TREE PLANTING PLAN

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

REAR YARD COVERED DECK CONC. DRIVE SERVICEBERRY REPLACEMENT TREE PERVIOUS WOOD DECK CONC. WALK MAIN FLOOR ELEV 65.17 FRONT YARD SERVICEBERRY REPLACEMENT TREE

ELEVATION CALCULATION

	EL @ MIDPOINT	segment	wtd sgmnt			
1	64.40	24.33	1566.85			
2	64.80	17.11	1108.73			
3	64.40	3.00	193.20			
4	64.30	12.83	824.97			
5	64.30	3.00	192.90			
6	64.10	11.17	716.00			
7	63.00	27.33	1721.79			
8	62.00	2.00	124.00			
9	61.50	18.00	1107.00			
10	61.50	28.00	1722.00			
11	63.00	18.00	1134.00			
12	64.60	11.92	770.03			
		176.69	11181.47			
AVG. EL = 63.28						
BOLD = NEW EL LOWER THAN EXIST						

EXCEPTED BASEMENT FLOOR AREA

segment	length	%cover	wtd
<u></u> а	24.33	100.0%	218.97
b	26.04	100.0%	234.36
С	3	100.0%	27.00
c d	11.17	99.5%	100.03
е	27.33	86.0%	211.53
e f	2	77.8%	14.00
	18	60.0%	97.20
g h	28	70.0%	176.40
i	18	100.0%	162.00
j	7.2	100.0%	64.80
perim=	165.07	wtd avg full avg	1306.30 1485.63
raw FAR	1442	%	87.93%
full cover	= 9.0		
excepted area =		1267.9]

PERCENT COVERAGE IS THE PERCENT OF A BASEMENT WALL THAT IS BURIED BASED ON THE LOWER OF EXISTING OR FINAL GRADE

LOT COVERAGE (SHADED AREA)

House Roof to eaves (shaded) = 2088.4 sf driveway (shaded) = 247 sf TOTAL = 2335 sf

allowable = $6000 \times .4 = 2400 \text{ sf}$

amount available for hardscape = 64.6 sf

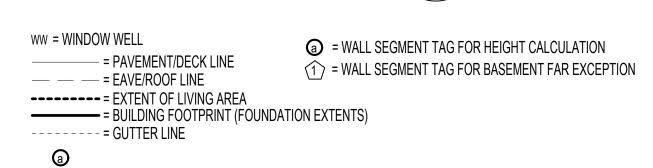
F.A.R. CALCULATION

Main Floor FA= 1555 sf (inc. gar) Basement FA = 1443 sf (88% below grade) Upper Floor FA = 1108 sf 4106 sf

excepted FA = (1267.9 sf)stairs = $(70 \text{ sf x}^2 = 140 \text{ sf})$

TOTAL chargeable FA = 2698.1 sf Lot is < 7500 sf therefor FAR = lesser of 3000 sf or, 45% of lot area $.45 \times 6000 \text{ sf} = 2700 \text{ sf}, \text{ FAR limit} = 2700 \text{ sf}$

A. SITE PLAN



LOT SLOPE

1" = 10'-0"

HIGH POINT = 67.3' **LOW POINT = 57.7'** LOT SLOPE = 9.6'/116.75' = 8.22% LOT COVERAGE = 40%

> allowable = 600 sf x .09 = 540 sfextra lot cov. =64.6 sf TOTAL allow. = 606.4 sf

HARDSCAPE

ENRTY WALK - 111 SF

SIDE PATIO - 264 SF REAR DECK - 221.5

RET. WALLS/WW - 4.3

TOTAL = 600.8 sf

Code Data

2021 International Building Code (IBC) - struct.

2021 International Residential Code (IRC)

2021 International Mechanical Code (IMC)

2021 International Fuel Gas Code (IFGC)

2021 Uniform Plumbing Code (UPC)

2021 International Fire Code (IFC)

2021 International Existing Building Code

2021 International Swimming Pool and Spa Code

Washington State Energy Code (WCEC)

ICC/ANSI A117.1-09, Accessible and Usable Buildings and Facilities, with statewide and City amendments

and Regulated Class A, Regulated Class B, and Regulated Class C weeds identified on the King County Noxious Weed list, as amended, shall be

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

Civil Engineer

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

Structural Engineer

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

Contractor

Aspen Homes NW Mike Yeganeh P.O. BOX # 1056 Mercer Island, WA 98040 Lic # ASPPENHN870MK

Project Description

Demolish existing and build new single family

Parcel Number/Legal

Parcel # = 2174500520 Legal Description: EAST SEATTLE ADD PLat Block: 3 Plat Lot: 32-33 ZONING = R-8.4lot size = 6,000 sf

Owner

SINA YEGANEH 3307 E PIKE ST Seattle WA 98122

All Japanese knotweed (Polygonum cuspidatum) removed from the property.

CHRIS LUTHI STATE OF WASHINGTON

CENTERLINE DESIGN 4737 37th AVE SW SEATTLE 206.935.4684

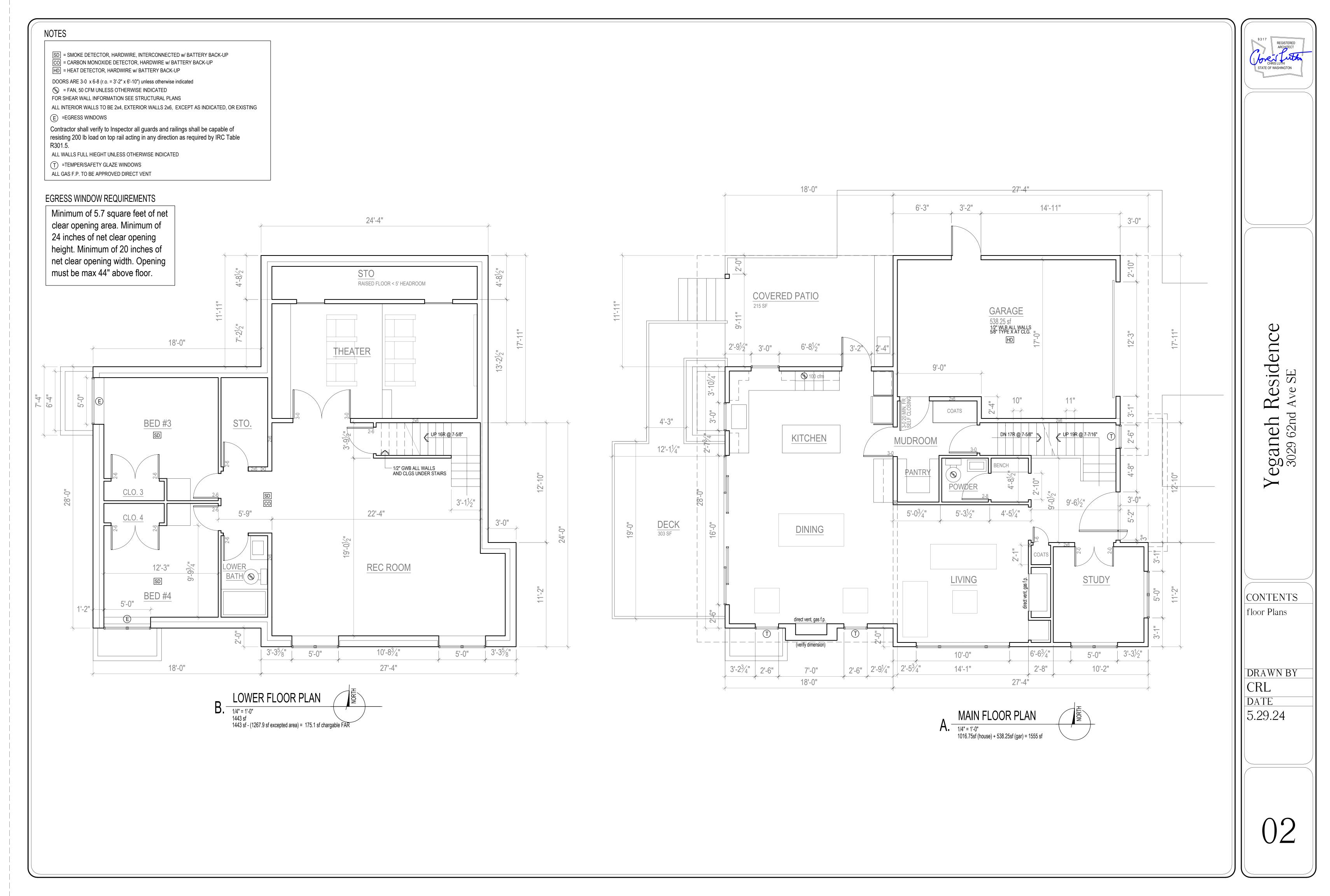
www.Centerline-Design.com

den eh gar 3029

CONTENTS Site Plan

DRAWN BY CRL DATE

6.27.24



= CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP

HD = HEAT DETECTOR, HARDWIRE w/ BATTERY BACK-UP

DOORS ARE 3-0 x 6-8 (r.o. = 3'-2" x 6'-10") unless otherwise indicated

S = FAN, 50 CFM UNLESS OTHERWISE INDICATED FOR SHEAR WALL INFORMATION SEE STRUCTURAL PLANS

ALL INTERIOR WALLS TO BE 2x4, EXTERIOR WALLS 2x6, EXCEPT AS INDICATED, OR EXISTING

E =EGRESS WINDOWS

Contractor shall verify to Inspector all guards and railings shall be capable of resisting 200 lb load on top rail acting in any direction as required by IRC Table

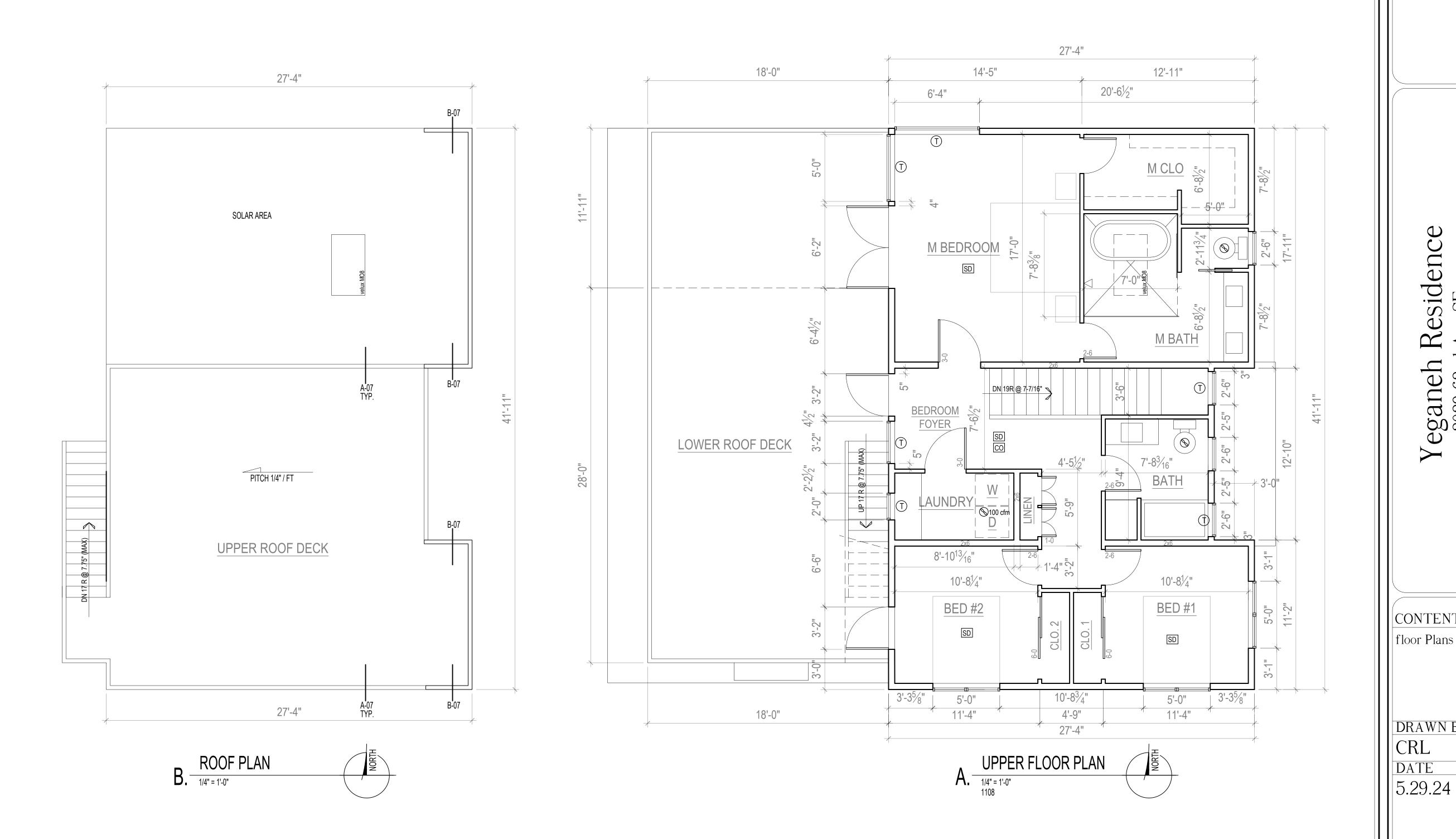
ALL WALLS FULL HIEGHT UNLESS OTHERWISE INDICATED

T) =TEMPER/SAFETY GLAZE WINDOWS

ALL GAS F.P. TO BE APPROVED DIRECT VENT

EGRESS WINDOW REQUIREMENTS

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

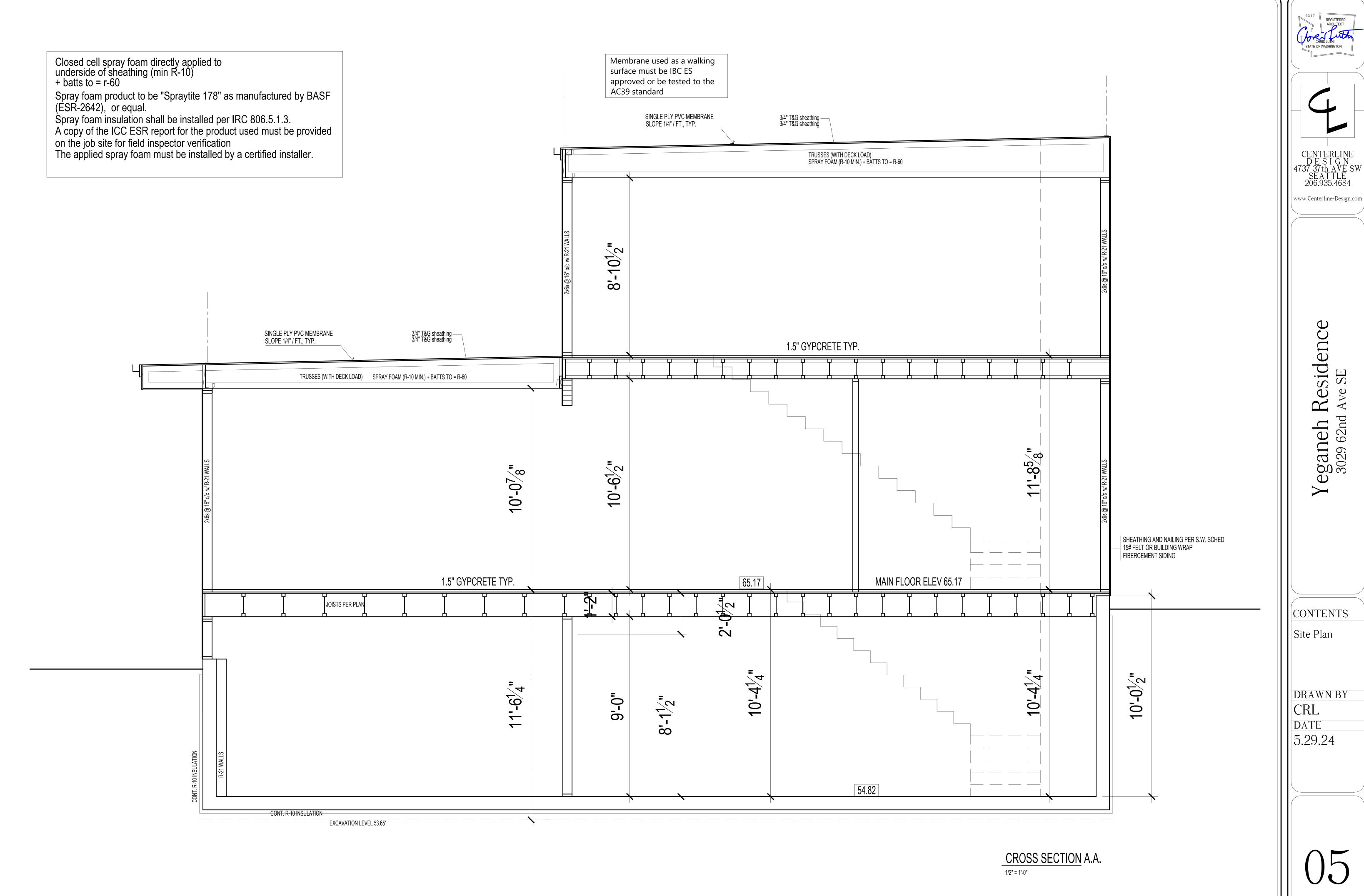


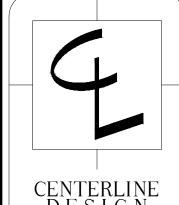
Siden ganeh 3 3029 62nd

CONTENTS floor Plans

DRAWN BY CRL





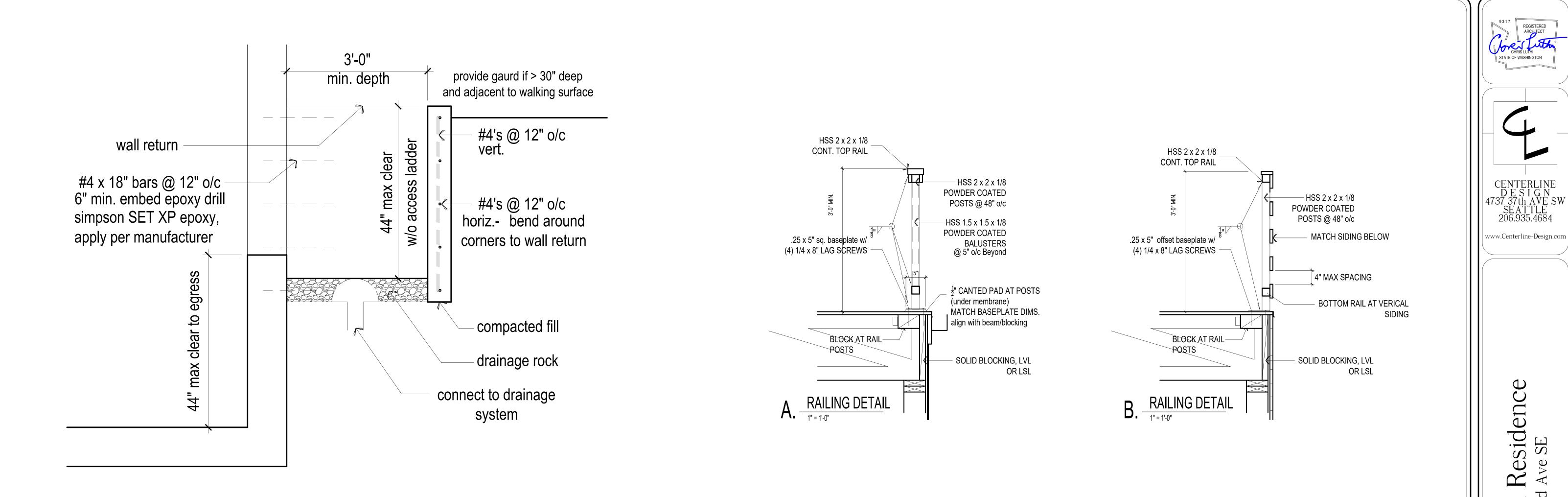


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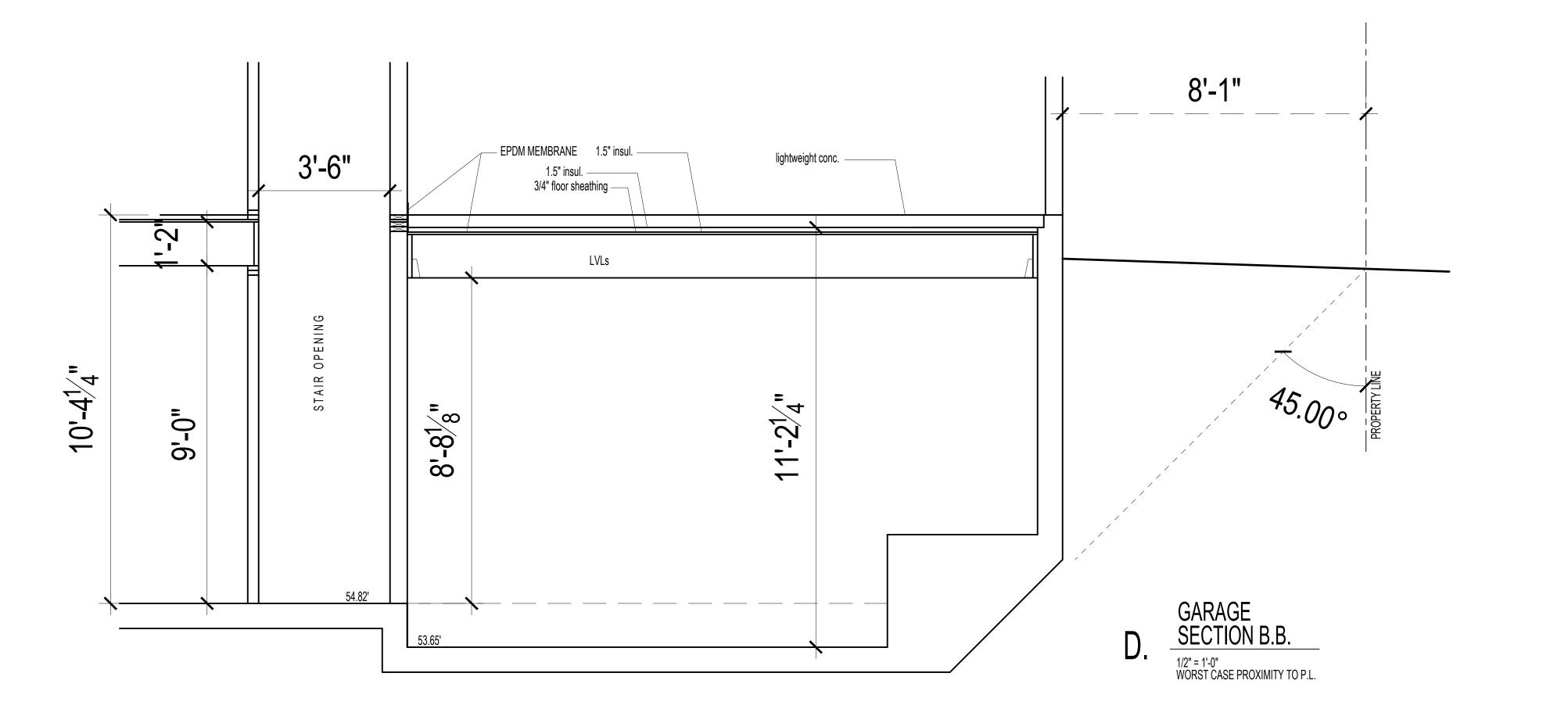
sidena ganeh 3 3029 62nd

CONTENTS Site Plan

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C. $\frac{\text{WINDOW WELL DETAIL}}{1" = 1'-0"}$



Residence Ave SE ganeh 3 3029 62nd

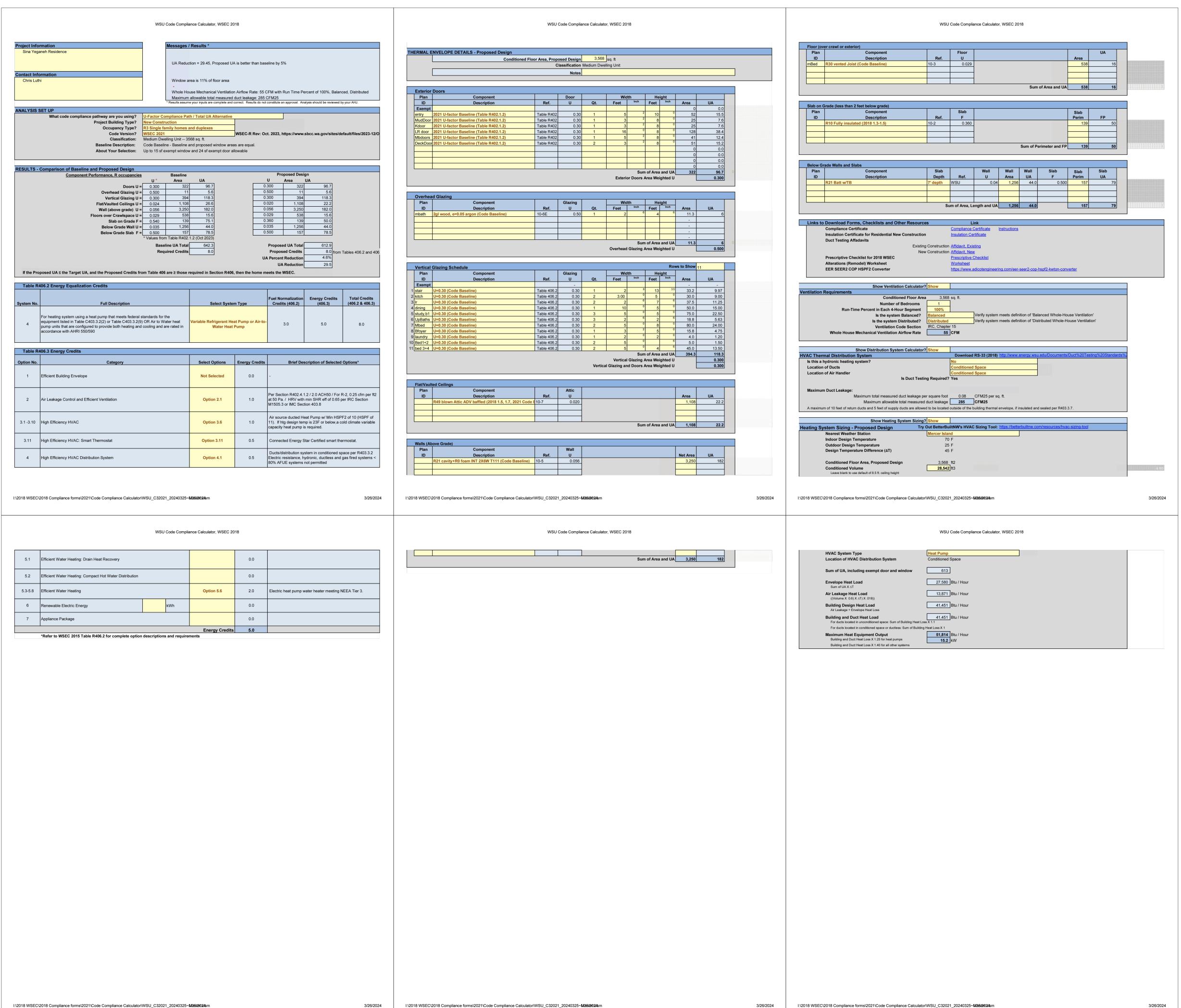
CONTENTS Site Plan

DRAWN BY CRL

DATE 5.29.24

REGISTERED ARCHITECT

CHRIS LUTHI STATE OF WASHINGTON



PRIMARY RESIDENCE HVAC NOTES

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

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

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

Per WSEC R402.4, The building thermal Envelope shall be constructed to limit air leakage to 2.0 air changes per hour maximum. The results of the test shall be signed by the party conducting the test and provided to the code official (R402.4.1.2). Per WSEC R403.1.1, at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule. Per WSEC R403.2.2, Ducts, air handlers, and filter boxes shall be sealed. Per WSEC R404.1, A minimum of 90 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.

CONTENTS
C3 Energy Code

DRAWN BY
CRL
DATE
5.29.24

07

General Structural Notes (GSN's)

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC) WITH WASHINGTON STATE ADMINISTRATIVE CODE AMENDMENTS, 2018 EDITION.

2. DESIGN LOADING CRITERIA

+ 5 PSF RAIN SURCHARGE ROOF DEAD LOAD 25 PSF (@ DECK AND @ SOLAR AREA) DECK LIVE LOAD 60 PSF

DECK DEAD LOAD 15 PSF

 $S_S = 1.57, S_1 = 0.64, S_{DS} = 1.17, S_{D1} = 0.73$ EQUIVALENT LATERAL FORCE PROCEDURE LIGHT FRAME (WOOD) WALLS AND ROOFS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR R = 6.5, $\Omega_0 = 2\frac{1}{2}$, $I_E = 1.0$, $C_d = 4$, $C_s = 0.180$ BASE SHEAR V = 38.4 K - LRFD

COMPONENTS & CLADDING -29.2/-17.5 PSF MAX. AT WALLS (LRFD/ASD) -34.7/-20.8 GROSS UPLIFT AT ROOF (LRFD/ASD) WIND PRESSURES BASED ON LESS THAN 10 SQUARE FOOT TRIBUTARY AREAS NEAR WALL CORNERS OR ROOF EDGES (EXCLUDING CORNER ZONES AT ROOF). REDUCED DESIGN PRESSURES MAY BE CALCULATED IN ACCORDANCE WITH ASCE 7-16 CHAPTER 30.

- 3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ENGINEER OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE BUILDING LAYOUT DIMENSIONS (GRID LAYOUTS, SITE COORDINATES, ETC.) AMONGST ALL TRADES, INCLUDING SHOP FABRICATED ITEMS.
- 4. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING, BOTH FOR VERTICAL LOADS AND LATERAL STABILITY, FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
- 6. 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.
- 7. 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.
- 8. SEISMIC BRACING AND/OR GRAVITY SUPPORT AND ANCHORAGE OF ALL MECHANICAL OR ELECTRICAL EQUIPMENT SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON, EXCEPT FOR ELEMENTS SPECIFICALLY SHOWN AND DETAILED ON THE STRUCTURAL DRAWINGS. THE MECHANICAL/ELECTRICAL CONTRACTOR MUST HIRE THE ENGINEER AND IS RESPONSIBLE FOR ALL COSTS RELATED TO THE PURCHASE AND INSTALLATION OF NECESSARY SUPPORTS, BRACING AND ANCHORAGE. SEISMIC BRACING AND ANCHORAGE DESIGN AND CONSTRUCTION SHALL COMPLY WITH CHAPTER 13 OF ASCE 7-16.
- 9. SHOP DRAWING REVIEW: SHOP DRAWINGS FOR TRUSSES SHALL BE SUBMITTED TO THE CONTRACTOR, ARCHITECT, AND ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS. DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY. THE REPRODUCIBLE SHALL BE MARKED AND RETURNED. SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN ONCEPT BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLE DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED. EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.
- 10. DEFERRED SUBMITTALS SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF WASHINGTON. THE COMPONENT DESIGNER SHALL BE A REGISTERED STRUCTURAL ENGINEER IF REQUIRED BY THE BUILDING OFFICIAL OF THE LOCAL JURISDICTION. BUILDING COMPONENT SUBMITTALS SHALL INCLUDE THE DESIGNING PROFESSIONAL ENGINEER'S STAMP AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE INCLUDING ACCOMMODATION FOR STRUCTURAL DISPLACEMENT PER ASCE 7-10 SECTION 13.3.2. AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. DEFERRED SUBMITTALS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE. DESIGN CALCULATIONS SHALL BE INCLUDED IN THE SUBMITTAL. THE CONTRACTOR SHALL FORWARD DEFERRED SUBMITTALS TO THE BUILDING OFFICIAL AND HAVE THE DEFERRED SUBMITTALS ON SITE FOR THE GOVERNING JURISDICTIONS INSPECTORS USE AND REFERENCE. THE FOLLOWING BUILDING COMPONENTS SHALL BE DEFERRED SUBMITTALS FOR THIS PROJECT: - PREFABRICATED CONNECTOR PLATE WOOD TRUSSES (SEE GENERAL NOTE #22)

GEOTECHNICAL:

11. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH THE SPECIFICATIONS OR AS DIRECTED BY THE OWNER APPOINTED GEOTECHNICAL ENGINEER. FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH OR CONTROLLED, COMPACTED STRUCTURAL FILL AT LEAST 12" BELOW LOWEST ADJACENT FINISHED GRADE. THE OWNER APPOINTED GEOTECHNICAL ENGINEER SHALL APPROVE FOOTING EXCAVATION/PREPARATION PRIOR TO PLACEMENT OF ALL FOOTINGS.

REFERENCE: ASSUMED PER IBC TABLE 1806.2

ALL BOTTOM OF EXTERIOR FOOTINGS, AND INTERIOR FOOTINGS IN AN UNCONDITIONED SPACE, SHALL BE SET 12" BELOW GRADE AT A MINIMUM TO REACH FROST DEPTH.

12. DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE ONE OF THE FOLLOWING INSTALLED IN STRICT ACCORDANCE WITH THE ICC-ES REPORTS INDICATED AND MANUFACTURER'S INSTRUCTIONS INCLUDING MINIMUM EMBED REQUIREMENTS: "TE SERIES" (0.157" DIAMETER) AS MANUFACTURED BY ITW RAMSET (ICC-ES NO. 1799); OR "X-U" (0.157" DIAMETER) AS MANUFACTURED BY HILTI, INC. (ICC-ES NO. 2269); OR "STRONG—TIE PDPA" (0.157" DIAMETER) AS MANUFACTURED BY SIMPSON STRONG—TIE COMPANY, INC. (ICC-ES NO. 2138); OR "CSI PIN" (0.157" DIAMETER) AS MANUFACTURED BY DEWALT/POWERS (ICC-ES NO. 2024); OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1" UNLESS OTHERWISE NOTED. MAINTAIN AT LEAST 3-1/2" TO NEAREST CONCRETE EDGE.

13. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318-19 CHAPTERS 20 AND 26 AND ACI 301. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF I'C = 4,000 PSI. MAXIMUM WATER-CEMENTITIOUS MATERIAL RATIO FOR INTERIOR SLABS SHALL BE BETWEEN 0.40 AND 0.44. ALL CONCRETE SHALL BE EXPOSURE CLASSES FO, SO, WO, AND CO PER ACI 318-19 TABLES 19.3.1.1 AND 19.3.2.1 EXCEPT AS NOTED BELOW.

ALL CONCRETE EXPOSED TO EARTH (FOUNDATIONS, ETC.): (F0, S0, W0, C1) ALL CONCRETE EXPOSED TO WEATHER: (F1, S0, W0, C1) CONCRETE MIXES SHALL MEET OR EXCEED THE REQUIREMENTS ABOVE.

FABRIC SHALL CONFORM TO ASTM A1064.

14. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, fv = 60,000 PSI. GRADE 60 REINFORCING BARS WHICH ARE TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCEMENT COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING

CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D1.4 ARE SUBMITTED. WELDED WIRE

- 15. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT IN ACCORDANCE WITH "REINFORCEMENT SPLICE AND DEVELOPMENT LENGTH SCHEDULE" OF 10/S3.1. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 12" AT SIDES AND ENDS. NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS OTHERWISE NOTED ON THE DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.
- 16. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS: FOOTINGS AND OTHER UNFORMED SURFACES FORMED SURFACES EXPOSED TO EARTH
- 17. BONDING AGENT SHALL BE "MASTEREMACO ADH 326" BY BASF CORPORATION. OR EQUIVALENT, AND SHALL BE USED WHERE NEW CONCRETE IS PLACED AGAINST HARDENED CONCRETE. PLACE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, INCLUDING PREPARATION OF EXISTING SURFACES. CONCRETE SHALL BE CONSIDERED HARDENED AFTER 56 DAYS.
- 18. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (6,000 PSI MINIMUM).

	IBC TABLE 1705.3 REQUIRE	D SPE	CIAL	INSPECTION	IS
	AND TESTS OF CONCR	ETE CO	DNSTF	RUCTION	
REQUIRED?	VERIFICATION & INSPECTION	CONTINUOUS	PERIODIC	REF STD.	IBC REF.
N/A	INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS AND VERIFY PLACEMENT.		Х	ACI 318 CH. 20, 25.2, 25.3, 26.5.1-26.5.3	1908.4
N/A	REINFORCING BAR WELDING: A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A 706. B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND C. INSPECT ALL OTHER WELDS		X	AWSD1.4 ACI 318 26.5.4	
N*	3. INSPECT ANCHORS CAST IN CONCRETE.		Х	ACI 318: 17.8.2	
N/A	4. INSPECT ANCHORS POST—INSTALLED IN HARDENED CONCRETE MEMBERS. A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A	X	Х	ACI 318: 17.8.2.4 ACI 318:17.8.2	
N*	5. VERIFY USE OF REQUIRED DESIGN MIX.		Х	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904. 1908.2, 1908.
N*	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X		ASTM C 172 ASTM C 31 ACI 318: 26.4.5, 26.12	1908.10
N*	7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X		ACI 318: 26.4.5	1908.6, 1908. 1908.8
N*	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.		х	ACI 318: 26.4.7-26.4.9	1908.9
N/A	9. INSPECT PRESTRESSED CONCRETE FOR: A. APPLICATION OF PRESTRESSING FORCES; AND B. GROUTING OF BONDED PRESTRESSING TENDONS	X X		ACI 318: 26.9.2.1 ACI 218: 26.9.2.3	
N/A	10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.		Х	ACI 318: CH. 26.8	
N*	11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUC'L SLABS.		X	ACI 318: 26.10.2	
N*	12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.		х	ACI318: 26.10.1(b)	

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

19. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.I.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17 OR W.W.P.A. WESTERN LUMBER GRADING RULES. FURNISH TO THE FOLLOWING MINIMUM STANDARDS: PLATES, LEDGERS & MISC. DOUGLAS FIR NO. 3 OR STUD GRADE

I LITTES, LEDOLING & WIISO.	BOOGLAS TILL ING. O OIL STOD OILIDE
LIGHT FRAMING:	MIN. BASIC DESIGN STRESS, $F_b = 525$ PSI, $E = 1400$ KSI
	$F_c = 775 \text{ PSI, } F_t = 325 \text{ PSI}$
JOISTS & RAFTERS:	DOUGLAS FIR NO. 2
	MIN. BASIC DESIGN STRESS, $F_b = 900$ PSI, $E = 1600$ KSI
	$F_c = 1350 \text{ PSI, } F_t = 575 \text{ PSI}$
BEAMS:	DOUGLAS FIR NO. 1
4x_	MIN. BASIC DESIGN STRESS, $F_b = 1000$ PSI, $E = 1700$ KSI
	$F_c = 1500 \text{ PSI, } F_t = 675 \text{ PSI}$
6x_	MIN. BASIC DESIGN STRESS, $F_b = 1350$ PSI, $E = 1600$ KSI
	$F_c = 925 \text{ PSI}, F_t = 675 \text{ PSI}$
COLUMNS:	DOUGLAS FIR NO. 1
4x	MIN. BASIC DESIGN STRESS, $F_b = 1000$ PSI, $E = 1700$ KSI
4x_	MIN. DASIC DESIGN STRESS, IB - 1000 FSI, E - 1700 KSI

 $F_c = 1500 \text{ PSI}, F_t = 675 \text{ PSI}$

 $F_c = 1000 \text{ PSI}, F_t = 825 \text{ PSI}$

MIN. BASIC DESIGN STRESS, $F_b = 1200$ PSI, E = 1600 KSI

20. MANUFACTURED LUMBER SHALL BE AS MANUFACTURED BY TRUS JOIST OR APPROVED EQUAL. REQUESTS FOR APPROVAL AS EQUAL WILL REQUIRE SUBMITTAL OF ICC REPORT EQUIVALENT TO ESR-1387 FOR LAMINATED VENEER LUMBER (LVL, LAMINATED STRAND LUMBER (LSL), OR PARALLEL STRAND LUMBER (PSL). THE MINIMUM ALLOWABLE DESIGN VALUES ARE AS FOLLOWS: $LVL - F_b = 2,600$ $F_v = 290 \text{ PSI}$ E = 2,000,000 PSI

LSL - $F_b = 1,900$ $F_v = 150$ PSI E = 1,300,000 PSI

21. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND A.I.T.C. STANDARDS IN ACCORDANCE WITH SBC SECTION 2303.1.3. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. HORIZONTAL MEMBERS AND INCLINED MEMBERS OF LESS THAN 1:1 SLOPE SHALL HAVE A RADIUSED CAMBER OF 3,500 FT. UNLESS OTHERWISE NOTED.

> SIMPLE SPAN BEAMS DOUGLAS FIR COMBINATION 24F-V4 $F_b = 2400 \text{ PSI}$; $F_v = 265 \text{ PSI}$; E = 1,800,000 PSICONTINUOUS OR DOUGLAS FIR COMBINATION 24F-V8 CANTILEVERED BEAMS $F_h = 2400 \text{ PSI}$; $F_v = 265 \text{ PSI}$; E = 1,800,000 PSITHESE MEMBERS ARE NOTED AS '*' IN PLAN

GLUED LAMINATED MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE TREATED WITH A NON-CORROSIVE, APPROVED PRESERVATIVE.

22. PREFABRICATED CONNECTOR PLATE WOOD TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH ANSI/TPI I-2007 AND IBC SECTION 2303.4 FOR THE SPANS AND CONDITIONS SHOWN ON THE DRAWINGS. DESIGN LOADS SHALL BE AS FOLLOWS:

<u>ROOF TRUSSES</u> TOP CHORD LIVE LOAD 25 PSF, SNOW + 5 PSF, RAIN TOP CHORD DEAD LOAD 20 PSF (INCLUDES 5 PSF FOR SOLAR) BOTTOM CHORD DEAD LOAD WIND UPLIFT (TOP CHORD) SEE NOTE#2 COMPONENTS & CLADDING ROOF LOADS ROOF DECK TRUSSES 60 PSF LIVE TOP CHORD LIVE LOAD TOP CHORD DEAD LOAD 20 PSF

WIND UPLIFT (TOP CHORD) SEE NOTE#2 COMPONENTS & CLADDING ROOF LOADS THE TRUSS MANUFACTURER SHALL COORDINATE LOCATIONS AND SUPPORT CONFIGURATIONS OF PLUMBING, MECHANICAL UNITS, DUCTS, AND/OR OTHER MISCELLANEOUS ITEMS WITH THE CONTRACTOR PRIOR TO TRUSS FABRICATION. THE TRUSS MANUFACTURER SHALL DESIGN TRUSSES TO SUPPORT ALL LOADS ASSOCIATED WITH SUCH ITEMS. THE TRUSS SHOP DRAWINGS SHALL INCLUDE ALL DESIGN LOADS AND APPROVED HANGER CONNECTION DETAILS TO TRUSS CHORDS FOR SUPPORT OF HUNG MECHANICAL SYSTEM

5 PSF

BOTTOM CHORD DEAD LOAD

COMPONENTS AS APPLICABLE. WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SHOP DRAWINGS AND CALCULATIONS SHALL BE PROVIDED AS A DEFERRED SUBMITTAL TO THE CONTRACTOR AND STRUCTURAL ENGINEER OF RECORD PER GENERAL STRUCTURAL NOTE 13. SHOP DRAWINGS SHALL INDICATE SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES. ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS OTHERWISE NOTED ON THE DRAWINGS. THE TRUSS MANUFACTURER SHALL PROVIDE ALL TRUSS-TO-TRUSS BEAM/JOIST CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. THE TRUSS MANUFACTURER SHALL DESIGN AND PROVIDE DETAILS FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

23. ROOF & WALL SHEATHING SHALL BE APA RATED, EXTERIOR OR EXPOSURE 1 PLYWOOD OR ORIENTED STRAND BOARD (OSB) IN CONFORMANCE WITH SBC SECTION 2303.1.5. SHEATHING SHALL BE MANUFACTURED UNDER THE PROVISIONS OF VOLUNTARY PRODUCT STANDARDS DOC PS 1-09, PS 2-10, OR APA PRP-108 PERFORMANCE STANDARDS AND POLICIES FOR STRUCTURAL USE PANELS. SEE

24. AT NON-SHEARWALL EXTERIOR WALLS, UNLESS OTHERWISE NOTED, WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING OF $^{2}\%$; WITH 8d @ 6" oc PANEL NAILING (APPLIES TO ALL SHEATHING PANEL EDGES); AND 8d @ 12" oc TO INTERMEDIATE FRAMING.

DRAWINGS FOR THICKNESS, SPAN RATING, AND NAILING REQUIREMENTS.

PRESSURE-TREATED MEMBERS.

25. ALL PRESSURE-TREATED (P.T.) WOOD MEMBERS SPECIFIED ON THE DRAWINGS THAT OCCUR ABOVE GROUND AND CONTINUOUSLY PROTECTED FROM MOISTURE (INTERIOR LOCATIONS) SHALL BE PRESSURE-TREATED WITH DOT SODIUM BORATE (SBX) WITHOUT NaSIO2. AT LOCATIONS PERMANENTLY EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, WOOD MEMBERS SHALL BE PRESSURE-TREATED WITH ALKALINE COPPER QUAT (ACQ-C FOR DOUGLAS-FIR) PRESERVATIVE UNLESS OTHERWISE NOTED. AMMONIACAL COPPER ZINC ARSENATE (ACZA) PRESERVATIVE OR OTHER PRESERVATIVES WITH AMMONIA CARRIERS, SHALL NOT BE USED. GLUED LAMINATED MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE TREATED WITH A NON-CORROSIVE, APPROVED PRESERVATIVE.

SEE NOTE #27 FOR MATERIAL REQUIREMENTS OF CONNECTORS AND FASTENERS IN CONTACT WITH

26. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED N THEIR WOOD CONSTRUCTION CONNECTORS CATALOG NO. C-C-2017-18. INSTALL 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 INSTALL NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER, WITH EQUAL NUMBER AND SIZE OF FASTENERS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. INSTALL WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

ALL TIMBER CONNECTORS IN CONTACT WITH PRESSURE-TREATED WOOD THAT USED PRESERVATIVE CHEMICALS OTHER THAN DOT SODIUM BORATE (SBX) WITHOUT NaSIO2 SHALL BE MANUFACTURED FROM ZMAY STEEL BY SIMPSON (G185 STEEL PER ASTM A653), OR TYPE 304 OR 316 STAINLESS STEEL. ALTERNATIVELY, CONNECTORS CAN BE POST HOT DIP GALVANIZED PER ASTM A123 OR MECHANICALLY GALVANIZED PER ASTM B695, CLASS 55 OR GREATER. STAINLESS STEEL FASTENERS SHALL BE USED WITH STAINLESS STEEL CONNECTORS, AND HOT DIP GALVANIZED FASTENERS PER ASTM A153 SHALL BE USED WITH GALVANIZED CONNECTORS.

27. WOOD FRAMING NOTES: THE FOLLOWING SHALL APPLY UNLESS OTHERWISE NOTED ON THE DRAWINGS: A. ALL WOOD FRAMING DETAILS SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE SBC. MINIMUM NAILING SHALL CONFORM TO SBC TABLE 2304.9.1 OR CURRENT ICC-ES REPORT NER-272. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. INSTALL WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. INSTALLATION OF LAG SCREWS SHALL CONFORM TO 2012 NDS SECTION 11.1.4, AND INSTALLATION OF BOLTS SHALL CONFORM TO 2012 NDS SECTION

B. WALL FRAMING: TWO STUDS MINIMUM SHALL BE INSTALLED AT THE ENDS OF ALL WALLS, UNLESS NOTED OTHERWISE NOTED. INSTALL SOLID BLOCKING FOR WOOD COLUMN THROUGH FLOOR SPACES TO SUPPORTS BELOW. ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS @ 12" oc STAGGERED OR BOLTED TO CONCRETE WITH 5%" ANCHOR BOLTS @ 4'-0" oc PER SBC SECTION 2308.6 (EMBED 7"), UNLESS OTHERWISE NOTED. 3" x 3" x 0.229" PLATE WASHERS SHALL BE USED WITH ALL SILL PLATE ANCHOR BOLTS AND

INSTALLED PER AF&PA SDPWS-2008 SECTION 4.3.6.4.3. INDIVIDUAL MEMBERS OF BUILT-UP

STUD POSTS SHALL BE NAILED TO EACH OTHER WITH 16d @ 12" oc STAGGERED.

C. FLOOR AND ROOF FRAMING: INSTALL SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH (2)16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16d@12"oc STAGGERED. ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AS SHOWN ON THE DRAWINGS. INSTALL APPROVED PANEL EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING ALLOW 1/6" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d@12"oc. IN ACCORDANCE WITH SBC SECTION 1604.8.3, DECKS SHALL BE POSITIVELY ANCHORED TO THE STRUCTURE BY MEANS OTHER THAN NAILS SUBJECT TO WITHDRAWAL. ANCHOR WITH MINIMUM (1) CS16 STRAP AT EACH END ATTACHED TO DECK JOISTS AND TO A SOLID BLOCKING MEMBER WITHIN THE BUILDING.

D. <u>NAILING</u>: A MINIMUM NAIL DIAMETER AND LENGTH SHALL BE AS FOLLOWS: NAIL SIZE ON DRAWINGS <u>DIAMETER x LENGTH</u> SHEATHING NAILS 0.131" x 2½" 10d 0.148" x 2½" 0.148" x 3" FRAMING NAILS 10d

LEVEL.

E. <u>WOOD SHRINKAGE:</u> THE PLUMBING, FIRE PROTECTION, DRAINAGE, MECHANICAL, ELECTRICAL, CLADDING, AND OTHER SYSTEMS INSTALLED WITHIN THE BUILDING SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE VERTICAL SHRINKAGE AT ALL WOOD FRAMING LEVELS. THE WOOD SHRINKAGE AMOUNT SHALL BE ASSUMED TO EQUAL 36" FOR EACH WOOD FRAMED FLOOR

16d

0.148" x 3¼"

Minimum Connectors and Fasteners for Wood Members per IBC 2018

DESCRIPTION OF BLDG. ELEMENT	NUMBER AND TYPE OF FASTENERS	SPACING & LOCATION	DESCRIPTION OF BLDG. ELEMENT	NUMBER AND TYPE OF FASTENERS	SPACING & LOCATION
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	ROOF 3-8d COMMON ($2\frac{1}{2}$ " x 0.131"); or 3-10d BOX (3 " x 0.128"); or 3-3" x 0.131" NAILS; or 3-3" x 14 GAGE STAPLES, $\frac{1}{16}$ " CROWN	EACH END, TOENAIL	15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING AT SHEARWALL	WALL (CONTINUED) 2-16d COMMON ($3\frac{1}{2}$ " x 0.162"); or 3-16d BOX ($3\frac{1}{2}$ " x 0.135"); or 4-3" x 0.131" NAILS; or 4-3" x 14 GAGE STAPLES, $\frac{1}{16}$ " CROWN	16" oc FACE NAIL
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON ($2\frac{1}{2}$ " x 0.131") 2-3" x 0.131" NAILS 2-3" x 14 GAGE STAPLES 2-16d COMMON ($3\frac{1}{2}$ " x 0.162") 3-3" x 0.131" NAILS	EACH END, TOENAIL END NAIL	16. STUD TO TOP OR BOTTOM PLATE	4-8d COMMON (2½" x 0.131"); or 4-10d BOX (3" x 0.128"); or 4-3" x 0.131" NAILS; or 4-3" x 14 GAGE STAPLES, ½6" CROWN 2-16d COMMON (3½" x 0.162"); or	TOENAIL
FLAT BLOCKING TO TRUSS AND WEB FILLER	3-3" x 14 GAGE STAPLES 16d COMMON (3½" x 0.162") @ 6" oc 3" x 0.131" NAILS @ 6" oc	FACE NAIL		$3-10d$ BOX (3" x 0.128"); or $3-3$ " x 0.131" NAILS; or $3-3$ " x 14 GAGE STAPLES, $\frac{7}{16}$ " CROWN	END NAIL
2. CEILING JOISTS TO TOP PLATE	$3" \times 14$ GAGE STAPLES @ 6" oc $3-8d$ COMMON ($2\frac{1}{2}" \times 0.131"$); or $3-10d$ BOX ($3" \times 0.128"$); or $3-3" \times 0.131"$ NAILS; or $3-3" \times 14$ GAGE STAPLES, $\frac{7}{16}"$ CROWN	EACH JOIST, TOENAIL	17. TOP OR BOTTOM PLATE TO STUD	2-16d COMMON ($3\frac{1}{2}$ " x 0.162"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS; or 3-3" x 14 GAGE STAPLES, $\frac{7}{16}$ " CROWN	END NAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITION (NO THRUST) (SEE 2308.7.3.1, TABLE	$3-16d$ COMMON ($3\frac{1}{2}$ " x 0.162"); or $4-10d$ BOX (3 " x 0.128"); or $4-3$ " x 0.131" NAILS; or $4-3$ " x 14 GAGE STAPLES, $\frac{1}{16}$ " CROWN	FACE NAIL	18. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON (3½" x 0.162"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS; or 3-3" x 14 GAGE STAPLES, ½" CROWN	FACE NAIL
2308.7.3.1) 4. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	PER TABLE 2308.7.3.1	FACE NAIL	19. 1" BRACE TO EACH STUD AND PLATE	2-8d COMMON ($2\frac{1}{2}$ " x 0.131"); or 2-10d BOX (3" x 0.128"); or 2-3" x 0.131" NAILS; or 2-3" x 14 GAGE STAPLES, $\frac{7}{16}$ " CROWN	FACE NAIL
5. COLLAR TIE TO RAFTER	3-10d COMMON (3" x 0.148"); or 4-10d BOX (3" x 0.128"); or	FACE NAIL	20. 1" x 6" SHEATHING TO EACH BEARING	2-8d COMMON (2½" x 0.131"); or 2-10d BOX (3" x 0.128"); or	FACE NAIL
6. RAFTER OR ROOF TRUSS	$4-3$ " x 0.131" NAILS; or $4-3$ " x 14 GAGE STAPLES, $\%_6$ " CROWN 3-10d COMMON (3" x 0.148"); or	TOENAIL	21. 1" x 8" AND WIDER SHEATHING TO EACH BEARING	3-8d COMMON (2½" x 0.131"); or 3-10d BOX (3" x 0.128"); or	FACE NAIL
TO TOP PLATE (SEE 2308.7.5, TABLE 2308.7.5)	$3-16d$ BOX ($3\frac{1}{2}$ " x 0.135"); or $4-10d$ BOX (3 " x 0.128"); or $4-3$ " x 0.131" NAILS; or $4-3$ " x 14 GAGE STAPLES, $\frac{1}{16}$ " CROWN		22. JOIST TO SILL, TOP PLATE, OR GIRDER	FLOOR 3-8d COMMON (2½" x 0.131"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131" NAILS; or	TOENAIL
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2" RIDGE BEAM	2-16d COMMON (3½" x 0.162"); or 3-10d BOX (3" x 0.128"); or 3-3" x 0.131 NAILS; or 3-3" x 14 GAGE STAPES, ½" CROWN 3-10d COMMON (3½" x 0.148"); or 3-16d BOX (3½" x 0.135"); or	END NAIL TOENAIL	23. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL, OR OTHER FRAMING BELOW	$3-3$ " x 14 GAGE STAPLES, $\frac{7}{16}$ " CROWN 8d COMMON ($2\frac{1}{2}$ " x 0.131"); or 10d BOX (3 " x 0.128"); or 3" x .131" NAILS; r 3" x 14 GAGE STAPLES, $\frac{7}{16}$ " CROWN	6" o.c., TOENAIL
	$4-10d$ BOX (3" x 0.128"); or $4-3$ " x 0.131 NAILS; or $4-3$ " x 14 GAGE STAPES, $\frac{7}{6}$ " CROWN		24. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON (2½" x 0.131"); or 2-10d BOX (3" x 0.128")	FACE NAIL
8. STUD TO STUD (NOT AT SHEARWALL CHORDS)	WALL 16d COMMON (3½" x 0.162")"	24" oc FACE NAIL	25. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (3½" x 0.162")	FACE NAIL
SHEARTHALE GHORDS)	10d BOX (3" x 0.128"); or 3" x 0.131" NAILS; or 3-3" x 14 GAGE STAPLES, ½6" CROWN	16" oc FACE NAIL	26. 2" PLANKS (PLANK & BEAM – FLOOR & ROOF)	2-16d COMMON (3½" x 0.162")"	EA. BEARING, FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTION WALL CORNERS	16d COMMON (3½" x 0.162")"; or 16d BOX (3½" x 0.135")"; or 3" x 0.131" NAILS; or	16" oc FACE NAIL 12" oc FACE NAIL 12" oc FACE NAIL	27. BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" x 0.192")	32" o.c., FACE NAIL TOP & BOT. STAGGERED ON OPPOSITE SIDES
10. BUILT-UP HEADER (2" TO 2" HDR.)	$3-3$ " x 14 GAGE STAPLES, $\%_6$ " CROWN 16d COMMON ($3\frac{1}{2}$ " x 0.162")"; or	16" oc EA. EDGE, FACE NAIL		10d BOX (3" x 0.128"); or 3" x 0.131" NAILS; or 3" x 14 GAGE STAPLES, 7 ₁₆ " CROWN	24" o.c., FACE NAIL AT TOP & BOT. STAGGERED ON OPP. SIDES
	16d BOX (3½" x 0.135")	12" oc EA. EDGE, FACE NAIL		AND: 2-20d COMMON (4" x 0.192"); or 3-10d BOX (3" x 0.128"); or	ENDS AND AT EACH SPLICE,
11. CONTINUOUS HEADER TO STUD	4-8d COMMON (2½" x 0.131"); or 4-10d BOX (3" x 0.128")	TOENAIL		$3-3$ " x 0.131" NAILS; or $3-3$ " x 14 GAGE STAPLES, $\frac{7}{16}$ " CROWN	FACE NAIL
12. TOP PLATE TO TOP PLATE	16d COMMON (3½" x 0.162"); or 10d BOX (3" x 0.128"); or 3" x 0.131" NAILS; or 3" x 14 GAGE STAPLES, ½6" CROWN	16" oc FACE NAIL 12" oc FACE NAIL	28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	$3-16d$ COMMON ($3\frac{1}{2}$ " x 0.162"); or $4-10d$ BOX (3 " x 0.128"); or $4-3$ " x 0.131" NAILS; or $4-3$ " x 14 GAGE STAPLES, $\frac{1}{16}$ " CROWN	EACH JOIST OR RAFTER, FACE NAIL
13. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON (3½" x 0.162"); or 12-10d BOX (3" x 0.128"); or 12-3" x 0.131" NAILS; or 12-3" x 14 GAGE STAPLES, 7/6" CROWN	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EA.	29. JOIST TO BAND JOIST OR RIM JOIST	$3-16d$ COMMON ($3\frac{1}{2}$ " x 0.162"); or $4-10d$ BOX (3 " x 0.128"); or $4-3$ " x 0.131" NAILS; or $4-3$ " x 14 GAGE STAPLES, $\frac{1}{16}$ " CROWN	END NAIL
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING NOT AT SHEARWALL	16d COMMON (3½" x 0.162")"; or 16d BOX (3½" x 0.135")"; or 3" x 0.131" NAILS; or 3" x 14 GAGE STAPLES, ½6" CROWN	SIDE OF END JOINT 16" oc FACE NAIL 12" oc FACE NAIL	30. BRIDGING OR BLOCKING TO JOIST, RAFTER, OR TRUSS	2-8d COMMON (2½" x 0.131"); or 2-10d BOX (3" x 0.128"); or 2-3" x 0.131" NAILS; or 2-3" x 14 GAGE STAPLES, ½" CROWN	EACH END, TOENAIL

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Island

en

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CONTENTS General Structural

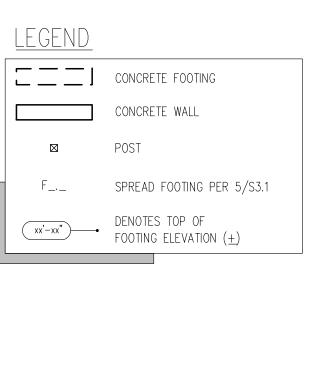
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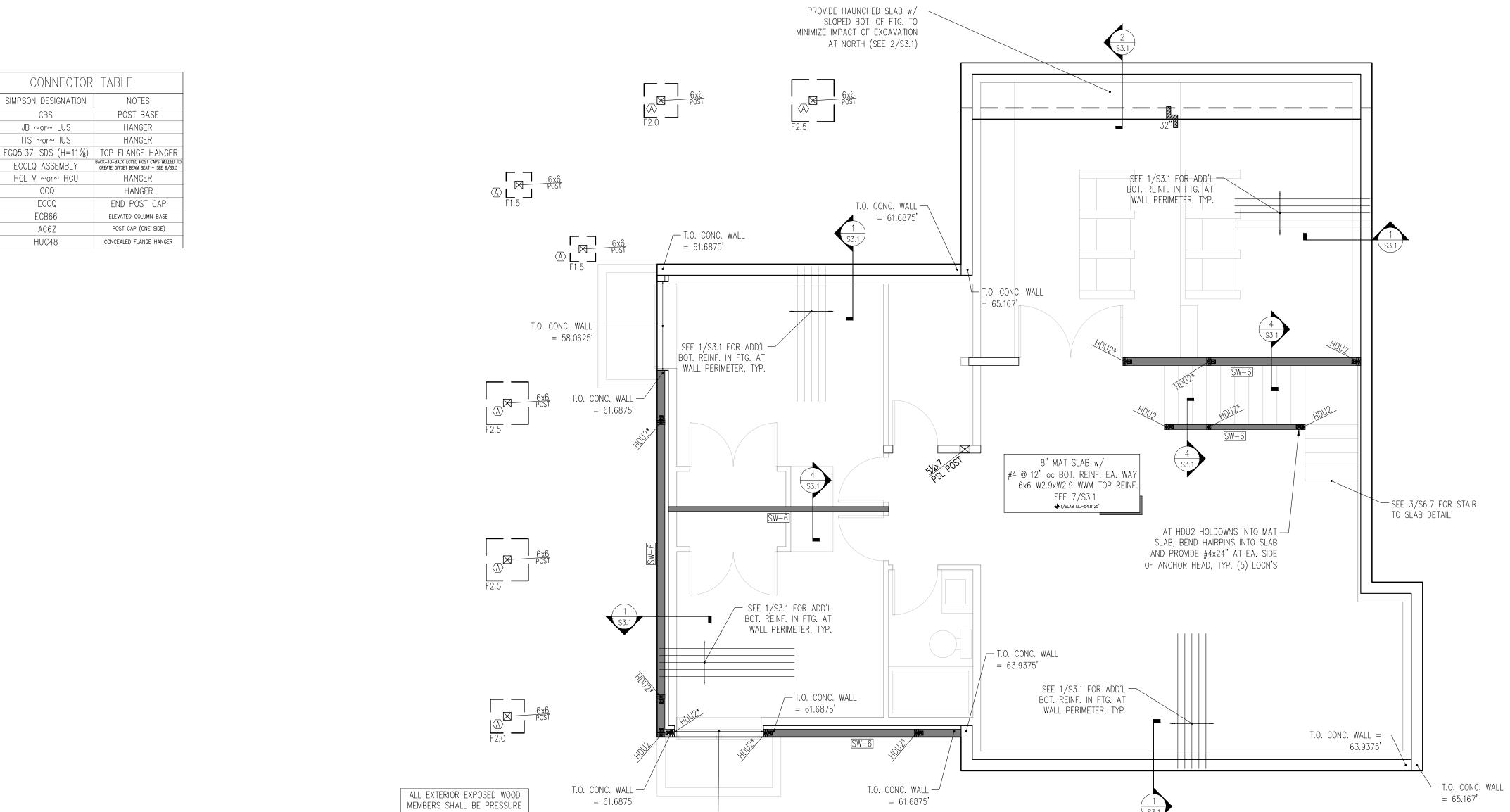
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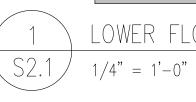






LOWER FLOOR AND FOUNDATION PLAN NOTES 1. SOLID WALLS SHOWN IN PLAN ARE ABOVE FOUNDATION LEVEL (FROM FOUNDATION TO UNDERSIDE OF MAIN FLOOR FRAMING). 2. EXTERIOR STUDWALLS SHALL BE 2x6 STUDS @ 16" oc (MAX). SEE ARCHITECTURAL FOR INTERIOR STUDWALLS. SEE 6/6.2, 5/S6.2, AND 2/S6.2 FOR ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES. 3. SEE STRUCTURAL GENERAL NOTES #14 - 19 FOR CONCRETE AND CONCRETE REINFORCING REQUIREMENTS. 4. SEE GENERAL STRUCTURAL NOTE #11 FOR FOUNDATION CRITIERIA.

NORTH



T.O. CONC. WALL = 58.0625'

TREATED (OR APPROVED ALT.),
SEE GENERAL STRUCTURAL
NOTES #25 & 26



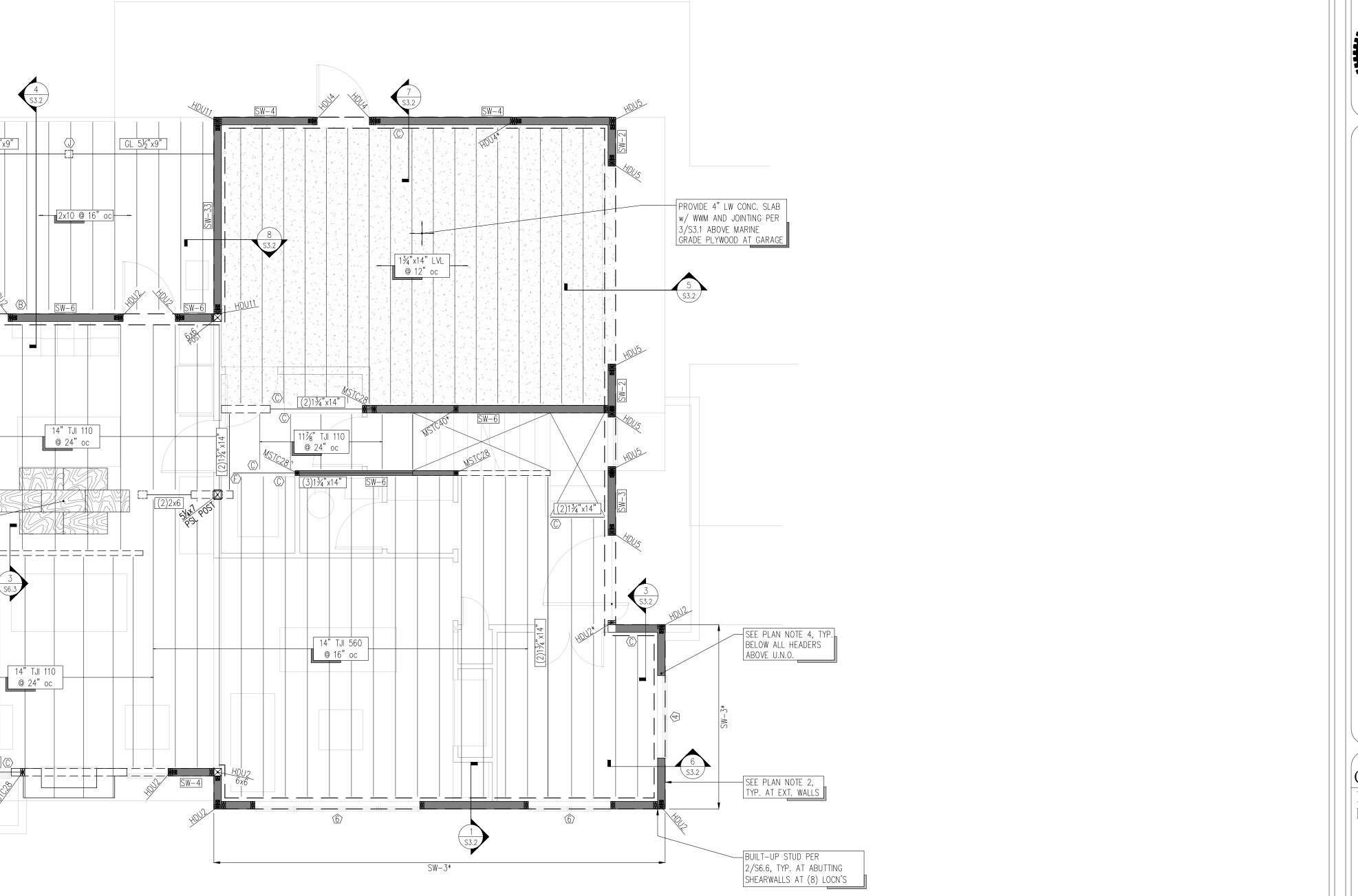
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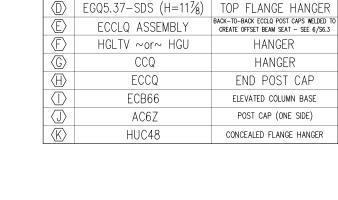
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NORTH



CONNECTOR TABLE

NOTES POST BASE HANGER

HANGER

SIMPSON DESIGNATION

JB ∼or∼ LUS ITS ~or~ IUS

LEGEND

CONCRETE WALL BELOW

_____ STRUCTURAL WOOD STUDWALL

CONCRETE WALL

[] POST BELOW

POST

---- JOIST

SW-_ DENOTES EXTENT OF SHEARWALL
TYPE SW-_ PER 1/S6.5

DENOTES STRAPPED SHEARWALL PER

7/S6.6, WITH DENOTING STRAP PER

SCHEDULE ABOVE & BELOW OPENING

PER 4/S6.6 or 8/S6.6

SCHEDULE ABOVE & BELOW OPENING

DENOTES SHEARWALL TENSION TIE

FLOOR SHEATHING
PER PLAN NOTE 3

ALL EXTERIOR EXPOSED WOOD MEMBERS SHALL BE PRESSURE

TREATED (OR APPROVED ALT.), SEE GENERAL STRUCTURAL NOTES #25 & 26

* - DENOTES TRANSFER TIE FROM TIE ABOVE S - DENOTES TIE ATOP STEEL BEAM, SEE 8/S6.6

MAIN FLOOR FRAMING PLAN NOTES 1. SOLID WALLS SHOWN IN PLAN ARE ABOVE MAIN FLOOR FRAMING ELEVATION (FROM MAIN FLOOR TO UNDERSIDE OF UPPER FLOOR). DASHED WALLS SHOWN IN PLAN ARE BELOW MAIN FLOOR FRAMING ELEVATION (FROM FOUNDATION TO UNDERSIDE OF MAIN FLOOR FRAMING)

2. EXTERIOR STUDWALLS SHALL BE 2x6 STUDS @ 16" oc (MAX). SEE ARCHITECTURAL FOR INTERIOR STUDWALLS. SEE 6/6.2, 5/S6.2, AND

2/S6.2 FOR ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES. 3. FLOOR SHEATHING SHALL CONSIST OF 3/4" T&G SHEATHING (PANEL SPAN RATING 48/24). NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, AND SHEAR WALLS w/ 10d @ 6" oc; AND AT ALL INTERMEDIATE SUPPORTS w/ 10d @ 12" oc (SEE 3/S6.1). GLUE SHEATHING AT ALL SUPPORTS w/ ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498.

4. ALL HEADERS ABOVE (SEE 1/S2.3) SHALL HAVE A MINIMUM NUMBER OF POSTS PER 4/S6.2 AT NON-LOAD BEARING EXTERIOR WALLS, AND PER 6/S6.2 AT LOAD BEARING EXTERIOR WALLS



GL 3½"x9"

(J) (K) [GL 3½"x9"]

FLOOR SHEATHING PER PLAN NOTE 3

SEE PLAN NOTE 2, TYP. AT EXT. WALLS

-ROUTER CUT BEAM DOWN TO 11%" DEPTH WHERE IT EXTENDS BEYOND WALL ABOVE

SEE PLAN NOTE 4, TYP.
BELOW ALL HEADERS
ABOVE U.N.O.

SEE PLAN NOTE 5, TYP.
HEADERS IN EXTERIOR
WALLS NOT SUPPORTING
RAFTERS, JOISTS, OR BEAMS

BUILD-UP CORNER STUD PER 2/S6.6, TYP. AT ABUTTING SHEARWALLS AT (2) LOCN'S

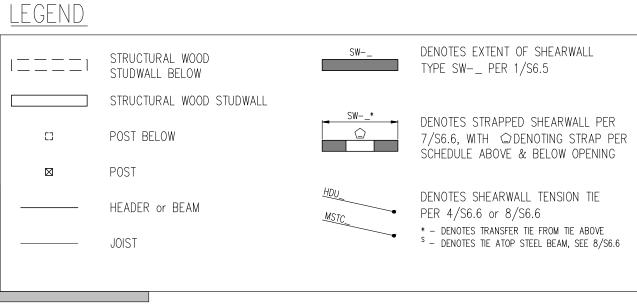
NORTH

JDA DATE 05.27.24

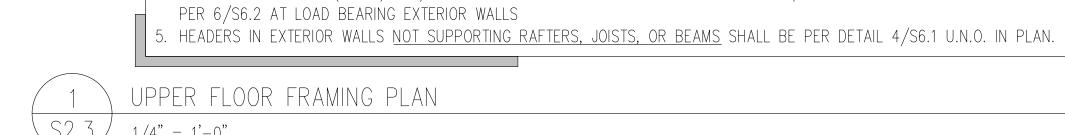
Upper Floor Framing Plan

CONTENTS

DRAWN BY



	CONNECTOR	TABLE
	SIMPSON DESIGNATION	NOTES
$\langle \mathbb{A} \rangle$	CBS	POST BASE
$\langle \mathbb{B} \rangle$	JB ∼or∼ LUS	HANGER
(C)	ITS ~or~ IUS	HANGER
$\langle \mathbb{D} \rangle$	EGQ5.37-SDS (H=11%)	TOP FLANGE HANGER
Œ	ECCLQ ASSEMBLY	BACK-TO-BACK ECCLQ POST CAPS WELDED TO CREATE OFFSET BEAM SEAT - SEE 6/S6.3
(E)	HGLTV ∼or∼ HGU	HANGER
(G)	CCQ	HANGER
$\langle \mathbb{H} \rangle$	ECCQ	END POST CAP
	ECB66	ELEVATED COLUMN BASE
$\langle \mathbb{J} \rangle$	AC6Z	POST CAP (ONE SIDE)
$\langle \mathbb{K} \rangle$	HUC48	CONCEALED FLANGE HANGER



SEE S6.7 FOR STAIR DETAILS, TYP.

MAIN FLOOR FRAMING PLAN NOTES

 $(2)1\frac{3}{4}$ "×11 $\frac{7}{8}$ " (C)

1. SOLID WALLS SHOWN IN PLAN ARE ABOVE MAIN FLOOR FRAMING ELEVATION (FROM UPPER FLOOR TO UNDERSIDE OF ROOF).

FOR ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES.

GLUE SHEATHING AT ALL SUPPORTS w/ ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498.

DASHED WALLS SHOWN IN PLAN ARE BELOW UPPER FLOOR FRAMING ELEVATION (FROM MAIN FLOOR TO UNDERSIDE OF UPPER FLOOR FRAMING) 2. EXTERIOR STUDWALLS SHALL BE 2x6 STUDS @ 16" oc (MAX). SEE ARCHITECTURAL FOR INTERIOR STUDWALLS. SEE 6/6.2, 5/S6.2, AND 2/S6.2

3. FLOOR SHEATHING SHALL CONSIST OF 34" T&G SHEATHING (PANEL SPAN RATING 48/24). NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, AND SHEAR WALLS w/ 10d @ 6" oc; AND AT ALL INTERMEDIATE SUPPORTS w/ 10d @ 12" oc (SEE 3/S6.1).

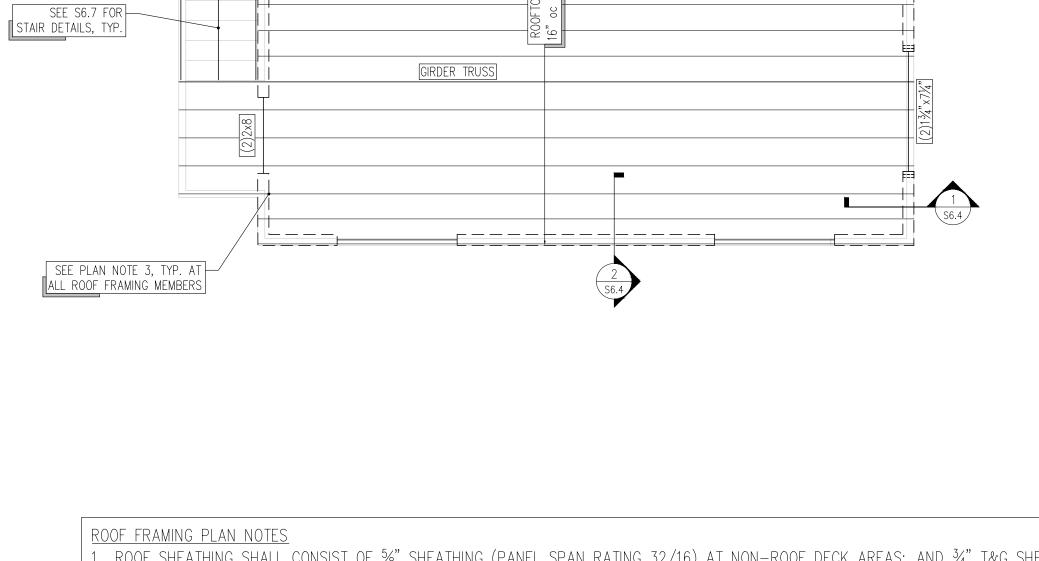
4. ALL HEADERS ABOVE (SEE 1/S2.3) SHALL HAVE A MINIMUM NUMBER OF POSTS PER 4/S6.2 AT NON-LOAD BEARING EXTERIOR WALLS, AND

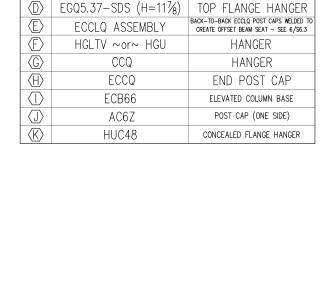


STRUCTURAL ENGINEERS

05.27.24

DRAWN BY JDA DATE





CONNECTOR TABLE

NOTES

POST BASE

HANGER

HANGER

| | STRUCTURAL WOOD | STUDWALL BELOW

[] POST BELOW

------ ROOF FRAMING

SIMPSON DESIGNATION

JB ∼or∼ LUS

ITS ~or~ IUS

CONNECTOR PLATE WOOD TRUSS

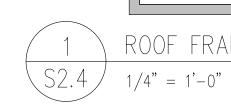
1. ROOF SHEATHING SHALL CONSIST OF %" SHEATHING (PANEL SPAN RATING 32/16) AT NON-ROOF DECK AREAS; AND ¾" T&G SHEATHING (PANEL SPAN RATING 48/24) AT ROOF DECK AREA. SHEATHING IN EITHER AREA SHALL BE NAILED AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, AND SHEAR WALLS BELOW w/ 10d @ 6" oc; AND AT ALL INTERMEDIATE SUPPORTS w/ 10d @ 12" oc (SEE 3/S6.2).

2. DASHED WALLS AND SHEARWALLS SHOWN IN PLAN ARE BELOW ROOF FRAMING ELEVATION.

3. PROVIDE H2.5A HURRICANE TIES AT EACH END OF ALL ROOF FRAMING.

4. ALL HEADERS SHALL HAVE A MINIMUM NUMBER OF POSTS PER 4/S6.1 AT NON-LOAD BEARING EXTERIOR WALLS, AND PER 6/S6.1 AT LOAD BEARING EXTERIOR WALLS.

5. HEADERS IN EXTERIOR WALLS <u>NOT SUPPORTING RAFTERS, JOISTS, OR BEAMS</u> SHALL BE PER DETAIL 4/S6.1 U.N.O. IN PLAN. 6. SEE GENERAL STRUCTURAL NOTE #9, 10, AND 22 FOR CONNECTOR PLATE ROOF TRUSS REQUIREMENTS.





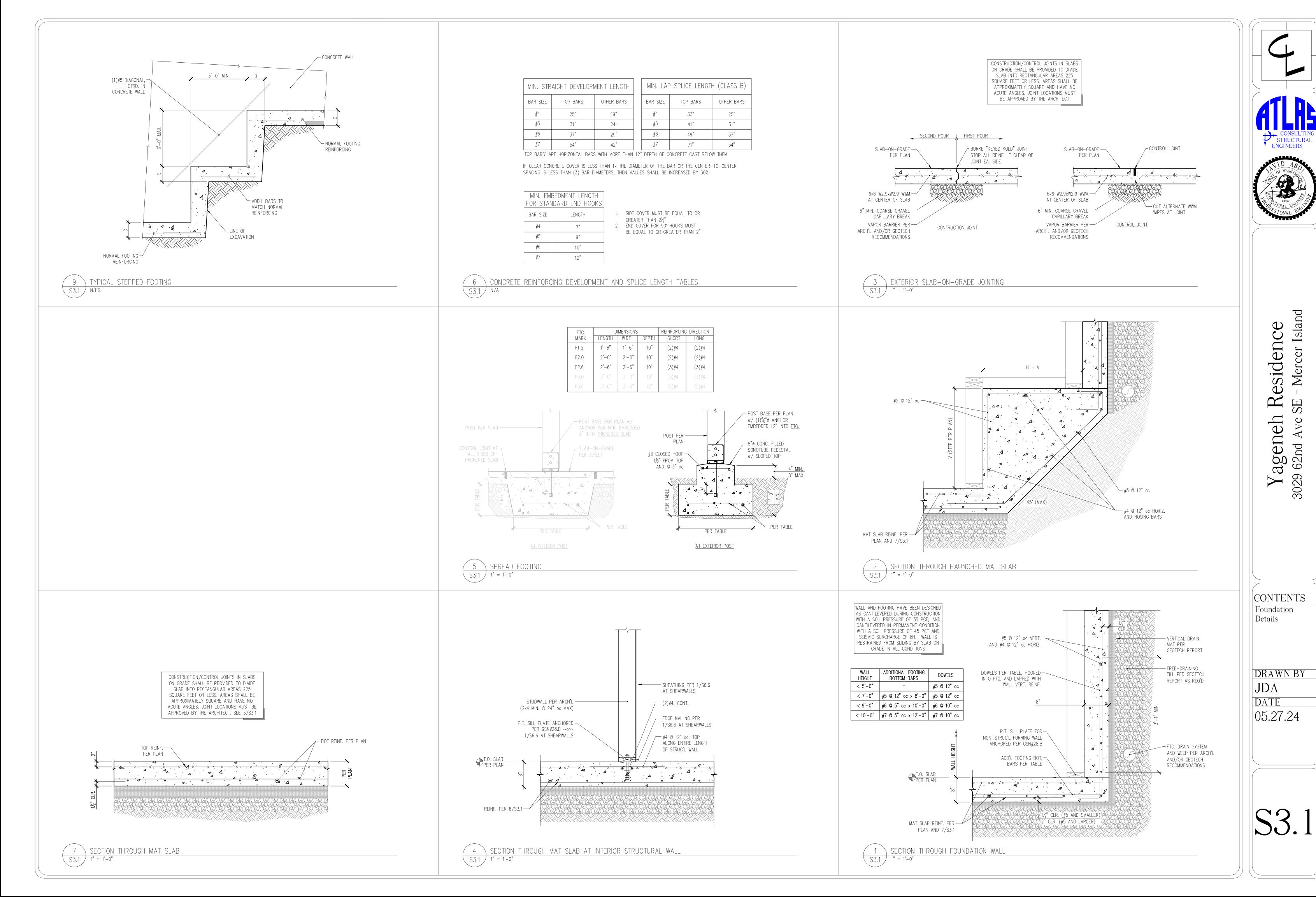
SEE PLAN NOTE 5, TYP. AT ALL HEADERS

SEE PLAN NOTE 4, TYP. AT ALL HEADERS

SEE PLAN NOTE 2,
TYP. AT EXT. WALLS

ROOF SHEATHING PER PLAN NOTE 1

PARALLEL TO FRAMING



SECTION THROUGH FOUNDATION WALL AT PERPENDICULAR JOISTS AND PERPENDICULAR DECK JOISTS

SECTION THROUGH FOUNDATION WALL AT PERPENDICULAR GARAGE JOISTS

Mercer Island idence eneh ger 32nd

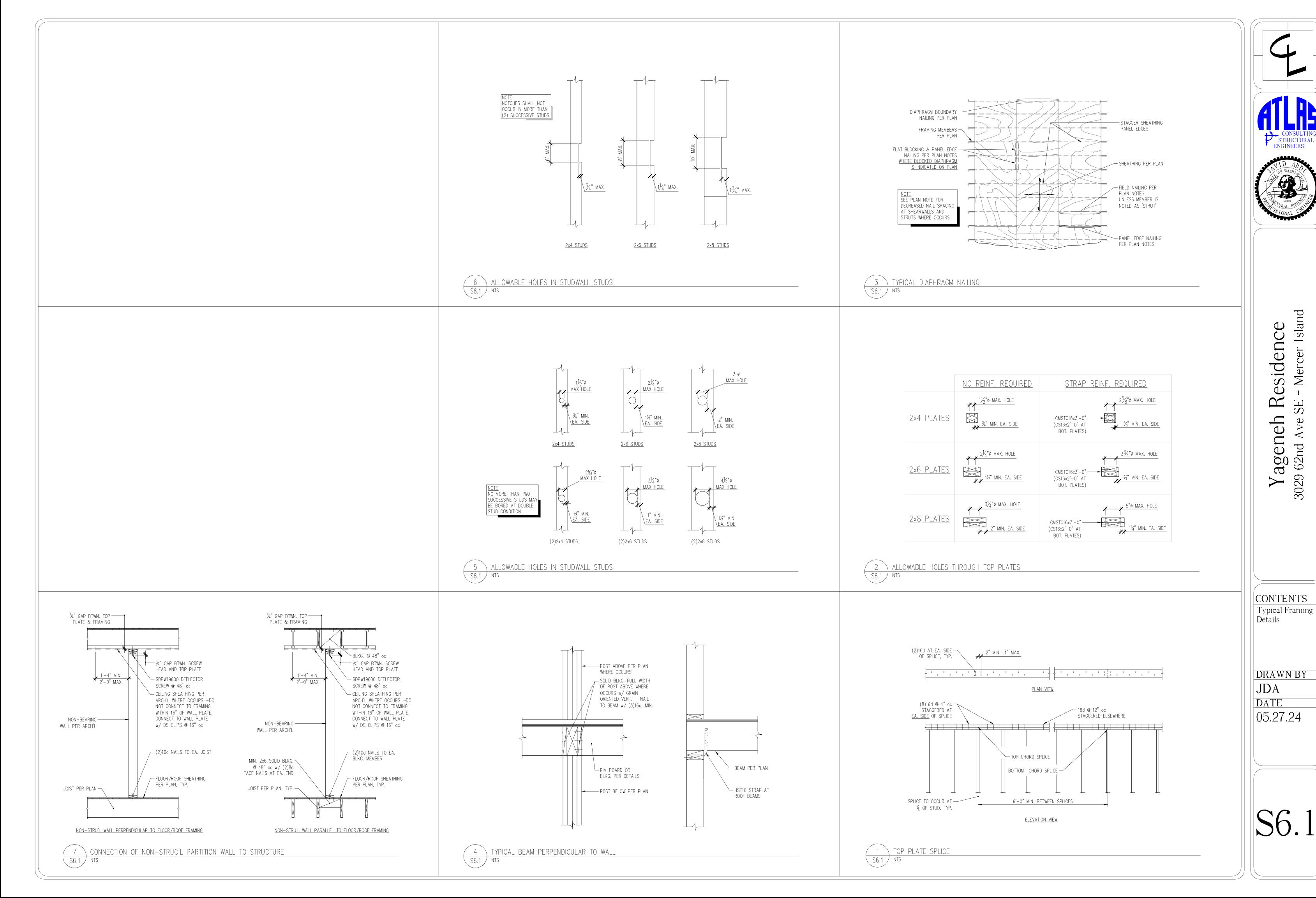
CONTENTS Foundation & Main Floor Details

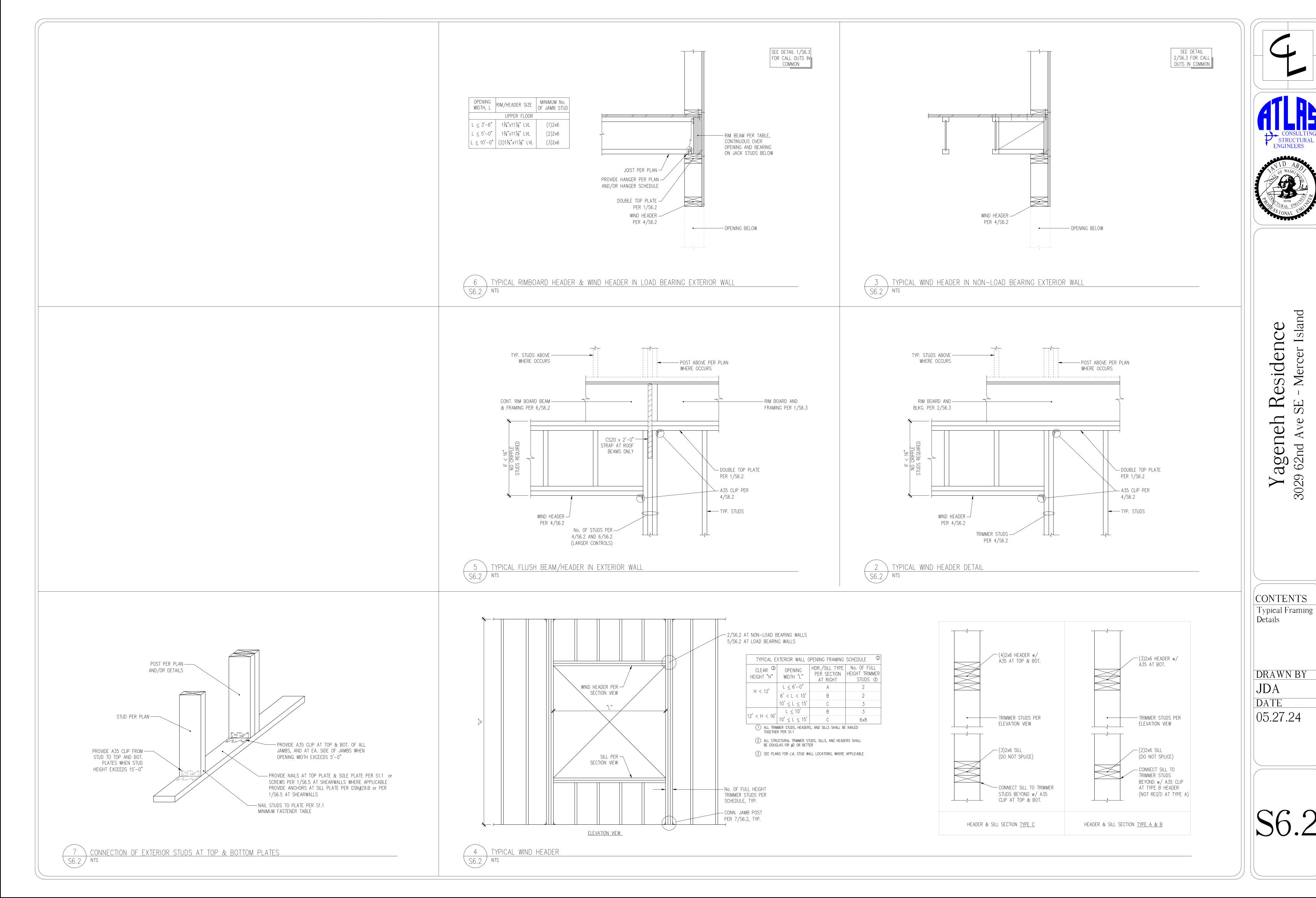
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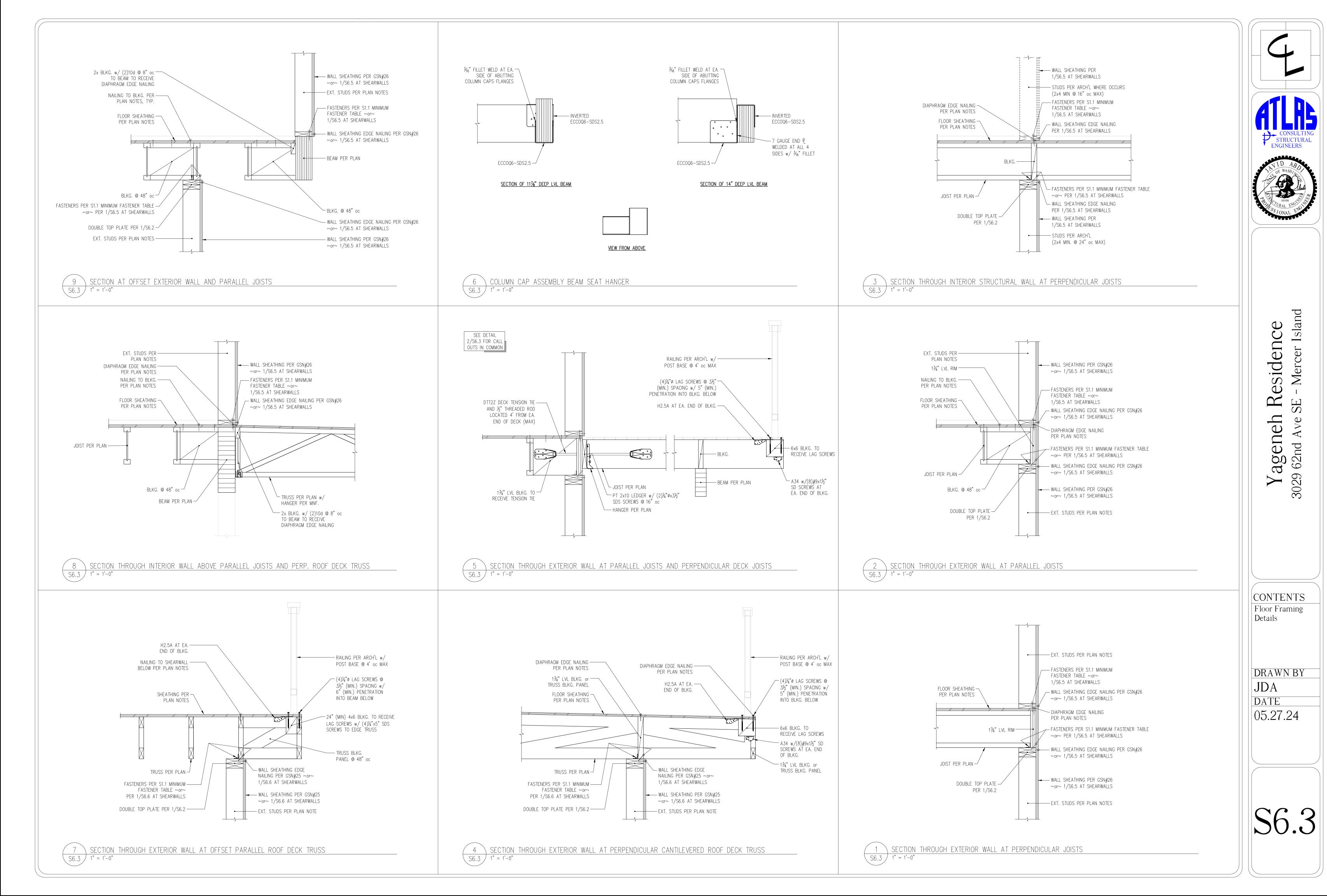
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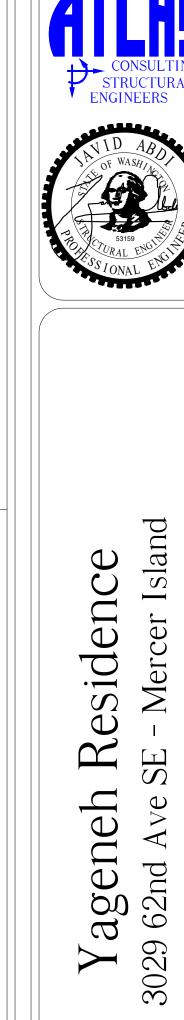
JDA DATE 05.27.24

SECTION THROUGH FOUNDATION WALL AT PERPENDICULAR JOISTS

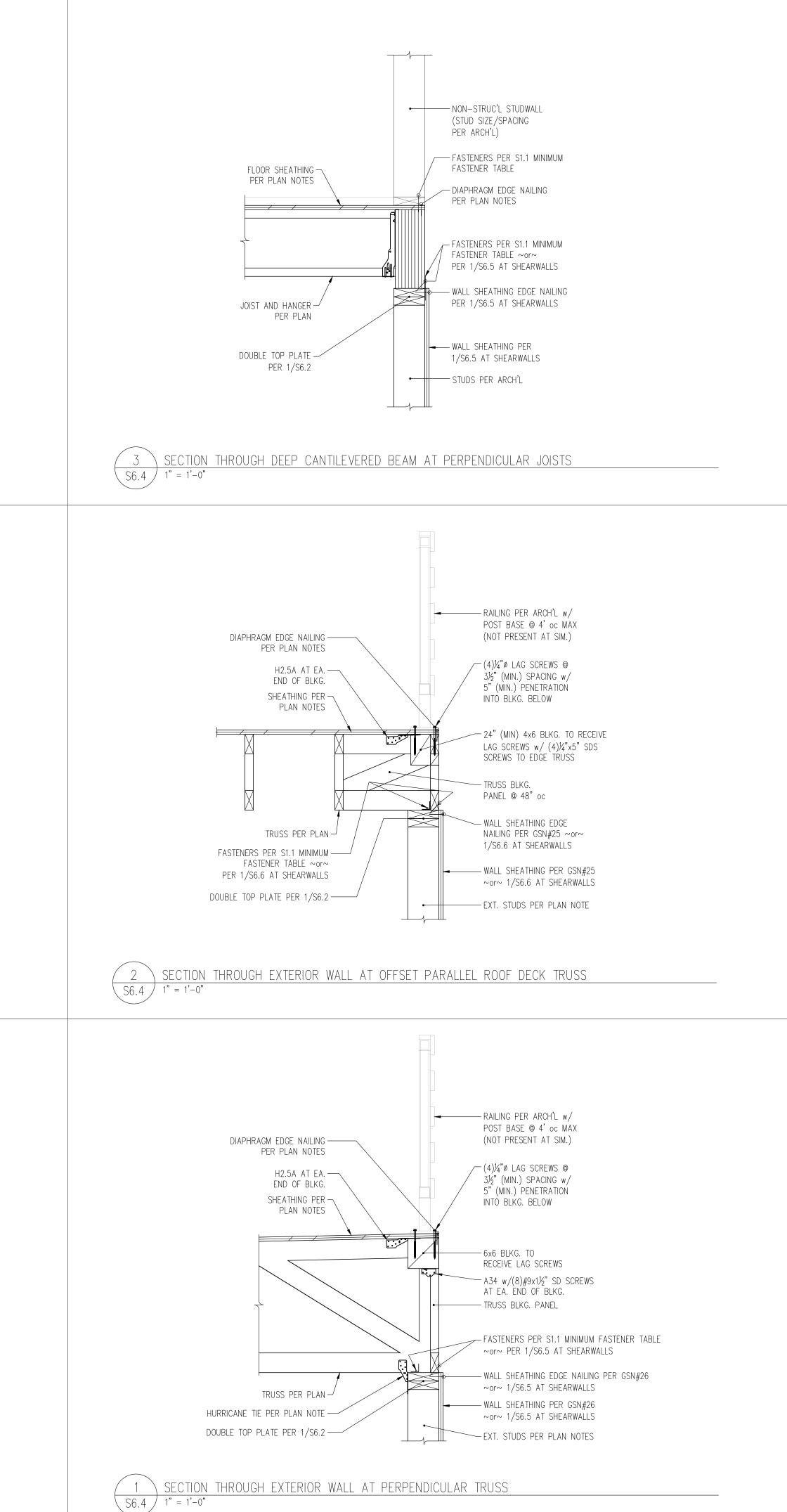








Mercer Island



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ENGINEERS

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CONTENTS Lateral Details

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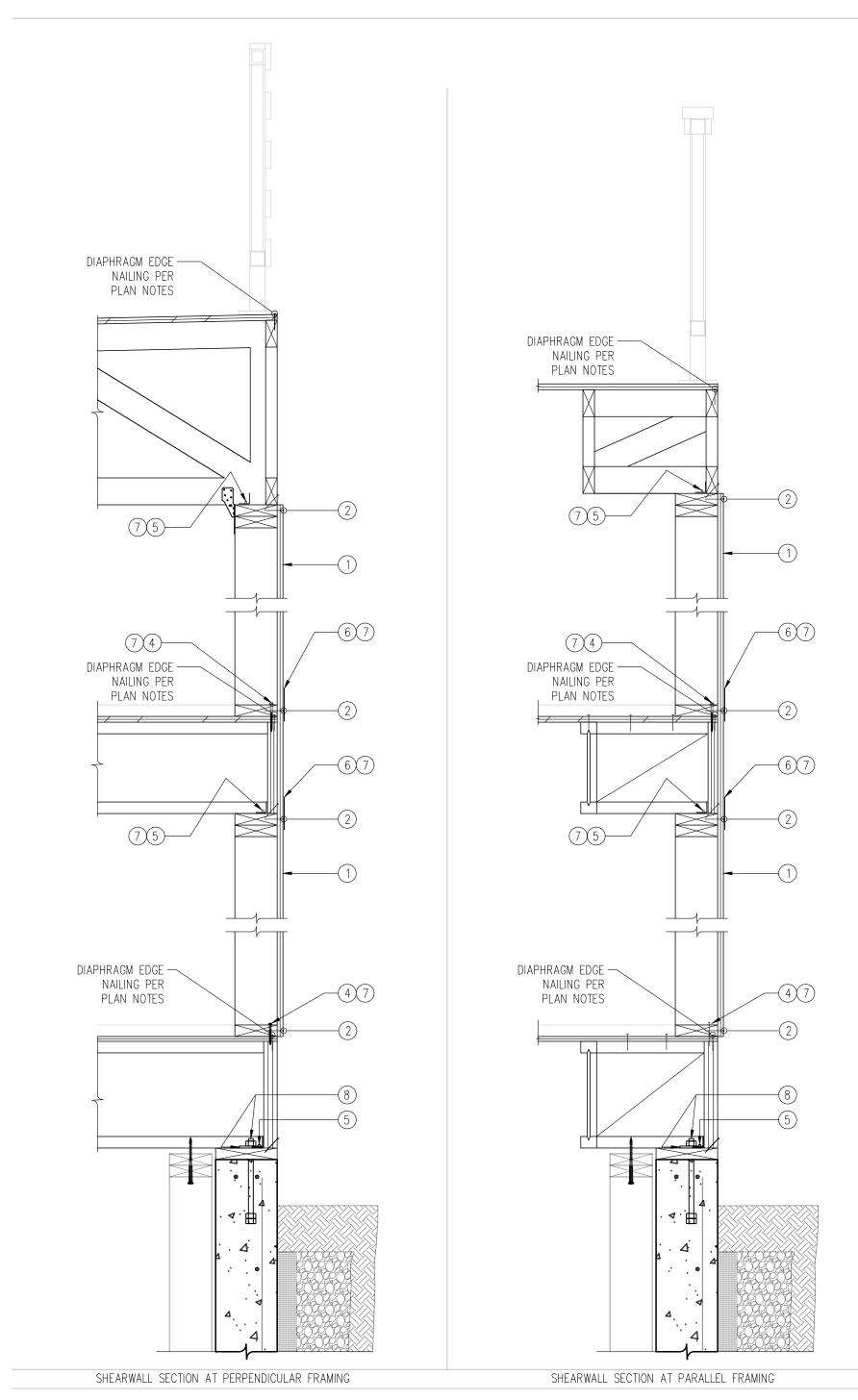
PACITY, BE USED

- (2) PANEL NAILING APPLIES TO ALL SHEATHING PANEL EDGES. INSTALL BLOCKING AT ALL UNFRAMED PANEL EDGES. ENSURE SHEATHING IS NAILED TO ALL
- INTERMEDIATE STUDS/BLOCKING WITH PANEL NAILS AT 12"oc (3) DOUBLE 2x MEMBERS MAY BE SUBSTITUTED FOR 3x MEMBERS AT WALLS WITH ONLY ONE LAYER OF SHEATHING. 2x MEMBERS SHALL BE NAILED TOGETHER WITH 8d FACE: @ 4" oc FOR SW-6, @ 3" oc FOR SW-4, @ 2" oc FOR SW-3, AND (2)@ 3" oc FOR SW-2 (116#/NAIL)
- (4) ROWS OF NAILS AND SDS SCREWS SHALL BE OFFSET AT LEAST ½" AND STAGGERED. MINIMUM EDGE DISTANCE FOR NAILS AND SDS SCREWS INTO EDGE OF MEMBERS SHALL BE 5%" (400#/SCREW)
- (5) A35 CLIPS SHALL BE INSTALLED w/ (12)0.131 x 1½ " NAILS (650#/CLIP)

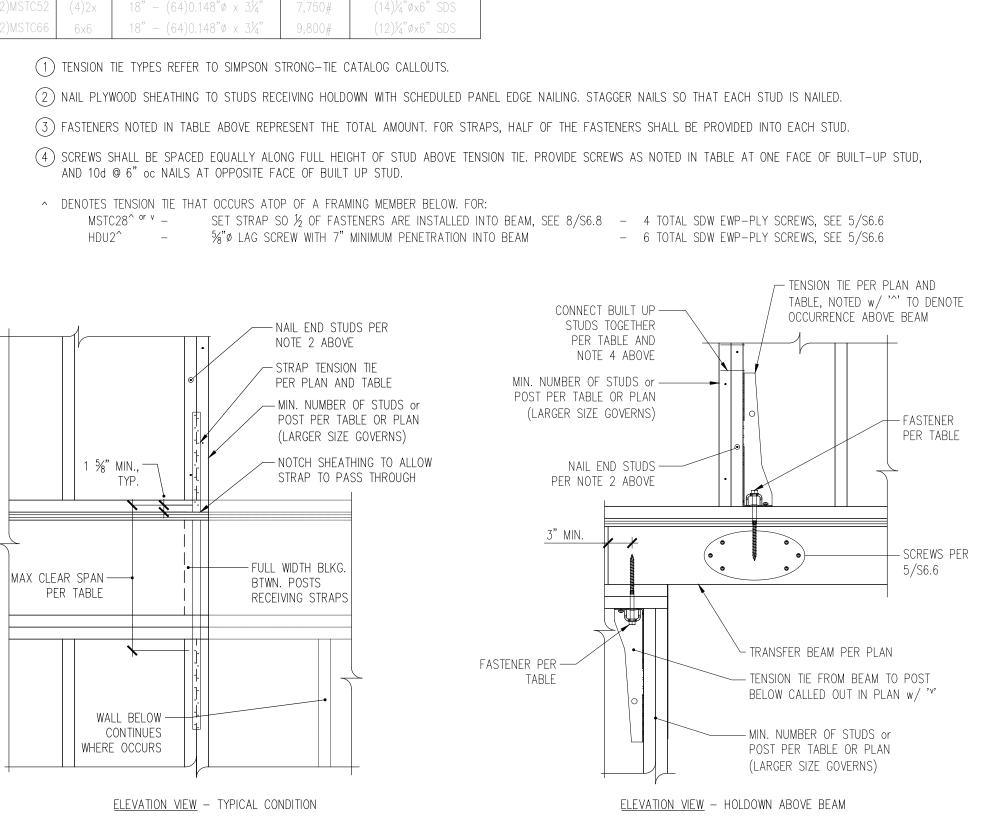
SHEARWALL SECTION AND SCHEDULE

- (6) LTP4 LATERAL TIE PLATES MAY BE INSTALLED OVER SHEATHING W/ (12)0.131 x 2½" NAILS (625#/CLIP)
- (7) CONTRACTOR MAY USE EITHER SDS SCREWS or LTP4 CLIPS TO CONNECT FIELD-INSTALLED BOTTOM PLATE TO RIM (8) PLATE WASHERS IN 2x4 STUD WALLS AND <u>ALL</u> SINGLE SIDED SHEAR WALLS SHALL BE 3"x3"x0.229". DOUBLE SIDED 2x6 SHEAR WALLS SHALL HAVE
- (9) CAST ANCHORS A MINIMUM OF 7" INTO CONCRETE. INSTALL ADDITIONAL ANCHOR BOLTS AT EACH SIDE OF PLATE BREAKS AND PENETRATIONS EXCEEDING THE "NO REINFORCING" HOLE SIZE PER 2/S6.1.

4½"x3"0.229" PLATE WASHERS. THE EDGE OF PLATE WASHERS SHALL BE LOCATED WITHIN ½" OF THE EDGE OF BOTTOM PLATE ON THE SIDE WITH



	1	2	③ STUD/BLKG. AT ABUTTING PANEL	to	. OF BLKG. OR FR TOP PLATE; AND LATE TO SILL PLA	SOLE	8) ANCH BOLTS	IOR TO	A CAP,
SHEARWALL PANEL TYPE	SHEATHING THICKNESS	0.148" x 2½" PANEL NAILING	EDGES & SILL PLATE THICKNESS	4 1/4" ø x 31/2" SDS SCREWS	⑤ A35 CLIPS	6 LTP4 PLATES	CON 5%"ø	C. 3/4"ø	Р
SW-6	1/2"	6" oc	2x	15" oc	25" oc	24" oc	48" oc	48" oc	3
SW-4	1/2"	4" oc	3x	10" oc	16" oc	16" oc	38" oc	48" oc	4
SW-3	1/2"	3" oc	3x	8" oc	13" oc	12" oc	29" oc	40" oc	6
SW-2	1/2"	2" oc	3x	6" oc	10" oc	9" oc	23" oc	31" oc	7
SW-44	1/2"	4" oc EA. SIDE	3x	5" oc	8" oc	8" oc	19" oc	26" oc	9
SW-33	1/2"	3" oc EA. SIDE	3x	4" oc	6" oc	6" oc	14" oc	20" oc	12
SW-22	1/2"	2" oc EA. SIDE	3x	3" oc	5" oc	4" oc	11" oc	15" oc	15



TIE ① | Min. # |

MARK | of studs |

FASTENERS

SCREWS

MSTC28 $^{\circ}$ or v (2)2x (16)0.148 $^{\circ}$ ø x 3 $\frac{1}{4}$ 1,400#

 $| HDU2^{\circ \text{r}} \vee | (2)2x | (6)1/4" \phi \times 21/2" SDS | 3,000#$

2 ASD BUILT-UP STUD

| CAPACITY | FACE NAILS or SCREWS |

10d @ 4"oc

10d @ 4"oc



STRAP TENSION TIE SCHEDULE

MARK of studs TOTAL FASTENERS

MSTC40 | (2)2x | $18" - (28)0.148" \phi \times 3\frac{1}{4}$ " |

MSTC28 | (2)2x | 18" - (12)0.148"ø x 3¼" | 1,150#

 $18" - (44)0.148" \phi \times 3\frac{1}{4}"$

TIE $^{\scriptsize \textcircled{1}}$ | Min. # | CLEAR SPAN AND $^{\scriptsize \textcircled{2}}$ | ASD $^{\scriptsize \textcircled{3}}$ | BUILT-UP STUD FACE

CAPACITY | NAILS or SCREWS 4

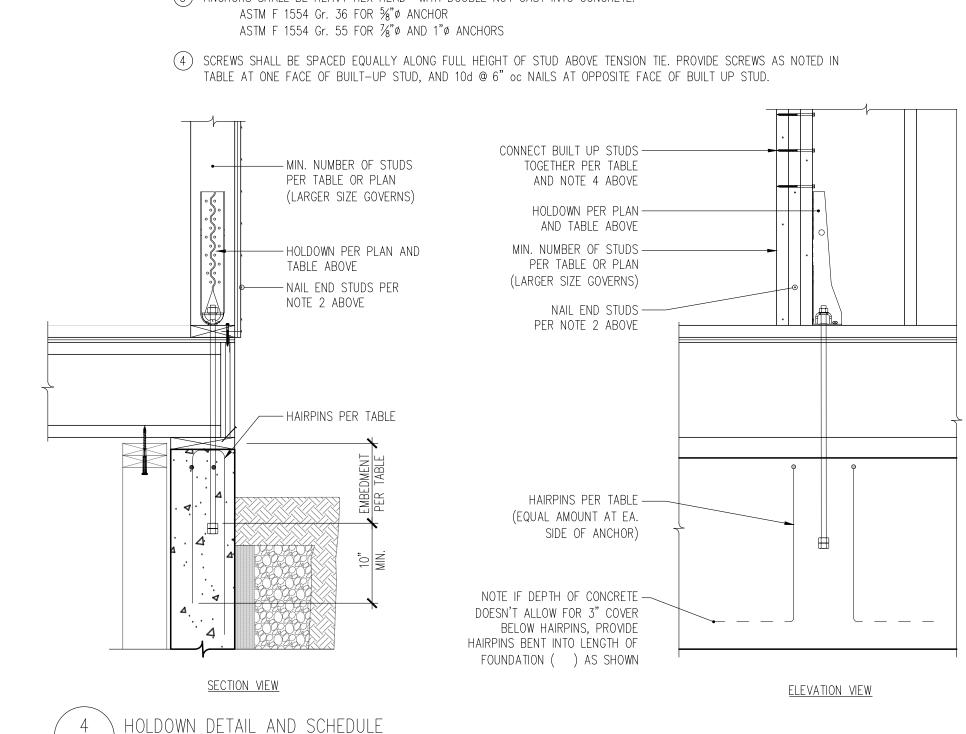
2,690#

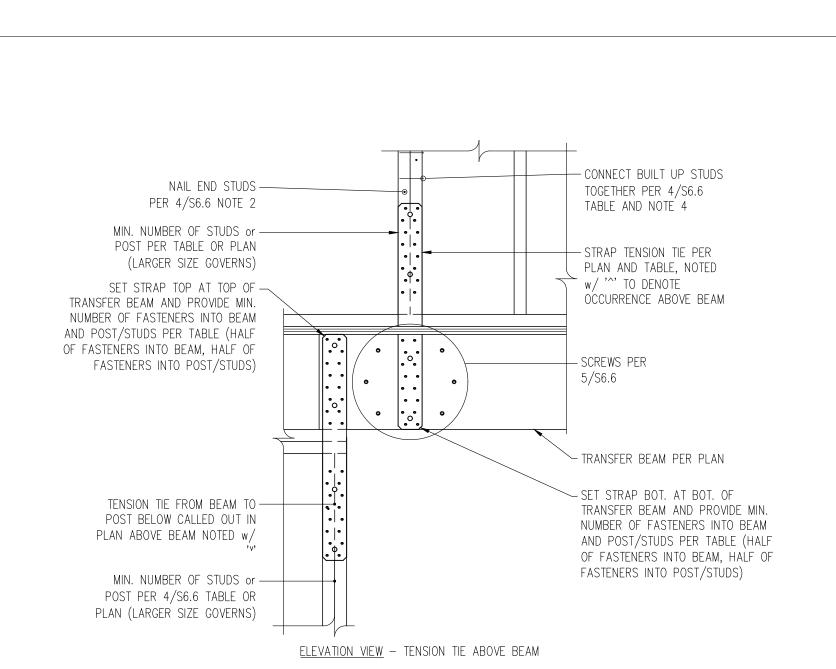
10d @ 6"oc

10d @ 4"oc

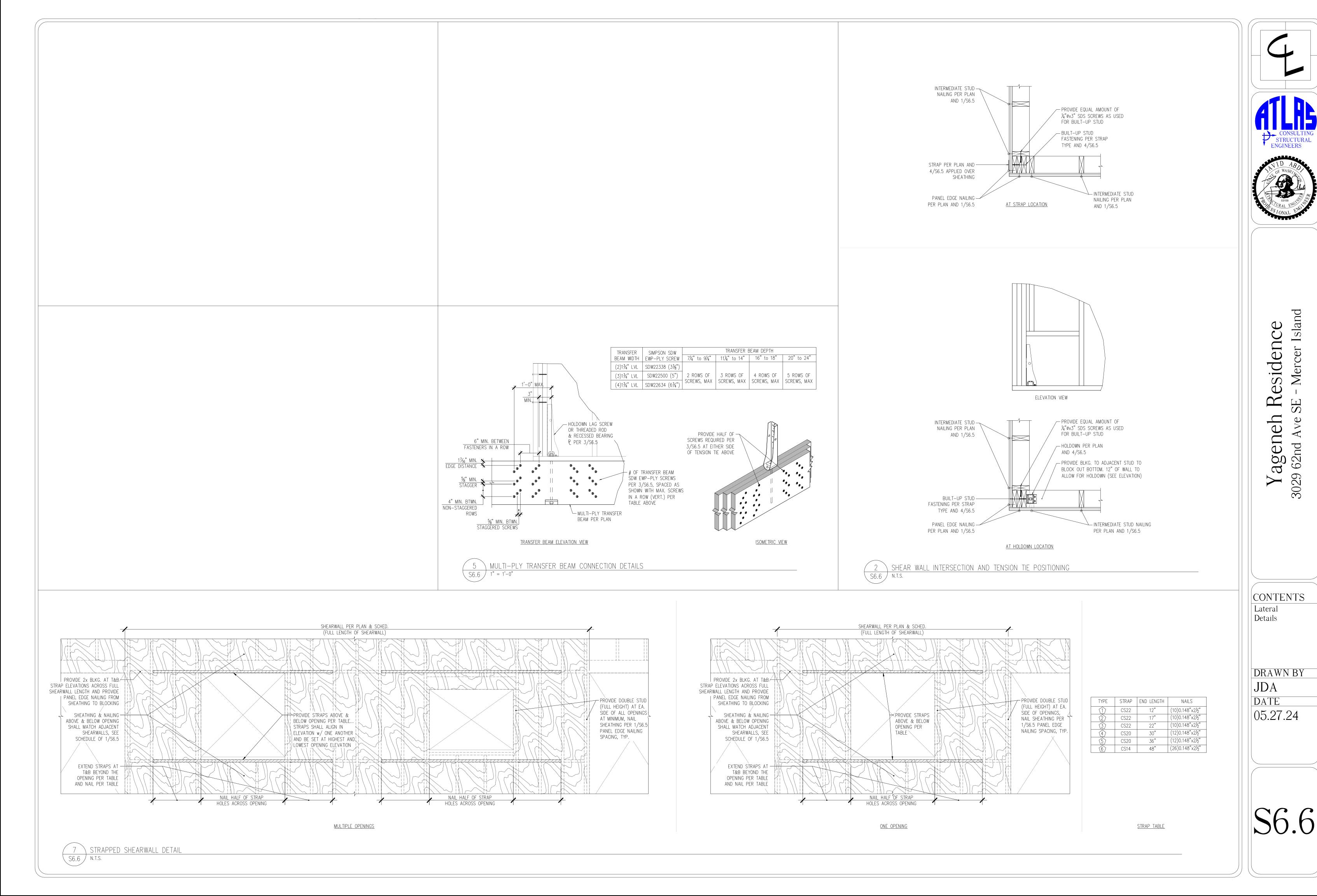
DOWN TENSION TIE SCHEDULE									
TIE ^① ARK	MIN. NUMBER ^② OF STUDS	ANCHOR (Ø x EMBEDMENT) $^{rac{3}{}}$ and No. OF HAIRPIN DOWELS	FASTENERS FROM TIE TO STUD	ASD CAPACITY	BUILT-UP STUD FAI NAILS or SCREWS				
DU2	(2)2x	5%"ø x 10" − (2)#4 HAIRPIN	(6)¼"ø x 2½" SDS SCREWS	3,075#	10d @ 4" oc				
DU4	(3)2x	5%"ø x 10" − (2)#4 HAIRPIN	(10)1/4" ø x 21/2" SDS SCREWS	4,565#	(9)¼"øx4½" SDS				
DU5	(3)2x	5%"ø x 10" − (2)#4 HAIRPIN	(14)1/4"ø x 21/2" SDS SCREWS	5,645#	(10)¼"øx4½" SDS				
DU8	(4)2x	$\frac{7}{8}$ "ø x 10" - (4)#4 HAIRPIN	(20)1/4" Ø x 21/2" SDS SCREWS	7,870#	(15)½"øx6" SDS				
DU11	6x6	$1"\emptyset \times 10" - (4)\#4 \text{ HAIRPIN}$	(30)¼"ø x 2½" SDS SCREWS	11,175#	N/A				
)U14	6x6	1"ø x 10" - (6)#4 HAIRPIN	(36)1/4" Ø x 21/2" SDS SCREWS	14,445#	N/A				
1) TENGION THE TYPES REFER TO SIMPSON STRONG. THE CATALOG CALLOUTS									

- (1) TENSION TIE TYPES REFER TO SIMPSON STRONG—TIE CATALOG CALLOUTS. (2) NAIL PLYWOOD SHEATHING TO STUDS RECEIVING HOLDOWN WITH SCHEDULED PANEL EDGE NAILING. STAGGER NAILS SO THAT
- EACH STUD IS NAILED. (3) ANCHORS SHALL BE HEAVY HEX HEAD WITH DOUBLE NUT CAST INTO CONCRETE. ASTM F 1554 Gr. 36 FOR %"ø ANCHOR

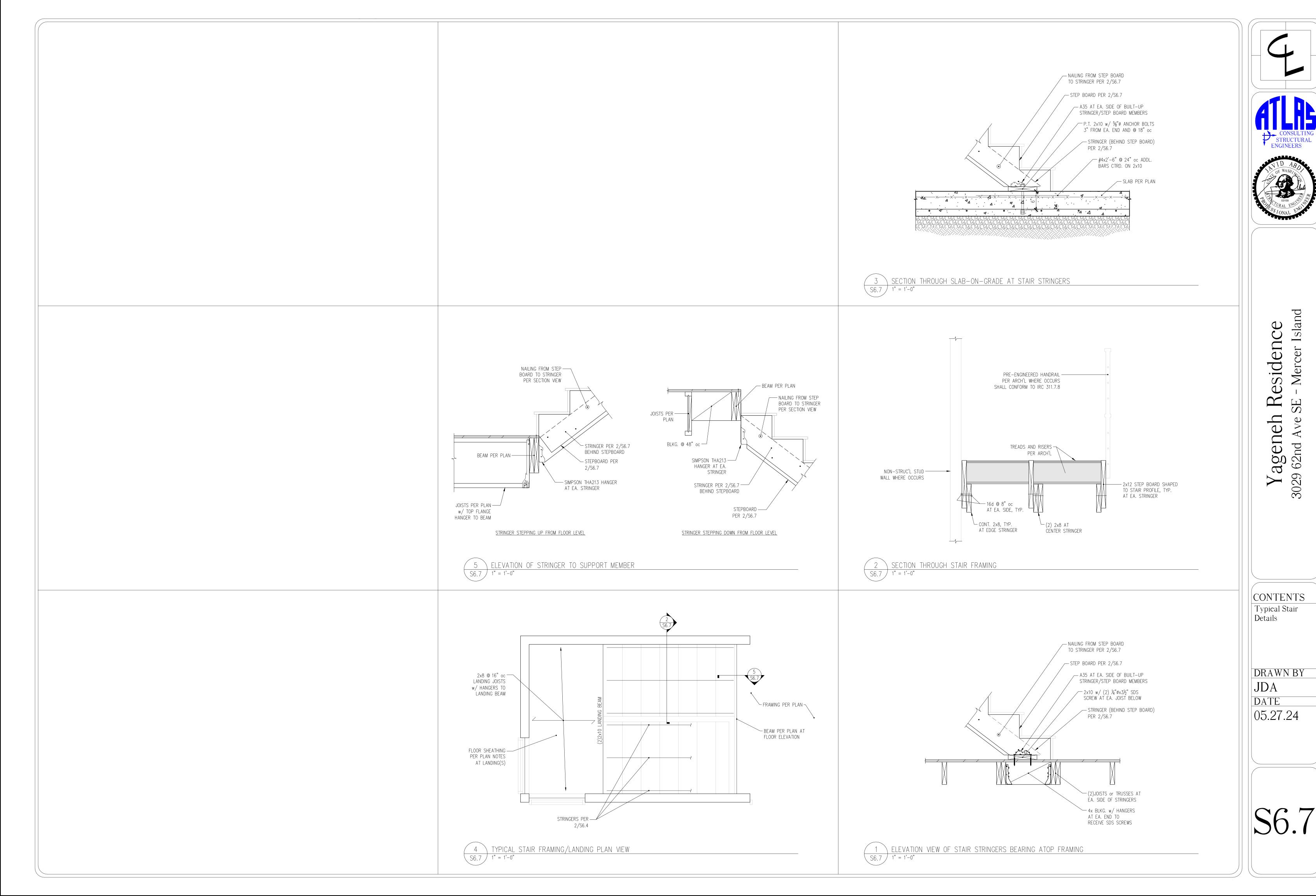


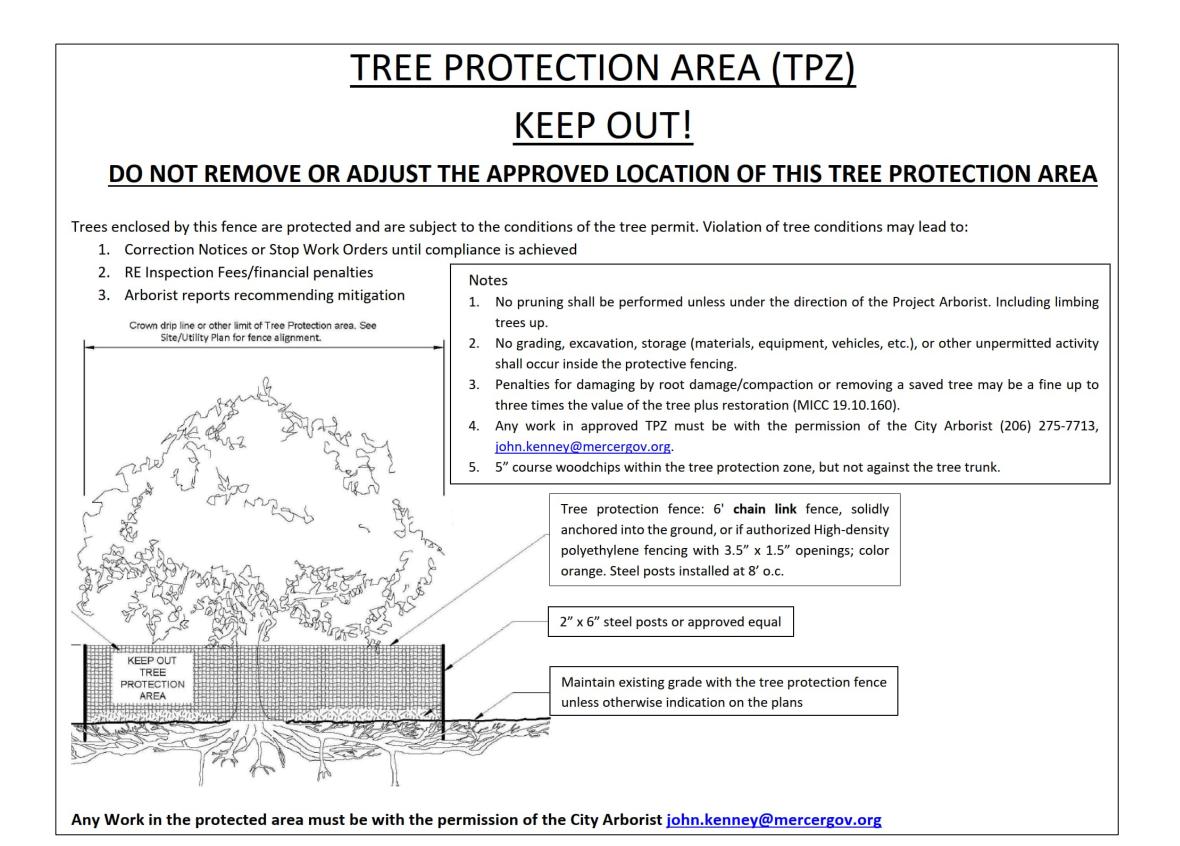


STRAP TENSION TIE ABOVE TRANSFER BEAM

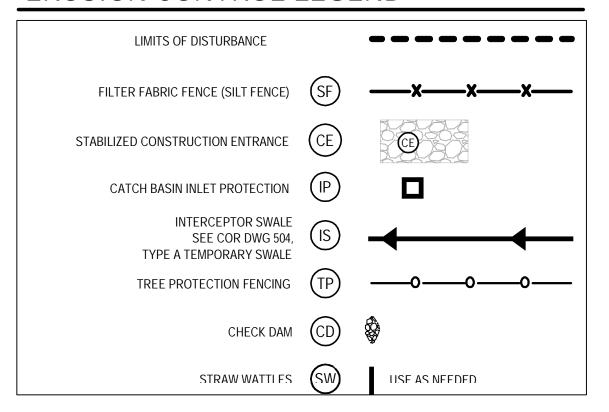


Mercer Island





EROSION CONTROL LEGEND



PROJECT ARBORIST

TREE PROTECTION RECOMMENDATIONS

Protective fencing is required around the perimeters of the LOD for each retained or group of trees during grading and construction. Temporary chain-link fencing is recommended to preserve the trees from soil disturbance due to machines, foot traffic, and materials. Grading and construction should not be allowed within the LOD of retained trees, unless described in this report. Some of the trees have irregular root zones because of compacted surfaces, retaining walls, and structures.

I allow the protection fencing to cut across part of the LOD of retained trees 110 and 113 to provide room for building as shown on the map (page 10). This fencing plan results in less than 30% disturbance of the outer root zone area and protects the inner (critical) root zone area. The bottom branches (canopy) of trees 110 and 113 may be pruned up to 8 feet above the ground prior to fencing placement.

The radius of the Critical Root Zone (CRZ) depends on the species, dripline (branch length), and DSH of the tree. The CRZ is the area around the tree where the minimum biological capacity of roots are located for essential structural stability and health - a distance from the trunk where root growth can recover and still maintain stability. Generally, the CRZ ranges from ½ - ¾ of the LOD radius. The threshold for outer root zone disturbance of the LOD is no more than 30 % of the area, not including the CRZ area.

Retention walls within the root zones may be renovated with minimal effects to tree health. Installation of updated stone may be done with minimal impact to the root zone. Before fencing and demolition of the existing retention wall, 3-4 inches of mulch (i.e., bark or wood chips) shall be applied over the LOD to minimize root zone disturbance. Thick plywood (> ½ inch) shall be used over the mulch where foot traffic is needed to demo and build a new retention wall. A Certified Arborist is recommended during soil work (base work) within the CRZ to ensure root mitigation and report procedures. Orange barricade fencing may be used around the wall construction to protect the rest of the LOD. Tree protection placement during retention wall renovation is shown on the included map. No foot traffic or material staging within the LOD other than on plywood. Machinery used for wall demo and construction shall stage outside the LOD. Tree protection fencing shall be replaced back to its original placement as shown on the included map when the new retention wall is finished.

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING # 20190815000691)

LOT 9, BLOCK 1, MADRONA CREST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 42 OF PLATS, PAGE 12, IN KING COUNTY, WASHINGTON.

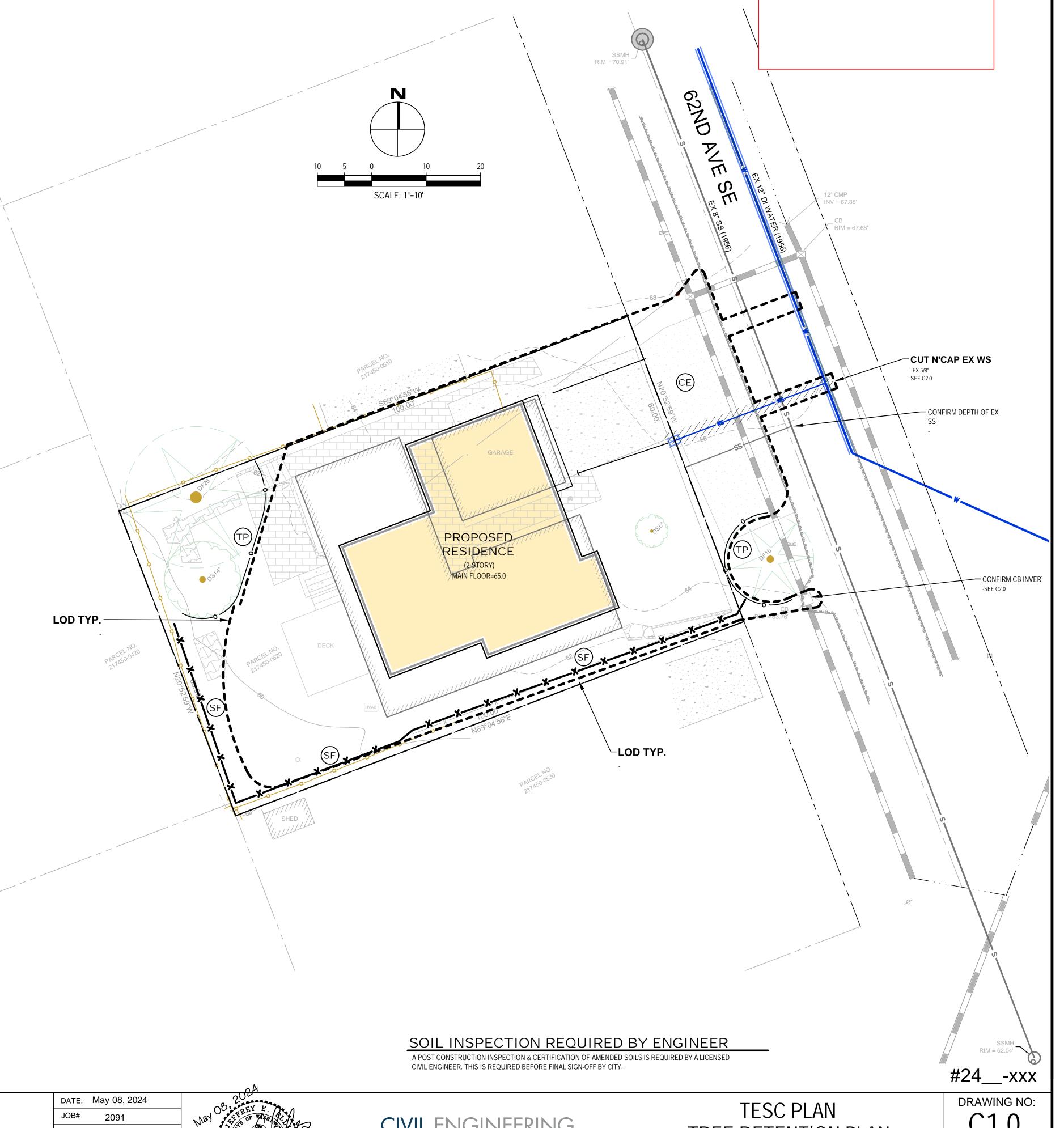
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

ORGANIC SOIL REQUIREMENT

MINIMUM 10% ORGANIC MULCH & COMPOST SOIL REQUIRED

SOIL AMENDMENT REQUIRED

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



NO. DATE BY REVISIONS APPLICANT ASPEN HOMES NW MIKE@ASPENHOMESNW.COM

DRAFTED: SS DESIGN: SS DIGITAL SIGNATURE



DUFFY@CESOLUTIONS.US

701 N 36TH STREET

206.930.0342

TREE RETENTION PLAN

APN 502190-0045

2306-185

ASPEN HOMES NW 3029 62nd AVE SE, MERCER ISLAND, WA 98040 Backfill trench with native soil or 3/4" -

1.5" washed gravel

4"x4" trench

2"x2" wood posts, steel -

limitation of liability, and disclaimer.

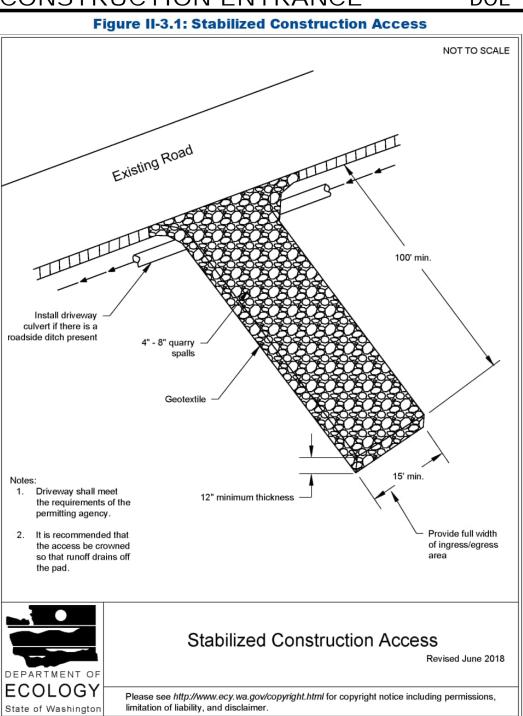
NOT TO SCALE

2019 Stormwater Management Manual for Western Washington Volume II - Chapter 3 - Page 371

Silt Fence

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CONSTRUCTION ENTRANCE



2019 Stormwater Management Manual for Western Washington Volume II - Chapter 3 - Page 279

APPLICANT

ASPEN HOMES NW

MIKE@ASPENHOMESNW.COM

REVISIONS

NO. DATE BY

RECOMMENDED CONSTRUCTION SEQUENCE

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

1. HOLD AN ONSITE PRE-CONSTRUCTION MEETING.

2. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).

3. FLAG OR FENCE CLEARING LIMITS.

4. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.

5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).

6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).

7. CONSTRUCT SEDIMENT PONDS AND TRAPS.

8. GRADE AND STABILIZE CONSTRUCTION ROADS.

9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.

10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

11. RELOCATE SURFACE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH CITY OF MERCER ISLAND TESC REQUIREMENTS.

12. COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) OR TWO DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.

13. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.

14. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.

15. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPS IF APPROPRIATE.

DENUDED AREAS REQUIREMENTS

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

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

EROSION CONTROL NOTES

D.8.2 STANDARD ESC PLAN NOTES

THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS. AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED; HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED. FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE NUMBERED 1, 2, 4, 5, 6, ETC.

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT,

UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.

3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.

4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS. MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.

5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.

6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY CITY OF MERCER ISLAND.

7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.

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

9. ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.

10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.

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

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

13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL

14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

CITY NOTES

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

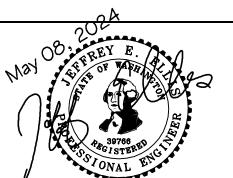
#24___-xxx

DRAWING NO: TESC & CITY NOTES TESC DETAILS

ASPEN HOMES NW

DRAFTED: SS DESIGN: DE DIGITAL SIGNATURE

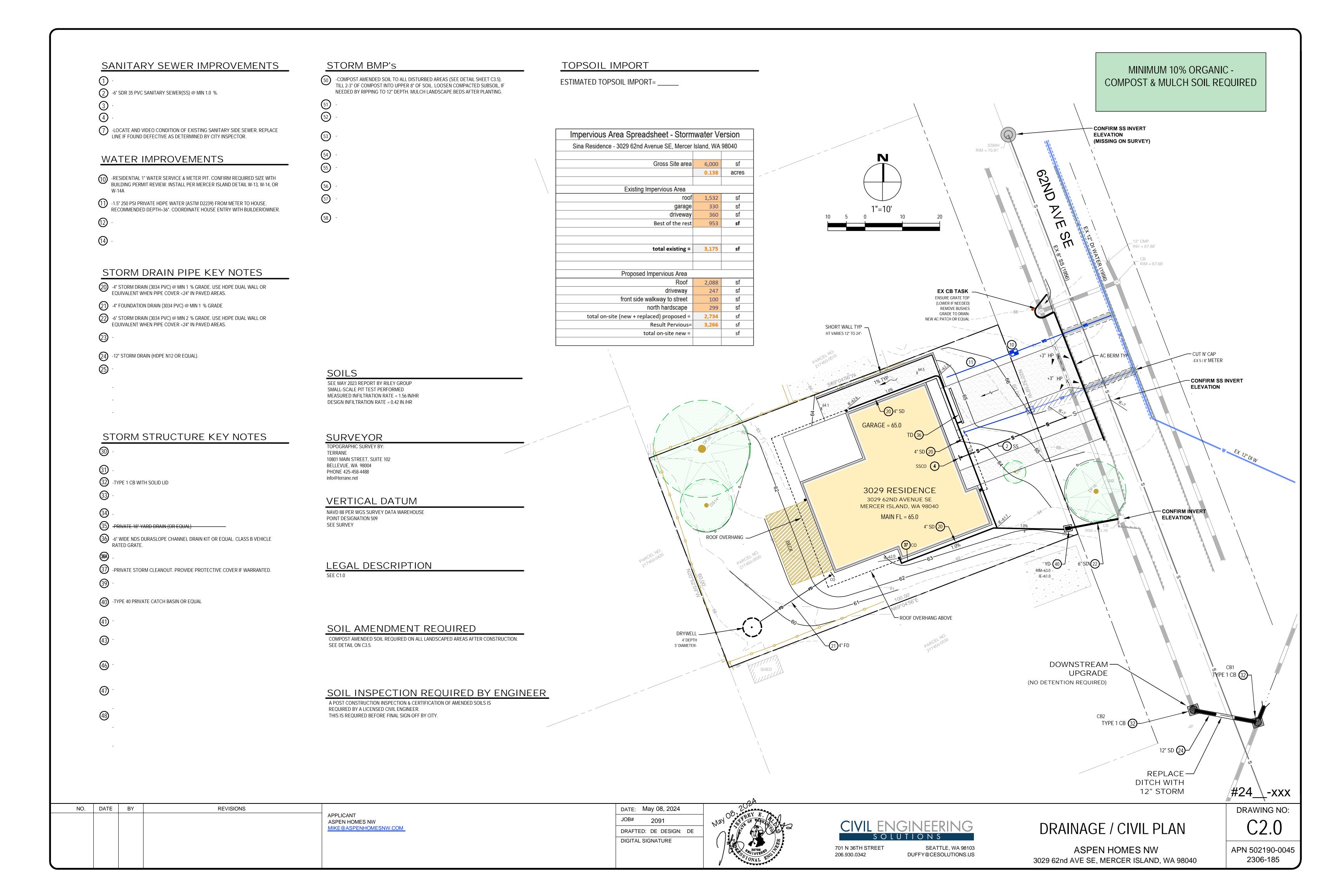
DATE: May 08, 2024





701 N 36TH STREET

206.930.0342



MINIMUM 10% ORGANIC -COMPOST SOIL REQUIRED

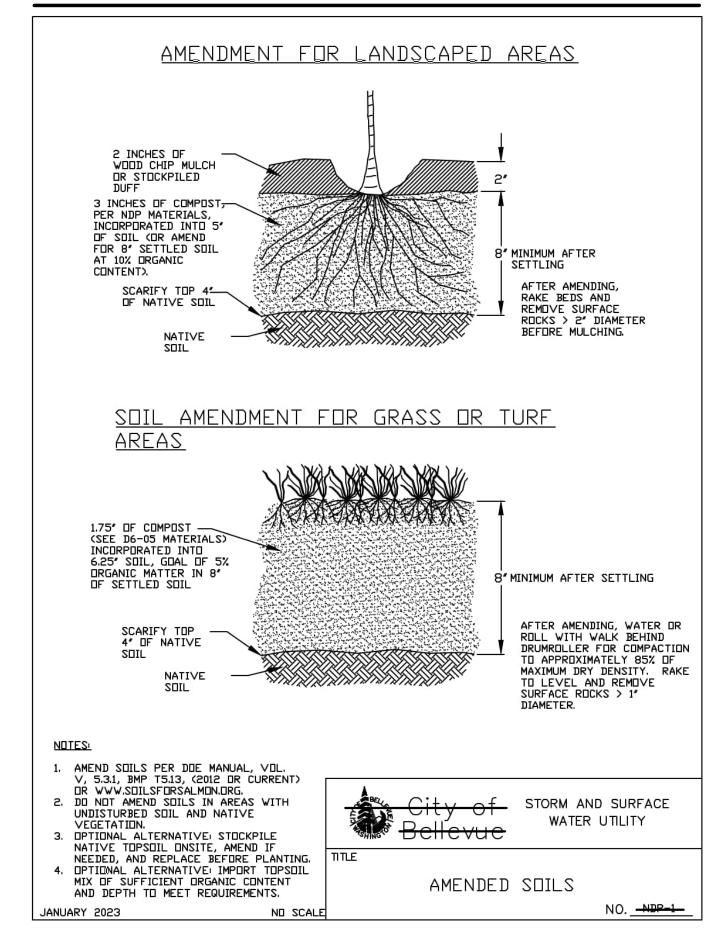
SOIL AMENDMENT REQUIRED

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

SOIL INSPECTION REQUIRED BY ENGINEER

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

COMPOST AMENDED SOIL SPEC



#24___-xxx

NO. DATE BY REVISIONS

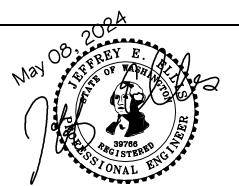
APPLICANT
ASPEN HOMES NW
MIKE@ASPENHOMESNW.COM

DATE: May 08, 2024

JOB# 2091

DRAFTED: SS DESIGN: SS

DIGITAL SIGNATURE

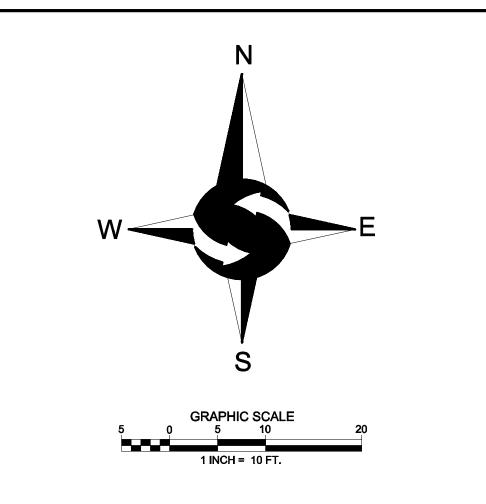




BMP DETAILS

ASPEN HOMES NW 3029 62nd AVE SE, MERCER ISLAND, WA 98040 DRAWING NO:

APN 502190-0045 2306-185



LEGEND FOUND MONUMENT IN CASE ─OHP─ OVERHEAD POWER —OHU— OVERHEAD UTILITIES SET MAG NAIL AS DESCRIBED —X— CHAINLINK FENCE SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP —□— WOOD FENCE POWER METER CONCRETE WALL GAS METER ROCKERY ASPHALT SURFACE CATCH BASIN CONCRETE SURFACE SANITARY SEWER MANHOLE WATER VALVE **GRAVEL SURFACE** WATER METER BRICK SURFACE APPROXIMATE LOCATION SANITARY FLAGSTONE SURFACE APPROXIMATE LOCATION STORM DOUGLAS FIR APPROXIMATE LOCATION UNDERGROUND WATER LINE DS DECIDUOUS * INDICATES MULTI-TRUNK

LEGAL DESCRIPTION

LOTS 32 AND 33, BLOCK 3 OF EAST SEATTLE, AS PER PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 22, RECORDS OF KING COUNTY, WASHINGTON;

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

BASIS OF BEARINGS

RECORD OF SURVEY BY GEODIMENSIONS FOR JAY MARC HOMES, RECORDED ON MAY 5, 2013, IN VOLUME 297 OF SURVEYS, PAGE 246, UNDER RECORDING NO. 20130509900010 RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

PROPERTY OWNER:

SINA YEGANEH
3029 62ND AVENUE SE
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER:

217450-0520

PROJECT ADDRESS:

3029 62ND AVENUE SE
MERCER ISLAND, WA 98040

ZONING:

R-8.4

JURISDICTION:

PARCEL ACREAGE:

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT

2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION AND AN EMLID REACH RS2 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.

3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MARCH 2022 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.

5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL



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

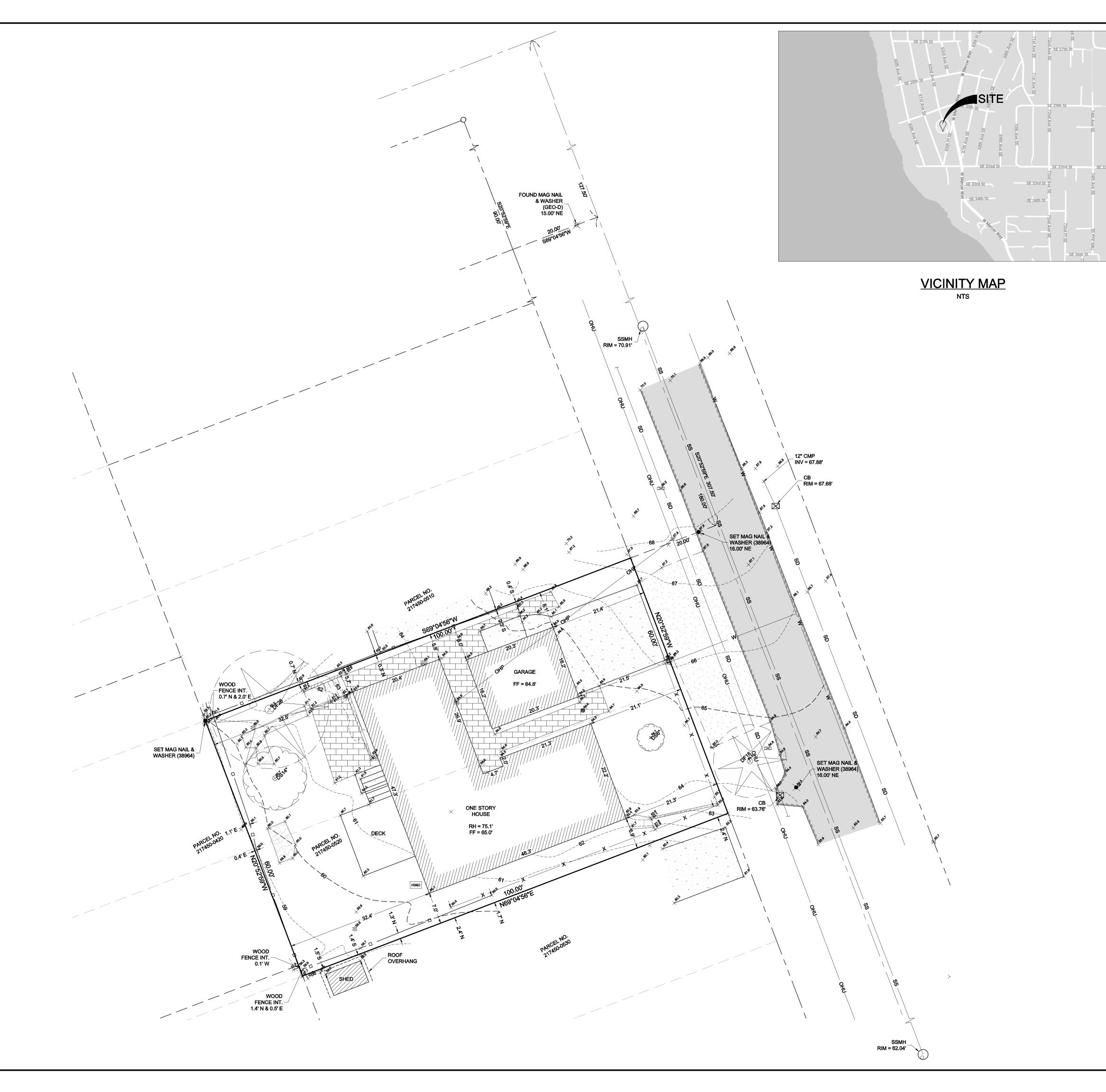
CITY OF MERCER ISLAND

6,000 S.F. (0.138 ACRES) AS SURVEYED

THE MARK IS A ALUMINUM CAP ON THE WEST SIDE OF THE INTERSECTION OF SE 30TH STREET AND W MERCER WAY.

ELEVATION: 91.436 FEET (27.869 METERS) NAVD 88

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



PROJECT NO. 22-037

DRAWN BY: MTS

CHECKED BY: TNW

SHEET

3/10/2022