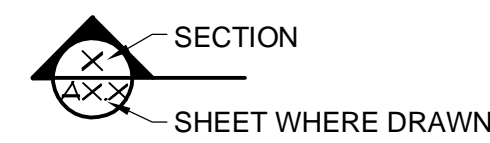
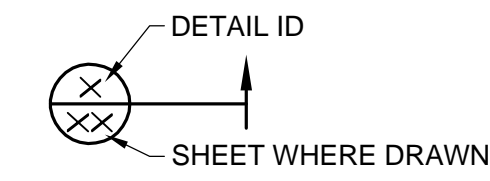


# Drawing Symbol Legend

## BUILDING SECTION



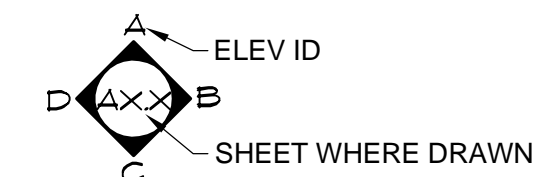
## DETAIL



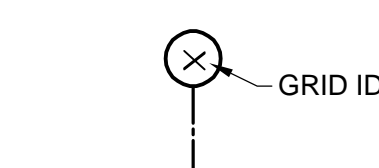
## DRAWING REVISION



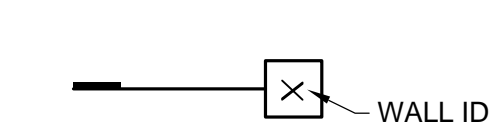
## INTERIOR ELEVATION



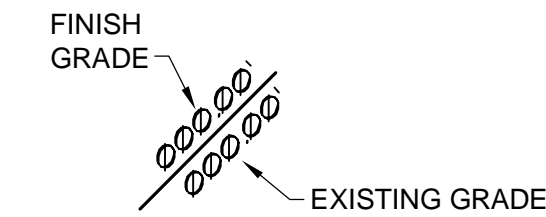
## COLUMN/GRID INDICATOR



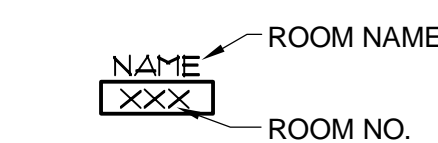
## WALL TYPE INDICATOR



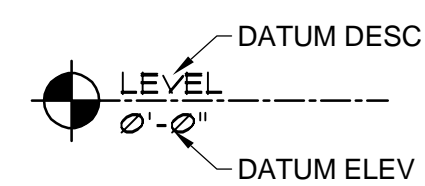
## GRADE ELEV INDICATOR



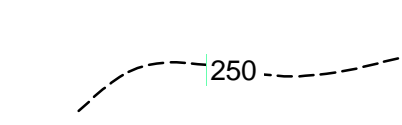
## ROOM IDENTIFIER



## ELEVATION DATUM



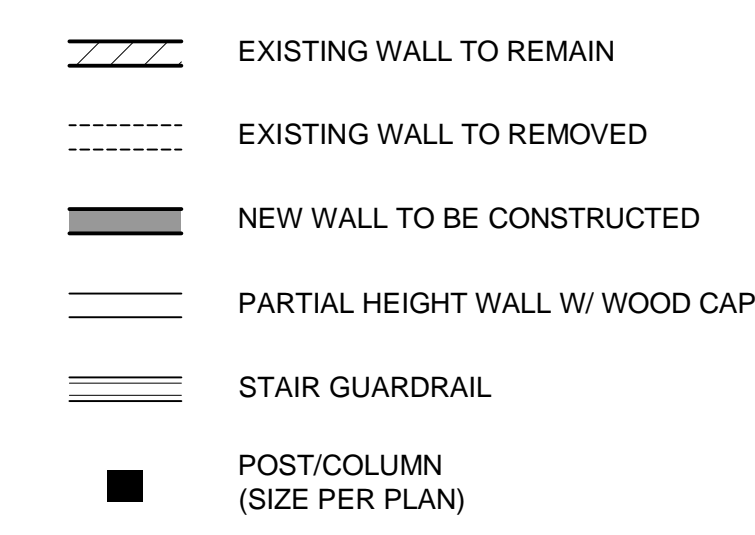
## EXISTING CONTOURS



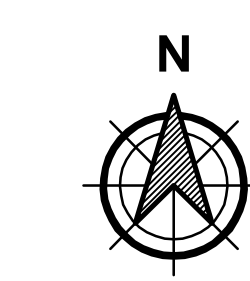
## PROPOSED CONTOURS



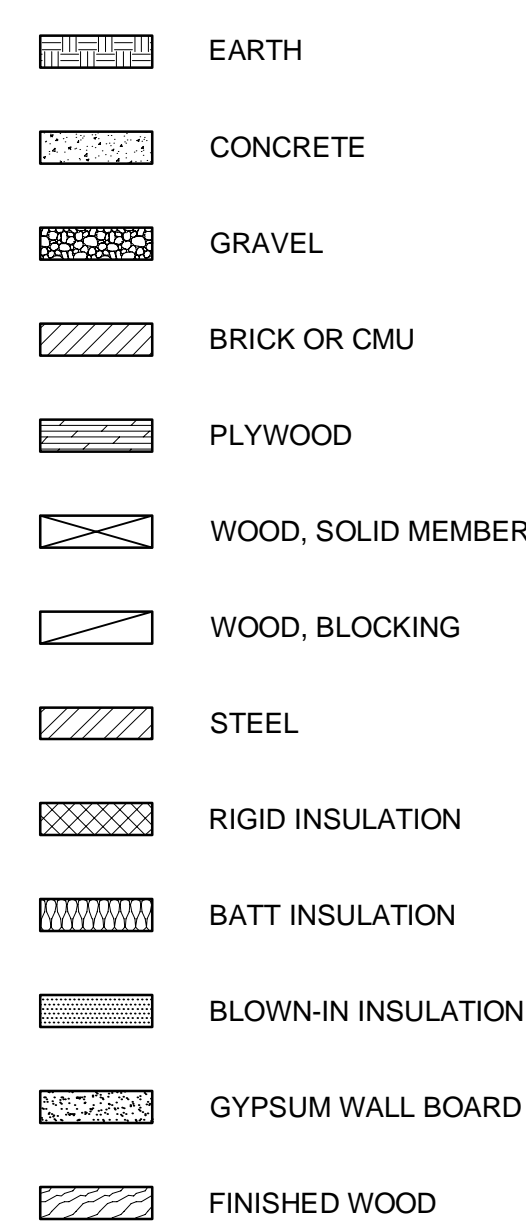
## WALL LEGEND



## NORTH ARROW



## MATERIAL LEGEND



# Project Information

PROJECT DESC	CONSTRUCT A NEW SINGLE-FAMILY DWELLING WITH AN ATTACHED GARAGE
CODE(S)	2018 INTERNATIONAL BUILDING CODE (IBC) 2018 WASHINGTON STATE IBC AMENDMENTS 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 WASHINGTON STATE IRC AMENDMENTS 2018 WASHINGTON STATE ENERGY CODE (WSEC) 2018 INTERNATIONAL FIRE CODE (IFC) 2018 WASHINGTON STATE IFC AMENDMENTS 2018 UNIFORM PLUMBING CODE (UPC) 2018 INTERNATIONAL MECHANICAL CODE (IMC) 2018 WASHINGTON STATE IMC AMENDMENTS 2020 NATIONAL ELECTRICAL CODE (NEC)
ZONING	R-12
PARCEL NO	544930-0057
LEGAL DESC	PORS 11-13, MERCER BEACH PARK ADD LOT 2 CITY OF MERCER ISLAND SHORT SUBDIVISION NO SEB19-001 RECORDING NO 20200708900038 (BEING A PORTION OF SE QTR SE QTR STR 01-24-04)
SITE AREA	9,386 SF (0.22 ACRES)
SOIL BEARING	PER SOILS REPORT PREPARED BY GEOTECH CONSULTANTS, INC
SEISMIC ZONE	D
WIND EXPOSURE	B / 85 MPH (110 MPH/ULT)
CONST TYPE/ OCCUPANCY	VB / R-3 (RESIDENCE) & U (PRIVATE GARAGE)
FIRE CODE	NFPA 13R FIRE SPRINKLER SYSTEM TO BE INSTALLED NFPA 72 "HOUSEHOLD" MONITORED FIRE ALARM TO BE INSTALLED

# Drawing Index

## Cover Sheets

A0.0	ABBREVIATIONS / DRAWING SYMBOLS LEGEND / PROJECT & SITE INFORMATION / BUILDING DATA / DESIGN CRITERIA / PROJECT TEAM / DRAWING INDEX
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## Architectural Drawings

A0.1	NOT USED
A0.2	2018 WSEC COMPLIANCE
A0.3	GENERAL NOTES
A1.0	ARCHITECTURAL SITE PLAN
A1.1	AVERAGE BUILDING ELEVATION
A2.0	FOUNDATION VENTILATION & ATTIC VENTILATION PLANS
A3.0	NOT USED
A4.0	MAIN FLOOR PLAN
A5.0	UPPER FLOOR PLAN
A6.0	NOT USED
A7.0	EXTERIOR ELEVATIONS
A7.1	EXTERIOR ELEVATIONS
A8.0	FLASHING & SIDING NOTES
A9.0	BUILDING SECTIONS 'A-A' & 'B-B'
A9.1	WALL SECTIONS / STAIR CONSTRUCTION

## Structural Drawings

S1	SHEAR WALL PLANS AND NOTES
S2	PIPE PILE AND GRADE BEAM PLAN
S3	FOUNDATION PLAN
S4	MAIN FLOOR FRAMING PLAN
S5	UPPER FLOOR FRAMING AND LOWER ROOF FRAMING PLAN
S6	UPPER ROOF FRAMING PLAN
S7	STRUCTURAL DETAILS
S8	STRUCTURAL DETAILS

## Civil Drawings

-

## Survey Drawings

1 OF 1	SITE BOUNDARY & TOPOGRAPHY SURVEY
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## Mechanical Drawings

SEPARATE PERMIT OBTAINED BY OTHERS

## Electrical Drawings

SEPARATE PERMIT OBTAINED BY OTHERS

## Plumbing Drawings

SEPARATE PERMIT OBTAINED BY OTHERS

# Abbreviations

<b>A</b> ABE: AVERAGE BUILDING ELEVATION ABV: ABOVE AFF: ABOVE FINISHED FLOOR ADJ: ADJUSTABLE AGG: AGGREGATE A/C: AIR-CONDITIONING ALT: ALTERNATE AB: ANCHOR BOLT APPROX: APPROXIMATE APPD: APPROVED ASPH: ASPHALT AWNG: AWNING AVG: AVERAGE	<b>D (CONTINUED)</b> DTL: DETAIL DIAG: DIAGONAL DIA: DIAMETER DISP: DISPOSAL DR: DOOR DN: DOWN DH: DOUBLE HUNG DS: DOWNSPOUT DWG: DRAWING DW: DISHWASHER DEG: DEGREE DL: DEAD LOAD DS: DOWNSPOUT	<b>H</b> HDWD: HARDWOOD HDWR: HARDWARE HDR: HEADER HVAC: HEATING/VENTILATION/ AIR CONDITIONING HT: HEIGHT HC: HOLLOW CORE HORIZ: HORIZONTAL HB: HOSE BIB HR: HOUR HGT: HEIGHT HW: HOT WATER	<b>M (CONTINUED)</b> MATL: MATERIAL MIR: MIRROR MLDG: MOLDING N N: NORTH NIC: NOT IN CONTRACT NTS: NOT TO SCALE NOM: NOMINAL NR: NOISE REDUCTION	<b>R (CONTINUED)</b> RA: RETURN AIR REV: REVISION (S), REVISED ROW: RIGHT OF WAY R: RISER RD: ROOF DRAIN RM: ROOM RO: ROUGH OPENING R&S: ROD & SHELF RB: RUBBER REBAR: REINFORCING BAR REG: REGISTER RF: ROOF RH: RIGHT HAND RM: ROOM RPM: REVOLUTIONS PER MINUTE	<b>T (CONTINUED)</b> THRU: THROUGH TP: TOILET PAPER HOLDER TPTN: TOILET PARTITION U UNFIN: UNFINISHED UNO: UNLESS NOTED OTHERWISE UTIL: UTILITY UC: UNDERCUT UL: UNDERWRITERS LABORATORIES
<b>B</b> BSMT: BASEMENT BSBL: BLDG SETBACK LINE BM: BEAM BRG: BEARING BMK: BENCH MARK BLK: BLOCK BLKG: BLOCKING BD: BOARD BOT: BOTTOM BLDG: BUILDING BDRM: BEDROOM BTWN: BETWEEN BTU: BRITISH THERMAL UNITS BTUH: BRITISH THERMAL UNITS PER HOUR BW: BOTH WAYS	<b>E</b> E: EAST EA: EACH EXP: EXPANSION BOLT EXIST(E): EXISTING ELEC: ELECTRICAL EL: ELEVATION EQ: EQUAL EQUIP: EQUIPMENT EXP: EXPOSED EXT: EXTERIOR EW: EACH WAY EXC: EXCAVATE	<b>J</b> JST: JOIST JB: JUNCTION BOX JT: JOINT	<b>P</b> PNL: PANEL PED: PEDESTAL PERF: PERFORATED PERIM: PERIMETER PL: PLATE PL HT: PLATE HEIGHT PLWD: PLYWOOD PT: POINT PREFAB: PREFABRICATED PCF: POUND PER CUBIC FOOT PLF: POUNDS PER LINEAL FOOT PSF: POUNDS PER SQUARE FOOT PSI: POUNDS PER SQUARE INCH PICT: PICTURE PVMT: PAVEMENT PBD: PARTIAL BOARD PERP: PERPENDICULAR PKG: PARKING PLMB: PLUMBING PS: PLUMBING STACK PVG: PAVING	<b>S</b> SECT: SECTION SG: SAFETY GLASS SHTG: SHEATHING SHT: SHEET SHLV: SHELVING SHWR: SHOWER SIM: SIMILAR SKYLT: SKYLIGHT SC: SOLID CORE SOG: SLAB-ON-GRADE SPKR: SPEAKER SST: STAINLESS STEEL STD: STANDARD SUSP: SUSPENDED S: SOUTH SPEC: SPECIFICATION (S) SQ: SQUARE STL: STEEL STOR: STORAGE SD: STORM DRAIN STRUCT: STRUCTURAL SH: SINGLE HUNG S4S: SURFACED 4 SIDES SAN: SANITARY SCH: SCHEDULE SF: SQUARE FOOT STC: SOUND TRANSMISSION CLASS SY: SQUARE YARD SYS: SYSTEM	<b>V</b> VB: VAPOR BARRIER VG: VERTICAL GRAIN VERT: VERTICAL VCT: VINYL COMPOSITION TILE VIF: VERIFY IN FIELD VS: VENT STACK W W: WITH W/O: WITH OUT WH: WATER HEATER WP: WATERPROOF(ING) WWF: WELDED WIRE FABRIC W: WEST WDW: WINDOW WD: WOOD WC: WATERCLOSET WF: WIDE FLANGE WGLS: WIRED GLASS WM: WIRE MESH
<b>C</b> CAB: CABINET CANT: CANTILEVER CRPT: CARPET CSMT: CASEMENT CI: CAST IRON CB: CATCH BASIN CLG: CEILING CLR: CLEAR (ANCE) CO: CASED OPENING COL: COLUMN CONC: CONCRETE CONN: CONNECTION CMU: CONCRETE MASONRY UNIT CONST: CONSTRUCTION CONT: CONTINUOUS OR CONTINUE CORR: CORRUGATED CRPT: CARPET CF: CUBIC FOOT CY: CUBIC YARD CFM: CUBIC FEET PER MINUTE CJ: CONTROL JOINT COMP: COMPOSITION	<b>F</b> FOC: FACE OF CONCRETE FOF: FACE OF FINISH FOS: FACE OF STUDS FLR: FLOOR/FLOORING FD: FLOOR DRAIN FT: FEET/FOOT FTG: FOOTING FND: FOUNDATION FURN: FURNACE FURR: FURRING FV: FIELD VERIFY FE: FIRE EXTINGUISHER FF: FINISH FLOOR FITX: FIXTURE FPL: FIREPLACE	<b>K</b> KIT: KITCHEN KO: KNOCKOUT KWH: KILOWATT HOUR	<b>L</b> LAM: LAMINATE LAV: LAVATORY LAT: LATERAL LB: LAG BOLT L: LENGTH LF: LINEAL FOOT LT: LIGHT LVR: LOUVER LWT: LIGHTWEIGHT LWC: LIGHTWEIGHT CONCRETE LH: LEFT HAND LIB: LIBRARY LIN: LINEAR LL: LIVE LOAD LV: LOW VOLTAGE	<b>Y</b> YD: YARD YR: YEAR	<b>Q</b> QUAL: QUALITY QTR: QUATER QTY: QUANTITY
<b>D</b> DBL: DOUBLE DEMO: DEMOLISH DEPT: DEPARTMENT	<b>G</b> GA: GAGE, GAUGE GALV: GALVANIZED GB: GRAB BAR GL: GLAZING GLS: GLASS GLS BLK: GLASS BLOCK GRD: GRADE GWB: GYPSUM WALL BOARD GC: GENERAL CONTRACTOR GFI: GROUND FAULT INTERRUPTED GPM: GALLONS PER MINUTE GPS: GALLONS PER SECOND GRD: GRADE	<b>M</b> MANUF: MANUFACTURE(R) MAX: MAXIMUM MECH: MECHANICAL MC: MEDICINE CABINET MLWK: MILLWORK MIN: MINIMUM MISC: MISCELLANEOUS MAINT: MAINTENANCE	<b>R</b> RAD: RADIUS REF: REFERENCE REFR: REFRIGERATOR REINF: REINFORCING REQD: REQUIRED RTN: RETURN	<b>I</b> TEL: TELEPHONE TV: TELEVISION THK: THICK (NESS) T&G: TONGUE AND GROOVE T&B: TOP & BOTTOM TOS: TOP OF SLAB TOC: TOP OF CONCRETE TOP: TOP OF PLATE TOW: TOP OF WALL TB: TOWEL BAR T: TREAD TYP: TYPICAL	

# Building Data

FAR SUMMARY	
MAIN FLOOR (ADU)	411
MAIN FLOOR	2,235
UPPER FLOOR	1,612
STAIR DEDUCTION (AT UPPER FLR)	(-93)
TOTAL PROPOSED FAR SF	4,165
ALLOWABLE FAR	
9,386 SF (LOT AREA) x 0.40	= 3,754
ADDITIONAL ADU AREA	= 411
TOTAL ALLOWABLE FAR SF	= 4,165
SQUARE FOOTAGE SUMMARY	
MAIN FLOOR (ADU)	411
MAIN FLOOR	1,809
UPPER FLOOR	1,612
TOTAL HEATED AREA	3,832
GARAGE	426
CVR D PORCH	133
CVR D PATIO	84

# Design Criteria

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM		
	Speed (mph)	Topographic effects		Weathering	Frost line depth	Termite
25	85	No	D <sub>2</sub>	Moderate	12"	None to Slight
WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP		
24°F	No	(a) 1989 (b) May 16, 1995	250	52.8°F		

# Project Team

<b>PROPERTY OWNER</b> REDMOND BUILDERS, LLC 9675 SE 36TH ST, SUITE 105 MERCER ISLAND, WA 98040 206-588-1147	<b>CONTRACTOR</b> REDMOND BUILDERS, LLC 9675 SE 36TH ST, SUITE 105 MERCER ISLAND, WA 98040 206-588-1147
<b>BUILDING DESIGNER</b> CW DESIGN, INC PO BOX 476 RENTON, WA 98057 425-271-0082	<b>STRUCTURAL ENGINEER</b> MYERS ENGINEERING 3206 - 50TH STREET COURT, SUITE 210-B GIG HARBOR, WA 98335 253-858-3248
<b>SURVEYOR</b> TERRANE 10801 MAIN ST, SUITE 102 BELLEVUE, WA 98004 425-458-4488	<b>CIVIL ENGINEER</b> INTERLAKEN ENGINEERING AND DESIGN, PLLC 7001 SEAVIEW AVE NW, SUITE 160-388 SEATTLE, WA 98117 206-470-9572

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CW Design, Inc

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS FOR THIS PROJECT, PRIOR TO THE CONSTRUCTION PHASE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT ANY DISCREPANCIES TO THE DESIGNER AT THE TIME THEY ARE IDENTIFIED.  
CW DESIGN, INC MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATIONS SHALL BE RESOLVED PRIOR TO PROCEEDING WITH ANY WORK OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR COST TO RECTIFY SAME. IN THE EVENT ANY LIABILITY IS IMPOSED ON CW DESIGN, INC, OUR LIABILITY TO YOU AND/OR ANY THIRD PARTY SHALL NOT EXCEED THE FEE PAID TO CW DESIGN, INC FOR THE DRAWINGS PRODUCED FOR THIS PROJECT. ANY UNAUTHORIZED ALTERATIONS OF THESE DRAWINGS BY THE CONTRACTOR AND/OR THIRD PARTY SHALL HOLD CW DESIGN, INC, HARMLESS FROM ANY AND ALL CLAIMS.

American Classic Homes - 8003  
8003 SE 20th Street  
Mercer Island, WA

No.	Remarks	Date
-	Submittal Set	05/18/21
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-

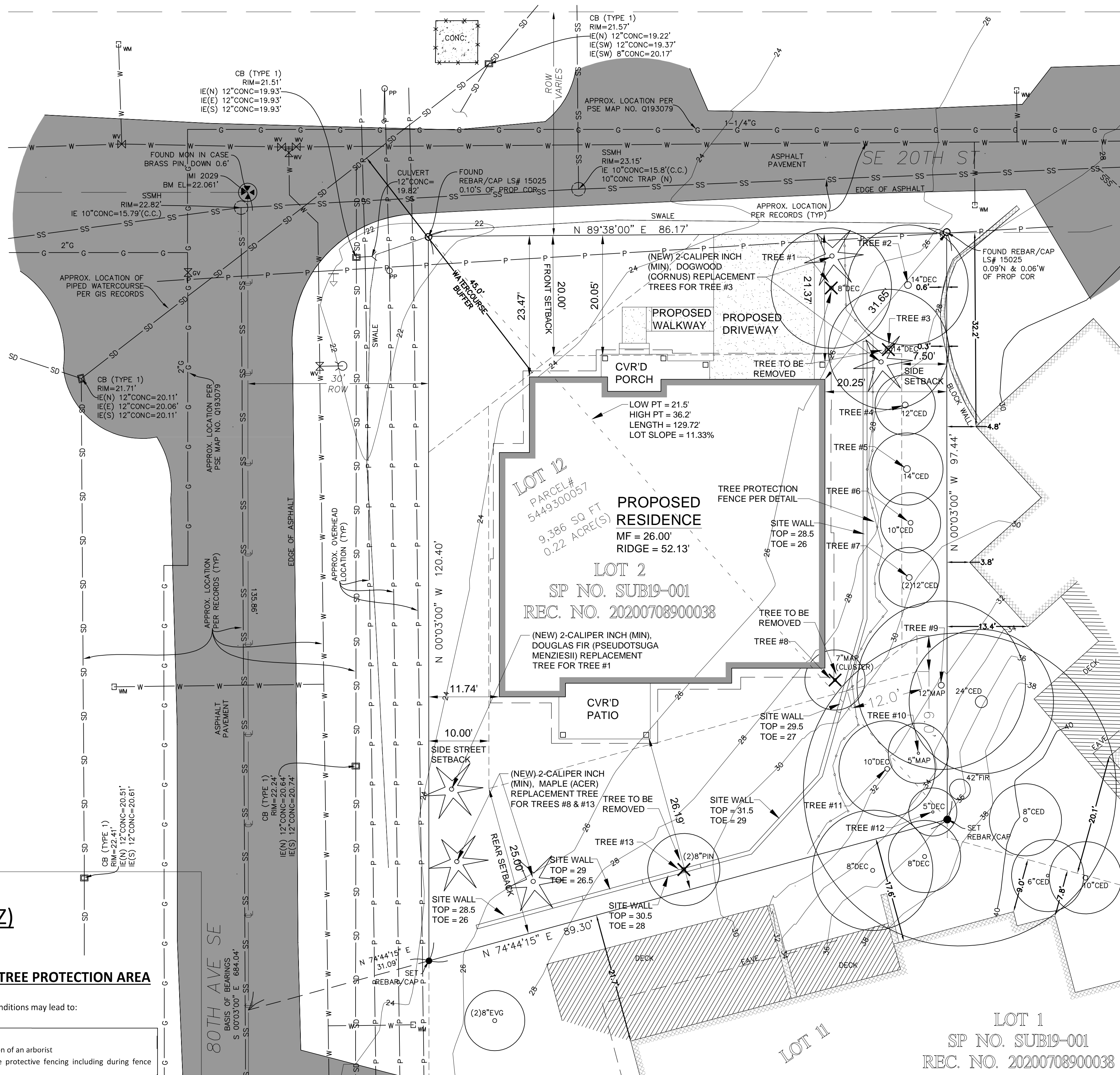
Sheet Name:  
**Cover Sheet**

Scale:  
Project No: 21003  
Date: May 18, 2021  
Drawn By: WJB  
Status: Submittal Set 1.1

# A0.0







### TREE PROTECTION AREA (TPZ)

**KEEP OUT!**

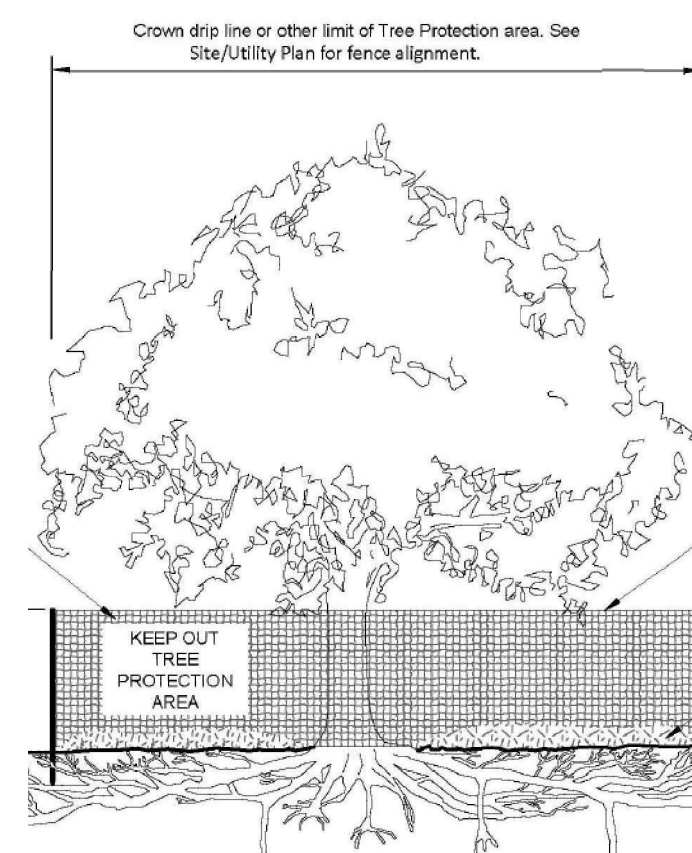
**DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA**

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

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees
3. Arborist reports recommending mitigation

**Notes**

1. No pruning shall be performed unless under the direction of an arborist
2. No equipment shall be stored or operated inside the protective fencing including during fence installation and removal
3. No storage of materials shall occur inside the protective fencing
4. Refer to Site/Utility Plan for allowable modifications to the tree protection area
5. Unauthorized activities in tree protection area may require evaluation by private arborist to identify impacts and mitigation required
6. Exposed roots: For roots > 1" damaged during construction, make a clean straight cut to remove damaged portion and inform City Arborist

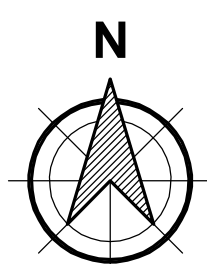


Tree protection fence: 4'-6" chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

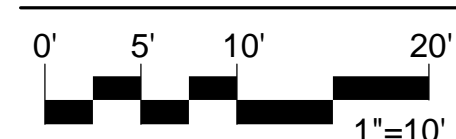
2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indication on the plans

Any Work in the protected area must be with the permission of the City Arborist [john.kenney@mercergov.org](mailto:john.kenney@mercergov.org)



### Site Plan



Tree Designation	Type	DBH	Retain/Remove
1	Deciduous	8"	Remove
2	Deciduous	14"	Retain
3	Deciduous	14"	Remove
4	Cedar	12"	Retain
5	Cedar	14"	Retain
6	Cedar	10"	Retain
7	Cedar	(2) 12"	Retain
8	Maple (cluster)	7"	Remove
9	Maple	12"	Retain
10	Maple	5"	Retain
11	Deciduous	10"	Retain
12	Deciduous	5"	Retain
13	Pine	(2) 8"	Remove

**REPLACEMENT TREES PROVIDED:**  
 (2) 2" CALIPER MAPLE TREES TO REPLACE TREE #8 & #13  
 (1) 2" CALIPER DOUGLAS FIR TREE TO REPLACE TREE #1  
 (2) 2" CALIPER DOGWOOD TREES TO REPLACE TREE #3

SITE DATA	
PROPERTY OWNER:	AMERICAN CLASSIC HOMES 8075 SE 86TH ST #105 MERCER ISLAND, WA 206-557-6400
PARCEL NO.:	5449300057
LEGAL DESC.:	LOT PORS 11-13, MERCER BEACH PARD ADD LOT 2 CITY OF MERCER ISLAND SHORT SUBDIVISION NO SEB19-01 RECORDING NO 2020070890038 BEING PORTION OF SE OTR SE OTR STR 01-24-04
SITE AREA:	9,386 SF (0.22 ACRES)
ZONING:	R-12
LOT COVERAGE	
SITE AREA:	9,386 SF
ROOF AREA:	3,206 SF
DRIVEWAY:	332 SF
TOTAL PROPOSED LOT COVERAGE:	3,538 SF (37.69%)
MAXIMUM LOT COVERAGE:	3,754 SF (40.00%)
HARDSCAPE COVERAGE	
SITE AREA:	9,386 SF
WALKWAY:	74 SF
CONCRETE BLOCK SITE WALL:	92 SF
TOTAL PROPOSED LOT COVERAGE:	166 SF (1.77%)
MAXIMUM HARDSCAPE COVERAGE:	846 SF (9.00%)
FAR SUMMARY	
SITE AREA:	9,386 SF
MAIN FLOOR (ADU):	411 SF
MAIN FLOOR:	2,235 SF
UPPER FLOOR:	1,812 SF
STAIR DEDUCTION (AT UPPER FLOOR):	(49) SF
TOTAL PROPOSED LOT COVERAGE:	4,165 SF
ALLOWABLE FAR:	3,754 SF
ADDITIONAL ADU AREA:	411 SF
TOTAL ALLOWABLE FAR:	4,165 SF

**SITE PLAN NOTES**  
 SRC SECTION R401.3  
 LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. EXCEPTION WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

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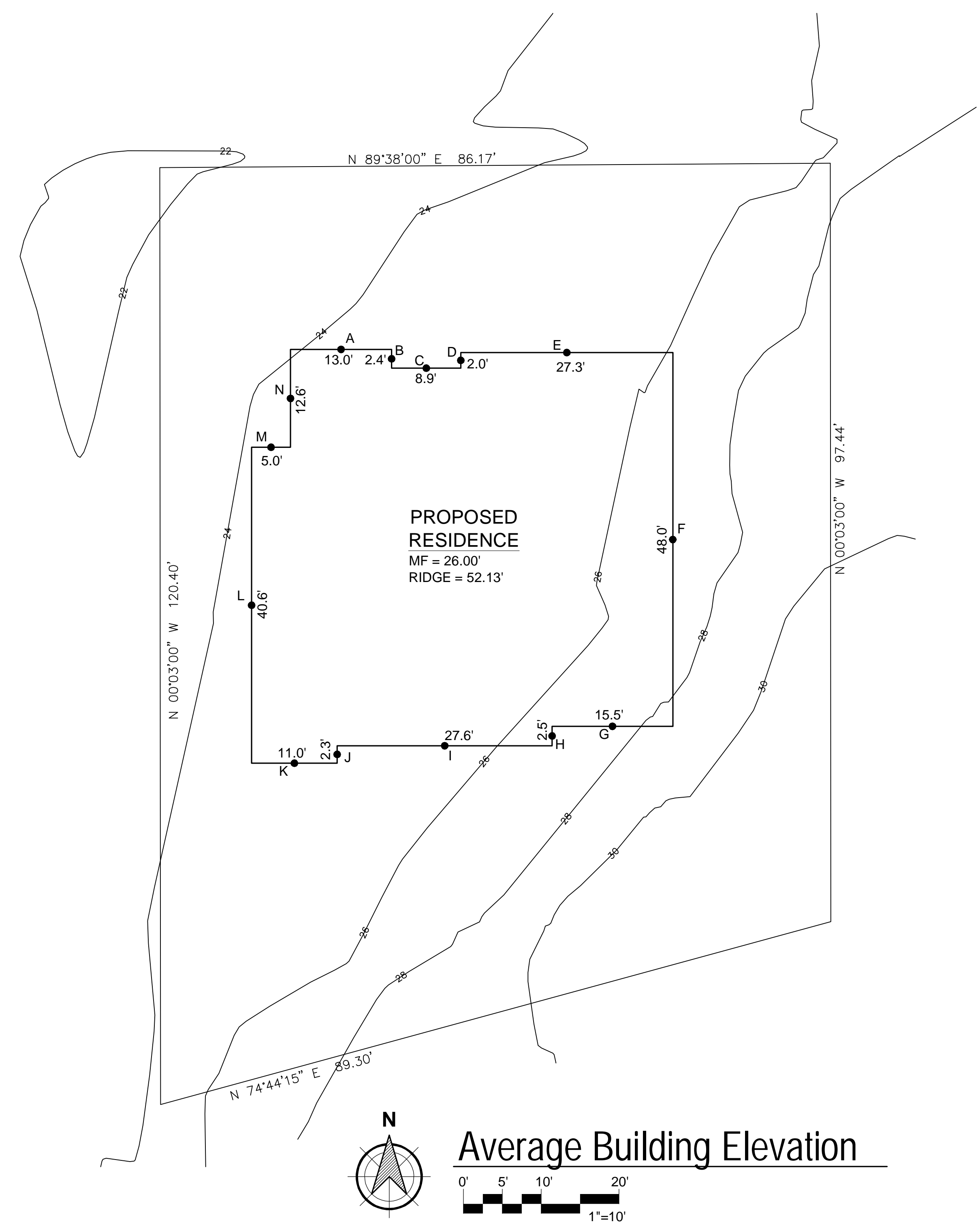
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1	-	-
2	-	-
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4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-

Sheet Name:  
**Site Plan**  
 Scale:  
 Project No: 21003  
 Date: May 18, 2021  
 Drawn By: WJB  
 Status: Submittal Set 1.1

**A1.0**



Midpoint Elevation	
Location	Elevation
A	= 24.25
B	= 24.44
C	= 24.65
D	= 24.80
E	= 25.45
F	= 27.10
G	= 27.50
H	= 26.60
I	= 25.70
J	= 25.10
K	= 24.70
L	= 24.35
M	= 24.25
N	= 24.25
<b>Total</b>	<b>353.14</b>

Wall Segment Length	
Wall	Length
a	= 13.00
b	= 2.40
c	= 8.90
d	= 2.00
e	= 27.30
f	= 48.00
g	= 15.50
h	= 2.50
i	= 27.60
j	= 2.30
k	= 11.00
l	= 40.60
m	= 5.00
n	= 12.60
<b>Total</b>	<b>218.70</b>

$$\frac{(\text{Midpoint Elev.}) \times (\text{Length of Wall Segments})}{(\text{Total Length of Wall Segments})} = \frac{5585.39}{218.70} = 25.54 \text{ Average Bldg. Elev. (ABE)}$$

**CW Design, Inc.**  
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8003 SE 20th Street  
Mercer Island, WA

No.	Remarks	Date
-	Submittal Set	05/18/21
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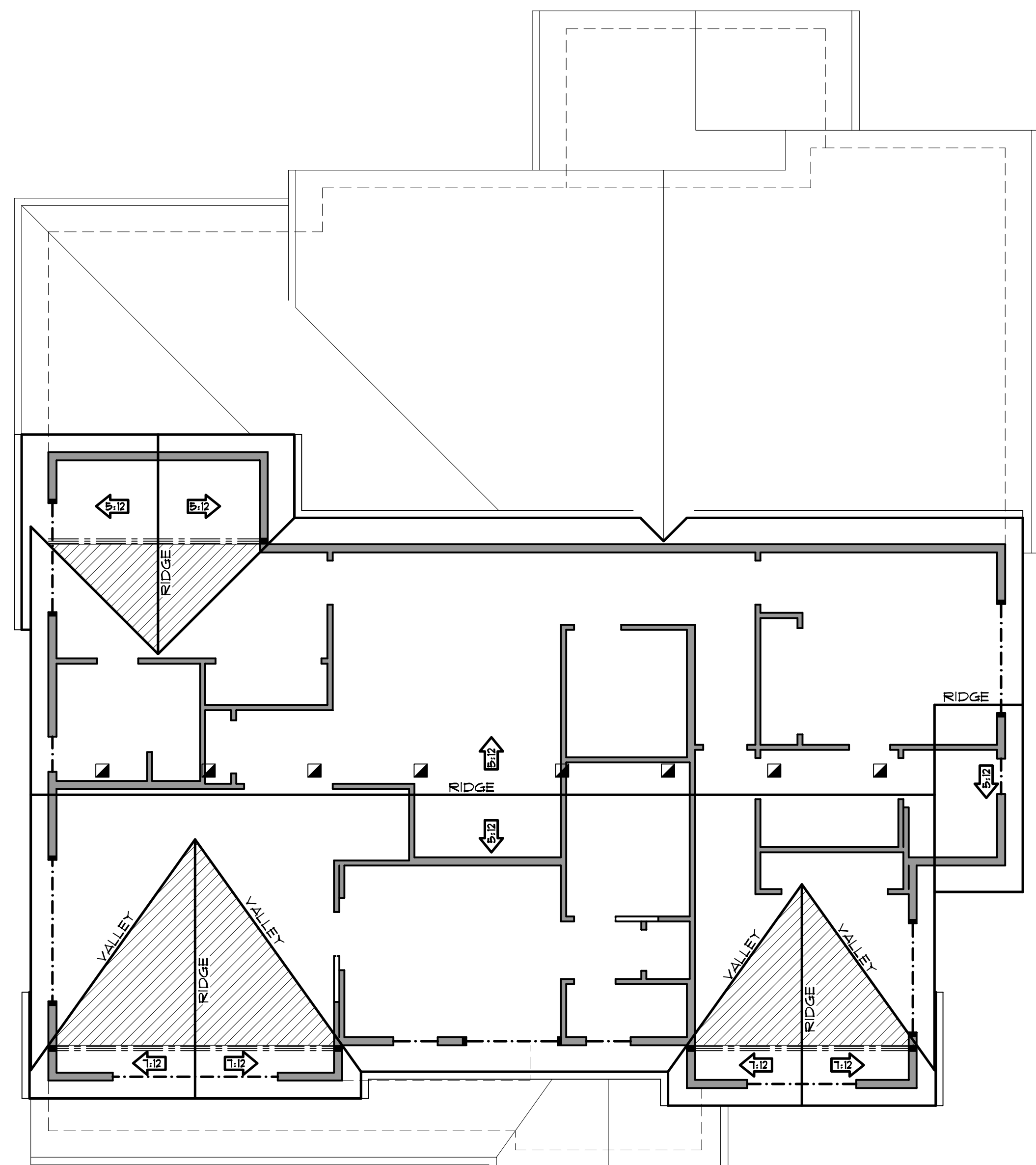
Sheet Name:  
**Average Building Elevation**

Scale:  
Project No: 21003  
Date: May 18, 2021  
Drawn By: WJB  
Status: Submittal Set 1.1

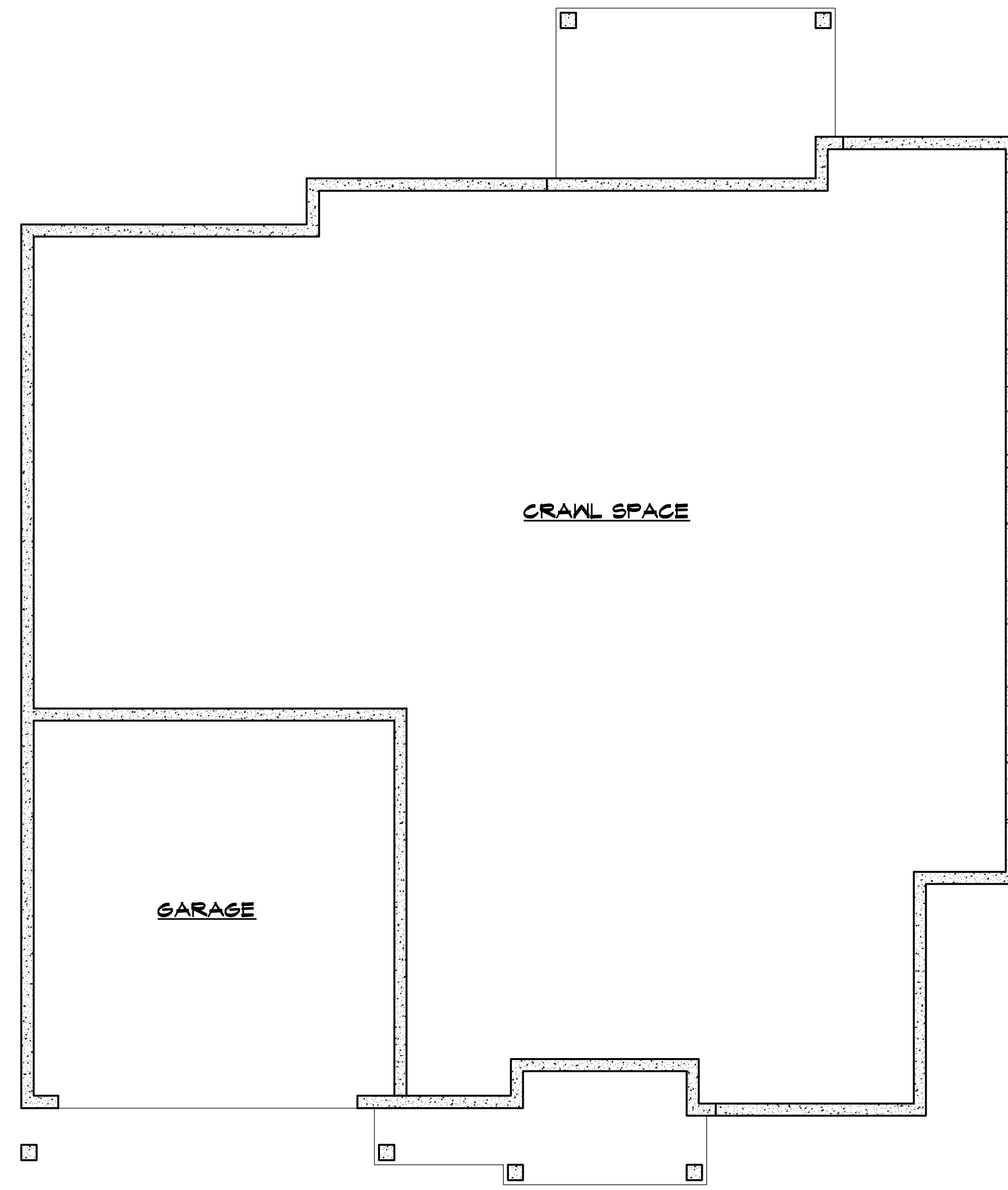
A1.1

**ATTIC VENTILATION (LOWER ROOF AREA)**  
 REQUIRED:  $1,013 / 300 = 3.38$  SQ FT (487 SQ IN REQ'D)  
 PROVIDED: (54) LF HARDIE SOFFIT BOARD (5 SQ IN / LF) (LOWER ROOF AREA, R1 - EAVE)  
 $54 \times 5 = 270$  SQ IN NET CLR  
 PROVIDED: (5) AF-50 ROOF JACKS (UPPER ROOF AREA, R1)  
 $(50 \text{ SQ IN NET FREE PER ROOF JACK}) \times 5 = 250$  SQ IN NET CLR  
 TOTAL VENTILATION PROVIDED AT ENTIRE 'R1' ROOF AREA  
 $270 + 250 = 520$  SQ IN (487 SQ IN REQUIRED)

**ATTIC VENTILATION (UPPER ROOF AREA)**  
 REQUIRED:  $1,612 / 300 = 5.37$  SQ FT (774 SQ IN REQ'D)  
 PROVIDED: (80) LF HARDIE SOFFIT BOARD (5 SQ IN / LF) (LOWER ROOF AREA, R1 - EAVE)  
 $80 \times 5 = 400$  SQ IN NET CLR  
 PROVIDED: (8) AF-50 ROOF JACKS (UPPER ROOF AREA, R1)  
 $(50 \text{ SQ IN NET FREE PER ROOF JACK}) \times 8 = 400$  SQ IN NET CLR  
 TOTAL VENTILATION PROVIDED AT ENTIRE 'R1' ROOF AREA  
 $400 + 400 = 800$  SQ IN (774 SQ IN REQUIRED)



**ROOF VENTILATION PLAN**



**CRAWL SPACE VENTILATION**  
 TOTAL VENTILATION AREA = 2,076 SF  
 (REQUIRED - 1 SF VENTILATION / 150 SF AREA)  
 $2076 \text{ SF} / 300 \text{ SF} = 6.92$   
 $6.92 \text{ SF} / 0.50 \text{ SF} = 13.84$   
 (EACH 8"x16" SCREENED VENT PROVIDES 73 SQ IN (0.50 SF) NET FREE VENTILATION)  
 14 TOTAL VENTS REQUIRED

NOTE:  
 FOUNDATION VENTS ARE SHOWN ON THE STRUCTURAL FOUNDATION PLAN, SHEET S4.

**FOUNDATION VENTILATION PLAN**

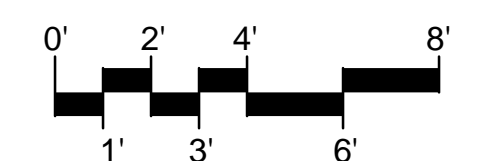
**FOUNDATION PLAN NOTES**

**TYP ROOF FRAMING NOTES**

**ROOF DESIGN LOAD:**  
 LIVE LOAD - 25 PSF  
 DEAD LOAD - 15 PSF  
 18" EAVE AT 5:12 ROOF (TYP UNO)  
 13.75" EAVE AT 7:12 ROOF (TYP UNO)  
 12" GABLE END (TYP UNO)  
 INSTALL TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENERS HAVE BEEN INSTALLED  
 PROVIDE EAVE VENT BLOCKS W/ (3) 2" DIA VENT HOLES PER BLOCK, SCREENED W/ 1/4" WIRE MESH, AT EVERY TRUSS BAY (TYP UNO)  
 VERTICAL FLASHING AND COUNTER-FLASHING SHALL NOT BE LESS THAN 0.019 INCH (NO 26 GALVANIZED SHEET GAUGE) CORROSION-RESISTANT METAL  
 INSTALL VALLEY FLASHING IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, (IRC SECTION R905.2.8.2)  
 STANDING SEAM METAL ROOF MATERIAL

**SYMBOL LEGEND**

SYMBOL	DESCRIPTION
	8"x16" CRAWL SPACE VENT (MIN 73 SQ IN NFVA), LOCATED PER PLAN
	ROOF SLOPE PER PLAN
	BEAM/HDR PER PLAN
	EAVE & GUTTER
	AF-50 ROOF JACK
	2x OVER-FRAMING



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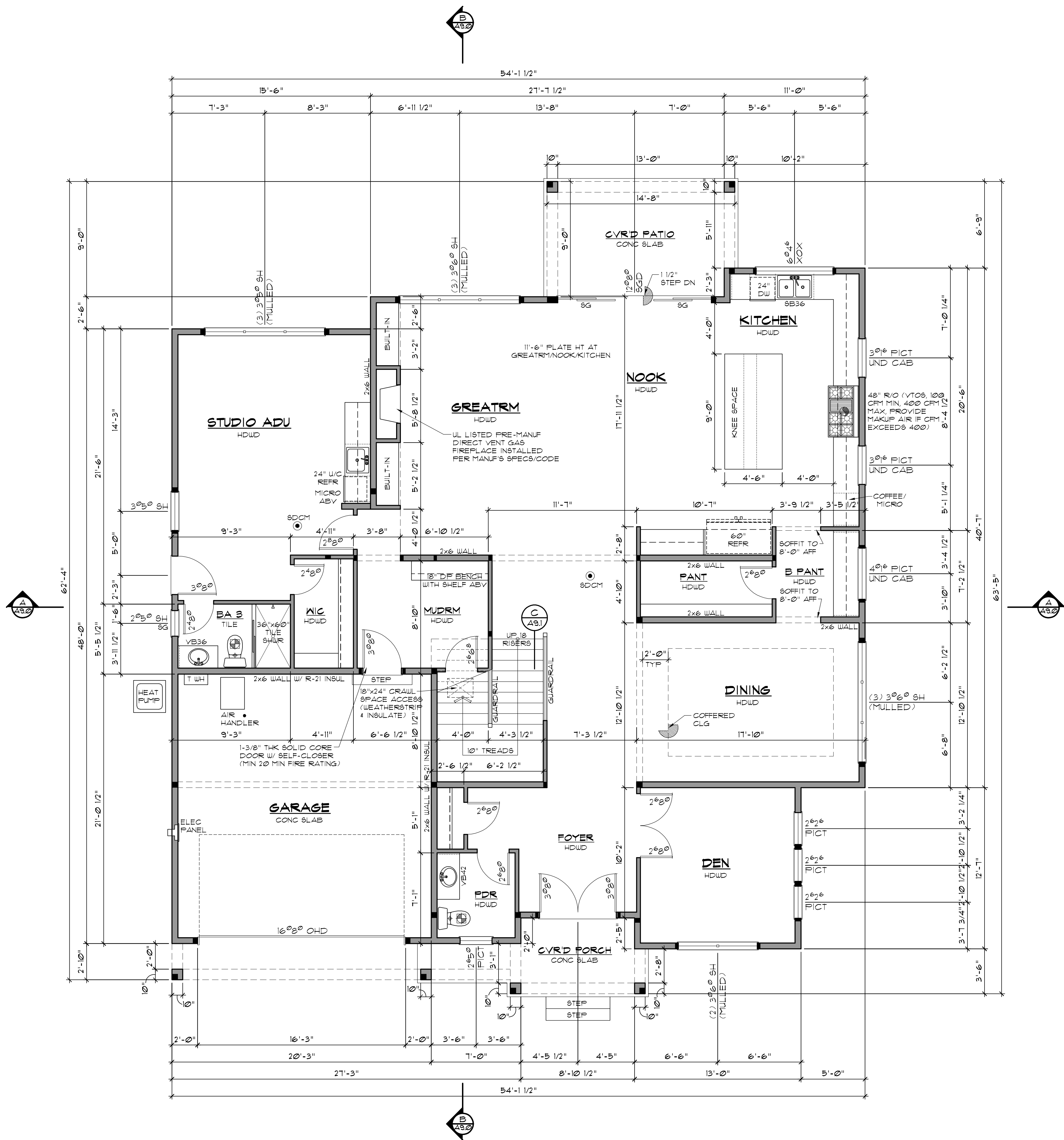
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Sheet Name:  
**Fdn Vent Plan / Roof Vent Plan**

Scale: 3/16"=1'-0"  
 Project No: 21003  
 Date: May 18, 2021  
 Drawn By: WJB  
 Status: Submittal Set 1.1

**A2.0**



**FLOOR PLAN NOTES**

9'-1 1/8" MAIN FLOOR PLATE HEIGHT (TYP UNO)  
 11'-6" PLATE HEIGHT AT KITCHEN, NOOK, AND GREATRM  
 8'-0" WDW HDR HT ABV MAIN FLR (TYP UNO)

**EXTERIOR WALL CONSTRUCTION (TYP UNO):**  
 -SIDING PER ELEVATIONS  
 -VAPOR BARRIER  
 -WALL SHEATHING PER PLAN  
 -2x6 HF#2 STUDS AT 16" OC  
 -R-10 RIGID INSUL AT WDW/DR HEADERS (EXTR WALL)  
 -R-21 INSULATION  
 -1/2" GWB

**INTERIOR WALL CONSTRUCTION (TYP UNO):**  
 -1/2" GWB AT EACH SIDE  
 -2x4 STUDS AT 16" OC

INSTALL TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENERS HAVE BEEN INSTALLED.

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE-TREATED.

INSTALL FIRE BLOCKING AT ALL WALLS OVER 10'-0" IN HEIGHT, STAIRS AND AT ALL PLUMBING AND MECHANICAL PENETRATIONS (TYP UNO). FIREBLOCK BETWEEN STUDS AT ALL SHOWERS STALLS. WALLS TO BE WATERPROOF TO A MIN OF +72" ABOVE THE FLOOR.

INSTALL FURRING AS NEEDED TO CONCEAL MECHANICAL DUCTWORK, ELECTRICAL WIRING OR PLUMBING PIPES. INSTALL 2x BLOCKING (FULL STUD DEPTH) FOR ATTACHMENT OF UPPER CABINETS (TYP UNO).

PROVIDE MINIMUM 5/8" TYPE 'X' GWB ON GARAGE SIDE OF WALLS COMMON TO HOUSE. WALLS THAT SUPPORT CEILING COMMON TO HOUSE, GARAGE CEILING COMMON TO HOUSE, AND POSTS/BEAMS AT GARAGE. FIRE-TAPE ALL SEAMS, MUD, TEXTURE, AND PAINT.

INSTALL 1/2" GWB AT ALL USEABLE AREAS UNDER STAIRS (TYP UNO).

ALL DOORS AND WINDOWS ARE MEASURED TO THE CENTER (UNO). ALL DOORS THAT ARE NOT DIMENSIONED, ARE 5.5" FROM CORNERS.

DISHWASHER SHALL BE INSTALLED WITH AIR GAP PER UPC SEC 807.4. RANGE HOOD DUCT SHALL BE METAL WITH SMOOTH INNER WALLS. SHALL BE AIR TIGHT, AND SHALL EXHAUST TO THE OUTSIDE PER IMC SEC 505

ALL EXHAUSTS SHALL TERMINATE NOT LESS THAN 3 FEET FROM PROPERTY LINES. 3 FEET FROM OPERABLE/NON-OPERABLE OPENINGS INTO THE BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKES EXCEPT WHERE OPENING IS 3 FEET ABOVE AIR INTAKE, PER IRC M1506.3

**2018 WSEC NOTES**

THE BUILDER OR OTHER APPROVED PARTY SHALL COMPLETE AND POST AN "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION". THE CERTIFICATE SHALL BE POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM, OR AN APPROVED LOCATION INSIDE THE BUILDING (WSEC R401.3)

AIR LEAKAGE SHALL NOT EXCEED 5 AIR CHANGES PER HOUR, AND SHALL BE TESTED PER WSEC R402.4.1.2. PROVIDE A WRITTEN REPORT OF THE TEST RESULTS, SIGNED BY THE TESTING PARTY.

DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION. (WSEC R402.4)

PROVIDE A "ENERGY STAR CERTIFIED" PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT. (WSEC R403.1.1)

A MINIMUM OF 90 PERCENT OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS. (WSEC R404.1)

**SYMBOL LEGEND**

SYMBOL	DESCRIPTION
SD	110v SMOKE ALARM, HARD-WIRED & INTERCONNECTED WITH BATTERY BACKUP
SDCM	110v SMOKE ALARM/CARBON MONOXIDE DETECTOR (COMBO UNIT), HARD-WIRED & INTERCONNECTED WITH BATTERY BACKUP
EFVTO	EFVTO (EXHAUST FAN, VENT TO OUTSIDE) MINIMUM 80 CFM
HR	HEAT REGISTER. VERIFY LOCATIONS WITH MECH CONTRACTOR
DS	DOWNSPOUT FROM ROOF

**FAR SUMMARY**

Item	Value
MAIN FLOOR (ADU)	411
MAIN FLOOR	2,235
UPPER FLOOR	1,612
STAIR DEDUCTION (AT UPPER FLR)	(-93)
TOTAL PROPOSED FAR SF	4,165

**SQUARE FOOTAGE SUMMARY**

Item	Value
MAIN FLOOR (ADU)	411
MAIN FLOOR	1,809
UPPER FLOOR	1,612
TOTAL HEATED AREA	3,832

**ALLOWABLE FAR**

9,386 SF (LOT AREA) x 0.40	= 3,754
ADDITIONAL ADU AREA	= 411
TOTAL ALLOWABLE FAR SF	= 4,165

**Garage Area Summary**

GARAGE	426
CVR'D PORCH	133
CVR'D PATIO	84

Sheet Name: **Main Floor Plan**

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

Project No: 21003

Date: May 18, 2021

Drawn By: WJB

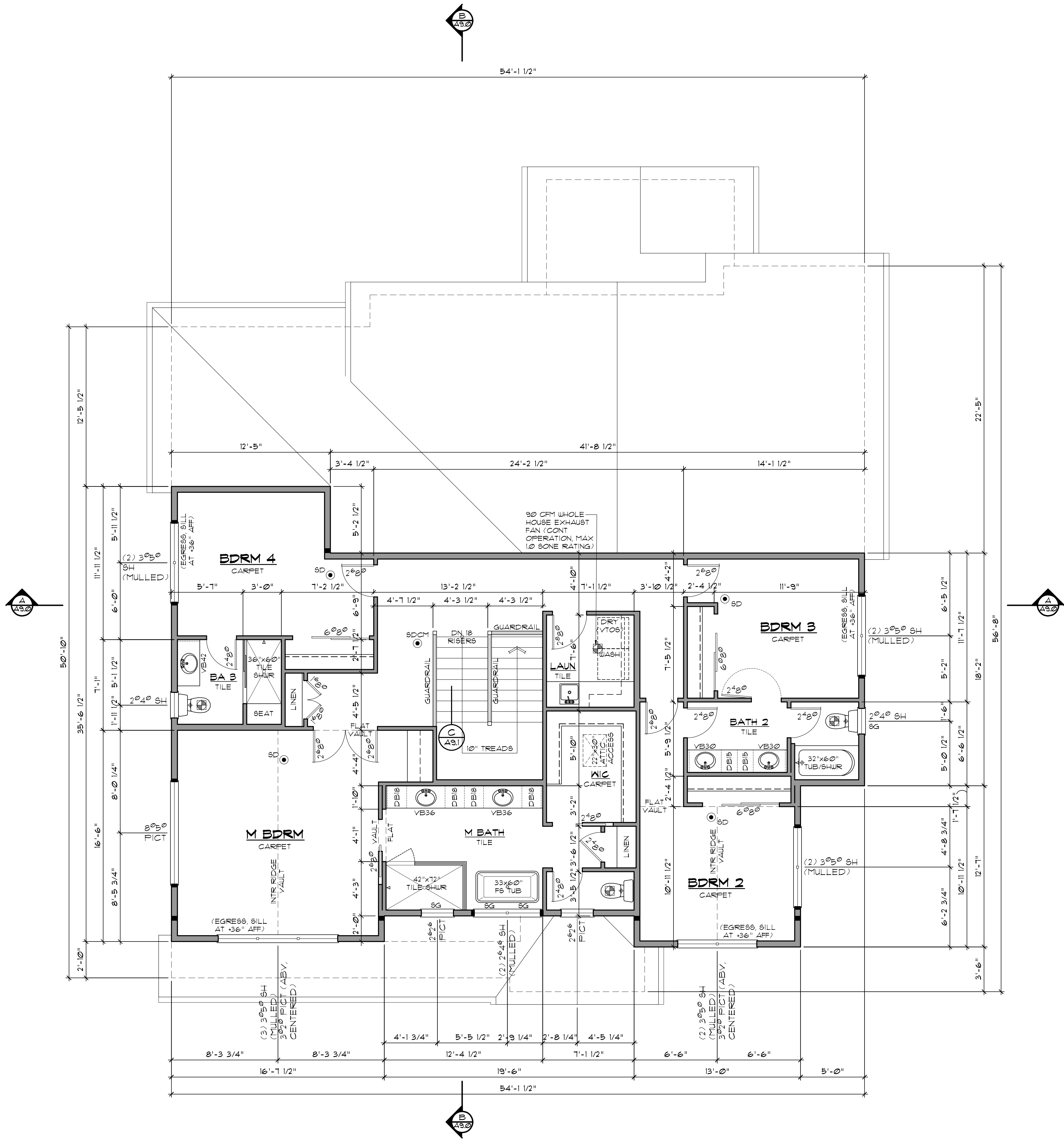
Status: Submittal Set 1.1

**A4.0**

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**FLOOR PLAN NOTES**

- 9'-1 1/8" UPPER FLOOR PLATE HEIGHT (TYP UNO)
- 8'-0" WDW HDR HT ABV UPPER FLR (TYP UNO)
- EXTERIOR WALL CONSTRUCTION (TYP UNO):
  - SIDING PER ELEVATIONS
  - VAPOR BARRIER
  - WALL SHEATHING PER PLAN
  - 2x6 HF#2 STUDS AT 16" OC
  - R-10 RIGID INSUL AT WDW/DOR HEADERS (EXTR WALL)
  - R-21 INSULATION
  - 1/2" GWB
- INTERIOR WALL CONSTRUCTION (TYP UNO):
  - 1/2" GWB AT EACH SIDE
  - 2x4 STUDS AT 16" OC
- INSTALL TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENERS HAVE BEEN INSTALLED.
- INSTALL FIRE BLOCKING AT ALL WALLS OVER 10'-0" IN HEIGHT, STAIRS AND AT ALL PLUMBING AND MECHANICAL PENETRATIONS (TYP UNO). FIREBLOCK BETWEEN STUDS AT ALL SHOWERS STALLS, WALLS TO BE WATERPROOF TO A MIN OF +72" ABOVE THE FLOOR.
- INSTALL FURRING AS NEEDED TO CONCEAL MECHANICAL DUCTWORK, ELECTRICAL WIRING OR PLUMBING PIPES. INSTALL 2x BLOCKING (FULL STUD DEPTH) FOR ATTACHMENT OF UPPER CABINETS (TYP UNO).
- INSTALL 1/2" GWB AT ALL USEABLE AREAS UNDER STAIRS (TYP UNO).
- ALL DOORS AND WINDOWS ARE MEASURED TO THE CENTER (UNO). ALL DOORS THAT ARE NOT DIMENSIONED, ARE 5.5" FROM CORNERS.
- ALL EXHAUSTS SHALL TERMINATE NOT LESS THAN 3 FEET FROM PROPERTY LINES; 3 FEET FROM OPERABLE/NON-OPERABLE OPENINGS INTO THE BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKES EXCEPT WHERE OPENING IS 3 FEET ABOVE AIR INTAKE, PER IRC M1506.3



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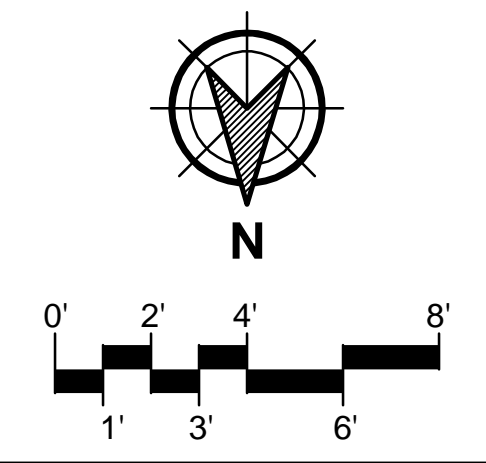
No.	Remarks	Date
1	Submittal Set	05/18/21
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Sheet Name:  
**Upper Floor Plan**

Scale: 1/4"=1'-0"  
Project No: 21003  
Date: May 18, 2021  
Drawn By: WJB  
Status: Submittal Set 1.1

A5.0

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
● SD	110v SMOKE ALARM, HARD-WIRED & INTERCONNECTED WITH BATTERY BACKUP
● SDCM	110v SMOKE ALARM/CARBON MONOXIDE DETECTOR (COMBO UNIT), HARD-WIRED & INTERCONNECTED WITH BATTERY BACKUP
☐	EFVTS (EXHAUST FAN, VENT TO OUTSIDE) MINIMUM 80 CFM
☐	HEAT REGISTER. VERIFY LOCATIONS WITH MECH CONTRACTOR
☐ DS	DOWNSPOUT FROM ROOF







**NORTH ELEVATION**



**WEST ELEVATION**

**EXTERIOR ELEVATION NOTES**

CAULK ALL EXTERIOR JOINTS AND PENETRATIONS

BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE (IRC SECTION R319.1)

SURFACE DRAINAGE SHALL BE DIVERTED TO AN APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.

IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING (IRC SECTION R401.3)

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS: 1) EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. 2) AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS. 3) UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS. 4) CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM. 5) WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION. 6) AT WALL AND ROOF INTERSECTIONS. 7) AT BUILT-IN GUTTERS (IRC SECTION R703.8)



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Sheet Name:  
**Exterior Elevations**

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

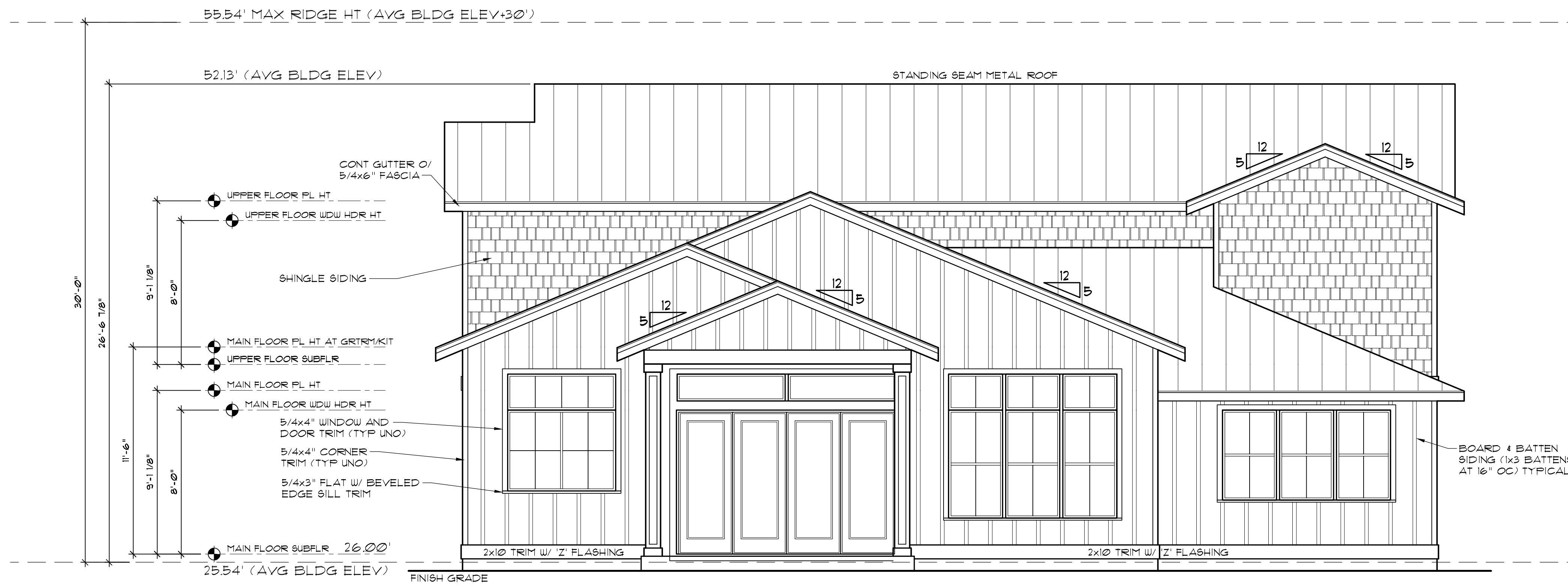
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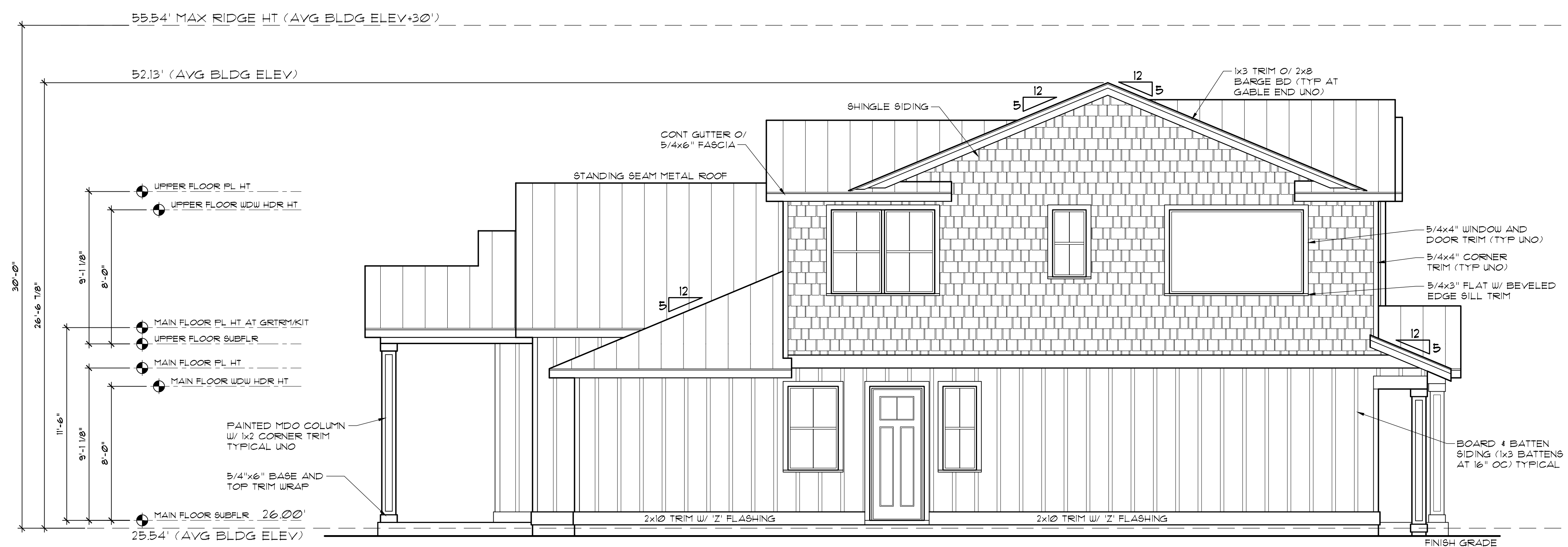
Drawn By: WJB

Status: Submittal Set 1.1

**A7.0**



**SOUTH ELEVATION**



**EAST ELEVATION**

**EXTERIOR ELEVATION NOTES**

CAULK ALL EXTERIOR JOINTS AND PENETRATIONS

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Mercer Island, WA

No.	Remarks	Date
-	Submittal Set	05/18/21
1	-	-
2	-	-
3	-	-
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9	-	-

Sheet Name:  
**Exterior Elevations**

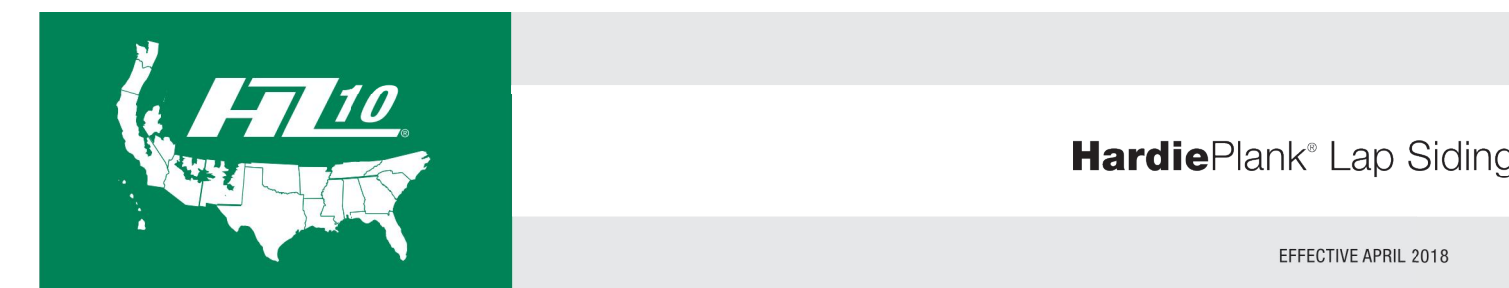
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Project No: 21003

Date: May 18, 2021

Drawn By: WJB

Status: Submittal Set 1.1



**IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)**

### STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



### CUTTING INSTRUCTIONS

#### OUTDOORS

- Position cutting station so that airflow blows dust away from the user and others near the cutting area.
- Use one of the following methods:
  - Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.
  - DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
  - For maximum dust reduction, James Hardie recommends using the "best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
  - For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
  - Go to jameshardie.com for additional cutting and dust control recommendations.

**IMPORTANT:** The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has issued that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

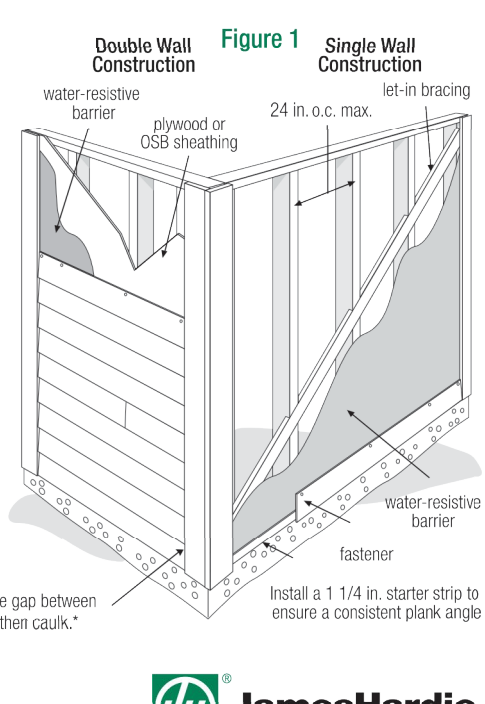
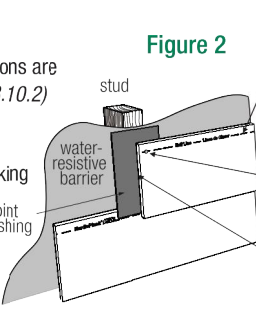
If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

### GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs, 20 gauge (33 mil) minimum to 16 gauge (54 mil) maximum, spaced a maximum of 24 in. o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-ailable substrates (ex: gypsum, foam, etc.) can be located in JH Tech Bulletin 19 at www.jameshardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap®, which complies with building code requirements.
- When installing James Hardie products all clearance details in figs. 3-14 must be followed.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in. in the first 10 ft.
- Do not use HardiePlank lap siding in Fascia or Trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.jameshardie.com.
- James Hardie Building Products provides installation/wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 80 feet, please contact JH technical support.

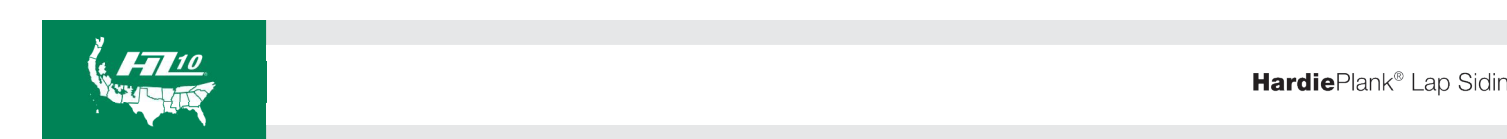
### INSTALLATION: JOINT TREATMENT

- One or more of the following joint treatment options are required by code (see referenced 2009 IRC §703.10.2):
- Joint Flashing (James Hardie recommended)
  - Caulking\* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
  - "H" joint cover
- Note: Field caulking over caulking may produce a sheen difference when compared to the field painted PrimePlus. \*Refer to Caulking section in these instructions. For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com

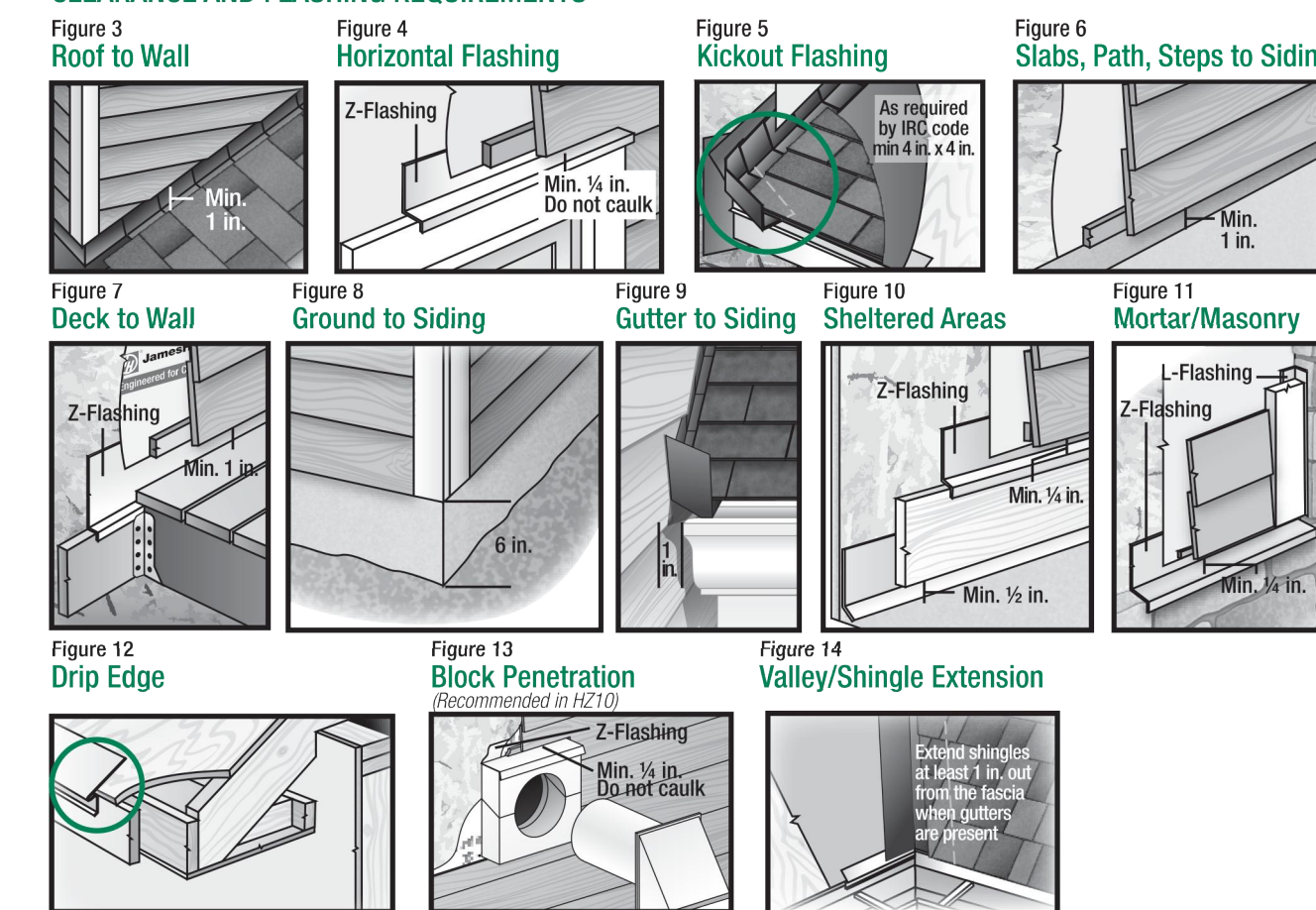


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### CLEARANCE AND FLASHING REQUIREMENTS



### FASTENER REQUIREMENTS\*\*

Blind Nailing is the preferred method of installation for HardiePlank® lap siding products. Face nailing should only be used where required by code for high wind areas and must not be used in conjunction with Blind nailing (Please see JH Tech Bulletin 17 for exception when doing a repair). **Pin-backed corners may not be used for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends & 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing.**

#### BLIND NAILING

- Nails - Wood Framing**
- Siding nail (0.09 in. shank x 0.221 in. HD x 2 in. long)
  - 11ga. roofing nail (0.121 in. shank x 0.371 in. HD x 1.25 in. long)

#### Screws - Steel Framing

- Ribbed Washer-head or equivalent (No. 8 x 1 1/4 in. long x 0.375 in. HD) Screws must penetrate 3 threads into metal framing.

#### Nails - Steel Framing

- ET & F Panhead® nails or equivalent (0.10 in. shank x 0.313 in. HD x 1-1/2 in. long)
- Nails must penetrate minimum 1/4 in. into metal framing.

#### OSB minimum 7/16 in.

- 11ga. roofing nail (0.121 in. shank x 0.371 in. HD x 1.75 in. long)
- Ribbed Washer-head or equivalent (No. 8 x 1 5/8 in. long x 0.375 in. HD).

#### FACE NAILING

- Nails - Wood Framing**
- #6 (0.113 in. shank x 0.267 in. HD x 2 in. long)
  - Siding nail (0.09" shank x 0.221" HD x 2" long)

#### Screws - Steel Framing

- Ribbed Bugle-head or equivalent (No. 8-18 x 1-5/8 in. long x 0.323 in. HD) Screws must penetrate 3 threads into metal framing.

#### Nails - Steel Framing

- ET & F pin or equivalent (0.10 in. shank x 0.25 in. HD x 1-1/2 in. long)
- Nails must penetrate minimum 1/4 in. into metal framing.

#### OSB minimum 7/16 in.

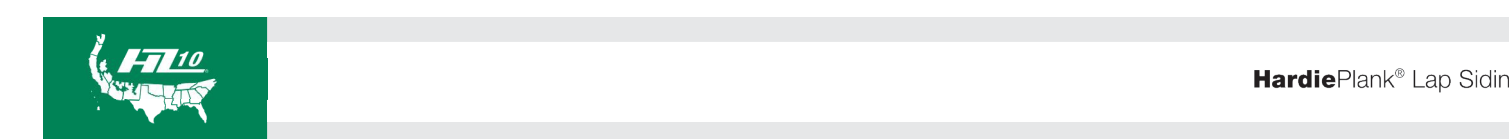
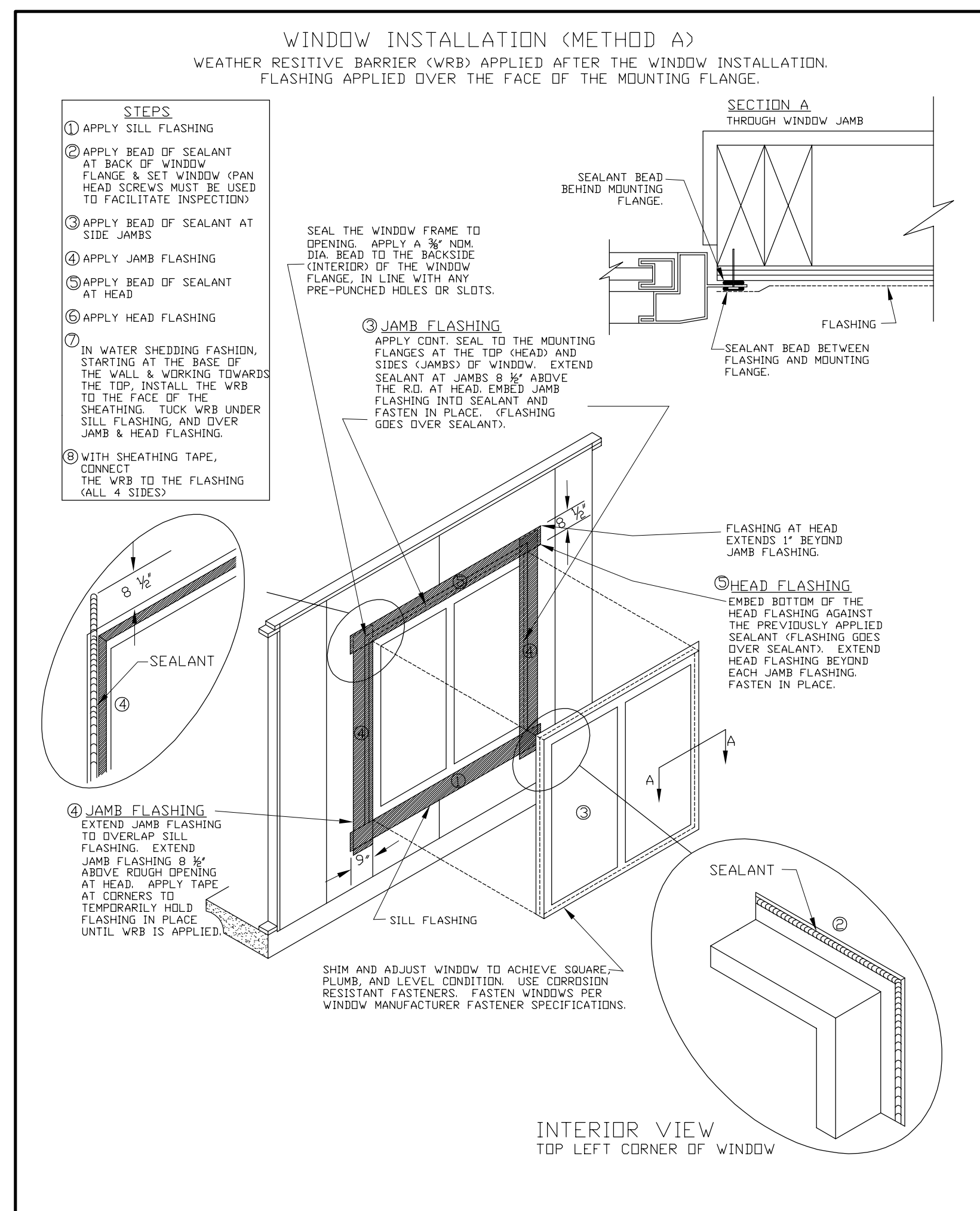
- Siding nail (0.09 in. shank x 0.221 in. HD x 1-1/2 in. long)\*

\*\* When face nailing to OSB, planks must be no greater than 9 1/4 in. wide and fasteners must be 12 in. o.c. or less.

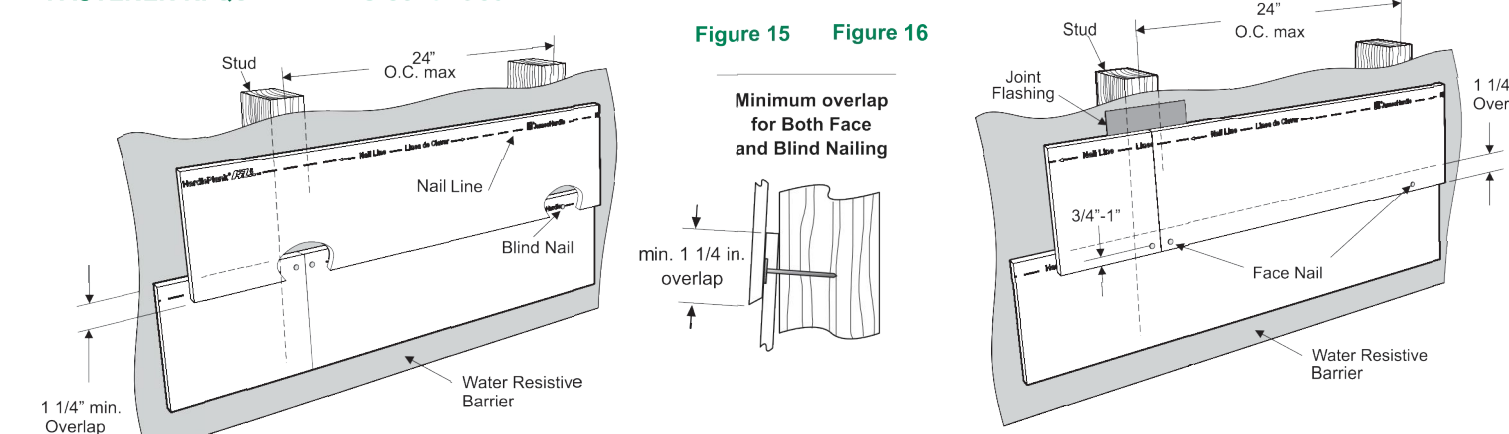
\* Also see General Fastening Requirements, and when considering alternative fastening options refer to James Hardie's Technical Bulletin USB 17 - Fastening Tips for HardiePlank Lap Siding.

HS11119 P24 0418

## WINDOW FLASHING DETAILS



### FASTENER REQUIREMENTS continued



### GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACO and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACO or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim® Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IRC 2304.9.5

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.

### CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

### CAULKING

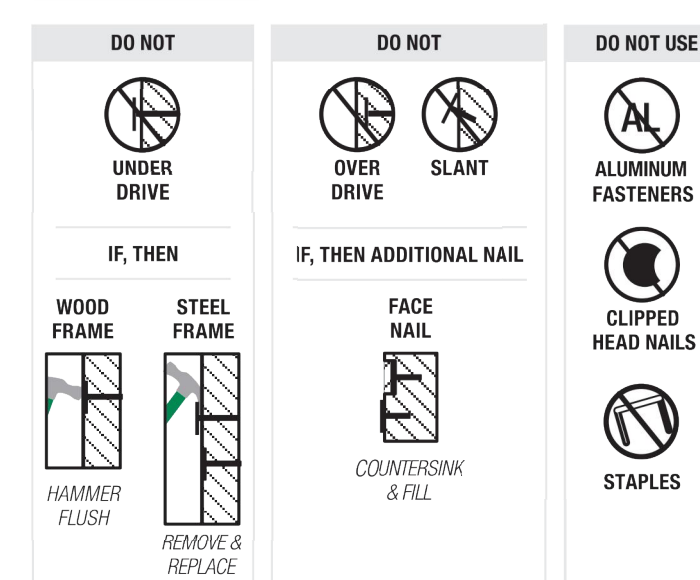
For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C634. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. **Note: some caulking manufacturers do not allow "tooling".**

### PAINTING

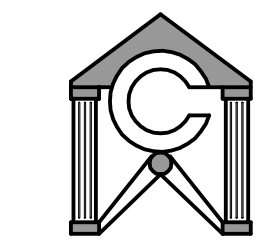
DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products. Factory-primed James Hardie products must be painted within 180 days of installation. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

### PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing.)



HS11119 P34 0418



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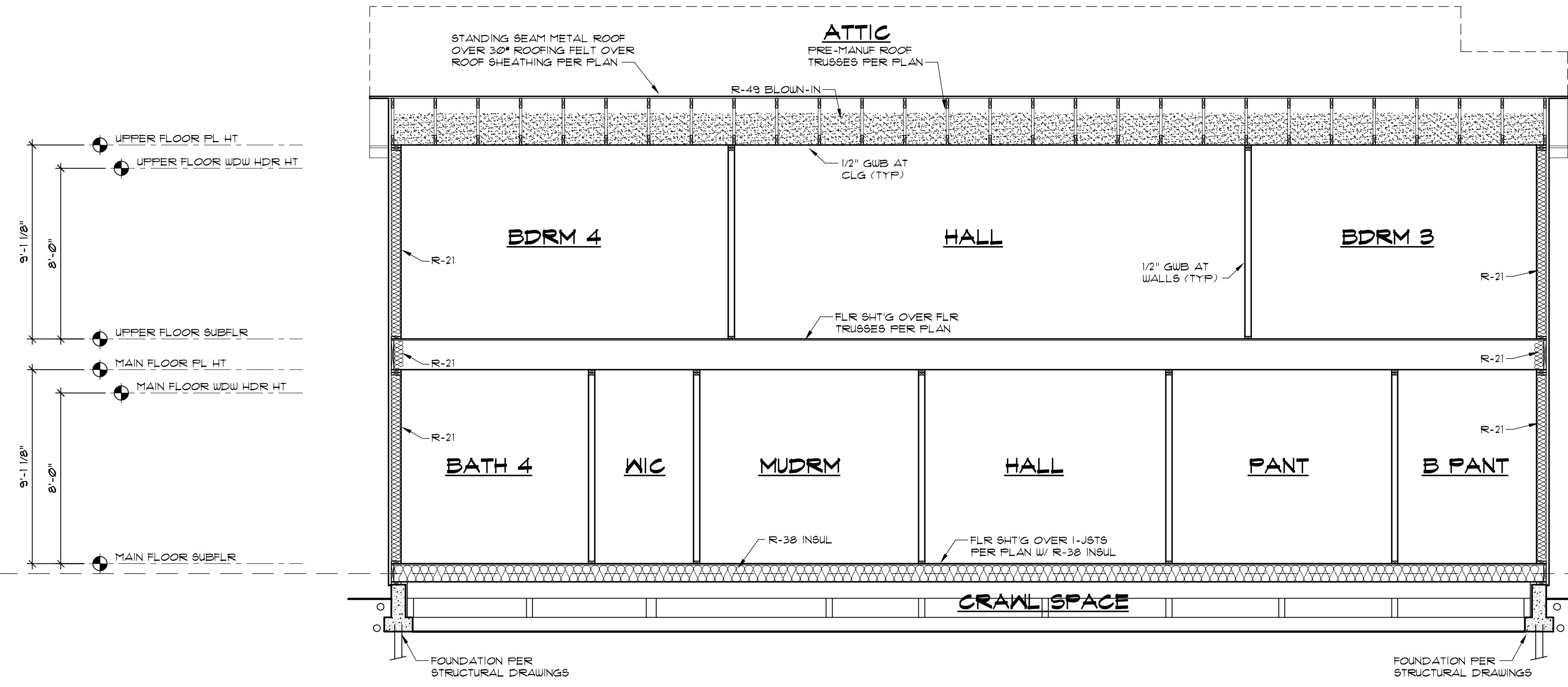
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Date: May 18, 2021

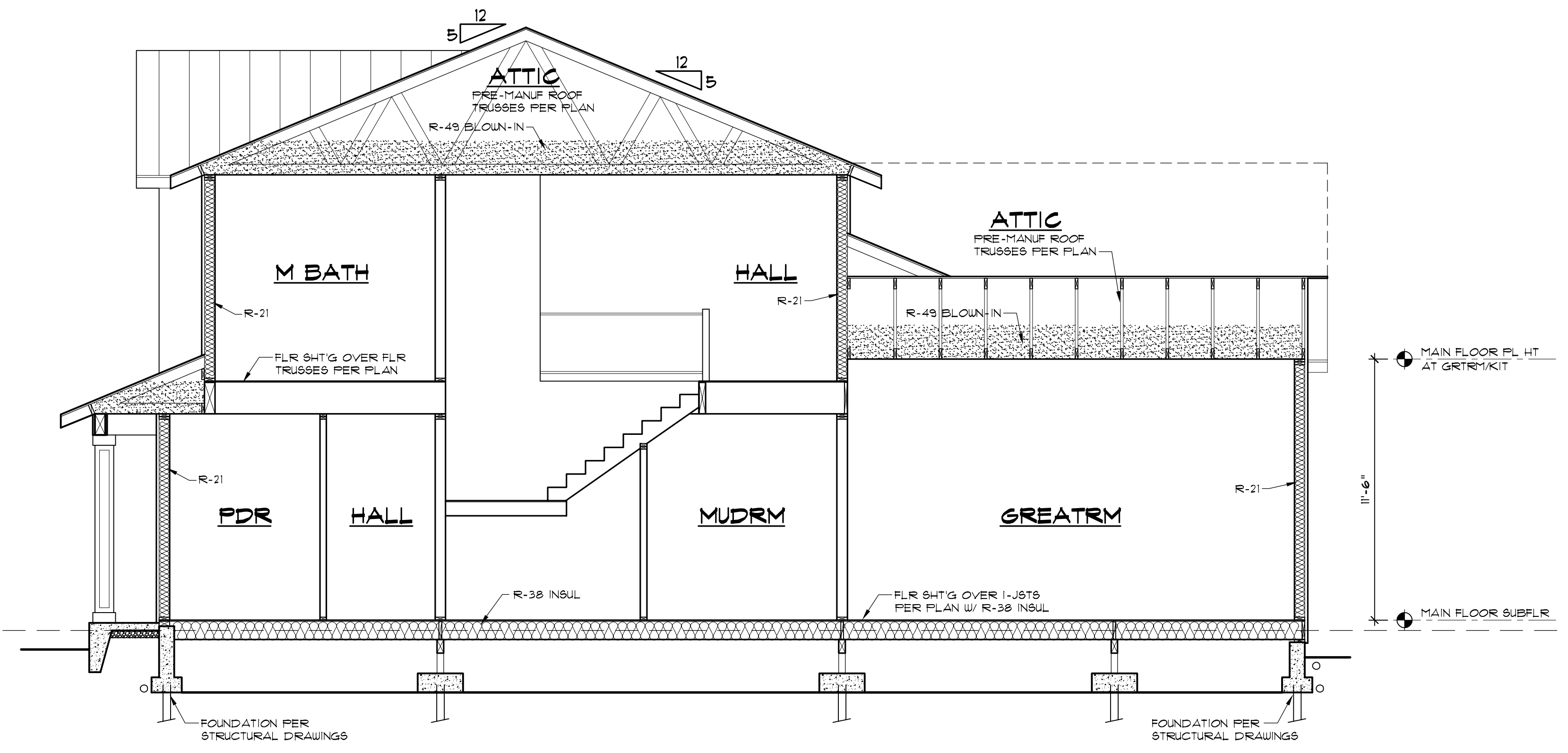
Drawn By: WJB

Status: Submittal Set 1.1

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BUILDING SECTION 'A-A'



BUILDING SECTION 'B-B'

EXTERIOR ELEVATION NOTES

CAULK ALL EXTERIOR JOINTS AND PENETRATIONS

BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE (IRC SECTION R319.1)

SURFACE DRAINAGE SHALL BE DIVERTED TO AN APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING (IRC SECTION R401.3)

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS: 1) EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. 2) AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS. 3) UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS. 4) CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM. 5) WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION. 6) AT WALL AND ROOF INTERSECTIONS. 7) AT BUILT-IN GUTTERS (IRC SECTION R703.8)

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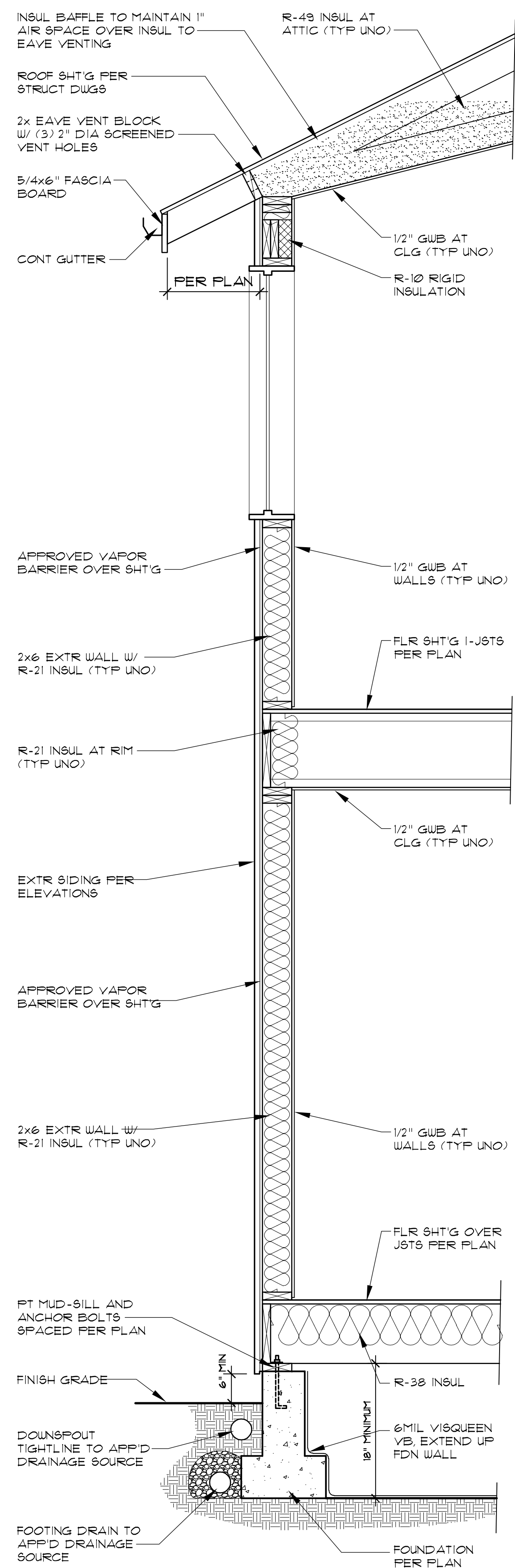
Project No: 21003

Date: May 18, 2021

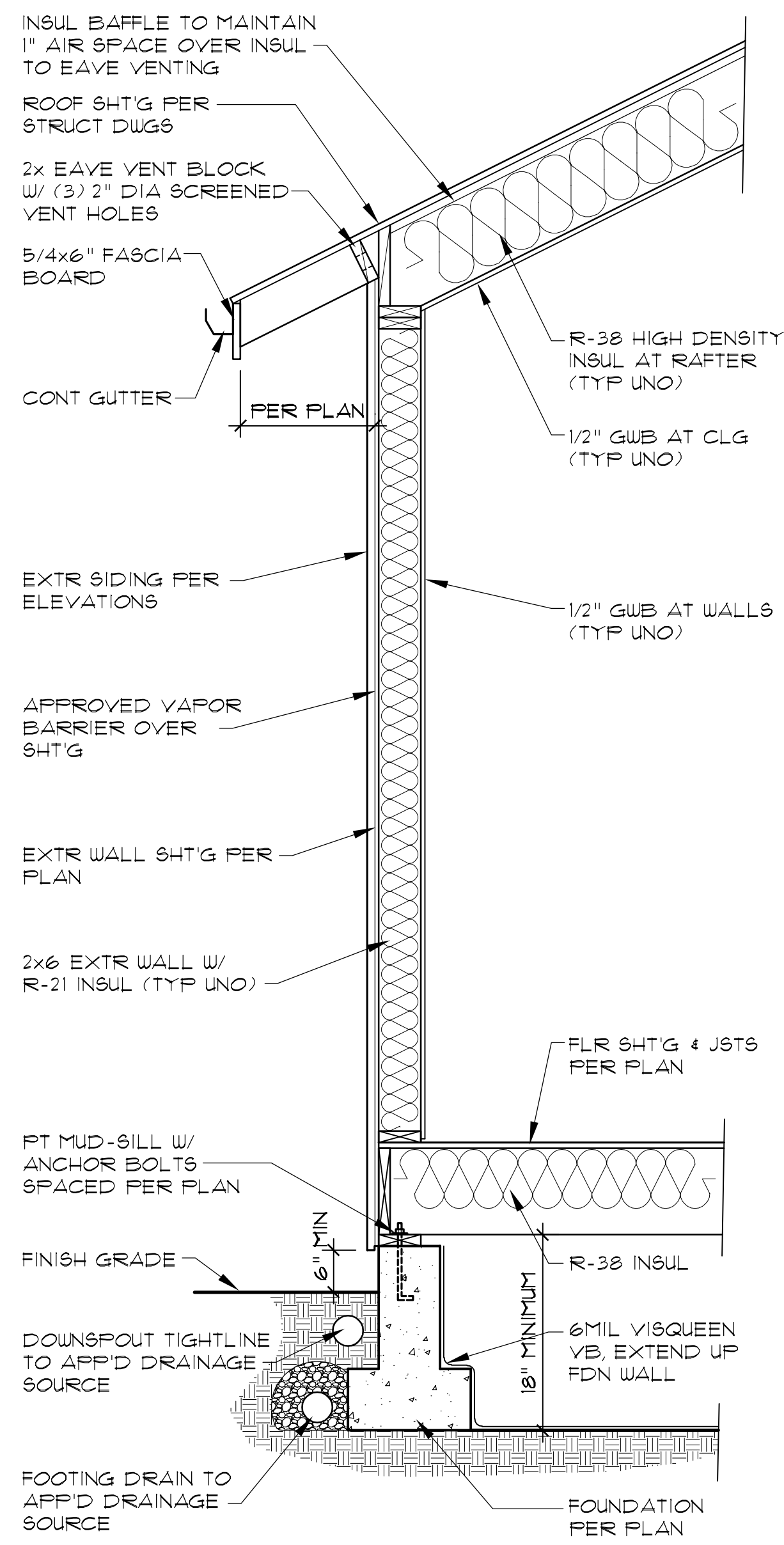
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Status: Submittal Set 1.1

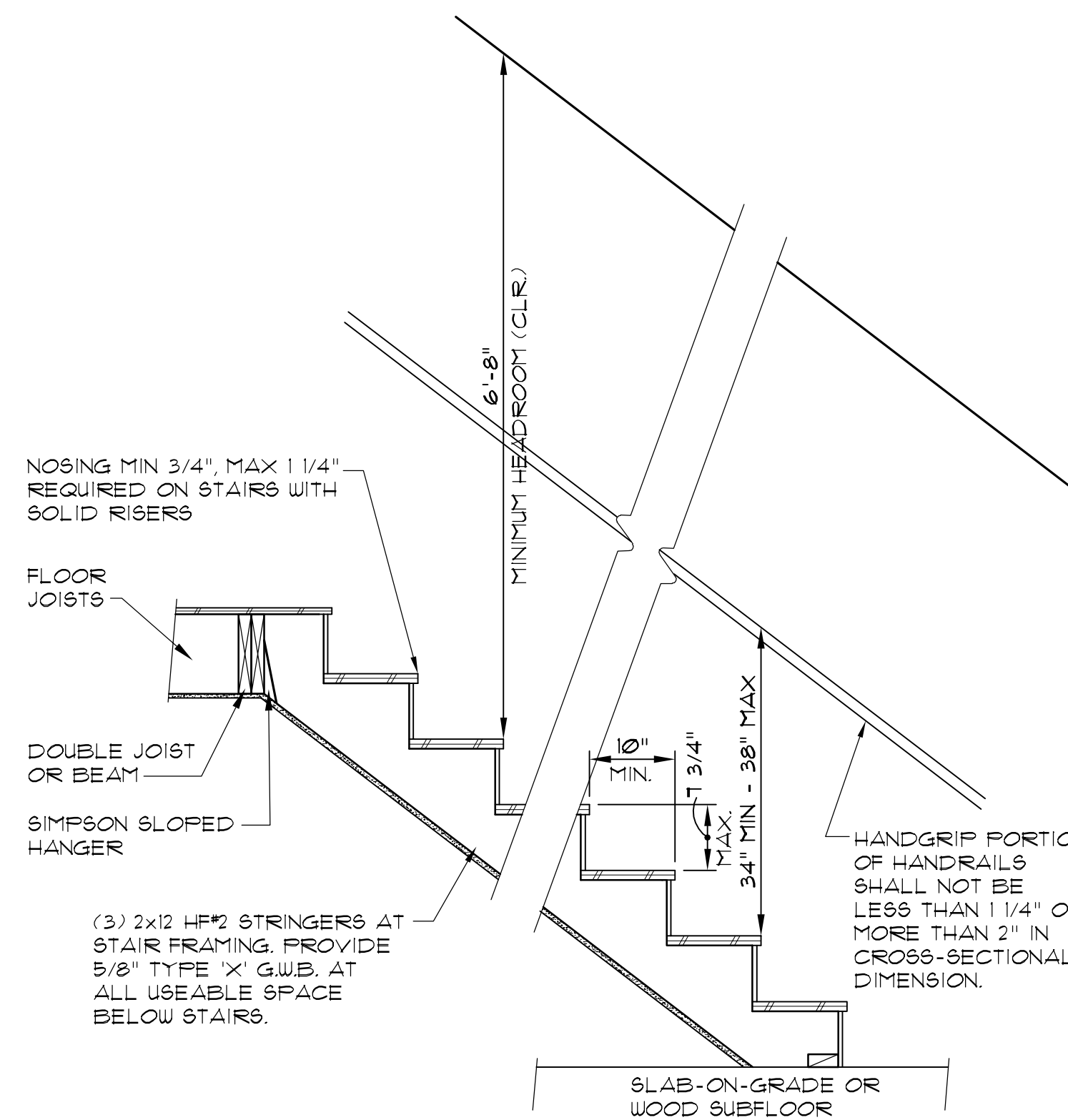
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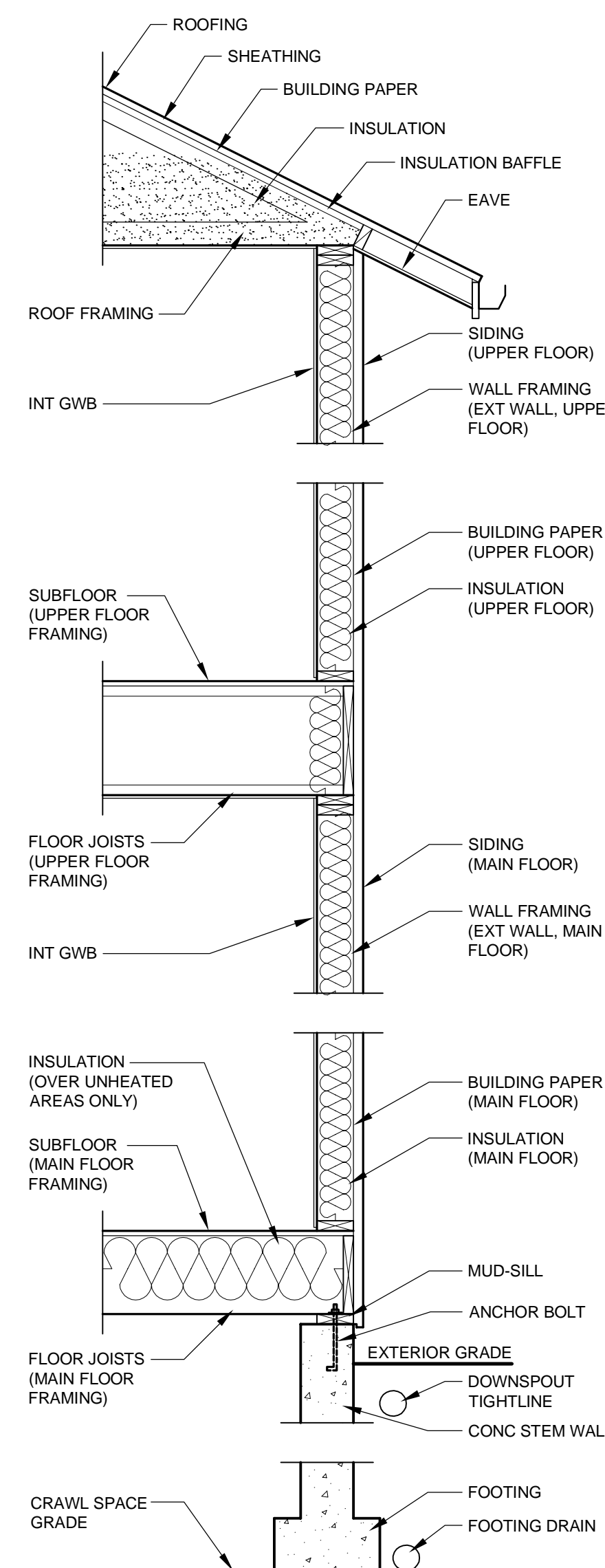
**A** TYPICAL WALL SECTION



**B** TYPICAL WALL SECTION



**C** INTERIOR STAIR CONSTRUCTION



**D** TYPICAL CONSTRUCTION MATERIALS

- STAIRWAYS:**
- HEADROOM MIN 6'-8" (SPIRAL 6'-6")
  - MIN STAIRWAY WIDTH ABOVE HANDRAIL 36"
  - ILLUMINATION REQUIRED FOR STAIRS AND LANDINGS
  - EXTERIOR STAIR LIGHTING AT TOP LANDING, CONTROL INSIDE DWELLING
  - INTERIOR STAIR LIGHT CONTROL TOP AND BOTTOM OF STAIRS (WITH 6 OR MORE RISERS)
  - MIN STAIR AND LANDING WIDTH 36 INCHES (3 1/2 INCH CLEAR IF 1 HANDRAIL, 27 INCHES CLEAR IF 2 HANDRAILS)
  - MAX RISER HEIGHT 1 3/4" INCHES
  - MIN TREAD DEPTH 10 INCHES
  - MIN RISER HEIGHT 4 INCHES
  - RISER OR TREAD MAX DIFFERENTIAL 3/8" INCHES
  - UNDERS-TREAD MIN 6 INCHES AT INNER EDGE
  - WINDER MIN 10 INCHES TREAD DEPTH WITHIN 12 INCHES FROM INSIDE
  - NOSING NOT REQUIRED ON STAIRS WITH TREADS GREATER THAN OR EQUAL TO 11 INCHES
  - ACCESSIBLE SPACE BELOW STAIRS REQUIRES 1/2" GYPSUM BOARD (1-HR CONSTRUCTION)
- HANDRAILS:**
- GRIPABLE RAIL REQUIRED IF 4 OR MORE RISERS
  - HANDRAIL HEIGHT MIN 34" AND MAX 38"
  - MAX PROJECTION INTO STAIRWAY IS 4 1/2"
  - ENDS SHALL RETURN TO WALL OR NEWEL POST OR VOLUTE
  - HANDRAIL TO BE CONSTRUCTED TO RESIST 200 POUND POINT LOAD IN ANY DIRECTION
  - HANDRAIL ON OPEN SIDE OF STAIRS MUST NOT ALLOW 4 INCH SPHERE TO PASS THROUGH
  - OPEN RISERS, NO OPENING GREATER THAN 4 INCHES EXCEPT 6 INCHES ALLOWED AT TREAD/RISER/RAIL TRIANGLE
- GUARDRAILS:**
- REQUIRED FOR ANY WALK-OFF DISTANCE THAT IS GREATER THAN 30 INCHES ABOVE ADJACENT FLOOR OR GRADE
  - SCREENED PORCHES REQUIRE GUARDRAILS IF WALK-OFF DISTANCE IS GREATER THAN 30 INCHES ABOVE ADJACENT FLOOR OR GRADE
  - MINIMUM HEIGHT 42 INCHES IN MULTI-FAMILY OR MINIMUM 36 INCHES IF ONLY ACCESSIBLE FROM ONE UNIT (34 INCHES IF STAIR HANDRAIL)
  - MAXIMUM OPENING LESS THAN 4 INCHES EXCEPT 6 INCHES ALLOWED AT TREAD/RISER/RAIL TRIANGLE
  - OPEN RISERS ON STAIRS MUST NOT ALLOW 4 INCH SPHERE TO PASS THROUGH
  - GUARDRAIL TO BE CONSTRUCTED TO RESIST 200 POUND POINT LOAD IN ANY DIRECTION

- FOUNDATION CONSTRUCTION:**
- FOOTING: PER STRUCTURAL SPECS
  - BSMT/STEM WALL: PER STRUCTURAL SPECS
  - ANCHOR BOLTS: PER STRUCTURAL SPECS
  - MUD-SILL: PER STRUCTURAL SPECS
  - SLAB-ON-GRADE: PER STRUCTURAL SPECS
  - SLAB INSULATION: R-10 RIGID INSULATION (UNDER FULL SLAB) (FOR SLAB-ON-GRADE <24" BELOW ADJACENT GRADE)
  - SLAB INSULATION: R-5 THERMAL BREAK (FULL SLAB PERIMETER) (FOR SLAB-ON-GRADE >24" BELOW ADJACENT GRADE)

- MAIN FLOOR FRAMING CONSTRUCTION:**
- FLOOR JOISTS: PER PLAN
  - INSULATION: R-38 HIGH DENSITY OVER UNHEATED AREAS
  - SUBFLOOR: PER STRUCTURAL SPECS
  - FLOOR FINISH: PER BUILDER SPECS

- MAIN FLOOR EXTERIOR WALL CONSTRUCTION:**
- INT GWB: 1/2" GWB / 5/8" TYPE 'X' GWB AT GARAGE
  - WALL FRAMING: 2x6 STUDS (SPACING PER PLAN)
  - INSULATION: R-21 BATT WITH VAPOR BARRIER
  - EXT SHEATHING: PER STRUCTURAL SPECS
  - BUILDING PAPER: 60 MINUTE BUILDING PAPER (MIN)
  - SIDING: PER PLAN

- UPPER FLOOR FRAMING CONSTRUCTION:**
- FLOOR JOISTS: PRE-MANUF FLOOR TRUSSES (SPACING PER PLAN)
  - INSULATION: R-38 HIGH DENSITY OVER UNHEATED AREAS
  - SUBFLOOR: PER STRUCTURAL SPECS
  - FLOOR FINISH: PER BUILDER SPECS

- UPPER FLOOR EXTERIOR WALL CONSTRUCTION:**
- INT GWB: 1/2" GWB
  - WALL FRAMING: 2x6 STUDS (SPACING PER PLAN)
  - INSULATION: R-21 BATT WITH VAPOR BARRIER
  - BUILDING PAPER: 60 MINUTE BUILDING PAPER (MIN)
  - SIDING: PER PLAN

- ROOF FRAMING CONSTRUCTION:**
- FRAMING: PRE-MANUF TRUSSES PER PLAN
  - INSULATION: R-49 BLOWN-IN OR R-38 HIGH DENSITY (PER PLAN)
  - SHEATHING: PER STRUCTURAL SPECS
  - SOFFIT AT EAVE: HARDIE SOFFIT BOARD
  - BUILDING PAPER: 30# BUILDING PAPER (MIN)
  - ROOFING: COMPOSITION SHINGLES

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American Classic Homes - 8003  
8003 SE 20th Street  
Mercer Island, WA

No.	Remarks	Date
-	Submittal Set	05/18/21
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-

Sheet Name:  
**Wall Sections & Stair Construction**

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

Project No: 21003

Date: May 18, 2021

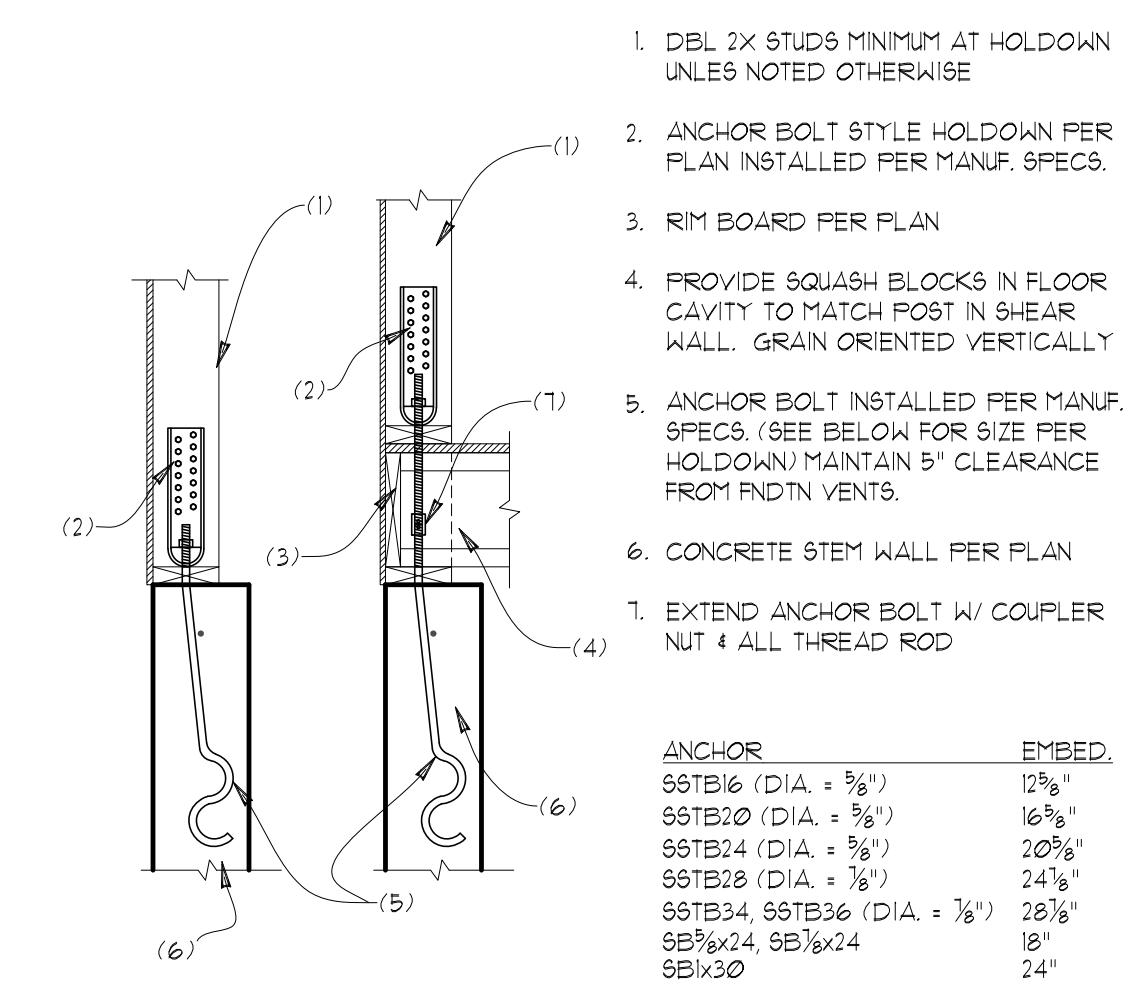
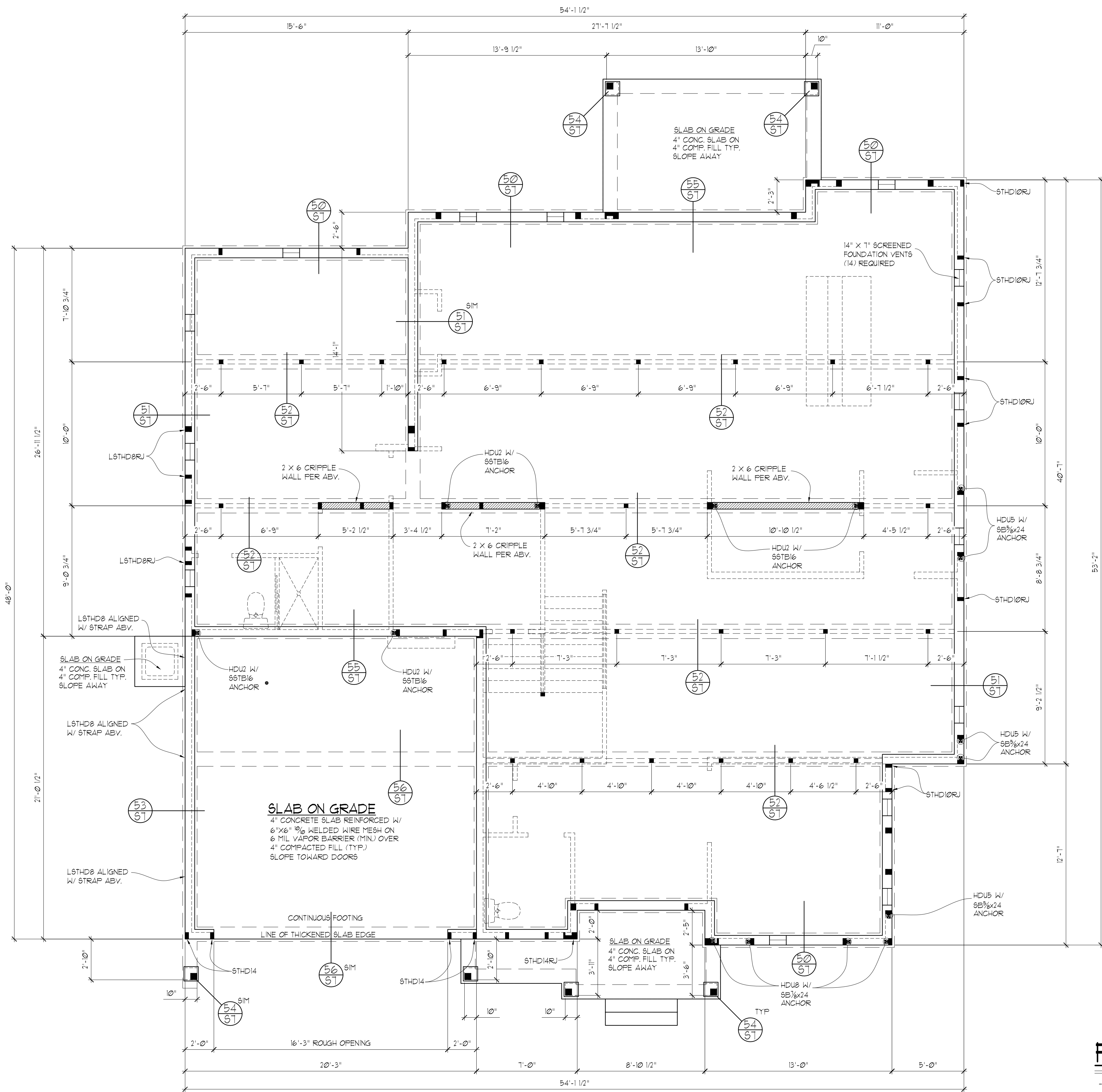
Drawn By: WJB

Status: Submittal Set 1.1

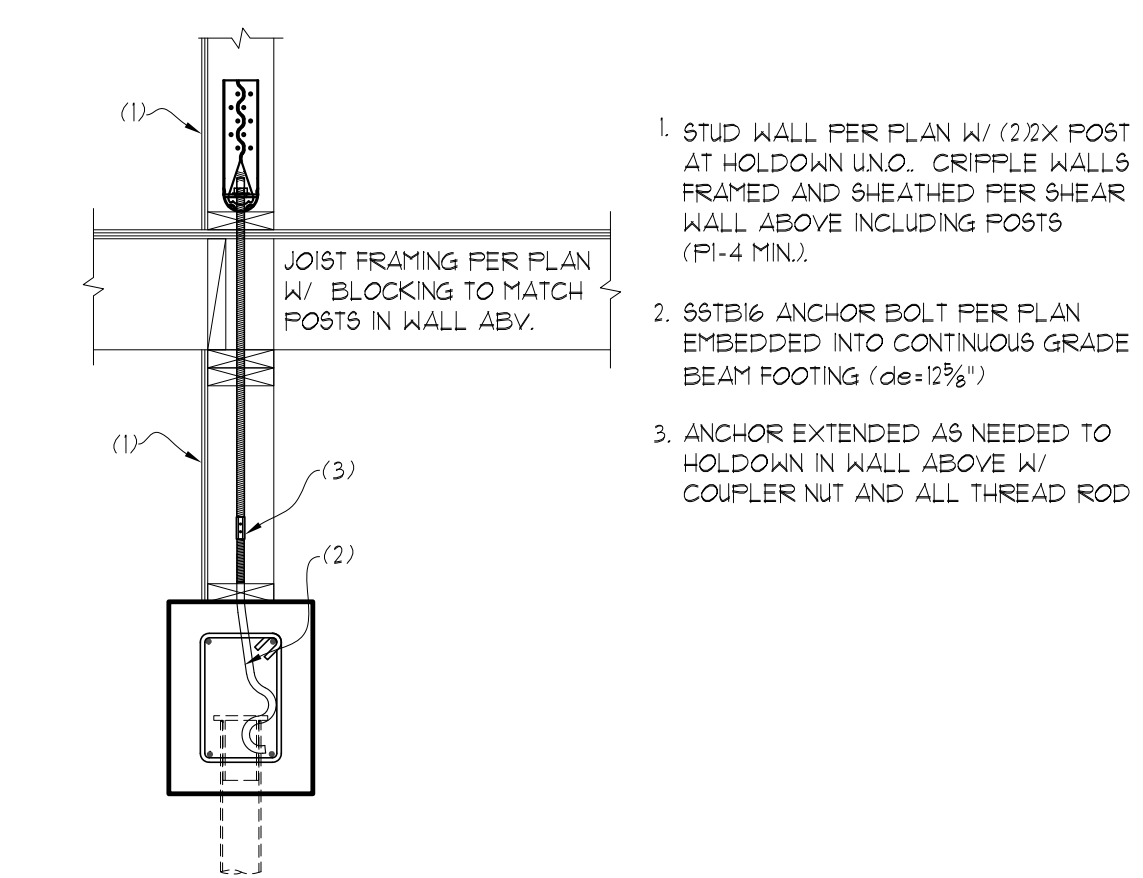
**A9.1**







H4 TYPICAL ANCHOR BOLT HOLDDOWN  
SCALE: 3/4"=1"



H5 TYPICAL PAB ANCHOR BOLT  
SCALE: 3/4"=1"

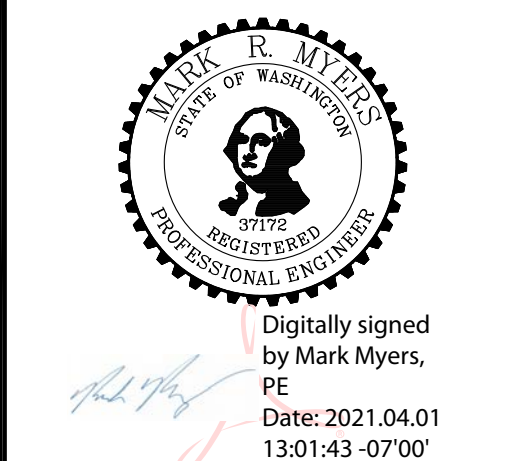
### FOUNDATION PLAN

- SCALE: 1/4" = 1'-0"
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
  - SOFFIT, VENT, AND INSULATE ALL CANTILEVERED AREAS
  - PROVIDE SOLID BLOCKING OVER SUPPORTS
  - ALL FOOTINGS TO REST ON UNDISTURBED SOIL
  - PROVIDE SUPPLEMENTAL JOISTS/BLOCKING BELOW SHEAR WALLS AS INDICATED ON FRAMING PLAN
  - PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)
  - PROVIDE SUPPLEMENTAL BLOCKING IN FLOOR CAVITY BELOW SUPPORT POSTS FOR GIRDERS AND BEAMS
  - PROVIDE COPY OF CONCRETE "BATCH TICKET" ON SITE FOR REVIEW BY BUILDING OFFICIAL

**STRUCTURAL PLANS**

**AMERICAN CLASSIC HOMES**  
80xx SE 20th STREET  
MERCER ISLAND, WA

**Myers Engineering, LLC**  
3206 50th Street Ct NW, Ste. 210-B  
Gig Harbor, WA 98335  
PH: 253-858-3248  
Email: myengineer@centurytel.net



BUILDING DEPT. APPROVAL STAMPS:

REVISION:	INIT:	DATE:
<b>S3</b>	DATE: 4-1-2021	INIT: MM
	PROJECT #: 2351	



# STRUCTURAL PLANS

AMERICAN CLASSIC HOMES  
80xx SE 20th STREET  
MERCER ISLAND, WA

Myers Engineering, LLC  
3206 50th Street Ct NW, Ste. 210-B  
Gig Harbor, WA 98335  
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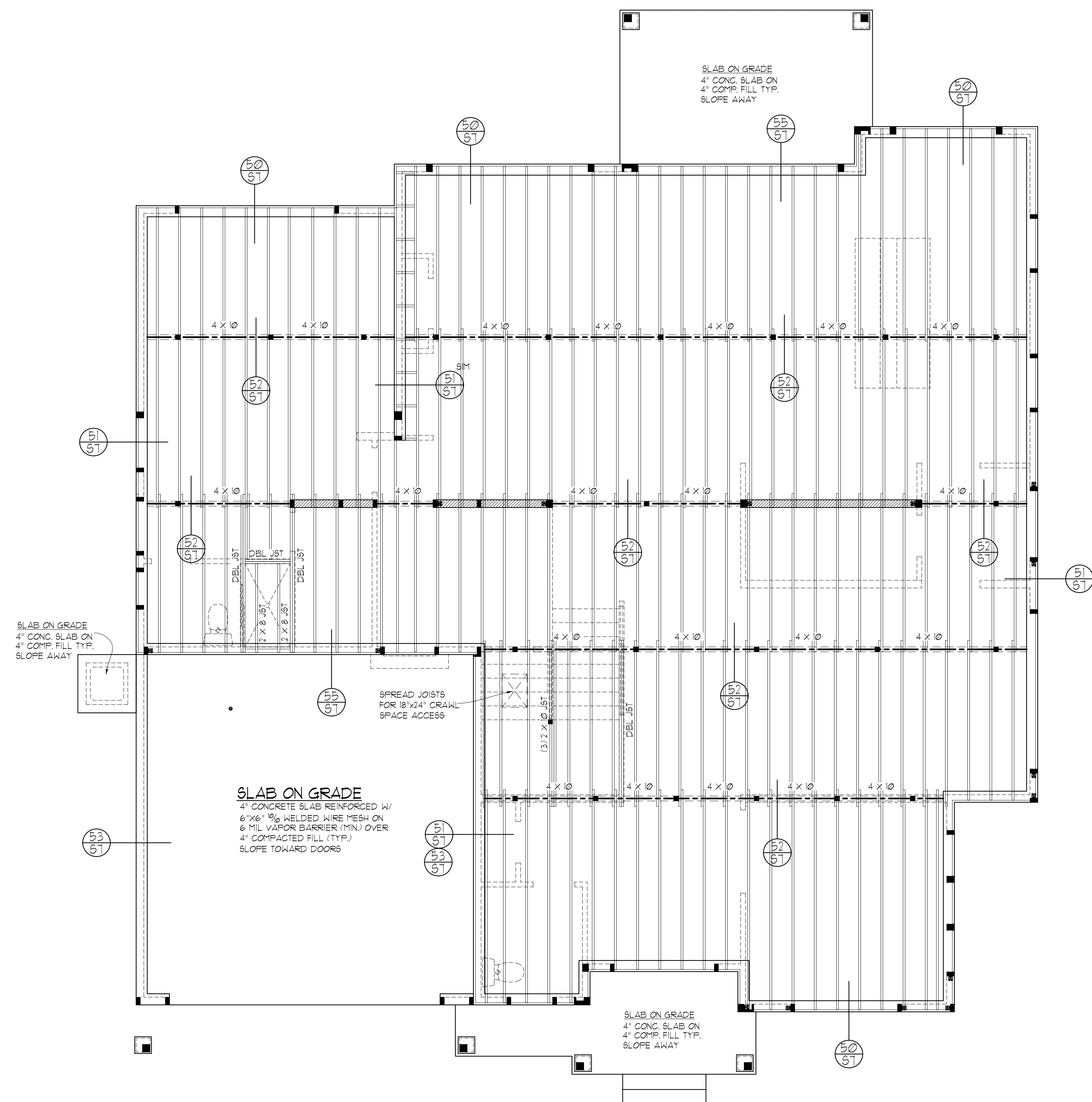


Digitally signed  
by Mark Myers,  
PE  
Date: 2021.04.01  
13:02:00 -0700'

BUILDING DEPT. APPROVAL STAMPS:

REVISION:	INIT:	DATE:

S4	DATE: 4-1-2021
	INIT: MM
	PROJECT #: 2351



## MAIN FLOOR FRAMING PLAN

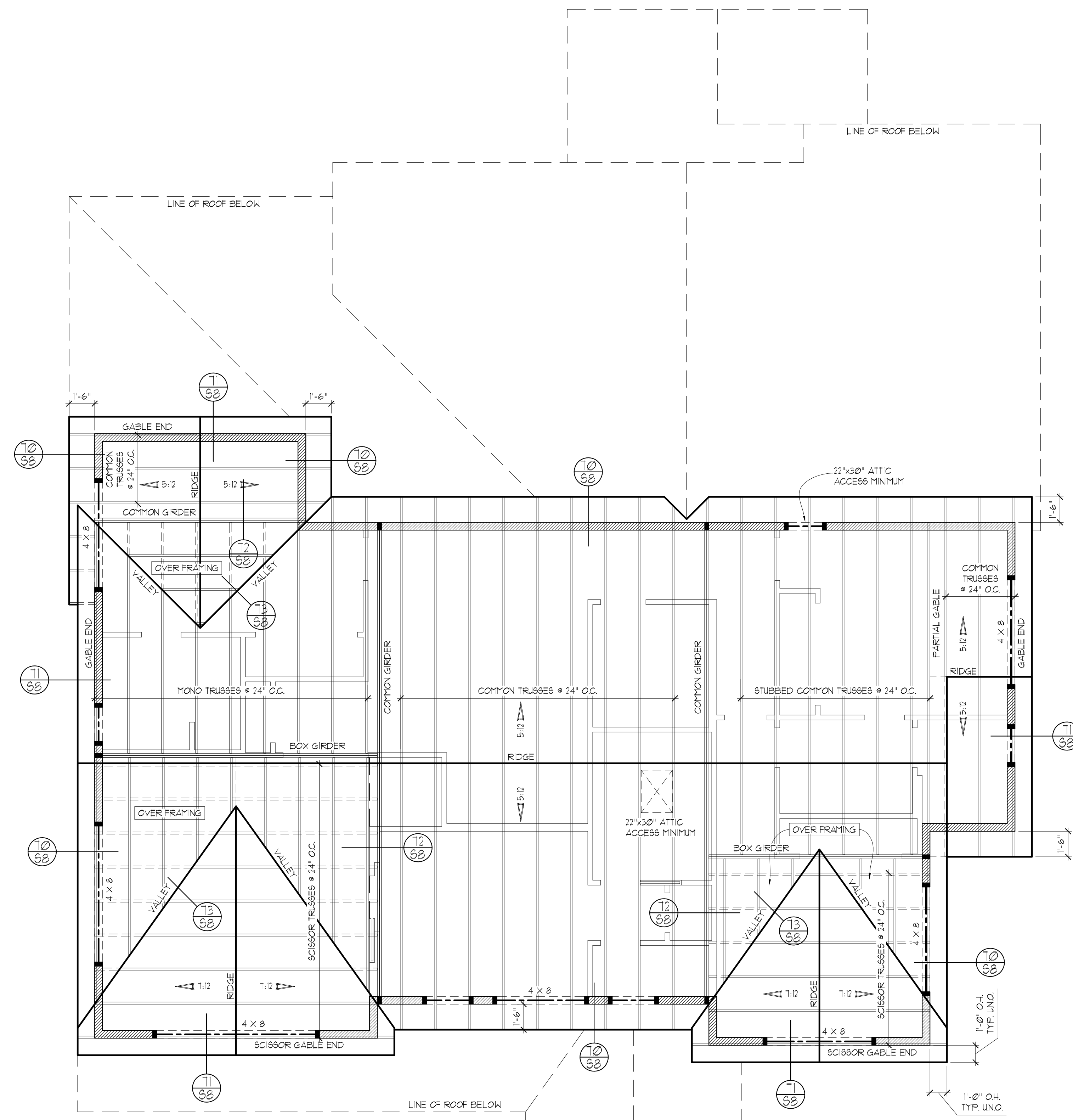
SCALE : 1/4" = 1'-0"

MAIN FLOOR JOISTS SHALL BE:  
2 X 10 HF # 2 JOISTS @ 16" O.C.  
UNLESS NOTED OTHERWISE (U.N.O.)

DROPPED FRAMING FOR FLUSH ENTRY SHOWERS:  
PROVIDE 2X6 LEDGERS & BLOCKING AROUND PERIMETER TO ACCEPT EDGE NAILING. SECURE 2X6 TO PERIMETER FRAMING W/ 10d COMMON NAILS (0.148"x3") STAGGERED AT 6" O.C.

- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
- SOFFIT, VENT, AND INSULATE ALL CANTILEVERED AREAS
- ALL DOOR/WINDOW HEADERS AT THIS LEVEL TO BE 4X10 DF #2 AT BEARING WALLS, U.N.O., 6'-0" MAX. SPAN
- EXTERIOR WALLS TO BE 2X6 AT 16" O.C., U.N.O.
- INTERIOR PARTITIONS TO BE 2X4 AT 16" O.C. (2X6 @ PLUMBING WALLS) U.N.O.
- PROVIDE SUPPLEMENTAL JOISTS/BLOCKING BELOW SHEAR WALLS AS INDICATED ON FRAMING PLAN
- HEADERS 8FT OR LONGER SHALL BE PROVIDED W/ (2) TRIMMER (JACK) STUDS AT EACH END U.N.O.
- PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)
- PROVIDE SUPPLEMENTAL BLOCKING IN FLOOR CAVITY BELOW SUPPORT POSTS FOR GIRDERS AND BEAMS AND PROVIDE MATCHING POSTS IN WALL BELOW
- IF AN ENGINEERED JOIST FLOOR FRAMING LAYOUT IS PROVIDED BY THE JOIST SUPPLIER, THAT JOIST LAYOUT SHALL SUPERCEDE THE JOIST LAYOUT INDICATED IN THE PLANS. PROVIDE 1-JOIST LAYOUT AND SPECS ON SITE FOR INSPECTION.





### ROOF FRAMING PLAN

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

- PROVIDE VENTED BLOCKING AT REQUIRED TRUSS/RAFTER BAYS
- ALL MANUFACTURED TRUSSES:
  - \* SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION
  - \* SHALL NOT BE FIELD ALTERED WITHOUT ENGINEER'S APPROVAL
  - \* SHALL BE INSTALLED AND BRACED TO MANUFACTURER'S SPECIFICATION
  - \* SHALL CARRY MANUFACTURER'S STAMP ON EACH TRUSS
- ALL BEAMS AND HEADERS AT THIS LEVEL TO BE 4X8 DF #2 AT BEARING WALLS, U.N.O., 6'-0" MAX. SPAN
- HEADERS 8FT OR LONGER SHALL BE PROVIDED W/ (2) TRIMMER (JACK) STUDS AT EACH END U.N.O.
- PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)
- PROVIDE SUPPLEMENTAL BLOCKING IN FLOOR CAVITY BELOW SUPPORT POSTS FOR GIRDERS AND BEAMS AND PROVIDE MATCHING POSTS IN WALL BELOW

## STRUCTURAL PLANS

AMERICAN CLASSIC HOMES  
80xx SE 20th STREET  
MERCER ISLAND, WA

**Myers Engineering, LLC**  
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Gig Harbor, WA 98335  
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Digitally signed  
by Mark Myers, PE  
Date: 2021.04.01  
13:02:34 -0700

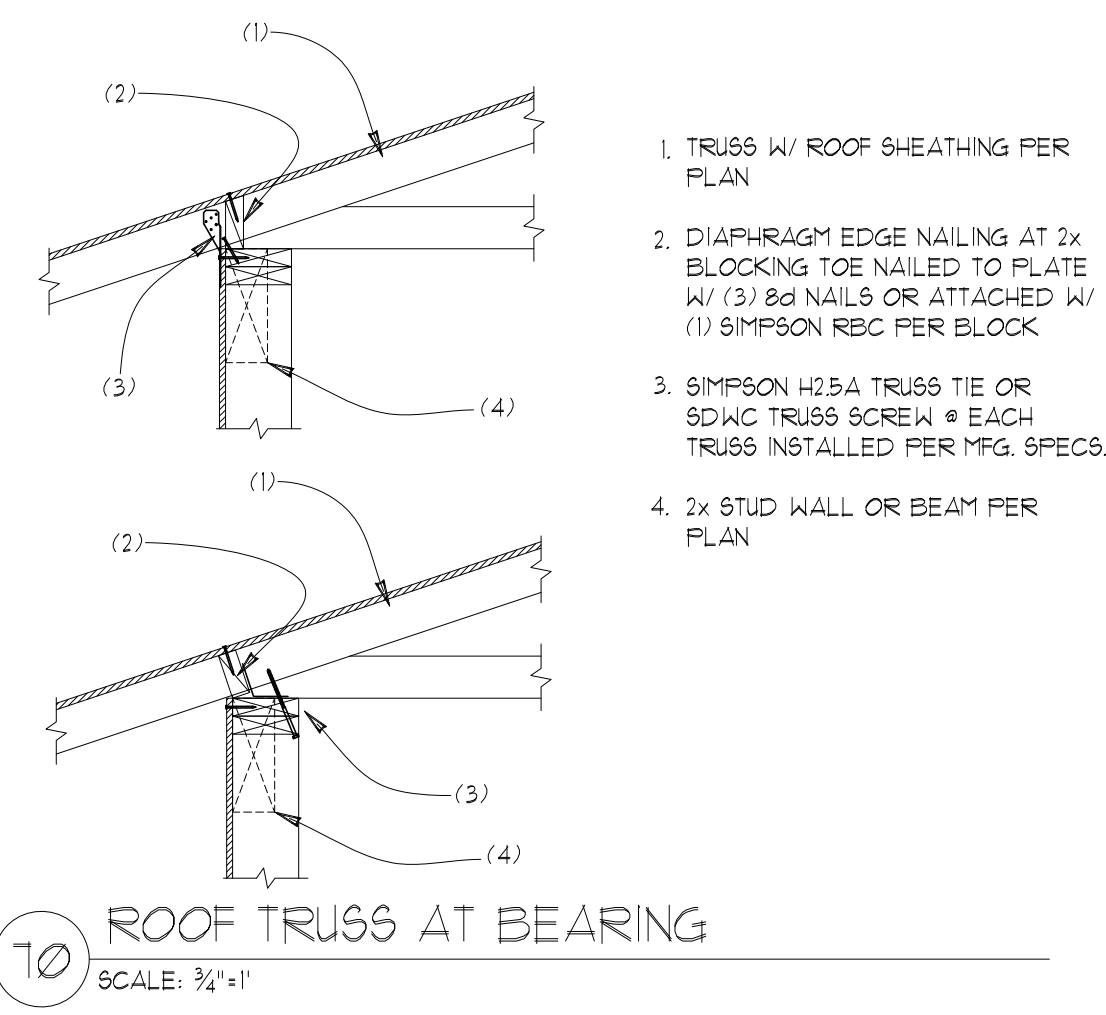
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REVISION:	INIT:	DATE:

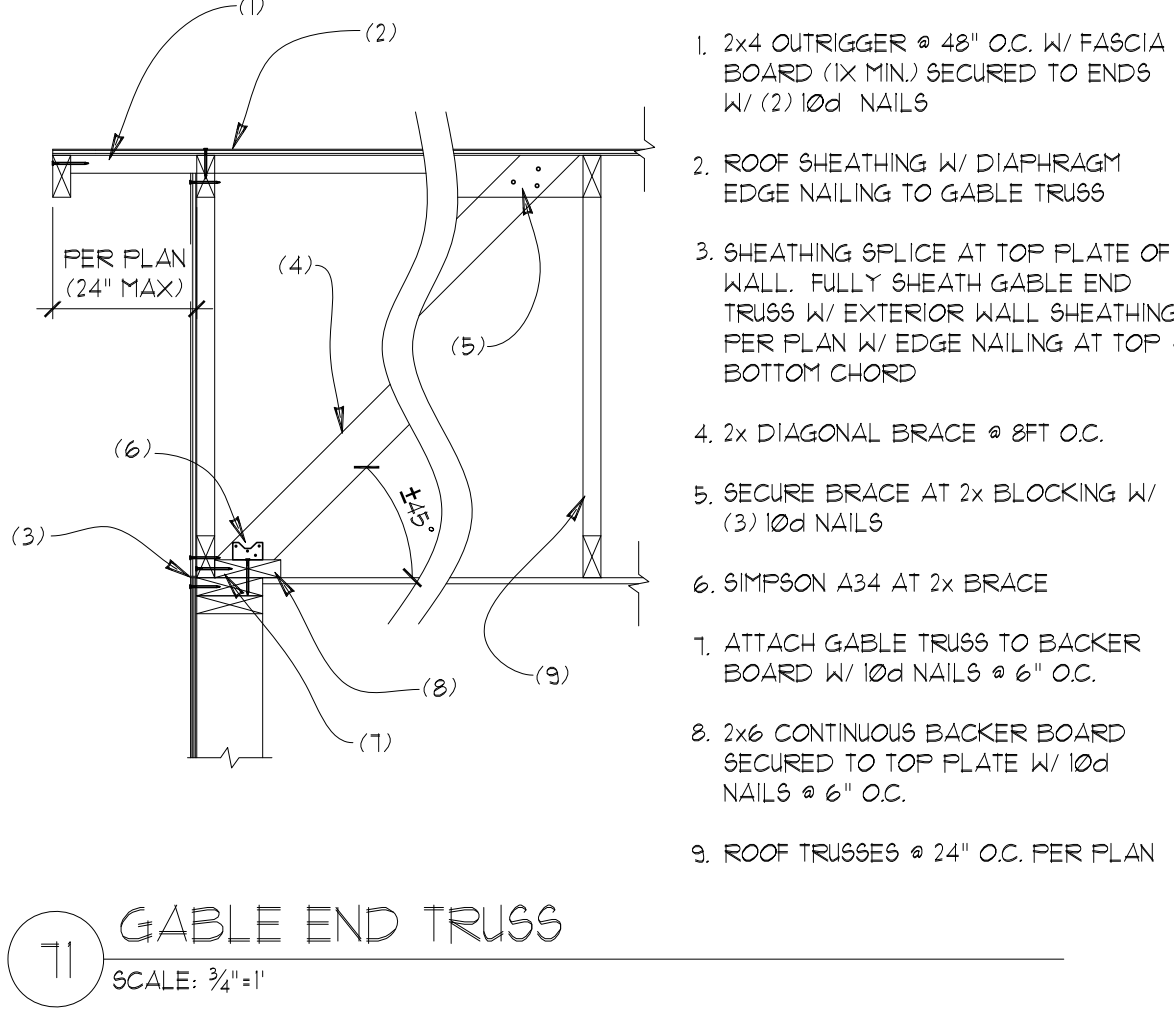
**S6**

DATE:  
4-1-2021  
INIT:  
MM  
PROJECT #:  
2351

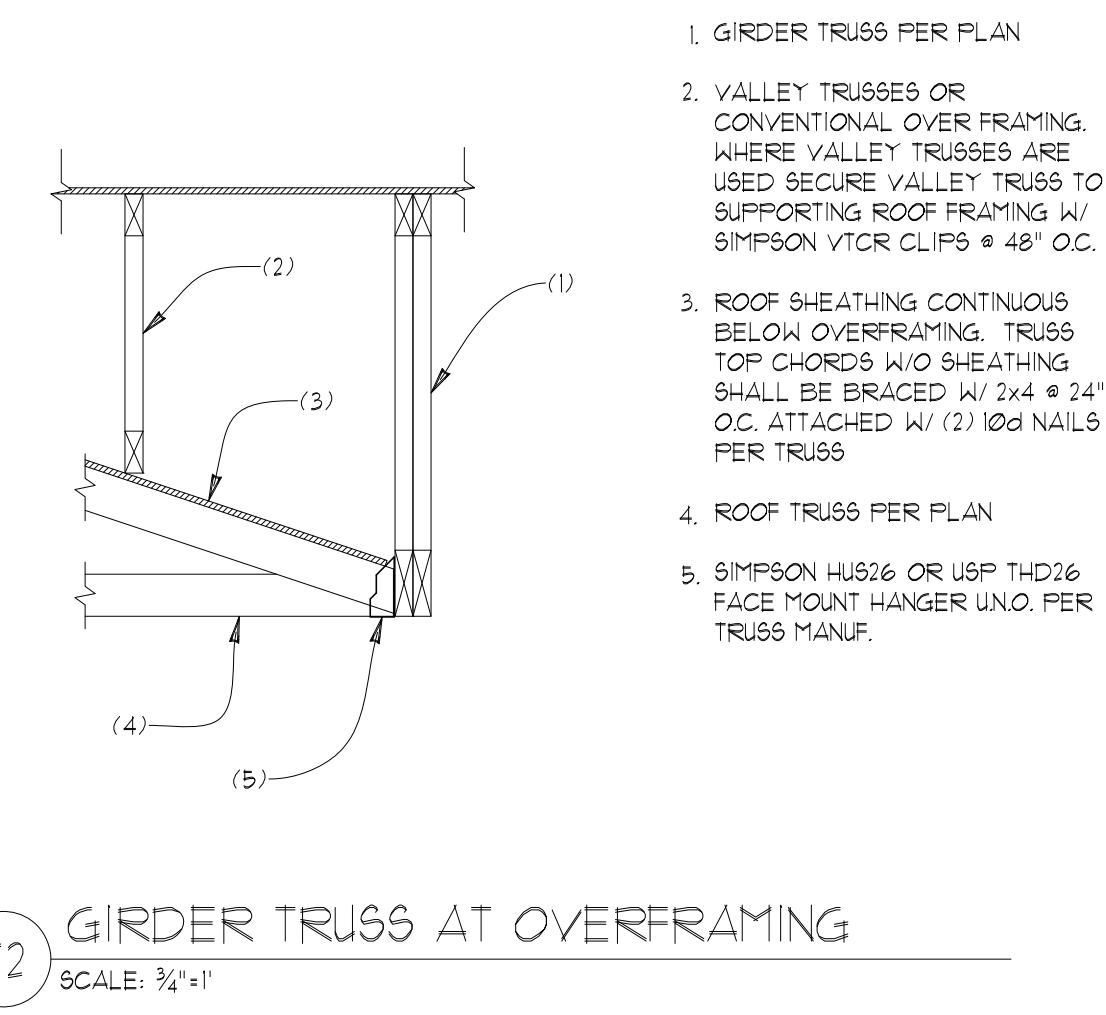




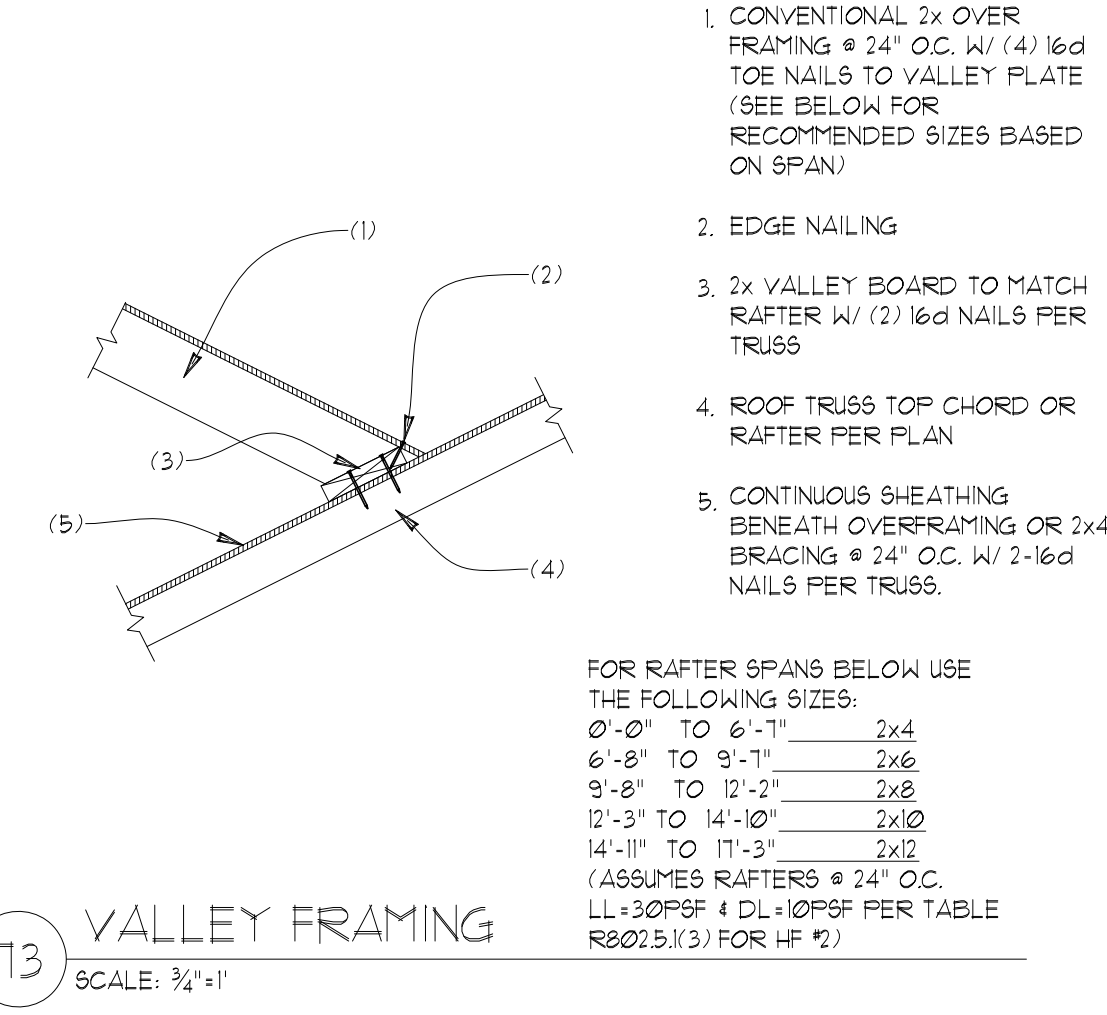
10 ROOF TRUSS AT BEARING  
SCALE: 3/4"=1'



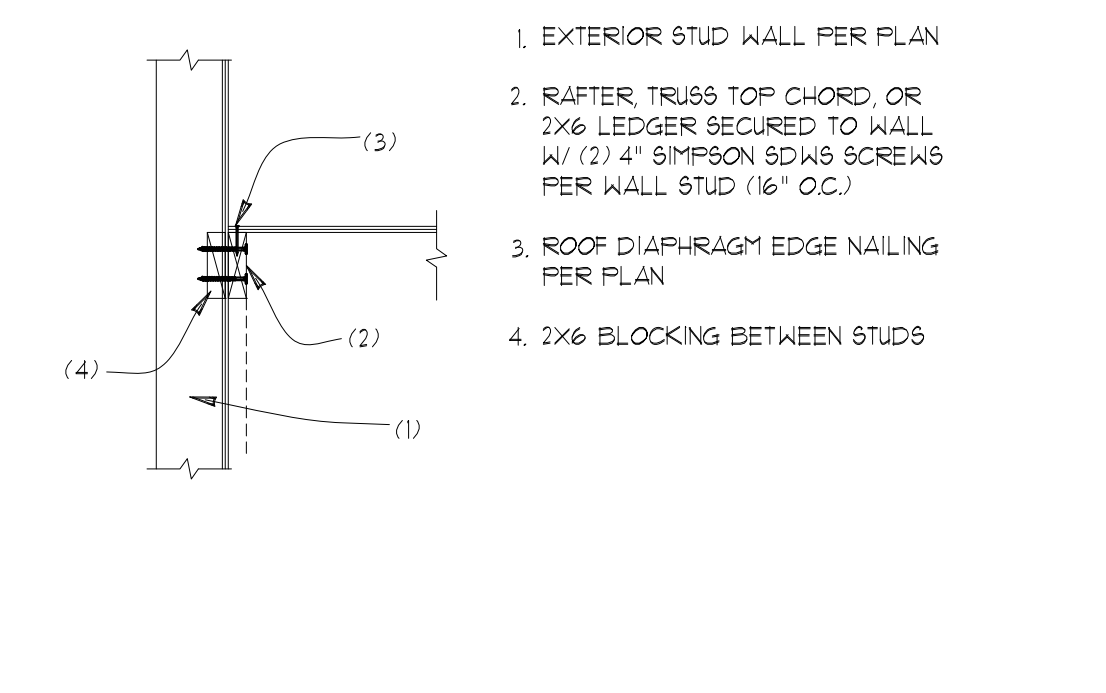
11 GABLE END TRUSS  
SCALE: 3/4"=1'



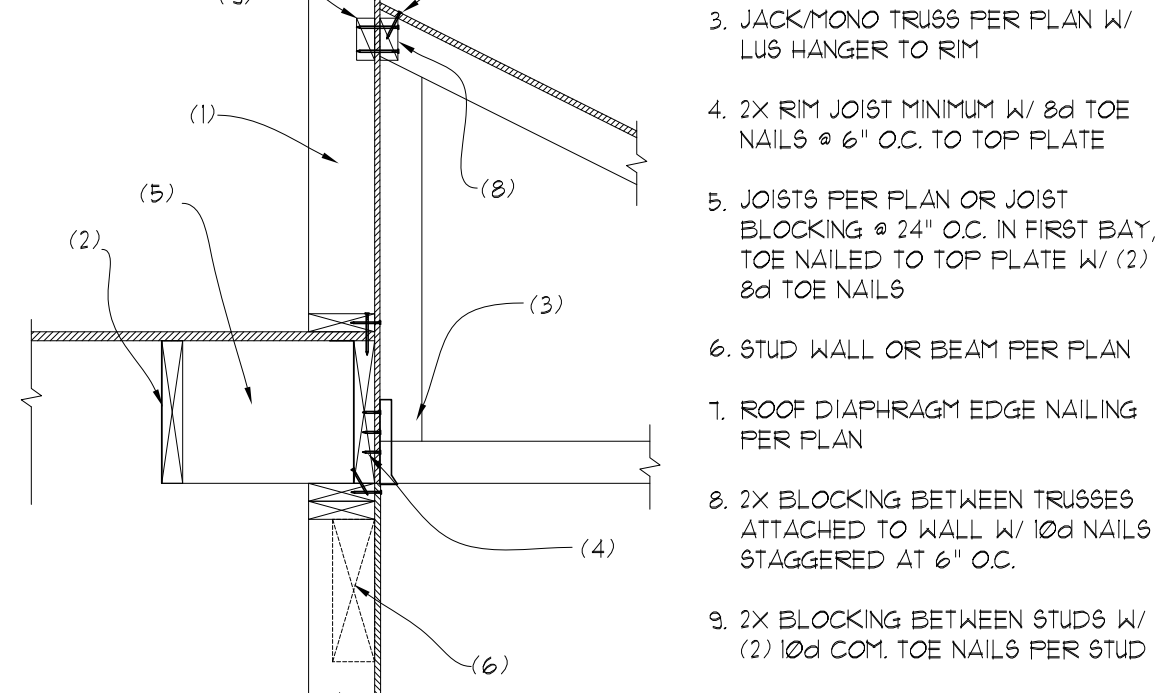
12 GIRDER TRUSS AT OVERFRAMING  
SCALE: 3/4"=1'



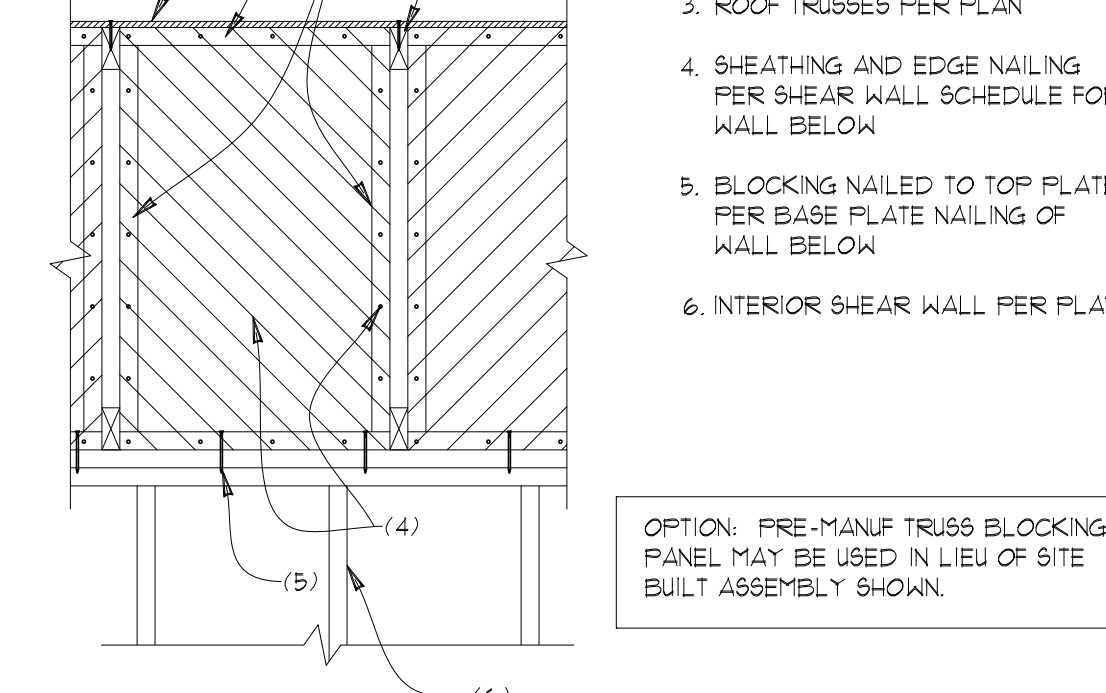
13 VALLEY FRAMING  
SCALE: 3/4"=1'



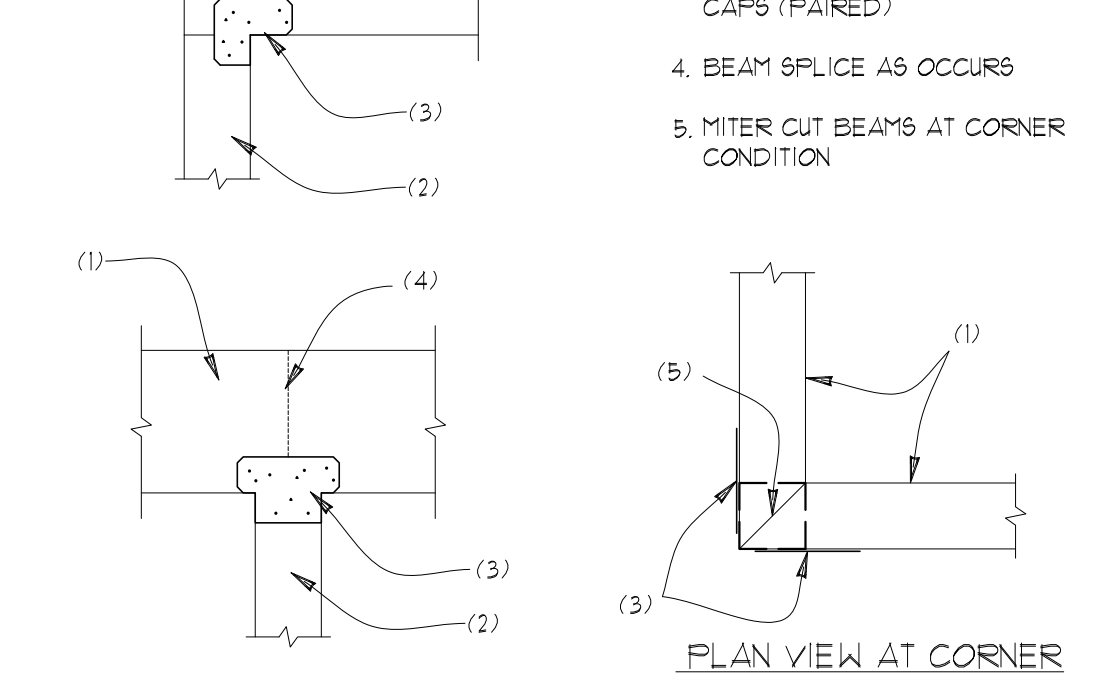
14 ROOF DIAPHRAGM TO WALL  
SCALE: 3/4"=1'



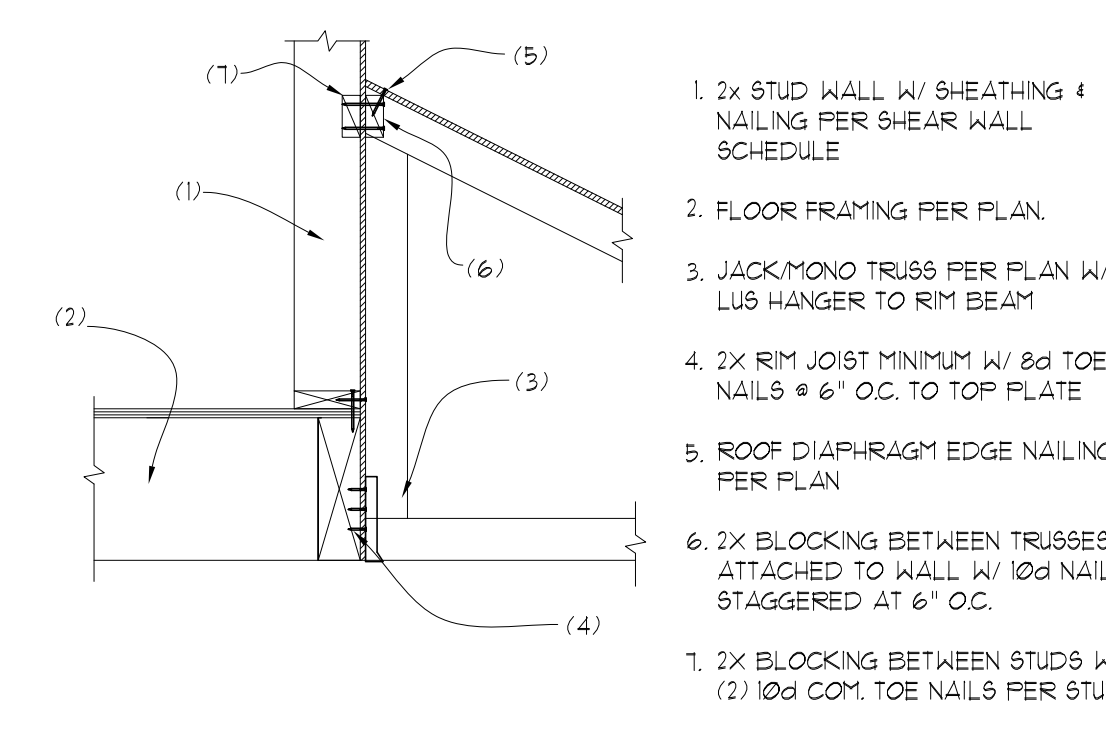
15 MONO/JACK TRUSS TO RIM  
SCALE: 3/4"=1'



16 SHEAR BLOCKING @ INT. SHEAR WALL  
SCALE: 3/4"=1'



17 WOOD BEAM AT WOOD POST  
SCALE: 3/4"=1'



18 MONO/JACK TRUSS TO RIM BEAM  
SCALE: 3/4"=1'

1. TRUSS W/ ROOF SHEATHING PER PLAN
  2. DIAPHRAGM EDGE NAILING AT 2x BLOCKING TOE NAILED TO PLATE W/ (3) 8d NAILS OR ATTACHED W/ (1) SIMPSON REC PER BLOCK
  3. SIMPSON H25A TRUSS TIE OR SDIAC TRUSS SCREW @ EACH TRUSS INSTALLED PER MFG. SPECS.
  4. 2x STUD WALL OR BEAM PER PLAN
1. 2x4 OUTRIGGER @ 48" O.C. W/ FASCIA BOARD (1X MIN) SECURED TO ENDS W/ (2) 10d NAILS
  2. ROOF SHEATHING W/ DIAPHRAGM EDGE NAILING TO GABLE TRUSS
  3. SHEATHING SPLICE AT TOP PLATE OF WALL. FULLY SHEATH GABLE END TRUSS W/ EXTERIOR WALL SHEATHING PER PLAN W/ EDGE NAILING AT TOP & BOTTOM CHORD
  4. 2x DIAGONAL BRACE @ 8FT O.C.
  5. SECURE BRACE AT 2x BLOCKING W/ (3) 10d NAILS
  6. SIMPSON A34 AT 2x BRACE
  7. ATTACH GABLE TRUSS TO BACKER BOARD W/ 10d NAILS @ 6" O.C.
  8. 2x6 CONTINUOUS BACKER BOARD SECURED TO TOP PLATE W/ 10d NAILS @ 6" O.C.
  9. ROOF TRUSSES @ 24" O.C. PER PLAN

1. GIRDER TRUSS PER PLAN
  2. VALLEY TRUSSES OR CONVENTIONAL OVER FRAMING. WHERE VALLEY TRUSSES ARE USED SECURE VALLEY TRUSS TO SUPPORTING ROOF FRAMING W/ SIMPSON VTRC CLIPS @ 48" O.C.
  3. ROOF SHEATHING CONTINUOUS BELOW OVERFRAMING. TRUSS TOP CHORDS W/O SHEATHING SHALL BE BRACED W/ 2x4 @ 24" O.C. ATTACHED W/ (2) 10d NAILS PER TRUSS
  4. ROOF TRUSS PER PLAN
  5. SIMPSON HUS26 OR USP THD26 FACE MOUNT HANGER UNO. PER TRUSS MANUF.
1. CONVENTIONAL 2x OVER FRAMING @ 24" O.C. W/ (4) 16d TOE NAILS TO VALLEY PLATE (SEE BELOW FOR RECOMMENDED SIZES BASED ON SPAN)
  2. EDGE NAILING
  3. 2x VALLEY BOARD TO MATCH RAFTER W/ (2) 16d NAILS PER TRUSS
  4. ROOF TRUSS TOP CHORD OR RAFTER PER PLAN
  5. CONTINUOUS SHEATHING BENEATH OVERFRAMING OR 2x4 BRACING @ 24" O.C. W/ 2-16d NAILS PER TRUSS.

FOR RAFTER SPANS BELOW USE THE FOLLOWING SIZES:

0'-0" TO 6'-11"	2x4
6'-0" TO 9'-11"	2x6
9'-0" TO 12'-2"	2x8
12'-3" TO 14'-10"	2x10
14'-11" TO 17'-3"	2x12

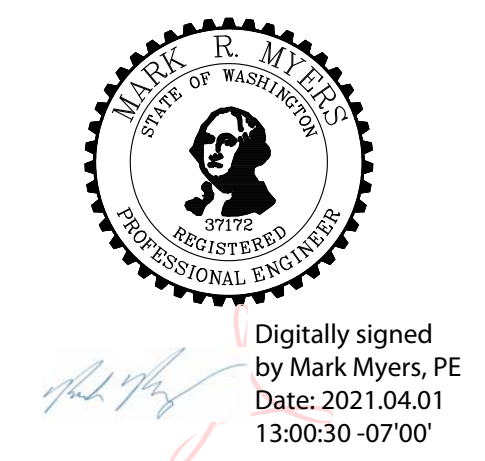
(ASSUMES RAFTERS @ 24" O.C. LL+30PSF 4 DL+10PSF PER TABLE R802.3.1.3) FOR HF (2)

1. EXTERIOR STUD WALL PER PLAN
  2. RAFTER TRUSS TOP CHORD OR 2x6 LEDGER SECURED TO WALL W/ (2) 4" SIMPSON SDWS SCREWS PER WALL STUD (16" O.C.)
  3. ROOF DIAPHRAGM EDGE NAILING PER PLAN
  4. 2x6 BLOCKING BETWEEN STUDS
1. 2x STUD WALL W/ SHEATHING & NAILING PER SHEAR WALL SCHEDULE
  2. FLOOR JOISTS PER PLAN.
  3. JACKMONO TRUSS PER PLAN W/ LUS HANGER TO RIM
  4. 2x RIM JOIST MINIMUM W/ 8d TOE NAILS @ 6" O.C. TO TOP PLATE
  5. JOISTS PER PLAN OR JOIST BLOCKING @ 24" O.C. IN FIRST BAY. TOE NAILED TO TOP PLATE W/ (2) 8d TOE NAILS
  6. STUD WALL OR BEAM PER PLAN
  7. ROOF DIAPHRAGM EDGE NAILING PER PLAN
  8. 2x BLOCKING BETWEEN TRUSSES ATTACHED TO WALL W/ 10d NAILS STAGGERED AT 6" O.C.
  9. 2x BLOCKING BETWEEN STUDS W/ (2) 10d COM. TOE NAILS PER STUD

1. ROOF SHEATHING W/ DIAPHRAGM NAILING TO TRUSSES
  2. 2x4 FLAT BLOCKING AT (4) SIDES OF BLOCKING PANEL
  3. ROOF TRUSSES PER PLAN
  4. SHEATHING AND EDGE NAILING PER SHEAR WALL SCHEDULE FOR WALL BELOW
  5. BLOCKING NAILED TO TOP PLATE PER BASE PLATE NAILING OF WALL BELOW
  6. INTERIOR SHEAR WALL PER PLAN
- OPTION: PRE-MANUF TRUSS BLOCKING PANEL MAY BE USED IN LIEU OF SITE BUILT ASSEMBLY SHOWN.
1. BEAM PER PLAN
  2. WOOD POST OR COLUMN PER PLAN
  3. SIMPSON AC OR LCE POST CAPS (PAIRED)
  4. BEAM SPLICE AS OCCURS
  5. MITER CUT BEAMS AT CORNER CONDITION
- PLAN VIEW AT CORNER

**STRUCTURAL PLANS**  
**AMERICAN CLASSIC HOMES**  
**80x SE 20th STREET**  
**MERCER ISLAND, WA**

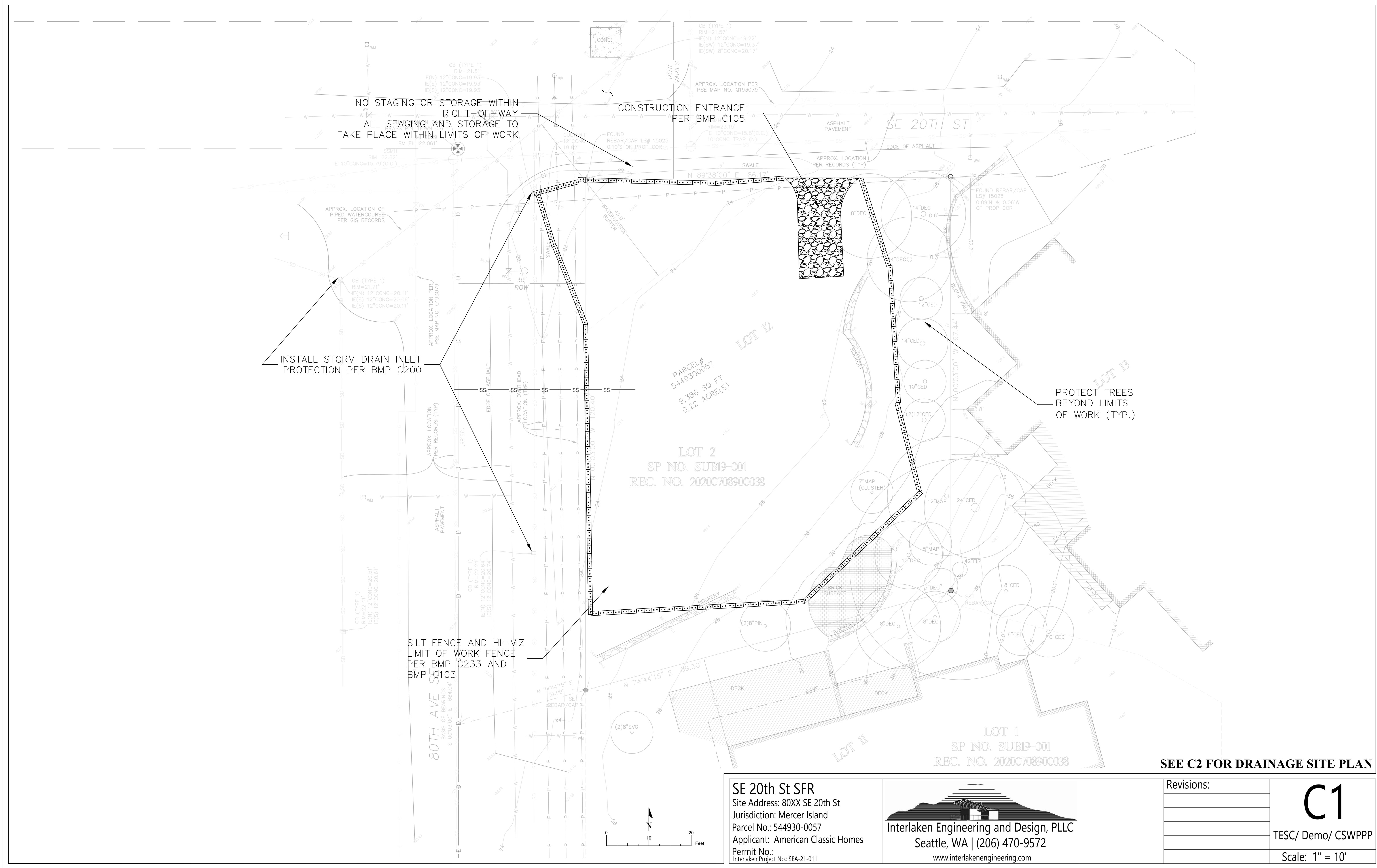
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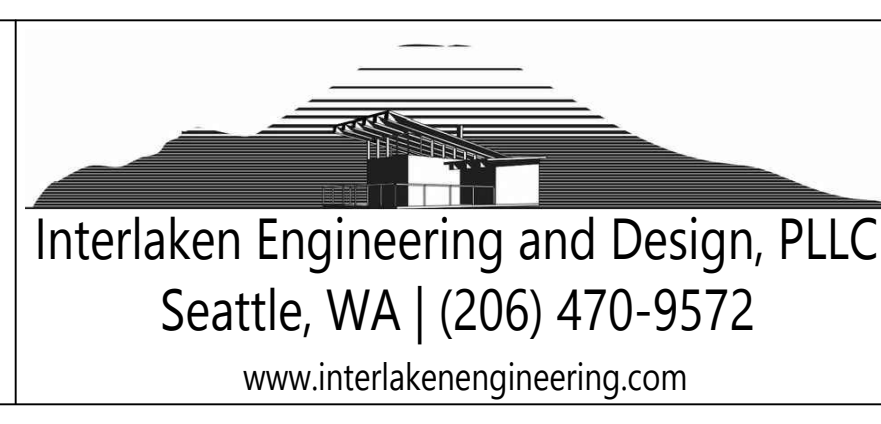
BUILDING DEPT. APPROVAL STAMPS:

REVISION:	INIT:	DATE:

<b>S8</b>	DATE: 4-1-2021
	INIT: MM
	PROJECT #: 2351



SE 20th St SFR  
 Site Address: 80XX SE 20th St  
 Jurisdiction: Mercer Island  
 Parcel No.: 544930-0057  
 Applicant: American Classic Homes  
 Permit No.:  
 Interlaken Project No.: SEA-21-011



Revisions:

**C1**  
 TESC/ Demo/ CSWPPP  
 Scale: 1" = 10'

2' SHEET FLOW DISPERSION  
TRANSITION ZONE PER BMP T5.12  
OVER PROPOSED DETENTION TANK

DETECTION SYSTEM  
DIAMETER = 36"  
3 PARALLEL 26" PIPES  
SEE SHEET C3 FOR  
INVERT INFORMATION  
CONNECT TO  
EXISTING TYPE 1 CB  
INV. = 19.93

DOWNSPOUT  
RIM = 26.00  
INV. = 24.87

DOWNSPOUT  
RIM = 26.00  
INV. = 25.04

NEW WATER  
SERVICE AND  
METER

NEW SANITARY SIDE SEWER

DOWNSPOUT  
RIM = 26.00  
INV. = 25.25

LOT 12  
PARCEL #  
544930009386 SQ FT  
9,386 SQ FT  
0.22 ACRE(S)  
PROPOSED  
RESIDENCE  
MF = 26.0'

LOT 2  
SP NO. SUB19-001  
REC. NO. 20200708900038

DOWNSPOUT  
RIM = 26.00  
INV. = 25.15

DOWNSPOUT  
RIM = 26.00  
INV. = 25.00

DOWNSPOUT  
RIM = 26.00  
INV. = 24.86

DOWNSPOUT  
RIM = 26.00  
INV. = 24.68

LOT 1  
SP NO. SUB19-001  
REC. NO. 20200708900038

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION ON THE PROJECT.

ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:  
1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.  
2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.  
3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:

A. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BIORETENTION (BMP T7.30), WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.  
B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A) ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173-350-220.  
THE RESULTING SOIL SHOULD BE CONDUCTIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:  
1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.  
2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PREAPPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.  
3. STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.  
4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS.  
MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

PRE-APPROVED AMENDMENT METHOD:  
TURF: 5774 SF x 5.4 CY / 1,000 SF = 31.18 CY  
TOTAL QUANTITY = 31.18 CY

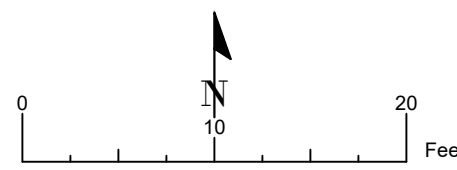
**LEGAL DESCRIPTION**

THAT PORTION OF PARCEL A OF MERCER ISLAND SHORT PLAT NO. MI-77-12-047, ACCORDING TO THE SHORT PLAT AS RECORDED UNDER KING COUNTY RECORDING NO. 7802100693, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A, ON THE EAST MARGIN OF 20TH AVENUE SOUTHEAST; THENCE SOUTH 00°03'00" EAST, ALONG SAID EAST MARGIN 120.40 FEET; THENCE NORTH 74°44'15" EAST 89.30 FEET TO THE EAST LINE OF SAID PARCEL A; THENCE NORTH 00°03'00" WEST ALONG SAID EAST LINE 97.45 FEET TO THE NORTH LINE OF SAID PARCEL A AND THE SOUTHERLY MARGIN OF SOUTHEAST 20TH STREET; THENCE SOUTH 89°38'00" WEST, ALONG SAID SOUTH MARGIN 86.17 FEET TO THE POINT OF BEGINNING.  
(ALSO KNOWN AS LOT 2, CITY OF MERCER ISLAND SHORT SUBDIVISION NO SUB19-001, RECORDING NUMBER 20200708900038, RECORDS OF KING COUNTY, WASHINGTON.)

80TH AVE SE  
BASIS OF BEARINGS  
S 00°03'00" E 684.04'

Hard Surface Data	
Existing Vegetation	9386 sf
New Roof	3206 sf
New Driveway/ Walkway	406 sf
Total Proposed Hard Surface	3612 sf
Proposed Vegetation	5774 sf

SEE C1 FOR TESC/ DEMO CSWPPP



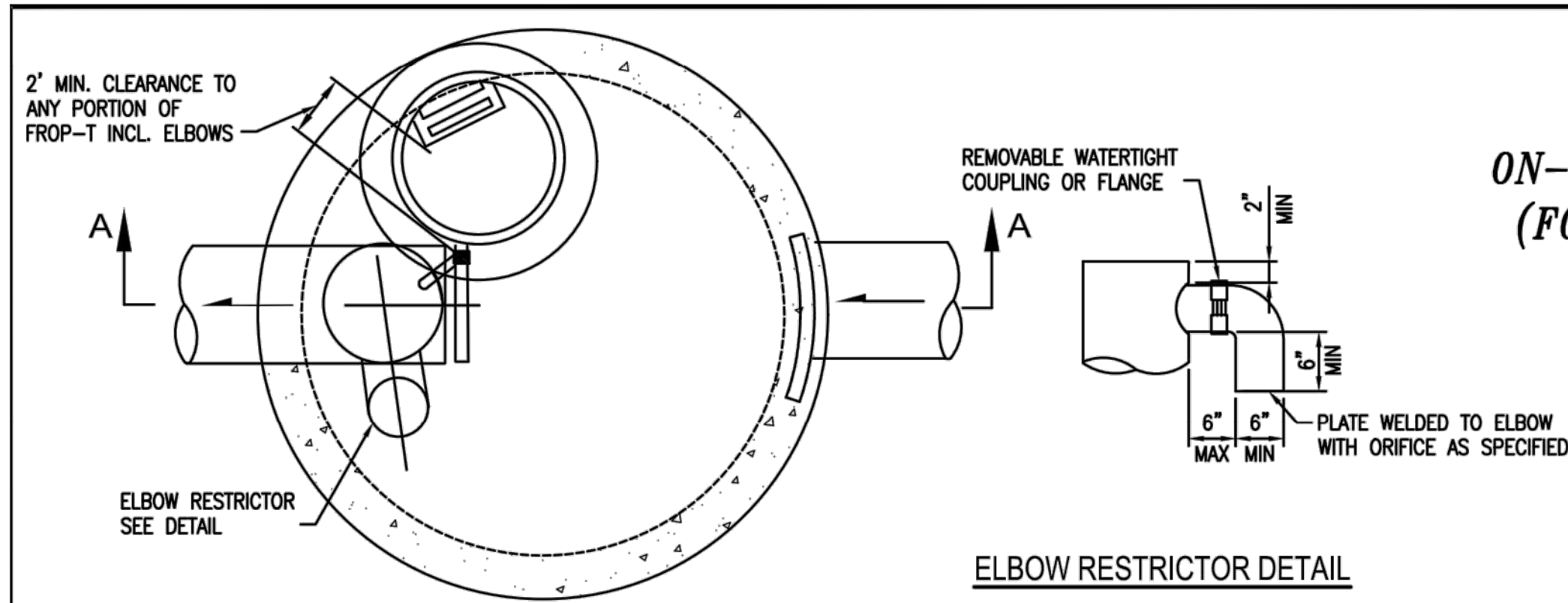
**SE 20th St SFR**  
Site Address: 80XX SE 20th St  
Jurisdiction: Mercer Island  
Parcel No.: 544930-0057  
Applicant: American Classic Homes  
Permit No.:  
Interlaken Project No.: SEA-21-011



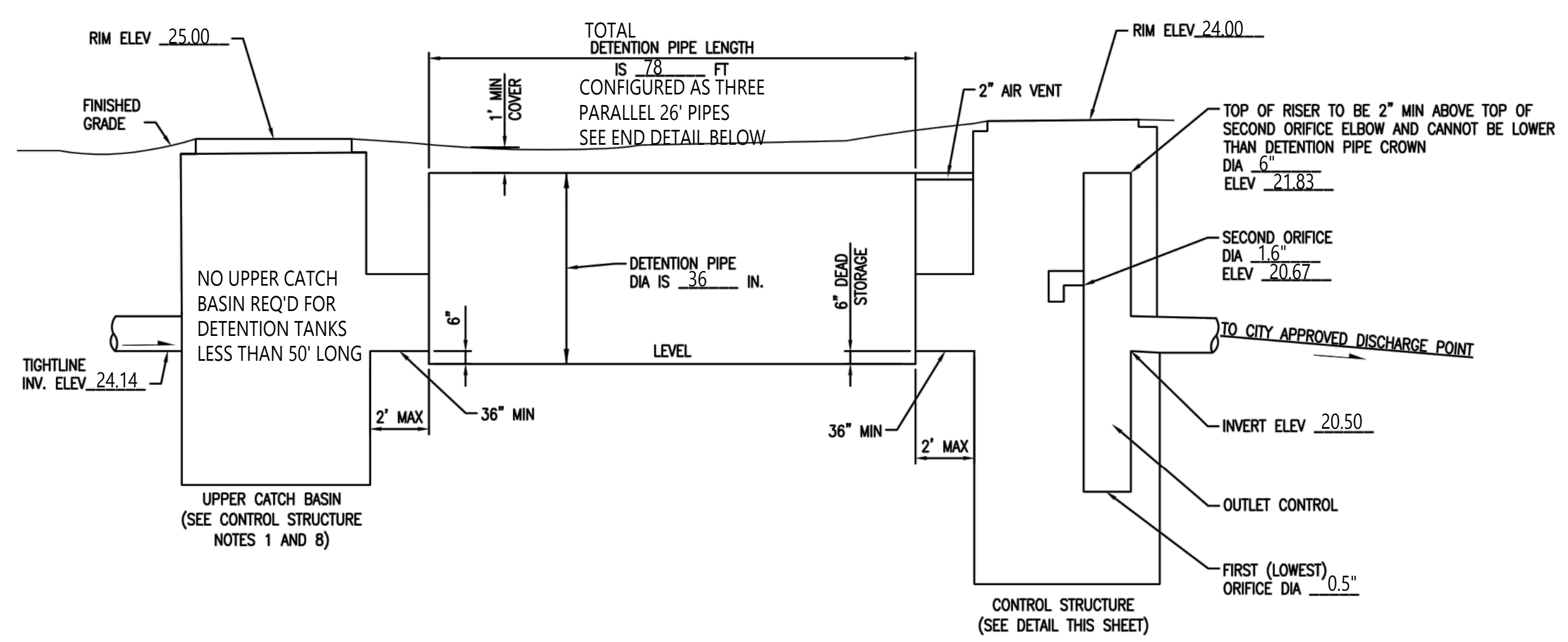
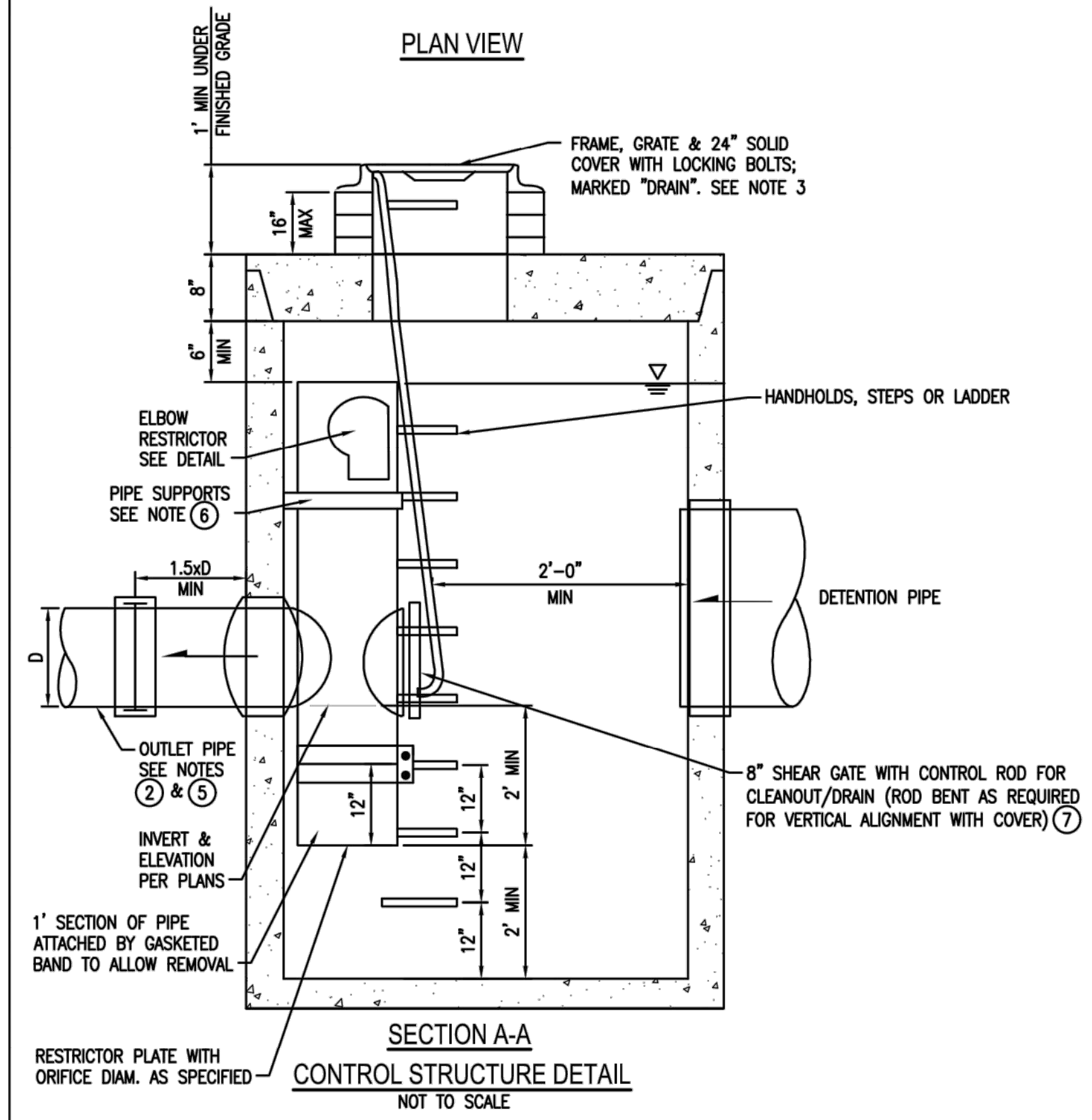
Revisions:


**C2**  
Drainage Site Plan  
Scale: 1" = 10'

**ATTACHMENT 1**  
**CITY OF MERCER ISLAND**  
**ON-SITE DETENTION SYSTEM WORKSHEET**  
**(FOR NEW PLUS REPLACED IMPERVIOUS**  
**AREA OF 9,500 SF OR LESS)**



OWNER: _____	ADDRESS: 80XX SE 20th St	PREPARED BY: Interlaken Engineering and Design, PLLC
PERMIT #: _____	PHONE: (206) 470-9572	DATE: May 28, 2021
NEW PLUS REPLACED IMPERVIOUS SURFACE AREA (SF): 3594 sf to be detained	DETENTION PIPE DIA (INCH): .36	DETENTION PIPE LENGTH (FT): .78
SOIL TYPE: C	PIPE MATERIAL: PVC	ORIFICE #1 DIA 0.5 INCH, ELEV 18.50
		ORIFICE #2 DIA 0.8 INCH, ELEV 20.67



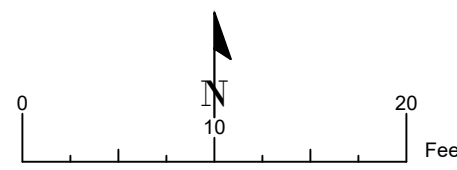
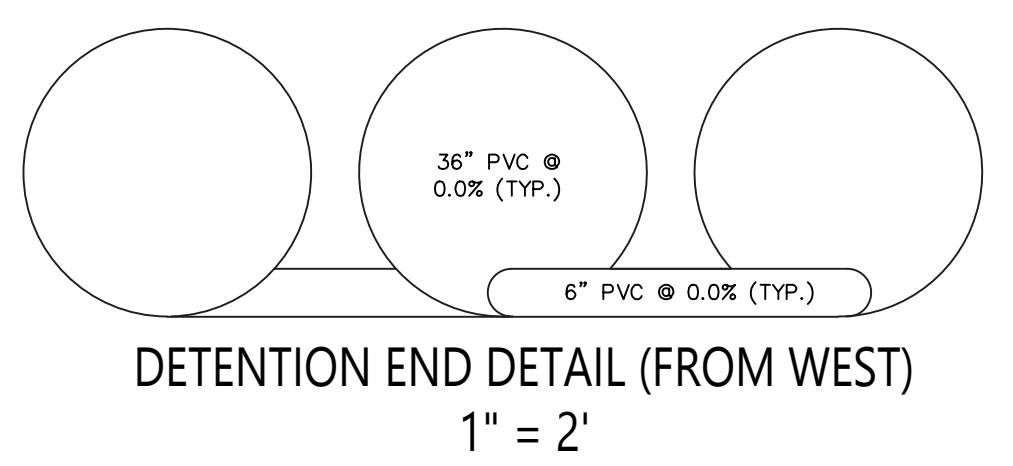
**ON-SITE DETENTION SYSTEM**  
 NOT TO SCALE (ENGINEER TO FILL IN BLANKS)

**CONTROL STRUCTURE NOTES:**

- 1 USE A MINIMUM OF A 54 IN. DIAM. TYPE 2 CATCH BASIN. THE ACTUAL SIZE IS DEPENDENT ON CONNECTING PIPE MATERIAL AND DIAMETER.
- 2 OUTLET PIPE: MIN. 6 INCH.
- 3 METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
- 4 FRAME AND LADDER OR STEPS OFFSET SO:
  - A. CLEANOUT GATE IS VISIBLE FROM TOP;
  - B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE;
  - C. FRAME IS CLEAR OF CURB.
- 5 IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.
- 6 PROVIDE AT LEAST ONE 3 X 0.090 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3'-0" VERTICAL SPACING).
- 7 THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION ZG32A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B. THE LIFT HANDLE SHALL BE MADE OF A SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION), IT MAY BE OF SOLID ROD OR HOLLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED. A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE. INSTALL THE GATE SO THAT THE LEVEL-LINE MARK IS LEVEL WHEN THE GATE IS CLOSED. THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED FOR PROPER FIT. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.
- 8 THE UPPER CATCH BASIN IS REQUIRED IF THE LENGTH OF THE DETENTION PIPE IS GREATER THAN 50 FT.

**ON-SITE DETENTION SYSTEM NOTES:**

1. CALL DEVELOPMENT SERVICES (206-275-7605) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
2. RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
3. PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.05 OF THE WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING: LINED CORRUGATED POLYETHYLENE PIPE (LCPE), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M36), CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.
4. FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.



**SE 20th St SFR**  
 Site Address: 80XX SE 20th St  
 Jurisdiction: Mercer Island  
 Parcel No.: 544930-0057  
 Applicant: American Classic Homes  
 Permit No.:  
 Interlaken Project No.: SEA-21-011



**SEE C2 FOR DRAINAGE SITE PLAN**

Revisions:

**C3**  
 Detention Detail  
 Scale: As Noted