Standard Site Plan Notes

1. THE CITY SHALL INSPECT THE INSTALLATION OF ALL WATER, SEWER, STORM AND FOOTING DRAINS PRIOR TO CONTRACTOR BACKFILLING TRENCHES.

2. ROOF AND FOOTING DRAINS ARE TO BE CONNECTED SEPARATELY TO THE STORM DRAIN SYSTEM UNLESS OTHERWISE ALLOWED IN ACCORDANCE WITH THE PLAT CONDITIONS AND THE KING COUNTY SURFACE WATER DESIGN MANUAL OR AS APPROVED BY THE CITY IN WRITING.

3. ALL ROCKERY OR RETAINING WALL DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM, DISCHARGED APPROPRIATELY PER KCSWDM, OR AS APPROVED BY THE CITY IN WRITING.
4. ANY CHANGES TO THE APPROVED PLANS MUST BE APPROVED BY THE CITY IN WRITING.

5. NOTE: ANY WALL OVER 4 FEET IN HEIGHT, OR WITH A SURCHARGED LATERAL LOAD, MUST BE ACCOMPANIED BY AN ENGINEER'S STAMP. WALLS SHALL NOT BE USED TO SUPPORT DRIVEWAYS OR SIDEWALKS UNLESS ACCOMPANIED BY AN ENGINEER'S STAMP.
6. CONSTRUCTION HOURS ARE 7:00 AM TO 8:00 PM ON WEEKDAYS AND 9:00 AM TO 6:00 PM ON SATURDAYS & HOLIDAYS. WORK IS NOT ALLOWED ON SUNDAYS.

7. NO MATERIALS OR EQUIPMENT SHALL BE PLACED OR STORED ON PUBLIC STREETS AT ANY TIME.

8. NO WORK IS ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT HAS BEEN ISSUED AND THE CITY HAS BEEN NOTIFIED AT LEAST 24 HOURS IN ADVANCE OF STARTING WORK WITHIN THE RIGHT-OF-WAY, PERMIT

9. ALL PROJECTS ARE REQUIRED TO SUBMIT REQUESTS FOR VARIANCES TO THE CITY INTERIM PUBLIC WORKS STANDARDS (WITH RESPECT TO DRIVEWAY SLOPE, WIDTH AND LOCATION) IN WRITING. DETAILED DRAWING SHALL ACCOMPANY REQUESTS IF NECESSARY.

Drawing Index

Permit Number

XXXX-XXXX-XXXX

NOTE :
Per WSEC R402.4, The building thermal Envelope shall be constructed to limit air leakage. The results of the test shall be signed by the party conducting the test and provided to the code official (R402.4.1.2).
Per WSEC R403.1.1, at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule.
Per WSEC R403.2.2, Ducts, air handlers, and filter boxes shall be sealed.
Per WSEC R404.1, A minimum of 90 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.

Dann Residence
3008 70th Avenue S.E.
Mercer Island WA 98040

February 24, 2024

RUDOLPH
architects

Note: See Section For Mullion Placement

WINDOW SCHEDULE

MARK	SIZE			S.F.	DESCRIPTION			MANUFACTURER & u Value	u	ROOM	COMMENTS
NORTH											
N1	5'- 0" x 8' - 5"	5.00	8.41	42.05	Fixed Over Fixed Built With Door			Kolbe Vistalux WD	0.28	114	Contemporary Nail Fin Provide Screen
N2 / W1	3'- 6" x 8' - 5" X 6 '- 0" x 8' - 5"	3.50	8.41	29.44	Fixed Corner Over Fixed Corner			Kolbe Vistalux WD	0.28	114	Contemporary Nail Fin
N3	1'- 9" x 9' - 0"	1.50	9.00	13.50	Fixed Over Fixed Built With Door = 112 A			Old World Door Company	0.28	112	Contemporary Nail Fin
N4	2'- 6" x 8' - 5"	2.33	8.41	19.60	Casement Over Fixed		Egress	Kolbe Vistalux WD	0.28	110	Contemporary Nail Fin Provide Screen
N5	5'- 0" x 8' - 5"	2.33	8.41	19.60	Casement Over Fixed			Kolbe Vistalux WD	0.28	110	Contemporary Nail Fin Provide Screen
N6 / W2	3'- 6" x 8' - 5" X 1 '- 2 1/2" x 8' - 5"	3.50	8.41	29.44	Fixed Corner Over Fixed Corner			Kolbe Vistalux WD	0.28	110	Contemporary Nail Fin
N7	2'- 4" x 8' - 5"	2.33	8.41	19.60	Fixed Over Casement		Obscure	Kolbe Vistalux WD	0.28	109	Contemporary Nail Fin Provide Screen
N8	5'- 0" x 6' - 6"	5.00	6.50	32.50	Fixed			Kolbe Vistalux WD	0.28	107	Contemporary Nail Fin
				205.71	**Sub Total**						
EAST											
E1 / S11	6'- 0" x 8' - 5" X 4 '- 0" x 8' - 5"	6.00	8.41	50.46	Fixed Corner Over Fixed Corner			Kolbe Vistalux WD	0.28	119	Contemporary Nail Fin
E2	6'- 0" x 8' - 5"	6.00	8.41	50.46	Fixed Over Fixed			Kolbe Vistalux WD	0.28	119	Contemporary Nail Fin
E3	6'- 0" x 8' - 5"	6.00	8.41	50.46	Fixed Over Fixed	S.G.		Kolbe Vistalux WD	0.28	119	Contemporary Nail Fin
E4	6'- 0" x 8' - 5"	6.00	8.41	50.46	Fixed Over Fixed	S.G.		Kolbe Vistalux WD	0.28	119	Contemporary Nail Fin
E5	7'- 5" x 8' - 5"	7.41	8.41	62.32	Casement Casement Over Fixed Fixed	S.G.		Kolbe Vistalux WD	0.28	119	Contemporary Nail Fin Provide Screen
E6	3'- 2" x 9' - 0"	3.16	1.58	4.99	Store Door 3'-0" Door = 116 B	S.G.	Obscure	Kolbe Vistalux WD	0.28	106	Contemporary Nail Fin
E7	2'- 6" x 8' - 5"	2.33	8.41	19.60	Casement Over Fixed	S.G.	Obscure	Kolbe Vistalux WD	0.28	115	Contemporary Nail Fin
E8	2'- 6" x 8' - 5"	2.33	8.41	19.60	Casement Over Fixed	S.G.	Egress	Kolbe Vistalux WD	0.28	114	Contemporary Nail Fin Provide Screen
E9	2'- 6" x 8' - 5"	2.33	8.41	19.60	Casement Over Fixed	S.G.	Egress	Kolbe Vistalux WD	0.28	114	Contemporary Nail Fin Provide Screen
E10 / S3	4'- 0" x 8' - 5" X 3 '- 6" x 8' - 5"	4.00	8.41	33.64	Fixed Corner Over Fixed Corner			Kolbe Vistalux WD	0.28	104	Contemporary Nail Fin
E11	4'- 0" x 3' - 3"	5.00	5.25	26.25	French Casement	S.G.	Egress	Kolbe Vistalux WD	0.28	005	Contemporary Nail Fin Provide Screen
E12	4'- 0" x 3' - 3"	5.00	5.25	26.25	French Casement	S.G.	Egress	Kolbe Vistalux WD	0.28	005	Contemporary Nail Fin Provide Screen
				414.08	**Sub Total**						
SOUTH											
S1 / W9	3'- 6" x 6'- 6" X 4 '- 0" x 6' - 6"	3.50	6.50	22.75	Fixed Corner Over Fixed Corner			Kolbe Vistalux WD	0.28	104	Contemporary Nail Fin
S2	9'- 10 1/2" x 6'- 6"	9.88	6.50	64.19	Casement			Kolbe Vistalux WD	0.28	104	Contemporary Nail Fin Provide Screen
S3 / E10	3'- 6" x 6'- 6" X 3 '- 0" x 6' - 6"	3.50	6.50	22.75	Fixed Corner			Kolbe Vistalux WD	0.28	104	Contemporary Nail Fin
S4	3'- 0" x 6'- 6"	3.00	6.50	19.50	Casement			Kolbe Vistalux WD	0.28	103	Contemporary Nail Fin Provide Screen
S5	13'- 0" x 6'- 6"	13.00	6.50	84.50	Casement Fixed Casement			Kolbe Vistalux WD	0.28	101	Contemporary Nail Fin Provide Screen
S6	1'- 9" x 9'- 0"	1.50	9.00	13.50	Fixed Over Fixed Built with Door = 100 A			Old World Door Company	0.28	100	Contemporary Nail Fin
S7 / W10	4'- 0" x 8'- 5" X 4 '- 6" x 8' - 5"	4.00	8.41	33.64	Fixed Corner Over Fixed Corner			Kolbe Vistalux WD	0.28	119	Contemporary Nail Fin
S8	3'- 0" x 8'- 5"	2.00	8.50	17.00	Fixed Over Fixed			Kolbe Vistalux WD	0.28	119	Contemporary Nail Fin
S9	9'- 6" x 8'- 5"	9.50	8.41	79.90	Casement Over Fixed Fixed Over Fixed Casement Over Fixed			Kolbe Vistalux WD	0.28	119	Contemporary Nail Fin Provide Screen
S10	3'- 0" x 8'- 5"	3.00	8.41	25.23	Fixed Over Fixed			Kolbe Vistalux WD	0.28	119	Contemporary Nail Fin
S11 / E1	4'- 0" x 8' - 5" X 6 '- 0" x 8' - 5"	4.00	8.41	33.64	Fixed Corner Over Fixed Corner			Kolbe Vistalux WD	0.28	119	Contemporary Nail Fin
				416.59	**Sub Total**						
WEST											
W1 / N2	6'- 0" x 8' - 5" X 3 '- 6" x 8' - 5"	6.00	8.41	50.46	Fixed Corner Over Fixed Corner			Kolbe Vistalux WD	0.28	114	Contemporary Nail Fin
W2 / N6	1'- 2 1/2" x 8' - 5" X 3 '- 6" x 8' - 5"	1.20	8.41	10.09	Fixed Corner Over Fixed Corner			Kolbe Vistalux WD	0.28	109	Contemporary Nail Fin
W3	2'- 6" x 8'- 5"	2.00	8.41	16.82	Casement Over Fixed		Egress	Kolbe Vistalux WD	0.28	107	Contemporary Nail Fin Provide Screen
W4	2'- 6" x 8'- 5"	2.00	8.41	16.82	Casement Over Fixed		Egress	Kolbe Vistalux WD	0.28	107	Contemporary Nail Fin Provide Screen
W5	2'- 9" x 2'- 0"	2.75	2.00	5.50	Casement			Kolbe Vistalux WD	0.28	105	Contemporary Nail Fin Provide Screen
W6	9'- 0" x 2'- 0"	9.00	2.00	18.00	Fixed			Kolbe Vistalux WD	0.28	105	Contemporary Nail Fin
W7	2'- 9" x 2'- 0"	2.75	2.00	5.50	Casement			Kolbe Vistalux WD	0.28	105	Contemporary Nail Fin Provide Screen
W8	2'- 4" x 6'- 6"	2.33	6.50	15.15	Casement		Egress	Kolbe Vistalux WD	0.28	104	Contemporary Nail Fin Provide Screen
W9 / S1	4'- 0" x 6 - 6" X 3 '- 6" x 6 - 6"	4.00	6.50	26.00	Fixed Corner Over Fixed Corner			Kolbe Vistalux WD	0.28	104	Contemporary Nail Fin
W10 / S7	4'- 6" x 8'- 5" X 3'- 0" x 8 - 5"	4.50	8.41	37.85	Fixed Corner Over Fixed Corner			Kolbe Vistalux WD	0.28	119	Contemporary Nail Fin
				202.18	**Sub Total**						
				1238.56	**TOTAL S.F GLASS WINDOW**						
SKYLIGHTS											
R1	2'- 0" x 8'- 0"	2.00	8.00	16.00	Operable Skylight	S.G.		Crystalite	0.5	118	Power Crank Provide Screen
R2	4'- 0" x 8'- 0"	4.00	8.00	32.00	Ridge Skylight	S.G.		Crystalite	0.5	100	Custom
R3	2'- 0" x 4'- 0"	2.00	4.00	8.00	Ridge Skylight * Aligned	S.G.		Crystalite	0.5	100	Stock
R4	2'- 0" x 4'- 0"	2.00	4.00	8.00	Ridge Skylight * Aligned	S.G.		Crystalite	0.5	100	Stock
R5	2'- 0" x 4'- 0"	2.00	4.00	8.00	Ridge Skylight * Aligned	S.G.		Crystalite	0.5	100	Stock
R6	2'- 0" x 4'- 0"	2.00	4.00	8.00	Ridge Skylight * Aligned	S.G.		Crystalite	0.5	100	Stock
R7	2'- 0" x 4'- 0"	2.00	4.00	8.00	Ridge Skylight * Aligned	S.G.		Crystalite	0.5	100	Stock
				88.00	**Sub Total**						
				88.00	**TOTAL S.F. GLASS SKYLIGHT**						

Dann Residence
3008 70th Avenue S><E>
Mercer Island WA 98040

March 14, 2024

RUDOLPH
architects

DOOR SCHEDULE

LOWER FLOOR

MARK	SIZE	DESCRIPTION	MATERIAL	FINISH	STOPS	RATING	HDW.
001 A	18'- 0" x 8'- 0" x 1 3/4"	Custom Five Section Carage Door	Aluminum Glass	P3		Temp.	Temp 1/4" Obscure Milk Glass
002 A	3'- 0" x 7'- 0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Lockset Automatic Hinge
003 A	2'- 6" x 7'- 0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage
004 A	2'- 6" x 7'- 0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Privacy
005 A	3'- 0" x 7'- 0" x 1 3/4"	Pair Store Door Pocket	Wood Solid Core	P3	Wall	Temp.	Passage Heavy Duty Pocket Track Obscure Milk Glass
006 A	3'- 0" x 7'- 0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3			Passage
007 A	2'- 4" x 7'- 0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3			Passage

MAIN FLOOR

MARK	SIZE	DESCRIPTION	MATERIAL	FINISH	STOPS	RATING	HDW.
100 A	5'- 0" x 9'- 0" x 2 1/4"	Custom Pivot 10 Panel W/ One Vertical Glass Panel & Side Lite	Wood Solid Core/Side Lite	P3	Floor	Temp.	Morticed Lockset W/ Dead Bolt Insul Glass and SS Accents See Details
100 B	2'- 4" x 8'- 0" x 1 3/4"	Pair Five Flat Panel No Stops	Wood Solid Core	P3	Wall		Dummy W/ Roller Catch
100 C	2'- 4" x 8'- 0" x 1 3/4"	Five Flat Panel No Stops	Wood Solid Core	P3	Wall		Passage
101 A	2'- 6" x 8'- 0" x 1 3/4"	Pair Store Door	Wood Solid Core	P3	Wall	Temp.	Lockset W/ Roller Catch Slide Bolt Obscure Milk Glass
103 A	2'- 6" x 8'- 0" x 1 3/4"	Pair Five Flat Panel No Stops	Wood Solid Core	P3	Wall		Dummy W/ Roller Catch Slide Bolt
104 A	2'- 4" x 8'- 0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage
105 A	2'- 0" x 8'- 0" x 1 3/4"	Pair Store Door Pocket	Wood Solid Core	P3	Wall	Temp.	Passage Heavy Duty Pocket Track Obscure Milk Glass
105 B	2'- 4" x 8'- 0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage
105 C	2'- 6" x 8'- 0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Privacy
106 A	2'- 6" x 8'- 0" x 1 3/4"	Store Door Pocket	Wood Solid Core	P3	Wall	Temp.	Passage Heavy Duty Pocket Track Obscure Milk Glass
107 A	2'- 6" x 8'- 0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage
107 B	2'- 6" x 8'- 0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage
107 C	2'- 6" x 8'- 0" x 1 3/4"	Pair Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Dummy W/ Roller Catch
107 D	2'- 6" x 8'- 0" x 1 3/4"	Pair Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Dummy W/ Roller Catch
108 A	2'- 6" x 8'- 0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Privacy
108 B	5'- 0" x 7'- 6" x 1/2"	Aggilite Bronson Estate Series Swing	Glass	Wax		Temp.	1/2" Rimless Estate Series
109 A	2'- 6" x 8'- 0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Privacy
109 B	5'- 0" x 7'- 6" x 1/2"	Aggilite Bronson Estate Series Swing	Glass	Wax		Temp.	1/2" Rimless Estate Series
110 A	2'- 6" x 8'- 0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage
110 B	2'- 6" x 8'- 0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Lockset W/ Roller Catch Slide Bolt
110 C	2'- 6" x 8'- 0" x 1 3/4"	Pair Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage
111 A	2'-10" x 8'- 0" x 3/4"	Custom Cabintry	Wood Solid Core	P3	Wall		Passage Hidden Closure
112 A	5'- 0" x 9'- 0" x 2 1/4"	Custom Pivot Store Door W/ Side Lite	Wood Solid Core/Side Lite	P3	Wall	Temp.	Morticed Lockset W/ Dead Bolt Insul Glass Old World Door Co
113 A	2'- 6" x 8'- 0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Privacy
114 A	2'- 6" x 8'- 0" x 1 3/4"	Pair Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage
114 B	2'- 0" x 8'- 0" x 1 3/4"	Pair Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Dummy W/ Roller Catch
114 C	2'- 0" x 8'- 0" x 1 3/4"	Pair Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Dummy W/ Roller Catch
115 A	2'- 6" x 8'- 0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Privacy
115 B	5'- 0" x 7'- 6" x 1/2"	Aggilite Bronson Estate Series Swing	Glass	Wax		Temp.	1/2" Rimless Estate Series
116 A	3'- 0" x 8'- 0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage
116 B	3'- 0" x 9'- 0" x 1 3/4"	Store Door See Window Schedule	Fiberglass Solid Core	P3	Wall	Temp.	Lock Set W/ Dead Bolt Insul Glass Obscure
117 A	2'- 6" x 8'- 0" x 1 3/4"	Five Flat Panel Square Stops	Wood Solid Core	P3	Wall		Passage

Other Agencies Phone and Contact Information

FEDERAL GOVERNMENT		
General Information	(Toll Free)	800-726-4995
Environmental Protection Agency	(Toll Free)	800-424-4EPA
	(Local)	206-553-1200
US Army Corps of Engineers	(Regulatory Branch)	206-764-3495
(work in waters of the United States, including adjacent wetlands, piers, bulkheads, fills, etc.)		
US Soil Conservation Service	(Local)	206-764-3325
(soils testing)		
STATE OF WASHINGTON		
General Information	(Toll Free)	800-321-2808
Contractor's License	(Bellevue)	425-990-1400
	(Olympia)	360-956-5226

Contractor Information	(Toll Free)	800-647-0982
Department of Ecology	(Local)	425-649-7000
Department of Fish and Wildlife	(Regional)	425-775-1311
Fisheries Hotline		206-976-3200
Receptionist	(Olympia)	206-902-2200
Department of Labor and Industries	(Electrical)	425-990-1400
South of Renton/Maple Valley Highway		206-248-6630
North of Renton/Maple Valley Highway		206-453-6589
Elevator Permits	(Olympia)	360-902-2200
Department of Natural Resources	(Toll Free)	800-562-6010
KING COUNTY		
Department of Assessments		206-296-7300
Department of Public Health		206-296-4932
Division of Records and Elections		206-296-1570

UTILITIES		
Mercer Island Sewer and Water District		206-xxx-xxxx
OTHER		
Utilities Underground Location Center	(Toll Free)	800-424-5555
***PLEASE** call 2 business days before you dig, utilities mark their lines!*		
Puget Sound Air Pollution Control Agency		206-343-8800
Burn Ban Information	(24 Hour Recording)	800-595-4341

RUDOLPH
ARCHITECTS
915 Rocker Avenue Everett Washington
206 226-5588

PERMIT SET	03/11/24
REVISION	xx/xx/xx
REVISION	xx/xx/xx
REVISION	xx/xx/xx

A New Residence For
Teddy and Megan Dann
3008 70th Avenue S.E. Mercer Island Washington 98040

General Contractor
XXX XXX XXX
xxxx. xxx xxx xx xxxxx
(xxx) xxx-xxx
Licence # XXXXXXXXX

01

Basement Exemption Calculations .

Dann Residence February 15,2024

Basement Exemption Calculation Mercer Island

g = Ceiling El. G = Lowest Grade El. H = Wall Height h Wall Height Net decimal % SC Segment Coverage x SL Segment Length

						Elev. y =	Reduced Height				Net h	/	H	Wall Height				SC	%		SL	Feet		
Mark	A	g Elev	292.16 -	G Elev. =	292.00 =	Elev. y =	0.16	H Feet =	8.56 - y = h =	8.40	h / H =	dp	0.98 =	dp x	100 =	D =	98.13 %	SC x SL =	25.13	Feet	=	2465.54
Mark	B	g Elev	292.16 -	G Elev. =	292.00 =	Elev. y =	-0.7	H Feet =	7.56 - y = h =	8.30	h / H =	dp	1.10 =	dp x	100 =	D =	109.79 %	SC x SL =	4.88	Feet	=	535.22
Mark	C	g Elev	292.16 -	G Elev. =	292.90 =	Elev. y =	-0.7	H Feet =	7.56 - y = h =	8.30	h / H =	dp	1.10 =	dp x	100 =	D =	109.79 %	SC x SL =	10.38	Feet	=	1139.05
Mark	D	g Elev	292.16 -	G Elev. =	292.90 =	Elev. y =	-0.7	H Feet =	7.56 - y = h =	8.30	h / H =	dp	1.10 =	dp x	100 =	D =	109.79 %	SC x SL =	6.70	Feet	=	735.58
Mark	E	g Elev	292.16 -	G Elev. =	292.90 =	Elev. y =	-0.7	H Feet =	7.56 - y = h =	8.30	h / H =	dp	1.10 =	dp x	100 =	D =	109.79 %	SC x SL =	5.08	Feet	=	557.72
Mark	F	g Elev	292.16 -	G Elev. =	292.90 =	Elev. y =	7.16	H Feet =	7.56 - y = h =	0.40	h / H =	dp	0.05 =	dp x	100 =	D =	5.29 %	SC x SL =	5.38	Feet	=	28.44
Mark	G	g Elev	292.16 -	G Elev. =	285.00 =	Elev. y =	-0.7	H Feet =	7.56 - y = h =	8.30	h / H =	dp	1.10 =	dp x	100 =	D =	109.79 %	SC x SL =	3.58	Feet	=	393.04
Mark	H	g Elev	292.16 -	G Elev. =	292.90 =	Elev. y =	-0.74	H Feet =	7.56 - y = h =	8.30	h / H =	dp	1.10 =	dp x	100 =	D =	109.79 %	SC x SL =	10.58	Feet	=	1161.56
Mark	I	g Elev	292.16 -	G Elev. =	292.90 =	Elev. y =	-0.74	H Feet =	7.56 - y = h =	8.30	h / H =	dp	1.10 =	dp x	100 =	D =	109.79 %	SC x SL =	8.66	Feet	=	950.77
Mark	J	g Elev	292.16 -	G Elev. =	292.90 =	Elev. y =	-0.74	H Feet =	7.56 - y = h =	8.30	h / H =	dp	1.10 =	dp x	100 =	D =	109.79 %	SC x SL =	12.29	Feet	=	1349.30
Mark	K	g Elev	292.16 -	G Elev. =	292.90 =	Elev. y =	-0.74	H Feet =	7.56 - y = h =	8.30	h / H =	dp	1.10 =	dp x	100 =	D =	109.79 %	SC x SL =	33.00	Feet	=	3623.02
Mark	L	g Elev	292.16 -	G Elev. =	290.00 =	Elev. y =	2.16	H Feet =	7.56 - y = h =	5.40	h / H =	dp	0.71 =	dp x	100 =	D =	71.43 %	SC x SL =	18.04	Feet	=	1288.57
Mark	M	g Elev	292.16 -	G Elev. =	292.75 =	Elev. y =	-0.59	H Feet =	7.56 - y = h =	9.15	h / H =	dp	1.07 =	dp x	100 =	D =	106.89 %	SC x SL =	2.50	Feet	=	267.23
Mark	N	g Elev	292.16 -	G Elev. =	283.60 =	Elev. y =	8.56	H Feet =	8.56 - y = h =	0.00	h / H =	dp	0.00 =	dp x	100 =	D =	0.00 %	SC x SL =	21.91	Feet	=	0.00
																			168.09			14495.04

Total Basement Area 1441.75 S.F. = Sum of (SC Segment Coverage x SL Segment Length) / Sum of (Wall Segment)

Exempted Basement Area = 14495.04 / 168.09 = 86.23 % X 1441.75 1243.28 Sq.Ft.

Exempted Basement Area = 1441.75 Sq.Ft. Basement Grose - 1243.28 Exempted = 198.47 GFA Basement Net Basement GFA

ABE Calculations .

Dann Residence February 20, 2024

Average Building Elevation Calculation Mercer Island

Mark		G = Lowest Grade El.			SL = Segment length	G. x SL.	SL = Segment length SL	
Mark	A	G Elev. =	292.90	=	38.00 Feet =	11130.20	38.00	Feet
Mark	B	G Elev. =	292.90	=	17.08 Feet =	5002.73	17.08	Feet
Mark	C	G Elev. =	292.90	=	8.66 Feet =	2536.51	8.66	Feet
Mark	D	G Elev. =	292.50	=	10.58 Feet =	3094.65	10.58	Feet
Mark	E	G Elev. =	292.90	=	8.66 Feet =	2536.51	8.66	Feet
Mark	F	G Elev. =	292.90	=	12.29 Feet =	3599.74	12.29	Feet
Mark	G	G Elev. =	292.90	=	19.29 Feet =	5650.04	19.29	Feet
Mark	H	G Elev. =	287.00	=	1.50 Feet =	430.50	1.50	Feet
Mark	I	G Elev. =	288.50	=	10.00 Feet =	2885.00	10.00	Feet
Mark	J	G Elev. =	288.50	=	1.50 Feet =	432.75	1.50	Feet
Mark	K	G Elev. =	288.15	=	3.70 Feet =	1066.16	3.70	Feet
Mark	L	G Elev. =	288.94	=	18.04 Feet =	5212.48	18.04	Feet
Mark	M	G Elev. =	292.75	=	5.00 Feet =	1463.75	5.00	Feet
Mark	N	G Elev. =	284.60	=	21.88 Feet =	6225.63	21.88	Feet
		Total Wall Segments Length			176.18	51266.65	176.18	

Total Elevation Height x Length 51266.65 H.SL. = Sum of (G Grade Lowest x SL Segment Length) / Sum of (Wall Segments)

Average Building Elevation = 51266.65 / 176.18 = 291.00 ABE

Lot Coverage Calculations.

AREA OF LOT:	5,971.32	SQ. FT.
ASSESSORS PARCEL NUMBER:	# 1745013115	
AREA OF LOT COVERAGE: 40% MAX ALLOWED	2,388.50	SQ. FT.
AREA OF MAIN STRUCTURE ROOF AREA	1819.00	SQ. FT.
AREA OF VEHICULAR USE PAVED	362.50	SQ.FT.
AREA OF COVERED PATIOS AND DECKS	61.00	SQ. FT.
AREA OF TOTAL LOT COVERAGE	2,242.50	SQ. FT.
PERCENTAGE OF TOTAL LOT COVERAGE	37.55 %	ACTUAL
AREA OF HARDSCAPE: 9 % MAX ALLOWED	537.41	SQ. FT. 716.55 SQ.FT. = 12%
AREA OF UN-USED LOT COVERAGE: 2,45% ALLOWED	146.00	SQ. FT.
AREA OF UNCOVERED DECKS	175.00	SQ. FT.
AREA OF WALKWAYS	321.25	SQ. FT
AREA OF STAIRS	90.75	SQ. FT
AREA OF RETAINING WALLS & ROCKERIES	158.25	SQ. FT
AREA OF BONUS UN-USED LOT COVERAGE	-146.29	SQ. FT
AREA OF TOTAL HARDSCAPE COVERAGE	486.46	SQ. FT.
PERCENTAGE OF TOTAL HARDSCAPE COVERAGE	8.14 %	ACTUAL

GROSS FLOOR AREA CALC: MUST BE LESS THAN 45% OF PROP

AREA OF LOT 5976.32 x .45%	2,686.95	SQ.FT.	
FLOOR AREA TOTAL: 45% ALLOWED 88.4	2,686.95	SQ. FT.	
UPPER FLOOR AREA:	1049.00	SQ. FT.	GROSS
MAIN FLOOR AREA:	* 1,483.75	SQ. FT.	GROSS
EXCLUDED STAIR AREA	106.50	SQ.FT.	EXCLUDED
MAIN FLOOR AREA NET F.A.R.:	* 1,377.25	SQ. FT.	
BASEMENT FLOOR AREA:	* 1,465.50	SQ. FT.	GROSS
EXCLUDED BASEMENT AREA	1263.75	SQ.FT.	EXCLUDED
BASEMENT FLOOR AREA NET F.A.R.:	* 201.75	SQ. FT.	
GARAGE:	* 478.00	SQ. FT.	INCLUDED IN BSMT.
TOTAL COMBINED FLOOR AREAS:	4,048.25	SQ. FT.	GROSS
TOTAL COMBINED FLOOR AREA NET F.A.R.:	2678.50	SQ. FT	F.A.R.
F.A.R. CALCULATION FLOOR AREA RATIO	44.85	%	ACTUAL

Building Heights .

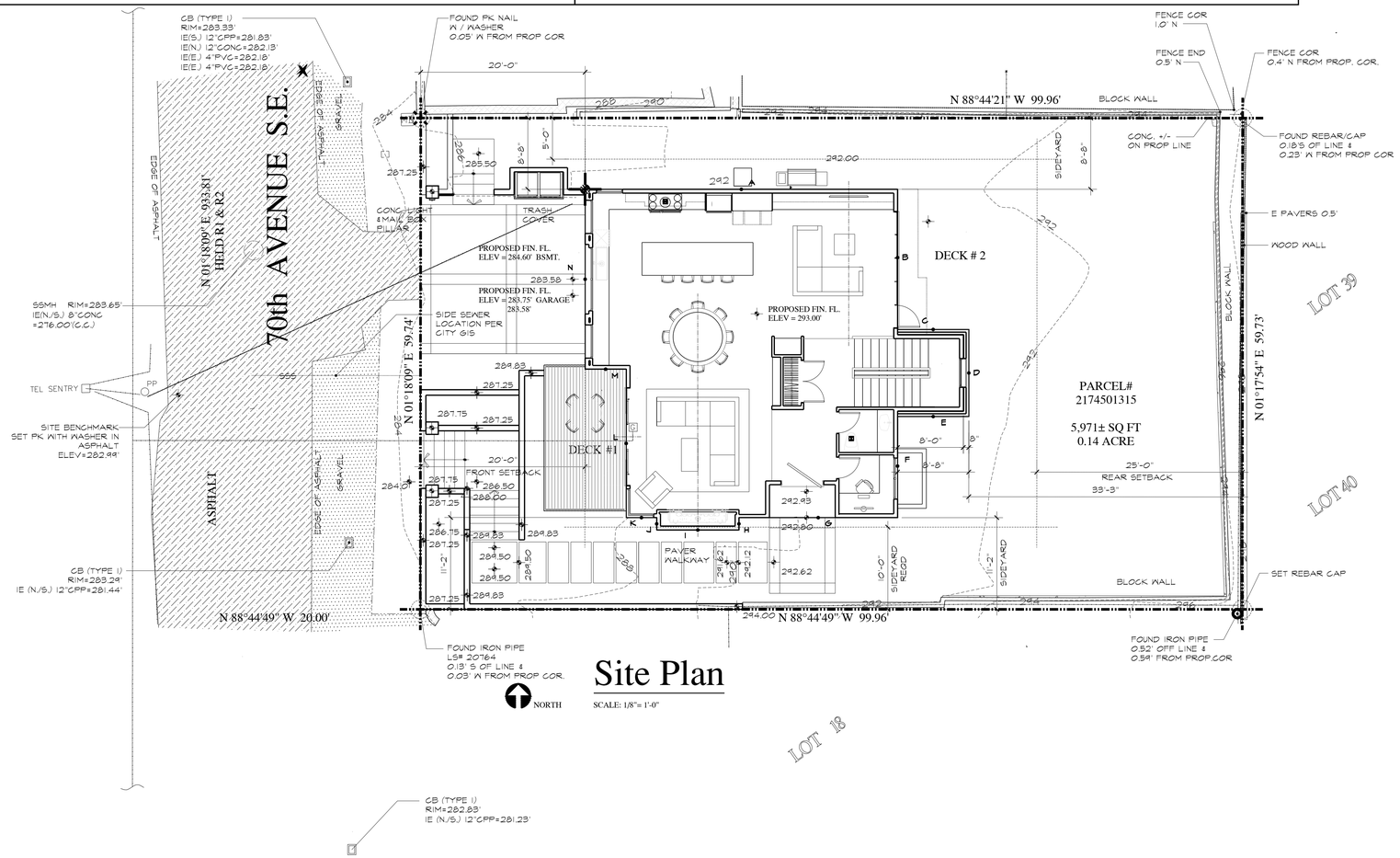
PROPOSED MAIN FLOOR ELEVATION	ELEV.	293.00'
AVERAGE BUILDING ELEVATION M.I.	ELEV.	291.00'
MAX RIDGE ALLOWED MERCER ISLAND	ELEV.	321.00'
PROPOSED TOP OF RIDGE	ELEV.	316.68'
MAX ALLOWED RIDGE DOWNSIDE 30 FT.	ELEV.	313.58'
PROPOSED PLATE DOWNSIDE 30 FT.	ELEV.	313.58'
BASMENT SLAB ELEVATION	ELEV.	283.75'

SEE HEIGHT TABLE A.B.E. CALCULATION UPPER RIGHT THIS PAGE

PROPOSED EL. 293.00' MAIN FLOOR TOP OF SUB FL.

Legal Description .

LOTS 19 AND 20, BLOCK 7, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 22, IN KING COUNTY, WASHINGTON. DEED #20211206001056



Site Plan

SCALE: 1/8"= 1'-0"

LOT 21

LOT 38

RUDOLPH ARCHITECTS
915 Rucker Avenue Everett Washington
206 226-5588

4369 REGISTERED ARCHITECT JAMES D. RUDOLPH STATE OF WASHINGTON

PERMIT SET 03/11/24
REVISION xx/xx/xx
REVISION xx/xx/xx
REVISION xx/xx/xx

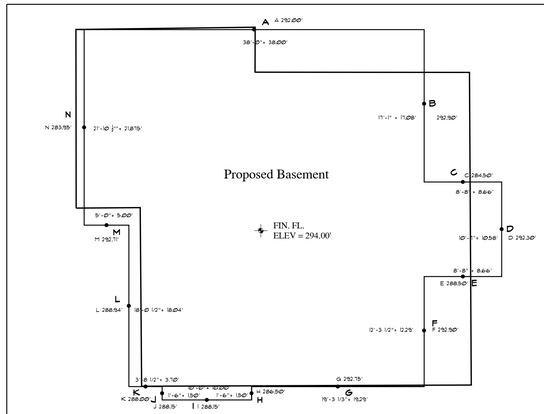
A New Residence For

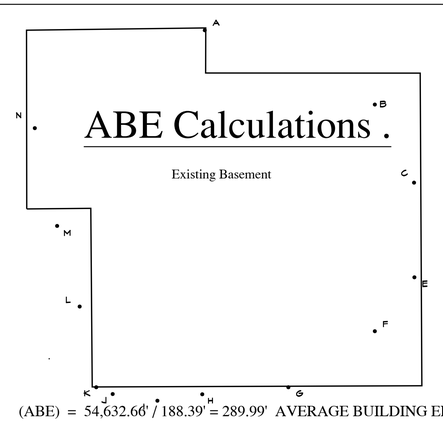
Teddy and Megan Dann

3008 70th Avenue S.E. Mercer Island Washington 98040

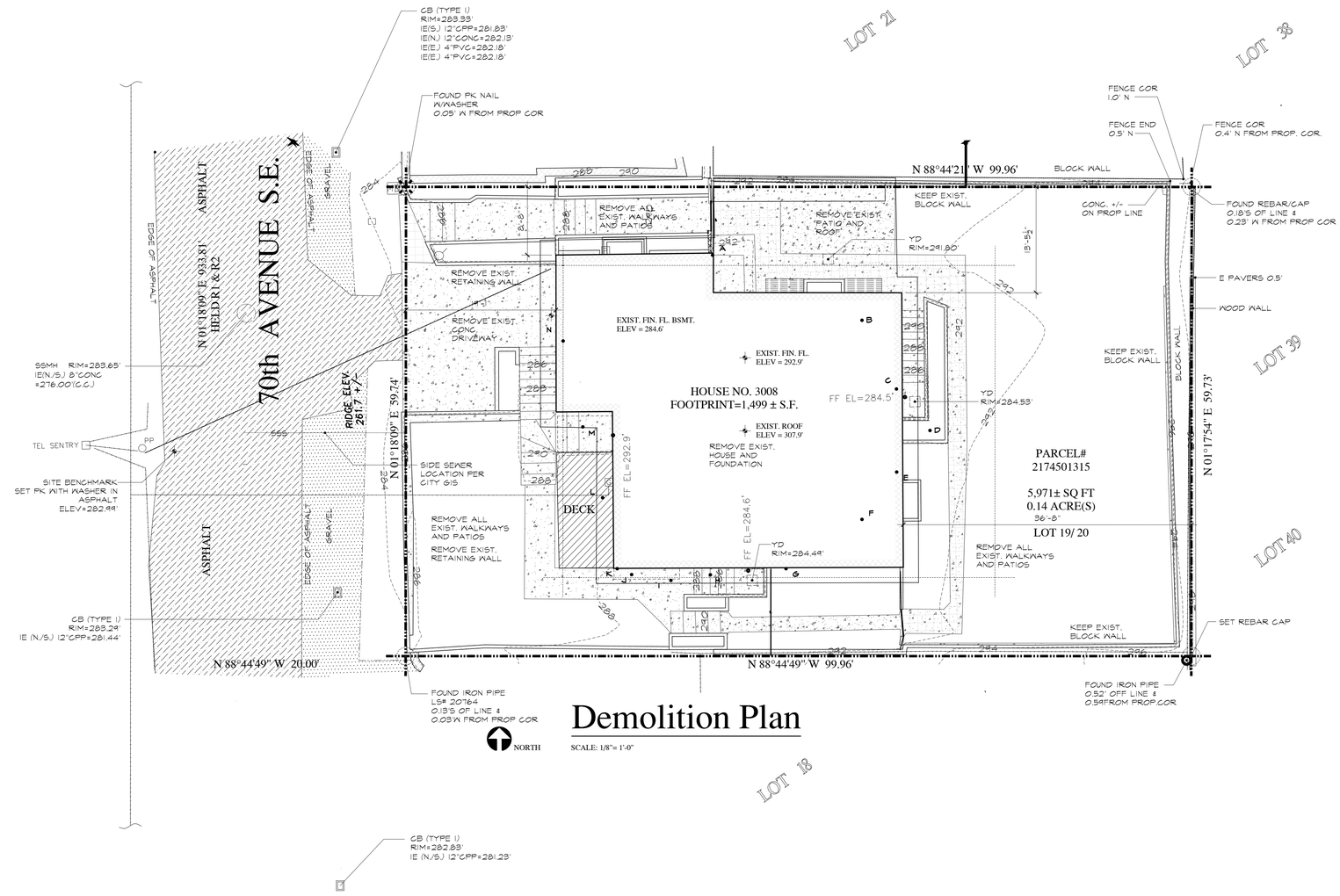
General Contractor
XXX XXX XXX
XXXX- XXX XX WW XXXXX
(XXX) XXX-XXXX
Licence # XXXXXXXXX

A1





(ABE) = 54,632.66' / 188.39' = 289.99' AVERAGE BUILDING ELEVATION



Demolition Plan

SCALE: 1/8"= 1'-0"

RUDOLPH
ARCHITECTS
915 Rucker Avenue. Everett. Washington
206 226-5588

REGISTERED ARCHITECT
JAMES D. RUDOLPH
STATE OF WASHINGTON
4.30.24

PERMIT SET 03/11/24
REVISION xx/xx/xx
REVISION xx/xx/xx
REVISION xx/xx/xx

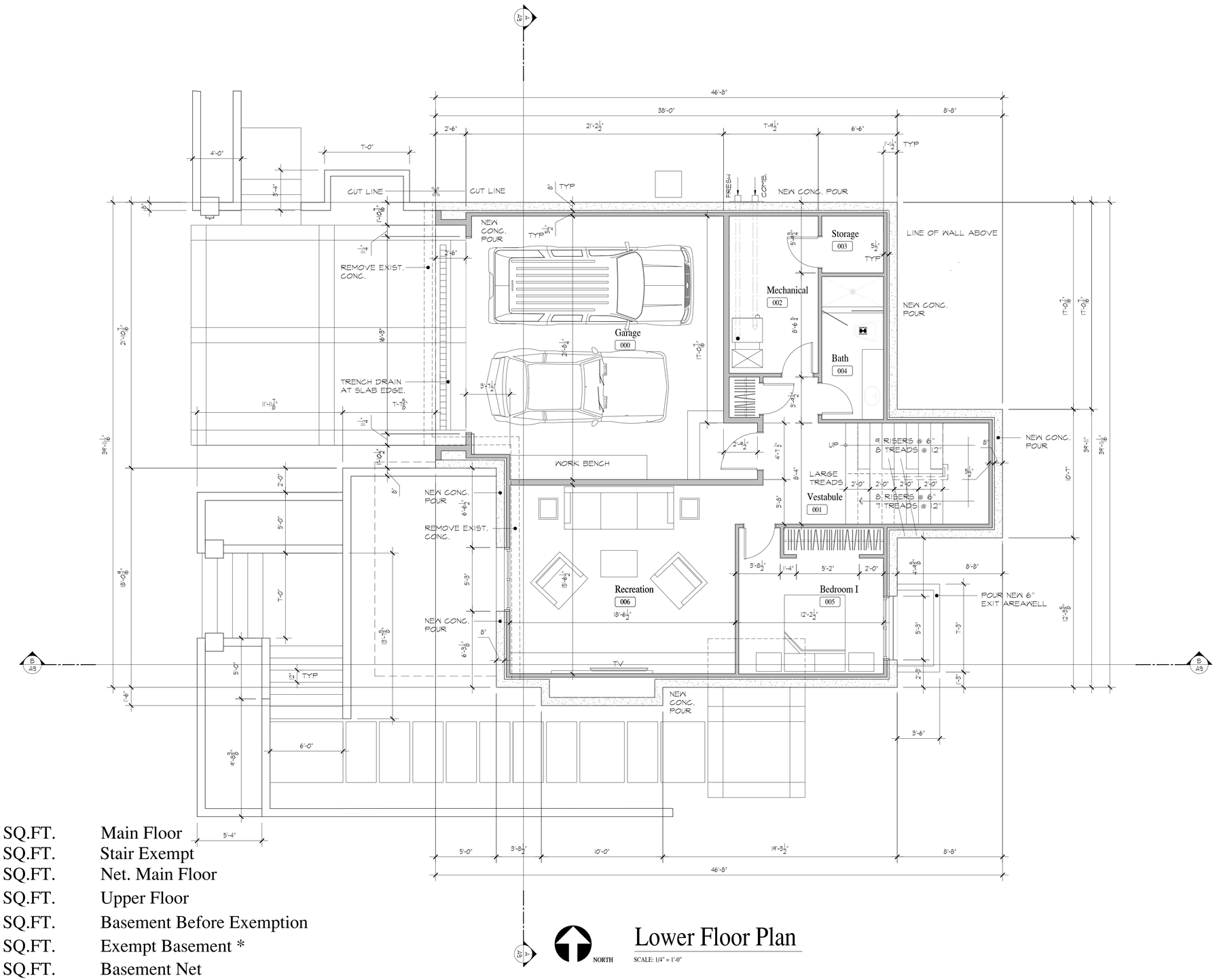
A New Residence For

Teddy and Megan Dann

3008 70th Avenue S.E. Mercer Island Washington 98040

General Contractor
XXX XXX XXX
xxxx. xxx xxx xx xxx xxxxx
(xxx) xxx-xxxx
Licence # XXXXXXXXX

A2



Lower Floor Plan

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

1483.75	SQ.FT.	Main Floor
106.50	SQ.FT.	Stair Exempt
1377.25	SQ.FT.	Net. Main Floor
1099.50	SQ.FT.	Upper Floor
1465.50	SQ.FT.	Basement Before Exemption
1263.75	SQ.FT.	Exempt Basement *
201.75	SQ.FT.	Basement Net
2678.50	SQ.FT.	Total FAR Actual
2686.95	SQ.FT.	Total FAR Allowed
8.45	SQ.FT.	Under FAR Allowed

RUDOLPH
ARCHITECTS
915 Rucker Avenue. Everett. Washington
206 226-5588

REGISTERED ARCHITECT
JAMES D. RUDOLPH
STATE OF WASHINGTON
4330

PERMIT SET	03/11/24
REVISION	xx/xx/xx
REVISION	xx/xx/xx
REVISION	xx/xx/xx

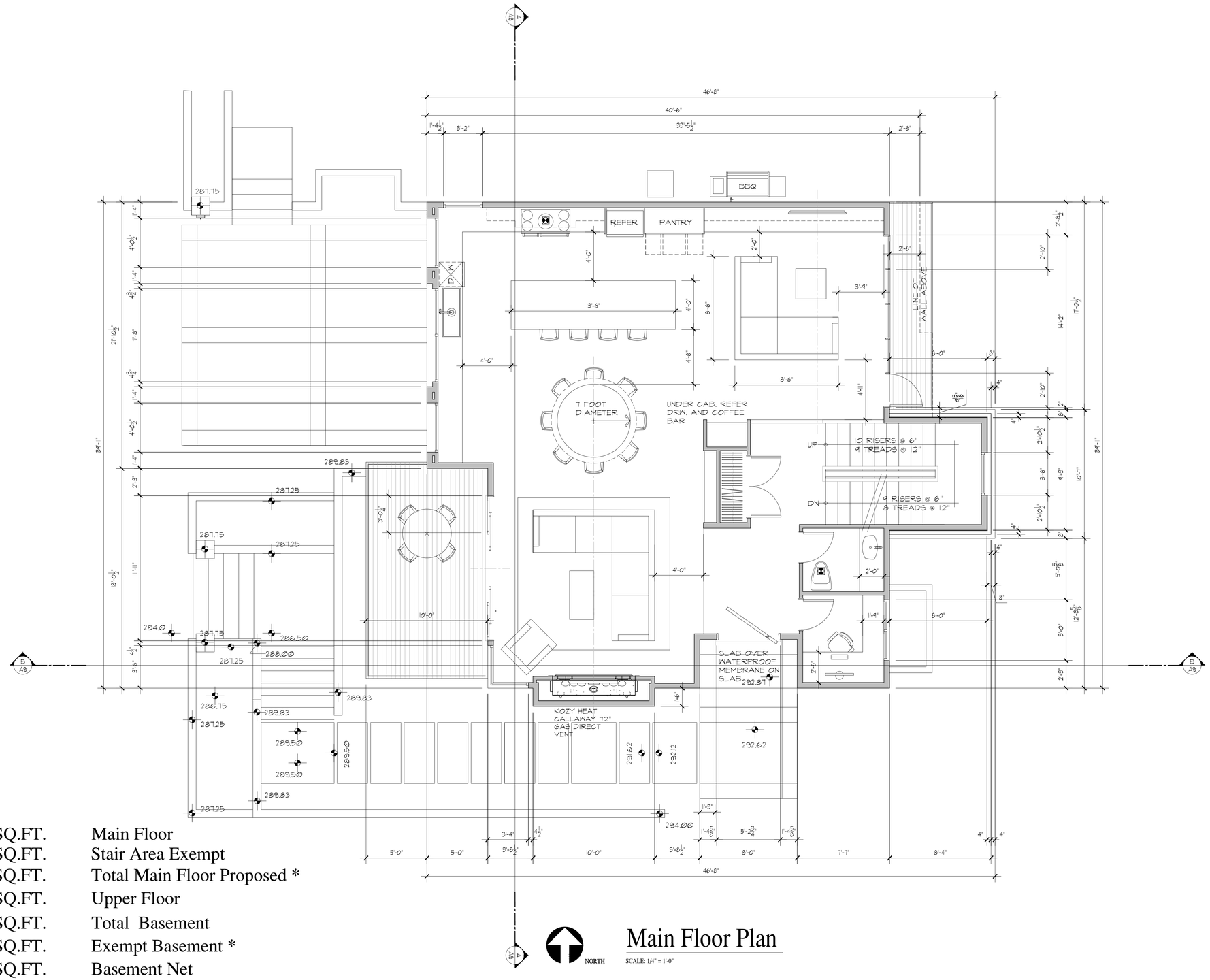
A New Residence For

Teddy and Megan Dann

3008 70th Avenue S.E. Mercer Island Washington 98040

General Contractor
XXX XXX XXX
xxxx. xxx xxx xx ww xxxxx
(xxx) xxx-xxxx
Licence # XXXXXXXXX

A3



Main Floor Plan

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

1483.75	SQ.FT.	Main Floor
106.50	SQ.FT.	Stair Area Exempt
1377.25	SQ.FT.	Total Main Floor Proposed *
1099.50	SQ.FT.	Upper Floor
1465.50	SQ.FT.	Total Basement
1263.75	SQ.FT.	Exempt Basement *
201.75	SQ.FT.	Basement Net
2678.50	SQ.FT.	Total FAR Actual
2686.95	SQ.FT.	Total FAR Allowed
8.45	SQ.FT.	Under FAR Allowed

RUDOLPH
ARCHITECTS
915 Rucker Avenue. Everett, Washington
206 226-5588

REGISTERED ARCHITECT
JAMES D. RUDOLPH
STATE OF WASHINGTON
4308

PERMIT SET 03/11/24
REVISION xx/xx/xx
REVISION xx/xx/xx
REVISION xx/xx/xx

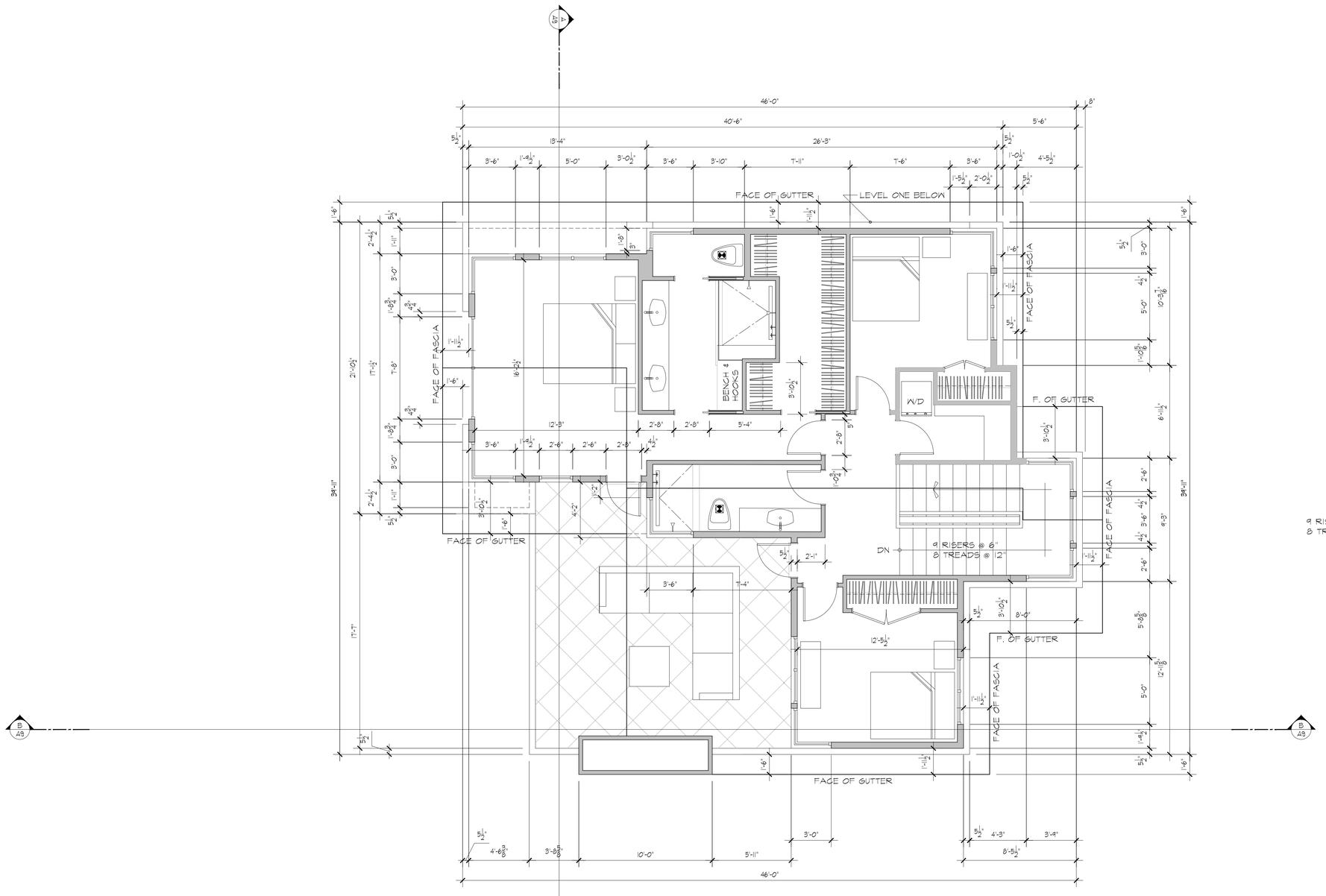
A New Residence For

Teddy and Megan Dann

3008 70th Avenue S.E. Mercer Island Washington 98040

General Contractor
XXX XXX XXX
XXX. XXX XXX XX WW XXXXX
(XXX) XXX-XXXX
Licence # XXXXXXXXXX

A4



993.00	SQ.FT.	Upper Floor
106.50	SQ.FT.	Stair
1099.50	SQ.FT.	Total Upper Floor

NORTH

Upper Floor Plan

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

RUDOLPH
ARCHITECTS
915 Rucker Avenue. Everett. Washington
206 226-5588

4.30.24 REGISTERED ARCHITECT JAMES D. RUDOLPH STATE OF WASHINGTON

PERMIT SET	03/11/24
REVISION	xx/xx/xx
REVISION	xx/xx/xx
REVISION	xx/xx/xx

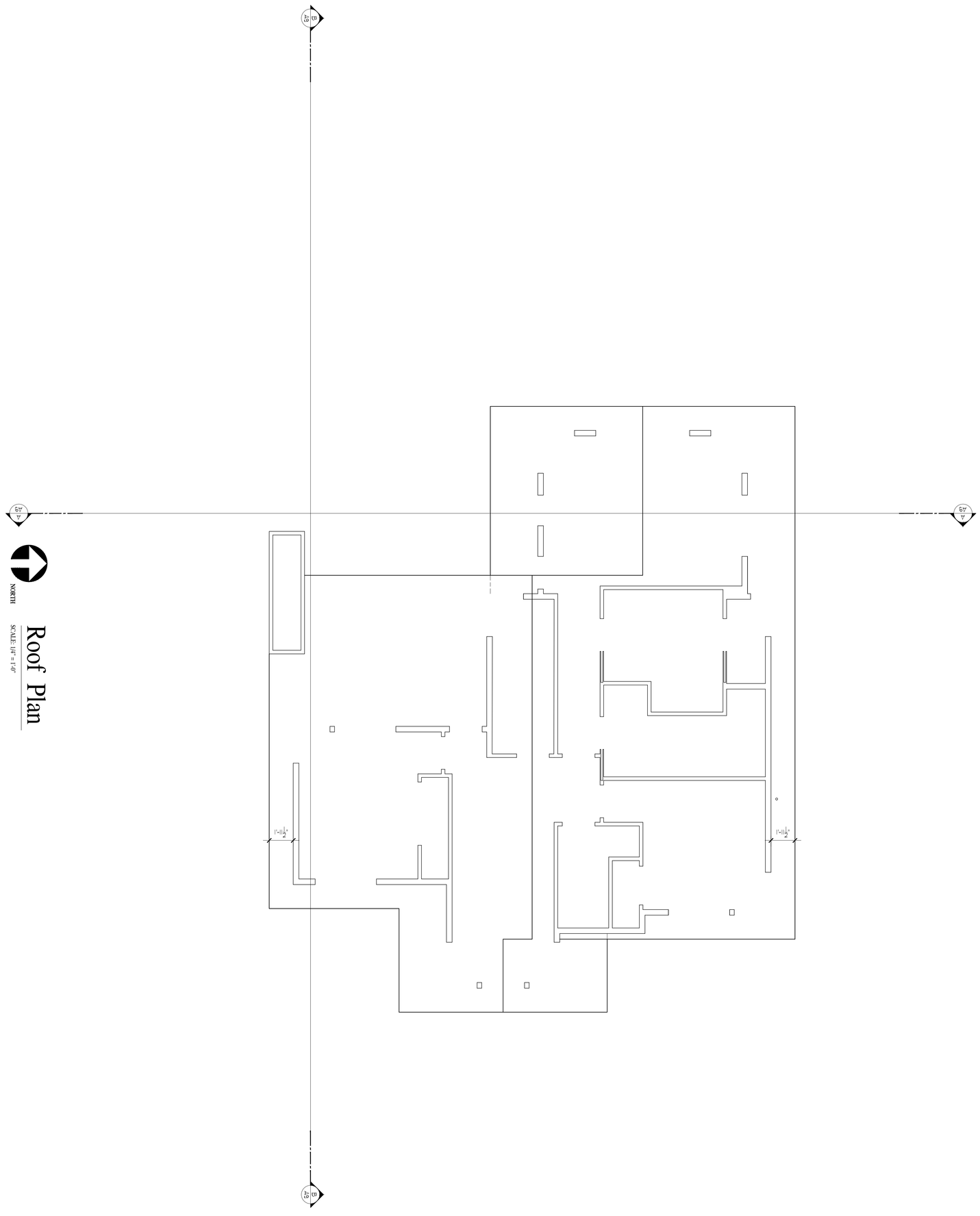
Teddy and Megan Dann

A New Residence For

3008 70th Avenue S.E. Mercer Island Washington 98040

General Contractor
XXX XXX XXX
XXXX. XXX XXX XX WW XXXXX
(XXX) XXX-XXXX
Licence # XXXXXXXXXX

A5



Roof Plan

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

A6

General Contractor

XXX XXX XXX

xxxx, xxx xxx xx ww xxxxx
(xxx) xxx-xxxx
Licence # XXXXXXXXX

A New Residence For

Teddy and Megan Dann

3008 70th Avenue S.E. Mercer Island Washington 98040

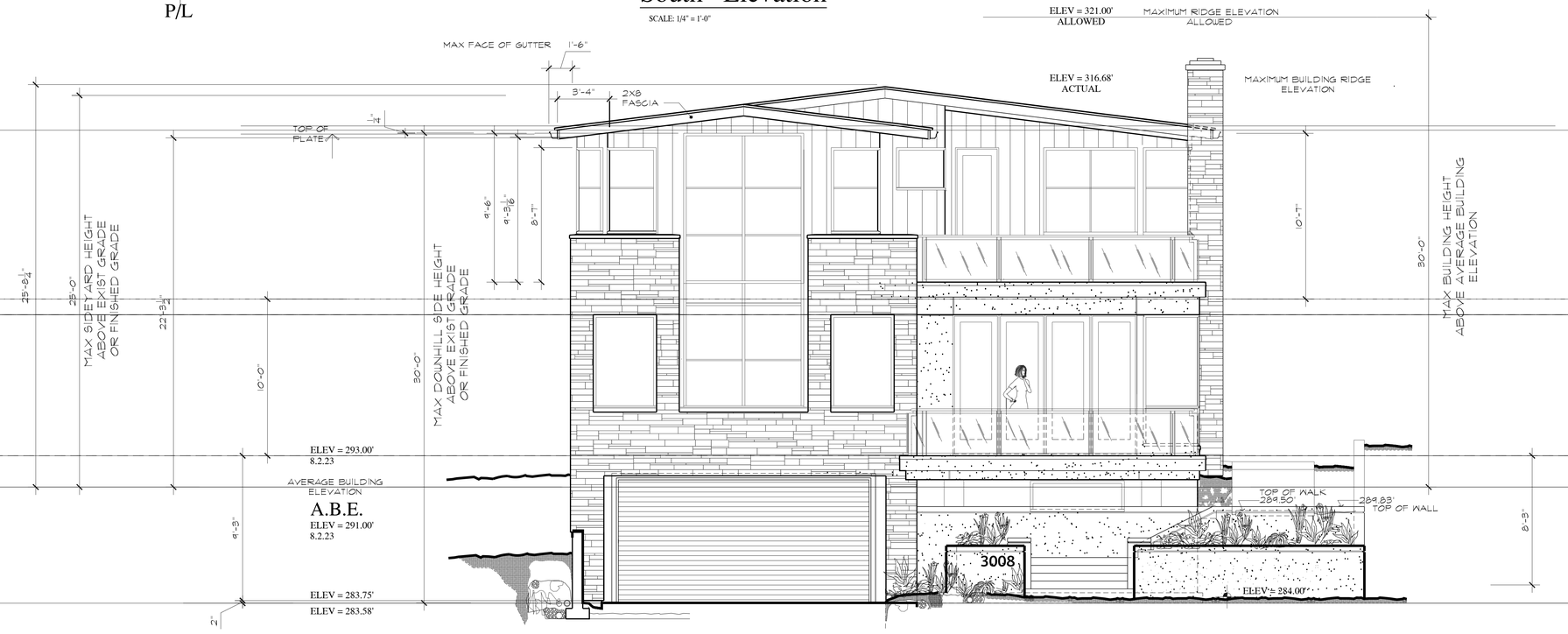
PERMIT SET 03/11/24
REVISION xx/xx/xx
REVISION xx/xx/xx
REVISION xx/xx/xx

436 REGISTERED ARCHITECT JAMES D. RUDOLPH STATE OF WASHINGTON

RUDOLPH
ARCHITECTS
915 Rucker Avenue Everett, Washington
206 226-5588

South Elevation

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



West Elevation

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

RUDOLPH
ARCHITECTS
915 Rucker Avenue. Everett. Washington
206 226-5588

REGISTERED ARCHITECT
JAMES D. RUDOLPH
STATE OF WASHINGTON
4367

PERMIT SET	03/11/24
REVISION	xx/xx/xx
REVISION	xx/xx/xx
REVISION	xx/xx/xx

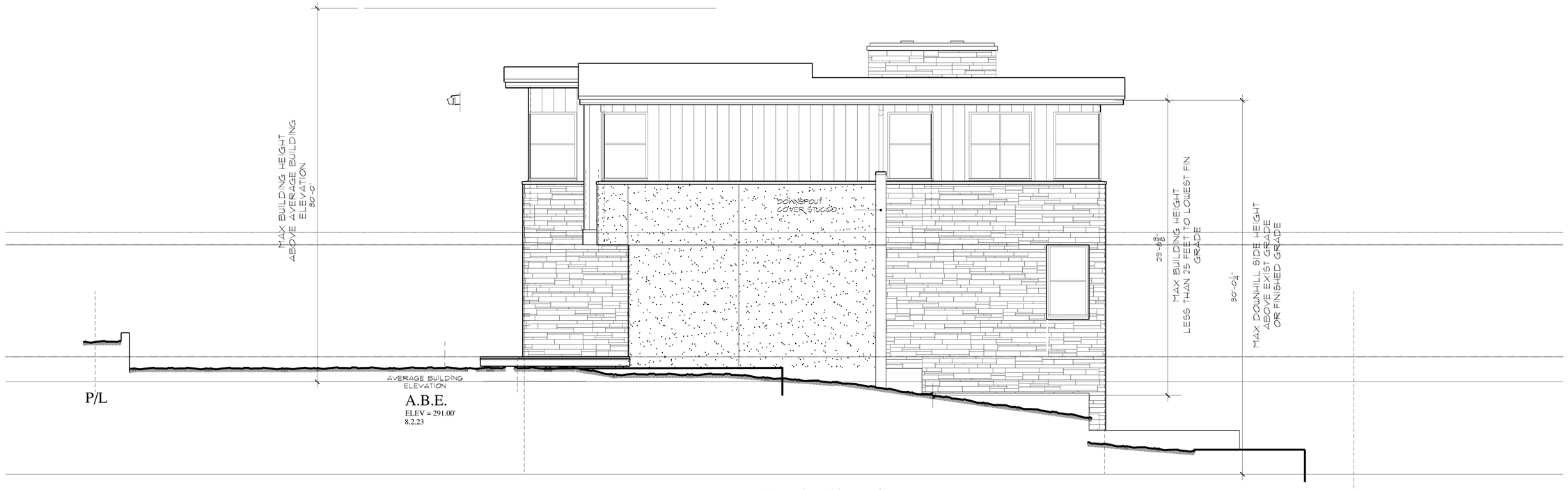
A New Residence For

Teddy and Megan Dann

3008 70th Avenue S.E. Mercer Island Washington 98040

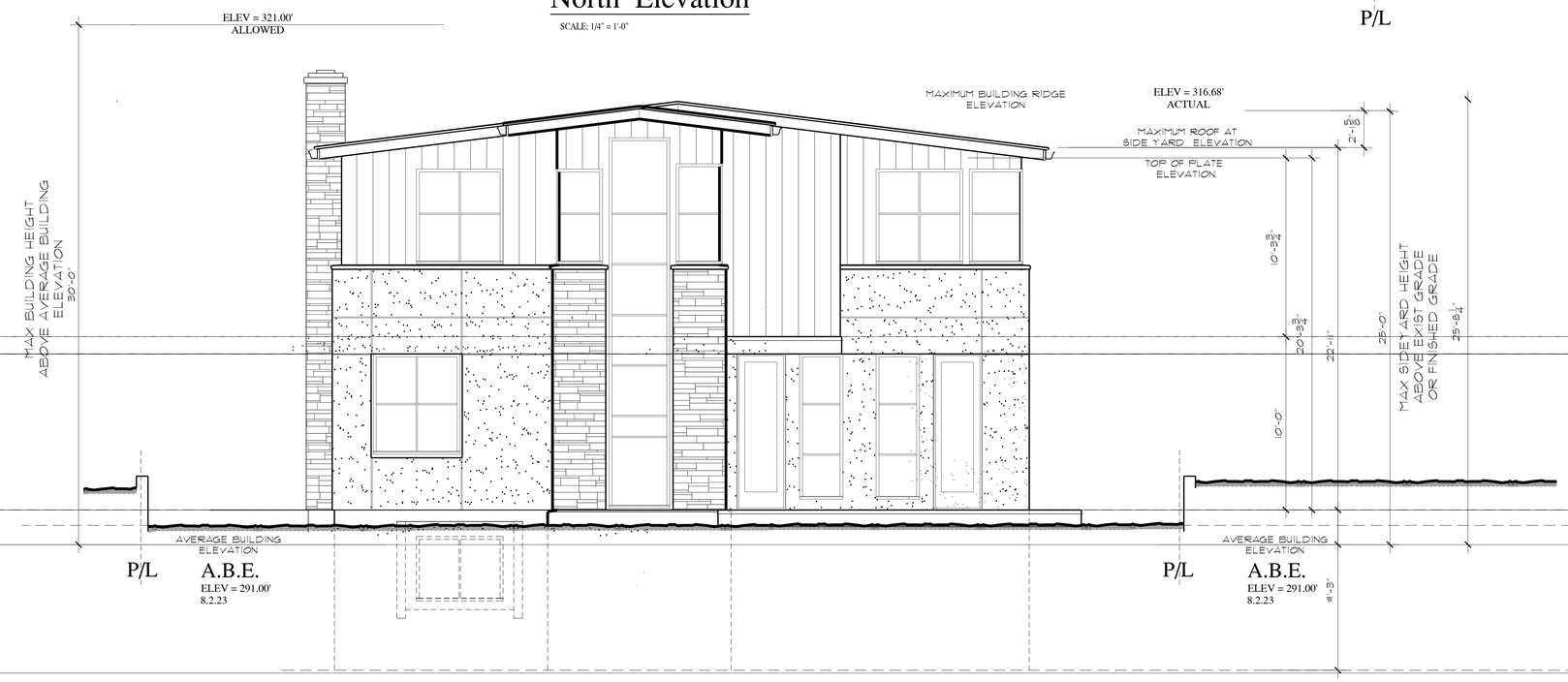
General Contractor
XXX XXX XXX
xxxx. xxx xxx xx ww xxxxx
(xxx) xxx-xxxx
License # XXXXXXXXXX

A7



North Elevation

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



East Elevation

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

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915 Rucker Avenue. Everett. Washington
206 226-5588

4368 REGISTERED ARCHITECT
JAMES D. RUDOLPH
STATE OF WASHINGTON

PERMIT SET	03/11/24
REVISION	xx/xx/xx
REVISION	xx/xx/xx
REVISION	xx/xx/xx

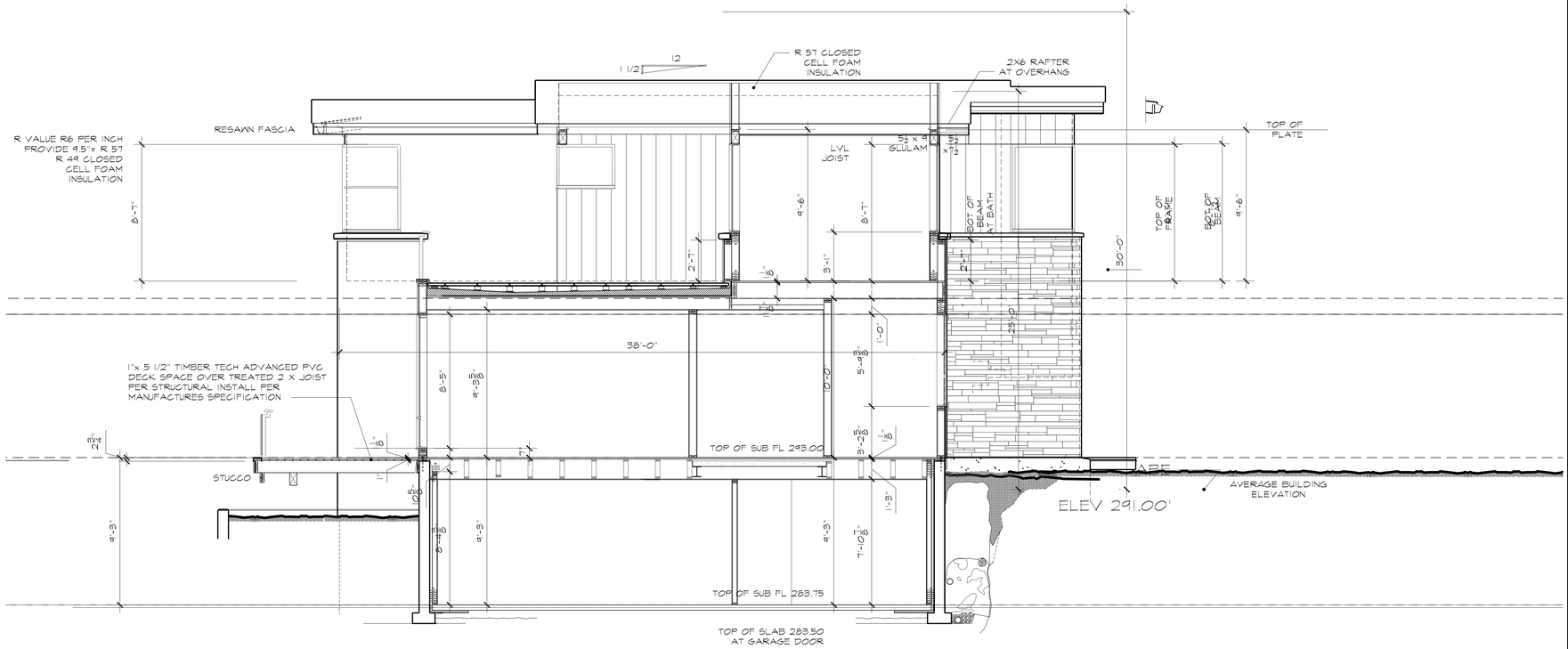
A New Residence For

Teddy and Megan Dann

3008 70th Avenue S.E. Mercer Island Washington 98040

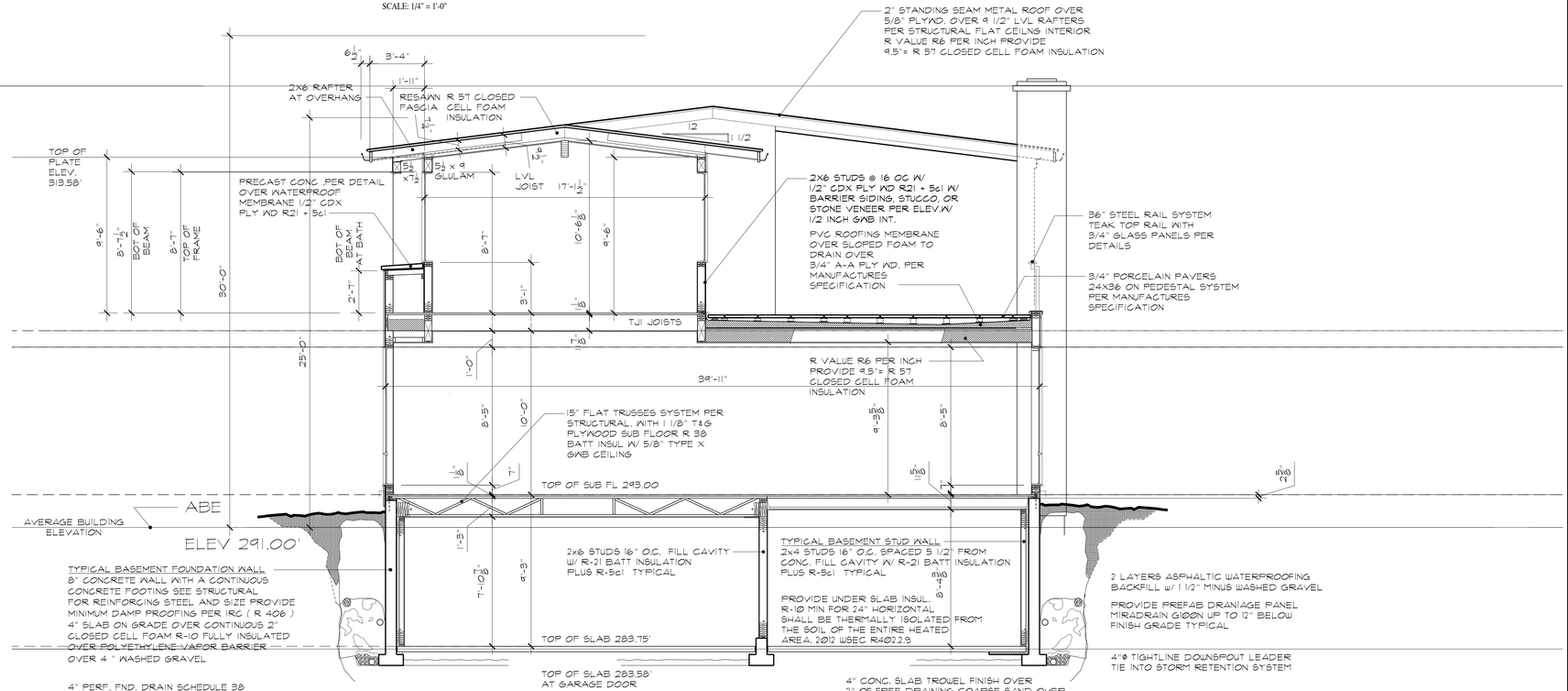
General Contractor
XXX XXX XXX
XXXX XXX XXX XX WW XXXXX
(XXX) XXX-XXXX
Licence # XXXXXXXXXX

A8



Section B-B

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



Section A-A Stick Framed Roof

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

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JAMES D. RUDOLPH
STATE OF WASHINGTON
REGISTERED ARCHITECT
4368

PERMIT SET	03/11/24
REVISION	xx/xx/xx
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REVISION	xx/xx/xx

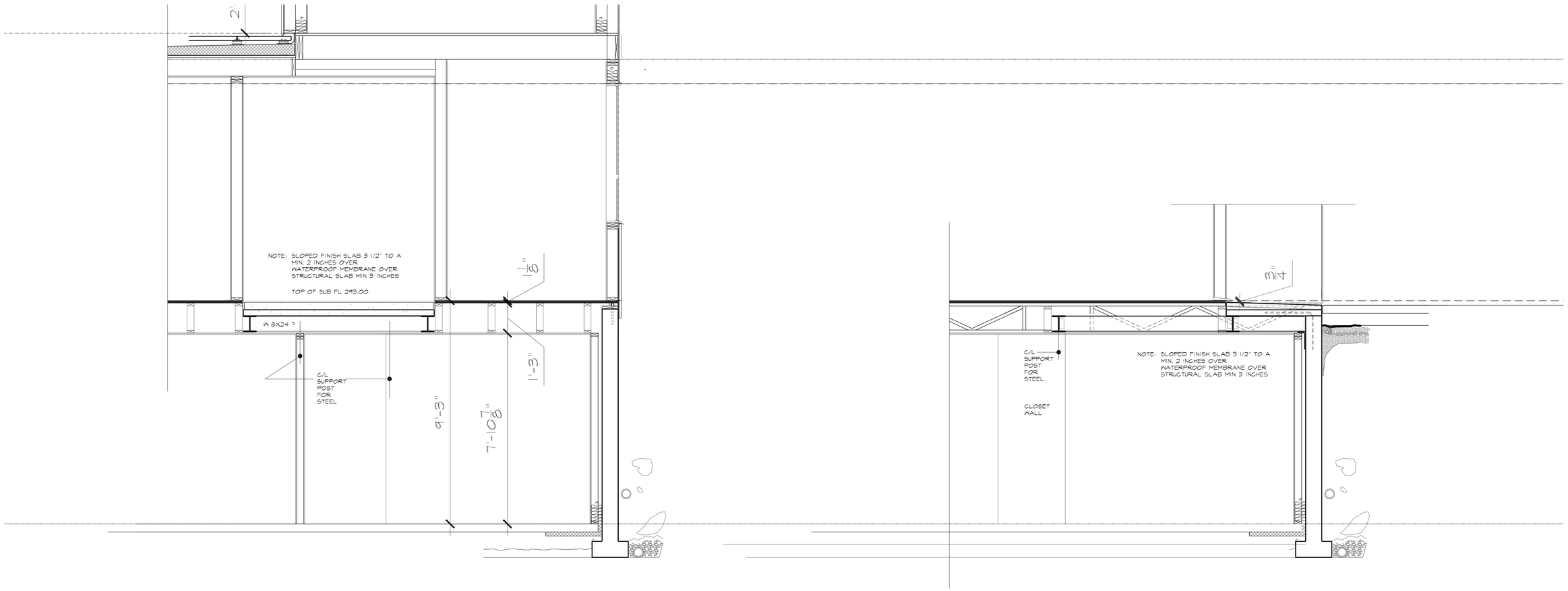
A New Residence For

Teddy and Megan Dann

3008 70th Avenue S.E. Mercer Island Washington 98040

General Contractor
XXX XXX XXX
XXXX. XXX XXX XX WW XXXXX
(XXX) XXX-XXXX
Licence # XXXXXXXXXX

A9



Section Entry Slab Looking North

SCALE: 1/2" = 1'-0"

Section Entry Slab Looking East

SCALE: 1/2" = 1'-0"

RUDOLPH
ARCHITECTS
915 Rucker Avenue Everett Washington
206 226-5588

JAMES D. RUDOLPH
4-30-97
REGISTERED ARCHITECT
STATE OF WASHINGTON

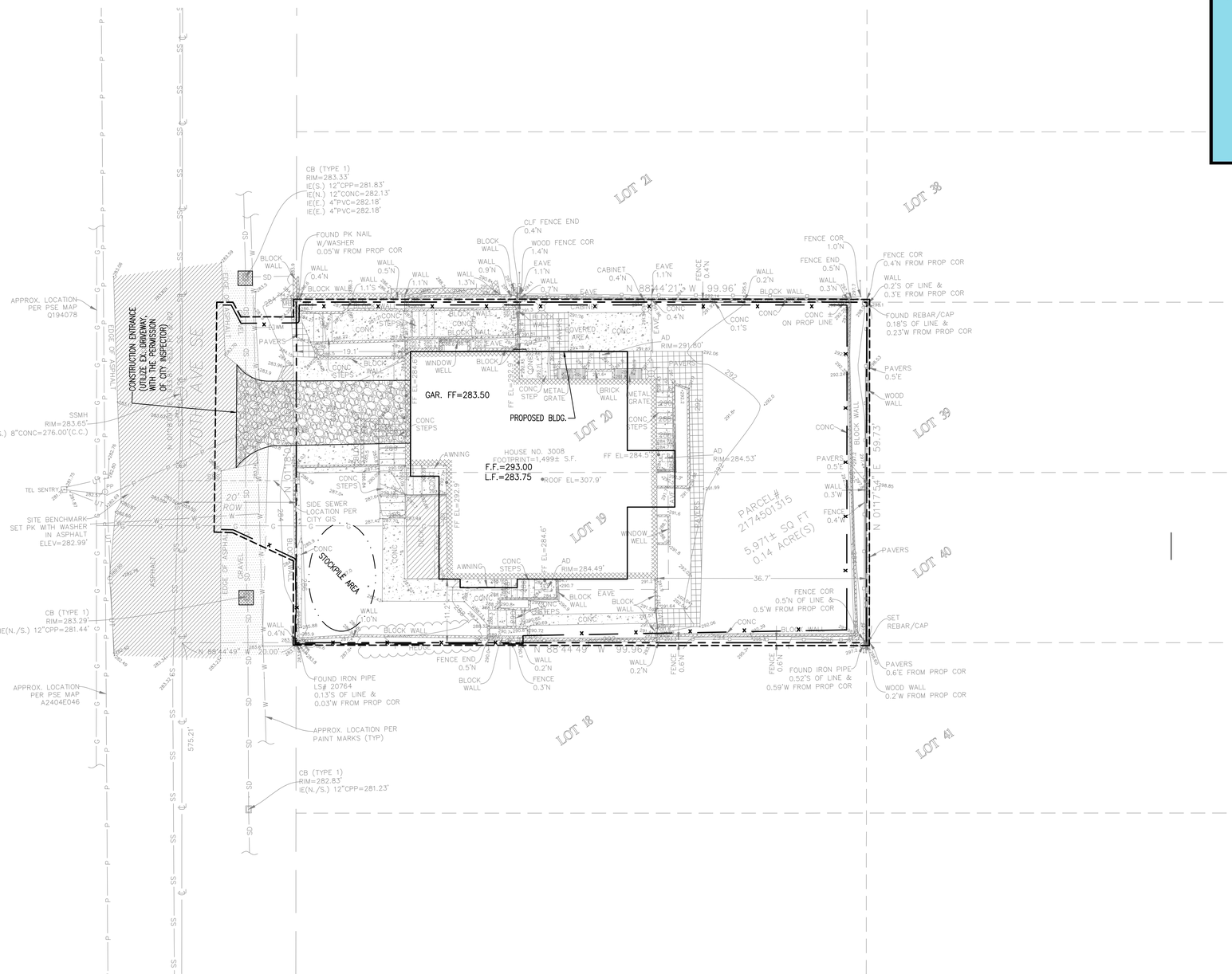
PERMIT SET 03/11/24
REVISION xx/xx/xx
REVISION xx/xx/xx
REVISION xx/xx/xx

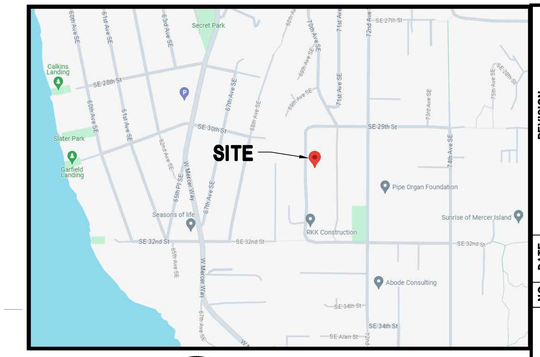
A New Residence For
Teddy and Megan Dann
3008 70th Avenue S.E. Mercer Island Washington 98040

General Contractor
XXX XXX XXX
xxxx xxx xxx xx ww xxxxx
(xxx) xxx-xxxx
Licence # XXXXXXXXX

A10

SW ¼, NW ¼, SEC 12, TWP. 24N., RGE 4E., W.M.





N

VICINITY MAP
(NTS)

LEGEND:

- TEMPORARY CONSTRUCTION ENTRANCE (USING EX. ASP. DRWY.)
- SILT FENCE/CLEARING LIMITS
- DISTURBANCE LIMITS
- PROPOSED BUILDING

SURVEY LEGEND:

ASPHALT SURFACE	NAIL AS NOTED
BENCHMARK	POWER METER
BUILDING	POWER (OVERHEAD)
CENTERLINE ROW	POWER POLE
CONCRETE SURFACE	REBAR & CAP (SET)
CULVERT PIPE	REBAR / IRON PIPE (FOUND)
DECK	RETAINING WALL
FENCE LINE (CHAIN LINK)	ROCKERY
FENCE LINE (WOOD)	SEWER LINE
GAS LINE	SEWER MANHOLE
GAS METER	STORM DRAIN LINE
GRAVEL SURFACE	TELEPHONE (OVERHEAD)
HEDGE FOLIAGE LINE	TREE (AS NOTED)
INLET (TYPE 1)	WATER LINE
INLET (TYPE 2)	WATER METER
MONUMENT (IN CASE, FOUND)	WATER VALVE

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20211206001056)

LOTS 19 AND 20, BLOCK 7, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 22, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BENCHMARK AND DATUM PER SURVEY

NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS

NAVD 88 PER GPS OBSERVATIONS

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

EARTHWORK QUANTITIES:

CUT = 70 C.Y.
FILL = 50 C.Y.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft. (H)

NO.	DATE	REVISION

C2MY ENGINEERS, LLC
PO BOX 52883
BELLEVUE, WA 98015
(206) 922-9376
cmchin.c2my@gmail.com

DATE: 03-11-24

PROJECT: DANN RESIDENCE
3008 70TH AVENUE SE
MERCER ISLAND, WA 98040

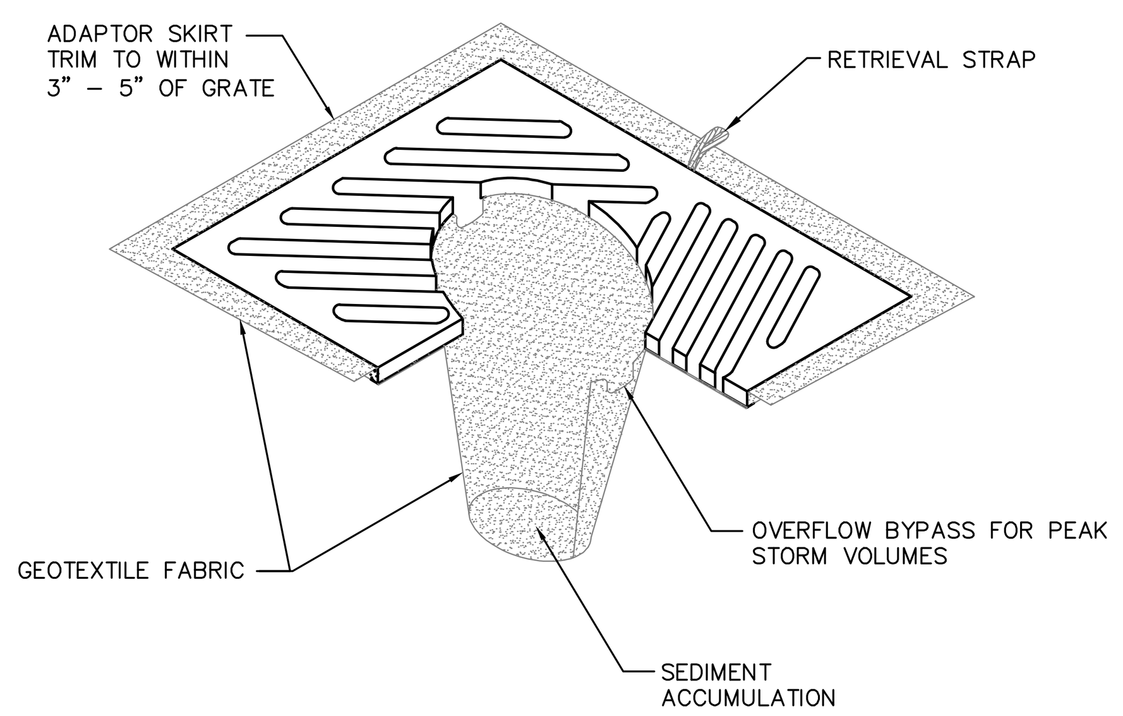
TESC PLAN

FILE NO: 2405 DWG

SHEET C1.0

Mar 08, 2024 - 2:55pm CMC G:\Projects\2024\2405 - 3008 70th Ave SE Mercer Is - James Rudolph\2405-C1.0.dwg Layout Name: C1

SW 1/4, NW 1/4, SEC 12, TWP. 24N., RGE 4E., W.M.

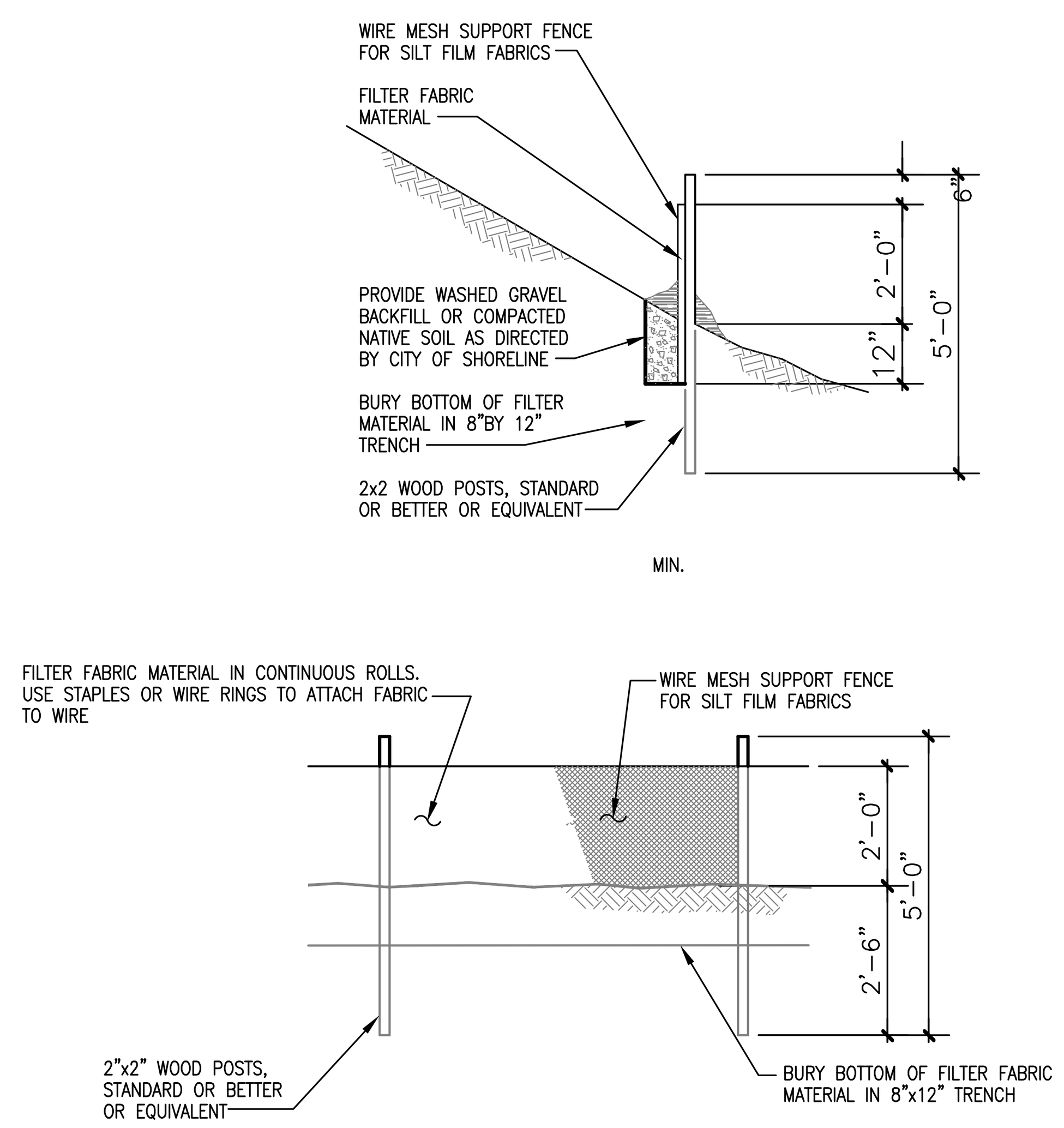


NOTES

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

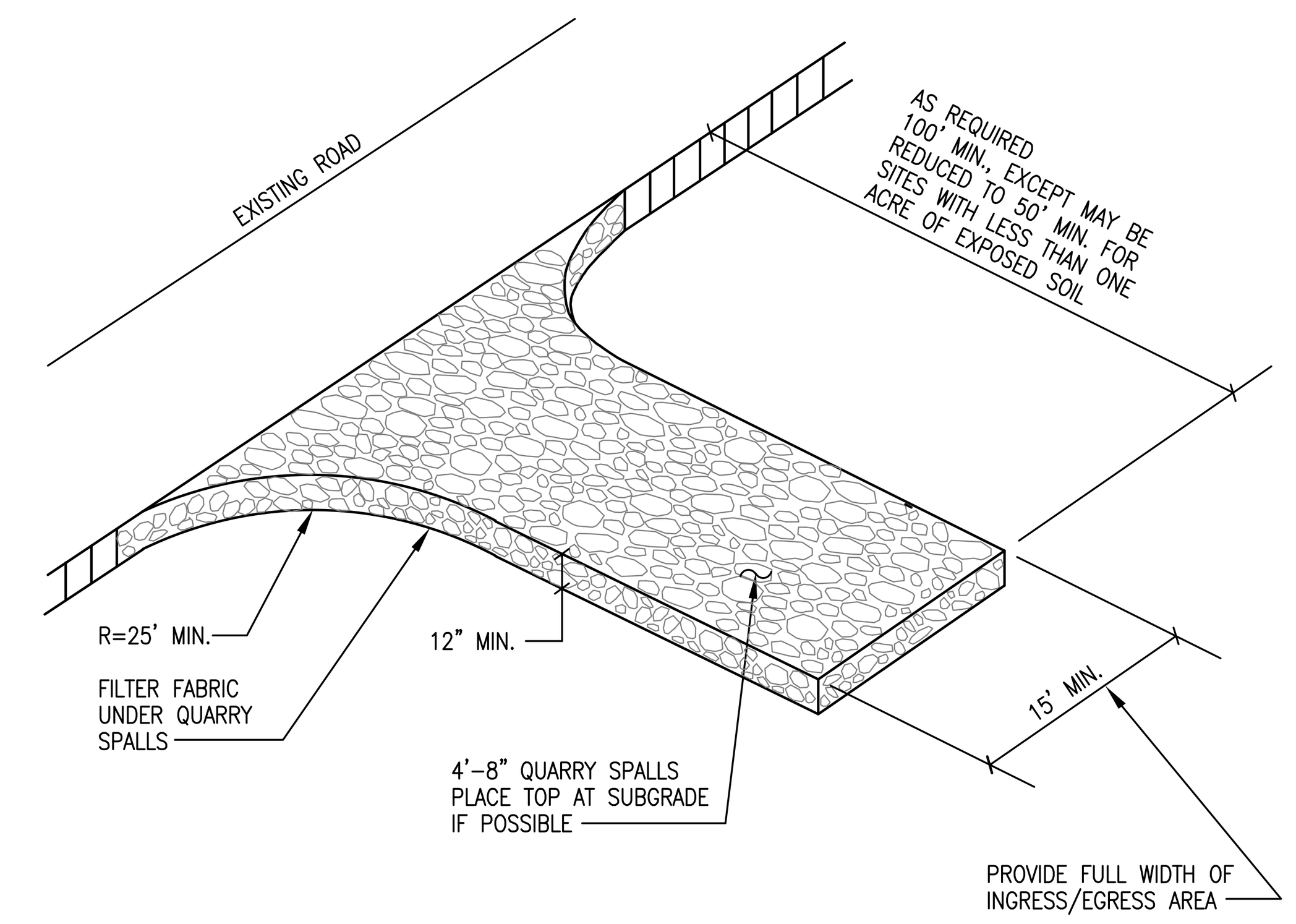
CATCH BASIN INLET PROTECTION INSERT

NTS



SILT FENCE

NO SCALE

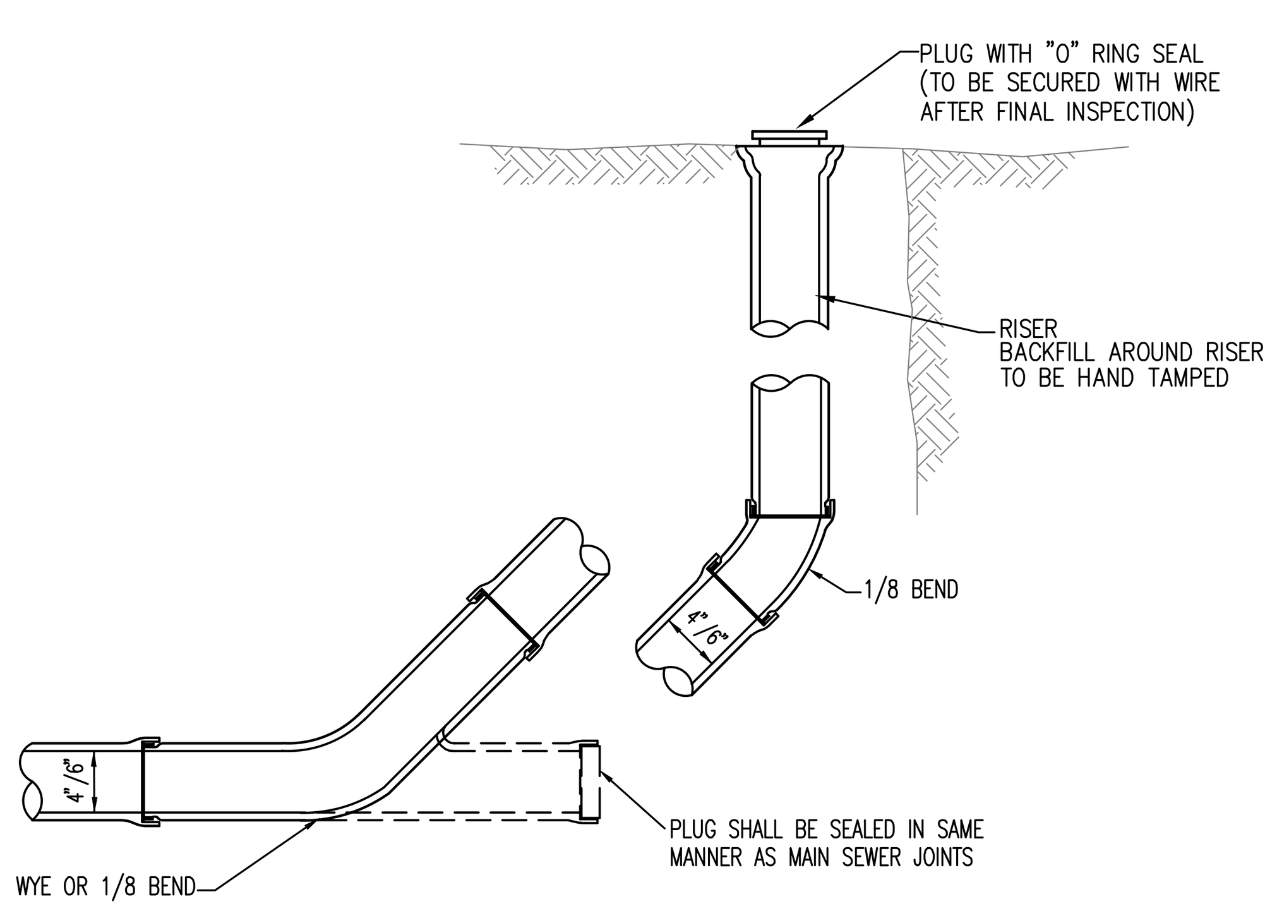


NOTES:

1. STONE SIZE – USE 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN 12"
4. WIDTH – 15 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

NO SCALE



NOTE:

1. FOR SIDE SEWER AND SERVICE DRAINS ON UNPAVED AREA.

CLEANOUT DETAILS

NTS

Mar 08, 2024 – 2:55pm CMC G:\Projects\2024\2405 – 3008 70th Ave SE Mercer Is – James Rudolph\2405-C1.1.dwg Layout Name: C1.1

NO.	DATE	REVISION

CHOOMENG CHIN · STATE OF WASHINGTON · 30884 · REGISTERED PROFESSIONAL ENGINEER · 03/08/2024

C2MY
C2MY ENGINEERS, LLC
PO BOX 52883
BELLEVUE, WA 98015
(206) 922-9376
cmchin.c2my@gmail.com

PROJECT: DANN RESIDENCE
3008 70TH AVENUE SE
MERCER ISLAND, WA 98040

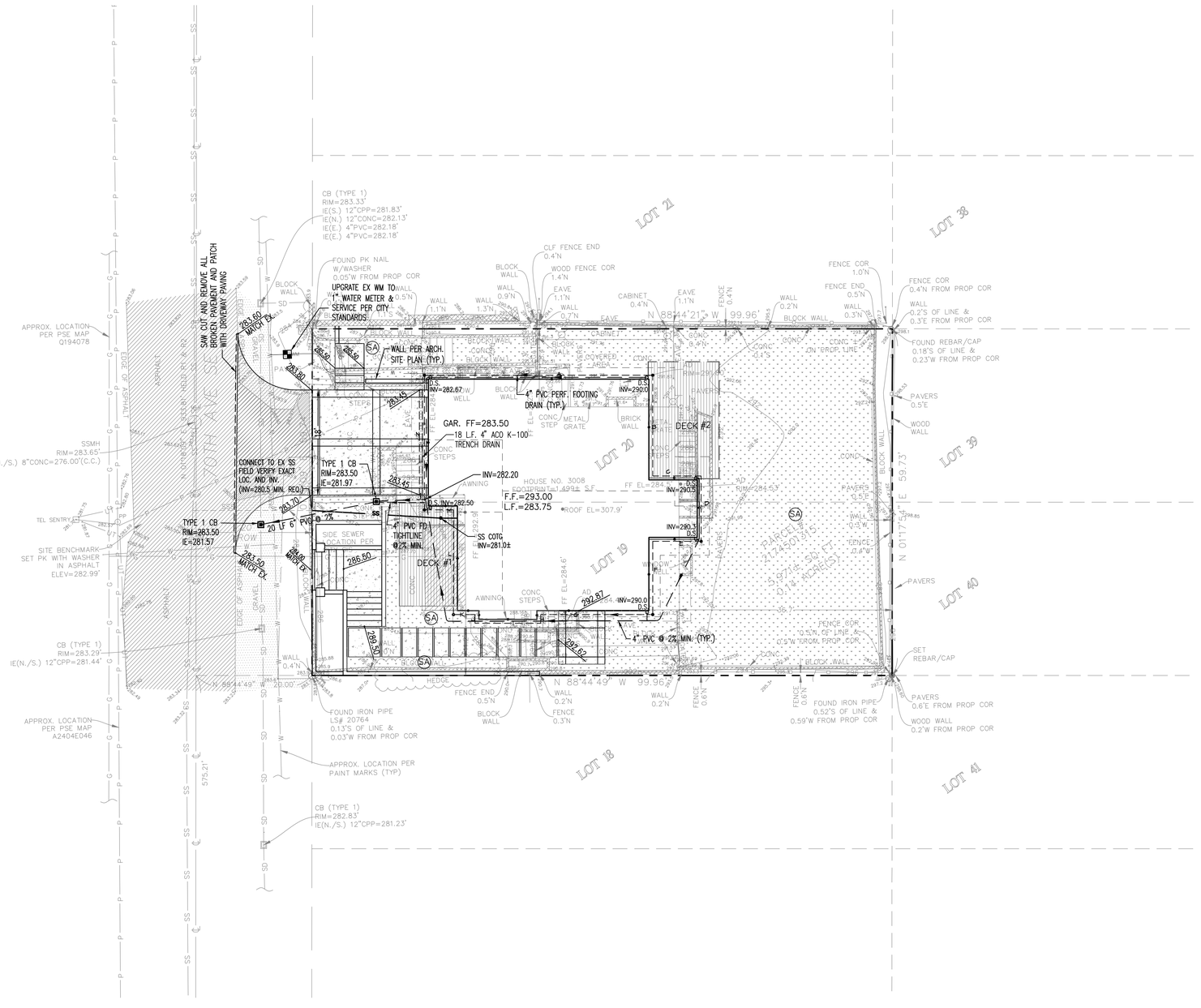
DATE: 03-11-24

TESC AND DRAINAGE DETAILS

FILE NO: 2405 .DWG

SHEET C1.1

SW ¼, NW ¼, SEC 12, TWP. 24N., RGE 4E., W.M.



SITE IMPERVIOUS AREA SUMMARY:

EXISTING LOT AREA = 5,971 S.F.
EXISTING BUILDING ROOF: 2,129 S.F.
EXISTING DRIVEWAY: 294 S.F.
EXISTING DECK: 72 S.F.
EXISTING WALKWAY: 674 S.F.
TOTAL EXISTING HARD SURFACES AREA = 3,169 S.F.
EXISTING IMPERVIOUS IS $\frac{3,169}{5,971}$=53.1% > 35% (REDEVELOPMENT FLOW CHART)

PROPOSED DRIVEWAY WITHIN ROW: 279 S.F.
PROPOSED DRIVEWAY WITHIN PROPERTY: 363 S.F.
PROPOSED WALKWAY: 418 S.F.
PROPOSED BUILDING ROOF: 1,833 S.F.
PROPOSED DECK: 65+168=233 S.F.
TOTAL NEW HARD SURFACES AREA: 2,847 S.F. < 5000 S.F.

PER FIGURE I-3.2 FLOW CHART FOR DETERMINING REQUIREMENT FOR REDEVELOPMENT: MINIMUM #1 TO #5 APPLIED TO NEW AND REPLACED HARD SURFACES AND THE LAND DISTURBED

NET DECREASE IN IMPERVIOUS AREA ON-SITE= 322 S.F.

LEGEND

- EX. SANITARY SEWER — SS —
- EX. WATER LINE — W —
- EX. STORM DRAIN — SD —
- CONCRETE DRIVEWAY
- GRASS LAWN (SOIL AMENDMENT-SA)
- SAW CUT LINE
- ROOF DRAIN TIGHTLINE WITH C.O.T.G.(4" PVC)
- FOOTING DRAIN W/ CLEANOUT TO GRADE (C.O.T.G.)

NOTES:

1. SEE ARCHITECTURE SITE PLAN FOR OTHER PROPOSED INFORMATION NOT SHOWN ON THIS SHEET.

DRAINAGE GENERAL NOTES:

1. DOWNSPOUTS SHALL BE TIED INTO A NON-PERFORATED, RIGID, SMOOTH-BORE PIPE WHICH DRAINS TO AN APPROVED STORM SYSTEM
2. PROVIDE CLEANOUTS AT THE UPPER END OF THE SYSTEM AND AT EACH CUMULATIVE CHANGE OF DIRECTION IN EXCESS OF 135 DEGREES.
3. ALL PIPE FITTINGS SHALL BE MADE OF THE SAME MATERIAL AS THE STRAIGHT PIPE. GLUED JOINTS SHALL USE A BONDING AGENT RECOMMENDED BY THE PIPE MANUFACTURER.
4. FOOTING DRAINS SHALL BE INSTALLED AROUND ALL NEW FOUNDATIONS AND SHALL BE TIGHTLINED TO DISCHRAGE TO THE SPLASH BLOCK. FOOTING DRAINS SHALL BE CONSTRUCTED OF PERFORATED PIPE AT THE BASE OF THE FOOTING, AND SHALL MEET MATERIAL STANDARDS OF D2729 FOR PVC PIPE, WITH THE PERFORATIONS DIRECTED DOWNWARD. PLACE GRANULAR BACKFILL AROUND AND ABOVE THE FOOTING DRAIN TO A DEPTH OF 2/3 OF THE WALL HEIGHT. PROVIDE FILTER FABRIC WRAP AROUND BETWEEN THE GRANULAR BACKFILL AND THE NATIVE SOIL.

BENCHMARK AND DATUM PER SURVEY

NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS

NAVD 88 PER GPS OBSERVATIONS

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

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft. (H)

NO.	DATE	REVISION

CHUCK M. CHEUNG, 32584, REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON, 03/07/2024

C2MY ENGINEERS, LLC
PO BOX 52883
BELLEVUE, WA 98015
(206) 922-9376
cmchin.c2my@gmail.com

DATE: 03-11-24

PROJECT: DANN RESIDENCE
3008 70TH AVENUE SE
MERCER ISLAND, WA 98040

Paving, Grading, Drainage Plan

FILE NO: 2405 .DWG

SHEET C2.0

Mar 08, 2024 - 3:02pm CMC G:\Projects\2024\2405 - 3008 70th Ave SE Mercer Is - James Rudolph\2405-C2.0.dwg Layout Name: C2

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20211206001056)

LOTS 19 AND 20, BLOCK 7, EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 22, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS

REFERENCES

R1. RECORD OF SURVEY, VOL. 72, PG. 15, RECORDS OF KING COUNTY, WASHINGTON.
R2. BREAKDOWN OF BLOCKS 7 & 8 IN PLAT OF EAST SEATTLE FROM THE FILES OF BOB JONES.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

SURVEYOR'S NOTES

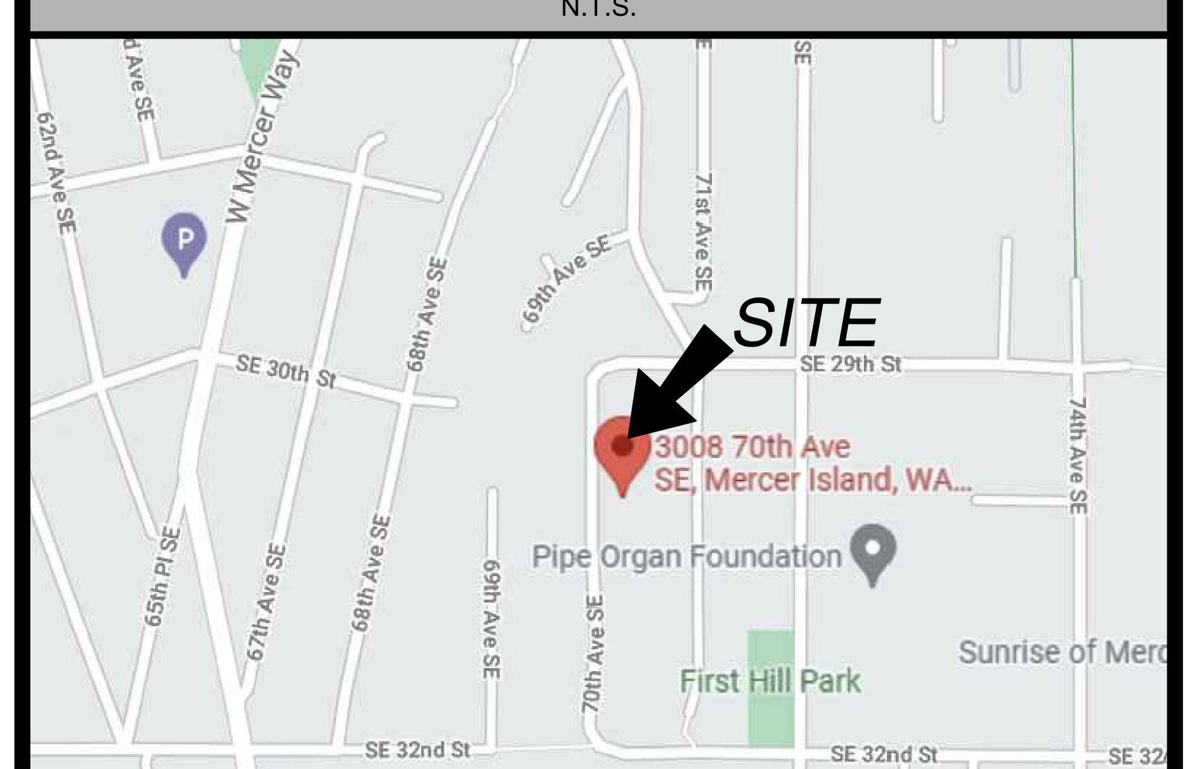
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2022. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY 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. 2174501315.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 5,971± S.F. (0.14 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.

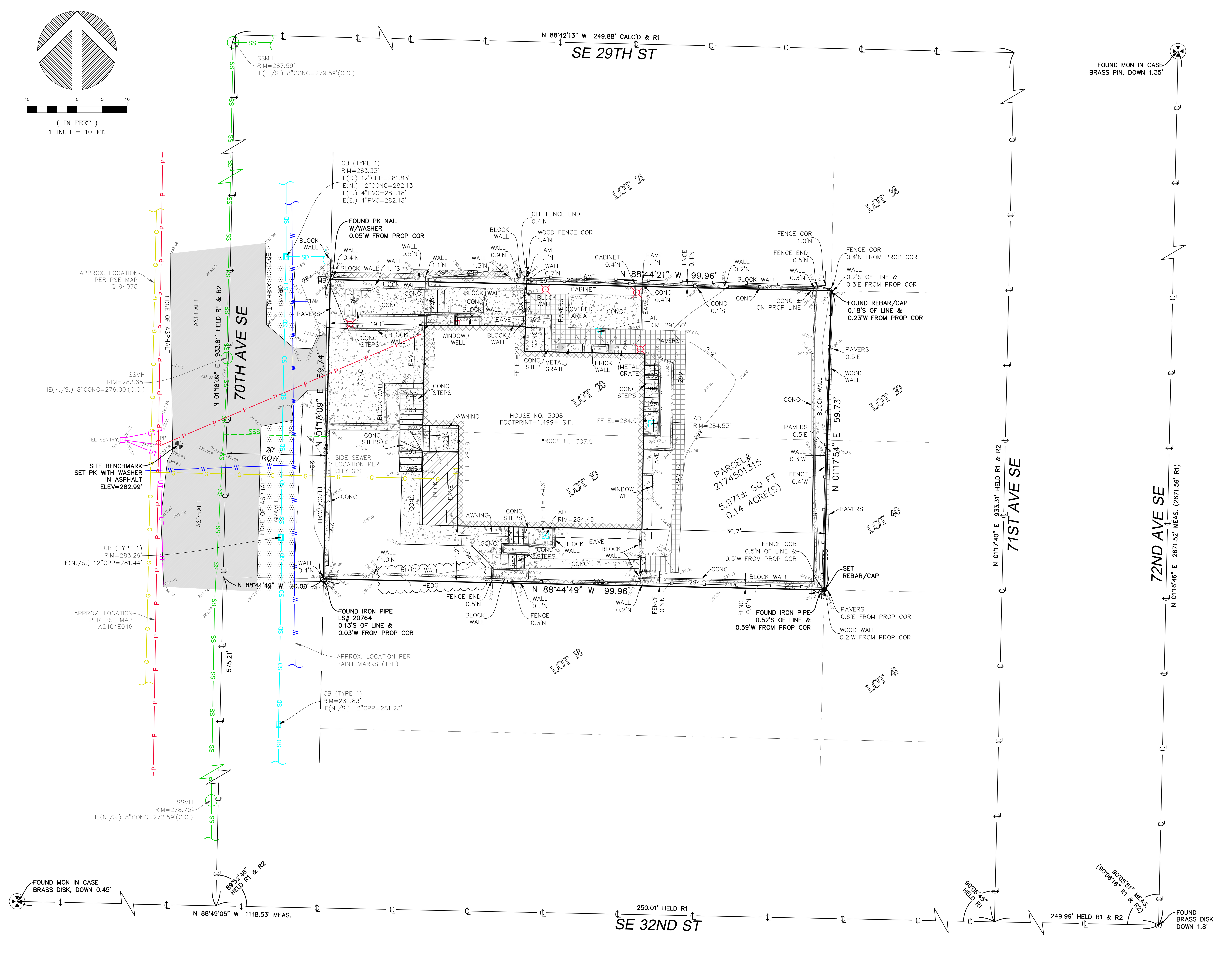
LEGEND

AREA DRAIN	NAIL AS NOTED
ASPHALT SURFACE	PAVER SURFACE
BRASS DISC (FOUND)	POWER METER
BUILDING	POWER (OVERHEAD)
CENTERLINE ROW	POWER POLE
CULVERT PIPE	RETAINING WALL
CONCRETE SURFACE	REBAR AS NOTED (FOUND)
DECK	REBAR & CAP (SET)
FENCE LINE (CHAIN LINK)	ROCKERY
FENCE LINE (WOOD)	SEWER LINE
GAS LINE	SEWER MAINHOLE
GAS METER	STORM DRAIN LINE
GRAVEL SURFACE	TELEPHONE SENTRY
HAND RAIL FENCE	TREE (AS NOTED)
HEDGE FOLIAGE LINE	UTILITY LINE
INLET (TYPE 1)	WATER LINE
IRON PIPE (FOUND)	WATER METER
MAILBOX (RESIDENTIAL)	YARD LIGHT
MONUMENT IN CASE (FOUND)	BENCHMARK

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.

INDEXING INFORMATION
SW 1/4 NW 1/4
SECTION: 12
TOWNSHIP: 24N
RANGE: 04E, W.M.
COUNTY: KING

We are the measure | terrane.net

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

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 2174501315

DANN RESIDENCE
3008 70TH AVE SE
MERCER ISLAND, WA 98040

JOB NUMBER:	212624
DATE:	02/11/2022
DRAFTED BY:	JAK
CHECKED BY:	JPS
SCALE:	1" = 10'

REVISION HISTORY

SHEET NUMBER
1 OF 1

GENERAL STRUCTURAL NOTES:

CRITERIA:

1.1 All Materials, workmanship, design, and construction shall conform to the drawings, specifications, and the Seattle Building Code (SBC), 2018 Edition.

1.2 Design Loading Criteria
The Design Loading of the Structure is as follows:

Live Loads (in accordance with SCB Table 1607.1)			
Occupancy or Use	**Uniform Live Load**	**Concentrated Live Load**	**Notes**
Floor, Residential	40-psf	-	
Balconies & Decks	60-psf	-	1.5 x Occupancy Load
Uninhabitable attic, with storage	20-psf	-	Concurrent with Snow Loads
Unihabitable attic, without storage	10-psf	-	Non-concurrent with Snow Loads
Handrails and Guards	-	200-lbs	Any point, any direction (ASCE 7-16, Section 4.5.1)

Wind Design Data ASCE 7-16, Chapter 28: Simplified Envelope Procedure	
Basic Design Wind Speed (3-sec gust), V	100 mph
Risk Catagory	II
Wind Exposure	B
Internal Pressure Coefficient	N/A
Exterior Components and Cladding	25-psf
Topographical Factor, K_{zt}	2.00 (use 2.00)

Snow Loads (ASCE 7-16, Chapter 7)		
Ground Snow Load, P_g		25-psf
Flat Roof Snow Load, $P_f = 0.7\ C_e\ C_t\ I_s\ P_g$ * Snow Exposure Factor, C_e * Snow Load Importance Factor, I_s * Thermal Factor, C_t	 1.0 1.0 1.2	25-psf

Do not adjust for slope or drift unless noted on the Drawings.
See Drawings for Additional Loading Criteria.

Seismic Design Data ASCE 7-16, Section 12.8: Equivalent Lateral Force Procedure	
Risk Catagory	II
Seismic Importance Factor, I_e	1.0
Mapped Spect. Accel., Short Period, S_S Mapped Spect. Accel., 1-Sec, S_1	1.550 (use 1.550) 0.600 (use 0.600)
Site Class	D
Spectral Response Coeff., Short Period, S_{DS} Spectral Response Coeff., 1-Sec, S_{D1}	1.240 0.680
Seismic Design Catagory	D
Basic Seismic-Force-Resistance System	Ply. Shear Walls
Response Modification Factor, R	6.5
Seismic Response Coefficient, C_S	0.19
Design Base Shear, V	0.19 x Weight

1.3 Structural Drawings shall be used in conjunction with all other project documents for bidding and construction. Contractor shall verify dimensions and conditions for compatibility and shall notify architect of all discrepancies prior to construction.

1.4 Contractor shall provide Temporary Bracing for the structure and structural components until all final connections have been completed in accordance with the drawings.

1.5 Contractor shall be responsible for all safety precautions and the methods, techniques, sequences or procedures required to perform the work.

1.6 Contractor-initiated changes shall be submitted in writing to the Architect and Structural Engineer for approval prior to fabrication or construction. Changes shown on shop drawings only will not satisfy this requirement.

1.7 Drawings indicate general and typical details of construction. Where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used, subject to review and approval by the Architect and the Structural Engineer.

1.8 All structural systems composed of components to be field erected shall be supervised by the Supplier during manufacturing, delivery, handling, storage and erection in accordance with instructions prepared by the Supplier.

GEOTECHNICAL:

2.1 Allowable Soil Pressure, Lateral Earth Pressure, and Soil Profile Type are assumed and therefore must be verified. If soils are found to be other than assumed, notify the Structural Engineer for possible foundation redesign. Footings shall bear on firm, undisturbed earth at least 18" below adjacent finished grade. Unless otherwise noted, footings shall be centered below columns or walls above. Backfill behind all retaining walls with free draining, granular fill and provide for subsurface drainage.

Geotechnical Properties	
Soil Site Class	D
Allowable Soil Bearing Pressure	1500-psf
Active Lateral Earth Pressure (Restrained)	60-pcf
Active Lateral Earth Pressure (Unrestrained)	35-pcf
Seismic Lateral Earth Pressure	6H-psf
Passive Lateral Earth Pressure	300-pcf
Base Friction Coefficient	0.35

CONCRETE:

3.1 Concrete shall be mixed, proportioned, conveyed and placed in accordance with SBC Chapter 19 and ACI 318-14. Mix shall be proportioned to produce a slump of 5" or less. All concrete with surfaces exposed to standing water shall be air-entrained with an air-content conforming to ACI 318-14 Table 19.3.3.1. Concrete Strength, based on SBC Section 1904.1, shall be as follows:

Type or Location of Concrete Construction (Moderate Exposure)	**Min. 28-Day Compressive Strength, f'c**
Interior Slabs-on-Grade	2500-psi
Footings, Basement Walls, Foundation/Stem Walls	3000-psi[1]

[1] Specified compressive strength (f'c) specifications address serviceability requirements. Design strength of concrete is 2500-psi, therefore, strength tests are not required. Provided concrete mix tickets verifying strength specifications.

3.2 Reinforcing Steel shall conform to ASTM A615/A615M-18e1 and the following:

Bar Size	**Steel Grade**
#5 bar and larger	Grade 60, fy = 60,000-psi
#4 bar and smaller	Grade 40, fy = 40,000-psi

Welded Wire Fabric shall conform to ASTM A1064/A1064M-18a

3.3 Reinforcing Steel shall be detailed (including hooks and bends) in accordance with ACI 318-14. Lap all continuous reinforcement (#5 and smaller) 2'-0" minimum. Laps of larger bars (#6 and #7) shall be 3'-0", min. Provide corner bars at all wall and footing intersections and lap 2'-0" minimum. Lap adjacent mats of welded wire fabric a minimum of 8" at sides and ends.

No bars partially embedded in hardened concrete shall be field bent unless otherwise noted on the drawings or approved by the structural engineer.

3.4 Concrete Protection (cover) for Reinforcing Steel shall be as follows:

Condition	**Clear Cover**
Footings and Unformed Surfaces cast against and permanently exposed to Earth	3"
Formed Surfaces exposed to Earth or Weather (#6 bars or larger)	2"
Formed Surfaces exposed to Earth or Weather (#5 bars or smaller)	1½"
Slabs and Walls, interior face (#11 bars and smaller)	¾"
Column Ties or Spirals and Beam Stirrups	1½"

WOOD:

6.1 Framing Lumber shall be kiln dried or MC-19, and graded and marked in conformance with WCLB Standard Grading Rules for West Coast Lumber No. 17. Unless otherwise noted, furnish to the following minimum standards:

Member Use	**Size**	**Species**	**Grade**
Studs	2x, 3x	Hem-Fir or SPF	STUD
Joists/Rafters	2x, 3x	Hem-Fir	No. 2
Plates/Misc.	2x, 3x	Hem-Fir	No. 2
Beams	4x	Douglas Fir-Larch	No. 2
Posts	4x	Douglas Fir-Larch	No. 2
Timber, Beams	6x & Larger	Douglas Fir-Larch	No. 2
Timber, Posts	6x & Larger	Douglas Fir-Larch	No. 2

6.2 Glued Laminated Members shall be fabricated in conformance with ASTM and AITC Standards. Each member shall bear an AITC Identification Mark and shall be accompanied by an AITC certificate of conformance. Furnish to the following minimum standards:

Member Use	**Combination**	**Species**	F_{bx+}	F_{bx-}	$F_{c\perp x}$	F_{vx}	E_x
Beams	24F-V4	DF/DF	2400-psi	1850-psi	650-psi	265-psi	1800-ksi

Camber all glulam beams to 3,500' radius, unless otherwise noted. Glued laminated members exposed to weather or moisture shall be treated with an approved preservative.

6.3 Engineered Wood shown on the drawings are based on product manufactured by Weyerhaeuser in accordance with ICC Report No. ES ESR-1387. Alternate manufacturers may be used subject to review and approval by the Architect and Structural Engineer. All hangers and other hardware not shown shall be designed and supplied by the Joist Manufacturer. Each piece shall bear a stamp or stamps noting the name and plant number of the manufacturer, the grade, the ICC report number, and the quality control agency. Furnish to the following minimum standards:

Member Use	**Product**	F_b	$F_{c\perp}$	F_v	**E**
Beams	1.55E Laminated Strand Lumber (LSL)	2325-psi	800-psi	310-psi	1550-ksi
Beams	2.0E Laminated Veneer Lumber (LVL)	2600-psi	750-psi	285-psi	2000-ksi
Beams	2.0E Parallel Strand Lumber (PSL)	2900-psi	750-psi	290-psi	2000-ksi
Rim Boards	Laminated Strand Lumber (LSL)	1700-psi	680-psi	400-psi	1300-ksi

6.4 Engineered Wood I-Joists shown on the drawings are based on joists manufactured by Weyerhaeuser in accordance with ICC Report No. ES ESR-1153. Alternate Engineered Wood I-Joists manufacturers may be used subject to review and approval by the Architect and Structural Engineer.

6.5 Prefabricated Connector Plate Wood Trusses shall be designed by the manufacturer in accordance with TPI 1-2014 for the spans and conditions shown on the drawings. Wood trusses shall utilize approved connector plates (MITEK, ITW or other approved Truss Plate Manufacturer).

Unless otherwise noted, loading shall be as follows:

Roof Truss Design Loading	
Member	**Uniform Load**
Top Chord Snow Load	25-psf
Top Chord Wind Load (Uplift)	15-psf
Top Chord Dead Load	7-psf
Bottom Chord Live Load	10-psf
Bottom Chord Dead Load	5-psf

Floor Truss Design Loading	
Member	**Uniform Load**
Top Chord Live Load	40-psf
Top Chord Dead Load	10-psf
Bottom Chord Dead Load	5-psf

Submit shop drawings and design calculations prior to fabrication. Submitted documents shall bear the stamp and signature of a registered Professional Engineer, State of Washington. Truss design drawings shall include, at a minimum, the following:

A. Slope or Depth, Span and Spacing
B. Location of all Joints and Support Locations
C. Number of Plies if greater than one
D. Required Bearing Widths
E. Design Loads and Locations: Include Top and Bottom Chord Live and Dead Loads, Girder Loads, and Environmental Loads (Seismic, Wind, Snow, etc.)
F. Other Lateral Loads, including Drag Strut Loads
G. Adjustments to Wood and Metal Connector Plate Design Value for Conditions of Use
H. Maximum Reaction Force and Direction (including Maximum Uplift)
I. Metal-Connector-Plate Type, Size, Thickness, and Location
J. Size Species and Grade for each Member
K. Truss-to-Truss Connections and Truss Field Assembly Requirements
L. Calculated Span-to-Deflection Ratio and maximum Vertical and Horizontal Deflection for Live and Total Loads
M. Maximum Axial Tension and Compression Forces in each Truss Member
N. Required Permanent Individual Truss Member Restraint Location and the Method and Details of Restraint Bracing to be used
O. Placement Layout including Bearing Points, Intersections, Hips, Valleys, etc.
P. Truss-to-Truss and Truss-to-Beam Connection Details and Hardware

6.6 Roof, Floor & Wall Sheathing shall be APA Rated, Exterior or Exposure 1 Plywood or OSB manufactured under the provisions of Voluntary Product Standards DOC PS-1 or DOC PS-2, or APA PRP-108 Performance Standards and Policies for Structural Use Panels. See Drawings for thickness, span rating, and nailing requirements. Unless otherwise noted, wall sheathing shall be ½" (nominal) with Span Rating of 24/0. Glue floor sheathing to all supporting members with adhesive conforming to APA Specification AFG-01.

6.7 Wood members shall be protected against decay and termites in accordance with SBC Section 2304.12. Where required, members shall be naturally durable species or shall be treated with waterborne preservatives wood in accordance with American Wood Protection Association specification AWPA U1. Members shall be clearly labeled. Modified treated members (ripped or end cut) shall be field treated in accordance with specification AWPA M4.

6.8 Timber Connectors and Proprietary Fasteners shall be "Strong-Tie" by Simpson Company, as specified in their current catalog. Provide number and size of fasteners as specified by manufacturer. Connectors shall be installed in accordance with the manufacturer's instructions. Where connector straps connect two members, center strap on joint and provide number and size of fasteners as specified by manufacturer, with equal number and size of fasteners in each member.

Alternate hardware manufacturer substitutions, such as USP Connectors, shall be ICC approval for equal or greater load capacities. All joist hangers and other hardware shall be compatible in size with specified framing members. See Hanger Conversion Table for pre-approved substitutions.

Timber Connectors and their fasteners shall be protected from corrosion in accordance with manufacturer's recommendations or ASTM A 653, Type G185.

6.9 Dowel-Type Fasteners (Bolts, Lag Screws, Wood Screws and Nails) shall conform to Sections 11 and 12 of the ANSI/AWC NDS-2018.

Dowel Type Fastener	**Grade**	**Requirements at Exterior Use or when in Contact w/ Treated Lumber**	**Installation**
Bolts	ASTM A307	ASTM B 695, Class 55 Galvanized or Stainless Steel	ANSI/AWC NDS-2018 Section 12.1.3 Hole = Bolt Ø + (1/32" to 1/16") Washer @ Bolt Head and @ Nut
All-Thread/Threaded Rod	ASTM F1554	ASTM B 695, Class 55 Galvanized or Stainless Steel	ANSI/AWC NDS-2018 Section 12.1.3 Hole = Rod Ø + (1/32" to 1/16") Washer @ Each Nut
Lag Screws	ASTM A307	ASTM A 153 Galvanized or Stainless Steel	ANSI/AWC NDS-2018 Section 12.1.4 Lead Hole = 0.5 x Shank Ø; Shank Hole = Shank Ø Washer @ Lag Head
Wood Screws		ASTM A 153 Galvanized or Stainless Steel	ANSI/AWC NDS-2018 Section 12.1.5 Pilot Hole = 0.75 x Root Ø (Unless Self-Boring)
Nails	ASTM F1667	ASTM A 153 Galvanized or Stainless Steel	ANSI/AWC NDS-2018 Section 12.1.6 Avoid Overdriving or Underdriving; Avoid Wood Splitting Toenails 30°, 1/3 Nail Length from Joint

Nails specified on the drawings shall be as follows:

Nail Use	**Penny Weight**	**Grade**
Framing Nails	12d Box	0.131"Ø x 3¼"
Sheathing Nails	8d Common	0.131"Ø x 2½"

All Metal Fasteners exposed to weather or in contact with treated wood shall be protected from corrosion according to table above. Nuts and bolts exposed to weather or in contact with treated wood shall be galvanized in accordance with ASTM A153/A153M-16a or Stainless Steel. See above for Proprietary Fastener requirements. Do not substitute standard Dowel-Type Fasteners for Proprietary Fasteners unless specifically allowed.

WOOD (Continued):

6.10 Wood Framing Notes: The following apply unless otherwise noted on the drawings:

A. All wood framing details shall be constructed to the minimum standards of the IBC. Nailing not specified on the drawings shall conform to IBC Table 2304.10.1 or ICC ES ESR-1539. Coordinate the size and location of all openings with Mechanical and Architectural Drawings.
B. Wall Framing: Stud wall size and spacing shall be in accordance with the plan notes. Two studs minimum shall be provided at the ends of all walls, at each side of all openings, and at the ends of all beams and headers. All stud bearing walls on wood framing shall have their lower wood plates attached to framing or concrete below per P1-6 of the shear wall schedule.
C. Individual members of Built-Up stud posts shall be nailed to each other with framing nails @ 12"oc, staggered. Individual members of Built-Up joist beams shall be nailed to each other with framing nails @ 12"oc, staggered.
D. Solid blocking for wood columns shall be provided through floors to supports below.
E. Floor and Roof Framing: Provide solid blocking at all bearing points. Toenail joists to supports with two framing nails. Attach timber joists to flush headers or beams with metal joist hangers in accordance with notes above.
F. Roof and floor sheathing shall be laid up with grain perpendicular to supports and nailed per plan notes. Allow 1/8" spacing at all panel edges and ends of floor and roof sheathing. Provide approved panel edge clips centered between joists/trusses at unblocked roof sheathing edges. All floor sheathing edges shall have approved tongue-and-groove joints. Toenail blocking to supports with framing nails @ 12"oc. At blocked floor and roof diaphragms, provide flat 2x blocking at all unframed panel edges and nail with edge nailing specified.

QUALITY ASSURANCE:

7.1 See Special Inspection and Testing Requirements Table for inspection and testing requirements. Special Inspection shall be in accordance with SBC Section 1704.2. Standard inspections shall be in accordance with SBC Section 110.

7.2 Structural Observation is not required.

SPECIAL INSPECTION AND TESTING REQUIREMENTS			
Verification and Inspection	Continuous	Periodic	Comments
Soils	-	-	Refer to Geotechnical Report
Concrete	-	-	Provide Batch Mix Tickets
Concrete Retaining Walls Basement Walls	-	X	
Post-Installed Anchors in Concrete	X	-	

Hanger Conversion Table		
TYPE	SIMPSON STRONG-TIE PRODUCT #	USP CONNECTORS PRODUCT #
HOLDOWNS	HDUx-SDS2.5	PHDxA
	STHD14/STHD14RJ	STAD14/STAD14RJ
	DTT1Z	LTS19-TZ w/ 1"x1"x¼" PLATE WASHER (TO ACCOMMODATE ⅜" LAG SCREW)
STRAPS	MST48	KST248
	ST2215	KST216
	ST6224	KST224
	CS16	RS150
	MASA / MASAP	FA4
	CMSTC16	CMSTC16
ANGLES/TIES	LGT2	LUGT2
	LTP4	MP4F
	LTP5	MP6F
	A34	MP34
	A35	MPA1
	H1	RT15
	H2.5	RT7
	H2.5A	RT7A
POST CAPS	LPCxZ	PBxx-6TZ
	LCE4	PBES74
	EPCxx	EPCMxx
	CCQxxSDS5.5	KCCQxx
	ECCQxxSDS5.5	KECCQxx
	ACx	PBSxx
POST BASES	PBxx	WExx
	ABUxx	PAUxx
	ABAxx	PAxxE
DRAG STRUTS	HTS30C	HTW30C
	HTS30	HTW30
	DSC5	DSC4
HANGERS	LUSxx	JUSxx
	IUSxx	THFxx
	ITTxx	THOxx
	HUxx / HUCxx	HDxx / HDxxIF
	MIUxx	THFxx
	HUSxx	HUSxx

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BRIAN T. LAMPE
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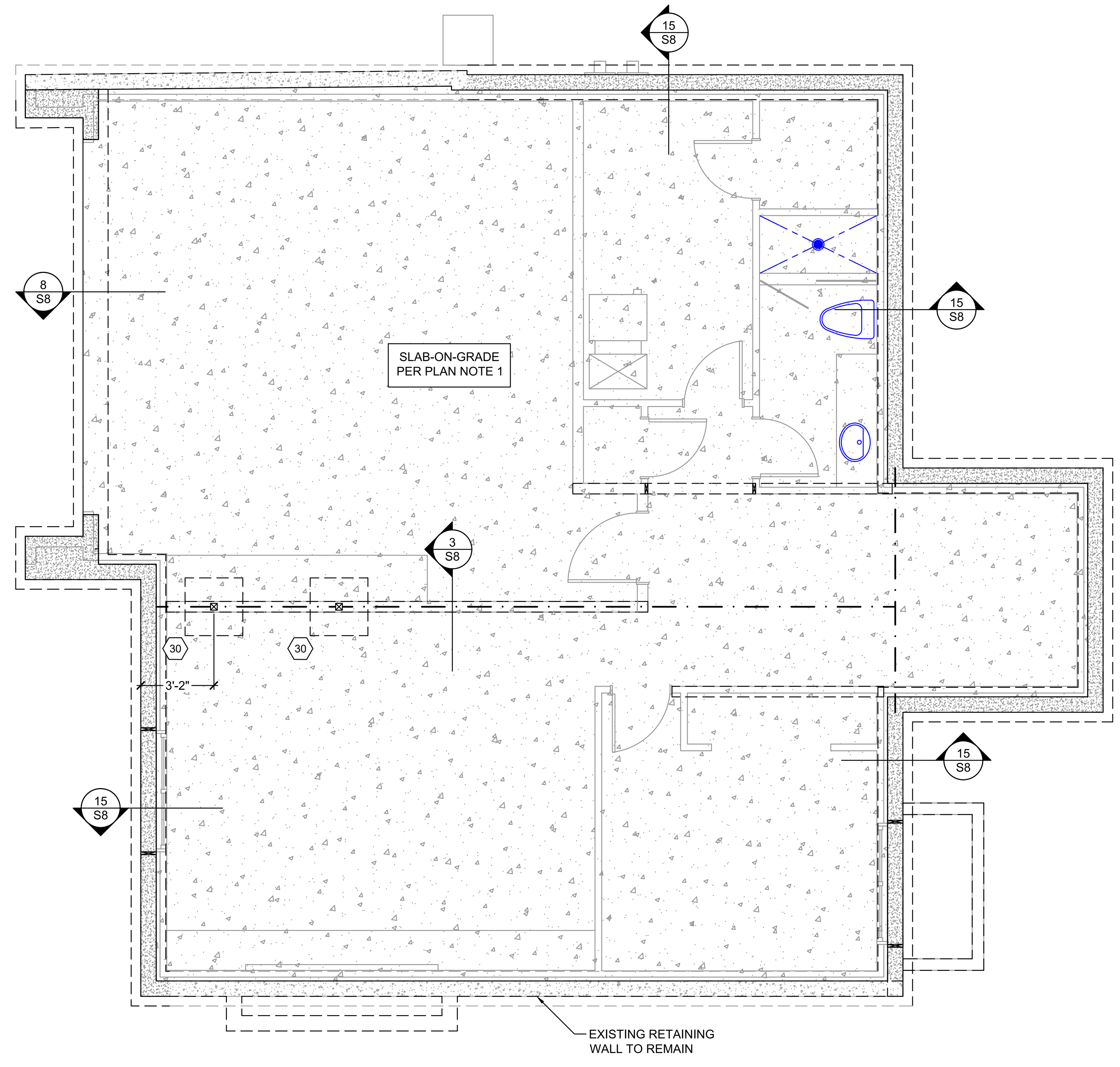
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

PERMIT 3/3/2024

Revisions To A New Residence for
Teddy and Megan Dann
3008 70th Avenue S.E. - Mercer Island, WA 98040

S1



FOUNDATION PLAN

REFERENCE ELEVATION 0'-0" = xx.xx'

FOUNDATION PLAN NOTES:

1. Slab-on-Grade shall be 4" thick with 6x6 W1.4xW1.4 WWM at center, u.o.n. Slab shall be poured over base soil prepared in accordance with the Geotechnical Report. Slab shall be poured over 10mil Vapor Barrier placed over Free-Draining Granular Fill. See Architectural Drawings for Slab Elevation, Depression, and Slope requirements. WWM may be omitted if Slab concrete mix is includes Fibrous Reinforcement per General Structural Notes.

2. Provide Construction/Control Joint in Slab per Architectural Drawings. Areas shall be approximately square and 400-sf or less. [See 16/S6.]

3. Bottom of Footings shall be set on competent, properly compacted Bearing Soil below Frost Depth.
Footing Elevations shown are estimated and for Bidding purposes only. The Contractor shall determine actual footing elevations based on final grades and site conditions. Consult with the Geotechnical Engineer as required.

4. Footings may be lowered or modified per 11/S6 to avoid below grade pipes and conduits.

5. Anchor Bolts for Exterior Stud Walls shall be in accordance with P1-6 of the Shear Wall Schedule of 1/S7, u.o.n.

FLOOR FRAMING PLAN NOTES:

6. Floor Sheathing shall be ¾" thick T&G (Panel Span Rating 48/24). Glue Sheathing to all Framing Members and Blocking below with adhesive conforming to A.P.A.Specification AFG-01. Fasten Sheathing to Framing with WSV2S Subfloor Screws (#9 x 2") or or 0.131"Ø x 2½" Nails as follows:

Framing, Edges	6"oc
Framing, Field	10"oc
Boundaries, Blocking, Struts	6"oc

At areas indicated as Blocked Diaphragm, provide 2x Flat Blocking (per General Structural Notes) at all Unframed Sheathing Panel Edges. Fasten Sheathing to Framing and Blocking with WSV2S Subfloor Screws (#9 x 2") or 0.131"Ø x 2½" Nails as follows:

Framing, Edges	6"oc
Framing, Field	10"oc
Boundaries, Blocking, Struts	6"oc

See Drawings for other Sheathing Nailing requirements.

7. Floor Joists shall be 11⅞" TJI 210 @ 16"oc, u.o.n.
Deck Joists shall be P.T. 2x10 @ 16"oc, u.o.n.
Floor Framing shall be 18" Deep "4x2" Connector-Plate Trusses @ 19.2"oc, u.o.n. Change spacing to 16"oc, as required, to meet the deflection requirements. Loading shall be as follows, u.o.n.:

Top Chord Live Load	40-psf
Top Chord Dead Load	10-psf
Bottom Chord Live Load	N/A
Bottom Chord Dead Load	5-psf

Maximum Live Load deflection shall be the smaller of L/720 or ⅜". Refer to General Structural Notes for other requirements.

Layout shown is for illustrative purposes only. Girder and beam locations shown shall not be changed without approval from the Structural Engineer. Other framing layout shown may be modified to accommodate crawlspace access, HVAC or other fixtures.

8. Allowance has been made for 1½" Gypcrete Topping.

LEGEND

xx Sx.x	DETAIL CALL-OUT
P1-x	ANCHOR BOLTS FOR SHEAR WALL ABOVE PER SCHEDULE OF 1/S7
P1-x	SHEAR WALL BELOW PER SCHEDULE OF 1/S7
	SLAB-ON-GRADE PER PLAN NOTE 1
	FOUNDATION WALL AND FOOTING
	FOUNDATION WALL AND SILL PLATE BELOW
	BEARING OR SHEAR WALL ABOVE
	HOLD-DOWN TO WALL ABOVE PER 13/S7
PT LD	BLOCK THRU FLOOR FOR POST ABOVE (MATCH AREA)
xxx	POST BELOW
xxx	CRAWL SPACE POST BELOW
(F)	FLUSH FRAMED (BOTTOM FLUSH W/ BOTTOM OF FRAMING)
xx	FOOTING CALLOUT - SEE 9/S7

1/4"=1'-0" 0 1 2 4 8 16

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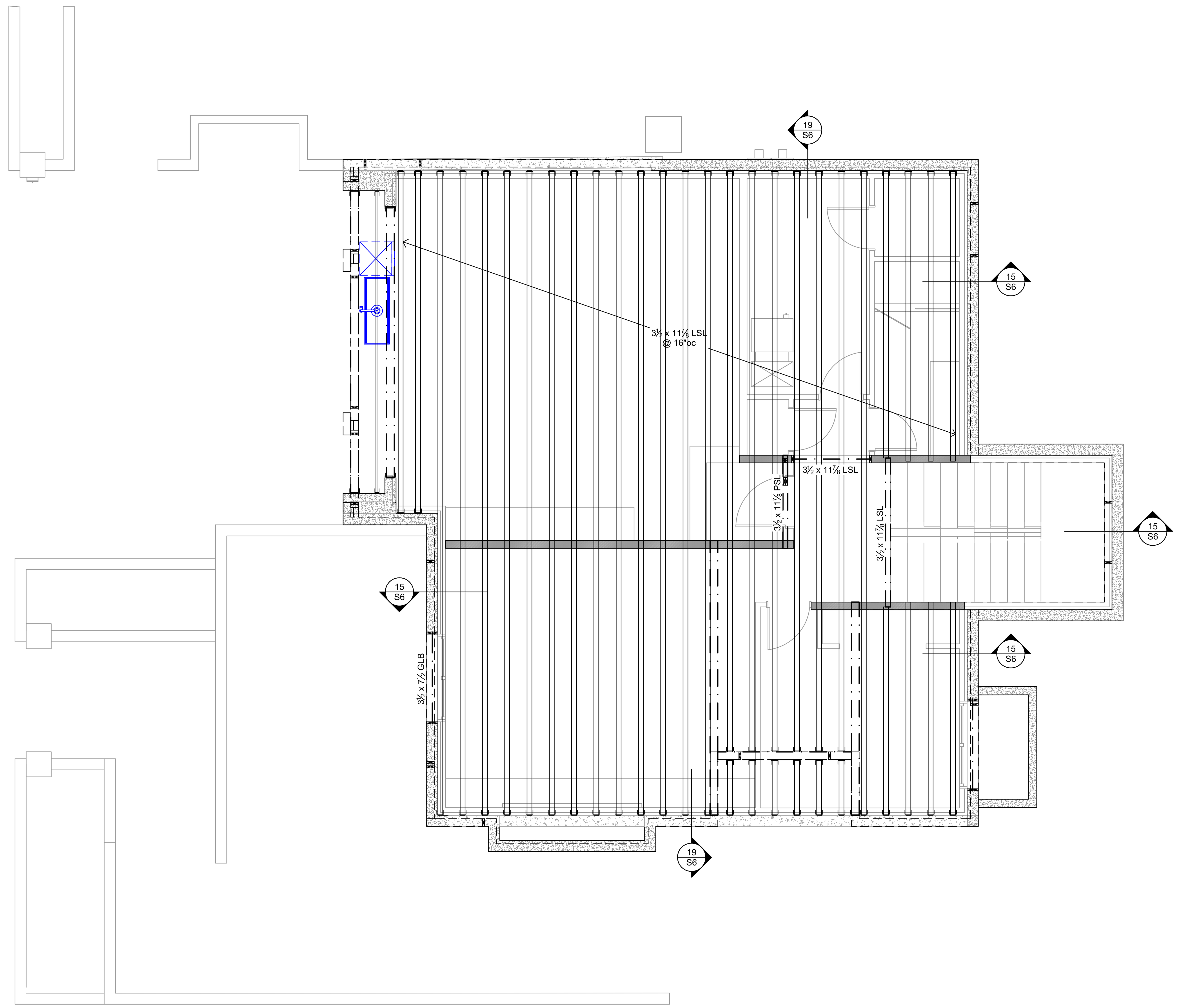

FLOOR FRAMING PLAN NOTES:

1. Floor Sheathing shall be ¾" thick T&G (Panel Span Rating 48/24). Glue Sheathing to all Framing Members and Blocking below with adhesive conforming to A.P.A.Specification AFG-01. Fasten Sheathing to Framing with WSV2S Subfloor Screws (#9 x 2") or 0.131"Ø x 2½" Nails as follows:

Framing, Edges	6"oc
Framing, Field	10"oc
Boundaries, Blocking, Struts	6"oc

At areas indicated as Blocked Diaphragm, provide 2x Flat Blocking (per General Structural Notes) at all Unframed Sheathing Panel Edges. Fasten Sheathing to Framing and Blocking with WSV2S Subfloor Screws (#9 x 2½") or 0.131"Ø x 2½" Nails as follows:

Framing, Edges	4"oc
Framing, Field	10"oc
Boundaries, Blocking, Struts	4"oc

See Drawings for other Sheathing Nailing requirements.

2. Floor Joists shall be 11⅞" TJI 210 @ 16"oc, u.o.n.
Deck Joists shall be P.T. 2x10 @ 16"oc, u.o.n.
Floor Framing shall be 18" Deep "4x2" Connector-Plate Trusses @ 19.2"oc, u.o.n. Change spacing to 16"oc, as required, to meet the deflection requirements. Loading shall be as follows, u.o.n.:

Top Chord Live Load	40-psf
Top Chord Dead Load	10-psf
Bottom Chord Live Load	N/A
Bottom Chord Dead Load	5-psf

Maximum Live Load deflection shall be the smaller of L/720 or ⅜". Refer to General Structural Notes for other requirements.

Layout shown is for illustrative purposes only. Girder and beam locations shown shall not be changed without approval from the Structural Engineer. Other framing layout shown may be modified to accommodate access, HVAC or other fixtures.

3. Allowance has been made for 1½" Gypcrete Floor Topping.

WALL FRAMING PLAN NOTES:

4. Exterior Walls shall be Shear Wall type P1-6 with 2x6 Studs @ 16"oc, u.o.n.
Interior Walls shall be 2x4 Studs @ 16"oc, u.o.n.
Demising Walls shall be (2) wall with 1" Air Space. Each wall shall be 2x4 Studs @ 16"oc, u.o.n.
Demising Walls shall be 2x6 Plates with 2x4 Studs @ 8"oc, staggered on each face of Plate, u.o.n.

Where adjacent Shear Walls are in contact, nail studs together per 4/S7. See 1/S7 for special stud requirements at Shear Wall types P1-3, P1-2, P2-4, P2-3, and P2-2.

5. Top Plate Eleveation shall be per Architectural Drawings.

6. Headers shall be 4x8, u.o.n. See Detail 19/S7.

7. Headers shall be 4x8, u.o.n. Headers shall be supported by (1) Jamb Stud and (1) Full-Height Stud, u.o.n. Number of Studs at header support specified on Plan indicates number of Jamb Studs below Header plus (1) Full-Height Stud.

8. Built-up Stud Groups in Walls supporting Beams, Posts or Girder Trusses above shall be (2) Studs, u.o.n. See General Structural Notes for fastening requirements.

LEGEND

xx Sx.x	DETAIL CALL-OUT
P1-x	SHEAR WALL BELOW PER SCHEDULE OF 1/S7
	BEARING OR SHEAR WALL BELOW
	BEARING OR SHEAR WALL ABOVE
X	HOLD-DOWN TO WALL ABOVE PER 1/S7
PT LD	BLOCK THRU FLOOR FOR POST ABOVE (MATCH AREA)
xxx	POST BELOW
(F)	FLUSH FRAMED (BOTTOM FLUSH W/ BOTTOM OF FRAMING)
HDR	HEADER PER PLAN NOTE 6

LOWER WALL/MAIN FLOOR FRAMING PLAN

REFERENCE ELEVATION 0'-0" = xx.xx'

1/4"=1'-0" 0 1 2 4 8 16

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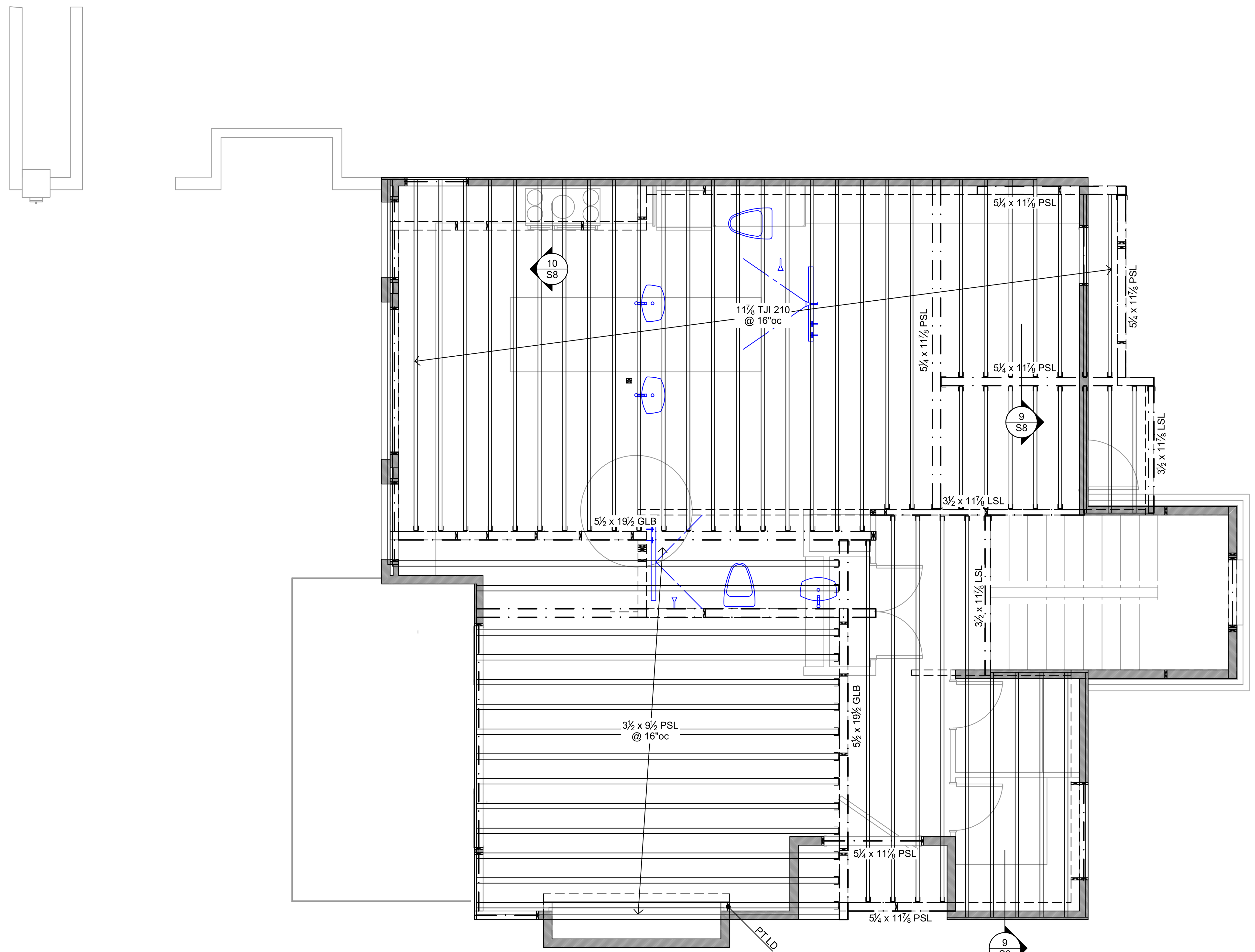

FLOOR FRAMING PLAN NOTES:

1. Floor Sheathing shall be ¾" thick T&G (Panel Span Rating 48/24). Glue Sheathing to all Framing Members and Blocking below with adhesive conforming to A.P.A.Specification AFG-01. Fasten Sheathing to Framing with WSV2S Subfloor Screws (#9 x 2") or 0.131"Ø x 2½" Nails as follows:

Framing, Edges	6"oc
Framing, Field	10"oc
Boundaries, Blocking, Struts	6"oc

At areas indicated as Blocked Diaphragm, provide 2x Flat Blocking (per General Structural Notes) at all Unframed Sheathing Panel Edges. Fasten Sheathing to Framing and Blocking with WSV2S Subfloor Screws (#9 x 2½") or 0.131"Ø x 2½" Nails as follows:

Framing, Edges	4"oc
Framing, Field	10"oc
Boundaries, Blocking, Struts	4"oc

See Drawings for other Sheathing Nailing requirements.

2. Floor Joists shall be 11⅞" TJI 210 @ 16"oc, u.o.n.
Deck Joists shall be P.T. 2x10 @ 16"oc, u.o.n.
Floor Framing shall be 18" Deep "4x2" Connector-Plate Trusses @ 19.2"oc, u.o.n. Change spacing to 16"oc, as required, to meet the deflection requirements. Loading shall be as follows, u.o.n.:

Top Chord Live Load	40-psf
Top Chord Dead Load	10-psf
Bottom Chord Live Load	N/A
Bottom Chord Dead Load	5-psf

Maximum Live Load deflection shall be the smaller of L/720 or ⅜". Refer to General Structural Notes for other requirements.

Layout shown is for illustrative purposes only. Girder and beam locations shown shall not be changed without approval from the Structural Engineer. Other framing layout shown may be modified to accommodate access, HVAC or other fixtures.

3. Allowance has been made for 1½" Gypcrete Floor Topping.

WALL FRAMING PLAN NOTES:

4. Exterior Walls shall be Shear Wall type P1-6 with 2x6 Studs @ 16"oc, u.o.n.
Interior Walls shall be 2x4 Studs @ 16"oc, u.o.n.
Demising Walls shall be (2) wall with 1" Air Space. Each wall shall be 2x4 Studs @ 16"oc, u.o.n.
Demising Walls shall be 2x6 Plates with 2x4 Studs @ 8"oc, staggered on each face of Plate, u.o.n.

Where adjacent Shear Walls are in contact, nail studs together per 4/S7. See 1/S7 for special stud requirements at Shear Wall types P1-3, P1-2, P2-4, P2-3, and P2-2.

5. Top Plate Eleveation shall be per Architectrual Drawings.

6. Headers shall be 4x8, u.o.n. See Detail 19/S7.

7. Headers shall be 4x8, u.o.n. Headers shall be supported by (1) Jamb Stud and (1) Full-Height Stud, u.o.n. Number of Studs at header support specified on Plan indicates number of Jamb Studs below Header plus (1) Full-Height Stud.

8. Built-up Stud Groups in Walls supporting Beams, Posts or Girder Trusses above shall be (2) Studs, u.o.n. See General Structural Notes for fastening requirements.

LEGEND

xx / Sx.x	DETAIL CALL-OUT
P1-x	SHEAR WALL BELOW PER SCHEDULE OF 1/S7
	BEARING OR SHEAR WALL BELOW
	BEARING OR SHEAR WALL ABOVE
	HOLD-DOWN TO WALL ABOVE PER 1/S7
PT LD	BLOCK THRU FLOOR FOR POST ABOVE (MATCH AREA)
xxx	POST BELOW
(F)	FLUSH FRAMED (BOTTOM FLUSH W/ BOTTOM OF FRAMING)
HDR	HEADER PER PLAN NOTE 6

MAIN WALL/UPPER FLOOR FRAMING PLAN

REFERENCE ELEVATION 0'-0" = xx.xx'

1/4"=1'-0" 0 1 2 4 8 16

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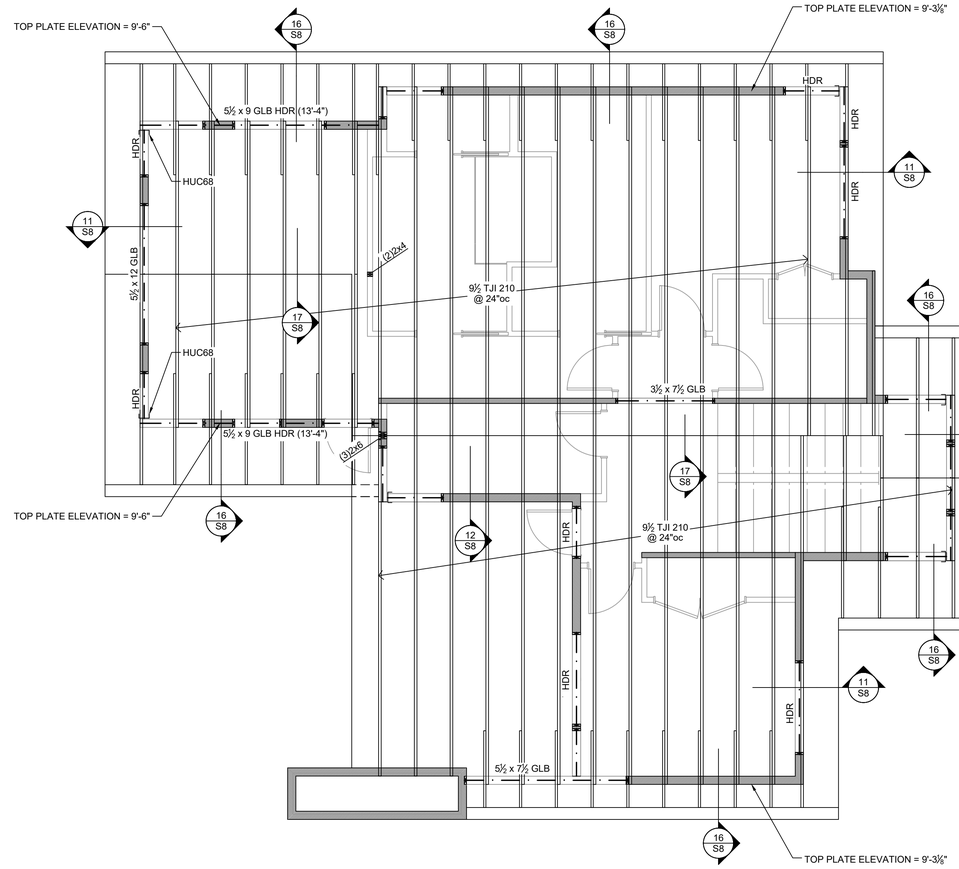

UPPER WALL/ROOF FRAMING PLAN

REFERENCE ELEVATION 0'-0" = xx.xx'

ROOF FRAMING PLAN NOTES:

1. Roof Sheathing shall be 7/16" thick (Panel Span Rating 32/16) [or 7/16" thick (Panel Span Rating 24/16)]. Fasten Sheathing to Framing with 0.131"Ø x 2½" Nails as follows:

Framing, Edges	6"oc
Framing, Field	12"oc
Boundaries, Blocking, Struts	6"oc

   At Unframed Panel Edges, provide PSCA Framing Clips centered between each Framing Member. See Drawings for other Sheathing Nailing requirements.

2. Roof Joists shall be 9½" TJI 210 @ 24"oc, u.o.n.

   Layout shown is for illustrative purposes only. Girder and beam locations shown shall not be changed without approval from the Structural Engineer. Other framing layout shown may be modified to accommodate attic access, skylights, HVAC or other fixtures.

WALL FRAMING PLAN NOTES:

3. Exterior Walls shall be Shear Wall type P1-6 with 2x6 Studs @ 16"oc, u.o.n.
   Interior Walls shall be 2x4 Studs @ 16"oc, u.o.n.

   Where adjacent Shear Walls are in contact, nail studs together per 4/S7. See 1/S7 for special stud requirements at Shear Wall types P1-3, P1-2, P2-4, P2-3, and P2-2.

4. Top Plate Elevation shall be per Architectural Drawings.

5. Headers shall be 4x8, u.o.n. See Detail 19/S7.

6. Built-up Stud Groups in Walls supporting Beams, Posts or Girder Trusses above shall be (2) Studs, u.o.n. See General Structural Notes for fastening requirements.

LEGEND

xx / Sx.x	DETAIL CALL-OUT
P1-x	SHEAR WALL BELOW PER SCHEDULE OF 1/S7
	BEARING OR SHEAR WALL BELOW
4x	POST BELOW
(F)	FLUSH FRAMED (BOTTOM FLUSH W/ BOTTOM OF FRAMING)
HDR	HEADER PER PLAN NOTE 6

1/4"=1'-0" 0 1 2 4 8 16

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3/13/2024

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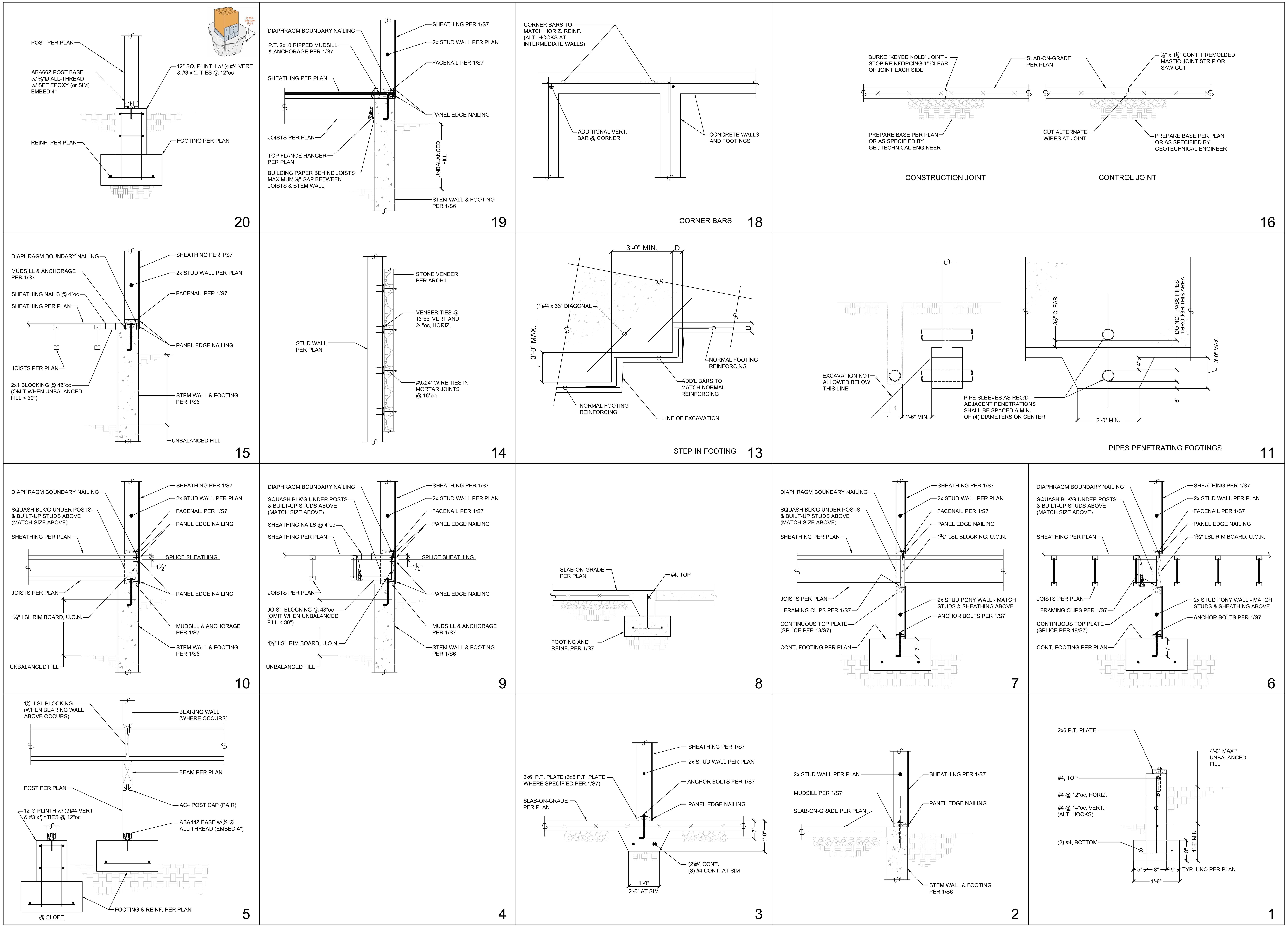

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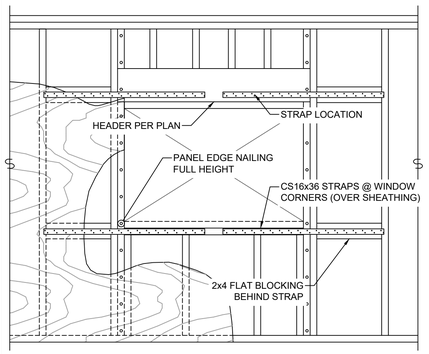
S6



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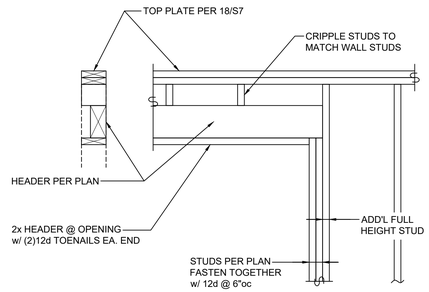

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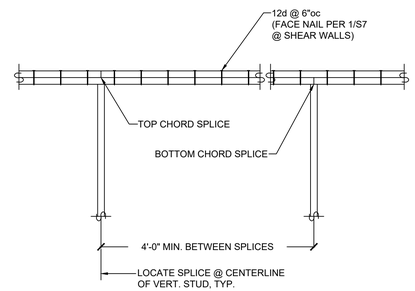

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SHEAR WALL SCHEDULE

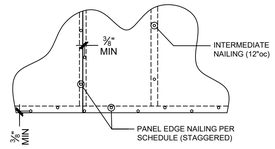
(IN ACCORDANCE W/ ANSI/AF&PA SDPWS-2015 SECTION 4.3)

WALL TYPE	① SHEATHING	② PANEL EDGE NAILING	③ MINIMUM WIDTH OF NAILED FACE OF FRAMING @ ADJOINING PANEL EDGES		④ FACE NAILING	⑤ FRAMING CLIPS	⑥ ANCHORAGE TO CONCRETE		SEIS/WIND CAPACITY (PLF)
			SINGLE MEMBER	BUILT-UP MEMBER			ANCHOR BOLTS	MUDSILL ANCHORS	
P1-6	1-SIDE	6"oc	2x	-	6"oc	A35 @ 27"oc or LTP4 @ 27"oc	⅝"Ø @ 60"oc	MASAP @ 52"oc	240
P1-4	1-SIDE	4"oc	2x	-	4"oc	A35 @ 18"oc or LTP4 @ 18"oc	⅝"Ø @ 46"oc	MASAP @ 36"oc	350
P1-3	1-SIDE	3"oc	3x	(2)2X	3"oc	A35 @ 14"oc or LTP4 @ 14"oc	⅝"Ø @ 36"oc	MASAP @ 28"oc	450
P1-2	1-SIDE	3"oc	3x	(2)2X	2"oc	A35 @ 7½"oc or LTP4 @ 7½"oc	⅝"Ø @ 28"oc	MASAP @ 18"oc	590

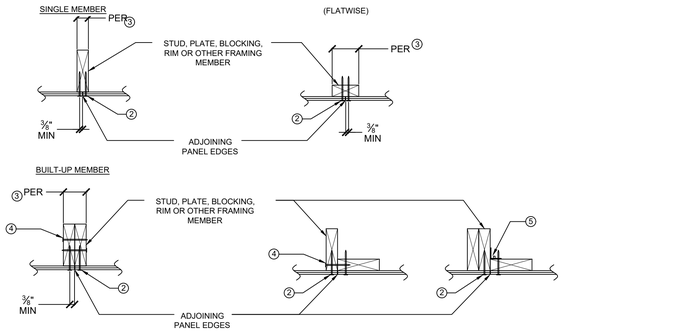
SHEAR WALL SCHEDULE NOTES

① 7/16"OSB or 15/32" PLYWOOD SHEATHING OR SIDING EXCEPT GROUP 5 SPECIES. MINIMUM PANEL SPAN RATING OF (24/0). PANELS SHALL NOT BE LESS THAN 4'x8', EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. ALL EDGES OF ALL PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING. (SECTION 4.3.7.1.1)

② PANEL EDGE NAILING APPLIES TO ALL SHEATHING PANEL EDGES. NAIL SHEATHING TO INTERMEDIATE FRAMING MEMBERS WITH SHEATHING NAILS @ 12"oc. MAXIMUM STUD SPACING SHALL BE 16"oc. SHEATHING NAILS SHALL BE 0.131"Ø x 2½". PLYWOOD EDGE NAILING SHALL BE STAGGERED. NAILS SHALL BE LOCATED AT LEAST ⅜" FROM THE PANEL EDGES. (SECTION 4.3.7.1.2. & SECTION 4.3.7.1.3)

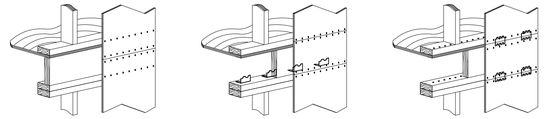


③ THE MINIMUM NOMINAL WIDTH OF THE NAILED FACE OF FRAMING AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE AS INDICATED IN THE SCHEDULE. (SECTION 4.3.7.1.4)



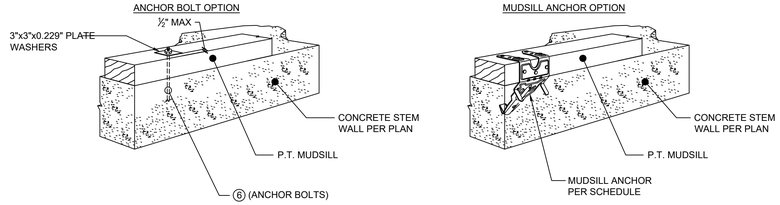
④ FACE NAILING APPLIES TO CONDITIONS WHERE FRAMING NAILS CAN BE STRAIGHT DRIVEN THRU FIRST MEMBER AND PENETRATE MAIN MEMBER MINIMUM OF 1½". FRAMING NAILS SHALL BE 0.131"Ø x 3¼". 0.131"Øx3" NAILS MAY BE USED WHEN STITCHING TOGETHER (2)2x MEMBERS WITH NO SPACERS.

⑤ AT ADJOINING PANEL EDGES WHERE SHEATHING CANNOT LAP ON SINGLE MEMBER AND FACE NAILING CANNOT BE ACCOMPLISHED, FRAMING CLIPS SHALL BE USED TO FASTEN BUILT-UP MEMBERS.



⑥ ANCHOR BOLTS EMBEDMENT SHALL BE 7", U.O.N. ALL ANCHORS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. PLATE WASHER SHALL EXTEND TO WITHIN ½" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. IF SHEATHING IS ON BOTH SIDES OF THE WALL, STAGGER THE ANCHOR BOLTS, AS REQUIRED, SO THAT HALF OF THE PLATE WASHERS ARE WITHIN ½" OF THE EDGE OF THE BOTTOM PLATE ON EACH SIDE. HOLE IN PLATE WASHERS MAY BE DIAGONALLY SLOTTED. (SECTION 4.3.6.4.3)

ALTERNATIVELY, SIMPSON STRONG TIE MUDSILL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURE'S PROCEDURES AND ESR-2555.



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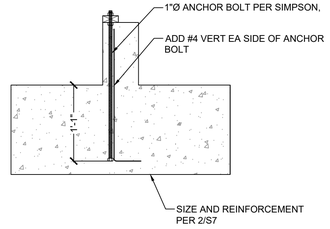

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HOLDOWN	ANCHOR BOLT	EMBEDMENT INTO STEM WALL	MIN POST SIZE REQ'D
HDU2-SDS2.5	SSTB16	13"	(2)2x
HDU4-SDS2.5	SSTB24	21"	(2)2x
HDU8-SDS2.5	SSTB28	25"	4x6
HDU11-SDS2.5	PAB8	SEE 6/S7	4x6

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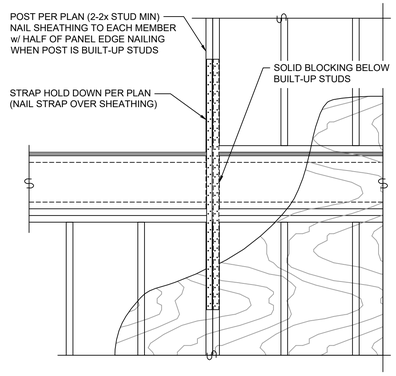

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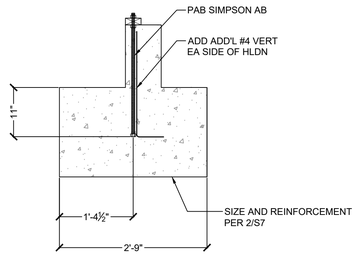

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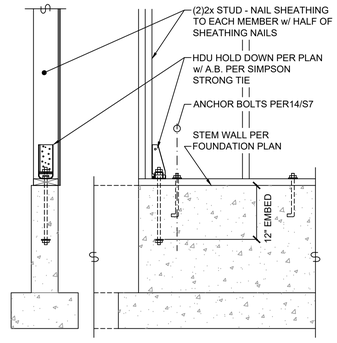
PLAN CALLOUT	SIZE	REINFORCING	DETAIL REFERENCE
18	18" sq x 8" thick	(2)#4 EA. WAY BOTTOM	-
24	24" sq x 8" thick	(2)#4 EA. WAY BOTTOM	-
30	30" sq x 8" thick	(3)#4 EA. WAY BOTTOM	-
36	36" sq x 12" thick	(3)#4 EA. WAY BOTTOM	-
42	42" sq x 12" thick	(4)#4 EA. WAY BOTTOM	-
48	48" sq x 12" thick	(5) #4 EA. WAY BOTTOM	-

9



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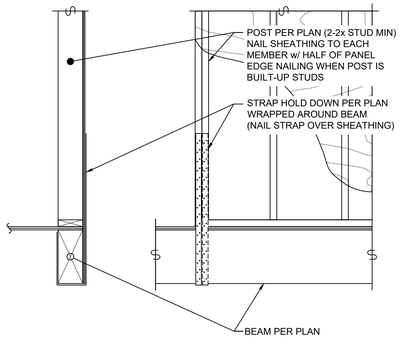

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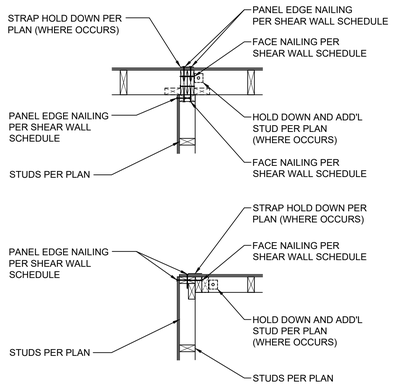

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PERMIT 3/3/2024

Revisions To A New Residence for

Teddy and Megan Dann

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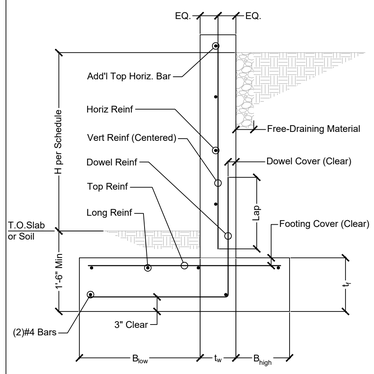
S7



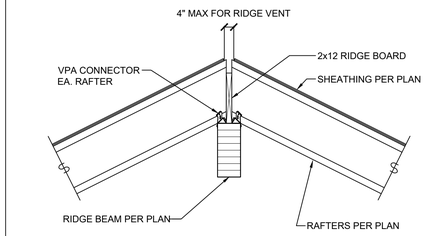
RETAINING WALL SCHEDULE											
H	B_{flow}	t_w	B_{fsigh}	t_f	Dowel Cover	Footing Cover	Vert Reinf	Dowel Reinf	Horiz Reinf	Top Reinf	Long Reinf	Lap
10'	3'-0"	8"	1'-6"	12"	1½"	1½"	#6 @ 7"	#6 @ 7"	#5 @ 18"	#4 @ 9"	(5)#4	42"
9'	2'-6"	8"	1'-6"	12"	1½"	1½"	#5 @ 7"	#5 @ 7"	#5 @ 18"	#4 @ 12"	(4)#4	36"
8.5'	2'-6"	8"	1'-3"	12"	1½"	1½"	#5 @ 9"	#5 @ 9"	#5 @ 18"	#4 @ 15"	(4)#4	36"
8'	2'-3"	8"	1'-3"	12"	1½"	1½"	#5 @ 11"	#5 @ 11"	#5 @ 18"	#4 @ 18"	(4)#4	36"
7.5'	2'-3"	8"	1'-0"	12"	1½"	1½"	#5 @ 13"	#5 @ 13"	#5 @ 18"	#4 @ 18"	(3)#4	30"
7'	2'-0"	8"	1'-0"	12"	1½"	1½"	#5 @ 17"	#5 @ 17"	#5 @ 18"	#4 @ 18"	(3)#4	30"
6'	1'-9"	8"	9"	12"	1½"	1½"	#4 @ 12"	#4 @ 12"	#5 @ 18"	#4 @ 18"	(2)#4	24"
5'	1'-3"	8"	9"	12"	1½"	1½"	#4 @ 16"	#4 @ 16"	#5 @ 18"	#4 @ 18"	(2)#4	24"
4'	SEE STANDARD FOOTING											

SOIL BEARING PRESSURE:	1500 PSF	CONCRETE STRENGTH:	2500 PSI
ACTIVE EARTH PRESSURE:	35 PCF	#4 STEEL STRENGTH (GR40):	40 KSI
PASSIVE EARTH PRESSURE:	300 PCF	#5/#6 STEEL STRENGTH (GR60):	60 KSI
FRICTION COEFFICIENT:	0.35		
SEISMIC SURCHARGE:	6H		

15

14

13



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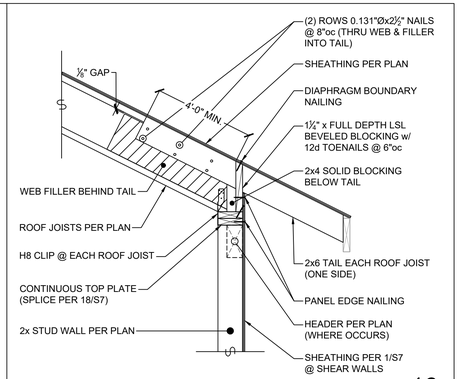

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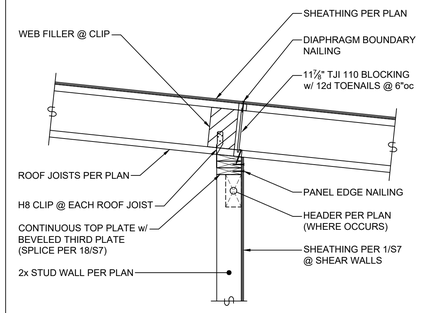

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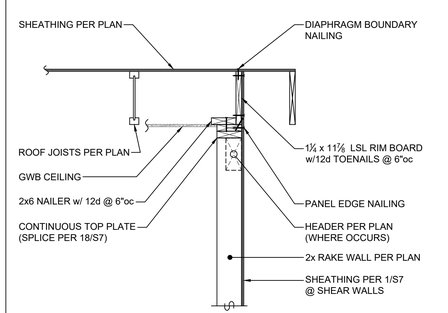

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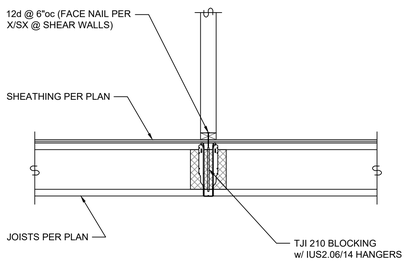

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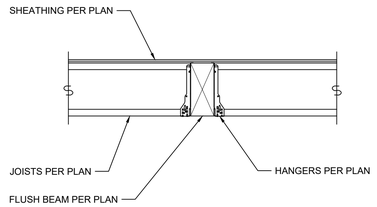

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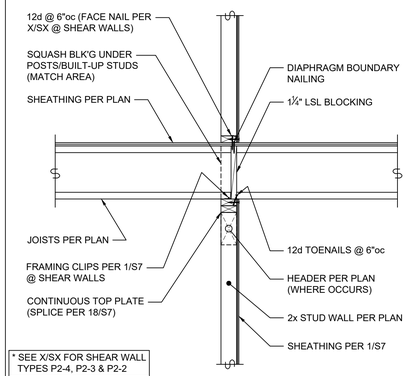
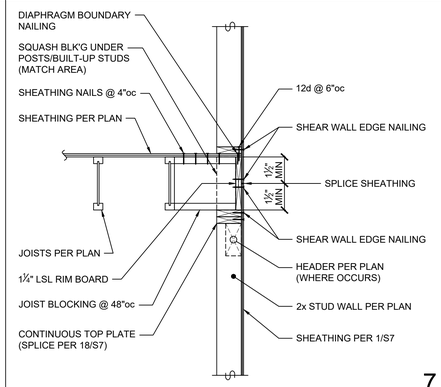


* SEE X/SX FOR SHEAR WALL TYPES P2-4, P2-3 & P2-2

8



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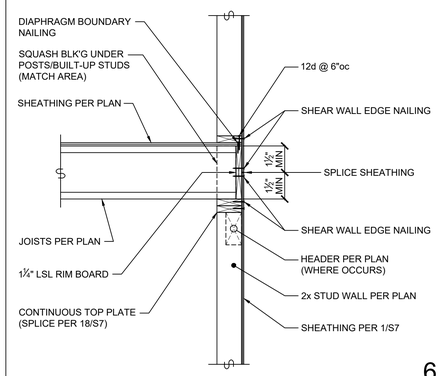

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S8