

Chu Residence

OWNERS:
Ken Chu and Wei Xu
4332 West Mercer Way
Mercer Island, WA 98040

PROJECT ADDRESS:
4332 West Mercer Way
Mercer Island, WA 98040

TAX PARCEL NUMBER:
936570-0382-03, 321090-0051-09, 321090-0061-07

LEGAL DESCRIPTION:
THAT PORTION OF TRACT 25, HARRY WHITE'S PLAT OF EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE(S) 36, IN KING COUNTY, WASHINGTON

ALSO
THAT PORTION OF TRACT 5, HEATHER BRAE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 81 OF PLATS, PAGE(S) 56, IN KING COUNTY, WASHINGTON

AND THAT PORTION OF LOT 6 OF SAID PLAT OF HEATHER BRAE LYING SOUTHWESTERLY OF ALINE EXTENDING FROM A POINT ON THE WESTERLY LINE OF SAID LOT WHICH IS 32 FEET NORTHERLY OF THE SOUTHWEST CORNER THEREOF, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT WHICH IS 32 FEET EASTERLY OF SAID SOUTHWEST CORNER.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PERMIT NUMBER:
Pre-App: PRE22-032
Building Permit:
CAR2 :

PROJECT DESCRIPTION:
Demolition of an existing single family residence in order to build a new single family residence and related site work. Site is subject to Critical Areas that include an Np watercourse on the neighboring property and construction in a geologically hazardous area.

GOVERNING AUTHORITY:
City of Mercer Island, Department of Community Planning and Development

ZONING CODE INFORMATION:
Zone: R 15
Critical Area Review 2: Np Watercourse and Geologic Hazard
Lot Slope: 20.6% see sheet A1.0
Allowed Lot Coverage: 35% of lot area x 18,138.7sf = 6,348.5sf
Proposed Lot Coverage: 5,169.82sf (28.5% of lot area) see Sht. A1.1 for calculation
Side Yard Calculation: see Sht. A1.0
Allowed Height 30' above ABE
Allowed height limit: 265.2' See A1.1 for ABE Calculations & A3.1, A3.2, A4.1 for representation
Allowed GFA: 40% x 18,817sf = 7526.8sf
Proposed GFA: 4,699sf (24.9% of lot area) see Shts. A2.1, A2.2 for GFA detail
Allowed Hardscape: 9% of lot area x 18,138.7sf = 1,632.48sf
Proposed Hardscape: 1,230.15sf (6.7% of lot area). see Sht A1.1 for calculation

BUILDING CODE INFORMATION:
Building Code: IRC 2021; Washington State Residential Code 2021
Occupancy: Group R-3 - Single Family Residence & Group U Garage
Construction Type: V - Wood Frame (VB)
Fire Protection: NFPA 13R Sprinkler System throughout. NFPA 72 - Chapter 29 Monitored Fire Alarm System see General Note **8 this sheet**

ENERGY CODE INFORMATION: 2021 WSEC & IRC VENTILATION
Energy Conservation: Component Performance per WSEC Table R402.1.3:
Conditioned Floor Area: 3575.88 SF
A2.1, A2.2, A3.1, A3.2, A4.1, A5.1, A9.1, A9.2, E2.0, E2.1, E2.2

Energy Credits - 8.0: Outlined below

Energy Equalization option 4: Heat pump that meets federal standards for the equipment listed in Table C403.3.2 (A1.0, A2.1) **3.0 Credits**

EC 1.2 - Building Envelope: Vertical Fenestration U=25 (sht. A9.1); Floor R-38 Slab on grade R-10 perimeter and entire slab. Below grade slab R-10 perimeter and under entire slab. (shts. A3.1, A3.2, A4.1, A5.1) **1.0 credit**

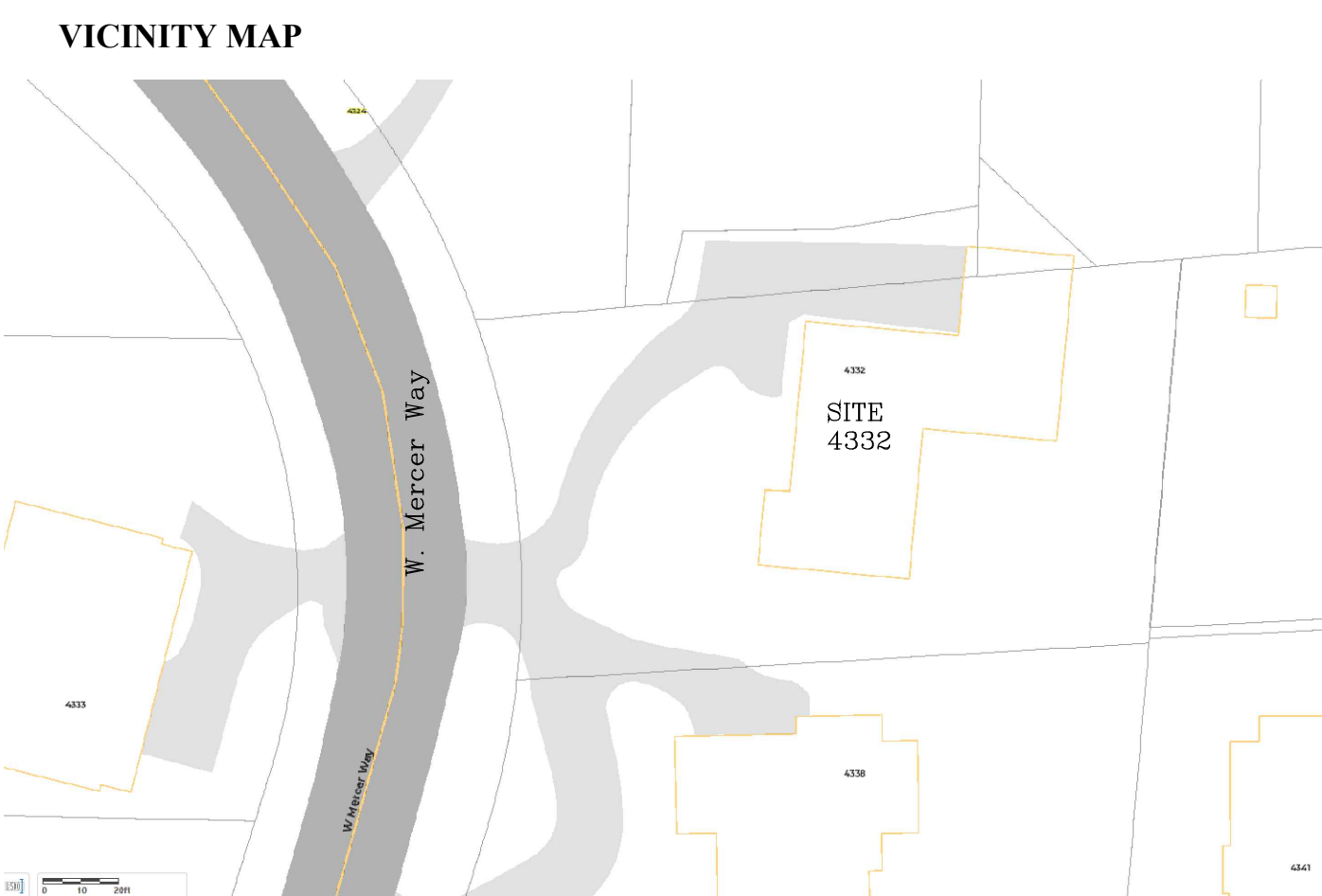
EC 3.6 - Centrally ducted air source cold climate variable capacity heat pump. Deferred submittal: Plumbing and HVAC
subs shall submit necessary calculations and equipment specifications (sht. A2.1) **1.0 credit**

EC 4.1 - High Efficiency HVAC Distribution System: R-38 beneath ducts in crawl space. Deferred submittal: Plumbing and HVAC subs shall submit necessary calculations and equipment specifications (sht. A5.1) **0.5 credits**

EC 5.7 - Efficient Water Heating - Water Heating System: Electric heat pump water heater. Deferred submittal: Plumbing and HVAC subs shall submit necessary calculations and equipment specifications. (sht. A2.1) **2.5 credits**

Whole House Ventilation: Balanced Whole House Ventilation System per WSRC 1505.4.1.4 (see sheets E2.0, E2.1 & E2.2).

PROJECT DIRECTORY:	Architect:	Ectypos Architecture Contact: Lucia Pirzio-Biroli, Architect 4212 W. Mercer Way Mercer Island, WA 98040 Phone: (206) 232-9147 Fax: (206) 275-0312
Surveyor:	Chadwick & Winters Land Surveying Contact: Brandon Winters 1422 NW 85th St. Seattle, WA 98117 Phone: (206) 297-0996 Fax: (206) 297-0997	
Geotechnical Engineer:	Geotech Consultants, Inc. Contact: Matt McGinnes 2401 10th Ave. E. Seattle, WA 98199 Phone: (425) 747-5618	
Structural Engineer:	Carter Quinn Norlin, Inc. Contact: Nick Carter 2033 6th Ave, Suite 995 Seattle, WA 98121 Phone: (206) 264-7784	
Civil Engineer:	Nick Bossoff Engineering Inc. Contact: Nick Bossoff 191 Tarl Lane Stevenson, WA 98648-4201 Phone: (425)881-5904	
Ecologist:	Altmann Oliver Associates, LLC Contact: John Altmann P.O. Box 578 Carnation, WA 98014 Phone: (425) 333-4535	
Arborist:	Tree Solutions Inc. Contact: Connor McDermott 7511 Greenwood Ave. N. P.O. Box 809 Seattle, WA 98103 Phone: (206) 528-4670	
General Contractor:	T.B.D.	



DOCUMENT LIST :

City of Mercer Island Coversheet

Drawing schedule:

A0.1 Cover Sheet / Project Information

---- Site Survey

- A1.0 Proposed Site Plan
- A1.1 Site Calculations
- A1.2 Proposed CAR 2 Site Plan

- AOA 1 Existing Conditions
- AOA 2 Buffer Mitigation Plan
- AOA 3 Planting Plan
- AOA 4 Plant Schedule
- AOA 5 Planting Details & Specifications

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

- A2.0 Crawl Space Plan
- A2.1 Main Floor Plan
- A2.2 Upper Floor Plan
- A2.3 Roof Plan
- A3.1 Elevations
- A3.2 Elevations
- A4.1 Building Section
- A5.1 Wall Section
- A9.1 Window Schedule
- A9.2 Door Schedule

- E2.0 Crawl Space Electrical Plan
- E2.1 Main Floor Electrical Plan
- E2.2 Upper Floor Electrical Plan

- S1.1 General Structural Notes
- S1.2 General Structural Notes
- S2.0 Main Level Framing / Foundation Plan
- S2.1 Upper Floor Framing Plan
- S2.2 Roof Framing Plan
- S3.0 Concrete Details
- S3.1 Concrete Details
- S3.2 Shoring Details
- S6.0 Typical Wood Details
- S6.1 Typical Wood Details
- S6.2 Wood/Steel Details
- S6.3 Wood Details
- S6.4 Girder Truss Loading Diagram

Building Permit Forms & Reports:

- Intake Screening Form
- Building Permit Application
- Single Family Plan Coversheet
- Site Development Worksheet
- Residential Water Meter Sizing Worksheet
- Fire Area and Valuation Form
- Tree Inventory and Replacement Submittal Information Form
- Energy Code Worksheet

- Geotechnical Report
- Structural Calculations
- Civil Drainage Report
- Arborist Report and tree inventory/replacement form

CAR 2 Forms, Memos, Reports and Drawings:

- Development Application Form
- Concurrent Review Form

- Memo: Critical Area Review 2 (Narrative)
- Foundation and Critical Area Considerations (Geotech Report)
- Critical Area Study (Ecologist Report)
- Title Report

Full Permit Drawing Set

- CAR 2 Np WATERCOURSE SPECIFIC DRAWING SET:**
- SURVEY
 - A1.2 CAR 2 SITE PLAN
 - AOA 1 EXISTING CONDITIONS
 - AOA 2 BUFFER MITIGATION PLAN
 - AOA 3 PLANTING PLAN
 - AOA 4 PLANTING SCHEDULE
 - AOA 5 PLANTING DETAILS & SPECIFICATIONS

ABBREVIATIONS:

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

GENERAL NOTES:

1. Contractor shall verify all dimensions and conditions shown on drawings at the job site and shall notify the Architect of any omissions, discrepancies and/or conflicts before proceeding with the work.
2. General Contractor to coordinate pre-construction site meeting w/ Owner, Architect, Structural Engineer, Civil Engineer, Geotechnical Engineer and City of Mercer Island Building Inspector
3. Plumbing, mechanical and electrical work shall be under separate permits according to prevailing codes. Contractor shall obtain such permits.
4. Special Inspections that are required by the City of Mercer Island Development Services shall be coordinated by Contractor.
5. Contractor shall verify existing grade conditions and height limits with Architect and surveyor on site prior to beginning work and shall notify Architect of any discrepancy in the site survey.
6. Do not scale drawings, **dimensions govern.** Large scale dimensions govern over small scale dimensions. Notify Architect of discrepancies in dimensions prior to proceeding with work.
7. Construction dimensions shown are to face of stud (F.O.S.) on exterior walls, top of (t.o.) slab or sub-floor at floor levels.
8. **Fire Protection:** an NFPA 13R Fire Sprinkler System and NFPA 72 – "Chapter 29" Fire Alarm System shall be installed per City of Mercer Island standards throughout the residence. UL Listings: Devices – UL 268; Control Panel – UL 985; CO Detectors: UL 2075. **FIRE DEPARTMENT REQUIREMENTS** outlined below in notes 9–11. A separate FIRE permit is required and may be deferred and obtained by Contractor.
9. **DWELLING/GARAGE SEPARATION** shall meet the requirements of IRC R302.6. All habitable rooms shall be separated on the garage side by not less than 5/8" Type "X" gwb or equivalent. **DWELLING/GARAGE OPENING/PENETRATION PROTECTION** shall meet the requirements of IRC R302.5. Doors shall be minimum 20 minute fire rated doors equipped with a self-closing device.
10. **FIREBLOCKING** shall meet the requirements of IRC R302.11. **DRAFTSTOPPING** shall meet the requirements of IRC R302.12. **UNDER STAIR PROTECTION** Enclosed under-stair space accessible by a door or panel shall be protected by a minimum of 1/2" type "x" gypsum wall board per IRC R302.7
11. **SMOKE ALARMS & HEAT DETECTION** See note 8 above, shall comply with IRC R314/WBC R314. Smoke alarms shall be listed and labeled in accordance with UL217. Combination smoke and carbon monoxide detectors shall be listed in accordance with UL217 AND UL 2034. Smoke alarms shall be located as follows: each sleeping room; outside each separate sleeping area in the immediate vicinity of the bedrooms; on each floor of the dwelling; stairs leading from the basement near the entry to the stair. **Combination smoke alarms and carbon monoxide alarms** shall be permitted in lieu of smoke alarms where carbon monoxide alarms are also required. **CARBON MONOXIDE ALARMS** shall meet the requirements of IRC R315. Carbon monoxide alarms shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms, on each floor level of the dwelling. **HEAT ALARM/DETECTION** shall be installed in garage per WRC R314.2.2
12. **EMERGENCY EGRESS WINDOWS** shall meet the requirements of IRC R310. Each sleeping room shall have an operable rescue opening. **Emergency Escape minimum dimension** shall meet IRC R310.2 the sill height shall not be more than 44" from the finished floor to the bottom of the opening. Minimum net clear opening shall be 5.7 square feet; minimum clear width 20"; minimum clear height 24".
13. **STAIRWAYS** shall meet the requirements of IRC R311.7. Stairways shall have a minimum clear width of 36" above handrail, and be not less than 31/2" in width below handrail. Minimum headroom shall not be less than 6'-8". Maximum riser 7 3/4" / minimum tread 10". Handrails shall be not less than 34" or more than 38" above the slope of the plane of the stairs and shall be continuous for the full run of the flight and shall have a minimum space of 1 1/2" between wall and railing.
14. See specifications for required shop drawings. Contractor shall prepare and submit shop drawings to governing authority and Architect in a timely manner.
15. Provide mounting blocks at exterior walls behind all light fixtures, hose-bibs, structural steel connectors, guardrails and any other exterior mounted accessories. Verify type of mounting block with Architect prior to installation.
16. Provide damp-proofing on all below grade foundation walls per IRC R406. Provide all accessories required for a completely watertight installation, including but not necessarily limited to: flashing, counter-flashing, sealant, and caulking at all roof and wall penetrations; interlocking weather-stripping at all doors and windows; water-stops and other concrete inserts at below grade cold joints.
17. When a ventilated roof is required: Provide notching/ drilled holes according to Structural Engineer's recommendations or run roof furring strips perpendicular to roof joists to allow cross-ventilation of roof joist spaces. Maintain 1" minimum clear from top of insulation to bottom of decking where occurs.
18. Pressure treated lumber typical at all exterior applications and concrete surfaces.
19. Pursuant to MICC 19.02.020(F)(3)(d) all Japanese Knotweed and regulated Class A, B & C weeds identified on the King County Noxious Weed List as amended, shall be removed from the property. New landscaping associated with New Single Family Home shall not include any weeds identified on the KC Noxious Weed List.
20. Any excavation or foundation work performed between October 1st and April 1st shall be subject to wet season moratorium requirements per MICC 19.07.060(D)(4)
21. Per IRC R312 guards shall be installed on all open sided walking surfaces including stairs, ramps, landings, that are located more than 30 inches measured vertically to the floor or grade below. Guards shall have openings small enough that a 4"Ø ball cannot pass. All guards shall have a minimum overturn resistance 200 lb. per IRC Table 301.5. See R311.7.8 for stair railing requirements.
22. At moist locations provide water resistant gypsum wall board (green board) on walls and ceiling. Rating and thickness shall match gwb throughout rest of structure.

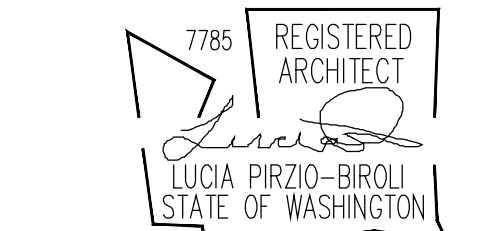
SYMBOLS:

&	and
⊙	at
⊕	centerline
X	by
∅	diameter
#	pound/number
##	degree
±	plus or minus
△	revisions / window designation
⊗	door designation
⊠	material designation
El	finish floor elevation



ECTYPOS ARCHITECTURE

4212 W. Mercer Way
Mercer Island, WA 98040
t. (206) 232-9147
f. (206) 275-0312



CHU RESIDENCE

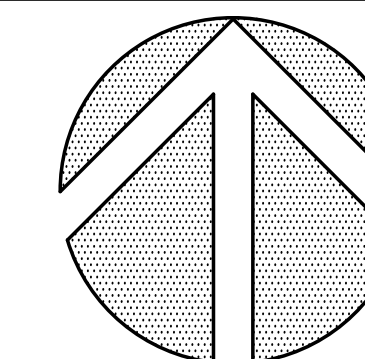
New Residence
4332 W. Mercer Way
Mercer Island, WA 98040

Date:
5/11/2022 Pre-App
6/3/2024 Sub 1 Bldg/CAR 2

Scale:

Sheet:

Project Information
A0.1



SCALE: 1"=10'
0 5 10 20

NOTES NORTH

- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
- CONTOUR INTERVAL = 1 FT.
- VERTICAL DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON NOV. 15, 2021.
HORIZONTAL DATUM = NAD 83/91
- PARCEL AREA = 18,817 SQ. FT.
- THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN CHICAGO TITLE COMPANY TITLE ORDER NO. 0208804-ETU, DATED JULY 01, 2021.
- UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON TIES TO ABOVE GROUND STRUCTURES.
- TAX PARCEL NO(S). 9365700382, 3210900051 & 3210900061
- TREE DIAMETERS AND DRILINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
- THE AREA OF ON-SITE STEEP SLOPES 40% OR GREATER = 2,004 SQ. FT. OR 10% OF TOTAL PARCEL AREA.
- THE LOCATION AND AREA OF STEEP SLOPES AS DISPLAYED HEREON ARE APPROXIMATE AND HAVE BEEN DETERMINED TO THE BEST OF OUR ABILITY FROM FIELD DATA COLLECTED BY US DURING THE COURSE OF THIS SURVEY. FINAL DETERMINATION OF THE LOCATION OF STEEP SLOPES, AND ANY ASSOCIATED BUFFERS, IS DEPENDENT UPON REVIEW AND APPROVAL BY THE CITY OF SEATTLE.
- WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

LEGAL DESCRIPTION:

THAT PORTION OF TRACT 25, HARRY WHITE'S PLAT OF EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE(S) 36, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID TRACT 25, DISTANT 216.37 FEET SOUTH 84°58'30" WEST FROM THE NORTHWEST CORNER THEREOF; THENCE CONTINUING SOUTH 84°58'30" WEST 195 FEET, MORE OR LESS, TO A POINT ON THE EAST MARGINAL LINE OF WEST MERCER WAY AS NOW ESTABLISHED; THENCE SOUTHERLY ALONG SAID EAST MARGINAL LINE OF WEST MERCER WAY, A DISTANCE OF 93.64 FEET; THENCE NORTH 86°38'10" EAST 170.86 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 4°52'41" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 4°52'41" EAST 103.23 FEET TO THE POINT OF BEGINNING; ALSO

THAT PORTION OF TRACT 5, HEATHER BRAE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 81 OF PLATS, PAGE(S) 56, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

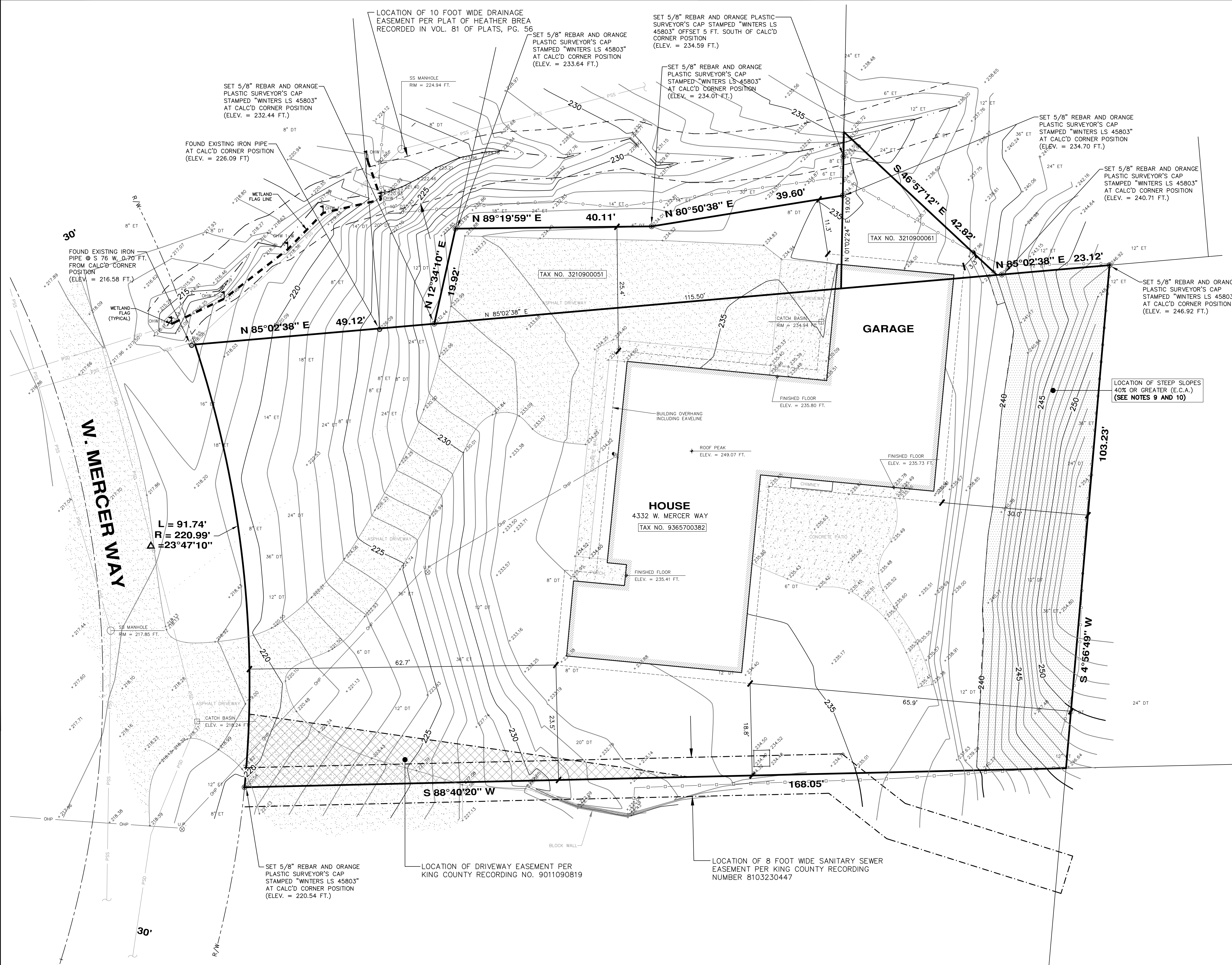
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 5; THENCE SOUTH 83°53'45" WEST ALONG THE SOUTH LINE THEREOF 83.50 FEET; THENCE NORTH 11°25'17" EAST 19.92 FEET; THENCE NORTH 88°11'06" EAST 40.11 FEET; THENCE NORTH 79°41'45" EAST 39.60 FEET TO THE EAST LINE OF SAID TRACT 5; THENCE SOUTH 0°05'56" EAST 19.00 FEET TO THE POINT OF BEGINNING;

AND THAT PORTION OF LOT 6 OF SAID PLAT OF HEATHER BRAE LYING SOUTHWESTERLY OF A LINE EXTENDING FROM A POINT ON THE WESTERLY LINE OF SAID LOT WHICH IS 32 FEET NORTHERLY OF THE SOUTHWEST CORNER THEREOF, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT WHICH IS 32 FEET EASTERLY OF SAID SOUTHWEST CORNER.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGEND:

	GAS METER		ROCKERY		UTILITY POLE
	ELECTRIC METER		CONCRETE PAVING		OVERHEAD POWER LINE
	WATER VALVE		ASPHALT PAVING		OVERHEAD COMMUNICATIONS LINE
	FIRE HYDRANT		CHAIN LINK FENCE		UNDERGROUND COMMUNICATIONS LINE
	MANHOLE COVER		WOODEN FENCE		UNDERGROUND POWER LINE
	CATCH BASIN		GAS VALVE		UNDERGROUND GAS LINE
			POWER POLE		UNDERGROUND WATER LINE
					UNDERGROUND SANITARY SEWER
					X" DIAMETER STORM MAIN
					X" DIAMETER SEWER MAIN
					X" DIAMETER WATER MAIN

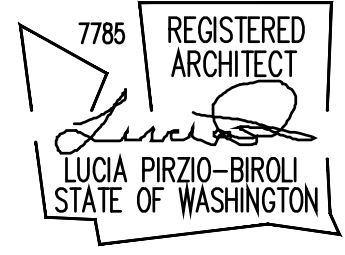


TOPOGRAPHIC SURVEY
4332 WEST MERCER WAY
MERCER ISLAND, WASHINGTON

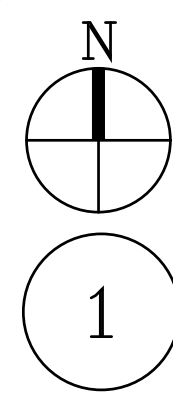
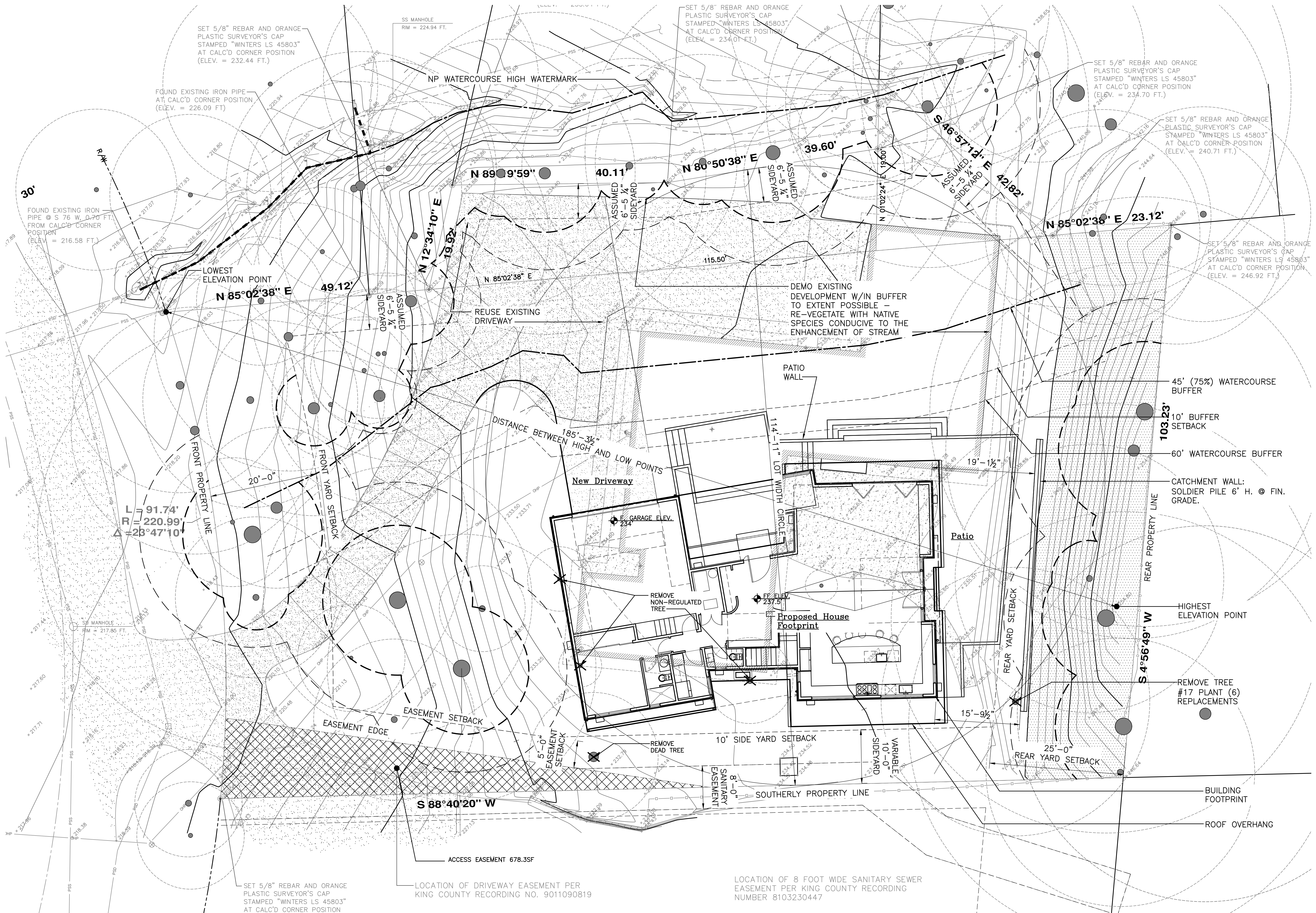
CHADWICK WINTERS
 LAND SURVEYING AND MAPPING
 1422 N.W. 85TH ST., SEATTLE, WA 98117
 PHONE: 206.297.0996
 FAX: 206.297.0997
 WEB: WWW.CHADWICKWINTERS.COM

PROJECT #:	21-7329
DRAWING:	21-7329 TOP0.DWG
CLIENT:	KEN CHU
DATE:	05/9/2024
DRAWN BY:	RCS

DATE: 5/9/2024



CHU RESIDENCE
New Residence
4332 W. Mercer Way
Mercer Island, WA 98040



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

- SITE PLAN NOTES:**
1. CONTOURS ARE @ 1' INTERVALS.
 2. SEE A1.1 FOR ABE, LOT COVERAGE AND HARDSCAPE CALCULATIONS
 3. SEE A1.2 FOR CAR 2 SITE PLAN & REPLACEMENT TREES
 4. SEE CIVIL SET FOR STORM WATER CONTROL; UTILITY LAYOUT; REGRADING; & TREE REQUIREMENTS

Lot Slope Calculation:

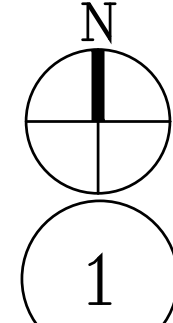
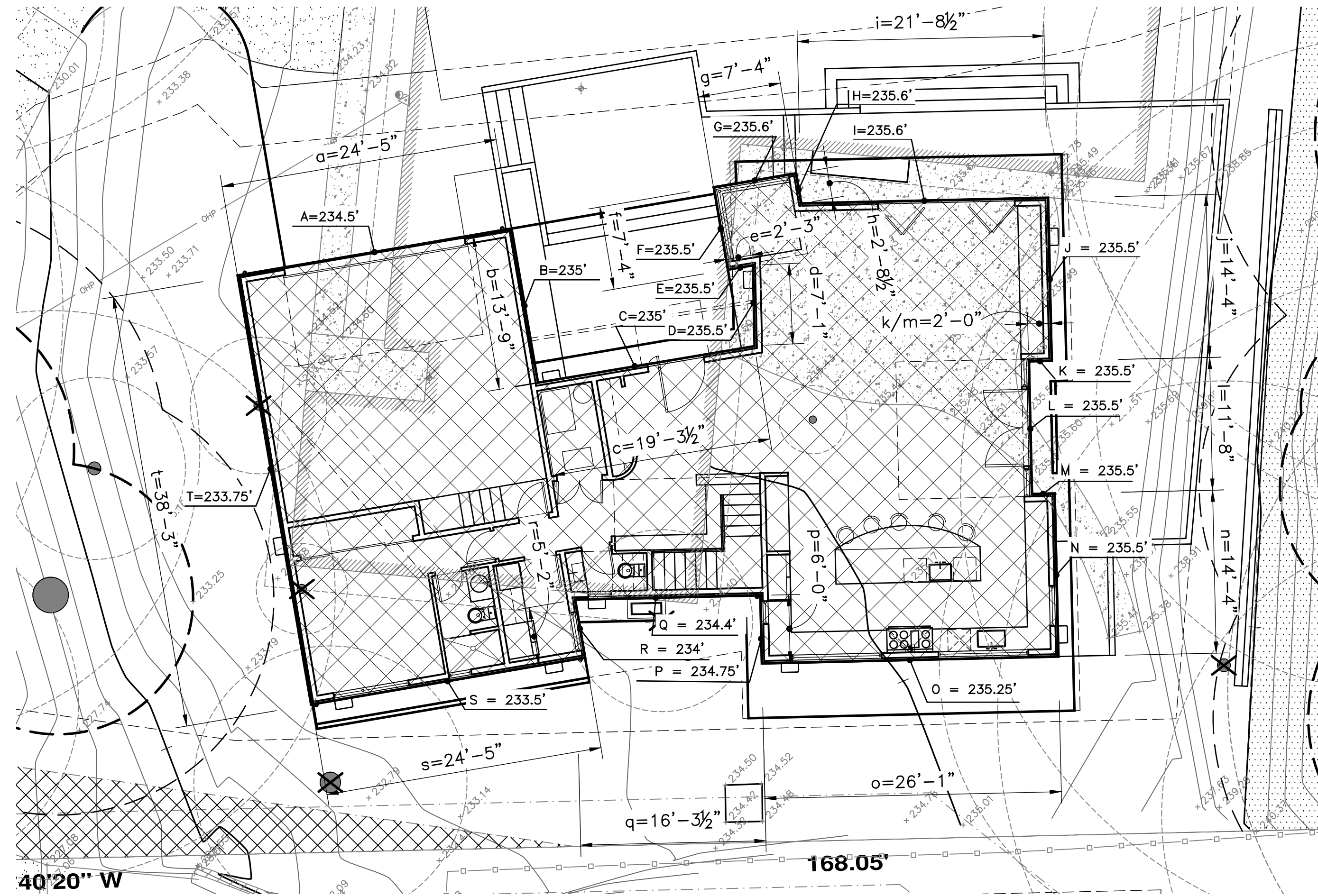
HIGHEST ELEVATION:	254.8'
LOWEST ELEVATION:	216.5'
ELEVATION DIFFERENCE:	38.3'
HORIZONTAL DISTANCE BETWEEN HIGH AND LOW:	185'-3 1/2" (185.29')
LOT SLOPE: ELEV. DIFFERENCE/DISTANCE x 100=	20.6%

SIDEYARD WIDTH CALCULATION:

LOT WIDTH CIRCLE:	114'-11" (114.91')
TOTAL SIDEYARD WIDTH: LOT WIDTH x 17%	19.53'
MINIMUM SIDEYARD WIDTH: TOTAL SIDEYARD WIDTH x 33%	6.44' (6'-5 1/4")

Date:
5/11/2022 Pre-App
6/3/2024 Sub 1 Bldg/CAR 2

Scale:
Sheet: **Proposed Site Plan**
A1.0



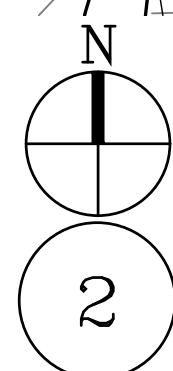
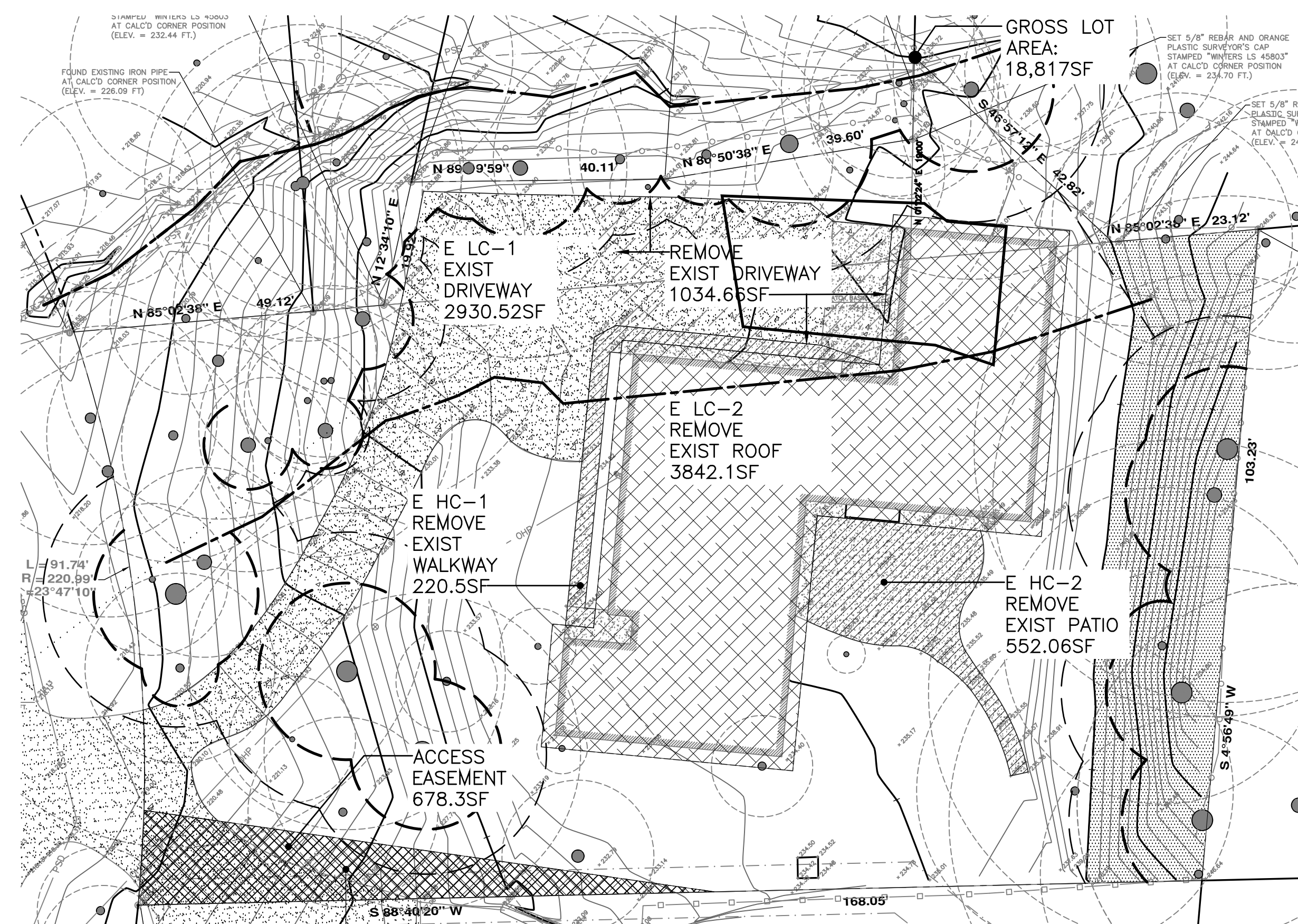
Average Building Elevation Calculation
scale: 1/8"=1'-0"

AVERAGE BUILDING ELEVATION		
Mid-point Elev.	Wall Segment Length	Elev x Length
A= 234.5 ft	* a= 24.4 ft	= 5721.8
B= 235 ft	* b= 13.8 ft	= 3231.3
C= 235.0 ft	* c= 19.3 ft	= 4535.5
D= 235.5 ft	* d= 7.1 ft	= 1672.1
E= 235.5 ft	* e= 2.3 ft	= 529.9
F= 235.5 ft	* f= 7.3 ft	= 1719.2
G= 235.6 ft	* g= 7.3 ft	= 1719.9
H= 235.6 ft	* h= 2.7 ft	= 636.1
I= 235.6 ft	* i= 21.7 ft	= 5112.5
J= 235.5 ft	* j= 14.3 ft	= 3367.7
K= 233.5 ft	* k= 2.0 ft	= 467.0
L= 235.5 ft	* l= 11.6 ft	= 2731.8
M= 235.5 ft	* m= 2.0 ft	= 471.0
N= 235.5 ft	* n= 14.3 ft	= 3367.7
O= 235.25 ft	* o= 26.1 ft	= 6140.0
P= 234.75 ft	* p= 6.0 ft	= 1408.5
Q= 234.4 ft	* q= 16.3 ft	= 3820.7
R= 234 ft	* r= 5.2 ft	= 1207.4
S= 233.5 ft	* s= 24.4 ft	= 5697.4
T= 233.75 ft	* t= 38.3 ft	= 8940.9
total=		total=
133.7 ft.		31444.6
Avg. Building Elevation = 235.2 ft.		
Allowed Building Height = 265.2 ft.		

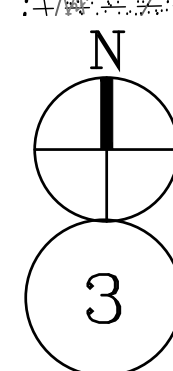
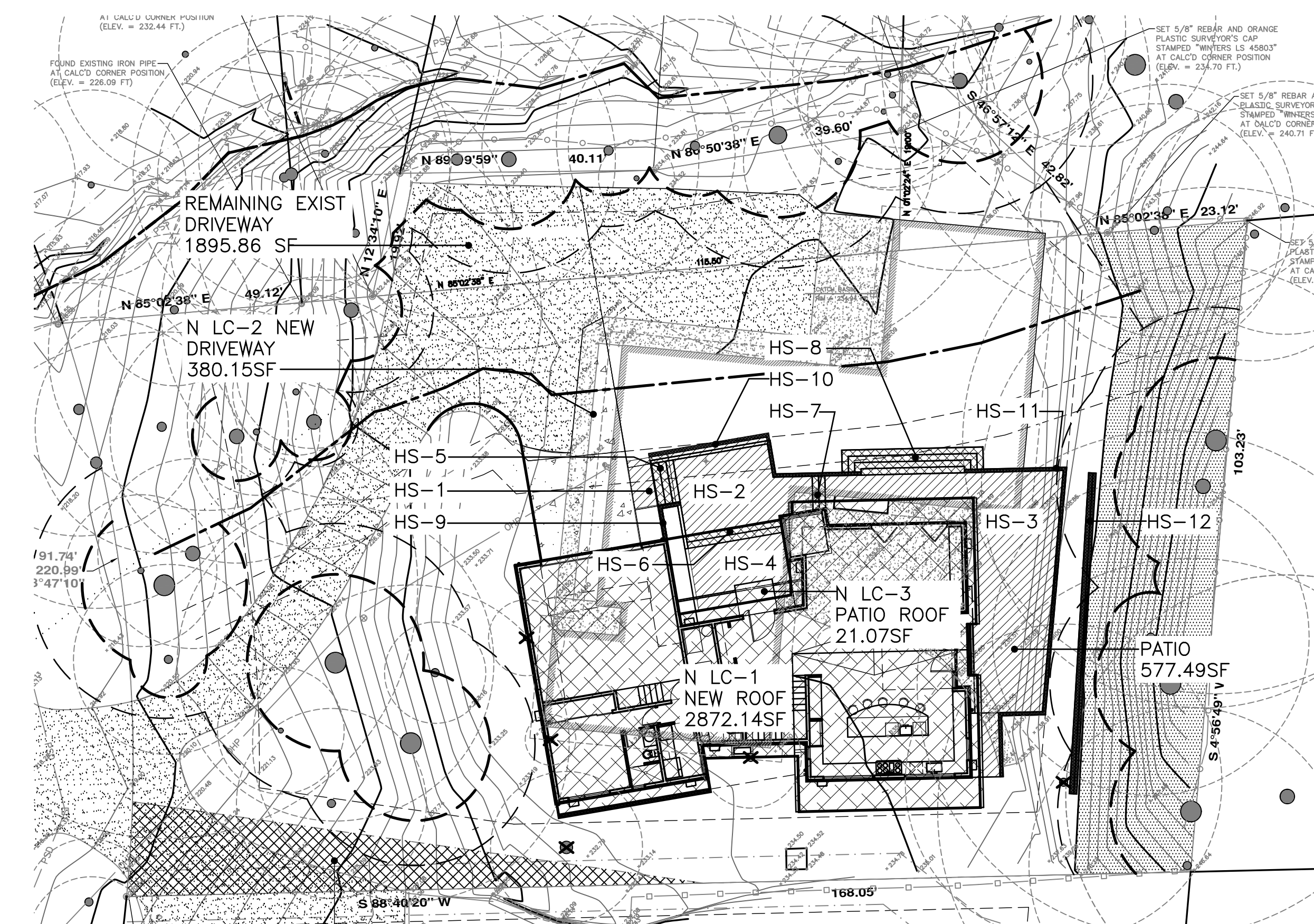
LOT AREA:
GROSS LOT AREA: 18,817.00 SF
ACCESS EASEMENT: 678.00 SF
NET LOT AREA: GROSS - EASEMENT: 18,139.70 SF

Lot Coverage Calculation			
EXISTING			
ID	TYPE	AREA (SF)	STATUS
E LC-1	VEHICULAR USE (TOTAL)	2930.52	RECONFIGURE
VEHICULAR USE (REMOVE FROM TOTAL)		1034.66	REMOVE
E LC-2	MAIN STRUCT. ROOF (HOUSE)	3842.10	REMOVE
TOTAL EXISTING LOT COVERAGE:		6772.62	
TOTAL EXISTING LOT REMOVED:		4876.76	
TOTAL DRIVEWAY TO REMAIN:		1895.86	
NEW			
ID	TYPE	AREA (SF)	STATUS
N LC-1	MAIN STRUCTURE ROOF	2872.14	
N LC-2	VEHICULAR USE	380.15	ADD TO EXIST
N LC-3	PATIO ROOF	21.07	
TOTAL NEW LOT COVERAGE		3273.36	
TOTAL PROJECT LOT COVERAGE		6169.22	
% OF LOT: LC/NET LOT AREA X 100		28.50%	
ALLOWED LOT COVERAGE		30%	

Hardscape Calculation			
EXISTING			
ID	TYPE	AREA (SF)	STATUS
E HS-1	PATIO	552.06	REMOVE
E HS-2	WALKWAY	220.50	REMOVE
TOTAL EXISTING HARDSCAPE:		772.56	REMOVED
NEW			
ID	TYPE	AREA (SF)	STATUS
HS-1	PATIO	26.90	
HS-2	PATIO	231.74	
HS-3	PATIO	576.28	
HS-4	PATIO	132.60	
HS-5	STAIRS	22.88	
HS-6	STAIRS	30.28	
HS-7	STAIRS	8.00	
HS-8	STAIRS	86.23	
HS-9	WALLS	6.71	
HS-10	WALLS	22.78	
HS-11	WALLS	35.69	
HS-12	OTHER	58.19	SOLDIER PILE CATCHMENT WALL
TOTAL NEW HARDSCAPE		1238.25	
TOTAL PROJECT HARDSCAPE		1238.25	
% OF LOT: HS/NET LOT AREA X 100		6.8%	
ALLOWED LOT COVERAGE		9%	



Existing Lot Coverage and Hardscape
scale: 1/16"=1'-0"



Proposed Lot Coverage and Hardscape
scale: 1/16"=1'-0"

ECTY!
ARCHITECTS

4212 W. Mei
Mercer Island, WA
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f. (206) 273-1111

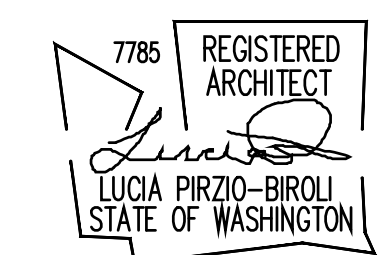
7785 REG
ARC
LUCIA PIRZIO
STATE OF WA

CHU RESIDENCE
New Residence
4332 W. Mercer Way

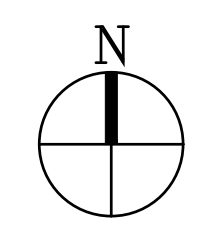
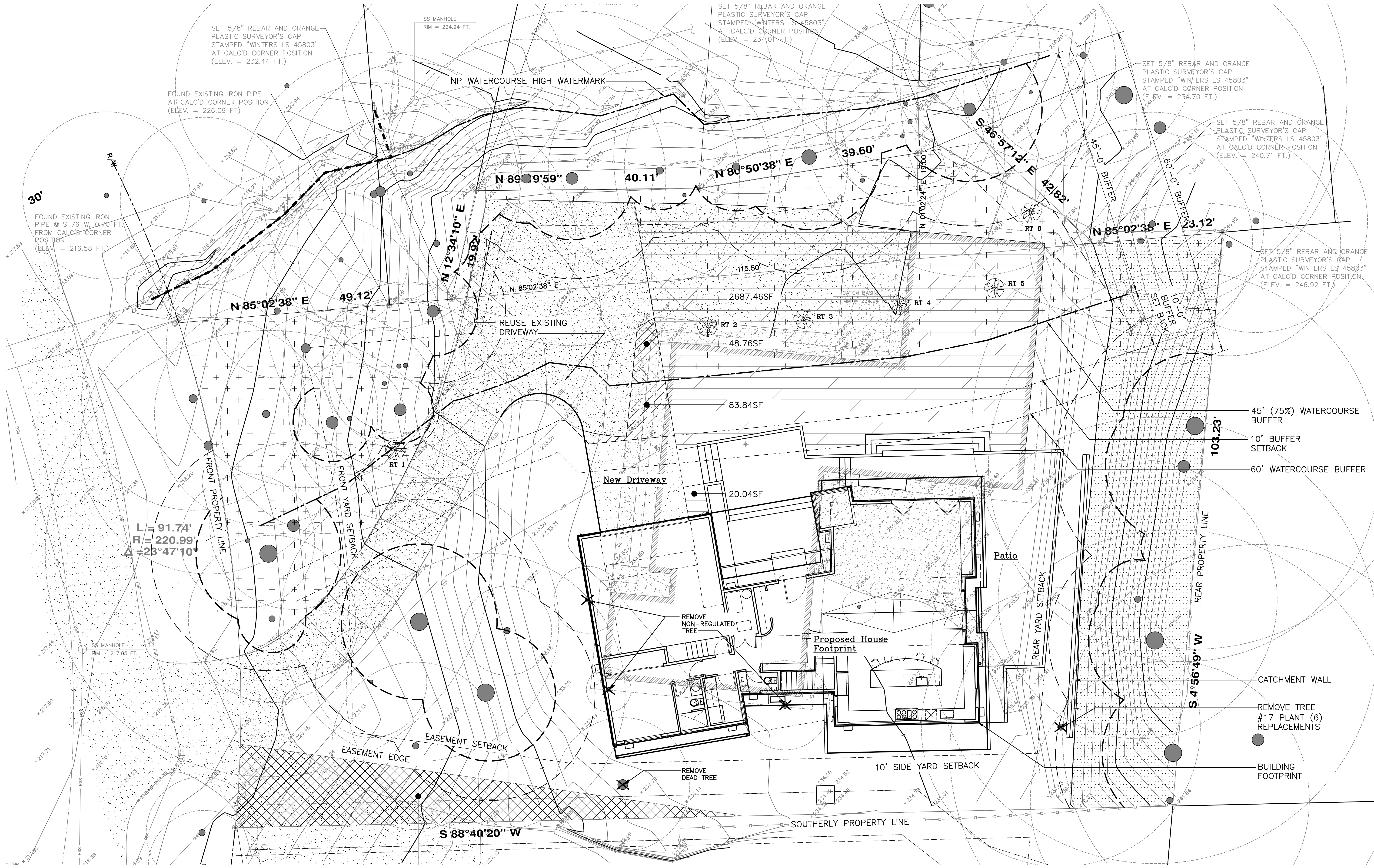
Date:
5/11/2022 Pre-1
6/3/2024 Sub 1 B

Scale:
Sheet:

Site
Calculations
A1.1

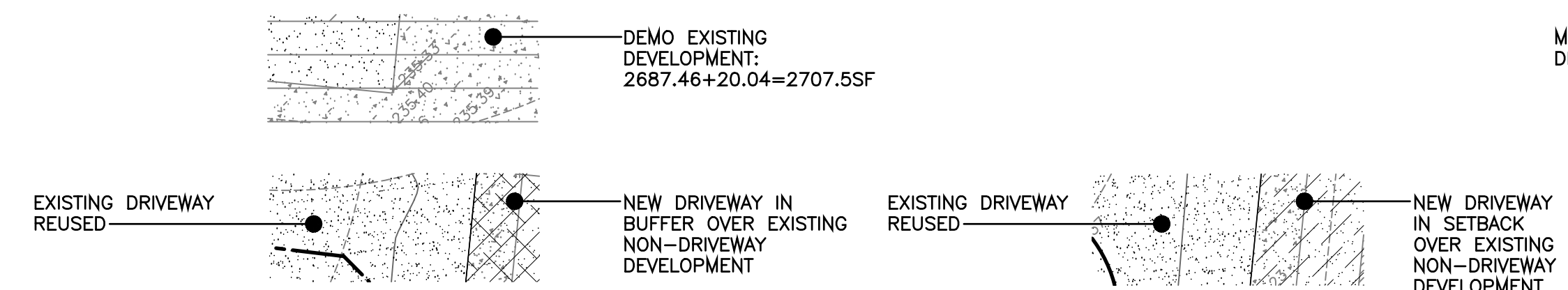


CHU RESIDENCE
New Residence
4332 W. Mercer Way
Mercer Island, WA 98040

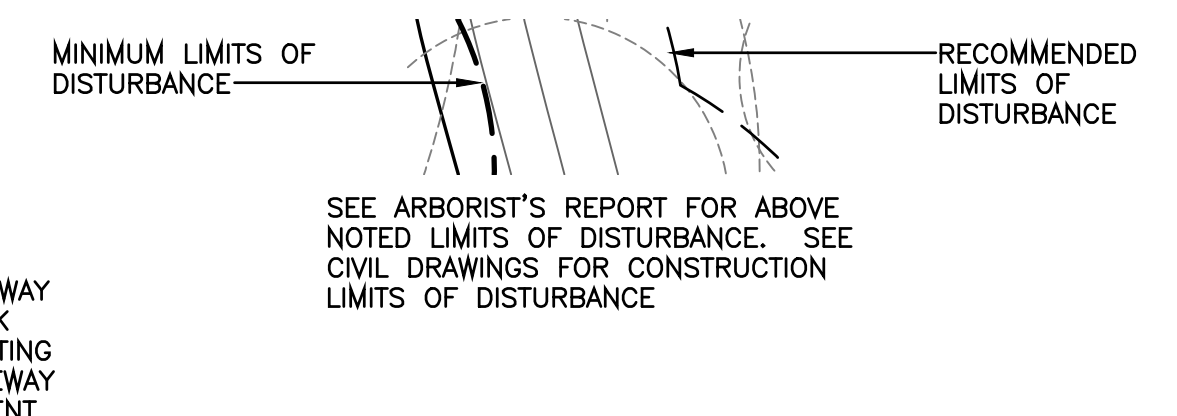


1 Proposed CAR 2 Site Plan
scale: 1/8"=1'-0"

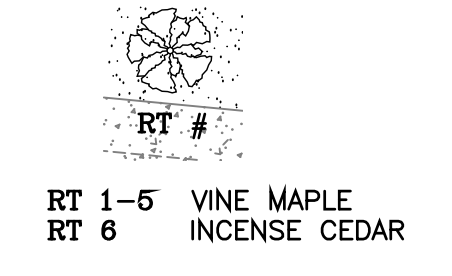
Existing Development Legend



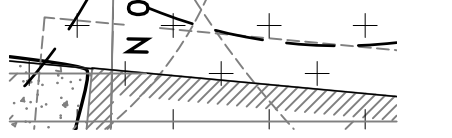
LOD Legend



Replacement Trees



Restoration Area



CAR 2 PLAN NOTES

1. TO BE REVIEWED IN CONJUNCTION WITH ATTACHED MEMO, GEOTECHNICAL, AND ECOLOGIST REPORTS
2. FOR DRAWINGS REFERRED TO BELOW AND NOT INCLUDED IN "CAR SET" SEE ATTACHED DEVELOPMENT SET
3. SEE A1.0 FOR NOTES IN COMMON
4. SEE A1.1 FOR EXISTING AND PROPOSED LOT COVERAGE AND HARDSCAPE (IMPERVIOUS SURFACES) CALCULATIONS.
5. SEE ARBORIST'S REPORT FOR TREE EVALUATIONS
6. SEE CIVIL DRAWINGS AND REPORT FOR L.O.D., TREE INFORMATION, UTILITY LOCATION AND TESC DETAILS
7. SEE STRUCTURAL DRAWINGS FOR IMPLEMENTATION OF GEOTECHNICAL REQUIREMENTS.
8. RESTORATION PLANS BY ECOLOGIST.

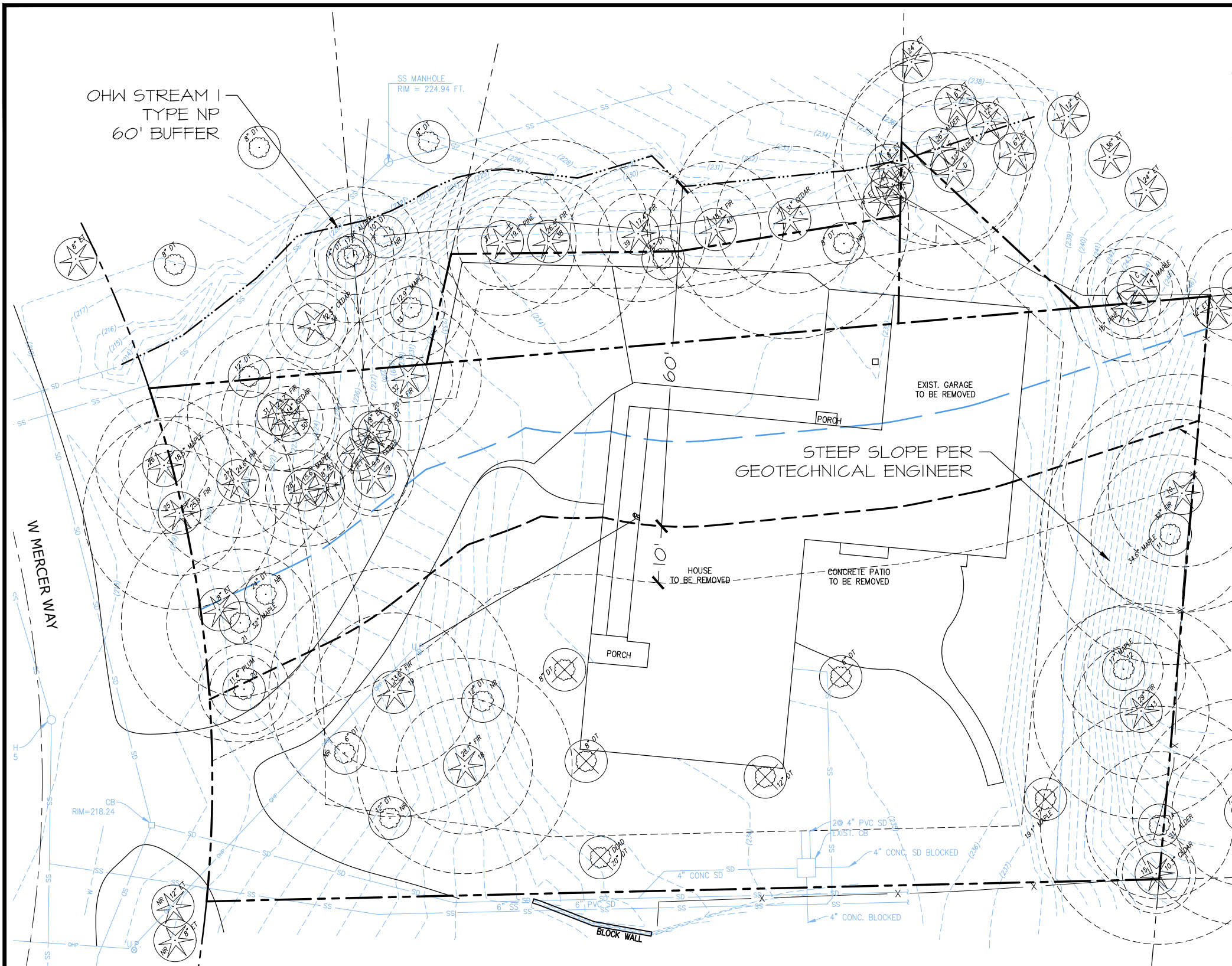
Date:
5/11/2022 Pre-App
6/3/2024 Sub 1 Bldg/CAR 2

Scale:

Sheet:

Proposed CAR 2
Site Plan

A1.2

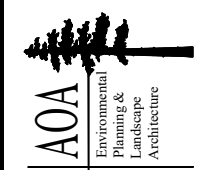


PLAN LEGEND

- PROPERTY LINE
- SOUTH STREAM ORDINARY HIGH WATER LINE
- 60' STREAM BUFFER
- 10' STRUCTURE SETBACK

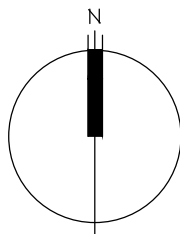
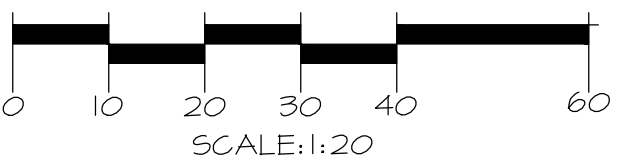
PROJECT	6625
DRAWN	SO
SCALE	AS NOTED
DATE	05-31-24
REVISED	1/5

FIGURE 1: EXISTING CONDITIONS
 CHU PROPERTY
 4332 WEST MERCER WAY
 MERCER ISLAND, WASHINGTON
 PARCEL 9365700382



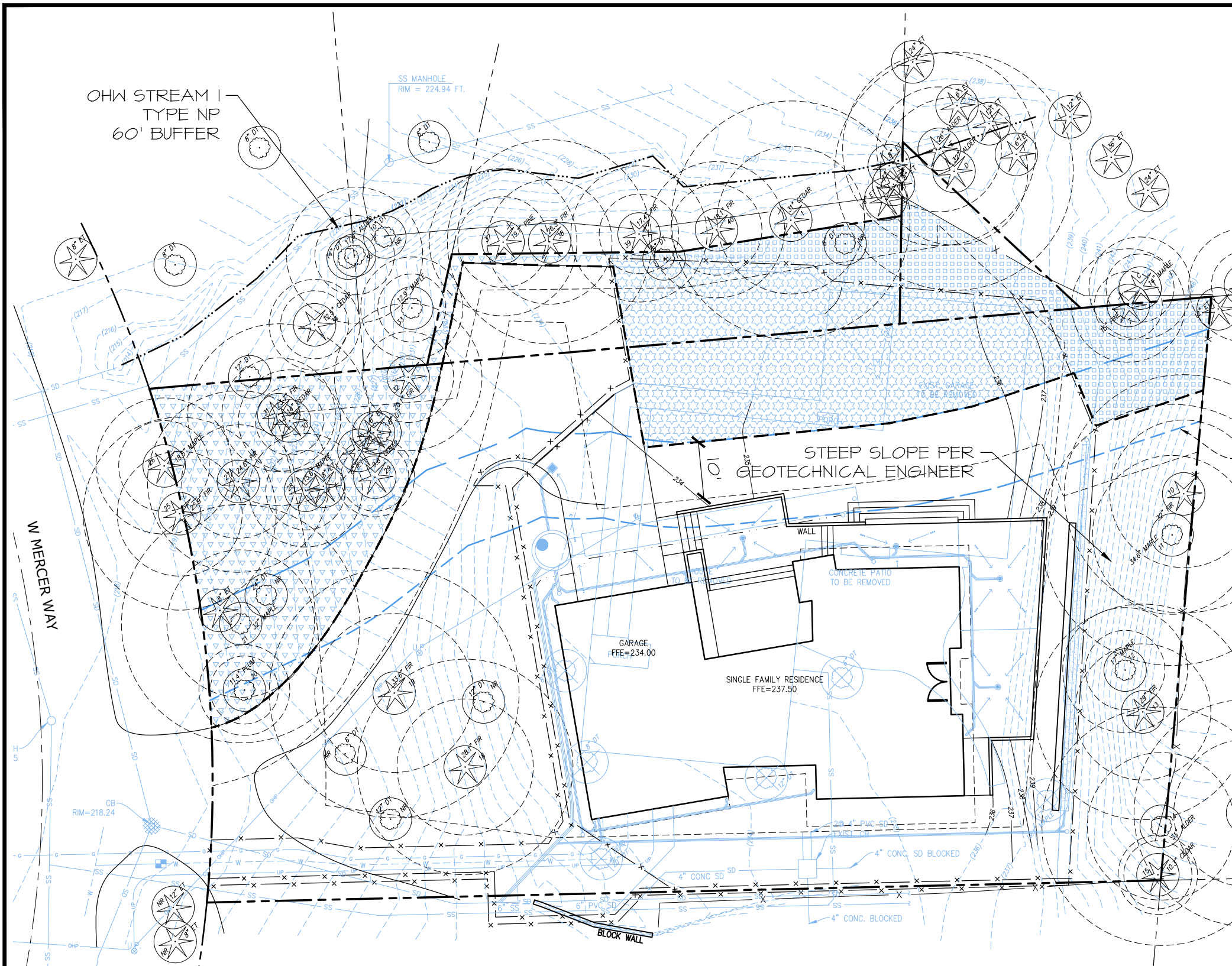
Altmann Oliver Associates, LLC
 Environmental Planning & Landscape Architecture
 PO Box 578 - Camanion, WA 98014
 Office (425) 333-4338 Fax (425) 333-4399

GRAPHIC SCALE
(IN FEET)



NOTES

1. BASE INFORMATION PROVIDED BY NICK BOSSOFF ENGINEERING, INC., 191 NE TARI LANE, STEVENSON, WA 98648, 425.881.5904.



PLAN LEGEND

- PROPERTY LINE
- SOUTH STREAM ORDINARY HIGH WATER LINE
- - - - - 60' STANDARD STREAM BUFFER
- 45' REDUCED STREAM BUFFER
- - - - - PROPOSED STREAM BUFFER
- 10' STRUCTURAL SETBACK

MITIGATION LEGEND

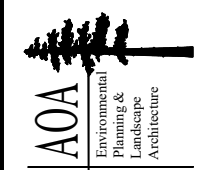
- STREAM BUFFER RESTORATION - RESTORE WITH NATIVE TREES, SHRUBS AND GROUNDCOVER 1,983 SF
- BUFFER ENHANCEMENT - REMOVE INVASIVE PLANT SPECIES AND IVY ON HILL - PLANT WITH SHRUBS AND GROUNDCOVER AT 100% DENSITY 2,018 SF
- BUFFER ENHANCEMENT - REMOVE BAMBOO, IVY, HOLLY, PORTUGAL LAUREL, COTONEASTER, CHERRY LAUREL AND PLANT NATIVE TREES, SHRUBS AND GROUNDCOVER 957 SF

NOTES

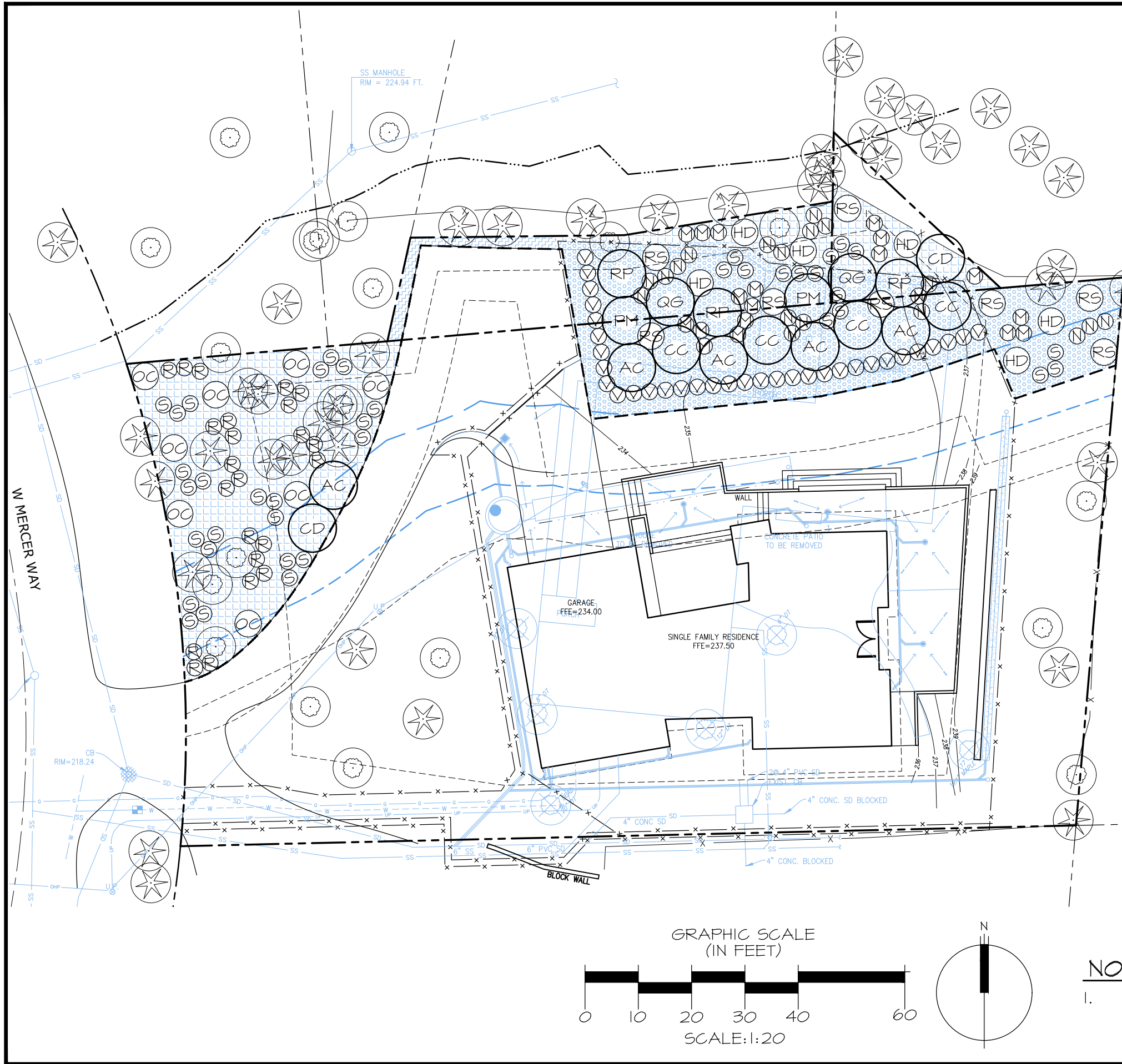
1. BASE INFORMATION PROVIDED BY NICK BOSSOFF ENGINEERING, INC., 191 NE TARI LANE, STEVENSON, WA 98648, 425.881.5904.

PROJECT	6625
DRAWN	SO
SCALE	AS NOTED
DATE	05-31-24
REVISED	2/5

FIGURE 2: BUFFER MITIGATION PLAN
 CHU PROPERTY
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PLANT LIST (SEE FIGURE 4 FOR SCHEDULE)

TREES

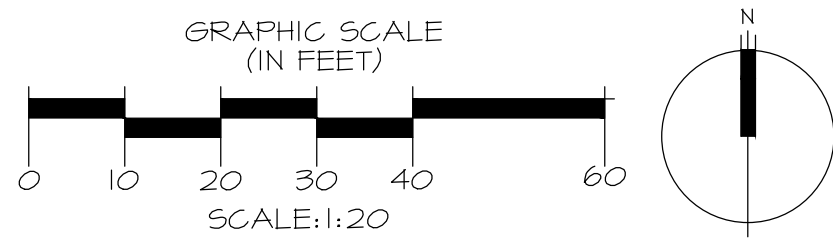
KEY	COMMON NAME
AC	VINE MAPLE
CD	INCENSE CEDAR
CC	WESTERN HAZELNUT
PM	DOUGLAS FIR
QG	GARRY OAK
RP	CASCARA

SHRUBS

KEY	COMMON NAME
HD	OCEAN SPRAY
M	TALL OREGON GRAPE
OC	INDIAN PLUM
RS	RED FLOWERING CURRANT
R	BALDHIP ROSE
N	NOOTKA ROSE
S	SNOWBERRY
V	EVERGREEN HUCKLEBERRY

GROUND COVER

KEY	COMMON NAME
[Pattern]	COAST STRAWBERRY
[Pattern]	SALAL
[Pattern]	SWORD FERN

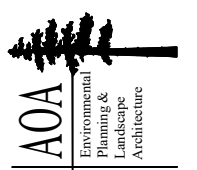


NOTES

- BASE INFORMATION PROVIDED BY NICK BOSSOFF ENGINEERING, INC., 191 NE TARI LANE, STEVENSON, WA 98648, 425.881.5904.

PROJECT	6625
DRAWN	SO
SCALE	AS NOTED
DATE	05-31-24
REVISED	3/5

FIGURE 3: PLANTING PLAN
 CHU PROPERTY
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PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	9' O.C.	5	2 GAL.	MULTI-STEM (3 MIN.)
CD	CALOCEDRUS DECURRENS	INCENSE CEDAR	9' O.C.	2	2 GAL.	FULL & BUSHY
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	9' O.C.	4	2 GAL.	MULTI-STEM (3 MIN.)
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	9' O.C.	2	2 GAL.	FULL & BUSHY
QG	QUERCUS GARRYANA	GARRY OAK	9' O.C.	2	2 GAL.	FULL & BUSHY
RP	RHAMNUS PURSHIANA	CASCARA	9' O.C.	3	2 GAL.	SINGLE TRUNK

SHRUBS

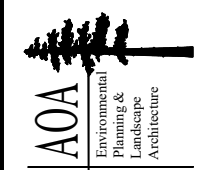
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	5' O.C.	6	1 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	3' O.C.	18	1 GAL.	FULL & BUSHY
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	5' O.C.	8	1 GAL.	MULTI-STEM (3 MIN.)
RS	RIBES SANVINEUM	RED FLOWERING CURRANT	5' O.C.	8	1 GAL.	MULTI-STEM (3 MIN.)
R	ROSA GYMNOCARPA	BALDHIP ROSE	3' O.C.	23	1 GAL.	MULTI-STEM (3 MIN.)
N	ROSA NUTKANA	NOOTKA ROSE	3' O.C.	19	1 GAL.	MULTI-STEM (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	3' O.C.	39	1 GAL.	MULTI-STEM (3 MIN.)
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3' O.C.	33	1 GAL.	FULL & BUSHY

GROUND COVER

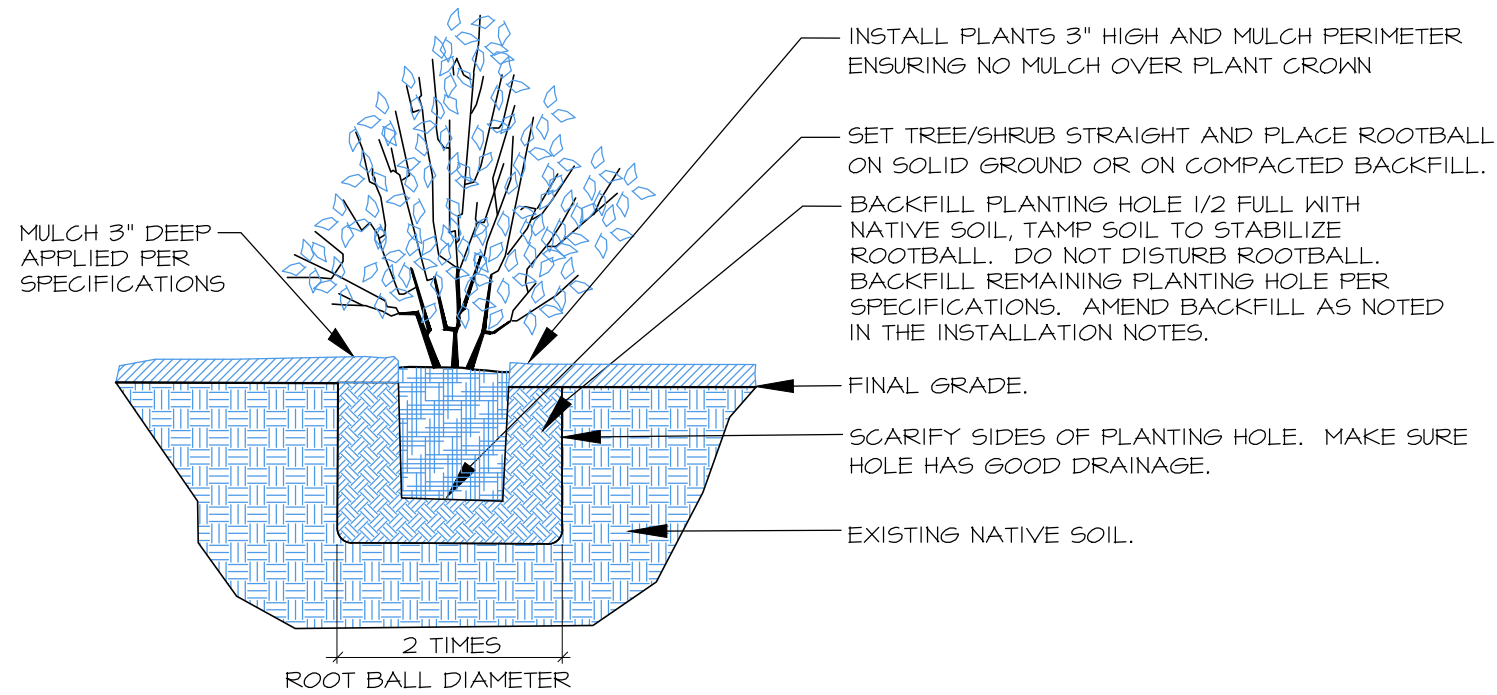
KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY	SIZE (MIN.)	NOTES
	FRAGARIA CHILOENSIS	COAST STRAWBERRY	2' O.C.	350	1 GAL.	FULL & BUSHY
	GAULTERIA SHALLON	SALAL	2' O.C.	25	1 GAL.	FULL & BUSHY
	POLYSTICHUM MUNITUM	SWORD FERN	3' O.C.	200	1 GAL.	FULL & BUSHY

PROJECT 6625
 DRAWN SO
 SCALE AS NOTED
 DATE 05-31-24
 REVISIONS 4/5

FIGURE 4: PLANT SCHEDULE
 CHU PROPERTY
 4332 WEST MERCER WAY
 MERCER ISLAND, WASHINGTON
 PARCEL 9365700382

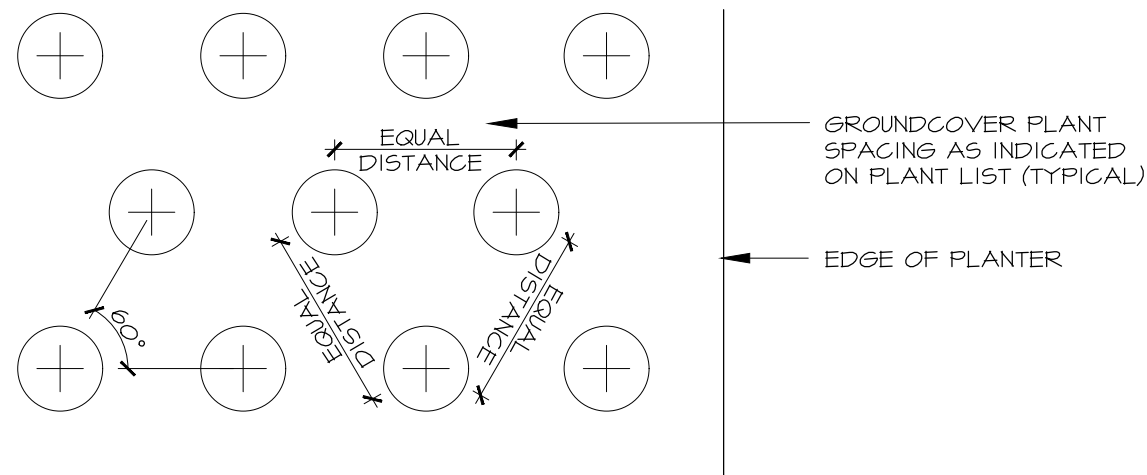
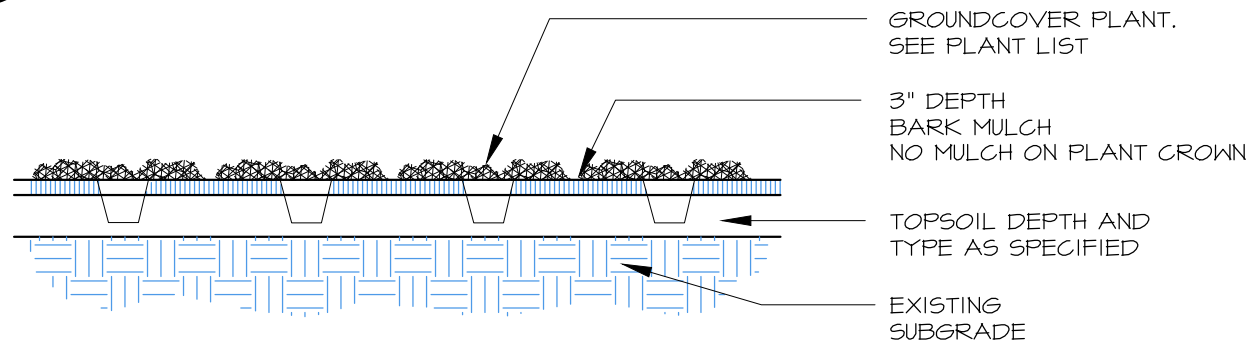


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1 CONTAINER TREE/SHRUB PLANTING (TYP.)

SCALE: NTS



2 GROUNDCOVER PLANTING (TYP.)

SCALE: NTS

SPECIFICATIONS

- PRIOR TO PLANTING, ALL NON-ORGANIC DEBRIS AND NON-NATIVE, INVASIVE VEGETATION SHALL BE HAND-REMOVED AND EXPORTED OFF SITE. EXISTING RHODODENDRON SHALL BE PRUNED BACK. IRRIGATION SHALL BE ADJUSTED TO COVER MITIGATION AREA.
- PRIOR TO PLANTING, ALL NON-NATURAL MATERIALS SHALL BE REMOVED (GRAVEL, ROCK, CONCRETE) FROM EXISTING DEVELOPED AREAS AND YARD. A 6" LIFT OF IMPORTED CEDAR GROVE 3-WAY TOPSOIL SHALL BE PLACED AND TILLED INTO THE TOP 6" OF SUBGRADE PRIOR TO PLANTING.
- IMPORTED CEDAR GROVE 3-WAY TOPSOIL SHALL BE PLACED IN THE NON-GRADED AREAS AFTER WEED REMOVAL TO PRE-REMOVED GRADES PRIOR TO PLANTING AND MULCHING.
- ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
- ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF STEERCO TO NATIVE SOIL. PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED TO A DEPTH OF 3" WITH WOOD CHIPS PLACED CONTINUOUSLY THROUGHOUT THE PLANTING BED.
- ALL PLANTS SHALL BE NURSERY GROWN (IN W. WA OR OR.) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
- LANDSCAPE CONTRACTOR TO INSTALL DRIP OR LOW-FLOW IRRIGATION SYSTEM CAPABLE OF HEAD TO HEAD COVERAGE OF ALL PLANTINGS.
- ALL PLANTINGS SHALL BE IRRIGATED AT A RATE OF 1/2" OF FLOW 2-3 TIMES WEEKLY, FROM JUNE 15-OCT 15 THE FIRST YEAR AFTER PLANTING. THE SECOND YEAR, FLOW SHOULD BE REDUCED TO PROVIDE 1/2" OF FLOW 1-2 TIMES WEEKLY FROM JULY 1-SEPT 30. THE SYSTEM CAN BE REMOVED AFTER 3 YEARS.
- UPON APPROVAL OF PLANTING INSTALLATION BY AOA, MERCER ISLAND WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
- MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.

ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL			1		1		1			1		
GENERAL MAINT.			1		1		1			1		
WATERING - YEAR 1						4	8	8	8	4		
WATERING - YEAR 2							4	4	4			

1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

MAINTENANCE WILL INCLUDE:

- REMOVAL OF NON-NATIVE PLANTS, BY HAND, AS LISTED ABOVE.
- CONTINUED APPLICATION OF IRRIGATION, AS NOTED ABOVE.
- REMOVAL OF PEST INFESTATIONS, LIKE TENT CATERPILLAR AND SPRUCE APHID.
- THINNING OF RED ALDER AND MOWING OF TALL GRASSES, AS DIRECTED BY AOA TO ENSURE SURVIVAL OF PLANTED SPECIES.

PROJECT	6625
DRAWN	SO
SCALE	AS NOTED
DATE	05-31-24
REVISED	5/5

FIGURE 5: PLANTING DETAILS & SPECIFICATIONS

CHU PROPERTY
4332 WEST MERCER WAY
MERCER ISLAND, WASHINGTON
PARCEL 9365700382



Altmann Oliver Associates, LLC
Environmental Planning & Landscape Architecture
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Office (425) 333-4338 Fax (425) 333-4399

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 SEEDING WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDING 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.

POLLUTION PREVENTION AND SPILL CONTROL

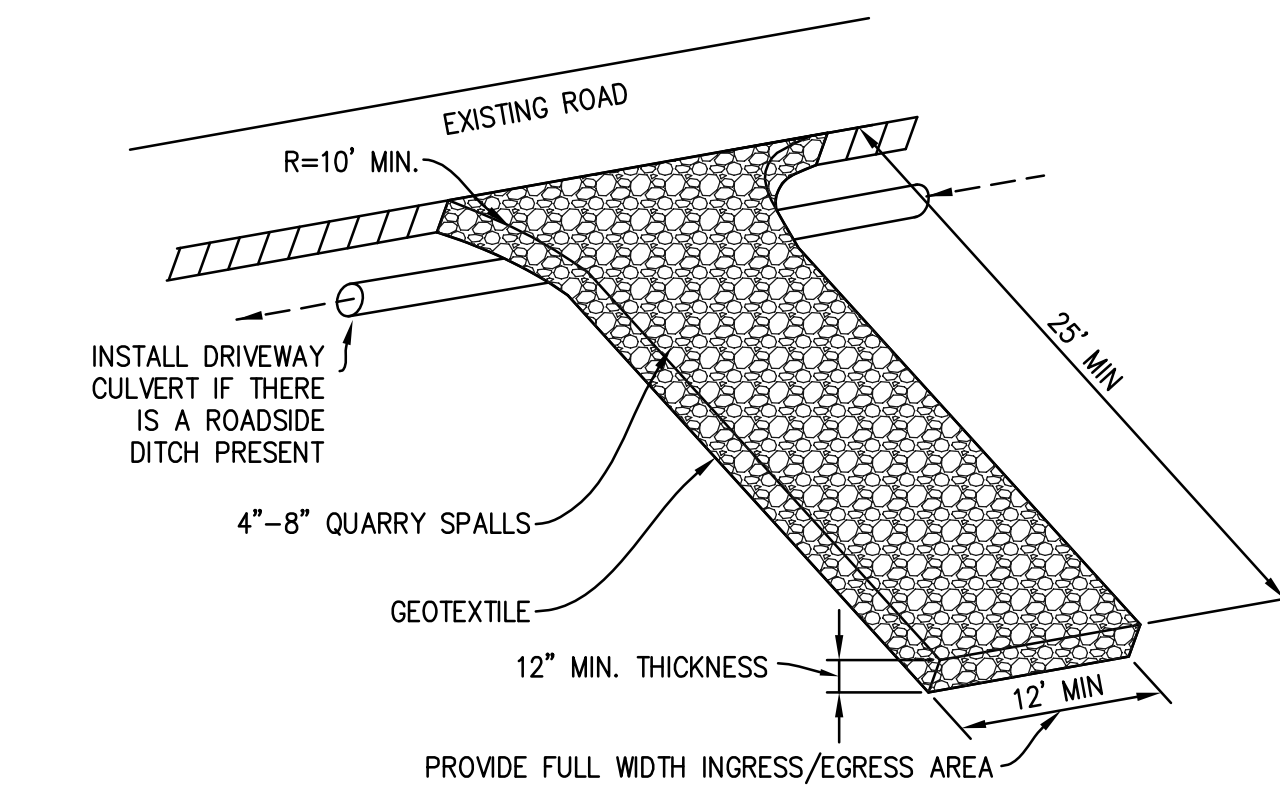
- STORAGE AND HANDLING OF LIQUIDS**
- MINIMIZE AMOUNT OF LIQUIDS STORED ON SITE.
 - STORE AND CONTAIN LIQUID MATERIALS IN SUCH A MANNER THAT IF A VESSEL IS RUPTURED OR LEAKS, THE CONTENTS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR GROUNDWATER. TYPICALLY THIS MEANS INSTALLING SECONDARY CONTAINMENT, SUCH AS A LINED EXCAVATION, LARGER CONTAINER, OR USING A DOUBLE-WALLED TANK OR SIMILAR COMMERCIALY AVAILABLE CONTAINMENT FACILITY.
 - PLACE TIGHT-FITTING LIDS ON ALL CONTAINERS.
 - ENCLOSE OR COVER THE CONTAINERS WHERE THEY ARE STORED TO PROTECT FROM RAIN. THE LOCAL FIRE DISTRICT MUST BE CONSULTED FOR LIMITATIONS ON CLEARANCE OF ROOF COVERS OVER CONTAINERS USED TO STORE FLAMMABLE MATERIALS.
 - RAISE THE CONTAINERS OFF THE GROUND BY USING A SPILL CONTAINMENT PALLET OR SIMILAR METHOD THAT HAS PROVISIONS FOR SPILL CONTROL.
 - PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH ALL MOUNTED CONTAINER TAPS, AND AT ALL POTENTIAL DRIP AND SPILL LOCATIONS DURING FILLING AND UNLOADING OF CONTAINERS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
 - STORE AND MAINTAIN ABSORBENT PADS OR APPROPRIATE SPILL CLEANUP MATERIALS NEAR THE CONTAINER STORAGE AREA, IN A LOCATION KNOWN TO ALL. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH THE SITE'S SPILL PLAN AND/OR PROPER SPILL CLEANUP PROCEDURES.
 - CHECK CONTAINERS (AND ANY CONTAINMENT SUMPS) DAILY FOR LEAKS AND SPILLS. REPLACE CONTAINERS THAT ARE LEAKING, CORRODED, OR OTHERWISE DETERIORATING. IF THE LIQUID CHEMICALS ARE CORROSIVE, CONTAINERS MADE OF COMPATIBLE MATERIALS MUST BE USED INSTEAD OF METAL DRUMS. NEW OR SECONDARY CONTAINERS MUST BE LABELED WITH THE PRODUCT NAME AND HAZARDS.
 - PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH A CONTAINER THAT IS FOUND TO BE LEAKING. REMOVE THE DAMAGED CONTAINER AS SOON AS POSSIBLE. MOP UP THE SPILLED LIQUID WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
- FUELING**
- LOCATE THE FUELING OPERATION TO ENSURE LEAKS OR SPILLS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATER, OR GROUNDWATER.
 - USE DRIP PANS OR ABSORBENT PADS TO CAPTURE DRIPS OR SPILLS DURING FUELING OPERATIONS.
 - IF FUELING IS DONE DURING EVENING HOURS, LIGHTING MUST BE PROVIDED.
 - STORE AND MAINTAIN APPROPRIATE SPILL CLEANUP MATERIALS IN THE MOBILE FUELING VEHICLE. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH PROPER SPILL CONTROL AND CLEANUP PROCEDURES.
 - IMMEDIATELY MOP UP ANY SPILLED FUEL WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
- CONCRETE SAW CUTTING, SLURRY, AND WASHWATER DISPOSAL**
- SLURRY FROM SAW CUTTING THE SIDEWALK SHALL BE VACUUMED SO THAT IT DOES NOT ENTER NEARBY STORM DRAINS.
 - CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE.
 - UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING.
 - HAND TOOLS INCLUDING, BUT NOT LIMITED, SCREEDS, SHOVELS, RAKES, FLOATS, AND TROWELS SHALL BE WASHED OFF ONLY INTO FORMED INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR IMPERMEABLE ASPHALT.
 - EQUIPMENT THAT CANNOT BE EASILY MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE WASHED IN AREAS THAT DO NOT DIRECTLY DRAIN TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
 - WASHDOWN FROM AREAS SUCH AS CONCRETE AGGREGATE DRIVEWAY SHALL NOT DRAIN DIRECTLY TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
 - WHEN NO FORMED AREAS ARE AVAILABLE, WASHWATER AND LEFTOVER PRODUCT SHALL BE CONTAINED IN A LINED CONTAINER. CONTAINED CONCRETE SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
 - CONTAINERS SHALL BE CHECKED FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS AND REPLACED THE SAME DAY.

**NE 1/4 SEC. 13, TWP. 24 N., RGE. 4 E., W.M.
POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES**

- 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.
- SOIL QUALITY: ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPEROUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:
 - 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.
 - MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.
 - USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
 - 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.
 - CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A) ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173- 350-220.
- IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:
 - LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
 - AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PREAPPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
 - 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.
 - 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.

ADDITIONAL NOTES:

- ALL CONSTRUCTION MATERIALS AND PRACTICE SHALL CONFORM TO THE CITY OF MERCER ISLAND STANDARDS AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARDS.
- EXISTING UTILITIES AS SHOWN ARE FROM CITY RECORDS AND ARE APPROXIMATE. IT SHALL BE THE CONTRACTORS 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.
- 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.
- 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.
- 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.
- 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 PIPE CONFORMING TO D2729, PERFORATIONS DOWN, AND SURROUNDED BY AT LEAST 6" OF 1" MINUS WASHED ROCK. THE WASHED ROCK SHALL EXTEND UP THE BACK OF THE WALL AS A 12" THICK LAYER TO 2/3 OF THE WALL HEIGHT. FILTER FABRIC (MIRAFI 140N, SUPAC 4NP OR EQUIVALENT) SHALL BE PLACED BETWEEN THE WASHED ROCK AND NATIVE SOILS. AT ITS HIGHEST POINT, THE PERFORATED PIPE INVERT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE FLOOR SLAB OR CRAWL SPACE SURFACE AND SHOULD BE SLOPED FOR DRAINAGE. TIE THE FOOTING DRAIN INTO THE STORM LINE AT A LOCATION WHERE THE FOOTING DRAIN ELEVATION IS AT LEAST 12" ABOVE THE STORM LINE. ALL ROOF AND SURFACE WATER DRAINS SHALL BE KEPT SEPARATE FROM THE FOOTING DRAIN SYSTEM UPSTREAM OF THE POINT OF CONNECTION.
- 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.
- PROPOSED METER LOCATION, IF SHOWN, IS APPROXIMATE. CONTRACTOR TO COORDINATE EXACT LOCATION OF NEW SEWER/METER/ SUPPLY LINE WITH CITY WATER DEPARTMENT DURING CONSTRUCTION.
- 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.
- USE SAND COLLARS FOR PVC PIPE CONNECTIONS TO MANHOLES.
- VERTICAL BENDS ON THE STORM DRAINS MAY BE NECESSARY TO MAINTAIN MIN. 1.5' SOIL COVER OVER PIPE. MAX. PIPE BENDS TO BE 45'.
- DOWNSPOUT LOCATIONS SHOWN ARE PRELIMINARY. REFER TO ARCHITECTURAL PLANS FOR FINAL DOWNSPOUT LOCATIONS.
- AN UNDERSLAB DRAINAGE SYSTEM MAY BE NECESSARY DEPENDENT ON GEOTECHNICAL EVALUATION BY OTHERS.
- WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED PER SECTION R3102.3.2 OF THE INTERNATIONAL RESIDENTIAL CODE. A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM, GROUP I SOILS, AS DETAILED IN TABLE R405.1 OF THE IRC.



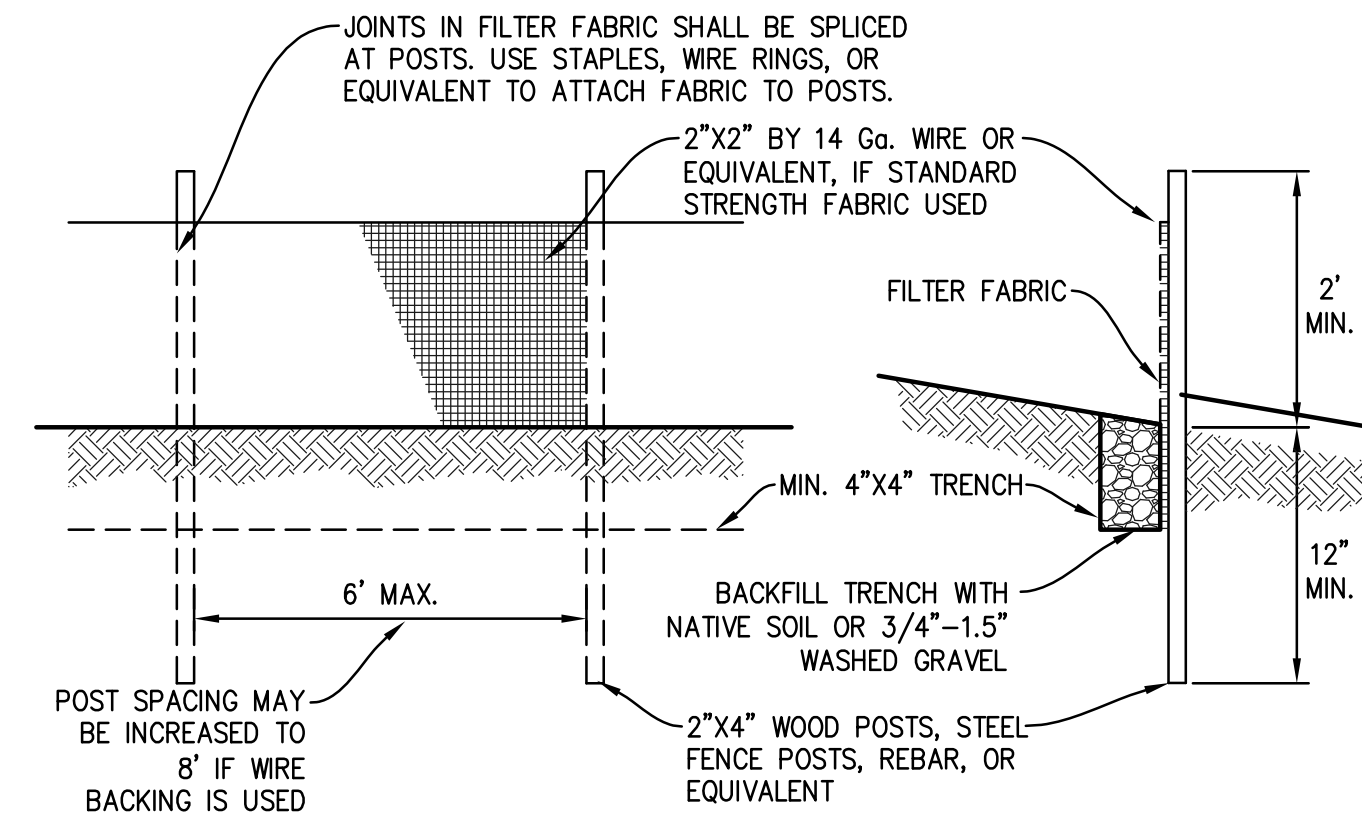
MAINTENANCE STANDARDS

- QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
- IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
- ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREET, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
- ANY ROCK SPALLS THAT ARE LOOSEENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
- IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING (SECTION 5.4.1) SHALL BE INSTALLED TO CONTROL TRAFFIC.

ROCK CONSTRUCTION ENTRANCE

SCALE: NTS

3



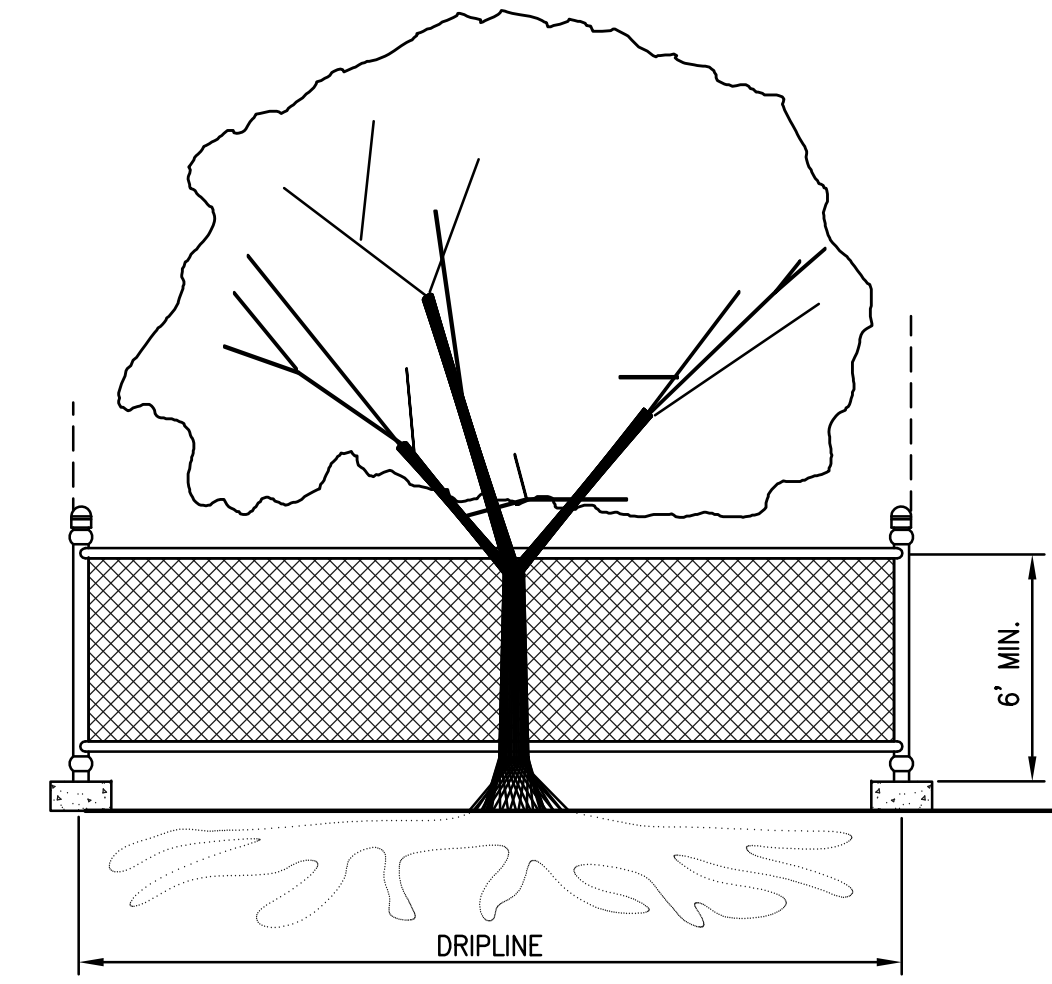
MAINTENANCE STANDARDS

- ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
- IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
- IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGN OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.
- SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.
- IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

SILT FENCE

SCALE: NTS

1



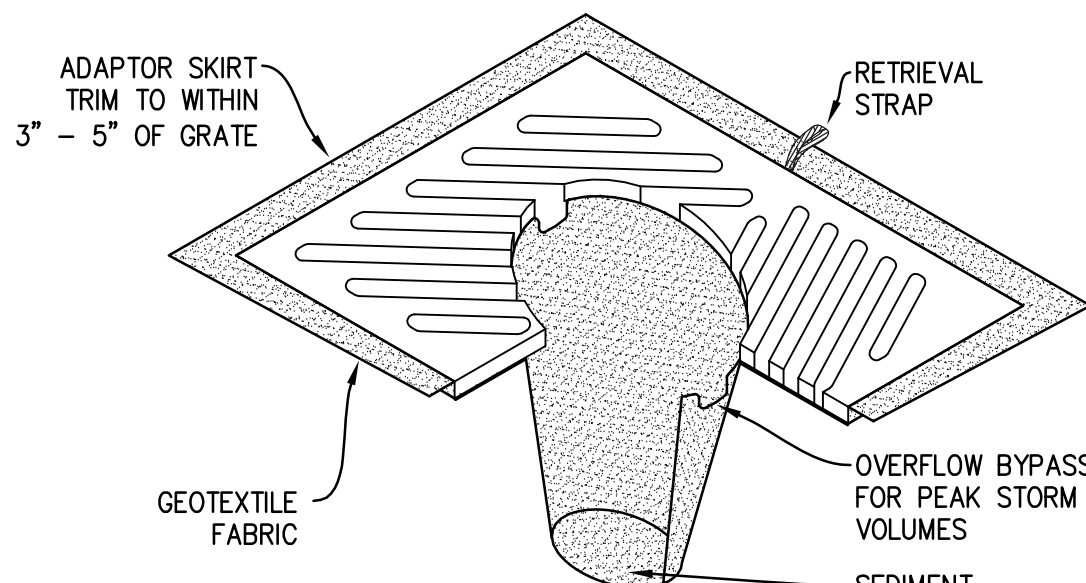
TREE PROTECTION DURING CONSTRUCTION

- 6-FT. HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
- FOR ROOTS OVER 1-IN. DIA. THAT ARE DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND SHALL BE COVERED WITH SOIL AS SOON AS POSSIBLE.
- WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPIILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

TREE PROTECTION

SCALE: NTS

2



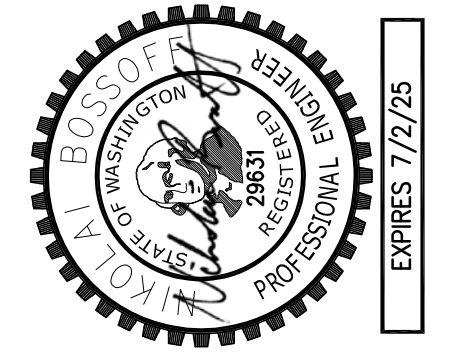
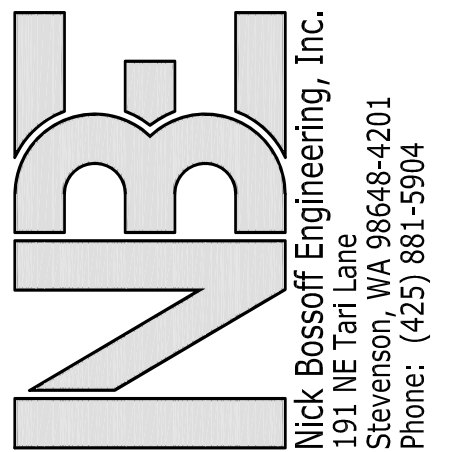
NOTES

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

CB INSERT

SCALE: NTS

4



NO.	DATE	REVISION
1	06/14/24	PERMIT SUBMITTAL

N. BOSSOFF, P.E.	PROJECT MANAGER
NR	DESIGNED
TKB	DRAWN
ECTY-2301	JOB NUMBER
ECTY-2301.pln.dwg	FILE NAME

**CHU RESIDENCE
4332 W MERCER WAY**

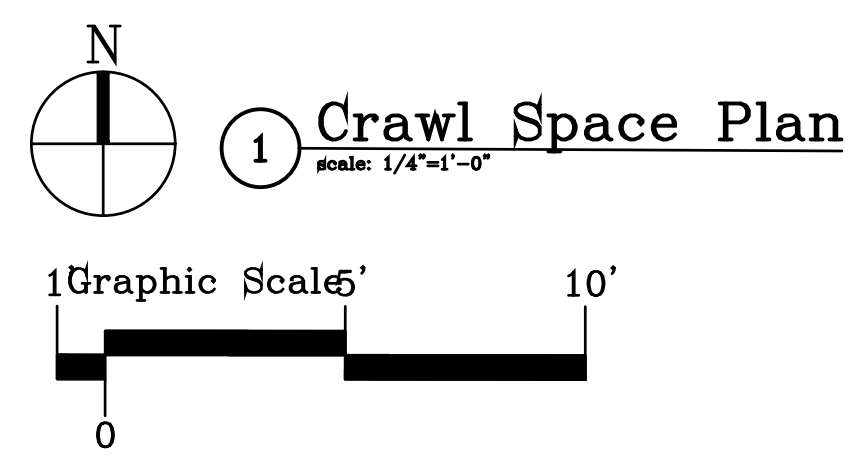
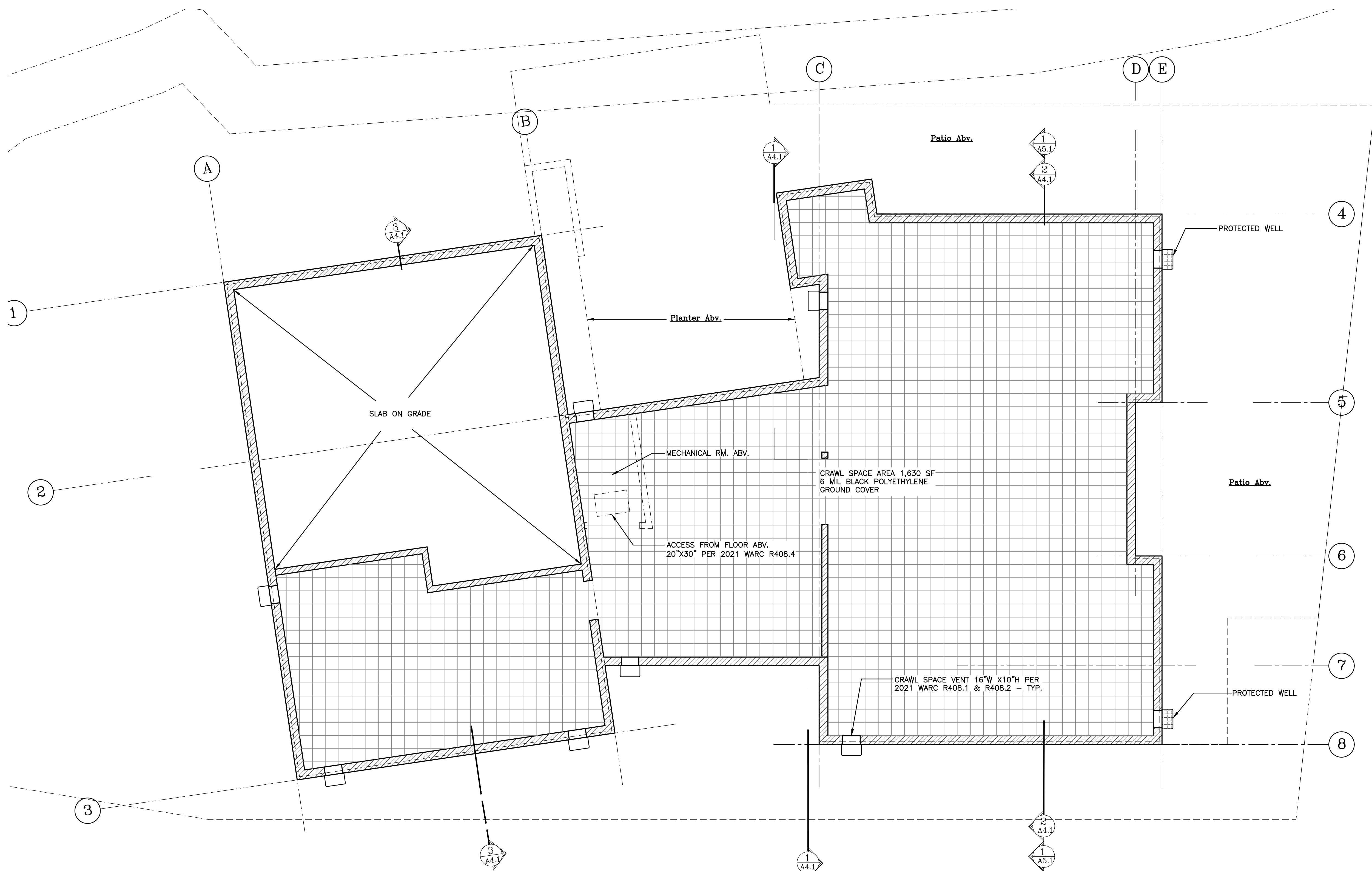
WASHINGTON

MERCER ISLAND

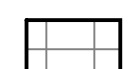
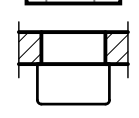
TITLE:
NOTES & DETAILS

SHEET:
C-3

CHU RESIDENCE
New Residence
4332 W. Mercer Way
Mercer Island, WA 98040

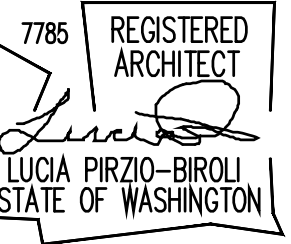


UNDER-FLOOR VENTILATION CALCULATION
CRAWL SPACE AREA: 1,630 SF
1,630 SF/300 SF = 5.4
(9) VENTS OF 16"x10" (TOTAL 10 SF) TO BE INSTALLED

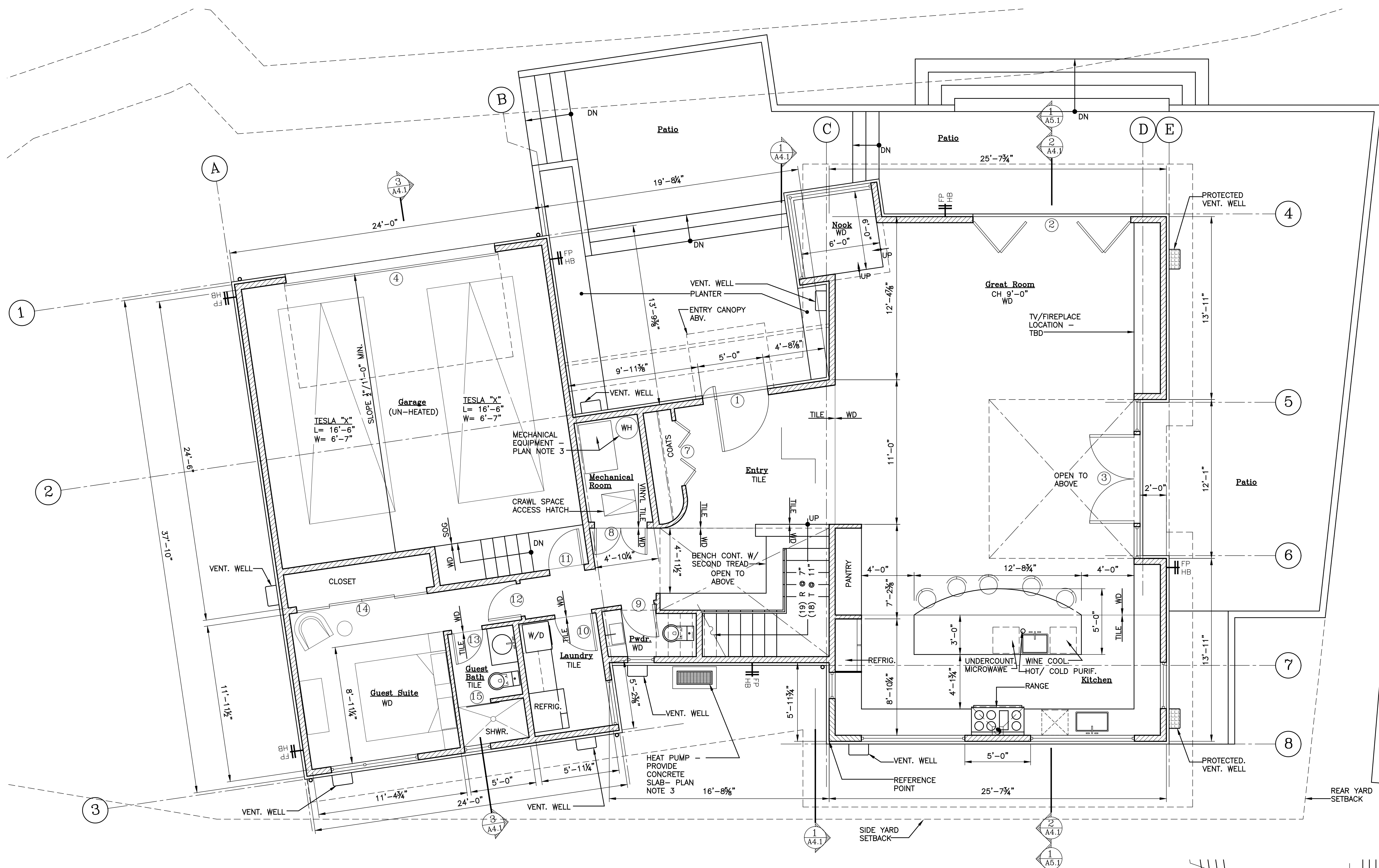
UNDER-FLOOR VENTILATION LEGEND
CRAWL SPACE TO BE VENTED 
VENTILATION OPENINGS 

Date:
5/11/2022 Pre-App
5/14/2024 Sub 1

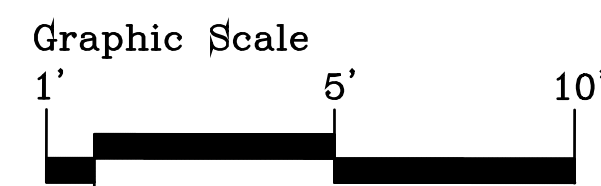
Scale:
Sheet:
Crawl Space Plan
A2.0



CHU RESIDENCE
New Residence
4332 W. Mercer Way
Mercer Island, WA 98040



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



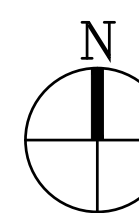
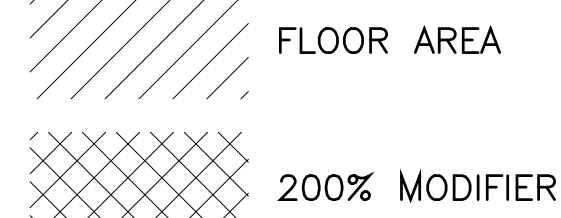
Floor Plan Notes

- See Sheet A0.1 for General Notes in common.
- Fire Protection: NFPA 13R Sprinkler System throughout & NFPA 72 Monitored Fire Alarm. See General Note A0.1.
- Energy Compliance: See sht. A0.1 For General Comments.
WSEC 2021 TABLE 402.1.3 With the following exception: Minimum ceiling insulation R-38 with full depth insulation extending over top plate.
ENERGY EQUALIZATION OPTION 4: Air to water heat pump configured to provide both heating and cooling and are rated in accordance with AHRI 550/590
EC 1.2 - Efficient Building Envelope: R-10 at perimeter and under entire slab.
EC 3.6 - Centrally ducted air source cold climate variable capacity heat pump: Deferred submittal. HVAC Sub-Contractor shall acquire permit, provide all components and perform installation of a complete and functional system outlined by this selection in WSEC Table 406.3
EC 5.7 - Efficient Water Heating: Deferred submittal. HVAC Sub-Contractor in conjunction with Plumbing Sub-Contractor shall acquire permit, provide all components and perform installation of a complete and functional system outlined by this selection in WSEC Table 406.3.
- Vapor Retarder Required - Low/no VOC vapor barrier primer on all painted surfaces per IRC 702.7

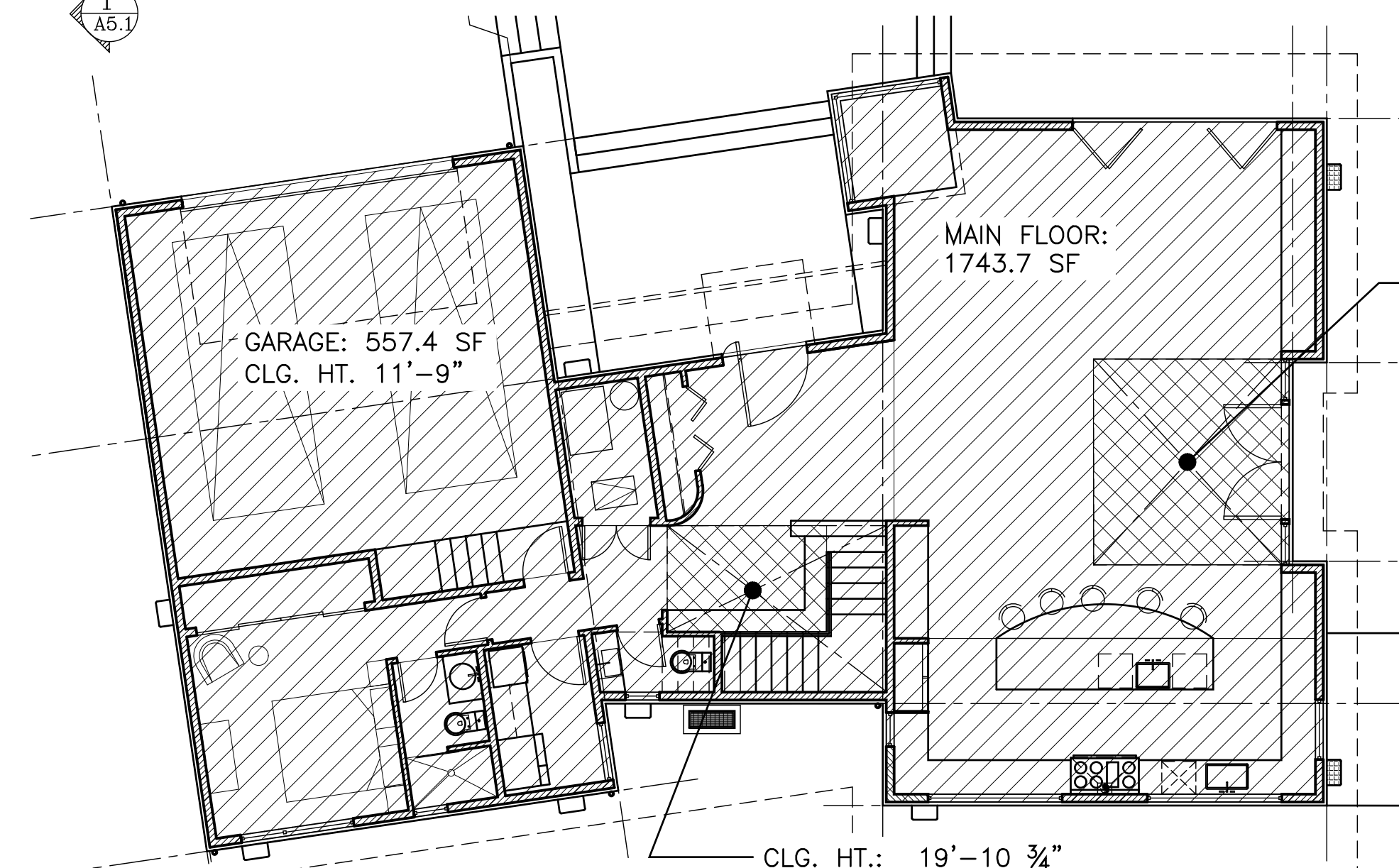
MAIN FLOOR GFA BREAKDOWN:

FLOOR PLAN AREA	
MAIN FLOOR:	1743.68SF
GARAGE:	557.40SF
SUB-TOTAL	2301.08SF
DOUBLE HEIGHT MODIFIER	
STAIR:	58.40SF
GREAT ROOM:	138.70SF
SUB-TOTAL	197.10SF
TOTAL	2498.18SF

GFA DIAGRAM LEGEND



2 GFA DIAGRAM
Scale: 1/8"=1'-0"



CLG. HT.: 19'-10 3/4"
200% GFA MODIFIER:
58.4 SF

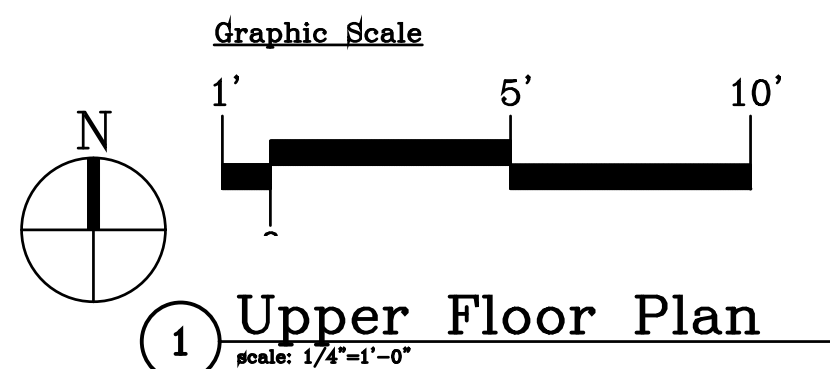
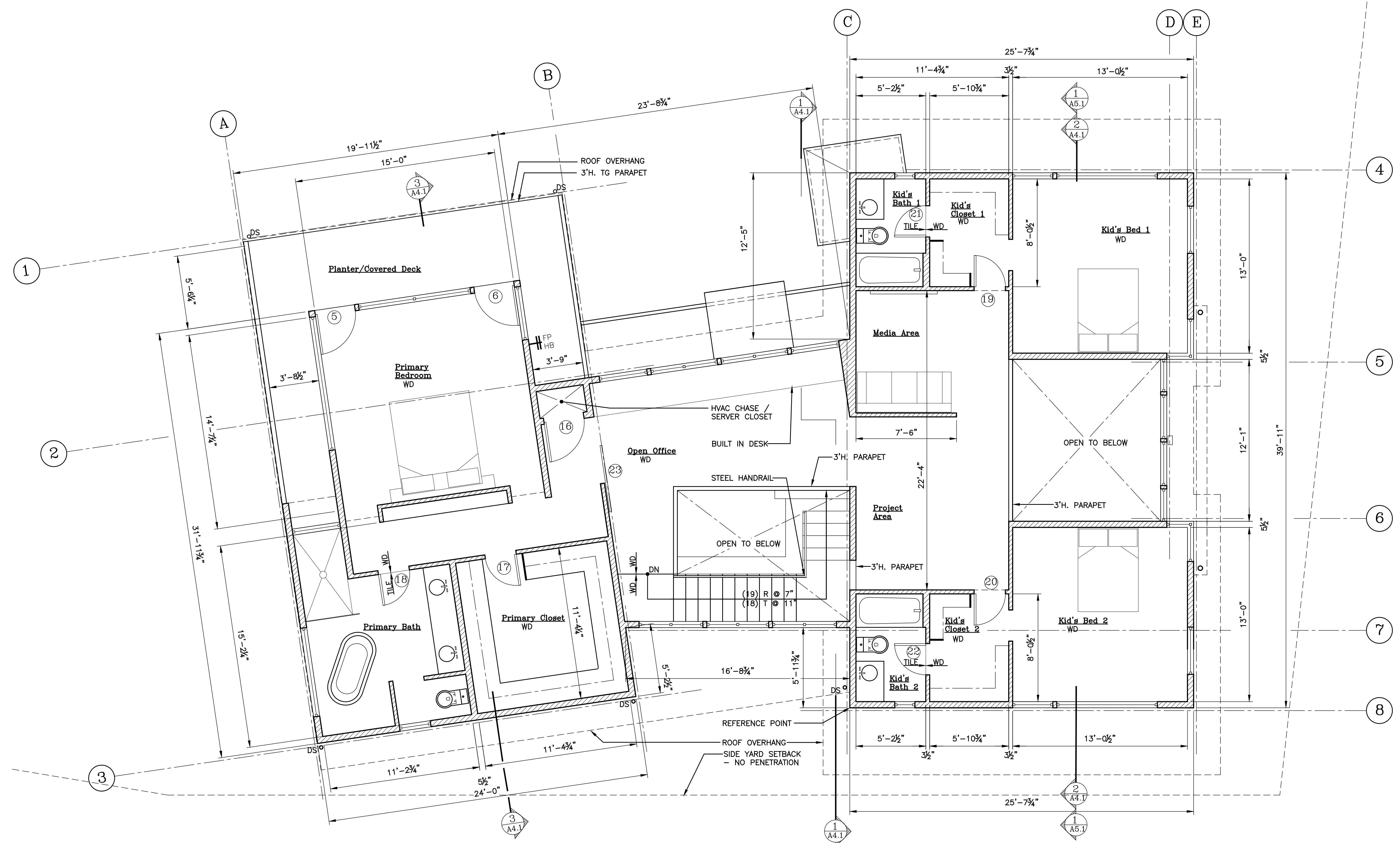
CLG. HT.: 20'-7"
200% GFA
MODIFIER: 138.7 SF

Date:
5/11/2022 Pre-App
5/14/2024 Sub 1

Scale:
Sheet:

CHU RESIDENCE

New Residence
4332 W. Mercer Way
Mercer Island, WA 98040

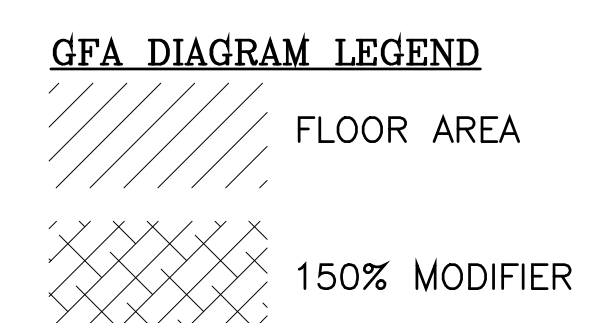


- Floor Plan Notes**
- See Sheet A0.1 for General Notes in common.
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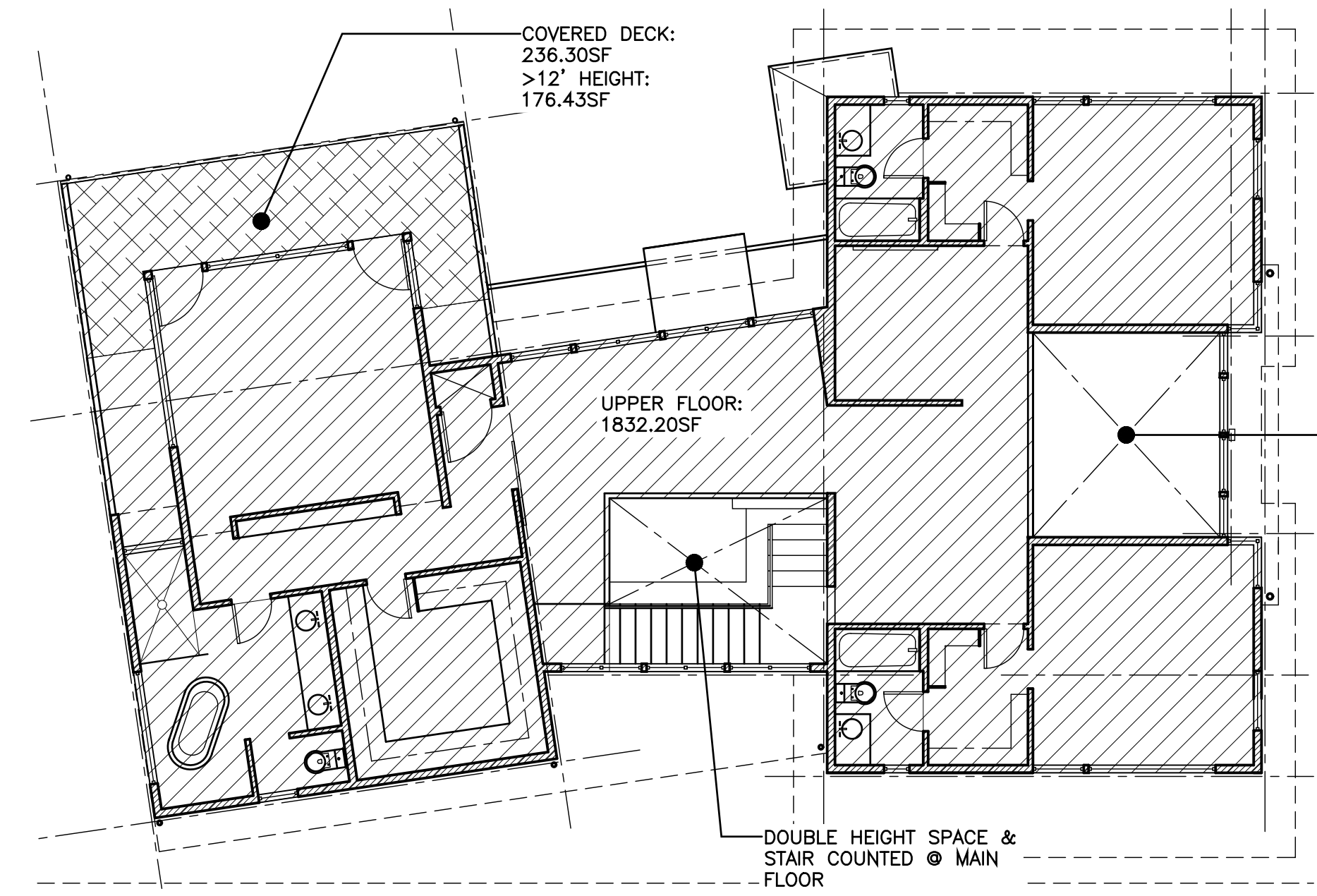
UPPER FLOOR GFA BREAKDOWN:

FLOOR PLAN AREA	
UPPER FLOOR:	1832.20SF
COVERED DECK	236.30SF
SUB-TOTAL	2068.50SF
150% HEIGHT MODIFIER	
DECK:	176.43SF
MODIFIER:	x.75
SUB-TOTAL	132.32SF
TOTAL	2569.14SF

NOTE: "COVERED DECK AREA" INCLUDES AREA GREATER THAN 12' HEIGHT.

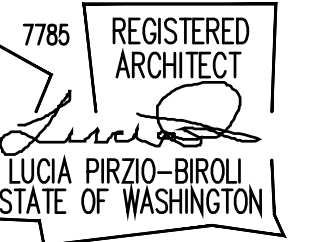


2 GFA DIAGRAM
scale: 1/8"=1'-0"



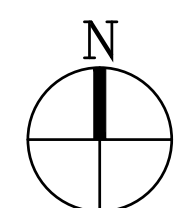
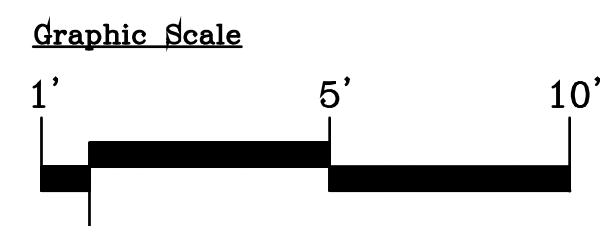
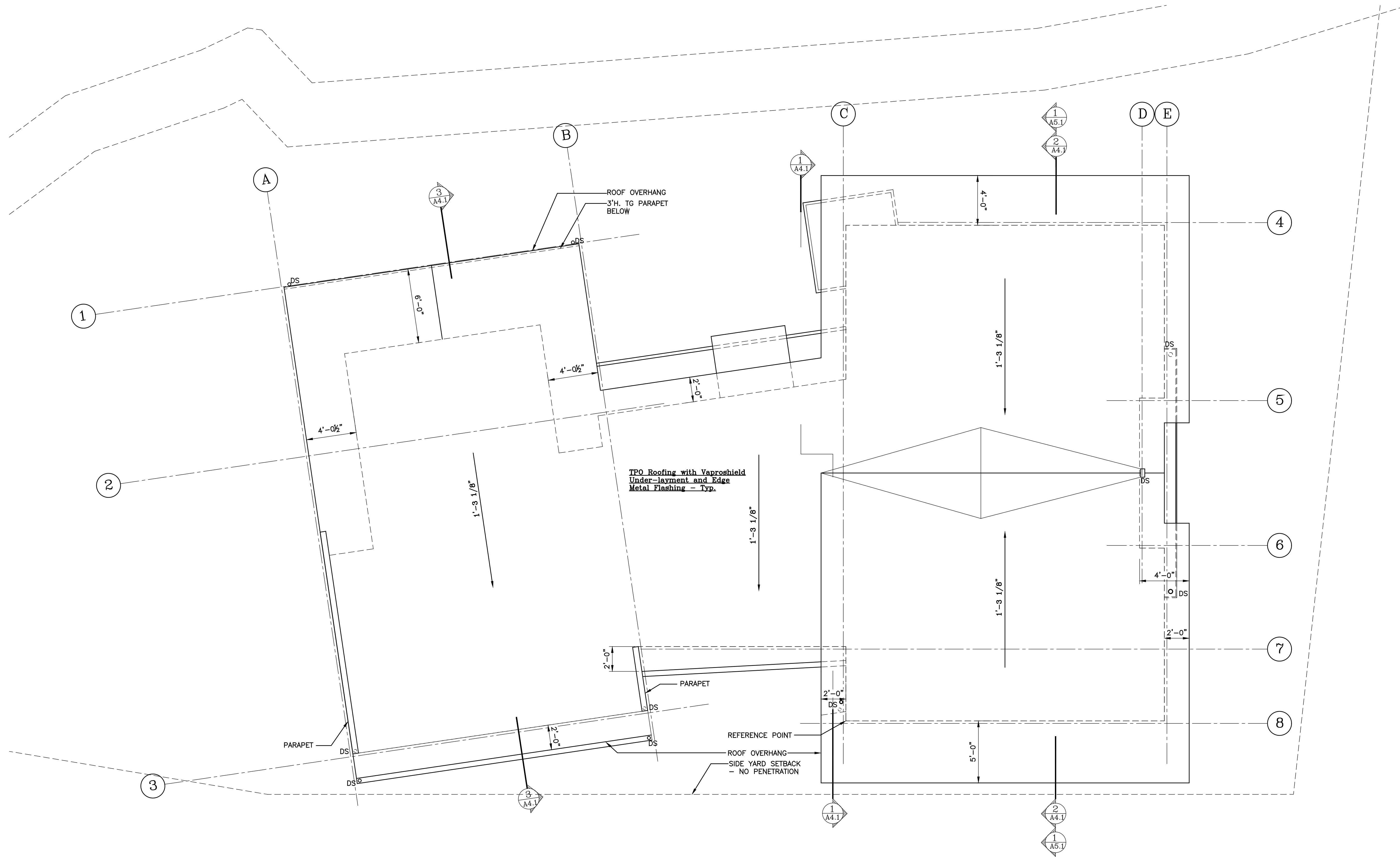
Date:
5/11/2022 Pre-App
5/14/2024 Sub 1

Scale:
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CHU RESIDENCE

New Residence
4332 W. Mercer Way
Mercer Island, WA 98040



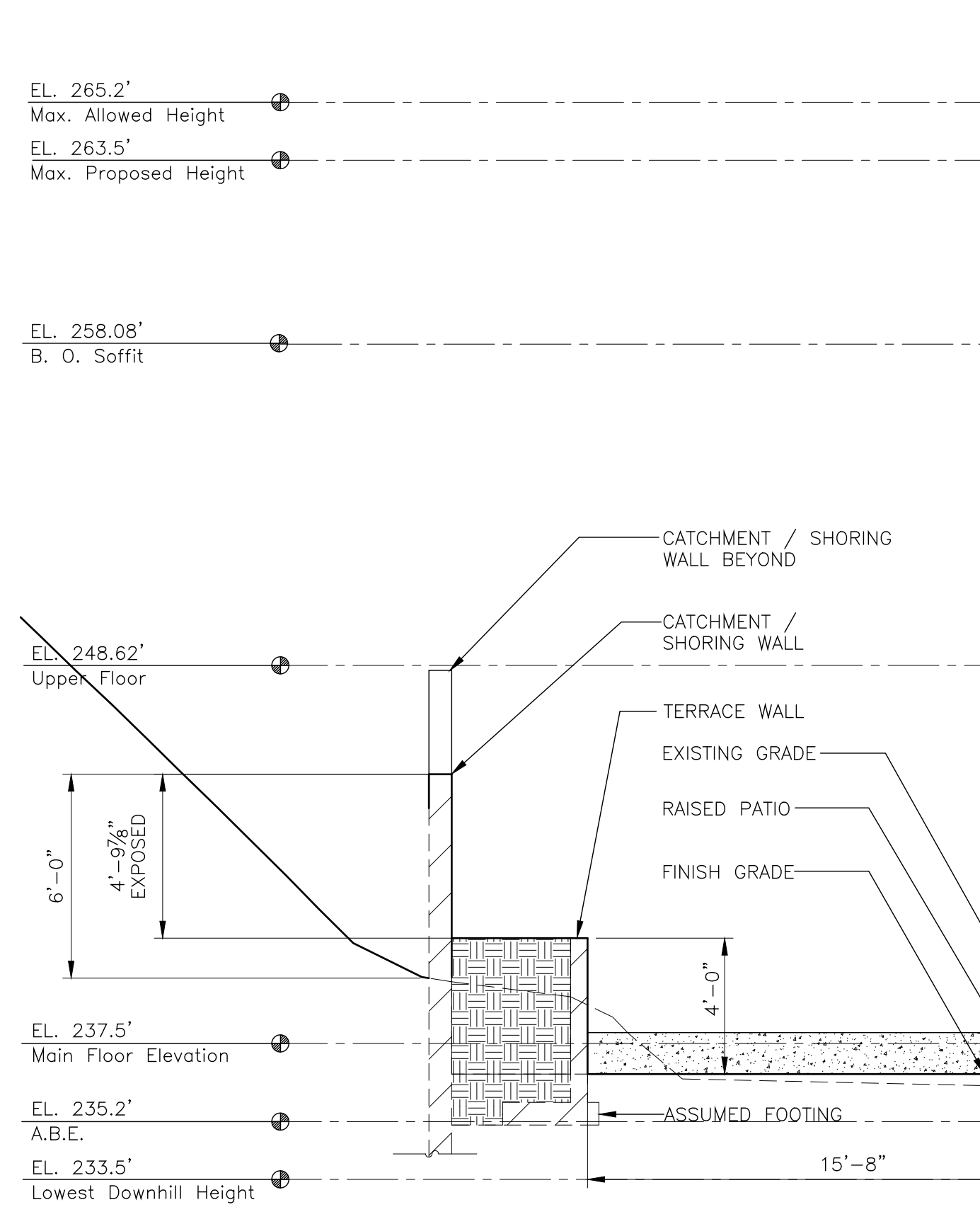
1 Roof Plan
Scale: 1/4"=1'-0"

Date:
5/11/2022 Pre-App
5/14/2024 Sub 1

Scale:

Sheet: Roof Plan

A2.3



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

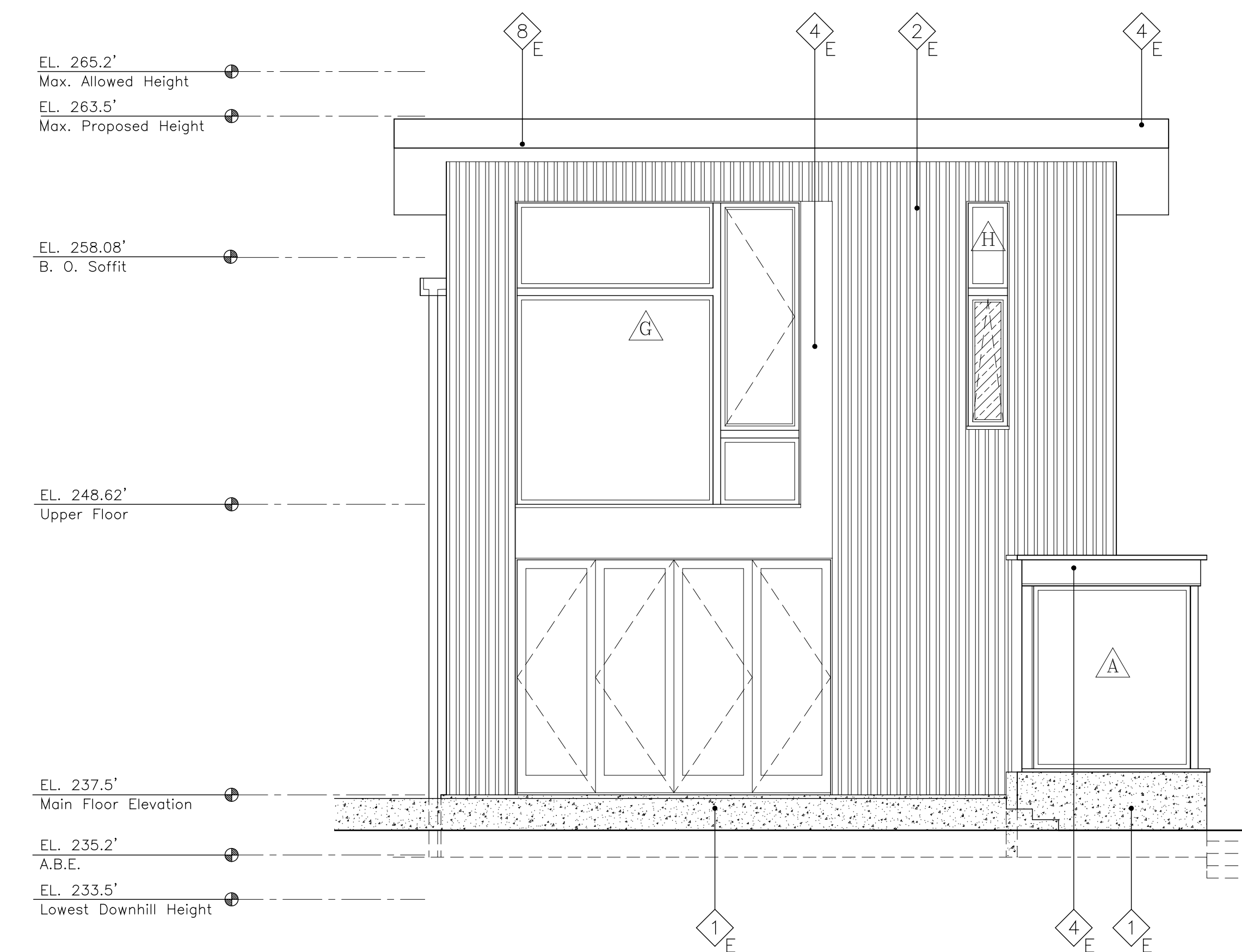
Orthographic North Elevation

EXTERIOR MATERIAL LEGEND:

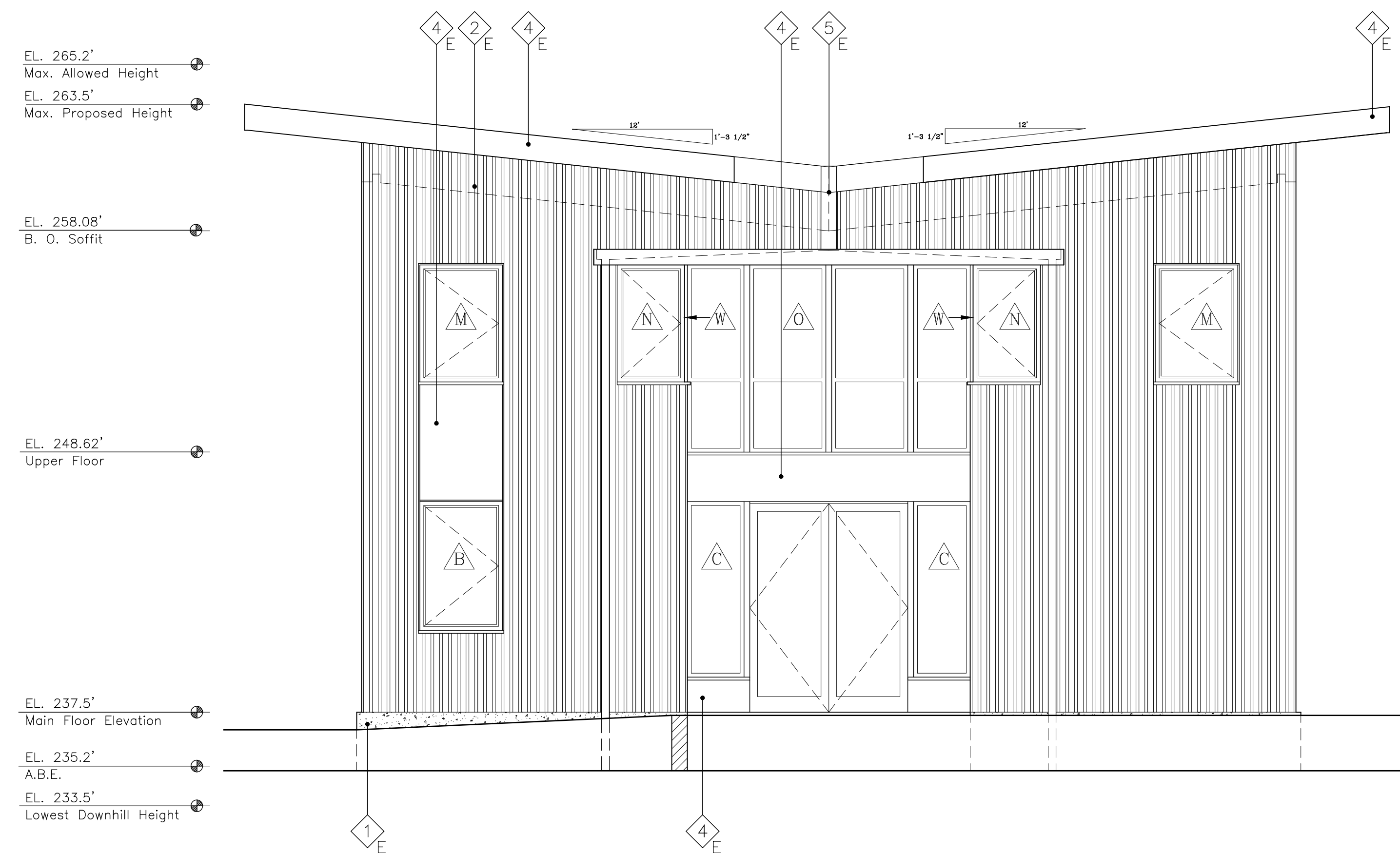
- 1 E ARCHITECTURAL GRADE, WHERE EXPOSED, CAST IN PLACE (CIP) CONCRETE FOUNDATION STEM WALL
- 2 E BOARD & BATT RAIN-SCREEN (HARD-PANEL/CEDAR) - NON EXP. FASTENERS - SMOOTH FINISH - COLOR TBD
- 3 E TPO MEMBRANE ROOFING - COLOR GRAY EXPOSED
- 4 E METAL FASCIA/TRIM/COPING/FLASHING/SILL/STEEL EYEBROW/PANELLING - COLOR TO MATCH WINDOWS FRAME
- 5 E METAL GUTTER/OVERFLOW SCUPPER/DOWNSPOUT METAL - COLOR TO MATCH WINDOWS FRAME
- 6 E HORIZ. T/N SHIP-LAP CEDAR SIDING OVER RAIN-SCREEN - STAIN COLOR TBD
- 7 E TG GUARDRAIL/STAINLESS STEEL FASTENERS/ANCHORS
- 8 E APPEARANCE GRADE SOFFIT PANELLING PLYWOOD - STAIN COLOR TBD
- 9 E METAL PORCH CANOPY ROOFING & FRAMING - COLOR TO MATCH METAL ROOFING
- 10 E FIBERGLASS WINDOWS - COLOR BLACK
- 11 E 16"x24" ACCESS OPENING W/ 1 SF. CRAWL SPACE VENT
- 12 E 1 SF. CRAWL SPACE VENT

ECTYPOS
ARCHITECTURE

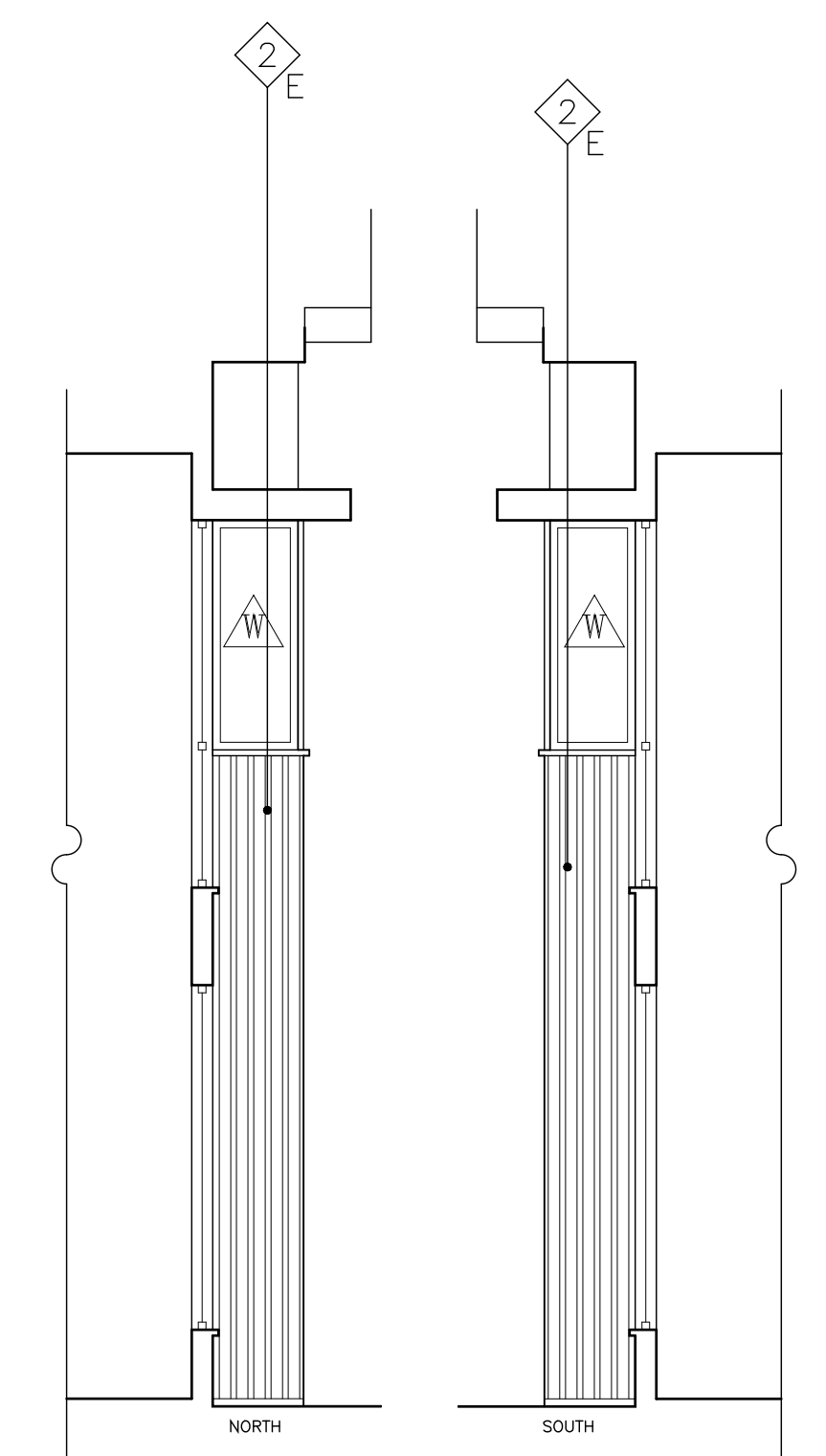
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2 Orthographic Elevation of North Living Wing
scale: 1/4"=1'-0"



3 East Elevation
scale: 1/4"=1'-0"



4/5 North & South Elevs.
scale: 1/4"=1'-0"

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Mercer Island, WA 98040

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Scale:
Sheet:
Elevations
A3.1

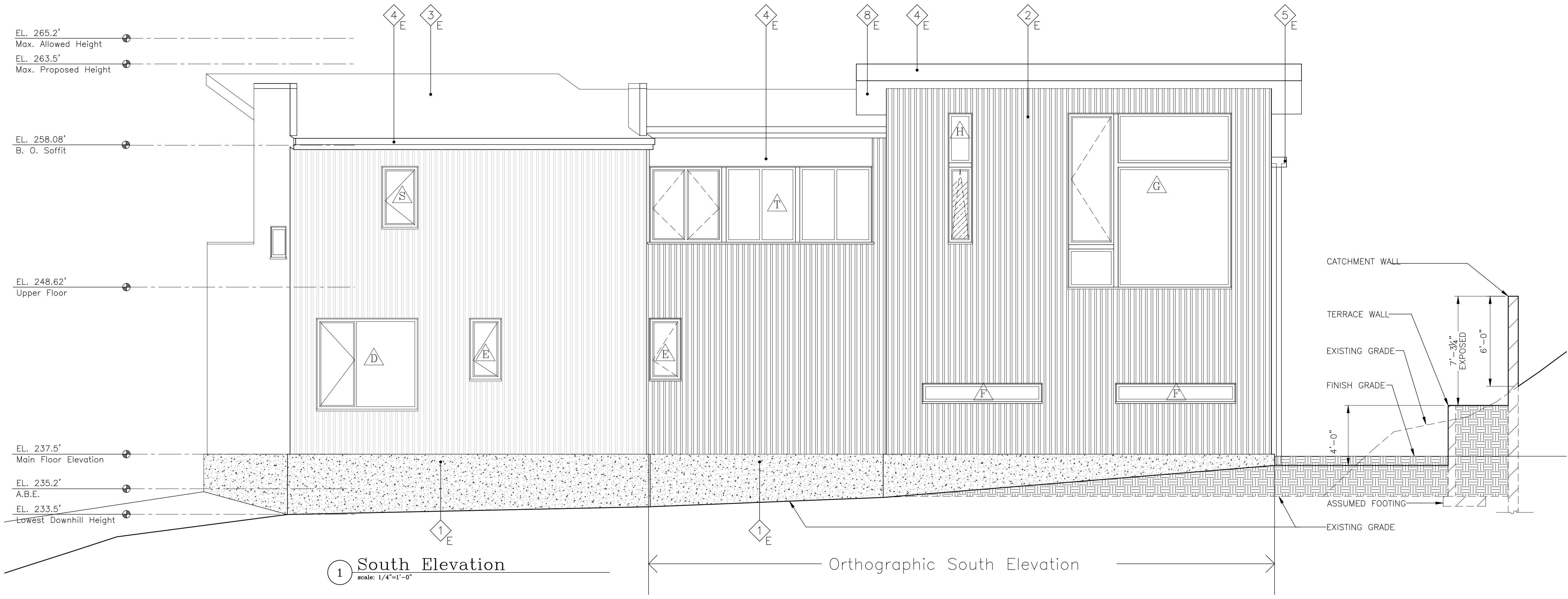


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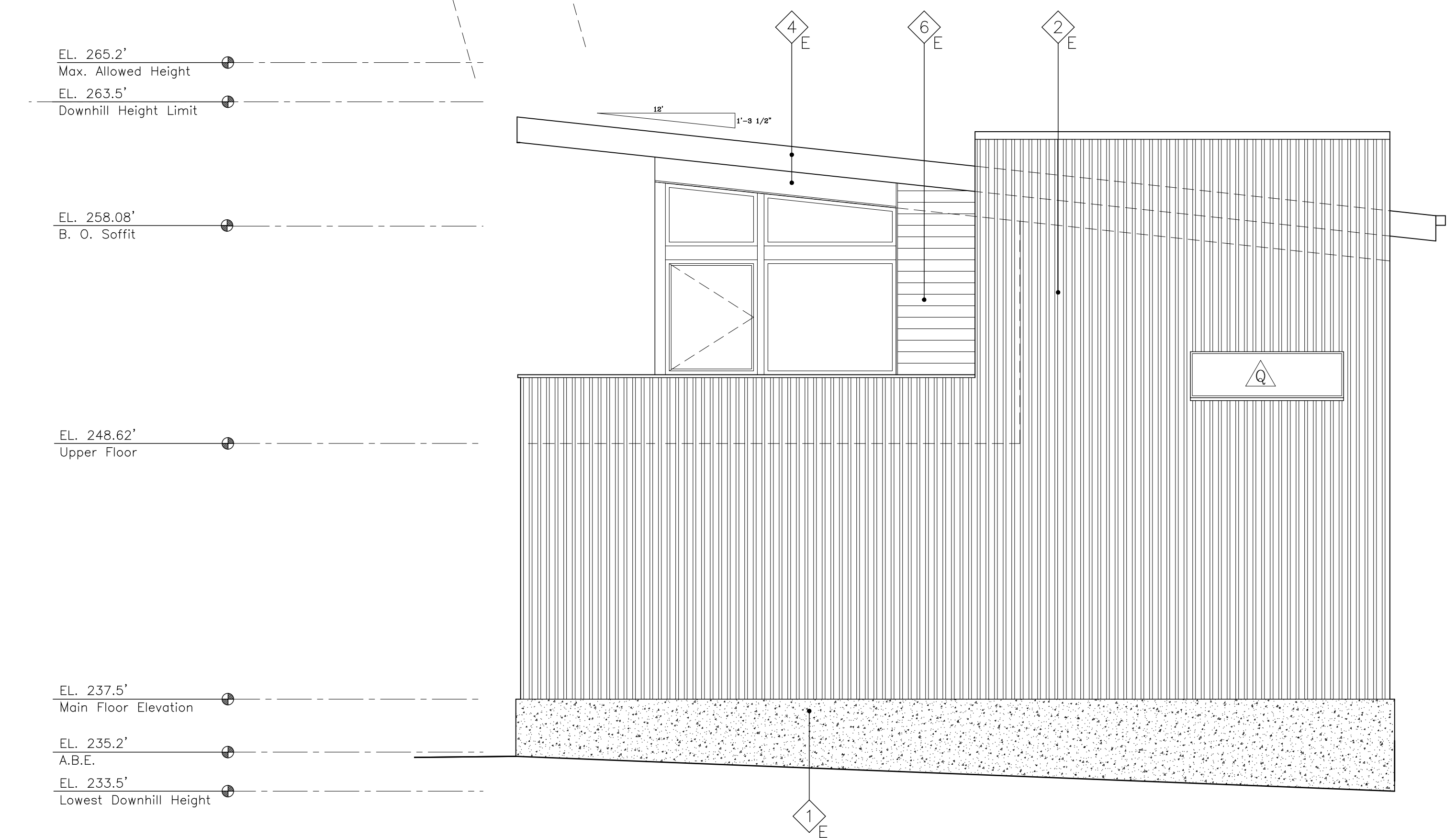


1 South Elevation
scale: 1/4"=1'-0"

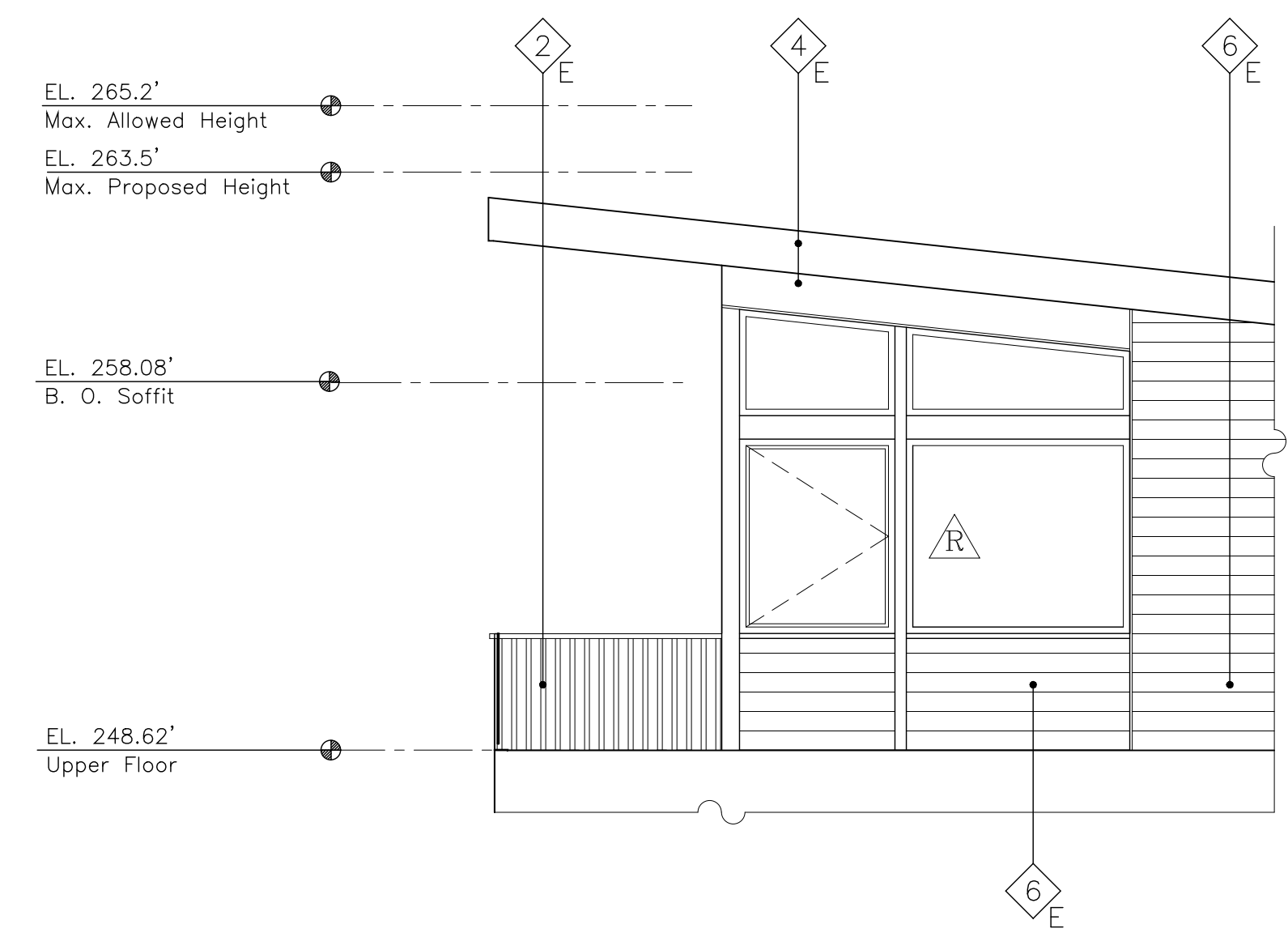
Orthographic South Elevation

EXTERIOR MATERIAL LEGEND:

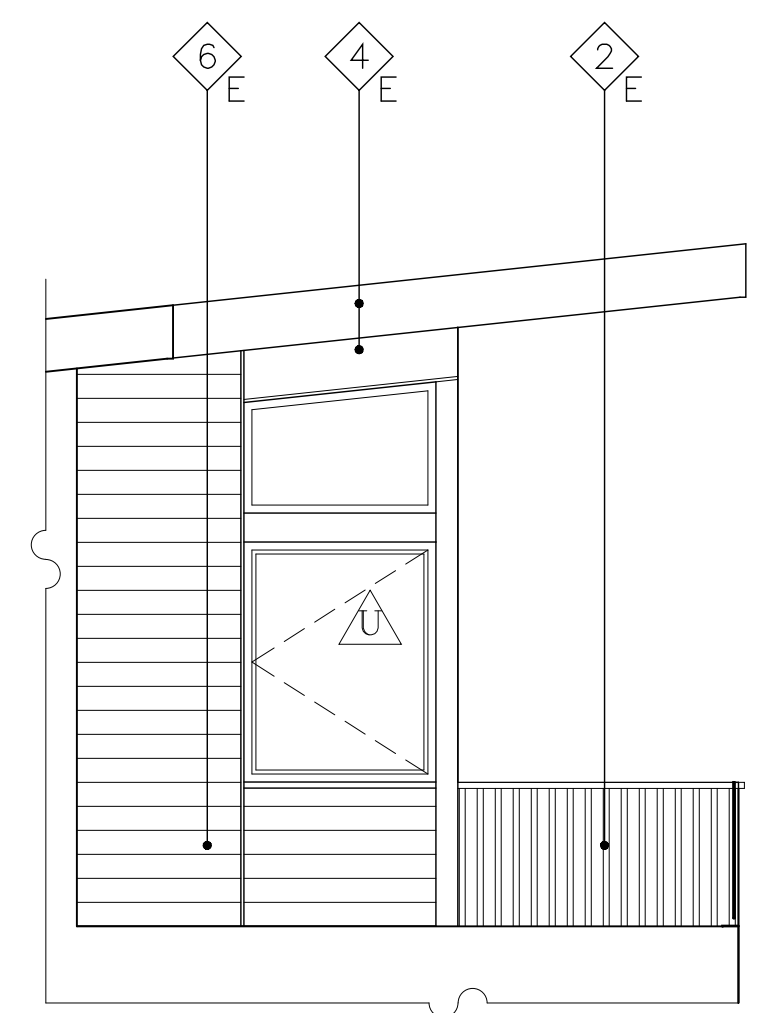
- 1 E ARCHITECTURAL GRADE, WHERE EXPOSED, CAST IN PLACE (CIP) CONCRETE FOUNDATION STEM WALL
- 2 E BOARD & BATT RAIN-SCREEN (HARDI-PANEL/CEDAR) - NON EXP. FASTENERS - SMOOTH FINISH - COLOR TBD
- 3 E TPO MEMBRANE ROOFING - COLOR GRAY EXPOSED
- 4 E METAL FASCIA/TRIM/COPING/FLASHING/SILL/STEEL EYEBROW/PANELLING - COLOR TO MATCH WINDOWS FRAME
- 5 E METAL GUTTER/OVERFLOW SCUPPER/DOWNSPOUT METAL - COLOR TO MATCH WINDOWS FRAME
- 6 E HORIZ. T/N SHIP-LAP CEDAR SIDING OVER RAIN-SCREEN - STAIN COLOR TBD
- 7 E TG GUARDRAIL/STAINLESS STEEL FASTENERS/ANCHORS
- 8 E APPEARANCE GRADE SOFFIT PANELLING PLYWOOD - STAIN COLOR TBD
- 9 E METAL PORCH CANOPY ROOFING & FRAMING - COLOR TO MATCH METAL ROOFING
- 10 E FIBERGLASS WINDOWS - COLOR BLACK
- 11 E 16"x24" ACCESS OPENING W/ 1 SF. CRAWL SPACE VENT
- 12 E 1 SF. CRAWL SPACE VENT



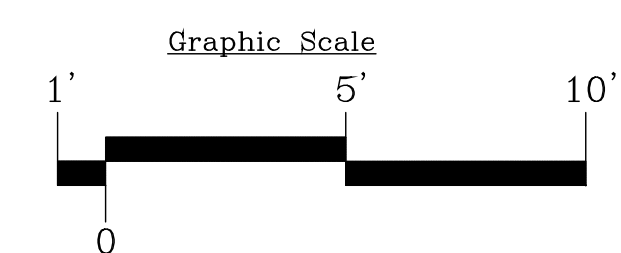
2 West Elevation
scale: 1/4"=1'-0"



3 Part West Elev. w/Primary Bedrm.Wall
scale: 1/4"=1'-0"



4 Part East Elev. w/Primary Bedrm.Wall
scale: 1/4"=1'-0"



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Elevations
A3.2



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ARCHITECTURE

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EL. 265.2'
Max. Allowed Height

EL. 263.5'
Max. Proposed Height

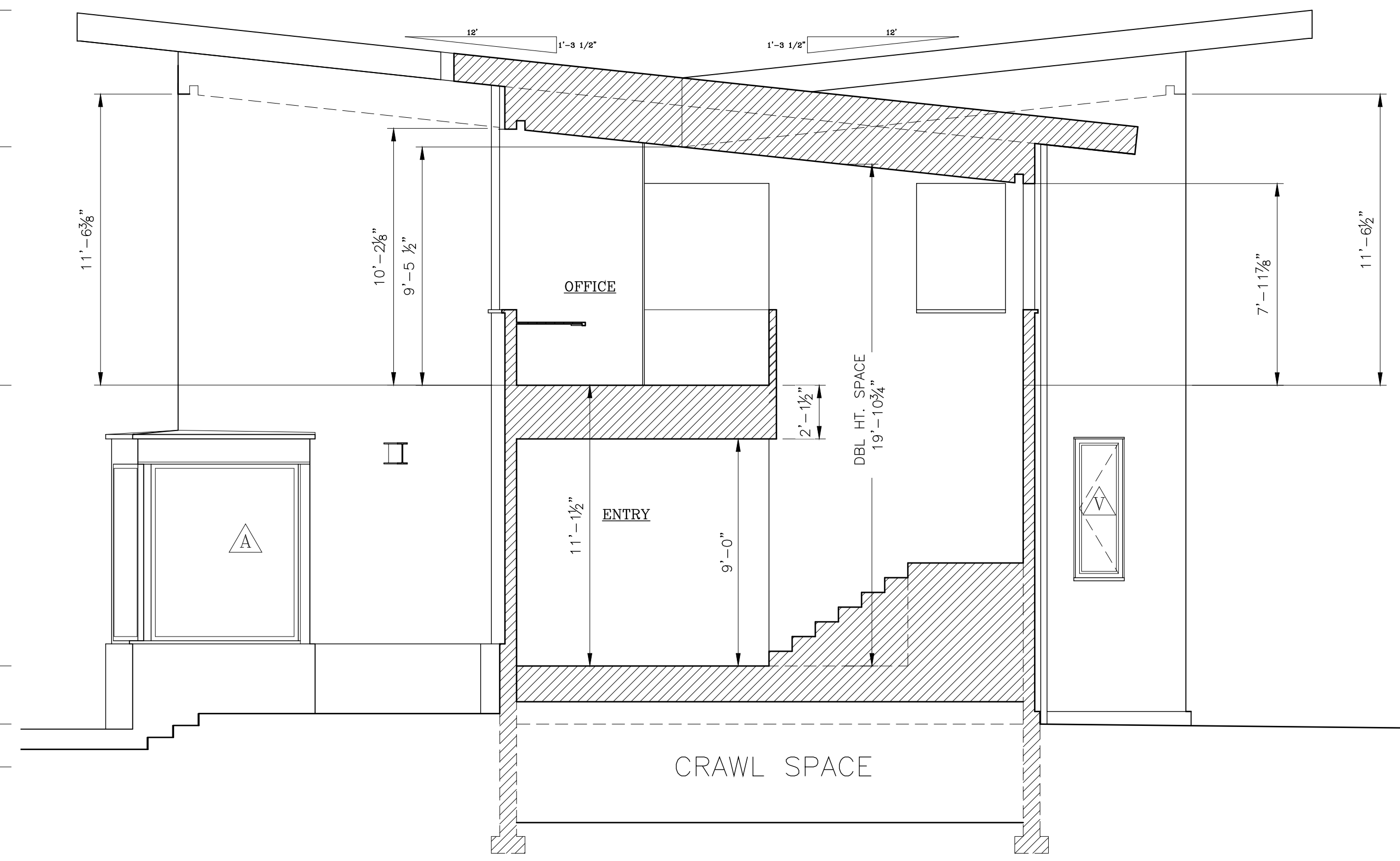
EL. 258.08'
B. O. Soffit

EL. 248.62'
Upper Floor

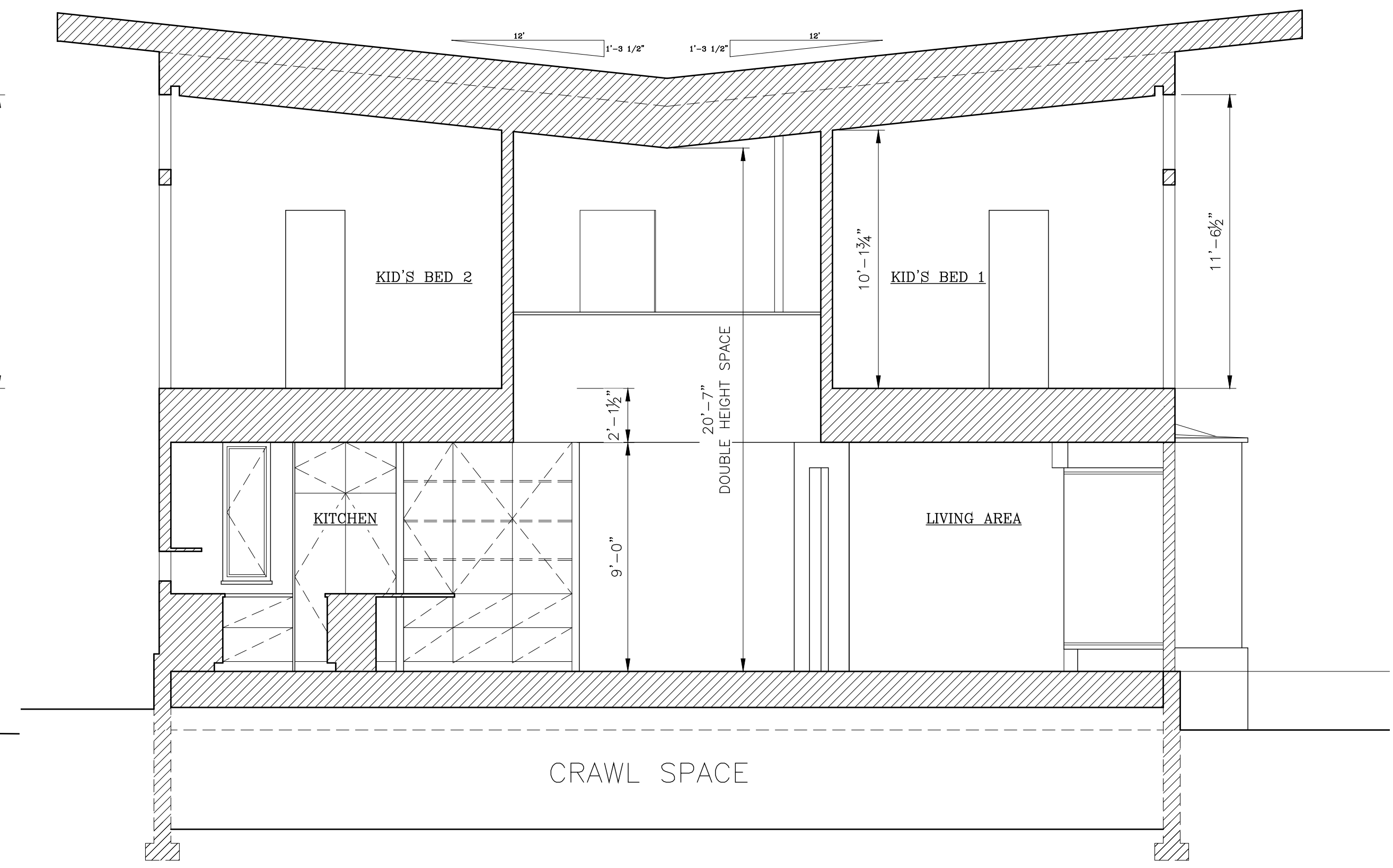
EL. 237.5'
Main Floor Elevation

EL. 235.2'
A.B.E.

EL. 233.5'
Lowest Downhill Height



1 Section @ Entry
scale: 1/4"=1'-0"



2 Section @ Kid's Bedrooms
scale: 1/4"=1'-0"

EL. 265.2'
Max. Allowed Height

EL. 263.5'
Max. Proposed Height

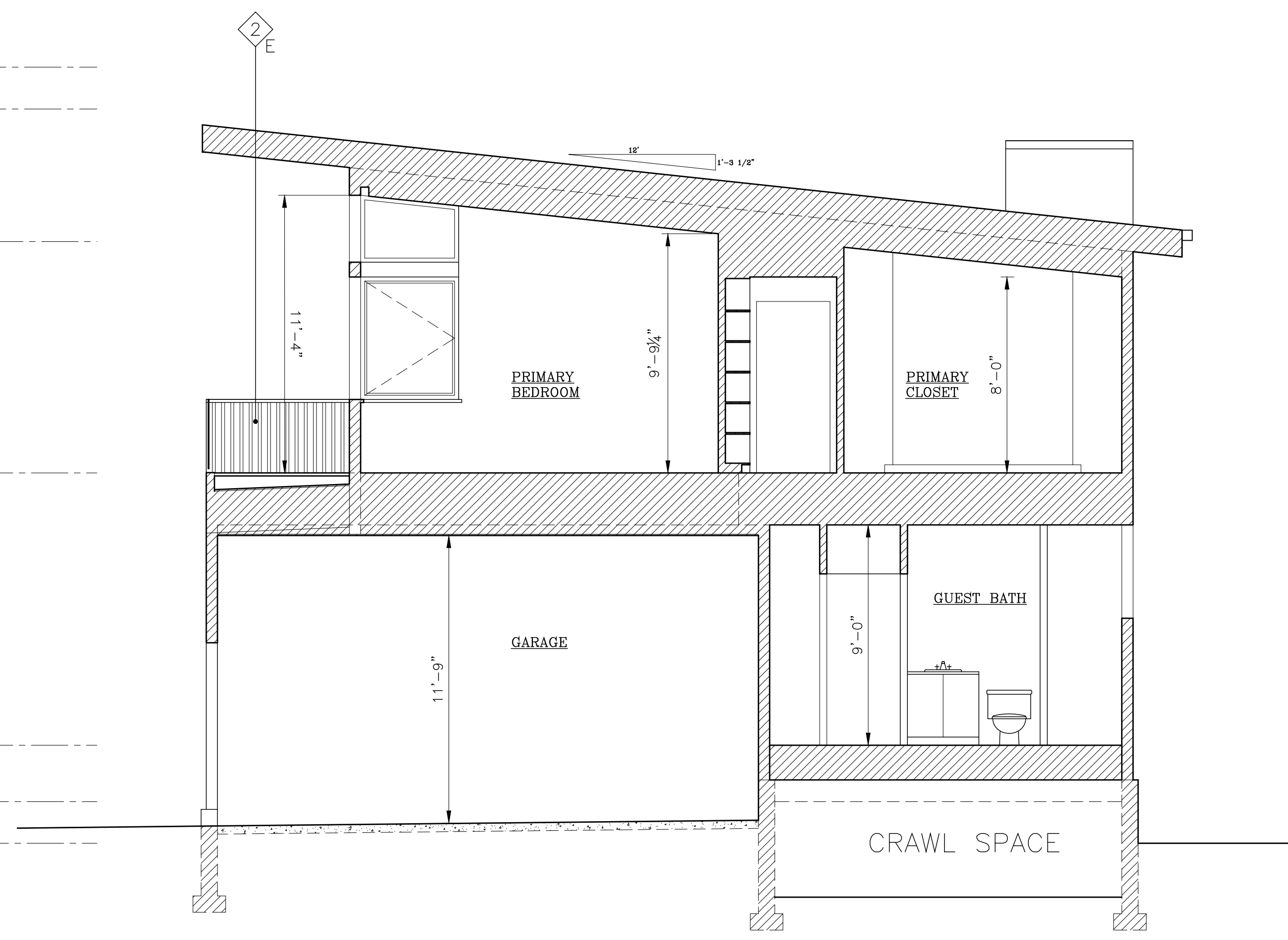
EL. 258.08'
B. O. Soffit

EL. 248.62'
Upper Floor

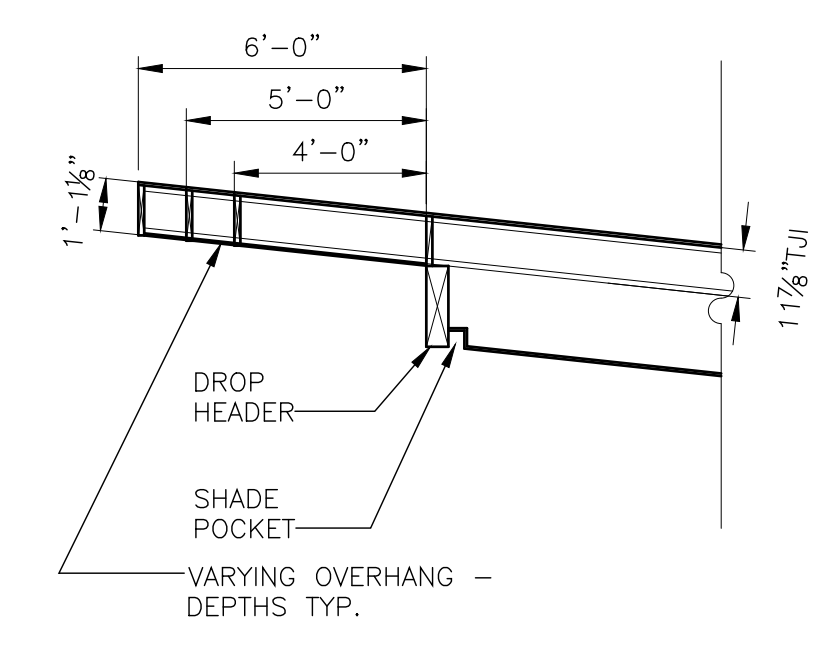
EL. 237.5'
Main Floor Elevation

EL. 235.2'
A.B.E.

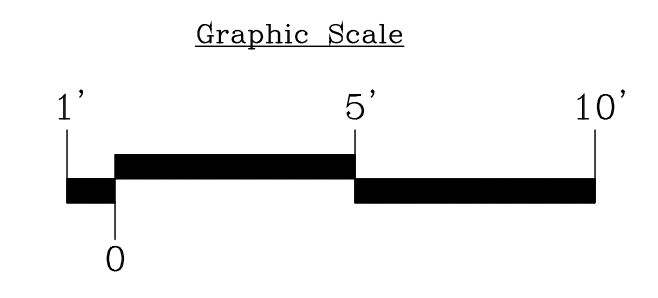
EL. 233.5'
Lowest Downhill Height



3 Section @ Primary Suite
scale: 1/4"=1'-0"



4 Roof Framing/Overhang Layout
scale: 1/4"=1'-0"



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New Residence
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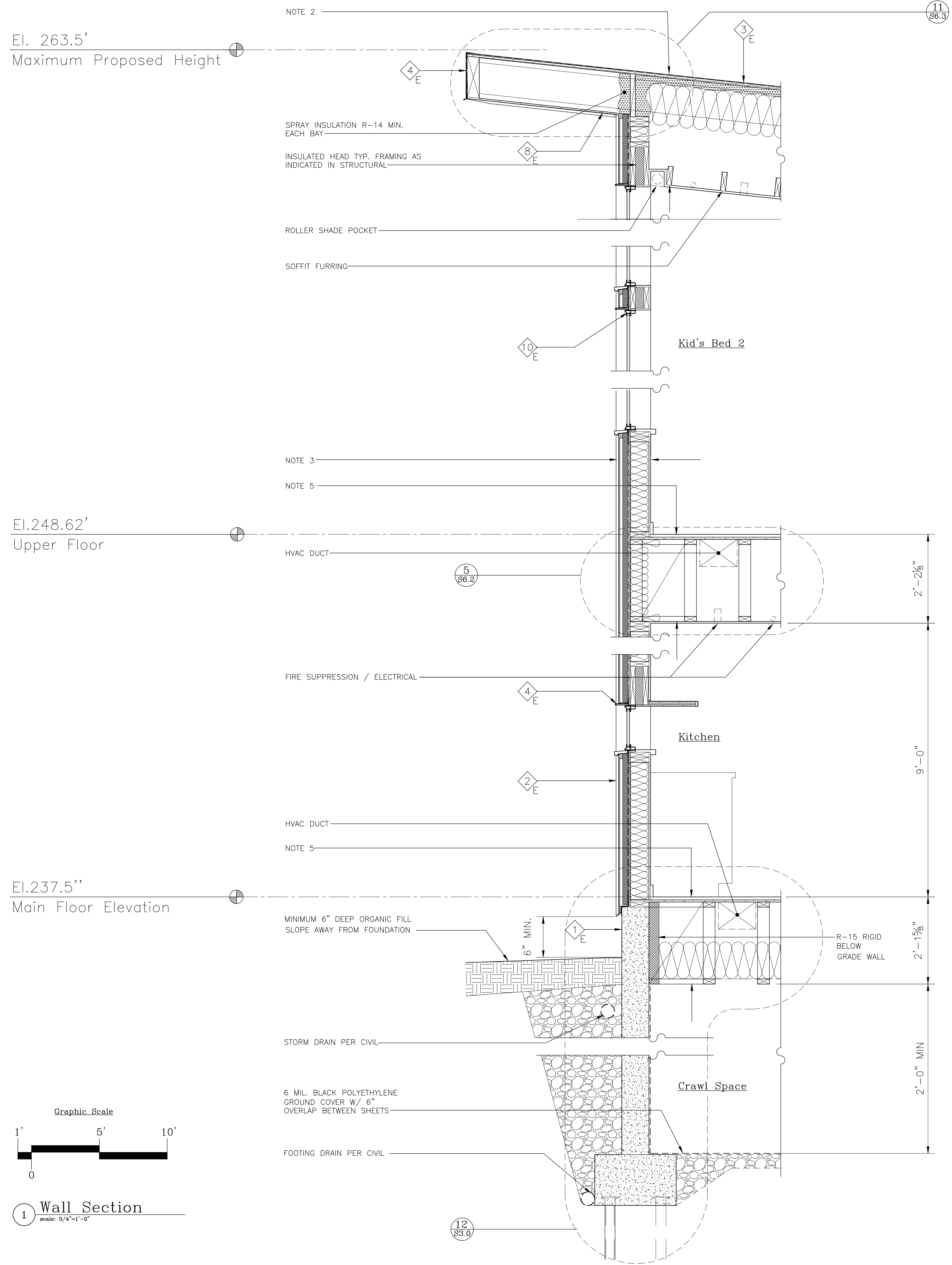
Scale:
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A4.1



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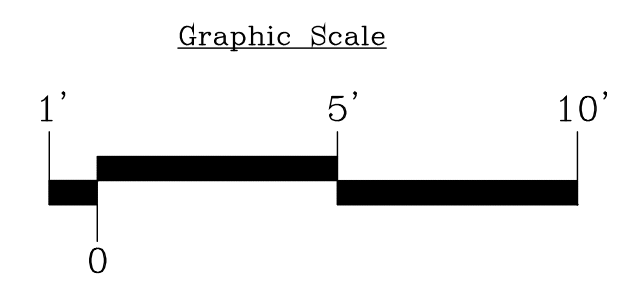
CHU RESIDENCE
New Residence
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Mercer Island, WA 98040



- Wall Section Notes:**
- SEE "S" SERIES DRAWINGS FOR STRUCTURAL REQUIREMENTS
 - COLD ROOF: MEMBRANE ROOF; UNDERLAYMENT; SHEATHING PER STRUCTURAL; FRAMING PER STRUCTURAL W/ 2" SPRAY FOAM INSULATION (R-7 PER INCH) & BATT INSULATION MIN. R-30 TOTAL R-VALUE R-48. NOTE PER WSEC TABLE 402.1.3 R-38 MIN REQ. W/ FULL R-VALUE OVER TOP PLATE.
 - TYPICAL EXTERIOR RAINSCREEN WALL: HARDI PANEL W/ 1X BATTS @ +/- 4" O.C. PAINTED; 3/4" VERTICAL FURRING/AIR GAP; 1 1/2" ROCKWOOL COMFORT BOARD 110 (R-VALUE 4.0/INCH) CI; VAPOR BARRIER - VAPROSHIELD SA SELF-ADHERED; SHEATHING PER STRUCTURAL; FRAMING W/ R-21 BATT; 3/8" GWB W/ LOW VOC VB TINTED PRIMER; LATEX PAINT.
 - UPPER FLOOR SYSTEM: WOOD FLOOR; PLYWOOD SHEATHING PER STRUCTURAL; MANUFACTURED TRUSS; 3/8" GWB W/ LOW VOC VB TINTED PRIMER; LATEX PAINT. MAIN FLOOR SYSTEM OVER CRAWL SPACE: FLOORING AS INDICATED ON DRAWINGS; SHEATHING PER STRUCTURAL; MANUFACTURED TRUSS SYSTEM; MINIMUM R-38 AT BOTTOM OF FLOOR TRUSSES. ALL HVAC DUCTS RUN IN CONDITIONED SPACE EC 1.2
 - SEE "C" SERIES DRAWINGS FOR CIVIL REQUIREMENTS

EXTERIOR MATERIAL LEGEND:

- 1 ARCHITECTURAL GRADE, WHERE EXPOSED, CAST IN PLACE (CIP) CONCRETE FOUNDATION STEM WALL
- 2 BOARD & BATT RAIN-SCREEN (HARDI-PANEL/CEDAR) - NON EXP. FASTENERS - SMOOTH FINISH - COLOR TBD
- 3 TPO MEMBRANE ROOFING - COLOR GRAY EXPOSED
- 4 METAL FASCIA/TRIM/COPING/FLASHING/SILL/STEEL EYEBROW/PANELLING - COLOR TO MATCH WINDOWS FRAME
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- 7 TG GUARDRAIL/STAINLESS STEEL FASTENERS/ANCHORS
- 8 APPEARANCE GRADE SOFFIT PANELLING PLYWOOD - STAIN COLOR TBD
- 9 METAL PORCH CANOPY ROOFING & FRAMING - COLOR TO MATCH METAL ROOFING
- 10 FIBERGLASS WINDOWS - COLOR BLACK
- 11 16"x24" ACCESS OPENING W/ 1 SF. CRAWL SPACE VENT
- 12 1 SF. CRAWL SPACE VENT



1 Wall Section
scale: 3/4"=1'-0"

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Scale:
Sheet:
Wall Sections
A5.1

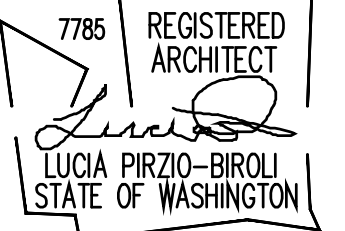


Window Schedule

TAG	WINDOW R.O.		UNIT AREA	QTY.	TOTAL	MAX U-VALUE NOTE 6	UA VALUE	HEAD HEIGHT (AFF)	TYPE OPERATION		TYPE	FRAME / FINISH	GLASS		MANUF.	NOTES
	Notes 1, 2 & 9								square ft.	window area			NOTES 3&5	NOTE 8		
	width	height														
A	6'-4"	x 7'-0"	44.2 SQ. FT.	2	88.4 SQ. FT.	0.25	22.1 SQ. FT.	8'-0"	FIX		CORNER	FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN	ASSEMBLY-CORNER WINDOWS/TG	
B	3'-6 1/4"	x 5'-6"	19.4 SQ. FT.	1	19.4 SQ. FT.	0.25	4.8 SQ. FT.	9'-0"	CASE	X		FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN	COORD. W/ WINDOW M	
C	2'-5"	x 7'-6"	18.1 SQ. FT.	2	36.3 SQ. FT.	0.25	9.1 SQ. FT.	9'-0"	FIX	X		FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN	COORD. W/ DOORS 3/TG	
D	6'-8"	x 6'-0"	40.0 SQ. FT.	1	40.0 SQ. FT.	0.25	10.0 SQ. FT.	9'-0"	FIX/CASE	X		FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN	EGRESS	
E	2'-0"	x 4'-0"	8.0 SQ. FT.	1	8.0 SQ. FT.	0.25	2.0 SQ. FT.	9'-0"	CASE	X		FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN		
F	7'-10 1/2"	x 1'-2"	9.2 SQ. FT.	2	18.4 SQ. FT.	0.25	4.6 SQ. FT.	4'-8"	FIX	X		FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN	COORDINATE W/ "F2"	
G	10'-9 1/2"	x 11'-6 1/2"	124.6 SQ. FT.	2	249.1 SQ. FT.	0.25	62.3 SQ. FT.	11'-6 1/2"	FIX/CASE	X		FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN	ASSEMBLY/TG	
H	1'-6"	x 8'-6 1/2"	12.8 SQ. FT.	2	25.6 SQ. FT.	0.25	6.4 SQ. FT.	11'-6 1/2"	FIX/AWN	X		FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN	FROSTED @ AWNING	
I	3'-7"	x 7'-2 1/4"	25.8 SQ. FT.	2	51.5 SQ. FT.	0.25	12.9 SQ. FT.	10'-2 1/4"	FIX	X		FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN	ASSEMBLY-COORDINATE W/ WINDOWS J	
J	5'-0"	x 7'-2 1/4"	35.9 SQ. FT.	2	71.9 SQ. FT.	0.25	18.0 SQ. FT.	10'-2 1/4"	DBL. CASE	X		FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN	ASSEMBLY-COORDINATE W/ WINDOWS I	
K	8'-3 1/2"	x 8'-0"	66.3 SQ. FT.	1	66.3 SQ. FT.	0.25	16.6 SQ. FT.	8'-0"	AWN/CASE	X		FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN	COORD. W/ DOORS 5 & 6 AND WINDOW ASSEMBLY L/TG	
L	14'-10 1/2"	x 2'-9"	40.6 SQ. FT.	1	40.6 SQ. FT.	0.25	10.1 SQ. FT.	11'-4"	FIX	X		FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN	COORD. W/ ASSEMBLY BELOW	
M	3'-6 1/4"	x 5'-0"	17.6 SQ. FT.	2	35.2 SQ. FT.	0.25	8.8 SQ. FT.	8'-0"	CASE	X		FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN	EGRESS	
N	2'-10 1/2"	x 5'-0"	14.4 SQ. FT.	2	28.8 SQ. FT.	0.25	7.2 SQ. FT.	8'-0"	CASE	X		FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN	COORD. W/ WINDOW W	
O	12'-1"	x 8'-0"	96.7 SQ. FT.	1	96.7 SQ. FT.	0.25	24.2 SQ. FT.	18'-5"	FIX	X		FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN	COORD. MULLION W/ WINDOWS N & V SILL	
P	3'-7"	x 9'-11"	35.6 SQ. FT.	1	35.6 SQ. FT.	0.25	8.9 SQ. FT.	9'-10 1/2"	FIX	X		FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN	TG	
Q	6'-8"	x 2'-0"	13.3 SQ. FT.	1	13.3 SQ. FT.	0.25	3.3 SQ. FT.	4'-6" VIF	FIX	X		FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN		
R	10'-0 1/2"	x 7'-10"	78.2 SQ. FT.	1	78.2 SQ. FT.	0.25	19.6 SQ. FT.	11'-4" TOP	FIX/CASE	X		FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN	TG	
S	2'-4"	x 4'-0"	9.3 SQ. FT.	1	9.3 SQ. FT.	0.25	2.3 SQ. FT.	8'-0"	CASE	X		FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN		
T	14'-8 1/2"	x 5'-0"	73.5 SQ. FT.	1	73.5 SQ. FT.	0.25	18.4 SQ. FT.	-	FIX/CASE	X		FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN		
U	4'-8"	x 8'-1 1/2"	37.9 SQ. FT.	1	37.9 SQ. FT.	0.25	9.5 SQ. FT.	-	FIX/CASE	X		FIBERGLASS/BLACK	LO-E3/LOW ERS/ARGON	MARVIN	COORD. W/ WINDOW L AND DOOR 5 & 6/TG	
V	1'-10 1/2"	x 5'-6"	10.3 SQ. FT.	1	10.3 SQ. FT.	0.25	2.6 SQ. FT.	10'-5"	CASE	X		FIBERGLASS/BLACK	LO-E/LOW ERS/ARGON	MARVIN		
W	1'-10 1/4"	x 5'-0"	9.3 SQ. FT.	2	18.5 SQ. FT.	0.25	4.6 SQ. FT.	8'-0"	CASE	X		FIBERGLASS/BLACK	LO-E/LOW ERS/ARGON	MARVIN	COORD. W/ WINDOW N	
WINDOW UA:			WINDOW AREA	1152.8 SQ. FT.	TOTAL UA	288.2 SQ. FT.										

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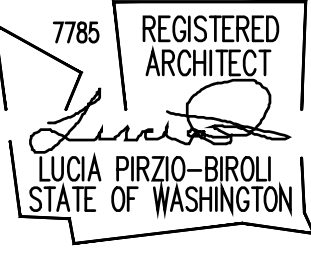
- WINDOW NOTES:**
- CONTRACTOR SHALL MEASURE ACTUAL FRAMED OPENINGS PRIOR TO ORDERING UNITS. ROUGH OPENING PER MANUFACTURER'S REQUIREMENTS.
 - WINDOW MANUFACTURER: MARVIN EXCEPT AS NOTED OTHERWISE
 - WINDOW MANUFACTURER TO VERIFY OPERATION AND WIDTH OPENING - COORDINATE WITH ARCHITECT WHERE DIFFERS FROM DRAWINGS
 - TEMPERED GLASS: WITHIN TWO FEET OF ALL EXTERIOR DOORS, WITHIN 18" OF FLOOR, IN SHOWERS AND OTHER HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC R308.4. SEE ELEVATIONS FOR TEMPERED LIGHTS.
 - EGRESS WINDOWS AT SLEEPING ROOMS SHALL MEET IRC R310
 - EC 1.4: EFFICIENT BUILDING ENVELOPE ALL NEW EXTERIOR WINDOWS SHALL MEET MINIMUM U-25 MINIMUM COMPLIANCE.
 - OBSCURED GLASS AS NOTED.
 - SCREENS ON ALL OPERABLE WINDOWS. CONNECT SCREENS TO SECURITY SYSTEM.
 - ALL OPERABLE WINDOWS CONNECTED TO WHOLE-HOUSE SECURITY SYSTEM

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

Date:
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Scale:
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Window
Schedule
A9.1



Exterior Door to Conditioned Space

TAG	PANEL SIZE		UNIT AREA square ft.	PANEL QTY.	TOTAL door area	MAX U-VALUE	UA VALUE	Thickness	Location	TYPE	HARDWARE NOTE 3	MATERIAL/FINISH	FRAME/FINISH	GLASS	MANUF.	COLOR	NOTES	
	width	height																
1	5'-0"	x 8'-0"	40.0 SQ. FT.	1	40.0 SQ. FT.	.46	18.4 SQ. FT.	0'-1 3/4"	ENTRY	PIVOT/SC/INSULATED/ SLAB	DEADBOLT/TBD	WD./TBD	WD./TBD	NA	CUSTOM	TBD		
2	3'-0"	x 8'-0"	24.0 SQ. FT.	4	96.0 SQ. FT.	.25	24.0 SQ. FT.	0'-1 3/4"	GREAT ROOM	STORE/BI-FOLD	TRACK/3 PT. LOCK	FIBERGLASS/MATCH WINDOWS	FIBERGLASS/FACTORY	LO-E3/LO-ERS/ARGON/TG	MARVIN	BLACK	NOTE 4	
3	3'-4 1/2"	x 8'-0"	27.0 SQ. FT.	2	54.0 SQ. FT.	.25	13.5 SQ. FT.	0'-1 3/4"	GREAT ROOM	FRENCH DOORS/IN SWING	LEVER	FIBERGLASS/MATCH WINDOWS	FIBERGLASS/FACTORY	LO-E3/LO-ERS/ARGON/TG	MARVIN	BLACK		
5	3'-0"	x 8'-0"	24.0 SQ. FT.	1	24.0 SQ. FT.	.25	6.0 SQ. FT.	0'-1 3/4"	PRIMARY BED ROOM	STORE/RH IN SWING	LEVER	FIBERGLASS/MATCH WINDOWS	FIBERGLASS/FACTORY	LO-E3/LO-ERS/ARGON/TG	MARVIN	BLACK		
6	3'-0"	x 8'-0"	24.0 SQ. FT.	1	24.0 SQ. FT.	.25	6.0 SQ. FT.	0'-1 3/4"	PRIMARY BED ROOM	STORE/LH IN SWING	LEVER	FIBERGLASS/MATCH WINDOWS	FIBERGLASS/FACTORY	LO-E3/LO-ERS/ARGON/TG	MARVIN	BLACK		
11	3'-0"	x 6'-10"	20.5 SQ. FT.	1	20.5 SQ. FT.	.46	9.4 SQ. FT.	0'-1 3/4"	GARAGE/ENTRY	STORE/INSULATED/ SLAB/LH IN SWING	DEADBOLT/LEVER	WD./STAIN/MATCH INT. DOORS	WD./STAIN/MATCH INT. DOORS	NA	TBD	MATCH INT. DOORS	20 MINUTES	
AREA DOORS IMPACTING UA:			EXT. DOOR AREA		258.5 SQ. FT.	TOTAL UA	77.3 SQ. FT.											

EXTERIOR DOOR NOTES:

- CONTRACTOR SHALL MEASURE ACTUAL FRAMED OPENINGS PRIOR TO ORDERING UNITS. ROUGH OPENING PER MANUFACTURER'S REQUIREMENTS.
- UNIT BREAK DOWN W/ IN ROUGH OPENING
- (3) MINIMUM HEAVY DUTY CONCEALED HINGES MIN. AT ALL EXTERIOR SWING DOORS
- 3 POINT LOCKING SYSTEM MINIMUM
- MANUFACTURER: MARVIN EXCEPT AS NOTED OTHERWISE
- MANUFACTURER TO VERIFY OPERATION AND WIDTH OPENING - COORDINATE WITH ARCHITECT WHERE DIFFERS FROM DRAWINGS
- TEMPERED GLASS: WITHIN TWO FEET OF ALL EXTERIOR DOORS, WITHIN 18" OF FLOOR, IN SHOWERS AND OTHER HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC R308.4
- GLASS - LO-E3/LOW ERS/ARGON FILLED AT ALL WINDOWS AND STOREFRONT DOORS
- EGRESS WINDOWS AT SLEEPING ROOMS SHALL MEET IRC R310. NOTED ON ELEVATIONS
- EO 1.4: EFFICIENT BUILDING ENVELOPE ALL NEW EXTERIOR WINDOWS AND GLAZED DOORS SHALL MEET MINIMUM U-25 MINIMUM COMPLIANCE.
- OBSCURED GLASS AS NOTED.
- SCREENS ON ALL OPERABLE WINDOWS, SLIDING GLASS DOORS AND SWING DOORS AS NOTED.
- ALL EXTERIOR DOORS AND SCREENS CONNECTED TO WHOLEHOUSE SECURITY SYSTEM.

ABBREVIATIONS

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

Interior Door Schedule & Doors From Un-conditioned Space to Exterior

TAG	PANEL SIZE (NOTE #4)		PANEL QTY.	UNIT AREA square ft.	Thickness	TYPE	LOCATION	MATERIAL/ FINISH	GLASS	HARDWARE NOTES 2&3	MANUF.	NOTES
	width	height										
4	16'-0"	x 8'-0"	1		0'-1 3/4"	SECTIONAL	GARAGE	STL/PAINT	TG	MOTORIZED TRACK	TBD	
7	1'-3"	x 6'-10"	4		0'-1 3/8"	SC/SLAB/OUTSWING	ENTRY COATS	BIRCH/STAIN	N/A	PULLS	TBD	NOTE 4
8	2'-0"	x 6'-10"	2		0'-1 3/8"	SC/SLAB/OUTSWING	MECHANICAL ROOM	BIRCH/STAIN	N/A	PULLS	TBD	NOTE 4
9	2'-6"	x 6'-10"	1		0'-1 3/8"	SC/SLAB/LH/IN SWING	POWDER ROOM	BIRCH/STAIN	N/A	LEVER PRIVACY	TBD	NOTE 4
10	3'-0"	x 6'-10"	1		0'-1 3/4"	SC/SLAB/LH/IN SWING	LAUNDRY	BIRCH/STAIN	N/A	LEVER	TBD	NOTE 4
12	2'-6"	x 6'-10"	1		0'-1 3/8"	SC/SLAB/LH/IN SWING	GUEST SUITE	BIRCH/STAIN	N/A	LEVER PRIVACY	TBD	NOTE 4
13	2'-4"	x 6'-10"	1		0'-1 3/8"	SC/SLAB/RH/IN SWING	GUEST BATH	BIRCH/STAIN	N/A	PULL/RC	TBD	NOTE 4
14	2'-6"	x 6'-10"	4		0'-1 3/8"	HC/SLAB	GUEST SUITE CLOSET	BIRCH/STAIN	N/A	FLUSH PULLS	TBD	NOTE 4
15	TBD	x TBD	1		0'-1 3/8"	SC/SLAB	GUEST BATH SHWR	CHROME	TG/LAM	PULLS/BARN DOOR TRACK SYST.	TBD	-
16	3'-0"	x 6'-10"	1		0'-1 3/8"	SC/SLAB/LH/OUTSWING	SERVER CLOSET	BIRCH/STAIN	OBS/TG	LEVER	TBD	NOTE 4
17	2'-4"	x 6'-10"	1		0'-1 3/8"	SC/SLAB/LH/IN SWING	PRIMARY SUITE CLOSET	BIRCH/STAIN	N/A	LEVER	TBD	NOTE 4
18	2'-4"	x 6'-10"	1		0'-1 3/8"	SC/SLAB/RH/IN SWING	PRIMARY SUITE BATH	BIRCH/STAIN	N/A	LEVER/PRIVACY	TBD	NOTE 4
19	2'-4"	x 6'-10"	1		0'-1 3/8"	SC/SLAB/LH/IN SWING	KID'S BED 1 ENTRY	BIRCH/STAIN	N/A	LEVER/PRIVACY	TBD	NOTE 4
20	2'-4"	x 6'-10"	1		0'-1 3/8"	SC/SLAB/RH/IN SWING	KID'S BED 2 ENTRY	BIRCH/STAIN	N/A	LEVER/PRIVACY	TBD	NOTE 4
21	2'-4"	x 6'-10"	1		0'-1 3/8"	SC/SLAB/LH/IN SWING	KID'S BATH 1	BIRCH/STAIN	N/A	LEVER/PRIVACY	TBD	NOTE 4
22	2'-4"	x 6'-10"	1		0'-1 3/8"	SC/SLAB/RH/IN SWING	KID'S BATH 2	BIRCH/STAIN	N/A	LEVER/PRIVACY	TBD	NOTE 4
23	5'-0"	x 6'-10"	1		0'-1 3/8"	SHOJI SCREEN/HC/SLAB/LH	OPEN OFFICE	BIRCH/STAIN	N/A	FLUSH PULLS/FLUSH TRACKS	TBD	-

INTERIOR DOOR NOTES:

- ALL NON-CLOSET FLUSH DOORS - SOLID CORE
- (3) HINGES MINIMUM
- HANDLE LEVER TYP. UNLESS OTHERWISE NOTED
- UNDERCUT DOORS 1/2" TO HABITABLE SPACES AS NECESSARY TO MEET WHOLE HOUSE VENTILATION REQUIREMENTS
- MEASURE PRIOR TO ORDERING DOORS.

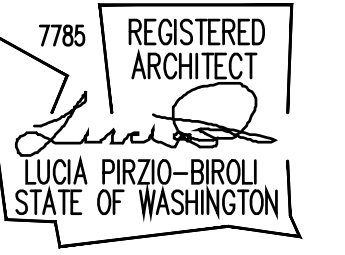
CHU RESIDENCE

New Residence
4332 W. Mercer Way
Mercer Island, WA 98040

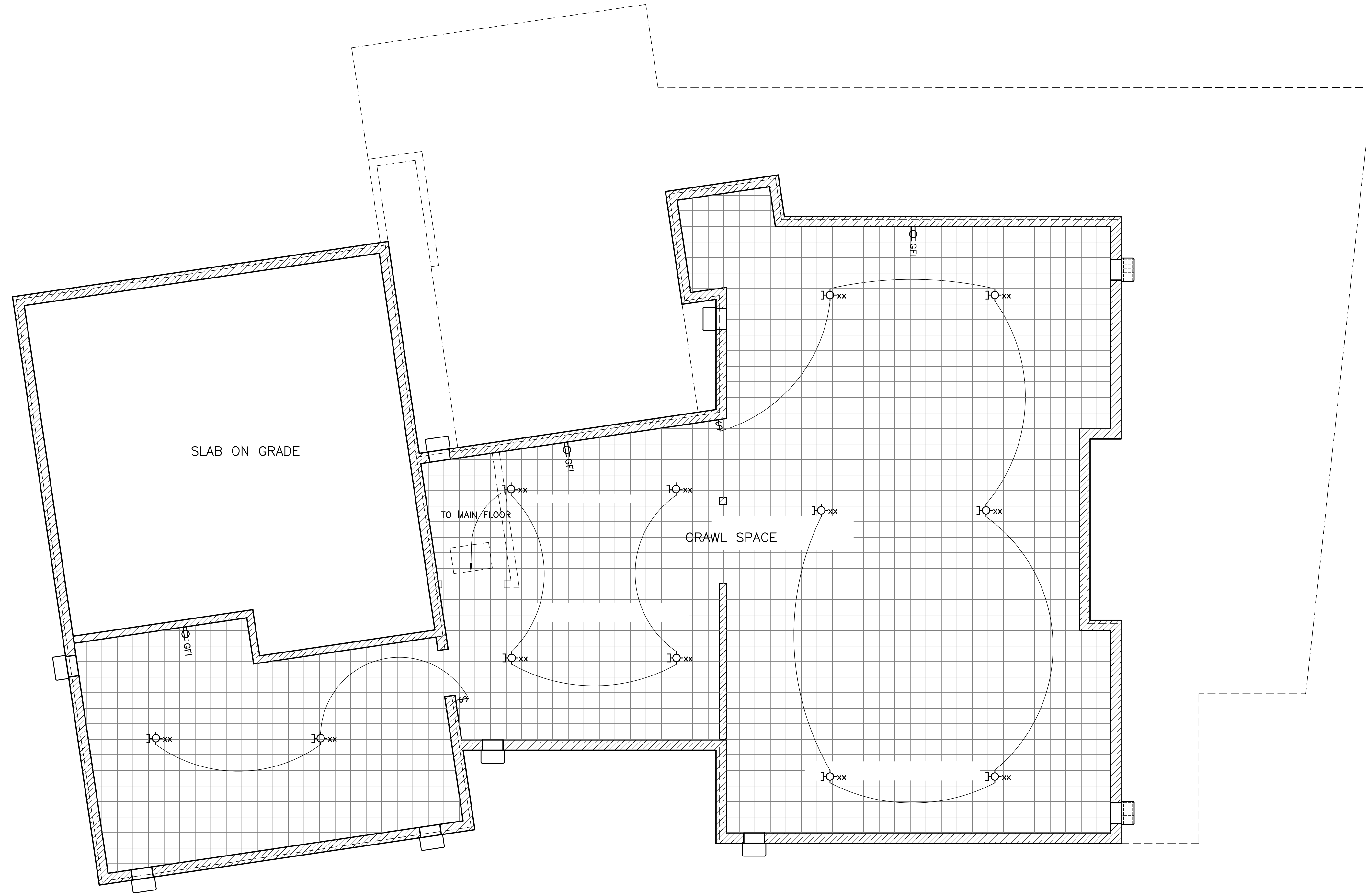
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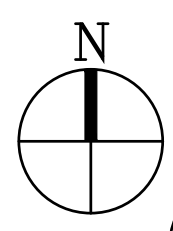


Power and Lighting Legend

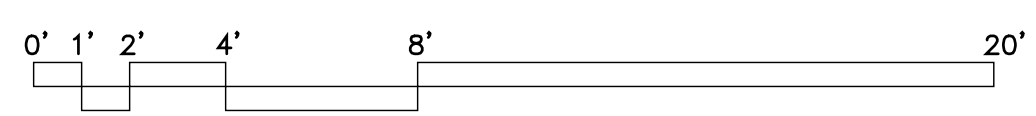
- Recessed Ceiling Mounted Exhaust Fan
- Recessed Ceiling Mounted Smoke Detector/Carbon Monoxide
- Heat Detector / Heat Alarm
- Cable Connection
- Floor Mounted Cable Connection
- Dedicated Data Outlet (CatV)
- Switch
- Switch, Multi-way
- Switch, Dimmer
- Switch, Dimmer/Multi-way
- Switch, Door Activated
- Duplex Outlet
- Ground Fault Circuit Interrupter
- Exterior Duplex Outlet
- Four-plex Outlet
- Floor Mounted Duplex Outlet
- Strip Outlets
- 220 V Outlet
- Breaker Panel
- Meter
- Security Panel
- Recessed Ceiling Mounted LED Downlight
- Recessed Ceiling Mounted LED Wallwasher
- Surface Ceiling Mounted LED Downlight
- Surface Mounted Wall LED Sconce
- Surface Mounted Track LED Lighting
- Surface Mounted Undercabinet Strip LED Lighting
- Ribbon LED linear light
- Pendant Fixture
- Cluster Pendant Fixture
- Surface Mounted Downlight
- Surface Mounted LED Batten Fixture
- Recessed Mounted Wall LED Washer
- Recessed Wall LED Light
- Mirror w/ LED Light & Defogger
- Exterior Recessed Ceiling Mounted LED Downlight
- Exterior Ground LED Light
- Exterior Surface Mounted Wall LED Sconce
- Exterior Recessed Wall LED Step Light
- Exterior Direct Burial Uplight
- Pool Light
- Waste Disposal
- Level 2 240V EV Charger
- Ceiling Fan with Light
- Security Camera w/ Night Vision Capability
- Door Bell w/ Security Camera

NOTES:

- 1- Fire Protection: NFPA 72 --"Chapter 29" Fire Alarm System shall be installed per City of Mercer Island standards throughout the residence. UL Listings: Devices - UL 268; Control Panel - UL 985; CO Detectors: UL 2075.
- 2- INSTALL COMPREHENSIVE SECURITY SYSTEM PER SPECIFICATIONS
- 3- A BALANCED WHOLE-HOUSE VENTILATION SYSTEM MEETING THE REQUIREMENTS OF 2021 WSRC 1505.4.1.4 SHALL BE INSTALLED. A BALANCED HRV SYSTEM SHALL BE INSTALLED AND MEET REQUIREMENTS OF HVI 920. DEFERRED SUBMITTAL BY HVAC SUB-CONTRACTOR.
- 4- BALANCED WHOLE HOUSE VENTILATION CALCULATIONS TO BE DEFERRED SUBMITTAL BY HVAC SUB-CONTRACTOR.
- 5- EXHAUST HOOD SYSTEM GREATER THAN A CFM OF 400 SHALL MEET THE REQUIREMENTS OF 2021 WSRC M1503.6 FOR MAKE UP AIR.
- 6- PROVIDE @ KITCHEN AND LAUNDRY OUTLETS ACCORDING TO APPLIANCES MANUFACTURER SPECIFICATIONS
- 7- ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICIENCY LIGHTING SOURCES. (WAC 51-11R-R404.1)
- 8- CONTRACTOR TO COORDINATE (2) WALK-THROUGHS: PRIOR TO LOCATING FIXTURES, OUTLETS AND SWITCHES AND PRIOR TO FINALIZATION



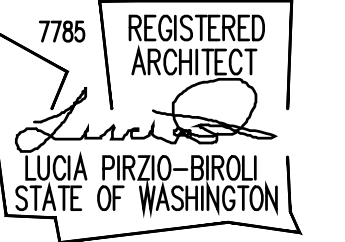
1 Crawl Space Plan
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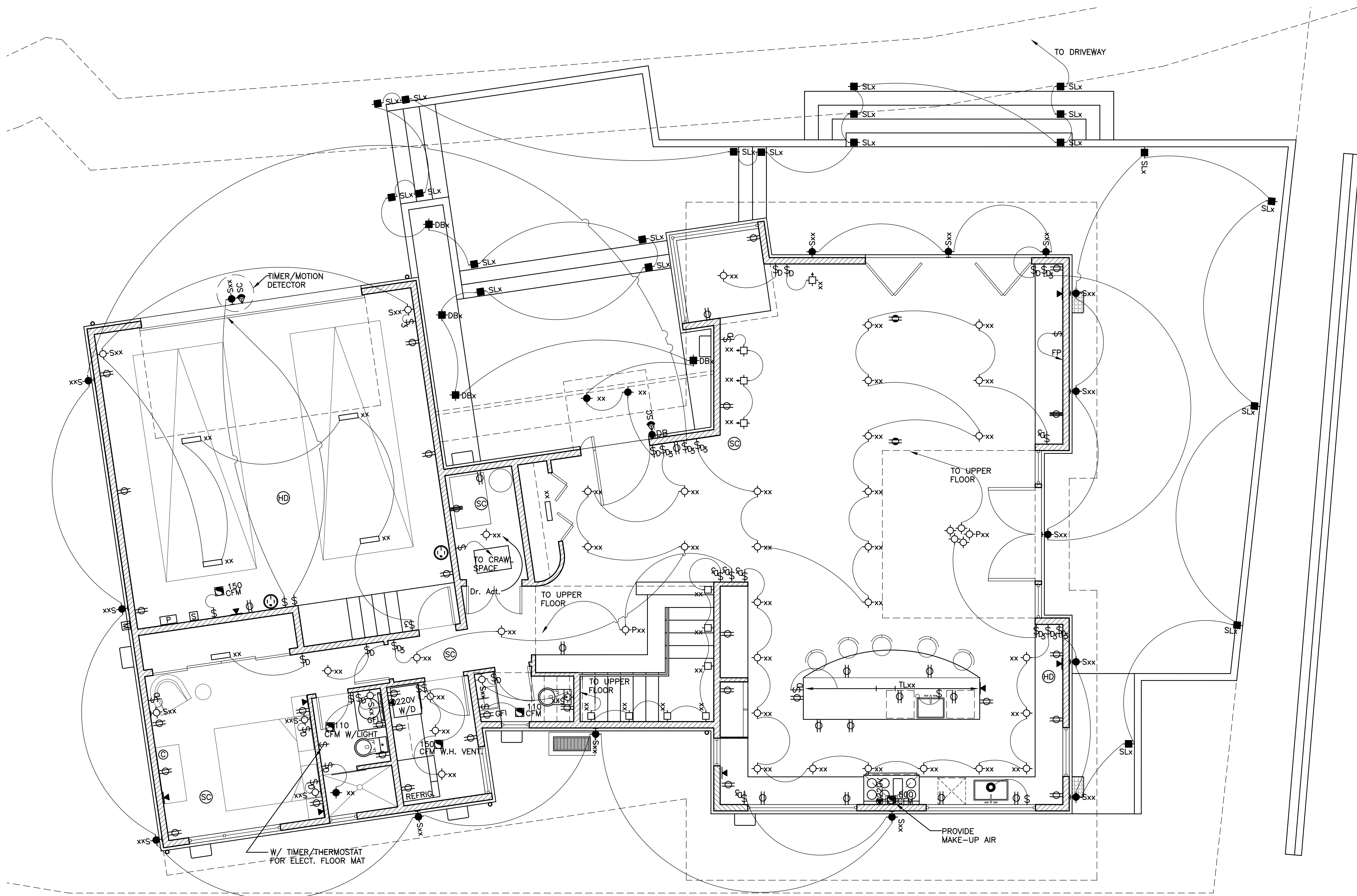
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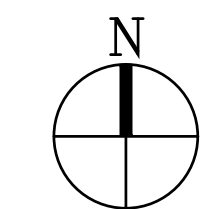
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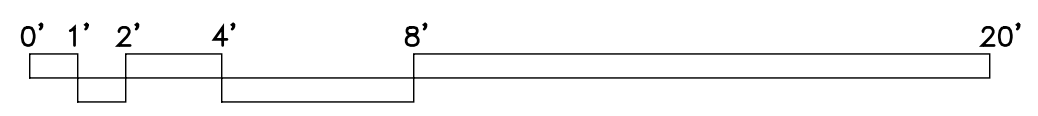
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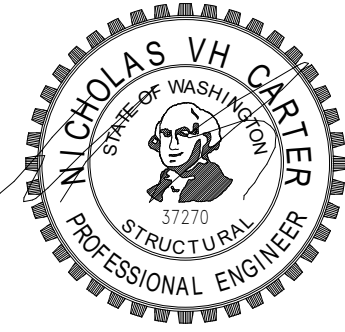


1 Main Floor Plan
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GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA - GENERAL

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

- DESIGN LOADING CRITERIA:
SNOW LOAD

ROOF SNOW LOAD, P_s = 25 PSF
IMPORTANCE FACTOR, I_s = 1.0

FLOOR LIVE LOAD (GARAGES FOR PASSENGER VEHICLES ONLY)
FLOOR LIVE LOAD (RESIDENTIAL)
FLOOR LIVE LOAD (RESIDENTIAL BALCONIES AND DECKS)
GUARDRAILS/BALCONY RAILS (RESIDENTIAL)

40 PSF OR 3,000 LBS.
40 PSF
60 PSF
200 LBS.

WIND (MAIN WIND FORCE RESISTING SYSTEM)

BASIC WIND SPEED = 97 MPH
ALLOWABLE STRESS DESIGN WIND SPEED = 75 MPH
IMPORTANCE FACTOR, I_w = 1.0
RISK CATEGORY = II
TOPOGRAPHIC FACTOR, K_z = 1.6
EXPOSURE CATEGORY = C
INTERNAL PRESSURE COEFFICIENT, (GC_p) = 0.18/-0.18
WIND BASE SHEAR N/S = 17.89 KIPS
WIND BASE SHEAR EW = 11.47 KIPS

EARTHQUAKE (EQUIVALENT LATERAL FORCE PROCEDURE)

S_s = 1.428
S_{m1} = 0.951
S_{m2} = 0.496
S_{m3} = 0.597
IMPORTANCE FACTOR, I_e = 1.0
SITE CLASS D
SEISMIC DESIGN CATEGORY = D
RISK CATEGORY = II
R = 6.5 FOR WOOD STRUCTURAL PANEL SHEAR WALLS
OVER STRENGTH FACTOR, Ω_o = 2.5
DEFLECTION AMPLIFICATION FACTOR, C_d = 4.0
REDUNDANCY FACTOR = 1.0
SEISMIC RESPONSE COEFFICIENT, C_s = 0.146
SEISMIC BASE SHEAR = 13.4 KIPS

RAIN INTENSITY

1.0 INCHES/HOUR

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

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

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

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

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

- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

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

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

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

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

- WOOD CONSTRUCTION: SPECIAL INSPECTIONS SHALL BE PROVIDED AS REQUIRED BY THE INTERNATIONAL BUILDING CODE SECTION 1705.5 AS FOLLOWS:

- HIGH LOAD DIAPHRAGMS UTILIZING MULTIPLE ROWS OF FASTENERS
- METAL PLATE CONNECTED WOOD ROOF TRUSSES SPANNING 60 FEET OR GREATER
- PERIODIC SPECIAL INSPECTION OF NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS OF THE LATERAL-LOAD-RESISTING SYSTEM WHERE NAIL SPACING IS 4 INCHES OR LESS. THIS INCLUDES SHEAR WALLS, DIAPHRAGMS, BRACES, HOLD-DOWNS, AND SHEAR PANELS.

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

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

GEOTECHNICAL

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

ALLOWABLE SOIL PRESSURE
LATERAL EARTH PRESSURE (UNRESTRAINED)

2,500 PSF
40 PCF (LEVEL BACKFILL),
55 PCF (2.5H:1V BACKFILL),
65 PCF (EAST SLOPE)
80 PCF
9H (ULTIMATE LOAD)
300 PCF
350 PCF
0.4

LATERAL EARTH PRESSURE (IMPACT, CATCHMENT WALL)
LATERAL EARTH PRESSURE (SEISMIC)
PASSIVE EARTH PRESSURE (TYPICAL)
PASSIVE EARTH PRESSURE (SOLDIER PILES)
COEFFICIENT OF FRICTION

SOILS REPORT REFERENCE: FILE NO. JN 23208 PREPARED BY GEOTECH CONSULTANTS, INC. DATED JULY 24TH 2023.

- ALL PILE SIZES, EXCEPT 2-INCH DIAMETER PILES, SHALL BE SUBJECT TO ASTM LOAD TESTING ON A MINIMUM OF 3% OF PILES, UP TO 5 PILES MAXIMUM (1 MINIMUM). TESTING SHALL BE IN ACCORDANCE WITH ASTM STANDARD D1143-81 FOR PILES UNDER STATIC AXIAL COMPRESSIVE LOAD.

AS INDICATED IN THE GEOTECHNICAL REPORT PIPE PILES DRIVEN USING HAMMERS AND DRIVING RATES SHOWN BELOW MAY BE ASSIGNED THE FOLLOWING COMPRESSIVE CAPACITIES.

PILE DIAMETER	FINAL DRIVING RATE (850LB HAMMER)	FINAL DRIVING RATE (1100LB HAMMER)	FINAL DRIVING RATE (2000LB HAMMER)	CAPACITY
3-INCH DIAMETER PILE (COMPRESSION)	10 SEC/INCH	6 SEC/INCH	2 SEC/INCH	6 TONS

THE DRIVING CRITERIA FOR 3-INCH DIAMETER PILES, IS VALID ONLY FOR HYDRAULIC HAMMERS MOUNTED ON SLIDING LEADS THAT ALLOW THE HAMMER TO SIT ON TOP OF THE PILE DURING INSTALLATION.

MINIMUM PILE EMBEDMENT SHALL NOT BE LESS THAN 6'-0" AND FINAL LENGTH OF 2-INCH DIAMETER PIPE PILES SHALL NOT EXCEED 30'-0". INDIVIDUAL PILE SECTIONS SHALL BE CONNECTED USING SLEEVE COUPLERS INSTALLED BY WABO CERTIFIED WELDERS. ALTERNATE COUPLING METHODS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

STEEL PIPE SHALL CONFORM TO ASTM A 53, TYPE E OR S, GRADE B, F_y = 35 KSI. MINIMUM PILE WEIGHT FOR 2-INCH DIAMETER PIPE SHALL BE EXTRA-STRONG (SCHEDULE 80) AS NOTED IN THE AISC STEEL CONSTRUCTION MANUAL. MINIMUM PIPE WEIGHT FOR ALL OTHER PILES SHALL BE AS RECOMMENDED IN THE GEOTECHNICAL REPORT. PIPE PILES SHALL BE GALVANIZED.

PILE INSTALLATION AND TESTING SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER.

CONCRETE

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

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

- REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENTS S1), GRADE 60, F_y = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, F_y = 40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185

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

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

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

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

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

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

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

- CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ARE GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, REINFOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES. TOLERANCES FOR ALL STRUCTURAL CONCRETE AND REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI 117-10 AND ACI 117-1R-14.

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

POST INSTALLED ANCHORS

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

A. CONCRETE ANCHORS

- MECHANICAL ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
 - SIMPSON STRONG-TIE "STRONG-BOLT Z" (ICC-ES ESR-3037)
 - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713)
 - HILTI "Kwik BOLT TZ" (ICC-ES ESR-1917)
- ADHESIVE ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC308. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
 - SIMPSON STRONG-TIE "SET-30" (ICC-ES ESR-4057)
 - HILTI "HIT-RE 500-V3" (ICC-ES ESR-3814)
 - HILTI "HIT-HY 200" (ICC-ES ESR-3187)

STEEL

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

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

- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	F _y
A. PLATES, ANGLES, AND RODS	A36	36 KSI
B. WIDE FLANGE SHAPES AND CHANNELS	A992	50 KSI
C. PIPE COLUMNS	A53 (TYPE E OR S, GRADE B)	35 KSI
D. STRUCTURAL TUBING (SQUARE OR RECTANGULAR)	A500 (GRADE B)	46 KSI
E. ANCHOR BOLTS (EMBEDDED IN MASONRY OR CONCRETE)	A307	
F. CONNECTION BOLTS (¾" ROUND, UNLESS SHOWN OTHERWISE)	A325-N	
G. THREADED RODS FOR EPOXY GROUTED CONNECTIONS	A36 OR A307 GRADE C	36 KSI

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

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

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

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

WOOD

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

JOISTS:
(2X, 3X, AND 4X MEMBERS) HEM-FIR NO. 2
MINIMUM BASE VALUE, F_b = 850 PSI

BEAM AND STRINGERS:
(6 X AND LARGER MEMBERS) DOUGLAS FIR LARCH NO. 1
MINIMUM BASIC DESIGN STRESS, F_b = 1,350 PSI

POSTS AND TIMBERS:
(6 X AND LARGER MEMBERS) DOUGLAS FIR LARCH NO. 1
MINIMUM BASIC DESIGN STRESS, F_b = 1,200 PSI, F_c = 1,000 PSI

STUDS, PLATES & MISCELLANEOUS LIGHT FRAMING DOUGLAS FIR LARCH OR HEM-FIR NO. 2,
MINIMUM BASIC DESIGN STRESS F_b = 850 PSI, F_c = 1,300 PSI

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

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

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

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

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

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

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

- PREFABRICATED PLYWOOD WEB JOISTS SHALL BE DESIGNED BY THE MANUFACTURER FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5055 AND PRODUCT SHALL HAVE AN APPROVED ICC-ES EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS, STIFFENERS, ETC. SHALL BE DETAILED AND FURNISHED BY THE MANUFACTURER. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. DESIGN SUBMITTALS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON. PERMANENT AND TEMPORARY BRIDGING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.

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

- PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION", ANSI / TP 1-2014 FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

TOP CHORD LIVE LOAD	REFER TO DESIGN LOADING CRITERIA
MINIMUM TOP CHORD DEAD LOAD	10 PSF
MINIMUM BOTTOM CHORD DEAD LOAD	5 PSF
WIND UPLIFT (TOP CHORD)	VARIES, TO BE CALCULATED BY TRUSS MANUFACTURER REFER TO DESIGN LOADING CRITERIA

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANG-NAIL OR EQUAL) AND SHALL BE CONFIGURED SUCH THAT THE MAXIMUM OPENING BETWEEN MEMBERS DOES NOT EXCEED 42"x24". SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS MEETING THE REQUIREMENTS OF INTERNATIONAL BUILDING CODE SECTION 2303.4 TO THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING OFFICIAL FOR REVIEW PRIOR TO FABRICATION. SUBMITTALS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC. SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS-TO-TRUSS AND TRUSS-TO-GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING. THE TRUSS MANUFACTURER SHALL COORDINATE LOCATIONS AND SUPPORT CONFIGURATIONS OF PLUMBING, MECHANICAL, ELECTRICAL, AND OTHER MISCELLANEOUS ITEMS WITH THE CONTRACTOR PRIOR TO FABRICATION. TRUSSES SHALL BE DESIGNED TO SUPPORT ALL LOADS ASSOCIATED WITH SUCH ITEMS. THE TRUSS SHOP DRAWINGS SHALL INCLUDE ALL DESIGN LOADS AND APPROVED HANGER CONNECTION DETAILS TO TRUSS CHORDS FOR SUPPORT OF HUNG MECHANICAL SYSTEM COMPONENTS. ANY VARIATION FROM THE BEARING POINTS INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL.

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

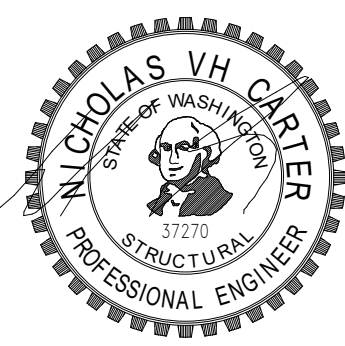
- ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE, PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC. AND CONCRETE OR MASONRY.

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

PROPOSED USE	AWPA USE CATEGORY
RESIDENTIAL DECKS	3B
DECKING	3B
JOISTS ABOVE GROUND	3B
JOISTS IN CONTACT WITH GROUND	4A
POSTS	4A
RAILING	3B
LEDGERS	3B
SAWN LUMBER	3B
ABOVE GROUND	3B
GROUND CONTACT	4A
PLYWOOD	2
DAMP ABOVE GROUND	3B
EXTERIOR ABOVE GROUND	3B
GROUND CONTACT	4A
POLES	4B
ROUND	4B
SAWN	3B
FENCING	3B
PICKETS, SLATS, AND TRIM	4A
SAWN POSTS	4A
ROUND POSTS	4A

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)



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

37. WOOD FASTENERS:

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

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

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

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

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

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

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

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

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

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

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

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4" O.C. UNLESS INDICATED OTHERWISE. PROVIDE 3"x3" x1/4" HOT-DIPPED GALVANIZED PLATE WASHERS AT ALL ANCHOR BOLTS. INDIVIDUAL MEMBERS OF BUILT UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16d NAILS @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS. TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 6d COOLER NAILS FOR 1/2" GWB AND 8d COOLER NAILS FOR 5/8" GWB. PROVIDE 15/32" APA RATED SHEATHING (SPAN RATING 240) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8d NAILS @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH NAILS @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

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

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

TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS OF 16d @ 12" O.C. ATTACH RAFTERS AND ROOF TRUSSES AT BEARING LINES WITH 2x5 @ 24" O.C. UNLESS OTHER METAL CONNECTIONS ARE INDICATED.

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

CRITERIA - SHORING

39. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND OF THE 2018 INTERNATIONAL BUILDING CODE WITH WASHINGTON STATE AMENDMENTS.

40. REFERENCE DOCUMENTS:
a. TOPOGRAPHIC AND BOUNDARY SURVEY.
b. REPORT ON GEOTECHNICAL INVESTIGATION PROJECT NO. JN 23208, PREPARED BY GEOTECH CONSULTANTS, INC., DATED JULY 24TH 2023.

41. DESIGN LOADS: IN ADDITION TO THE DEAD LOADS, THE ACTIVE PRESSURE SHOWN ON SHEET SH.01 WAS USED FOR THE DESIGN.

42. SUBMITTALS: SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER PRIOR TO ANY FABRICATION OR CONSTRUCTION FOR ALL STRUCTURAL ITEMS INCLUDING THE FOLLOWING: STRUCTURAL STEEL, MISCELLANEOUS METAL, AND CONCRETES.

43. INSPECTION: PILE PLACEMENT SHALL BE INSPECTED BY THE SOILS ENGINEER AND THE SOILS ENGINEER SHALL BE ON-SITE DURING LAGGING EXCAVATION. ALL FABRICATION, WELDING, AND ERECTION OF STRUCTURAL STEEL SHALL BE INSPECTED BY AN APPROVED AND QUALIFIED TESTING AGENCY.

44. UTILITY LOCATION: THE UTILITY INFORMATION SHOWN ON THE DRAWINGS, IF ANY, IS FOR REFERENCE ONLY AND MAY NOT BE COMPLETE OR CORRECT. THE SHORING CONTRACTOR SHALL DETERMINE AND / OR VERIFY THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRILLING PILE HOLES, TIEBACK ANCHORS, OR CUTTING OR DIGGING IN STREETS OR ALLEYS.

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

46. SPECIAL INSPECTION: THE FOLLOWING CONSTRUCTION TYPES ARE TO BE REVIEWED BY A SPECIAL INSPECTOR DESIGNATED BY THE OWNER. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. SPECIAL INSPECTION SHALL CONFORM TO SECTION 1704 OF THE 2018 INTERNATIONAL BUILDING CODE. THE ARCHITECT, STRUCTURAL ENGINEER, AND CITY OF SEATTLE SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION REPORTS AND TEST RESULTS. SOILS: SHALL BE SPECIAL INSPECTED AS REQUIRED IN THE INTERNATIONAL BUILDING CODE SECTION 1705.6. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.

PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE THE GRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		PERIODIC
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DEEP PILE FOUNDATIONS: SHALL BE SPECIAL INSPECTED AS REQUIRED IN THE INTERNATIONAL BUILDING CODE SECTION 1705.7 AND 1705.8. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.

REQUIRED VERIFICATION AND INSPECTION CAST-IN-PLACE DEEP FOUNDATIONS (IBC TABLE 1705.7)		TYPE OF VERIFICATION / INSPECTION
DESCRIPTION		
OBSERVE DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT		CONTINUOUS
VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE), AND ADEQUATE END BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES		CONTINUOUS

STEEL CONSTRUCTION AND WELDING: SHALL BE SPECIAL INSPECTED AS REQUIRED IN THE INTERNATIONAL BUILDING CODE SECTION 1705.2.

REQUIRED VERIFICATION AND INSPECTION STEEL CONSTRUCTION (IBC TABLE 1705.2)		TYPE OF VERIFICATION / INSPECTION
DESCRIPTION		
MATERIAL VERIFICATION OF WELD FILLER MATERIALS	IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DRAWINGS	PERIODIC
	MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED	PERIODIC

CONCRETE CONSTRUCTION: SHALL BE SPECIAL INSPECTED AS REQUIRED IN THE INTERNATIONAL BUILDING CODE SECTION 1705.3.

REQUIRED VERIFICATION AND INSPECTION CONCRETE CONSTRUCTION (IBC TABLE 1705.3)		TYPE OF VERIFICATION / INSPECTION
DESCRIPTION		
INSPECTION OF REINFORCING STEEL		PERIODIC
VERIFYING USE OF REQUIRED DESIGN MIX AT TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS	SLUMP	CONTINUOUS
	AIR CONTENT	CONTINUOUS
	TEMPERATURE	CONTINUOUS
INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES		CONTINUOUS
INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		PERIODIC

47. SOILS: SEE REPORT ON GEOTECHNICAL INVESTIGATION FOR ADDITIONAL INFORMATION AND RECOMMENDATIONS FOR SHORING PROCEDURES, MONITORING, EXCAVATION, LAGGING, DRAINAGE, ETC.

48. CONCRETE: CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF CHAPTER 19 OF THE INTERNATIONAL BUILDING CODE AND ACI 318-14. CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD CYLINDER TESTS, UNLESS APPROVED OTHERWISE. STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS:

TYPE OF CONSTRUCTION	28 DAY STRENGTH (f'c)	MAXIMUM WATER / CEMENT RATIO
A. PILE LEAN CONCRETE	500 PSI	N/A

49. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION: SHALL BE BASED ON THE LATEST EDITIONS OF THE A.I.S.C. SPECIFICATIONS AND CODES:
1. AISC 360-16 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
2. AISC 303-16 CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
3. AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE D1.1 AND D1.4

50. STRUCTURAL STEEL: SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
TYPE OF MEMBER
A. PLATES, CHANNELS, ANGLES, AND RODS
B. WIDE FLANGE SHAPES

ASTM SPECIFICATION	Fy
A36	36 KSI
A992 OR A572	50 KSI

51. ALL WELDING: SHALL BE IN CONFORMANCE WITH AISC AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED.

52. SAWN LUMBER: SAWN LUMBER SHALL CONFORM TO "GRADING AND DRESSING RULES," WEST COAST LUMBER INSPECTION BUREAU (W.C.L.I.B.), LATEST EDITION. LUMBER SHALL BE THE SPECIES AND GRADE NOTED BELOW.

USE	Fb(Psi) USE	GRADE
(SINGLE USE) TIMBER LAGGING	900	DOUGLAS FIR-LARCH NO. 2
	975	HEM-FIR NO. 1

LAGGING SHALL BE 4x8 UNLESS OTHERWISE NOTED ON DRAWINGS AND SHALL BE PRESSURE TREATED.

53. STEEL PILE TOLERANCES:
1" INSIDE PERPENDICULAR TO SHORING WALL.
1" OUTSIDE PERPENDICULAR TO SHORING WALL.
3" LATERALLY.

GENERAL SHORING PROCEDURE

54. DEMOLITION: SHORING AND SOIL EXCAVATION SHALL BE DONE SIMULTANEOUSLY.

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

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

57. LAGGING: TIMBER LAGGING OR CONCRETE WALLS SHALL BE INSTALLED IN ALL AREAS. VOIDS BETWEEN LAGGING AND SOIL SHALL BE BACKFILLED. DRAINAGE BEHIND THE WALL MUST BE MAINTAINED AS REQUIRED BY THE SOILS ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LIMIT THE AMOUNT OF EXPOSED SOIL WITHOUT LAGGING TO AVOID LOSS OF SOIL. MAXIMUM UN-SHORED HEIGHT OF 4'-0" IS RECOMMENDED BEFORE LAGGING MUST BE INSTALLED. THE MAXIMUM UN-SHORED SOIL HEIGHT MAY BE REVISED BY THE SOILS ENGINEER BASED ON THE ACTUAL SOIL CONDITIONS ENCOUNTERED. SPECIAL CARE SHOULD BE TAKEN TO AVOID GROUND LOSS DURING EXCAVATION. [FIELD COORDINATE WITH THE GEOTECH THE DURATION OF UN-LAGGED EXCAVATION]

58. SHORING MONITORING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT: WE RECOMMEND OPTICAL SURVEYS OF HORIZONTAL AND VERTICAL MOVEMENTS OF:

1. THE SURFACE OF THE ADJACENT STREETS
2. BUILDINGS ON AND ADJACENT TO THE SITE
3. THE SHORING SYSTEM ITSELF

THE CONTRACTOR, IN COORDINATION WITH THE GEOTECHNICAL ENGINEER, SHOULD ESTABLISH TWO REFERENCES LINES ADJACENT TO THE EXCAVATION AT HORIZONTAL DISTANCES BACK FROM THE EXCAVATION FACE OF ABOUT 1/3H AND H WHERE H IS THE FINAL EXCAVATION HEIGHT. TYPICALLY, THESE LINES WILL BE ESTABLISHED NEAR THE CURB LINE AND ACROSS THE STREET FROM THE EXCAVATION FACE. OPTICAL SURVEY POINTS SHALL BE INSTALLED ON ALL ADJACENT ROADWAY CENTERLINES WITH SPACING NO GREATER THAN 50 FEET. THE POINTS ON THE ADJACENT BUILDINGS CAN BE SET EITHER AT THE BASE OR ON THE ROOF OF THE BUILDINGS. SHORING SYSTEM MONITORING SHOULD INCLUDE MEASURING VERTICAL AND HORIZONTAL MOVEMENT AT THE TOP OF EVERY OTHER SOLDIER PILE AND ANY GEOTECHNICAL INSTRUMENTATION USED FOR THE PROJECT.

THE MEASURING SYSTEM FOR THE SHORING MONITORING SHOULD HAVE AN ACCURACY OF AT LEAST 0.005 FOOT. ALL REFERENCE POINTS ON THE GROUND SURFACE SHOULD BE INSTALLED AND READ BEFORE EXCAVATION BEGINS. THE FREQUENCY OF READINGS WILL DEPEND ON THE RESULTS OF PREVIOUS READINGS AND AT THE RATE OF CONSTRUCTION. AT MINIMUM READINGS ON THE EXTERNAL POINTS SHOULD BE TAKEN TWICE A WEEK THROUGH CONSTRUCTION, AND AT LEAST EVERY OTHER WEEK UNTIL BELOW GRADE STRUCTURAL ELEMENTS ARE COMPLETED (INCLUDING FLOOR SLABS) OR AS SPECIFIED BY THE STRUCTURAL AND GEOTECHNICAL ENGINEERS. BASELINE READINGS OF ALL MONITORING POINTS ARE TO BE TAKEN PRIOR TO THE START OF CONSTRUCTION. WE RECOMMEND THAT AN INDEPENDENT LICENSED SURVEYOR HIRED BY THE OWNER (NOT THE CONTRACTOR OR AN AGENT OF THE CONTRACTOR) TO RECORD THE DATA AT LEAST ONCE PER WEEK WITH THE OTHER READINGS TAKEN BY THE SURVEYOR OR CONTRACTOR. SURVEY FREQUENCY CAN BE DECREASED AFTER THE SHORING SYSTEM HAS BEEN INSTALLED AND EXCAVATION IS COMPLETE IF THE DATA INDICATES LITTLE OR NO ADDITIONAL MOVEMENT.

THE GEOTECHNICAL SPECIAL INSPECTOR SHALL BE CONTINUOUSLY PRESENT DURING DRILLING AND INSTALLATION OF SOLDIER PILES. THE GEOTECHNICAL ENGINEER SHALL REVIEW SURVEY DATA AND PROVIDE AN EVALUATION OF WALL PERFORMANCE. A GRAPHICAL REPRESENTATION OF WALL MOVEMENT, AND SURVEY DATA TO THE BUILDING DEPARTMENT AND KING COUNTY ON AT LEAST A WEEKLY BASIS. IMMEDIATELY AND DIRECTLY NOTIFY THE BUILDING DEPARTMENT AND KING COUNTY IF ANY UNUSUAL OR SIGNIFICANTLY INCREASED MOVEMENT OCCURS. IMMEDIATELY AND DIRECTLY NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEERS, THE BUILDING DEPARTMENT IF 0.5-INCHES OF MOVEMENT OCCURS BETWEEN TWO CONSECUTIVE READINGS OR WHEN TOTAL MOVEMENTS REACH 0.5-INCHES. AT THAT AMOUNT OF MOVEMENT, THE ENGINEERS AND DESIGNERS SHALL DETERMINE THE CAUSE OF DISPLACEMENT AND DEVELOP REMEDIAL MEASURES SUFFICIENT TO LIMIT TOTAL WALL MOVEMENTS TO 1 INCH. ALL EARTHWORK AND CONSTRUCTION ACTIVITIES MUST BE DIRECTED TOWARDS IMMEDIATE IMPLEMENTATION OF REMEDIAL MEASURES NECESSARY TO LIMIT TOTAL WALL MOVEMENTS TO WHAT HAS BEEN DEFINED AS ACCEPTABLE BY THE DESIGN TEAM (AS INDICATED ABOVE).

DRILLED SOLDIER PILES: THE MINIMUM REQUIRED STRUCTURAL STEEL SHAPES FOR THE SOLDIER PILES ARE INDICATED IN THE SCHEDULES. ALTERNATIVE STEEL SECTIONS MAY BE USED PROVIDED THAT THE CROSS-SECTIONAL AREA AND SECTION MODULUS OF EACH ALTERNATIVE STEEL SECTION ARE EQUAL TO OR GREATER THAN THE CROSS-SECTIONAL AREA AND SECTION MODULUS OF THE CORRESPONDING STEEL SECTION SHOWN ON THE PLANS.

GENERAL CONTRACTOR TO COORDINATE LOGISTICS PLAN WITH SHORING ENGINEER PRIOR TO BEGINNING INSTALLATION OF SHORING.

CHU RESIDENCE
SITE ANALYSIS
4332 W. Mercer Way
Mercer Island, WA 98040

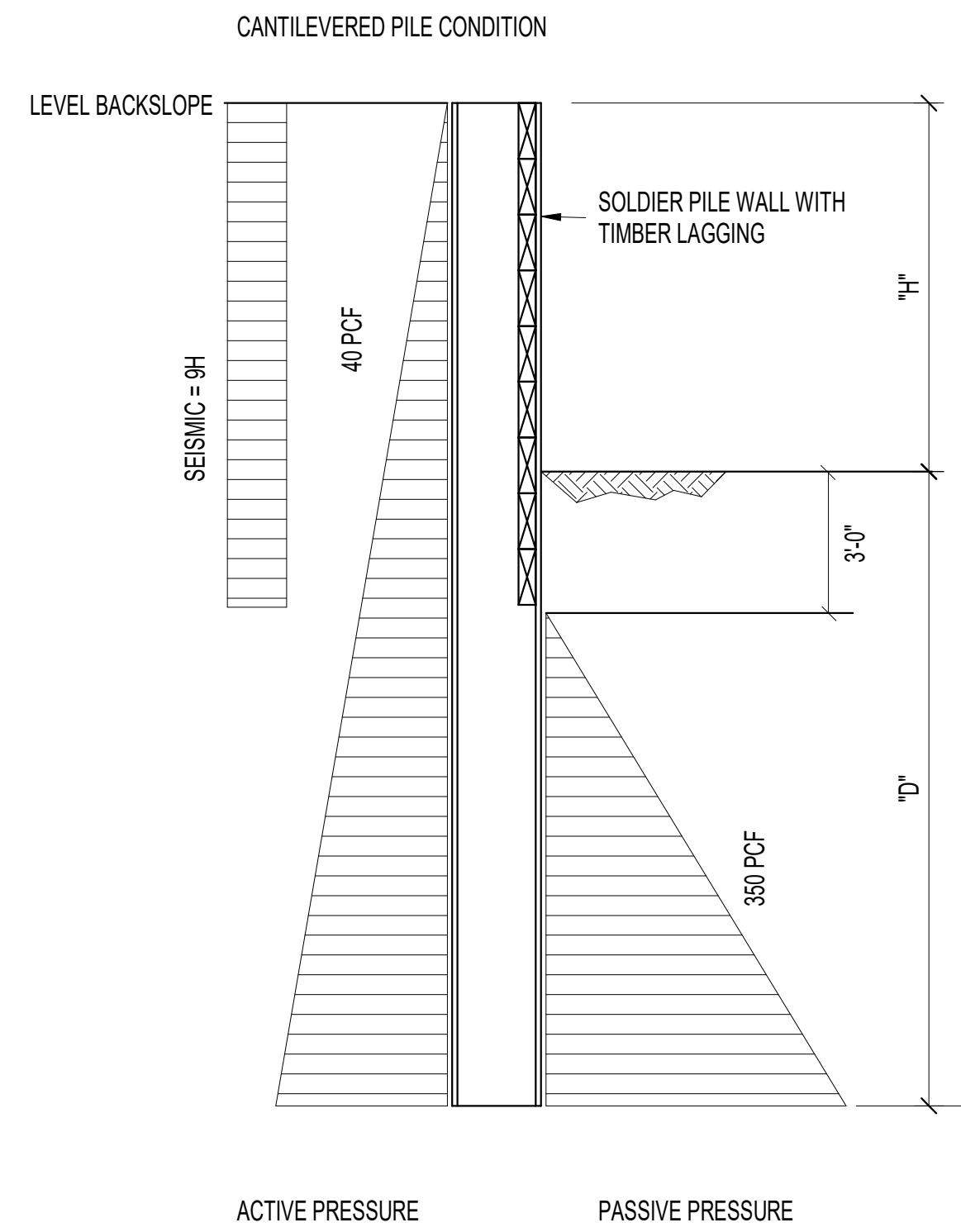
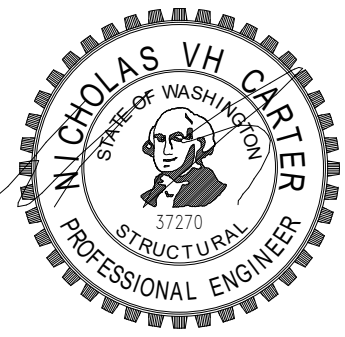
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General Structural Notes

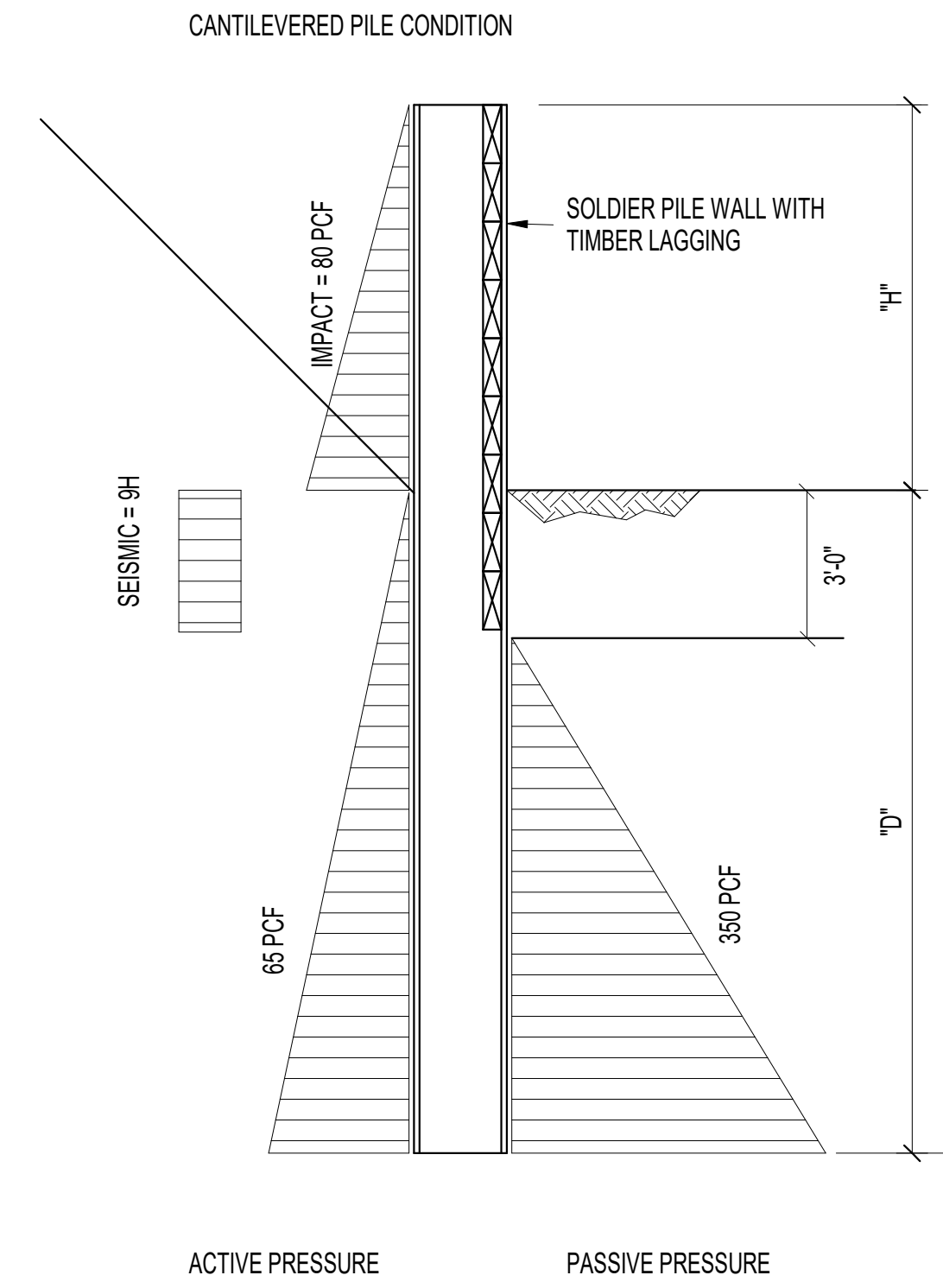
GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)



- NOTES:
1. MINIMUM EMBEDMENT SHOULD BE AT LEAST 10 FEET BELOW OF EXCAVATION.
 2. ACTIVE PRESSURES SHOULD BE APPLIED OVER THE FULL WIDTH OF THE PILE SPACING ABOVE THE BASE OF THE EXCAVATION, AND OVER ONE PILE DIAMETER BELOW THE BASE OF THE EXCAVATION.
 3. PASSIVE PRESSURE SHOULD BE APPLIED TO THREE TIMES THE DIAMETER OF THE SOLDIER PILES.
 4. USE 50% OF THE ACTIVE AND SURCHARGE PRESSURES FOR LAGGING DESIGN WITH SOLDIER PILES SPACED AT 8' OR LESS.
 5. REFER TO GEOTECHNICAL REPORT TEXT FOR ADDITIONAL DISCUSSIONS.

PILE LOADING DIAGRAM - SUSTAINED LOAD



- NOTES:
1. MINIMUM EMBEDMENT SHOULD BE AT LEAST 10 FEET BELOW OF EXCAVATION.
 2. ACTIVE PRESSURES SHOULD BE APPLIED OVER THE FULL WIDTH OF THE PILE SPACING ABOVE THE BASE OF THE EXCAVATION, AND OVER ONE PILE DIAMETER BELOW THE BASE OF THE EXCAVATION.
 3. PASSIVE PRESSURE SHOULD BE APPLIED TO TWO TIMES THE DIAMETER OF THE SOLDIER PILES.
 4. USE 50% OF THE ACTIVE AND SURCHARGE PRESSURES FOR LAGGING DESIGN WITH SOLDIER PILES SPACED AT 8' OR LESS.
 5. REFER TO GEOTECHNICAL REPORT TEXT FOR ADDITIONAL DISCUSSIONS.

PILE LOADING DIAGRAM - IMPACT LOAD

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SITE ANALYSIS
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Mercer Island, WA 98040

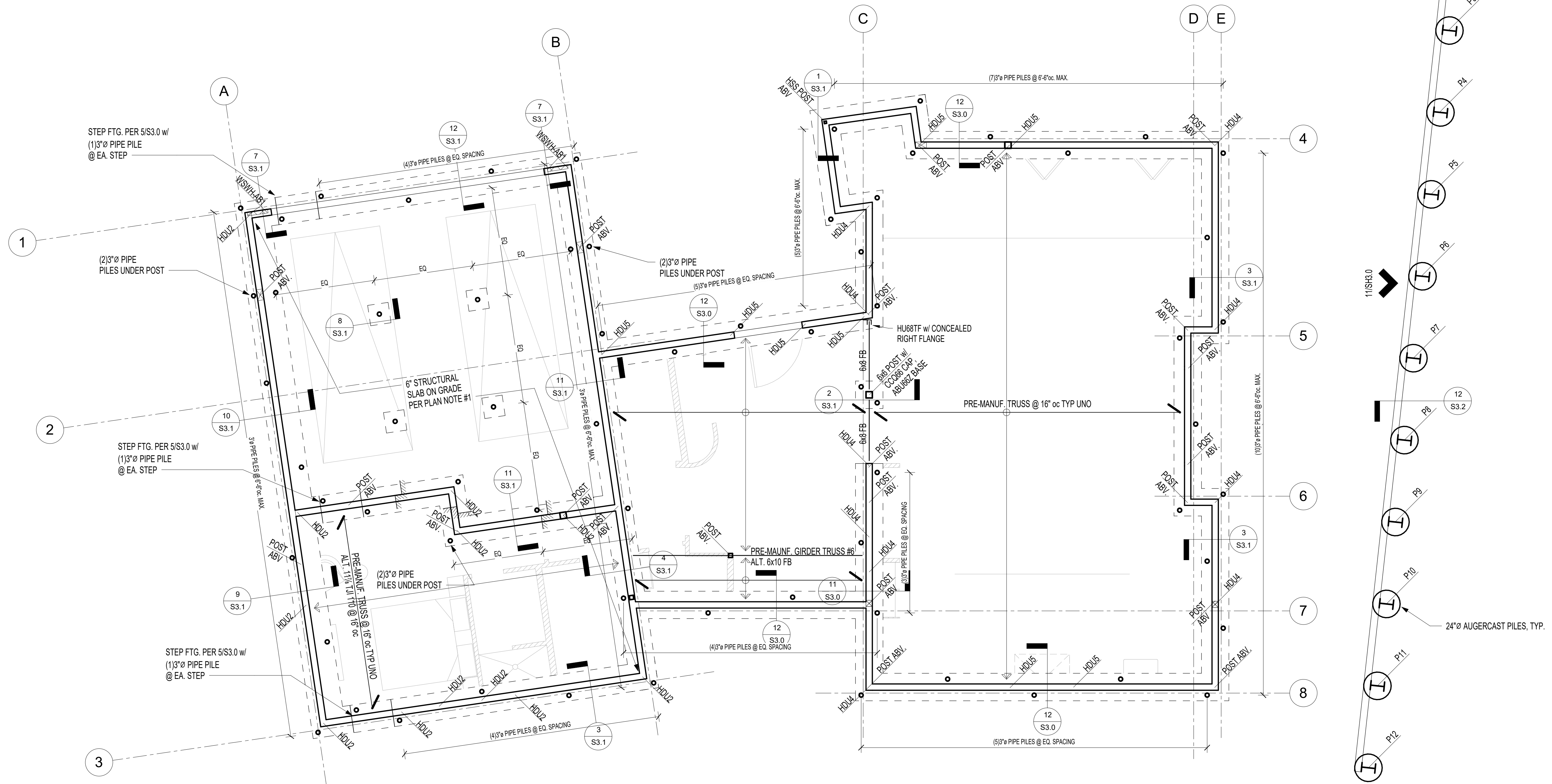
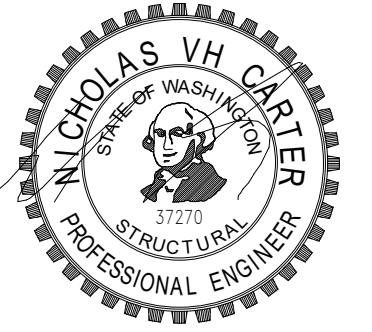
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General Structural Notes

FOUNDATION PLAN NOTES

1. SLAB ON GRADE ELEVATION VARIES PER ARCHITECTURAL PLAN. SLAB SHALL BE 6" THICK WITH #4@18"oc. E.W. CTR'D. PREPARE SOILS AND PROVIDE MINIMUM 6-MIL VISQUEEN VAPOR BARRIER UNDER ALL SLABS. SLABS SHALL BE SUPPORTED ON MINIMUM 4 INCHES OF FREE DRAINING MATERIAL.
2. AT HOLDOWNS PROVIDE THE FOLLOWING ANCHOR BOLTS REFER TO DETAIL 8/S3.0 FOR BOLT SIZE AND DIAMETER. ALL HOLDOWN ANCHOR BOLTS SHALL BE CAST IN PLACE UNLESS OTHERWISE NOTED IN DETAIL 8/S3.0.
3. ALL ANCHORS TO BE INSTALLED AS REQUIRED BY MANUFACTURER. MINIMUM (2) 2X STUDS UNLESS OTHERWISE NOTED ON PLANS.
4. REFER TO S6.4 FOR GIRDER TRUSS LOADING DIAGRAMS

PERMANENT SHORING-PILE SCHEDULE			
PILE MARK	WIDE FLANGE SIZE	MAX RETAINED HEIGHT "H" w/ FREEBOARD (ft)	MIN. EMBED. "D" (ft)
P1	W12x40	6'-0"	18'-8"
P2	W12x40	6'-0"	18'-8"
P3	W12x40	6'-0"	18'-8"
P4	W12x40	6'-0"	18'-8"
P5	W12x40	6'-0"	18'-8"
P6	W12x40	6'-0"	18'-8"
P7	W12x40	6'-0"	18'-8"
P8	W12x40	6'-0"	18'-8"
P9	W12x40	6'-0"	18'-8"
P10	W12x40	6'-0"	18'-8"
P11	W12x40	6'-0"	18'-8"
P12	W12x40	6'-0"	18'-8"



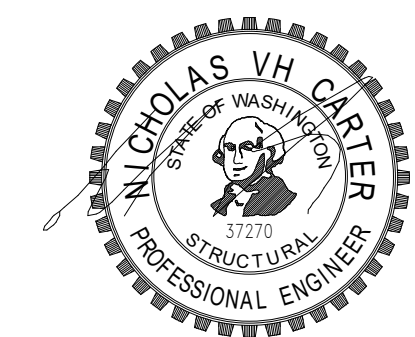
1 Main Level Framing/ Foundation Plan
1/4" = 1'-0"

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SITE ANALYSIS
4332 W. Mercer Way
Mercer Island, WA 98040

Date: _____

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Sheet: _____
Main Level Framing/ Foundation Plan

S2.0

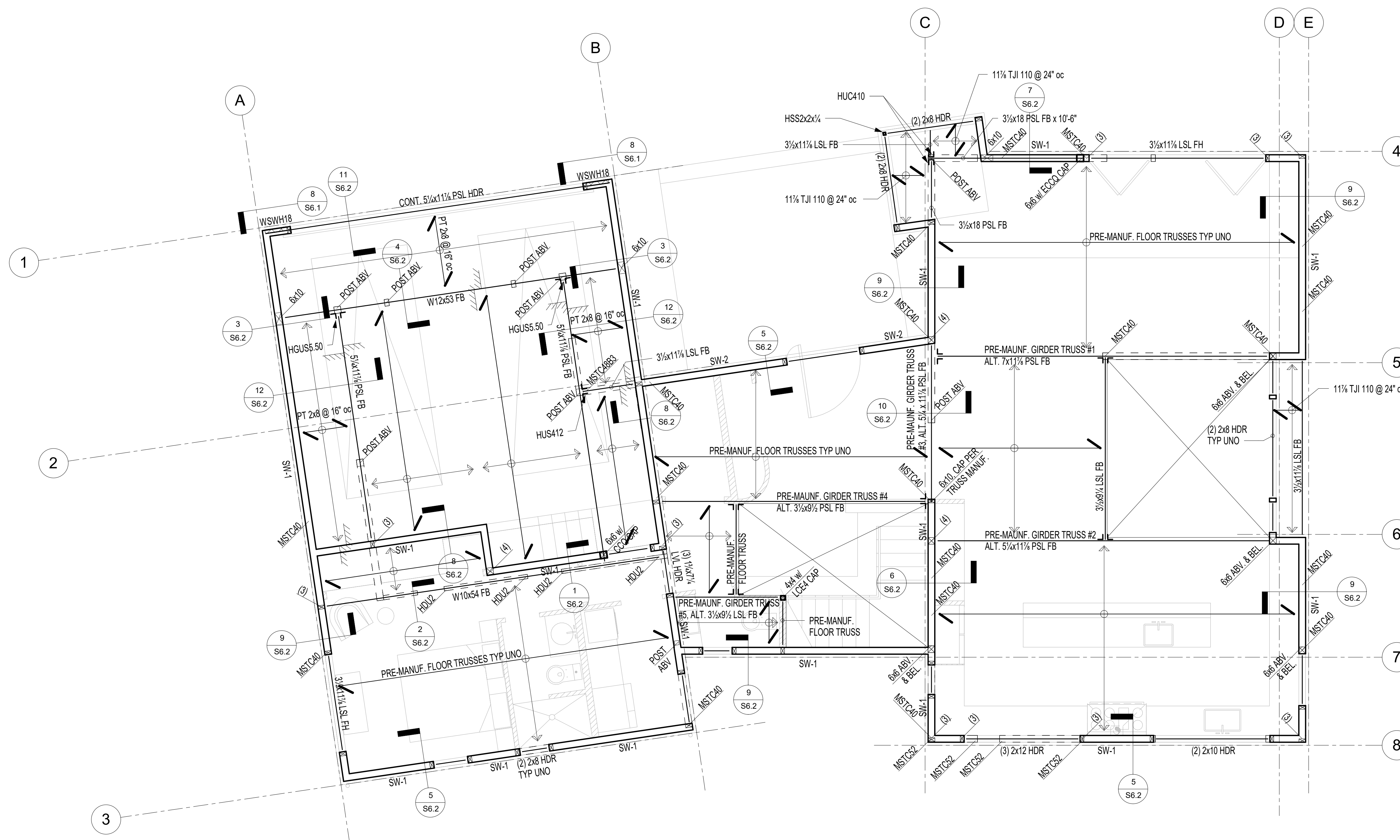


FRAMING PLAN NOTES: (TYPICAL UNLESS NOTED OTHERWISE)

- FLOOR SHEATHING SHALL BE 23/32" TONGUE AND GROOVE APA RATED SHEATHING (SPAN RATING 40/20). NAIL @ ALL FRAMED PANEL EDGES AND OVER SHEARWALLS w/10d @ 6"oc AND 12"oc TO ALL INTERMEDIATE FRAMING.
- DECK SHEATHING SHALL BE 23/32" TONGUE AND GROOVE APA RATED SHEATHING (SPAN RATING 40/20). NAIL @ ALL FRAMED PANEL EDGES AND OVER SHEARWALLS w/10d @ 6"oc AND 12"oc TO ALL INTERMEDIATE FRAMING. DECK DESIGN LOADS INDICATED ON PLANS.
- ALL HEADERS AND BEAMS SHALL BE (2) 2x8 MINIMUM, U.N.O. REFER NOTE 5 FOR SUPPORT REQUIREMENTS.
- COLUMNS SHALL BE DOUBLE STUDS MINIMUM, U.N.O., WITH BEAM OR HEADER BEARING FULLY ON COLUMN.
- REFER TO S6.4 FOR GIRDER TRUSS LOADING DIAGRAMS

LEGEND

- | | | | |
|----|---|------|--|
| | HANGER PER TRUSS MANUF. U.N.O. ON PLAN | SW-x | INDICATES SHEARWALL PER SCHEDULE 12/S6.0 |
| | COLUMNS BELOW | | INDICATES SIMPSON HOLDOWN. REFER DETAIL 8/S3.0 FOR REQUIRED NUMBER OF STUDS, THREADED ROD CALLOUT & EMBEDMENT INTO CONCRETE. |
| | COLUMNS ABOVE | | INDICATES SIMPSON STRAP HOLDOWN |
| | ABRUPT CHANGE IN SLAB/FRAMING ELEVATION | | |
| FB | INDICATES FLUSH BEAM | | |
| DB | INDICATES DROPPED BEAM | | |
| FH | INDICATES FLUSH HEADER | | |
| | SPAN AND EXTENTS | | |



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

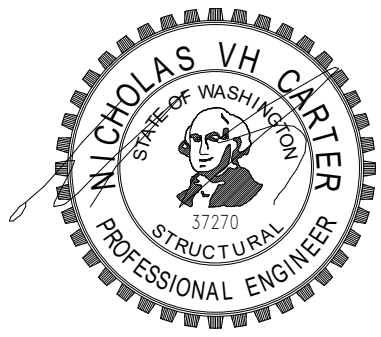
CHU RESIDENCE
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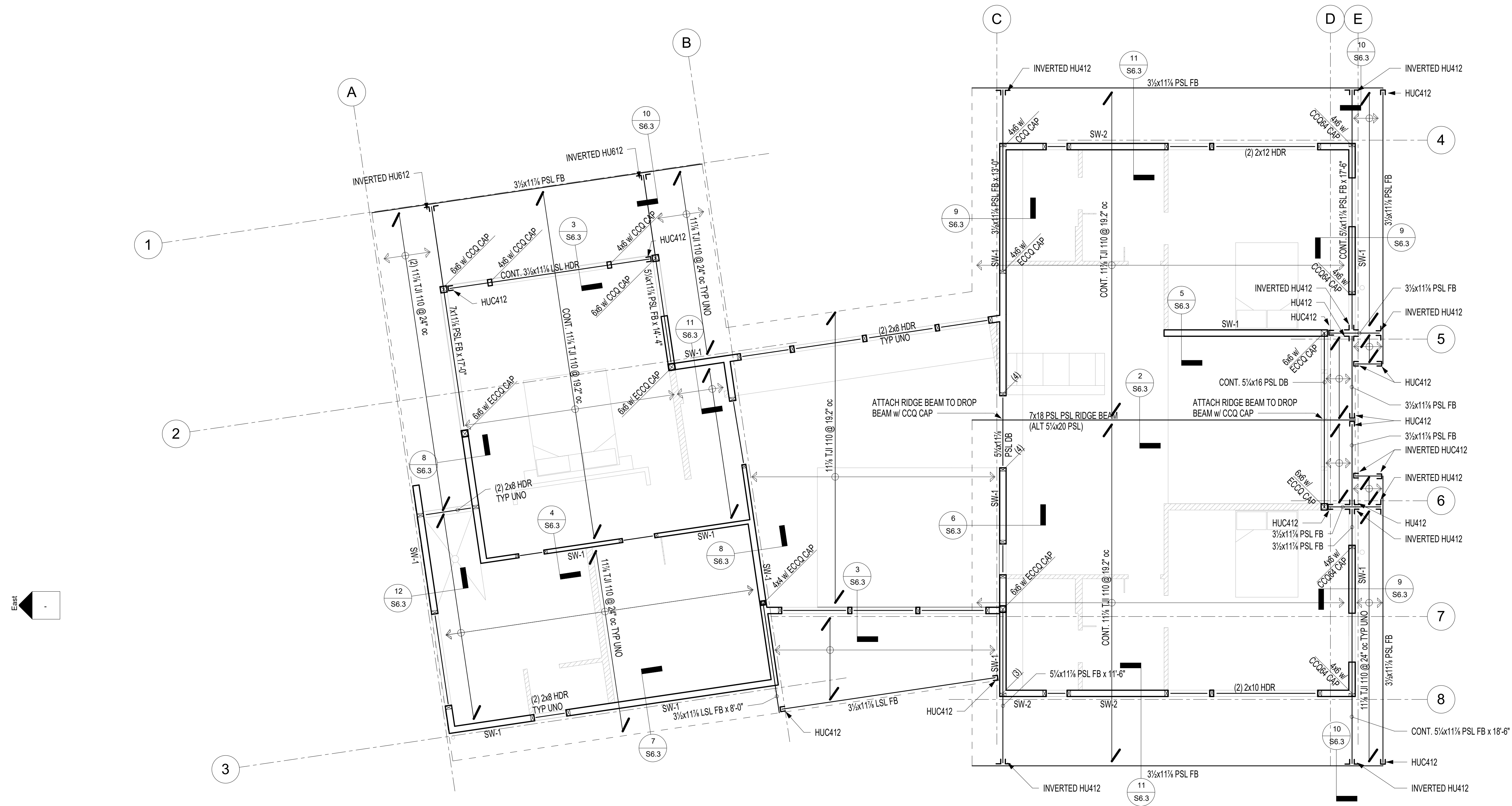
Upper Floor Framing Plan



FRAMING PLAN NOTES: (TYPICAL UNLESS NOTED OTHERWISE)

- ROOF SHEATHING SHALL BE 1/2" APA RATED SHEATHING (SPAN RATING 240) NAIL @ ALL FRAMED PANEL EDGES AND OVER SHEARWALLS w/ 8d @ 6" oc AND 12" oc TO ALL INTERMEDIATE FRAMING. ROOF FRAMING HAS BEEN DESIGNED TO SUPPORT PHOTO-VOLTAIC PANELS. (SDL = 5 PSF)
- ALL HEADERS AND BEAMS SHALL BE (2) 2x8 MINIMUM, U.N.O. REFER NOTE 3 FOR SUPPORT REQUIREMENTS.
- COLUMNS SHALL BE DOUBLE STUDS MINIMUM, U.N.O., WITH BEAM OR HEADER BEARING FULLY ON COLUMN.

LEGEND			
	HANGER PER TRUSS MANUF. U.N.O. ON PLAN	SW-x	INDICATES SHEARWALL PER SCHEDULE 12/S6.0
	COLUMNS BELOW		INDICATES SIMPSON HOLDOWN. REFER DETAIL 8/S3.0 FOR REQUIRED NUMBER OF STUDS, THREADED ROD CALLOUT & EMBEDMENT INTO CONCRETE.
	COLUMNS ABOVE		INDICATES SIMPSON STRAP HOLDOWN
	ABRUPT CHANGE IN SLAB/FRAMING ELEVATION		
	INDICATES FLUSH BEAM		
	INDICATES DROPPED BEAM		
	INDICATES FLUSH HEADER		
	SPAN AND EXTENTS		



CHU RESIDENCE
SITE ANALYSIS
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Mercer Island, WA 98040

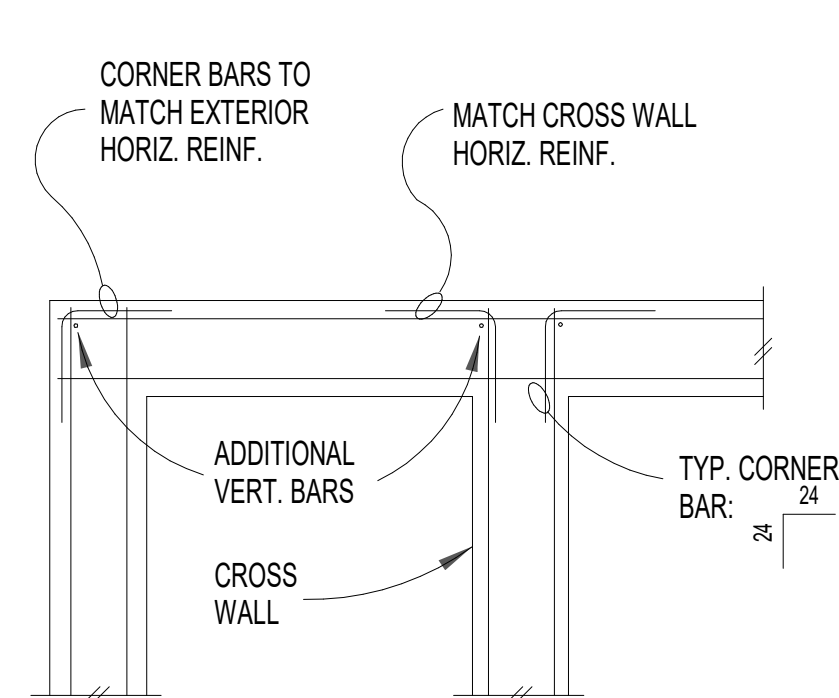
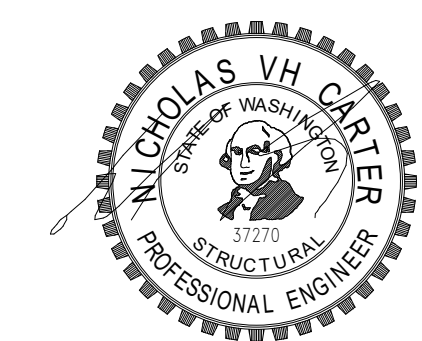
1 Roof Framing Plan
1/4" = 1'-0"

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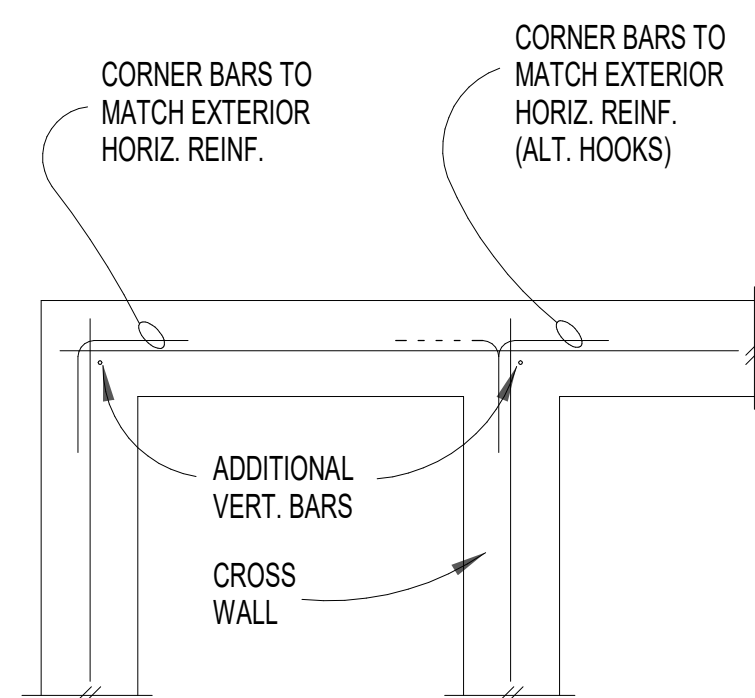
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Roof Framing Plan

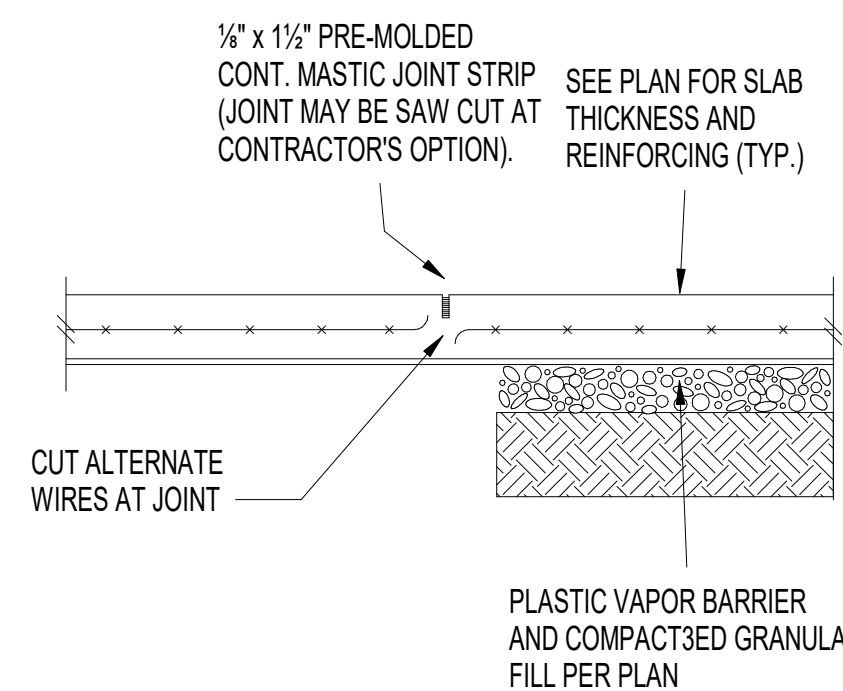


DOUBLE CURTAIN



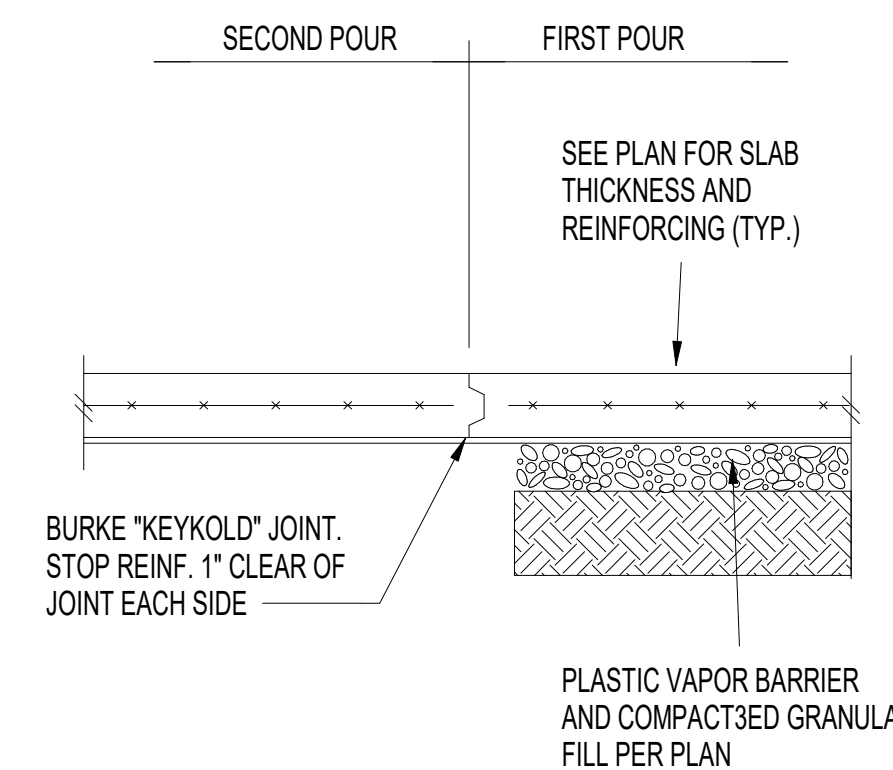
SINGLE CURTAIN

Typical Corner Bars at Concrete Walls 2



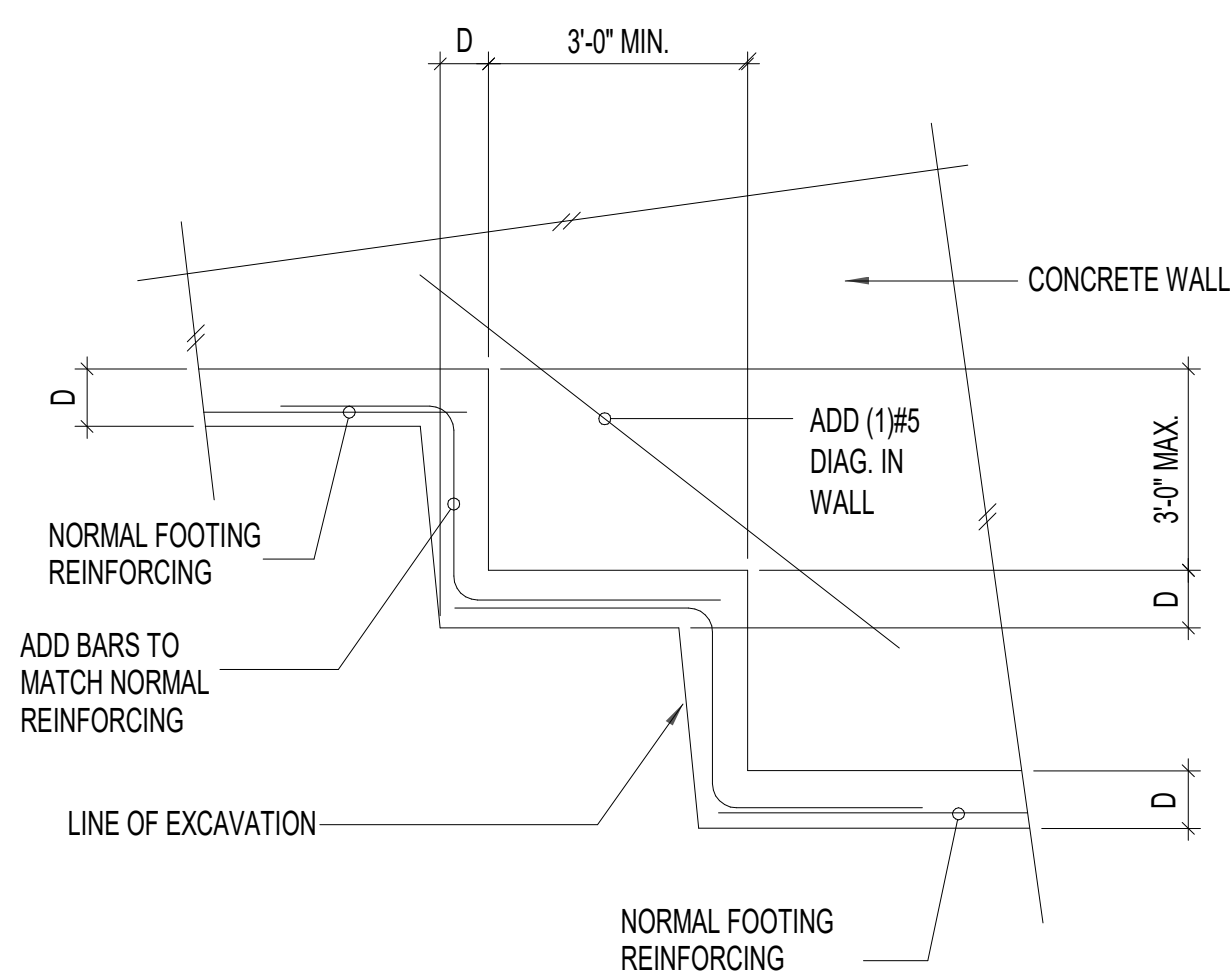
Control Joint

PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK OF 400 SQUARE FEET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

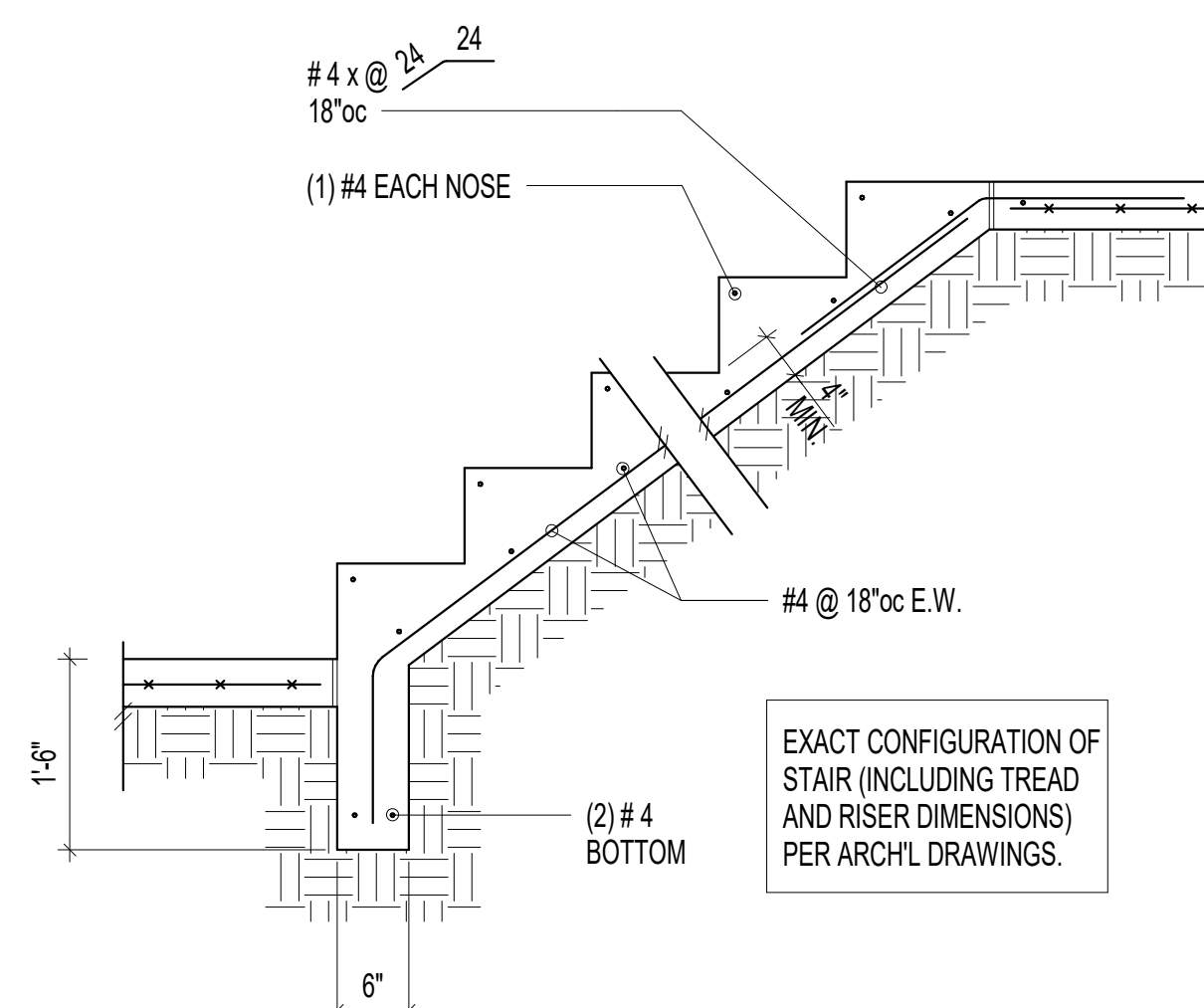


Construction Joint

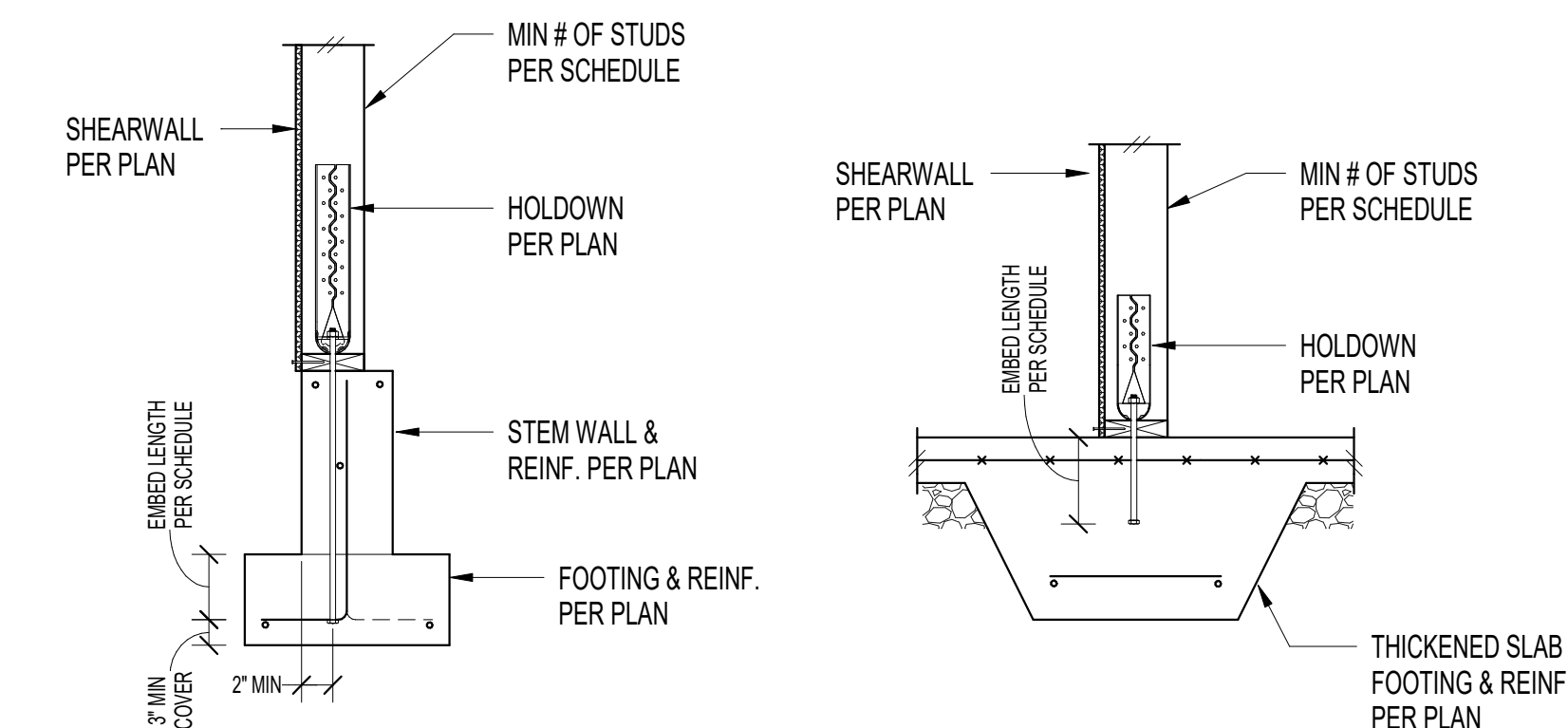
Typical Non-Structural Slab On Grade Joints 4



Typical Stepped Footing 5



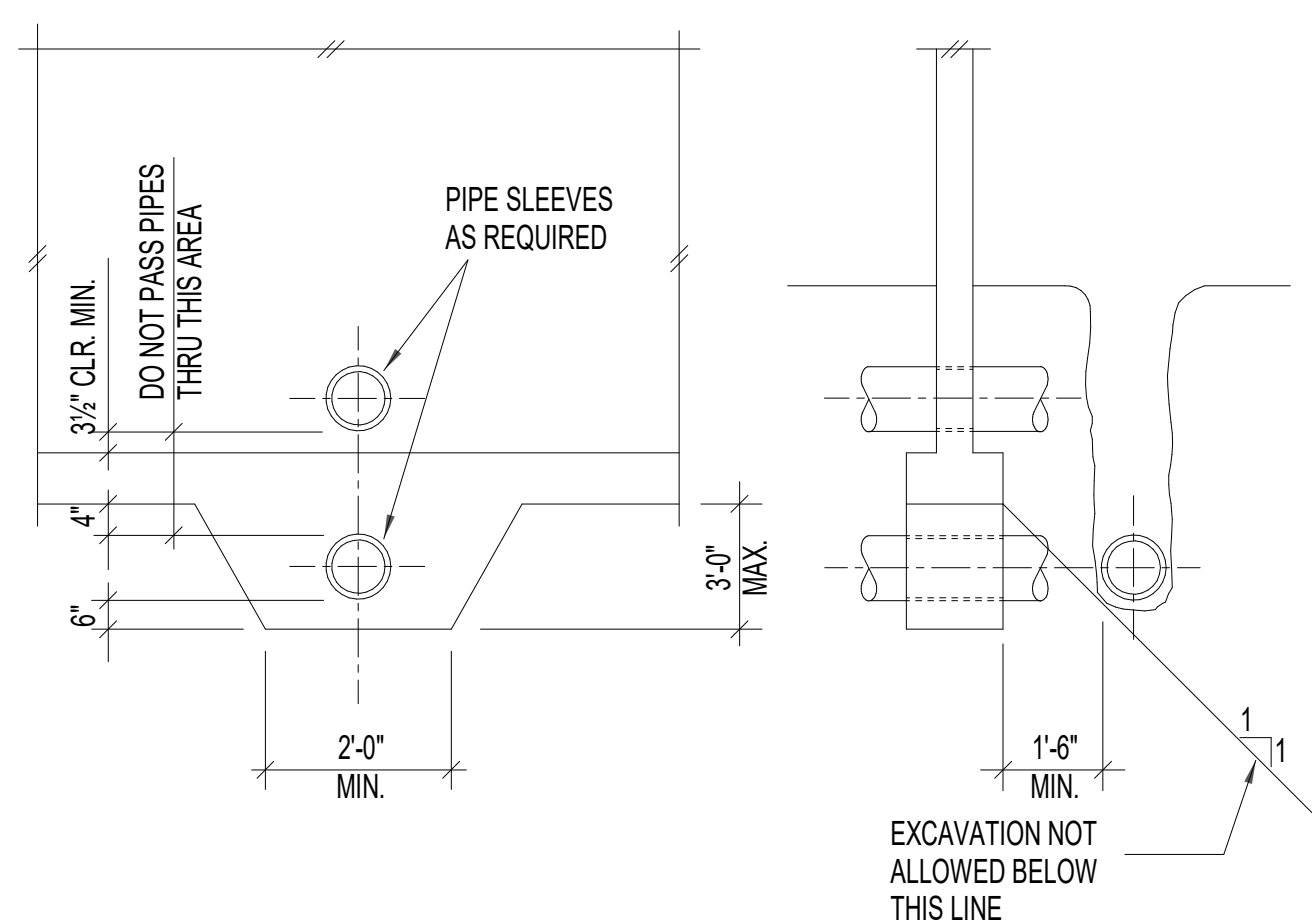
Stair On Grade 6



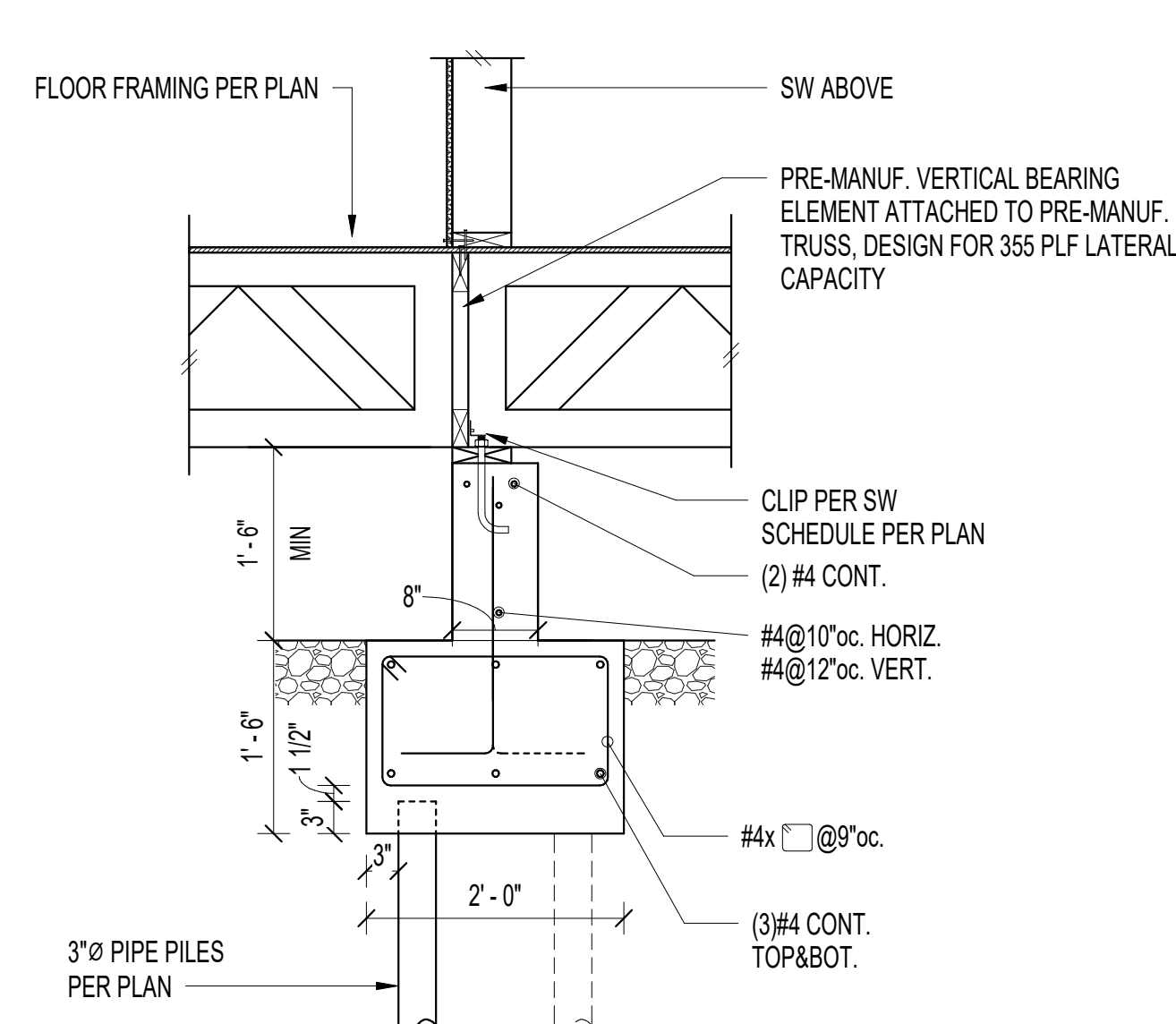
HOLDOWN SCHEDULE				
PLAN MARK	ANCHOR BOLT	EPOXY EMBED ③	CAST-IN-PLACE ②	MIN. NO. OF END STUDS ①
HDU2	5/8"Ø	7"	-	2
HDU4	5/8"Ø	7"	-	2
HDU5	SBS5/8x24	- ④	18"	3

- ① MINIMUM NO. OF STUDS AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS
- ② INSTALL ANCHOR BOLT PER MANUFACTURER
- ③ ANCHOR MAY BE POST INSTALLED w/ EPOXY PER GENERAL NOTES AND 5/8"Ø ANCHOR BOLT
- ④ ANCHOR BOLT CANNOT BE POST-INSTALLED AND MUST BE CAST-IN-PLACE AS INDICATED

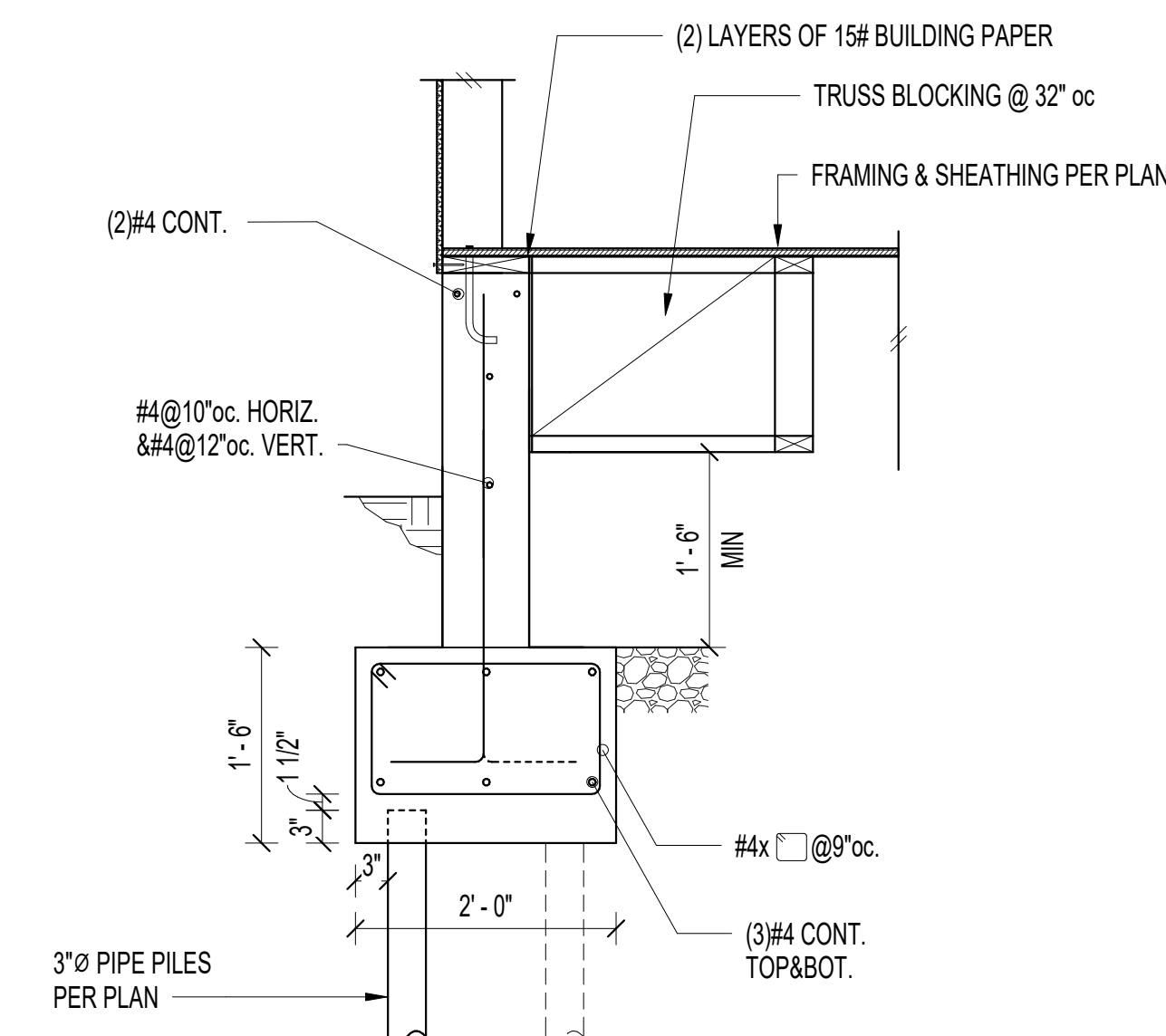
Holddown Schedule 8



Pipe and Trench Location Conditions 9



11

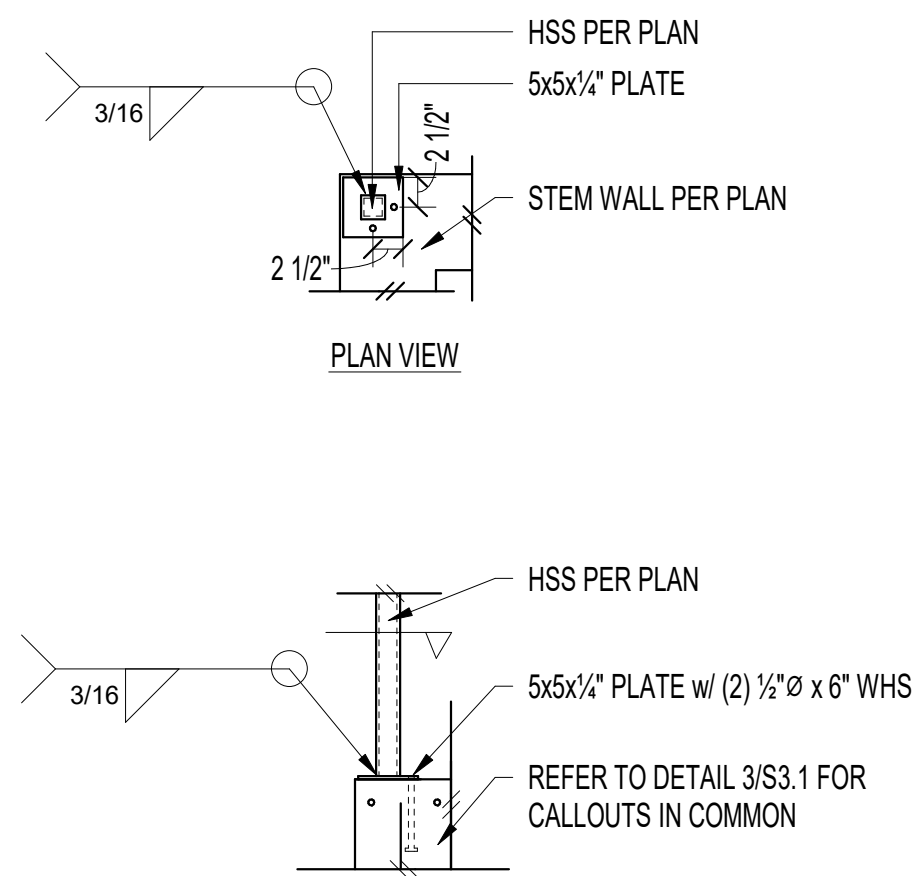


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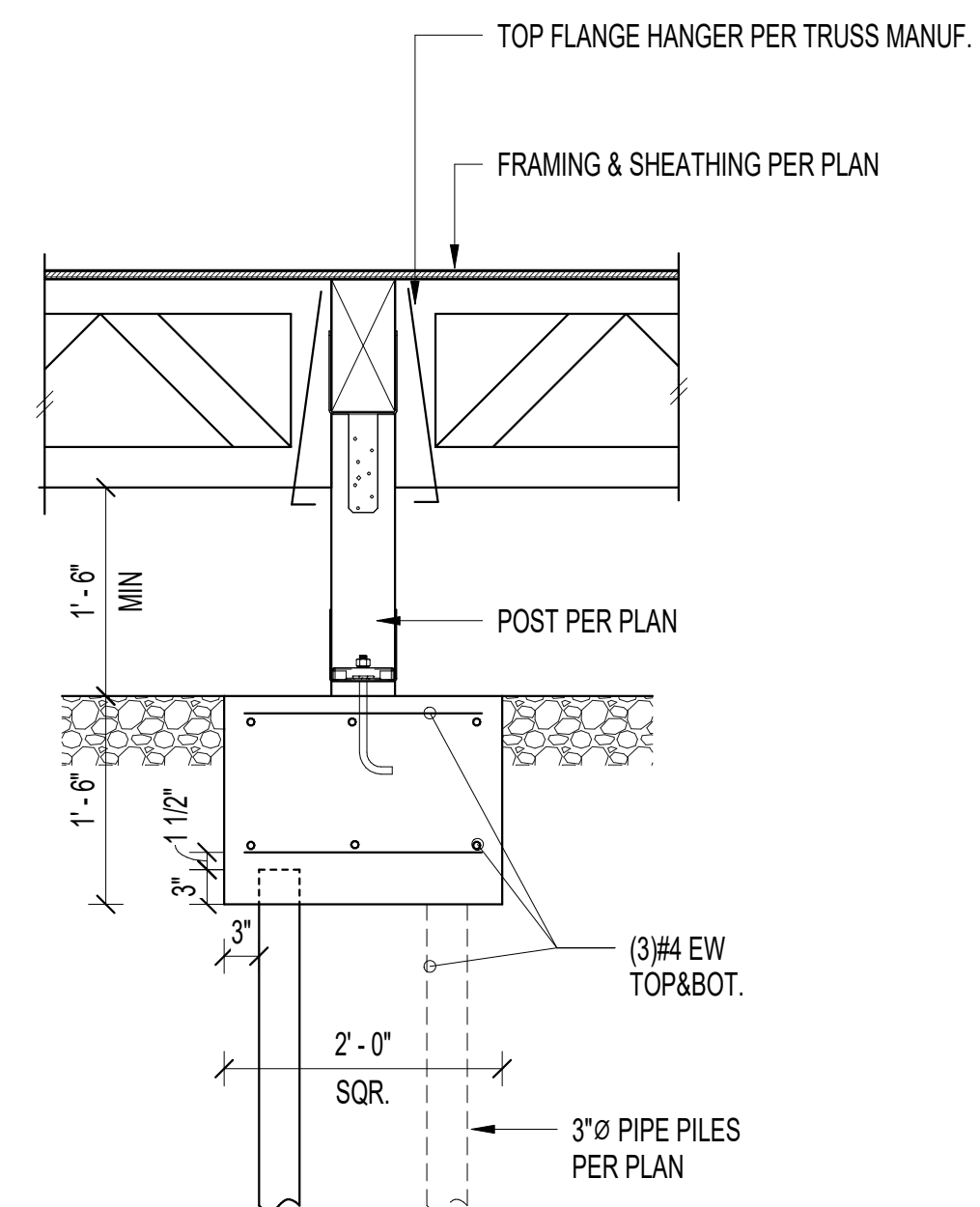
CHU RESIDENCE
SITE ANALYSIS
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Sheet: _____
Concrete Details

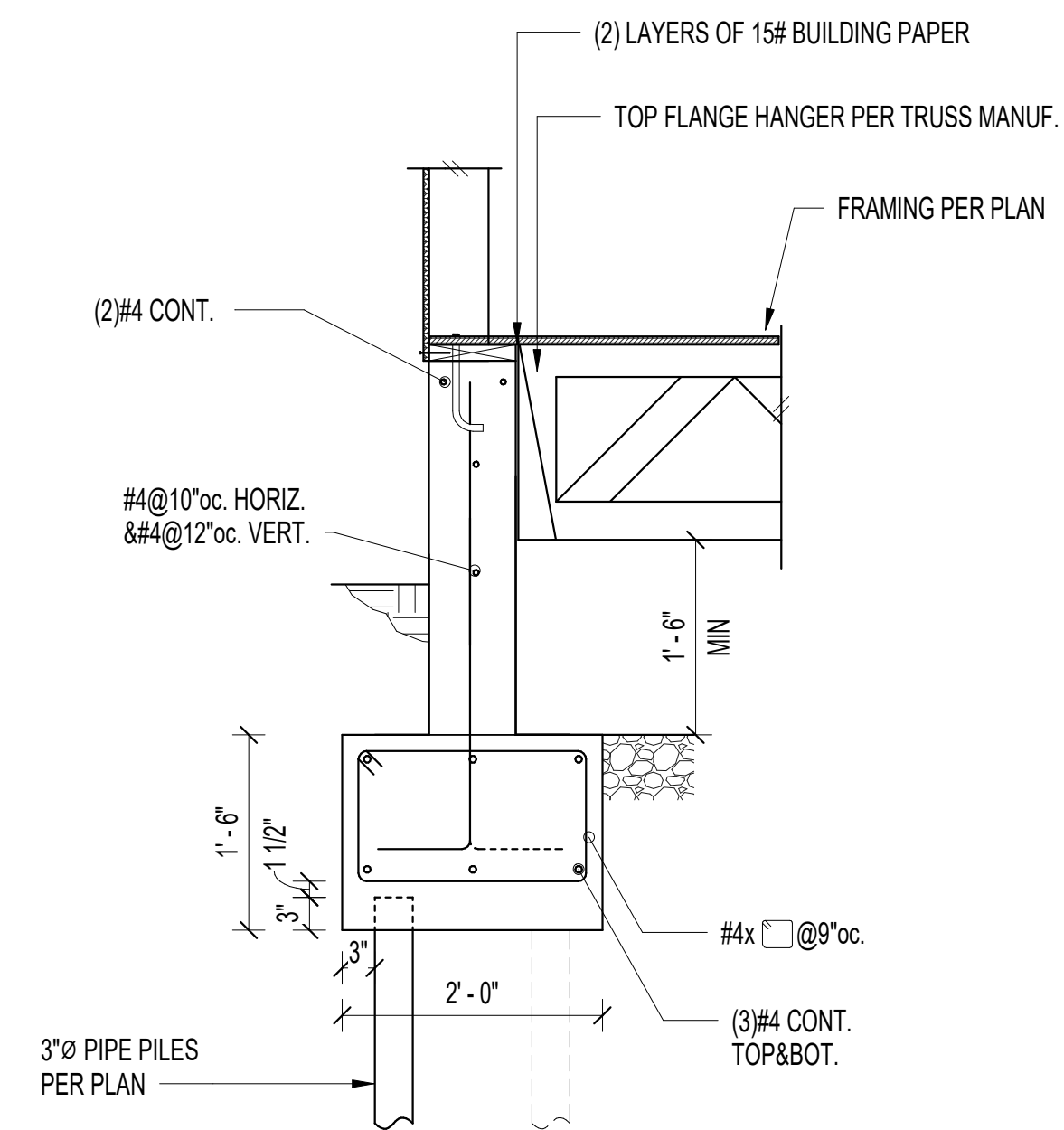
S3.0



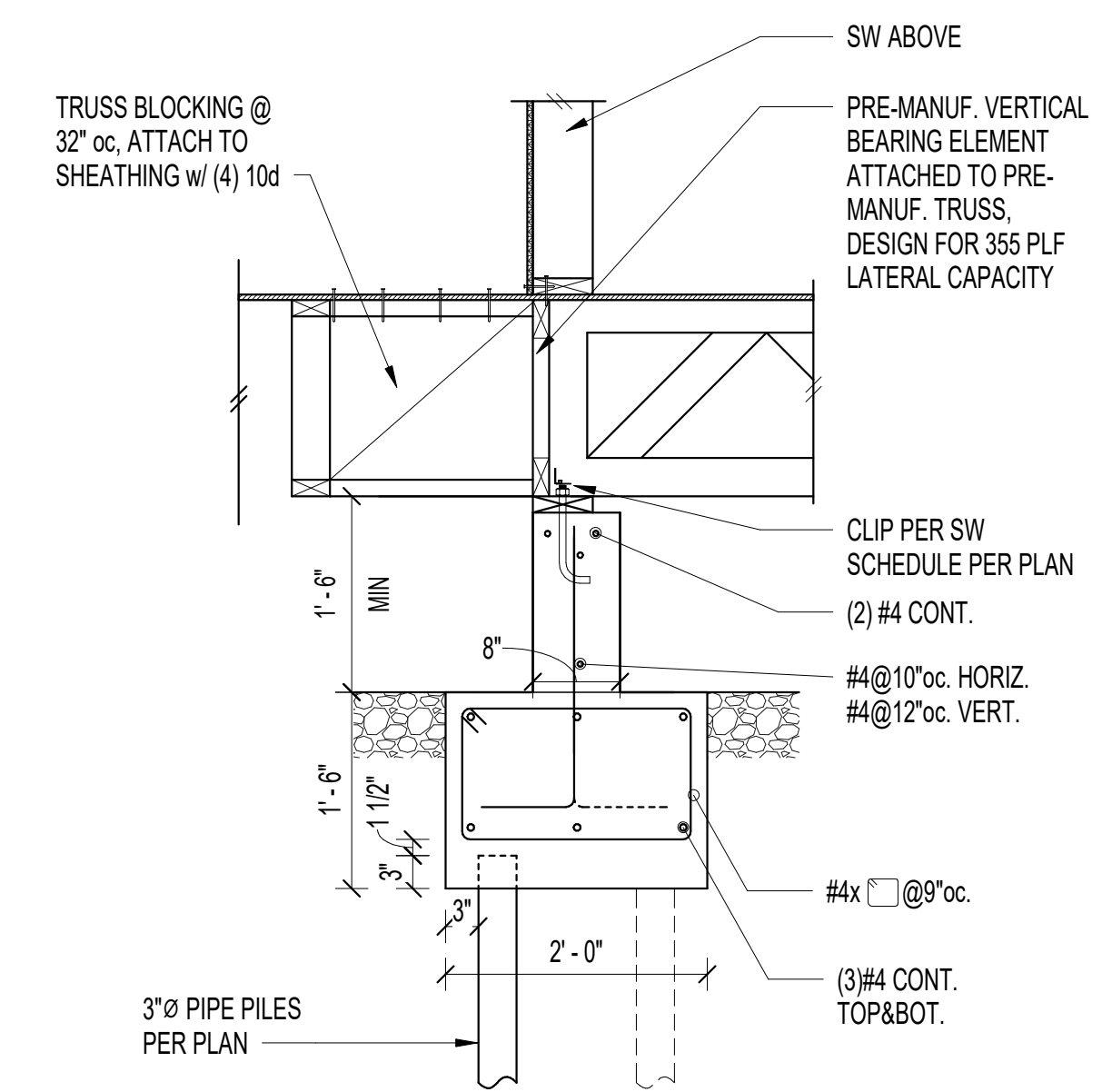
HSS Post Base 1



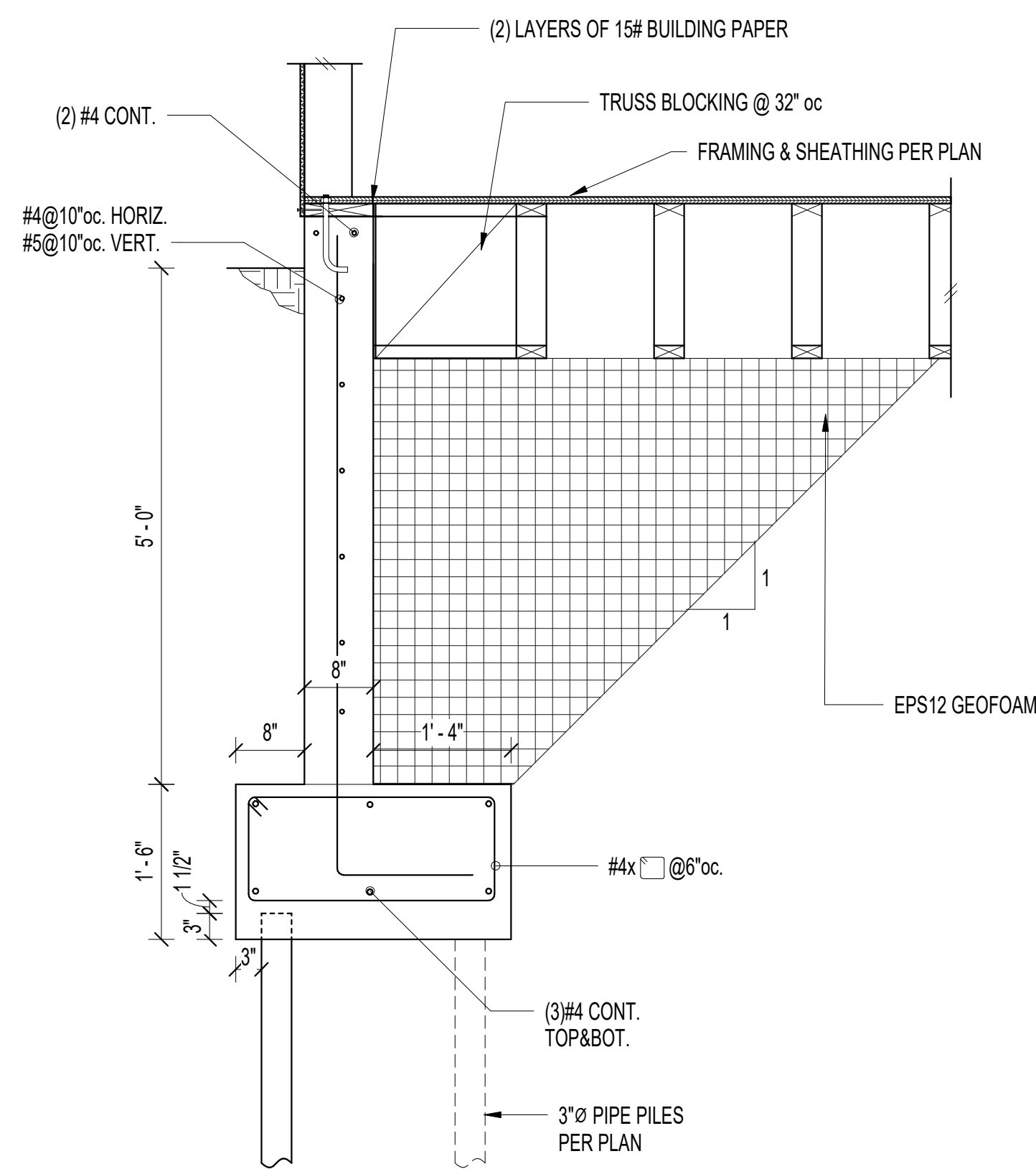
Interior Footing w/ Post & Beam 2



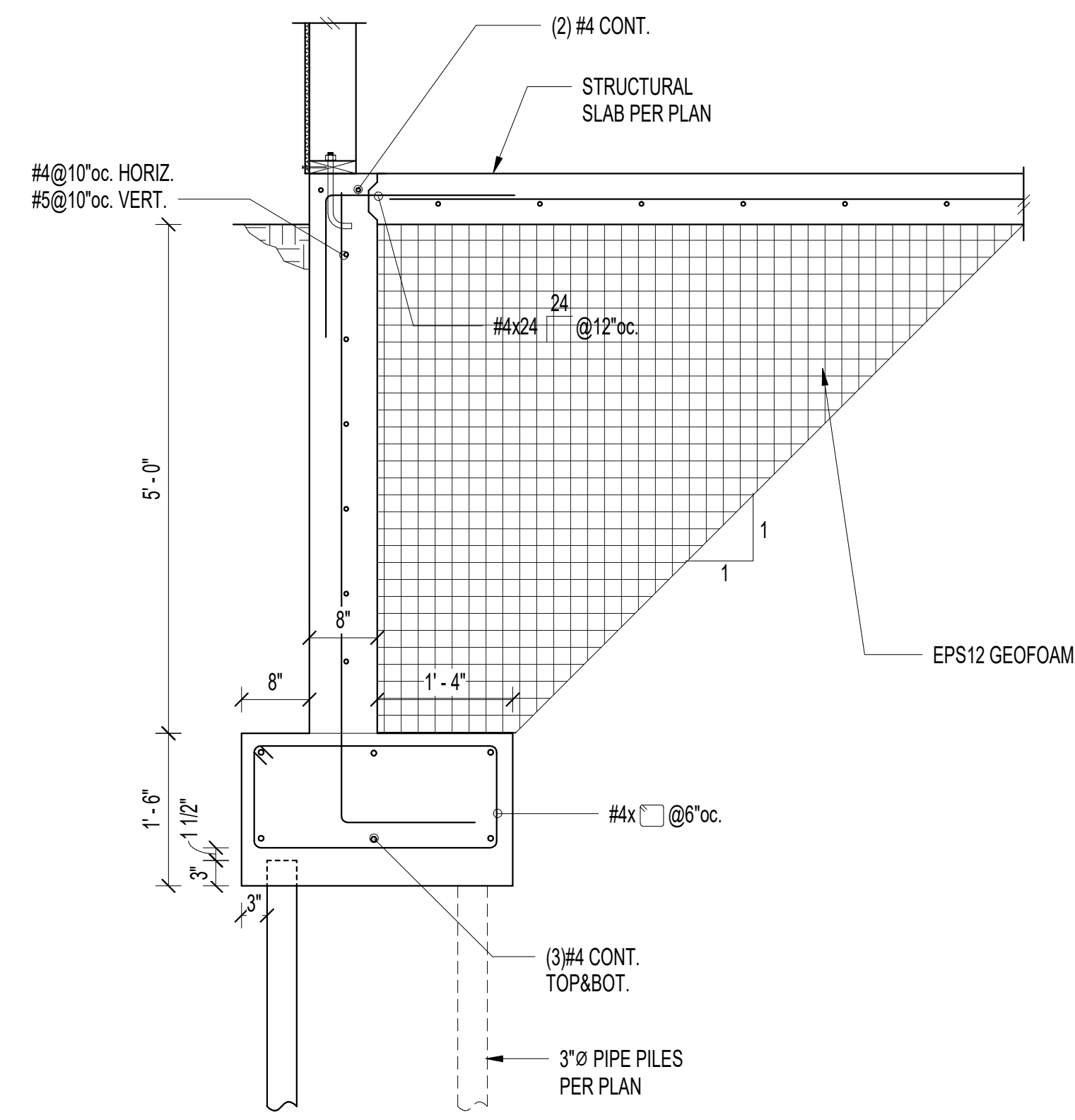
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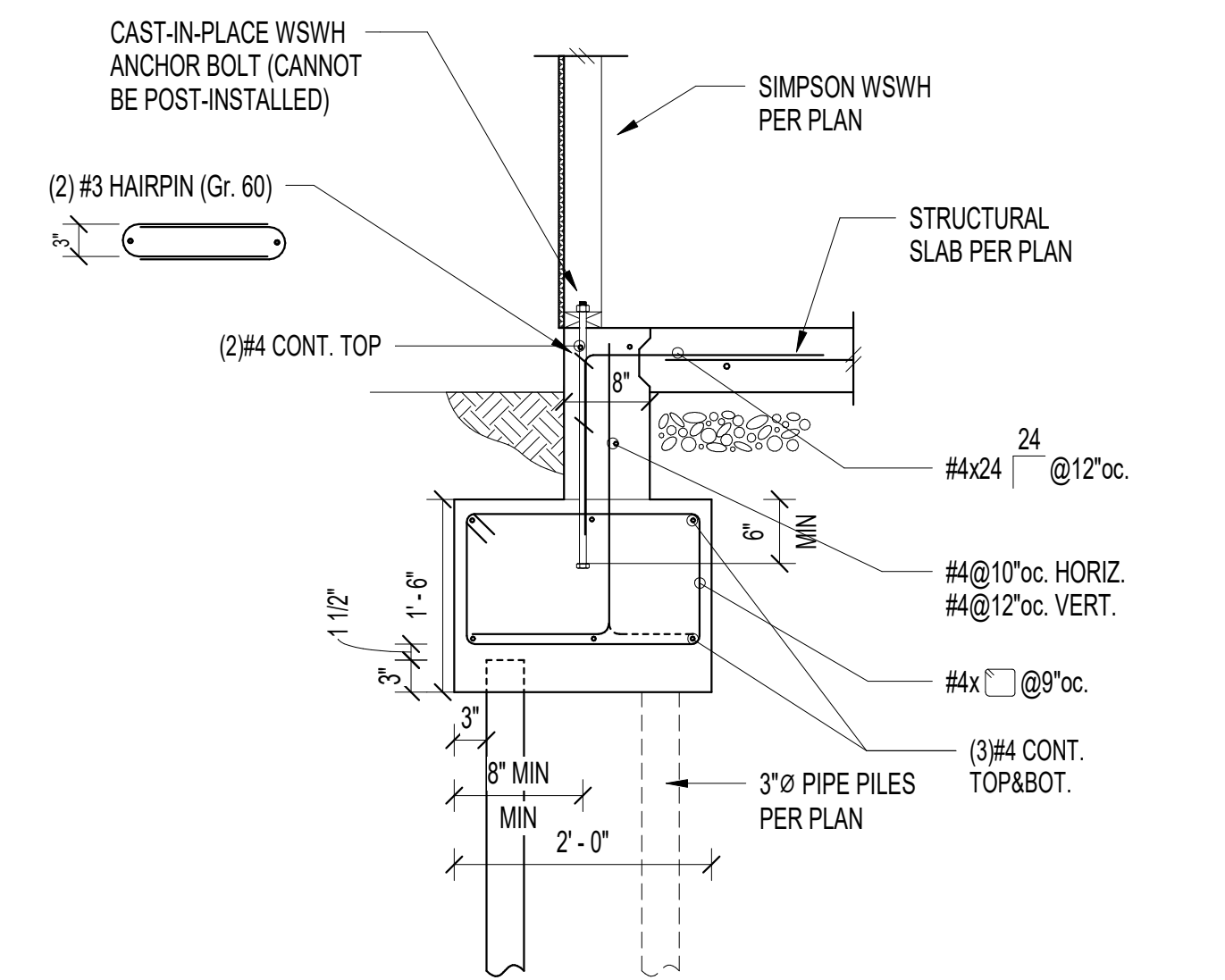
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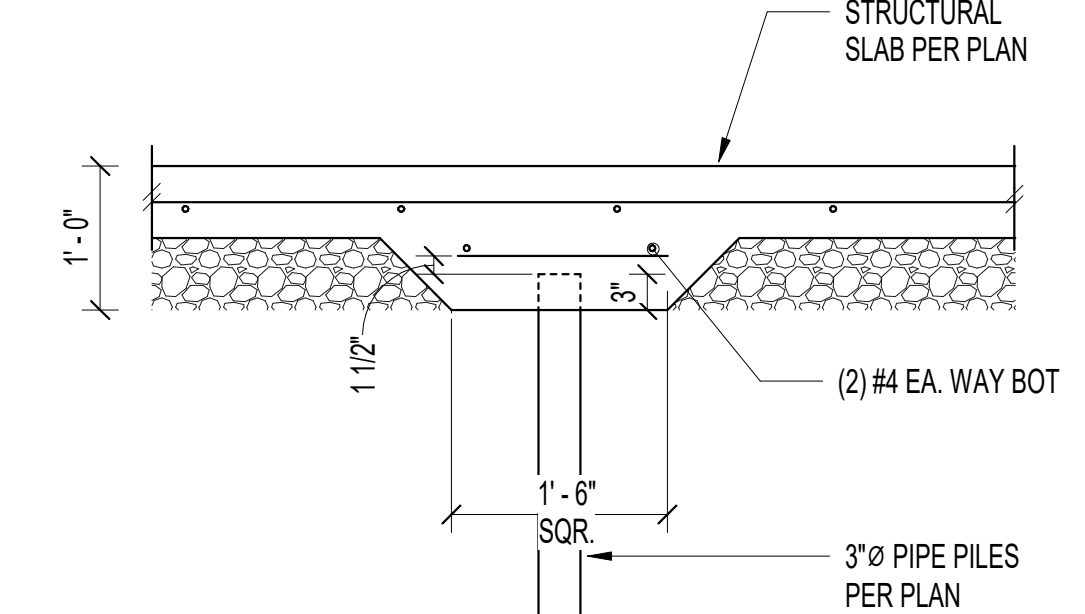
Retaining Wall Grade Beam @ GL-A 9



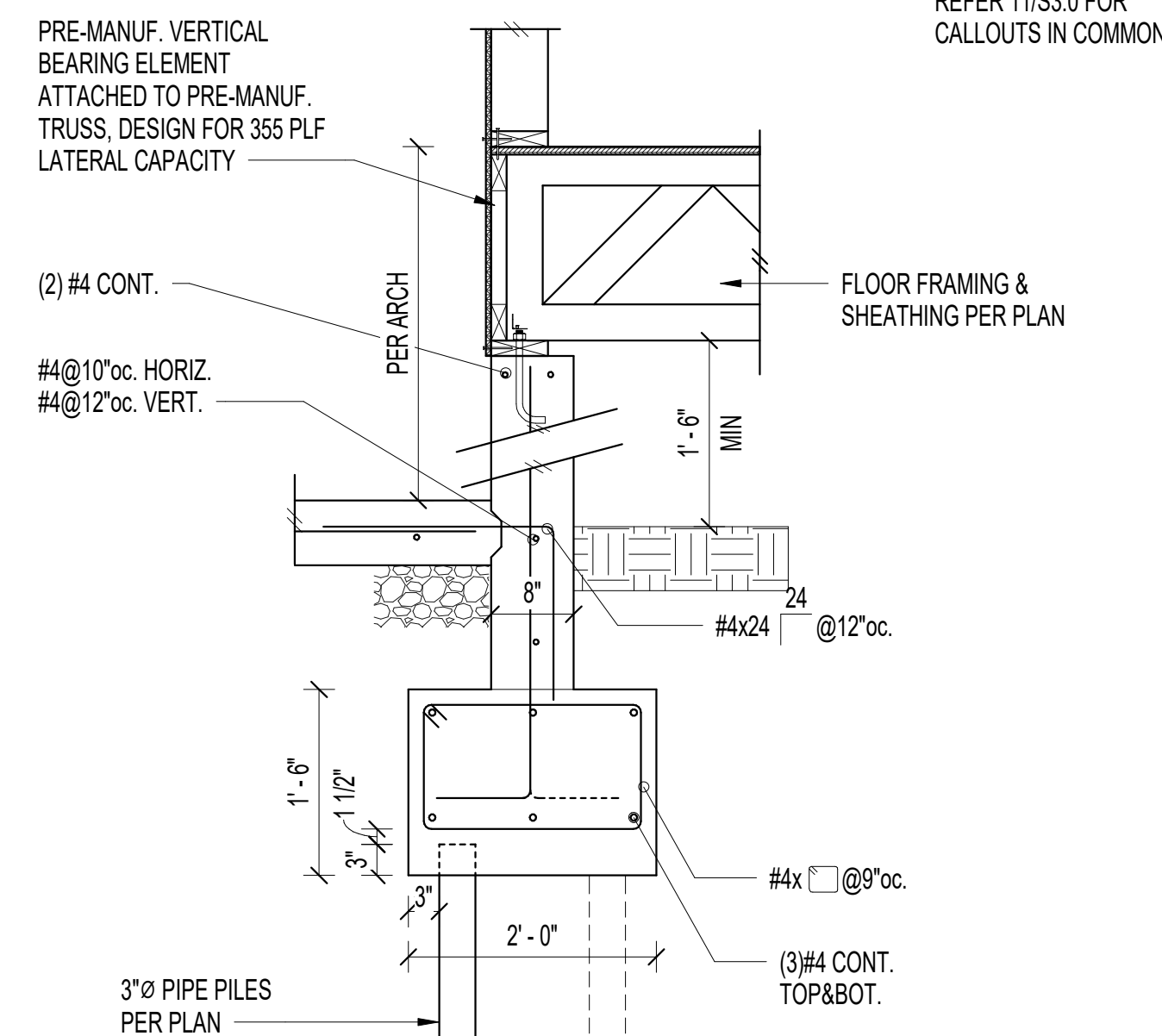
Retaining Wall Grade Beam @ GL-A 10



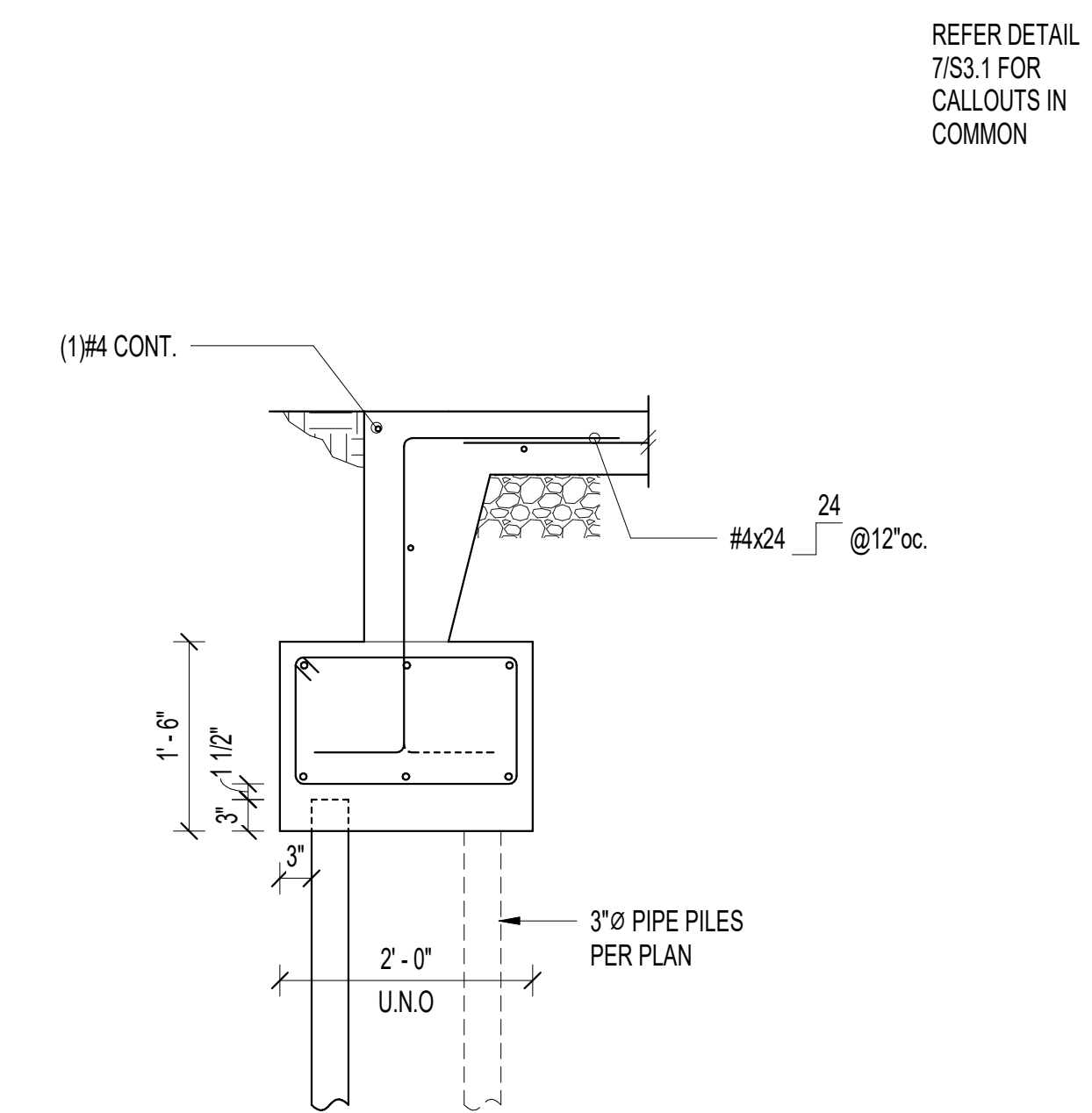
Grade Beam @ WSWH 7



Pile Supported Structural Slab 8



Interior Grade Beam w/Shearwall 11



Grade Beam @ Garage Entry 12

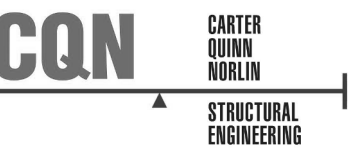
CHU RESIDENCE
SITE ANALYSIS
4332 W. Mercer Way
Mercer Island, WA 98040

Date: _____

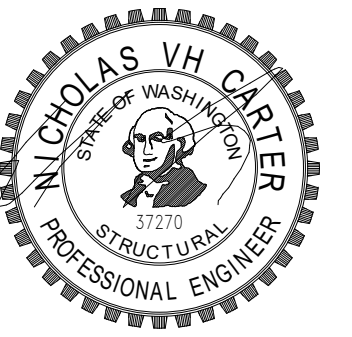
Scale: _____
Sheet: _____
Concrete Details

S3.1

REFER 12/SH3.0 FOR
CALLOUTS IN COMMON



2033 Sixth Ave #995
Seattle, WA 98121
206-264-7784
www.CQN-SE.com

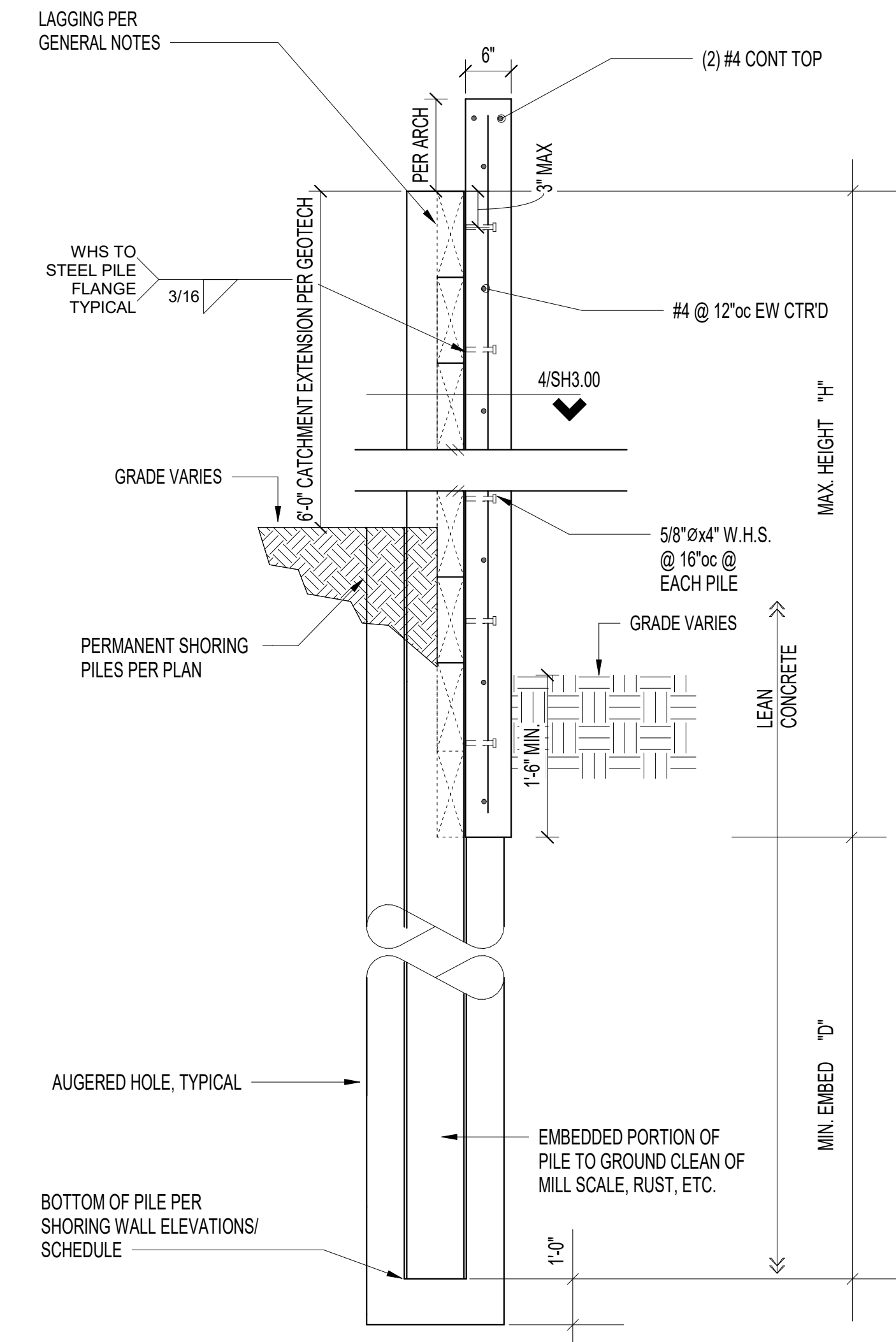
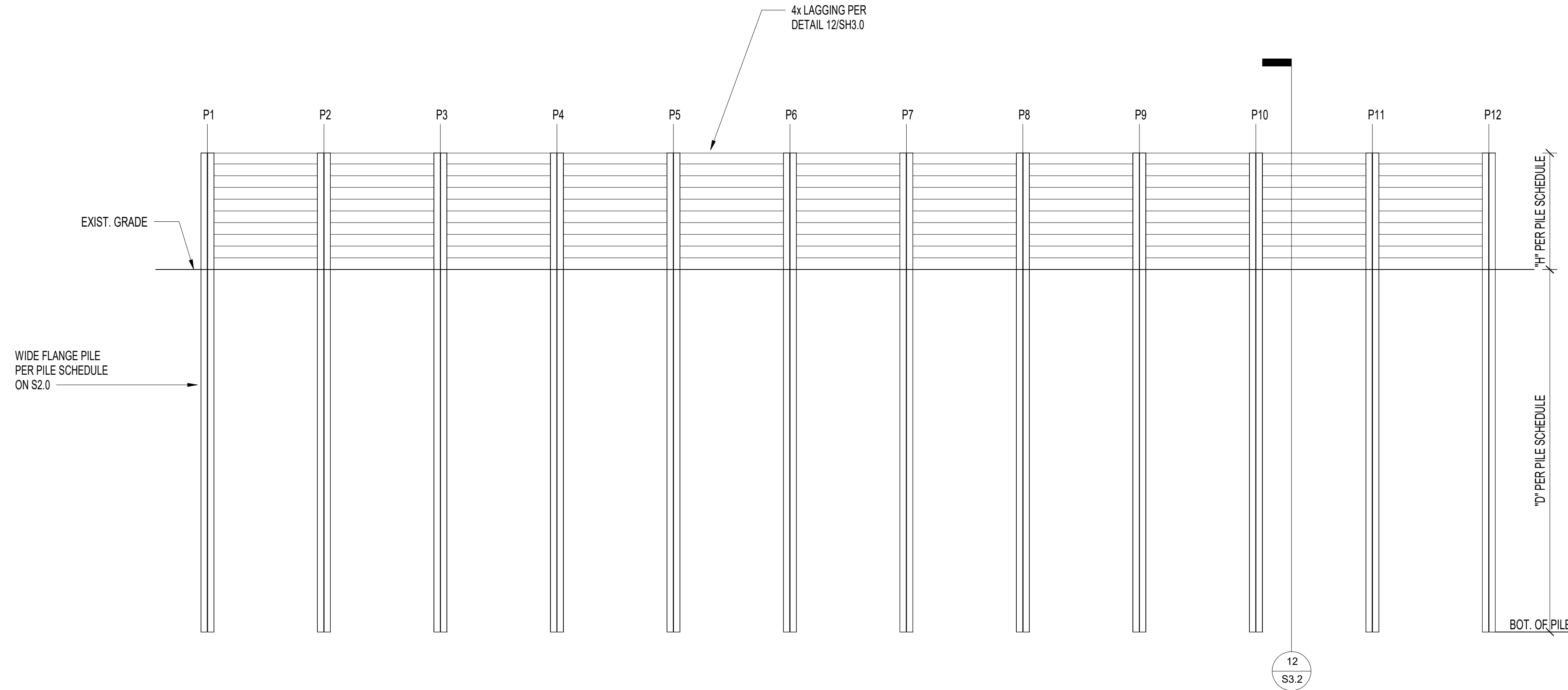
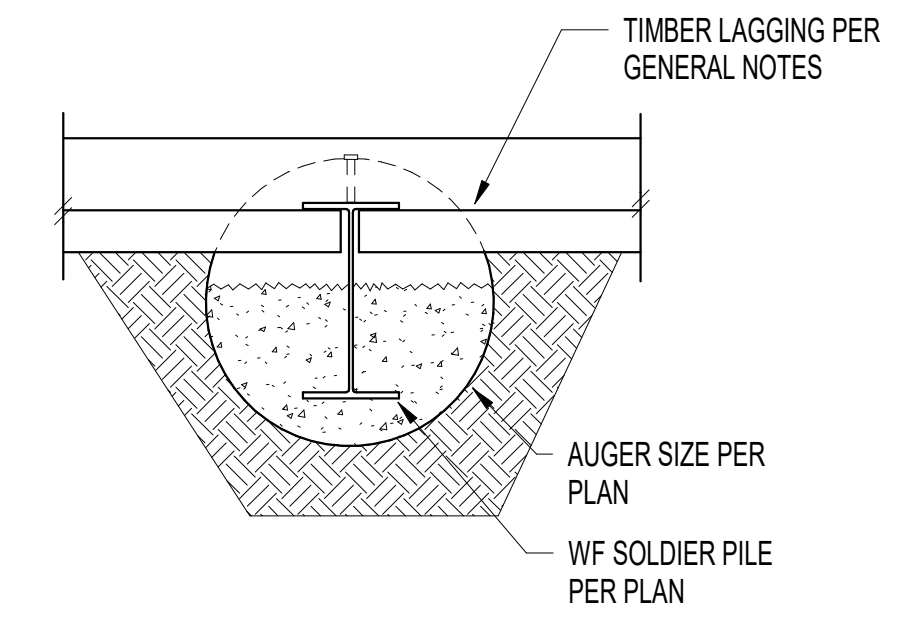


1

2

3

Typical Pile Section 4

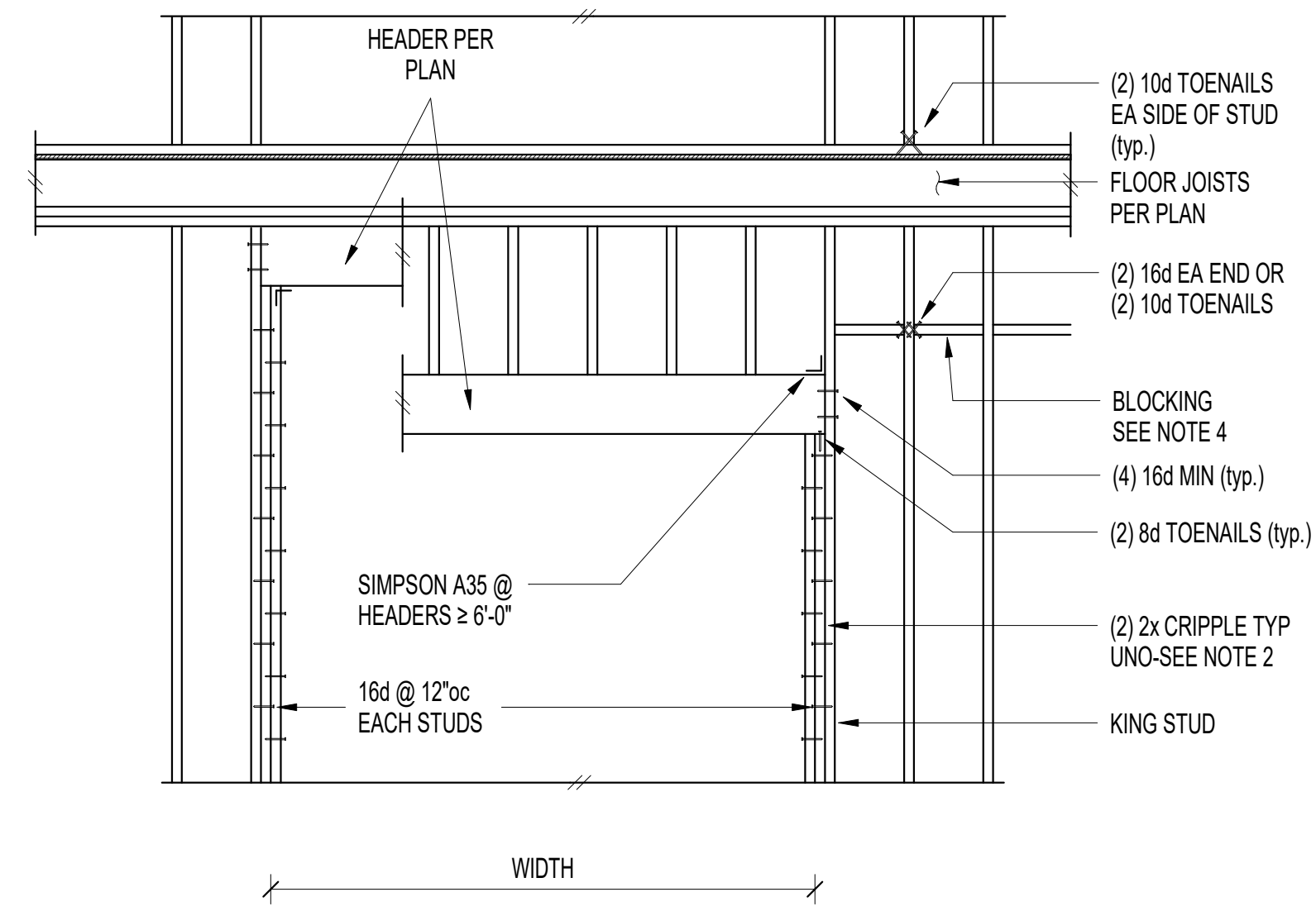
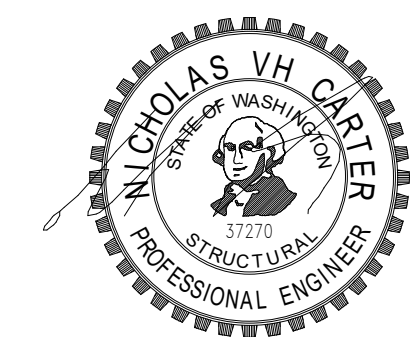


CHU RESIDENCE
SITE ANALYSIS
4332 W. Mercer Way
Mercer Island, WA 98040

Date: _____

Scale:
Sheet:
Shoring Details

S3.2

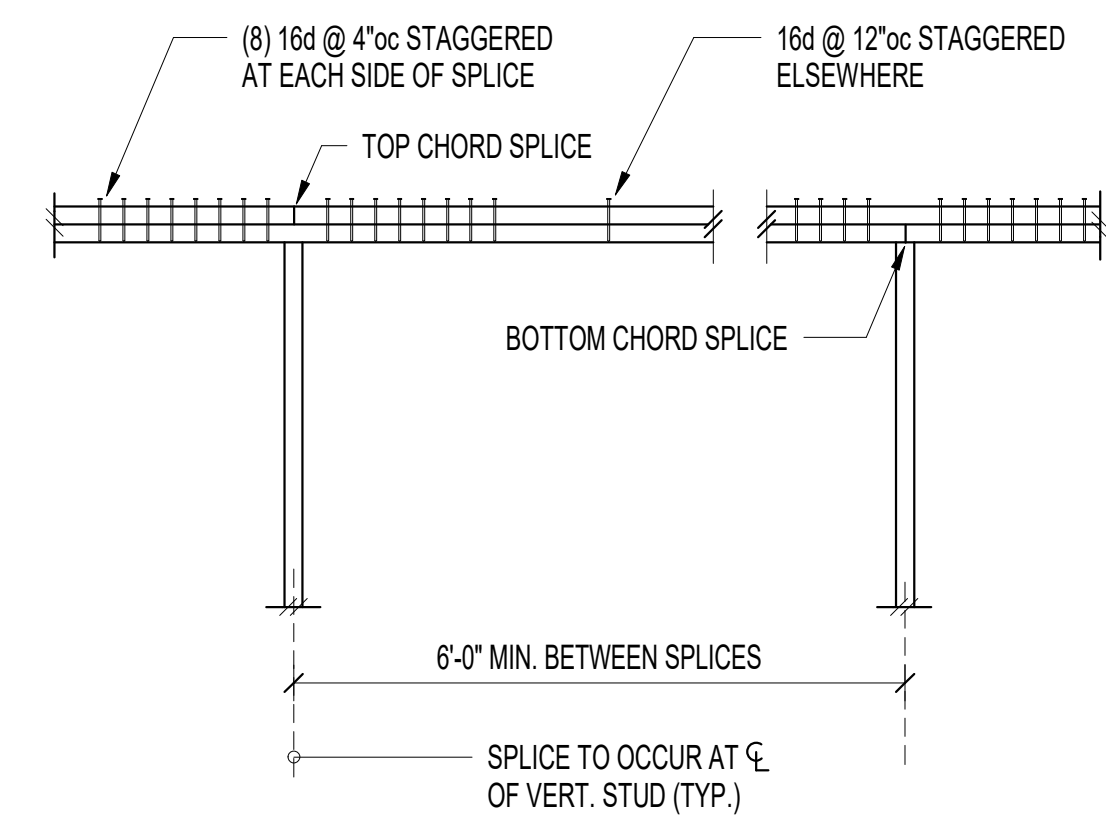
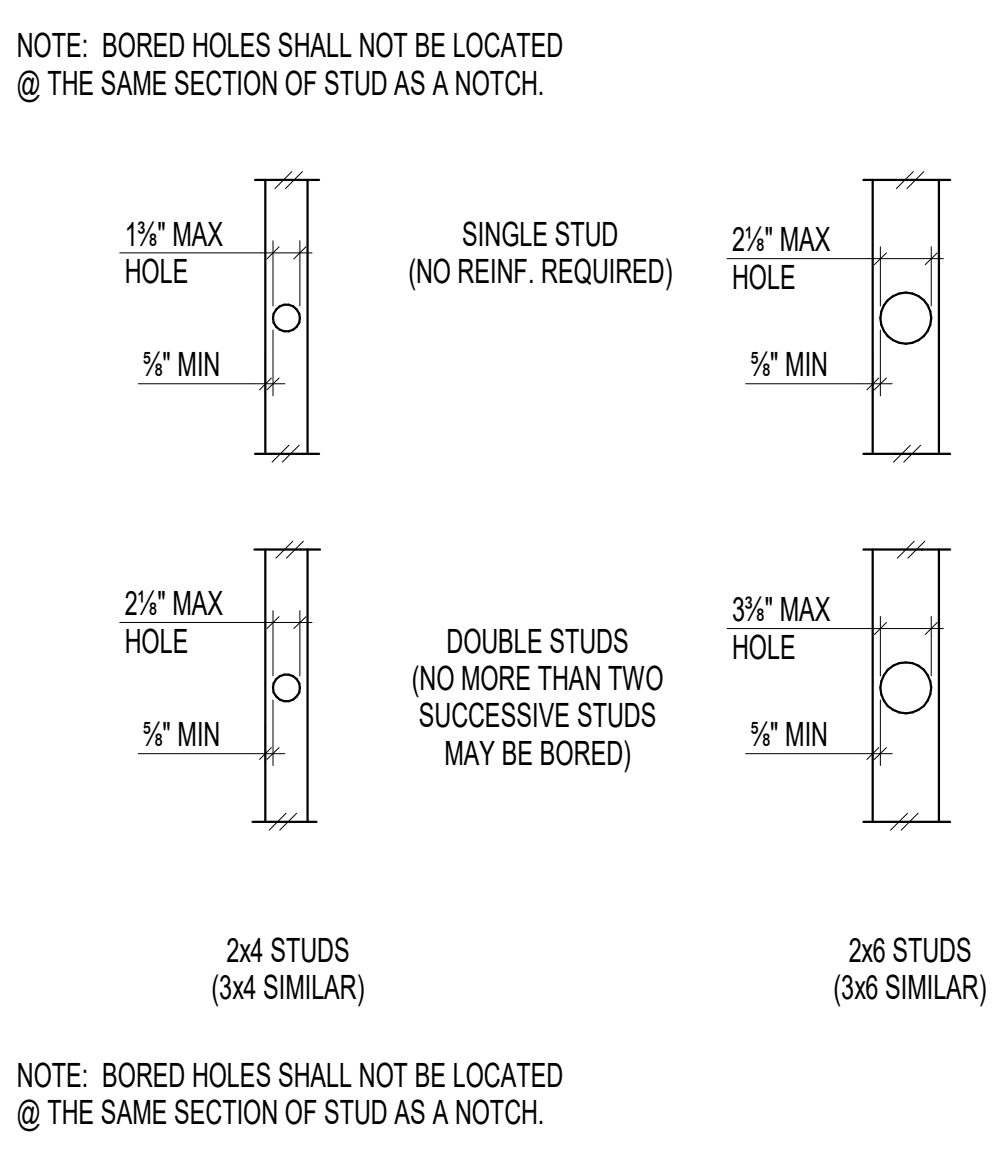
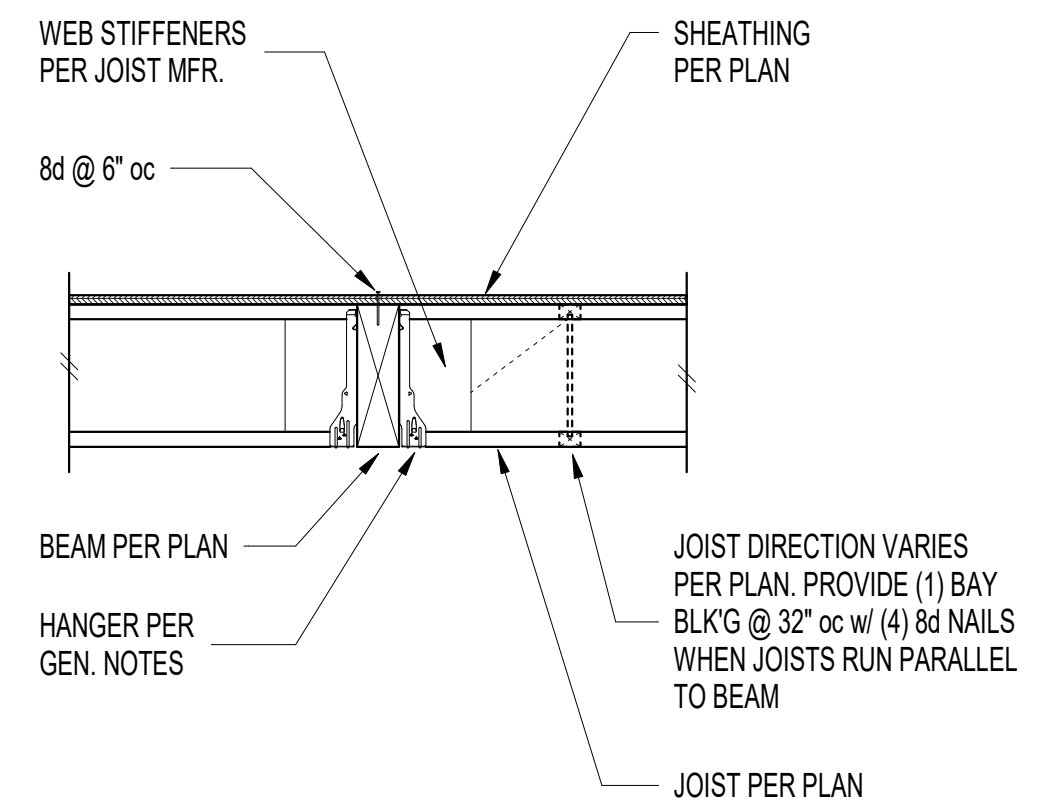


- NOTES:
1. HEADERS PER PLAN
 2. PROVIDE (2) 2x CRIPPLE STUDS MINIMUM TYPICAL, U.O.N.
 3. SEE ARCHITECTURAL DRAWINGS FOR OPENING SIZES AND LOCATIONS
 4. 2x SOLID BLOCKING REQUIRED AT CEILING LINE, ALL PANEL EDGES, AND @ 8'-0"oc MAX.

Scale : N.T.S. Typical Wall Opening Framing Elevation 4

1

2

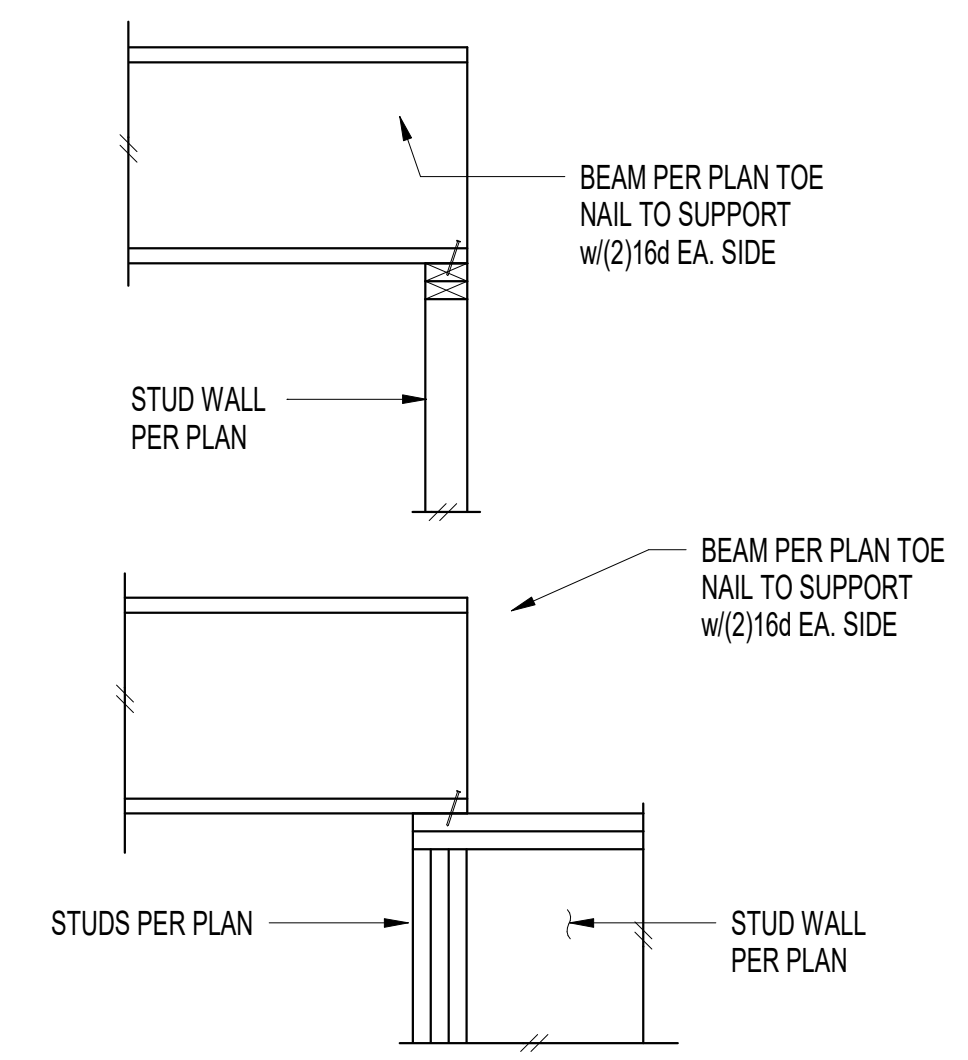
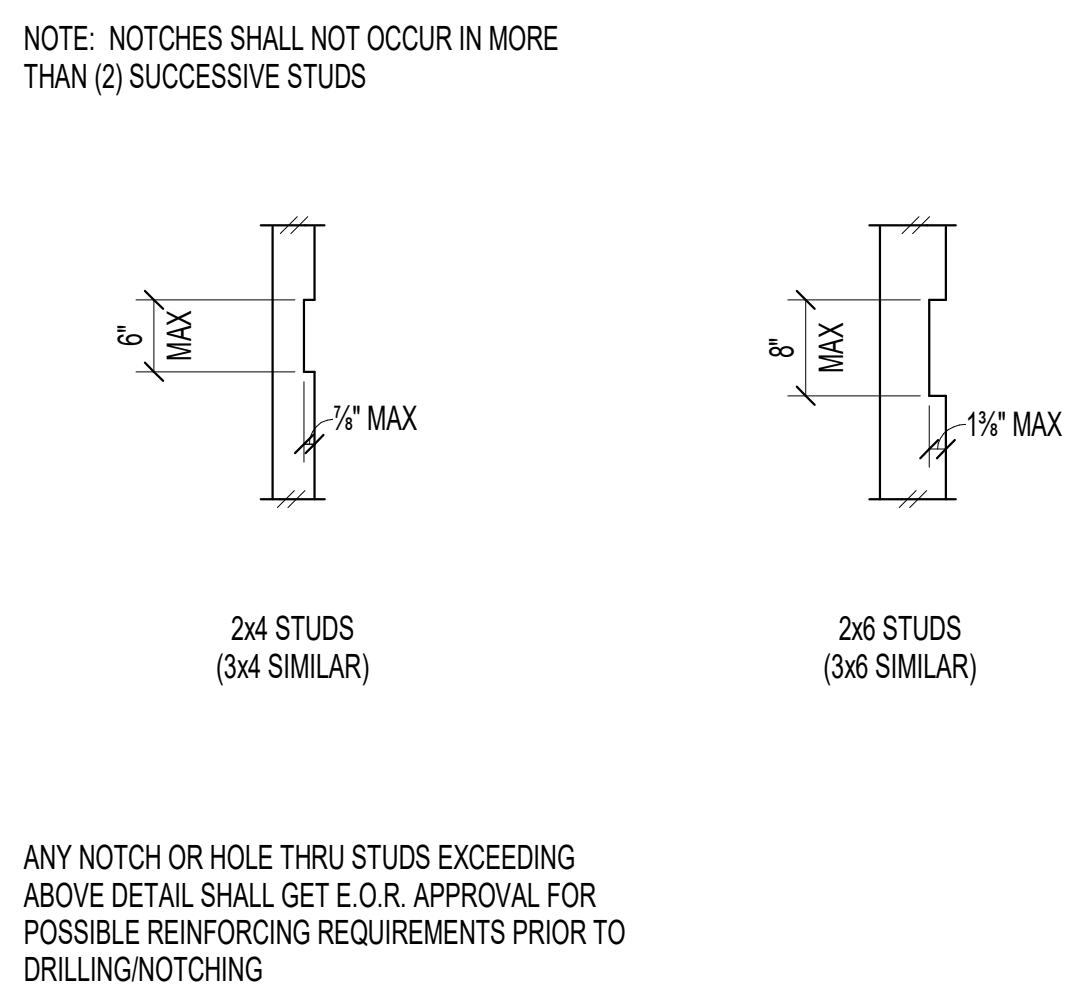
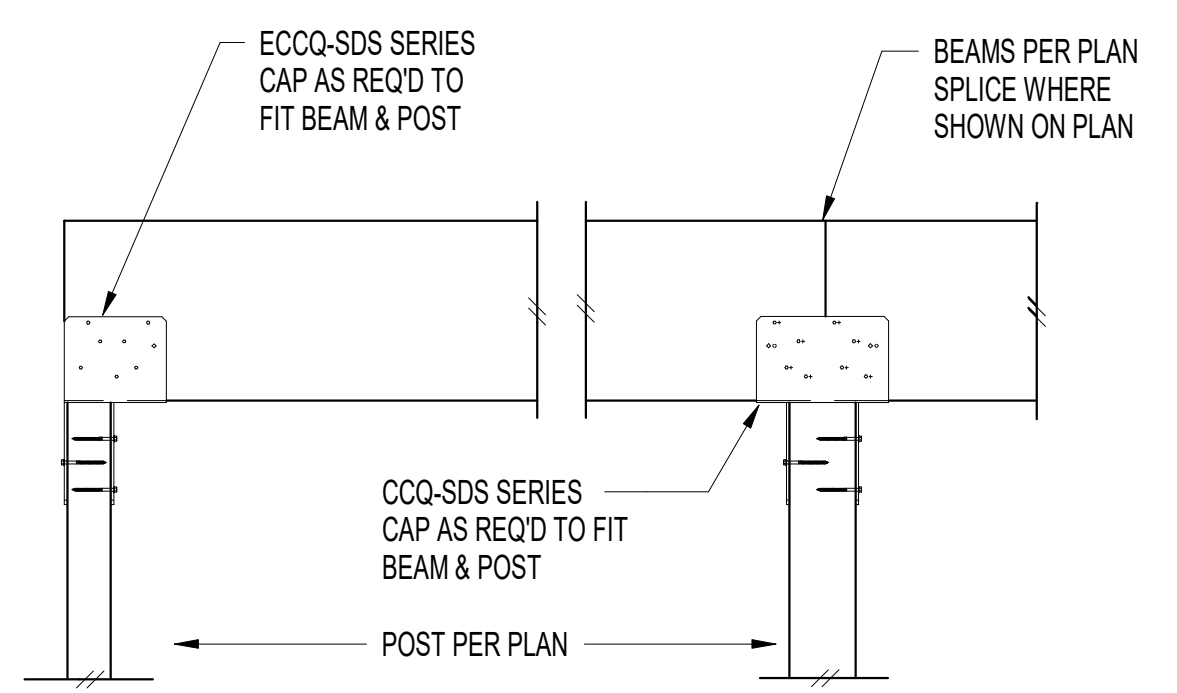


5

Typical Beam 6

Holes Allowed Through Studs 7

Typical Top Plate Splice - Side View 8



9

Typical Beam To Isolated Post Connection 10

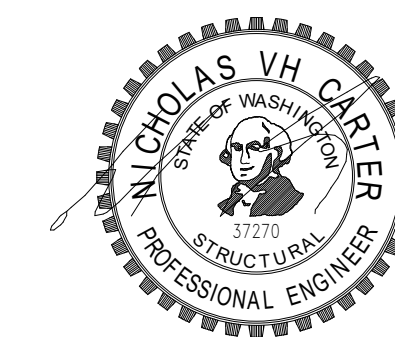
Allowable Notches In Studs 11

Typical Beam To Stud Connection 12

CHU RESIDENCE
SITE ANALYSIS
4332 W. Mercer Way
Mercer Island, WA 98040

Date: _____
Scale: _____
Sheet: _____
Typical Wood Details

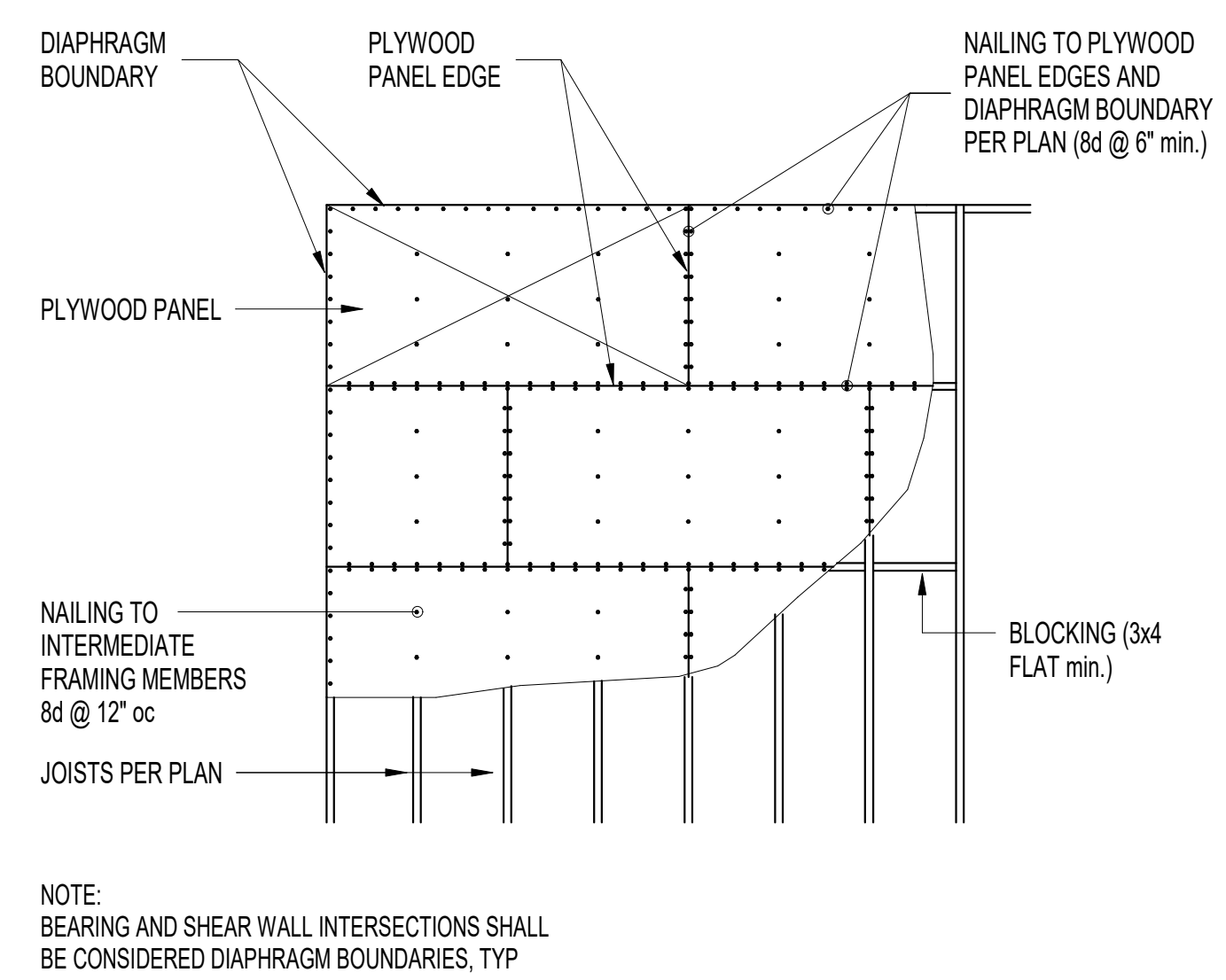
S6.0



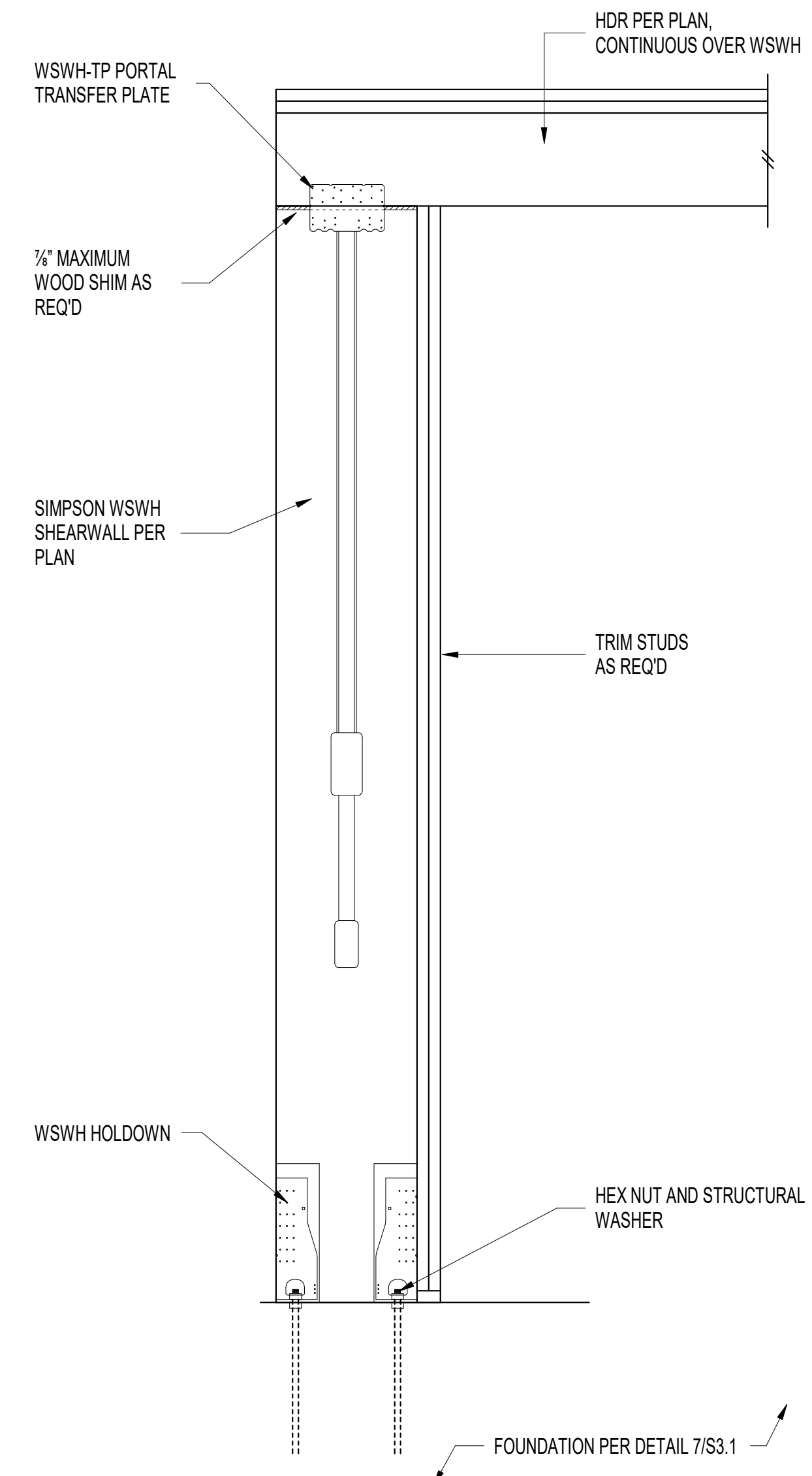
CHU RESIDENCE
SITE ANALYSIS
4332 W. Mercer Way
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1

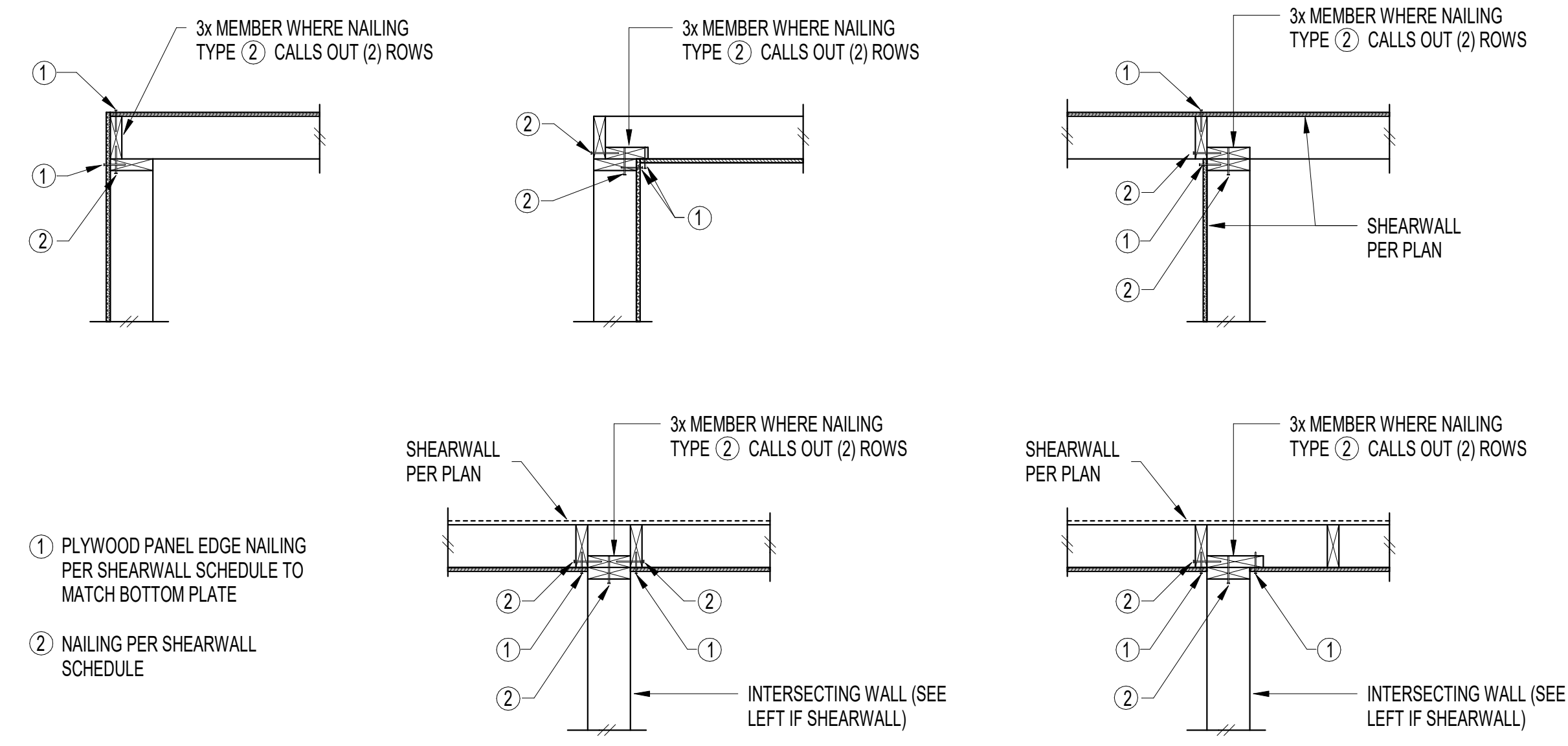
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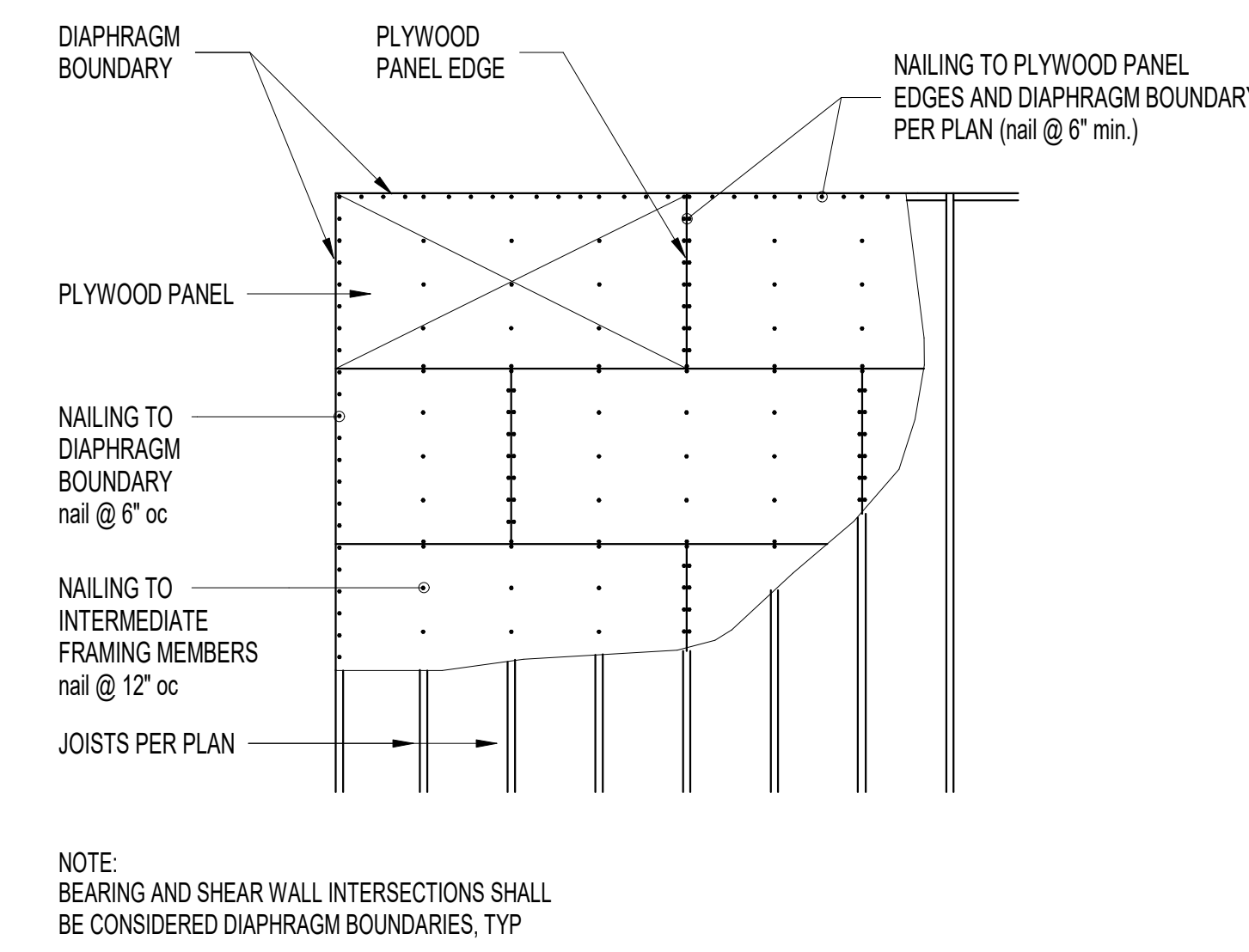
Typical Blocked Floor Sheathing Layout 3



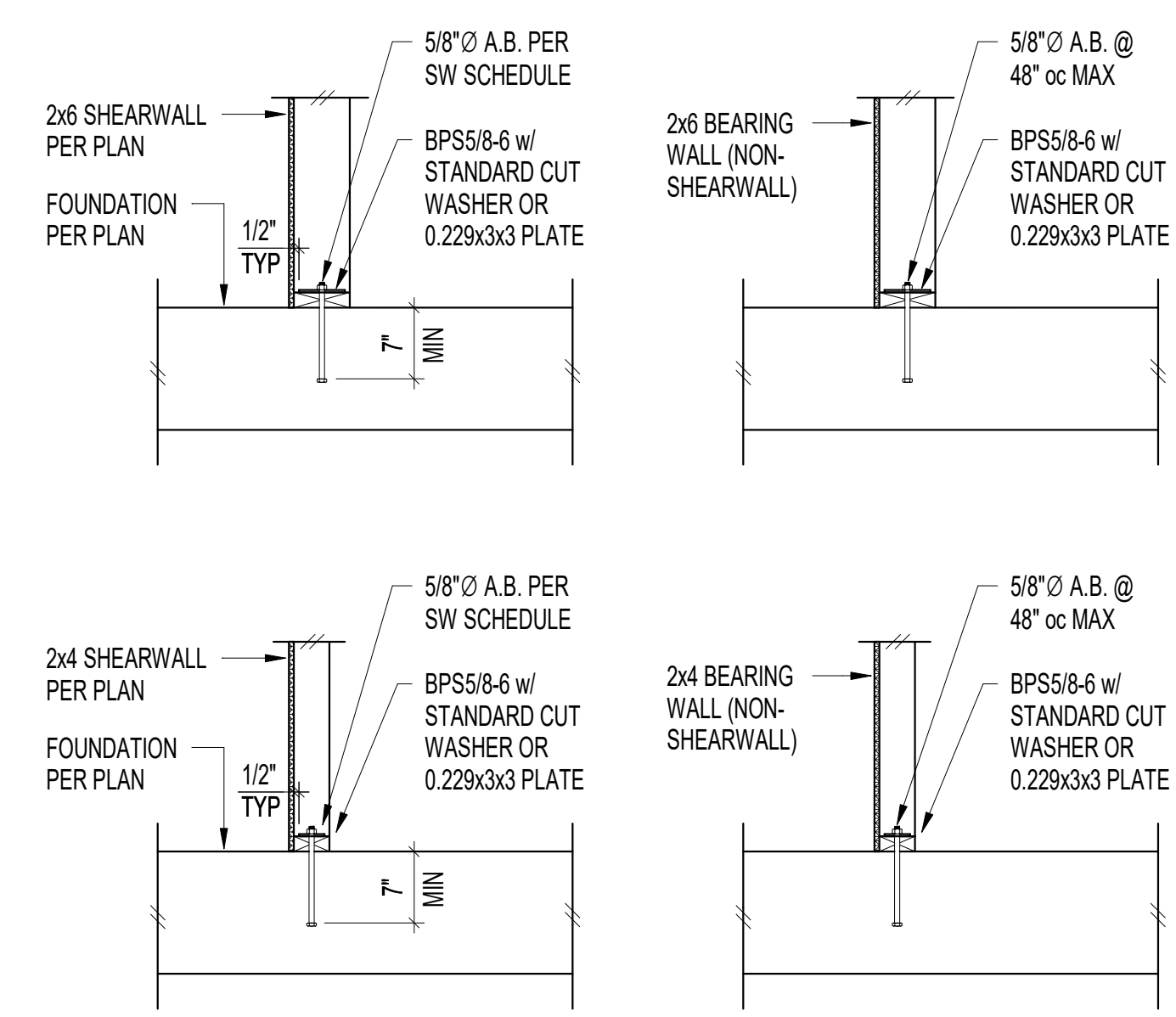
Simpson WSWH Elevation 8



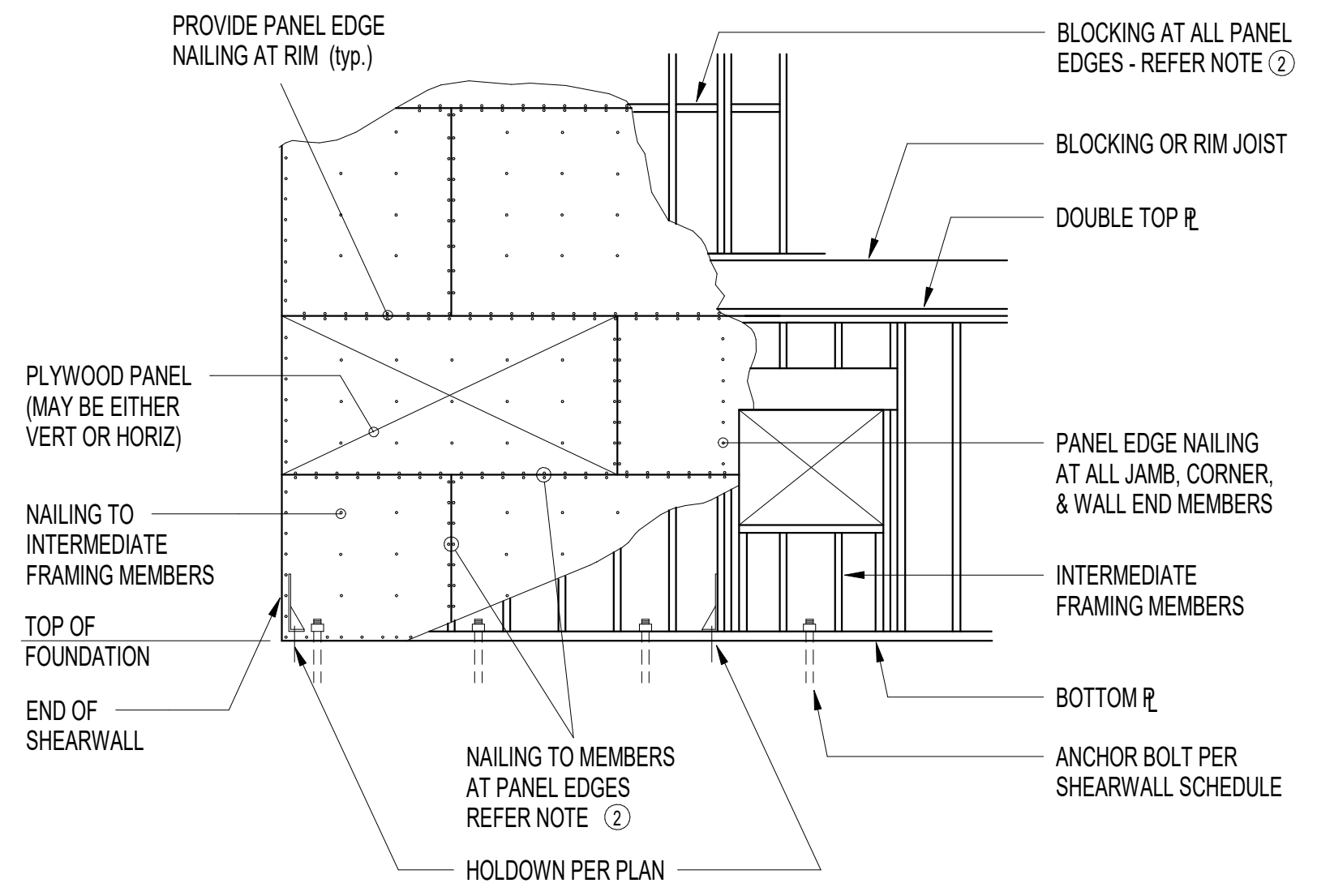
Shearwall Intersection 6



Typical Un-Blocked Plywood Roof/Floor Sheathing Layout 7



Typical Wood Bearing Plate 9



SHEAR WALL SCHEDULE								
SW#	SHEATHING	BLOCKING	PANEL EDGE NAILING ①	ATTACHMENT TO TOP PLATE ③	BOTTOM PLATE ATTACHMENT			CAPACITY (plf) SEISMIC
					LSL RIM JOIST REQ'D.	FACENAILING TO WOOD BELOW ④	ANCHOR BOLTING TO CONC. BELOW ⑤	
SW1	15/32" APA RATED SHEATHING	YES	8d @ 6" oc	CLIP @ 24" oc	1 3/4" LSL	16d @ 6" oc	5/8" @ 48" oc	240 PLF
SW2	15/32" APA RATED SHEATHING	YES	8d @ 4" oc	CLIP @ 20" oc	1 3/4" LSL	16d @ 4 1/2" oc	5/8" @ 48" oc	355 PLF

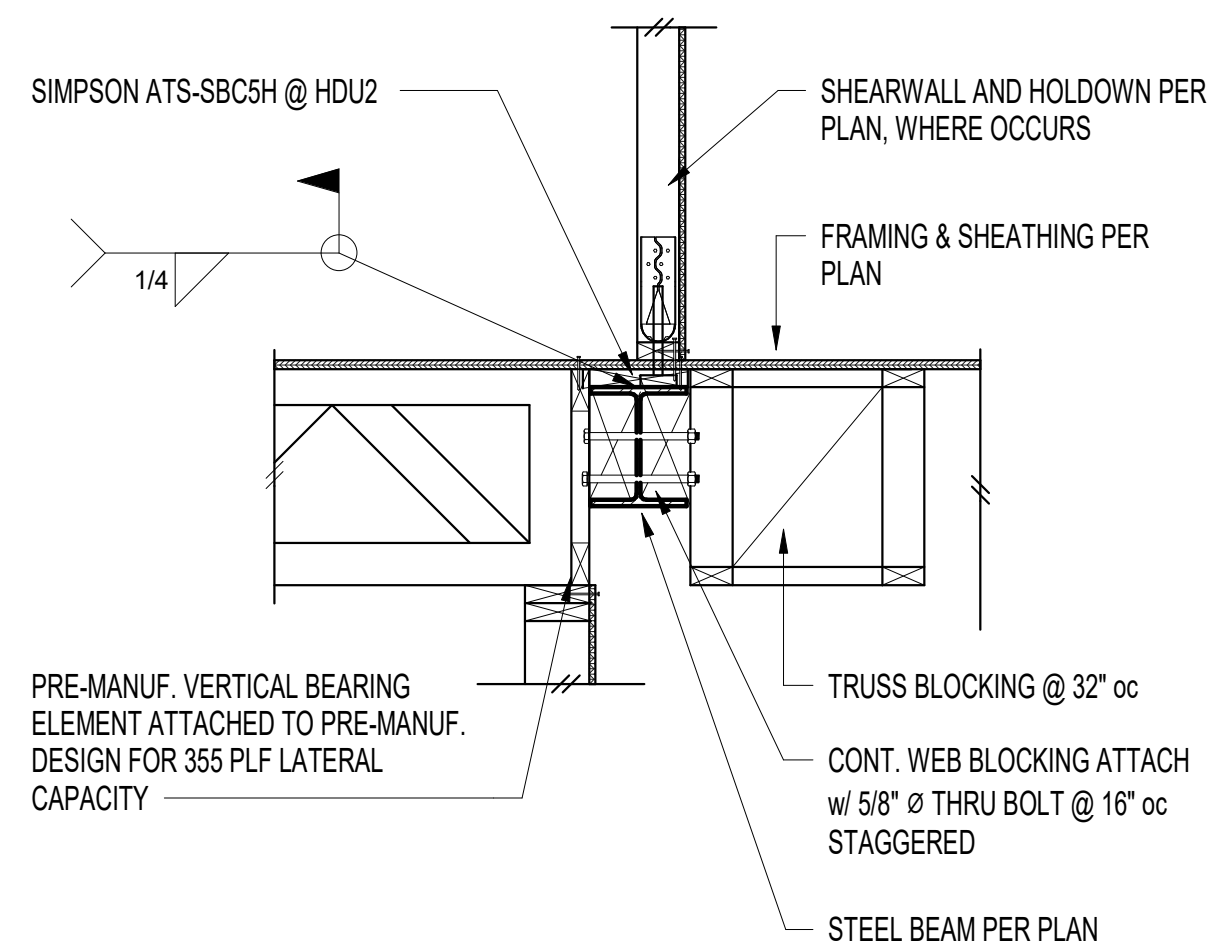
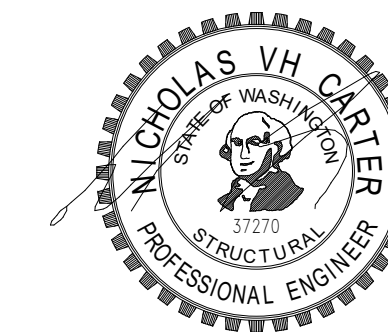
- ① NAILS SHALL BE 8d COMMON. NAILING APPLIES TO ALL PANEL EDGES (BLOCK ALL UNSUPPORTED PANEL EDGES), TOP & BOTTOM PLATES AND BLOCKING. NAIL TO INTERMEDIATE FRAMING MEMBERS w/ 8d @ 12" oc.
- ② FRAMING AT ADJOINING PANEL EDGES SHALL BE 3 INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED.
- ③ CLIP SHALL BE EITHER A35, LTP4
- ④ NAILS SHALL BE 16d BOX (0.135x3 1/2") OR 10d COMMON (0.148x3 1/2") SCREWS SHALL BE SIMPSON SDS25500 (1/4"x5" min)
- ⑤ PROVIDE 3"x3"x0.229" PLATE WASHER AT ALL ANCHOR BOLTS. ANCHOR BOLTS SHALL BE POSITIONED SUCH THAT PLATE EDGE OF PLATE WASHER IS WITH 1/2" OF THE EDGE OF THE BOTTOM PLATE. (PLATE WASHERS MAY BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 13/16" AND A LENGTH NOT TO EXCEED 1 1/2")

Typical Shearwall Panel Elevation and Shearwall Schedule 12

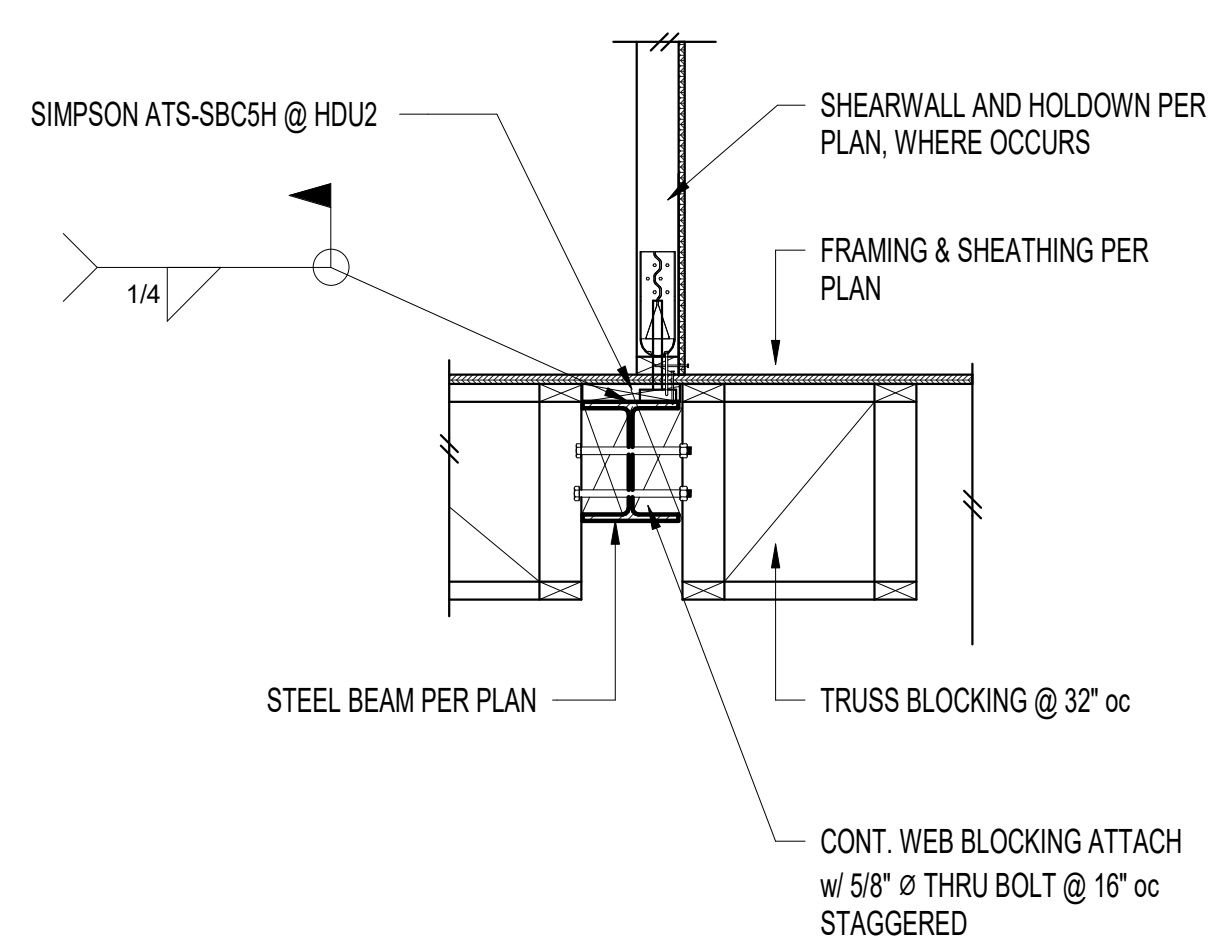
Date: _____

Scale: _____
Sheet: _____
Typical Wood Details

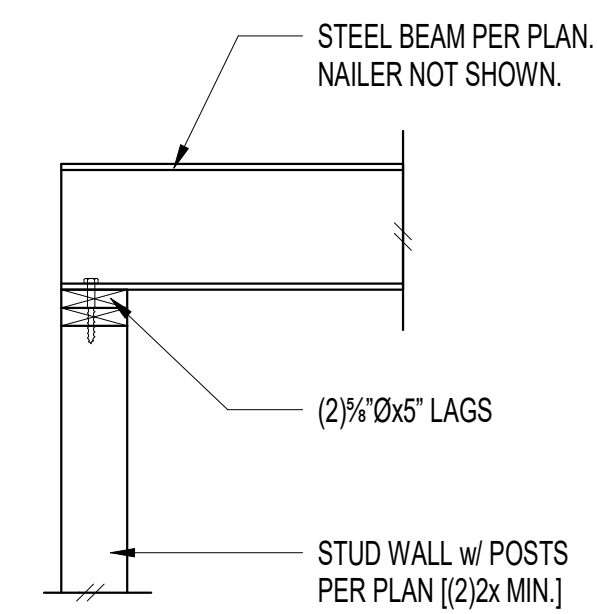
S6.1



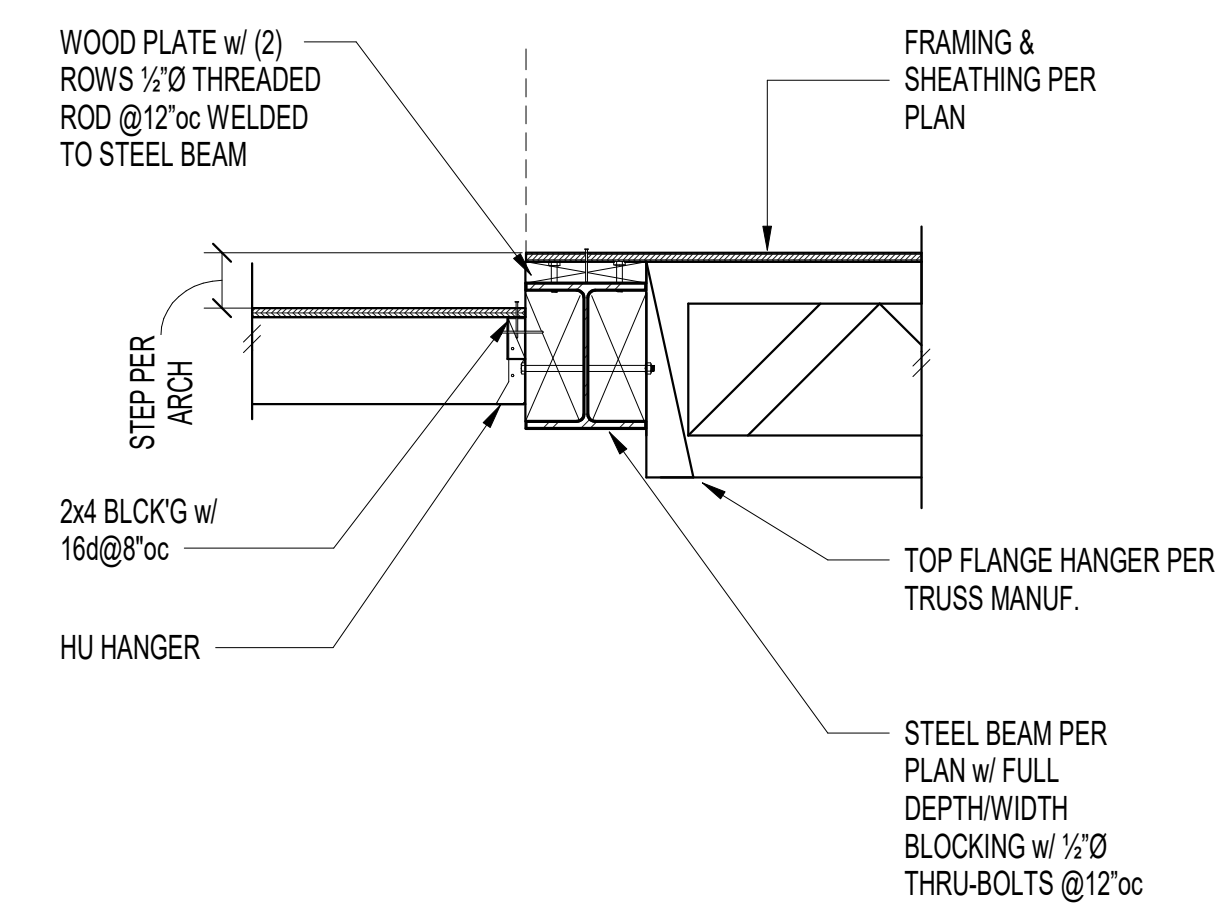
Steel Beam Holdown Transfer 1



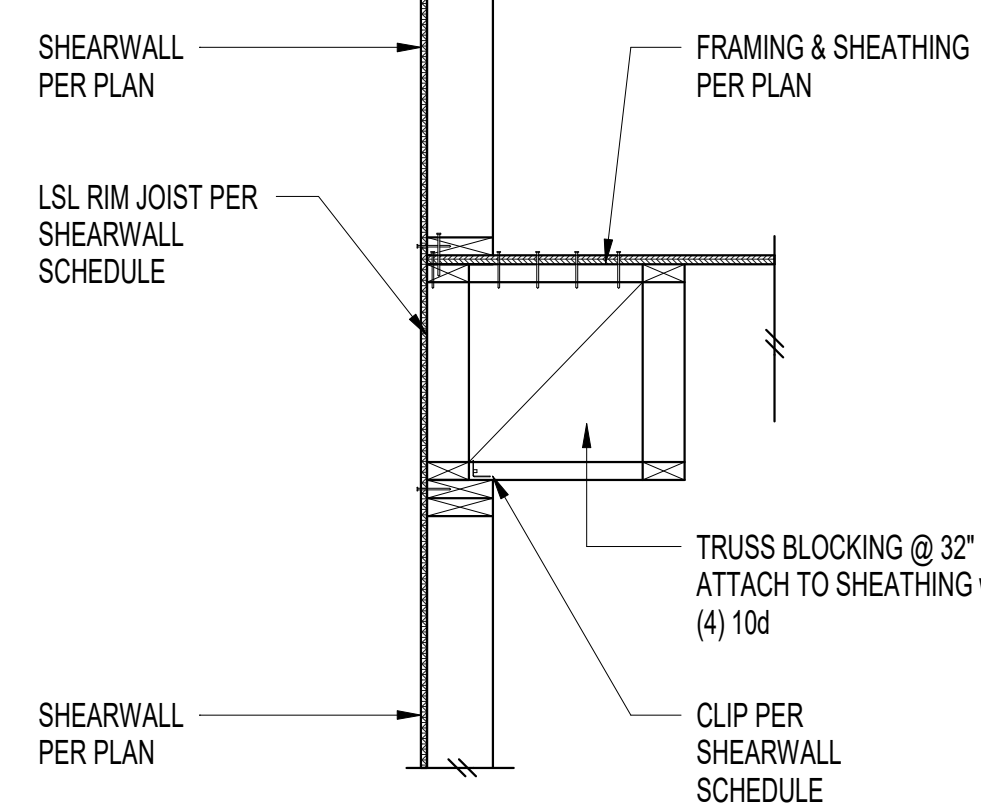
Steel Beam Holdown Transfer 2



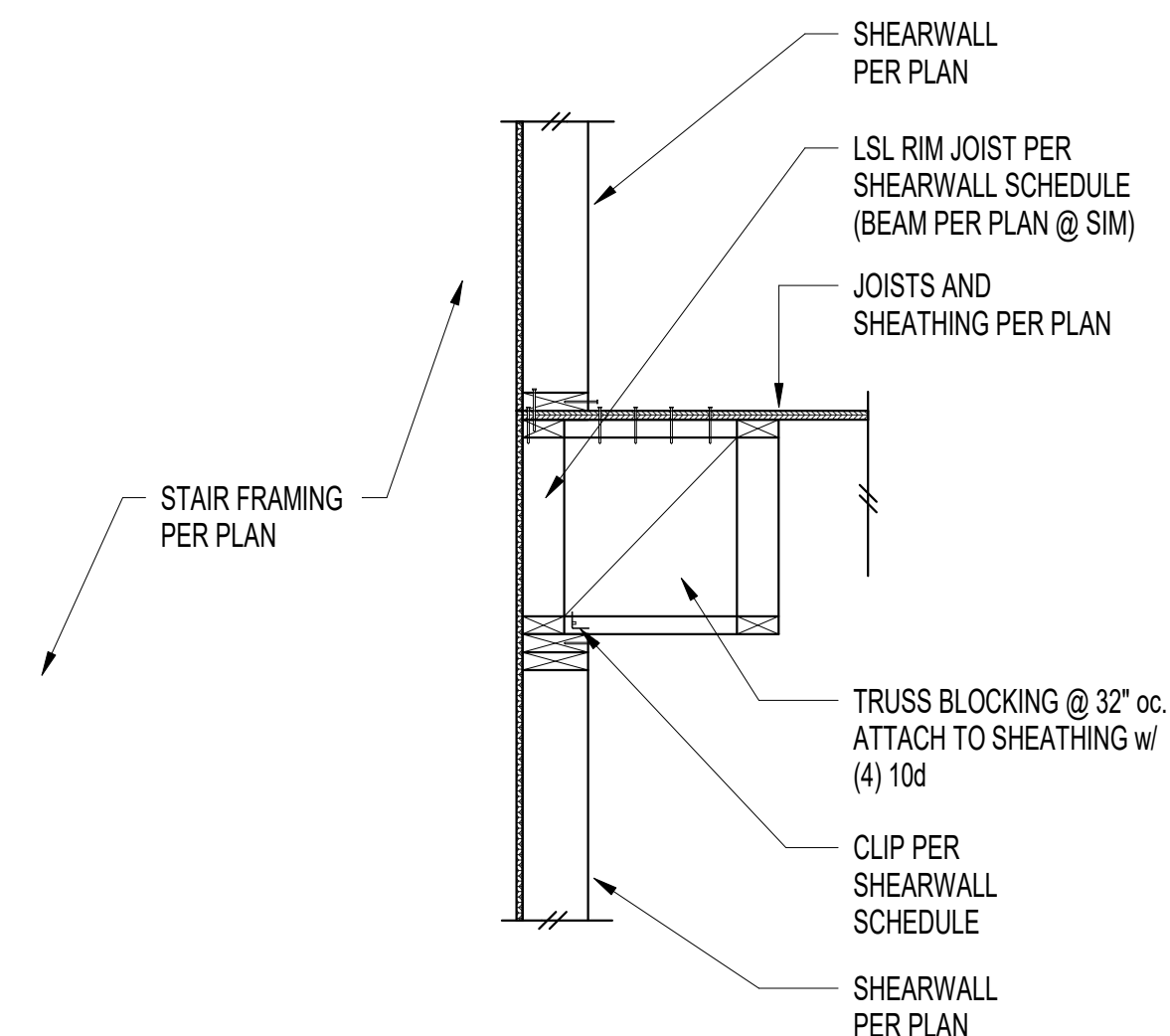
Steel Beam to Wood Wall 3



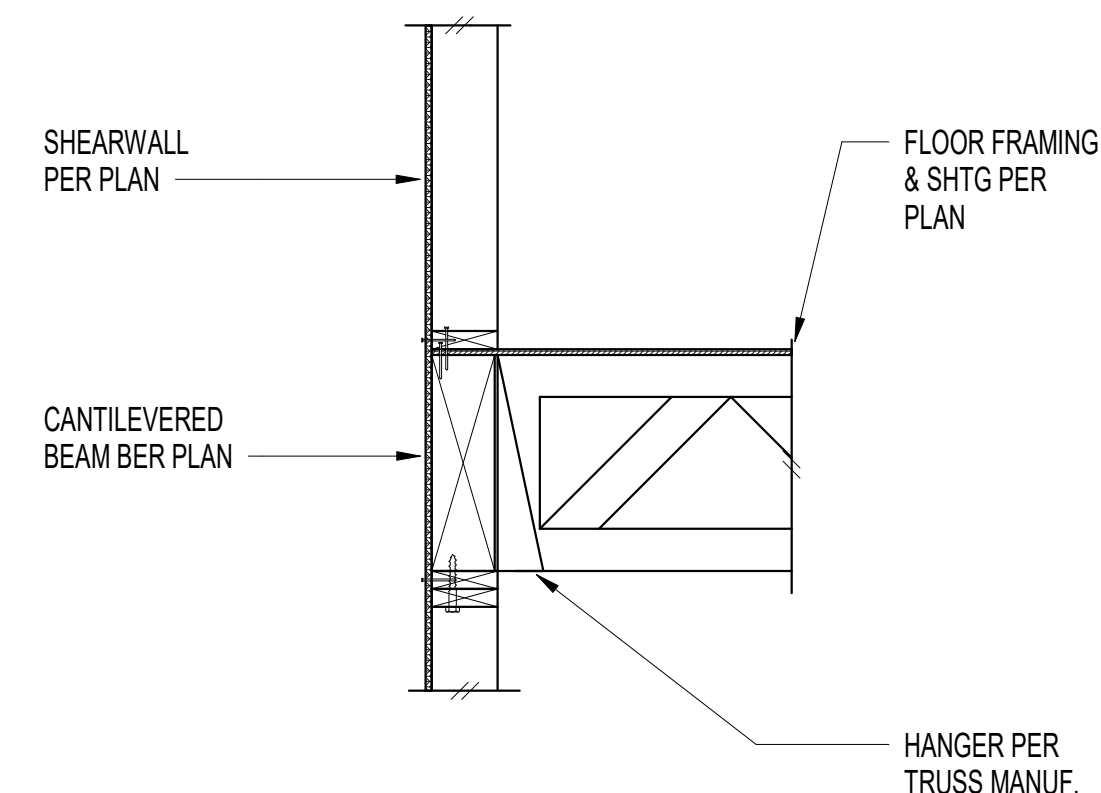
Deck Framing @ WF Beam 4



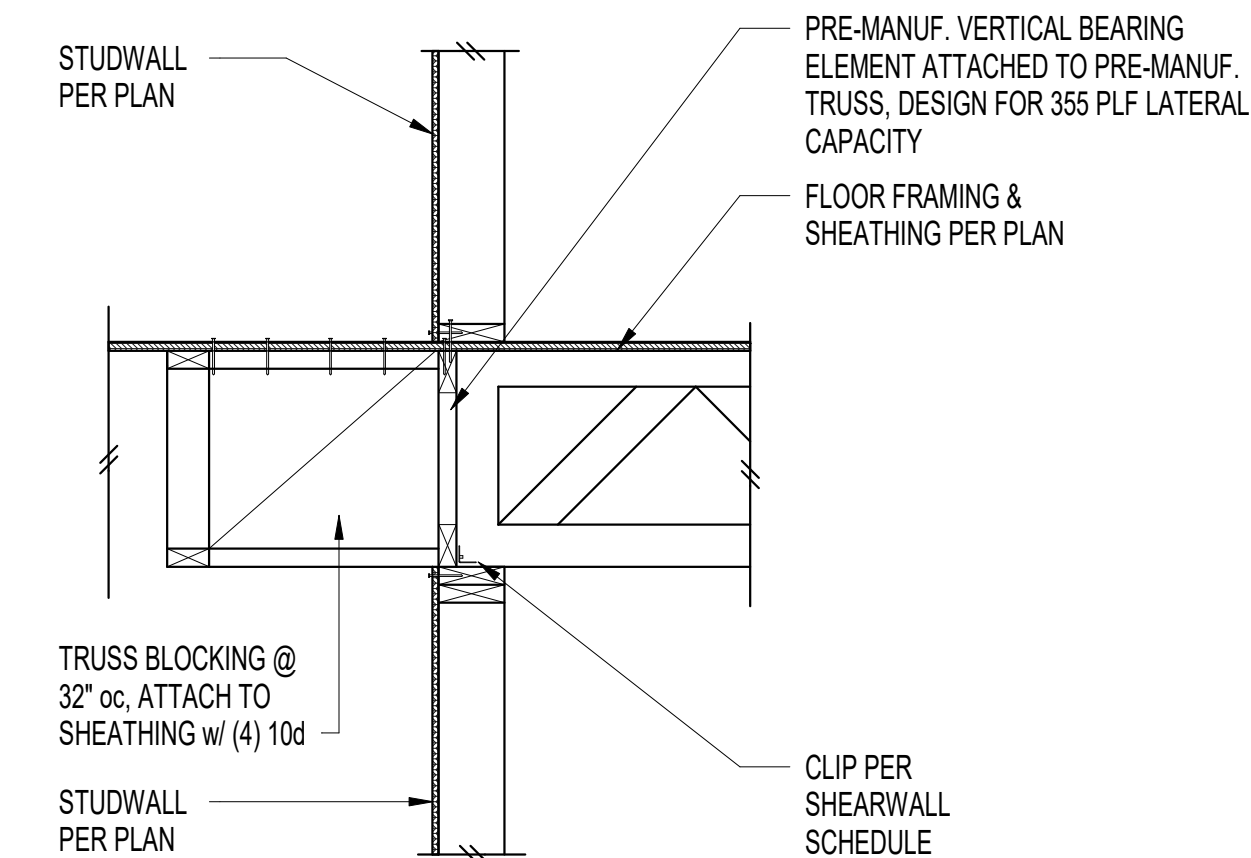
Exterior Wall Framing - Parallel 5



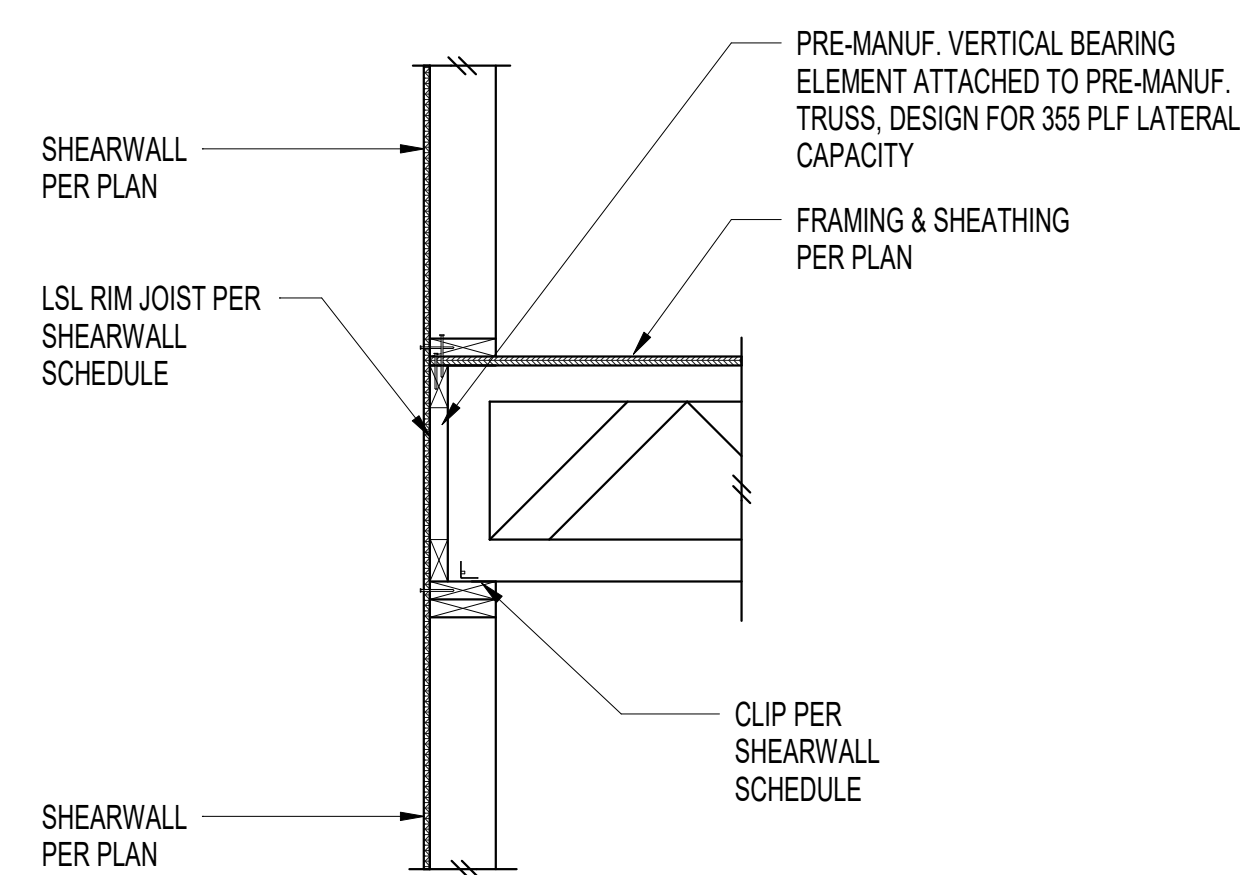
Stair Wall - Parallel 6



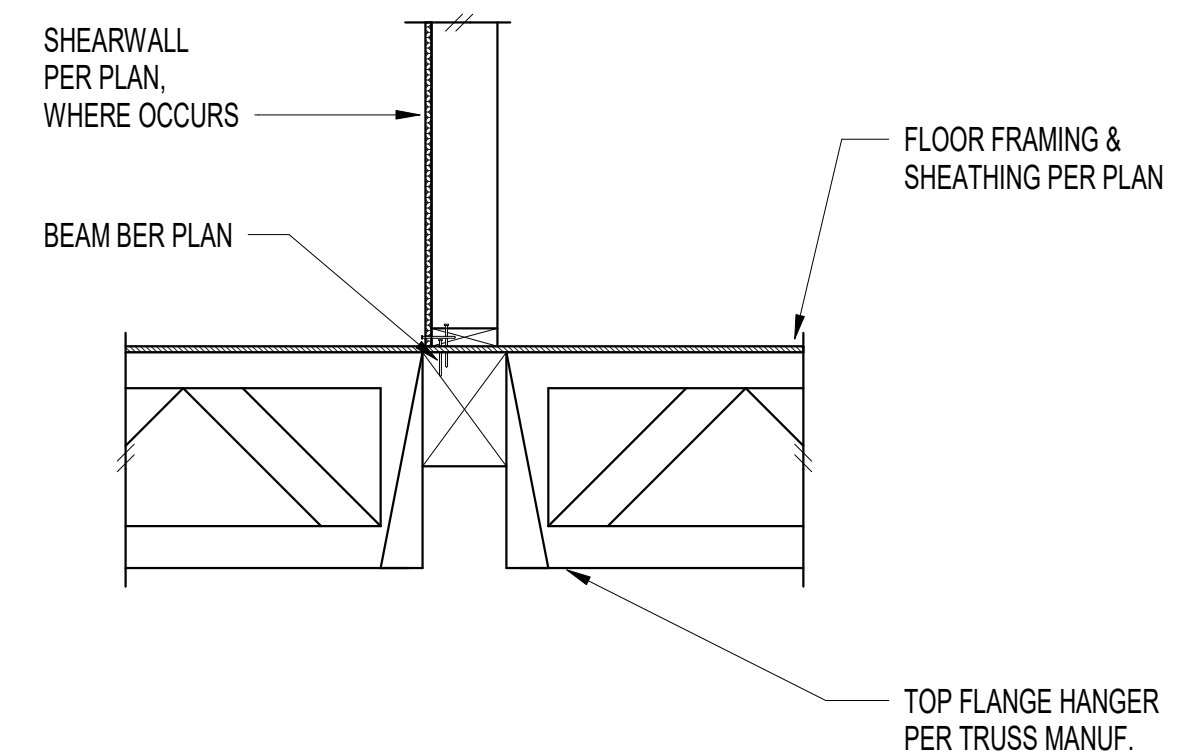
Cantilever Rim Beam 7



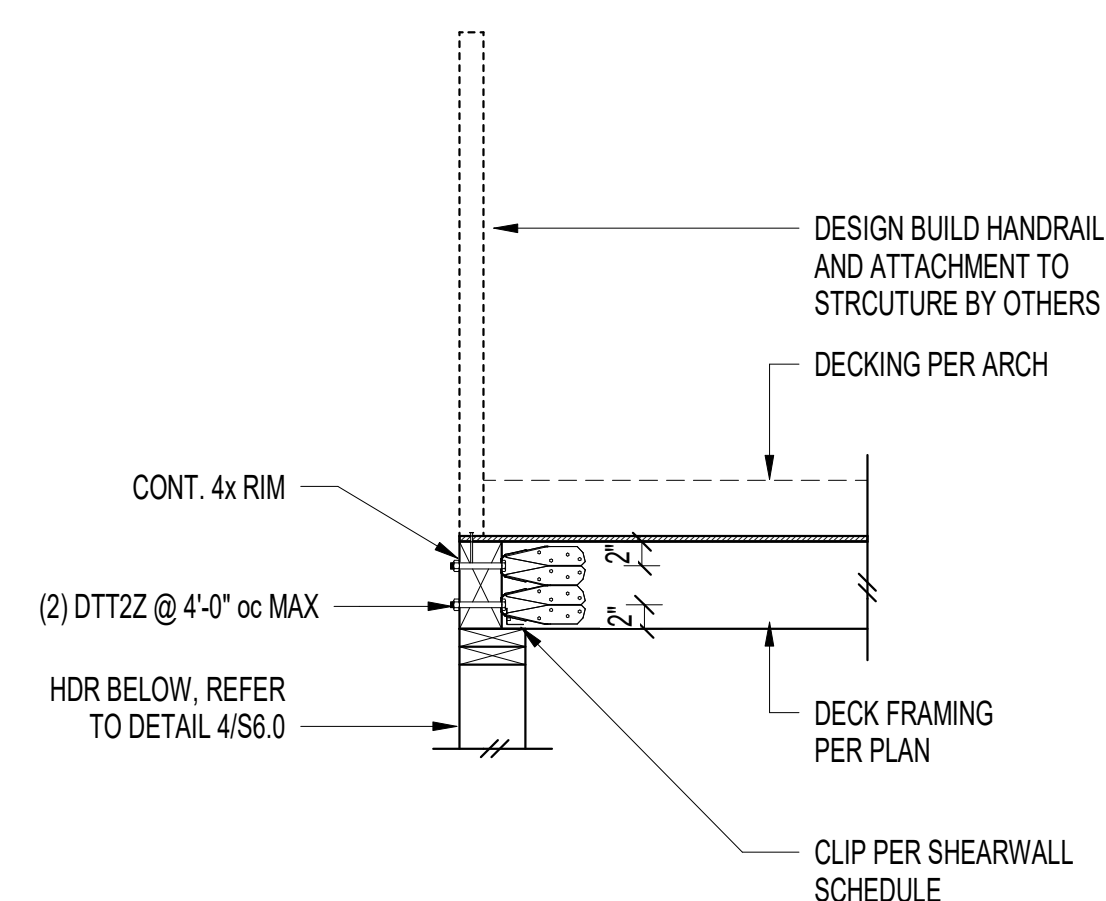
Non-Bearing Interior Wall 8



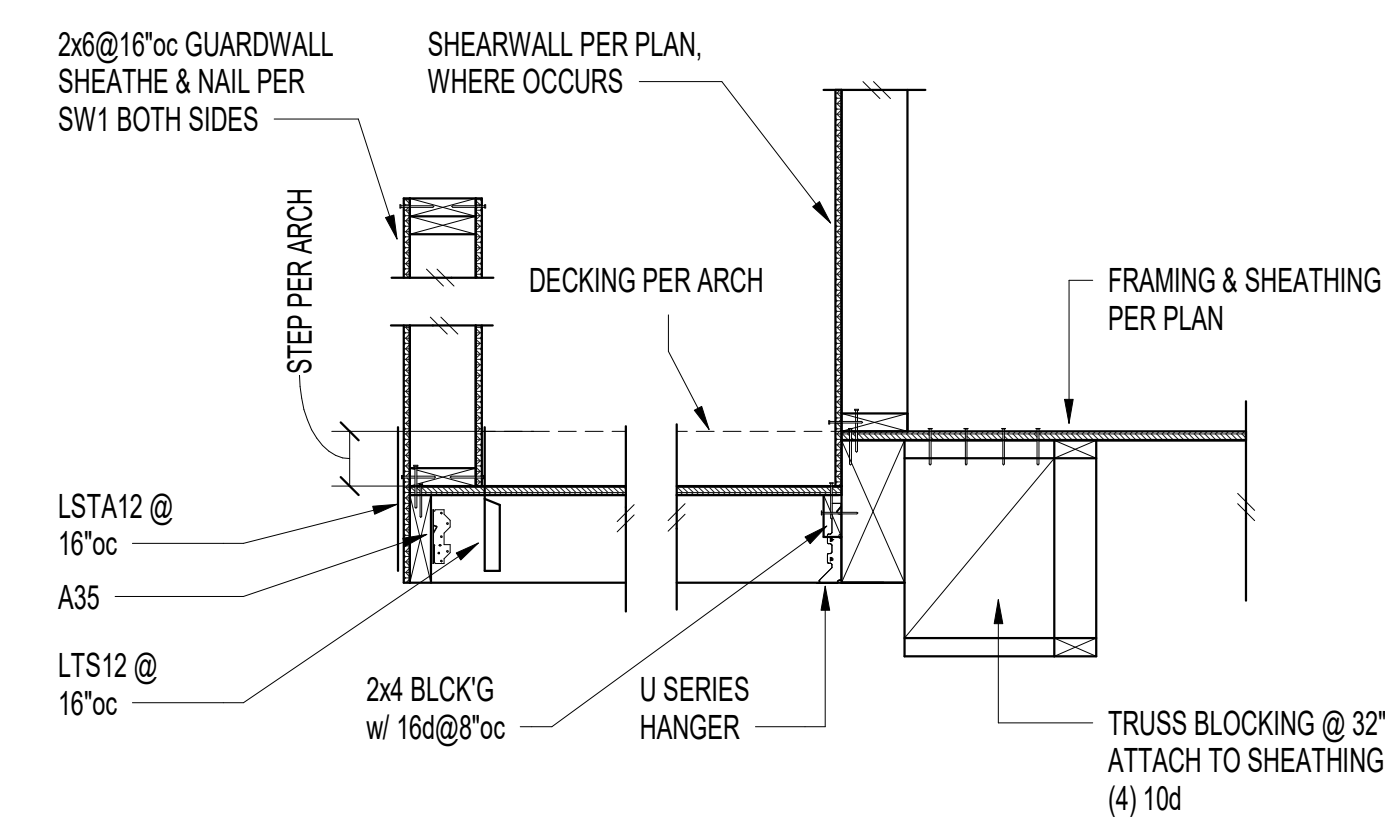
Exterior Wall Framing - Perpendicular 9



Shearwall Transfer to Wood Beam 10



Deck - Design Build Railing 11

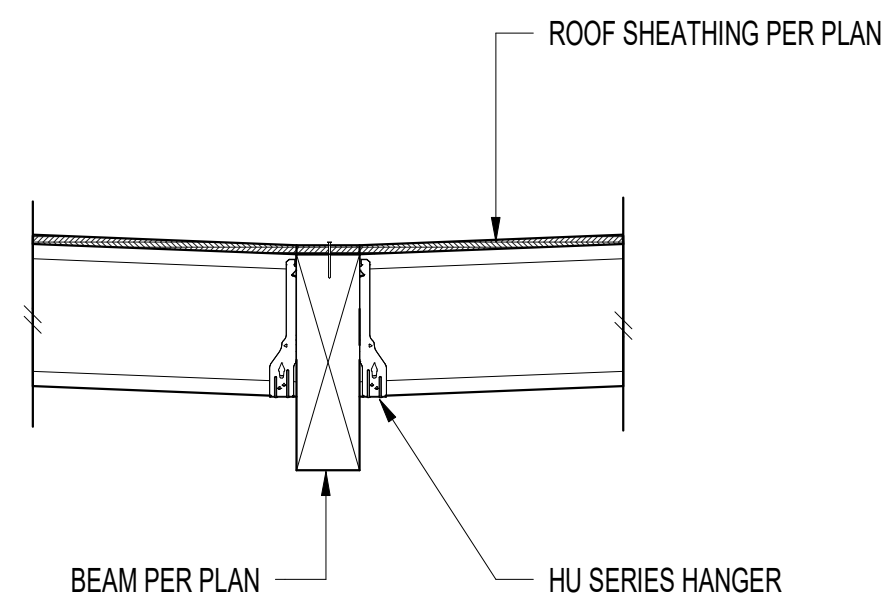
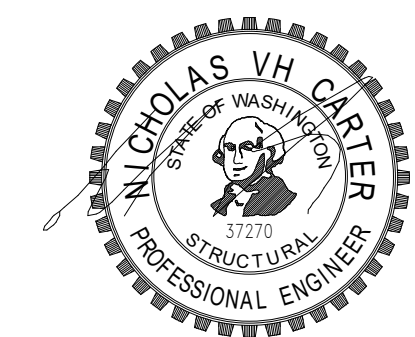


Deck Step Perp 12

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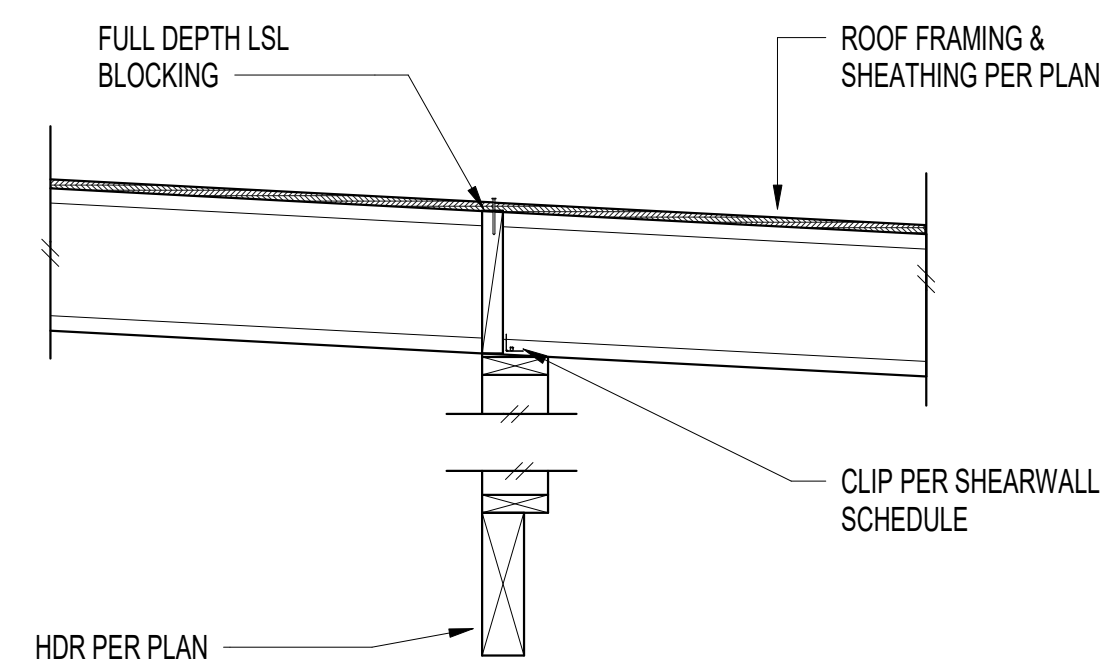
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Scale: _____
Sheet: _____
Wood/Steel Details

S6.2

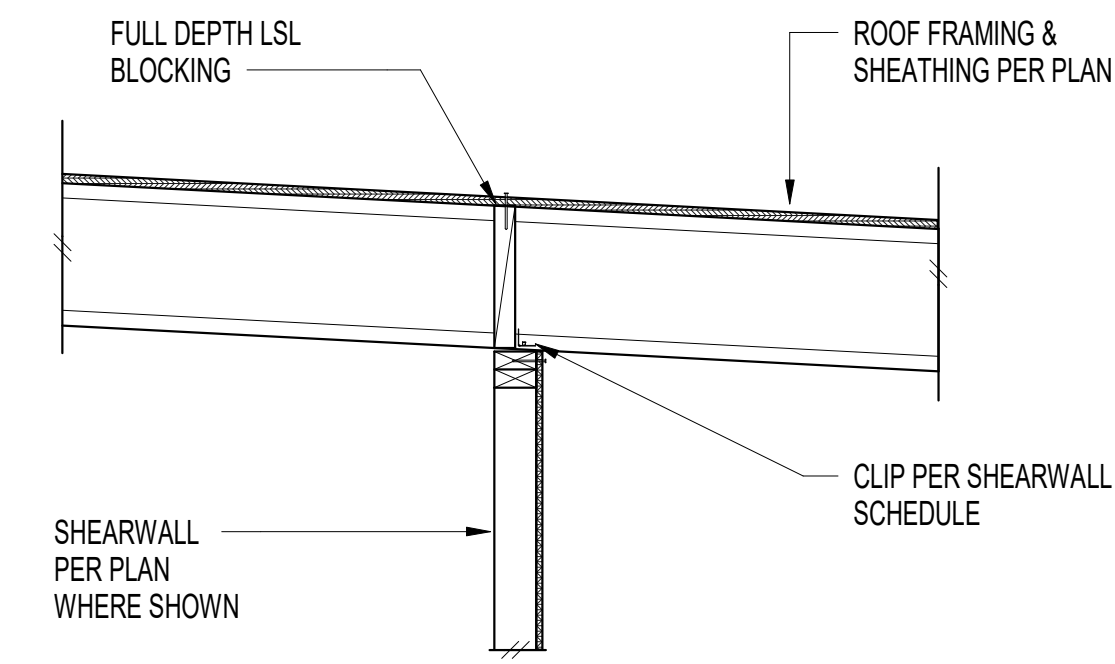


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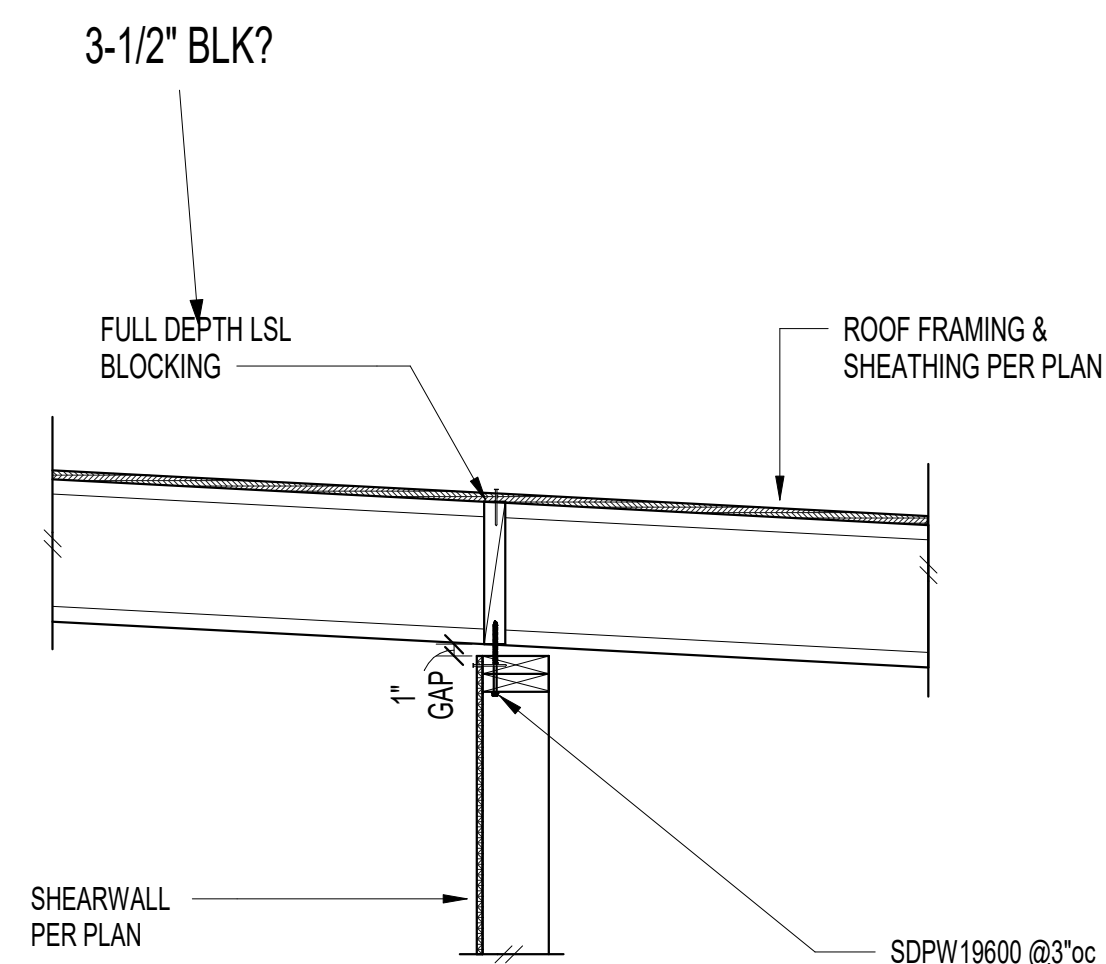
Valley Ridge Beam 2



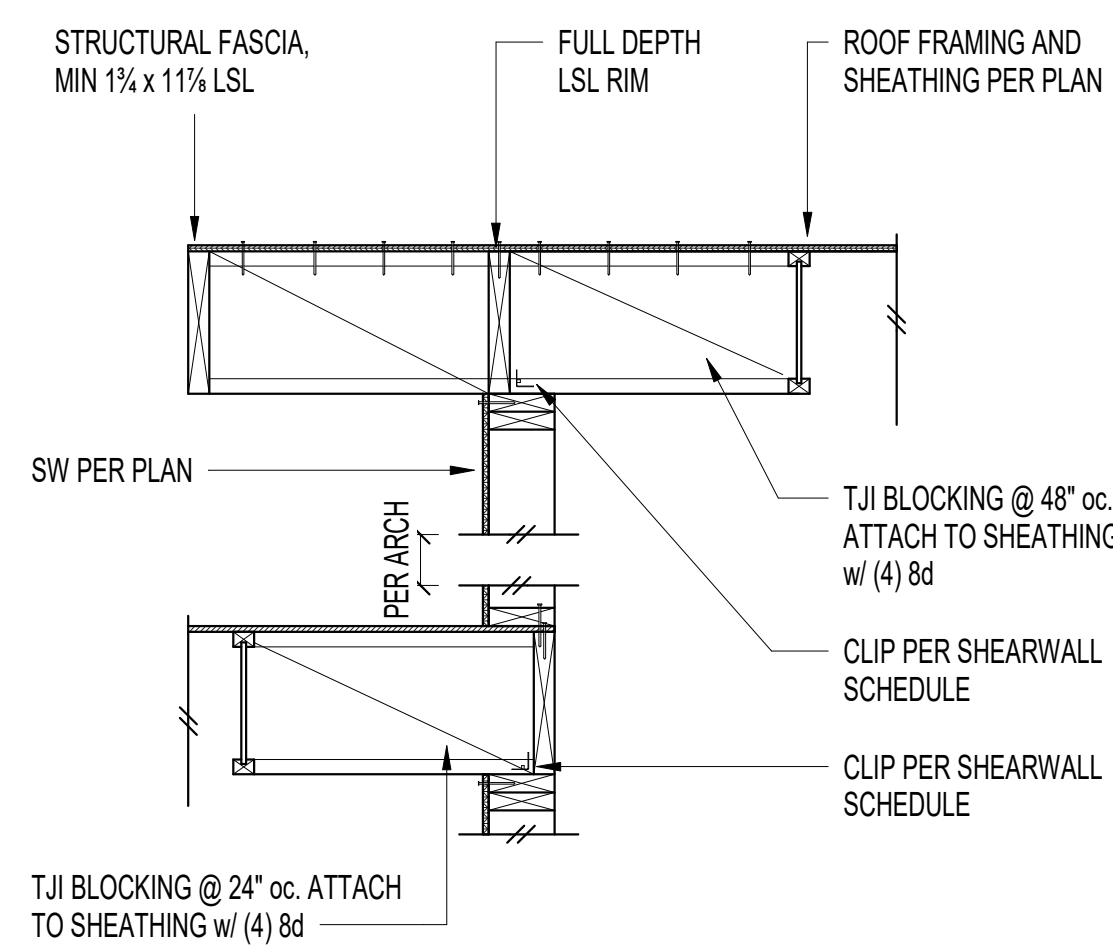
HDR 3



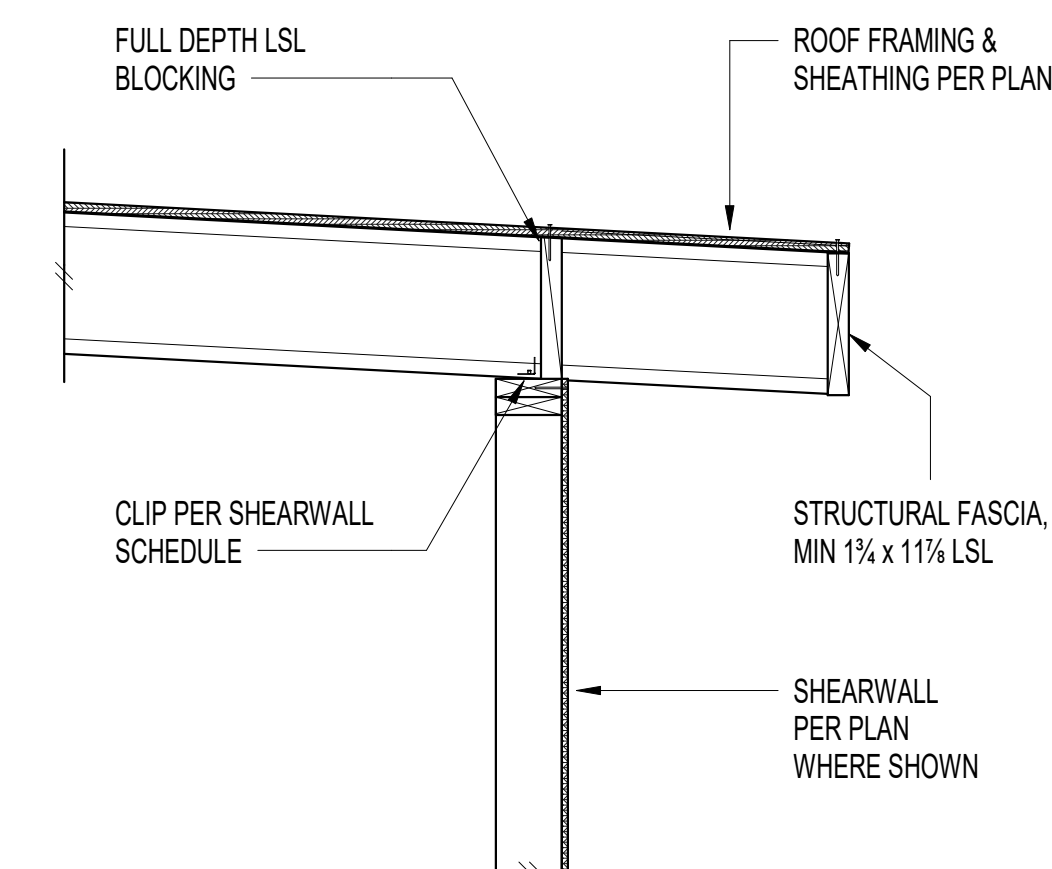
Interior Bearing Wall 4



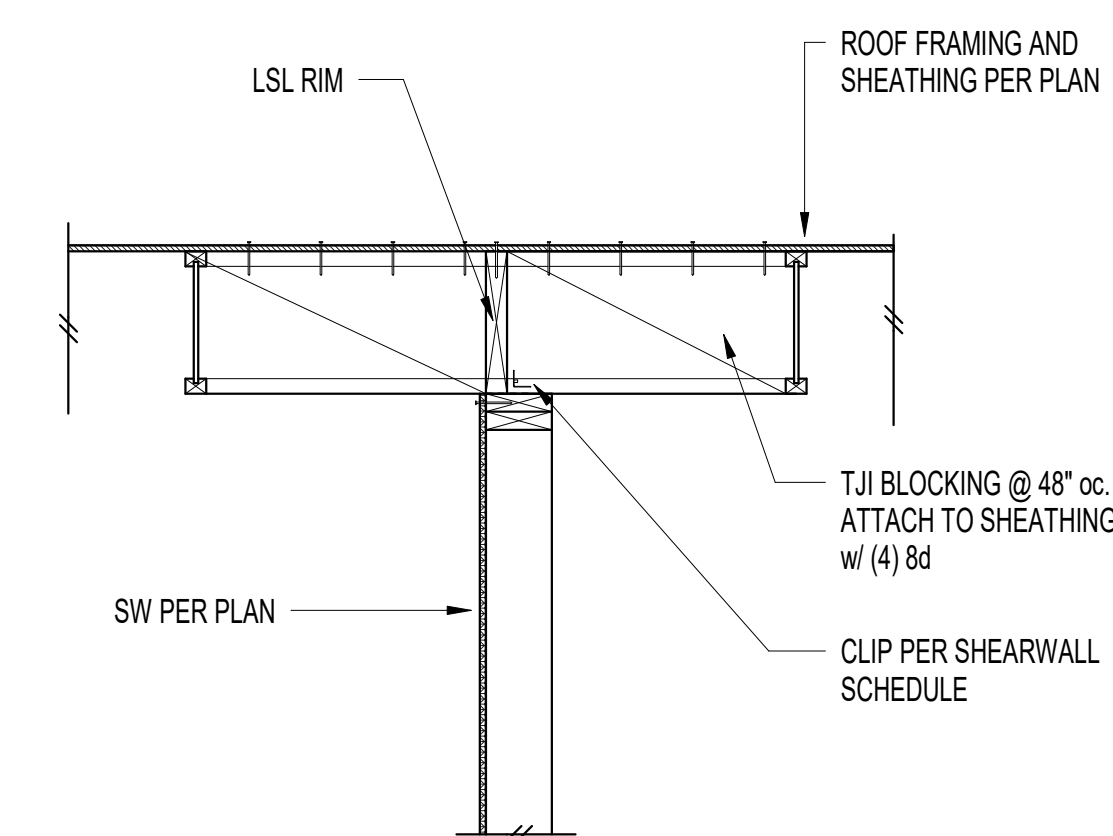
Non-Bearing Shearwall 5



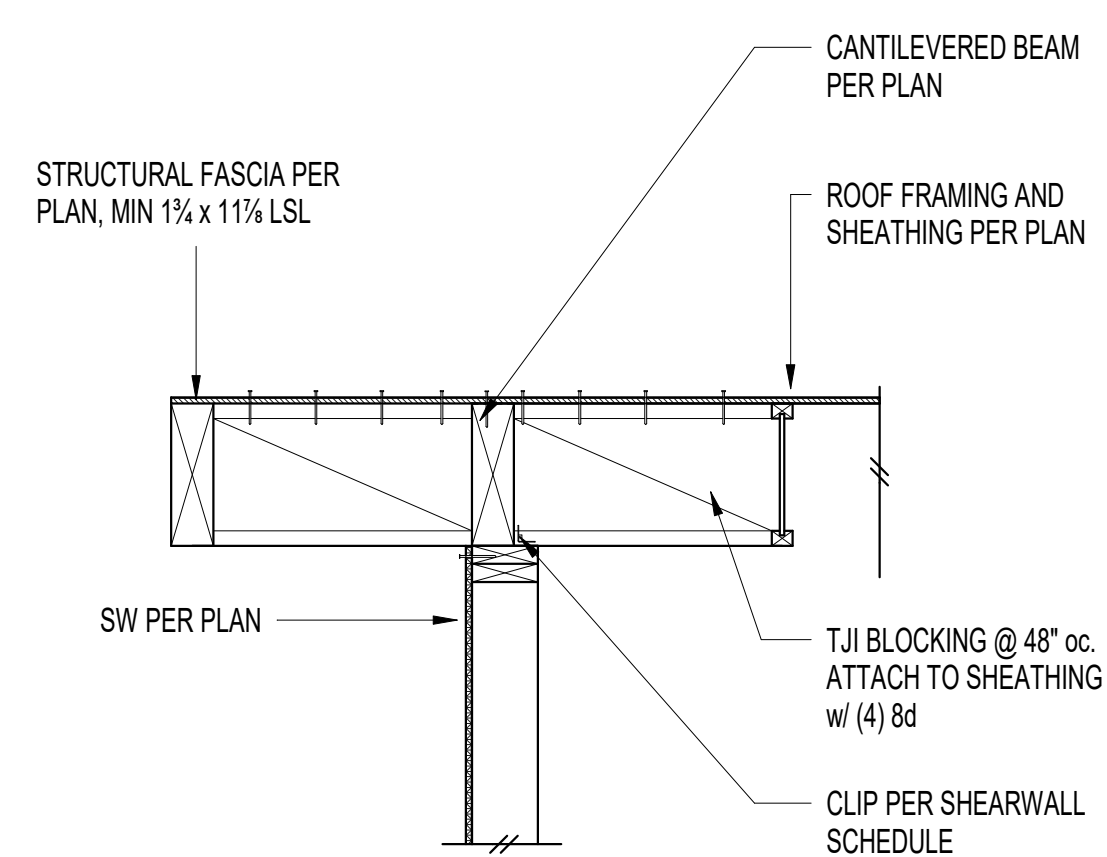
Roof Transfer - Parallel 6



Roof Framing @ Bearing Wall 7

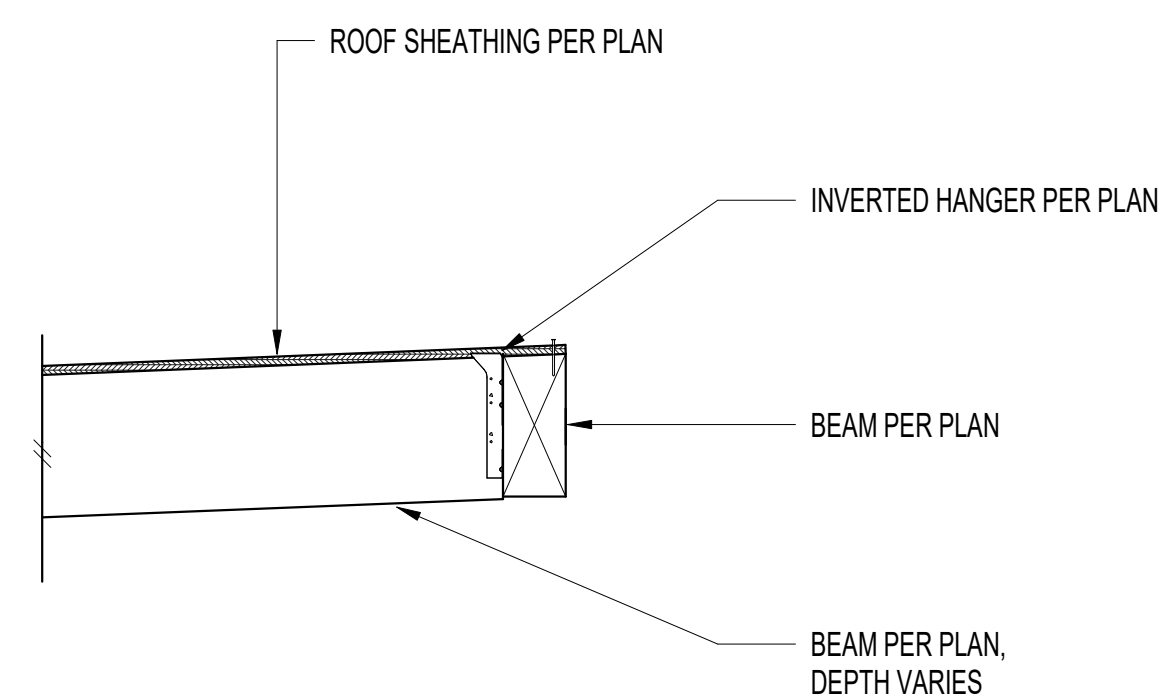


Roof Framing - Parallel 8

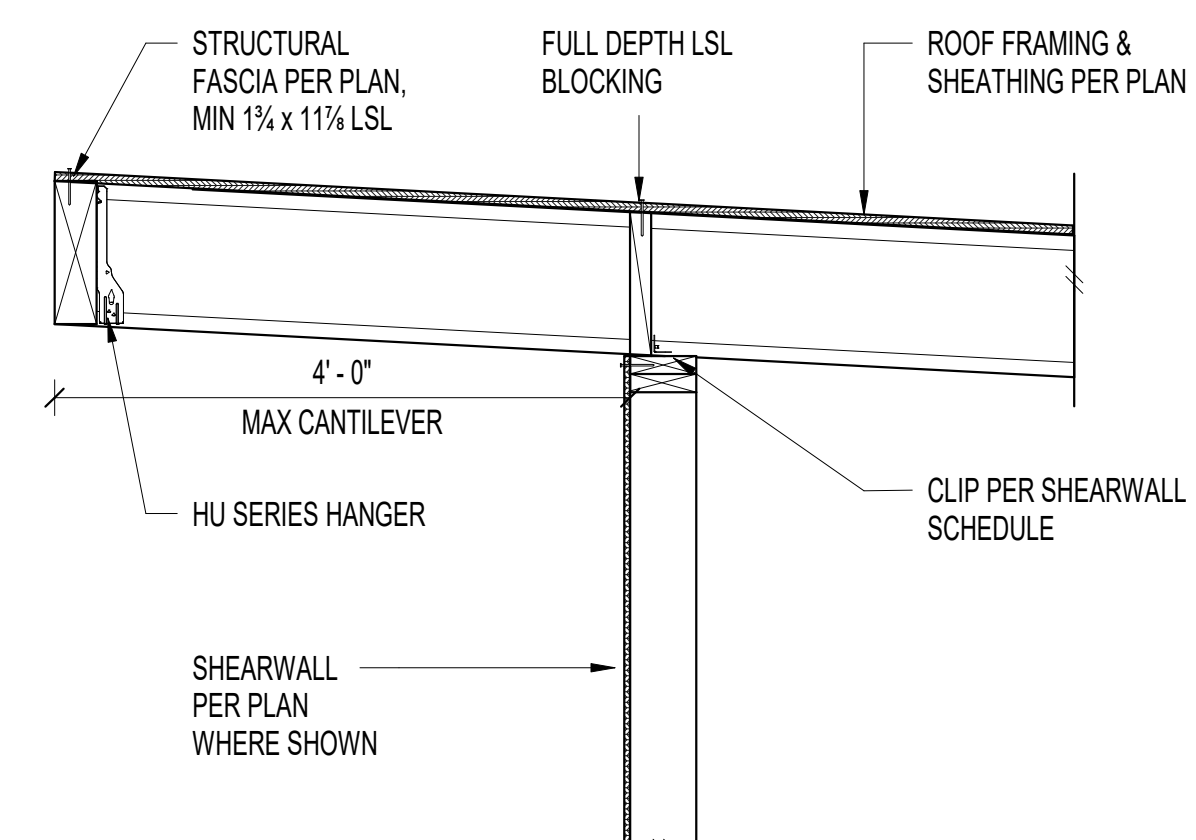


Roof Framing - Parallel

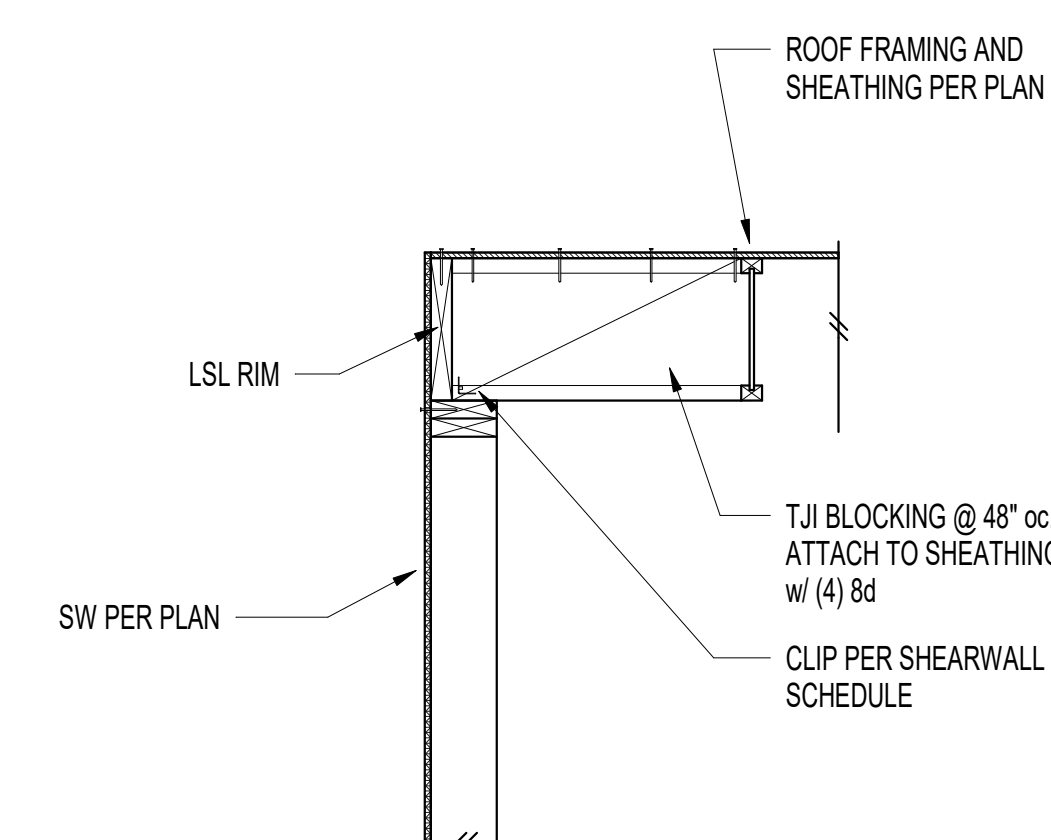
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Roof Edge Beam 10



Roof Framing @ Bearing Wall 11

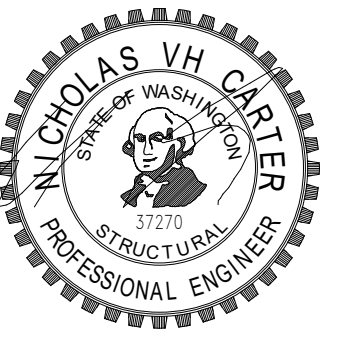


Roof Framing - Parallel 12

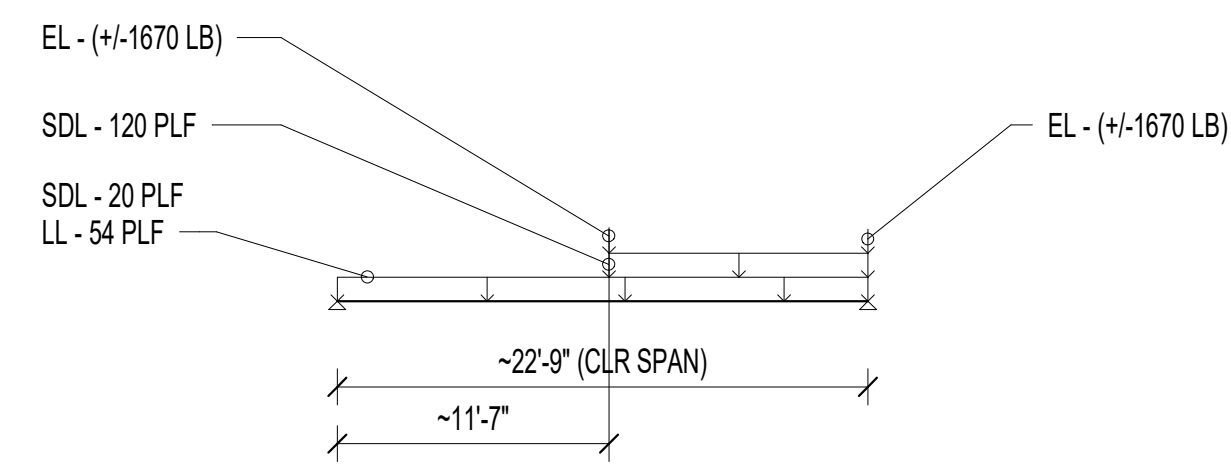
CHU RESIDENCE
SITE ANALYSIS
4332 W. Mercer Way
Mercer Island, WA 98040

Date: _____
Scale: _____
Sheet: _____
Wood Details

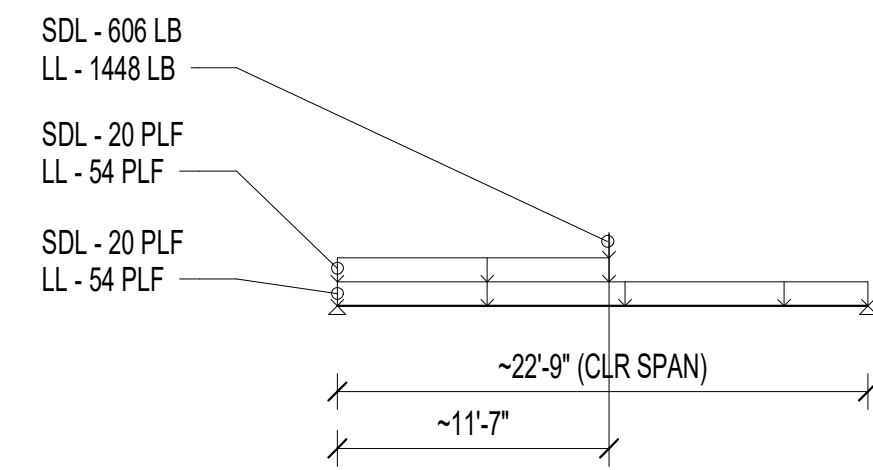
S6.3



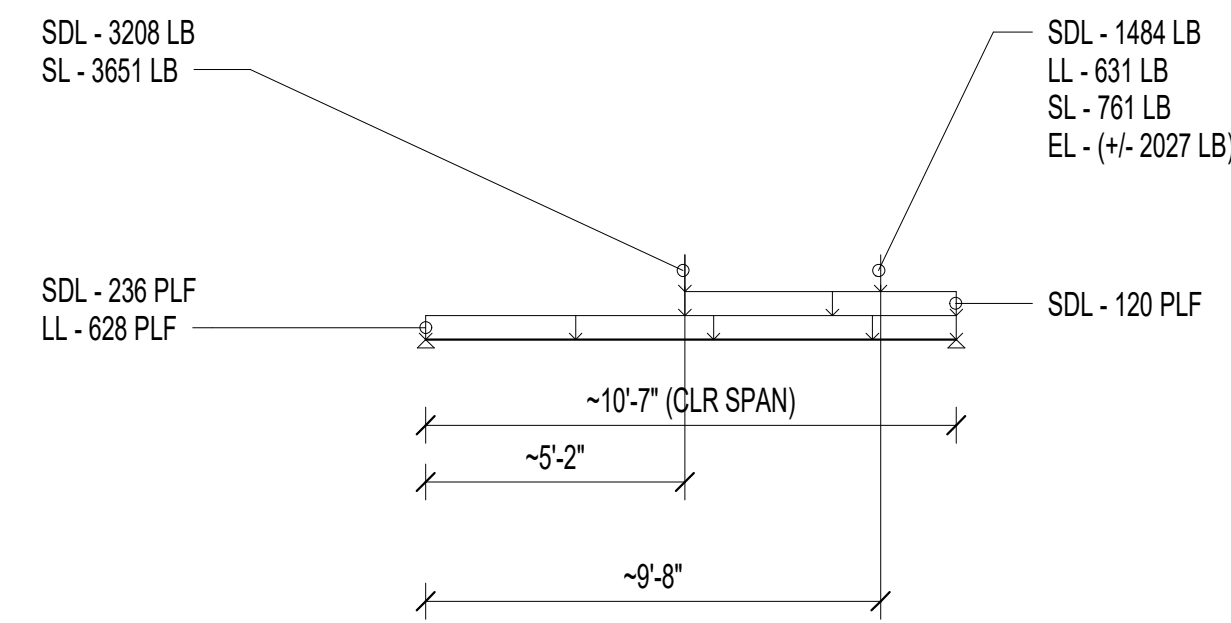
UPPER FLOOR GIRDER TRUSSES



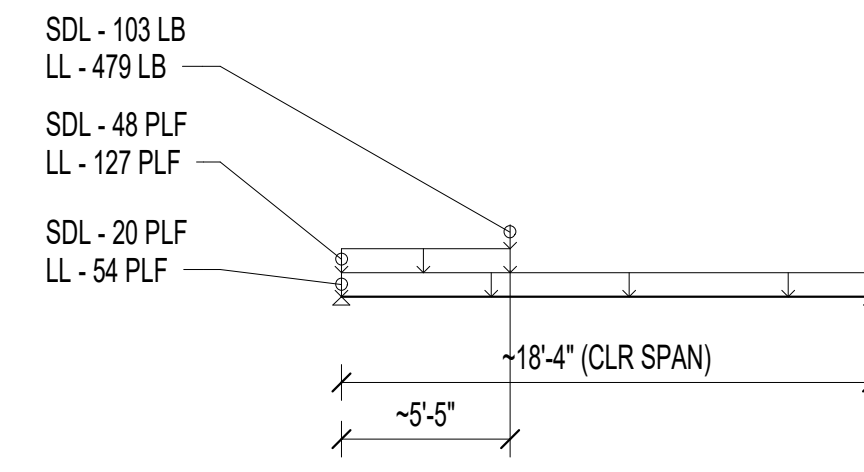
GIRDER TRUSS #1



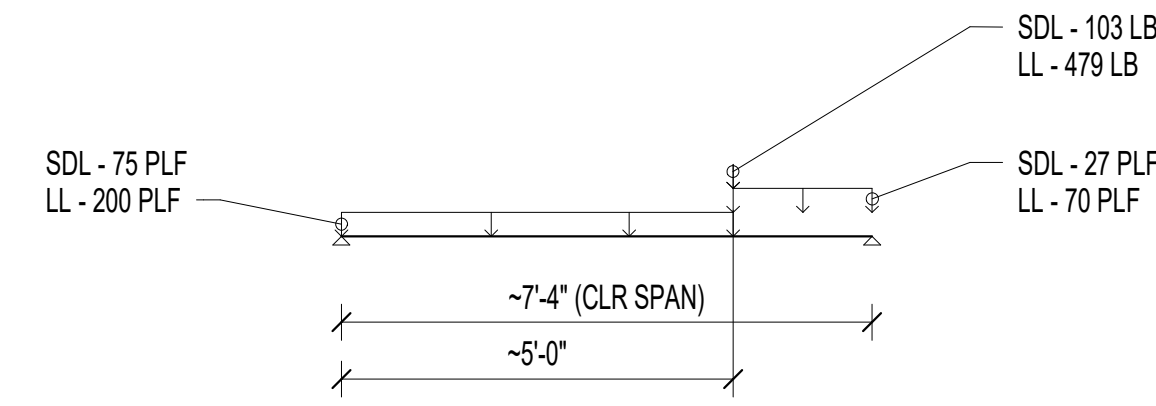
GIRDER TRUSS #2



GIRDER TRUSS #3

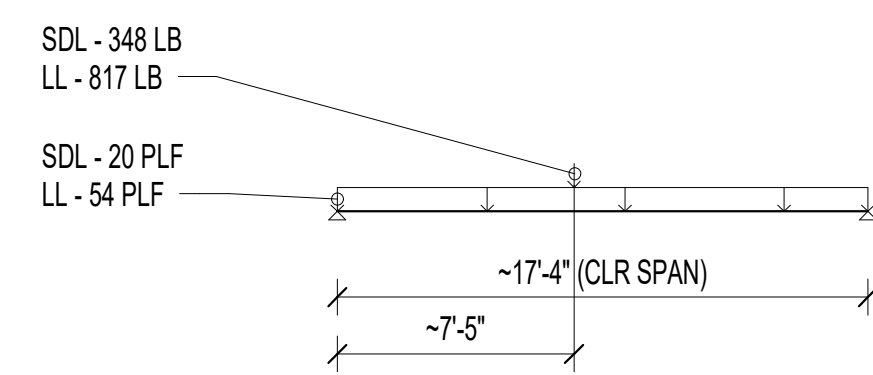


GIRDER TRUSS #4



GIRDER TRUSS #5

MAIN LEVEL GIRDER TRUSSES



GIRDER TRUSS #6

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SITE ANALYSIS
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Mercer Island, WA 98040

Date: _____

Scale: _____

Sheet:
GIRDER TRUSS LOADING
DIAGRAMS

S6.4