



8 VICINITY MAP
SCALE: NTS

CITY OF MERCER ISLAND
Chapter 19.02 RESIDENTIAL DEVELOPMENT REGULATIONS SUMMARY

ZONE:	R-15
MIN. LOT SIZE:	15,000 Square Feet (SF)
MIN. LOT WIDTH:	90 Feet (FT)
MIN. LOT DEPTH:	80 FT
MIN. FRONT YARD:	20 FT (10 FT for accessory structures per MICC 19.02.040)
MIN. REAR YARD:	25 FT
MIN. SIDE YARD:	Lot width is 100'; 17% or 17' is cumulative required side yards; min. 5 FT.
MAX. LOT COVERAGE:	Maximum Impervious Surface Limits for Lots: Sites with slopes between 15% to less than 30% maximum coverage = 35% 18,616 x .35% = 6,515 sf
GROSS FLOOR AREA:	MICC 19.02.020: 12,000 – or 40%: 18,616X.40 = 7,446 (max gross floor area allowed) 5433 Proposed
MAX. NO. OF STORIES:	3
BUILDING HEIGHT:	30' from base elevation, 30' max downhill facade
MAX. PROJECTIONS INTO YARDS:	18 Inches

Land clearing, grading, filling, and foundation work are not permitted between October 1st and April 1st on lots such as this one due to the geologic hazards (erosion, potential slide) per MICC 19.07.020. Any work that is proposed during the wet season must submit a Seasonal Development Limitation Waiver for approval by the Building Official.

6 ZONING INFO

PROPERTY ADDRESS

8243 W. Mercer Way
Mercer Island, WA 98040

OWNER

HU WEN + LI CHINAN
c/o Mei Young
11900 NE 1st Street, Suite 3083
Bellevue, WA 98005

CITY OF MERCER ISLAND PROJECT NUMBER:

Project Number: PRE-010 (Pre-application meeting project number).

TAX PARCEL NUMBERS:

3358500454

LEGAL DESCRIPTION:

TRACTS 498, 499, 500, 501 AND 574, C.D. HILLMAN'S SEA SHORE LAKE FRONT GARDEN OF EDEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 44, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION OF SAID TRACT 574 LYING NORTHEASTERLY OF A LINE PARALLEL WITH AND DISTANT 270 FEET FROM (AS MEASURED AT RIGHT ANGLES TO) THE SOUTHWESTERLY LINE OF THE PRESENT ALIGNMENT OF WEST MERCER WAY (HAVING A RIGHT ANGLE WIDTH OF 60 FEET); TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING; AND TOGETHER WITH ANY UNPLATTED UPLANDS, LYING BETWEEN SAID TRACTS AND THE SHORELANDS ADJOINING; ALSO TOGETHER WITH THE NORTHEASTERLY 270 FEET OF THAT PORTION OF TRACT 574, C.D. HILLMAN'S SEA SHORE LAKE FRONT GARDEN OF EDEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 44, IN KING COUNTY, WASHINGTON, LYING SOUTHWESTERLY OF THE PRESENT ALIGNMENT OF WEST MERCER WAY (HAVING A RIGHT ANGLE WIDTH OF 60 FEET), EXCEPT THE NORTHEASTERLY 150 FEET OF THE SOUTHEASTERLY 80 FEET THEREOF.

DESCRIPTION:

NEW SINGLE FAMILY HOME ON EXISTING VACANT LOT. EXISTING LOT IS APPROXIMATELY 18,616 SQUARE FEET AND THE PROPOSED SINGLE FAMILY HOME IS 3 LEVELS WITH APPROXIMATELY 5433 GROSS SQUARE FEET.

4 GENERAL PROJECT INFO

OWNER

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CIVIL ENGINEER

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ARBORIST

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2 DIRECTORY OF CONTACTS

INDEX	ARCHITECTURAL	DATE OF LAST ISSUANCE
T-1.01	PROJECT OVERVIEW	10/18/19
T-1.02	PROJECT NOTES	10/18/19
1 of 1	SURVEY	10/18/19
A-1.00	SITE PLAN	10/18/19
A-1.01	STEEP SLOPE PLAN	10/18/19
A-1.02	TREE PLAN	10/18/19
A-1.03	HARDSCAPE & COVERAGE	10/18/19
A-2.00	FOUNDATION PLAN	10/18/19
A-2.01	FLOOR PLAN - BASEMENT	10/18/19
A-2.02	FLOOR PLAN - MAIN	10/18/19
A-2.03	FLOOR PLAN - SECOND	10/18/19
A-2.04	ROOF PLAN	10/18/19
A-4.01	ELEVATIONS - EAST & WEST	10/18/19
A-4.02	ELEVATIONS - NORTH & SOUTH	10/18/19
A-5.01	SECTION A-A	10/18/19
A-5.02	SECTION B-B	10/18/19
A-5.03	SECTION D-D	10/18/19
A-6.01	SCHEDULES	10/18/19
A-6.02	ENERGY CODE	10/18/19
A-7.01	DETAILS	10/18/19
A-7.02	DETAILS - STAIRS	10/18/19
A-7.03	DETAILS - WEATHERPROOFING	10/18/19
A-7.04	DETAILS - MANUFACTURERS	10/18/19

INDEX	STRUCTURAL	DATE OF LAST ISSUANCE
S-0	GENERAL NOTES	10/18/19
S-1	FOUNDATION PLAN	10/18/19
S-2	BASEMENT FLOOR FRAMING	10/18/19
S-3	BASEMENT SHEAR WALLS, HOLD-DOWNS, AND STRUCTURE	10/18/19
S-4	MAIN FLOOR FRAMING	10/18/19
S-5	MAIN FLOOR SHEAR WALLS, HOLD-DOWNS, AND STRUCTURE	10/18/19
S-6	SECOND FLOOR FRAMING	10/18/19
S-7	SECOND FLOOR SHEAR WALLS, HOLD-DOWNS, AND STRUCTURE	10/18/19
S-8	ROOF FRAMING	10/18/19
SD-1	STRUCTURAL DETAILS	10/18/19
SD-2	STRUCTURAL DETAILS	10/18/19
SD-3	STRUCTURAL DETAILS	10/18/19
INDEX	CIVIL	DATE OF LAST ISSUANCE
C-1	T.E.S.C. PLAN	10/09/19
C-2	T.E.S.C. PLAN	10/09/19
C-3	DRAINAGE PLAN	10/09/19
C-4	DRAINAGE PLAN	10/09/19
C-5	DETAILS	10/09/19

INDEX	ARBORIST	DATE OF LAST ISSUANCE
W-1	PLANTING PLAN AND DETAILS	08/15/19

INDEX	GARAGE STRUCTURAL	DATE OF LAST ISSUANCE
S-1.01	STRUCTURAL NOTES	09/17/19
S-2.01	GARAGE FOUNDATION PLAN	09/17/19
S-2.02	GARAGE ROOF FRAMING PLAN	09/17/19
S-6.01	TYPICAL CONCRETE DETAILS	09/17/19

INDEX	SHORING	DATE OF LAST ISSUANCE
SS1.0	SHORING NOTES	09/17/19
SS2.0	SHORING & EXCAVATION PLAN	09/17/19
SS3.0	SHORING ELEVATIONS	09/17/19
SS4.0	SHORING DETAILS	09/17/19

1 DRAWING INDEX



7 CONCEPTUAL VIEW



HU WEN + LI CHINAN
RESIDENCE
8243 WEST MERCER WAY
MERCER ISLAND | WA | 98040

PROJECT REVISIONS	
DATE	DESCRIPTION
12/01/2019	SUBMITTAL SET REV. 5
18/02/2019	SUB. SET REV. 4
18/02/2019	SUB. SET REV. 3
18/02/2019	SUBMITTAL REVISIONS
18/02/2019	SUBMITTAL REVISIONS

PROJECT RELEASE	
DATE	DESCRIPTION
12/01/2019	PRELIM
12/01/2019	PRE-APP REVIEW
30/04/2018	90% REVIEW
12/01/2019	SUBMITTAL REVISIONS
18/02/2019	SUBMITTAL REVISIONS

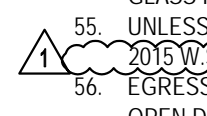
PROJECT PERMIT INFO	
DATE	DESCRIPTION

T-1.01
PROJECT OVERVIEW

GENERAL NOTES

1. BUILDING CODE: INTERNATIONAL RESIDENTIAL CODE (IRC) 2015. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES FOR CITY, COUNTY, AND STATE.
2. UNDER SEPARATE PERMIT:
 - MECHANICAL
 - PLUMBING
 - ELECTRICAL
3. SPECIAL INSPECTIONS:
 - PER CITY REQUIREMENTS
 - PER GEOTECHNICAL REPORT REQUIREMENTS
 - PER STRUCTURAL REQUIREMENTS
4. THE CONSTRUCTION DOCUMENTS, OF WHICH THESE DRAWINGS ARE A PART OF, ARE CONCEPTUAL IN NATURE. THEY SCHEMATICALLY 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 OF RECORD. THE CONSTRUCTION DOCUMENTS ARE NOT INTENDED TO BE A COMPLETE SET OF INSTRUCTIONS ON HOW TO CONSTRUCT THE BUILDING.
5. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ACCURACY OF THE ENGINEERING DATA SUPPLIED BY OTHERS.
6. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS AMONG ALL DRAWINGS PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED LENGTHS AND HEIGHTS.
7. IN THE EVENT OF DISCREPANCIES OR CONTRADICTORY INFORMATION ON THE DRAWINGS OR IN THE NOTES OR IN THE SPECIFICATIONS OR ANY OTHER PORTIONS OF THE CONSTRUCTION DOCUMENTS, IT IS THE OBLIGATION OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF THE DISCREPANCIES AND TO OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK.
8. ALL CONTRACT DOCUMENTS ARE TO BE CONSIDERED AND INTERPRETTED FOR BIDDING AND CONSTRUCTION PURPOSES AS A COMPLETE WHOLE. NO PART OF THE CONTRACT DOCUMENTS SHALL BE DISTRIBUTED, CONSIDERED OR USED IN ANY WAY INDEPENDENT OF THE COMPLETE SET OF DOCUMENTS.
9. THE ARCHITECT SHALL HAVE FINAL AUTHORITY WITH REGARDS TO INTERPRETATION OF THE INTENT AND SPIRIT OF THE CONTRACT DOCUMENTS.
10. WHEN USED IN THESE DOCUMENTS, THE TERM "ALIGN" MEANS TO ACCURATELY CONSTRUCT SO THAT THE FINISHED SURFACES ARE IN THE SAME PLANE. THE TERM "TYPICAL," ABBREVIATED "TYP.," MEANS THAT THE CONDITION IS REPRESENTATIVE OF OTHER CONDITIONS ON THE PROJECT. THE TERM "SIMILAR," ABBREVIATED "SIM.," MEANS THAT THE CONDITION IS COMPARABLE TO THE CONDITION REFERENCED. SEE THE PLANS, ELEVATIONS, AND SECTIONS FOR ACTUAL DIMENSIONS, LOCATION AND ORIENTATION. THE TERM "PROVIDE" MEANS TO SUPPLY, INSTALL, AND FINISH A PRODUCT OR MATERIAL IN ITS ENTIRETY. THE TERM "SUBMIT" MEANS TO SUBMIT ITEM FOR REVIEW AND APPROVAL PRIOR TO ORDERING, MANUFACTURING, OR INSTALLING THAT ITEM.
11. THE CONTRACTOR SHALL CONSIDER THE GEOTECHNICAL REPORT (WHERE APPLICABLE) AS A PART OF THE CONTRACT DOCUMENTS AND SHALL FOLLOW ALL RECOMMENDATIONS AND REQUIREMENTS SET FORTH IN THE REPORT. IN THE EVENT THAT THERE ARE CONFLICTING REQUIREMENTS BETWEEN THE GEOTECHNICAL REPORT AND THE PLANS, DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AND AWAIT THE ARCHITECT'S DIRECTION PRIOR TO PROCEEDING WITH THE WORK. ARCHITECTS ASSUMES NO RESPONSIBILITY AS TO WHAT THE PHYSICAL PROPERTIES AND CHARACTERISTICS OF THE SOILS ARE ON THE SITE. THIS ARCHITECT ASSUMES THAT ALL INFORMATION PROVIDED TO OTHER PROFESSIONALS IS CORRECT AND ACCURATE.
 - A. COVER WITH PLASTIC, CUT SLOPES AND SOIL STOCKPILES DURING WET WEATHER.
 - B. CONTRACTOR TO MONITOR ADJACENT STRUCTURES DURING CONSTRUCTION TO DETECT SOIL MOVEMENTS.
 - C. WHERE REQUIRED THE GEOTECH ENGINEER SHALL PROVIDE GEOTECHNICAL CONSULTATION, TESTING, AND OBSERVATION SERVICES DURING CONSTRUCTION. GEOTECH IS CONTRACTED WITH OWNER AND OWNER IS RESPONSIBLE FOR PAYMENT OF GEOTECH'S FEES.
 - D. IF SOILS ARE FOUND TO BE OTHER THAN INDICATED IN THE GEOTECHNICAL REPORT OR ASSUMED CONDITIONS, NOTIFY THE ARCHITECT, GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.
 - E. SILT FENCING, TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES, TREE PROTECTION FENCING AND STEP SLOPES/SENSITIVE AREA PROTECTION FENCING PER LOCAL STANDARDS. CONTRACTOR SHALL MAINTAIN EROSION CONTROL SYSTEM FOR DURATION OF CONSTRUCTION.
 - F. CLEARING AND GRUBBING, AS REQUIRED PER SITE PLAN. SELECTIVE PROTECTION OF EXISTING SIGNIFICANT TREES. PER OWNER. COORDINATE WITH OWNER PRIOR TO CLEARING AND GRUBBING. PROTECT EXISTING TREES DURING THE COURSE OF CONSTRUCTION.
 - G. PROVIDE EXCAVATION, FREE DRAINING BACKFILL, AND FILL MATERIALS AS REQUIRED. BACKFILL SUB-GRADE TO 12" BELOW FINISH GRADE UNLESS NOTED OTHERWISE. ALL STRUCTURAL BACKFILL SHALL BE IMPORTED, UNLESS OTHERWISE ALLOWED BY GEOTECH ENGINEER.
 - H. EXCAVATION BASED ON DRAWINGS. NOTE ANY REQUIRED OVER-EXCAVATION REQUIRED FOR STANDARD HOUSE FOUNDATION WALLS/FOOTINGS PER THE SOILS REPORT. DEPTHS FOR OVER-EXCAVATION BASED ON SOILS REPORT BORING FINDINGS.
12. THE CONTRACTOR SHALL ASSUME THAT THE SAME FINISH MATERIAL SHALL BE USED FOR ALL SURROUNDING, ABUTTING, AND ADJOINING SURFACES FOR AREAS AND ITEMS NOTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO THE INTERIOR ELEVATIONS AND DETAILS, UNLESS NOTED OTHERWISE. AT NO TIME SHALL THE CONTRACTOR CONSIDER, BID OR INSTALL A DIFFERENT MATERIAL OR A MATERIAL OF LESSER QUALITY OR TYPE THAN THAT WHICH IS INDICATED ON THE DRAWINGS, SPECIFICATION SHEET OR THE PROJECT MANUAL. IN THE EVENT THAT THERE ARE CONFLICTING REQUIREMENTS OR QUESTIONS RELATING TO THE SPECIFIC MATERIALS TO BE USED OR THE INTERFACE WITH ADJOINING MATERIALS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AND AWAIT THE ARCHITECT'S DIRECTION PRIOR TO BIDDING AND PROCEEDING WITH THE WORK.
13. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED TO PERFORM THE WORK.
14. CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION, AS WELL AS ALL SAFETY PRECAUTIONS. THE CONTRACTOR SHALL COMPLY WITH ALL O.S.H.A. AND W.I.S.H.A. HEALTH AND SAFETY STANDARDS.
16. THE CONTRACTOR SHALL MAKE AVAILABLE THE JOB SITE, THE BUILDING UNDER CONSTRUCTION, AND ALL RELATED STRUCTURES AND AREAS TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD AND THE OWNER OR THEIR ASSIGNED REPRESENTATIVES AT ALL TIMES DURING THE NORMAL AND ACCEPTED WORK DAY.
17. THE CONTRACTOR SHALL COORDINATE ALL SUB-CONTRACTORS AND WORK FOR THE PROJECT IN SUCH A MANNER AS TO ALLOW CONSISTENT AND REASONABLE PROGRESS TOWARD COMPLETION OF THE PROJECT IN A TIMELY MANNER AND TO MEET ALL THE REQUIREMENTS OF THESE DOCUMENTS AND APPLICABLE CODES.
18. ALL DIMENSIONS ARE TO FACE OF STUDS OR CONCRETE UNLESS INDICATED OTHERWISE ON THE PLANS. WINDOWS AND DOORS ARE DIMENSIONED TO THE CENTER OF THE OPENING UNLESS NOTED OTHERWISE.
19. SITE DRAINAGE SHALL CONFORM TO ALL LOCAL REGULATIONS, CODES AND ORDINANCES AND TO APPLICABLE IBC/IRC CODES. ALL ROOF DRAINS, FOUNDATION DRAINS AND SITE DRAINAGE SYSTEMS TO BE TIGHT-LINED UNDERGROUND TO THE MUNICIPAL STORM SEWER OR AN APPROVED STORM WATER COLLECTION SYSTEM WHEN MUNICIPAL STORM SEWERS ARE NOT AVAILABLE OR WHEN LOCAL REGULATIONS REQUIRE. DO NOT CONNECT THE ROOF DRAINS OR OTHER SITE DRAINAGE SYSTEMS TO THE FOUNDATION AND RETAINING WALL PERIMETER FOOTING DRAINS. FINISH GRADING TO HAVE A POSITIVE SLOPE AWAY FROM THE BUILDING AND SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'-0". ALL SITE HARD SURFACES TO HAVE A MINIMUM SLOPE TO DRAINAGE SYSTEMS OF 1/8" PER FOOT FOR ASPHALT AND 1/8" PER FOOT FOR CONCRETE UNLESS NOTED OTHERWISE ON THE PLANS.
20. PROVIDE CONTINUOUS 6" ROUND RIGID PERFORATED PERIMETER FOOTING DRAIN IN GRAVEL FILL WITH FILTER FABRIC WRAP AT THE EXTERIOR FACE OF ALL FOUNDATION WALL FOOTINGS. LOCATE THE BOTTOM OF THE DRAINPIPE AT THE LOWEST POINT OF WALL FOOTING AND INSTALL PER THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND THE PLANS AND DRAWINGS. IN THE EVENT THAT THERE ARE CONFLICTING REQUIREMENTS IN THE GEOTECHNICAL REPORT AND THESE DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AND AWAIT THE ARCHITECT'S DIRECTION PRIOR TO PROCEEDING WITH THE WORK. AS A MINIMUM, ALL WORK SHALL CONFORM TO APPLICABLE IBC/IRC CODES. PROVIDE CAPPED 4" CLEANOUT RISERS TO DAYLIGHT AT FINISHED GRADE AS REQUIRED BY LOCAL MUNICIPAL REGULATIONS AND CODES. WHEN LOCAL REGULATIONS DO NOT DICTATE CLEANOUT REQUIREMENTS, PROVIDE CLEANOUTS AT REGULAR INTERVALS, BUT DO NOT EXCEED 180 DEGREES OF BENDS BETWEEN CLEANOUTS. TIGHT-LINE ALL THE PERIMETER DRAINS TO THE MUNICIPAL STORM SEWER SYSTEM OR TO AN APPROVED DISCHARGE WHEN STORM SEWERS ARE NOT AVAILABLE OR WHEN LOCAL REGULATIONS REQUIRE. -SEE GENERAL NOTE #16. DO NOT CONNECT THE PERIMETER DRAIN OR PERIMETER DRAIN TIGHT LINE TO ANY OTHER DRAINAGE TIGHT LINES OR SITE DRAINAGE SYSTEMS.
21. CONNECT ALL DOWNSPOUTS AND ROOF DRAINAGE LINES TO A 6" ROUND RIGID ROOF DRAIN TIGHT-LINE. CONNECT THE TIGHT-LINE TO THE MUNICIPAL STORM SEWER SYSTEM OR TO AN APPROVED DISCHARGE WHEN STORM SEWERS ARE NOT AVAILABLE OR WHEN LOCAL REGULATIONS REQUIRE. -SEE GENERAL NOTE #16. PROVIDE CAPPED RISERS AT ALL DOWNSPOUTS AND ROOF DRAINAGE LINES. SEE THE DRAWINGS FOR DOWNSPOUT (#16) LOCATIONS. DO NOT INTERCONNECT THE ROOF DRAINAGE TIGHT-LINE WITH ANY OTHER DRAINAGE TIGHT LINES OR SITE DRAINAGE SYSTEMS.
22. PROVIDE A 6" THICK LAYER OF COMPACTED GRAVEL FILL, SUCH AS CRUSHED ROCK, UNDER ALL INTERIOR CONCRETE SLAB-ON-GRADE FLOORS. PROVIDE A MIL VAPOR RETARDER OVER THE GRAVEL FILL. PROTECT THE VAPOR RETARDER FROM PERFORATION AND DAMAGE. PROVIDE A 4" THICK LAYER OF COMPACTED GRAVEL FILL UNDER ALL EXTERIOR CONCRETE SLABS WHERE MOTOR VEHICLES ARE NOT NORMALLY PARKED OR DRIVEN ON. FOR MOTOR COURTS, DRIVEWAYS, VEHICLE PARKING AREAS AND ALL OTHER EXTERIOR CONCRETE SLABS WHERE MOTOR VEHICLES MAY BE USED, PROVIDE A 6" THICK LAYER OF COMPACTED GRAVEL FILL UNDER THE CONCRETE SLAB.

23. APPROVED GRAVEL FILL CONSISTS OF WASHED, CLEAN, FREE DRAINING GRAVEL RANGING FROM 1/4" TO 3/4" IN SIZE, UNLESS NOTED OTHERWISE IN GEOTECHNICAL REPORT.
24. APPLY WATERPROOFING TO THE EXTERIOR OF ALL CONCRETE FOUNDATION WALLS FROM TOP OF FOOTING TO FINISH GRADE. UNLESS NOTED OTHERWISE, WATERPROOFING SHALL BE "GREYWALL," MANUFACTURED BY RUBBER POLYMER CO. WITH A MINIMUM OF 1/8" THICKNESS.
25. ALL EXTERIOR FRAME WALLS TO BE 2X6 STUDS AT 16" O.C. PER THE STRUCTURAL NOTES OF THESE DOCUMENTS, UNLESS NOTED OTHERWISE.
26. WOOD FRAMED FLOOR SYSTEMS THAT SPAN OVER CRAWL SPACES, UNEXCAVATED AREAS, OR OTHER AREAS OF EXPOSED GROUND WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION SHALL MAINTAIN THE FOLLOWING MINIMUM CLEARANCES FROM THE BOTTOM OF THE WOOD MEMBER TO THE GROUND: JOISTS- 18" CLEAR; BEAMS OR GIRDES- 12" CLEAR.
27. EXTERIOR WOOD FRAMED TRELLISES AND OTHER WOOD FRAMED STRUCTURES EXPOSED TO WEATHER SHALL BE CONSTRUCTED OF CEDAR, REDWOOD, OR PRESSURE TREATED (P.T.) LUMBER. P.T. LUMBER TO CONFORM TO CURRENT AMERICAN WOOD PRESERVERS INSTITUTE STANDARDS. THIS INCLUDES ALL PLYWOOD, TRUSSES, SAWN MEMBERS, GLUE-LAMINATED MEMBERS, ETC., UNLESS NOTED OTHERWISE. ALL NAILS AND CONNECTORS SHALL BE HEAVY COAT GALVANIZED. CUT ENDS OF P.T. MEMBERS TO BE PAINTED WITH AN APPROVED PRESERVATIVE PER AWPA SPECIFICATION M-4.
28. WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED (P.T.). PRESSURE TREAT WITH 25#/CF PENTACHLOROPHENOL PER CURRENT AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARDS. PAINT OR DIP, WITH AN APPROVED PRESERVATIVE. ALL CUT ENDS OR FACES OF P.T. MEMBERS THAT ARE IN DIRECT CONTACT WITH CONCRETE OR EXPOSED TO WEATHER PER AWPA SPECIFICATION M-4. THIS REQUIREMENT INCLUDES ALL CRAWL SPACE POSTS THAT ARE CONNECTED TO THEIR FOOTINGS WITH POST BASES.
29. PROVIDE FIREBLOCKING IN CONCEALED SPACES OF WALLS INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS VERTICALLY AT THE CEILING AND FLOOR LEVEL, AND AT 16" O.C. INTERVALS HORIZONTALLY. FIREBLOCK BETWEEN ALL INTERCONNECTIONS OF CONCEALED VERTICAL AND HORIZONTAL SPACES. FIREBLOCK IN OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVELS WITH APPROVED MATERIALS. FIREBLOCK CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF RUN. FIREBLOCK ALL SPACES BETWEEN CHIMNEYS AND THE FLOORS AND CEILINGS THROUGH WHICH THE CHIMNEYS PASS WITH NONCOMBUSTIBLE MATERIAL FASTENED SECURELY IN PLACE. ALL MATERIALS USED FOR FIREBLOCKING SHALL CONFORM TO APPLICABLE IBC/IRC CODES.
30. PROVIDE A MINIMUM OF 1-HOUR OCCUPANCY SEPARATION BETWEEN THE HABITABLE SPACES OF THE HOUSE AND THE GARAGE. SUCH SEPARATION AT WALLS SHALL CONSIST OF ONE LAYER OF 5/8" THICK TYPE X GWB, TAPED AND FINISHED, ON THE GARAGE SIDE OF THE COMMON WALL, TO EXTEND FROM THE TOP OF THE GARAGE CONCRETE SLAB OR FOUNDATION TO THE BOTTOM OF THE PROTECTED CEILING ASSEMBLY OR BOTTOM OF THE ROOF SHEATHING UNLESS NOTED OTHERWISE ON THESE DRAWINGS. SCREW GWB TO STUDS (Ø 16" O.C.) WITH 1/4" TYPE W DRYWALL SCREWS SPACED @ 12" O.C. -STAGGER PANEL JOINTS. WALL ASSEMBLY SHALL MEET GYPSUM ASSOCIATION FILE #WP 354 REQUIREMENT. THE PROTECTED CEILING ASSEMBLY SHALL CONSIST OF (2) LAYERS OF 5/8" THICK TYPE X GWB APPLIED PERPENDICULAR TO TRUSSES/FRAMING WITH ALL JOINTS BETWEEN LAYERS OFFSET 24". ATTACH BASE LAYER WITH 1-1/4" TYPE W OR S DRYWALL SCREWS @ 12" O.C. ATTACH FACE LAYER WITH 1" TYPE S DRYWALL SCREWS @ 12" O.C. IN ADDITION, 1-1/2" G DRYWALL SCREWS SPACED 12" O.C. SHALL BE PLACED 2" BACK FROM EACH SIDE OF FACE LAYER END JOINT. CEILING ASSEMBLY SHALL MEET GYPSUM ASSOCIATION FILE #FC 5406. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS AND CEILINGS OF THE GARAGE THAT SEPARATE THE GARAGE FROM THE HABITABLE UNIT SHALL BE CONSTRUCTED OF A MINIMUM OF 26 GAUGE SHEET METAL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
31. PROVIDE A MINIMUM 1-HOUR OCCUPANCY SEPARATION ON ALL WALLS AND CEILINGS IN SPACES UNDERNEATH STAIRWAYS. SUCH SEPARATION TO CONSIST OF 5/8" TYPE X GWB, TAPED AND FINISHED, ON THE UNDER-STAIR SIDE OF THE WALLS AND CEILINGS. STUDS TO BE A MAXIMUM OF 16" O.C. SCREW GWB TO STUDS (Ø 16" O.C.) WITH 1/4" TYPE W DRYWALL SCREWS SPACED @ 12" O.C. -STAGGER PANEL JOINTS. WALL ASSEMBLY SHALL CONFORM TO THE GYPSUM ASSOCIATION FILE #FC 5406.
32. PROVIDE A 20-MINUTE RATED DOOR WITH WEATHER STRIPPING AND SMOKE SEALED THRESHOLD BETWEEN THE HABITABLE SPACES OF THE HOUSE AND THE GARAGE.
33. IN BASEMENTS, GARAGES, MECHANICAL ROOMS OR OTHER AREAS SUSCEPTIBLE TO MOISTURE INTRUSION, HOLD G.W.B. A MINIMUM OF 3/4" OFF OF CONCRETE SLABS ON GRADE OR FINISHED FLOORS.
34. ALL UNDER FLOOR AREAS WITHIN THE PERIPHERY OF THE FOUNDATION SHALL BE ACCESSIBLE BY AN UNOBSTRUCTED MINIMUM CLEAR OPENING OF 18" X 24".
35. PROVIDE A MINIMUM OF 27" X 30" UNOBSTRUCTED ACCESS TO ALL ATTICS OF ROOF AREAS WITH A NET CLEAR HEIGHT OF 30" OR GREATER FROM THE TOP OF THE CEILING JOIST TO THE BOTTOM OF THE RAFTERS.
36. UN-CONDITIONED UNDER-FLOOR AREAS TO BE VENTILATED BY AN APPROVED MECHANICAL MEANS OR BY OPENINGS IN THE EXTERIOR FOUNDATION WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER FLOOR AREA. OPENINGS WILL HAVE AN APPROVED INSECT SCREEN THAT THE LEAST DIMENSION DOES NOT EXCEED 3/4" AND ONE OPENING SHALL BE LOCATED WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.
37. PROVIDE ATTIC VENTILATION OF 1/50 OF ATTIC AREA IF ALL VENTILATION IS LOCATED AT THE SOFFIT. OR 1/300 OF ATTIC AREA IF 1/2 OF THE REQUIRED VENTILATION IS LOCATED AT THE SOFFIT AND 1/2 IS LOCATED A MINIMUM OF 3'-0" ABOVE THE SOFFIT VENTILATION OR WHERE THERE IS A CONTINUOUS PYA OR POLY FILM VAPOR BARRIER AT THE WARM SIDE OF THE CEILING. SEE ALSO ROOF PLANS AS APPLICABLE FOR ADDITIONAL CALCULATIONS AND REQUIREMENTS.
38. APPLICATION AND INSTALLATION OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH STATE OF WASHINGTON THERMAL INSULATION STANDARDS.
39. ALL LOW SLOPE ROOF AND WATERPROOF DECK AREAS TO HAVE A MINIMUM ROOF SLOPE OF 1/4" PER FOOT. PROVIDE 2X WOOD SLEEPERS AT LOW SIDE OF LOW SLOPE ROOFS AND WATERPROOF DECKS TO FORM CRICKETS TO SLOPE THE ROOF TO DRAIN AS REQUIRED. ALL CRICKET VALLEYS TO HAVE A MINIMUM SLOPE OF 1/8" PER FOOT. PROVIDE A CONTINUOUS 3 1/2" HIGH 45 DEGREE WOOD CANT STRIP AT THE INTERSECTION OF ALL HORIZONTAL TO VERTICAL PLANES ON LOW SLOPE ROOFS AND WATERPROOF DECKS HAVING SINGLE PLY MEMBRANE ROOFING, INCLUDING BUT NOT LIMITED TO PARAPET WALL BUILDINGS WALLS, ETC.
40. THE ROOFING INSTALLER MUST BE APPROVED BY THE ROOFING PRODUCT MANUFACTURER AND THE ARCHITECT. INSTALL ROOF ONLY WHEN SATISFACTORY CONDITIONS PREVAIL. APPLY NO ROOFING WHEN MOISTURE IN ANY FORM IS PRESENT. INSTALL ROOFING PER MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATIONS. FLASH AND COUNTER FLASH ALL ROOF PENETRATIONS. ROOFING MATERIALS, FLASHING AND INSTALLATION TO CONFORM TO APPLICABLE IBC/IRC CODES.
41. PLUMBING RISERS AND VENTS ARE NOT SHOWN IN THE CONSTRUCTION DOCUMENTS FOR CLARITY. PROVIDE PLUMBING ROOF JACKS AND SLEEVES AS REQUIRED PRIOR TO INSTALLING THE ROOFING MATERIAL. ALL ROOF JACKS AND SLEEVES TO BE APPROVED BY THE ROOFING MANUFACTURER PRIOR TO INSTALLATION, WITH LOCATIONS APPROVED BY THE ARCHITECT PRIOR TO PLUMBING WORK COMMENCING.
42. PROVIDE ROOF DRAINS (R.D.) WITH DOWN SPOUTS (D.S.) WHERE INDICATED ON THE PLAN. ALL ROOF DRAINS IN LOW SLOPE ("FLAT") ROOF AND WATERPROOF DECK AREAS WHERE A ROOFING MEMBRANE IS SPECIFIED TO BE INSTALLED SHALL BE CAST IRON AND APPROVED BY THE ROOFING MANUFACTURER AND ARCHITECT FOR USE WITH THE SPECIFIED MEMBRANE PRODUCT. INSTALL PER ROOFING MANUFACTURER'S SPECIFICATIONS, WHEN INDICATED ON THE PLANS. PROVIDE AN OVERFLOW DRAIN (O.D.) HAVING THE SAME SIZE AS THE ADJACENT ROOF DRAIN. THE OVERFLOW DRAIN INLET SHALL BE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF. WHERE AN OVERFLOW DRAIN DAYLIGHTS, EXTEND THE OVERFLOW DRAIN PIPE 1/2" BEYOND THE FACE OF THE FINISHED SIDING/CLADDING AND SEAL AROUND PIPE. WHEN APPLICABLE, PAINT THE EXPOSED OVERFLOW PIPE TO MATCH THE COLOR OF THE SURROUNDING SIDING/CLADDING SURFACE. WHERE AN OVERFLOW DRAIN TERMINATES AT A SOFFIT, PROVIDE AN OFFSET IN THE DRAIN PIPE TO PREVENT SEEBING UP THROUGH THE PIPE FROM BELOW. WHEN NO OVERFLOW DRAIN IS INDICATED, THERE SHALL BE A THRU-WALL OVERFLOW SCUPPER OUTLET HAVING AN OPENING AREA THREE TIMES THE SIZE OF THE ROOF DRAIN, AND A MINIMUM OPENING HEIGHT OF 4". SEE THE PROJECT MANUAL FOR THE OVERFLOW SCUPPER METAL AND FINISH. IF THE FINISH IS NOT SPECIFIED, APPROVAL OF THE PROPOSED FINISH BY THE ARCHITECT IS REQUIRED PRIOR TO FABRICATION AND INSTALLATION. DO NOT INTERCONNECT THE ROOF DRAINS TO THE FOUNDATION DRAINS. CONNECT ALL ROOF DRAINS TO THE APPROVED STORM SEWER OR DISCHARGE SYSTEM PER GENERAL NOTES #16 AND #18. WHEN THRU-WALL ROOF DRAIN SCUPPERS ARE INDICATED ON THE DRAWINGS, PROVIDE CUSTOM METAL CONDUCTOR HEAD (C.H.) PER THE DRAWINGS, WITH INTEGRAL OVERFLOW OUTLETS AND CONNECT C.H. TO DOWNSPOUTS (D.S.). EACH THRU-WALL SCUPPER SHALL HAVE A MINIMUM OPENING AREA EQUALING THREE TIMES THE EQUIVALENT ROOF DRAIN PIPE OR DOWNSPOUT OPENING AREA REQUIRED FOR THE ROOF AREA IT SERVES, WITH A MINIMUM OPENING HEIGHT OF 4". ALL METAL THRU-WALL SCUPPER BOXES IN LOW SLOPE ("FLAT") ROOF AND WATERPROOF DECK AREAS WHERE A ROOFING MEMBRANE IS SPECIFIED TO BE INSTALLED SHALL BE APPROVED BY THE ROOFING MANUFACTURER AND ARCHITECT FOR USE WITH THE SPECIFIED MEMBRANE PRODUCT. INSTALL PER ROOFING MANUFACTURER'S SPECIFICATIONS. EACH CONDUCTOR HEAD SHALL BE PROVIDED WITH AN INTEGRAL OVERFLOW DRAIN OPENING, THE INLET FLOW LINE OF THE OVERFLOW OPENING SHALL BE LOCATED A MINIMUM OF 2" ABOVE THE LOW POINT OF THE ADJACENT ROOF. DO NOT INTERCONNECT THE DOWNSPOUTS TO THE FOUNDATION DRAINS. CONNECT ALL DOWNSPOUTS TO THE APPROVED STORM SEWER OR DISCHARGE SYSTEM PER GENERAL NOTES #16 AND #18. SEE THE PROJECT MANUAL FOR MATERIAL AND FINISH OF ALL CONDUCTOR HEADS AND DOWNSPOUTS. IF THE FINISH IS NOT SPECIFIED, APPROVAL OF THE PROPOSED FINISH BY THE ARCHITECT IS REQUIRED PRIOR TO FABRICATION AND INSTALLATION.
43. PROVIDE A MINIMUM OF 2" CLEAR FROM FIREPLACES, SMOKE CHAMBERS AND CHIMNEYS TO ALL COMBUSTIBLES. SEE APPLICABLE MASONRY FIREPLACE AND CHIMNEY NOTES FOR FURTHER REQUIREMENTS.
44. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA, EXCEPT WHERE MECHANICAL VENTILATION AND ARTIFICIAL LIGHT IS PROVIDED. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOORS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA, EXCEPT IN ROOMS SUPPLIED WITH MECHANICAL VENTILATION PRODUCING 35 AIR CHANGES PER HOUR OR SERVED BY A WHOLE HOUSE VENTILATION SYSTEM SUPPLYING 15 CFM FOR CONTINUOUS VENTILATION. INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT SUCH AS VENTS, CHIMNEYS, OR STREETS. EXHAUST OPENING SHALL BE LOCATED SO AS NOT TO CAUSE A NUISANCE, AND NOT DIRECTED onto any walkways. EXHAUST FAN LOCATIONS INDICATED ON THE PLANS ARE SCHEMATIC. ALIGN ALL EXHAUST FANS WITH OTHER CEILING FIXTURES. SEE THE ELECTRICAL PLANS (WHERE APPLICABLE) OR ELECTRICAL CONTRACTOR FOR SCHEMATIC EXHAUST FAN LOCATIONS AND RELATIONSHIPS TO OTHER ELECTRICAL FIXTURES. SEE THE SPECIFICATIONS FOR EXHAUST FAN MANUFACTURER, CFM, AND MODEL NUMBERS AS REQUIRED BY THE WSEC.



EGRESS SHALL BE PROVIDED FROM EACH SLEEPING ROOM. EGRESS WINDOWS SHALL BE PROVIDED WHERE DOORS WHICH OPEN DIRECTLY TO THE EXTERIOR FROM THE SLEEPING ROOM ARE NOT PROVIDED. EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" MIN. NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". THE FINISHED SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.

45. UNLESS INDICATED OTHERWISE ON THE PLANS AND DRAWINGS, PROVIDE A CONTINUOUS 24 GAUGE HALF ROUND SHEET METAL GUTTER AT THE LOW EAVE SIDE OF ALL SLOPED ROOF AREAS. SEE THE FINISH SCHEDULE FOR THE GUTTER METAL AND FINISH. IF THE FINISH IS NOT SPECIFIED, APPROVAL OF THE PROPOSED FINISH BY THE ARCHITECT IS REQUIRED PRIOR TO INSTALLATION.
46. PROVIDE SHEET METAL FLASHING AT ALL VALLEYS AND CHANGES IN ROOF PITCH. SEE THE FINISH SCHEDULE FOR THE FLASHING FINISH. IF THE FINISH IS NOT SPECIFIED, APPROVAL OF THE PROPOSED FINISH BY THE ARCHITECT IS REQUIRED PRIOR TO INSTALLATION. ALL ROOFING AND BUILDING PAPER UNDERLAYMENT TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, AND APPLICABLE IBC/IRC CODES.
47. PROVIDE A MINIMUM OF 24 GAUGE FLASHING AND COUNTER FLASHING AT ALL ROOF PENETRATIONS AND INTERSECTIONS OF ROOF PLANES TO VERTICAL SURFACES AND PARAPET CAPS (UNLESS NOTED OTHERWISE ON PLANS AND SPECIFICATIONS). ALL PARAPET CAPS SHALL HAVE STANDING SEAM JOINTS AND A POSITIVE SLOPE BACK ONTO THE ROOF. SEE THE FINISH SCHEDULE FOR THE METAL AND FINISH. IF THE FINISH IS NOT SPECIFIED, APPROVAL OF THE PROPOSED FINISH BY THE ARCHITECT IS REQUIRED PRIOR TO INSTALLATION.
48. PROVIDE DRIP CAPS AND FLASHING AT ALL HORIZONTAL INTERRUPTIONS OF SIDING AND CHANGES FROM ONE SIDING MATERIAL TO ANOTHER. PROVIDE CONTINUOUS DRIP CAPS, WITH NO JOINTS OR SPLICES, OVER ALL DOOR AND WINDOW HEADS NOT PROTECTED BY AN OVERHANG WITHIN 6" OF THE HEAD (UNLESS NOTED OTHERWISE ON PLANS AND SPECIFICATION). SEE THE FINISH SCHEDULE FOR THE METAL AND FINISH. IF THE FINISH IS NOT SPECIFIED, APPROVAL OF THE PROPOSED FINISH BY THE ARCHITECT IS REQUIRED PRIOR TO INSTALLATION.
49. ALL FLASHING AND SHEET METAL WORK SHALL CONFORM TO THE MOST CURRENT EDITION OF THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) ARCHITECTURAL SHEET METAL MANUAL, UNLESS SPECIFIED OTHERWISE IN THE PROJECT MANUAL (WHERE PROVIDED).
50. INSTALL SILL, JAMB AND HEAD FLASHING PAPER AROUND ALL WALL PENETRATIONS. CONTRACTOR TO SUBMIT FLASHING PAPER TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK. INSTALL FLASHING PAPER PER MANUFACTURER'S SPECIFICATIONS AND AS DETAILLED IN THESE DOCUMENTS. IN THE EVENT THAT THERE ARE DISCREPANCIES OR CONTRADICTORY REQUIREMENTS OR INFORMATION BETWEEN THE MANUFACTURER'S SPECIFICATIONS AND THESE DOCUMENTS, IT IS THE OBLIGATION OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF THE DISCREPANCIES IN WRITING AND TO OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. INSTALL A WATER RESISTANT BARRIER ON ALL WALL SURFACES. WATER RESISTANT BARRIER FOR ALL CEMENT PLASTER STUCCO OR E.I.F.S. SYSTEMS SHALL BE TWO (2) LAYERS OF 40-MINUTE GRADE 2 PAPER. STAGGER ALL HORIZONTAL AND VERTICAL JOINTS BETWEEN SUCCESSIVE LAYERS. WATER RESISTANT BARRIERS FOR ALL OTHER SIDING MATERIALS TO BE TYPE #30 ASPHALT SATURATED FELT OR #30 BITUMINOUS FELT OR #30 BUTYL RUBBER. PROVIDE A MINIMUM OF TWO (2) LAYERS OF 30 MINUTE RESISTANT BARRIERS WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT. INSTALL ALL WATER RESISTANT BARRIERS IN SINGLE FASHION. APPLIED HORIZONTALLY WITH EACH SUCCESSING LAYER LAPPING THE ONE BELOW BY 4" MINIMUM. END LAPS TO BE 9" MINIMUM AND STAGGERED BETWEEN COURSES. WATER RESISTANT BARRIERS TO BE CONTINUOUS AROUND ALL INTERIOR AND OUTSIDE CORNERS, ANGLES AND BEHIND CONTROL JOINTS. CUT THE WATER RESISTANT BARRIER WITH A SHARP KNIFE AND FIT TIGHTLY AROUND ALL PENETRATIONS. REMOVE ALL WRINKLES IN FLASHING PAPER AND WATER RESISTANT BARRIERS. INSPECT FLASHING BARRIERS FOR HOLES OR TEARS. REPAIR ALL HOLES OR TEARS. REPLACE SECTION WITH HOLES OR TEARS IN A SINGLE FASHION FOLLOWING MINIMUM LAP GUIDELINES SET FORTH IN THESE DOCUMENTS PRIOR TO INSTALLING THE SIDING MATERIAL. DO NOT SEAL THE BASE OF THE WALL, DOOR OR WINDOW HEADS, OR AT OTHER HORIZONTAL INTERRUPTION OF SIDING WITH SEALANTS OR OTHERWISE BLOCK THE ESCAPE OF MOISTURE FROM BEHIND THE SIDING MATERIAL.
51. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD AND SHALL NOT REQUIRE ANY SPECIAL KNOWLEDGE TO OPEN. ALL DOORS SHALL CONFORM TO THE MOST CURRENT EDITION OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) QUALITY STANDARDS, CUSTOM GRADE, UNLESS SPECIFIED OTHERWISE IN THE PROJECT MANUAL. DOOR HARDWARE SHALL CONFORM TO THE DOOR AND HARDWARE INSTITUTE (DHI) STANDARDS, UNLESS SPECIFIED OTHERWISE IN THE PROJECT MANUAL. IN THE EVENT THAT THERE ARE CONFLICTING REQUIREMENTS IN AWI AND DHI STANDARDS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AND AWAIT THE ARCHITECT'S DIRECTION PRIOR TO PROCEEDING WITH THE WORK.
52. ALL NEW GLAZING SHALL COMPLY WITH APPLICABLE IBC/IRC CODES AND WASHINGTON STATE SAFETY GLASS LAW.
53. GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SHALL BE WIRE REINFORCED, FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR SHATTER RESISTANT PLASTIC. THE FOLLOWING AREAS SHALL BE CONSIDERED SPECIFIC HAZARDOUS AREAS SUBJECT TO HUMAN IMPACT: GLAZING IN ANY DOOR, FIXED PANEL OR OPERABLE PANEL. GLAZING IN DOORS OR ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS - OR ANY BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE OR DRAIN INLET. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHEN THE NEAREST EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE. GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SF. THE EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR, AND THERE IS ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF GLAZING. GLAZING IN WALLS OR FENCES USED AS BARRIERS FOR INDOOR OR OUTDOOR SWIMMING POOLS. GLAZING AT STAIR LANDINGS OR WITHIN 5'-0" FROM THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LOCATED LESS THAN 60" ABOVE A WALKING SURFACE.
54. UNLESS NOTED OTHERWISE IN THE DOCUMENTS, ALL EXTERIOR GLAZING SHALL BE DOUBLE-GLAZED AND COMPLY WITH THE WASHINGTON STATE SAFETY GLASS LAW. EGRESS SHALL BE PROVIDED FROM EACH SLEEPING ROOM. EGRESS WINDOWS SHALL BE PROVIDED WHERE DOORS WHICH OPEN DIRECTLY TO THE EXTERIOR FROM THE SLEEPING ROOM ARE NOT PROVIDED. EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" MIN. NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". THE FINISHED SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
55. SITE BUILT SHOWER COMPARTMENTS SHALL BE PER PLANS AND DRAWINGS. ALL SHOWERS SHALL MEET THE MINIMUM REQUIREMENTS OF APPLICABLE IBC/IRC CODES, BUT MAY EXCEED THE MINIMUM REQUIREMENTS IF INDICATED SO ON PLANS AND DRAWINGS. TILE OR OTHER NON-ABSORBENT SURFACE MATERIAL SHALL BE INSTALLED IN ALL SHOWERS OR TUBSHOWER COMBINATIONS AND SHALL EXTEND ABOVE THE DRAIN INLET PER THE INTERIOR ELEVATIONS AND PROJECT MANUAL. BUT AT NO TIME SHALL IT EXTEND LESS THAN 72" ABOVE THE DRAIN INLET. PROVIDE WATERPROOF SHOWER LINING AND RECEPTORS ON ALL SITE-BUILT SHOWER WALLS AND FLOORS PER APPLICABLE IBC/IRC CODES. PROVIDE A WATERPROOF VINYL SHOWER SUB-PAN MEMBRANE AT ALL TILE SHOWER FLOORS. PROVIDE AN APPROVED FLANGED DRAIN AT ALL SHOWER SUB-PANS AND LININGS. RUN THE WATERPROOF SHOWER SUB-PAN MEMBRANE OVER THE SHOWER DRAIN FLANGE AND SECURE WITH A CLAMPING RING OR OTHER DEVICE TO MAKE A WATER TIGHT CONNECTION BETWEEN THE SUB-PAN MEMBRANE AND THE DRAIN. INSTALL ALL WALL TILE OR OTHER NON-ABSORBENT SURFACE IN SHOWERS AND TUBSHOWER COMBINATIONS OVER A WATERPROOF MEMBRANE APPLIED OVER CEMENTITIOUS BACKING BOARD.
56. WATERPROOF MEMBRANE AND BACKER BOARD TO EXTEND THE FULL HEIGHT OF TILE OR NON-ABSORBENT MATERIAL. WATERPROOF MEMBRANES SHALL EXTEND UNDER AND INTO ALL RECESSES, LEDGES, SILLS, CURBS, BENCHES AND OTHER ARCHITECTURAL FEATURES IN THE SHOWER OR TUBSHOWER COMBINATION AREA. SLOPE ALL CURBS AND RECESSES TO DRAIN INTO THE SHOWER. THE CONTRACTOR SHALL CONFIRM THE COMPATIBILITY OF THE WATERPROOF SHOWER PAN MEMBRANE AND THE WATERPROOF WALL MEMBRANE. AFTER CONFIRMING THE COMPATIBILITY, THE CONTRACTOR SHALL SUBMIT BOTH MEMBRANES TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK.
57. INSTALL ALL PREFABRICATED FIREPLACES, STOVES AND RELATED ASSEMBLIES IN ACCORDANCE WITH U.L. APPROVED MANUFACTURER'S SPECIFICATIONS AND APPLICABLE IBC/IRC CODES. DO NOT ALTER STRUCTURAL FRAMING MEMBERS TO ACCOMMODATE THESE INSTALLATIONS WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND THE STRUCTURAL ENGINEER OF RECORD. UNLESS SHOWN OTHERWISE, WHEN A FLUSH HEARTH IS INDICATED ON THE PLANS AND DRAWINGS, IT IS THE DESIGN INTENT THAT THE FINISHED SURFACE OF THE PREFABRICATED FIREPLACE FIREBOX AND THE FINISHED FACE OF THE HEARTH ALIGN WITH THE FINISHED FLOOR SURFACE OF THE ROOM. THE GENERAL CONTRACTOR SHALL ADJUST THE FLOOR FRAMING ACCORDINGLY TO ACCOMMODATE THIS RELATIONSHIP AND SHALL VERIFY THE FRAMING REQUIREMENTS, INCLUDING BUT NOT LIMITED TO CLEARANCES TO COMBUSTIBLES, RECESSED FRAMING REQUIREMENTS, AND ARCHITECT FOR USE WITH THE SPECIFIED MEMBRANE PRODUCT. INSTALL PER ROOFING MANUFACTURER'S BEGINNING FRAMING. IN THE EVENT THAT THERE ARE CONFLICTING REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AND AWAIT THE ARCHITECT'S DIRECTION PRIOR TO PROCEEDING WITH THE WORK. PROVIDE MANUFACTURER RECOMMENDED CLEARANCES FROM THE FIREPLACE TO ALL COMBUSTIBLES. ALL METAL CHIMNEYS TO BE STAINLESS STEEL UNLESS NOTED OTHERWISE IN THESE DOCUMENTS. ANCHOR ALL METAL CHIMNEYS AT EACH FLOOR AND ROOF WITH TWO 1-1/2" BY 1/8" METAL STRAPS LOOPED AROUND THE OUTSIDE OF THE CHIMNEY INSTALLATION AND NAILED WITH NOT LESS THAN (8) 8D WALLS PER STRAP AT EACH JOIST. PROVIDE A NON-COMBUSTIBLE HEARTH AND FIREPLACE SURROUND FOR ALL PREFABRICATED FIREPLACES PER THESE DRAWINGS AND SPECIFICATIONS. HOWEVER, AT NO TIME SHALL THE HEARTH OR SURROUND BE LESS THAN THAT WHICH IS REQUIRED BY THE MANUFACTURER.
58. PROVIDE A MINIMUM OF 2" CLEAR FROM FIREPLACES, SMOKE CHAMBERS AND CHIMNEYS TO ALL COMBUSTIBLES. SEE APPLICABLE MASONRY FIREPLACE AND CHIMNEY NOTES FOR FURTHER REQUIREMENTS.
59. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA, EXCEPT WHERE MECHANICAL VENTILATION AND ARTIFICIAL LIGHT IS PROVIDED. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOORS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA, EXCEPT IN ROOMS SUPPLIED WITH MECHANICAL VENTILATION PRODUCING 35 AIR CHANGES PER HOUR OR SERVED BY A WHOLE HOUSE VENTILATION SYSTEM SUPPLYING 15 CFM FOR CONTINUOUS VENTILATION. INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT SUCH AS VENTS, CHIMNEYS, OR STREETS. EXHAUST OPENING SHALL BE LOCATED SO AS NOT TO CAUSE A NUISANCE, AND NOT DIRECTED onto any walkways. EXHAUST FAN LOCATIONS INDICATED ON THE PLANS ARE SCHEMATIC. ALIGN ALL EXHAUST FANS WITH OTHER CEILING FIXTURES. SEE THE ELECTRICAL PLANS (WHERE APPLICABLE) OR ELECTRICAL CONTRACTOR FOR SCHEMATIC EXHAUST FAN LOCATIONS AND RELATIONSHIPS TO OTHER ELECTRICAL FIXTURES. SEE THE SPECIFICATIONS FOR EXHAUST FAN MANUFACTURER, CFM, AND MODEL NUMBERS AS REQUIRED BY THE WSEC.
60. PROVIDE SMOKE ALARMS AND DETECTORS AS REQUIRED BY IRC SECTION R313. INTERCONNECT ALL SMOKE, HEAT, CARBON MONOXIDE (CO) AND NATURAL GAS DETECTORS IN THE BUILDING IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. WHEN NATURAL GAS FIRED MECHANICAL UNITS ARE SPECIFIED, PROVIDE A NATURAL GAS DETECTOR IN THE MECHANICAL ROOM IN ADDITION TO THE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR. ALL DETECTORS SHALL BE 110W WITH BATTERY BACK-UP. SEE THE ARCHITECTURAL FLOOR PLANS FOR SCHEMATIC DETECTOR LOCATIONS. IN THE EVENT THAT THERE ARE CONFLICTING REQUIREMENTS FOR DETECTOR PLACEMENT OR ADDITIONAL DETECTOR AREAS REQUIRED BY CODE, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AND AWAIT THE ARCHITECT'S DIRECTION PRIOR TO PROCEEDING WITH THE WORK. ALIGN ALL DETECTORS WITH OTHER CEILING FIXTURES. SEE THE ELECTRICAL PLANS (WHERE APPLICABLE) OR ELECTRICAL CONTRACTOR FOR THE PLACEMENT OF OTHER FIXTURES, AND FURTHER NOTES. S.D. INDICATES DETECTOR ON FLOOR PLANS.
61. PROVIDE GUARDRAILS PER THE PLANS AND DRAWINGS. ALL GUARDRAILS SHALL MEET THE MINIMUM REQUIREMENTS OF THE APPLICABLE IBC/IRC CODES, BUT MAY EXCEED THE MINIMUM REQUIREMENTS IF INDICATED SO ON PLANS AND DRAWINGS. GUARDRAILS NOT LESS THAN 36" IN HEIGHT SHALL BE PLACED AT THE OPEN SIDE OF ALL PORCHES, BALCONIES AND RAISED FLOOR AREAS, WHICH ARE MORE THAN 30 INCHES ABOVE GRADE OR FLOOR LEVEL. OPEN SIDES OF STAIR WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE LEVEL SHALL HAVE GUARDRAILS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN, WHICH WILL NOT ALLOW A 4" INCH DIAMETER SPHERE TO PASS THROUGH. THE TRIANGULAR OPENINGS FORMED BY THE RISER/TREAD AND THE BOTTOM OF ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIR MAY BE OF SUCH SIZE THAT WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH. IN NO CASE SHALL THE RISER ONE HANDRAIL SHALL BE PROVIDED AT EVERY STAIRWAY WHETHER FOUR OR MORE RISERS. PROVIDE 2 HANDRAILS WHERE INDICATED ON PLANS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE TOP OF HANDRAILS SHALL BE PLACED ABOVE THE NOSING OF TREADS PER THE PLANS AND DRAWINGS, BUT NEVER LESS THAN 34" NOR MORE THAN 38" HORIZONTAL ADJACENT TO WALLS SHALL HAVE A CLEAR SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION, SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS, AND SHALL TERMINATE INTO WALLS OR NEVEL POSTS. STAIR RISER HEIGHT AND TREAD DEPTH SHALL BE AS SPECIFIED IN THE PROJECT MANUAL. STAIR TREADS WITH A HEIGHT EXCEED 7-3/4" NOR SHALL THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS EXCEED THE SMALLEST BY MORE THAN 3/8". IN NO CASE SHALL THE TREAD DEPTH BE LESS THAN 10" NOR SHALL THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS EXCEED THE SMALLEST BY MORE THAN 3/8". STAIR WIDTH SHALL BE PER THESE DOCUMENTS. BUT, IN NO CASE SHALL THE STAIRWAY BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE PERMITTED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF THE STAIRWAY, BUT THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, TREADS, LANDINGS, SHALL NOT BE LESS THAN 31-1/2" WHEN A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHEN HANDRAILS ARE INSTALLED ON BOTH SIDES.

62. PROVIDE SMOKE ALARMS AND DETECTORS AS REQUIRED BY IRC SECTION R313. INTERCONNECT ALL SMOKE, HEAT, CARBON MONOXIDE (CO) AND NATURAL GAS DETECTORS IN THE BUILDING IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. WHEN NATURAL GAS FIRED MECHANICAL UNITS ARE SPECIFIED, PROVIDE A NATURAL GAS DETECTOR IN THE MECHANICAL ROOM IN ADDITION TO THE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR. ALL DETECTORS SHALL BE 110W WITH BATTERY BACK-UP. SEE THE ARCHITECTURAL FLOOR PLANS FOR SCHEMATIC DETECTOR LOCATIONS. IN THE EVENT THAT THERE ARE CONFLICTING REQUIREMENTS FOR DETECTOR PLACEMENT OR ADDITIONAL DETECTOR AREAS REQUIRED BY CODE, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AND AWAIT THE ARCHITECT'S DIRECTION PRIOR TO PROCEEDING WITH THE WORK. ALIGN ALL DETECTORS WITH OTHER CEILING FIXTURES. SEE THE ELECTRICAL PLANS (WHERE APPLICABLE) OR ELECTRICAL CONTRACTOR FOR THE PLACEMENT OF OTHER FIXTURES, AND FURTHER NOTES. S.D. INDICATES DETECTOR ON FLOOR PLANS.
63. PROVIDE GUARDRAILS PER THE PLANS AND DRAWINGS. ALL GUARDRAILS SHALL MEET THE MINIMUM REQUIREMENTS OF THE APPLICABLE IBC/IRC CODES, BUT MAY EXCEED THE MINIMUM REQUIREMENTS IF INDICATED SO ON PLANS AND DRAWINGS. GUARDRAILS NOT LESS THAN 36" IN HEIGHT SHALL BE PLACED AT THE OPEN SIDE OF ALL PORCHES, BALCONIES AND RAISED FLOOR AREAS, WHICH ARE MORE THAN 30 INCHES ABOVE GRADE OR FLOOR LEVEL. OPEN SIDES OF STAIR WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE LEVEL SHALL HAVE GUARDRAILS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN, WHICH WILL NOT ALLOW A 4" INCH DIAMETER SPHERE TO PASS THROUGH. THE TRIANGULAR OPENINGS FORMED BY THE RISER/TREAD AND THE BOTTOM OF ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIR MAY BE OF SUCH SIZE THAT WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH. IN NO CASE SHALL THE RISER ONE HANDRAIL SHALL BE PROVIDED AT EVERY STAIRWAY WHETHER FOUR OR MORE RISERS. PROVIDE 2 HANDRAILS WHERE INDICATED ON PLANS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE TOP OF HANDRAILS SHALL BE PLACED ABOVE THE NOSING OF TREADS PER THE PLANS AND DRAWINGS, BUT NEVER LESS THAN 34" NOR MORE THAN 38" HORIZONTAL ADJACENT TO WALLS SHALL HAVE A CLEAR SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION, SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS, AND SHALL TERMINATE INTO WALLS OR NEVEL POSTS. STAIR RISER HEIGHT AND TREAD DEPTH SHALL BE AS SPECIFIED IN THE PROJECT MANUAL. STAIR TREADS WITH A HEIGHT EXCEED 7-3/4" NOR SHALL THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS EXCEED THE SMALLEST BY MORE THAN 3/8". IN NO CASE SHALL THE TREAD DEPTH BE LESS THAN 10" NOR SHALL THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS EXCEED THE SMALLEST BY MORE THAN 3/8". STAIR WIDTH SHALL BE PER THESE DOCUMENTS. BUT, IN NO CASE SHALL THE STAIRWAY BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE PERMITTED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF THE STAIRWAY, BUT THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, TREADS, LANDINGS, SHALL NOT BE LESS THAN 31-1/2" WHEN A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHEN HANDRAILS ARE INSTALLED ON BOTH SIDES.

AC	AIR CONDITIONING
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LEGAL DESCRIPTION

(PER EXHIBIT A ON PAGES 8 AND 9 OF EASEMENT AGREEMENT RECORD NUMBER 2006040600331)

PARCEL A
 THAT PORTION OF TRACT 498, 499, 500, 501, AND 574, C.D. HILLMAN'S SEA SHORE LAKE FRONT GARDEN OF EDEN ADDITION TO THE CITY OF SEATTLE RECORDED IN VOLUME 12 OF PLATS, PAGE 44, IN KING COUNTY, WASHINGTON.
 BEGINNING AT THE NORTH CORNER OF TRACT 574, C.D. HILLMAN'S SEA SHORE LAKE FRONT GARDEN OF EDEN ADDITION TO THE CITY OF SEATTLE RECORDED IN VOLUME 12 OF PLATS, PAGE 44, THENCE S 41°08'10"W ALONG THE NORTH LINE OF SAID TRACT 292.08 FEET TO A POINT OF INTERSECTION WITH TRACT 498; THENCE S 30°11'25"W 28.25 FEET; THENCE N 67°19'35"W 60.25 FEET; THENCE N 58°56'27"W 38.44 FEET TO THE SOUTH LINE OF TRACT 501; THENCE N 30°11'25"E ALONG SAID LINE 2.02 FEET; THENCE N 41°08'10"E 143.99 FEET; THENCE N 50°00'00"W 80.00 FEET; THENCE N 41°08'10"E 150.02 FEET TO THE SOUTH RIGHT-OF-WAY OF WEST MERCER WAY; THENCE N 50°00'00"W 20.00 FEET ALONG SAID MARGIN TO THE POINT OF BEGINNING.

PARCEL B
 THAT PORTION OF TRACT 498, 499, 500, 501, AND 574, C.D. HILLMAN'S SEA SHORE LAKE FRONT GARDEN OF EDEN ADDITION TO THE CITY OF SEATTLE RECORDED IN VOLUME 12 OF PLATS, PAGE 44, IN KING COUNTY, WASHINGTON.
 EXCEPT PARCEL "A" AND THE NORTHEASTERLY 150.00 FEET OF THE SOUTHEASTERLY 80.00 FEET OF THAT PORTION OF SAID TRACT 574 LYING SOUTHWESTERLY OF THE PRESENT ALIGNMENT OF WEST MERCER WAY (HAVING A RIGHT ANGLE WIDTH OF 60.00 FEET).

NOTE:
 THE LEGAL DESCRIPTION, LOT LINE LOCATION AND EASEMENT DEPICTED ON THIS DRAWING IS THE SAME AS THE SHORT PLAT THAT WAS SUBMITTED TO THE CITY OF MERCER ISLAND ON OCTOBER 15, 1968 AND APPROVED ON DECEMBER 18, 1968. IT IS THE SAME THAT IS SHOWN ON THE KING COUNTY ASSESSOR MAP. THERE ALSO HAS BEEN SEVERAL SURVEYS PERFORMED (VOL. 12, PAGE 118) AND ANOTHER UNRECORDED SURVEY PERFORMED BY GOLDSMITH ON MARCH 22, 1967 THAT ALSO MATCH THE SHORT PLAT LAYOUT. IT APPEARS THAT THE SHORT PLAT DEEDS WERE NOT RECORDED AT KING COUNTY.
 IN 1973 THE OWNER THAT SUBMITTED THE 1968 SHORT PLAT SOLD BOTH LOTS. THE LEGAL DESCRIPTIONS USED IN THIS SALE WERE NOT THE SAME AS THE SHORT PLAT.
 THE NEW LEGALS IN EFFECT MOVED THE COMMON LOT LINE BETWEEN LOT A AND LOT B APPROXIMATELY 60 FEET EAST OF THE COMMON LINE. IN SUBSEQUENT DEEDS BOTH THE LEGAL DESCRIPTIONS AND EASEMENT CREATED IN THE SHORT PLAT AND THE LEGAL DESCRIPTIONS CREATED IN THE 1973 SALE HAVE BEEN SHOWN IN CONFLICT ON THE SAME DOCUMENTS. IN 2016 WE PERFORMED A SURVEY FOR THE DAUGHTER OF THE OWNERS WHO BOUGHT THE PROPERTY IN 1973. THE DAUGHTER WAS ADAMANT THAT THE LOT LINE WAS THE SAME AS SHOWN ON THE 1968 SHORT PLAT. THE CURRENT OWNERS REPRESENTATIVE IS IN CONTACT WITH THE TITLE COMPANY TO RESOLVE THE DISCREPANCY OF THE LEGAL

TOPOGRAPHIC & BOUNDARY SURVEY

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MAY OF 2017. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED JULY 30, 2016 UNLESS OTHERWISE NOTED.
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE 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.
4. SUBJECT PROPERTY TAX PARCEL NO'S. 3358500450 & 3358500454.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS: TAX PARCEL NO. 3358500450 UPLAND AREA IS 19,004± S.F. (0.44± ACRES) UPLAND AREA DETERMINED TO THE TOP OF ROCK BULKHEAD. TAX PARCEL NO. 3358500454 AREA IS 18,616± S.F. (0.43± ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT FOR TAX PARCEL NO. 3358500454. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF THE TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, COMMITMENT NO. 0085132-ETU DATED JANUARY 11, 2017 FOR TAX PARCEL NO. 3358500450, HOWEVER NO ACCESS EASEMENTS WERE REFLECTED ON SAID REPORT.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

BASIS OF BEARINGS

NAD83/2011, WASHINGTON NORTH COORDINATE SYSTEM, PER GPS OBSERVATIONS THE CENTERLINE OF W. MERCER WAY BEARS N48°10'07"W BETWEEN FOUND MONUMENTS

REFERENCES

1. PLAT OF SEA SHORE-LAKE EDEN FRONT GARDEN OF EDEN ADDITION TO THE CITY OF SEATTLE, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON.
2. RECORD OF SURVEY IN BOOK 12 OF SURVEYS, PAGE 118, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

CITY OF MERCER ISLAND BENCH MARK NO. 4332
 NAVD88
 FOUND "1"X1" LEAD W/ TACK IN CONC (DN 1.1") INTX. W MERCER WAY & 81ST AVE SE.
 ELEVATION = 140.59'

LEGEND

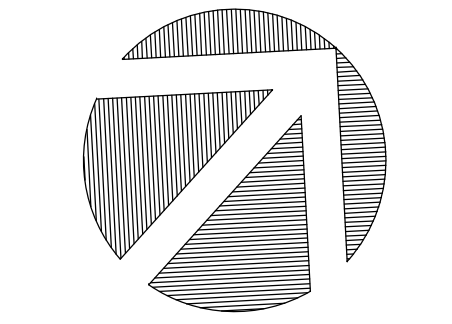
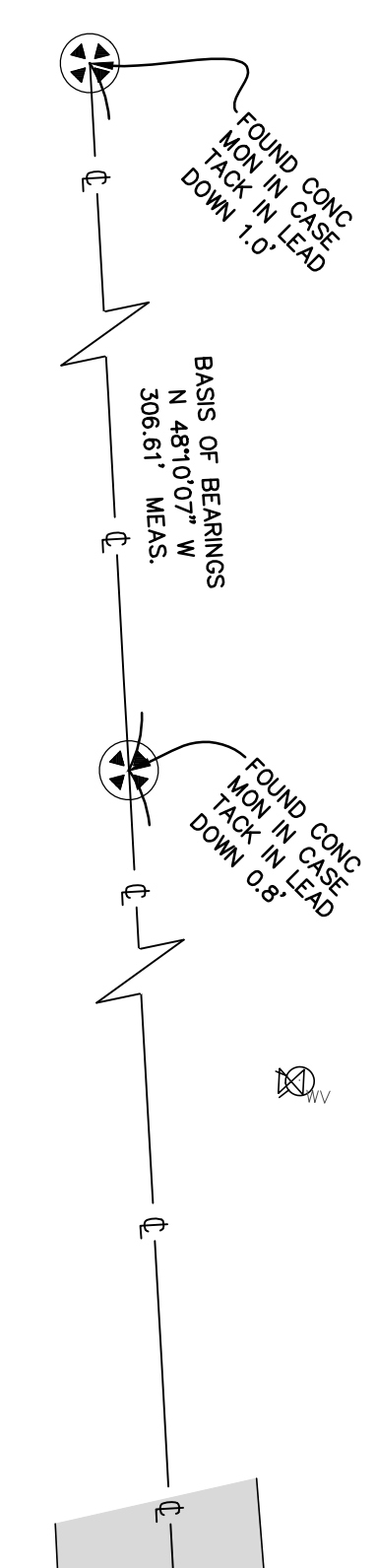
	AREA DRAIN		POWER (OVERHEAD)
	ASPHALT SURFACE		POWER POLE
	BRICK SURFACE		REBAR AS NOTED (FOUND)
	BUILDING CENTERLINE ROW		REBAR & CAP (SET)
	CLEANOUT		ROOKERY
	CONCRETE SURFACE		TREE (AS NOTED)
	WALL AS NOTED		WATER METER
	CONTOUR (MAJOR)		WATER VALVE
	CONTOUR (MINOR)		YARD LIGHT
	DECK/DOCK AS NOTED		INGRESS/EGRESS EASEMENT
	FENCE LINE (CHAIN LINK)		CALCULATED CEDAR TREE
	FENCE LINE (WOOD)		CHERRY TREE
	FIRE HYDRANT		CONCRETE DECIDUOUS TREE
	GAS METER		ELEVATION
	GUY ANCHOR		FINISH FLOOR
	GUY POLE		FIR TREE
	IRRIGATION CONTROL BOX		MAPLE TREE
	NAIL AS NOTED		MEASURED MONUMENT
	MONUMENT IN CASE (FOUND)		PINE TREE
	POWER METER		WILLOW TREE

VICINITY MAP



TREE TABLE

ID	Species	Count
1 THUJA1	Western Red Cedar	15
2 THUJA2	Cedar	18
3 THUJA3	Cedar	30
4 THUJA4	Cedar	8
5 THUJA5	Cedar	6
6 THUJA6	Cedar	15
7 DF1	Doug Fir	34
8 DF1	Doug Fir	9
9 DF1	Doug Fir	23
10 DF1	Doug Fir	10
11 BLUM1	Bigleaf Maple	20
12 BLM2	Maple	14
13 BLM3	Maple	9
14 BLM4	Maple	31
15 BLM5	Maple	6
16 BLM6	Maple	25
17 BLM7	Maple	20
18 BLM8	Maple	7
19 BLM9	Maple	10
20 ASH1	Oregon Ash	11
21 ASH2	Ash	8
22 ASH3	Ash	6
23 ASH4	Ash	10
24 ASH5	Ash	14
25 ASH6	Ash	8
26 ASH7	Ash	9
27 ASH8	Ash	14
28 ASH9	Ash	6
29 ASH11	Ash	8
30 ASH12	Ash	9
31 SALIX1	Willow	22
32 PLUM1	Indian Plum	6
33 HAW1	Hawthorn	9
34 MAD1	Madrone	9
35 HOLLY1	Holly	7
36 CH1	Cherry	12
37 PLUM1	Purple Plum	12
38 PLUM2	Purple Plum	18
39 CHAM1	Port Orchard Cedar	14
40 DF5	Doug Fir	15
41 THUJA7	Cedar	24
42 THUJA8	Cedar	13
43 BLM10	Maple	52
44 DF6	Doug Fir	12
45 JP1	Juniper	6



(IN FEET)
 1 INCH = 20 FT.



TOPOGRAPHIC & BOUNDARY SURVEY
 NE 1/4 & SE 1/4 & SW 1/4 OF NE 1/4 SEC 36, TWP. 24N., RGE. 04E., W.1M.
 TAX PARCEL NOS. 3358500450 & 3358500454

HU RESIDENCE
 8243 W. MERCER WAY
 MERCER ISLAND, WA. 98040



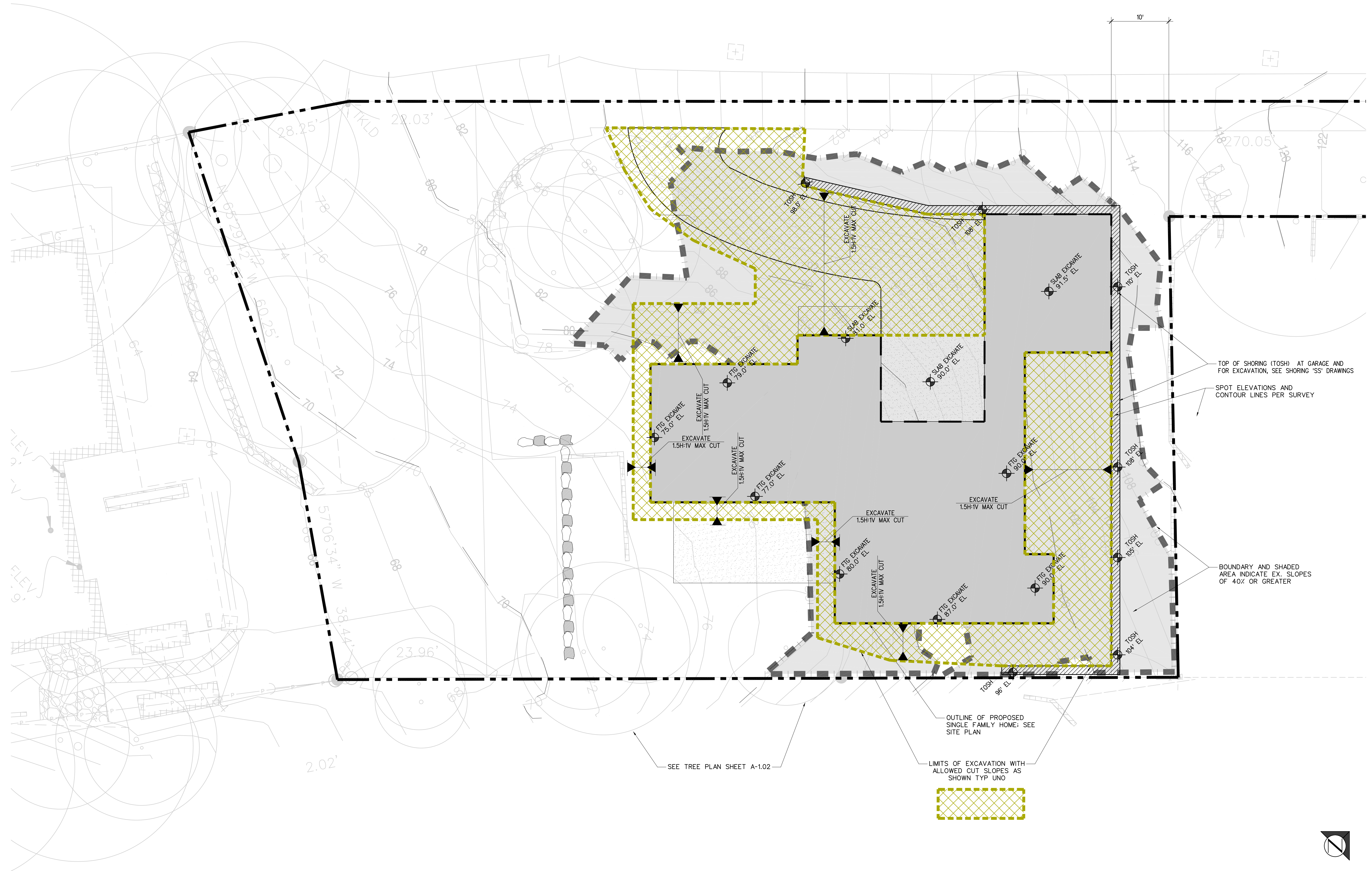
Terrane
 10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4498 support@terrane.net
 www.terrane.net

JOB NUMBER:	160477
DATE:	06/01/17
DRAFTED BY:	VLJ
CHECKED BY:	EJG/JGM
SCALE:	1"=20'

REVISION HISTORY	REVISION HISTORY
12/03/18	CORRECTIONS
09/27/17	PROPOSED ESMT
10/04/17	REV BOUNDARY
07/18/18	ARBORIST'S REPORT
10/11/18	ARBORIST'S REPORT
11/19/18	CORRECTIONS

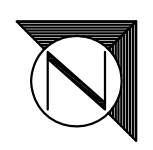
SHEET NUMBER
 1 OF 1

measure success



1 STEEP SLOPE AND EXCAVATION PLAN

SCALE 1/8" = 1'-0"



PROJECT REVISIONS	
DATE	DESCRIPTION
12/10/19	SUBMITTAL SET REV. 1
18/02/2018	SUB. SET REV. 2
18/02/2018	SUB. SET REV. 2
18/02/2018	SUB. SET REV. 2
18/02/2018	SUB. SET REV. 2

PROJECT RELEASE	
DATE	DESCRIPTION
11/05/17	PRELIM
12/02/2018	PRE-APP REVIEW
30/04/2018	90% REVIEW
12/10/2019	SUBMITTAL REVISIONS
18/02/2019	SUBMITTAL REVISIONS

PROJECT PERMIT INFO	
DATE	DESCRIPTION

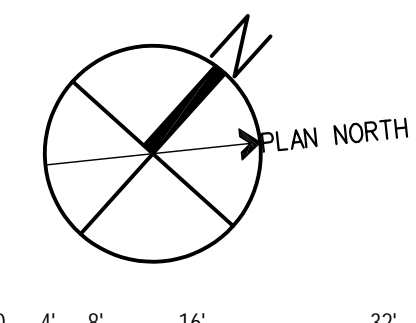
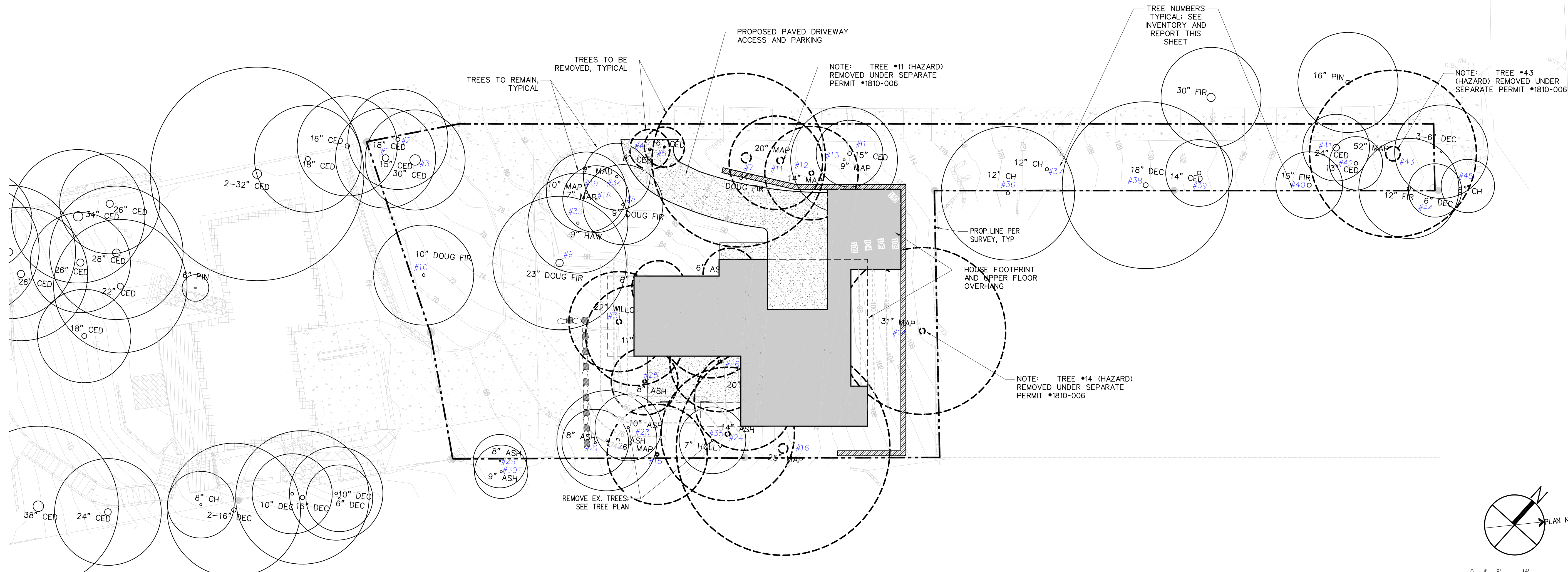
TOP OF SHORING (TOSH) AT GARAGE AND FOR EXCAVATION, SEE SHORING 'SS' DRAWINGS
 SPOT ELEVATIONS AND CONTOUR LINES PER SURVEY

BOUNDARY AND SHADED AREA INDICATE EX. SLOPES OF 40% OR GREATER

OUTLINE OF PROPOSED SINGLE FAMILY HOME; SEE SITE PLAN

LIMITS OF EXCAVATION WITH ALLOWED CUT SLOPES AS SHOWN TYP UNO

SEE TREE PLAN SHEET A-1.02



1 SITE PLAN - TREES
SCALE: 1/16" = 1'-0"

Vacant Lot (Mercer Island)
REVISED 1/28/19
Page 1 of 5

Washington Tree Experts
9792 Edmonds Way #123
Edmonds, WA 98020
206-362-3380
wtetree@yahoo.com

Client name: Mei Young
Street: 8251 W. Mercer Way
City, Zip: Mercer Island, WA 98040

RE: Tree inventory and report as required by the City of Mercer Island

INVENTORY:

MAP #	SPECIES	TREE TAG#	DIAMETER	EXCEPTIONAL	GENERAL HEALTH	REMOVE/RETAIN
1	Western Red Cedar (<i>Thuja plicata</i>)	THUJA1	15"	NO	GOOD	RETAIN
2	Cedar	THUJA2	18"	NO	GOOD	RETAIN
3	Cedar	THUJA3	30"	YES*	GOOD	RETAIN
4	Cedar	THUJA4	8"	NO	GOOD	REMOVE
5	Cedar	THUJA5	6"	NO	GOOD	REMOVE
6	Cedar	THUJA6	15"	NO	GOOD	REMOVE
7	Doug Fir (<i>Pseudotsuga menziesii</i>)	DF1	34"	YES*	GOOD	REMOVE
8	Doug Fir	DF2	9"	NO	GOOD	RETAIN
9	Doug Fir	DF3	23"	NO	GOOD	RETAIN
10	Doug Fir	DF4	10"	NO	GOOD	RETAIN
11	Bigleaf Maple (<i>Acer macrophyllum</i>)	BLM1	20"	NO	POOR/HAZARD	REMOVE
12	Maple	BLM2	14"	NO	FAIR	REMOVE
13	Maple	BLM3	9"	NO	FAIR	REMOVE
14	Maple	BLM4	31"	YES*	POOR/HAZARD	REMOVE
15	Maple	BLM5	6"	NO	FAIR	REMOVE
16	Maple	BLM6	25"	NO	FAIR	REMOVE
17	Maple	BLM7	20"	NO	FAIR	REMOVE
18	Maple	BLM8	7"	NO	FAIR	RETAIN

Washington Tree Experts Certified Arborist

Vacant Lot (Mercer Island)
REVISED 1/28/19
Page 2 of 5

19	Maple	BLM9	10"	NO	FAIR	RETAIN
20	Oregon Ash (<i>Fraxinus latifolia</i>)	ASH1	11"	NO	FAIR	REMOVE
21	Ash	ASH2	8"	NO	FAIR	RETAIN
22	Ash	ASH3	6"	NO	FAIR	RETAIN
23	Ash	ASH4	20"	NO	FAIR	REMOVE
24	Ash	ASH5	14"	NO	FAIR	REMOVE
25	Ash	ASH6	8"	NO	FAIR	REMOVE
26	Ash	ASH7	9"	NO	FAIR	REMOVE
27	Ash	ASH8	14"	NO	FAIR	REMOVE
28	Ash	ASH9	6"	NO	FAIR	REMOVE
29	Ash	ASH11	8"	NO	FAIR	RETAIN
30	Ash	ASH12	9"	NO	FAIR	RETAIN
31	Willow (<i>Salix aculeolata</i>)	SALX1	22"	YES*	FAIR	REMOVE
32	Indian Plum (<i>Oemleria cerasiformis</i>)	PLUM1	6"	NO	FAIR	REMOVE
33	Hawthorn (<i>Crataegus</i> sp.)	HAW1	9"	NO	GOOD	RETAIN
34	Madrone (<i>Arbutus menziesii</i>)	MAD1	9"	YES*	GOOD	RETAIN
35	Holly (<i>Ilex aquifolium</i>)	HOLLY1	7"	NO	GOOD	RETAIN
36	Cherry (<i>Prunus serrulata</i>)	CH1	12"	NO	FAIR	RETAIN
37	Purple Plum (<i>Prunus cerasifera</i>)	PLUM1	12	NO	FAIR	RETAIN
38	Purple Plum	PLUM2	18"	NO	FAIR	RETAIN
39	Port Orford Cedar (<i>Chamaecyparis lawsoniana</i>)	CHAM1	14"	NO	GOOD	RETAIN
40	Doug Fir	DF5	15"	NO	GOOD	RETAIN
41	Cedar	THUJA7	24"	NO	GOOD	RETAIN
42	Cedar	THUJA8	13"	NO	GOOD	RETAIN
43	Maple	BLM10	52"	YES*	POOR/HAZARD	REMOVE
44	Doug Fir	DF6	12"	NO	GOOD	RETAIN
45	Juniper	JP1	6"	NO	GOOD	RETAIN

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Vacant Lot (Mercer Island)
REVISED 1/28/19
Page 3 of 5

Protection recommendations:
The best way to protect trees during construction is to limit the amount of disturbance in the critical root zone (CRZ). A common rule to establish the CRZ is protect all tree roots within the dripline.

To protect the trees for retention during construction restrict the following within the critical root zone (CRZ) which is equal to the drip line:
 - erect barriers or sturdy fencing around to tree to define the tree protection area to be installed prior to and remain in place for the life of the development project to ensure protection
 -no grade changes.
 -no heavy equipment driven in the protection zone.
 -no piling of soil or debris in protection zone.
 -no digging or excavating in the CRZ.
 -if roots are found outside the CRZ no cutting of roots more than 4" diameter and clean straight cuts on 1-3-9" roots with a hand saw to promote wound closure and prevent the spread of decay in the root crown.

For all digging operations, insist that exposed roots be cut cleanly to promote quick wound closure and regeneration. Minimize damage by keeping the plants well-watered before and after digging, and covering exposed roots with soil, mulch, or damp burlap as soon as possible.

Retention trees:

SPECIES	TREE TAG#	DIAMETER	GENERAL HEALTH	VIABLE	CRZ
Western Red Cedar (<i>Thuja plicata</i>)	THUJA1	15"	GOOD	Y	Dripline
Cedar	THUJA2	18"	GOOD	Y	Dripline
Cedar	THUJA3	30"	GOOD	Y	Dripline
Cedar	THUJA4	8"	GOOD	Y	Dripline
Doug Fir	DF2	9"	GOOD	Y	6' radius
Doug Fir	DF3	23"	GOOD	Y	10' radius
Doug Fir	DF4	10"	GOOD	Y	Dripline
Maple	BLM3	9"	FAIR	Y	Dripline
Maple	BLM8	7"	FAIR	Y	Dripline
Maple	BLM9	10"	FAIR	Y	Dripline
Ash	ASH2	8"	FAIR	Y	Dripline
Ash	ASH3	6"	FAIR	Y	Dripline
Ash	ASH4	10"	FAIR	Y	Dripline
Ash	ASH11	8"	FAIR	Y	Dripline
Ash	ASH12	9"	FAIR	Y	Dripline
Hawthorn (<i>Crataegus</i> sp.)	HAW1	9"	GOOD	Y	Dripline
Madrone (<i>Arbutus menziesii</i>)	MAD1	9"	GOOD	Y	Dripline

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Vacant Lot (Mercer Island)
REVISED 1/28/19
Page 4 of 5

Holly (<i>Ilex aquifolium</i>)	HOLLY1	7"	GOOD	Y	Dripline
Cherry (<i>Prunus serrulata</i>)	CH1	12"	FAIR	Y	Dripline
Purple Plum (<i>Prunus cerasifera</i>)	PLUM1	12	FAIR	Y	Dripline
Purple Plum	PLUM2	18"	FAIR	Y	Dripline
Port Orford Cedar (<i>Chamaecyparis lawsoniana</i>)	CHAM1	14"	GOOD	Y	Dripline
Doug Fir	DF5	15"	GOOD	Y	Dripline
Cedar	THUJA7	24"	GOOD	Y	Dripline
Cedar	THUJA8	13"	GOOD	Y	Dripline
Doug Fir	DF6	12"	GOOD	Y	Dripline
Juniper	JP1	6"	GOOD	Y	Dripline

The CRZ is equal to the dripline. All disturbance should be outside of the CRZ except for the following:

Tree Doug Fir (DF2) can be retained and preserved despite the driveway construction in the dripline. It is healthy and young Doug Fir that can tolerate the minimum disturbance intrusion into the CRZ. NO disturbance to the structural root plate which is approximately 6' radius. No more than 10% of the CRZ should be interrupted which is equal to approximately 12' radius. After care should include an organic layer of mulch at a depth of 2-3" in the dripline and adequate water during the dry season. Upon completion of the project tree should be monitored for the two following growing seasons to inspect for health and vigor.

Tree Doug Fir (DF3) can be retained and preserved despite the building construction in the dripline. The amount of disturbance represents a very small percentage of the CRZ, and the tree can tolerate some intrusion as it is of normal vigor and health. Fencing should be constructed to protect as much of the dripline as possible. There should only be an allowance on the southwest side of the dripline. NO disturbance to the structural root plate which is approximately 10' radius and no more than 10% of the CRZ should be interrupted which is equal to approximately 30' radius. After care should include an organic layer of mulch at a depth of 2-3" in the dripline and adequate water during the dry season. Upon completion of the project tree should be monitored for the two following growing seasons to inspect for health and vigor.

If the protection measures are taken, the necessary removals will not negatively impact the trees for retention. Most of the trees for retention are young and viable and have a higher tolerance for disturbance than their more mature counterparts. Neighboring trees will not be adversely affected.

Significant trees on adjacent properties will not be affected by the proposed removals.

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Vacant Lot (Mercer Island)
REVISED 1/28/19
Page 5 of 5

Replacement trees:
As per the City of Mercer Island replacement trees should be mostly native. I would recommend a variety of species to avoid a monoculture. The following is a list of species that would be suitable:
 -Vine Maple (*Acer circinatum*)
 -Serviceberry (*Amelanchier* sp.)
 -Shore Pine (*Pinus contorta* v. *contorta*)
 -Lambert Pine (*Pinus flexilis*)
 -Pacific Yew (*Taxus brevifolia*)
 -Pacific Dogwood (*Cornus nutallii*)
 -Cascara (*Rhamnus purshiana*)

Prepared by:
Jennifer Wells
Jennifer Wells
ISA Certified Consulting Arborist #PN6205A
ISA Qualified Tree Risk Assessor

My firm has been hired on a consult only basis.

To evaluate and to prepare this report I have drawn upon my 20 plus years of experience in the field and my formal education in Forestry and Horticulture. I also followed the protocol of the International Society of Arboriculture (ISA) for tree risk assessment while looking at the overall health of the trees and site conditions. I have been providing consultation regarding the protection of trees during construction and after care for 10 years for residential and commercial clients.

Waiver of Liability
This information represents the tree health assessment at this point in time. My findings do not guarantee future safety nor are they predictions of future events. Information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection. The inspection is limited to visual examination of accessible items without excavation, probing, or coring. All data has been verified to the best of my knowledge. The report represents the opinion of the arboreal and the fees are in no way contingent upon reporting. Any alterations made to this report automatically invalidate this report.

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REGISTERED ARCHITECT
STATE OF WASHINGTON
AFTER 08/08/12

WEN HUI
RESIDENCE
8243 WEST MERCER WAY
MERCER ISLAND | WA | 98040

PROJECT REVISIONS

DATE	DESCRIPTION
12/JUL/2019	SUBMITTAL SET REV. 5
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12/JUL/2019	SUBMITTAL REVISIONS
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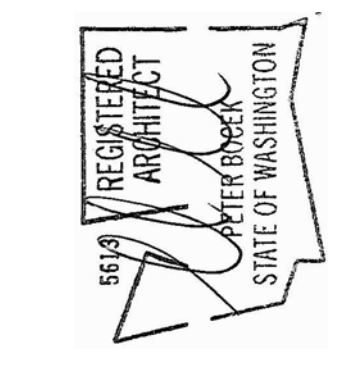
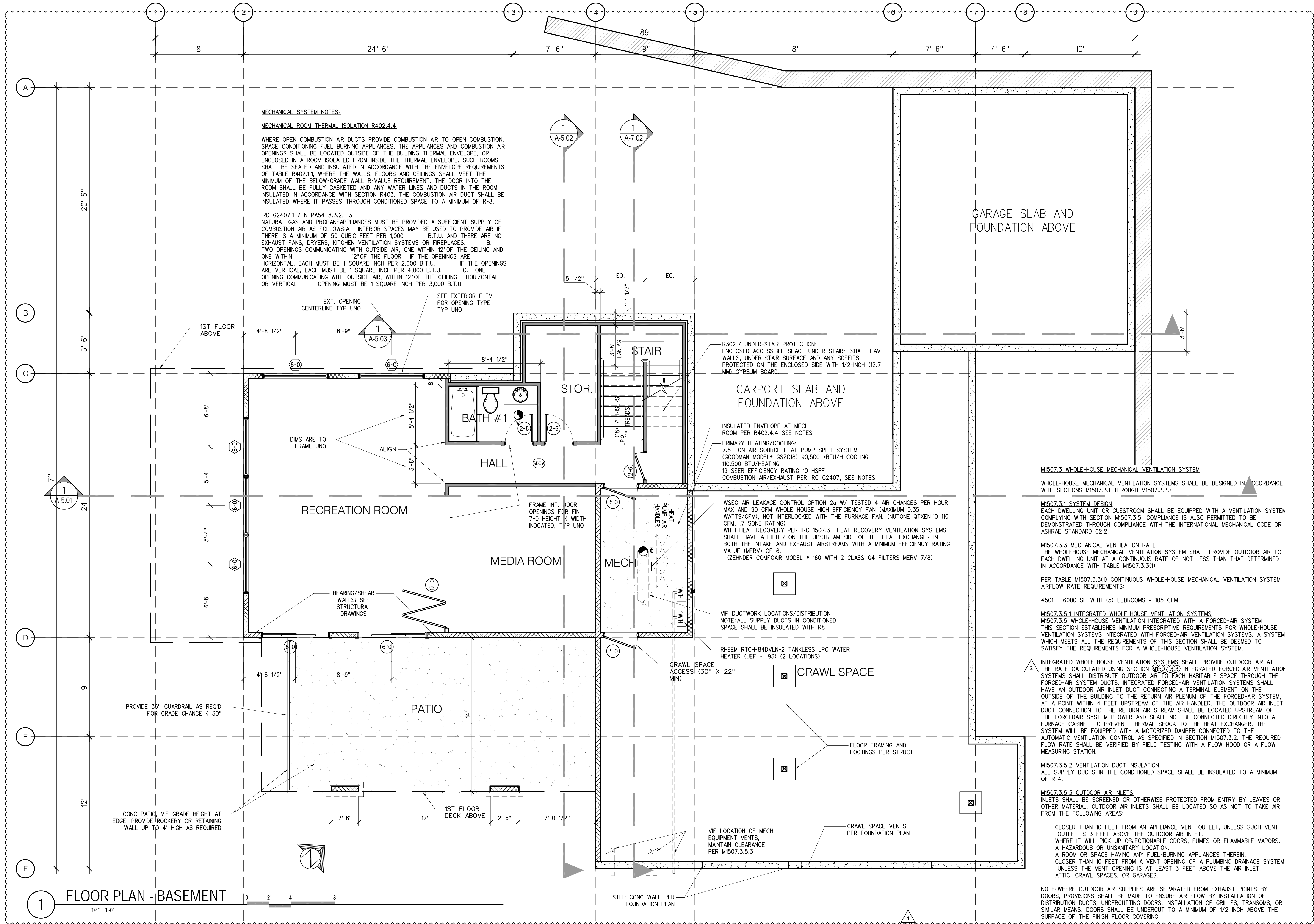
PROJECT RELEASE

DATE	DESCRIPTION
15/SEP/17	PRELIM
12/MAR/2018	PRE-APP REVIEW
30/MAR/2018	90% REVIEW
12/JUL/2019	SUBMITTAL REVISIONS
18/OCT/2019	SUBMITTAL REVISIONS

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15/SEP/17	PRELIM
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A-1.02
TREE PLAN



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PROJECT RELEASE	
DATE	DESCRIPTION
11/05/2017	PRELIM
12/04/2018	PRE-APP REVIEW
30/04/2018	90% REVIEW
12/01/2019	SUBMITTAL REVISIONS
18/02/2019	SUBMITTAL REVISIONS

PROJECT PERMIT INFO	
DATE	DESCRIPTION

A-2.01
 FLOOR PLAN - BASEMENT

M1507.3 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM
 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1507.3.1 THROUGH M1507.3.3.1

M1507.3.1 SYSTEM DESIGN
 EACH DWELLING UNIT OR GUESTROOM SHALL BE EQUIPPED WITH A VENTILATION SYSTEM COMPLYING WITH SECTION M1507.3.5. COMPLIANCE IS ALSO PERMITTED TO BE DEMONSTRATED THROUGH COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE OR ASHRAE STANDARD 62.2.

M1507.3.3 MECHANICAL VENTILATION RATE
 THE WHOLEHOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR TO EACH DWELLING UNIT AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1507.3.3(1)

PER TABLE M1507.3.3(1) CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS:
 4501 - 6000 SF WITH (5) BEDROOMS - 105 CFM

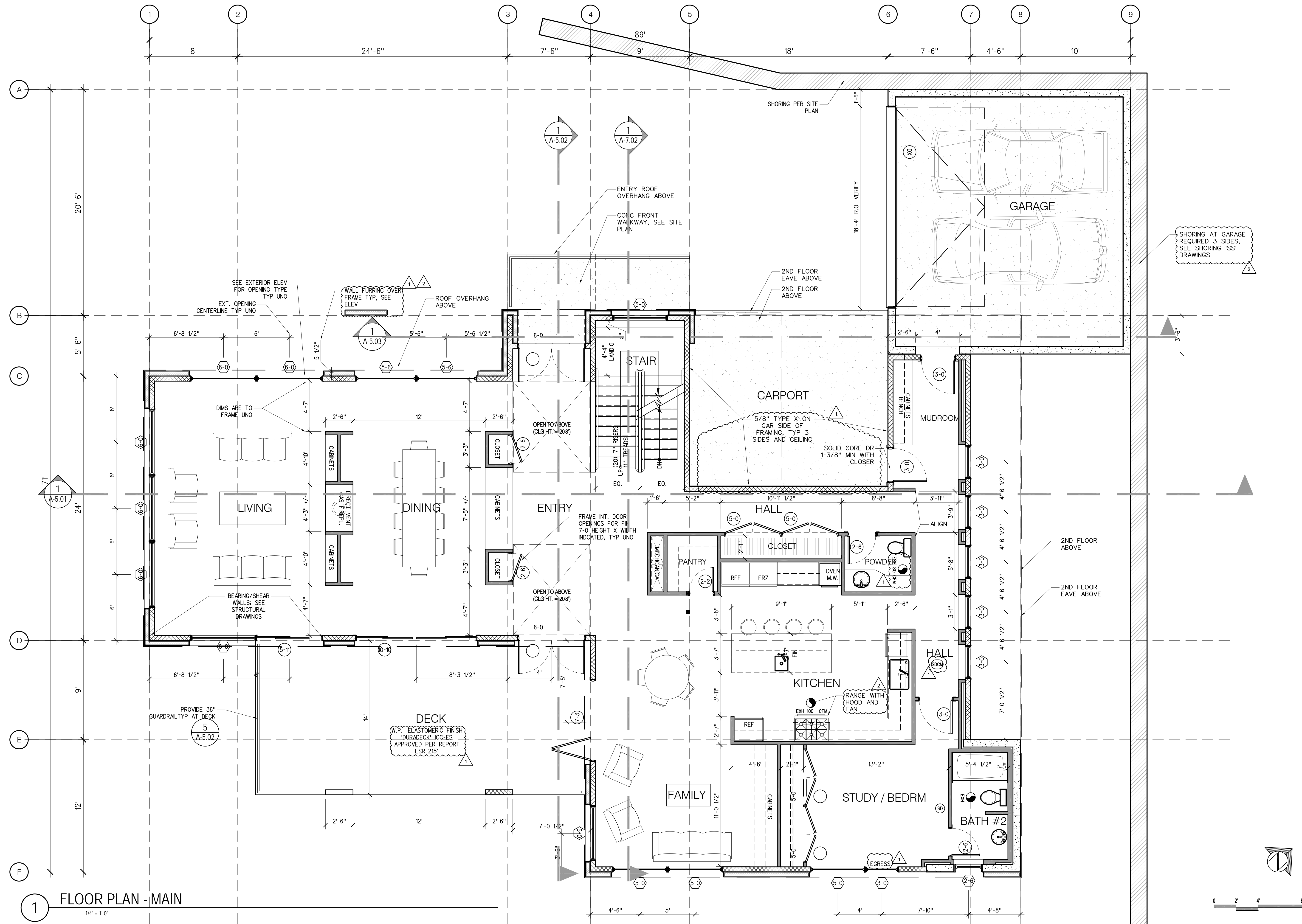
M1507.3.5.1 INTEGRATED WHOLE-HOUSE VENTILATION SYSTEMS
 M1507.3.5 WHOLE-HOUSE VENTILATION INTEGRATED WITH A FORCED-AIR SYSTEM
 THIS SECTION ESTABLISHES MINIMUM PRESCRIPTIVE REQUIREMENTS FOR WHOLE-HOUSE VENTILATION SYSTEMS INTEGRATED WITH FORCED-AIR VENTILATION SYSTEMS. A SYSTEM WHICH MEETS ALL THE REQUIREMENTS OF THIS SECTION SHALL BE DEEMED TO SATISFY THE REQUIREMENTS FOR A WHOLE-HOUSE VENTILATION SYSTEM.

M1507.3.5.2 INTEGRATED WHOLE-HOUSE VENTILATION SYSTEMS SHALL PROVIDE OUTDOOR AIR AT THE RATE CALCULATED USING SECTION M1507.3.3
 INTEGRATED FORCED-AIR VENTILATION SYSTEMS SHALL DISTRIBUTE OUTDOOR AIR TO EACH HABITABLE SPACE THROUGH THE FORCED-AIR SYSTEM DUCTS. INTEGRATED FORCED-AIR VENTILATION SYSTEMS SHALL HAVE AN OUTDOOR AIR INLET DUCT CONNECTING A TERMINAL ELEMENT ON THE OUTSIDE OF THE BUILDING TO THE RETURN AIR PLENUM OF THE FORCED-AIR SYSTEM, AT A POINT WITHIN 4 FEET UPSTREAM OF THE AIR HANDLER. THE OUTDOOR AIR INLET DUCT CONNECTION TO THE RETURN AIR STREAM SHALL BE LOCATED UPSTREAM OF THE FORCED-AIR SYSTEM BLOWER AND SHALL NOT BE CONNECTED DIRECTLY INTO A FURNACE CABINET TO PREVENT THERMAL SHOCK TO THE HEAT EXCHANGER. THE SYSTEM WILL BE EQUIPPED WITH A MOTORIZED DAMPER CONNECTED TO THE AUTOMATIC VENTILATION CONTROL AS SPECIFIED IN SECTION M1507.3.2. THE REQUIRED FLOW RATE SHALL BE VERIFIED BY FIELD TESTING WITH A FLOW HOOD OR A FLOW MEASURING STATION.

M1507.3.5.2 VENTILATION DUCT INSULATION
 ALL SUPPLY DUCTS IN THE CONDITIONED SPACE SHALL BE INSULATED TO A MINIMUM OF R-4.

M1507.3.5.3 OUTDOOR AIR INLETS
 INLETS SHALL BE SCREENED OR OTHERWISE PROTECTED FROM ENTRY BY LEAVES OR OTHER MATERIAL. OUTDOOR AIR INLETS SHALL BE LOCATED SO AS NOT TO TAKE AIR FROM THE FOLLOWING AREAS:
 CLOSER THAN 10 FEET FROM AN APPLIANCE VENT OUTLET, UNLESS SUCH VENT OUTLET IS 3 FEET ABOVE THE OUTDOOR AIR INLET.
 WHERE IT WILL PICK UP OBJECTIONABLE ODORS, FUMES OR FLAMMABLE VAPORS. A HAZARDOUS OR UNSANITARY LOCATION.
 A ROOM OR SPACE HAVING ANY FUEL-BURNING APPLIANCES THEREIN.
 CLOSER THAN 10 FEET FROM A VENT OPENING OF A PLUMBING DRAINAGE SYSTEM UNLESS THE VENT OPENING IS AT LEAST 3 FEET ABOVE THE AIR INLET.
 ATTIC, CRAWL SPACES, OR GARAGES.

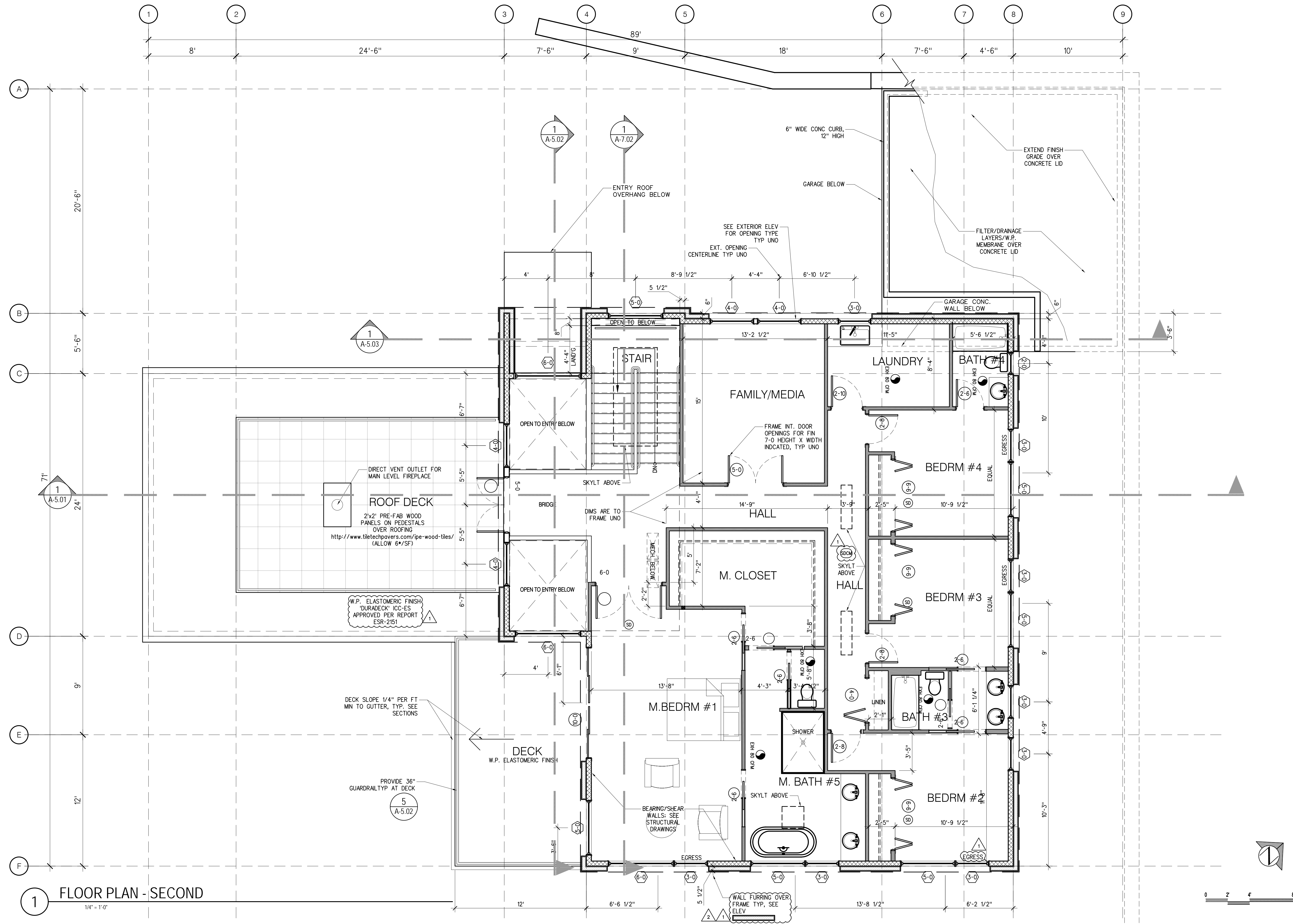
NOTE: WHERE OUTDOOR AIR SUPPLIES ARE SEPARATED FROM EXHAUST POINTS BY DOORS, PROVISIONS SHALL BE MADE TO ENSURE AIR FLOW BY INSTALLATION OF DISTRIBUTION DUCTS, UNDERCUTTING DOORS, INSTALLATION OF GRILLES, TRANSOMS, OR SIMILAR MEANS. DOORS SHALL BE UNDERCUT TO A MINIMUM OF 1/2 INCH ABOVE THE SURFACE OF THE FINISH FLOOR COVERING.



PROJECT REVISIONS	
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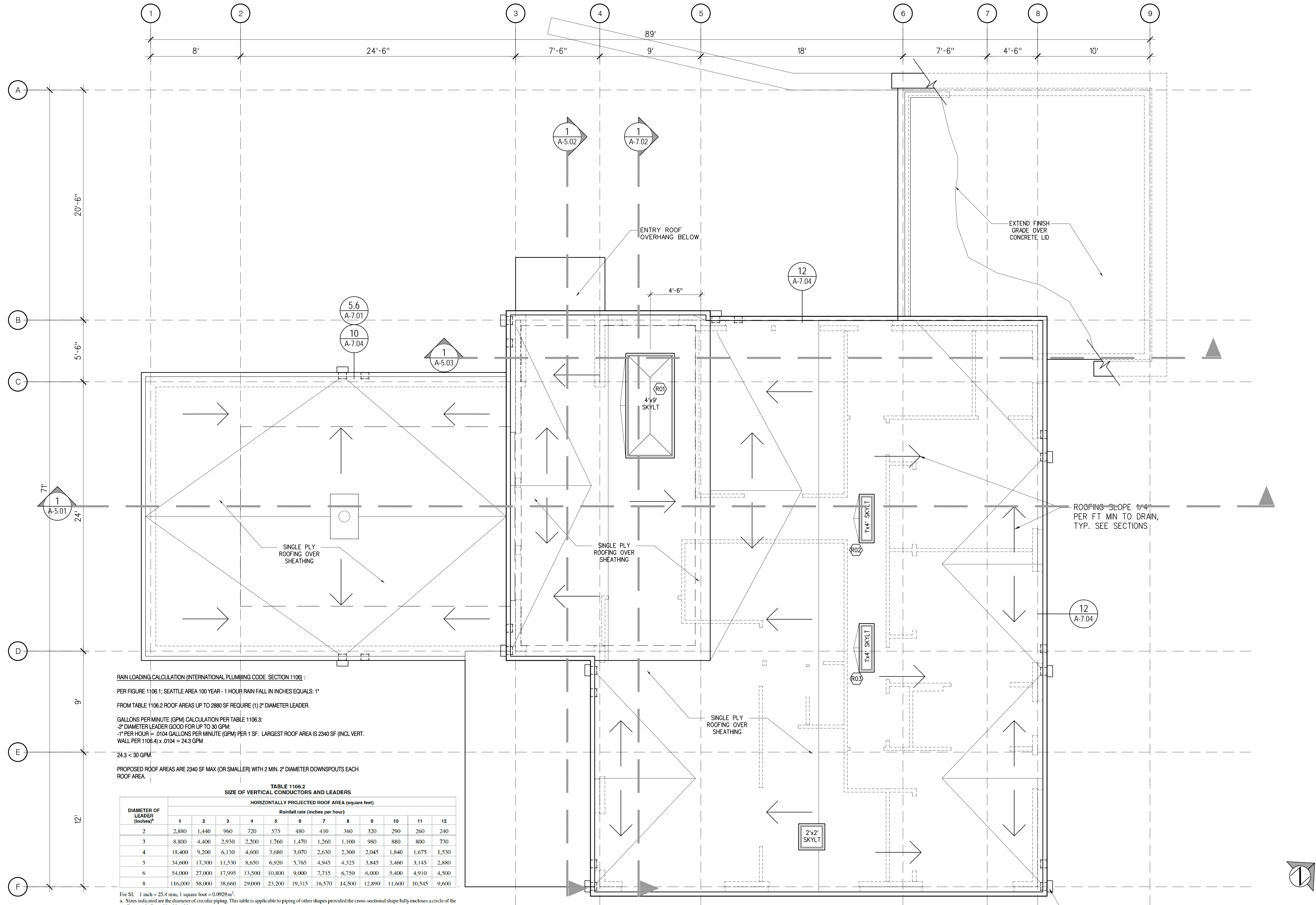


1 FLOOR PLAN - SECOND
1/4" = 1'-0"

PROJECT REVISIONS	
DATE	DESCRIPTION
12/JUL/2019	SUBMITTAL SET REV. 5
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18/OCT/2019	SUB. SET REV. 8
18/OCT/2019	SUB. SET REV. 9

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RAIN LOADING CALCULATION (INTERNATIONAL PLUMBING CODE SECTION 1106):
 PER FIGURE 1106.1: SEATTLE AREA 100 YEAR - 1 HOUR RAIN FALL IN INCHES EQUALS: 1"
 FROM TABLE 1106.2 ROOF AREAS UP TO 2880 SF REQUIRE (1) 2" DIAMETER LEADER.

GALLONS PER MINUTE (GPM) CALCULATION PER TABLE 1106.3:
 2" DIAMETER LEADER GOOD FOR UP TO 30 GPM.
 1" PER HOUR = .0104 GALLONS PER MINUTE (GPM) PER 1 SF. LARGEST ROOF AREA IS 2340 SF (INCL. VERT. WALL PER 1106.4) x .0104 = 24.3 GPM
 24.3 < 30 GPM.

PROPOSED ROOF AREAS ARE 2340 SF MAX (OR SMALLER) WITH 2 MIN. 2" DIAMETER DOWNSPOUTS EACH ROOF AREA.

**TABLE 1106.2
 SIZE OF VERTICAL CONDUCTORS AND LEADERS**

DIAMETER OF LEADER (inches) ^a	HORIZONTALLY PROJECTED ROOF AREA (square feet)											
	Rainfall rate (inches per hour)											
	1	2	3	4	5	6	7	8	9	10	11	12
2	2,880	1,440	960	720	575	480	410	360	320	290	260	240
3	8,800	4,400	2,930	2,200	1,760	1,470	1,260	1,100	980	880	800	730
4	18,400	9,200	6,130	4,600	3,680	3,070	2,630	2,300	2,045	1,840	1,675	1,530
5	34,600	17,300	11,530	8,650	6,920	5,765	4,945	4,325	3,845	3,460	3,145	2,880
6	54,000	27,000	17,995	13,500	10,800	9,000	7,715	6,750	6,000	5,400	4,910	4,500
8	116,000	58,000	38,660	29,000	23,200	19,315	16,570	14,500	12,890	11,600	10,545	9,600

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m².
 a. Sizes indicated are the diameter of circular piping. This table is applicable to piping of other shapes provided the cross-sectional shape fully encloses a circle of the diameter indicated in this table.

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



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18/OCT/2019	SUB. SET REV. 6, 7
18/OCT/2019	SUB. SET REV. 8
18/OCT/2019	SUB. SET REV. 9
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18/OCT/2019	SUB. SET REV. 11
18/OCT/2019	SUB. SET REV. 12

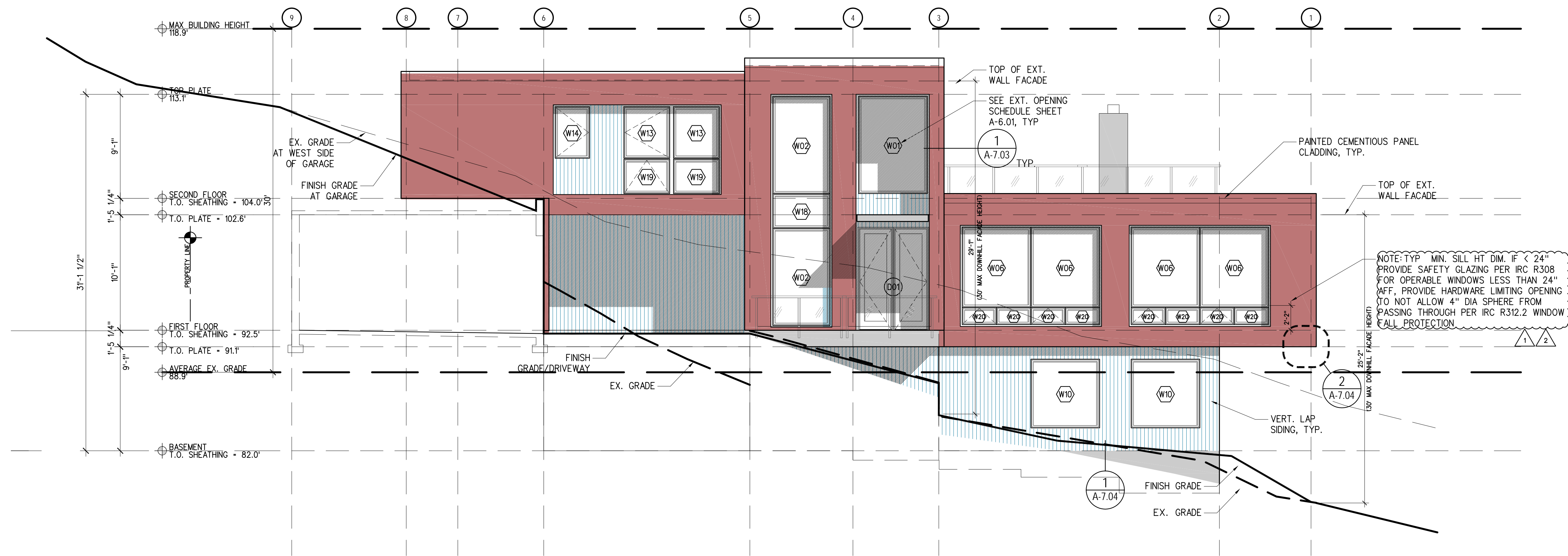
PROJECT RELEASE

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12/MAR/2018	PRE-APP REVIEW		
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18/OCT/2019	SUBMITTAL REVISIONS		

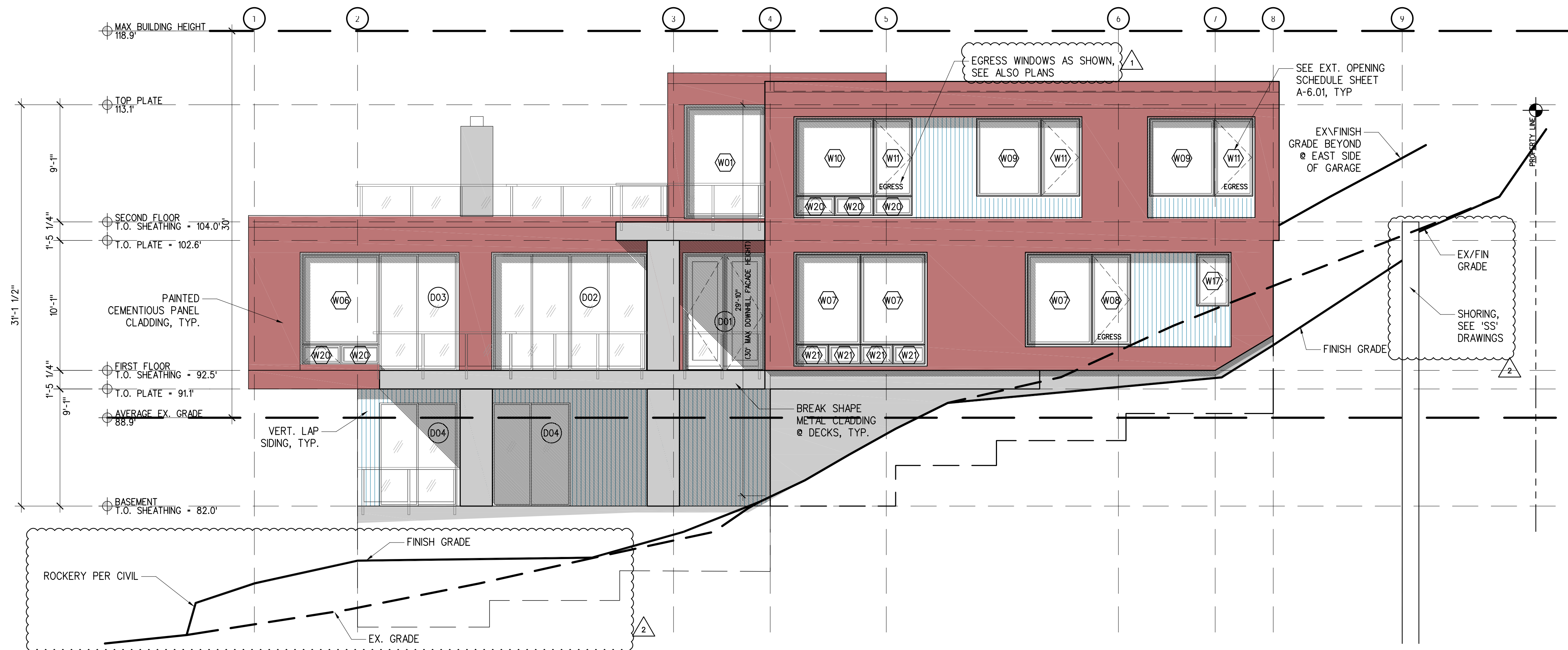
PROJECT PERMIT INFO

DATE	DESCRIPTION	DATE	DESCRIPTION

A-2.04
 ROOF PLAN



2 WEST ELEV
SCALE: 3/16" = 1'-0"

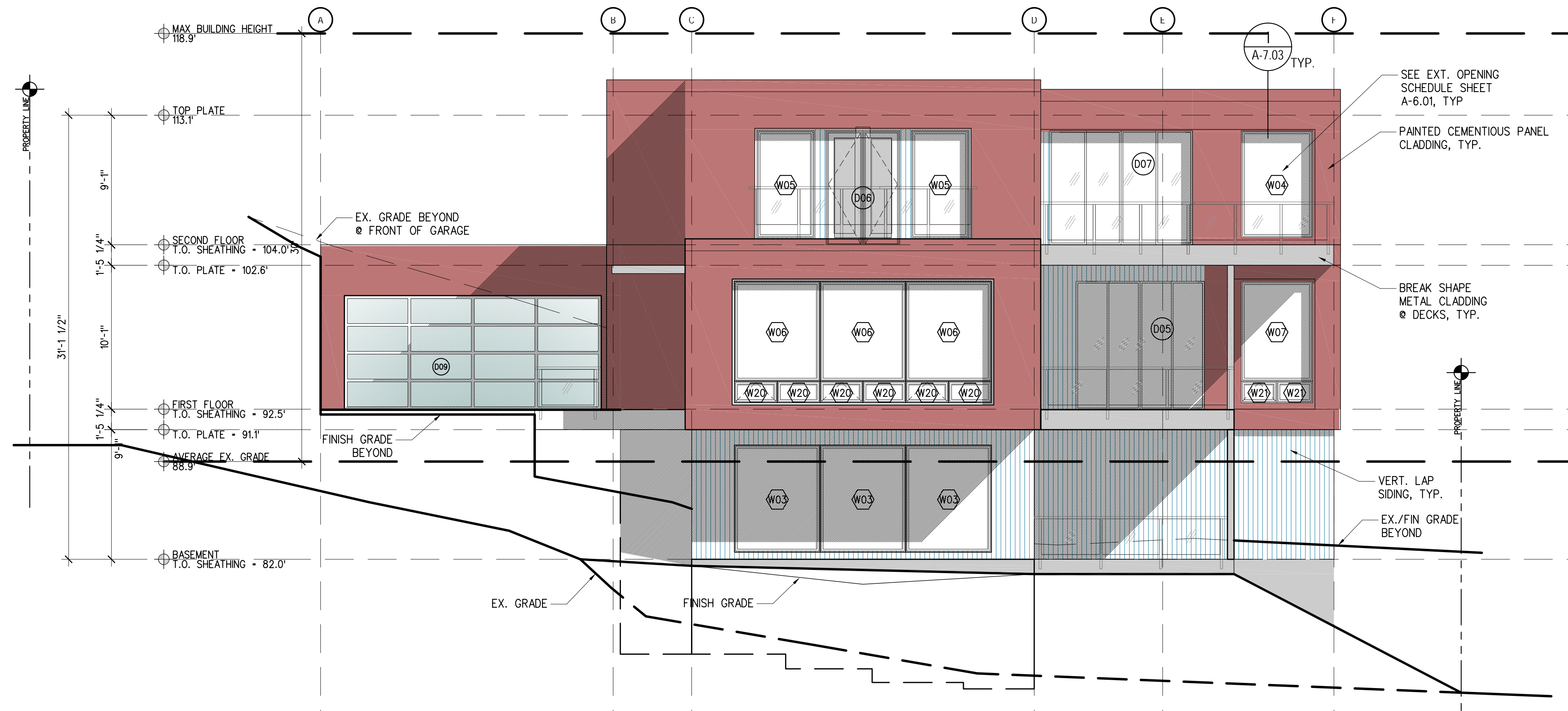


1 EAST ELEV
SCALE: 3/16" = 1'-0"

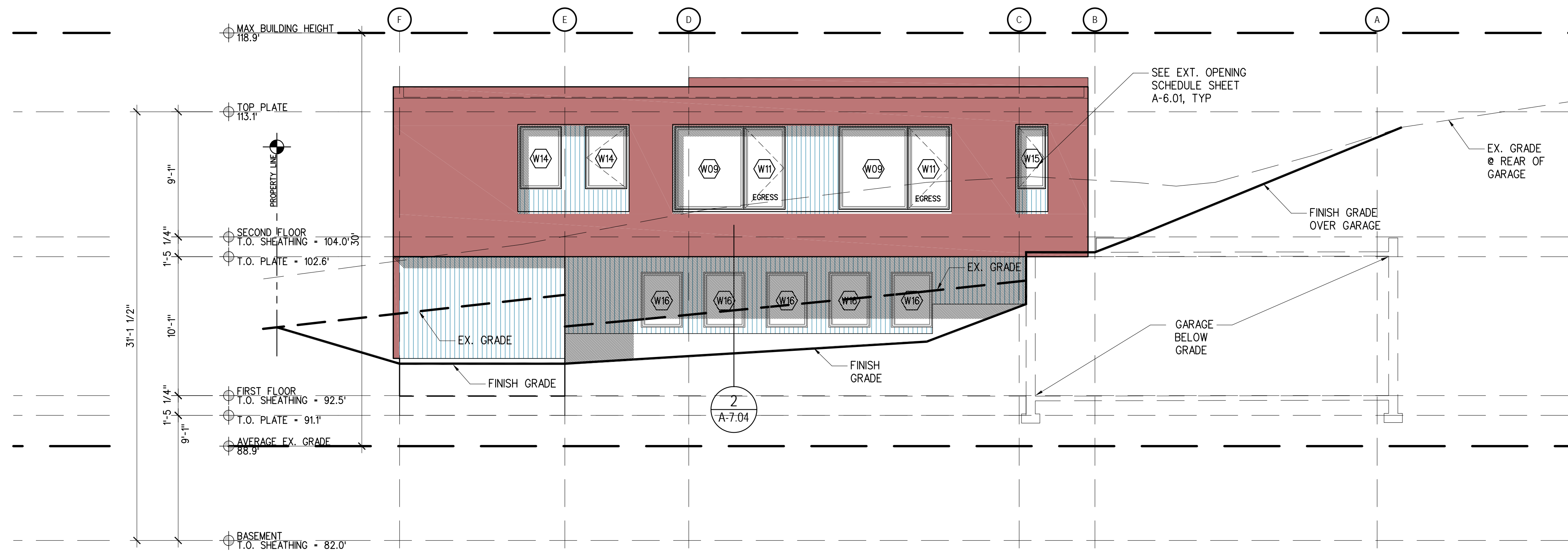
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18/OCT/2019	SUB. SET REV. 5 #2
18/OCT/2019	SUBMITTAL REVISIONS
18/OCT/2019	SUBMITTAL REVISIONS

PROJECT RELEASE	
DATE	DESCRIPTION
15/SEP/17	PRELIM
12/MAR/2018	PRE-APP REVIEW
30/MAR/2018	90% REVIEW
12/JUL/2019	SUBMITTAL REVISIONS
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2 SOUTH ELEV
SCALE: 3/16" = 1'-0"

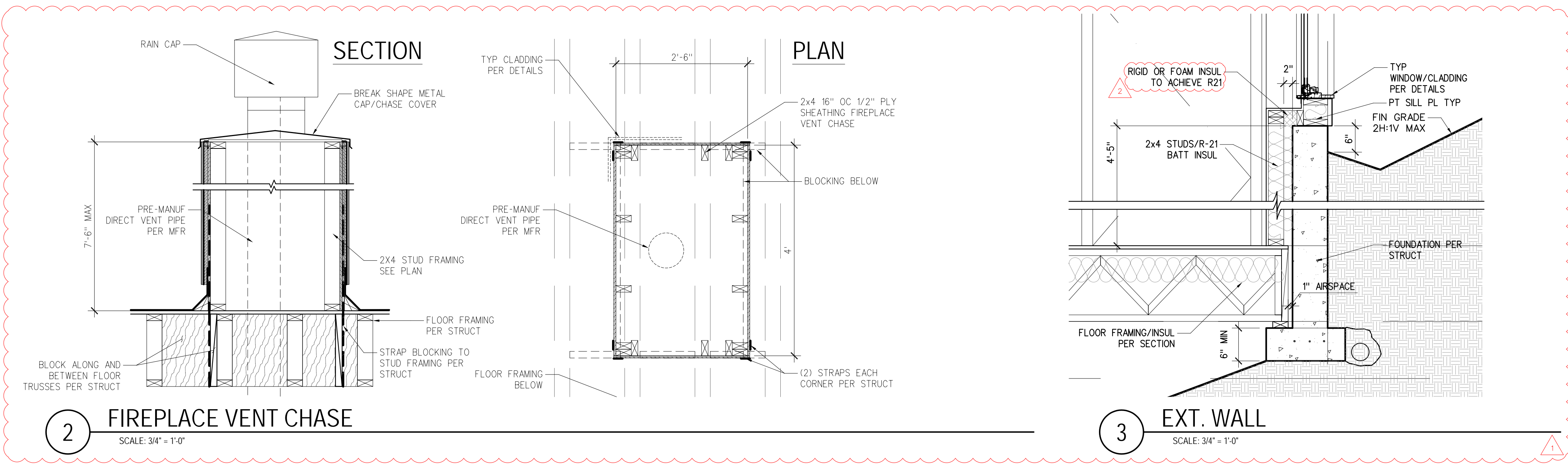


1 NORTH ELEV
SCALE: 3/16" = 1'-0"

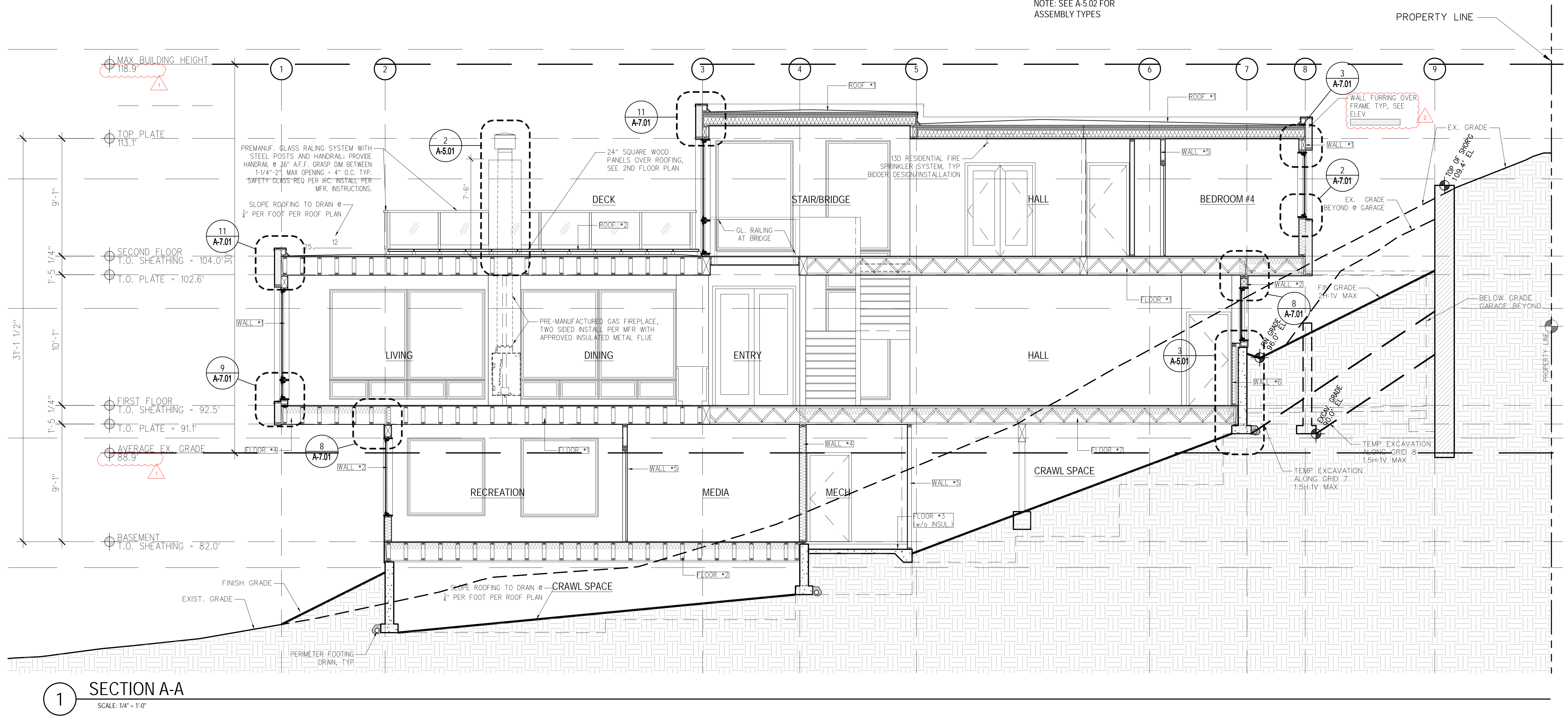
PROJECT REVISIONS	
DATE	DESCRIPTION
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18/OCT/2019	SUB. SET REV. 5 #2

PROJECT RELEASE	
DATE	DESCRIPTION
15/SEP/17	PRELIM
12/MAR/2018	PRE-APP REVIEW
30/MAR/2018	90% REVIEW
12/JUL/2019	SUBMITTAL REVISIONS
18/OCT/2019	SUBMITTAL REVISIONS

PROJECT PERMIT INFO	
DATE	DESCRIPTION



NOTE: SEE A-5.02 FOR ASSEMBLY TYPES



DATE	DESCRIPTION	DATE	DESCRIPTION
12JUL2019	SUBMITTAL SET REV. 5	18OCT2019	SUB. SET REV. 4.2
12JUL2019	SUBMITTAL REVISIONS	18OCT2019	SUBMITTAL REVISIONS

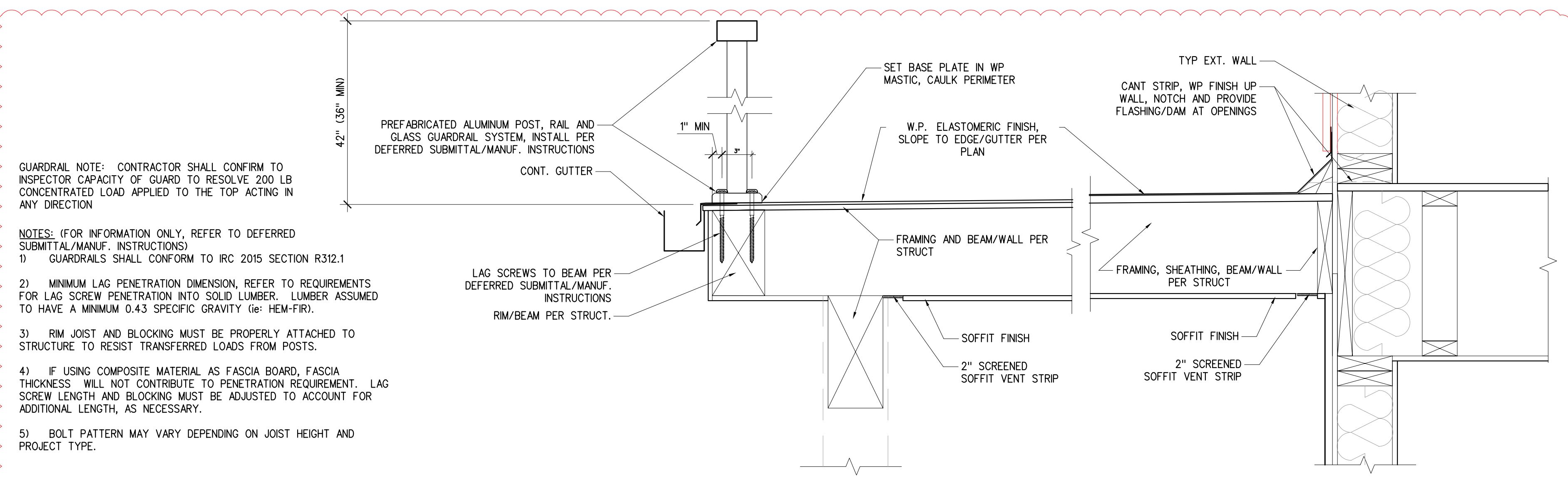
DATE	DESCRIPTION	DATE	DESCRIPTION
15SEP2017	PRELIM		
12MAR2018	PRE-APP REVIEW		
30MAR2018	90% REVIEW		
12JUL2019	SUBMITTAL REVISIONS		
18OCT2019	SUBMITTAL REVISIONS		

PROJECT PERMIT INFO

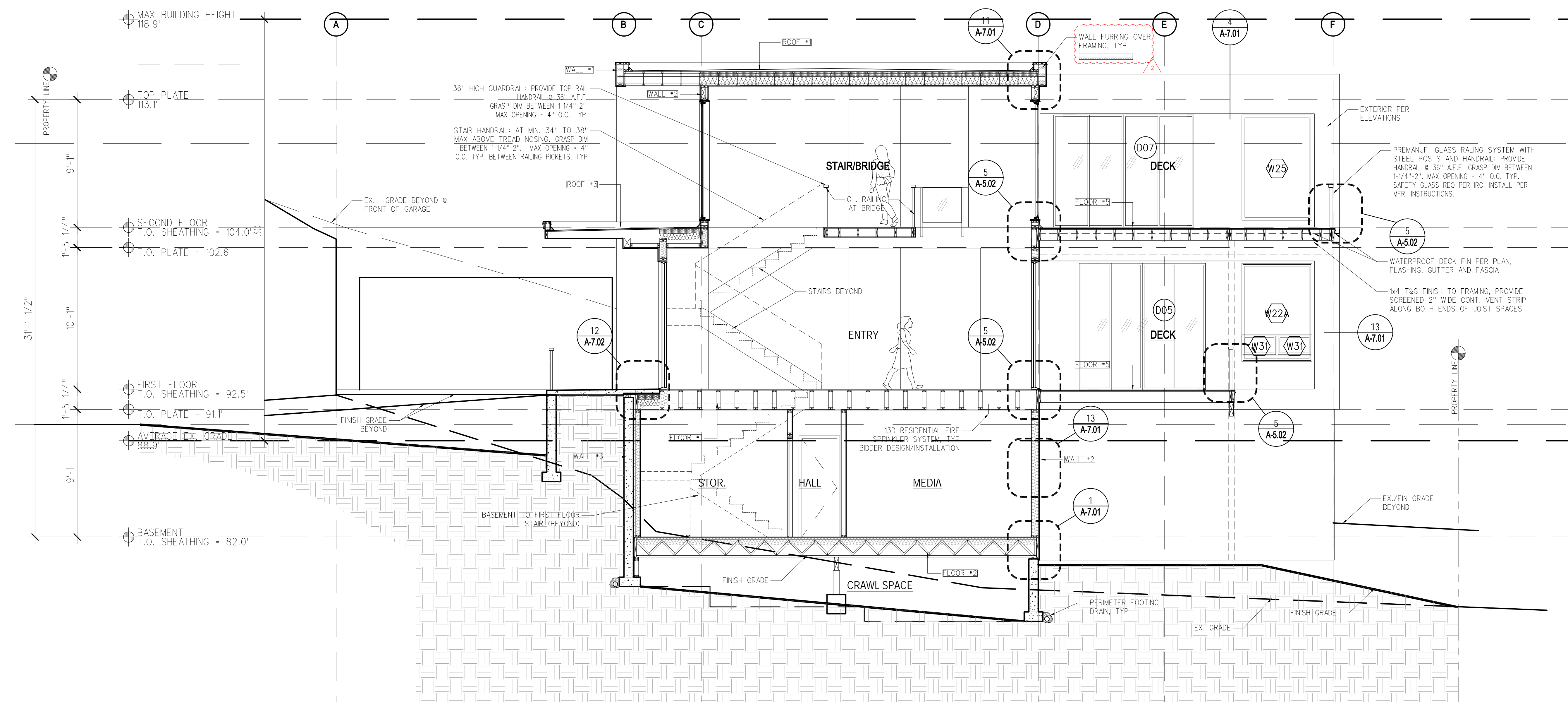
ASSEMBLY TYPES

WALL-1	CEMENTITIOUS PANEL SIDING BUILDING PAPER 1/2" PLYWOOD SHEATHING 2 X 6 STUDS @ 16" O.C. R-21 BATT INSULATION + R4 5/8" TYPE X G.W.B.	FLOOR-1	FINISH FLOOR PER PLANS 3/4" T&G PLYWOOD FLOOR FRAMING PER STRUCT. 1/2" G.W.B.	ROOF-1	SINGLE PLY WATERPROOF MEMBRANE OVER 1/2" PLYWD UNDERLAYMENT, TAPERED FURRING TO DRAIN PER ROOF PLAN/SECTIONS SHEATHING PER STRUCTURAL RAFTERS PER STRUCTURAL R-19 MIN CLOSED CELL SPRAY FOAM W/ R-19 MIN BATT INSULATION (R-38 TOTAL MIN) 5/8" TYPE X G.W.B.
WALL-2	VERTICAL LAP SIDING BUILDING PAPER 1/2" PLYWOOD SHEATHING 2 X 6 STUDS @ 16" O.C. R-21 BATT INSULATION + R4 5/8" TYPE X G.W.B.	FLOOR-2	FINISH FLOOR PER PLANS 3/4" T&G PLYWOOD FLOOR FRAMING PER STRUCT. R-38 BATT INSULATION 2" MIN CRAWLSPACE >>>>PROVIDE SPRAY FIRE RETARDANT ON FRAMING FOR FIRE CODE ALTERNATE 6 MIL POLY VAPOR BAR	ROOF-2	2" SQUARE PRE-FAB PIPE PANELS/PEDESTALS OVER 1/2" PLYWD UNDERLAYMENT, TAPERED FURRING TO DRAIN PER ROOF PLAN/SECTIONS SHEATHING PER STRUCTURAL RAFTERS PER STRUCTURAL R-19 MIN CLOSED CELL SPRAY FOAM W/ R-19 MIN BATT INSULATION (R-38 TOTAL MIN) 5/8" TYPE X G.W.B.
WALL-3	METAL BREAK SHAPE PANELS BUILDING PAPER 1/2" PLYWOOD SHEATHING 2 X 6 STUDS @ 16" O.C. R-21 BATT INSULATION + R4 5/8" TYPE X G.W.B.	FLOOR-3	FINISH FLOOR PER PLANS 3/4" T&G PLYWOOD FLOOR FRAMING PER STRUCT. R-38 BATT INSULATION 2" MIN CRAWLSPACE 6 MIL VAPOR BARRIER R-10 RIGID INSULATION CONTINUOUS FULL SLAB INSULATION FOR 1b EFFICIENT ENVELOPE CREDIT (RIGID INSUL NOT REQ'D AT GARAGE OR WHERE NOTED)	ROOF-3	SINGLE PLY WATERPROOF MEMBRANE SHEATHING PER STRUCTURAL TAPERED FRAMING PER STRUCTURAL R-19 MIN CLOSED CELL SPRAY FOAM W/ R-19 MIN BATT INSULATION (R-38 TOTAL MIN) 5/8" TYPE X G.W.B.
WALL-4	5/8" TYPE X G.W.B. 2 X 6 STUDS @ 16" O.C. R-21 BATT INSULATION + R4 6 MIL VAPOR BARRIER 1/2" G.W.B.	FLOOR-4	FINISH FLOOR PER PLANS 3/4" T&G PLYWOOD FLOOR FRAMING PER STRUCT. R-38 BATT INSULATION 3/8" T&G OR TEXTURED PLY.		
WALL-5	5/8" TYPE X G.W.B. 2 X 4 STUDS @ 16" O.C. 5/8" TYPE X G.W.B.	FLOOR-5	WATER PROOF FINISH 3/4" T&G PLYWOOD TAPERED DECK JOISTS PER STRUCTURAL 3/8" T&G OR TEXTURED PLY.		

4 ASSEMBLY TYPES



5 DECK DETAILS
SCALE: 1-1/2" = 1'-0"



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

FB ARCHITECTS INC., P.S.
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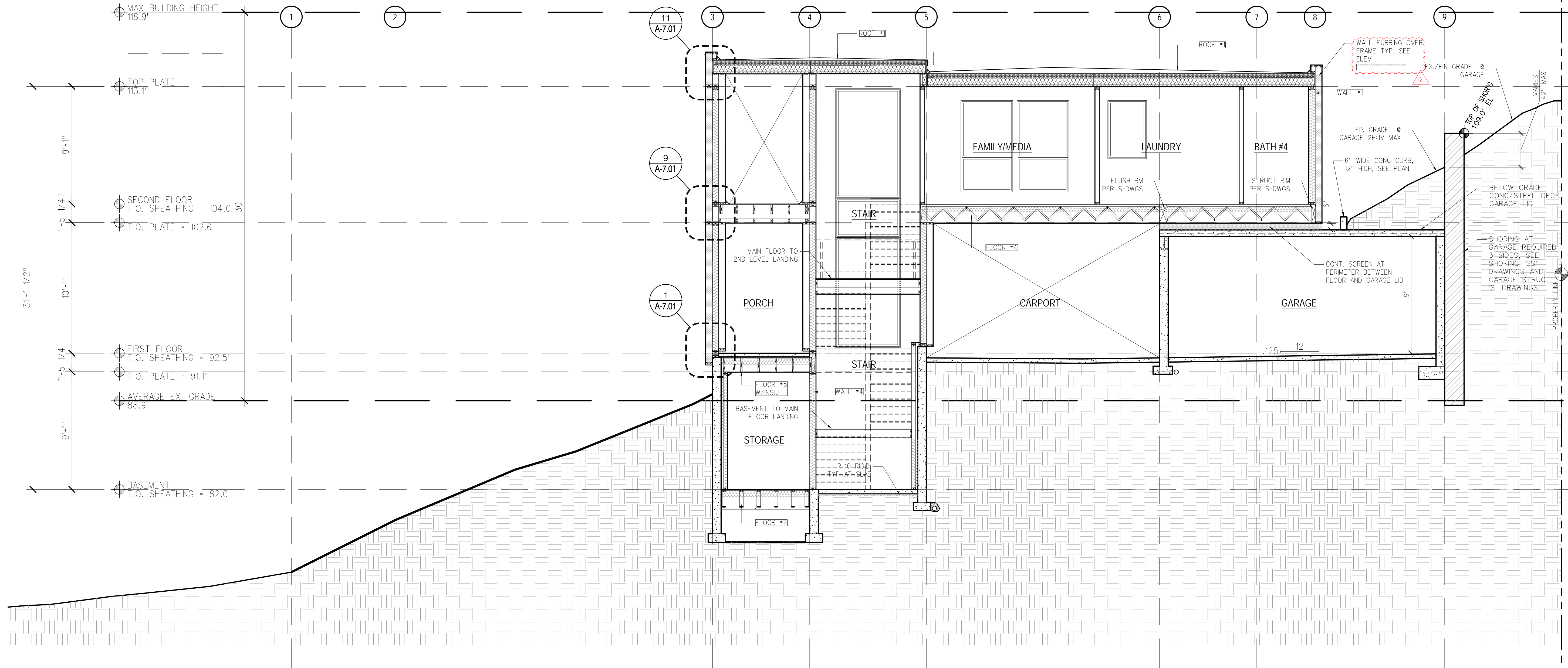
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ARCHITECT
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PROJECT REVISIONS	
DATE	DESCRIPTION
12JUL2019	SUBMITTAL SET REV. 1
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18OCT2019	SUBMITTAL REVISIONS

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12JUL2017	ISSUE #17
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30MAR2018	90% REVIEW
12JUL2019	SUBMITTAL REVISIONS
18OCT2019	SUBMITTAL REVISIONS

A-5.02
SECTIONS
B-B



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

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EXTERIOR SKY LIGHT SCHEDULE				
TYPE	STYLE	LENGTH	WIDTH	AREA
R01	SKYLIGHT	9'-0"	4'-0"	36 SQ. FT.
2	SKYLIGHT	4'-0"	1'-0"	4 SQ. FT.
3	SKYLIGHT	4'-0"	1'-0"	4 SQ. FT.
44 SQ. FT.				

3 EXTERIOR SKYLIGHT SCHEDULE

INT DOOR SCHEDULE			
Style	TYPE	Width	Count
BI-FOLD	4-0	4'-0"	1
BI-FOLD	6-6	6'-6"	3
BI-FOLD	12-0	12'-0"	1
DOOR	2-2	2'-2"	1
DOOR	2-6	2'-6"	8
DOOR	2-8	2'-8"	3
DOOR	2-10	2'-10"	1
DOOR	3-0	3'-0"	3
DOUBLE DOOR	5-0	5'-0"	5
DOUBLE DOOR	6-0	6'-0"	1
POCKET DOOR	2-6	2'-6"	7

2 INTERIOR DOOR SCHEDULE

1) "EGRESS" WINDOWS NOTED ON PLANELEV PER IRC R310.2, MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. ELSEWHERE, AND MINIMUM NET CLEAR OPENABLE WIDTH OF 20", AND MINIMUM NET CLEAR OPENABLE HEIGHT OF 24", AND BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44".

2) SAFETY GLAZING: PROVIDE SAFETY GLAZING PER IRC R308 AND SPECIFICALLY IN WINDOWS PER BELOW: R308.4.3 GLAZING IN WINDOWS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION: THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2), THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR, THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING.

EXT OPENINGS SCHEDULE								
OPENING TYPE	TYPE	STYLE	HEIGHT	WIDTH	Count	Area	Safety Glazing	Fall Protection
Door	D01	Double	9'-0"	6'-0"	2	108.00	X	
Door	D02	Double Sliding	9'-0"	11'-10"	1	106.50	X	
Door	D03	Single Sliding	9'-0"	6'-0"	1	54.00	X	
Door	D04	Single Sliding	8'-0"	6'-0"	2	96.00	X	
Door	D05	Double Sliding	9'-0"	9'-0"	1	81.00	X	
Door	D06	Double	8'-0"	5'-0"	1	40.00	X	
Door	D07	Double Sliding	8'-0"	10'-0"	1	80.00	X	
Door	D08	Single	8'-0"	3'-0"	1	24.00	X	
Door	D09	Garage Door	8'-0"	18'-0"	1	144.00	X	
Window	W01	FIXED	8'-6"	6'-0"	2	102.00		
Window	W02	FIXED	8'-6"	5'-0"	2	85.00		
Window	W03	FIXED	7'-6"	6'-0"	3	135.00	X	
Window	W04	FIXED	7'-6"	5'-0"	1	37.50		
Window	W05	FIXED	7'-6"	4'-0"	2	60.00		
Window	W06	FIXED	7'-0"	6'-0"	8	336.00		
Window	W07	FIXED	7'-0"	5'-0"	4	140.00		
Window	W08	CASEMENT	7'-0"	3'-0"	1	21.00		
Window	W09	FIXED	6'-0"	5'-0"	4	120.00		
Window	W10	FIXED	6'-0"	6'-0"	3	108.00		
Window	W11	CASEMENT	6'-0"	3'-0"	5	90.00		
Window	W13	CASEMENT	4'-6"	4'-0"	1	18.00		
Window	W13	FIXED	4'-6"	4'-0"	1	18.00		
Window	W14	FIXED	4'-6"	3'-0"	3	40.50		
Window	W15	FIXED	4'-6"	2'-0"	1	9.00		
Window	W16	FIXED	4'-0"	3'-0"	5	60.00		
Window	W17	CASEMENT	4'-0"	2'-6"	1	10.00		
Window	W18	FIXED	3'-0"	5'-0"	1	15.00		
Window	W19	AWNING	3'-0"	4'-0"	1	12.00		X
Window	W19	FIXED	3'-0"	4'-0"	1	12.00		X
Window	W20	AWNING	1'-6"	3'-0"	3	13.50		X
Window	W20	FIXED	1'-6"	3'-0"	16	72.00		X
Window	W21	FIXED	1'-6"	2'-6"	6	22.50		X
						2,270.50		

1 EXTERIOR OPENINGS SCHEDULE



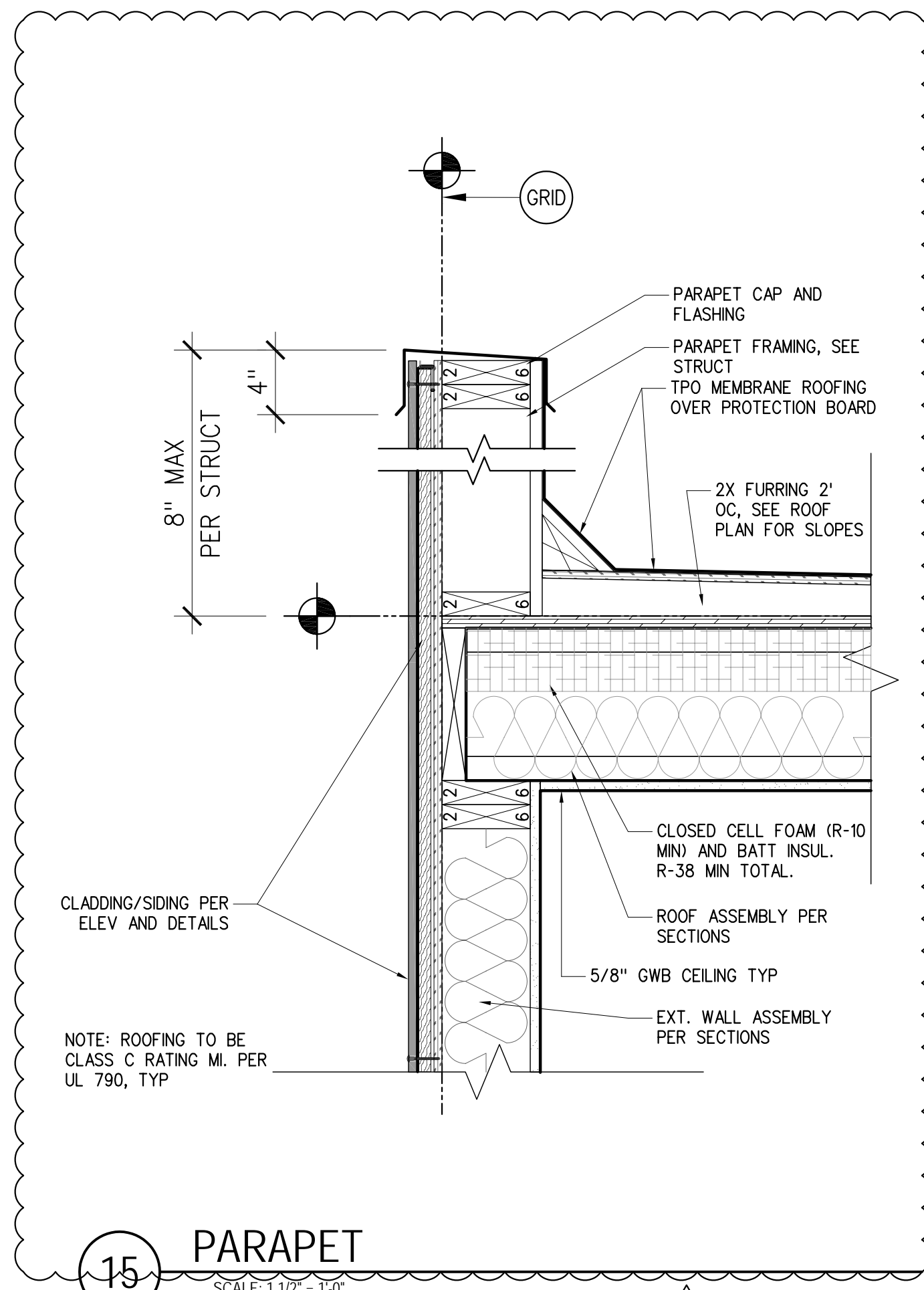
WEN HUI RESIDENCE
8243 WEST MERCER WAY
MERCER ISLAND | WA | 98040

PROJECT REVISIONS	
DATE	DESCRIPTION
12/JUL/2019	SUBMITTAL SET REV. 1
18/OCT/2019	SUB. SET REV. 2

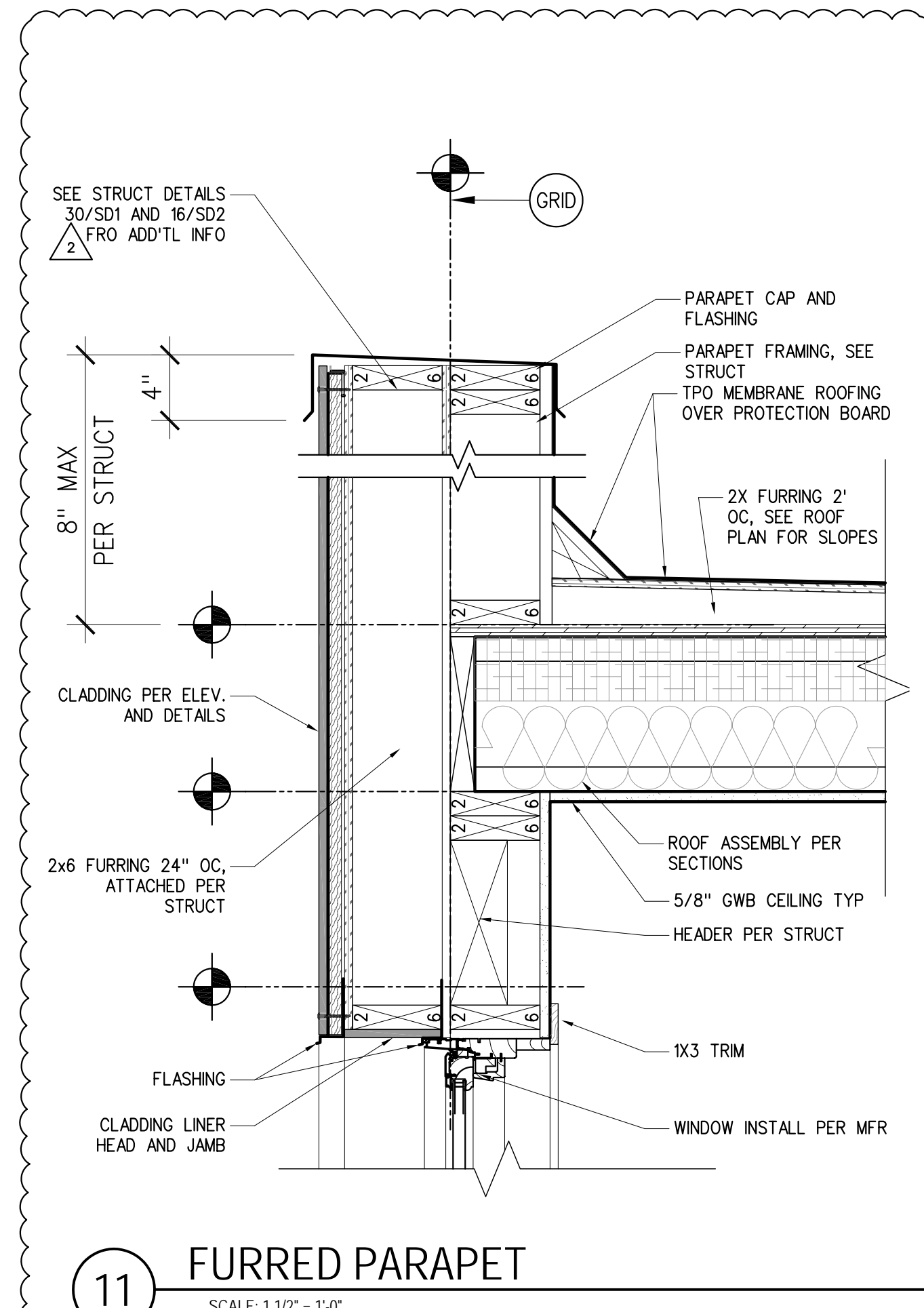
PROJECT RELEASE	
DATE	DESCRIPTION
15/SEP/17	PRELIM
12/MAR/2018	PRE-APP REVIEW
30/MAY/2018	90% REVIEW
12/JUL/2019	SUBMITTAL REVISIONS
18/OCT/2019	SUBMITTAL REVISIONS

PROJECT PERMIT INFO	
DATE	DESCRIPTION

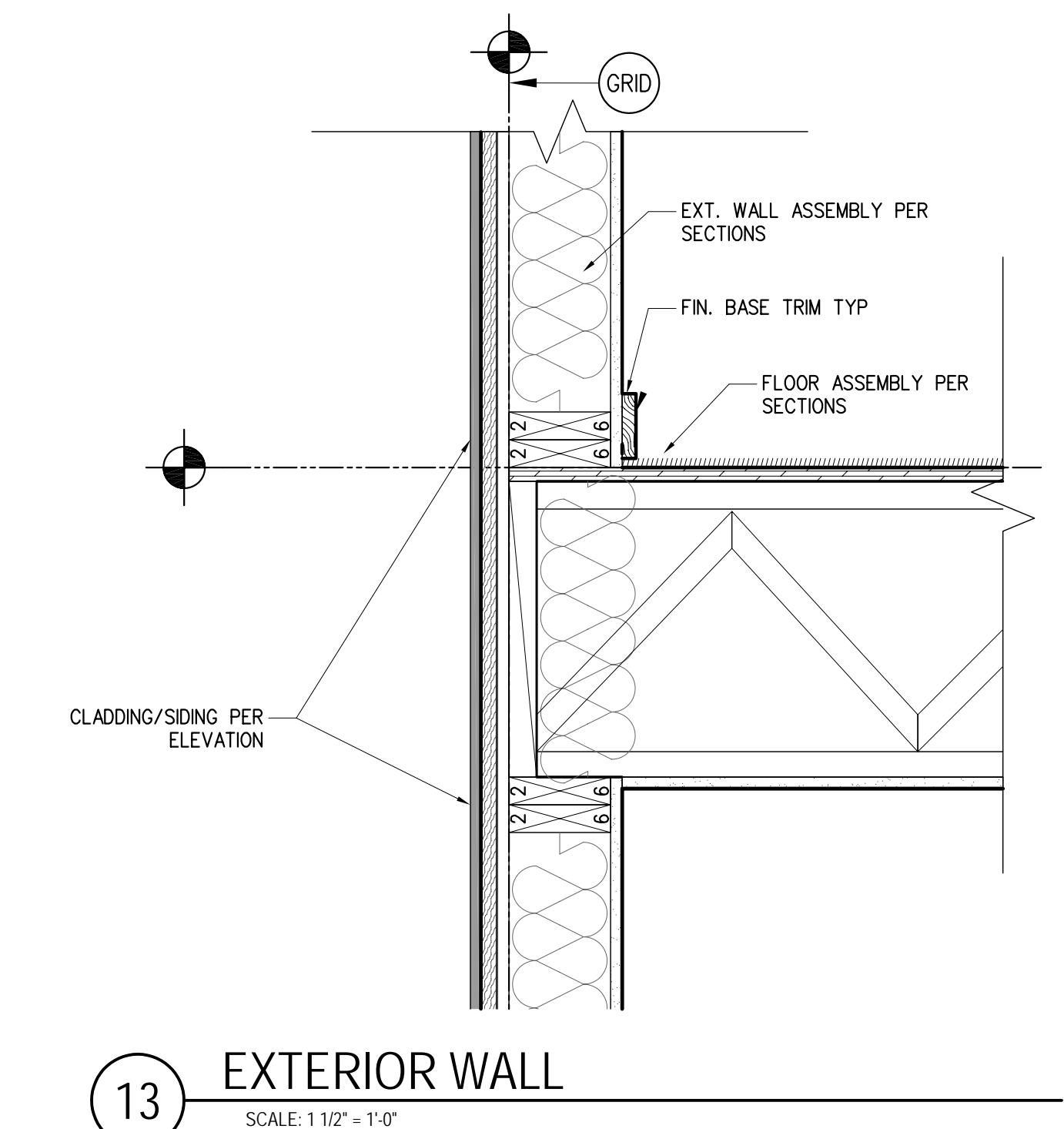
A-6.01
SCHEDULES



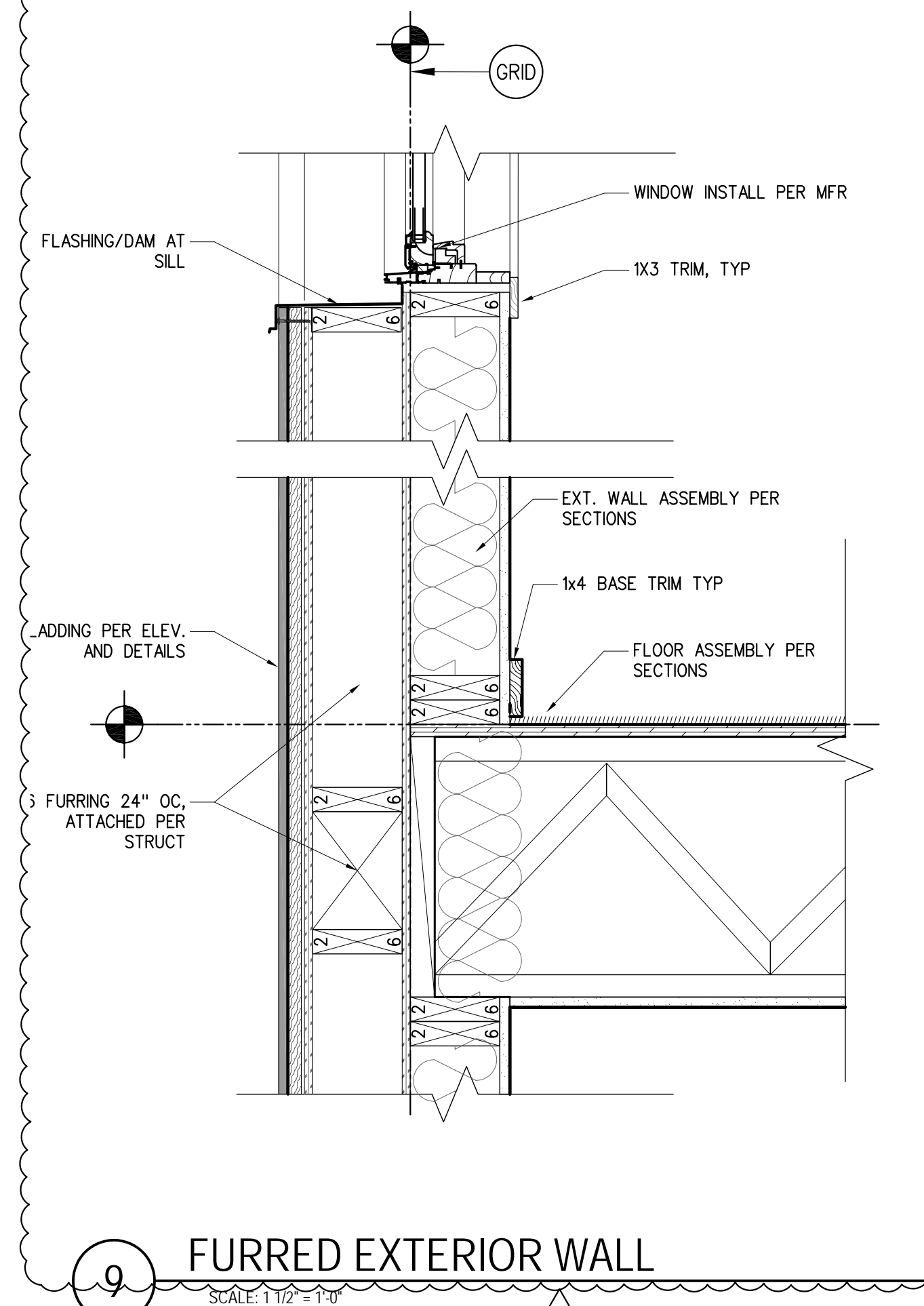
15 PARAPET
SCALE: 1 1/2" = 1'-0"



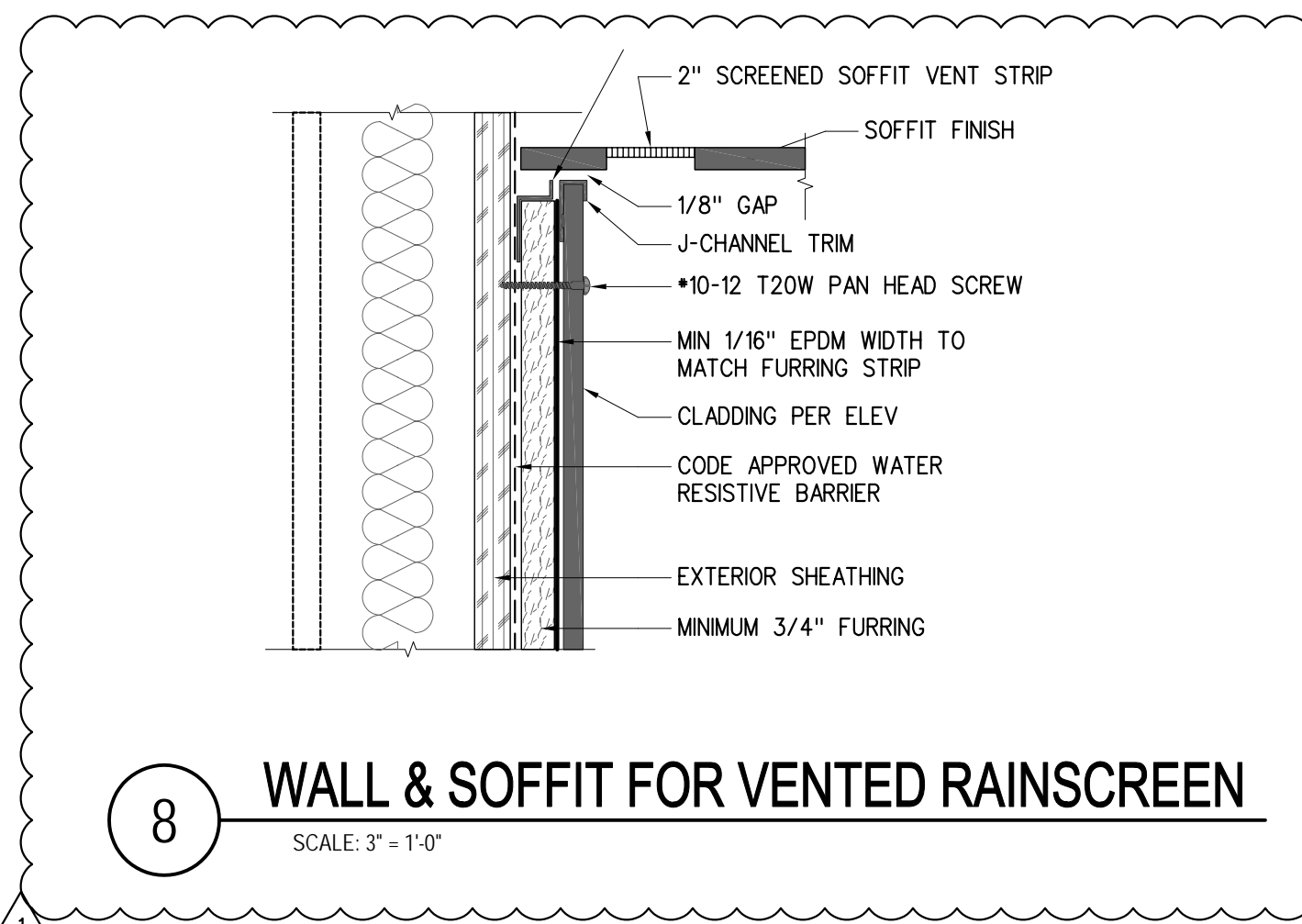
11 FURRED PARAPET
SCALE: 1 1/2" = 1'-0"



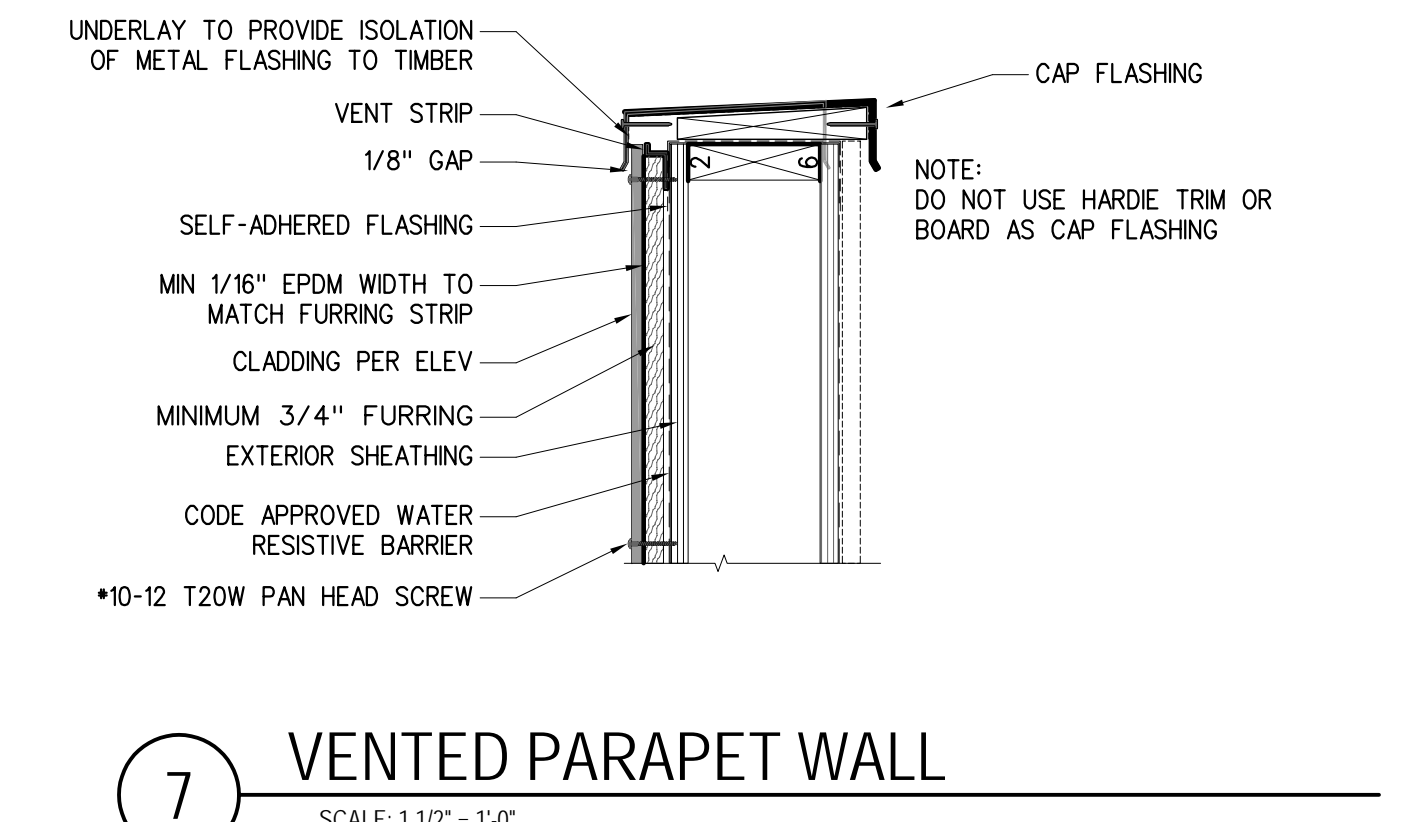
13 EXTERIOR WALL
SCALE: 1 1/2" = 1'-0"



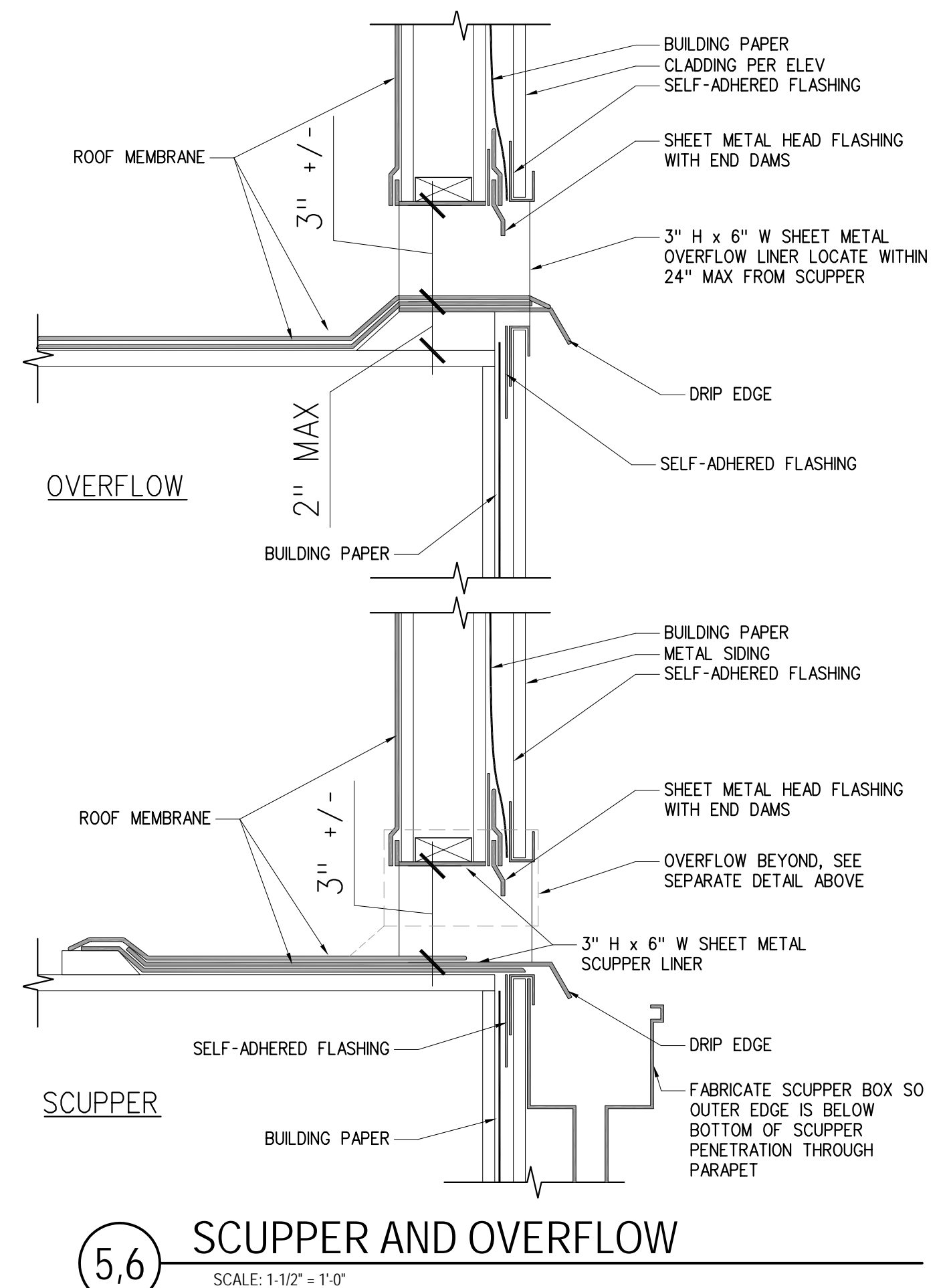
9 FURRED EXTERIOR WALL
SCALE: 1 1/2" = 1'-0"



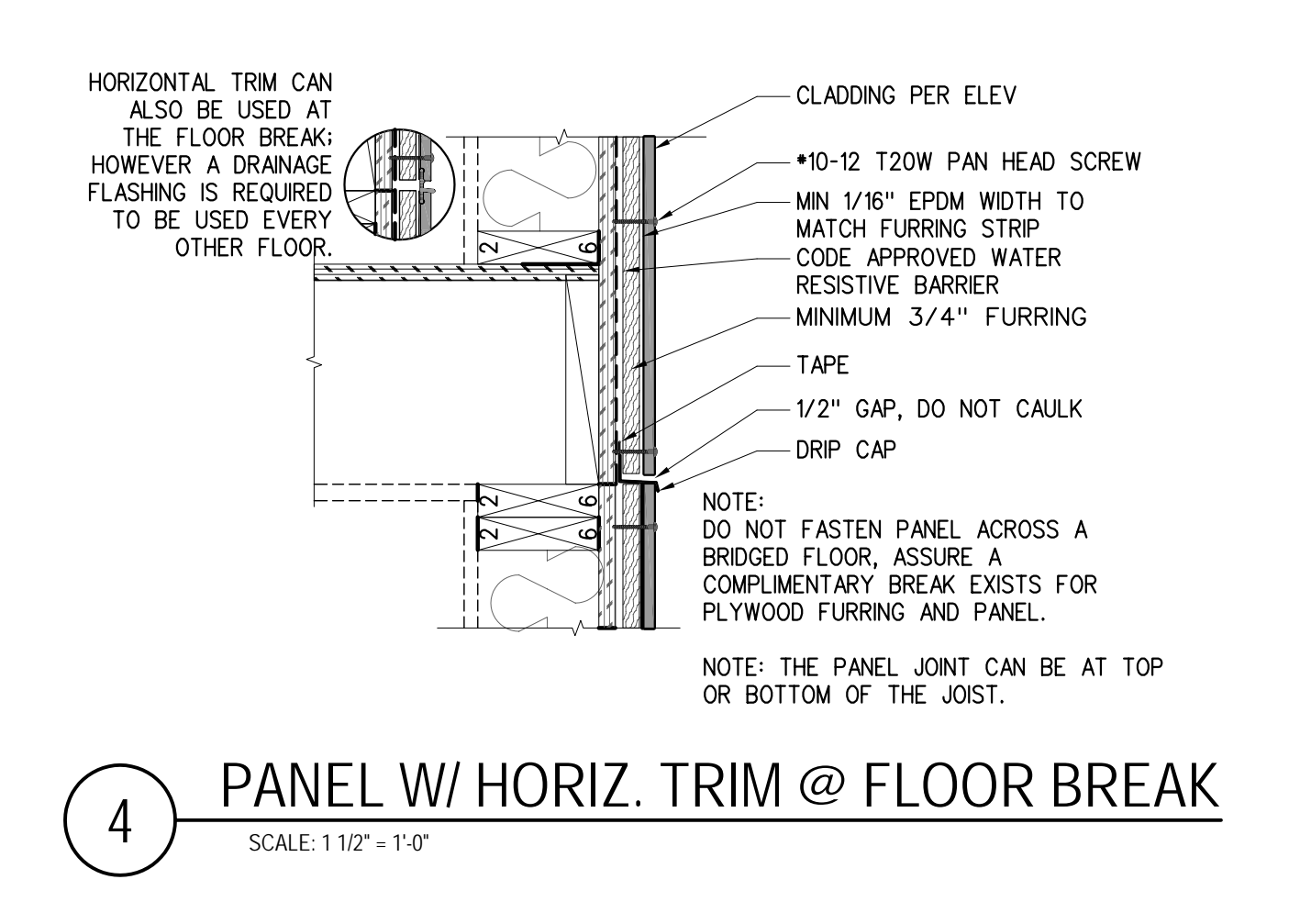
8 WALL & SOFFIT FOR VENTED RAINSCREEN
SCALE: 3" = 1'-0"



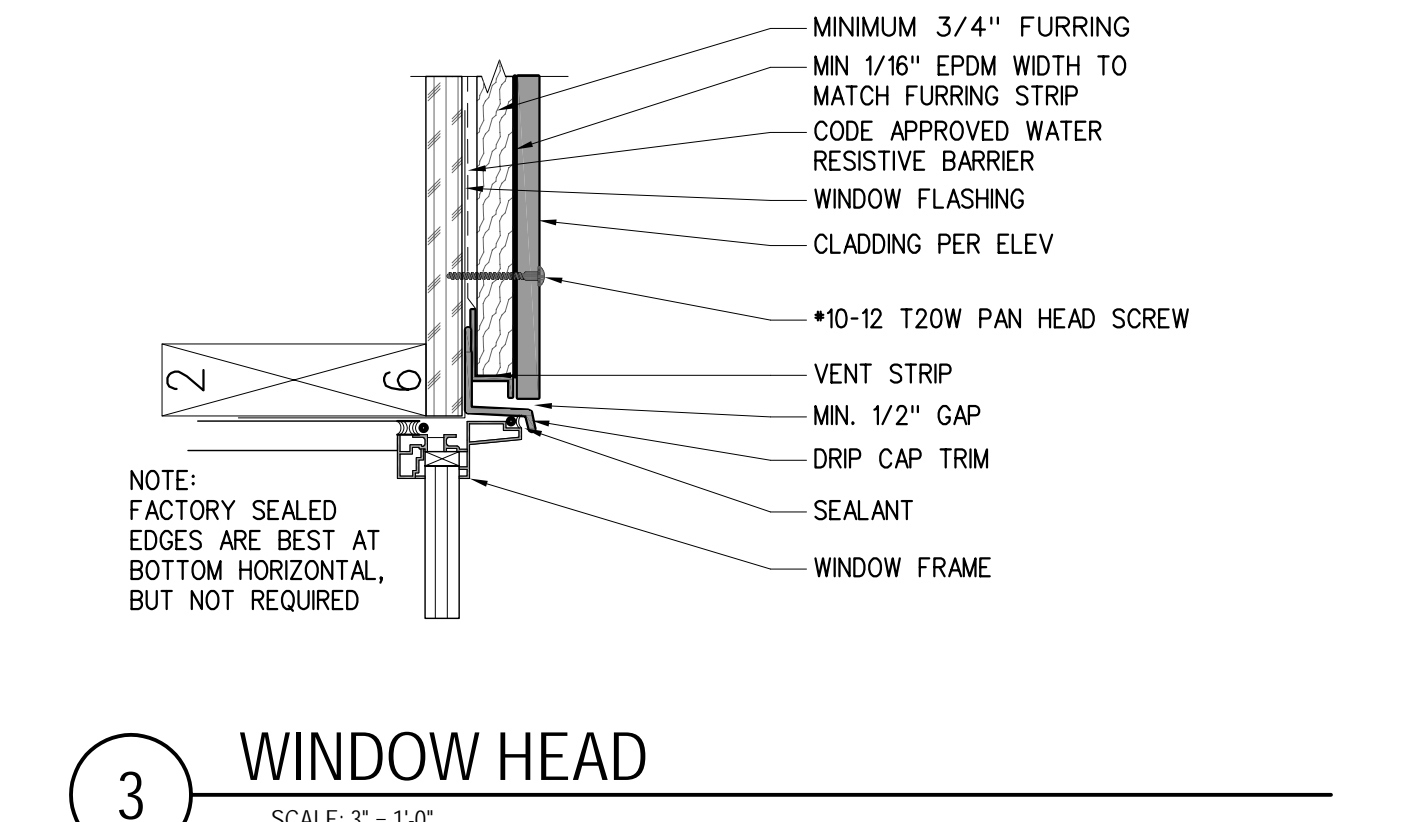
7 VENTED PARAPET WALL
SCALE: 1 1/2" = 1'-0"



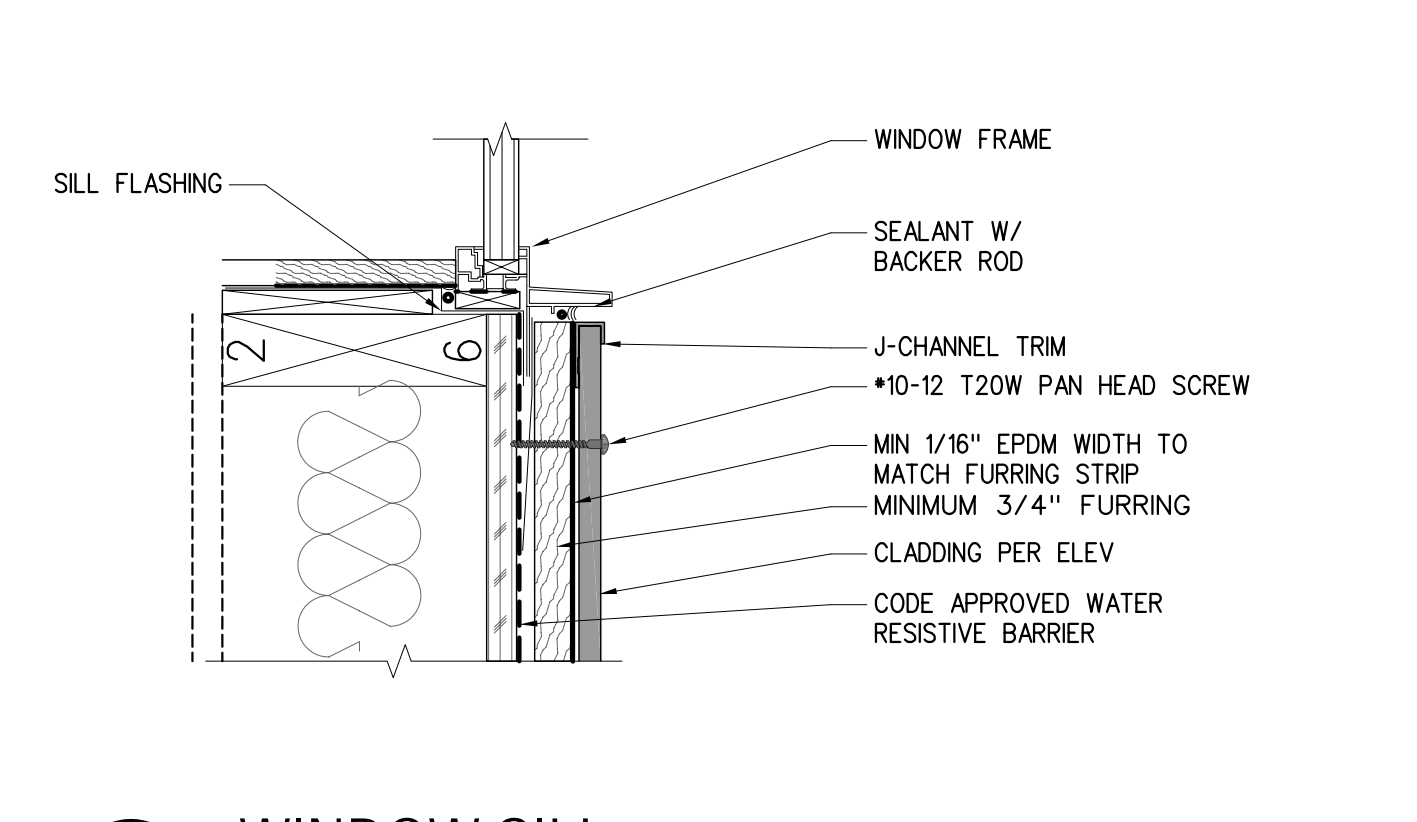
5,6 SCUPPER AND OVERFLOW
SCALE: 1 1/2" = 1'-0"



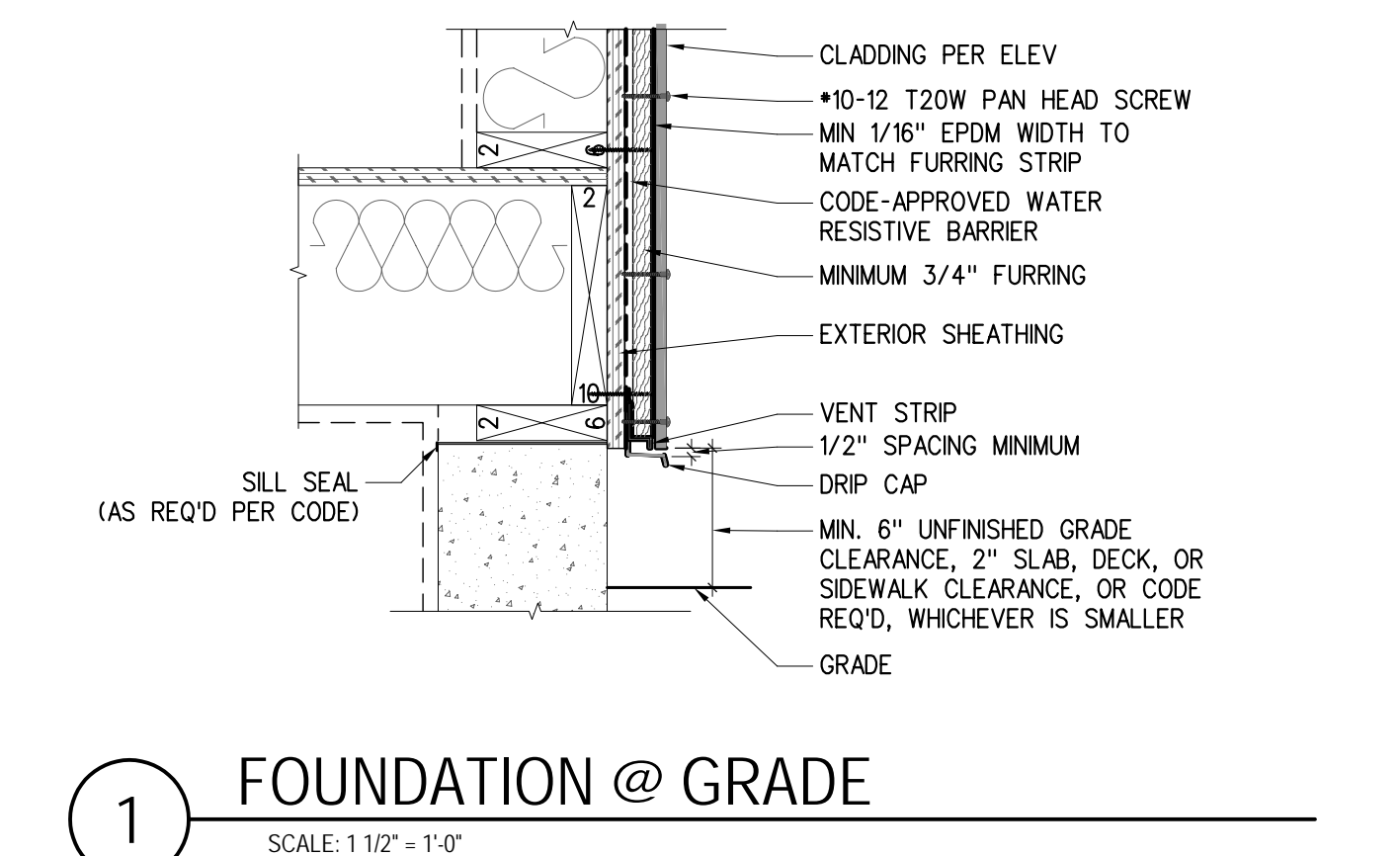
4 PANEL W/ HORIZ. TRIM @ FLOOR BREAK
SCALE: 1 1/2" = 1'-0"



3 WINDOW HEAD
SCALE: 3" = 1'-0"



2 WINDOW SILL
SCALE: 3" = 1'-0"

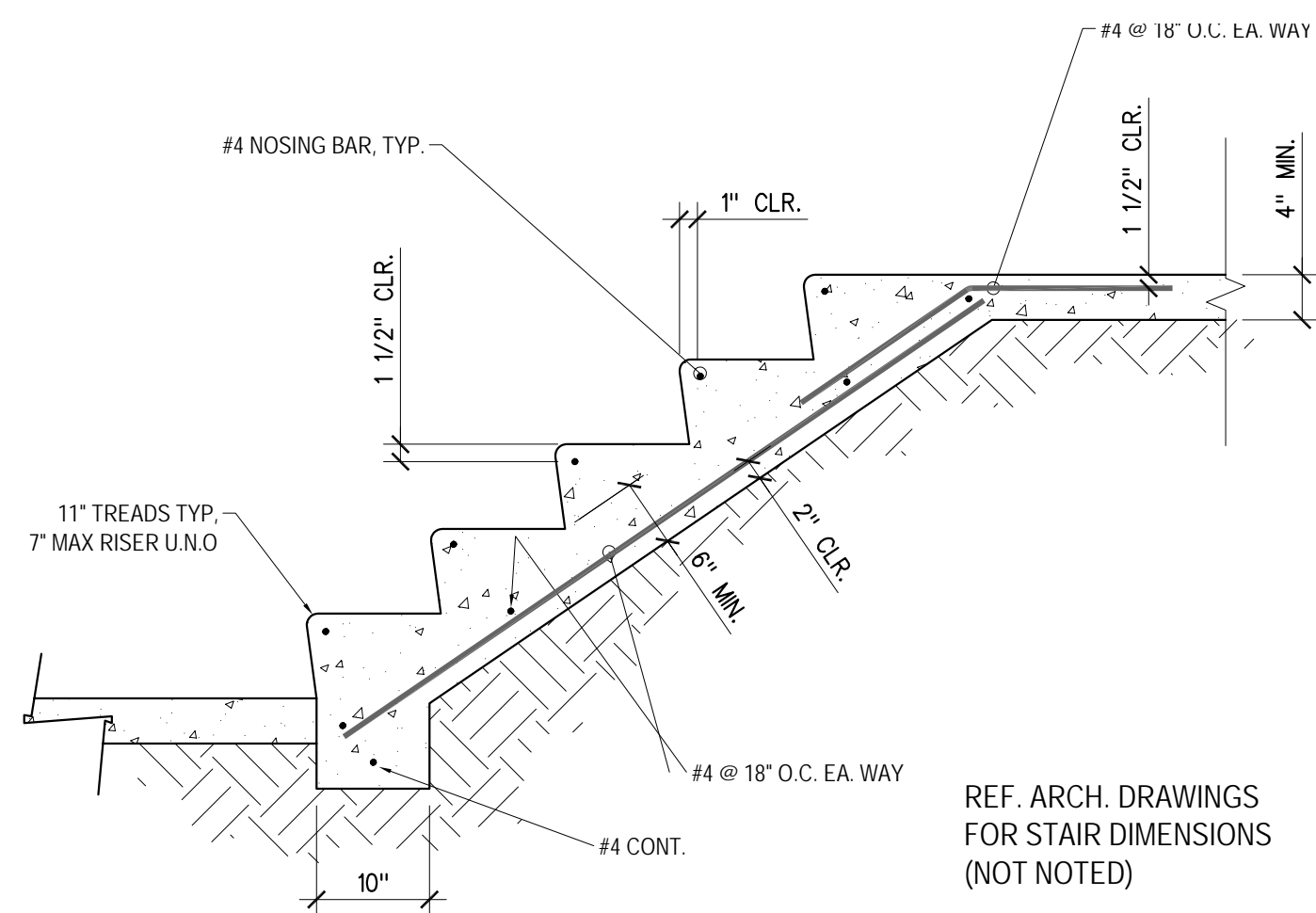


1 FOUNDATION @ GRADE
SCALE: 1 1/2" = 1'-0"

PROJECT REVISIONS	
DATE	DESCRIPTION
12JUL2019	SUBMITTAL SET REV 5
18OCT2019	SUB. SET REV 6, 7
18OCT2019	SUBMITTAL REVISIONS

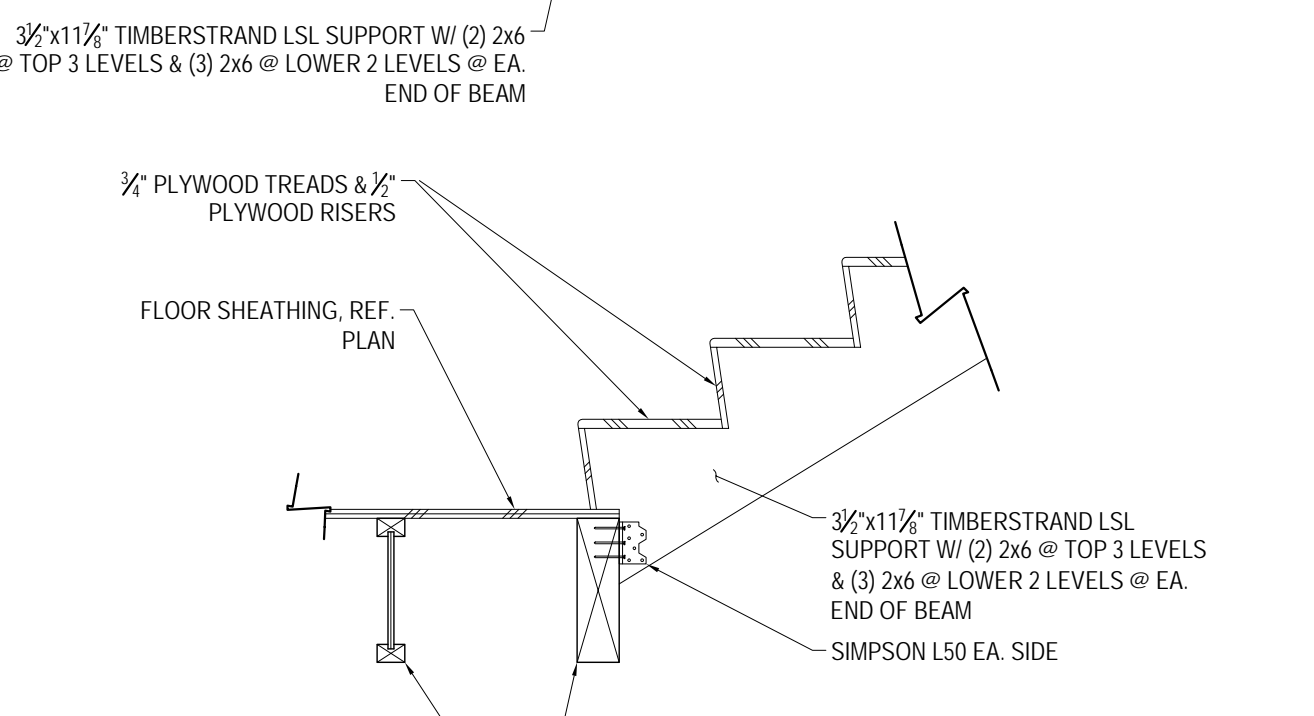
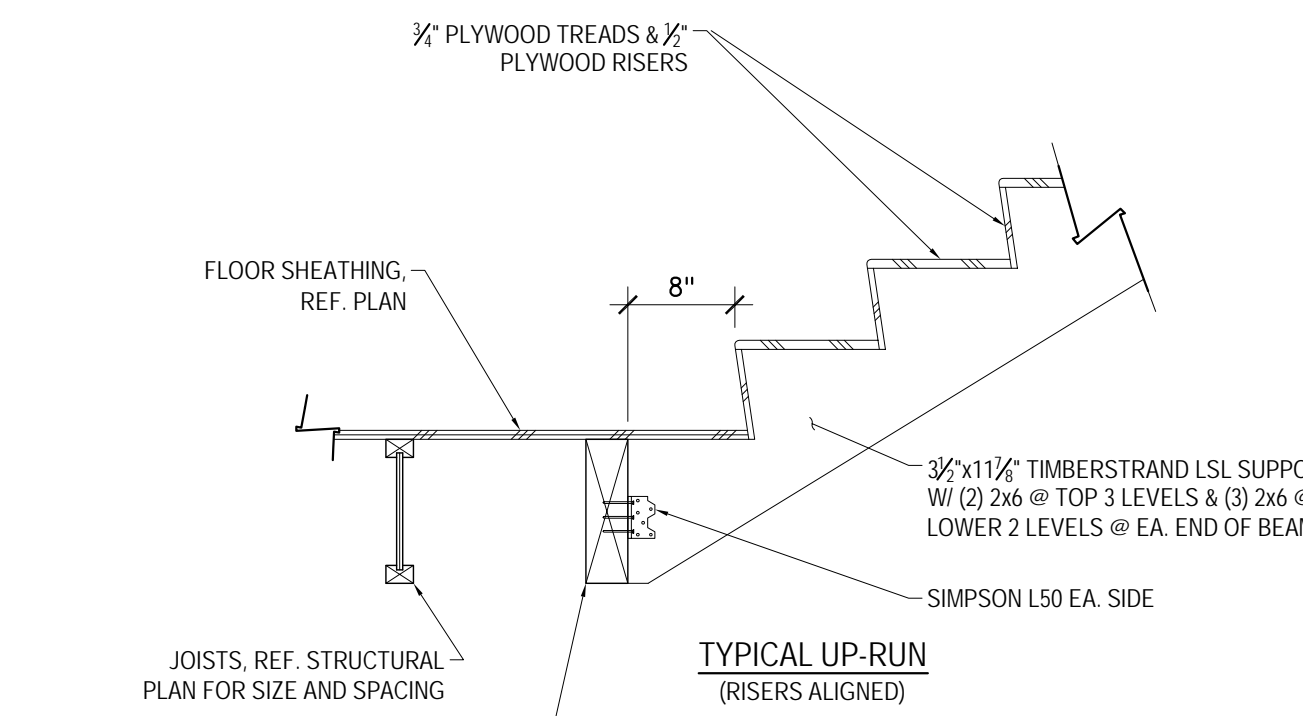
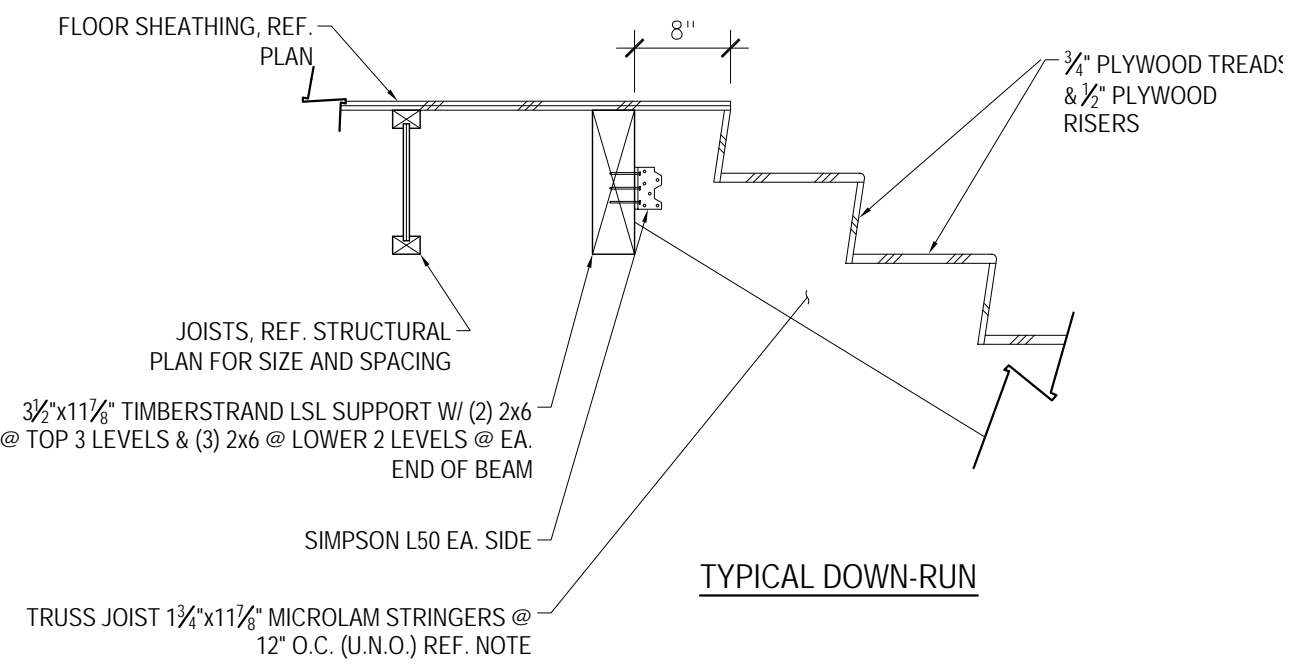
PROJECT RELEASE	
DATE	DESCRIPTION
15SEP17	PRELIM
12MAY2018	PRE-APP REVIEW
30MAY2018	90% REVIEW
12JUL2019	SUBMITTAL REVISIONS
18OCT2019	SUBMITTAL REVISIONS

PROJECT PERMIT INFO	
DATE	DESCRIPTION

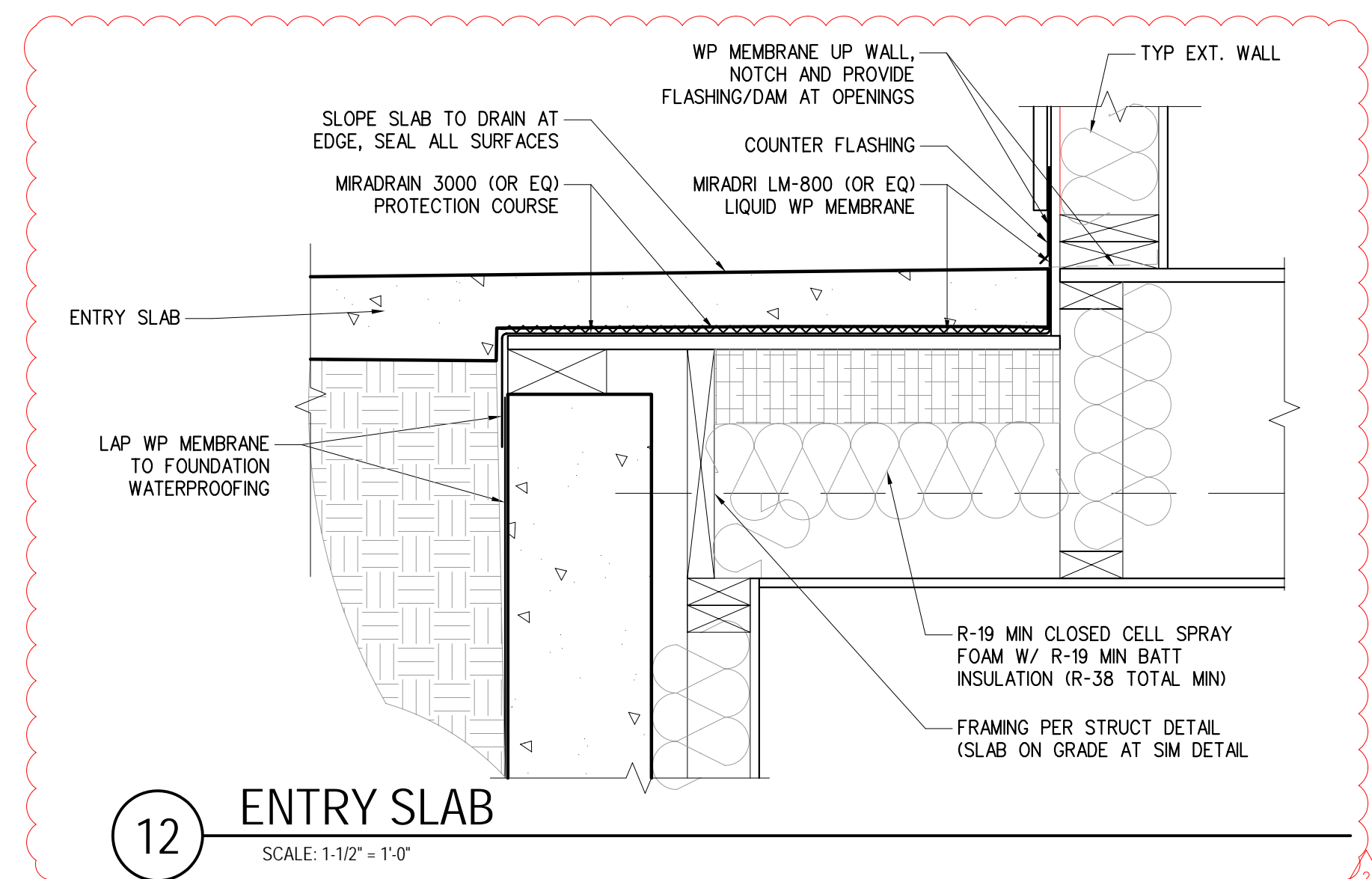


16 TYPICAL STAIR ON GRADE
SCALE: 3/4" = 1'-0"

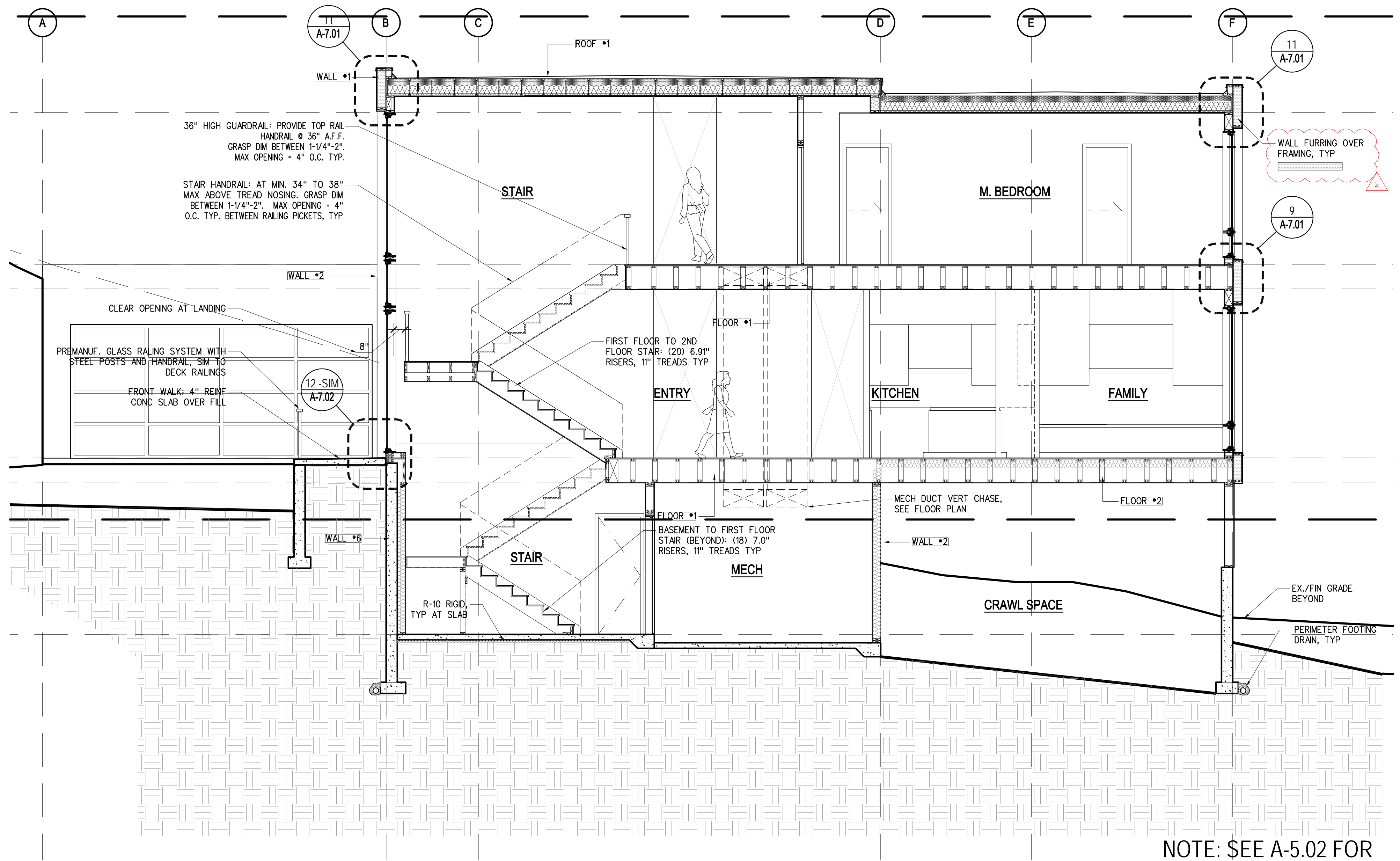
- NOTE:
1. USE TRUSS JOIST 3 1/2" X 11 1/2" MICROLAM STRINGERS @ 6" O.C. FOR STAIR RUNS WITH 11 OR MORE RISERS
2. REF. ARCH. FOR STAIR DIMENSIONS (NOT NOTED)



13 STAIRS - TYPICAL STRINGER
SCALE: 3/4" = 1'-0"

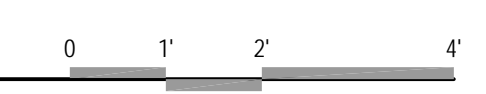


12 ENTRY SLAB
SCALE: 1-1/2" = 1'-0"



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

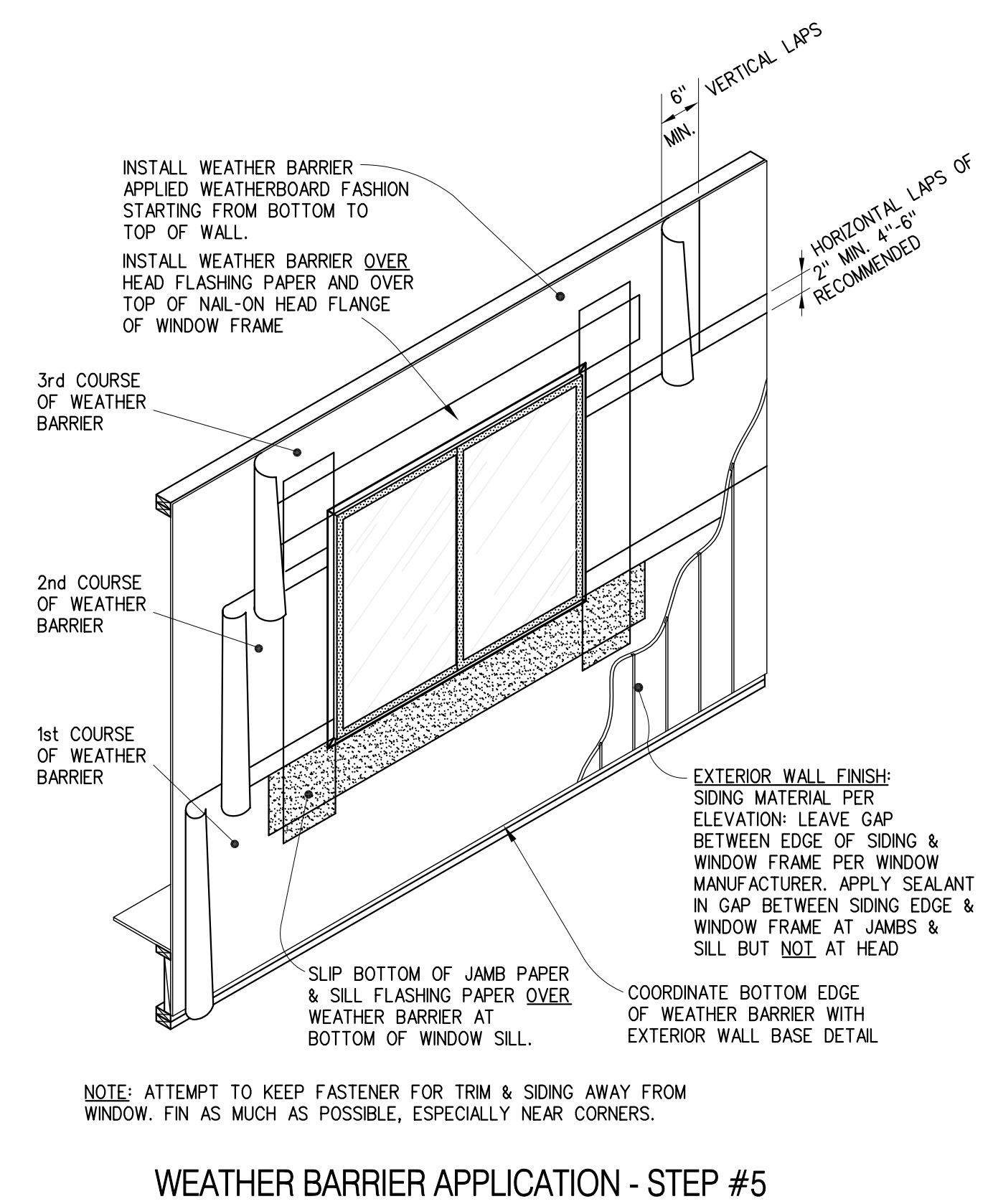
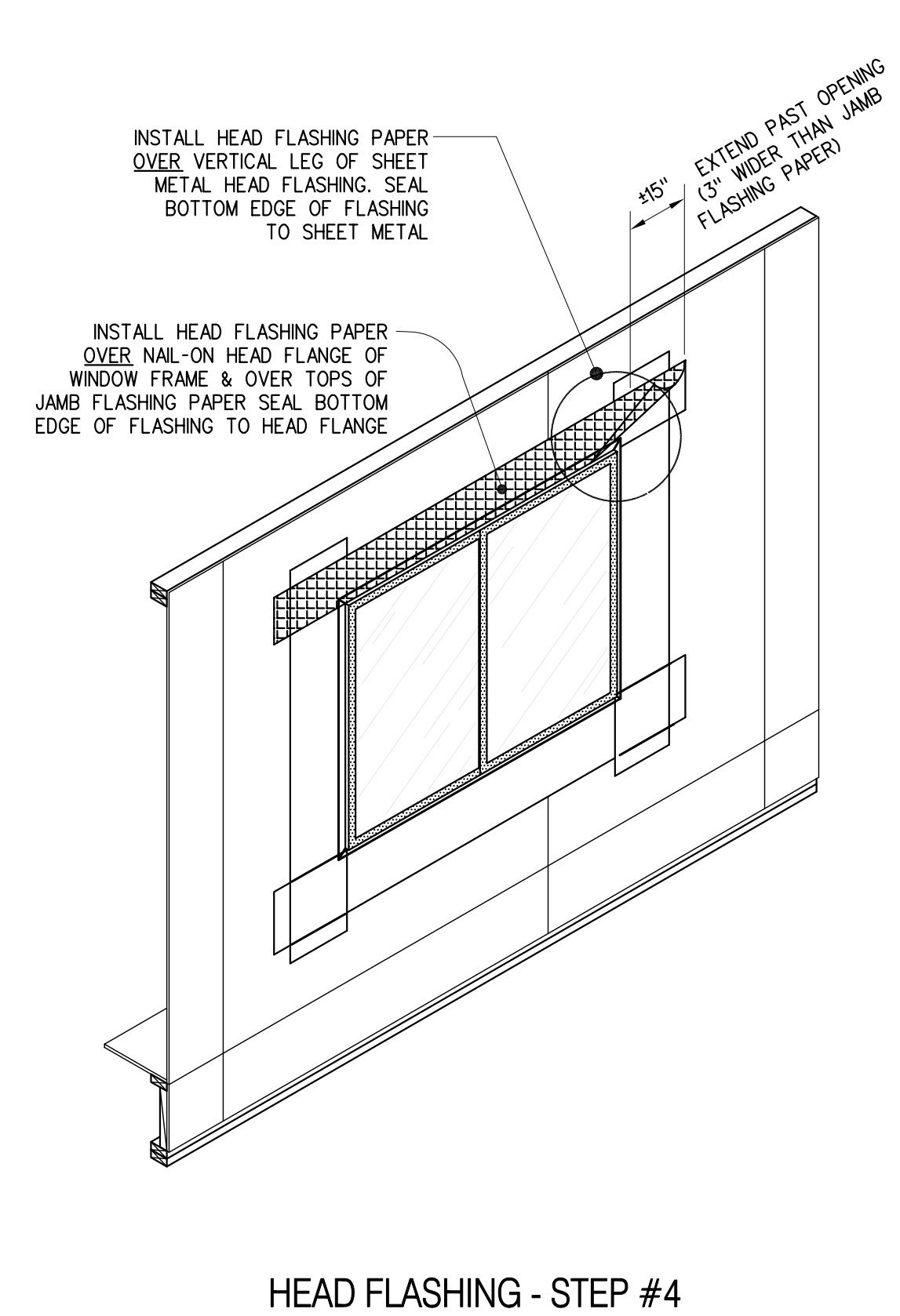
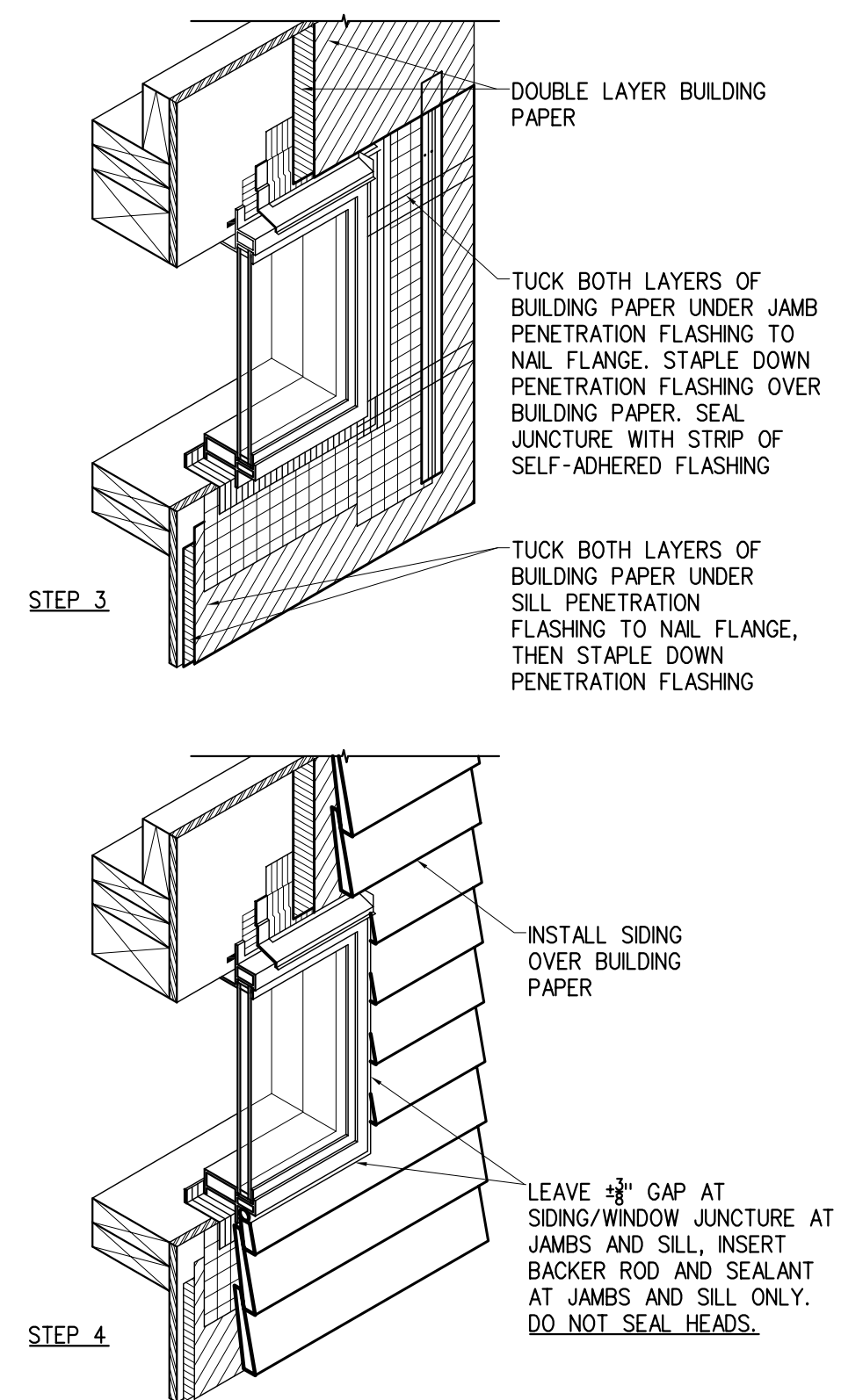
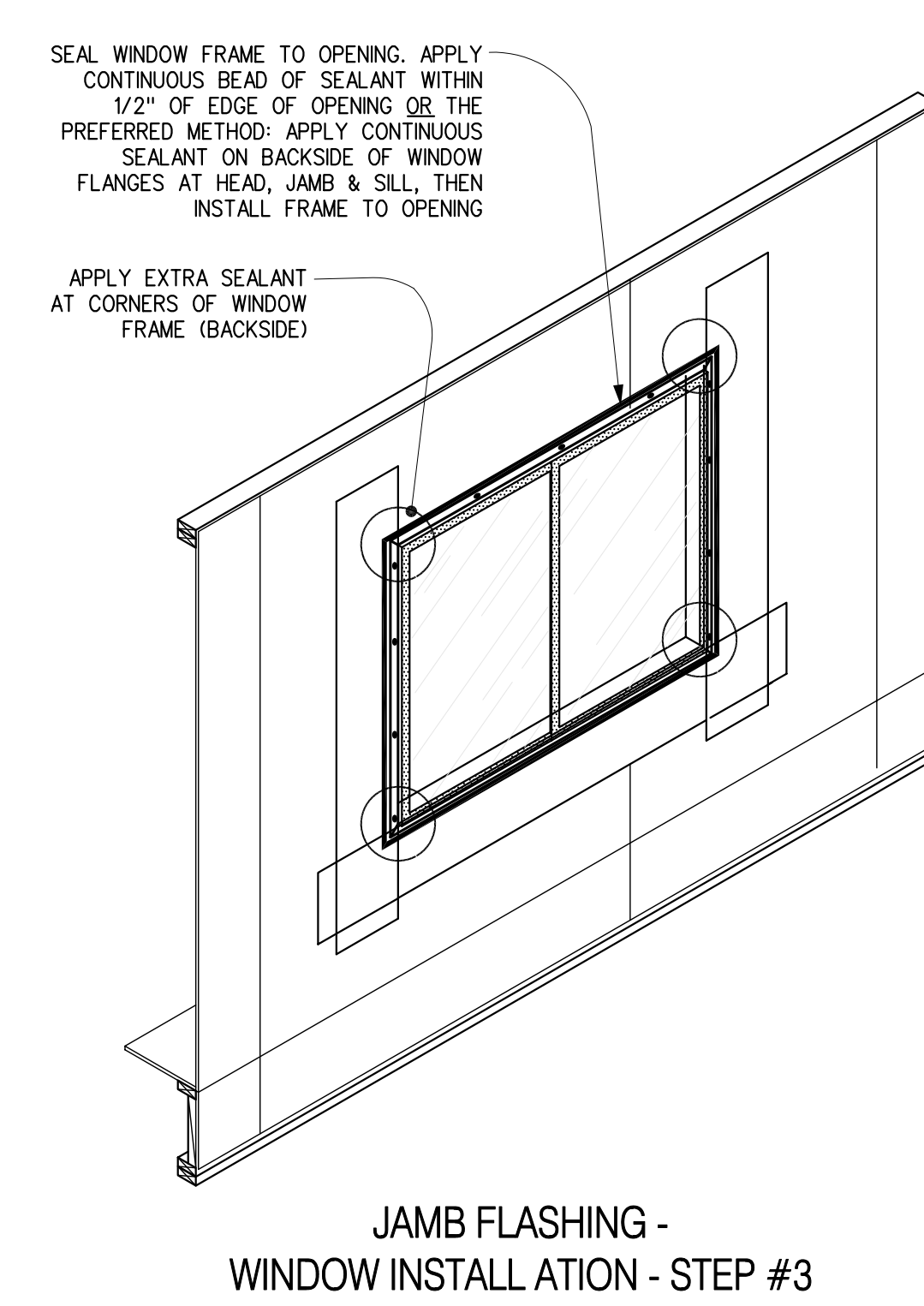
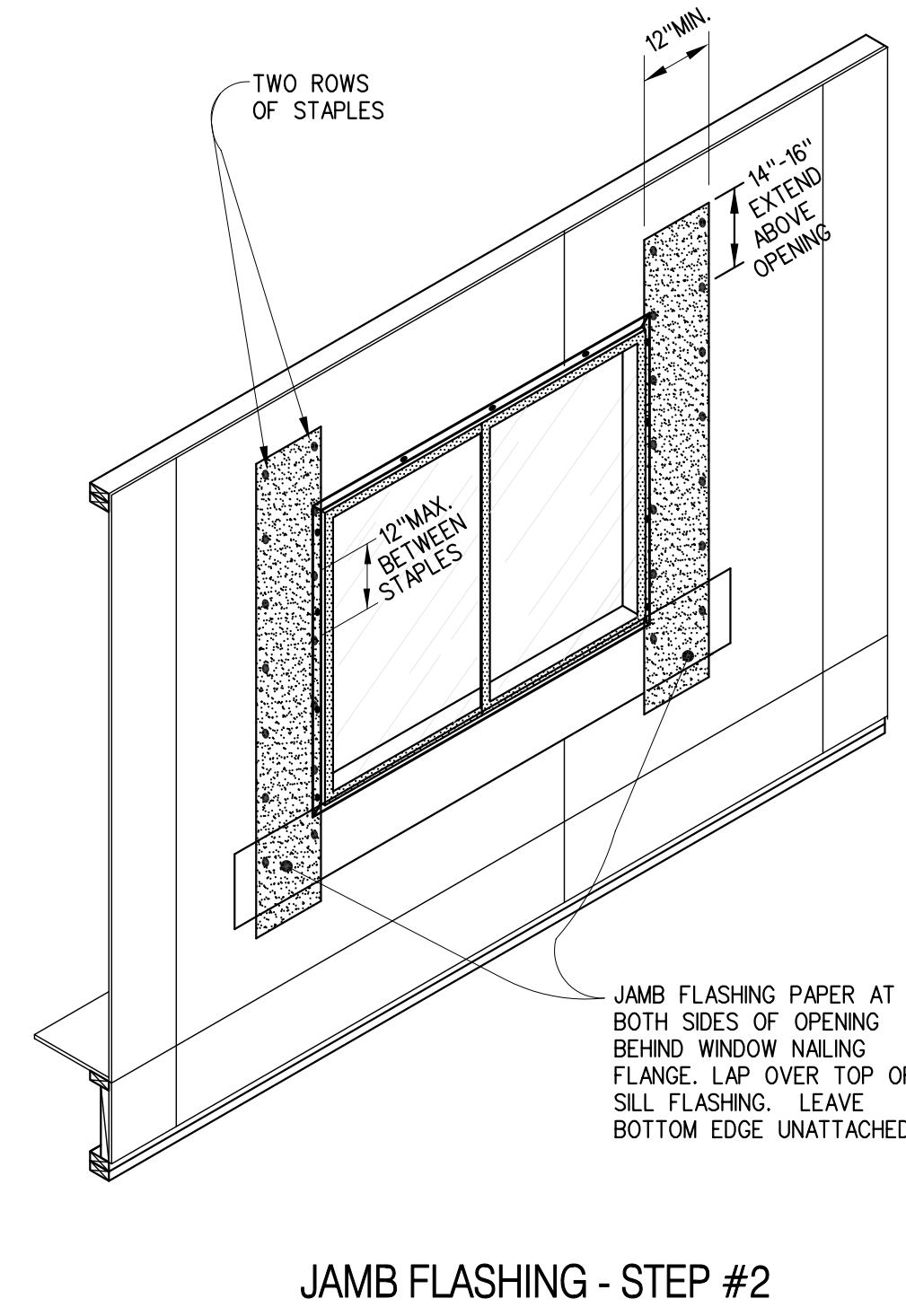
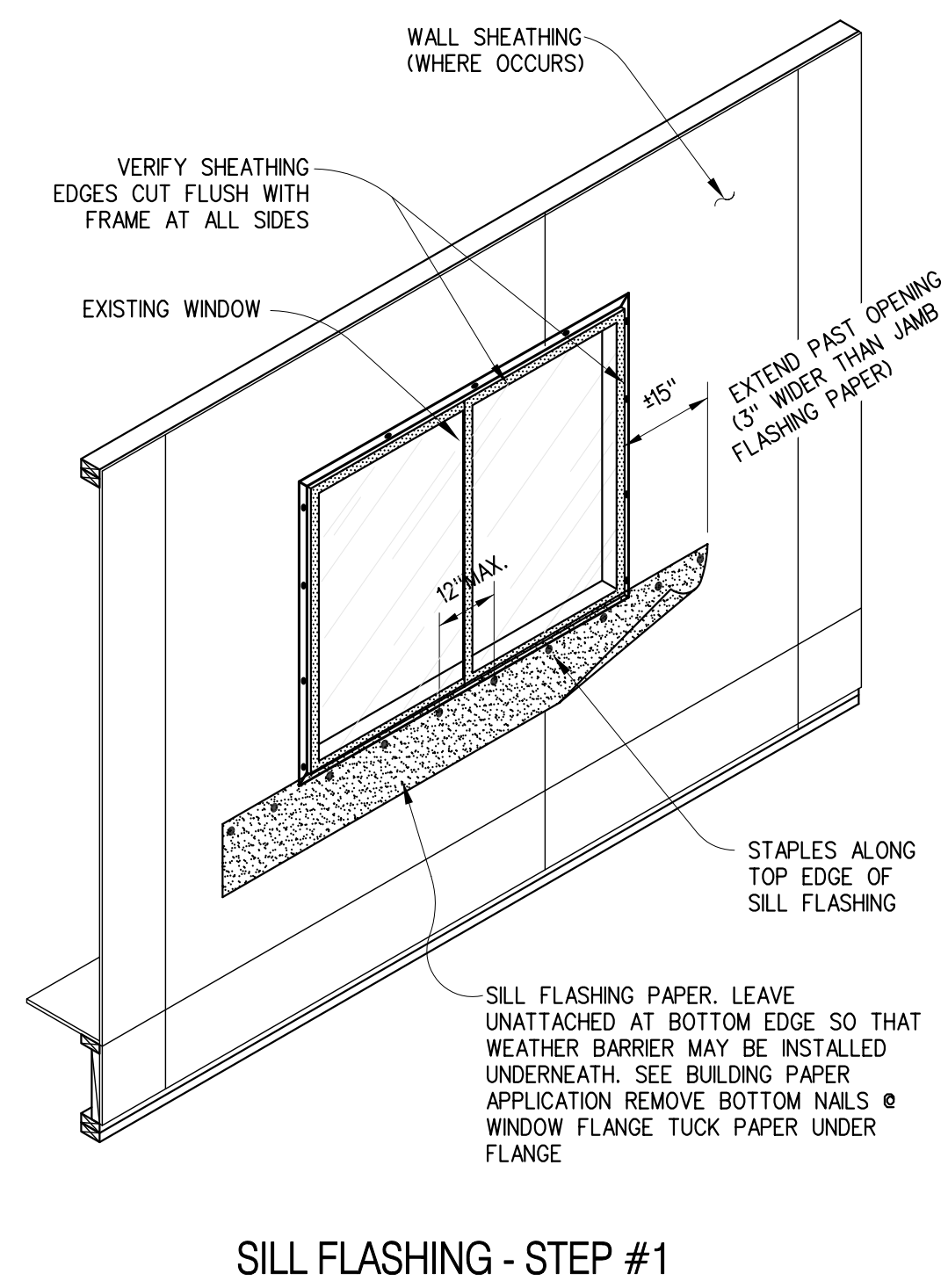
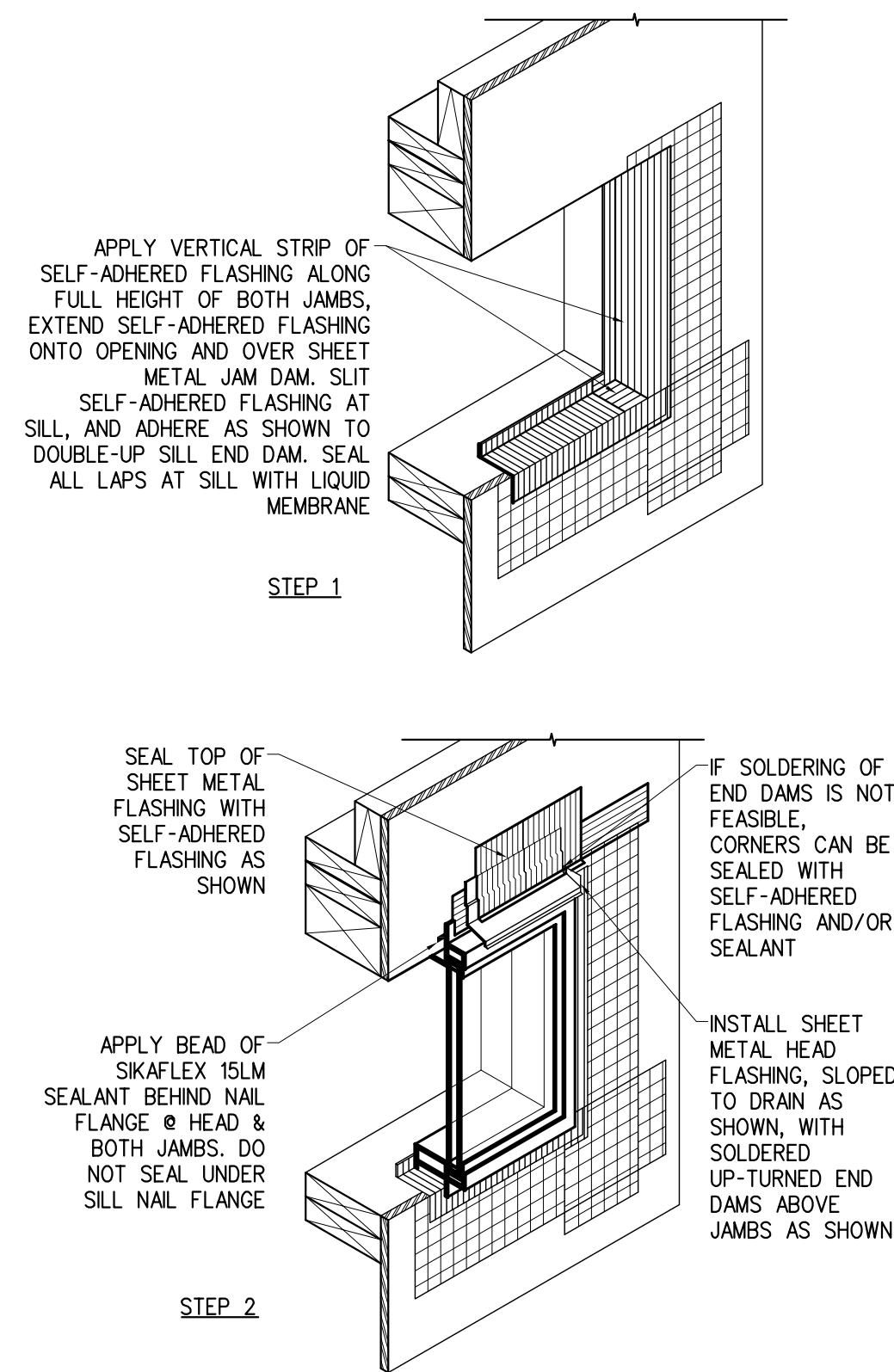
NOTE: SEE A-5.02 FOR ASSEMBLY TYPES



PROJECT REVISIONS	
DATE	DESCRIPTION
12/JUL/2019	SUBMITTAL SET REV. 1
18/OCT/2019	SUB. SET REV. 2
18/OCT/2019	SUB. SET REV. 2

PROJECT RELEASE	
DATE	DESCRIPTION
15/SEP/17	PRELIM
17/MAR/2018	PRE-APP REVIEW
30/MAR/2018	90% REVIEW
12/JUL/2019	SUBMITTAL REVISIONS
18/OCT/2019	SUBMITTAL REVISIONS

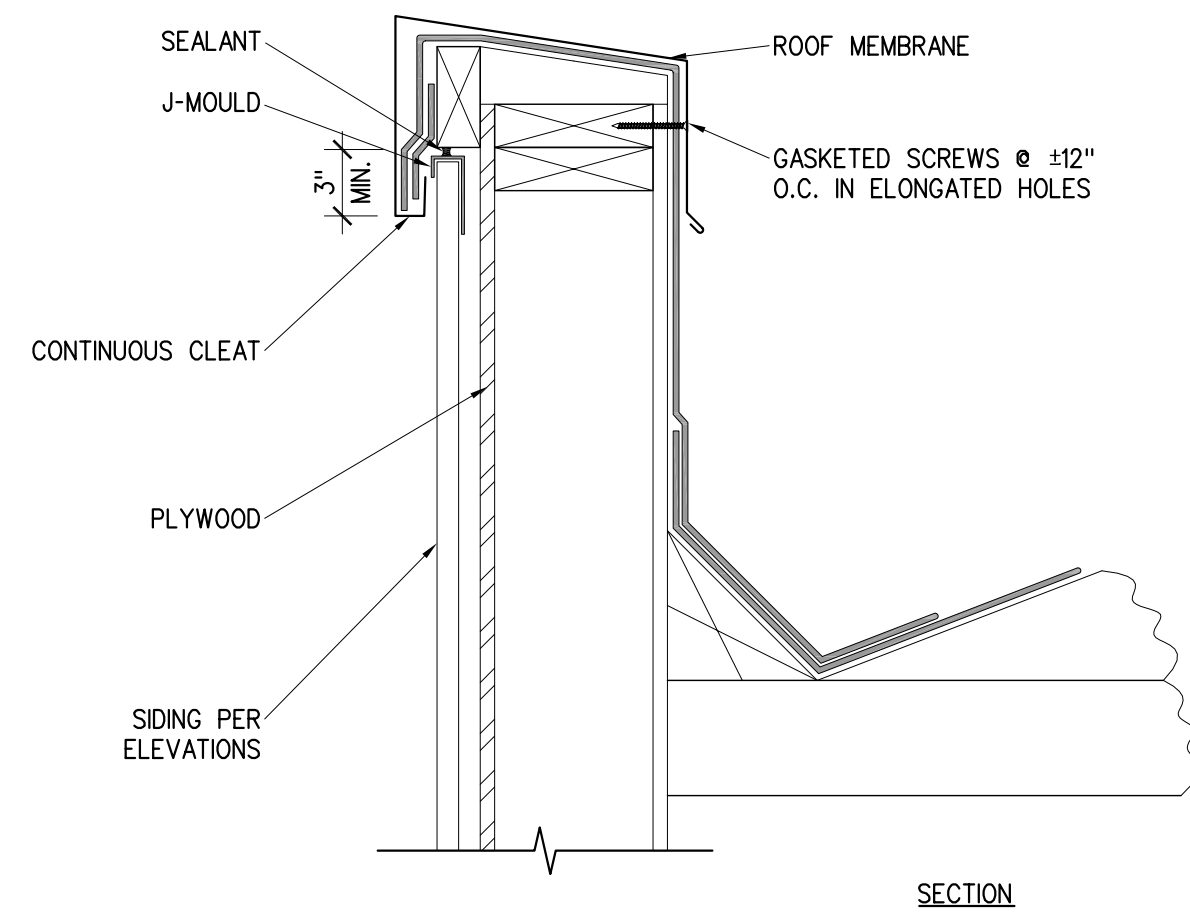
PROJECT PERMIT INFO	
DATE	DESCRIPTION



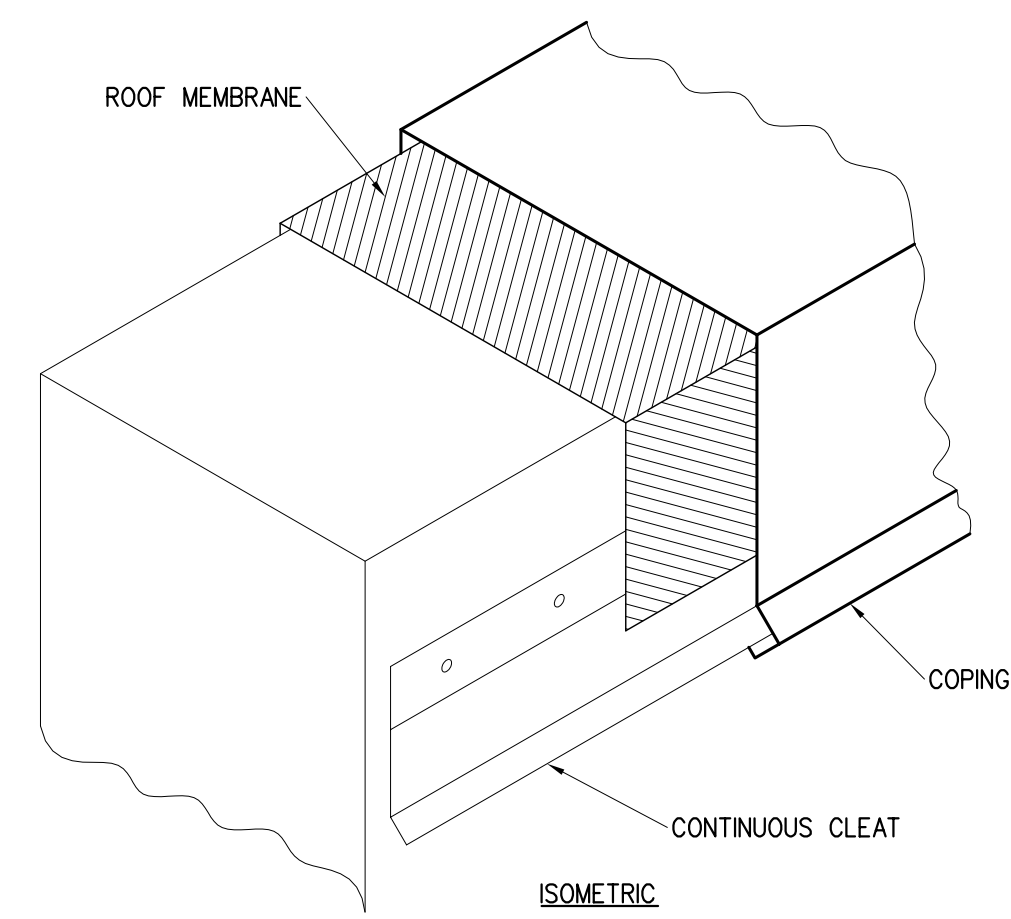
PROJECT REVISIONS	
DATE	DESCRIPTION
12/01/2019	SUBMITTAL SET REV. 5
18/02/2018	SUB. SET REV. 4
18/02/2018	SUB. SET REV. 3
18/02/2018	SUB. SET REV. 2
18/02/2018	SUB. SET REV. 1

PROJECT RELEASE	
DATE	DESCRIPTION
15SEP17	PRELIM
17MAR2018	PRE-APP REVIEW
30MAR2018	90% REVIEW
12JUL2019	SUBMITTAL REVISIONS
18OCT2019	SUBMITTAL REVISIONS

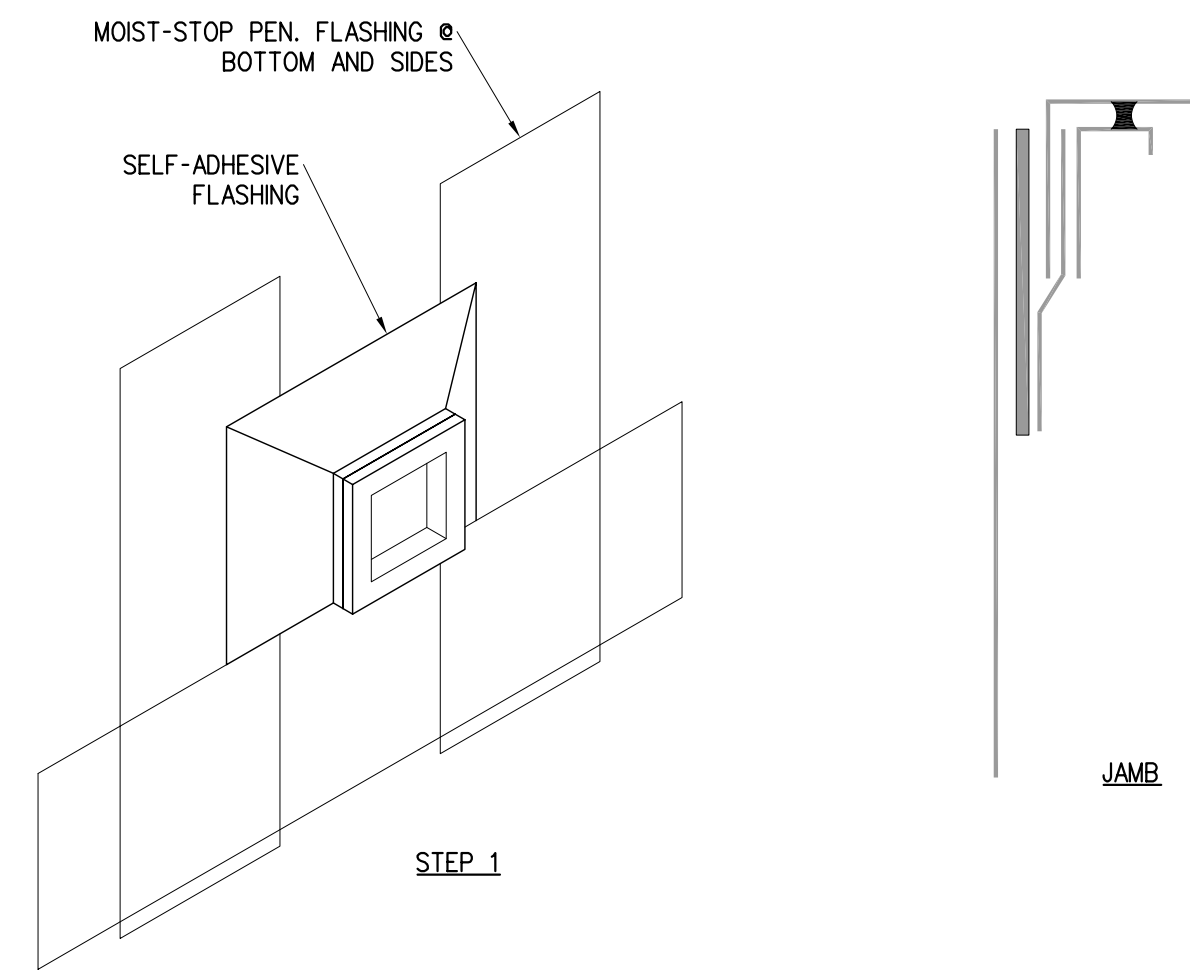
PROJECT PERMIT INFO	
DATE	DESCRIPTION



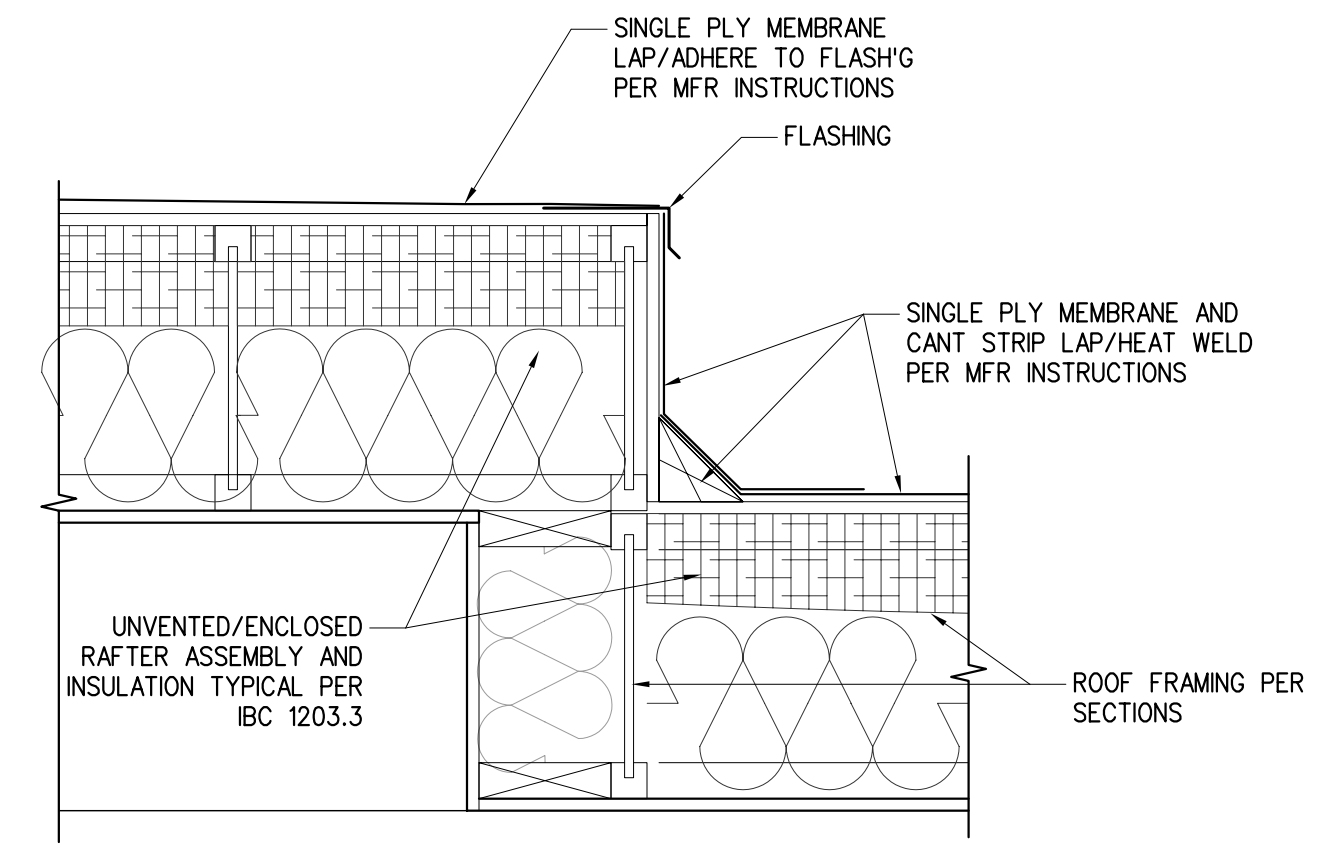
SECTION



ISOMETRIC

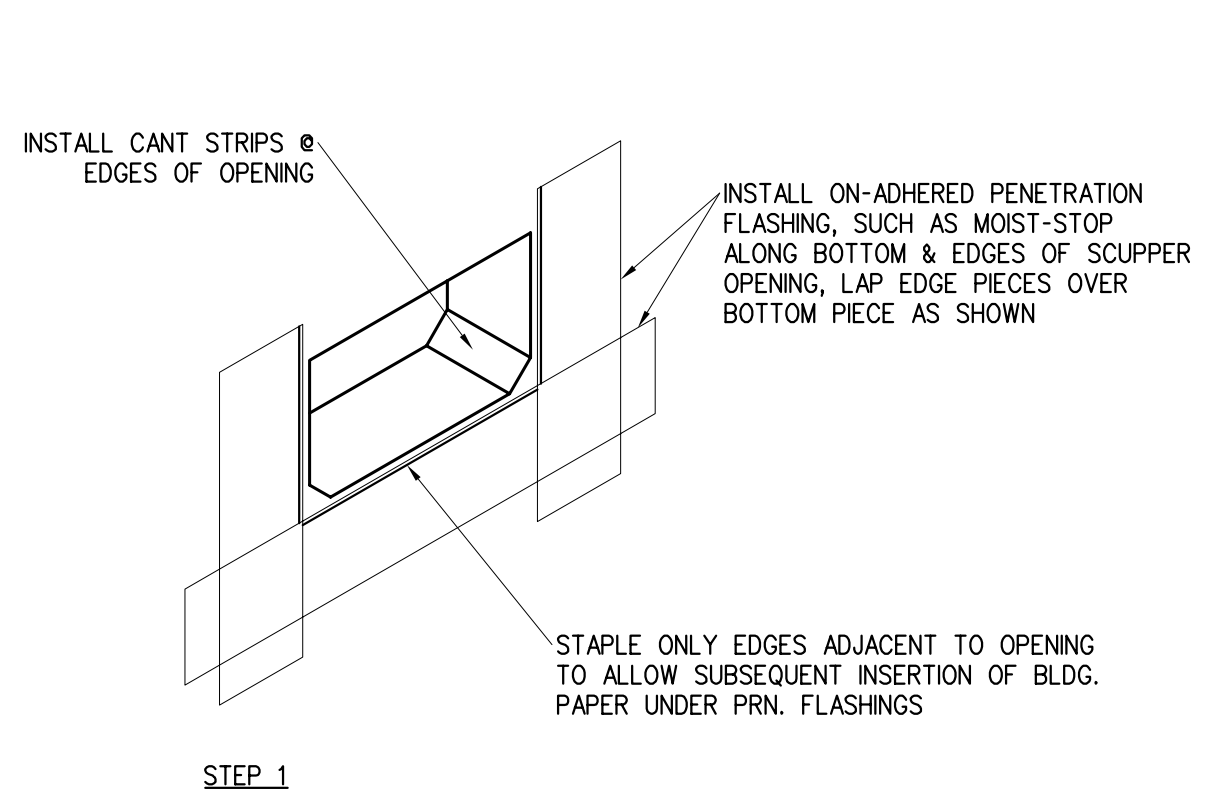


STEP 1

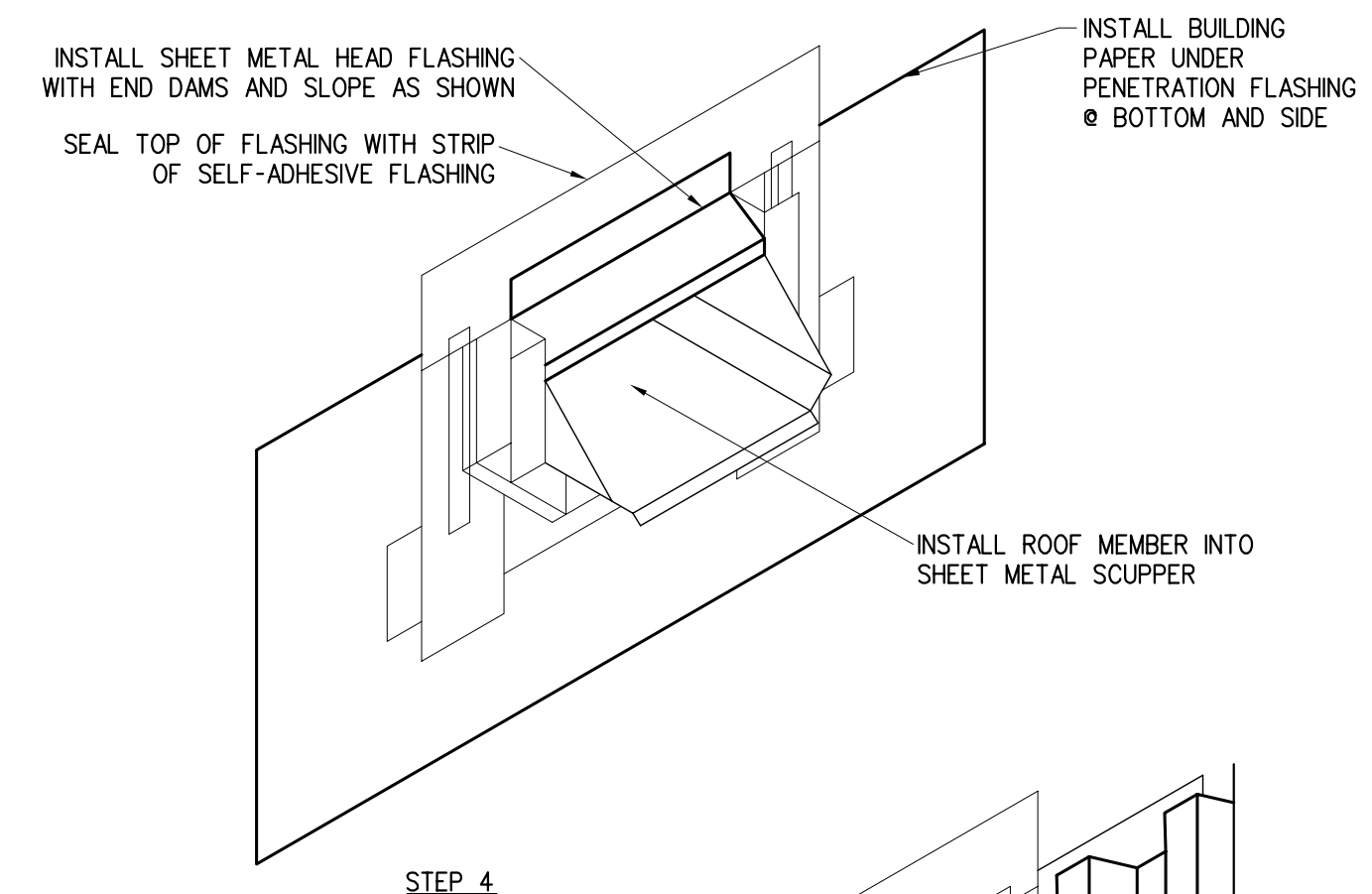


3 ROOF STEP
SCALE: 1-1/2" = 1'-0"

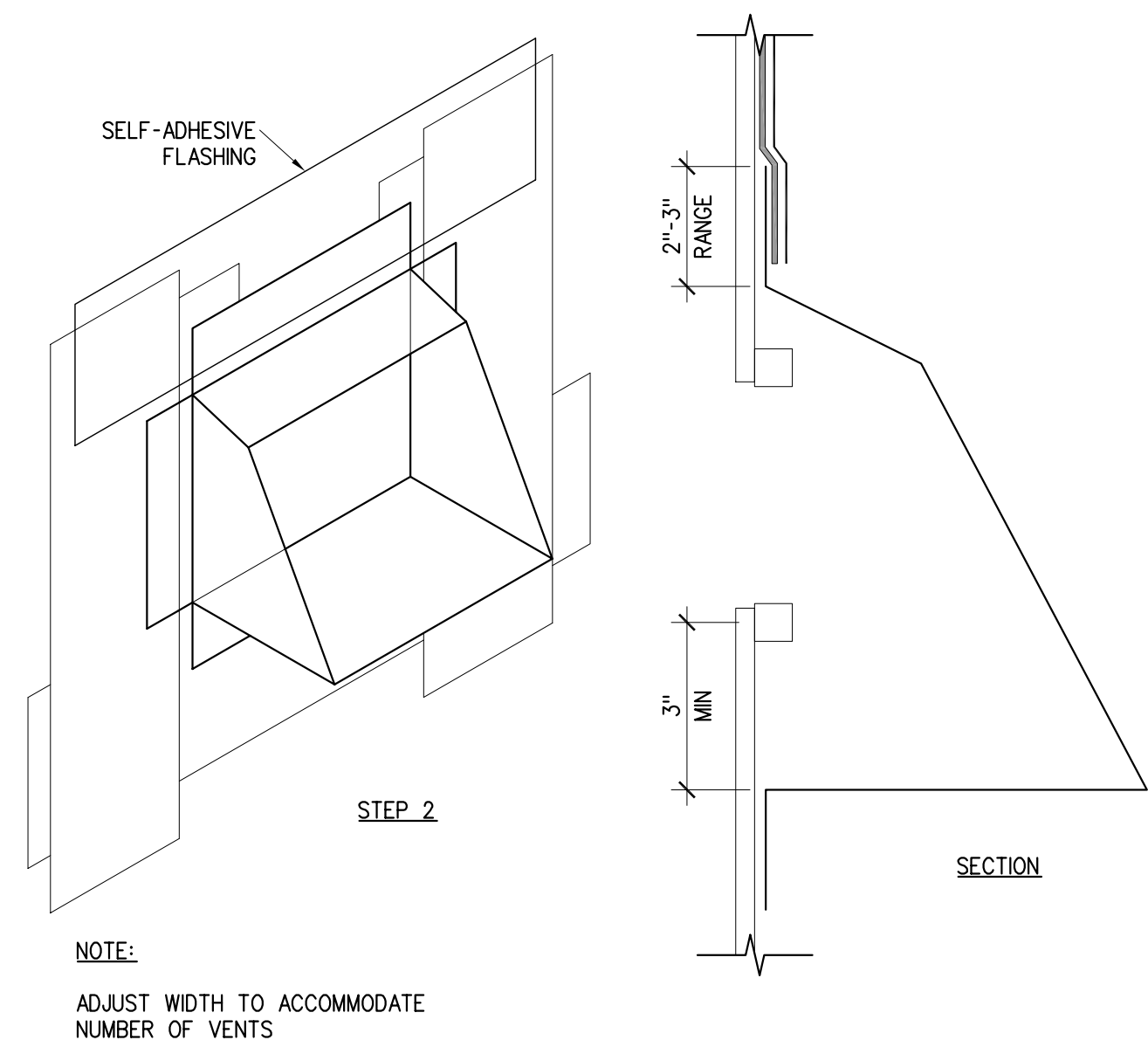
12 PARAPET
SCALE: NA



STEP 1



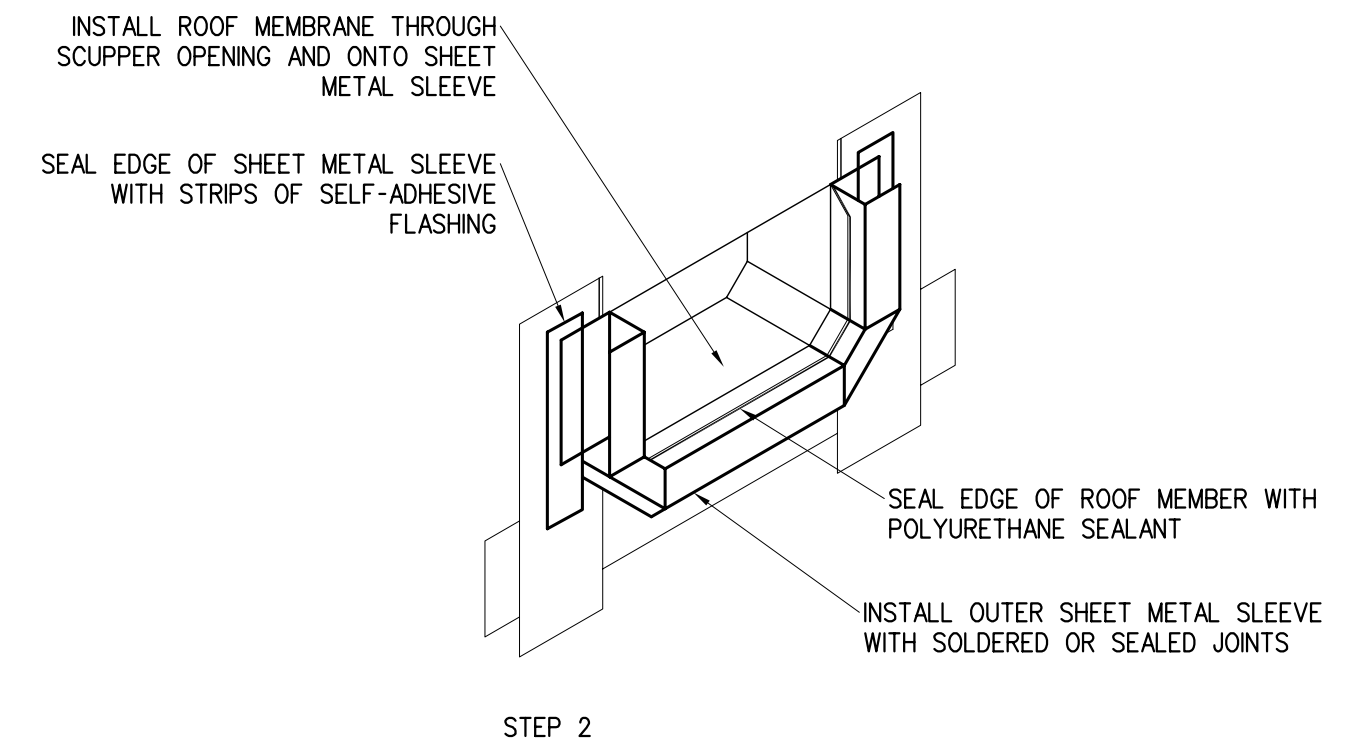
STEP 4



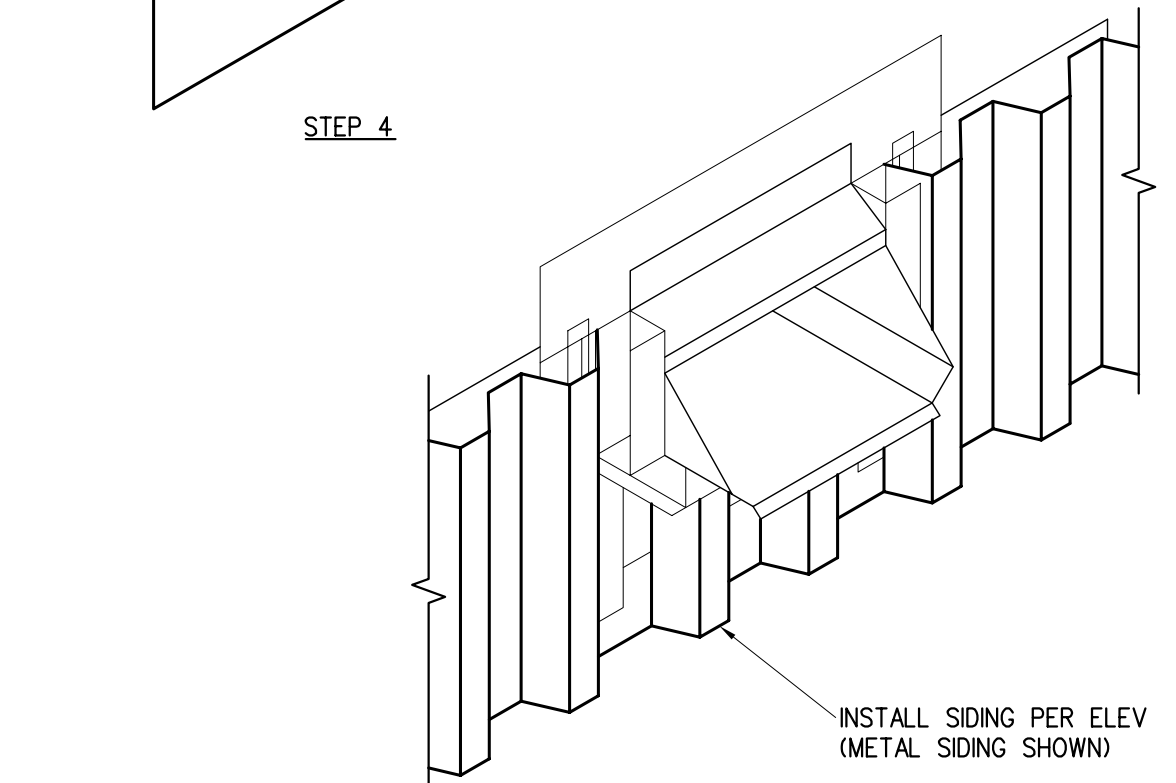
STEP 2

5 VENT COVER
SCALE: NA

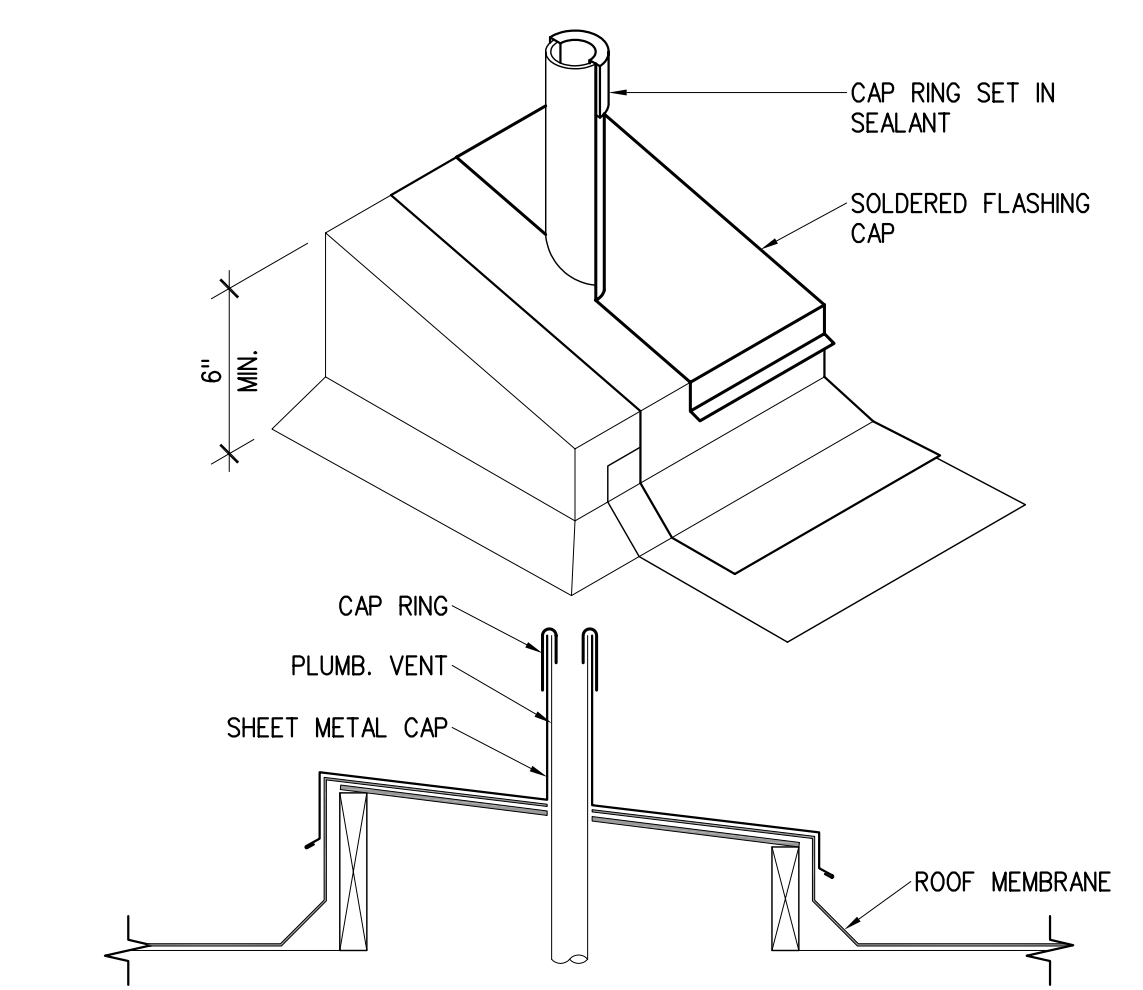
2 CANTILEVER SOFFIT
SCALE: NA



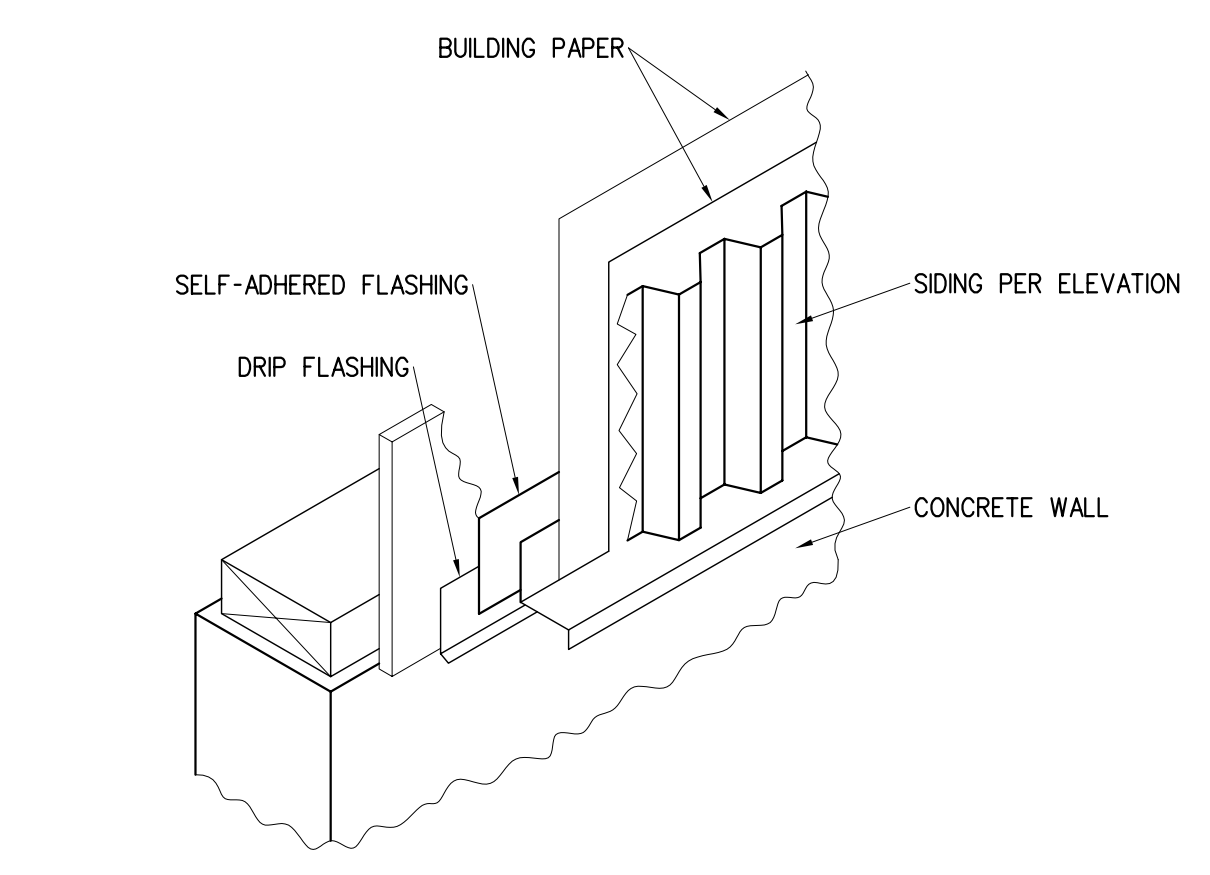
STEP 2



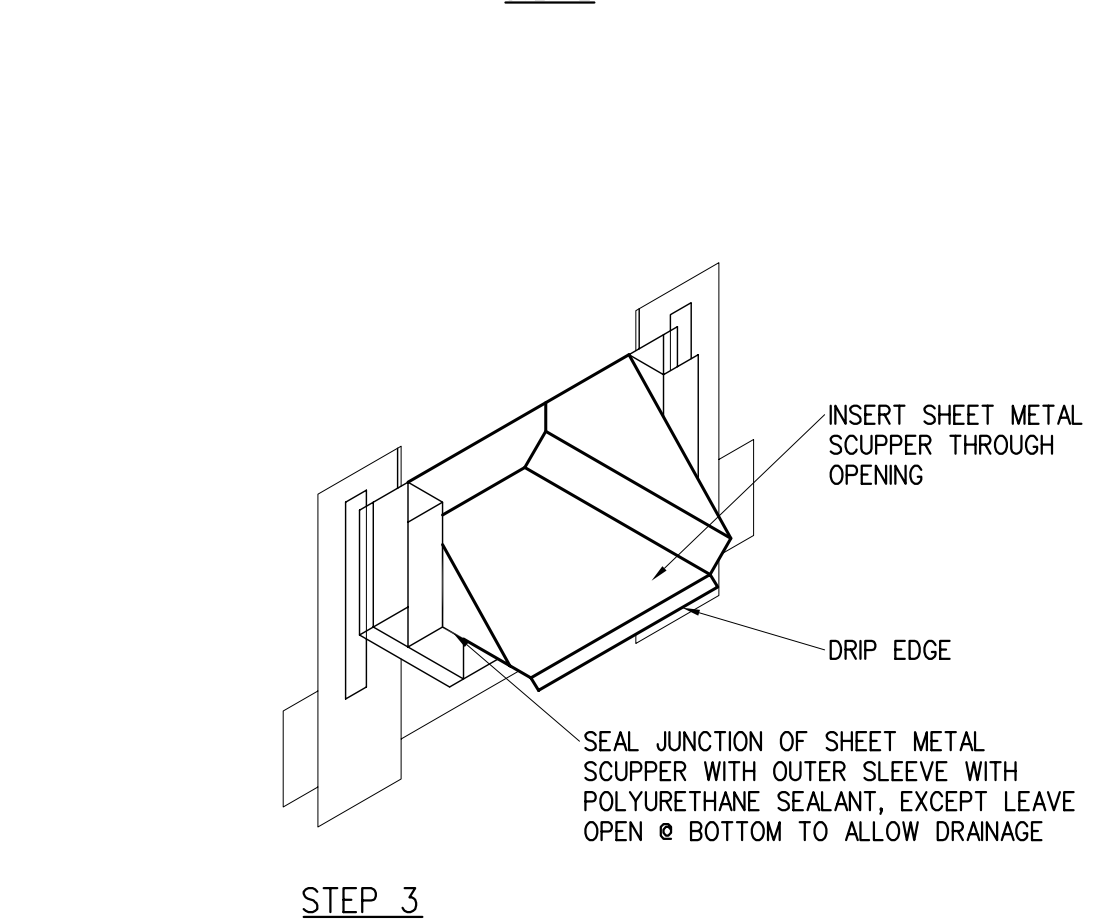
STEP 5



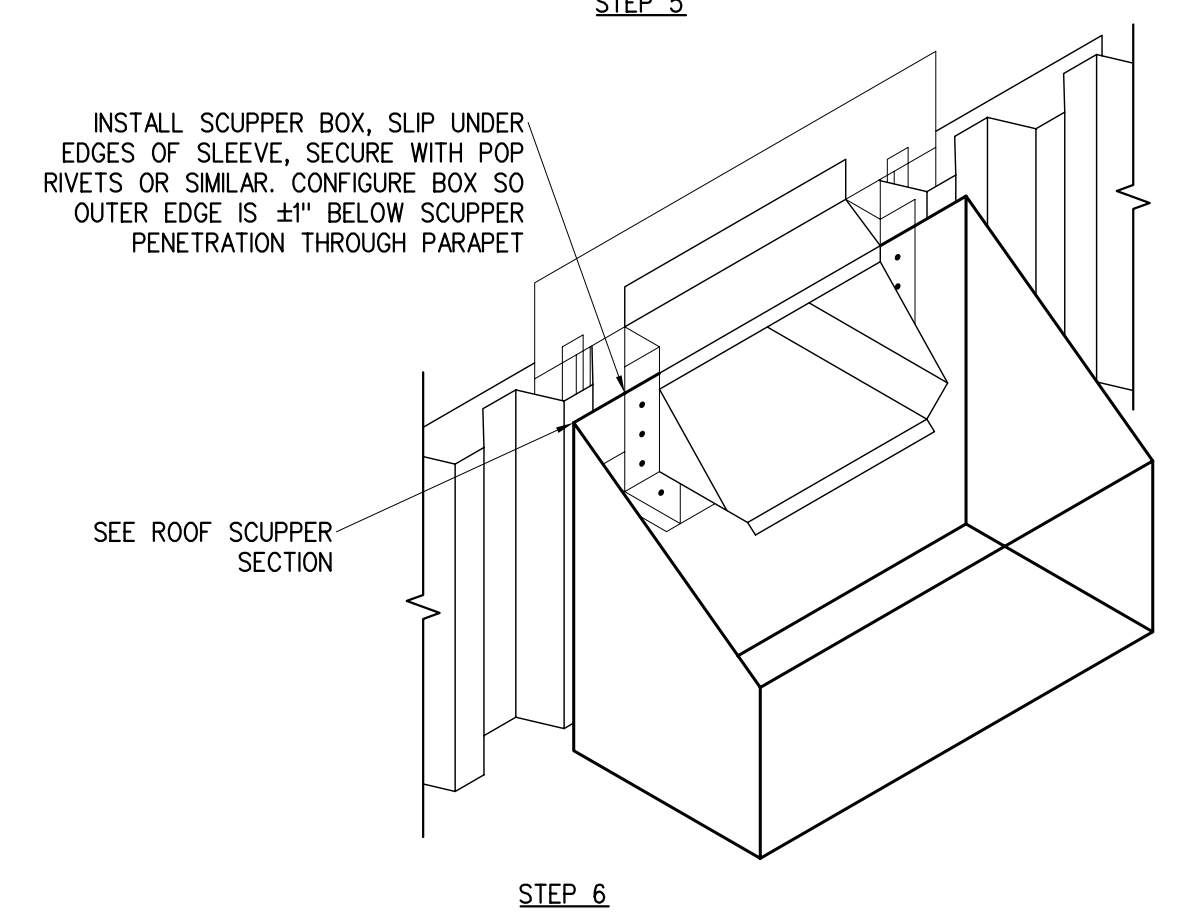
4 ROOF SCUPPER VENT
SCALE: NA



1 WALL BASE
SCALE: NA



STEP 3



STEP 6

10 ROOF SCUPPER INSTALL
SCALE: NA



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RESIDENCE
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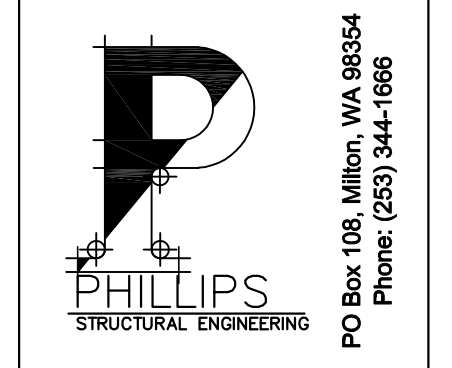
PROJECT REVISIONS	
DATE	DESCRIPTION
12/JUL/2019	SUBMITTAL SET REV. 5
18/OCT/2019	SUB. SET REV. 42
▲	▲
▲	▲
▲	▲
▲	▲

PROJECT RELEASE	
DATE	DESCRIPTION
15/SEP/17	PRELIM
12/MAR/2018	PRE-APP REVIEW
30/MAR/2018	90% REVIEW
12/JUL/2019	SUBMITTAL REVISIONS
18/OCT/2019	SUBMITTAL REVISIONS

PROJECT PERMIT INFO	
DATE	DESCRIPTION

A-7.04
DETAILS
MANUFACTURERS

REV	DATE	DESCRIPTION
1	4/20/19	JURISDICTIONAL REVIEW
2	10/18/2019	JURISDICTIONAL REVIEW



ALL VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE DESIGNER FOR RESOLUTION WITH THE ENGINEER PRIOR TO PROCEEDING WITH WORK. FAILURE TO COMPLY BY THE CONTRACTOR SHALL BE THEIR SOLE RESPONSIBILITY FOR ANY COSTS NECESSARY FOR REMEDIAL WORK.

REUSE OF DOCUMENTS
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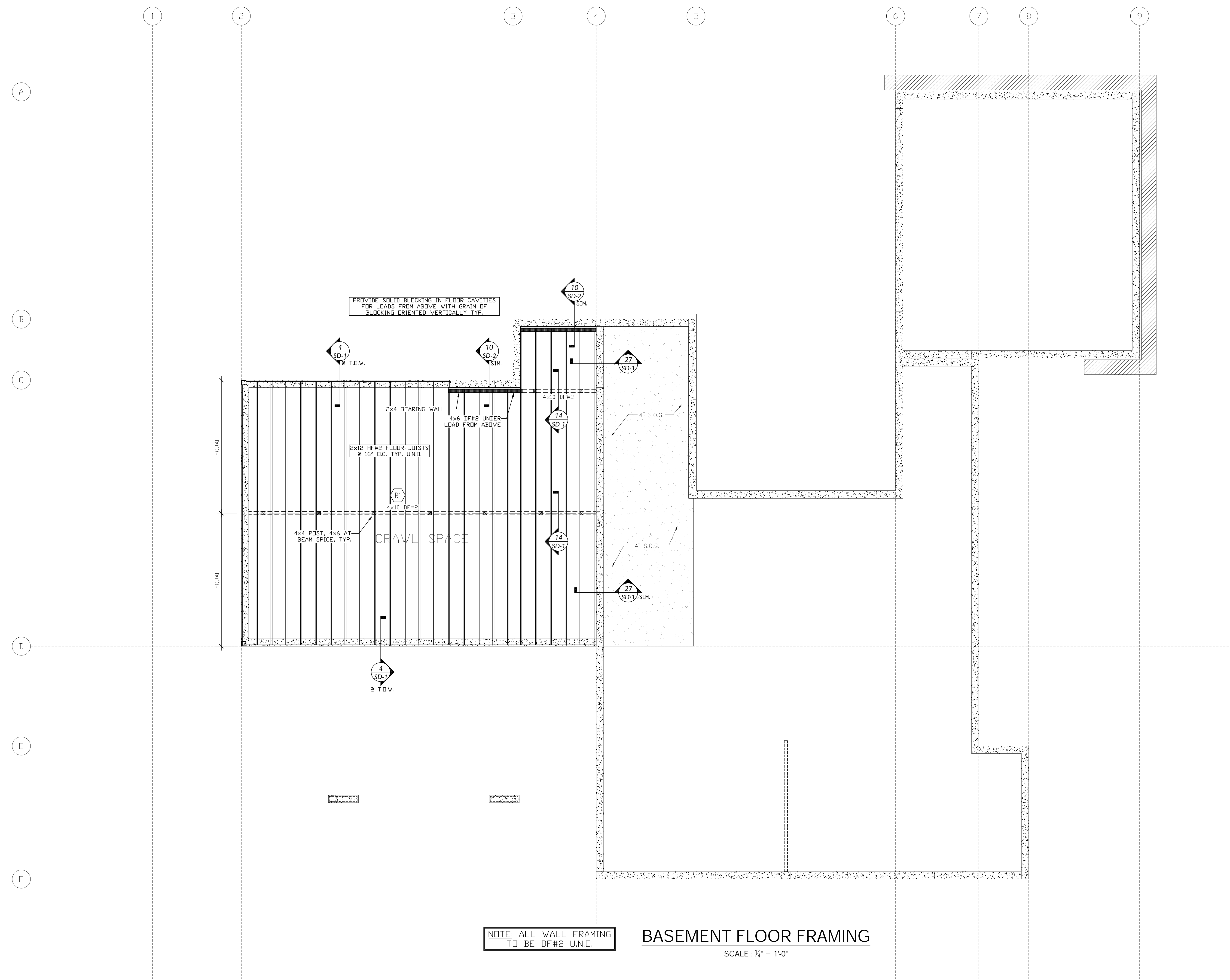
WEN HU RESIDENCE
8251 WEST MERCER WAY
MERCER ISLAND, WA 98040

WIND SPEED:	110 MPH
WIND EXPOSURE:	C
ROOF SNOW LOAD:	30 PSF

BASEMENT FLOOR FRAMING

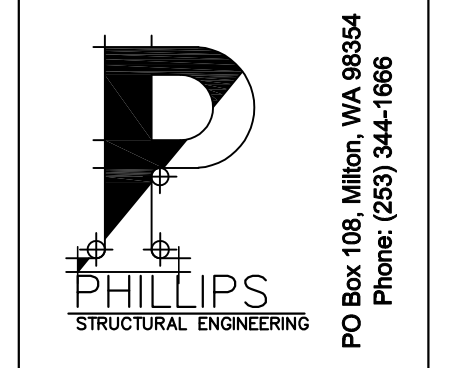
DRAWN BY:	AMS
DRAWING DATE:	OCT. 30, 2018
SCALE:	N.T.S. (U.N.O.)
PSE NUMBER:	PSE 16.094

SHEET NO:
S-2



BASEMENT FLOOR FRAMING
SCALE: 3/4" = 1'-0"

REV	DATE	DESCRIPTION
1	4/20/19	JURISDICTIONAL REVIEW
2	10/18/2019	JURISDICTIONAL REVIEW



ALL VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE DESIGNER FOR RESOLUTION WITH THE ENGINEER PRIOR TO PROCEEDING WITH WORK. FAILURE TO COMPLY BY THE CONTRACTOR SHALL BE THEIR SOLE RESPONSIBILITY FOR ANY COSTS NECESSARY FOR REMEDIAL WORK.

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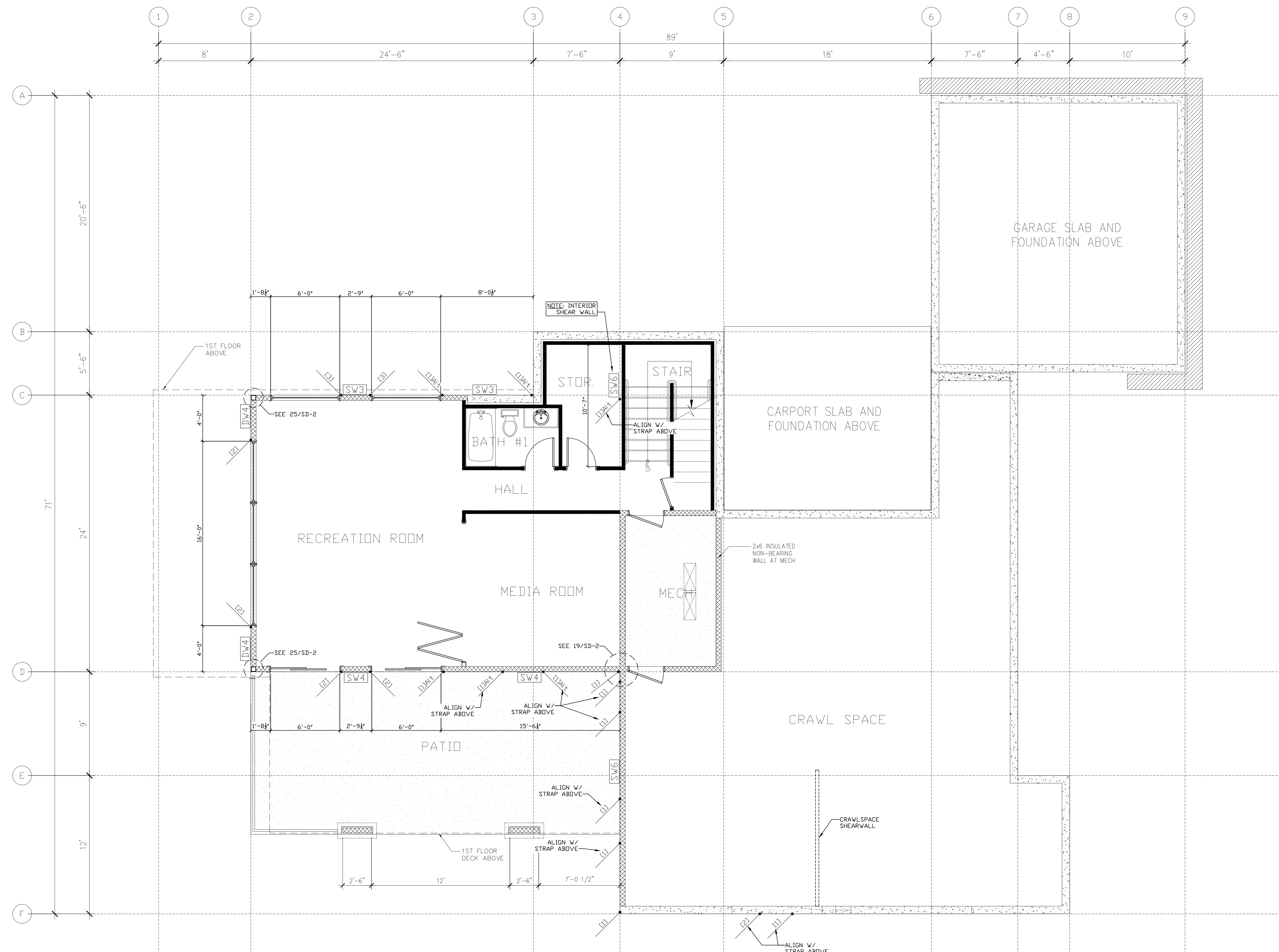
WEN HU RESIDENCE
8251 WEST MERCER WAY
MERCER ISLAND, WA 98040

WIND SPEED:	110 MPH
WIND EXPOSURE:	C
ROOF SNOW LOAD:	30 PSF

BASEMENT SHEAR WALLS, HOLDOWNS, AND STRUCTURE

DRAWN BY:	AMS
DRAWING DATE:	OCT. 30, 2018
SCALE:	N.T.S. (U.N.D.)
PSE NUMBER:	PSE 18.094

SHEET NO:
S-3

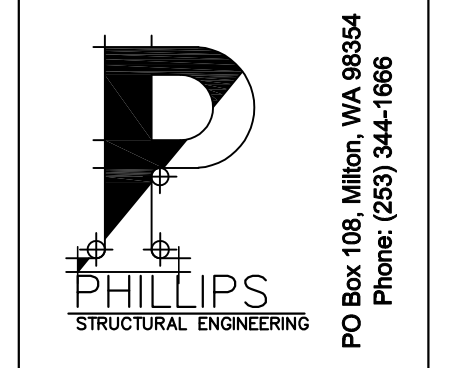


NOTE: ALL WALL FRAMING TO BE DF#2 U.N.D.

BASEMENT FLOOR SHEAR WALLS, HOLDOWNS, AND STRUCTURE

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

REV	DATE	DESCRIPTION
1	4/20/19	JURISDICTIONAL REVIEW
2	10/18/2019	JURISDICTIONAL REVIEW



10/18/2019
ORIGINAL STAMP MUST BE RED FOR VALIDITY

ALL VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE DESIGNER FOR RESOLUTION WITH THE ENGINEER PRIOR TO PROCEEDING WITH WORK. FAILURE TO COMPLY BY THE CONTRACTOR SHALL BE THEIR SOLE RESPONSIBILITY FOR ANY COSTS NECESSARY FOR REMEDIAL WORK.

REUSE OF DOCUMENTS
UNAUTHORIZED ALTERATION OF ANY OF THE INFORMATION ON THIS DOCUMENT WILL INVALIDATE THE DOCUMENT. ENGINEER'S SEAL AND SIGNATURE.
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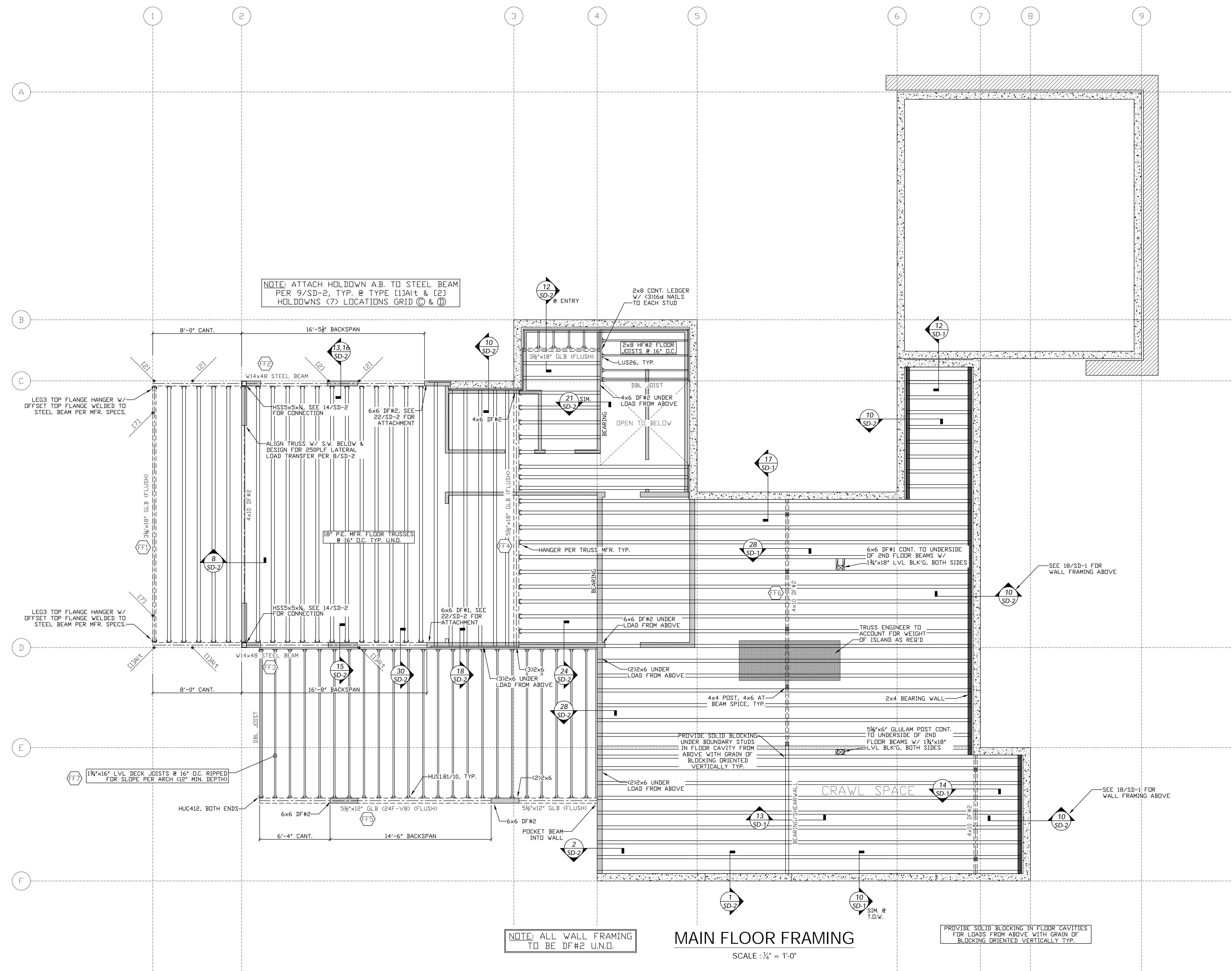
WIND SPEED:	110 MPH
WIND EXPOSURE:	C
ROOF SNOW LOAD:	30 PSF

MAIN FLOOR FRAMING

DRAWN BY:	AMS
DRAWING DATE:	OCT. 30, 2018
SCALE:	N.T.S. (U.N.O.)
PSE NUMBER:	PSE 16.094

SHEET NO:
S-4

PHILLIPS STRUCTURAL ENGINEERING



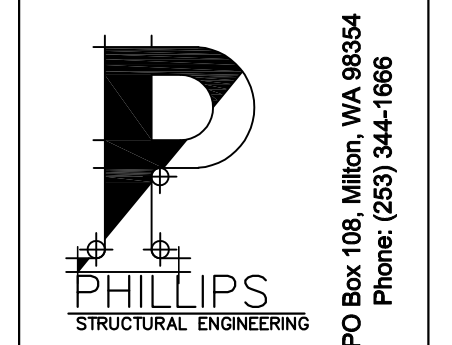
NOTE: ATTACH HOLD-DOWN A.B. TO STEEL BEAM PER 9/SD-2, TYP. @ TYPE [1]A1t & [2] HOLD-DOWNS (<7> LOCATIONS GRID C & D)

NOTE: ALL WALL FRAMING TO BE DF#2 U.N.D.

MAIN FLOOR FRAMING
SCALE: 1/4" = 1'-0"

PROVIDE SOLID BLOCKING IN FLOOR CAVITIES FOR LOADS FROM ABOVE WITH GRAIN OF BLOCKING ORIENTED VERTICALLY TYP.

REV	DATE	DESCRIPTION
1	4/20/19	JURISDICTIONAL REVIEW
2	10/18/2019	JURISDICTIONAL REVIEW



ALL VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS SHALL BE REPORTED TO THE DESIGNER FOR RESOLUTION WITH THE ENGINEER PRIOR TO PROCEEDING WITH WORK. FAILURE TO COMPLY BY THE CONTRACTOR SHALL BE THEIR SOLE RESPONSIBILITY FOR ANY COSTS NECESSARY FOR REMEDIAL WORK.

REUSE OF DOCUMENTS
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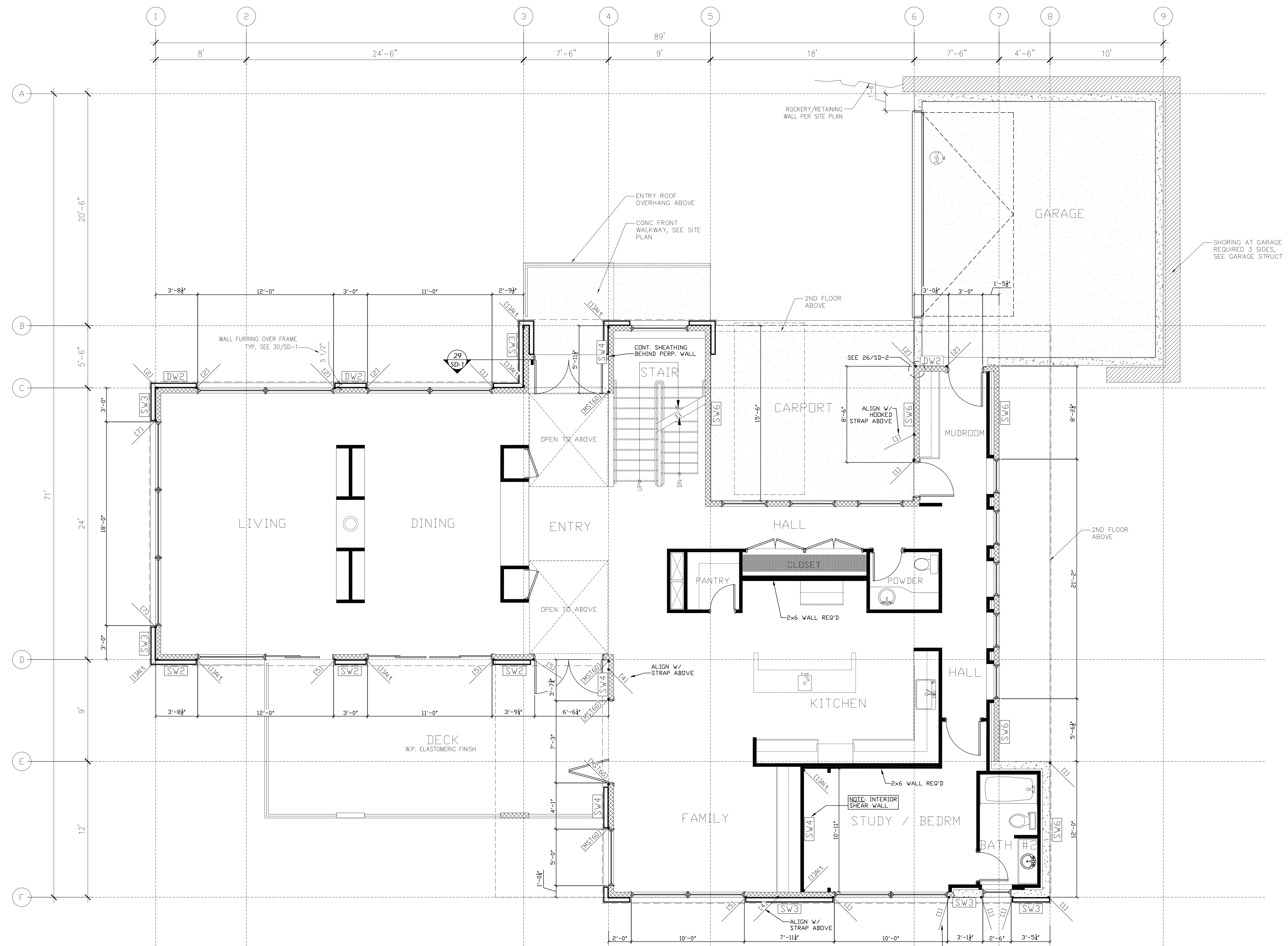
WEN HU RESIDENCE
8251 WEST MERCER WAY
MERCER ISLAND, WA 98040

WIND SPEED:	110 MPH
WIND EXPOSURE:	C
ROOF SNOW LOAD:	30 PSF

MAIN FLOOR SHEAR WALLS, HOLDOWNS, AND STRUCTURE

DRAWN BY:	AMS
DRAWING DATE:	OCT. 30, 2018
SCALE:	N.T.S. (U.N.D.)
PSE NUMBER:	PSE 16.094

SHEET NO:
S-5

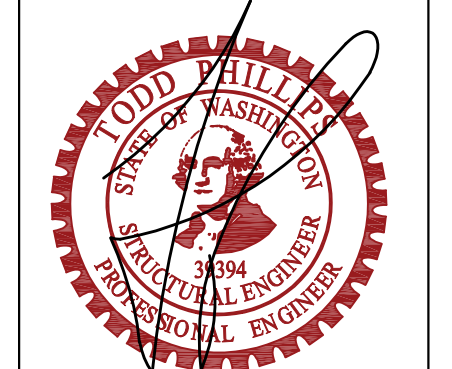
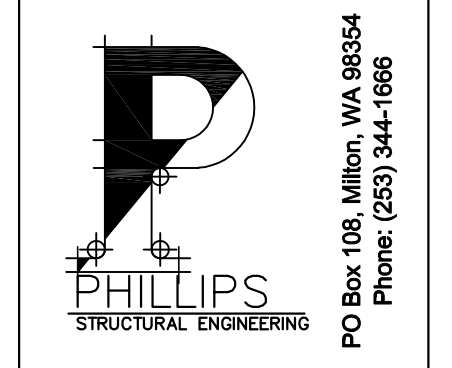


NOTE: ALL WALL FRAMING TO BE DF#2 U.N.D.

MAIN FLOOR SHEAR WALLS, HOLDOWNS, AND STRUCTURE

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

REV	DATE	DESCRIPTION
1	4/20/19	JURISDICTIONAL REVIEW
2	10/18/2019	JURISDICTIONAL REVIEW



10/18/2019
ORIGINAL STAMP MUST BE RED FOR VALIDITY

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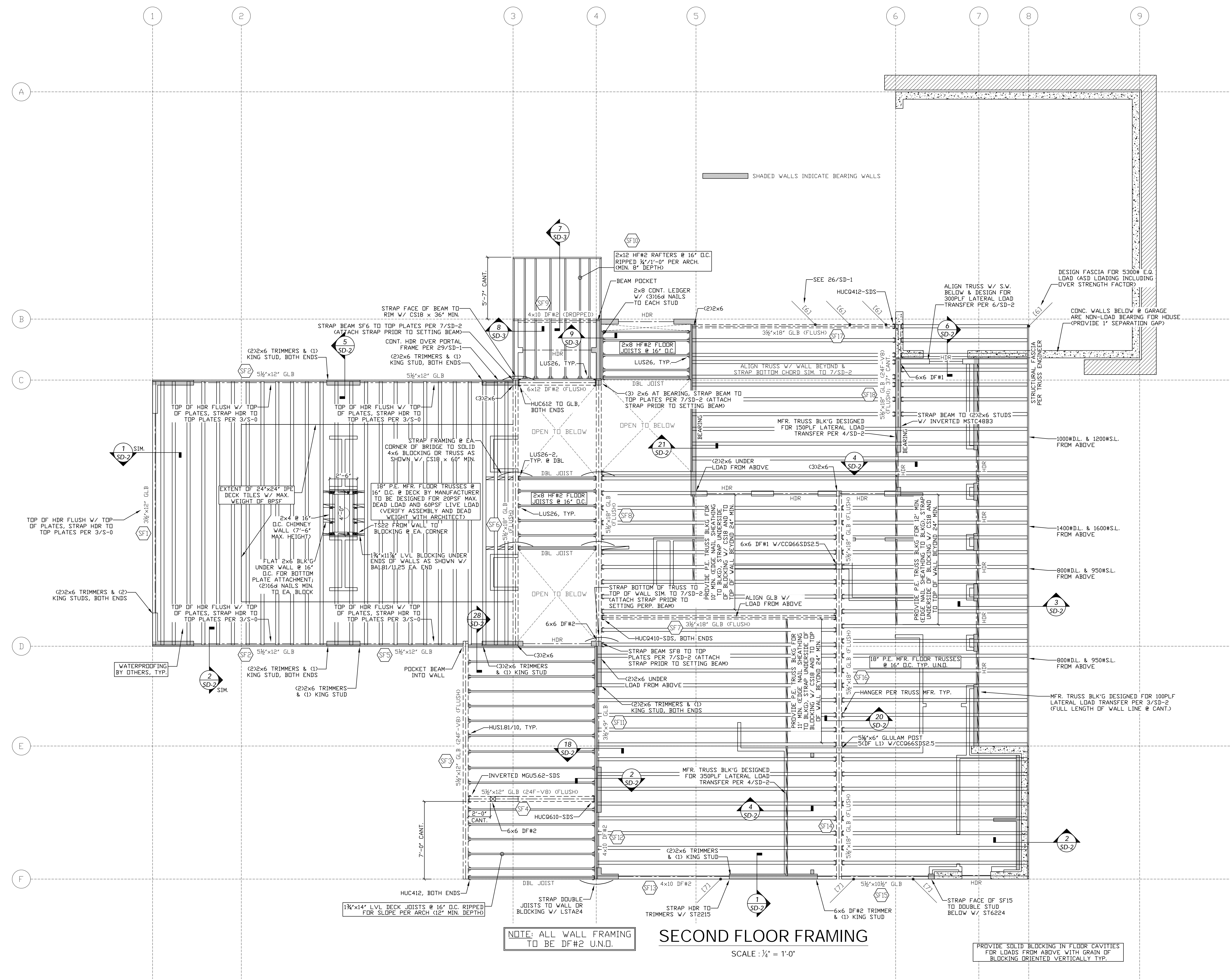
WEN HU RESIDENCE
8251 WEST MERCER WAY
MERCER ISLAND, WA 98040

WIND SPEED:	110 MPH
WIND EXPOSURE:	C
ROOF SNOW LOAD:	30 PSF

SECOND FLOOR FRAMING

DRAWN BY:	AMS
DRAWING DATE:	OCT. 30, 2018
SCALE:	N.T.S. (U.N.O.)
PSE NUMBER:	PSE 16.094

SHEET NO:
S-6



NOTE: ALL WALL FRAMING TO BE DF#2 U.N.O.
SECOND FLOOR FRAMING
SCALE: 1/4" = 1'-0"

PHILLIPS STRUCTURAL ENGINEERING

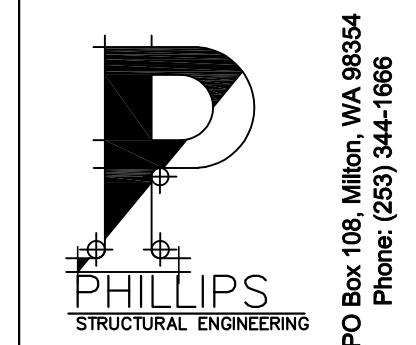


SECOND FLOOR SHEAR WALLS, HOLDOWNS, AND STRUCTURE

NOTE: ALL WALL FRAMING TO BE DF#2 U.N.O.

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

REVISIONS	REVISION DESCRIPTION	DATE
1	JURISDICTIONAL REVIEW	4/26/19
2	JURISDICTIONAL REVIEW	10/18/2019



10/18/2019
ORIGINAL STAMP MUST BE RED FOR VALIDITY

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WEN HU RESIDENCE
8251 WEST MERCER WAY
MERCER ISLAND, WA 98040

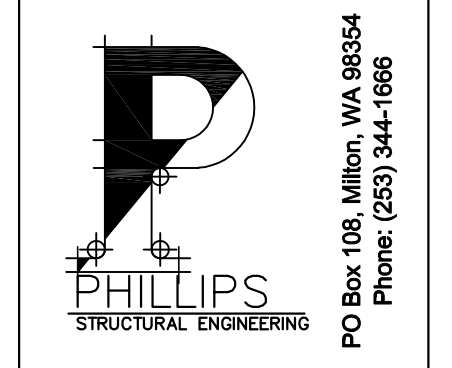
WIND SPEED:	110 MPH
WIND EXPOSURE:	C
ROOF SNOW LOAD:	30 PSF

SECOND FLOOR SHEAR WALLS, HOLDOWNS, AND STRUCTURE

DRAWN BY:	AMS
DRAWING DATE:	OCT. 30, 2018
SCALE:	N.T.S. (U.N.O.)
PSE NUMBER:	PSE 18.094

SHEET NO:
S-7

REVISIONS	REVISION DESCRIPTION	DATE
1	JURISDICTIONAL REVIEW	4/20/19
2	JURISDICTIONAL REVIEW	10/18/2019



10/18/2019
ORIGINAL STAMP MUST BE RED FOR VALIDITY

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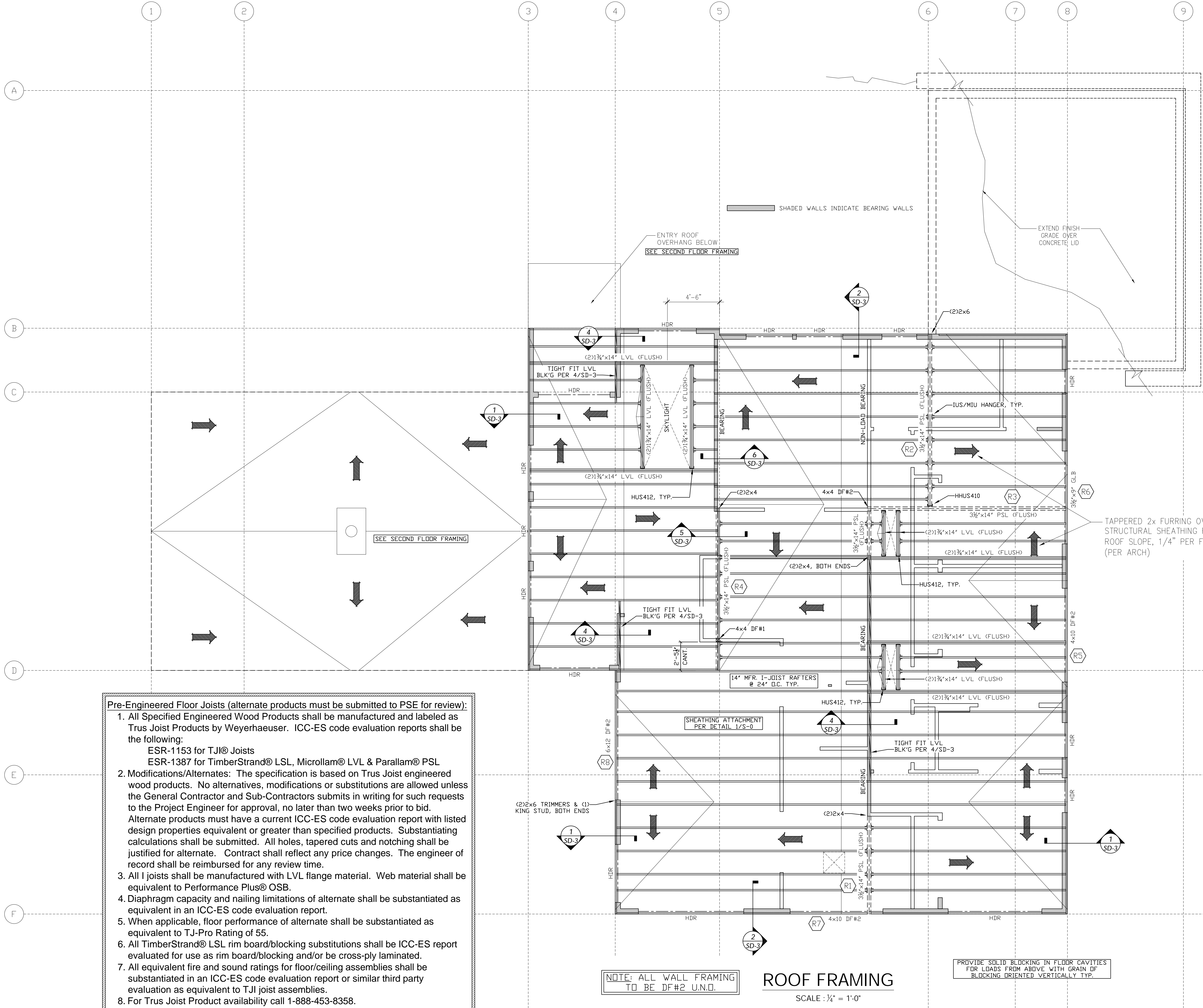
REUSE OF DOCUMENTS
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WEN HU RESIDENCE
8251 WEST MERCER WAY
MERCER ISLAND, WA 98040

WIND SPEED:	110 MPH
WIND EXPOSURE:	C
ROOF SNOW LOAD:	30 PSF

ROOF FRAMING	
DRAWN BY:	AMS
DRAWING DATE:	OCT. 30, 2018
SCALE:	N.T.S. (U.N.O.)
PSE NUMBER:	PSE 16.094
SHEET NO: S-8	

PHILLIPS STRUCTURAL ENGINEERING



Pre-Engineered Floor Joists (alternate products must be submitted to PSE for review):

- All Specified Engineered Wood Products shall be manufactured and labeled as Trus Joist Products by Weyerhaeuser. ICC-ES code evaluation reports shall be the following:
ESR-1153 for TJI® Joists
ESR-1387 for TimberStrand® LSL, Microllam® LVL & Parallam® PSL
- Modifications/Alternates: The specification is based on Trus Joist engineered wood products. No alternatives, modifications or substitutions are allowed unless the General Contractor and Sub-Contractors submits in writing for such requests to the Project Engineer for approval, no later than two weeks prior to bid. Alternate products must have a current ICC-ES code evaluation report with listed design properties equivalent or greater than specified products. Substantiating calculations shall be submitted. All holes, tapered cuts and notching shall be justified for alternate. Contract shall reflect any price changes. The engineer of record shall be reimbursed for any review time.
- All I joists shall be manufactured with LVL flange material. Web material shall be equivalent to Performance Plus® OSB.
- Diaphragm capacity and nailing limitations of alternate shall be substantiated as equivalent in an ICC-ES code evaluation report.
- When applicable, floor performance of alternate shall be substantiated as equivalent to TJ-Pro Rating of 55.
- All TimberStrand® LSL rim board/blocking substitutions shall be ICC-ES report evaluated for use as rim board/blocking and/or be cross-ply laminated.
- All equivalent fire and sound ratings for floor/ceiling assemblies shall be substantiated in an ICC-ES code evaluation report or similar third party evaluation as equivalent to TJ joist assemblies.
- For Trus Joist Product availability call 1-888-453-8358.

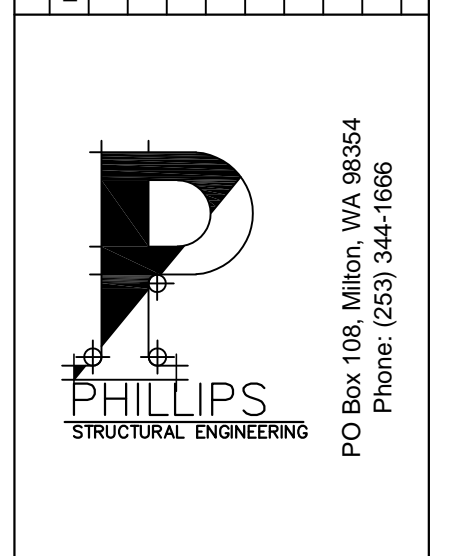
NOTE: ALL WALL FRAMING TO BE DF#2 U.N.O.

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

PROVIDE SOLID BLOCKING IN FLOOR CAVITIES FOR LOADS FROM ABOVE WITH GRAIN OF BLOCKING ORIENTED VERTICALLY TYP.

<p>SEE 3/SD-3 FOR VENTING</p> <p>8d @ 6" O.C.</p> <p>1/2" CDX OR 3/8" OSB EDGE & 12" FIELD NAILING U.N.D.</p> <p>PARAPET, 2x FURRING & WATERPROOFING PER ARCH (8" MAX. HEIGHT)</p> <p>MFR. I-JOIST RAFTERS PER PLAN</p> <p>1 3/4" LVL RIM JST (48" O.C. TYP. MAX SPACING)</p> <p>8d TOENAIL @ 6" O.C.</p> <p>HORIZ. SHEATHING JOINT</p> <p>NO HORIZ. SHEATHING JOINT</p> <p>WEB STIFFENER</p> <p>H2.5T @ EACH RAFTER</p> <p>GWB PER ARCH.</p> <p>2x6 STUDS PER PLAN</p> <p>LTP4 @ JOINT PER S.W. TABLE (48" O.C. TYP. MAX SPACING)</p> <p>EDGE NAILING PER S.W. SCHEDULE</p> <p>DBL TOP PLATE</p> <p>SHEATHING W/ NAILING PER S.W. SCHEDULE</p>	<p>SEE 3/SD-3 FOR VENTING</p> <p>8d @ 6" O.C.</p> <p>1/2" CDX OR 3/8" OSB 6" EDGE & 12" FIELD NAILING U.N.D.</p> <p>PARAPET, 2x FURRING & WATERPROOFING PER ARCH (8" MAX. HEIGHT)</p> <p>I-JOIST BLKG @ 48" O.C. W/ (4) 8d NAILS FROM SHT'G TO JOIST</p> <p>1 3/4" LVL RIM JST</p> <p>8d TOENAIL @ 6" O.C.</p> <p>HORIZ. SHEATHING JOINT</p> <p>NO HORIZ. SHEATHING JOINT</p> <p>8d NAIL EA. SIDE (DRIVEN @ ANGLE)</p> <p>LTP4 @ JOINT PER S.W. TABLE (48" O.C. TYP. MAX SPACING)</p> <p>EDGE NAILING PER S.W. SCHEDULE</p> <p>DBL TOP PLATE</p> <p>SHEATHING W/ NAILING PER S.W. SCHEDULE</p> <p>GWB PER ARCH.</p> <p>2x6 STUDS PER PLAN</p>	<p>1/2" MAX.</p> <p>1/2" MAX.</p> <p>1/2" MAX.</p> <p>MAXIMUM ALLOWABLE V-CUT</p>	<p>8d @ 4" O.C. TO LVL BLK'G</p> <p>ROOF SHEATHING PER PLAN</p> <p>1 3/4" LVL BLK'G (TIGHT FIT)</p> <p>I-JOIST RAFTERS PER PLAN</p> <p>16d TOENAIL @ 6" O.C.</p> <p>GWB PER ARCH.</p> <p>LTP4 PER SW SCHED. LVL BLK'G TO TOP PLATE (A35 ON OPP. SIDE PERMITTED)</p> <p>EDGE NAILING PER S.W. TABLE</p> <p>GWB PER ARCH OVER SHEATHING PER S.W. TABLE</p> <p>BLOCKING OVER SHEARWALL</p>	<p>WEB STIFFENER</p> <p>ROOF SHEATHING PER PLAN</p> <p>EDGE NAILING TO 1 3/4"x14" LVL RIM</p> <p>EDGE NAILING</p> <p>10d TOENAIL @ 8" O.C.</p> <p>ROOF SHEATHING PER PLAN</p> <p>CS20x4" @ 48" O.C. W/ (7) NAILS MIN. EA. END TO JOIST/STRAP (EQ. SPACE)</p> <p>H2.5T @ EACH RAFTER</p> <p>A35 @ 32" O.C. MAX. TO 2x6 FLAT BLKG</p> <p>2x6 FLAT BLKG @ STRAP</p> <p>FLUSH BEAM PER PLAN</p> <p>IUS/MIU HANGER, TYP.</p> <p>RAFTERS PER PLAN</p>	<p>WEB STIFFENER</p> <p>ROOF SHEATHING PER PLAN</p> <p>EDGE NAILING TO 1 3/4"x14" LVL RIM</p> <p>EDGE NAILING TO 1 3/4"x14" LVL RIM</p> <p>ROOF SHEATHING PER PLAN</p> <p>H2.5T @ EACH RAFTER</p> <p>A35 @ 32" O.C. MAX. TO 2x6 FLAT BLKG</p> <p>STRAP/BLKG. PER 5/SD-3</p> <p>8d TOENAIL @ 6" O.C.</p> <p>2x4 BEARING WALL</p> <p>H2.5T @ EACH RAFTER</p> <p>RAFTERS PER PLAN</p>
<p>8d @ 6" O.C. TO 2x BLK'G</p> <p>ROOF SHEATHING PER PLAN</p> <p>8d @ 6" O.C. TO 2x RIM</p> <p>H2.5T @ EACH RAFTER</p> <p>RAFTER PER PLAN</p> <p>DROPPED BEAM PER PLAN</p> <p>A35 @ 32" O.C. BLK'G TO BEAM</p>	<p>SHEATHING W/ NAILING PER S.W. SCHEDULE</p> <p>BOTTOM PLATE NAILING PER S.W. SCHEDULE</p> <p>ROOF SHEATHING PER PLAN</p> <p>2x BLKG @ 48" O.C. W/ (4) 8d NAILS FROM SHT'G TO BLKG.</p> <p>EDGE NAILING PER S.W. SCHEDULE</p> <p>RAFTER PER PLAN</p> <p>8d TOENAIL @ 6" O.C.</p> <p>HORIZ. SHEATHING JOINT</p> <p>LTP4 @ JOINT PER S.W. TABLE (48" O.C. TYP. MAX SPACING)</p> <p>EDGE NAILING PER S.W. SCHEDULE</p> <p>DBL TOP PLATE</p> <p>2x6 STUDS PER PLAN</p> <p>8d TOENAIL EA. SIDE</p> <p>GWB PER ARCH.</p>	<p>SHEATHING W/ NAILING PER S.W. SCHEDULE</p> <p>EDGE NAILING PER S.W. SCHEDULE</p> <p>8d TOENAIL EA. SIDE</p> <p>ROOF SHEATHING PER PLAN</p> <p>8d @ 6" O.C.</p> <p>BOTTOM PLATE NAILING PER S.W. SCHEDULE</p> <p>RAFTER PER PLAN</p> <p>8d TOENAIL @ 6" O.C.</p> <p>2x BLKG @ 48" O.C. W/ (4) 8d NAILS FROM SHT'G TO BLKG.</p> <p>EDGE NAILING PER S.W. SCHEDULE</p> <p>DBL TOP PLATE</p> <p>2x6 STUDS PER PLAN</p> <p>SHEATHING W/ NAILING PER S.W. SCHEDULE</p> <p>A35 @ 24" O.C.</p>			
<p>13</p>	<p>14</p>	<p>15</p>	<p>10</p>	<p>11</p>	<p>12</p>
<p>19</p>	<p>20</p>	<p>21</p>	<p>22</p>	<p>23</p>	<p>24</p>
<p>25</p>	<p>26</p>	<p>27</p>	<p>28</p>	<p>29</p>	<p>30</p>

REV. NO.	DATE	DESCRIPTION
1	10/18/2019	JURISDICTIONAL REVIEW
2	10/18/2019	JURISDICTIONAL REVIEW



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WEN HU RESIDENCE
8251 WEST MERCER WAY
MERCER ISLAND, WA 98040

WIND SPEED:	110 MPH
WIND EXPOSURE:	C
ROOF SNOW LOAD:	30 PSF

STRUCTURAL DETAILS

DRAWN BY:	AMS
DRAWING DATE:	OCT. 30, 2018
SCALE:	N.T.S. (U.N.O.)
PSE NUMBER:	PSE 18.094

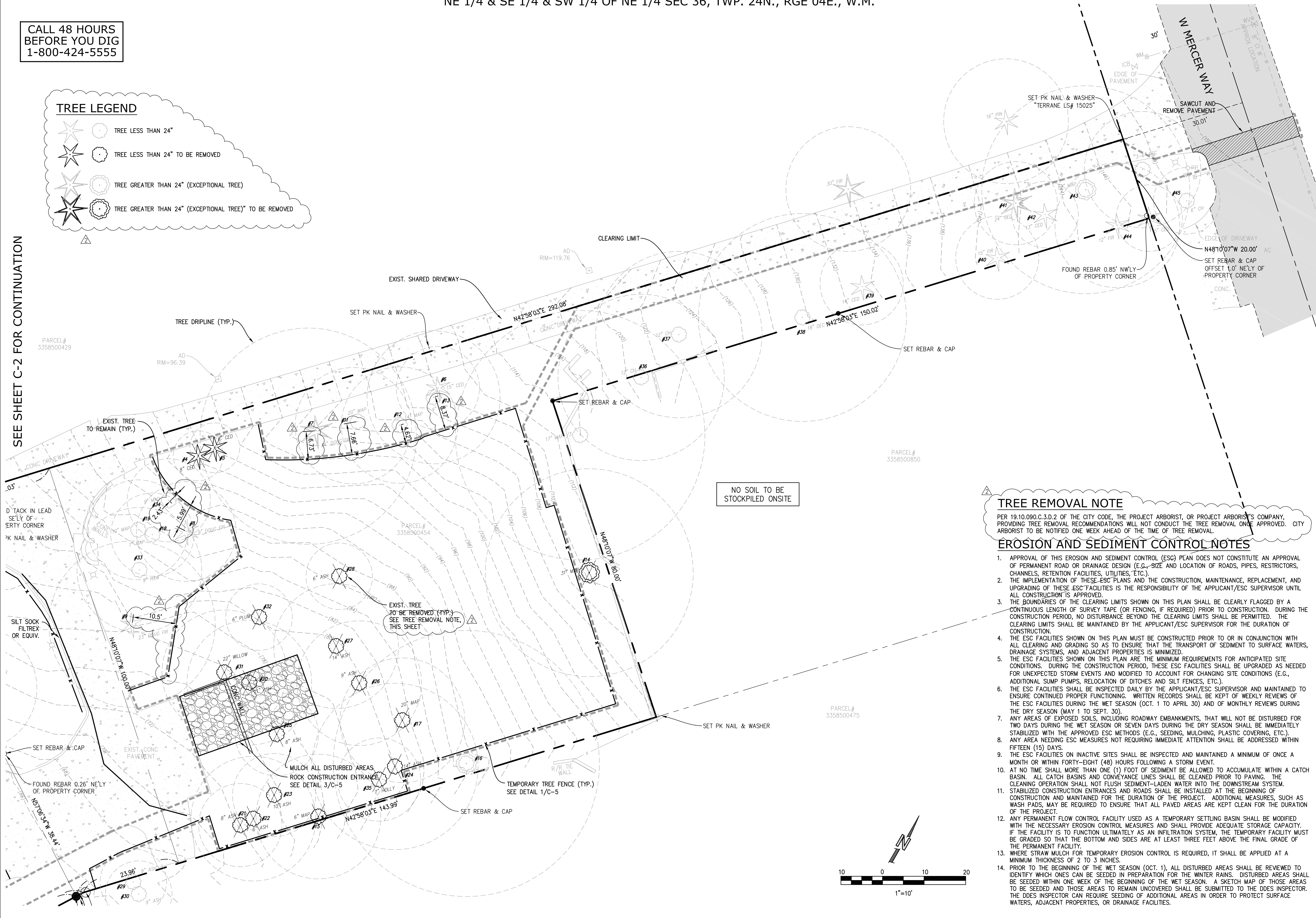
SHEET NO.
SD-3

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

TREE LEGEND

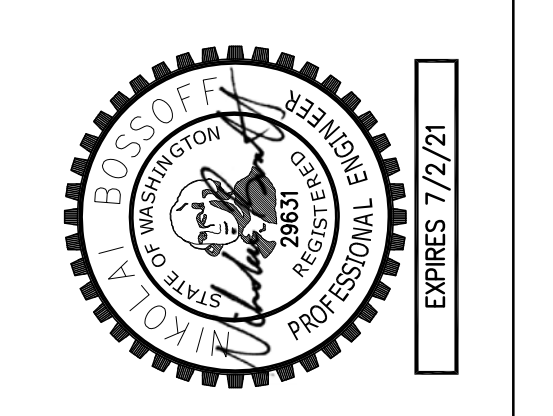
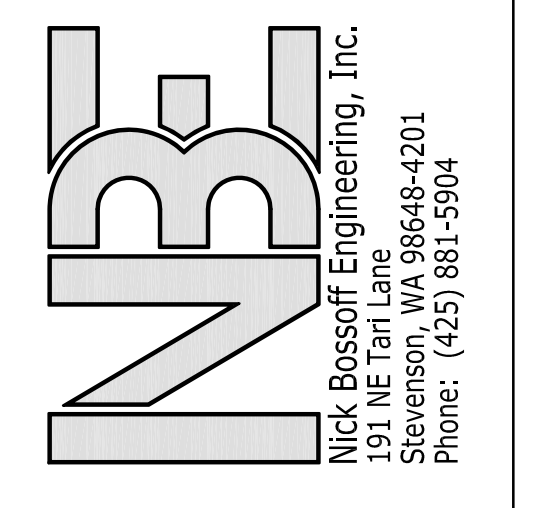
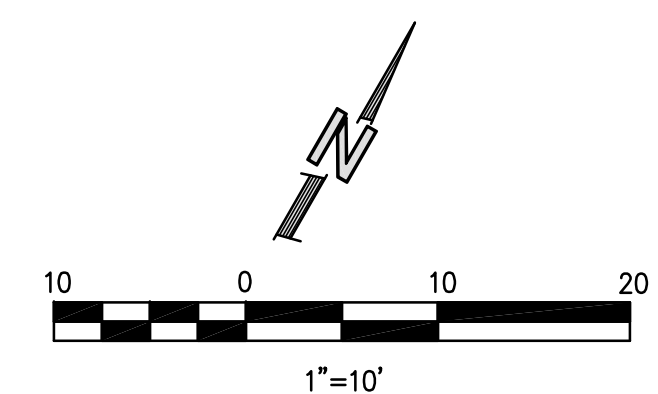
- TREE LESS THAN 24"
- TREE LESS THAN 24" TO BE REMOVED
- TREE GREATER THAN 24" (EXCEPTIONAL TREE)
- TREE GREATER THAN 24" (EXCEPTIONAL TREE) TO BE REMOVED

SEE SHEET C-2 FOR CONTINUATION



TREE REMOVAL NOTE
PER 19.10.090.C.3.D.2 OF THE CITY CODE, THE PROJECT ARBORIST, OR PROJECT ARBORIST'S COMPANY, PROVIDING TREE REMOVAL RECOMMENDATIONS WILL NOT CONDUCT THE TREE REMOVAL ONCE APPROVED. CITY ARBORIST TO BE NOTIFIED ONE WEEK AHEAD OF THE TIME OF TREE REMOVAL.

- EROSION AND SEDIMENT CONTROL NOTES**
- APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
 - THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
 - THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
 - THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
 - THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
 - THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
 - ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
 - ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
 - THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY-EIGHT (48) HOURS FOLLOWING A STORM EVENT.
 - AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
 - STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
 - ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
 - WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
 - PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DDES INSPECTOR. THE DDES INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.



NO.	REVISION	DATE	PERMIT SUBMITTAL	CITY COMMENTS
1		09/21/18		
2		06/09/19		
3		10/09/19		

NO. BOSSOFF, P. E.
PROJECT MANAGER:
DESIGNED: TKB
DRAWN: PBAR-1801
JOB NUMBER: PBAR-1801
FILE NAME: pin.dwg

WEN HU RESIDENCE
8251 W MERCER WAY

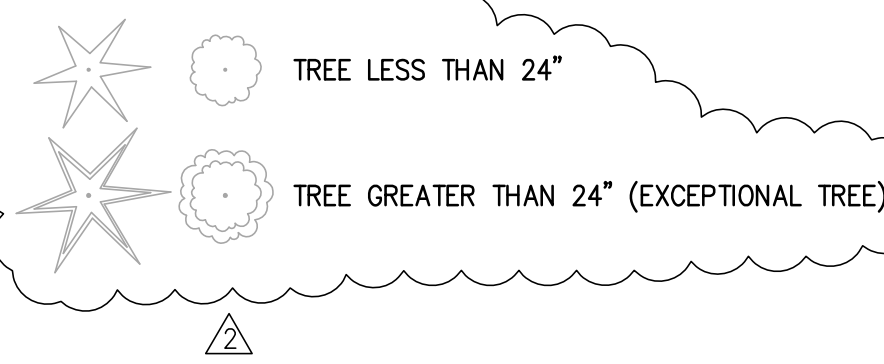
WASHINGTON
MERCER ISLAND

TITLE: T.E.S.C. PLAN
SHEET: C-1

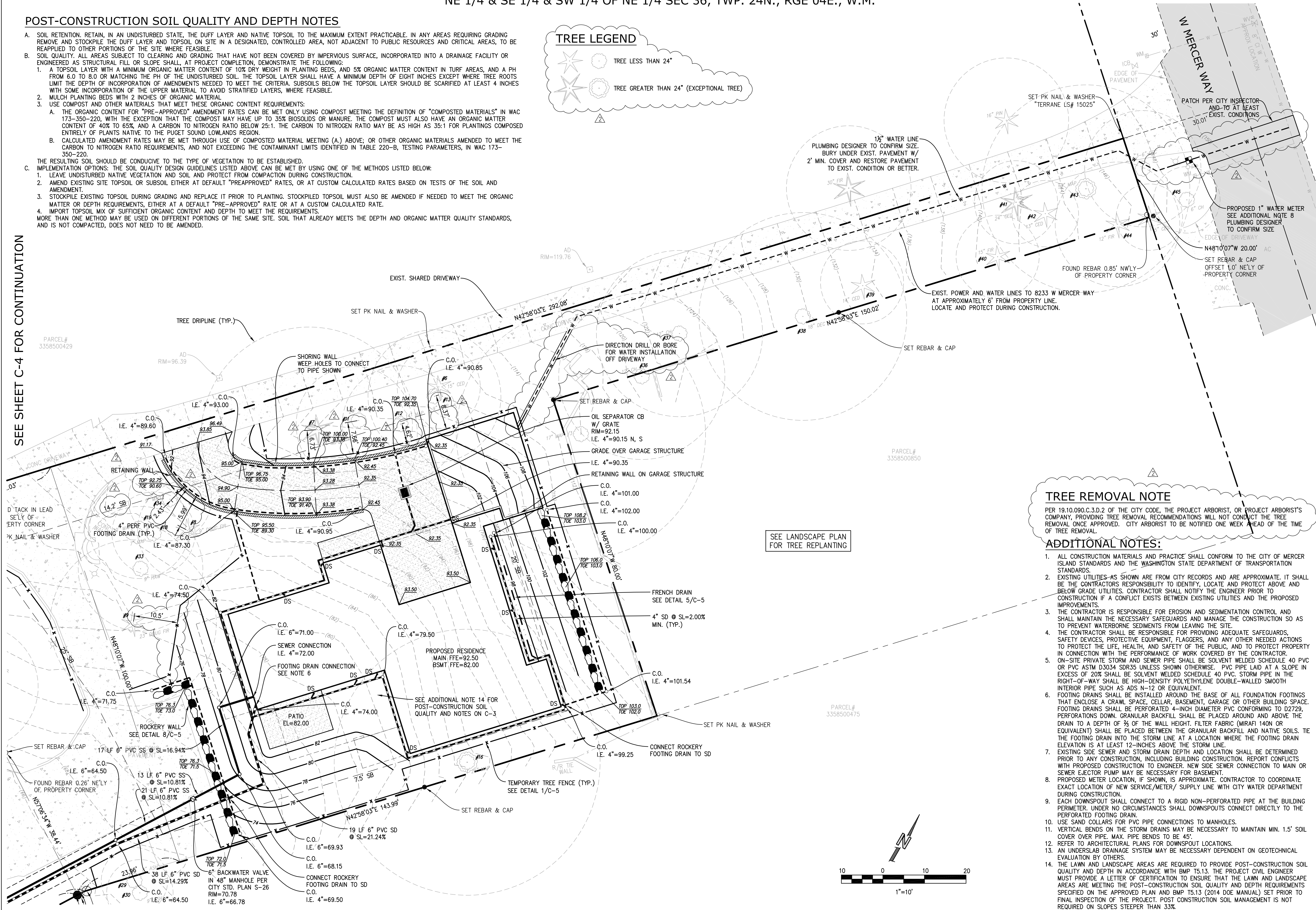
POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES

- A. SOIL RETENTION. RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.
- B. SOIL QUALITY. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:
 1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
 2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.
 3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
 - A. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220, WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
 - B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A.) ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173-350-220.
- C. THE RESULTING SOIL SHOULD BE CONDUCTIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED. IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:
 1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
 2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PREAPPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
 3. STOCKPILE EXISTING TOPSOIL DURING GRADING AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
 4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

TREE LEGEND



SEE SHEET C-4 FOR CONTINUATION



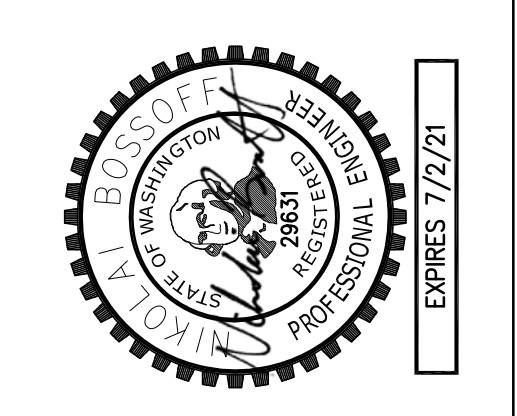
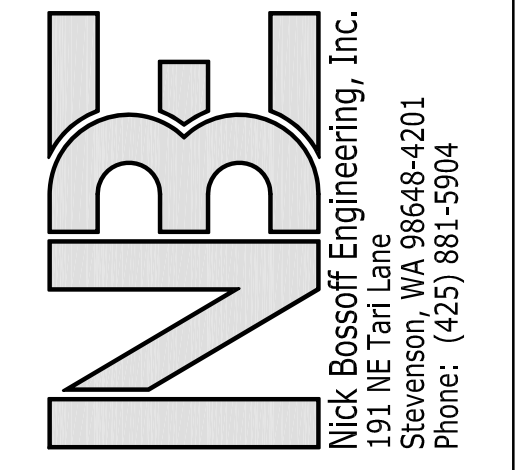
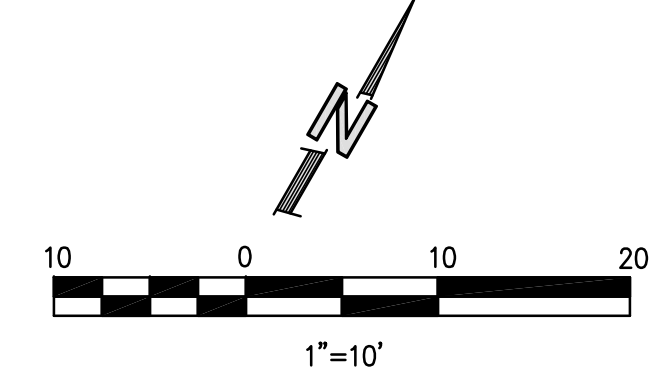
SEE LANDSCAPE PLAN FOR TREE REPLANTING

TREE REMOVAL NOTE

PER 19.10.090.C.3.D.2 OF THE CITY CODE, THE PROJECT ARBORIST, OR PROJECT ARBORIST'S COMPANY, PROVIDING TREE REMOVAL RECOMMENDATIONS WILL NOT CONDUCT THE TREE REMOVAL ONCE APPROVED. CITY ARBORIST TO BE NOTIFIED ONE WEEK AHEAD OF THE TIME OF TREE REMOVAL.

ADDITIONAL NOTES:

1. ALL CONSTRUCTION MATERIALS AND PRACTICE SHALL CONFORM TO THE CITY OF MERCER ISLAND STANDARDS AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARDS.
2. EXISTING UTILITIES AS SHOWN ARE FROM CITY RECORDS AND ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY, LOCATE AND PROTECT ABOVE AND BELOW GRADE UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS BETWEEN EXISTING UTILITIES AND THE PROPOSED IMPROVEMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AND SHALL MAINTAIN THE NECESSARY SAFEGUARDS AND MANAGE THE CONSTRUCTION SO AS TO PREVENT WATERBORNE SEDIMENTS FROM LEAVING THE SITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR.
5. ON-SITE PRIVATE STORM AND SEWER PIPE SHALL BE SOLVENT WELDED SCHEDULE 40 PVC OR PVC ASTM D3034 SDR35 UNLESS SHOWN OTHERWISE. PVC PIPE LAID AT A SLOPE IN EXCESS OF 20% SHALL BE SOLVENT WELDED SCHEDULE 40 PVC. STORM PIPE IN THE RIGHT-OF-WAY SHALL BE HIGH-DENSITY POLYETHYLENE DOUBLE-WALLED SMOOTH INTERIOR PIPE SUCH AS ADS N-12 OR EQUIVALENT.
6. FOOTING DRAINS SHALL BE INSTALLED AROUND THE BASE OF ALL FOUNDATION FOOTINGS THAT ENCLOSE A CRAWL SPACE, CELLAR, BASEMENT, GARAGE OR OTHER BUILDING SPACE. FOOTING DRAINS SHALL BE PERFORATED 4-INCH DIAMETER PVC CONFORMING TO D2729, PERFORATIONS DOWN. GRANULAR BACKFILL SHALL BE PLACED AROUND AND ABOVE THE DRAIN TO A DEPTH OF 2/3 OF THE WALL HEIGHT. FILTER FABRIC (MIRAFI 140N OR EQUIVALENT) SHALL BE PLACED BETWEEN THE GRANULAR BACKFILL AND NATIVE SOILS. TIE THE FOOTING DRAIN INTO THE STORM LINE AT A LOCATION WHERE THE FOOTING DRAIN ELEVATION IS AT LEAST 12-INCHES ABOVE THE STORM LINE.
7. EXISTING SIDE SEWER AND STORM DRAIN DEPTH AND LOCATION SHALL BE DETERMINED PRIOR TO ANY CONSTRUCTION, INCLUDING BUILDING CONSTRUCTION. REPORT CONFLICTS WITH PROPOSED CONSTRUCTION TO ENGINEER. NEW SIDE SEWER CONNECTION TO MAIN OR SEWER EJECTOR PUMP MAY BE NECESSARY FOR BASEMENT.
8. PROPOSED METER LOCATION, IF SHOWN, IS APPROXIMATE. CONTRACTOR TO COORDINATE EXACT LOCATION OF NEW SERVICE/METER/ SUPPLY LINE WITH CITY WATER DEPARTMENT DURING CONSTRUCTION.
9. EACH DOWNSPOUT SHALL CONNECT TO A RIGID NON-PERFORATED PIPE AT THE BUILDING PERIMETER. UNDER NO CIRCUMSTANCES SHALL DOWNSPOUTS CONNECT DIRECTLY TO THE PERFORATED FOOTING DRAIN.
10. USE SAND COLLARS FOR PVC PIPE CONNECTIONS TO MANHOLES.
11. VERTICAL BENDS ON THE STORM DRAINS MAY BE NECESSARY TO MAINTAIN MIN. 1.5' SOIL COVER OVER PIPE. MAX. PIPE BENDS TO BE 45°.
12. REFER TO ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS.
13. AN UNDERSLAB DRAINAGE SYSTEM MAY BE NECESSARY DEPENDENT ON GEOTECHNICAL EVALUATION BY OTHERS.
14. THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP 15.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN AND BMP 15.13 (2014 DOE MANUAL) SET PRIOR TO FINAL INSPECTION OF THE PROJECT. POST CONSTRUCTION SOIL MANAGEMENT IS NOT REQUIRED ON SLOPES STEEPER THAN 33%.



NO.	REVISION	DATE	PERMIT SUBMITTAL	CITY COMMENTS
1		09/21/18		
2		06/09/19		
3		10/09/19		

PROJECT MANAGER: N. BOSSOFF, P.E.
 DESIGNED: NB
 DRAWN: TKB
 JOB NUMBER: PBAR-1801
 FILE NAME: PBAR-1801.pln.dwg

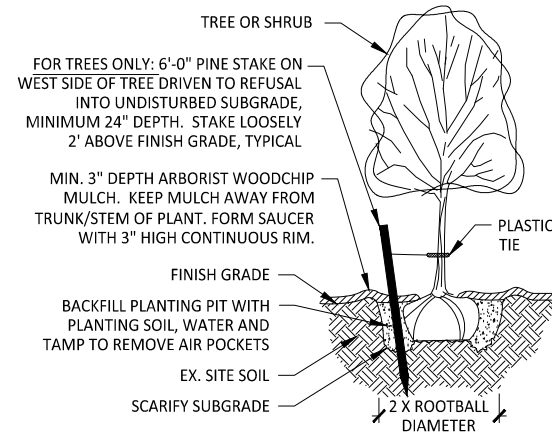
WEN HU RESIDENCE
8251 W MERCER WAY
WASHINGTON
MERCER ISLAND

TITLE: **DRAINAGE PLAN**

SHEET: **C-3**

PLANT SCHEDULE

Common Name	Scientific Name	Container Size	Minimum Height	Spacing	Zone 1 QTY
Small Trees					
Cascara	<i>Rhamnus purshiana</i>	#2	18"	15'	5
Douglas Fir	<i>Pseudotsuga menziesii</i>	#2	18"	15'	5
TOTAL:					10

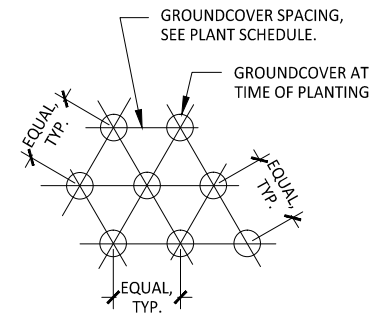


TYPICAL TREE OR SHRUB PLANTING

NOT TO SCALE

NOTES:

- MULCH COMPLETELY BETWEEN ALL PLANTS.
- STAKE TREES 5' IN HEIGHT OR GREATER.
- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH FINISHED GRADE.
- COMPLETELY REMOVE ALL WIRE AND LOOSEN FABRIC ON BALLED & BURLAPPED PLANTS.
- SCARIFY SIDES OF PLANTING PITS PRIOR TO BACKFILLING.

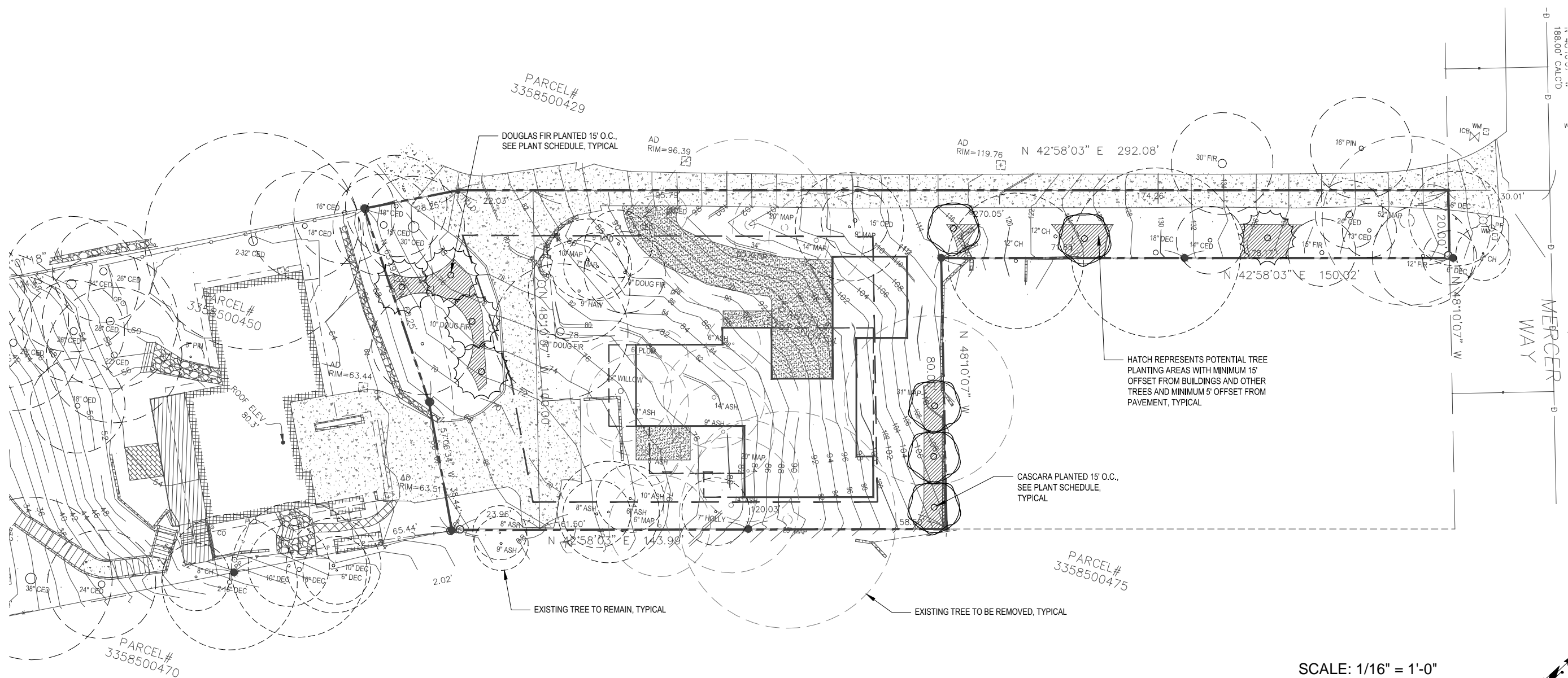


TYPICAL GROUNDCOVER SPACING

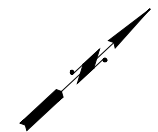
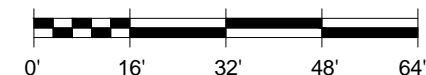
NOT TO SCALE

GENERAL NOTES:

- PLANT SPECIES PER PLANTING SCHEDULE, OFFSETTING PLANTS FROM EXISTING VEGETATION AS APPROPRIATE GENERALLY 3 FEET FROM EXISTING SHRUBS AND 15 FEET FROM PLANTED AND MATURE TREES RESPECTIVELY.
- THE CONTRACTOR SHALL SUBMIT DOCUMENTATION SPECIFYING THE QUANTITY AND SPECIES OF PLANTS WITH NAMES OF SUPPLIERS, ADDRESSES, AND PHONE NUMBERS.
- PLANTS WILL BE INSPECTED WHEN THEY ARRIVE ON SITE TO VERIFY THEY MEET NURSERY STOCK STANDARDS. THE INSPECTOR RESERVES THE RIGHT TO REFUSE ANY AND ALL MATERIAL IF IT IS DETERMINED THAT PLANT MATERIAL DOES NOT SPECIFICATIONS.
- SUBSTITUTIONS OF PLANT SPECIES OR SIZES MAY BE PERMITTED BASED ON PLANT AVAILABILITY, BUT ONLY WITH PRIOR APPROVAL BY THE MITIGATION CONSTRUCTION MONITOR.
- PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2004 OR MOST RECENT EDITION) FOR PLANT SIZE AND CONDITION FOR SPECIFIED MATERIAL.
- PLACE 2, 5-GALLON BUCKETS OF MULCH OR ARBORIST CHIPS AROUND EACH PLANTING AND PULL BACK TO MAKE RING OR BROADCAST MULCH WITH 3 INCHES OF MULCH OR ARBORIST CHIPS.



SCALE: 1/16" = 1'-0"



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SEATTLE, WA 98103
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PLANTING
PLAN AND
DETAILS

WEN HU RESIDENCE
8243 WEST MERCER WAY
MERCER ISLAND, WA
98040

REVISION:

DATE: DESCRIPTION:

DATE:

8/15/2019

SHEET NO.

W-1

OF SHEETS

01000 - GENERAL REQUIREMENTS
 THE STRUCTURAL NOTES SUPPLEMENT THE PLANS AND SPECIFICATIONS. ANY DISCREPANCY FOUND BETWEEN THE DRAWINGS, NOTES, SPECIFICATIONS, SITE CONDITIONS, AND ARCHITECTURAL PLANS SHALL BE REPORTED TO THE ARCHITECT WHO SHALL CORRECT THE DISCREPANCY IN WRITING. ANY WORK COMPLETED AFTER DISCOVERY OF THE DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK. REFER TO ARCHITECTURAL PLANS FOR OPENINGS, ARCHITECTURAL TREATMENTS, AND DIMENSIONS NOT SHOWN. CONSULT MECHANICAL PLANS FOR DUCTS AND PIPES ETC. NOT SHOWN.

THE CONTRACTOR SHALL PROVIDE BRACING AND SUPPORT REQUIRED FOR TEMPORARY CONSTRUCTION LOADS AND FOR STRUCTURAL COMPONENTS AS REQUIRED DURING ERECTION. BACKFILL BEHIND WALLS SHALL NOT BE PLACED UNTIL THE WALLS ARE PROPERLY SUPPORTED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK INCLUDING BUT NOT LIMITED TO EXCAVATION, SHORING, AND OTHER WORK WITH ALL UTILITIES AND ADJACENT PROPERTIES. CALL THE UTILITY LOCATE SERVICE PRIOR TO ANY WORK AT 1-800-424-5555.

01001 - CODE REQUIREMENTS
 ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE AS ADOPTED BY MERCER ISLAND, WASHINGTON.

01100 - DESIGN LOADS
DEAD LOADS:
 ACTUAL WEIGHT OF MATERIALS OF CONSTRUCTION AND PERMANENT EQUIPMENT.

FLOOR LIVE LOADS:
 FLOORS (RESIDENTIAL) 40 PSF

ROOF LIVE LOADS:
 ROOF 20 PSF

SNOW LOAD DESIGN DATA:
 P_g = 20 PSF, P_f = 20 PSF, C_e = 0.9, I_s = 1.0, C_t = 1.0, 25 PSF UNIFORM

WIND DESIGN DATA:
 BASIC WIND SPEED 110 MPH (3-SECOND GUST)
 WIND IMPORTANCE FACTOR I_w = 1.0
 WIND EXPOSURE EXPOSURE B
 TOPOGRAPHICAL FACTOR K_z = 2.00
 INTERNAL PRESSURE COEFFICIENT G_{CPI} = +/- 0.18
 COMPONENT/CLADDING WIND PRESSURE P(C) = 25 PSF

EARTHQUAKE DESIGN DATA:
 SEISMIC IMPORTANCE FACTOR I_s = 1.0
 OCCUPANCY CATEGORY II
 SPECTRAL RESPONSE ACCELERATIONS S_s = 1.466 S₁ = 0.557
 SITE CLASS D
 SPECTRAL RESPONSE COEFFICIENTS SDS = 0.977 SD1 = 0.571
 SEISMIC DESIGN CATEGORY D
 CONCRETE LEVEL - BEARING WALL SYSTEM R = 5.0 C_s = 0.194

01200 - FOUNDATIONS
 EARTHWORK AND FOUNDATIONS SHALL BE CONSISTENT WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS. ALL FOUNDATIONS SHALL BE FOUNDED ON COMPETENT NATIVE MATERIAL OR BY OTHER MEANS AS DEFINED BY THE GEOTECHNICAL ENGINEER.

SEE THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY PANGELO INC., (PROJECT 17-405) DATED FEBRUARY 8, 2018. FOUNDATIONS SHALL BE SUPPORTED ON CONVENTIONAL FOOTINGS WITH ALLOWABLE BEARING PRESSURE OF 3000 PSF.

DESIGN PARAMETERS ARE AS FOLLOWS:
 ACTIVE EARTH PRESSURE (YIELDING) 35 PCF
 ACTIVE EARTH PRESSURE (AT-REST) 55 PCF
 PASSIVE EARTH PRESSURE 300 PCF (ALLOWABLE)
 COEFFICIENT OF FRICTION 0.30 (ALLOWABLE)
 SEISMIC SURCHARGE 7# UNIFORM
 SOIL PROFILE SITE CLASS D

01300 - SHOP DRAWING SUBMITTAL PROCESS
 SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. IF SHOP DRAWINGS DIFFER FROM THE APPROVED DESIGN DRAWINGS, NEW DESIGN DRAWINGS BEARING THE SEAL AND SIGNATURE OF A LICENSED STATE OF WASHINGTON STRUCTURAL ENGINEER SHALL BE SUBMITTED ALONG WITH THE SHOP DRAWINGS TO THE BUILDING OFFICIAL FOR APPROVAL PRIOR TO FABRICATION.

01400 - INSPECTIONS AND SPECIAL INSPECTIONS
 THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT. SPECIAL INSPECTION FOR ELEVATED CONCRETE SLAB IS REQUIRED.

SPECIAL INSPECTIONS ARE NOT REQUIRED FOR GROUP R-3 OCCUPANCIES UNLESS OTHERWISE REQUIRED BY THE BUILDING OFFICIAL.

01402: QUALITY ASSURANCE REQUIREMENTS
 THE QUALITY ASSURANCE PLAN SHALL BE TO VERIFY THAT THE SPECIAL INSPECTIONS NOTED IN SECTION 01400 AND THE STRUCTURAL OBSERVATION NOTED IN SECTION 01500 HAVE BEEN COMPLETED AND THAT SUPPORTING DOCUMENTATION NOTED IN SUCH SECTIONS HAS BEEN PROVIDED.

QUALITY ASSURANCE PLAN IS NOT REQUIRED FOR STRUCTURES OF LIGHT WOOD FRAMING WITH DESIGN SPECTRAL RESPONSE AT SHORT PERIODS, SDS, NOT EXCEEDING 0.50g.

QUALITY ASSURANCE PLAN IS NOT REQUIRED FOR WIND EXPOSURE B WHERE BASIC WIND SPEED IS LESS THAN 120 MPH.

SUMMARY: A QUALITY ASSURANCE PLAN IS NOT REQUIRED BY CODE FOR THIS STRUCTURE.

01500 - STRUCTURAL OBSERVATION
 STRUCTURAL OBSERVATION IS NOT REQUIRED.

01600 - QUALITY ASSURANCE REQUIREMENTS
 THE QUALITY ASSURANCE PLAN SHALL BE TO VERIFY THAT THE SPECIAL INSPECTIONS NOTED IN SECTION 01400 AND THE STRUCTURAL OBSERVATION NOTED IN SECTION 01500 HAVE BEEN COMPLETED AND THAT SUPPORTING DOCUMENTATION NOTED IN SUCH SECTIONS HAS BEEN PROVIDED.

QUALITY ASSURANCE PLAN IS NOT REQUIRED FOR STRUCTURES OF LIGHT WOOD FRAMING WITH DESIGN SPECTRAL RESPONSE AT SHORT PERIODS, SDS, NOT EXCEEDING 0.50g.

QUALITY ASSURANCE PLAN IS NOT REQUIRED FOR WIND EXPOSURE B WHERE BASIC WIND SPEED IS LESS THAN 120 MPH.

SUMMARY: A QUALITY ASSURANCE PLAN IS NOT REQUIRED BY CODE FOR THIS STRUCTURE.

01700 - EXECUTION REQUIREMENTS
 INSTALLATION OF ALL STRUCTURAL COMPONENTS SHALL BE AS REQUIRED PER ALL LOCAL CODES.

02000: SITE CONSTRUCTION
 ALL SITE CONSTRUCTION SHALL BE CONSISTENT WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS AS NOTED IN THE GEOTECHNICAL ENGINEERING REPORT (SEE SECTION 01300) AND IN SUBSEQUENT DIRECTIVES.

02100 - EXCAVATION SUPPORT AND PROTECTION
 EXCAVATION 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.

INSTALLATION OF CONSTRUCTION SHORING, IF REQUIRED, SHALL BE PER THE SHORING DRAWINGS, NOTES, AND SPECIFICATIONS.

02200 - BACKFILL AND COMPACTION
 BACKFILL SHALL NOT BE PLACED UNTIL THE REMOVAL OF FORMWORK AND OF ANY DEBRIS. BACKFILL BEHIND ALL WALLS SHALL NOT BE PLACED UNTIL THE WALLS ARE PROPERLY SUPPORTED. ALL BACKFILL MATERIAL AND PLACEMENT PROCEDURES SHALL BE CONSISTENT WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS.

03000 - CAST-IN-PLACE CONCRETE
 CONCRETE CONSTRUCTION SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE STANDARD ACI 318-14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".

CEMENT AND CONCRETE SHALL CONFORM TO IBC SECTION 1903. ADMIXTURES SHALL BE APPROVED BY THE ENGINEER OF RECORD AND SHALL COMPLY WITH ACI 318-14 SECTION 3.6. CONCRETE EXPOSED TO FREEZING AND THAWING SHALL HAVE AN AIR ENTRAINING ADMIXTURE CONFORMING TO IBC SECTION 1904.2. USE OF WATER SOLUBLE CHLORIDE ION SHALL NOT BE USED.

CONCRETE MIX DESIGNS SHALL MEET THE FOLLOWING REQUIREMENTS:
 (1) 28 DAY MAX. STRENGTH F_c [PSI] (2) MAX. WATER / CEMENT RATIO (3) MAX. SLUMP [IN] (4) AIR ENTRAINMENT [%] (5) SPECIAL INSPECTION REQUIRED (6) MIN. 90 LB SACKS OF CEMENT (7) LOCATION AND APPLICATION.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
3000	0.45	4+/-1	5+/-1	NO		EXTERIOR SLAB ON GRADE
3000	0.45	4+/-1	0+/-1	NO		INTERIOR SLAB ON GRADE
3000	0.50	5+/-1	0+/-1	NO		FOOTINGS
4000	0.45	5+/-1	5+/-1	NO		WALLS
4000	0.45	5+/-1	5+/-1	YES		ELEVATED SLABS

CHAMFER ALL EXPOSED CORNERS PER THE ARCHITECTURAL PLANS OR 3/4 INCH IF NOT SPECIFIED BY THE ARCHITECT.

03100 - REINFORCING STEEL
 REINFORCING STEEL DETAILING, FABRICATION, AND PLACEMENT SHALL BE PER ACI 318-14. REINFORCING STEEL SHALL MEET THE FOLLOWING REQUIREMENTS:

ASTM A-615 DEFORMED BARS GRADE 40 (f_y=40 KSI) FOR #3 BARS ONLY
 ASTM A-615 DEFORMED BARS GRADE 60 (f_y=60 KSI) FOR #4 BARS AND LARGER
 ASTM A-706 DEFORMED BARS GRADE 60 (f_y=60 KSI) FOR ALL WELDABLE BARS
 ASTM A-185 SMOOTH BAR (f_y=60 KSI) FOR WELDED WIRE FABRIC

REINFORCING FOR SLABS ON GRADE SHALL BE 6x6 W1.4XW1.4 WELDED WIRE FABRIC OR FIBER MESH UNLESS NOTED OTHERWISE. PROVIDE LAP SPLICES PER THE LAP SPLICE SCHEDULE ON SHEET S6.0. REINFORCING STEEL AT ALL WALLS, SLABS, AND FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS ELSE CORNER BARS SHALL BE PROVIDED.

COVER REQUIREMENTS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST EARTH
 ALL BAR SIZES 3"
 FORMED SURFACE EXPOSED TO EARTH OR WEATHER
 #6 AND LARGER 2"
 #5 AND SMALLER 1 1/2"
 CONCRETE NOT EXPOSED TO EARTH OR WEATHER
 WALLS AND JOISTS
 #14 AND #18 BARS 1 1/2"
 #11 BARS AND SMALLER 3/4"
 SLABS AND JOISTS
 #14 AND #18 BARS 1 1/2"
 #11 BARS AND SMALLER 1"
 BEAMS, COLUMNS
 PRIMARY REINFORCEMENT 1 1/2"
 TIES, STIRRUPS, AND SPIRALS 1 1/2"

REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADEQUATELY SECURED IN PLACE PRIOR TO CONCRETE PLACEMENT. REINFORCING STEEL SHALL NOT BE FIELD BENT EXCEPT AS NOTED IN THE DESIGN DRAWINGS. WELDING OF REINFORCING STEEL SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF THE ENGINEER OF RECORD EXCEPT AS NOTED ON THE DESIGN DRAWINGS.

03200 - CONCRETE WALL REINFORCING
 PLACE TWO HORIZONTAL #5 BARS AT EACH FLOOR LEVEL OR TOP OF WALL ELEVATION. PROVIDE CORNER BARS TO MATCH HORIZONTAL REINFORCEMENT AT EACH WALL CORNER AND INTERSECTION. PROVIDE TWO VERTICAL #5 BARS AT EACH WALL CORNER AND INTERSECTION. AT ALL WALL OPENINGS PROVIDE TWO #5 BARS OVER, UNDER, AND AT THE SIDES OF THE OPENINGS. EXTEND THE HORIZONTAL BARS THE LAP SPLICE DISTANCE PAST THE OPENING OR EXTEND AS FAR AS POSSIBLE AND HOOK. PROVIDE ONE #5 BAR BY 4'-0" LONG DIAGONALLY AT EACH CORNER OF THE WALL OPENING. ALL CONCRETE SHALL BE PLACED AND CONSOLIDATED WALLS SHALL BE REINFORCED PER SCHEDULE BELOW U.N.C.

WALL THICKNESS	HORIZONTAL	VERTICAL	LOCATION
6"	#4 AT 14"OC	#5 AT 18"OC	CENTERLINE
8"	#4 AT 10"OC	#5 AT 15"OC	CENTERLINE
10"	#4 AT 16"OC	#5 AT 18"OC	EACH FACE
12"	#4 AT 12"OC	#5 AT 18"OC	EACH FACE

EPOXY ALL HORIZONTAL STEEL INTO EXISTING FOUNDATION WITH FOUR INCH EMBEDMENT. RE: NOTES SECTION 08100 FOR EPOXY TYPE.

05000 - STRUCTURAL STEEL
 DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "AISC 360-10 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS". MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING U.N.C.

STRUCTURAL W SHAPE	ASTM A-992	F _y = 50 KSI
S, M, AND C SHAPES	ASTM A-36	F _y = 36 KSI
STEEL ANGLES	ASTM A-36	F _y = 36 KSI
PLATE MATERIAL	ASTM A-36	F _y = 36 KSI
STRUCTURAL PIPE	ASTM A-53 GRADE B	F _y = 35 KSI
STRUCTURAL HSS	ASTM A-500 GRADE B	F _y = 46 KSI
ANCHOR RODS	ASTM F1554	F _y = 36 KSI
WOOD CONNECTION BOLTS	ASTM A-307 GRADE A	
WELDING ELECTRODES	E7018	

ALL WELDING SHALL CONFORM TO THE AWS D1.4 "STRUCTURAL WELDING CODE". ALL WELDING SHALL BE PERFORMED BY A WASHINGTON ASSOCIATION OF BUILDING OFFICIALS (WABO) AND AMERICAN WELDING SOCIETY (AWS) CERTIFIED WELDERS. ALL COMPLETE PENETRATION (CP) WELDS SHALL BE ULTRASONICALLY TESTED. ALL FILLET WELDS SHALL BE VISUALLY INSPECTED RE: S1.1.

STRUCTURAL STEEL AND CONNECTIONS EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION IN COMPLIANCE WITH ASTM A-123. ALL FIELD WELDS EXPOSED TO WEATHER SHALL BE COATED WITH BRUSH APPLIED ZINC-RICH PAINT COMPLYING WITH ASTM A-780.

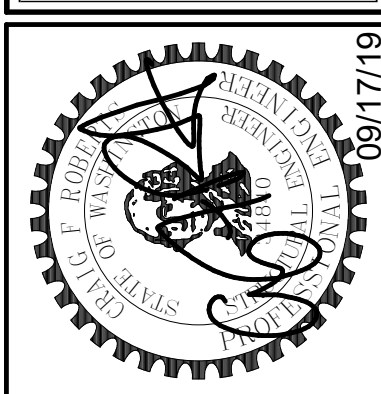
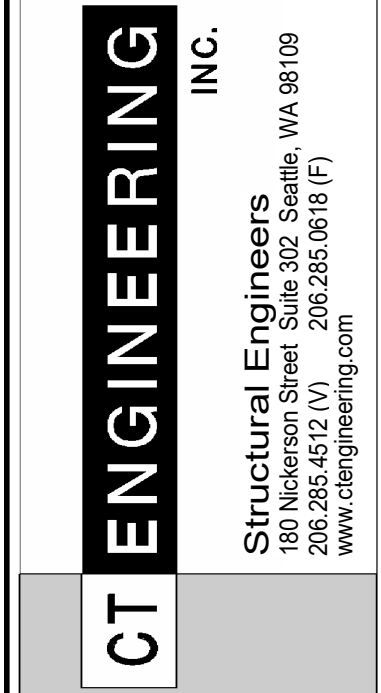
ALL STRUCTURAL STEEL TO RECEIVE ONE COAT OF PAINT (PRIME COAT). PROVIDE A MINIMUM FRY-FILM THICKNESS OF ONE MIL. PREPARE SURFACE TO MEET REQUIREMENTS OF SSPC-SP2. TOUCHUPS OF ABRASIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. UNO. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION RELATING TO FINISH PAINT OR OTHER FINISH REQUIREMENTS.

08100 - EPOXY ADHESIVE ANCHORS
CONCRETE
 EPOXY SPECIFIED IN THE DRAWINGS SHALL BE SIMPSON STRONG-TIE SET-XP EPOXY ADHESIVE. ANCHOR ROD, THREADED ROD, OR REINFORCING DIAMETER AND EMBEDMENT PER PLAN. INSTALLATION PER ESR-2508.

08200 - EXPANSION ANCHORS
CONCRETE
 EXPANSION ANCHORS SPECIFIED IN THE DRAWINGS SHALL BE SIMPSON STRONG-TIE STRONG-BOLT WEDGE ANCHOR. ANCHOR DIAMETER AND EMBEDMENT PER PLAN. INSTALLATION PER SECTION 4.3 OF ESR-1771.

08300 - SCREW ANCHORS
CONCRETE
 SCREW ANCHORS SPECIFIED IN THE DRAWINGS SHALL BE SIMPSON STRONG-TIE TITEN HD. ANCHOR DIAMETER AND EMBEDMENT PER PLAN. INSTALLATION PER ESR-2713.

SHEET	DESCRIPTION	Sheet Issue Date	Rev	Rev Date
S1.01	Structural Notes	09/17/19		
S2.01	Garage Foundation Plan	09/17/19		
S2.02	Garage Roof Framing Plan	09/17/19		
S6.01	Typical Concrete Details	09/17/19		



No.	REVISION	DATE

JOB #:	19038	SD	09/17/19
ENG:	TRE	CD	09/17/19
CAD:	JMA	CD	09/17/19
SCALE:	3/4" = 1'-0"	PERMIT:	09/17/19
KEY ISSUE DATES:		OTHER:	

Structural Notes
 Wen Garage
 8259 West Mercer Way
 Mercer Island, WA 98040

S1.01

FOUNDATION KEY NOTES

- 1 SAW CUT (E) CONCRETE STEM
- 2 (E) VERTICAL STEEL ASSUMED, VERIFY. LOCALLY DEMO STEM IF NO VERTICAL STEEL PRESENT.
- 3 EPOXY HORIZONTAL STEEL (FOOTING & STEM) INTO (E) FOOTING (BEND BARS UP INTO BOTTOM OF FOOTING)
- 4 UNDERMINE BELOW (E) FOOTING & POUR TO UNDERSIDE OF (E) FOOTING.
- 5 GEOTECHNICAL ENGINEER TO ACCESS SOIL PROPERTIES TO DETERMINE MAXIMUM TEMPORARY SLOPE CUT DURING CONSTRUCTION.

FOUNDATION NOTES

- 1. ALL SOIL BEARING SURFACES ARE SUBJECT TO INSPECTION AND APPROVAL BY THE GEOTECHNICAL ENGINEER PRIOR TO REINFORCING AND CONCRETE PLACEMENT.
- 2. CENTER INTERIOR FOOTINGS ON WALLS OR COLUMNS TYPICAL U.N.O.
- 3. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- 4. SEE ARCHITECTURAL PLANS FOR WALL LOCATIONS.
- 5. CONCRETE WALLS ARE 8" THICK TYPICAL U.N.O.
- 6. SEE SHEET S2.1 FOR WOOD FRAMING LEGEND, NOTES, AND SCHEDULES.
- 7. PROVIDE 4" DIAMETER PERFORATED FOOTING DRAINS AT PERIMETER OF FOUNDATIONS TYPICAL. PROVIDE 4" DIAMETER TIGHTLINES FOR DOWNSPOUTS.

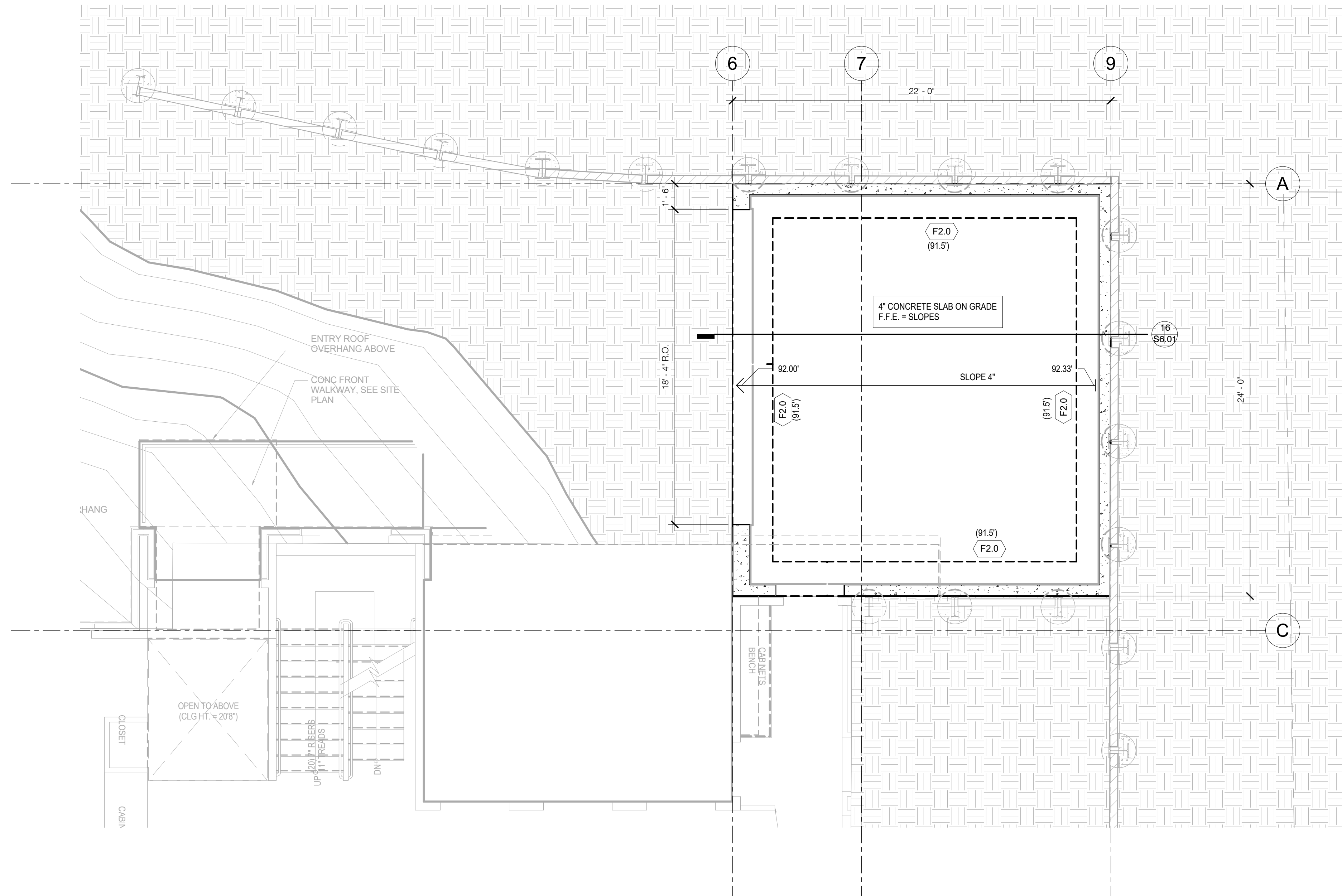
FOUNDATION SCHEDULE

MARK	DEPTH	WIDTH	LENGTH	REINFORCING	DETAILS
(F2.0)	12"	2'-0"	RE: PLAN	(3) #5 CONT. BOTTOM	-

FOUNDATION LEGEND

- (F1) SEE FOOTING TYPE THIS SHEET
- (-3'-0") TOP OF FOOTING ELEVATION
- 2'-0" TOP OF CONCRETE ELEVATION
- S.J. SHRINKAGE CONTROL JOINT PER DETAIL 2/S6.0
- C.J. CONSTRUCTION JOINT PER DETAIL 3/S6.0
- (S) STEPPED FOOTING PER DETAIL 4&5/S6.0
- SLOPE SLOPE SLAB 1/4" PER FOOT U.N.O. PER PLAN
- HOLD DOWNS INDICATED ON THE FOUNDATION PLAN ARE SHOWN HALFTONE FOR REFERENCE ONLY. REFER TO THE S2.1 SHEET FOR SPECIFICS OF EMBEDDED ITEMS RELATED TO HOLD DOWNS.

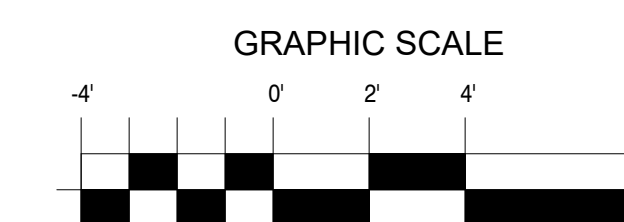
Note:
ALL SECTION CUTS
ARE TYPICAL



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

1

Garage Foundation Plan

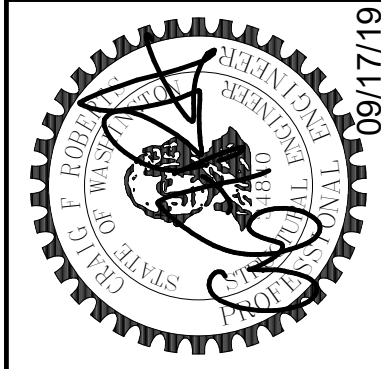


Garage Foundation Plan
Wen Garage
8259 West Mercer Way
Mercer Island, WA 98040

S2.01

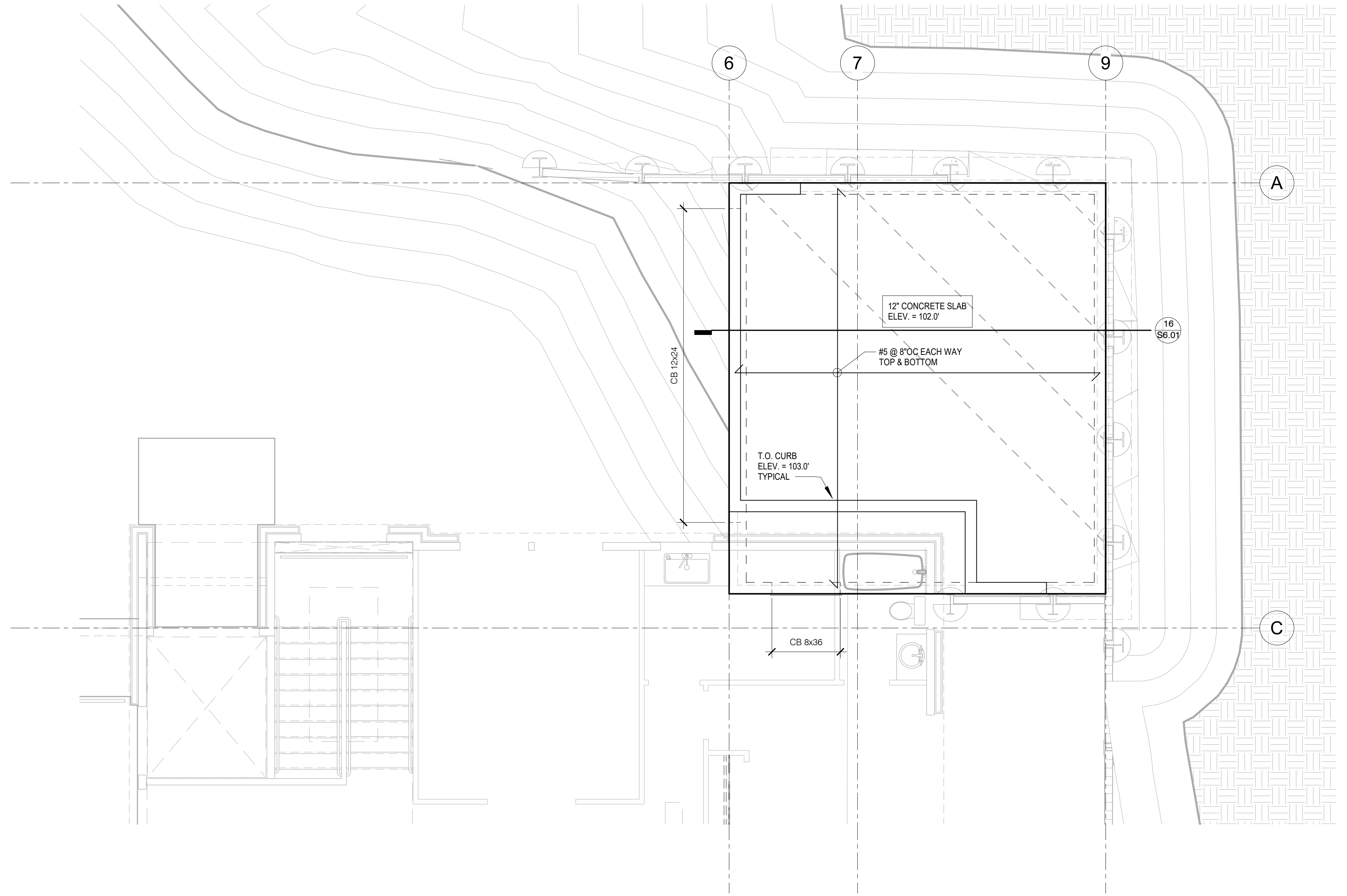
No.	REVISION	DATE

JOB #: 19038
 ENG: TRE
 CAD: JMA
 SCALE: As indicated
 KEY ISSUE DATES:
 SD: SD
 CD: CD
 PERMIT: 09/7/19
 OTHER: BD



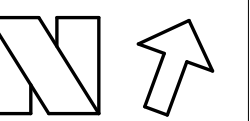
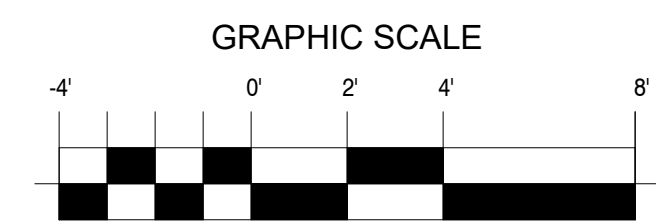
CT ENGINEERING INC.
 Structural Engineers
 180 Nickerson Street, Suite 302, Seattle, WA 98109
 206.265.4512 (V) 206.285.0618 (F)
 www.ctengineering.com

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

Garage Roof Framing Plan



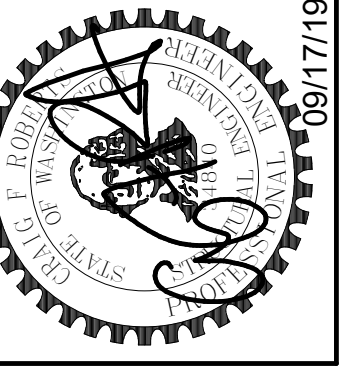
Garage Roof Framing Plan

Wen Garage
8259 West Mercer Way
Mercer Island, WA 98040

S2.02

NO.	REVISION	DATE

JOB #:	19038
ENG.:	TRE
CAD.:	JMA
SCALE:	1/4" = 1'-0"
KEY ISSUE DATES:	
SD:	SD
CD:	CD
PERMIT:	08/7/19
OTHER:	BD



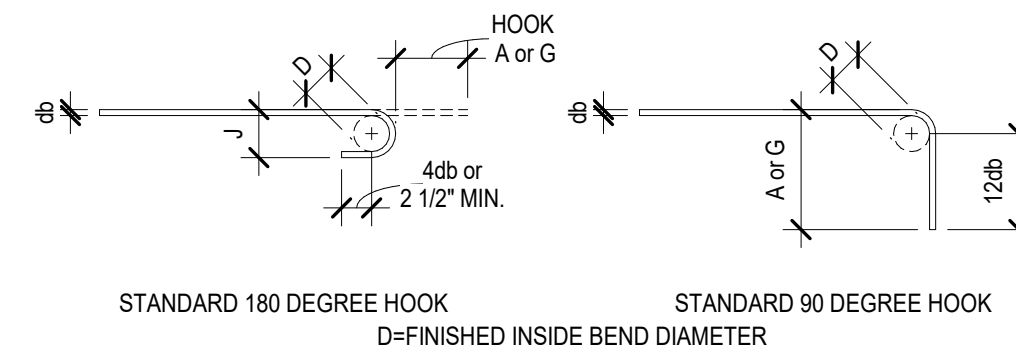
CT ENGINEERING INC.
Structural Engineers
180 Nickerson Street, Suite 302, Seattle, WA 98109
206.265.4512 (V) 206.285.0618 (F)
www.ctengineering.com

BAR SIZE	f _c =3000 PSI		
	L _d	OTHER BARS LAP SPLICE	TOP BARS LAP SPLICE
#3	16"	21"	28"
#4	22"	28"	37"
#5	27"	36"	46"
#6	33"	43"	56"

- LAP SPLICE SCHEDULE NOTES:
- TENSION LAP SPLICE SHOWN ABOVE FOR CONCRETE COVER GREATER THAN OR EQUAL TO BAR DIAMETER AND CENTER TO CENTER SPACING GREATER THAN OR EQUAL TO TWO BAR DIAMETERS (SPACING AND COVER CASE 1). TENSION LAP SPLICE SHOWN ABOVE ARE CLASS B SPLICES.
 - "OTHER BARS" ARE ALL VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAN 12" OF CONCRETE CAST BELOW THE BAR.
 - "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
 - COMPRESSION LAP SPLICES SHALL BE 30 BAR DIAMETERS MIN. U.N.O. ON THE DRAWINGS
 - DEVELOPMENT LENGTH (L_d) IS "OTHER BARS", CLASS A.

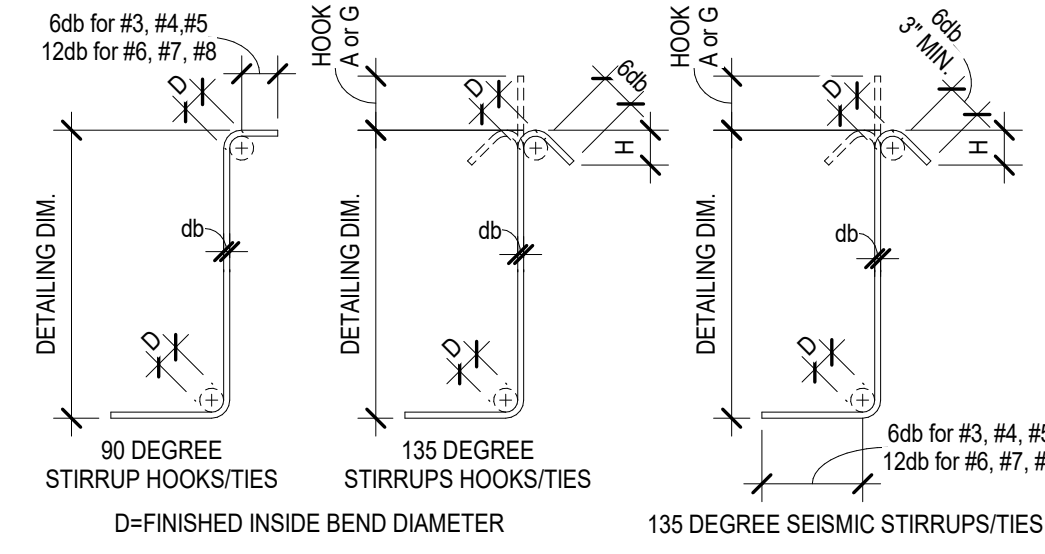
SCALE: NONE
1 TYPICAL LAP SPLICE SCHEDULE

BAR SIZE	D	STANDARD 180 DEGREE HOOK			STANDARD 90 DEGREE HOOK		
		D	A OR G	J	BAR SIZE	D	A OR G
#3	6db	2 1/4"	5"	3"	#3	2 1/4"	6"
#4	6db	3"	6"	4"	#4	3"	8"
#5	6db	3 3/4"	7"	5"	#5	3 3/4"	10"
#6	6db	4 1/2"	8"	6"	#6	4 1/2"	1'-0"

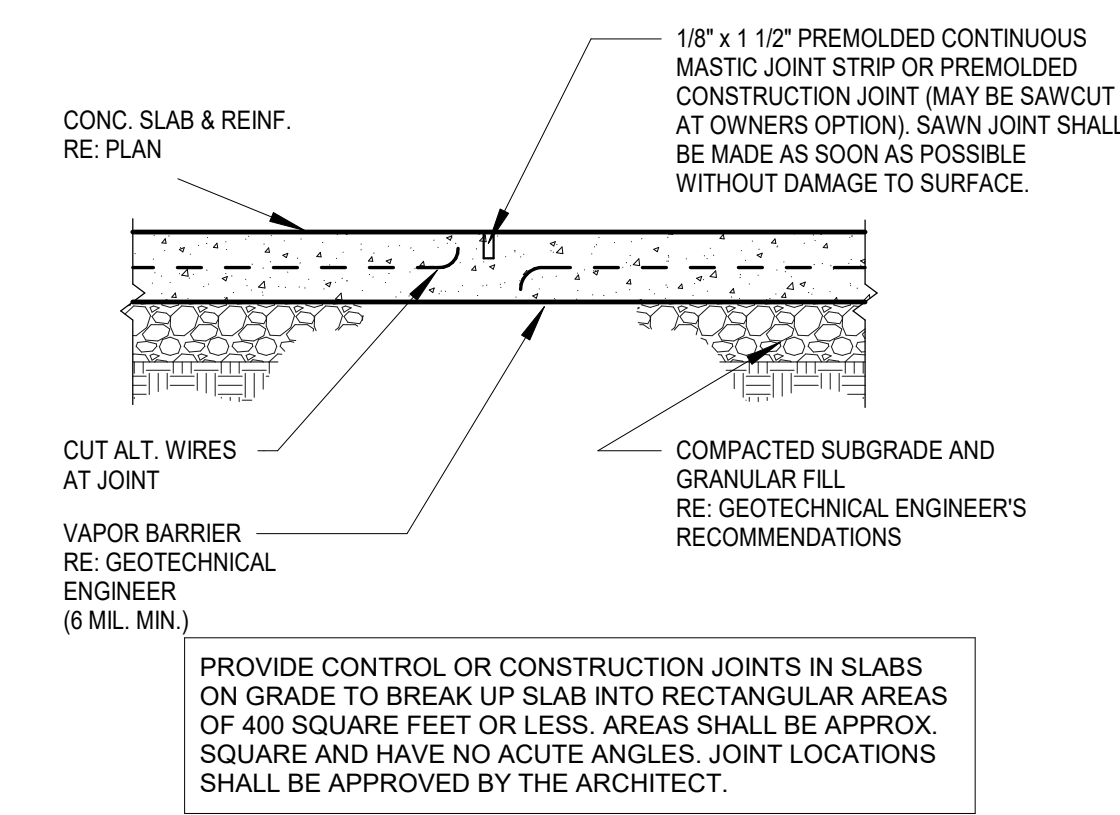


SCALE: NONE
2 STANDARD HOOK DETAILS

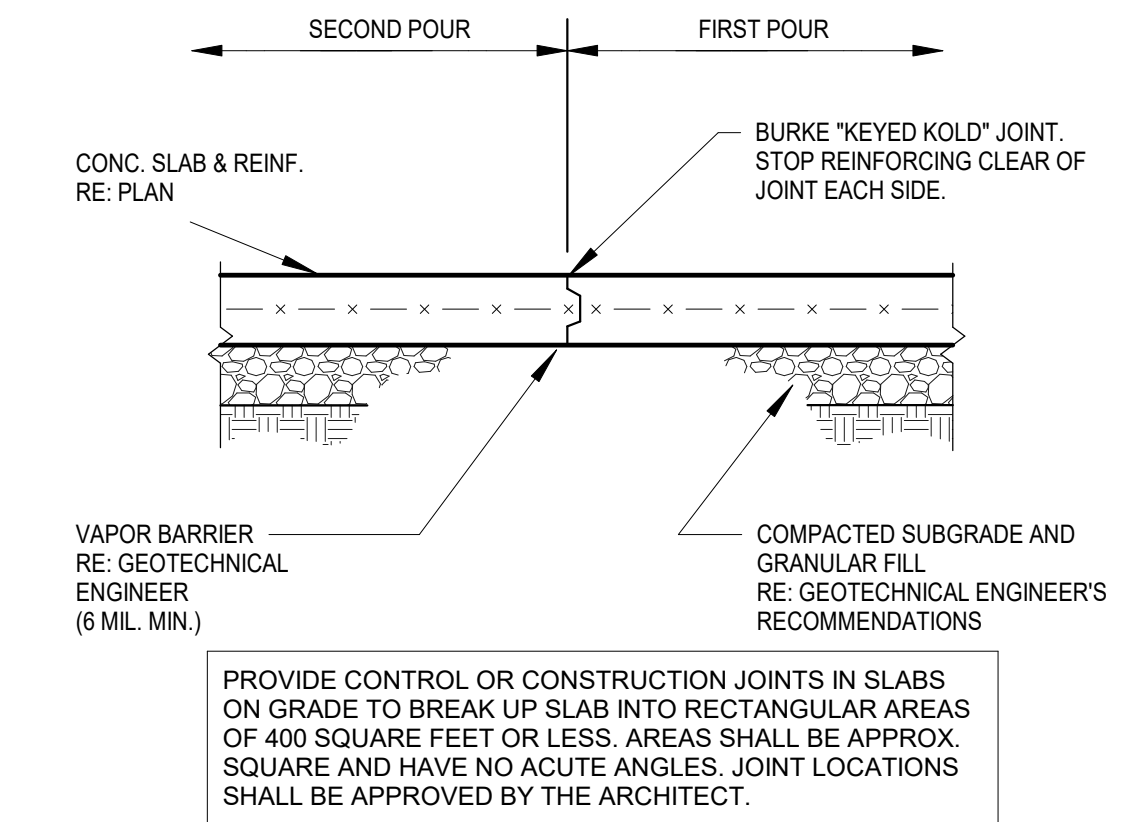
BAR SIZE	D	D	STIRRUP HOOKS/TIES			SEISMIC STIRRUP/TIE	
			90 DEGREE A or G	135 DEGREE A or G	APPROX H	135 DEGREE SEISMIC HOOK A or G	APPROX H
#3	4db	1 1/2"	4"	4"	2 1/2"	4 1/4"	3"
#4	4db	2"	4 1/2"	4 1/2"	3"	4 1/2"	3"
#5	4db	2 1/2"	6"	5 1/2"	3 3/4"	5 1/2"	3 3/4"
#6	6db	4 1/2"	1'-0"	7 3/4"	4 1/2"	7 3/4"	4 1/2"



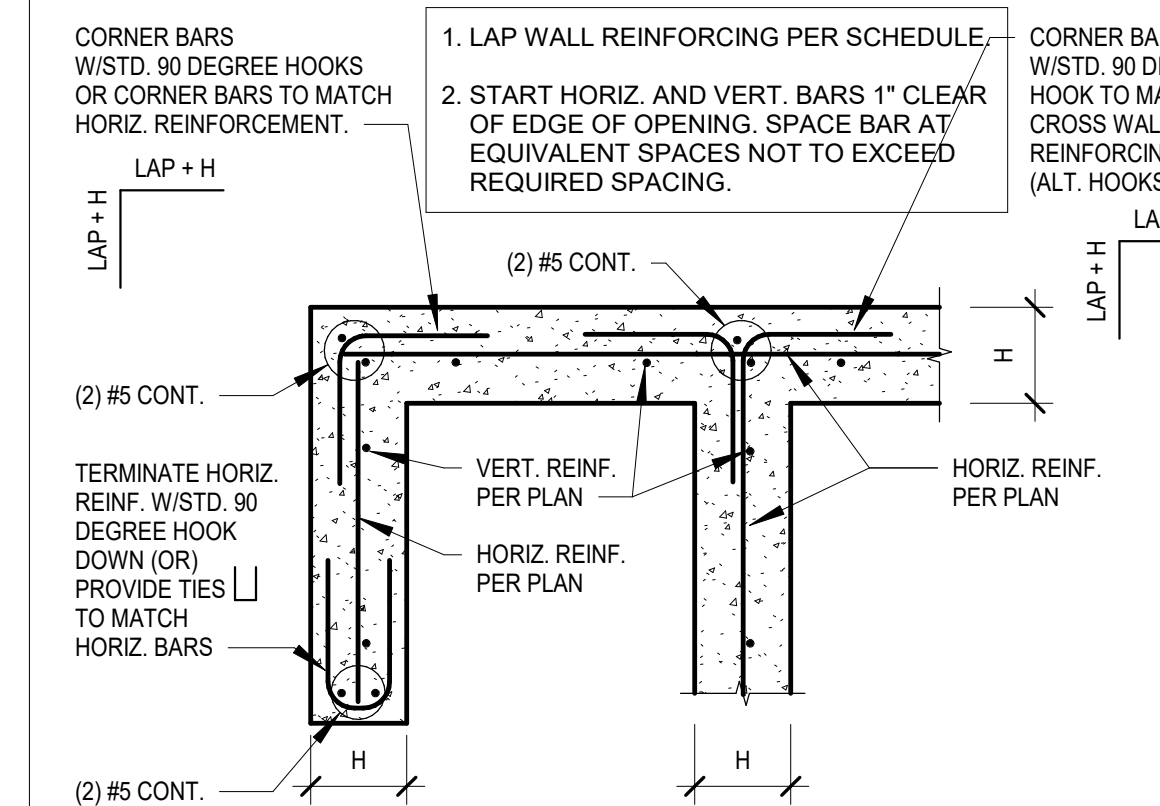
SCALE: NONE
3 STIRRUP and TIE HOOK DETAILS



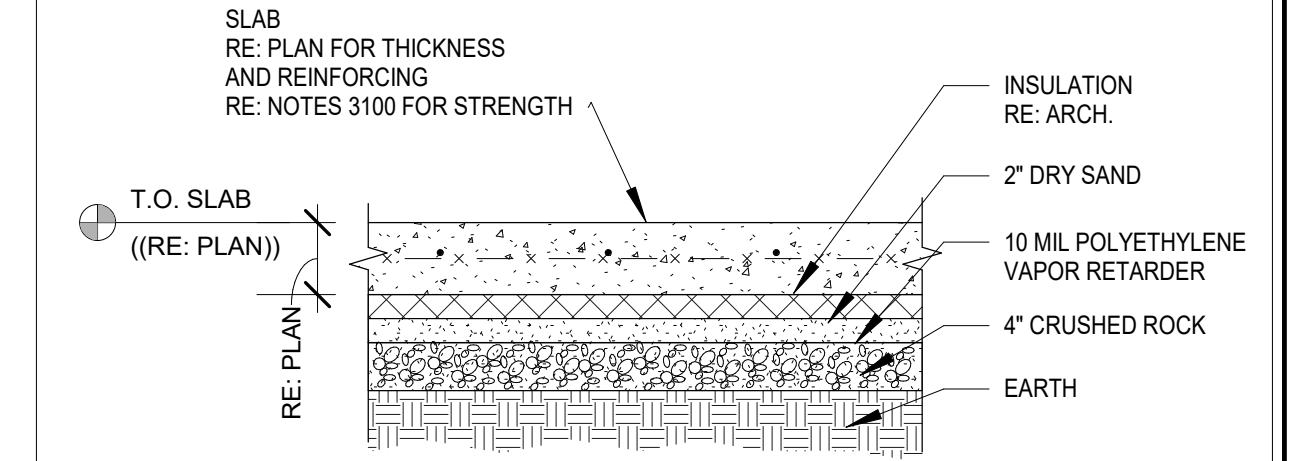
SCALE: NONE
4 TYPICAL SHRINKAGE CONTROL JOINT (S.J.)



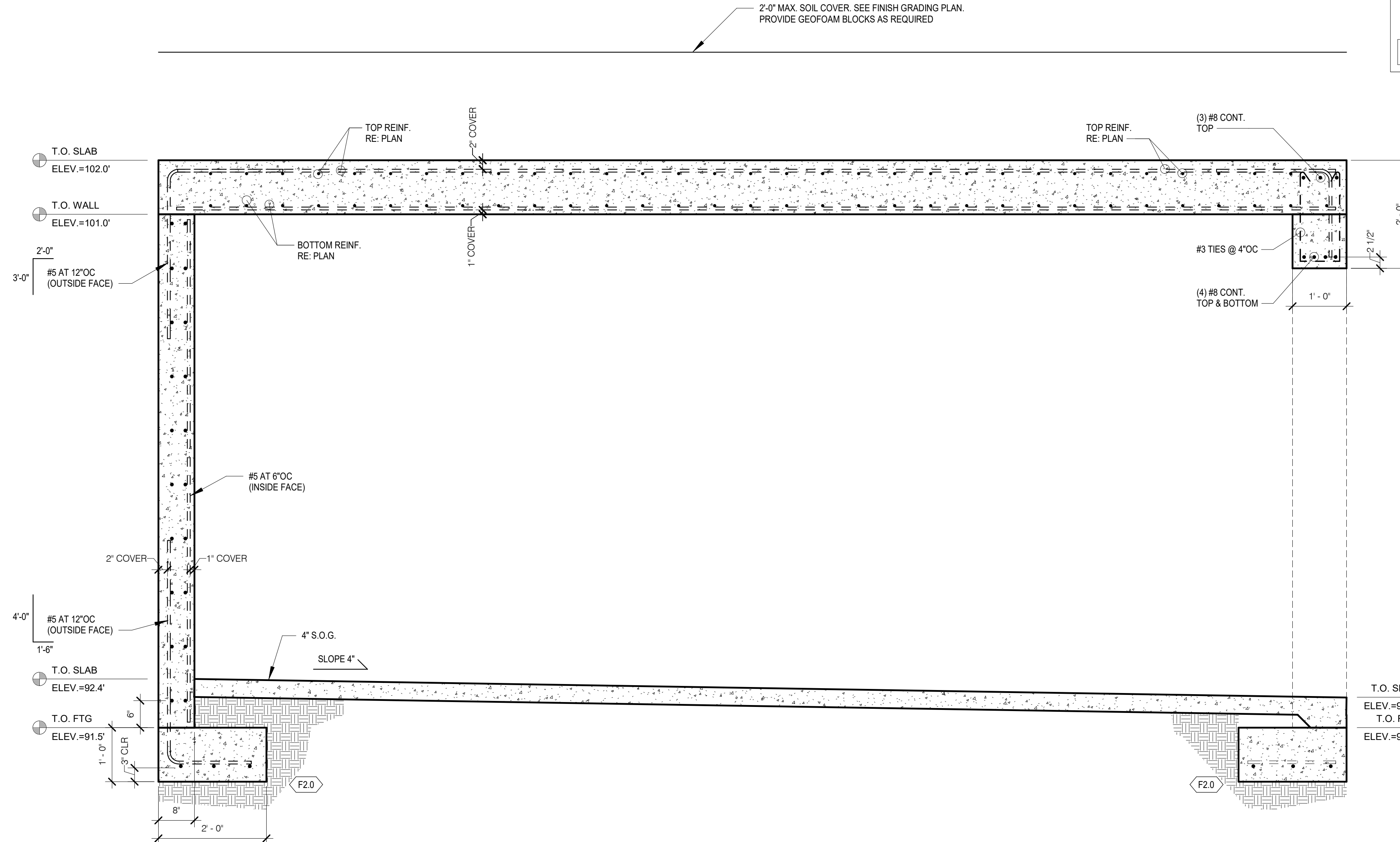
SCALE: NONE
5 TYPICAL CONSTRUCTION JOINT (C.J.)



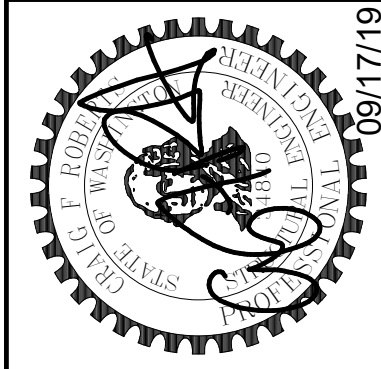
9 SINGLE CURTAIN WALL REINFORCEMENT PLACEMENT



10 TYPICAL INTERIOR SLAB ON GRADE



SCALE: 3/4" = 1'-0"
16 GARAGE SECTION



No.	REVISION	DATE

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	PD
	PERMIT: 08/7/19
	OTHER: BD

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ABBREVIATIONS	ABBREVIATIONS	ABBREVIATIONS	ABBREVIATIONS
&	AND	I.D.	INSIDE DIAMETER
@	AT	I.E.	INVERT ELEVATION
'	FEET (FOOT)	I.F.	INSIDE FACE
"	INCH (INCHES)	IN.	INCH(ES)
#	POUND(S); NUMBER	INFO.	INFORMATION
=	EQUAL(S)	INT.	INTERIOR
A.B.	ANCHOR BOLT	JST.	JOIST
ABV.	ABOVE	JT.	JOINT
ADD.	ADDITIONAL		
ADJ.	ADJACENT	K	KIPS (1000 LB.)
ALUM.	ALUMINUM		
ALT.	ALTERNATE	LAT.	LATERAL
APPROX.	APPROXIMATE(LY)	LB.	POUND(S)
ARCH.	ARCHITECT(URAL)	L.B.	LAG BOLTS(S)
ASSY.	ASSEMBLY	LG.	LONG(ITUDINAL)
		LGTH.	LENGTH
B. (BTM.)	BOTTOM	LGMF.	LIGHT GAUGE METAL FRAMING
BEL.	BELOW	LLH.	LONG LEG HORIZONTAL
BEN.	BOUNDARY EDGE NAILING	LLV.	LONG LEG VERTICAL
B.F.	BRACE FRAME	LSH.	LONG SLOTTED HOLE(S)
BLDG.	BUILDING	L.W.	LIGHT WEIGHT
BLK.(G.)	BLOCK (ING)		
BLW.	BELOW	MAT.	MATERIAL
BM.	BEAM	MAX.	MAXIMUM
BMU	BRICK MASONRY UNIT	M.B.	MACHINE BOLT
BN	BOUNDARY NAILING	MBM	METAL BUILDING MANUFACTURER
BNDRY.	BOUNDARY	MECH.	MECHANICAL
B.O.	BOTTOM OF	M.E.J.	MASONRY EXPANSION JOINT
B.O.E.	BOTTOM OF EXCAVATION	MEZZ.	MEZZANINE
B.O.F.	BOTTOM OF FOOTING	MFR.	MANUFACTURER
BRDG.	BRIDGE, BRIDGING	MIN.	MINIMUM
BRG.	BEARING	MISC.	MISCELLANEOUS
BTWN.	BETWEEN	MTL.	METAL
		N.L.B.	NON-LOAD BEARING
C	CAMBER	NO.	NUMBER
CAMB.	CAMBER(ED)	N.S.	NEAR SIDE
CANT.	CANTILEVER(ED)	N.T.S.	NOT TO SCALE
CF	CUBIC FOOT	N.W.C.	NORMAL WEIGHT CONCRETE
C.I.P.	CAST IN PLACE		
C.J.	CONSTRUCTION JOINT		
CL	CENTER LINE	O.C.	ON CENTER
CLG.	CEILING	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	O.F.	OUTSIDE FACE
COL.	COLUMN	O.H.	OPPOSITE HAND
CONC.	CONCRETE	OPNG.	OPENING
CONN.	CONNECTION	OPP.	OPPOSITE
CONST.	CONSTRUCTION	ORNT.	ORIENTATION
CONT.	CONTINUOUS	OSB	ORIENTED STRAND BOARD
CTSK.	COUNTERSINK	O.W.J.	OPEN WEB JOIST
CTR.	CENTER(ED)		
CY	CUBIC YARD	PAR.	PARALLEL
CMU	CONCRETE MASONRY UNIT	P/C	PRECAST
		PEN	PANEL EDGE NAIL
d	PENNY (NAILS)	PERP.	PERPENDICULAR
DB	DROPPED BEAM	PL	PLATE
DBA	DEFORMED BAR ANCHORS	PL	PROPERTY LINE
DBL	DOUBLE	PLMBG.	PLUMBING
DCW	DEMAND CRITICAL WELD	PLYWD.	PLYWOOD
DEPT.	DEPARTMENT	PSF	POUNDS PER SQUARE FOOT
DET.	DETAIL	PSI	POUNDS PER SQUARE INCH
DF	DOUGLAS FIR	P.T.	PRESERVATIVE TREATED
DIA. /Ø	DIAMETER	PT	POST TENSION(ED)
DIAG.	DIAGONAL		
DIAPH.	DIAPHRAGM	QTY.	QUANTITY
DIM.	DIMENSION		
DN.	DOWN	R. (RAD.)	RADIUS
D.O.	DITTO (REPEAT)	RE. (REF.)	REFERENCE
DP.	DEEP	REINF.	REINFORCEMENT
D.S.	DRAG STRUT	REQ.	REQUIRED
DWG.	DRAWING(S)	R.F.	RIGID FRAME
DWL.	DOWELS(S)	R.O.	ROUGH OPENING
		R.S.	ROUGH SAWN
(E)	EXISTING		
EA.	EACH	SCH.	SCHEDULE
EA.	EACH END	SCHED.	SCHEDULE
E.F.	EACH FACE	SCL	STRUCTURAL COMPOSITE WOOD
E.J.	EXPANSION JOINT	SH.	SHIELD
EL.	ELEVATION	SM.	SIMILAR
ELEV.	ELEVATOR	S.K.	SHRINKAGE CONTROL JOINT
EMBD.	EMBED(MENT)	SJW.	SKEW(ED)
EN	ENGINEER	S.O.G.	SLAB ON GRADE
ENG.	ENGINEERING	SPC.	SPACE(S) (ING)
EQ.	EQUAL	SPEC.	SPECIFICATION(S)
EQPT.	EQUIPMENT	SQ.	SQUARE
E.W.	EACH WAY	STD.	STANDARD
EXP.	EXPANSION	STGR.	STAGGER
EXST.	EXISTING	STIFF.	STIFFENER(S)
EXT.	EXTERIOR	STR.	STIRRUP(S)
		STL.	STEEL
FAB.	FABRICATION	STRUC.	STRUCTURAL
FB	FLUSH BEAM	STRUCT.	STRUCTURAL
FDN.	FOUNDATION	SUSP.	SUSPENDED(TION)
F.F.	FINISH FLOOR	SYMM.	SYMMETRICAL
FIN.	FINISHED		
FLG.	FLANGE	T.	TOP
FLR.	FLOOR	T.&B.	TOP AND BOTTOM
FN	FIELD (FACE) NAIL	TEMP.	TEMPORARY
F.O.	FINISHED OPENING	T.&G.	TONGUE AND GROOVE
F.O.C.	FACE OF CONCRETE	THK.	THICK(NESS)
F.O.M.	FACE OF MASONRY	THRD.	THREADED
F.O.S.	FACE OF STUD	TH	TOE NAIL
F.O.W.	FACE OF WALL	T.O.S.	TOP OF (STEEL) (SHEATHING) (SLAB)
FRM.	FRAME (FRAMING)	T.O.W.	TOP OF WALL
F.S.	FAR SIDE	TRANSV.	TRANSVERSE
FT.	FEET (FOOT)	TYP.	TYPICAL
FRTW	FIRE RETARDANT TREATED WOOD		
FTG.	FOOTING	U.N.O.	UNLESS NOTED OTHERWISE
		US	UNDERSIDE
GA.	GAUGE		
GALV.	GALVANIZE(D)	V.	VERTICAL
GB.	GRADE BEAM	VERT.	VERTICAL
GLB	GLUE LAMINATED BEAM	VIF	VERIFY IN FIELD
GRD.	GRADE		
GWB	GYPSUM WALLBOARD	W.	WIDE (WIDTH)
GYP.	GYPCRETE	W/	WITH
		WO	WITHOUT
HD	HOLDOWN	WOOD	WOOD
H.D.G.	HOT DIPPED GALVANIZED	W.H.S.	WELDED HEADED STUDS
HGR.	HANGER	W.P.	WORK POINT
HORIZ.	HORIZONTAL	W.S.	WELDED STUD
HR	HEADER	WT.	WEIGHT
H.S.B.	HIGH STRENGTH BOLT	W.W.F.	WELDED WIRE FABRIC
HT.	HEIGHT		
		X-STG	EXTRA STRONG
		XX-STG	DOUBLE EXTRA STRONG

00100- CODE REQUIREMENTS	00600- MATERIALS	00700- SOLDIER PILES
ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE, AS AMENDED BY THE CITY OF MERCER ISLAND.	LEAN MIX CONCRETE 1 1/2 SACK MIX (ABOVE BOE)	SOLDIER PILES ARE TO BE INSTALLED IN 24 INCH DIAMETER HOLES U.N.O AND BACKFILLED WITH LEAN MIX CONCRETE, TYPICAL U.N.O. REFER TO SHORING ELEVATIONS. ALL HOLES SHALL BE DRILLED IN AN ACCEPTABLE MANNER WITHOUT LOSS OF GROUND AND WITHOUT ENDANGERING PREVIOUSLY INSTALLED PILES TO THE GEOTECHNICAL ENGINEERS SATISFACTION
00101- EASEMENTS	STRUCTURAL CONCRETE 3000PSI MIX IN TOE OF HOLE (BELOW BOE)	TEMPORARY CASING OR OTHER APPROVED METHODS SHALL BE USED AS REQUIRED FOR PILE INSTALLATION TO MINIMIZE GROUND LOSS SHOULD CAVING SOIL CONDITIONS BE ENCOUNTERED. WHEN CASING HOLES ARE REQUIRED, THE CASING SHALL BE OF SUFFICIENT STRENGTH AND RIGIDITY TO WITHSTAND ALL INSTALLATION AND REMOVAL STRESSES, TO PREVENT DISTORTION CAUSED BY PLACING ADJACENT PILES AND TO PREVENT COLLAPSE DUE TO SOIL OR HYDROSTATIC PRESSURE.
ALL EASEMENTS, IF REQUIRED, SHALL BE THE RESPONSIBILITY OF THE OWNER.	STRUCTURAL STEEL WF SECTIONS ASTM A992 Fy = 50 KSI	ALTERNATE PILE PLACEMENT AT LEAST 24 HOURS TO ALLOW CONCRETE TO HARDEN PRIOR TO DRILLING ADHACENT PILES.
00200- DESIGN LOADS AND CONSIDERATIONS	CHANNELS ASTM A36 Fy = 36 KSI	INSTALLATION TOLERANCES SHALL BE AS FOLLOWS:
EARTHWORK AND FOUNDATIONS SHALL BE CONSISTENT WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS. SEE THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY PANGEO INC. (PROJECT 17-405) DATED FEBRUARY 8,2018.	STEEL ANGLES ASTM A36 Fy = 36 KSI	PLAN DIRECTION 3 INCHES PARALLEL TO WALL
SEE DETAILS ON SS4 FOR SPECIFIC DESIGN LOADING DIAGRAMS. DESIGN PARAMETERS ARE AS FOLLOWS:	PLATE MATERIAL ASTM A36 Fy = 36 KSI	1 INCH PERPENDICULAR TO WALL
ACTIVE EARTH PRESSURE (LEVEL) 45 PCF	STRUCTURAL PIPE ASTM A53 Fy = 35 KSI GRADE B	VERTICAL DIRECTION 1 1/2% OF TOTAL LENGTH, 3" MAXIMUM IN ELEVATION
ACTIVE EARTH PRESSURE (SLOPING)55 PCF	STRUCTURAL BOLTS ASTM A 325-N	
PASSIVE EARTH PRESSURE 300 PCF (ALLOWABLE)	WELDED HEADED STUDS (WHS) ASTM A -108	
COEFFICIENT OF FRICTION 0.30 (ALLOWABLE)	WELDING ELECTRODES E70-XX WITH CHARPY V-NOTCH	
SEISMIC SURCHARGE 7H UNIFORM	TOUGHNESS OF AT LEAST 20 FT-LBS AT 0 DEGREES F.	
SOIL PROFILE SITE CLASS D		
THE SHORING SYSTEM IS PERMANENT.	TIMBER LAGGING P.T. HF NO. 2 4x6 @ TOP 6.5R OF WEST WALL AND AT WEST AND EAST ELEVATIONS P.T. HF NO. 1 6X12 BELOW 6.5R AT NORTH ELEVATION	
00300- UTILITIES AND ADJACENT PROPERTIES	TIMBER LAGGING SHALL BE PRESERVATIVE TREATED WITH WATER BORNE PRESERVATIVES IN ACCORDANCE WITH AWPA U1 (A OR F) TO A MINIMUM RETENTION OF 0.4 LBS/CU. FT. (0.21 LBS/CU. FT. FOR GA-B) ANY SAWN ENDS OF SUCH TREATED LAGGING SHALL BE FIELD TREATED WITH TWO BRUSHED COATS OF THE SAME PRESERVATIVE. LAGGING SHALL BE GAPPED PER THE GEOTECHNICAL ENGINEER TO PERMIT SEEPAGE.	
STABILITY AND EROSION PROTECTION OF EXISTING & CUT SLOPES, AND THE COORDINATION OF THE EXCAVATION, SHORING AND OTHER WORK WITH ALL UTILITIES AND ADJACENT PROPERTIES IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO DRILLING AND EXCAVATION.	DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE 14TH EDITION OF THE AISC "STEEL CONSTRUCTION MANUAL AND THE SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", AISC 360-10.	
LOCATE AND DISCONNECT ANY UNDERGROUND POWER, COMMUNICATION, GAS AND WATER LINES PRIOR TO DRILLING & EXCAVATION. CONTRACTOR SHALL VERIFY OVERHEAD CLEARANCES PRIOR TO MOBILIZATION AND CONSTRUCTION.	00601- CORROSION PROTECTION	
THE CONTRACTOR SHALL VERIFY THE EXACT ELEVATION, LOCATION AND SIZE OF ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO SHORING INSTALLATION. TIEBACKS SHALL BE NO CLOSER THAN 3 FEET TO ANY UTILITY, UNLESS OTHERWISE SHOWN.	THE PILES AND TIEBACK ANCHORS FOR THIS PROJECT ARE PERMANENT AND DO REQUIRE CORROSION PROTECTION. USE ZINC CLAD II ETHYL SILICATE INORGANIC ZINC-RICH COATING TO 5.0 MIL THICKNESS ON ALL SOLDIER PILES. COATING SHALL BE APPLIED TO EACH PILE FOR THE "UPSTAND HEIGHT" PLUS 2FT. TIEBACKS SHALL BE DOUBLE CORROSION PROTECTED PER THE ATTACHED DETAILS.	
00301- DRAINAGE CONTROL	00602- WELDING	
THE CONTRACTOR SHALL TAKE MEASURES TO CONTROL ALL SURFACE WATER RUNOFF FLOW AND FLOWS FROM EXISTING SUBSURFACE DRAINAGE FEATURRES INCLUDING PERCHED WATER. IN NO CASE SHALL THE CONTRACTOR ALLOW THE WALL SYSTEM TO BE EXPOSED TO HYDROSTATIC PRESSURES OR ALLOW SURFACE WATER TO FLOW INTO THE EXCAVATION.	WELDING SHALL CONFORM TO AWS D1-04 "STRUCTURAL WELDING CODE." WELDING ELECTRODES SHALL BE E70XX. ALL WELDING SHALL BE PERFORMED BY WABO AND AWS CERTIFIED WELDERS. ALL COMPLETE PENETRATION WELDS (CP) SHALL BE ULTRASONIC TESTED. ALL SINGLE PASS FILLET WELDS SHALL BE VISUALLY INSPECTED. MINIMUM WELD SIZE IS 1/4" CONTINUOUS FILLET.	
00400- BASELINE SURVEY AND MONITORING	00603- SUBMITTALS	
GRADE CHANGES ARE SIGNIFICANT, BUT THE TIEBACK SYSTEM UTILIZED SHOULD MINIMIZE ANY GROUND MOVEMENTS DURING CONSTRUCTION. HOWEVER, EXISTING STRUCTURES OR IMPROVEMENTS TO BE SAVED THAT ARE NEAR THE CONSTRUCTION ZONE SHOULD HAVE BASELINE PHYSICAL LOCATION DATA ESTABLISHED PRIOR TO BEGINNING WORK. AS A MINIMUM, OPTICAL SURVEY POINTS (POINTS KNOWN, OR PK'S) SHOULD BE ESTABLISHED AT THE CORNERS AND MIDPOINT OF THE RESIDENTIAL STRUCTURE. THE SELECTION OF MONITORING POINTS SHOULD BE MADE WITH CONCURRENCE OF THE GEOTECHNICAL ENGINEER.	SUBMITTALS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION:	
THE MONITORING PROGRAM SHOULD INCLUDE MEASUREMENT OF CHANGES IN BOTH THE HORIZONTAL AND VERTICAL DIRECTIONS. THE MONITORING SHOULD BE PERFORMED AT LEAST WEEKLY WHILE ACTIVE WALL CONSTRUCTION IS UNDERWAY. THE MONITORING SHOULD BE BY A LICENSED SURVEYOR, AND THE RESULTS BE PROMPTLY SUBMITTED TO THE GEOTECHNICAL ENGINEER FOR REVIEW. THE RESULTS OF THE MONITORING WILL ALLOW THE DESIGN TEAM TO CONFIRM DESIGN PARAMETERS, AND FOR THE CONTRACTOR TO MAKE ADJUSTMENTS TO MEANS AND METHODS OF CONSTRUCTION, IF NECESSARY.	1. CONSTRUCTION SEQUENCE NARRATIVE & DESCRIPTION INCLUDING EQUIPMENT LIST AND KEY PERSONNEL.	
00401- MONITORING AND QUALITY CONTROL	2. LEAN CONCRETE MIX & STRUCTURAL CONCRETE MIX DESIGN	
THE OWNER SHALL PROVIDE MONITORING AND QUALITY CONTROL OF ALL SHORING WALLS INCLUDING SOLDIER PILE WALLS, BERMS, AND ADJACENT GROUND SYRFACES AND BUILDINGS OF STRUCTURES AS FOLLOWS:	3. CERTIFIED STEEL MILL REPORTS	
THE GEOTECHNICAL ENGINEER OF RECORD SHALL PROVIDE FULL TIME OBSERVATION MONITORING OF THE EXCAVATION, SOLDIER PILE INSTALLATION, TIEBACK INSTALLATION, AND VERIFICATION AND PROOF TESTING. INSTALLATION INCLUDES DRILLING OF PILE & TIE BACK HOLES AND PLACEMENT OF LEAN MIX AND STRUCTURAL GROUT. A COMPLETE AND ACCURATE RECORD SHALL BE KEPT OF ALL PILE AND TIEBACK DEPTHS, QUANTITIES OF LEAN MIX AND STRUCTURAL GROUT PER PILE AND TIEBACK AND ANY UNUSUAL CONDITIONS ENCOUNTERED.	4. STRUCTURAL GROUT MIX DESIGN FOR TIEBACKS AS NEEDED	
A QUALIFIED TESTING AGENCY SHALL PERFORM WELDING INSPECTIONS AND STRUCTRAL GROUT SAMPLING AND TESTING.	5. STRUCTURAL STEEL AND EMBEDDED ITEMS	
THE CONTRACTOR SHALL PROVIDE TESTING EQUIPMENT THAT HAS BEEN CALIBRATED IN THE PAST 60 DAYS. MEASUREMENTS OF ANCHOR MOVEMENT SHALL BE OBTAINED WITH EQUIPMENT ACCURATE TO 0.001 INCH.	00604- EXCAVATION	
PRECONSTRUCTION BASELINE SURVEY: A LICENSED SURVEYOR HIRED BY THE OWNER, SHALL ESTABLISH BASELINE READINGS OF BENCHMARKS AND MONITORING POINTS ON THE GROUND SURFACE AND SETTLEMENT SENSITIVE STRUCTURES BEHIND THE SHORING WALL ALIGNMENT PRIOR TO EXCAVATION AND INSTALLATION OF THE SHORING SYSTEM. STATIONARY BENCHMARKS SHALL BE SET AT LEAST 40 FEET AWAY FROM THE MONITORING POINTS. MONITORING POINTS ESTABLISHED ALONG THE CURBLINE AND CENTERLINE OF ADJACENT ROADWAYS NEED TO BE MONITORED WHEN TOTAL WALL MOVEMENTS REACH 0.5 INCH OR AT SDOT REQUEST. THE MINIMUM MONITORING POINT SPACING ALONG THE TOP OF ALL SOIL NAIL WALLS SHALL BE 20 FEET AND AT THE TOP OF EVERY OTHER SOLDIER PILE. THE SURVEY SHALL HAVE AN ACCURACY OF 0.01 FEET. A VISUAL AND PHOTOGRAPHIC SURVEY SHALL BE MADE OF ADJACENT BUILDINGS PRIOR TO CONSTRUCTION.	THE DISPOSAL SITE FOR EXCAVATION SPOILS, INCLUDING FACILITY NAME AND ADDRESS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT SITE DEVELOPMENT INSPECTOR AT THE PRECONSTRUCTION MEETING.	
REPORTS: SURVEY MONITORING RESULTS SHALL BE TRANSMITTED TO THE GEOTECHNICAL ENGINEER AND GENERAL CONTRACTOR WITHIN 24 HOURS OF EACH SURVEY. THE GEOTECHNICAL ENGINEER SHALL REVIEW SURVEY DATA AND PROVIDE AN EVALUATION OF WALL PERFORMANCE AND A GRAPHICAL REPRESENTATION OF WALL MOVEMENT VERSUS TIME ALONG WITH THE SURVEY DATA TO GENERAL CONTRACTOR, SHORING INSTALLER, SHORING ENGINEER, DPD AND ON AT LEAST A WEEKLY BASIS.	ANY VOIDS BETWEEN THE FACE OF THE EXCAVATION AND THE LAGGING SHALL BE FILLED IMMEDIATELY WITH AN APPROVED PERMEABLE, FREE DRAINING MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER. THIS SHALL INCLUDE COF OR LEAN CONCRETE GROUT BEHIND THE UPPER TWO-THIRDS OF THE CUT FACE OF THE SHORING SYSTEM IF APPROVED BY THE GEOTECHNICAL ENGINEER. NO EXCAVATION FOR A LOWER LIFT SHALL PROCEED UNTIL THE INSTALLATION OF THE LIFT ABOVE IS COMPLETED, INCLUDING BACKFILLING BEHIND THE LAGGING.	
CONSTRUCTION MONITORING: THE GENERAL CONTRACTORS SHALL OBSERVE THE CONDITIONS ABOVE THE SHORING ON A DAILY BASIS FOR SIGNS OF GROUND OR BUILDING MOVEMENTS. THE GEOTECHNICAL SHORING ENGINEER SHALL BE IMMEDIATELY AND DIRECTLY NOTIFIED IF SIGNS OF MOVEMENT SUCH AS: NEW CRACKS IN STRUCTURES, INCREASED SIZE OF OLD CRACKS OR SEPARATION OF JOINTS IN STRUCTURES, FOUNDATIONS, STREETS OR PAVED AND UNPAVED SURFACES ARE OBSERVED.	THE CONTRACTOR SHALL LIMIT THE OPEN FACE OF THE EXCAVATION TO 4 FEET VERTICAL, UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL EXCAVATE THE WALL FACE AND INSTALL THE TIMBER LAGGING IN SUCH A MANNER AS TO MAINTAIN A SAFE WORK AREA AND AVOID EXCESSIVE SLOUGHING, CAVING OR OVERBREAK. THE CONTRACTOR SHALL RESPONSIBLE FOR THE MEANS AND METHODS USED FOR TEMPORARY FACE STABILITY AND MEANS TO CONTROL EXCESSIVE OVERBREAK, AS APPROVED BY THE GEOTECHNICAL ENGINEER. EXCAVATION SHALL PROCEED TO A BOTTOM OF EXCAVATION (BOE) DEPTH NO GREATER THAN SHOWN ON THE PLANS.	
THE SURVEYOR AND GENERAL CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER SHORING ENGINEER, DPD IMMEDIATELY AND DIRECTLY IF MORE THAN 0.5 INCH OF DISPLACEMENT OCCURS. AT THAT TIME THE GEOTECHNICAL ENGINEER AND SHORING ENGINEER SHALL PREPARE A REMEDIAL PLAN. REMEDIAL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEFLECTIONS FROM EXCEEDING 1.0 INCH.	REMOVE LEAN MIX FROM THE PILE TO ALLOW PLACEMENT OF WOOD LAGGING. CARE BY THE EXCAVATOR SHALL BE TAKEN TO PREVENT EXCESSIVE POUNDING OR SHAKING OF THE SHORING WALL.	
DRILLING AND EXCAVATION OPERATIONS SHALL BE IMMEDIATELY SUSPENDED IF GROUND SUBSIDENCE IS OBSERVED, OR IF ADJACENT STRUCTURES ARE DAMAGED AS A RESULT OF THE DRILLING OR EXCAVATION OPERATION.	ANY VOIDS BETWEEN THE FACE OF THE EXCAVATION AND THE LAGGING SHALL BE FILLED WITH AN APPROVED PERMEABLE, FREE DRAINING MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER.	
SHORING INSTALLATION AND EXCAVATION IN AREAS ADJACENT TO BUILDINGS: THE SURVEYOR AND GENERAL CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER, SHORING ENGINEER AND DPD IMMEDIATELY AND DIRECTLY IF THE 0.5 INCH DAMAGE THRESHOLD IS APPROACHED. SHORING INSTALLATION AND EXCAVATION SHALL NOT CONTINUE UNTIL REMEDIAL ACTION IS TAKEN TO ENSURE THAT 0.5 INCH IS NOT EXCEEDED.	GROUNDWATER: THE GEOTECHNICAL REPORT INDICATES THAT THE GROUNDWATER TABLEN IS UNLIKELY TO BE ENCOUNTERED ABOVE THE BOTTOM OF EXCAVATION ELEVATION - LOCAL PERCHED GROUNDWATER MAY BE ENCOUNTERED. REFER TO THE GEOTECHNICAL REPORT.	
00405 - INSPECTION	00605 - SLOPE PROTECTION	
CONTINUOUS OBSERVATION BY THE GEOTECHNICAL ENGINEER IS REQUIRED FOR THE SHORING SYSTEM INSTALLATION INCLUDING DRILLING OF PILE HOLES. INSTALLATION OF SOLDIER PILES AND LEAN MIX CONCRETE. A COMPLETE & ACCURATE RECORD SHALL BE KEPT OF ALL PILE DEPTHS, QUANTITY OF LEAN MIX PER PILE, AND ANY UNUSUAL CONDITIONS ENCOUNTERED.	THE CONTRACTOR SHALL PROTECT CUT SLOPES WITH PLASTIC IF CONSTRUCTION OCCURS DURING WET WEATHER. PLASTIC SHEETING SHALL BE OVERLAPPED AT LEAST 12 INCHES. SURFACE DRAINAGE AROUND THE EXCAVATION SHALL BE CONTROLLED BY THE CONTRACTOR TO PREVENT WATER FROM FLOWING INTO THE EXCAVATION. CUT SLOPES SHALL BE EXCAVATED TO INTERSECT THE BACKSIDE OF THE DRILLED HOLE.	
SPECIAL INSPECTION SHALL BE PERFORMED BY A QUALIFIED SPECIAL INSPECTOR. SPECIAL INSPECTION IS REQUIRED FOR SHORING WELDING AND CORROSION PROTECTION. TESTING OF LEAN MIX CONCRETE IS NOT REQUIRED.	CLEAR PLASTIC SHALL HAVE A MINIMUM THICKNESS OF 6 MIL AND SHALL MEET THE REQUIREMENTS OF WSDOT / APWA SECTION 9-14.5.	
	CONTRACTOR SHALL MONITOR SLOPES FOR ANY SIGNS OF DISTRESS AND TAKE CORRECTIVE ACTIONS AS REQUIRED BY THE GEOTECHNICAL ENGINEER.	

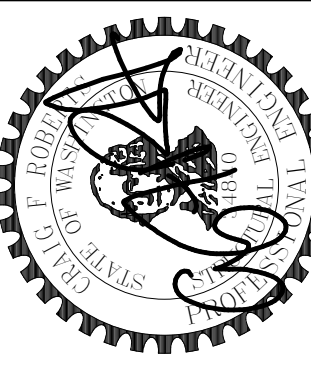
Structural Drawing List (Shoring)				
SHEET	DESCRIPTION	Issued	Rev	Rev Date
SS1.0	Shoring Notes	09/17/19		
SS2.0	Shoring and Excavation Plan	09/17/19		
SS3.0	Shoring Elevations	09/17/19		
SS4.0	Shoring Details	09/17/19		

Shoring Notes

Wen Residence

8529 West Mercer Way

Mercer Island, WA



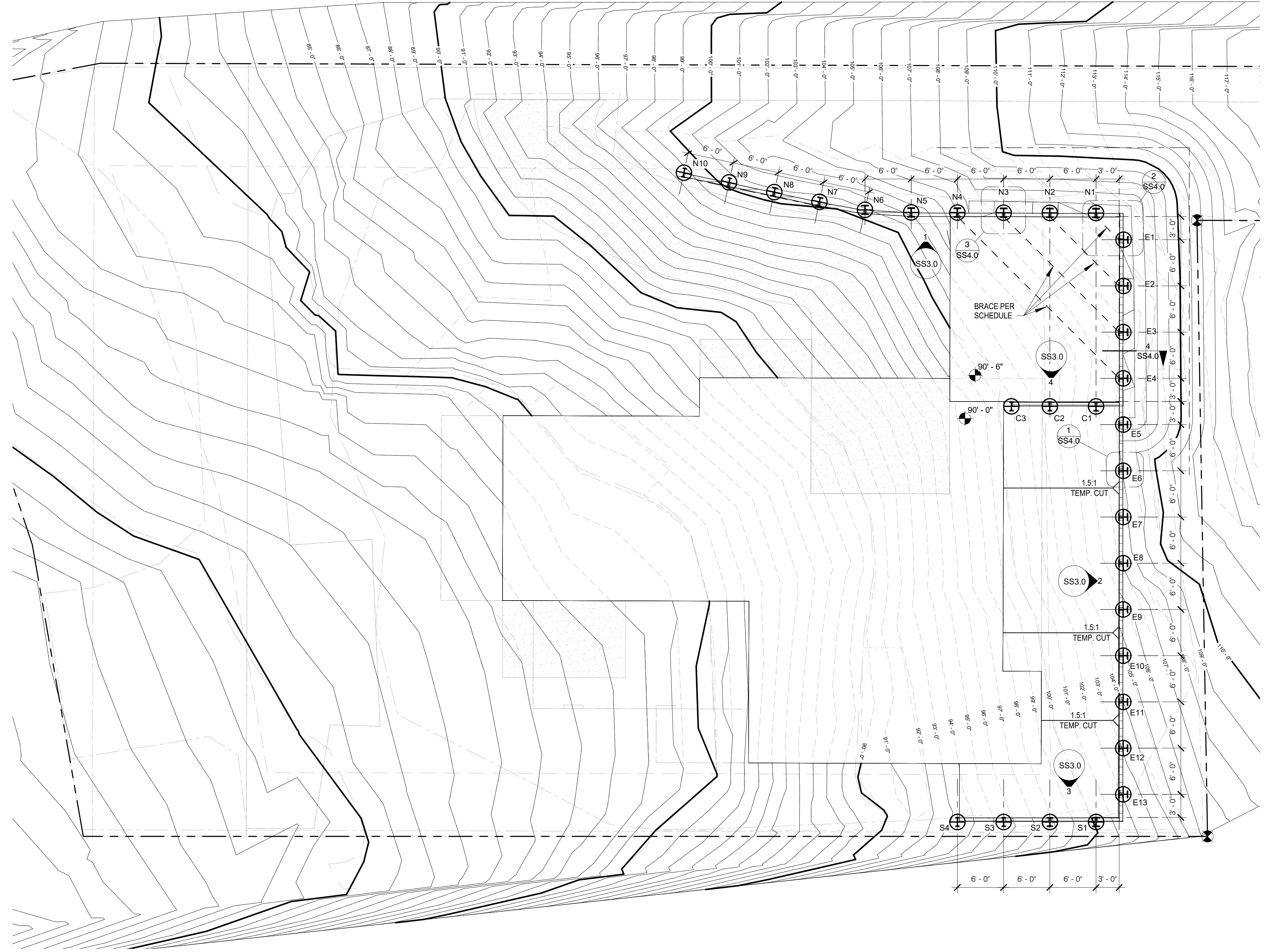
09/17/19

SS1.0

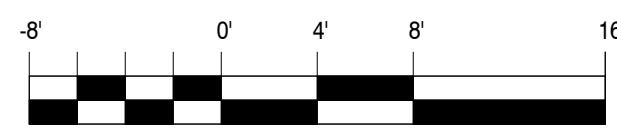
CT ENGINEERING INC.

Structural Engineers
180 Nickerson Street, Suite 302, Seattle, WA 98109
206.285.4512 (V) 206.285.0018 (F)
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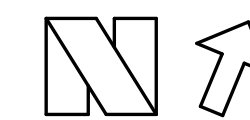


(1/8" = 1'-0")

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

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L1 Shoring Plan

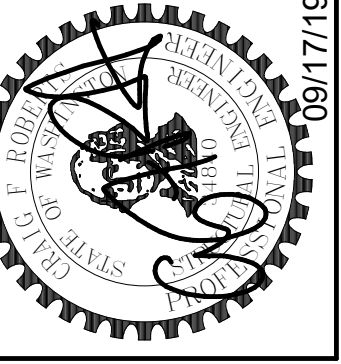


Shoring and Excavation Plan
Wen Residence
8529 West Mercer Way
Mercer Island, WA

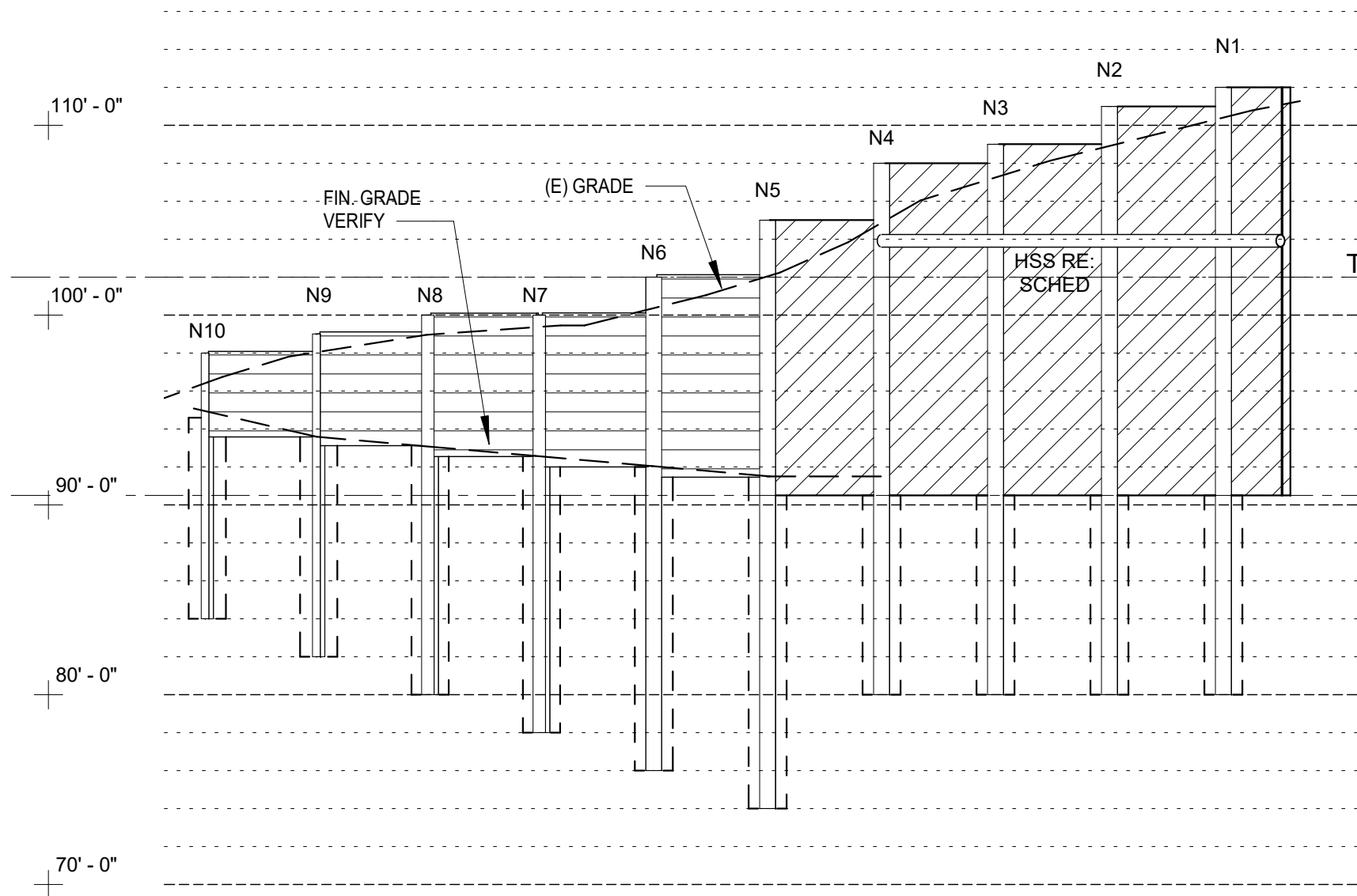
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JOB #: 19098
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CAD: JMA
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KEY ISSUE DATES:
PERMIT: 09/17/19

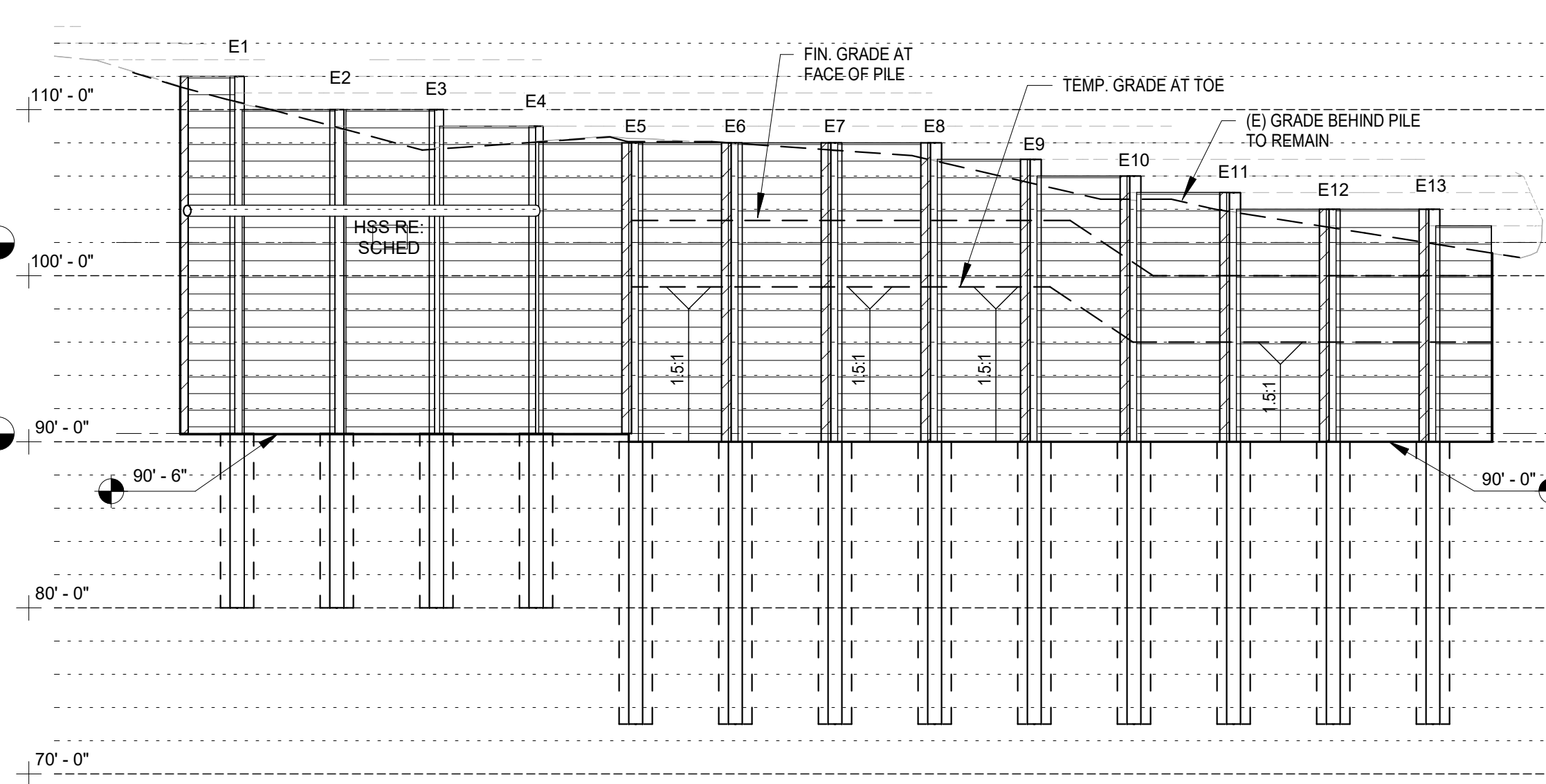
No.	REVISION	DATE



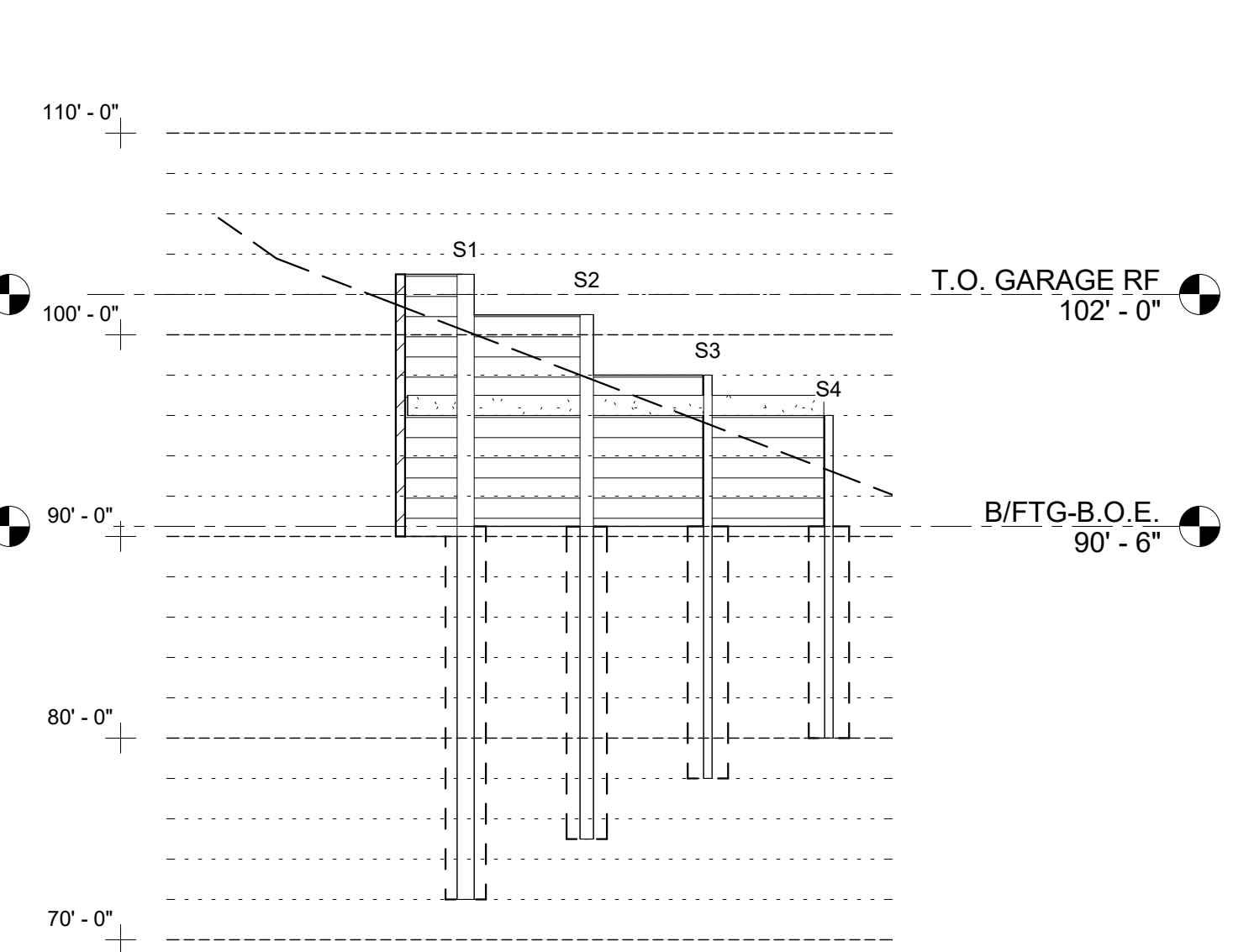
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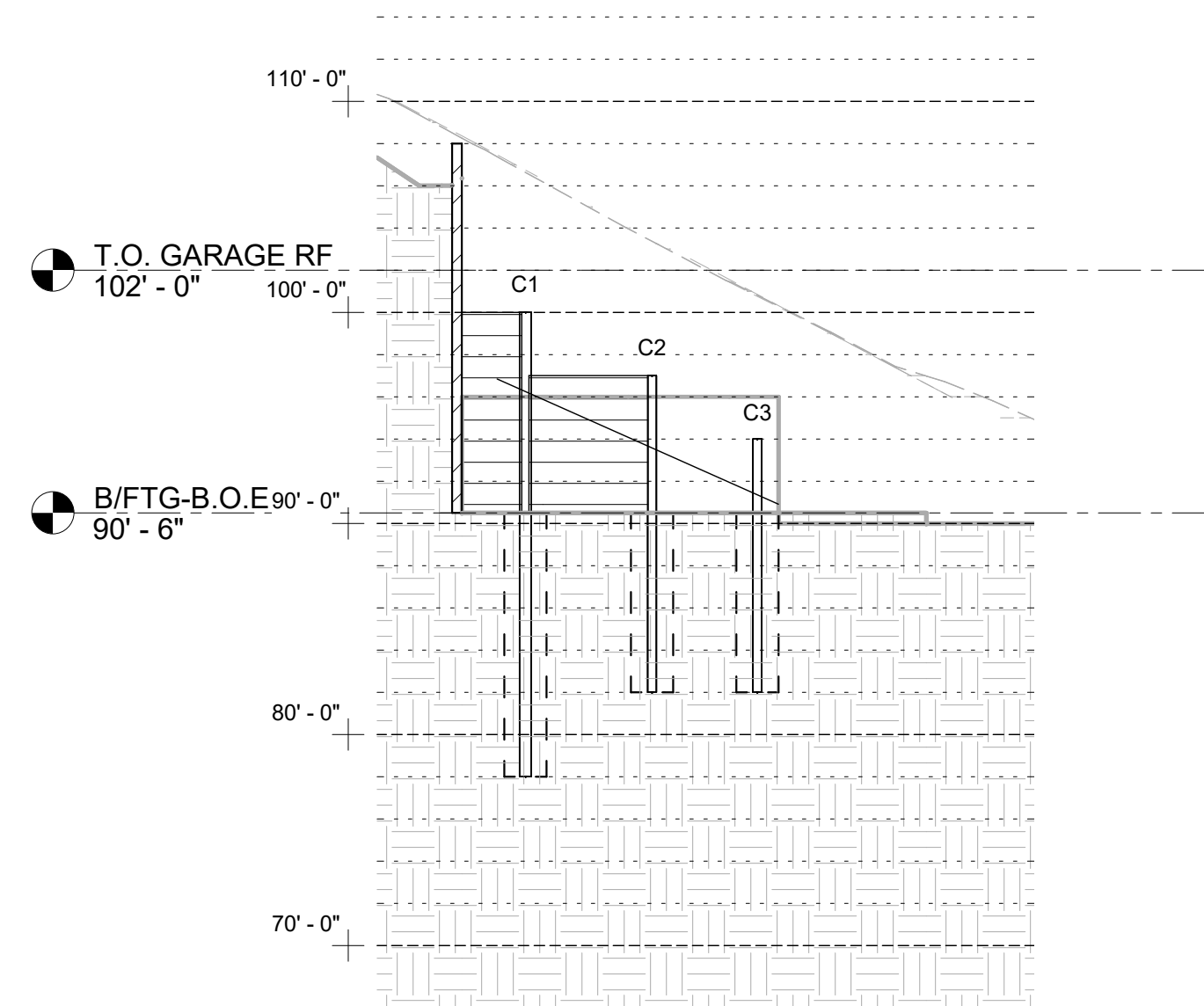
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1 North Elevation



SCALE: 1/8" = 1'-0"
2 East Elevation

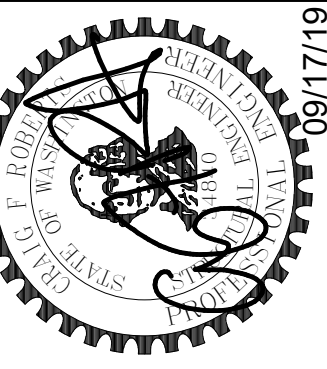


SCALE: 1/8" = 1'-0"
3 South Elevation



SCALE: 1/8" = 1'-0"
4 South Elevation of Garage

Structural Shoring Schedule (1 Tieback)						
Pile No	Pile	Hole DIA	T.O.P.	B.O.P.	Brace Elev	Pile No Brace
C1	W14X30	24"	100'-0"	78'-0"	0'-0"	
C2	W14X22	24"	97'-0"	82'-0"	0'-0"	
C3	W14X22	24"	94'-0"	82'-0"	0'-0"	
E1	W14X82	24"	112'-0"	80'-0"	104'-0"	HSS 6" DIA. SCHED 80
E2	W14X82	24"	110'-0"	80'-0"	104'-0"	HSS 6" DIA. SCHED 80
E3	W14X82	24"	110'-0"	80'-0"	104'-0"	HSS 6" DIA. SCHED 80
E4	W14X82	24"	109'-0"	80'-0"	104'-0"	HSS 8" DIA. SCHED 80
E5	W14X61	24"	108'-0"	73'-0"	0'-0"	
E6	W14X61	24"	108'-0"	73'-0"	0'-0"	
E7	W14X61	24"	108'-0"	73'-0"	0'-0"	
E8	W14X61	24"	108'-0"	73'-0"	0'-0"	
E9	W14X61	24"	107'-0"	73'-0"	0'-0"	
E10	W14X61	24"	106'-0"	73'-0"	0'-0"	
E11	W14X61	24"	105'-0"	73'-0"	0'-0"	
E12	W14X61	24"	104'-0"	73'-0"	0'-0"	
E13	W14X61	24"	104'-0"	73'-0"	0'-0"	
N1	W14X82	24"	112'-0"	80'-0"	104'-0"	HSS 6" DIA. SCHED 80
N2	W14X82	24"	111'-0"	80'-0"	104'-0"	HSS 6" DIA. SCHED 80
N3	W14X82	24"	109'-0"	80'-0"	104'-0"	HSS 6" DIA. SCHED 80
N4	W14X82	24"	108'-0"	80'-0"	104'-0"	HSS 8" DIA. SCHED 80
N5	W14X82	24"	105'-0"	74'-0"	0'-0"	
N6	W14X61	24"	102'-0"	78'-0"	0'-0"	
N7	W14X43	24"	100'-0"	80'-0"	0'-0"	
N8	W14X43	24"	100'-0"	80'-0"	0'-0"	
N9	W14X22	24"	99'-0"	82'-0"	0'-0"	
N10	W14X22	24"	98'-0"	84'-0"	0'-0"	
S1	W14X82	24"	103'-0"	72'-0"	0'-0"	
S2	W14X43	24"	101'-0"	75'-0"	0'-0"	
S3	W14X22	24"	98'-0"	78'-0"	0'-0"	
S4	W14X22	24"	96'-0"	80'-0"	0'-0"	

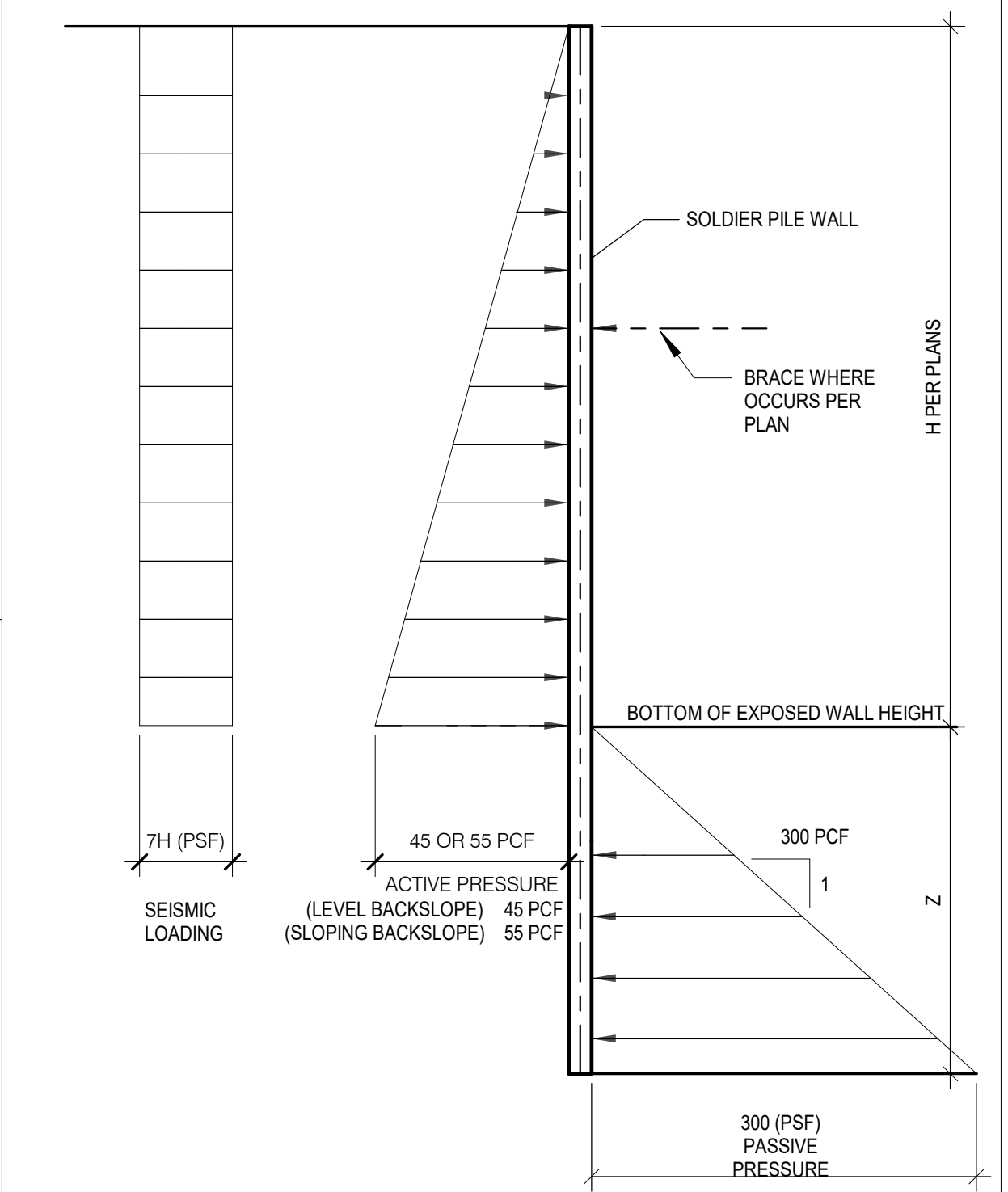
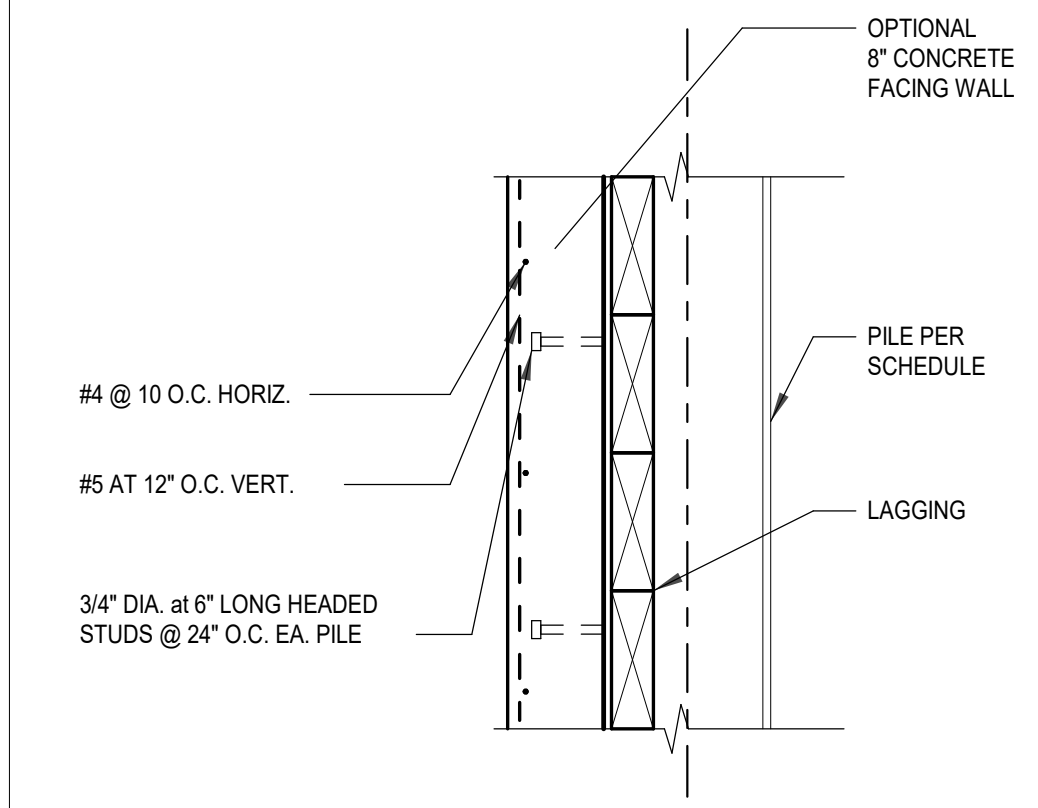
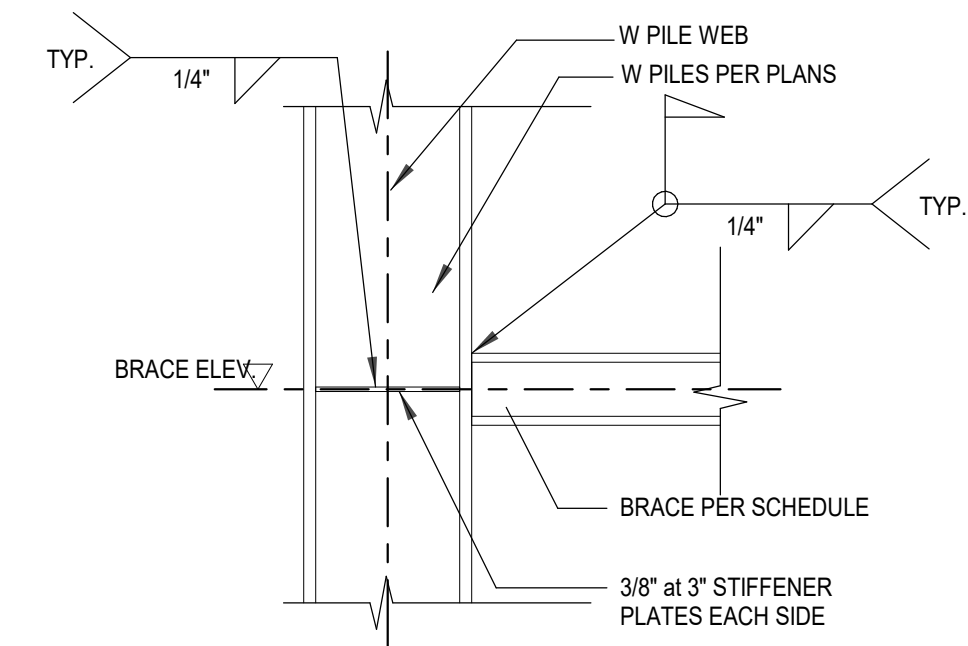
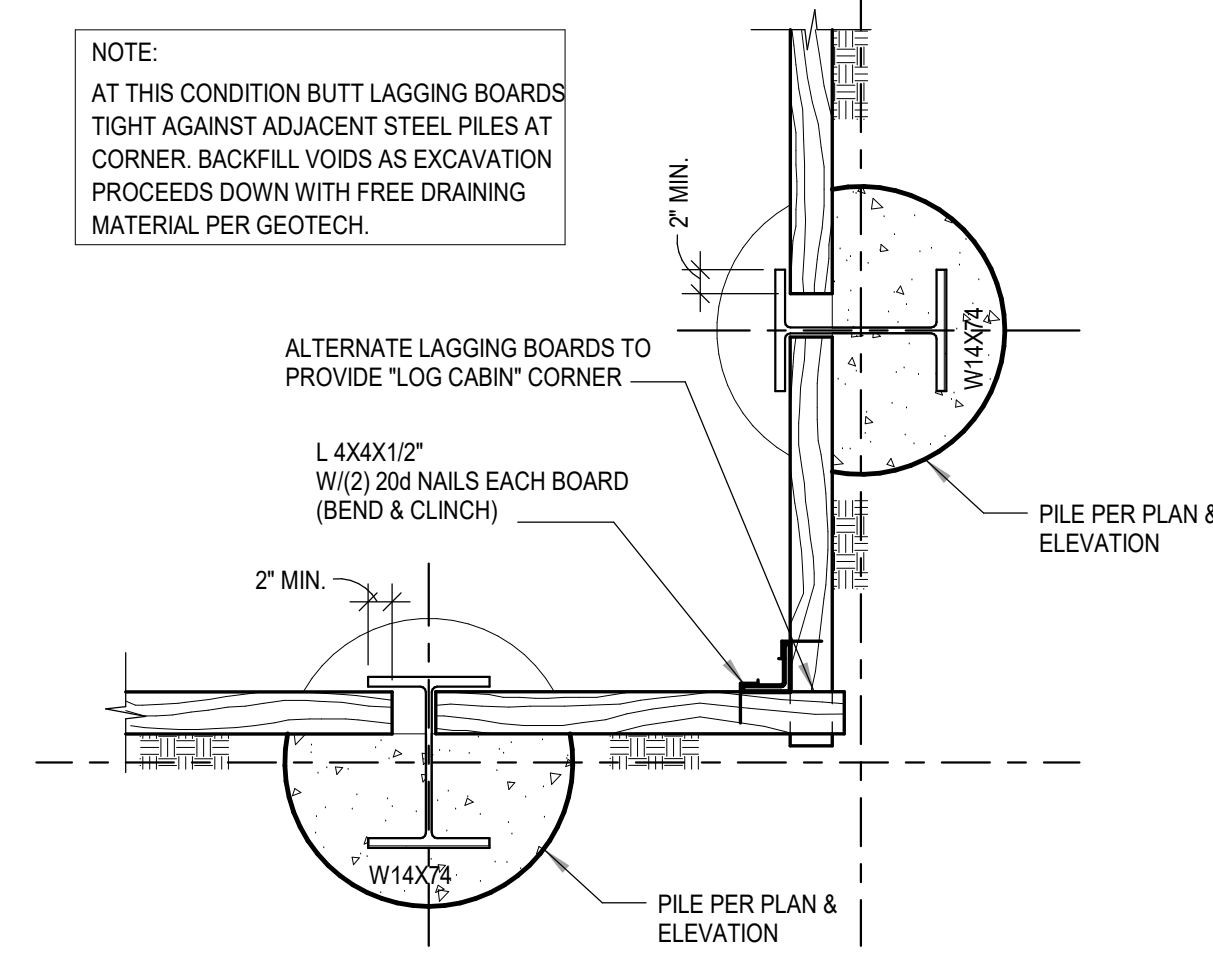
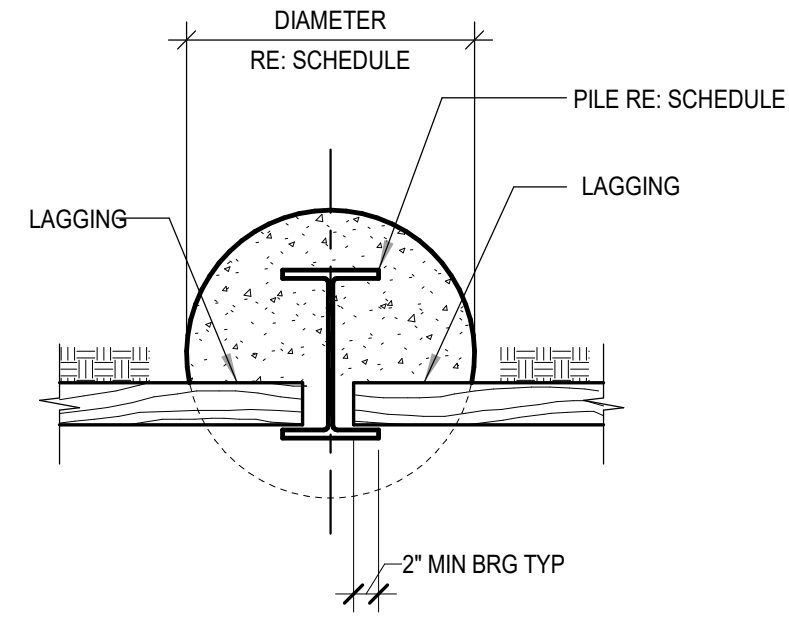


NO.	REVISION	DATE

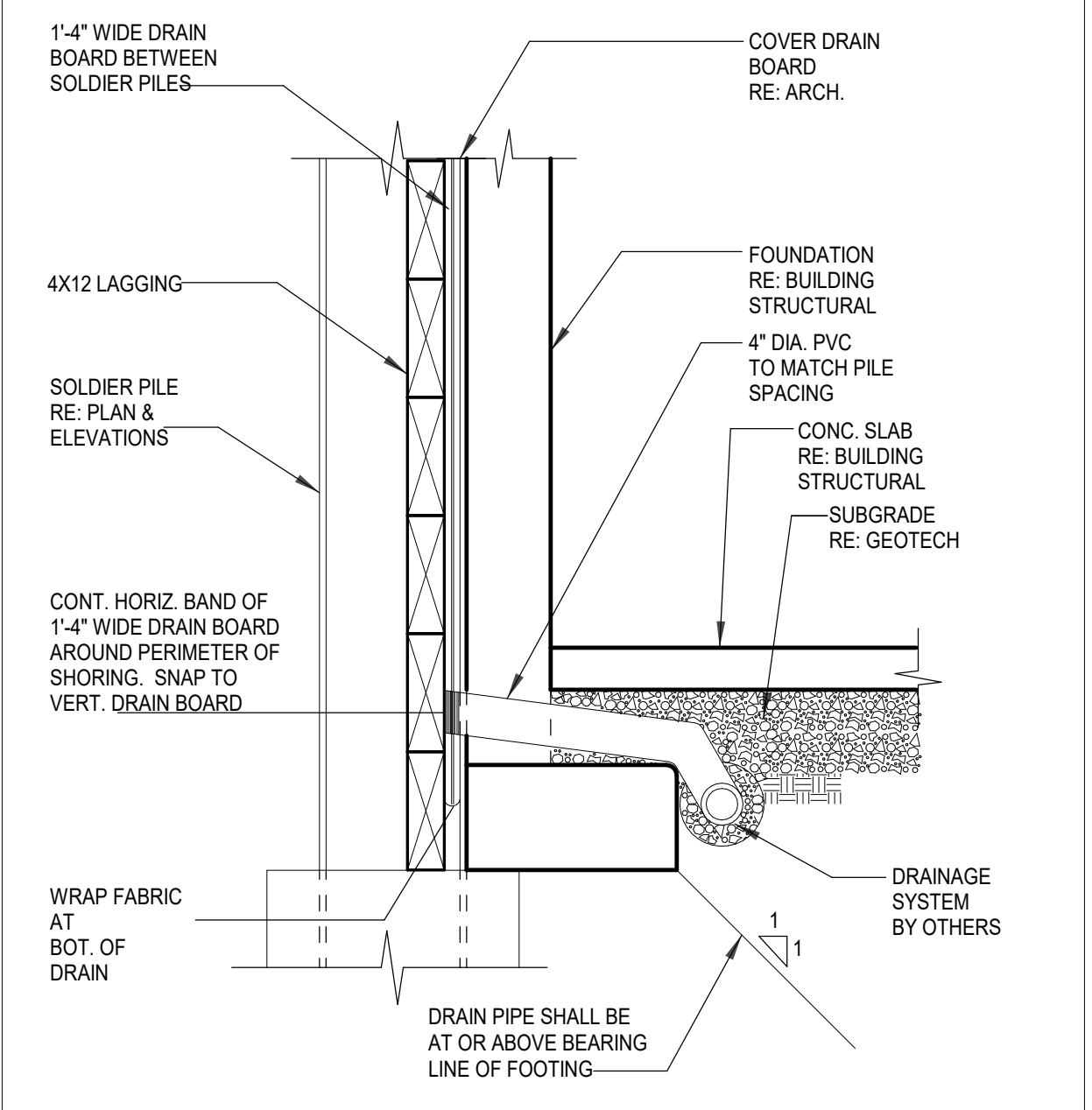
JOB #: 19098
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Shoring Elevations
Wen Residence
8529 West Mercer Way
Mercer Island, WA

SS3.0



WALL DESIGN PARAMETERS - SINGLE BRACE & CANTILEVER PILE



1. WHERE PVC PIPE PASSES THROUGH OR BENEATH WALLS, THE PVC PIPE SHALL BE PROTECTED BY A SLEEVE WITH A 1 INCH MINIMUM ANNULAR GAP AND THE GAP BETWEEN THE PVC PIPE AND THE SLEEVE SHALL BE SEALED WITH A FLEXIBLE SEALANT.
2. DOWNSPOUT LINES MUST NOT BE CONNECTED TO FOUNDATION DRAINS.
3. PVC PIPE SHALL CONFORM TO ASTM 3034, SDR 35.
4. PERFORATED DRAIN PIPE SHALL BE PVC, SCHEDULE 40, CONFORMING TO ASTM D 2729.

TYPICAL SECTION

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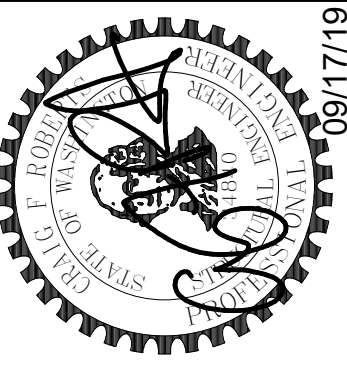
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SCALE: 3/4" = 1'-0"
3

SCALE: 3/4" = 1'-0"
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SCALE: 3/4" = 1'-0"
20



No.	REVISION	DATE

JOB #:	19898
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Shoring Details
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