALL EXTERIOR WALLS TO BE INSULATED W/ R-21 INSULATION
- □ DENOTES DOUBLE TRIMMERS AT EACH END OF HEADER THAT SPANS 6'-0" OR GREATER
- ■ DENOTES MULTIPLE STUDS UNDER POINT LOADS SEE PLAN FOR NUMBER OF STUDS REQUIRED
- ○ ALL SMOKE DETECTORS TO BE HOT WIRED AND INTERCONNECTED W/ BATTERY BACKUP
- SMOKE DETECTOR TO BE ON THE CEILING INSIDE THE DOOR OF EACH BEDROOM
- SMOKE ALARMS TO BE AUDIBLE IN ALL BEDROOMS AND SLEEPING AREAS
- ALL HOUSE/GARAGE COMMON WALLS TO BE SHEATHED W/ 1/2" GWB 5/8" TYPE "X" ON GARAGE CEILING W/ LIVING SPACE ABOVE
- ALL ENCLOSED-USEABLE SPACE UNDER STAIRS TO BE SHEATHED W/ 1/2" GWB
- ALL WINDOWS WITHIN 18" OF THE FLOOR OR WITHIN 24" OF DOOR SWINGS, TUBS, AND SHOWERS, TO BE TEMPERED SAFETY GLASS
- FIRE BLOCKING REQUIRED AT 10'-0" INTERVALS VERTICALLY IN WALLS
- FIRE BLOCK AT ALL PLUMBING PENETRATIONS
- HANDRAL @ 34"-36" ADV. TREAD NOSING
- VENT ALL FANS & DRYER EXHAUST TO OUTSIDE

**UPPER FLOOR PLAN**  
 1/4"=1'-0" 10'-4 1/2" OLG

PROJECT: 9419 SE 54th ST  
 ELITE HOMES NW  
 PARCEL # 143870-0150  
 UPPER FLOOR PLAN

ENG FILE#:	
ENG BY:	
DWG DATE:	05/05/23
DRAWN BY:	MDP
REV. BY:	
REV. DATE:	
FILE NUMBER	22-001
SHEET NUMBER	6 OF 2

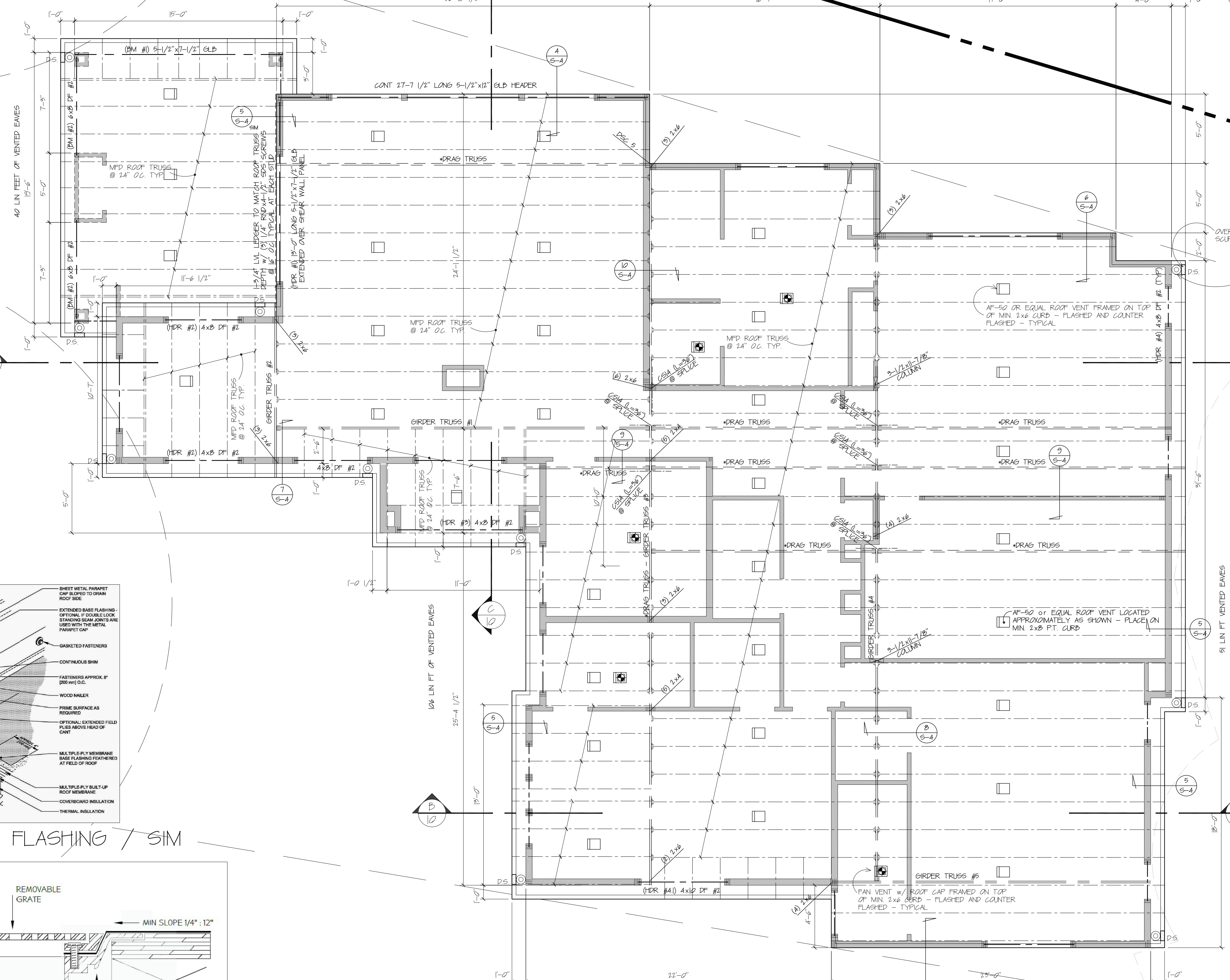
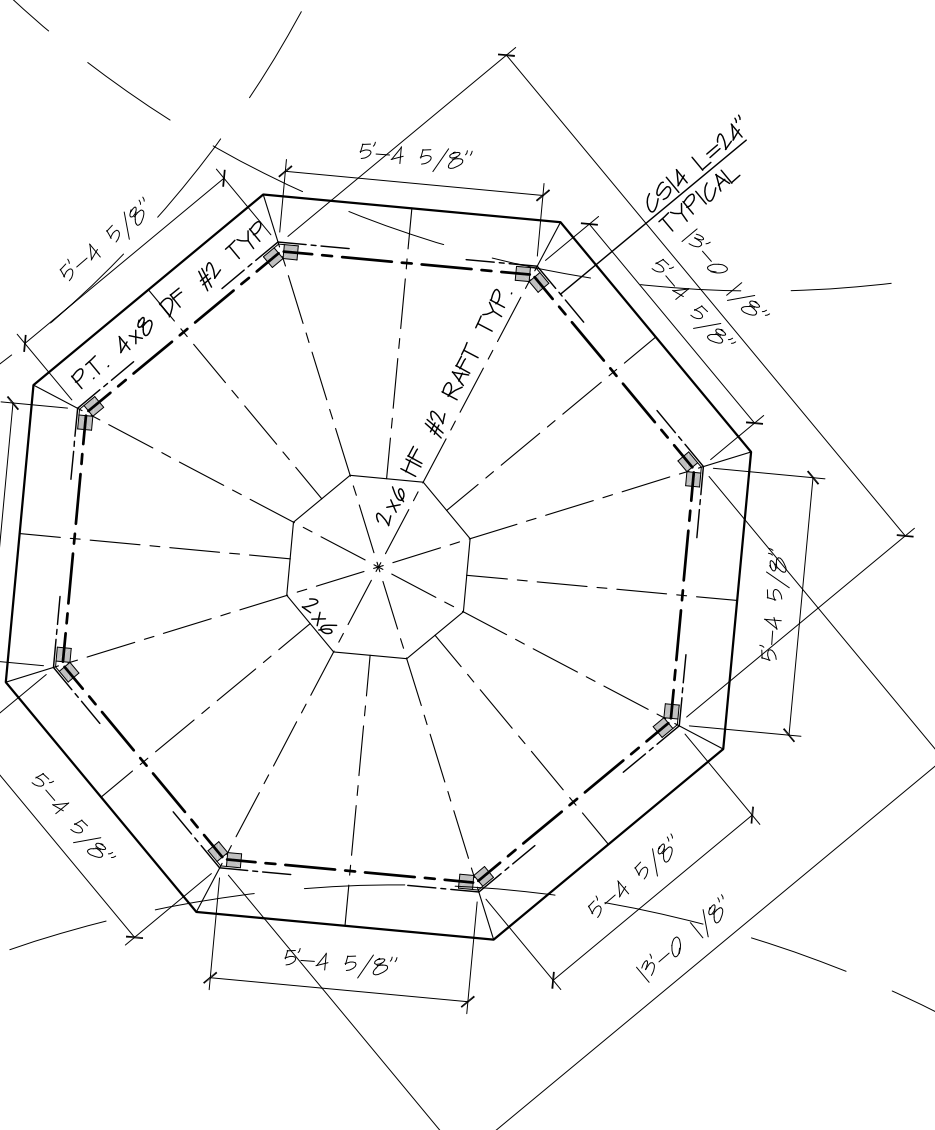


**FIRE SPRINKLERS REQUIRED**  
 1/2", NFPA 72 Monitored Fire Alarm  
 ALL INTERIOR WALLS & CEILING TO HAVE 5/8" TYPE "X"  
 GWB TYPICAL THROUGHOUT. ALL INTERIOR DOORS TO BE 1-3/8"  
 SOLID CORE TYPICAL THROUGHOUT

SEE ENGINEERS SHEET S2 FOR ALL BEAM TO POST CONNECTION HARDWARE  
 AND SHEET S4 FOR SHEAR WALL SCHEDULE, HOLD-DOWNS, NAILING, ETC.  
 SEE SHEET N1 FOR GENERAL CONSTRUCTION NOTES

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**OPTIONAL GAZEBBO**  
 ROOFING TO BE 30YR COMP O/  
 30# ROOFING FELT



**\*NOTE:**  
 DRAG TRUSS  
 • DESIGN TRUSSES FOR 200# PLF AXIAL LOAD  
 • NAIL ROOF SHEATHING TO DRAG TRUSS w/ 2d @ 4" O.C. TYPICAL

RECESSED ROOF DRAIN TYPICAL LOCATED AS SHOWN TIGHTLINED D5 TO FOOTING-DRAINS

**ATTIC VENTILATION:**

ATTIC VENTILATION REQUIRED		
LOCATION	TOTAL AREA (X)	X/100 = TOTAL SF VENTILATION REQUIRED
UPPER R/F	3,259 SF	22.95 SF

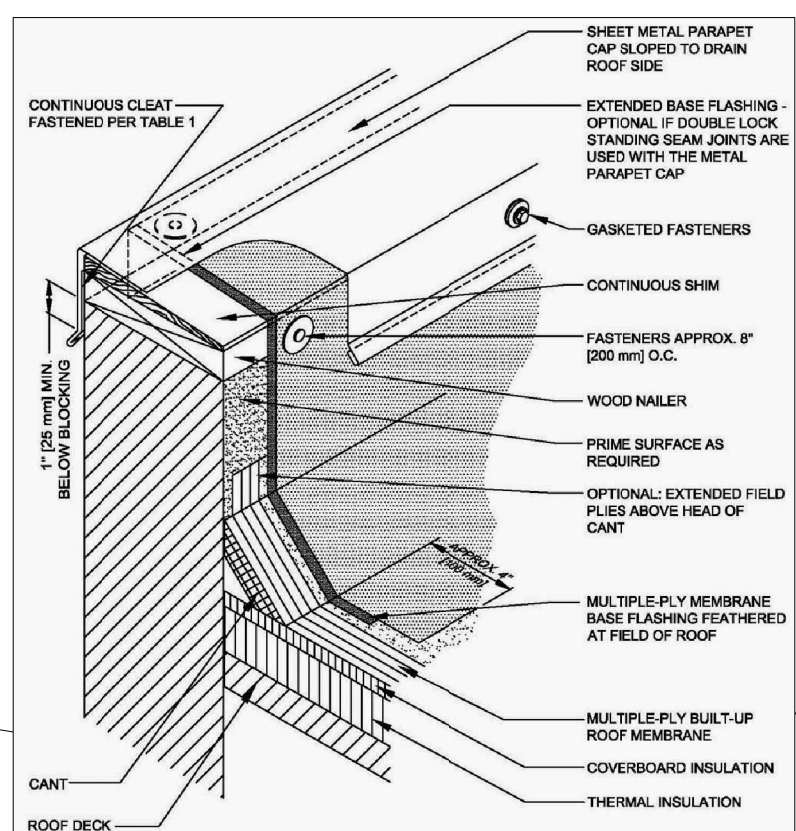
MIN ATTIC VENTILATION REQUIRED			
LOCATION	EA AF-50 = 377 SF.	CONT SOFFIT VENT = 0.067 SF PER LIN FT (A)	VENTILATION PROVIDED (A+B) > C
UPPER ROOF	(34)x277=9418 (97 LIN FT x 0.067) = 132	22.62 > 22.95 SF.	

\* ALL AF-50 ROOF VENTS TO BE PLACED ON MIN 2x6 PT. WOOD CURB CURB TO BE FLASHED AND COUNTER FLASHED AND SOLID MEMBRANE ROOFING TO LAP OVER VENT EDGE  
 \* ALL AVAILABLE EXPOSED SOFFIT AREA TO HAVE A CONTINUOUS METAL FULL VENT STRIP 2" WIDE THE AVAILABLE LENGTH OF ALL EXPOSED SOFFIT AREA  
 WULCAN METAL SCREEN SOFFIT VENT MODEL VSC210 2'x10' PROVIDES 36 SQ INCHES PER 10 FT STRIP ( 36 SQ INCHES PER LIN FT OR 0.067 SQ FT PER LIN FT)

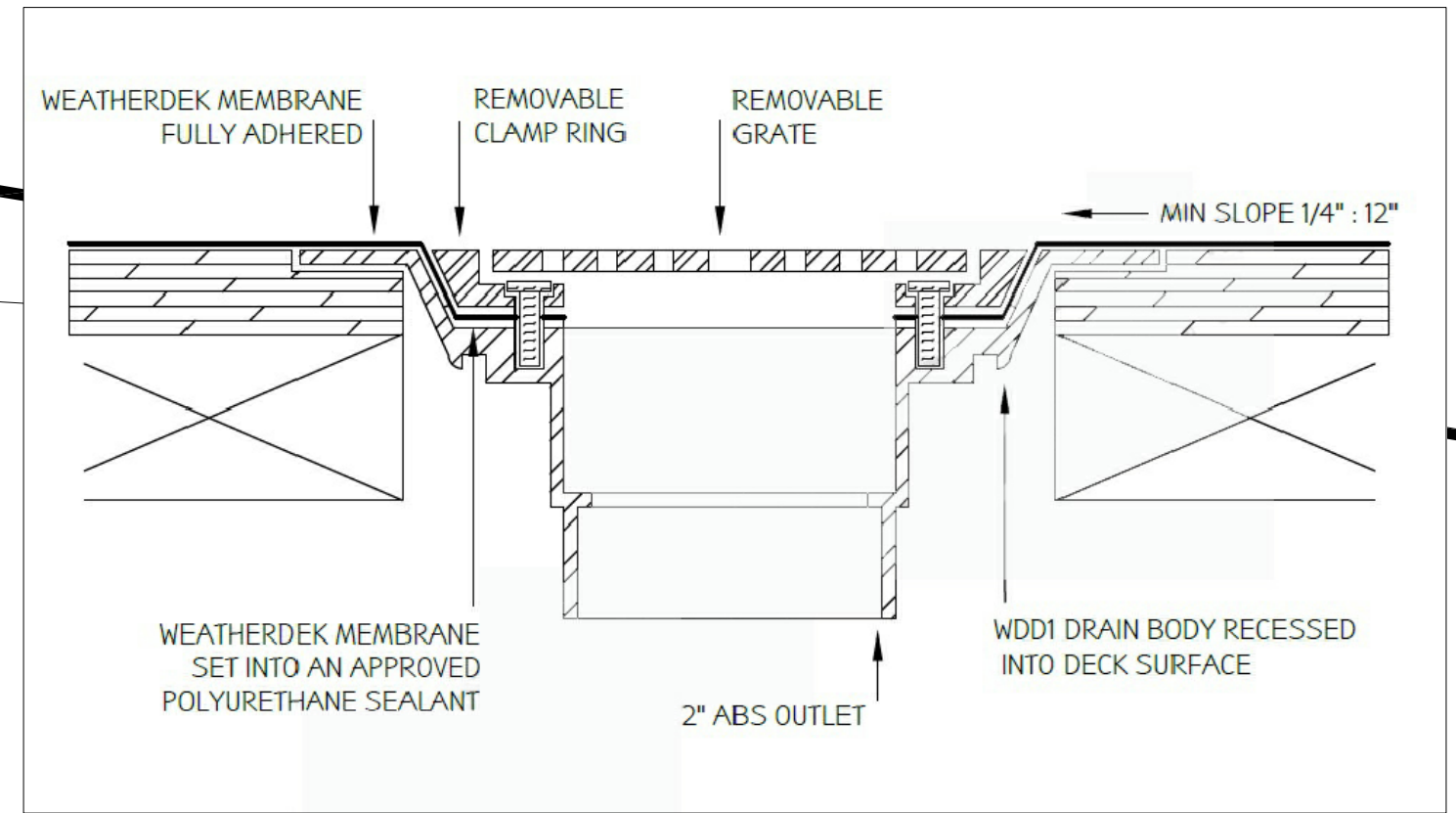
MIN SF REQ = X/100 = C  
 AF-50 VENT = (20)(50 SQ IN) / 144 = 277 SF FT.  
 ROOF VENTS = C - 277 = A  
 CONT SOFFIT VENT = (TOTAL SQ IN) / 144 = B

**NOTES:**  
 ROOFING MATERIAL TO BE SOLID MEMBRANE O/ 30# FELT OR MFR INSTRUCTIONS AND DETAILS  
 ALL DMS & HRS SHALL BE 4x8 DF #2 UNLESS OTHERWISE NOTED.  
 ALL BUILT UP POSTS SHALL BE (2) 2x6 HF #2 MIN UNLESS OTHERWISE NOTED.  
 VENTED BLOCKING OVER SUPPORTS  
 ROOF OVERHANGS TO BE 12" UNLESS OTHERWISE NOTED  
 ALL ROOF PITCHES TO BE MIN SLOPE TO DRAIN UNO  
 SKYLIGHTS ON 2x6 CURB - SAFETY GLASS  
 TRUSSES & RAFTERS SHALL BE @ 24" O.C. UNLESS OTHERWISE NOTED  
 INSULATION IN ROOF SHAL BE R-49 OR BETTER

**TRUSS NOTES:**  
 • ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.  
 • ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS  
 • TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OR ENGINEERING CALCULATIONS  
 • ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.  
 • ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.  
 • TRUSS DRAWINGS TO BE STAMPED AND SIGNED BY A LICENSED WASHINGTON STATE STRUCTURAL ENGINEER  
 • TRUSSES SHALL BE MANUFACTURED IN A PLANT APPROVED UNDER THE REQUIREMENTS OF SECTION 19011 EACH TRUSS SHALL BEAR THE QUALITY CONTROL STAMP (SECTION 2311) AS WELL AS MANUFACTURING PLANT'S NAME/ADDRESS DESIGN LOAD AND MAXIMUM SPACING - SECTION 2312  
 • APPROVED HANGERS SHOULD BE USED AT ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TRUSSES  
 • LIGHT METAL PLATE CONNECTORS TO HAVE FIELD AND GIRDER IDENTIFICATION INFORMATION BRANDED, MARKED, OR OTHERWISE PERMANENTLY AFFIXED TO EACH TRUSS SHALL CONTAIN THE FOLLOWING:  
 A. IDENTIFICATION OF THE TRUSS MANUFACTURING COMPANY.  
 B. THE DESIGN LOAD.  
 C. THE TRUSS SPACING.  
 • ALL ROOF TRUSSES SHALL BE SO FRAMED AND TIED INTO THE FRAMEWORK AND SUPPORTING WALLS SO AS TO FORM AN INTEGRAL PART OF THE WHOLE BUILDING. ROOF TRUSSES SHALL HAVE JOINTS WELL FITTED AND SHALL HAVE ALL TENSION MEMBERS WELL TIGHTENED BEFORE ANY LOAD IS PLACED UPON THE TRUSS. DIAGONAL AND SWAY BRACING SHALL BE USED TO BRACE ALL ROOF TRUSSES.  
 • ROOF TRUSSES SHOULD BE SUPPORTED LATERALLY AT POINTS OF BEARING BY SOLID BLOCKING TO PREVENT ROTATION AND LATERAL DISPLACEMENT. THEY SHOULD ALSO BE BLOCKED AT THE RIDGE



PARAPET WALL FLASHING / SIM



RECESSED ROOF DRAIN

**MED ROOF TRUSS TO BE A MAXIMUM OF 24" IN HEIGHT w/ MIN REQUIRED SLOPE TO DRAIN AND MINIMUM HEIGHT AT LOW END OF 12" TO ACCOMMODATE R-49 INSULATION - VERIFY w/ TRUSS MFR**

ROOF FRAMING PLAN  
 1/4"=1'-0" MFD FLATT ROOF TRUSS

PROJECT: 9419 SE 54th ST  
 ELITE HOMES NW  
 PARCEL # 143870-0150  
 ROOF FRAMING PLAN

ENG FILE#:   
 ENG BY:   
 DWG DATE: 05.05.23  
 DRAWN BY: MDP  
 REV BY:   
 REV DATE:   
 FILE NUMBER: 22-002  
 SHEET NUMBER: 7 OF 12



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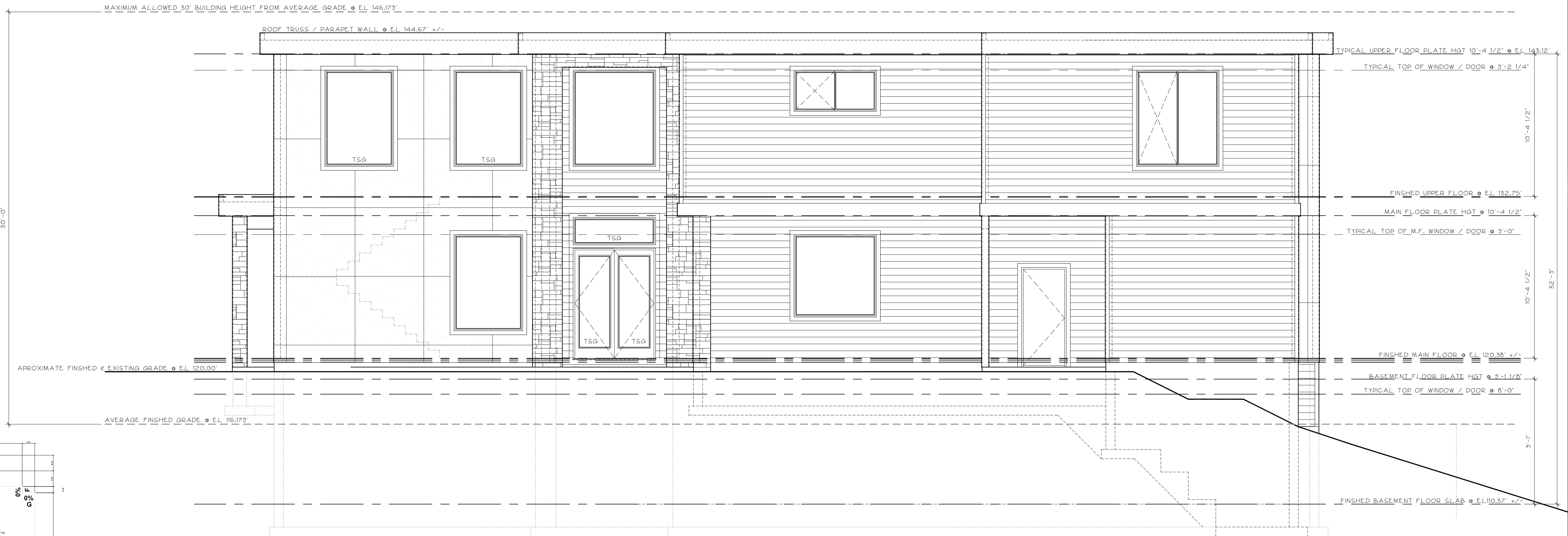
PROJECT: 9419 SE 54th ST  
 ELITE HOMES NW  
 PARCEL # 143870-0150  
 FRONT & LEFT SIDE ELEVATIONS

ENG FILE#: \_\_\_\_\_  
 ENG BY: \_\_\_\_\_

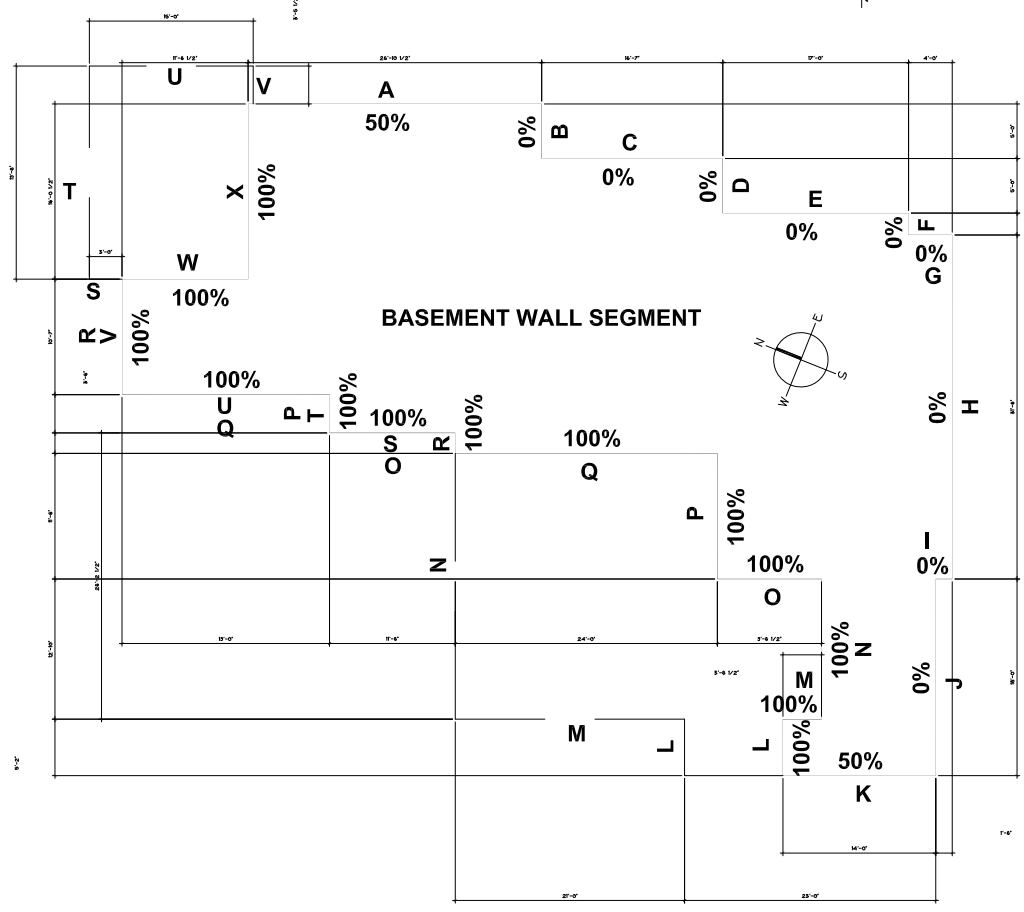
DWG DATE: 02.11.23  
 DRAWN BY: MDB  
 REV. BY: \_\_\_\_\_  
 REV. DATE: 06.26.23

FILE NUMBER  
 22-002  
 SHEET NUMBER

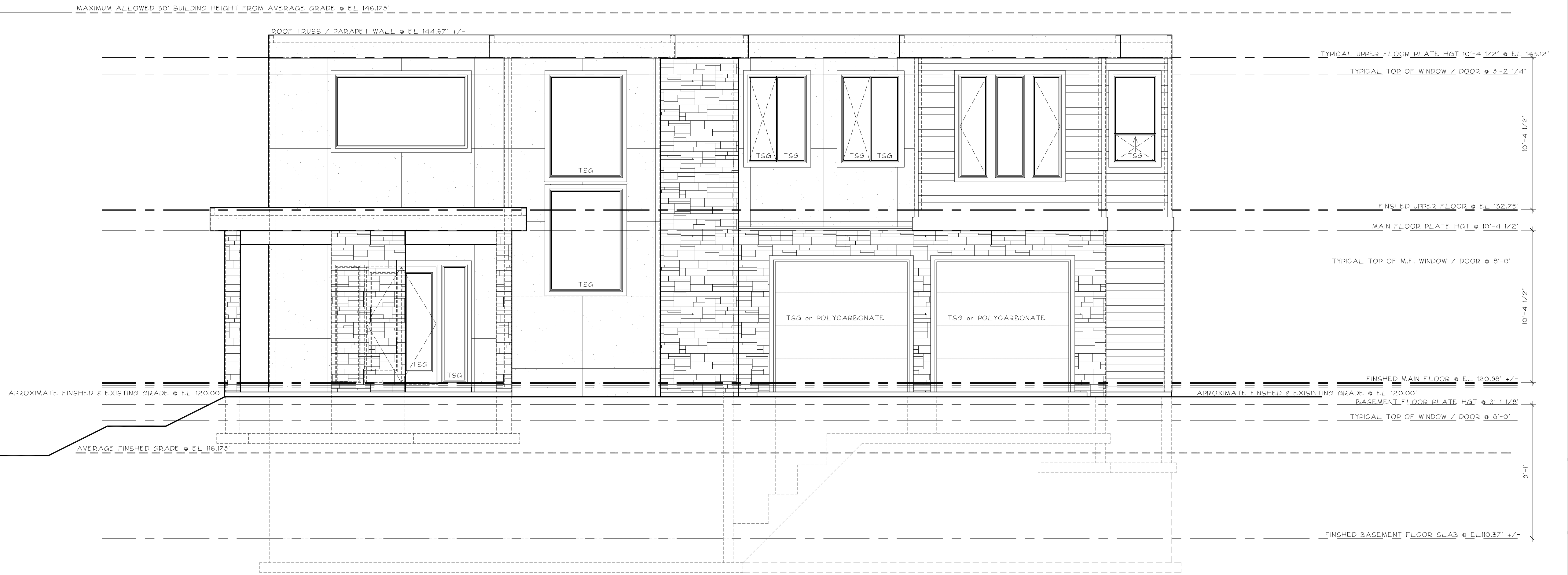
8 OF 12



RIGHT SIDE ELEVATION VIEW  
 EAST  
 1/4"=1'-0"



SEGMENT	ELEVATION	segment	LENGTH	(Axa)=
A	113.13	a	26.917	3044.986
B	113.13	b	5.000	565.625
C	113.13	c	16.583	1875.952
D	113.13	d	5.000	565.625
E	113.13	e	17.000	1923.125
F	113.13	f	2.000	226.25
G	113.13	g	4.000	452.5
H	111.00	h	31.500	3496.5
I	112.00	i	1.500	168
J	114.00	j	18.000	2052
K	116.00	k	23.000	2668
L	120.00	l	5.167	620.04
M	120.00	m	21.000	2520
N	120.00	n	26.250	3150
O	120.00	o	11.500	1380
P	120.00	p	3.500	420
Q	120.00	q	19.000	2280
R	120.00	r	10.583	1269.96
S	120.00	s	3.000	360
T	120.00	t	19.500	2340
U	116.00	u	15.000	1740
V	114.00	v	3.500	399
	2554.88		288.500	33517.56
ABE=	33300.69 /	2550 =	116.178726	



FRONT ELEVATION VIEW  
 SOUTH  
 1/4"=1'-0"



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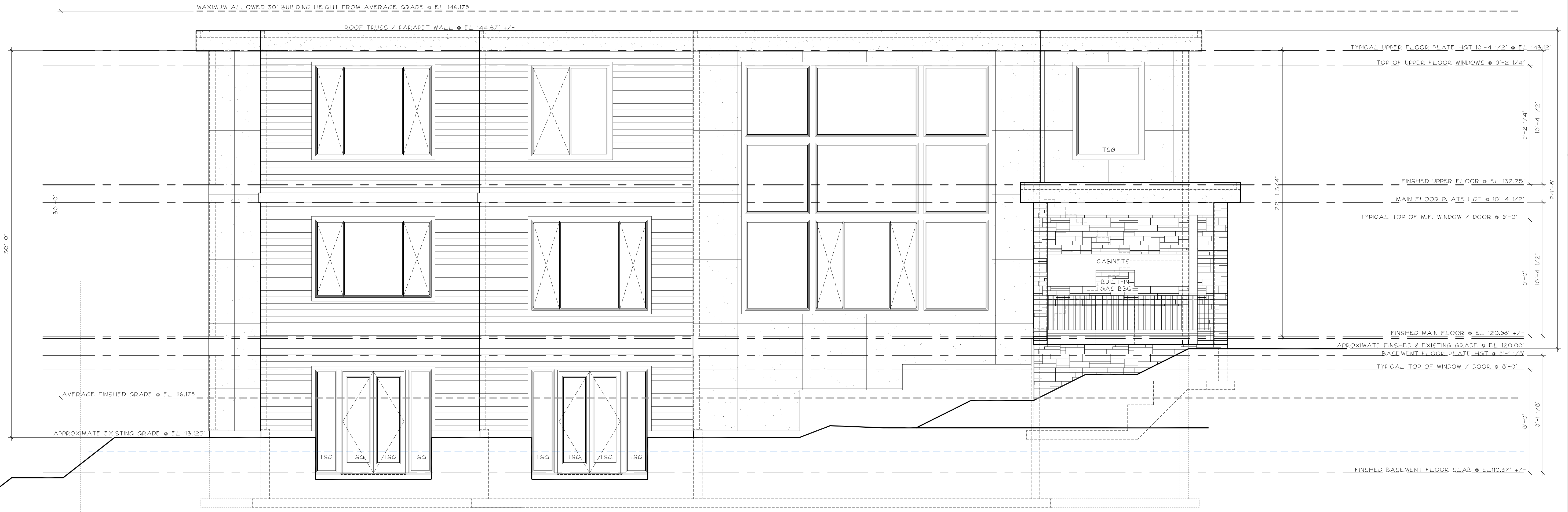
PROJECT: 9419 SE 54th ST  
 ELITE HOMES NW  
 PARCEL # 143870-0150  
 BACK & RIGHT SIDE ELEVATIONS

ENG FILE#:   
 ENG BY:

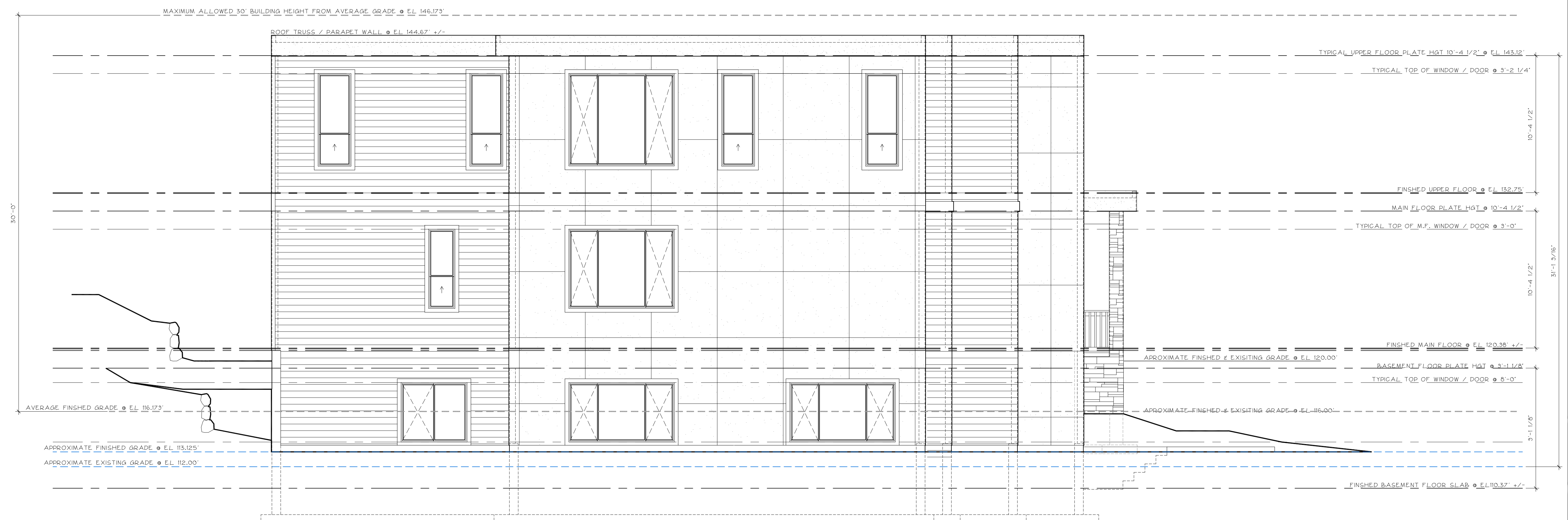
DWG DATE: 05.04.23  
 DRAWN BY: MDB  
 REV. BY:  
 REV. DATE: 06.26.23

FILE NUMBER  
 22-002  
 SHEET NUMBER

9 OF 12

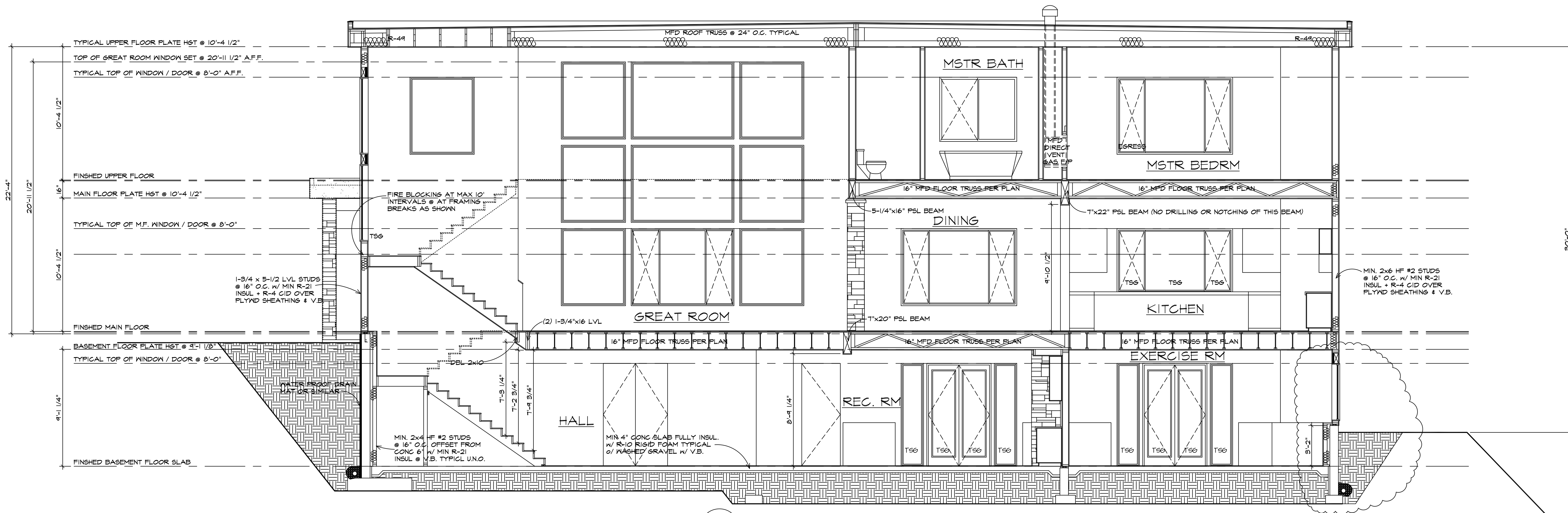


LEFT SIDE ELEVATION VIEW  
 WEST  
 1/4"=1'-0"

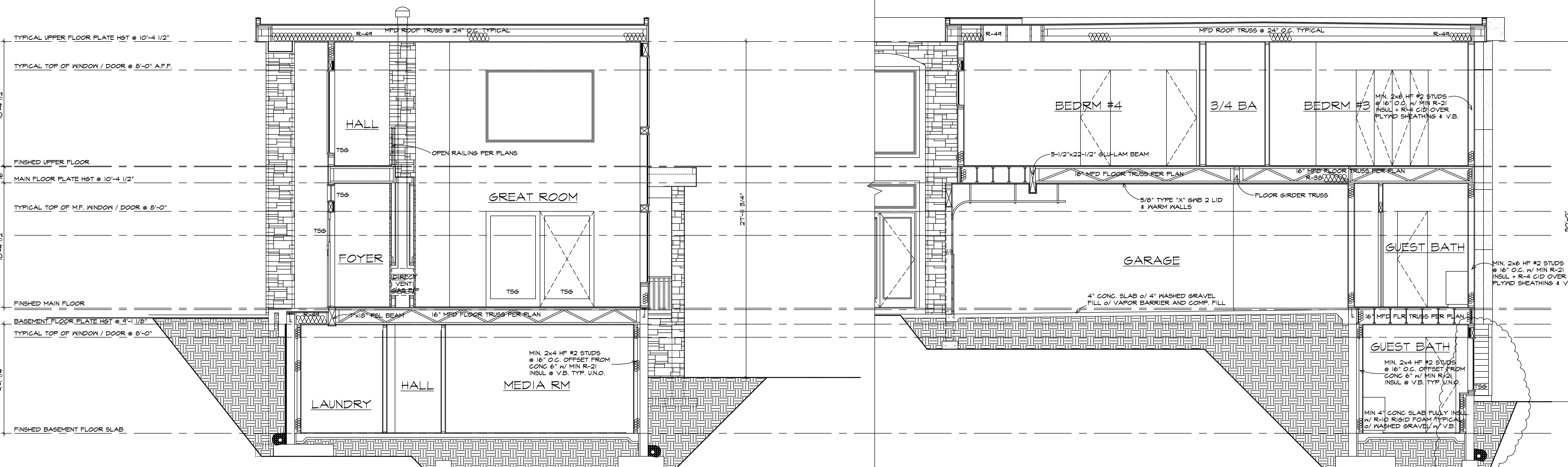


BACK ELEVATION VIEW  
 NORTH  
 1/4"=1'-0"





**A** BUILDING SECTION  
 10 SCALE: 1/4" = 1'-0"



**B** BUILDING SECTION  
 10 SCALE: 1/4" = 1'-0"

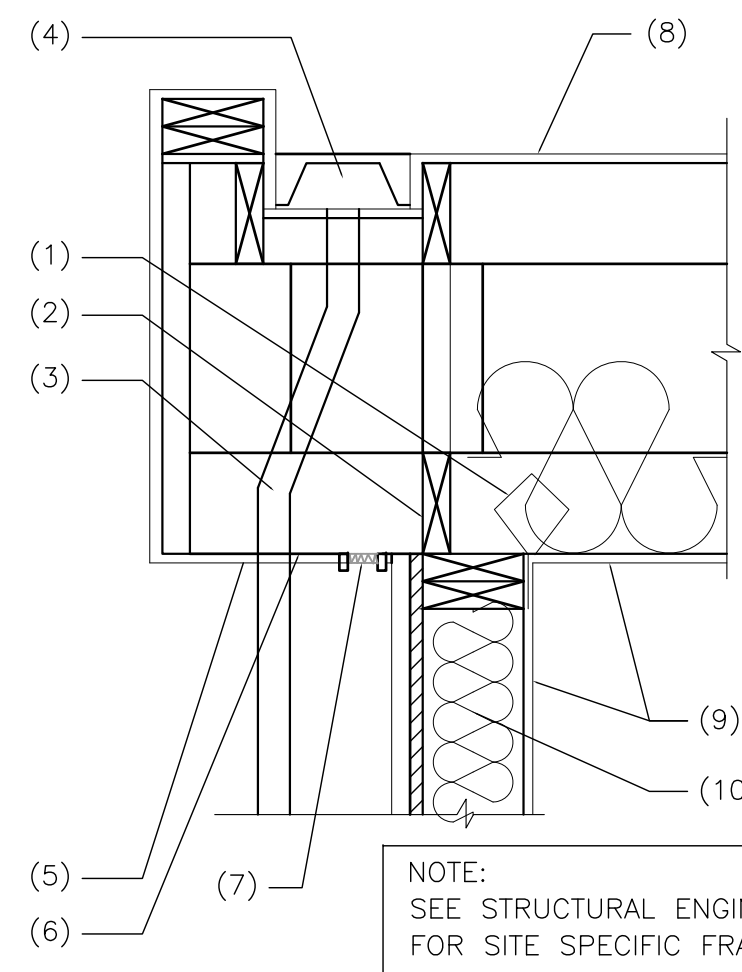
**C** BUILDING SECTION  
 10 SCALE: 1/4" = 1'-0"

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PROJECT: 2439 78th AVE NE, MEDINA  
 ELITE HOMES NW  
 PARCEL # 3262300685  
 SECTION CUT VIEWS

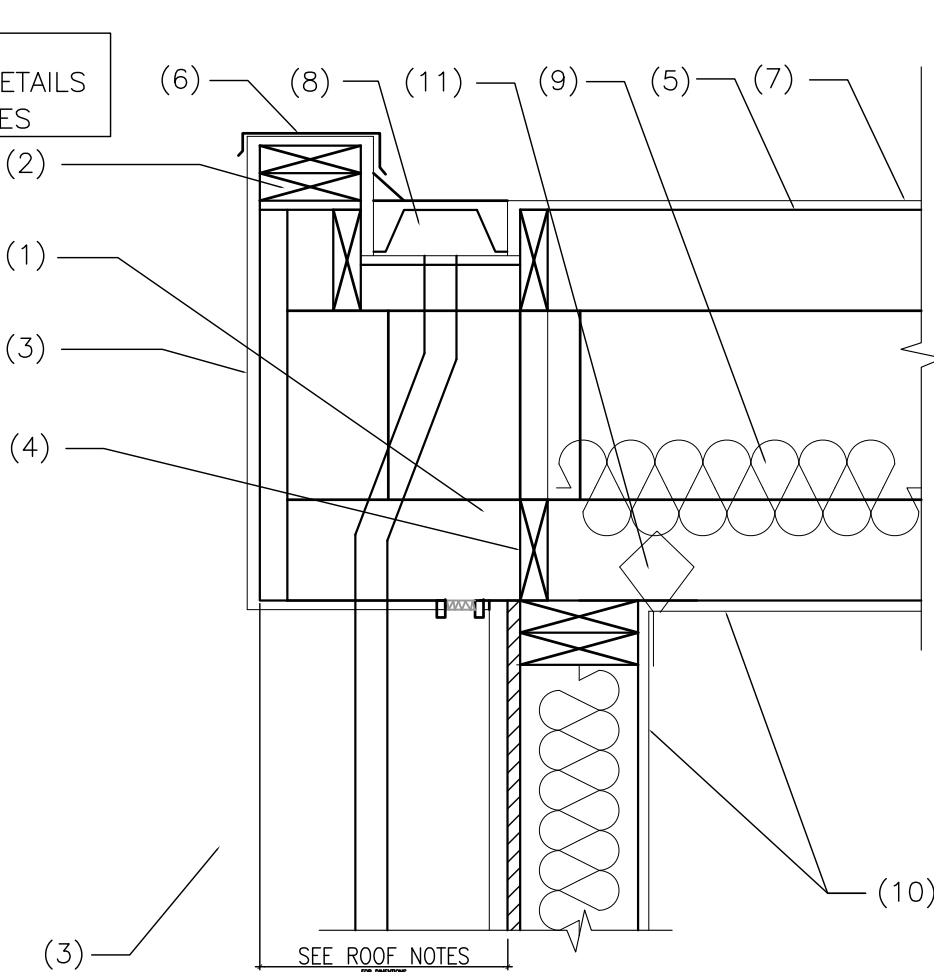
ENG FILE#:	
ENG BY:	
DWG DATE:	05.04.23
DRAWN BY:	MDB
REV. BY:	
REV. DATE:	
FILE NUMBER	21-002
SHEET NUMBER	





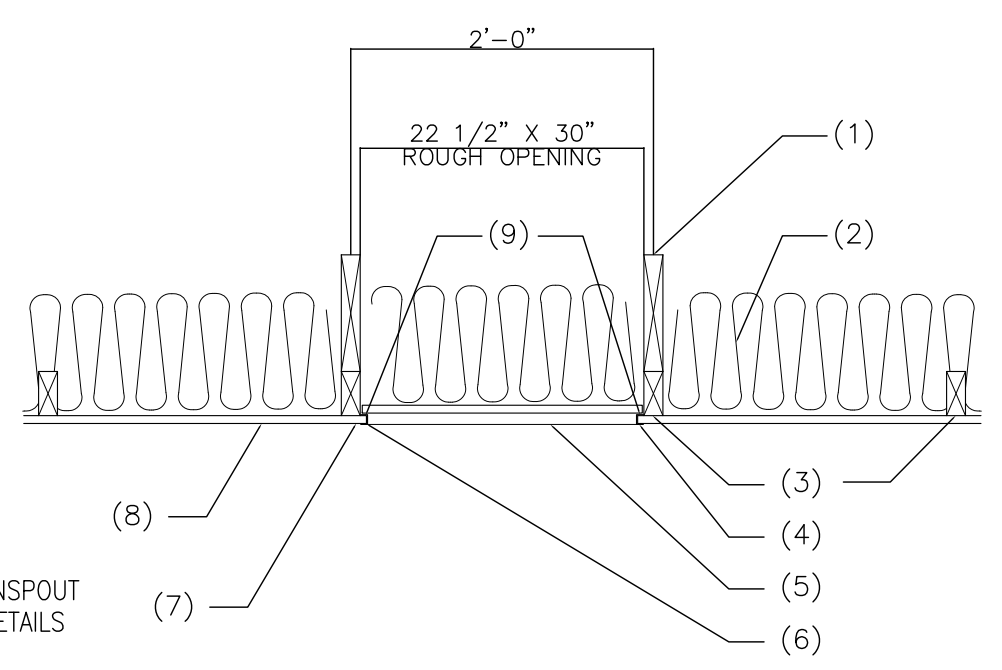
- NOTE:**  
SEE STRUCTURAL ENGINEERING DETAILS FOR SITE SPECIFIC FRAMING NOTES
- NOTES:**
1. SEISMIC CLIPS AT EA. RAFTER & INTO BLKG.
  2. 2 X SOLID BLKG. or BLOCKING AS SPECIFIED BY TRUSS MFR
  3. DOWNSPOUT THROUGH TRUSS O.H.
  4. MFD RECESSED ROOF DRAIN INSTALLED PER MFR DETAILS
  5. EXTERIOR SIDING PER OWNER / CONTRACTOR
  6. CONT. SOFFIT OF EXT. PLYWD OR OTHER EXT. RATED FINISH
  7. CONTINUOUS SOFFIT VENT - SEE ROOF PLAN
  8. SOLID MEMBRANE ROOFING PER MFR NOTES, DET & INSTRUCTIONS
  9. 1/2" TYPE GWB
  10. R-21 + R-4 C.I. INSUL.

**1 SOFFIT AT TRUSSES DETAIL**  
SCALE: N.T.S.



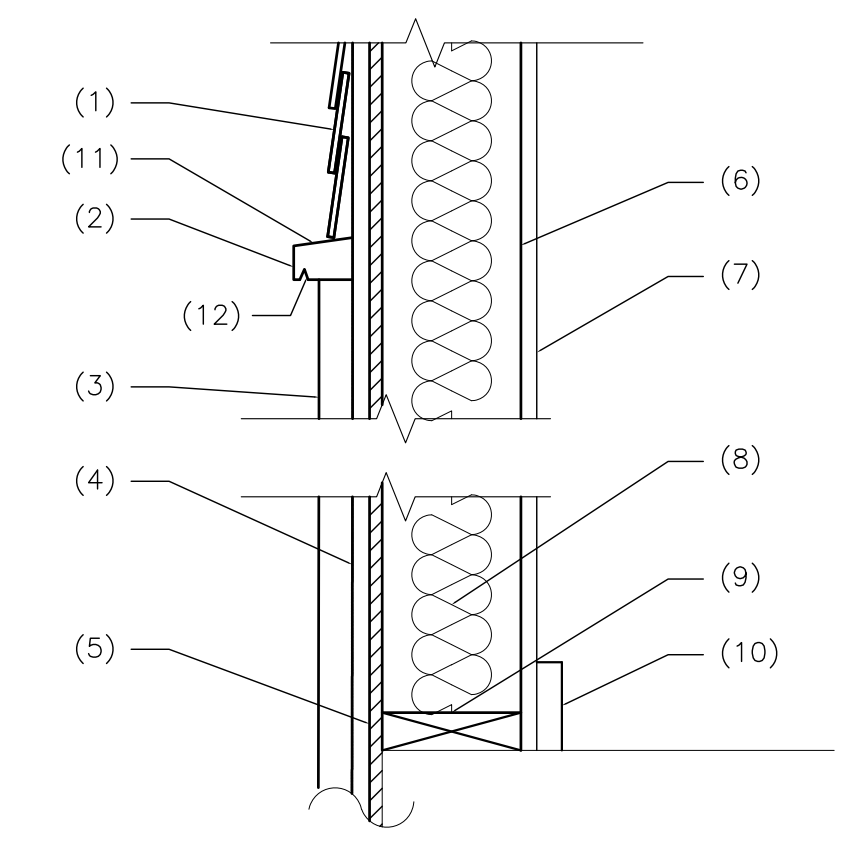
- NOTES:**
1. ENGINEERED WOOD TRUSSES
  2. 2x PARAPET WALL - SEE SECTION CUT and / or MFD TRUSS DRAWINGS WHERE OCCUR
  3. FASCIA (SEE ELEVATION)
  4. 2 X SOLID BLKG. or MFD BLOCKING PANELS PER MFR TRUSS DETAILS
  5. 30# FELT UNDERLAYMENT or BACKER MEMBRANE PER SOLID MEMBRANE ROOFING MFR INSTRUCTIONS
  6. 28 GA. FLASHING w/ DRIP EDGE
  7. SOLID MEMBRANE ROOFING MATERIAL INSTALLED PER MFR DETAILS AND INSTRUCTIONS
  8. MFD RECESSED ROOF DRAIN AND DOWNSPOUT WHERE OCCURS INSTALLED PER MFR DETAILS AND INSTRUCTIONS
  9. INSULATION AS REQUIRED - MAINTAIN MINIMUM 2" AIRSPACE.
  10. 1/2" TYPE GWB
  11. SEISMIC CLIPS AT EACH TRUSS PER MFR & ENGINEERED DETAILS

**2 EAVE AT TRUSSES DETAIL**  
SCALE: N.T.S.



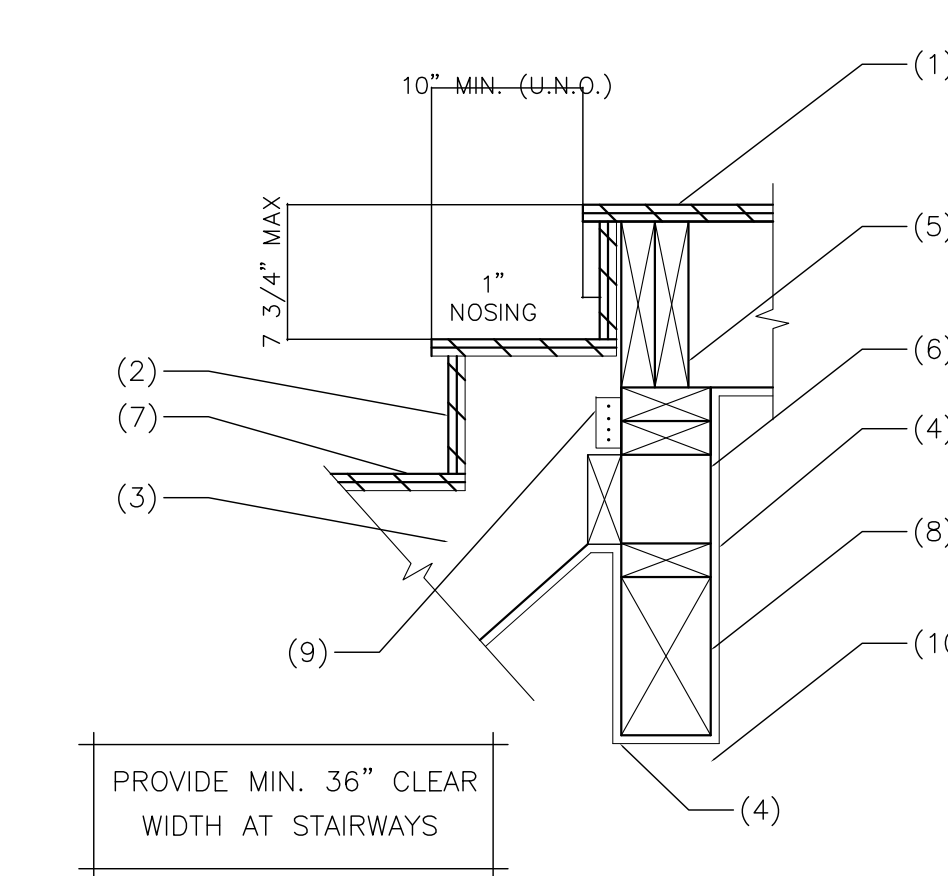
- NOTES:**
1. 2x10 OR TRUSS AS PER PLAN
  2. R-49 BLOW-IN TYP.
  3. TRUSSES
  4. OVERHANG 3/8" TO MAX. 1/2"
  5. 5/8" G.W.B.
  6. U BEAD
  7. FINISH EDGE
  8. 5/8" WHEN FRAMING AT 24" O.C.
  9. WEATHER STRIP

**3 ATTIC ACCESS DETAIL**  
SCALE: N.T.S.



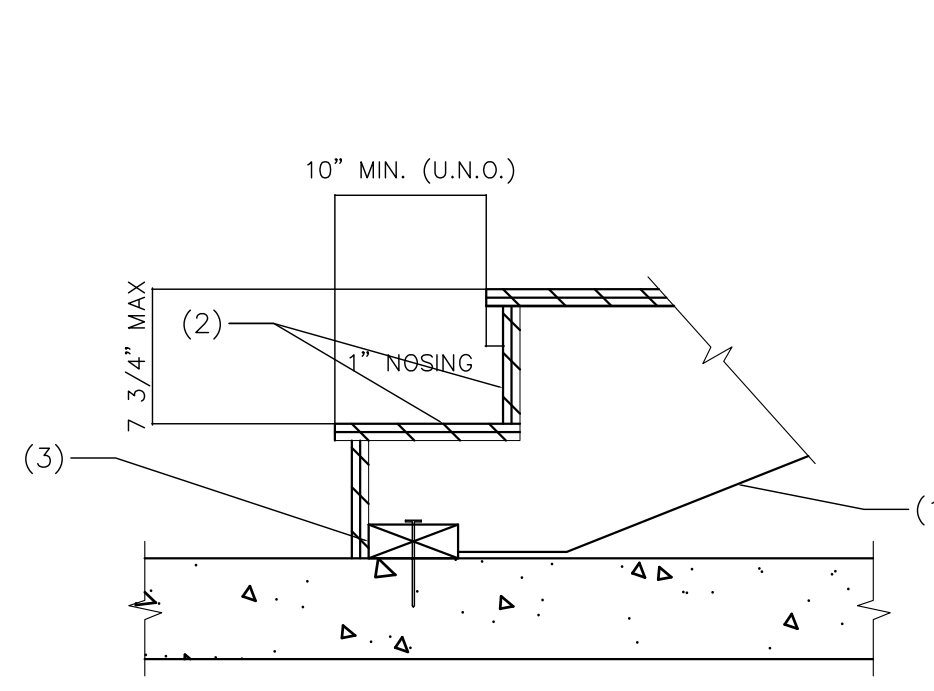
- NOTES:**
1. EXTERIOR SIDING--SEE ELEVATIONS
  2. 2" TRIM
  3. EXTERIOR VANEER STONE--SEE ELEVATIONS
  4. CONT. WEATHER BARRIER (TYVEK OR SIM.)
  5. 1/2" PLYWD. SHT'G
  6. 2x6 STUDS 16" o.c.
  7. 1/2" TYPE GWB
  8. R-26 INSUL.
  9. 2x6 P.T. PLATE SET IN BED OF SEALANT AND ANCHORED PER SHEARWALL SCHEDULE.
  10. WOOD BASE OR PER CONTRACTOR/OWNER
  11. 1/2" SLOPE
  12. WATER DRIP LINE

**4 EXT. WALL ASSEMBLY**  
SCALE: N.T.S.



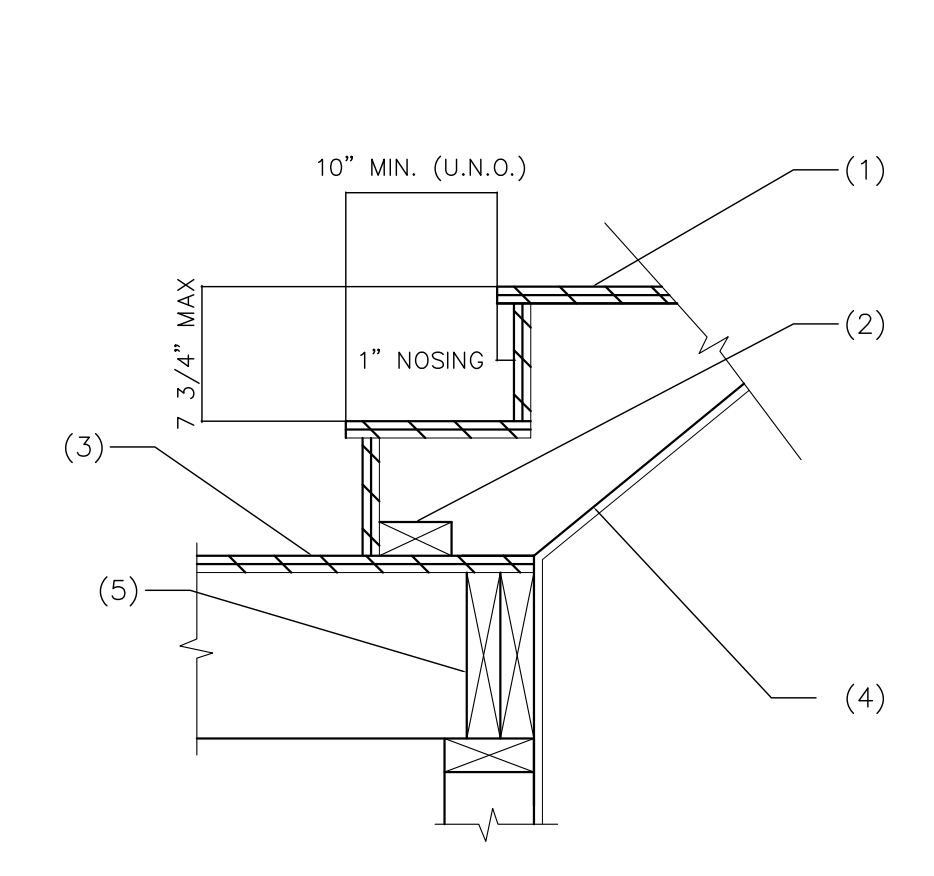
- NOTES:**
1. PLYWOOD SUBFLOOR
  2. 3/4" PLYWOOD RISERS
  3. (3) 2X12 STRINGERS
  4. 5/8" TYPE "X" G.B. (WHEN REQ'D)
  5. DOUBLE JOIST OR HEADER
  6. 2X CRIPPLE WALL
  7. 1 1/4" PART. BD. BULLNOSE TREADS GLUED & SCREWED (INSTALL AFTER ROOF ON)
  8. 4X HEADER OR WALL (WHERE OCCURS)
  9. "SIMPSON" LS50 EA. SIDE
  10. 5/8" TYPE "X" G.W.B. TYP. UNDER STAIR

**5 STRINGER AT WALL**  
SCALE: N.T.S.



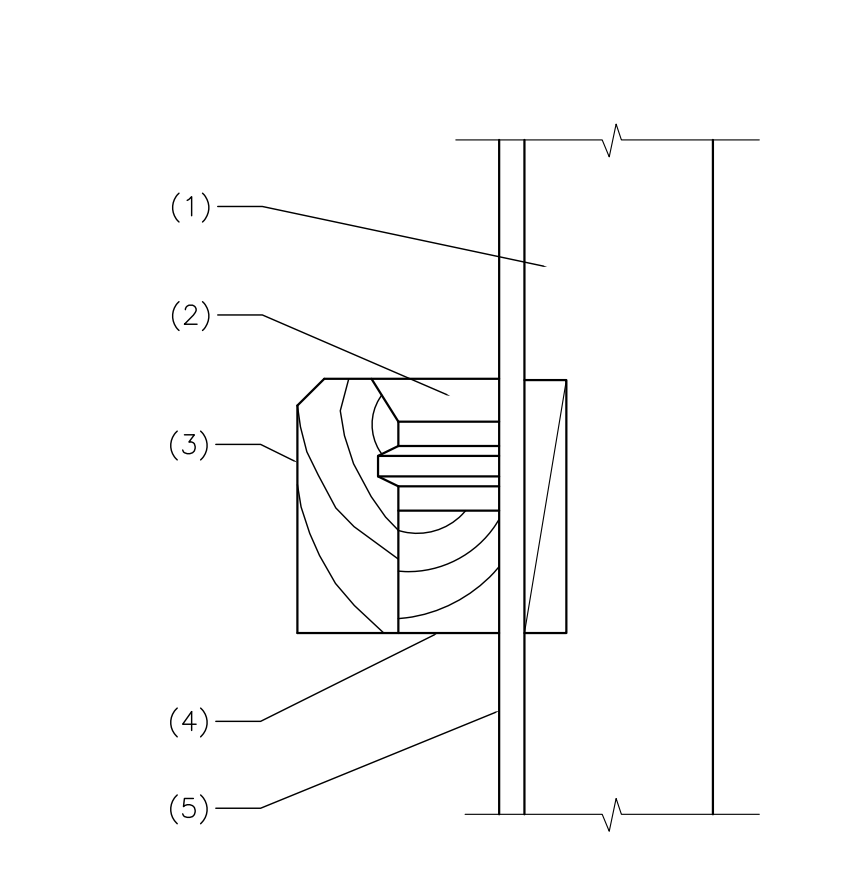
- NOTES:**
1. 2X12 STRINGERS (MIN 3)
  2. 3/4" PLYWOOD TREADS & RISERS
  3. P.T. 2X4 THRUST PLATE ANCHORED EXPANSION ANCHORS OR POWER-DRIVEN THREADED FASTENERS W/ NUTS/WASHERS

**6 STRINGER AT FLOOR**  
SCALE: N.T.S.



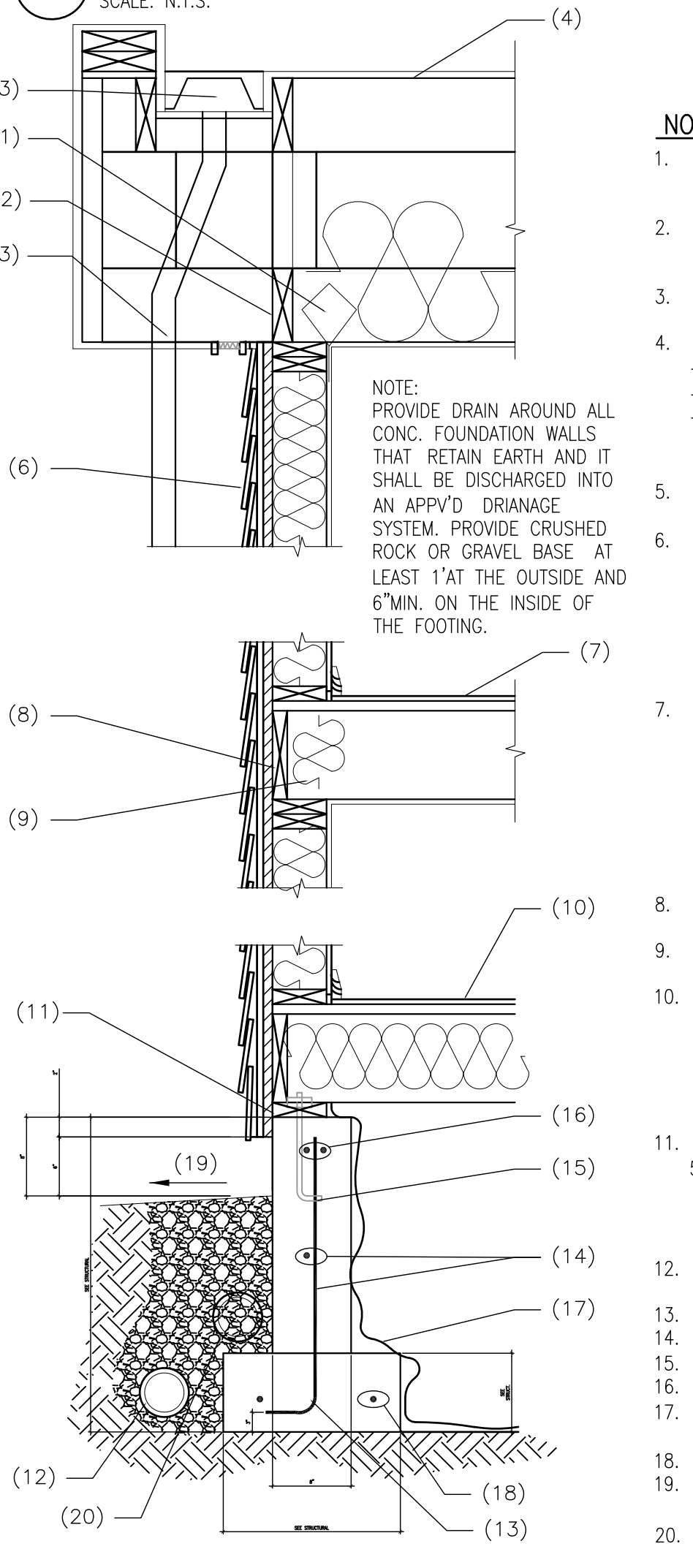
- NOTES:**
1. 3/4" PLYWOOD TREADS & RISERS
  2. CONT. 2X PLATE
  3. PLYWOOD SUBFLOOR
  4. (3) 2X12 STRINGERS
  5. DOUBLE JOIST OR HEADER

**7 STRINGER AT LANDING**  
SCALE: N.T.S.



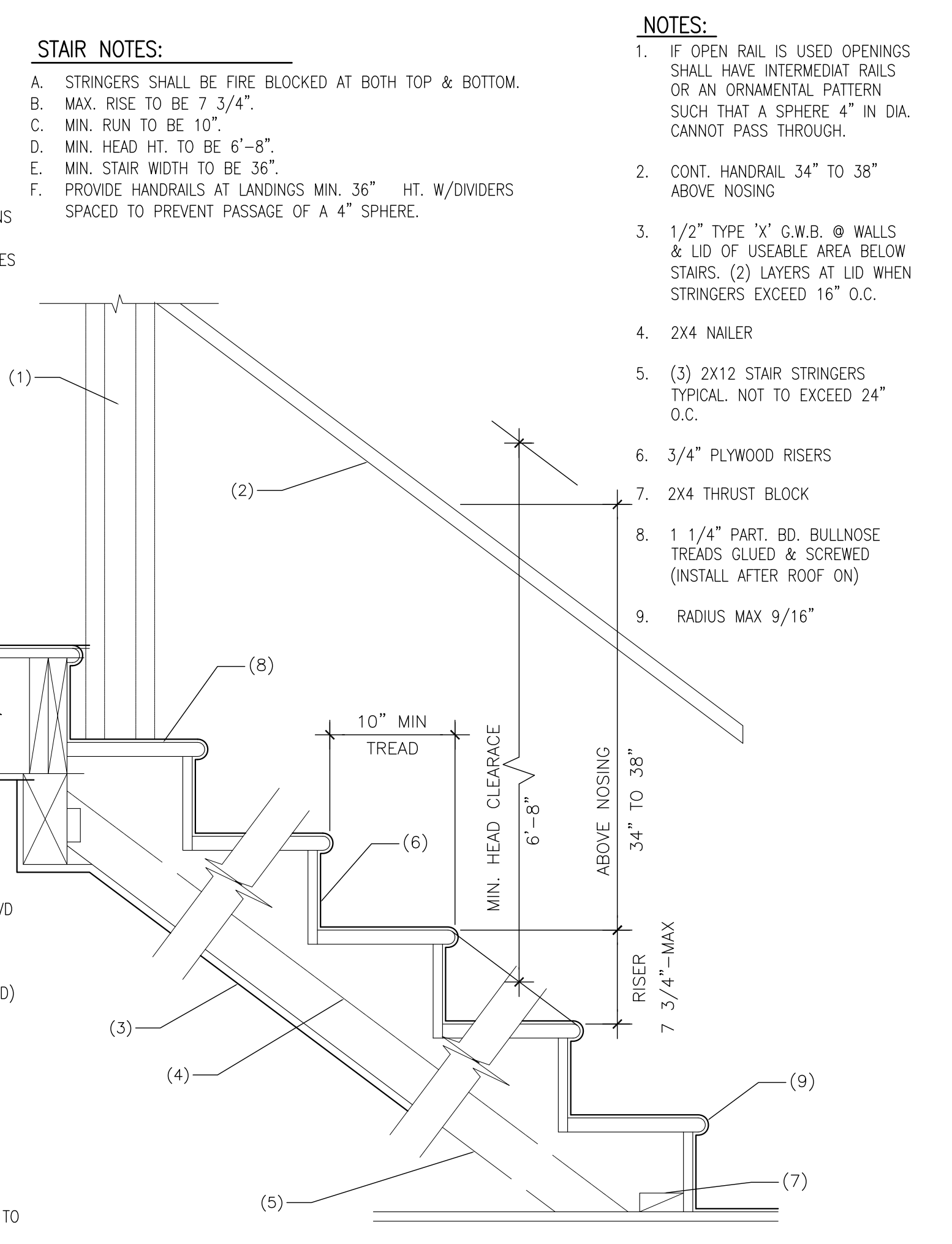
- NOTES:**
1. 2X FRAMING
  2. PROVIDE RETURNS AT EA. END MITER CORNERS
  3. 2X6 WOOD RAIL W/EASED EDGES
  4. 2X3 CONT. SPACER
  5. INTERIOR FINISH
- NOTE:**
- A. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS PER I.R.C. 311.7.7.2 AND SHALL BE CAPABLE OF WITHSTANDING A LOAD OF AT LEAST 200 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL.
- B. GUARDRAILS SHALL RESIST A 50 LB. PER LINEAL FOOT HORIZONTAL FORCE APPLIED AT RIGHT ANGLE TO TOP RAIL PER IBC 1607.7.1

**8 HANDRAIL DETAIL**  
SCALE: N.T.S.



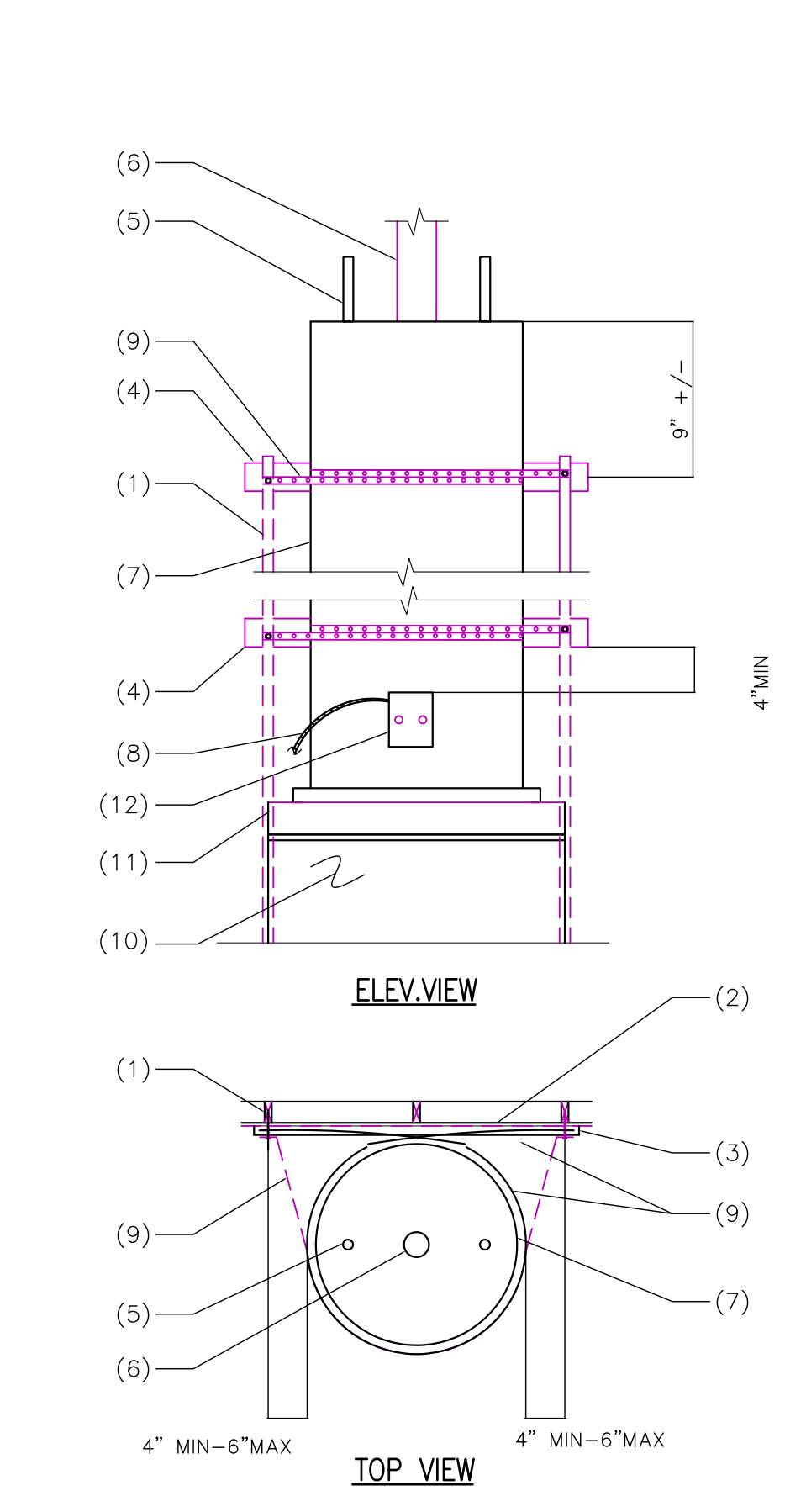
- NOTES:**
1. "SIMPSON" H10 SEISMIC CLIPS @ EA. RAFTER & INTO BLKG.
  2. 2 X SOLID BLKG. or BLOCKING AS SPECIFIED BY TRUSS MFR
  3. MFD RECESSED ROOF DRAIN AND DOWNSPOUT
  4. SOLID MEMBRANE ROOFING PER MFR INSTRUCTIONS - 30# FELT EA. COURSE - 1/2" RATED SHT'G INDEX 32/16 MFG. TRUSSES - R-49 MIN. INSULATION - 5/8" GYPSUM BD. CEILING
  5. (SOFFIT EAVE SEE DETAIL 1 OPTIONAL)
  6. SIDING (SEE ELEVATIONS) - WEATHER BARRIER - 1/2" RATED SHEATHING - 2 X 6 STUDS @ 16" O.C. - R-21 + R-4 C.I. INSULATION - 1/2" GYPSUM BD.
  7. FLOOR FINISH - 1/2" PART. BD. UNDERLAY - 3/4" CDX PLYWOOD SUBFLOOR - FLOOR JOISTS PER PLAN - R-38 BATT INSUL OVER UNHEATED (OVER UNHEATED SPACES) - 1/2" GYPSUM BD. CEILING
  8. 2 X RIM JOIST
  9. R-21 MIN. INSUL AT WALL LINE
  10. FLOOR FINISH - 1/2" PART. BD. UNDERLAY - 3/4" CDX PLYWOOD SUBFLOOR - FLOOR JOISTS PER PLAN - R-38 BATT INSUL OVER UNHEATED SPACE - CRAWLSPACE/BASEMENT
  11. 2 X 6 P.T. MUDSILL WITH 5/8" DIA. A.B. @ 48" O.C. W/ BRG. > OR APPROV EQ. (MIN. OF 2 PER PLATE & W/IN 12" OF ANY CORNER) MIN. 0.229X3X3
  12. 4" ~ PERFORATED DRAIN TILE (TYP. WHERE REQ'D) SLOPED TO APPROVE WATER TREATMENT
  13. REINFORCEMENT PER STRUCTURAL
  14. REINFORCEMENT PER STRUCTURAL
  15. 10" MIN. EMBED
  16. REINFORCEMENT PER STRUCTURAL
  17. 6 MIL BLACK "VISQUEEN" POLYETHYLENE OVERLAPPED 12" ON GROUND
  18. REINFORCEMENT PER STRUCTURAL
  19. FINISH GRADE AWAY FROM THE BUILDING SHALL SLOPE 6" IN THE FIRST 10'
  20. DOWNSPOUT DRAIN (TYP. WHERE REQ'D) SLOPED TO APPROVE WATER TREATMENT

**9 TYP. WALL SECTION**  
SCALE: N.T.S.



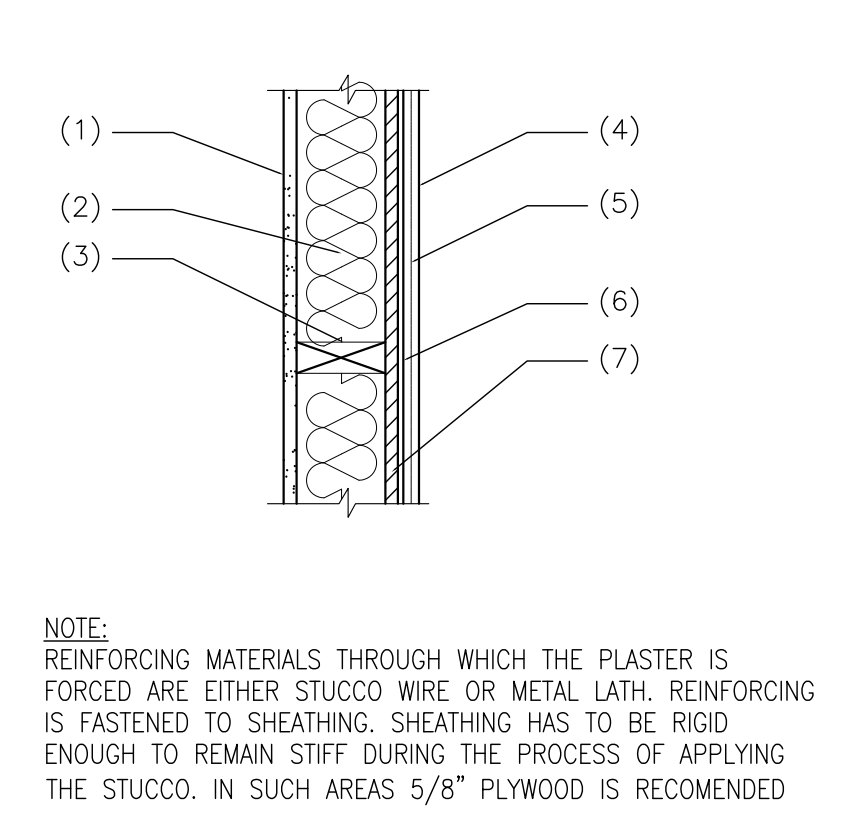
- STAIR NOTES:**
- A. STRINGERS SHALL BE FIRE BLOCKED AT BOTH TOP & BOTTOM.
  - B. MAX. RISE TO BE 7 3/4".
  - C. MIN. RUN TO BE 10".
  - D. MIN. HEAD HT. TO BE 6'-8".
  - E. MIN. STAIR WIDTH TO BE 36".
  - F. PROVIDE HANDRAILS AT LANDINGS MIN. 36" HT. W/DIVIDERS SPACED TO PREVENT PASSAGE OF A 4" SPHERE.
- NOTES:**
1. IF OPEN RAIL IS USED OPENINGS SHALL HAVE INTERMEDIAT RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH.
  2. CONT. HANDRAIL 34" TO 38" ABOVE NOSING
  3. 1/2" TYPE "X" G.W.B. @ WALLS & LID OF USEABLE AREA BELOW STAIRS. (2) LAYERS AT LID WHEN STRINGERS EXCEED 16" O.C.
  4. 2X4 NAILER
  5. (3) 2X12 STAIR STRINGERS TYPICAL NOT TO EXCEED 24" O.C.
  6. 3/4" PLYWOOD RISERS
  7. 2X4 THRUST BLOCK
  8. 1 1/4" PART. BD. BULLNOSE TREADS GLUED & SCREWED (INSTALL AFTER ROOF ON)
  9. RADIUS MAX 9/16"

**10 STAIR SECTION DETAIL**  
SCALE: N.T.S.



- NOTES:**
1. 2X FRAMING AT 16" O.C.
  2. GYPSUM WALLBOARD
  3. 3/8 X 3 1/2 SCREWS THROUGH BLOCK TO STUDS
  4. 2X4 LEDGER
  5. FLEXIBLE WATER CONNECTION
  6. VENT
  7. WATER HEATER
  8. FLEXIBLE GAS CONNECTION
  9. MIN 26 GA. 1 1/2 WIDE GALVANIZED METAL STRAP OR WASHINGTON STATE ARCHITECT APPROVED EARTHQUAKE STRAPPING PRODUCT
  10. 18" HT MIN. W/H PLATFORM (SEE PLAN)
  11. WATER TIGHT FAN BENEATH WATER HEATER WITH DRAIN TO EXTERIOR.
  12. CONTROL.
- NOTE:**  
WATER HEATER STRAPPING SHALL BE AT POINTS WITH THE UPPER ONE-THIRD (1/3) AND LOWER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT A MIN. DISTANCE OF FOUR INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH STRAPPING.

**11 WATER HEATER DETAIL**  
SCALE: N.T.S.



- NOTES:**
1. GYPSUM BOARD OR GYPSUM VENEER FASTENERS AS PER CODE
  2. BATT INSULATION
  3. 2 X 6 WOOD STUDS - 16 " O.C. SOLID BLOCKING OR PLATES AS PER CODE; NAILING AS PER CODE REQUIREMENTS.
  4. 3/8" THICK HOLNAM ONE COAT STUCCO
  5. MIN. 1.75 EXPANDED DIAMOND MESH METAL LATH OR 20 GA. 1" GALV. STEEL WOVEN WIRE FABRIC FULLY EMBEDDED IN THE STUCCO.
  6. 15 LB FELT APPROVED MOISTURE BARRIER LAPPED TO DRAIN.
  7. PLYWOOD O.S.B., GYPSUM BOARD OR OTHER APPROVED SUBSTRATE APPROVED SUBSTRATE APPROVED NAILS OR STAPLES; SPACING AS PER CODE
- NOTE:**  
REINFORCING MATERIALS THROUGH WHICH THE PLASTER IS FORCED ARE EITHER STUCCO WIRE OR METAL LATH. REINFORCING IS FASTENED TO SHEATHING. SHEATHING HAS TO BE RIGID ENOUGH TO REMAIN STIFF DURING THE PROCESS OF APPLYING THE STUCCO. IN SUCH AREAS 5/8" PLYWOOD IS RECOMMENDED

**12 STUCCO DETAIL**  
SCALE: N.T.S.

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PROJECT: 9419 SE 54th ST  
ELITE HOMES NW  
PARCEL # 143870-0150

ENG FILE#:   
ENG BY:   
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21-002  
SHEET NUMBER







**STRUCTURAL NOTES**

**GENERAL REQUIREMENTS & DESIGN CRITERIA**

**BUILDING CODE & REFERENCE STANDARDS:** THE "INTERNATIONAL BUILDING CODE", 2018 EDITION, GOVERNS THE DESIGN AND CONSTRUCTION OF THIS PROJECT. REFERENCE TO A SPECIFIC SECTION IN THE CODE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE ENTIRE MATERIALS REFERENCE STANDARDS NOTED BELOW. THE LATEST EDITION OF THE MATERIALS REFERENCE STANDARDS SHALL BE USED.

**ARCHITECTURAL DRAWINGS:** REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION INCLUDING, BUT NOT LIMITED TO: DIMENSIONS, ELEVATIONS, SLOPES, DOOR AND WINDOW OPENINGS, NON-BEARING WALLS, STAIRS, CURBS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES AND OTHER NONSTRUCTURAL ITEMS.

**STRUCTURAL RESPONSIBILITIES:** THE PE IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE PRIMARY STRUCTURE IN ITS COMPLETED STATE.

**CONTRACTOR RESPONSIBILITIES:** THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA AND WSHA. THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.

**DISCREPANCIES:** IN CASE OF DISCREPANCIES BETWEEN THESE GENERAL NOTES, THE CONTRACT DRAWINGS AND SPECIFICATIONS, AND/OR REFERENCE STANDARDS, THE ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

**SITE VERIFICATION:** THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO FABRICATION AND/OR CONSTRUCTION. CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL UNDERGROUND UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO EXCAVATION OR DRILLING.

**WIND DESIGN:** BASIC WIND SPEED (3-SECOND GUST), V = 85 MPH (ASD); WIND IMPORTANCE FACTOR, I<sub>w</sub> = 1.0; OCCUPANCY CATEGORY = II; EXPOSURE CATEGORY = C;

**SEISMIC DESIGN:** SEISMIC IMPORTANCE FACTOR I<sub>e</sub> = 1.0; OCCUPANCY CATEGORY = II; S<sub>s</sub> = 1.441G; S<sub>1</sub> = 0.50G; SITE CLASS = D; SDS = 1.153G; SD1 = 0.50G; SEISMIC DESIGN CATEGORY = D; BASIC SEISMIC FORCE RESISTING SYSTEM = A-13 (BEARING WALL SYSTEMS) LIGHT-FRAMED WALLS WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE; CS = 0.124; R = 6.5; ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE PROCEDURE PER ASCE 7, SEC 12.8.

**SNOW LOAD:** GROUND SNOW LOAD, P<sub>G</sub> = 20 PSF; FLAT ROOF SNOW LOAD, P<sub>F</sub> = 25 PSF (DRIFT LOADS CONSIDERED PER ASCE 7 WHERE APPLICABLE); SNOW EXPOSURE FACTOR, C<sub>E</sub> = 1.0; SNOW IMPORTANCE FACTOR, I<sub>S</sub> = 1.0; THERMAL FACTOR, C<sub>T</sub> = 1.0.

**LIVE LOADS:**

ROOF (LIVE)	20 PSF
ROOF (SNOW)	25 PSF
RESIDENTIAL FLOOR	40 PSF
RESIDENTIAL DECK	60 PSF

**DEFERRED SUBMITTALS:** ITEMS DESIGNED BY OTHERS SHALL INCLUDE CALCULATIONS, SHOP DRAWINGS AND PRODUCT DATA. DESIGN SHALL BE PREPARED BY THE SSE AND SUBMITTED TO THE ARCHITECT AND SER FOR REVIEW PRIOR TO SUBMISSION TO THE JURISDICTION FOR APPROVAL. THE SSE SHALL SUBMIT TO THE ENGINEER FOR REVIEW CALCULATIONS AND SHOP DRAWINGS THAT ARE STAMPED AND SIGNED BY THE SSE. REVIEW OF THE SSE'S SHOP DRAWINGS IS FOR GENERAL COMPLIANCE WITH DESIGN CRITERIA AND COMPATIBILITY WITH THE DESIGN OF THE PRIMARY STRUCTURE AND DOES NOT RELIEVE THE SSE OF RESPONSIBILITY FOR THAT DESIGN. ALL NECESSARY BRACING, TIES, ANCHORAGE, AND PROPRIETARY PRODUCTS SHALL BE FURNISHED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS OR THE SSE'S DESIGN DRAWINGS AND CALCULATIONS.

**INSPECTIONS:** ALL CONSTRUCTION IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL IN ACCORDANCE WITH IBC SEC 109. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS WITH THE BUILDING OFFICIAL. SUBMIT COPIES OF ALL INSPECTION REPORTS TO THE ENGINEER FOR REVIEW.

**PREFABRICATED CONSTRUCTION:** ALL PREFABRICATED CONSTRUCTION SHALL CONFORM TO IBC SEC 1703.6.

**GEOTECHNICAL INSPECTION:** THE GEOTECHNICAL ENGINEER OR BUILDING OFFICIAL SHALL INSPECT ALL PREPARED SOIL BEARING SURFACES PRIOR TO PLACEMENT OF CONCRETE AND REINFORCING STEEL AND PROVIDE A LETTER TO THE OWNER STATING THAT SOILS ARE ADEQUATE TO SUPPORT THE "ALLOWABLE FOUNDATION PRESSURE" SHOWN BELOW. SOIL VALUES SHALL BE FIELD VERIFIED BY THE BUILDING OFFICIAL OR THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.

**GEOTECHNICAL REPORT:** RECOMMENDATIONS CONTAINED IN "GEOTECHNICAL ENGINEERING REPORT" PROJECT NO. 20220159E001 BY ASSOCIATED EARTH SCIENCES INC., DATED OCT. 3, 2022 WERE USED FOR RETAINING WALLS, FOOTING DESIGN.

**DESIGN SOIL VALUES:**

ALLOWABLE BEARING PRESSURE (ASSUMED)	2500 PSF
PASSIVE LATERAL PRESSURE	250 PSF/FT
ACTIVE LATERAL PRESSURE (UNRESTRAINED)	35 PSF/FT
ACTIVE LATERAL PRESSURE (RESTRAINED)	50 PSF/FT
COEFFICIENT OF SLIDING FRICTION	0.35
SEISMIC SURCHARGE COEFFICIENT	10H

**SLABS-ON-GRADE & FOUNDATIONS:** ALL FOUNDATIONS SHALL BEAR ON STRUCTURAL COMPACTED FILL OR COMPETENT NATIVE SOIL PER THE GEOTECHNICAL REPORT. ALL SLABS-ON-GRADE SHALL BE FOUND ON APPROPRIATE SUB-GRADE PREPARATION AS NOTED IN THE GEOTECHNICAL REPORT. EXTERIOR PERIMETER FOOTINGS SHALL BEAR NOT LESS THAN 18 INCHES BELOW FINISH GRADE, OR BY THE GEOTECHNICAL ENGINEER AND THE BUILDING OFFICIAL. INTERIOR FOOTINGS SHALL BEAR NOT LESS THAN 12 INCHES BELOW FINISH FLOOR.

**COMPACTION:** UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER, FOOTINGS SHALL BE PLACED ON COMPACTED MATERIAL AND SHALL BE WELL-GRADED GRANULAR MATERIAL WITH NO MORE THAN 5% PASSING A #2 SIEVE. FILL PLACED SHALL BE IN MAXIMUM 8" LIFTS AND ALL BEARING SOILS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT USING THE MODIFIED PROCTOR TEST.

**CAST-IN-PLACE CONCRETE & REINFORCEMENT**

**REFERENCE STANDARDS:** CONFORM TO:  
 (1) ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY".  
 (2) IBC CHAPTER 19.  
 (3) ACI 301 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE", SEC 3 "REINFORCEMENT AND REINFORCEMENT SUPPORTS."

**FIELD REFERENCE:** THE CONTRACTOR SHALL KEEP A COPY OF ACI FIELD REFERENCE MANUAL, SP-15, "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301) WITH SELECTED ACI AND ASTM REFERENCES."

**CONCRETE MIXTURES:** CONFORM TO ACI 318 CHAPTER 5 "CONCRETE QUALITY, MIXING, AND PLACING."

**MATERIALS:** CONFORM TO ACI 318 CHAPTER 3 "MATERIALS" FOR REQUIREMENTS FOR CEMENTITIOUS MATERIALS, AGGREGATES, MIXING WATER AND ADMIXTURES.

**REINFORCING BARS:** ASTM A615, GRADE 60, DEFORMED BARS.  
 DEFORMED WELDED WIRE FABRIC ASTM A497  
 BAR SUPPORTS CRSI MSP-2, CHAPTER 3 "BAR SUPPORTS."  
 TIE WIRE 16.5 GAGE OR HEAVIER, BLACK ANNEALED.

**MIX DESIGNS:** PROVIDE A 5-SACK MINIMUM, 28-DAY COMPRESSIVE STRENGTH F<sub>c</sub> = 2,500 PSI CONCRETE MIX WITH MAXIMUM 3/4" AGGREGATE AND 0.50 W/C RATIO FOR ALL ISOLATED POST AND CONTINUOUS WALL FOOTINGS, SLABS-ON-GRADE, AND BASEMENT WALLS EXTENDING NO MORE THAN 8" ABOVE FINISH GRADE ELEVATION. FOR BASEMENT WALLS EXTENDING MORE THAN 8" ABOVE FINISH GRADE AND ALL SITE WALLS, PROVIDE 4-5/8" 1/2 SACK MINIMUM F<sub>c</sub> = 3,000 PSI CONCRETE MIX WITH MAXIMUM 3/4" AGGREGATE AND 0.50 W/C RATIO.

**MIX DESIGN NOTES:**

- W/C RATIO: WATER-CEMENTITIOUS MATERIAL RATIOS SHALL BE BASED ON THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS.
- CEMENTITIOUS CONTENT: THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL CONFORM TO ACI 301 SEC 4.2.2.8.B. MAXIMUM AMOUNT OF FLY ASH SHALL BE 20% OF TOTAL CEMENTITIOUS CONTENT UNLESS REVIEWED AND APPROVED OTHERWISE BY SER.
- AIR CONTENT: CONFORM TO ACI 301 SEC 4.2.2.4. HORIZONTAL EXTERIOR SURFACES IN CONTACT WITH THE SOIL REQUIRE ENTRAINED AIR. USE "MODERATE EXPOSURE". VERTICAL EXTERIOR SURFACES REQUIRE "MODERATE EXPOSURE". TOLERANCE IS +/- 1-1/2%. AIR CONTENT SHALL BE MEASURED AT POINT OF PLACEMENT.
- SLUMP: CONFORM TO ACI 301 SEC 4.2.2.2. SLUMP SHALL BE DETERMINED AT POINT OF PLACEMENT.
- NON-CHLORIDE ACCELERATOR: NON-CHLORIDE ACCELERATING ADMIXTURE MAY BE USED IN CONCRETE SLABS PLACED AT AMBIENT TEMPERATURES BELOW 50F AT THE CONTRACTOR'S OPTION.

**FORMWORK:** CONFORM TO ACI 301 SEC 2 "FORMWORK AND FORM ACCESSORIES." REMOVAL OF FORMS SHALL CONFORM TO SEC 2.3.2 EXCEPT STRENGTH INDICATED IN SEC 2.3.2.5 SHALL BE 0.75 F<sub>c</sub>.

**MEASURING, MIXING, AND DELIVERY:** CONFORM TO ACI 301 SEC 4.3.

**HANDLING, PLACING, CONSTRUCTING AND CURING:** CONFORM TO ACI 301 SEC 5.

**REBAR FABRICATION & PLACING:** CONFORM TO ACI 301, SEC 3.2.2 "FABRICATION", AND ACI SP-66 "ACI DETAILING MANUAL." CONFORM TO ACI 301, SEC 3.3.2 "PLACEMENT." PLACING TOLERANCES SHALL CONFORM TO SEC 3.3.2.1 "TOLERANCES."

**SPICES:** CONFORM TO ACI 301, SEC 3.3.2.7. REFER TO PLANS FOR TYPICAL SPICES.

**FIELD BENDING:** CONFORM TO ACI 301 SEC 3.3.2.8. "FIELD BENDING OR STRAIGHTENING." BAR SIZES #3 THROUGH #5 MAY BE FIELD BENT COLD THE FIRST TIME. OTHER BARS REQUIRE PREHEATING. DO NOT TWIST BARS.

**CORNERS BARS:** PROVIDE MATCHING-SIZED "L" CORNER BARS FOR ALL HORIZONTAL WALL AND FOOTING BARS WITH THE APPROPRIATE SPICE LENGTH, UNO.

**CONCRETE COVER:** CONFORM TO THE FOLLOWING COVER REQUIREMENTS FROM ACI 301, TABLE 3.3.2.3:

CONCRETE CAST AGAINST EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER (#5 & SMALLER)	1-1/2"
BARS IN SLABS AND WALLS	3/4"

**CONSTRUCTION JOINTS:** CONFORM TO ACI 301 SEC 2.2.2.5, 5.1.2.3A, 5.2.2.1, AND 5.3.2.6. CONSTRUCTION JOINTS SHALL BE LOCATED AND DETAILED AS ON THE CONSTRUCTION DRAWINGS. USE OF AN ACCEPTABLE ADHESIVE, SURFACE RETARDER, PORTLAND CEMENT GROUT, OR ROUGHENING THE SURFACE IS NOT REQUIRED UNLESS SPECIFICALLY NOTED ON THE DRAWINGS. WHERE SHEAR BOND IS REQUIRED, ROUGHEN SURFACES TO 1/4" AMPLITUDE.

**WOOD FRAMING**

**REFERENCE STANDARDS:** CONFORM TO:

- IBC CHAPTER 23 "WOOD".
- NDS AND NDS SUPPLEMENT - "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION".
- ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION".

**DEFERRED SUBMITTALS:** SUBMIT PRODUCT DATA AND PROOF OF ICC APPROVAL FOR FRAMING MEMBERS AND FASTENERS THAT HAVE BEEN DESIGNED BY OTHERS. SUBMIT CALCULATIONS PREPARED BY THE SSE IN THE STATE OF WASHINGTON FOR ALL MEMBERS AND CONNECTIONS DESIGNED BY OTHERS ALONG WITH SHOP DRAWINGS, ALL NAILING PANELS AND BLOCKING, BLOCKING PANELS AND WEB STIFFENERS SHALL BE DETAILED AND FURNISHED BY THE SUPPLIER. TEMPORARY AND PERMANENT BRIDGING SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DEFLECTION LIMITS SHALL BE AS NOTED UNDER DESIGN LOADS SECTION.

**IDENTIFICATION:** ALL SAWN LUMBER AND PRE-MANUFACTURED WOOD PRODUCTS SHALL BE IDENTIFIED BY THE GRADE MARK OR A CERTIFICATE OF INSPECTION ISSUED BY THE CERTIFYING AGENCY.

**MATERIALS:**

- **SAWN LUMBER:** CONFORM TO GRADING RULES OF WMPA, WCLIB OR NLGA. FINGER JOINTED STUDS ACCEPTABLE AT INTERIOR WALLS ONLY.

MEMBER USE	SIZE	SPECIES	GRADE
STUDS & POSTS	2x, 4x	HEM-FIR	NO. 2
RAFTERS	2x4 - 2x10	HEM-FIR	NO. 2
BEAMS	4x8 - 4x12	HEM-FIR	NO. 2
BEAMS	6x8 - 6x12	HEM-FIR	NO. 2
POSTS & TIMBERS	6x, 8x	DOUG-FIR	NO. 2

- **GLUED-LAMINATED TIMBER:** CONFORM TO AITC 117 "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUE-LAMINATED TIMBER OF SOFTWOOD SPECIES, MANUFACTURING AND DESIGN" AND ANSI/AITC A190.1 "STRUCTURAL GLUED LAMINATED TIMBER." CAMBER ALL GLUED LAMINATED MEMBERS BEAMS TO 2000" RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

MEMBER USE	SIZES	SPECIES	STRESS CLASS	USES
BEAMS	ALL	DF/DF	24F-1.8E	SIMPLE SPANS
	ALL	DF/DF	24F-1.8E [(+FB)=(+FB)]	CANTILEVER SPANS

- **METAL PLATE CONNECTED WOOD ROOF TRUSSES:** CONFORM TO IBC SEC 2303.4 "TRUSSES".

- **WOOD STRUCTURAL SHEATHING (PLYWOOD):** WOOD APA-RATED STRUCTURAL SHEATHING INCLUDES: ALL VENEER PLYWOOD, ORIENTED STRAND BOARD, WATERBOARD, PARTICLEBOARD, T1-11 SIDING, AND COMPOSITES OF VENEER AND WOOD BASED MATERIAL. CONFORM TO PRODUCT STANDARDS PS-1 AND PS-2 OF THE U.S. DEPT. OF COMMERCE AND THE AMERICAN PLYWOOD ASSOCIATION (APA).

LOCATION	THICKNESS	SPAN RATING	PLYWOOD GRADE	EXPOSURE
ROOF	15/32"	32/16	C-D	1
FLOOR	23/32" T&G	24 OC	STURD-I-FLOOR	1
WALLS	15/32"	32/16	C-D	1
WALLS(ALT)	7/16" OSB	24/16	C-D	1

- **JOIST HANGERS AND CONNECTORS:** SHALL BE "STRONG TIE" BY SIMPSON COMPANY OR USP EQUIVALENT AS SPECIFIED IN THEIR LATEST CATALOGS. ALTERNATE CONNECTORS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUIVALENT OR GREATER LOAD CAPACITIES AND ARE REVIEWED AND APPROVED BY THE SER PRIOR TO ORDERING. CONNECTORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE 1/2 OF THE NAILS OR BOLTS IN EACH MEMBER. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE ALL NAILS SHALL BE FULL LENGTH COMMON. NAIL STRAPS TO WOOD FRAMING AS LATE AS POSSIBLE IN THE FRAMING PROCESS TO ALLOW THE WOOD TO SHRINK AND THE BUILDING TO SETTLE.

- **NAILS AND STAPLES:** CONFORM TO IBC SEC 2303.6 "NAILS AND STAPLES." UNLESS NOTED ON PLANS, NAIL PER IBC TABLE 2304.9.1 UNLESS NOTED OTHERWISE ALL NAILS SHALL BE COMMON. NAIL SIZES SPECIFIED ON THE DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
8d	2-1/2"	0.131"
10d	3"	0.148"
(8d & 10d ALTERNATIVE)	2-3/8"	0.113"
12d (16d SINKER)	3-1/4"	0.148"
16d	3-1/2"	0.162"

- **LAG BOLTS/BOLTS:** CONFORM TO ASTM A307.

**NAILING REQUIREMENTS:** PROVIDE MINIMUM NAILING IN ACCORDANCE WITH IBC TABLE 2304.9.1 "FASTENING SCHEDULE" EXCEPT AS NOTED ON THE DRAWINGS. NAILING FOR ROOF/FLOOR DIAPHRAGMS/SHEAR WALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF SHEATHING.

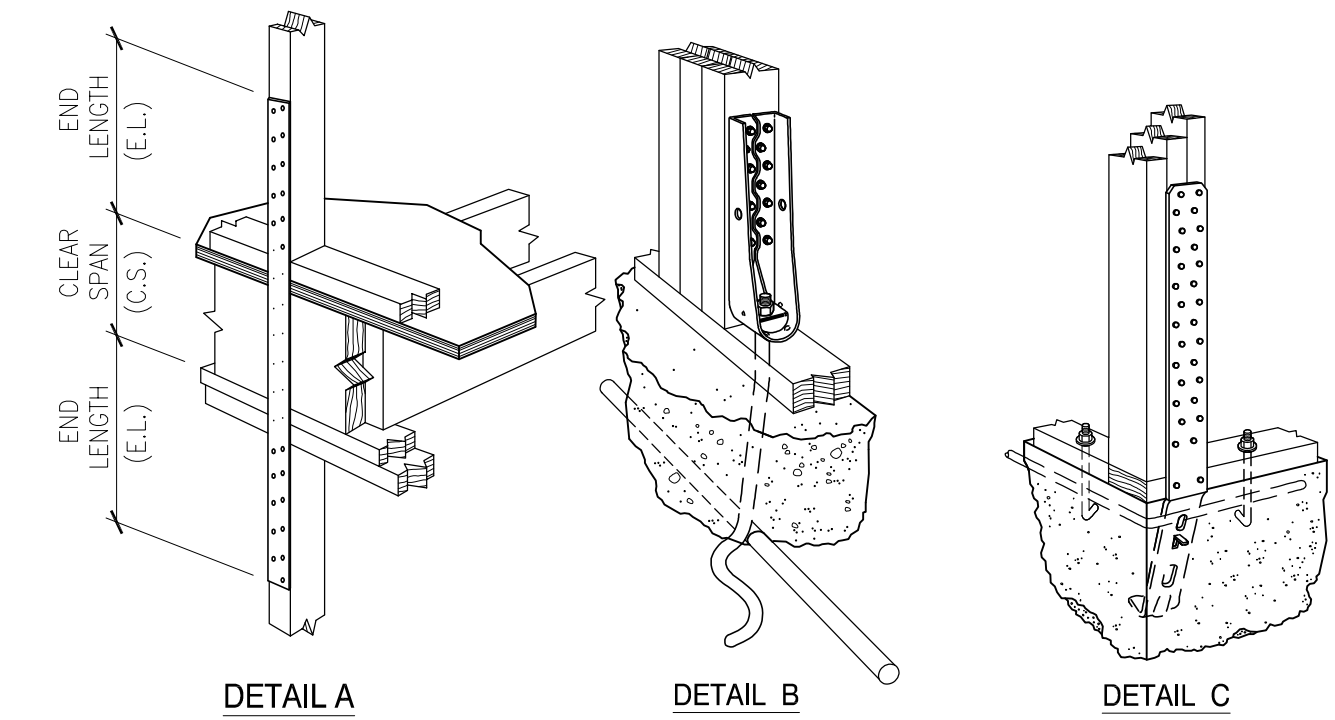
**STANDARD LIGHT-FRAME CONSTRUCTION:** UNLESS NOTED ON THE PLANS, CONSTRUCTION SHALL CONFORM TO IBC SEC 2308 "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" AND IBC SEC 2304 "GENERAL CONSTRUCTION REQUIREMENTS."

- WALL FRAMING:** UNLESS OTHERWISE NOTED, ALL INTERIOR WALLS SHALL BE 2X4 @ 16"OC AND ALL EXTERIOR WALLS SHALL BE 2X6 @ 16"OC. PROVIDE (2) BUNDLED STUDS MIN AT WALL ENDS AND EACH SIDE OF ALL OPENINGS. UNO, ALL SOLID SAWN LUMBER HEADERS SHALL BE SUPPORTED BY A MINIMUM OF (1) TRIM AND (1) KING STUD AND ALL GULUM OR ENGINEERED WOOD HEADERS BY (2) TRIM AND (2) KING STUDS. AT FRAMED WALLS, UNO, ALL SOLID SAWN LUMBER BEAMS SHALL BE SUPPORTED ON A MINIMUM OF (2) BUNDLED 2X STUDS AND ALL GULUM OR ENGINEERED WOOD BEAMS ON A MINIMUM OF (3) BUNDLED 2X STUDS. STITCH-NAIL BUNDLED STUDS WITH (2) 10D @ 12"OC, UNO, ALL INTERIOR AND EXTERIOR HEADERS SHALL BE 4X6. PROVIDE SOLID BLOCKING THRU FLOORS TO SUPPORTS BELOW FOR BEARING WALLS AND POSTS. UNO, ATTACH BOTTOM PLATES OF STUD WALLS TO WOOD FRAMING BELOW WITH 16D @ 12"OC OR TO CONCRETE WITH 5/8"-DIA. ANCHOR BOLTS X 7" EMBEDMENT AT 48"OC. REFER TO SHEAR WALL SCHEDULE FOR SPECIFIC SHEATHING, STUD, AND NAILING REQUIREMENTS AT SHEAR WALLS. UNO, PROVIDE GYPSUM SHEATHING ON INTERIOR SURFACES AND PLYWOOD SHEATHING ON EXTERIOR SURFACES.
- ROOF/FLOOR FRAMING:** UNLESS OTHERWISE NOTED, PROVIDE DOUBLE JOISTS/RAFTERS UNDER ALL PARALLEL BEARING PARTITIONS AND SOLID BLOCKING AT ALL BEARING POINTS. PROVIDE DOUBLE JOISTS AROUND ALL ROOF/FLOOR OPENINGS. UNO, MULTI-JOISTS/RAFTERS SHALL BE STITCH-NAILED TOGETHER WITH (2) 10D @ 12"OC. PROVIDE ROOF SHEATHING EDGE CLIPS CENTERED BETWEEN FRAMING AT UNBLOCKED PLYWOOD EDGES. ALL FLOOR SHEATHING SHALL HAVE TONGUE AND GROOVE JOINTS OR BE SUPPORTED BY SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ROOF/FLOOR SHEATHING. ROOF/FLOOR SHEATHING SHALL BE LAID FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS.

**MOISTURE CONTENT:** WOOD MATERIAL USED FOR THIS PROJECT SHALL HAVE MAXIMUM MOISTURE CONTENT OF 19% EXCEPT FOR THE PRESSURE-TREATED WOOD SILL PLATE.

**PRESERVATIVE TREATMENT:** WOOD MATERIALS ARE REQUIRED TO BE "TREATED WOOD" UNDER CERTAIN CONDITIONS IN ACCORDANCE WITH IBC SEC 2304.11 "PROTECTION AGAINST DECAY AND TERMITES". CONFORM TO THE APPROPRIATE STANDARDS OF THE AMERICAN WOOD-PRESERVERS ASSOCIATION (AWPA) FOR SAWN LUMBER, GLUED LAMINATED TIMBER, ROUND POLES, WOOD PILES AND MARINE PILES. FOLLOW AMERICAN LUMBER STANDARDS COMMITTEE (ALSC) QUALITY ASSURANCE PROCEDURES. PRODUCTS SHALL BEAR THE APPROPRIATE MARK.

**METAL CONNECTORS/PT WOOD:** CK ENGINEERING LLC RECOMMENDS THAT ALL METAL HARDWARE AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER BE STAINLESS STEEL TYPE 316L. AT THE OWNER'S RISK AND DISCRETION, HOT-DIPPED GALVANIZED METAL HARDWARE AND FASTENERS MAY BE INVESTIGATED FOR USE IN LIEU OF STAINLESS STEEL PROVIDED THAT THE FINISH HAS A MINIMUM ZINC CONTENT OF AT LEAST 1.85 OZ/SF AND ITS USE IS COORDINATED BY THE CONTRACTOR AND WOOD SUPPLIER FOR THE EXPECTED ENVIRONMENT AND MOISTURE EXPOSURE FOR APPROPRIATE USE BASED ON THE METHOD OF PRESERVATIVE TREATMENT OF THE WOOD.



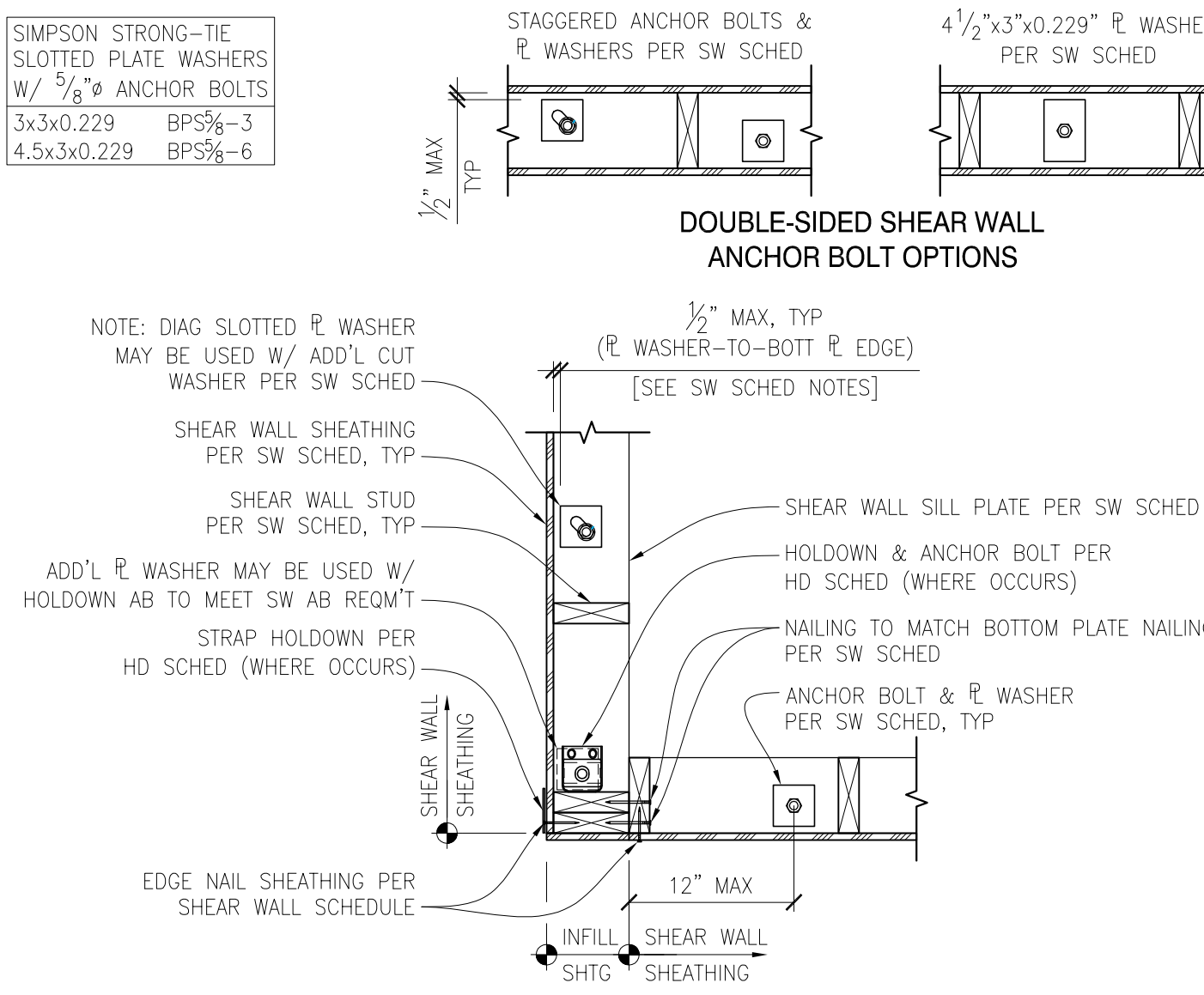
MODEL #	ANCHORAGE TYPE (ASD)	FASTENERS	END STUD REQUIRED (ASD)	CAPACITY (LBS)	
				DOUG-FIR	HEM-FIR
CS14	FLR-TO-FLR STRAP (E.L.=19")	(30) 10d COMMON	2x STUD	2,490	2,490
MST60	FLR-TO-FLR STRAP (CNTR'D ON C.S.)	(46) 16d COMMON	(2) 2x STUDS	6,235	5,405
MST72	FLR-TO-FLR STRAP (CNTR'D ON C.S.)	(62) 16d COMMON	(2) 2x STUDS	6,730	6,475
LSTD8/RJ	CAST-IN-PLACE	(16) 16d SINKERS	(2) 2x STUDS <sup>7</sup>	1,975	1,975
STD10/RJ	CAST-IN-PLACE	(18) 16d SINKERS	(2) 2x STUDS <sup>7</sup>	2,640	2,640
HU8	SSTB28	(20) 1/4"x2 1/2" SDS WOOD SCREWS	(3) 2x STUDS	7,870	5,665
HU11	SB1x30	(30) 1/4"x2 1/2" SDS WOOD SCREWS	6x6 DF#2 MIN.		9,335
HU14	PAB8	(4) 1"Ø	6X6 DF#2 MIN.		14,445

**NOTES:**

- HOLD-DOWNS (SPECIFIED ARE AS MANUFACTURED BY SIMPSON ANCHOR TIE DOWN CO., INC; ACCEPTABLE EQUIVALENT PRODUCT SUBSTITUTIONS ARE AVAILABLE FROM OTHER MANUFACTURERS WITH SER APPROVAL.
- LOCATE ALL HOLD-DOWNS AT ENDS OF ALL SHEAR WALLS & FASTEN TO BUNDLED END STUDS.
- BUNDLED END STUDS SHOULD BE STITCH-NAILED TOGETHER USING MINIMUM (2) 16D @ 10"OC, UNO.
- LOCATE "HDU#", "LSTD#", "STD#" HOLD-DOWNS AT CONCRETE FOUNDATION LEVEL. (DETAIL B & C) LOCATE "CS#", "MST", "MSTC" & "CMST#" STRAPS AT FLOOR-TO-FLOOR CONNECTIONS. (DETAIL A)
- ALL HOLD-DOWN ANCHOR BOLTS SHALL BE MIN 5" FROM CONCRETE WALL ENDS.
- USE "SSTB" FOR 2x SILL PLATES & "SSTBL" FOR 3x SILL PLATES.
- ADDITIONAL END STUD REQUIRED TO MEET MINIMUM 1 1/2" EDGE DISTANCE FROM CONCRETE CORNER TO "STD#" STRAP. USE "RJ" STYLE WITH "STD#" WHERE RIM JOIST IS PRESENT.
- INSTALL ALL HOLD-DOWN HARDWARE PER MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS.

**HOLD-DOWN SCHEDULE**

SCALE: N.T.S.



**TYPICAL PLAN VIEW - SHEAR WALL HOLD-DOWNS & ANCHOR BOLTS**

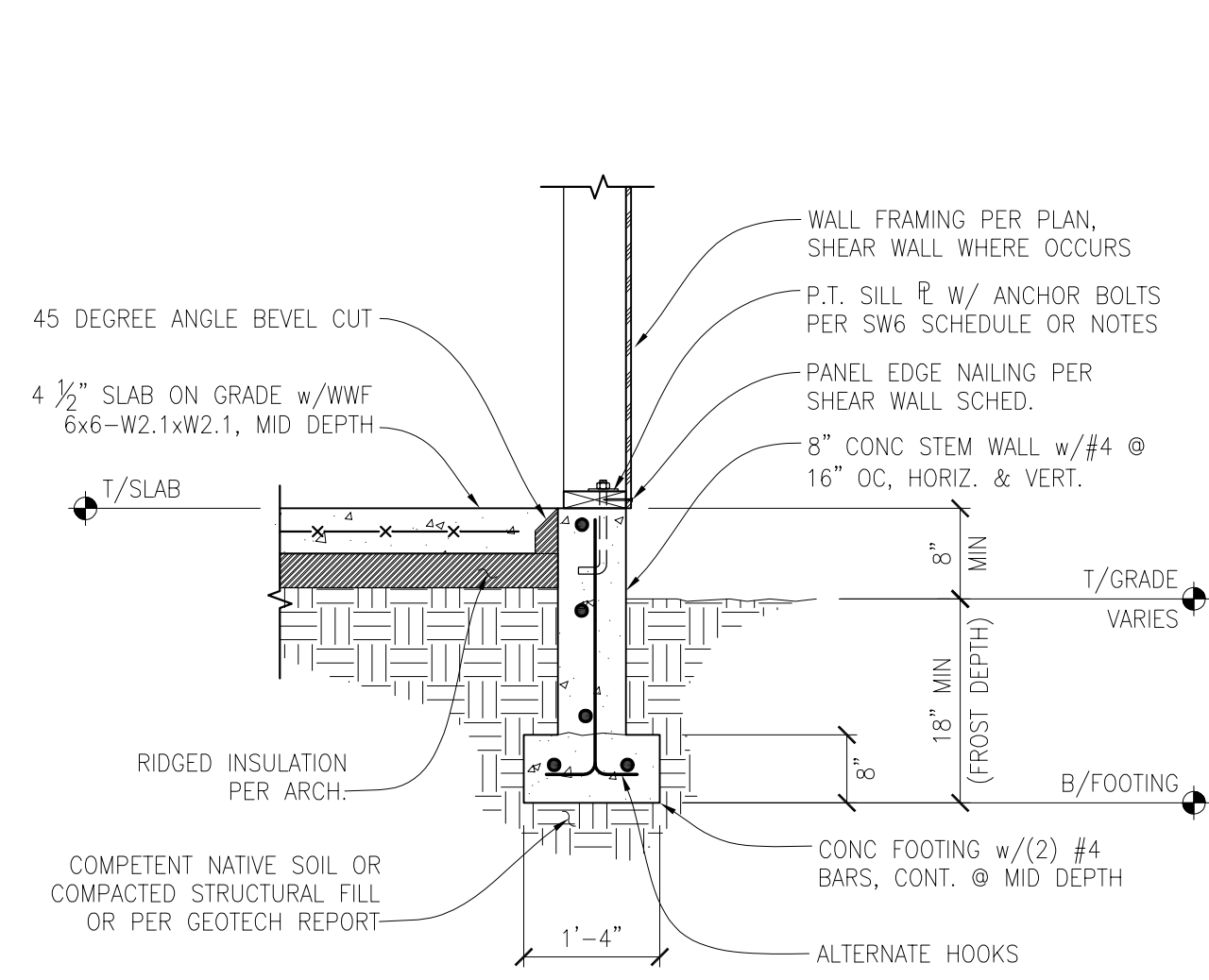
SCALE: 1" = 1'-0"

WOOD-FRAMED SHEAR WALL SCHEDULE								
FOR HEM-FIR/DOUG-FIR STUD FRAMING								
SW TYPE	SW SHEATHING APA-RATED [1, 2, 12]	NAIL SIZE & SPACINGS @ PANEL EDGES [4, 5, 6]	RIM JOIST OR BLOCKING ATTACHMENT TO TOP PLATE BELOW [8, 9]	BOTTOM PLATE & EDGE MEMBER REQUIREMENTS [3, 7, 13]		SILL PLATE REQUIREMENTS		SHEAR LOAD CAPACITY (PLF)
				SHEAR NAILING TO WOOD FRAMING BELOW	BOTTOM R AT FRAMING	ANCHOR BOLT TO CONCRETE FOUNDATION [10]	SILL R AT FOUNDATION [11]	
SW-6	15/32" CD-EXT	0.131"Ø x 2 1/2" @ 6"OC	CLIP @ 16"OC	0.148"Ø x 3 1/4" @ 6"OC	2x	5/8"Ø @ 48"OC	P.T. 2x	242
SW-4	15/32" CD-EXT	0.131"Ø x 2 1/2" @ 4"OC	CLIP @ 14"OC	0.148"Ø x 3 1/4" @ 4"OC	3x	5/8"Ø @ 32"OC	P.T. 2x	353
SW-3	15/32" CD-EXT	0.131"Ø x 2 1/2" @ 3"OC, STAGGERED	CLIP @ 12"OC	0.148"Ø x 3 1/4" @ 4"OC & CLIP @ 18"OC	3x	5/8"Ø @ 24"OC	P.T. 2x	456
SW-2	15/32" CD-EXT	0.131"Ø x 2 1/2" @ 2"OC, STAGGERED	CLIP @ 8"OC	0.148"Ø x 3 1/4" @ 4"OC & CLIP @ 16"OC	3x	5/8"Ø @ 16"OC	P.T. 2x	595
2SW-4	15/32" CD-EXT BOTH SIDE	0.131"Ø x 2 1/2" @ 4"OC, STAGGERED	CLIP @ 6"OC	0.148"Ø x 3 1/4" @ 4"OC & CLIP @ 12"OC	3x	5/8"Ø @ 24"OC	P.T. 3x	707
2SW-3	15/32" CD-EXT BOTH SIDE	0.131"Ø x 2 1/2" @ 3"OC, STAGGERED	CLIP @ 8"OC BOTH SIDES, STAGGERED	0.148"Ø x 3 1/4" @ 4"OC & CLIP @ 8"OC	3x	5/8"Ø @ 16"OC	P.T. 3x	911
2SW-2	15/32" CD-EXT BOTH SIDE	0.131"Ø x 2 1/2" @ 2"OC, STAGGERED	CLIP @ 6"OC BOTH SIDES, STAGGERED	0.148"Ø x 3 1/4" @ 4"OC & CLIP @ 5"OC	3x	5/8"Ø @ 12"OC	P.T. 3x	1190

**NOTES:**

- INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY
- WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2x FRAMING SHALL BE STAGGERED SO THAT JOINTS ON OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.
- BLOCKING IS REQUIRED AT ALL PANEL EDGES.
- PROVIDE SHEAR WALL SHEATHING AND NAILING FOR ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY WINDOWS, OR DOORWAYS OR AS DESIGNATED ON PLANS. HOLD-DOWN REQUIREMENTS PER PLANS.
- SHEAR WALLS DESIGNATED AS PERFORATED SHEAR WALLS REQUIRE SHEATHING, SHEAR WALL NAILING, ETC. ABOVE AND BELOW ALL OPENINGS.
- SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLD-DOWN POSTS. ADDITIONAL INFORMATION PER HOLD-DOWN SCHEDULE & DETAILS.
- INTERMEDIATE FRAMING TO BE 2x MINIMUM MEMBERS. ATTACH SHEATHING TO INTERMEDIATE FRAMING WITH 0.148"Ø x 2" NAILS AT 12"OC WHERE STUDS ARE SPACED AT 16"OC AND 0.148"Ø x 2 1/2" NAILS AT 8"OC WHERE STUDS ARE SPACED AT 24"OC.
- BASED ON

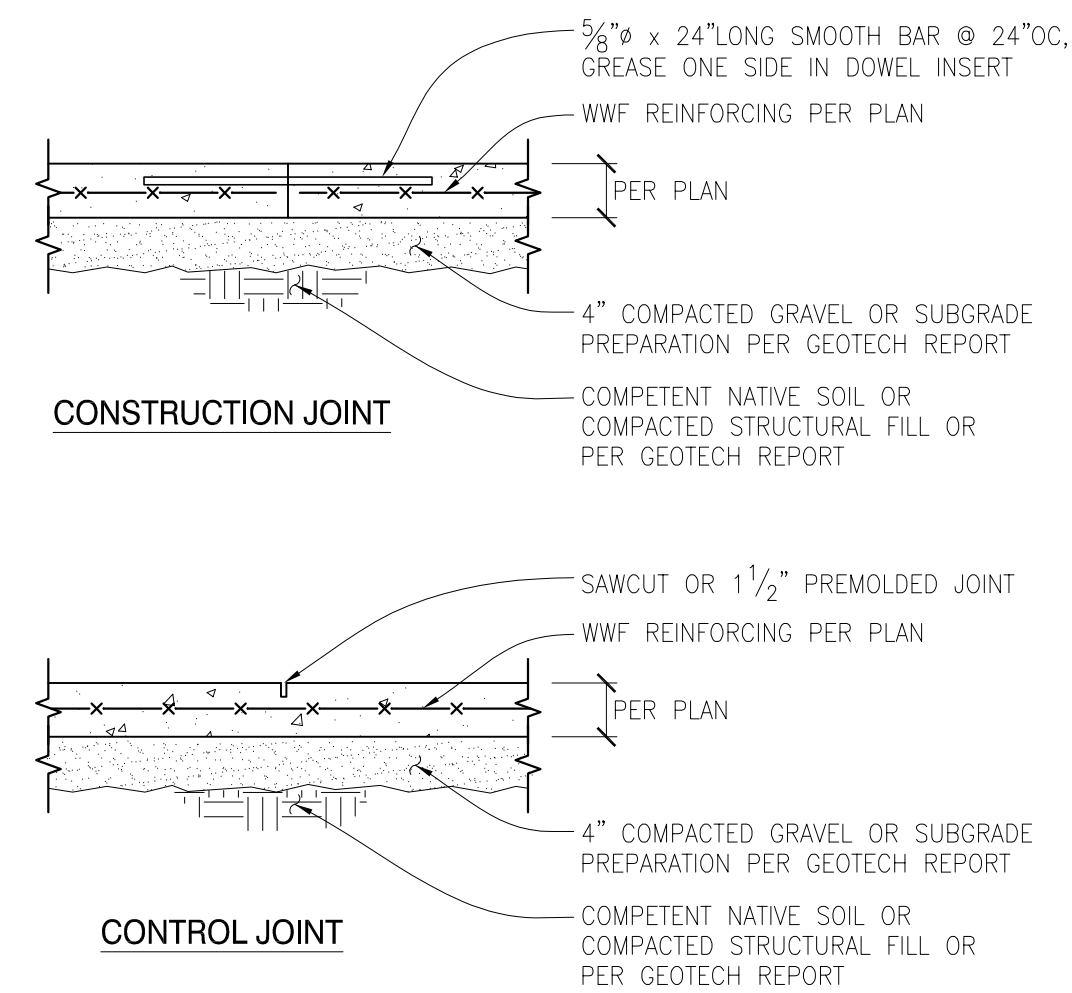




**TYPICAL FOUNDATION FOOTING AND STEM WALL WITH SLAB ON GRADE**

SCALE: 3/4" = 1'-0"

1



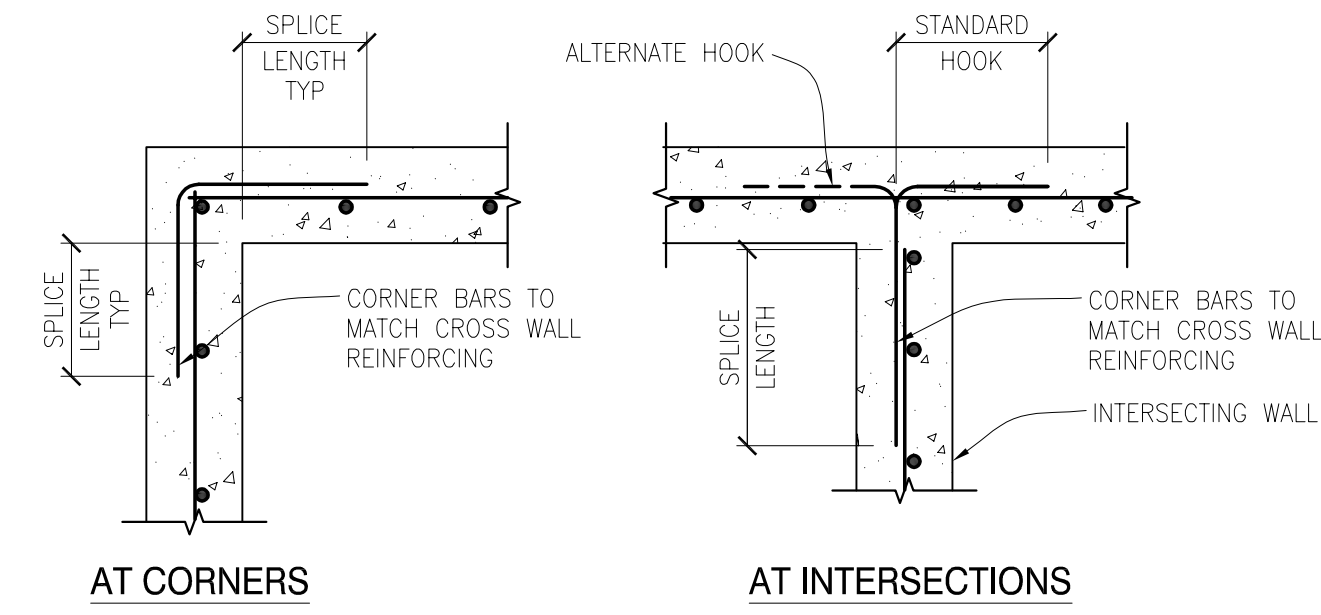
NOTES:

- FOR CONSTRUCTION OR CONTROL JOINT LOCATIONS REFERENCE FOUNDATION/SLAB PLAN
- USE "SOFT CUT SAW" AS SOON AS POSSIBLE WITHOUT CAUSING RAVELING OF CONCRETE EDGES. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST
- PROVIDE CONSTRUCTION/CONTROL JOINT TO ENCLOSE APPROXIMATE SQUARE AREAS OF 225 SF MAX

**TYPICAL SLAB ON GRADE JOINT DETAILS**

SCALE: N.T.S.

2

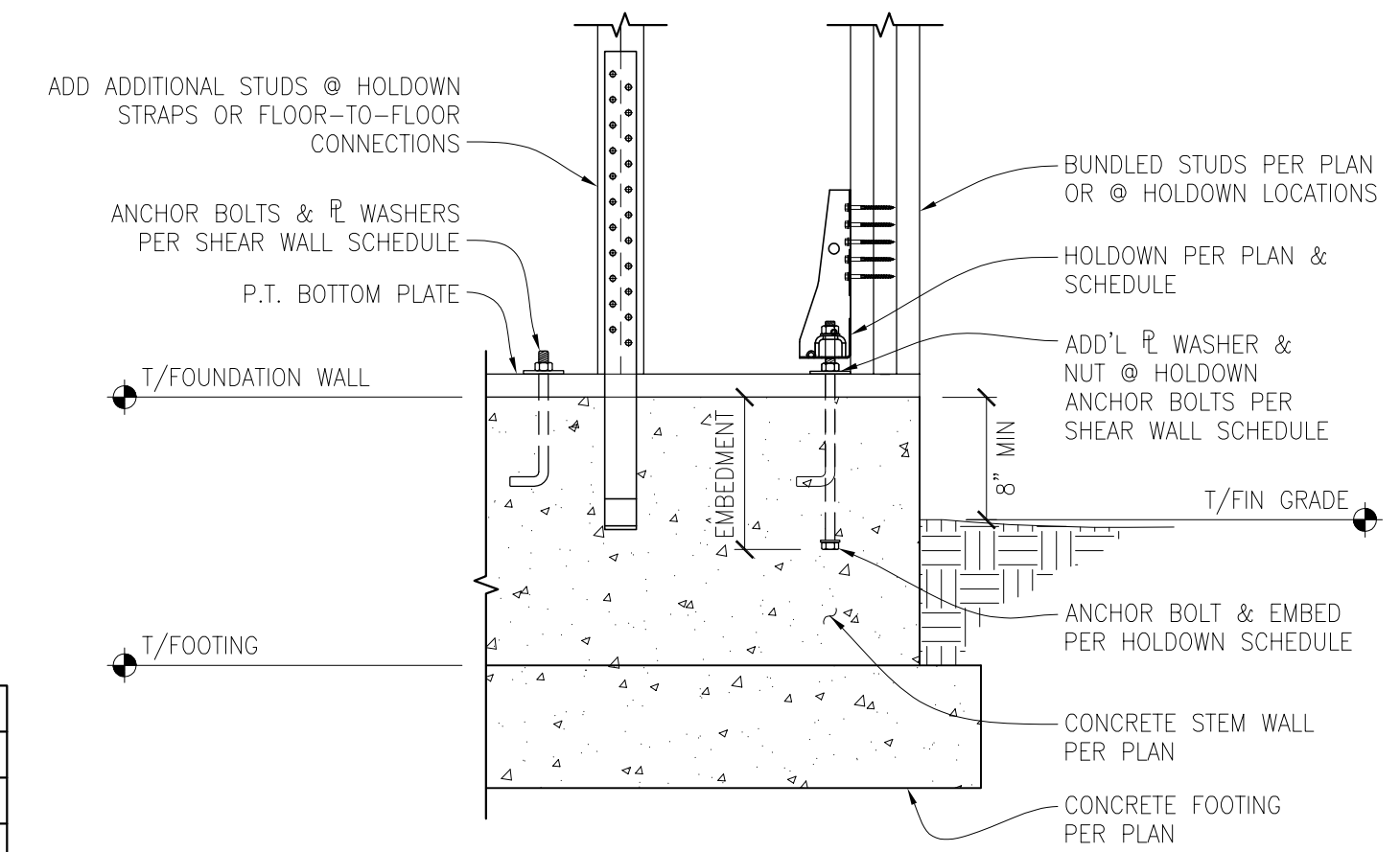


SPlice LENGTH	
BAR	LENGTH
#4	28"
#5	36"

**TYPICAL CORNER BARS AT CONCRETE WALLS - SINGLE MAT**

SCALE: N.T.S.

3

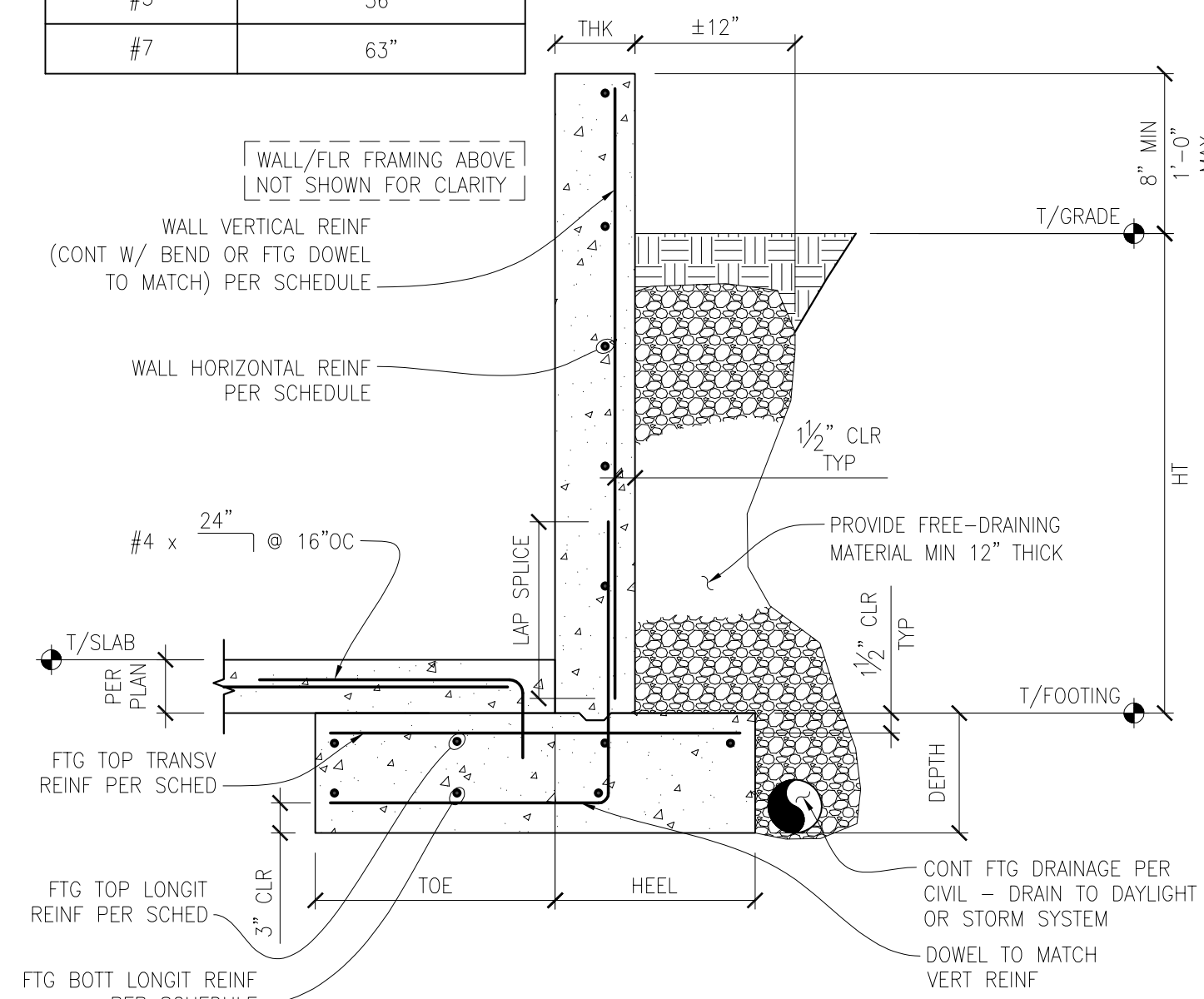


**TYPICAL SHEAR WALL HOLDDOWN CONNECTIONS AT FOUNDATION CONCRETE WALL**

SCALE: N.T.S.

4

SPlice LENGTH	
BAR	LENGTH
#4	28"
#5	36"
#7	63"

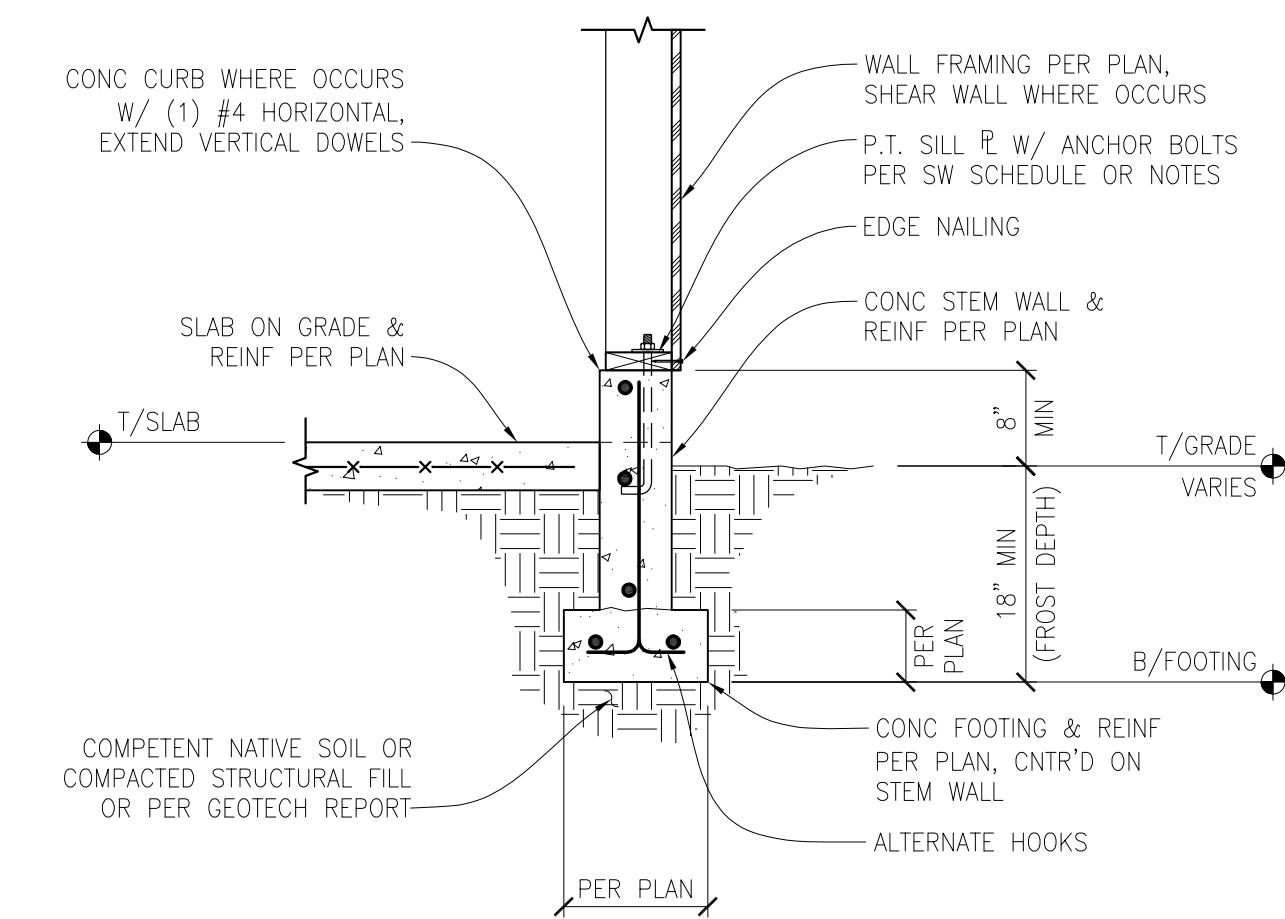


WALL		FOOTING							
SIZE	REINFORCEMENT	SIZE	REINFORCEMENT	TOE	HEEL	DEPTH	TOP/TRANSV	TOP/LONGIT	BOTTOM/LONGIT
HT (MAX)	THK	VERTICAL	HORIZONTAL						
4'-0"	8"	#4 @ 12"OC	#4 @ 12"OC	1'-0"	1'-0"	10"	#4 @ 10"OC	(3) #4	(2) #4
6'-0"	8"	#4 @ 8"OC	#4 @ 12"OC	1'-9"	1'-6"	10"	#4 @ 10"OC	(3) #4	(2) #4
8'-0"	8"	#5 @ 10"OC	#4 @ 12"OC	3'-0"	2'-0"	14"	#5 @ 12"OC	(5) #5	(4) #5
10'-0"	10"	#7 @ 10"OC	#4 @ 12"OC	4'-0"	3'-0"	18"	#5 @ 9"OC	(8) #5	(6) #5
11'-0"	10"	#7 @ 8"OC	#4 @ 12"OC	4'-6"	3'-0"	18"	#5 @ 8"OC	(8) #5	(6) #5

**BASEMENT RETAINING WALL AND SCHEDULE**

SCALE: N.T.S.

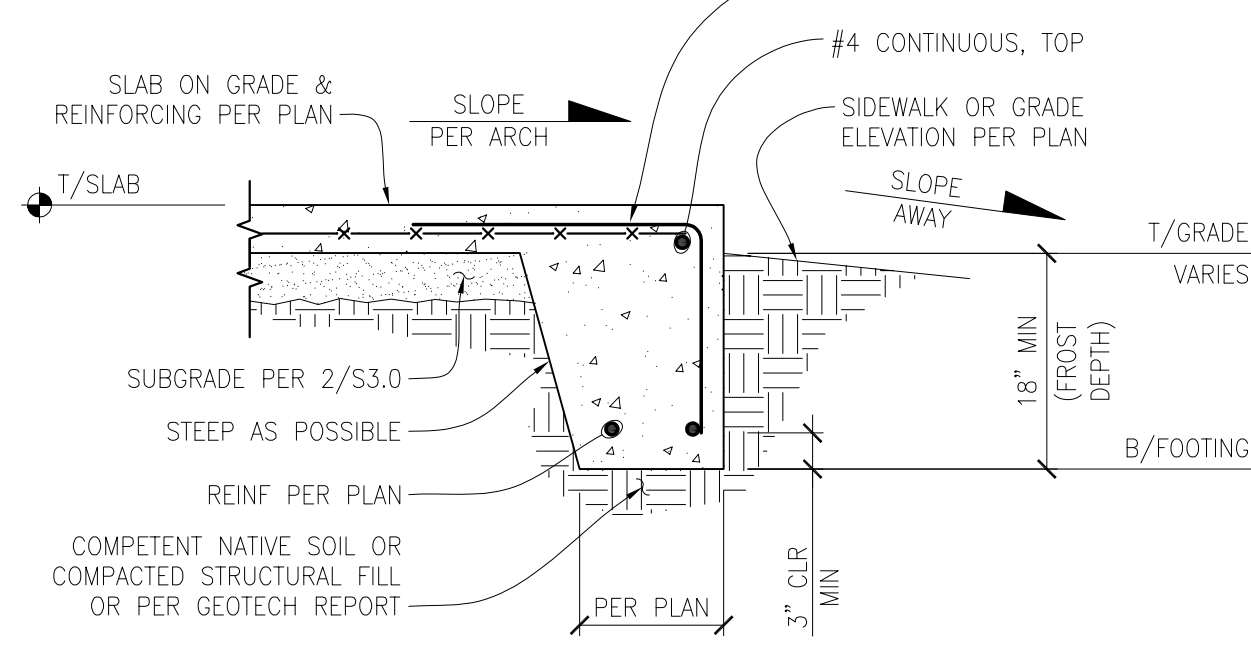
9



**TYPICAL FOUNDATION FOOTING AND STEM WALL WITH SLAB ON GRADE**

SCALE: 3/4" = 1'-0"

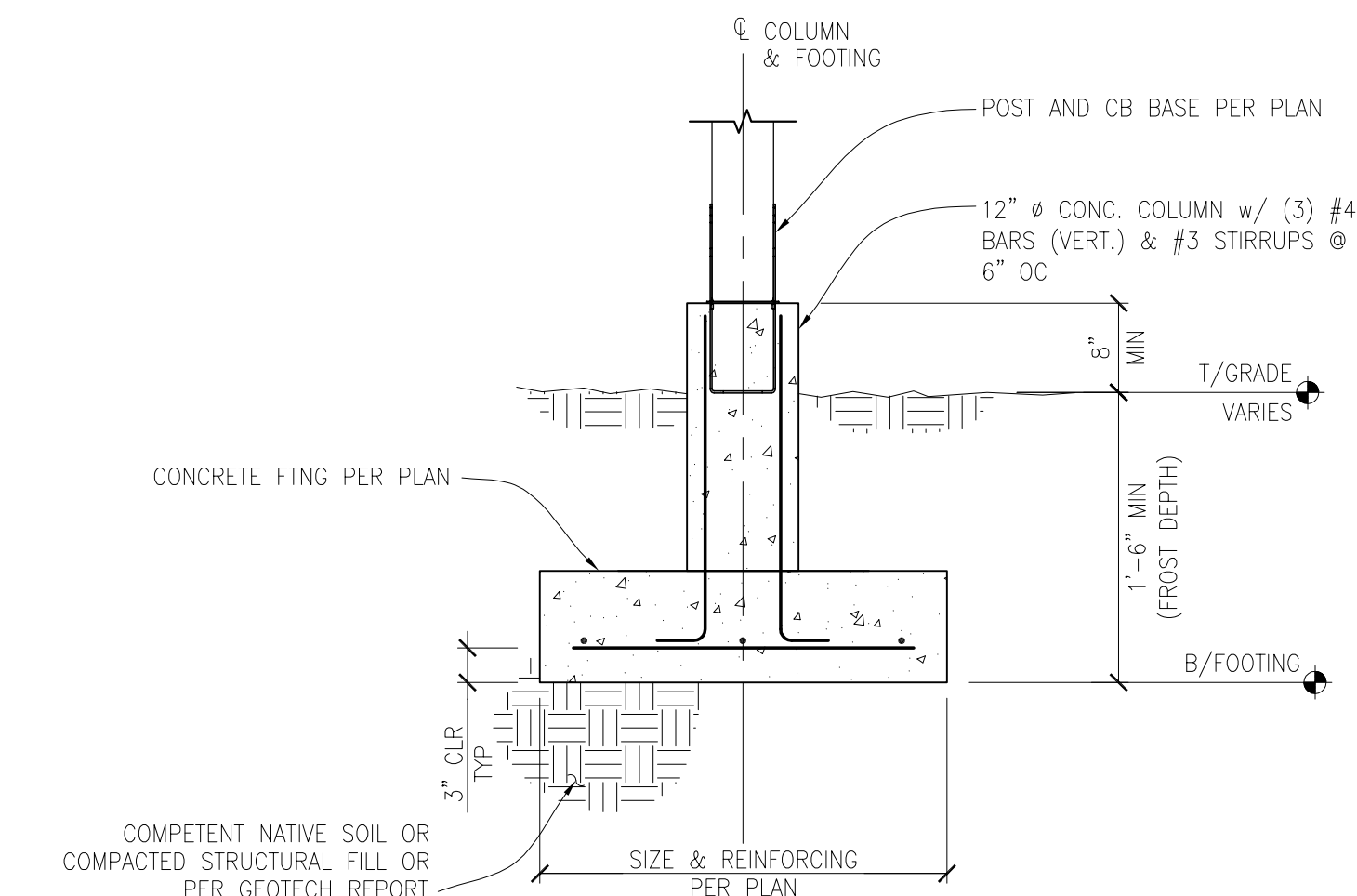
6



**TYPICAL THICKENED SLAB EDGE FOOTING**

SCALE: 3/4" = 1'-0"

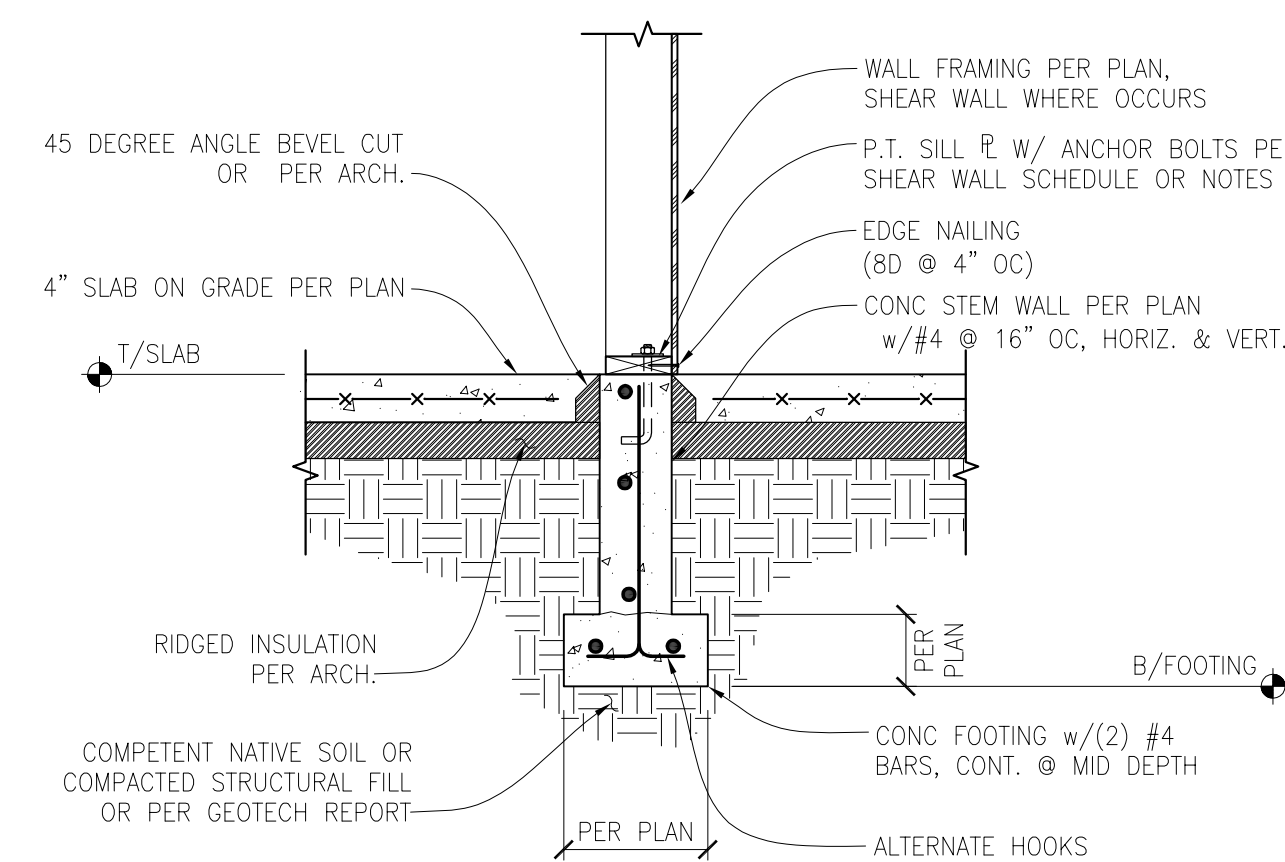
7



**NEW FOOTING/POST CONNECTION**

SCALE: 3/4" = 1'-0"

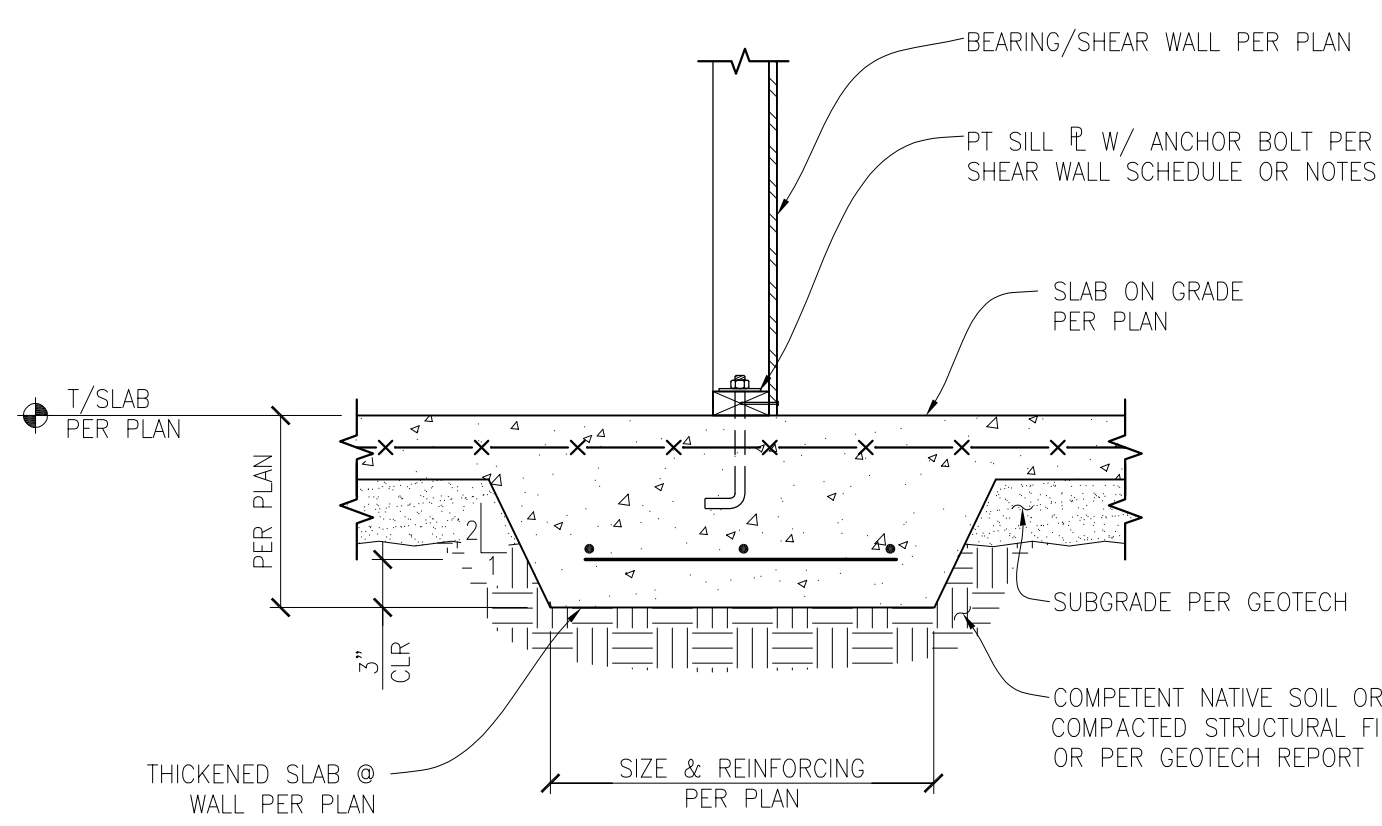
8



**TYPICAL BASEMENT FOUNDATION FOOTING AND STEM WALL WITH SLAB ON GRADE**

SCALE: 3/4" = 1'-0"

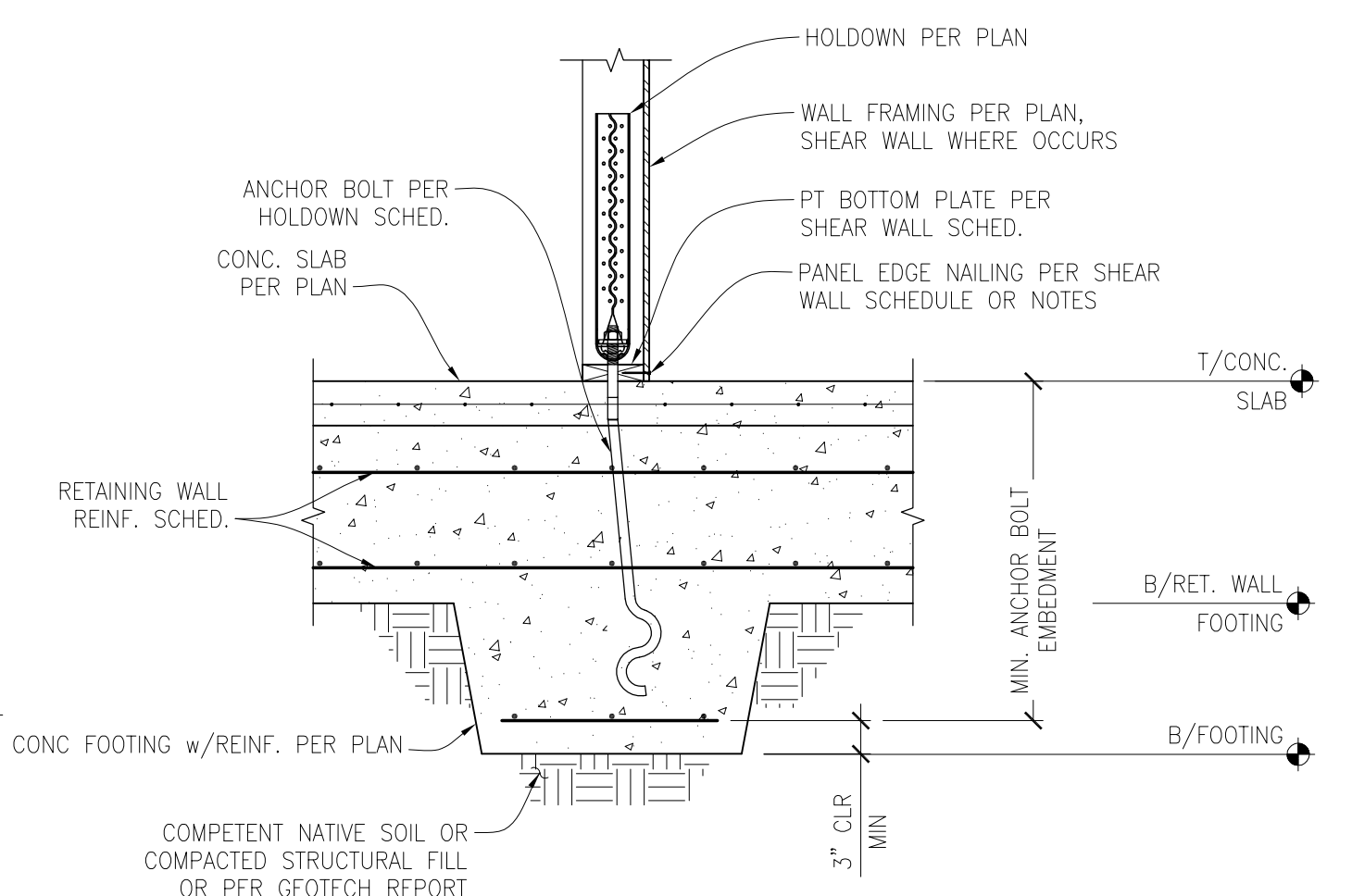
10



**TYPICAL INTERIOR THICKENED SLAB FOOTING AT BEARING / SHEAR WALL**

SCALE: 1" = 1'-0"

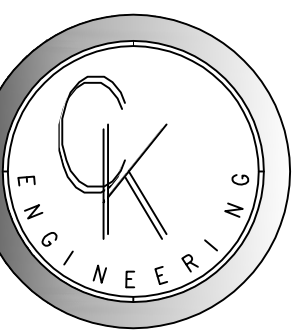
11



**INTERIOR FTNG. AT HOLDDOWN'S ANCHOR BOLTS**

SCALE: 3/4" = 1'-0"

12



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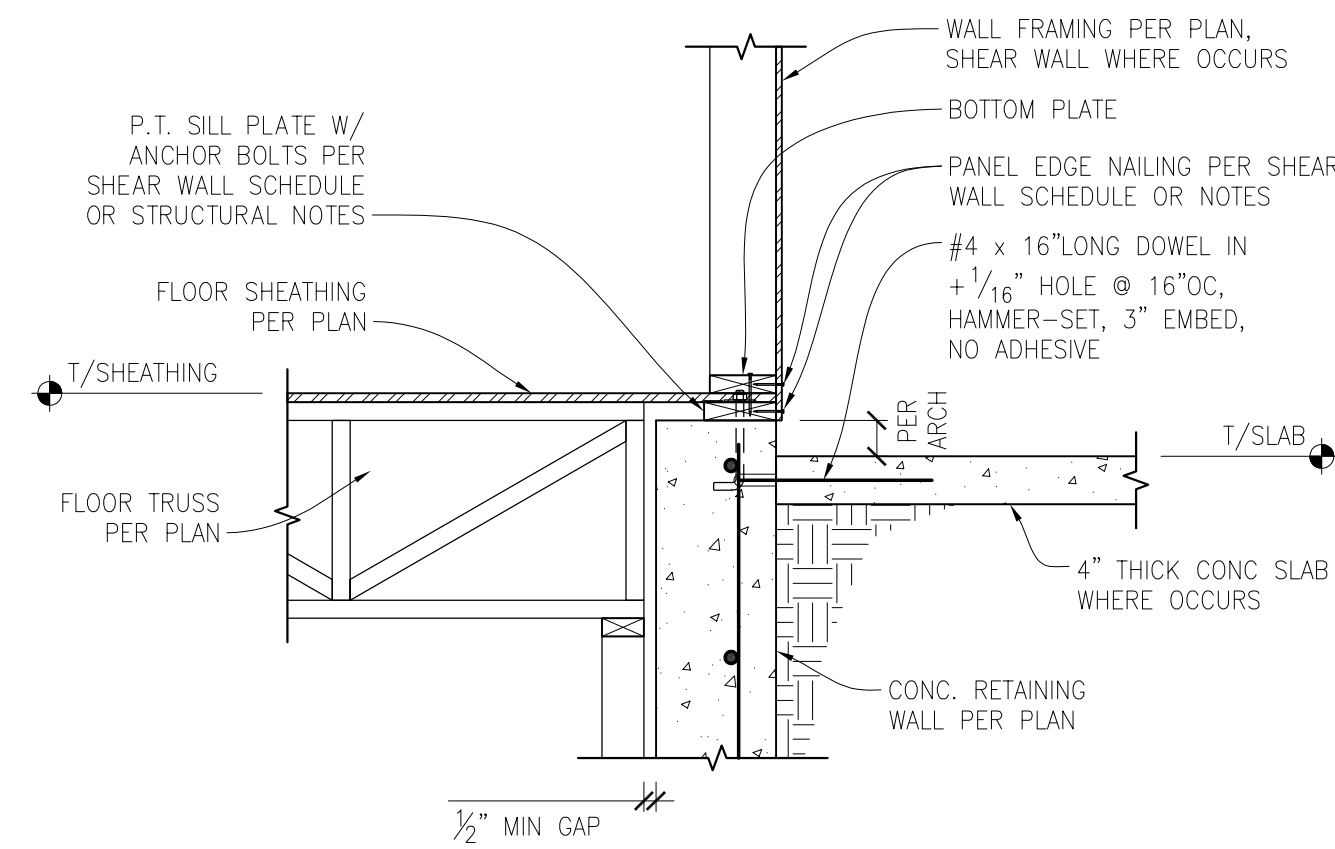
Drawn By: PK  
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Date: 5-23-2023

CK JOB NO.  
**22-053**

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DETAILS

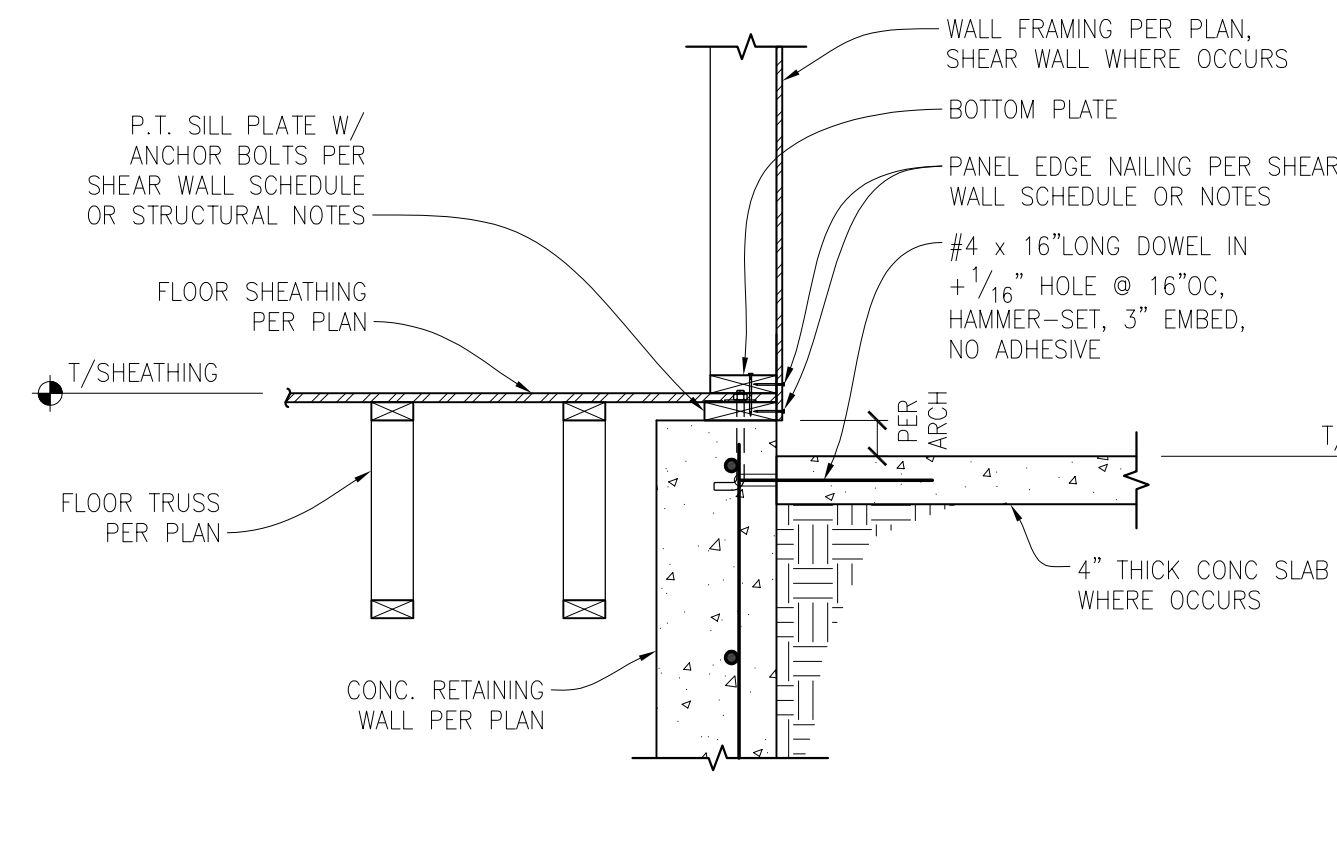
**S-2.0**





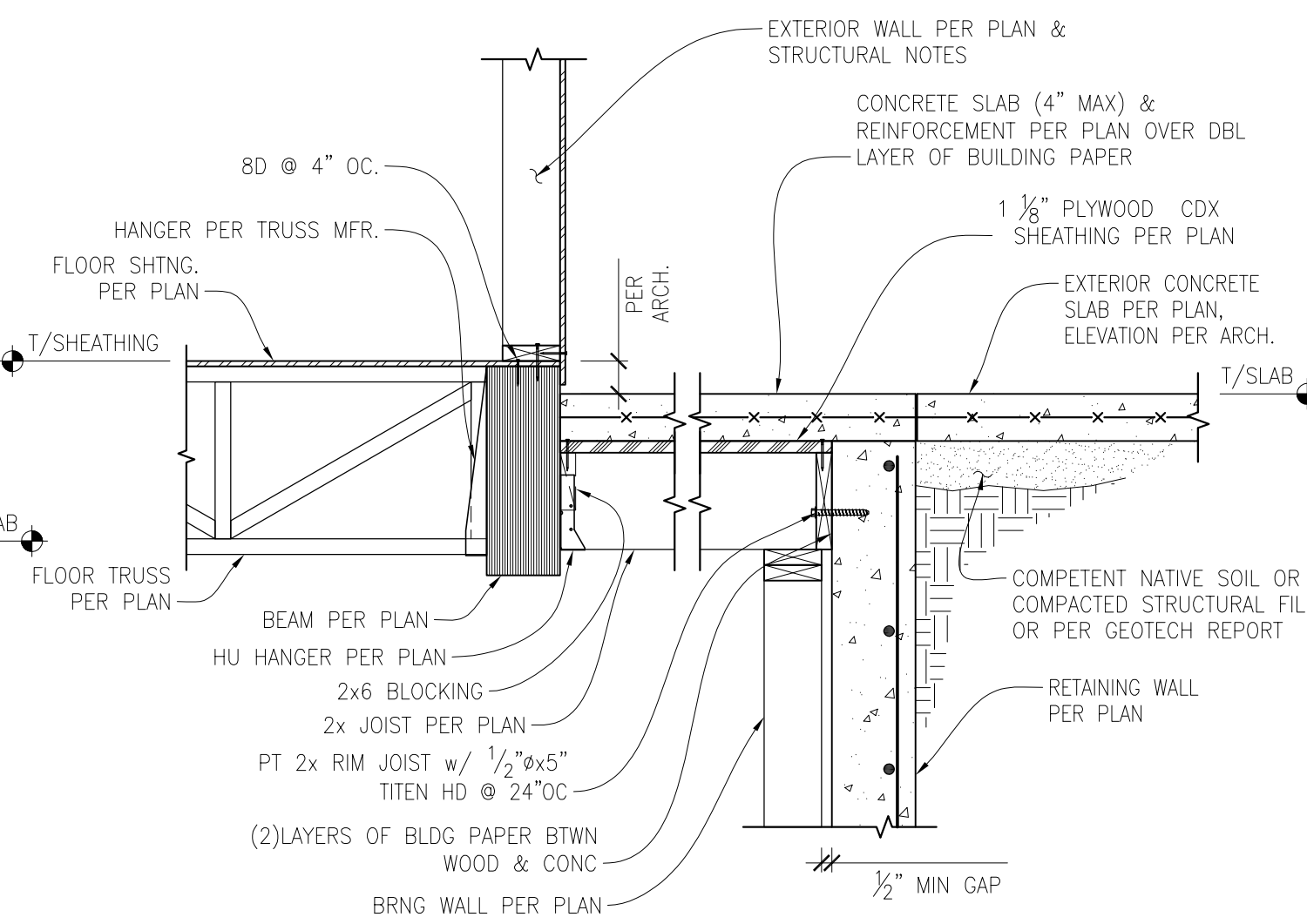
**EXTERIOR SHEAR WALL WITH TRUSSES PERPEND. TO RETAINING WALL CON.**

SCALE: 3/4" = 1'-0"



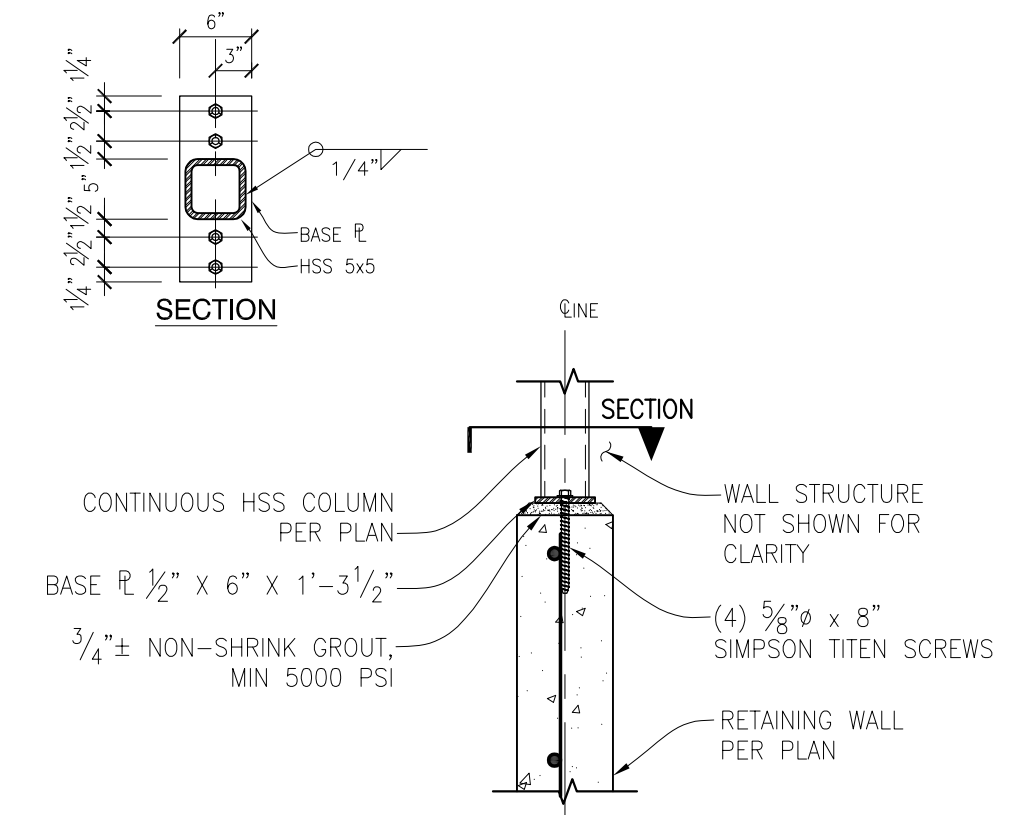
**EXTERIOR SHEAR WALL WITH TRUSSES PARALLEL TO RETAINING WALL CON.**

SCALE: 3/4" = 1'-0"



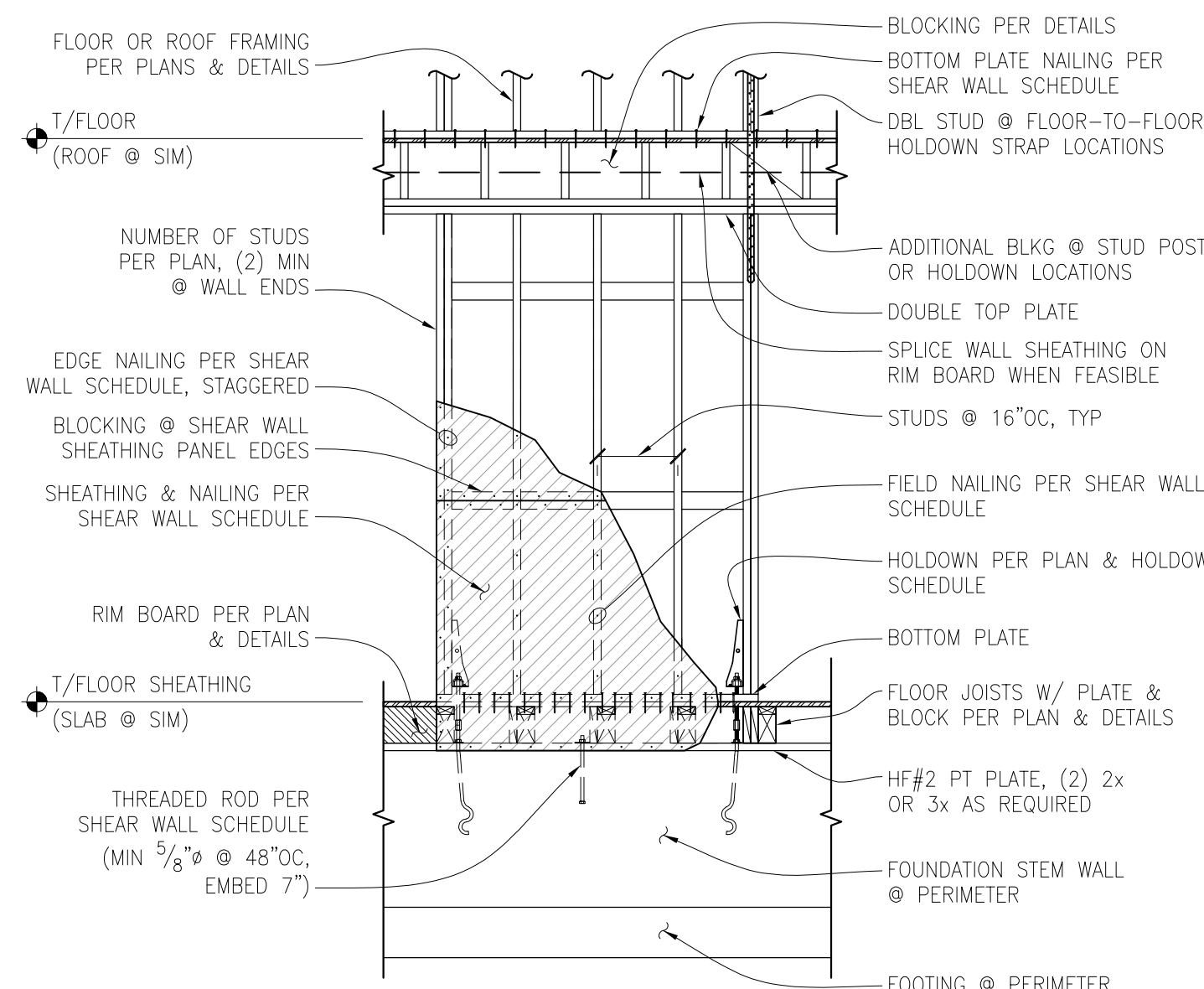
**FLOOR BEAM/JOIST/CONC. SLAB/RET. WALL CON.**

SCALE: 3/4" = 1'-0"



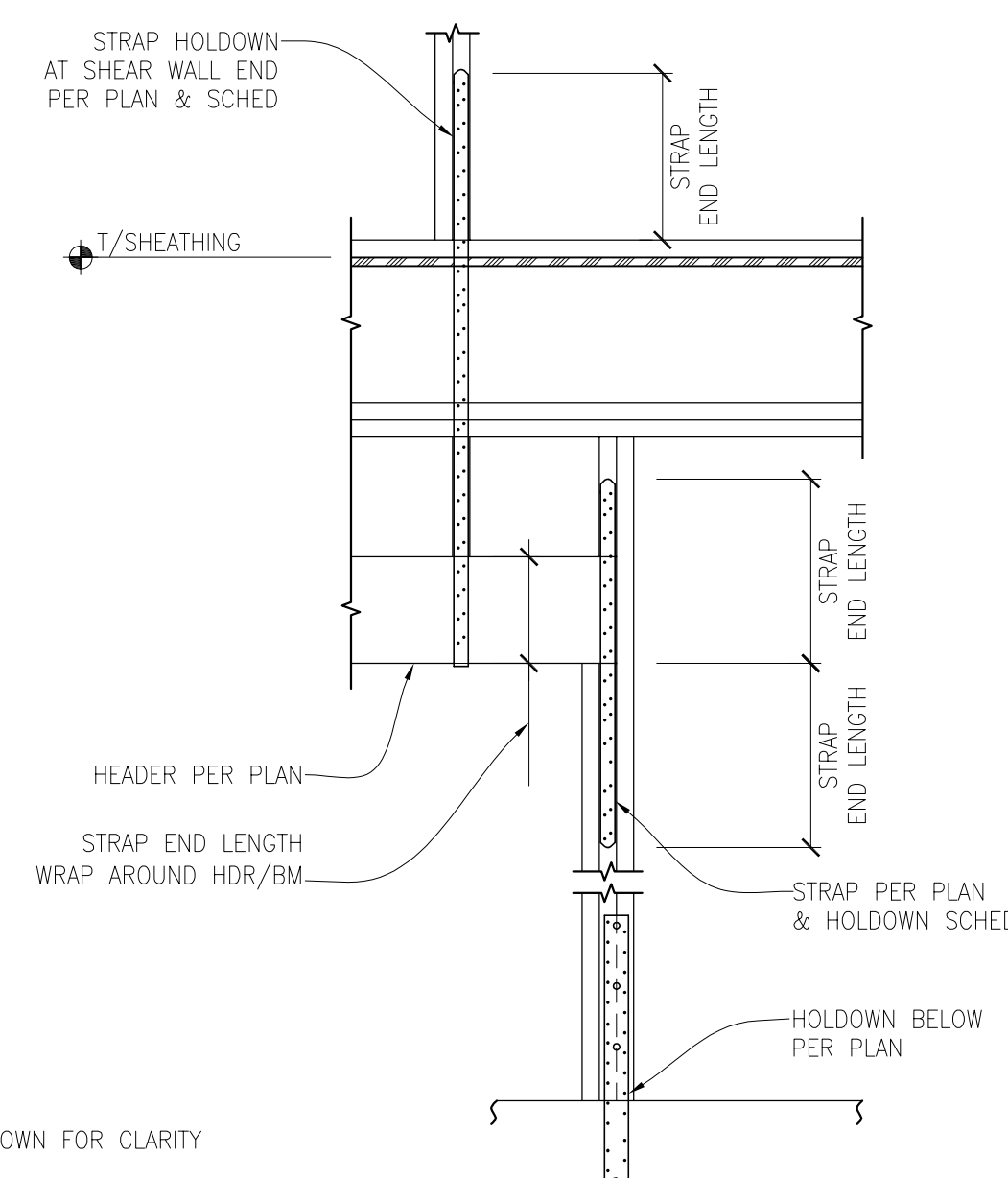
**HSS POST TO BASE PLATE CONNECTION**

SCALE: 3/4" = 1'-0"



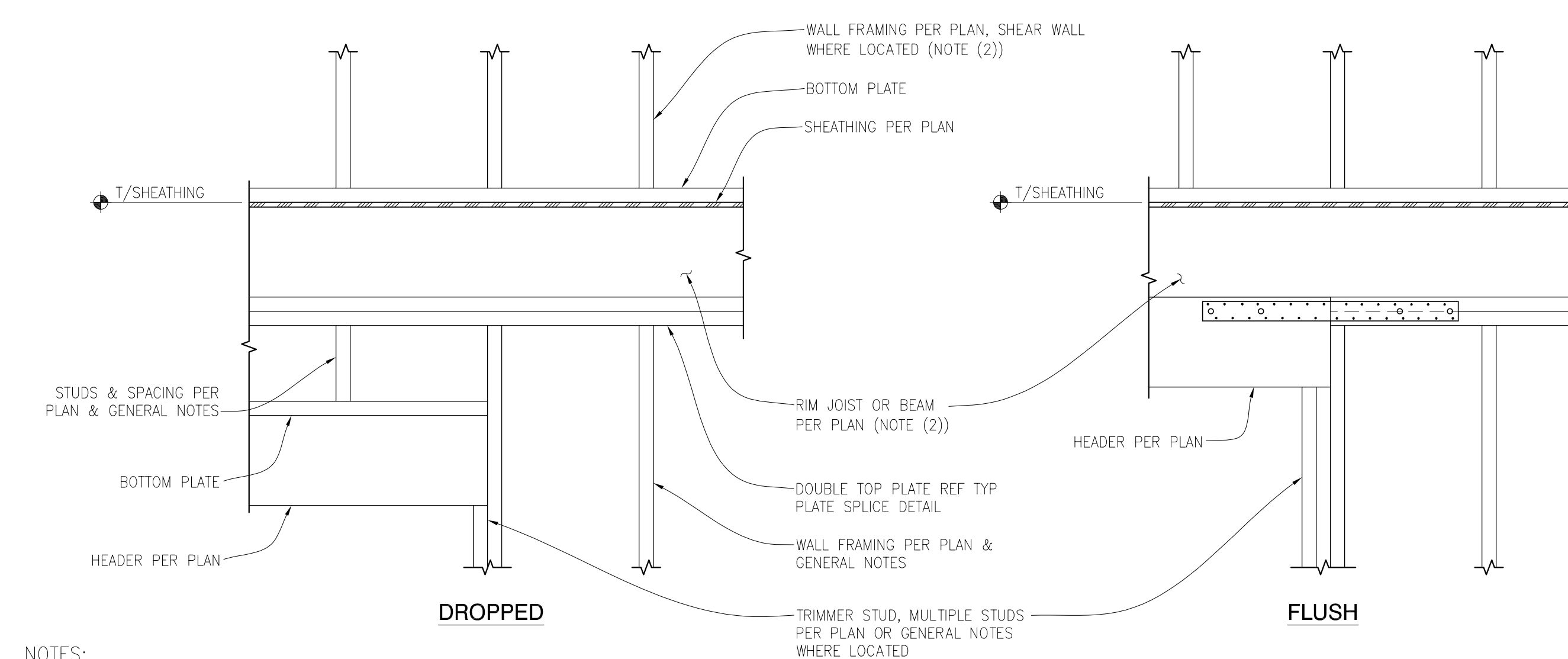
**TYPICAL SHEAR WALL ELEVATION**

SCALE: N.T.S.



**STRAP HOLDDOWN AT HEADER BELOW**

SCALE: N.T.S.

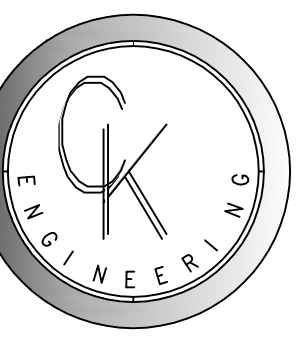


NOTES:

1. WALL SHEATHING NOT SHOWN FOR CLARITY
2. WHERE ROOF ABOVE, RAFTERS OR PRE-MANUFACTURED TRUSSES PER PLAN REPLACES RIM JOIST

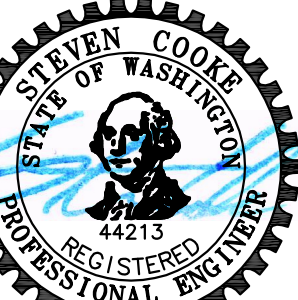
**TYPICAL HEADER FRAMING**

SCALE: 1" = 1'-0"



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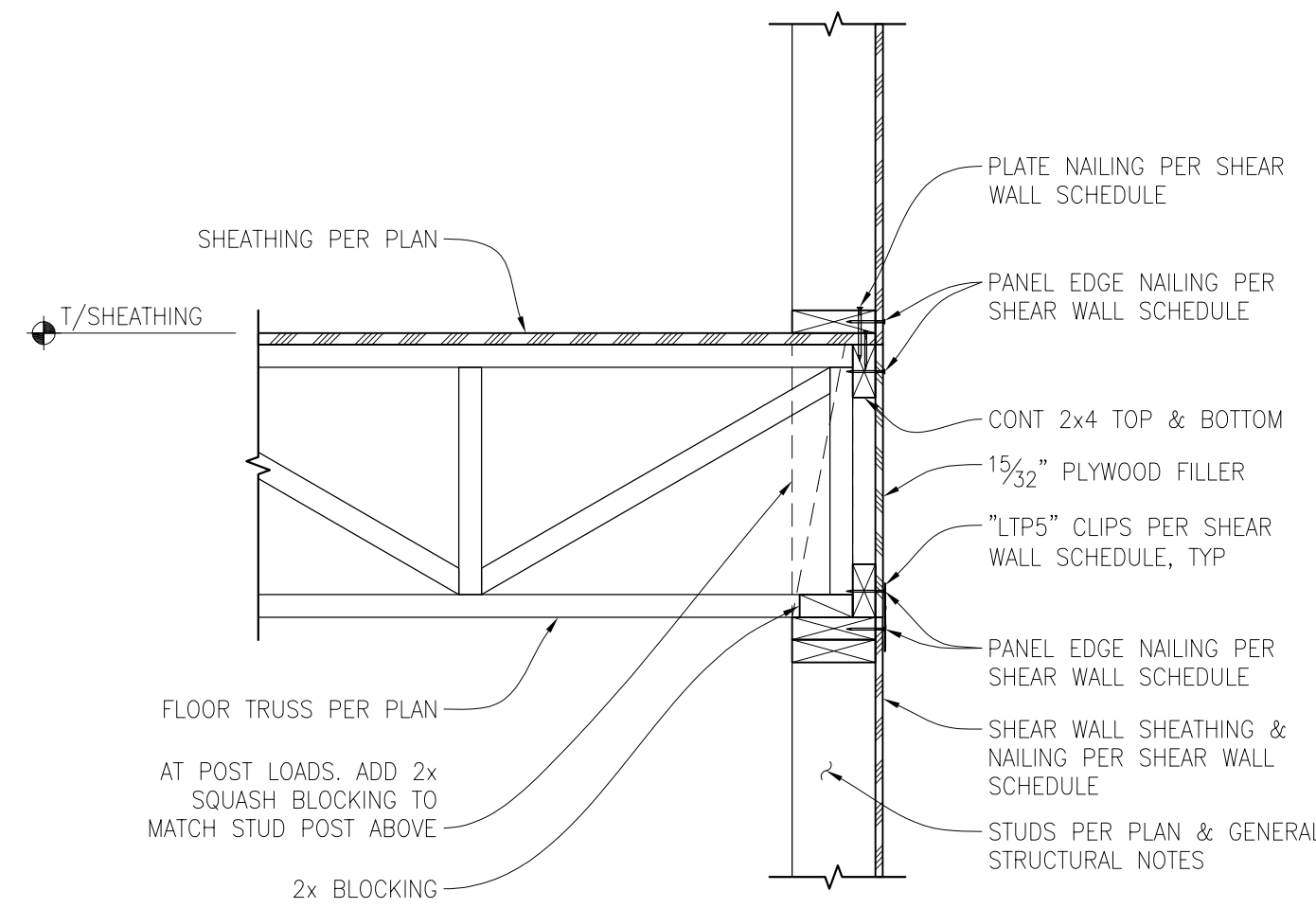
Drawn By: PK  
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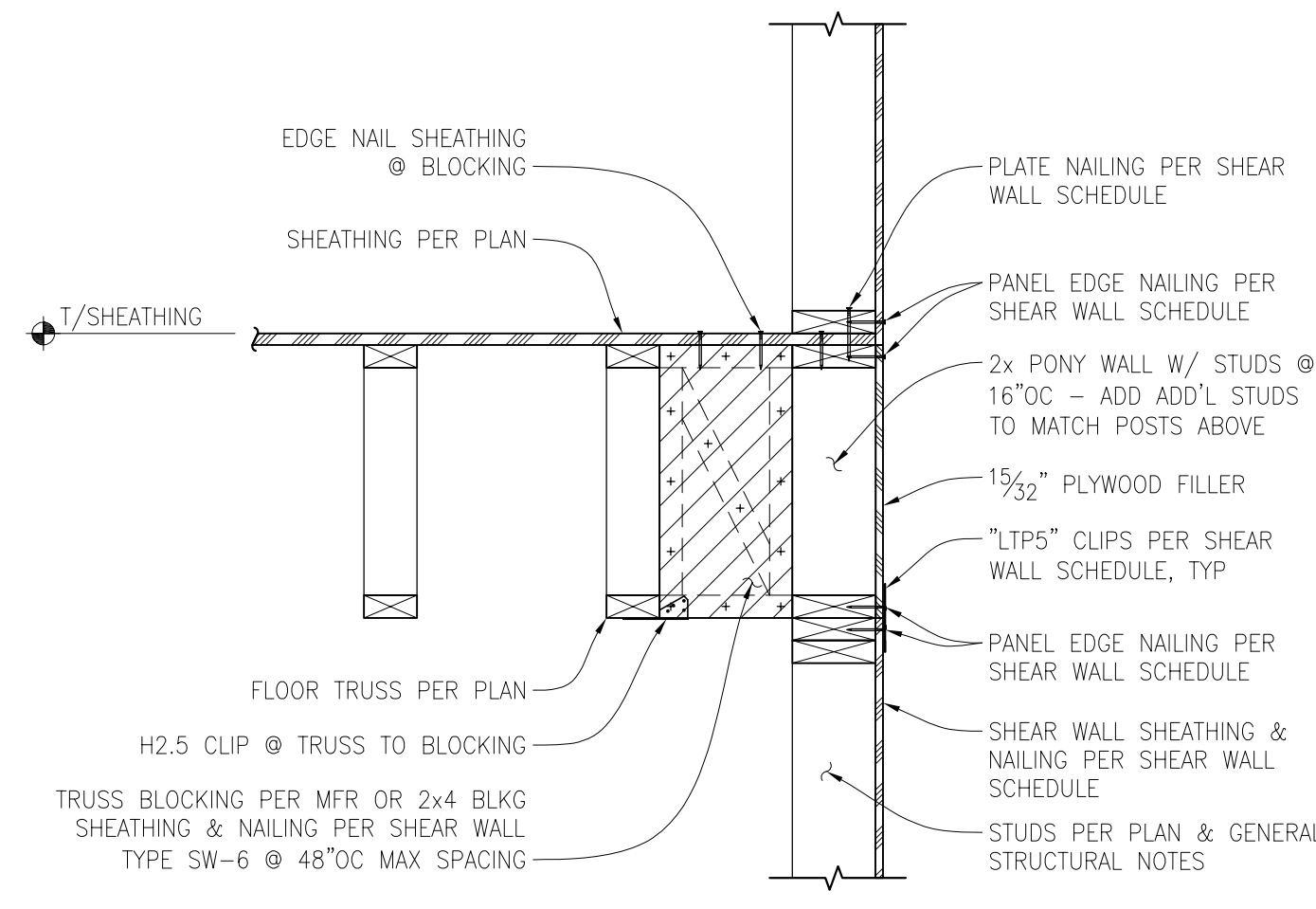
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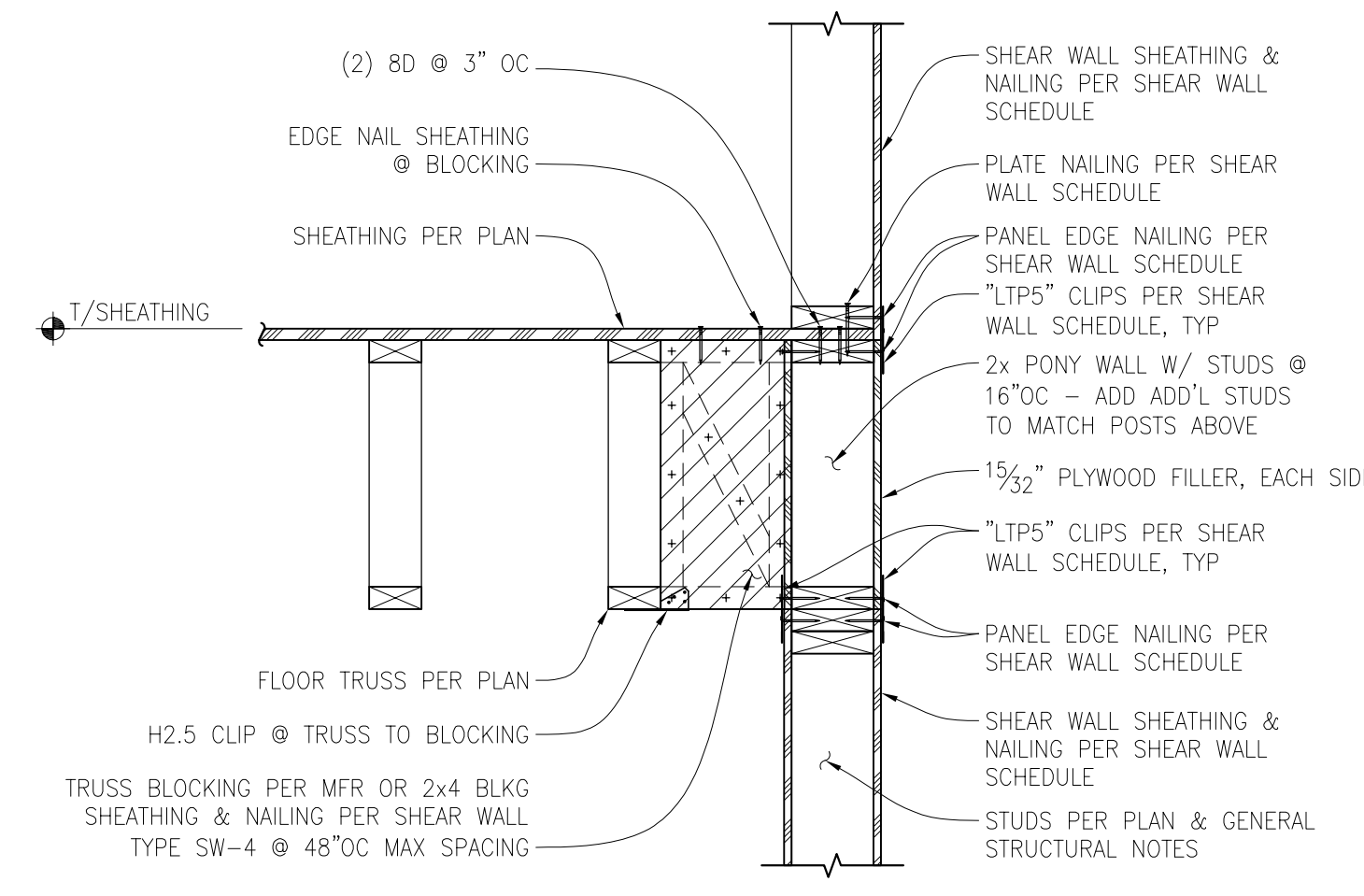
**EXTERIOR WALL PERPENDICULAR TO TRUSSES**

SCALE: 1" = 1'-0"



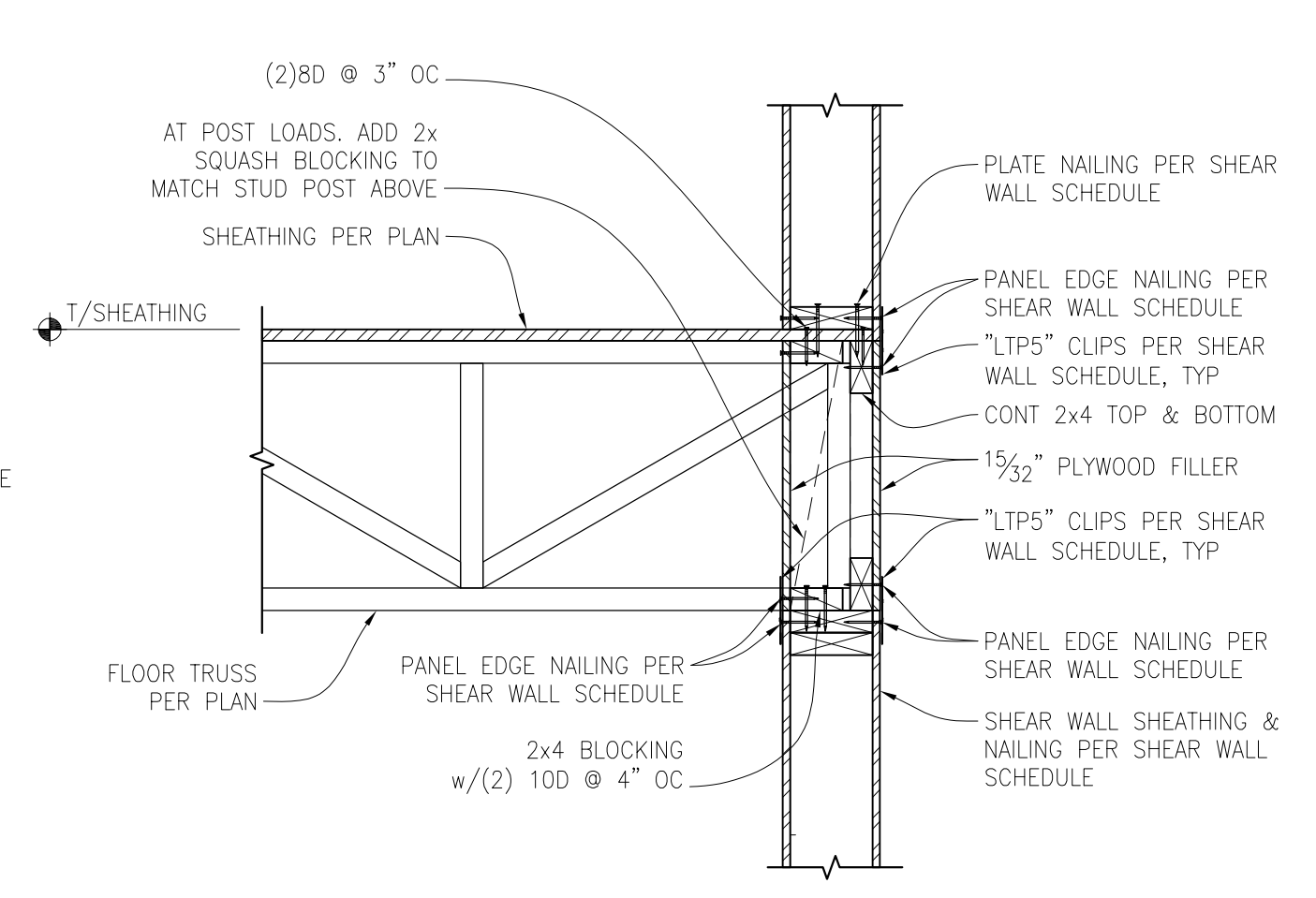
**EXTERIOR WALL PARALLEL TO TRUSSES**

SCALE: 1" = 1'-0"



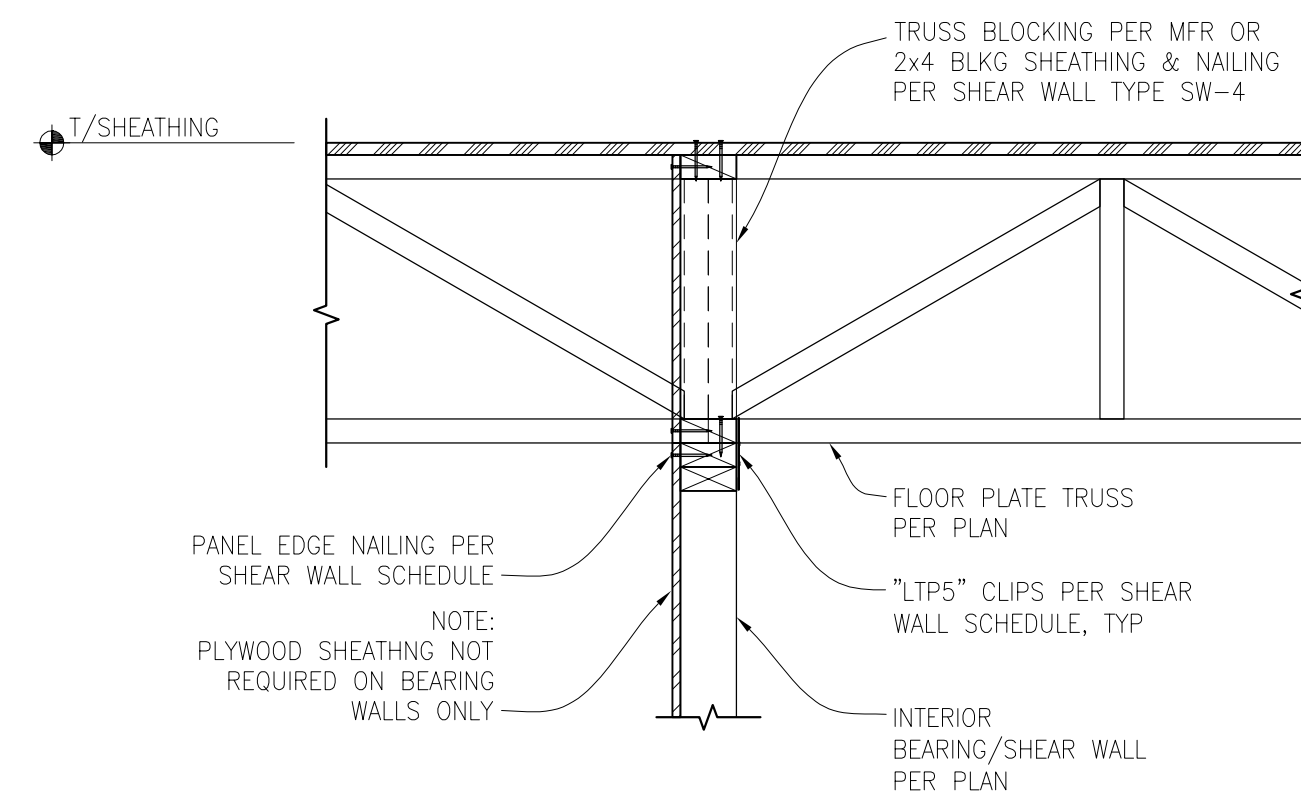
**DOUBLE SIDED SHEAR WALL PARALLEL TO TRUSSES**

SCALE: 1" = 1'-0"



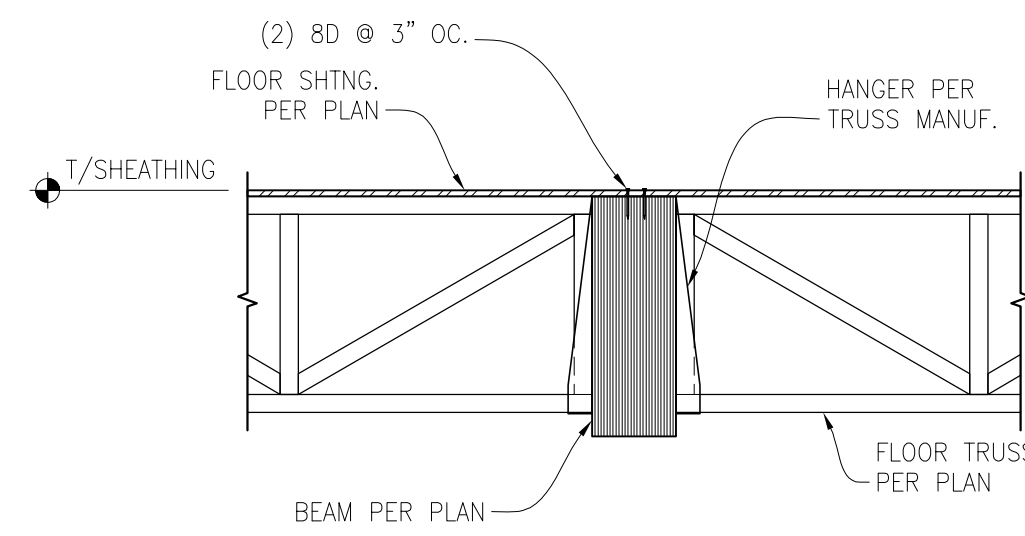
**DOUBLE SIDED SHEAR WALL PERPENDICULAR TO TRUSSES**

SCALE: 1" = 1'-0"



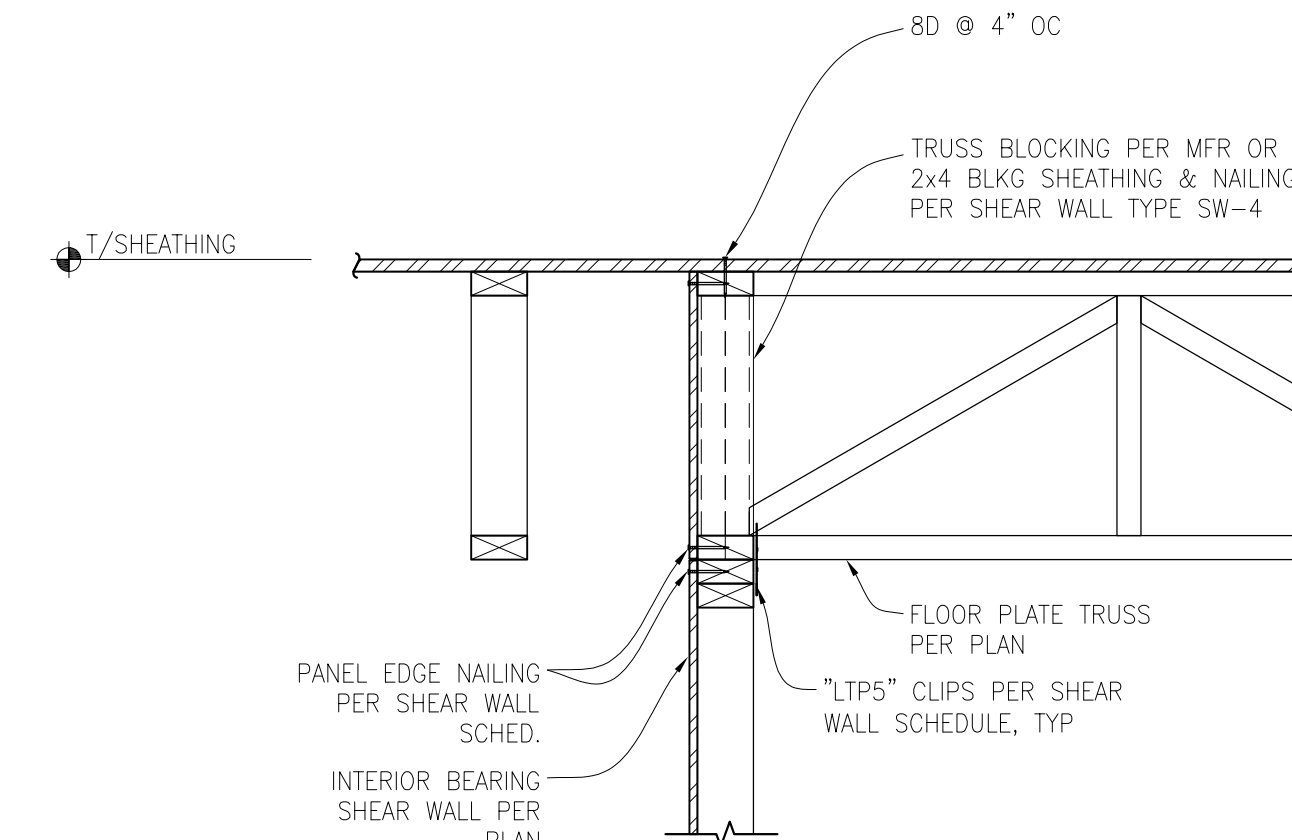
**FLOOR TRUSS AT INTERIOR BEARING/SHEAR WALL**

SCALE: 1" = 1'-0"



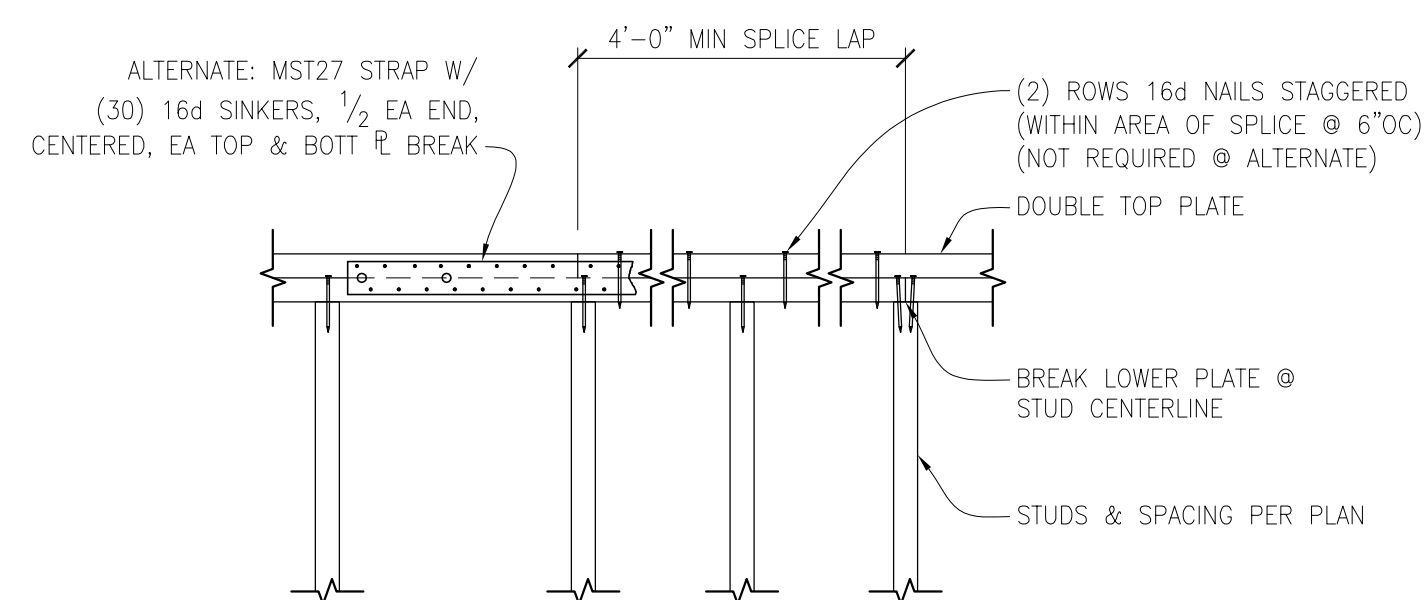
**FLOOR TRUSS TO BEAM CONNECTION**

SCALE: 3/4" = 1'-0"



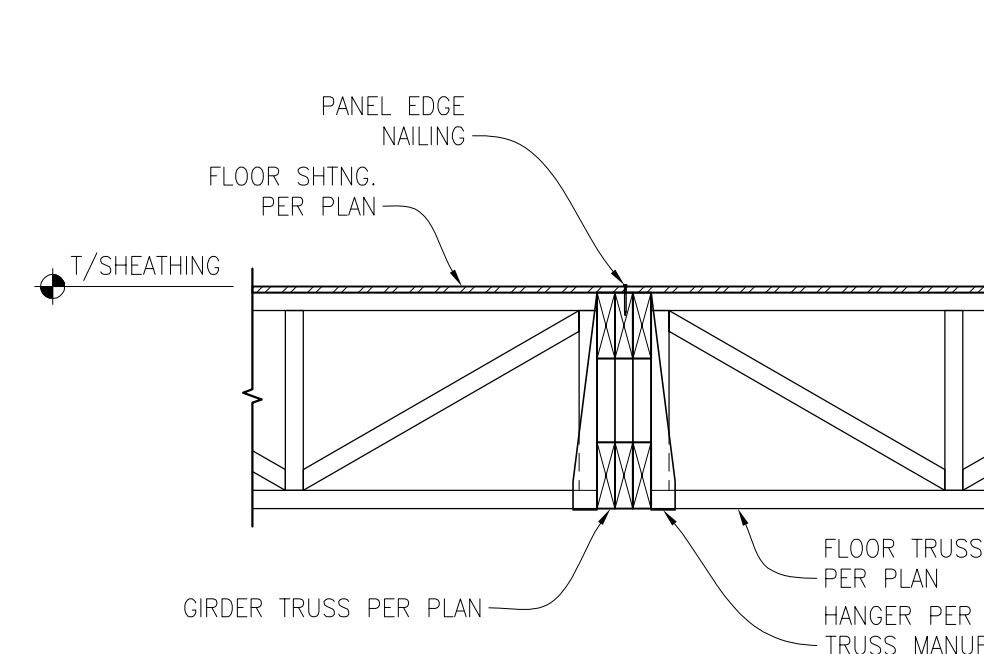
**FLOOR TRUSS AT INTERIOR SHEAR WALL**

SCALE: 1" = 1'-0"



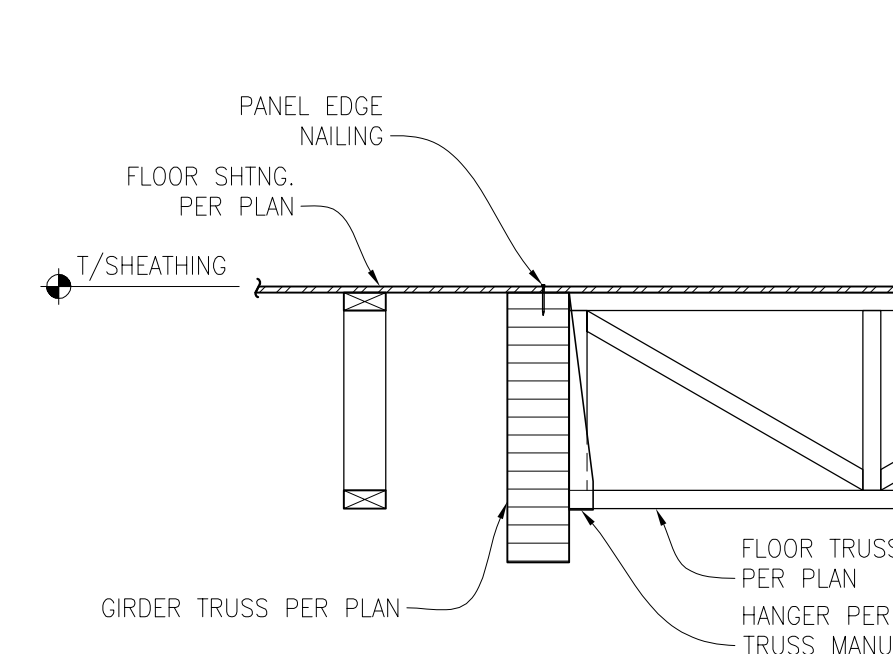
**TYPICAL PLATE SPLICE DETAIL**

SCALE: N.T.S.



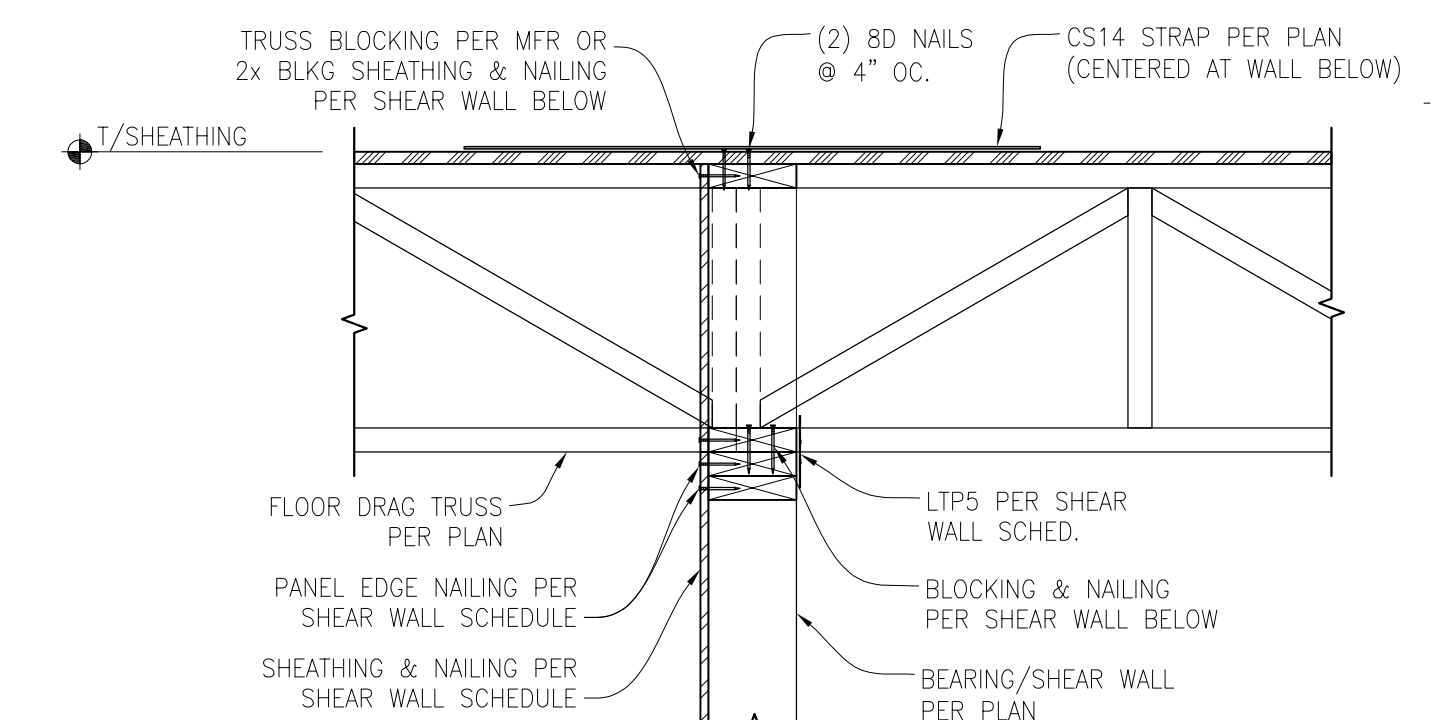
**FLOOR TRUSS TO GIRDER TRUSS CONNECTION**

SCALE: 3/4" = 1'-0"



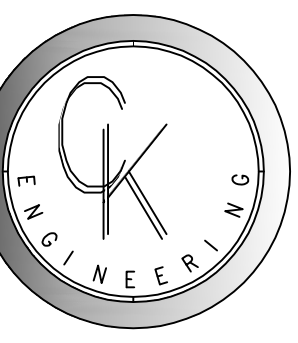
**FLOOR TRUSS TO BEAM CONNECTION**

SCALE: 3/4" = 1'-0"



**FLOOR DRAG TRUSS AT BRNG./SHEAR WALL CON.**

SCALE: 1" = 1'-0"



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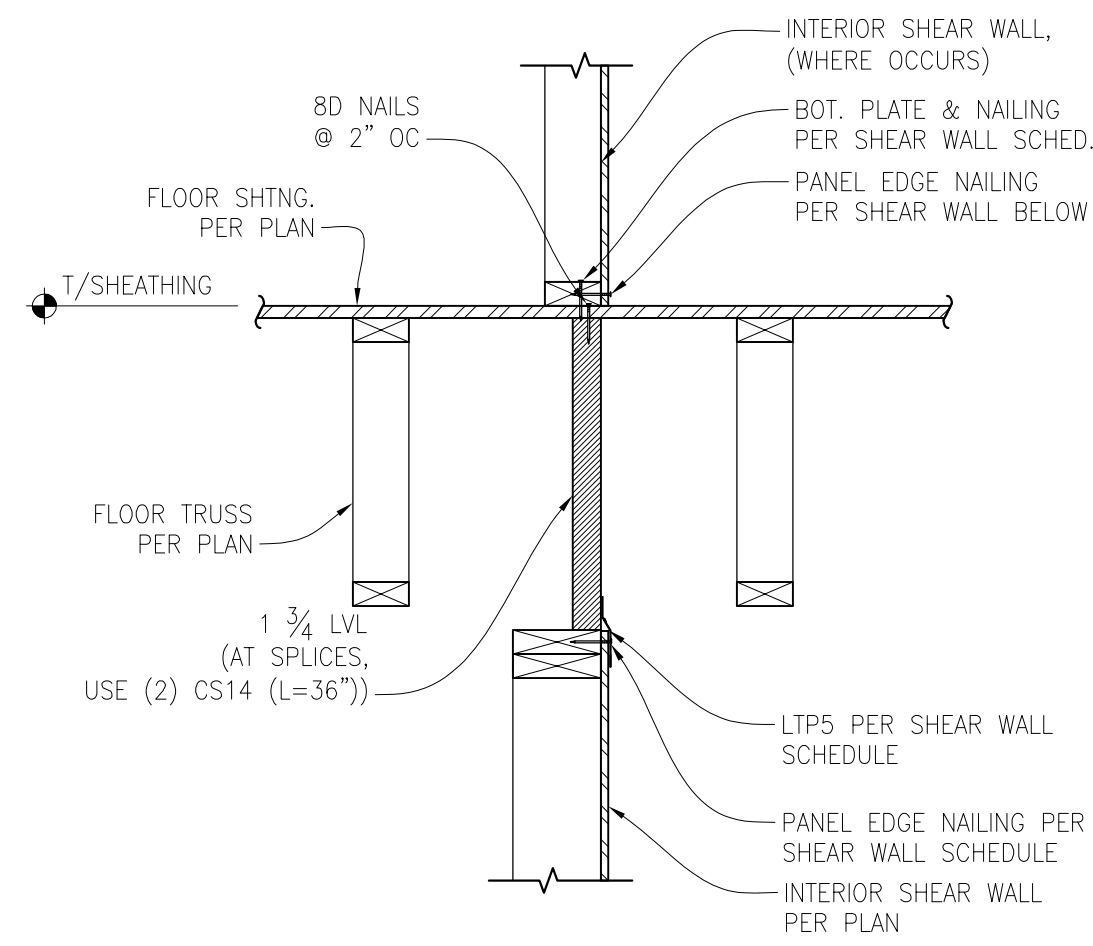
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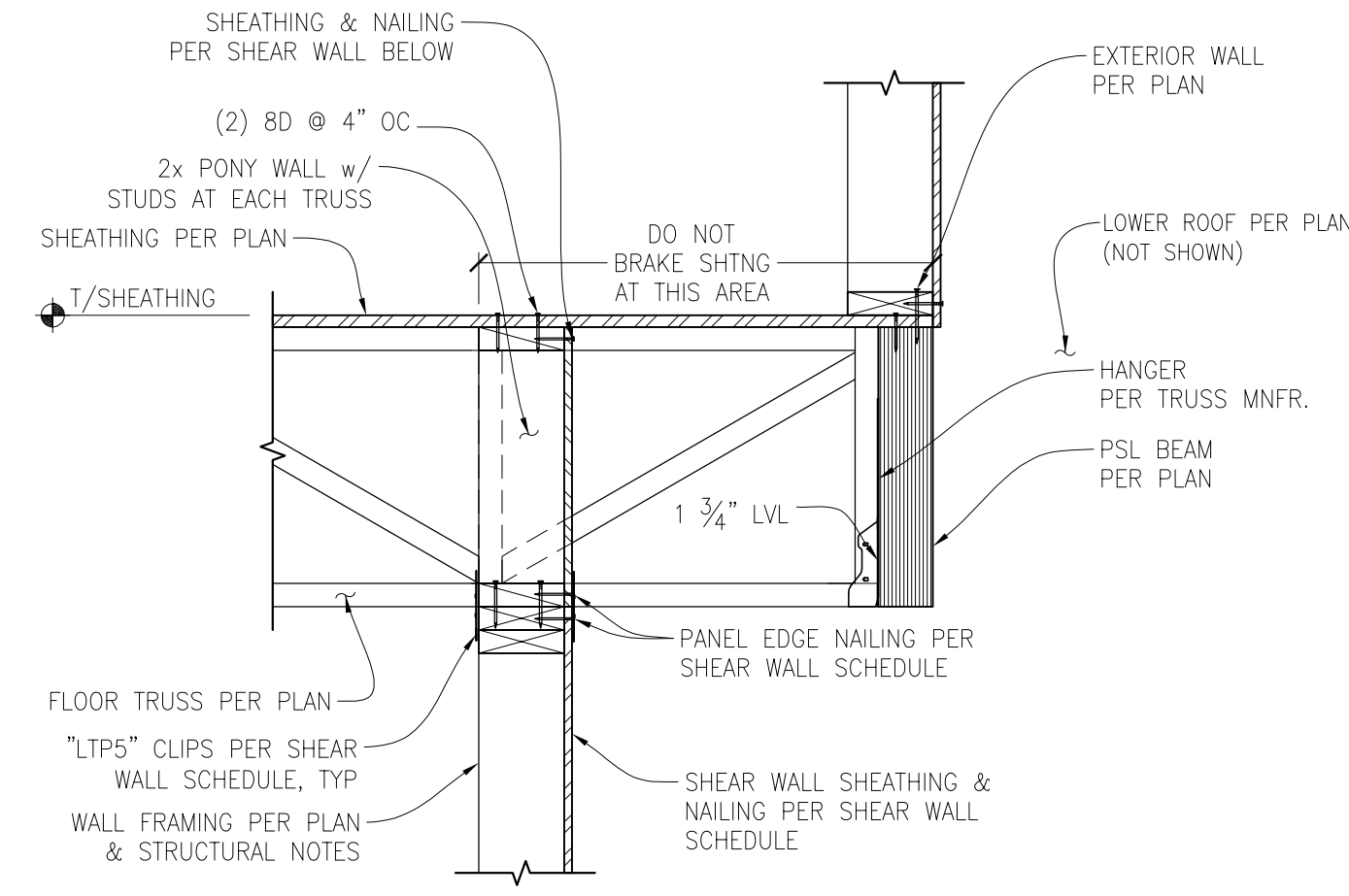




**FLOOR TRUSS  
PARALLEL AT INTERIOR SHEAR WALLS**

SCALE: 1" = 1'-0"

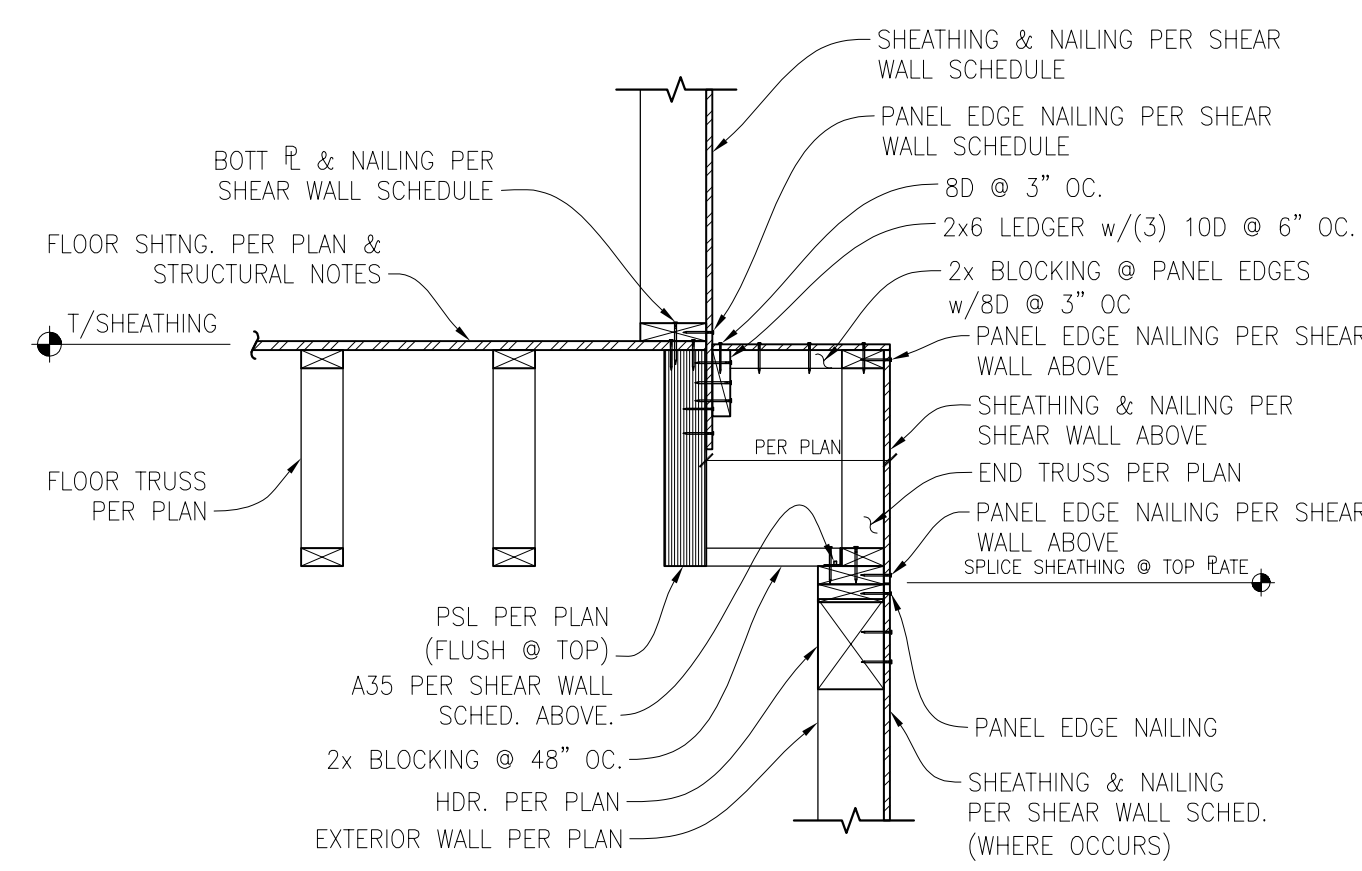
1



**FLOOR TRUSS  
PERPENDICULAR TO SHEAR WALL CONNECTION**

SCALE: 1" = 1'-0"

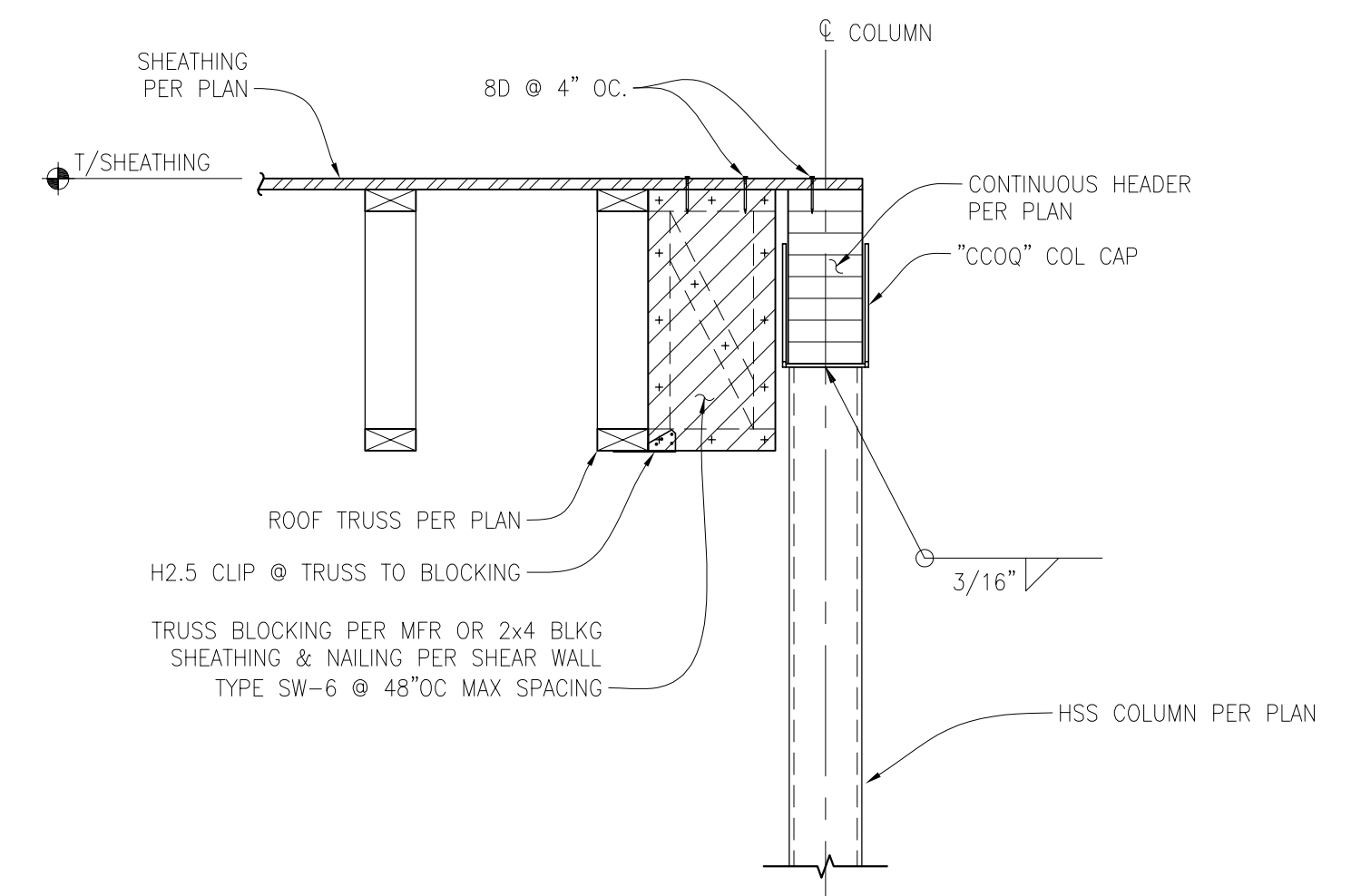
2



**UPPER FLOOR SHEAR WALL  
TO MAIN FLOOR SHEAR WALL CONNECTION**

SCALE: 3/4" = 1'-0"

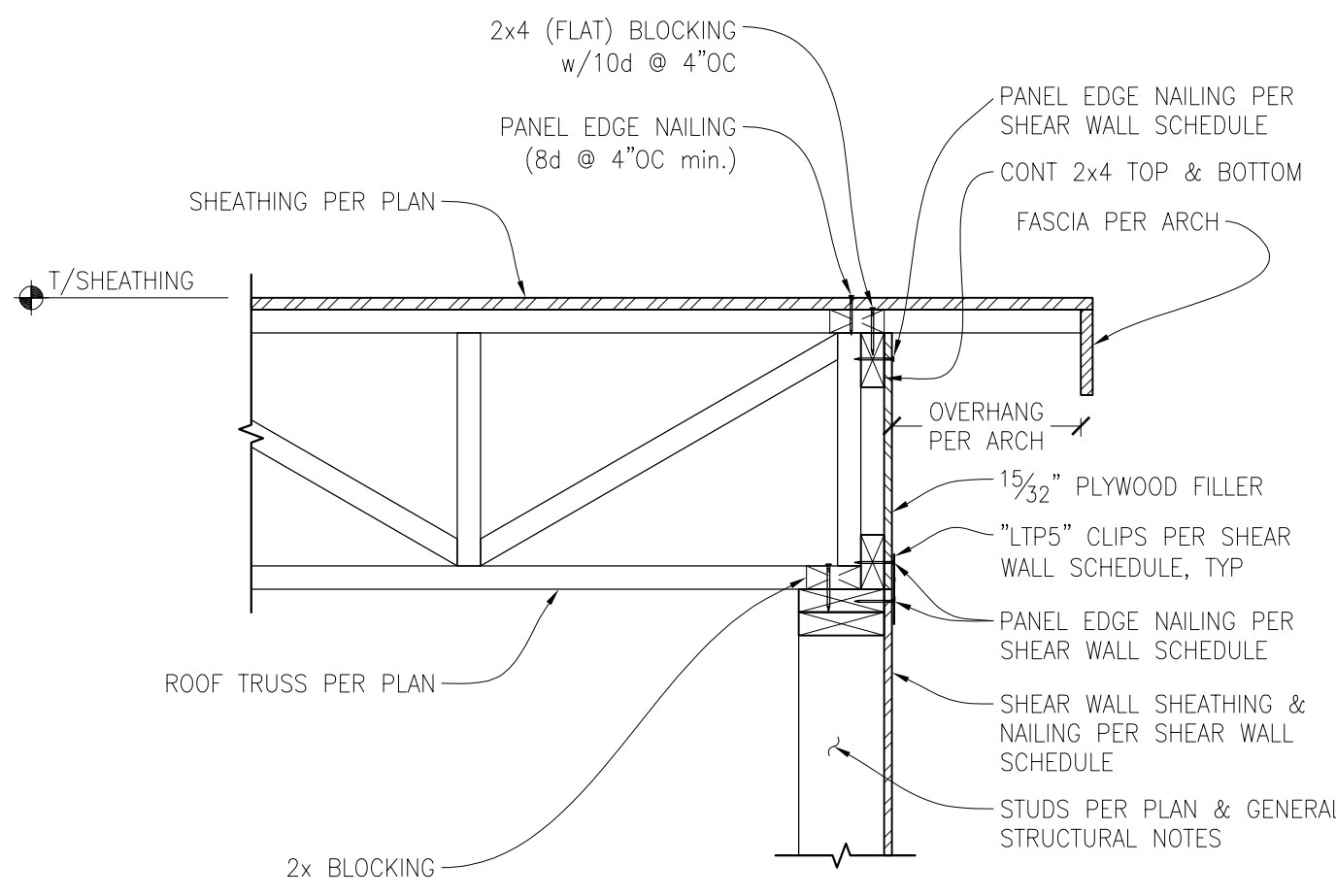
3



**CONT. HDR TO ROOF/HSS COLUMN CONNECTION**

SCALE: NTS

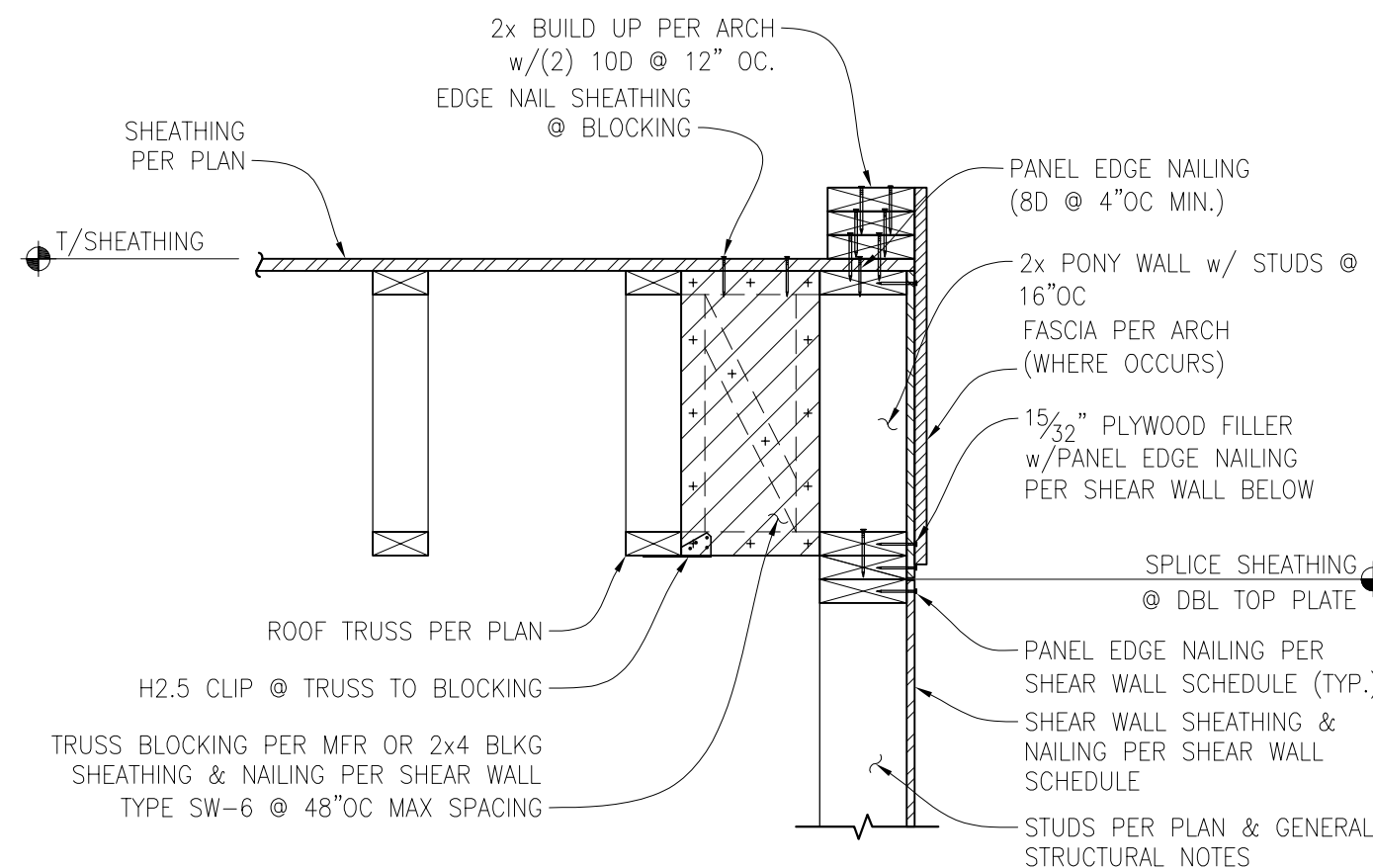
4



**EXTERIOR SHEAR WALL PERP. TO ROOF TRUSS**

SCALE: 1" = 1'-0"

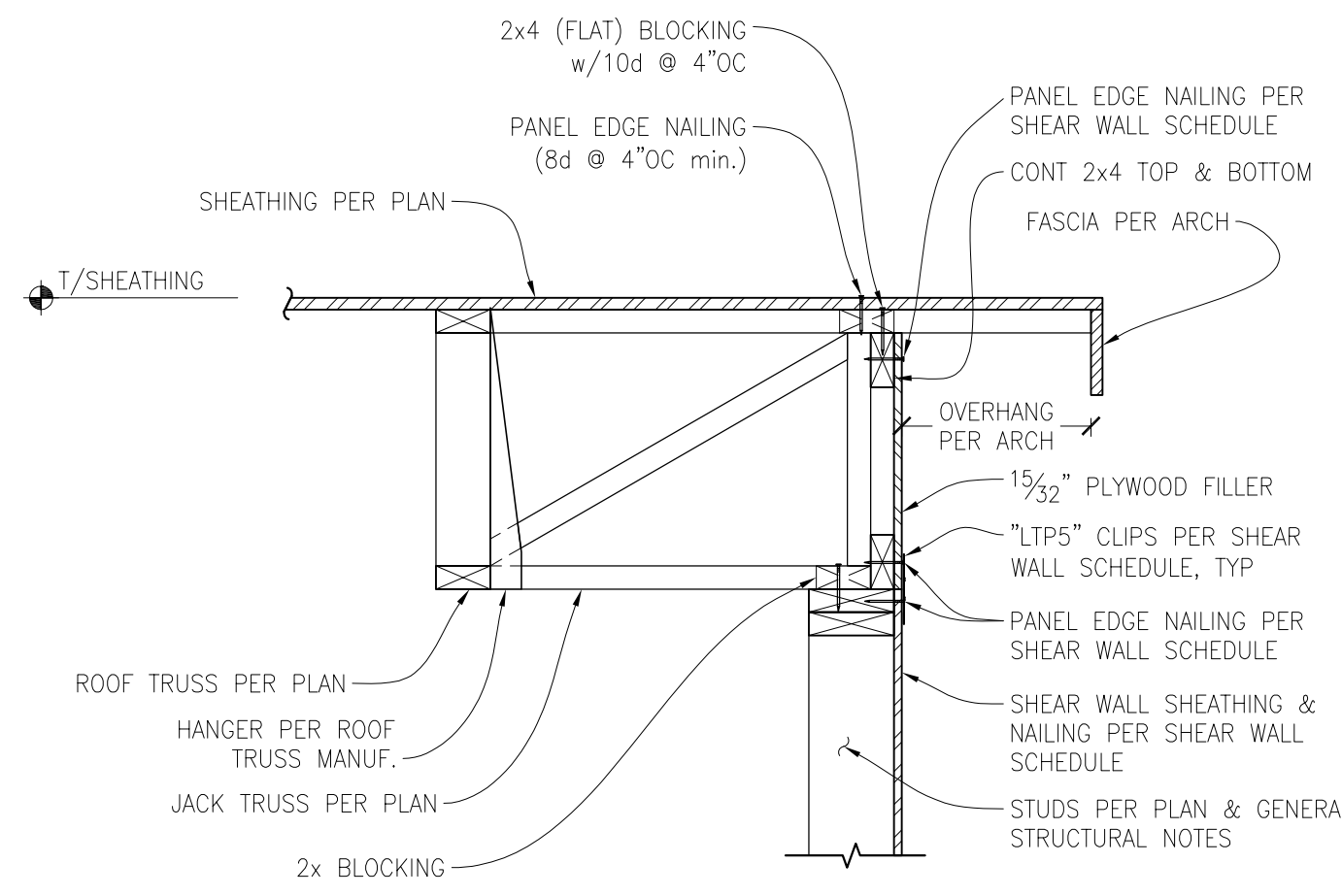
5



**EXTERIOR WALL PARALLEL TO TRUSS CON.**

SCALE: 1" = 1'-0"

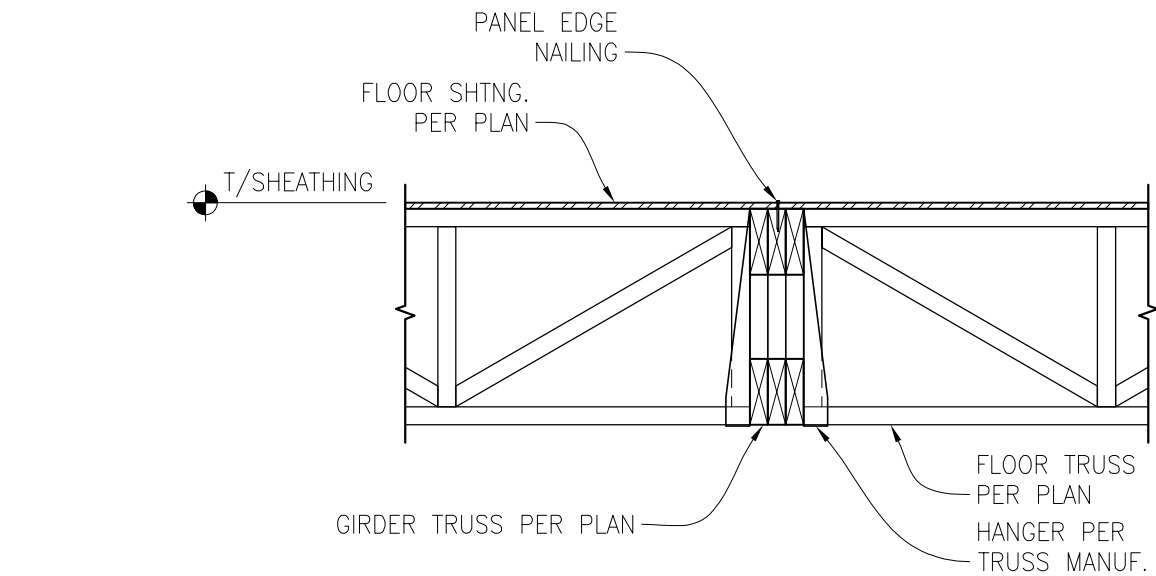
6



**EXTERIOR SHEAR WALL AT END ROOF TRUSS**

SCALE: 1" = 1'-0"

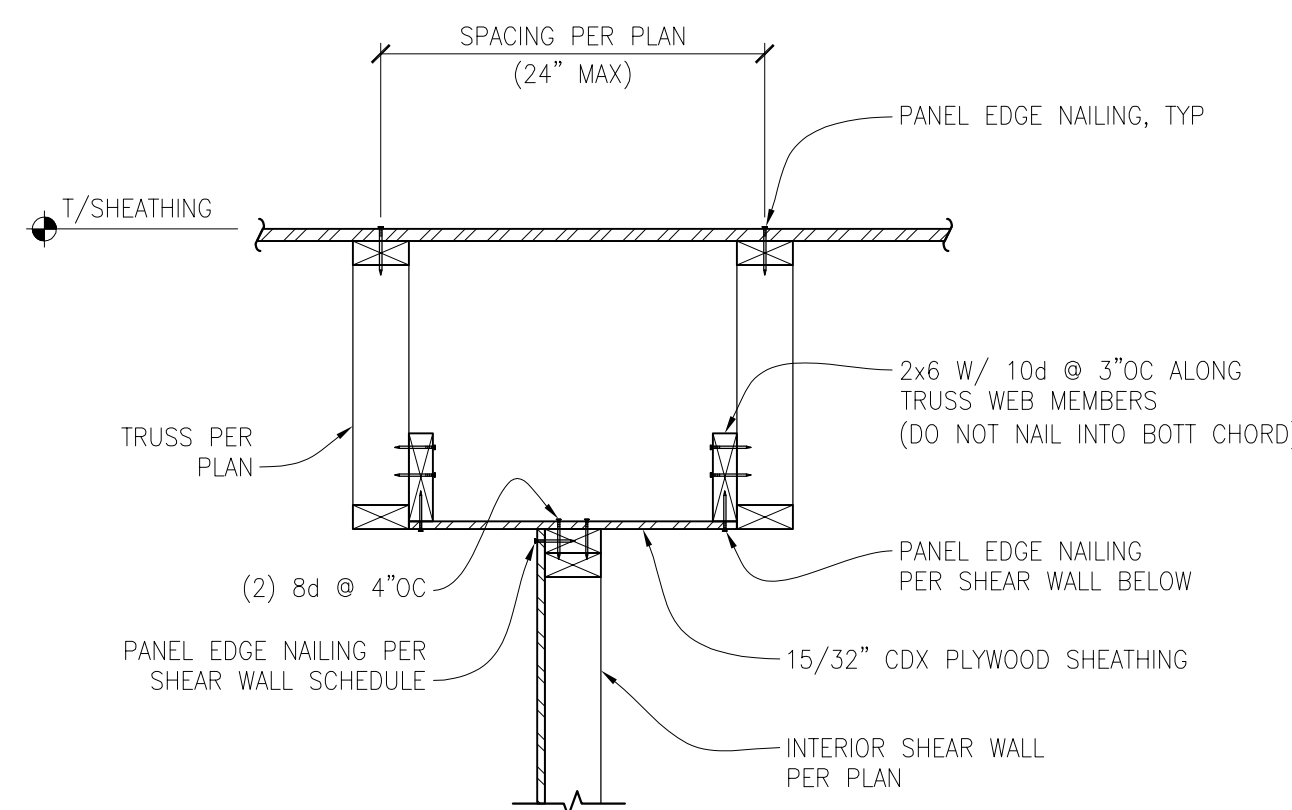
7



**ROOF TRUSS TO GIRDER TRUSS CONNECTION**

SCALE: 3/4" = 1'-0"

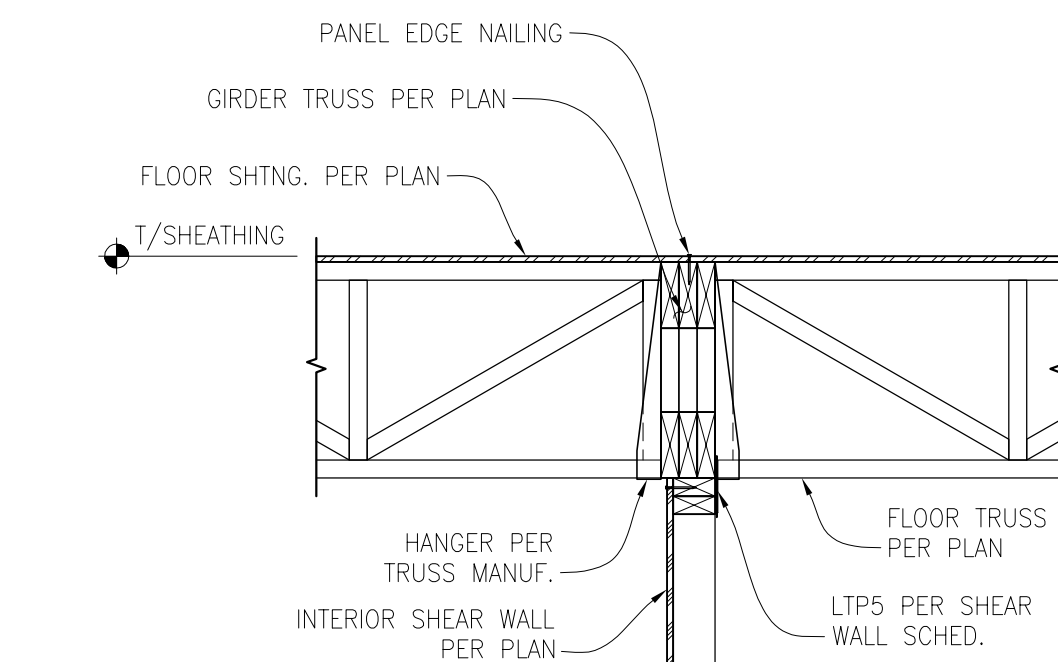
8



**ROOF TRUSS  
PARALLEL AT INTERIOR SHEAR WALLS**

SCALE: 1" = 1'-0"

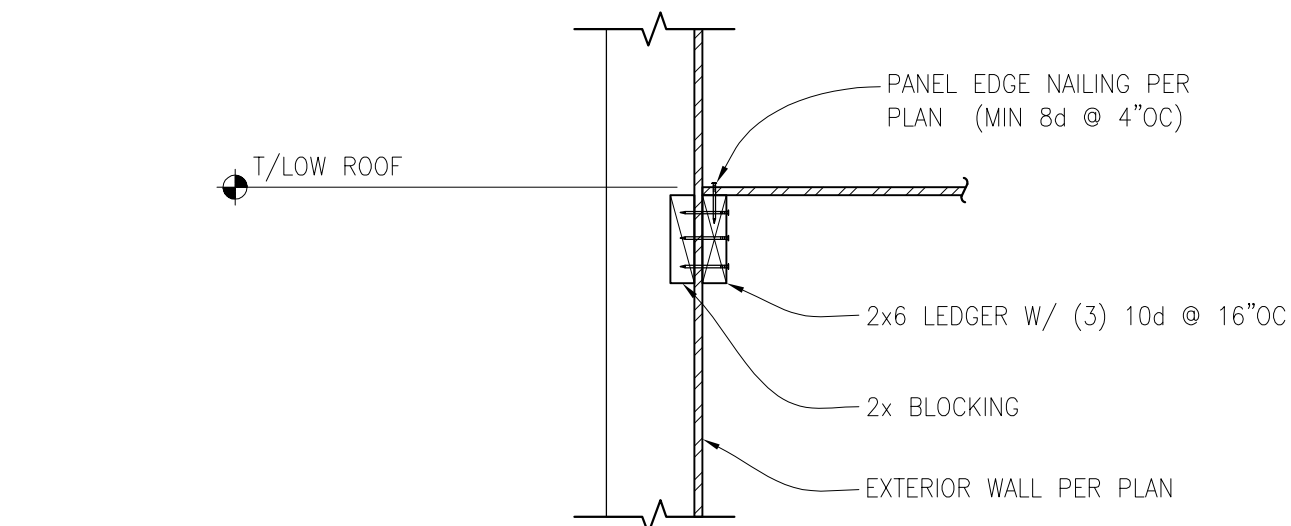
9



**DRAG/GIRDER TRUSS TO SHEAR WALL CON.**

SCALE: 3/4" = 1'-0"

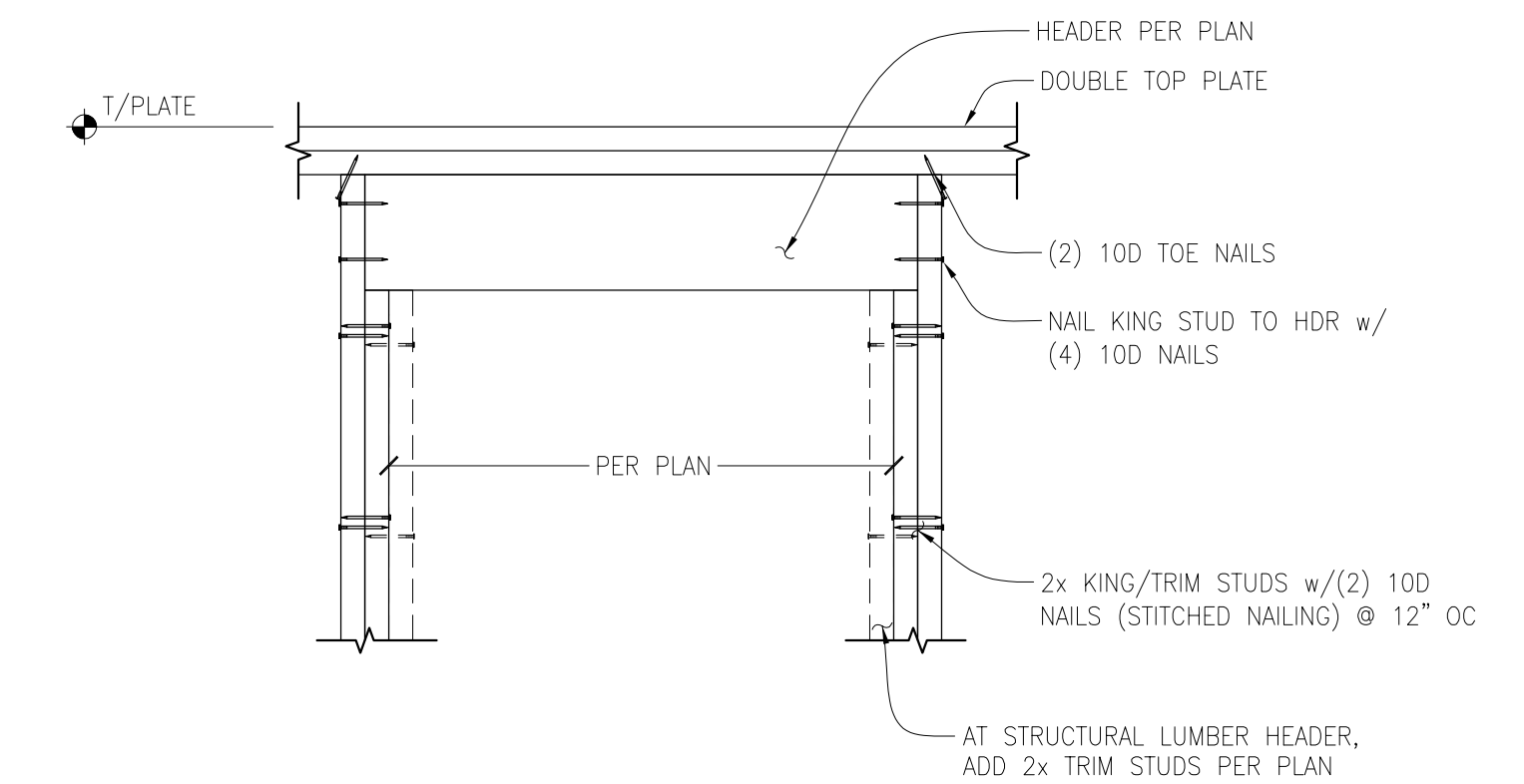
10



**TYP. WALL TO LOWER ROOF CON.**

SCALE: 1" = 1'-0"

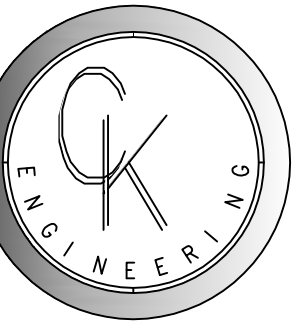
11



**TYPICAL HEADER CONNECTION**

SCALE: N.T.S.

12



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