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**PROPERTY DATA**

**PROJECT ADDRESS**  
42XX HOLLY LANE  
MERCER ISLAND, WA 98040

**LOT AREA**  
15,876 SF (0.36+/- ACRES)

**ASSESSOR'S TAX NUMBER**  
738900-0020

**LEGAL DESCRIPTION**  
ROGERS HOLLY LANE ADD AND UND INT IN COMMUNITY TR PCL B MERCER ISLAND LLR #S016-013 REC # 2017051090005 SD LLR DAF - LOTS 2 & 3 RR MI B/LA #86-03-03 REC #6604109002 BEING POR LOTS 2 & 3 SD ADD TGW POR TR 15 OF HARRY WHITES EAST SEATTLE ACRE TRACTS; PLAT LOT 2 & 3

**ZONING DESIGNATION**  
R-15

**SETBACKS**  
FRONT YARD: 20'-0"  
REAR YARD: 25'-0"  
SIDE YARD DETERMINATION:  
MINIMUM SIDE YARD: 5'-4"  
(33% LOT WIDTH PER MICC 19.02.020C)  
COMBINED 17% OF 94'-10" = 16.12'  
LOT WIDTH: 94'-10"  
(MICC19.02.020C(1)(C)(i)), LARGEST DIAMETER OF LOT WIDTH CIRCLE)

**SCOPE OF WORK**  
PROPOSED NEW SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE ON EXISTING VACANT LOT  
PROPOSED POOL AND HOT TUB, COVERED TERRACE

**BUILDING HEIGHT LIMIT**  
30'-0" FEET FROM TEH AVERAGE BUILDING ELEVATION  
30'-0" FEET ON DOWNHILL SIDE FROM EXISTING OR FINISHED GRADE TO TOP PLATE OF ROOF, WITH ROOF RIDGE NOT EXCEEDING 30' ABOVE TEH ABR. SEE 3A-1.0 & CALC'S WITH SHEETS A-3.0 & A-3.1 FOR BUILDING ELEVATION CALCULATIONS AND HEIGHT LIMITS

**LOT SLOPE**  
HIGHEST ELEVATION 84.0' ELEV  
LOWEST ELEVATION 53.5' ELEV  
ELEVATION DIFFERENCE 30.5' ELEV  
HORIZONTAL DISTANCE BTWN HIGH AND LOW POINTS 155.0'  
LOT SLOPE: 30.5/155.0' = 19.67%

**LOT COVERAGE**  
SEE 2/A-1.2 & LOT COVERAGE CALCULATION DIAGRAM

**ENERGY DATA**

**PRESCRIPTIVE COMPLIANCE INSULATION & PENETRATION REQUIREMENTS**  
2015 WASHINGTON STATE ENERGY CODE)

**CLIMATE ZONE** 4C

THE BUILDER SHALL COMPLETE AND POST AN "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION PER SEC R401.3.

PROVIDE MIN BUILDING THERMAL ENVELOPE OR BETTER PER SECTION R402

FENESTRATION U-FACTOR .25  
SKYLIGHT U-FACTOR .50  
CEILING R-VALUE 49  
VAULTED CEILING 38  
WOOD FRAMED WALL R-VALUE 21 PLUS R-4 FLOOR R-38  
MASS WALL R-VALUE 21/21  
FLOOR R-VALUE 30  
BELOW GRADE WALL R-VALUE 21 INT. PLUS R-5 CI  
SLAB R-VALUE 10

**2015 WSEC ENERGY CREDIT OPTIONS**  
EACH DWELLING UNIT IN ONE AND TWO FAMILY DWELLINGS AND TOWNHOUSES, AS DEFINED IN SECTION 101.2 OF THE IRC SHALL COMPLY WITH SUFFICIENT OPTIONS FROM TABLE R406.2 SO AS TO ACHIEVE THE FOLLOWING MINIMUM # OF CREDITS.

CATEGORY: LARGE DWELLING UNIT: **4.5 CREDITS**

**1A EFFICIENT BUILDING ENVELOPE: 1.0 CREDIT**  
VERTICAL FENESTRATION U = 0.25  
WALL R 21 PLUS R 4 FLOOR R 38  
BASEMENT WALL R 21 INT PLUS R 5 CI  
SLAB ON GRADE R 10 PERIMETER AND UNDER ENTIRE SLAB BELOW GRADE SLAB R 10 PERIMETER AND UNDER ENTIRE SLAB  
**OR**  
COMPLIANCE BASED ON SECTION R402.1.4: REDUCE THE TOTAL UA BY 5%.

**3A HIGH EFFICIENCY HVAC EQUIPMENT: 1.0 CREDIT**  
GAS, PROPANE OR OIL FIRED FURNACE WITH MINIMUM AFUE OF 94%, OR GAS, PROPANE OR OILED FIRED BOILER WITH MINIMUM AFUE OF 92%.  
PROJECTS MAY ONLY INCLUDE CREDIT FROM ONE SPACE HEATING OPTION, 3A, 3B, 3C OR 3D. WHEN A HOUSING UNIT HAS TWO PIECES OF EQUIPMENT (I.E., TWO FURNACES) BOTH MUST MEET THE STANDARD TO RECEIVE THE CREDIT.

**4 HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM: 1.0 CREDIT**  
ALL HEATING AND COOLING SYSTEM COMPONENTS INSTALLED INSIDE THE CONDITIONED SPACE. THIS INCLUDES ALL EQUIPMENT AND DISTRIBUTION SYSTEM COMPONENTS SUCH AS FORCED AIR DUCTS, HYDRONIC PIPING, HYDRONIC FLOOR HEATING LOOP, CONVECTORS AND RADIATORS. ALL COMBUSTION EQUIPMENT SHALL BE DIRECT VENT OR SEALED COMBUSTION.

FOR FORCED AIR DUCTS: A MAXIMUM OF 10 LINEAR FEET OF RETURN DUCTS AND 5 LINEAR FEET OF SUPPLY DUCTS MAY BE LOCATED OUTSIDE THE CONDITIONED SPACE. ALL METALLIC DUCTS LOCATED OUTSIDE THE CONDITIONED SPACE MUST HAVE BOTH TRANSVERSE AND LONGITUDINAL JOINTS SEALED WITH MASTIC. IF FLEX DUCTS ARE USED, FLEX DUCT CONNECTIONS MUST BE MADE WITH NYLON STRAPS AND INSTALLED USING A PLASTIC STRAPPING TENSIONING TOOL. DUCTS LOCATED OUTSIDE THE CONDITIONED SPACE MUST BE INSULATED TO A MINIMUM OF R-8.

**5C EFFICIENT WATER HEATING: 1.5 CREDITS**  
WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: GAS, PROPANE OR OIL WATER HEATER WITH A MINIMUM EF OF 0.91 **OR**  
SOLAR WATER HEATING SUPPLEMENTING A MINIMUM STANDARD WATER HEATER. SOLAR WATER HEATING WILL PROVIDE A RATED MINIMUM SAVINGS OF 65 THERMS OR 2000 KWH BASED ON THE SOLAR RATING AND CERTIFICATION CORPORATION (SRCC) ANNUAL PERFORMANCE OF G300 CERTIFIED SOLAR WATER HEATING SYSTEMS **OR**  
ELECTRIC HEAT PUMP WATER HEATER WITH A MINIMUM EF OF 2.0 AND MEETING THE STANDARDS OF NEEA'S NORTHERN CLIMATE SPECIFICATIONS FOR HEAT PUMP WATER HEATERS

**6 RENEWABLE ELECTRIC ENERGY: 0.5 CREDITS**  
FOR EACH 1200KWH OF ELECTRICAL GENERATION PER EACH HOUSING UNIT PROVIDED ANNUALLY BY ON-SITE WIND OR SOLAR EQUIPMENT A 0.5 CREDIT SHALL BE ALLOWED, UP TO 3 CREDITS. GENERATION SHALL BE CALCULATED AS FOLLOWS: FOR SOLAR ELECTRIC SYSTEMS, THE DESIGN SHALL BE DEMONSTRATED TO MEET THIS REQUIREMENT USING THE NATIONAL RENEWABLE ENERGY LABORATORY CALCULATOR PWATTS. DOCUMENTATION NOTING SOLAR ACCESS SHALL BE INCLUDED ON THE PLANS.

**TOTAL 4.5 CREDITS**

**VENTILATION DATA**

**SYSTEM DESIGN**  
THIS SYSTEM IS DESIGN/BUILD

**SYSTEM CRITERIA**  
PER 2015 IRC TABLE M1507.3.3(1)  
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS: PROVIDE 135 CFM AIRFLOW

PER 2015 IRC TABLE M1507.3.3(2)  
INTERMITTENT WHOLE HOUSE MECHANICAL VENTILATION RATE FACTORS, RUN TIME % IN EACH 4-HOUR SEGMENT TO BE 75% WITH A FACTOR OF 1.3: 135 CFM X 1.3 = 175.5 CFM

MIN OF 0.35 AND MAX OF 0.50 AIR EXCHANGES PER HOUR FOR ALL HABITABLE ROOMS

**SYSTEM COMPONENTS**  
TIMER, INTAKE GRILL & DUCTING (EXTERIOR), MOTORIZED DAMPER, INTAKE BLOWER, ELECTRIC AIR TAMPERING, EXHAUST DUCTING & PORT WITH BACK DRAFT DAMPER, DISTRIBUTION DUCTING & GRILLS (HABITABLE ROOMS), ELECTRIC EXHAUST FAN

**FIRE PROTECTION DATA**

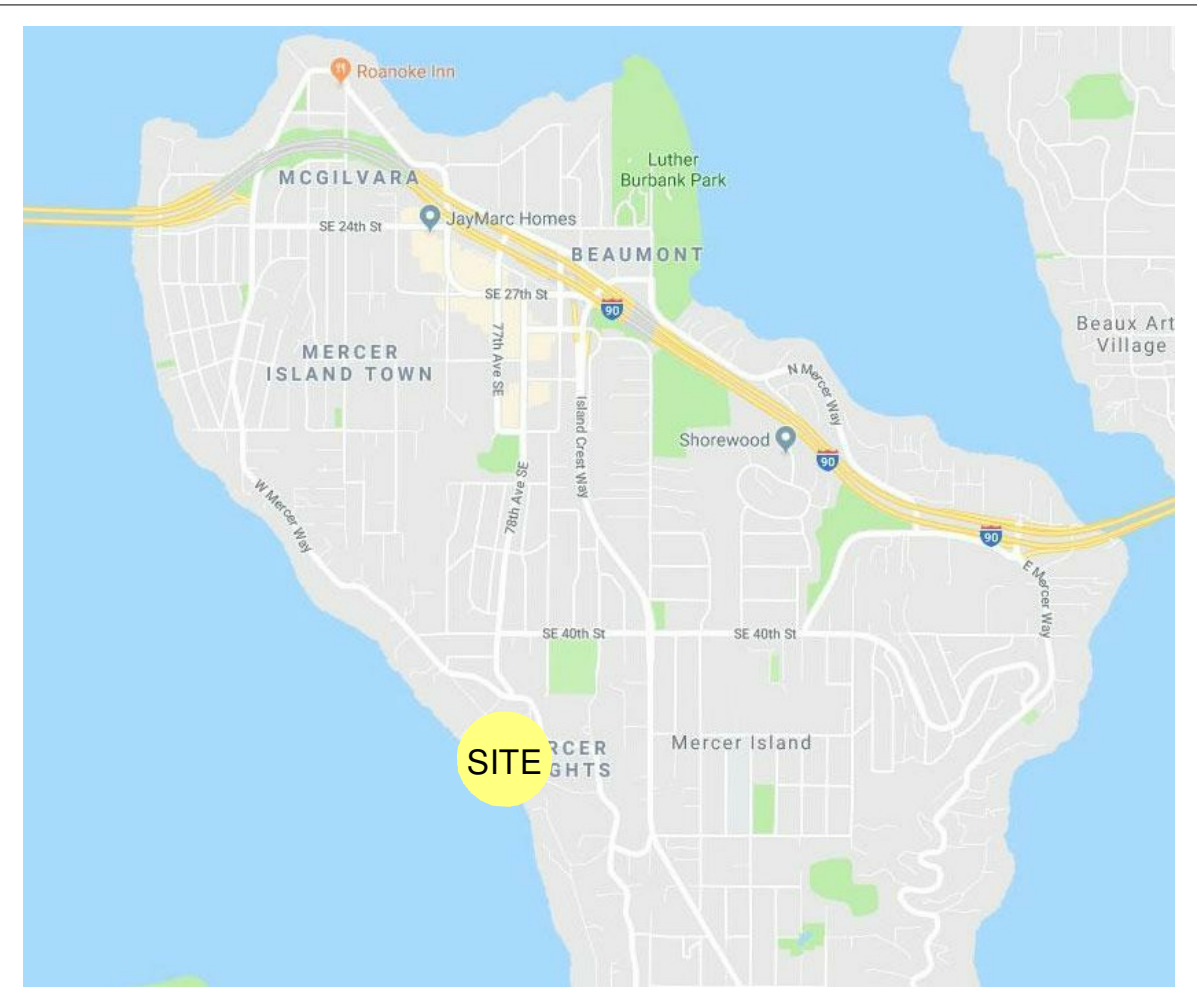
**SPRINKLER SYSTEM**  
13R

**CARBON MONOXIDE PROTECTION**  
AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND SLEEPING UNITS, PER SECTION R315.

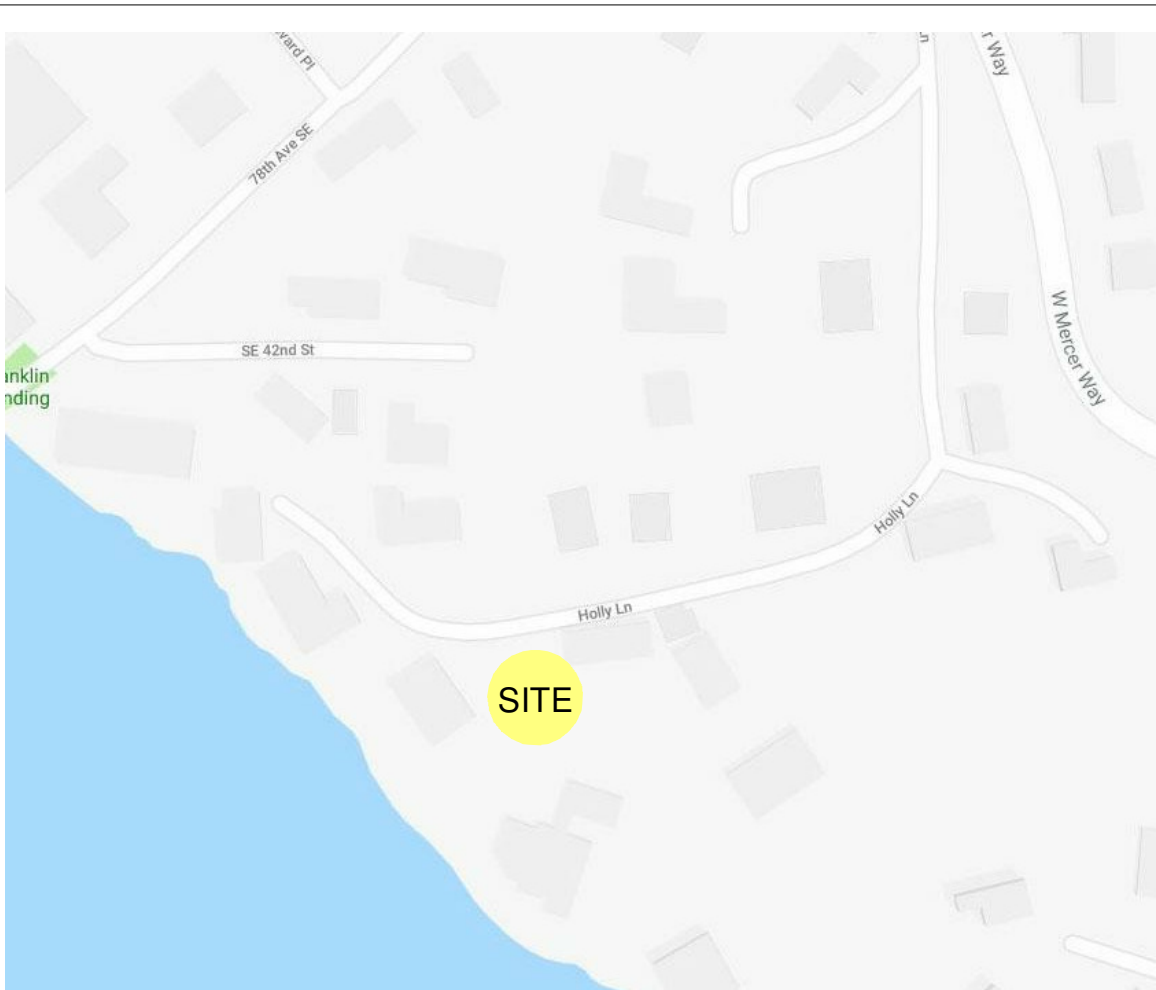
NOTE: WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT.

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1 VICINITY MAP  
NOT TO SCALE



2 LOCATION MAP  
NOT TO SCALE

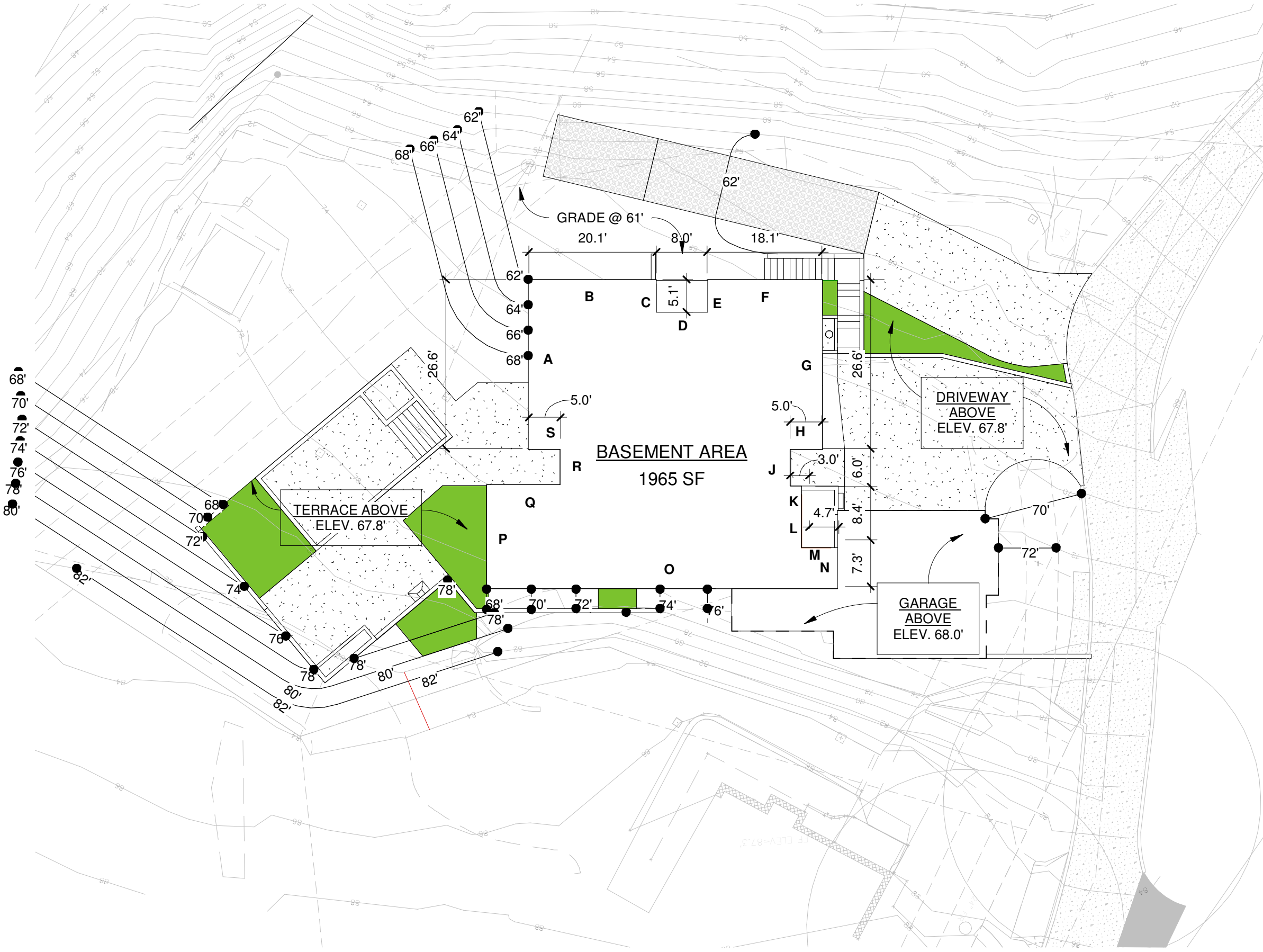
**AVERAGE BUILDING ELEVATION (A.B.E.) - HOUSE**

ELEVATION MARK	MIDPOINT ELEVATION	WALL SEGMENT MARK	WALL SEGMENT LENGTH (FT)	PRODUCT
A	57.8	a	46.3	2676.1
B	67.8	b	4.0	271.2
C	67.8	c	2.5	169.5
D	67.8	d	7.6	515.3
E	67.8	e	2.5	169.5
F	67.8	f	15.1	1023.8
G	67.8	g	2.4	162.7
H	67.8	h	9.6	650.9
I	67.8	i	23.2	1573.0
J	69.8	j	2.1	146.6
K	71.5	k	13.4	958.1
L	73.1	l	2.0	146.2
M	74.7	m	10.1	754.5
N	75.2	n	24.7	1857.4
O	75.5	o	4.4	332.2
P	75.5	p	15.4	1162.7
Q	75.5	q	7.0	528.5
R	72.4	r	38.4	2780.2
S	68.3	s	16.0	1092.8
T	67.8	t	11.5	779.7
U	67.8	u	5.8	393.2
V	67.8	v	67.8	345.8
W	68.3	w	26.8	1817.0
TOTALS				20,306.9
A.B.E. = Σ PRODUCTS / Σ WALL LENGTHS				20,306.9 / 295.9 = 68.6'
MAXIMUM HEIGHT = A.B.E. + 30.0'				68.6' + 30.0 = 98.6'

**AVERAGE BUILDING ELEVATION (A.B.E.) - COVERED DINING**

ELEVATION MARK	MIDPOINT ELEVATION	WALL SEGMENT MARK	WALL SEGMENT LENGTH (FT)	PRODUCT
AA	67.8	aa	25.9	2676.1
BB	67.8	bb	21.7	271.2
CC	78.0	cc	4.7	169.5
DD	79.6	dd	8.9	515.3
EE	78.0	ee	6.7	169.5
FF	78.0	ff	14.5	1023.8
GG	72.5	gg	15.3	162.7
TOTALS				7,065.2
A.B.E. = Σ PRODUCTS / Σ WALL LENGTHS				7,065.2 / 97.7 = 72.3'
MAXIMUM HEIGHT = A.B.E. + 30.0'				72.3' + 30.0 = 102.3'

3 AVERAGE BUILDING ELEVATION  
1/16" = 1'-0"



4 BASEMENT REDUCTION  
1/16" = 1'-0"

DESIGN SNS, BKM

DRAWN EB

CHECKED DM

SHEET ISSUE DATE 02/01/2019

DRAWING SETS

12/18/18 PRE-APP MEETING

02/01/19 PERMIT SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

**Stuart Silk Architects**

2400 N. 45th Street  
Seattle, WA 98103

WWW.STUARTSILK.COM

**PERLA RESIDENCE**

42XX HOLLY LANE  
MERCER ISLAND, WA 98040

PERMIT  
PROJECT DATA

**A-1.0**



# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY'S "GUARANTEE" NO.0122668-ETU)

PARCEL B OF MERCER ISLAND LOT LINE REVISION NO. SUB-16-013, AS RECORDED UNDER RECORDING NO. 20170510900005, RECORDS OF KING COUNTY AUDITOR;

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

## BASIS OF BEARINGS

ACCEPTED A BEARING OF N 80°49'03"E, BETWEEN FOUND IRON PIPE AND REBAR WITH CAP, PER REF. 1

## REFERENCES

- RECORD OF SURVEY VOL 49, PG 79, RECORDING NUMBER 8604109002
- PLAT OF ROGER'S HOLLY LANE ADDITION, VOL 79, PAGE 16
- SHORT SUBDIVISION NO 99-0166, VOL 132, PG 41; RECORDING NUMBER 19990909900002

## VERTICAL DATUM

NAVD 88, PER GPS OBSERVATION

## SURVEYOR'S NOTES

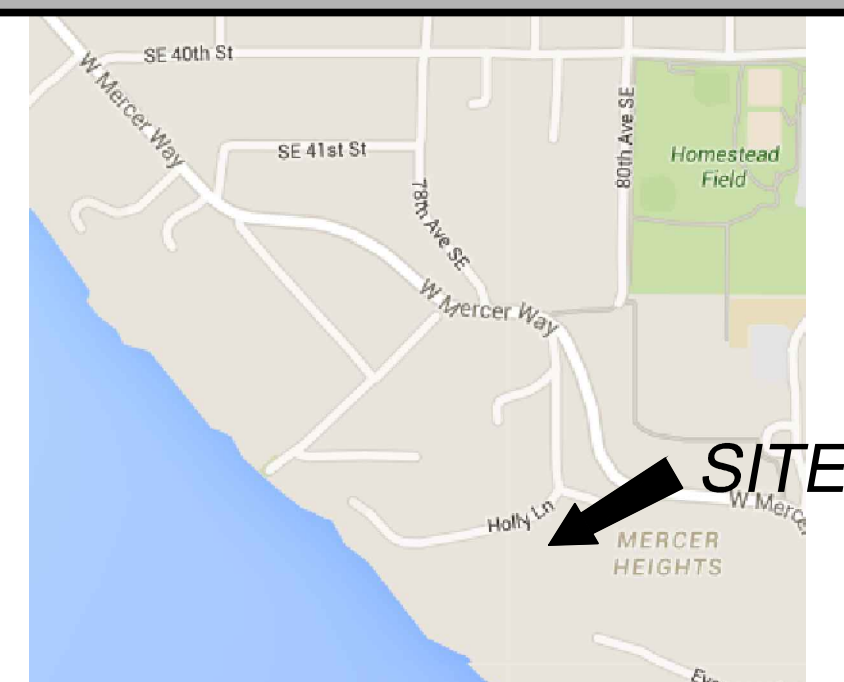
- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2015. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
- SUBJECT PROPERTY TAX PARCEL NO. 738900-0020
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 15,876± S.F. (0.36± ACRES)
- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY'S "GUARANTEE" POLICY NO. 0122668-ETU, DATED JUNE 6, 2018. IN PREPARING THIS MAP TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "GUARANTEE". TERRANE, INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

## LEGEND

- CONCRETE SURFACE
- CONCRETE WALL
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- FIRE HYDRANT
- IRON PIPE (FOUND)
- NAIL AS NOTED
- MONUMENT IN CASE (FOUND)
- REBAR AS NOTED (FOUND)
- BUILDING LINE
- ROCKERY
- SIZE TYPE (AS NOTED)
- TREE (AS NOTED)
- WATER METER
- WATER VALVE
- GRAVEL SURFACE
- STEEP SLOPE AREA
- SEWER LINE
- POWER (UNDERGROUND)
- COMMUNICATION (UNDERGROUND)
- GAS LINE

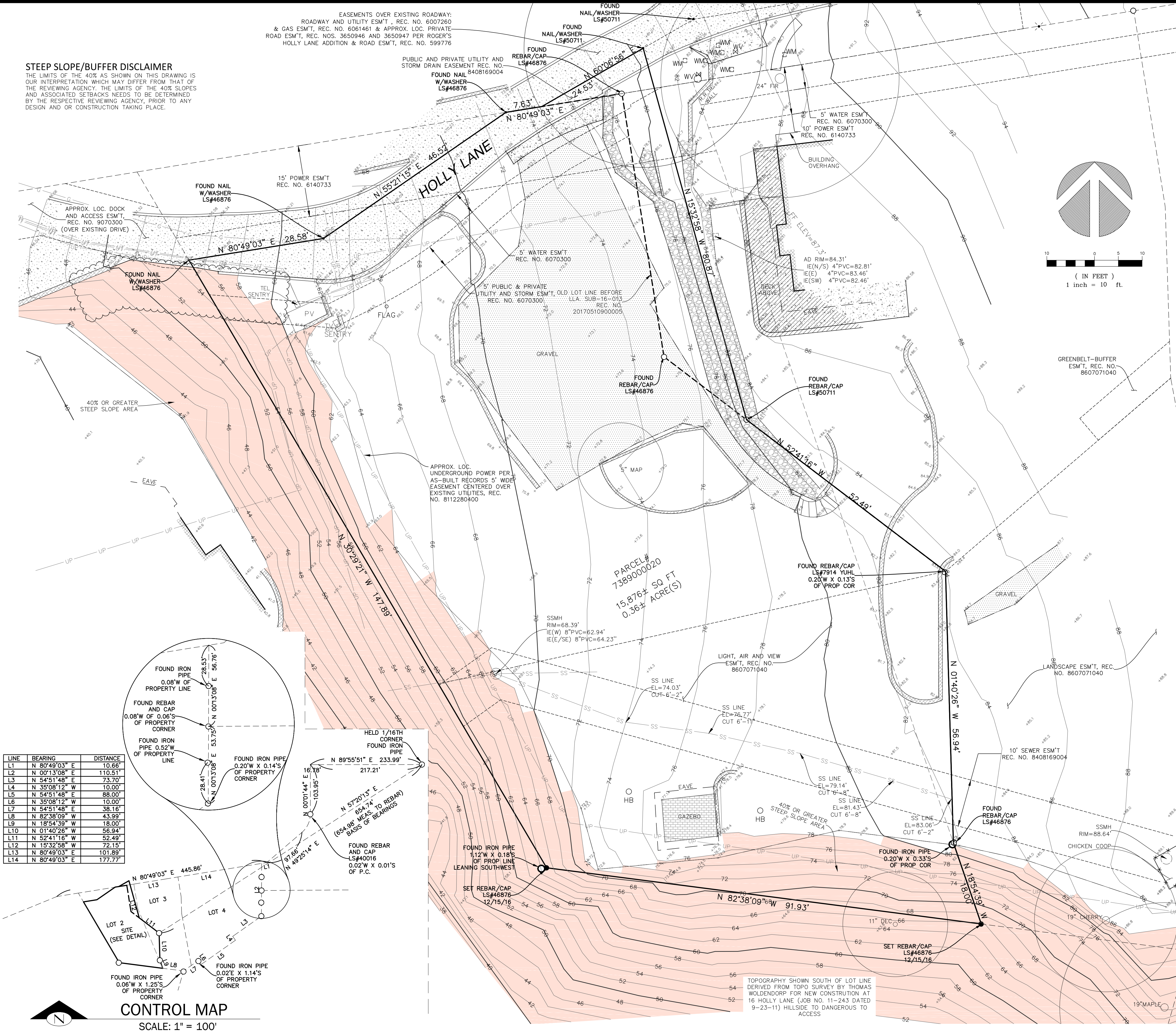
## VICINITY MAP

N.T.S.



## STEEP SLOPE/BUFFER DISCLAIMER

THE LIMITS OF THE 40% AS SHOWN ON THIS DRAWING IS OUR INTERPRETATION WHICH MAY DIFFER FROM THAT OF THE REVIEWING AGENCY. THE LIMITS OF THE 40% SLOPES AND ASSOCIATED SETBACKS NEEDS TO BE DETERMINED BY THE RESPECTIVE REVIEWING AGENCY, PRIOR TO ANY DESIGN AND OR CONSTRUCTION TAKING PLACE.



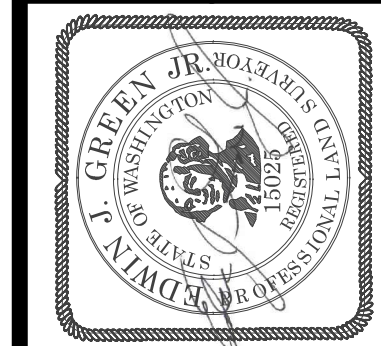
LINE	BEARING	DISTANCE
L1	N 80°49'03" E	10.66'
L2	N 00°13'08" E	110.51'
L3	N 54°51'48" E	73.70'
L4	N 35°08'12" W	10.00'
L5	N 54°51'48" E	88.00'
L6	N 35°08'12" W	10.00'
L7	N 54°51'48" E	38.16'
L8	N 82°38'09" W	43.99'
L9	N 18°54'39" W	18.00'
L10	N 01°40'26" W	56.94'
L11	N 52°41'16" W	52.49'
L12	N 15°32'58" W	72.15'
L13	N 80°49'03" E	101.89'
L14	N 80°49'03" E	177.77'

## CONTROL MAP

SCALE: 1" = 100'

TOPOGRAPHIC & BOUNDARY SURVEY  
SW 1/4 OF THE NE 1/4 OF SEC. 13, TWP. 24N., RGE. 4E., W.M.  
TAX PARCEL NO. 7389000020

WILEY PROPERTY  
HOLLY LANE  
MERCER ISLAND, WA



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

JOB NUMBER:	151581
DATE:	12/17/2015
DRAFTED BY:	AB
CHECKED BY:	MAB
SCALE:	1" = 10'
REVISION HISTORY	
04/18/16	REMOVE ROAD ESMT
08/27/18	ADD T TOPO
7/17/18	ADD T UTILITIES
10/02/18	ADD T TOPO
SHEET NUMBER	
1 OF 1	

measure success





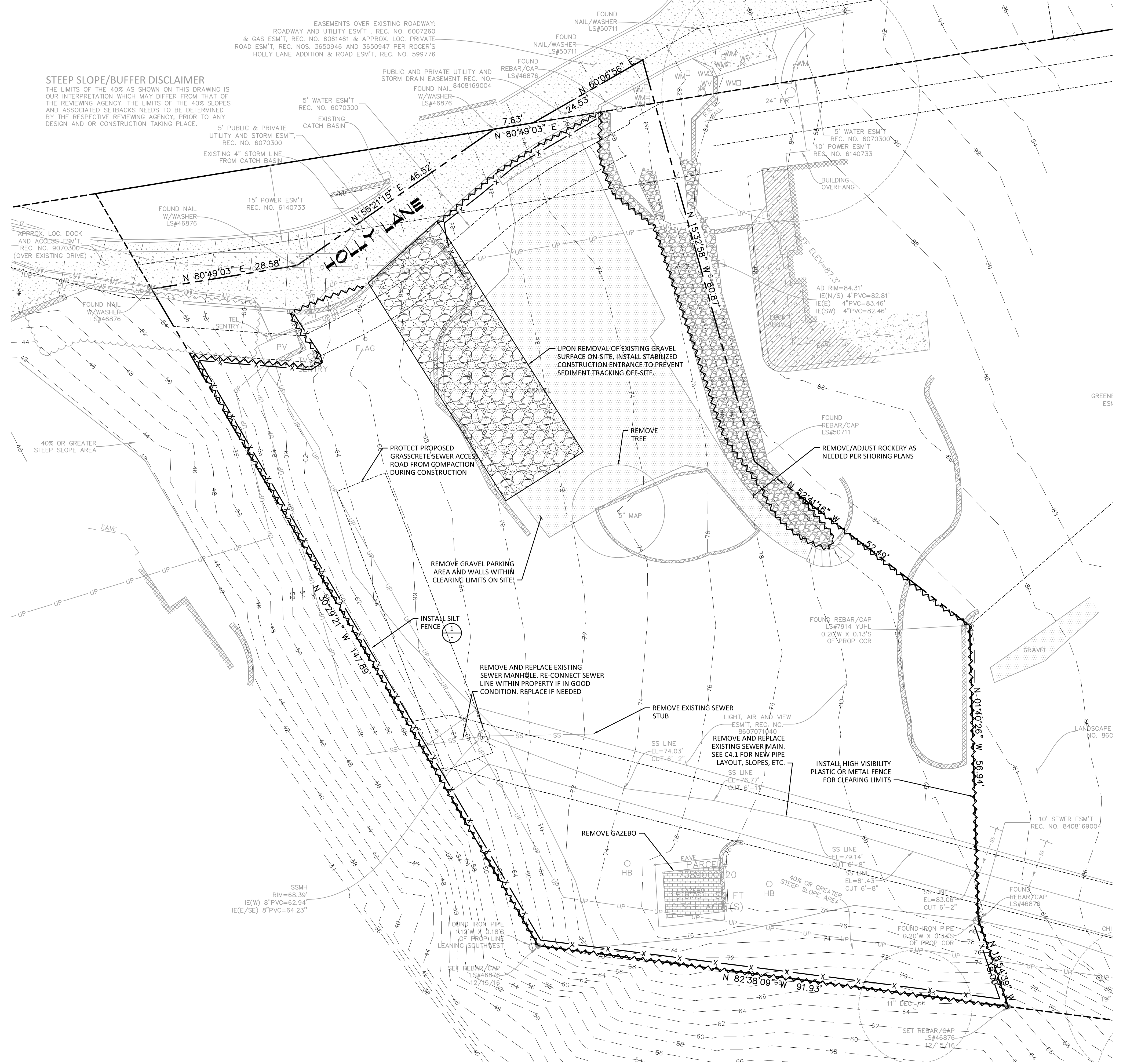


SW 1/4 OF THE NE 1/4, SECTION 13, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

**STEEP SLOPE/BUFFER DISCLAIMER**

THE LIMITS OF THE 40% AS SHOWN ON THIS DRAWING IS OUR INTERPRETATION WHICH MAY DIFFER FROM THAT OF THE REVIEWING AGENCY. THE LIMITS OF THE 40% SLOPES AND ASSOCIATED SETBACKS NEEDS TO BE DETERMINED BY THE RESPECTIVE REVIEWING AGENCY, PRIOR TO ANY DESIGN AND OR CONSTRUCTION TAKING PLACE.

- NOTES:**
- EXISTING WATER SERVICE LINES SHOWN PER MERCER ISLAND GIS MAP.
  - PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY LOCATIONS, DEPTH, CONDITION, SIZE, AND MATERIAL OF ALL EXISTING PIPES ON-SITE THAT EITHER NEED TO BE RELOCATED, TIED INTO, OR REPLACED. REPORT ELEVATIONS AND LOCATIONS DIFFERING FROM DRAWINGS TO ENGINEER.
  - BEFORE BEGINNING LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRADING, CLEARLY MARK ALL CLEARING LIMITS AND SENSITIVE AREAS AND THEIR BUFFERS.
  - ALL DISTURBED LANDSCAPED SURFACES SHALL BE AMENDED TO MEET DOE BMP T5.13.
  - SOILS MUST BE STABILIZED AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST.
  - CONCRETE TRUCKS MUST NOT BE WASHED OUT ONTO THE GROUND, OR INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS. EXCESS CONCRETE MUST NOT BE DUMPED ON-SITE.
  - INSTALL CATCH BASIN INLET PROTECTION PER DETAIL 3/C2.2 FOR EXISTING INLETS ON-SITE AND WITHIN 100' OF CONSTRUCTION SITE IN ROW AND AS PROPOSED DRAINAGE STRUCTURES ARE INSTALLED.
  - ADDITIONAL BMPs MAY BE REQUIRED DURING CONSTRUCTION.



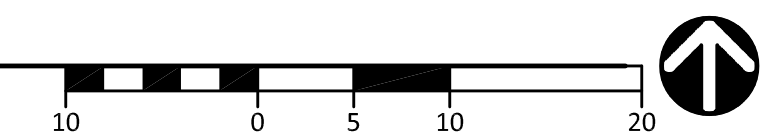
MARK	DATE	DESCRIPTION
	12/18/18	PERMIT SUBMITTAL
	01/23/19	PROP. SEWER MAIN RE-CONSTRUCTION
	02/01/19	PERMIT SUBMITTAL

DESIGN:	TAF
DRAWN:	ATD
CHECK:	JPU
JOB NO:	18340.20
DATE:	12/18/18

PERLA RESIDENCE  
 42XX HOLLY LANE  
 MERCER ISLAND, WA 98040  
 TEMPORARY EROSION  
 CONTROL PLAN

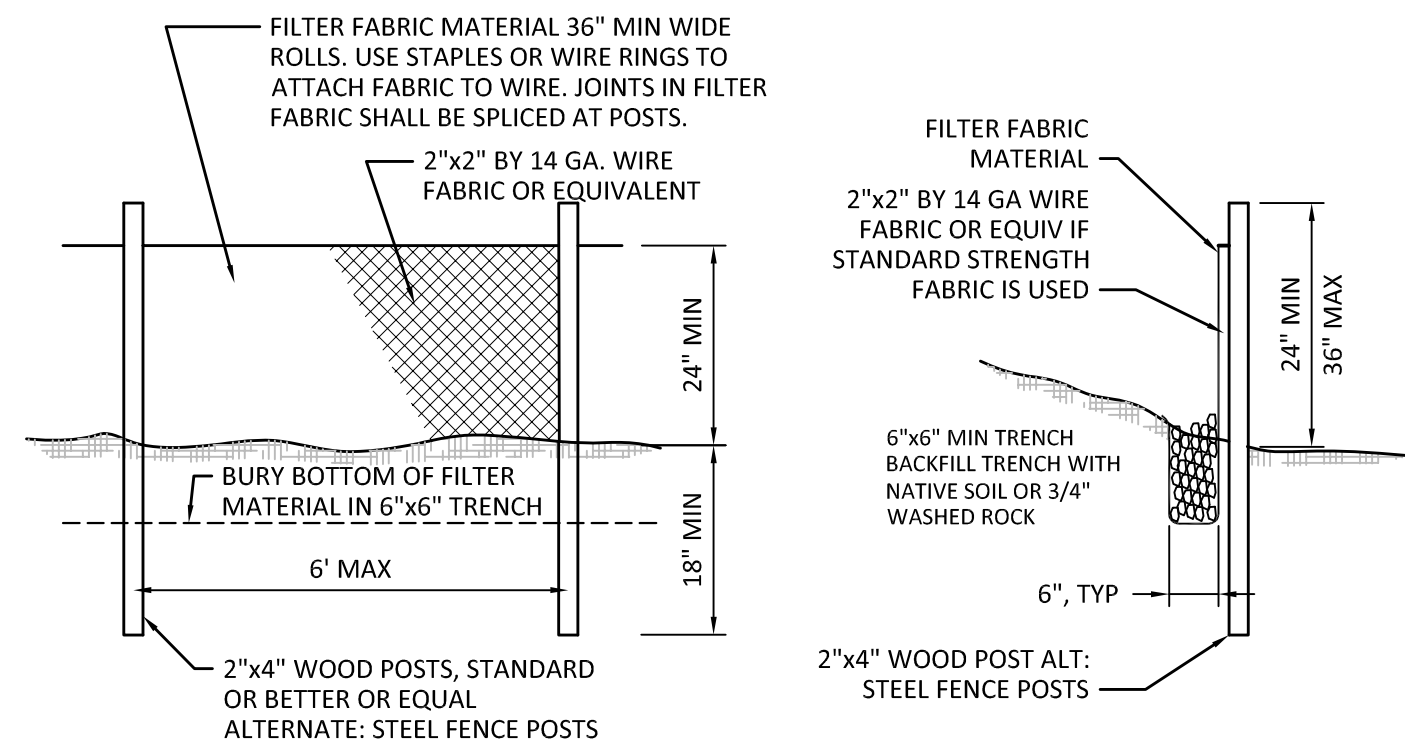
SHEET:  
**C2.1**

**1** TEMPORARY EROSION CONTROL PLAN  
 SCALE: 1" = 10'





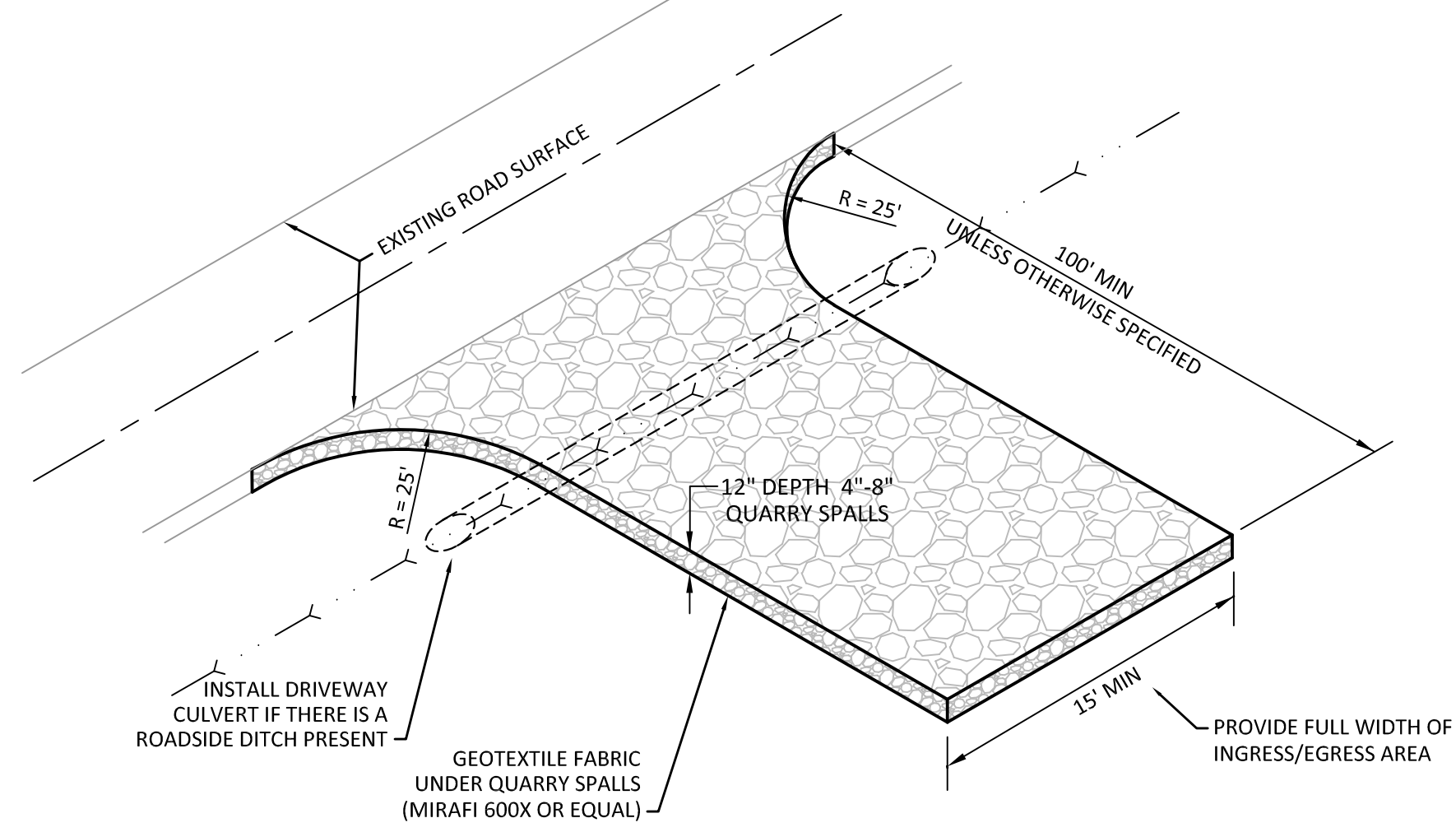
SW 1/4 OF THE NE 1/4, SECTION 13, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.



**SILT FENCE NOTES:**

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
2. THE SILT FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS (WHERE FEASIBLE). THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 18 INCHES).
3. A SHALLOW TRENCH SHALL BE EXCAVATED, ROUGHLY 6 INCHES WIDE AND 6 INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POSTS TO ALLOW THE LOWER EDGE OF THE FILTER FABRIC TO BE SECURED WITH GRAVEL.
4. WHEN FILTER FABRIC NOT AS STRONG AS MIRAFI 700X IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE MESH SHALL EXTEND INTO THE SHALLOW TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
5. THE MIRAFI 700X FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND AT LEAST 18 INCHES OF THE FABRIC SHALL BE BURIED IN THE SHALLOW TRENCH. THE FILTER FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE AND SHALL NOT BE STAPLED TO TREES.
6. WHEN EXTRA-STRENGTH FILTER FABRIC (MIRAFI 700X OR EQUAL) AND FOUR (4) POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF NOTE 5 APPLYING.
7. THE TRENCH SHALL BE BACKFILLED WITH NATIVE SOIL OR 3/4" - 1.5" WASHED ROCK.
8. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED. THE NEWLY DISTURBED AREAS RESULTING FROM SILT FENCE REMOVAL SHALL BE IMMEDIATELY SEEDED AND MULCHED, OR OTHERWISE PERMANENTLY STABILIZED TO THE SATISFACTION OF THE CIVIL INSPECTOR.
9. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
10. MAINTENANCE: ANY DAMAGED OR CLOGGED FENCE SHALL BE REPAIRED/REPLACED IMMEDIATELY. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT DEPTH IS 6 INCHES OR GREATER. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.

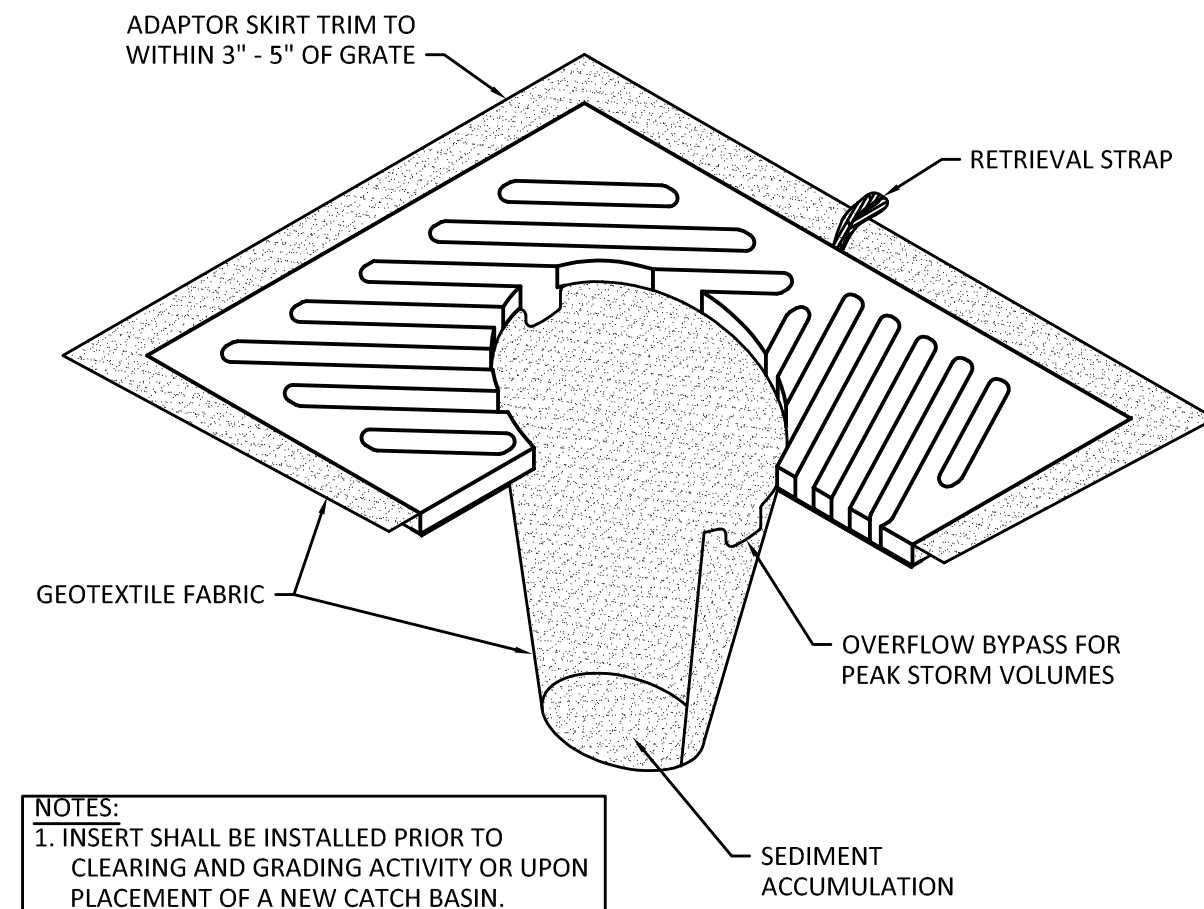
**1 SILT FENCE**  
SCALE: 1/2" = 1'-0"



**STABILIZED CONSTRUCTION ENTRANCE NOTES:**

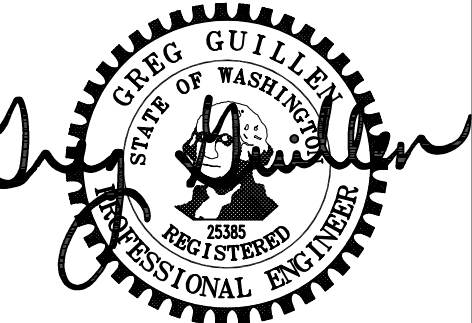
1. INSTALLATION: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL. THE QUARRY SPALLS SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. AGGREGATE: 4" TO 8" QUARRY SPALLS PER WSDOT STD. SPECS. SEC. 9-13.6.
3. ENTRANCE DIMENSIONS: THE AGGREGATE LAYER MUST BE AT LEAST 12" THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 100 FEET (UNLESS OTHERWISE APPROVE BY CIVIL INSPECTOR).
4. WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICLE TIRES BY CONTACT WITH THE ROCK ENTRANCE, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.
5. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2" STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY BY SWEEPING. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY.

**2 STABILIZED CONSTRUCTION ENTRANCE**  
SCALE: NTS



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

**3 CATCH BASIN INSERT**  
SCALE: NTS



02/CV/19

DATE	DESCRIPTION
12/18/18	PERMIT SUBMITTAL
01/23/19	PROP. SEWER MAIN RE-CONSTRUCTION
02/01/19	PERMIT SUBMITTAL

DESIGN:	TAF
DRAWN:	ATD
CHECK:	JPU
JOB NO:	18340.20
DATE:	12/18/18

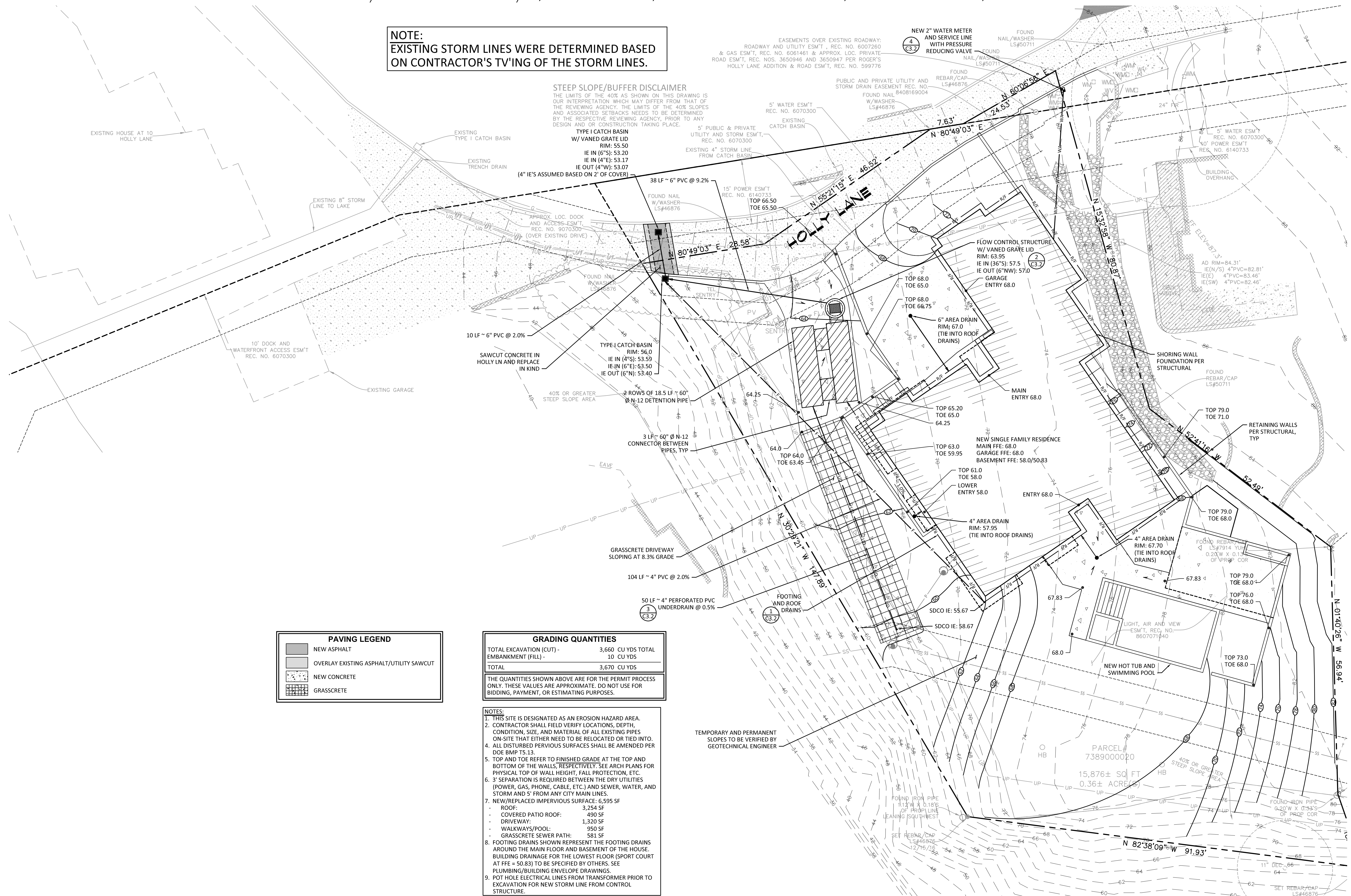
PERLA RESIDENCE  
42XX HOLLY LANE  
MERCER ISLAND, WA 98040

EROSION CONTROL DETAILS



**NOTE:**  
 EXISTING STORM LINES WERE DETERMINED BASED ON CONTRACTOR'S TV'ING OF THE STORM LINES.

**STEEP SLOPE/BUFFER DISCLAIMER**  
 THE LIMITS OF THE 40% AS SHOWN ON THIS DRAWING IS OUR INTERPRETATION WHICH MAY DIFFER FROM THAT OF THE REVIEWING AGENCY. THE LIMITS OF THE 40% SLOPES AND ASSOCIATED SETBACKS NEEDS TO BE DETERMINED BY THE RESPECTIVE REVIEWING AGENCY, PRIOR TO ANY DESIGN AND OR CONSTRUCTION TAKING PLACE.



**PAVING LEGEND**

[Pattern]	NEW ASPHALT
[Pattern]	OVERLAY EXISTING ASPHALT/UTILITY SAWCUT
[Pattern]	NEW CONCRETE
[Pattern]	GRASSCRETE

**GRADING QUANTITIES**

TOTAL EXCAVATION (CUT) -	3,660 CU YDS TOTAL
EMBANKMENT (FILL) -	10 CU YDS
<b>TOTAL</b>	<b>3,670 CU YDS</b>

THE QUANTITIES SHOWN ABOVE ARE FOR THE PERMIT PROCESS ONLY. THESE VALUES ARE APPROXIMATE. DO NOT USE FOR BIDDING, PAYMENT, OR ESTIMATING PURPOSES.

- NOTES:**
- THIS SITE IS DESIGNATED AS AN EROSION HAZARD AREA.
  - CONTRACTOR SHALL FIELD VERIFY LOCATIONS, DEPTH, CONDITION, SIZE, AND MATERIAL OF ALL EXISTING PIPES ON-SITE THAT EITHER NEED TO BE RELOCATED OR TIED INTO.
  - ALL DISTURBED PVIOUS SURFACES SHALL BE AMENDED PER DOE BMP TS.13.
  - TOP AND TOE REFER TO FINISHED GRADE AT THE TOP AND BOTTOM OF THE WALLS, RESPECTIVELY. SEE ARCH PLANS FOR PHYSICAL TOP OF WALL HEIGHT, FALL PROTECTION, ETC.
  - 3" SEPARATION IS REQUIRED BETWEEN THE DRY UTILITIES (POWER, GAS, PHONE, CABLE, ETC.) AND SEWER, WATER, AND STORM AND 5' FROM ANY CITY MAIN LINES.
  - NEW/REPLACED IMPERVIOUS SURFACE: 6,595 SF
    - ROOF: 3,254 SF
    - COVERED PATIO ROOF: 490 SF
    - DRIVEWAY: 1,320 SF
    - WALKWAYS/POOL: 950 SF
    - GRASSCRETE SEWER PATH: 581 SF
  - FOOTING DRAINS SHOWN REPRESENT THE FOOTING DRAINS AROUND THE MAIN FLOOR AND BASEMENT OF THE HOUSE. BUILDING DRAINAGE FOR THE LOWEST FLOOR (SPORT COURT AT FFE = 50.83) TO BE SPECIFIED BY OTHERS. SEE PLUMBING/BUILDING ENVELOPE DRAWINGS.
  - POT HOLE ELECTRICAL LINES FROM TRANSFORMER PRIOR TO EXCAVATION FOR NEW STORM LINE FROM CONTROL STRUCTURE.

**1 GRADING AND UTILITY PLAN**  
 SCALE: 1" = 10'



MARK	DATE	DESCRIPTION
	12/18/18	PERMIT SUBMITTAL
	01/23/19	PROP. SEWER MAIN RE-CONSTRUCTION
	02/01/19	PERMIT SUBMITTAL

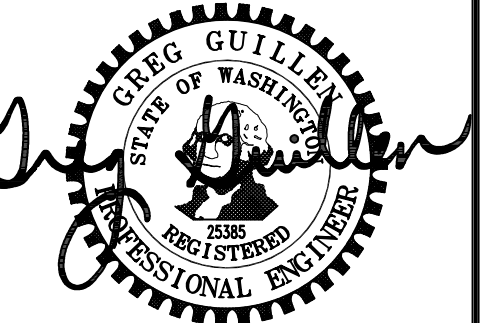
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 DRAWN: ATD  
 CHECK: JPU  
 JOB NO: 18340.20  
 DATE: 12/18/18

PERLA RESIDENCE  
 42XX HOLLY LANE  
 MERCER ISLAND, WA 98040

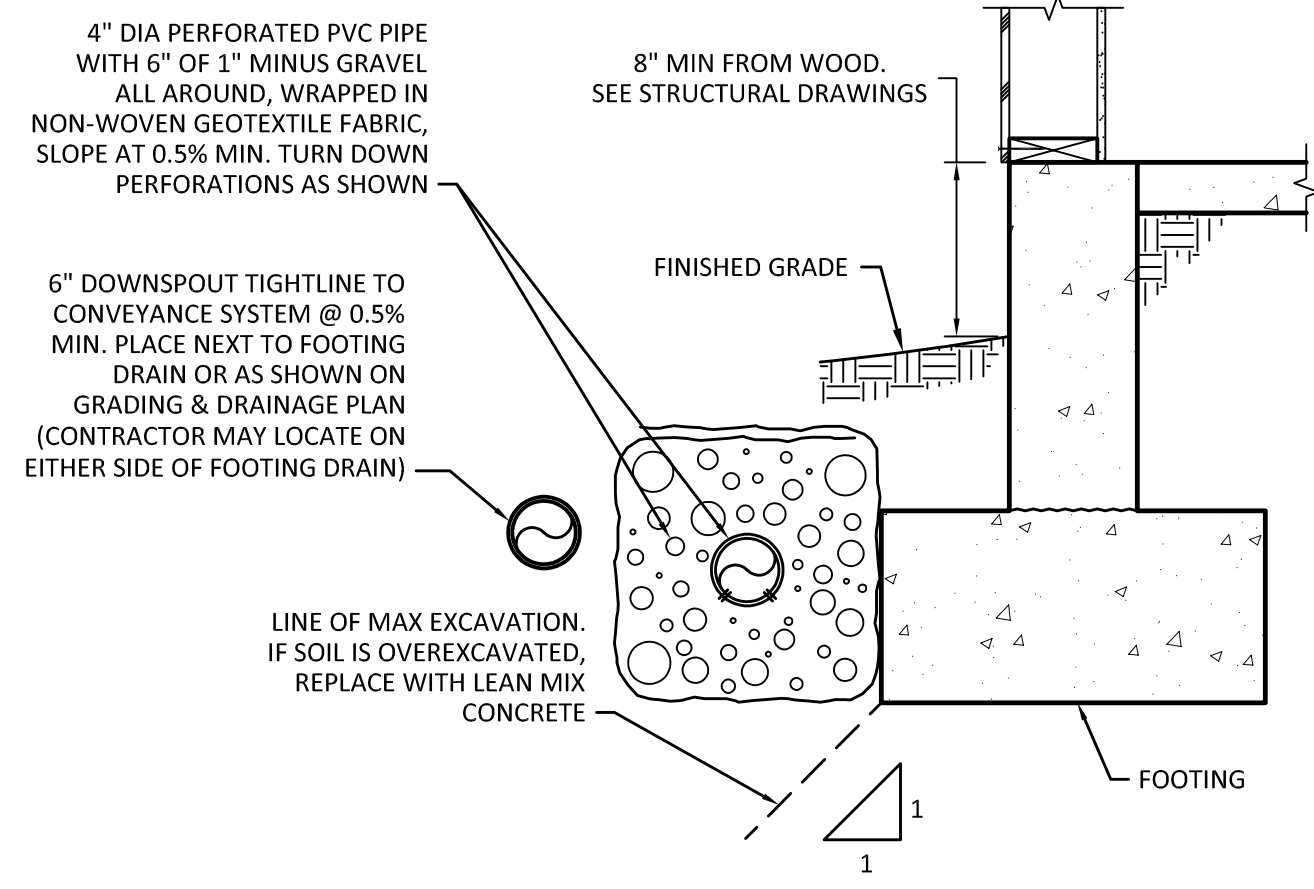
GRADING AND UTILITY PLAN

SHEET:  
**C3.1**

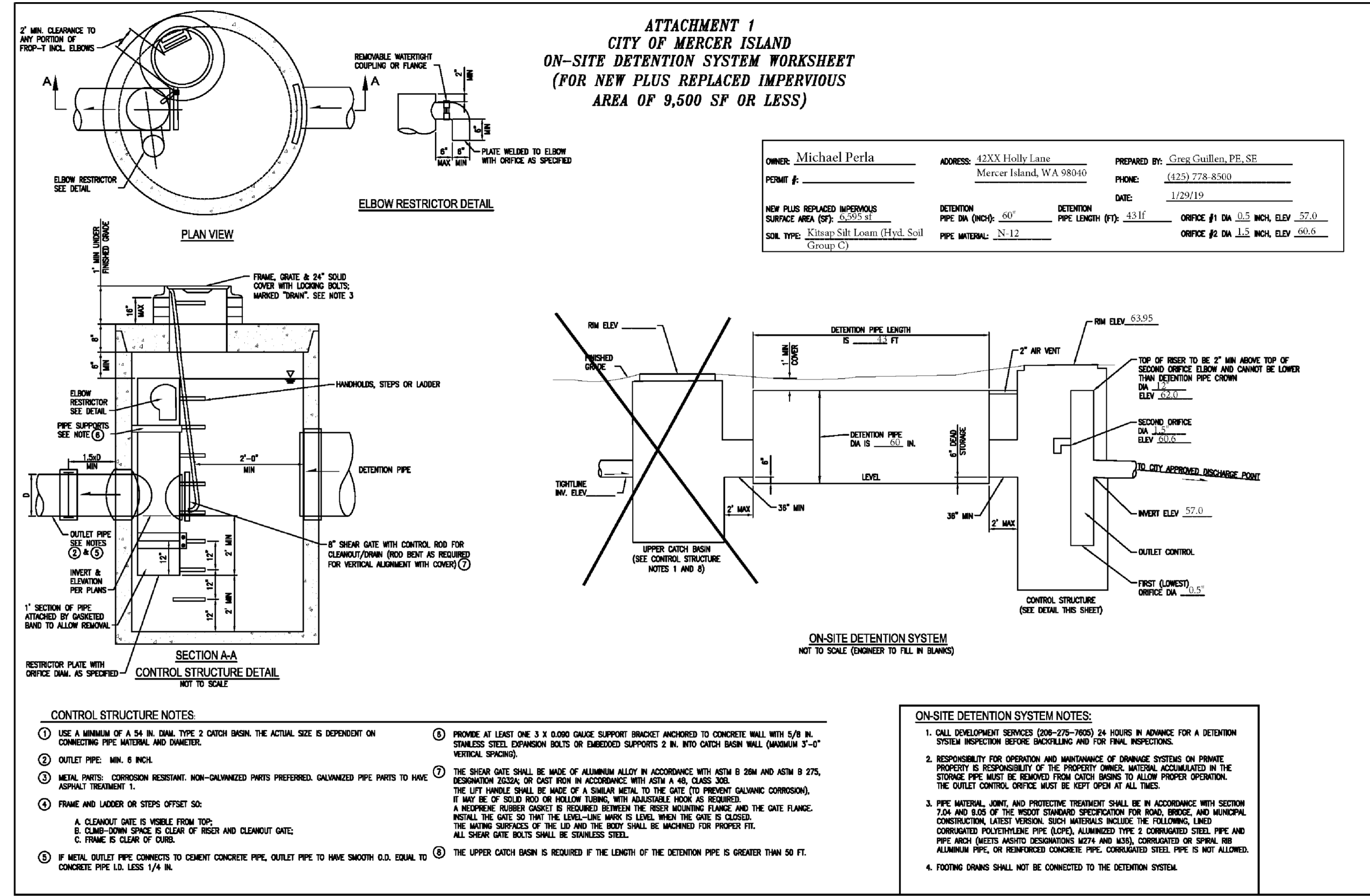




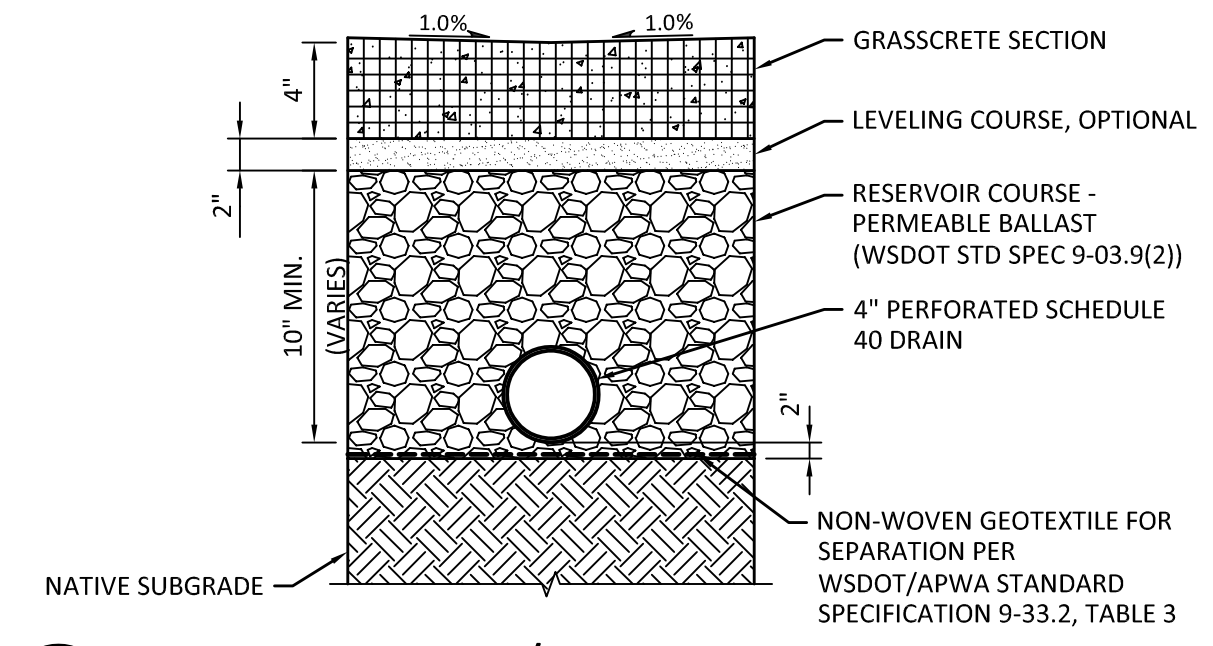
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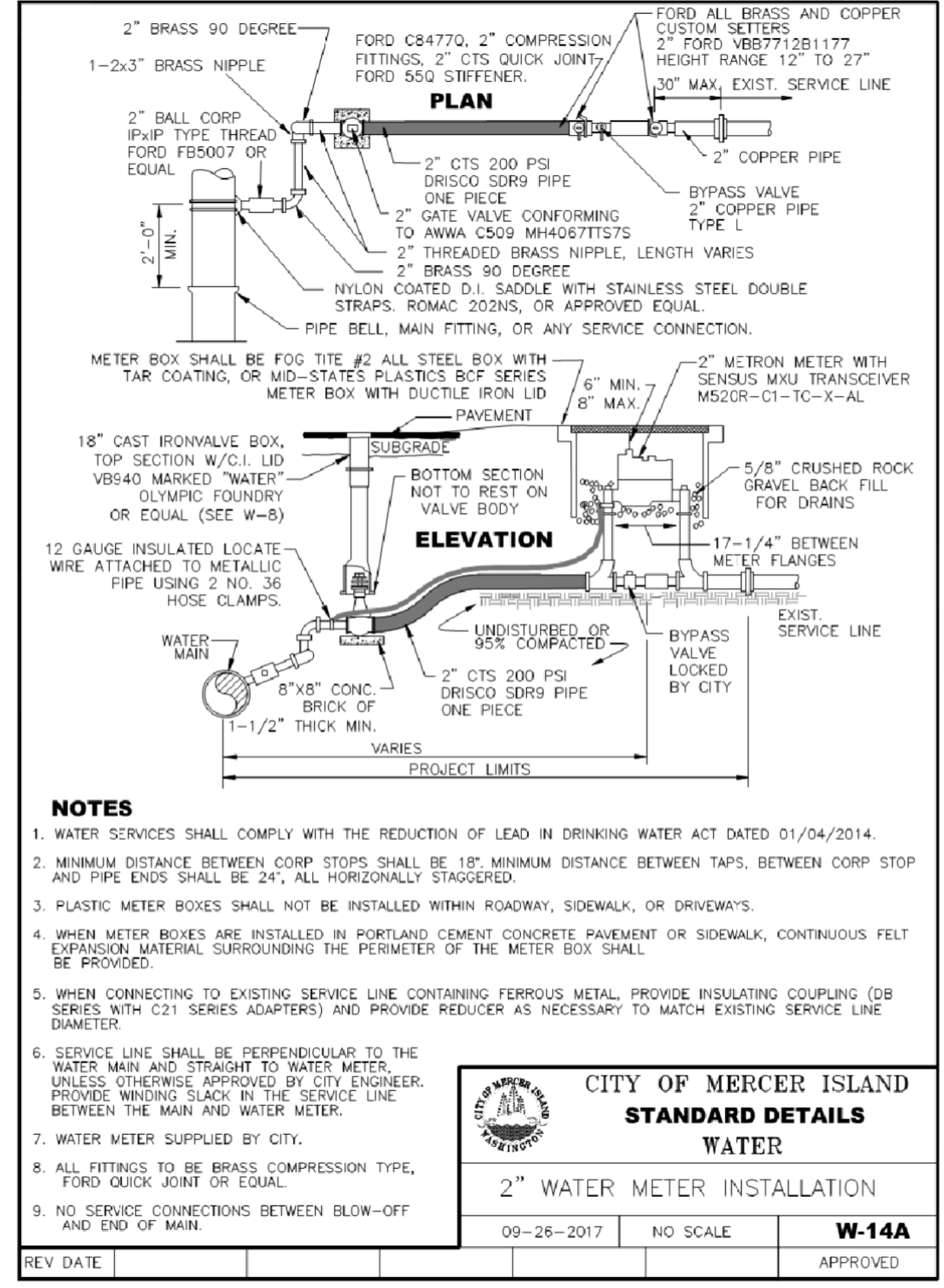
**1** FOOTING AND ROOF DRAIN SECTION  
 SCALE: NTS



**2** CITY OF MERCER ISLAND ON-SITE DETENTION SYSTEM WORKSHEET  
 SCALE: NTS



**3** GRASSCRETE W/ UNDERDRAIN SECTION  
 SCALE: NTS



**4** CITY OF MERCER ISLAND STANDARD DETAIL  
 SCALE: NTS

MARK	DATE	DESCRIPTION
	12/18/18	PERMIT SUBMITTAL
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	02/01/19	PERMIT SUBMITTAL

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DATE:	12/18/18

PERLA RESIDENCE  
 42XX HOLLY LANE  
 MERCER ISLAND, WA 98040

GRADING AND UTILITY DETAILS

SHEET:

**C3.2**



SW 1/4 OF THE NE 1/4, SECTION 13, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.



MARK	DATE	DESCRIPTION
	12/18/18	PERMIT SUBMITTAL
	01/23/19	PROP. SEWER MAIN RE-CONSTRUCTION
	02/01/19	PERMIT SUBMITTAL

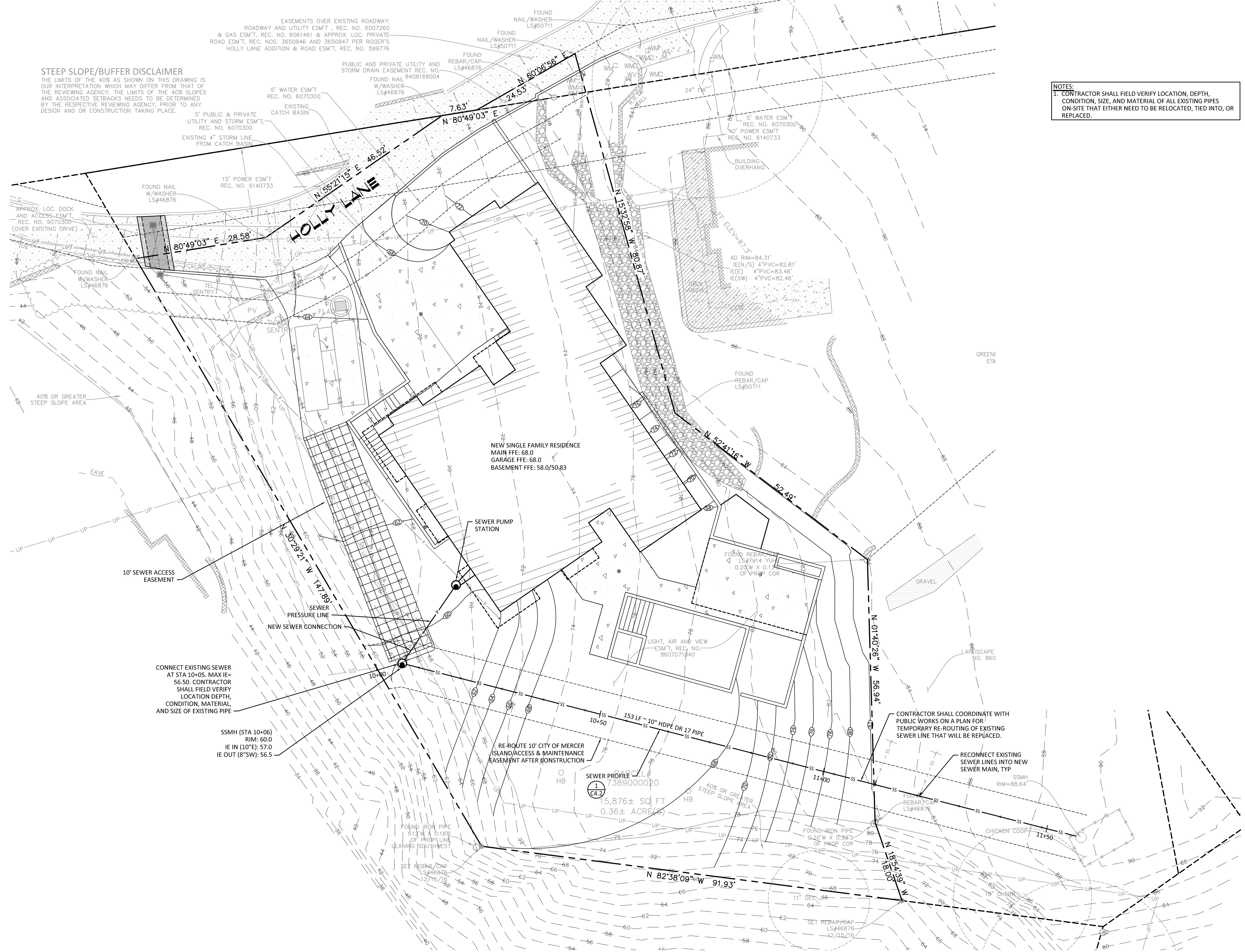
  

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JOB NO:	18340.20
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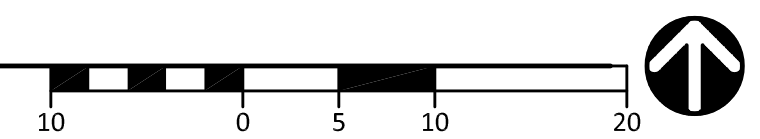
**STEEP SLOPE/BUFFER DISCLAIMER**

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**NOTES:**  
 1. CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH, CONDITION, SIZE, AND MATERIAL OF ALL EXISTING PIPES ON-SITE THAT EITHER NEED TO BE RELOCATED, TIED INTO, OR REPLACED.



**1 SEWER PLAN**  
 SCALE: 1" = 10'



PERLA RESIDENCE  
 42XX HOLLY LANE  
 MERCER ISLAND, WA 98040

**SEWER PLAN**

SHEET:  
**C4.1**



# SEWER MAIN REPLACEMENT PROJECT

## 42XX HOLLY LN MERCER ISLAND, WA 98040

SW 1/4 OF THE NE 1/4, SECTION 13, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

### OWNER

MICHAEL & CARA PERLA  
5320 W MERCER WAY  
MERCER ISLAND, WA 98040

### CONSULTANTS

**ARCHITECT**  
STAIRT SILK ARCHITECTS  
2400 NORTH 45TH ST  
SEATTLE, WA 98103  
206.728.9500 FAX:206.448.1337  
CONTACT: KELLY MCSHANE

**CIVIL ENGINEER**  
CG ENGINEERING  
250 4TH AVE S, SUITE 200  
EDMONDS, WA 98020  
425.778.8500 FAX 778.5536  
CONTACT: JARED UNDERBRINK

**SOIL/GEOTECH ENGINEER**  
ROBERT M. PRIDE, LLC  
13203 HOLMES POINT DR NE  
KIRKLAND, WA 98034  
425.814.3970  
CONTACT: ROBERT PRIDE

**SURVEYOR**  
TERRANE  
10801 MAIN ST, SUITE 102  
BELLEVUE, WA 98004  
425.458.4488  
CONTACT: EDWIN GREEN JR.

### LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY'S  
"GUARANTEE" NO.0122668-ETU)

PARCEL B OF MERCER ISLAND LOT LINE REVISION NO.  
SUB-16-013, AS RECORDED UNDER RECORDING NO.  
20170510900005, RECORDS OF KING COUNTY AUDITOR;

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

### PARCEL NUMBER

738900-0020

### BASIS OF BEARINGS

ACCEPTED A BEARING OF N 80°49'03"E,  
BETWEEN FOUND IRON PIPE AND  
REBAR WITH CAP, PER REF. 1

### DATUM

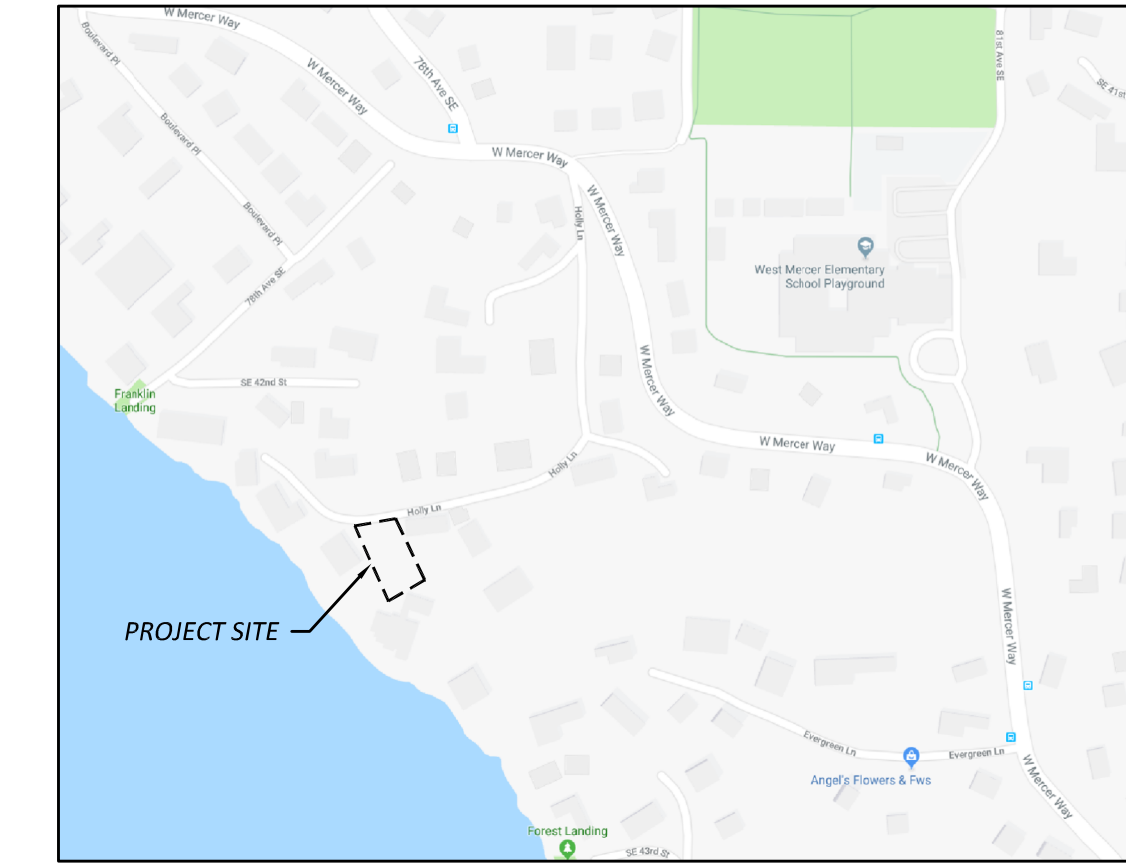
NAVD 88

**CAUTION!**

**CALL BEFORE YOU DIG!**

BURIED UTILITIES EXIST IN THE AREA AND UTILITY  
INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT  
THE ONE-CALL UTILITY LOCATE SERVICE A MINIMUM OF 48  
HOURS PRIOR TO CONSTRUCTION

**1-800-424-5555**



VICINITY MAP

NTS



### GENERAL NOTES

#### GENERAL NOTES

- STANDARD SPECIFICATIONS:
  - ALL WORK TO BE PERFORMED AND MATERIALS TO BE USED SHALL BE IN ACCORDANCE WITH THE WSDOT/APWA 2016 STANDARD SPECIFICATIONS AND STANDARD PLANS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, AS APPLICABLE AND AS MODIFIED BELOW, AND UNLESS OTHERWISE NOTED, SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF MERCER ISLAND.
  - LOCAL AMENDMENTS TO THE STANDARD SPECIFICATIONS, CONSISTING OF STANDARD DRAWINGS AND SPECIAL TECHNICAL CONDITIONS ARE REFERENCED IN THESE NOTES. COPIES OF THESE DOCUMENTS ARE AVAILABLE AT THE OFFICE OF THE CITY ENGINEER, CITY OF MERCER ISLAND, 9611 SE 36TH STREET, MERCER ISLAND, WA 98040.
  - THESE SPECIFICATIONS SHALL BE APPLICABLE FOR, BUT NOT LIMITED TO, PUBLIC AND PRIVATE STREETS, DRIVEWAYS, PARKING LOTS, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS, APARTMENTS, ETC. WORK IN PRIVATE DEVELOPMENTS SHALL CONFORM TO THE SAME STANDARDS OF WORKMANSHIP AND MATERIALS AS ARE SPECIFIED WITHIN THE CITY RIGHT-OF-WAY, EXCEPT AS INDICATED ON THE PLANS.
- PERMITS:
 

PRIOR TO CONSTRUCTION, AND IN ADDITION TO ANY OTHER PERMITS REQUIRED, A CITY OF MERCER ISLAND "STREET USE PERMIT" MUST BE OBTAINED FOR ANY AND ALL WORK WITHIN THE CITY RIGHT-OF-WAY.
- PLANS:
 

IT IS A REQUIREMENT OF THE CITY OF MERCER ISLAND ENGINEERING DEPARTMENT, THAT AN APPROVED SET OF CONSTRUCTION PLANS FOR ALL WORK BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
- INSPECTION:
 

THE ENGINEERING DEPARTMENT CONSTRUCTION INSPECTOR 236-5300, OR 236-3587, (24-HR TAPED INSPECTION LINE) SHALL BE NOTIFIED 24-HOURS PRIOR TO STARTING ANY TYPE OF CONSTRUCTION INCLUDING CLEARING, SANITARY SEWERS, WATER MAINS, STORM DRAINS, CURB AND UTTERS, SIDEWALKS, DRIVEWAYS, STREET GRADING AND PAVING.

#### CONTROL OF MATERIAL

THE SOURCE OF SUPPLY AND A DETAILED LIST OF EACH LIST OF EACH OF THE MATERIALS FURNISHED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO DELIVER. ONLY MATERIALS CONFORMING TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPROVED BY THE CITY SHALL BE USED IN THE WORK. TESTING OF MATERIALS MAY INCLUDE TESTS OF ACTUAL SAMPLES, MANUFACTURER'S CERTIFICATIONS, APPROVAL OF CATALOGUE CUTS, OR FIELD ACCEPTANCE REPORTS. TESTING OF MATERIALS FOR INCORPORATION IN PRIVATE WORK SHALL BE PERFORMED AT OTHER THAN CITY EXPENSE.

#### EROSION AND SEDIMENTATION CONTROL

- THE IMPLEMENTATION OF THESE EROSION SEDIMENTATION CONTROL (ESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMIT HOLDER/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE COMPLETED PRIOR TO ALL OTHER CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G. ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES), AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. 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 OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY DURING NONRAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT AND AT THE END OF EVERY RAINFALL BY THE PERMIT HOLDER/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMP. SILTATION PONDS AND ALL TEMP. SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.
- ANY AREA STRIPPED OF VEGETATION, INCLUDING ROADWAY EMBANKMENTS WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF SEVEN (7) DAYS, SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G. SEEDING, MULCHING, NETTING, EROSION BLANKETS, ETC...).
- ANY AREAS NEEDING ESC MEASURE, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE 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 DOWNSTREAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES AND WASH PADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL REQUIREMENTS SHALL BE ENFORCED BY THE INSPECTOR TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN OF SILT FROM CONSTRUCTION VEHICLES.
- WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE. (E.G. ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE)

#### EROSION AND SEDIMENTATION CONTROL (CONT)

- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF THREE INCHES.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF MERCER ISLAND STANDARDS AND SPECIFICATIONS.
- EROSION/SEDIMENTATION CONTROL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS IF DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE INSTALLED AND OPERATING PRIOR TO ANY GRADING OR LAND CLEARING.
- WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
- ALL CUT AND FILL SLOPES 5:1 (5 FEET HORIZONTAL TO 1 FOOT VERTICAL) OR STEEPER THAT WILL BE LEFT EXPOSED FOR MORE THAN 7 DAYS SHALL BE PROTECTED BY JUTE MATTING, PLASTIC SHEETING, MULCH, OR OTHER APPROVED STABILIZATION METHOD AND PROVIDED WITH ADEQUATE RUNOFF CONVEYANCE TO INTERCEPT RUNOFF AND CONVEY IT TO AN APPROVED STORM DRAIN.
- OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET, THE STREET SHALL BE CLEANED. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION VEHICLE ENTRANCE AND SHALL BE CLEANED OF MUD PRIOR TO EXITING ONTO THE STREET. SILT SHALL BE CLEANED FROM ALL CATCH BASINS WHEN THE BOTTOM HALF BECOMES FILLED WITH SILT.
- ANY CATCH BASIN COLLECTING WATER FROM THE SITE, WHETHER THEY ARE ON OR OFF OF THE SITE, SHALL HAVE THEIR GRATES COVERED WITH FILTER FABRIC DURING CONSTRUCTION.
- WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCES SHALL BE REPLACED AND THE FABRIC CLEANED IF CLOGGED BY SILT. ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.
- IF ANY PORTION OF THE EROSION/SEDIMENTATION CONTROL ELEMENTS ARE DAMAGED OR NOT FUNCTIONING, OR IF THE CLEARING LIMIT BOUNDARY BECOMES NON-DEFINED, IT SHALL BE REPAIRED IMMEDIATELY.

#### STORM DRAINAGE CONSTRUCTION

- STORM DRAINAGE PIPE:
 

PIPE SHALL BE CONCRETE OR ALUMINUM METAL. WITHIN THE PUBLIC RIGHT OF WAY. CONCRETE PIPE UP TO AND INCLUDING 24" SHALL BE UNREINFORCED AND SHALL CONFORM TO ASTM C-15. ABOVE 18" EXTRA STRENGTH, RUBBER GASKETED. CORRUGATED ALUMINUM ALLOY CULVERT PIPE SHALL BE AASHTO M-196, M-197, M-211, AND M-219, HELICAL, GAUGES AND TYPES SHALL BE AS NOTED ON THE PLANS. REINFORCED PIPE SHALL CONFORM TO ASTM DESIGNATION C-76 UNLESS OTHERWISE SPECIFIED. STORM SEWER DETENTION PIPE GREATER THAN 24" DIAMETER SHALL BE RUBBER GASKETED, HELICAL CORRUGATED ALUMINUM PIPE. BEDDING TO BE CLASS "C". GAUGE OF PIPE WILL BE AS SHOWN ON THE PLANS. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 7-04 OF THE SPECIFICATIONS AND MAY BE SUBJECT TO EXFILTRATION TEST.
- OTHER MATERIALS:
 

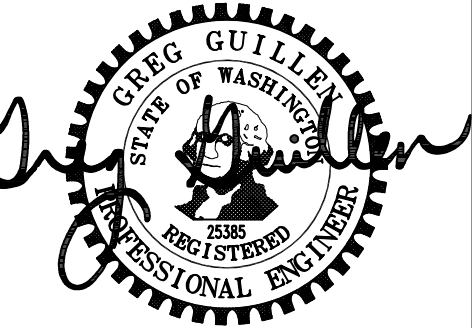
OTHER MATERIALS FOR STORM DRAINAGE CONSTRUCTION REQUIRE WRITTEN APPROVAL OF THE CITY ENGINEER.
- BACKFILL RESTRICTIONS:
  - BEDDING SHALL CONFORM TO STANDARD PLAN B-11
  - MINIMUM COVER OVER STORM DRAIN SHALL BE 18".
  - TRENCH BACKFILL COMPACTED TO 95% OF MAXIMUM DENSITY SHALL BE REQUIRED WHEREVER TRENCH EXCAVATION IS MADE IN PAVED ROADWAY, SIDEWALK OR ANY OTHER AREA WHERE MINOR SETTLEMENT WOULD BE DETRIMENTAL.
- CATCH BASIN:
  - TYPE 1, CATCH BASIN INLET SHALL CONFORM TO SECTION 7-05 OF THE STANDARD SPECIFICATIONS AND AS SHOWN ON STANDARD PLAN B-1. THE MAXIMUM DISTANCE TO INVERT IS 5'0" WITH A MAXIMUM PIPE DIAMETER UP TO 15" FOR CONCRETE PIPE, 18" FOR CMP. THE GRIT DROP CHAMBER IS A MINIMUM OF 18".
  - TYPE 2, CATCH BASIN INLET SHALL CONFORM TO SECTION 7-05 OF THE STANDARD SPECIFICATION AND AS SHOWN ON STANDARD PLAN B-1B. MAXIMUM PIPE DIAMETER OF 24" FOR CONCRETE PIPE, 30" FOR CMP; A MINIMUM OF 8" BETWEEN HOLES. THE GRIT DROP CHAMBER IS A MINIMUM OF 24".
- INLETS:
 

CURB INLETS SHALL CONFORM TO SECTION 8-04 OF THE STANDARD SPECIFICATIONS AND AS SHOWN ON STANDARD PLAN B-41.
- GRATE COVERS:
  - COVERS FOR CATCH BASINS AND INLETS SHALL CONFORM TO OLYMPIC FOUNDRY CO. #SMS0G OR EQUAL FOR SLOPES LESS THAN 3%. WHERE SLOPES EXCEED 3%, USE OLYMPIC FOUNDRY CO. #SM50V. GRATES SHALL BE DUCTILE IRON AND HAVE THE LETTERS "DUCTIS" CAST IN THE COVER.
  - SOLID COVERS FOR MANHOLES, WHERE PERMITTED, SHALL BE 24" DIAMETER, WITH "DRAIN" CAST IN COVER IN 2" LETTERS, CONFORMING TO OLYMPIC FOUNDRY CO. MH43, INLAND FOUNDRY NO. 835, OR APPROVED EQUAL.
  - DRAINAGE STRUCTURES NOT WITHIN PUBLIC RIGHT-OF-WAY SHALL HAVE LOCKING LIDS.
- FRAMES:
 

FRAMES FOR CATCH BASINS AND INLETS SHALL BE OF CAST IRON OR DUCTILE IRON CONFORMING TO OLYMPIC FOUNDRY CO. SMS0 OR EQUAL. VANED GRATES(SMS0V) SHALL BE INSTALLED WHERE SHOWN ON THE PLANS, EXCEPT THROUGH-CURB INLET FRAMES WHICH SHALL CONFORM TO OLYMPIC FOUNDRY CO. SM52 OR EQUAL.

DESCRIPTION		EXISTING	PROPOSED	ABBREVIATIONS			
PROPERTY LINE	---	---	---	ABN	ABANDONED	MIN	MINIMUM
ADJACENT PROPERTY LINE	---	---	---	BLDG	BUILDING	MJ	MECHANICAL JOINT
CENTERLINE	---	---	---	BOW	BOTTOM OF WALL	MON	MONUMENT
CLEARING LIMITS	---	---	---	CL	CENTERLINE	NTS	NOT TO SCALE
SILT FENCE	--- X --- X ---	--- X --- X ---	--- X --- X ---	CB	CATCH BASIN	OC	ON CENTER
CONTOUR LINE	--- 100 ---	--- 100 ---	--- 100 ---	CMP	CORRUGATED METAL PIPE	PC	POINT OF CURVATURE
FENCE	--- □ --- □ --- □ ---	--- □ --- □ --- □ ---	--- □ --- □ --- □ ---	CO	CLEANOUT	PI	POINT OF INTERSECTION
SANITARY SEWER LINE	--- SS --- SS --- SS ---	--- SS --- SS --- SS ---	--- SS --- SS --- SS ---	CONC	CONCRETE	PIV	POST INDICATOR VALVE
MANHOLE	--- (M) ---	--- (M) ---	--- (M) ---	CONST	CONSTRUCTION	PL	PROPERTY LINE
STORM DRAIN MAIN	--- SD --- SD --- SD ---	--- SD --- SD --- SD ---	--- SD --- SD --- SD ---	CP	CONCRETE PIPE	PT	POINT OF TANGENCY
STORM DRAIN PIPE	--- SD --- SD --- SD ---	--- SD --- SD --- SD ---	--- SD --- SD --- SD ---	CU YD	CUBIC YARD	PVC	POLYVINYL CHLORIDE PIPE
ROOF DRAIN	--- R --- R --- R ---	--- R --- R --- R ---	--- R --- R --- R ---	DDCA	DOUBLE DETECTOR CHECK VALVE ASSEMBLY	PVI	POINT OF VERTICAL INTERSECTION
FOOTING DRAIN	--- F --- F --- F ---	--- F --- F --- F ---	--- F --- F --- F ---	DI	DUCTILE IRON PIPE	PVMT	PAVEMENT
PRESSURE LINE	--- P --- P --- P ---	--- P --- P --- P ---	--- P --- P --- P ---	DIA	DIAMETER	PVT	POINT OF VERTICAL TANG.
CATCH BASIN (TYPE 1)	--- □ ---	--- □ ---	--- □ ---	DIP	DUCTILE IRON PIPE	R	RADIUS
CATCH BASIN (TYPE 2)	--- (M) ---	--- (M) ---	--- (M) ---	EA	EACH	REINF	REINFORCEMENT
CLEANOUT	--- ○ ---	--- ○ ---	--- ○ ---	EJ	EXPANSION JOINT	RJ	RESTRAINED JOINT
CLEANOUT AND WYE	--- (W) ---	--- (W) ---	--- (W) ---	ELEV	ELEVATION	RET	RETAINING
GRADE BREAK	--- (GB) ---	--- (GB) ---	--- (GB) ---	EOP	EDGE OF PAVEMENT	RT	RIGHT
SURFACE SWALE	--- (S) ---	--- (S) ---	--- (S) ---	EX	EXISTING	SD	STORM DRAIN
DRAINAGE ARROW	--- (A) ---	--- (A) ---	--- (A) ---	FDC	FIRE DEPT. CONNECTION	SECT	SECTION
WATER LINE	--- WA --- WA --- WA ---	--- WA --- WA --- WA ---	--- WA --- WA --- WA ---	FFE	FINISHED FLOOR ELEVATION	SDMH	STORM DRAIN MANHOLE
WATER METER	--- (W) ---	--- (W) ---	--- (W) ---	FH	FIRE HYDRANT	SIM	SIMILAR
FIRE HYDRANT	--- (H) ---	--- (H) ---	--- (H) ---	FL	FLANGE	SQ	SQUARE
FDC	--- (F) ---	--- (F) ---	--- (F) ---	FT	FEET/FOOT	SS	SANITARY SEWER
PIV	--- (P) ---	--- (P) ---	--- (P) ---	GV	GATE VALVE	SSMH	SANITARY SEWER MANHOLE
GATE VALVE	--- (G) ---	--- (G) ---	--- (G) ---	HP	HIGH POINT	STA	STATION
TEE	--- (T) ---	--- (T) ---	--- (T) ---	HT	HEIGHT	STD	STANDARD
90° BEND	--- (B) ---	--- (B) ---	--- (B) ---	ID	INSIDE DIAMETER	STL	STEEL
THRUST BLOCKING	--- (T) ---	--- (T) ---	--- (T) ---	IE	INVERT ELEVATION	TB	THRUST BLOCK
CAP	--- (C) ---	--- (C) ---	--- (C) ---	L	LENGTH/LINE	TOC	TOP OF CURB
CONCRETE PAVEMENT	--- (C) ---	--- (C) ---	--- (C) ---	LCPE	LINED CORRUGATED POLYETHYLENE PIPE	TOW	TOP OF WALL
ASPHALT PAVEMENT	--- (A) ---	--- (A) ---	--- (A) ---	LF	LINEAL FOOT	TOP	TOP ELEVATION
CRUSHED SURFACING	--- (C) ---	--- (C) ---	--- (C) ---	LP	LOW POINT	TYP	TYPICAL
ROCKERY	--- (R) ---	--- (R) ---	--- (R) ---	LT	LEFT	VC	VERTICAL CURVE
SPOT ELEVATION	--- 20.0 ---	--- 20.0 ---	--- 20.0 ---	MAX	MAXIMUM	W/	WITH
TELEPHONE LINE	--- T --- T --- T ---	--- T --- T --- T ---	--- T --- T --- T ---	MECH	MECHANICAL	WM	WATER METER
POWER LINE	--- E --- E --- E ---	--- E --- E --- E ---	--- E --- E --- E ---	MH	MANHOLE		
GAS LINE	--- G --- G --- G ---	--- G --- G --- G ---	--- G --- G --- G ---				
SIGN	--- (S) ---	--- (S) ---	--- (S) ---				

**ENGINEERING**  
250 4TH AVE. S., SUITE 200  
EDMONDS, WASHINGTON 98020  
PHONE (425) 778-8500  
FAX (425) 778-5536



MARK	DATE	DESCRIPTION	PUBLIC WORKS SUBMITTAL																	
			1	2	3	4	5	6	7	8	9	10								
	02/01/19																			

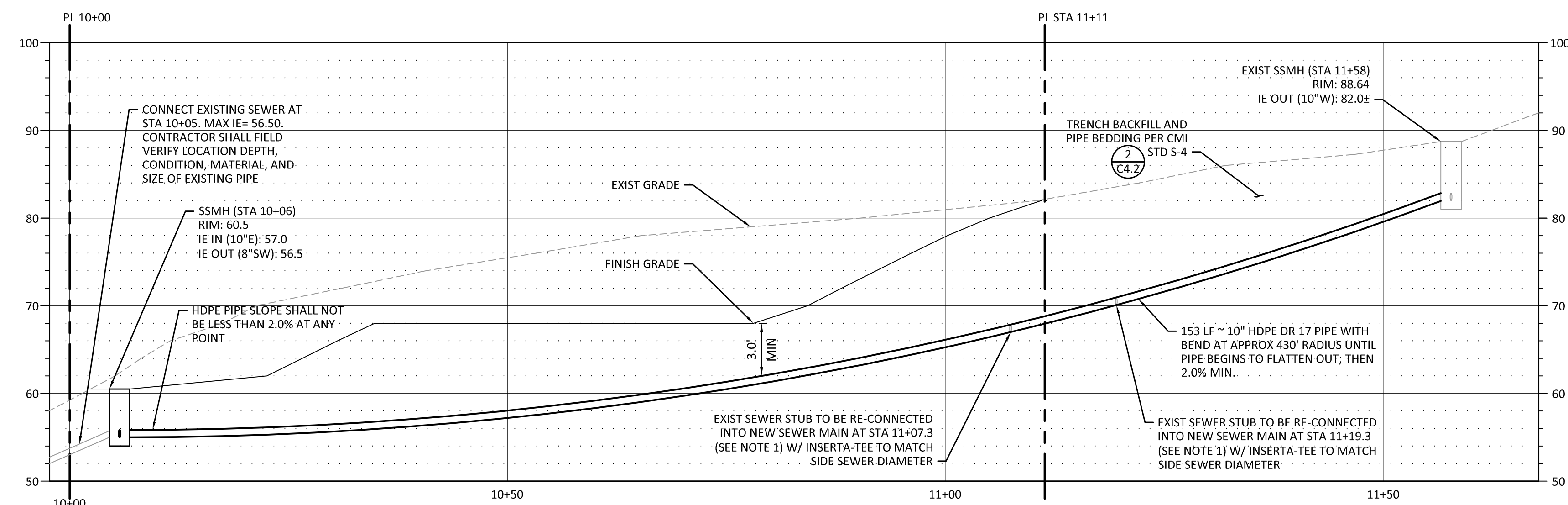
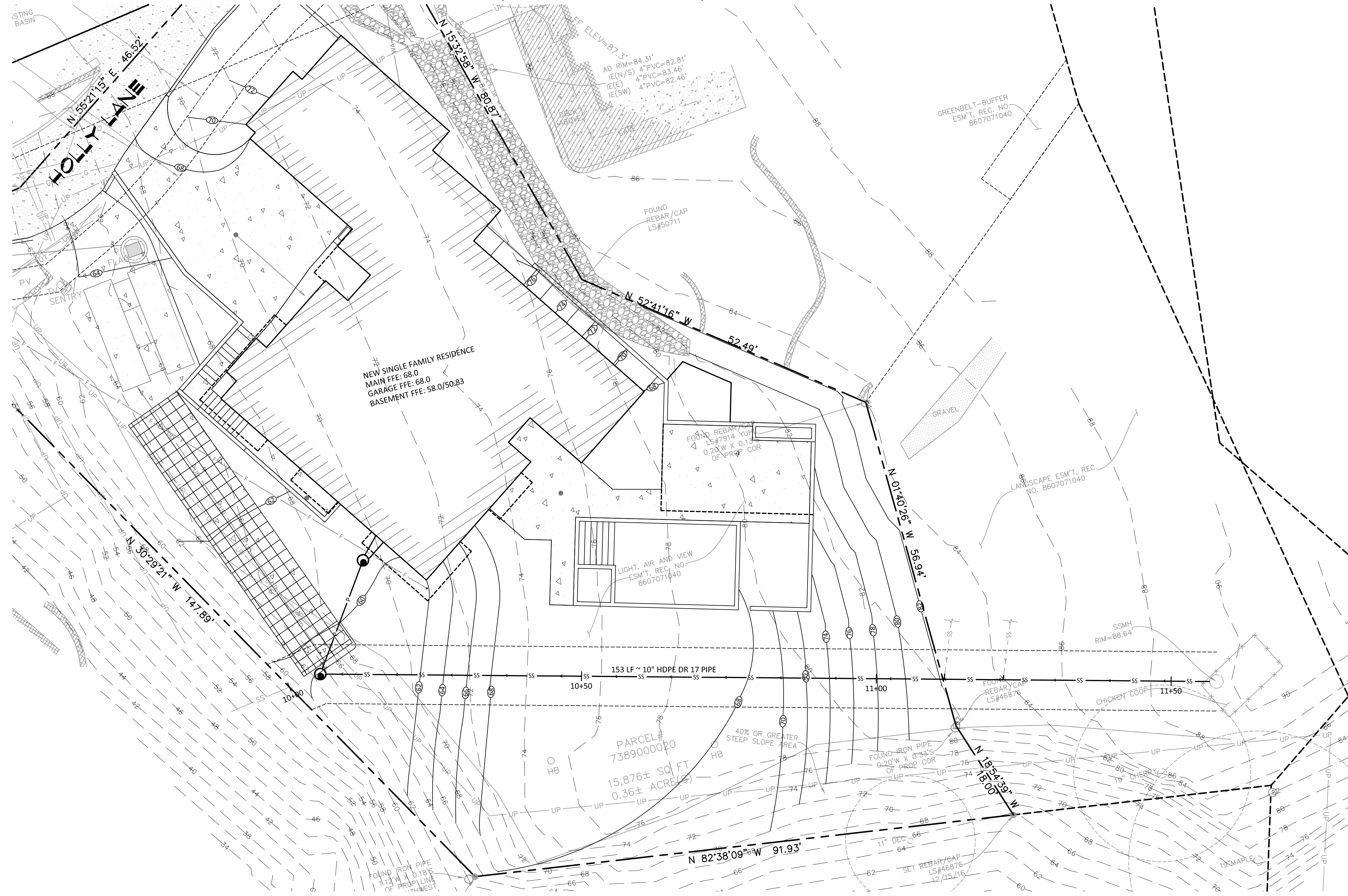
DESIGN: TAF  
DRAWN: ATD  
CHECK: JPU  
JOB NO: 18340.20  
DATE: 02/01/19

SEWER MAIN REPLACEMENT PROJECT  
 42XX HOLLY LANE  
 MERCER ISLAND, WA 98040  
 COVER SHEET AND  
 GENERAL NOTES

SHEET:  
**SS1.1**

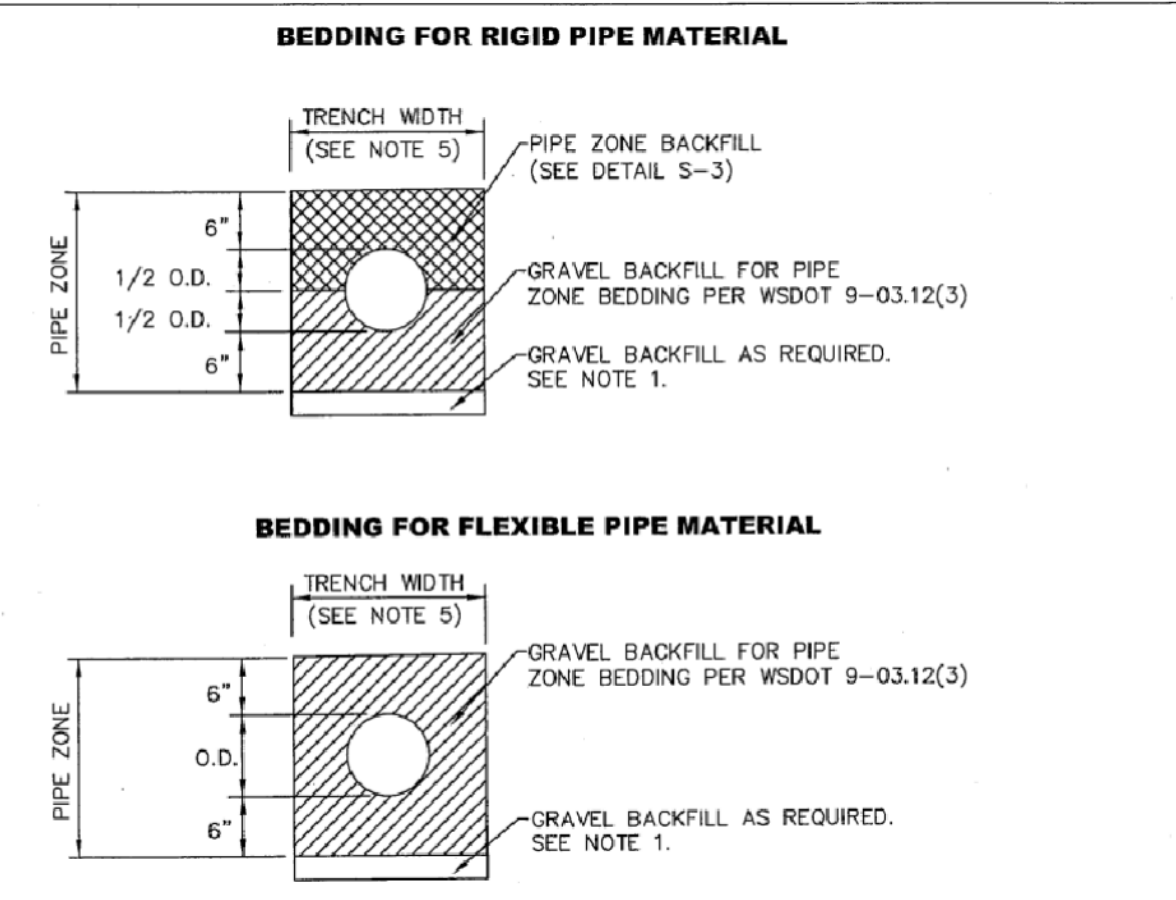


SW 1/4 OF THE NE 1/4, SECTION 13, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.



- SEWER PROFILE NOTES:**
- EXISTING SEWER STUBS LOCATED BASED ON MERCER ISLAND'S GIS MAP. STUB LOCATIONS WERE GIVEN AS DISTANCES TO UPSTREAM MANHOLE TO BE FIELD VERIFIED BY CONTRACTOR.
  - TEMPORARY SEWER BYPASS SYSTEM TO BE DESIGNED BY CONTRACTOR AND PUBLIC WORKS. PLAN TO BE APPROVED BY CITY ENGINEERING DEPARTMENTS.
  - CONTRACTOR TO COORDINATE SEWER CONSTRUCTION ACTIVITIES WITH ADJACENT PROPERTY OWNER TO THE EAST.
  - CALL CIVIL ENGINEER OF RECORD TO OBSERVE PLACEMENT OF NEW MANHOLE FOR SEWER @ 425-778-8500

**1 SEWER PROFILE**  
SCALE: HORIZ: 1" = 10', VERT: 1" = 10'



- NOTES**
- EXCAVATE UNSTABLE MATERIAL DOWN TO FIRM SOIL. REPLACE WITH GRAVEL BACKFILL PER WSDOT 9-03.12(3) AS DIRECTED BY THE CITY ENGINEER.
  - PROVIDE UNIFORM SUPPORT UNDER BARREL.
  - HAND TAMP UNDER HAUNCHES.
  - COMPACT BEDDING AND BACKFILL MATERIAL TO 95% MAX. DENSITY EXCEPT DIRECTLY OVER PIPE. HAND TAMP ONLY UNTIL MINIMUM 6" ABOVE TOP OF PIPE.
  - 30" MAXIMUM TRENCH WIDTH FOR PIPE UP TO AND INCLUDING 12", FOR PIPE LARGER THAN 12", USE O.D. PLUS 18".

CITY OF MERCER ISLAND  
**STANDARD DETAILS**  
SEWER  
PIPE  
BEDDING  
6-5-2009 NO SCALE **S-4**  
APPROVED

**2 CITY OF MERCER ISLAND STANDARD DETAIL**  
SCALE: HORIZ: 1" = 10', VERT: 1" = 10'

**ENGINEERING**  
250 4TH AVE. S., SUITE 200  
EDMONDS, WASHINGTON 98020  
PHONE (425) 778-8500  
FAX (425) 778-5536



MARK	DATE	DESCRIPTION
	02/01/19	PUBLIC WORKS SUBMITTAL

DESIGN: TAF  
DRAWN: ATD  
CHECK: JPU  
JOB NO: 18340.20  
DATE: 02/01/19

SEWER MAIN REPLACEMENT PROJECT  
42XX HOLLY LANE  
MERCER ISLAND, WA 98040  
SEWER PROFILE AND DESIGN

SHEET:  
**SS1.2**



## General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

**1. CODE REQUIREMENTS:**

ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE 2015 IBC AND THE LATEST EDITION OF THE PTI DOCUMENT, RECOMMENDATIONS FOR PRE-STRESSED ROCK AND SOIL ANCHORS.

**2. REFERENCE DOCUMENTS:**

TOPOGRAPHIC AND BOUNDARY SURVEY BY GEOTECHNICAL RECOMMENDATIONS BY ROBERT M. PRIDE, LLC FOR 4211 HOLLY LANE, M. I., WA.

**3. GENERAL REQUIREMENTS:**

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTOR'S WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL OR ACTUAL SUPERVISORY AUTHORITY 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 TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES AT THE PROJECT SITE.

UTILITY LOCATION: THE SHORING CONTRACTOR SHALL DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRILLING PILE HOLES, TIEBACK ANCHORS, OR CUTTING OR DIGGING IN STREETS OR ALLEYS. THE UTILITIES INFORMATION SHOWN ON THE PLANS MAY NOT BE COMPLETE. THIS INCLUDES CALLING UTILITY LOCATE AT 1-800-424-5555 AND THEN POTHOLING ALL UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM DEPTHS AND LOCATIONS AND TO VERIFY THAT THERE ARE NO CONFLICTS WITH THE PILE AND TIEBACK CROSSING ELEVATIONS. PILES AND TIEBACKS, INCLUDING CONCRETE CASING SHALL MAINTAIN A MINIMUM OF 12" CLEARANCE TO ANY EXISTING UTILITIES TO REMAIN. CONTRACTOR SHALL RESOLVE ANY PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF EXISTING STRUCTURES IN THE FIELD AND SHALL NOTIFY THE ENGINEER OF ALL FIELD CHANGES PRIOR TO FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBER.

ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATIONS, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER AND ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. SHOULD ANY DISCREPANCIES BE FOUND IN THE PROJECT DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE INCLUDED IN THE PRICE THE MOST EXPENSIVE WAY OF COMPLETING THE WORK, UNLESS PRIOR TO SUBMISSION OF THE PRICE THE CONTRACTOR ASKS FOR A DECISION FROM THE ENGINEER AND ARCHITECT AS TO WHICH SHALL GOVERN. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

**4. GEOTECHNICAL INFORMATION AND CRITERIA:**

INSTALLATION OF SHORING, SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION AND FILLING REQUIREMENTS SHALL CONFORM WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT AND/OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE SUBSURFACE CHARACTERIZATIONS USED TO DESIGN THE SHORING ARE CONTAINED IN THE SOILS REPORT AS REFERENCED ABOVE.

EXCAVATIONS FOR FOUNDATIONS SHALL BE PER PLAN DOWN TO UNDISTURBED NATIVE MATERIAL PER THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS. OVER EXCAVATED AREAS SHALL BE BACKFILLED WITH LEAN CONCRETE OR PER GEOTECHNICAL RECOMMENDATIONS AT THE CONTRACTOR'S EXPENSE. EXCAVATION SLOPES SHALL BE SAFE AND SHALL NOT BE GREATER THAN THE LIMITS SPECIFIED BY LOCAL, STATE, AND NATIONAL SAFETY REGULATIONS. CONTRACTOR SHALL PROTECT CUT SLOPES AS NECESSARY IF CONSTRUCTION OCCURS DURING WET WEATHER, AND SHALL CONTROL AND MANAGE RUNOFF TO MINIMIZE EFFECTS ON CONSTRUCTION.

DESIGN LOADS ARE DETERMINED BY THE GEOTECHNICAL ENGINEER. THE SOIL PRESSURES INDICATED ON THE SOIL PRESSURE DIAGRAM WERE USED FOR DESIGN, IN ADDITION TO THE DEAD AND LIVE LOADS. SEE REPORT OF GEOTECHNICAL INVESTIGATION FOR MORE COMPLETE INFORMATION, INCLUDING RECOMMENDATIONS FOR SHORING IN GENERAL, SHORING MONITORING, EXCAVATION, LAGGING, AND DRAINAGE.

DESIGN PARAMETERS AS APPROVED BY THE GEOTECHNICAL ENGINEER ARE AS FOLLOWS:

LATERAL EARTH PRESSURES (EQUIVALENT FLUID PRESSURE)	E. F. P.
ACTIVE EARTH PRESSURE (LEVEL BACKFILL)	30 PCF
ACTIVE EARTH PRESSURE (2:1 SLOPING BACKFILL)	35 PCF
PASSIVE EARTH PRESSURE (INCLUDES FS=1.5) LEVEL CUT	300 PCF
PASSIVE EARTH PRESSURE (INCLUDES FS=1.5) 1:1 TEMP EXC CUT	200 PCF
ALLOWABLE SKIN FRICTION	.45(ACTIVE)KCF

SHORING DURATION: THE SHORING IS PERMANENT. THE CONSTRUCTION OF THE PERMANENT STRUCTURE SHALL COMMENCE IMMEDIATELY AFTER THE SHORING IS INSTALLED AND THE BULK EXCAVATION IS COMPLETE.

**5. SHOP DRAWINGS:**

SHOP DRAWINGS ARE REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL STEEL  
MISCELLANEOUS METALS  
REINFORCING STEEL  
GROUTS AND CONCRETES.

CONTRACTOR SHALL ALSO COORDINATE APPROVED SHORING SUBMITTALS WITH BUILDING DEPARTMENT REQUIREMENTS.

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. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE STRUCTURAL DESIGN. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE DESIGN TEAM AND/OR THE OWNER'S REPRESENTATIVE. ELECTRONIC SUBMITTALS MAY ALSO BE DEEMED TO MEET THE SUBMITTAL REQUIREMENTS NOTED ABOVE.

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS.

**6. INSPECTIONS:**

THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT. IN ADDITION TO INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT, THE OWNER OR A REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS FOR ITEMS NOTED IN THE SPECIFICATIONS AND IBC SECTIONS 108 AND 1704. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE STRUCTURAL ENGINEER IMMEDIATELY AND PRIOR TO COMPLETION OF THAT PHASE OF WORK.

SOILS INSPECTION: INSPECTION BY THE SOILS ENGINEER SHALL BE PERFORMED FOR PILE PLACEMENT, EXCAVATION, AND LAGGING INSTALLATION. THE GEOTECHNICAL ENGINEER SHALL ALSO ADVISE ON WATER CONTROL AND SLAB ON GRADE CONSTRUCTION.

SPECIAL INSPECTION REPORTS ARE TO BE DISTRIBUTED TO THE ARCHITECT, OWNER, BUILDING DEPARTMENT AND STRUCTURAL ENGINEER WITHIN TWO WEEKS OF COMPLETION OF EACH PHASE OF WORK UNLESS DISCREPANCIES ARE NOT CORRECTED AS NOTED ABOVE.

THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTIONS:

CONSTRUCTION TYPE	TYPE OF INSPECTION
CONCRETE CONSTRUCTION	PER TABLE 1704.4
STRUCTURAL STEEL FABRICATION AND ERECTION	PER TABLE 1704.3
AUGER-CAST PILE, OR DRIVEN PILE INSTALLATION	PERIODIC
EXCAVATION AND GRADING	PERIODIC

PERIODIC INSPECTION ALLOWS INSPECTION AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS. CONTINUOUS SPECIAL INSPECTION REQUIRES THAT THE INSPECTOR BE ONSITE AT ALL TIMES THAT WORK REQUIRING SPECIAL INSPECTION IS PERFORMED.

**7. CONCRETE:**

CONCRETE CONSTRUCTION SHALL CONFORM TO ALL REQUIREMENTS OF IBC CHAPTER 19 AND THE ACI STANDARD 318-02 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.

CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD CYLINDER TESTS, UNLESS APPROVED OTHERWISE. REQUIRED ULTIMATE COMPRESSIVE STRENGTH OF STRUCTURAL GROUT SHALL BE REACHED BY 5 DAYS FOR TIEBACKS AND RAKER FOOTINGS AND 28 DAYS FOR PILES AND OTHER FOUNDATIONS.

f'c (psi)	Minimum Cement Per Cubic Yard	Max. Water Per 94 LB Cement	Use
-----	1-1/2 sacks	-----	pile lean concrete
3,000	9 sack pumpable mix	-----	pile structural grout
3,000	5-1/2 sacks	.5 w/c	raker foundations
3,000	5-1/2 sacks	.5 w/c	misc. foundations

REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF IBC SECTION 1904. DESIGN STRENGTH IS f'c = 2,500 PSI.

AS AN ALTERNATIVE TO THE ABOVE, THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE ALTERNATE MIX DESIGN ALONG WITH REQUIRED SUBSTANTIATING TEST DATA WILL BE REVIEWED FOR CONFORMANCE TO SECTION 1905.

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

**9. WOOD:**

FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W. C. L. B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

Use	Grade	Fb (psi, single use)
4X TIMBER LAGGING	HEM-FIR NO. 2	850

WOOD IN CONTINUOUS CONTACT WITH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF .40 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER.

**10. STEEL:**

STEEL SPECIFICATIONS: DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC MANUAL, AISC 360 AND IBC SECTION 2205.

STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	Fy
WIDE FLANGE SHAPES	A992	50 KSI
OTHER SHAPES, PLATES, AND RODS	A36	36 KSI
PIPE COLUMNS	A53 (E OR S, GR. B)	35 KSI
WOOD CONNECTION BOLTS	A307	
ANCHOR BOLTS	A307 OR ASTM A-36	
HEADED SHEAR STUDS	A108	

ALL WELDING SHALL BE IN CONFORMANCE WITH A. I. S. C. AND A. W. S. STANDARDS AND SHALL BE PERFORMED BY W. A. B. O. CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A. W. S.) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT 20 DEGREES F AND 40 FT-LBS AT 70 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

**11. PILE AND LAGGING CONSTRUCTION:**

DIMENSIONS AND LOCATION OF EXISTING STRUCTURES SHALL BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBER. NOTIFY ENGINEER ABOUT ANY DISCREPANCIES PRIOR TO FABRICATION.

PILE AND ANCHOR HOLES SHALL BE DRILLED WITHOUT LOSS OF GROUND AND WITHOUT ENDANGERING PREVIOUSLY INSTALLED PILES AND ANCHORS. THIS MAY INVOLVE CASING THE HOLES OR OTHER METHODS OF PROTECTION FROM CAVING. REFER TO REPORT OF GEOTECHNICAL INVESTIGATION FOR RECOMMENDED HOLE DRILLING PROCEDURE.

AUGER-CAST PILE PLACEMENT: ALTERNATE PILES SHALL BE PLACED AND COMPLETED SO THAT AT LEAST 24 HOURS IS ALLOWED FOR THE CONCRETE TO SET PRIOR TO DRILLING ADJACENT PILES.

STEEL PILE PLACEMENT TOLERANCES: 1" IN ANY DIRECTION

LAGGING: TIMBER LAGGING SHALL BE INSTALLED IN ALL AREAS. VOIDS BETWEEN LAGGING AND SOIL SHALL BE BACKFILLED WITH PEA GRAVEL OR LEAN MIX FILL. DRAINAGE BEHIND THE WALL MUST BE MAINTAINED. IT IS CONTRACTOR'S RESPONSIBILITY TO LIMIT THE AMOUNT OF EXPOSED SOIL WITHOUT LAGGING TO AVOID LOSS OF SOIL. MAXIMUM HEIGHT OF 4 FEET IS RECOMMENDED. SPECIAL CARE SHOULD BE TAKEN TO AVOID GROUND LOSS DURING EXCAVATION.

**12. SHORING MONITORING:**

A PRE-CONSTRUCTION MEETING WITH THE BUILDING DEPARTMENT WILL BE REQUIRED PRIOR TO THE START OF EXCAVATIONS. ATTENDEES SHALL INCLUDE REPRESENTATIVES OF THE OWNER, GENERAL CONTRACTOR, EXCAVATION AND SHORING SUBCONTRACTORS, THE PROJECT GEOTECHNICAL ENGINEER, PROJECT SURVEYORS, BUILDING DEPARTMENT SHORING REVIEW AND INSPECTION PERSONNEL.

A SYSTEMATIC PROGRAM OF MONITORING SHALL BE CONDUCTED DURING THE PROJECT EXECUTION TO DETERMINE THE EFFECT OF CONSTRUCTION ON ADJACENT FACILITIES AND STRUCTURES IN ORDER TO PROTECT THEM FROM DAMAGE. REFER TO REPORT OF GEOTECHNICAL INVESTIGATION FOR RECOMMENDATIONS. FIELD DATA AND MEASUREMENTS ARE TO BE SUBMITTED TO THE OWNER'S REPRESENTATIVE, STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER FOR REVIEW.

UNLESS OTHERWISE REQUIRED BY THE GEOTECHNICAL ENGINEER, THE MONITORING PROGRAM SHALL INCLUDE A VIDEO OR PHOTOGRAPHIC SURVEY PRIOR TO THE BEGINNING OF THE SHORING INSTALLATION TO DOCUMENT THE CURRENT CONDITIONS OF THE SURROUNDING FEATURES. THE SIZE AND LOCATION OF ANY EXISTING CRACKS IN ADJACENT SLABS, PAVEMENTS OR BUILDINGS SHOULD BE MEASURED AND DOCUMENTED. CONTROL POINTS SHOULD BE ESTABLISHED AT A DISTANCE WELL AWAY FROM THE WALLS AND SLOPES, AND DEFLECTIONS FROM THE REFERENCE POINTS SHOULD BE MEASURED THROUGHOUT CONSTRUCTION BY OPTICAL SURVEY.

FOLLOWING INSTALLATION OF THE SOLDIER PILES, LATERAL MONITORING POINTS SHALL BE ESTABLISHED ON THE TOP OF THE PILES PRIOR TO PROCEEDING WITH THE EXCAVATION. ONE MONITORING POINT SHOULD BE ESTABLISHED FOR THE LESSOR OF 20 FEET ON CENTER OR EVERY FOUR PILES. THE MONITORING POINTS SHOULD BE READ DAILY DURING EXCAVATION OPERATIONS AND TWICE WEEKLY ONCE THE EXCAVATION IS COMPLETED. THE INITIAL READINGS FOR THIS MONITORING SHOULD BE TAKEN BEFORE STARTING ANY DEMOLITION OR EXCAVATION ON THE SITE. IMMEDIATELY AND DIRECTLY NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEERS, THE OWNER'S REPRESENTATIVE, AND THE BUILDING DEPARTMENT IF 0.5 INCH OF MOVEMENT OCCURS BETWEEN TWO CONSECUTIVE READINGS AND WHEN TOTAL MOVEMENTS REACH .5 INCH. AT THAT AMOUNT OF MOVEMENT, THE ENGINEERS SHALL DETERMINE THE CAUSE OF DISPLACEMENT AND DEVELOP REMEDIAL MEASURES SUFFICIENT TO LIMIT TOTAL WALL MOVEMENT TO .5 INCH. ALL EARTHWORK AND CONSTRUCTION ACTIVITIES MUST BE DIRECTED TOWARDS IMMEDIATE IMPLEMENTATION OR REMEDIAL MEASURES NECESSARY TO LIMIT FURTHER WALL MOVEMENT.

A MINIMUM OF 3 VERTICAL MONITORING POINTS SHALL BE ESTABLISHED ON NEARBY ADJACENT BUILDINGS PRIOR TO PILE INSTALLATION AND EXCAVATION. MONITORING POINTS SHALL ALSO BE ESTABLISHED BEHIND THE WALL AT LEAST A LATERAL DISTANCE EQUAL TO THE HEIGHT OF THE EXCAVATION CUT.

EACH SET OF MONITORING DATA MUST BE PROVIDED TO THE OWNER'S REPRESENTATIVE AND GEOTECHNICAL ENGINEER FOR REVIEW. IT MAY BE NECESSARY TO INSTALL ADDITIONAL MONITORING POINTS IF WARRANTED BY THE DATA. RECOMMENDATIONS WILL BE PROVIDED BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION IF ADDITIONAL MONITORING POINTS BECOME NECESSARY.

A LICENSED SURVEYOR (NOT THE CONTRACTOR) SHOULD ESTABLISH THE SURVEYING PRIOR TO PILE INSTALLATION AND MONITOR AT LEAST ONCE A WEEK UNTIL OPERATIONS ARE COMPLETED.

LATERAL SURVEY FREQUENCY MAY BE DECREASED AFTER THE SHORING SYSTEM HAS BEEN INSTALLED AND EXCAVATION IS COMPLETE IF THE DATA INDICATES LITTLE OR NO ADDITIONAL MOVEMENT. SURVEYING MUST CONTINUE UNTIL THE PERMANENT STRUCTURE (INCLUDING FLOOR SLABS AS BRACES) IS COMPLETE UP TO FINAL AND STREET GRADES. THE SURVEY FREQUENCY WOULD BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND REVIEWED AND APPROVED BY THE GEOTECHNICAL AND STRUCTURAL ENGINEERS BASED ON SHORING PERFORMANCE.

SUBMIT SURVEY DATA, INCLUDING BASELINE READINGS AND EVALUATION OF SHORING PERFORMANCE BY THE GEOTECHNICAL ENGINEER AT LEAST ON A WEEKLY BASIS TO THE OWNER'S REPRESENTATIVE, THE GEOTECHNICAL AND STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT.

**13. RAKER CONSTRUCTION:**

RAKER INSTALLATION: TRENCH BERM AS REQUIRED FOR INSTALLATION OF RAKER. RAKER FOOTING SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 2500 PSI BEFORE INSTALLING THE RAKER.

RAKER INSTALLATION SHALL BE COMPLETED PRIOR TO EXCAVATING MORE THAN TWO FEET BELOW RAKER LEVEL.

UNLESS OTHERWISE NOTED ON PLANS, RAKERS SHALL BE PRELOADED IN COMPRESSION TO 50 PERCENT OF THE DESIGN LOAD PRIOR TO BEING TIED OFF.

THE INTERNAL BRACING SYSTEM MUST REMAIN IN PLACE UNTIL THE PERMANENT STRUCTURE, INCLUDING FLOOR SLABS AND BRACES, IS COMPLETE UP TO FINAL GRADES.

AS A MINIMUM THE FOLLOWING RAKER SEQUENCE SHALL BE EMPLOYED:

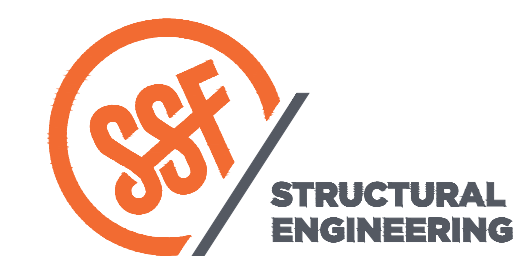
- INSTALL PILES
- EXCAVATE TO 2 FEET BELOW RAKER ELEVATION
- SLOPE CUT 1.5H: 1.0V TO INSTALL RAKER FOOTING
- INSTALL RAKERS WITH PRELOAD
- TIE OFF RAKERS.

**14. WET WEATHER CONDITIONS:**

A SITE VISIT FROM THE GEOTECHNICAL SPECIAL INSPECTOR SHALL OCCUR DURING EACH DAY OF ACTIVE GRADING AND IN THE EVENT OF SIGNIFICANT RAINFALL WHICH MIGHT COMPROMISE STABILIZATION MEASURES BETWEEN NOVEMBER 1 AND MARCH 31. THE DETERMINATION OF WHAT CONSTITUTES SIGNIFICANT RAINFALL IS SUBJECT TO THE DISCRETION OF THE GEOTECHNICAL SPECIAL INSPECTOR. HOWEVER, AS A MINIMUM STANDARD, THE GEOTECHNICAL SPECIAL INSPECTOR IS REQUIRED TO CONDUCT A SITE VISIT IF MORE THAN ONE HALF INCH OF PRECIPITATION OCCURS ON ANY GIVEN DAY. ANY RECOMMENDATIONS REQUIRED TO MAINTAIN STABILITY OF EXCAVATIONS AND PROPER FUNCTIONING OF THE SEDIMENT/EROSION CONTROL SYSTEM PROVIDED BY THE GEOTECHNICAL SPECIAL INSPECTOR AND BUILDING DEPARTMENT PERSONNEL SHALL BE IMPLEMENTED IMMEDIATELY. THE GEOTECHNICAL SPECIAL INSPECTOR SHALL PROVIDE COPIES OF FIELD REPORTS TO THE OWNER'S REPRESENTATIVE AND THE BUILDING DEPARTMENT NO LATER THAN 48 HOURS AFTER EACH INSPECTION. THE GEOTECHNICAL SPECIAL INSPECTOR SHALL PROVIDE WRITTEN NOTICE THAT THE SITE HAS BEEN STABILIZED FOLLOWING COMPLETION OF GRADING.

**15. DRIVEN PILES:**

DRIVEN WF PILE SIZES AND DEPTHS ARE AS SHOWN ON THE PLANS. DRIVEN PILES DO NOT REQUIRE A VERTICAL LOAD CAPACITY. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER IN THE EVENT ANY DRIVEN PILES DO NOT MEET THE MINIMUM PILE EMBEDMENT DEPTH. SHOULD THIS OCCUR, ADDITIONAL PILES MAY BE REQUIRED.



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DESIGN:	ABB
CHECKED:	ABB
APPROVED:	ABB

**REVISIONS:**


**DPD:**

**PROJECT TITLE:**

**Perla Residence**

42xx Holly Lane  
Mercer Island, WA

**ARCHITECT:**

**Stuart Silk Architects**  
2400 N. 45th St.  
Seattle, WA 98103

**ISSUE:**

**Permit**

**SHEET TITLE:**

**General Shoring Notes**

**SCALE:**

DATE: **December 17, 2018**

PROJECT NO: **00101-2018-06**

SHEET NO:

**SH1**









DRAWN: SJB  
DESIGN: ABB  
CHECKED: ABB  
APPROVED: ABB

REVISIONS:

DPD:

PROJECT TITLE:

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Mercer Island, WA

ARCHITECT:  
**Stuart Silk Architects**  
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SHEET TITLE:  
**Shoring Plan  
Sequence 2 of 3**

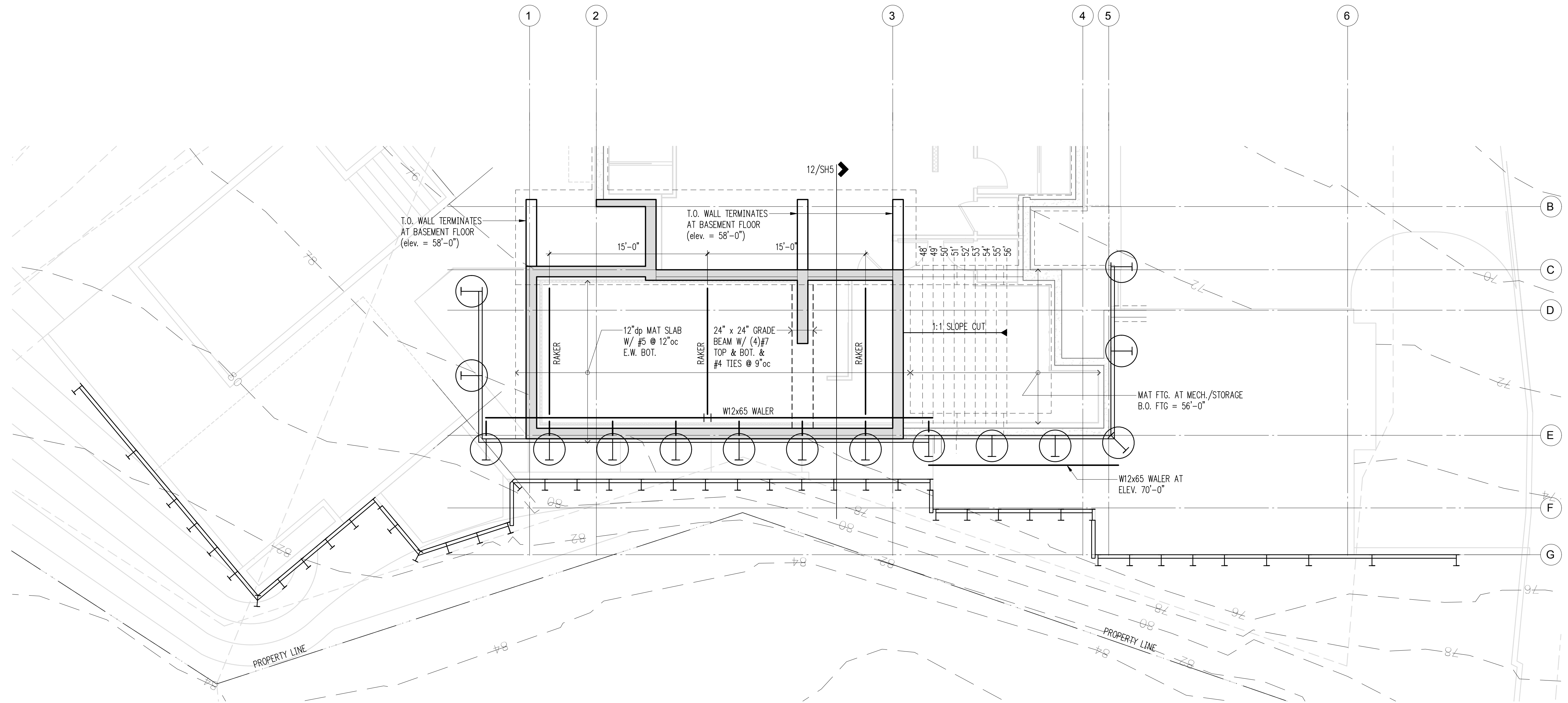
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3/16" = 1'-0" U.N.O.

DATE:  
December 17, 2018

PROJECT NO:  
00101-2018-06

SHEET NO:

**SH3**



**Plan Notes**

1. OPEN CUT MAT SLAB ELEVATION AND MAINTAIN SLOPE CUT NORTH OF STAIRS
2. POUR MAT SLAB
3. POUR CONCRETE WALLS TO UNDERSIDE OF LOWER FLOOR SLAB
4. BACKFILL UP TO LOWER FLOOR SLAB
5. INSTALL MAT FOOTING AT MECH./STORAGE

**Shoring Plan - Sequence 2 of 3**  
Scale: 3/16" = 1'-0"







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DESIGN: ABB  
CHECKED: ABB  
APPROVED: ABB

REVISIONS:

DPD:

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Mercer Island, WA

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SHEET TITLE:  
**Shoring Plan  
Sequence 3 of 3**

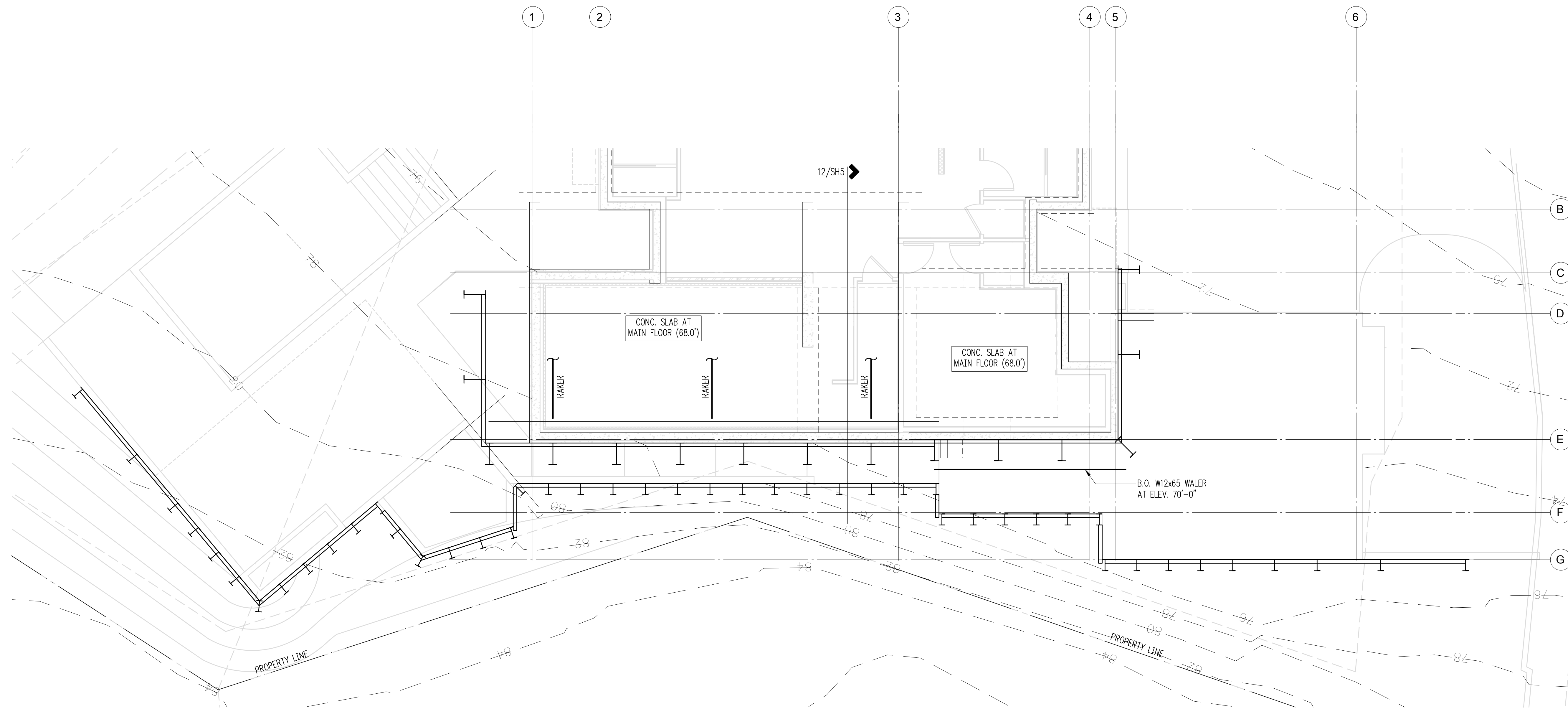
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3/16" = 1'-0" U.N.O.

DATE:  
December 17, 2018

PROJECT NO:  
00101-2018-06

SHEET NO:

**SH4**



**Plan Notes**

1. POUR CONCRETE WALLS TO BOTTOM OF MAIN FLOOR SLAB
2. POUR MAIN FLOOR SLAB
3. REMOVE RAKERS & PATCH OPEN POCKETS
4. REMOVE PORTION OF WALER ADJACENT TO SLAB ON GRADE STORAGE
5. CUT PILES ADJACENT TO GARAGE & STORAGE TO BOTTOM OF FOOTING ELEVATION
6. INSTALL REMAINDER OF FOOTINGS











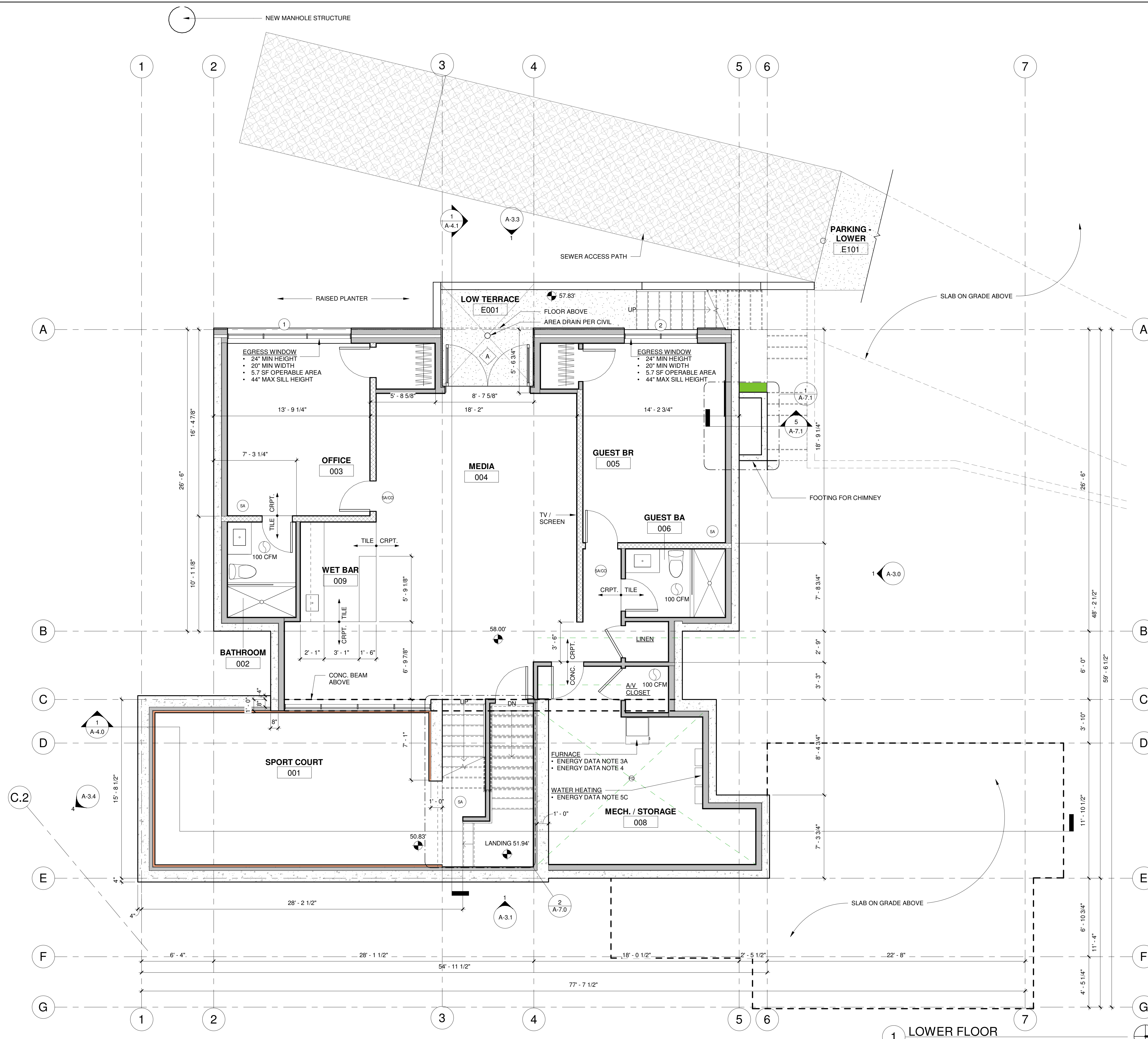








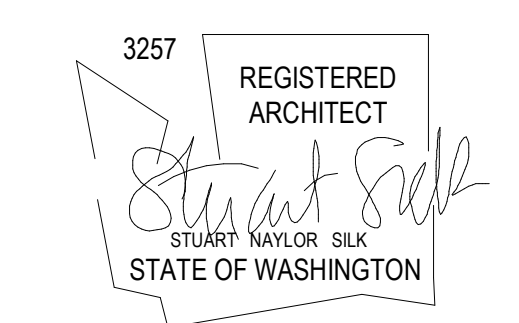




1 LOWER FLOOR  
1/4" = 1'-0"

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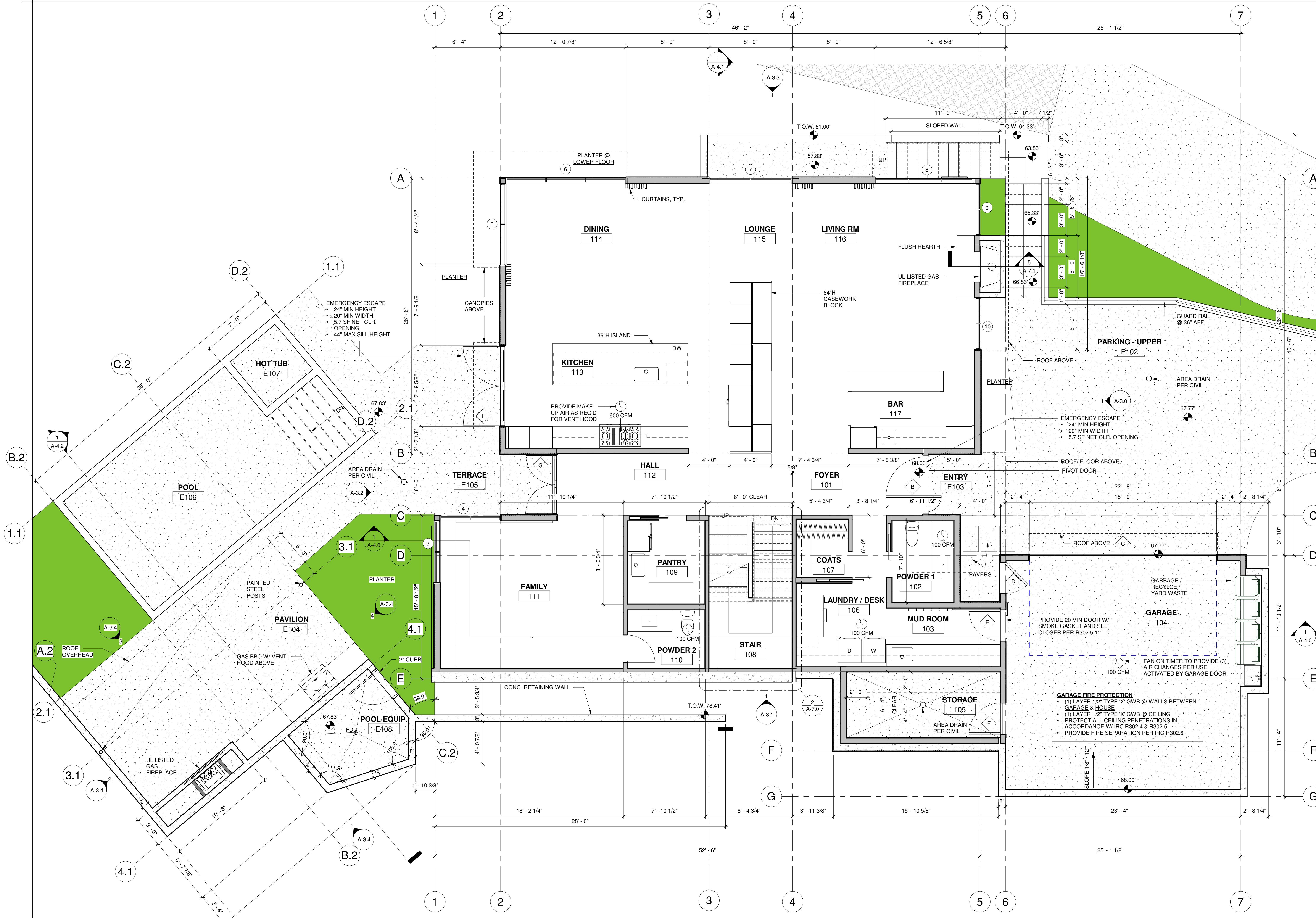
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PERMIT  
LOWER FLOOR PLAN

# A-2.0

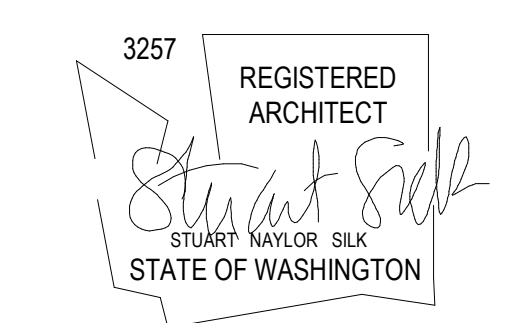




1 MAIN FLOOR  
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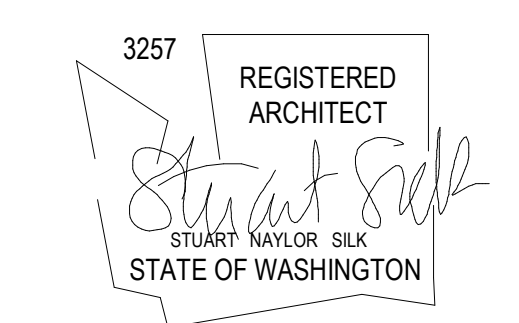
PERMIT  
MAIN FLOOR PLAN

### A-2.1



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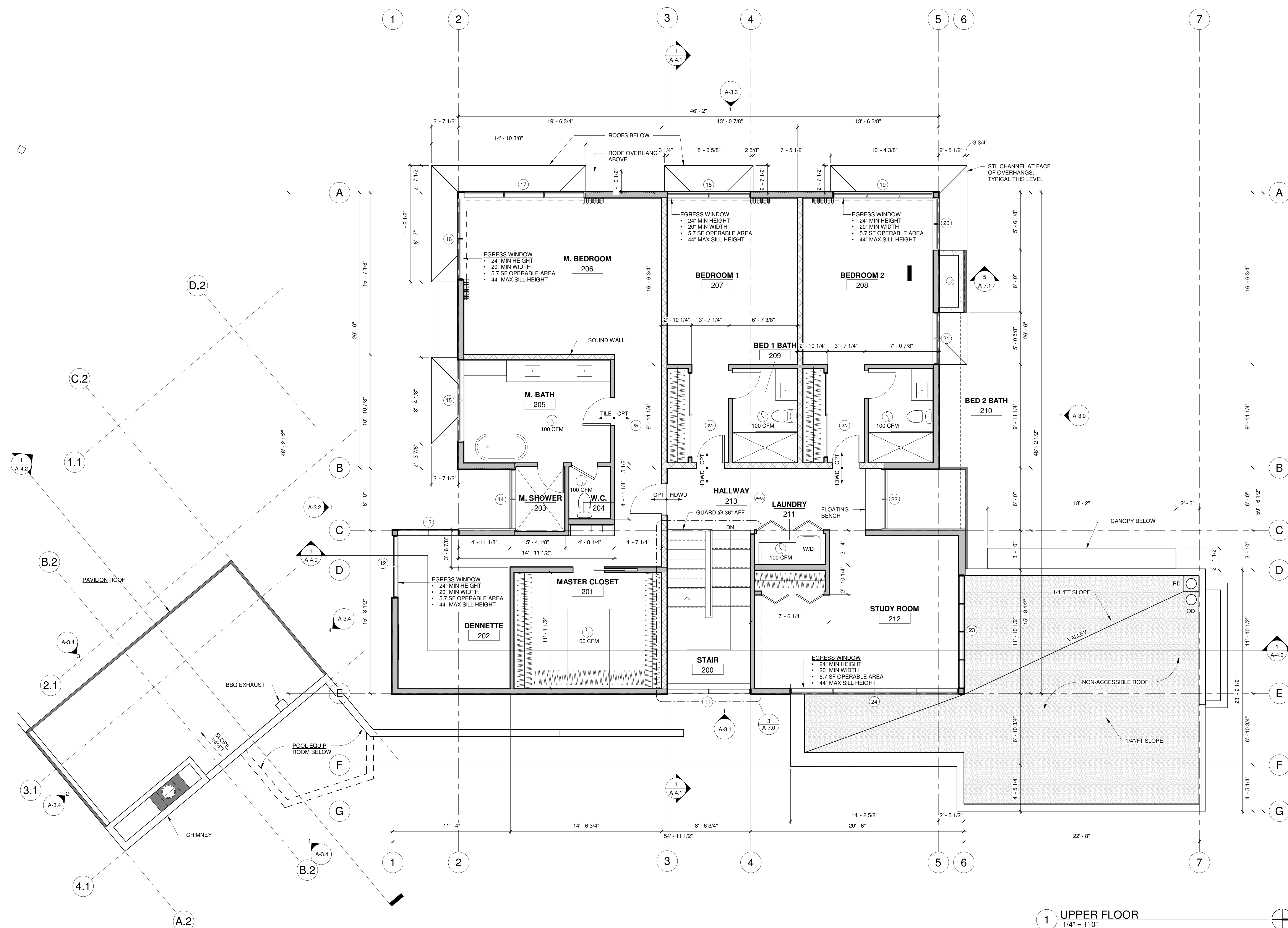
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PERMIT  
UPPER FLOOR PLAN

### A-2.2

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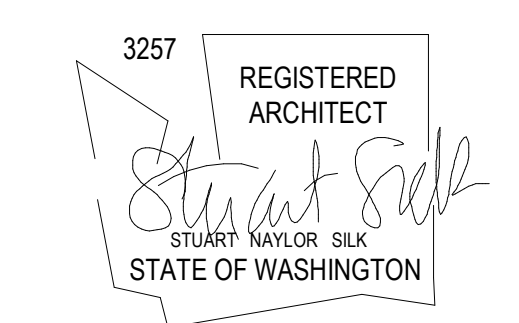


1 UPPER FLOOR  
1/4" = 1'-0"



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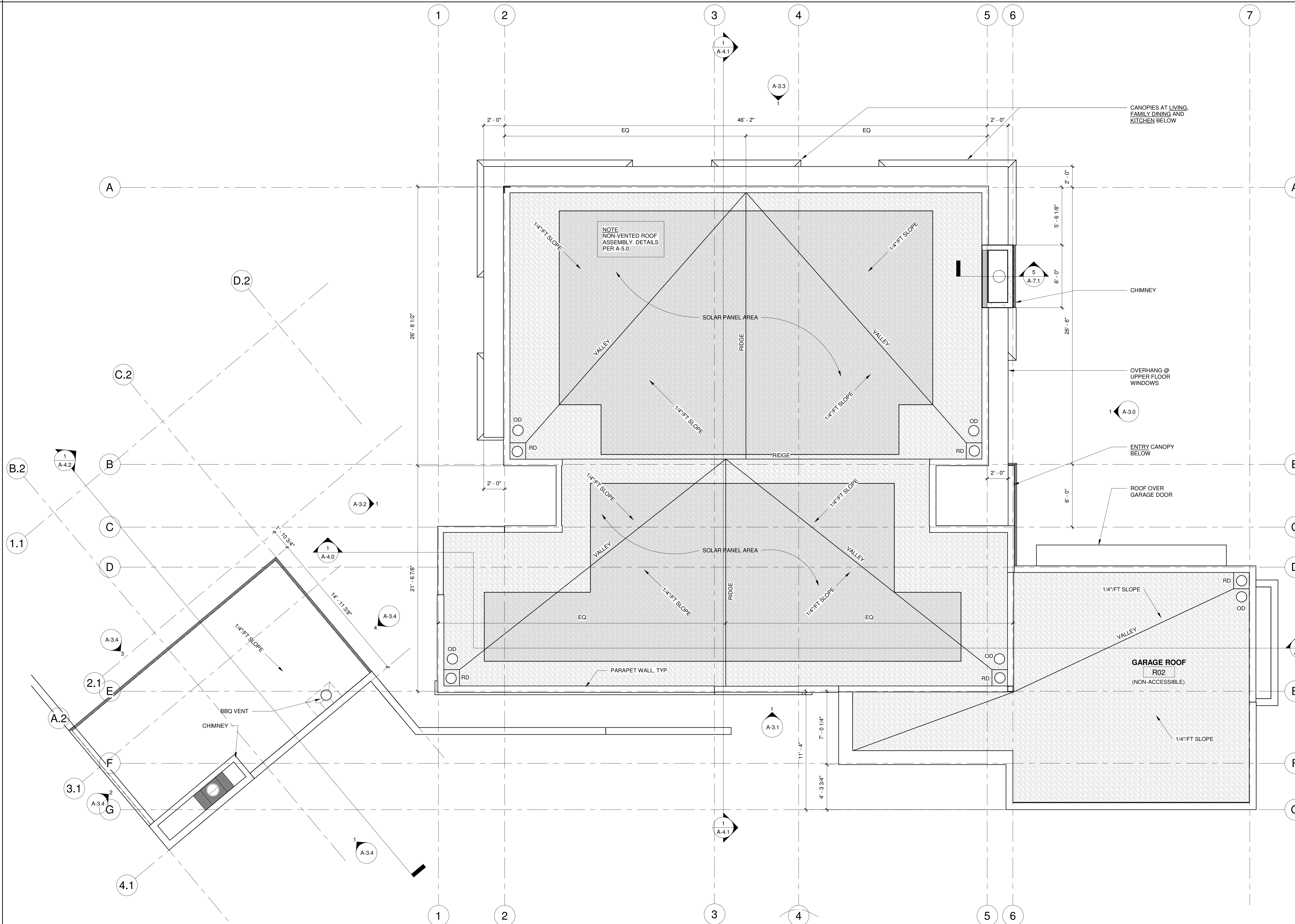
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PERMIT  
ROOF PLAN

**A-2.3**

PLOT DATE: 2/1/2019 1:00 PM



1 ROOF  
1/4" = 1'-0"

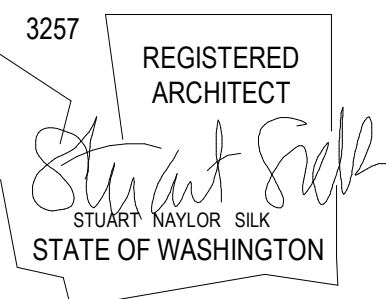


**ELEVATION / BUILDING SECTION NOTES**

1. SLOPE FINISHED GRADE AWAY FROM BUILDING MIN. 6" WITHIN THE FIRST 10' - 0", TYPICAL

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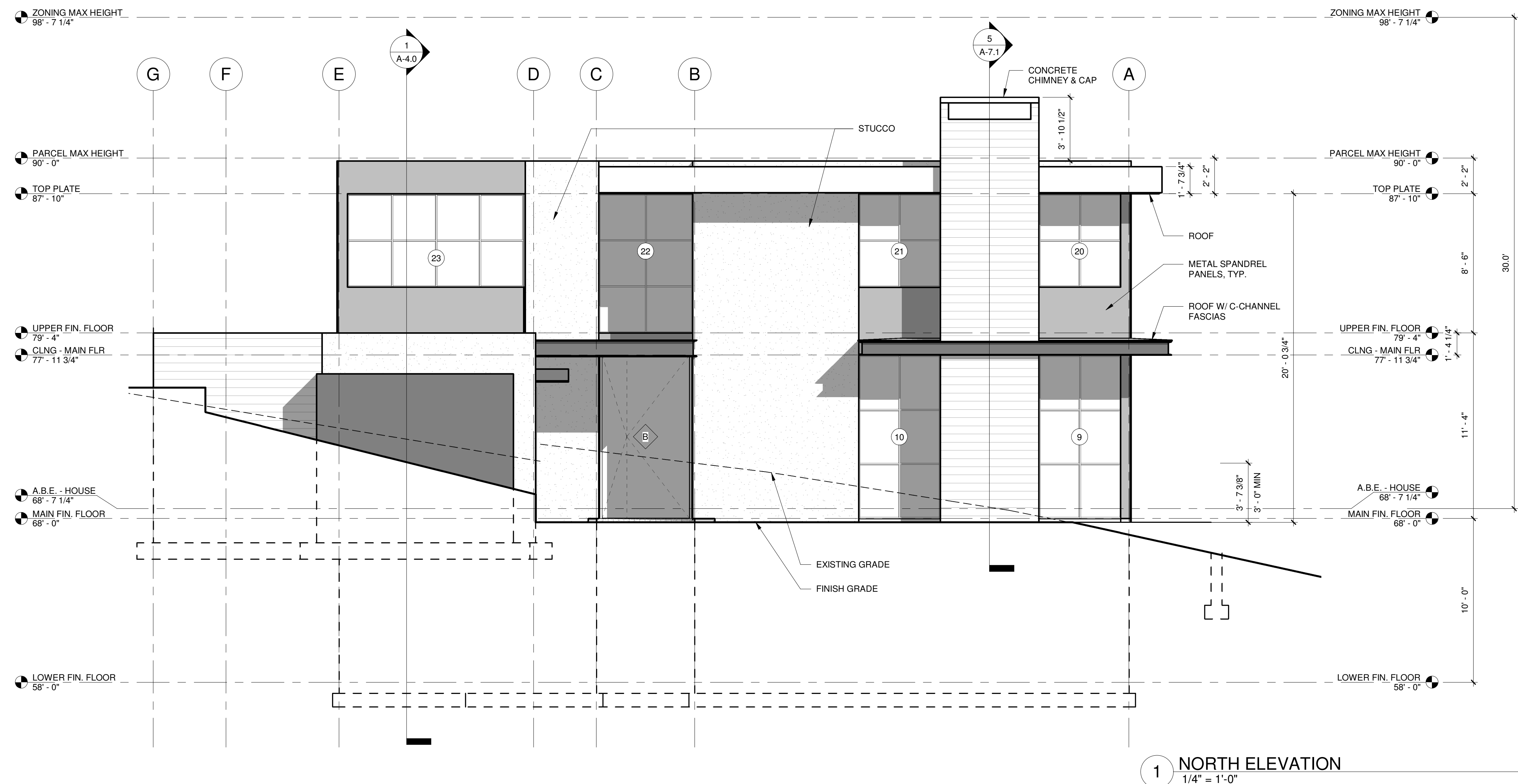
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PERMIT  
EXTERIOR ELEVATIONS

**A-3.0**

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**1 NORTH ELEVATION**  
1/4" = 1'-0"

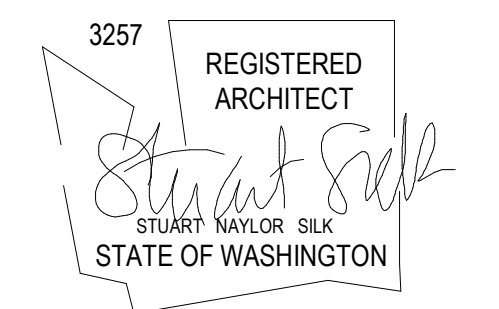


**ELEVATION / BUILDING SECTION NOTES**

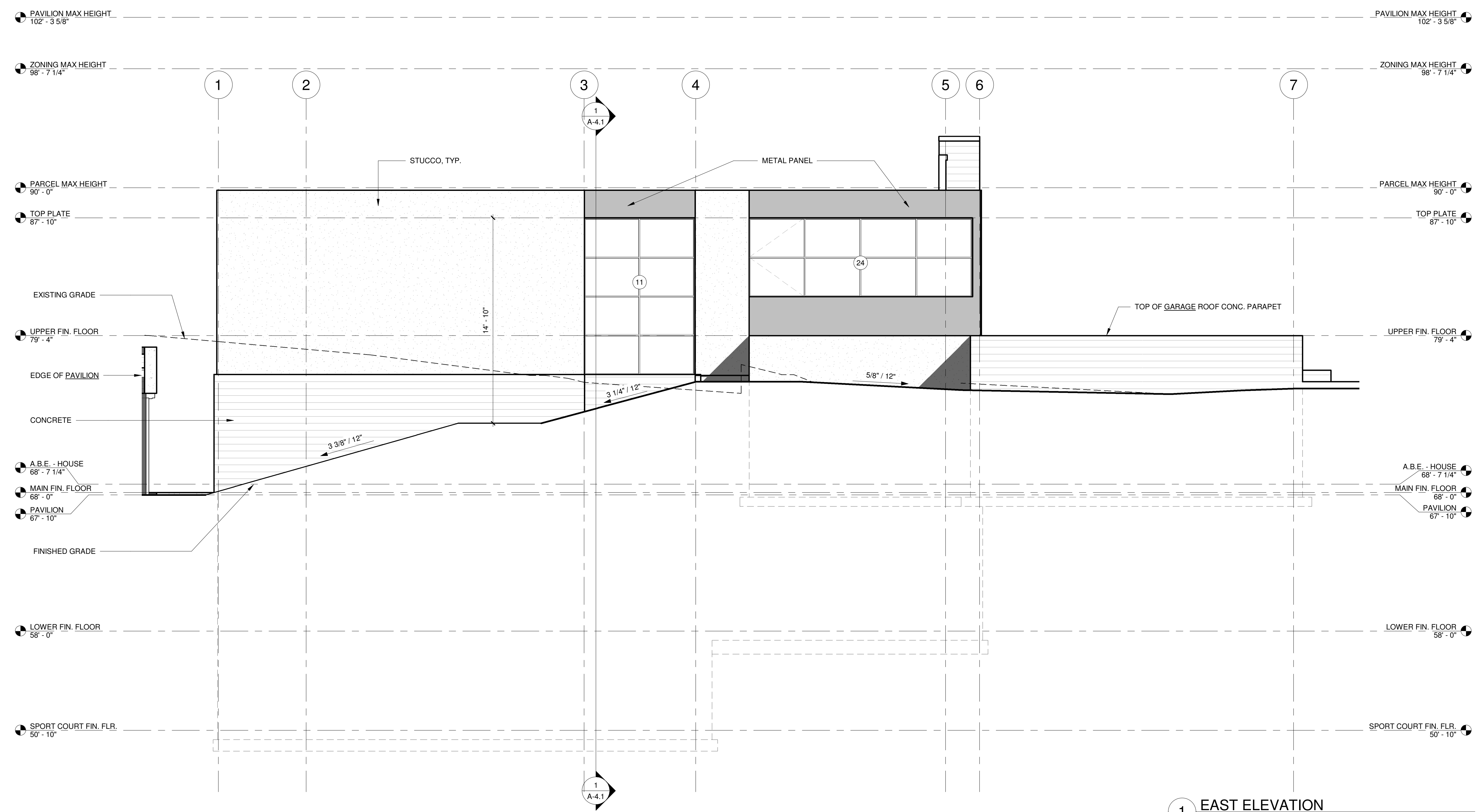
1. SLOPE FINISHED GRADE AWAY FROM BUILDING MIN. 6" WITHIN THE FIRST 10' - 0", TYPICAL

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**1 EAST ELEVATION**  
1/4" = 1'-0"

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PERMIT  
EXTERIOR ELEVATIONS

**A-3.1**

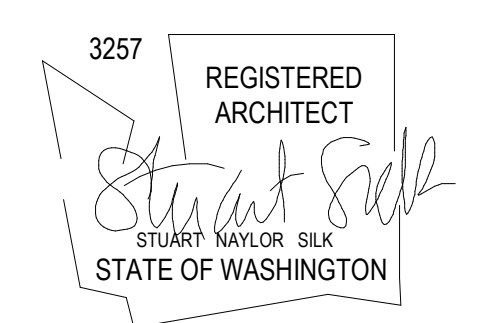


**ELEVATION / BUILDING SECTION NOTES**

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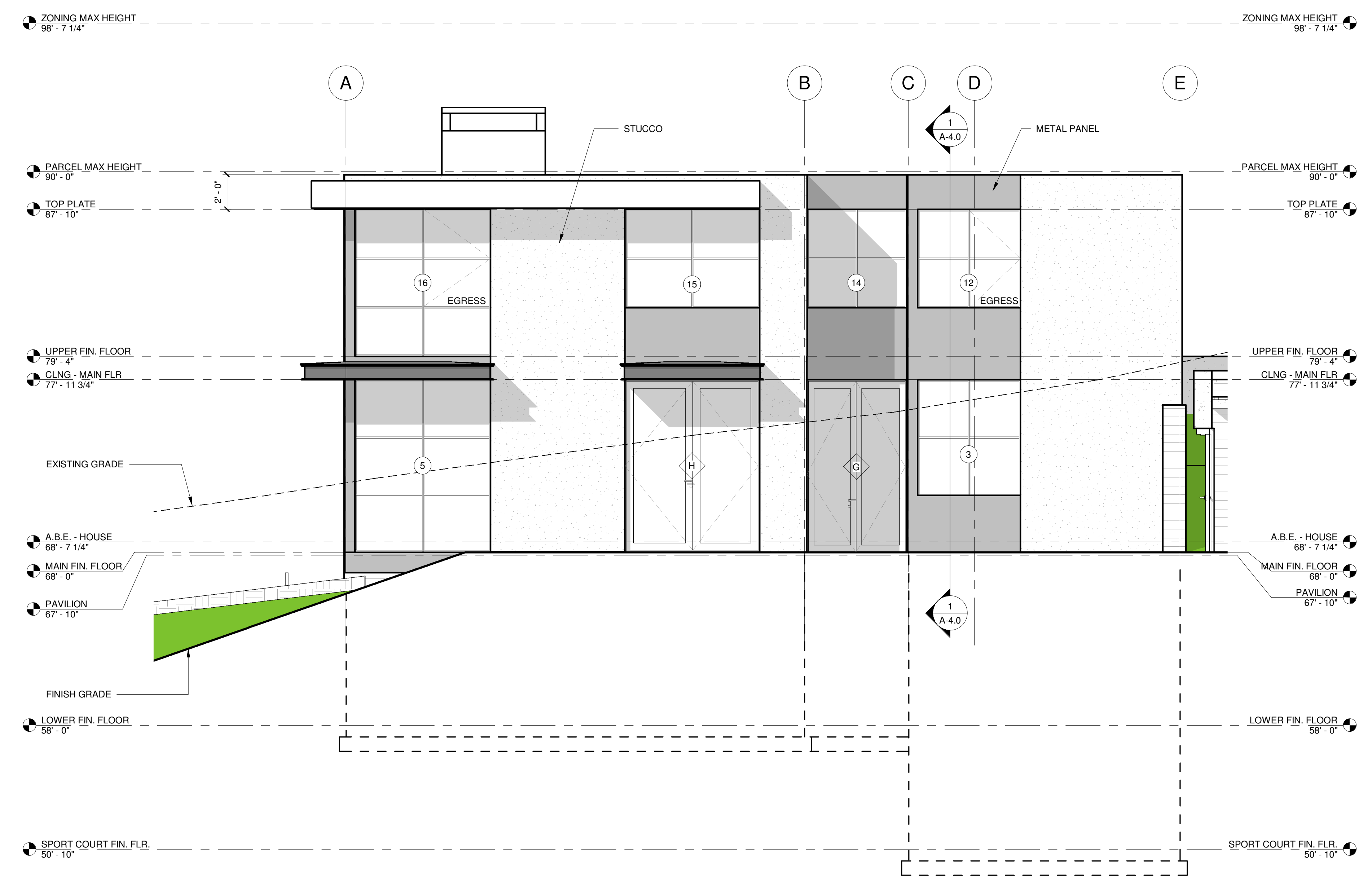
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PERMIT  
EXTERIOR ELEVATIONS

# A-3.2

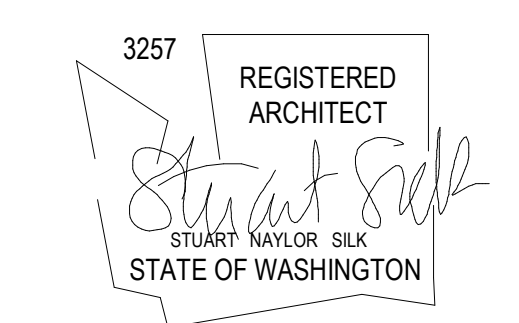


**1 SOUTH ELEVATION**  
1/4" = 1'-0"



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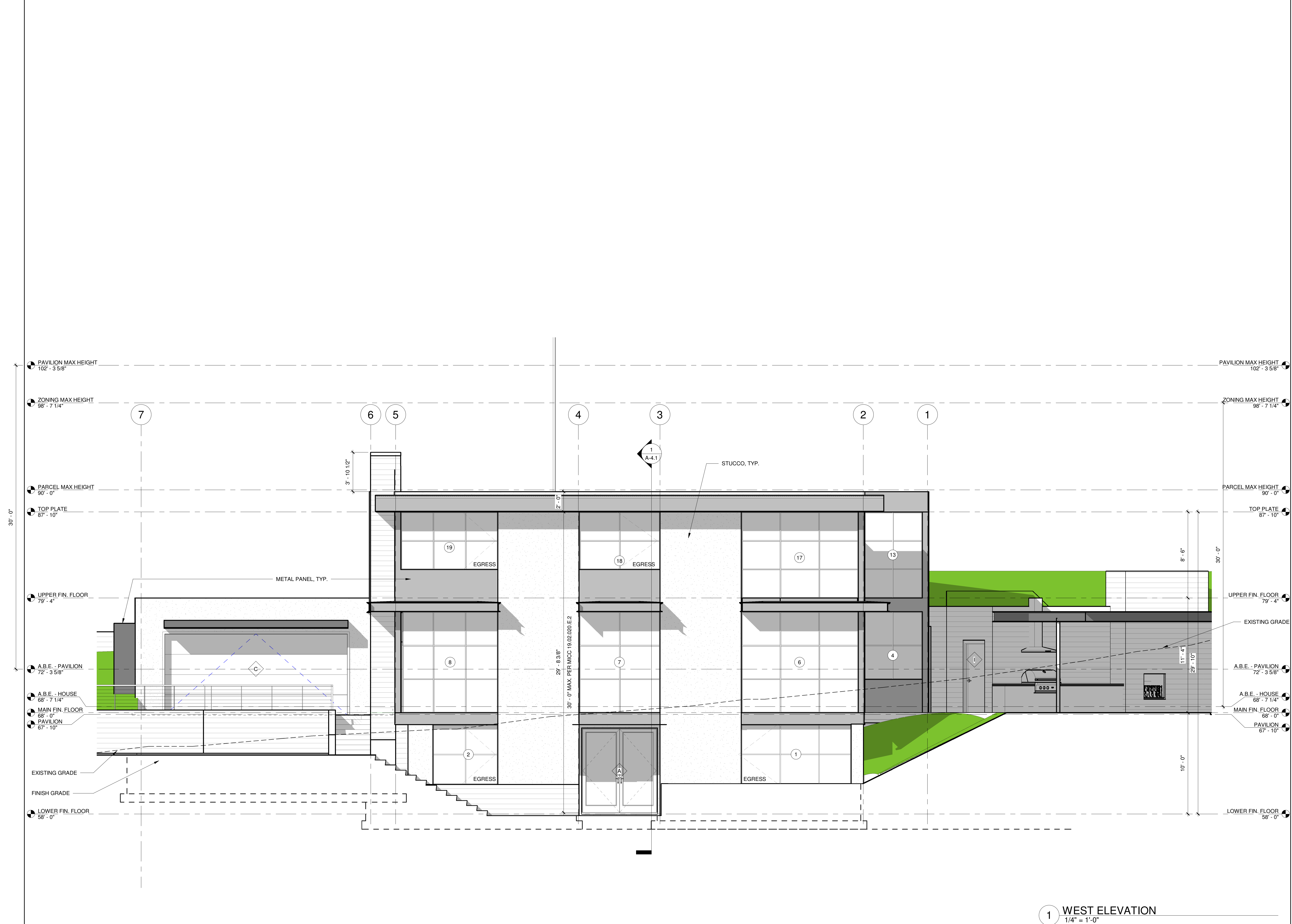
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PERMIT  
EXTERIOR ELEVATIONS

### A-3.3

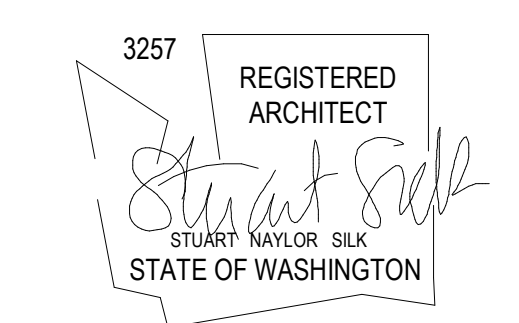


1 WEST ELEVATION  
1/4" = 1'-0"



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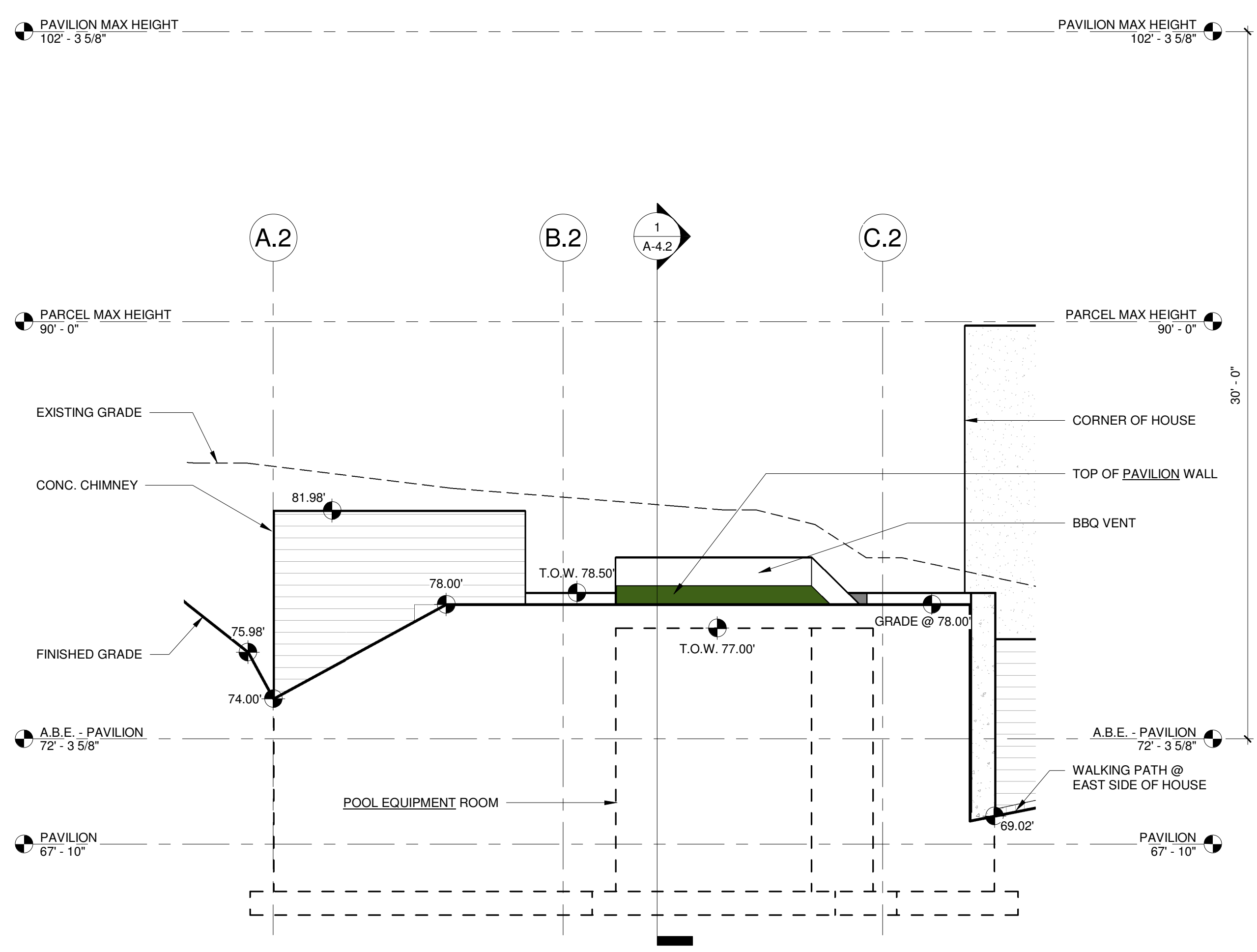
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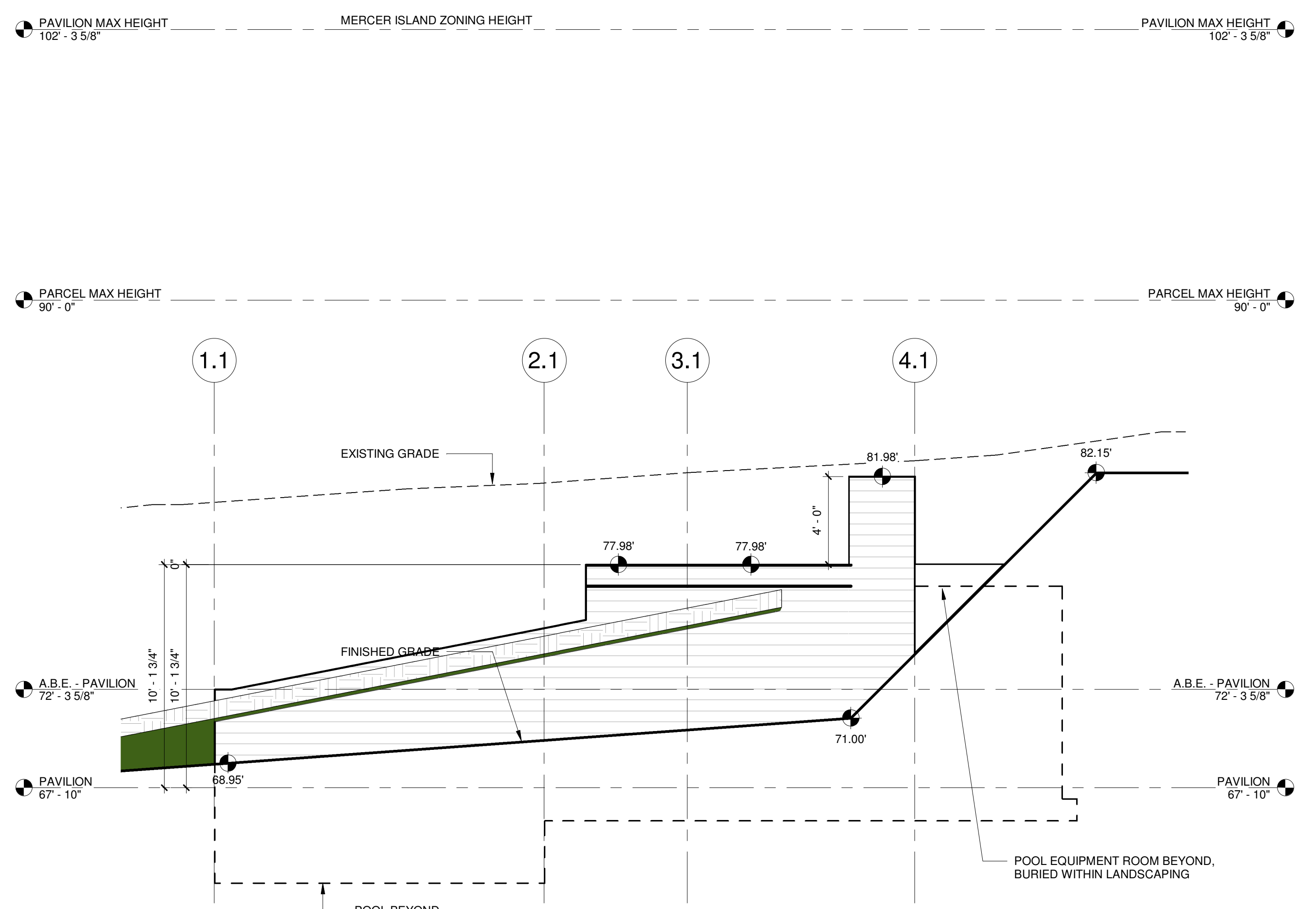
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PAVILION EXTERIOR ELEVATIONS

### A-3.4

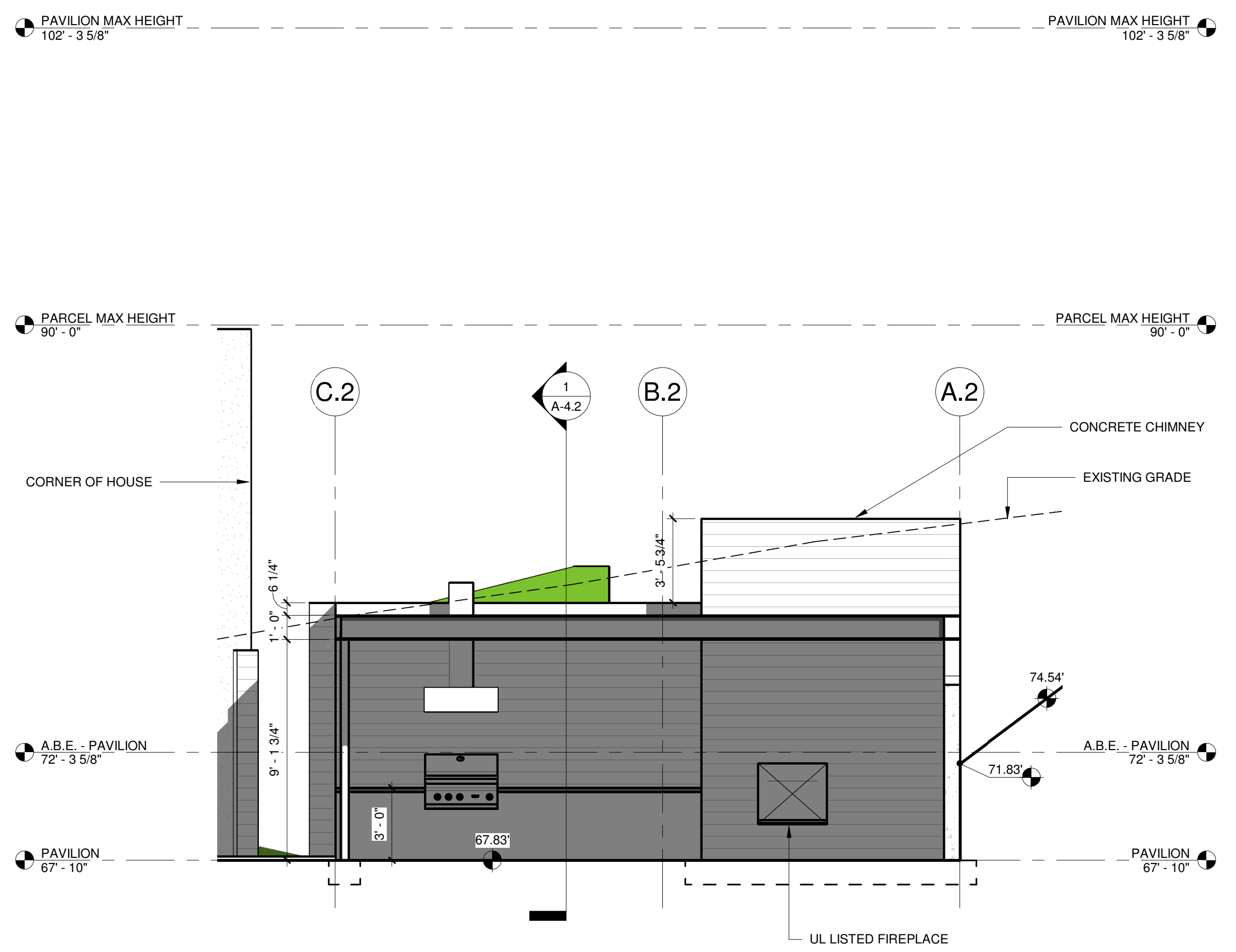
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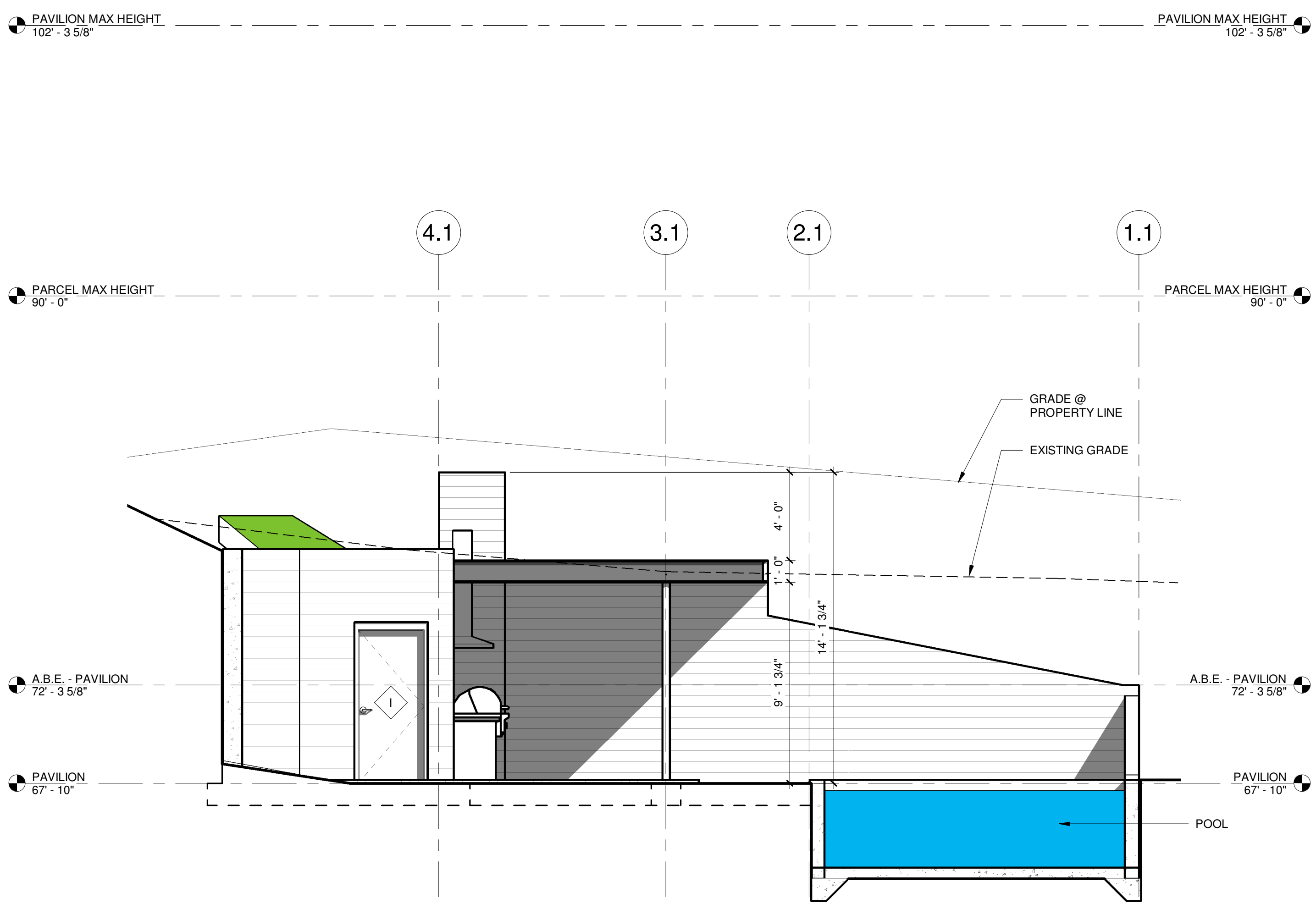
1 PAVILION - NORTH ELEVATION  
1/4" = 1'-0"



2 PAVILION - EAST ELEVATION  
1/4" = 1'-0"



3 PAVILION - SOUTH ELEVATION  
1/4" = 1'-0"



4 PAVILION - WEST ELEVATION  
1/4" = 1'-0"

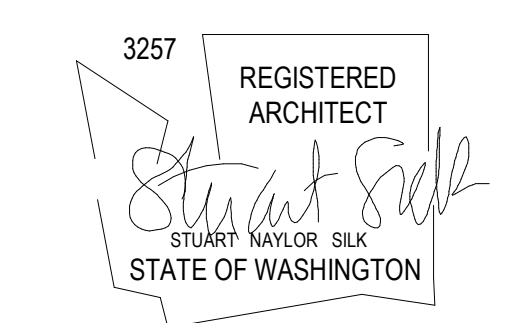


**ELEVATION / BUILDING SECTION NOTES**

1. SLOPE FINISHED GRADE AWAY FROM BUILDING MIN. 6" WITHIN THE FIRST 10' - 0". TYPICAL

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SHEET ISSUE DATE	02/01/2019	
DRAWING SETS		
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#	DATE	DESCRIPTION

# Stuart Silk Architects

2400 N. 45th Street  
Seattle, WA 98103

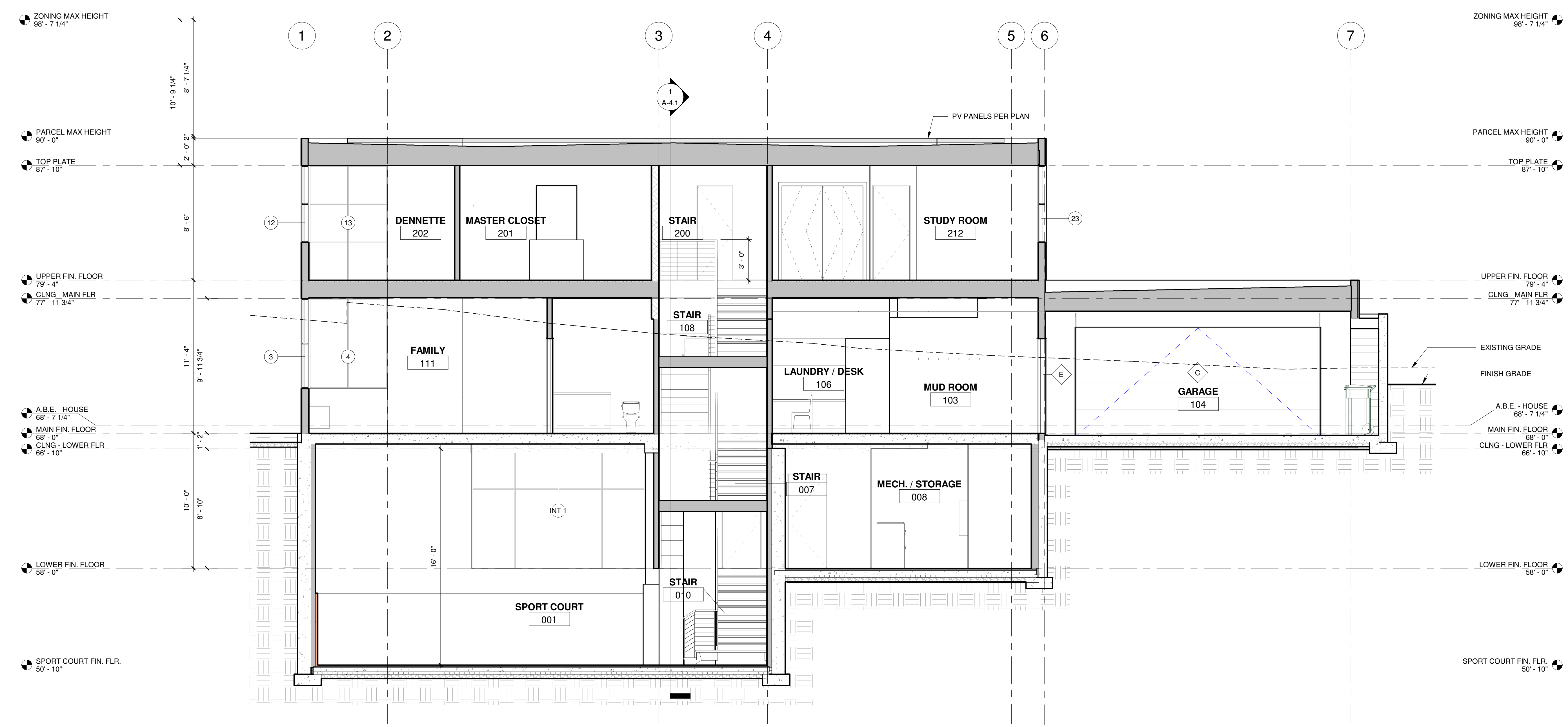
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## PERLA RESIDENCE

42XX HOLLY LANE  
MERCER ISLAND,  
WA 98040

PERMIT  
BUILDING SECTIONS

# A-4.0

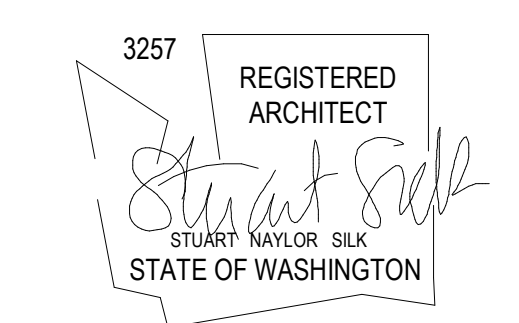


**1** LONGITUDINAL BUILDING SECTION  
1/4" = 1'-0"



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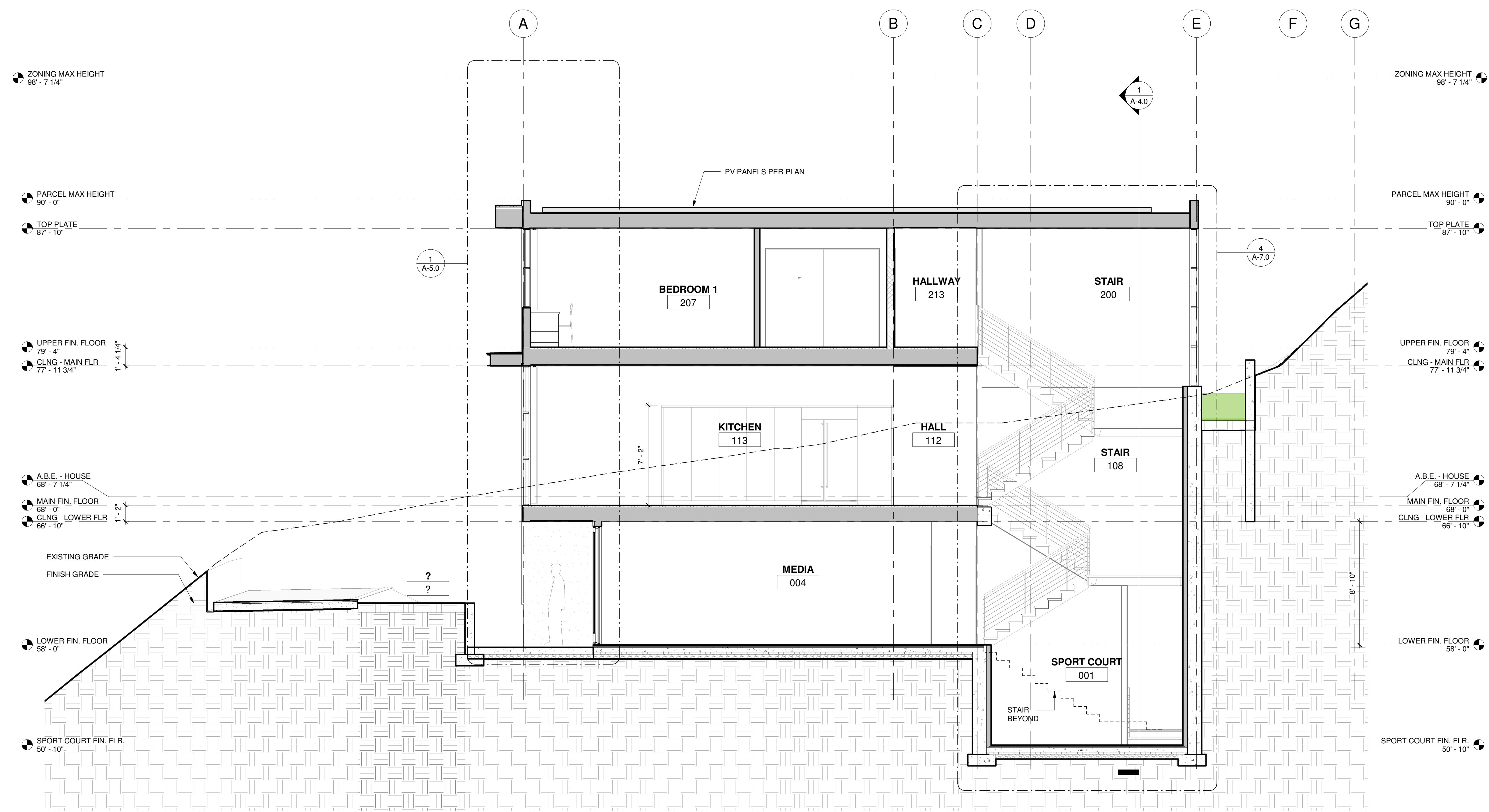
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## PERLA RESIDENCE

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MERCER ISLAND,  
WA 98040

PERMIT  
BUILDING SECTIONS



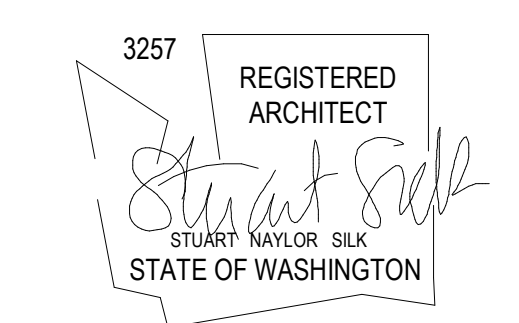
1 TRANSVERSE BUILDING SECTION  
1/4" = 1'-0"

# A-4.1



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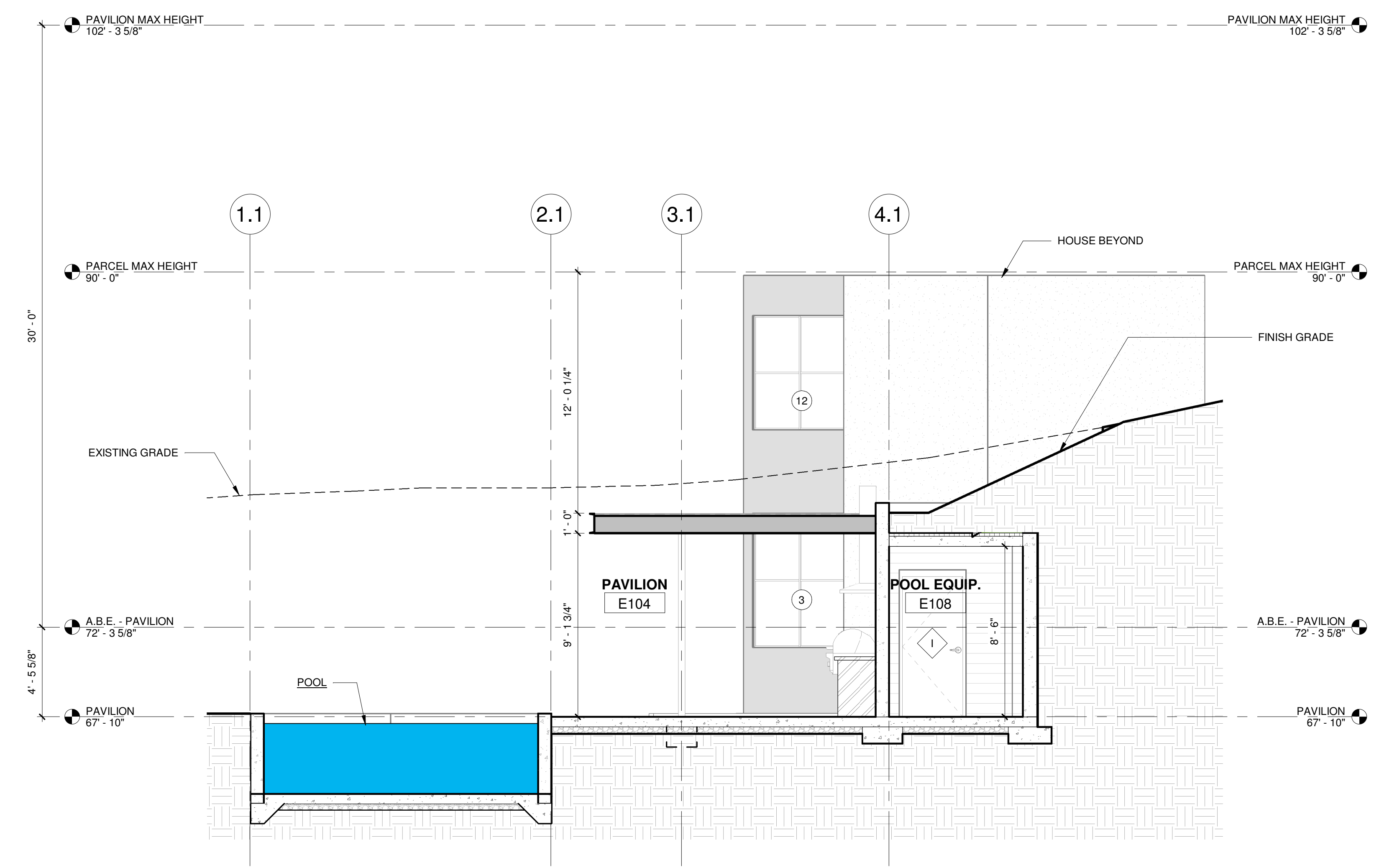
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## PERLA RESIDENCE

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MERCER ISLAND,  
WA 98040

PERMIT  
PAVILION SECTION

# A-4.2

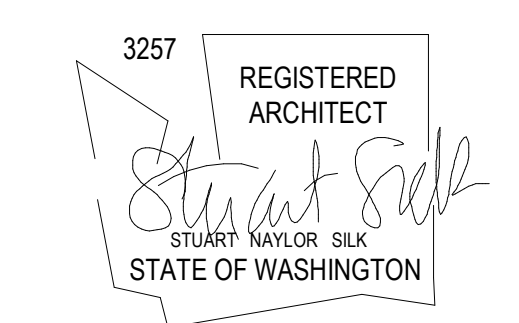


1 SECTION @ PAVILION  
1/4" = 1'-0"



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## PERLA RESIDENCE

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WA 98040

PERMIT  
WALL SECTIONS

# A-5.0

- TYPICAL UNVENTED ROOF ASSEMBLY**
- SINGLE-PLY MEMBRANE ROOF
  - 1/4" FT SLOPED RIGID INSULATION, MIN. 2"
  - ROOF SHEATHING PER STRUCTURAL
  - ROOF JOISTS PER STRUCTURAL
  - INSULATION PER ENERGY CREDITS ON A-1.0
  - PAINTED GWB

- TYPICAL WINDOW ASSEMBLY**
- WINDOW UNIT PER SCHEDULES
  - LIQUID APPLIED FLASHING PER ENVELOPE CONSULTANT AT ALL SIDES OF OPENING.
  - CUSTOM HEAD FLASHING WITH END DAMS, TYP.

- TYPICAL WALL ASSEMBLY**
- INTEGRAL COLOR 7/8" STUCCO OVER 17 GA. WOVEN WIRE LATH ON FILTER FABRIC
  - DRAIN MAT PER ENVELOPE CONSULTANT
  - WRB PER ENVELOPE CONSULTANT
  - SHEATHING PER STRUCTURAL
  - 2X6 WALL FRAMING PER STRUCTURAL W/ FULL CAVITY INSUL. PER ENERGY CREDITS ON A-1.0
  - 5/8" GWB, TYP. W/ (2) COATS VAPOR BARRIER APPROVED PVA PRIMER RATED AT (1) PERM. TYP. ON INTERIOR

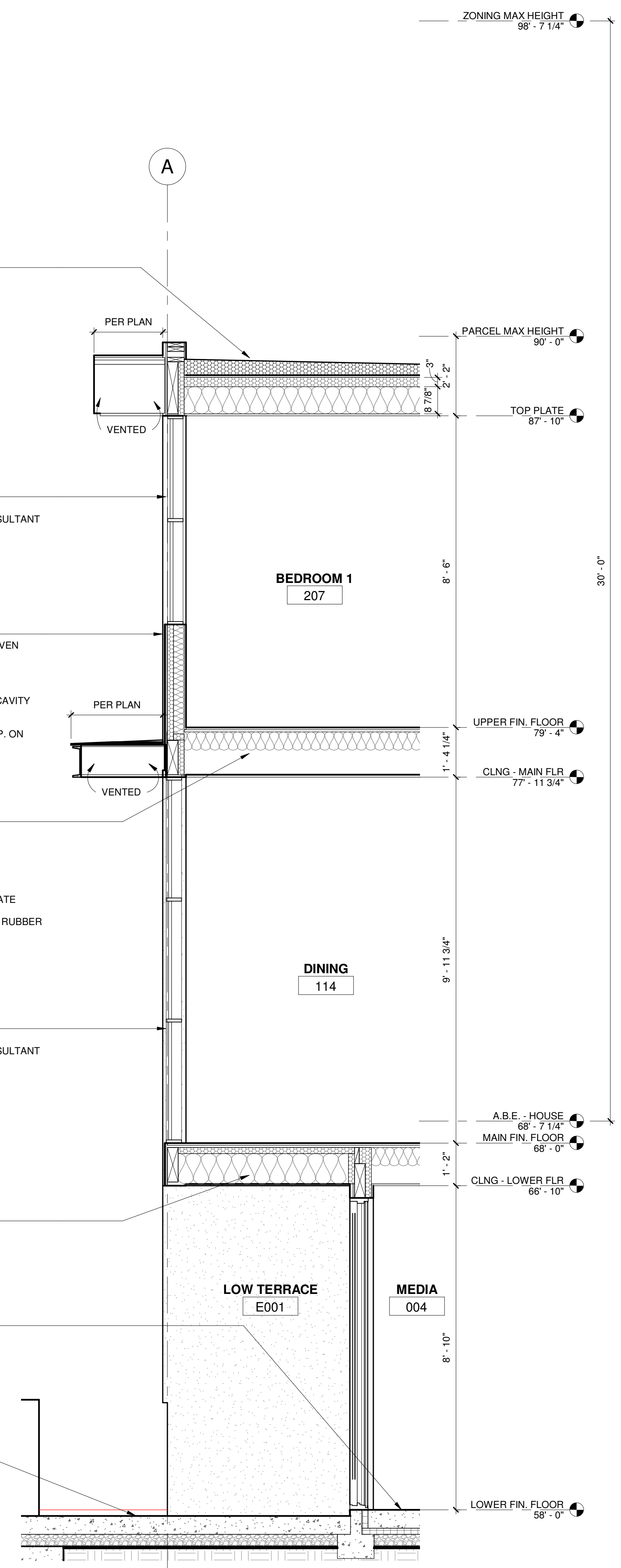
- TYPICAL UPPER FLOOR ASSEMBLY**
- FINISHED FLOOR
  - PLYWOOD SUBFLOOR PER STRUCTURAL
  - FLOOR JOIST PER STRUCTURAL
  - 6" MIN. ACOUSTIC BATT INSUL. IN JOIST BAYS
  - IC RATED CANS MAY BE REQUIRED
  - FILL ALL HOLES, OPENINGS AND OTHER GAPS IN SUBFLOOR WITH INSUL. OR SEALANT TO ELIMINATE DIRECT PATHS OF SOUND TRAVEL
  - INSTALL UPPER FLOOR LAUNDRY MACHINES ON RUBBER MATS TO REDUCE VIBRATION
  - PAINTED 5/8" GWB, TYP.

- TYPICAL WINDOW ASSEMBLY**
- WINDOW UNIT PER SCHEDULES
  - LIQUID APPLIED FLASHING PER ENVELOPE CONSULTANT AT ALL SIDES OF OPENING.
  - CUSTOM HEAD FLASHING WITH END DAMS, TYP.

- TYPICAL EXPOSED FLOOR ASSEMBLY**
- FINISHED FLOOR, VARIES
  - PLYWOOD SUBFLOOR PER STRUCTURAL
  - FLOOR JOIST PER STRUCTURAL
  - INSULATION PER ENERGY CREDITS ON A-1.0
  - STAINED T&G WOOD CEILING

- TYPICAL BASEMENT FLOOR ASSEMBLY**
- FIN. FLOOR PER SCHEDULES
  - UNDERLAYMENT AS REQ'D
  - CONC. SLAB PER STRUCT.
  - INSULATION PER ENERGY CREDITS ON A-1.0 W/ PERIMETER THERMAL BREAK
  - 15 MIL VAPOR RET.
  - 4" PEA GRAVEL

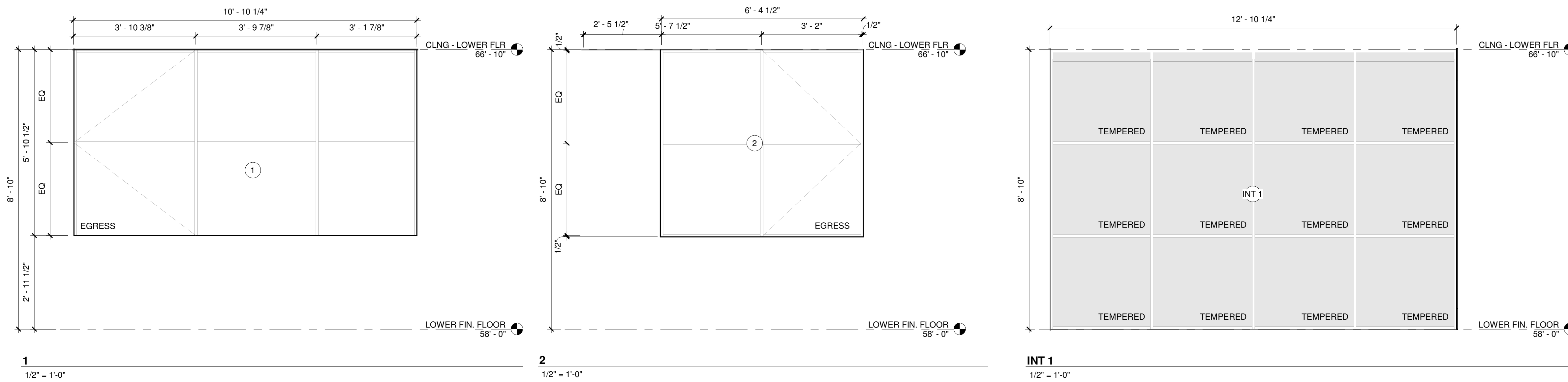
- TYPICAL EXTERIOR TERRACE**
- CONC. SLAB PER STRUCT.
  - 4" PEA GRAVEL



1 WALL SECTION @ DINING ROOM  
1/2" = 1'-0"



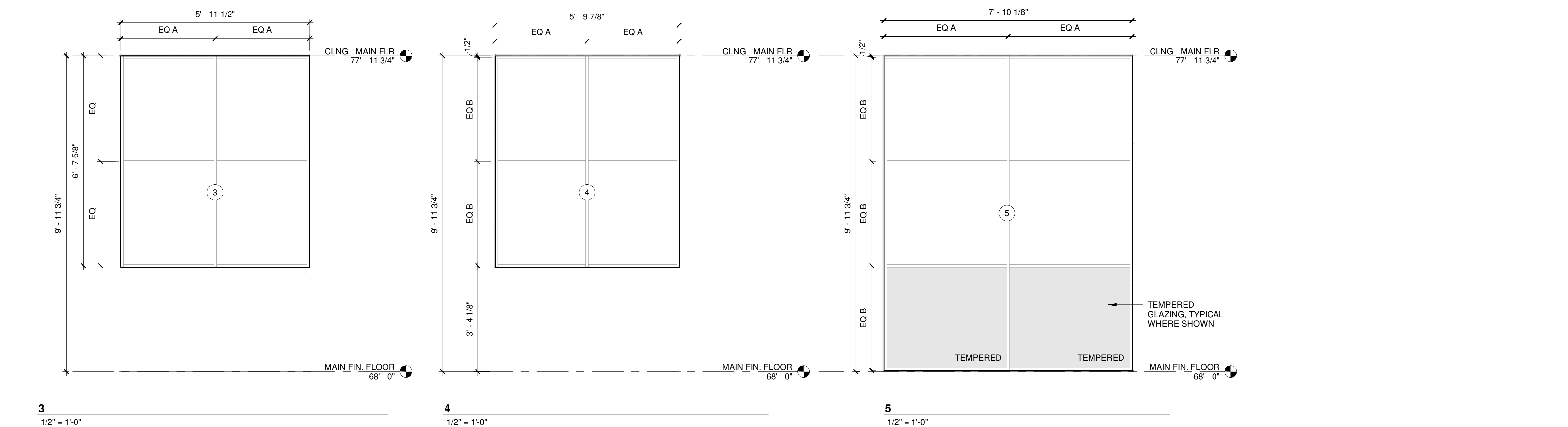
**LOWER FLOOR WINDOWS**



**WINDOW SCHEDULE**

MARK	LENGTH	WIDTH	U-VALUE	COMMENTS
1	SEE DIAGRAM	SEE DIAGRAM	0.25	
2	SEE DIAGRAM	SEE DIAGRAM	0.25	
3	SEE DIAGRAM	SEE DIAGRAM	0.25	
4	SEE DIAGRAM	SEE DIAGRAM	0.25	
5	SEE DIAGRAM	SEE DIAGRAM	0.25	TEMPERED
6	SEE DIAGRAM	SEE DIAGRAM	0.25	TEMPERED
7	SEE DIAGRAM	SEE DIAGRAM	0.25	TEMPERED
8	SEE DIAGRAM	SEE DIAGRAM	0.25	TEMPERED
9	SEE DIAGRAM	SEE DIAGRAM	0.25	TEMPERED
10	SEE DIAGRAM	SEE DIAGRAM	0.25	TEMPERED
11	SEE DIAGRAM	SEE DIAGRAM	0.25	TEMPERED
12	SEE DIAGRAM	SEE DIAGRAM	0.25	EGRESS
13	SEE DIAGRAM	SEE DIAGRAM	0.25	TEMPERED
14	SEE DIAGRAM	SEE DIAGRAM	0.25	TEMPERED
15	SEE DIAGRAM	SEE DIAGRAM	0.25	TEMPERED
16	SEE DIAGRAM	SEE DIAGRAM	0.25	TEMPERED, EGRESS
17	SEE DIAGRAM	SEE DIAGRAM	0.25	TEMPERED
18	SEE DIAGRAM	SEE DIAGRAM	0.25	EGRESS
19	SEE DIAGRAM	SEE DIAGRAM	0.25	EGRESS
20	SEE DIAGRAM	SEE DIAGRAM	0.25	
21	SEE DIAGRAM	SEE DIAGRAM	0.25	
22	SEE DIAGRAM	SEE DIAGRAM	0.25	
23	SEE DIAGRAM	SEE DIAGRAM	0.25	
24	SEE DIAGRAM	SEE DIAGRAM	0.25	EGRESS
INT 1	SEE DIAGRAM	SEE DIAGRAM	0.25	TEMPERED

**MAIN FLOOR WINDOWS**



**WINDOW SCHEDULE ORGANIZATION**

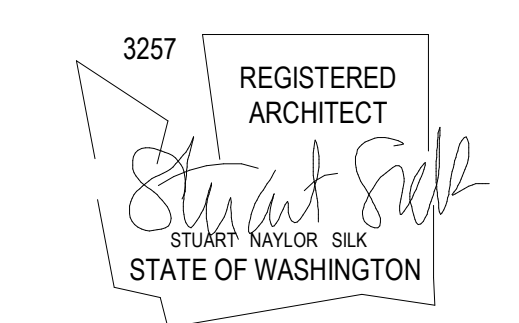
1. WINDOWS ARE CALLED OUT WITH A SINGLE NUMBER (EXAMPLE: 1, 2,...11, 12).
2. LABELING BEGINS AT THE WEST ELEVATION AND PROCEEDS CLOCKWISE.
3. LOWER LEVEL WINDOWS ARE NUMBERED 1 - 2.
4. MAIN LEVEL WINDOWS ARE NUMBERED 3 - 10.
5. UPPER LEVEL WINDOWS ARE NUMBERED 11 - 24.

**WINDOW DIAGRAM NOTES**

1. ALL DIAGRAMS ARE SHOWN FROM THE EXTERIOR SIDE.
2. PROVIDE EXTERIOR TRIM AND MULL COVERS AS SHOWN ON THE DIAGRAM.
3. SEE WINDOW SECTIONS FOR CRITICAL WINDOW INFORMATION.
4. SHOP DRAWING APPROVAL BY ARCHITECT REQUIRED PRIOR TO FABRICATION.
5. CONTRACTOR TO CONFIRM ALL REQUIRED ROUGH OPENING SIZES WITH MANUFACTURER PRIOR TO FRAMING.
6. MANUFACTURER TO REVIEW INSTALLATION LOCATIONS AND DETERMINE WHICH LITES ARE REQUIRED TO BE SAFETY GLAZING.
7. MANUFACTURER TO REVIEW INSTALLATION LOCATIONS AND SIZES TO DETERMINE IF OPERABLE WINDOWS MEET EGRESS REQUIREMENTS.
8. ALL SAFETY GLAZING PER IRC R308.4
9. ALL WINDOWS TO BE NFRC CERTIFIED

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WA 98040

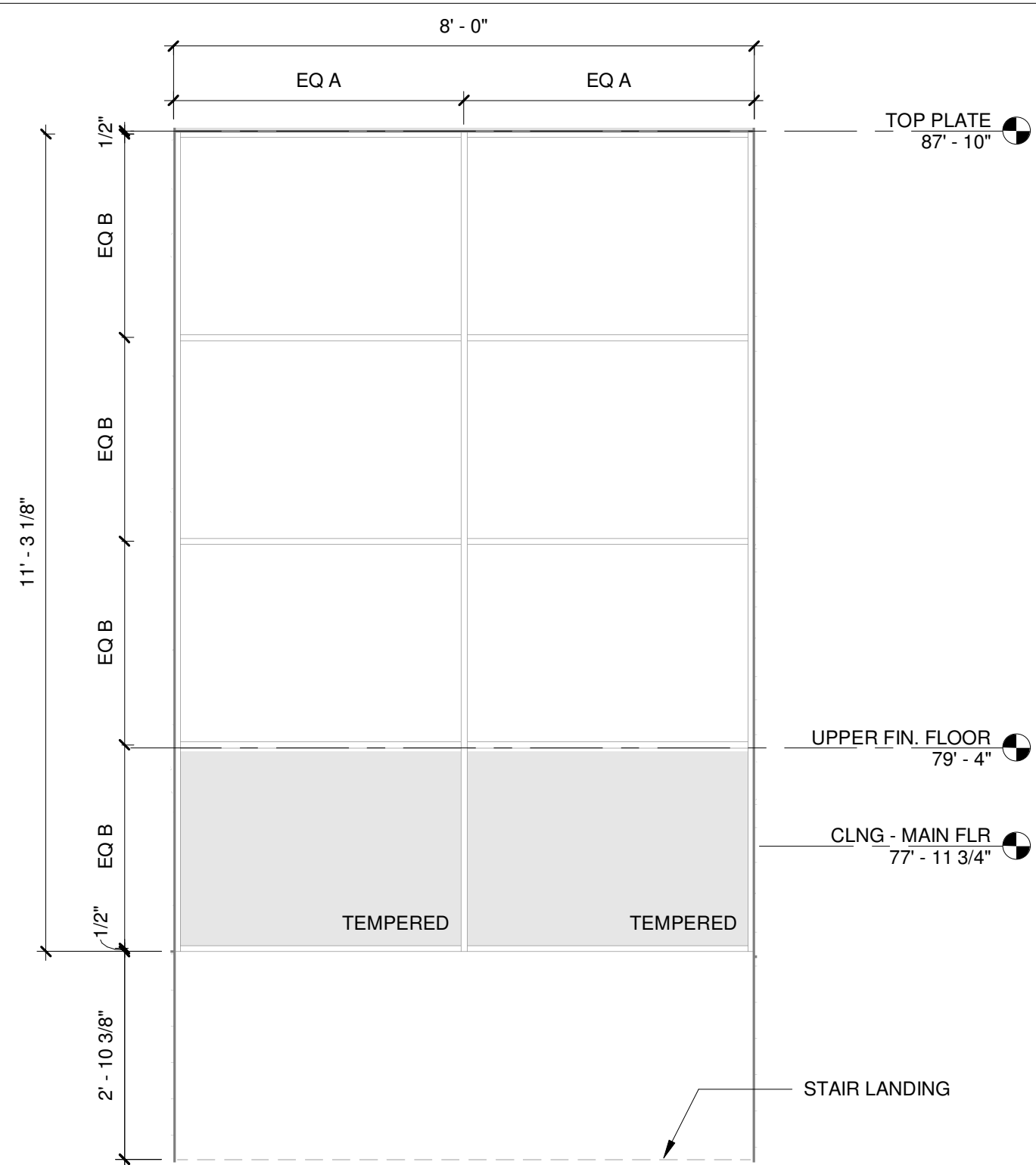
PERMIT

WINDOW SCHEDULE & DIAGRAMS

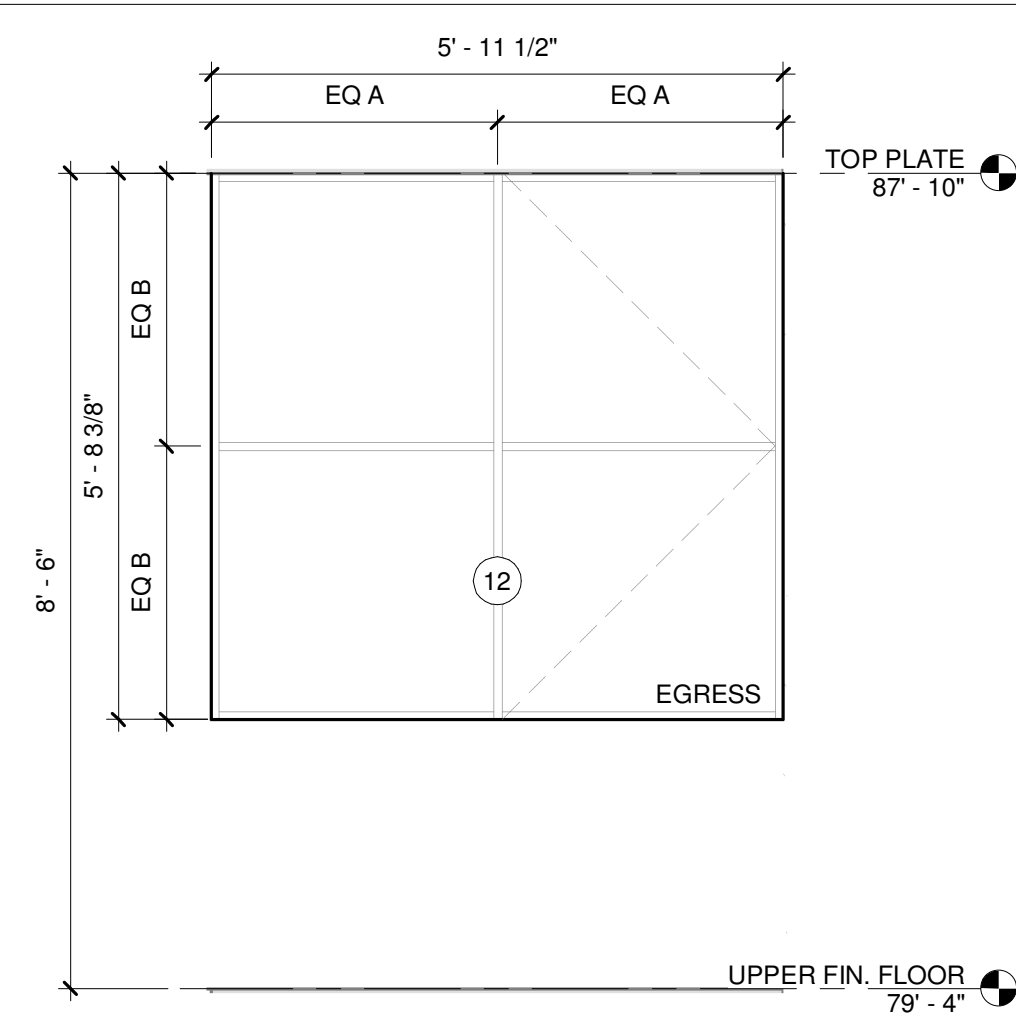
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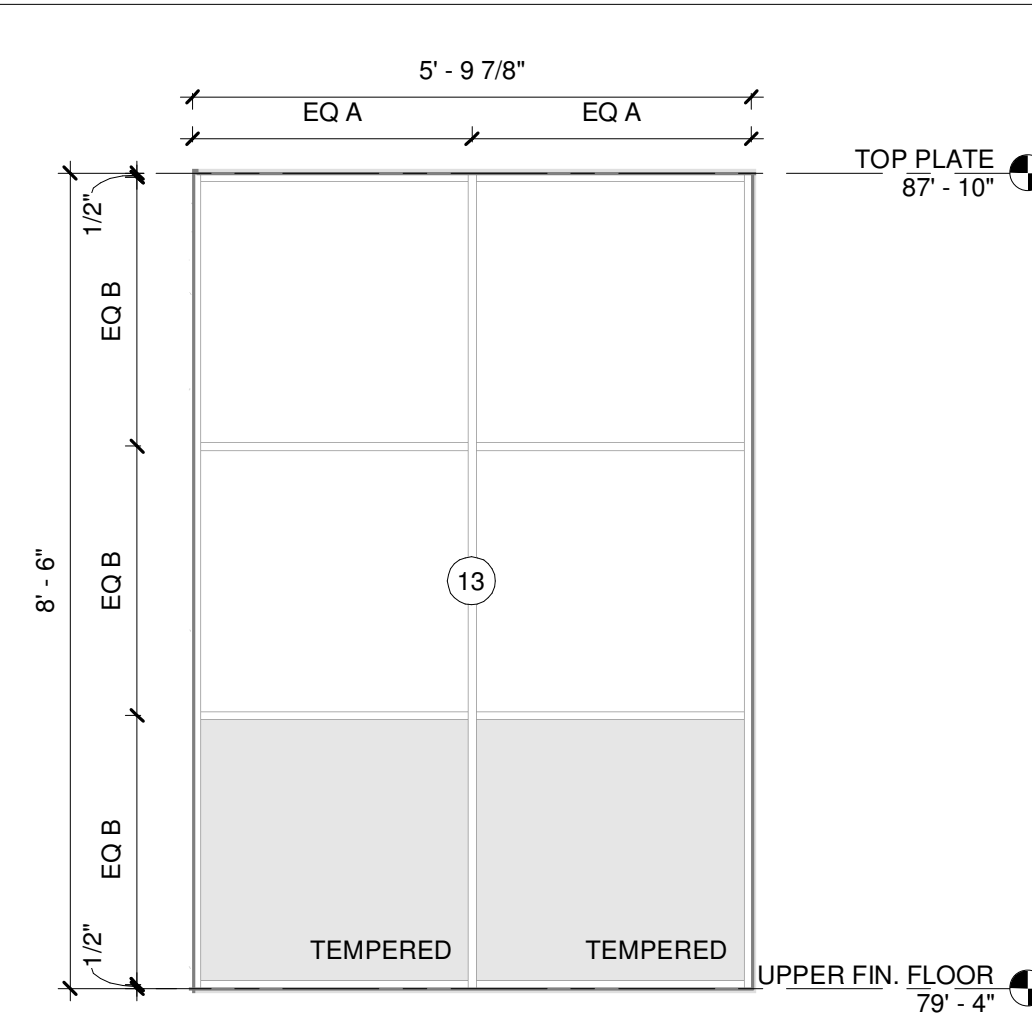
UPPER FLOOR WINDOWS



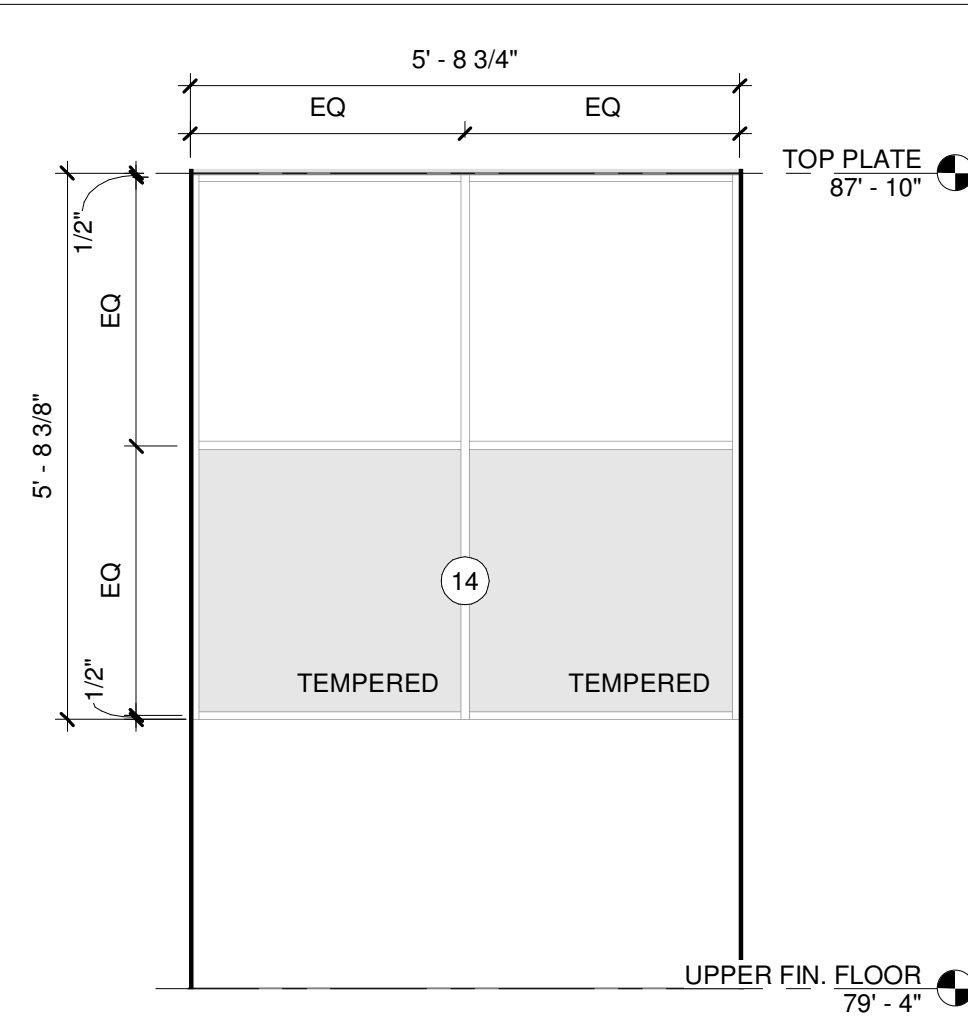
11  
1/2" = 1'-0"



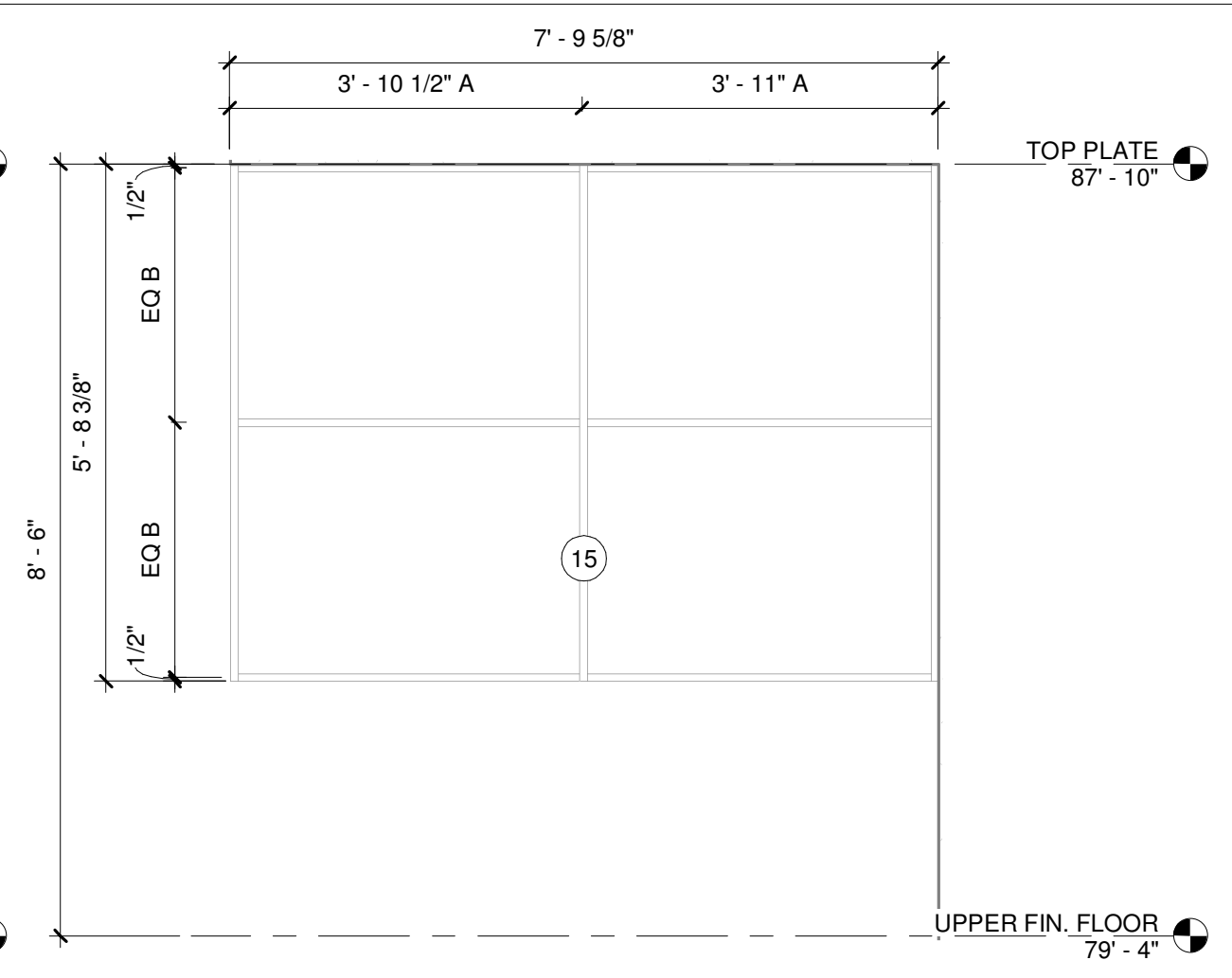
12  
1/2" = 1'-0"



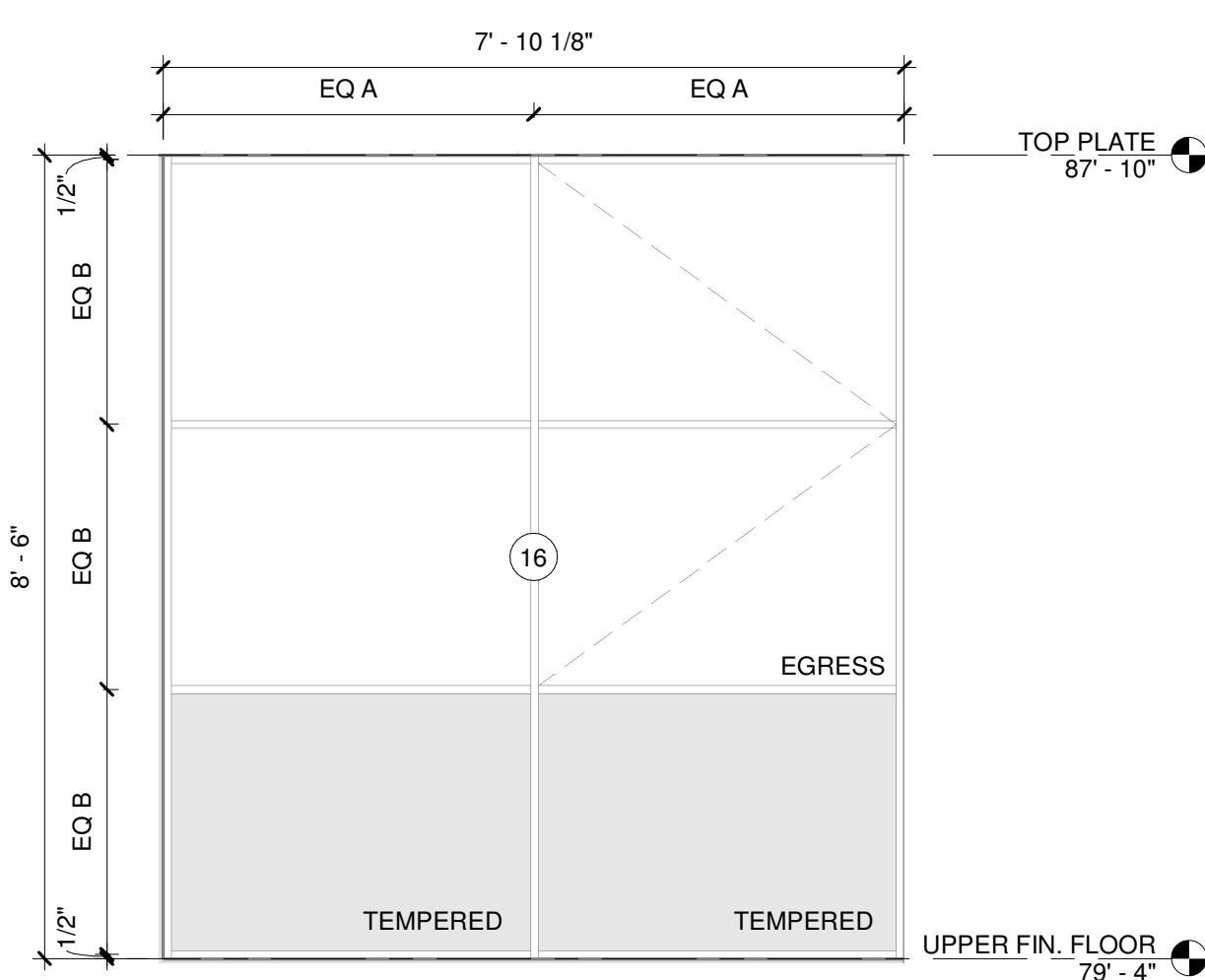
13  
1/2" = 1'-0"



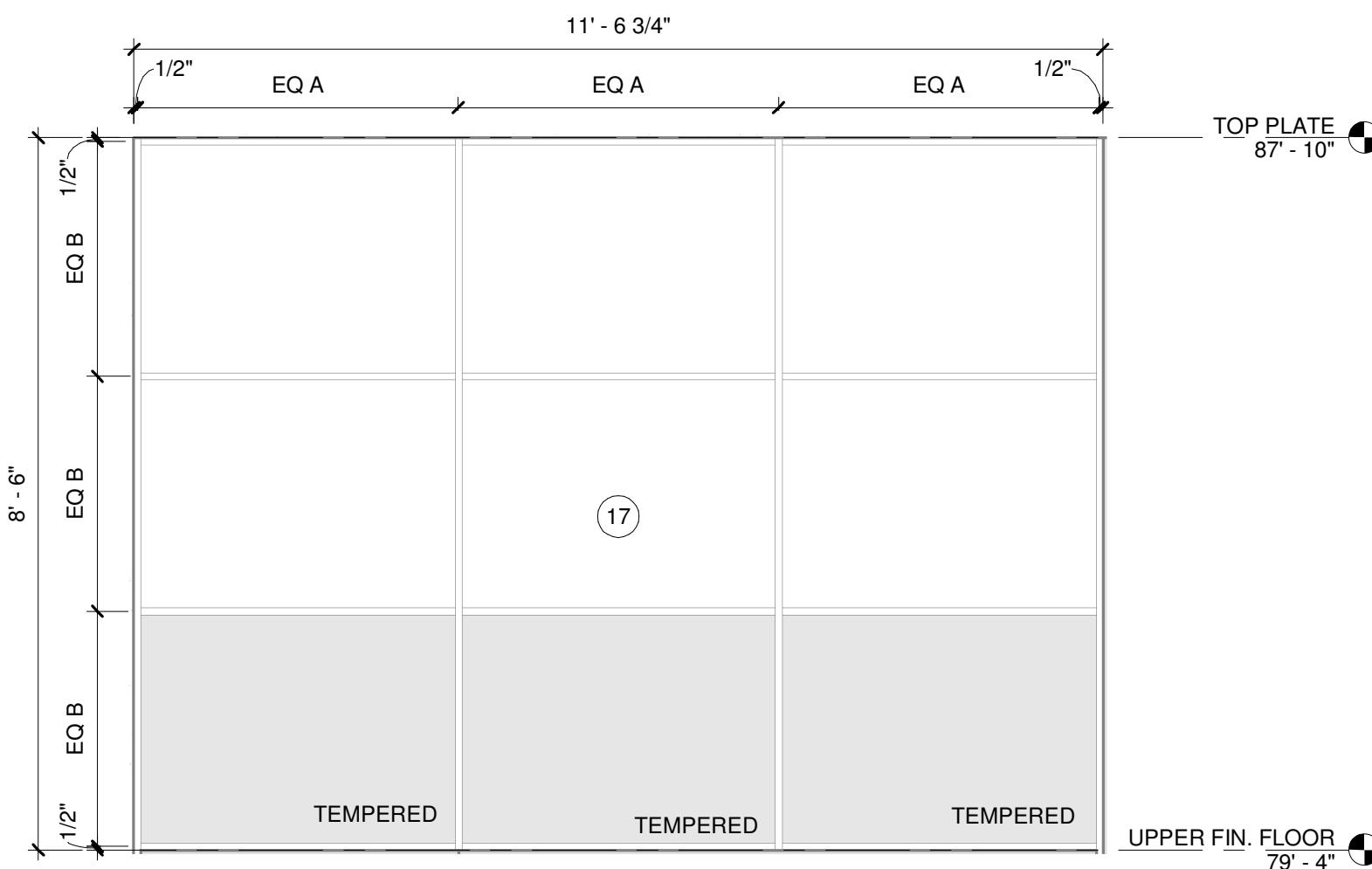
14  
1/2" = 1'-0"



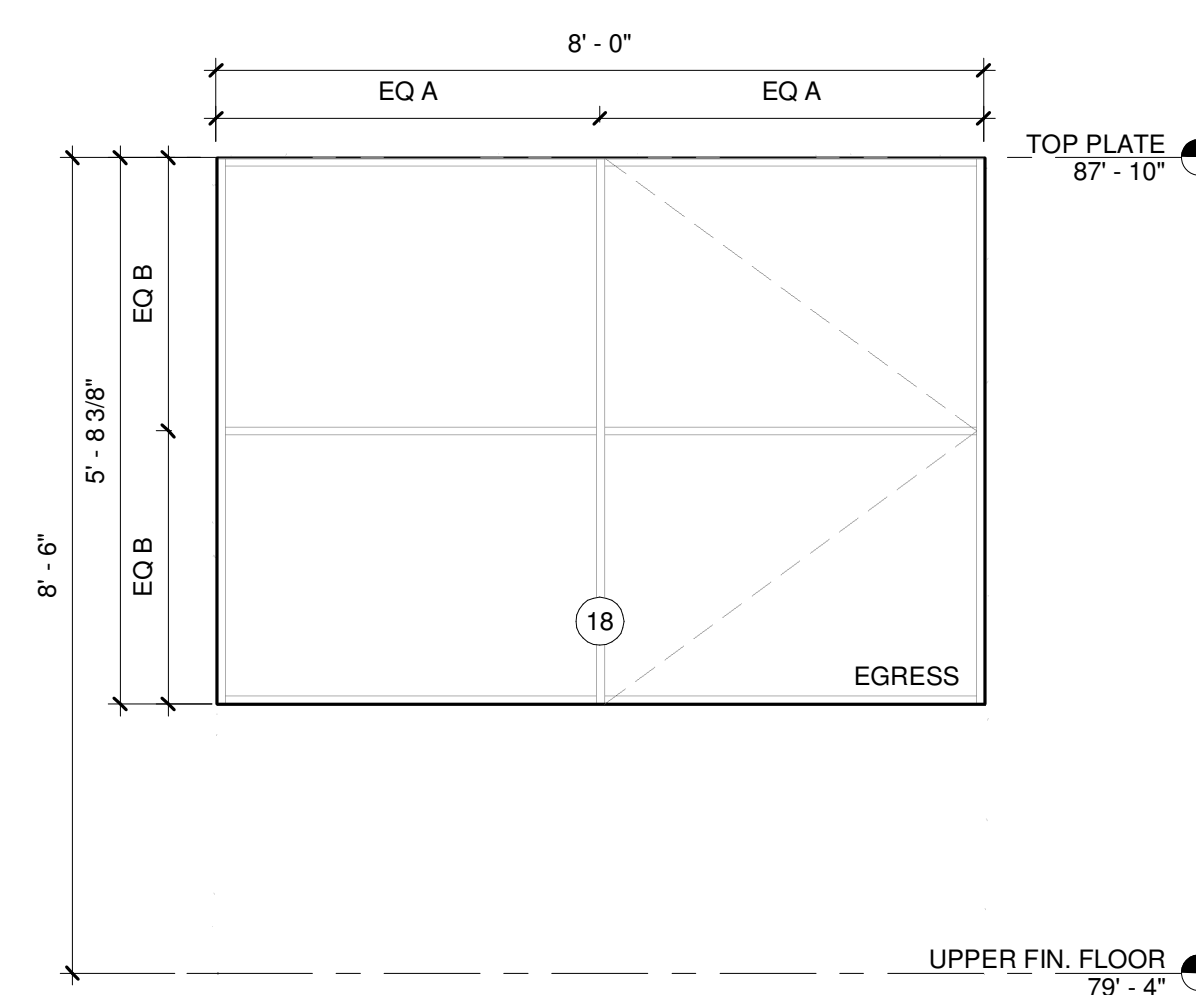
15  
1/2" = 1'-0"



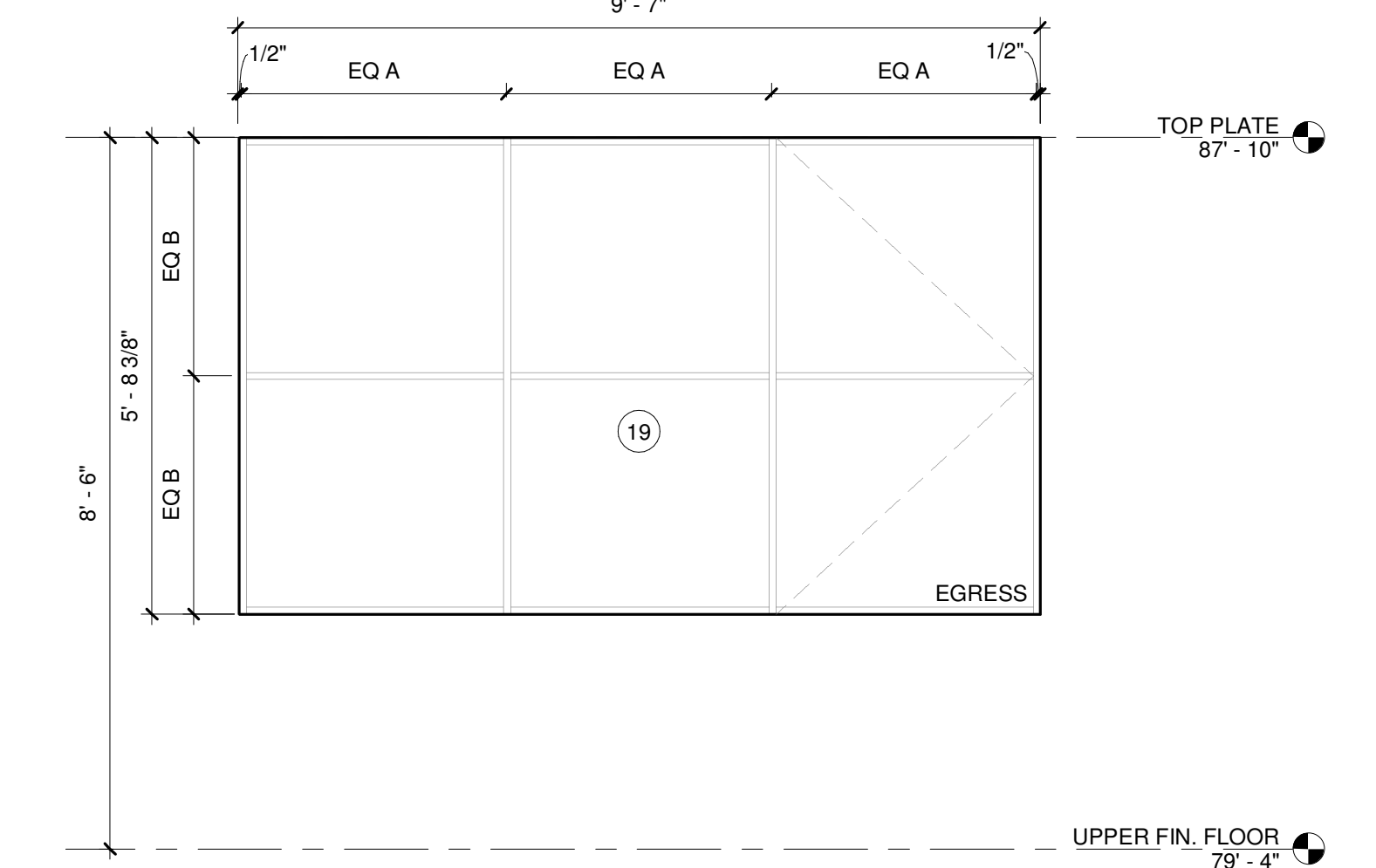
16  
1/2" = 1'-0"



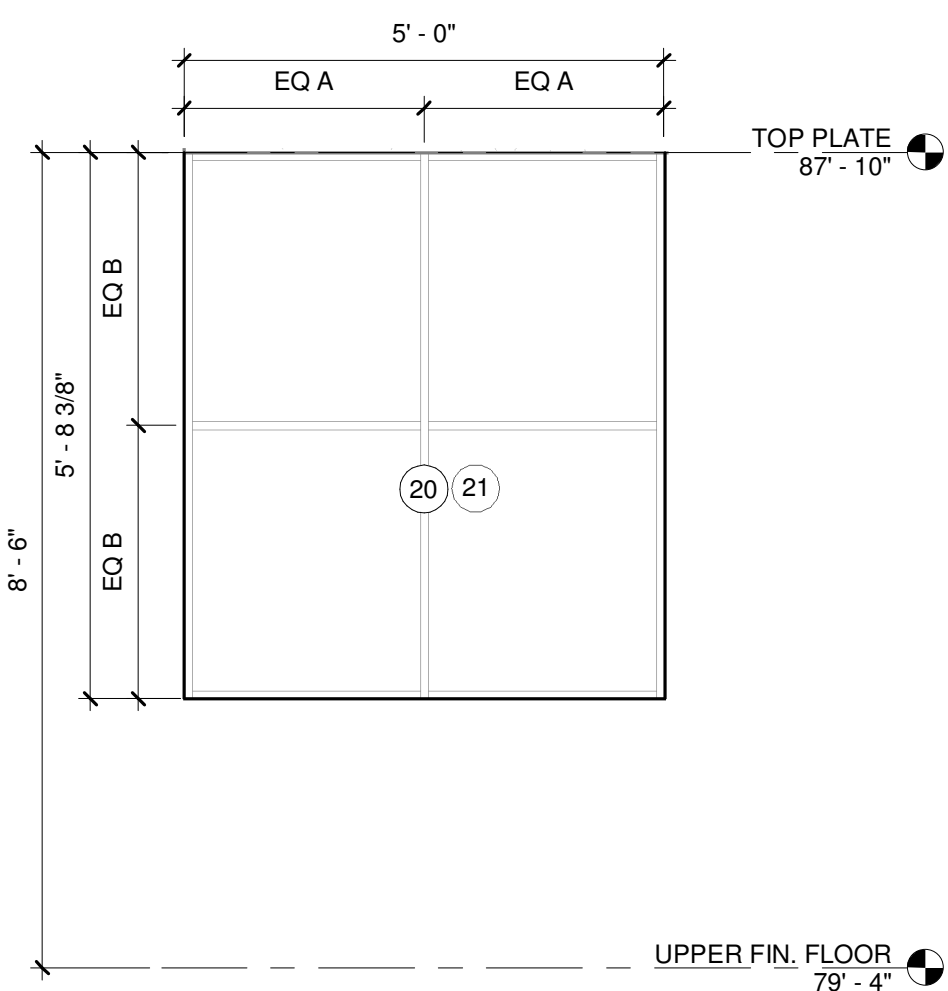
17  
1/2" = 1'-0"



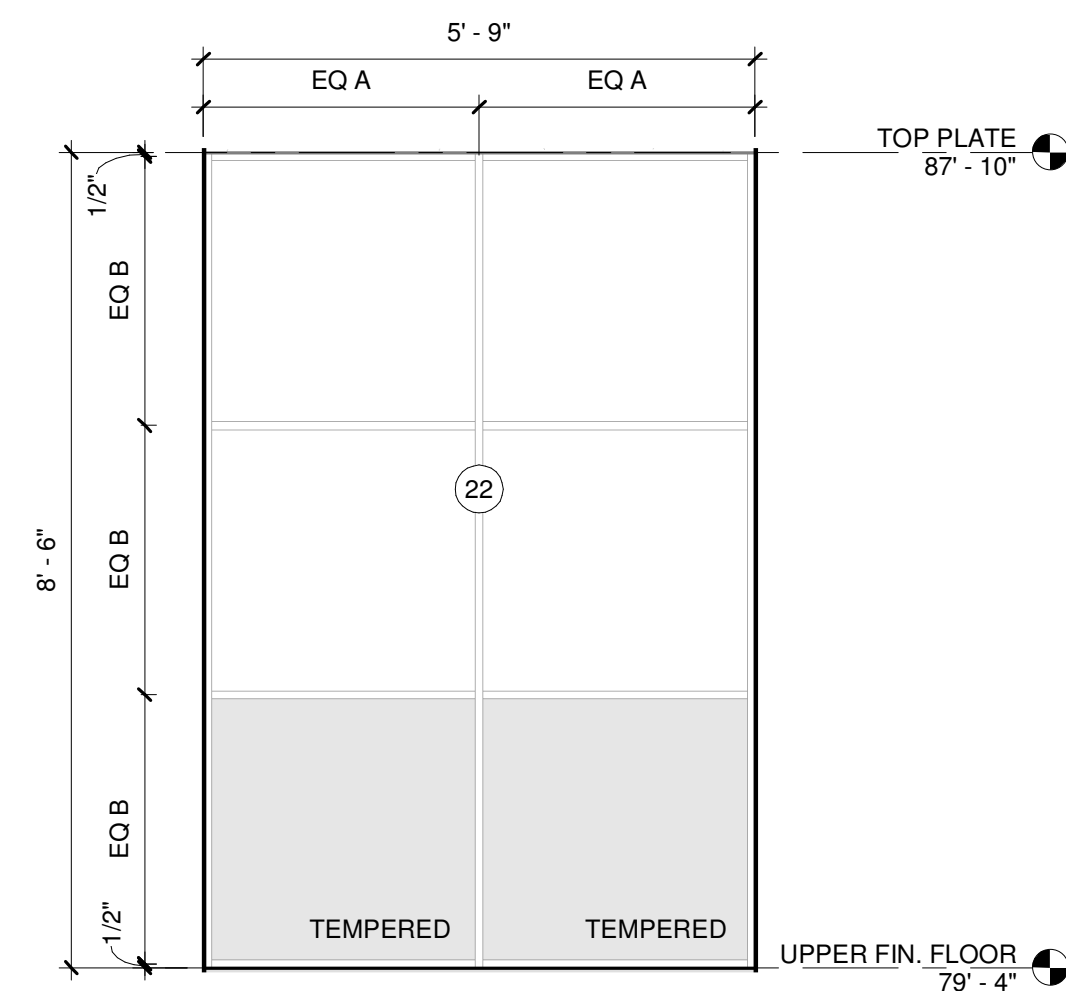
18  
1/2" = 1'-0"



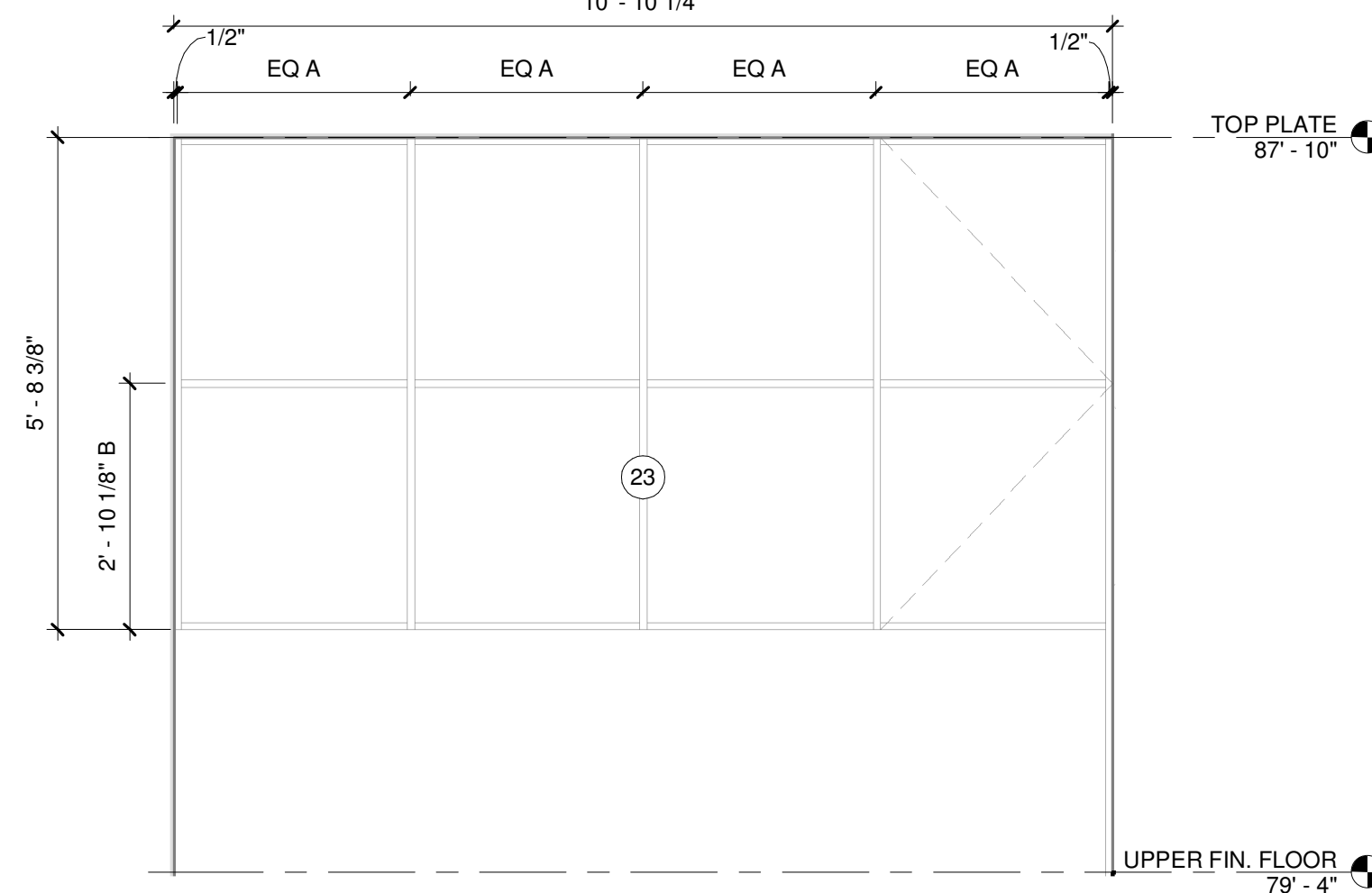
19  
1/2" = 1'-0"



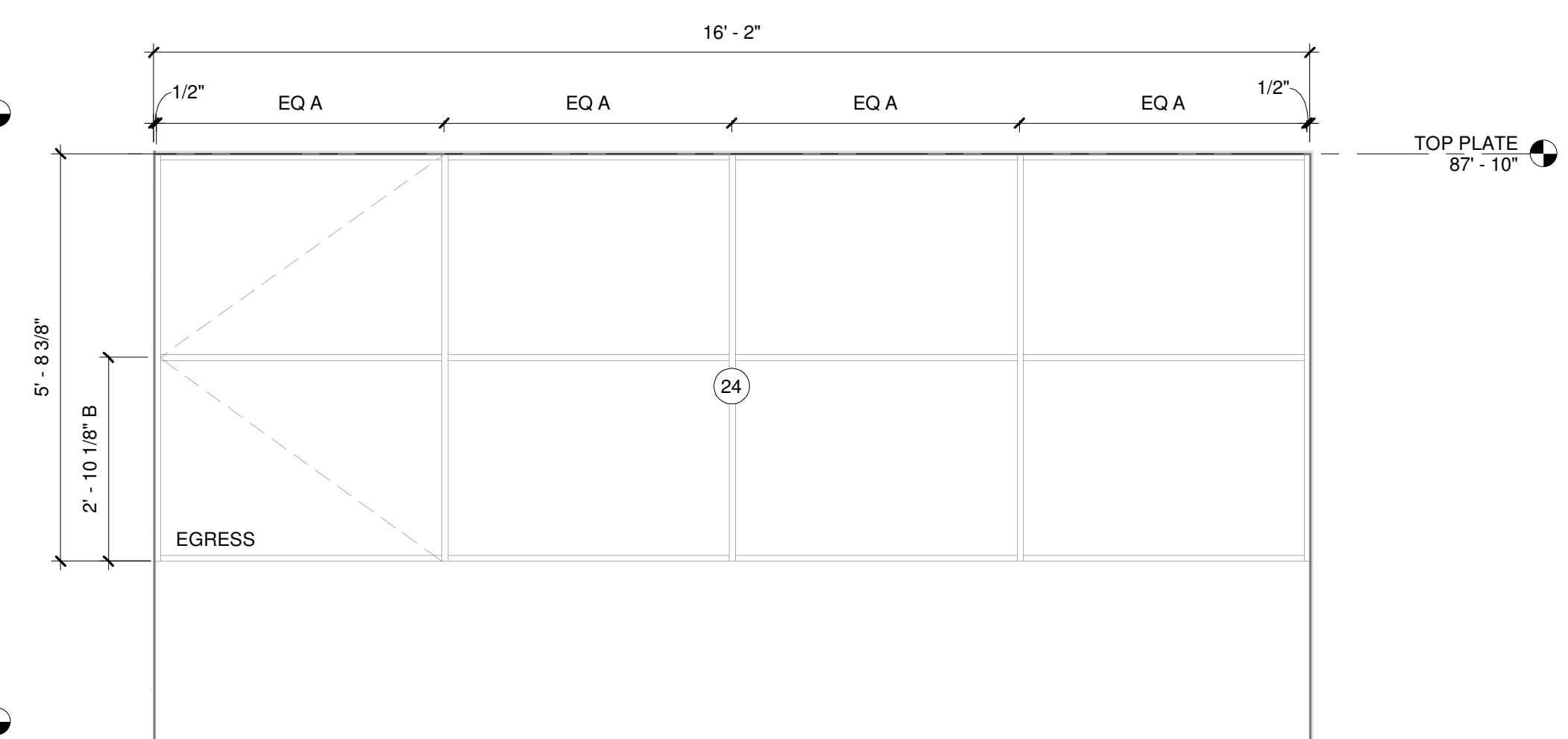
20 & 21  
1/2" = 1'-0"



22  
1/2" = 1'-0"



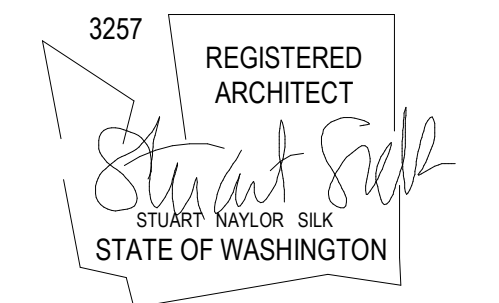
23  
1/2" = 1'-0"



24  
1/2" = 1'-0"

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Seattle, WA 98103

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42XX HOLLY LANE  
MERCER ISLAND,  
WA 98040

PERMIT  
WINDOW DIAGRAMS

A-6.1

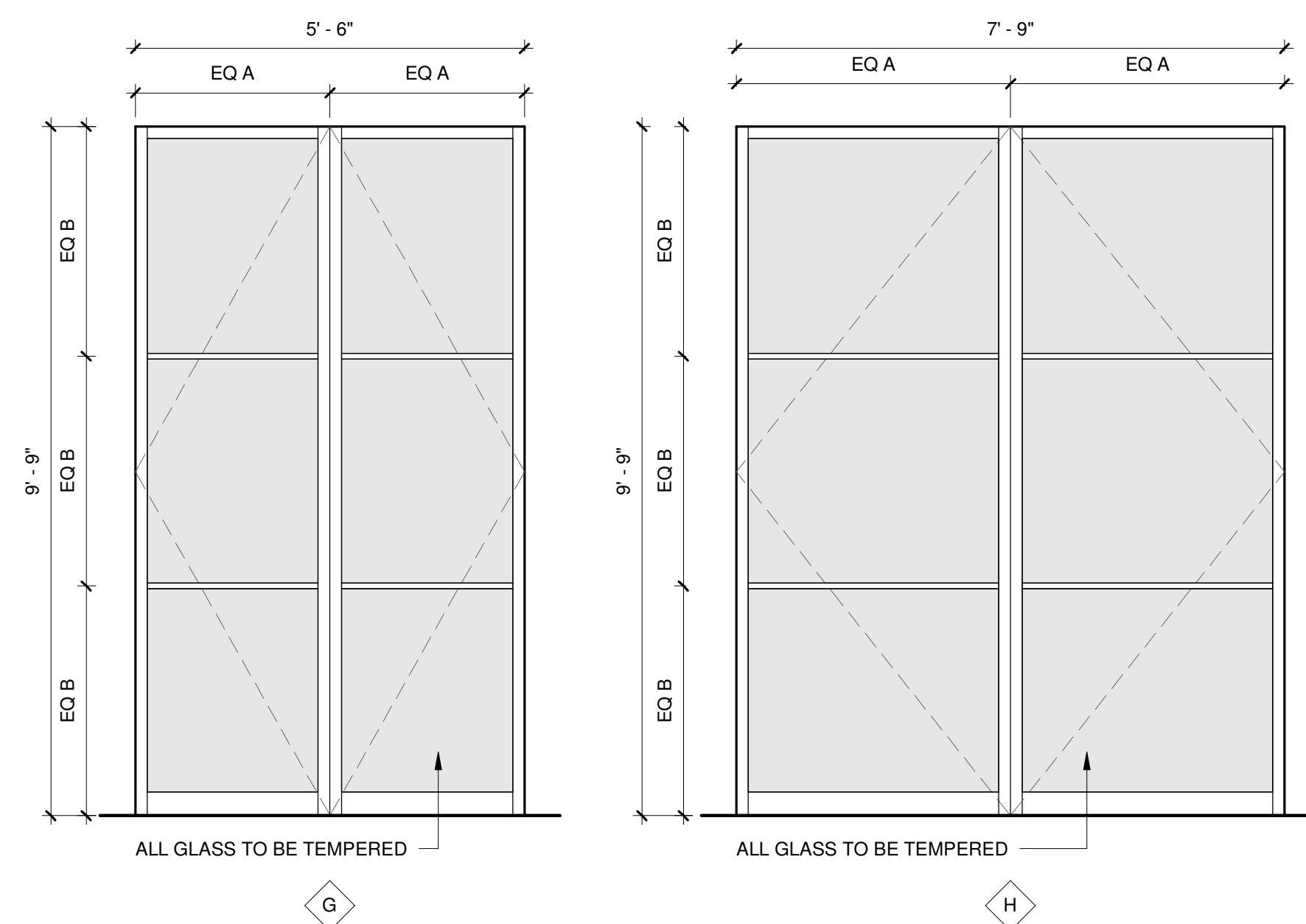
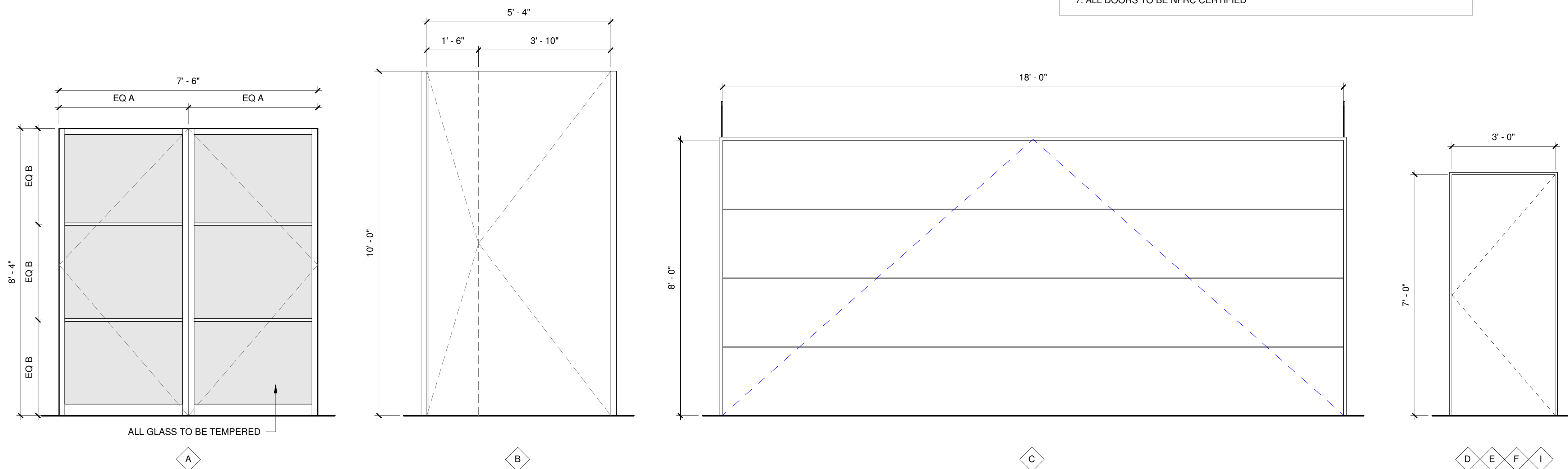


**DOOR SCHEDULE - EXTERIOR**

MARK	ROOM #	ROOM NAME	DESCRIPTION	SIZE	U VALUE	COMMENTS
-			SWING, DOUBLE			
A	004	MEDIA	SWING, DOUBLE	SEE DIAGRAM	0.25	
B	101	FOYER	PIVOT	SEE DIAGRAM	0.25	
C	104	GARAGE	UPWARD ACTING	SEE DIAGRAM		
D	104	GARAGE	SINGLE HINGED	SEE DIAGRAM		
E	104	GARAGE	SINGLE HINGED	SEE DIAGRAM	0.25	20 MIN W/ SMOKE GASKET & SELF CLOSURE
F	104	GARAGE	SINGLE HINGED	SEE DIAGRAM	0.25	20 MIN W/ SMOKE GASKET & SELF CLOSURE
G	112	HALL	SWING, DOUBLE	SEE DIAGRAM		
H	113	KITCHEN	SWING, DOUBLE	SEE DIAGRAM	0.25	

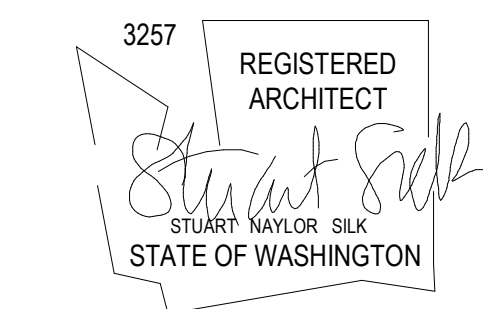
**DOOR DIAGRAM NOTES**

1. ALL DIAGRAMS ARE SHOWN FROM THE EXTERIOR SIDE.
2. SEE DOOR SECTIONS FOR CRITICAL DOOR INFORMATION.
3. SHOP DRAWING APPROVAL BY ARCHITECT REQUIRED PRIOR TO FABRICATION.
4. CONTRACTOR TO CONFIRM ALL REQUIRED ROUGH OPENING SIZES WITH MANUFACTURER PRIOR TO FRAMING.
5. MANUFACTURER TO REVIEW INSTALLATION LOCATIONS AND DETERMINE WHICH LITES ARE REQUIRED TO BE SAFETY GLAZING.
6. MANUFACTURER TO REVIEW INSTALLATION LOCATIONS AND SIZES TO DETERMINE IF OPERABLE DOORS MEET EGRESS REQUIREMENTS.
7. ALL DOORS TO BE NFRC CERTIFIED



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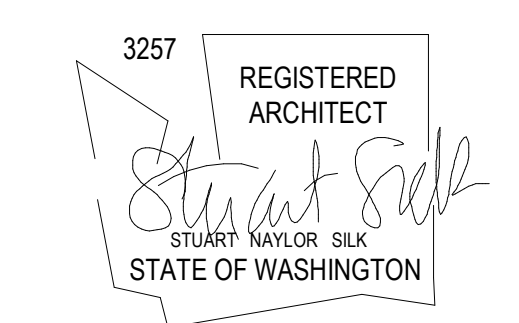
PERMIT  
EXTERIOR DOOR  
SCHEDULE & DIAGRAMS

**A-6.2**



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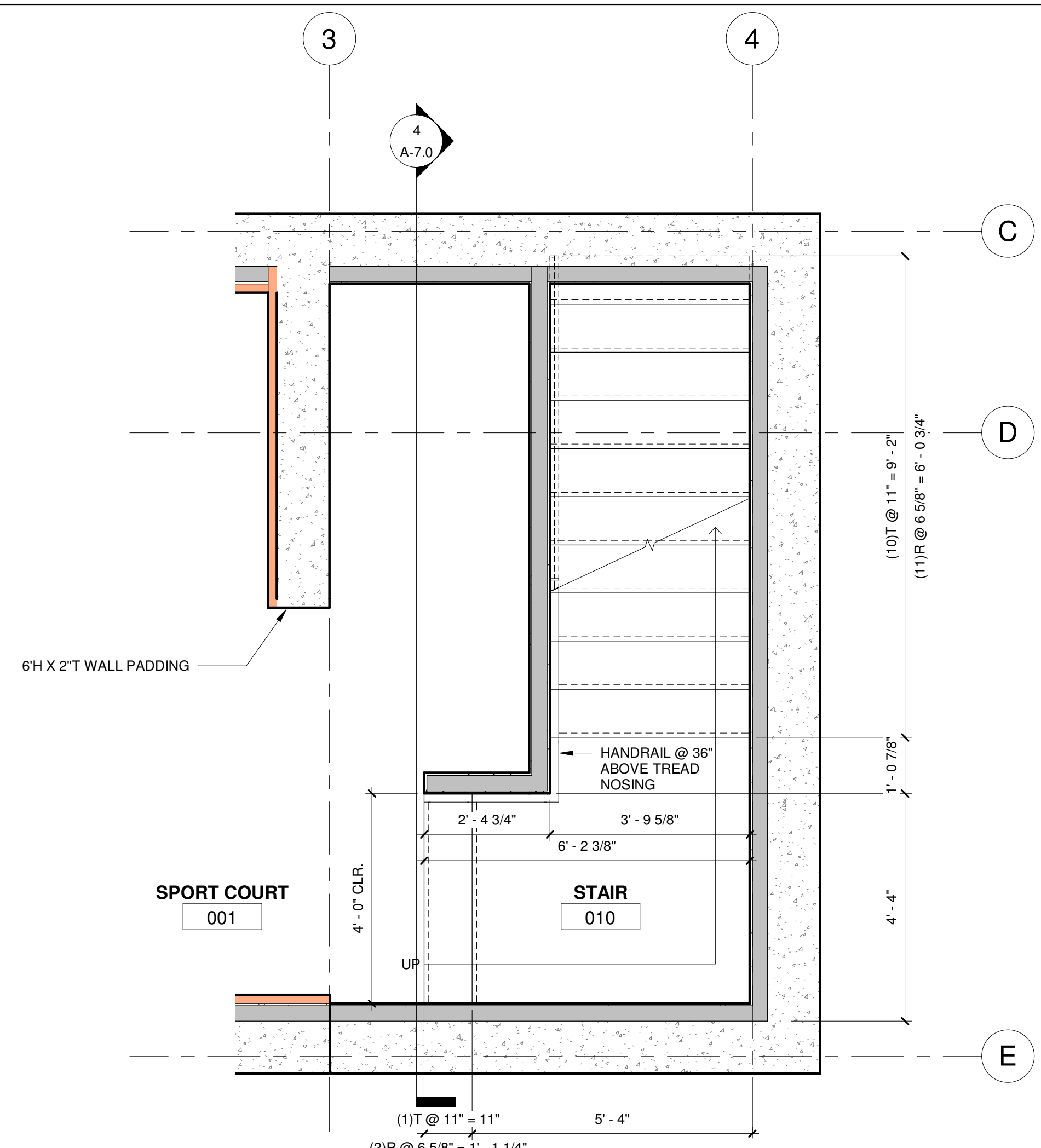
## PERLA RESIDENCE

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MERCER ISLAND,  
WA 98040

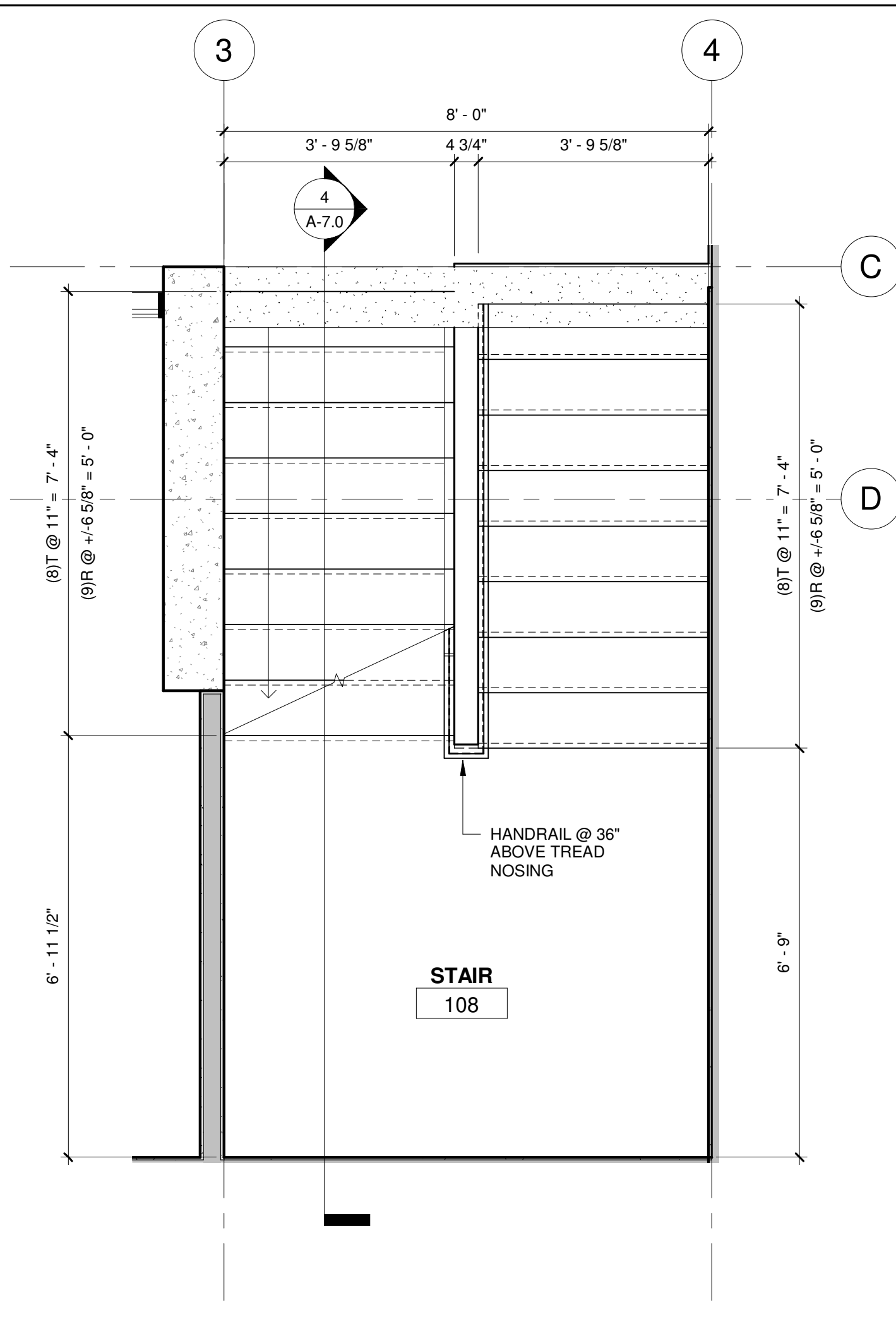
PERMIT  
ENLARGED STAIR  
PLANS & SECTIONS

# A-7.0

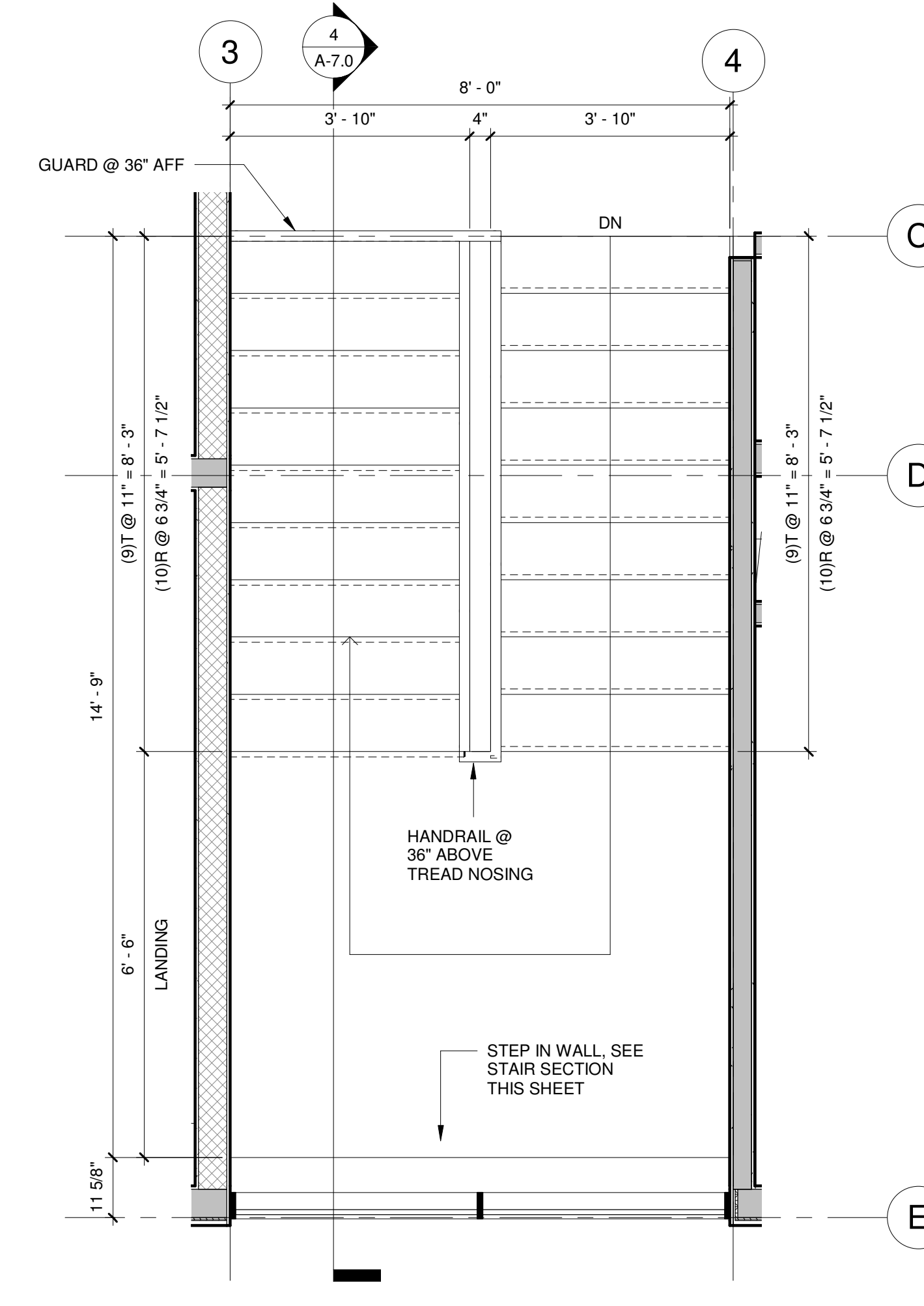
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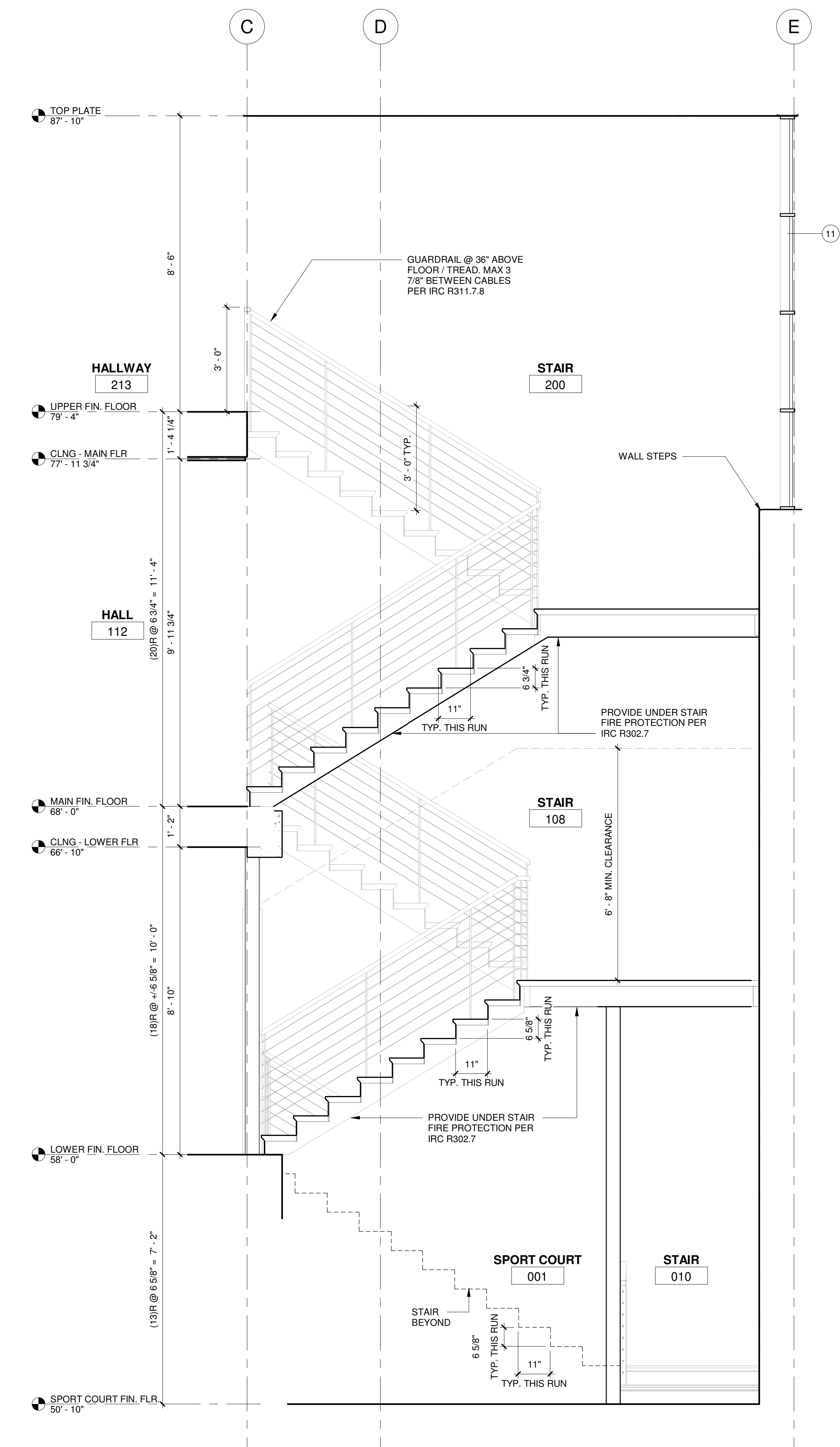
**1 STAIR PLAN - SPORT COURT TO LOWER FLOOR**  
1/2" = 1'-0"



**2 STAIR PLAN - LOWER TO MAIN FLOOR**  
1/2" = 1'-0"



**3 STAIR PLAN - MAIN TO UPPER FLOOR**  
1/2" = 1'-0"



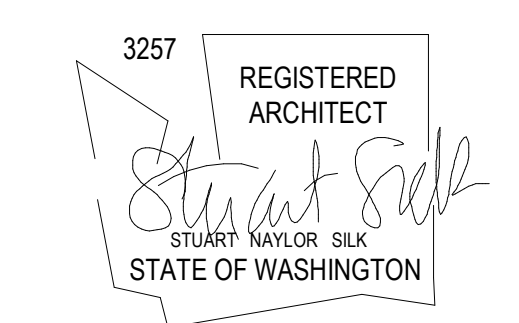
**4 STAIR SECTION**  
1/2" = 1'-0"

- GENERAL STAIR NOTES**
- TREAD RUN TO BE 10" MINIMUM (11" MINIMUM FOR OCCUPANCIES GREATER THAN 10).
  - RISER HEIGHT TO BE 7 3/4" MAXIMUM (7" MAXIMUM FOR OCCUPANCIES GREATER THAN 10).
  - STAIR WIDTH AND LANDING LENGTH TO BE 36" MINIMUM.
  - WINDER TREAD WIDTH TO BE 6" MINIMUM.
  - WINDER TREAD WIDTH TO BE 10" MINIMUM AT A POINT 12" FROM INSIDE OF STAIR.
  - HANDGRASP WIDTH TO BE 1 1/4" MINIMUM AND 2" MAXIMUM.
  - HANDGRASP TO HAVE A MINIMUM CLEAR SPACE TO WALL SURFACE OF 1 1/2".
  - HANDGRASP TO PROJECT INTO STAIRWAY 3 1/2" MAXIMUM.
  - TOP OF HANDGRASP TO BE 34" MINIMUM AND 38" MAXIMUM ABOVE NOSINGS.
  - HANDGRASP TO BE CONTINUOUS FROM FIRST TO LAST NOSING.
  - HANDGRASP TO RETURN TO WALL OR TERMINATE AT A NEWEL POST.
  - HANDRAILS (SLOPED) AND GUARDRAILS (LEVEL) TO BE CAPABLE OF WITHSTANDING A #200 FORCE AT ANY POINT IN ANY DIRECTION.
  - HANDRAIL AND GUARDRAIL MEMBERS TO BE SPACED SO AS TO PROHIBIT THE PASSING OF A 4" DIAMETER SPHERE THROUGH RAILING AT ANY POINT.
  - GUARDRAILS TO BE 36" MINIMUM ABOVE FINISH FLOOR.



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DESIGN	SSA
DRAWN	EB
CHECKED	KM
SHEET ISSUE DATE	02/01/2019
DRAWING SETS	
12/18/18 PRE-APP MEETING	
02/01/19 PERMIT SUBMITTAL	
REVISIONS	
#	DATE DESCRIPTION

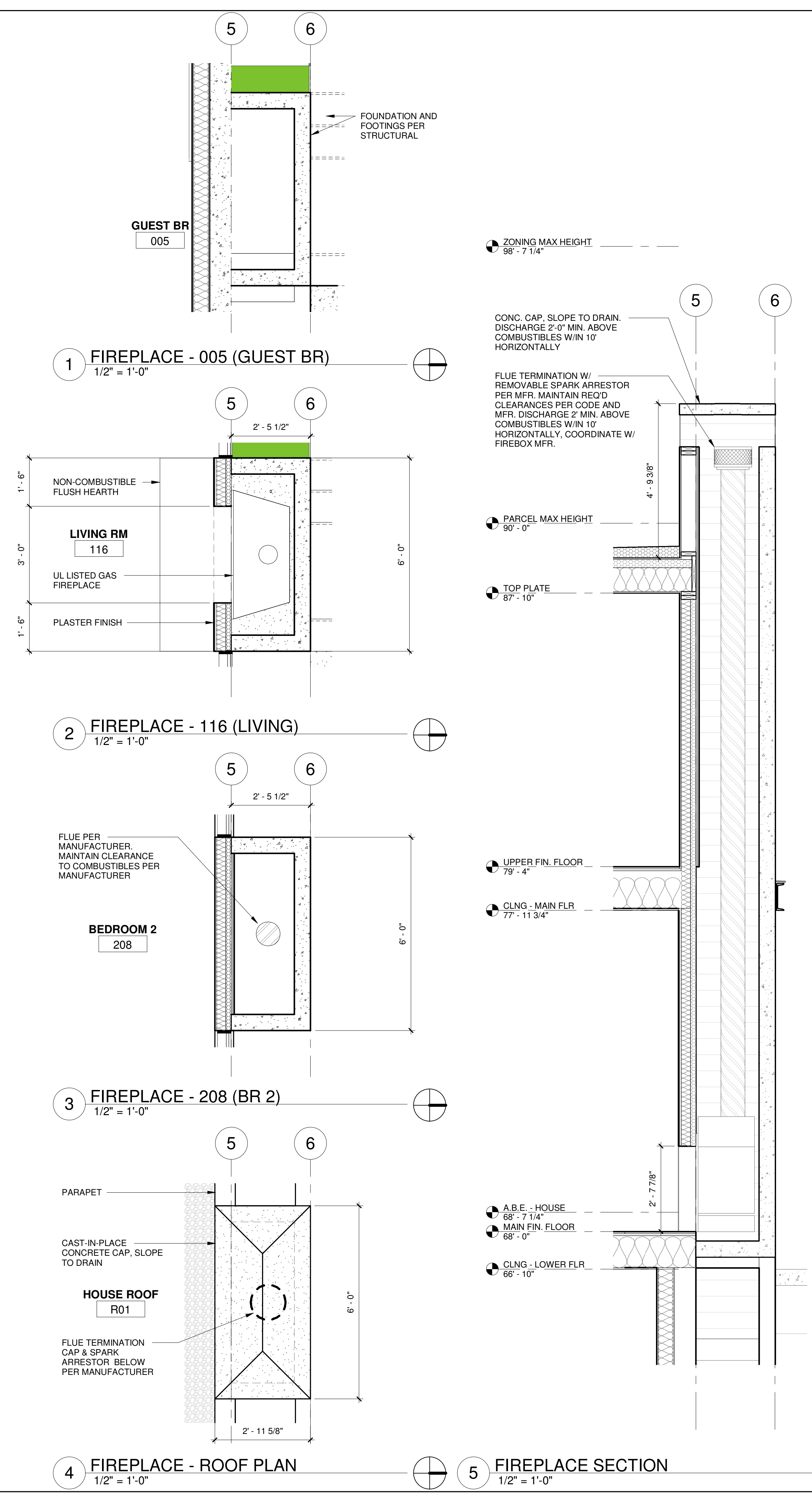
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PERMIT  
FIREPLACE DETAILS

**A-7.1**

PLOT DATE: 2/12/2019 1:02 PM







DRAWN:	SJB
DESIGN:	ABB
CHECKED:	ABB
APPROVED:	ABB

**REVISIONS:**


**DPD:**

**PROJECT TITLE:**

**Perla Residence**  
 42xx Holly Lane  
 Mercer Island, WA

**ARCHITECT:**  
**Stuart Silk Architects**  
 2400 N. 45th St.  
 Seattle, WA 98103

**ISSUE:**

**Permit**

**SHEET TITLE:**

**General Structural Notes**

**SCALE:**

**DATE:** February 4, 2019

**PROJECT NO:** 00101-2018-06

**SHEET NO:**

**S1.1**

**General Structural Notes**

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

**CRITERIA**

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE 2015 INTERNATIONAL BUILDING CODE.
- DESIGN LOADING CRITERIA:  
 GARAGES  
 FLOOR LIVE LOAD (PASSENGER VEHICLES) . . . . . 40 PSF  
 FLOOR CONCENTRATED LOAD (PASSENGER VEHICLES) . . . . . 3000 LBS  
 RESIDENTIAL – ONE AND TWO-FAMILY DWELLINGS  
 FLOOR LIVE LOAD . . . . . 40 PSF  
 ROOF  
 ROOF DEAD LOAD (INCLUDING 5 PSF PV PANEL ALLOWANCE) . . . . . 15 PSF  
 ROOF LIVE LOAD (SNOW). . . . . 25 PSF  
 MISCELLANEOUS LOADS  
 STAIRS . . . . . 100 PSF  
 DECKS . . . . . 1.5 x AREA SERVED  
 DEFLECTION CRITERIA  
 LIVE LOAD DEFLECTION . . . . . L/360  
 TOTAL LOAD DEFLECTION . . . . . L/240  
 ENVIRONMENTAL LOADS  
 WIND . . . . . Kzt, Gcpl=0.18, 110 MPH, RISK CATEGORY II, EXPOSURE "B"  
 EARTHQUAKE : ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE  
 LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS  
 SITE CLASS=D, Ss=1.42, Sds=.943, S1= .54, SD1=.54, Cs=0.15  
 SDC D, Ie=1.0, R=6.5

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

- PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS 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 TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

- 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.

- 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. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

- ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERCTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

- SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

MANUFACTURED LUMBER (PSL'S, LSL'S, LVL'S)  
 PLYWOOD WEB JOISTS

APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT WHERE REQUIRED BY THE JURISDICTION.

- 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. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY ALL REQUIRED ENTITIES.

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN 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.

**QUALITY ASSURANCE**

- SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED UNLESS NOTED OTHERWISE.

CONCRETE CONSTRUCTION	PER TABLE 1705.3
SOIL CONDITIONS, FILL PLACEMENT, AND DENSITY	PER TABLE 1705.6
POST INSTALLED BOLTS	PERIODIC
EPOXY GROUTED INSTALLATIONS	PERIODIC

PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS.  
 CONTINUOUS INSPECTION: INSPECTOR SHALL BE ONSITE AND OBSERVE THE WORK REQUIRING INSPECTION AT ALL TIMES THAT WORK IS PERFORMED.

- UNLESS OTHERWISE NOTED, THE FOLLOWING ELEMENTS COMPRISE THE SEISMIC-FORCE-RESISTING SYSTEM AND ARE SUBJECT TO SPECIAL INSPECTION FOR SEISMIC RESISTANCE IN ACCORDANCE WITH SECTION 1705.12 OF THE INTERNATIONAL BUILDING CODE.

- STRUCTURAL WOOD SHEAR WALL SYSTEMS REQUIRE PERIODIC INSPECTION FOR FIELD GLUEING, NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE, RESISTING SYSTEM INCLUDING SHEAR WALLS, DIAPHRAGMS, DRAG STRUTS, BRACES AND HOLDOWNS.

**GEOTECHNICAL**

- 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 OR COMPACTED STRUCTURAL FILL 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 (NATIVE SOILS / STRUCTURAL FILL) . . . . .	3000/3000 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED) . . . . .	50PCF/35 PCF
ALLOWABLE PASSIVE EARTH PRESSURE . . . . .	300 PCF
COEFFICIENT OF FRICTION . . . . .	0.45
SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD) . . . . .	8H PSF

SOILS REPORT REFERENCE: 4211 HOLLY LANE, DATED 7-20-16 BY ROBERT PRIDE, LLC

**CONCRETE**

- CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF IBC SECTION 1904. DESIGN STRENGTH IS f'c = 2,500 PSI.

- ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318, TABLE 19.3.2.1 MODERATE EXPOSURE, F1.

- REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60, FY = 60,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

- DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-11. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-11, CLASS B. 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.

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

FTGS AND UNFORMED SURFACES CAST AGAINST AND EXPOSED TO EARTH . . . . .	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER) . . . . .	1-1/2"
SLABS AND WALLS (INT. FACE) . . . . .	3/4"

- CONCRETE WALL REINFORCING--PROVIDE THE FOLLOWING UNLESS NOTED OTHERWISE:

6" AND 8" WALLS	#4 @ 12 HORIZ.	#4 @ 12 VERTICAL	1 CURTAIN
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- 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.

**ANCHORAGE**

- EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG, TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2508. MINIMUM BASE MATERIAL TEMPERATURE IS 50 DEGREES, F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

- EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

- CONCRETE SCREW ANCHORS INTO CONCRETE SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

**MASONRY**

- ADHERED MASONRY VENEER, 2-5/8" MAXIMUM THICKNESS, SHALL BE ADHERED TO BACKING WALLS PER SECTION 1405.10 OF THE INTERNATIONAL BUILDING CODE. ADHERED MASONRY SHALL BE ABLE TO DEVELOP SHEAR STRENGTH OF 50 PSI MINIMUM BETWEEN THE BACKING AND THE UNIT IN ACCORDANCE WITH ASTM C 482 OR SHALL BE ADHERED PER ARTICLE 3.3C OF TMS602/ACI530.1/ASCE 6.

**STEEL**

- WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, FY = 50 KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, FY = 36 KSI. STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B, FY = 35 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, FY = 46 KSI. CONNECTION BOLTS SHALL CONFORM TO ASTM A307.

- ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

- ALL STEEL EXPOSED TO THE WEATHER OR IN CONTACT WITH GROUND SHALL BE CORROSION PROTECTED BY GALVANIZATION OR PROVIDED WITH EXTERIOR PAINT SYSTEM, UNLESS OTHERWISE NOTED. REFER ARCHITECTURAL DRAWINGS FOR TREATMENT OF ARCHITECTURALLY EXPOSED STEEL.

**WOOD**

- FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD, GRADING RULES FOR WEST COAST LUMBER NO. 17, OR WMPA STANDARD, WESTERN LUMBER GRADING RULES 2011. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2X & 3X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI
BEAMS	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI
POSTS	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
STUDS, PLATES & MISC. FRAMING:		DOUGLAS-FIR-LARCH OR HEM-FIR NO. 2

- GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

- MANUFACTURED LUMBER, PSL, LVL, AND LSL SHOWN ON PLAN ARE BASED PRODUCTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION IN ACCORDANCE WITH ICC-ES REPORT ESR-1387. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E)	Fb = 2900 PSI, E = 2000 KSI, Fv = 290 PSI
LVL (2.0E)	Fb = 2600 PSI, E = 2000 KSI, Fv = 285 PSI
LSL (1.55E)	Fb = 2325 PSI, E = 1550 KSI, Fv = 310 PSI

ALTERNATE MANUFACTURED LUMBER MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE MANUFACTURER'S PRODUCTS SHALL BE COMPATIBLE WITH THE JOIST HANGERS AND OTHER HARDWARE SPECIFIED ON PLANS, OR ALTERNATE HANGERS AND HARDWARE SHALL SUBMITTED FOR REVIEW AND APPROVAL. SUBSTITUTED ITEMS SHALL HAVE ICC-ES REPORT APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

- PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION.

- PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24. FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24. WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

- ALL WOOD IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE.

- PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWPA UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWPA UC4B.

- FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.

WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER	INTERIOR DRY	G90 GALVANIZED
CONTAINS AMMONIA CARRIER	INTERIOR DRY	C185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653
	INTERIOR WET	TYPE 304 OR 316 STAINLESS
CONTAINS AMMONIA CARRIER	EXTERIOR	TYPE 304 OR 316 STAINLESS
AZCA	ANY	TYPE 304 OR 316 STAINLESS

INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.

- TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2017. 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 FOR MAXIMUM LOAD CARRYING CAPACITY. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "TITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM)AS MEMBERS CONNECTED.

- WOOD FASTENERS

- NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
8d	2-1/2"	0.131"
16d	3-1/4"	0.131"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS – PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DIGRESS WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

- ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

- NOTCHES AND HOLES IN WOOD FRAMING:

- NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

- IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

- NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED.





DRAWN: SJB  
DESIGN: ABB  
CHECKED: ABB  
APPROVED: ABB

REVISIONS:

DPD:

PROJECT TITLE:

**Perla Residence**  
42xx Holly Lane  
Mercer Island, WA

ARCHITECT:

**Stuart Silk Architects**  
2400 N. 45th St.  
Seattle, WA 98103

ISSUE:

**Permit**

SHEET TITLE:

**Foundation Plan**

SCALE: 1/4" = 1'-0" U.N.O.

DATE: February 4, 2019

PROJECT NO: 00101-2018-06

SHEET NO:

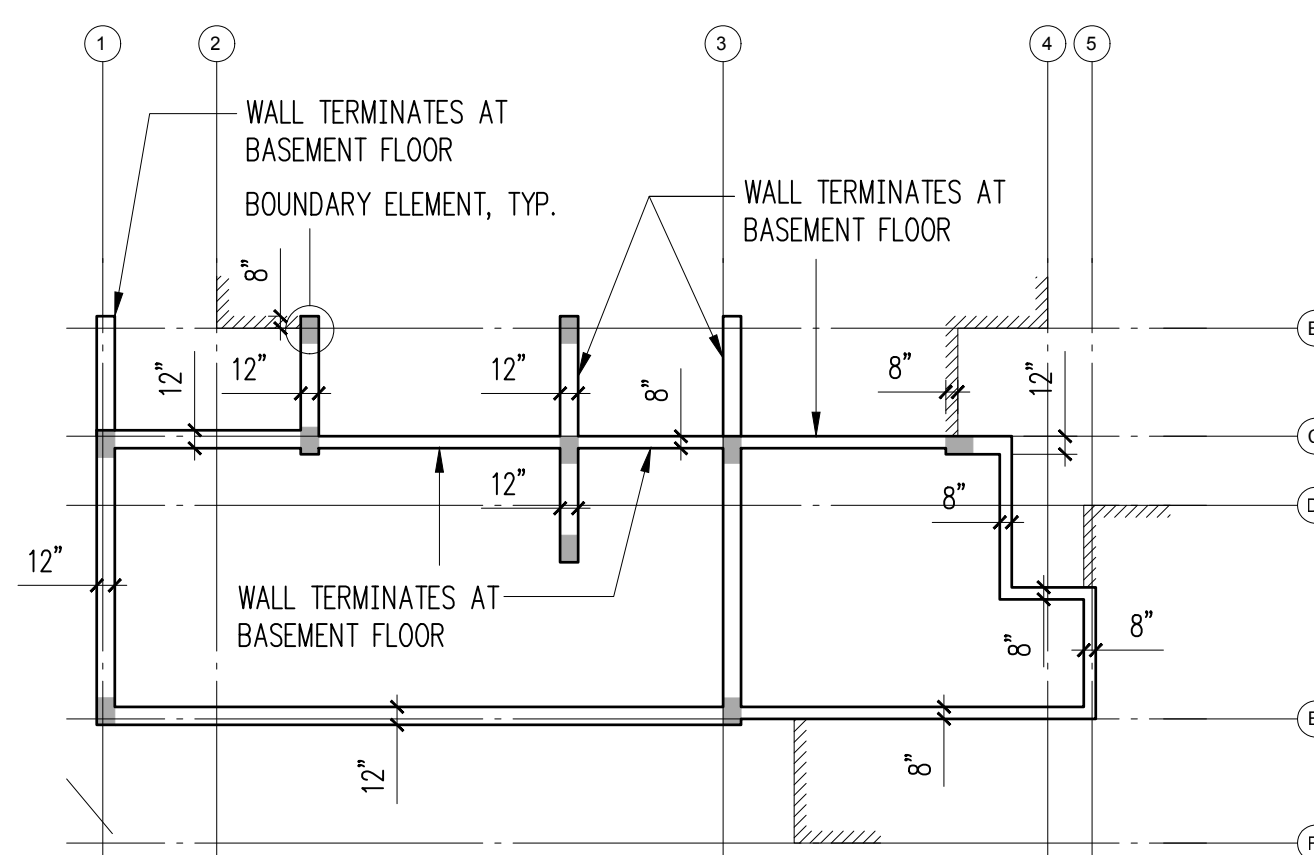
**S2.1**

**Plan Notes**

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE.
- 5" MIN CONCRETE SLAB ON GRADE REINFORCED WITH #4 @ 16"oc EACH WAY, CENTERED IN SLAB. PROVIDE 6 MIL VAPOR BARRIER ON 4" OF GRAVEL OR CRUSHED ROCK OVER FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS. PROVIDE CONSTRUCTION/CONTROL JOINTS PER DETAIL 4/S3.1.
- STEP FOOTINGS AS REQUIRED TO ACCOMMODATE CHANGES IN GRADE PER DETAIL 8/S3.1.
- PROVIDE CORNER BARS PER DETAIL 6/S3.1 AT ALL WALL AND FOOTING INTERSECTIONS.
- PROVIDE EPOXY GROUTED #4 x 2'-6" DOWELS EMBEDDED A MINIMUM OF 5" INTO EXISTING CONCRETE TO MATCH NEW HORIZONTAL REINFORCING. TYPICAL WHERE NEW CONCRETE WALL OR FOOTING TERMINATES AT EXISTING CONCRETE. EPOXY GROUT PER GENERAL STRUCTURAL NOTES.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS VERTICAL GRAIN BLOCKING TO MATCH POST ABOVE WHEN NOT SUPPORTED BY BEAMS FOR FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

**Legend**

- CONCRETE WALL ABOVE
- NON-STRUCTURAL WALL ABOVE
- STRUCTURAL WALL ABOVE



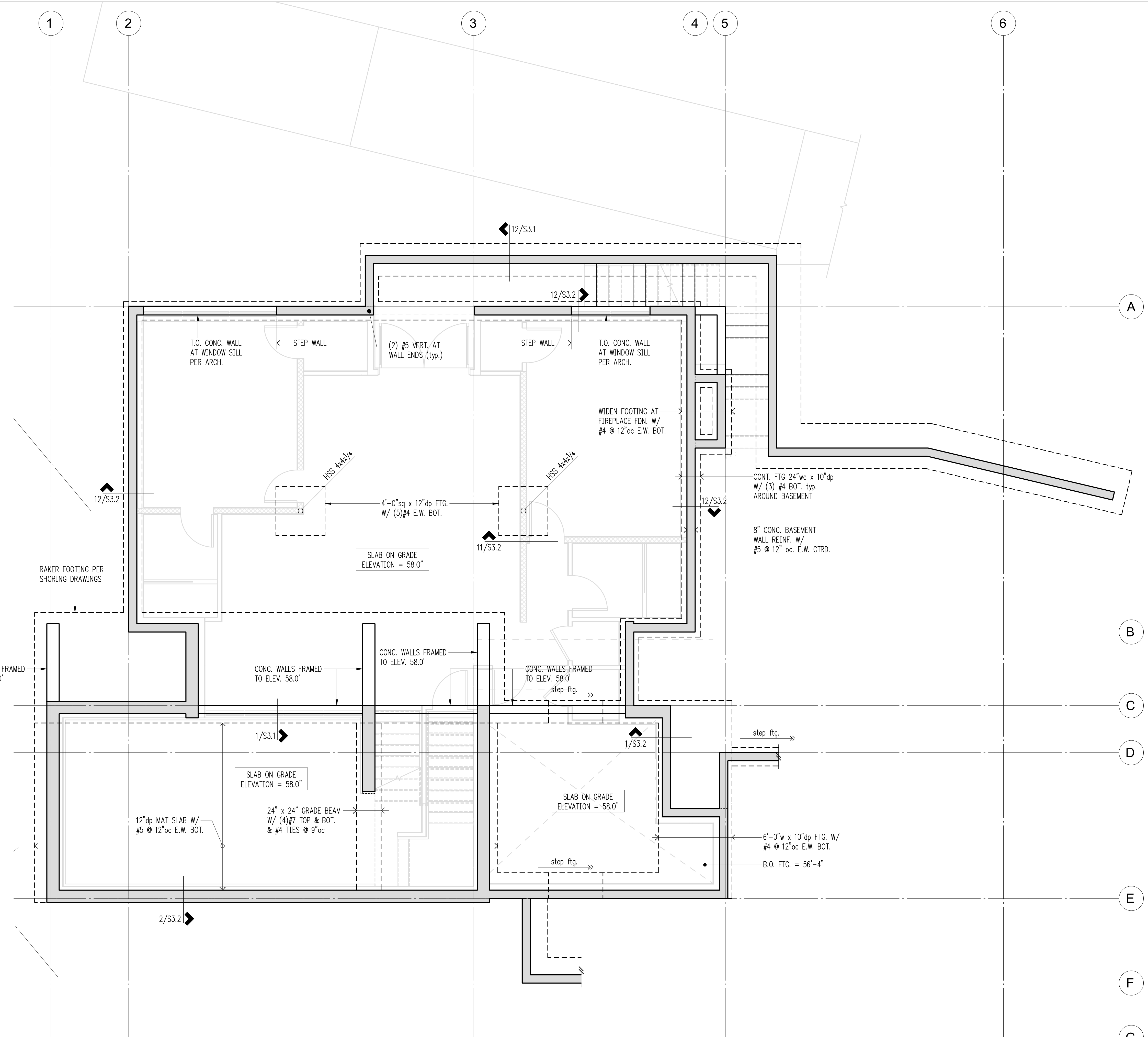
12" WALLS: REINFORCE WITH #5 @ 12"oc E.W. E.F.

8" WALLS: REINFORCE WITH #5 @ 12"oc E.W. CENTERED

TYPICAL BOUNDARY ELEMENT:  
12"x18" W/ (6)#7 VERT &  
#3 TIES & CROSSTIES @ 4"oc  
FULL HEIGHT

**Concrete Shearwall Key Plan**

No Scale



**Foundation Plan**  
Scale: 1/4"=1'-0"







DRAWN: SJB  
DESIGN: ABB  
CHECKED: ABB  
APPROVED: ABB

REVISIONS:

DPD:

PROJECT TITLE:  
**Perla Residence**  
42xx Holly Lane  
Mercer Island, WA

ARCHITECT:  
**Stuart Silk Architects**  
2400 N. 45th St.  
Seattle, WA 98103

ISSUE:  
**Permit**

SHEET TITLE:  
**Main Floor Framing Plan**

SCALE: 1/4" = 1'-0" U.N.O.  
DATE: February 4, 2019  
PROJECT NO: 00101-2018-06  
SHEET NO:

**S2.2**

**Plan Notes**

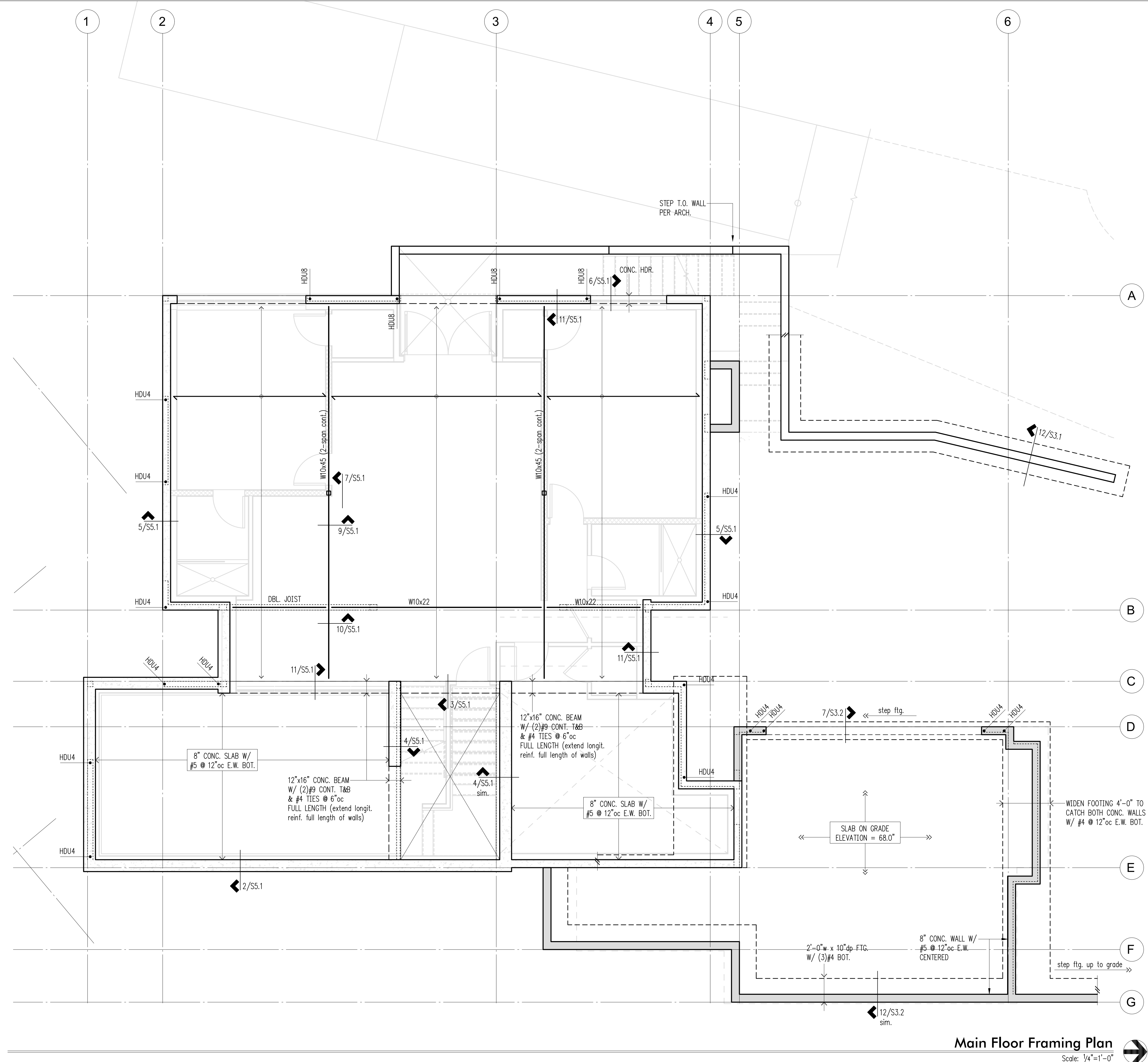
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- FLOOR SHEATHING SHALL BE 3/4" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 48/24) FACE GRAIN PERPENDICULAR TO SUPPORTS OVER ROOF FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8d AT 6"oc AND TO ALL INTERMEDIATE FRAMING AT 12"oc.
- UPPER FLOOR JOISTS SHALL BE 14" TJI/230 AT 16"oc. UNO. MAIN FLOOR JOISTS SHALL BE 11-7/8" TJI/230 AT 16"oc. UNO. SEE PLAN FOR AREAS WITH CLOSER SPACING OR DIFFERENT JOIST CALLOUTS.
- PROVIDE (2) STUDS (MINIMUM) AT EACH END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE LCE, ACE, PCZ, OR LPCZ CAP TO FIT.
- W# INDICATES SHEAR WALL. SEE SHEARWALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS.
- ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
- (X)CS16 INDICATES VERTICAL HOLD-DOWN STRAP AT END OF SHEAR WALL ABOVE. (X) INDICATES STRAP QUANTITY. SEE DETAIL 4/S4.2 FOR INSTALLATION REQUIREMENTS.
- MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS VERTICAL GRAIN BLOCKING TO MATCH POST ABOVE WHEN NOT SUPPORTED BY BEAMS FOR FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
- SPLICE ALL TOP PLATE SPLICES PER DETAIL 6/S4.1.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

**Legend**

- CONCRETE WALL
- STRUCTURAL WALL BELOW
- NON-STRUCTURAL WALL BELOW
- EXTENTS OF FRAMING
- SPAN & DIRECTION OF FRAMING
- SHEARWALL PER SCHEDULE 12/S4.1
- BEAM/JOIST HANGER

**Beam Schedule**

Mark	Size	Hanger
B1	LSL 1 3/4x11 7/8	HUCQ1.81/9
B2	PSL 1 3/4x11 7/8	HUCQ410
B3	PSL 5/4x11 7/8	HUCQ610



**Main Floor Framing Plan**  
Scale: 1/4"=1'-0"





DRAWN: SJB  
DESIGN: ABB  
CHECKED: ABB  
APPROVED: ABB

REVISIONS:

DPD:

PROJECT TITLE:

**Perla Residence**

42xx Holly Lane  
Mercer Island, WA

ARCHITECT:

Stuart Silk Architects  
2400 N. 45th St.  
Seattle, WA 98103

ISSUE:

**Permit**

SHEET TITLE:

**Upper Floor Framing Plan**

SCALE:

1/4" = 1'-0" U.N.O.

DATE:

February 4, 2019

PROJECT NO:

00101-2018-06

SHEET NO:

**S2.3**

**Plan Notes**

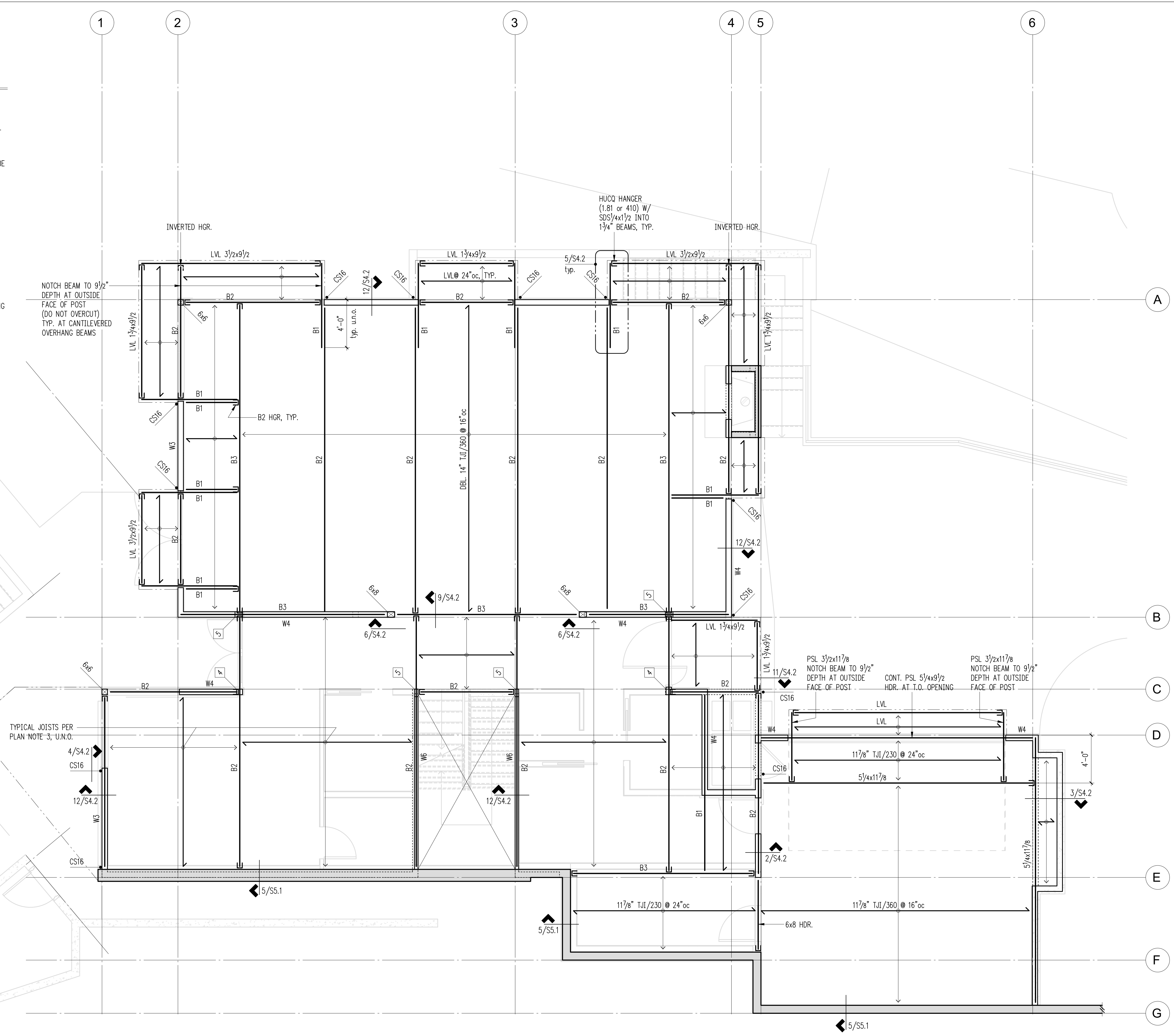
- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- FLOOR SHEATHING SHALL BE 3/4" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 48/24) FACE GRAIN PERPENDICULAR TO SUPPORTS OVER ROOF FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8d AT 6" oc AND TO ALL INTERMEDIATE FRAMING AT 12" oc.
- UPPER FLOOR JOISTS SHALL BE 14" TJI/230 AT 16" oc. UNO. MAIN FLOOR JOISTS SHALL BE 11-7/8" TJI/230 AT 16" oc. UNO. SEE PLAN FOR AREAS WITH CLOSER SPACING OR DIFFERENT JOIST CALLOUTS.
- PROVIDE (2) STUDS (MINIMUM) AT EACH END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE LCE, ACE, PCZ, OR LPCZ CAP TO FIT.
- W# INDICATES SHEAR WALL. SEE SHEARWALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS.
- ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
- (X)CS16 INDICATES VERTICAL HOLD-DOWN STRAP AT END OF SHEAR WALL ABOVE. (X) INDICATES STRAP QUANTITY. SEE DETAIL 4/S4.2 FOR INSTALLATION REQUIREMENTS.
- MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS VERTICAL GRAIN BLOCKING TO MATCH POST ABOVE WHEN NOT SUPPORTED BY BEAMS FOR FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
- SPLICE ALL TOP PLATE SPLICES PER DETAIL 6/S4.1.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

**Legend**

- STRUCTURAL WALL BELOW
- NON-STRUCTURAL WALL BELOW
- EXTENTS OF FRAMING
- SPAN & DIRECTION OF FRAMING
- Wx SHEARWALL PER SCHEDULE 12/S4.1
- BEAM/JOIST HANGER

**Beam Schedule**

Mark	Size	Hanger
B1	LSL 1 3/4x14	HUCQ1.81/9
B2	PSL 3/2x14	HUCQ410
B3	PSL 5/4x14	HUCQ610



**Upper Floor Framing Plan**  
Scale: 1/4"=1'-0"









DRAWN: SJB  
DESIGN: ABB  
CHECKED: ABB  
APPROVED: ABB

REVISIONS:

NO.	DESCRIPTION

DPD:

PROJECT TITLE:

**Perla Residence**  
42xx Holly Lane  
Mercer Island, WA

ARCHITECT:

Stuart Silk Architects  
2400 N. 45th St.  
Seattle, WA 98103

ISSUE:

**Permit**

SHEET TITLE:

**Pavilion  
Foundation  
Plan**

SCALE:

1/4" = 1'-0" U.N.O.

DATE:

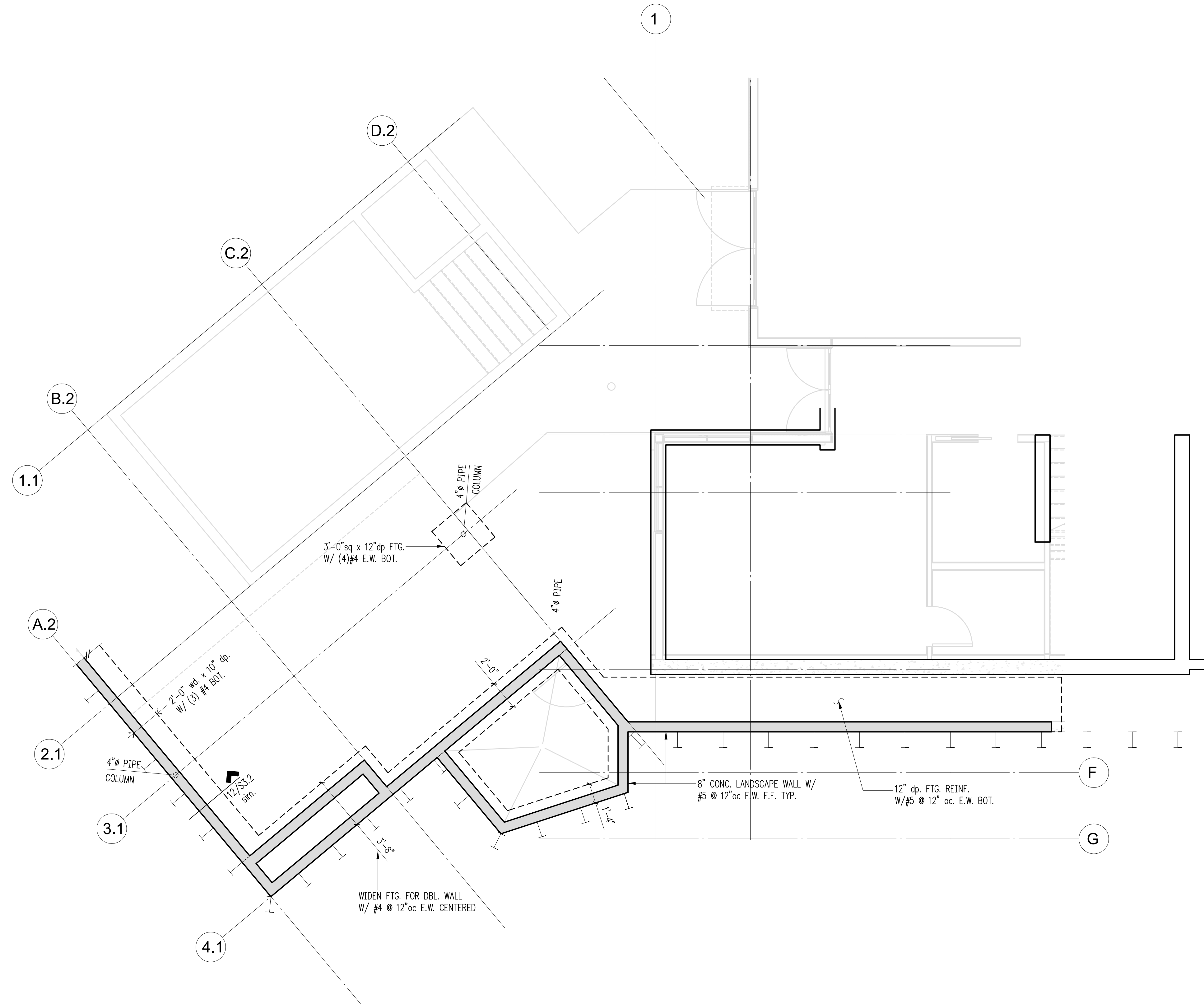
February 4, 2019

PROJECT NO:

00101-2018-06

SHEET NO:

**S2.5**



**Legend**

- CONCRETE WALL ABOVE
- STRUCTURAL WALL ABOVE
- DRIVEN PILE PER SH2

**Pavilion Foundation Plan**  
Scale: 1/4" = 1'-0"





DRAWN:	SJB
DESIGN:	ABB
CHECKED:	ABB
APPROVED:	ABB

REVISIONS:


DPD:

PROJECT TITLE:

**Perla Residence**  
42xx Holly Lane  
Mercer Island, WA

ARCHITECT:

Stuart Silk Architects  
2400 N. 45th St.  
Seattle, WA 98103

ISSUE:

Permit

SHEET TITLE:

**Pavilion Framing Plan**

SCALE:

1/4" = 1'-0" U.N.O.

DATE:

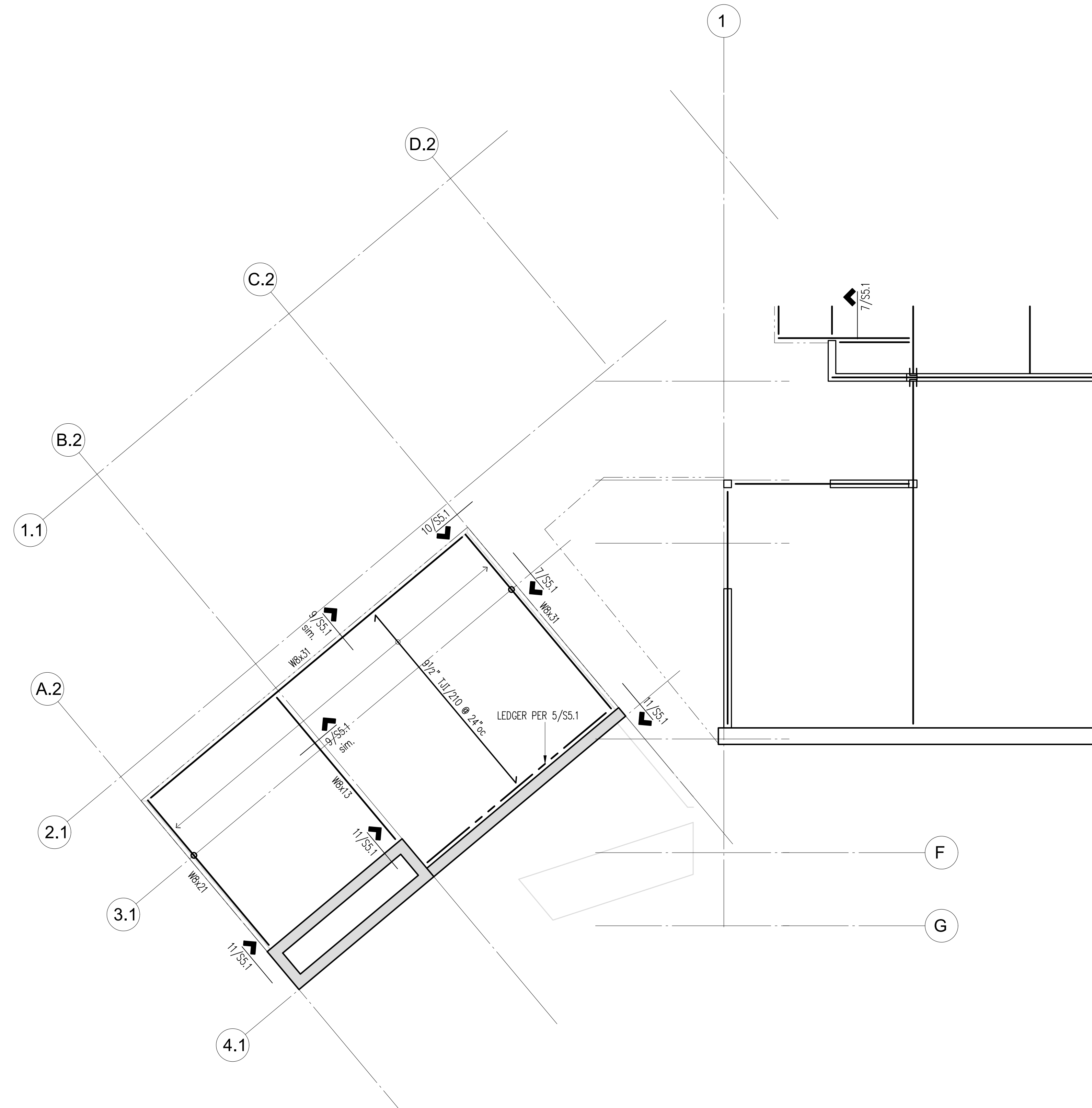
February 4, 2019

PROJECT NO:

00101-2018-06

SHEET NO:

**S2.6**



**Legend**

	EXTENTS OF FRAMING
	SPAN & DIRECTION OF FRAMING
	BEAM/JOIST HANGER

















DRAWN: SJB  
DESIGN: ABB  
CHECKED: ABB  
APPROVED: ABB

REVISIONS:

DPD:

PROJECT TITLE:

**Perla Residence**

42xx Holly Lane  
Mercer Island, WA

ARCHITECT:

**Stuart Silk Architects**  
2400 N. 45th St.  
Seattle, WA 98103

ISSUE:

**Permit**

SHEET TITLE:

**Wood Details**

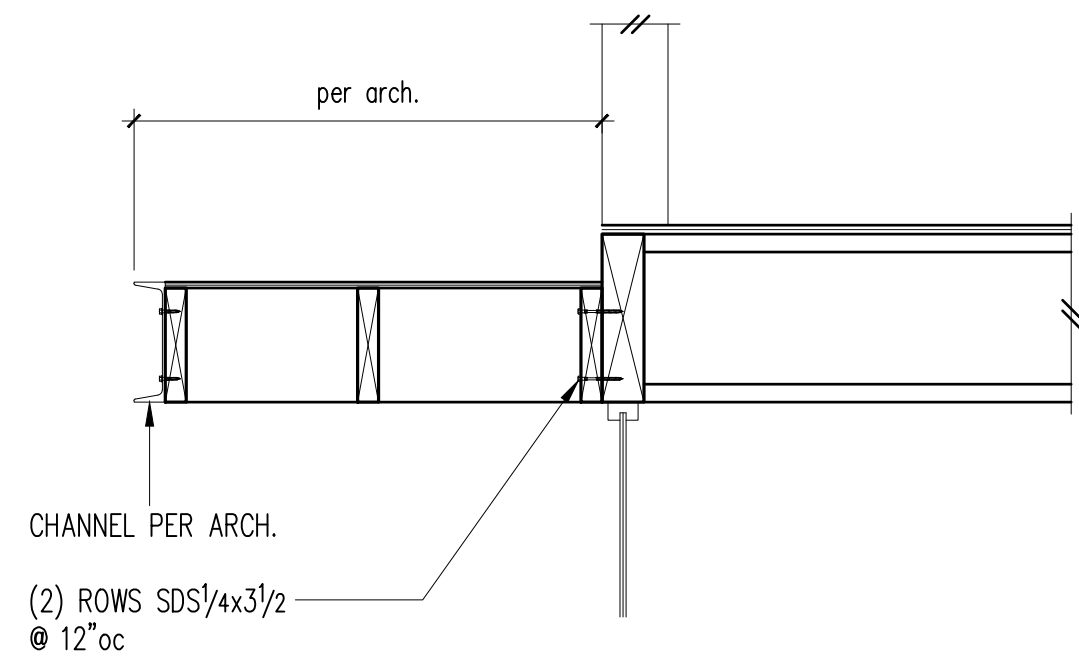
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DATE: February 4, 2019

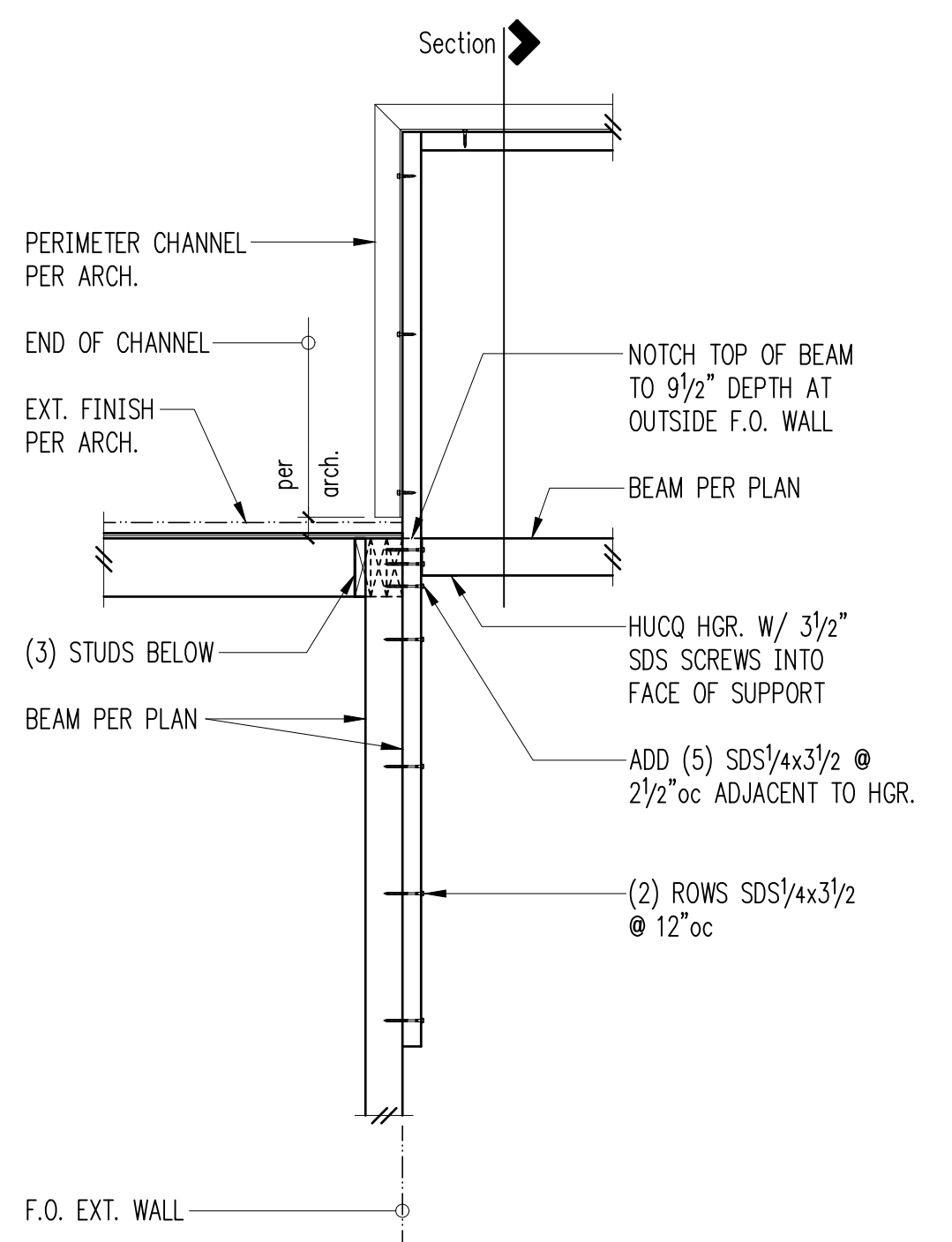
PROJECT NO: 00101-2018-06

SHEET NO:

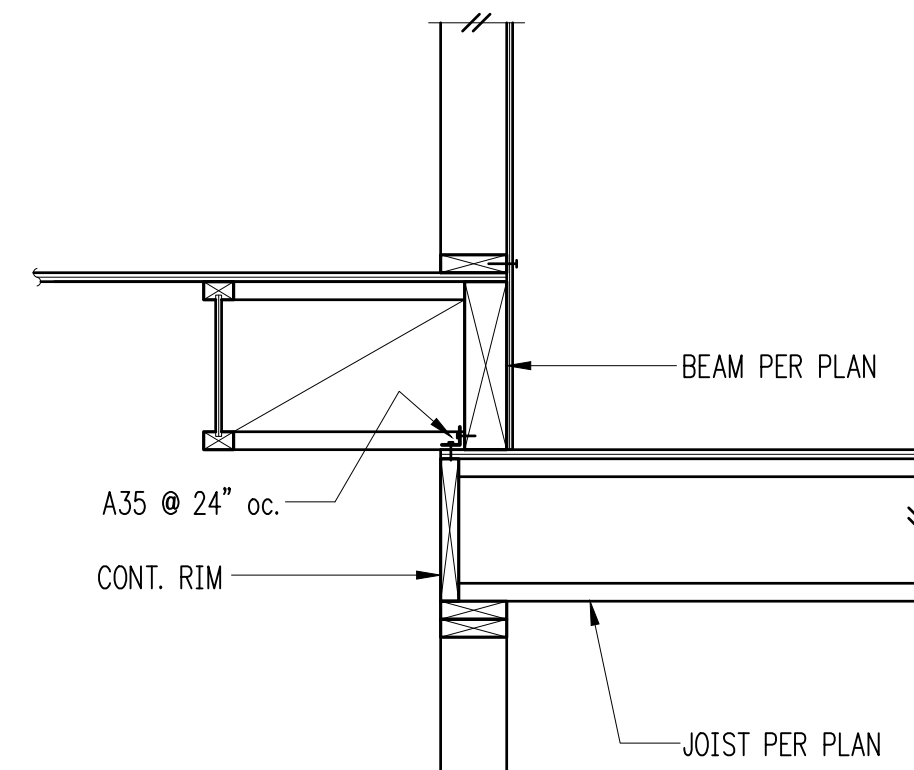
**S4.2**



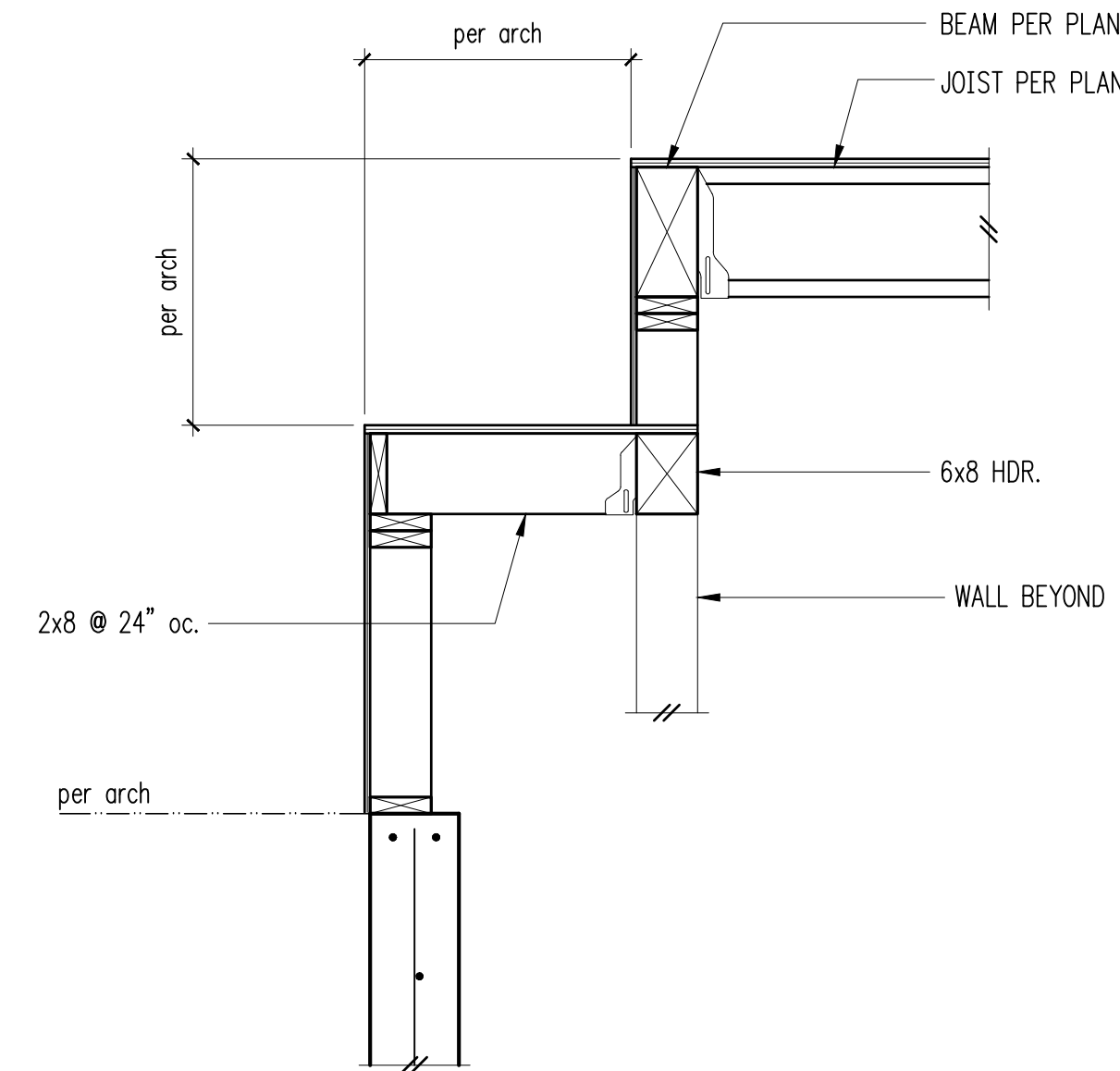
Section



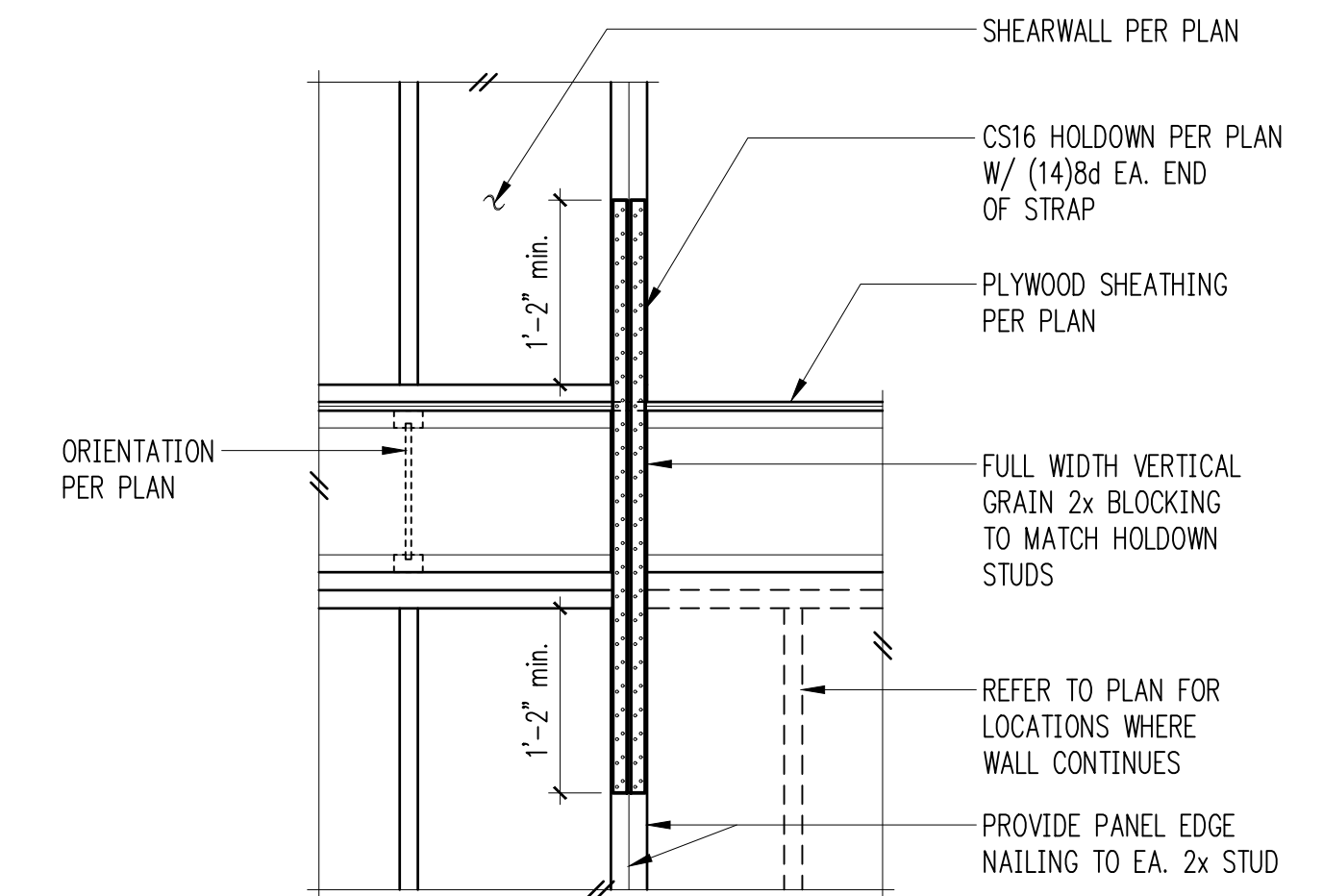
Plan View



2

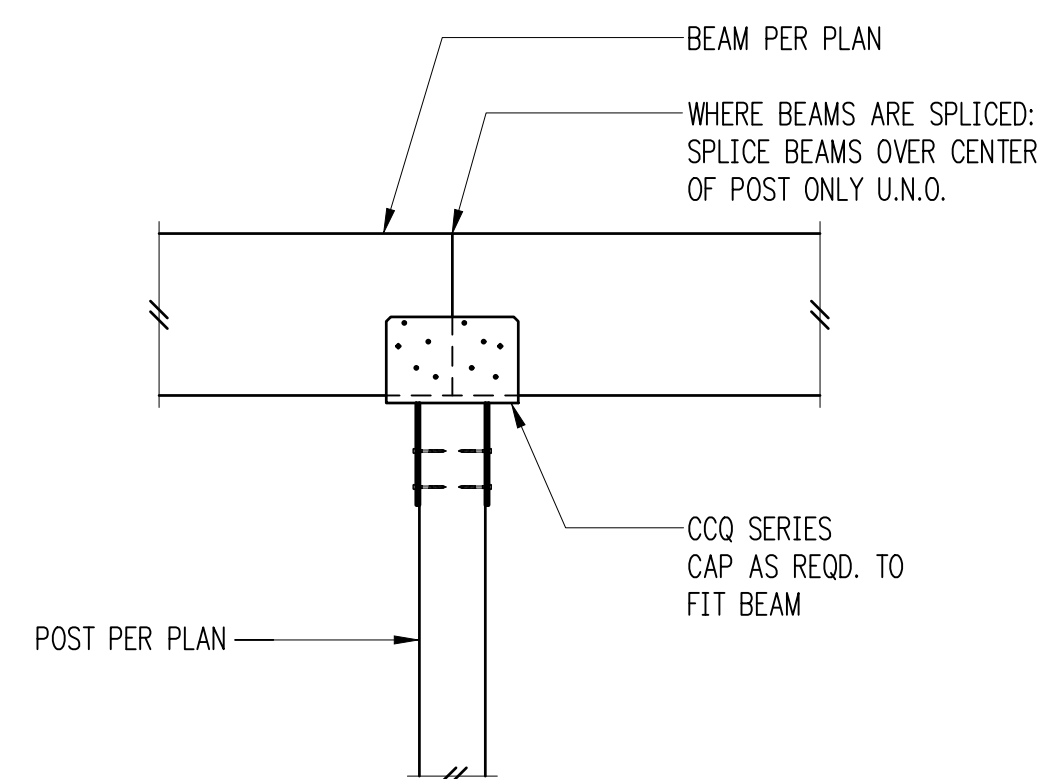


3



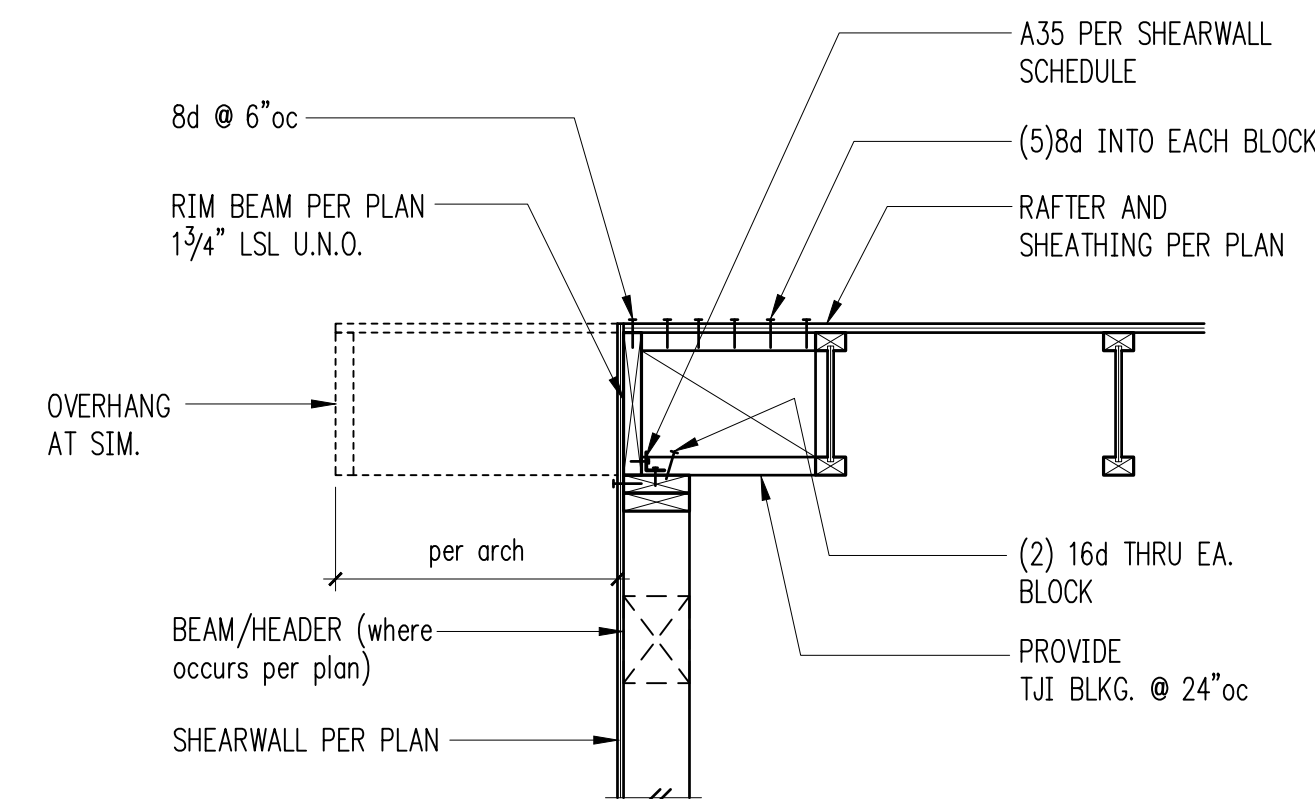
Typical CS16 Holdown

4



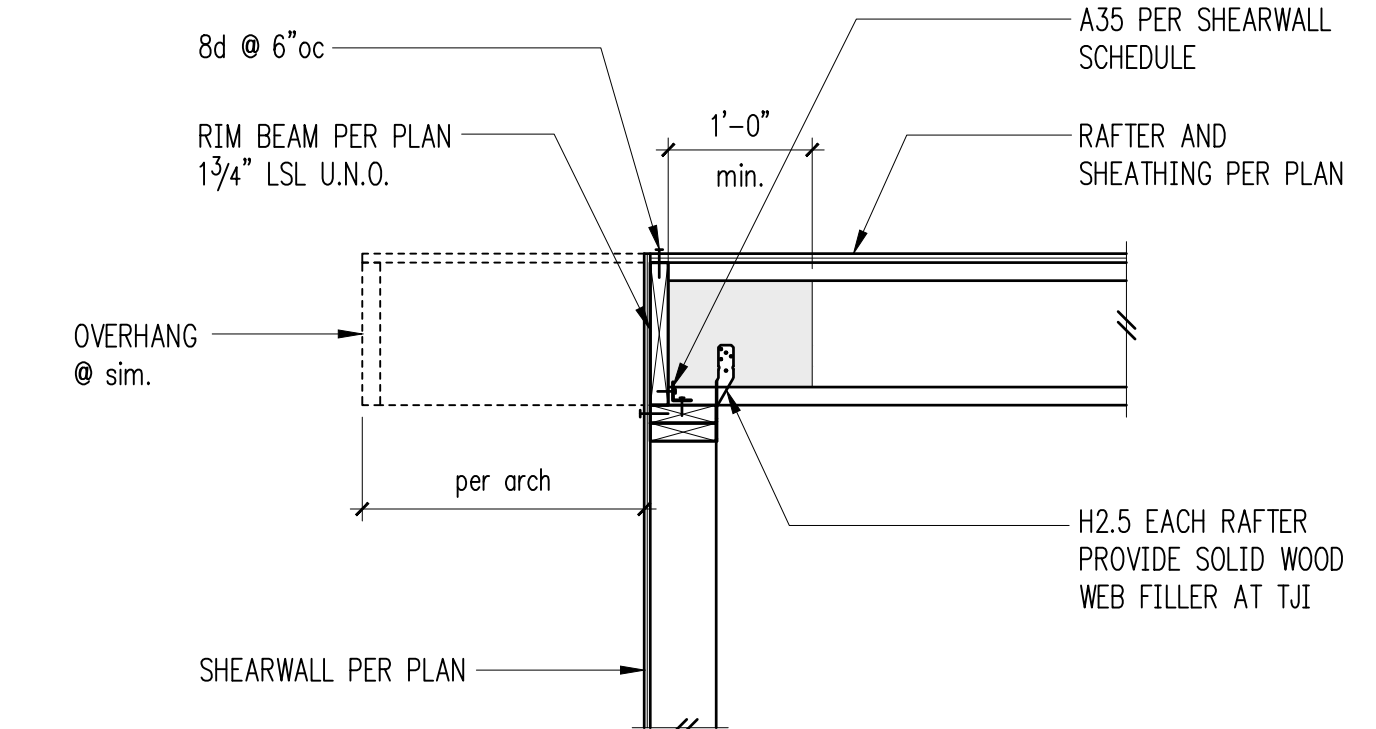
CC/CCQ Series Connection

6



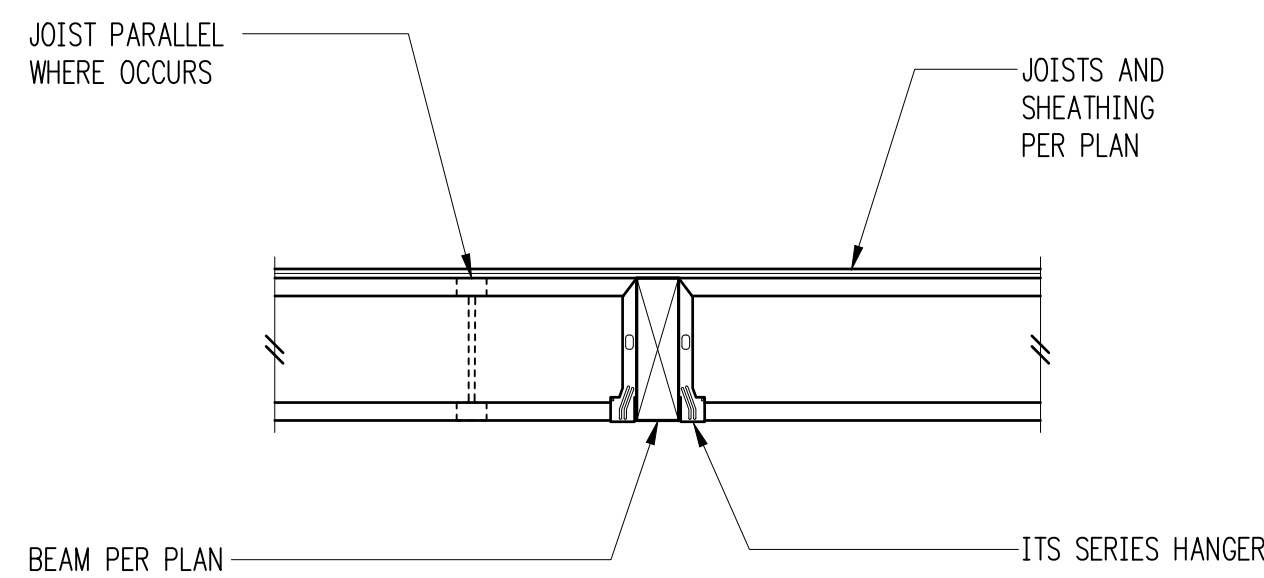
Rafters Parallel to Exterior Wall

7



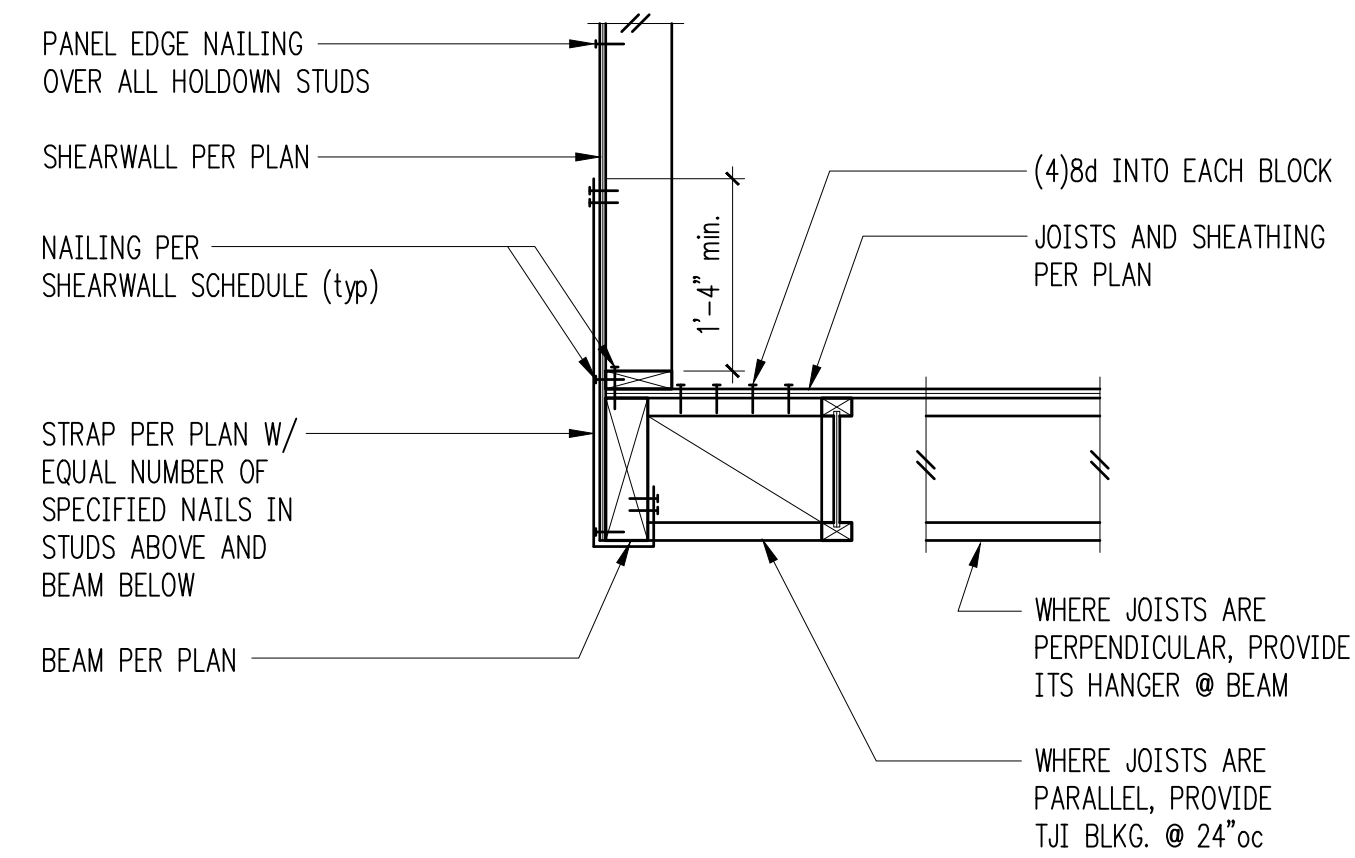
Rafters Perpendicular to Exterior Wall

8



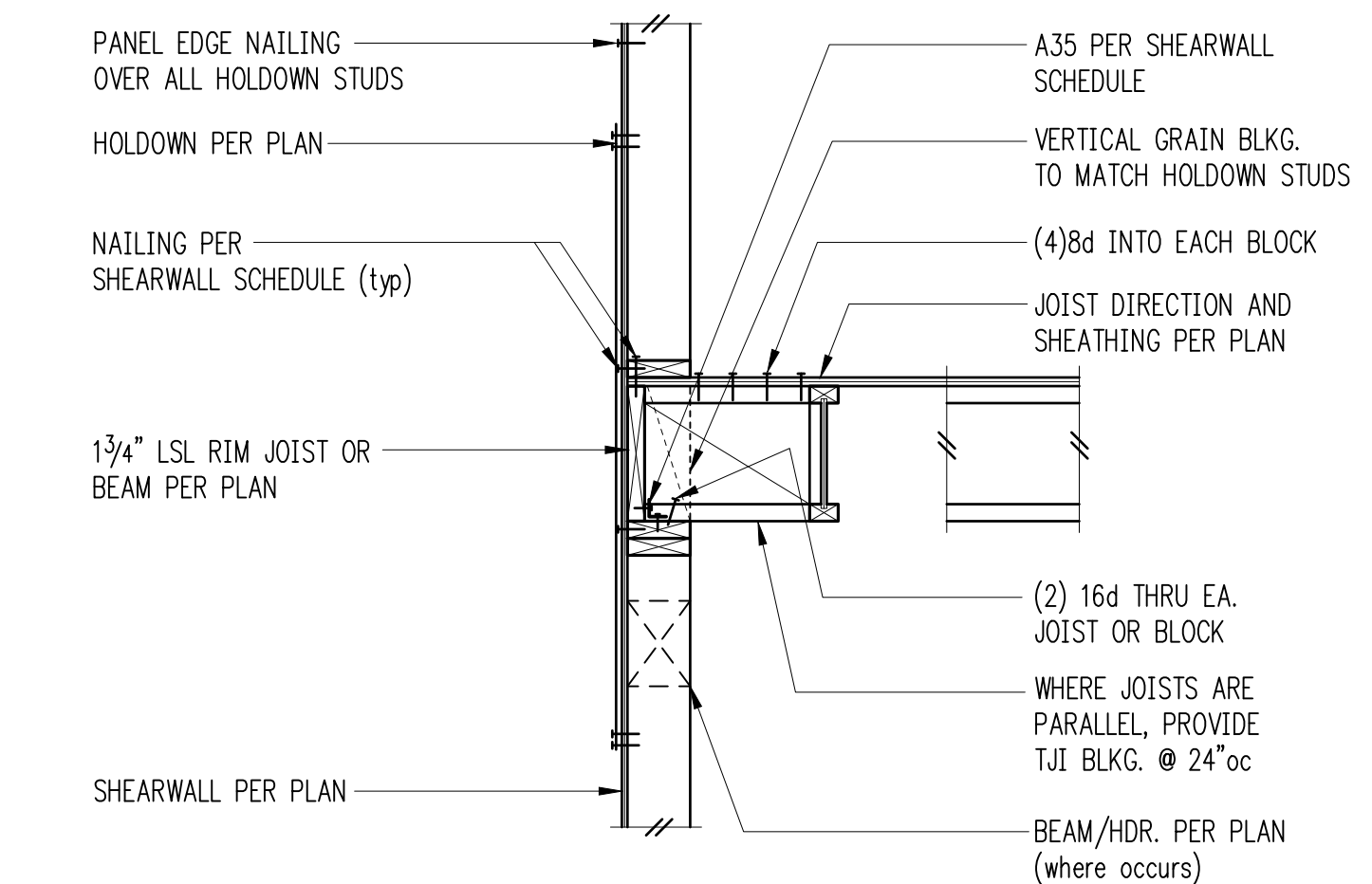
Typical Flush Beam

9



Exterior Floor Beam

11



Exterior Floor Framing

12

10



