Steinborn Residence

OWNERS:
Susan and Dan Steinborn
2011 19th Ave. E.
Seattle, WA 98112

PROJECT ADDRESS:
8435 SE 47th Pl.
Mercer Island, WA 98040

TAX PARCEL NUMBER:
3317500040

LEGAL DESCRIPTION:
LOT 4, HILL HIGH ESTATES AS RECORDED IN VOLUME 68 OF PLATS, PAGE 28, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PERMIT NUMBER:

PROJECT DESCRIPTION:
Clear and grade existing vacant lot. Provide protection for trees to remain as required.
Build a new single family residence and related site work.

GOVERNING AUTHORITY:
City of Mercer Island, Development Services Group.

ZONING CODE INFORMATION:
Zone: R 9.6
Critical Area Review - 2 : See A1.0 and attached memo
Lot Slope: 30% see sheet A1.1
Allowed Lot Coverage: 30% of lot area x 19,360sf =5,808sf
Proposed Lot Coverage: 5,360sf (27.7% of lot area) see Sht. A1.2 for calculation
Side Yard Calculation: see Sht. A1.1
Allowed Height 30' above ABE
Allowed height limit: 306.5' See A1.2 for ABE Calculations & A3.1, A3.2, A4.1 for representation
Allowed GFA: 40% x 19,360.24sf = 7744sf
Proposed GFA: 4554sf (23.5% of lot area) see Shts. A2.0, A2.1, A2.2 for GFA detail
Allowed Hardscape: 9% of lot area x 26,673sf = 2,400.6 sf
Proposed Hardscape: 593sf (3% of lot area). see Sht A1.2

BUILDING CODE INFORMATION:
Building Code: IRC 2018; WSBC Chptr. 51-51 WAC
Occupancy: Group R-3 - Single Family Residence & Group U Garage
Construction Type: V - Wood Frame (VB)
Fire Code Alternate submitted: NFPA 13R PLUS

ENERGY CODE INFORMATION: 2018 WSEC & IRC VENTILATION
Energy Conservation: Component Performance per WSEC Table R402.1.1:
A2.0,A2.1, A2.2, A3.1, A3.2, A4.1, A5.1, A9.1, E2.0, E2.1, E2.2
Energy Credits - 6.0: Outlined below.
Fuel Normalization option 2: Heat pump air to water radiant system. (A1.0, A2.0) 1.0 credit
EC 1.2 - Building Envelope Vertical Fenestration U=2.0 (sht. E9.1)1.0 credit
EC 2.2 - Air leakage control 2.0 ach + HRV system with an efficiency of .65 (shts. A2.0, E2.0, E2.1, E2.2) 1.0 credit
EC4.2 - Efficient heating distribution system (hydronic piping) is 100% in conditioned space. (shts. A2.0, A2.1, A2.2) 1.0 credit
EC5.5 - Efficient water heating - Electric heat pump water heater. (sht. A2.0) 2.0 credits

Whole House Ventilation: Prescriptive Intermittent Whole House Ventilation per IRC M1507.3 with a Whole-House Ventilation Rate of 150 cfm each of (3) fans (see sheets E2.0, E2.1 & E2.2).

PROJECT DIRECTORY:

Architect: **Ectypos Architecture**
Contact: Lucia Pirzio-Biroli, Architect
4212 W. Mercer Way — Phone: (206) 232-9147
Mercer Island, WA 98040 — Fax: (206) 275-0312

Surveyor: **Terrane**
Contact: Dana Hall
10801 Main Street, Ste. 102 — Phone: (425) 458-4488
Bellevue, WA 98004

Geotechnical Engineer: **Geotech Consultants, Inc.**
Contact: Marc McGinnes
2401 10th Ave. E. — Phone: (425) 747-5618
Seattle, WA 98199

Civil Engineer **WR Consulting**
Contact: John W. Rundall
3611 45th Ave. W. — Phone: (206) 285-1593
Seattle, WA 98199 — Fax: (206) 264-7769

Structural Engineer: **Bykonen Carter Quinn**
Contact: Nick Carter
2033 6th Ave, Suite 995
Seattle, WA 98121 — Phone: (206) 264-7784

Arborist: **Arborist NW LLC.**
Contact: Neil Baker
1710 SW 318 Pl. 44D — Phone: (206) 779-2579
Federal Way, WA 98023

General Contractor: **Mercer Builders**
Contact: Jeff Wenzel
3860 76th Ave SE — Phone: (206) 275-1234
Mercer Island, WA 98040

DOCUMENT LIST :
City of Mercer Island Coversheet

Drawing schedule:

A0.1 Cover Sheet / Project Information

---- Site Survey

A1.0 Critical Area Plan
A1.1 Site Plan
A1.2 Site Calculations

Nail Shoring Design - Deferred Submission
(Letter of ingagement from Shoring Engineer Ground Support PLLC included in Permit Documentation)

C1 General Notes
C2 TESC Plan and Details
C3 Drainage Plan
C4 Detention Tank Details

A2.0 Lower Floor Plan / Crawl Space Diagram
A2.1 Main Floor Plan / Crawl Space Diagram
A2.2 Upper Floor Plan
A2.3 Roof Plan
A3.1 Elevations
A3.2 Elevations
A4.1 Building Sections
A5.1 Wall Section
A9.1 Windows Schedule
A9.2 Doors Schedule

E1.0 Site Electrical Plan
E2.0 Lower Floor Electrical Plan
E2.1 Main Floor Electrical Plan
E2.2 Upper Floor Electrical Plan

S1.0 Structural General Notes
S1.1 Structural General Notes
S2.0 Foundation Plan
S2.1 Main Floor Framing Plan
S2.2 Upper Floor Framing Plan
S2.3 Roof Framing Plan
S3.0 Concrete Details
S3.1 Concrete Details
S3.2 Concrete Details
S3.3 Concrete Details
S4.0 Steel Details
S5.0 Typical Wood Details
S5.1 Typical Wood Lateral Details
S5.2 Wood Details
S5.3 Wood Details
S5.4 Wood Details

Reports, Memos and City Forms:

Permit Application
Site Development Information
CAR 2 memo
WSEC Energy Code Compliance form
Fire Area Square Footage Calculation
Fire Code Alternate Request memo
Transportation Concurrency Application
Residential Water Meter Sizing Worksheet
ADU Application form
ADU Affidavit

Geotechnical Engineering Study and Critical Area Study
Arborist Report and tree inventory/replacement form

Civil Engineer Drainage Report

Structural Calculations

VICINITY MAP

SYMBOLS:

&	and
@	at
℄	centerline
X	by
ø	diameter
#	pound/number
##	degree
±	plus or minus
(#)	revisions / window designation
(##)	door designation
X Y	material designation
EL.	finish floor elevation

ABBREVIATIONS:

AB	anchor bolt
ADJ	adjustable
AFF	above finish floor
ARCH	architect/ural
BLDG	building
BM	beam
B.O.	bottom of
B.O.F.	bottom of footing
BTWN	between
CB	catch basin
CIP	cast in place
CJ	control joint
CLG	ceiling
CMU	concrete masonry unit
CO/SD	combined carbon monoxide/
COL	column
CONC	concrete
CONT	continuous
DIA	diameter
DIM	dimension
DN	down
DR(S)	door(s)
DS	downspout
DWG	drawing
EA	each
EL	elevation
ELEC	electrical
ELEV	elevations
EQ	equal
EXIST	existing
EXH	exhaust
EXT	exterior
FB	flat bar
FD	floor drain
FDC	Fire Department Connection
FDN	foundation
FE	fire extinguisher
FIN	finish
FOC	face of conc.
FOS	face of stud
FLR	floor
FOIC	furnished by owner installed
FPHB	frost proof hose bib
FRT	fire retardant treated
FS	full size
FT	foot
FTNG	footing
GA	gauge
GALV	galvanized
GL	glass
GWB	gypsum wallboard
HB	hose bib
HC	hollow core
HM	hollow metal
HOR	horizontal
HP	high point
HR	hour/handrail
HT	height
ID	inside diameter
IN	inch/inches
INSUL	insulation
INT	interior
JNT	joint
KD	kiln dried
LNDSPG	landscaping
LP	low point
LT	light
MAX	maximum
MDF	medium density fiberboard
MDO	medium density overlay
MECH	mechanical
MFGR	manufacturer
MISC	miscellaneous
MIN	minimum
MTL	metal
NIC	not in contract
NO	number
NOM	nominal
NTS	not to scale
OA	overall
OC	on center
OD	outside diameter
OFD	overflow drain
OPNG	opening
OS	overflow scupper
OVR	over
PAV	pavers, paving
PLYWD	plywood
PR	pair
PT	paint/point
RAD	radius
RB	reinforcing bar
RD	roof drain
REQ'D	required
RES	resilient
RL	rain leader
RO	rough opening
SCHED	schedule(s)
SD	smoke detector
SF	square feet
SHT	sheet
SIM	similar
SPEC	specification
SQ	square
SS	stainless steel
ST	stone
STL	steel
SAF	self adhering flashing
TG	tempered glass
T&G	tongue and groove
THK	thick
T.O.	top of
TYP	typical
V	variable
VERT	vertical
VG	vertical grain
VIN	vinyl
VTR	vent through roof
W/	with
WP	waterproof
W/O	without
WWF	welded wire fabric

GENERAL NOTES:

1. **Contractor shall verify all dimensions and conditions shown on drawings at the job site and shall notify the Architect of any omissions, discrepancies and/or conflicts before proceeding with the work.**
2. General Contractor to coordinate pre-construction site meeting w/ Owner, Architect, Structural Engineer, Civil Engineer, Geotechnical Engineer and City of Mercer Island Building Inspector.
3. Plumbing, mechanical and electrical work shall be under separate permits according to prevailing codes. Contractor shall obtain such permits.
4. Special inspection that are required by the City of Mercer Island Development Services shall be coordinated by Contractor.
5. Contractor shall verify existing grade conditions and height limits with Architect and surveyor on site prior to beginning work and shall notify Architect of any discrepency in the site survey.
6. **Do not scale drawings,** dimensions govern. Large scale dimensions govern over small scale dimensions. Notify Architect of discrepancies in dimensions prior to proceeding with work.
7. Construction dimensions shown are to face of sheathing (FOS) on exterior walls, and top of (T.O.) slab at doors or sub-floor at floor levels.
8. **SPRINKLERS** An approved 2016 edition of the NFPA 13r automatic fire sprinkler system shall be installed. Deferred submittal by the sprinkler contractor.
9. **DWELLING/GARAGE SEPARATION** shall meet the requirements of IRC R302.6. All habitable rooms shall be separated on the garage side by not less than ⅝" Type "X" gwb or equivalent.
DWELLING/GARAGE OPENING/PENETRATION PROTECTION shall meet the requirements of IRC R302.5. Doors shall be minimum 20 minute fire rated doors equipped with a self-closing device.
10. **FIREBLOCKING** shall meet the requirements of IRC R302.11.
DRAFTSTOPPING shall meet the requirements of IRC R302.12
UNDER STAIR PROTECTION Enclosed under-stair space accessible by a door or panel shall be protected by a minimum of ½" gypsum wall board per IRC R302.7
11. **SMOKE ALARMS & HEAT DETECTION** shall comply with IRC R314/WBC R314. All smoke alarms and heat detectors shall comply with NFPA 72. Smoke alarms shall be listed and labeled in accordance with UL217. Combined smoke and carbon monoxide detectors shall be listed in accordance with UL217 AND UL 2034. Smoke alarms shall be located as follows: each sleeping room; outside each separate sleeping area in the immediate vicinity of the bedrooms; on each floor of the dwelling. **Combination smoke alarms and carbon monoxide alarms** shall be permitted in lieu of smoke alarms where carbon monoxide alarms are also required.
CARBON MONOXIDE ALARMS shall meet the requirements of IRC R315. Carbon monoxide alarms shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms, on each floor level of the dwelling.
HEAT ALARM/DETECTION shall be installed in garage per WAC R314.2.1
12. **EMERGENCY EGRESS WINDOWS** shall meet the requirements of IRC R310. Each sleeping room shall have an operable rescue opening. **Emergency Escape minimum dimension** shall meet IRC R310.2 The sill height shall not be more than 44" from the finished floor to the bottom of the opening. Minimum net clear opening shall be 5.7 square feet; minimum clear width 20"; minimum clear height 24".
13. **STAIRWAYS** shall meet the requirements of IRC R311.7. Stairways shall have a minimum clear width of 36" above handrail, and be not less than 31½" in width below handrail. Minimum headroom shall not be less than 6'-8". Maximum riser 7¾" / minimum tread 10". Handrails shall be not less than 34" or more than 38" above the slope of the plane of the stairs and shall be continuous for the full run of the flight and shall have a minimum space of 1½" between wall and railing.
14. See specifications for required shop drawings. Contractor shall prepare and submit shop drawings to governing authority and architect in a timely manner.
15. Provide mounting blocks at exterior walls behind all light fixtures, hosebibs, structural steel connectors, guardrails and any other exterior mounted accessories. Verify type of mounting block with Architect prior to installation.
16. Provide dampproofing on all below grade foundation walls per IRC R406. Provide all accessories required for a completely watertight installation, including but not necessarily limited to: flashing, counterflashing, sealant, and caulking at all roof and wall penetrations; interlocking weatherstripping at all doors and windows; waterstops and other concrete inserts at below grade cold joints.
17. Provide notching, drilled holes according to Structural Engineers's recommendations or run roof furring strips perpendicular to roof joists to allow crossventilation of roof joist spaces. Maintain 1" minimum clear from top of insulation to bottom of decking where occurs.
18. Pressure treated lumber typical at all exterior applications and concrete surfaces.
19. Pursuant to MICC 19.02.020(F)(3)(d) all Japanese Knotweed and regulated Class A, B & C weeds identified on the King County Noxious Weed List as amended, shall be removed from the property. New landscaping associated with New Single Family Home shall not included any weeds identified on the KC Noxious Weed List.
20. Any excavation or foundation work performed between October 1st and April 1st shall be subject to wet season moratorium requirements per MICC 19.07.060(D)(4)
21. Per **IRC R312** guards shall be installed on all open sided walking surfaces including stairs, ramps, landings, that are located more than 30 inches measured vertically to the floor or grade below. Guards shall have openings small enough that a 4"ø cannot pass. All guards shall have a minimum overturn resistance 200 lb. per **IRC Table 301.5**. See **R311.7.8** for stair railing requirements.
22. At moist locations provide water resistant gypsum wall board (green board) on walls and ceiling. Rating and thickness shall match gwb throughout rest of structure.

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ARCHITECTURE
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7785 REGISTERED ARCHITECT
LUCIA PIRZIO-BIROLI
STATE OF WASHINGTON

STEINBORN RESIDENCE
New Residence
8435 SE 47th PL.
Mercer Island, WA 98040

Date: **3/15/2021 Pre-App**
2/14/2022 Permit Submittal

Scale:

Sheet:
Project Information
A0.1

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

LOT 4, HILL HIGH ESTATES AS RECORDED IN VOLUME 68 OF PLATS, PAGE 28, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

A BEARING OF N 74°41'28" W CALCULATED PER R1 BETWEEN MONUMENTS SHOWN HEREON

REFERENCES

R1. HILL HIGH ESTATES, VOL. 68, PG. 28, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

SURVEYOR'S NOTES

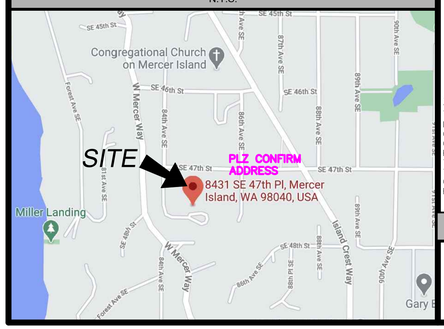
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 3317500040.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 19,360± S.F. (0.44 ACRES)
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 0164787-ETU, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2021 AND THAT ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

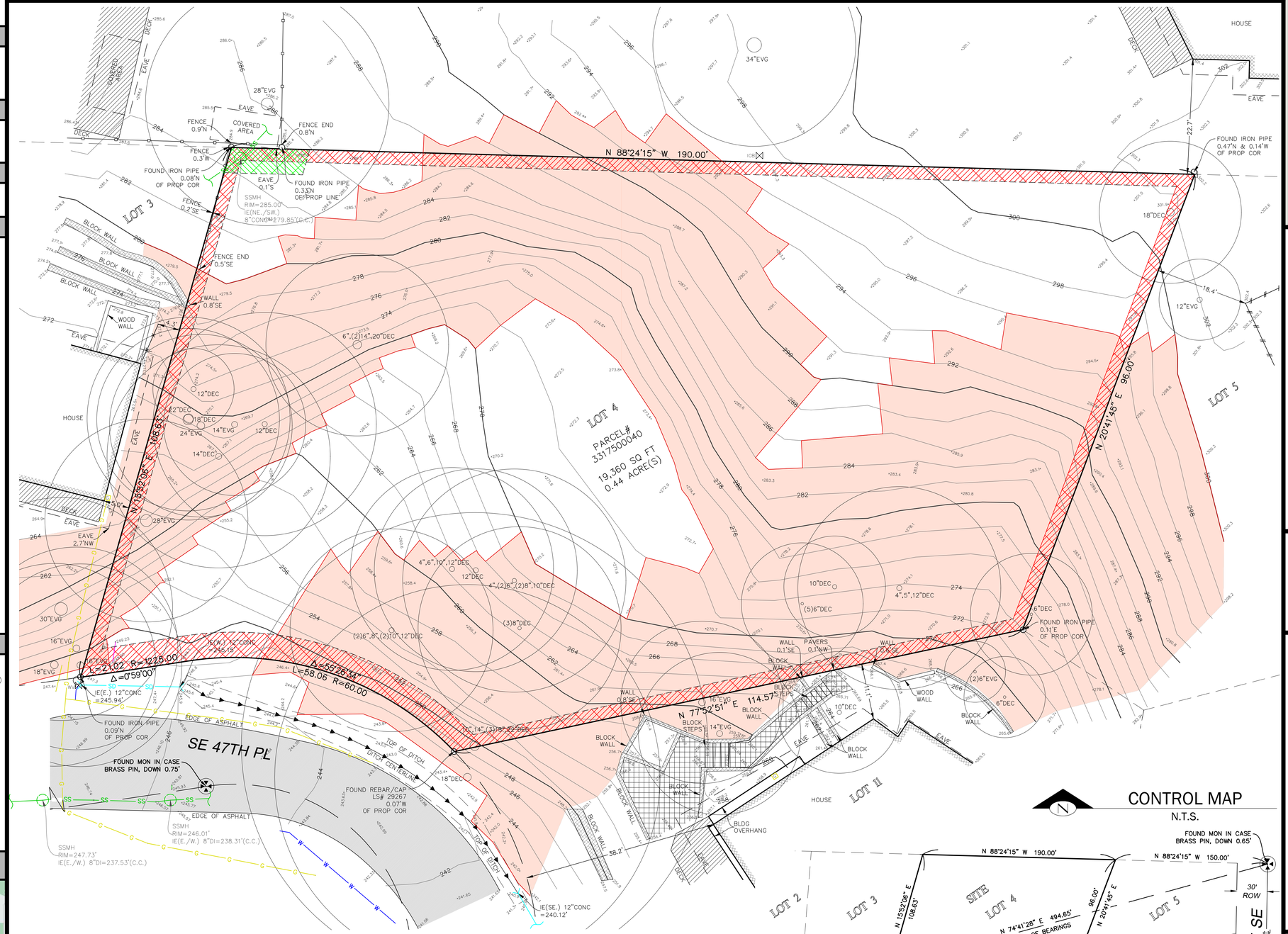
LEGEND

- ASPHALT SURFACE
- BUILDING
- CENTERLINE ROW
- CULVERT PIPE
- CONCRETE SURFACE
- RETAINING WALL
- DECK
- DITCH (FLOWLINE)
- FENCE LINE (WIRE)
- FENCE LINE (IRON)
- FENCE LINE (WOOD)
- GAS LINE
- IP IRON PIPE (FOUND)
- MONUMENT IN CASE (FOUND)
- PAVER SURFACE
- REBAR AS NOTED (FOUND)
- SS SEWER LINE
- SEWER MANHOLE
- SD STORM DRAIN LINE
- SIZE TYPE TREE (AS NOTED)
- UT UTILITY LINE
- W WATER LINE
- WM WATER METER
- FIRE HYDRANT
- WV WATER VALVE
- ICB IRRIGATION CONTROL BOX
- G GAS METER
- STEEP SLOPE AREA 40% OR GREATER

VICINITY MAP

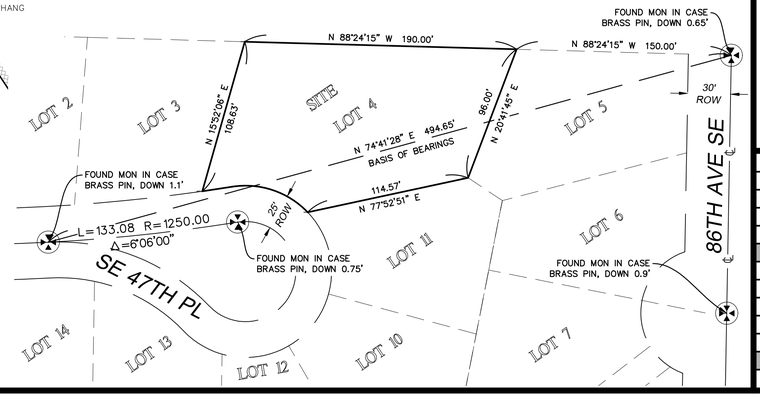
N.T.S.





CONTROL MAP

N.T.S.



STEEP SLOPE/BUFFER DISCLAIMER:

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

SCHEDULE B ITEMS

- ITEM NO. 2 – SEWER EASEMENT, REC. NO. 5783155
- ITEM NO. 3 – ELECTRIC & TELEPHONE EASEMENT, REC. NO. 5918268

10 0 5 10

(IN FEET)
1 INCH = 10 FT.

INDEXING INFORMATION

SW 1/4 SW 1/4
SECTION: 18
TOWNSHIP: 24N
RANGE: 5E, W.M.
COUNTY: KING

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 3317500040

STEINBORN PROPERTY

84XX SE 47TH PL
MERCER ISLAND, WA 98040

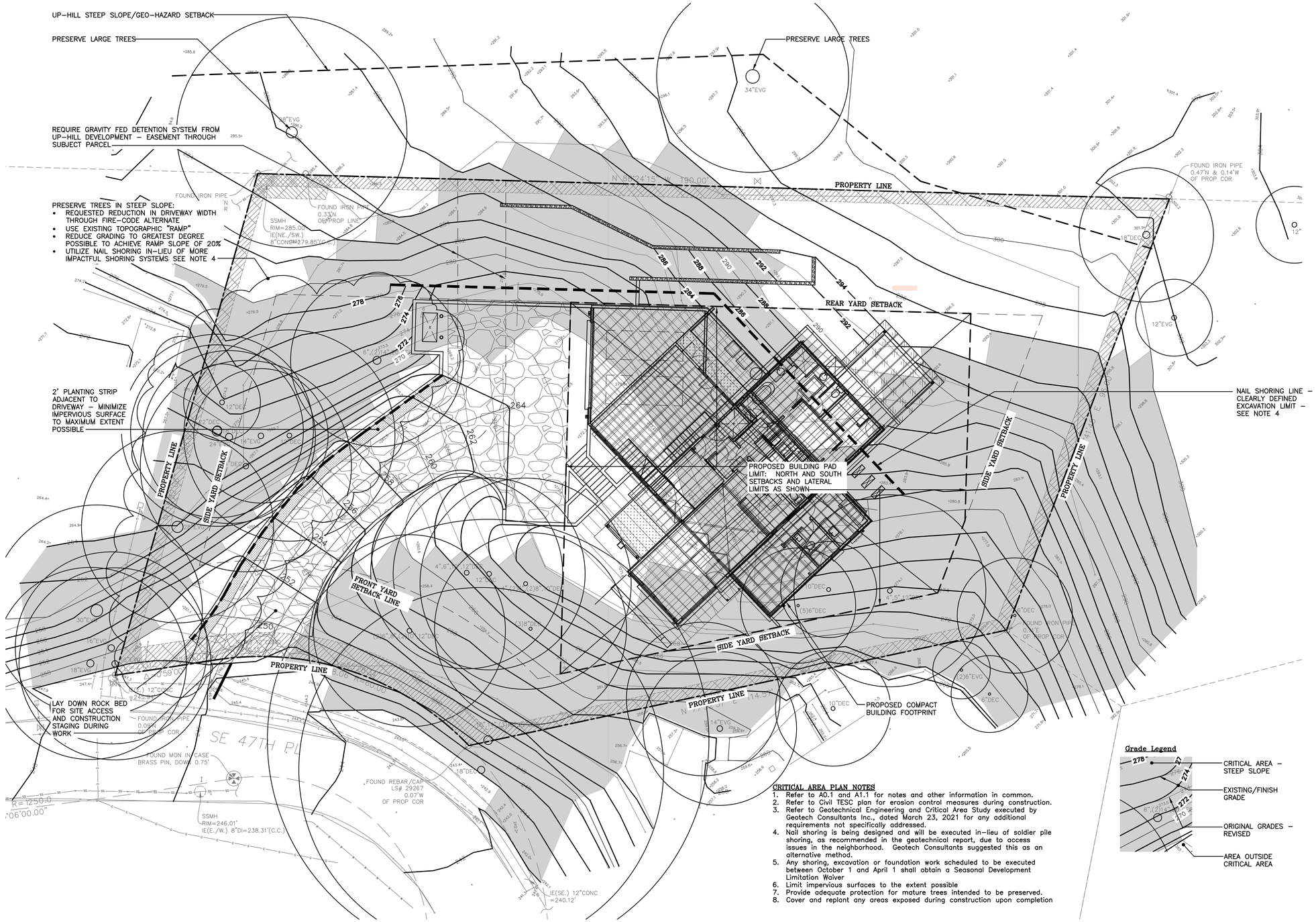
Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	210291
DATE:	02/21/2021
DRAFTED BY:	RSN
CHECKED BY:	EJG/TMM
SCALE:	1" = 10'

REVISION HISTORY

SHEET NUMBER

1 OF 1



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1 Critical Area Review 2 Plan
scale: 1"=10'

CRITICAL AREA PLAN NOTES

1. Refer to A0.1 and A1.1 for notes and other information in common.
2. Refer to Civil TESC plan for erosion control measures during construction.
3. Refer to Geotechnical Engineering and Critical Area Study executed by Geotech Consultants Inc., dated March 23, 2021 for any additional requirements not specifically addressed.
4. Nail shoring is being designed and will be executed in-lieu of soldier pile shoring, as recommended in the geotechnical report, due to access issues in the neighborhood. Geotech Consultants suggested this as an alternative method.
5. Any shoring, excavation or foundation work scheduled to be executed between October 1 and April 1 shall obtain a Seasonal Development Limitation Waiver
6. Limit impervious surfaces to the extent possible
7. Provide adequate protection for mature trees intended to be preserved.
8. Cover and replant any areas exposed during construction upon completion

Grade Legend

- CRITICAL AREA - STEEP SLOPE
- EXISTING/FINISH GRADE
- ORIGINAL GRADES - REVISED
- AREA OUTSIDE CRITICAL AREA

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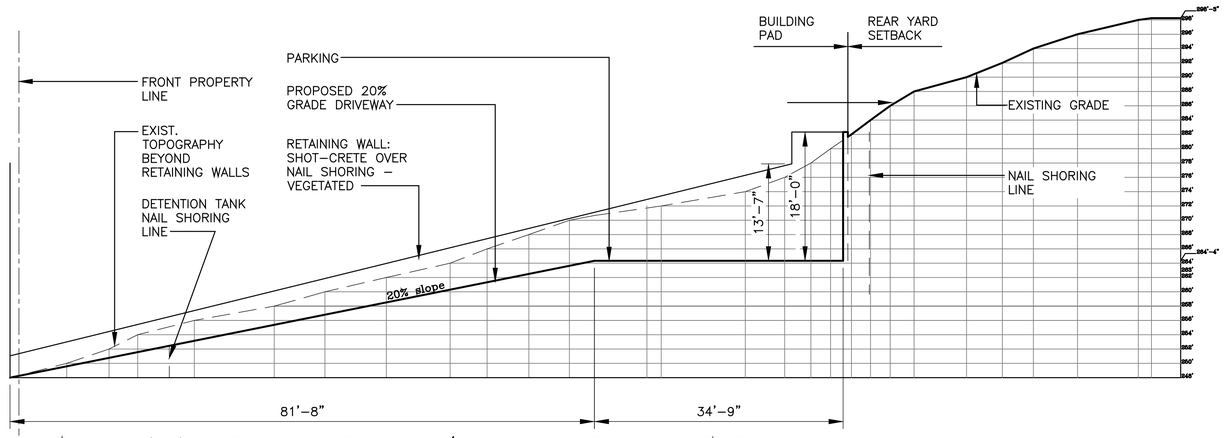
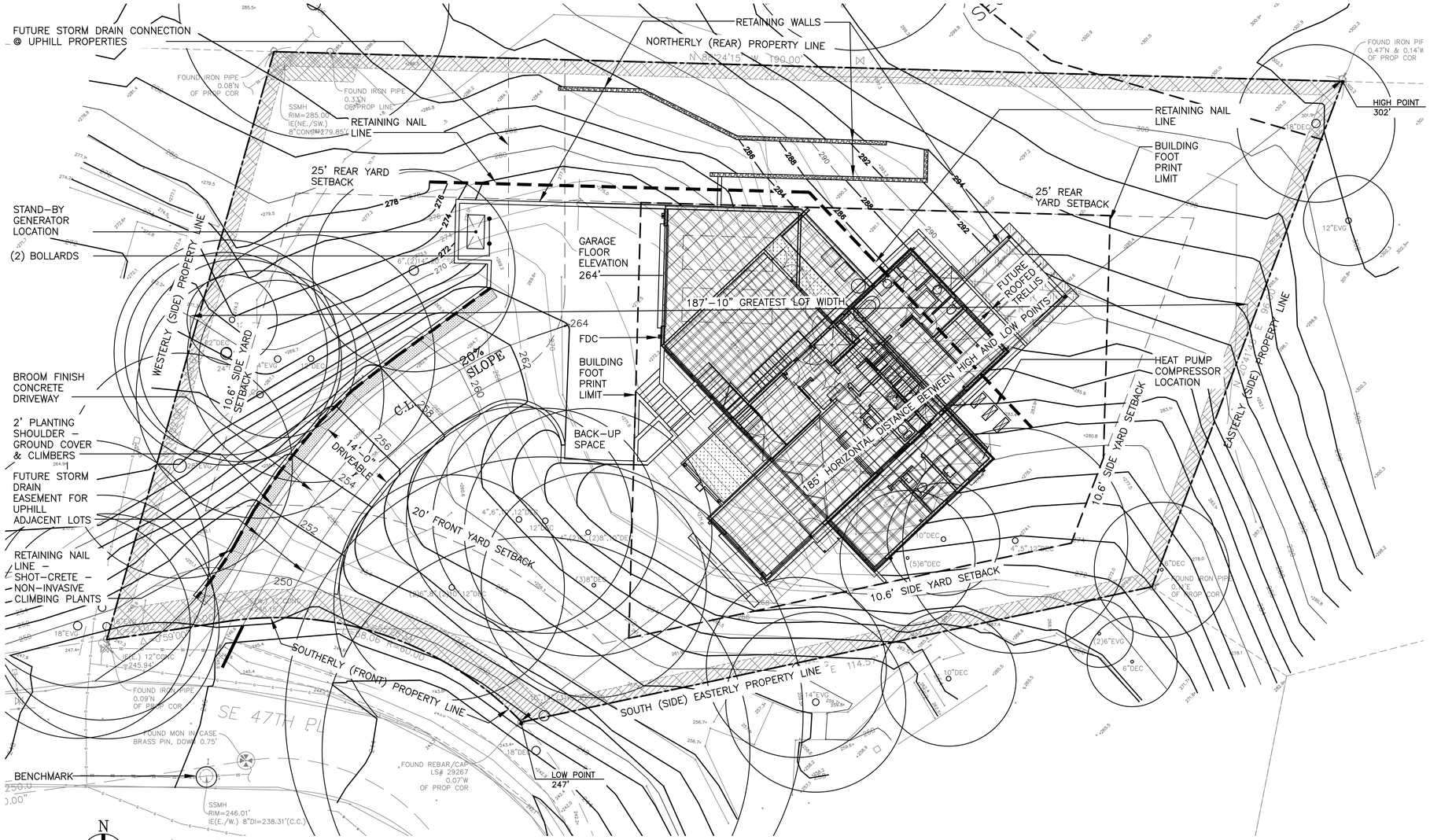
Scale:

Sheet:

CAR 2
Plan
A1.0

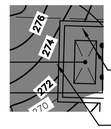


2 Section A–A – Driveway Profile w/ Northeast Retaining Walls
Scale: 1"=10'



1 Site Plan
scale: 1"=10'

Grade Legend



Side Yard Calculation
REQUIRED SIDE YARD WIDTH SUM: 17% OF LOT WIDTH
LOT WIDTH: 187'–10"
SIDE YARD TOTAL WIDTH: 187'–10"x17% = 31'–11"
(3) SIDE YARDS: 31'–11"/3 = 10.6'

Lot Slope
HIGH POINT: 302'
LOW POINT: 247'
DIFFERENCE: 56'
HORIZONTAL DIFFERENCE: 185'
LOT SLOPE:30%
ALLOWED LOT COVERAGE: 30%

SEE SHEET A1.2 FOR LOT COVERAGE CALCULATIONS AND ABE CALCULATION

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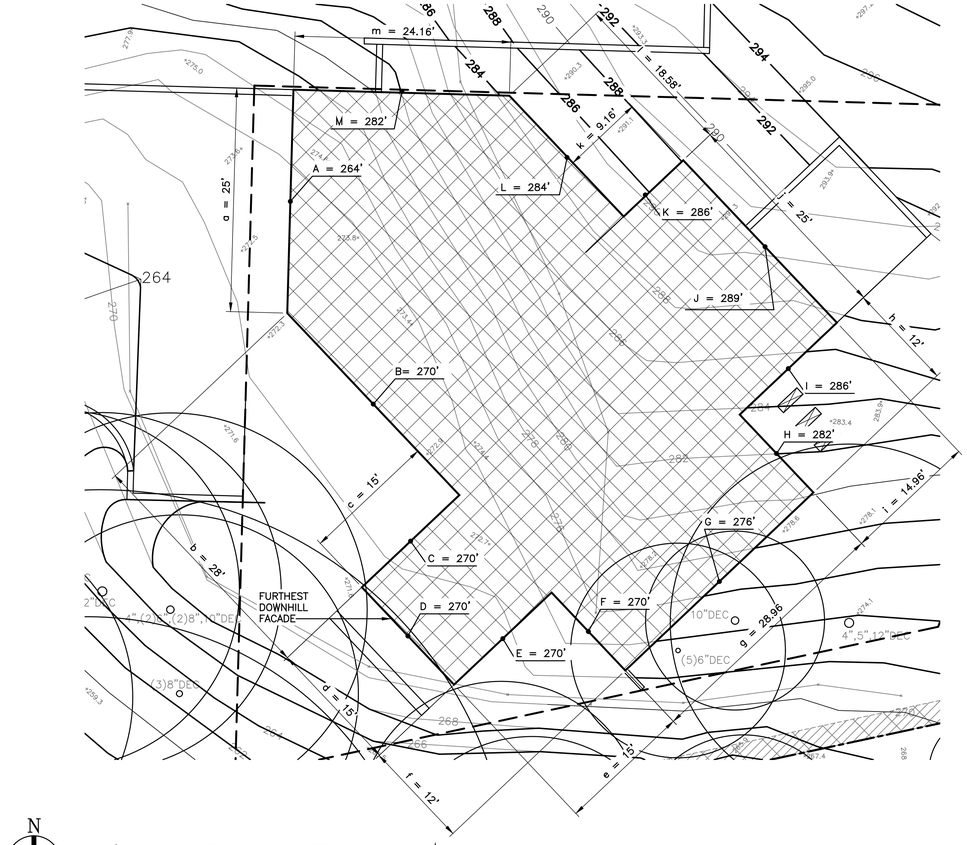
Sheet:

Site Plan
A1.1



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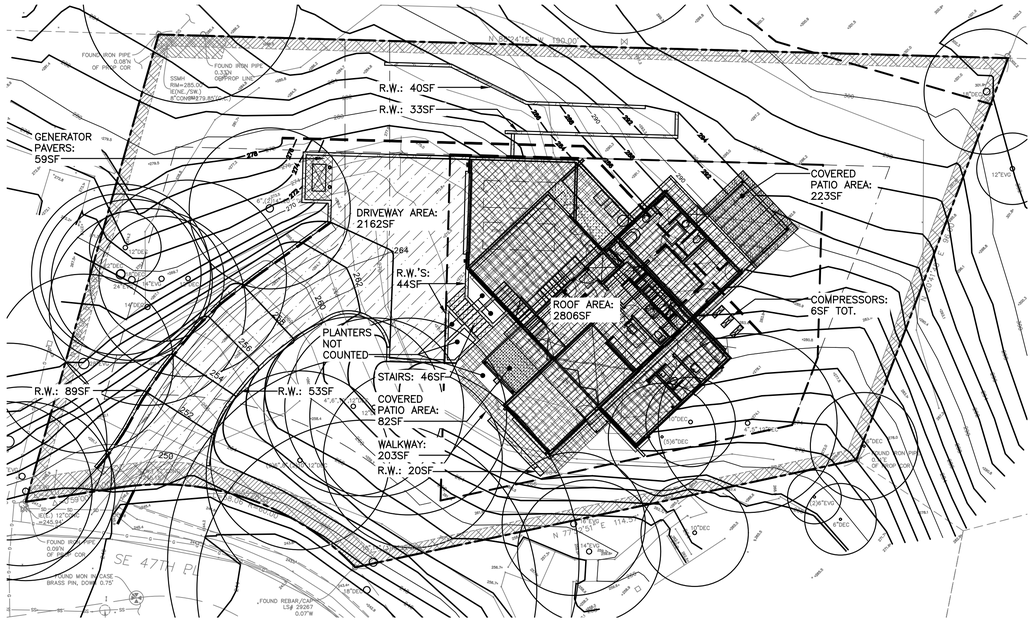
1 Average Building Elevation Calculation
scale: 1/8"=1'-0"

AVERAGE BUILDING ELEVATION								
Mid-point Elev.				Wall Segment Length				Elev x Length
A=	264	ft	*	a=	25.0	ft	=	6600.0
B=	270	ft	*	b=	28.0	ft	=	7560.0
C=	270	ft	*	c=	15.0	ft	=	4050.0
D=	270	ft	*	d=	15.0	ft	=	4050.0
E=	270	ft	*	e=	15.0	ft	=	4050.0
F=	270	ft	*	f=	12.0	ft	=	3240.0
G=	276	ft	*	g=	29.0	ft	=	7993.0
H=	282	ft	*	h=	12.0	ft	=	3384.0
I=	286	ft	*	i=	15.0	ft	=	4278.6
J=	289	ft	*	j=	25.0	ft	=	7225.0
K=	286	ft	*	k=	9.2	ft	=	2619.8
L=	284	ft	*	l=	18.6	ft	=	5276.7
M=	282	ft	*	m=	24.2	ft	=	6813.1
					total=			total=
					242.8	ft.		67140.1
Avg. Building Elevation =					276.5	ft.		
Allowed Building Height =					306.5	ft.		

INDICATES FOOTPRINT OF FOUNDATION PERIMETER



N

3 Lot Coverage & Hardscape Calculations
scale: 1"=16'

Lot Coverage Calculation

GROSS/NET LOT AREA:	19360.24 SF
ALLOWED LOT COVERAGE:	5808 SF / 30%
EXISTING LOT COVERAGE: 0 SF	
PROPOSED DRIVEWAY:	2162 SF
PROPOSED MAIN STRUCTURE ROOF AREA:	2806 SF
COVERED PATIOS AND DECKS:	305 SF
TOTAL LOT COVERAGE:	5273 SF
PROPOSED LOT COVERAGE AREA: 26.9%	

Hardscape Calculation

GROSS/NET LOT AREA:	19360.24 SF
ALLOWED HARDSCAPE:	1742 SF / 9%
EXISTING LOT COVERAGE: 0 SF	
WALKWAYS:	268 SF
STAIRS:	46 SF
RETAINING WALLS (R.W.):	279 SF
TOTAL HARDSCAPE:	593 SF
PROPOSED LOT COVERAGE AREA: 3%	

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7785 REGISTERED ARCHITECT
LUCIA PIRZIO-BIROLI
STATE OF WASHINGTON

STEINBORN RESIDENCE
New Residence
8435 SE 47th PL.
Mercer Island, WA 98040

Date: **3/15/2021 Pre-App**
2/14/2022 Permit Submittal

Scale:

Sheet:

Site Calculations
A1.2

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF MERCER ISLAND STANDARD SPECIFICATIONS, AND WSDOT/APWA STANDARD SPECIFICATIONS, LATEST EDITION. THE CITY OF MERCER ISLAND RESERVES THE RIGHT TO REJECT ANY DAMAGED AND/OR NON-COMPLIANT CONSTRUCTION MATERIAL.
2. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF MERCER ISLAND CONSTRUCTION INSPECTION PERSONNEL.
3. AN APPROVED PLAN SET MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. ALL SITE WORK IMPROVEMENTS SHALL BE CONSTRUCTED TO OBTAIN STREET USE AND ANY OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY.
5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND ANY OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. ANY APPROVED CUTS OF EXISTING PUBLIC ROADWAYS SHALL BE BACK FILLED AND COMPACTED IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS. ALL CUTS INTO EXISTING ASPHALT SHALL BE ALONG NEAT, CONTINUOUS, SAWED, OR WHEEL CUT LINES. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. THIS EXISTING ROAD CUT SHALL BE REPLACED WITH AT LEAST THREE (3) INCHES OF COMPACTED CL "B" ASPHALT CONCRETE, SIX (6) INCH CRUSHED ROCK SURFACING TOP COURSE (5/8 INCH MINUS), AS REQUIRED DEPENDENT UPON A SOILS ENGINEER'S RECOMMENDATION AND TESTS. IN NO CASE SHALL THE REPLACEMENT BE LESS THAN THE EXISTING SECTION.
7. PAVED SURFACES INCLUDING ROADWAYS, SIDEWALKS, AND CURBS THAT ARE DAMAGED BY NEW CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE CITY OF MERCER ISLAND INSPECTOR.
8. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
9. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES, AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS.
11. UTILITY SERVICE CONNECTIONS SHOWN ON THIS PLAN ARE TO BE MAINTAINED PRIVATELY AND NOT BY THE CITY MERCER ISLAND.
12. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE NATURAL OR PUBLIC DRAINAGE SYSTEM. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED TO INSURE COMPLETE SILTATION CONTROL OF THE PROJECT. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
13. THE CONTRACTOR SHALL KEEP OFF-SITE STREETS CLEAN AT ALL TIMES BY SWEEPING. WASHING OF THESE STREETS WILL NOT BE ALLOWED WITHOUT PRIOR CITY OF MERCER ISLAND APPROVAL.
14. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE TRAFFIC CONTROL MANUAL.
15. CARE SHALL BE EXERCISED WHEN EXCAVATING NEAR EXISTING CHARGED WATER MAINS.

SURVEY NOTE:

UNDERGROUND UTILITIES AND EXISTING IMPROVEMENTS SHOWN ARE BASED UPON THE SURVEY "TOPOGRAPHIC AND BOUNDARDY SURVEY, STEINBORN PROPERTY, BY TERRANE, DATED FEBRUARY 21, 2021 AND RECORD DRAWINGS. NO WARRANTY OR GUARANTEE OF ACCURACY OR COMPLETENESS IS EITHER IMPLIED OR EXPRESSED. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS HAVE BEEN SHOWN ON THIS DRAWING FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES AND IMPROVEMENTS IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING WITH APPROPRIATE AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES AND IMPROVEMENTS WITHIN THE PROJECT LIMITS AND FOR CHECKING LOCATIONS IN THE FIELD. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE TO UNDERGROUND UTILITIES AND IMPROVEMENTS RESULTING FROM HIS OPERATION.

VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

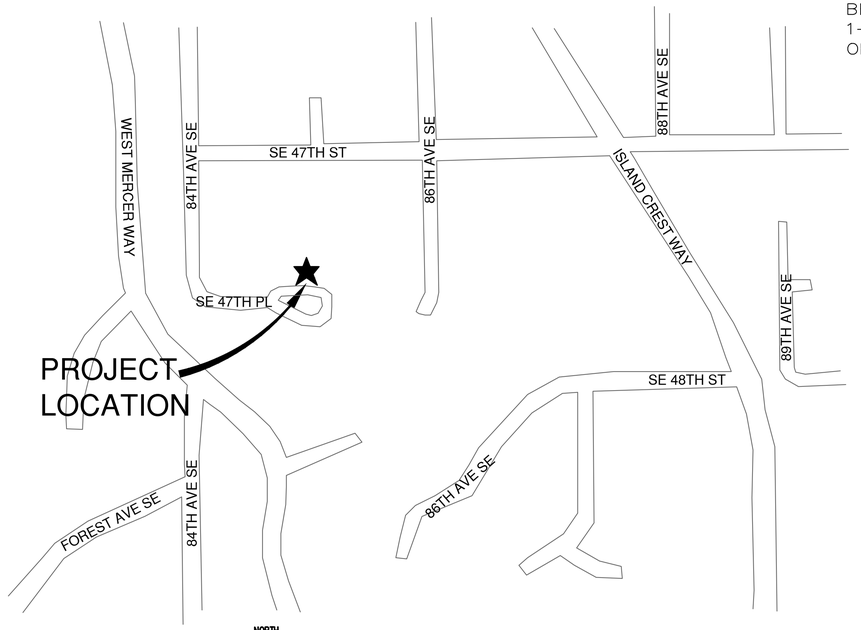
FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

GENERAL DRAINAGE NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF MERCER ISLAND STANDARD SPECIFICATIONS AND WSDOT/APWA STANDARD SPECIFICATIONS, LATEST EDITION AND THE REQUIREMENTS OF THE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.
2. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH CITY OF MERCER ISLAND CONSTRUCTION INSPECTION PERSONNEL.
3. ALL STORM DRAINAGE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE APPROVED PLANS. ANY DEVIATION FROM THESE PLANS WILL REQUIRE APPROVAL FROM THE OWNER, ENGINEER AND APPROPRIATE PUBLIC AGENCIES.
4. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND ANY OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY.
5. ALL STORM DRAIN PIPE MAY BE CONSTRUCTED OF ONE OF THE FOLLOWING MATERIALS UNLESS OTHERWISE SPECIFIED IN THE PLANS. ALL PIPE JOINTS MUST BE GASKETED WATERTIGHT AND MUST BE OF THE SAME MATERIAL AS THE PIPE. ALL PIPE SHALL HAVE A MINIMUM COVER AS SPECIFIED AND SHALL BE ADEQUATELY PROTECTED DURING CONSTRUCTION (REFER TO THE MANUFACTURE'S RECOMMENDATIONS FOR MINIMUM COVER FOR HEAVY EQUIPMENT LOADINGS). THE CITY OF MERCER ISLAND PUBLIC WORKS DEPARTMENT SHALL EXERCISE THE OPTION TO ACCEPT OR REJECT ALL DAMAGED OR NON-COMPLIANT CONSTRUCTION MATERIAL. THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH REJECTED OR SUBSTITUTED CONSTRUCTION MATERIAL.
6. PIPE SHALL BE AS FOLLOWS: PVC – FOUR (4) INCH THROUGH EIGHTEEN (18) INCH DIAMETER PIPE, WITH TWENTY FOUR (24) INCH TO THIRTY SIX (36) INCH OF COVER SHALL BE IN ACCORDANCE WITH ASTM D3034 SDR 21. FOUR (4) INCH THROUGH EIGHTEEN (18) INCH DIAMETER PIPE, WITH ASTM D3034 SDR 35 SHALL HAVE THIRTY SIX (36) INCHES MINIMUM COVER. ALL JOINTS SHALL BE PUSH-ON WITH RUBBER GASKETS. PVC STORM PIPE REQUIRES SAND COLLARS MEETING ASTM D-3034-78 SDR 35 SPECIFICATIONS (I.E. CATCH BASIN CONNECTION) OR KOR-N-SEAL BOOTS.
7. ALL PIPE BEDDING SHALL BE APWA TYPE "F" FOR FLEXIBLE PIPE (I.E. PVC, SMP OR ADS). BEDDING MATERIAL SHALL BE 5/8 INCH MINUS CRUSHED ROCK ONLY.
8. ALL TRENCH BACKFILL IN AREAS OF FUTURE PAVEMENT OR STRUCTURAL LOADING SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D 1557-70 (MODIFIED PROCTOR). ALL OTHER AREAS SHALL BE COMPACTED TO 90 PERCENT MINIMUM).
9. CONSTRUCTION OF DEWATERING (GROUNDWATER INTERCEPTION) SYSTEMS SHALL BE IN ACCORDANCE WITH THE APWA STANDARD SPECIFICATIONS, SECTION 61-3.02.
10. THE CONTRACTOR SHALL KEEP OFF-SITE STREETS CLEAN AT ALL TIMES BY SWEEPING. WASHING THESE STREETS WILL NOT BE ALLOWED WITHOUT PRIOR CITY OF MERCER ISLAND APPROVAL.
11. ALL STORMWATER FACILITIES WILL BE INSTALLED AND IN OPERATION PRIOR TO OR IN CONJUNCTION WITH ALL CONSTRUCTION ACTIVITY UNLESS THAT ACTIVITY EXCEEDS THE CAPACITY AND INTENT OF THE EROSION/SEDIMENTATION CONTROL FACILITY OR UNLESS OTHERWISE APPROVED BY THE CITY.
12. RELAY EXISTING SERVICE DRAINS AND SIDE SEWERS TO CLEAR OVER OR UNDER THE NEW UTILITY AS APPROVED BY THE INSPECTOR.

EROSION CONTROL/CONSTRUCTION SEQUENCE

1. ARRANGE AND ATTEND PRE-CONSTRUCTION MEETING WITH BETWEEN OWNER OR OWNER'S REPRESENTATIVE AND CITY OF MERCER ISLAND SITE INSPECTOR.
2. CONTRACTOR'S SURVEYOR TO ESTABLISH AND STAKE OUT CONTROL POINTS FOR WORK.
3. INSTALL STRAW WATTLE BARRIERS AND GRATE INLET PROTECTION.
4. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (IF REQUIRED).
5. CLEAR AND GRUB AREA.
6. CONSTRUCT OR INSTALL SOIL STABILIZATION MEASURES.
7. COORDINATE REMOVAL AND CAPPING OF EXISTING UTILITY LINES WITH APPROPRIATE PURVEYOR.
8. GRADE SITE PER PLAN. STABILIZE GRADED AREAS WITH TEMPORARY EROSION CONTROL MEASURES AS REQUIRED.
9. CONSTRUCT SITE IMPROVEMENTS.
10. HYDROSEED REMAINING DISTURBED AREAS.
11. RETURN SILTATION CONTROL AREAS TO ORIGINAL GROUND CONDITIONS.
12. REMOVE REMAINING TEMPORARY EROSION/SEDIMENTATION CONTROL ONLY AFTER SITE HAS BEEN STABILIZED AND CITY OF MERCER ISLAND SITE INSPECTOR HAS APPROVED THE REMOVAL.



NORTH

VICINITY MAP
Scale: 1" = 200'

TEMPORARY EROSION/SEDIMENTATION CONTROL (ESC) NOTES

1. APPROVAL OF THIS TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN (TESC) 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 TESC AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE TESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
4. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED (E.G. ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS AND AS THE CITY REQUIRES.
5. THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING AND OPERATION.
6. ANY AREA STRIPPED OF VEGETATION, INCLUDING ROADWAY EMBANKMENTS, WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF TWO (2) DAYS, SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED TESC METHODS (E.G. SEEDING, MULCHING, NETTING, EROSION BLANKETS, ETC.) GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH OCTOBER INCLUSIVE.
7. ANY AREA NEEDING TESC MEASURE, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
8. THE TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT AND AS THE CITY DEEMS NECESSARY.
9. 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.
10. STABILIZED CONSTRUCTION ENTRANCES AND WASH PADS PER CITY STANDARDS, SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
11. DURING THE TIME PERIOD OF NOVEMBER 1ST THROUGH MARCH 31ST, ALL PROJECT DISTURBED AREAS THAT ARE TO BE LEFT UNWORKED FOR MORE THAN TWO (2) DAYS SHALL BE COVERED BY ONE OF THE FOLLOWING COVER MEASURES: MULCH, SODDING OR PLASTIC COVERING.
12. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE (E.G. ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
13. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF THREE (3) INCHES OR 3,000 LBS/ACRE.
14. AS CONSTRUCTION PROGRESSES AND UNEXPECTED SEASONAL CONDITIONS DICTATE, AND AS THE CITY REQUIRES, THE PERMITTEE SHOULD ANTICIPATE THAT MORE TESC MEASURES WILL BE NECESSARY TO PROTECT ADJACENT PROPERTIES AND ENSURE MINIMUM WATER QUALITY FOR SITE RUNOFF. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ADDRESS DEFICIENT TESC CONDITIONS AND PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE MINIMUM REQUIREMENTS OUTLINED ON THE APPROVED PLANS.
15. FILTER FABRIC FENCE SHALL BE USED WHERE NOTED ON THE PLANS OR AS DIRECTED BY THE CITY.

PROJECT ADDRESS:

8435 SE 47th Place, Mercer Island, WA 98040

LEGAL DESCRIPTION:

LOT 4, HILL HIGH ESTATES AS RECORDED IN VOLUME 68 OF PLATS, PAGE 28, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL NUMBER:

331750-0040

LOT AREA:

19,361 SF

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555 OR CALL 8-1-1

ECTYPOS ARCHITECTURE
4212 W. Mercer Way
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t. (206) 232-9147
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WR Consulting, Inc.
Civil Engineer:
WR Consulting, Inc.
3611 45th Ave W.
Seattle, WA 98199
P: 206.285.1593

JOHN W. RUNDAHL — STATE OF WASHINGTON — 21551 — REGISTERED PROFESSIONAL ENGINEER
2/17/2022

STEINBORN RESIDENCE
New Residence
8435 SE 47th PL.
Mercer Island, WA 98040

Date:
2/17/2022 Permit Set

Scale: As Noted

Sheet: 1 of 4

GENERAL NOTES

C1

CALL 48 HOURS
BEFORE YOU DIG
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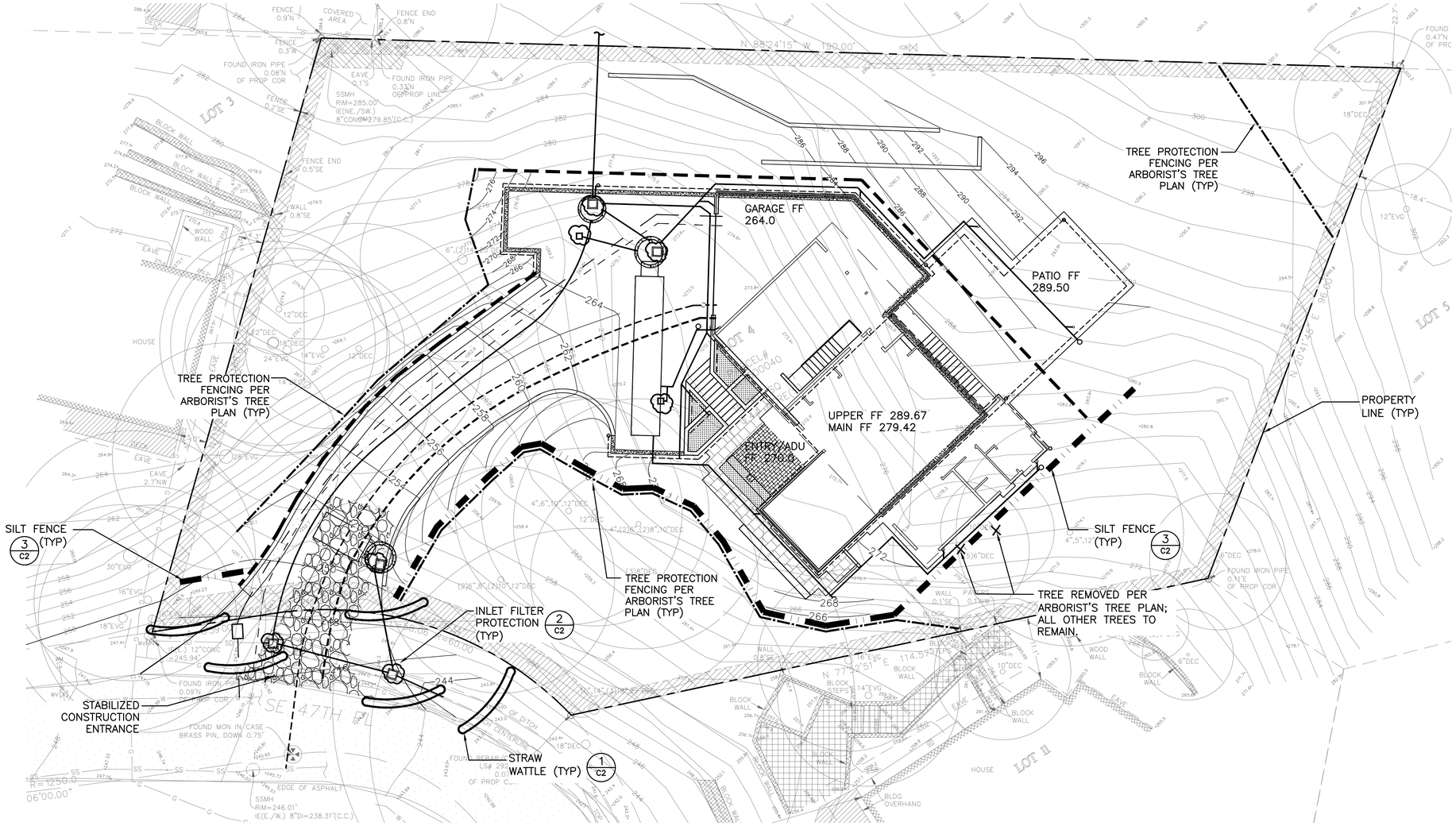
OR CALL 8-1-1



NORTH
0 5 10 20
SCALE: 1" =10'

TESC PLAN

TREE PROTECTION NOTES:

1. ALL TREES NOT INDICATED FOR REMOVAL SHALL REMAIN UNDISTURBED.
2. INSTALL ADDITIONAL TREE PROTECTION FENCING AS NEEDED TO PREVENT DAMAGE TO EXISTING TREES.
3. EXCESS EXCAVATED MATERIALS SHALL NOT BE DISPOSED OF ON-SITE OR PLACED ON ANY ROOT ZONE OF EXISTING TREES TO REMAIN.
4. SPOILS, EXCESS MATERIALS AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE HILLSIDE AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

LEGEND

- INLET PROTECTION
- REMOVE TREE
- SILT FENCE
- STRAW WATTLE/COIR LOG
- STABILIZED CONSTRUCTION ENTRANCE
- TREE PROTECTION FENCE

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2/17/2022

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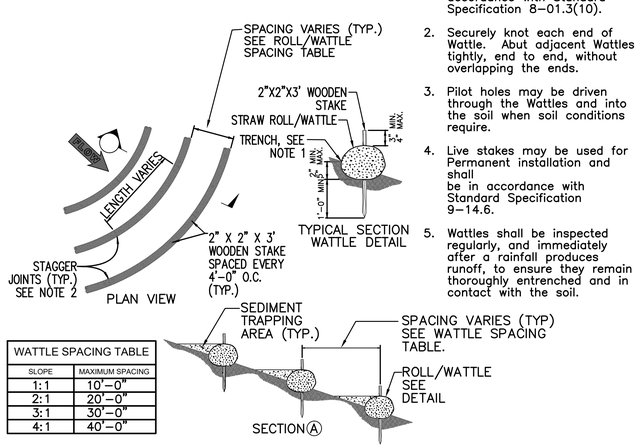
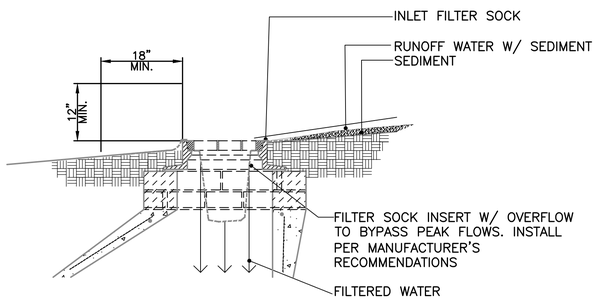
WATTLE DETAIL NOTES

1. Install Wattles along contours. Installation shall be in accordance with Standard Specification 8-01.3(10).
2. Securely knot each end of Wattle. Abut adjacent Wattles tightly, end to end, without overlapping the ends.
3. Pilot holes may be driven through the Wattles and into the soil when soil conditions require.
4. Live stakes may be used for Permanent installation and shall be in accordance with Standard Specification 9-14.6.
5. Wattles shall be inspected regularly, and immediately after a rainfall produces runoff, to ensure they remain thoroughly entrenched and in contact with the soil.

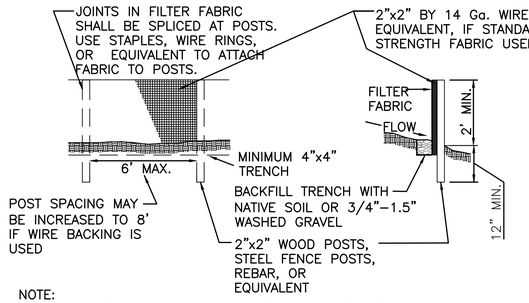


WATTLE SPACING TABLE	
SLOPE	MAXIMUM SPACING
1:1	10'-0"
2:1	20'-0"
3:1	30'-0"
4:1	40'-0"

1/C2 STRAW ROLL (WATTLE) DETAIL
SCALE: N.T.S.



2/C2 INLET PROTECTION DETAIL
SCALE: N.T.S.



NOTE:
FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE

3/C2 SILT FENCE DETAIL
SCALE: N.T.S.

TESC SEASONAL WAIVER NOTES:

1. DURING CONSTRUCTION OF DETENTION SYSTEM OR OTHER SITE WORK, A STORMWATER MANAGEMENT FACILITY INCLUDING STORAGE (EG. BAKER TANKS), PUMPS, TREATMENT COMPONENTS AND SETTLING MEASURES SHALL BE IN PLACE AS NEEDED TO CONTROL SEDIMENT WHEN DISCHARGING STORMWATER TO THE STORM DRAIN SYSTEM.
2. THE STORMWATER MANAGEMENT FACILITY SHALL BE MAINTAINED AND OPERATED AS REQUIRED TO PREVENT THE DISCHARGE OF SEDIMENT LADEN SOILS FROM THE SITE.

Date:
2/17/2022 Permit Set

Scale: 1" = 10 '

Sheet: 2 of 4

TESC PLAN AND DETAILS

C2

CALL 48 HOURS
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OR CALL 8-1-1

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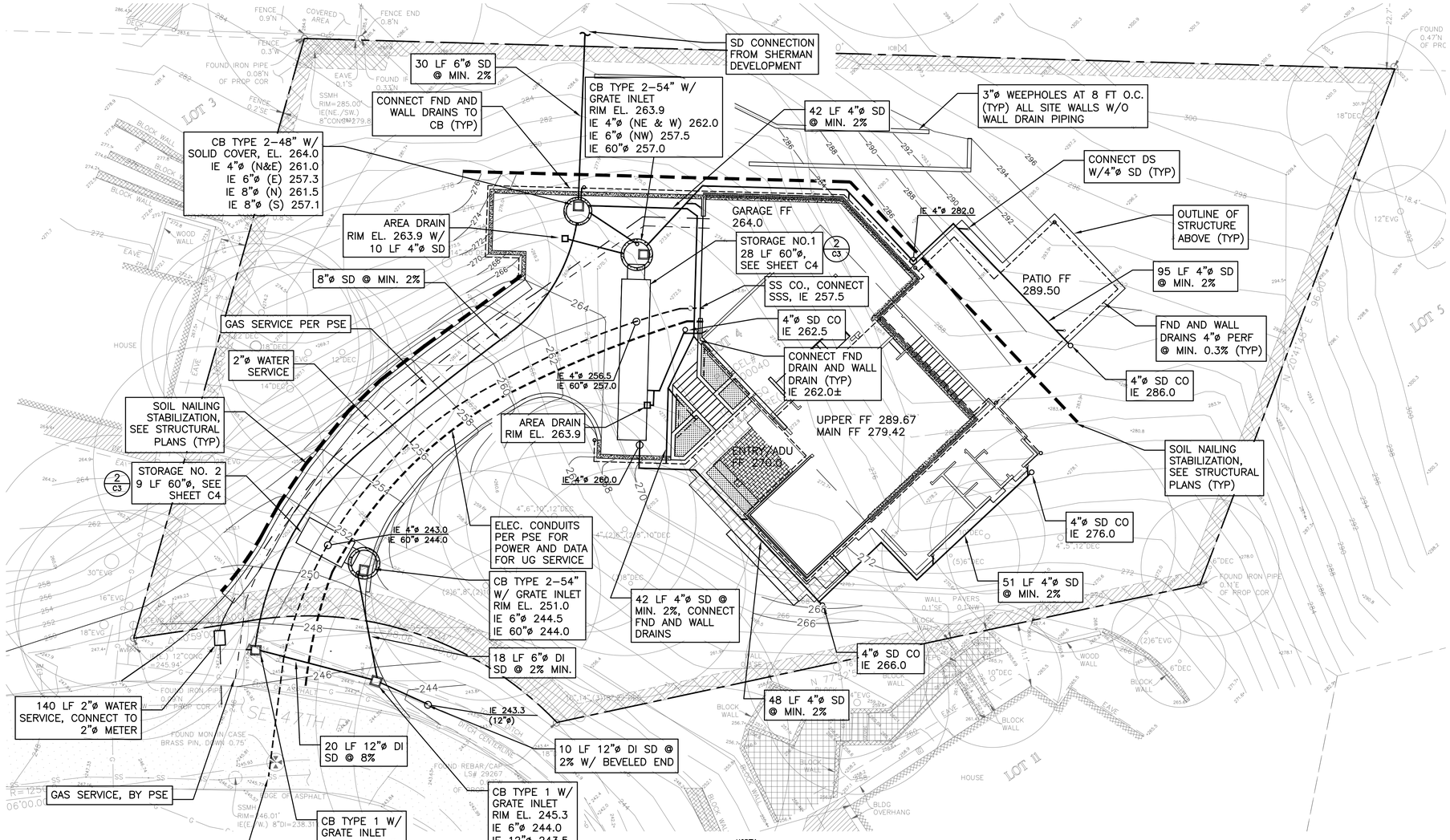


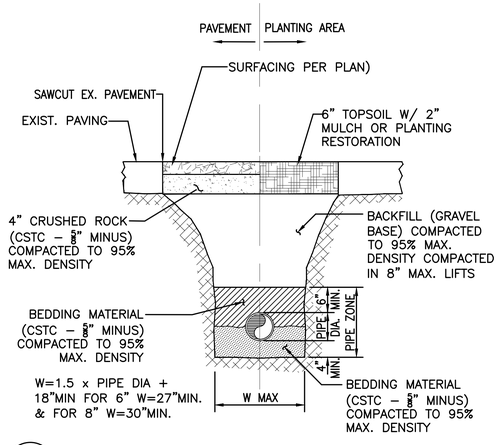
DRAINAGE AND UTILITY PLAN

DETENTION TANK CONSTRUCTION SEQUENCING NOTES:

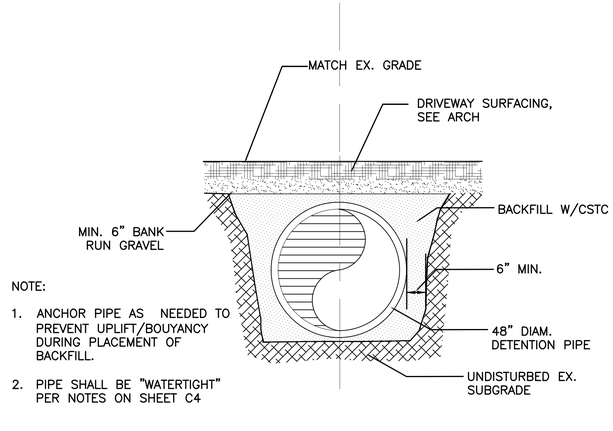
1. DETENTION TANK AND ASSOCIATED STRUCTURES SHALL BE INSTALLED ONLY AFTER SOIL NAILING STABILIZATION IMPROVEMENTS ARE COMPLETE.
2. EXCAVATION FOR DETENTION TANKS AND OTHER UTILITIES SHALL BE A SINGLE VERTICAL WALL TRENCH WITH TEMPORARY SHORING AND SAFETY SYSTEMS AS REQUIRED.
3. EXCAVATION FOR DETENTION FACILITIES SHALL BE REVIEWED AND APPROVED BY CITY OF MI INSPECTOR PRIOR TO FURTHER CONSTRUCTION.
4. THE DETENTION TANKS SHALL BE LOWERED INTO PLACE AND BACKFILLED AS INDICATED. EXCESS SPOILS SHALL BE REMOVED FROM THE SITE IMMEDIATELY.

LEGEND

- AREA DRAIN
- CATCH BASIN, TYPE 1
- CATCH BASIN, TYPE 2-48"
- CATCH BASIN, TYPE 2-54"
- CLEAN OUT
- DOWNSPOUT CONNECTION
- FOUNDATION DRAIN
- FOUNDATION DRAIN CLEANOUT
- NATURAL GAS
- SANITARY SIDE SEWER
- STORM DRAIN
- WATER SERVICE



1 / C3 UTILITY TRENCH DETAIL
NTS



NOTE:

1. ANCHOR PIPE AS NEEDED TO PREVENT UPLIFT/BOUYANCY DURING PLACEMENT OF BACKFILL.
2. PIPE SHALL BE "WATERTIGHT" PER NOTES ON SHEET C4

2 / C3 DETENTION PIPE DETAIL
NTS

CONSTRUCTION NOTES:

1. FURNISH AND INSTALL ALL TRANSITION COUPLINGS (FERNCO REDUCERS AND COUPLINGS) AS NEEDED FOR CONNECTIONS TO BLDG UTILITIES
2. INVERT ELEVATIONS ARE APPROXIMATE. ADJUST INVERT ELEVATIONS AS NEEDED TO COORDINATE WITH BLDG UTILITIES AND EXISTING GRADES.
3. SEE ARCHITECTURE PLANS FOR BUILDING AND SITE FURNISHINGS DETAILS.
5. FOUNDATION DRAINS FOR THE STRUCTURES ARE SHOWN ALONG THE BUILDING PERIMETER OR WALL FOR CLARITY. ADJUST LOCATION TO DRAIN GROUNDWATER FROM RETAINED SOIL AT THE WALLS AND RELIEVE HYDROSTATIC PRESSURE AGAINST THE STRUCTURE.

NOTE: SEE ADDITIONAL DETENTION PIPE DETAILS SHEET C4

STEINBORN RESIDENCE

New Residence
8435 SE 47th PL.
Mercer Island, WA 98040

Date:
2/17/2022 Permit Set

Scale: 1" = 10 '

Sheet: 3 of 4

DRAINAGE PLAN

C3

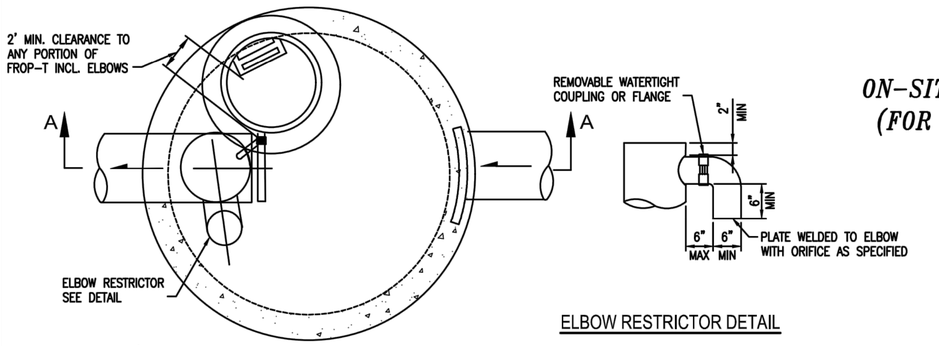
CALL 48 HOURS
BEFORE YOU DIG
1-800-424-5555
OR CALL 8-1-1

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

DETENTION TANK NOTES:

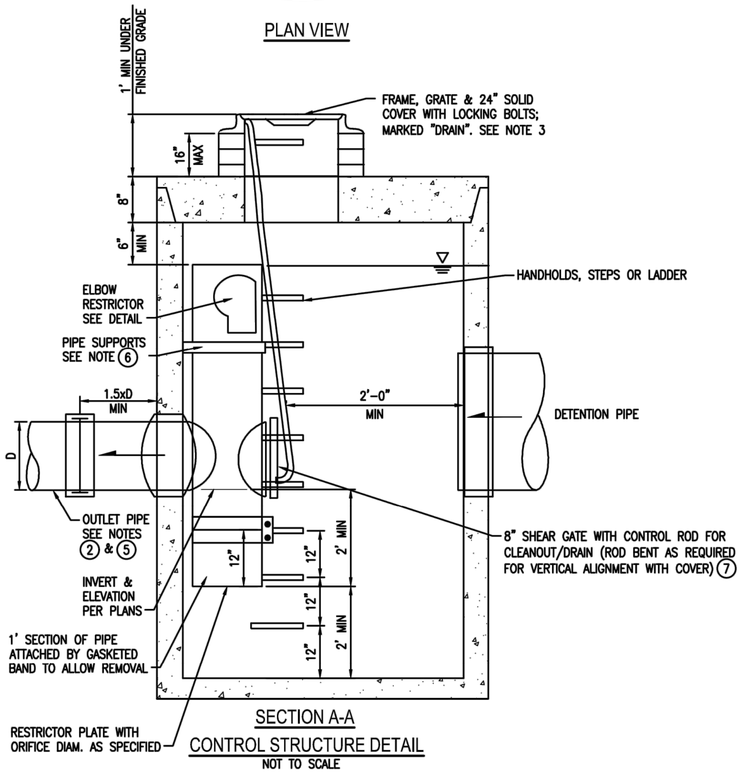
1. THE DETENTION PIPE MATERIAL SHALL BE WATERTIGHT AS OPPOSED TO "SOIL TIGHT".
2. THE DETENTION TANKS SHALL BE ADS N-12 WT (WATERTIGHT) IB PIPE WITH JOINTS IN ACCORDANCE WITH ASTM D3212 LAB TEST AND ASTM F1417 WATERTIGHT FIELD TEST.
3. THE PIPE MATERIAL SELECTED SHALL CONFORM TO THE TESTING REQUIREMENTS IN SECTION 7-17.3(2)F OF THE 2020 WSDOT STANDARD SPECIFICATIONS EXCEPT THE DETENTION PIPE SHALL BE TESTED IN ITS ENTIRETY RATHER THAN ONE JOINT AT A TIME.

OWNER: Dan and Susan Steinborn
ADDRESS: 8435 SE 47th PLACE, MERCER ISLAND, WA
PREPARED BY: JOHN W. RUNDALL, P.E.
PERMIT #:
PHONE: 206-850-1686
DATE: JAN. 18, 2022
NEW PLUS REPLACED IMPERVIOUS SURFACE AREA (SF): 5,768 SF
DETENTION PIPE DIA (INCH): 60" ø
DETENTION PIPE LENGTH (FT): 37
ORIFICE #1 DIA SEE TABLES BELOW:
SOIL TYPE: TYPE D
PIPE MATERIAL: ADS N-12 WT IB PIPE W/WATERTIGHT JOINTS
ORIFICE #2 DIA



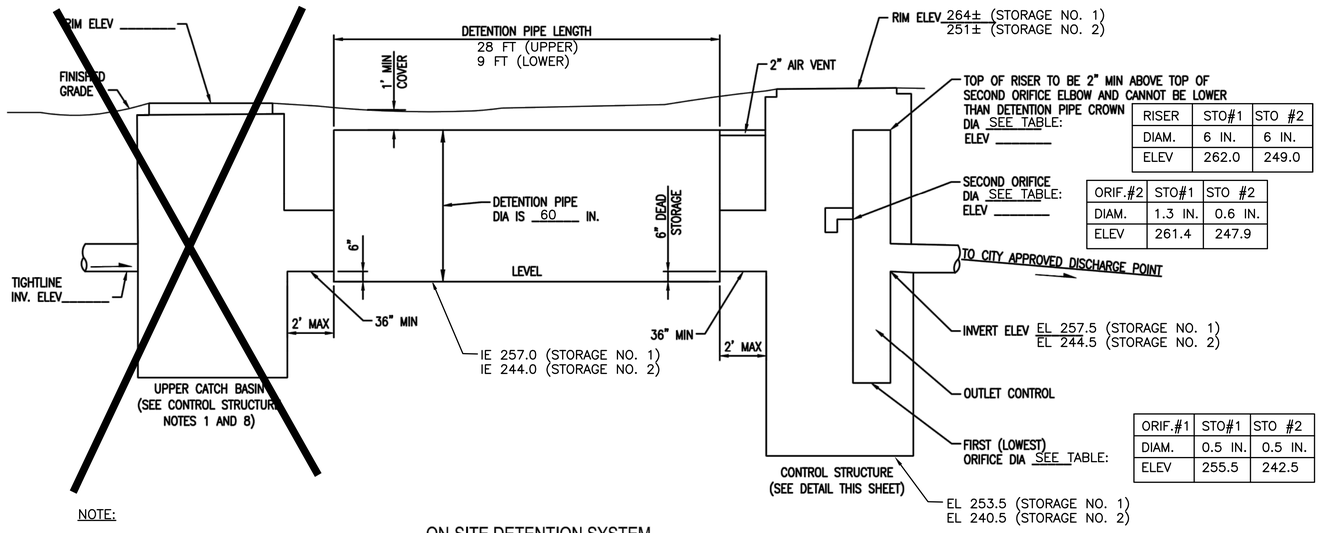
PLAN VIEW

ELBOW RESTRICTOR DETAIL



SECTION A-A

CONTROL STRUCTURE DETAIL
NOT TO SCALE



RISER	STO#1	STO #2
DIAM.	6 IN.	6 IN.
ELEV	262.0	249.0

ORIF.#2	STO#1	STO #2
DIAM.	1.3 IN.	0.6 IN.
ELEV	261.4	247.9

ORIF.#1	STO#1	STO #2
DIAM.	0.5 IN.	0.5 IN.
ELEV	255.5	242.5

NOTE:

1. UPPER CB NOT REQUIRED FOR EITHER STORAGE TANK PER CONTROL STRUCTURE NOTES, NOTE #8.

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 MAINTANANCE 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.

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t. (206) 232-9147
f. (206) 275-0312

WR Consulting, Inc.
Civil Engineer:
WR Consulting, Inc.
3611 45th Ave W.
Seattle, WA 98199
P: 206.285.1593

JOHN W. RUNDALL STATE OF WASHINGTON 21551 REGISTERED PROFESSIONAL ENGINEER
2/17/2022

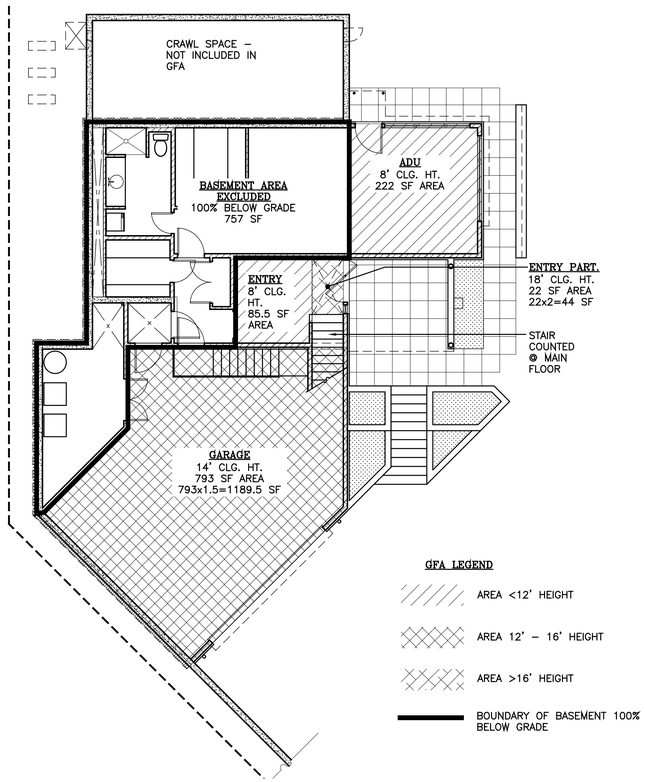
STEINBORN RESIDENCE
New Residence
8435 SE 47th PL.
Mercer Island, WA 98040

Date:
2/17/2022 Permit Set

Scale: As Noted
Sheet: 4 of 4

DETENTION TANK DETAILS

C4



Garage/Entry/ADU GFA Calculation:

<12'	307.5 SF
12'–16'	1189.5 SF
>16'	44.0 SF
	1541.0 SF

NORTH

1 Lower Floor Plan GFA Calculation
scale: 1/8"=1'-0"

Enclosed Crawl Space Ventilation Under Heated

TOTAL AREA: 318 SF

VENTILATION REQUIRED W/ CLASS I VAPOR BARRIER: 1 SF/300 SF

REQUIRED VENTILATION: 1.06 SF OR 152.64 SI

PROVIDED VENTILATION @ EXTERIOR WALLS: 186 SI

NOTE: NFVA – NET FREE VENT AREA

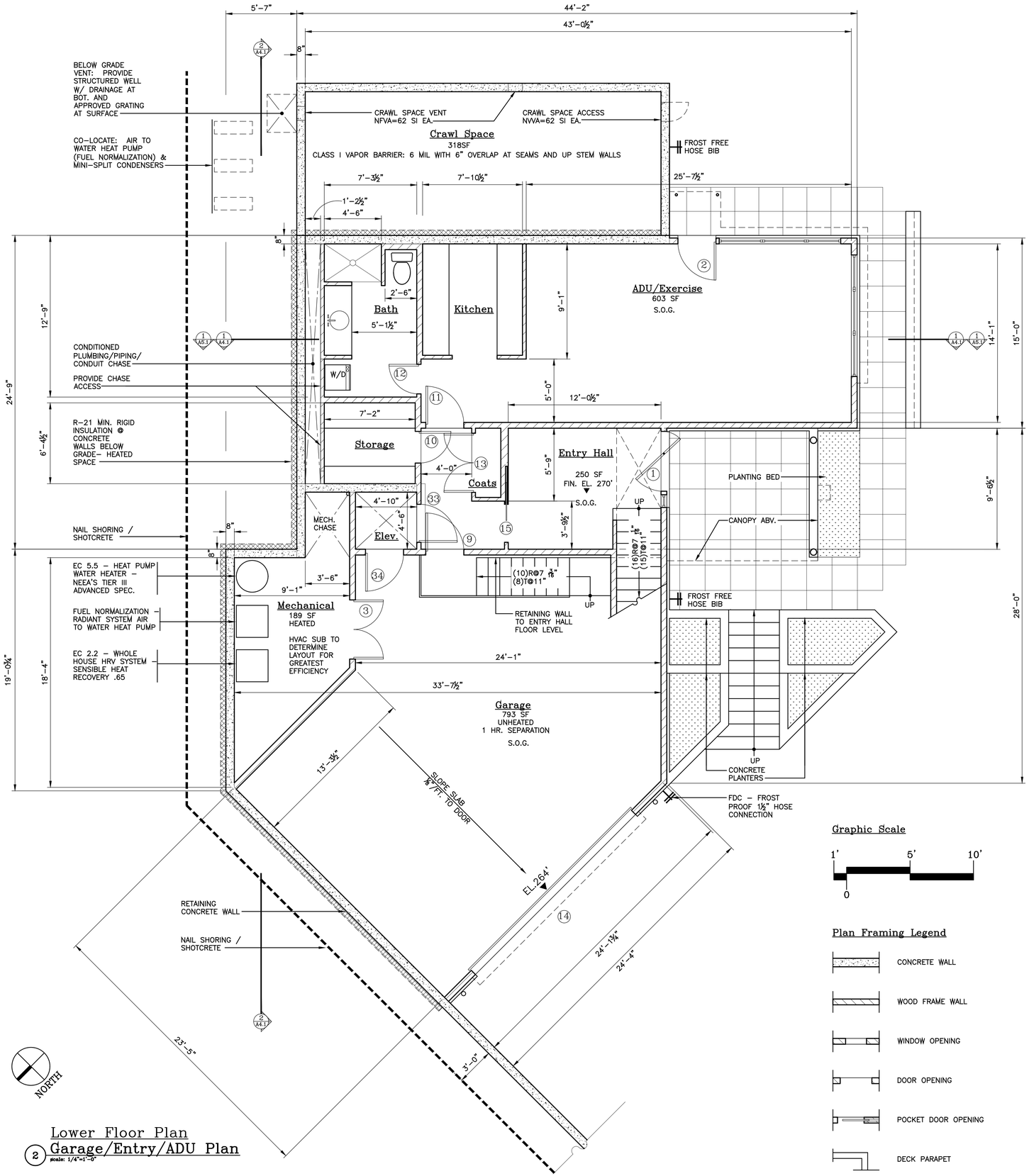
Conditioned Space Square Footage:	1107.6SF

Fire Area Square Footage

ATTACHED GARAGE/MECHANICAL ROOM/ELEVATOR:	932.7 SF
ADU / ENTRY HALL:	800.0 SF
ENTRY CANOPY:	117.3 SF

Floor Plan Notes

1. See Sheet A0.1 for General Notes in common.
2. Fire Code Alternate minimum requirements:
   13R Sprinkler System Plus – Design Build per 2016 NFPA
   1 HR 5/8" GWB throughout
   Solid core doors throughout except at closets.
3. Energy Performance Requirements:
   EC 2.2 – Air Leakage Control and Efficient Ventilation: Reduce tested air leakage to 2.0 air changes per hour maximum @ 50 Pascals
   EC 4.2 – High Efficiency HVAC Distribution System: Hydronic in–floor piping throughout all conditioned spaces.
4. Vapor Retarder Required – Low/no VOC vapor barrier primer on all painted surfaces per IRC 702.7



Lower Floor Plan Garage/Entry/ADU Plan
2 scale: 1/4"=1'-0"

Graphic Scale

1' 5' 10'
0

Plan Framing Legend

- CONCRETE WALL
- WOOD FRAME WALL
- WINDOW OPENING
- DOOR OPENING
- POCKET DOOR OPENING
- DECK PARAPET

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STATE OF WASHINGTON

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New Residence
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Mercer Island, WA 98040

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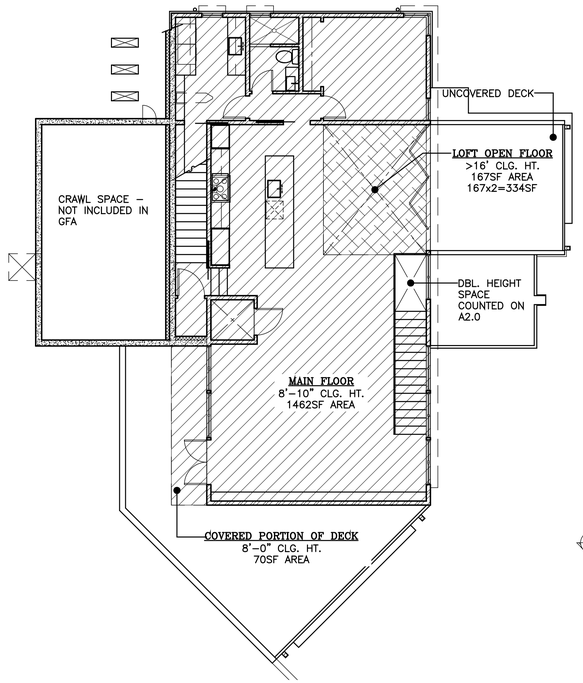
Scale:

Sheet:
Lower Floor Plan
A2.0



GFA LEGEND

AREA <12' HEIGHT

AREA >16' HEIGHT

Garage/Entry/ADU GFA Calculation:

<12'	1532SF
>16'	334SF
	1866SF

NORTH

1 Main Floor GFA Calculation
scale: 1/8"=1'-0"

Conditioned Space Square Footage: 1462.3SF

Fire Area Square Footage

MAIN FLOOR AREA NOT INCLUDING DOUBLE HEIGHT SPACE BELOW:	1421.5 SF
COVERED DECK:	70.4 SF

Roof Deck Square Footage: 710.9 SF

Floor Plan Notes

1. See Sheet A0.1 for General Notes in common.
2. Fire Code Alternate minimum requirements:
   - 13R Sprinkler System Plus – Design Build per 2016 NFPA
   - 1 HR 5/8" GWB throughout
   - Solid core doors throughout except at closets.
3. Energy Performance Requirements:
   - EC 2.2 – Air Leakage Control and Efficient Ventilation: Reduce tested air leakage to 2.0 air changes per hour maximum @ 50 Pascals
   - EC 4.2 – High Efficiency HVAC Distribution System: Hydronic in-floor piping throughout all conditioned spaces.
4. Vapor Retarder Required – Low/no VOC vapor barrier primer on all painted surfaces per IRC 702.7

Enclosed Crawl Space Ventilation Under Heated

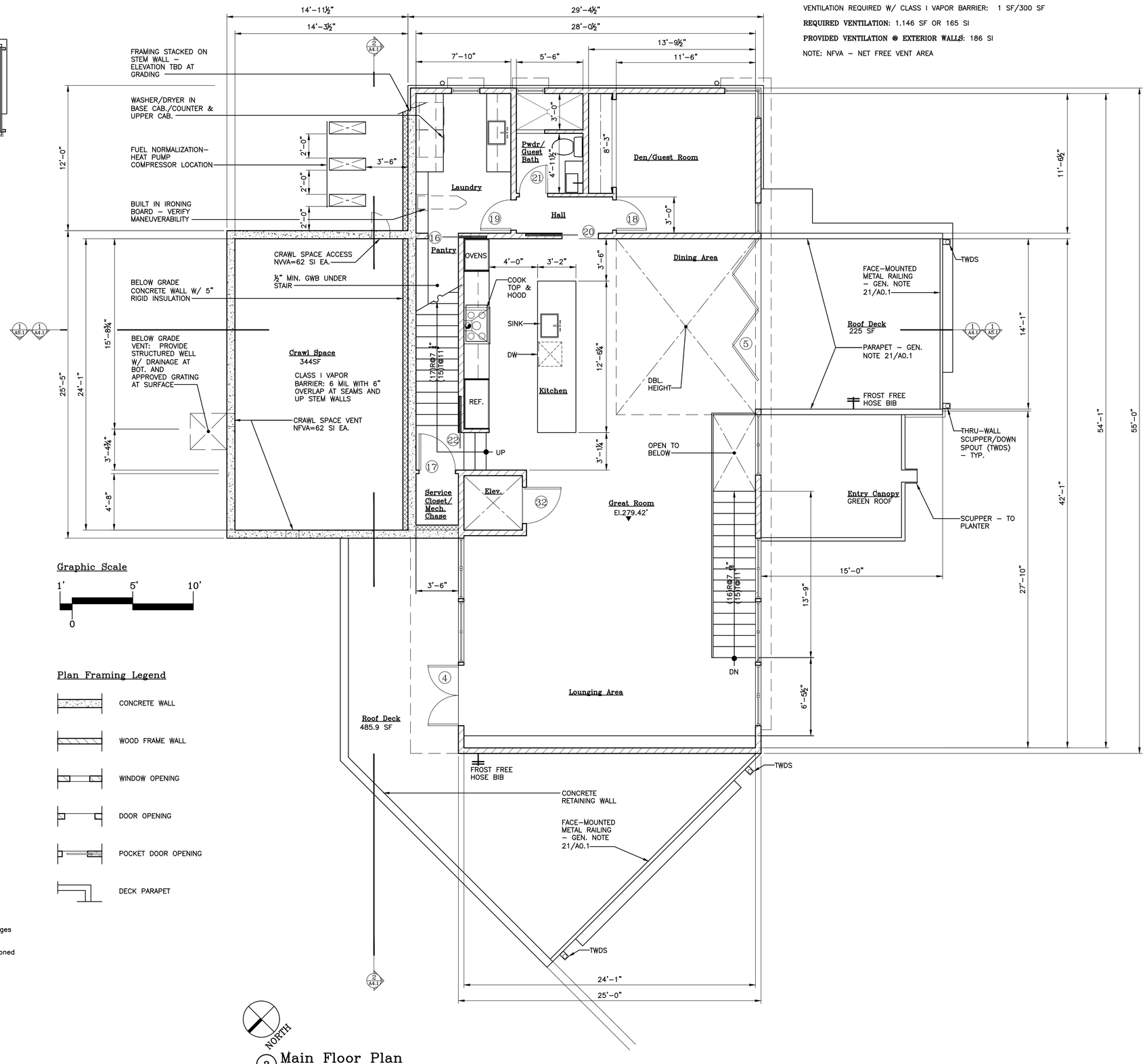
TOTAL AREA: 344 SF

VENTILATION REQUIRED W/ CLASS I VAPOR BARRIER: 1 SF/300 SF

REQUIRED VENTILATION: 1.146 SF OR 165 SI

PROVIDED VENTILATION @ EXTERIOR WALLS: 186 SI

NOTE: NFVA – NET FREE VENT AREA



Graphic Scale

1' 5' 10'

0

Plan Framing Legend

- CONCRETE WALL
- WOOD FRAME WALL
- WINDOW OPENING
- DOOR OPENING
- POCKET DOOR OPENING
- DECK PARAPET

NORTH

2 Main Floor Plan
scale: 1/4"=1'-0"

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STATE OF WASHINGTON

STEINBORN RESIDENCE

New Residence
8435 SE 47th PL.
Mercer Island, WA 98040

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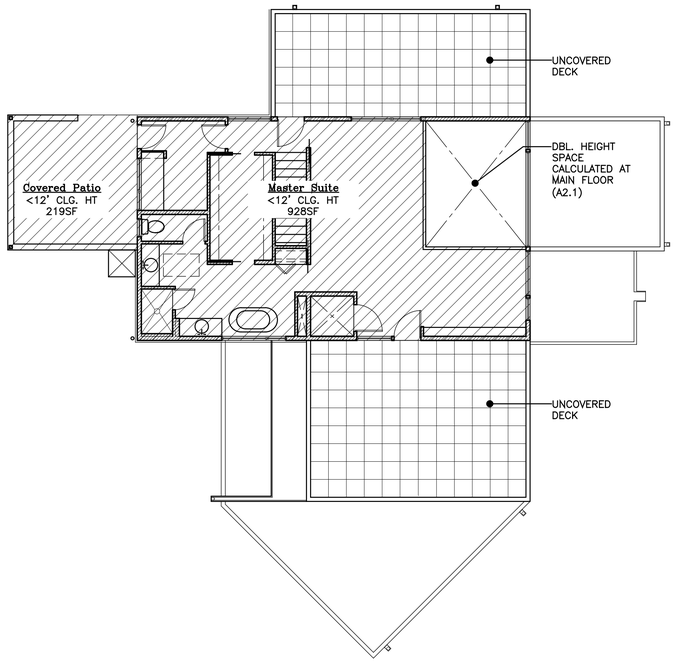
Scale:

Sheet:
Main Floor Plan
A2.1



GFA LEGEND

AREA <12' HEIGHT

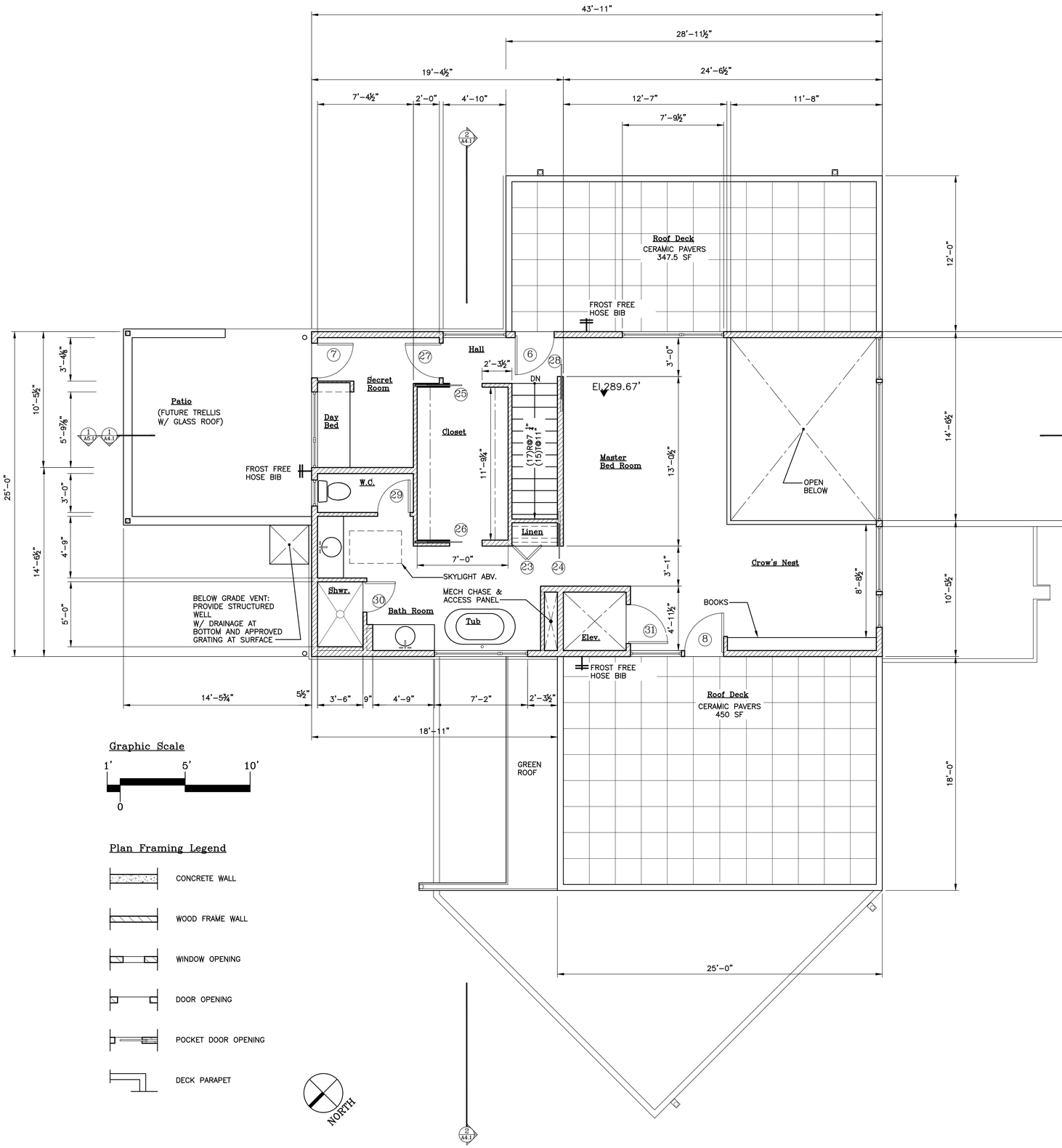
Upper Floor GFA Calculation:

<12'	1147SF

NORTH

1 Upper Floor Plan GFA Calculation

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



Graphic Scale

1' 5' 10'

0

Plan Framing Legend

- CONCRETE WALL
- WOOD FRAME WALL
- WINDOW OPENING
- DOOR OPENING
- POCKET DOOR OPENING
- DECK PARAPET

NORTH

2 Upper Floor Plan

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

Conditioned Space Square Footage: 928.3SF

Fire Area Square Footage

MASTER SUITE AREA NOT INCLUDING DOUBLE HEIGHT SPACE BELOW:	877.7 SF
COVERED PATIO:	190 SF

Roof Deck Square Footage: 797.5 SF

Floor Plan Notes

1. See Sheet A0.1 for General Notes in common.
2. Fire Code Alternate minimum requirements:
   13R Sprinkler System Plus – Design Build per 2016 NFPA
   1 HR ⅝" GWB throughout
   Solid core doors throughout except at closets.
3. Energy Performance Requirements:
   EC 2.2 – Air Leakage Control and Efficient Ventilation: Reduce tested air leakage to 2.0 air changes per hour maximum @ 50 Pascals
   EC 4.2 – High Efficiency HVAC Distribution System: Hydronic in-floor piping throughout all conditioned spaces.
4. Vapor Retarder Required – Low/no VOC vapor barrier primer on all painted surfaces per IRC 702.7

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Mercer Island, WA 98040

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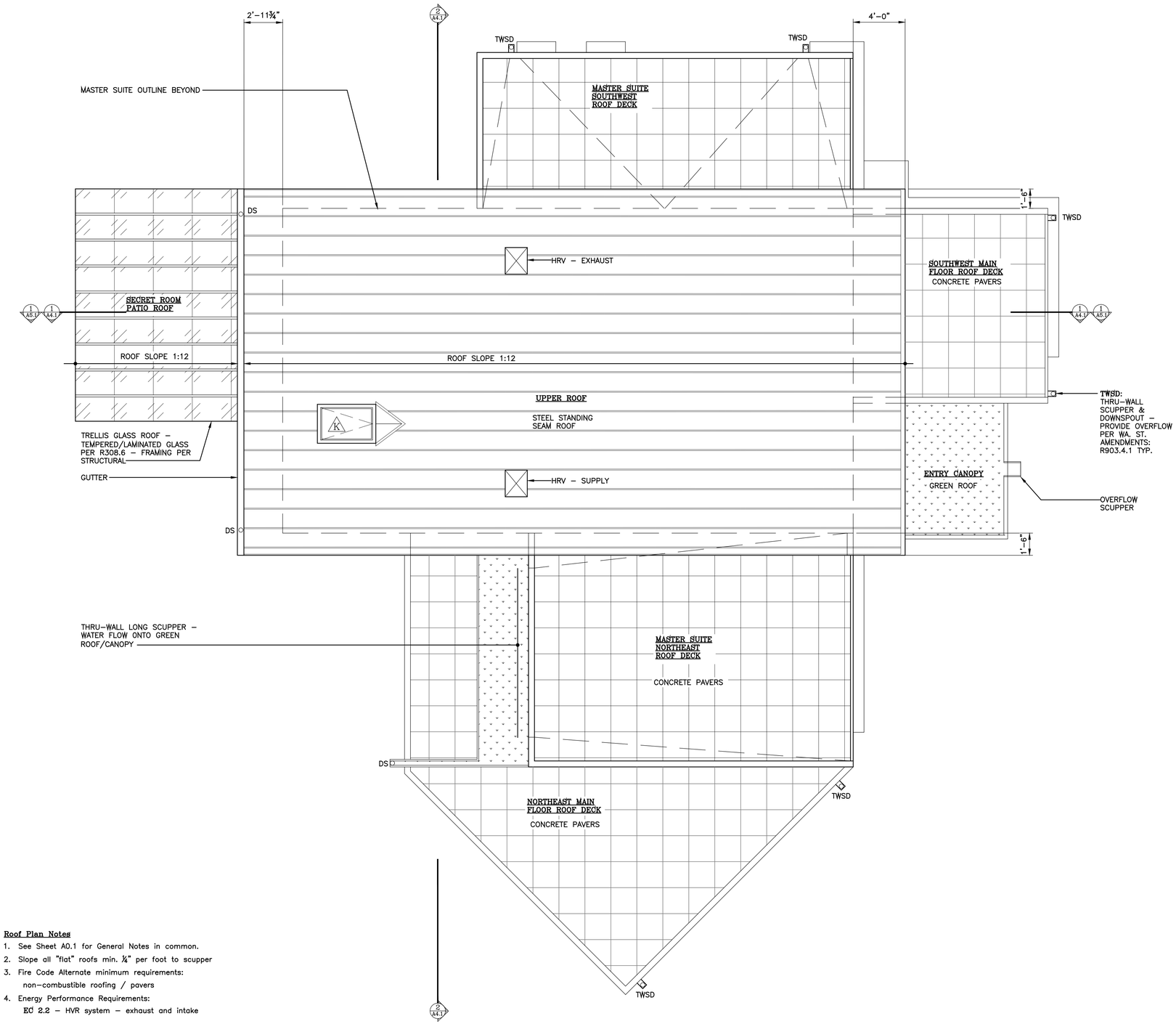
Scale:

Sheet:
Upper Floor Plan
A2.2



Roof Plan Notes

1. See Sheet A0.1 for General Notes in common.
2. Slope all "flat" roofs min. ¼" per foot to scupper
3. Fire Code Alternate minimum requirements:
   non–combustible roofing / pavers
4. Energy Performance Requirements:
   EC̈ 2.2 – HVR system – exhaust and intake

NORTH

1 Roof Plan
scale: 1/4"=1'-0"

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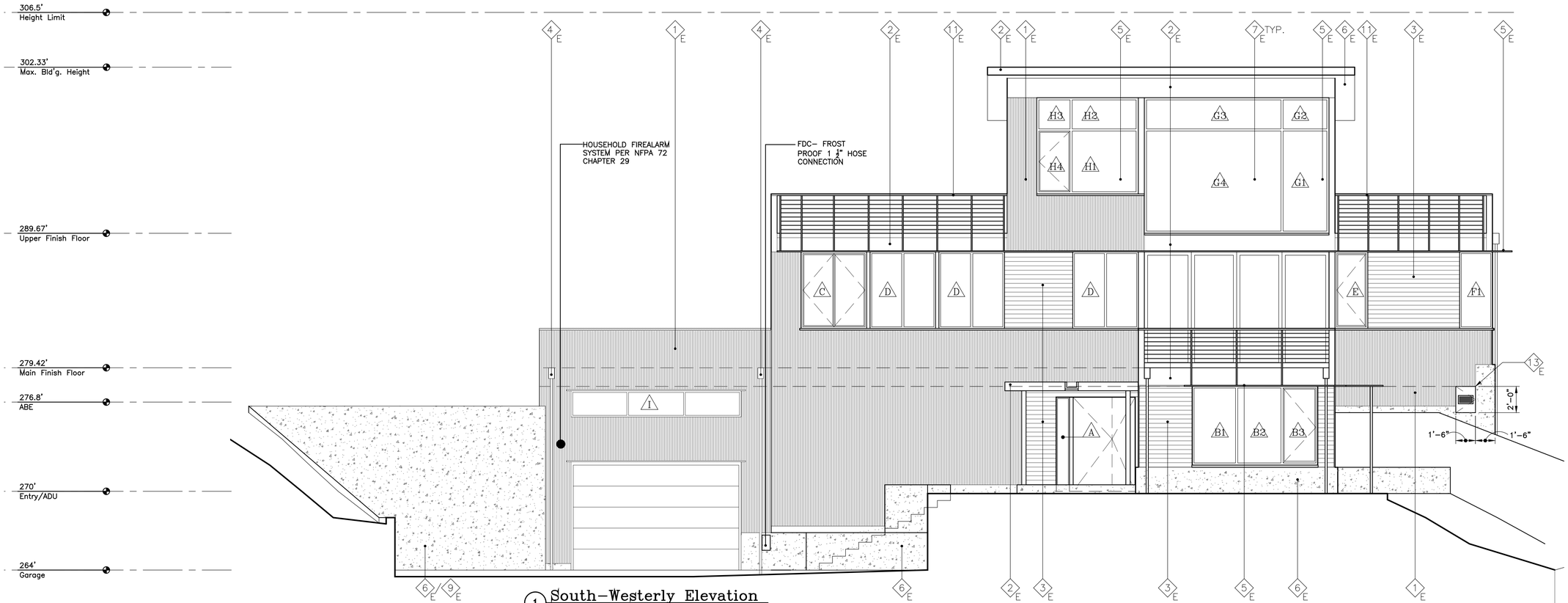
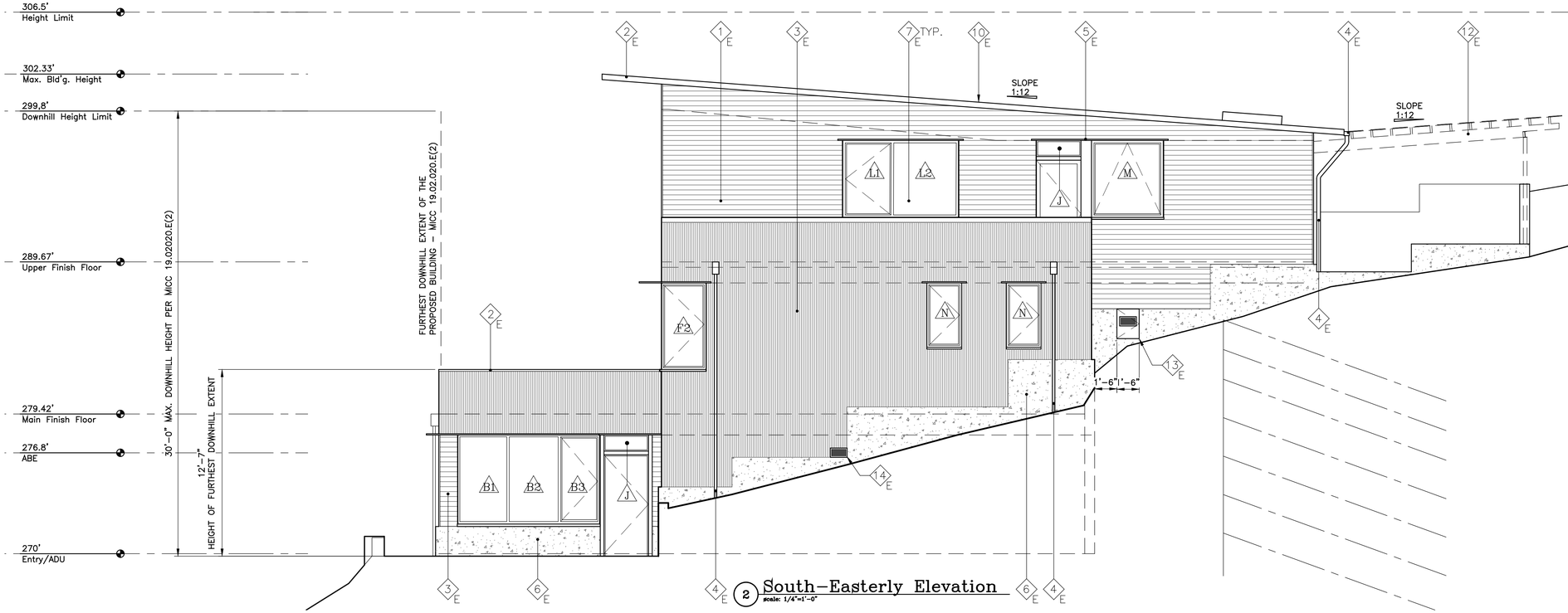
Scale:

Sheet:
Roof Plan
A2.3



1 South-Westerly Elevation
scale: 1/4"=1'-0"



2 South-Easterly Elevation
scale: 1/4"=1'-0"

EXTERIOR MATERIAL LEGEND:

1 E — TAYLOR METALS "COOL" KYNAR 500 CORRUGATED CLASSIC 7/8" VERTICAL SIDING – GRAPHITE BLACK (SRI-26) – UL 790 CLASS A FIRE RATED

2 E — METAL PANEL/COPING/FLASHING/SILL – COLOR TO MATCH METAL SIDING

3 E — HORIZONTAL CLEAR 3" EXP. CEDAR SHIPLAP SIDING – STAIN COLOR TBD

4 E — METAL GUTTER/OVERFLOW SCUPPER/DOWNSPOUT METAL – COLOR TO MATCH METAL WALL SIDING.

5 E — STEEL EYEBROW – 14 GAUGE – COLOR TO MATCH METAL SIDING

6 E — CONCRETE STEM WALLS – ARCHITECTURAL APPEARANCE GRADE WHERE EXPOSED

7 E — ALUM. WD CLAD WINDOWS/DOORS/SKYLIGHTS – COLOR TBD

8 E — PLYWOOD/VENEER SOFFIT – B&B – STAIN COLOR TBD

9 E — ESPALIER GREEN WALL – STEEL WIRE ROPE & HARDWARE

10 E — TAYLOR METAL ROOF "COOL" KYNAR 500 – 12" STANDING SEAM – 24 GAUGE – GRAPHITE BLACK (SRI-26) – UL 790 CLASS A FIRE RATED

11 E — STAINLESS STEEL GUARDRAIL WITH WOOD TOP RAIL.

12 E — METAL FRAME GLASS ROOFED PERGOLA – OVERHEAD GLAZING PER IRC 308.6

13 E — 18"x24" ACCESS OPENING W/ CRAWL SPACE VENT NFVA: 62SI – PER IRC R408.4/WAC-51 R408

14 E — CRAWL SPACE VENT NFVA: 62SI – SHALL MEET IRC R408

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Date: **3/15/2021 Pre-App**
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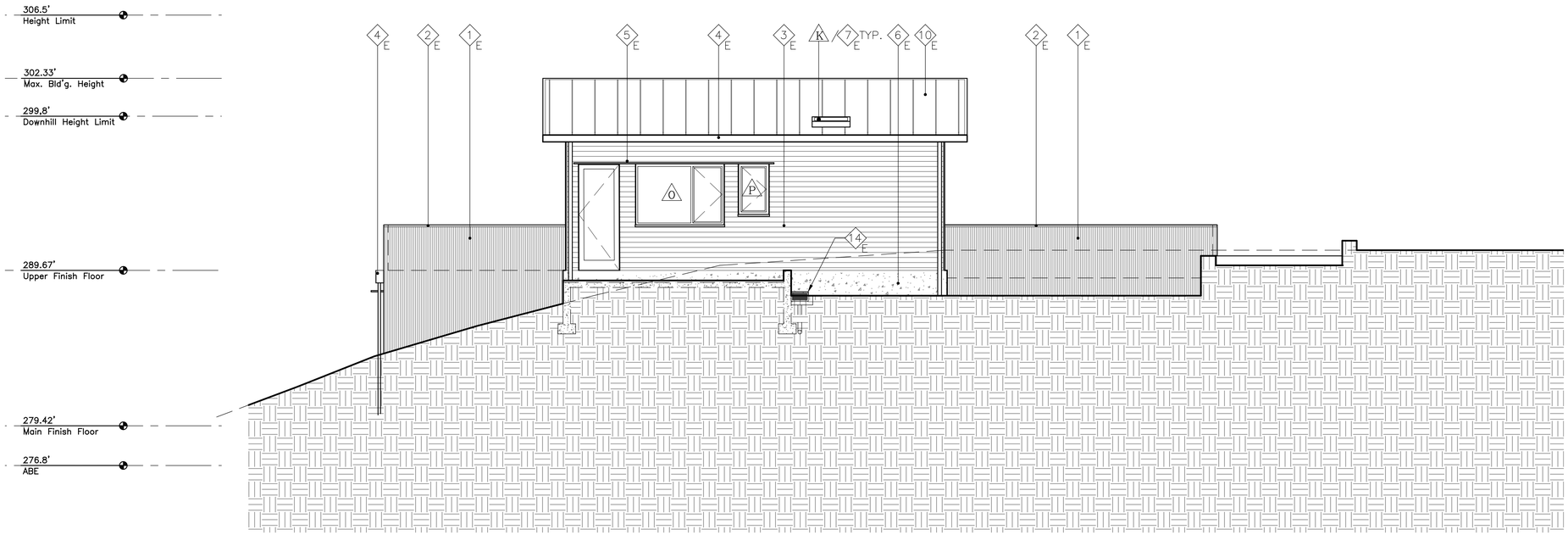
Scale:

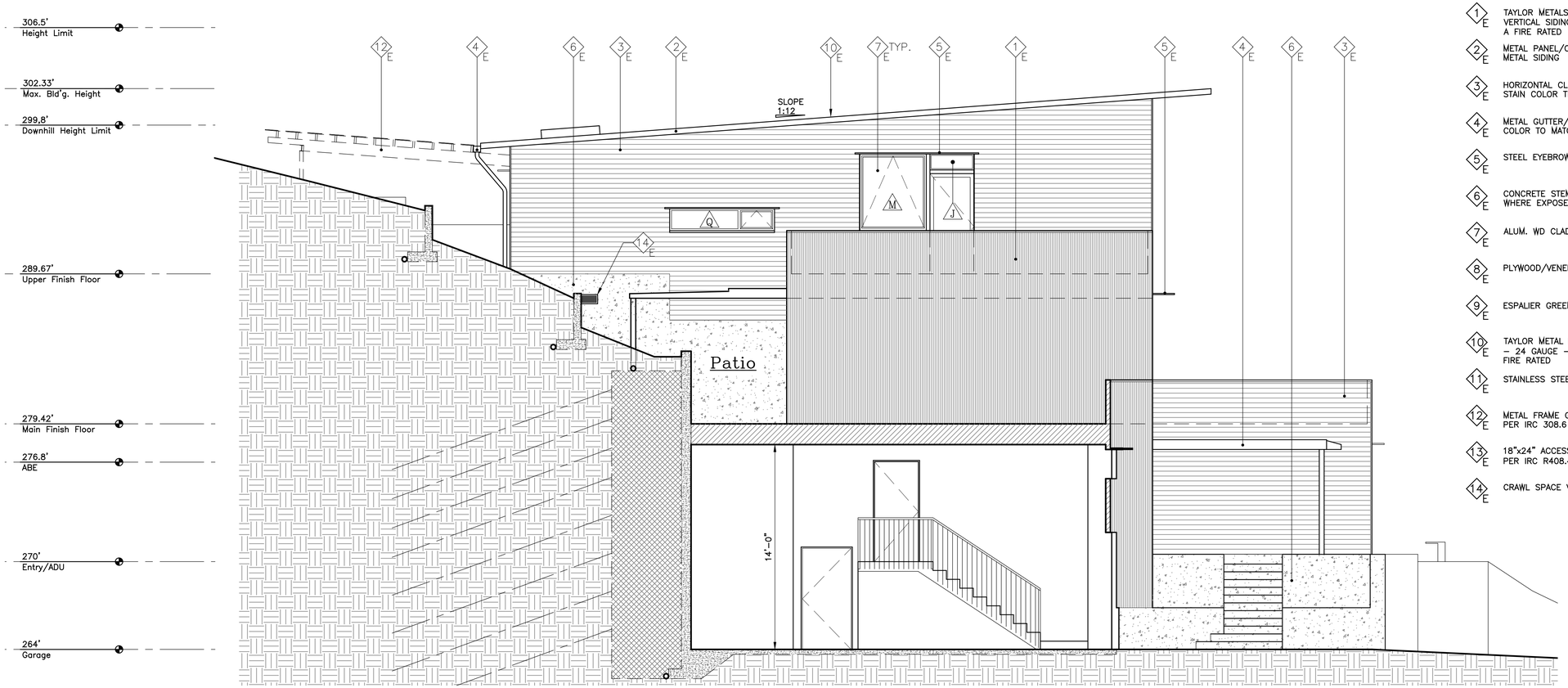
Sheet:

Elevations

A3.1



1 North–Easterly Section/Elevation
scale: 1/4"=1'-0"



2 North–Westerly Section/Elevation
scale: 1/4"=1'-0"

EXTERIOR MATERIAL LEGEND:

1E TAYLOR METALS "COOL" KYNAR 500 CORRUGATED CLASSIC 7/8" VERTICAL SIDING – GRAPHITE BLACK (SRI–26) – UL 790 CLASS A FIRE RATED

2E METAL PANEL/COPING/FLASHING/SILL – COLOR TO MATCH METAL SIDING

3E HORIZONTAL CLEAR 3" EXP. CEDAR SHIPLAP SIDING – STAIN COLOR TBD

4E METAL GUTTER/OVERFLOW SCUPPER/DOWNSPOUT METAL – COLOR TO MATCH METAL WALL SIDING.

5E STEEL EYEBROW – 14 GAUGE – COLOR TO MATCH METAL SIDING

6E CONCRETE STEM WALLS – ARCHITECTURAL APPEARANCE GRADE WHERE EXPOSED

7E ALUM. WD CLAD WINDOWS/DOORS/SKYLIGHTS – COLOR TBD

8E PLYWOOD/VENEER SOFFIT – B&B – STAIN COLOR TBD

9E ESPALIER GREEN WALL – STEEL WIRE ROPE & HARDWARE

10E TAYLOR METAL ROOF "COOL" KYNAR 500 – 12" STANDING SEAM – 24 GAUGE – GRAPHITE BLACK (SRI–26) – UL 790 CLASS A FIRE RATED

11E STAINLESS STEEL GUARDRAIL WITH WOOD TOP RAIL.

12E METAL FRAME GLASS ROOFED PERGOLA – OVERHEAD GLAZING PER IRC 308.6

13E 18"x24" ACCESS OPENING W/ CRAWL SPACE VENT NFVA: 62SI – PER IRC R408.4/WAC–51 R408

14E CRAWL SPACE VENT NFVA: 62SI – SHALL MEET IRC R408

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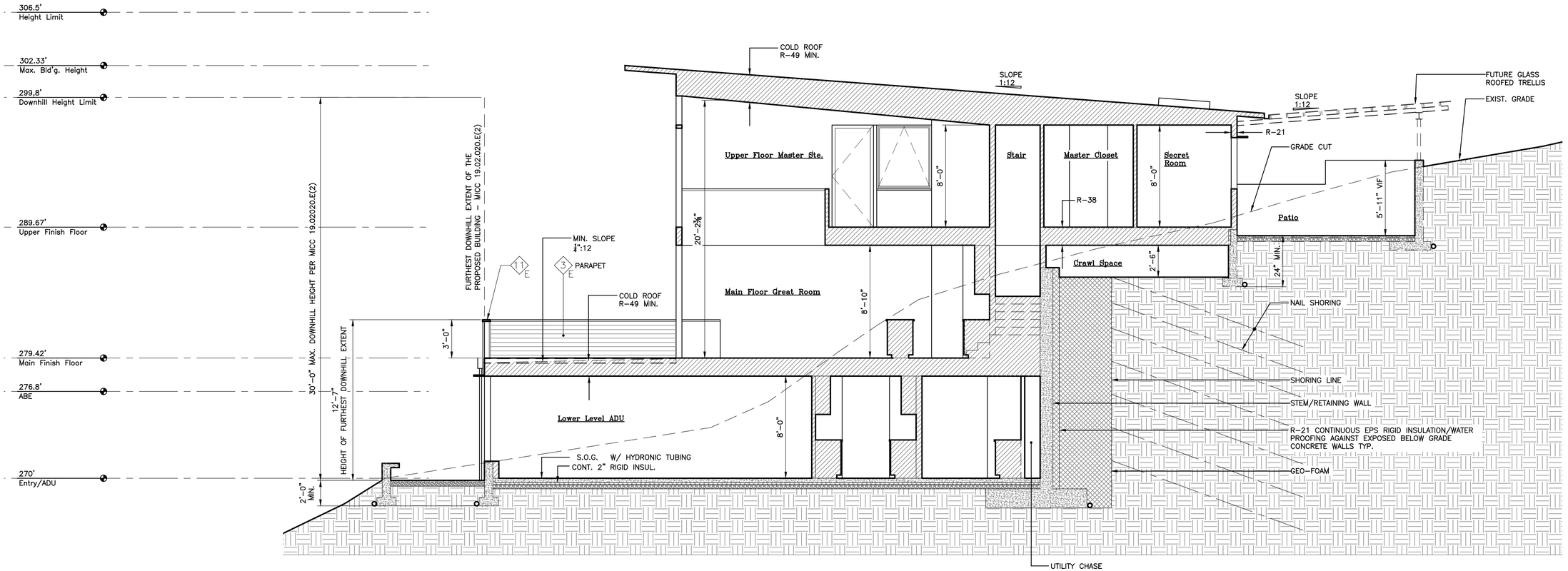
Scale:

Sheet:

Elevations

A3.2



1 General Building Section
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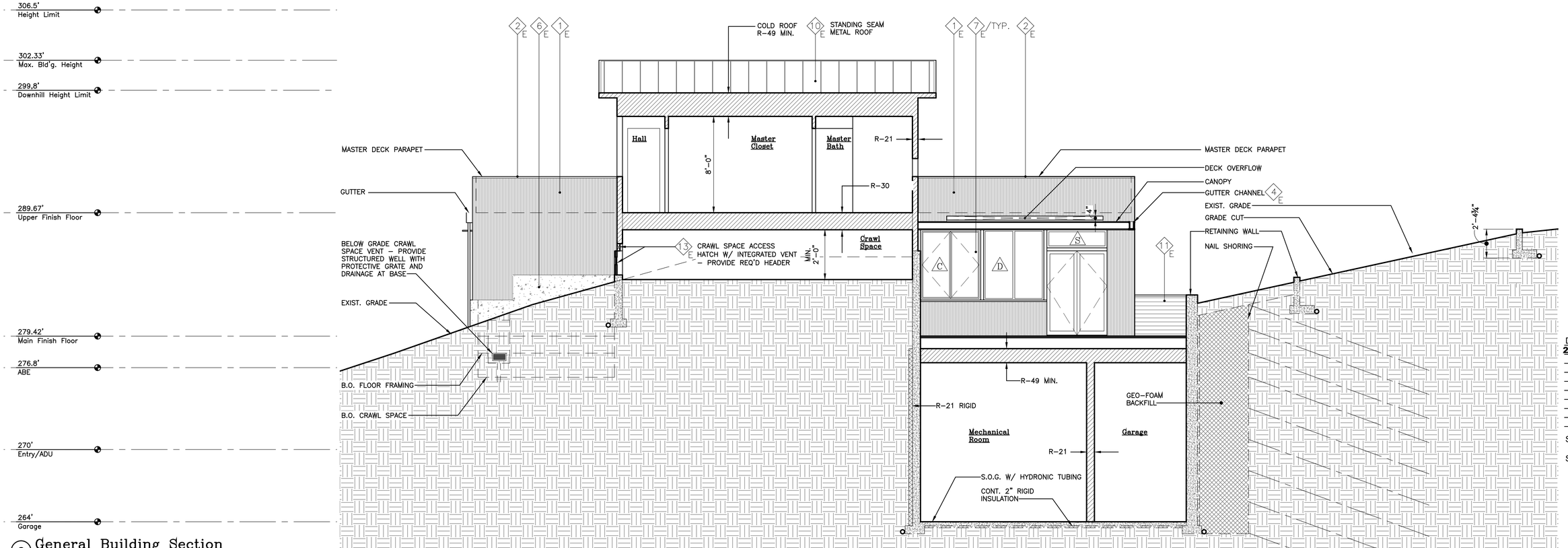

2 General Building Section
scale: 1/4"=1'-0"

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Scale:

Sheet:

Building Sections
A4.1

306.5'
Height Limit

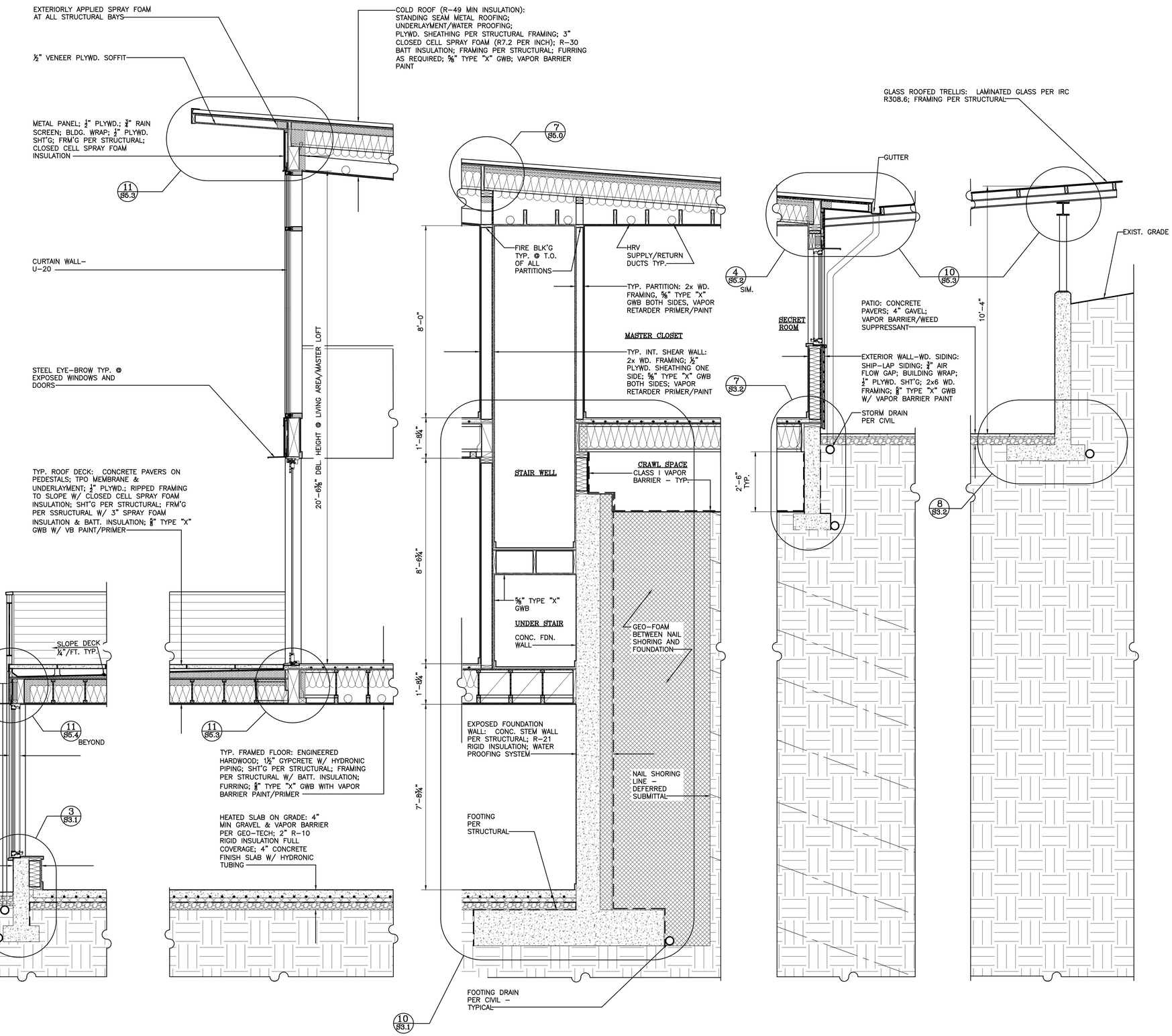
302.33'
Max. Bld'g. Height

289.67'
Upper Finish Floor

279.42'
Main Finish Floor

276.8'
ABE

270'
Entry/ADU



1 Wall Section
scale: 1/2"=1'-0"

ECTYPOS
ARCHITECTURE

4212 W. Mercer Way
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7785 REGISTERED ARCHITECT
LUCIA PIRZIO-BIROLI
STATE OF WASHINGTON

STEINBORN RESIDENCE
New Residence
8435 SE 47th PL.
Mercer Island, WA 98040

Date: **3/15/2021 Pre-App**
2/14/2022 Permit Submittal

Scale:

Sheet:

Wall Section
A5.1

Window Schedule

TAG	UNIT BREAK DOWN	WINDOW R.O. Notes 1, 2 & 9 width		height	UNIT AREA square ft.	QTY.	TOTAL window area	MAX U-VALUE NOTE 8	UA VALUE	HEAD HEIGHT (ASF)	TYPE OPERATION	SCREEN	TYPE	FRAME / FINISH	GLASS NOTES 6&8	MANUF.	CLAD COLOR	NOTES
A		1'-0"	x	7'-0"	7.0 SQ. FT.	1	7.0 SQ. FT.	0.20	1.4 SQ. FT.	7'-0"	DIRECT SET			CLAD/WD/FACTORY FINISH	TRPL/LO-E/ARGON/TG	LOEWEN	STEEL MATTE BLACK	CUSTOM COORDINATE W/ ADJ. PIVOT DOOR
B		9'-6½"	x	6'-0"	69.3 SQ. FT.	2	138.5 SQ. FT.	0.20	27.7 SQ. FT.	8'-0"				CLAD/WD/FACTORY FINISH	TRPL/LO-E/ARGON/TG	LOEWEN	STEEL MATTE BLACK	COORD. W/ CONCRETE STEM WALL
	B1	3'-4½"									FIX							ALIGN MULLION W/ RAILING STANCHION WHERE OCCURS
	B2	3'-5½"									FIX							ALIGN MULLION W/ RAILING STANCHION WHERE OCCURS
	B3	2'-8½"									CASE	X						ALIGN MULLION W/ RAILING STANCHION WHERE OCCURS
C		5'-0"	x	5'-10"	29.2 SQ. FT.	2	58.3 SQ. FT.	0.20	11.7 SQ. FT.	8'-10"	CASE	X		CLAD/WD/FACTORY FINISH	TRPL/LO-E/ARGON	LOEWEN	STEEL MATTE BLACK	
D		5'-0"	x	5'-10"	29.2 SQ. FT.	4	116.7 SQ. FT.	0.20	23.3 SQ. FT.	8'-10"	FIX			CLAD/WD/FACTORY FINISH	TRPL/LO-E/ARGON	LOEWEN	STEEL MATTE BLACK	TEMPERED GLASS @ ADJ. DOOR
E		2'-6"	x	5'-10"	14.6 SQ. FT.	1	14.6 SQ. FT.	0.20	2.9 SQ. FT.	8'-10"	CASE	X		CLAD/WD/FACTORY FINISH	TRPL/LO-E/ARGON	LOEWEN	STEEL MATTE BLACK	COORD. WIDTH AS REQ'D W/ ARCH & STRUCTURAL. / SILL HEIGHT ABV. UPPER SUB-FLOOR
E		7'-11½"	x	5'-10"	67.8 SQ. FT.	1	67.8 SQ. FT.	0.20	13.6 SQ. FT.	8'-10"	CASE	X		CLAD/WD/FACTORY FINISH	TRPL/LO-E/ARGON	LOEWEN	STEEL MATTE BLACK	COORD. MULLIONS W/ ADJ. UNITS
F1		2'-6"	x	5'-10"	14.6 SQ. FT.	1	14.6 SQ. FT.	0.20	2.9 SQ. FT.	8'-10"	FIX		CORNER	CLAD/WD/FACTORY FINISH	TRPL/LO-E/ARGON	LOEWEN	STEEL MATTE BLACK	COORDINATE W/ F2
F2		3'-0"	x	5'-10"	17.5 SQ. FT.	1	17.5 SQ. FT.	0.20	3.5 SQ. FT.	8'-10"	CASE	X	CORNER	CLAD/WD/FACTORY FINISH	TRPL/LO-E/ARGON	LOEWEN	STEEL MATTE BLACK	COORDINATE W/ F1 / EGRESS
G		14'-1"	x	10'-4"	145.5 SQ. FT.	1	145.5 SQ. FT.	0.20	29.1 SQ. FT.	10'-4"	FIX		CURTAIN WALL	CLAD/WD/FACTORY FINISH	TRPL/LO-E/ARGON	LOEWEN	STEEL MATTE BLACK	COORDINATE HORIZONTAL MULLION W/ H
	G1	3'-7"	x	7'-10½"														
	G2	3'-7"	x	2'-5½"														
	G3	10'-6"	x	2'-5½"														
	G4	10'-6"	x	7'-10½"														
H		7'-9"	x	7'-4"	56.8 SQ. FT.	1	56.8 SQ. FT.	0.20	11.4 SQ. FT.	10'-4"			CURTAIN WALL	CLAD/WD/FACTORY FINISH	TRPL/LO-E/ARGON/TG	LOEWEN	STEEL MATTE BLACK	COORDINATE HORIZONTAL MULLION W/ G
	H1	5'-1½"	x	4'-10½"							FIX							
	H2	5'-1½"	x	2'-5½"							FIX							
	H3	2'-7½"	x	2'-5½"							FIX							
	H4	2'-7½"	x	4'-10½"							CASE	X						
I		2'-0"	x	12'-6"	25.0 SQ. FT.	1	25.0 SQ. FT.	0.20	5.0 SQ. FT.	VIF	CASE	X		CLAD/WD/FACTORY FINISH	TRPL/LO-E/ARGON	LOEWEN	STEEL MATTE BLACK	COORDINATE W/ OVERHEAD DOOR
J		3'-0"	x	1'-0"	3.0 SQ. FT.	3	9.0 SQ. FT.	0.20	1.8 SQ. FT.		TRANSOM/FIX			CLAD/WD/FACTORY FINISH	TRPL/LO-E/ARGON	LOEWEN	STEEL MATTE BLACK	COORDINATE W/ DOOR
K		2'-6½"	x	3'-10½"	32.7 SQ. FT.	1	32.7 SQ. FT.	0.50	16.4 SQ. FT.		SOLAR POWERED				TRPL/LO-E/ARGON/TG	VELUX		SOLAR POWERED W/ SCREEN & SHADE
L		7'-9½"	x	5'-0"	54.0 SQ. FT.	1	54.0 SQ. FT.	0.20	10.8 SQ. FT.	8'-0"				CLAD/WD/FACTORY FINISH	TRPL/LO-E/ARGON	LOEWEN	STEEL MATTE BLACK	
	L1	3'-4"									FIX							
	L2	4'-5½"									CASE	X						
M		4'-6"	x	5'-0"	22.5 SQ. FT.	2	45.0 SQ. FT.	0.20	9.0 SQ. FT.	8'-0"	AWN	X		CLAD/WD/FACTORY FINISH	TRPL/LO-E/ARGON/TG	LOEWEN	STEEL MATTE BLACK	
N		2'-4"	x	4'-4"	10.1 SQ. FT.	2	20.2 SQ. FT.	0.20	4.0 SQ. FT.	8'-10"	CASE	X		CLAD/WD/FACTORY FINISH	TRPL/LO-E/ARGON	LOEWEN	STEEL MATTE BLACK	TEMPERED GLASS @ SHOWER
O		5'-10"	x	4'-0"	23.3 SQ. FT.	1	23.3 SQ. FT.	0.20	4.7 SQ. FT.	7'-0"				CLAD/WD/FACTORY FINISH	TRPL/LO-E/ARGON/TG	LOEWEN	STEEL MATTE BLACK	
	O1	3'-8"									FIX							
	O2	2'-2"									CASE	X						
P		2'-0"	x	3'-4"	6.7 SQ. FT.	1	6.7 SQ. FT.	0.20	1.3 SQ. FT.	7'-0"	CASE	X		CLAD/WD/FACTORY FINISH	TRPL/LO-E/ARGON	LOEWEN	STEEL MATTE BLACK	
Q		7'-2"	x	1'-6"	10.8 SQ. FT.	1	10.8 SQ. FT.	0.20	2.2 SQ. FT.	4'-6" VIF				CLAD/WD/FACTORY FINISH	TRPL/LO-E/ARGON/TG	LOEWEN	STEEL MATTE BLACK	
	Q1	4'-9"									FIX							
	Q2	2'-5"									AWN	X						
R		3'-11"	x	5'-0"	19.6 SQ. FT.	1	19.6 SQ. FT.	0.20	3.9 SQ. FT.	8'-0"	AWN	X		CLAD/WD/FACTORY FINISH	TRPL/LO-E/ARGON	LOEWEN	STEEL MATTE BLACK	
S		5'-0"	x	1'-6"	7.5 SQ. FT.	1	7.5 SQ. FT.	0.20	1.5 SQ. FT.	8'-10"	TRANSOM			CLAD/WD/FACTORY FINISH	TRPL/LO-E/ARGON	LOEWEN	STEEL MATTE BLACK	COORD. W/ DOOR #4
WINDOW UA:					WINDOW AREA		891.1 SQ. FT.	TOTAL UA	188.0 SQ. FT.									

WINDOW NOTES:

1. CONTRACTOR SHALL MEASURE ACTUAL FRAMED OPENINGS PRIOR TO ORDERING UNITS. ROUGH OPENING PER MANUFACTURER'S REQUIREMENTS.
2. UNIT BREAK DOWN W/ IN ROUGH OPENING
3. WINDOW MANUFACTURER:LOEWEN EXCEPT AS NOTED OTHERWISE
4. WINDOW MANUFACTURER TO VERIFY OPERATION AND WIDTH OPENING – COORDINATE WITH ARCHITECT WHERE DIFFERS FROM DRAWINGS
5. TEMPERED GLASS: WITHIN TWO FEET OF ALL EXTERIOR DOORS, WITHIN 18" OF FLOOR, IN SHOWERS AND OTHER HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC R308.4
6. GLASS – LO-E3/LOW ERS / ARGON FILLED AT ALL LOEWEN WINDOWS.
7. EGRESS WINDOWS AT SLEEPING ROOMS SHALL MEET IRC R310
8. EC 1.2: **EFFICIENT BUILDING ENVELOPE** ALL NEW EXTERIOR WINDOWS SHALL MEET MINIMUM U-20 MINIMUM COMPLIANCE.
9. WHERE MULTIPLE UNITS MULLED TOGETHER – LETTERED UNIT IS OVERALL & EFFICIENCY. LETTERED/NUMBERED UNITS ARE BREAKDOWN
10. OBSCURED GLASS AS NOTED.
11. SCREENS ON ALL OPERABLE WINDOWS.

ABBREVIATIONS

AWN	AWNING
CASE	CASEMENT
CLR	CLEAR
DBL	DOUBLE GLAZING
FIX	FIXED
HC	HOLLOW CORE
LAM	LAMINATED
LO-E	LOW-EMISSIVITY
MIN	MINUTE
OBS	OBSCURE
R.O.	ROUGH OPENING
SC	SOLID CORE
SLD	SLIDING
SL	SKYLIGHT
STORE	STOREFRONT
TBD	TO BE DETERMINED
TG	TEMPERED GLASS
TRPL	TRIPLE
UA	U-VALUE AREA
WD	WOOD

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Scale:

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Window Schedule
A9.1

Exterior Door to Conditioned Space

TAG	PANEL SIZE width		PANEL SIZE height	UNIT AREA square ft.	PANEL QTY.	TOTAL door area	MAX U-VALUE	UA VALUE	Thickness	TYPE	HARDWARE NOTE 3	MATERIAL/FINISH	FRAME/FINISH	GLASS NOTE 10	MANUF.	COLOR	NOTES
1	4'-8"	x	7'-0"	32.7 SQ. FT.	1	32.7 SQ. FT.	.46	15.0 SQ. FT.	0'-1 3/4"	PIVOT/SC/SLAB	PIVOT/DEADBOLT		WD. INSULATED/STAIN	NA	TBD		THERMALLY BROKEN SILL, COORD W/ SIDELIGHT WINDOW "A"
2	3'-0"	x	7'-0"	21.0 SQ. FT.	1	21.0 SQ. FT.	.20	4.2 SQ. FT.	0'-1 3/4"	SC/INSULATED/CLAD	DEADBOLT/LEVER		WD. INSULATED/STAIN	NA	TBD		COORD. W/ TRANSOM "J"
3	2'-4"	x	7'-0"	16.3 SQ. FT.	2	32.7 SQ. FT.	.46	15.0 SQ. FT.	0'-1 3/4"	SC/FLUSH/INSULATED	SELF-CLOSING/LEVER	BIRCH/CLR	WD./STAIN	NA	TBD		THERMALLY BROKEN SILL, GARAGE/MECHANICAL
4	5'-0"	x	7'-0"	35.0 SQ. FT.	2	70.0 SQ. FT.	.20	14.0 SQ. FT.	0'-1 3/4"	STORE/FRENCH/CLAD	DEADBOLT/3 PT./LEVER		WD./CLAD	TRPL/LO-E/ARGON/ TG	LOEWEN	STEEL MATTE BLACK	COORDINATE W/ TRANSOM "S"
5	14'-0"	x	8'-10"	123.7 SQ. FT.	4	494.7 SQ. FT.	.20	98.9 SQ. FT.	0'-1 3/4"	STORE/ACCORDIAN	TRACK/3 PT./LEVER		WD./CLAD	TRPL/LO-E/ARGON/ TG	LOEWEN	STEEL MATTE BLACK	NOTE 4
6	3'-0"	x	7'-0"	21.0 SQ. FT.	1	21.0 SQ. FT.	.20	4.2 SQ. FT.	0'-1 3/4"	STORE/CLAD	DEADBOLT/LEVER		WD./CLAD	TRPL/LO-E/ARGON/ TG	LOEWEN	STEEL MATTE BLACK	COORD. W/ TRANSOM "J"
7	2'-8"	x	7'-0"	18.7 SQ. FT.	1	18.7 SQ. FT.	.20	3.7 SQ. FT.	0'-1 3/4"	STORE/CLAD	DEADBOLT/LEVER		WD./CLAD	TRPL/LO-E/ARGON/ TG	LOEWEN	STEEL MATTE BLACK	
8	3'-0"	x	7'-0"	21.0 SQ. FT.	1	21.0 SQ. FT.	.20	4.2 SQ. FT.	0'-1 3/4"	STORE/CLAD	DEADBOLT/LEVER		WD./CLAD	TRPL/LO-E/ARGON/ TG	LOEWEN	STEEL MATTE BLACK	COORD. W/ TRANSOM "J"
9	3'-0"	x	7'-0"	21.0 SQ. FT.	1	21.0 SQ. FT.	.46	9.7 SQ. FT.	0'-1 3/4"	SC/FLUSH/INSULATED	SELF-CLOSING/LEVER	BIRCH/CLR	WD./STAIN	NA	TBD		THERMALLY BROKEN SILL, GARAGE/ENTRY HALL
31	3'-0"	x	7'-0"	21.0 SQ. FT.	1	21.0 SQ. FT.	.46	9.7 SQ. FT.	0'-1 3/4"	SC/FLUSH/INSULATED	SELF-CLOSING/LEVER	BIRCH/CLR	WD./STAIN	NA	TBD		THERMALLY BROKEN SILL, MASTER SUITE ELEVATOR
32	3'-0"	x	7'-0"	21.0 SQ. FT.	1	21.0 SQ. FT.	.46	9.7 SQ. FT.	0'-1 3/4"	SC/FLUSH/INSULATED	SELF-CLOSING/LEVER	BIRCH/CLR	WD./STAIN	NA	TBD		THERMALLY BROKEN SILL, GREAT ROOM ELEVATOR
33	3'-0"	x	7'-0"	21.0 SQ. FT.	1	21.0 SQ. FT.	.46	9.7 SQ. FT.	0'-1 3/4"	SC/FLUSH/INSULATED	SELF-CLOSING/LEVER	BIRCH/CLR	WD./STAIN	NA	TBD		THERMALLY BROKEN SILL, ENTRY HALL ELEVATOR
34	3'-0"	x	7'-0"	21.0 SQ. FT.	1	21.0 SQ. FT.	.46	9.7 SQ. FT.	0'-1 3/4"	SC/FLUSH/INSULATED	SELF-CLOSING/LEVER	BIRCH/CLR	WD./STAIN	NA	TBD		THERMALLY BROKEN SILL, GARAGE ELEVATOR
AREA DOORS IMPACTING UA:				EXT. DOOR AREA		672.0 SQ. FT.	TOTAL UA	151.4 SQ. FT.									

ELEVATOR DOORS NOTE 13

WINDOW & EXTERIOR DOOR NOTES:

1. CONTRACTOR SHALL MEASURE ACTUAL FRAMED OPENINGS PRIOR TO ORDERING UNITS. ROUGH OPENING PER MANUFACTURER'S REQUIREMENTS.
2. UNIT BREAK DOWN W/ IN ROUGH OPENING
3. (3) MINIMUM HEAVY DUTY CONCEALED HINGES MIN. AT ALL EXTERIOR SWING DOORS
4. 3 POINT LOCKING SYSTEM MINIMUM AT BI-FOLD DOORS
5. MANUFACTURER:LOEWEN EXCEPT AS NOTED OTHERWISE
6. WINDOW MANUFACTURER TO VERIFY OPERATION AND WIDTH OPENING – COORDINATE WITH ARCHITECT WHERE DIFFERS FROM DRAWINGS
7. TEMPERED GLASS: WITHIN TWO FEET OF ALL EXTERIOR DOORS, WITHIN 18" OF FLOOR, IN SHOWERS AND OTHER HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC R308.4
8. GLASS – LO-E3/LOW ERS / ARGON FILLED AT ALL LOEWEN WINDOWS AND EXTERIOR DOORS.
9. EGRESS WINDOWS AT SLEEPING ROOMS SHALL MEET IRC R310
10. **EC 1.2: EFFICIENT BUILDING ENVELOPE** ALL NEW EXTERIOR WINDOWS AND GLAZED DOORS SHALL MEET MINIMUM U-20 MINIMUM COMPLIANCE.
11. OBSCURED GLASS AS NOTED.
12. SCREENS ON ALL OPERABLE WINDOWS, SLIDING GLASS DOORS AND SWING DOORS AS NOTED.
13. ELEVATOR DOORS: 20 MINUTE WITH SELF-CLOSING HARDWARE

ABBREVIATIONS

AWN	AWNING
CASE	CASEMENT
CLR	CLEAR
DBL	DOUBLE GLAZING
FIX	FIXED
HC	HOLLOW CORE
LAM	LAMINATED
LO-E	LOW-EMISSIVITY
MIN	MINUTE
OBS	OBSCURE
R.C.	ROLLER CATCH
R.O.	ROUGH OPENING
SC	SOLID CORE
SLD	SLIDING
SL	SKYLIGHT
STORE	STOREFRONT
TBD	TO BE DETERMINED
TG	TEMPERED GLASS
TRPL	TRIPLE
UA	U-VALUE AREA
WD	WOOD

Interior Door Schedule

TAG	PANEL SIZE (NOTE #4) width		PANEL SIZE height	PANEL QTY.	UNIT AREA square ft.	Thickness	TYPE	LOCATION	MATERIAL/ FINISH	GLASS	HARDWARE NOTE 4	MANUF.	NOTES
10	2'-6"	x	7'-0"	1	17.5 SQ. FT.	0'-1 3/8"	HC/SLAB	ENTRY HALL/STORAGE	BIRCH/CLR	NA	PULL/RC	TBD.	SEE NOTE 3
11	3'-0"	x	7'-0"	1	21.0 SQ. FT.	0'-1 3/8"	SC/SLAB	ENTRY HALL/ADU	BIRCH/CLR	NA	SELF-CLOSING/LEVER/ DEADBOLT	TBD	20 MIN. DOOR/PROVIDE SEPARATE LOCKS BOTH SIDES
12	2'-4"	x	7'-0"	1	16.3 SQ. FT.	0'-1 3/8"	SC/SLAB	ADU/BATH	BIRCH/CLR	NA	LEVER/PRIVACY	TBD	SEE NOTE 3
13	2'-4"	x	7'-0"	2	16.3 SQ. FT.	0'-1 3/8"	HC/SLAB	ENTRY COATS	BIRCH/CLR	N/A	PULLS/RC	TBD	SEE NOTE 3
14	18'-0"	x	8'-0"	1	144.0 SQ. FT.	0'-1 3/4"	SECTIONAL	GARAGE	WD. FACED/STAIN	N/A	MOTORIZED TRACK	TBD	
15	3'-0"	x	7'-0"	1	21.0 SQ. FT.	0'-1 3/8"	SC/SLAB/PKT	ENTRY HALL	BIRCH/CLR	N/A	FLUSH PULL	TBD	SEE NOTE 3/PART OF FLUSH PANEL SYSTEM
16	2'-6"	x	7'-0"	1	17.5 SQ. FT.	0'-1 3/8"	HC/SLAB	PANTRY	BIRCH/CLR	N/A	FLUSH PULL	TBD	SEE NOTE 3
17	3'-0"	x	7'-0"	1	21.0 SQ. FT.	0'-1 3/8"	HC/SLAB	BROOM	BIRCH/CLR	N/A	RC/PULL	TBD	SEE NOTE 3
18	2'-6"	x	7'-0"	1	17.5 SQ. FT.	0'-1 3/8"	SC/SLAB	HALL/DEN-GUEST	BIRCH/CLR	N/A	LEVER/PRIVACY	TBD	SEE NOTE 3
19	2'-6"	x	7'-0"	1	17.5 SQ. FT.	0'-1 3/8"	SC/SLAB	HALL/LAUNDRY	BIRCH/CLR	N/A	LEVER/PASS	TBD	SEE NOTE 3
20	3'-0"	x	7'-0"	1	21.0 SQ. FT.	0'-1 3/8"	STORE/PKT	GREAT ROOM/HALL	BIRCH/CLR	OBS/TG	FLUSH PULL	TBD	SEE NOTE 3
21	2'-4"	x	7'-0"	1	16.3 SQ. FT.	0'-1 3/8"	SC/SLAB	HALL/GUEST BATH	BIRCH/CLR	N/A	LEVER/PRIVACY	TBD	SEE NOTE 3
22	3'-0"	x	7'-0"	1	21.0 SQ. FT.	0'-1 3/8"	SC/SLAB	STAIR TO MASTER	BIRCH/CLR	N/A	FLUSH PULL	TBD	SEE NOTE 3
23	1'-9"	x	6'-4"	2	11.1 SQ. FT.	0'-1 3/8"	HC/SLAB/BI-FOLD	LINEN	BIRCH/CLR	N/A	PULL/RC	TBD	SEE NOTE 3
24	3'-0"	x	7'-0"	1	21.0 SQ. FT.	0'-1 3/8"	SC/PKT	MASTER BED/BATH	BIRCH/CLR	N/A	FLUSH PULL	TBD	SEE NOTE 3
25	2'-6"	x	7'-0"	1	17.5 SQ. FT.	0'-1 3/8"	SC/SLAB	CLOSET/HALL	BIRCH/CLR	N/A	FLUSH PULL	TBD	SEE NOTE 3
26	2'-6"	x	7'-0"	1	17.5 SQ. FT.	0'-1 3/8"	SC/SLAB	CLOSET/HALL	BIRCH/CLR	N/A	FLUSH PULL	TBD	SEE NOTE 3
27	2'-8"	x	7'-0"	1	18.7 SQ. FT.	0'-1 3/8"	STORE	SECRET ROOM/HALL	BIRCH/CLR	OBS/TG	LEVER/PRIVACY	TBD	SEE NOTE 3
28	3'-0"	x	7'-0"	1	21.0 SQ. FT.	0'-1 3/8"	SC/PKT	MASTER BED/BATH	BIRCH/CLR	N/A	FLUSH PULL	TBD	SEE NOTE 3
29	2'-6"	x	7'-0"	1	17.5 SQ. FT.	0'-1 3/8"	SC/SLAB	MSTR. BATH/W.C.	BIRCH/CLR	N/A	LEVER/PRIVACY	TBD	SEE NOTE 3
30	3'-0"	x	6'-8"	1	20.0 SQ. FT.	0'-0 3/8"	SHOWER	MASTER BATH	FRAMELESS SHOWER	LAMINATED/TG	CHROME HINGES/PULL	TBD	4" UNDER-CUT

INTERIOR DOOR NOTES:

1. ALL NON-CLOSET FLUSH DOORS – SOLID CORE
2. (3) HINGES MINIMUM
3. HANDLE LEVER UNO
4. UNDERCUT DOORS ½" TO HABITABLE SPACES AS NECESSARY TO MEET WHOLE HOUSE VENTILATION REQUIREMENTS
5. MEASURE PRIOR TO ORDERING DOORS.

ECTYPOS ARCHITECTURE
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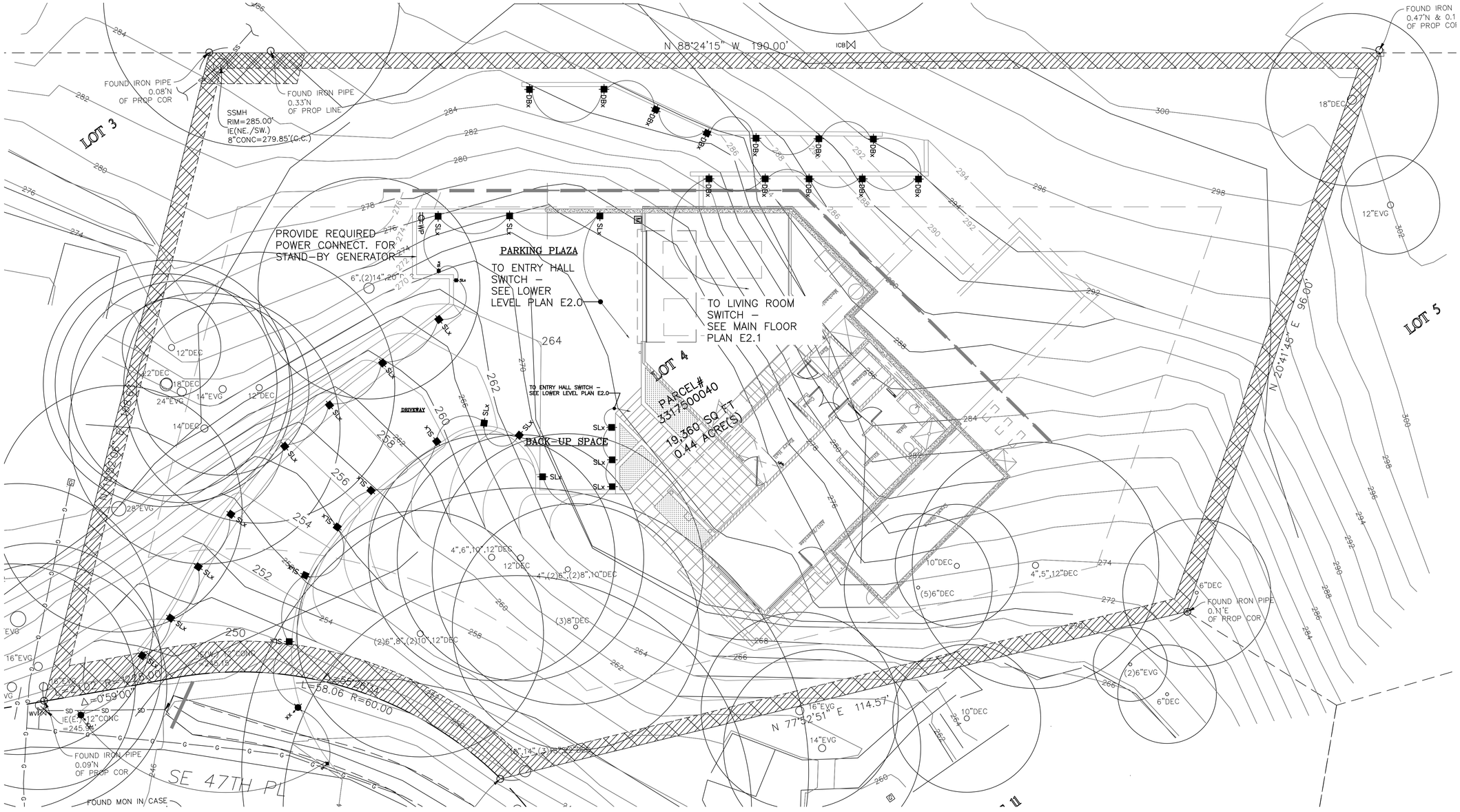
Door Schedule
A9.2



1 **Site Electrical Plan**
scale: 1/8"=1'-0"

Power and Lighting Legend

XX CFM	Recessed Ceiling Mounted Exhaust Fan
SC	Recessed Ceiling Mounted Smoke Detector/Carbon Monoxide
HD	Heat Detector / Heat Alarm
C	Cable Connection
C	Floor Mounted Cable Connection
	Dedicated Data Outlet (CatVI)
	Switch
3	Switch, Multi-way
D	Switch, Dimmer
3 D	Switch, Dimmer/Multi-way
Dr. Act.	Switch, Door Activated
	Duplex Outlet
GFI	Ground Fault Circuit Interupter
WP	Exterior Duplex Outlet
	Four-plex Outlet
	Floor Mounted Duplex Outlet

	Strip Outlets
220V	220 V Outlet
P	Breaker Panel
M	Meter
S	Security Panel
xx	Recessed Ceiling Mounted LED Downlight
xx	Recessed Ceiling Mounted LED Wallwasher
xx	Surface Ceiling Mounted LED Downlight
Sxx	Surface Mounted Wall LED Sconce
TLxx	Surface Mounted Track LED Lighting
UCxx	Surface Mounted Undercabinet Strip LED Lighting
RLxx	Ribbon LED linear light
Pxx	Pendant Fixture
Pxx	Cluster Pendant Fixture
SDLx	Surface Mounted Downlight

xx	Surface Mounted LED Batten Fixture
xx	Recessed Mounted Wall LED Washer
xx	Recessed Wall LED Light
xx	Exterior Recessed Ceiling Mounted LED Downlight
xx	Exterior Ground LED Light
Sxx	Exterior Surface Mounted Wall LED Sconce
SLx	Exterior Recessed Wall LED Step Light
DBx	Exterior Direct Burial Uplight
xx	Pool Light
	Waste Disposal
	Level 2 240V EV Charger
	Ceiling Fan with Light
SC	Security Camera w/ Night Vision Capability

NOTES:
1- INSTALL HOUSEHOLD FIRE ALARM
2- INSTALL COMPREHENSIVE SECURITY

ECTYPOS
ARCHITECTURE
4212 W. Mercer Way
Mercer Island, WA 98040
t. (206) 232-9147
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7785 REGISTERED ARCHITECT
LUCIA PIRZIO-BIROLI
STATE OF WASHINGTON

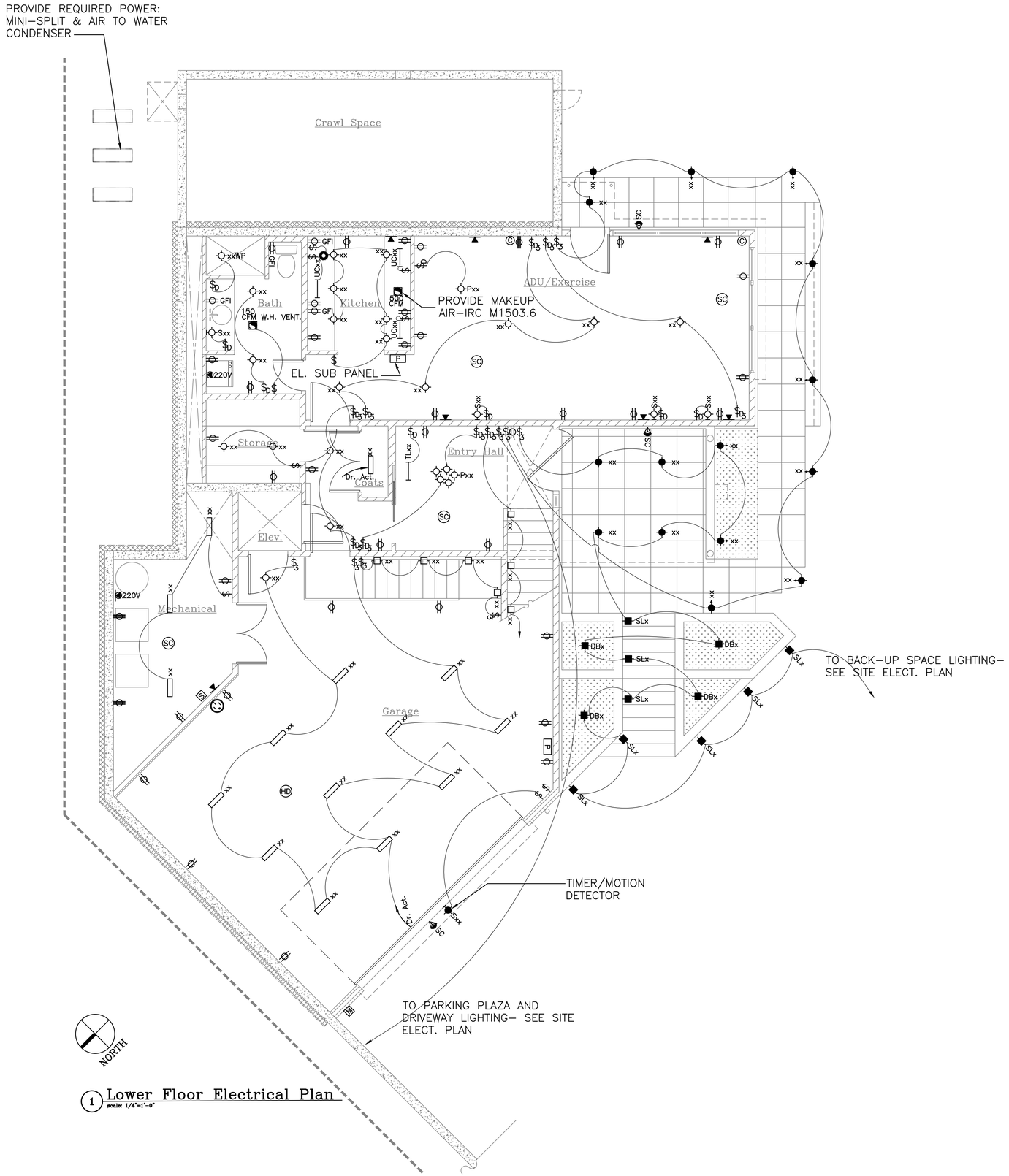
STEINBORN RESIDENCE

New Residence
8435 SE 47th PL.
Mercer Island, WA 98040

Date: **3/15/2021 Pre-App**
2/14/2022 Permit Submittal

Scale:

Sheet:
Site Electrical Plan
E1.0



1 Lower Floor Electrical Plan
scale: 1/4"=1'-0"

Power and Lighting Legend

xx CFM	Recessed Ceiling Mounted Exhaust Fan
SC	Recessed Ceiling Mounted Smoke Detector/Carbon Monoxide
HD	Heat Detector / Heat Alarm
C	Cable Connection
C	Floor Mounted Cable Connection
	Dedicated Data Outlet (CatVI)
S	Switch
S3	Switch, Multi–way
SD	Switch, Dimmer
SD3	Switch, Dimmer/Multi–way
Dr. Act.	Switch, Door Activated
	Duplex Outlet
GFI	Ground Fault Circuit Interupter
WP	Exterior Duplex Outlet
	Four–plex Outlet
	Floor Mounted Duplex Outlet
	Strip Outlets
220V	220 V Outlet
P	Breaker Panel
M	Meter
S	Security Panel
xx	Recessed Ceiling Mounted LED Downlight
xx	Recessed Ceiling Mounted LED Wallwasher
xx	Surface Ceiling Mounted LED Downlight
Sxx	Surface Mounted Wall LED Sconce
TLxx	Surface Mounted Track LED Lighting
UCxx	Surface Mounted Undercabinet Strip LED Lighting
RLxx	Ribbon LED linear light
Pxx	Pendant Fixture
Pxx	Cluster Pendant Fixture
SDLx	Surface Mounted Downlight
xx	Surface Mounted LED Batten Fixture
xx	Recessed Mounted Wall LED Washer
xx	Recessed Wall LED Light
xx	Exterior Recessed Ceiling Mounted LED Downlight
xx	Exterior Ground LED Light
Sxx	Exterior Surface Mounted Wall LED Sconce
SLx	Exterior Recessed Wall LED Step Light
DBx	Exterior Direct Burial Uplight
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Date: **3/15/2021 Pre-App**
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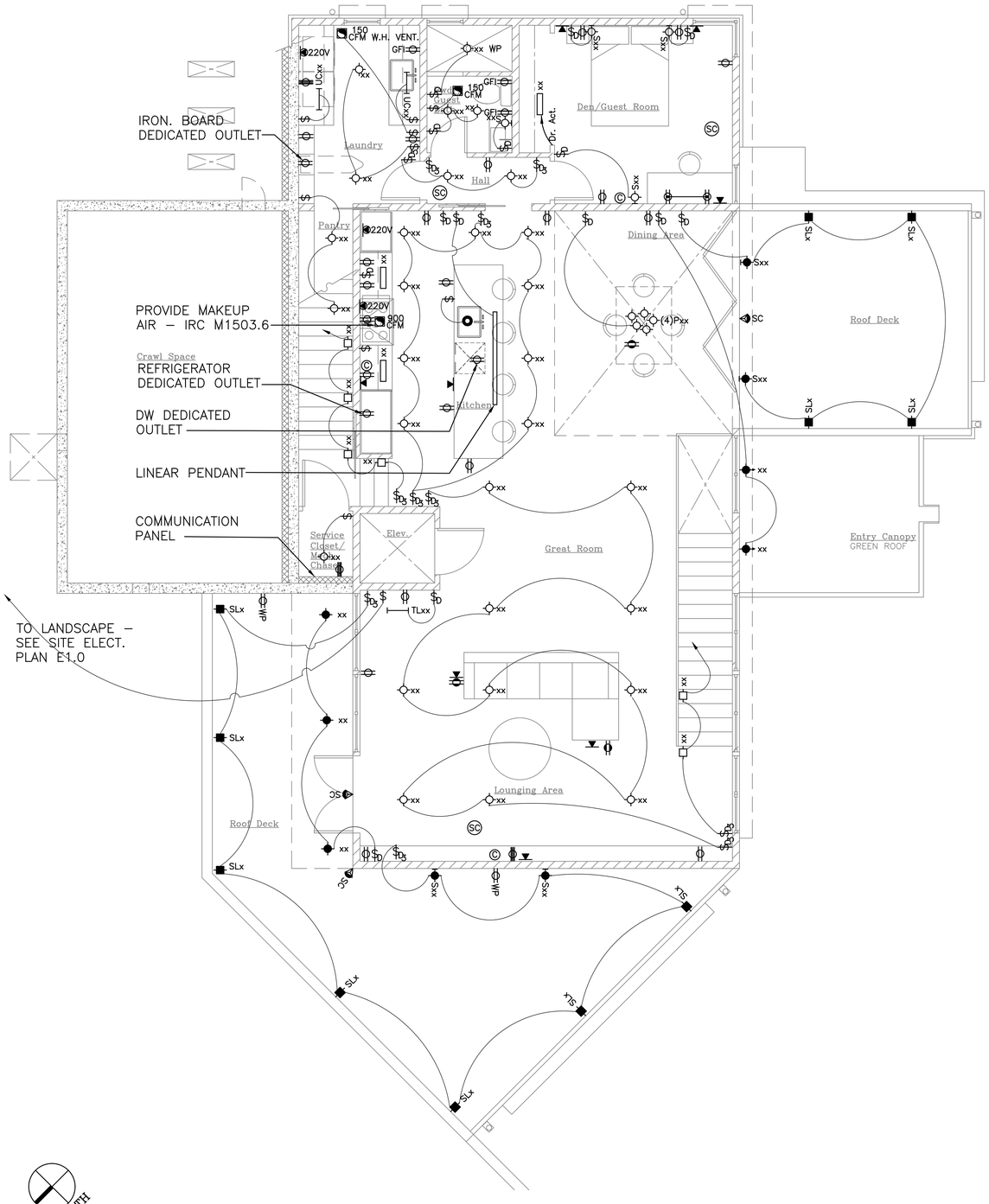
Scale:

Sheet:

Lower Floor
Electrical Plan
E2.0



1 Main Floor Electrical Plan
scale: 1/4"=1'-0"

Power and Lighting Legend

xx CFM	Recessed Ceiling Mounted Exhaust Fan
SC	Recessed Ceiling Mounted Smoke Detector/Carbon Monoxide
HD	Heat Detector / Heat Alarm
C	Cable Connection
C	Floor Mounted Cable Connection
	Dedicated Data Outlet (CatVI)
	Switch
3	Switch, Multi–way
D	Switch, Dimmer
3D	Switch, Dimmer/Multi–way
Dr. Act.	Switch, Door Activated
	Duplex Outlet
GFI	Ground Fault Circuit Interupter
WP	Exterior Duplex Outlet
	Four–plex Outlet
	Floor Mounted Duplex Outlet
	Strip Outlets
220V	220 V Outlet
P	Breaker Panel
M	Meter
S	Security Panel
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RLxx	Ribbon LED linear light
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Pxx	Cluster Pendant Fixture
SDLx	Surface Mounted Downlight
xx	Surface Mounted LED Batten Fixture
xx	Recessed Mounted Wall LED Washer
xx	Recessed Wall LED Light
xx	Exterior Recessed Ceiling Mounted LED Downlight
xx	Exterior Ground LED Light
Sxx	Exterior Surface Mounted Wall LED Sconce
SLx	Exterior Recessed Wall LED Step Light
DBx	Exterior Direct Burial Uplight
xx	Pool Light
	Waste Disposal
	Level 2 240V EV Charger
	Ceiling Fan with Light
SC	Security Camera w/ Night Vision Capability

NOTES:
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2– INSTALL COMPREHENSIVE SECURITY

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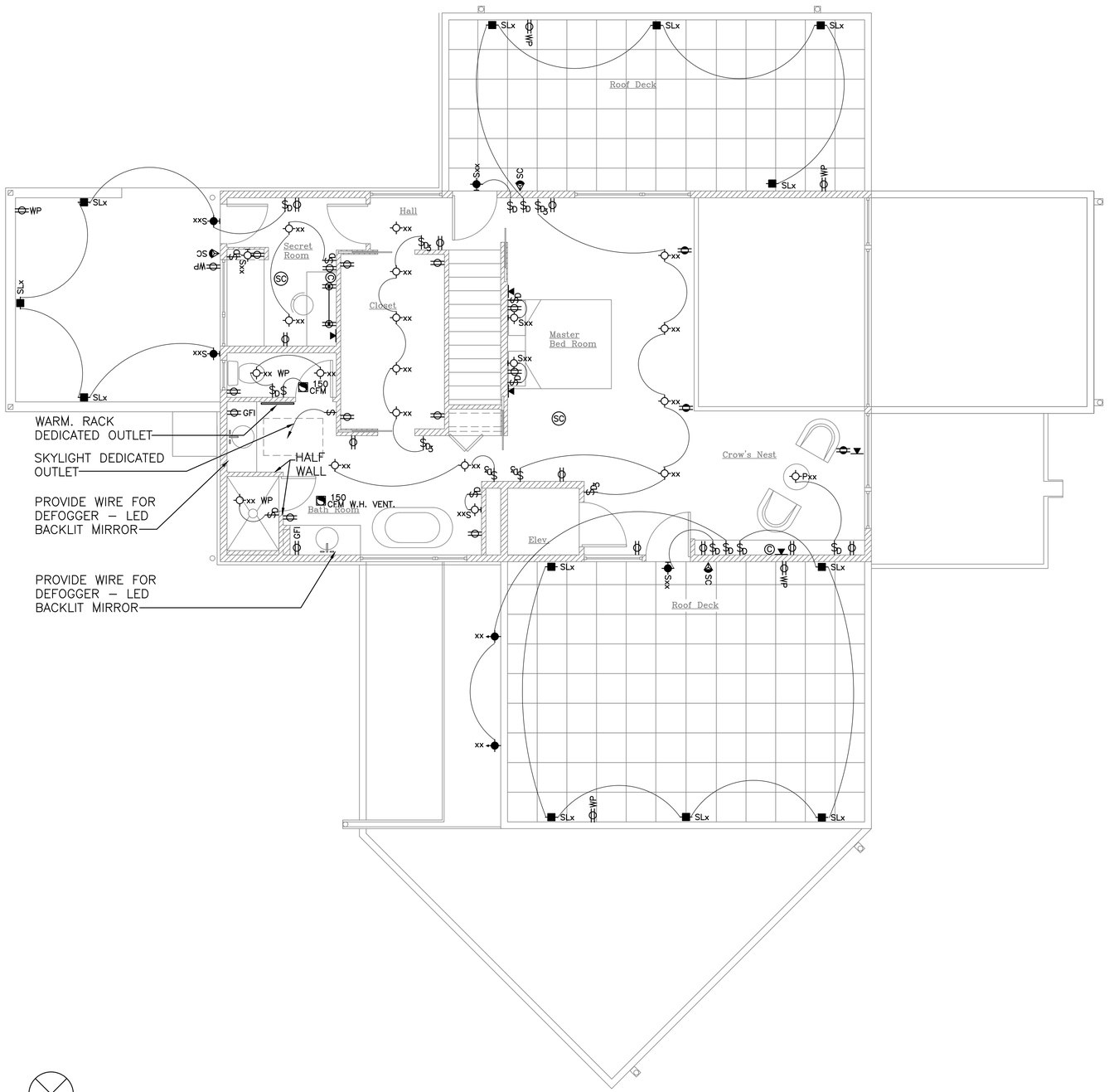
Date: **3/15/2021 Pre-App**
2/14/2022 Permit Submittal

Scale:

Sheet:
Main Floor
Electrical Plan
E2.1



1 Upper Floor Electrical Plan
scale: 1/4"=1'-0"

Power and Lighting Legend

xx CFM	Recessed Ceiling Mounted Exhaust Fan
SC	Recessed Ceiling Mounted Smoke Detector/Carbon Monoxide
HD	Heat Detector / Heat Alarm
C	Cable Connection
C	Floor Mounted Cable Connection
	Dedicated Data Outlet (CatVI)
	Switch
	Switch, Multi-way
	Switch, Dimmer
	Switch, Dimmer/Multi-way
Dr. Act.	Switch, Door Activated
	Duplex Outlet
GFI	Ground Fault Circuit Interupter
WP	Exterior Duplex Outlet
	Four-plex Outlet
	Floor Mounted Duplex Outlet
	Strip Outlets
220V	220 V Outlet
P	Breaker Panel
M	Meter
S	Security Panel
xx	Recessed Ceiling Mounted LED Downlight
xx	Recessed Ceiling Mounted LED Wallwasher
xx	Surface Ceiling Mounted LED Downlight
Sxx	Surface Mounted Wall LED Sconce
TLxx	Surface Mounted Track LED Lighting
UCxx	Surface Mounted Undercabinet Strip LED Lighting
RLxx	Ribbon LED linear light
Pxx	Pendant Fixture
Pxx	Cluster Pendant Fixture
SDLx	Surface Mounted Downlight
xx	Surface Mounted LED Batten Fixture
xx	Recessed Mounted Wall LED Washer
xx	Recessed Wall LED Light
xx	Exterior Recessed Ceiling Mounted LED Downlight
xx	Exterior Ground LED Light
Sxx	Exterior Surface Mounted Wall LED Sconce
SLx	Exterior Recessed Wall LED Step Light
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	Waste Disposal
	Level 2 240V EV Charger
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NOTES:
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Scale:

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Upper Floor Electrical Plan
E2.2

-GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

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

2. DESIGN LOADING CRITERIA

SNOW LOAD	GROUND SNOW LOAD, P_g = 25 PSF RAIN ON SNOW SURCHARGE = 5 PSF
FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
FLOOR LIVE LOAD (RESIDENTIAL BALCONIES AND DECKS)	60 PSF
GUARDRAILS/BALCONY RAILS (RESIDENTIAL)	200 LBS.
WIND (MAIN WIND FORCE RESISTING SYSTEM)	BASIC WIND SPEED = 97 MPH ALLOWABLE STRESS DESIGN WIND SPEED = 75 MPH IMPORTANCE FACTOR, I_w= 1.0 RISK CATEGORY = II TOPOGRAPHIC FACTOR, K_{zt} = 1.60 EXPOSURE CATEGORY = C INTERNAL PRESSURE COEFFICIENT, (GC_{pi})= 0.18/-0.18

GROSS WIND PRESSURES FOR COMPONENTS AND CLADDING

ZONE 1 = -61.2 PSF
ZONE 2 = -80.5 PSF
ZONE 3 = -109.8 PSF
ZONE 4 = -61.6 PSF
ZONE 5 = -51.3 PSF

NOTE: WIND PRESSURES ARE BASED ON TRIBUTARY AREAS LESS THAN 10 SQ-FT

EARTHQUAKE (EQUIVALENT LATERAL FORCE PROCEDURE)	S_S= 1.439 S_{DS} = 0.959 S_1= 0.5 S_{D1} = 0.6 IMPORTANCE FACTOR, I_e= 1.0 SITE CLASS D SEISMIC DESIGN CATEGORY= D RISK CATEGORY = II R = 6.5 FOR WOOD STRUCTURAL PANEL SHEAR WALLS OVER STRENGTH FACTOR, Ω_0 = 3.0 DEFLECTION AMPLIFICATION FACTOR, C_d = 4.0 REDUNDANCY FACTOR = 1.0 SEISMIC RESPONSE COEFFICIENT, C_s = 0.148 SEISMIC BASE SHEAR = 25.0 KIPS
RAIN INTENSITY	1.0 INCHES/HOUR

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ALL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.

5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. 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.

9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE 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.

10. MECHANICAL / ELECTRICAL / PLUMBING: CONTRACTOR SHALL SUBMIT DRAWINGS SHOWING THE LOCATION, LOADS, AND ANCHORAGE OF ALL MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER ATTACHMENTS IN EXCESS OF 50 POUNDS TO STRUCTURAL ENGINEER FOR REVIEW PRIOR TO INSTALLATION. ALL DETAILS NECESSARY FOR ATTACHING THESE SYSTEMS TO THE BASE BUILDING STRUCTURE, INCLUDING THE DESIGN AND DETAILING OF THE DESIGNATED SEISMIC LOAD RESISTING SYSTEM AS REQUIRED BY SECTION 1705.12.4 OF THE INTERNATIONAL BUILDING CODE, ARE THE RESPONSIBILITY OF THE SUPPLIER OF THAT EQUIPMENT AND MUST BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON.

11. SUBMITTAL REVIEW PERIOD: SUBMITTALS SHALL BE MADE IN TIME TO ALLOW MINIMUM OF TWO WEEKS FOR REVIEW BY THE ARCHITECT/ENGINEER PRIOR TO FABRICATION.

12. GENERAL CONTRACTOR'S PRIOR REVIEW OF SUBMITTALS: PRIOR TO SUBMISSION TO THE ARCHITECT/ENGINEER THE CONTRACTOR SHALL REVIEW THE SUBMITTAL FOR COMPLETENESS. DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER AND THEREFORE MUST BE VERIFIED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY DIMENSIONAL INFORMATION REQUESTED BY THE DETAILER AND SHALL PROVIDE THE GENERAL CONTRACTOR'S REVIEW STAMP AND SIGNATURE PRIOR TO FORWARDING THE SUBMITTAL TO THE ARCHITECT/ENGINEER.

13. SHOP DRAWINGS FOR:
    A. REINFORCING STEEL (FOR BOTH CONCRETE AND MASONRY CONSTRUCTION)
    B. STRUCTURAL STEEL
    C. GLUED LAMINATED MEMBERS
    D. OPEN WEB WOOD (OR COMBINATION WOOD/STEEL) TRUSSES
    E. CONNECTOR PLATE WOOD ROOF TRUSSES
    F. PLYWOOD WEB JOISTS

    SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS. CONTRACTOR SHALL ALSO SUBMIT SHOP DRAWINGS TO THE BUILDING DEPARTMENT AS REQUIRED. SHOP DRAWINGS FOR CONNECTOR PLATE WOOD ROOF TRUSSES SHALL ALSO BE SUBMITTED TO THE MECHANICAL ENGINEER FOR COORDINATION.

    CONTRACTOR SHALL SUBMIT WALL ELEVATION DRAWINGS OF AT LEAST 1/8" = 1'-0" SCALE INDICATING CONNECTION EMBEDMENTS AND WALL OPENINGS FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH REINFORCEMENT SHOP DRAWINGS.

14. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE, MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL, THERETO.

    SHOP DRAWINGS 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 CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY 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.

    DEFERRED SUBMITTALS FOR BUILDING COMPONENTS INCLUDING, BUT NOT LIMITED TOO, STAIRS, PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES, AND EXTERIOR CLADDING SHALL INCLUDE THE ENGINEER'S STAMP FOR THE STATE OF WASHINGTON 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 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.

15. STATEMENT SPECIAL INSPECTIONS:
    THE FOLLOWING CONSTRUCTION TYPES ARE TO BE REVIEWED BY A SPECIAL INSPECTOR DESIGNATED BY THE OWNER OR ARCHITECT. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. SPECIAL INSPECTION SHALL CONFORM TO SECTION 1704 OF THE 2018 INTERNATIONAL BUILDING CODE. SPECIAL INSPECTION AGENCY SHALL BE RESPONSIBLE FOR KEEPING RECORDS OF SPECIAL INSPECTIONS AND TESTS. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION REPORTS AND TEST RESULTS.

    SOILS: SHALL BE SPECIAL INSPECTED AS REQUIRED IN THE INTERNATIONAL BUILDING CODE SECTION 1705.6 AND AS DIRECTED IN THE GEOTECHNICAL REPORT.

    STEEL CONSTRUCTION AND WELDING: SHALL BE SPECIAL INSPECTED AS REQUIRED IN THE INTERNATIONAL BUILDING CODE SECTION 1705.2, AISC 360-16, AISC 341-16, AWS D1.1, AND AWS D1.8.

    POST INSTALLED ANCHORS: PERIODIC SPECIAL INSPECTION IN ACCORDANCE WITH THE PRODUCTS APPROVED ICC-ES REPORT.

16. THE CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM, DESIGNATED WIND OR SEISMIC SYSTEM, OR SEISMIC FORCE RESISTING COMPONENT SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK AS REQUIRED BY SECTION 1704.4 OF THE INTERNATIONAL BUILDING CODE.

GEOTECHNICAL

17. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

ALLOWABLE SOIL PRESSURE	4,000 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	60 PCF/40 PCF
LATERAL EARTH PRESSURE (SEISMIC)	9H (ULTIMATE LOAD)
PASSIVE EARTH PRESSURE (ULTIMATE)	300 PCF
COEFFICIENT OF FRICTION (ULTIMATE)	0.45

SOILS REPORT REFERENCE: REPORT JN 21061 ISSUED BY GEOTECH CONSULTANTS INC., MARCH 23, 2021

CONCRETE

18. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED, AND PLACED IN ACCORDANCE WITH ACI 318-14 AND ACI 301-16. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH (f'c) OF 3500 PSI BASED ON EXPOSURE CLASS F1, SHALL CONTAIN NO LESS THAN 5-1/2 SACKS OF CEMENT, HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.45, MAXIMUM AGGREGATE OF ¾-INCH, AND A SLUMP OF 5 INCHES OR LESS. CONCRETE HAS BEEN DESIGNED BASED ON A CONCRETE STRENGTH (f'c) OF 2500 PSI PER INTERNATIONAL BUILDING CODE SECTION 1705.3 EXCEPTION 2.3 TO AVOID SPECIAL INSPECTIONS AND MATERIAL TESTING.

    ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494M, AND C618. UNLESS OTHERWISE NOTED THE TOTAL AIR CONTENT SHALL BE 5%. AIR CONTENT SHALL BE SAMPLED IN ACCORDANCE WITH ASTM C172 AND AIR CONTENT MEASURED IN ACCORDANCE WITH ASTM C231 OR C173.

19. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENTS S1), GRADE 60, Fy = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, Fy = 40,000 PSI.

    WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185

20. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI SP-66-04 AND ACI 318-14 CHAPTER 25. LAP ALL REINFORCEMENTS AS FOLLOWS:

BAR SIZE	MINIMUM LAP LENGTH	MINIMUM HOOK EMBEDMENT
#3	24-INCHES	6-INCHES
#4	31-INCHES	8-INCHES
#5	39-INCHES	11-INCHES

    PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

    NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. FIELD BENDING OF GRADE 60 REINFORCEMENT SHALL NOT BE ALLOWED.

21. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
ALL OTHER CASES	1-1/2"

22. SLABS-ON-GRADE: UNLESS NOTED OTHERWISE SHALL BE 4" CONCRETE, REINFORCED WITH 6X6 W1.4XW1.4 WELDED WIRE FABRIC CENTERED IN SLAB. UNLESS OTHERWISE DIRECTED BY SOILS REPORT PROVIDE MINIMUM 10 MIL VAPOR BARRIER OVER 4" OF COMPACTED SAND OR GRAVEL.

23. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES. TOLERANCES FOR ALL STRUCTURAL CONCRETE AND REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI 117-10 AND ACI 117.1R-14.

24. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3,000 PSI MINIMUM).

POST INSTALLED ANCHORS

25. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER—OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REINFORCEMENT. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND ICC-ES REPORT. SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW, SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE INTERNATIONAL BUILDING CODE. SUBSTITUTIONS SHALL HAVE CURRENT ICC-ES APPROVAL.

A. CONCRETE ANCHORS
    1. MECHANICAL ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
        a. SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)
        b. SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713)
        c. HILTI "KWIK BOLT TZ" (ICC-ES ESR-1917)

    2. ADHESIVE ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC308. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
        a. SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)
        b. SIMPSON STRONG-TIE "AT-XP" (IAPMO UES ER-263)
        c. HILTI "HIT-RE 500-V3" (ICC-ES ESR-3814)
        d. HILTI "HIT-HY 200" (ICC-ES ESR-3187)

STEEL

26. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE LATEST EDITIONS OF THE A.I.S.C. SPECIFICATIONS AND CODES AS FOLLOWS:

    1. AISC 360-16 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
    2. AISC 303-16 CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AMENDED BY THE DELETION OF THE FOLLOWING SENTENCE IN PARAGRAPH 4.2.1: "THIS APPROVAL CONSTITUTES THE OWNER'S ACCEPTANCE OF ALL RESPONSIBILITY FOR THE DESIGN ADEQUACY OF ANY DETAIL CONFIGURATION OF CONNECTIONS DEVELOPED BY THE FABRICATOR AS PART OF HIS PREPARATION OF THESE SHOP DRAWINGS."
    3. AISC 341-16 SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS
    4. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
    5. AMERICAN WELDING SOCIETY (AWS) STRUCTURAL WELDING CODE D1.1 AND D1.4

27. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	Fy
PLATES, ANGLES, AND RODS	A36	36 KSI
WIDE FLANGE SHAPES AND CHANNELS	A992	50 KSI
PIPE COLUMNS	A53 (TYPE E OR S. GRADE B)	35 KSI
STRUCTURAL TUBING (SQUARE OR RECTANGULAR)	A500 (GRADE B)	46 KSI
ANCHOR BOLTS (EMBEDDED IN MASONRY OR CONCRETE)	A307	
CONNECTION BOLTS (3/4" ROUND, UNLESS SHOWN OTHERWISE)	A325-N	
THREADED RODS FOR EPOXY GROUTED CONNECTIONS	A36 OR A307 GRADE C	36 KSI

28. ALL BEAM PENETRATIONS NOT SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.

29. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC 303-10. ANY STRUCTURAL STEEL THAT IS EXPOSED TO VIEW UPON COMPLETION OF THE PROJECT SHALL BE CONSIDERED ARCHITECTURALLY EXPOSED. SEE PROJECT SPECIFICATIONS FOR SPECIFIC FABRICATION AND ERECTION REQUIREMENTS.

30. ALL A-325 CONNECTION BOLTS SHALL BE INSTALLED TO THE SNUG-TIGHT CONDITION PER AISC SPECIFICATIONS. INSTALL IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS.

34. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70 XX ELECTRODES UNLESS OTHERWISE NOTED. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED.

WOOD

35. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS.

JOISTS:	HEM-FIR NO. 2 (UNLESS NOTED OTHERWISE ON PLANS)
(2X, 3X, AND 4X MEMBERS)	MINIMUM BASE VALUE, F_b = 850 PSI
BEAM AND STRINGERS:	DOUGLAS FIR LARCH NO. 1
(6 X AND LARGER MEMBERS)	MINIMUM BASIC DESIGN STRESS, F_b = 1,350 PSI
POSTS AND TIMBERS:	DOUGLAS FIR LARCH NO. 1
(6 X AND LARGER MEMBERS)	MINIMUM BASIC DESIGN STRESS, F_b = 1,200 PSI, F_c = 1,000 PSI
STUDS PLATES & MISCELLANEOUS LIGHT FRAMING	DOUGLAS FIR LARCH OR HEM-FIR NO. 2, MINIMUM BASIC DESIGN STRESS F_b = 850 PSI, F_c = 1,300 PSI
2X AND 3X TONGUE AND GROOVE DECKING	HEM-FIR COMMERCIAL DEX, F_b = 1,350 PSI

36. PARALLEL STRAND LUMBER (PSL): EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND PRODUCT SHALL HAVE AN APPROVED ICC-ES EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: F_b = 2900 PSI, E = 2000,000 PSI, Fv = 290 PSI.

    DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE WEYERHAEUSER. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

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Date:
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IF SHEET IS NOT 24"x36" IT HAS BEEN RESCALED

General Structural Notes

S1.0

37. LAMINATED VENEER LUMBER (LVL): EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND PRODUCT SHALL HAVE AN APPROVED ICC-ES EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: F_b = 2600 PSI, Fv = 285 PSI, E = 2,000,000 PSI.

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY WEYERHAEUSER. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER, ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

38. LAMINATED STRAND LUMBER (LSL): EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND PRODUCT SHALL HAVE AN APPROVED ICC-ES EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: F_b = 2325 PSI, Fv = 310 PSI, E = 1,550,000 PSI,

LSL RIM JOISTS SHALL CONFORM TO ANSI/APA PRR 410 AND SHALL BE MARKED IN ACCORDANCE WITH THE STANDARD.

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY WEYERHAEUSER. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER, ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

39. PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOIST MANUFACTURED BY THE WEYERHAEUSER. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

40. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1-09 OR PS 2-18 AND AMERICAN PLYWOOD ASSOCIATION PERFORMANCE STANDARD PRP-108. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS. EACH PANEL SHALL BE IDENTIFIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY.

41. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE, PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC. AND CONCRETE OR MASONRY.

PRESSURE TREATED LUMBER SHALL COMPLY WITH THE AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) STANDARD U1, COMMODITY SPECIFICATION A AS INDICATED BELOW OR HAVE EQUIVALENT ICC-ES APPROVAL.

PROPOSED USE		AWPA USE CATEGORY
RESIDENTIAL DECKS	DECKING	3B
	JOISTS ABOVE GROUND	3B
	POSTS	4A
	RAILING	3B
	LEDGERS	3B
SAWN LUMBER	ABOVE GROUND	3B
PLYWOOD	DAMP ABOVE GROUND	2
	EXTERIOR ABOVE GROUND	3B
SILL PLATES	IN CONTACT WITH CONCRETE OR MASONRY	2
INTERIOR LEDGERS	IN CONTACT WITH CONCRETE OR MASONRY	2

ALL TREATED LUMBER SHALL BEAR THE QUALITY MARK OF AN ACCREDITED INSPECTION AGENCY. THE QUALITY MARK SHALL INCLUDE:

A. IDENTIFICATION OF TREATING MANUFACTURER
B. TYPE OF PRESERVATIVE USED
C. MINIMUM PRESERVATIVE RETENTION (PCF)
D. END USE FOR WHICH THE PRODUCT IS TREATED
E. IDENTITY OF THE ACCREDITED INSPECTION AGENCY
F. STANDARD TO WHICH THE PRODUCT IS TREATED

42. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER TO ACHIEVE THE MAXIMUM PUBLISHED ALLOWABLE LOAD. ALL CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. SHIMS, WHERE REQUIRED, SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. ALL LAG SCREWS SHALL BE INSTALLED IN PRE-DRILLED HOLES.

UNLESS NOTED OTHERWISE ALL SAWN LUMBER JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS AND ALL PREFABRICATED PLYWOOD WEB JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS.

ALL CONNECTIONS/FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED OR FIRE-RETARDANT-TREATED WOOD, SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL. HOT DIPPED GALVANIZED FASTENERS SHOULD CONFORM TO ASTM STANDARD 153, AND HOT DIPPED GALVANIZED CONNECTORS SHOULD CONFORM TO ASTM STANDARD A653 (CLASS G-185). STAINLESS STEEL FASTENERS AND CONNECTORS SHOULD BE TYPE 304 OR 316. NOTE: ELECTROPLATED GALVANIZED FASTENERS AND CONNECTORS ARE NOT TO BE USED WITH PRESSURE TREATED WOOD. SIMPSON PRODUCT FINISHES CORRESPONDING TO THE ABOVE REQUIREMENTS ARE ZMAX (HOT DIPPED GALVANIZED) AND SST300 (STAINLESS STEEL). STAINLESS STEEL HARDWARE AND FASTENERS SHALL NOT BE COMBINED WITH UNTREATED OR GALVANIZED MATERIAL.

43. WOOD FASTENERS:

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	0.148"
16d	3-1/2"	0.162"

DESIGN IS BASED ON COMMON STEEL WIRE NAILS MEETING THE REQUIREMENTS OF ASTM F1667. USE OF ALTERNATE FASTENERS MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO THE START OF CONSTRUCTION.

B. NAILS — PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

44. WOOD FRAMING NOTES — THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE AS SPECIFIED ABOVE. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. INSTALLATION OF BOLTS AND LAG SCREWS SHALL CONFORM TO SECTIONS 12.1.3 AND 12.1.4 OF THE 2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. NATURALLY DURABLE OR PRESSURE TREATED WOOD SHALL BE PROVIDED WHERE REQUIRED BY SECTION 2304.12 OF THE INTERNATIONAL BUILDING CODE.

B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2X6 AT 16" O.C. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2 x 8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED AND SHALL BEAR FULLY ON A MINIMUM OF TWO STUDS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE SOLID BLOCKING BETWEEN STUDS AT MID_HEIGHT OF ALL STUD WALLS OVER 10' IN HEIGHT.

STUDS MAY BE NOTCHED, CUT, OR PENETRATED WITH ROUND BORED HOLES AS FOLLOWS:

STUD SIZE	MAXIMUM NOTCH / CUT	MAXIMUM BORED HOLE
2X4	7/8"	1-3/8"
2X6	1-3/8"	2-1/8"

BORED HOLES SHALL NOT BE LOCATED WITH 5/8H FROM THE EDGE OF THE STUD OR AT THE SAME LOCATION AS A NOTCH OR CUT.

WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d AT 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS AT 4" O.C. EACH SIDE OF JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7H MINIMUM EMBEDMENT) @ 4'_0" O.C. UNLESS INDICATED OTHERWISE. PROVIDE 3Hx3" x1/4H HOT-DIPPED GALVANIZED PLATE WASHERS AT ALL ANCHOR BOLTS. INDIVIDUAL MEMBERS OF BUILT_UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16d NAILS @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5d COOLER NAILS FOR 1/2" GWB AND 6d COOLER NAILS FOR 5/8" GWB. PROVIDE 15/32" APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8d NAILS @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH NAILS @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS.

NOTCHES AT THE END OF JOISTS AND RAFTERS SHALL NOT EXCEED 1/4 THE DEPTH OF THE MEMBER. NOTCHES IN THE TOP OR BOTTOM SHALL NOT EXCEED 1/6 THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED WITHIN THE MIDDLE 1/3 OF THE SPAN. THE DIAMETER OF ROUND HOLES BORED IN JOISTS AND RAFTERS SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED WITHIN 2H FROM THE TOP OR BOTTOM EDGE.

TOENAIL JOISTS TO SUPPORTS WITH TWO 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 TWO ROWS OF 16d @ 12" O.C. ATTACH RAFTERS AND ROOF TRUSSES AT BEARING LINES WITH H2.5 @ 24" O.C. UNLESS OTHER METAL CONNECTIONS ARE INDICATED.

UNLESS OTHERWISE NOTED ON THE PLANS, APA RATED ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND ATTACHED WITH 10d NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD 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 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ALL ROOF AND FLOOR SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d NAILS @ 12" O.C. UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND FASTEN SHEATHING TO FRAMING/BLOCKING AS SPECIFIED.

TONGUE AND GROOVE STRUCTURAL ROOF AND FLOOR DECKING SHALL BE INSTALLED AS FOLLOWS:

A. 2X DECKING SHALL BE TOENAILED THROUGH THE TONGUE AND FACE NAILED WITH ONE 16d NAIL PER PIECE PER SUPPORT.

B. 3X AND 4X DECKING SHALL BE TOENAILED WITH ONE 40d NAIL AND FACE NAILED WITH ONE 60d NAIL PER SUPPORT. COURSES SHALL BE SPIKED TOGETHER WITH 8" SPIKES AT 30" O.C. (MAXIMUM) AND AT 10" (MAXIMUM) FROM EACH END OF EACH PIECE. SPIKES SHALL BE INSTALLED IN PREDRILLED EDGE HOLES

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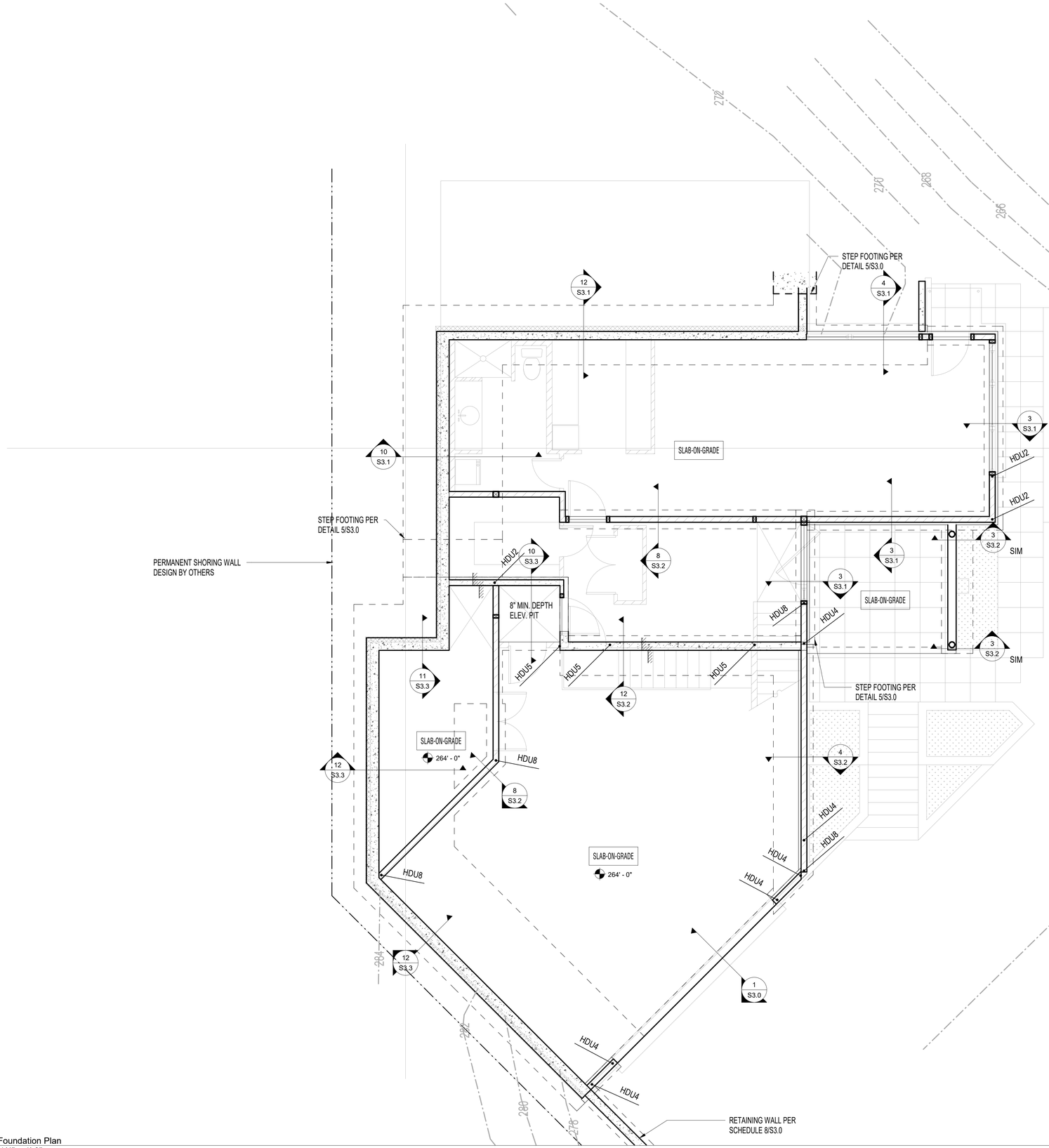
General Structural Notes

S1.1



1 Foundation Plan
1/4" = 1'-0"

Foundation Plan Notes

1. All slabs-on-on-grade shall be 4" reinforced with WWF6x6 W1.4xW1.4 u.n.o. Provide minimum 6-mil visqueen vapor barrier under all slabs. Slabs shall be supported on a minimum 4 inches of free draining material.

2. At holdowns provide the following anchor bolts:

Holdown	Anchor
HDU2	SSTB20, embed 16½" min. (or ¾"ø bolt, SET-XP epoxy embed 10 min.")
HDU4	SSTB24, embed 16½" min. Anchor must be cast-in-place.
HDU5	PAB5, embed 6½" min. into footing. Anchor must be cast-in-place.
HDU8	PAB7, embed 9" min. into footing. Anchor must be cast-in-place.

3. All anchors to be installed as required by manufacturer. Minimum (2) 2x studs unless otherwise noted on plans.

LEGEND

xx'-xx" TOP-OF-SLAB ELEVATON

ABRUPT CHANGE IN SLAB/ FRAMING ELEVATION

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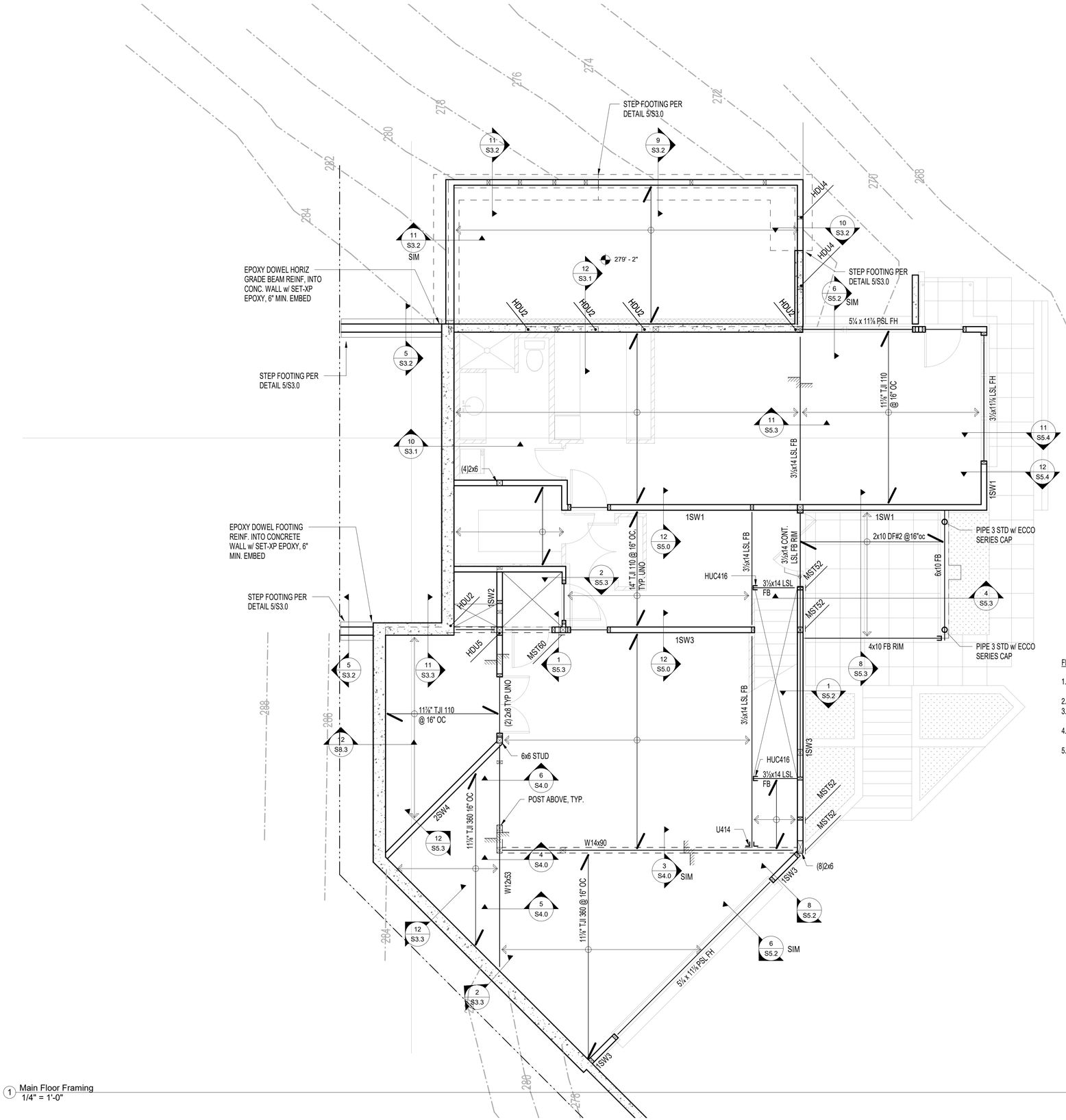
Foundation Plan

S2.0



1 Main Floor Framing
1/4" = 1'-0"

Floor Framing Plan Notes

1. Floor sheathing shall be 23/32" APA, Sturd-I-Floor with a panel index of 40/20. Nail to framing with 10d common nails at 6" oc at panel edges and 12" oc in field unless noted otherwise on plans.
2. All headers and beams shall be (2) 2x8 minimum, u.n.o. Refer to note 3 for support requirements.
3. All columns shall be double stud minimum, u.n.o., with the beam or header bearing fully on the column. Individual studs shall be nailed together per the general structural notes.
4. Exterior wall sheathing shall be 15/32" APA Rated sheathing with a panel index of 24/0 (Oriented strand board of equivalent thickness, exposure rating, and panel index may be used in lieu of plywood at contractors' option).
5. Attach LVL plies w/ (2) SDS25600 @16"oc.

LEGEND

- HANGER
- WALL/ COLUMN BELOW
- WALL/ COLUMN ABOVE
- ABRUPT CHANGE IN SLAB/ FRAMING ELEVATION
- FB INDICATES FLUSH BEAM
- FH INDICATED FLUSH HEADER
- UNO UNLESS NOTED OTHERWISE
- SPAN AND EXTENTS
- SPAN AND EXTENTS THRU-OUT

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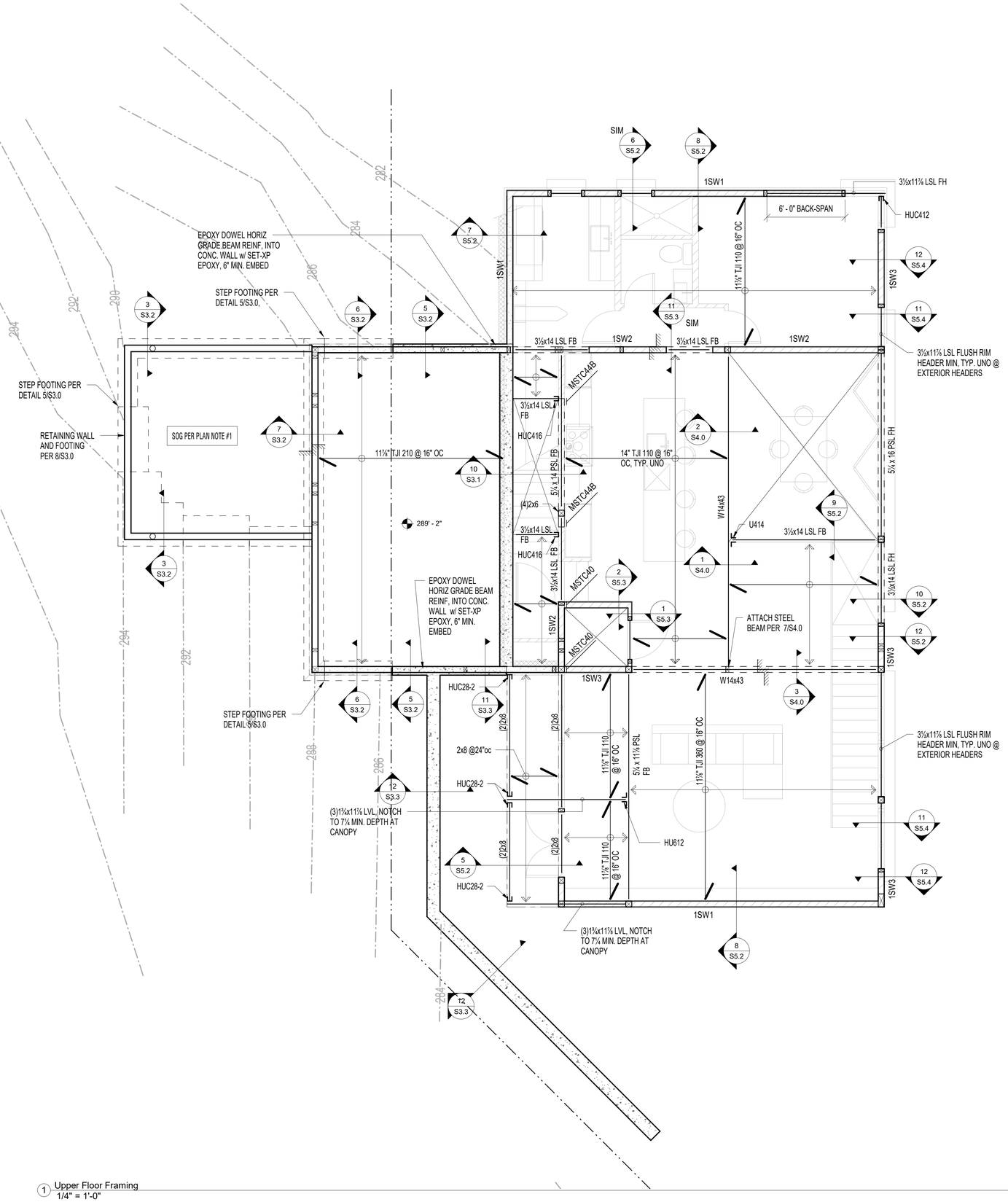
Main Floor Framing Plan

S2.1



1 Upper Floor Framing
1/4" = 1'-0"

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Floor Framing Plan Notes

1. Floor sheathing shall be 23/32" APA, Sturd-I-Floor with a panel index of 40/20. Nail to framing with 10d common nails at 6" oc at panel edges and 12" oc in field unless noted otherwise on plans.
2. All headers and beams shall be (2) 2x8 minimum, u.n.o. Refer to note 3 for support requirements.
3. All columns shall be double stud minimum, u.n.o., with the beam or header bearing fully on the column. Individual studs shall be nailed together per the general structural notes.
4. Exterior wall sheathing shall be 15/32" APA Rated sheathing with a panel index of 24/0 (Oriented strand board of equivalent thickness, exposure rating, and panel index may be used in lieu of plywood at contractors' option).
5. Attach LVL plies w/ (2) SDS25600 @16"oc.

LEGEND

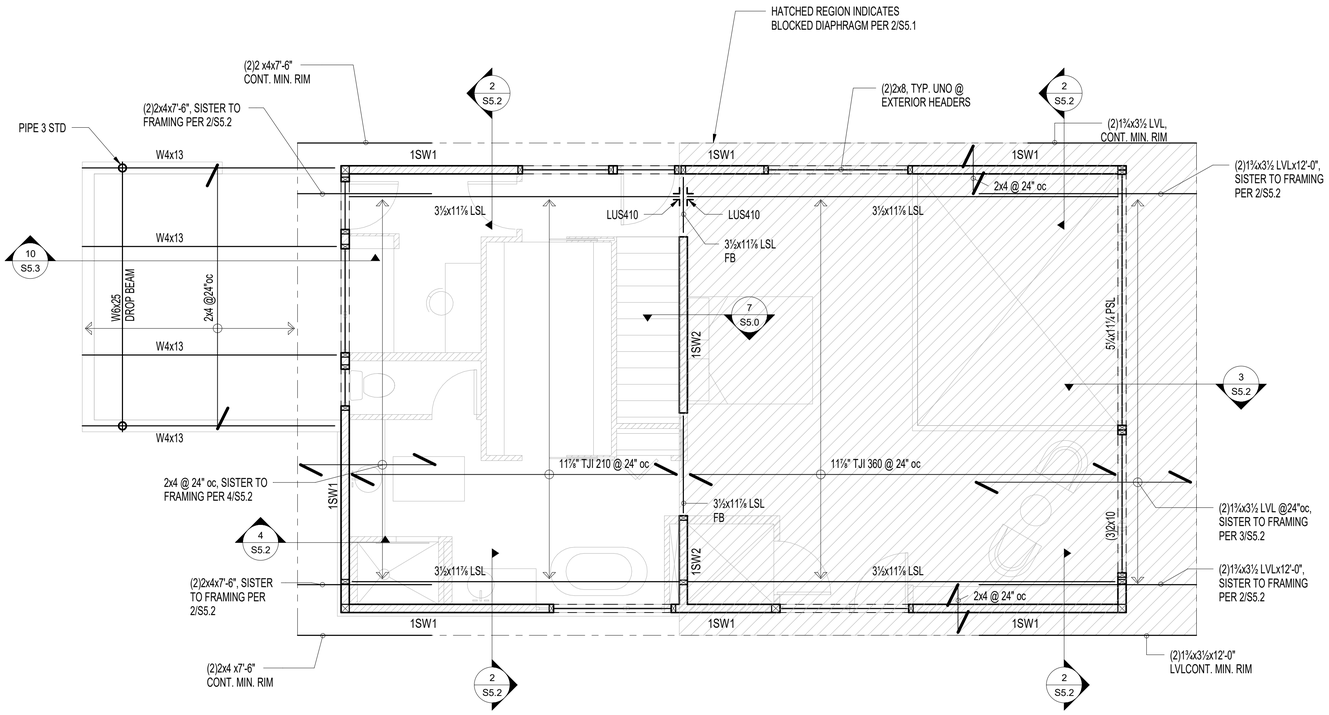
⊓ ⌐	HANGER
▭ □	WALL/ COLUMN BELOW
▭ ⋯	WALL/ COLUMN ABOVE
	ABRUPT CHANGE IN SLAB/ FRAMING ELEVATION
FB	INDICATES FLUSH BEAM
FH	INDICATED FLUSH HEADER
UNO	UNLESS NOTED OTHERWISE
	SPAN AND EXTENTS
	SPAN AND EXTENTS THRU-OUT

Date:
2/14/2022 PERMIT SET

IF SHEET IS NOT 24"x36" IT HAS BEEN RESCALED

Upper Floor Framing Plan

S2.2



1 Roof Framing
1/4" = 1'-0"

Roof Framing Plan Notes

1. Roof sheathing shall be 15/32" APA Rated sheathing with a panel index of 24/0. Nail to framing with 8d common nails at 6" oc at panel edges and 12" oc in field unless noted otherwise on plans. Where noted on the plans all panel edges shall be block with minimum 2x material.
2. All headers and beams shall be (2) 2x8 minimum, u.n.o. Refer to note 3 for support requirements.
3. All columns shall be double stud minimum, u.n.o., with the beam or header bearing fully on the column. Individual studs shall be nailed together per the general structural notes.
4. Exterior wall sheathing shall be 15/32" APA Rated sheathing with a panel index of 24/0 (Oriented strand board of equivalent thickness, exposure rating, and panel index may be used in lieu of plywood at contractors' option).

LEGEND

	HANGER
	WALL/ COLUMN BELOW
	WALL/ COLUMN ABOVE
	ABRUPT CHANGE IN SLAB/ FRAMING ELEVATION
FB	INDICATES FLUSH BEAM
FH	INDICATED FLUSH HEADER
UNO	UNLESS NOTED OTHERWISE
	SPAN AND EXTENTS
	SPAN AND EXTENTS THRU-OUT

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Steinborn Residence

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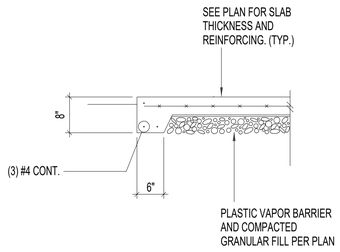
Mercer Island, WA 98040

Date:
2/14/2022 PERMIT SET

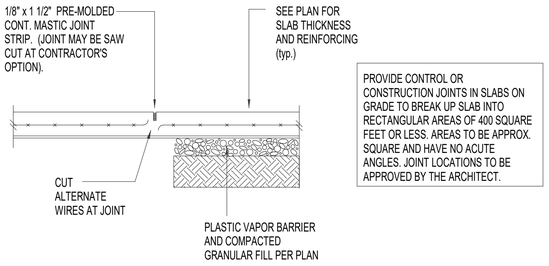
IF SHEET IS NOT 24"x36" IT HAS BEEN RESCALED

Roof Framing Plan

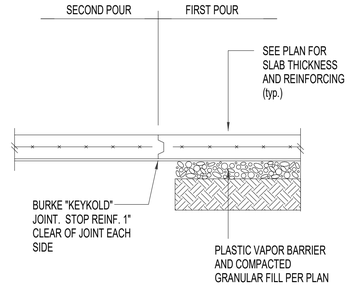
S2.3



Typical Slab Edge 1

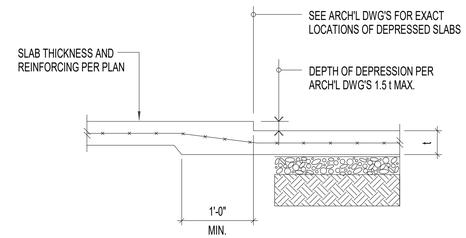


Control Joint

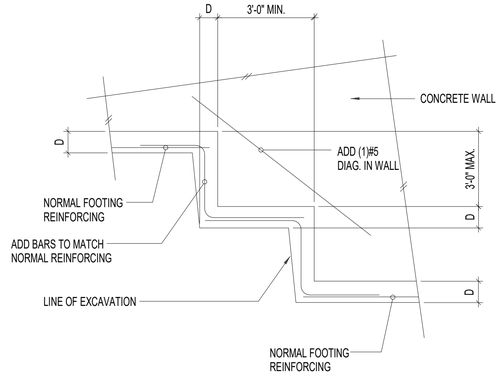


Construction Joint

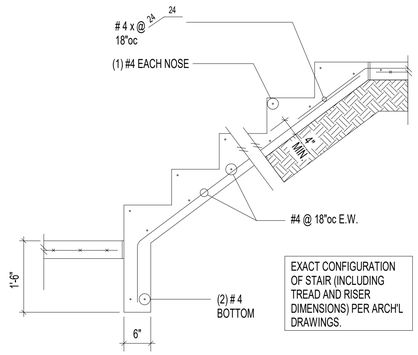
Typical Slab Joints 3



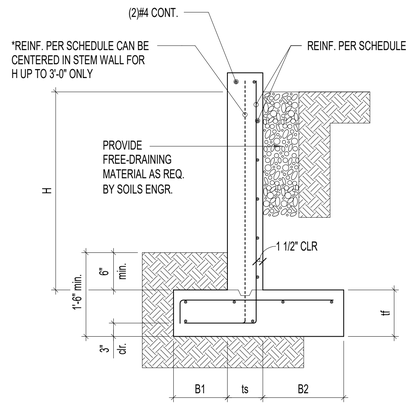
Typical Depressed Slab 4



Typical Stepped Footing 5



Stair On Grade 6



RETAINING WALL SCHEDULE DATA								
H	tf	B1	ts	B2	Stem Reinforcement		Footing Reinforcement	
					VERT.	HORIZ.	TOP	LONGIT.
*UP TO 3'-0"	10"	5"	8"	5"	#4 @12"oc	#4 @12"oc	#4 @10"oc	(2)#4
4'-0"	10"	5"	8"	16"	#4 @12"oc	#4 @12"oc	#4 @10"oc	(3)#4
5'-0"	10"	5"	8"	22"	#4 @12"oc	#4 @12"oc	#4 @10"oc	(4)#4
6'-0"	12"	9"	8"	28"	#4 @12"oc	#4 @12"oc	#5 @12"oc	(5)#4
7--0"	12"	12"	10"	32"	#5 @12"oc	#5 @12"oc	#5 @10"oc	(6)#4

EQUIVALENT FLUID PRESSURE	= 40 PCF
MINIMUM ALLOWABLE BEARING	= 4000 PSF
COEFFICIENT OF FRICTION	= 0.45 (ULTIMATE)
PASSIVE RESISTANCE	= 300 PCF (ULTIMATE)
LATERAL SEISMIC SURCHARGE	= 9H (ULTIMATE)

Retaining Wall Schedule 8

9

10

11

12

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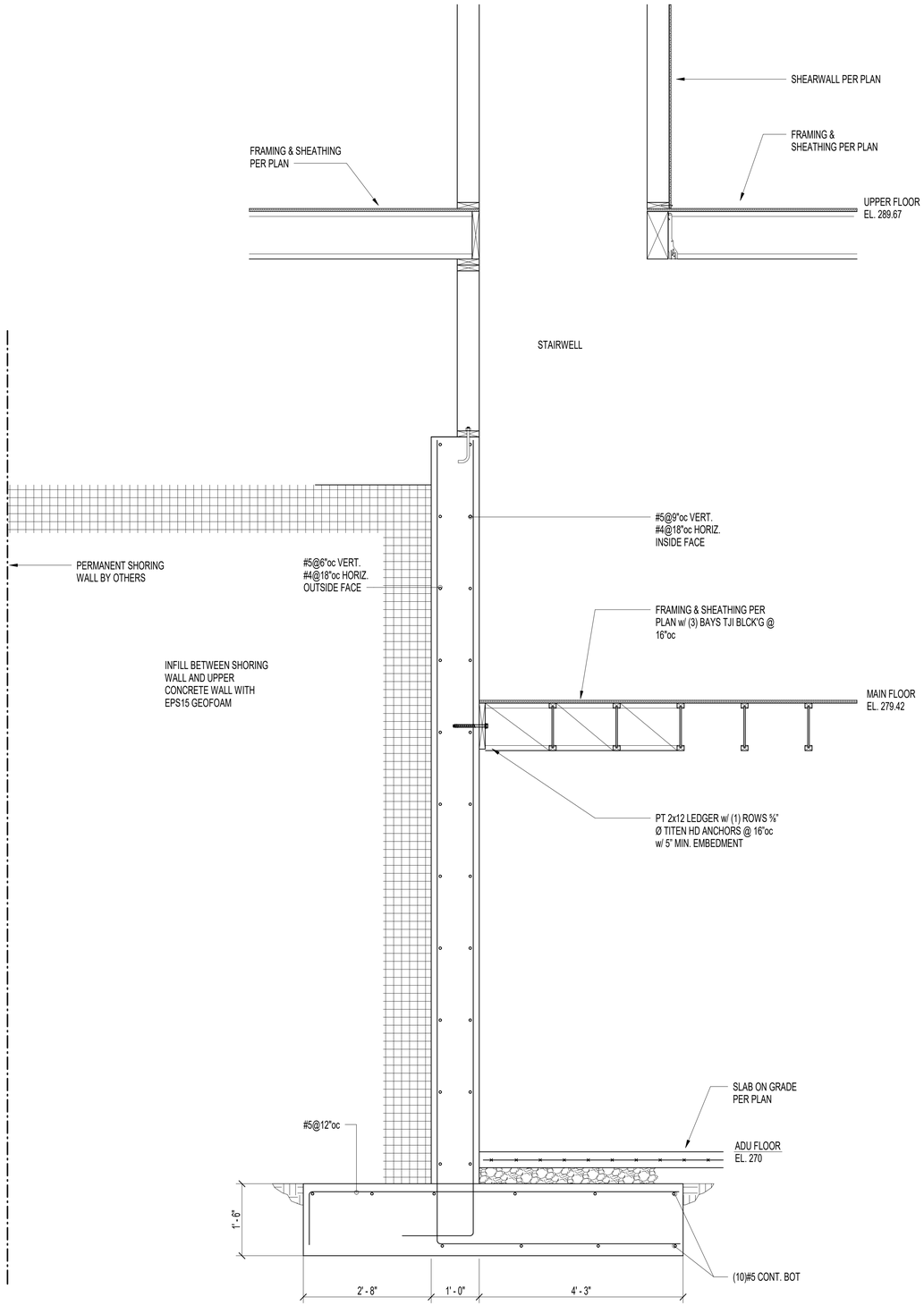
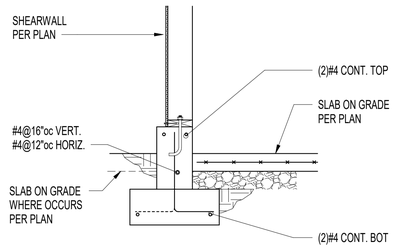
Concrete Details

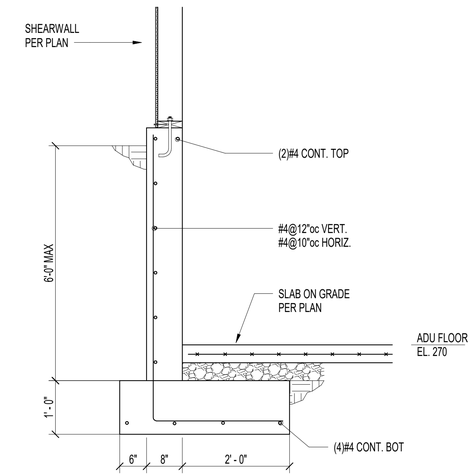
S3.0



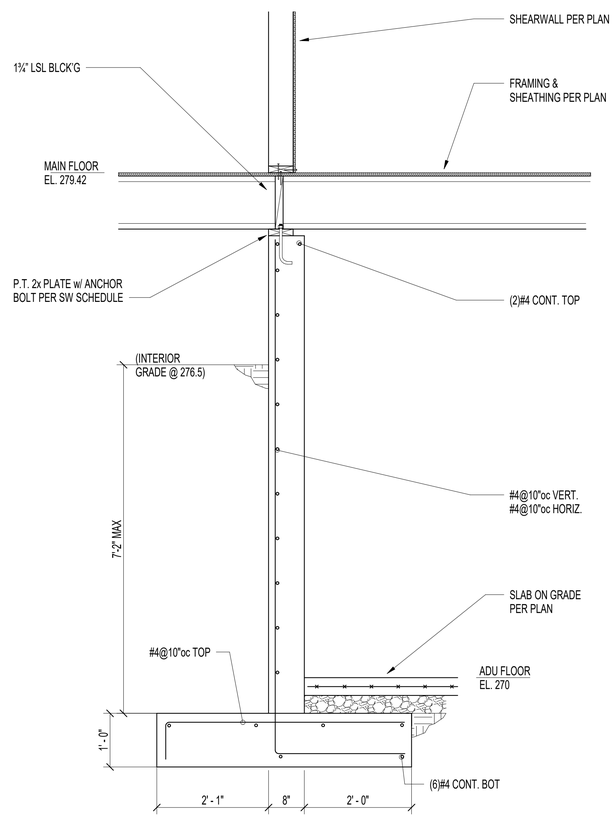
Section thru NE wall @ Stair 10



Section SW ADU/Entry 3



Section thru SE elevation @ ADU 4



Section thru SE elevation @ ADU/Laundry 12

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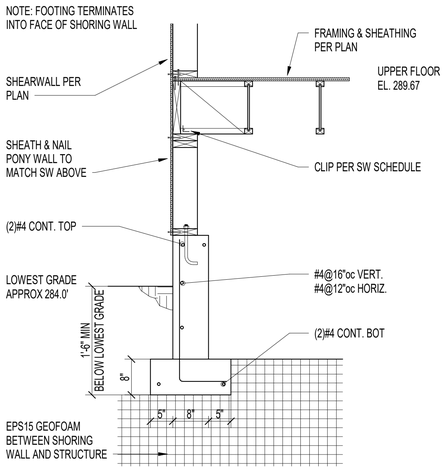
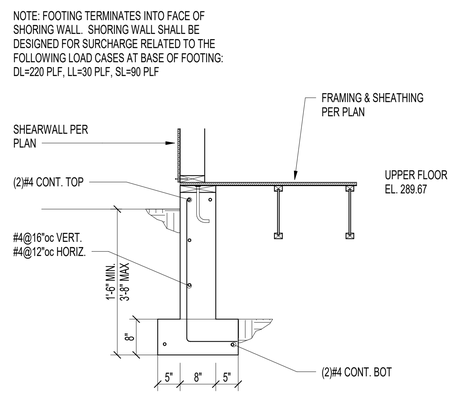
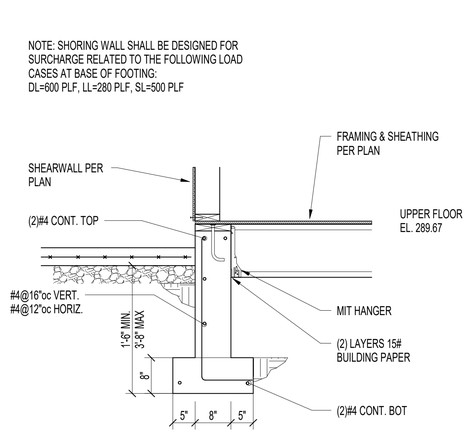
S3.1



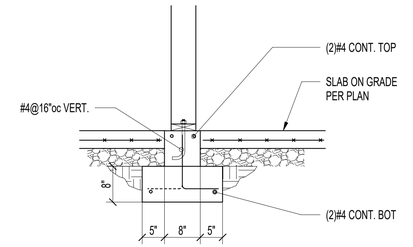
Section thru SW & NE elevations @ Secret Room/Bath 5



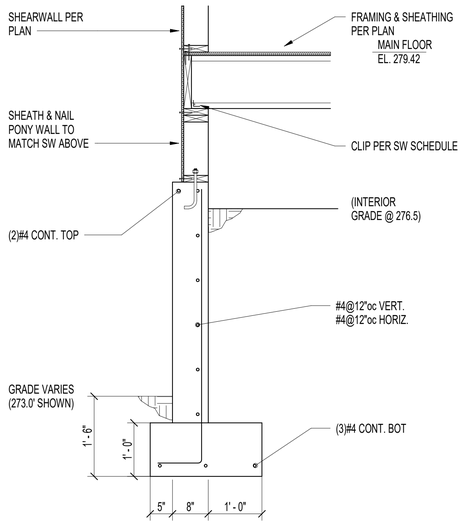
SE/NW @ Secret Room/Bath (NE of Shoring Wall) 6



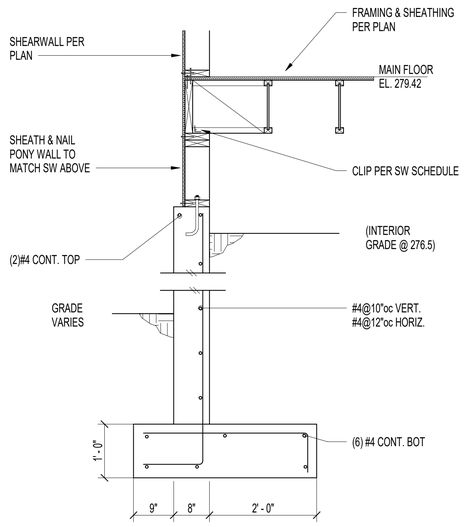
NE @ Secret Room/Bath 7



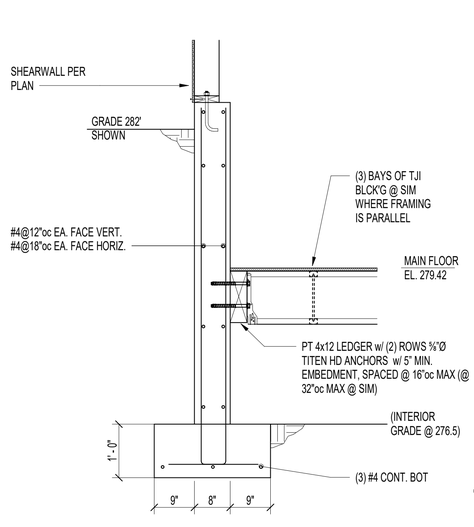
Interior Bearing Stem Wall 8



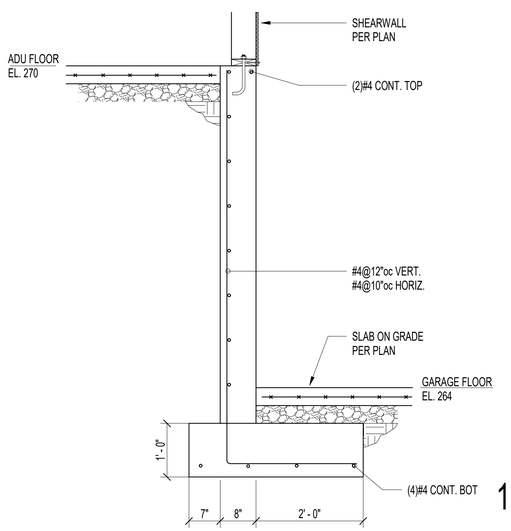
Section thru SE elevation @ Den/Laundry 9



Section thru SW elevation @ Den/Laundry 10

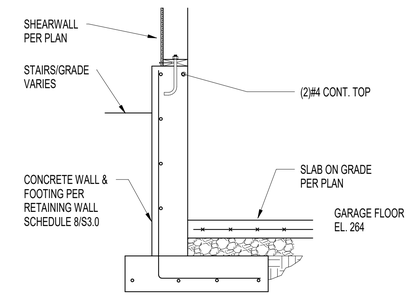


Section thru NE/SE elevation @ Laundry 11



Garage/ADU step 12

Trellis Post Base 3



Garage SW @ Entry Planters 4

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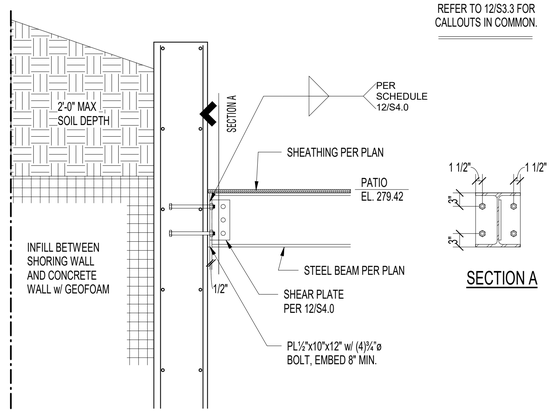
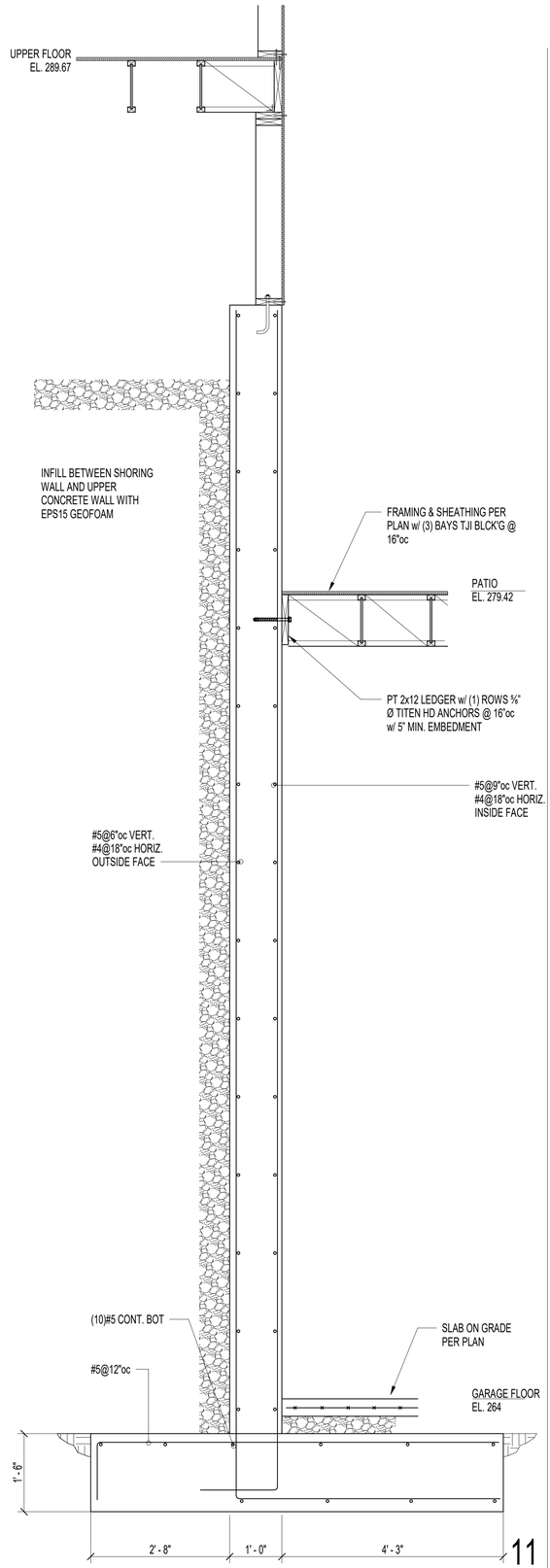
Concrete Details

S3.2



1

Section thru Garage Wall at Steel Beam 2



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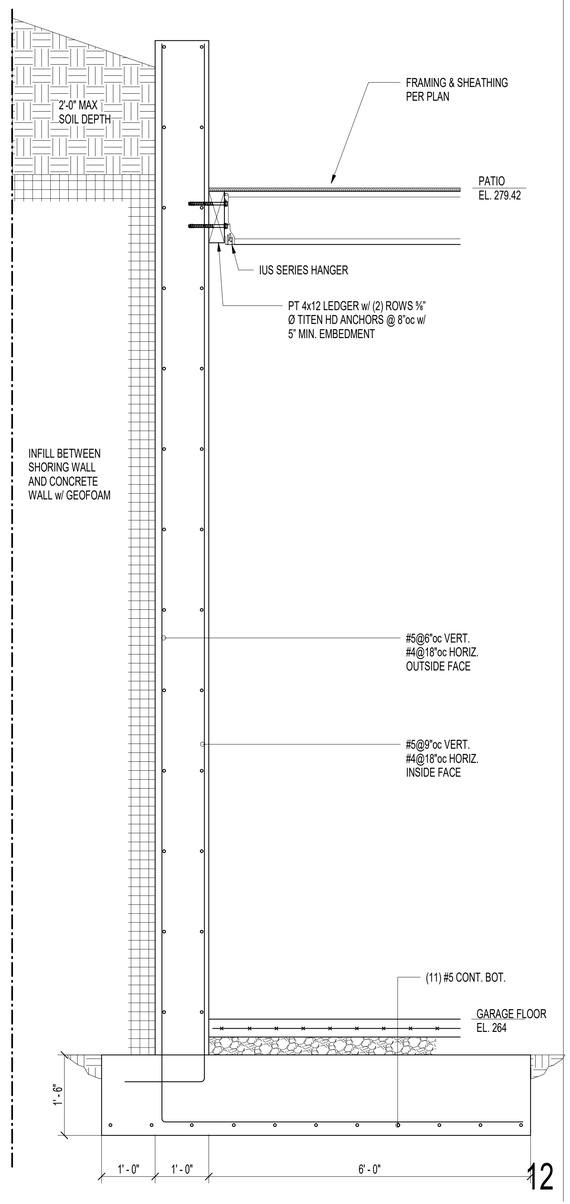
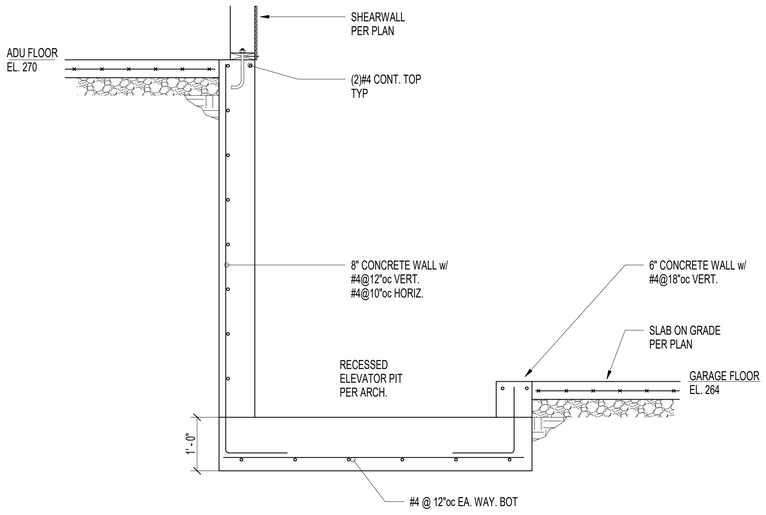


12

Section thru Garage Wall

5

6



10

Elevator Pit

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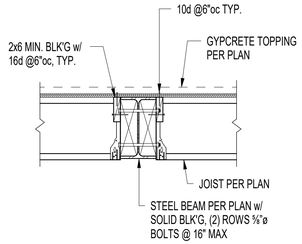

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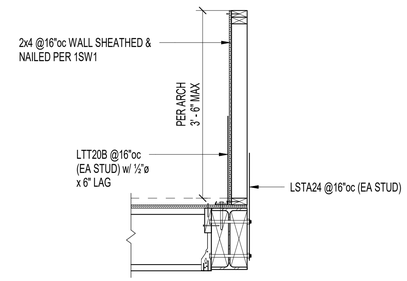

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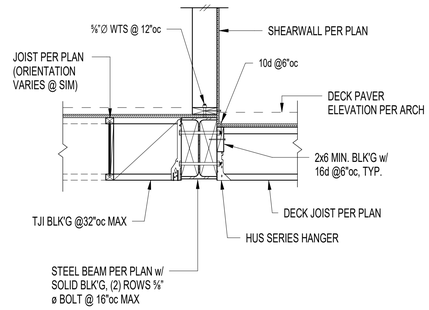
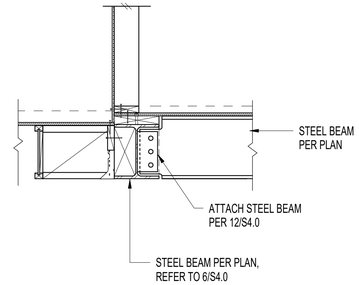


3

REFER TO 6/S4.0
FOR CALLOUTS IN
COMMON.



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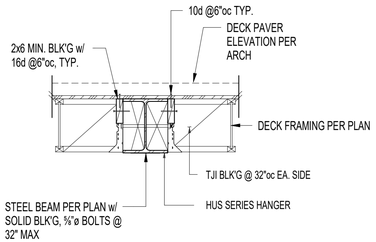

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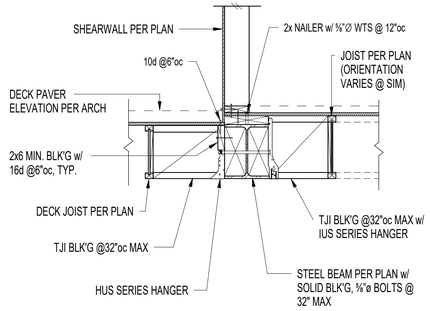

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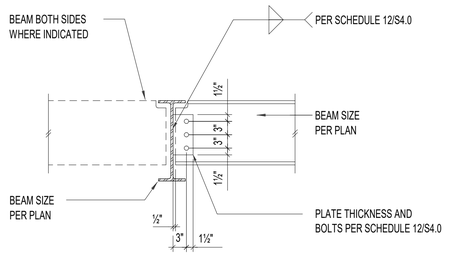
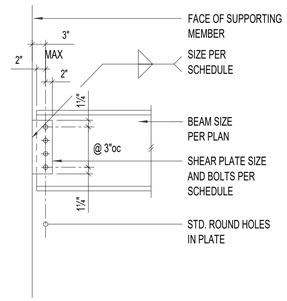


Typical Beam To Beam Connection

7



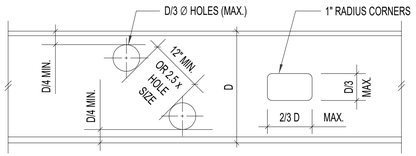
Shear Tab Connection Section

Typical Single Shear Plate Connection

SHEAR PLATE SCHEDULE					
BEAM SIZE	NO. OF BOLTS	BOLT SIZE *	PLATE THICKNESS	WELD SIZE	CAPACITY
W12, W14	3	1"Ø	½"	¼"	53.3k

* BOLT TYPE = A325X
PL MATERIAL = A36

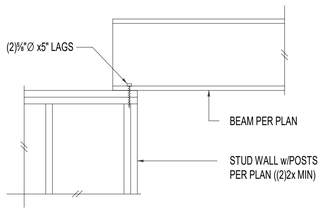
12



1. CONTRACTOR SHALL COORDINATE SIZES AND LOCATIONS OF ALL BEAM PENETRATIONS, ALL PENETRATIONS LARGER THAN 2"Ø SHALL BE SHOWN ON SHOP DRAWINGS OR SKETCHES AND SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. FIELD CUTTING NOT PERMITTED WITHOUT APPROVAL.
2. OPENINGS MAY OCCUR IN MIDDLE HALF OF BEAM LENGTH ONLY.
3. NO CUTTING MAY OCCUR IN TOP OR BOTTOM QUARTER OF BEAM DEPTH.
4. ADJACENT OPENINGS MUST BE SPACED AT THE LESSER OF, 12" OR 2.5 x LARGER OPENING SIZE, EDGE TO EDGE.
5. MAXIMUM SIZES OF OPENINGS SHALL BE D/3 Ø OR D/3 x 2D/3 AS SHOWN.
6. NO OPENINGS SHALL OCCUR WITHIN 12" OF AN ADJACENT BEAM CONNECTION.
7. REQUIRED OPENINGS NOT MEETING ABOVE CRITERIA SHALL BE SUBMITTED TO ENGINEER FOR REINFORCING DESIGN.

Steel Beam Openings

9



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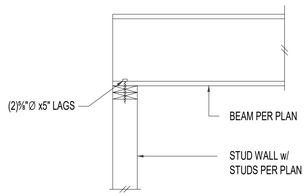

11

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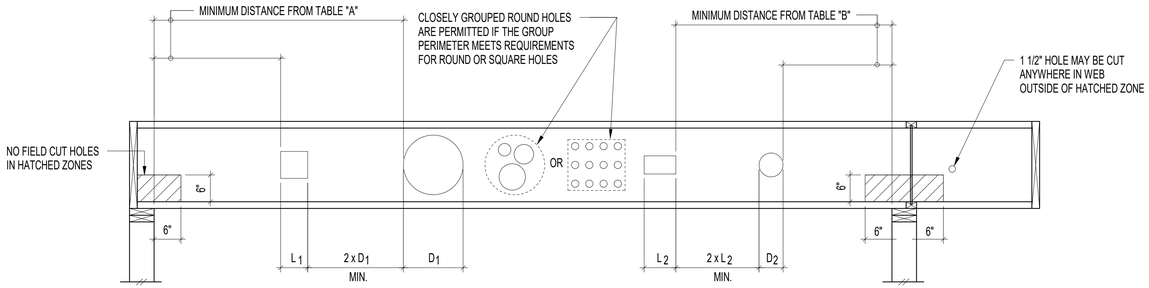
S4.0



DO NOT CUT HOLES LARGER THAN 1 1/2" IN CANTILEVER

TABLE A - END SUPPORT

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

DEPTH	TJI	○ ROUND HOLE SIZE									□ SQUARE OR RECTANGULAR HOLE SIZE								
		2"	3"	4"	5"	6 1/2"	7"	8 7/8"	11"	13"	2"	3"	4"	5"	6 1/2"	7"	8 7/8"	11"	13"
9 1/2"	110	1'-0"	1'-6"	2'-0"	3'-0"	5'-0"	-	-	-	-	1'-0"	1'-6"	2'-6"	3'-6"	4'-6"	-	-	-	-
	210	1'-0"	1'-6"	2'-6"	3'-0"	5'-6"	-	-	-	-	1'-0"	2'-0"	2'-6"	4'-0"	5'-0"	-	-	-	-
	230	1'-6"	2'-0"	2'-6"	3'-6"	5'-6"	-	-	-	-	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	-	-	-	-
11 7/8"	110	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	5'-6"	-	-	1'-0"	1'-6"	2'-0"	2'-6"	4'-6"	5'-0"	6'-0"	-	-
	210	1'-0"	1'-6"	2'-0"	2'-0"	3'-0"	3'-6"	6'-0"	-	-	1'-0"	1'-6"	2'-6"	3'-0"	5'-0"	5'-6"	6'-6"	-	-
	230	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	6'-6"	-	-	1'-0"	2'-0"	2'-6"	3'-6"	5'-6"	5'-6"	7'-0"	-	-
	360	1'-6"	2'-0"	3'-0"	3'-6"	4'-6"	5'-0"	7'-0"	-	-	1'-6"	2'-6"	3'-6"	4'-6"	6'-6"	6'-6"	7'-6"	-	-
	560	1'-6"	2'-6"	3'-0"	4'-0"	5'-6"	6'-0"	8'-0"	-	-	2'-6"	3'-6"	4'-6"	5'-6"	7'-0"	7'-6"	8'-0"	-	-
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-0"	5'-6"	-	1'-0"	1'-0"	1'-6"	2'-0"	3'-6"	4'-0"	6'-0"	8'-0"	-
	210	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-6"	6'-0"	-	1'-0"	1'-0"	2'-0"	2'-6"	4'-0"	4'-6"	6'-6"	8'-6"	-
	230	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	2'-6"	4'-0"	7'-0"	-	1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	7'-0"	9'-0"	-
	360	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	4'-0"	5'-6"	8'-0"	-	1'-0"	1'-6"	2'-6"	4'-0"	6'-0"	6'-6"	8'-0"	9'-6"	-
	560	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	6'-6"	9'-0"	-	1'-6"	3'-0"	4'-0"	5'-0"	7'-0"	7'-6"	9'-0"	10'-0"	-

TABLE B - INTERMEDIATE OR CANTILEVER SUPPORT

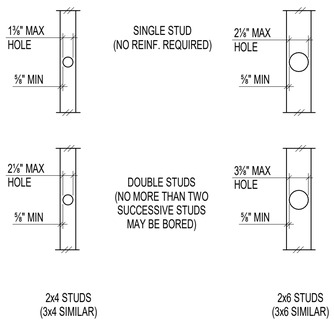
MINIMUM DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST INTERMEDIATE OR CANTILEVER SUPPORT

DEPTH	TJI	○ ROUND HOLE SIZE									□ SQUARE OR RECTANGULAR HOLE SIZE								
		2"	3"	4"	5"	6 1/2"	7"	8 7/8"	11"	13"	2"	3"	4"	5"	6 1/2"	7"	8 7/8"	11"	13"
9 1/2"	110	2'-0"	2'-6"	3'-6"	4'-6"	7'-6"	-	-	-	-	1'-6"	2'-6"	3'-6"	5'-6"	6'-6"	-	-	-	-
	210	2'-0"	2'-6"	3'-6"	5'-0"	8'-0"	-	-	-	-	2'-0"	3'-0"	4'-0"	6'-6"	7'-6"	-	-	-	-
	230	2'-6"	3'-0"	4'-0"	5'-6"	8'-6"	-	-	-	-	2'-0"	3'-6"	4'-6"	6'-6"	7'-6"	-	-	-	-
11 7/8"	110	1'-0"	1'-0"	1'-6"	2'-6"	4'-0"	4'-6"	8'-6"	-	-	1'-0"	1'-6"	2'-6"	4'-0"	7'-0"	7'-0"	9'-6"	-	-
	210	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	9'-0"	-	-	1'-0"	2'-0"	3'-0"	4'-6"	8'-0"	8'-0"	10'-0"	-	-
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	5'-6"	10'-0"	-	-	1'-0"	2'-6"	3'-6"	5'-0"	8'-6"	9'-0"	10'-6"	-	-
	360	2'-0"	3'-0"	4'-0"	5'-6"	7'-0"	7'-6"	11'-0"	-	-	2'-0"	3'-6"	5'-0"	7'-0"	9'-6"	9'-6"	11'-0"	-	-
	560	1'-6"	3'-0"	4'-6"	5'-6"	8'-0"	8'-6"	12'-0"	-	-	3'-0"	4'-6"	6'-0"	8'-0"	10'-6"	11'-0"	12'-0"	-	-
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	8'-6"	-	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	9'-0"	12'-0"	-
	210	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-6"	9'-6"	-	1'-0"	1'-0"	2'-0"	3'-6"	6'-0"	7'-0"	10'-0"	13'-0"	-
	230	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	6'-0"	10'-6"	-	1'-0"	1'-0"	2'-6"	4'-0"	6'-6"	7'-6"	11'-0"	13'-6"	-
	360	1'-0"	1'-0"	2'-0"	3'-6"	5'-6"	6'-0"	8'-6"	12'-6"	-	1'-0"	2'-0"	4'-0"	5'-6"	9'-0"	10'-0"	12'-0"	14'-0"	-
	560	1'-0"	1'-0"	1'-6"	3'-6"	5'-6"	6'-6"	9'-6"	13'-6"	-	1'-0"	3'-0"	5'-0"	7'-0"	10'-0"	11'-0"	13'-6"	15'-0"	-

GENERAL NOTES:

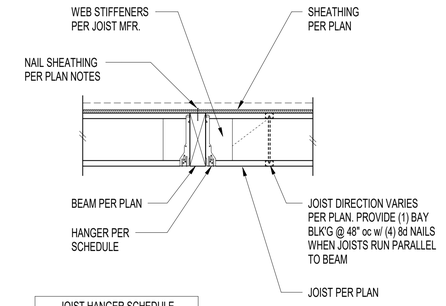
- HOLES MAY BE LOCATED VERTICALLY ANYWHERE WITHIN THE WEB. LEAVE 1/8" OF WEB (MINIMUM) AT TOP AND BOTTOM OF HOLE.
- KNOCKOUTS ARE LOCATED IN WEB AT APPROXIMATELY 12" ON-CENTER; THEY DO NOT AFFECT HOLE PLACEMENT AND MAY BE LOCATED IN THE HATCHED ZONE.
- FOR SIMPLE SPAN (5' MINIMUM) UNIFORMLY LOADED JOISTS MEETING THE REQUIREMENTS OF THIS GUIDE, ONE MAXIMUM SIZE ROUND HOLE MAY BE OCATED AT THE CENTER OF THE JOIST SPAN PROVIDED THAT NO OTHER HOLES OCCUR IN THE JOIST.
- DISTANCES ARE BASED ON THE MAXIMUM UNFORM LOADS SHOWN IN THIS GUIDE. FOR OTHER LOAD CONDITOINS OR HOLE CONFIGURATIONS, USE FORTE SOFTWARE OR CONTACT YOUR WEYERHAEUSER REPRESENTATIVE.
- DO NOT CUT OR NOTCH FLANGE.

Allowable TJI Joist Penetrations 10



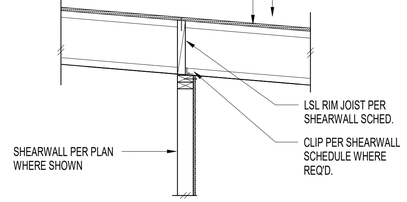
NOTE: BORED HOLES SHALL NOT BE LOCATED @ THE SAME SECTION OF STUD AS A NOTCH.

Holes Allowed Through Studs 3



JOIST HANGER SCHEDULE	
JOIST	HANGER
11⅞" TJI 110	HUS1.81/11
11⅞" TJI 360	HU3511
14" TJI 110	IUS1.81/14

Typical Beam 4



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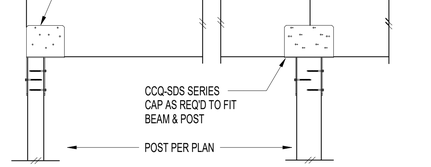
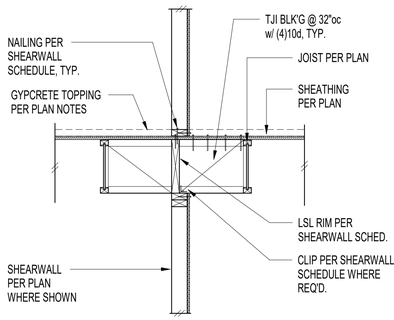


Typical Beam To Isolated Post Connection 8



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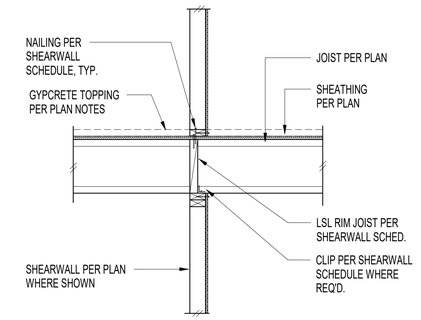

12

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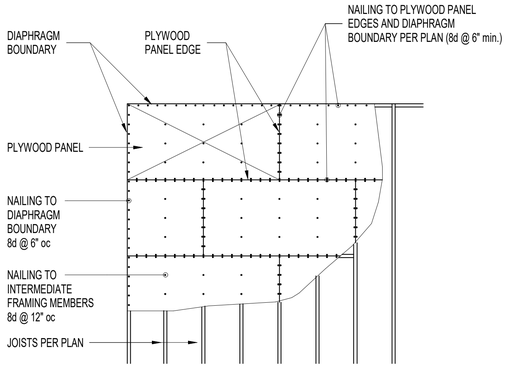
Mercer Island, WA 98040

Date:
2/14/2022 PERMIT SET

IF SHEET IS NOT 24"x36" IT HAS BEEN RESCALED

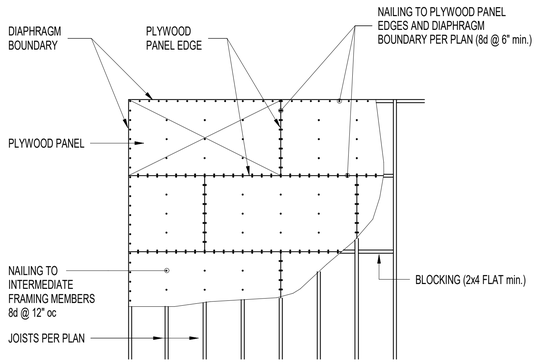
Typical Wood Details

S5.0



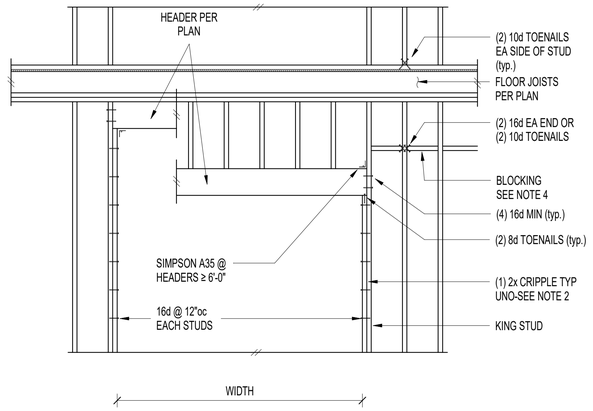
NOTE:
BEARING AND SHEAR WALL INTERSECTIONS SHALL BE CONSIDERED DIAPHRAGM BOUNDARIES, TYP

Typical Un-Blocked Plywood Roof/Floor Sheathing Layout 1



NOTE:
BEARING AND SHEAR WALL INTERSECTIONS SHALL BE CONSIDERED DIAPHRAGM BOUNDARIES, TYP

Typical Blocked Sheathing Layout 2



Scale : N.T.S.

Typical Wall Opening Framing Elevation 4

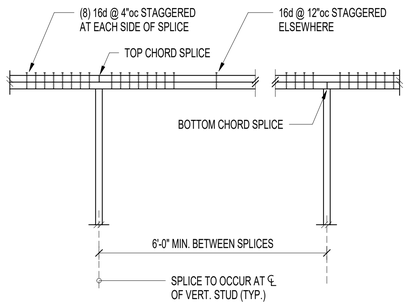
NOTES:

1. HEADERS PER PLAN

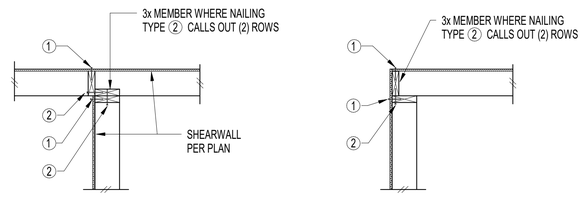
2. PROVIDE (1) 2x CRIPPLE STUDS MINIMUM TYPICAL, U.O.N.

3. SEE ARCHITECTURAL DRAWINGS FOR OPENING SIZES AND LOCATIONS

4. 2x SOLID BLOCKING REQUIRED AT CEILING LINE, ALL PANEL EDGES, AND @ 8'-0"oc MAX.



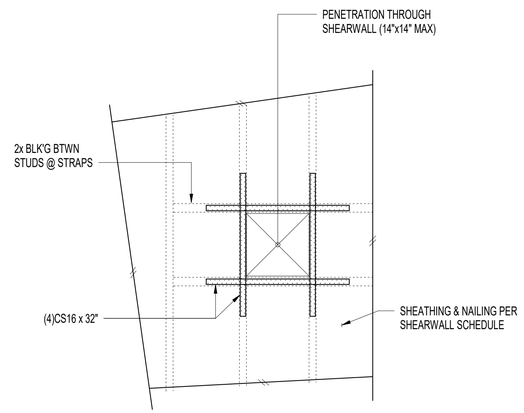
Typical Top Plate Splice - Side View 5



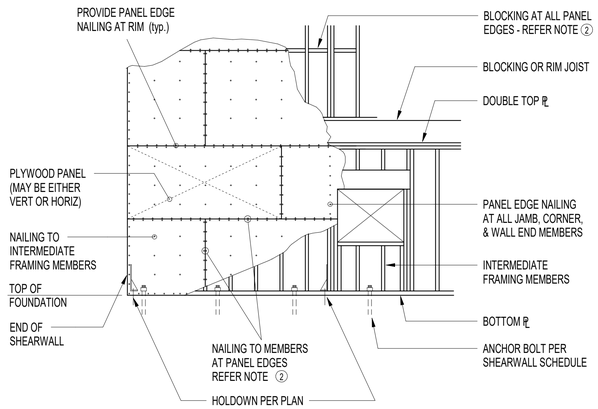
① PLYWOOD PANEL EDGE NAILING PER SHEARWALL SCHEDULE TO MATCH BOTTOM PLATE

② NAILING PER SHEARWALL SCHEDULE

Shearwall Intersection 8



Penetration Through Shearwall 9



Typical Shearwall Panel Elevation

SHEAR WALL SCHEDULE

#SW#	SHEATHING	BLOCKING	PANEL EDGE NAILING ①	ATTACHMENT TO TOP PLATE ③	BOTTOM PLATE ATTACHMENT			CAPACITY (plf) SEISMIC
					LSL RIM JOIST REQ'D.	FACENAILING TO WOOD BELOW ⑤	ANCHOR BOLTING TO CONC. BELOW ⑥	
1SW1	15/32" APA RATED SHEATHING	YES	10d @ 6"oc	CLIP @ 16"oc	1¾" LSL	NAILS @ 6"oc	5/8"Ø @ 48"oc	260 PLF
1SW2	15/32" APA RATED SHEATHING	YES	10d @ 4"oc	CLIP @ 16"oc	1¾" LSL	NAILS @ 4½"oc	5/8"Ø @ 48"oc	380 PLF
1SW3	15/32" APA RATED SHEATHING	YES	10d @ 2"oc ②	CLIP @ 12"oc	3½" LSL ④	(2) ROWS NAILS @ 5½"oc	5/8"Ø @ 24"oc	640 PLF
2SW4	15/32" APA RATED SHEATHING EA SIDE	YES	10d @ 4"oc ②	CLIP @ 10"oc	3½" LSL ④	(2) ROWS NAILS @ 4½"oc	5/8"Ø @ 24"oc ⑦	760 PLF

① NAILS SHALL BE 10d COMMON. NAILING APPLIES TO ALL PANEL EDGES (BLOCK ALL UNSUPPORTED PANEL EDGES), TOP & BOTTOM PLATES AND BLOCKING. NAIL TO INTERMEDIATE FRAMING MEMBERS w/ 10d @ 12"oc. (NOTE: WHERE STUD SPACING IS 24" oc, NAIL TO INTERMEDIATE FRAMING MEMBERS w/ 10d @ 6" oc)

② FRAMING AT ADJOINING PANEL EDGES SHALL BE 3 INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED.

③ CLIP SHALL BE EITHER A35 OR LTP4, CLIP MAY BE OMITTED WHEN ADJOINING PANEL EDGES OCCUR @ RIM JOIST AS SHOWN IN ELEVATION.

④ ROWS MUST BE OFFSET AT LEAST ½" AND STAGGERED.

⑤ NAILS SHALL BE 10d COMMON (0.148Ø x 3½")
SCREWS SHALL BE SIMPSON SDS25500 (¼"Ø x 5" MIN.)

⑥ PROVIDE 3"x3"x0.229" PLATE WASHER AT ALL ANCHOR BOLTS. ANCHOR BOLTS SHALL BE POSITIONED SUCH THAT PLATE EDGE OF PLATE WASHER IS WITHIN ½" OF THE EDGE OF THE BOTTOM PLATE (PLATE WASHER MAY BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 13/16" AND A LENGTH NOT TO EXCEED 1¾"

⑦ ALTERNATE PLATE WASHERS TO PROVIDE ½" DIMENSION ON EACH SIDE OF THE SHEARWALL

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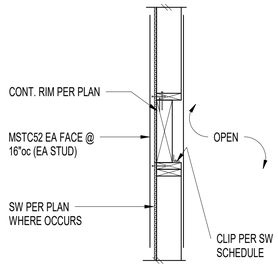
Typical Wood Lateral Details

S5.1



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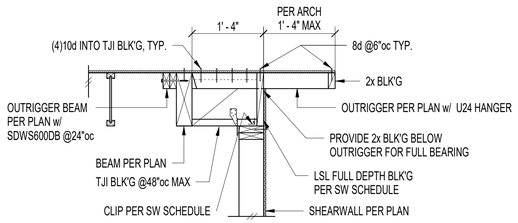

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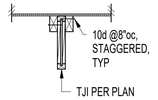
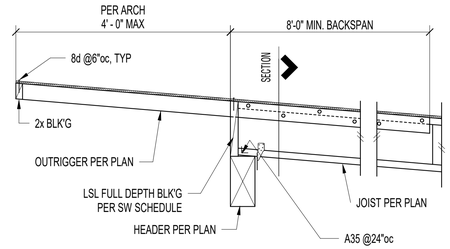


Section



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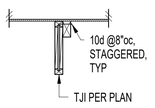

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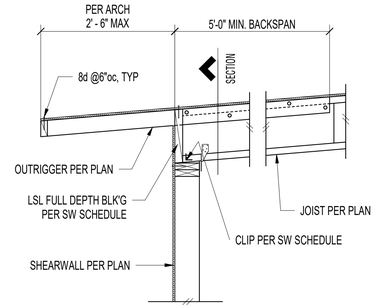

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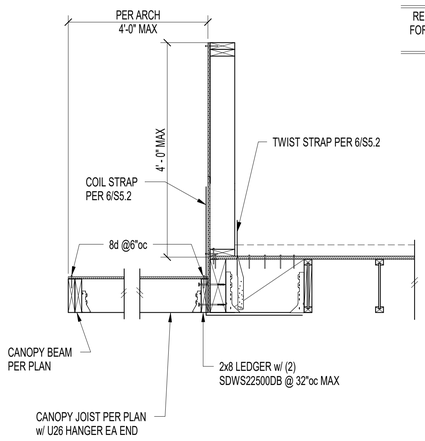
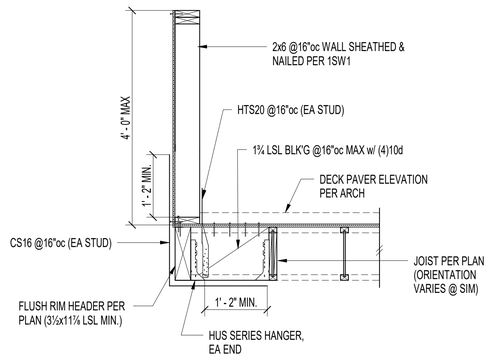
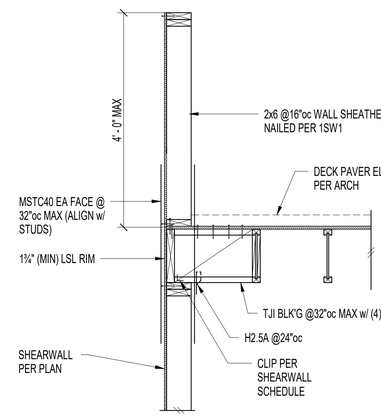


REFER TO 6/S5.2 FOR CALLOUTS IN COMMON.

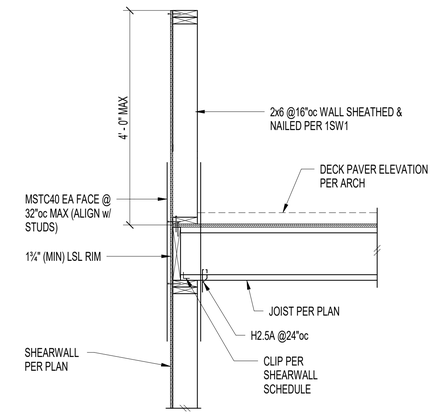
Canopy/ Deck Parapet - Flush Rim Header 5



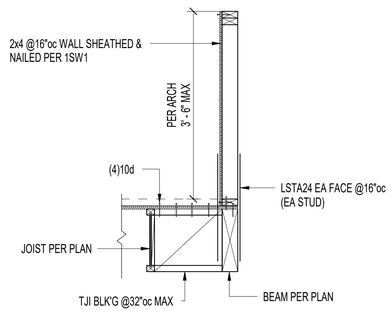
Deck Parapet - Flush Rim Header 6



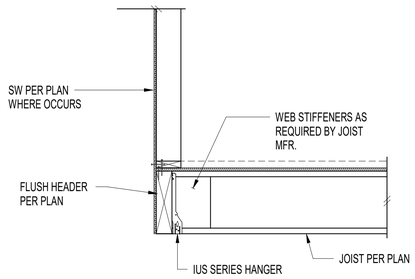
Deck Parapet - Parallel framing 7



Deck Parapet - Perpendicular Framing 8



Knee-wall - Flush Beam 9



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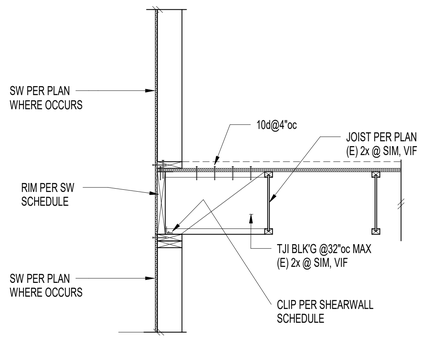

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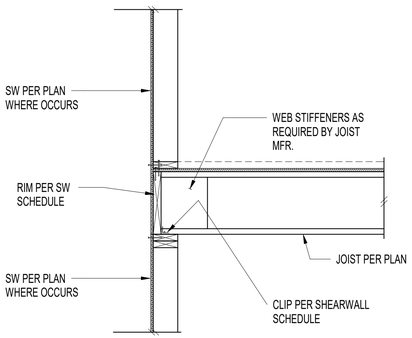

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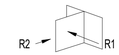
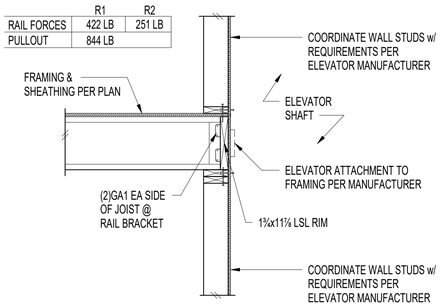
Wood Details

S5.2

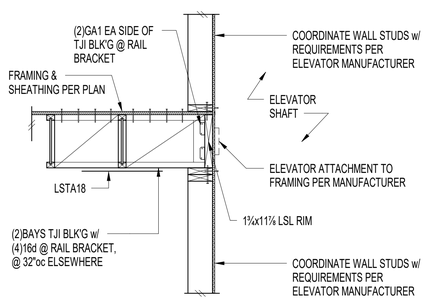


CONN. DESIGNED FOR SAVARIA ECLIPSE HD RESIDENTIAL ELEVATOR w/ MAX ELEVATOR RAIL FORCES AS FOLLOWS: (NOTIFY ENG. IF FORCES EXCEED THOSE SHOWN)

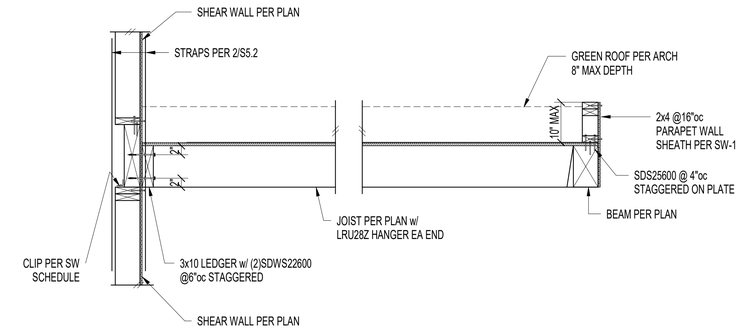
	R1	R2
RAIL FORCES	422 LB	251 LB
PULLOUT	844 LB	



Elevator Bracket w/ Perpendicular Framing 1



Typ. Elevator Bracket w/ Parallel Framing 2



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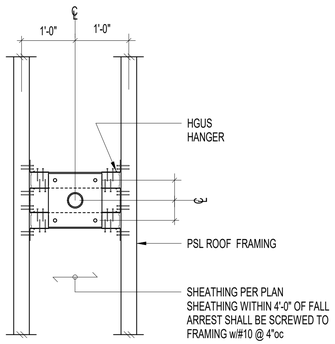
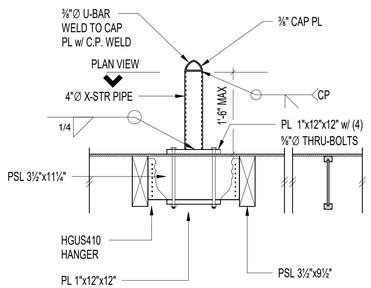
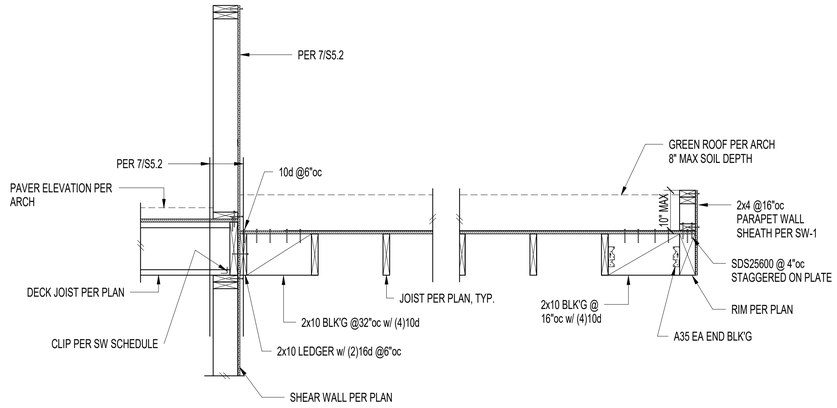


PLAN VIEW



Fall Arrest Anchor 6



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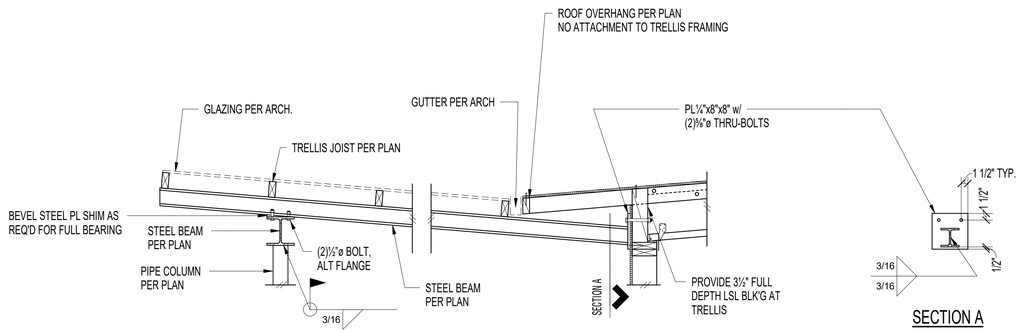

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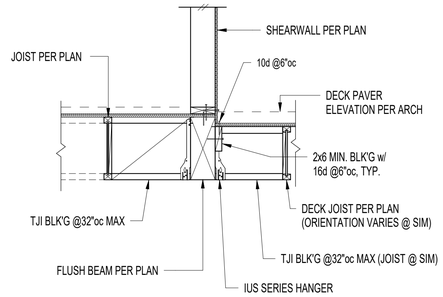

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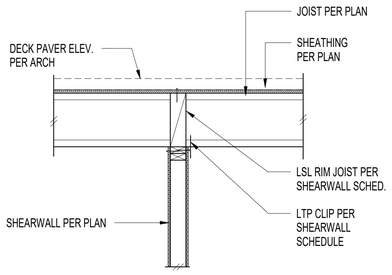

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NICHOLAS VH CARTER
STATE OF WASHINGTON
21770
STRUCTURAL
PROFESSIONAL ENGINEER

BYKONEN CARTER QUINN
STRUCTURAL ENGINEERING

Steinborn Residence
8435 SE 47th PL.
Mercer Island, WA 98040

Date:
2/14/2022 PERMIT SET

IF SHEET IS NOT 24"x36" IT HAS BEEN RESCALED

Wood Details

S5.3

Deck Rail - Flush Rim Header

Deck Rail - Parallel framing

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Wood Details

S5.4