

CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



INSPECTION REQUESTS:

online:



voicemail: (206) 275-7730

NOTE: ALL RECORDS AND DRAWINGS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

CONTACT INFORMATION:

Applicant is to complete the following information.

Applicant Contact information prior to permit issuance: Name, Address, Phone, Email
Applicant Contact information post permit issuance: Name, Address, Phone, Email

REQUIRED SPECIAL INSPECTIONS / STRUCTURAL OBSERVATIONS:

It is the Engineer of Record's responsibility to specify all required Special Inspections or Structural Observation (check items below). The owner is responsible for hiring an approved private Special Inspector for the checked inspections noted below.

STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR): Engineer of Record, Company, Phone, General Conformance to Construction Documents, Other

SOILS / GEOTECHNICAL: Special Inspector, Company, Phone, Erosion control measures, Subsurface drainage placement, Shoring installation and monitoring, Verify fill material and compaction, Observe and monitor excavation, Rockery installation, Verification of soil bearing, Pile placement (auger cast/driven pile), Other

REINFORCED CONCRETE: Special Inspector, Company, Phone, Concrete strength, Retaining wall construction, Reinforcing steel and concrete placement, Prestressed / Precast construction, Shotcrete placement, Other

STRUCTURAL STEEL: Special Inspector, Company, Phone, Fabrication and shop welds, Moment Frame construction, Structural steel erection, field welds and bolting, Other

STRUCTURAL MASONRY: Special Inspector, Company, Phone, Mortar strength, Glass unit masonry installation, Masonry unit strength, Wall panel and veneer installation, Other

WOOD: Special Inspector / Engineer of Record, Company, Phone, Lateral resisting system construction, High strength diaphragm construction, Other

OTHER SPECIAL INSPECTIONS: Special Inspector, Company, Phone, Epoxy grout installations, Stucco installation, Expansion anchor installations, Infiltration System, Other post installed anchors, Exterior Insulation Finish System (EIFS) installation, Alternative construction methods, Other, Alternative construction materials, Other

DEFERRED SUBMITTALS:

The Applicant is required to select all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction.

Connector plate wood trusses, Post tension layout, Metal joist / metal trusses, Exterior cladding, Premanufactured structures (stairs, etc.), Window wall / curtain wall construction, Precast concrete elements, Other

ENERGY CODE COMPLIANCE INFORMATION:

Indicate where the following information is located in the drawing set. Alternatively, incorporate or include the Residential Energy Code Prescriptive Compliance (RECPC) Form into the drawing set.

Building envelope, Air Leakage Testing, Whole house ventilation, Duct Leakage Testing, Energy Credit Information, Postconstruction Test, REPC Form Information, Rough-in Test

TO BE COMPLETED BY DSG

PROJECT ALERTS: Construction of the project shall be from approved plans only. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island. Approved plans must be kept on site and maintained in good condition.

TREE PROTECTION REQUIREMENTS: Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and must remain in place throughout the project.

FIRE PROTECTION REQUIREMENTS: Separate Permits are required for ALL fire protection systems. Fire Sprinkler, Monitored Household Fire Alarm per NFPA 72, NFPA 13D, Monitored Sprinkler, NFPA 13R, Water Flow Alarm, NFPA 13, Other

WATER SUPPLY REQUIREMENTS: Fire sprinkler design calculations must be provided prior to determining water supply system requirements. Water Supply system upgrade required, City Installation, Applicant Installation, Required Service Line Size, Required Supply Line Size, Required Meter Size

DRAINAGE REQUIREMENTS: On site detention system required, Direct discharge into the lake, On site infiltration system required, No Storm Water permit required, As-built Utility drawings required, Connection to public storm drainage conveyance system req'd, Full Size drawings required, Other

SIDE SEWER REQUIREMENTS: Side sewer requires a backflow preventer when connecting to the lake line or when the elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim or when side sewer is shared with one or more properties. Video tape of existing sewer required (see standard details), New connection, Connect to existing, Disconnect permit required, Reconnect permit required, Other

APPROVED CODE ALTERNATIVES: Code alternatives must be inspected. Refer to the Inspection Checklist. CA1, CA2

SURVEY REQUIREMENTS (The following survey information must be submitted when checked): Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation inspection. A property survey may be required to verify setbacks and in some cases buildings must be surveyed onto the lot. The City reserves the right to request an impervious area survey at any time prior to issuance of Certificate of Occupancy.

MAXIMUM 40 PERCENT ALTERATION INSPECTION: A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered. Contact the Building Inspector at (206) 275-7730. Civil / Drainage, LUP / Setback requirements

GEOTECHNICAL INFORMATION: Land clearing, grading, filling and foundation work within geologic hazard areas is NOT PERMITTED between October 1 and April 1 without an approved Seasonal Development Limitation Waiver.

Geotechnical Report provided. All construction must comply with the recommendations of the Geotechnical Report. A copy of report and other geotechnical information must be kept on site at all times. Geotechnical Engineer, Phone

SEASONAL DEVELOPMENT LIMITATION RESTRICTION: Applies (Geologic Hazard area). Grading not permitted between October 1 through April 1. Waiver approved. Grading and excavation permitted subject to all conditions noted in Seasonal Development Limitation Waiver Permit. Permit number, Approved by, Date

TO BE COMPLETED BY DSG

TO BE COMPLETED BY DSG

REQUIRED CONSTRUCTION INSPECTIONS: It is the applicant's responsibility to contact DSG to schedule ALL inspections appropriate for the project. Request inspections online at www.MyBuildingPermit.com or by calling the Inspection Hotline at (206) 275-7730. Allow at least 24 hours (48 hours for Reinforcing steel) in advance of desired inspection. Be specific as to type of inspection.

TO BE COMPLETED BY DSG

Final Inspection: Tree Restoration, Final Inspection: Fire protection, including (but not limited to): Sprinkler, Access Road, Fire Code Alternatives (see below), FCA1, FCA2, FCA3, FCA4, Final Inspection: Water supply protection, including (but not limited to): backflow devices for: Waterfront property, Well water on property, Fire / lawn sprinkler, Boiler, Final Inspection: Site and utility: includes landscape, utilities and ROW. Site restoration complete and as-built drawings ready for submittal. Final Inspection: Building, including electrical / mechanical / plumbing. If applicable, provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and exterior wall cladding inspectors (EIFS).

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO): Applicant option. Additional fees will be required and must be approved prior to occupancy. TCO requires tree plantings be completed. Approved, Start Date, End Date

ADDITIONAL REQUIRED CITY INSPECTIONS: Call the appropriate contact to arrange the inspection. Required Inspection(s), Contact, Phone, Scheduling

IMPACT FEES: If applicable. Impact fees apply and are due prior to Final Inspection or on Date, whichever occurs first.

PLAN REVIEW APPROVALS: Not all review disciplines may be required to review the documents. Building, Planning, Engineering, Tree, Fire

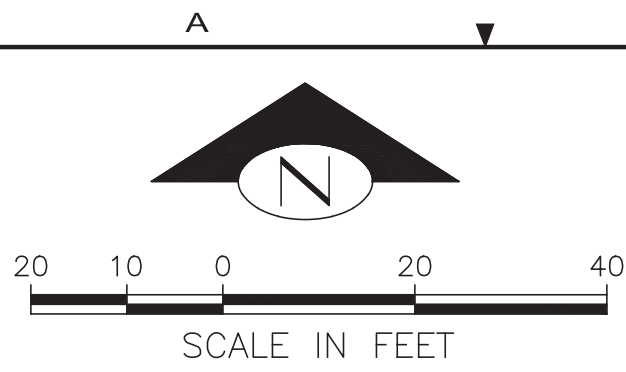
TO BE COMPLETED BY DSG



CERTIFICATE OF OCCUPANCY issued after all required inspections have been performed and approved.

PROJECT NAME: PROJECT ADDRESS:

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES REVIEWED FOR CODE COMPLIANCE



KEY NOTES

KEY	DESCRIPTION	DETAIL/SHEET
①	INSTALL 78 LF SILT FENCE	A/C05
②	INSTALL 103 LF SILT FENCE	A/C05
③	LIMITS OF DISTURBANCE	-
④	UTILIZE EX DRIVEWAY FOR STABILIZED CONSTRUCTION ENTRANCE	-
⑤	STORM DRAIN INLET PROTECTION	B/C05
⑥	EX FOUNDATION TO REMAIN	-
⑦	EX DRIVEWAY TO BE REMOVED WITHIN LIMITS OF HATCHED AREA (TYP)	-
⑧	LIMITS OF STEEP SLOPES	-
⑨	SWEEP STREET DAILY OR MORE OFTEN AS NEEDED TO REMOVE TRACKED SEDIMENT	-

PROJECT INFORMATION:

TREE HOUSE
5004 W MERCER WAY
MERCER ISLAND, WA 98040

OWNER/APPLICANT:
BRIAN & MINA SUNG
2441 76TH AVE SE #35
MERCER ISLAND, WA 98040

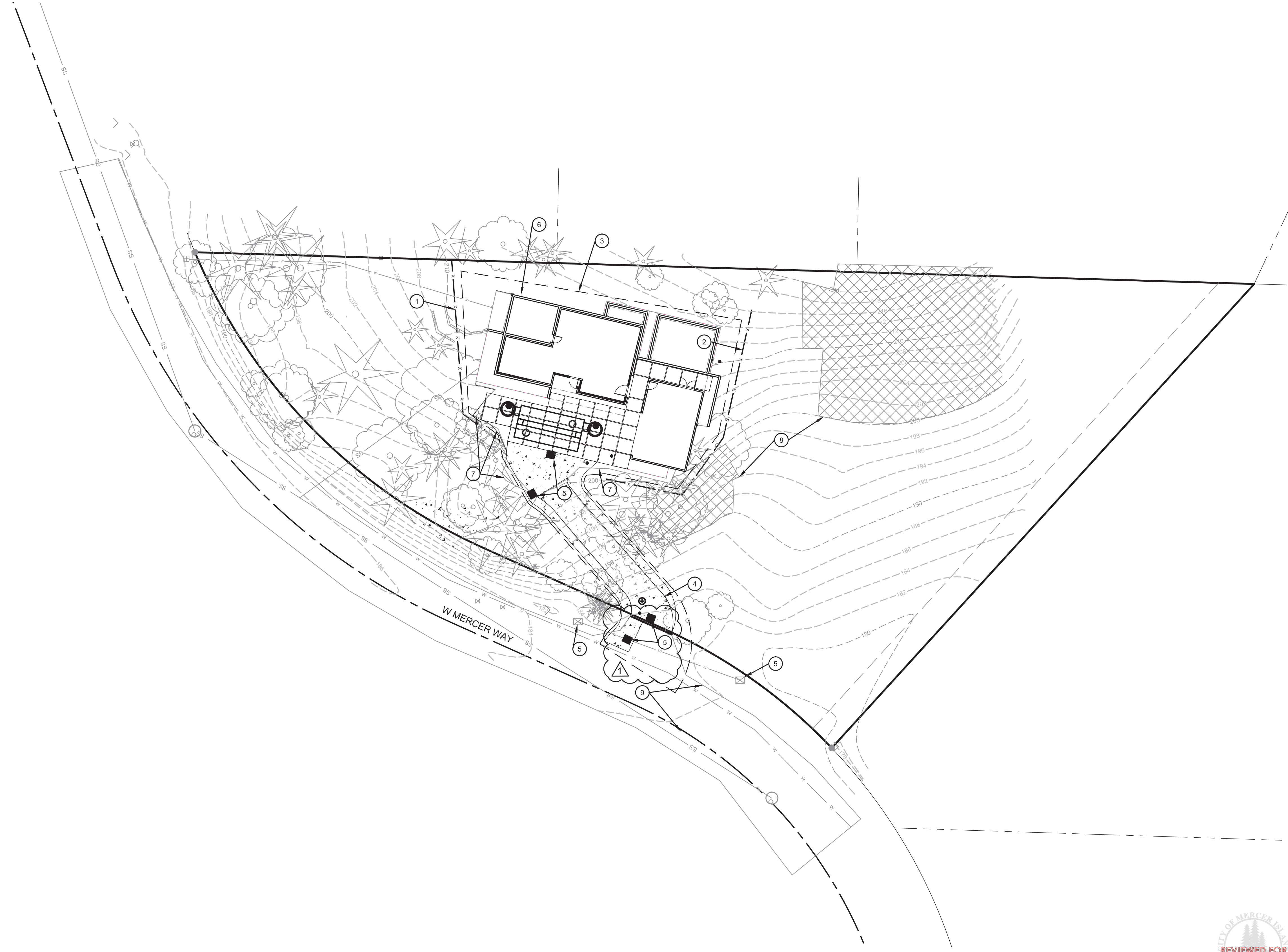
ARCHITECT:
STEPHENSON DESIGN COLLECTIVE
1725 WESTLAKE AVE N, SUITE 201
SEATTLE, WA 98109
PH: (206) 632.7703
CONTACT: RYAN STEPHENSON

CIVIL ENGINEER:
DAVIDO CONSULTING GROUP, INC.
15029 BOTHELL WAY NE, SUITE 600
LAKE FOREST PARK, WA 98155
PH: (206) 523.0024
CONTACT: TIM GABEIN, P.E.

GEOTECHNICAL ENGINEER:
PANGEO, INC.
3213 EASTLAKE AVE E, STE #8
SEATTLE, WA 98102
PH: (206) 262-0370
CONTACT: H. MICHAEL XUE, P.E.

SURVEYOR:
SITE SURVEYING, INC.
21923 NE 11TH ST
SAMMAMISH, WA 98074
PH: (425) 298-4412
CONTACT: THOMAS N. WOLDENORP, P.L.S.

ARBORIST:
ARBOR OPTIONS, LLC
PH: (206) 755-5826
RYAN@ARBOROPTIONS.COM
CONTACT: RYAN RINGE



CAD FILE NUMBER: P:\CLIENTS\STEPHENSON DESIGN COLLECTIVE\5004 W MERCER WAY MERCER ISLAND\DWG\DRAWING\5004 W MERCER DWG
DATE: 7/21/2016 3:32 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)
AUTOCAD VERSION: CIVIL 3D 2013

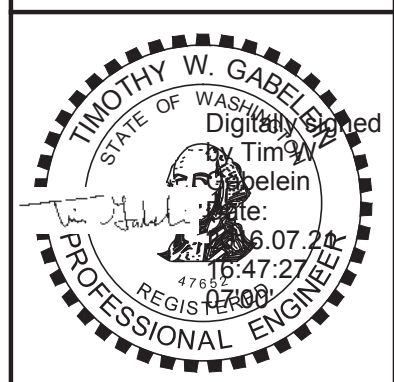
BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION. (UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

**CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG**



No.	DATE	BY	REVISION
1	07/20/2016	ES/TG	1603-014-SUB1 REVISIONS

15229 Bothell Way NE
Suite 600
Lake Forest Park, WA 98155
P: 206.523.0024
F: 206.523.1012
www.dcgengr.com



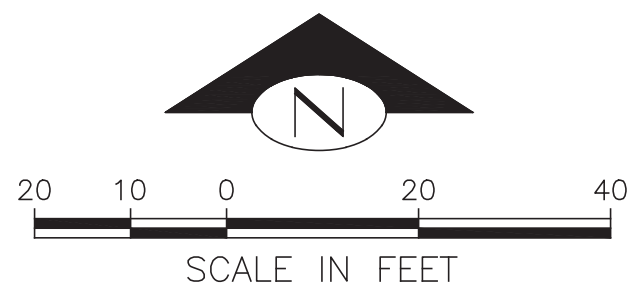
OWNER:
BRIAN & MINA SUNG
2441 76TH AVE SE #35
MERCER ISLAND, WA 98040

PROJECT:
TREE HOUSE
5004 W MERCER WAY, MERCER ISLAND WA 98040
DEMOLITION & SMALL PARCEL TESC PLAN

PROJ. MANAGER:	TG
DESIGNED BY:	ES
DRAWN BY:	JW, NMD
CHECKED BY:	ES
SCALE:	AS SHOWN
DATE:	7/21/2016
REV.	1
SHEET	1
	OF 7

SHEET NUMBER
C01

Subject Property Significant Trees								
Tree #	Species	Latin Name	DBH (in.)	Ht. (ft.)	Condition	Drip line Radius (ft.)	TPZ Radius (ft.)	Retain Yes/No
1	Western Red Cedar	Thuja plicata	13.4	55	Good	14		Yes
2	Bigleaf Maple	Acer macrophyllum	38	80	Fair	29		Yes
3	Western Hemlock	Tsuga heterophylla	15.3	65	Good/ Fair	20		Yes
4	English Holly	Ilex aquifolium	10	40	Good/ Fair	13		Yes
5	Western Red Cedar	Thuja plicata	35	100	Good	25		Yes
6	English Holly	Ilex aquifolium	7.8	40	Good	12		No
7	Bigleaf Maple	Acer macrophyllum	26	75	Fair/ Poor	27	N/A	No
8	Western Hemlock	Tsuga heterophylla	11.8	65	Good/ Fair	17		No
9	Western Hemlock	Tsuga heterophylla	11	65	Fair	17		Yes
10	Bigleaf Maple	Acer macrophyllum	25.1	90	Good/ Fair	26		Yes
11	Bigleaf Maple	Acer macrophyllum	24.3	90	Fair	26		Yes
12	Western Red Cedar	Thuja plicata	16.6	65	Good/ Fair	17		Yes
13	Bigleaf Maple	Acer macrophyllum	40.1	95	Fair/ Poor	31	N/A	No
14	Western Red Cedar	Thuja plicata	9.1	45	Good/ Fair	10		Yes
15	Western Red Cedar	Thuja plicata	8.8	45	Good	9		Yes
16	Western Red Cedar	Thuja plicata	5	30	Good	7		Yes
17	Bigleaf Maple	Acer macrophyllum	13.9	55	Poor	12	N/A	No
18	Bigleaf Maple	Acer macrophyllum	21.1	65	Good/ Fair	24		Yes
19	Western Red Cedar	Thuja plicata	10.6	45	Good	14		Yes
20	Bigleaf Maple	Acer macrophyllum	25.9	75	Fair/ Poor	18		Yes
21	Red Alder	Alnus rubra	12.7	75	Good	22		Yes
22	Western Red Cedar	Thuja plicata	5.1	30	Good	8		No
23	Western Red Cedar	Thuja plicata	3.2	30	Good	6		No
24	Western Red Cedar	Thuja plicata	10	45	Good	12		No
25	Pacific Yew	Taxus brevifolia	13.4	25	Fair/ Poor	16		Yes
26	Western Red Cedar	Thuja plicata	15.7	65	Good/ Fair	15		Yes
27	Douglas Fir	Pseudotsuga menziesii	29.1	110	Good/ Fair	24		Yes
28	Bigleaf Maple	Acer macrophyllum	26	70	Very Poor	29	N/A	No
29	Western Red Cedar	Thuja plicata	9.3	50	Good/ Fair	10		Yes
30	Bigleaf Maple	Acer macrophyllum	13.1	65	Good	14		No
31	Western Red Cedar	Thuja plicata	9.8	40	Good	15		Yes
32	Bigleaf Maple	Acer macrophyllum	18.3	70	Fair	28		Yes
33	Douglas Fir	Pseudotsuga menziesii	24.8	90	Good/ Fair	19		Yes
34	Douglas Fir	Pseudotsuga menziesii	10.1	60	Fair	17		Yes
35	Western Red Cedar	Thuja plicata	4.8	40	Good	7		Yes
36	Western Red Cedar	Thuja plicata	5.2	40	Good	9		Yes
37	Western Red Cedar	Thuja plicata	4.7	35	Good	8		Yes
38	Western Red Cedar	Thuja plicata	3.7	35	Good	7		Yes
39	Western Red Cedar	Thuja plicata	12.9	65	Good	17		Yes
40	Western Red Cedar	Thuja plicata	16	55	Good/ Fair	19		Yes
41	Bigleaf Maple	Acer macrophyllum	17	55	Poor	13	N/A	No
42	Bigleaf Maple	Acer macrophyllum	18.8	70	Good/ Fair	18		Yes
43	Western Red Cedar	Thuja plicata	9.5	50	Good	12		Yes
44	Bigleaf Maple	Acer macrophyllum	30.6	75	Fair	24		Yes
45	Bigleaf Maple	Acer macrophyllum	24.4	50	Dead	N/A	N/A	No
Encroaching Adjacent Property Significant Trees								
A	B	C	D	E	F	G	H	
A	Douglas Fir	Pseudotsuga menziesii	30	100	Good	23	Yes	
B	Douglas Fir	Pseudotsuga menziesii	3.8	25	Fair	7	Yes	
C	Bigleaf Maple	Acer macrophyllum	38.6	80	Good/ Fair	26	Yes	
D	Douglas Fir	Pseudotsuga menziesii	29.9	90	Good	19	Yes	
E	Douglas Fir	Pseudotsuga menziesii	16	70	Good/ Fair	15	Yes	
F	Western Red Cedar	Thuja plicata	12.5	45	Good/ Fair	15	Yes	
G	Douglas Fir	Pseudotsuga menziesii	10.5	55	Good	11	Yes	
R.O.W. Significant Trees								
H	I	J	K	L				
H	Western Red Cedar	Thuja plicata	6.7	30	Good/ Fair	30	Yes	
I	Western Red Cedar	Thuja plicata	7.9	40	Good	40	Yes	
J	Bigleaf Maple	Acer macrophyllum	12	40	Good/ Fair	40	Yes	
K	Bigleaf Maple	Acer macrophyllum	10.4	45	Good	45	Yes	
L	Western Red Cedar	Thuja plicata	6.4	40	Good	40	Yes	



NOTES:

- REFER TO THE ARBORIST EVALUATION (ARBOR OPTIONS LLC, 2015) FOR ADDITIONAL DETAILS.
- TREE PROTECTION FENCING TO BE PLACED OUTSIDE OF THE TREE PROTECTION ZONE.
- UTILITY TRENCHING AND GRADING ACTIVITIES SHALL BE IN ACCORDANCE WITH THE ARBORIST EVALUATION AND TREE RETENTION PLAN.

LEGEND:

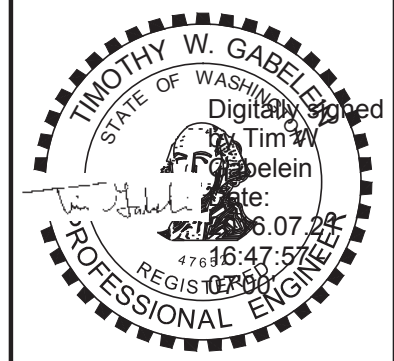
- # ONSITE SIGNIFICANT TREE
- A OFFSITE SIGNIFICANT TREE
- EX SIGNIFICANT TREE TO BE RETAINED
- EX SIGNIFICANT TREE TO BE REMOVED
- TREE PROTECTION FENCING
- - - TREE PROTECTION ZONE



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 AUTOCAD VERSION: CIVIL 3D 2016

NO.	DATE	BY	REVISION
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15029 Bothell Way NE
 Suite 600
 Lake Forest Park, WA 98155

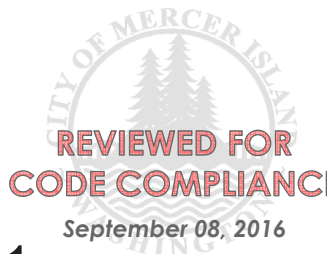


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 BRIAN & MINA SUNG
 2441 76TH AVE SE #35
 MERCER ISLAND, WA 98040

PROJECT:
 TREE HOUSE
 5004 W MERCER WAY, MERCER ISLAND WA 98040
 TREE RETENTION PLAN

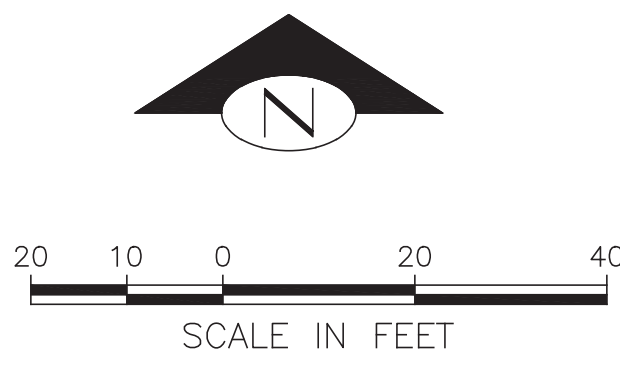
PROJ. MANAGER:	TG
DESIGNED BY:	ES
DRAWN BY:	JW, NMD
CHECKED BY:	ES
SCALE:	AS SHOWN
DATE:	7/21/2016
REV.	1
SHEET	2
OF	7
SHEET NUMBER	C02

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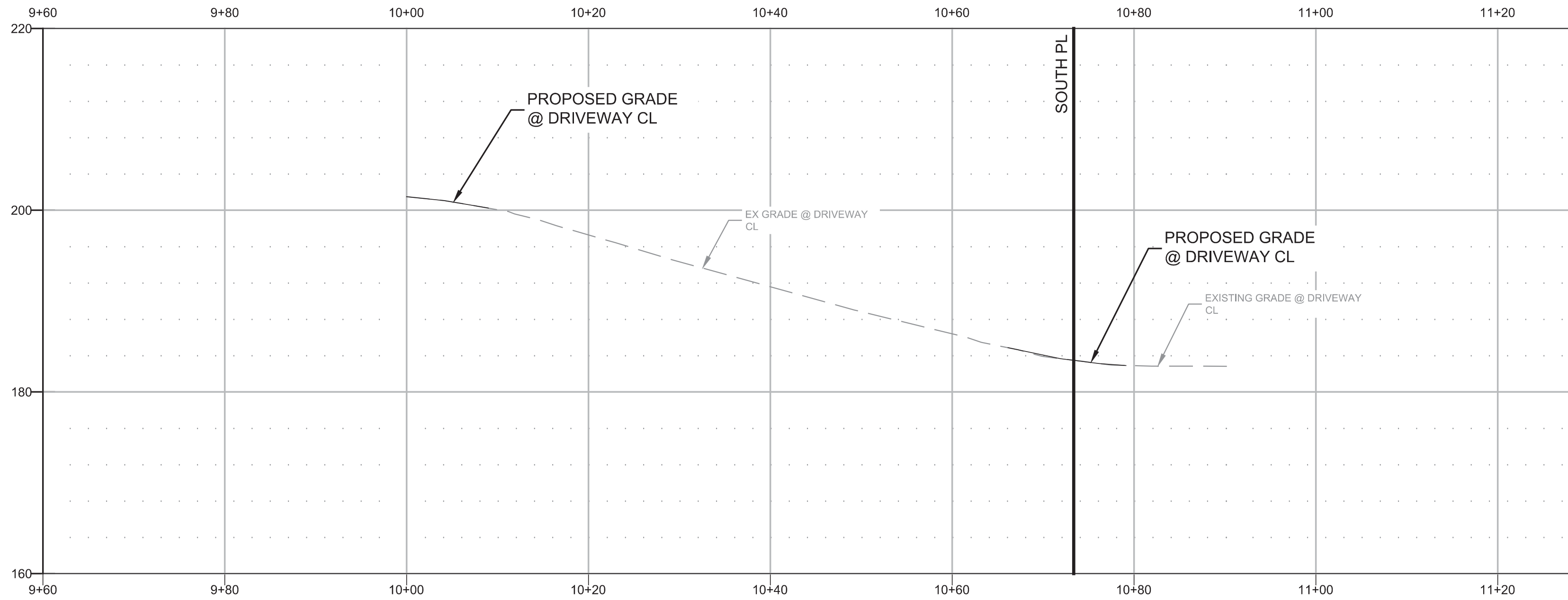
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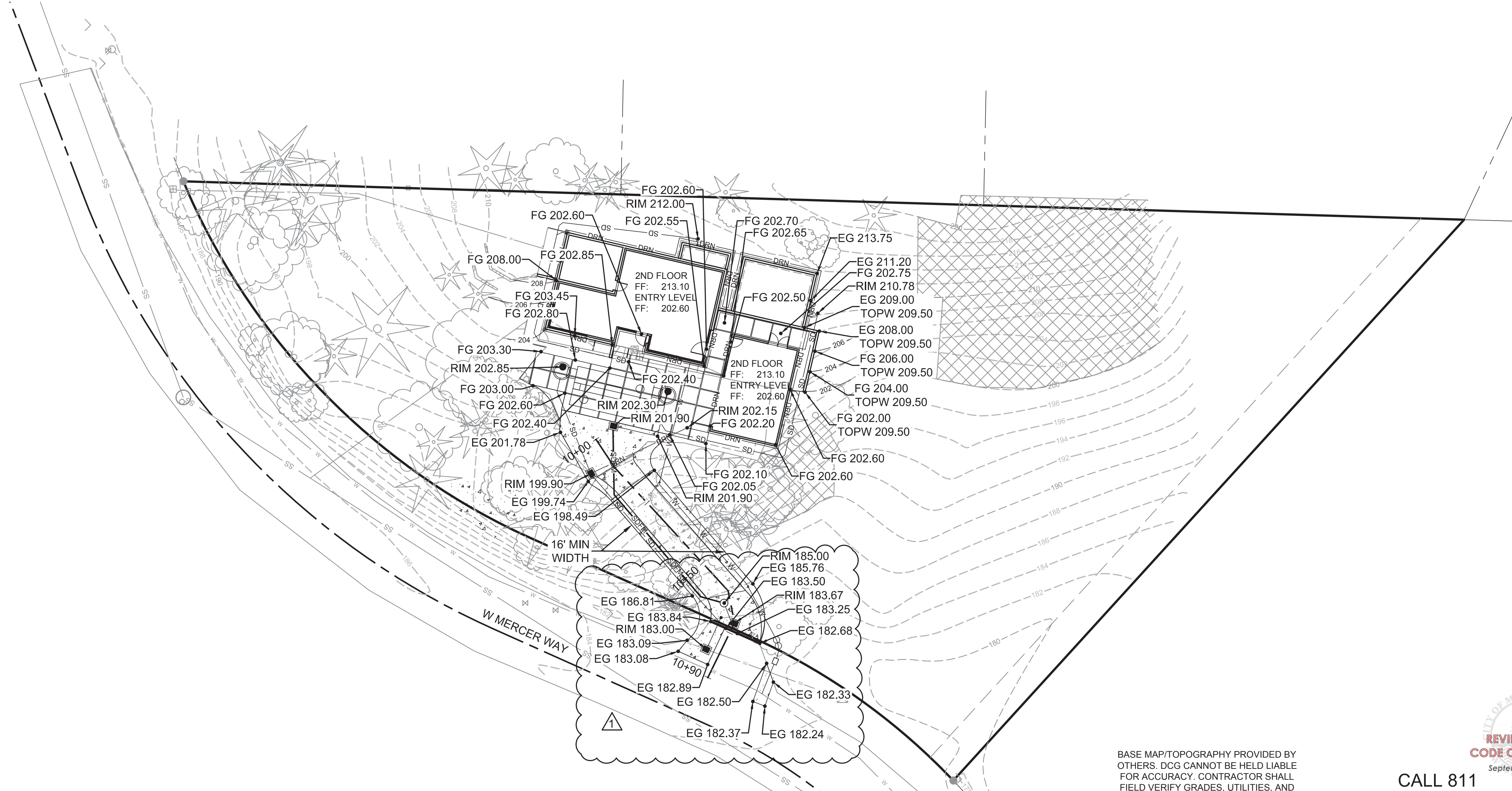


ABBREVIATIONS:

- BOC = BACK OF CURB
- BSBL = BUILDING SETBACK LINE
- CB = CATCH BASIN
- CONC = CONCRETE
- DEMO = DEMOLITION
- DI = DUCTILE IRON
- DRN = FOOTING DRAIN
- DS = DOWNSPOUT
- TESC = TEMPORARY EROSION & SEDIMENTATION CONTROL
- EX = EXISTING
- FF = FINISH FLOOR
- FG = FINISH GRADE
- IE = INVERT ELEVATION
- LF = LINEAL FEET
- SD = STORM DRAIN
- SDCO = STORM DRAIN CLEANOUT
- SSSCO = SANITARY SIDE SEWER CLEANOUT
- SS = SANITARY SEWER
- SSS = SANITARY SIDE SEWER
- TOC = TOP OF CURB
- TOP = TOP OF PAVEMENT
- TYP = TYPICAL



DRIVEWAY PROFILE
SCALE: 1"=10'



GRADING PLAN
SCALE: 1"=10'

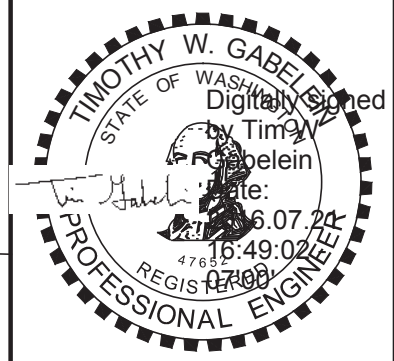
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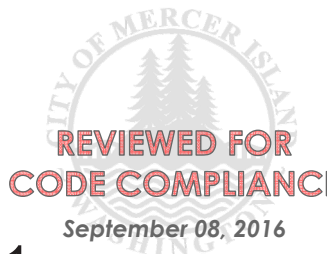
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2441 76TH AVE SE #35
MERCER ISLAND, WA 98040

PROJECT: TREE HOUSE
5004 W MERCER WAY, MERCER ISLAND WA 98040
GRADING PLAN

PROJ. MANAGER:	TG
DESIGNED BY:	ES
DRAWN BY:	JW, NMD
CHECKED BY:	ES
SCALE:	AS SHOWN
DATE:	7/21/2016
REV.	1
SHEET	3
OF	7
SHEET NUMBER	C03



KEY NOTES

KEY	DESCRIPTION	DETAIL/SHEET
1	4" PERFORATED PIPE FOOTING DRAIN - SURROUNDED IN 6" MIN. CLEAN WASHED GRAVEL AND WRAPPED IN NON-WOVEN FILTER FABRIC	-
2	INSTALL NEW DOMESTIC WATER METER, SERVICE LINE, AND CONNECTION TO MAIN. METER/SUPPLY SIZE TO BE DETERMINED BY ONSITE MEP AND MIN FIRE FLOW REQ. REFER TO APPLICABLE DETAIL FOR SPECIFICATIONS BASED ON SIZE.	COMI W-12/W-13/W-14 & W-16
3	APPROX LOCATION OF EX SIDE SEWER PER SIDE SEWER PLAT RECORD #5114 AND CITY INSPECTION RECORDS	-
4	EX SANITARY SIDE SEWER TO BE REUSED. CONTRACTOR TO VERIFY SIZE AND LOCATION OF EX SIDE SEWER AND REPORT TO ENGINEER. VIDEO INSPECTION OF EX SIDE SEWER REQUIRED FOR REUSE	-
5	4" ROOF DOWNSPOUT (TYP)	-
6	EX CONTOUR (TYP)	-
7	PROPOSED CONTOUR (TYP)	-
8	4" DOWNSPOUT TIGHTLINE @ 2.00% MIN.	-
9	EX STORM DRAIN PIPE	-
10	PROPOSED STORM DRAIN PIPE	-
11	NOT USED	-
12	INSTALL PERMEABLE PAVERS IN ACCORDANCE WITH MICC 19.16.010 (P) AND "PERMEABLE PAVER BLOCK DESIGN GUIDELINES" FOR SFR PROJECTS.	E/C05
13	CB #1 - TYPE 1 W/ OIL/WATER SEPARATOR RIM 183.67 6" IE (NW) 181.17	G&J/C06
14	58 LF 6" SD @ 23.28% AVG SLOPE. INSTALL VERTICAL BENDS AS NECESSARY	-
15	CB #2 - TYPE 1 RIM 199.90 4" IE (NE) 197.00 (FTG DRN) 6" IE (NW) 195.40 (TANK OUTLET) 6" IE (SE) 195.30	J/C06
16	30 LF 6" SD @ 2.00%	-
17	CB #3 - TYPE 2 - 54" Ø W/ SOLID LOCKING LID W/ RESTRICTOR TEE RIM 202.85 6" OVERFLOW 201.00 2" IE (E) 200.83 (TANK VENT) 36" IE (E) 196.50 (TANK INLET) 6" IE (S) 195.90 (OUTLET) SUMP 191.90	F/C05 & H/C06
18	2 LF 24" Ø DETENTION TANK TRANSITION PIPE @ ELEV 196.00	F/C05
19	2 LF 36" Ø DETENTION TANK TRANSITION PIPE @ ELEV 196.50	F/C05
20	24 LF 60" Ø DETENTION TANK @ ELEV 196.00 W/ 36" DIAM ACCESS RISER & SOLID LOCKING LID	F/C05
21	CB #4 - TYPE 2 - 54" Ø W/ SOLID LOCKING LID RIM 202.30 4" IE (N) 199.00 (DOWNSPOUT) 6" IE (S) 198.62 (DOWNSPOUT) 36" IE (W) 196.50 (TANK INLET)	F/C05 & H/C06
22	11 LF 6" SD @ 2.00%	-
23	6" SDCO RIM 201.90 6" IE 198.84	I/C06
24	13 LF 6" SD @ 2.00%	-

ABBREVIATIONS:

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DEMO	= DEMOLITION
DI	= DUCTILE IRON
DRN	= FOOTING DRAIN
DS	= DOWNSPOUT
TESC	= TEMPORARY EROSION & SEDIMENTATION CONTROL
EX	= EXISTING
FF	= FINISH FLOOR
FG	= FINISH GRADE
IE	= INVERT ELEVATION
LF	= LINEAL FEET
SD	= STORM DRAIN
SDCO	= STORM DRAIN CLEANOUT
SDFM	= STORM DRAIN FORCE MAIN
SSSCO	= SANITARY SIDE SEWER CLEANOUT
SS	= SANITARY SEWER
SSS	= SANITARY SIDE SEWER
TOC	= TOP OF CURB
TOP	= TOP OF PAVEMENT
TYP	= TYPICAL

DRAINAGE NOTES:

- ROOF DRAINS:**
- NUMBER AND SIZE SHALL BE IN CONFORMANCE WITH THE UNIFORM PLUMBING CODE.
 - DOWNSPOUTS SHALL BE TIED INTO A NON-PERFORATED, RIGID, SMOOTH-BORE PIPE, WHICH DRAINS TO AN APPROVED STORM SYSTEM.
 - DRAINPIPE SHALL MEET MATERIAL STANDARDS FOR D2729 FOR P.V.C. PIPE, GR F-405 FOR SMOOTH-BORE H.D.P.E. PIPE.
 - PROVIDE CLEANOUTS AT THE UPPER END OF THE SYSTEM AND AT EACH CUMULATIVE CHANGE OF DIRECTION IN EXCESS OF 135 DEGREES.
 - ALL PIPE FITTINGS SHALL BE MADE OF THE SAME MATERIAL AS THE STRAIGHT PIPE. GLUED JOINTS SHALL USE A BONDING AGENT RECOMMENDED BY THE PIPE MANUFACTURER.
- FOOTING DRAINS:**
- FOOTING DRAINS SHALL BE INSTALLED AROUND ALL FOUNDATIONS WHICH ENCLOSE A CRAWL SPACE, CELLAR, BASEMENT, GARAGE OR OTHER BUILDING SPACE.
 - DRAINS SHALL BE CONSTRUCTED OF PERFORATED PIPE INSTALLED AT THE BASE OF THE FOOTING.

DRIVEWAY/PARKING AREA DRAINS:

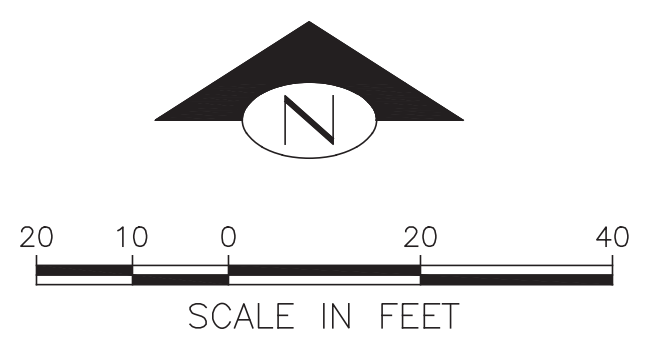
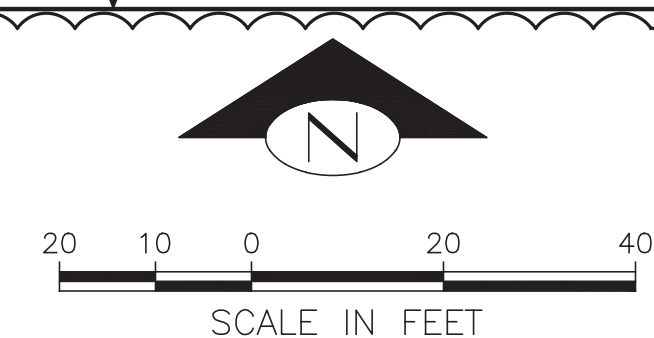
- LARGE IMPERVIOUS AREAS USED FOR PARKING OR MANEUVERING OF VEHICLES SHALL BE SLOPED TO DRAIN TO ONE OR MORE CATCH BASINS.
- THE BASINS SHALL BE TIED INTO THE ON-SITE STORM DRAINAGE SYSTEM USING NON-PERFORATED PIPE OF THE SAME MATERIALS.
- AT LEAST ONE CATCH BASIN SHALL HAVE AN OIL SEPARATOR TO CLEAN THE WATER, OIL AND SILT PRIOR TO ENTERING THE APPROVED STORM SYSTEM.
- IN AREAS WHERE THE OFF-SITE STORM SYSTEM IS INADEQUATE, ON-SITE DETENTION OF RUNOFF MAY BE REQUIRED. (CONTACT THE DEVELOPMENT ENGINEER FOR MORE INFORMATION).

GENERAL:

- SLOPE ALL DRAIN LINES AT 2% MINIMUM TOWARD THE OUTLET.
- PROVIDE CLEANOUTS OR CONTROL STRUCTURES AS APPROPRIATE.
- ALL DRAINAGE PIPING AND STRUCTURES ARE SUBJECT TO INSPECTION PRIOR TO BACKFILLING.
- ROOF AND FOOTING DRAINS MAY BE COMBINED BEYOND THE LOWEST POINT OF THE FOOTING DRAIN.
- USE SAND COLLARS AT CB CONNECTIONS TO P.V.C. PIPE.
- UNLESS OTHERWISE SPECIFIED, 6" STORM DRAIN PIPE FOR ROOF DRAINS AND SEWER PIPE SHALL BE SDR35 PVC PIPE.
- ALL FOOTING DRAIN AND PERFORATED PIPE SHALL BE D2729 PVC PIPE WITH THE PERFORATIONS DIRECTED DOWNWARDS.
- ALL PERF PIPE SHALL BE 4" DIAMETER UNLESS OTHERWISE SHOWN.
- CONTRACTOR TO VERIFY INVERTS OF STORM DRAIN IN ROW AND ADJUST ONSITE STORM SYSTEM AS NECESSARY.
- CONTRACTOR TO FIELD LOCATE AND REROUTE ANY POTENTIAL UTILITY CONFLICTS WITH DETENTION FACILITY PRIOR TO CONSTRUCTION.

LEGEND:

	CONCRETE PAVEMENT
	EX CONCRETE PAVEMENT
	EX CONCRETE PAVEMENT TO BE REMOVED
	EXISTING CONTOUR (TYP)
	PROPOSED CONTOUR (TYP)
	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN PIPE
	PROPOSED FOOTING/FOUNDATION DRAIN PIPE
	EXISTING SANITARY SEWER PIPE
	PROPOSED SANITARY SIDE SEWER PIPE
	EXISTING WATER MAIN
	STORM DRAIN FORCE MAIN



25	CB #5 - TYPE 1 RIM 201.90 6" IE (E) 199.10 2" IE (S) 199.20 (SDFM)	J/C06
26	84 LF 6" SD @ 2.00%	-
27	6" SDCO RIM 210.78 6" IE 200.78	I/C06
28	4" FOOTING DRAIN. TIGHTLINE TO CB AT 2.00% MIN SLOPE & 2.00 FT MIN COVER	-
29	4" SDCO RIM 202.15 4" IE 197.64	I/C06
30	123 LF 4" SD @ 8.13% AVE SLOPE, CONTRACTOR SHALL INSTALL VERTICAL BENDS AS NECESSARY TO MAINTAIN A MIN 2" OF COVER & A MIN 2.00% SLOPE	-
31	4" SDCO RIM 212.00 4" IE 209.00	I/C06
32	DRIVEWAY RESTORATION IN-KIND PER MERCER ISLAND CONSTRUCTION STANDARDS	-
33	CONTRACTOR TO CUP, CAP, & ABANDON EX WATER SERVICE LINE AT ROW & RETIRE METER PER COMI STANDARDS	-
34	67 LF 2" SCH 40 PVC SDFM	-
35	6" SDCO RIM 184.30 6" IE 181.80	-

36	9 LF 6" SD @ 2.00% MIN	-
37	CB #6 TYPE 1 RIM 183.00 EX 12" INVERT UNKNOWN; FIELD VERIFY PRIOR TO CONSTRUCTION. 6" SD INLET TO BE MIN 0.1' ABOVE EX 12" IE. CONTRACTOR TO CUT EX 12" CULVERT AND RECONNECT IN-KIND TO PROP CB.	-
38	WATER SERVICE LINE RPBA. PROVIDE FROST PROTECTION IN ACCORDANCE WITH PLUMBING CODE. CONNECTION TO BUILDING SHOWN SCHEMATICALLY. CONTRACTOR TO COORDINATE WITH ONSITE MEP	-
39	FIBERGLAS OR HIGH DENSITY POLYETHYLENE BASIN - 24 Ø W/ DUPLEX PUMP STATION, 11 FT3 MIN CONCRETE ANTI-FLOTATION BASE, & TRAFFIC RATED, SOLID, LOCKING LID. EMERGENCY OVERFLOW PATH TO ROUTE TO THE EXISTING DITCH FRONTING W. MERCER WAY	K/C07
40	4 LF 6" SD @ 2.00% MIN	-

BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION. (UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

DRAINAGE & UTILITY PLAN

SCALE: 1"=10'

CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG

REVISION	NO.	DATE	BY	ES/TCG	1603-014-SUBJ1 REVISIONS
	1	07/20/2016			

15029 Bothell Way NE
Suite 600
Lake Forest Park, WA 98155

DCG
civil structural

MERCER ISLAND
PROFESSIONAL ENGINEER
TIMOTHY W. GABRIEL
STATE OF WASHINGTON
No. 12400
Exp. 06/07/24
REG. NO. 07-4082
REG. EXPIRES 06/07/24

OWNER: BRIAN & MINA SUNG
2441 76TH AVE SE #35
MERCER ISLAND, WA 98040

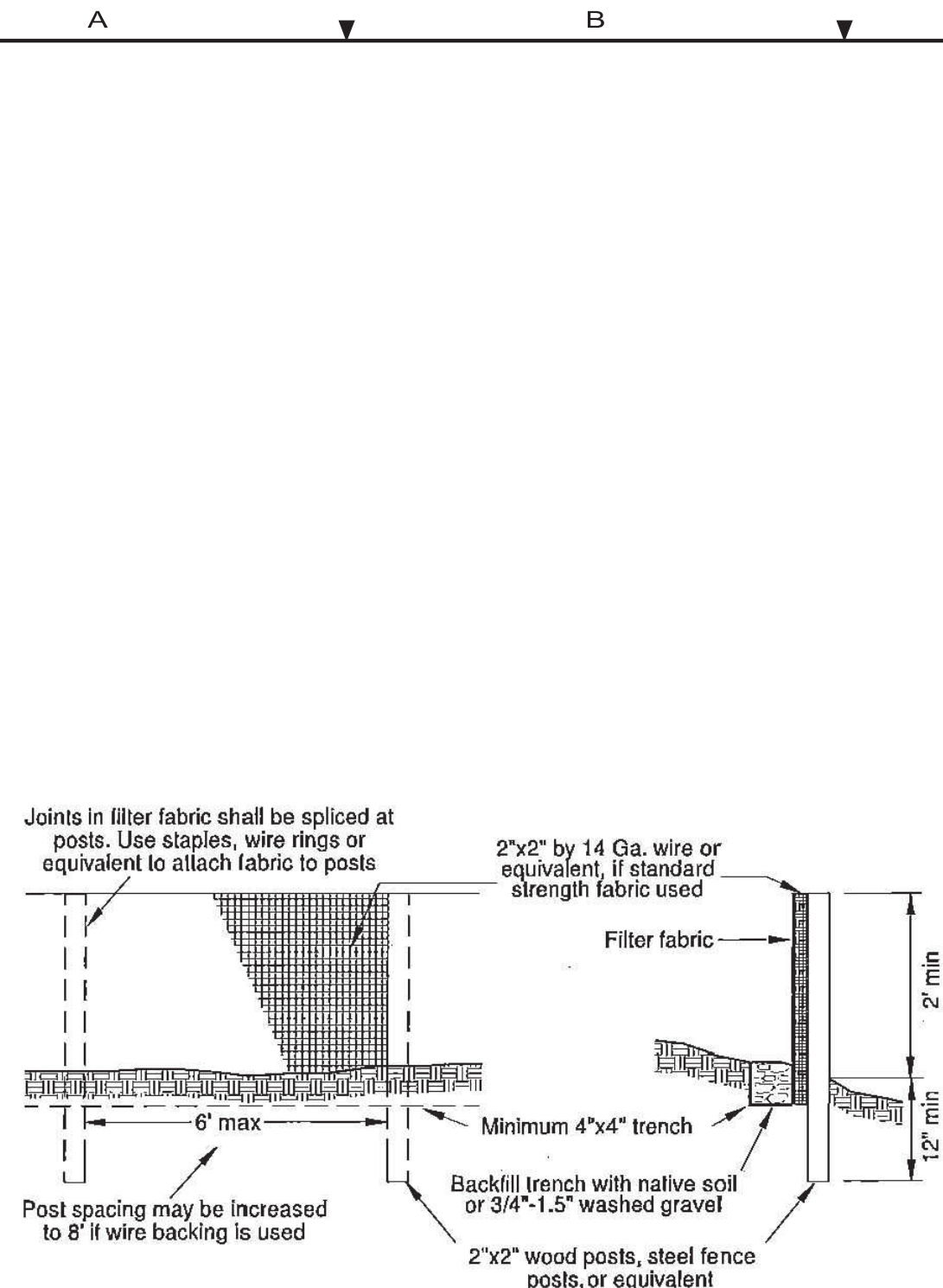
PROJECT: TREE HOUSE
5004 W MERCER WAY, MERCER ISLAND WA 98040
DRAINAGE & UTILITY PLAN

PROJ. MANAGER: TG
DESIGNED BY: ES
DRAWN BY: JW, NMD
CHECKED BY: ES

SCALE: AS SHOWN
DATE: 7/21/2016
REV. SHEET 4 OF 7

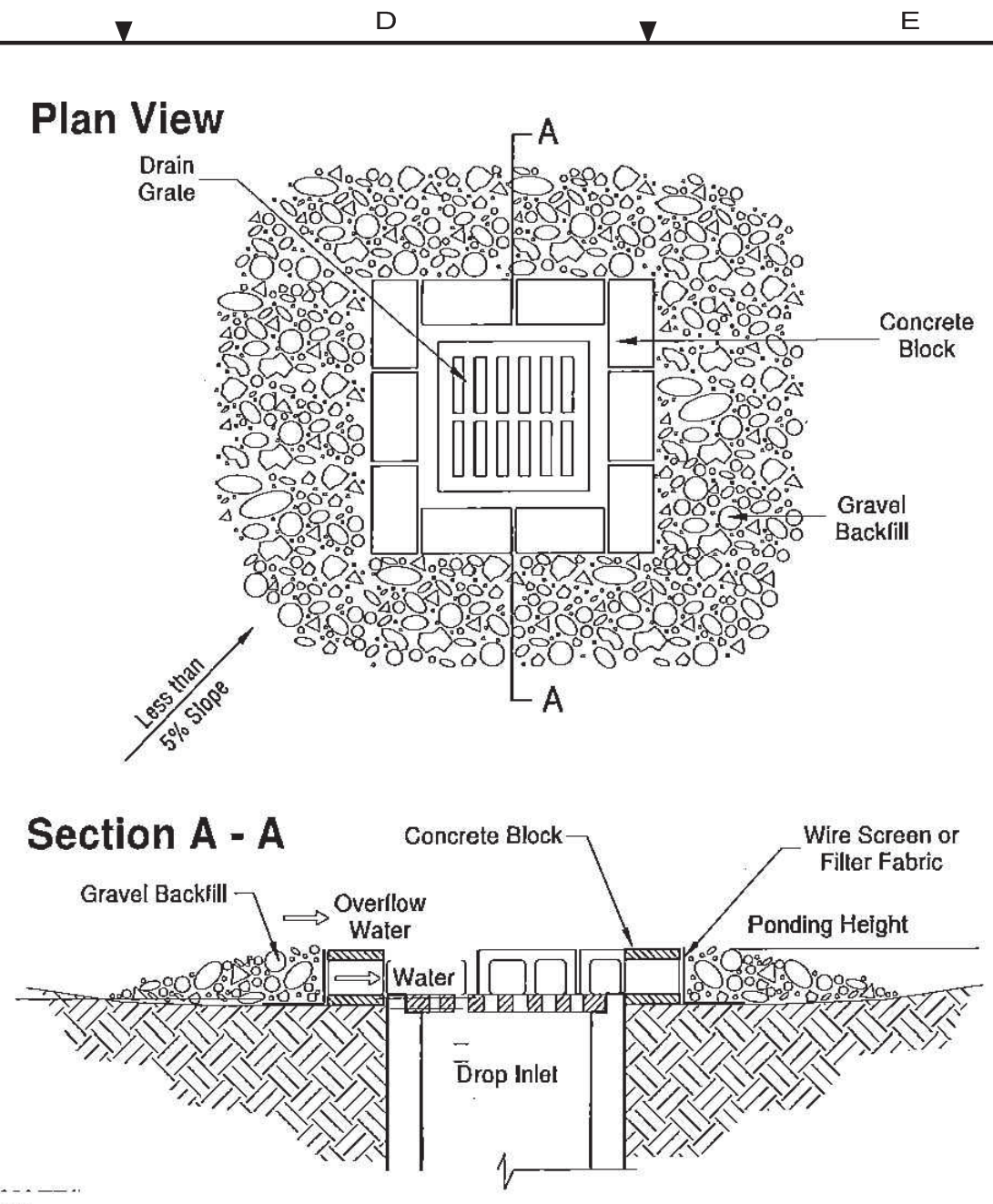
SHEET NUMBER
C04

CAD FILE NUMBER: P:\CLIENTS\STEPHENSON DESIGN COLLECTIVE\5004 W MERCER WAY MERCER ISLAND\DWG\DRAWINGS\5004 W MERCER DWG
DATE: 7/21/2016 6:02 PM - SHEET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)
AUTOCAD VERSION: CIVIL 3D 2016



SILT FENCE
D.O.E. FIGURE 4.20
NOT TO SCALE

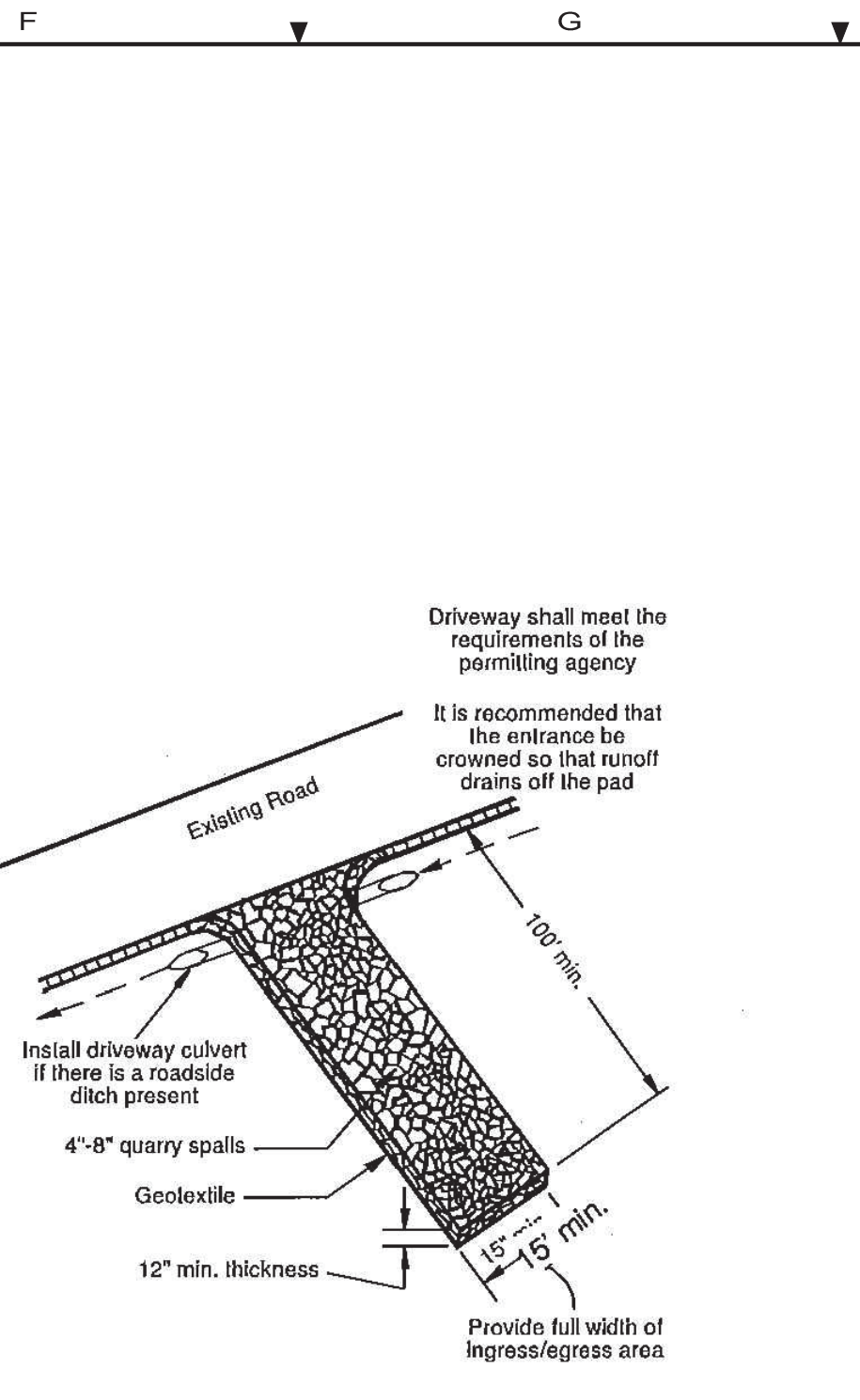
(A)
C01



Notes:
1. Drop inlet sediment barriers are to be used for small, nearly level drainage areas. (less than 5%)
2. Excavate a basin of sufficient size adjacent to the drop inlet.
3. The top of the structure (ponding height) must be well below the ground elevation downslope to prevent runoff from bypassing the inlet. A temporary dike may be necessary on the downslope side of the structure.

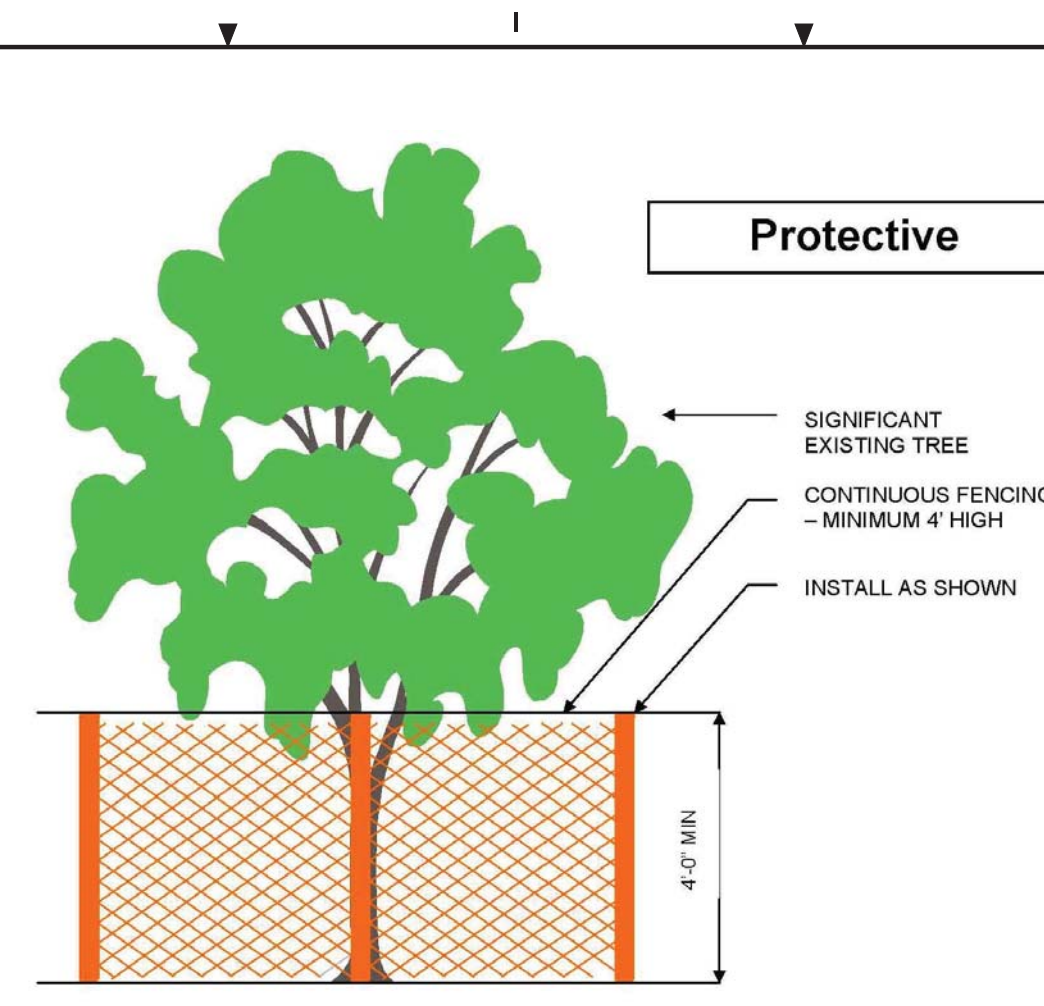
TEMPORARY INLET PROTECTION
D.O.E. FIGURE 4.15
NOT TO SCALE

(B)
C01



STABILIZED CONSTRUCTION ENTRANCE
D.O.E. FIGURE 4.2
NOT TO SCALE

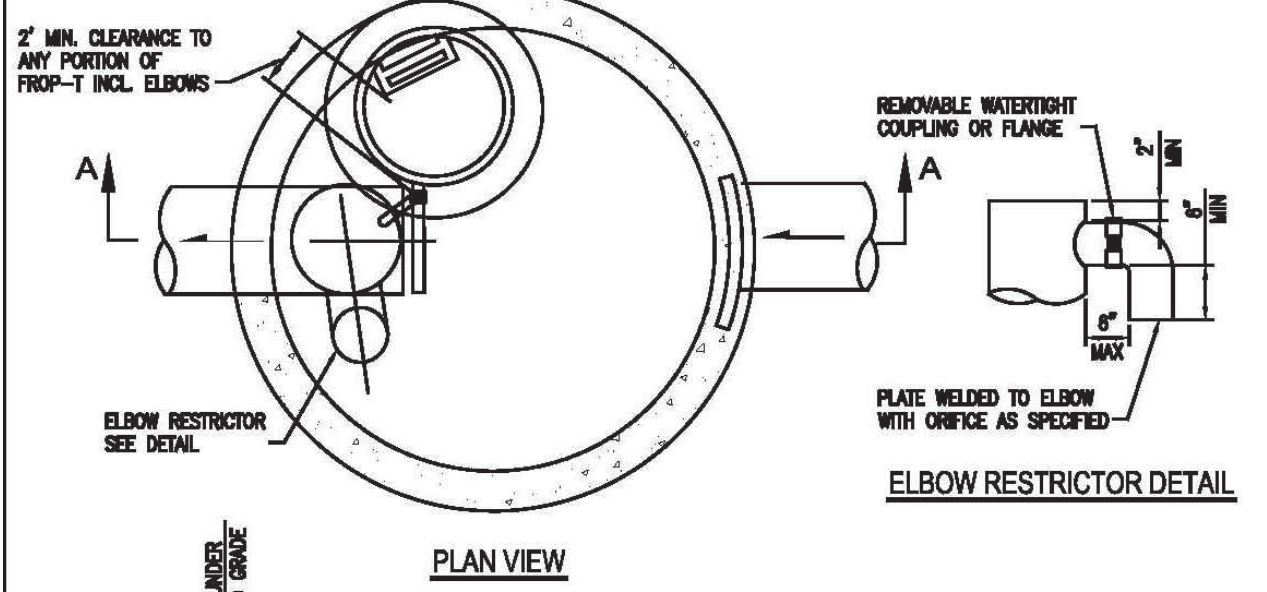
(C)
C01



- PROTECTIVE FENCING SHALL BE LOCATED WHERE SHOWN ON PLANS. FENCE SHALL COMPLETELY ENCIRCLE TREE(S) AT THE DRIPLINE OR BEYOND. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS. FENCE MUST REMAIN UP THROUGHOUT PROJECT.
- NO STOCKPILING OF MATERIALS, GRADE CHANGES, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. PLEASE CALL ARBORIST FOR MITIGATION MEASURES IF FENCING MUST COME DOWN.
- TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1" IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP WITH CONTINUOUS IRRIGATION TO PREVENT DRYING. COVER WITH SOIL AS SOON AS POSSIBLE - 3" OF MULCH RECOMMENDED.

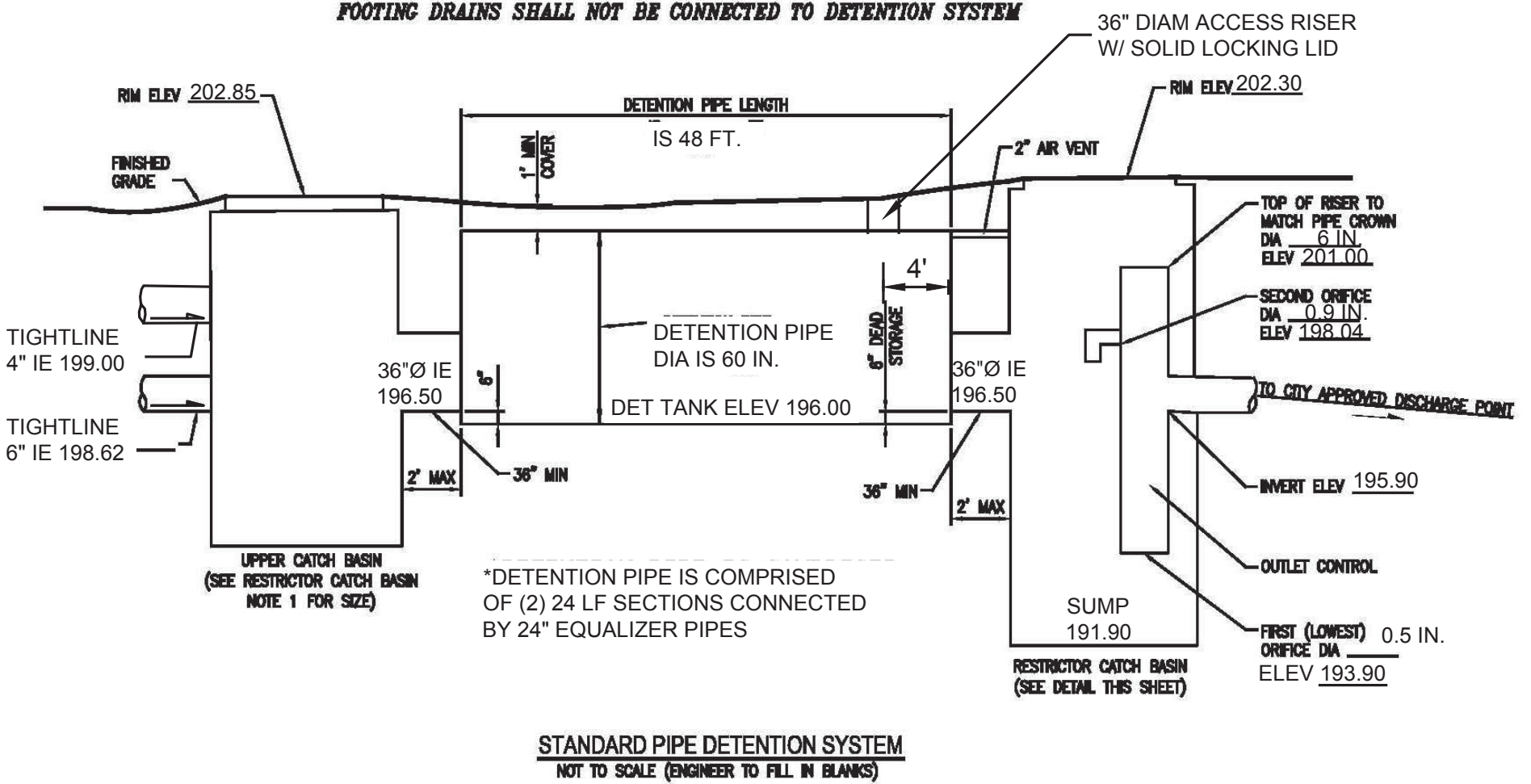
TREE PROTECTION FENCING
NOT TO SCALE

(D)
C02



**FROM GEOTECHNICAL REPORT, TYPE B SOILS FOR THE PROJECT SITE

OWNER: BRIAN & MINA SUNG	ADDRESS: 5004 W. MERCER WAY MERCER ISLAND, WA	PREPARED BY: ERIC SCHOSSOW, PE
PERMIT #: TBD		PHONE: 206-523-0024
		DATE: 07/20/2016
IMPERVIOUS SURFACE AREA (SF): 4,768 SF	DETENTION PIPE DIA (INCH): 60	DETENTION PIPE LENGTH (FT): 48
	PIPE MATERIAL: CMP	ORIFICE #1 DIA 0.5 INCH, ELEV 193.90
		ORIFICE #2 DIA 0.9 INCH, ELEV 198.04

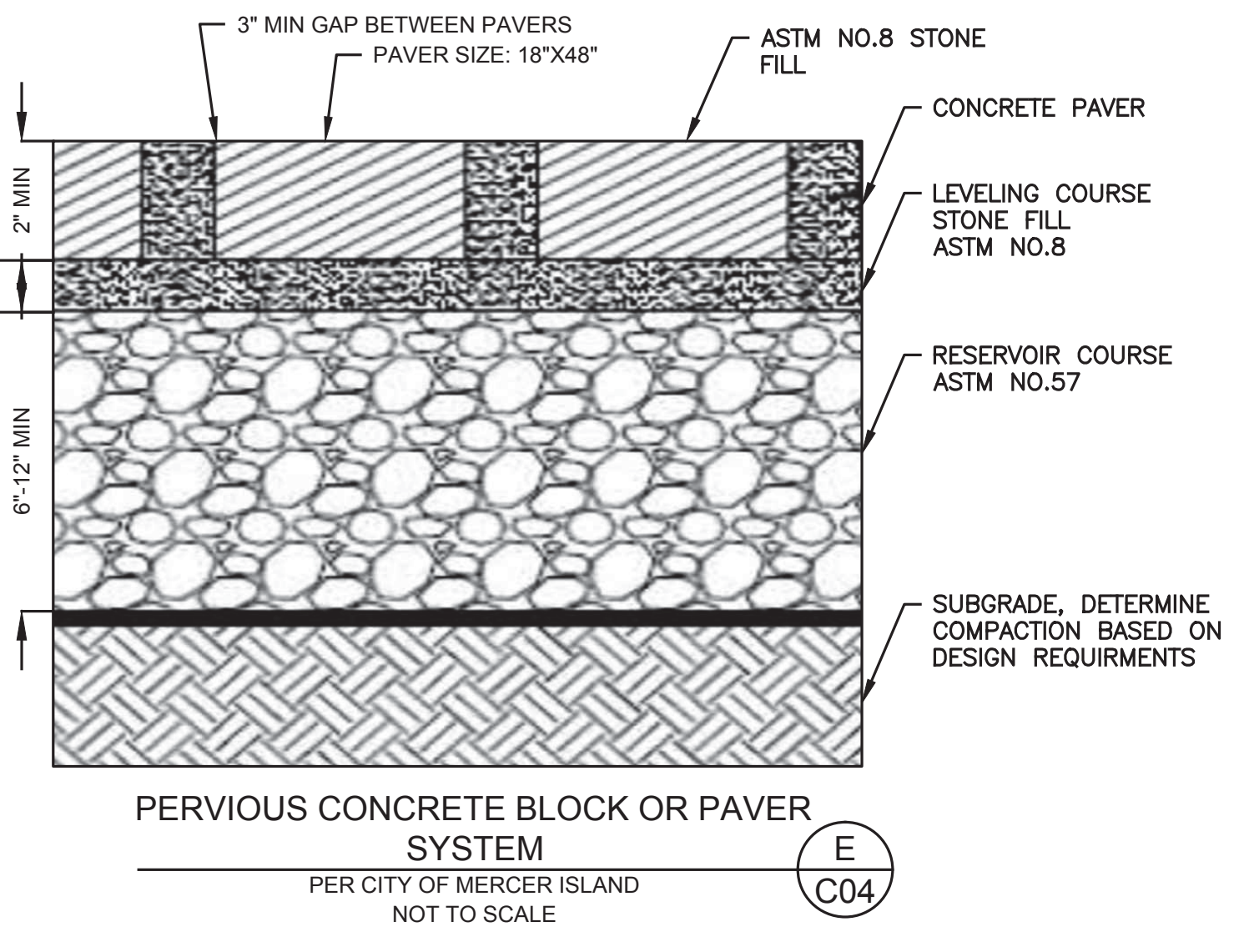


STANDARD PIPE DETENTION SYSTEM
NOT TO SCALE (ENGINEER TO FILL IN BLANKS)

- STANDARD DETENTION SYSTEM NOTES:**
- CALL DEVELOPMENT SERVICES (206-275-7800) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
 - RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
 - PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 8.02 OF THE WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING: LINED CORRUGATED POLYETHYLENE PIPE (LOPE), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M36), CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.

DETENTION WORKSHEET
NOT TO SCALE

(F)
C04



(E)
C04

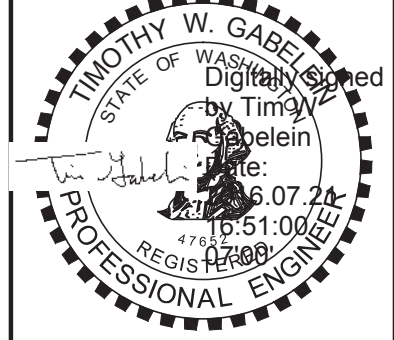
BASE MAP/TPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

CAD FILE NUMBER: P:\CLIENTS\STEPHENSON DESIGN COLLECTIVE\5004 W. MERCER WAY MERCER ISLAND\DWG\DRAWINGS\5004 W. MERCER.DWG
 DATE: 7/21/2016 5:32 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED (D) (34.00 X 22.00 INCHES)
 AUTOCAD VERSION: CIVIL 3D 2013

NO.	DATE	BY	REVISION
1	07/20/2016	EST/TC	1603-014-SUBJ. REVISIONS

15029 Bothell Way NE
Suite 600
Lake Forest Park, WA 98155
P: 206.523.0024
F: 206.523.1012
www.dcgengr.com



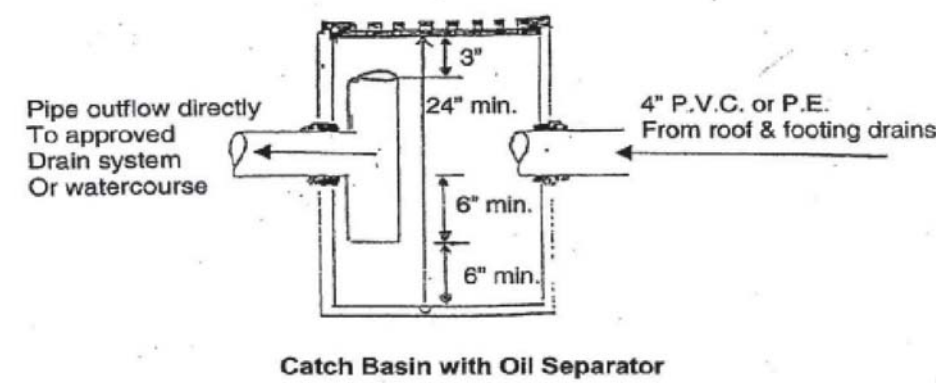
OWNER: BRIAN & MINA SUNG
2441 76TH AVE SE #35
MERCER ISLAND, WA 98040

PROJECT: TREE HOUSE
5004 W MERCER WAY, MERCER ISLAND WA 98040

DETAILS

PROJ. MANAGER: TG	DESIGNED BY: ES	DRAWN BY: JW, NMD	CHECKED BY: ES
SCALE: AS SHOWN	DATE: 7/21/2016	REV. SHEET 5 OF 7	
SHEET NUMBER C05			

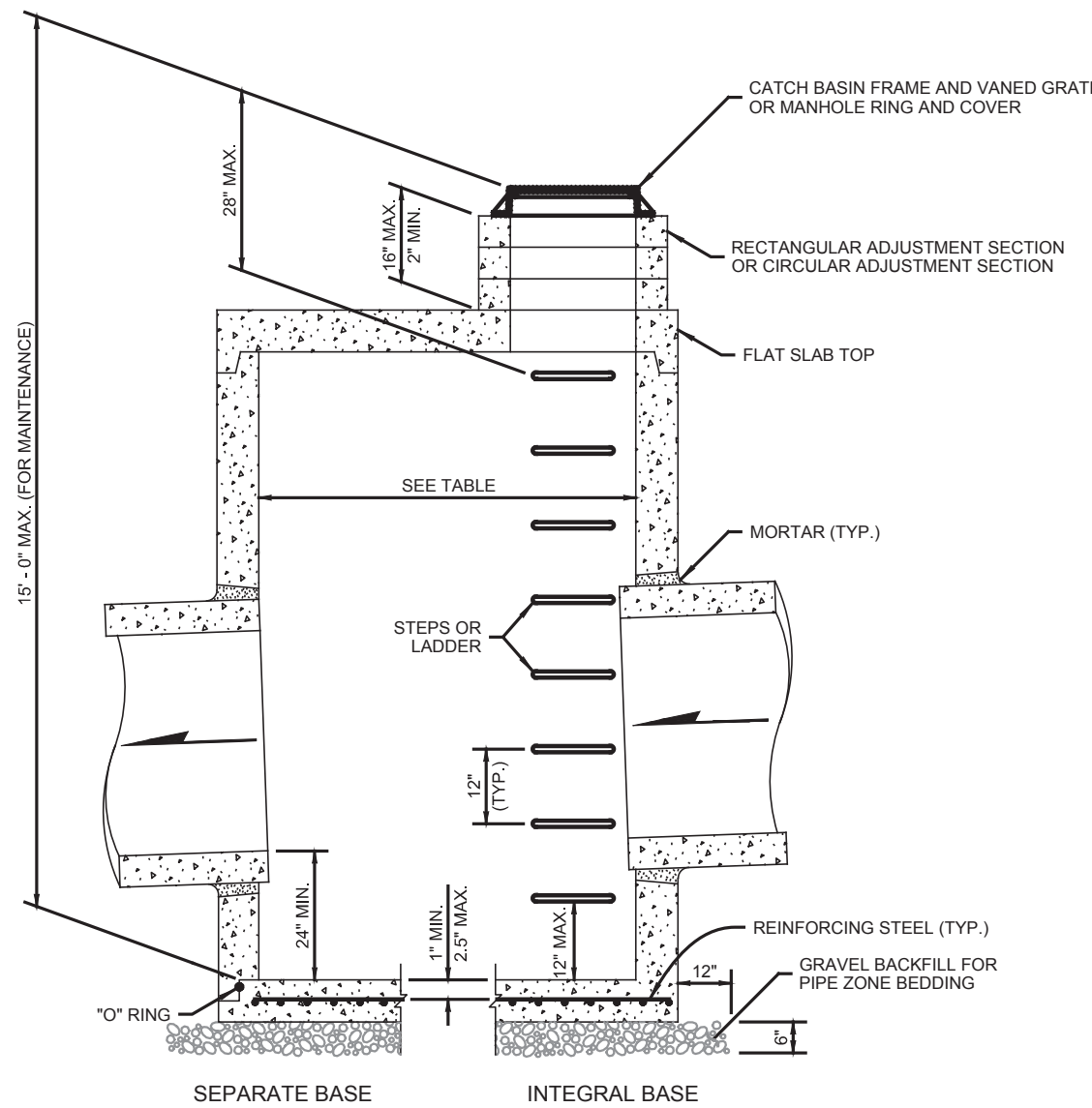
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 SHEET DATE: 7/21/2016 3:32 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)
 AUTOCAD VERSION: CIVIL 3D 2013



Catch Basin with Oil Separator

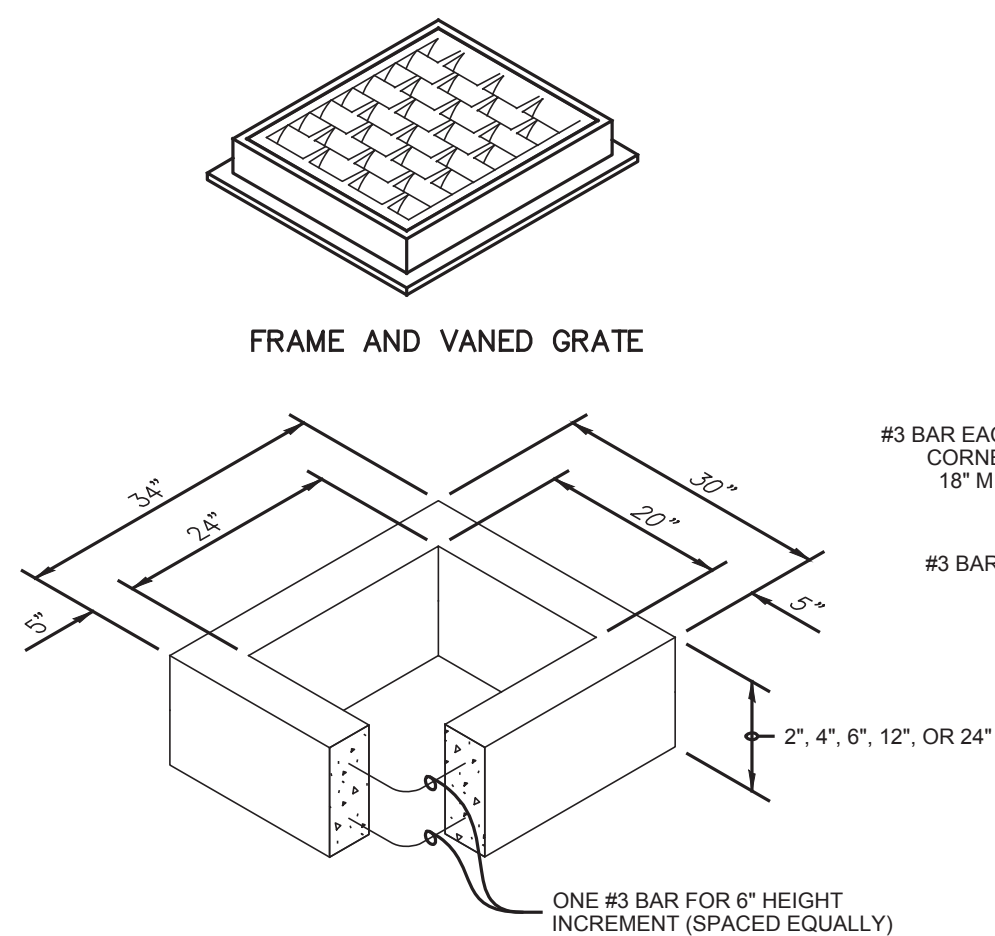
CB W/ OIL/WATER SEPARATOR
PER CITY OF MERCER ISLAND
NOT TO SCALE

G
C04



CATCH BASIN TYPE 2
PER WSDOT STD PLAN B-10.20-01
NOT TO SCALE

H
C04



FRAME AND VANED GRATE

ALTERNATIVE PRECAST BASE SECTION

PIPE MATERIAL	MAXIMUM INSIDE DIAMETER
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP * (STD. SPEC. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. 9-05.12(2))	15"

* CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

- As acceptable alternatives to the rebar shown in the PRECAST BASE SECTION, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the ALTERNATIVE PRECAST BASE SECTION. Wire mesh shall not be placed in the knockouts.
- The knockout diameter shall not be greater than 20". Knockouts shall have a wall thickness of 2" minimum to 2.5" maximum. Provide a 1.5" minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with Standard Specification 9-04.3.
- The maximum depth from the finished grade to the lowest pipe invert shall be 5'.
- The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
- The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1:24 or steeper.
- The opening shall be measured at the top of the Precast Base Section.
- All pickup holes shall be grouted full after the basin has been placed.

CATCH BASIN TYPE 1
PER WSDOT STD PLAN B-5.20-00
NOT TO SCALE

J
C04

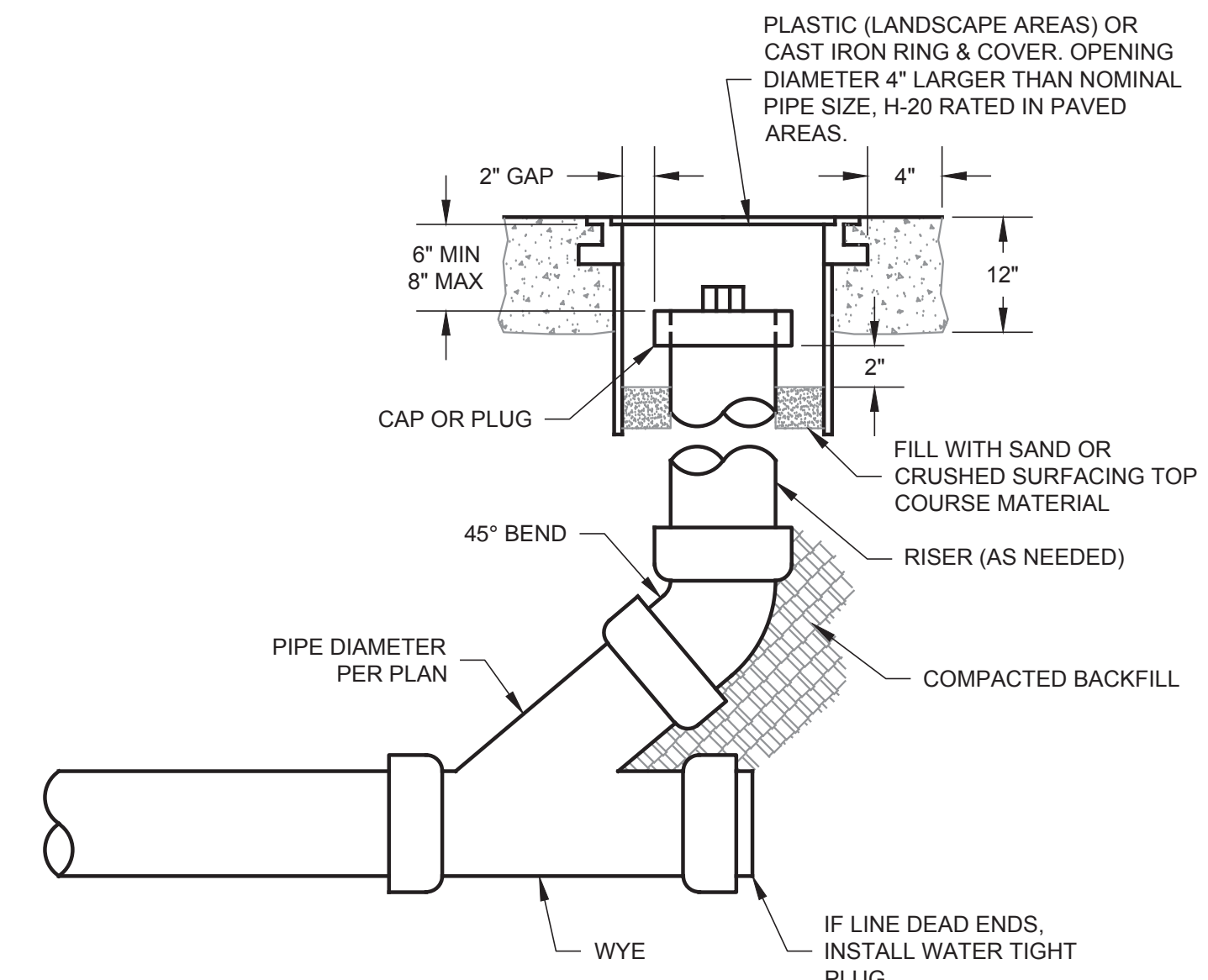
NOTES

- No steps are required when height is 4' or less.
- The bottom of the precast catch basin may be sloped to facilitate cleaning.
- The rectangular frame and grate may be installed with the flange up or down. The frame may be cast into the adjustment section.
- Knockouts shall have a wall thickness of 2" minimum to 2.5" maximum. Provide a 1.5" minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with Standard Specification 9-04.3.

CATCH BASIN DIMENSIONS				
CATCH BASIN DIAMETER	MIN. WALL THICKNESS	MIN. BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4.5"	8"	42"	8"
60"	5"	8"	48"	8"
72"	6"	8"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"
120"	10"	12"	96"	12"
144"	12"	12"	108"	12"

CATCH BASIN DIAMETER	PIPE MATERIAL WITH MAXIMUM INSIDE DIAMETER				
	CONCRETE	ALL METAL	CPSSP	SOLID WALL PVC	PROFILE WALL PVC
48"	24"	30"	24"	30"	30"
54"	30"	36"	30"	36"	36"
60"	36"	42"	36"	42"	42"
72"	42"	54"	42"	48"	48"
84"	54"	60"	54"	48"	48"
96"	60"	72"	60"	48"	48"
120"	66"	84"	60"	48"	48"
144"	78"	96"	60"	48"	48"

- ① Corrugated Polyethylene Storm Sewer Pipe (Standard Specification 9-05.20)
 ② (Standard Specification 9-05.12(1))
 ③ (Standard Specification 9-05.12(2))



NOTE

CAST IRON COVER SHALL READ "SEWER", "STORM" OR "CO."

STORM DRAIN & SEWER CLEANOUT
NOT TO SCALE

I
C04

BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

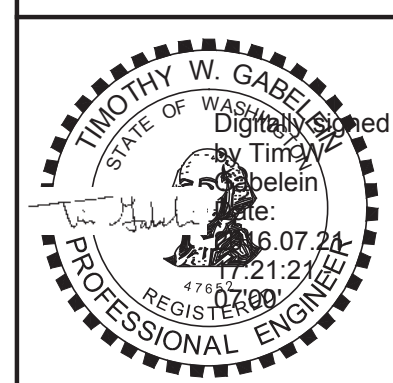
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)



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REVISION	DATE	BY	ES/TG
1603-014-SUB1 REVISIONS	07/20/2016		

15229 Bothell Way NE
Suite 600
Lake Forest Park, WA 98155
P: 206.523.0024
F: 206.523.1012
www.dcgengr.com



OWNER: BRIAN & MINA SUNG
2441 76TH AVE SE #35
MERCER ISLAND, WA 98040

PROJECT: TREE HOUSE
5004 W MERCER WAY, MERCER ISLAND WA 98040
DETAILS

PROJ. MANAGER:	TG
DESIGNED BY:	ES
DRAWN BY:	JW, NMD
CHECKED BY:	ES
SCALE:	AS SHOWN
DATE:	7/21/2016
REV. 1	SHEET 6 OF 7

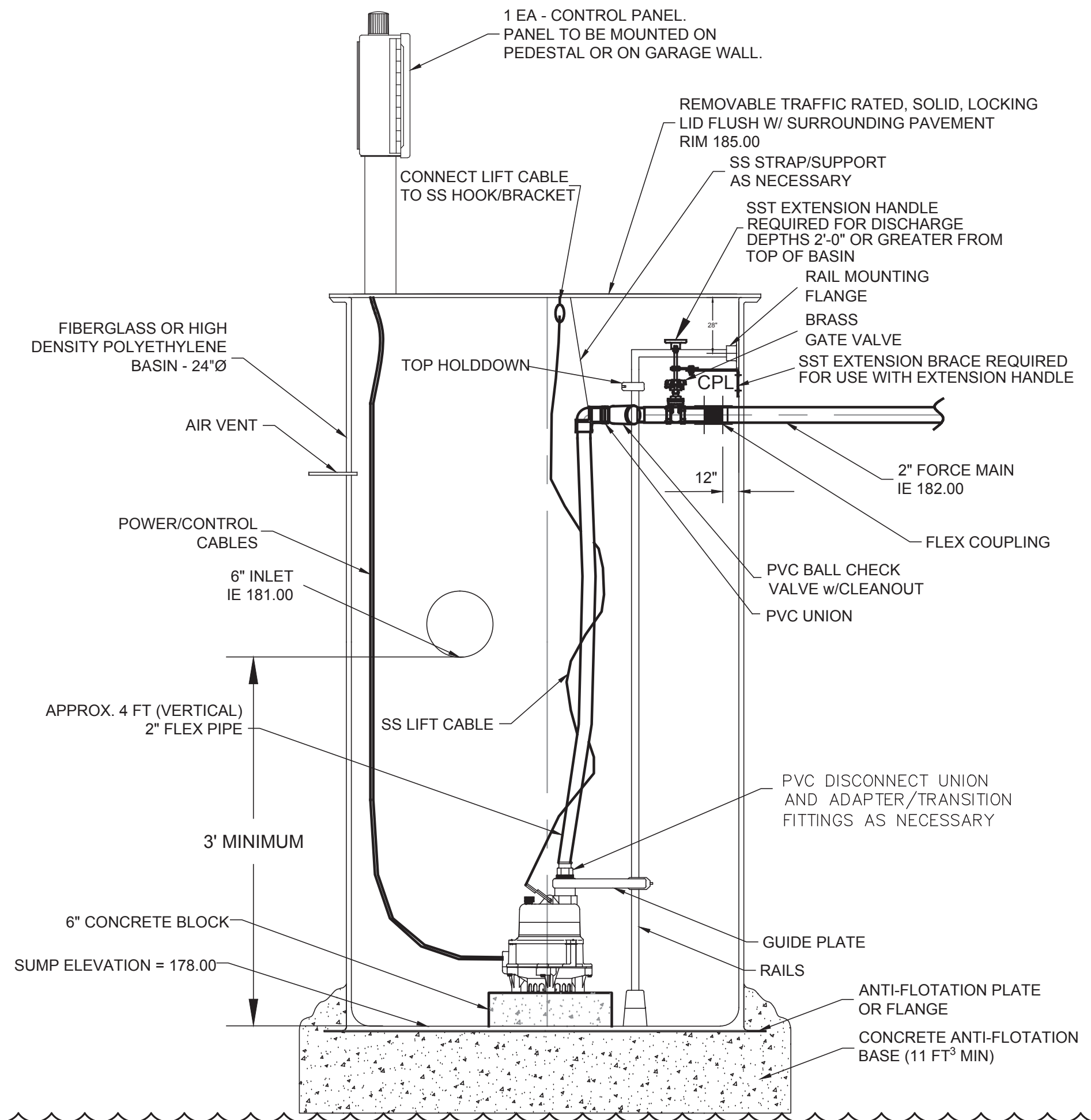
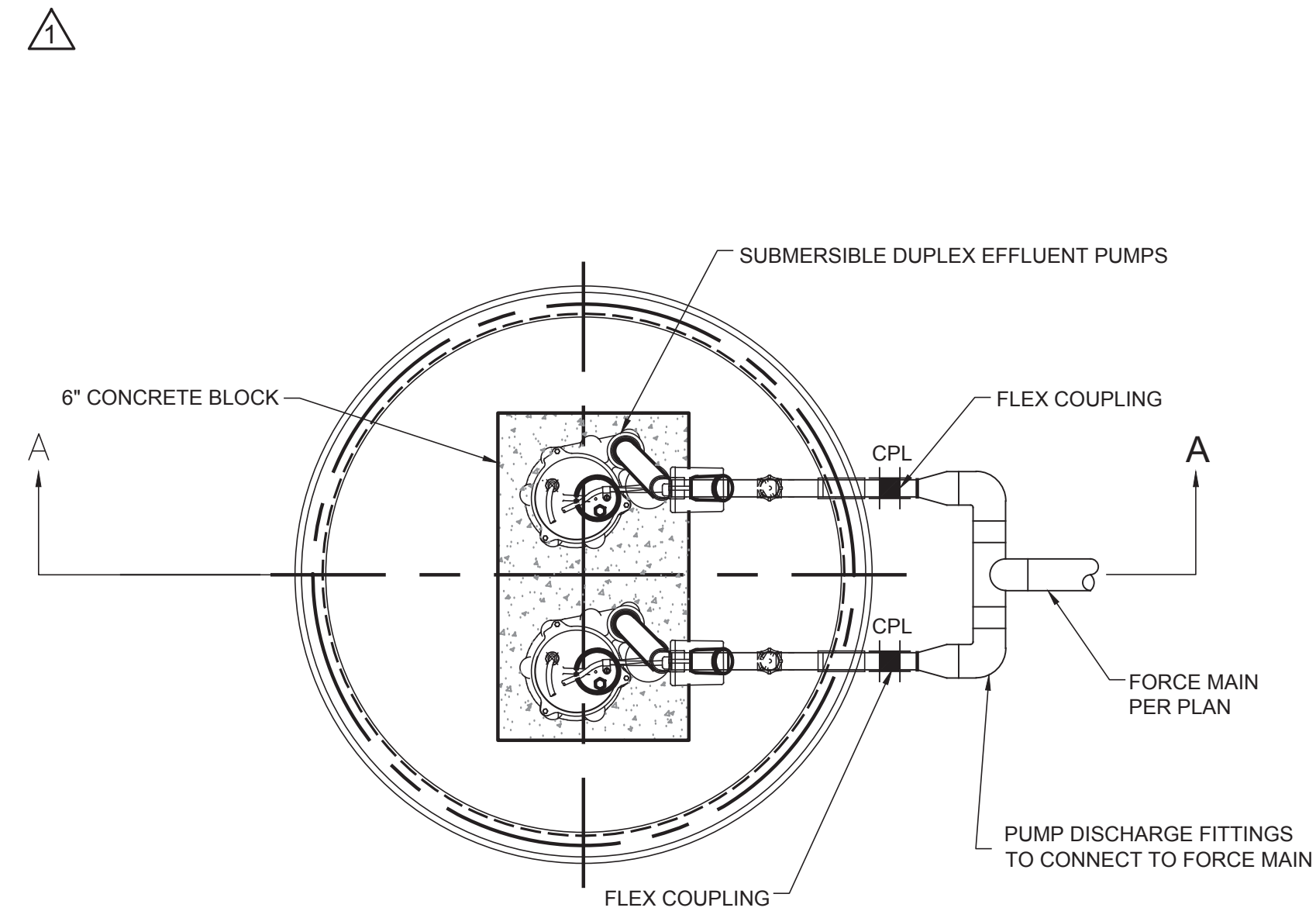
SHEET NUMBER
C06

MERCER ISLAND PUMP GENERAL NOTES

- A. THE PUMP SYSTEM SHALL NOT BE USED TO CIRCUMVENT ANY CODE, ENGINEERING STANDARD, OR PERMIT CONDITION. THE CONSTRUCTION AND OPERATION OF THE PUMP SYSTEM SHALL NOT VIOLATE ANY OTHER CITY REQUIREMENTS.
- B. THE DEVELOPER SHALL DEMONSTRATE THAT THE PUMP SYSTEM IS THE ONLY FEASIBLE ALTERNATIVE AVAILABLE TO PROVIDE DRAINAGE.
- C. PUMP SYSTEMS SHALL BE OWNED, OPERATED, MAINTAINED, REPAIRED, AND REPLACED (AS NEEDED) BY PROPERTY OWNER(S) SERVED BY SUCH SYSTEM.
- D. PUMPED FLOWS SHALL NOT EXCEED THE ALLOWABLE DISCHARGE RATES SET FORTH HEREIN EACH PUMP SHALL BE CAPABLE OF DISCHARGING THE DESIGN FLOW RATE FOR THE 100-YEAR, 24-HOUR DESIGN STORM.
- E. IF A STORMWATER DETENTION SYSTEM IS NOT REQUIRED THE PUMP SYSTEM SHALL HAVE A STORAGE FACILITY (POND, TANK, OR VAULT) SIZED TO HOLD 25 PERCENT OF THE TOTAL VOLUME OF RUNOFF FOR THE DEVELOPED TRIBUTARY DRAINAGE AREA FOR THE 2-YEAR, 24-HOUR DESIGN STORM.
- F. THE PUMP SYSTEM HAS DUAL, ALTERNATING PUMPS WITH EMERGENCY ON-SITE, BACK-UP POWER SUPPLY AND AN EXTERNAL ALARM SYSTEM FOR SYSTEM FAILURE AND HIGH WATER LEVEL INDICATOR.
- G. A SAFE EMERGENCY OVERFLOW ROUTE SHALL BE PROVIDED, IF POSSIBLE.
- H. THE PUMP SYSTEM SHALL DISCHARGE TO AN ELEVATION HIGHER THAN THE DOWNSTREAM DESIGN WATER SURFACE ELEVATION TO PREVENT BACKWATER/BACKFLOW CONDITIONS.
- I. A MAINTENANCE AND OPERATION SCHEDULE SHALL BE PREPARED AND SUBMITTED FOR REVIEW PRIOR TO PERMIT ISSUANCE.
- J. A NOTE ON THE APPROVED PLAN SHALL STIPULATE THAT THE PRIVATE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR ANY AND ALL CLAIMS FOR INJURIES AND DAMAGE DUE TO THE OPERATION OR NON-OPERATION OF THE PUMP SYSTEM.
- K. YOU ARE REQUIRED TO PUMP TO A NEW CATCH BASIN ON THE PRIVATE PROPERTY, AND THEN HAVE A GRAVITY FLOW INTO THE EXISTING PUBLIC STORM DRAINAGE CATCH BASIN LOCATED IN THE PUBLIC RIGHT OF WAY.

PUMP SPECIFICATIONS	
GENERAL DESCRIPTION	SUBMERSIBLE DUPLEX EFFLUENT PUMPS
PUMP DESIGN FLOW & TDH	11.0 GPM @ 21' TDH (BASED ON FORCE MAIN DIAM. AND LENGTH PER PLAN DOUBLED TO ACCOUNT FOR MINOR LOSSES)
MINIMUM SOLIDS HANDLING	3/4" MIN
PUMP EFFICIENCY	PER MANUFACTURER'S RECOMMENDATIONS OPERATING RANGE
PUMP ELECTRICAL	SINGLE PHASE
PUMP CONTROLS	PER MANUFACTURER'S RECOMMENDATIONS
PUMP MOUNTING & DISCHARGE	PER MANUFACTURER'S RECOMMENDATIONS
DISCHARGE MANIFOLD	PER MANUFACTURER'S RECOMMENDATIONS
FORCE MAIN & FITTINGS	2" (USED FOR TDH CALCS. CAN USE 2" MIN UP TO 4" MAX BUT REQUIRES RECALCULATION OF TDH)
CONTROL/FLOAT SPECIFICATIONS	PER MANUFACTURER'S RECOMMENDATIONS

- NOTES:
1. THESE SPECIFICATIONS ARE SCHEMATIC IN NATURE AND SHALL BE CONFIRMED BY THE SUPPLIER AND CONTRACTOR.
 2. PUMP FLOATS/CONTROLS AND DISCHARGE VALVES SHALL BE FIELD TESTED AND ADJUSTED TO ACHIEVE DESIGN FLOW AND OPTIMUM PUMP CYCLE TIMES PER MANUFACTURER'S RECOMMENDATIONS.
 3. DUPLEX PUMP STATION REQUIRED.
 4. DESIGN FLOWS ARE BASED ON WWHM MODELING FOR THE 100-YR STORM EVENT.



DISCLAIMER:
PRIVATE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR ANY AND ALL CLAIMS FOR INJURIES AND DAMAGE DUE TO THE OPERATION OR NON-OPERATION OF THE PUMP SYSTEM.

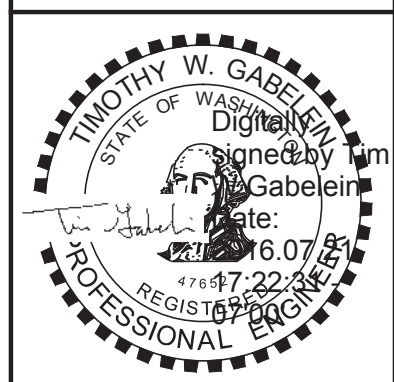
DUPLEX PUMP STATION (K) C04
NOT TO SCALE

BASE MAP/TPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

No.	DATE	BY	REVISION
1	07/20/2016	ES/TG	1603-014-SUBJ1 REVISIONS

15029 Bothell Way NE
Suite 600
Lake Forest Park, WA 98155
P: 206.523.0024
F: 206.523.1012
www.dcgengr.com



OWNER: BRIAN & MINA SUNG
2441 76TH AVE SE #35
MERCER ISLAND, WA 98040

PROJECT: TREE HOUSE
5004 W MERCER WAY, MERCER ISLAND WA 98040

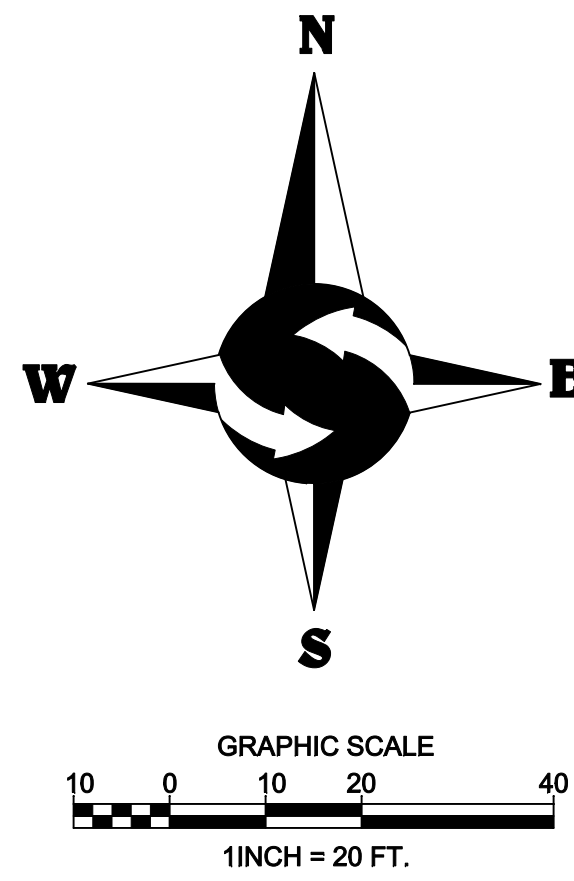
PROJ. MANAGER: TG
DESIGNED BY: ES
DRAWN BY: JW, NMD
CHECKED BY: ES

DATE	REV.	SHEET
7/21/2016	1	7 OF 7

SHEET NUMBER
C07

CAD FILE NUMBER: P:\CLIENTS\STEPHENSON DESIGN COLLECTIVE\5004 W MERCER WAY MERCER ISLAND\DWG\DRAWING\5004 W MERCER.DWG
DATE: 7/21/2016 3:32 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)
AUTOCAD VERSION: CIVIL 3D 2013





LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- TACK IN LEAD FOUND
- SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP
- ⊕ POWER METER
- ⊕ UTILITY POLE
- ⊕ GAS METER
- ⊕ SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- SIGN
- SS — APPROXIMATE LOCATION SANITARY SEWER LINE
- SD — APPROXIMATE LOCATION STORM DRAIN LINE
- OHP — OVERHEAD POWER
- OHU — OVERHEAD UTILITIES
- X — CHAINLINK FENCE
- □ — WOOD FENCE
- □ — CONCRETE WALL
- ▨ ROCKERY
- ▨ ASPHALT SURFACE
- ▨ CONCRETE SURFACE
- ▨ GRAVEL SURFACE
- CE CEDAR
- DS DECIDUOUS
- DF DOUGLAS FIR
- MP MAPLE
- PI PINE
- * INDICATES MULTI-TRUNK

GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO 5.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-080.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MAY 2015 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY THE WGS SURVEY DATA WAREHOUSE.

POINT ID NO. 1844
CONCRETE MONUMENT IN CASE IN THE CENTERLINE OF WEST MERCER WAY AT CENTERLINE OF DRIVEWAY TO HOUSE # 5050.

ELEVATION: 178.864 FEET NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.

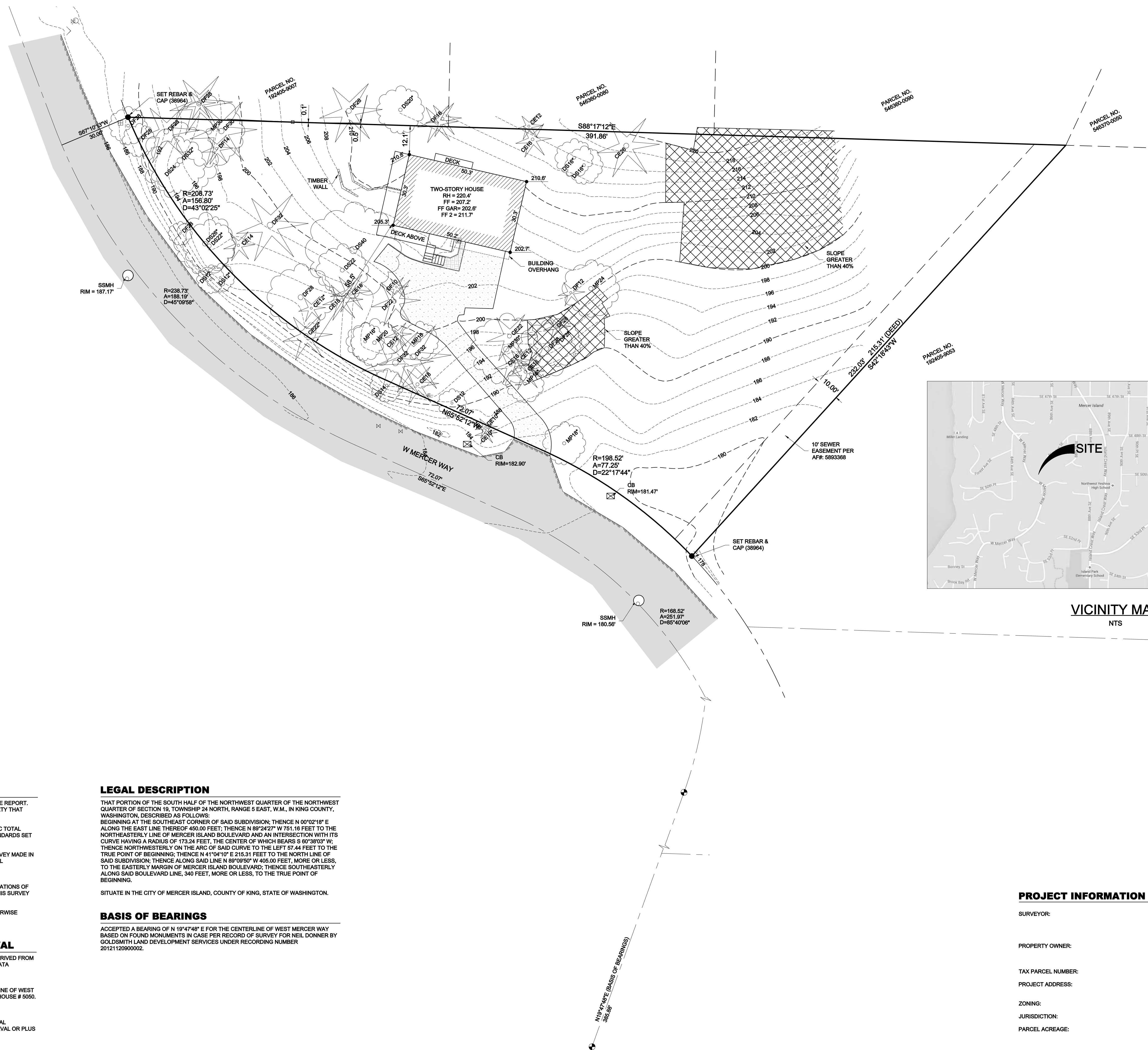
LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE N 00°02'18" E ALONG THE EAST LINE THEREOF 450.00 FEET; THENCE N 89°24'27" W 75.16 FEET TO THE NORTHEASTLY LINE OF MERCER ISLAND BOULEVARD AND AN INTERSECTION WITH ITS CURVE HAVING A RADIUS OF 173.24 FEET, THE CENTER OF WHICH BEARS S 60°38'03" W; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE TO THE LEFT 57.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 41°04'10" E 215.31 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE ALONG SAID LINE N 89°09'50" W 405.00 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF MERCER ISLAND BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID BOULEVARD LINE, 340 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS

ACCEPTED A BEARING OF N 19°47'48" E FOR THE CENTERLINE OF WEST MERCER WAY BASED ON FOUND MONUMENTS IN CASE PER RECORD OF SURVEY FOR NEIL DONNER BY GOLDSMITH LAND DEVELOPMENT SERVICES UNDER RECORDING NUMBER 20121120900002.

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



VICINITY MAP
NTS

PROJECT INFORMATION

SURVEYOR:	SITE SURVEYING, INC. 21523 NE 11TH ST SAMMAMISH, WA 98074 PHONE: 425.298.4412
PROPERTY OWNER:	MINA & BRIAN SUNG 5004 WEST MERCER WAY MERCER ISLAND, WA 98040
TAX PARCEL NUMBER:	192405-9009
PROJECT ADDRESS:	5004 WEST MERCER WAY MERCER ISLAND, WA 98040
ZONING:	R-15
JURISDICTION:	CITY OF MERCER ISLAND
PARCEL ACREAGE:	38,370 S.F. (± 0.881 ACRES) AS SURVEYED

NW 1/4, NW 1/4, SEC 19, TWP 24N, RNG 5E, W.M.



DATE	REVISION	DRN

TOPOGRAPHIC SURVEY
MINA & BRIAN SUNG
5004 WEST MERCER WAY
MERCER ISLAND, WA 98040



PROJECT NO. 15-162
DRAWN BY: EFJ
CHECKED BY: TNW
DATE: 2/8/16
SHEET 1 OF 1



TREE HOUSE

5004 W MERCER WAY
MERCER ISLAND, WA

PROJECT DESCRIPTION: EXTENSIVE REMODEL OF THE LIVING LEVEL OF THE HOUSE WITH THE EXISTING BASEMENT TO REMAIN. ADDITION OF NEW ATTACHED NEW GARAGE WITH LIVING ABOVE.

LEGAL DESCRIPTION: THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE N 00°02'18" E ALONG THE EAST LINE THEREOF 450.00 FEET; THENCE N 89°24'27" W 751.16 FEET TO THE NORTHEASTERLY LINE OF MERCER ISLAND BOULEVARD AND AN INTERSECTION WITH ITS CURVE HAVING A RADIUS OF 173.24 FEET, THE CENTER OF WHICH BEARS S 60°38'03" W; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE TO THE LEFT 57.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 41°04'10" E 215.31 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE ALONG SAID LINE N 89°09'50" W 405.00 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF MERCER ISLAND BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID BOULEVARD LINE, 340 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

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

PARCEL: 1924059009

PROJECT DATA:

ZONE: RS-15

LOT SIZE: 38,370 SF

LOT COVERAGE:
ALLOWABLE: 30% = 11,511 MAX

MAX GROSS FLOOR AREA: 45% ALLOWED = 17,266.5 SF

ACTUAL: 5,548 SF < 11,511 SF TOTAL COVERAGE

IMPERVIOUS AREA: 45% ALLOWED

BUILDINGS	3399 SF
SITE IMPERVIOUS	502 SF
DRIVEWAY	2440 SF
TOTAL IMPERVIOUS	6,341 SF

YARDS:

	REQUIRED	ACTUAL
FRONT	20'-0"	47'-3"
SIDE N	5'-0" (15' TOTAL)	12'-1"
SIDE E	5'-0" (15' TOTAL)	108'-8"
REAR	25'-0"	

HEIGHT: ALLOWABLE - AVERAGE NATURAL GRADE* + 30'
ACTUAL - 26'-2" ABOVE AVERAGE AVG GRADE

*SEE A1.2 FOR AVERAGE GRADE + HEIGHT CALCS.
SEE ALSO A3.0 - A3.4

PROJECT TEAM:

OWNER :
MINA AND BRIAN SUNG
2441 76TH AVE SE APT 535
MERCER ISLAND WA 98040

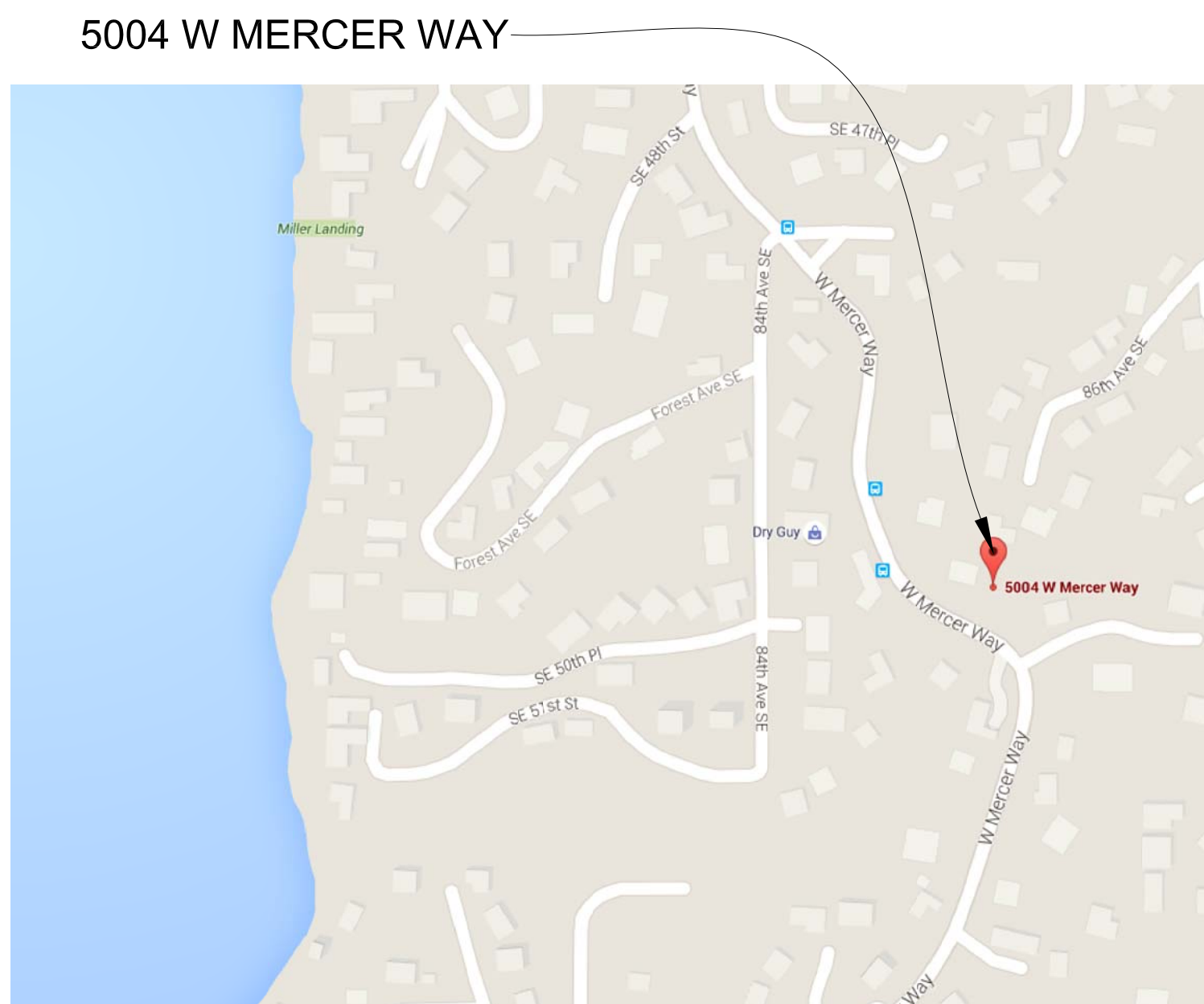
SURVEYOR:
SITE SURVEYING INC
21923 NE 11TH ST
SAMMAMISH, WA 98074

DESIGNER / APPLICANT:
STEPHENSON DESIGN COLLECTIVE
1725 WESTLAKE AVE, SUITE 201
SEATTLE, WA 98109
p 206.632.7703

GEOTECHNICAL ENGINEER:
PAN GEO INC
3213 EASTLAKE AVE E #B
SEATTLE, WA 98102
p 206.262.0370

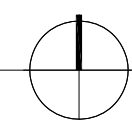
STRUCTURAL ENGINEERING:
MALSAM TANG
122 S JACKSON STREET STE 210
SEATTLE, WA 98104
p 206.498.2674

CONTRACTOR:
TBD



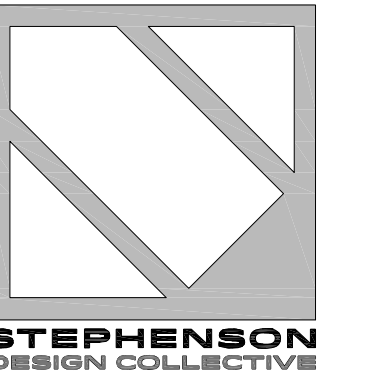
VICINITY PLAN

SCALE: N.T.S.



LIST OF DRAWINGS

- A0.0 PROJECT DATA / VICINITY MAP
- V1 TOPOGRAPHIC SURVEY
- C CIVIL DRAINAGE
- A1.0 PLOT PLAN / GEN NOTES
- A1.1 VENT NOTES/ PLOT PLAN
- A1.2 HEIGHT CALC
- A1.3 PLAN NOTES AND DEMO PLAN
- A2.0 GROUND LEVEL PLAN
- A2.1 LIVING LEVEL PLAN
- A2.2 LOFT LEVEL PLAN
- A2.3 ROOF PLAN
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A3.2 ELEVATIONS
- A3.3 ELEVATIONS
- A4.0 BUILDING SECTIONS
- A4.1 BUILDING SECTIONS
- A4.2 BUILDING SECTIONS
- A6.0 DETAILS
- A6.1 DETAILS
- A6.2 DETAILS
- A7.0 WINDOW SCHEDULE
- A7.1 GLAZING SCHEDULE
- S- STRUCTURALS



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p 206.632.7703

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2016. These drawings were prepared for
"Tree House" project in King County,
WA. They are not intended for use on any
other project.

Stated drawing scale is based on 34x22
sheet.

Tree House
5004 W Mercer Way
Mercer Island, WA

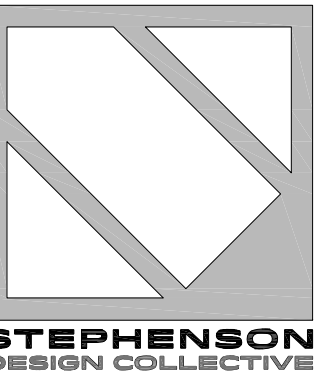
No.	Date	Issue
1	08.11.15	Schematic
2	01.11.16	Engineer
3	02.26.16	Permit Intake
4	07.20.16	Correction Rd 1

Project Data
Vicinity Map

Job #: 873
REVIEWED FOR
CODE COMPLIANCE
September 08, 2016

A0.0

Sheet



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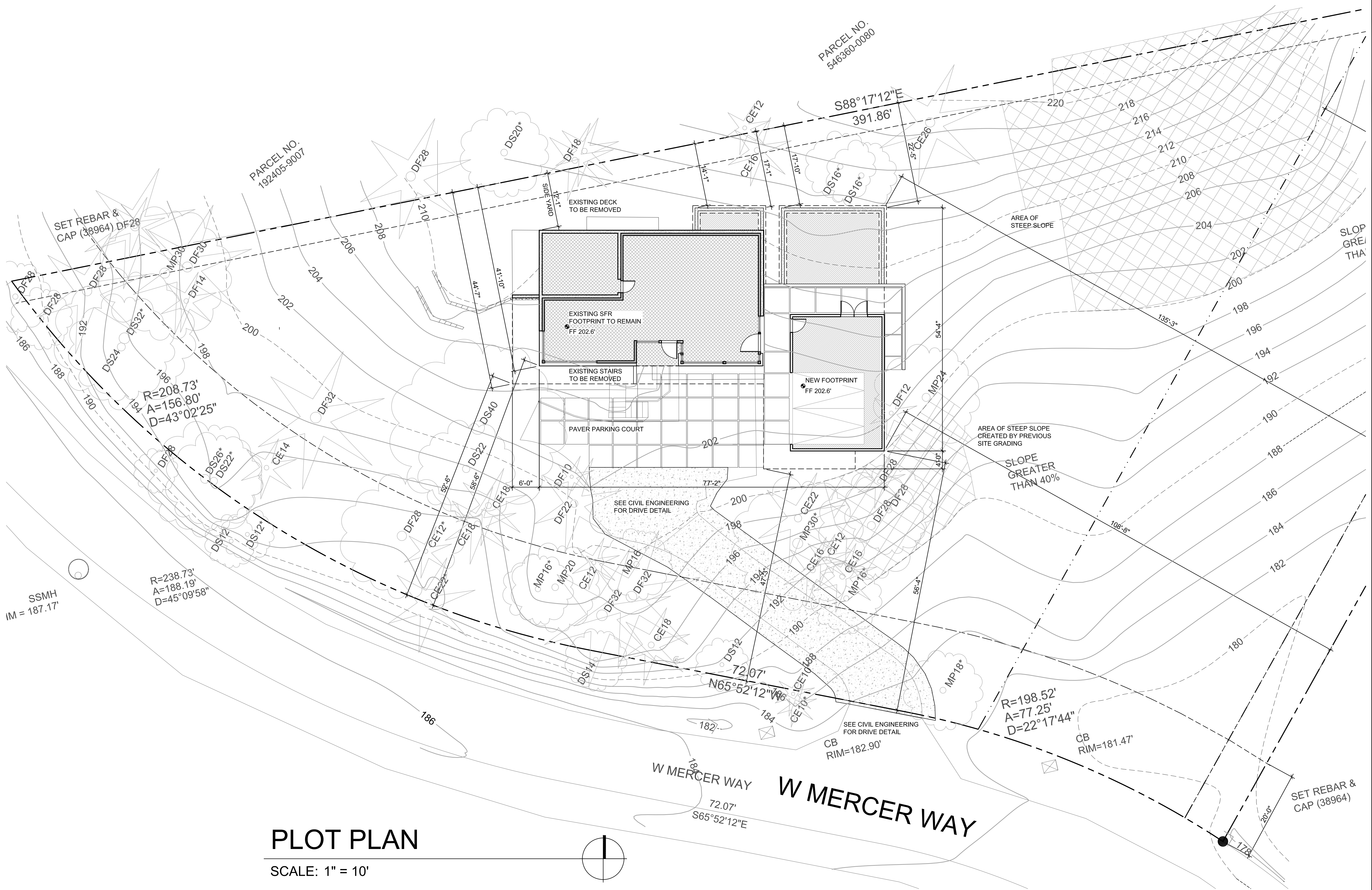
No.	Date	Issue
1	08.11.15	Schematic
2	01.11.16	Engineer
3	02.26.16	Permit Intake

Plot Plan

Job #: 873
REVIEWED FOR
CODE COMPLIANCE
September 08, 2016

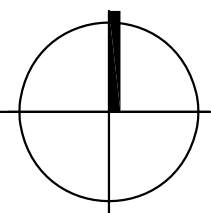
A1.0

Sheet



PLOT PLAN

SCALE: 1" = 10'



PARCEL NO.
192405-9007

PARCEL NO.
546360-0080

SET REBAR &
CAP (38964) DF28

R=208.73'
A=156.80'
D=43°02'25"

R=238.73'
A=188.19'
D=45°09'58"

SSMH
IM = 187.17'

W MERCER WAY

W MERCER WAY

R=198.52'
A=77.25'
D=22°17'44"

CB
RIM=181.47'

SET REBAR &
CAP (38964)

ARCHITECTURAL NOTES:

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE FOLLOWING APPLICABLE CODES USED IN THE DESIGN:

2012 INTERNATIONAL BUILDING CODE
 2012 WASHINGTON STATE ENERGY CODE
 2012 VENTILATION AND INDOOR QUALITY CODE

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

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

4. CONTRACTOR: SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

5. 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/DESIGNER.

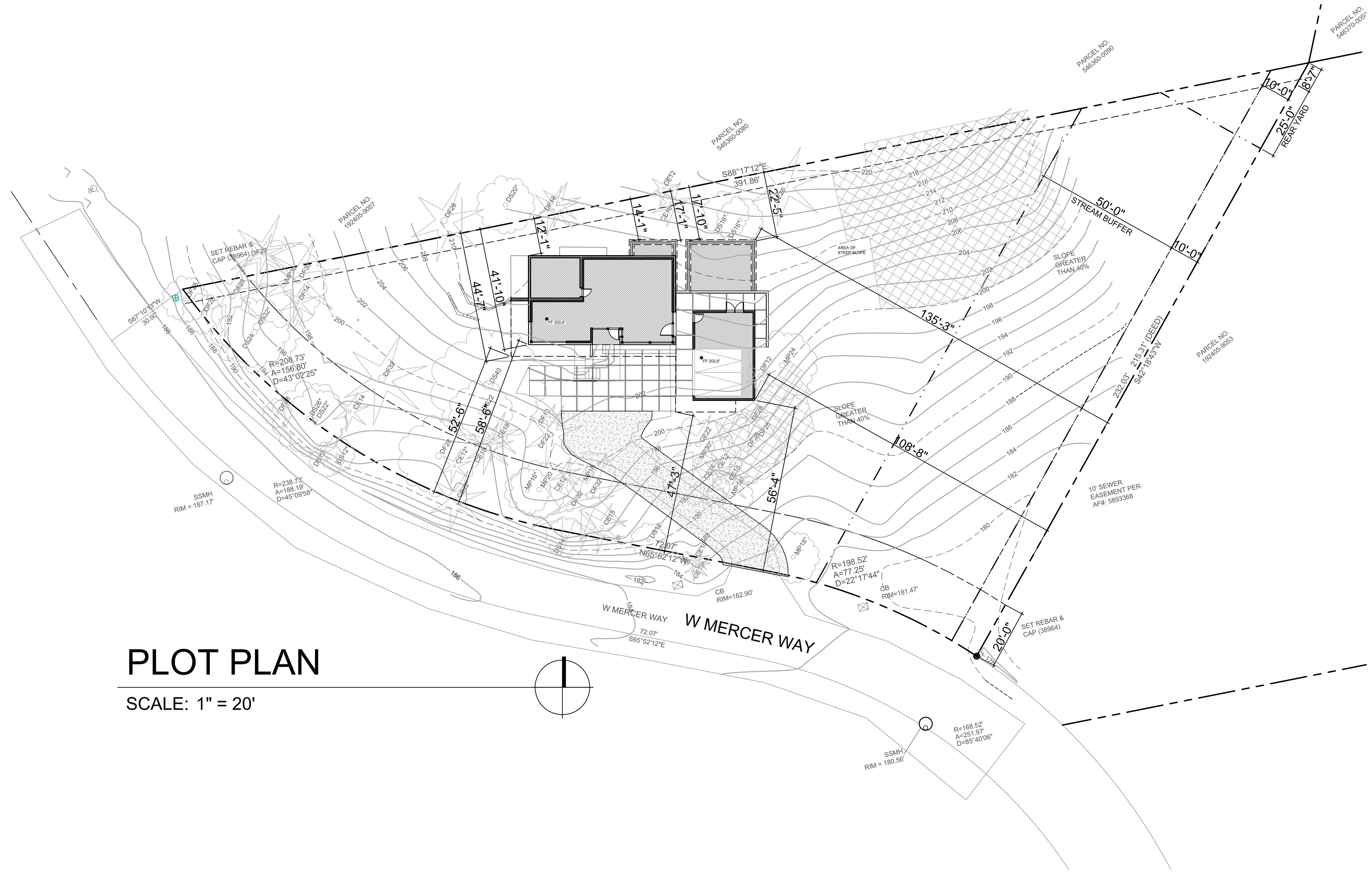
6. ALL WOOD PLATES: IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY.

7. PRESSURE TREATED LUMBER: ALL FASTENERS AND CONNECTORS THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED WITH A MINIMUM COATING OF G90 (.90oz/sf) PER ASTM A123 AND/OR ASTM A153. 304 OR 316 STAINLESS STEEL MAY BE SUBSTITUTED IN LIEU OF GALVANIZED PRODUCTS. NO STAINLESS STEEL PRODUCTS SHALL COME IN CONTACT WITH GALVANIZED PRODUCTS.

8. SECURITY FROM CRIMINAL ACTIVITY: DEAD BOLT (MIN. 1/2" THROW) AND VIEWPOINT REQUIRED @ EXTERIOR DOORS. WINDOWS AND SLIDING DOORS WITHIN 10' OF GRADE SHALL BE PROVIDED WITH LATCHING DEVICES. ALL LOCKS SHALL BE OPEN ABLE WITHOUT SPECIAL KNOWLEDGE OR EFFORT.

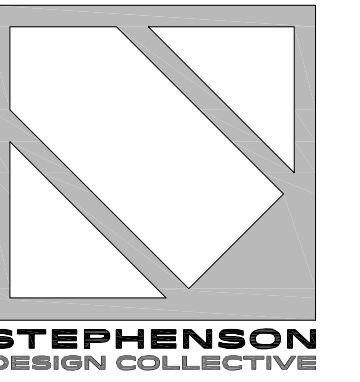
9. CONSTRUCTION EROSION CONTROL MEASURES: MUST BE IN PLACE AND APPROVED PRIOR TO ANY EARTH DISTURBANCE.

10. NO SEDIMENT SHALL BE TRACKED INTO THE STREET OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IN THE EVENT OF FAILURE OF EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT MEASURES TO CORRECT THE SITUATION, AND STREET SWEEPING SHALL BE EMPLOYED ON AN EMERGENCY BASIS. IF STREET SWEEPING VEHICLES ARE UTILIZED, THEY SHALL BE OF THE TYPE THAT ACTUALLY REMOVES SEDIMENT FROM THE PAVEMENT.



PLOT PLAN

SCALE: 1" = 20'



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 Seattle, WA 98109
 p 206.632.7703

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 Stated drawing scale is based on 34x22
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Tree House
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No.	Date	Issue
1	08.11.15	Schematic
2	01.11.16	Engineer
3	02.26.16	Permit Intake
4	07.20.16	Correction Rd 1

Site Plan and
 Gen Notes

Job #: 873
 REVIEWED FOR
 CODE COMPLIANCE
 September 08, 2016

A1.1

INTEGRATED WHOLE-HOUSE VENTILATION NOTES:

2012 IRC M1507 - MECHANICAL VENTILATION

M1507.1 General. Local exhaust and whole-house mechanical ventilation systems and equipment shall be designed in accordance with this section.

M1507.2 Recirculation of Air. Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or to another dwelling unit and shall be exhausted directly to the outdoors. Exhaust air from bathrooms and toilet rooms shall not discharge into an attic, crawl space or other areas of the building.

M1507.3 Whole-House Mechanical Ventilation System. Whole-house mechanical ventilation systems shall be designed in accordance with Sections M1507.3.1 through M1507.3.3.

M1507.3.1 System Design. Each dwelling unit or guestroom shall be equipped with a ventilation system complying with Section M1507.3.4, M1507.3.5, M1507.3.6 or M1507.3.7. Compliance is also permitted to be demonstrated through compliance with the International Mechanical Code.

M1507.3.2 Control and Operation. THIS PROJECT WILL UTILIZE INTERMITTENT WHOLE HOUSE SYSTEM WITH 50% RUN TIME

1. **Location of Controls.** Controls for all ventilation systems shall be readily accessible by the occupant.
2. **Instructions.** Operating instructions for whole-house ventilation systems shall be provided to the occupant by the installer of the system.
3. **Local Exhaust Systems.** Local exhaust systems shall be controlled by manual switches, dehumidistats, timers, or other approved means.
4. **Continuous Whole-House Ventilation Systems.** Continuous whole-house ventilation systems shall operate continuously. Exhaust fans, forced-air system fans, or supply fans shall be equipped with "fan on" as override controls. Controls shall be capable of operating the ventilation system without energizing other energy-consuming appliances. A label shall be affixed to the controls that reads "Whole-House Ventilation (see operating instructions)."
5. **Intermittent Whole-House Ventilation Systems.** Intermittent whole-house ventilation systems shall comply with the following:
 - 5.1. They shall be capable of operating intermittently and continuously.
 - 5.2. They shall have controls capable of operating the exhaust fans, forced-air system fans, or supply fans without energizing other energy-consuming appliances.
 - 5.3. The ventilation rate shall be adjusted according to the exception in Section 403.8.5.1.
 - 5.4. The system shall be designed so that it can operate automatically based on the type of control timer installed.
 - 5.5. The intermittent mechanical ventilation system shall operate at least one hour out of every four.
 - 5.6. The system shall have a manual control and automatic control, such as a 24-hour clock timer.
 - 5.7. At the time of final inspection, the automatic control shall be set to operate the whole-house fan according to the schedule used to calculate the whole-house fan sizing.
 - 5.8. A label shall be affixed to the control that reads "Whole House Ventilation (see operating instructions)."

M1507.3.2.1 Operating Instructions. Installers shall provide the manufacturer's installation, operating instructions, and a whole-house ventilation system operation description.

M1507.3.3 Mechanical Ventilation Rate. The whole-house mechanical ventilation system shall provide outdoor air to each habitable space at a continuous rate of not less than that determined in accordance with Table M1507.3.3(1)

M1507.3.4 Whole-House Ventilation Using Exhaust Fans. This section establishes minimum prescriptive requirements for whole-house ventilation systems using exhaust fans. A system which meets all the requirements of this section shall be deemed to satisfy the requirements for a whole-house ventilation system.

M1507.3.4.1 Whole-House Ventilation Fans. Exhaust fans providing whole-house ventilation shall have a flow rating at 0.25 inches water gauge as specified in Table M1507.3.3(1). Manufacturers' fan flow ratings shall be determined according to HVI 916 or AMCA 210.

M1507.3.4.2 Fan Noise. Whole-house fans located 4 feet or less from the interior grille shall have a sone rating of 1.0 or less measured at 0.1 inches water gauge. Manufacturer's noise ratings shall be determined as per HVI 915 (March 2009). Remotely mounted fans shall be acoustically isolated from the structural elements of the building and from attached duct work using insulated flexible duct or other approved material.

M1507.3.4.3 Fan Controls. The whole-house ventilation fan shall meet the requirements of Section M1507.3.2 and M1507.3.2.1.

M1507.3.4.4 Outdoor Air Inlets. Outdoor air shall be distributed to each habitable space by individual outdoor air inlets. Where outdoor air supplies are separated from exhaust points by doors, provisions shall be made to ensure air flow by installation of distribution ducts, undercutting doors, installation of grilles, transoms, or similar means. Doors shall be undercut to a minimum of 1/2 inch above the surface of the finish floor covering.

Individual room outdoor air inlets shall:

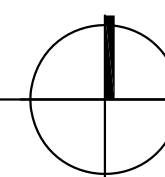
1. Have controllable and secure openings;
2. Be sleeved or otherwise designed so as not to compromise the thermal properties of the wall or window in which they are placed;
3. Provide not less than 4 square inches of net free area of opening for each habitable space. Any inlet or combination of inlets which provide 10 cfm at 10 Pascals are deemed equivalent to 4 square inches net free area.

Inlets shall be screened or otherwise protected from entry by leaves or other material. Outdoor air inlets shall be located so as not to take air from the following areas:

1. Closer than 10 feet from an appliance vent outlet, unless such vent outlet is 3 feet above the outdoor air inlet.
2. Where it will pick up objectionable odors, fumes or flammable vapors.
3. A hazardous or unsanitary location.
4. A room or space having any fuel-burning appliances therein.
5. Closer than 10 feet from a vent opening of a plumbing drainage system unless the vent opening is at least 3 feet above the air inlet.
6. Attic, crawl spaces, or garages.

HEIGHT CALC. PLAN

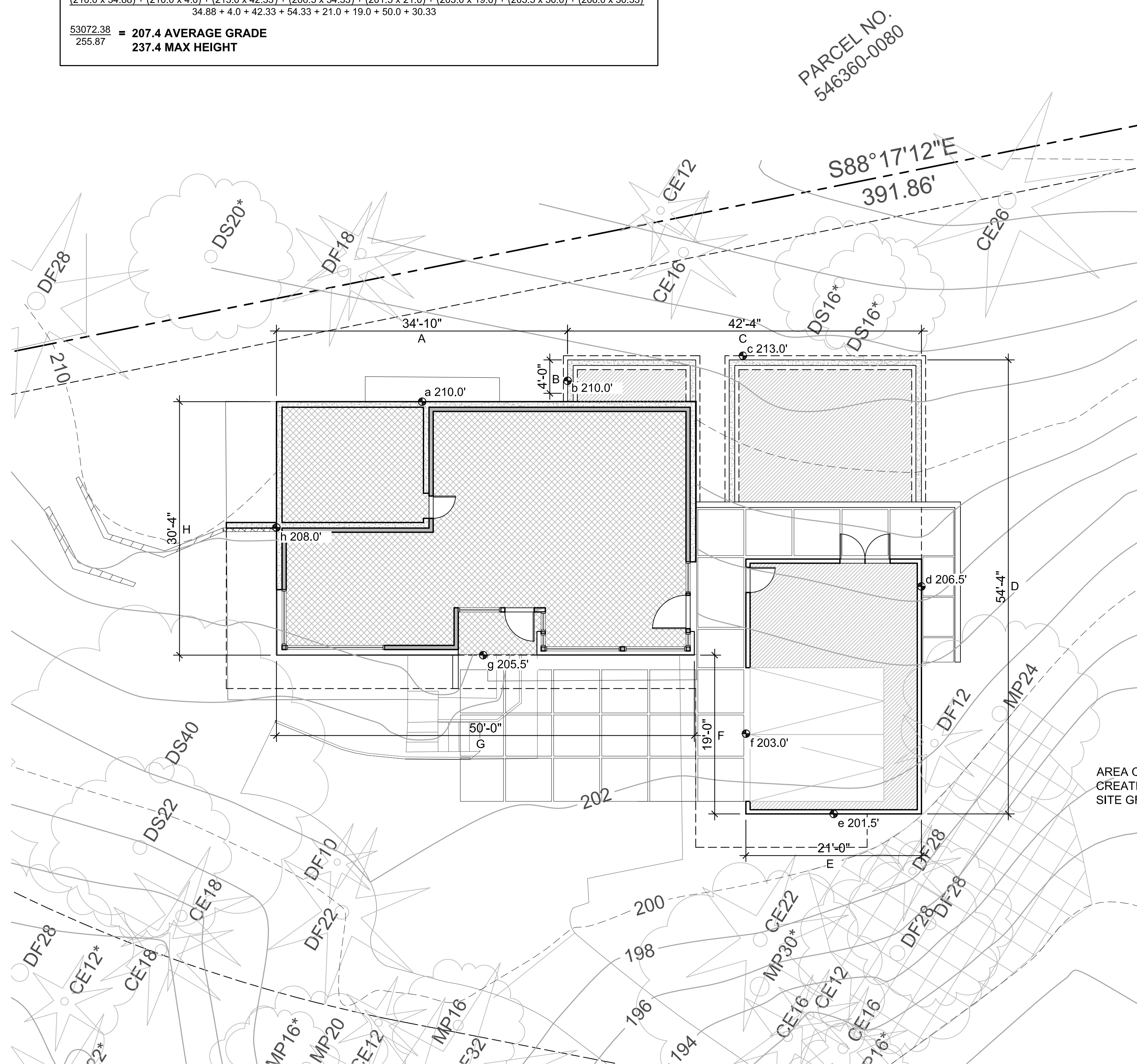
SCALE: 1/8" = 1'-0"



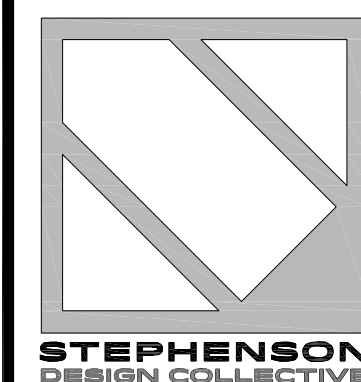
(30') = HEIGHT ABOVE AVERAGE GRADE

*ALL GRADES BELOW EXISTING STRUCTURES HAVE BEEN INTERPOLATED
 **ALL BUILDING HEIGHT CALCULATIONS ARE BASED OFF OF EITHER EXISTING OR FINISHED GRADE, WHICH EVER IS LOWEST.

AVERAGE GRADE CALC	
$(A \times a) + (B \times b) + (C \times c) + (D \times d) + (E \times e) + (F \times f) + (G \times g) + (H \times h)$	
$a + b + c + d + e + f + g + h$	
$(210.0 \times 34.88) + (210.0 \times 4.0) + (213.0 \times 42.33) + (206.5 \times 54.33) + (201.5 \times 21.0) + (203.0 \times 19.0) + (205.5 \times 50.0) + (208.0 \times 30.33)$	
$34.88 + 4.0 + 42.33 + 54.33 + 21.0 + 19.0 + 50.0 + 30.33$	
$\frac{53072.38}{255.87} = 207.4$	AVERAGE GRADE
	237.4 MAX HEIGHT



PARCEL NO.
546360-0080



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Tree House
5004 W Mercer Way
Mercer Island, WA

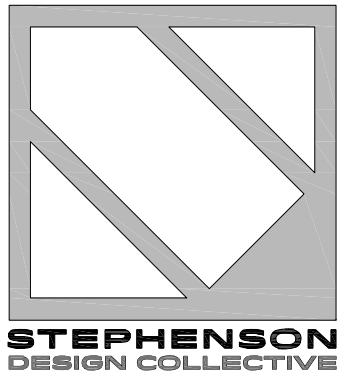
No.	Date	Issue
1	08.11.15	Schematic
2	01.11.16	Engineer
3	02.26.16	Permit Intake
4	07.20.16	Correction Rld 1

Avg Height Calculation

Job #: 873
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November 08, 2016

A1.2

Sheet



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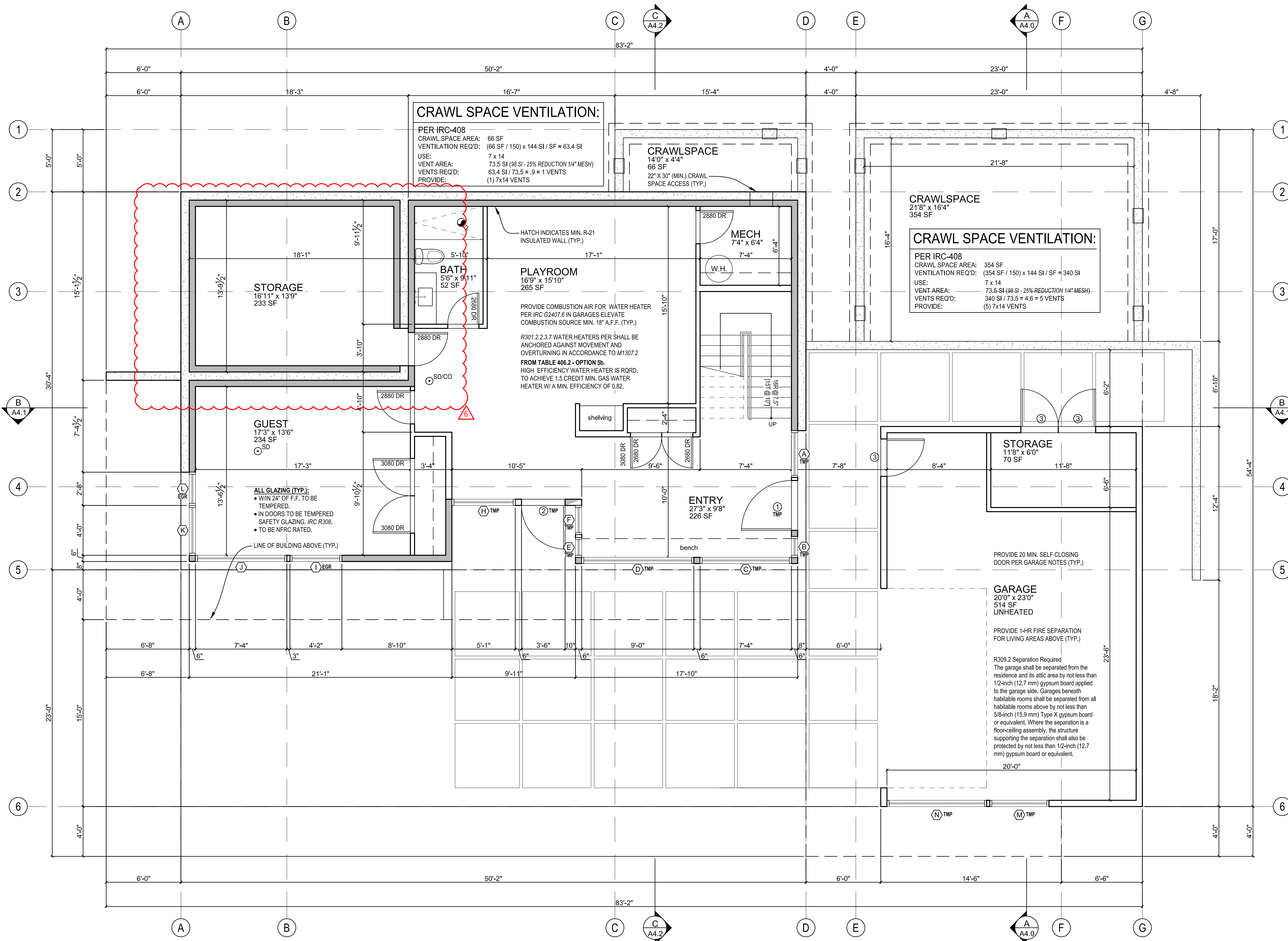
No.	Date	Issue
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3	02.26.16	Permit Intake

Plans

Job #: 873
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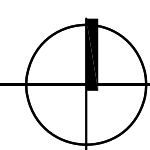
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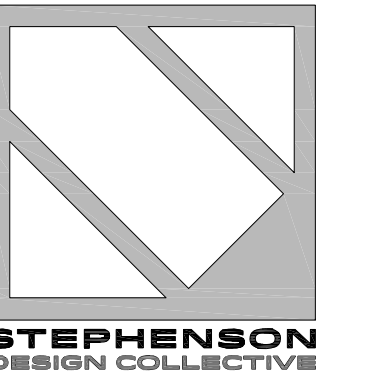
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Ground Level Plan

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





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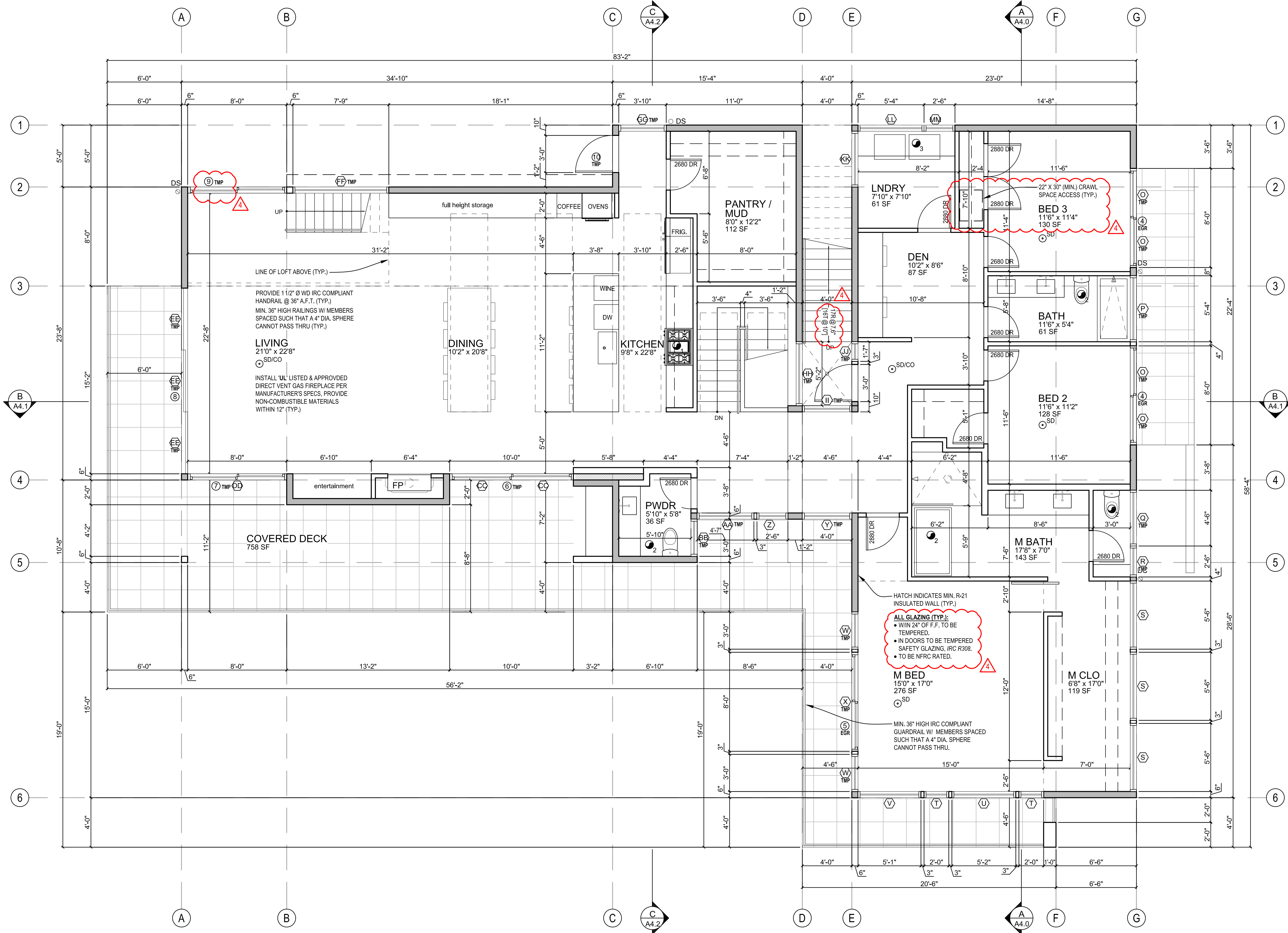
No.	Date	Issue
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3	02.26.16	Permit Intake

Plans

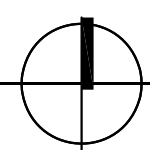
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A2.1

Sheet



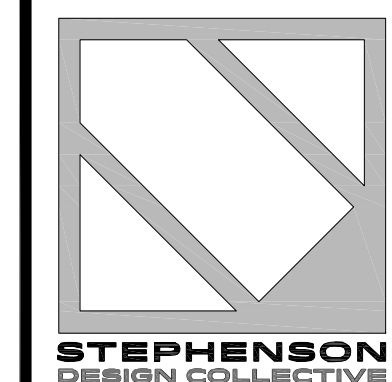
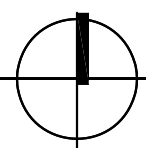
Living Level Plan
SCALE: 1/4" = 1'-0"





Loft Level Plan

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



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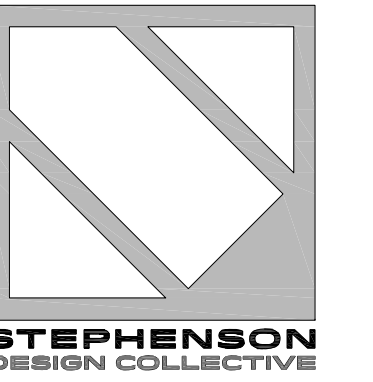
No.	Date	Issue
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Plans

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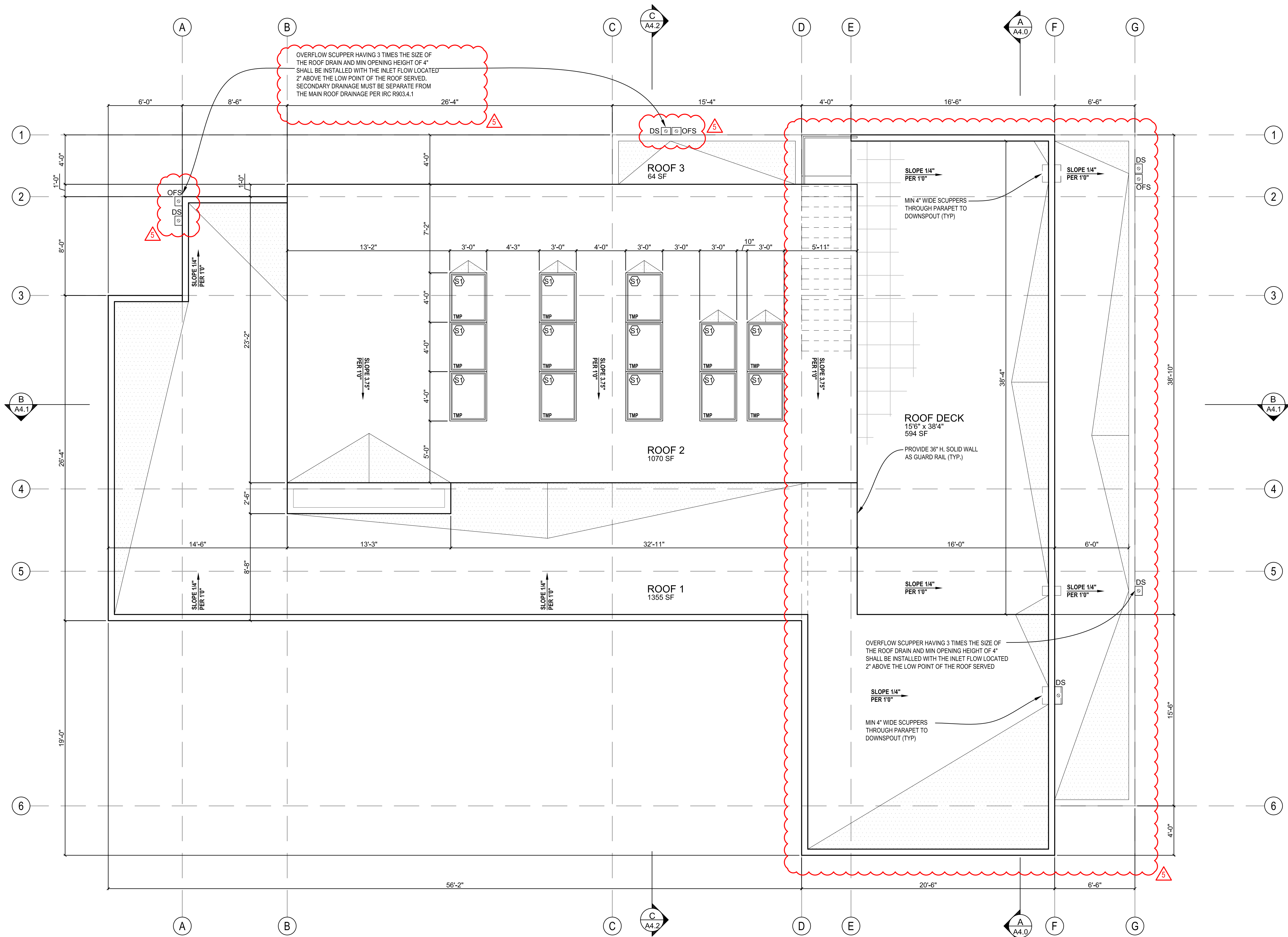
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Plans

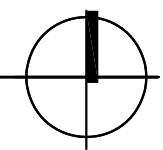
Job #: 873
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A2.3

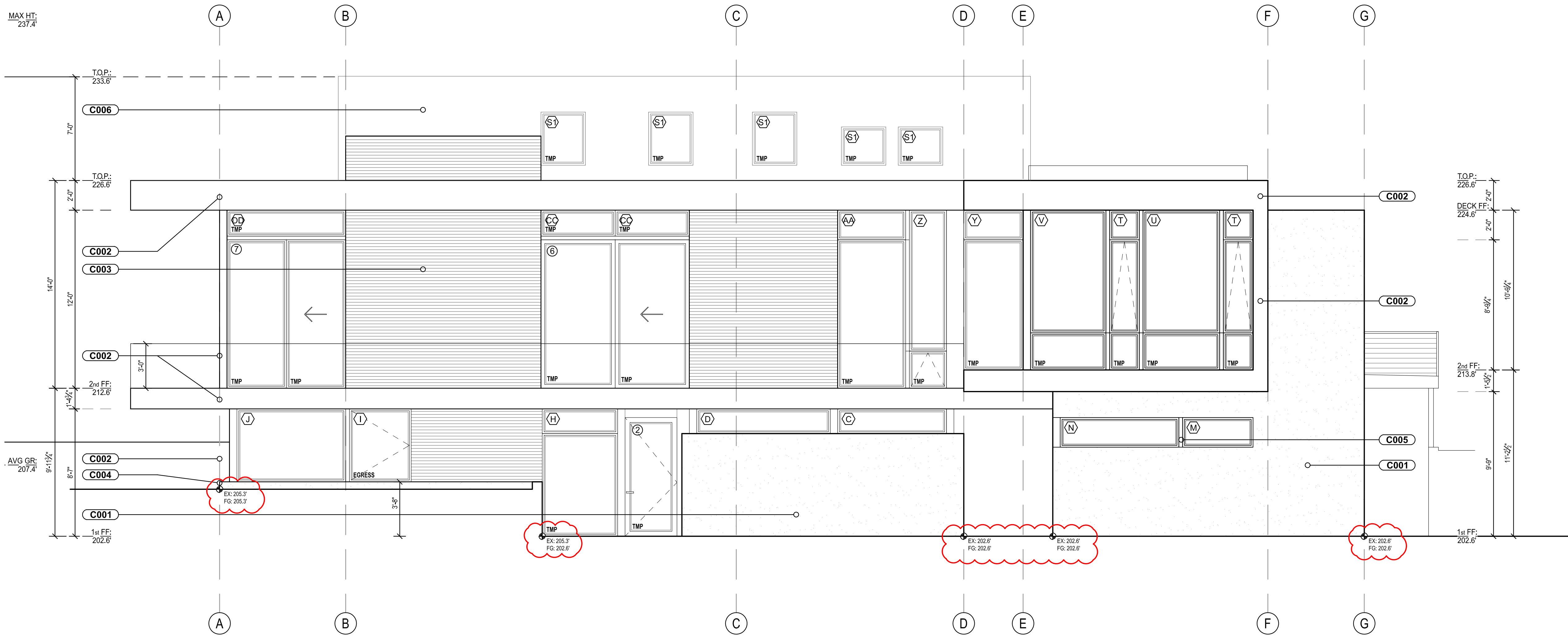
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Roof Plan
SCALE: 1/4" = 1'-0"



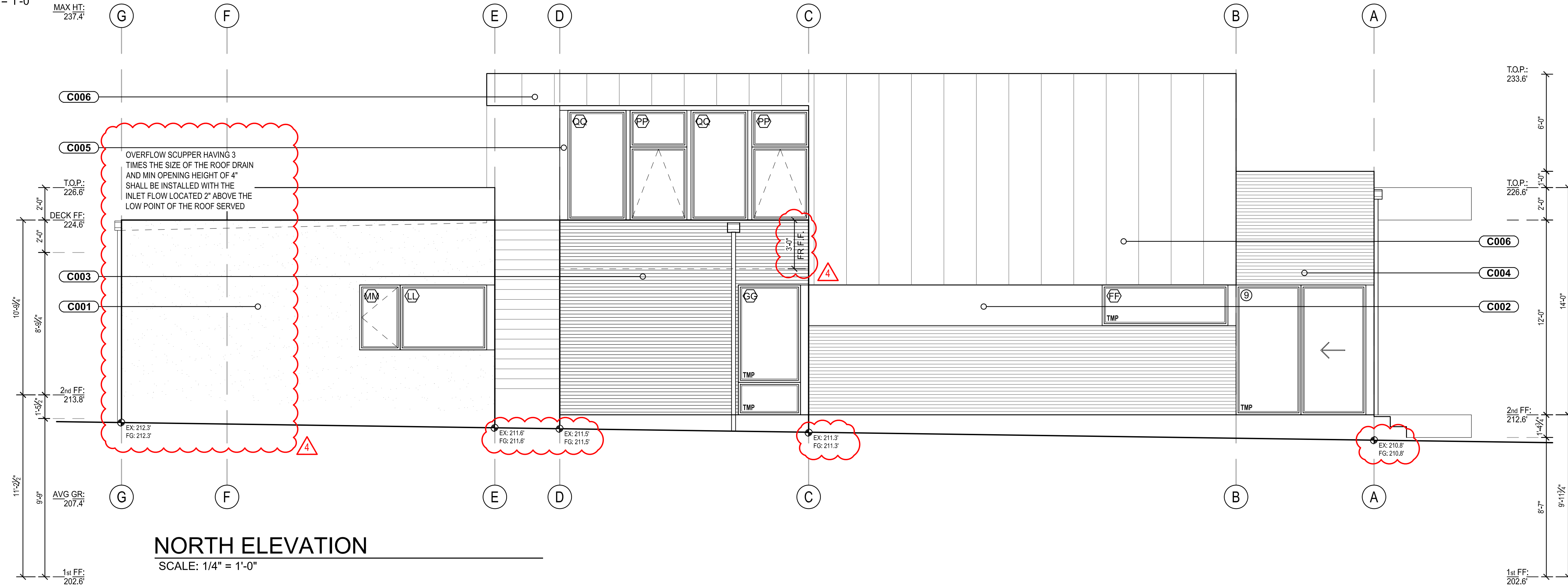
MAX HT:
237.4'



SOUTH ELEVATION

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

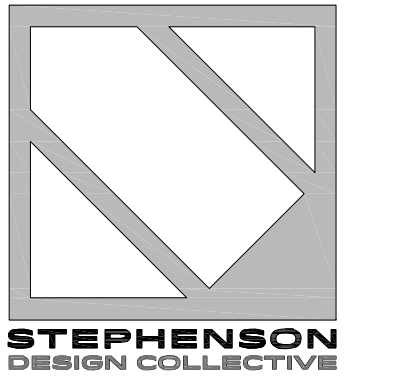
MAX HT:
237.4'



NORTH ELEVATION

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

MAX HT:
237.4'



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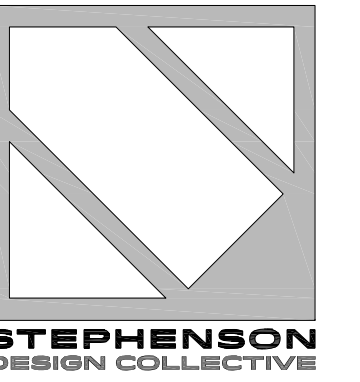
No.	Date	Issue
1	08.11.15	Schematic
2	01.11.16	Engineer
3	02.26.16	Permit Intake

Elevations

Job #: 873
REVIEWED FOR
CODE COMPLIANCE
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A3.0

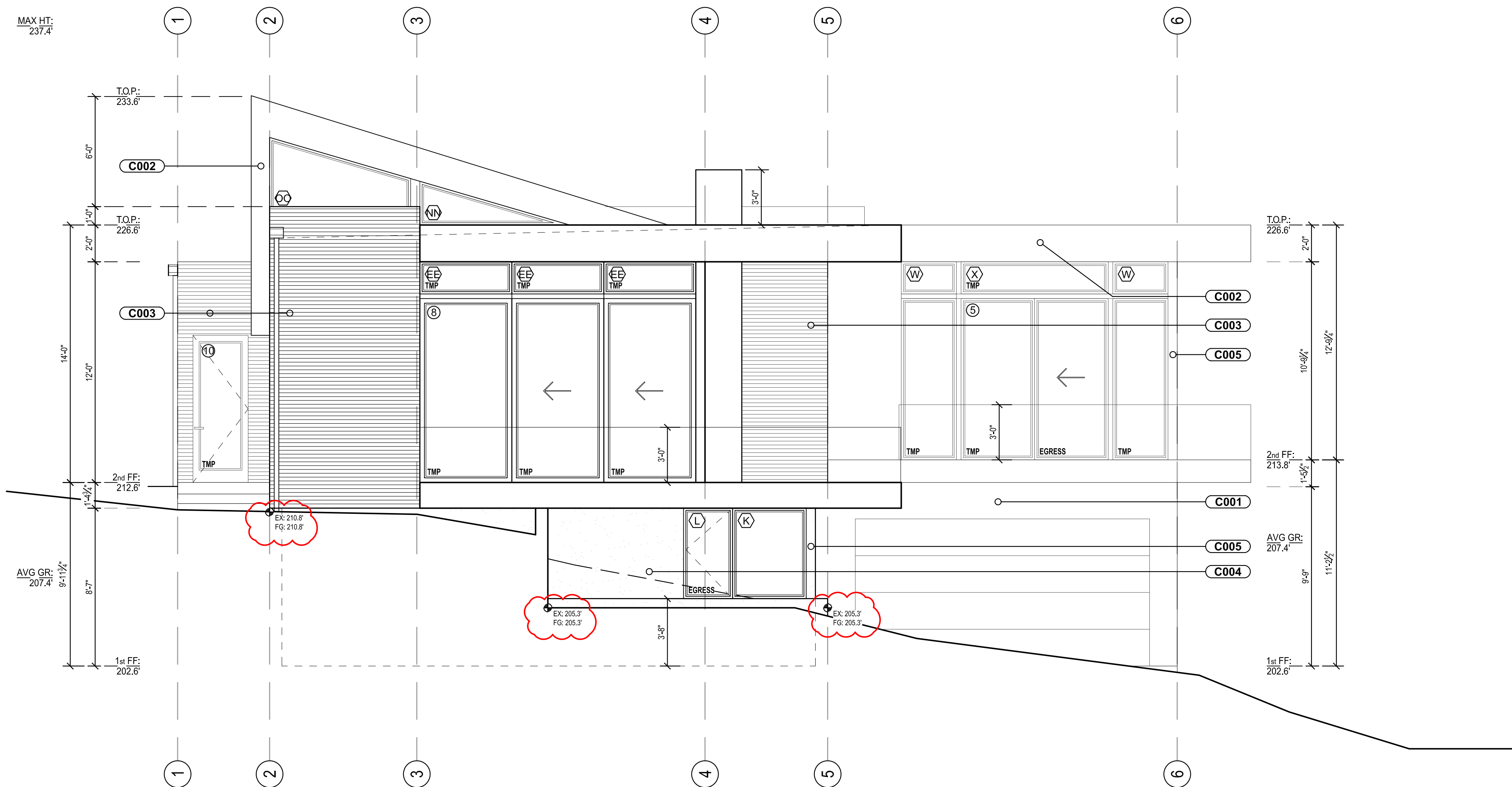
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WEST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE				
TAG	MATERIAL	MANUFACTURER	COLOR/ FINISH	NOTES
C001	STUCCO	-	MEDIUM GREY	7
C002	ALUM COMP PANEL	DIBOND	BLACK	2,4,5,6
C003	1x4 CLEAR CEDAR	-	SEALED CLEAR	2,6
C004	CONCRETE	-	LIGHT GREY/ SMOOTH TROWEL	1
C005	ANODIZED FLASHING	-	TO MATCH BLACK ALUM PANEL	4,6
C006	HIDDEN SEAM METAL ROOF	NURAY	TO MATCH BLACK ALUM PANEL	4,6
C007	PRECAST CONCRETE TREADS	-	BROOM FINISH FOR TEXTURE	-

EXTERIOR FINISH NOTES:

- ALL EXPOSED CONCRETE SHALL HAVE 1 COAT PERMEABLE SILFANE SILOXIDE SEALER. SNAP TIE HOLES TO BE ALIGNED IN A GRID AND LEFT EXPOSED. ANY SIGNIFICANT VOIDS ON FINISHED CONCRETE FACE TO BE PATCHED TO MATCH EXISTING SURROUNDING WALL.
- PROVIDE 1/4" RELIEF AT ALL SEAMS.
- ALL OVER-FLOW SCUPPERS SHALL BE PLACED 2" ABOVE LOWEST DRAINAGE AREA AT DECKS. MATCH TO BLACK ALUM PANELS.
- TO MATCH WINDOWS.
- PANELS TO BE ≤ 9 SF PER KMC 18.52.340.B.2.
- ALL FASTENERS TO BE SS OR HIDDEN
- STUCCO TO RESEMBLE FINISHED CONCRETE. INSTALL IN ACCORDANCE WITH IRC R703.6

R703.6.2 Plaster. Plastering with portland cement plaster shall be not less than three coats when applied over metal lath or wire lath and shall be not less than two coats when applied over masonry, concrete, pressure-preservative treated wood or decay-resistant wood as specified in Section R317.1 or gypsum backing. If the plaster surface is completely covered by veneer or other facing material or is completely concealed, plaster application need be only two coats, provided the total thickness is as set forth in Table R702.1(1). On wood-frame construction with an on-grade floor slab system, exterior plaster shall be applied to cover, but not extend below, lath, paper and screed. The proportion of aggregate to cementitious materials shall be as set forth in Table R702.1(3).

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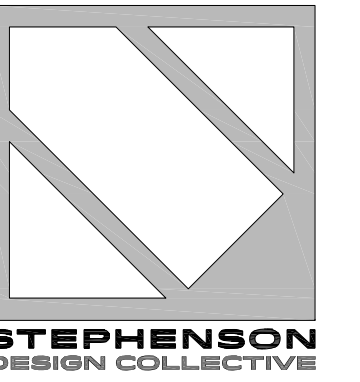
No.	Date	Issue
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2	01.11.16	Engineer
3	02.26.16	Permit Intake

Elevations

Job #: 873
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September 08, 2016

A3.1

Sheet

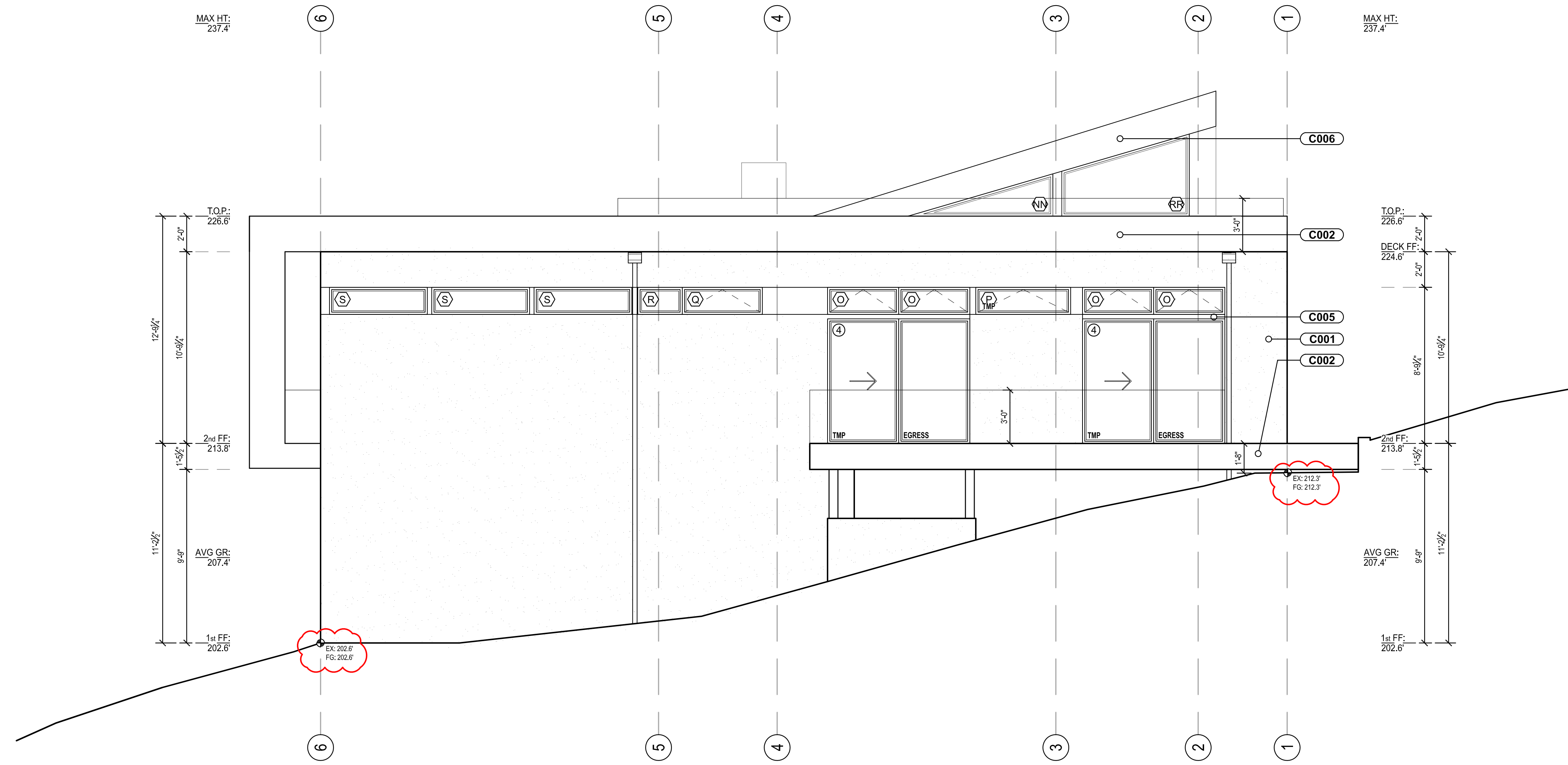


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EAST ELEVATION
SCALE: 1/4" = 1'-0"

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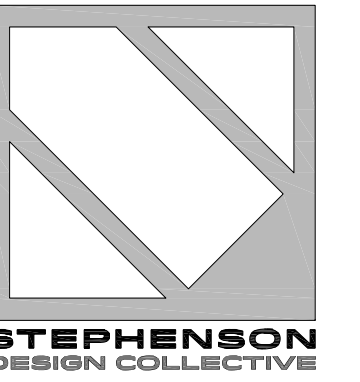
No.	Date	Issue
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2	01.11.16	Engineer
3	02.26.16	Permit Intake

Elevations

TILLOP MERCER
Job #: 873
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September 08, 2016

A3.2

Sheet

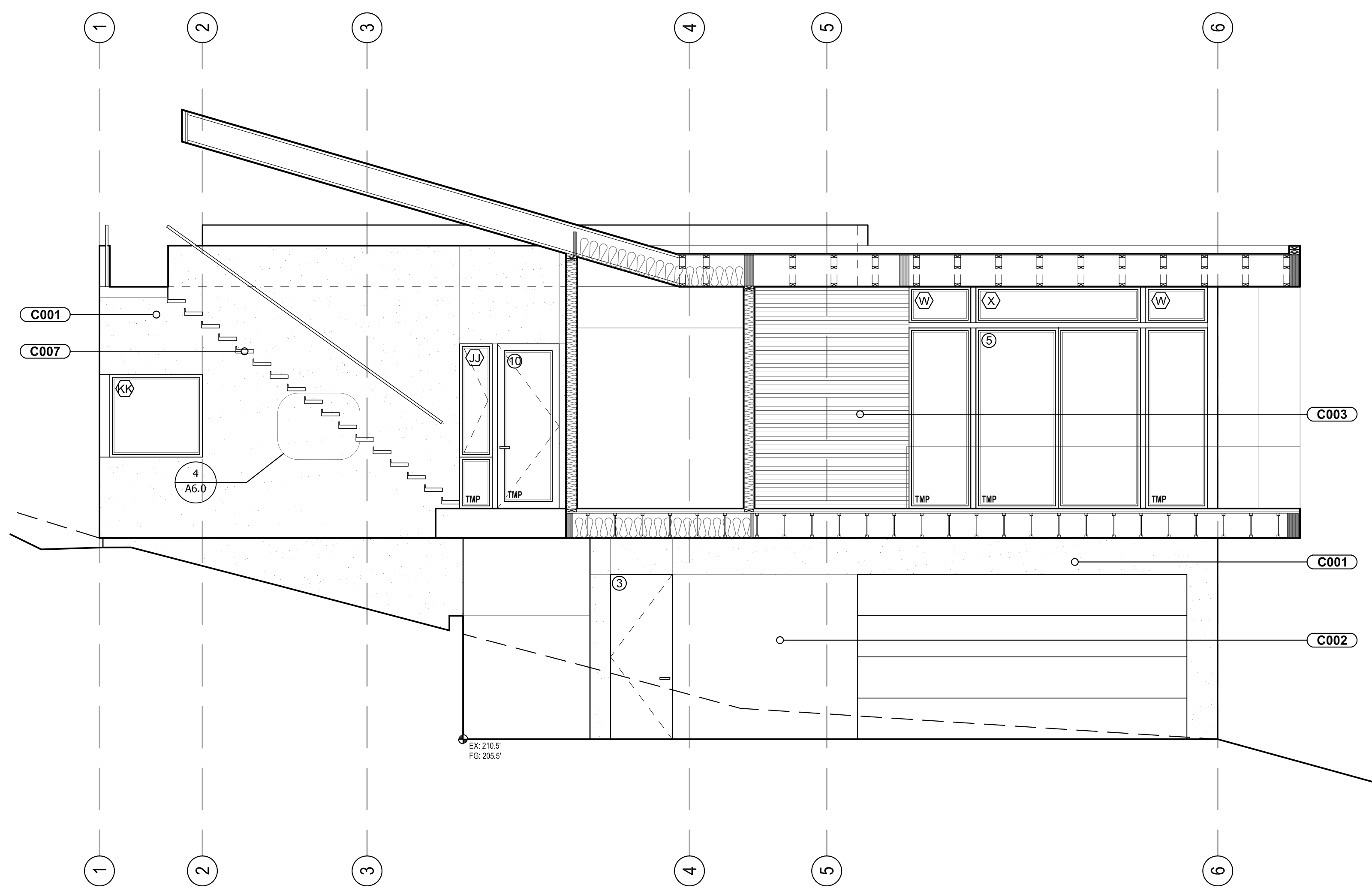


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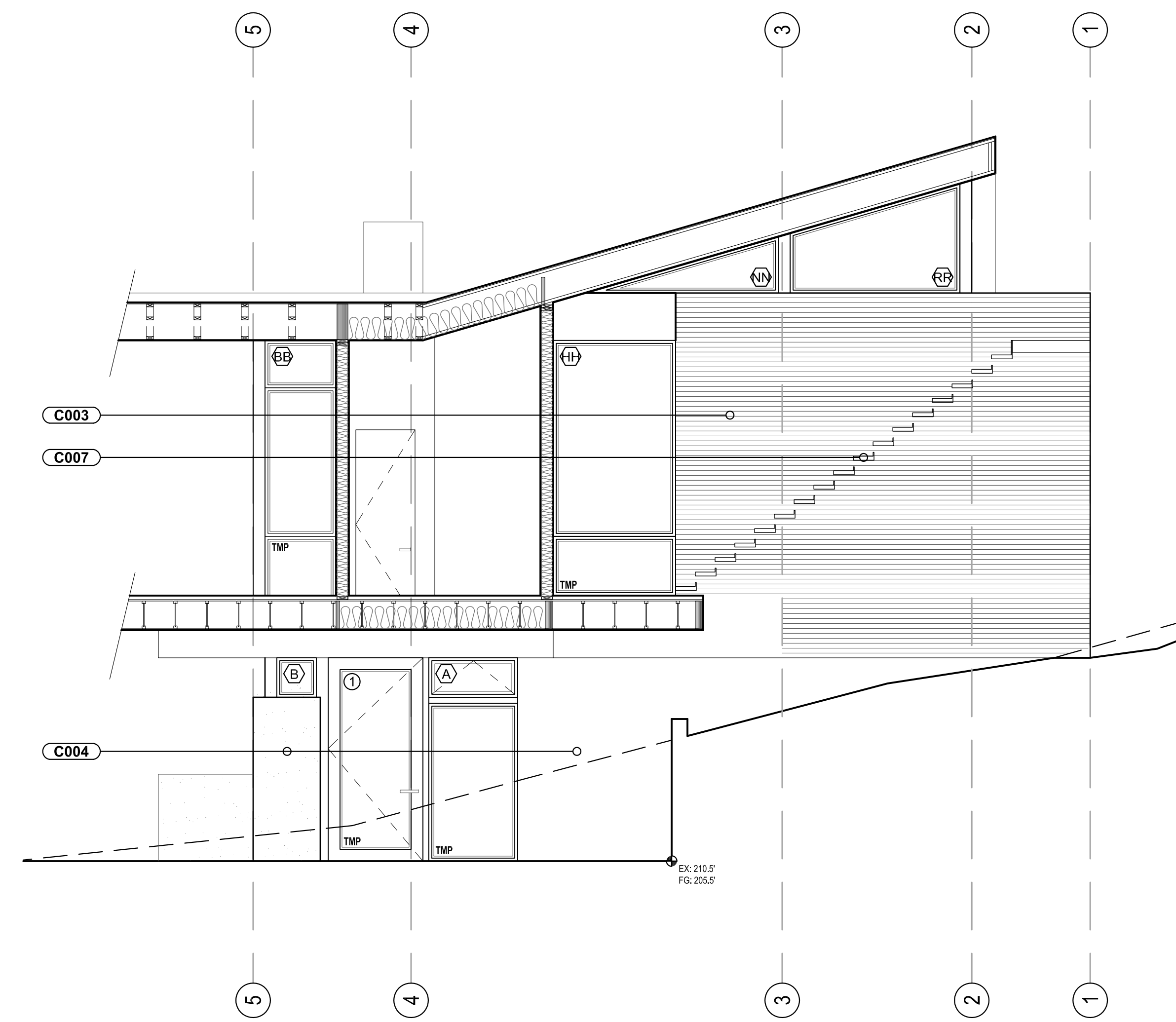
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WEST ELEVATION 2
SCALE: 1/4" = 1'-0"



EAST ELEVATION 2
SCALE: 1/4" = 1'-0"

Tree House
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Mercer Island, WA

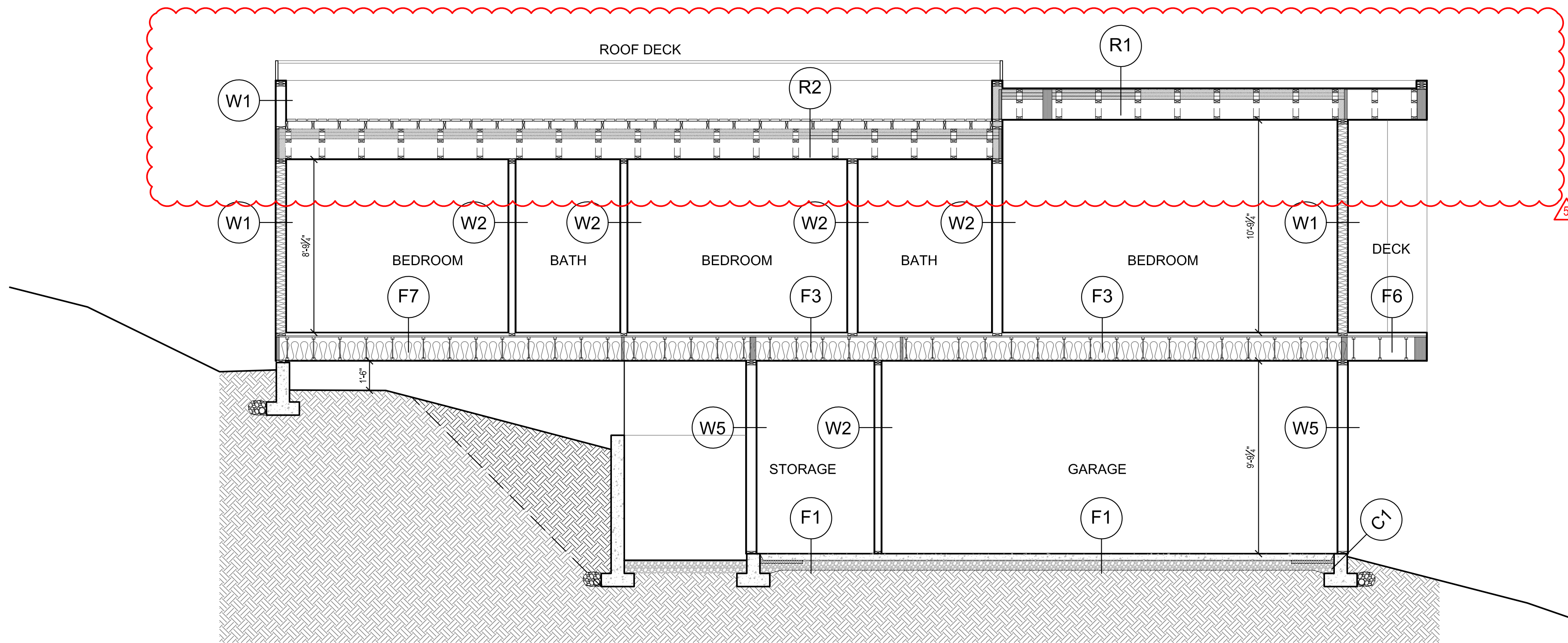
No.	Date	Issue
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Elevations

Taylor Mercer
Job #: 873
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September 08, 2016

A3.3

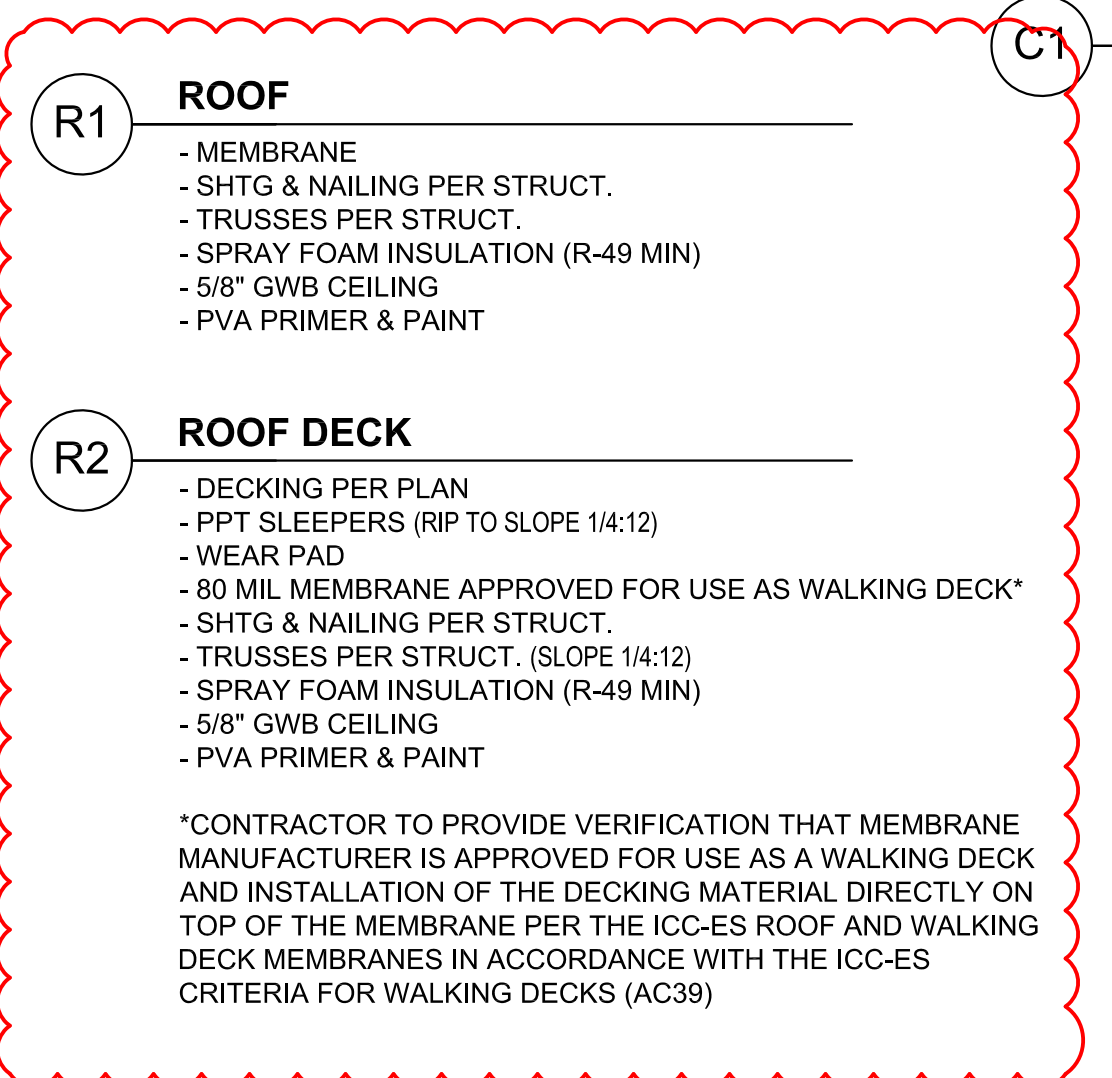
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North South Section A

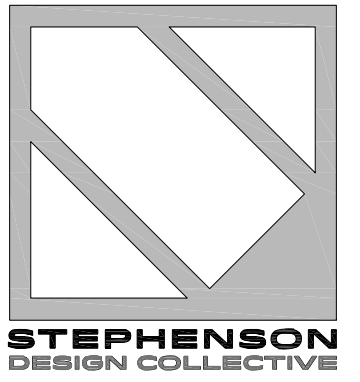
SCALE: 1/4" = 1'-0"

- F1 GARAGE FLOOR**
 - 4" CONC. SLAB PER STRUCT.
 - PROVIDE CONTROL JOINTS
 - W 6x6 W 1.4x1.4 WWM
 - LAP ONE MESH
 - VAPOR BARRIER
 - 6" MIN GRAVEL
- F2 LOWER FLOOR**
 - STAIN AND SEAL PER PLANS
 - 4" CONC. SLAB PER STRUCT.
 - PROVIDE CONTROL JOINTS
 - W 6x6 W 1.4x1.4 WWM
 - LAP ONE MESH
 - R-10 RIGID INSULATION
 - VAPOR BARRIER
 - 6" MIN GRAVEL
- F3 FRAMED FLOOR**
 - FINISH FLOOR PER PLANS
 - SHTG & NAILING PER STRUCT.
 - FLOOR JOIST PER STRUCT.
 - 5/8" GWB CEILING
 - PVA PRIMER & PAINT
- F4 CANTILEVERED FLOOR**
 - FINISH FLOOR PER PLANS
 - SHTG & NAILING PER STRUCT.
 - FLOOR JOIST PER STRUCT.
 - R-30 BATT INSULATION
 - 1" MINIMUM AIRSPACE
 - VENTING PER PLANS
 - 5/8" GWB (MUD & TAPE FOR 1-HR RATING)
 - EXTERIOR GRADE PLYWOOD SOFFIT
 - SIDING PER ELEVATION
- F5 FLOOR OVER GARAGE**
 - FINISH FLOOR PER PLANS
 - SHTG & NAILING PER STRUCT.
 - JOISTS PER STRUCT.
 - R-30 BATT INSULATION
 - 5/8" TYPE-X GWB (MUD & TAPE FOR 1-HR RATING)
 - PVA PRIMER & PAINT
- F6 CANTILEVERED DECK**
 - DECKING PER PLAN
 - PPT SLEEPERS (RIP TO SLOPE 1/4:12)
 - WEAR PAD
 - MEMBRANE
 - SHTG & NAILING PER STRUCT.
 - FLOOR JOISTS PER STRUCT. (RIP TO SLOPE 1/4:12)
 - VENTING PER PLANS
 - 5/8" GWB (MUD & TAPE FOR 1-HR RATING)
 - EXTERIOR GRADE PLYWOOD SOFFIT
 - SIDING PER ELEVATION
- F7 FLOOR OVER CRAWL SPACE**
 - FINISH FLOOR PER PLANS
 - FRAMING PER STRUCT.
 - R-30 BATT INSULATION
 - 18" HIGH CRAWLSPACE MIN.
 - 10 MIL VAPOR BARRIER
- W1 EXTERIOR WALL**
 - SIDING PER ELEVATION
 - VAPOR BARRIER
 - SHTG & NAILING PER STRUCT.
 - 2x6 @ 16" O.C.
 - R-21 BATT INSULATION
 - 1/2" GWB
 - PVA PRIMER & PAINT
- W2 TYPICAL INTERIOR PARTITION**
 - PAINT
 - PVA PRIMER
 - 1/2" GWB
 - 2x4 @ 16" O.C.
 - 1/2" GWB
 - PVA PRIMER & PAINT
- W3 PARAPET**
 - SIDING PER ELEVATION
 - (1) LAYERS VAPOR SHIELD
 - SHTG & NAILING PER STRUCT.
 - 2x6 @ 16" O.C.
 - VENTING PER PLANS
 - SIDING PER ELEVATION
- W4 EXTERIOR GARAGE WALL**
 - LOOSE DRAINING BACKFILL
 - DAMP-PROOFING
 - 8" CONC. WALL
- W5 EXT GARAGE FRAMED WALL**
 - SIDING PER ELEVATION
 - (1) LAYERS VAPOR SHIELD
 - SHTG & NAILING PER STRUCT.
 - 2x6 @ 16" O.C.
 - 1/2" GWB
 - PVA PRIMER & PAINT
- W6 BASEMENT WALL**
 - LOOSE DRAIN BACKFILL
 - VAPOR BARRIER
 - 8" CONC. WALL - EXISTING TO REMAIN
 - 1" AIR SPACE
 - R-21 BATT INSULATION
 - 2x6 @ 16" O.C. WALL
 - 1/2" GWB
 - PVA PRIMER & PAINT
- R1 ROOF**
 - MEMBRANE
 - SHTG & NAILING PER STRUCT.
 - TRUSSES PER STRUCT.
 - SPRAY FOAM INSULATION (R-49 MIN)
 - 5/8" GWB CEILING
 - PVA PRIMER & PAINT
- R2 ROOF DECK**
 - DECKING PER PLAN
 - PPT SLEEPERS (RIP TO SLOPE 1/4:12)
 - WEAR PAD
 - 80 MIL MEMBRANE APPROVED FOR USE AS WALKING DECK*
 - SHTG & NAILING PER STRUCT.
 - TRUSSES PER STRUCT. (SLOPE 1/4:12)
 - SPRAY FOAM INSULATION (R-49 MIN)
 - 5/8" GWB CEILING
 - PVA PRIMER & PAINT
- R3 ROOF - VAULTED CEILING**
 - METAL ROOF PER PLAN
 - SHTG & NAILING PER STRUCT.
 - TJI'S PER STRUCT.
 - SPRAY FOAM INSULATION (R-38 MIN.)
 - 5/8" GWB CEILING
 - PVA PRIMER & PAINT
- C1 CONCRETE FOOTING**
 - REINFORCE CONCRETE FOOTING PER STRUCT.
 - PROVIDE 24" HORIZONTAL R-10 RIGID PERIMETER INSULATION AROUND SLAB.
 - 4" Ø PERFORATED FOOTING DRAIN W/ FILTER FABRIC SLEEVE IN GRANULAR FILL*
 - * PERFORATED PIPE SHALL BE PLACES ON A MIN. OF 2 INCHES OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES OF SAME MATERIAL.



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Sections



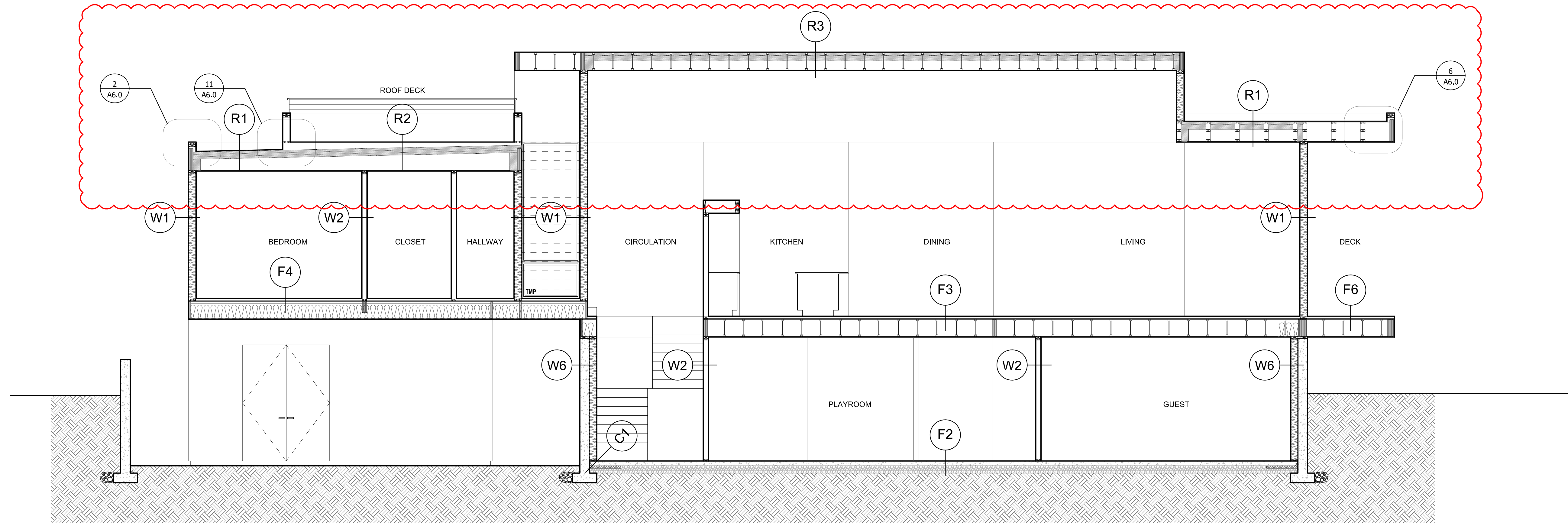
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East West Section B

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

F1 GARAGE FLOOR

- 4" CONC. SLAB PER STRUCT.
- PROVIDE CONTROL JOINTS
- W 6x6 W 1.4x1.4 WWM
- LAP ONE MESH
- VAPOR BARRIER
- 6" MIN GRAVEL

F2 LOWER FLOOR

- STAIN AND SEAL PER PLANS
- 4" CONC. SLAB PER STRUCT.
- PROVIDE CONTROL JOINTS
- W 6x6 W 1.4x1.4 WWM
- LAP ONE MESH
- R-10 RIGID INSULATION
- VAPOR BARRIER
- 6" MIN GRAVEL

F3 FRAMED FLOOR

- FINISH FLOOR PER PLANS
- SHTG & NAILING PER STRUCT.
- FLOOR JOIST PER STRUCT.
- 5/8" GWB CEILING
- PVA PRIMER & PAINT

F4 CANTILEVERED FLOOR

- FINISH FLOOR PER PLANS
- SHTG & NAILING PER STRUCT.
- FLOOR JOIST PER STRUCT.
- R-30 BATT INSULATION
- 1" MINIMUM AIRSPACE
- VENTING PER PLANS
- 5/8" GWB (MUD & TAPE FOR 1-HR RATING)
- EXTERIOR GRADE PLYWOOD SOFFIT
- SIDING PER ELEVATION

F5 FLOOR OVER GARAGE

- FINISH FLOOR PER PLANS
- SHTG & NAILING PER STRUCT.
- JOISTS PER STRUCT.
- R-30 BATT INSULATION
- 5/8" TYPE-X GWB (MUD & TAPE FOR 1-HR RATING)
- PVA PRIMER & PAINT

F6 CANTILEVERED DECK

- DECKING PER PLAN
- PPT SLEEPERS (RIP TO SLOPE 1/4:12)
- WEAR PAD
- MEMBRANE
- SHTG & NAILING PER STRUCT.
- FLOOR JOISTS PER STRUCT. (RIP TO SLOPE 1/4:12)
- VENTING PER PLANS
- 5/8" GWB (MUD & TAPE FOR 1-HR RATING)
- EXTERIOR GRADE PLYWOOD SOFFIT
- SIDING PER ELEVATION

F7 FLOOR OVER CRAWL SPACE

- FINISH FLOOR PER PLANS
- FRAMING PER STRUCT.
- R-30 BATT INSULATION
- 18" HIGH CRAWLSPACE MIN.
- 10 MIL VAPOR BARRIER

W1 EXTERIOR WALL

- SIDING PER ELEVATION
- (1) LAYERS VAPOR SHIELD
- SHTG & NAILING PER STRUCT.
- 2x6 @ 16" O.C.
- R-21 BATT INSULATION
- 1/2" GWB
- PVA PRIMER & PAINT

W2 TYPICAL INTERIOR PARTITION

- PAINT
- PVA PRIMER
- 1/2" GWB
- 2x4 @ 16" O.C.
- 1/2" GWB
- PVA PRIMER & PAINT

W3 PARAPET

- SIDING PER ELEVATION
- (1) LAYERS VAPOR SHIELD
- SHTG & NAILING PER STRUCT.
- 2x6 @ 16" O.C.
- VENTING PER PLANS
- SIDING PER ELEVATION

W4 EXTERIOR GARAGE WALL

- LOOSE DRAINING BACKFILL
- DAMP-PROOFING
- 8" CONC. WALL

W5 EXT GARAGE FRAMED WALL

- SIDING PER ELEVATION
- (1) LAYERS VAPOR SHIELD
- SHTG & NAILING PER STRUCT.
- 2x6 @ 16" O.C.
- 1/2" GWB
- PVA PRIMER & PAINT

W6 BASEMENT WALL

- LOOSE DRAIN BACKFILL
- VAPOR BARRIER
- 8" CONC. WALL - EXISTING TO REMAIN
- 1" AIR SPACE
- R-21 BATT INSULATION
- 2x6 @ 16" O.C. WALL
- 1/2" GWB
- PVA PRIMER & PAINT

R3 ROOF - VAULTED CEILING

- METAL ROOF PER PLAN
- SHTG & NAILING PER STRUCT.
- TJI'S PER STRUCT.
- SPRAY FOAM INSULATION (R-38 MIN.)
- 5/8" GWB CEILING
- PVA PRIMER & PAINT

R1 ROOF

- MEMBRANE
- SHTG & NAILING PER STRUCT.
- TRUSSES PER STRUCT.
- SPRAY FOAM INSULATION (R-49 MIN)
- 5/8" GWB CEILING
- PVA PRIMER & PAINT

R2 ROOF DECK

- DECKING PER PLAN
- PPT SLEEPERS (RIP TO SLOPE 1/4:12)
- WEAR PAD
- 80 MIL MEMBRANE APPROVED FOR USE AS WALKING DECK*
- SHTG & NAILING PER STRUCT.
- TRUSSES PER STRUCT. (SLOPE 1/4:12)
- SPRAY FOAM INSULATION (R-49 MIN)
- 5/8" GWB CEILING
- PVA PRIMER & PAINT

*CONTRACTOR TO PROVIDE VERIFICATION THAT MEMBRANE MANUFACTURER IS APPROVED FOR USE AS A WALKING DECK AND INSTALLATION OF THE DECKING MATERIAL DIRECTLY ON TOP OF THE MEMBRANE PER THE ICC-ES ROOF AND WALKING DECK MEMBRANES IN ACCORDANCE WITH THE ICC-ES CRITERIA FOR WALKING DECKS (AC308)

C1 CONCRETE FOOTING

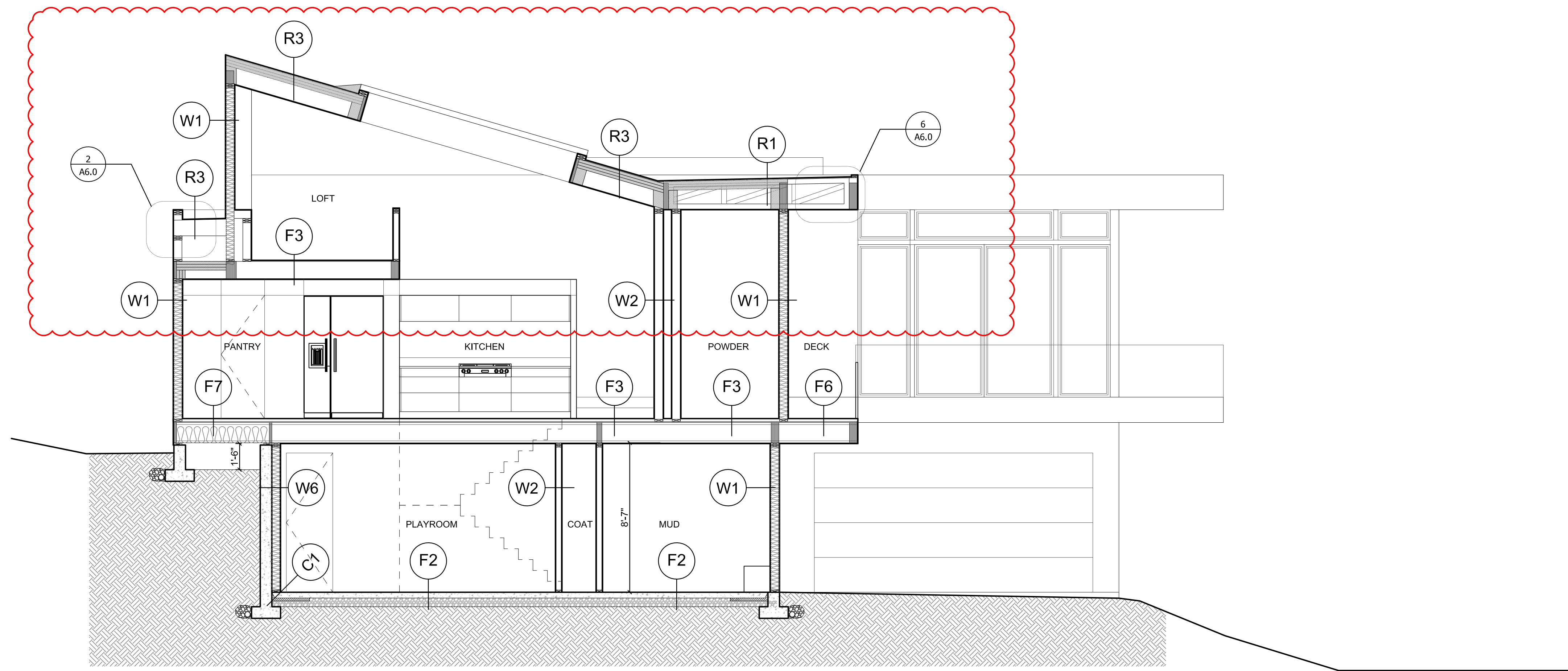
- REINFORCE CONCRETE FOOTING PER STRUCT.
 - PROVIDE 24" HORIZONTAL R-10 RIGID PERIMETER INSULATION AROUND SLAB.
 - 4" Ø PERFORATED FOOTING DRAIN W/ FILTER FABRIC SLEEVE IN GRANULAR FILL*
- * PERFORATED PIPE SHALL BE PLACES ON A MIN. OF 2 INCHES OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES OF SAME MATERIAL.

No.	Date	Issue
1	08.11.15	Schematic
2	01.11.16	Engineer
3	02.26.16	Permit Intake

Sections

Job #: 873
REVIEWED FOR CODE COMPLIANCE
September 08, 2016

A4.1



North South Section C

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

- F1 GARAGE FLOOR**
 - 4" CONC. SLAB PER STRUCT.
 - PROVIDE CONTROL JOINTS
 - W 6x6 W 1.4x1.4 WWM
 - LAP ONE MESH
 - VAPOR BARRIER
 - 6" MIN GRAVEL
- F2 LOWER FLOOR**
 - STAIN AND SEAL PER PLANS
 - 4" CONC. SLAB PER STRUCT.
 - PROVIDE CONTROL JOINTS
 - W 6x6 W 1.4x1.4 WWM
 - LAP ONE MESH
 - R-10 RIGID INSULATION
 - VAPOR BARRIER
 - 6" MIN GRAVEL
- F3 FRAMED FLOOR**
 - FINISH FLOOR PER PLANS
 - SHTG & NAILING PER STRUCT.
 - FLOOR JOIST PER STRUCT.
 - 5/8" GWB CEILING
 - PVA PRIMER & PAINT
- F4 CANTILEVERED FLOOR**
 - FINISH FLOOR PER PLANS
 - SHTG & NAILING PER STRUCT.
 - FLOOR JOIST PER STRUCT.
 - R-30 BATT INSULATION
 - 1" MINIMUM AIRSPACE
 - VENTING PER PLANS
 - 5/8" GWB (MUD & TAPE FOR 1-HR RATING)
 - EXTERIOR GRADE PLYWOOD SOFFIT
 - SIDING PER ELEVATION

- F5 FLOOR OVER GARAGE**
 - FINISH FLOOR PER PLANS
 - SHTG & NAILING PER STRUCT.
 - JOISTS PER STRUCT.
 - R-30 BATT INSULATION
 - 5/8" TYPE-X GWB (MUD & TAPE FOR 1-HR RATING)
 - PVA PRIMER & PAINT
- F6 CANTILEVERED DECK**
 - DECKING PER PLAN
 - PPT SLEEPERS (RIP TO SLOPE 1/4:12)
 - WEAR PAD
 - MEMBRANE
 - SHTG & NAILING PER STRUCT.
 - FLOOR JOISTS PER STRUCT. (RIP TO SLOPE 1/4:12)
 - VENTING PER PLANS
 - 5/8" GWB (MUD & TAPE FOR 1-HR RATING)
 - EXTERIOR GRADE PLYWOOD SOFFIT
 - SIDING PER ELEVATION
- F7 FLOOR OVER CRAWL SPACE**
 - FINISH FLOOR PER PLANS
 - FRAMING PER STRUCT.
 - R-30 BATT INSULATION
 - 18" HIGH CRAWLSPACE MIN.
 - 10 MIL VAPOR BARRIER

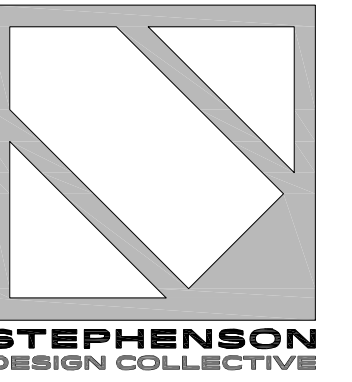
- W1 EXTERIOR WALL**
 - SIDING PER ELEVATION
 - (1) LAYERS VAPOR SHIELD
 - SHTG & NAILING PER STRUCT.
 - 2x6 @ 16" O.C.
 - R-21 BATT INSULATION
 - 1/2" GWB
 - PVA PRIMER & PAINT
- W2 TYPICAL INTERIOR PARTITION**
 - PAINT
 - PVA PRIMER
 - 1/2" GWB
 - 2x4 @ 16" O.C.
 - 1/2" GWB
 - PVA PRIMER & PAINT
- W3 PARAPET**
 - SIDING PER ELEVATION
 - (1) LAYERS VAPOR SHIELD
 - SHTG & NAILING PER STRUCT.
 - 2x6 @ 16" O.C.
 - VENTING PER PLANS
 - SIDING PER ELEVATION
- W4 EXTERIOR GARAGE WALL**
 - LOOSE DRAINING BACKFILL
 - DAMP-PROOFING
 - 8" CONC. WALL
- W5 EXT GARAGE FRAMED WALL**
 - SIDING PER ELEVATION
 - (1) LAYERS VAPOR SHIELD
 - SHTG & NAILING PER STRUCT.
 - 2x6 @ 16" O.C.
 - 1/2" GWB
 - PVA PRIMER & PAINT

- W6 BASEMENT WALL**
 - LOOSE DRAIN BACKFILL
 - VAPOR BARRIER
 - 8" CONC. WALL - EXISTING TO REMAIN
 - 1" AIR SPACE
 - R-21 BATT INSULATION
 - 2x6 @ 16" O.C. WALL
 - 1/2" GWB
 - PVA PRIMER & PAINT

- R3 ROOF - VAULTED CEILING**
 - METAL ROOF PER PLAN
 - SHTG & NAILING PER STRUCT.
 - TJI'S PER STRUCT.
 - SPRAY FOAM INSULATION (R-38 MIN.)
 - 5/8" GWB CEILING
 - PVA PRIMER & PAINT

- R1 ROOF**
 - MEMBRANE
 - SHTG & NAILING PER STRUCT.
 - TRUSSES PER STRUCT.
 - SPRAY FOAM INSULATION (R-49 MIN)
 - 5/8" GWB CEILING
 - PVA PRIMER & PAINT
 - R2 ROOF DECK**
 - DECKING PER PLAN
 - PPT SLEEPERS (RIP TO SLOPE 1/4:12)
 - WEAR PAD
 - 80 MIL MEMBRANE APPROVED FOR USE AS WALKING DECK*
 - SHTG & NAILING PER STRUCT.
 - TRUSSES PER STRUCT. (SLOPE 1/4:12)
 - SPRAY FOAM INSULATION (R-49 MIN)
 - 5/8" GWB CEILING
 - PVA PRIMER & PAINT
- *CONTRACTOR TO PROVIDE VERIFICATION THAT MEMBRANE MANUFACTURER IS APPROVED FOR USE AS A WALKING DECK AND INSTALLATION OF THE DECKING MATERIAL DIRECTLY ON TOP OF THE MEMBRANE PER THE ICC-ES ROOF AND WALKING DECK MEMBRANES IN ACCORDANCE WITH THE ICC-ES CRITERIA FOR WALKING DECKS (AC308)

- C1 CONCRETE FOOTING**
 - REINFORCE CONCRETE FOOTING PER STRUCT.
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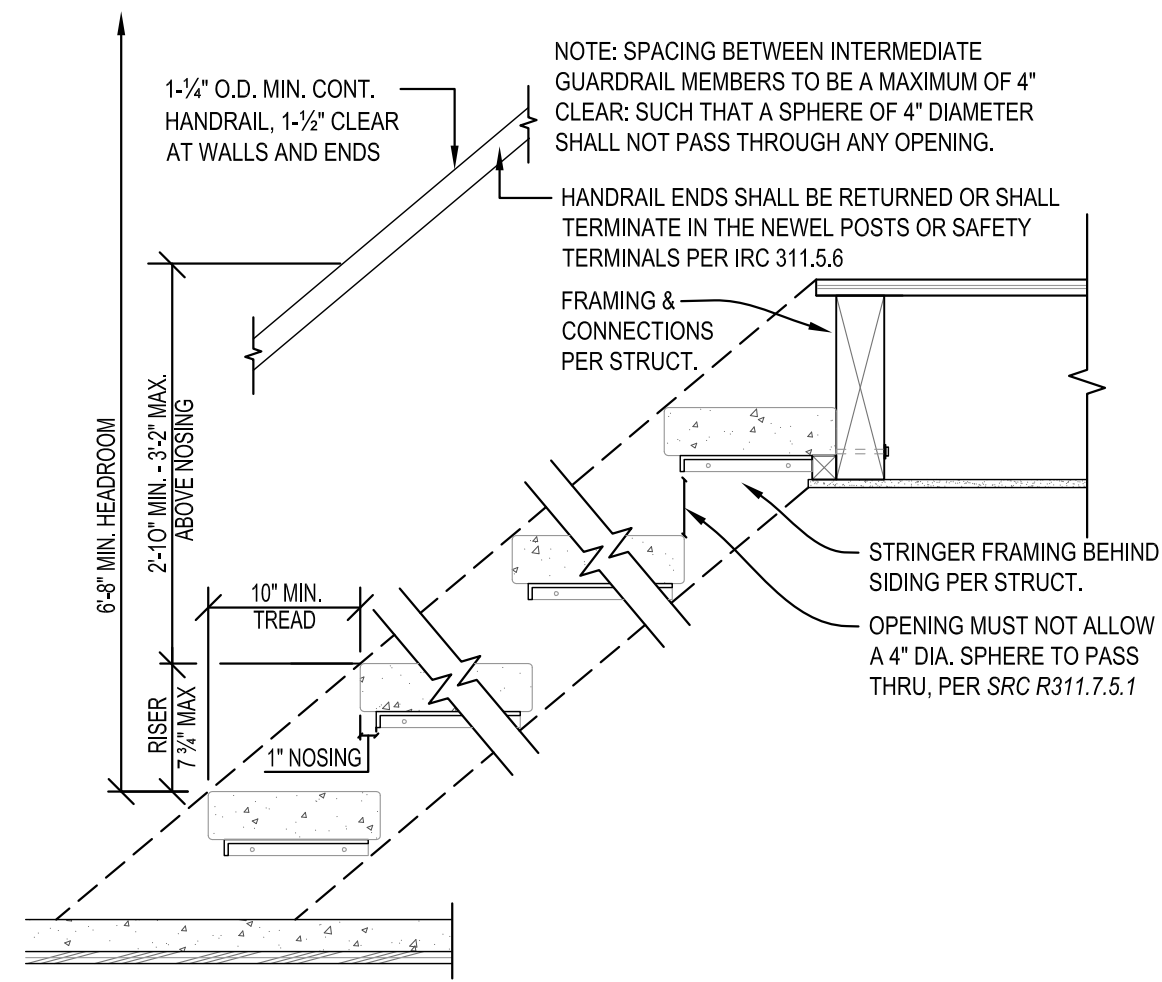
No.	Date	Issue
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2	01.11.16	Engineer
3	02.26.16	Permit Intake

Sections

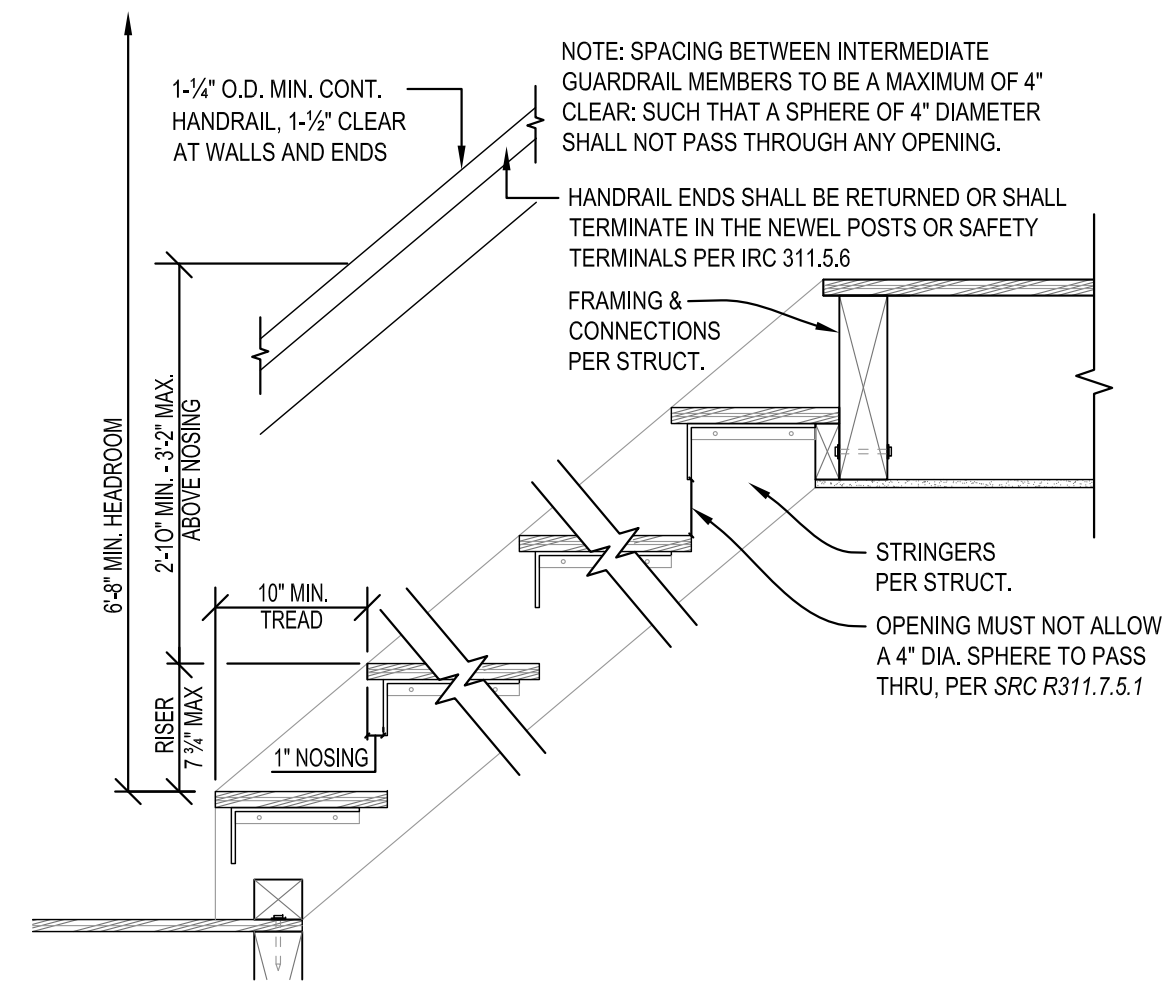
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Job #: 873
REVIEWED FOR
CODE COMPLIANCE
September 08, 2016

A4.2

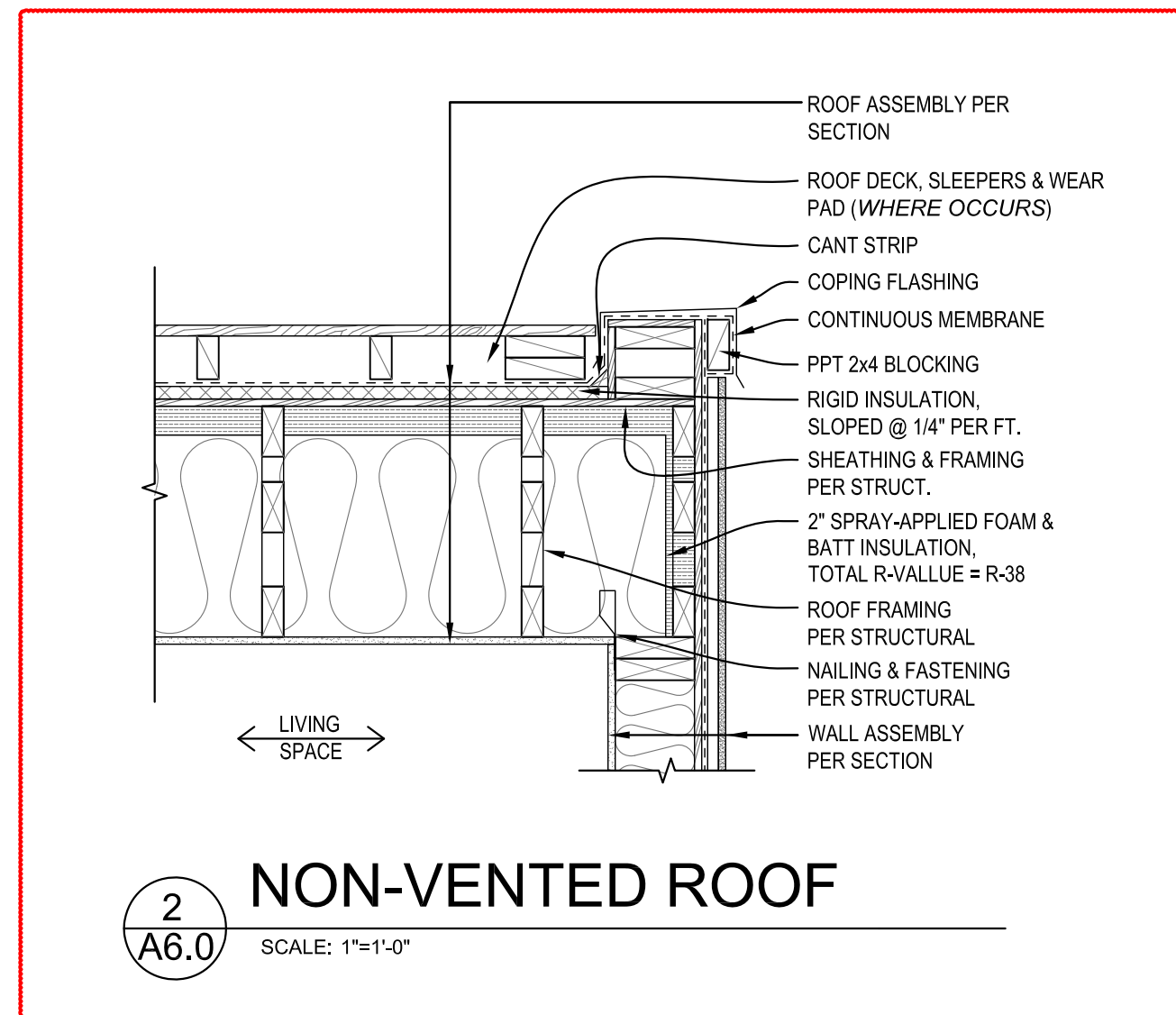
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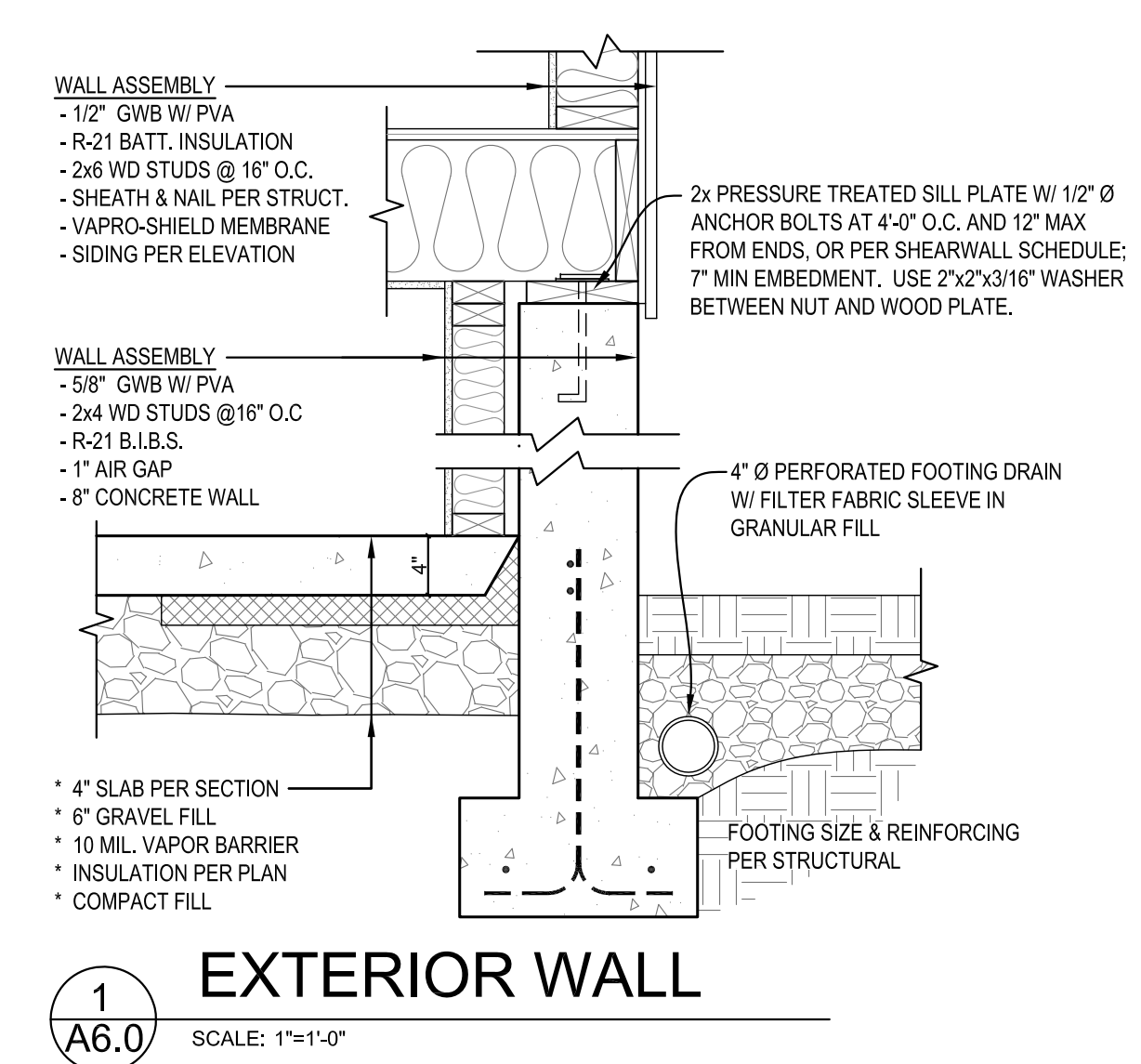
4 OPEN CONC STAIR
SCALE: 1"=1'-0"



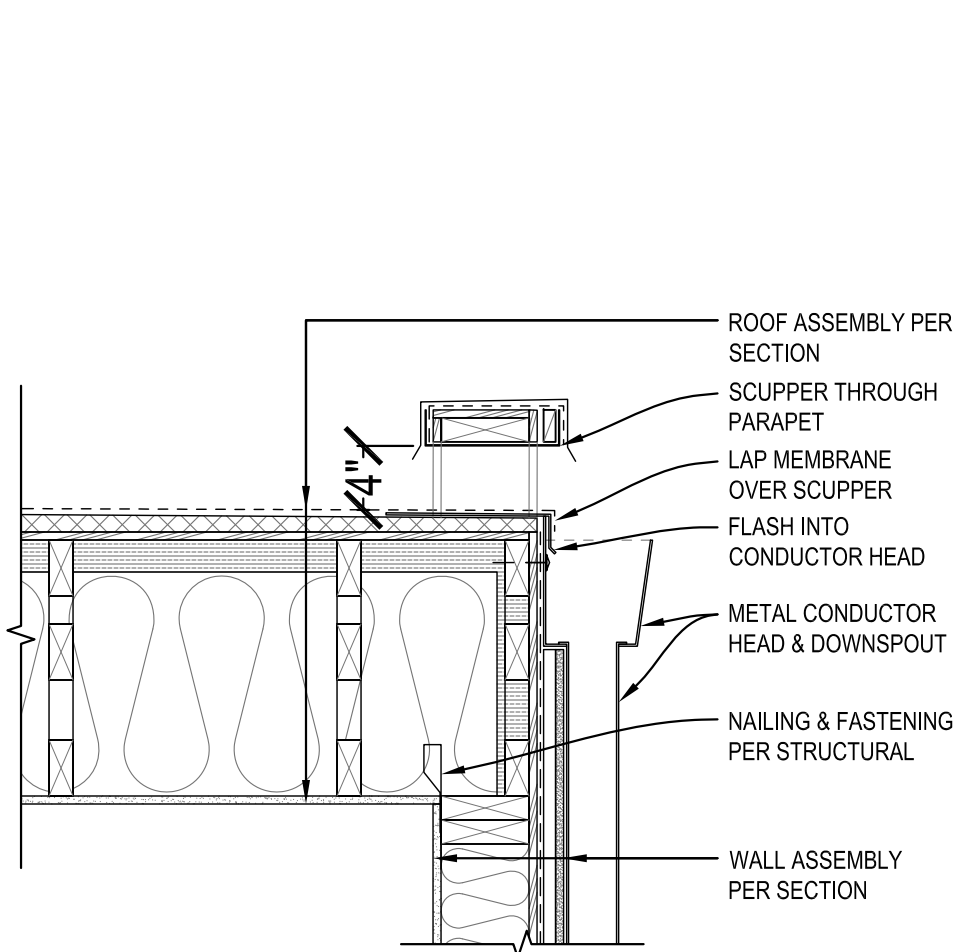
3 OPEN RISER STAIR
SCALE: 1"=1'-0"



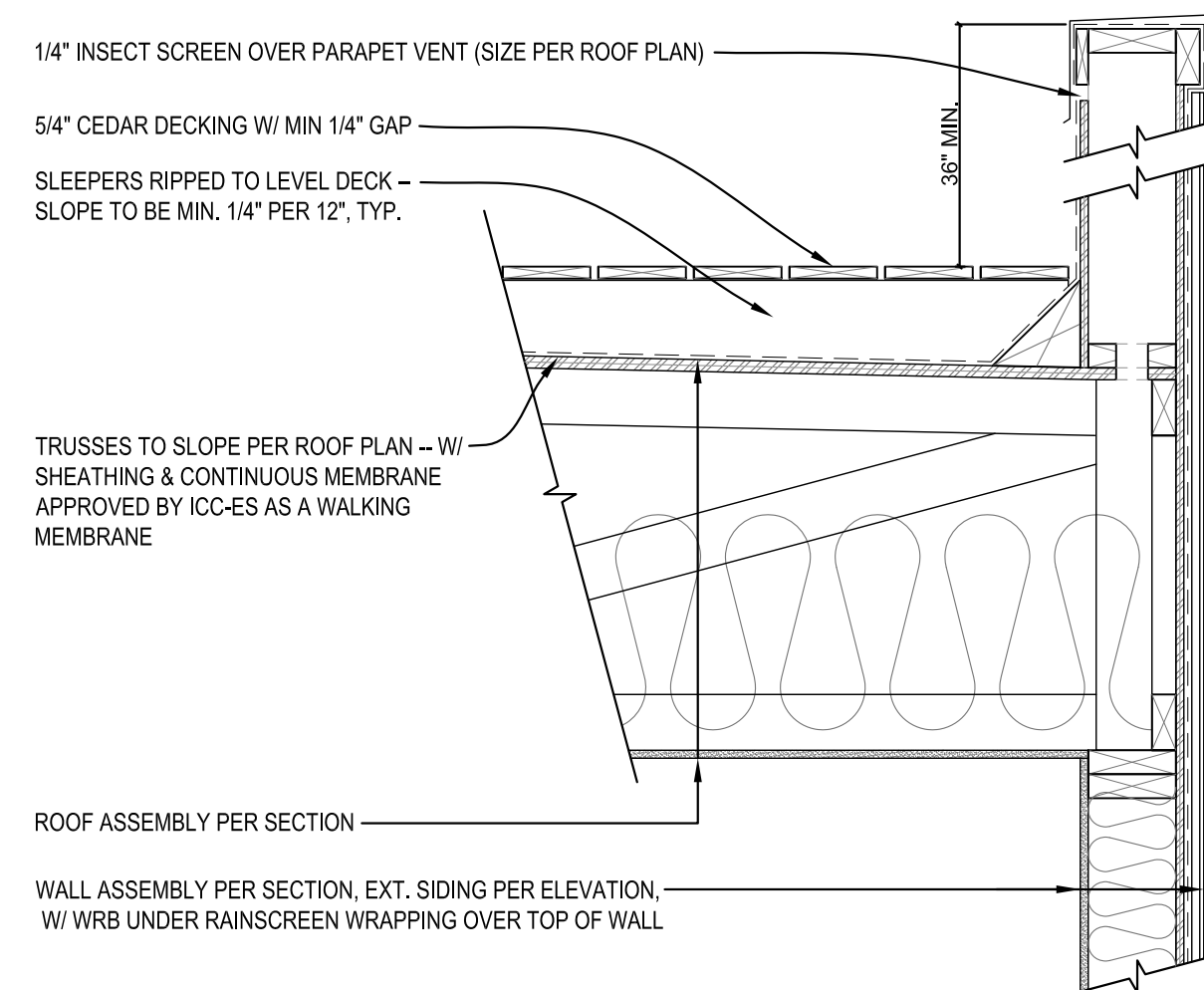
2 NON-VENTED ROOF
SCALE: 1"=1'-0"



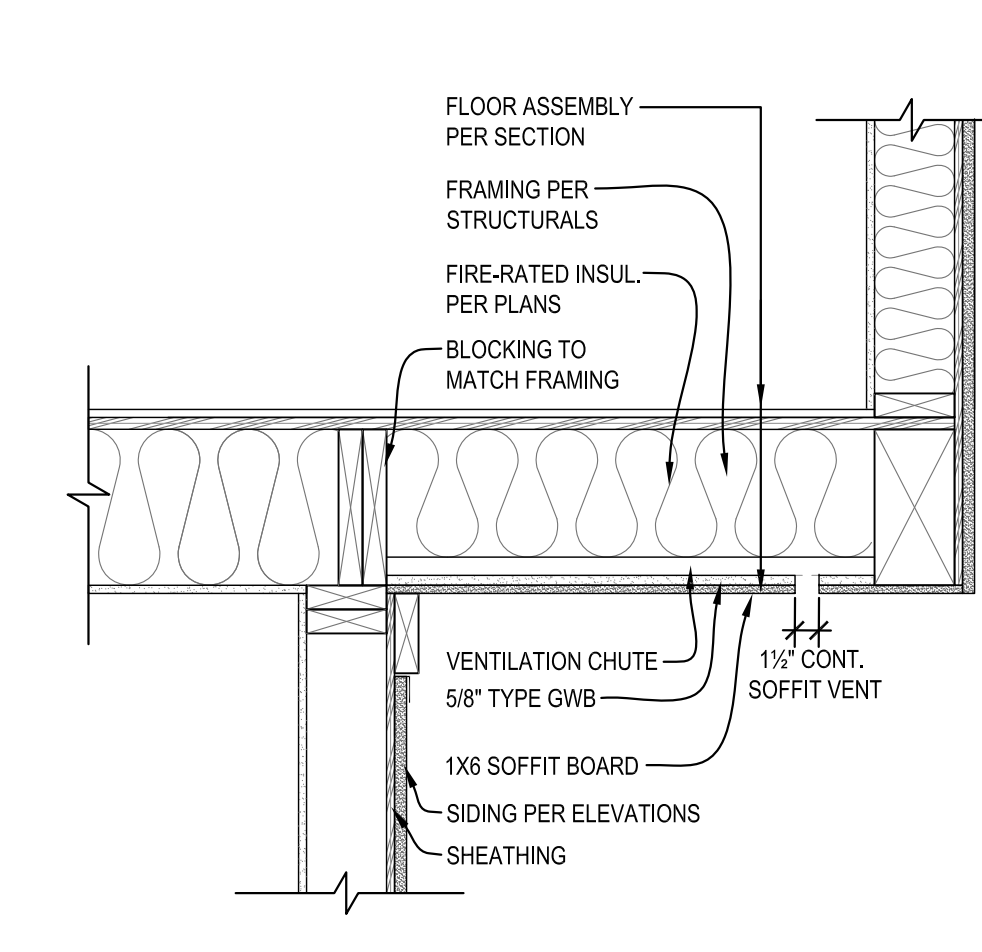
1 EXTERIOR WALL
SCALE: 1"=1'-0"



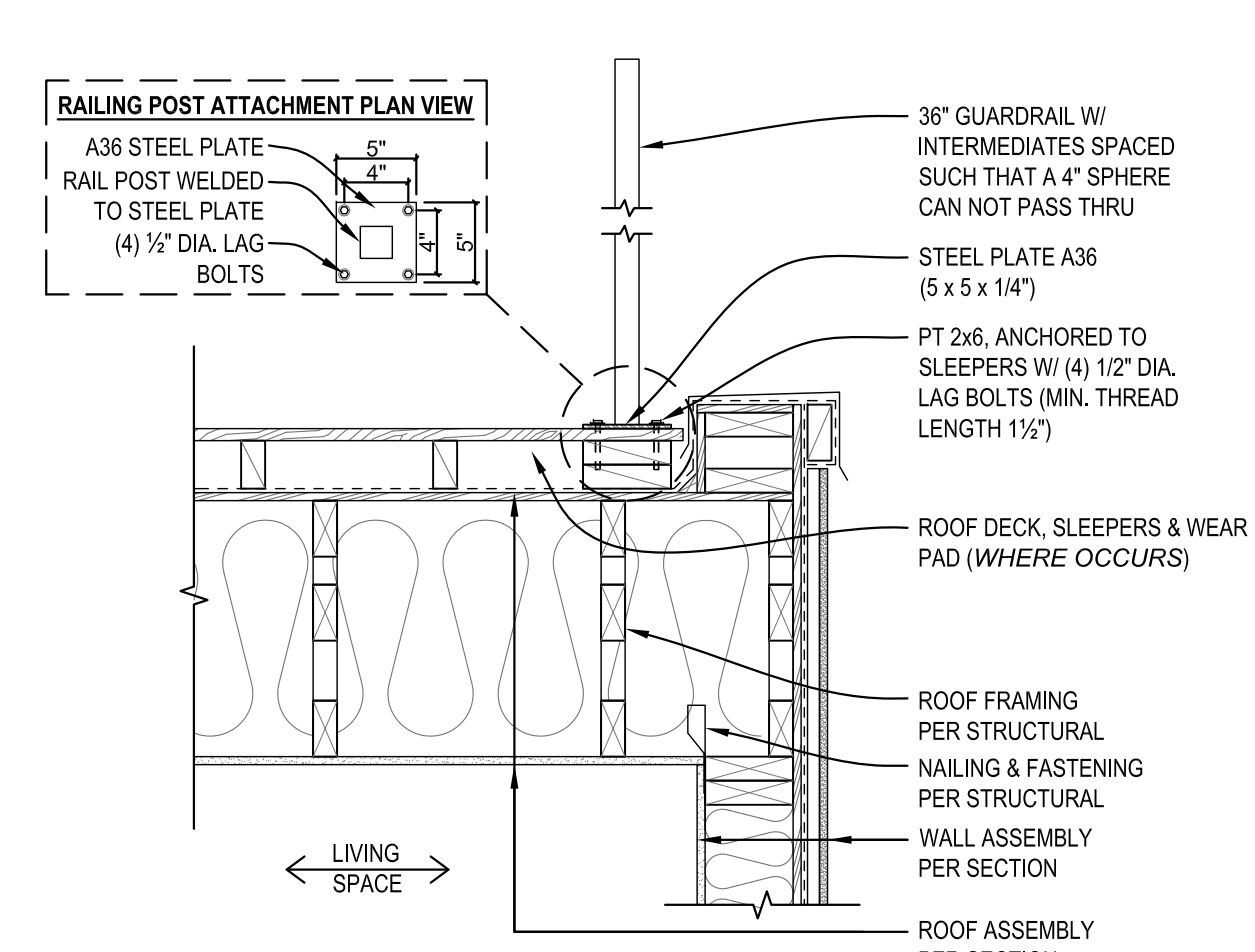
8 SCUPPER DETAIL
SCALE: 1"=1'-0"



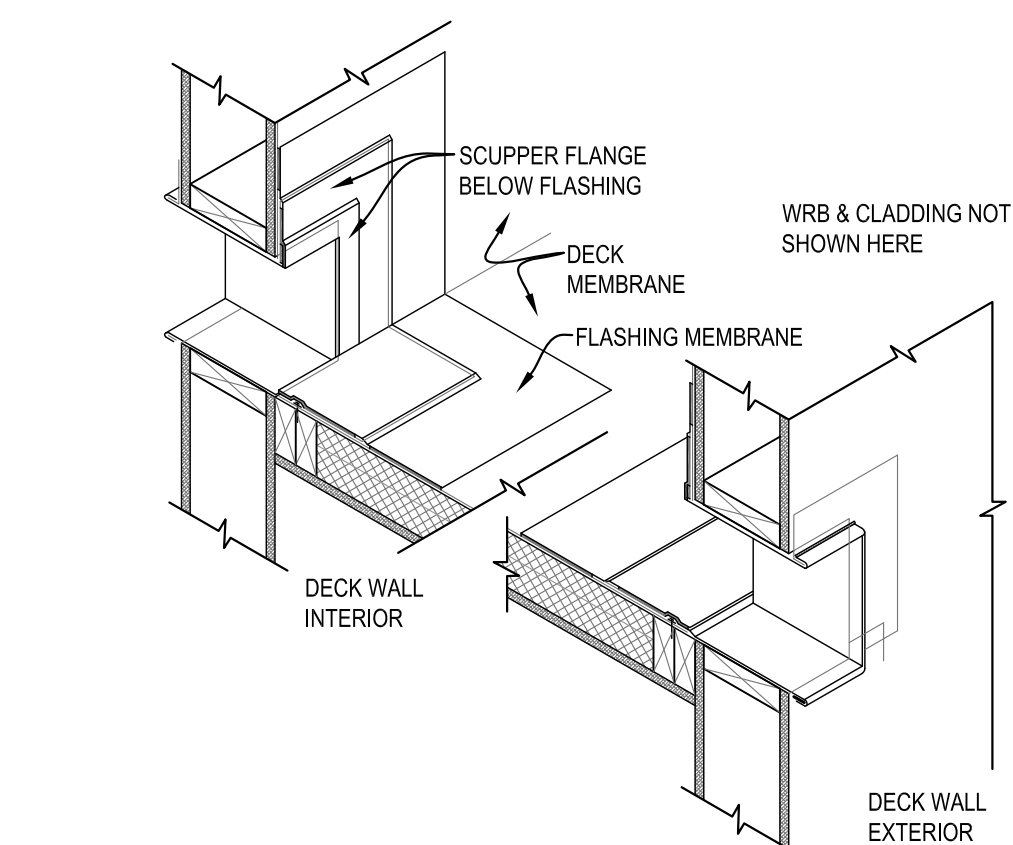
7 ROOF DECK DETAIL
SCALE: 1"=1'-0"



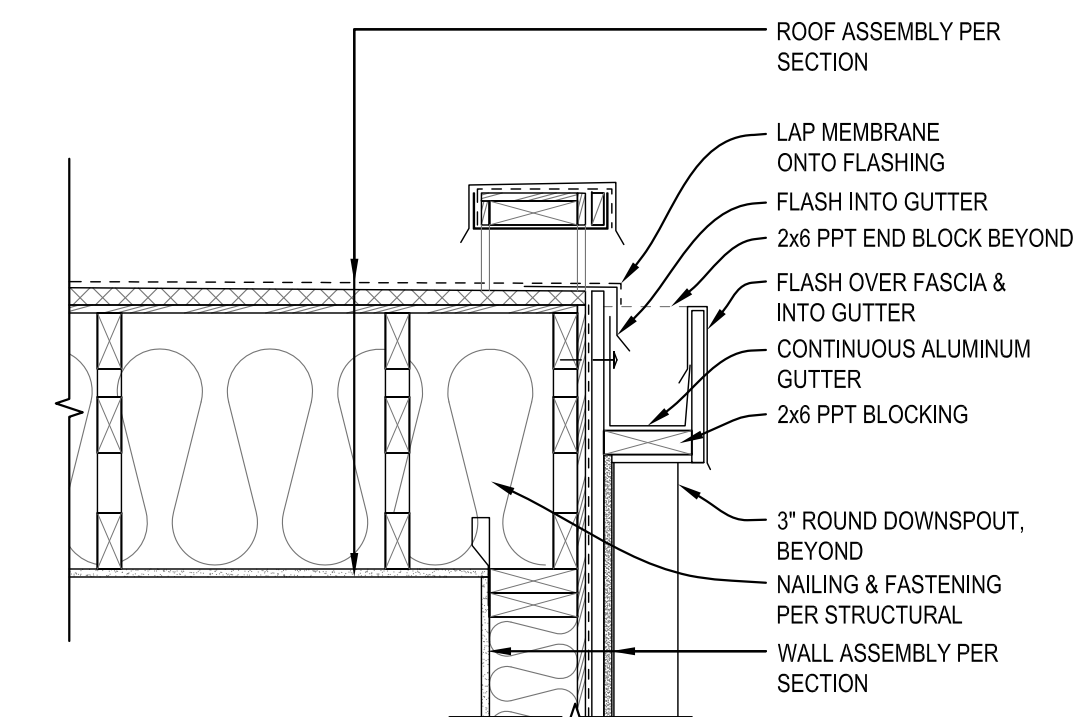
6 SOFFIT VENT
SCALE: 1"=1'-0"



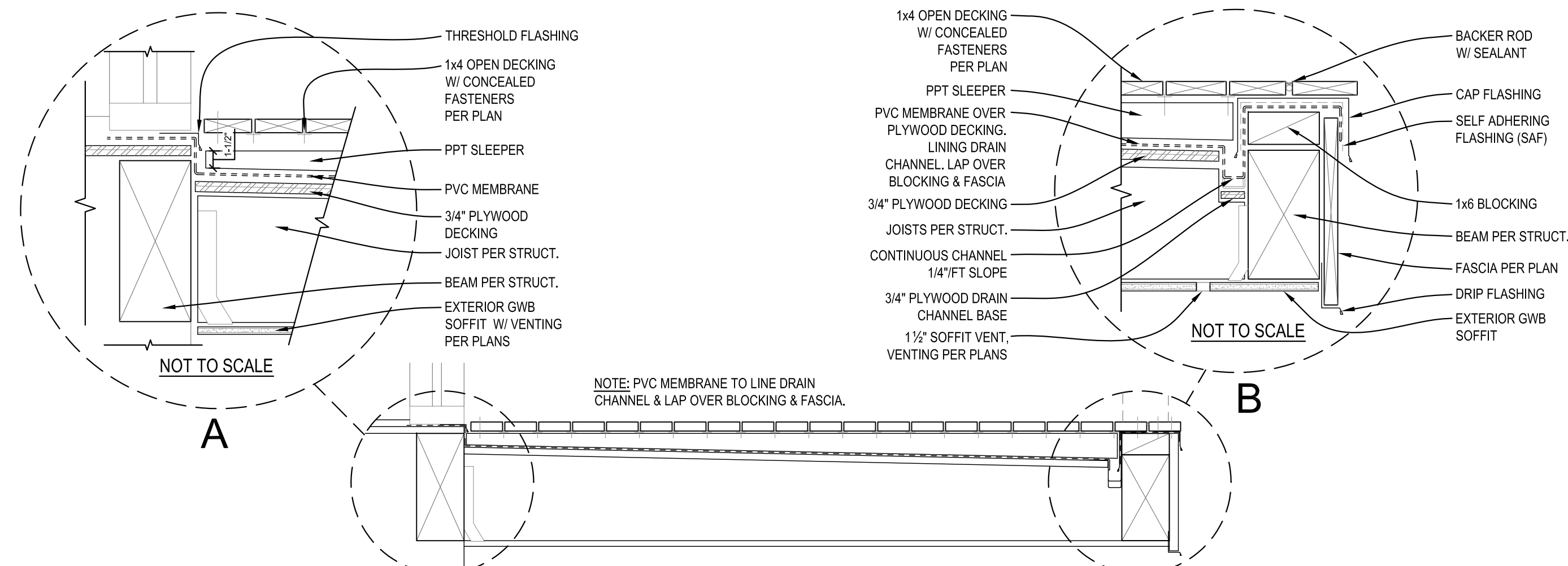
5 RAILING @ DECK DETAIL
SCALE: 1"=1'-0"



11 OVERFLOW SCUPPER, TYP.
SCALE: N.T.S.



10 GUTTER DETAIL
SCALE: 1"=1'-0"



9 TYPICAL DECK DETAIL
SCALE: N.T.S.



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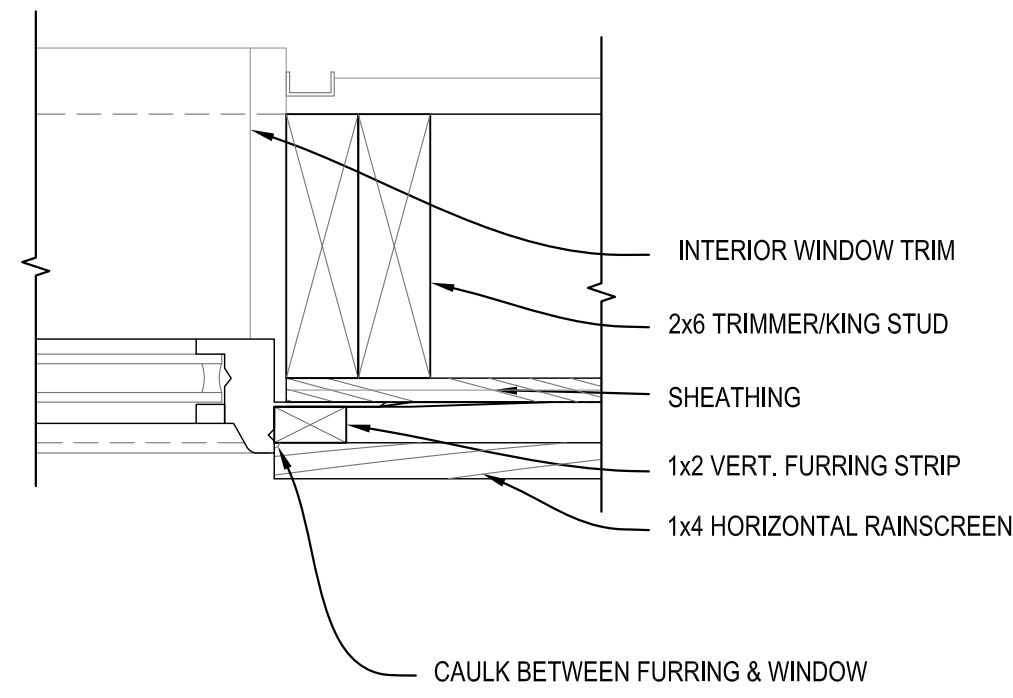
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Misc. Details

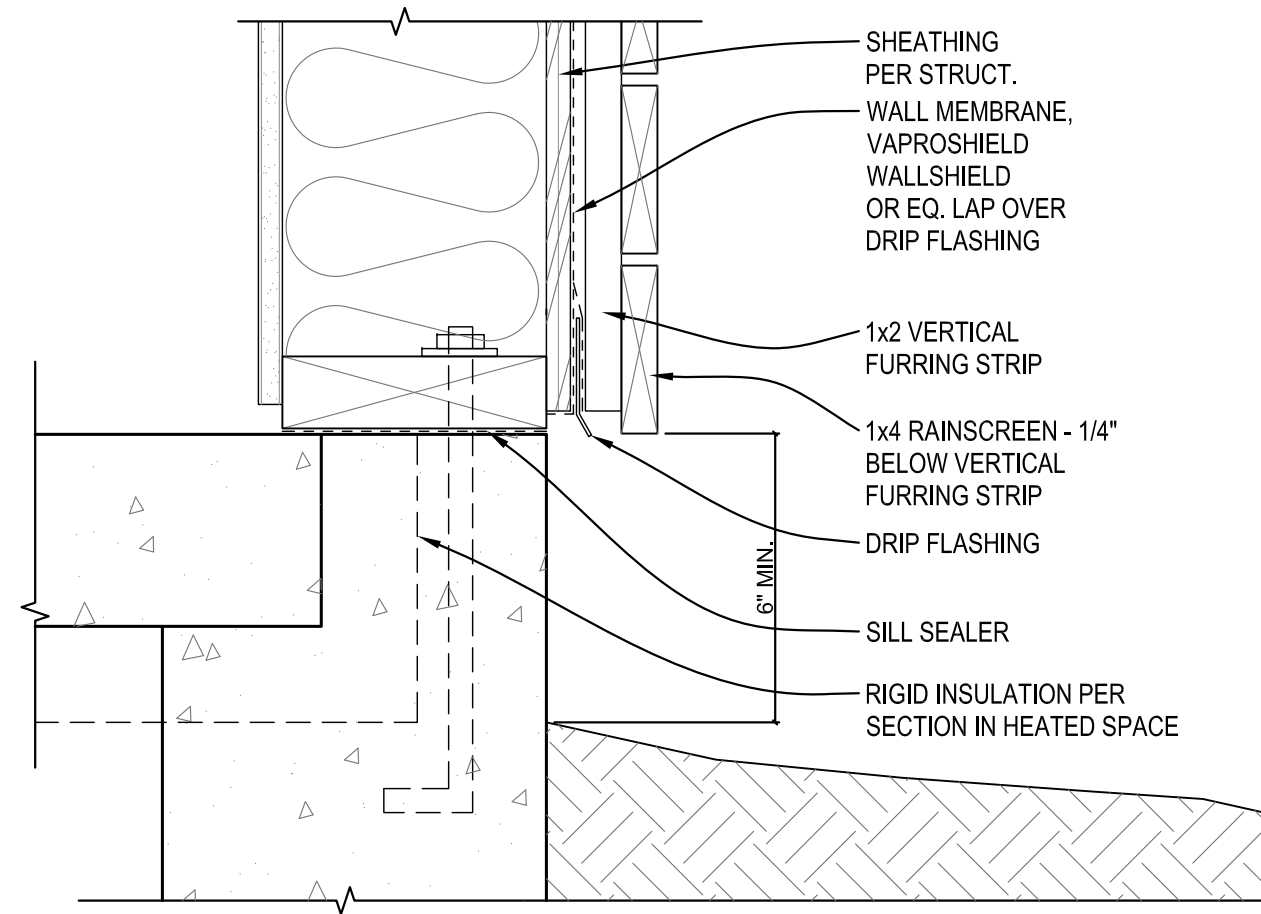
Job #: 873
REVIEWED FOR CODE COMPLIANCE
November 08, 2016

A6.0

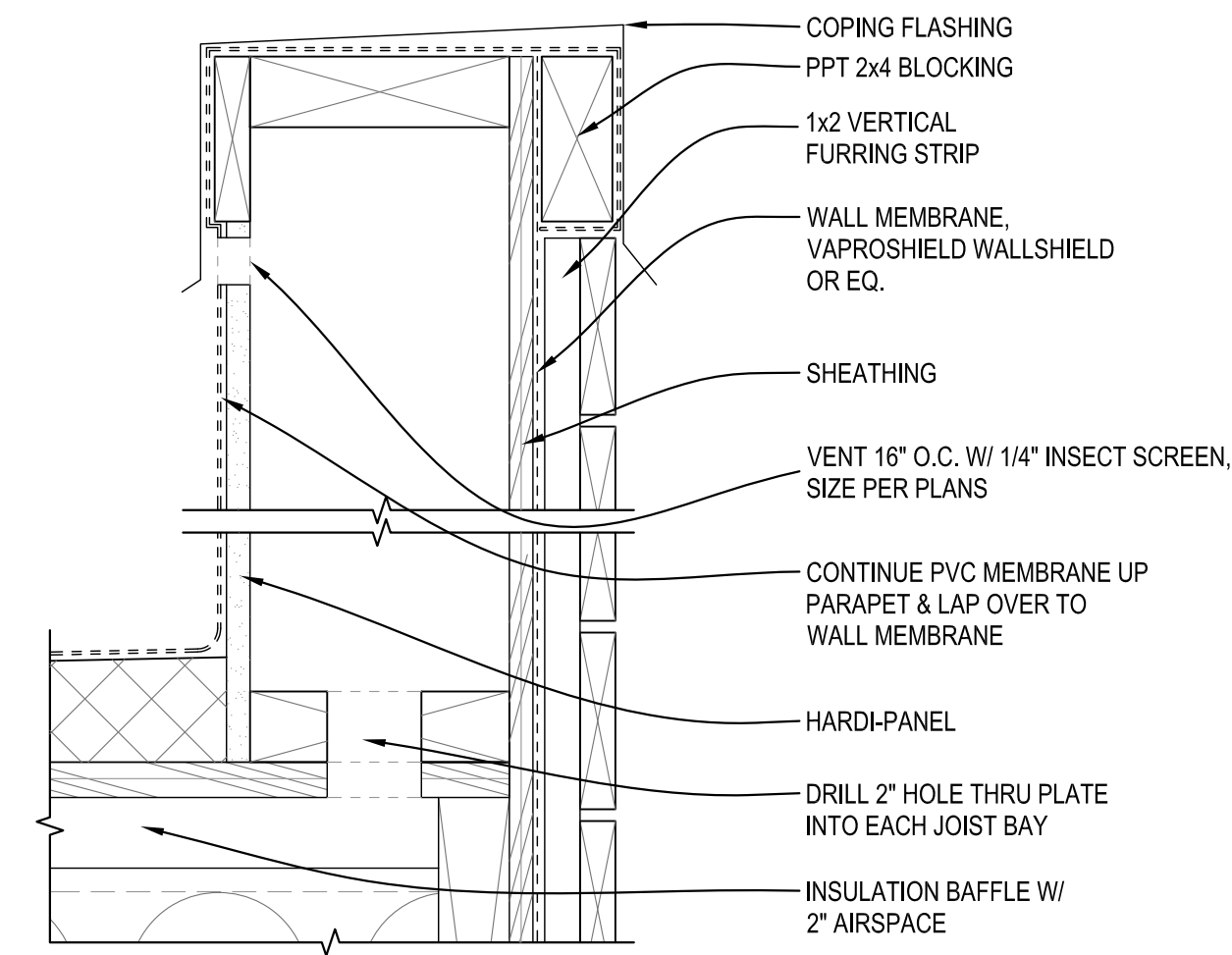
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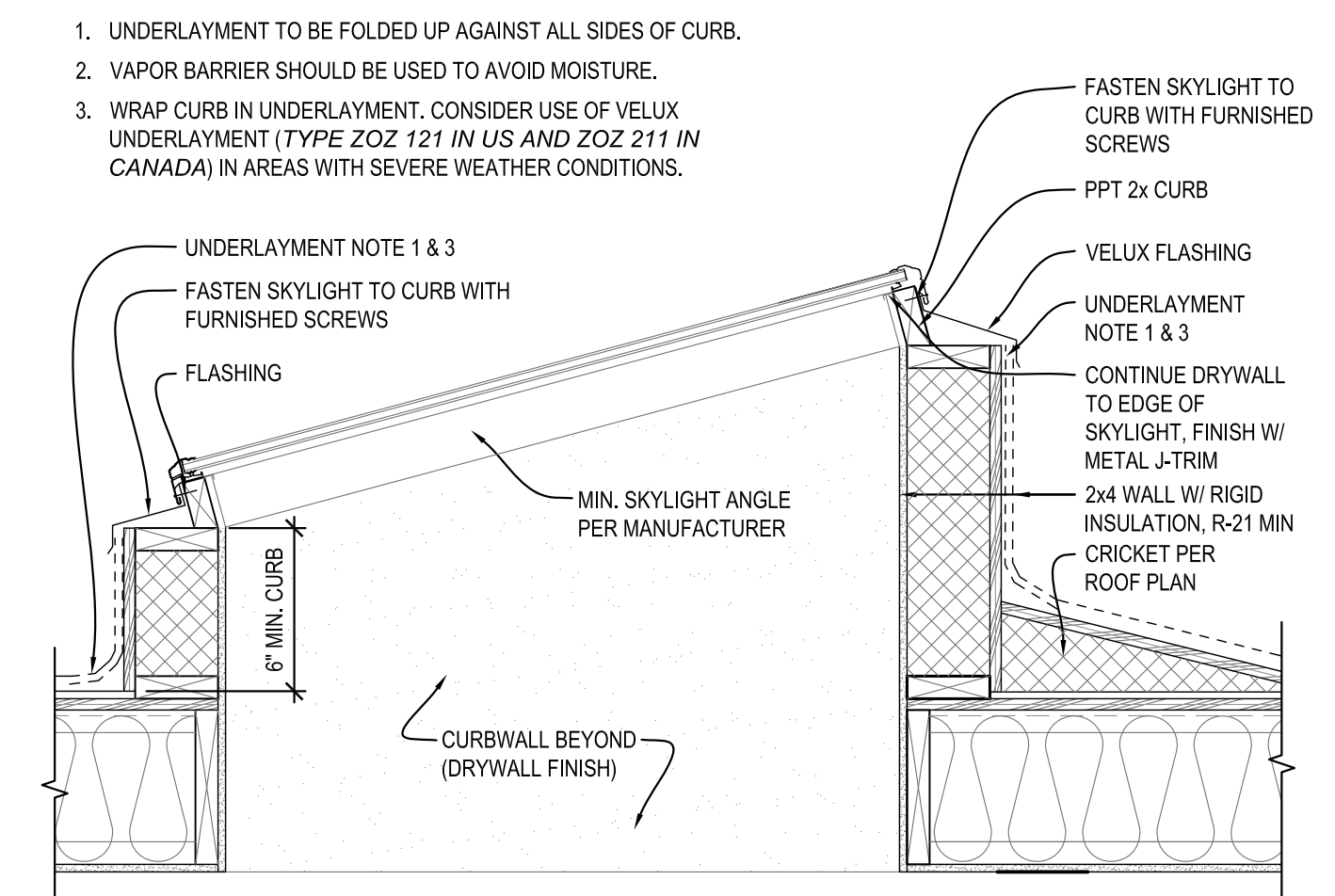
5 WINDOW JAMB - RAINSCREEN
SCALE: N.T.S.



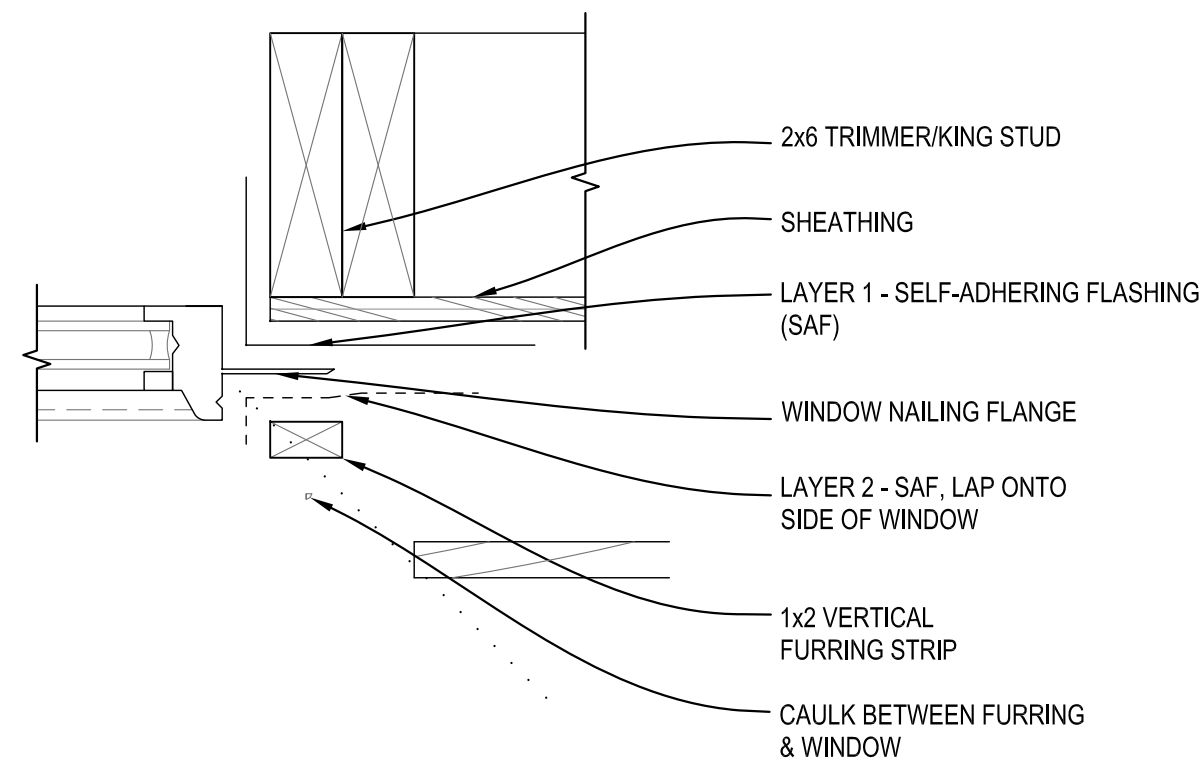
4 RAINSCREEN TERMINATION
SCALE: N.T.S. NOTE: SOME COMPONENTS EXPLODED FOR DETAIL CLARITY



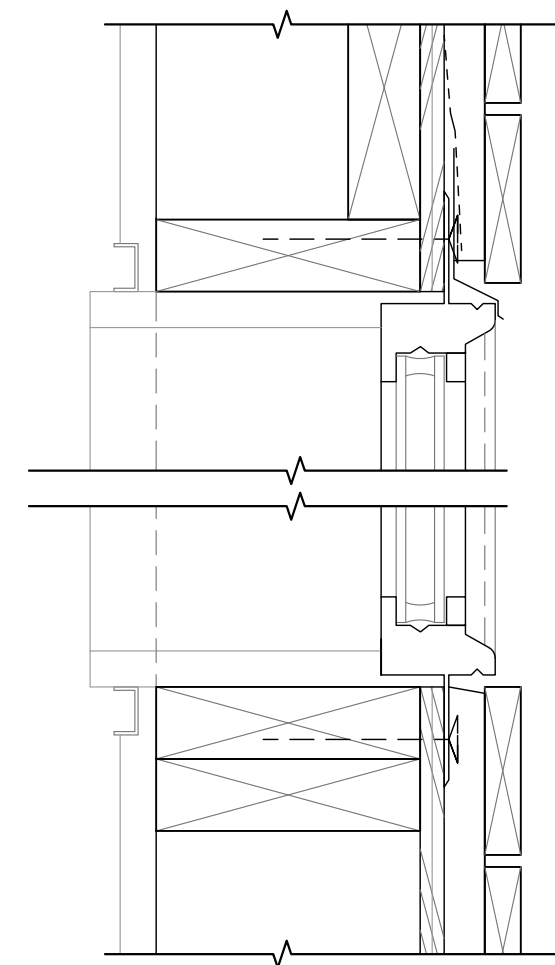
3 PARAPET DETAIL - RAINSCREEN
SCALE: N.T.S. NOTE: SOME COMPONENTS EXPLODED FOR DETAIL CLARITY



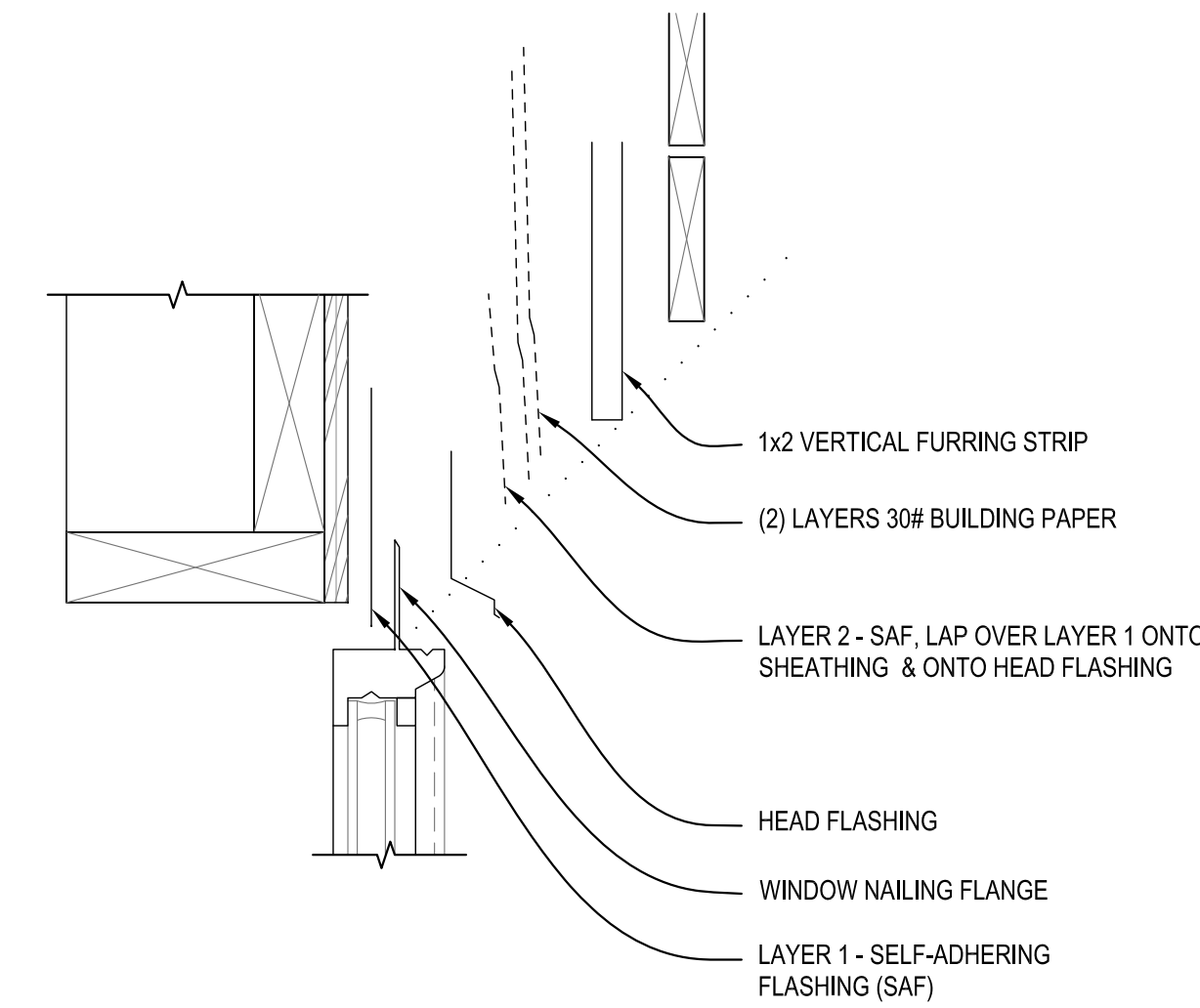
1 SKYLIGHT W/ BUILT-UP CURB
SCALE: 1"=1'-0"



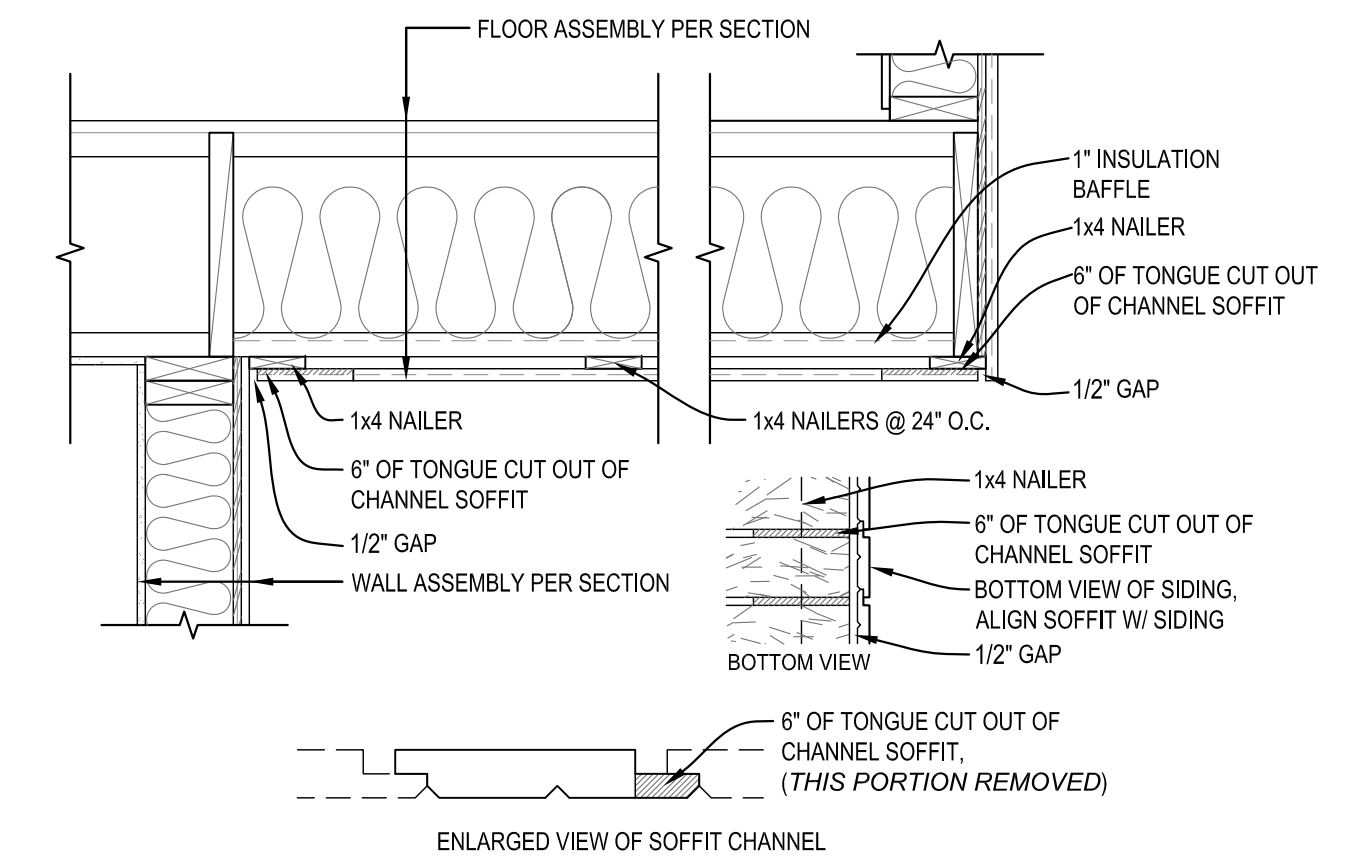
8 JAMB EXPLODED
SCALE: N.T.S.



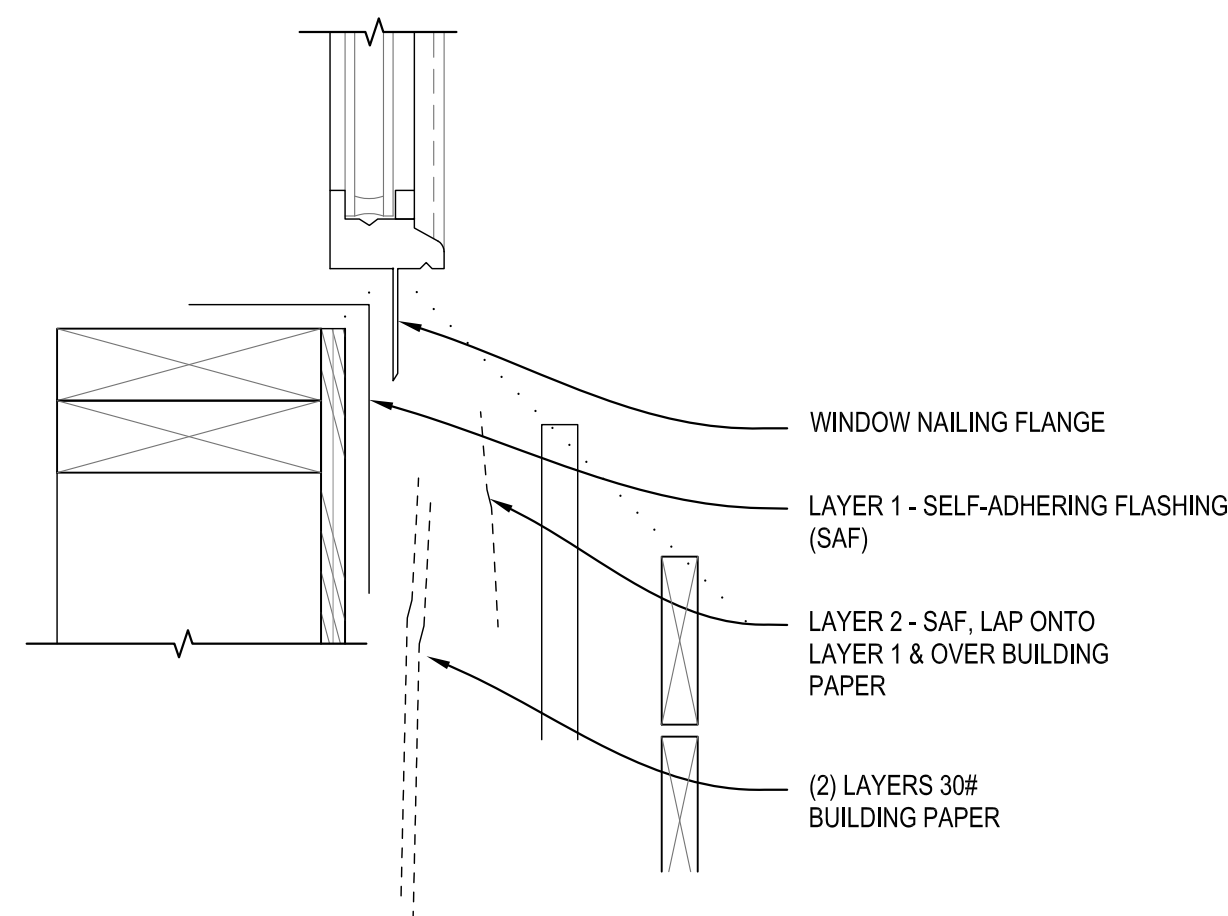
7 HEAD & SILL - RAINSCREEN
SCALE: N.T.S.



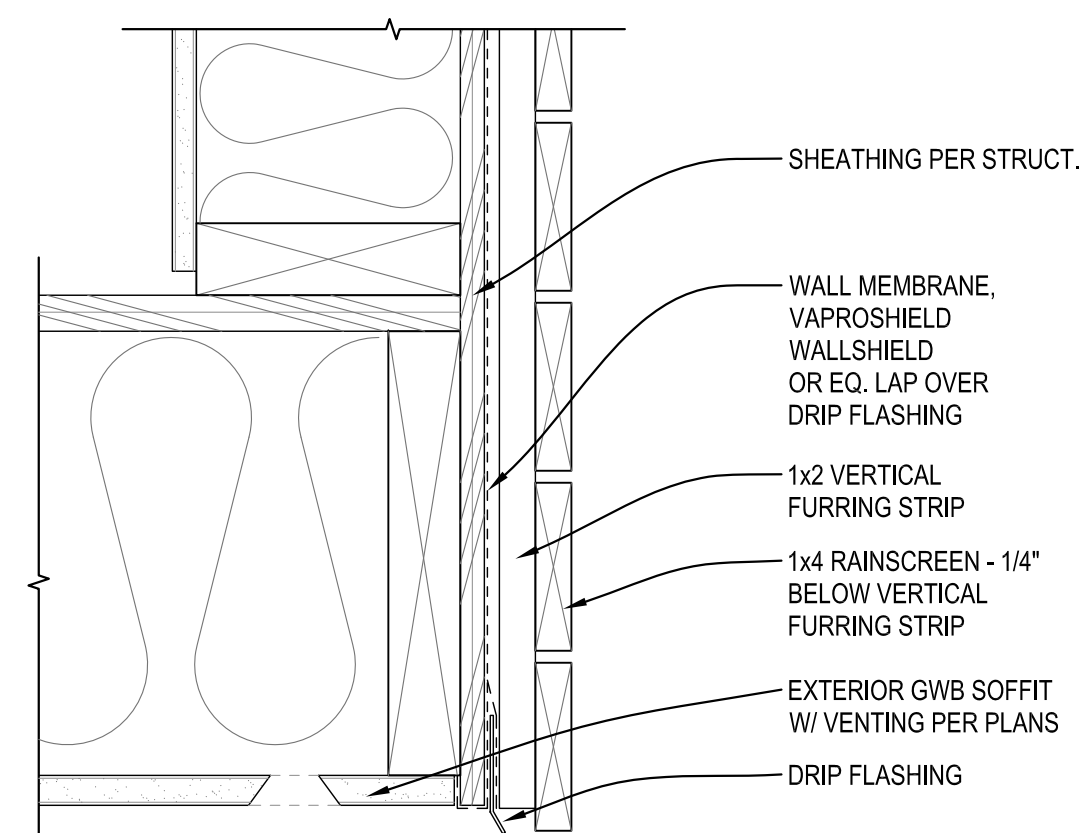
6 HEAD EXPLODED
SCALE: N.T.S.



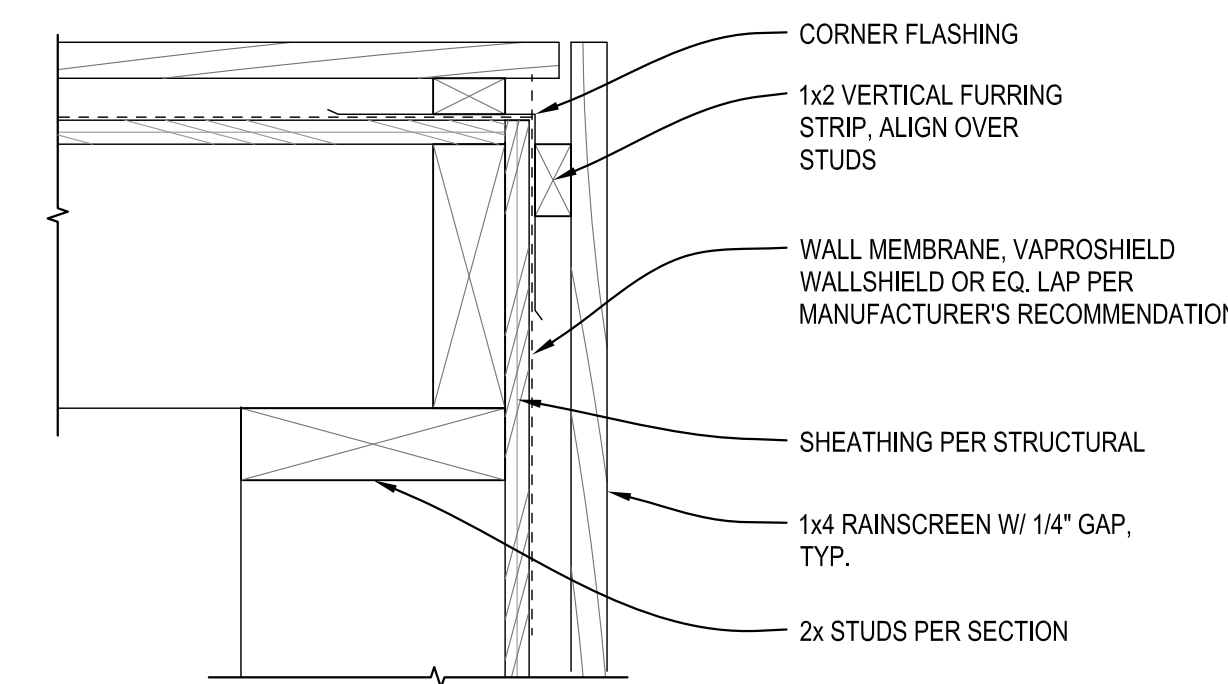
2 SOFFIT @ CANTILEVER
SCALE: 1"=1'-0"



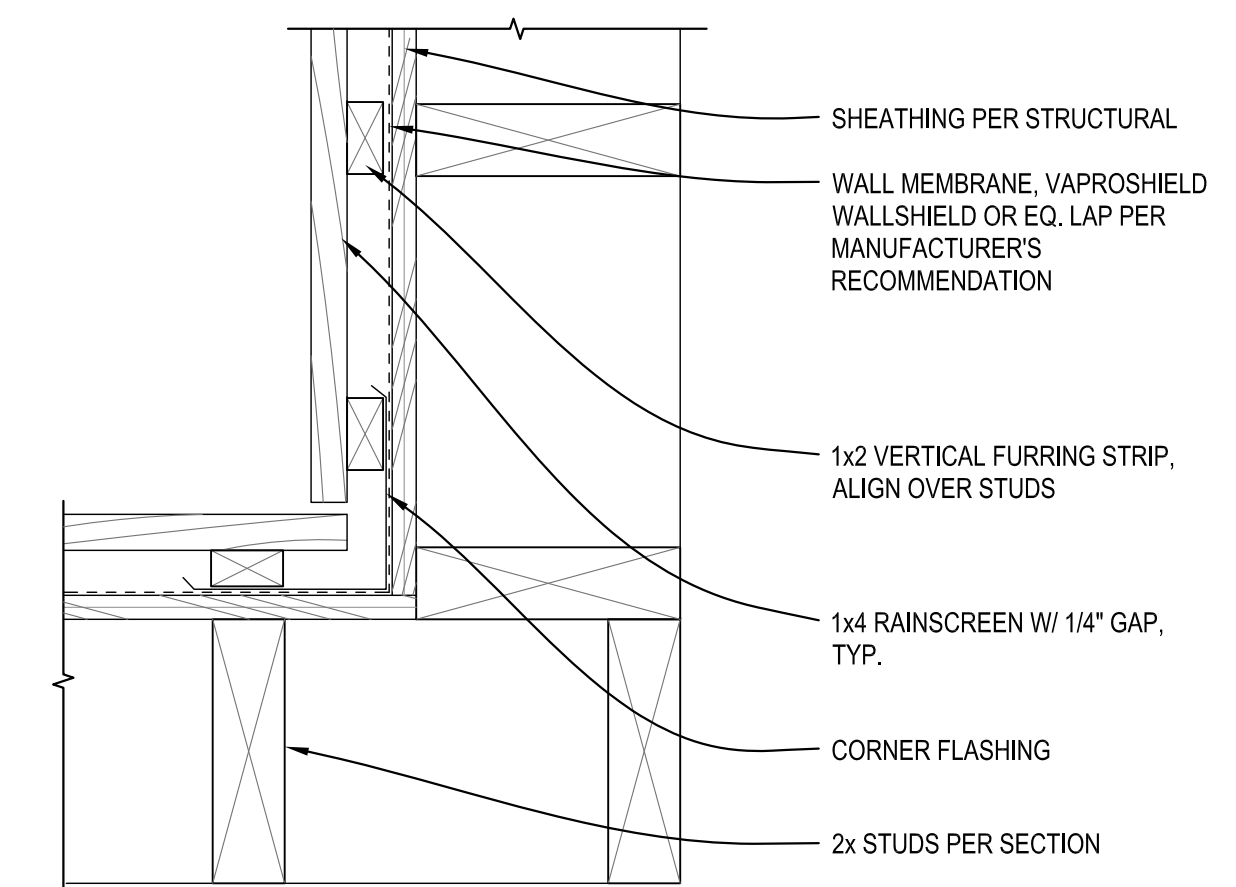
12 SILL EXPLODED
SCALE: N.T.S.



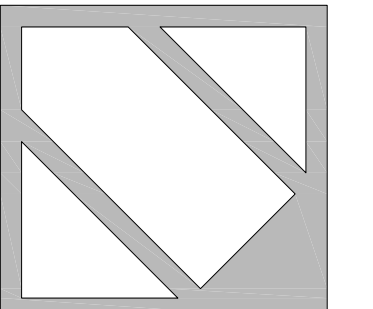
11 SOFFIT DETAIL - RAINSCREEN
SCALE: N.T.S. NOTE: SOME COMPONENTS EXPLODED FOR DETAIL CLARITY



10 OUTSIDE CORNER - RAINSCREEN
SCALE: N.T.S.



9 INSIDE CORNER - RAINSCREEN
SCALE: N.T.S.



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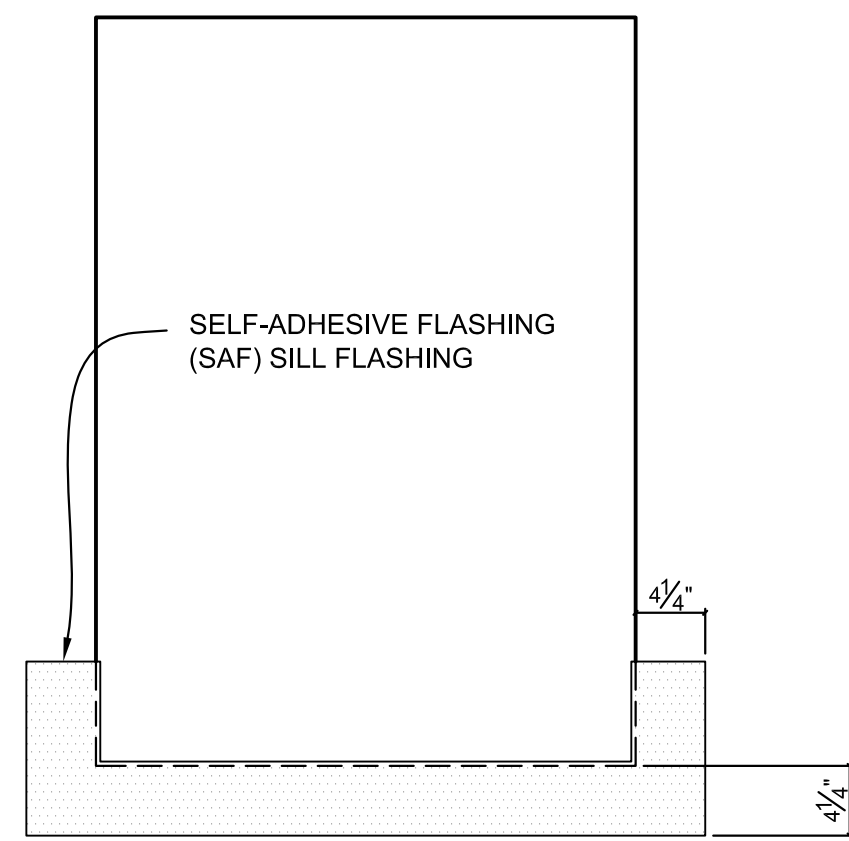
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Misc. & Rainscreen Details

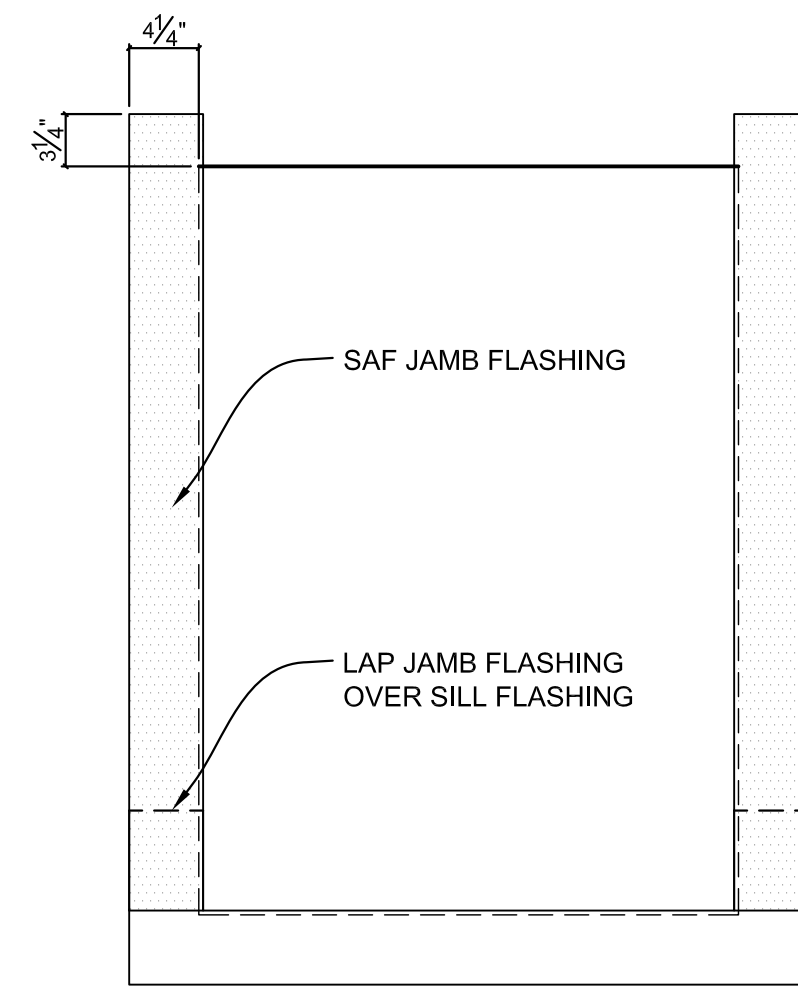
Job #: 873
REVIEWED FOR CODE COMPLIANCE
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A6.1

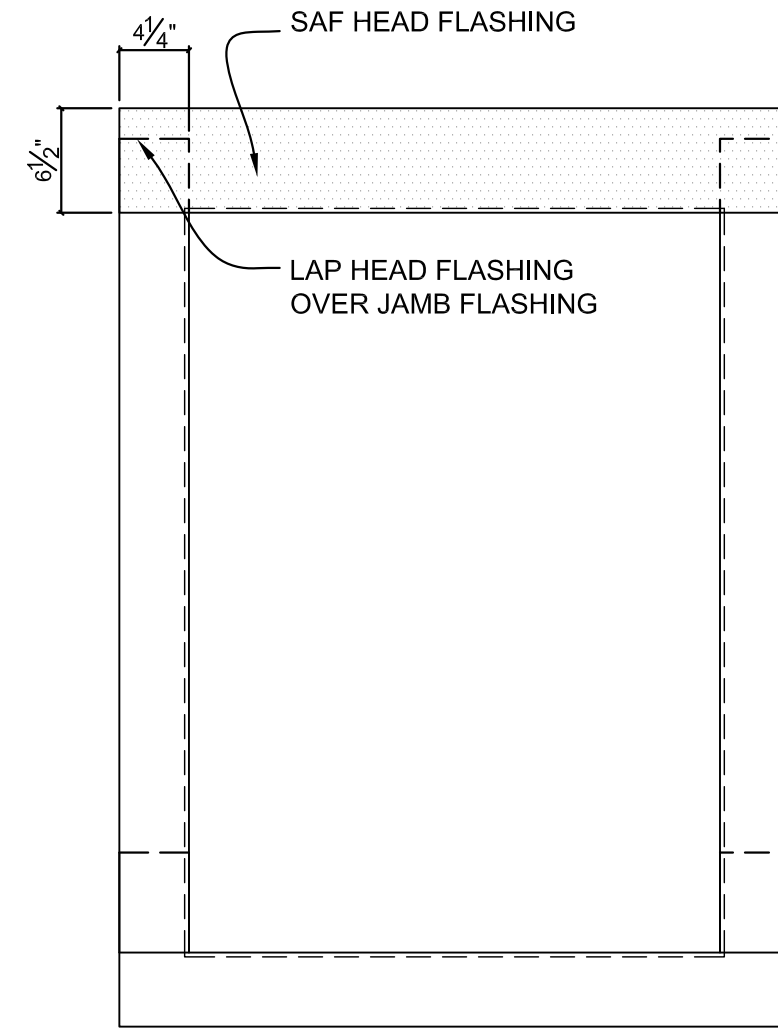
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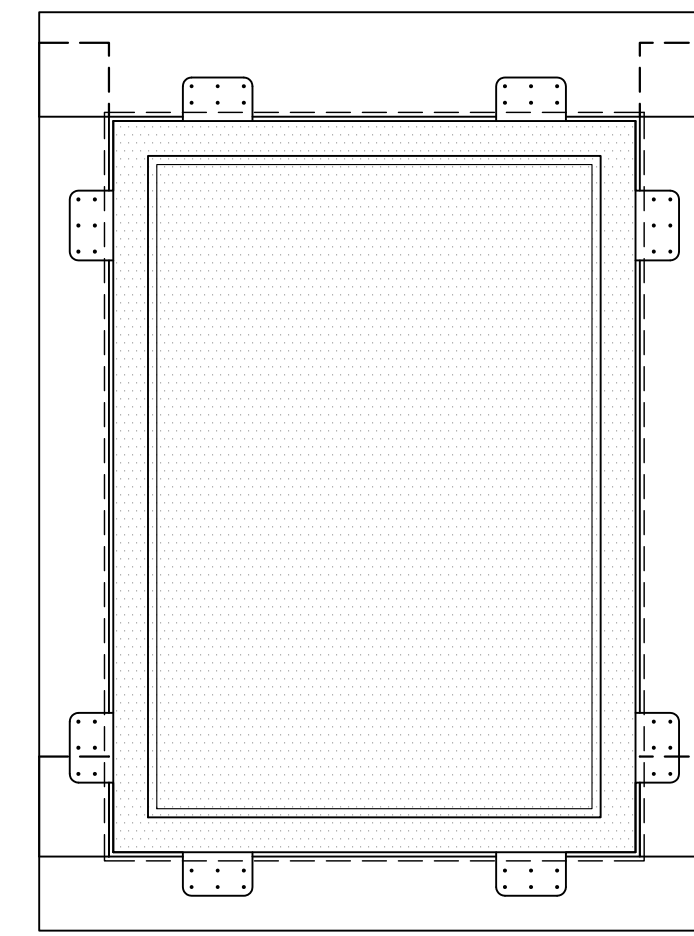
STEP 1 - SILL



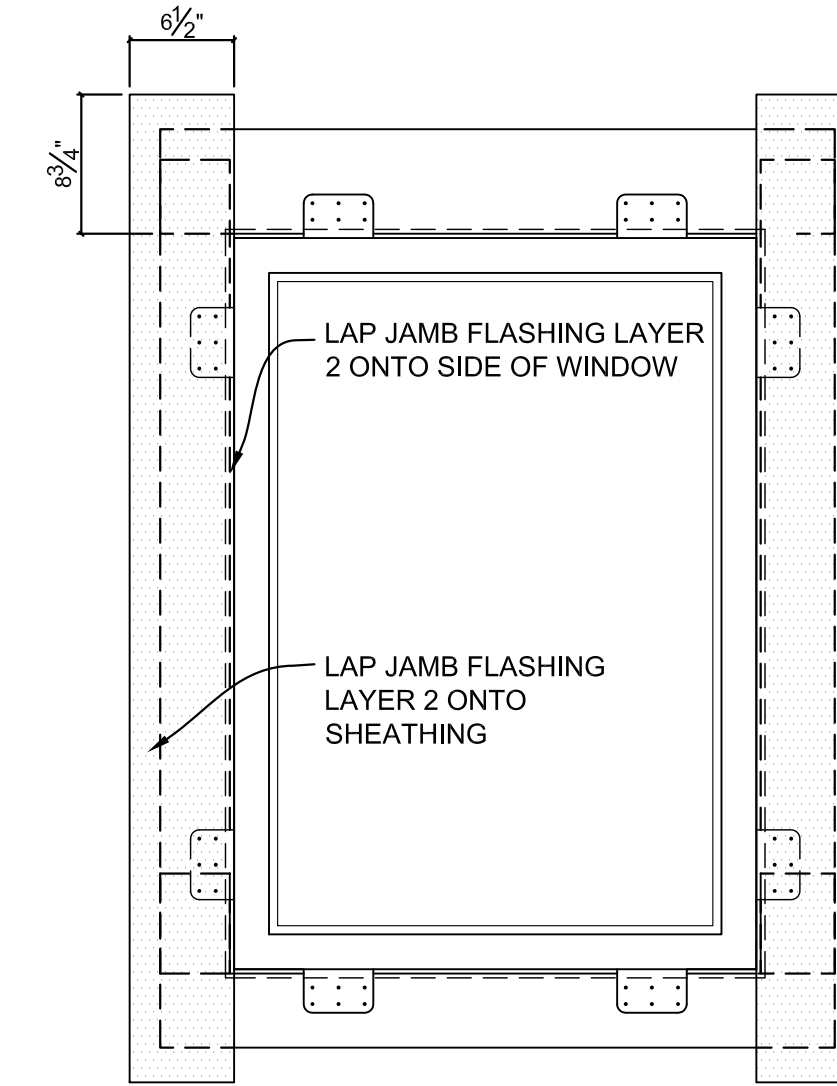
STEP 2 - JAMB



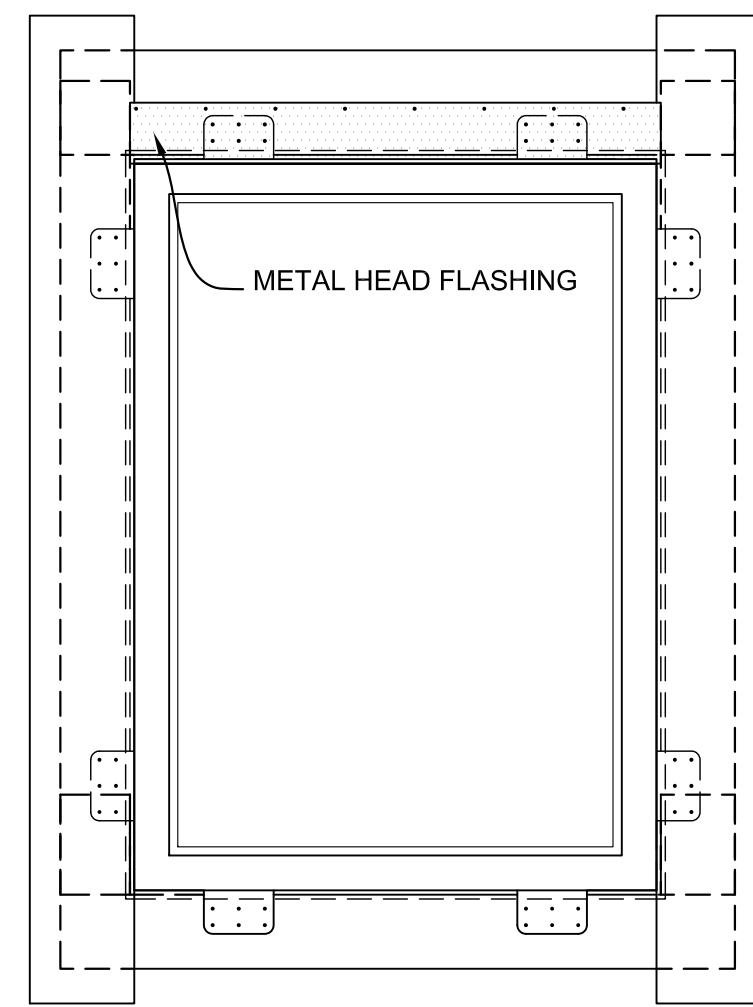
STEP 3 - HEAD



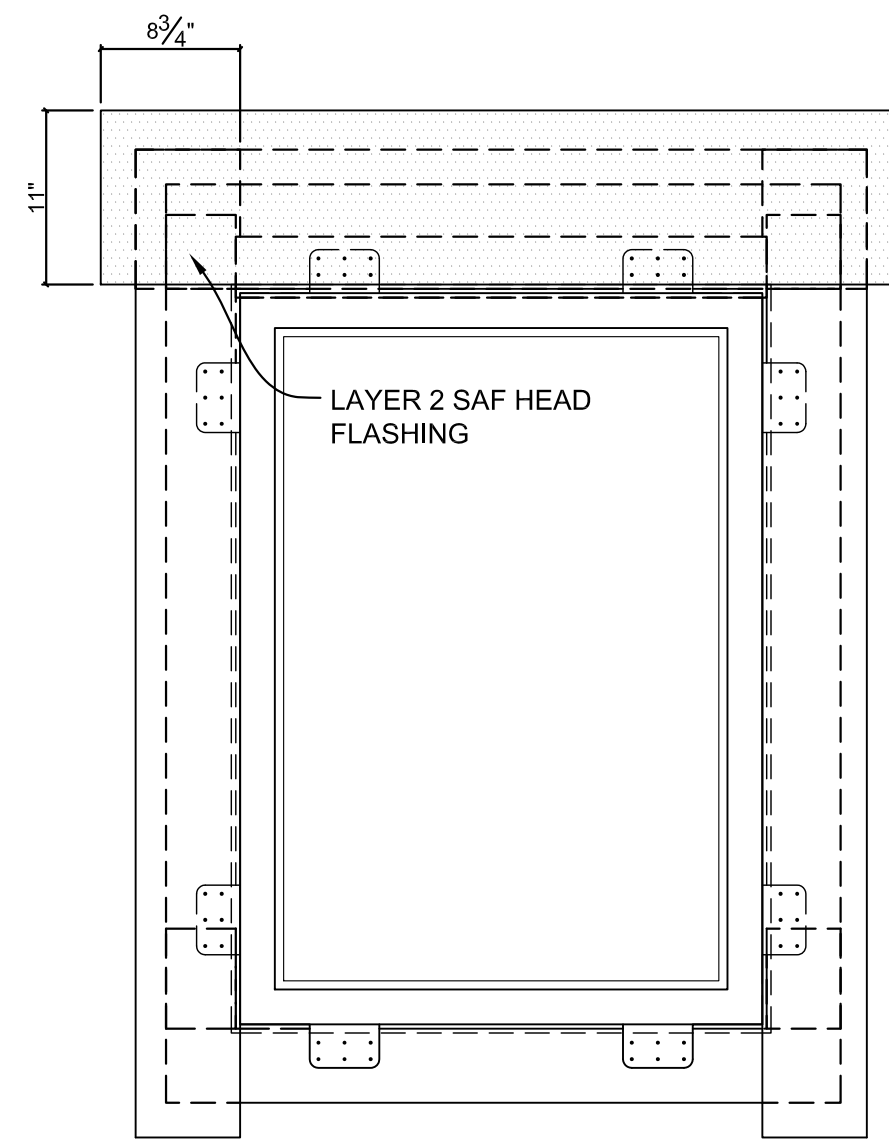
STEP 4 - WINDOW



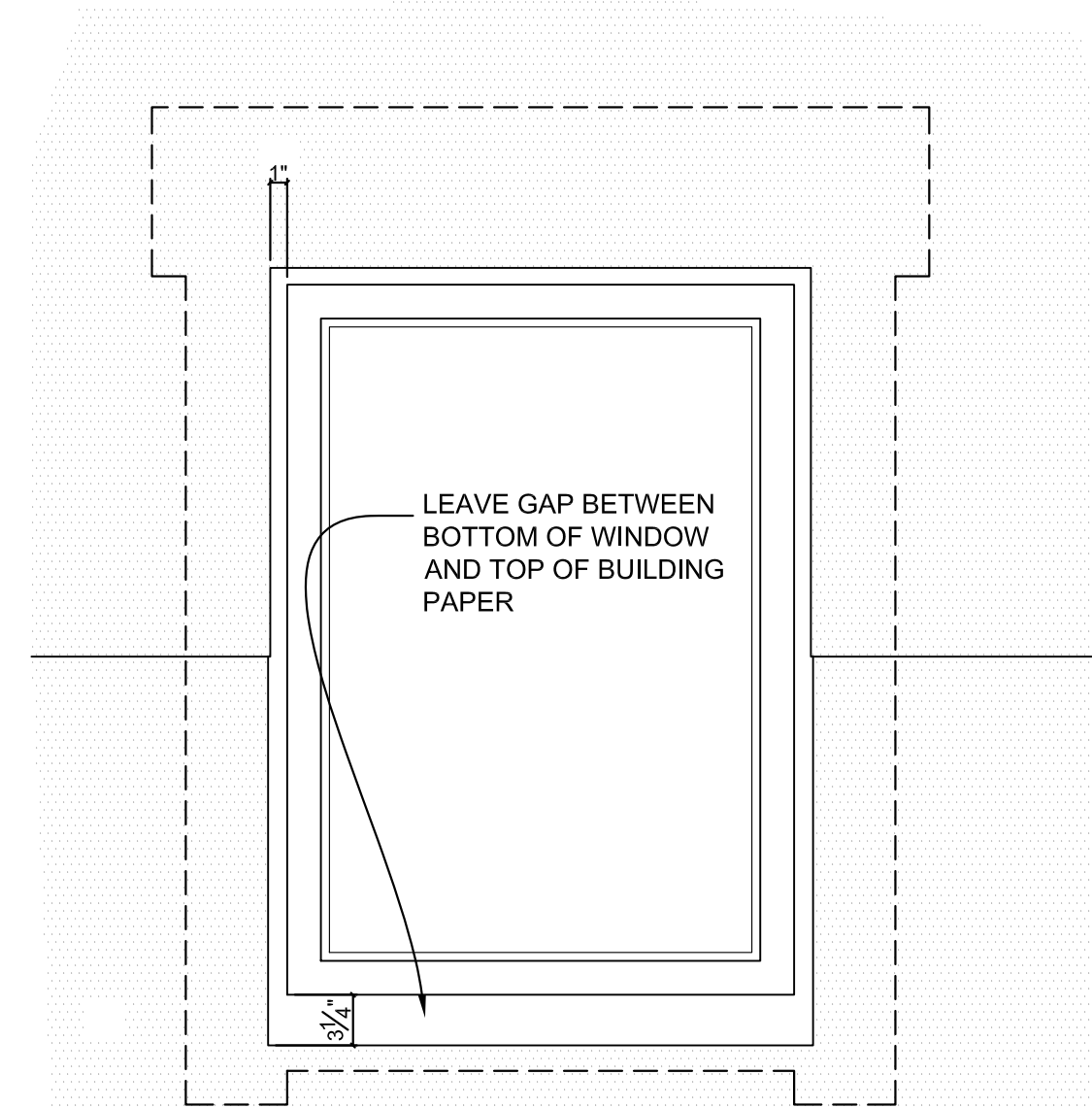
STEP 5 - JAMB LAYER 2



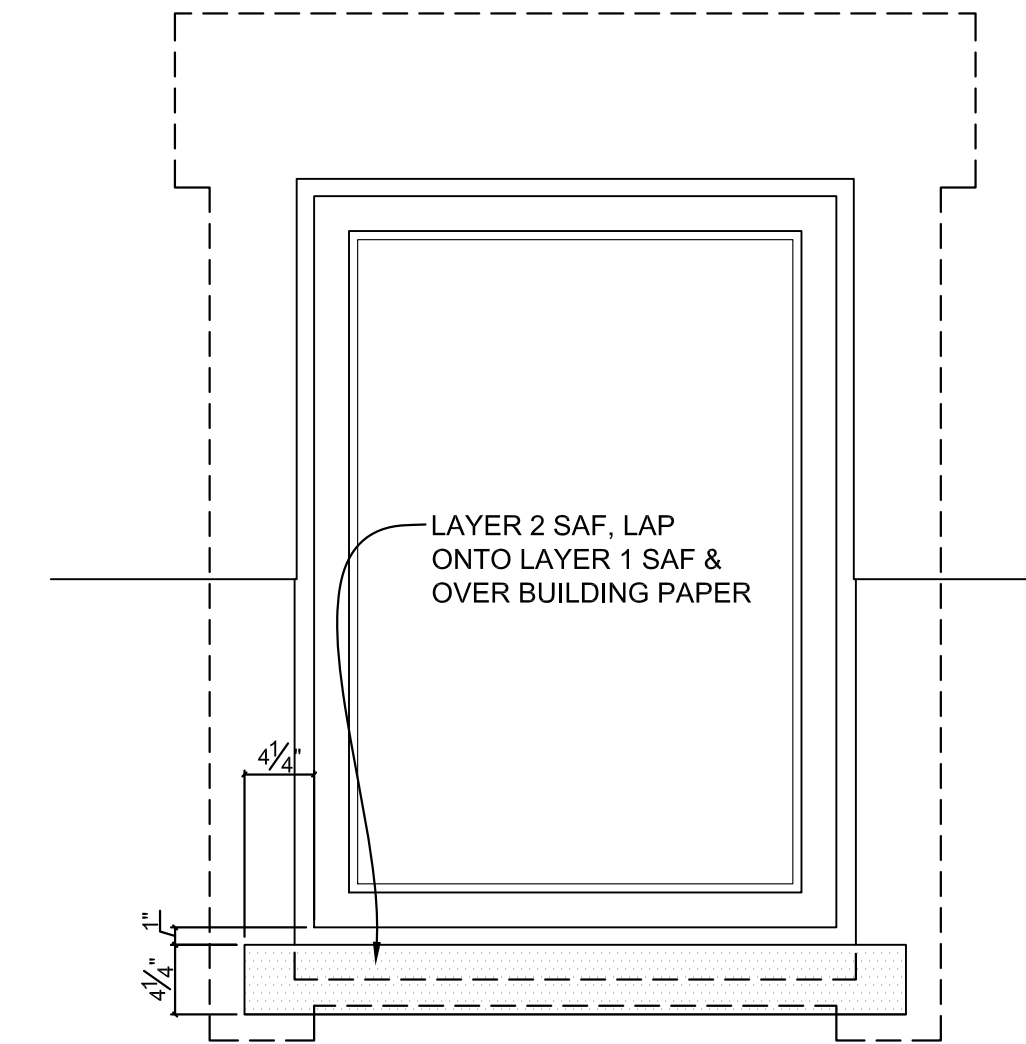
STEP 6 - METAL HEAD FLASHING



STEP 7 - SAF HEAD FLASHING 2

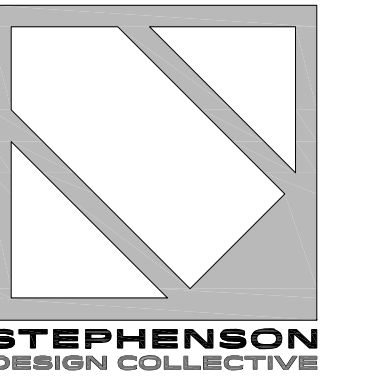


STEP 8 - BUILDING PAPER



STEP 9 - SILL FLASHING 2

1 FLASHING INSTALLATION
A6.3 SCALE: N.T.S.



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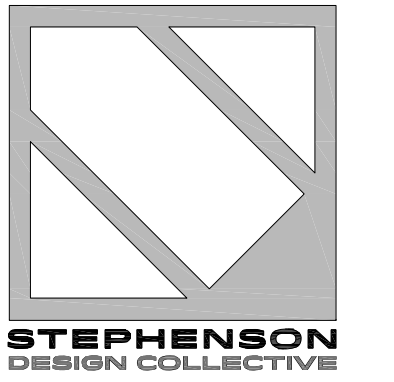
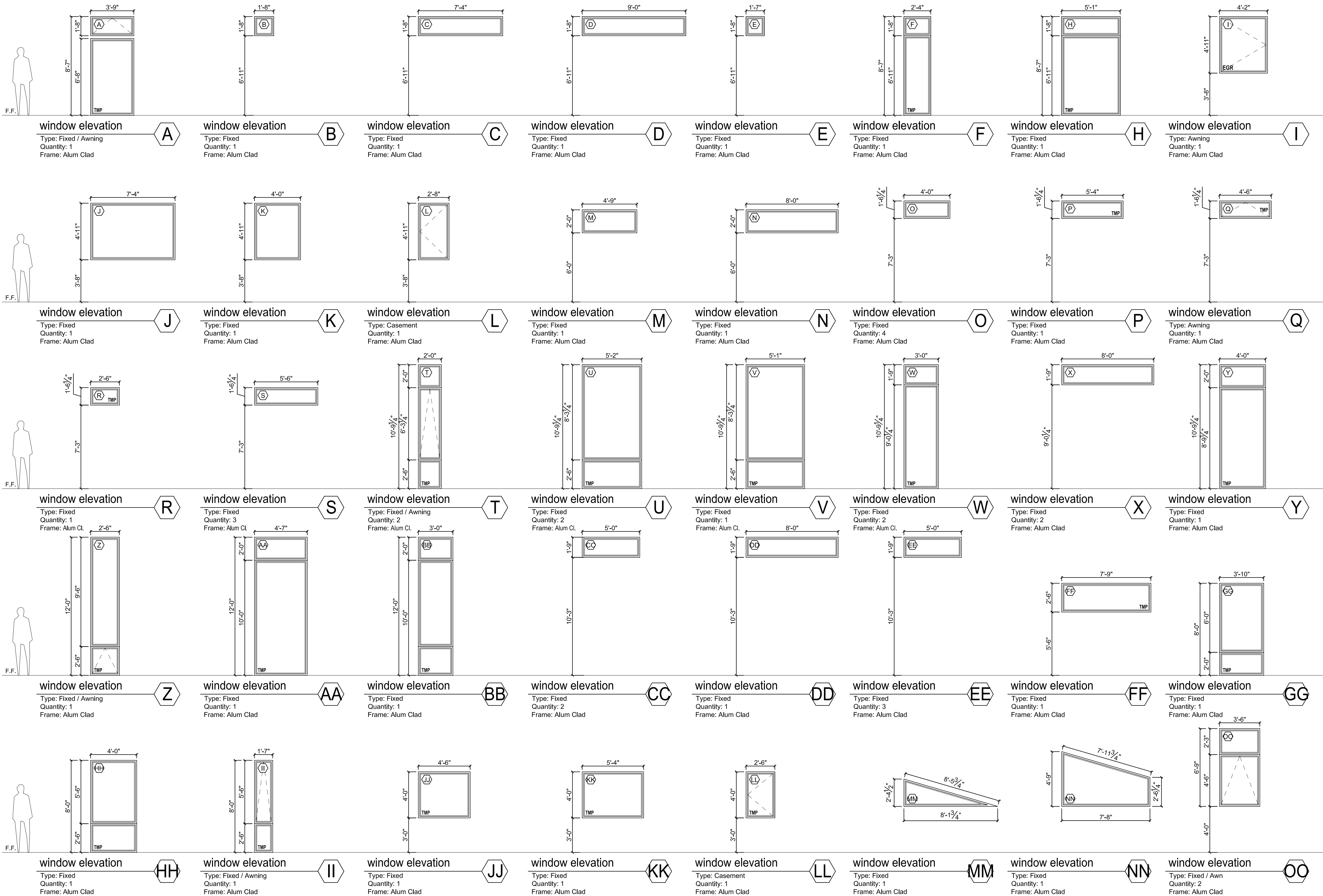
Flashing
Details

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Sheet

WINDOWS & SKYLIGHTS:



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Window Types

Job #: 873
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September 08, 2016

A7.0

Sheet

GENERAL STRUCTURAL NOTES CONTINUED

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

STEEL

37. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES (F) AND 40 FT-LBS AT 70 DEGREES (F), AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

RENOVATION

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

39. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION AND/OR DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 20 PSF.

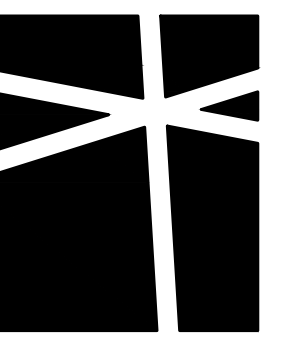
40. CONTRACTOR SHALL CHECK FOR DRYROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

41. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED.

- A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.
- B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
- C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.
- D. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, DOWELS EPOXY GROUTED INTO EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING, UNO.

ABBREVIATIONS

±	PLUS OR MINUS	ES	EACH SIDE	OD	OUTSIDE DIAMETER
∅	DIAMETER	EW	EACH WAY	OF	OUTSIDE FACE
AB	ANCHOR BOLT	EXP	EXPANSION	OPNG	OPENING
ABV	ABOVE	EXT	EXTERIOR	OPP	OPPOSITE
ADDL	ADDITIONAL	FDN	FOUNDATION	OSB	ORIENTED STRAND BOARD
AFF	ABOVE FINISHED FLOOR	FF	FINISHED FLOOR	PAF	POWDER ACTUATED FASTENER
ALT	ALTERNATE	FLR	FLOOR	PEN	PENETRATION
APPROX	APPROXIMATELY	FRMG	FRAMING	PERP	PERPENDICULAR
ARCH	ARCHITECTURAL	FRP	FIBER REINFORCED PLASTIC	PL	PLATE
BLDG	BUILDING	FS	FAR SIDE	PL	PROPERTY LINE
BLKG	BLOCKING	FT	FEET	PLF	POUNDS PER LINEAR FOOT
BLW	BELOW	FTG	FOOTING	PLY	PLYWOOD
BM	BEAM	GA	GAGE, GAUGE	PREFAB	PREFABRICATED
BMU	BRICK MASONRY UNIT	GALV	GALVANIZED	PRELIM	PRELIMINARY
BOE	BOTTOM OF EXCAVATION	GL	GLUE LAMINATED TIMBER	PSF	POUNDS PER SQUARE FOOT
BOT	BOTTOM	GR	GRADE	PSI	POUNDS PER SQUARE INCH
BRG	BEARING	GT	GIRDER TRUSS	PSL	PARALLEL STRAND LUMBER
BSMT	BASEMENT	GWB	GYPSUM WALLBOARD	PT	PRESSURE TREATED LUMBER
BTWN	BETWEEN	HD	HOLDOWN	P-T	POST-TENSIONED
C	CAMBER	HDR	HEADER	R	RADIUS
CBF	CONCENTRICALLY BRACED FRAME	HF	HEM FIR	REF	REFERENCE
CGS	CENTER GRAVITY OF STEEL	HGR	HANGER	REIN	REINFORCING
CIP	CAST IN PLACE	HM	HIP MASTER	REQD	REQUIRED
CJ	CONTROL JOINT	HORIZ	HORIZONTAL	RET	RETAINING
CJP	COMPLETE JOINT PENETRATION	HSS	HOLLOW STRUCTURAL SECTION	RO	ROUGH OPENING
CL	CENTERLINE	ID	INSIDE DIAMETER	SCHED	SCHEDULE
CLG	CEILING	IE	INVERT ELEVATION	SECT	SECTION
CLR	CLEAR	IF	INSIDE FACE	SF	SQUARE FOOT
CMU	CONCRETE MASONRY UNIT	IN	INCH	SHTG	SHEATHING
COL	COLUMN	INSUL	INSULATION	SIM	SIMILAR
CONC	CONCRETE	IRC	INTERNATIONAL RESIDENTIAL CODE	SOG	SLAB ON GRADE
CONN	CONNECTION	INT	INTERIOR	SPEC	SPECIFICATIONS
CONST	CONSTRUCTION	JST	JOIST	SQ	SQUARE
CONT	CONTINUOUS	K	KIPS (1000 POUNDS)	SR	STUD RAIL
COORD	COORDINATE	KP	KING POST	SS	STAINLESS STEEL
CP	COMPLETE PENETRATION	KSF	KIPS PER SQ FT	STAGG	STAGGER/STAGGERED
CTR	CENTER	L	LENGTH	STD	STANDARD
CTRD	CENTERED	L	LENGTH	STIFF	STIFFENER
CY	CUBIC YARD	LBS	POUNDS	STL	STEEL
DBL	DOUBLE	LF	LINEAL FOOT	STRUCT	STRUCTURAL
DEMO	DEMOLISH	LL	LIVE LOAD	SW	SHEARWALL
DET	DETAIL	LLH	LONG LEG HORIZONTAL	SYM	SYMMETRICAL
DEV	DEVELOPMENT	LLV	LONG LEG VERTICAL	T&G	TONGUE AND GROOVE
DF	DOUGLAS FIR	LOC	LOCATE, LOCATION	TDS	TIE DOWN SYSTEM
DIA	DIAMETER	LONG	LONGITUDINAL	TEMP	TEMPORARY
DIAG	DIAGONAL	LSH	LONG SLOTTED HOLE	THK	THICKNESS
DIM	DIMENSION	LSL	LAMINATED	THKD	THICKENED
DIST	DISTRIBUTED	LVL	STRUCTURAL LUMBER	THRD	THREADED
DL	DEAD LOAD	LVL	LAMINATED VENEER LUMBER	THRU	THROUGH
DN	DOWN	MAT	MATERIAL	TOW	TOP OF WALL
DO	DITTO	MAX	MAXIMUM	TPL	TRIPLE
DP	DEEP/DEPTH	MB	MACHINE BOLT	TRANSV	TRANSVERSE
DS	DRAG STRUT	MFR	MECHANICAL	TYP	TYPICAL
DWGS	DRAWINGS	MISC	MISCELLANEOUS	UNO	UNLESS NOTED OTHERWISE
(E)	EXISTING	MNF	MANUFACTURE	VERT	VERTICAL
EA	EACH	MIN	MINIMUM	VIF	VERIFY IN FIELD
EE	EACH END	MRF	MOMENT RESISTANT	W	WIDE OR WIDTH
EF	EACH FACE	MTL	METAL	w/	WITH
EL	ELEVATION	NO	NUMBER	w/o	WITHOUT
ELEV	ELEVATOR	NOM	NOMINAL	WD	WOOD
EMBED	EMBEDMENT	NS	NEAR SIDE	WHS	WELDED HEADED STUD
ENGR	ENGINEER	NTS	NOT TO SCALE	WP	WORKING POINT
EQ	EQUAL	OC	ON CENTER	WTS	WELDED THREADED STUD
EQUIP	EQUIPMENT			WWM	WELDED WIRE MESH
EQUIV	EQUIVALENT				



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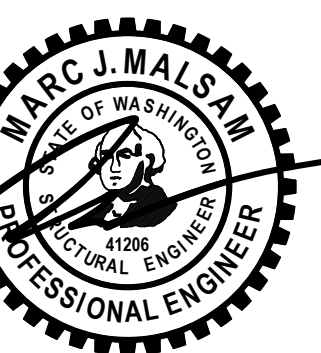
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PRINCIPAL ENGINEER
DRAWN
PROJECT NO
MJM
ASM
CDS, TTH
0262.2015.01.01

PERMIT SET

2.23.16

REV DESCRIPTION DATE

△ PERMIT CORRECTIONS 7.22.16

△ PERMIT CORRECTIONS 8.24.16

GENERAL STRUCTURAL NOTES

SCALE - NTS

S1.1

PLAN NOTES

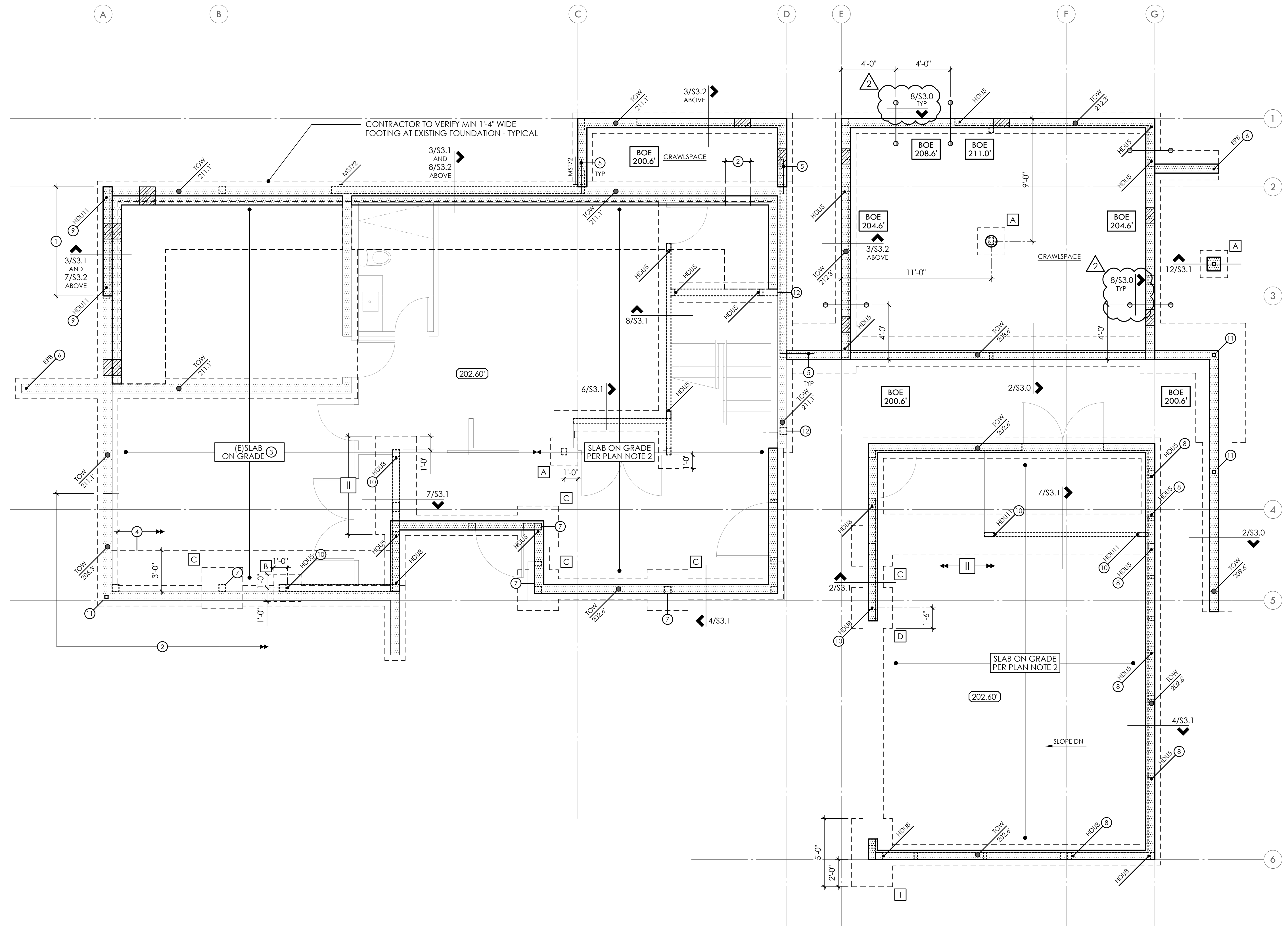
1. BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, UNO.
2. SLAB ON GRADE SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH 6x6 W1.4 x W1.4 WWM CENTERED IN SLAB. PROVIDE VAPOR BARRIER BELOW SLAB OVER 4" MIN FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL PER SOILS ENGINEER.
3. REFER TO SHEET S3.0 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.
4. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
5. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
6. FOOTINGS SHALL BE AT SAME ELEVATION WHERE THEY INTERSECT.

FOOTNOTES

- ① SAW CUT EXISTING CONCRETE WALL DOWN 30" - CHIP AROUND EXISTING REINFORCEMENT - EXISTING REINFORCEMENT SHALL REMAIN
- ② SAW CUT TOP OF EXISTING FOUNDATION DOWN TO ACCOMODATE OPENINGS PER ARCH
- ③ SAW CUT EXISTING SLAB AS REQUIRED TO INSTALL NEW FOOTINGS - DOWEL CONSTRUCTION JOINTS w/ #4 x 2'-6" AT 18"oc - SET-XP EPOXY GROUT EMBED DOWELS 6"
- ④ SAW CUT EXISTING SLAB AND THICKEN SLAB AT SOUTH END TO BEAR ON TOP OF EXISTING FOOTING 6" MIN - DOWEL CONSTRUCTION JOINTS w/ #4 x 2'-6" AT 18"oc - SET-XP EPOXY GROUT EMBED DOWELS 6"
- ⑤ DOWEL CONSTRUCTION JOINT w/ #4 x 2'-6" TO MATCH NEW WALL AND FOOTING HORIZ REINFORCE - SET-XP EPOXY GROUT EMBED DOWELS 6"
- ⑥ SET-XP EPOXY GROUT EMBED THREADED ROD ANCHOR 6" MIN INTO TOP OF FOUNDATION WALL
- ⑦ POST ABOVE TO BEAR DIRECTLY ON FOUNDATION w/ (2)LAYERS OF BUILDING PAPER AND (2)A35 TO BOTTOM PLATE
- ⑧ OFFSET ANCHOR WITH HOLDOWN POST ABOVE PER MANUFACTURER
- ⑨ PROVIDE SIMPSON S81x30 HOLDOWN ANCHOR PER DETAIL 11/ S3.0 AND 7/S3.2
- ⑩ EMBED HOLDOWN ANCHOR BOLT INTO FOOTING PER 11/S3.0 AND 2/S3.1 AND 7/S3.1
- ⑪ INSTALL POST BASE PER DETAIL 12/S5.0
- ⑫ INSTALL POST BASE PER DETAIL 11/S5.0

LEGEND

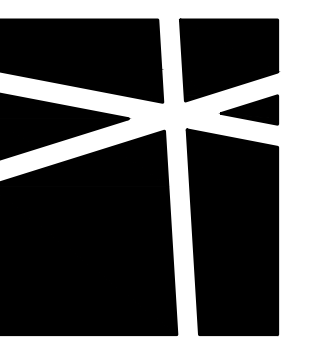
- NEW CONCRETE WALL BELOW
- EXISTING CONCRETE WALL BELOW
- STRUCTURAL WALL ABOVE
- VENTILATION PER ARCH
- PLUMBING PENETRATION ABOVE
- DIRECTION OF SLOPE
- BOTTOM OF EXCAVATION - OVER-EXAVATION OF FOUNDATION SOILS ON THE ORDER OF 2 FEET MAY BE NEEDED TO REACH COMPETENT BEARING ON THE SOUTH PORTION OF THE GARAGE PER GEOTECHNICAL REPORT
- TOP OF WALL - VERIFY w/ ARCH
- FOOTING STEP
- TOP OF SLAB ELEVATION - VERIFY w/ ARCH



FOOTING SCHEDULE

MARK	SIZE	REINFORCING
A	2'-0" SQ x 8" DP	(2) #4 EW BOT
B	2'-0" SQ x 16" DP	#4 AT 12"oc EW TOP AND BOT
C	3'-0" SQ x 12" DP	(4) #4 EW BOT
D	3'-0" SQ x 16" DP	#4 AT 12"oc EW TOP AND BOT
I	3'-0" W x 12" DP	(4) #4 BOT LONG #4 AT 9"oc BOT TRANS
II	3'-0" W x 16" DP	#4 AT 12"oc EW TOP AND BOT

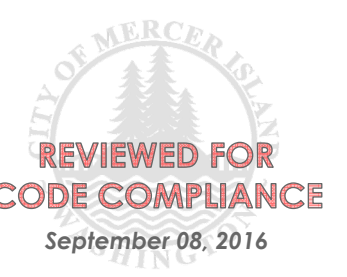
FOUNDATION PLAN
GROUND LEVEL WALLS SHOWN DASHED



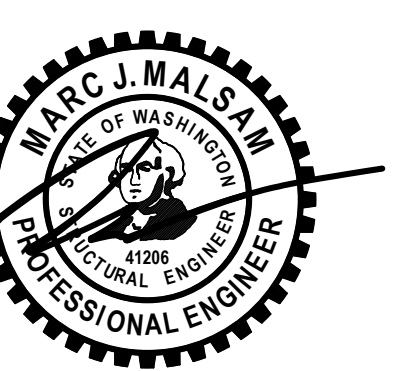
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PRINCIPAL ENGINEER: MJM
DRAWN: ASM
PROJECT NO: 0262.2015.01.01

PERMIT SET
2.23.16

REV	DESCRIPTION	DATE
△	PERMIT CORRECTIONS	7.22.16
△	PERMIT CORRECTIONS	8.24.16

FOUNDATION PLAN

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

S2.0

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Revised Date: Aug 24, 2016 - 12:12pm

PLAN NOTES

- TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 14" TJI 210's AT 16"oc, UNO. PROVIDE DBL JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
- TYPICAL WATER PROOF DECK FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 2x12's AT 16"oc, UNO. JOISTS CAN BE TAPERED TO A MIN DEPTH OF 8-1/4".
- TYPICAL CRICKET FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 2x SLEEPERS AT 24"oc. TOENAIL SLEEPERS w/ (2) 10d AT 24"oc OVER TYPICAL ROOF FRAMING. PROVIDE VENTING HOLES BELOW CRICKET ROOF FRAMING AS REQUIRED.
- NAIL SHEATHING w/ 8d AT 6" oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN FIELD, UNO.
- "SW" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
- ALL REQUIRED HEADERS ARE SHOWN ON PLAN. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
- PROVIDE (2) BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS AND BEAMS 6'-0" IN LENGTH AND OVER, UNO.
- WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
- TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
- REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
- REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
- DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

COLUMN SCHEDULE

MARK	SIZE	TOP	BOT	MARK	SIZE	TOP	BOT
C1	(2)2x6	(2)A35	(2)A35	C4	6x6	ECCQ	(2)A35
C2	4x6	(2)A35	(2)A35	C5	6x8	(2)A35	(2)A35
C2.1	4x6	CCQ	⊖	C5.1	6x8	CCQ	-
C3	HSS 3x3x3/8	8/S5.0	7/S5.0	C5.2	6x8	ECCQ	-
C3.1	HSS 3x3x3/8	8/S5.0	12/S5.0	C6	6x10	ECCQ	-
C3.2	HSS 3x3x3/8	8/S5.0	12/S3.1	C6.1	6x10	⊖	-
C4	6x6	CCQ	(2)A35	C7	PSL 5-1/4 x 5-1/4	(2)A35	(2)A35
C4.1	6x6	(2)A35	(2)A35	C7.1	PSL 5-1/4 x 5-1/4	(2)A35	⊖
C4.2	6x6 KP	(2)A35	(2)A35	C7.2	PSL 5-1/4 x 5-1/4	ECCQ	⊖
C4.3	6x6	CCTQ	(2)A35	C8	PSL 5-1/4 x 7	(2)A35	(2)A35
C4.4	6x6	CCCQ	(2)A35	C9	PSL 5-1/4 x 9-1/4	(2)A35	(2)A35
C4.5	6x6	(2)A35	⊖	C10	HSS 5x5x3/8	⊖	11/S5.0
C4.6	6x6	(2)A35	⊖				

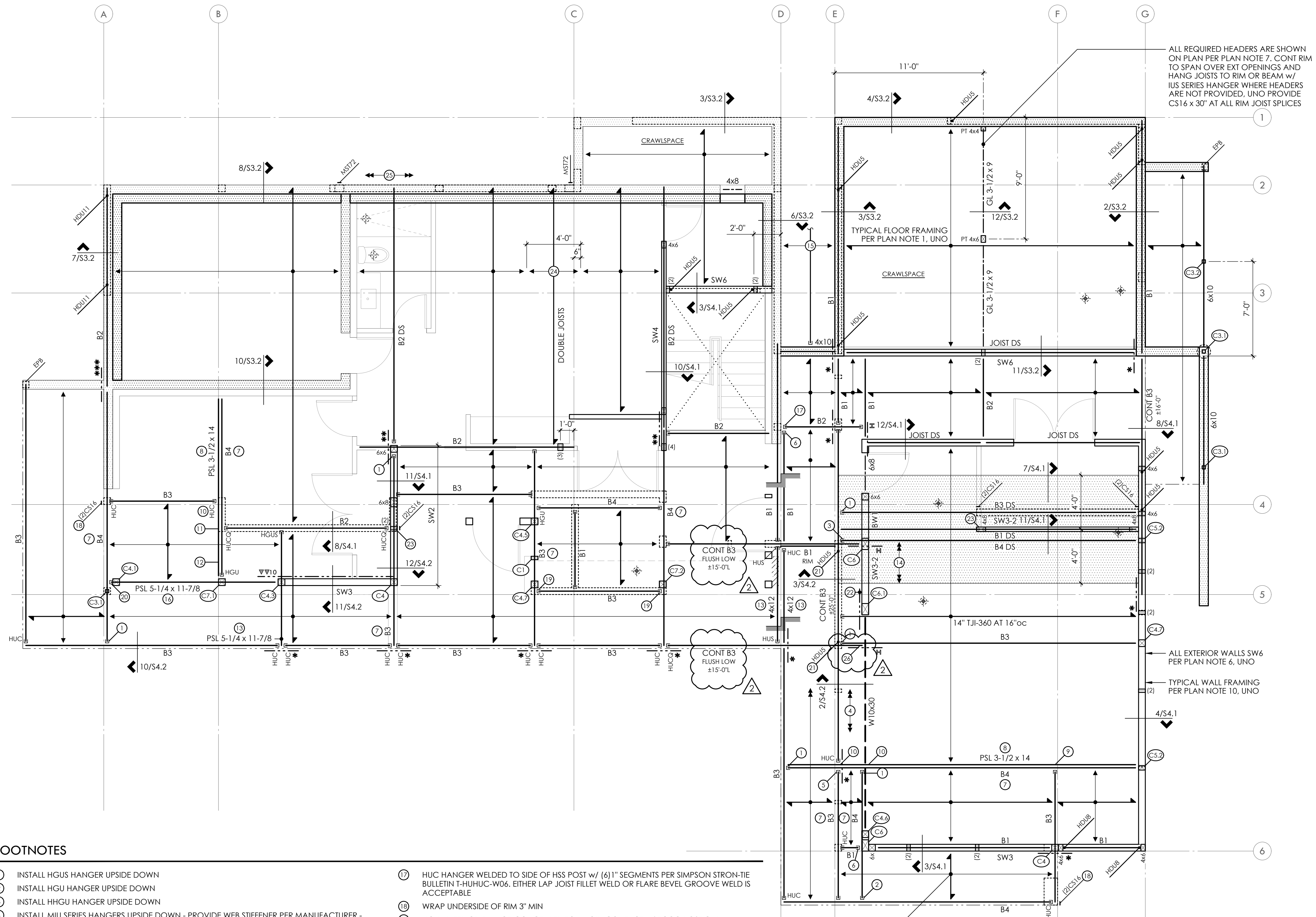
- ⊖ ALL POSTS/COLUMNS NOTED ON PLAN REQUIRE NO HARDWARE
- ⊖ POST TO BEAR DIRECTLY ON TOP OF GLULAM 5-1/2 x 9 BEAM - BREAK BOTTOM PLATE AND SHEATHING - ATTACH w/ (2)A35 POST TO BOTTOM PLATE
- ⊖ CCOQ PER 8/S5.0 - MITRE TOP OF POST TO MATCH SLOPE OF ROOF
- ⊖ POST TO BEAR DIRECTLY ON FOUNDATION WALL w/ (2)LAYERS OF BUILDING PAPER
- ⊖ STRAP HEADER TO POST w/ STEEL PLATE PER 4/S5.0 AND PROVIDE PROVIDE 1/4" WEB STIFFENER EACH SIDE OF WEB AT BEARING w/ 3/16" FILLET WELD
- ⊖ POST CONTINUOUS FROM FLOOR TO TOP OF UPPER ROOF ±13'-0" PROVIDE (2)A35 BOTTOM OF POST

LEGEND

- NEW CONCRETE WALL BELOW
- EXISTING CONCRETE WALL BELOW
- STRUCTURAL WALL BELOW
- STRUCTURAL WALL ABOVE
- HEADER/BEAM BELOW FRAMING - TYP
- WIDE FLANGE STEEL HEADER PER PLAN
- (x) NUMBER OF BUILT UP STUDS
- PLUMBING PENETRATION ABOVE
- SPAN AND EXTENTS
- H HTS30C - BEAM TO TOP PLATE OR BEAM TO BEAM
- ▽▽X (2)HORIZ CS16 x X'-0" OVER FLOOR SHEATHING LAP RIM/ BEAM 1'-6" AND NAIL TO FULL DEPTH 3-1/2" WIDE LSL BLOCKING BETWEEN JOISTS
- * HORIZ CS16 x 3'-0" - BEAM TO BEAM
- ** (2)HORIZ CS16 x 3'-0" - BEAM TO BEAM
- *** (3)HORIZ CS16 x 3'-0" - BEAM TO BEAM
- STEP PER ARCH
- DS DRAG STRUT - NAIL THRU SHEATHING w/ 8d AT 4'oc INTO ENTIRE LENGTH OF MEMBER
- BW1 BEARING WALL CONSISTS OF (2)2x6 AT 16"oc

FOOTNOTES

- INSTALL HGU HANGER UPSIDE DOWN
- INSTALL HGU HANGER UPSIDE DOWN
- INSTALL HHGU HANGER UPSIDE DOWN
- INSTALL MIU SERIES HANGERS UPSIDE DOWN - PROVIDE WEB STIFFENER PER MANUFACTURER - USE UPSIDE DOWN HANGERS ENTIRE ELEVATION
- HGU ONE FLANGE CONCEALED
- WP SERIES HANGER - OFFSET TOP FLANGE
- NOTCH AND TAPER BEAM TO MATCH JOIST DEPTH - 12" MIN, NO OVERCUTS
- SISTER PSL 3-1/2 x 14 w/ (3)ROWS 1/4"Ø x 6" SDS SCREWS AT 16"oc, NOTCH AND TAPER BEAM TO MATCH JOIST DEPTH - 12" MIN, NO OVERCUTS
- PROVIDE (3)1/4"Ø x 6" SDS SCREWS EACH SIDE OF HANGER - (3)ROWS - 2" VERTICAL SPACING
- PROVIDE (6)1/4"Ø x 6" SDS SCREWS EACH SIDE OF HANGER - (3)ROWS OF (2) SDS SCREWS - 2" VERTICAL SPACING, 4" HORIZ SPACING
- PROVIDE (12)1/4"Ø x 6" SDS SCREWS EACH SIDE OF HANGER - (3)ROWS OF (4) SDS SCREWS - 2" VERTICAL SPACING, 4" HORIZ SPACING
- PROVIDE (24)1/4"Ø x 6" SDS SCREWS SIDE OF BEAM TO SIDE OF BEAM - (4)ROWS OF (6) SDS SCREWS - 2" VERTICAL SPACING, 4" HORIZONTAL SPACING 1-1/2" EDGE DISTANCE, 4" END DISTANCE
- NOTCH AND TAPER BEAM TO MATCH JOIST DEPTH - 8-1/4" MIN, NO OVERCUTS
- PROVIDE WEB STIFFENER PER MANUFACTURE AT JOIST BEARING ENTIRE ELEVATION
- PRE-MANUFACTURED STAIR BY OTHERS - REFER TO GENERAL NOTE 10 ON S1.0
- NOTCH AND TAPER BEAM TO MATCH JOIST DEPTH - 11" MIN, NO OVERCUTS
- HUC HANGER WELDED TO SIDE OF HSS POST w/ (6)1" SEGMENTS PER SIMPSON STRON-TIE BULLETIN T-HUHC-W06. EITHER LAP JOIST FILLET WELD OR FLARE BEVEL GROOVE WELD IS ACCEPTABLE
- WRAP UNDERSIDE OF RIM 3" MIN
- HGU - INTERIOR FLANGE CONCEALED TO AVOID CONFLICT w/ ECCQ POST CAP
- INSTALL HUCQ HANGER UPSIDE DOWN
- BOLT THROUGH BEAM PER 10/S4.0
- PROVIDE (2)HORIZ CS16 x 3'-0" - 2x NAILER TO TOP PLATE
- SHEARWALL SHEATHING CONTINUOUS THRU WALL INTERSECTION
- PROVIDE DOUBLE JOISTS UNDER KITCHEN ISLAND - 4'-0" MINIMUM
- ADD CS16 x 2'-4" TO EACH RIM SPLICE - THIS ELEVATION
- PROVIDE (2)A35 - SIDE OF BEAM TO TOP OF NAILER ON STEEL HEADER



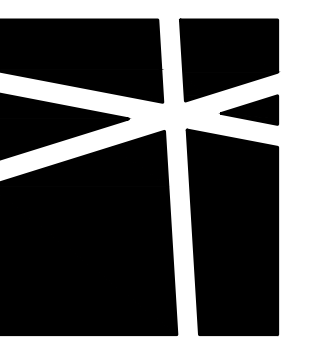
BEAM SCHEDULE

MARK	SIZE	BRG STUDS	HANGER
B1	LSL 1-3/4 x 14	2	HUS1.81/10
B2	LSL 3-1/2 x 14	2	HHUS410
B3	PSL 5-1/4 x 14	3	HGUS5.50/12
B4	PSL 7 x 14	4	HGUS7.25/12
B5	⊖ GL 3-1/2 x 18	2	HHUS410
B6	⊖ GL 5-1/2 x 18	3	HGUS5.50/14
B7	⊖ GL 6-3/4 x 18	4	HGUS6.88/14

⊖ BOTTOM FLUSH, UNO

LIVING LEVEL FLOOR FRAMING PLAN

LIVING LEVEL WALLS SHOWN DASHED
GROUND LEVEL WALLS SHOWN SOLID



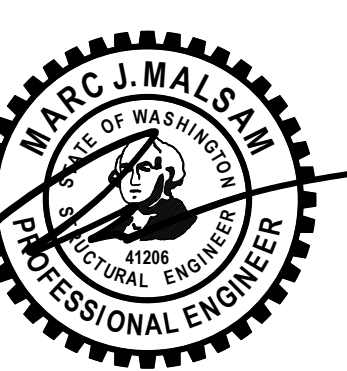
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LIVING LEVEL
FLOOR FRAMING
PLAN

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

S2.1

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Revised By: TTH
Revised Date: Aug 24, 2016 - 12:12pm

PLAN NOTES

1. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 11-7/8" TJI 210's AT 16"oc. UNO. PROVIDE DBL JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
2. GLUE AND NAIL FLOOR SHEATHING w/ 8d AT 4"oc AT FRAMED PANEL EDGES AND OVER SHEAR WALLS AND AT 12"oc IN FIELD. UNO.
3. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/5.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6. UNO.
4. ALL REQUIRED HEADERS ARE SHOWN ON PLAN. REFER TO DETAIL 8/5.4.0 FOR ADDITIONAL REQUIREMENTS.
5. PROVIDE (2) BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS AND BEAMS 6'-0" IN LENGTH AND OVER. UNO.
6. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW. UNO.
7. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS. UNO.
8. REFER TO SHEET 5.4.0 FOR TYPICAL WOOD FRAMING DETAILS.
9. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
10. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

COLUMN SCHEDULE

MARK	SIZE	TOP	BOT	MARK	SIZE	TOP	BOT
C1	(2)2x6	(2)A35	(2)A35	C4	6x6	ECCQ	(2)A35
C2	4x6	(2)A35	(2)A35	C5	6x8	(2)A35	(2)A35
C2.1	4x6	CCQ	⊕	C5.1	6x8	CCQ	-
C3	HSS 3x3x3/8	8/55.0	7/55.0	C5.2	6x8	ECCQ	-
C3.1	HSS 3x3x3/8	8/55.0	12/55.0	C6	6x10	ECCQ	-
C3.2	HSS 3x3x3/8	8/55.0	12/53.1	C6.1	6x10	⊕	-
C4	6x6	CCQ	(2)A35	C7	PSL 5-1/4 x 5-1/4	(2)A35	(2)A35
C4.1	6x6	(2)A35	(2)A35	C7.1	PSL 5-1/4 x 5-1/4	(2)A35	⊕
C4.2	6x6 KP	(2)A35	(2)A35	C7.2	PSL 5-1/4 x 5-1/4	ECCQ	⊕
C4.3	6x6	CCTQ	(2)A35	C8	PSL 5-1/4 x 7	(2)A35	(2)A35
C4.4	6x6	CCCQ	(2)A35	C9	PSL 5-1/4 x 9-1/4	-	(2)A35
C4.5	6x6	(2)A35	⊕	C10	HSS 5x5x3/8	⊕	11/55.0
C4.6	6x6	-	-				

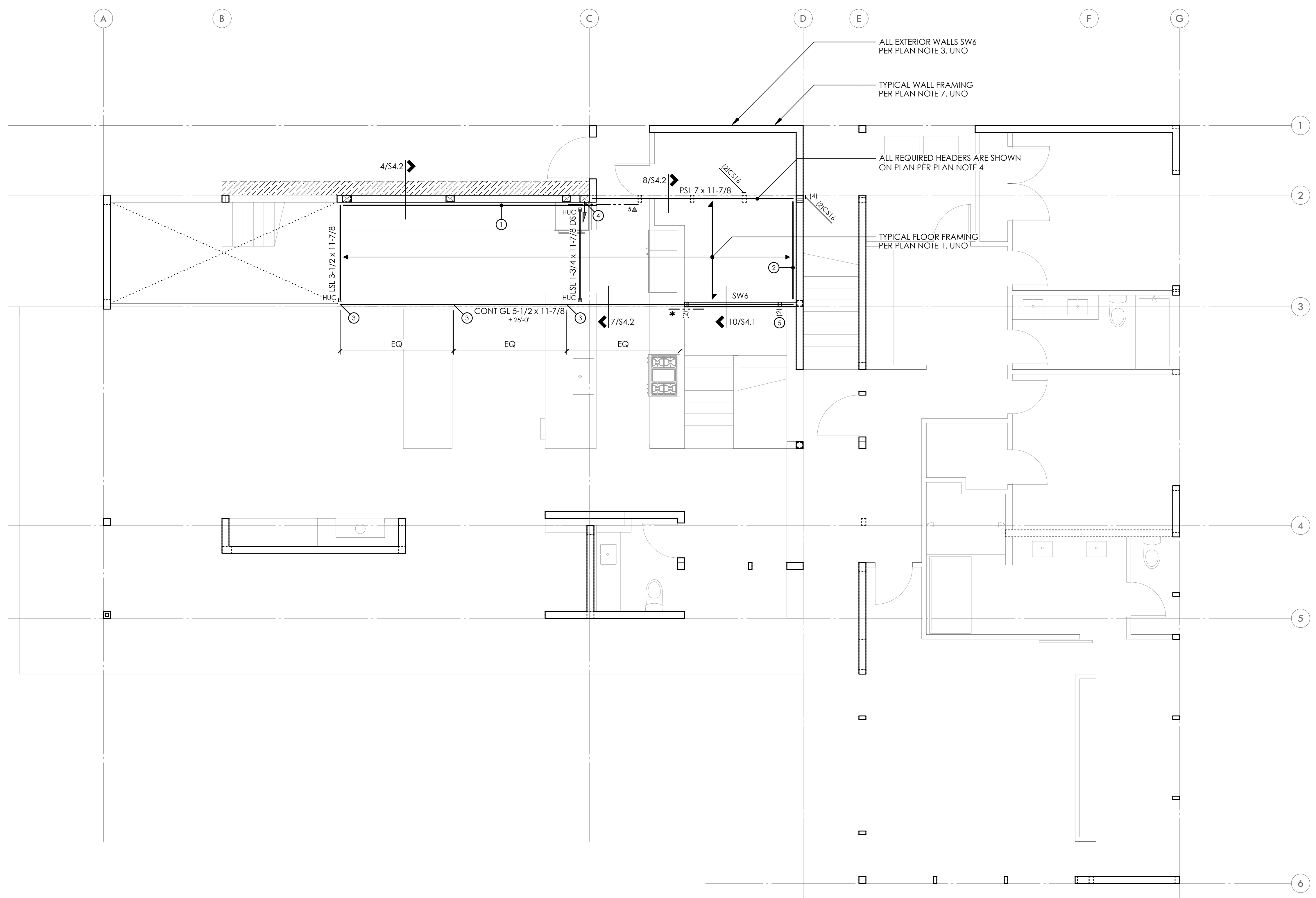
- ⓐ ALL POSTS/COLUMNS NOTED ON PLAN REQUIRE NO HARDWARE
- ⓑ POST TO BEAR DIRECTLY ON TOP OF GLULAM 5-1/2 x 9 BEAM - BREAK BOTTOM PLATE AND SHEATHING - ATTACH w/ (2)A35 POST TO BOTTOM PLATE
- ⓒ CCOQ PER 8/55.0 - MITRE TOP OF POST TO MATCH SLOPE OF ROOF
- ⓓ POST TO BEAR DIRECTLY ON FOUNDATION WALL w/ (2)LAYERS OF BUILDING PAPER
- ⓔ STRAP HEADER TO POST w/ STEEL PLATE PER 4/55.0 AND PROVIDE 1/4" WEB STIFFENER EACH SIDE OF WEB AT BEARING w/ 3/16" FILLET WELD
- ⓕ POST CONTINUOUS FROM FLOOR TO TOP OF UPPER ROOF ±13'-0" PROVIDE (2)A35 BOTTOM OF POST

FOOTNOTES

- ① PROVIDE 1-3/4 x 11-7/8 LSL LEDGER w/ (3)1/4"Ø x 4-1/2" SDS SCREWS AT 16"oc
- ② PROVIDE 1-3/4 x 11-7/8 LSL LEDGER w/ (2)1/4"Ø x 4-1/2" SDS SCREWS AT 16"oc - PROVIDE FULL DEPTH BLOCKING BETWEEN STUDS AND ATTACH PER 4/5.4.2
- ③ PROVIDE 1"Ø ALL-THREAD CONTINUOUS FROM LOFT TO ROOF PER 3/55.0
- ④ PROVIDE HORIZ DTT1Z ANCHOR SIDE OF DS TO POST
- ⑤ ALIGN POST OVER POST BELOW

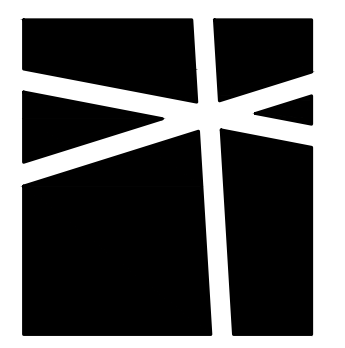
LEGEND

- STRUCTURAL WALL BELOW
- EXTERIOR FURR WALLS w/ PRESSURE TREATED FRAMING OR VENTING PER ARCH
- STRUCTURAL WALL ABOVE
- HEADER/BEAM BELOW FRAMING - TYP
- NUMBER OF BUILT UP STUDS
- SPAN AND EXTENTS
- DRAG STRUT - NAIL THRU SHEATHING w/ 8d AT 4"oc INTO ENTIRE LENGTH OF MEMBER



LOFT FLOOR FRAMING PLAN

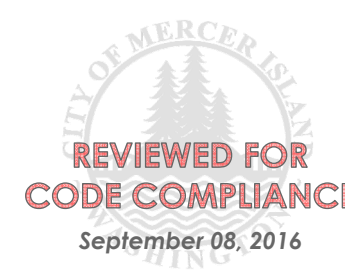
LOFT LEVEL WALLS SHOWN DASHED
LIVING LEVEL WALLS SHOWN SOLID



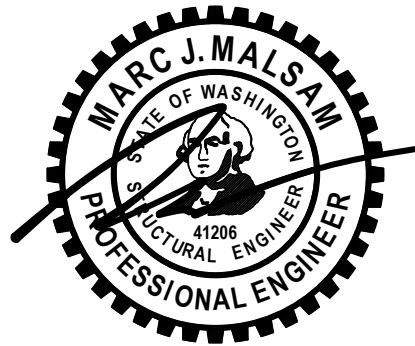
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PROJECT NO CDS, TTH
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2.23.16

REV	DESCRIPTION	DATE
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LOFT FLOOR FRAMING PLAN

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

S2.2



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Revised By: TTH
Project No: Aug 24, 2016 - 12:12pm

PLAN NOTES

- TYPICAL ROOF FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER PRE-MANUFACTURED TRUSSES AT 24"oc. UNO. TOP CHORD OF TRUSS TO SLOPE A MIN OF 1/4" PER 1'-0". TRUSSES TO BE A MIN DEPTH OF 18". PROVIDE H2.5A AT EACH END OF ALL TRUSSES, AND H2.5A EACH SIDE OF ALL MULTIPLE TRUSSES. UNO. REFER TO ARCH DRAWINGS FOR TRUSS PROFILE.
- TYPICAL ROOF DECK FRAMING CONSISTS OF PEDESTAL PAVERS PER ARCH (25 PSF MAX) OVER 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER PRE-MANUFACTURED TRUSSES AT 24"oc. TOP CHORD OF TRUSS TO SLOPE A MIN OF 1/4" PER 1'-0". PROVIDE H2.5A CLIPS EACH END OF ALL TRUSSES, AND H2.5A EACH SIDE OF ALL MULTIPLE TRUSSES. UNO. REFER TO ARCH DRAWINGS FOR TRUSS PROFILE.
- TYPICAL CRICKET ROOF FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 2x SLEEPERS AT 24"oc. TOENAIL SLEEPERS w/ (2)10d AT 24"oc OVER TYPICAL ROOF FRAMING. PROVIDE VENTING HOLES BELOW CRICKET ROOF FRAMING AS REQUIRED.
- NAIL ROOF SHEATHING w/ 8d AT 6" oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS. AND AT 12"oc IN FIELD. UNO.
- GLUE AND NAIL FLOOR AND ROOF DECK SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS. AND AT 12"oc IN FIELD. UNO.
- "SW" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/5.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6. UNO.
- ALL REQUIRED HEADERS ARE SHOWN ON PLAN. REFER TO DETAIL 8/5.0 FOR ADDITIONAL REQUIREMENTS.
- PROVIDE (2) BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS, BEAMS, AND GIRDER TRUSSES 6'-0" IN LENGTH AND OVER. UNO.
- WHERE POSTS OCCUR. PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW. UNO.
- TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS. UNO.
- REFER TO SHEET 5.0 FOR TYPICAL WOOD FRAMING DETAILS.
- REFER TO GENERAL STRUCTURAL NOTES SHEET 1.0 FOR ADDITIONAL REQUIREMENTS.
- DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

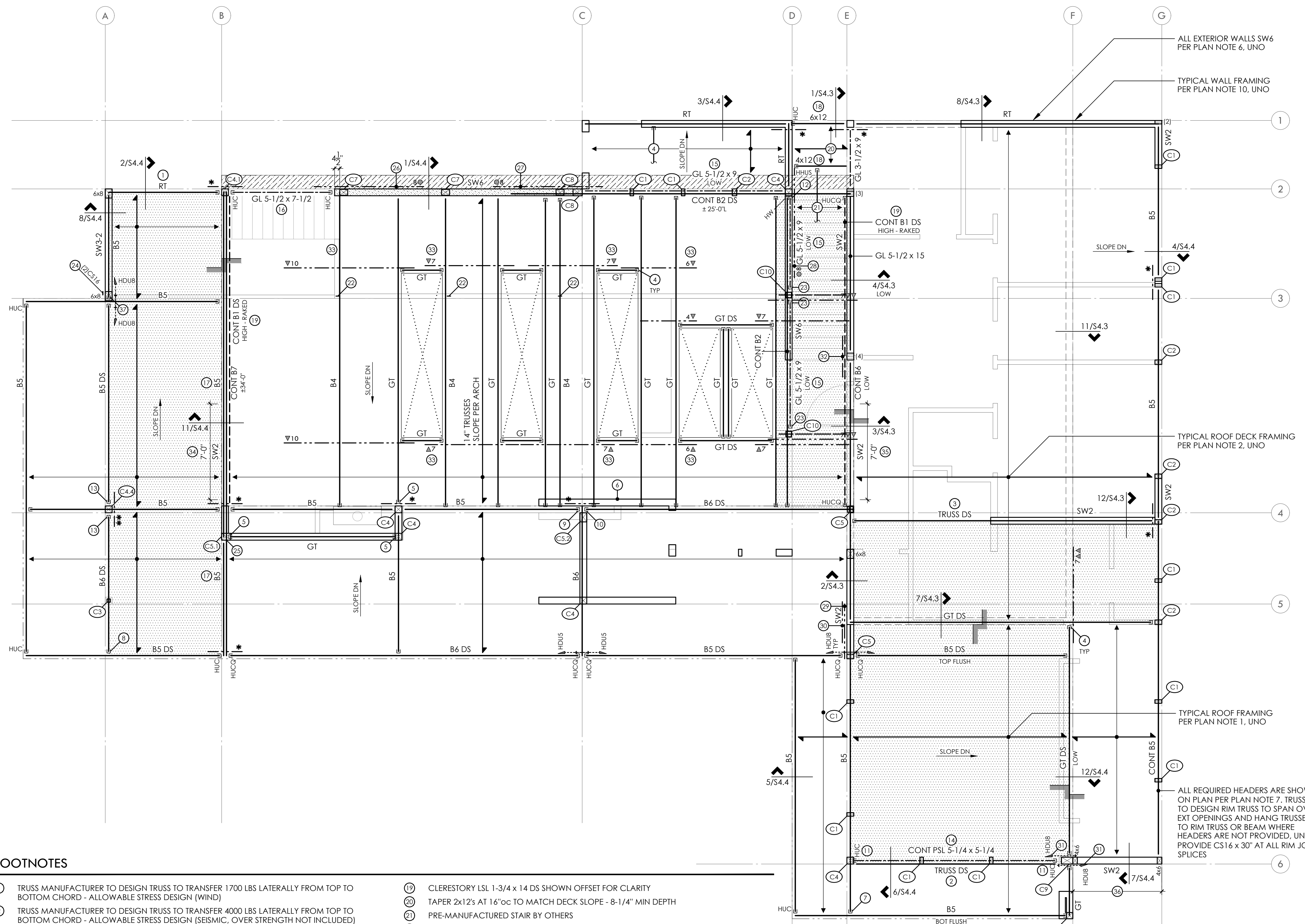
COLUMN SCHEDULE

MARK	SIZE	TOP	BOT	MARK	SIZE	TOP	BOT
C1	(2)2x6	(2)A35	(2)A35	C4	6x6	ECCQ	(2)A35
C2	4x6	(2)A35	(2)A35	C5	6x8	(2)A35	(2)A35
C2.1	4x6	CCQ	⊙	C5.1	6x8	CCQ	-
C3	HSS 3x3x3/8	8/55.0	7/55.0	C5.2	6x8	ECCQ	-
C3.1	HSS 3x3x3/8	8/55.0	12/55.0	C6	6x10	ECCQ	-
C3.2	HSS 3x3x3/8	8/55.0	12/53.1	C6.1	6x10	⊙	-
C4	6x6	CCQ	(2)A35	C7	PSL 5-1/4 x 5-1/4	(2)A35	(2)A35
C4.1	6x6	(2)A35	(2)A35	C7.1	PSL 5-1/4 x 5-1/4	(2)A35	⊙
C4.2	6x6 KP	(2)A35	(2)A35	C7.2	PSL 5-1/4 x 5-1/4	ECCQ	⊙
C4.3	6x6	CCTQ	(2)A35	C8	PSL 5-1/4 x 7	(2)A35	(2)A35
C4.4	6x6	CCCQ	(2)A35	C9	PSL 5-1/4 x 9-1/4	-	(2)A35
C4.5	6x6	(2)A35	⊙	C10	HSS 5x5x3/8	⊙	11/55.0
C4.6	6x6	-	-				

- ⊙ ALL POSTS/COLUMNS NOTED ON PLAN REQUIRE NO HARDWARE
- ⊙ POST TO BEAR DIRECTLY ON TOP OF GLULAM 5-1/2 x 9 BEAM - BREAK BOTTOM PLATE AND SHEATHING - ATTACH w/ (2)A35 POST TO BOTTOM PLATE
- ⊙ CCOQ PER 8/55.0 - MITRE TOP OF POST TO MATCH SLOPE OF ROOF
- ⊙ POST TO BEAR DIRECTLY ON FOUNDATION WALL w/ (2) LAYERS OF BUILDING PAPER
- ⊙ STRAP HEADER TO POST w/ STEEL PLATE PER 4/55.0 AND PROVIDE 1/4" WEB STIFFENER EACH SIDE OF WEB AT BEARING w/ 3/16" FILLET WELD
- ⊙ POST CONTINUOUS FROM FLOOR TO TOP OF UPPER ROOF ±13'-0" PROVIDE (2)A35 BOTTOM OF POST

LEGEND

- STRUCTURAL WALL BELOW
- BALLOON FRAME WALL w/ (2)LSL 1-3/4 x 5-1/2 STUDS AT 16"oc
- EXTERIOR FURR WALLS w/ PRESSURE TREATED FRAMING OR VENTING PER ARCH
- HEADER/BEAM BELOW FRAMING - TYP
- (x) NUMBER OF BUILT UP STUDS
- KP KING POST
- SPAN AND EXTENTS
- SLOPE DN DIRECTION OF SLOPE
- HORIZ CS16 x X'-0" OVER ROOF SHEATHING LAP RIM/ BEAM 1'-6" AND NAIL TO SNUG FIT FLAT 2x6 BLOCKING BETWEEN RAFTERS
- (2)HORIZ CS16 x X'-0" OVER ROOF SHEATHING NAIL TO SNUG FIT FULL DEPTH 3-1/2 x 14 LSL BLOCKING BETWEEN RAFTERS
- HORIZ CS16 x X'-0" OVER WALL SHEATHING LAP RIM/ BEAM 1'-6" AND NAIL TO SNUG FIT FLAT 2x6 BLOCKING BETWEEN STUDS
- HORIZ CS16 x 3'-0" - BEAM TO BEAM. INSTALL INTERIOR STRAPS OVER SHEATHING
- (2)HORIZ CS16 x 3'-0" - BEAM TO BEAM. INSTALL INTERIOR STRAPS OVER SHEATHING
- STEP PER ARCH
- DS DRAG STRUT - NAIL THRU SHEATHING w/ 8d AT 4"oc INTO ENTIRE LENGTH OF MEMBER
- GT GIRDER TRUSS
- RT RIM TRUSS
- BLOCK DIAPHRAGM - PROVIDE FLAT 2x4 BLKG w/ 8d AT 4"oc AT ALL PANEL EDGES AND 8d AT 12"oc IN THE FIELD
- HORIZ HDU - BEAM TO BEAM - PROVIDE ALL-THREAD TO MATCH ANCHOR BOLT SIZE IN HOLDOWN SCHEDULE



FOOTNOTES

- TRUSS MANUFACTURER TO DESIGN TRUSS TO TRANSFER 1700 LBS LATERALLY FROM TOP TO BOTTOM CHORD - ALLOWABLE STRESS DESIGN (WIND)
- TRUSS MANUFACTURER TO DESIGN TRUSS TO TRANSFER 4000 LBS LATERALLY FROM TOP TO BOTTOM CHORD - ALLOWABLE STRESS DESIGN (SEISMIC, OVER STRENGTH NOT INCLUDED)
- TRUSS MANUFACTURER TO DESIGN TRUSS TO TRANSFER 6500 LBS LATERALLY FROM TOP TO BOTTOM CHORD - ALLOWABLE STRESS DESIGN (SEISMIC, OVER STRENGTH NOT INCLUDED)
- HANGER PER TRUSS MANUFACTURER
- TOP FLANGE HANGER PER TRUSS MANUFACTURER
- NOT A BEARING LOCATION FOR TRUSSES - HANG TRUSSES TO BEAM
- INSTALL HHUS HANGER UPSIDE DOWN
- INSTALL HGUS HANGER UPSIDE DOWN
- HGU ONE FLANGE CONCEALED
- HHGU ONE FLANGE CONCEALED
- HUC PSL 5-1/4 x 5-1/4 TO SIDE OF POST PER PLAN
- HUC GL 5-1/2 x 9 TO SIDE OF GL 5-1/2 x 9
- GLULAM TO SIT IN CCCQ SIDE STIRRUP
- LOCATE PSL 5-1/4 x 5-1/4 DIRECTLY ABOVE OPENING
- LOCATE GL 5-1/2 x 9 TOP FLUSH w/ LOW ROOF TRUSSES ABOVE NORTH PANTRY WALL
- LOCATE GL 5-1/2 x 7-1/2 HEADER BOTTOM FLUSH w/ NORTH WEST RIM TRUSS
- SISTER GL 3-1/2 x 18 TO SIDE OF GL 6-3/4 x 18 w/ (3)ROWS OF 1/4"Ø x 6" SDS SCREWS AT 24"oc PROVIDE ADDITIONAL (3)1/4"Ø x 6" SDS EACH SIDE OF HANGER AT INTERSECTING BEAMS
- NOTCH AND TAPER BEAM TO MATCH JOIST DEPTH - 8-1/2" MIN, NO OVERCUTS
- CLERESTORY LSL 1-3/4 x 14 DS SHOWN OFFSET FOR CLARITY
- TAPER 2x12's AT 16"oc TO MATCH DECK SLOPE - 8-1/4" MIN DEPTH
- PRE-MANUFACTURED STAIR BY OTHERS
- PROVIDE 1"Ø ALL-THREAD CONTINUOUS FROM LOFT TO ROOF PER 3/55.0
- HUC HANGER WELDED TO SIDE OF HSS POST w/ (6)1" SEGMENTS PER SIMPSON STRON-TIE BULLETIN T-HUHUC-W06. EITHER LAP JOIST FILLET WELD OR FLARE BEVEL GROOVE WELD IS ACCEPTABLE
- WRAP TOP OF RIM 3" MIN AND NAIL TO STUDS/POST BELOW
- CCQ TO B7 BEAM
- HORIZ CS16 PER PLAN - LAP GL 5-1/2 x 7-1/2 MIN 1'-6"
- HORIZ CS16 PER PLAN - LAP GL 5-1/2 x 9 MIN 1'-6"
- HORIZ CS16 PER PLAN - LAP LOW ROOF TOP PLATE MIN 1'-6"
- CONTINUOUS HORIZ CS16 - LAP LOWER TOP PLATE 1'-6" AND EXTEND TO EDGE OF OPENING
- PROVIDE CS16 x 3'-0" SIDE OF PARAPET TOP PLATE TO SIDE OF BEAM
- BOLT THROUGH POST PER 10/54.4
- PROVIDE (4)HORIZ CS16 x 3'-0" SIDE OF BEAM TO SIDE OF BEAM
- PROVIDE CONTINUOUS STRAP AND LAP GT 1'-6" EACH END
- SHEATHE AND NAIL ROOF STEP PER SW2 AND PER 11/54.4
- SHEATHE AND NAIL ROOF STEP PER SW2 AND PER 3/54.3
- BALLOON FRAME WALL FROM FLOOR TO TOP OF ROOF TRUSSES AND PROVIDE 6x6 TOP PLATE w/ NO BREAKS
- INSTALL HGU SERIES HANGER UPSIDE DOWN - INSIDE FLANGE CONCEALED

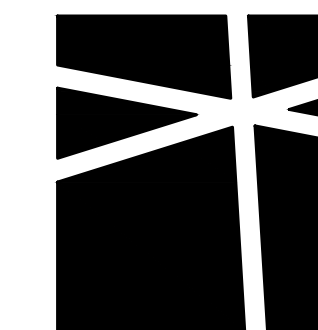
BEAM SCHEDULE

MARK	SIZE	BRG STUDS	HANGER
B1	LSL 1-3/4 x 14	2	HUS1.81/10
B2	LSL 3-1/2 x 14	2	HHUS410
B3	PSL 5-1/4 x 14	3	HGUS5.50/12
B4	PSL 7 x 14	4	HGUS7.25/12
B5	⊙ GL 3-1/2 x 18	2	HHUS410
B6	⊙ GL 5-1/2 x 18	3	HGUS5.50/14
B7	⊙ GL 6-3/4 x 18	4	HGUS6.88/14

⊙ BOTTOM FLUSH - UNO

ROOF FRAMING PLAN

LIVING LEVEL WALLS SHOWN SOLID



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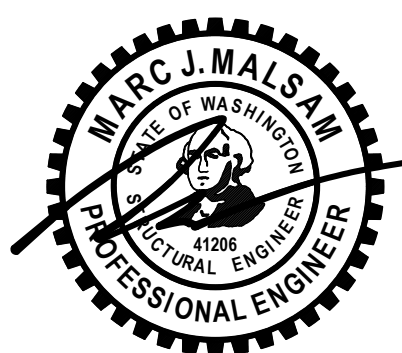
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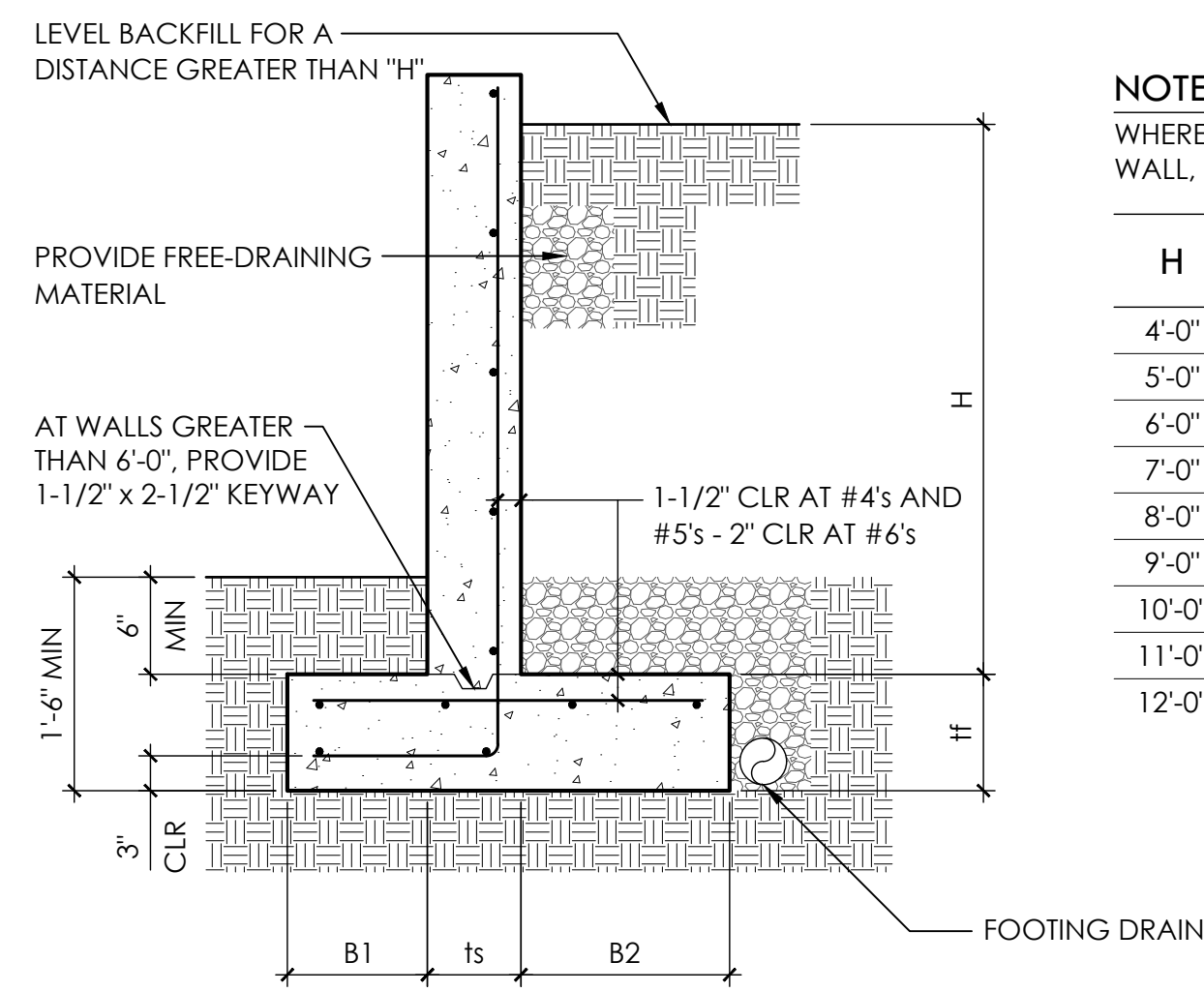
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ROOF FRAMING PLAN

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

S2.3

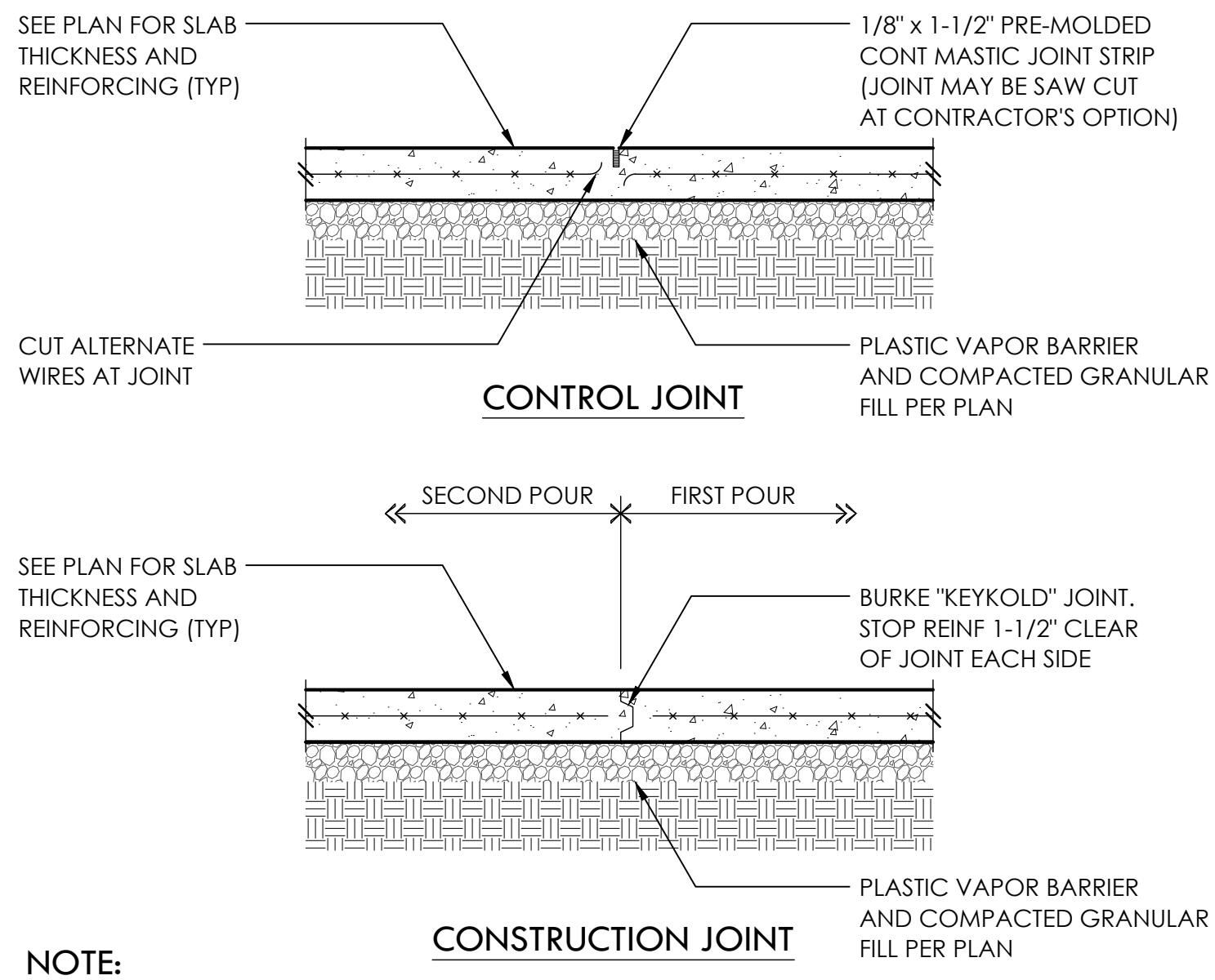




NOTE:
WHERE RETAINED SOIL SUPPORTS A DRIVE SURFACE WITHIN A DISTANCE 'H' FROM THE FACE OF CONCRETE WALL, PROVIDE FOOTING, WALL, AND REINFORCING FOR A WALL 2'-0" HIGHER THAN ACTUAL 'H'(H+2)

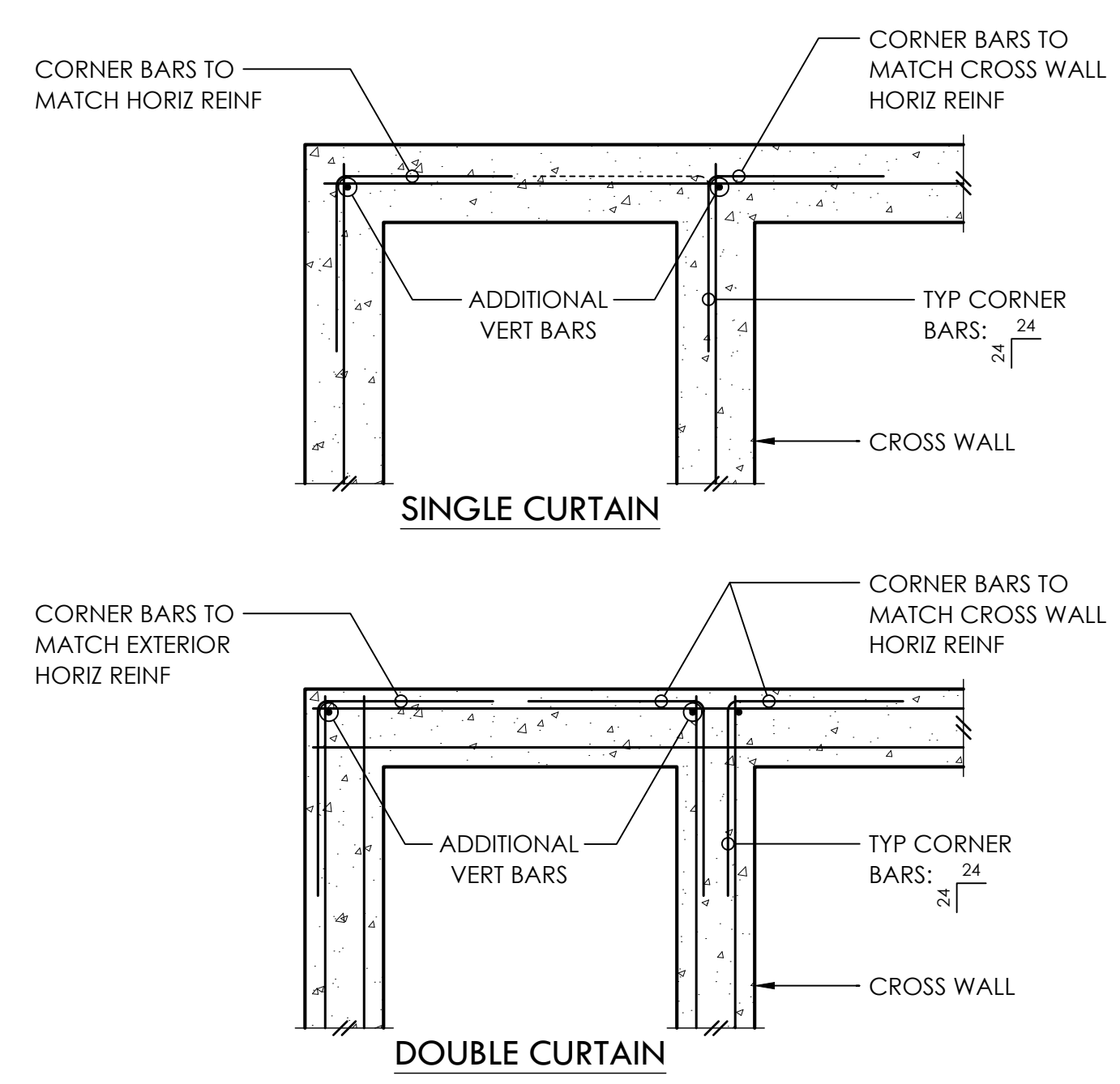
H	B1	ts	B2	tf	STEM REINF		FOOTING REINF	
					VERT	HORIZ	TOP	LONG
4'-0"	5"	8"	1'-0"	9"	#4 AT 18"oc	#4 AT 12"oc	-	(3)#4
5'-0"	5"	8"	2'-0"	10"	#4 AT 18"oc	#4 AT 12"oc	-	(4)#4
6'-0"	9"	8"	2'-3"	10"	#4 AT 16"oc	#4 AT 12"oc	#4 AT 11"oc	(4)#4
7'-0"	9"	8"	2'-9"	10"	#4 AT 11"oc	#4 AT 12"oc	#4 AT 11"oc	(5)#4
8'-0"	1'-0"	8"	3'-3"	12"	#5 AT 12"oc	#4 AT 12"oc	#5 AT 14"oc	(5)#5
9'-0"	1'-3"	8"	3'-9"	12"	#5 AT 8"oc	#4 AT 12"oc	#5 AT 14"oc	(6)#5
10'-0"	1'-6"	8"	4'-3"	15"	#6 AT 8"oc	#4 AT 12"oc	#5 AT 11"oc	(7)#5
11'-0"	2'-0"	10"	4'-6"	15"	#6 AT 9"oc	#4 AT 9"oc	#5 AT 11"oc	(8)#5
12'-0"	2'-3"	12"	4'-9"	15"	#6 AT 9"oc	#5 AT 12"oc	#5 AT 11"oc	(9)#5

RETAINING WALL SCHEDULE 2

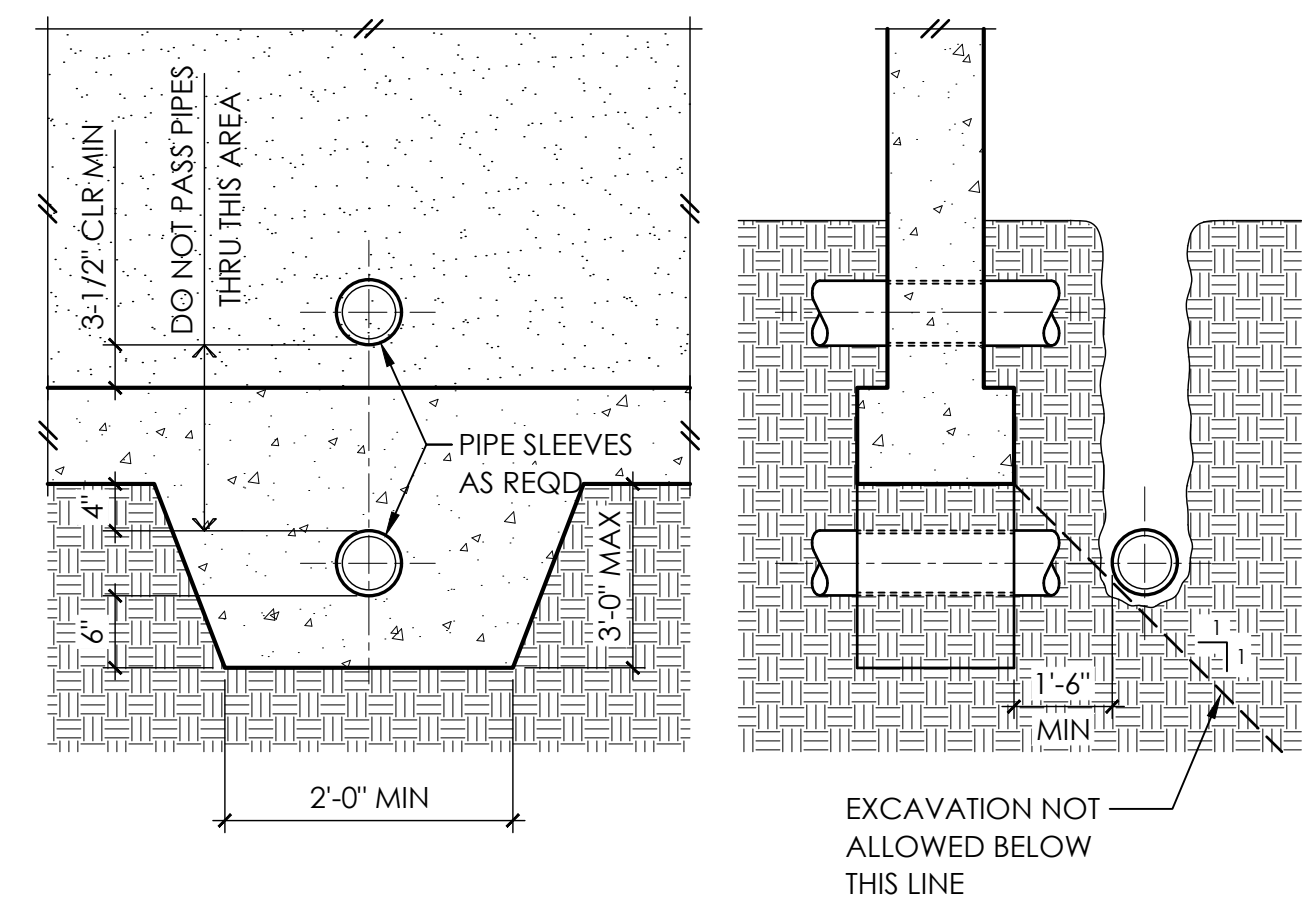


NOTE: PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 200 SQUARE FEET OR LESS. AREAS TO BE APPROX SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

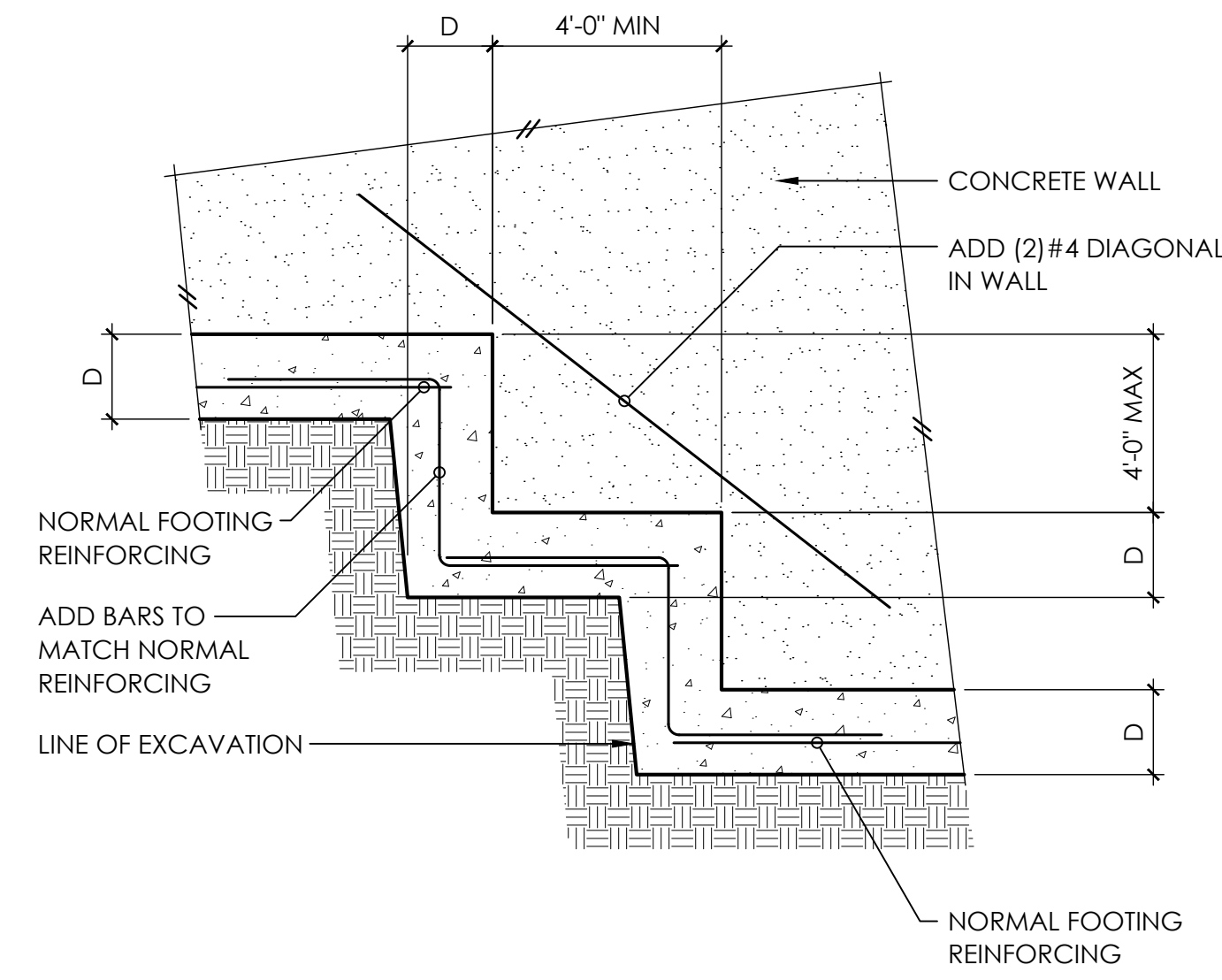
TYPICAL SLAB JOINTS 3



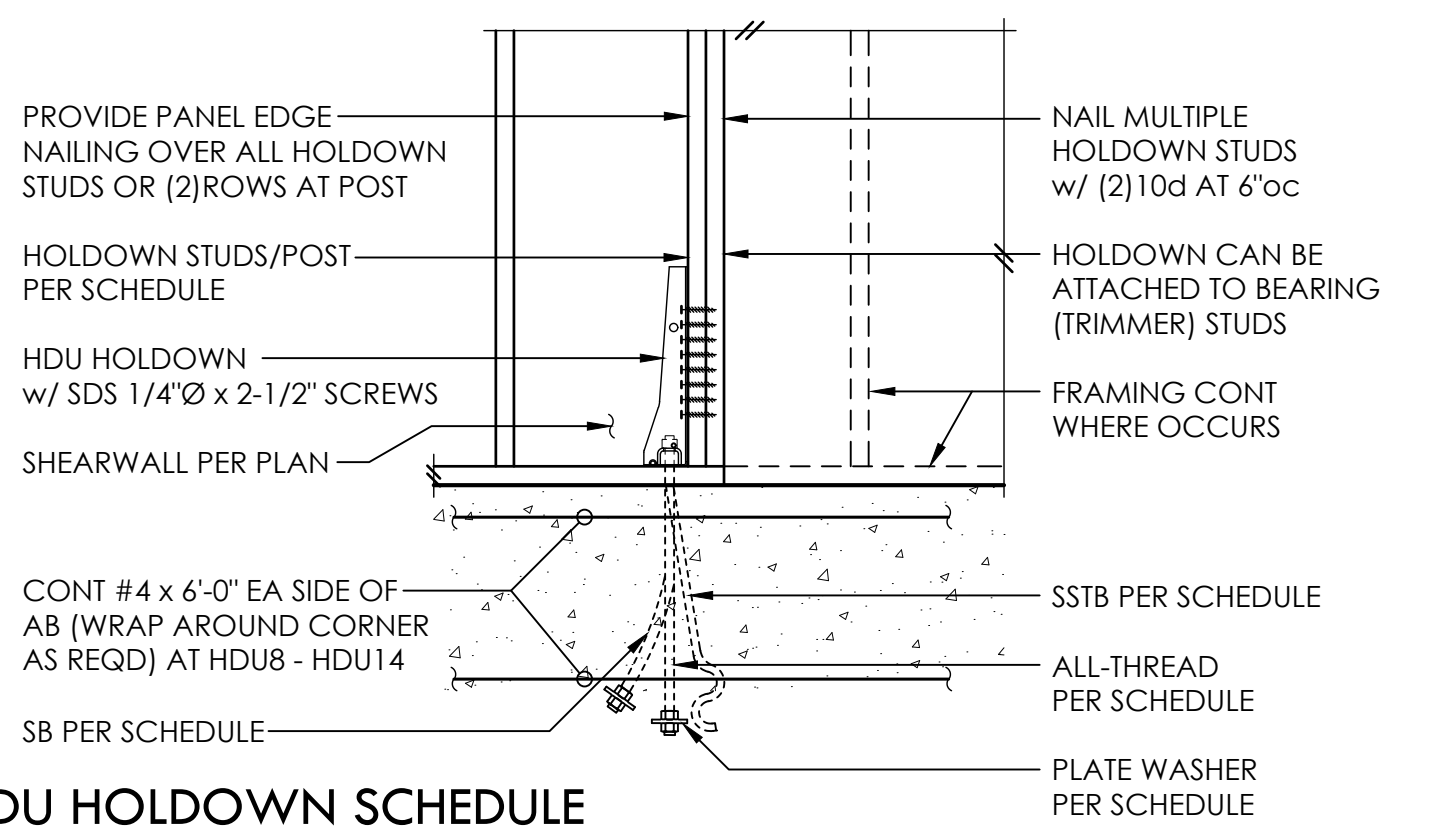
TYP CORNER BARS AT CONCRETE WALLS AND FTGS 4



PIPE AND TRENCH LOCATIONS 6



TYPICAL STEPPED FOOTING 8

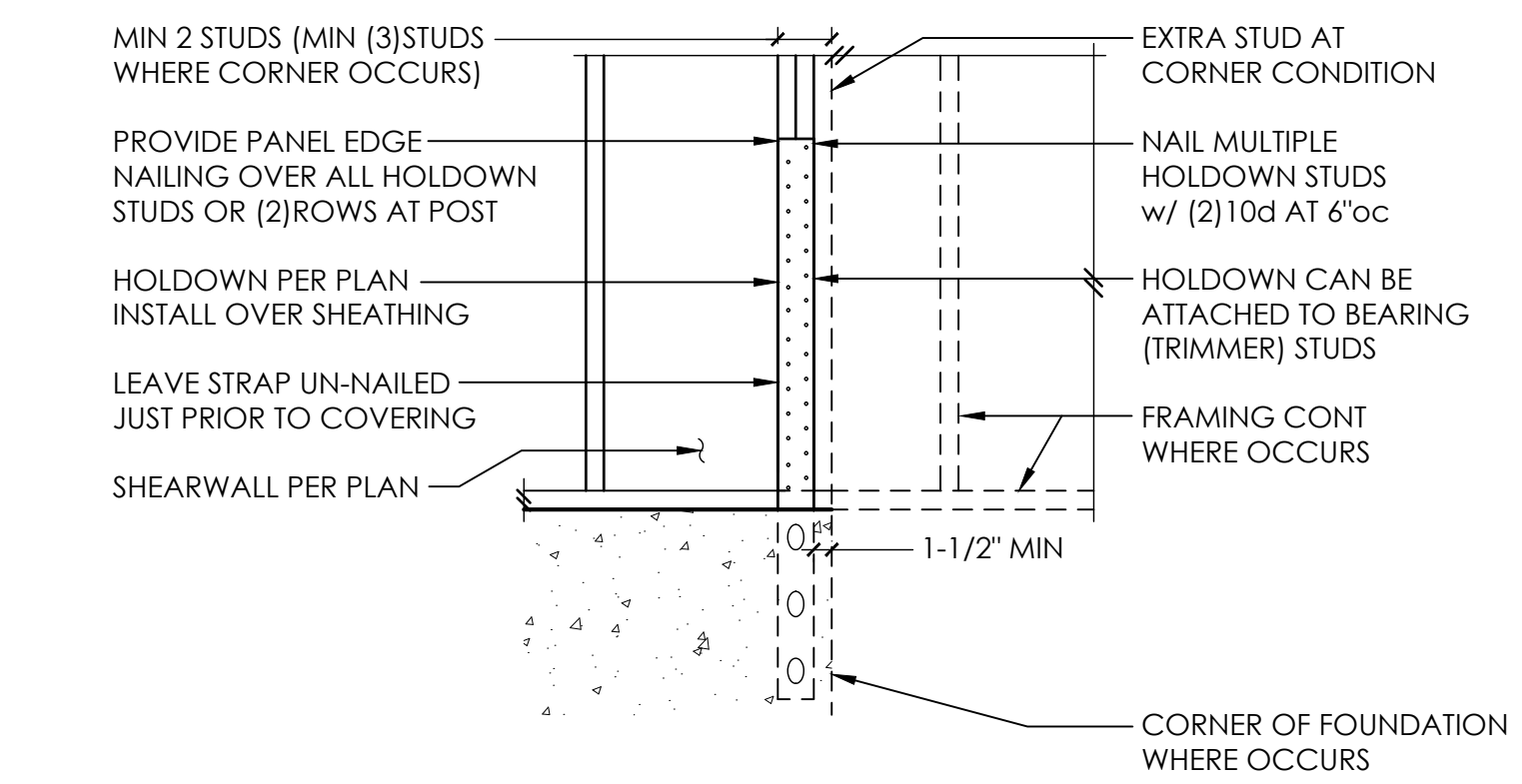


HDU HOLDOWN SCHEDULE

PLAN MARK	AT STEMWALL		AT FOOTING ①			HD POST ②	
	AB	EMBED	ALL-THREAD	WASHER	EMBED	4x WALL	6x WALL
HDU2	5/8"Ø - SSTB16(L)	12-5/8"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU4	5/8"Ø - SB5/8 x 24	18"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU5	5/8"Ø - SB5/8 x 24	18"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU8	7/8"Ø - SB7/8 x 24	18"	7/8"Ø	2-1/2"SQ x 1/2	12"	4x6	6x6
HDU11	1"Ø - SB1 x 30 ③	24"	1"Ø	2-3/4"SQ x 5/8	12"	4x8	6x6
HDU14	1"Ø - SB1 x 30 ③	24"	1"Ø	2-3/4"SQ x 5/8	12"	4x12	6x8

① A307 ALL-THREAD w/ PLATE WASHER PER SCHEDULE AND DOUBLE NUT BOTTOM OR EQUIVALENT SIMPSON PAB
② MINIMUM SIZE OF POST UNO ON FRAMING PLANS
③ REQUIRES MINIMUM 8" THICK CONCRETE WALL

10 11

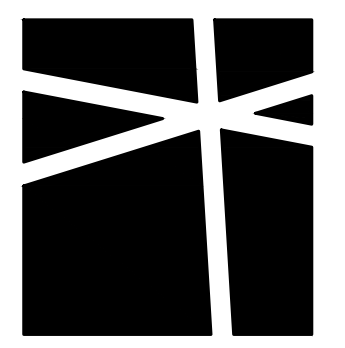


LSTHD/STHD HOLDOWN SCHEDULE

PLAN MARK	NAILS ①	HD POST ②
LSTHD8(RJ)	(20)16d SINKERS	DBL STUD
STHD10(RJ)	(28)16d SINKERS	DBL STUD
STHD14(RJ)	(30)16d SINKERS	DBL STUD

① 16d SINKERS = 0.148"Ø x 3-1/4"
② MINIMUM SIZE OF POST UNO ON FRAMING PLANS

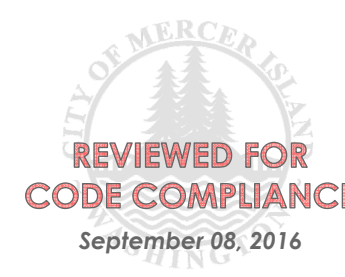
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PROJECT NO
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ASM
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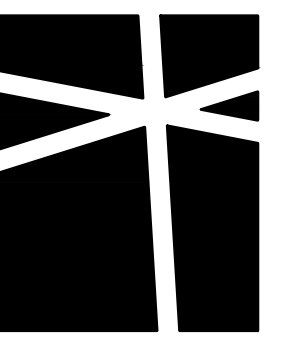
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△ PERMIT CORRECTIONS 8.24.16

TYPICAL
CONCRETE
DETAILS

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

S3.0

12



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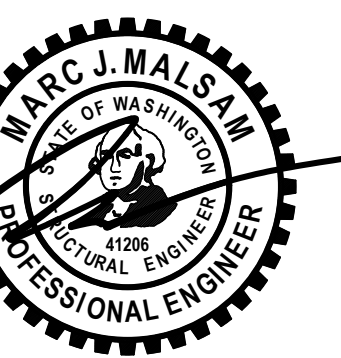
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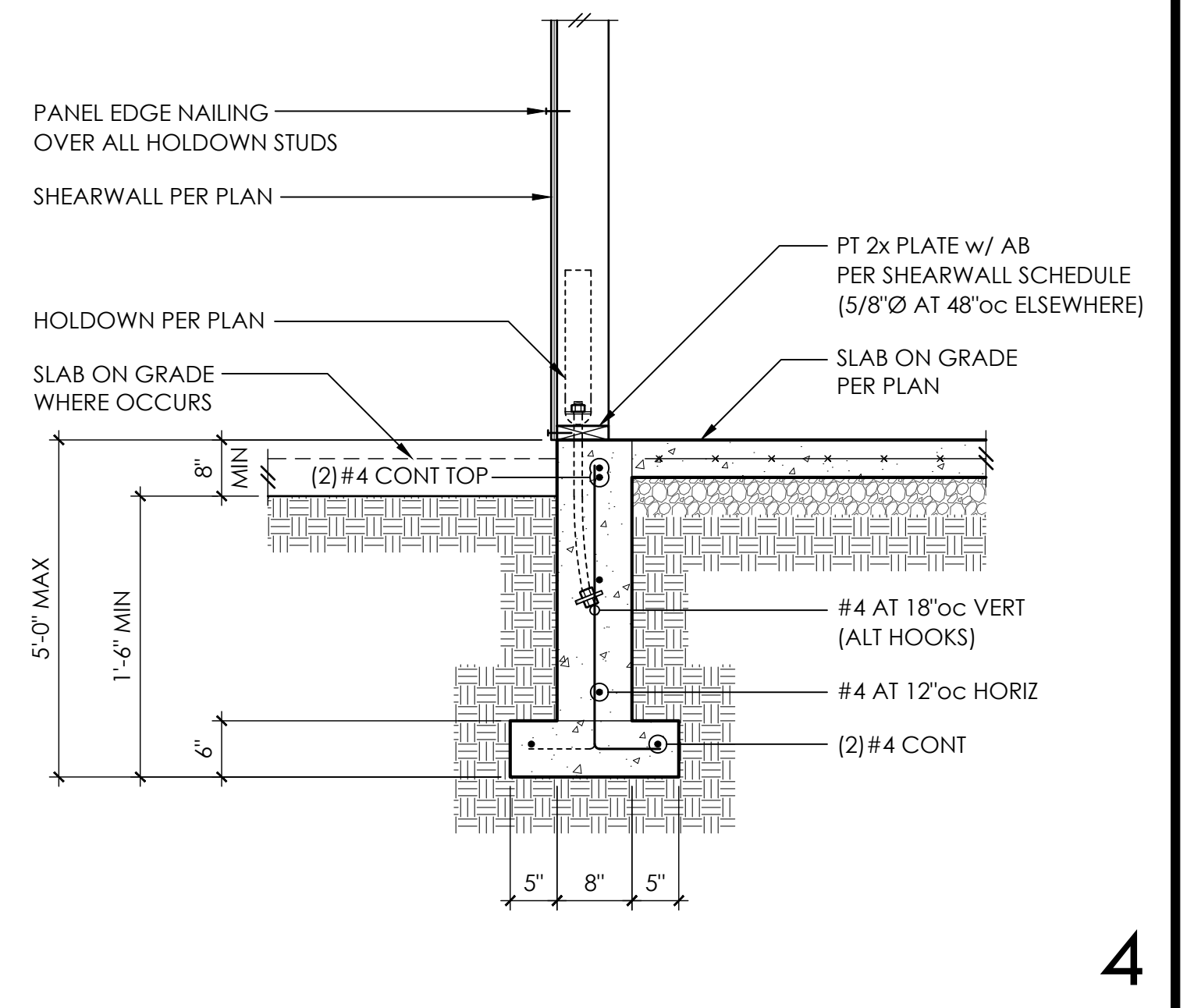
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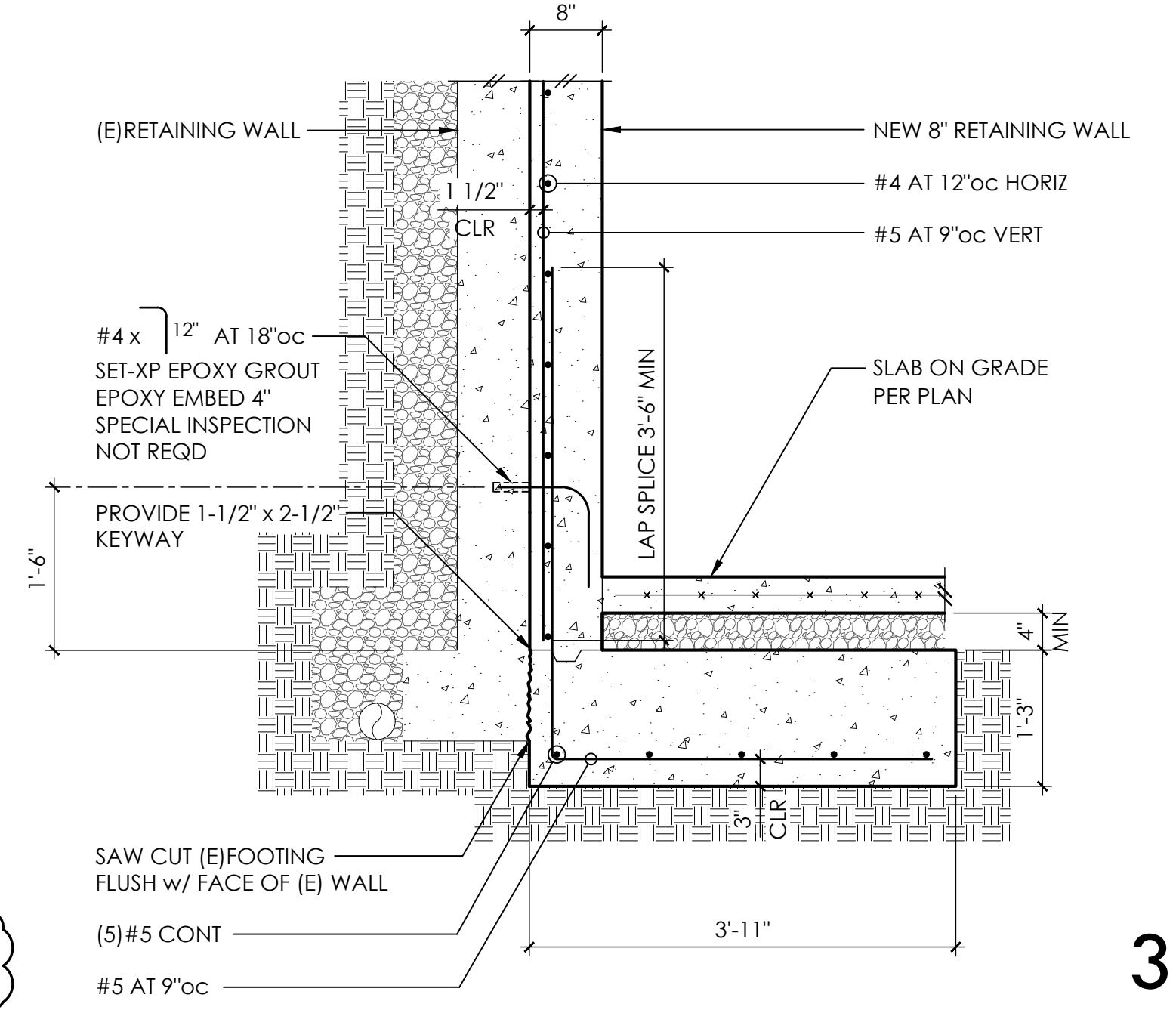
**CONCRETE
DETAILS**

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

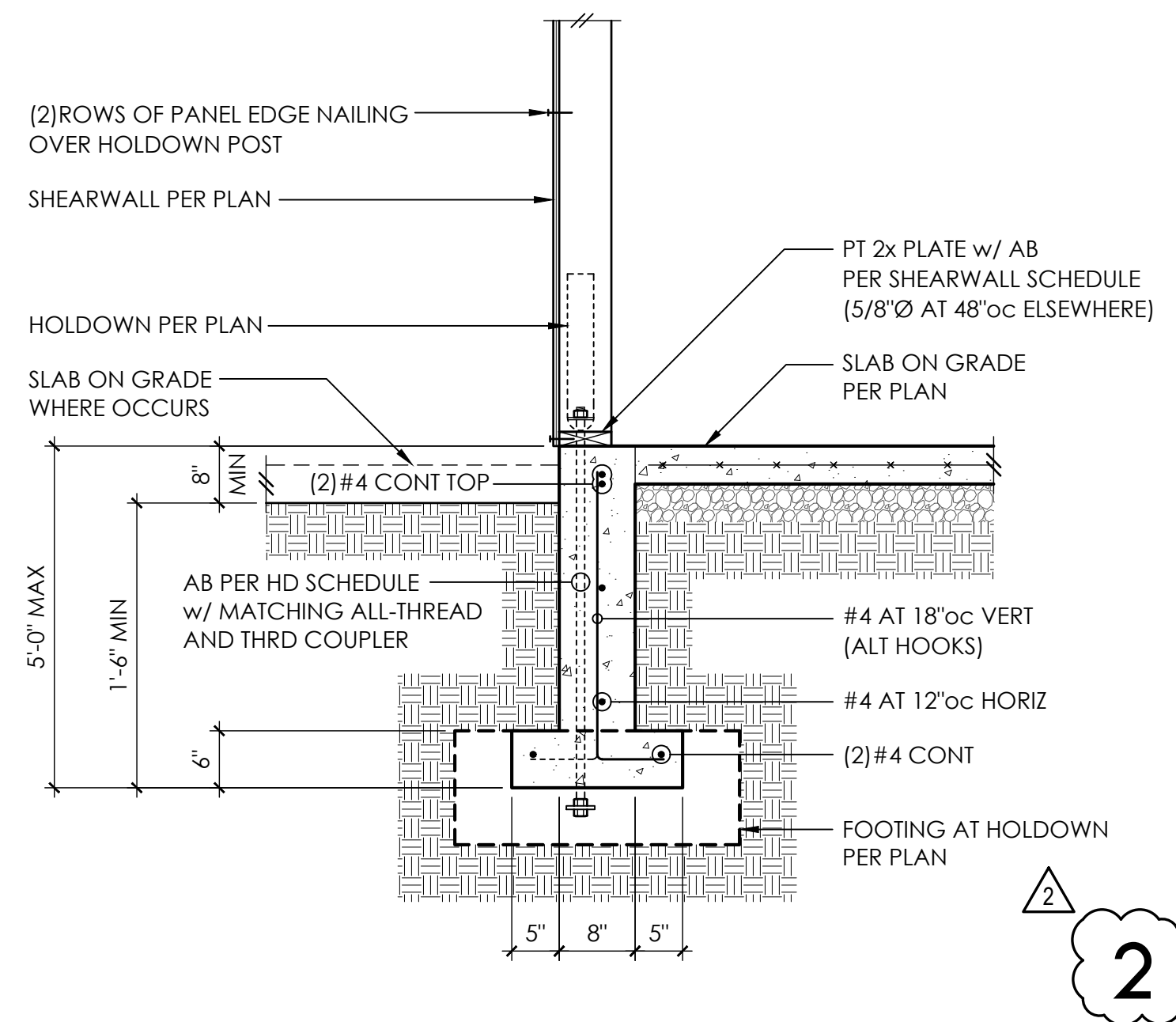
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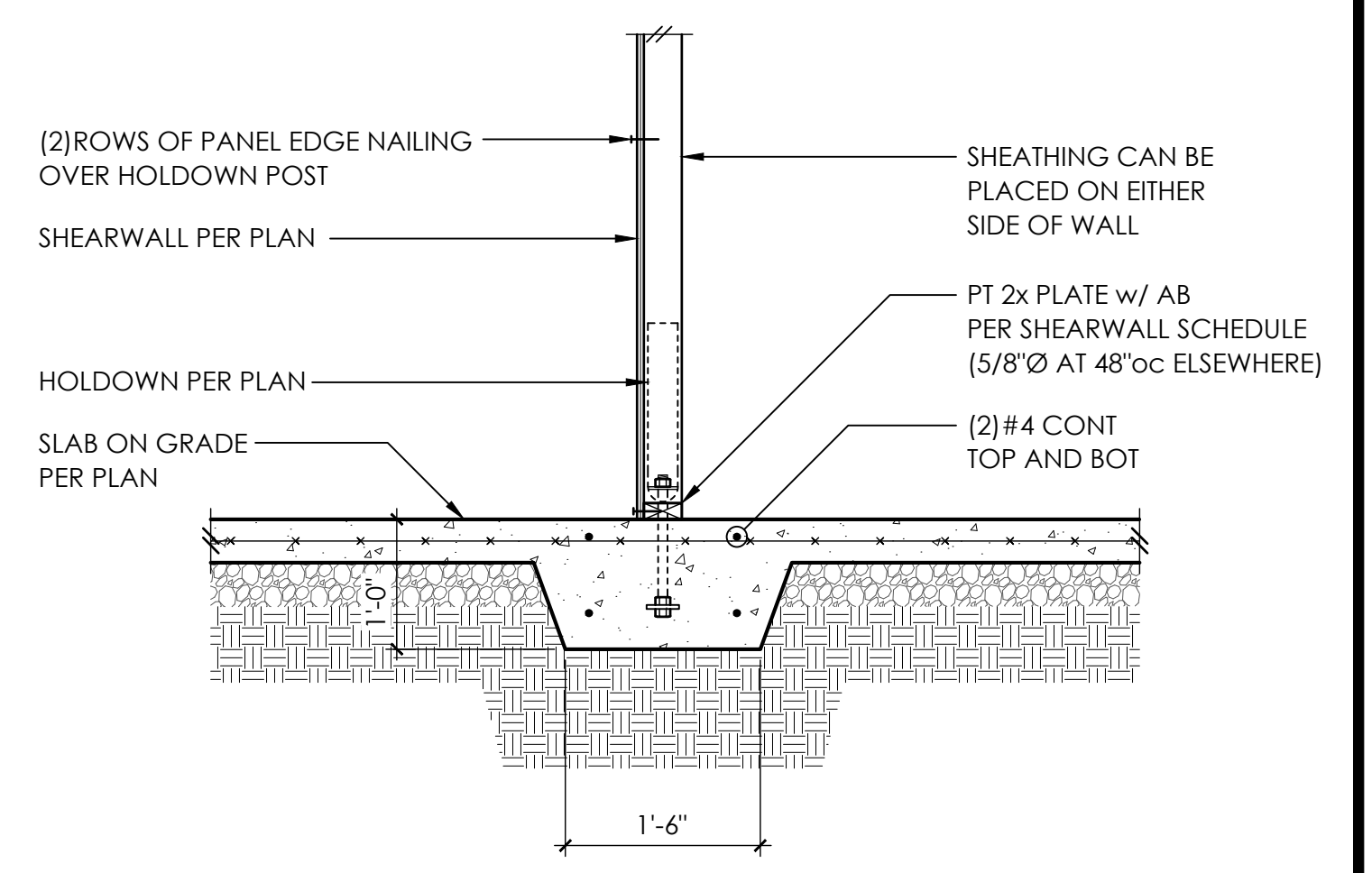
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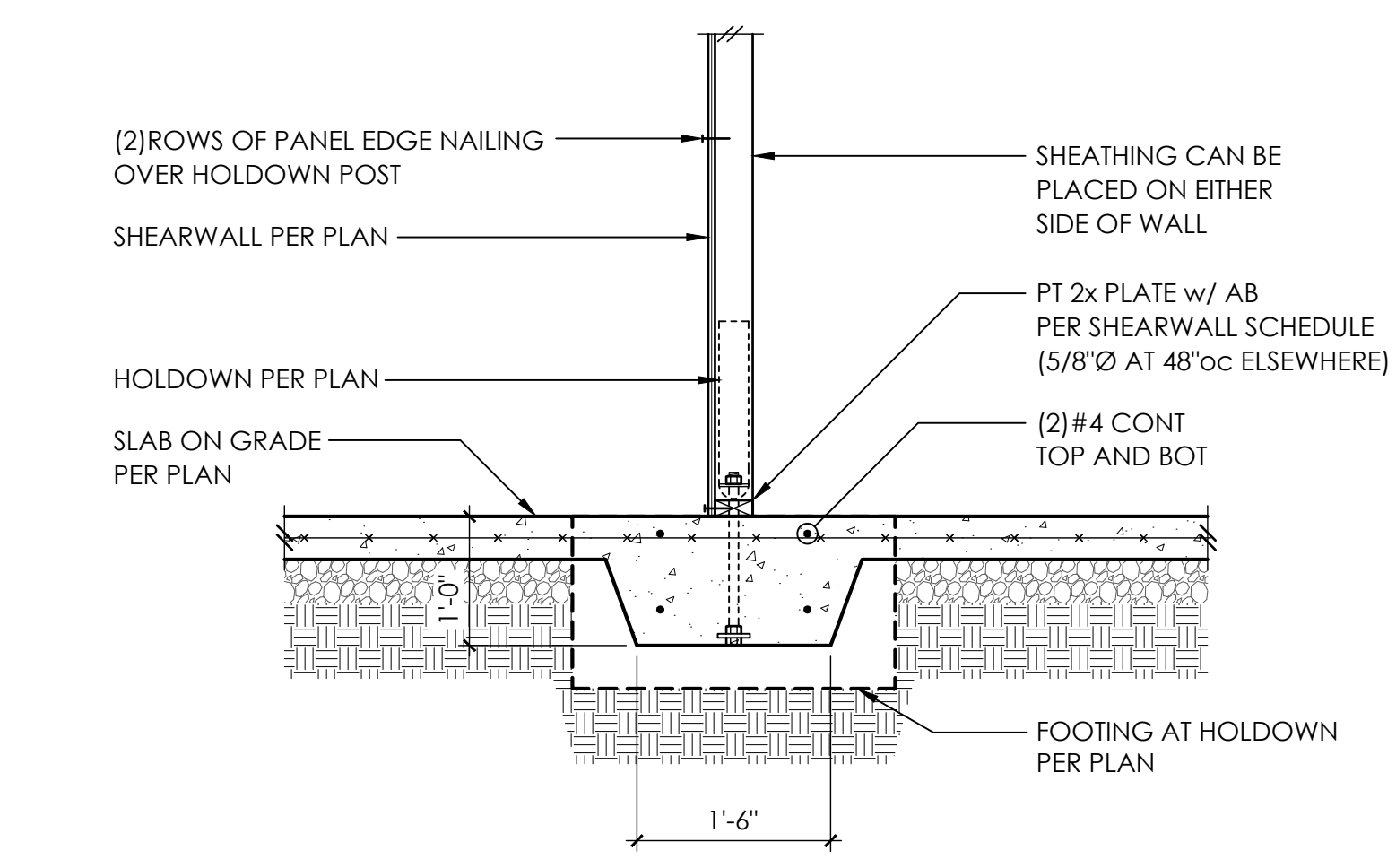
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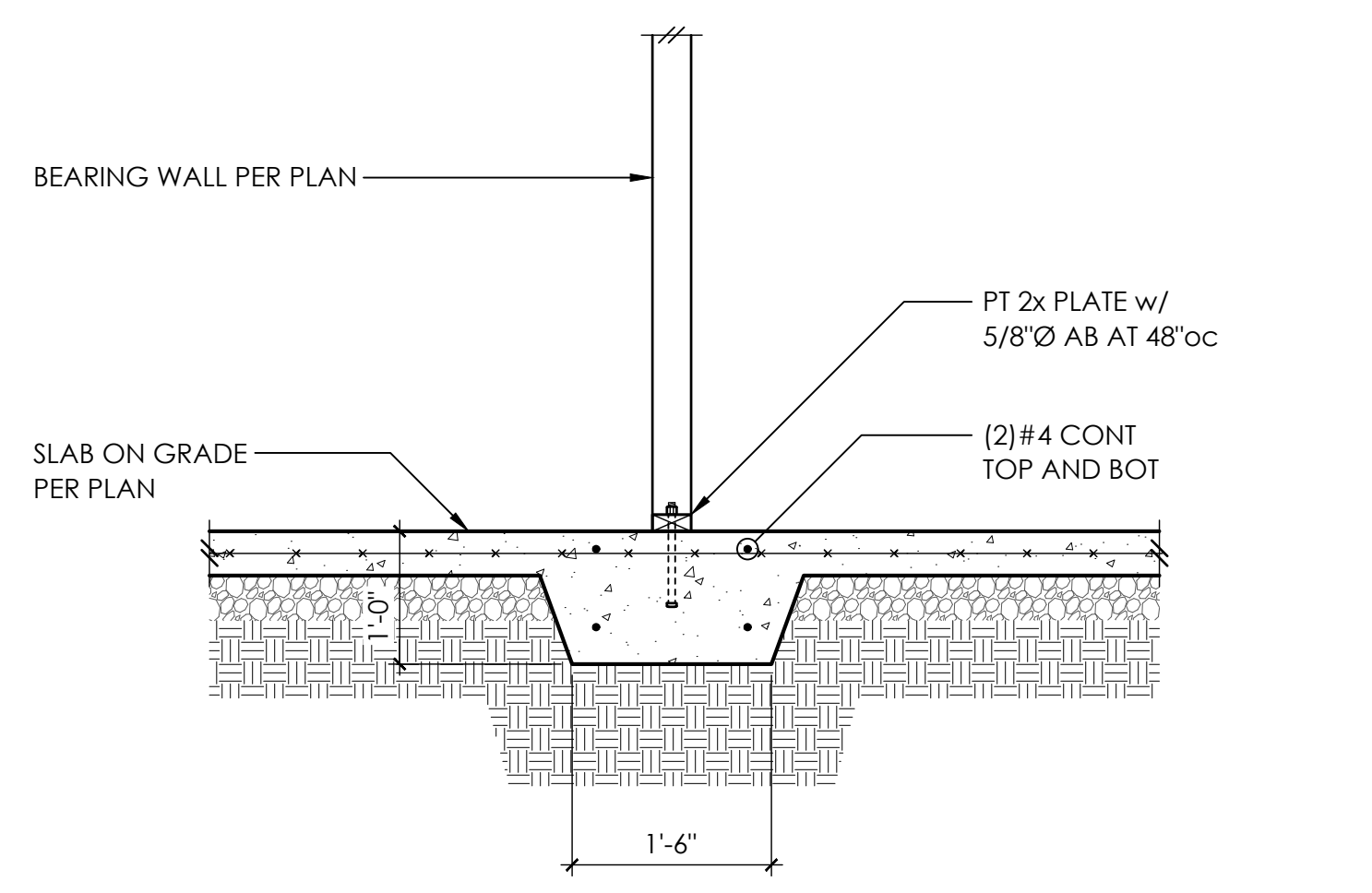
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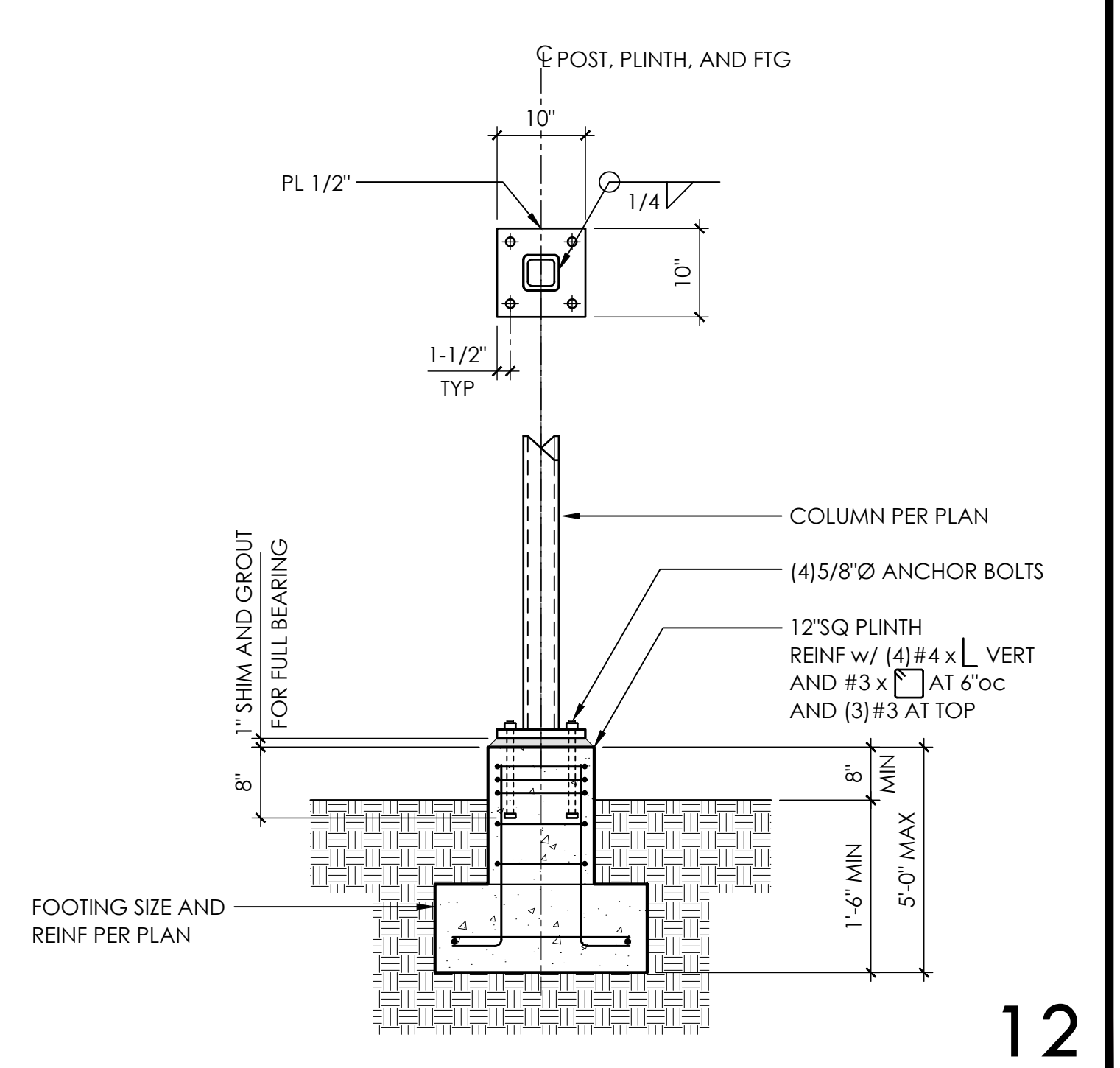
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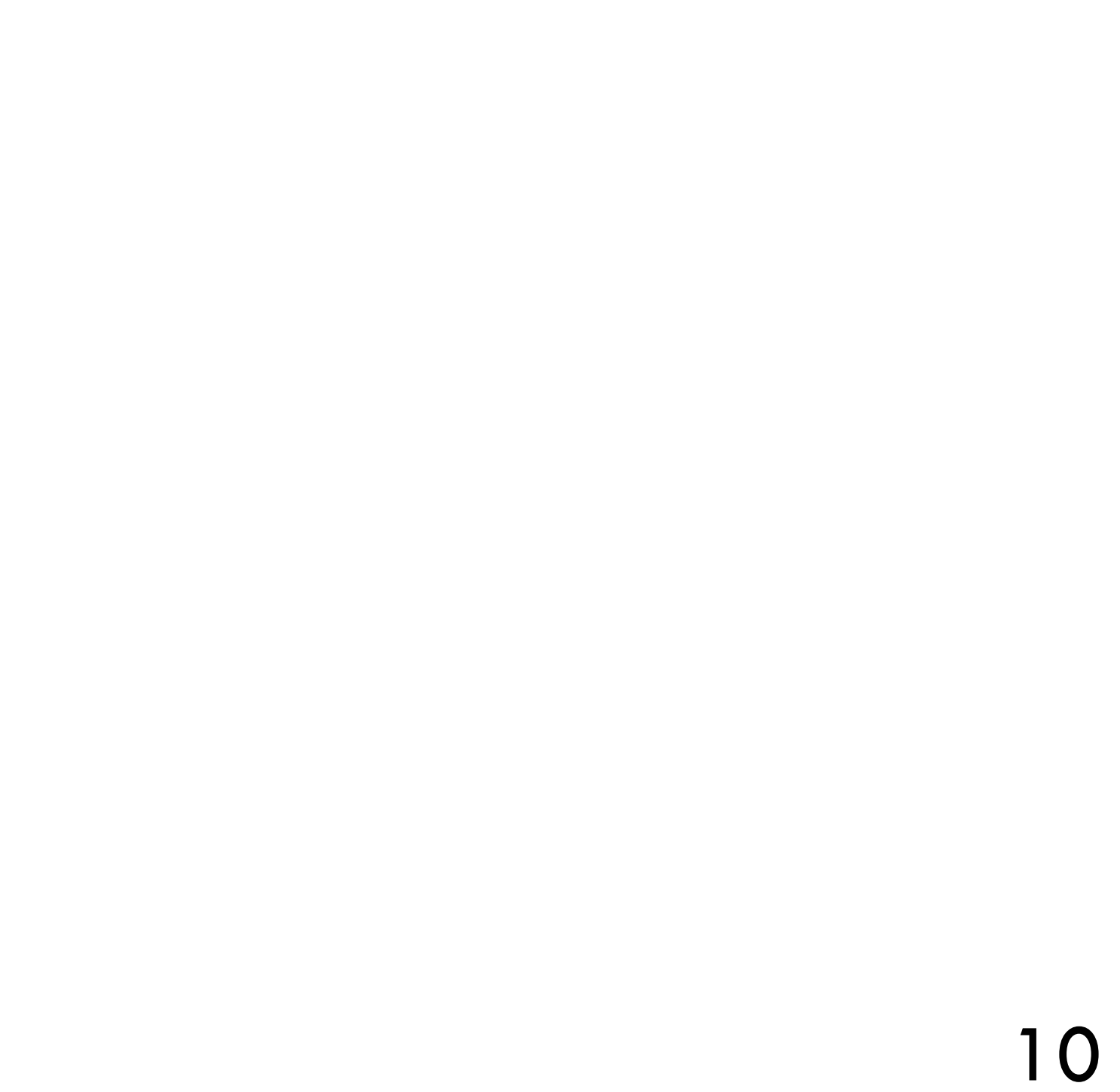
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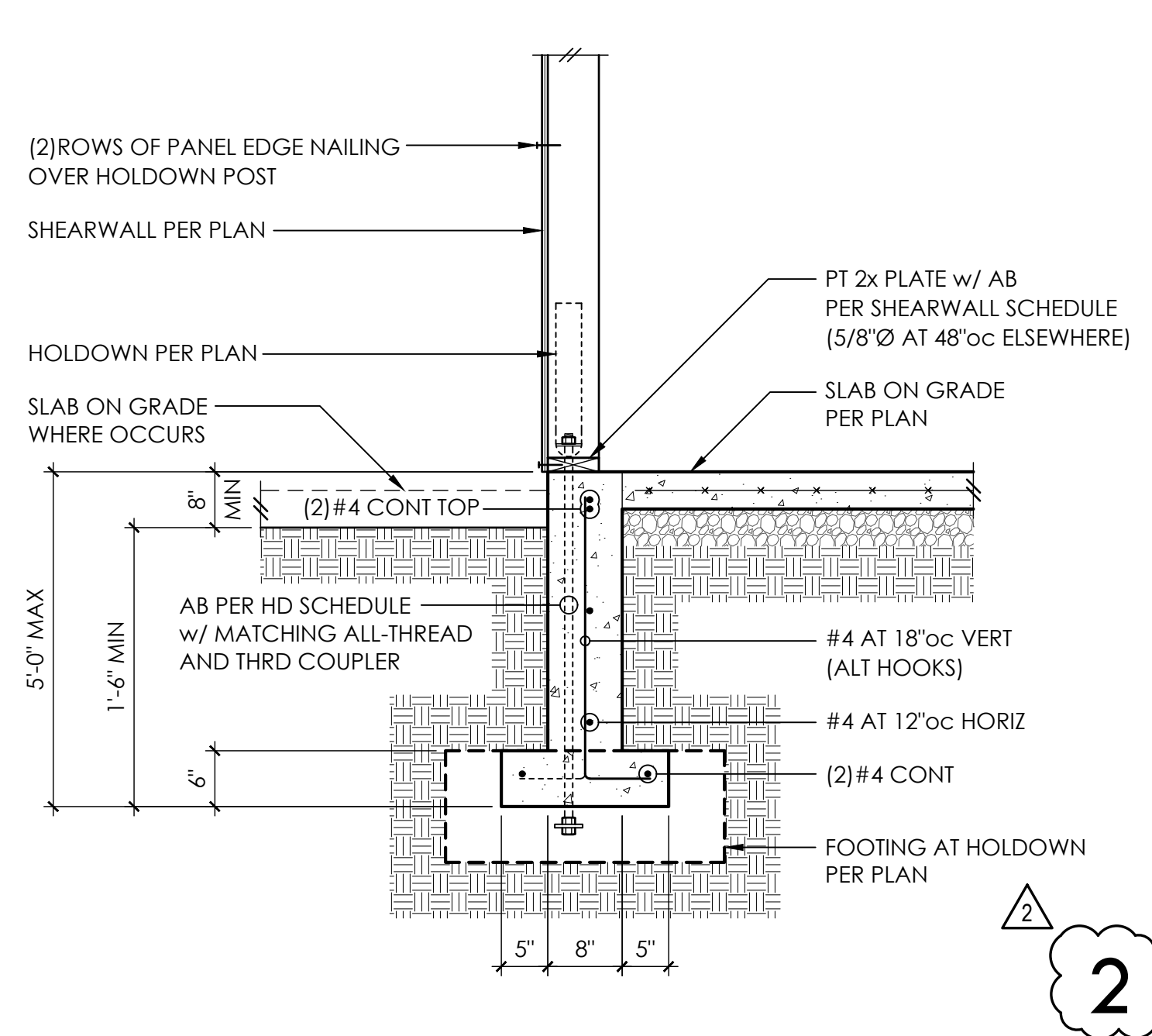


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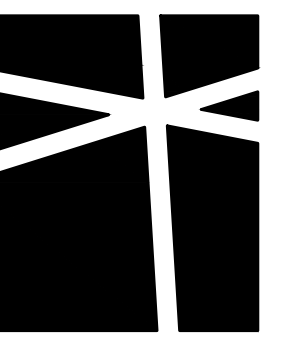
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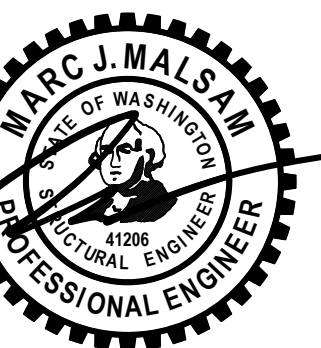
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PRINCIPAL ENGINEER: MJM
DRAWN: CDS, TTH
PROJECT NO: 0262.2015.01.01

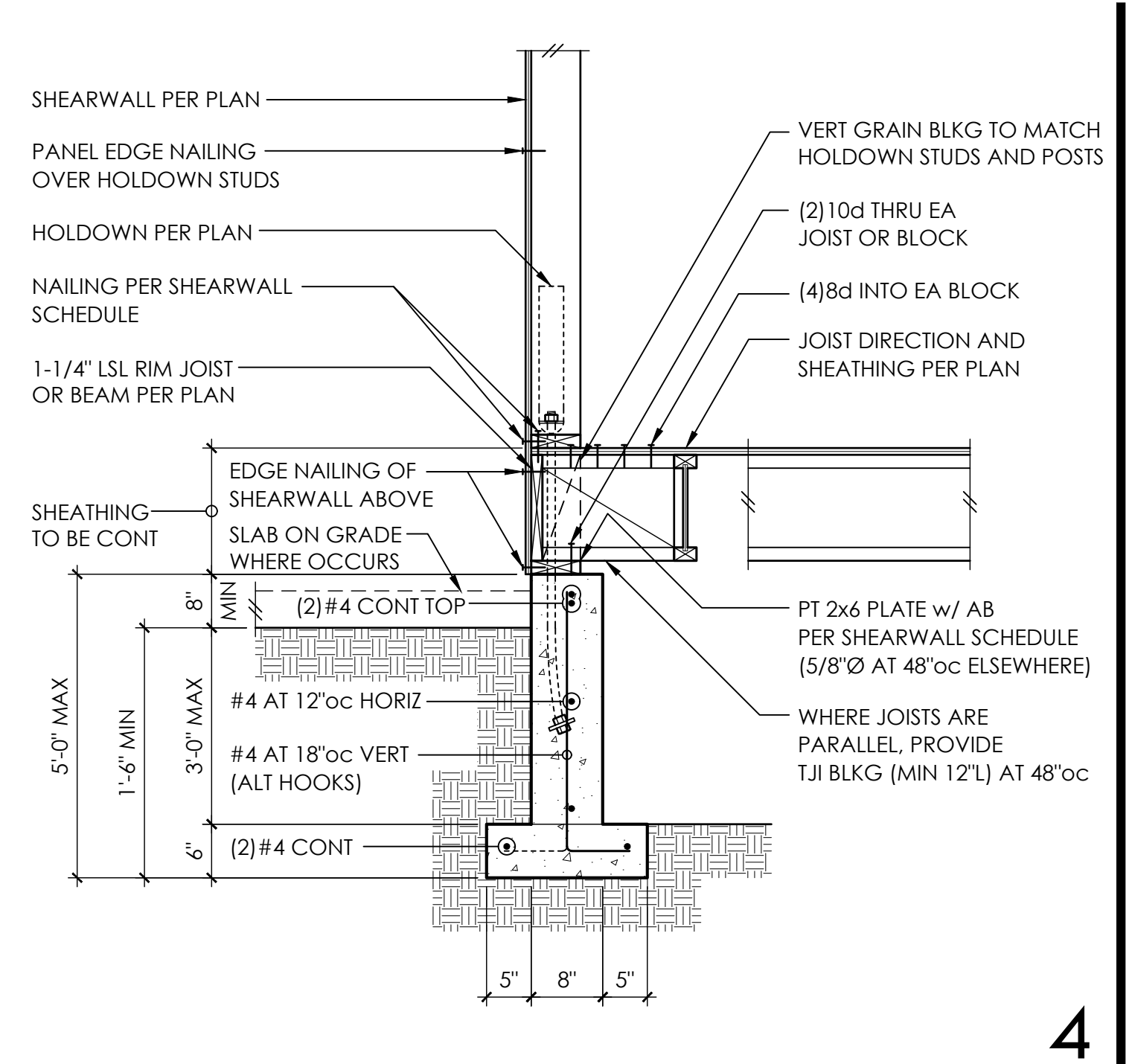
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△	PERMIT CORRECTIONS	8.24.16

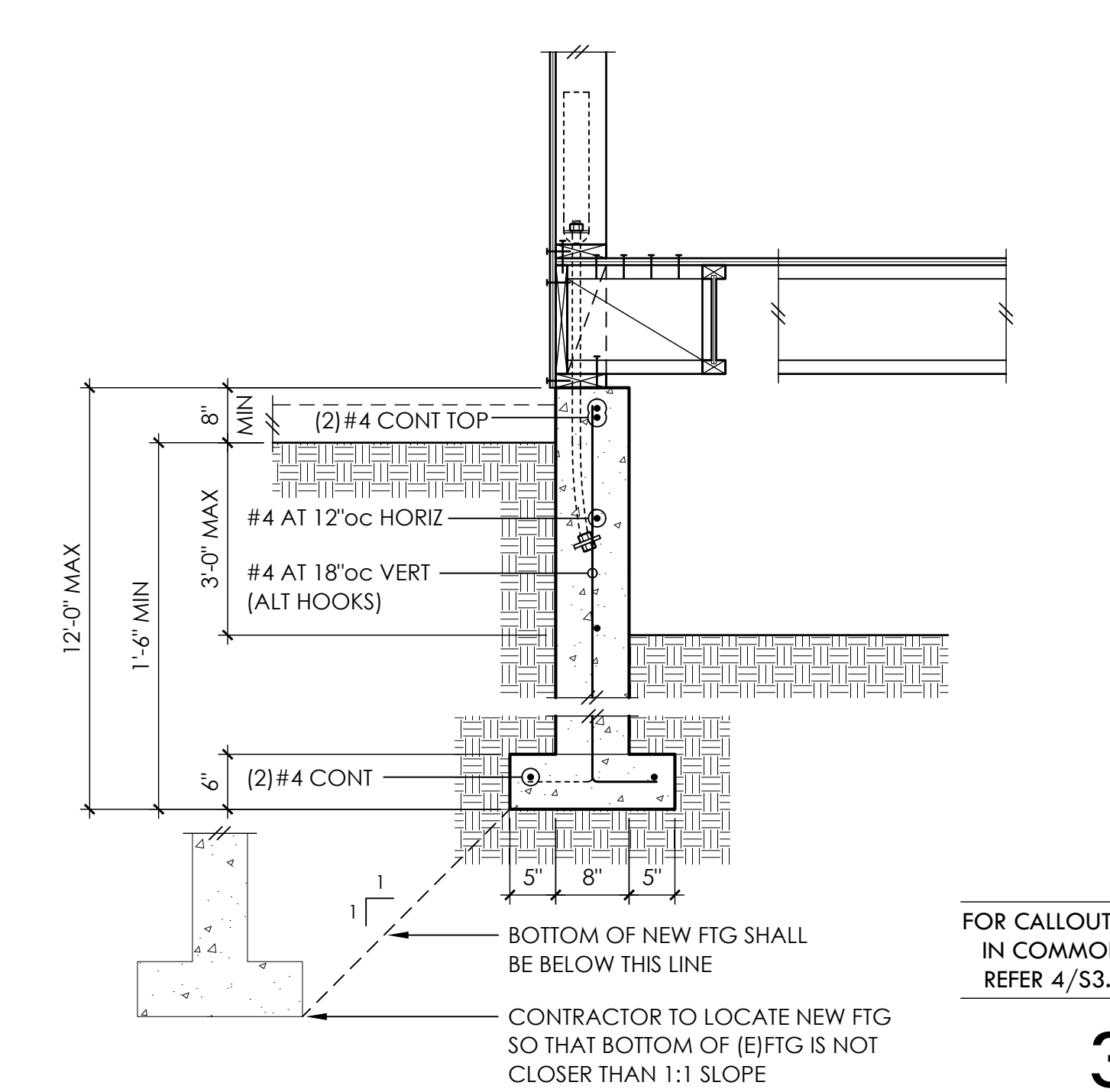
**CONCRETE
DETAILS**

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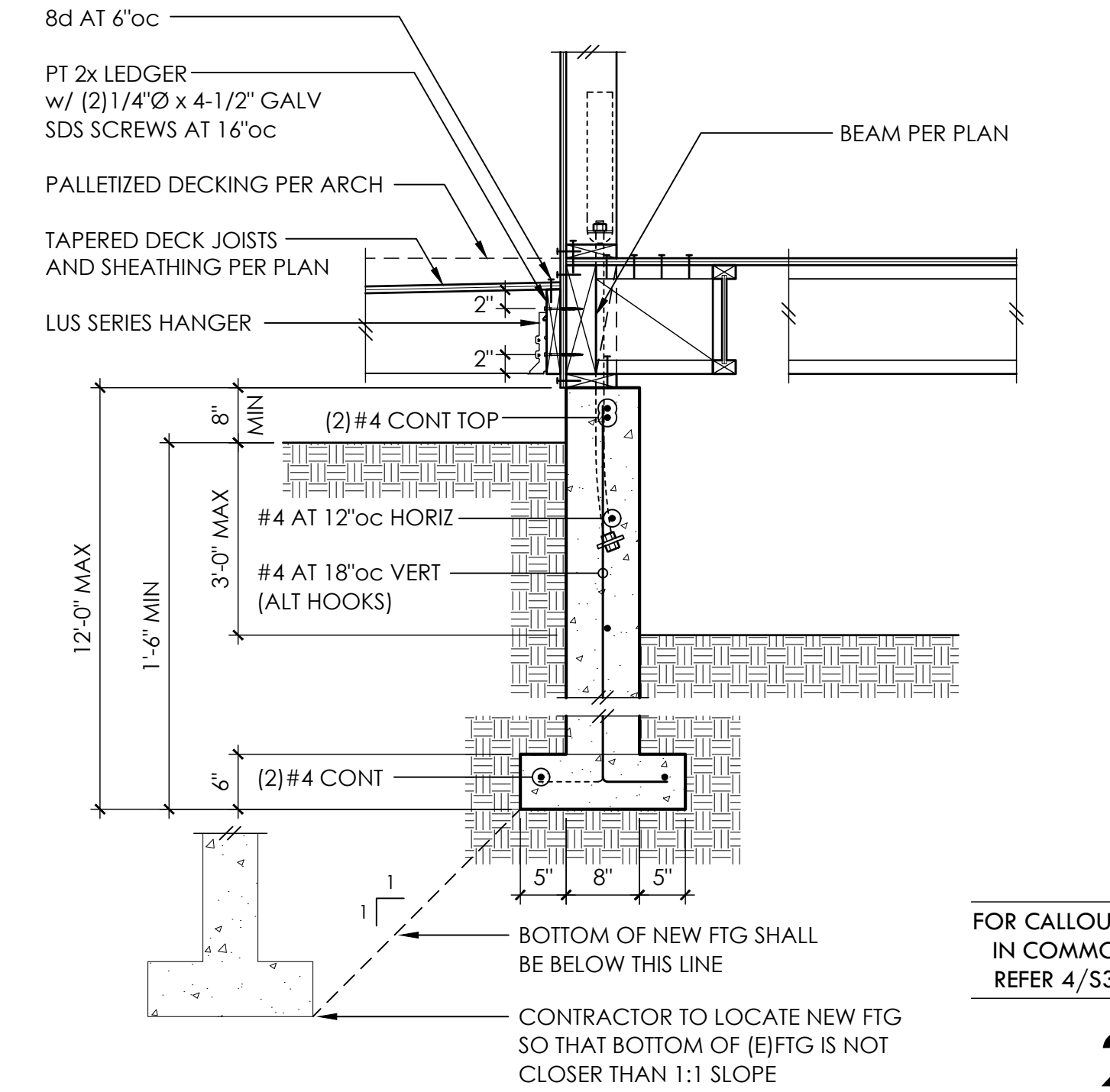
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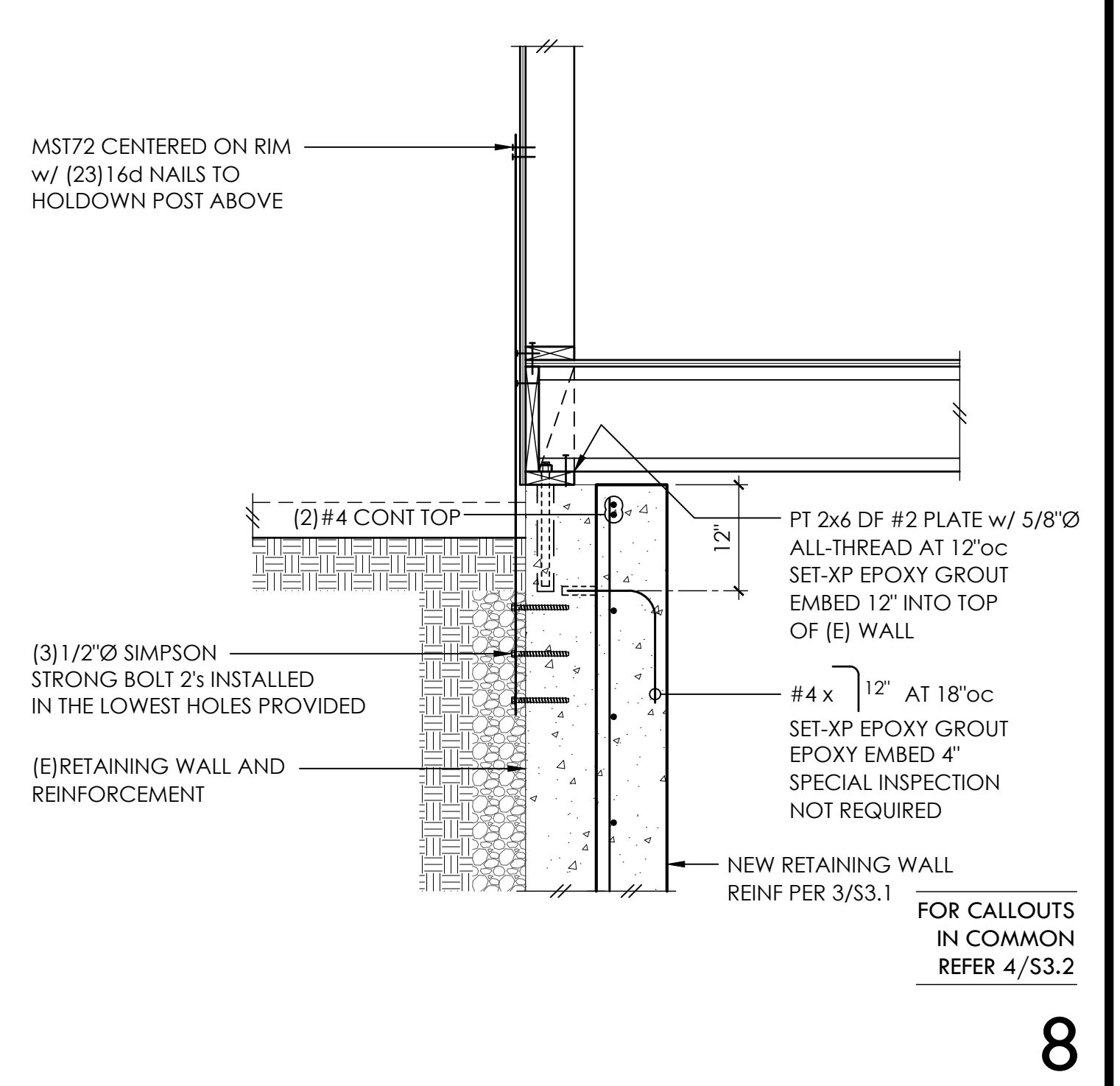
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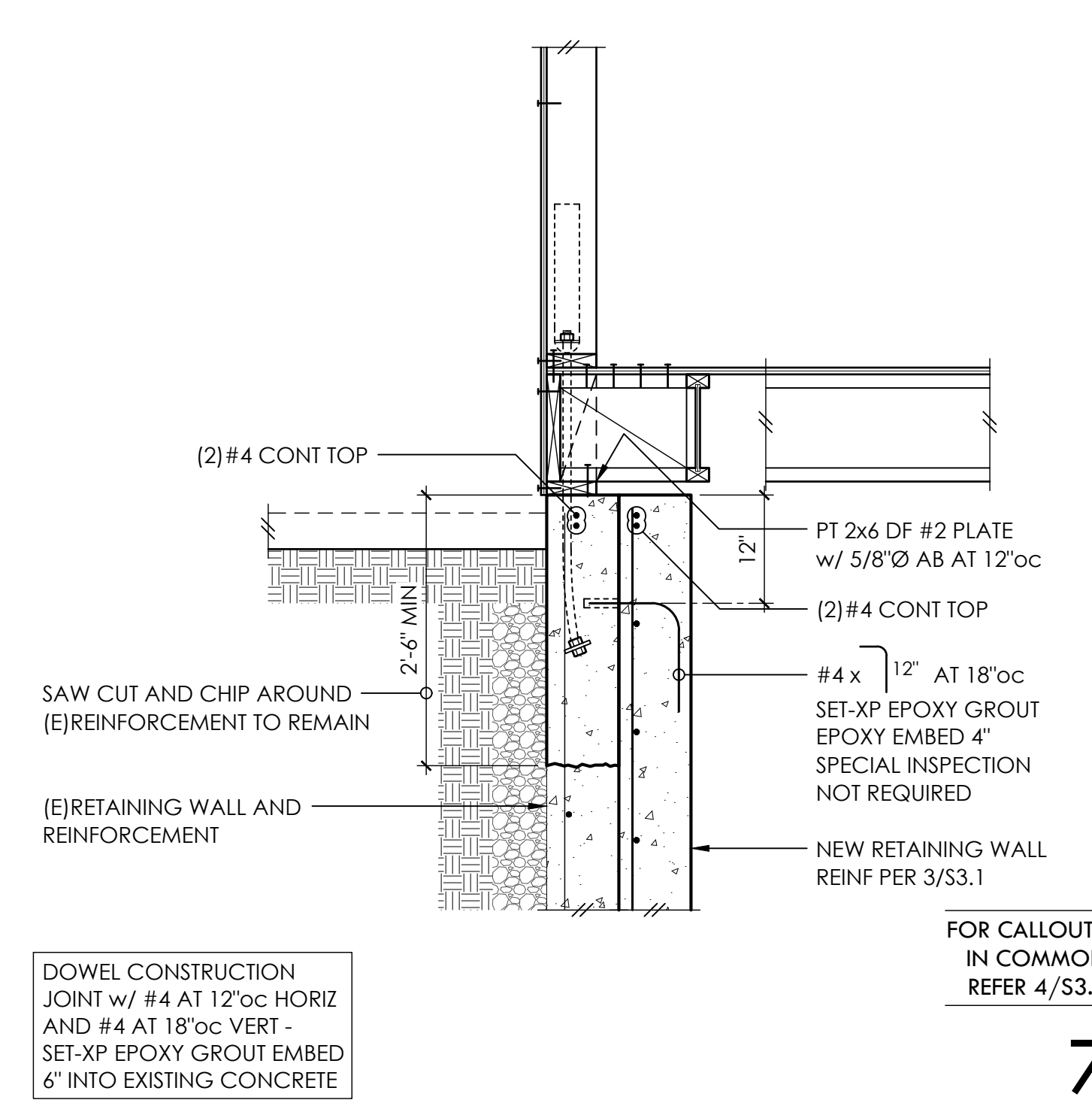
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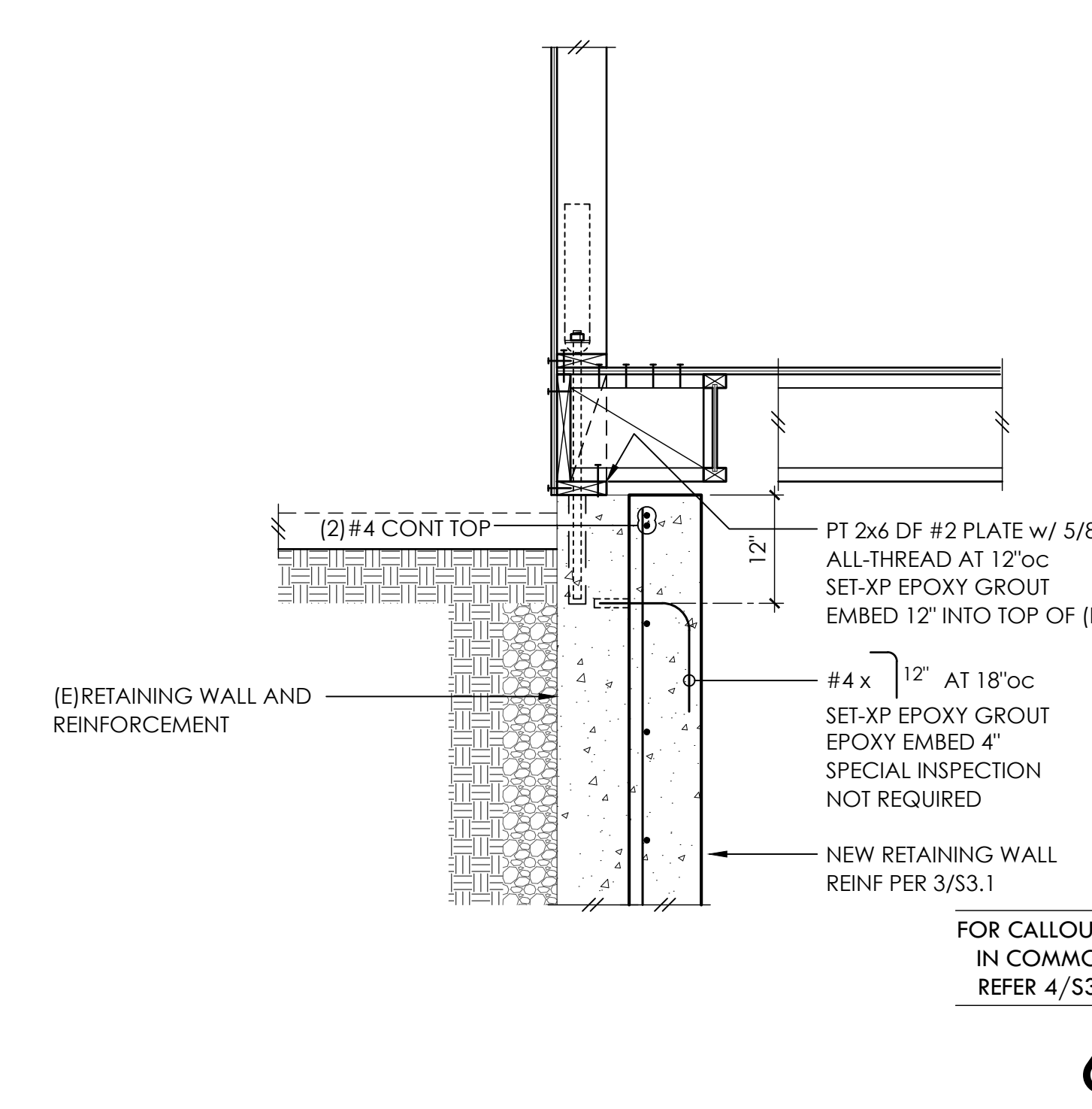
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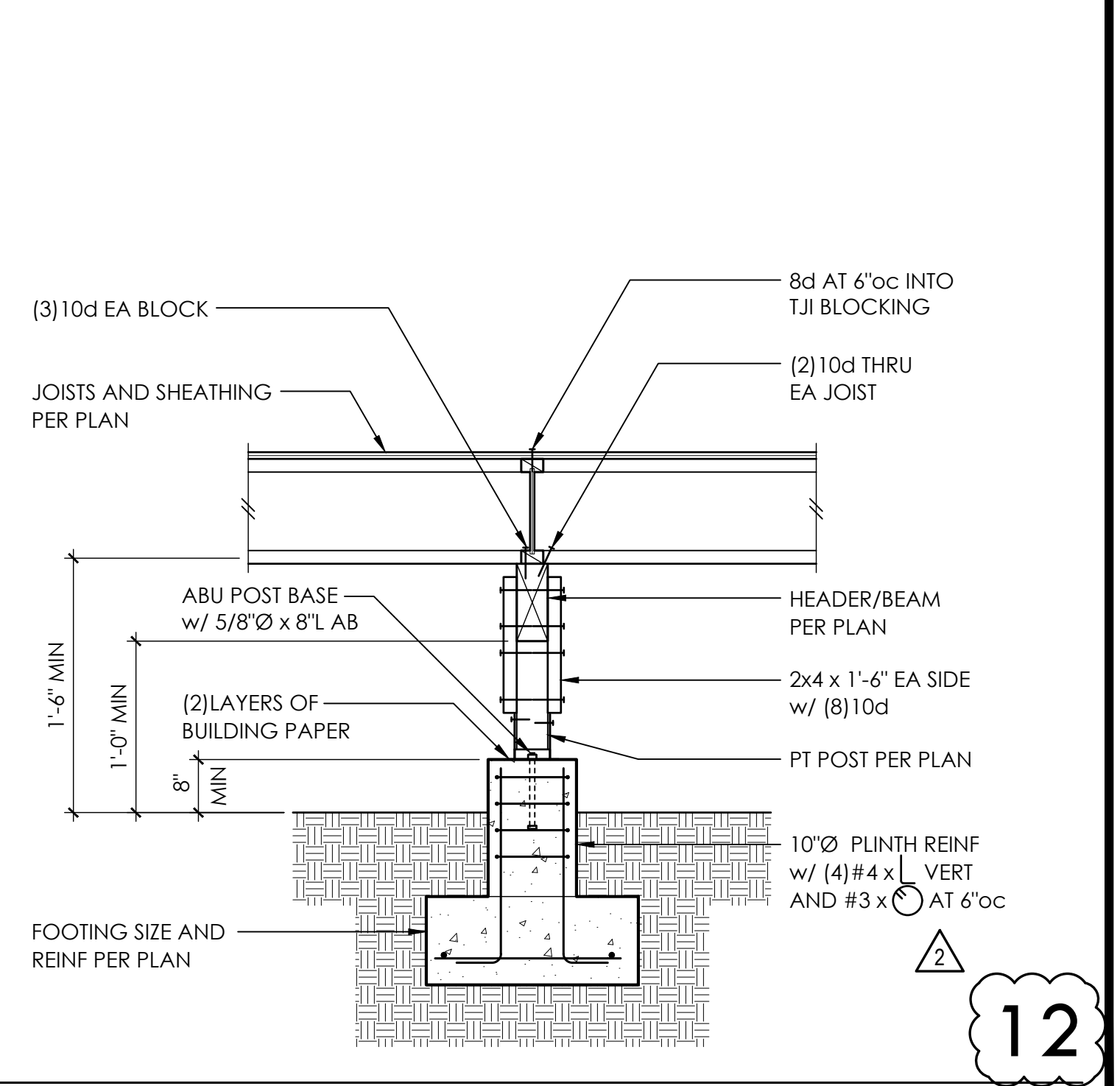
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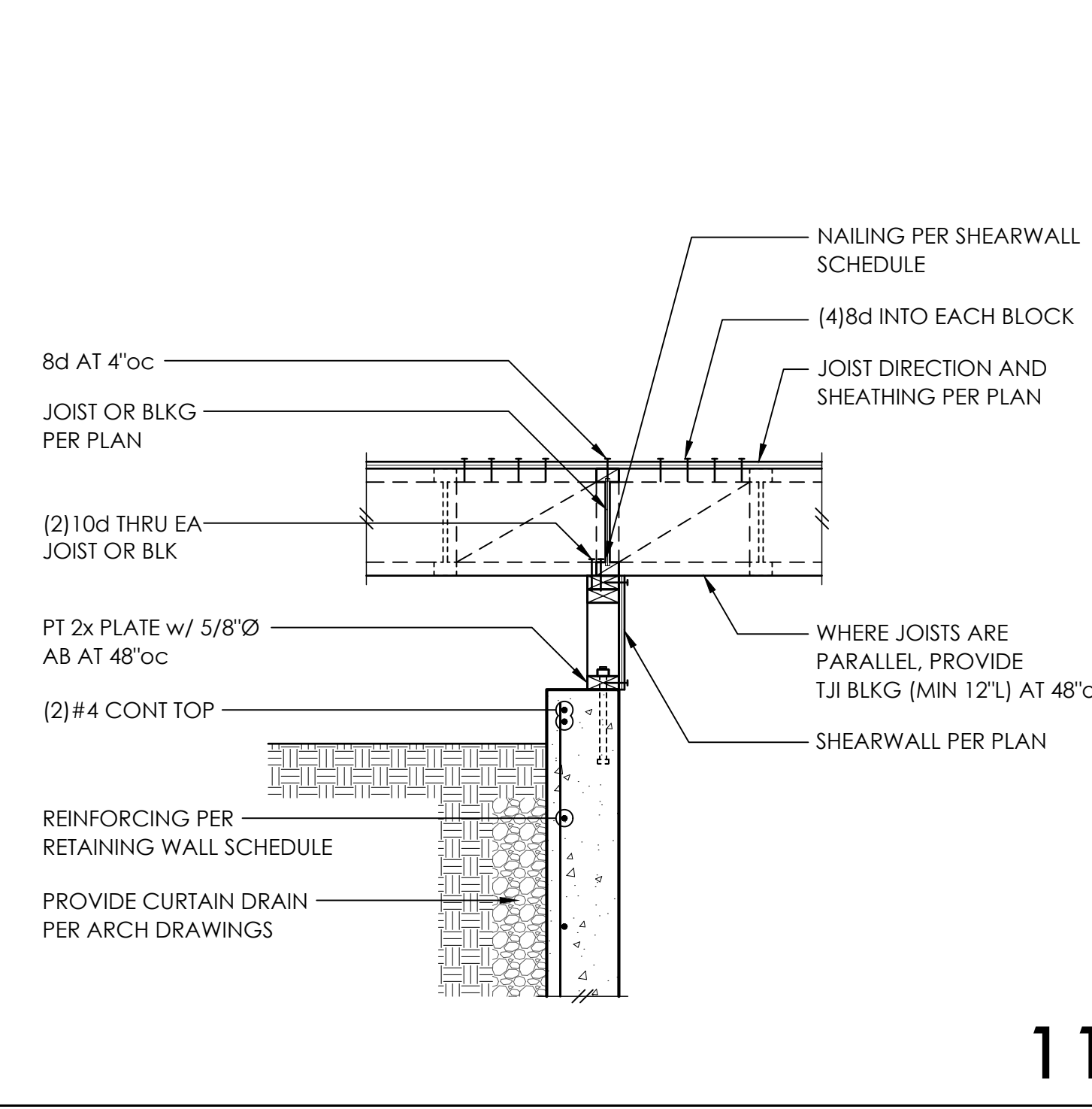
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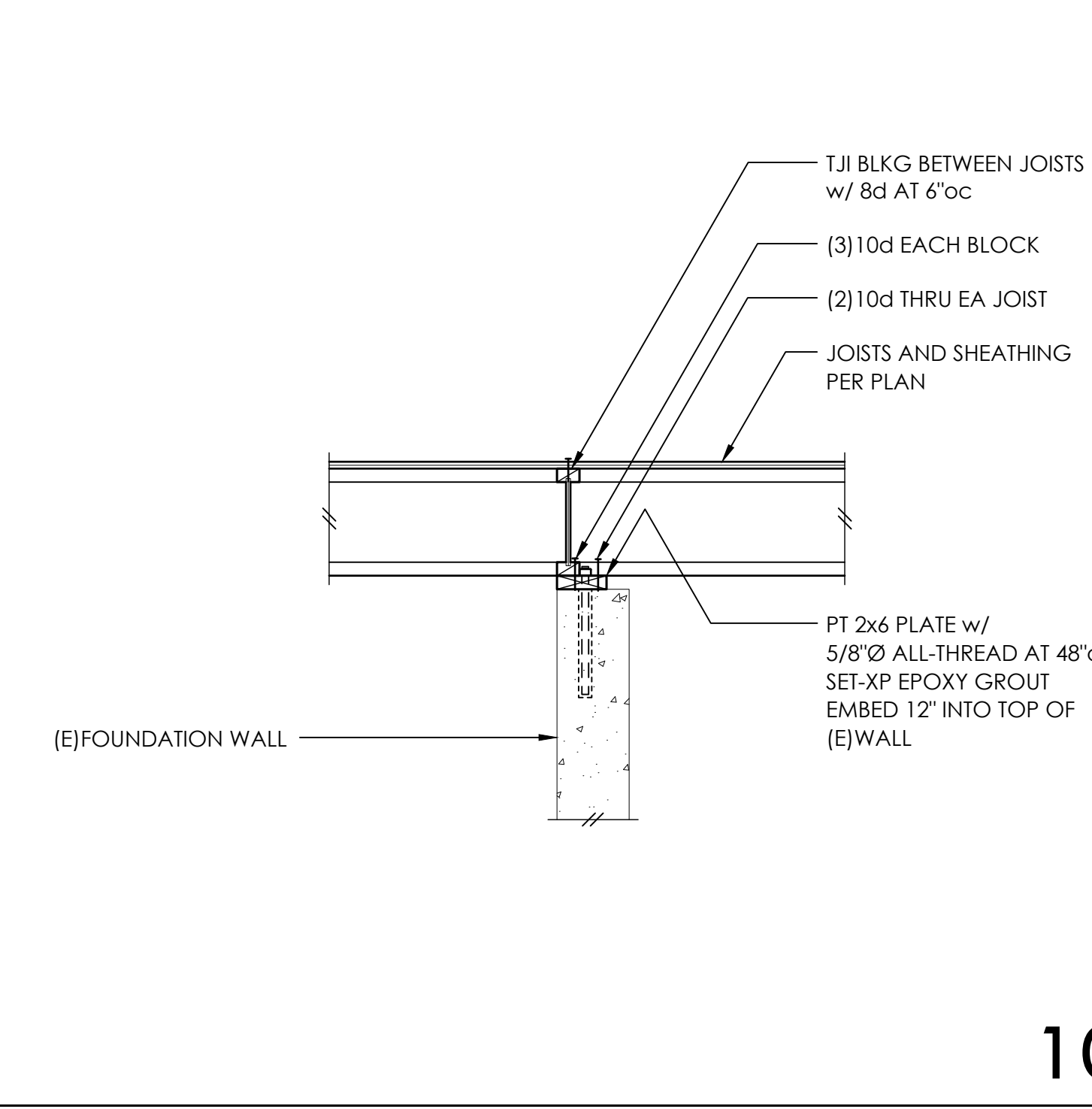
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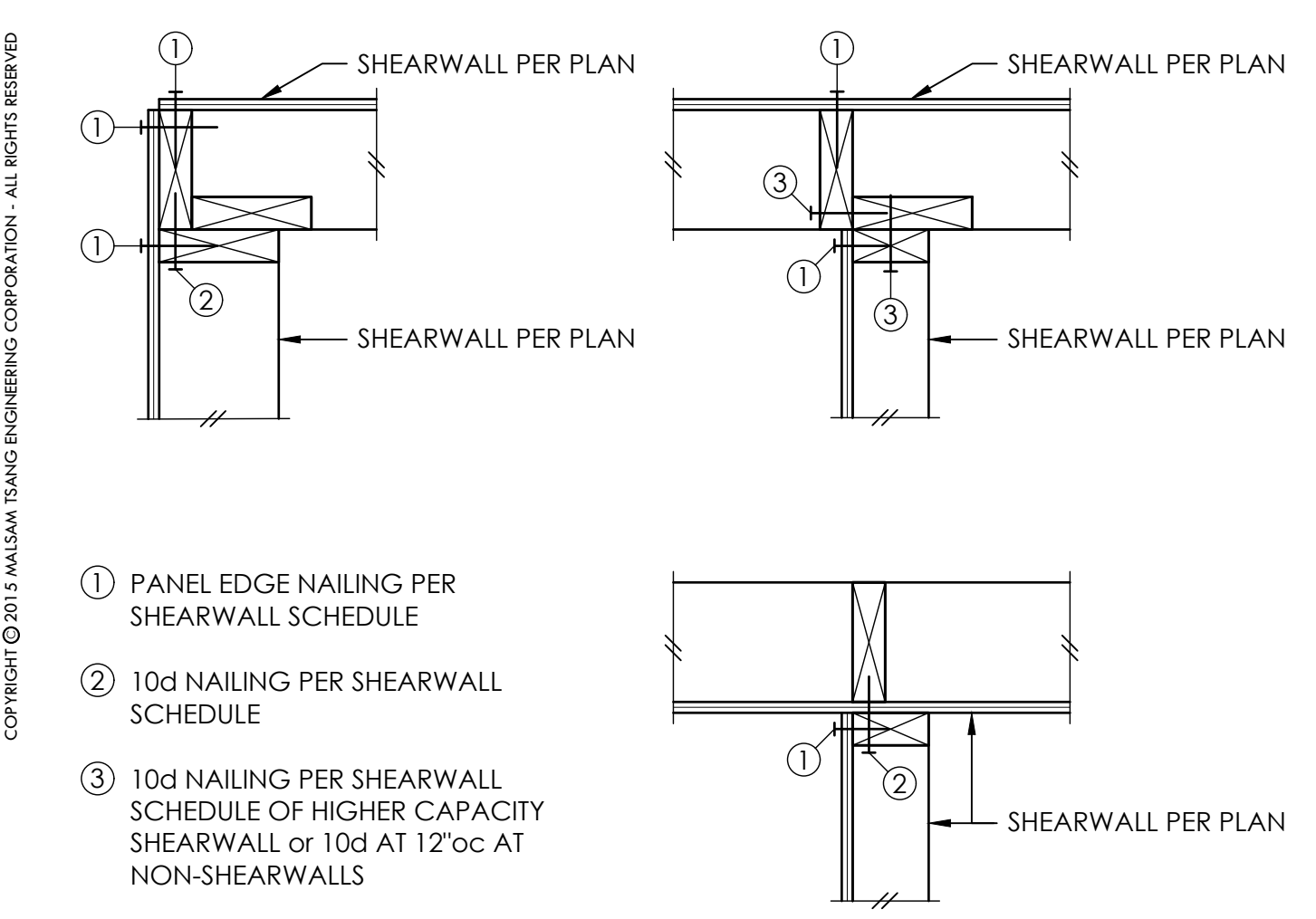


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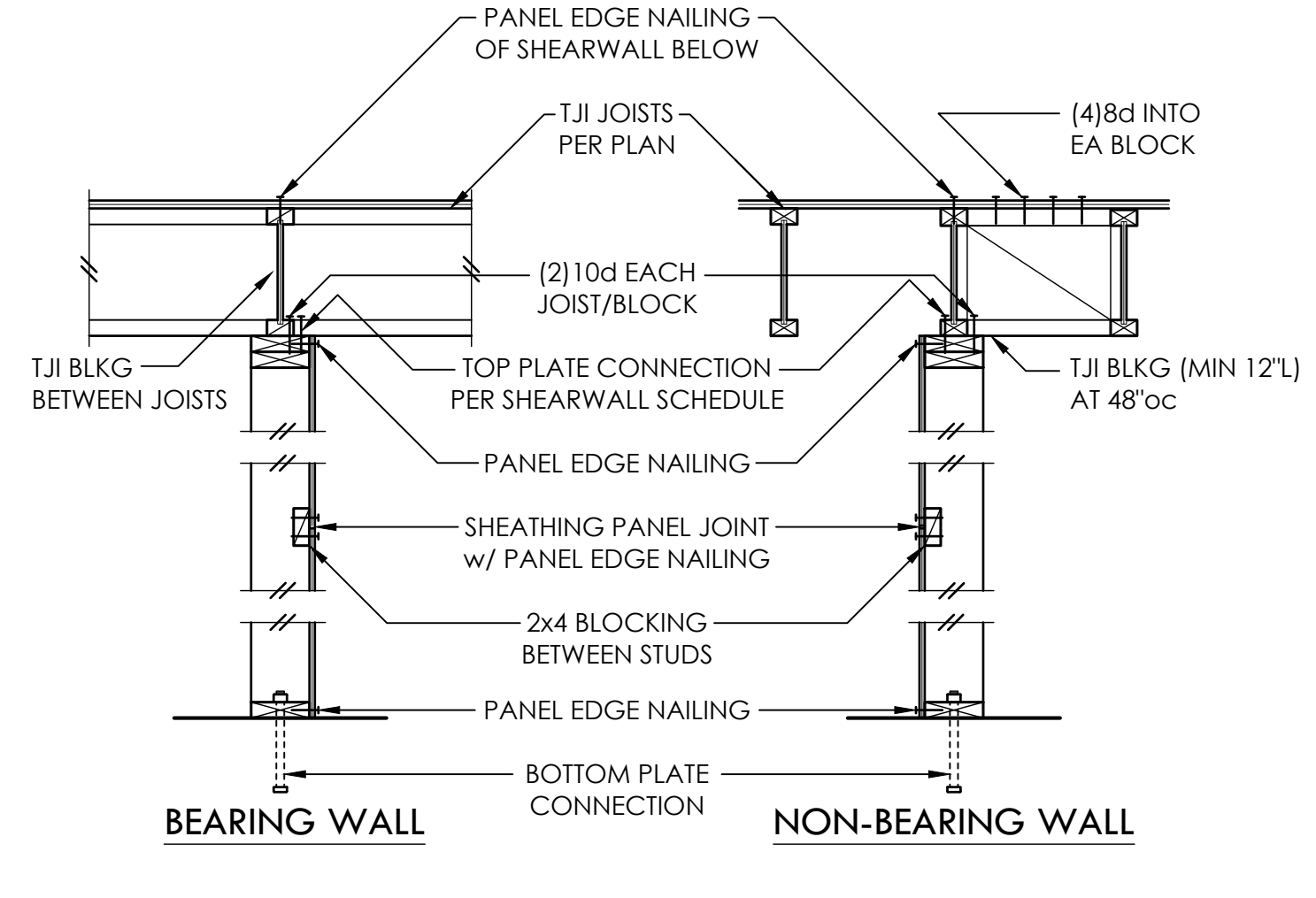
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Reviewed by: MJM
Approved by: Aug 24, 2016 - 12:12:00pm

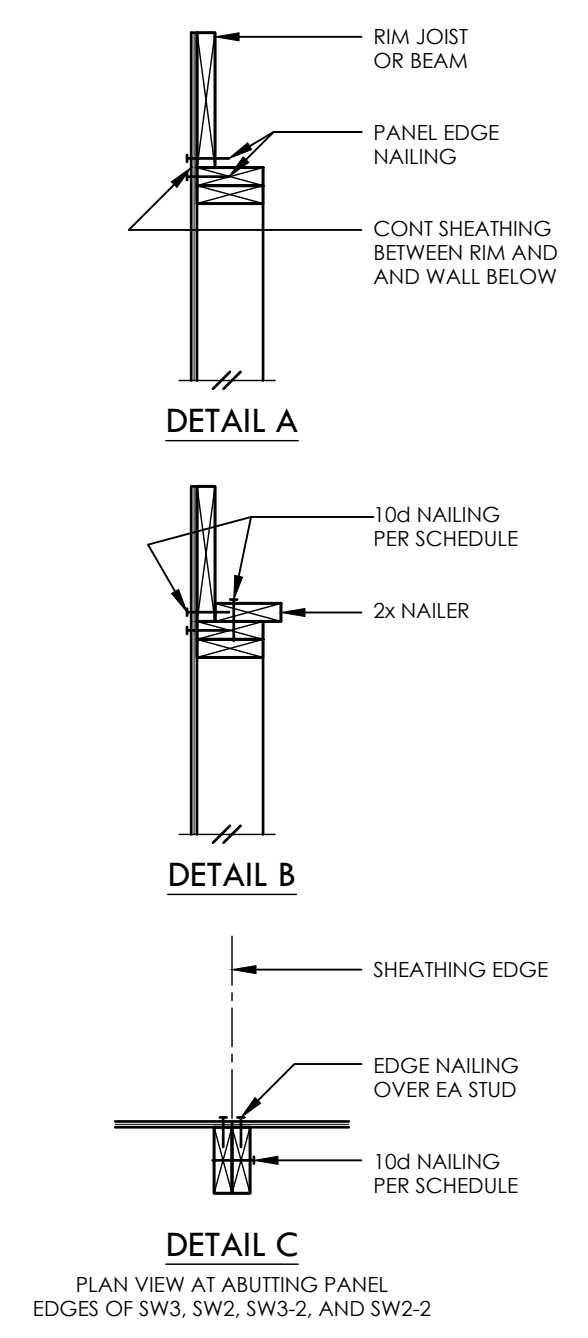
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SCALE: 1-1/2" = 1'-0"
TYPICAL SHEARWALL INTERSECTIONS **1**



TYPICAL SHEARWALL CONSTRUCTION **2**



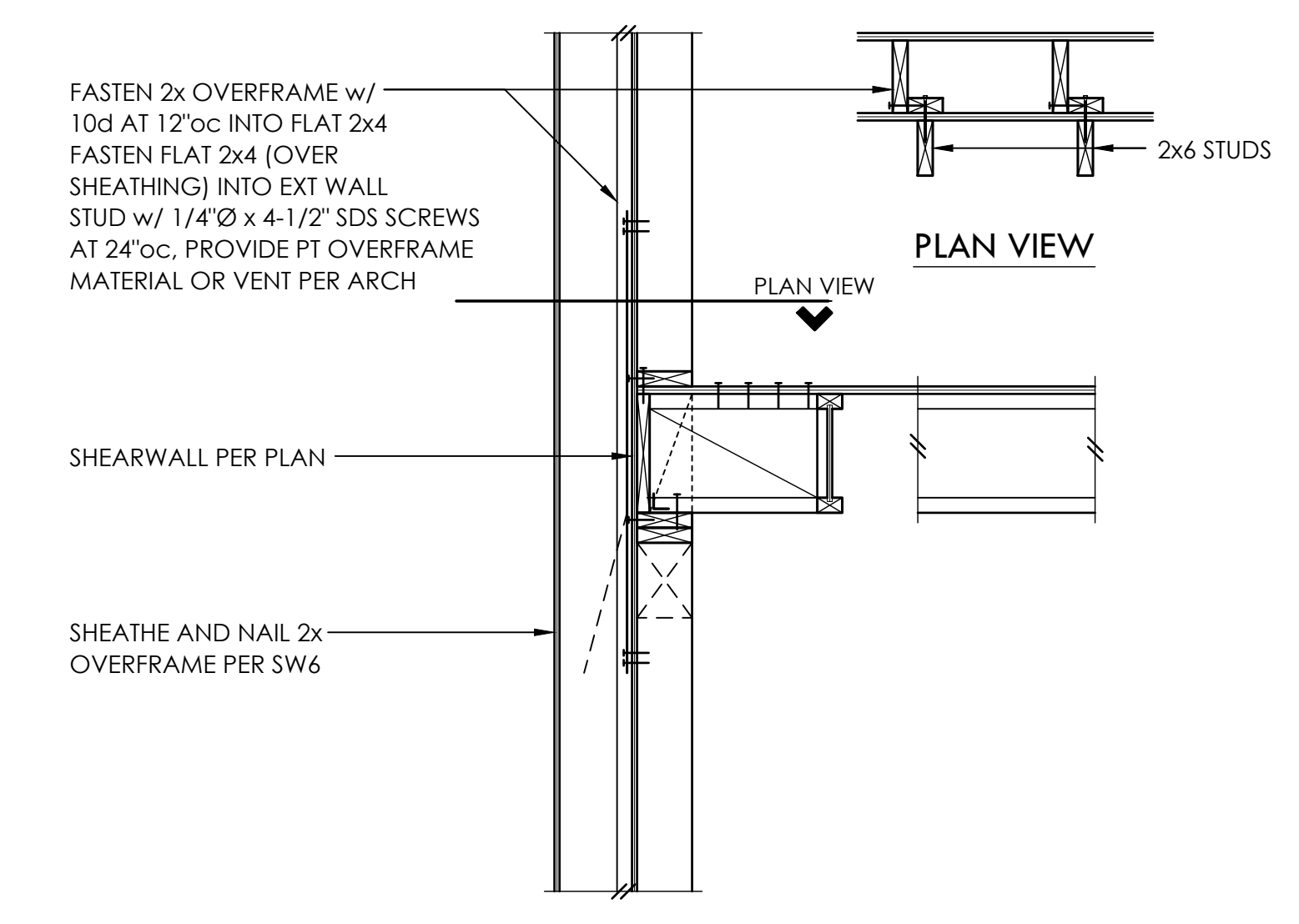
DETAIL A
DETAIL B

SHEARWALL SCHEDULE ①②③④⑤⑥⑦

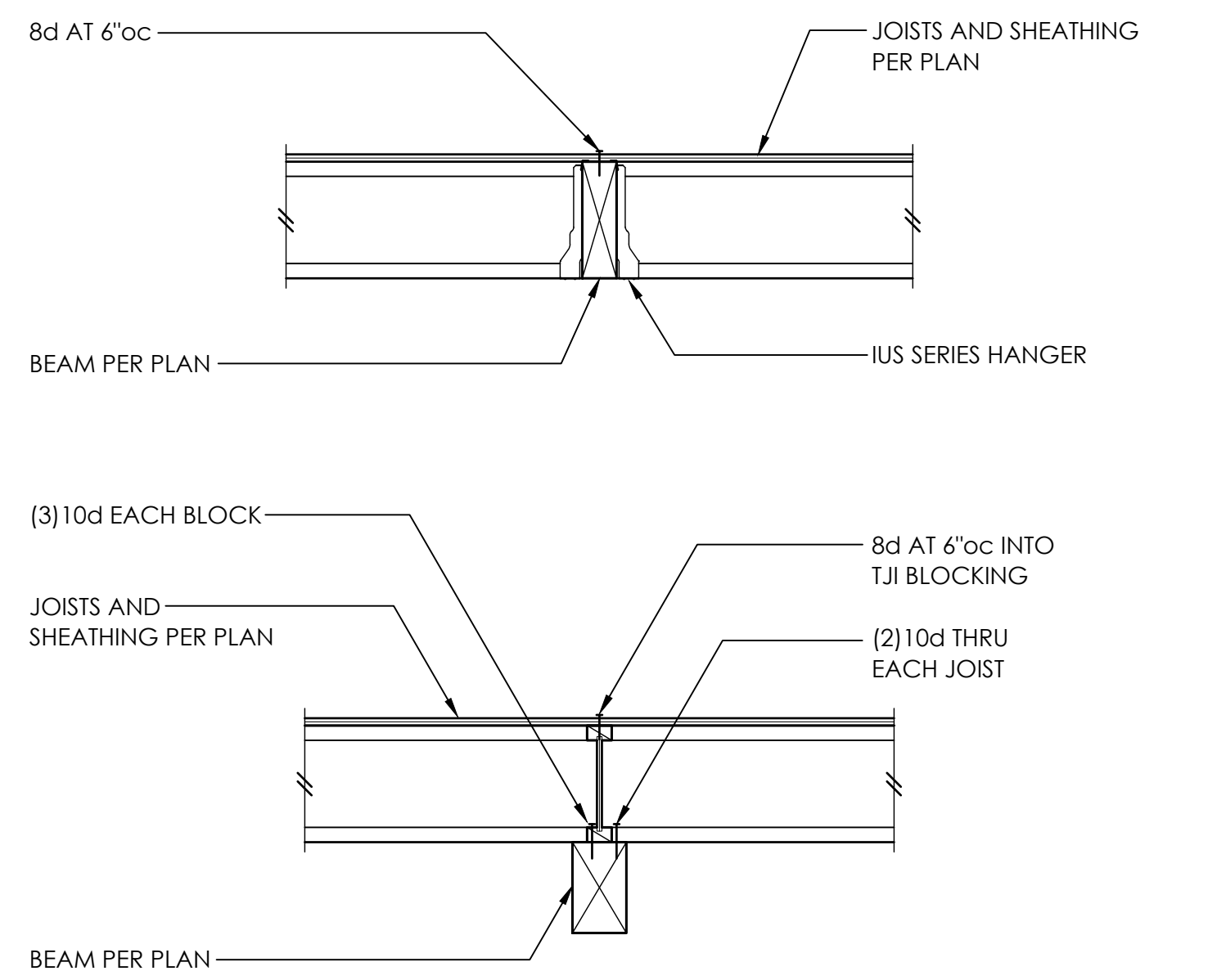
MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			TJI/2x	RIM/BEAM ⑧	AT WOOD	AT CONCRETE
SW6	1/2" PLY or 7/16" OSB	8d AT 6"oc	10d AT 6"oc	A35 AT 30"oc ⑨	12d AT 6"oc	5/8"Ø AB AT 48"oc
SW4	1/2" PLY or 7/16" OSB	8d AT 4"oc	10d AT 4"oc	A35 AT 18"oc ⑨	12d AT 4"oc	5/8"Ø AB AT 42"oc
SW3 ④	1/2" PLY or 7/16" OSB	8d AT 3"oc	(2)ROWS 10d AT 6"oc	A35 AT 16"oc ⑨	(2)ROWS 12d AT 6"oc	5/8"Ø AB AT 36"oc
SW2 ⑤	1/2" PLY or 7/16" OSB	8d AT 2"oc	(2)ROWS 10d AT 4"oc	A35 AT 12"oc ⑨	(2)ROWS 12d AT 4"oc	5/8"Ø AB AT 24"oc
SW3-2 ⑥	1/2" PLY or 7/16" OSB EA SIDE	8d AT 3"oc EA SIDE	N/A	A35 AT 8"oc	(2)ROWS 12d AT 3"oc	5/8"Ø AB AT 18"oc
SW2-2 ⑦	1/2" PLY or 7/16" OSB EA SIDE	8d AT 2"oc EA SIDE	N/A	A35 AT 6"oc	(3)ROWS 12d AT 3"oc	5/8"Ø AB AT 12"oc

- ① BLOCK PANEL EDGES WITH 2x4 LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d AT 12"oc.
- ② 8d NAILS SHALL BE 0.131"Ø x 2-1/2", 10d NAILS SHALL BE 0.131"Ø x 3", AND 12d NAILS SHALL BE 0.131"Ø x 3-1/4".
- ③ EMBED CAST IN PLACE ANCHOR BOLTS AT LEAST 7". EPOXY EMBED POST INSTALLED ANCHOR BOLTS 5" MIN w/ SET-XP, UNO. ALL BOLTS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) w/ SHEATHING. AT 2x6 SW3-2 AND SW2-2 WALLS, PROVIDE 4-1/2" x 3" x 0.229" PLATE WASHERS CENTERED ON PLATE.
- ④ 3x STUDS OR DBL STUDS NAILED TOGETHER w/ 10d NAILING IS REQD AT ABUTTING PANEL EDGES OF SW3, SW2, SW3-2, AND SW2-2. REFER TO DETAIL C. WHERE 3x STUDS ARE USED, STAGGER NAILS AT ADJOINING PANEL EDGES. ABUTTING PANEL EDGES SHALL BE OFFSET EACH SIDE OF WALL AT SW3-2 AND SW2-2.
- ⑤ TWO STUDS MINIMUM OR POST PER PLAN ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
- ⑥ ALL NEW EXTERIOR WALLS SHALL BE SW6, UNLESS NOTED OTHERWISE.
- ⑦ NAILS SHALL NOT BE SPACED LESS THAN 3/8" FROM EDGES OF SHEATHING. SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEADS ARE FLUSH WITH SHEATHING (NOT COUNTERSUNK).
- ⑧ LTP4's INSTALLED OVER SHEATHING WITH 8d (0.131"Ø x 2-1/2") NAILS MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- ⑨ A35's OR LTP4's MAY BE ELIMINATED PER DETAIL A OR DETAIL B.

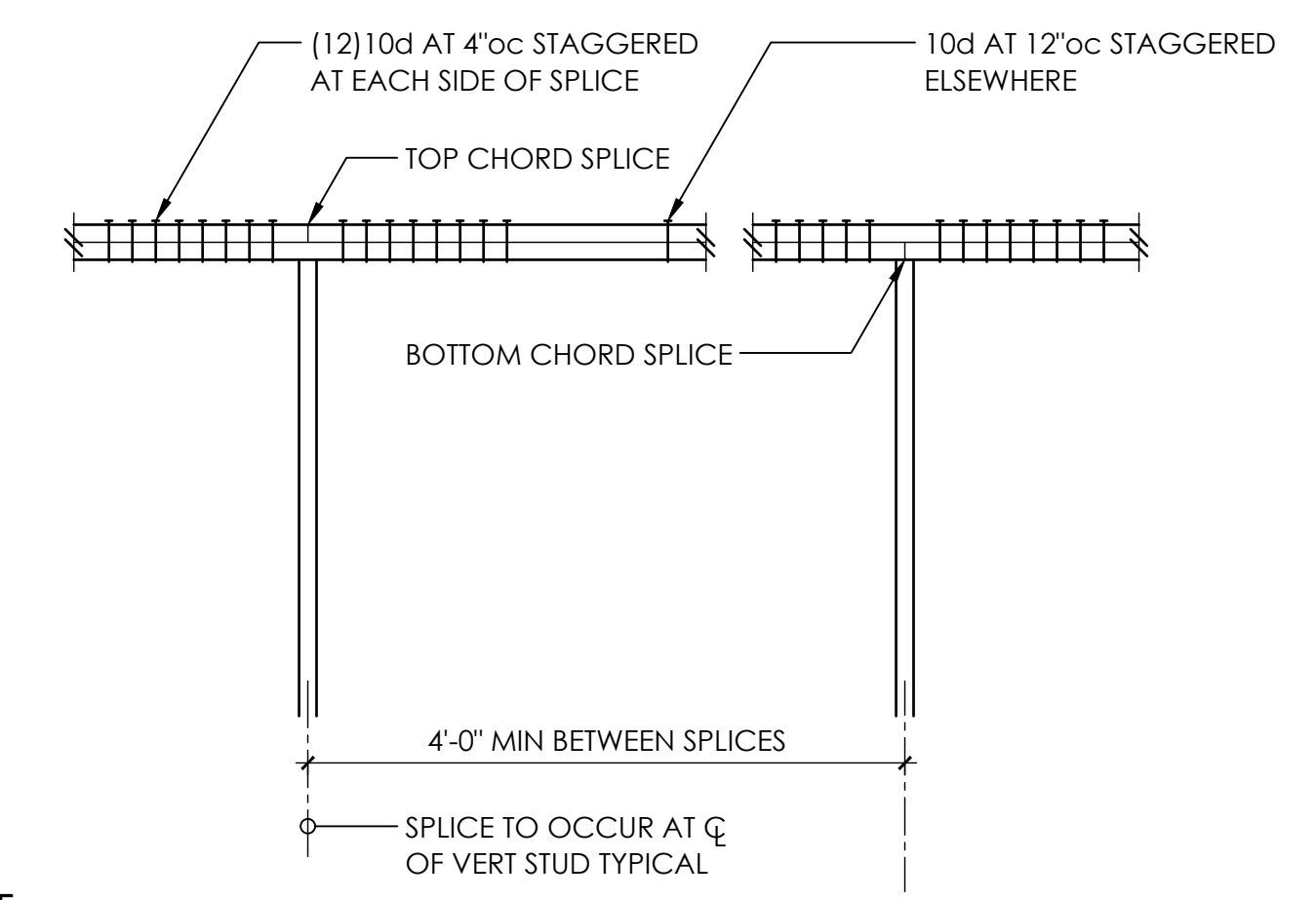
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TYPICAL OVERFRAMING **5**

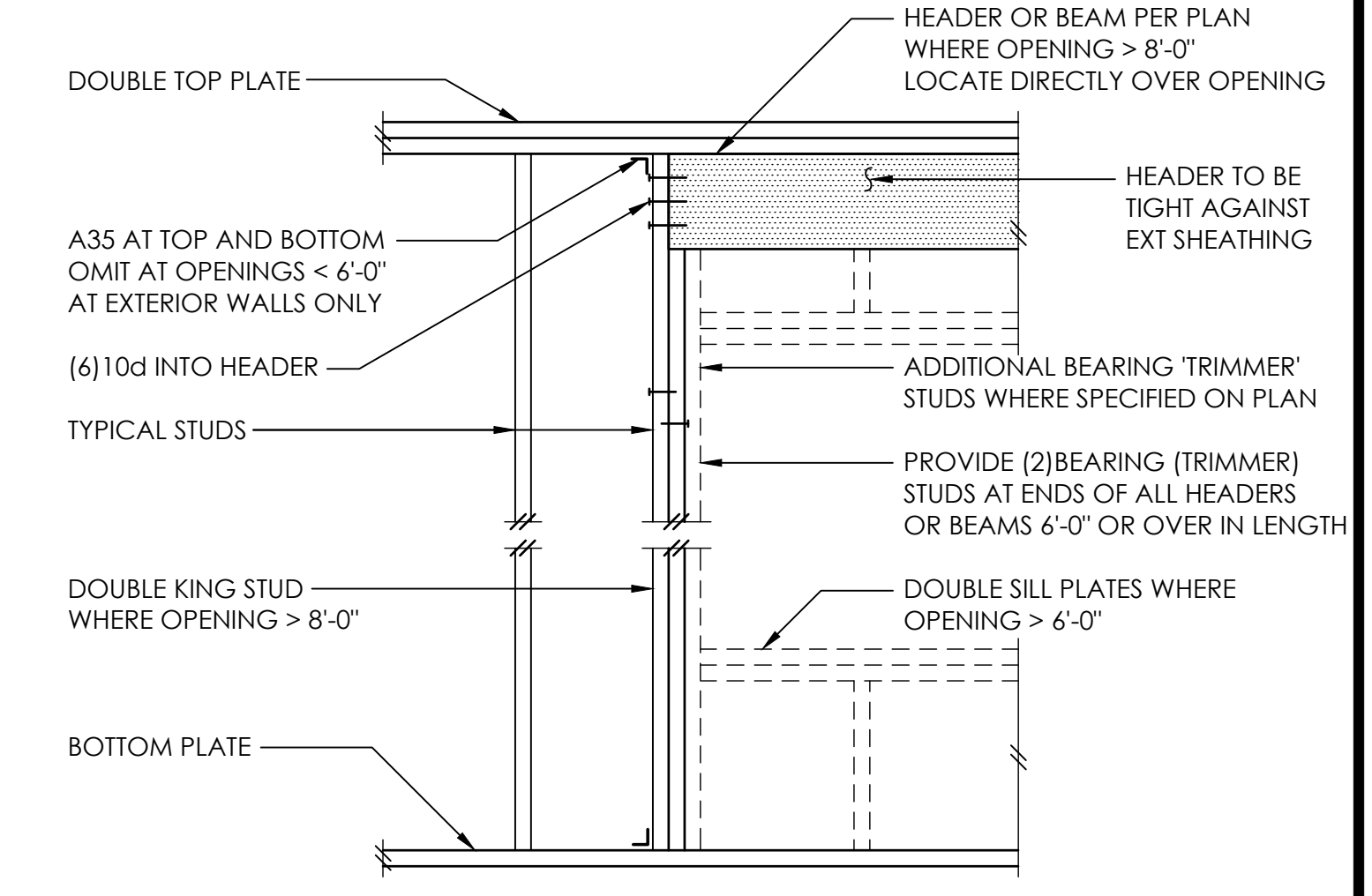


TYPICAL FLUSH AND DROPPED BEAM **6**

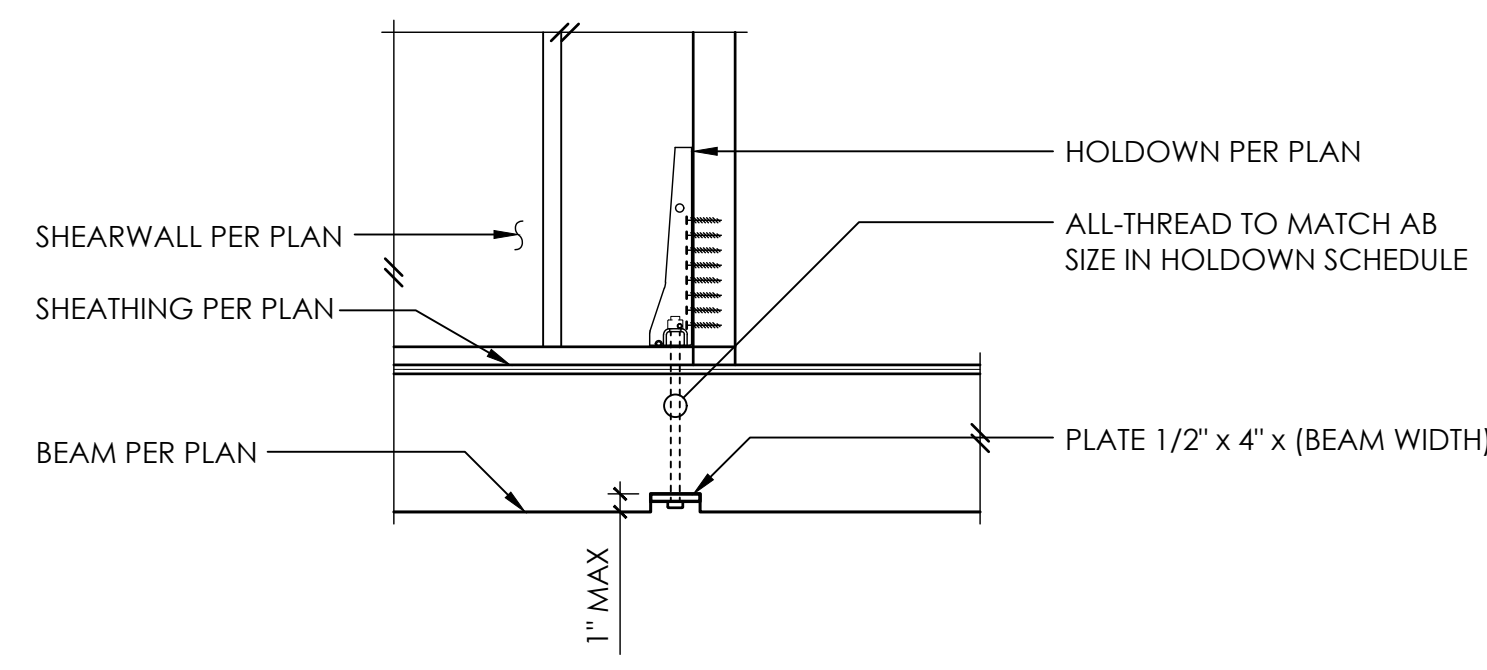


- NOTE:**
- 1. NAILING AT TOP PLATE SPLICES MAY BE ELIMINATED w/ CS16 x 30"
 - 2. WHERE VERTICAL PENETRATIONS THRU PLATE EXCEED 1" FOR A 4x WALL OR 3" FOR A 6x WALL - PROVIDE CS16 x 30" AT TOP PLATE
 - 3. MINIMUM EDGE DISTANCE FOR VERTICAL PENETRATIONS THRU TOP PLATE IS 1-1/4"

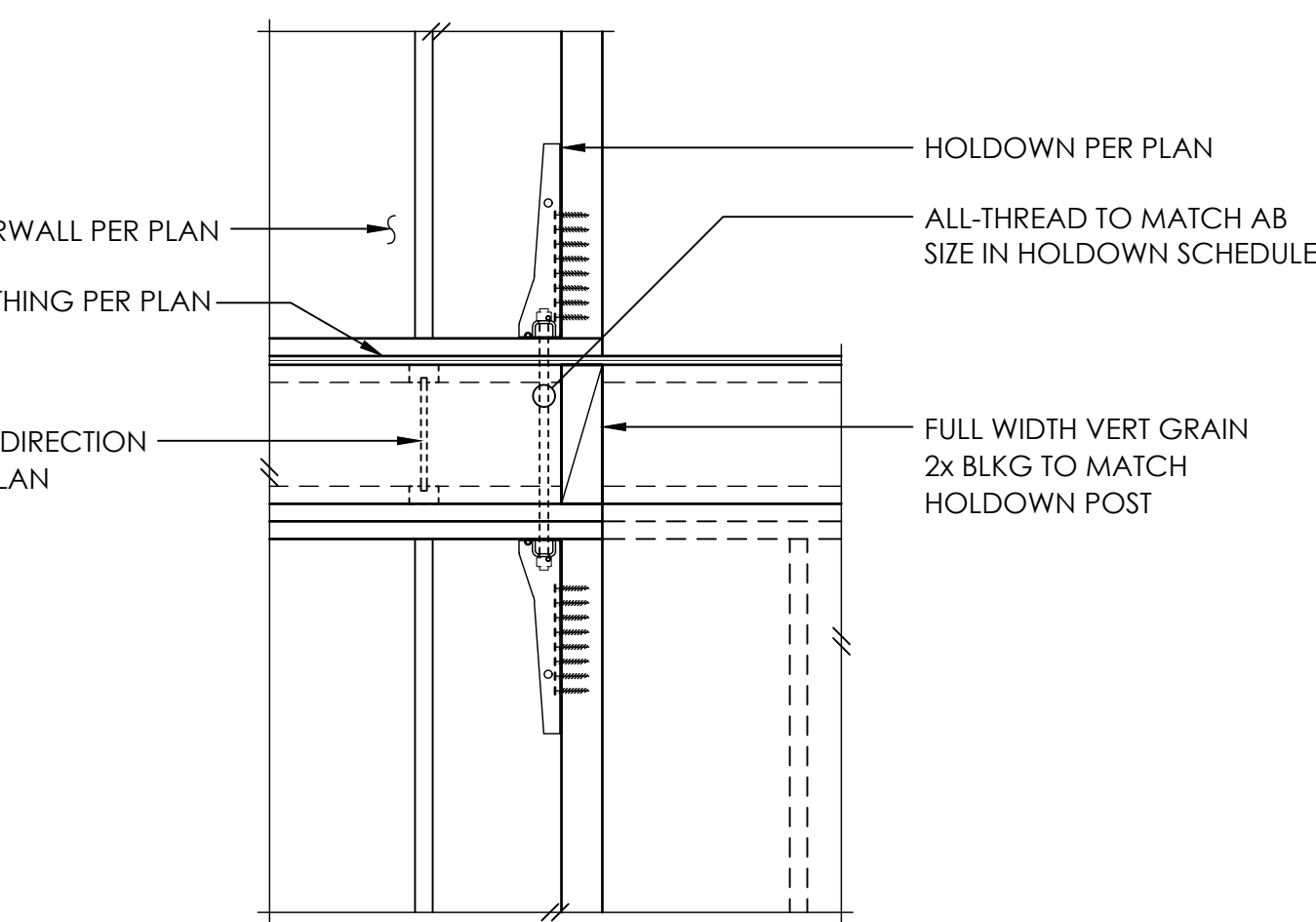
TYPICAL TOP PLATE SPLICE **7**



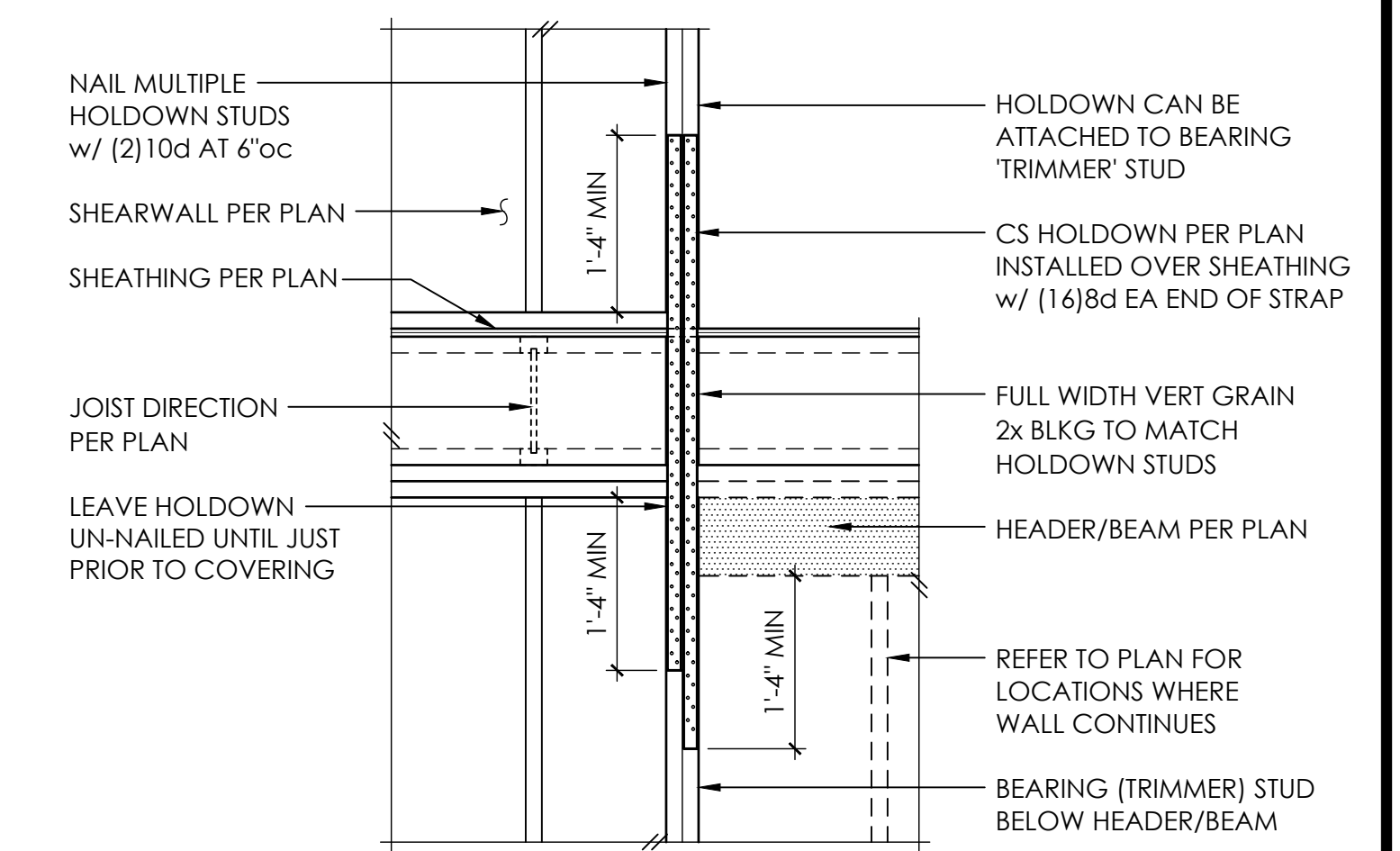
TYPICAL HEADER SUPPORT **8**



TYPICAL HDU HOLDDOWN **11**



TYPICAL CS16 HOLDDOWN **12**



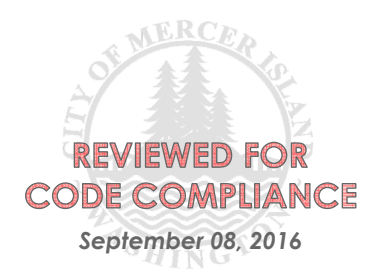
TYPICAL WOOD FRAMING DETAILS

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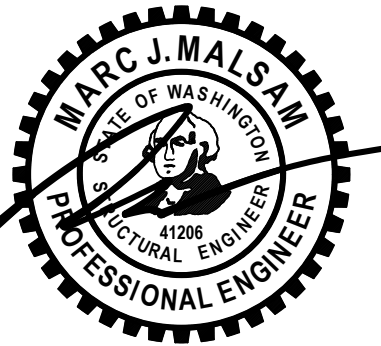


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PRINCIPAL ENGINEER: MJM
 DRAWN: ASM
 PROJECT NO: 0262.2015.01.01

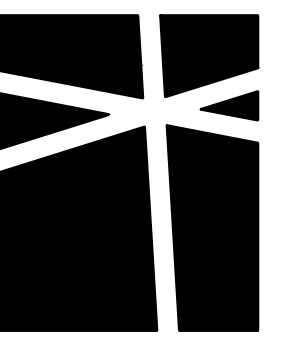
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REV	DESCRIPTION	DATE
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TYPICAL WOOD FRAMING DETAILS

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

S4.0



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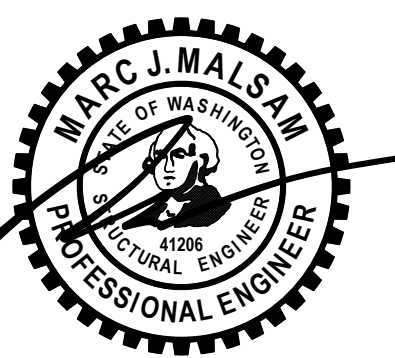
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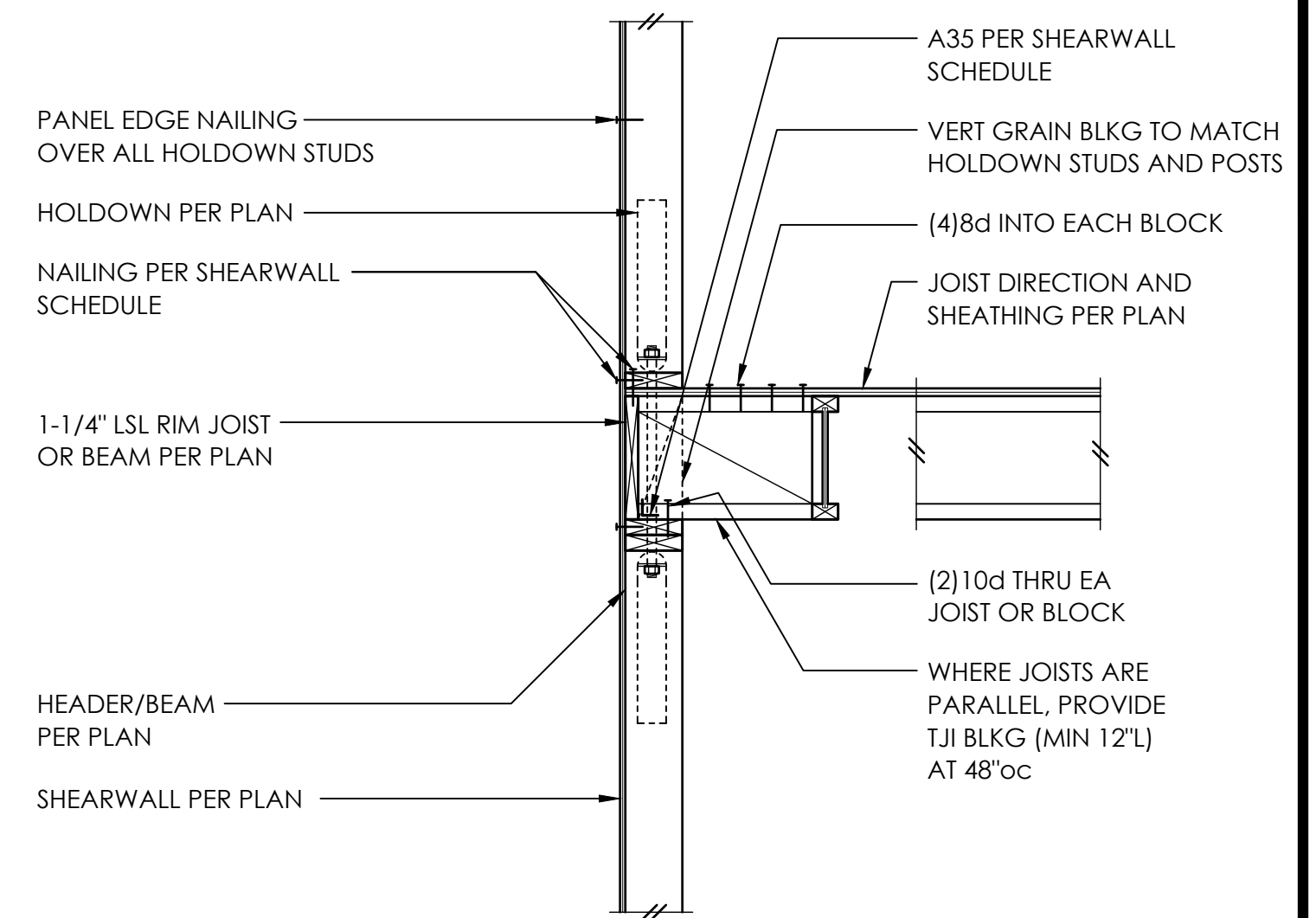
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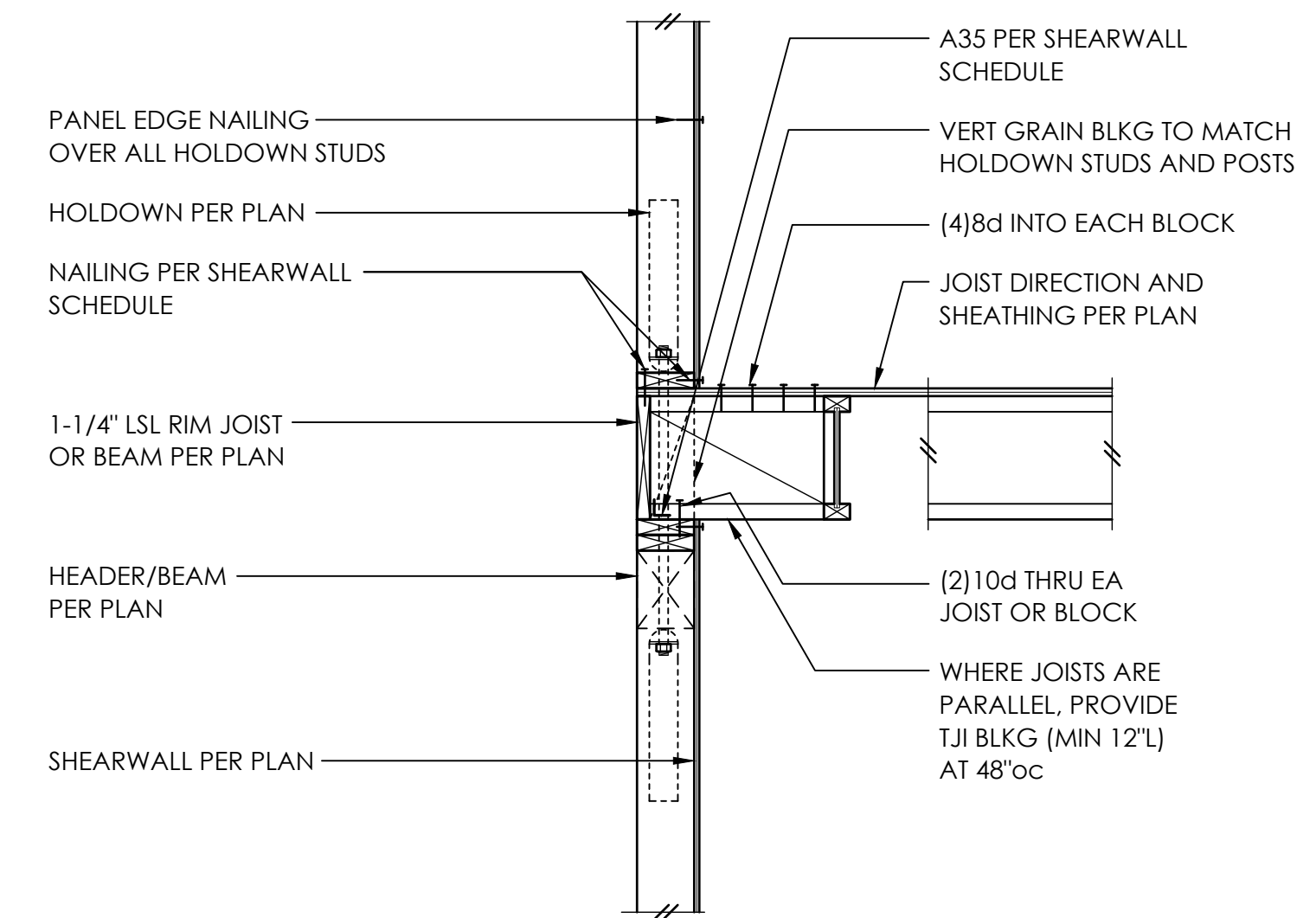
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DETAILS**

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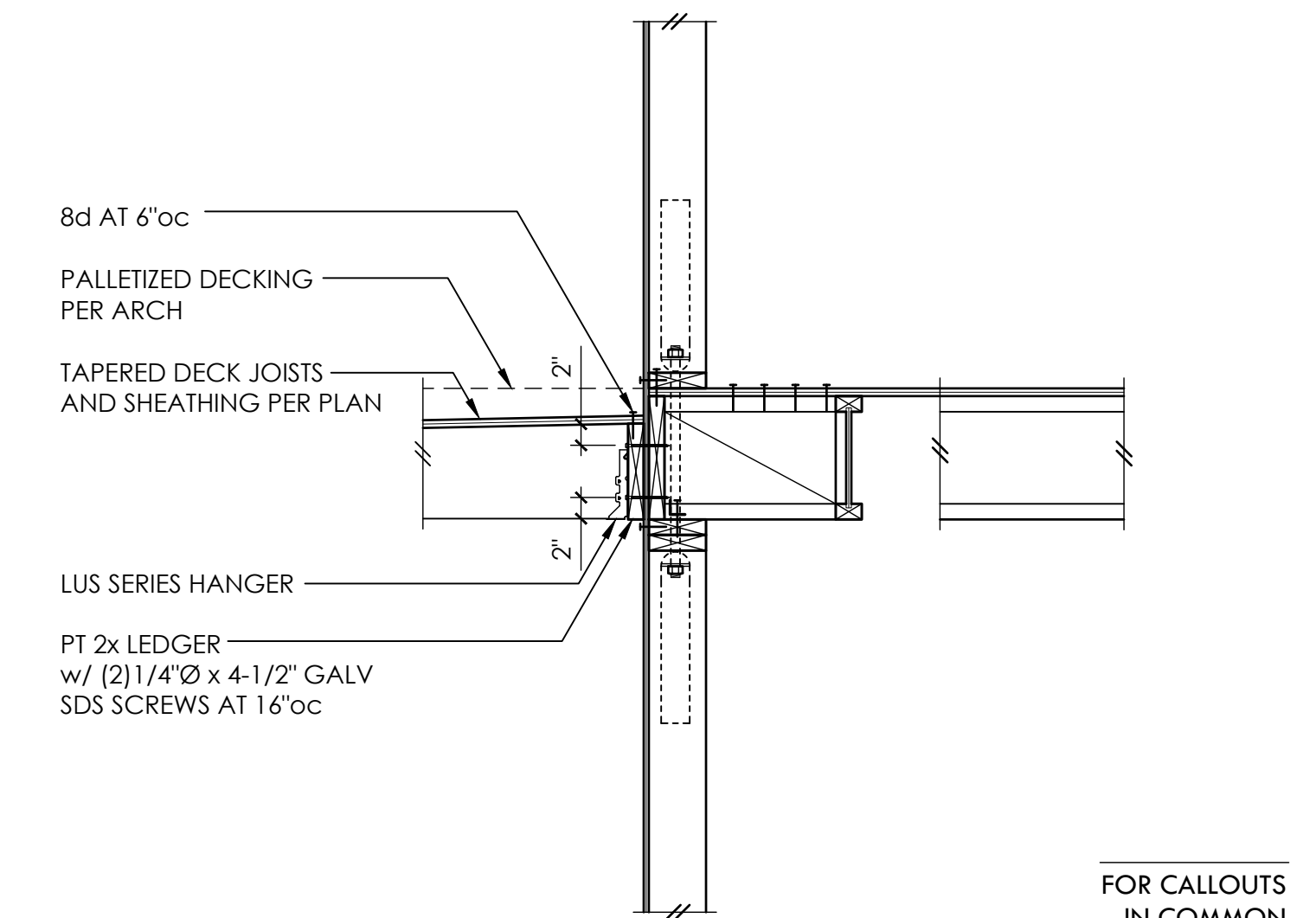
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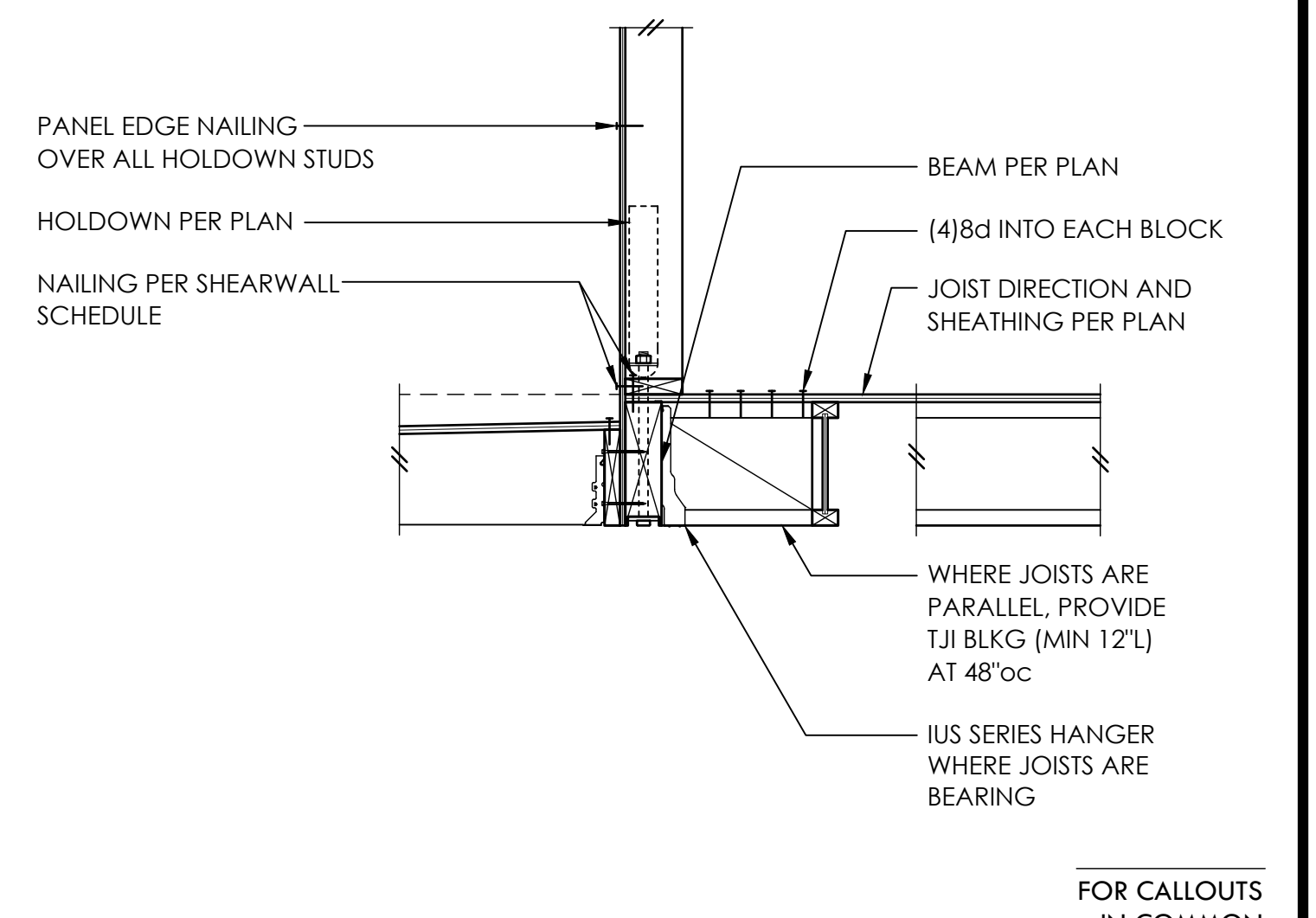
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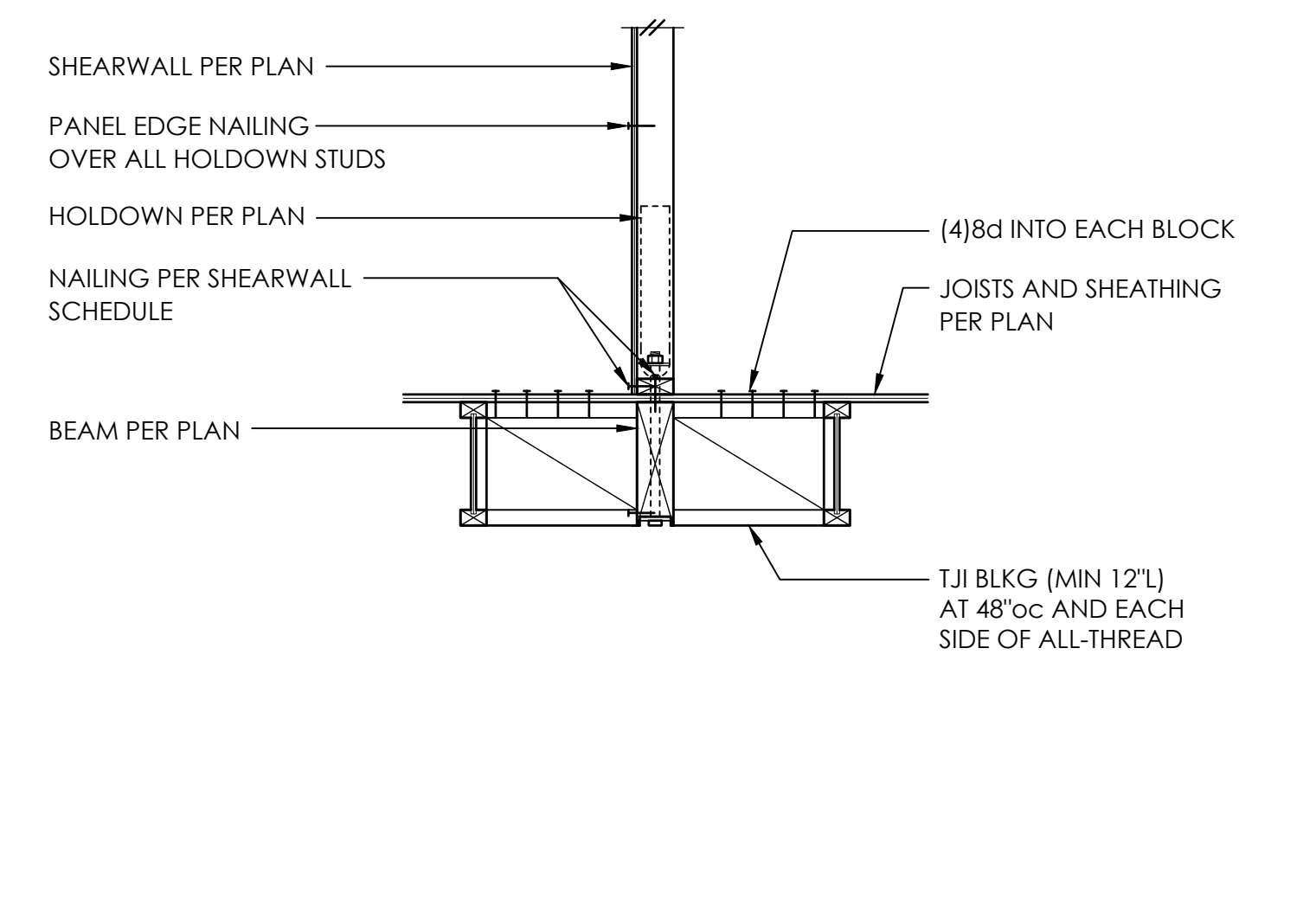
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FOR CALLOUTS
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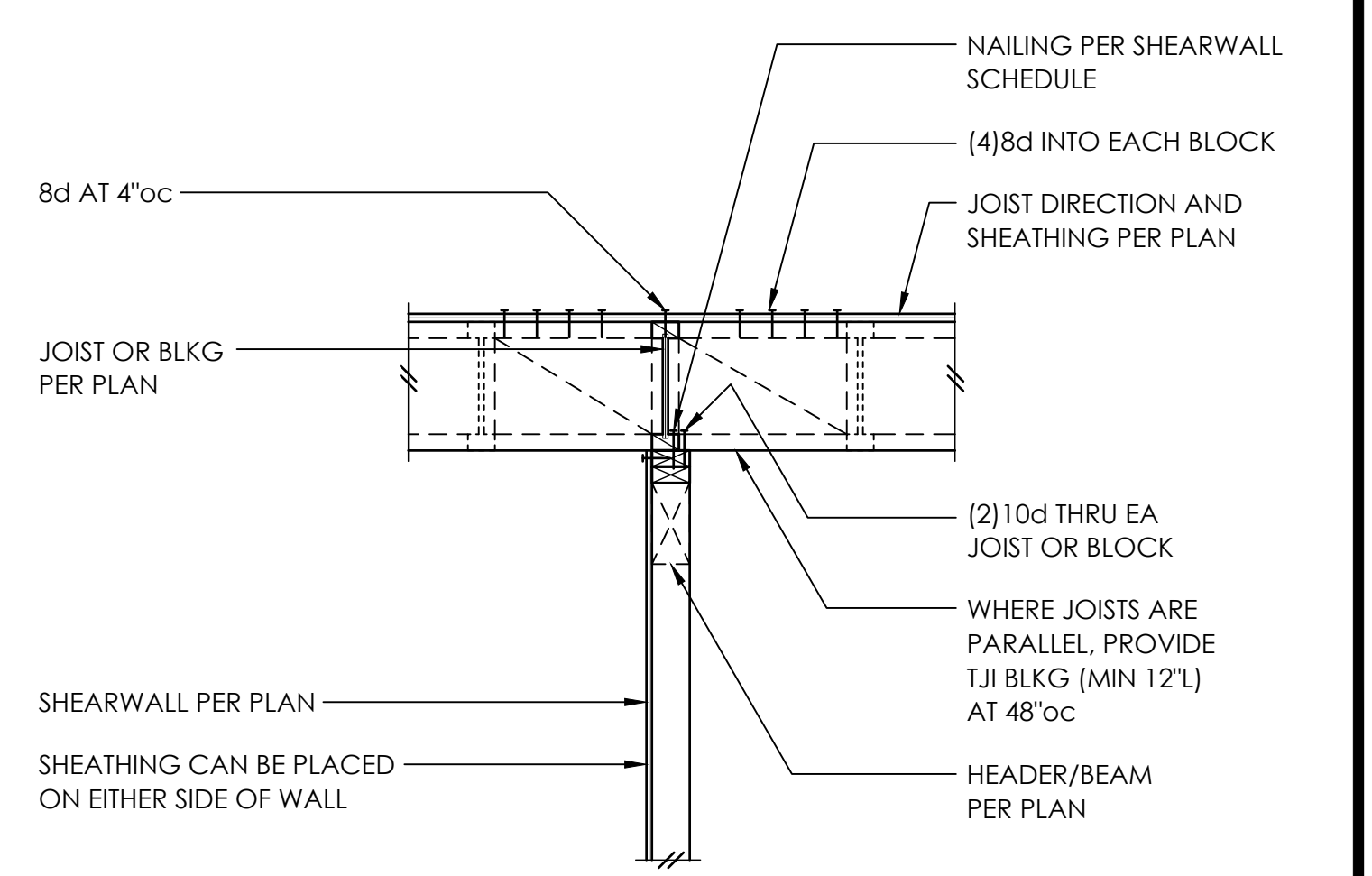


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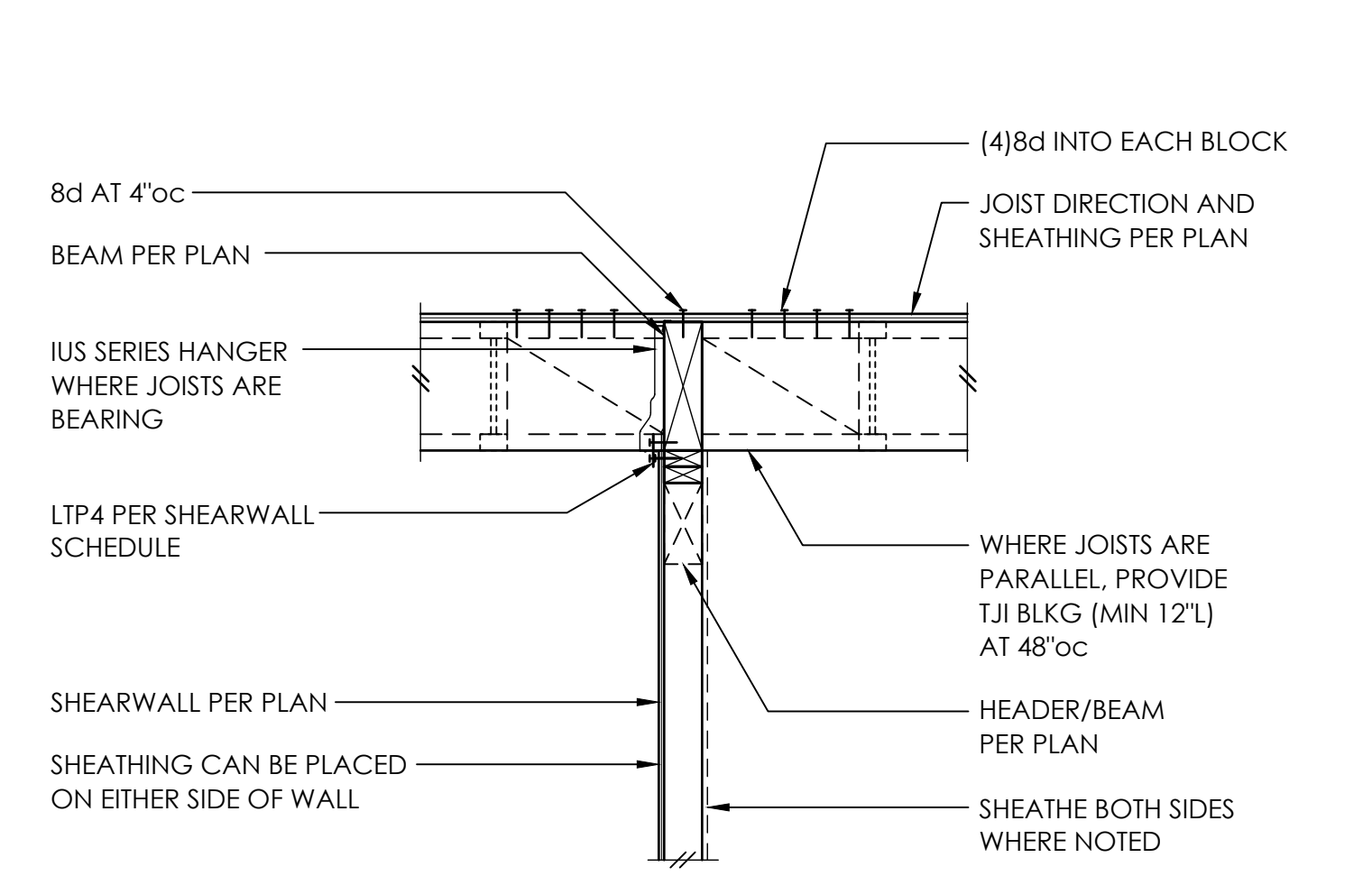
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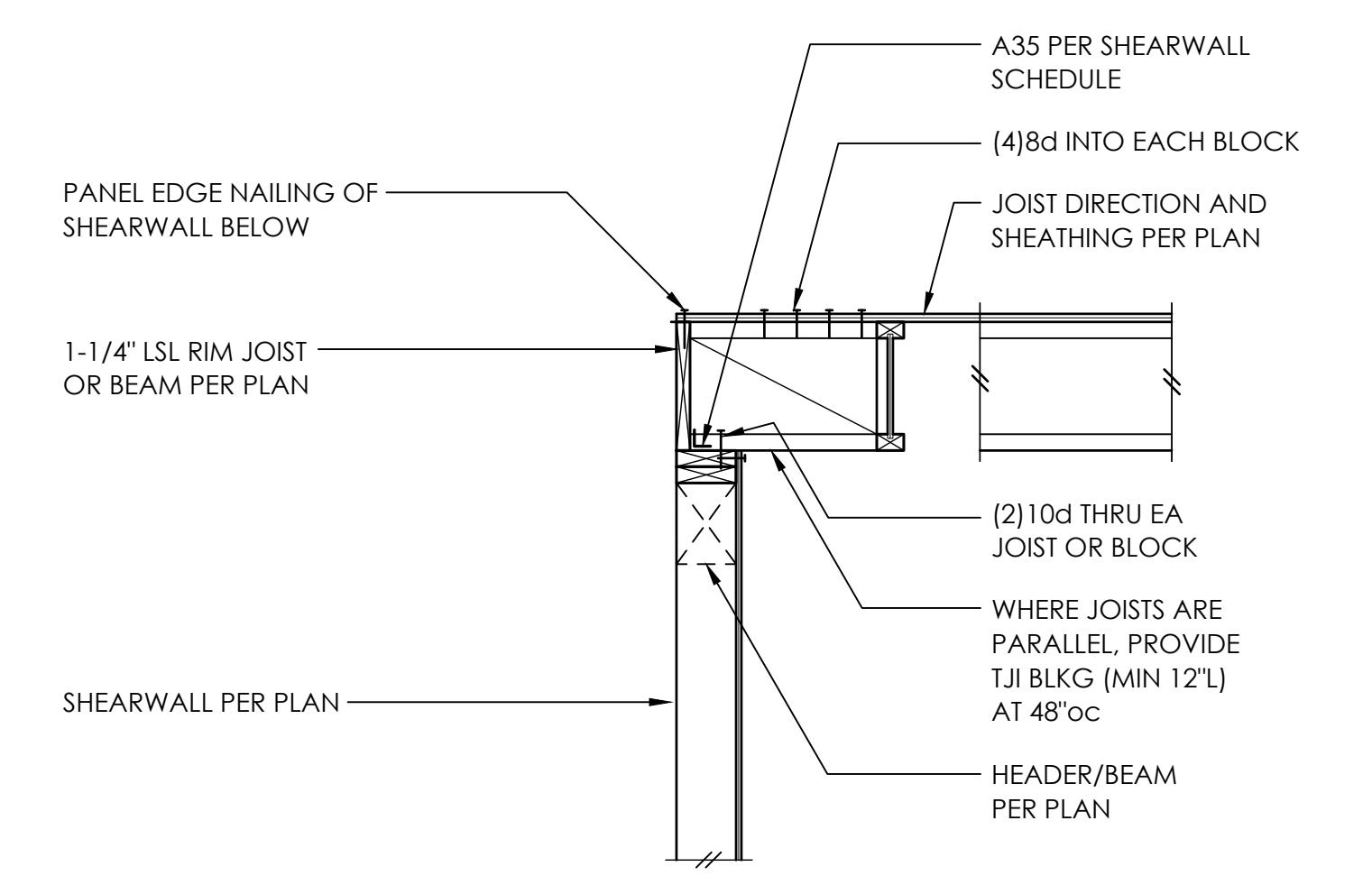


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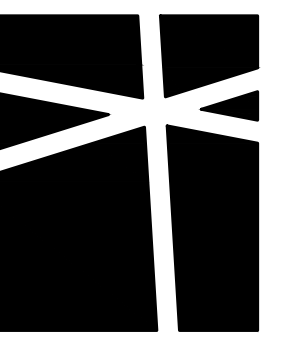
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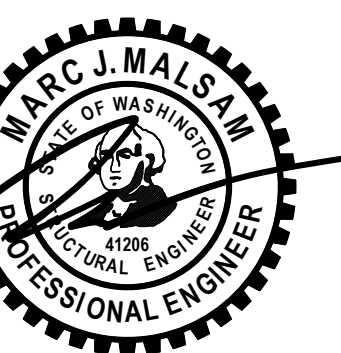
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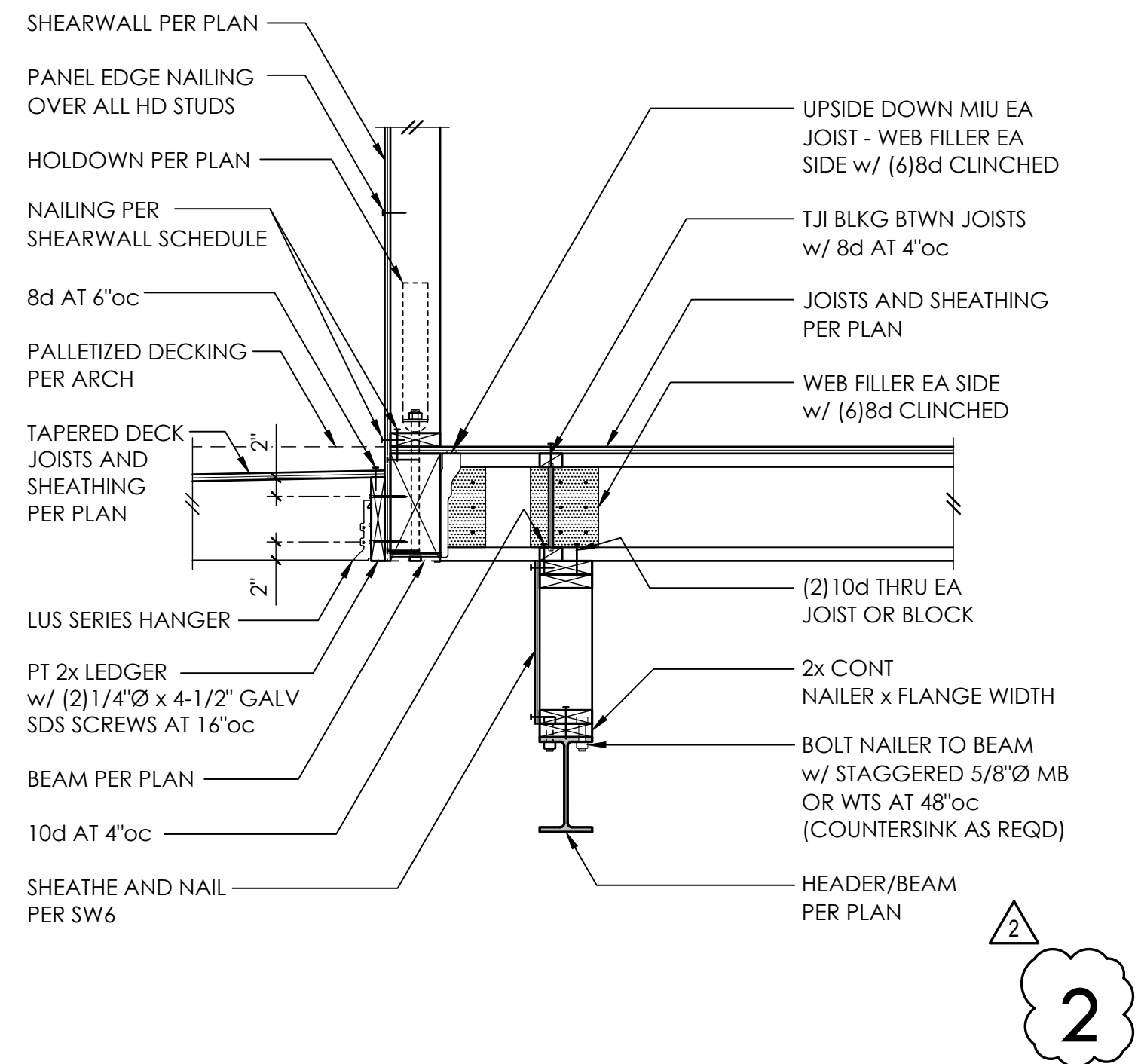
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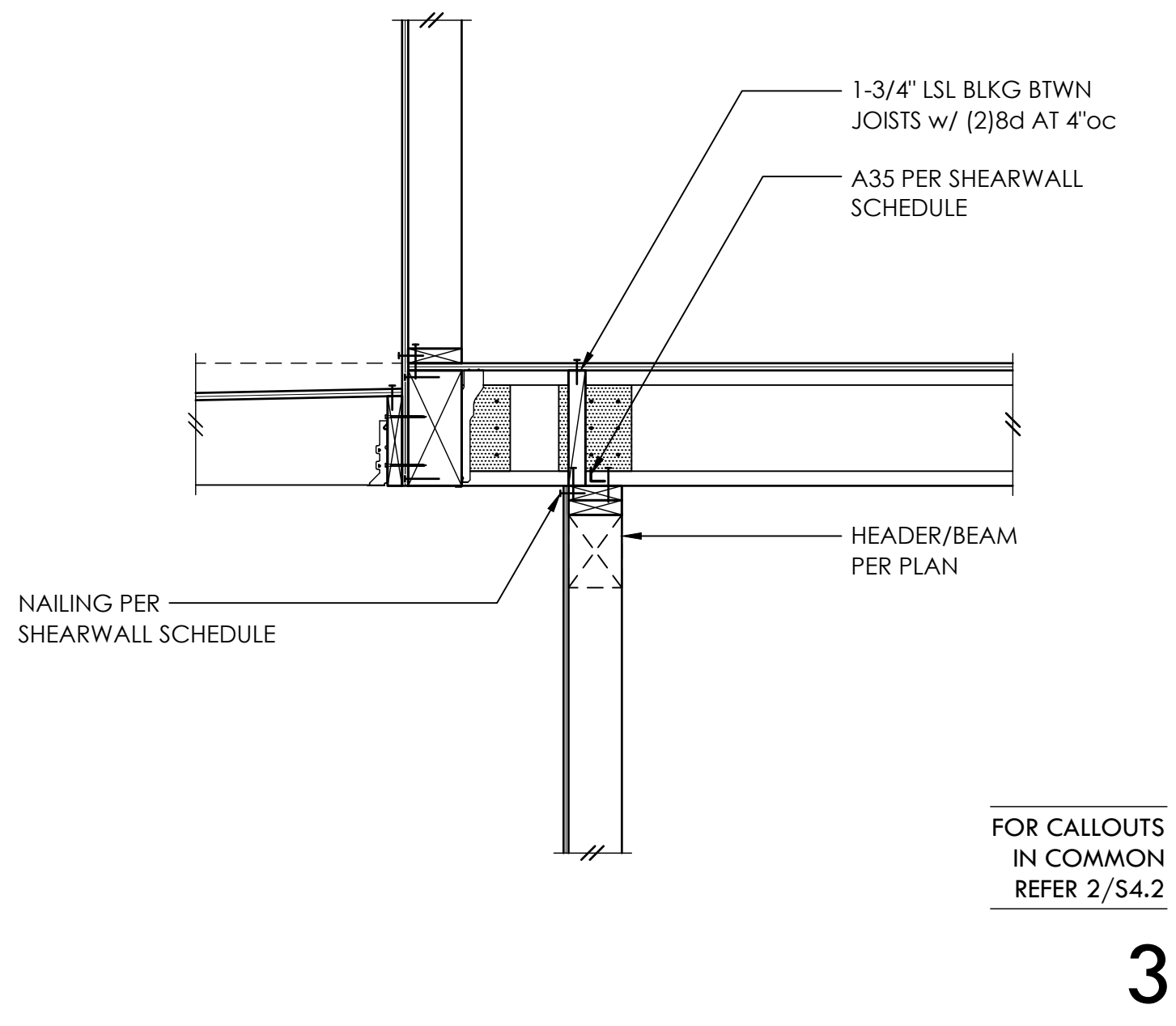
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DETAILS**

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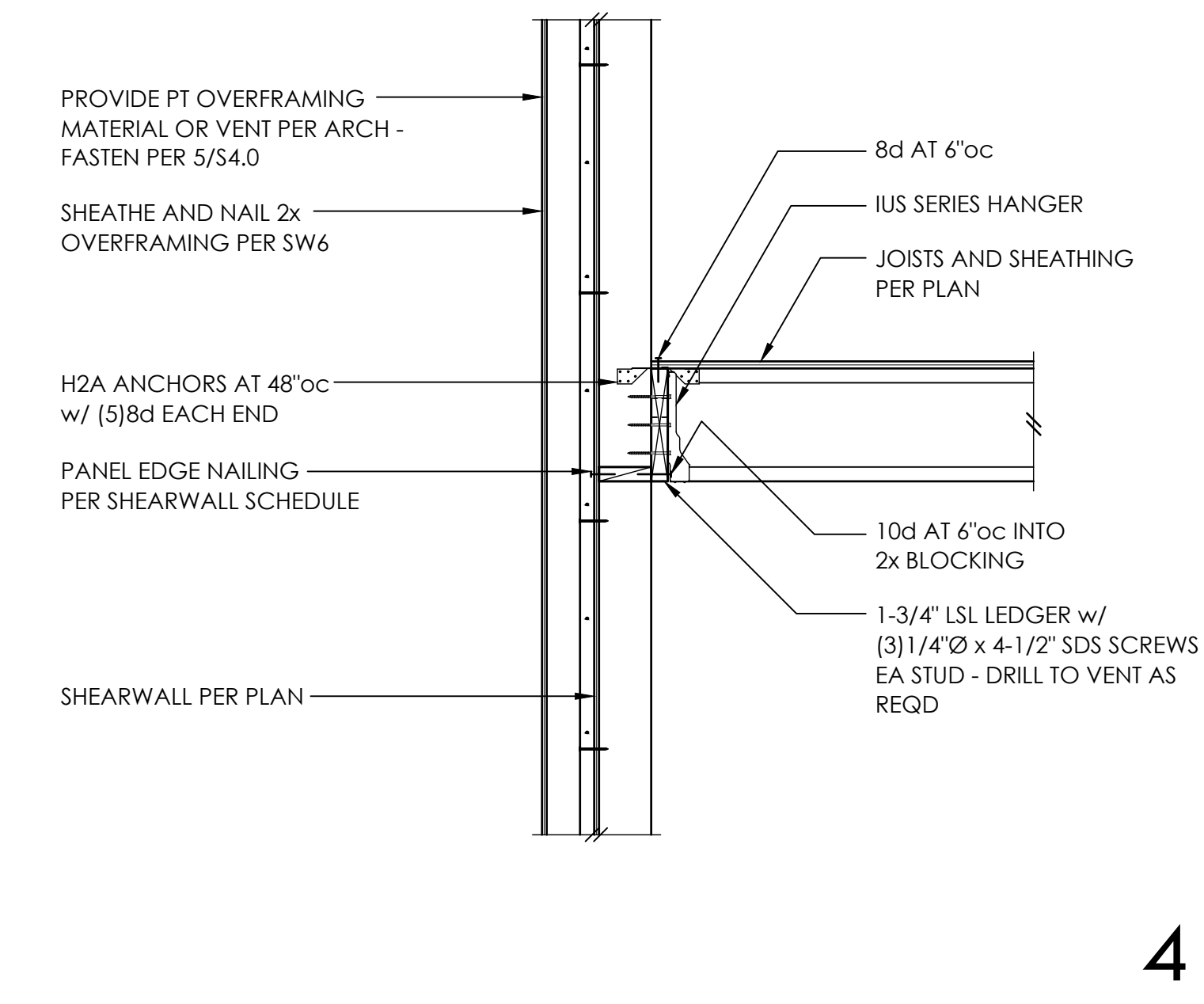
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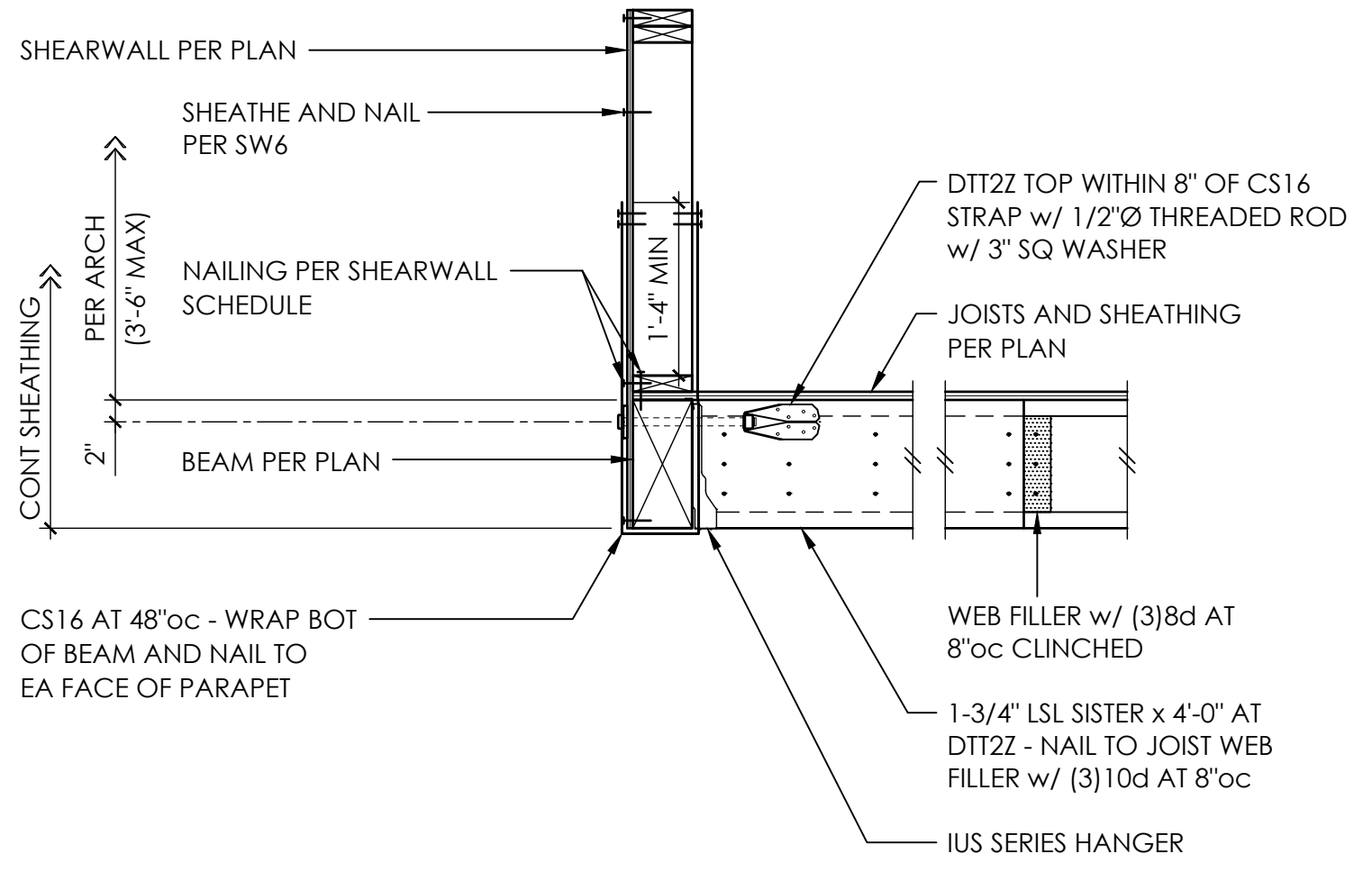
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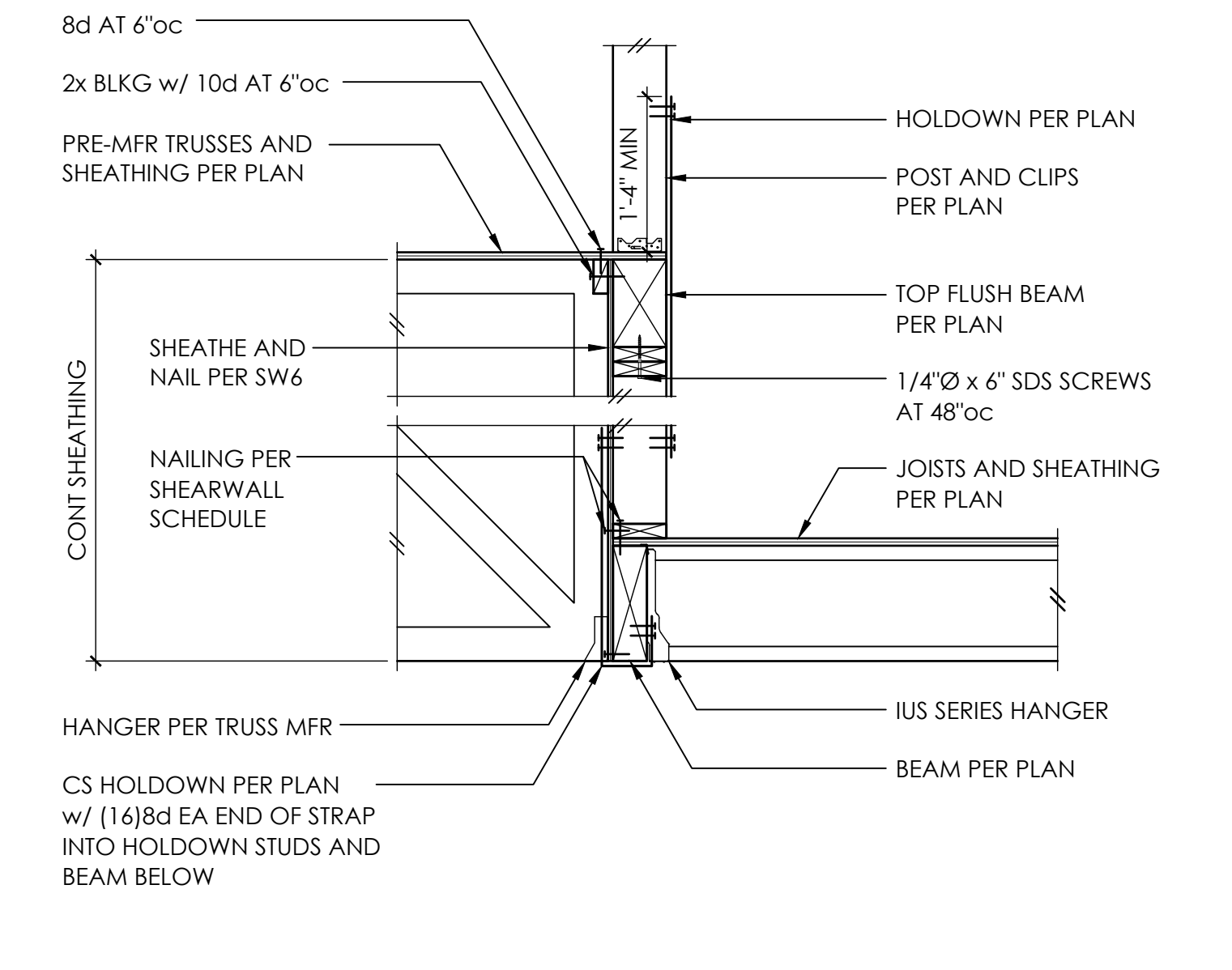
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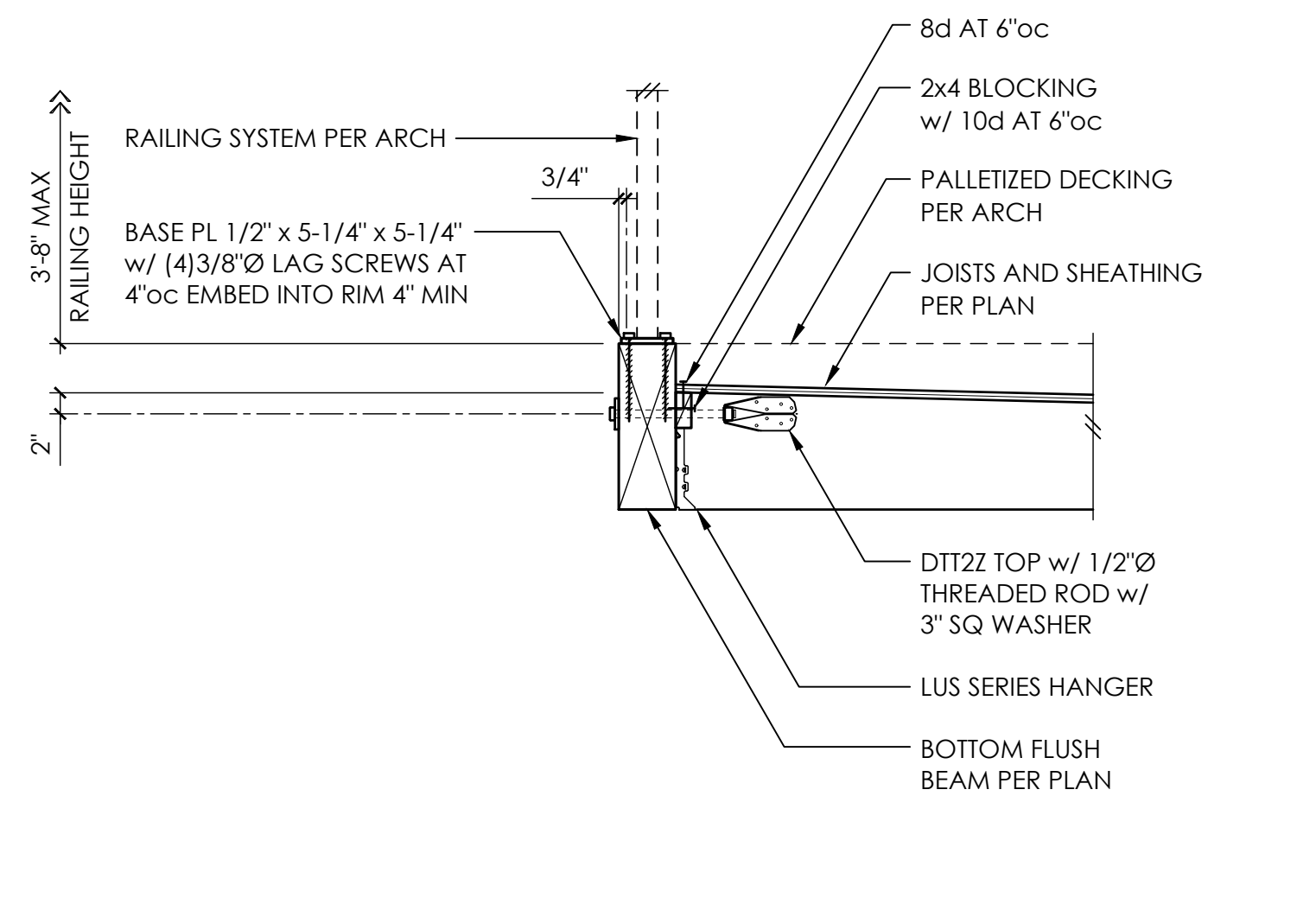
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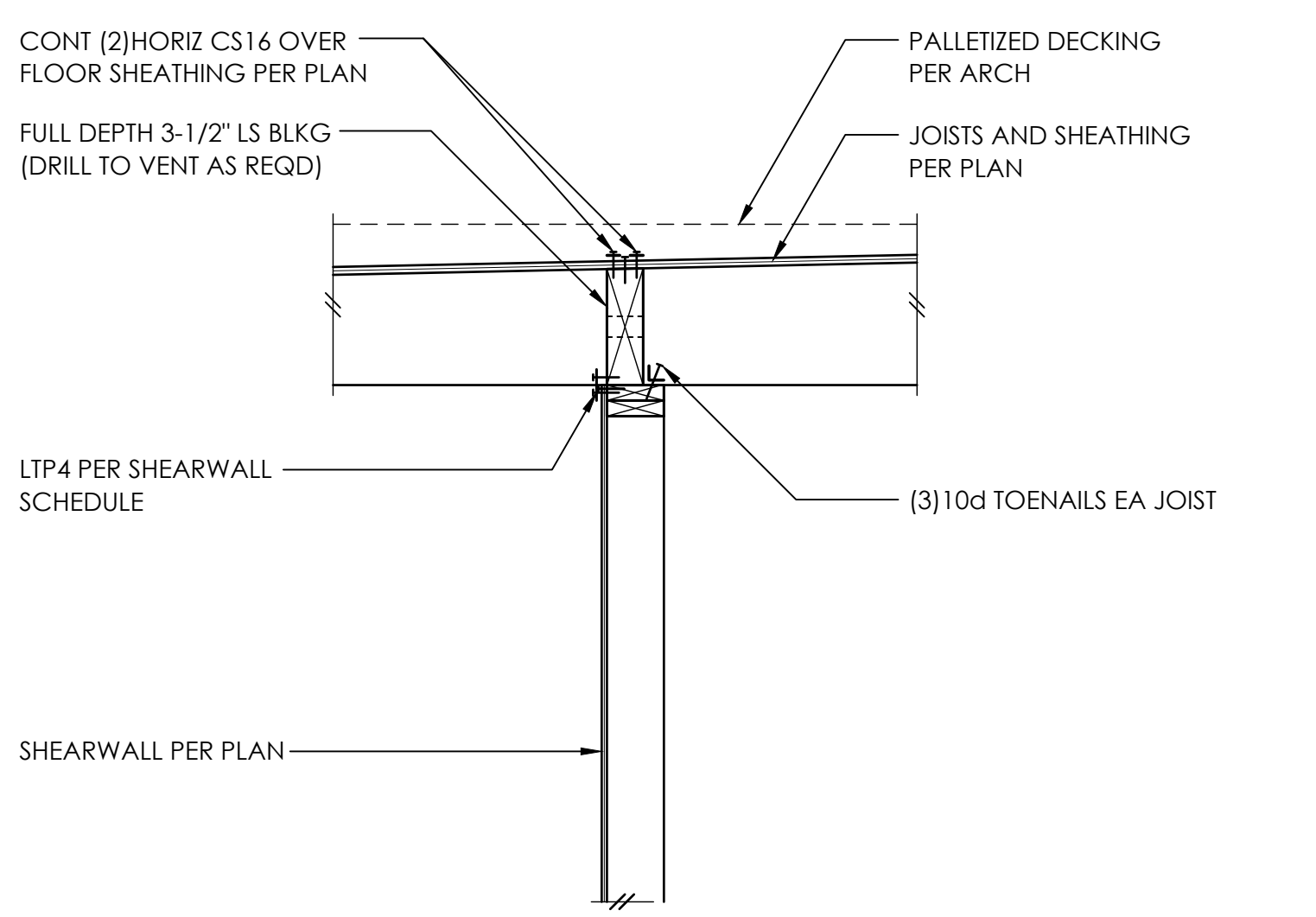
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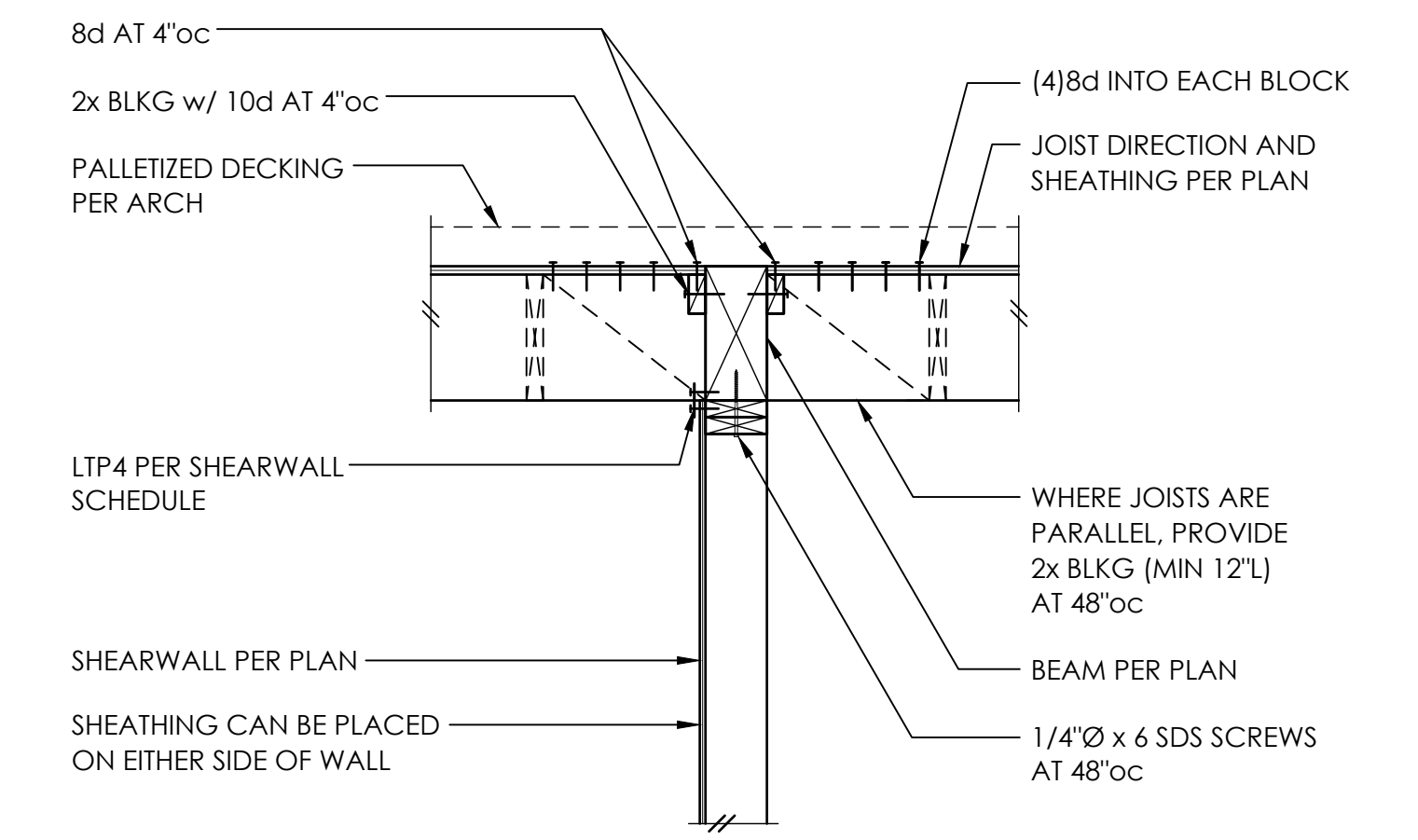
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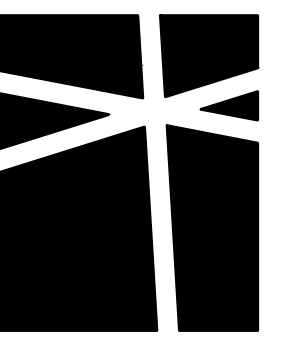
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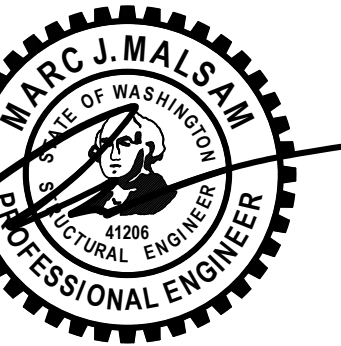
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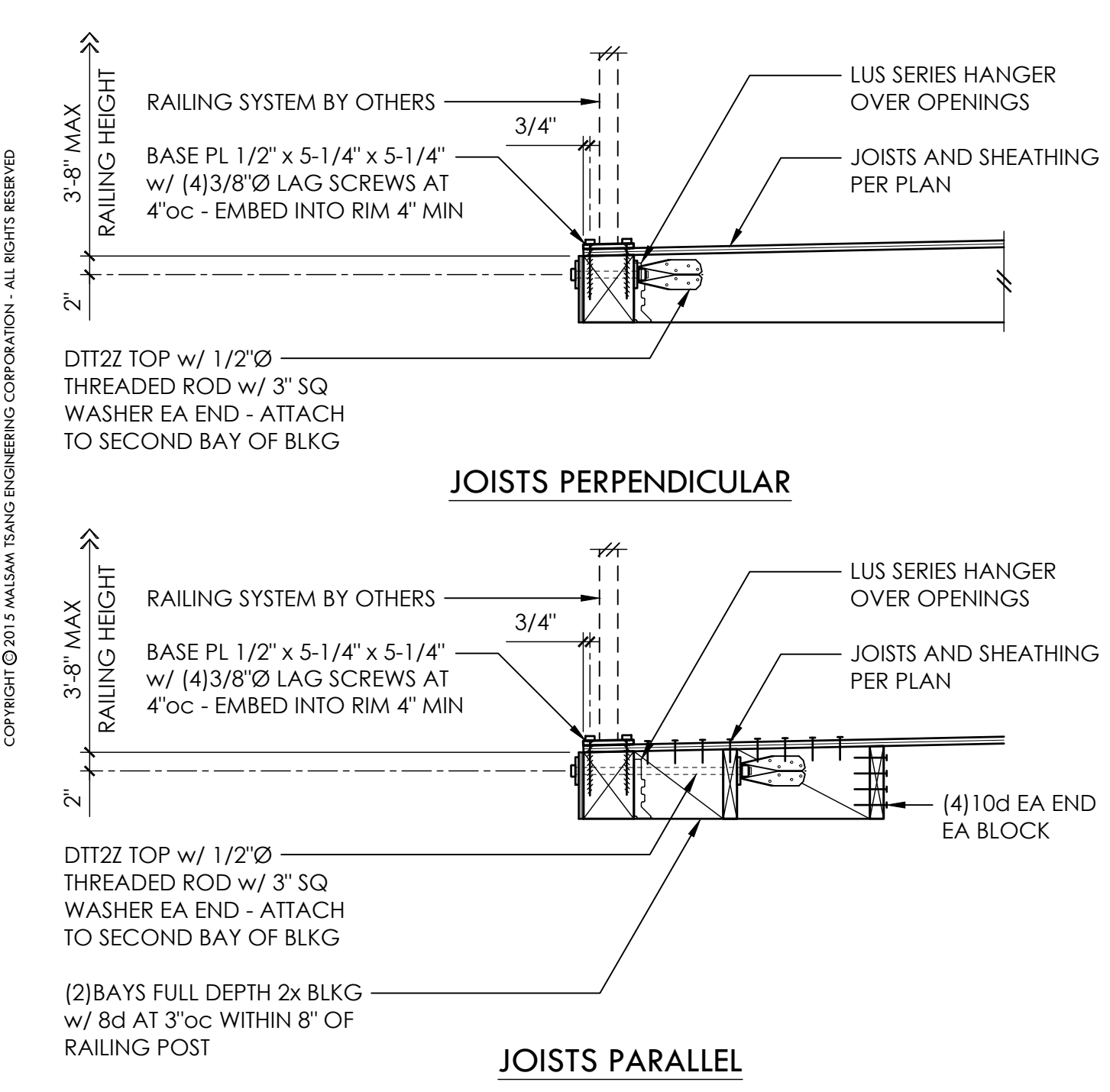
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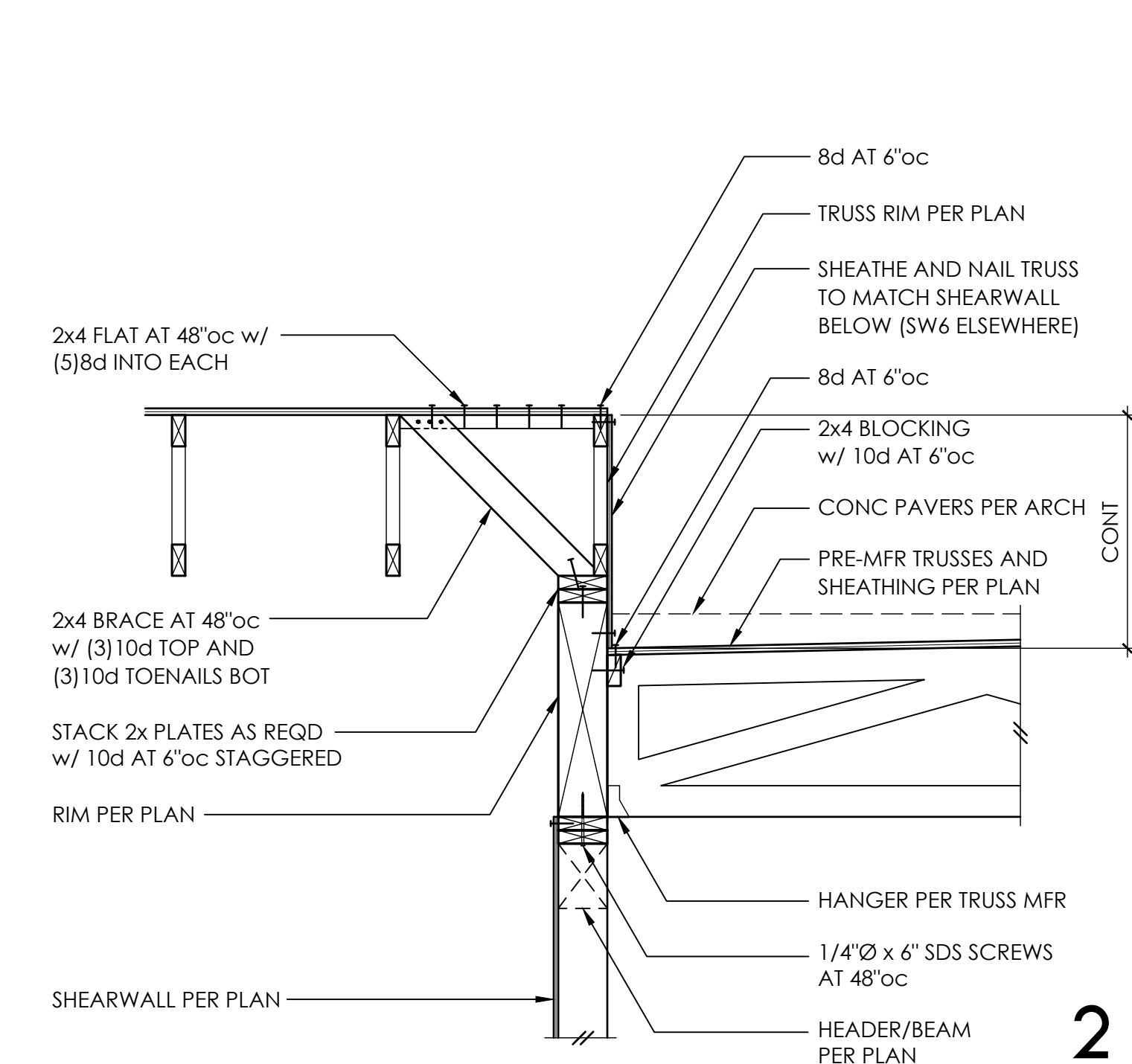
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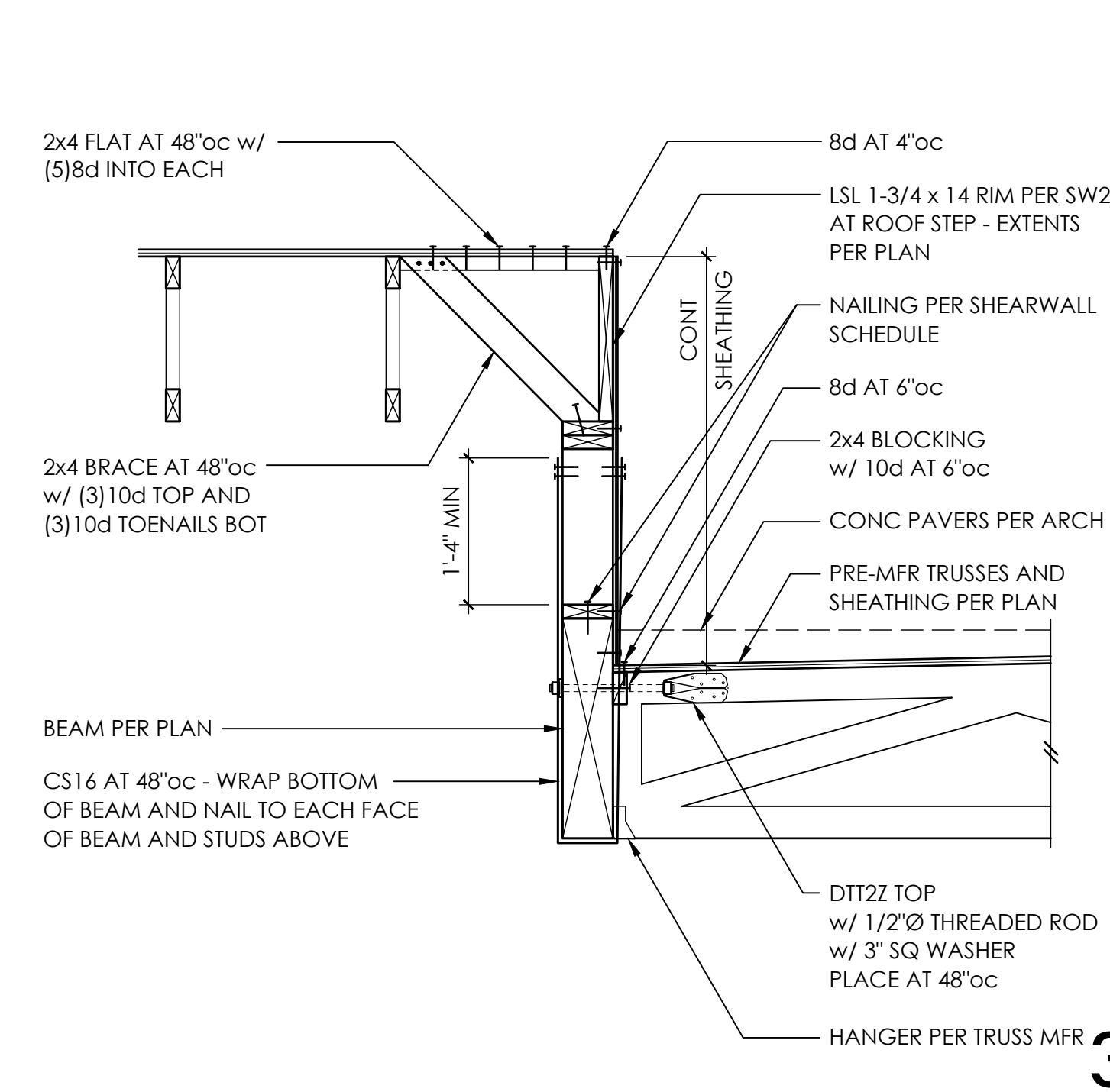
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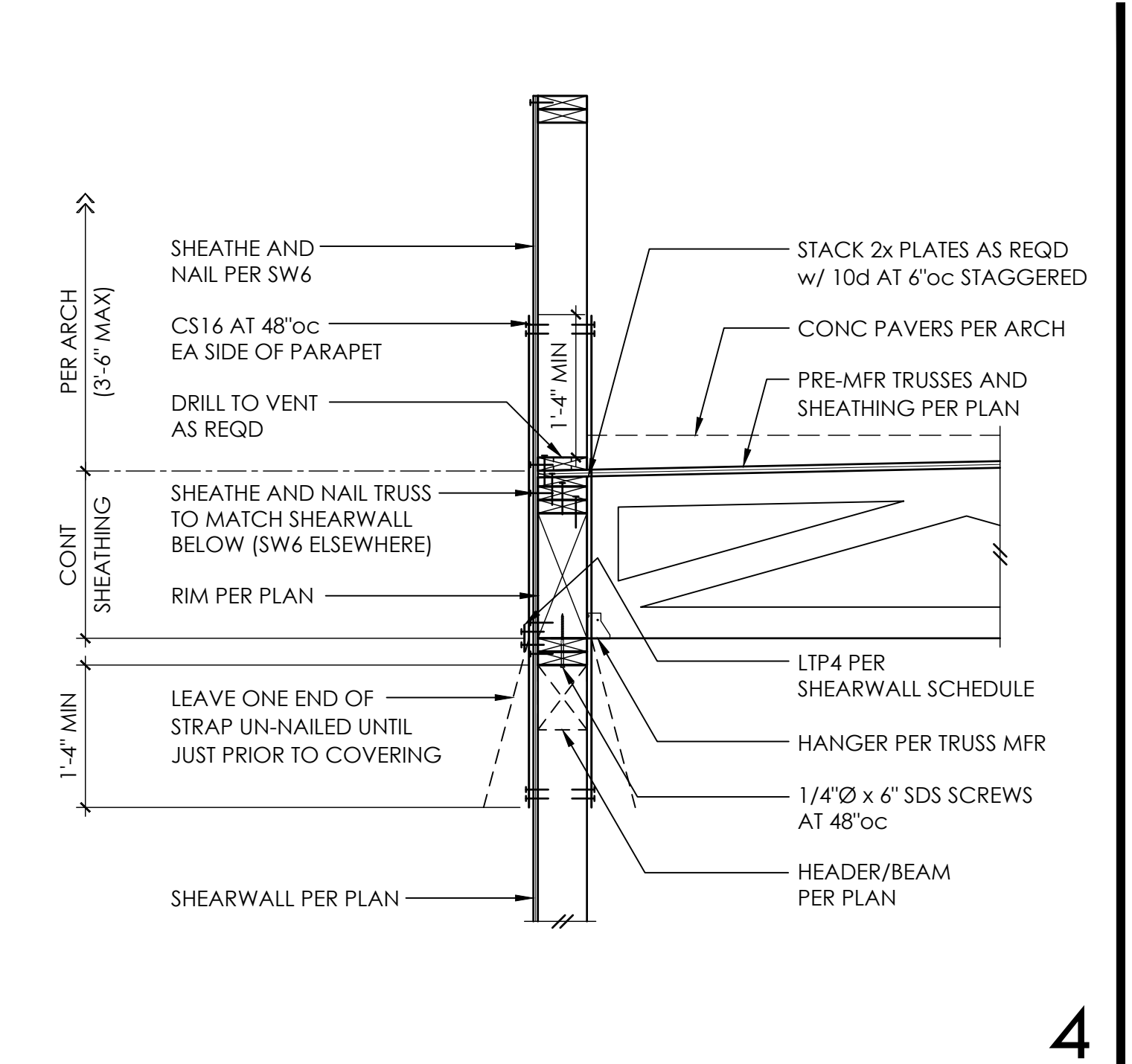
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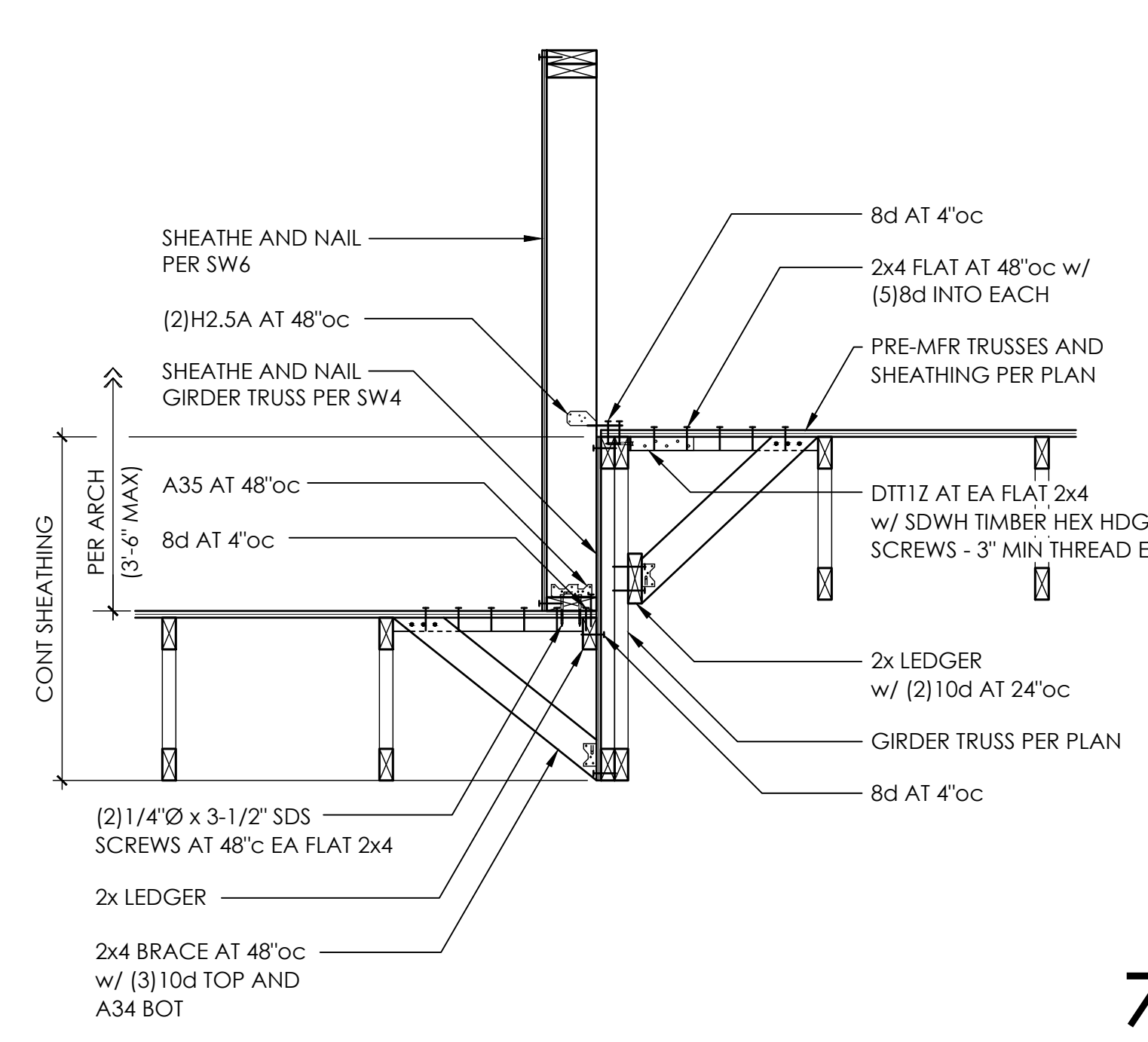
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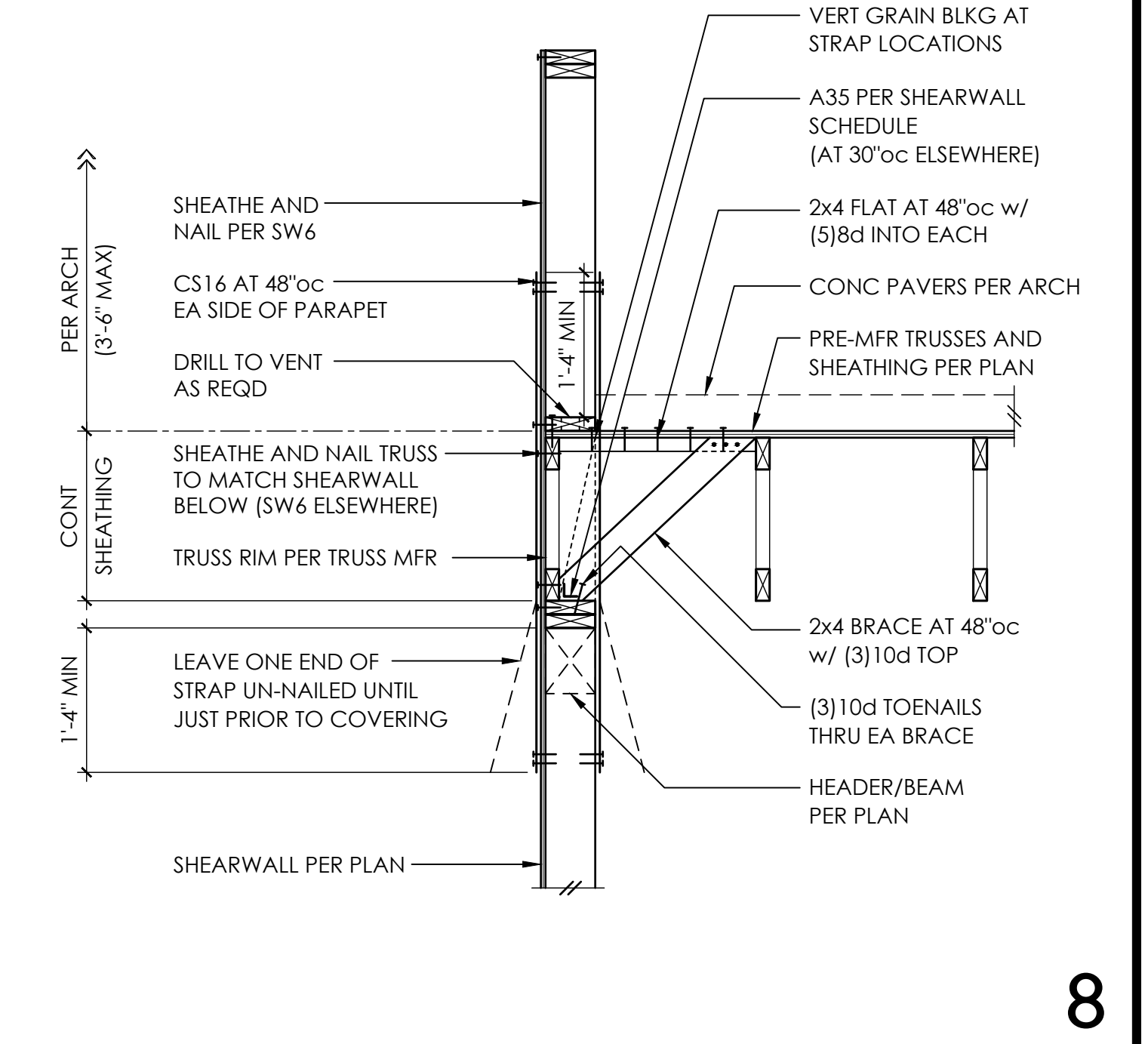


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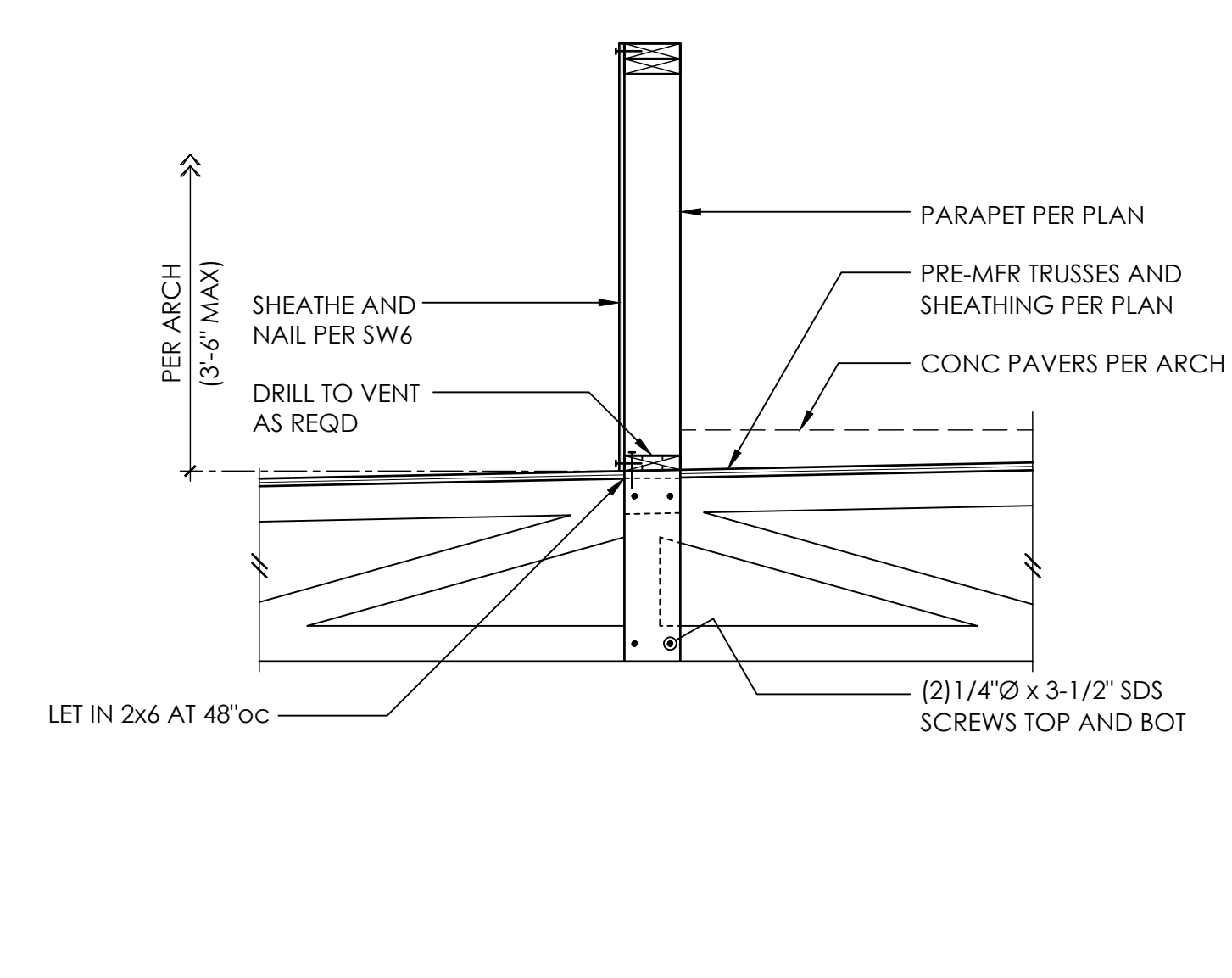


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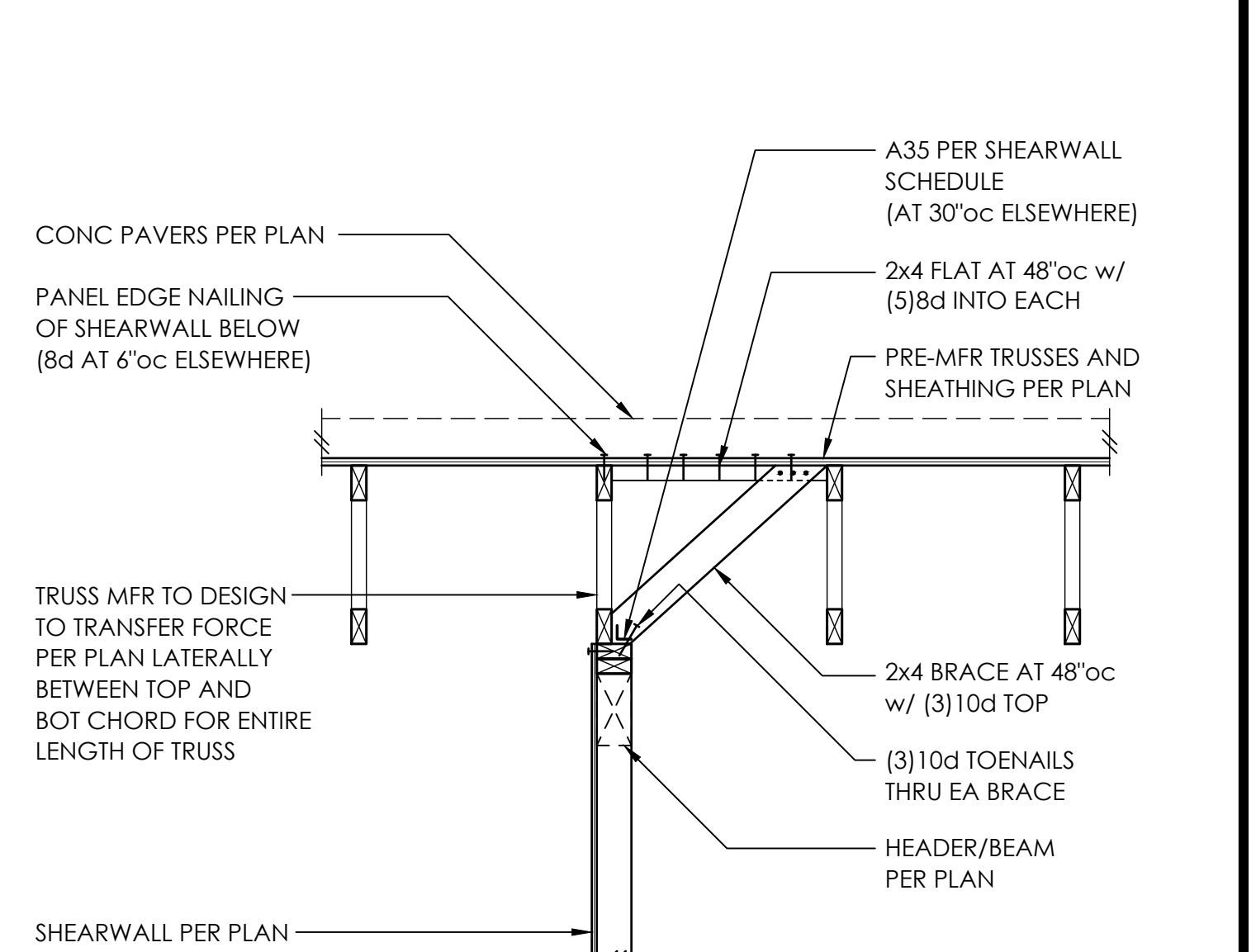


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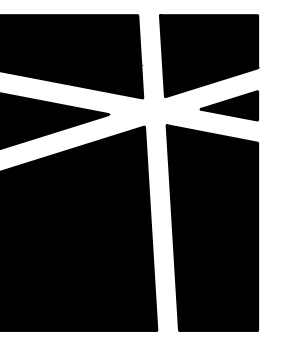


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Printed By: TTH
 Printed Date: Aug 24, 2016 - 1:21:29pm

12



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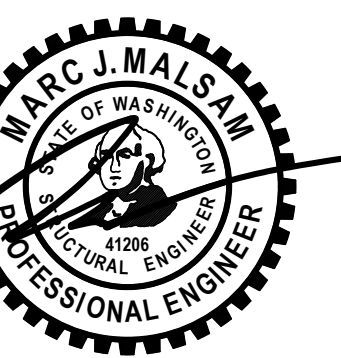
122 S JACKSON ST
SUITE 210
SEATTLE, WA
98104

206.789.6038 T
206.789.6042 F

TREE HOUSE
5004 W MERCER WAY
MERCER ISLAND, WA



ARCHITECT
STEPHENSON DESIGN
COLLECTIVE
1725 WESTLAKE AVE N
SUITE 201- SEATTLE, WA 98109
206.632.7703 T



PRINCIPAL ENGINEER MJM
DRAWN ASM
PROJECT NO 0262.2015.01.01
CDS, TTH

PERMIT SET
2.23.16

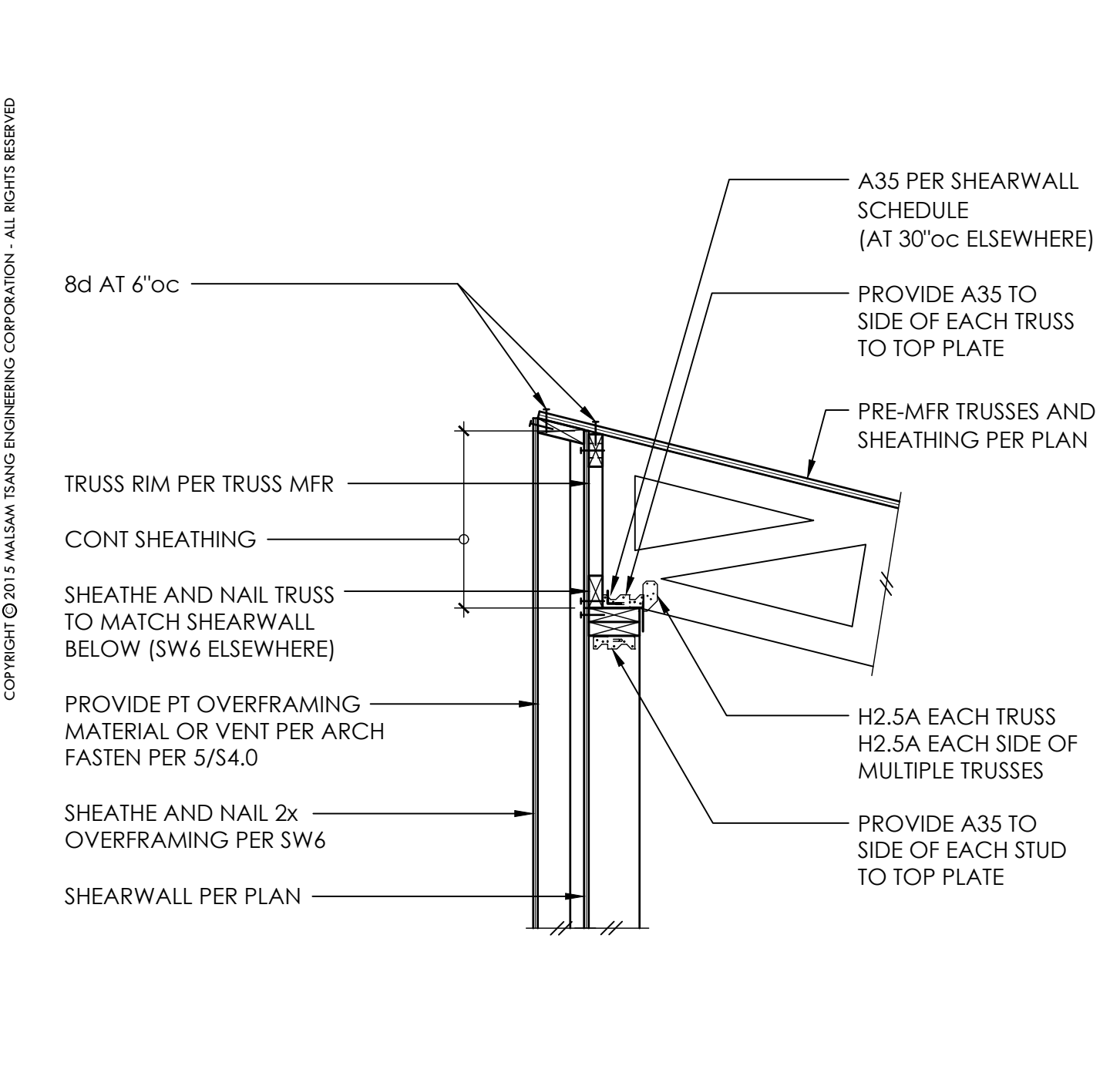
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△	PERMIT CORRECTIONS	8.24.16

**WOOD FRAMING
DETAILS**

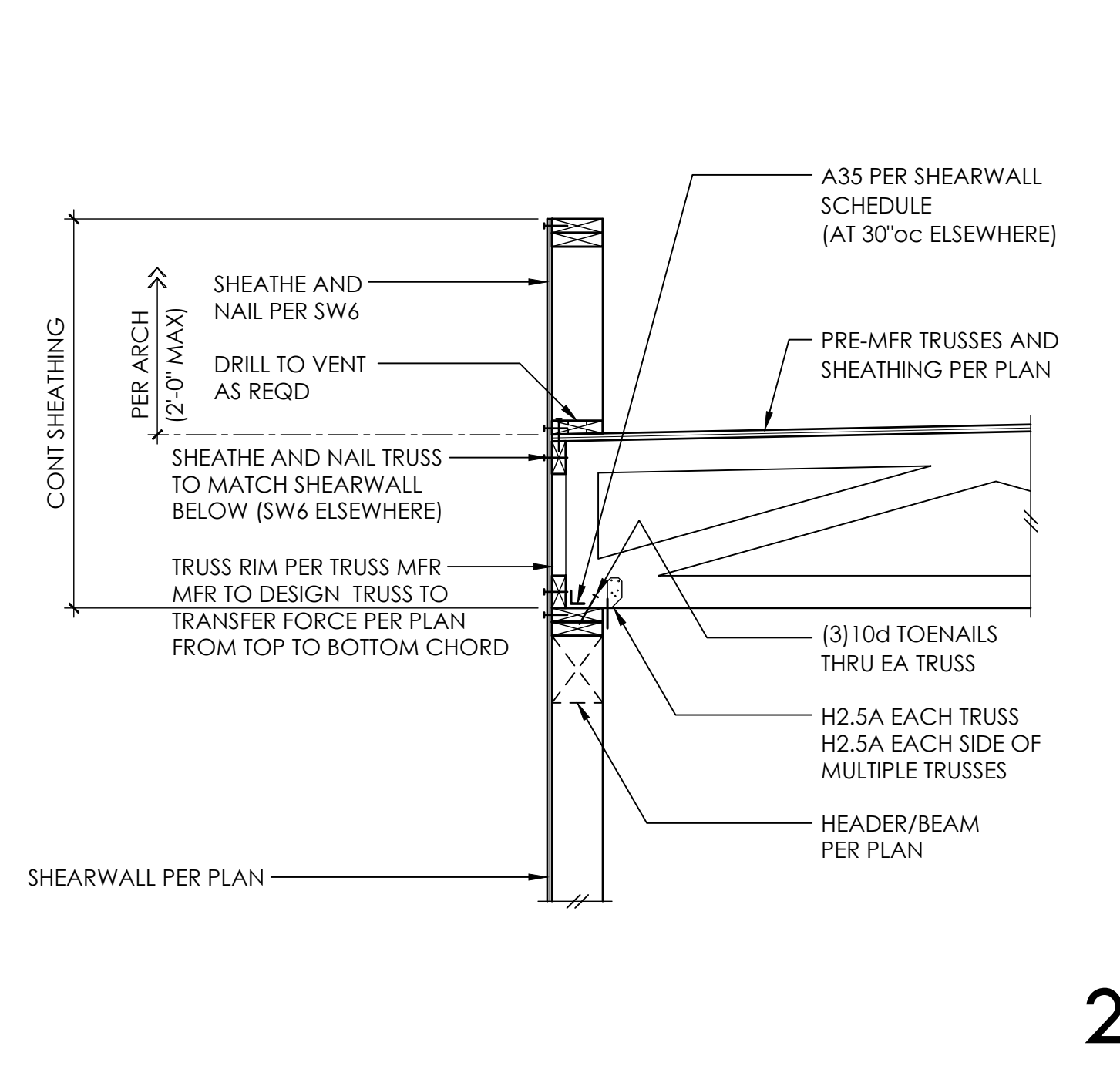
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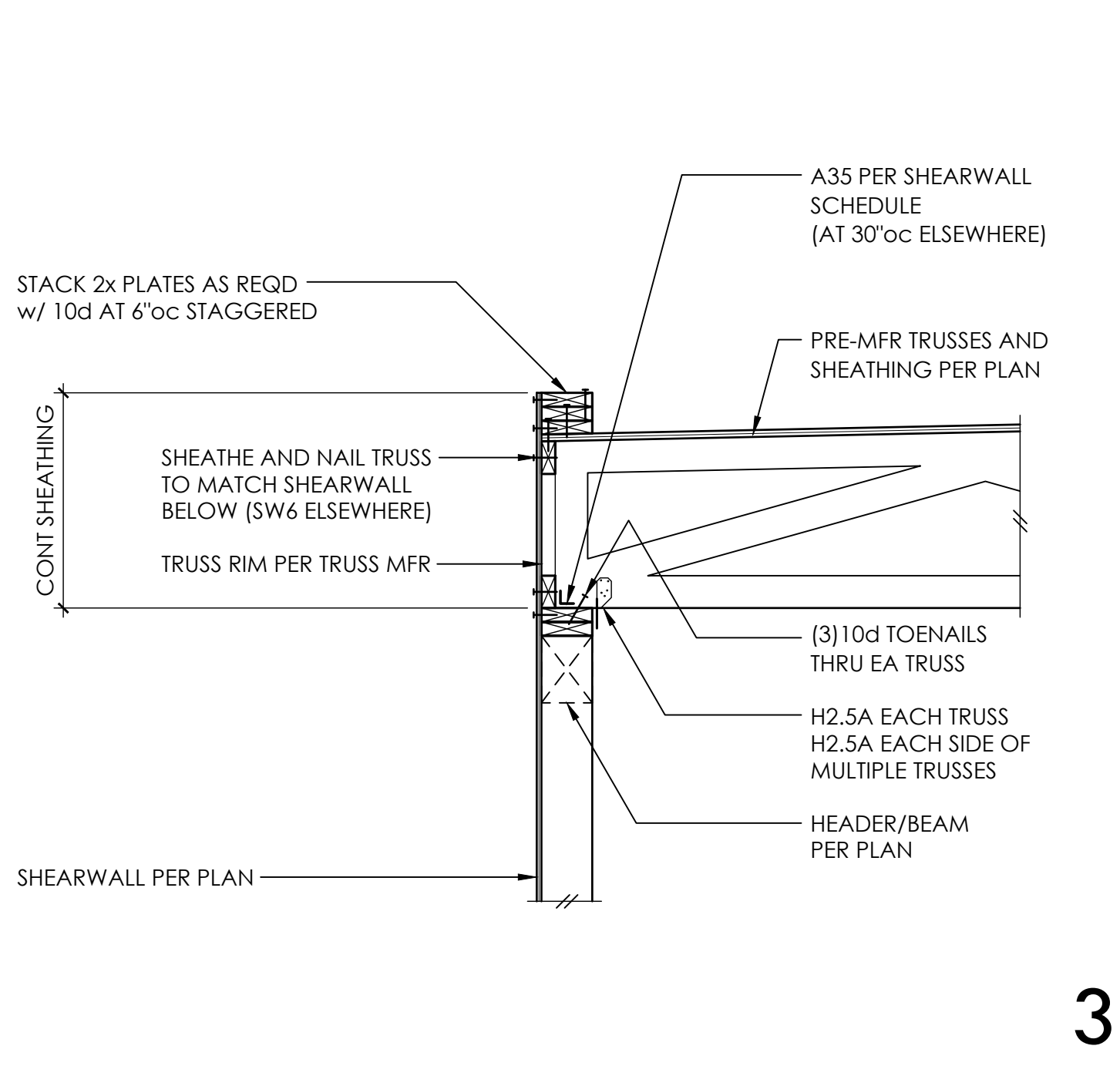
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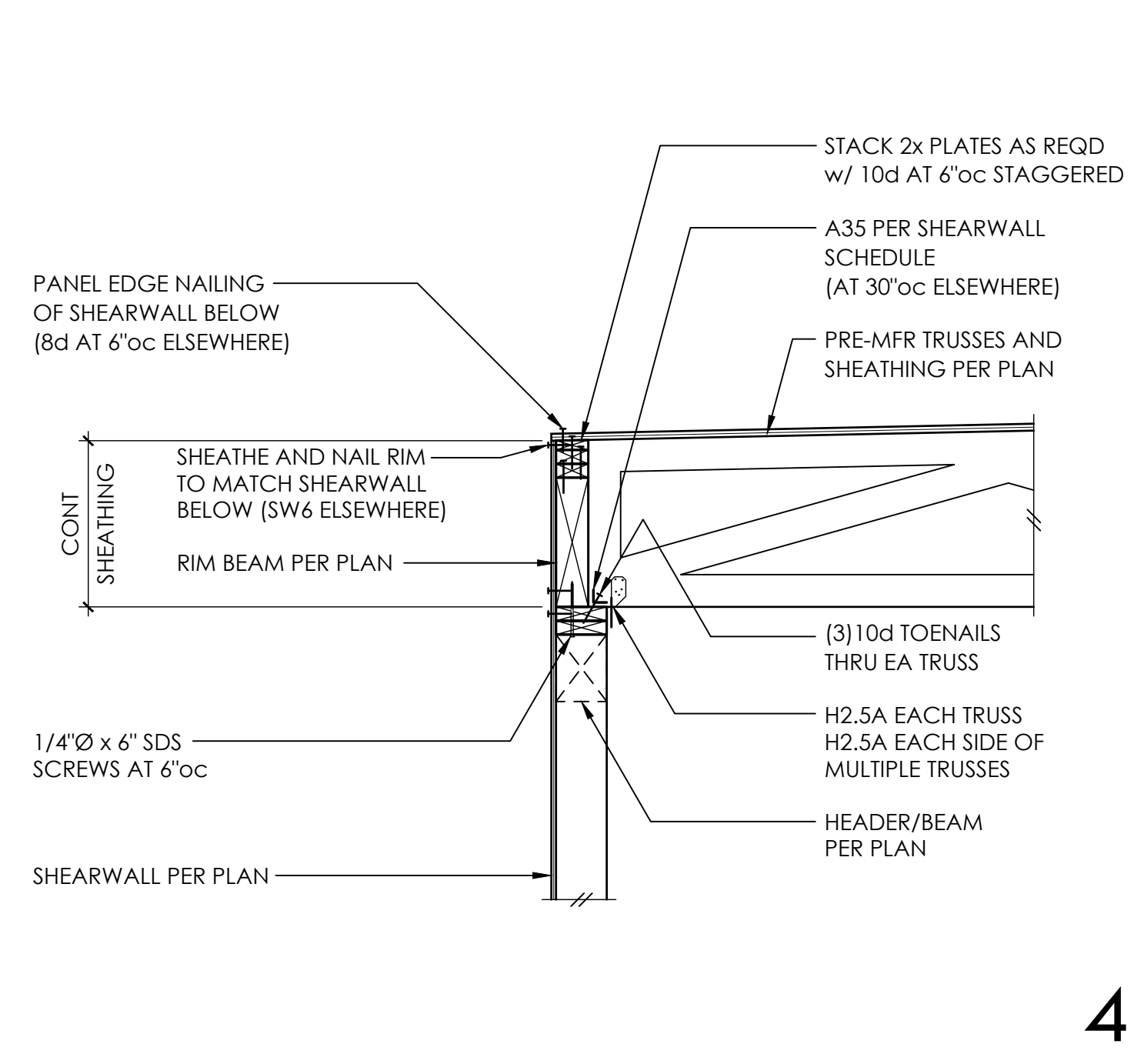
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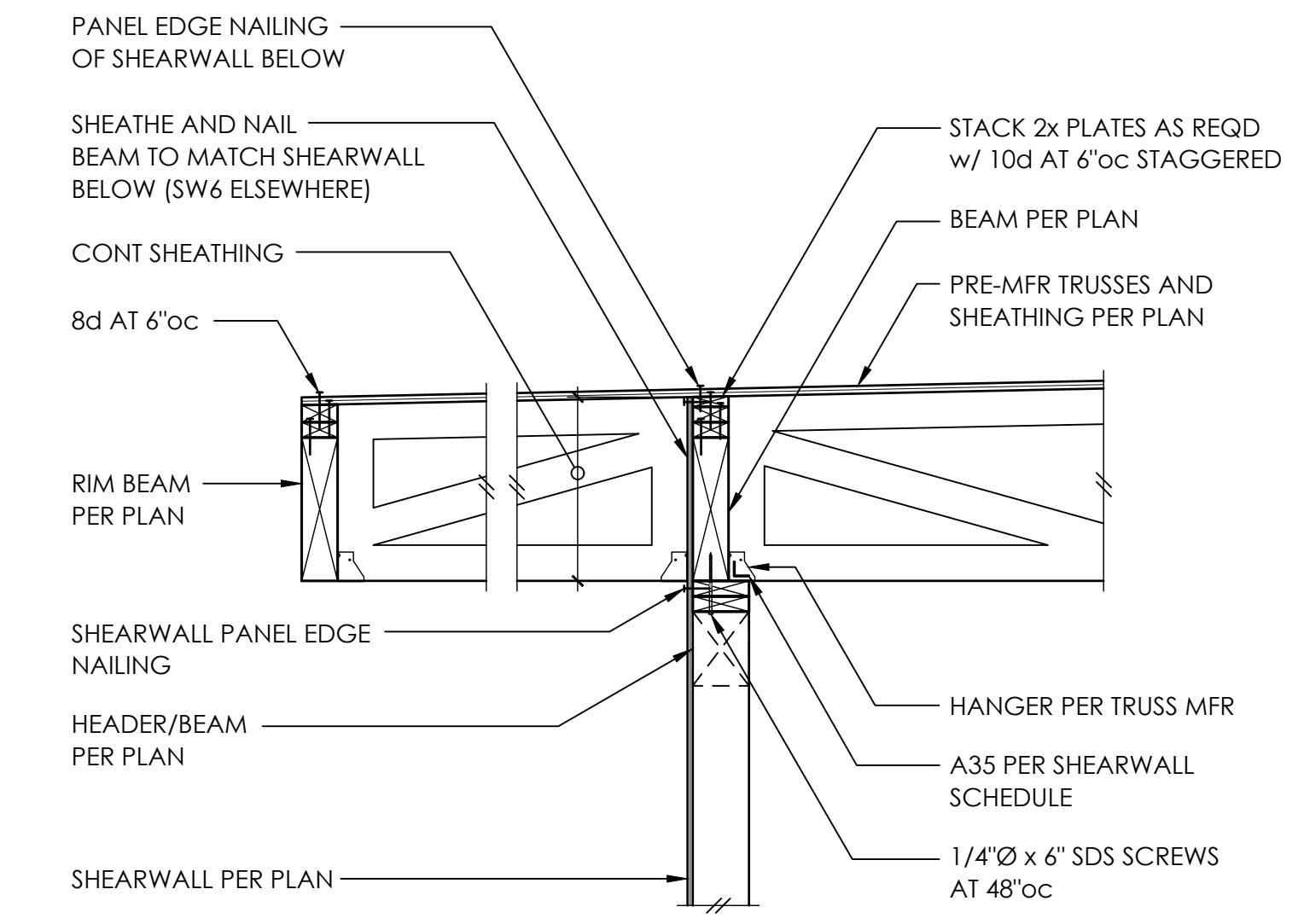
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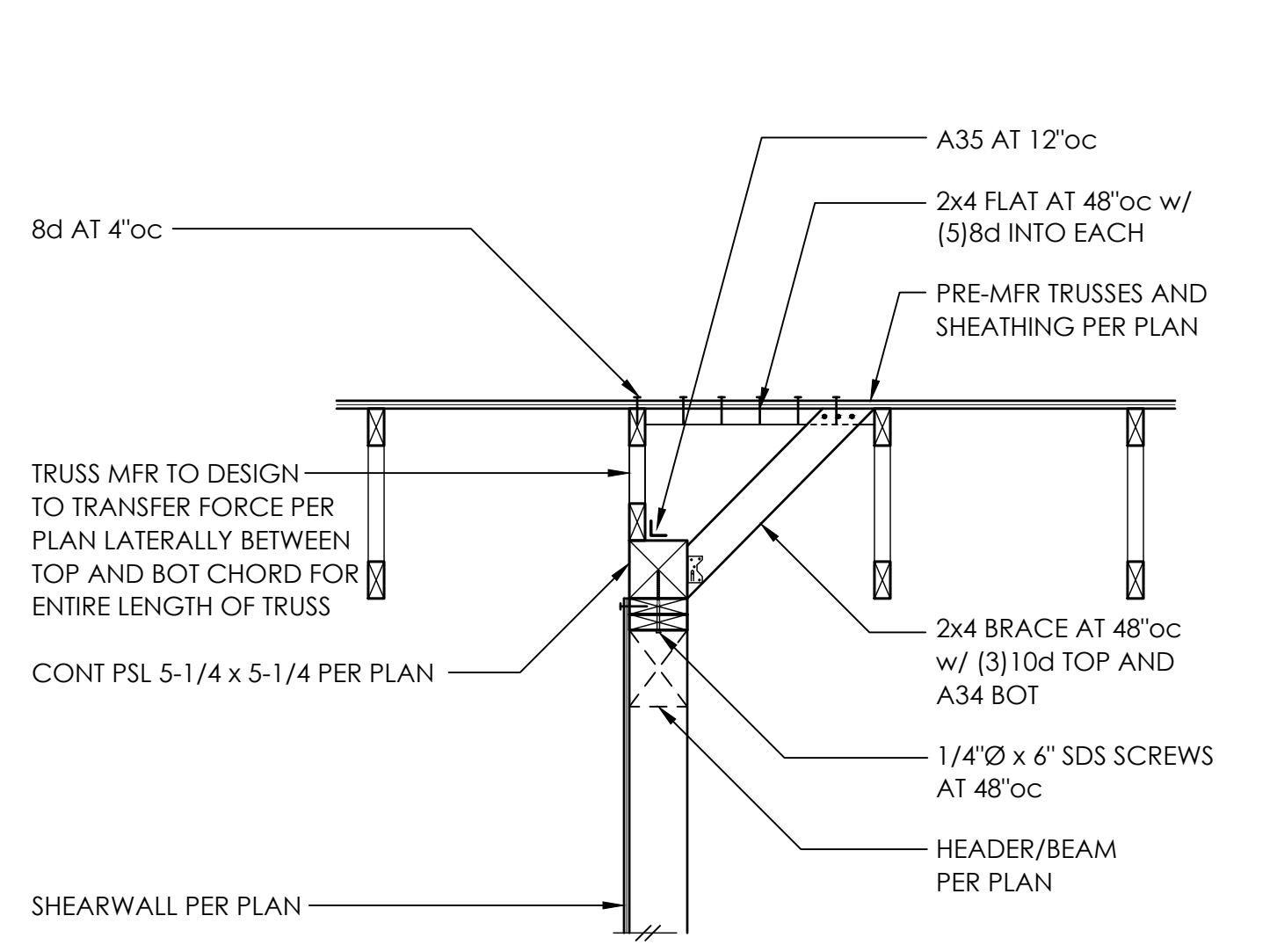
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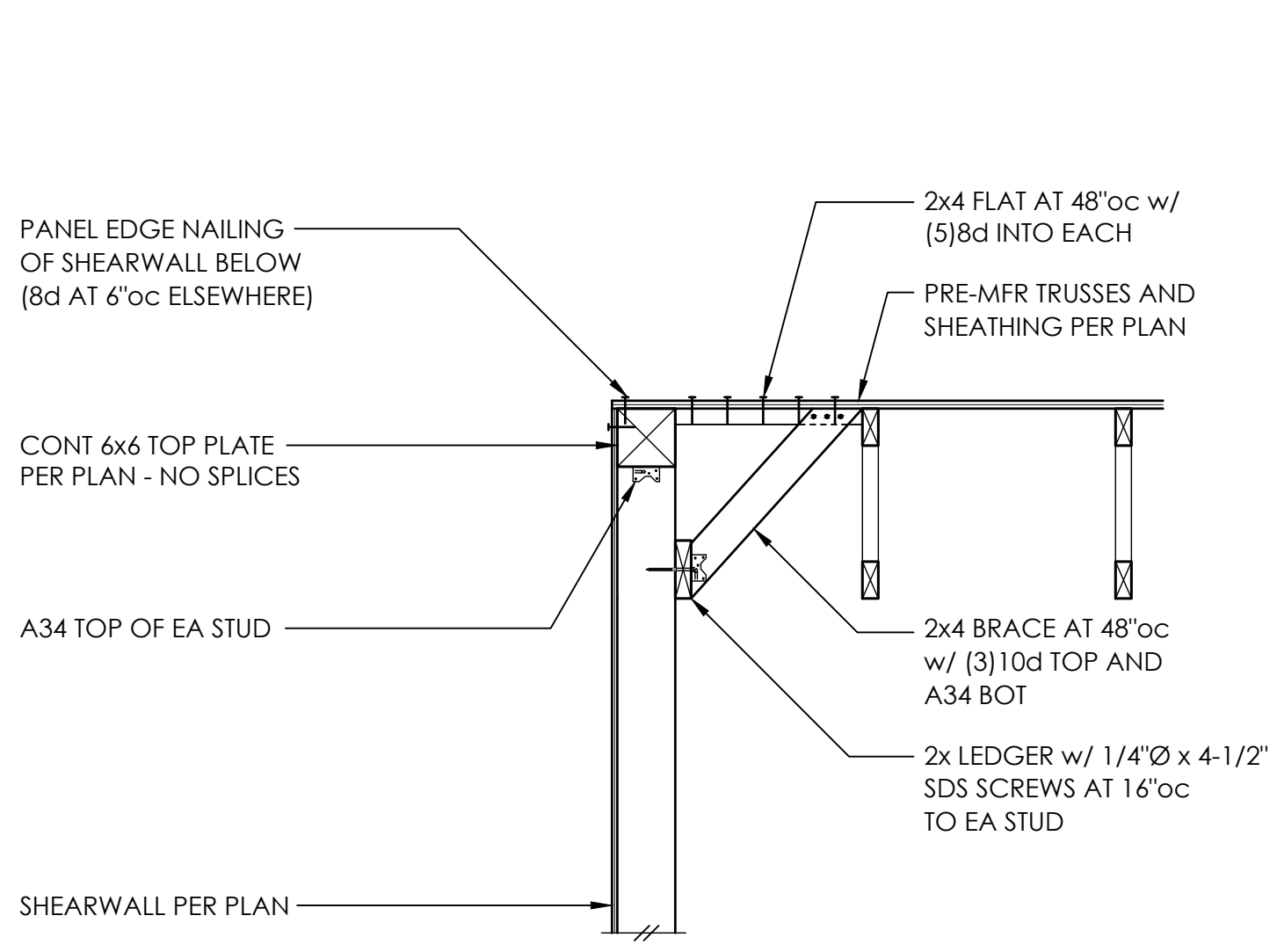
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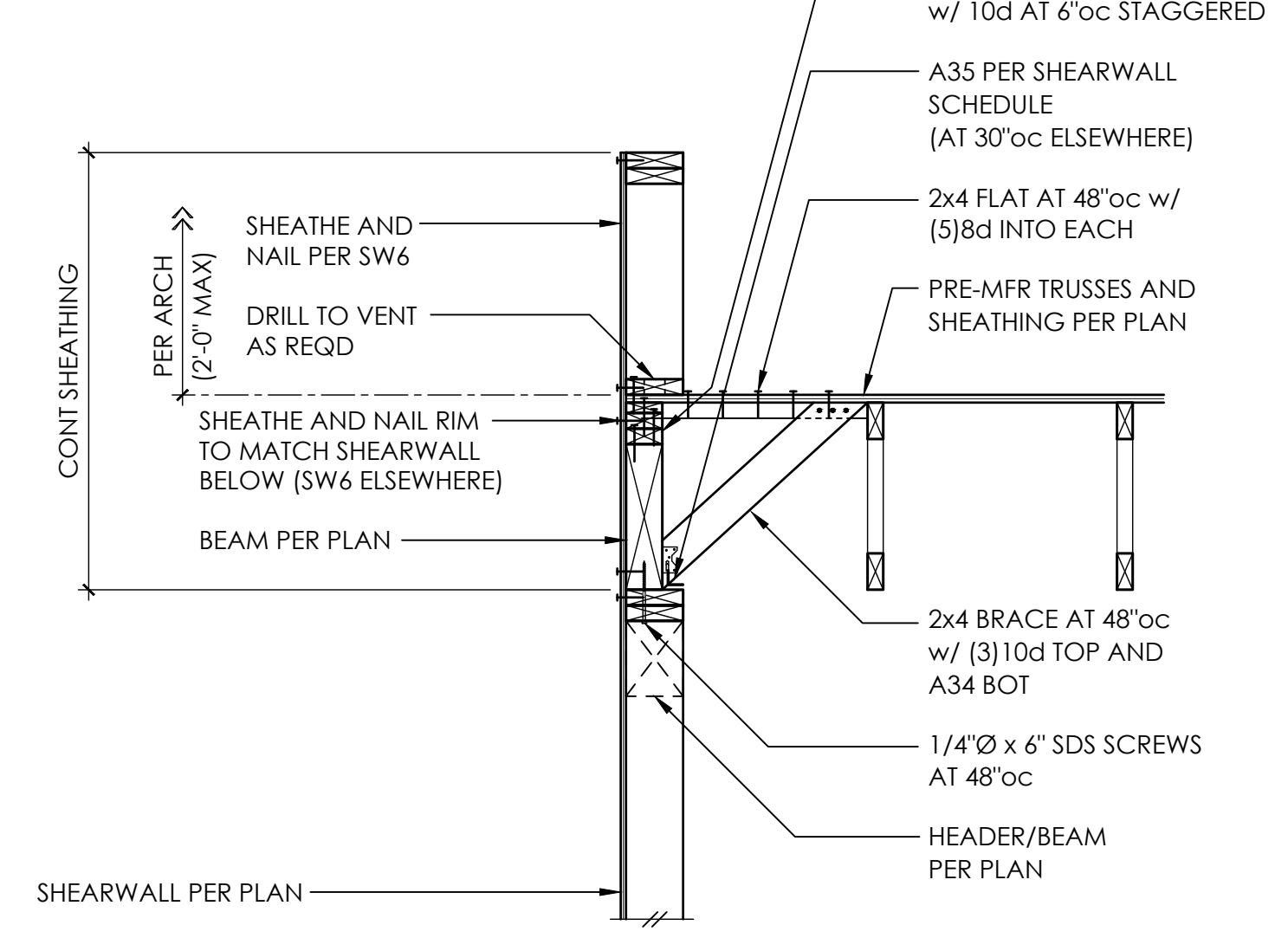
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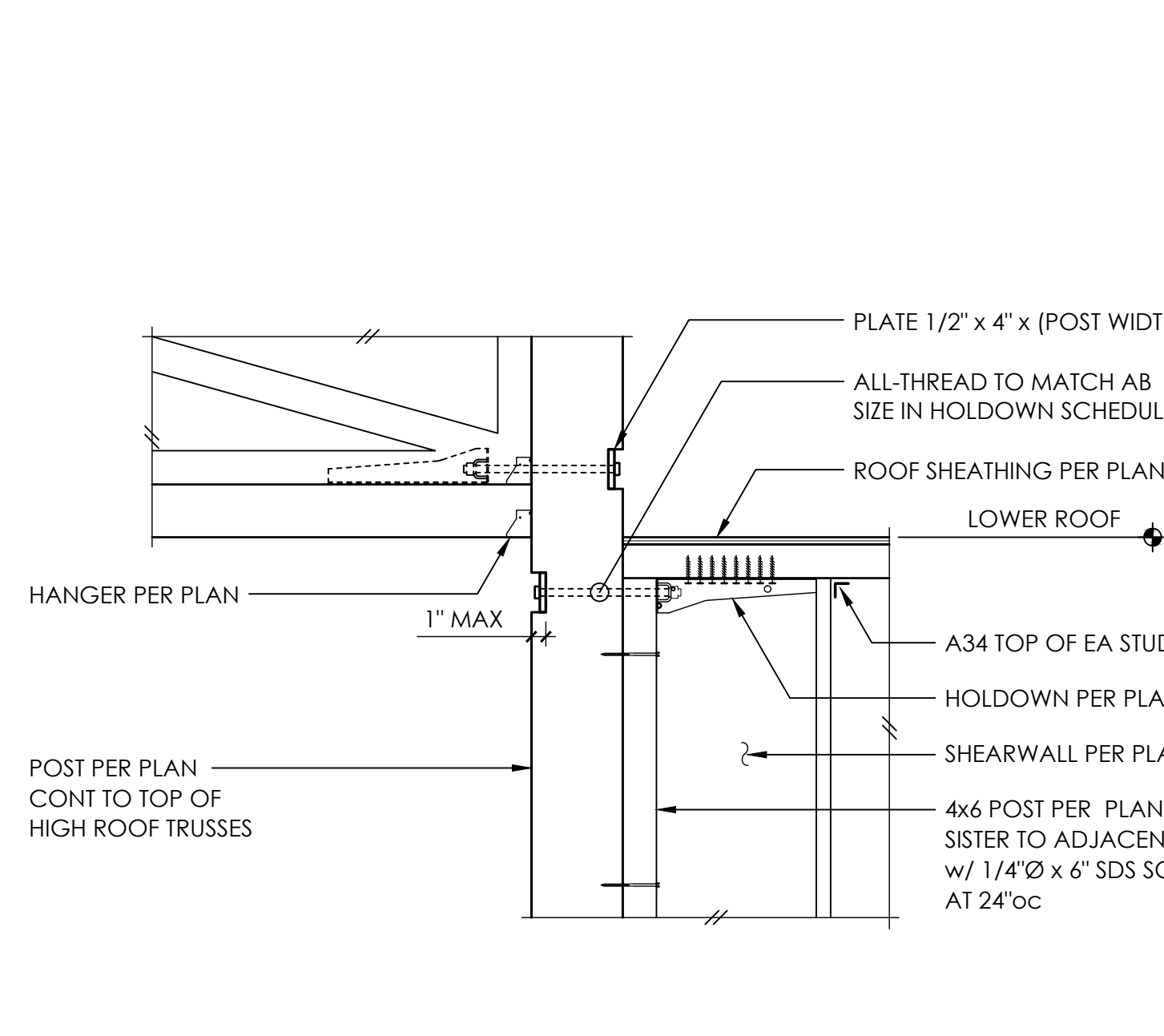
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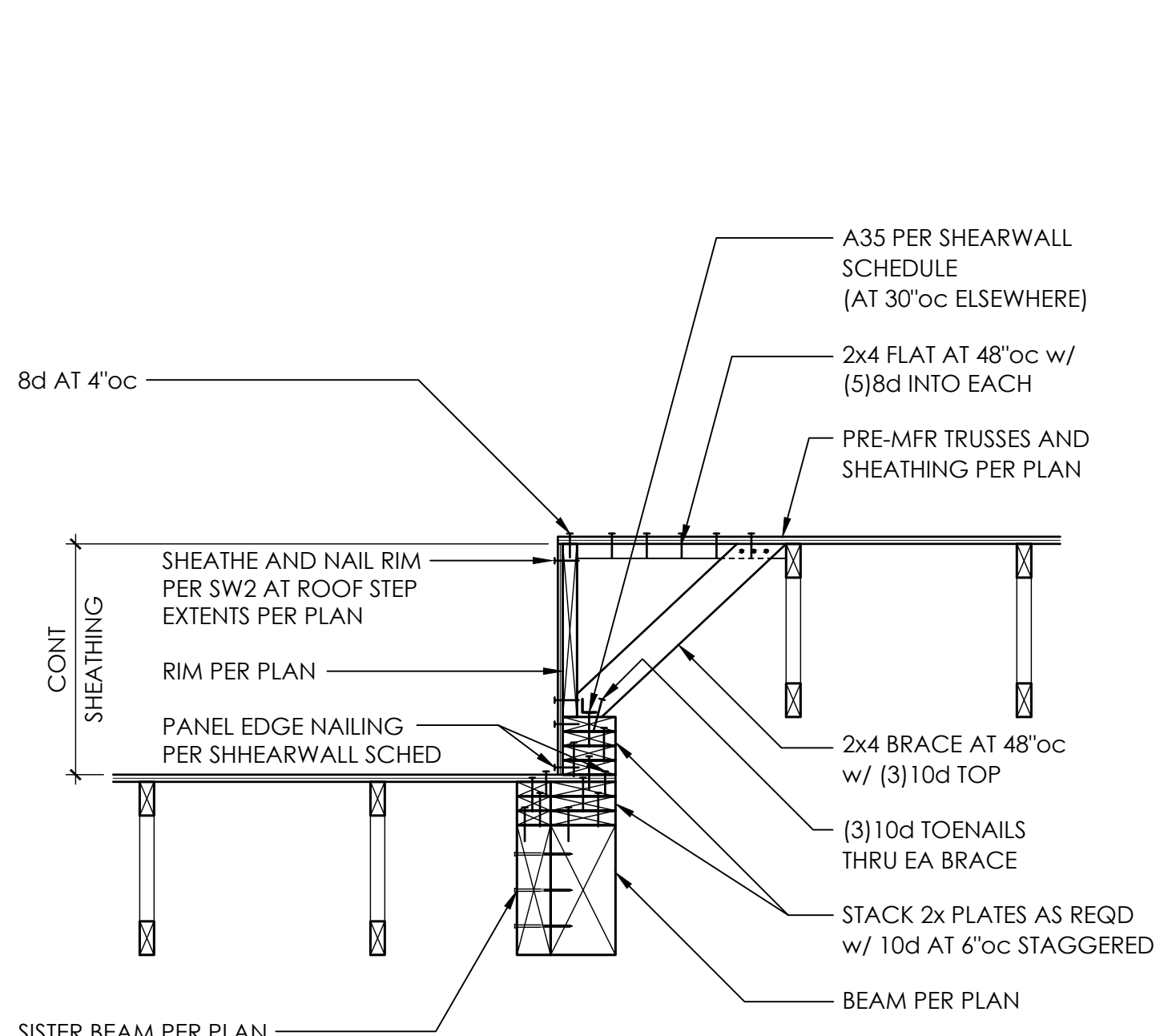
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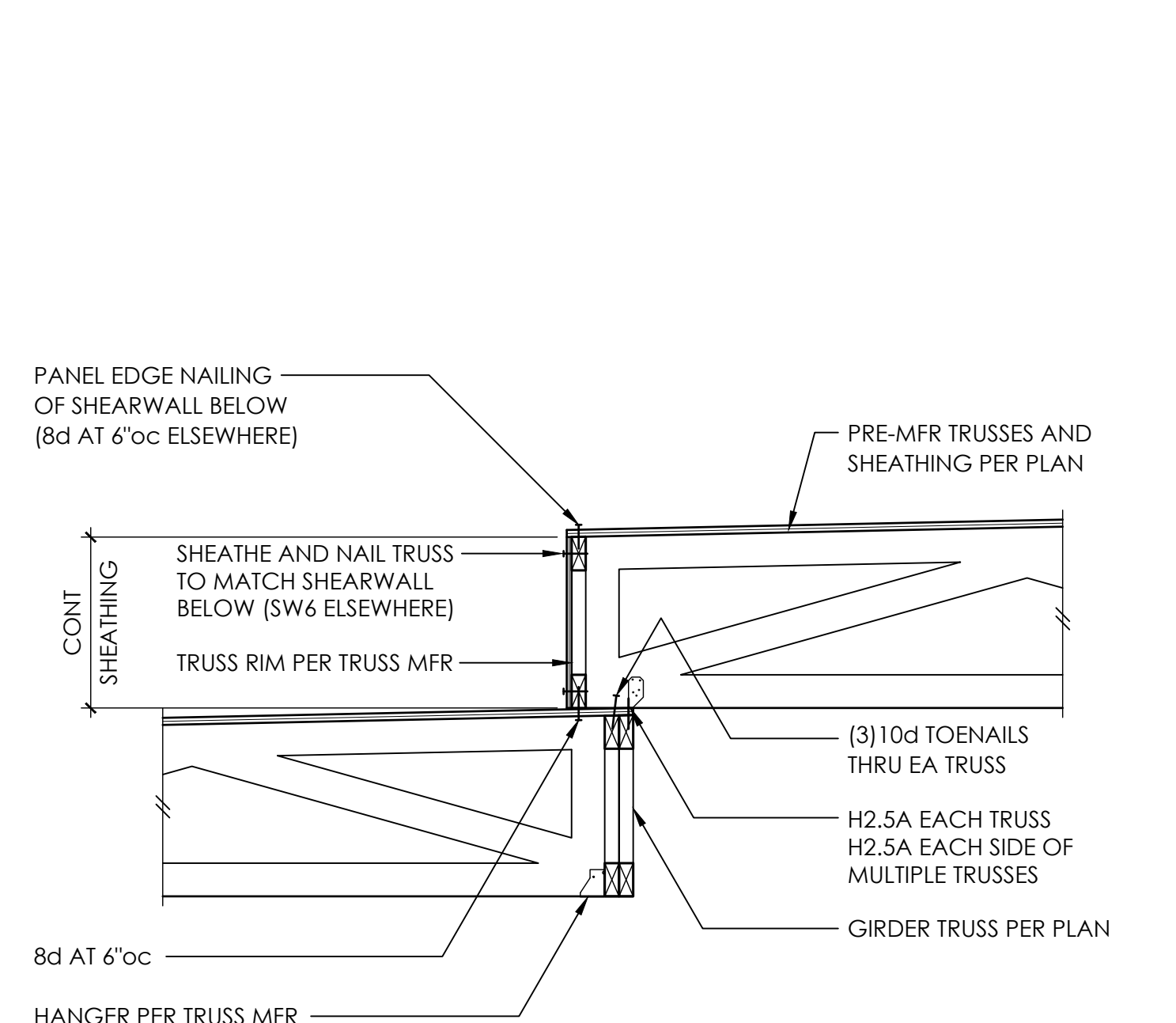
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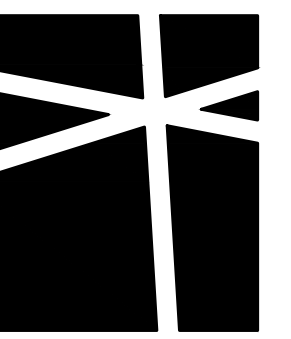


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Revised By: TTH
Revised Date: Aug 24, 2016 - 1:20:26pm



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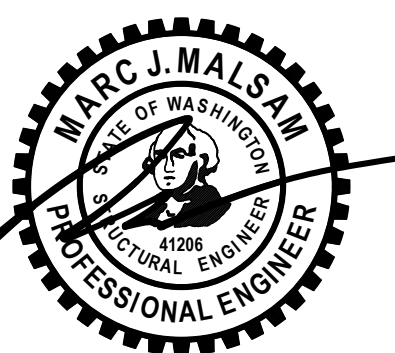
122 S JACKSON ST
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PRINCIPAL ENGINEER: MJM
DRAWN: CDS, TTH
PROJECT NO: 0262.2015.01.01

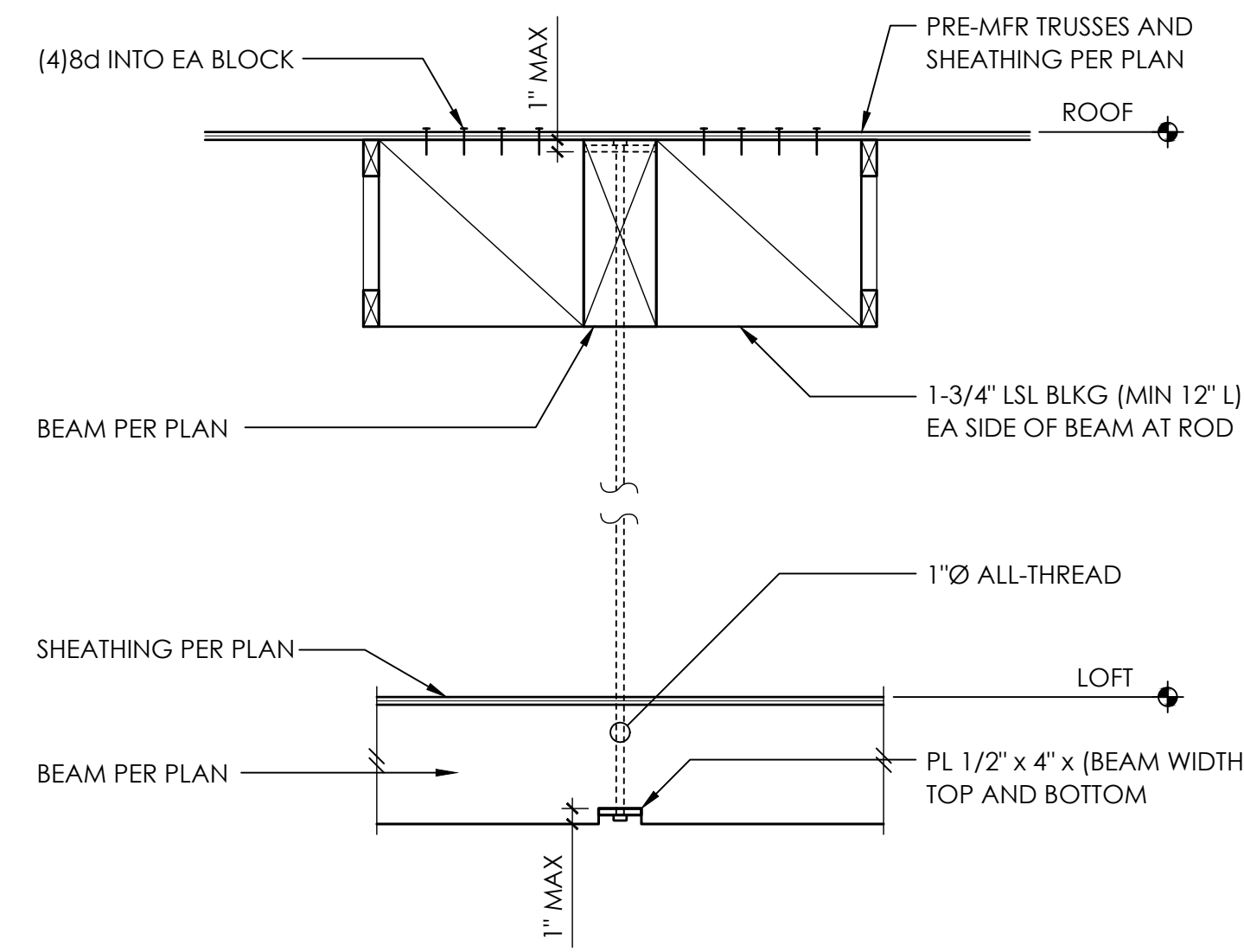
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REV	DESCRIPTION	DATE
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△	PERMIT CORRECTIONS	8.24.16

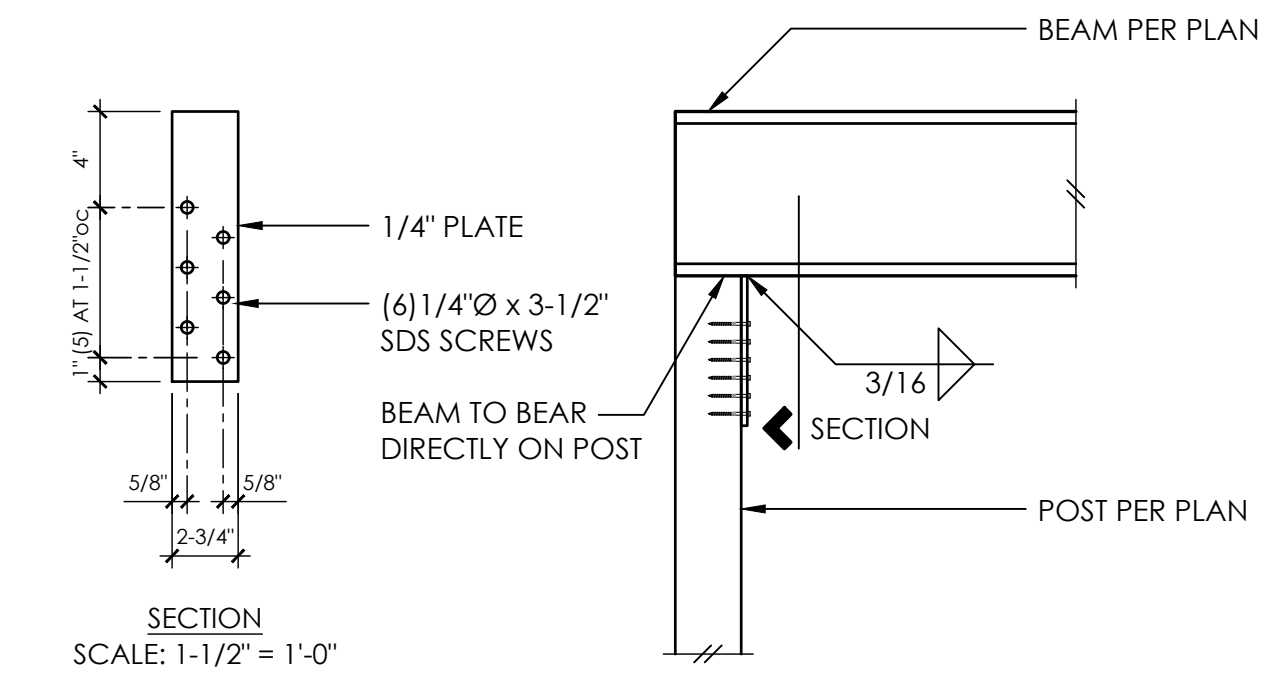
**STEEL
DETAILS**

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S5.0

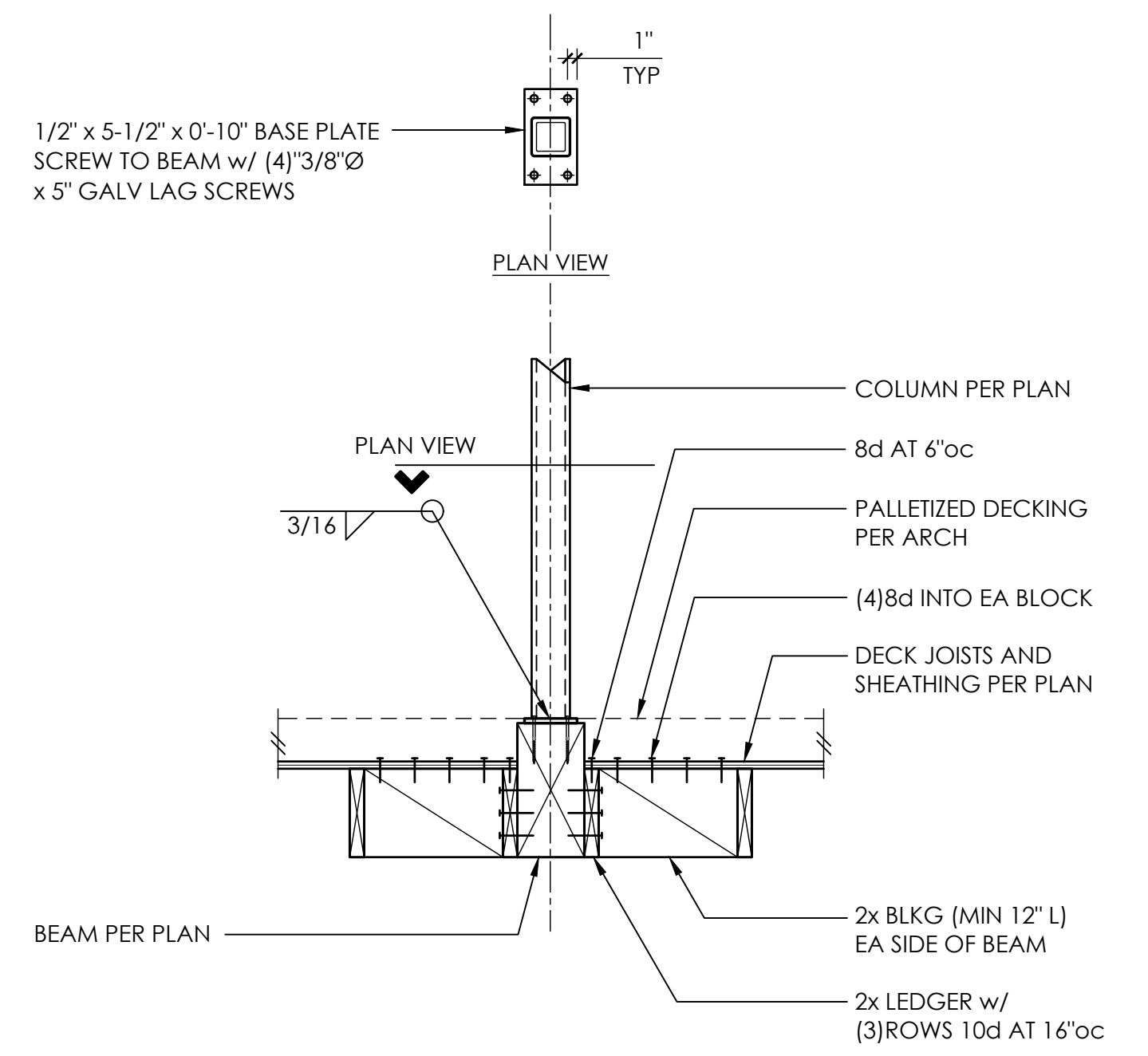


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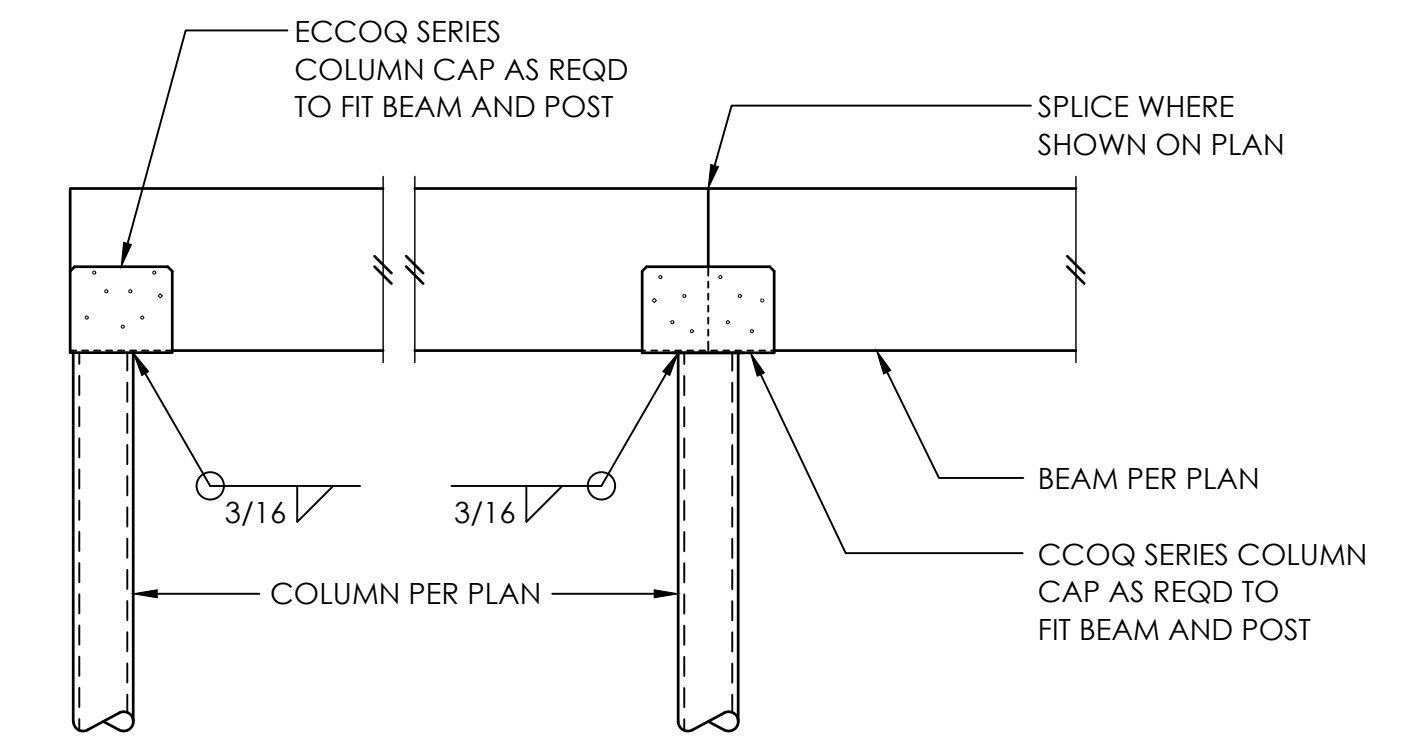
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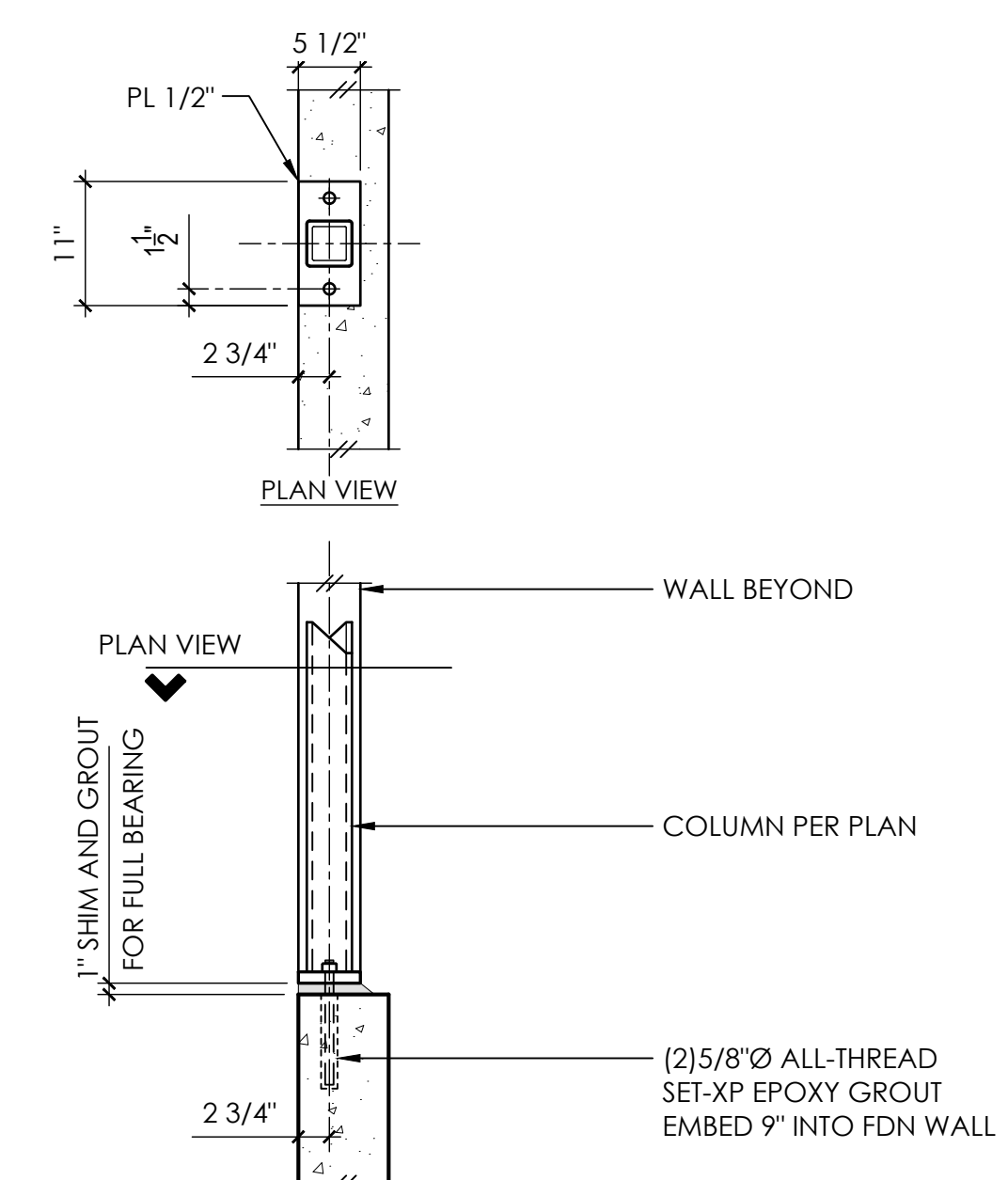
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HSS STEEL BEAM IN WALL 7

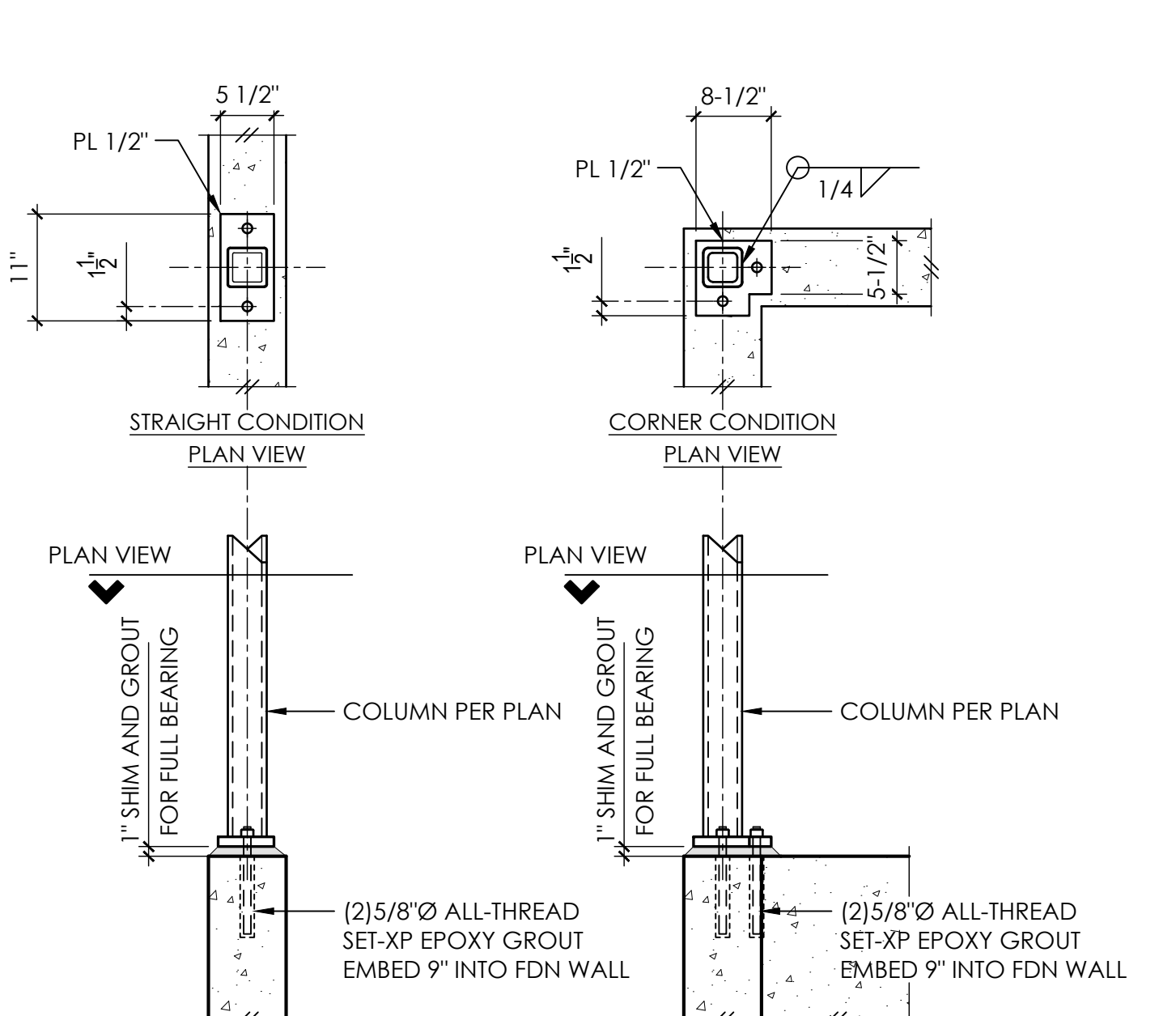


8

TYPICAL CCOQ / ECCOQ COLUMN CAP



10



11

BASEPLATE ON STEMWALL - HSS COLUMN 12

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