



REPRESENTATIVE VIEW FOR REFERENCE ONLY

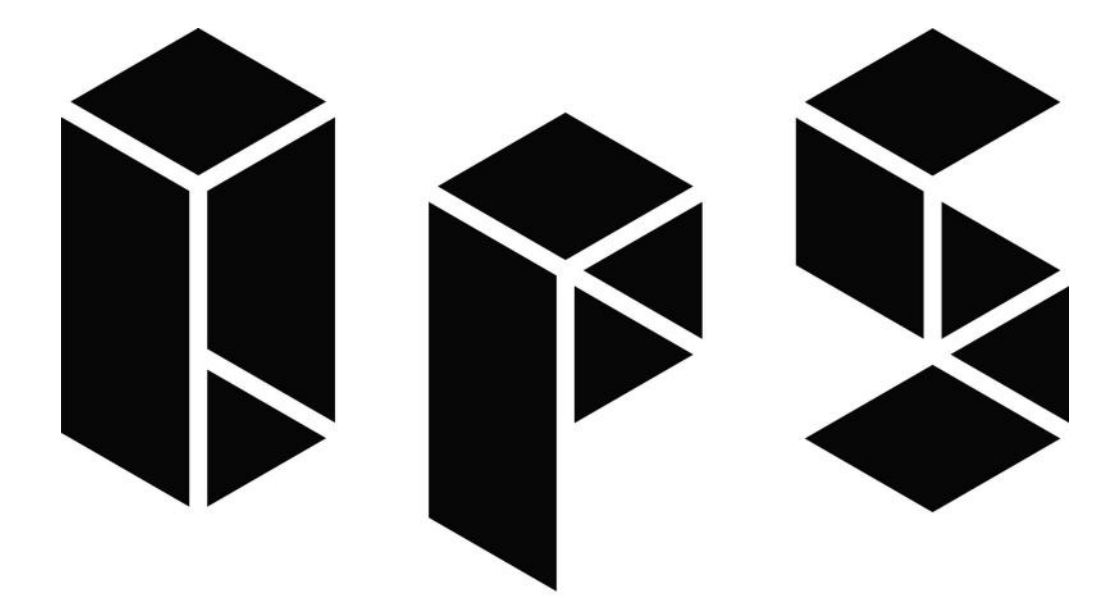
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MERCER ISLAND RESIDENCE

8424 BENOETHO PLACE, MERCER ISLAND, WA 98040

PERMIT DRAWINGS
OCTOBER 21, 2019



OKANO PICARD STUDIO

ABBREVIATIONS

Table with 2 columns: Abbreviation, Description. Includes items like # POUND OR NUMBER, (E) EXISTING, (N) NEW, @ AT, Ø DIAMETER, AB ANCHOR BOLT, etc.

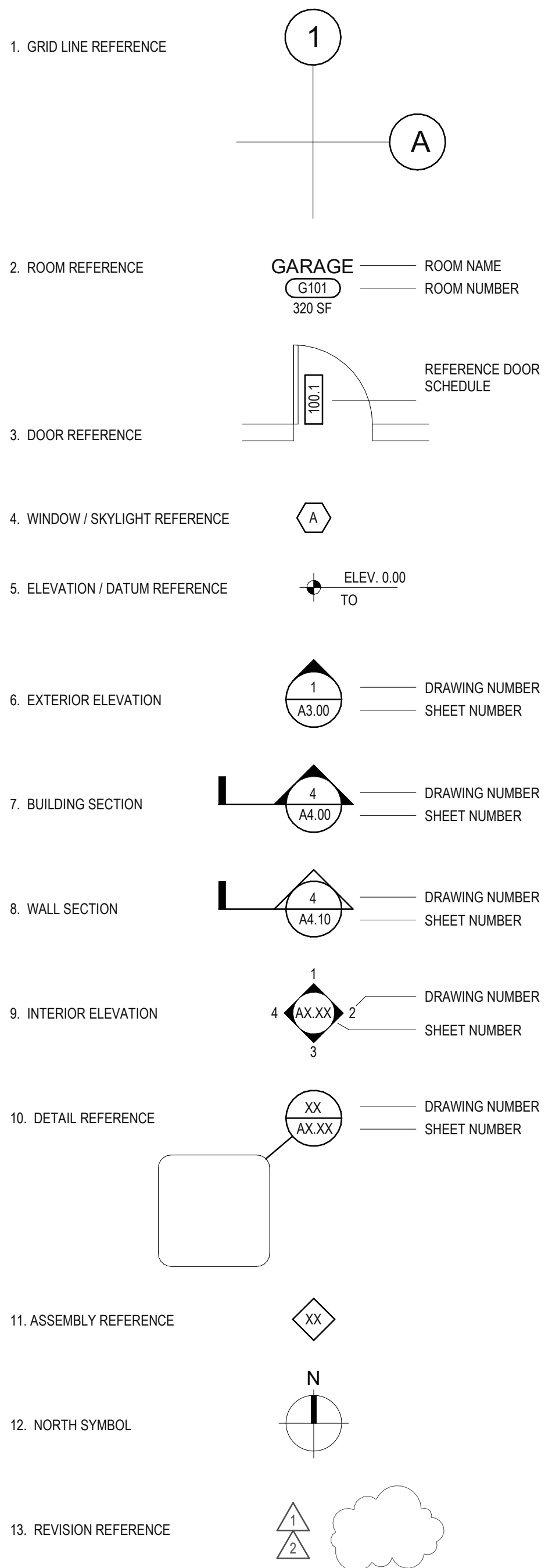
ABBREVIATIONS

Table with 2 columns: Abbreviation, Description. Includes items like GA GAUGE, GALV GALVANIZED, GC GENERAL CONTRACTOR, GL GLASS, GLAM GLUE-LAMINATED, GR GRADE, etc.

ABBREVIATIONS

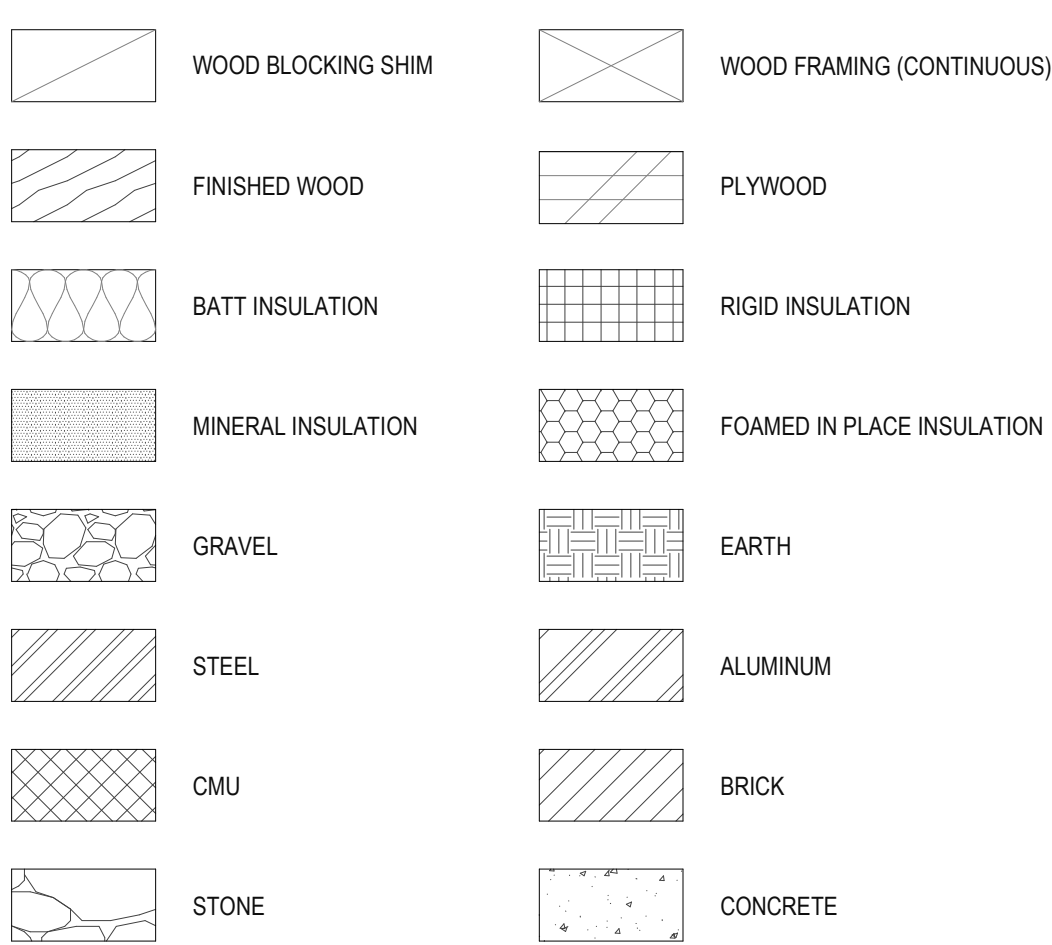
Table with 2 columns: Abbreviation, Description. Includes items like RWL RAIN WATER LEADER, S SOUTH, SAF SELF-ADHERED FLASHING, SAM SELF-ADHERED MEMBRANE, SC SOLID CORE, etc.

SYMBOLS



REFERENCE CONSTRUCTION MEMO ISSUING REVISION. ONLY MOST RECENT REVISION SHOWN CLOUDED. REFERENCE FOR PREVIOUS REVISIONS REMAIN. DATE OF REVISIONS INDICATED AT RIGHT MARGINS.

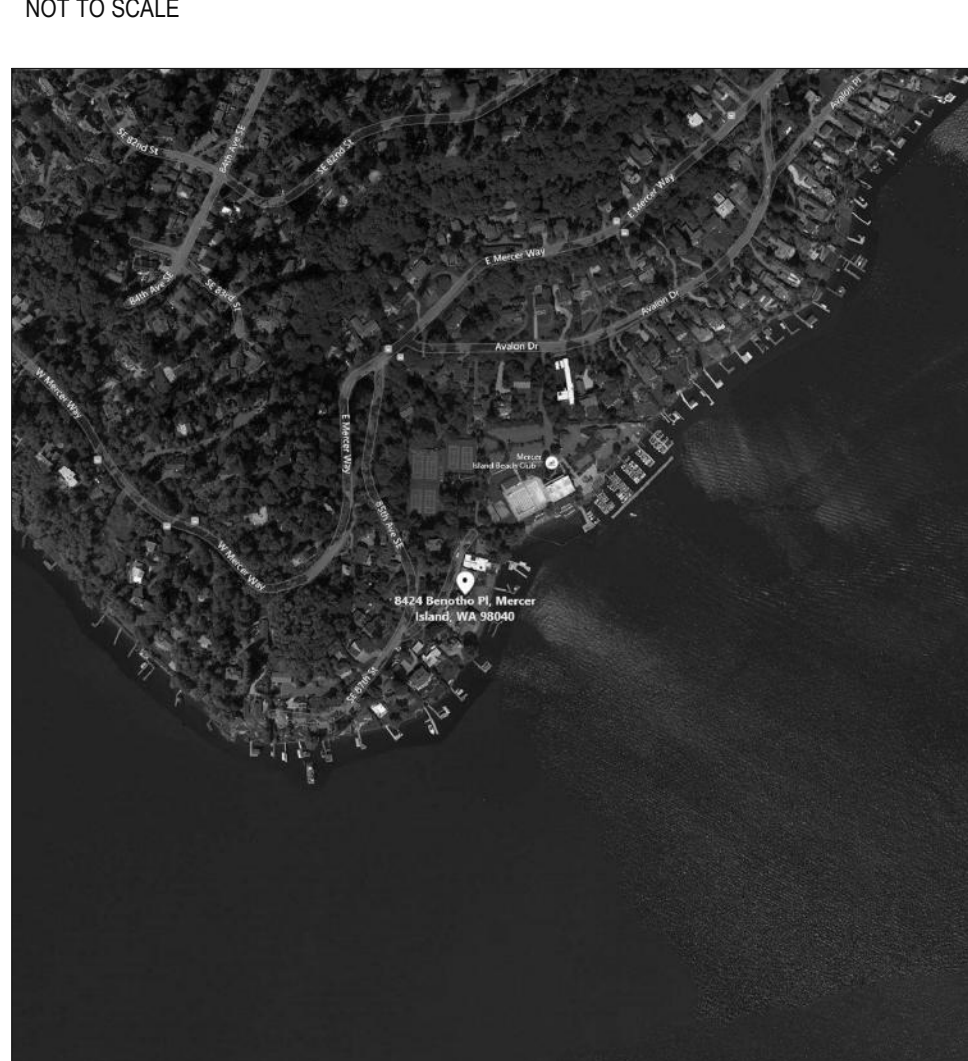
MATERIALS



LOCATION MAP



VICINITY MAP



PROJECT DIRECTORY

SITE ADDRESS: 8424 BENOTH PLACE, MERCER ISLAND, WA 98040. OWNER: ELIZABETH GOODRICH AND KURT SHELNE. SURVEYOR: TERRANE. CIVIL ENGINEER: CIVIL ENGINEERING SOLUTIONS. DESIGNER: KATIE HACKWORTH INTERIORS. ARCHITECT: OKANO PICARD STUDIO. STRUCTURAL ENGINEER: PCS STRUCTURAL SOLUTIONS.

GENERAL PROJECT INFO

PROJECT ADDRESS: 8424 BENOTH PL, MERCER ISLAND, WA 98040. ASSESSORS PARCEL #: 073610090. ZONING: R-8.4. SINGLE FAMILY RESIDENCE. QTSR: NW-31-24-5, 17 & 18. PLAT: UNDEEDED STS & ALLEYS INCL. IN ADJ. LOT VAL & SH LDS ADJ LULL C & M RGTS (SEE SURVEY FOR FULL).

FIRE ALTERNATE REQUIREMENTS: 1. NFPA 13R SPRINKLER SYSTEM SHALL BE INSTALLED. 2. 5/8" TYPE X GYP BOARD SHALL BE USED ON ALL INTERIOR WALLS AND CEILING. 3. INSTALL NFPA LOW VOLTAGE FIRE ALARM, DETECTORS AND SYSTEM WITH HEAT AND SMOKE SENSING BY U.L. LISTED CENTRAL STATION SIGNALING COMPANY. 4. INTERIOR DOORS SHALL BE SOLID CORE.



KATIE HACKWORTH ARCHITECTURAL DESIGN + INTERIORS

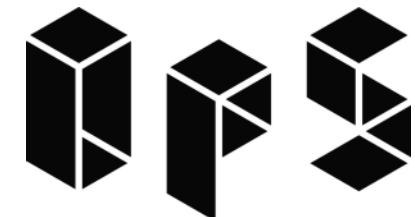


project: MERCER ISLAND RESIDENCE (Geotech - Shelene Residence) 8424 BENOTH PLACE, MERCER ISLAND, WA 98040

Table for project management: principal architect, project manager, drawn by, checked by, job no., date, revisions.

PERMIT DRAWINGS OCTOBER 21, 2019

GENERAL INFORMATION A0.00



OKANO PICARD STUDIO

815 SEATTLE BLVD S, STE 108, SEATTLE, WA 98148 USA
E: info@OkanoPicardStudio.com



KATIE HACKWORTH

ARCHITECTURAL DESIGN + INTERIORS



project: **MERCER ISLAND RESIDENCE**
(Geotech - Sheline Residence)
8424 BENOOTH PLACE, MERCER ISLAND, WA 98040

principal architect: MP
project manager: MP
drawn by: MP, JS
checked by: _____
job no.: 1811
date: OCTOBER 21, 2019

revisions:

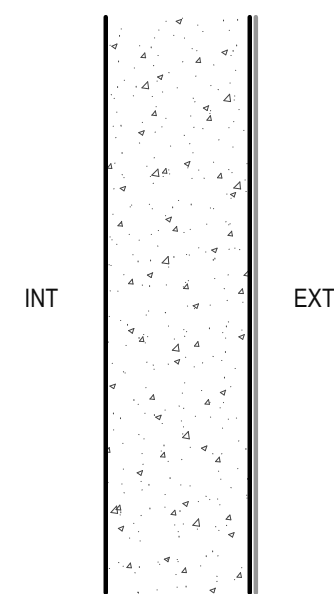
1 10/25/19 Permit R1
no. date by

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BUILDING ASSEMBLIES

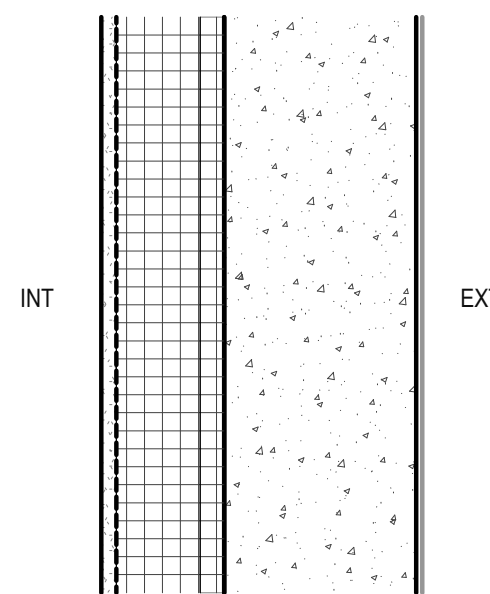
A0.10

DESCRIPTION:
- SILANE/SILOXANE WATER REPELANT
- CAST-IN-PLACE CONCRETE PER STRUCT



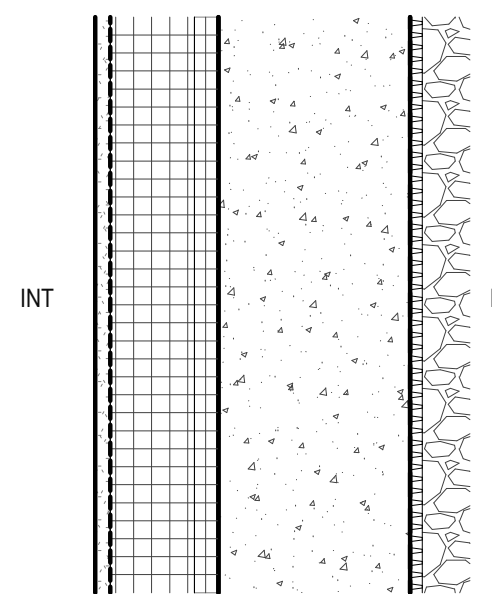
W5 CONCRETE WALL (FOUNDATION)

DESCRIPTION:
- SILANE/SILOXANE WATER REPELANT
- CAST-IN-PLACE CONCRETE PER STRUCT
- 1" RIGID INSULATION (R-6)
- 3-1/2" WOOD FRAMING
- 3-1/2" RIGID INSULATION (MIN R-21)
- 5/8" GYPSUM BOARD/PT
*ASSEMBLY R-VALUE R-27 MIN



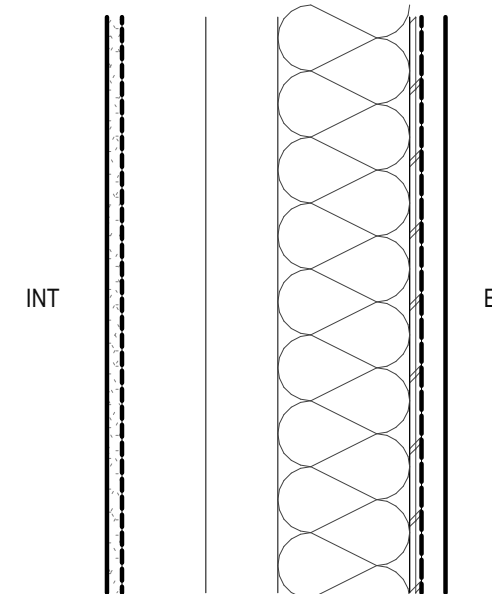
W4 CONCRETE WALL (ABOVE GRADE)

DESCRIPTION:
- DRAINAGE FILL PER GEOTECH
- DRAINAGE MAT
- WATERPROOFING
- CAST-IN-PLACE CONCRETE PER STRUCT
- 1" RIGID INSULATION (R-6)
- 3-1/2" WOOD FRAMING
- 3-1/2" RIGID INSULATION (MIN R-21)
- 5/8" GYPSUM BOARD TYPE X / PAINT
*ASSEMBLY R-VALUE R-27 MIN



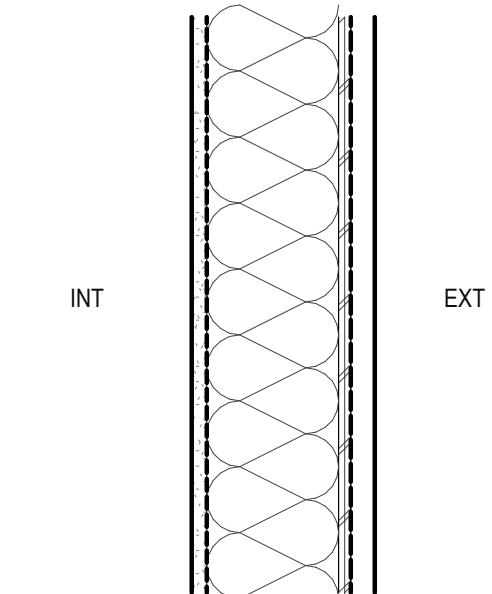
W3 CONCRETE WALL (BELOW GRADE)

DESCRIPTION:
- LAP CEDAR SIDING / PAINTED WOOD PANEL (SEE ELEVATION)
- WEATHER BARRIER
- 1/2" PLYWOOD SHEATHING PER STRUCT
- 5-1/2" WOOD FRAMING PER STRUCT
- BATT INSULATION (R-21 MIN)
- AIR SPACE
- 3-1/2" WOOD FRAMING
- CONT VAPOR BARRIER
- 5/8" GYP BOARD TYPE X / PAINT
*ASSEMBLY R-VALUE R-21 MIN



W2 EXTERIOR WALL

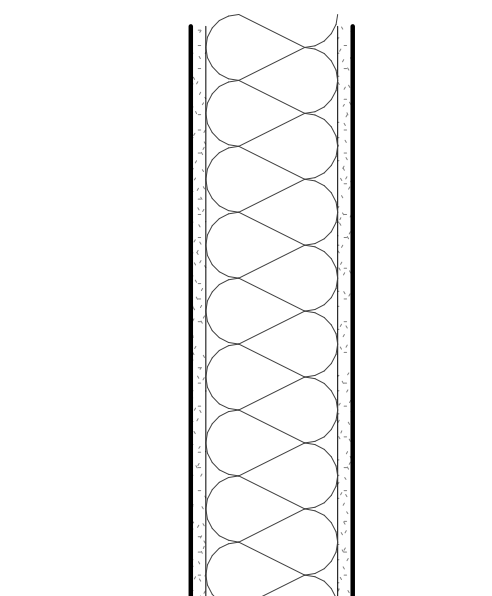
DESCRIPTION:
- LAP CEDAR SIDING / PAINTED WOOD PANEL (SEE ELEVATION)
- WEATHER BARRIER
- PLYWOOD SHEATHING PER STRUCT
- WOOD FRAMING PER STRUCT
- BATT INSULATION (R-21 MIN)
- ADD'L PLYWOOD WHERE OCCUR PER STRUCT
- CONT VAPOR BARRIER
- 5/8" GYP BOARD TYPE X / PAINT
*ASSEMBLY R-VALUE R-21 MIN



W1 TYPICAL EXTERIOR WALL

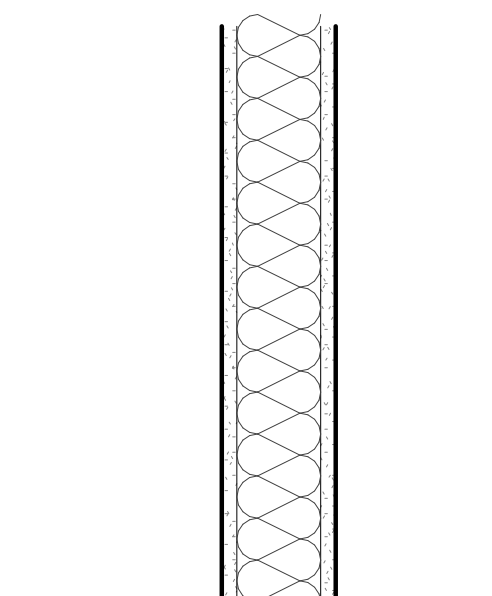
NOTE: ALL GYPSUM BOARD SHALL BE TYPE X TO MEET FIRE REQUIREMENTS. BEHIND TILE AND WET LOCATIONS GYP BOARD SHALL BE SUBSTITUTED WITH CEMENTITIOUS TILE BACKER BOARD.

DESCRIPTION:
- FINISH PER INTERIOR ELEVATIONS OR SCHEDULE, WHERE OCCURS
- 5/8" GYPSUM BOARD TYPE X / PAINT
- 5-1/2" WOOD FRAMING, TYP
- ACQUSTIC INSULATION AT BEDROOM WALLS
- 5/8" GYPSUM BOARD TYPE X / PAINT
- FINISH PER INTERIOR ELEVATIONS OR SCHEDULE, WHERE OCCURS
U-VALUE / RATING: NA



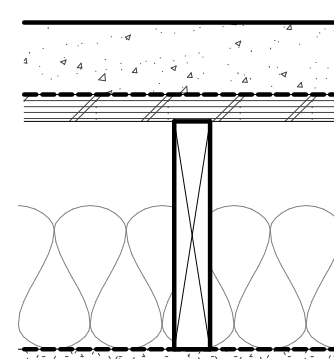
P2 INTERIOR PARTITION

DESCRIPTION:
- FINISH PER INTERIOR ELEVATIONS OR SCHEDULE, WHERE OCCURS
- 5/8" GYPSUM TYPE X / PAINT
- 3-1/2" WOOD FRAMING, TYP
- ACQUSTIC INSULATION AT BEDROOM WALLS
- 5/8" GYPSUM BOARD TYPE X / PAINT
- FINISH PER INTERIOR ELEVATIONS OR SCHEDULE, WHERE OCCURS
U-VALUE / RATING: NA



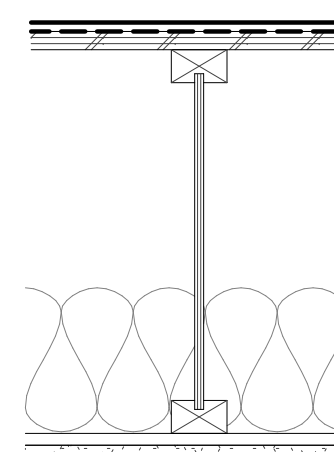
P1 INTERIOR PARTITION

DESCRIPTION:
- OIL/WATER REPELLANT CLEAR SEALER
- CONCRETE TOPPING SLAB PER STRUCT
- VAPOR BARRIER
- SHEATHING PER STRUCT
- WOOD FRAMING PER STRUCT
- MIN R-30 BATT INSULATION
- VAPOR BARRIER
- 5/8" GYPSUM BOARD TYPE X / PAINT
*ASSEMBLY R-VALUE R-30 MIN



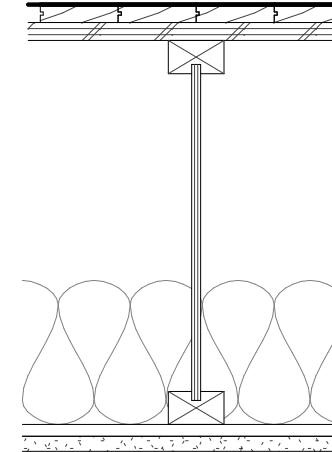
F5 WOOD FRAMING FLOOR (GARAGE)

DESCRIPTION:
- TILE
- THINSET MORTAR
- WATERPROOF MEMBRANE
- SHEATHING PER STRUCT
- WOOD FRAMING PER STRUCT
- BATT INSULATION (R-30 MIN) AT EXPOSED TO EXTERIOR OR ACCOUSTICAL INSULATION, TYP
- 5/8" GYPSUM BOARD TYPE X / PAINT
*ASSEMBLY R-VALUE R-30 MIN AT EXTERIOR CONDITION (GARAGE / MASTER TUB)



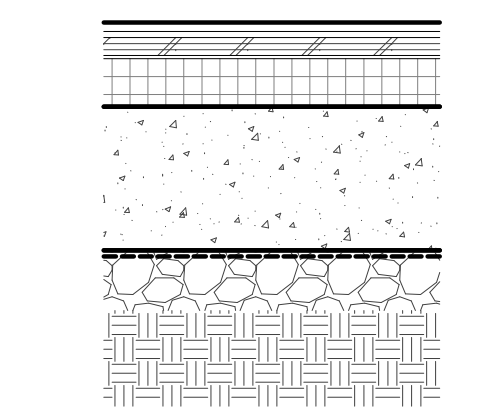
F4 WOOD FRAMING FLOOR (TILE)

DESCRIPTION:
- ENGINEERED OAK WOOD BOARDS, 1/4" MIN WOOD LA. SAND/STAIN/FINISH IN PLACE
- 3/4" PLYWOOD PER STRUCT
- SLIP SHEET
- SHEATHING PER STRUCT
- WOOD FRAMING PER STRUCT
- BATT INSULATION AT EXPOSED TO EXTERIOR (R-30 MIN) OR ACCOUSTICAL INSULATION TYPICAL (R-30 MIN)
- 5/8" GYPSUM BOARD TYPE X / PAINT
*ASSEMBLY R-VALUE R-30 MIN AT EXTERIOR CONDITION (GARAGE / MASTER TUB)



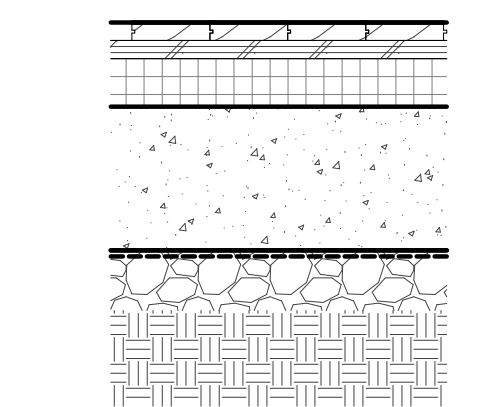
F3 WOOD FRAMING FLOOR (WOOD)

DESCRIPTION:
- TILE
- THINSET MORTAR
- WATERPROOF MEMBRANE
- 3/4" PLYWOOD SHEATHING
- 2" RIGID INSULATION (R-10 MIN)
- CONCRETE SLAB ON GRADE PER STRUCT
- VAPOR BARRIER
- DRAINAGE COURSE PER GEOTECH
*ASSEMBLY R-VALUE R-10 MIN



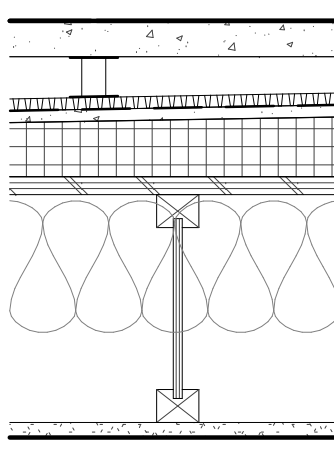
F2 CONCRETE SLAB FLOOR (TILE)

DESCRIPTION:
- ENGINEERED OAK WOOD BOARDS - 1/4" MIN WD LA (SAND/STAIN/FINISH IN PLACE)
- SLIP SHEET (OR GLUE DETERMINED BY GC)
- 3/4" PLYWOOD SHEATHING
- 2" RIGID INSULATION (R-10 MIN)
- CONCRETE SLAB ON GRADE PER STRUCT
- VAPOR BARRIER
- DRAINAGE COURSE PER GEOTECH
*ASSEMBLY R-VALUE R-10 MIN



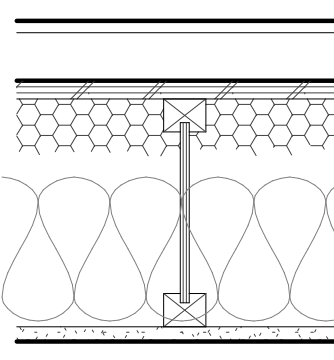
F1 CONCRETE SLAB FLOOR (WOOD)

DESCRIPTION:
- CONCRETE PAVERS ON PEDESTALS
- DRAINAGE MAT
- FULLY ADHERED MEMBRANE WATERPROOFING (DEX-O-TEX OR KEMPEROL)
- 1/2" HIGH STRENGTH PROTECTION BOARD, ADHERED TO INSULATION
- 3" SLOPED RIGID INSULATION (R-18), AHERED OR MECHANICALLY FASTEND TO SUBSTRATE
- PLYWOOD SHEATHING PER STRUCT
- FRAMING PER STRUCT
- 6" BATT INSULATION (R-21)
*ASSEMBLY R-VALUE R-39 MIN
** CONFORM SUBSTRATE COMPATIBILITY W/ MANUFACTURER



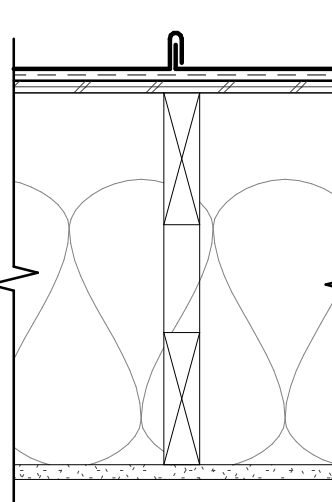
R3 LOW SLOPE ROOF

DESCRIPTION:
- TPO MEMBRANE ROOFING
- SLIP SHEET
- SLOPED RIGID INSULATION
- PLYWOOD SHEATHING PER STRUCT
- WOOD FRAMING PER STRUCT
- 2.5" CLOSED CELL SPRAY FOAM INSULATION, R-16 MIN
- 8" BATT INSULATION, R-24 MIN
- 5/8" GYPSUM BOARD TYPE X / PAINT
*ASSEMBLY R-VALUE R-38 MIN



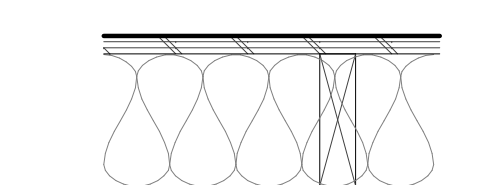
R2 LOW SLOPE ROOF

DESCRIPTION:
- STANDING SEAM METAL ROOFING
- ROOFING UNDERLAYMENT
- PLYWOOD SHEATHING PER STRUCTURAL
- PRE-MANUFACTURED TRUSSES PER STRUCTURAL
- BATT INSULATION, R-48 MIN
- 5/8" GYP BOARD/PT
*ASSEMBLY R-VALUE R-48 MIN



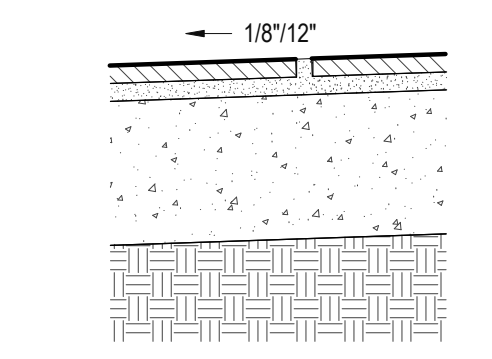
R1 TYPICAL ROOF

DESCRIPTION:
- 3/4" PLYWOOD PER STRUCT
- BOTTOM CHORD OF TRUSS PER STRUCT / MFR
- BATT INSULATION (R-21 MIN)
- 5/8" GYPSUM BOARD TYPE X / PAINT

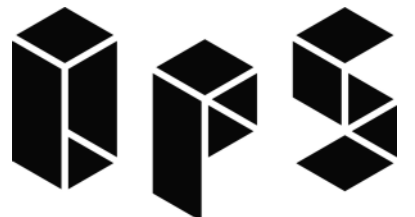


F7 ATTIC FLOOR

DESCRIPTION:
- MORTAR SET FLAGSTONE
- CONCRETE SLAB PER STRUCTURE, SLOPED TO DRAIN
*ASSEMBLY R-VALUE: NA

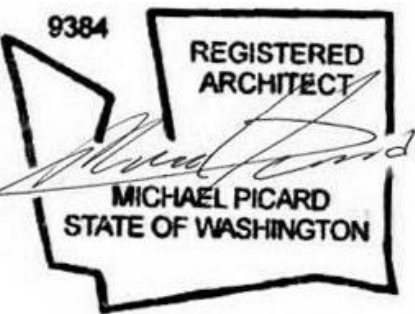


F6 PATIO



OKANO PICARD STUDIO
 815 SEATTLE BLVD S, STE 108, SEATTLE, WA 98154 USA
 E: info@OkanoPicardStudio.com

KATIE HACKWORTH
 ARCHITECTURAL DESIGN + INTERIORS



project: **MERCER ISLAND RESIDENCE**
 (Georach - Sherrin Residence)
 8424 BENOETHO PLACE, MERCER ISLAND, WA 98040

principal architect: MP
 project manager: MP
 drawn by: MP, JS
 checked by: Author
 job no.: 1811
 date: OCTOBER 21, 2019

revisions:
 1 10/25/19 Permit R1

no. date by

PERMIT DRAWINGS
 OCTOBER 21, 2019

SCHEDULES

A0.21

AREA SCHEDULE	
NAME	AREA
UPPER LEVEL	2379 SF
MAIN LEVEL	2349 SF
LOT COVERAGE	3907 SF

ROOM SCHEDULE			
ROOM NUMBER	ROOM NAME	AREA	ROOM TYPE
MAIN LEVEL SSL			
112	PATIO	400 SF	
MAIN LEVEL			
100	HALL	181 SF	
101	LAUNDRY	88 SF	
102	PANTRY	67 SF	
103	KITCHEN	315 SF	
104	DINING	157 SF	
105	LIVING	342 SF	
106	FAMILY	379 SF	
107	OFFICE	75 SF	
108	BEDROOM	177 SF	
109	GUEST BATH	60 SF	
110	POWDER	38 SF	
111	STORAGE / MECHANICAL	184 SF	
UPPER LEVEL			
200	ENTRY	412 SF	
201	MASTER HALL	32 SF	
202	MASTER BEDROOM	229 SF	
203	MASTER CLOSET HALL	43 SF	
204	MASTER CLOSET	86 SF	
205	MASTER BATH	141 SF	
206	WC	18 SF	
207	WIC	26 SF	
208	BEDROOM	132 SF	
209	BATH	43 SF	
210	BEDROOM	151 SF	
211	HALL	42 SF	
212	BATH	61 SF	
213	BEDROOM	169 SF	
214	MUDROOM	60 SF	
215	GARAGE	415 SF	
TO PLATE			
300	STORAGE	192 SF	
Grand total		4705 SF	

WINDOW SCHEDULE										
MARK	OPERATION	DIMENSIONS (ROUGH OPENING)			AREA	FRAME FINISH	GLASS TYPE	U VALUE	UA VALUE	REMARKS
		WIDTH	HEIGHT							
DR 103.1	SWING DOOR	3'-2"	7'-9"	25 SF	ALUM/PTD WD	TYPE 1	0.28	7		
DR 201.1	SWING DOOR	6'-4"	8'-0"	51 SF	ALUM/PTD WD	TYPE 1	0.28	14		
E10	CEASEMENT	3'-0"	8'-0"	24 SF	ALUM/PTD WD	TYPE 1	0.28	7		
E11	FIXED	3'-0"	8'-0"	24 SF	ALUM/PTD WD	TYPE 1	0.25	6		
E12	CEASEMENT	3'-0"	8'-0"	24 SF	ALUM/PTD WD	TYPE 1	0.28	7		
E13	CEASEMENT	3'-0"	8'-0"	24 SF	ALUM/PTD WD	TYPE 1	0.28	7		
E14	FIXED	3'-0"	10'-6"	32 SF	ALUM/PTD WD	TYPE 1	0.27	9		
E15	SWING DOOR	6'-4"	10'-6"	67 SF	ALUM/PTD WD	TYPE 1	0.28	19		
E16	FIXED	3'-0"	10'-6"	32 SF	ALUM/PTD WD	TYPE 1	0.27	9		
E17	FIXED	12'-0"	10'-6"	126 SF	ALUM/PTD WD	TYPE 1	0.27	34		
E18	CEASEMENT	3'-0"	8'-0"	24 SF	ALUM/PTD WD	TYPE 1	0.28	7		
E20	CEASEMENT	3'-0"	5'-5"	16 SF	ALUM/PTD WD	TYPE 1	0.28	5		
E21	FIXED	3'-0"	5'-5"	16 SF	ALUM/PTD WD	TYPE 1	0.27	4		
E22	CEASEMENT	3'-0"	5'-5"	16 SF	ALUM/PTD WD	TYPE 1	0.28	5		
E23	CEASEMENT	3'-0"	5'-5"	16 SF	ALUM/PTD WD	TYPE 1	0.28	5		
E24	FIXED	3'-0"	8'-0"	24 SF	ALUM/PTD WD	TYPE 1	0.27	6		
E25	CEASEMENT	3'-2"	8'-0"	25 SF	ALUM/PTD WD	TYPE 1	0.28	7		
E26	CEASEMENT	3'-2"	8'-0"	25 SF	ALUM/PTD WD	TYPE 1	0.28	7		
E27	FIXED	3'-0"	8'-0"	24 SF	ALUM/PTD WD	TYPE 1	0.27	6		
E28	FIXED	3'-0"	8'-0"	24 SF	ALUM/PTD WD	TYPE 1	0.27	6		
E29	FIXED	3'-0"	8'-0"	24 SF	ALUM/PTD WD	TYPE 1	0.27	6		
E30	FIXED	3'-0"	8'-0"	24 SF	ALUM/PTD WD	TYPE 1	0.27	6		
E31	FIXED	3'-0"	8'-0"	24 SF	ALUM/PTD WD	TYPE 1	0.27	6		
E32	FIXED	3'-0"	5'-5"	16 SF	ALUM/PTD WD	TYPE 2	0.28	5		
N10	CEASEMENT	3'-0"	7'-0"	21 SF	ALUM/PTD WD	TYPE 1	0.28	6		
N11	CEASEMENT	3'-0"	7'-0"	21 SF	ALUM/PTD WD	TYPE 1	0.28	6		
N20	CEASEMENT	3'-10"	5'-5"	21 SF	ALUM/PTD WD	TYPE 2	0.28	6		
N21	CEASEMENT	3'-10"	5'-5"	21 SF	ALUM/PTD WD	TYPE 2	0.28	6		
N22	CEASEMENT	3'-0"	5'-5"	16 SF	ALUM/PTD WD	TYPE 1	0.28	5		
N23	FIXED	3'-0"	5'-5"	16 SF	ALUM/PTD WD	TYPE 1	0.25	4		
N24	CEASEMENT	3'-0"	5'-5"	16 SF	ALUM/PTD WD	TYPE 1	0.28	5		
N25	AWNING	2'-8"	2'-8 1/2"	7 SF	ALUM/PTD WD	TYPE 1	0.29	2		
S10	CEASEMENT	3'-0"	4'-3"	13 SF	ALUM/PTD WD	TYPE 1	0.28	4		
S11	CEASEMENT	3'-0"	4'-3"	13 SF	ALUM/PTD WD	TYPE 1	0.28	4		
S12	BI-FOLD	10'-11"	10'-6"	115 SF	ALUM/PTD WD	TYPE 1	0.32	37		
S13	FIXED	6'-0"	10'-6"	63 SF	ALUM/PTD WD	TYPE 1	0.27	17		
S20	CEASEMENT	3'-0"	5'-7"	17 SF	ALUM/PTD WD	TYPE 1	0.28	5		
S21	FIXED	3'-0"	8'-0"	24 SF	ALUM/PTD WD	TYPE 1	0.27	6		
S22	FIXED	3'-0"	8'-0"	24 SF	ALUM/PTD WD	TYPE 1	0.27	6		
W21	CEASEMENT	3'-0"	5'-5"	16 SF	ALUM/PTD WD	TYPE 1	0.28	5		
W22	CEASEMENT	3'-0"	5'-5"	16 SF	ALUM/PTD WD	TYPE 1	0.28	5		
W23	FIXED	3'-0"	8'-0"	24 SF	ALUM/PTD WD	TYPE 1	0.27	6		
W24	FIXED	3'-0"	8'-0"	24 SF	ALUM/PTD WD	TYPE 1	0.27	6		

AREA WEIGHTED U-VALUE = 338/1214 = 0.278

APPLIANCE SCHEDULE				
MARK	ROOM	MANUFACTURER	MODEL	REMARKS
E01	KITCHEN 103	WOLF	DF606CG	
E02	KITCHEN 103	SUB-ZERO	IC-24FI	
E02	KITCHEN 103	SUB-ZERO	IC-24FI	
E03	KITCHEN 103	ZEPHRY	38" TORNADO INSERT	
E04	KITCHEN 103	MIELE	G 6875 SCVI AM	
E04	KITCHEN 103	MIELE	G 6875 SCVI AM	

LIGHTING FIXTURE SCHEDULE			
TYPE	MANUFACTURER	MODEL	COMMENTS
L01	CIRCA LIGHTING	3" ENTRA ROUND ADJUSTABLE	
L02	URBAN ARCHAEOLOGY	FARMHOUSE FLUSHMOUNT-UA0081 IS	
L03	CIRCA LIGHTING	DOT 13" CAGED FLUSHMOUNT-PB4001	
L04	DEVOL	LARGE NARROW PLEAT	
L05	NICKEY KEHOE	STRING LANTERN PENDANT	
L06	DEVOL	LARGE CRACKLE PENDANT	
L10	CIRCA LIGHTING	MERCHANT DOUBLE BATH LIGHT-TOB2207	
L11	VINTAGE		
L12	SCHOOLHOUSE	NORFOLD SCONCE 2.25"	
L13	URBAN ARCHAEOLOGY	ARTICULATED LIGHT-UA0030 IS	
L20	PER MANUFACTURER	PER MANUFACTURER	
L#		TBD	

PLUMBING SCHEDULE				
ROOM	TYPE	MANUFACTURER / STYLE	STYLE NUMBER	REMARKS
MAIN LEVEL				
GUEST BATH 109	P01	Waterworks	Olis	
GUEST BATH 109	P11	Waterworks	Alden-ALPL01	
GUEST BATH 109	P30	Waterworks	Easton-EAXS42	
KITCHEN 103	P20	Waterworks	Easton	
KITCHEN 103	P10	Blanco	Quatrus 518172	
KITCHEN 103	P21	Waterworks	Henry	
POWDER 110	P01	Waterworks	Olis	
POWDER 110	P11	Waterworks	Alden-ALPL01	
POWDER 110	P22	Waterworks	Highgate-HGLS10	
UPPER LEVEL				
BATH 209	P02	Waterworks	Alden-ALWC01	
BATH 209	P31	Waterworks	Minna-MIBT70	
BATH 209	P12	Waterworks	Clara CYLV20	
BATH 209	P12	Waterworks	Clara CYLV20	
BATH 209	P22	Waterworks	Highgate-HGLS10	
BATH 209	P22	Waterworks	Highgate-HGLS10	
BATH 209	P31	Waterworks	Universa-UNSH27	
BATH 209	P37	Waterworks	Highgate-HGXT20	
BATH 209	P32	Waterworks	Highgate-HBPP10	
BATH 212	P01	Waterworks	Olis	
BATH 212	P12	Waterworks	Clara CYLV20	
BATH 212	P23	Waterworks	Highgate	
BATH 212	P33	Waterworks	Highgate-HGSP08	
MASTER BATH 205	P38	Cheviot	Cast Iron Bath #2124	
MASTER BATH 205	P13	Waterworks	Clara	
MASTER BATH 205	P13	Waterworks	Clara	
MASTER BATH 205	P24	Waterworks	Easton	
MASTER BATH 205	P24	Waterworks	Easton	
MASTER BATH 205	P36	Waterworks	Easton	
MASTER BATH 205	P31	Waterworks	Universa-UNSH27	
MASTER BATH 205	P34	Waterworks	Easton	
MASTER BATH 205	P35	Waterworks	Easton	
MASTER BATH 205	P34	Waterworks	Easton	
WC 206	P01	Waterworks	Olis	



OKANO PICARD STUDIO
 815 SEATTLE BLVD S, STE 108, SEATTLE, WA 98154 USA
 E: info@OkanoPicardStudio.com

KATIE HACKWORTH
 ARCHITECTURAL DESIGN + INTERIORS



project: **MERCER ISLAND RESIDENCE**
 (Geacorch - Sherline Residence)
 8424 BENOTHO PLACE, MERCER ISLAND, WA 98040

principal architect: MP
 project manager: MP
 drawn by: MP, JS
 Author
 checked by: _____
 job no.: 1811
 date: OCTOBER 21, 2019

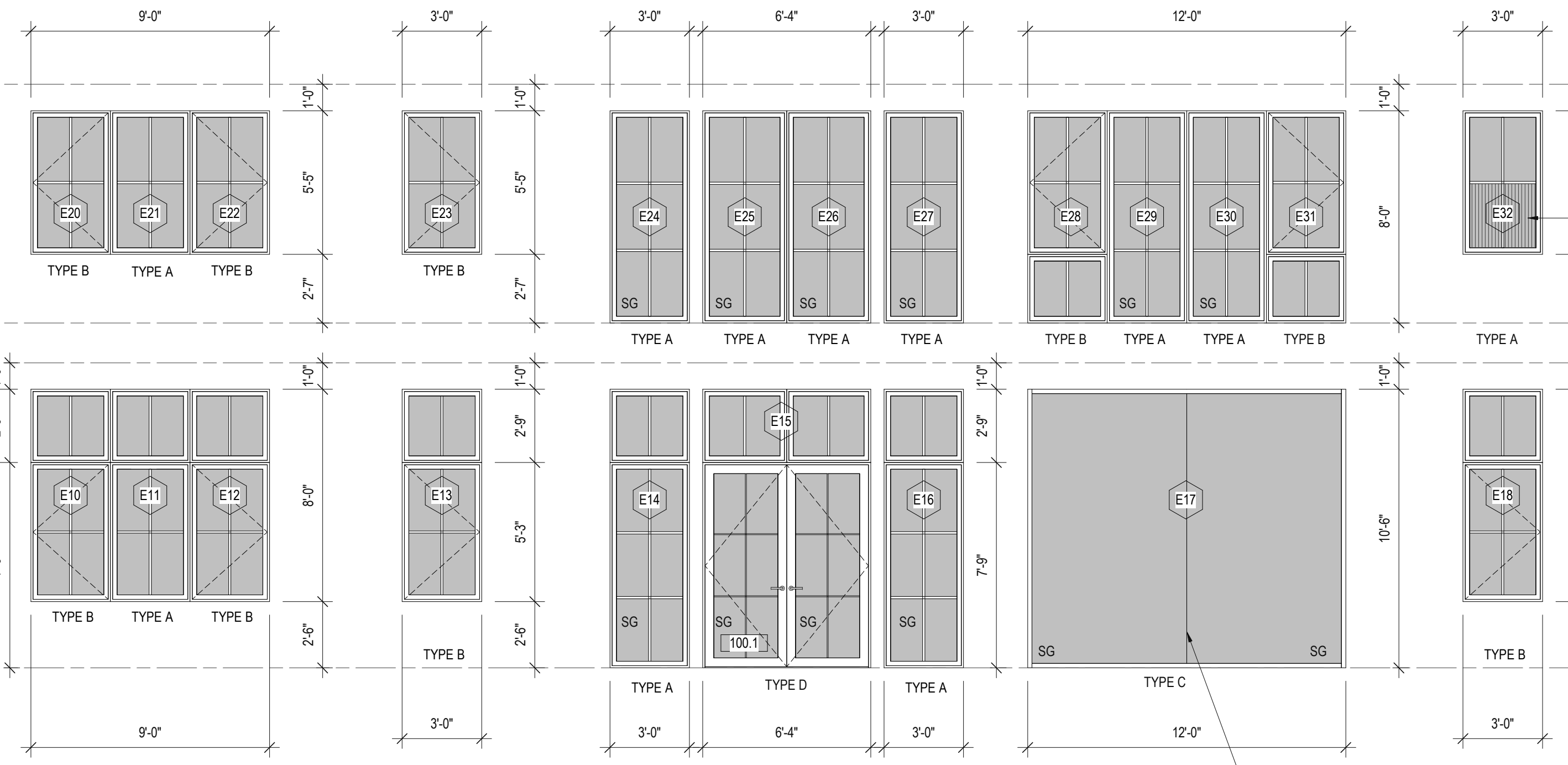
revisions:

no.	date	by
1	10/25/19	Permit R1

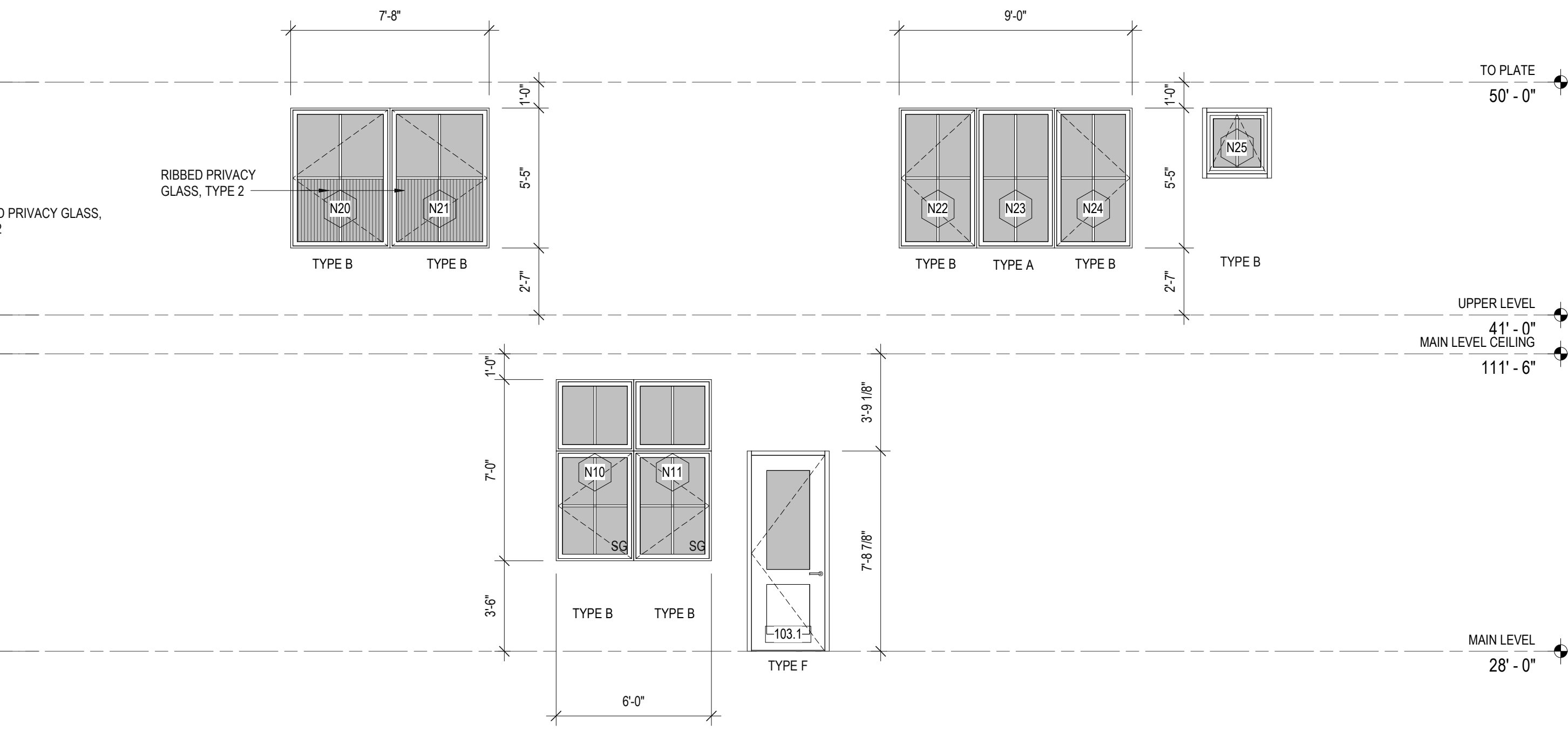
PERMIT DRAWINGS
 OCTOBER 21, 2019

WINDOW & DOOR ELEVATIONS

A0.22

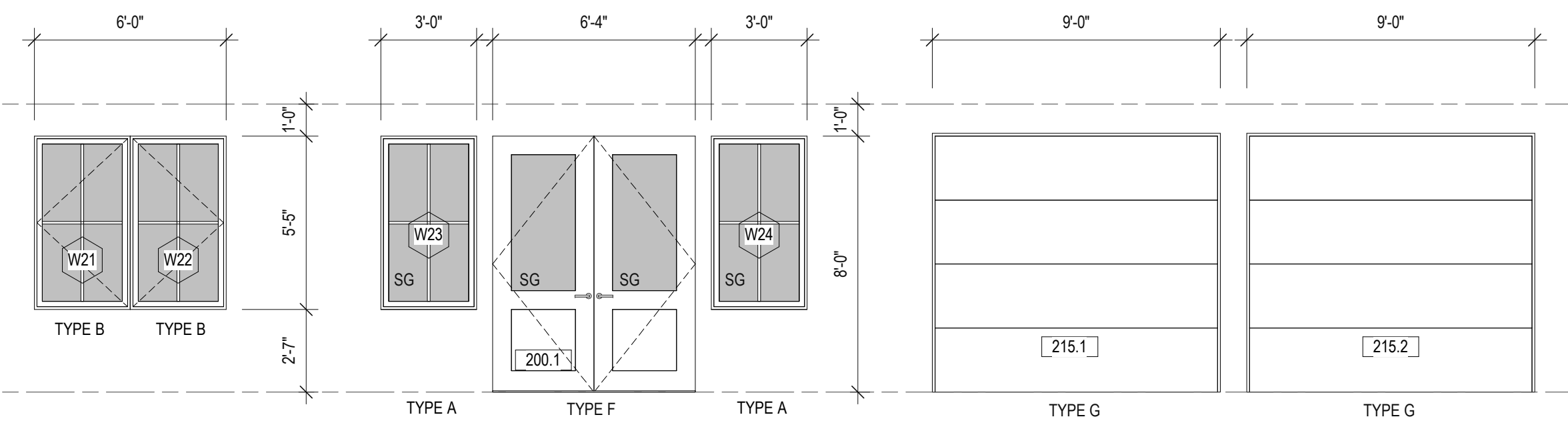


EAST GLAZING ELEVATION
 SCALE: 1/4" = 1'-0"

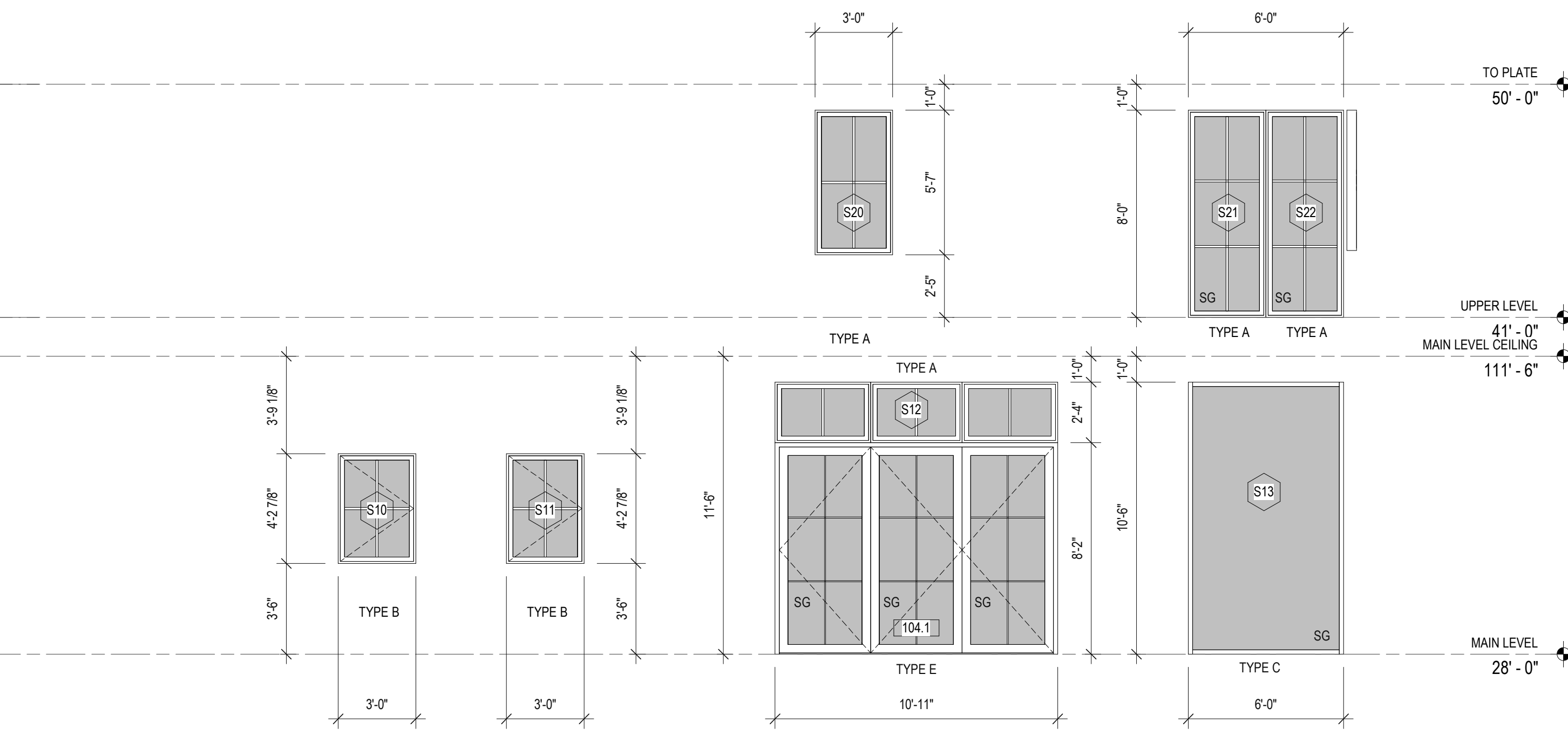


NORTH GLAZING ELEVATION
 SCALE: 1/4" = 1'-0"

DESIGN INTENT: BUTT JOINT, MILLION BEHIND IF REQ'D, CONFIRM W/ MFR



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



SOUTH GLAZING ELEVATION
 SCALE: 1/4" = 1'-0"

WINDOW TYPES

TYPE A: ALUMINUM-CLAD WOOD SDL FIXED WINDOW
 BASIS OF DESIGN: LOEWEN OR APPROVED EQUAL
FIXED / SDL
 U-FACTOR: 0.27
 NFRC CPD NUMBER: LOW-N-65-04513-00001

TYPE B: ALUMINUM-CLAD WOOD SDL OPERABLE WINDOW
 BASIS OF DESIGN: LOEWEN OR APPROVED EQUAL
CASEMENT / SDL
 U-FACTOR: 0.28
 NFRC CPD NUMBER: LOW-N-87-07530-00001

TYPE C: ALUMINUM-CLAD FIXED WINDOW
 BASIS OF DESIGN: LOEWEN OR APPROVED EQUAL
FIXED
 U-FACTOR: 0.27
 NFRC CPD NUMBER: LOW-N-65-04473-00001

TYPE D: ALUMINUM-CLAD OPERABLE WINDOW
 BASIS OF DESIGN: LOEWEN OR APPROVED EQUAL
AWNING
 U-FACTOR: 0.29
 NFRC CPD NUMBER: LOW-N-87-07507-00001

DOOR TYPES

TYPE D: ALUMINUM CLAD WOOD, GLAZED/SDL DOOR
 BASIS OF DESIGN: LOEWEN OR APPROVED EQUAL
SWING DOOR
 U-FACTOR: 0.27
 NFRC CPD NUMBER: LOW-N-58-04993-00001

TYPE E: ALUMINUM-CLAD WOOD, GLAZED/SDL DOOR
 BASIS OF DESIGN: LOEWEN OR APPROVED EQUAL
BIFOLD DOOR
 U-FACTOR: 0.32
 NFRC CPD NUMBER: LOW-N-58-05003-00001

TYPE F: WOOD / GLAZED PANEL DOOR
 BASIS OF DESIGN: TBD

TYPE G: THERMALLY BROKEN GARAGE DOOR
 BASIS OF DESIGN: TBD

GLASS TYPES

GLASS TYPE 1 - TYPICAL UNLESS NOTED OTHERWISE
 EXTERIOR PANE: 1/4" CARDINAL LOW-E 272
 THERMAL SPACER: 1/2" EDGETECH, COLOR BLACK
 GAS FILL: ARGON
 INTERIOR PANE: 1/4" CARDINAL LOW-E 189

*PROVIDE HEAT STRENGTHENED WHERE NOTED "SAFETY GLAZING".

GLASS TYPE 2 - PRIVACY
 EXTERIOR PANE: 1/4" CARDINAL LOW-E 272
 THERMAL SPACER: 1/2" EDGETECH, COLOR BLACK
 GAS FILL: ARGON
 INTERIOR PANE: 1/8" CARDINAL LOW-E 189 LAMINATED TO 3D TEXTURED GLASS

GLASS TYPE 3 - INTERIOR CLEAR
 SINGLE PANE 1/4" LOW IRON

GLASS TYPE 4 - INTERIOR CLEAR
 SINGLE PANE 1/4" 3D TEXTURED

WINDOW AND GLAZED DOOR FINISH

EXTERIOR - FACTORY FINISH ALUMINUM - LOEWEN "STEEL MATTE BLACK"
INTERIOR - PAINTED WOOD, BENJAMIN MOORE "BLACK", SATIN FINISH
WINDOW HARDWARE - OIL RUBBED BRONZE
DOOR HARDWARE - VERONA AND/OR BOTTICELLI HANDLES IN OIL RUBBED BRONZE (DEPENDENT ON APPLICATION)

WINDOW, SKYLIGHT, GLASS NOTES

- WINDOWS ARE REFERENCED ON EXTERIOR ELEVATIONS.
- ALL WINDOW DIMENSIONS ARE ROUGH OPENING SIZES UNLESS OTHERWISE NOTED.
- ALL WINDOW ROUGH OPENINGS ARE TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO ORDERING WINDOWS.
- EMERGENCY EGRESS WINDOW TO BE A MINIMUM OF 24" HIGH, 20" WIDE, 5.7 SQUARE FEET AND MAX 44" FROM SILL TO FINISHED FLOOR.
- INSTALL SCREENS AT ALL OPERABLE WINDOWS OR DOORS.
- ALL WINDOWS TO MEET U-FACTOR 0.28 (AREA WEIGHTED AVG) OR BETTER
- ALL WINDOWS WITHIN A 2-FOOT ARC OF A DOOR AND SILL HEIGHT OF 18" OR LESS ABOVE FLOOR MUST HAVE TEMPERED GLASS. ALSO PROVIDED TEMPERED GLASS WHERE INDICATED "SG" ON DRAWINGS
- WINDOWS SHALL MEET U-VALUES AS NOTED TO ACHIEVE AREA WEIGHTED 0.28 REQUIRED TO MEET ENERGY COMPLIANCE GUIDELINES FOR EFFICIENT BUILDING ENVELOPE OPTION 1A (REF WINDOW TYPES AND WINDOW SCHEDULE)

CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercer.gov
Inspection Requests: Online: www.MyBuildingPermits.com VM: 206.275.7730



2015 WSEC & IRC Ventilation Worksheet (Effective July 1, 2016)

INFORMATION IN THESE WORKSHEETS MUST BE INCLUDED IN THE CONSTRUCTION DOCUMENTS
This set of worksheets has been developed to assist permit applicants with documenting compliance with the 2015 Washington State Energy Code. The following worksheets provide much of the required documentation for plan review. The details, systems, and ratings noted here must also be shown on the drawings.

PRESCRIPTIVE ENERGY CODE COMPLIANCE FOR CLIMATE ZONE MARINE 4

Table with columns for Component, Vertical, Overhead, Ceiling w/Attic, Vaulted Ceiling, Wood Framed Wall (R-13), Mass Wall (Above grade), Below-Grade Wall (R-10), Framed Floor, Slab (R-Value & Depth), R-10 min., R-10 min., Z.

Whole House Ventilation (Prescriptive)
Please check the appropriate box to describe which of the four prescriptive Whole House Ventilation Systems you will be using AND fill in the required whole house ventilation rate in CFM/sf. (Use 2015 Residential Whole House Ventilation Rate Handbook.1, a complete system required by one of the sections noted below must be specified on the drawings.)

Table with columns for Whole House Ventilation Method, Whole House Ventilation Rate. Includes options for Intermittent Whole House Ventilation Using Exhaust Fans & Fresh Air Inlets, etc.

Source Specific Exhaust Ventilation & Fan Efficiency

Required in each kitchen, bathroom, water closet compartment, laundry room, indoor swimming pool, spa and other rooms where water vapor or cooking odor is produced. (IRC M 1507.4) Fan efficiency from WAC 51-11R - Table R403.6.1. Kitchen Hoods greater than 400 cfm require makeup air per IRC M1503.4

Minimum Source Specific Ventilation Capacity Requirements table with columns for Bathrooms - Utility Rooms, Kitchens, In-line fan.

Energy Efficiency Credits

Each dwelling unit shall comply with sufficient options from WSEC Table R406.2 so as to achieve the following minimum number of credits as described on the reverse side of this page.

- Small Dwelling Unit: 1.5 credits (Dwelling units less than 1500 SF in conditioned floor area with less than 300 square feet of fenestration area. Additions to existing buildings that are greater than 500 SF of heated floor area, but less than 1500 SF. TOTAL SQUARE FEET OF FENESTRATION: (doors, windows, skylights)
Medium Dwelling Unit: 3.5 credits (All dwelling units not included in #1 or #3. Exception: Dwelling units serving 8-2 occupancies shall require 2.5 credits)
Large Dwelling Unit: 4.5 credits (Dwelling Units exceeding 5000 SF of conditioned floor area.
Additions less than 500 SF: 0.5 credits)

S:\DSG\FORMS\2017\Building\2015_WSEC_IRC_Ventilation.pdf

2015 WSEC - Table R406.2 - Circle the options that you will be using for this project

Table with columns for OPTION, DESCRIPTION, CREDITS. Includes options for EFFICIENT BUILDING ENVELOPE, EFFICIENT WATER HEATING, AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION, HIGH EFFICIENCY HVAC EQUIPMENT, HIGH EFFICIENCY HVAC EQUIPMENT, RENEWABLE ELECTRIC ENERGY, HIGH EFFICIENCY HVAC EQUIPMENT.

Table with columns for OPTION, DESCRIPTION, CREDITS. Includes options for HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM, EFFICIENT WATER HEATING, AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION, EFFICIENT WATER HEATING, EFFICIENT WATER HEATING, EFFICIENT WATER HEATING, EFFICIENT WATER HEATING, EFFICIENT WATER HEATING, RENEWABLE ELECTRIC ENERGY, EFFICIENT WATER HEATING.

Fenestration Schedule

Please check the applicable boxes and complete the information below
Weighted Average: Using the Prescriptive Method, all glazing must have an "area weighted average" U-Factor of 0.30. This means that some windows can have a higher U-factor than 0.30 and some can have a lower U-factor than 0.30, as long as the area weighted average is U-0.30 or lower you may need to complete this form to document glazing compliance when applying for your building permit.

Dwelling units less than 1500 SF in conditioned floor area: If using the option for new dwellings less than 1500 SF of conditioned floor area with no more than 300 SF fenestration

Electronic version available at: http://www.energy.wa.edu/Documents/2015%20Glazing%20Schedule.xls

Table with columns for Exemptions, Ref, Glazing U-Factor, NOT USED, and a grid for Glazing Area and UA.

VERTICAL FENESTRATION (WINDOWS AND GLAZED DOORS)

Table with columns for Plan ID, Component Description, Ref, Glazing U-Factor, Qt, Width Feet, Height Inch, Glazing Area, UA. Includes a summary row for Area Weighted U = UA/Area.

OVERHEAD GLAZING (SKYLIGHT)

Table with columns for Plan ID, Component Description, Ref, Glazing U-Factor, Qt, Width Feet, Height Inch, Glazing Area, UA. Includes a summary row for Area Weighted U = UA/Area.

Simple Heating System Site

Electronic version available at: http://www.energy.wa.edu/Documents/Heat_Site%20Sheet_Final_2015.xls
Please complete the following information regarding the heating system for this project. The electronic version automatically calculates the information based on the information selected. The paper form below may be used if a computer is not available but will need to be hand calculated.

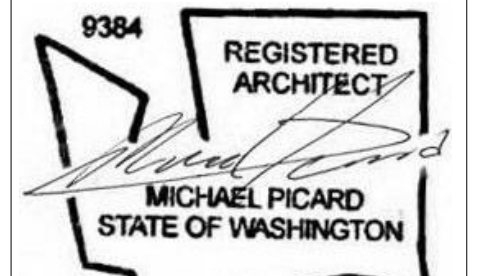
Form for Simple Heating System Site with fields for Conditioned Floor Area, Average Ceiling Height, Glazing and Doors, Skylights, Insulation, Single Rafter or Joist Vaulted Ceilings, Above Grade Walls, Floors, Below Grade Walls, Slab Below Grade, Slab on Grade, Envelope Heat Load, Air Leakage Heat Load, Building Design Heat Load, Air Leakage Heat Load + Envelope Heat Load, Building and Duct Heat Load, Ducts in unconditioned space, Building Design Heat Load + 1.0 Ducts in conditioned space, Building Design Heat Load + 1.0 Maximum Heat Equipment Output, Building and Duct Heat Load + 1.40 for Forced Air Furnace, Building and Duct Heat Load + 1.25 for Heat Pump.

Certificate

Electronic version available at: http://www.energy.wa.edu/Documents/WSEC-2012-Avery-5678_4_Per_Sheet.pdf

A permanent certificate shall be posted within three feet of the electrical distribution panel. The certificate shall be completed by the builder or registered design professional and include all of the information as follows:

2012 WSEC Residential Energy Compliance Certificate form with sections for Property Address, Conditioned Floor Area, Builder or registered design professional, Signatures, R-Values, U-Factors and SHGC, Heating, Cooling & Domestic Hot Water, Duct & Building Air Leakage, Onsite Renewable Energy Electric Power System.



Energy Code Support logo and Duct Testing Standard (RS-33) For New and Existing Construction

Energy Code Support logo and Total Duct Leakage Test

Energy Code Support logo and Duct Leakage Affidavit (New Construction)

Energy Code Support logo and Duct Leakage Test Results (Existing Construction)

Testing Procedure Application: This test is appropriate in new construction when ducts are to be tested at the rough-in stage before the house envelope is intact and can also be done post construction. The test measures the total collected leaks in the system at an induced pressure of 25 Pascals (PA). Compared to the leakage to exterior test, the total leakage test is simpler, but does not discriminate between leakage to inside and outside the heated space; as such, this test is not recommended for homes with complete house envelopes and HVAC systems. In such cases, the leakage to outside test is recommended.

Duct Leakage Affidavit (New Construction) form with fields for Permit #, House address or lot number, City, Zip, Cond. Floor Area, Source, Plans, Estimated, Measured, Air Handler in conditioned space, Air Handler present during test, Circle Test Method, Maximum duct leakage, Post Construction, leakage to outdoors, Rough-in, total duct leakage with air handler installed, Rough-in, total duct leakage with air handler not installed, Test Result, Ring, Duct Tester Location, Pressure Tap Location, Company Name, Technician, Date, Phone Number.

Duct Leakage Test Results (Existing Construction) form with fields for Permit #, House address or lot number, City, Zip, Cond. Floor Area, Duct tightness testing, Test Result, Ring, Duct Tester Location, Pressure Tap Location, Company Name, Duct Testing Technician, Technician Signature, Date, Phone Number, Washington State Energy Code Reference.

project: MERCER ISLAND RESIDENCE (Geosmith -Shelburne Residence)
8424 BENOOTH PLACE, MERCER ISLAND, WA 98040

principal architect_MP
project manager_MP
drawn by_MP_JS
checked by_Checker
job no._1811
date_OCTOBER 21, 2019

revisions:
no. date by

PERMIT DRAWINGS
OCTOBER 21, 2019

SEE A1.01 FOR THIS COMPLIANCE INFO

ENERGY COMPLIANCE

A0.23

TOPOGRAPHIC & BOUNDARY SURVEY



measure success

TOPOGRAPHIC & BOUNDARY SURVEY
 SW 1/4 OF NW 1/4 SEC 31, TWP. 24N., RGE 5E., W.M.
 PARCEL NO. 0735100090

GOODRICH / SHELINE RESIDENCE
 8424 BENOETHO PL
 MERCER ISLAND, WA 98040



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

JOB NUMBER:	180954
DATE:	06/10/2018
DRAFTED BY:	RSN
CHECKED BY:	EJG/TMM
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	
2 OF 2	

SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.

SHORING DRAIN DETAIL

SHEET C3.5

EROSION CONTROL NOTES

SHEET C1.2

SOIL INSPECTION REQUIRED BY ENGINEER

A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER. THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.






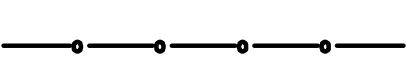



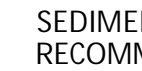
FOOTING DRAIN DETAIL

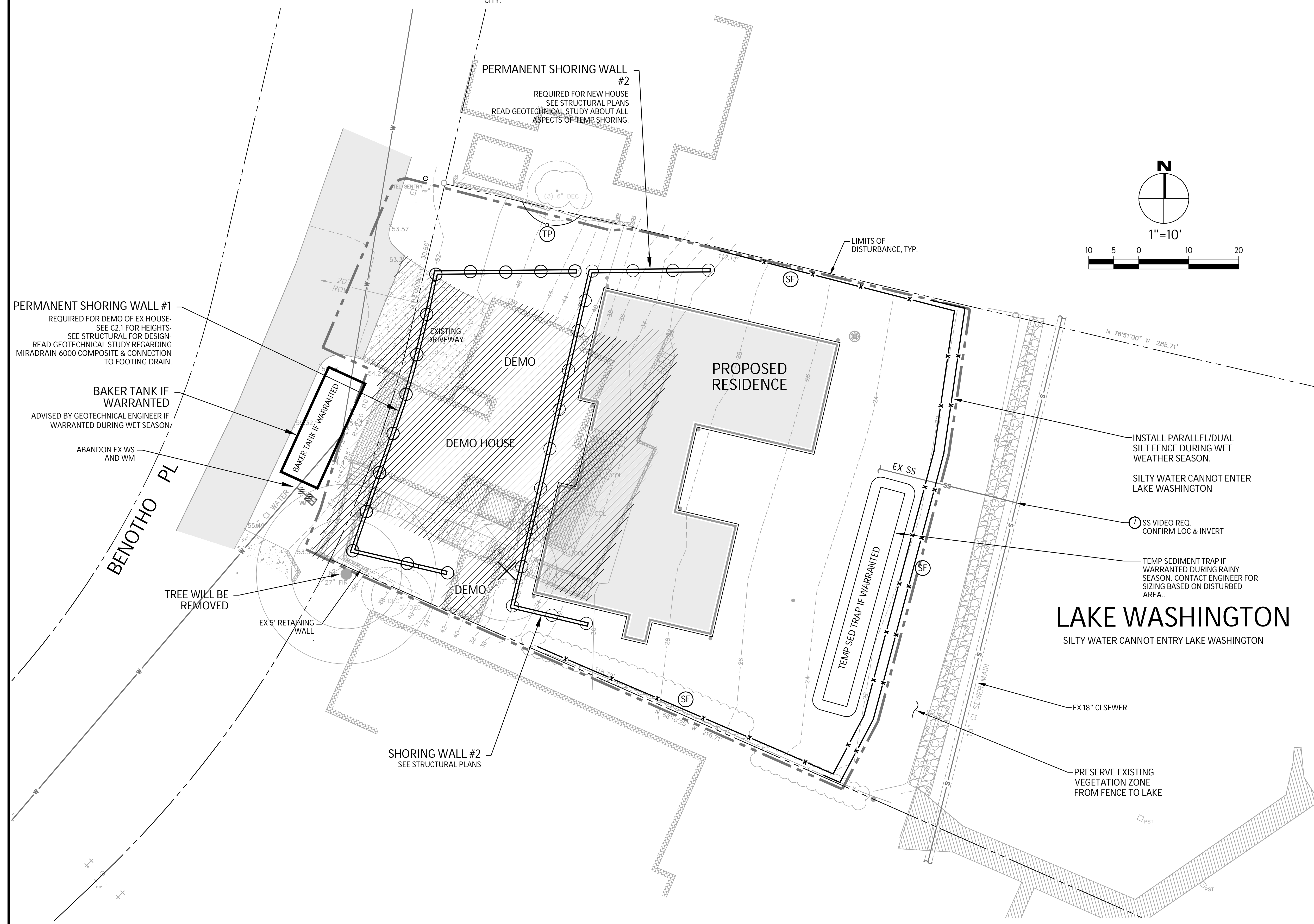
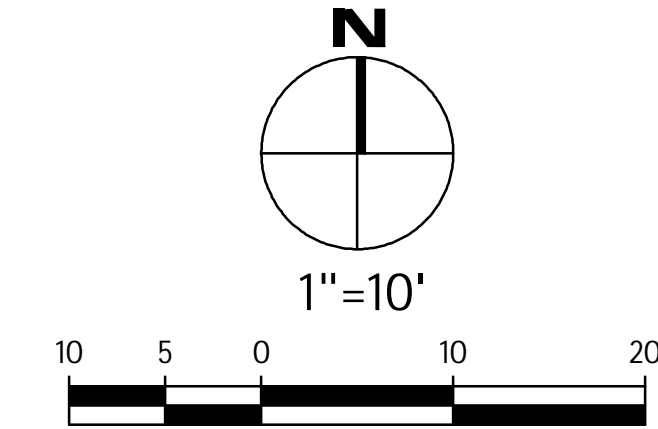
SHEET C3.5

EROSION CONTROL DETAILS

SHEET C1.2

EROSION CONTROL LEGEND

- LIMITS OF DISTURBANCE 
- FILTER FABRIC FENCE (SILT FENCE) (SF) 
- STABILIZED CONSTRUCTION ENTRANCE (CE) 
- CATCH BASIN INLET PROTECTION (IP) 
- INTERCEPTOR SWALE SEE COR DWG 504, TYPE A TEMPORARY SWALE (IS) 
- TREE PROTECTION FENCING (TP) 
- STOCKPILE (ST) 
- STRAW WATTLES (SW) 
- PLASTIC COVERING (PC) 
- COMPOST SOCK (CS) 
- USE AS NEEDED
- COVER EXPOSED AREAS WITHIN MERCER ISLAND TIME LIMIT
- SEDIMENT CONTROL OPTION RECOMMENDED IN LIEU OF SILT FENCE



EROSION CONTROL RELATED NOTES

EXERPT FROM SOILS REPORT (GEOTECH CONSULTANTS)

HIGHLIGHTS

SILTY WATER CANNOT DISCHARGE TO LAKE WASHINGTON

1. COVER BARE SOILS: One of the most important considerations, particularly during wet weather, is to immediately cover any bare soil areas to prevent accumulated water or runoff from the work area from becoming silty in the first place.
2. TEMPORARY HOLDING TANK (BAKER TANK) : Silty water cannot be discharged to the lake, so a temporary holding tank should be planned for wet weather earthwork. A wire-backed silt fence bedded in compost, not native soil or sand, should be erected as close as possible to the planned work area, and the existing vegetation between the silt fence and the lake left in place.

The site also meets the City of Mercer Island's criteria for an erosion hazard area. We have been associated with numerous waterfront projects involving excavation into steep slopes that have avoided siltation of the lake and surrounding properties by exercising care and being pro-active with the maintenance and potential upgrading of the erosion control system through the entire construction process. The location of the site on the shore of Lake Washington will make proper erosion control implementation important to prevent adverse impacts to the lake. The temporary erosion control measures needed during the site development will depend heavily on the weather conditions that are encountered during the site work. One of the most important considerations, particularly during wet weather, is to immediately cover any bare soil areas to prevent accumulated water or runoff from the work area from becoming silty in the first place. Silty water cannot be discharged to the lake, so a temporary holding tank should be planned for wet weather earthwork. A wire-backed silt fence bedded in compost, not native soil or sand, should be erected as close as possible to the planned work area, and the existing vegetation between the silt fence and the lake left in place. Racked construction access and staging areas should be established wherever trucks will have to drive off of pavement, in order to reduce the amount of soil or mud carried off the property by trucks and equipment. It will also be important to cap any existing drain lines found running toward the lake until excavation is completed. This will reduce the potential for silty water finding an old pipe and flowing into the lake. Covering the base of the excavation with a layer of clean gravel or rock is also prudent to reduce the amount of mud and silty water generated. Utilities reaching between the house and the lake should not be installed during rainy weather, and any disturbed area caused by the utility installation should be minimized by using small equipment. Cut slopes and soil stockpiles should be covered with plastic during wet weather. Soil stockpiles should be minimized. Following rough grading, it may be necessary to mulch or hydroseed bare areas that will not be immediately covered with landscaping or an impervious surface.

WET WEATHER NOTES BY GEOTECHNICAL ENGINEER

Wet weather construction on this site should be possible without adverse impacts to the surrounding properties. In preventing erosion control problems on any site, it is most important that any disturbed soil areas be immediately protected. This requires diligence and frequent communication on the part of the general contractor and earthwork subcontractor. As with all construction projects undertaken during potentially wet conditions, it is important that the contractor's on-site personnel are familiar with erosion control measures and that they monitor their performance on a regular basis. It is also appropriate for them to take immediate action to correct any erosion control problems that may develop, without waiting for input from the geotechnical engineer or representatives of the City.


In order to satisfy the City of Mercer Island's requirements, we make the following statement: It is our professional opinion that the development practices that we have recommended in this report would render the proposed development as safe as if it were not located in a geologic hazard area.

GEOTECHNICAL REPORT REFERENCE

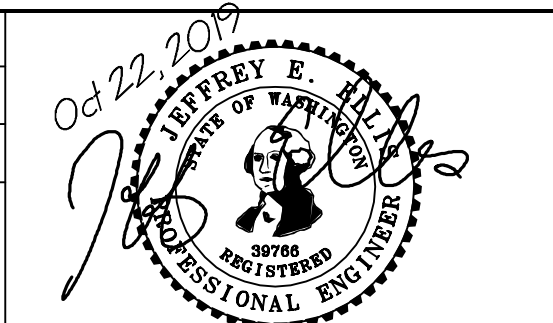
CONTRACTOR(S) INVOLVED WITH THE PROJECT EXCAVATION, EROSION CONTROL, SHORING & FOUNDATION CONSTRUCTION SHOULD READ THE GEOTECHNICAL ENGINEERING STUDY BY GEOTECH CONSULTANTS, OCT 2018.

NO.	DATE	BY	REVISIONS

APPLICANT:
GOODRICH/SHELINE



DATE: Oct 22, 2019
JOB#: 1819
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE



CIVIL ENGINEERING SOLUTIONS

102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.WS

EROSION CONTROL PLAN

BENOTHO LAKEHOUSE
8424 BENOTHO PLACE, MERCER ISLAND, WA 98040

DRAWING NO:
C1.0

073610-0090
1905-063

SILT FENCE DETAIL

DOE

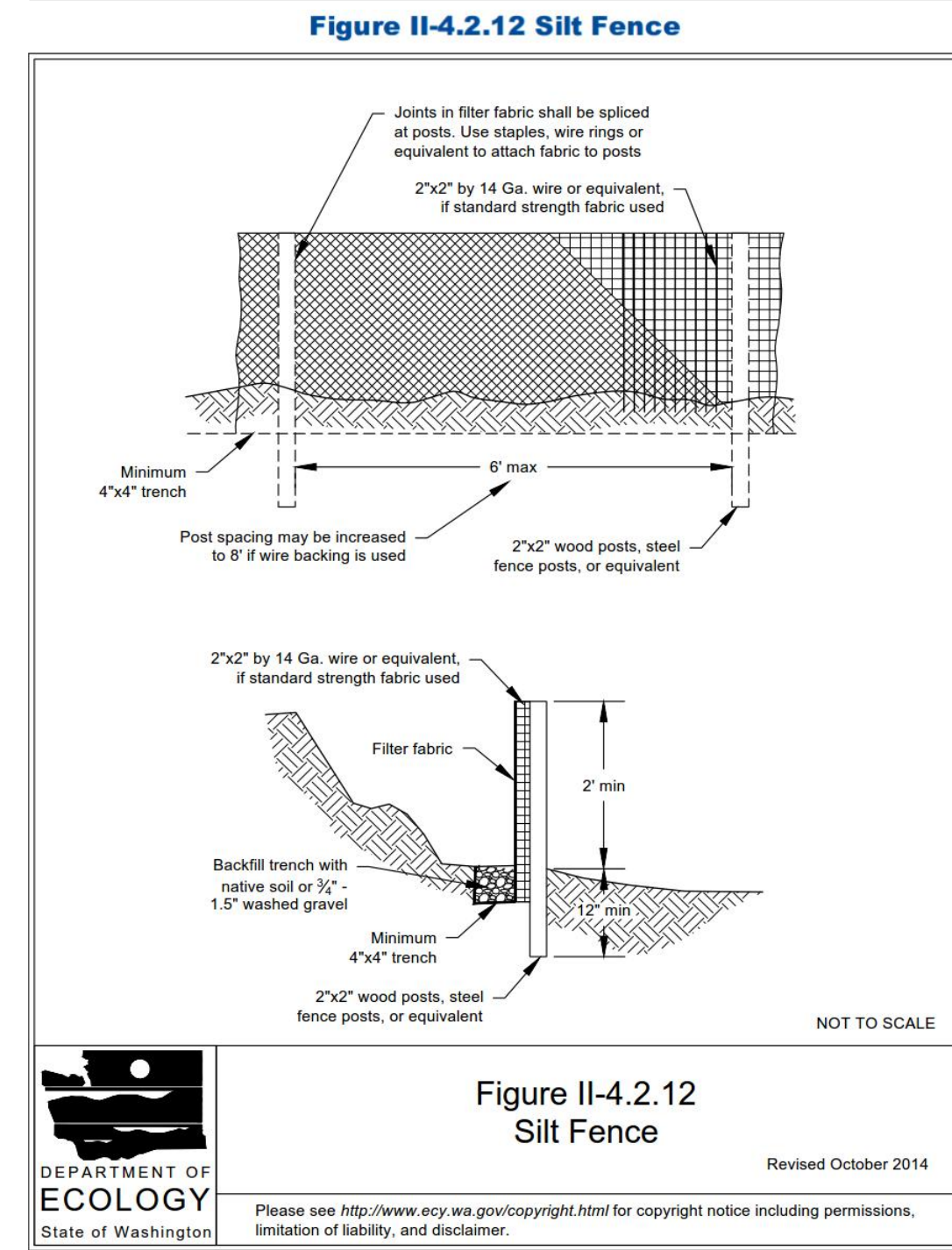


Figure II-4.2.12 Silt Fence
 DEPARTMENT OF ECOLOGY
 State of Washington
 Revised October 2014
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2014 Stormwater Management Manual for Western Washington
 Volume II - Chapter 4 - Page 369

RECOMMENDED CONSTRUCTION SEQUENCE

- A DETAILED CONSTRUCTION SEQUENCE IS NEEDED TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE APPLIED AT THE APPROPRIATE TIMES. A RECOMMENDED CONSTRUCTION SEQUENCE IS PROVIDED BELOW:
- HOLD AN ONSITE PRE-CONSTRUCTION MEETING.
 - POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).
 - FLAG OR FENCE CLEARING LIMITS.
 - INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
 - GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
 - INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
 - CONSTRUCT SEDIMENT PONDS AND TRAPS.
 - GRADE AND STABILIZE CONSTRUCTION ROADS.
 - CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
 - MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 - RELOCATE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH CITY OF MERCER ISLAND TESC REQUIREMENTS.
 - COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) OR TWO DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
 - STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
 - SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
 - UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPs IF APPROPRIATE.

EROSION CONTROL NOTES

- D.8.2 STANDARD ESC PLAN NOTES
 THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS. AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED; HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED. FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE NUMBERED 1, 2, 4, 5, 6, ETC.
- APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
 - THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
 - THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
 - STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
 - THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
 - THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY CITY OF MERCER ISLAND.
 - THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
 - ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
 - ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
 - THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.
 - AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
 - ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
 - COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
 - PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1) ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

CITY NOTES

- ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.
- APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.
- CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASINS/INLETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION AREA. CATCH BASIN FILTERS SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND APPROVED BY THE CITY INSPECTOR. CATCH BASIN FILTERS SHOULD BE INSPECTED FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. IF THE FILTER BECOMES CLOGGED, IT SHOULD BE CLEANED OR REPLACED.
- CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES.
- AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.424.5555
- DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED
- EROSION CONTROL: ALL "LAND DISTURBING ACTIVITY" IS SUBJECT TO PROVISIONS OF MERCER ISLAND ORDINANCE 95C-118 "STORM WATER MANAGEMENT." SPECIFIC ITEMS TO BE FOLLOWED AT YOUR SITE.
- PROTECT ADJACENT PROPERTIES FROM ANY INCREASED RUNOFF OR SEDIMENTATION DUE TO THE CONSTRUCTION PROJECT THROUGH THE USE OF APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMP) EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT TRAPS, SEDIMENT PONDS, FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIOENGINEERED SWALES.
- CONSTRUCTION ACCESS TO THE SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM DRAINS.
- PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.
- ALL EXPOSED SOILS SHALL REMAIN DENUDED FOR NO LONGER THAN SEVEN (7) DAYS AND SHALL BE STABILIZED WITH MULCH, HAY, OR THE APPROPRIATE GROUND COVER. ALL EXPOSED SOILS SHALL BE COVERED IMMEDIATELY DURING ANY RAIN EVENT.
- INSTALLATION OF CONCRETE DRIVEWAYS, TREES, SHRUBS, IRRIGATION, BOULDERS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL, AND AN ENCROACHMENT AGREEMENT AND RIGHT OF WAY PERMIT FROM THE SENIOR DEVELOPMENT ENGINEER.
- OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER. CONSTRUCTION OF NEW GUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSTREAM CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THIS PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.
- POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
- REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.
- ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.
- SILENT FENCE: CLEAN AND PROVIDE REGULAR MAINTENANCE OF THE SILT FENCE. THE FENCE IS TO REMAIN VERTICAL AND IS TO FUNCTION PROPERLY THROUGHOUT THE TERM OF THE PROJECT.
- WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.
- REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
- THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED. ALTERNATELY, A PRESSURE TEST OF THE SIDE SEWER, FROM SEWER MAIN TO POINT OF CONNECTION, MAY BE SUBSTITUTED FOR THE VIDEO INSPECTION.
- NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.
- POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
- THE LIMITS AND EXTENDS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZE THE PROJECT.

CONSTRUCTION ENTRANCE

DOE

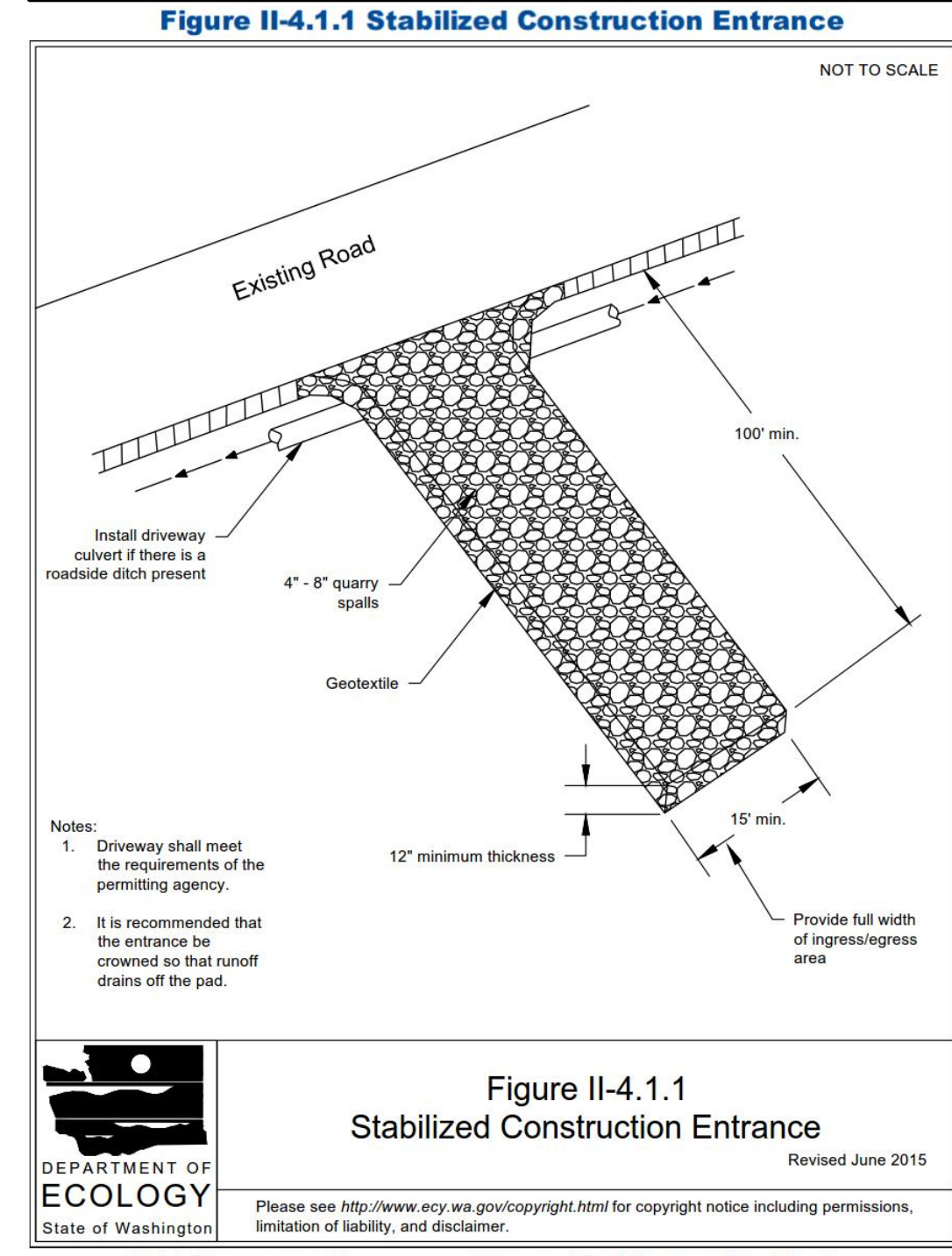


Figure II-4.1.1 Stabilized Construction Entrance
 DEPARTMENT OF ECOLOGY
 State of Washington
 Revised June 2015
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2014 Stormwater Management Manual for Western Washington
 Volume II - Chapter 4 - Page 273

DENUDED AREAS REQUIREMENTS

APRIL 1 TO SEPT 30
 ALL DENUDED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF CONSTRUCTION. PLEASE READ ALL CITY TESC NOTES ON SHEET C1.2.

OCT 1 TO MARCH 31
 ALL DENUDED AREAS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. IF AN EROSION PROBLEM ALREADY EXISTS ON THE SITE, OTHER COVER PROTECTION AND EROSION CONTROL WILL BE REQUIRED.

WET WEATHER PERMIT NOTES

SEE SHEET C1.0

SHORING DRAIN DETAIL

SHEET C3.5

FOOTING DRAIN DETAIL

SHEET C3.5

GEOTECHNICAL REPORT REFERENCE

CONTRACTOR(S) INVOLVED WITH THE PROJECT EXCAVATION, EROSION CONTROL, SHORING & FOUNDATION CONSTRUCTION SHOULD READ THE GEOTECHNICAL ENGINEERING STUDY BY GEOTECH CONSULTANTS, OCT. 2018.

NO.	DATE	BY	REVISIONS

APPLICANT:
GOODRICH/SHELNE

DATE: Oct 18, 2019
 JOB#: 1819
 DRAFTED: CH DESIGN: DE
 DIGITAL SIGNATURE

CIVIL ENGINEERING SOLUTIONS

102 NW CANAL STREET SEATTLE, WA 98107
 PHONE: 206.930.0342 DUFFY@CESOLUTIONS.WA

TESC & CITY NOTES
TESC DETAILS
 BENO THO LAKEHOUSE
 8424 BENO THO PLACE, MERCER ISLAND, WA 98040

DRAWING NO:
C1.2
 073610-0090
 1905-063

SURVEYOR

TOPOGRAPHIC & BOUNDARY SURVEY BY:
TERRANE LAND SURVEYING
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE 425.458.4488
WWW.TERRANE.NET

VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS

STORM BMP'S

COMPOSTED AMENDED SOIL IS REQUIRED FOR DISTURBED AREAS. SEE DETAIL ON C3.5.

STORM BMP'S ARE NOT PROPOSED FOR PROJECT DUE TO PROXIMITY OF LAKE WASHINGTON. SEE STORM REPORT.

SOILS

SITE IS IN AN AREA MAPPED "INFILTRATING LID FACILITIES ARE NOT PERMITTED" ON THE "LOW IMPACT DEVELOPMENT INFILTRATION FEASIBILITY ON MERCER ISLAND" MAP

SANITARY SEWER IMPROVEMENTS

- 1 -
- 2 - 6" SDR 35 PVC SANITARY SEWER(SS) @ MIN 1.0%.
- 3 - BACKWATER VALVE ASSEMBLY INSTALLED TO EXISTING SIDE SEWER. SEE DETAIL S-26. VALVE ELEVATION MIN. 2 FEET ABOVE HIGH WATER ELEVATION.
- 4 - 6" SEWER CLEANOUT PER LAKE LINE CONNECTION MERCER ISLAND DETAIL S-29. USE FOGTITE METER BOX COVER.
- 7 - LOCATE AND VIDEO CONDITION OF EXISTING SANITARY SIDE SEWER. REPLACE LINE IF FOUND DEFECTIVE AS DETERMINED BY CITY INSPECTOR.

WATER IMPROVEMENTS

- 10 - NEW SF RESIDENTIAL WATER SERVICE & METER PIT. CONFIRM REQUIRED SIZE WITH BUILDING PERMIT REVIEW. INSTALL PER MERCER ISLAND DETAIL W-13, W-14, OR W-14A DEPENDING ON SIZE REQUIREMENT.
- 11 - MIN 1.5" 250 PSI PRIVATE HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER.
- 12 -
- 13 - REDUCE PRESSURE BACKFLOW ASSEMBLY (RPBA). PLACE IN ABOVE GROUND WITH FROST FREE COVER IN ACCORDANCE WITH UPC (UNIFORM PLUMBING CODE)

STORM DRAIN

- 20 - 4" STORM DRAIN (3034 PVC) @ MIN 2% GRADE
- 21 - 4" FOUNDATION DRAIN (3034 PVC) @ MIN 1% GRADE
- 22 - 6" STORM DRAIN (3034 PVC) @ MIN 2% GRADE
- 23 -
- 24 -
- 25 -
- 26 -
- 28 -
- 29 -

STORM DRAIN STRUCTURES

- 30 - TYPE 1 CB WITH STANDARD GRATE. MAX 5' RIM TO FL DEPTH. IN DRIVEWAY, ADD WATER QUALITY RISER TEE FOR EXITING PIPE (OR DOWNTURNED ELBOW).
- 31 -
- 32 - TYPE 1 CB WITH SOLID LID
- 33 -
- 34 -
- 35 -
- 36 - NDS DURASLOPE OR PRO-SERIES MIN 8-INCH WIDTH CHANNEL DRAIN OR EQUAL. USE DEEPER (12" DEEP) CHANNEL DEPTH. SELECT DECORATIVE CLASS B VEHICLE RATED GRATE.
- 39 -
- 40 -
- 41 -
- 43 -
- 46 -
- 47 -
- 48 -

SHORING DRAIN DETAIL

SHEET C3.5

FOOTING DRAIN DETAIL

SHEET C3.5

RETAINING WALL BACKFILL NOTE

REF: GEOTECHNICAL ENGINEERING STUDY, OCT 2018, GEOTECHNICAL CONSULTANTS

Backfill placed behind retaining or foundation walls should be coarse, free-draining structural fill containing no organics. This backfill should contain no more than 5 percent silt or clay particles and have no gravel greater than 4 inches in diameter. The percentage of particles passing the No. 4 sieve should be between 25 and 70 percent.

The on-site soils that will be excavated have a low strength and poor drainage properties. They should not be reused as wall backfill. We expect that most or all backfill will have to be imported.

Drainage composite similar to Miradrain 6000 should be placed against the backfilled retaining walls. The drainage composites should be hydraulically connected to the foundation drain system. Free-draining backfill should be used for the entire width of the backfill where seepage is encountered. For increased protection, drainage composites should be placed along cut slope faces, and the walls should be backfilled entirely with free-draining soil. The later section entitled Drainage Considerations should also be reviewed for recommendations related to subsurface drainage behind foundation and retaining walls.

FOOTING DRAIN NOTES BY GEOTECHNICAL ENGR

REF: GEOTECHNICAL ENGINEERING STUDY, OCT 2018, GEOTECHNICAL CONSULTANTS

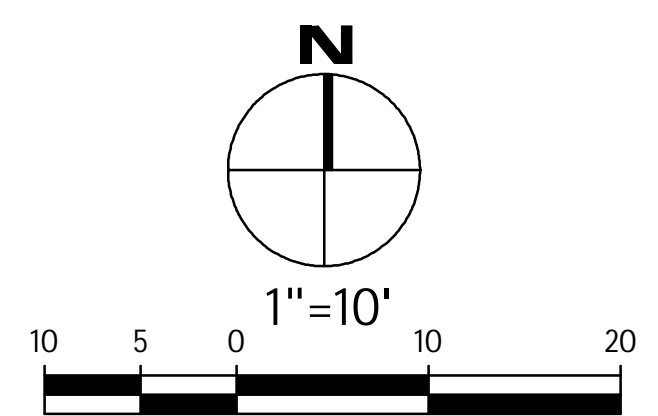
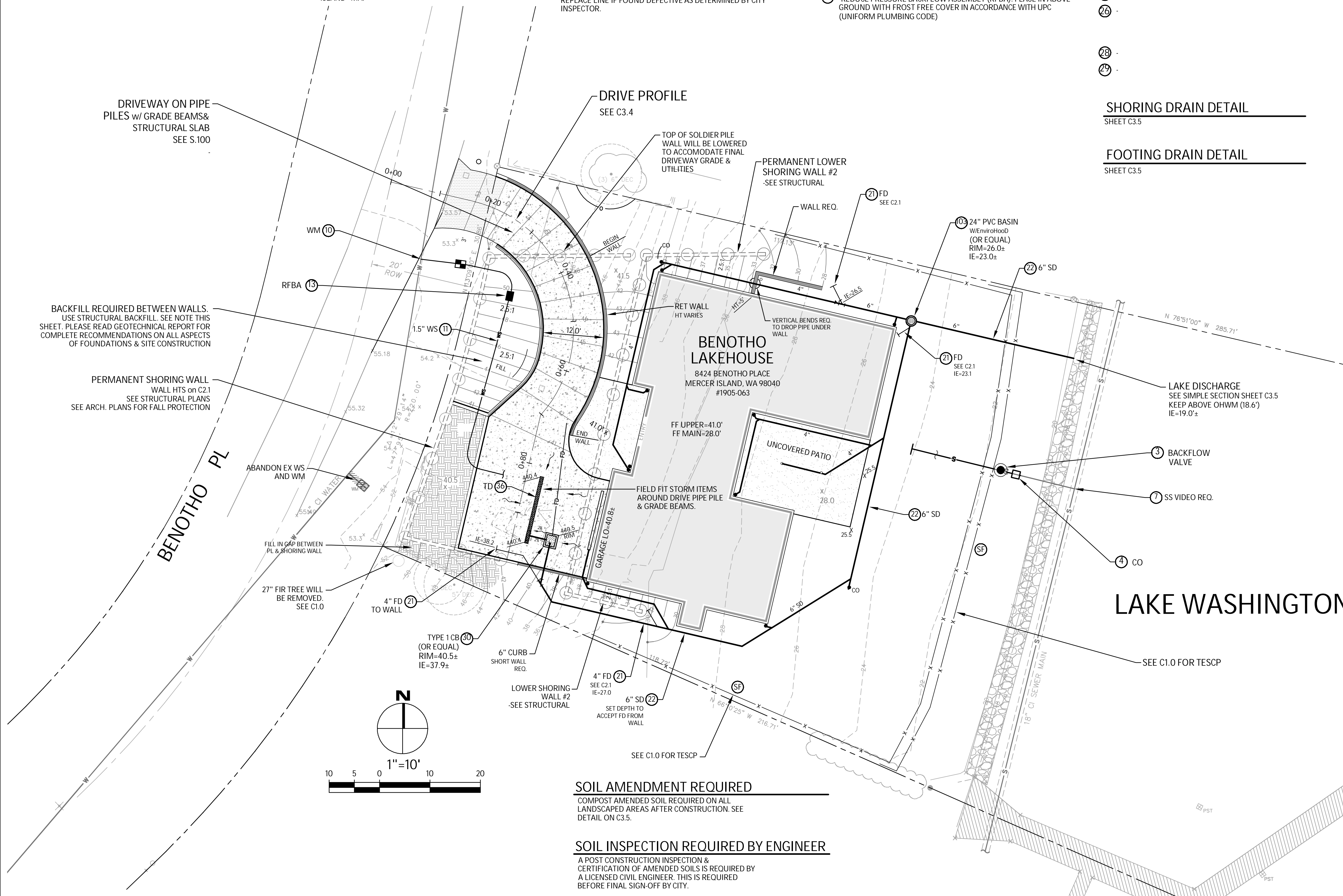
Backfill placed behind retaining or foundation walls should be coarse, free-draining structural fill containing no organics. This backfill should contain no more than 5 percent silt or clay particles and have no gravel greater than 4 inches in diameter. The percentage of particles passing the No. 4 sieve should be between 25 and 70 percent.

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GEOTECHNICAL REPORT REFERENCE

CONTRACTOR(S) INVOLVED WITH THE PROJECT EXCAVATION, EROSION CONTROL, SHORING & FOUNDATION CONSTRUCTION SHOULD READ THE GEOTECHNICAL ENGINEERING STUDY BY GEOTECH CONSULTANTS, OCT 2018.



SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.

SOIL INSPECTION REQUIRED BY ENGINEER

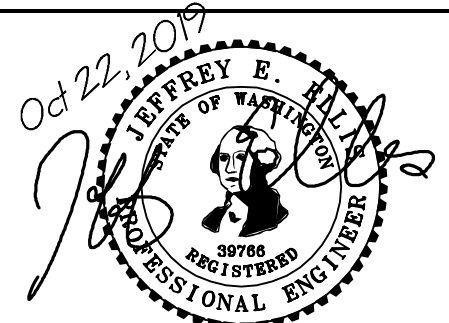
A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER. THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.

NO.	DATE	BY	REVISIONS

APPLICANT:
GOODRICH/SHELINE



DATE: Oct 22, 2019
JOB#: 1819
DRAFTED: DE DESIGN: DE
DIGITAL SIGNATURE



102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

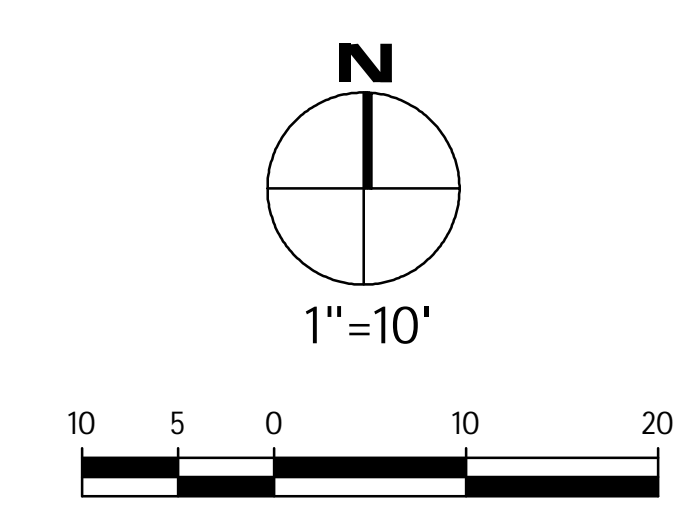
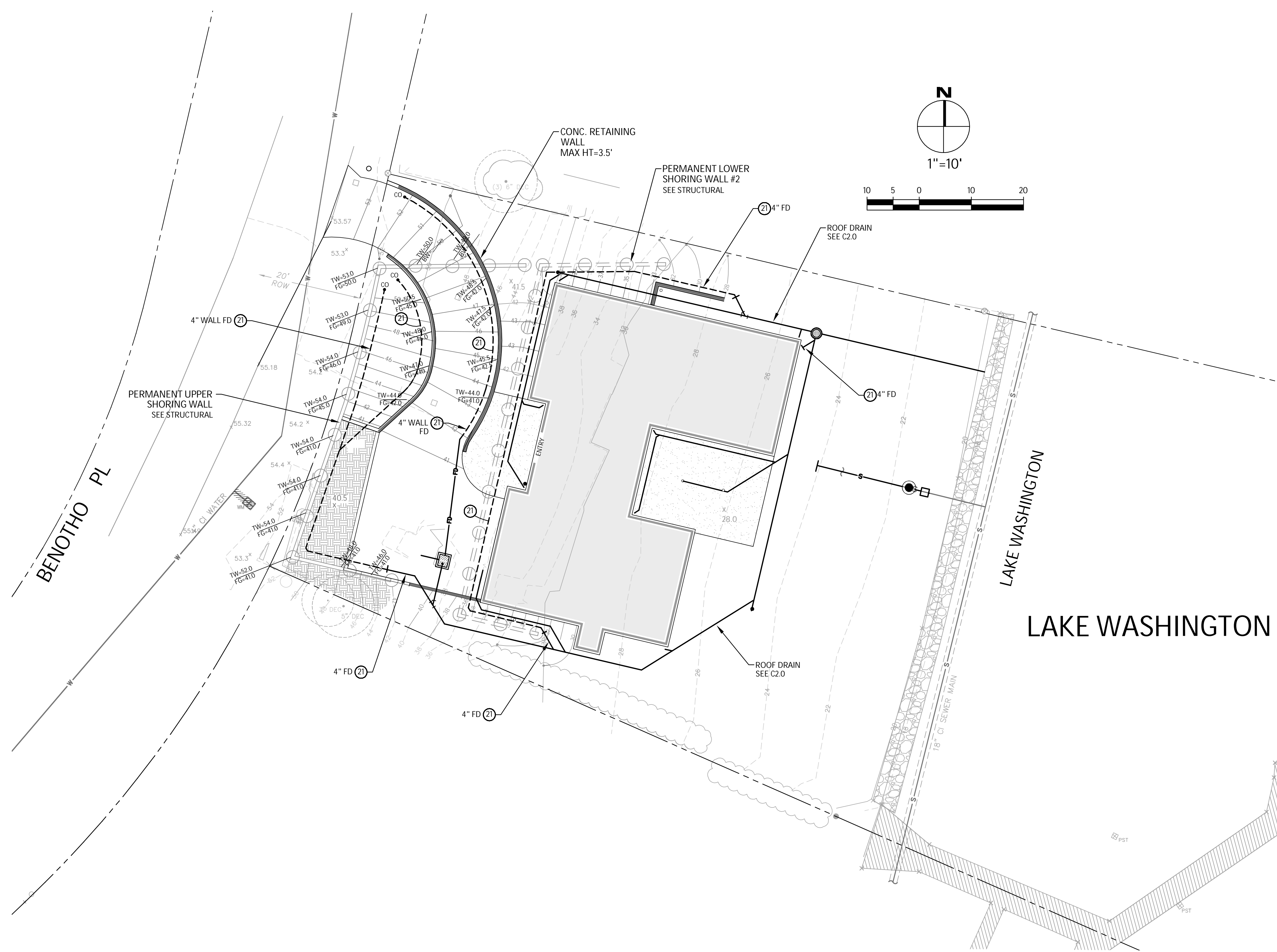
DRAINAGE / CIVIL PLAN

BENOTHO LAKEHOUSE
8424 BENOTHO PLACE, MERCER ISLAND, WA 98040

DRAWING NO:

C2.0

073610-0090
1905-063



NO.	DATE	BY	REVISIONS

APPLICANT:
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811
Know what's below.
Call before you dig.

DATE: Oct 22, 2019
JOB# 1819
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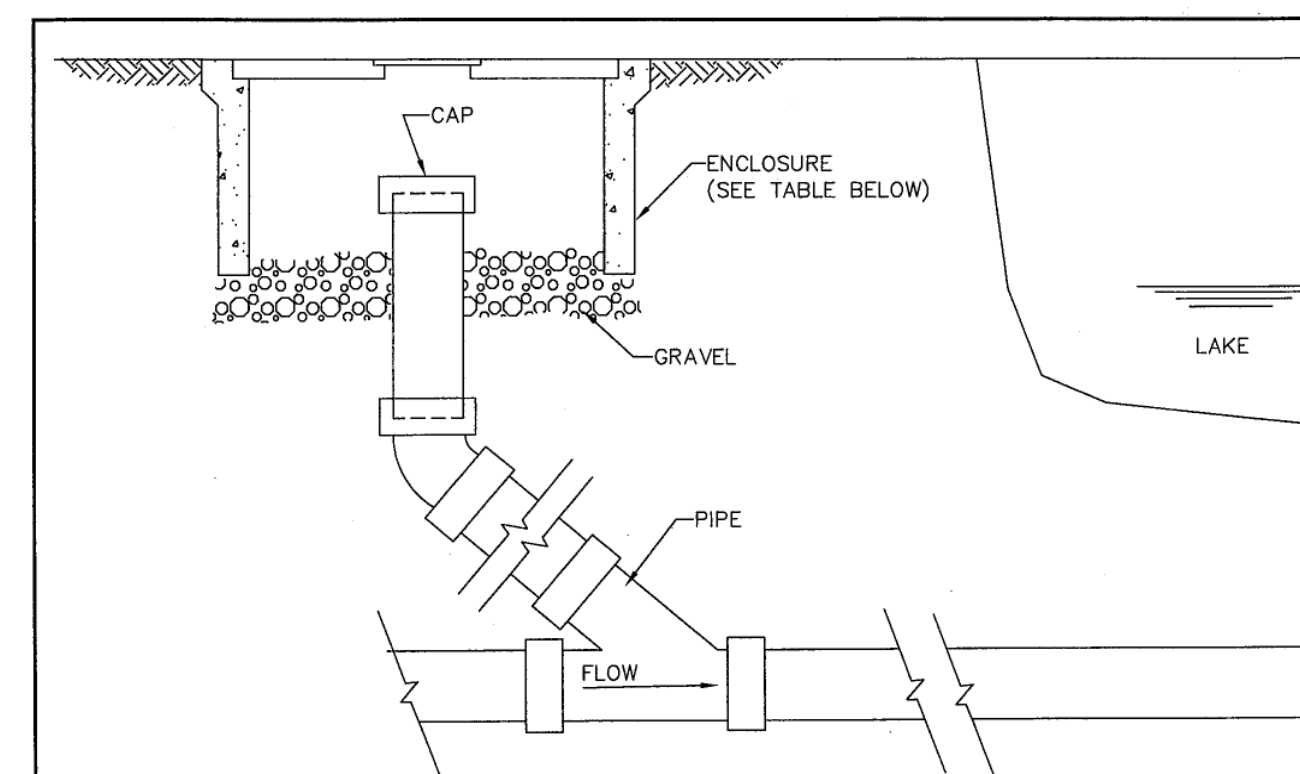


CIVIL ENGINEERING SOLUTIONS
102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

RET. WALLS & FOOTING DRAINS
BENETHO LAKEHOUSE
8424 BENETHO PLACE, MERCER ISLAND, WA 98040

DRAWING NO:
C2.1
073610-0090
1905-063

LAKE CONNECTION CLEANOUT



LAKE LINE CLEANOUT

PIPE SIZE	MATERIAL	CAP	ENCLOSURE	COMMENTS
6"	PVC	SIDU MECHANICAL SEWER PLUG	CONC. METER BOX, FOGTITE 1-D	INSTALLATION BELOW HYDRAULIC GRADIENT
6"	PVC	PVC CAP W/O GASKET	CONC. METER BOX, FOGTITE 1-D	INSTALLATION ABOVE HYDRAULIC GRADIENT
6"	DIP	MECHANICAL JOINT CAP	CONC. METER BOX, FOGTITE 1-D	INSTALLATION ABOVE HYDRAULIC GRADIENT
8"	PVC	PVC CAP W/O GASKET	CONC. METER BOX, FOGTITE NO. 2 (CONC. LID W/ ALUM. INS. PLATE)	INSTALLATION ABOVE HYDRAULIC GRADIENT
8"	DIP	MECHANICAL JOINT CAP	CONC. METER BOX, FOGTITE NO. 2 (CONC. LID W/ ALUM. INS. PLATE)	INSTALLATION ABOVE HYDRAULIC GRADIENT

NOTES

- IF POSSIBLE, CLEANOUT TO BE LOCATED JUST ABOVE HYDRAULIC GRADIENT OF LAKE LINE. CLEANOUT SHOULD ALSO BE LOCATED TO PROVIDE EASY ACCESS FOR INSPECTION AND MAINTENANCE BY THE HOME OWNER.
- SEE S-23 & S-24 FOR BACK WATER VALVE LOCATION.



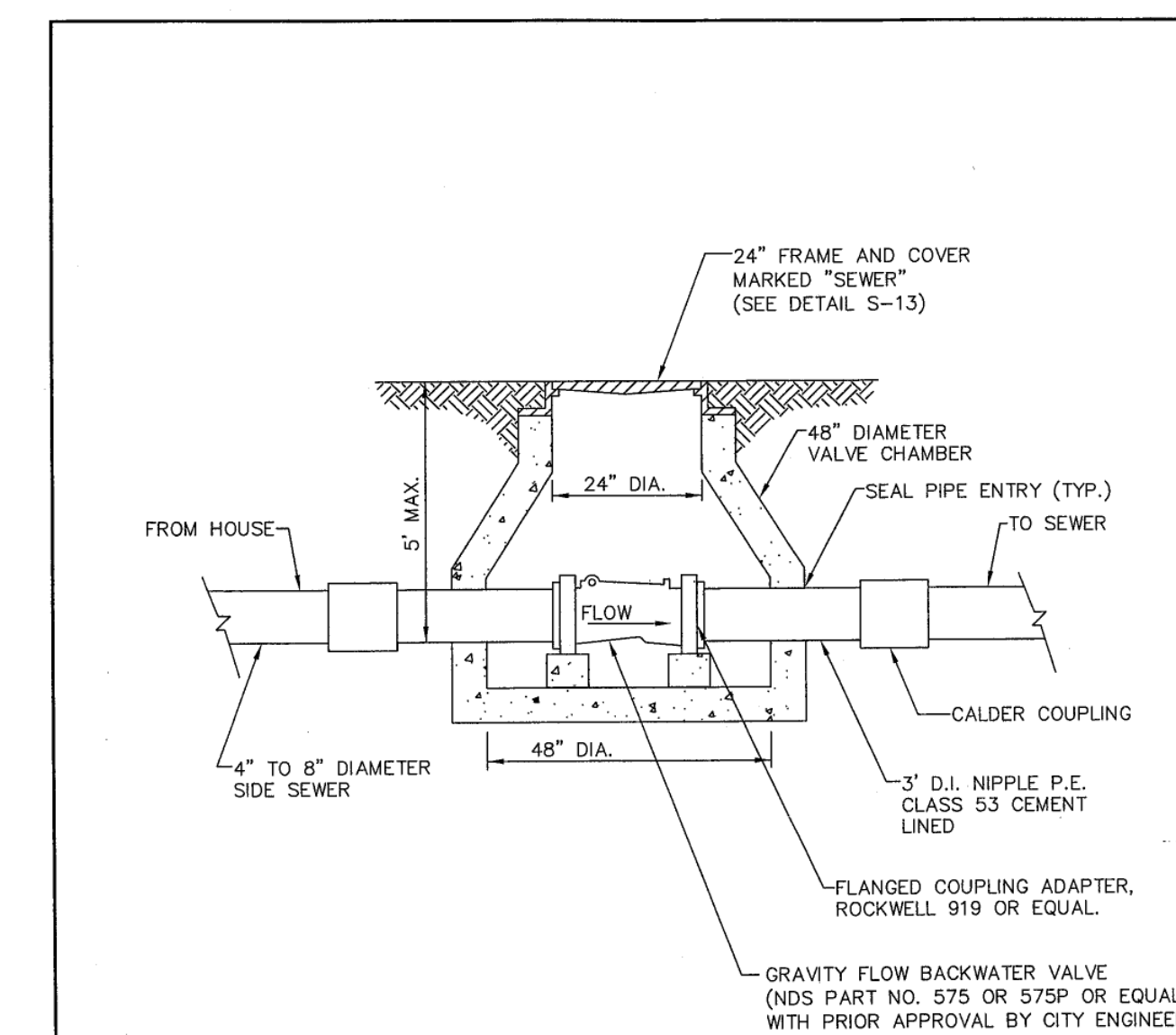
CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER

SIDE SEWER CLEANOUT FOR LAKE LINE CONNECTIONS

6-5-2009 NO SCALE **S-25**

REV DATE APPROVED

BACKWATER VALVE & MH



CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER

BACK WATER VALVE ASSEMBLY FOR JOINT USE SIDE SEWER (4" OR 6" DIAMETER)

6-5-2009 NO SCALE **S-26**

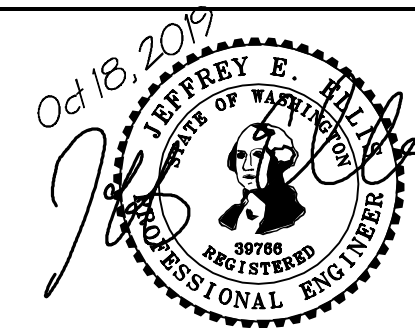
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NO.	DATE	BY	REVISIONS

APPLICANT:
GOODRICH/SHELLINE



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CIVIL ENGINEERING SOLUTIONS

102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.WA

SEWER NOTES & DETAILS

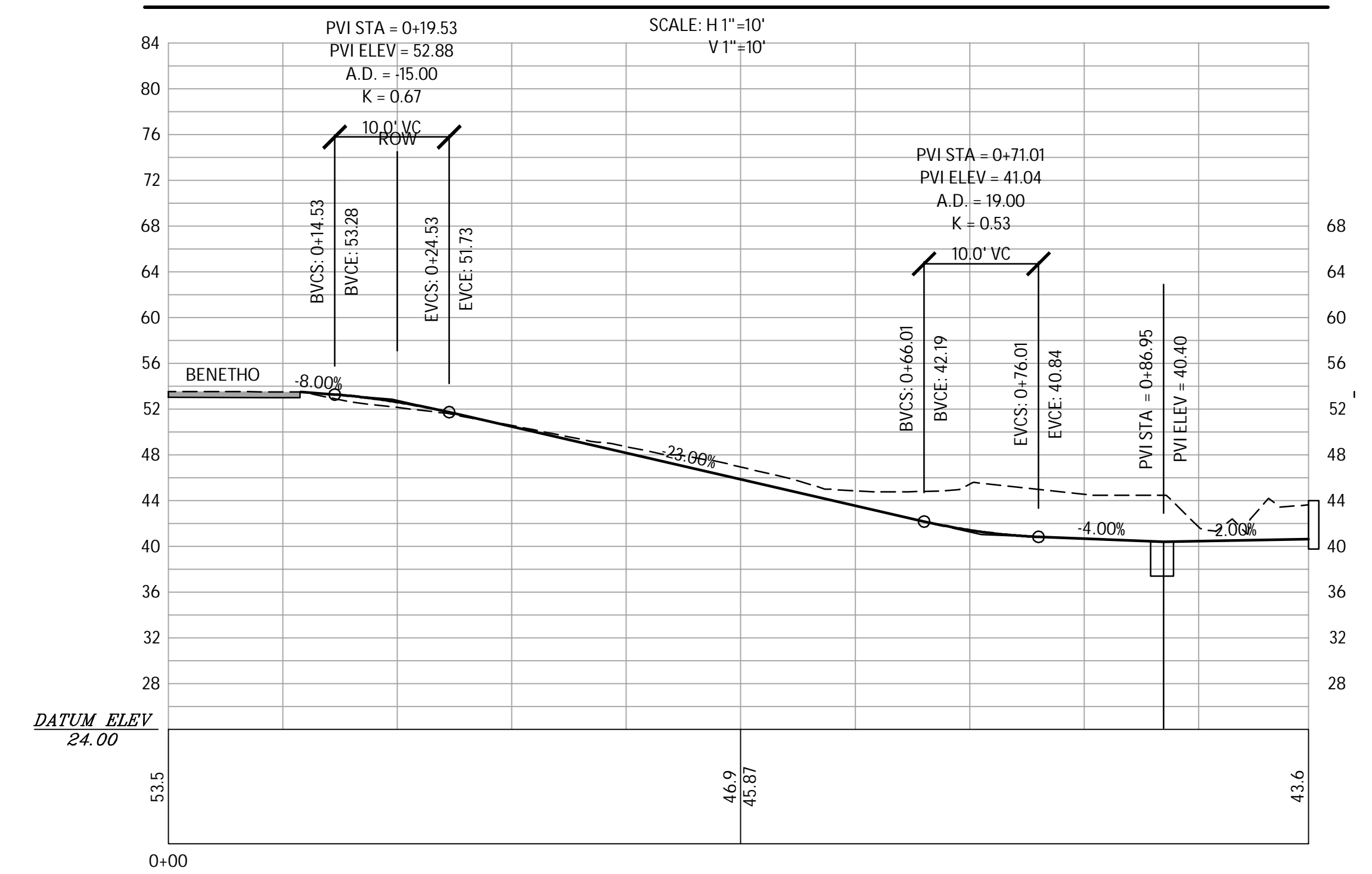
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1905-063

DRIVEWAY PROFILE

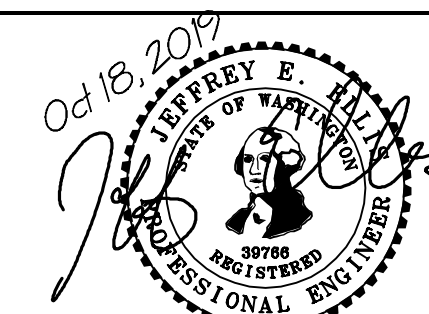


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DRAFTED: DE DESIGN: DE
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CIVIL ENGINEERING SOLUTIONS

102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.WA

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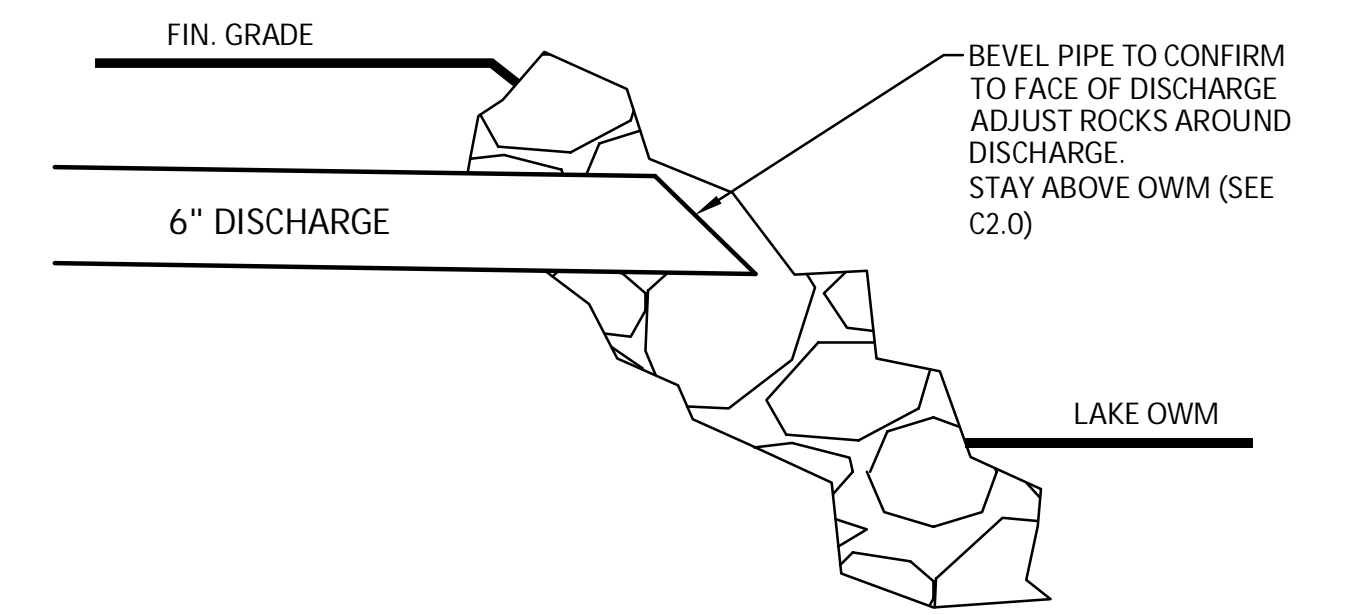
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8424 BENETHO PLACE, MERCER ISLAND, WA 98040

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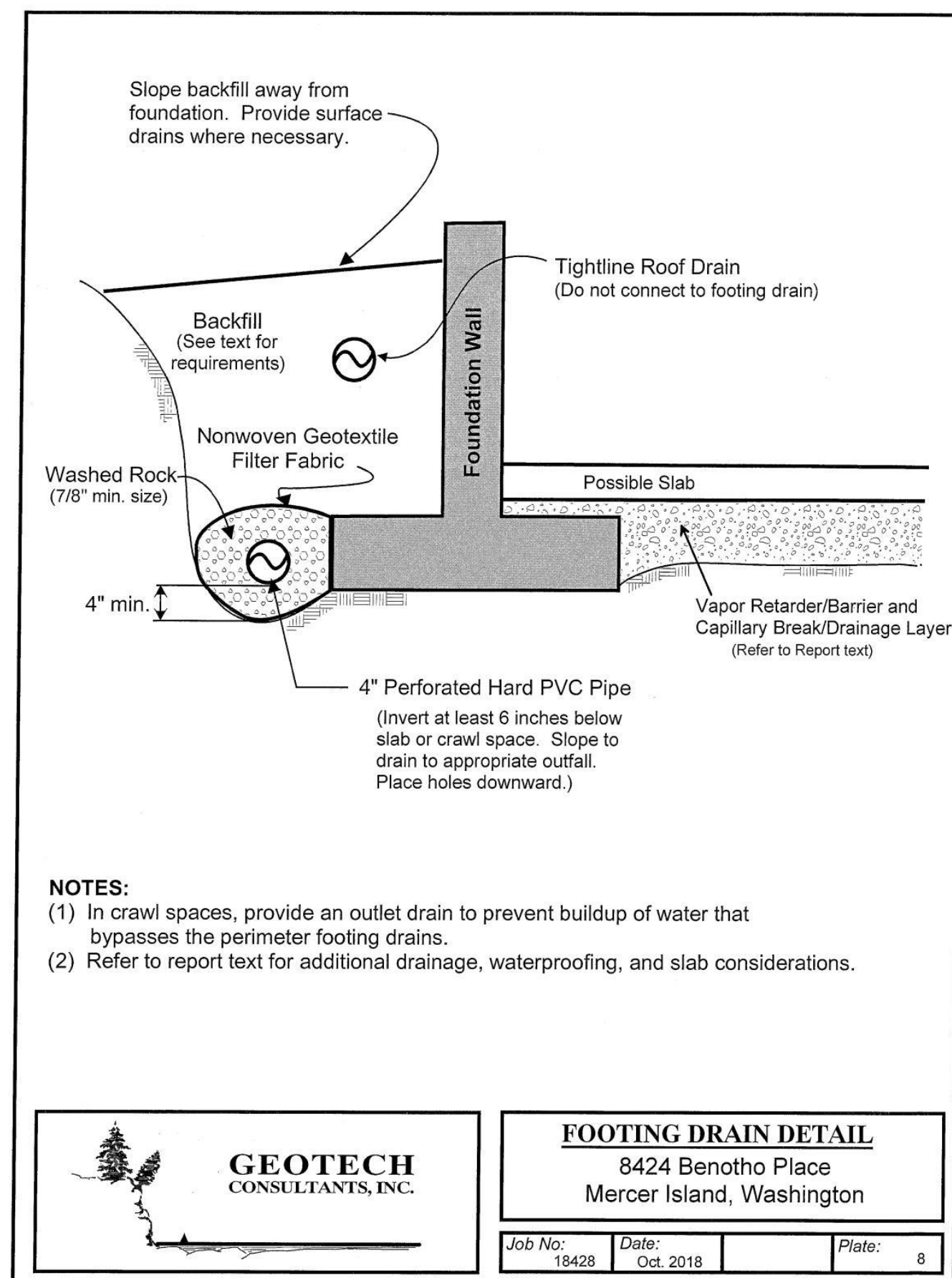
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1905-063

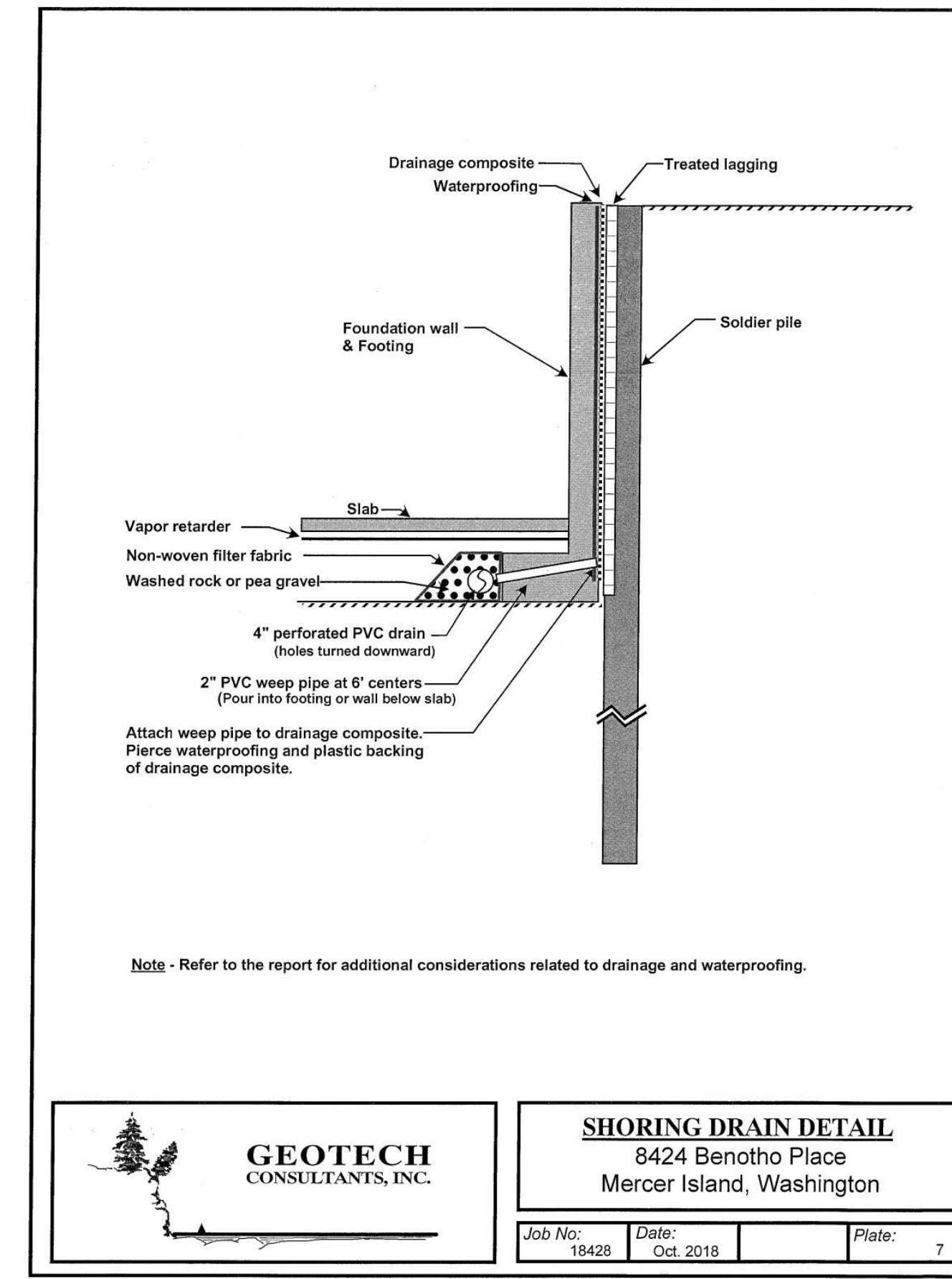
PIPE @ LAKE DISCHARGE



FOOTING DRAIN DETAIL



RECOMMENDED SHORING DRAIN



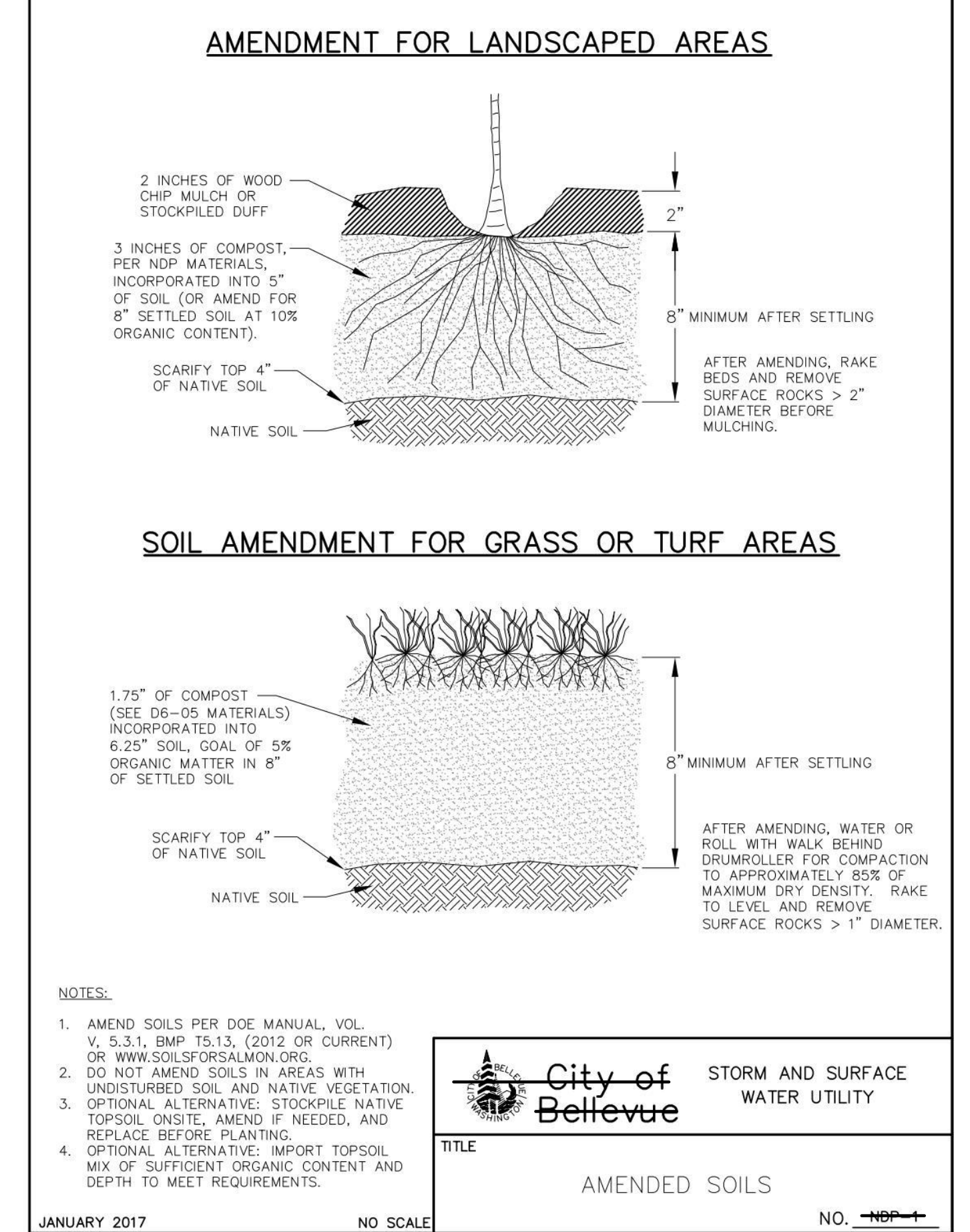
SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.

SOIL INSPECTION REQUIRED BY ENGINEER

A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER. THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.

COMPOST AMENDED SOIL SPEC

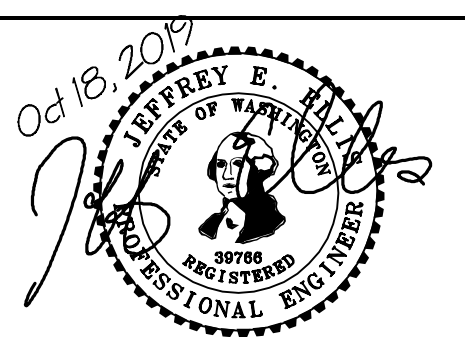


NO.	DATE	BY	REVISIONS

APPLICANT:
GOODRICH/SHELNE

811
Know what's below.
Call before you dig.

DATE: Oct 18, 2019
 JOB# 1819
 DRAFTED: SS DESIGN: SS
 DIGITAL SIGNATURE

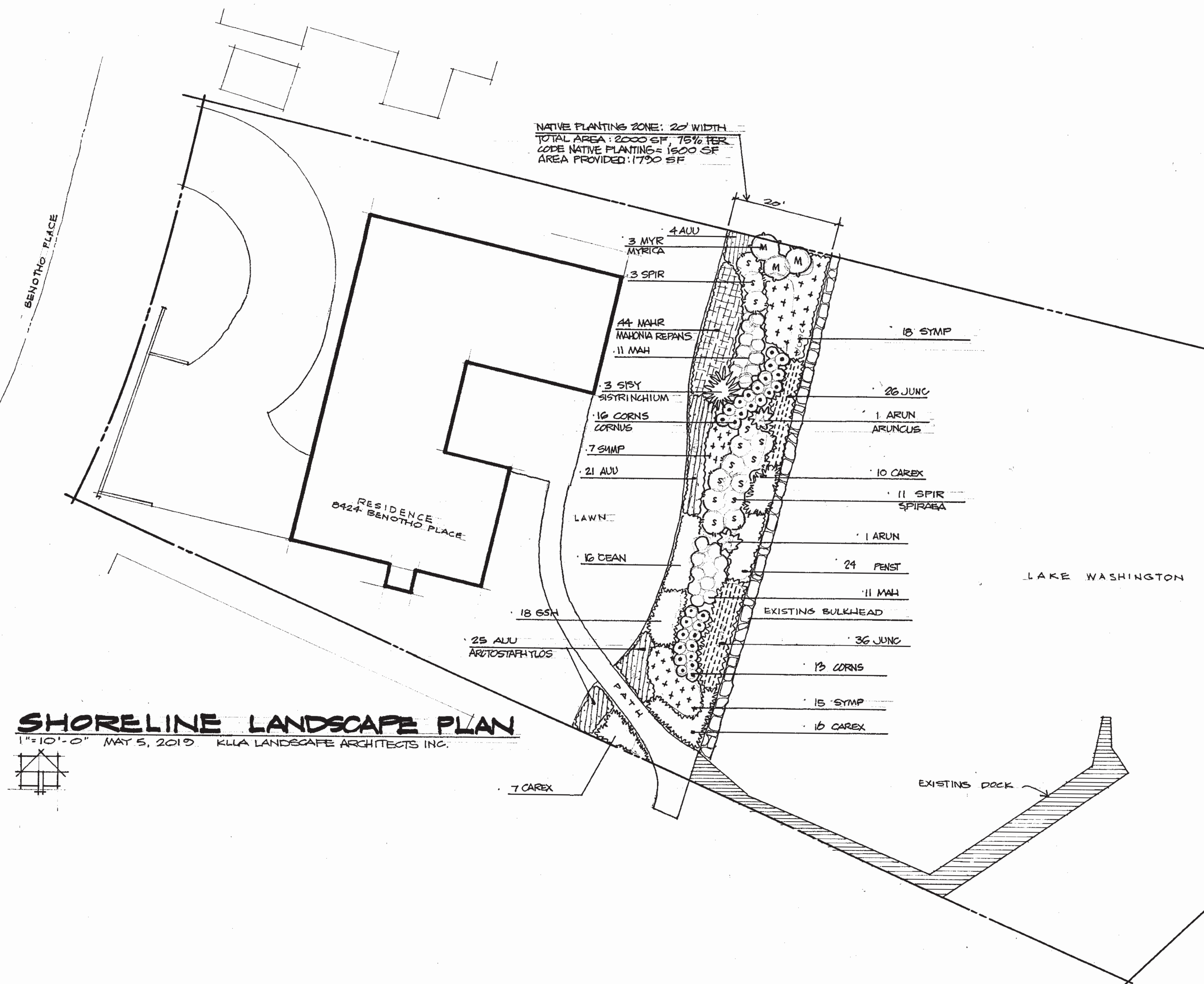


CIVIL ENGINEERING SOLUTIONS
 102 NW CANAL STREET SEATTLE, WA 98107
 PHONE: 206.930.0342 DUFFY@CESOLUTIONS.WA

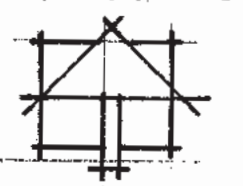
DRAINAGE DETAILS
 BENOTHO LAKEHOUSE
 8424 BENOTHO PLACE, MERCER ISLAND, WA 98040

DRAWING NO:
C3.5
 073610-0090
 1905-063

NATIVE PLANTING ZONE: 20' WIDTH
 TOTAL AREA: 2000 SF, 75% PER
 CODE NATIVE PLANTING = 1500 SF
 AREA PROVIDED: 1700 SF



SHORELINE LANDSCAPE PLAN
 1"=10'-0" MAY 5, 2019 KLLA LANDSCAPE ARCHITECTS INC.



PLANT NAME

QUANTITY	SYMBOL	PLANT NAME	SIZE
2	ARUNC	ARUNCUS DIOICUS/ GOATSBEARD	ONE GALLON CAN, 18" TRI SP
50	AUU	ARCTOSTAPHYLOS UVA URSI MASSACHUSETTS	1 GALLON CAN
33	CARO	CAREX OBNUPTA/ SLOUGH SEDGE	4" POTS 24" TRI SP
16	CEAN	CEANOTHUS PROSTRATUS/ MAHALA MAT	1 GALLON CAN/6
29	CORNS	CORNUS SERICEA KELSEYI/ DWARF RED OSIER DOGWOOD	2 GALLON CAN
18	GSN	GAULTHERIA SHALLON SALAL	4" POTS
62	JUNC	JUNCUS EFFUSES QUARTZ CREEK	1 GALLON CAN
22	MAHC	MAHONIA CHARITY/ CHARITY OREGON GRAPE	5 GALLON CAN, 18 HEIGHT 3' TRI. SPACING
44	MAHR	MAHONIA REPANS	1 GALLON CAN 18" TRI SP
3	MYR	MYRICA CALIFORNICA/ BAY LAUREL	2 GALLON CAN, 18" HEIGHT
24	PENNST	PENNSTOMEN CATHERINE DE LA MARE	1 GALLON CAN
14	SPIRB	SPIRAEA BETULIFOLIA VAR. LUCIDA/ WHITE SPIRAEA	1 GALLON CAN
40	SYMP	SYMPHYOCARPUS ALBUS SNOWBERRY	1 GALLON CAN, 18" HEIGHT
3	SYS	SYSYRINCHIUM BELLUM/BLUE EYED GRASS	4" POTS

KEN LARGE
 Landscape Architect
 21803 NE 17th Court
 Sammamish, Wa. 98074
 Office: 425-836-4578, Cell: 206-396-7617
 E-mail: kll@comcast.net
 FAX: 425-898-8923

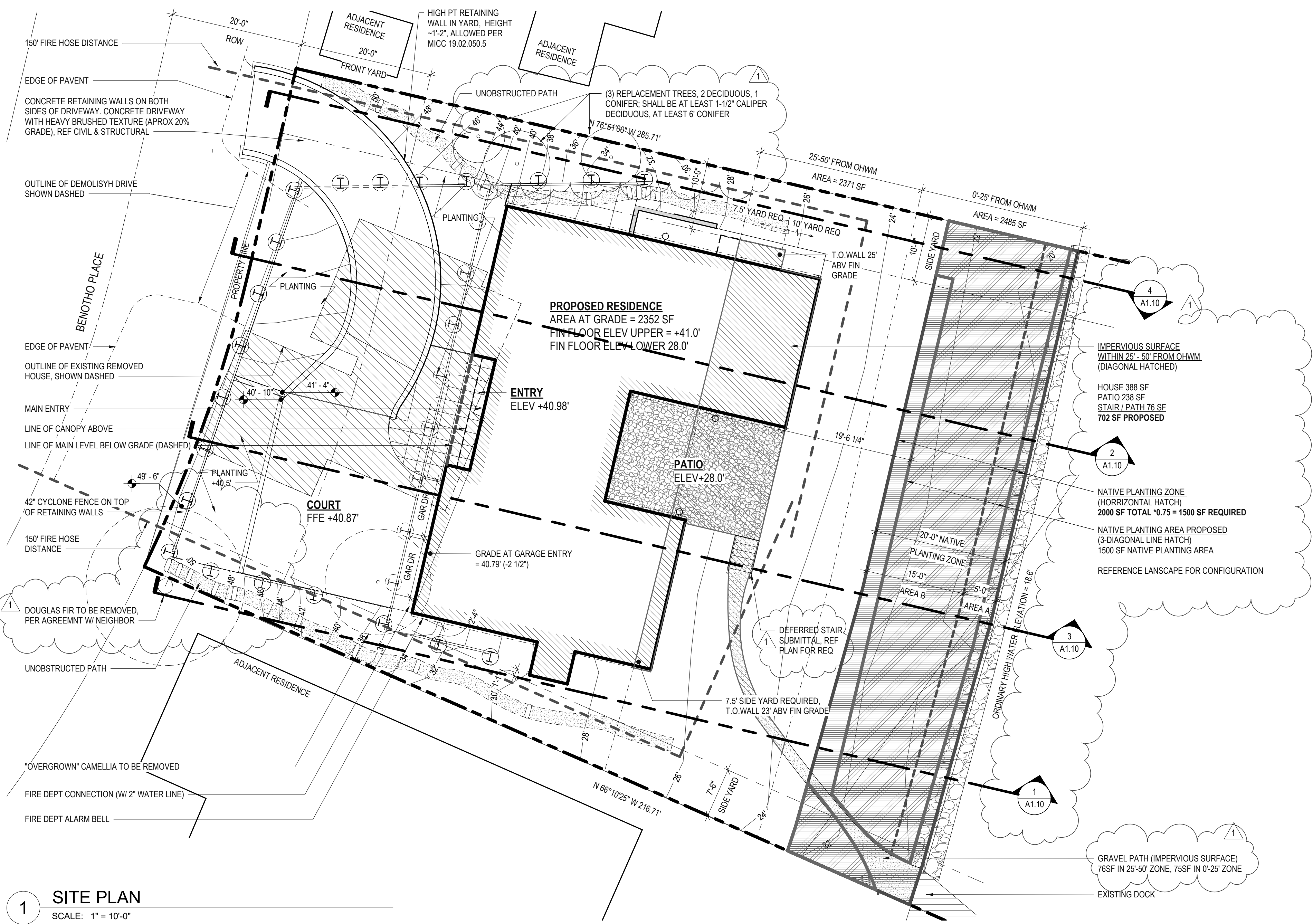
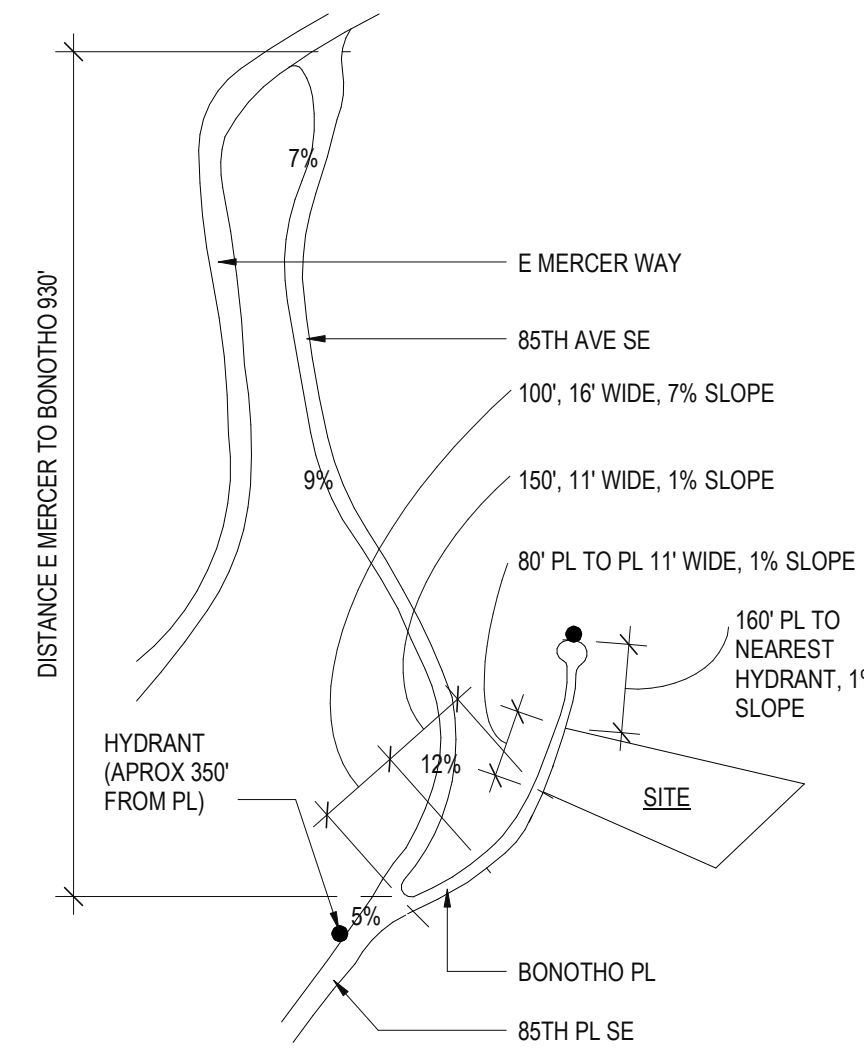
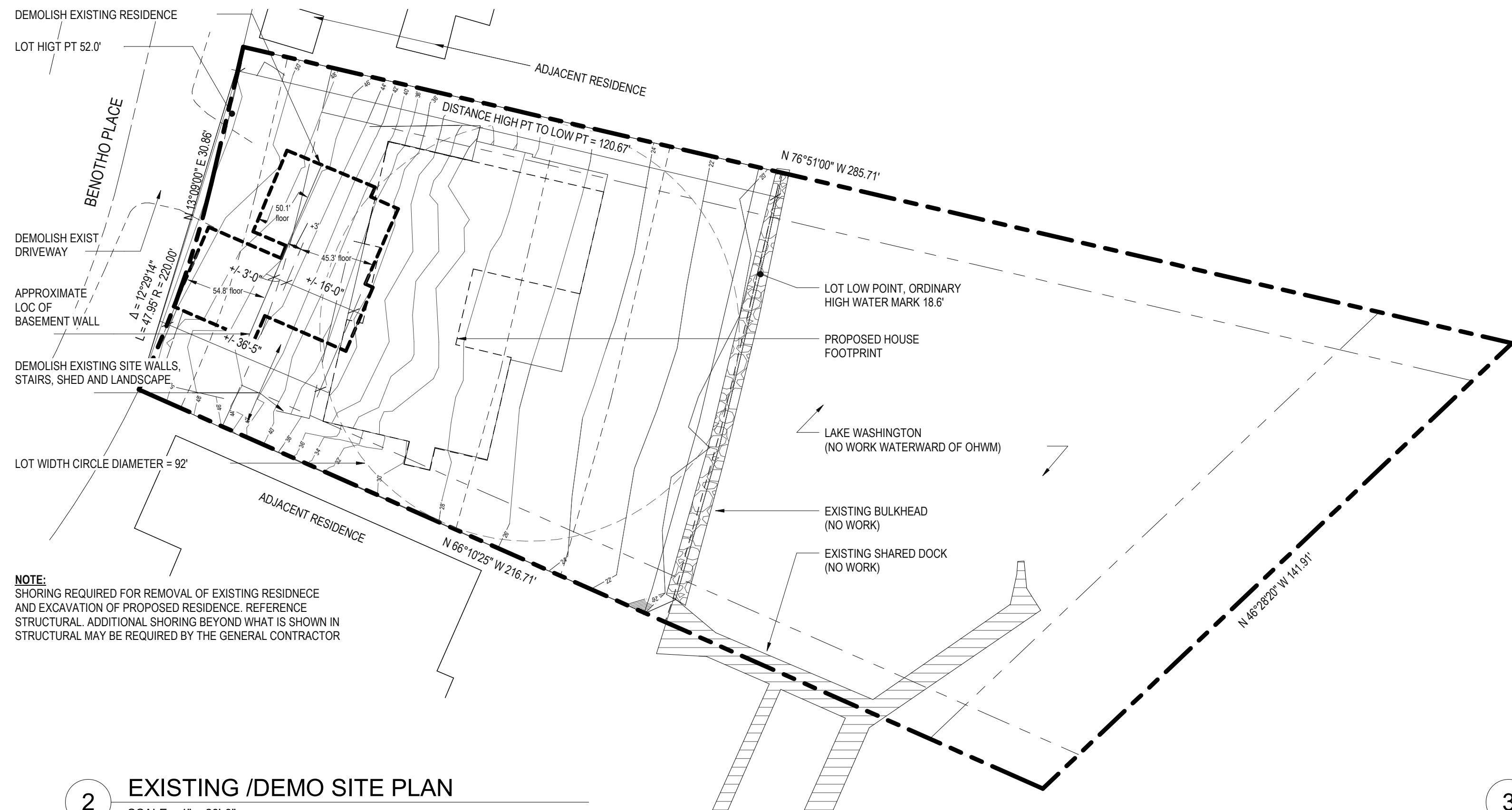


MERCER ISLAND RESIDENCE
 8424 BENOTHO PLACE MERCER ISLAND, WA. 98040

JOB NUMBER: _____
 DRAWN: _____
 CHECKED: _____
 DATE: MAY 5, 19
 REVISIONS:

SHEET TITLE:
SHORELINE LANDSCAPE PLAN

PERMIT SET
 SHEET NUMBER:
L1.0



ZONING CODE SUMMARY

EXISTING LOT INFO

PROJECT ADDRESS: 8424 BENOTHO PL
MERCER ISLAND, WA 98040

ASSESSORS PARCEL #: 0736100090

ZONING: R-8.4
BUILDING TYPE: SINGLE FAMILY RESIDENCE

LOT AREA (PER SURVEY): 25,274 SF / 0.58 ACRES
LANDWARD AREA (SURVEY): 11,037 SF

LOT SLOPE:
MAX ELEVATION ON SITE: 52'
OHWE, LOW PT: 18.6'
DISTANCE MAX EL TO OHWE: 120.67'
SITE SLOPE: (52 - 18.6) / 120.67 = 27.6%

EXISTING AREAS

HOUSE
BASEMENT: 629 SF
MAIN: 1190 SF
UPPER: 788 SF
GARAGE: 402 SF
TOTAL EXISTING HOUSE: 3009 SF

HARDSCAPE
DRIVEWAY: 259 SF
CONC. PATIOS, STAIRS: 495 SF
TOTAL HARDSCAPE: 744 SF

YARDS (PER MICC 19.02.020.C)

YARD REQUIREMENTS:
FRONT YARD: 20 FT
REAR YARD: 25 FT
SIDE YARD:
1) TOTAL DEPTH (MICC...C.i) FOR LOTS > 90' THE SUM OF SIDE YARDS SHALL BE AT LEAST 17% OF THE LOT WIDTH. 92' (WIDTH) x 0.17 = 15.64'
MINIMUM COMBINED SIDEYARDS SHALL BE AT LEAST 15'-7"

2) MINIMUM YARD (MICC...C.ii) MINIMUM SIDE YARD IS THE GREATER OF 5' OR 33% OF TOTAL DEPTH. 15.64 x 0.33 = 5.16'
MINIMUM SIDE YARD SHALL BE AT LEAST 5'-2", HOWEVER SUPERCEDED BY ITEM 3.

3) VARIABLE YARD (MICC...C.iii) FOR LOTS LARGER THAN 6000 SF MIN SIDE YARD DEPTH OF 7.5 FT GIVEN THE FOLLOWING:
FOR NONGABLE ROOFS, TOP OF EXTERIOR WALL AT SIDE YARD IS NO MORE THAN 15 FT ABOVE FINISHED OR EXISTING GRADE OR;
FOR GABLE ROOFS, TOP OF EXTERIOR WALL AT SIDE YARD IS NO MORE THAN 18 FT ABOVE FINISHED OR EXISTING GRADE OR;
TALLER, IF TOP OF EXTERIOR WALL IS ABOVE 25 FT, SIDE YARDS SHALL BE 10 FT SIDE YARD REQUIRED IS 7.5' & 10',

INTRUSIONS INTO REQUIRED YARDS (PER MICC 19.02.020.D):
PORCHES, CHIMNEYS, FIREPLACE EXTENSIONS, WINDOW WELLS, AND UNROOFED OUTDOOR STAIRS AND DECKS SHALL NOT PROJECT MORE THAN 3 FT INTO REQUIRED YARDS

PLATFORMS, WALKS, DRIVEWAYS, AND STAIRS BELOW 30 IN ABOVE EXISTING OR FINISHED GRADE MAY BE LOCATED WITHIN REQUIRED YARDS

ARCHITECTURAL FEATURES (I.E.: COLUMNS, PEDISTALS) BELOW 42 IN ARE ALLOWED IN REQUIRED YARDS

PROPOSED YARDS:
REFERENCE SITE PLAN AND NORTH AND SOUTH ELEVATION

GROSS FLOOR AREA (PER MICC 19.02.020.D):

REQUIREMENTS:
1) FOR R-8.4: GFA SHALL NOT EXCEED 5000 SF OR 40%, WHICHEVER IS LESS. GFA FOR AREAS WITH CEILING 12-16FT SHALL BE COUNTED AS 1.5XGFA. GFA FOR AREAS WITH CEILING 16FT+ SHALL BE COUNTED AS 2XGFA.
2) STAIRCASES SHALL COUNT AS A SINGLE FLOOR (FOR GFA) FOR THE FIRST 2 STORIES AND A SINGLE FLOOR FOR EACH STORY EXCEEDING 2

PER GFA DEFINITION: BASEMENTS CALCULATE PER APPENDIX B.

REQUIRED:
11,037SF (LAND AREA ABOVE OHWM) * 40% = 4414.8 SF ALLOWED

PROPOSED:
3900.4 SF (<4414.8 SF OK)

UPPER LEVEL AREA: 1934 SF
GARAGE: 445 SF
MAIN LEVEL AREA: 2349 SF
TOTAL BUILT AREA: 4728 SF

MAIN LEVEL AREA CALCULATION PER MICC 19 APPENDIX B.1

WALL	LENGTH	% COVG	RESULT
N1	48.5	27.5%	13.1
N2	12.5	1.3%	0.2
N3	1.8	79%	1.4
E1	23	0%	0
E2	16	0%	0
E3	23	0%	0
S1	37	19.7%	7.3
S2	1.8	83%	1.5
S3	24	1%	0.2
W1	23	96%	22.1
W2	16	87%	13.9
W3	22	78%	17.2
	248.6		76.9

EXCLUSIONS
BASE AREA MAIN FLOOR CALCULATED MAIN FL GFA 2349 (2349 X 76.9) / 248.6
2349 - 726.6 = 1622.4 SF MAIN FLOOR COUNTED

STAIR EXCLUSION: 101 SF

TOTAL GFA
2379 (UPPER) + 1622.4 (MAIN) - 101 (STAIR) = 3900.4 SF
3900.4 SF < 4414.8 SF OK (35.3%)

*SEE GFA DIAGRAM A1.01

HEIGHT LIMIT (PER MICC 19.02.020.E)

REQUIRED:
1) NO BUILDING SHALL EXCEED 30 FT ABOVE AVERAGE BUILDING ELEVATION TO THE TOP OF ROOF
2) ON DOWNHILL SLOPES - THE MAXIMUM FACADE HEIGHT SHALL NOT EXCEED 30 FT
3) CHIMNEYS AND OTHER SIMILAR ELEMENTS MAY EXTEND 5 FT ABOVE ALLOWABLE BUILDING HEIGHT

AVERAGE BUILDING ELEVATION IS CALCULATED USING WALL SEGMENT WEIGHTED AVERAGES, BASED OFF OF EXISTING OR NEW GRADE, WHICHEVER IS LOWER

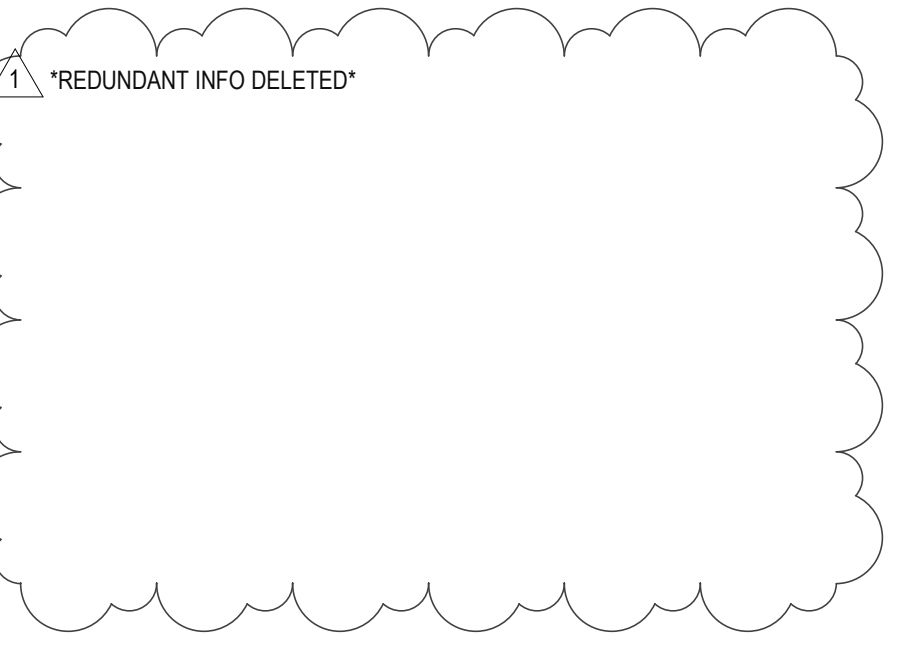
SEE BUILDING HEIGHT DIAGRAM AND CALCULATIONS A1.01 AND ELEVATIONS / SECTION FOR COMPLIANCE

LOT COVERAGE (PER MICC 19.02.020.F.3)

REQUIRED
MAX LOT COVERAGE / REQUIRED LANDSCAPE AREA BASED ON 15-30% SLOPE (SEE EXIST LOT INFO AND SITE PLAN FOR SLOPE)
MAX LOT COVERAGE LANDSCAPING: 35% / 65%

MAX LOT COVERAGE: 35% x 11,037SF = 3,862.9 SF MAX

PROPOSED LOT COVERAGE
HOUSE: 2375 SF
DRIVE: 1433 SF
TOTAL: 3,808 SF (34.5%)
SEE DIAGRAM A1.01



HARDSCAPE (PER MICC 19.02.020.F.3.b)

REQUIRED
MAX HARDSCAPE AREA: 9% x 11,037SF = 993 SF ALLOWED

PROPOSED
PATIOS: 574 SF
GRAVEL WALKWAY / STAIR BULKHEAD LANDWARD OF OHWM: 151 SF
TOTAL: 797 SF (7.2%)

PARKING (PER MICC 19.02.020.G)

REQUIRED
SINGLE-FAMILY DWELLINGS WITH A GFA > 3000 SF: 3 PARKING SPACES
2 SHALL BE COVERED

PROVIDED
2 GARAGE
2 AREA IN FRONT OF GARAGE

WATERFRONT REGULATIONS (PER MICC 19.07 TABLE C)

SETBACKS FOR STRUCTURES: 25 FT
HEIGHT LIMIT FOR STRUCTURES: NOT TO EXCEED 35 FT ABOVE AVERAGE BUILDING ELEVATION

MAXIMUM IMPERVIOUS SURFACE COVERAGE: 10% (0' - 25' FROM OHWM) / 30% (25' - 50')

ALLOWABLE IMPERVIOUS SURFACE NEAR OHWM CALCULATION

PROPERTY AREA (25' - 50' FROM OHWM): 2371 SF
30% AREA (25' - 50' FROM OHWM): 711 SF

PROPOSED
HOUSE PATIO: 388 SF
PATIO: 238 SF
GRAVEL WALKWAY / STAIR BULKHEAD LANDWARD OHWM: 76 SF
TOTAL: 702 SF, OK

PROPERTY AREA (0' - 25' FROM OHWM): 2488 SF
10% AREA (0' - 25' FROM OHWM): 249 SF ALLOWED

PROPOSED
GRAVEL WALKWAY BULKHEAD LANDWARD OHWM: 75 SF
TOTAL: 150 SF, OK

TREES

0, ZERO TREES ON SITE (1 OVERGROWN CAMELLIA TO BE REMOVED)
SW CORNER 1 OVERHANGING 26" DOUGLAS FIR, TO BE REMOVED PRIOR TO CONSTRUCTION PER AGREEMENT WITH OWNER

CUT / FILL

OUTSIDE OF BUILDING FOOTPRINT CUT AND FILL:
CUT 70 CY
FILL 70 CY

NOXIOUS WEEDS 19.02.020(F)(3)(d)

ALL JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A, REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, SHALL BE REMOVED FROM THE PROPERTY.



KATIE HACKWORTH
ARCHITECTURAL DESIGN + INTERIORS



project: MERCER ISLAND RESIDENCE
(Georach - Sherrin Residence)
8424 BENOTHO PLACE, MERCER ISLAND, WA 98040

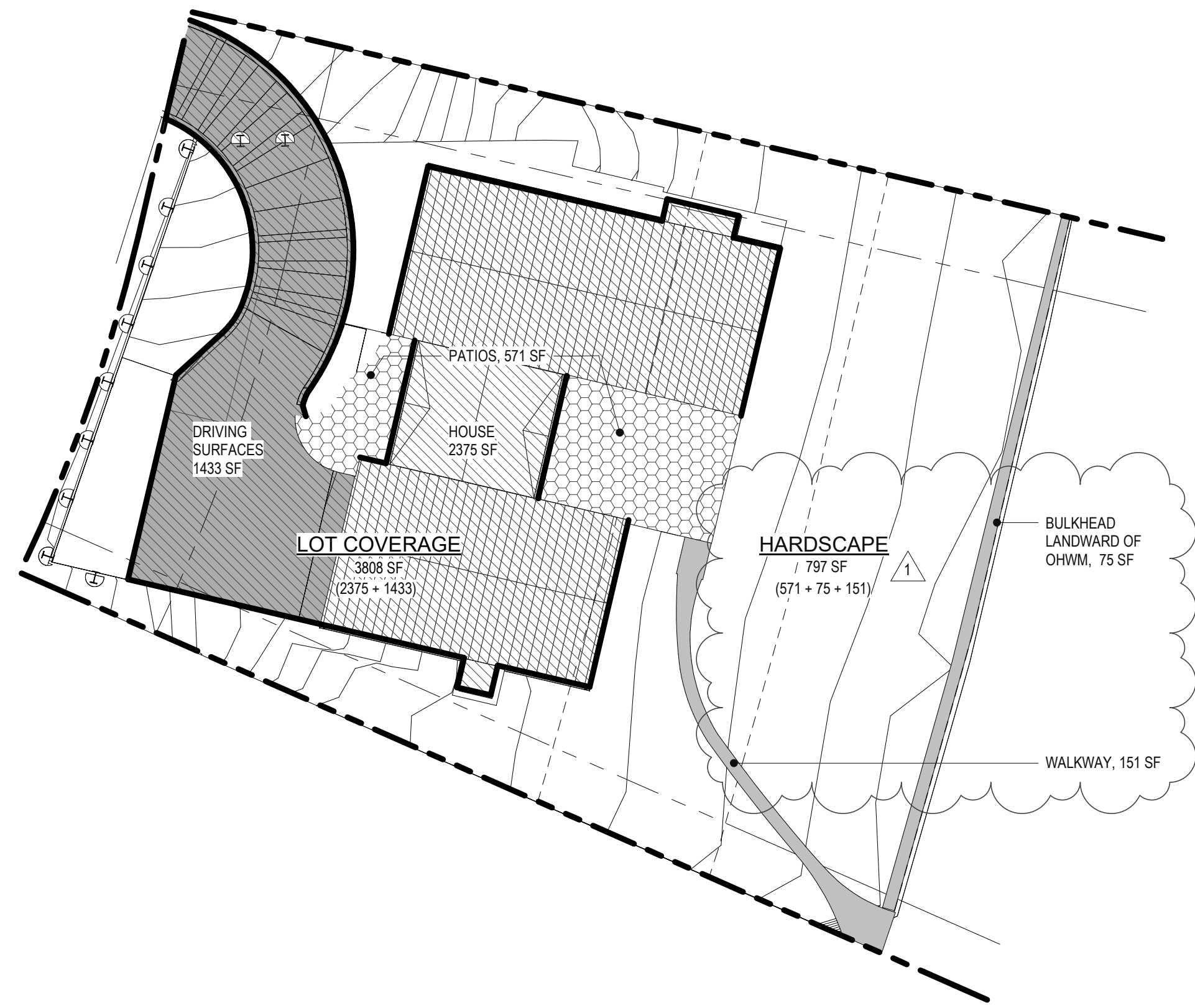
principal architect: MP
project manager: MP
drawn by: MP, JS
Author
checked by:
job no.: 1811
date: OCTOBER 21, 2019

revisions:
1 10/25/19 Permit R1

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OCTOBER 21, 2019

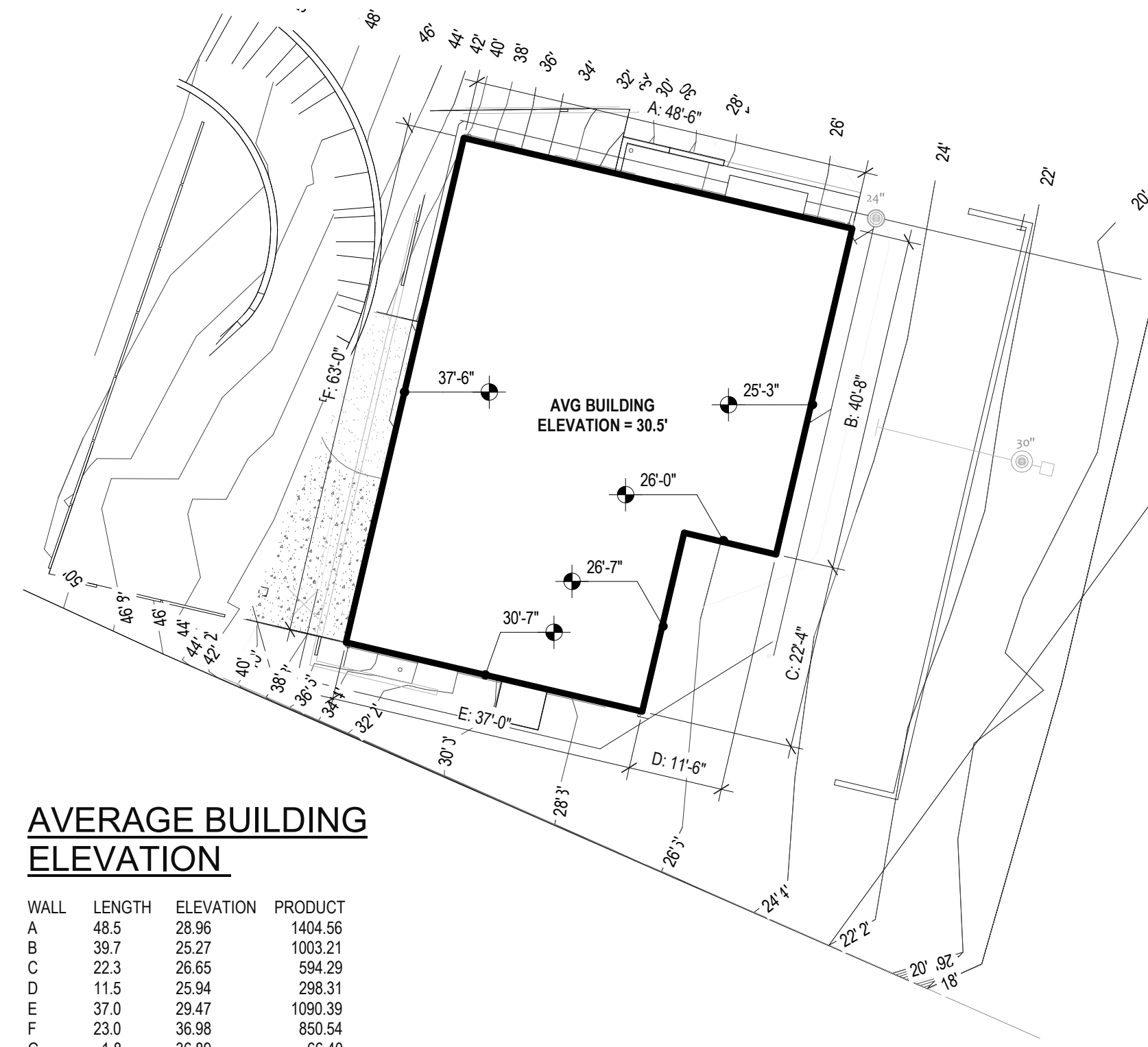
EXISTING/DEMO SITE PLAN AND PROPOSED SITE PLAN

A1.00



LOT COVERAGE / HARD SURFACE DIAGRAM

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

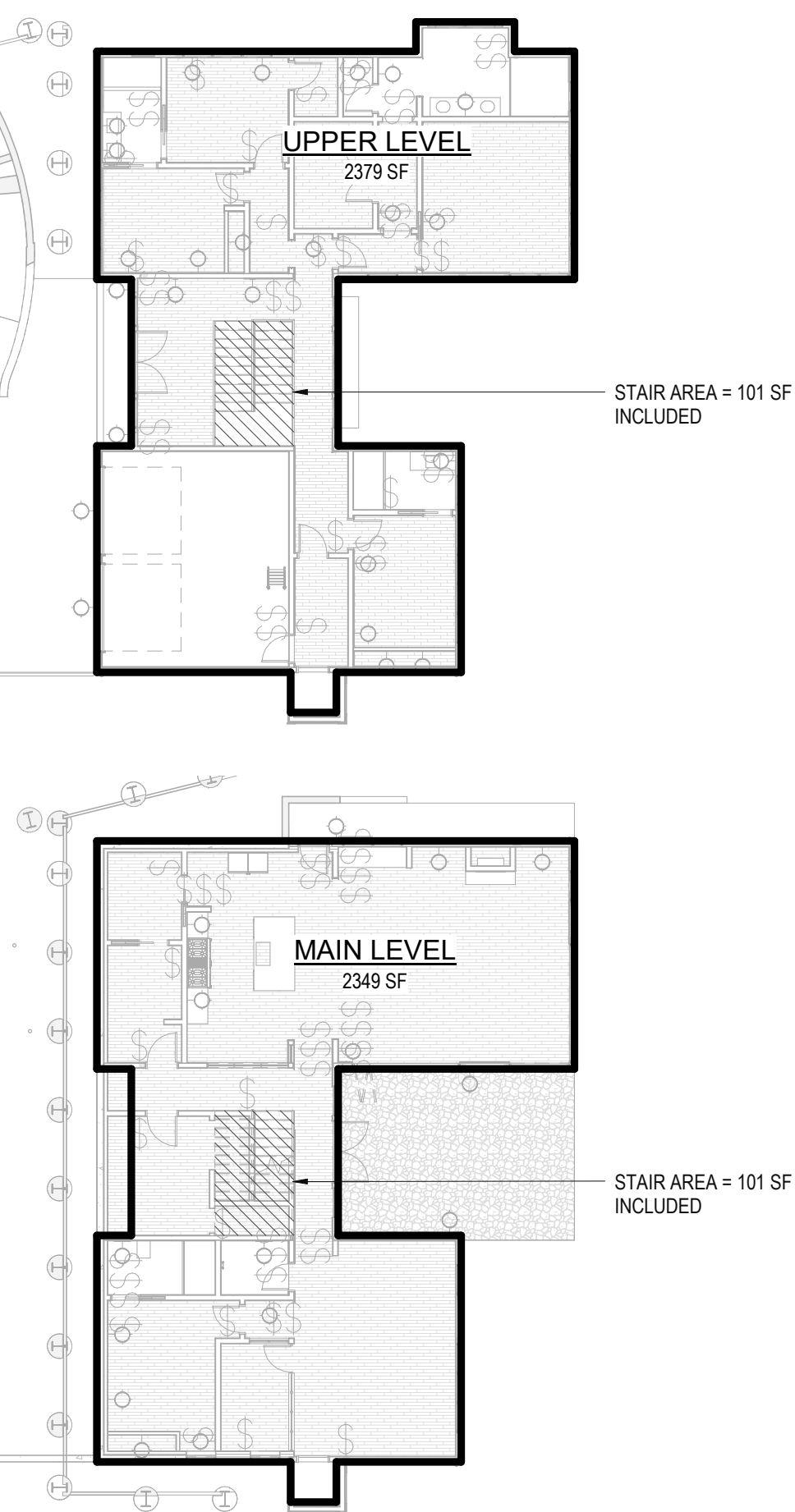


AVERAGE BUILDING ELEVATION DIAGRAM

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

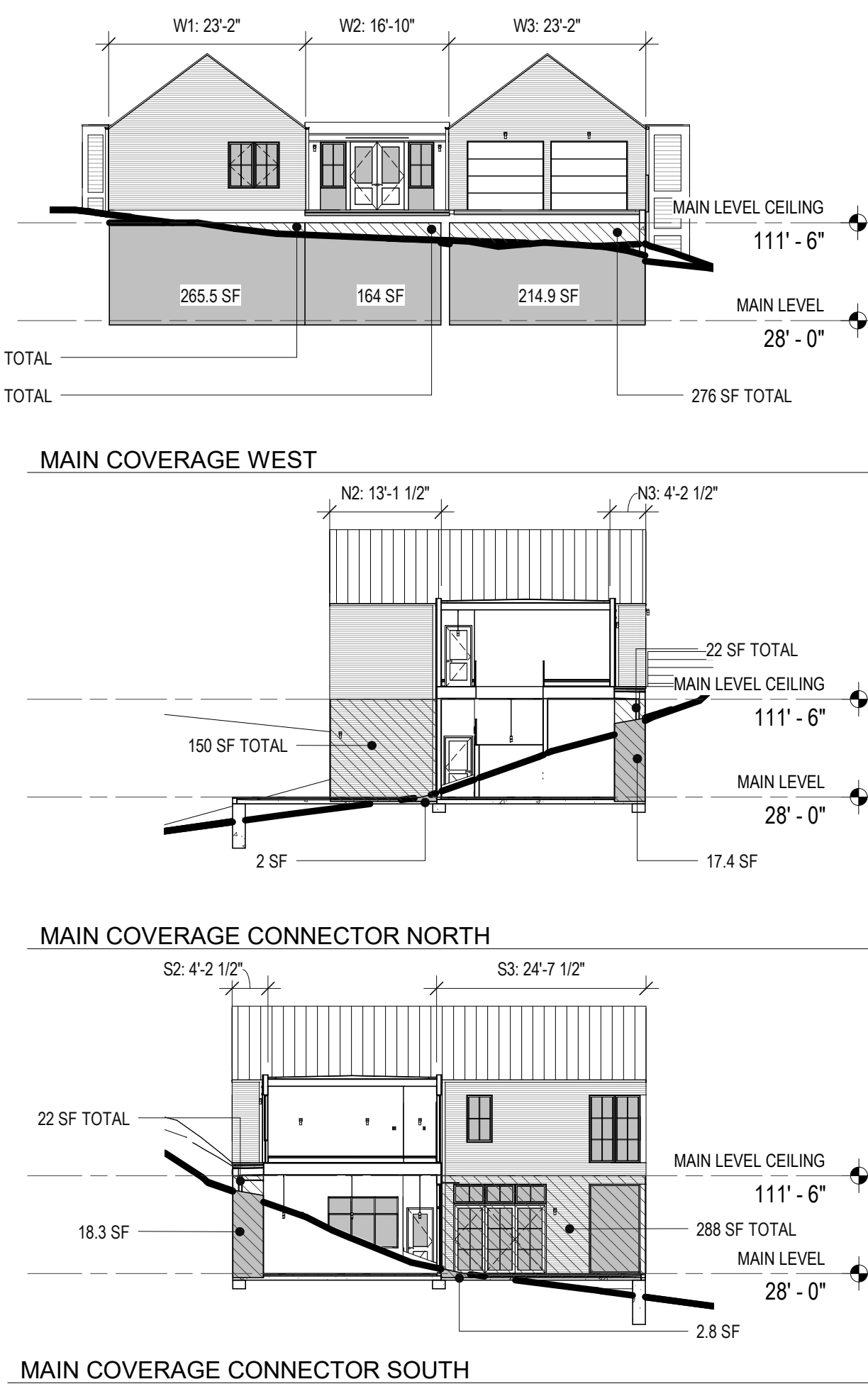
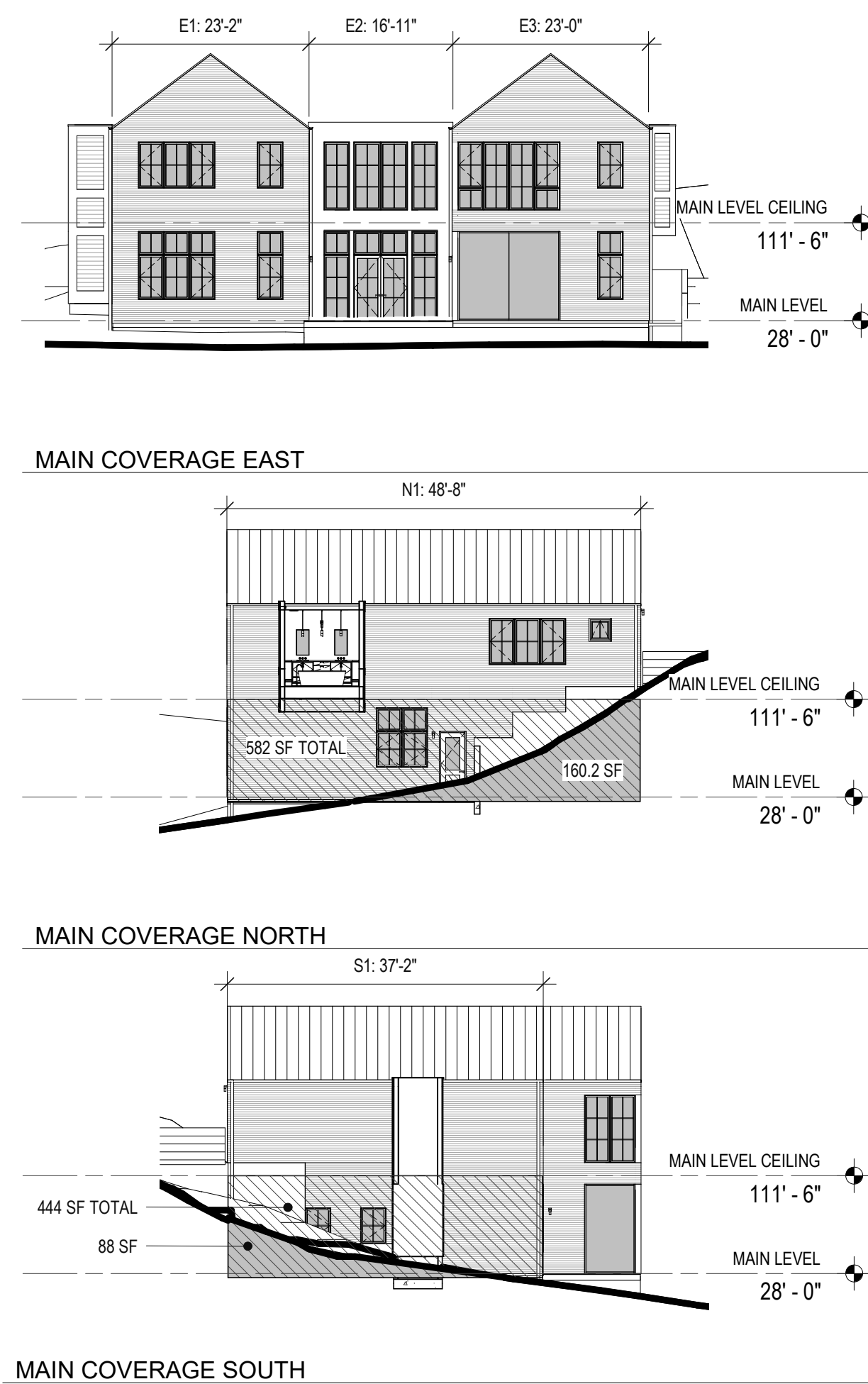
WALL	LENGTH	ELEVATION	PRODUCT
A	48.5	28.96	1404.56
B	39.7	25.27	1003.21
C	22.3	26.65	594.29
D	11.5	25.94	298.31
E	37.0	29.47	1090.39
F	23.0	36.98	850.54
G	1.8	36.89	66.40
H	16.0	36.88	590.08
I	1.8	37.54	67.57
J	23.0	38.83	893.09
	224.6	--	6858.44

AVG BUILDING ELEVATION = 6858.44 / 224.6 = 30.53' = 30'-6"



AREA DIAGRAMS

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



BUILDING CODE SUMMARY

LOT INFO

PROJECT ADDRESS: 8424 BENOTHO PL
MERCER ISLAND, WA 98040

ASSESSORS PARCEL #: 0736100090

ZONING: R-8.4

OCCUPANCY: R-3
OCCUPANCY TYPE: SINGLE FAMILY RESIDENCE
OCCUPANCY LOAD:

ENERGY CODE SUMMARY (WSEC R402)

REQUIREMENTS CLIMATE ZONE (R301.1) 4C

PERSCRPTIVE R-VALUES PER COMPONENT (R402.1.1) FENESTRATION R-VALUE OR U-VALUE U-0.30 (NOT U-0.28 REQUIRED FOR ADDITIONAL ENERGY EFFICIENCY REQ)

SKYLIGHT U-0.50
CEILING (ATTIC) R-49
CEILING (RAFTER/VAULTED) R-38
WOOD FRAME WALL R-21
MASS WALL R-21
FLOOR R-30
BELOW GRADE WALL R-10/15/21-TB
SLAB R-10, 2FT PERIM

PROVIDED REFERENCE ASSEMBLIES, A0.10 AND WINDOW INFO A0.21 / A0.22 FOR COMPLIANCE

ADDITIONAL ENERGY EFFICIENCY (WSEC R406)

REQUIREMENTS MEDIUM RESIDENCE (R406.2) 3.5 CREDITS REQUIRED

CREDITS OPT #	CREDITS	CREDIT DESCRIPTION & REQUIREMENTS
1A	0.5	EFFICIENT ENVELOPE, VERTICAL FENESTRATION U-0.28 FLOOR R-38 SLAB ON GRADE OR BELOW GRADE SLAB R-10 CONT.
2A	0.5	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION: REDUCE AIR LEAKAGE TESTING PER R402.2 TO 3.0 AIR CHANGES PER HOUR; AND FANS PROVIDING VENTILATION PER 1507.3 SHALL HAVE AN EFFICIENCY OF 0.35 WATTS/CFM MAX.
3A	1.0	HIGH EFFICIENCY HVAC EQUIPMENT; GAS, PROPANE, OR OIL WITH AFUE 94% OR BETTER
5C	1.5	EFFICIENT WATER HEATER; GAS, PROPANE OR OIL WITH MINIMUM EF OF 0.91.

TOTAL 3.5 CREDITS

PROVIDED
1A SEE ASSEMBLIES A0.10
2A SEE GENERAL NOTES A0.00, FAN NOTED ON A1.01 AND RCP MEETS EFFICIENCY
3A NOTE POINTING BACK TO THIS REQUIREMENT ON RCP A6.10
5C NOTE POINTING BACK TO THIS REQUIREMENT ON RCP A6.10

HEATING / VENTILATION

HEATING HEATING SHALL BE PER INTERNATIONAL MECHANICAL CODE. TO BE COMPLETED UNDER SEPARATE PERMIT AND MEET MINIMUM EFFICIENCY REQUIREMENTS NOTED ABOVE.

VENTILATION REQUIREMENTS FANS ON TIMERS PER DOCUMENTS. OUTDOOR AIR PER TABLE 403.3 OF THE INTERNATIONAL MECHANICAL CODE. SEE A0.23 FOR MECHENERGY CALCULATIONS

MAKEUP AIR REQUIRED FOR KITCHEN HOOD EXHAUST
MECHANICAL, ELECTRICAL, PLUMBING PERMITS TO BE PERMITTED SEPARATELY.

MECHANICAL VENTILATION (IRC 1507.3)

WHOLE HOUSE MECHANICAL VENTILATION (IRC 1507.3)
4501-8000SF / 4-5 BEDROOMS 105 CFM REQUIRED

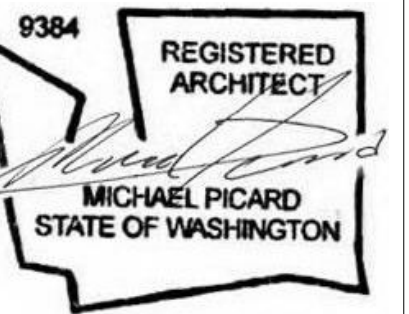
LOCAL EXHAUST RATES REQUIRED
KITCHEN 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS
BATHROOM 50 CFM INTERMITTENT OR 25 CFM CONTINUOUS

PROVIDED
KITCHEN MODEL 1000 CFM INTERMITTENT SEE SCHEDULE
BATHROOMS 150 CFM INTERMITTENT MAIN LEVEL LAUNDRY & UPPER LEVEL MASTER BATH, 50 CFM TYPICAL
MASTER / LAUNDRY MODEL WHISPER CEILING VF-15VQ5 150 CFM 0.3 SONES

*SEE RCP FOR LOCATIONS



KATIE HACKWORTH
ARCHITECTURAL DESIGN + INTERIORS



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(Geospatial - Sherrine Residences)
8424 BENOTHO PLACE, MERCER ISLAND, WA 98040

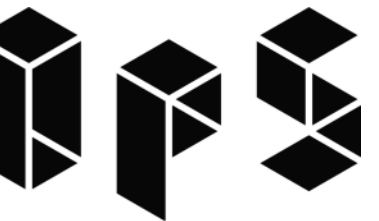
principal architect: MP
project manager: MP
drawn by: MP, JS
checked by: Author
job no.: 1811
date: OCTOBER 21, 2019

revisions:
1 10/25/19 Permit R1
no. date by

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BUILDING/ZONING INFORMATION

A1.01



OKANO PICARD STUDIO
 815 SEATTLE BLVD S, STE 108, SEATTLE, WA 98134 USA
 E: info@OkanoPicardStudio.com



KATIE HACKWORTH
 ARCHITECTURAL DESIGN + INTERIORS

project: **MERCER ISLAND RESIDENCE**
 (Geotech - Shelburne Residence)
 8424 BENOOTHO PLACE, MERCER ISLAND, WA 98040

principal architect: MP
 project manager: MP
 drawn by: MP, JS
 Author
 checked by: Checker
 job no.: 1811
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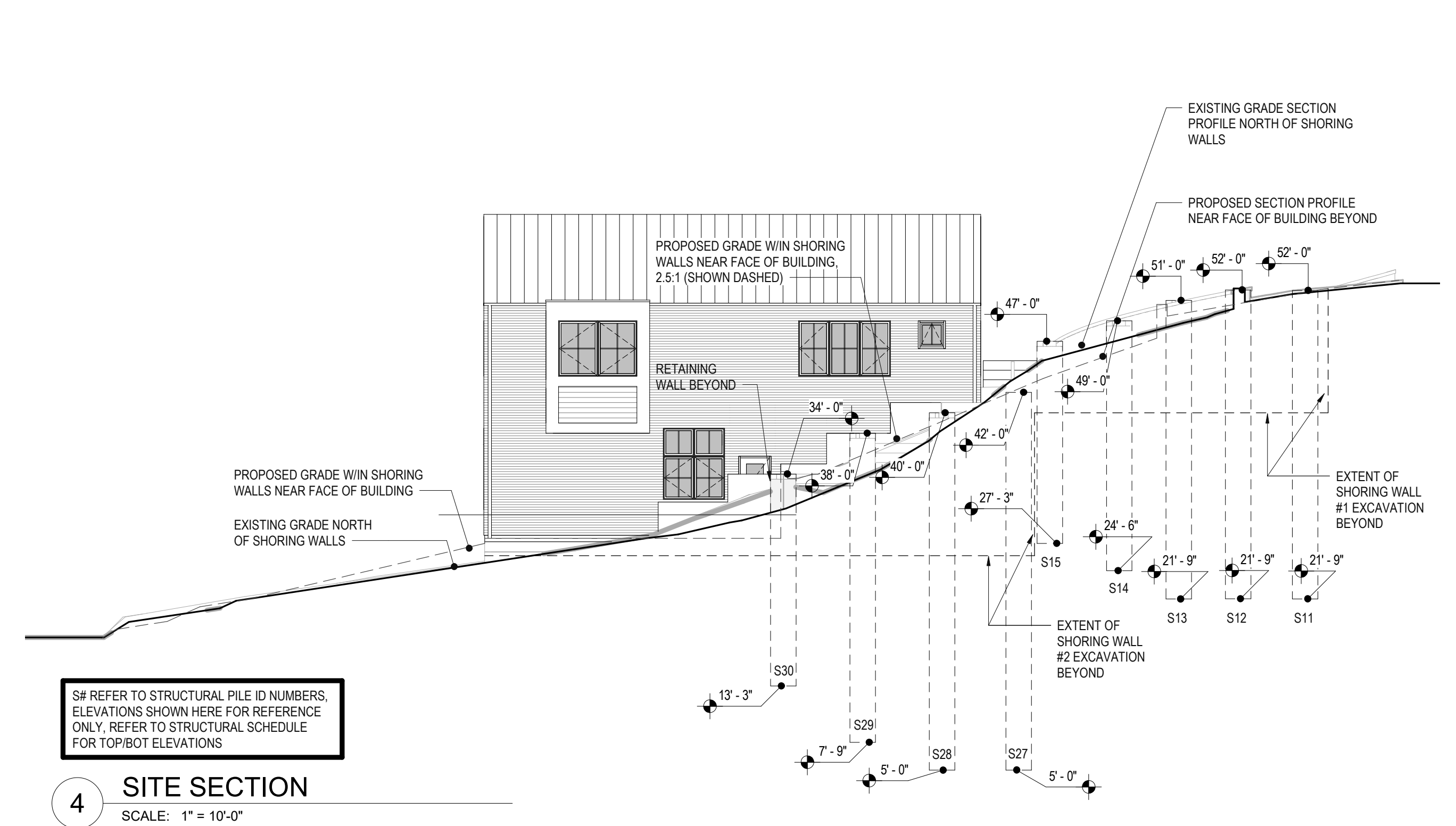
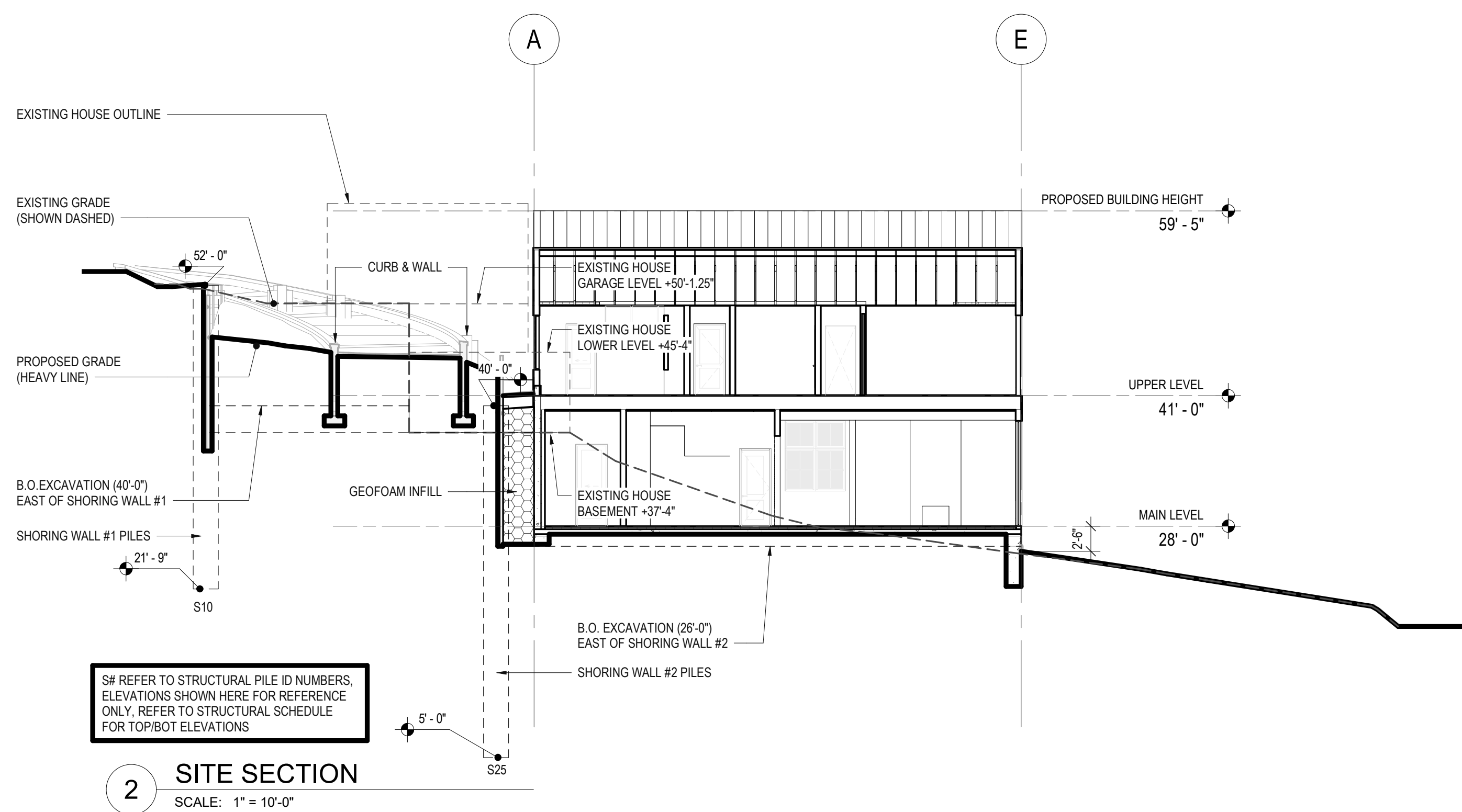
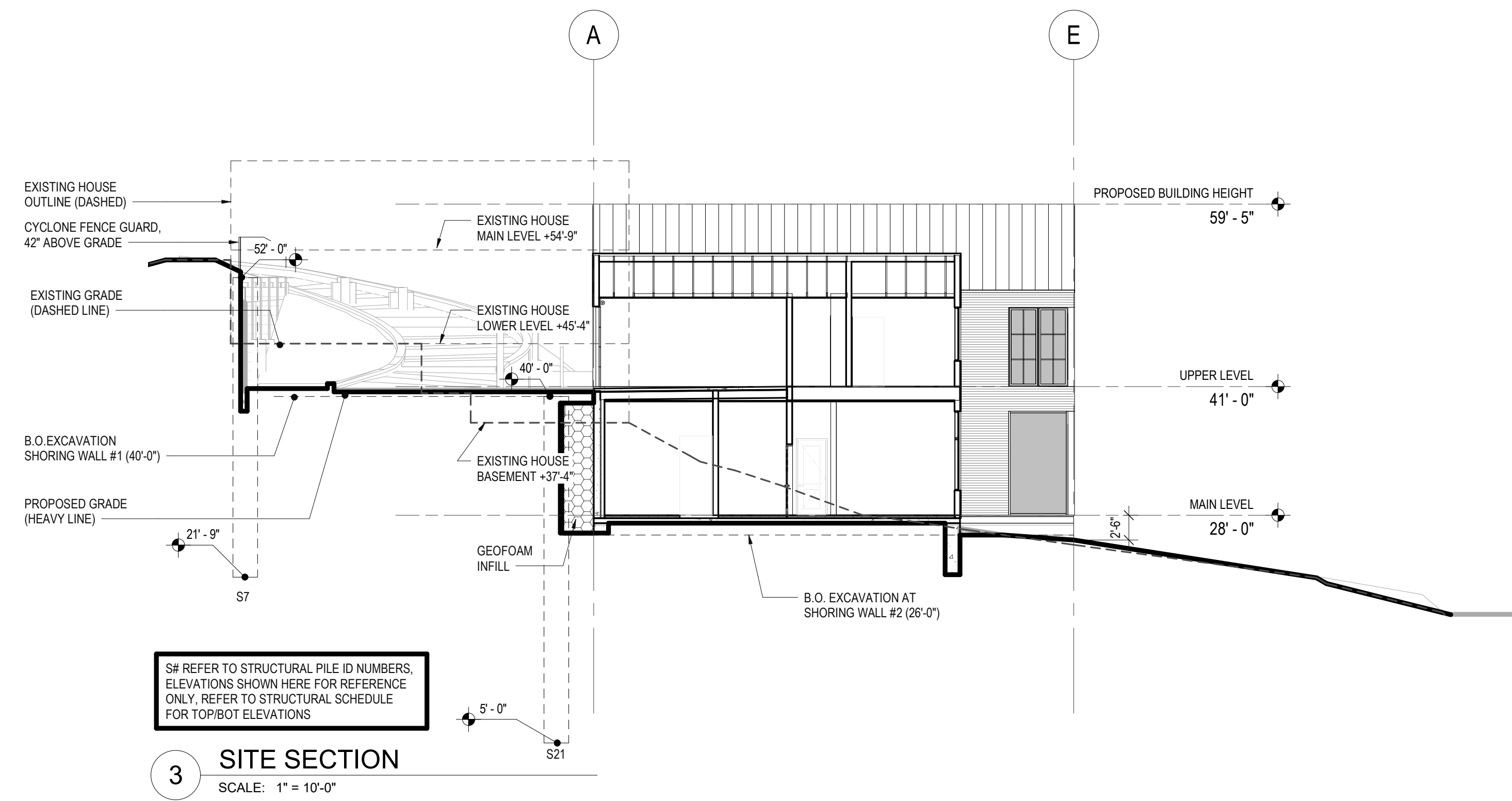
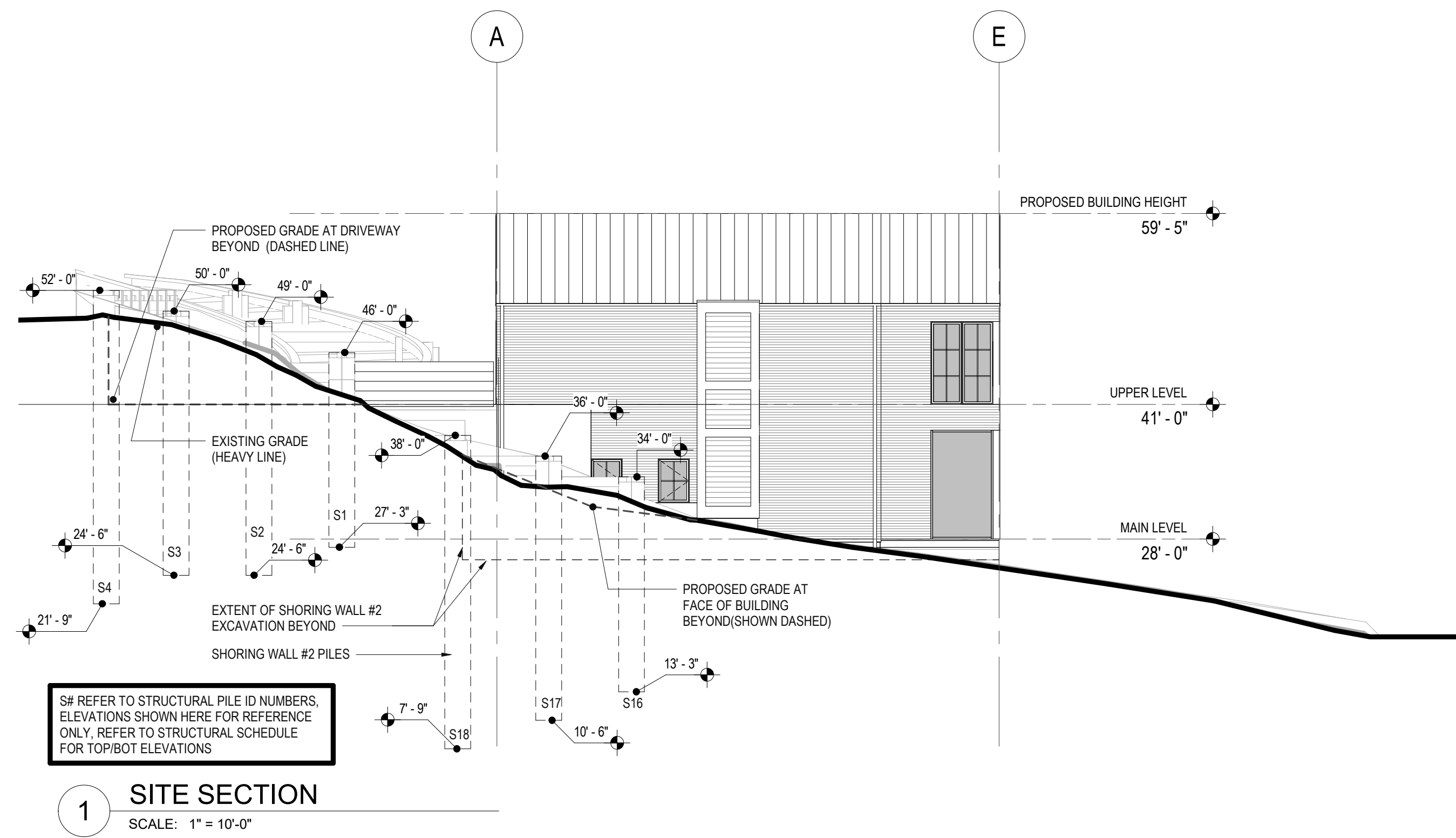
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SITE SECTIONS

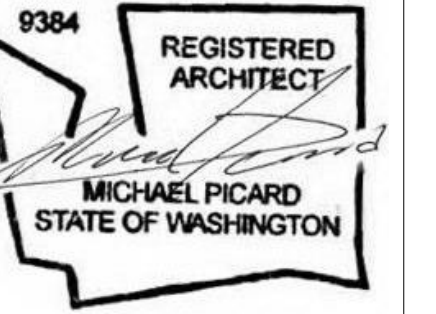
A1.10





OKANO PICARD STUDIO
815 SEATTLE BLVD S, STE 108, SEATTLE, WA 98148 USA
E: info@OkanoPicardStudio.com

KATIE HACKWORTH
ARCHITECTURAL DESIGN + INTERIORS



project: **MERCER ISLAND RESIDENCE**
(Geofairch - Shelburne Residence)
8424 BENOETHO PLACE, MERCER ISLAND, WA 98040

principal architect: MP
project manager: MP
drawn by: MP, JS
Author
checked by: _____
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2019

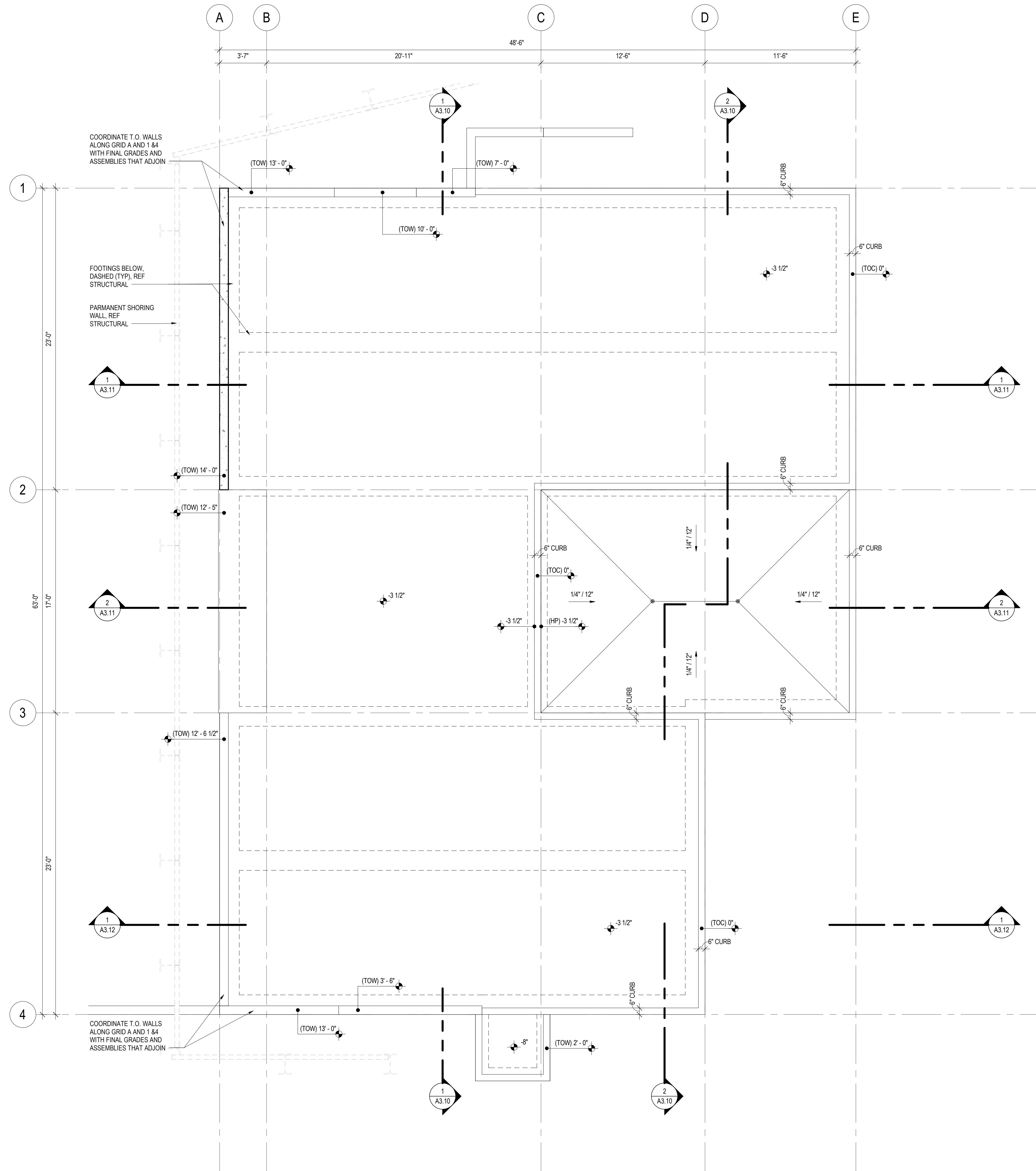
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OCTOBER 21, 2019

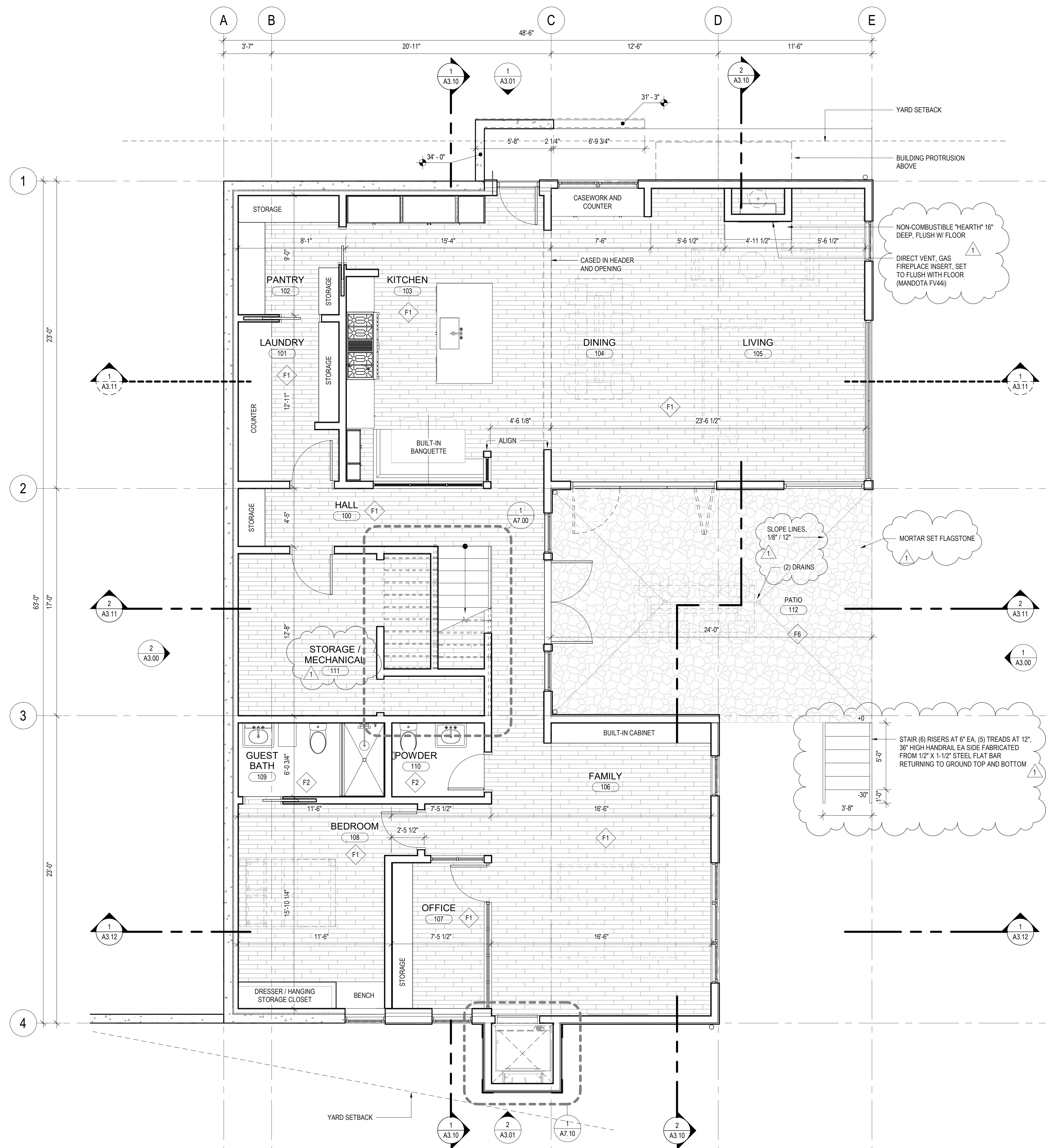
CONCRETE
CONFIGURATION
PLAN

A2.00

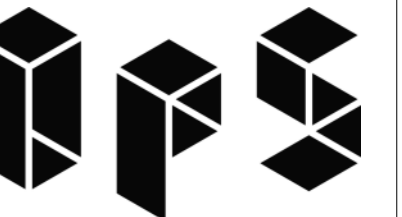


1 CONCRETE CONFIGURATION PLAN
SCALE: 1/4" = 1'-0"

- GENERAL NOTES
- 1 VERIFY TOP OF CONCRETE STEM WALLS ARE ABOVE GRADE 8" MINIMUM.
 - 2 VERIFY BOTTOM OF FOOTINGS ARE 18" MINIMUM BELOW GRADE.
 - 3 ARCH FOUNDATION PLAN FOR CONFIGURATION AND ELEVATIONS, REFER TO STRUCTURAL FOR ALL CONSTRUCTION OF SHORING AND FOUNDATIONS

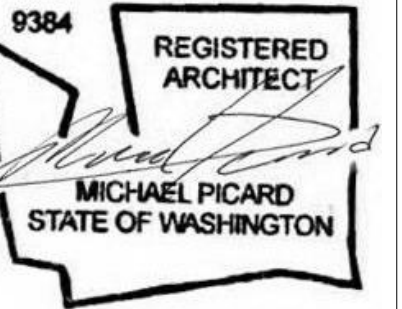


1 MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"



OKANO PICARD STUDIO
815 SEATTLE BLVD S, STE 108, SEATTLE, WA 98134 USA
E: info@OkanoPicardStudio.com

KATIE HACKWORTH
ARCHITECTURAL DESIGN + INTERIORS



project: **MERCER ISLAND RESIDENCE**
(Geacorch - Shelburne Residence)
8424 BENOOTHO PLACE, MERCER ISLAND, WA 98040

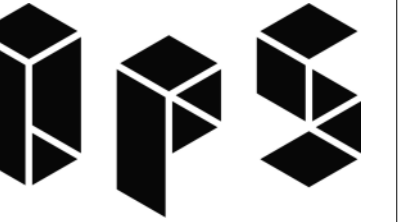
principal architect: MP
project manager: MP
drawn by: MP, JS
checked by: Author
job no.: 1811
date: OCTOBER 21, 2019

revisions:

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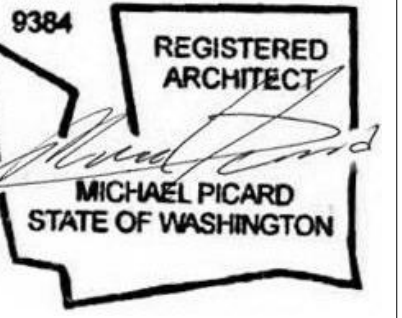
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MAIN LEVEL PLAN
A2.10



OKANO PICARD STUDIO
 815 SEATTLE BLVD S, STE 108, SEATTLE, WA 98134 USA
 E: info@OkanoPicardStudio.com

KATIE HACKWORTH
 ARCHITECTURAL DESIGN + INTERIORS



project: **MERCER ISLAND RESIDENCE**
 (Gezdarich - Shelina Residence)
 8424 BENOTHO PLACE, MERCER ISLAND, WA 98040

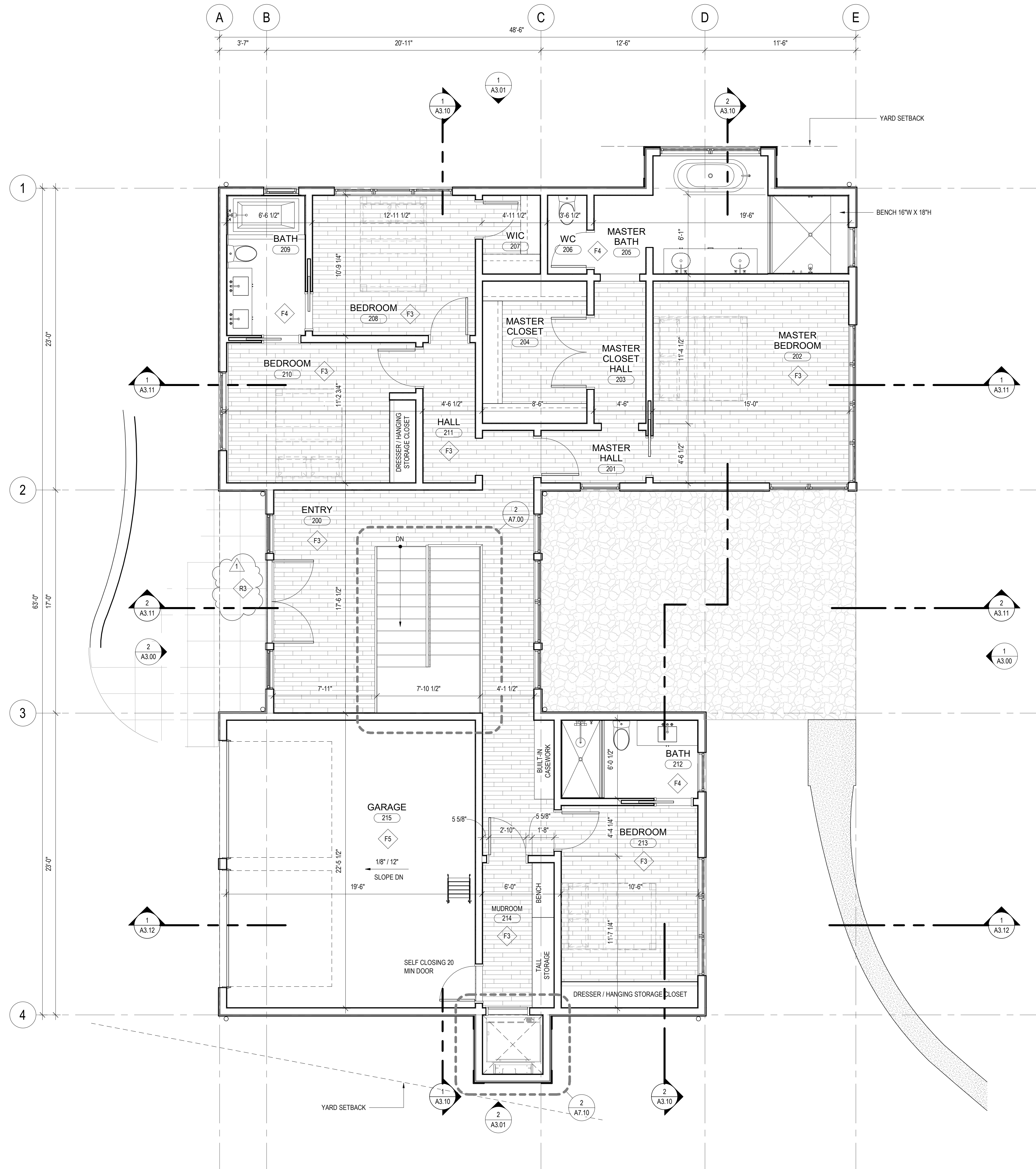
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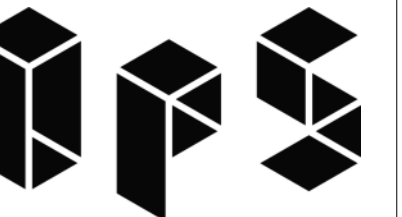
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UPPER LEVEL PLAN
A2.20



1 UPPER LEVEL PLAN
 SCALE: 1/4" = 1'-0"



OKANO PICARD STUDIO
815 SEATTLE BLVD S, STE 108, SEATTLE, WA 98134 USA
E: info@OkanoPicardStudio.com



KATIE HACKWORTH
ARCHITECTURAL DESIGN + INTERIORS

project: **MERCER ISLAND RESIDENCE**
(Geofairch - Shelburne Residence)
8424 BENOETHO PLACE, MERCER ISLAND, WA 98040

principal architect MP
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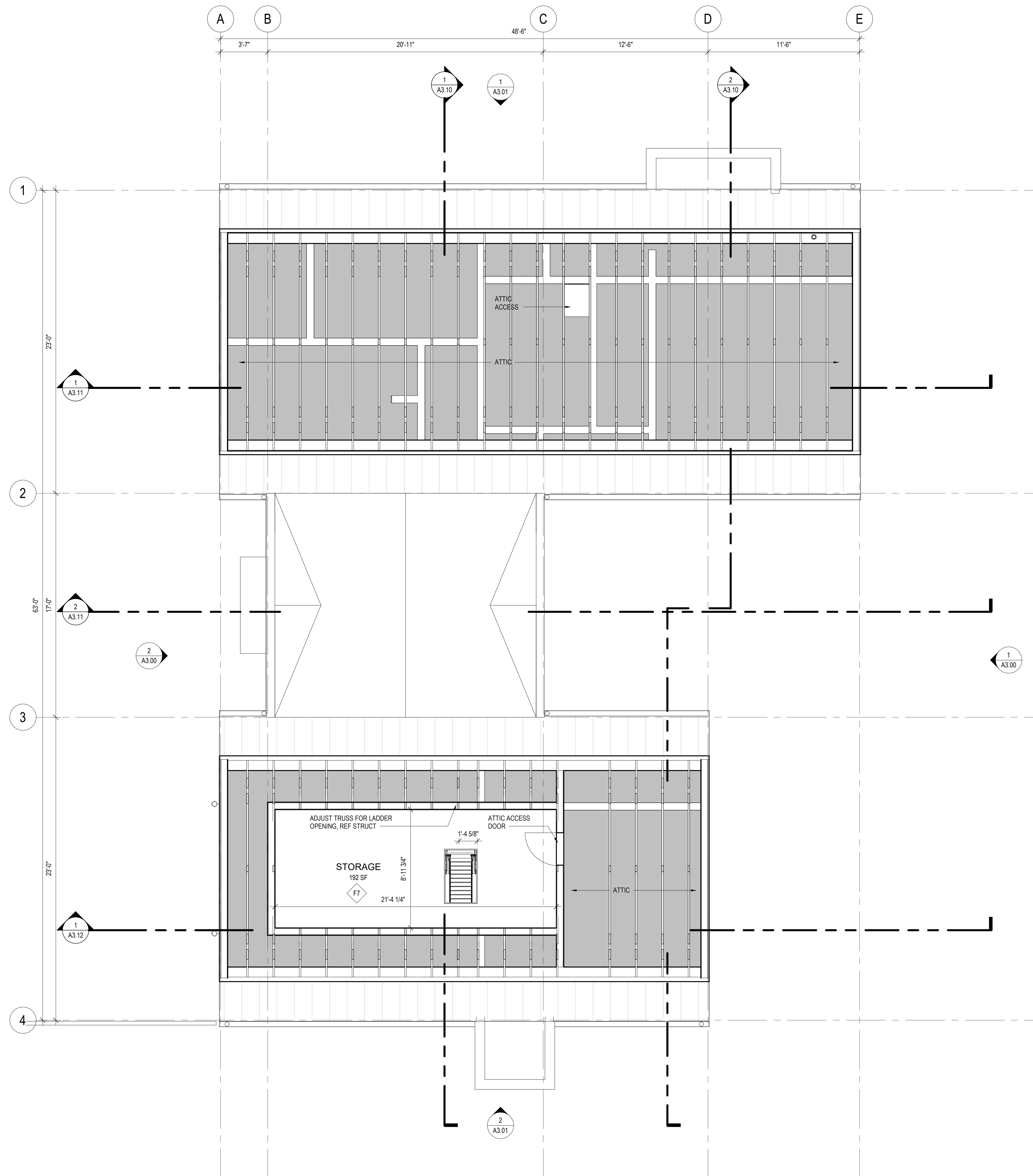
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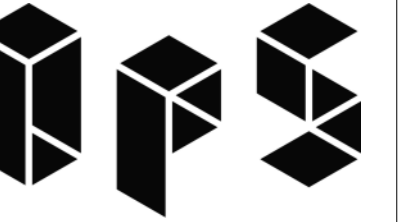
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ATTIC LEVEL PLAN

A2.30

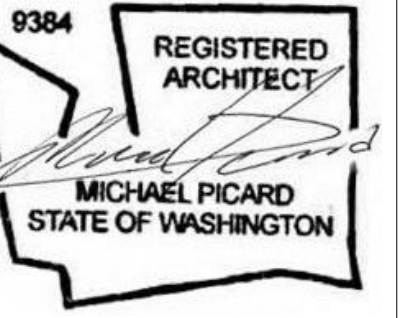


1 03 ATTIC PLAN
SCALE: 1/4" = 1'-0"



OKANO PICARD STUDIO
815 SEATTLE BLVD S, STE 108, SEATTLE, WA 98104 USA
E: info@OkanoPicardStudio.com

KATIE HACKWORTH
ARCHITECTURAL DESIGN + INTERIORS



project: **MERCER ISLAND RESIDENCE**
(Geofairch - Shelburne Residence)
8424 BENOTHO PLACE, MERCER ISLAND, WA 98040

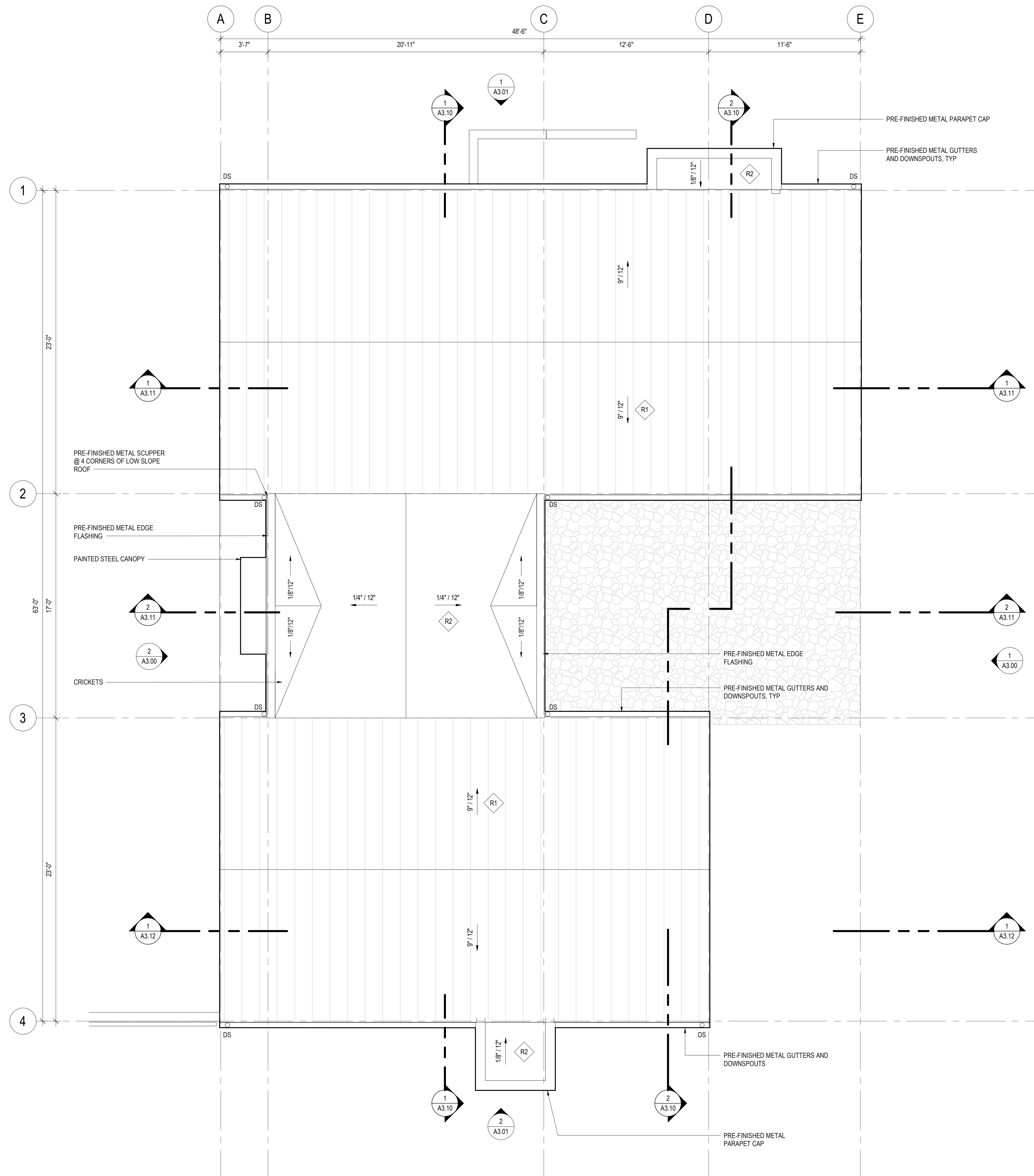
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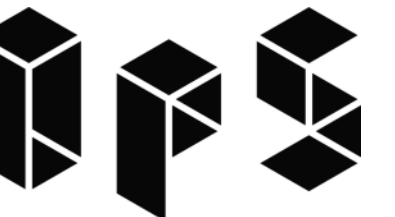
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ROOF PLAN
A2.40

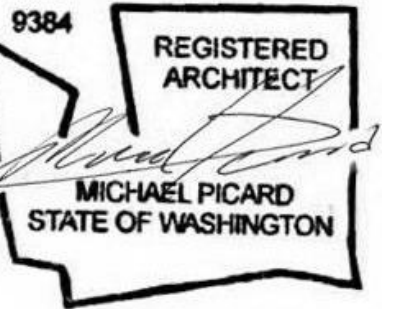


1 ROOF PLAN
SCALE: 1/4" = 1'-0"



OKANO PICARD STUDIO
 815 SEATTLE BLVD S, STE 108, SEATTLE, WA 98148 USA
 E: info@OkanoPicardStudio.com

KATIE HACKWORTH
 ARCHITECTURAL DESIGN + INTERIORS



project: **MERCER ISLAND RESIDENCE**
 (Geacarth - Shilene Residence)
 8424 BENOTHO PLACE, MERCER ISLAND, WA 98040

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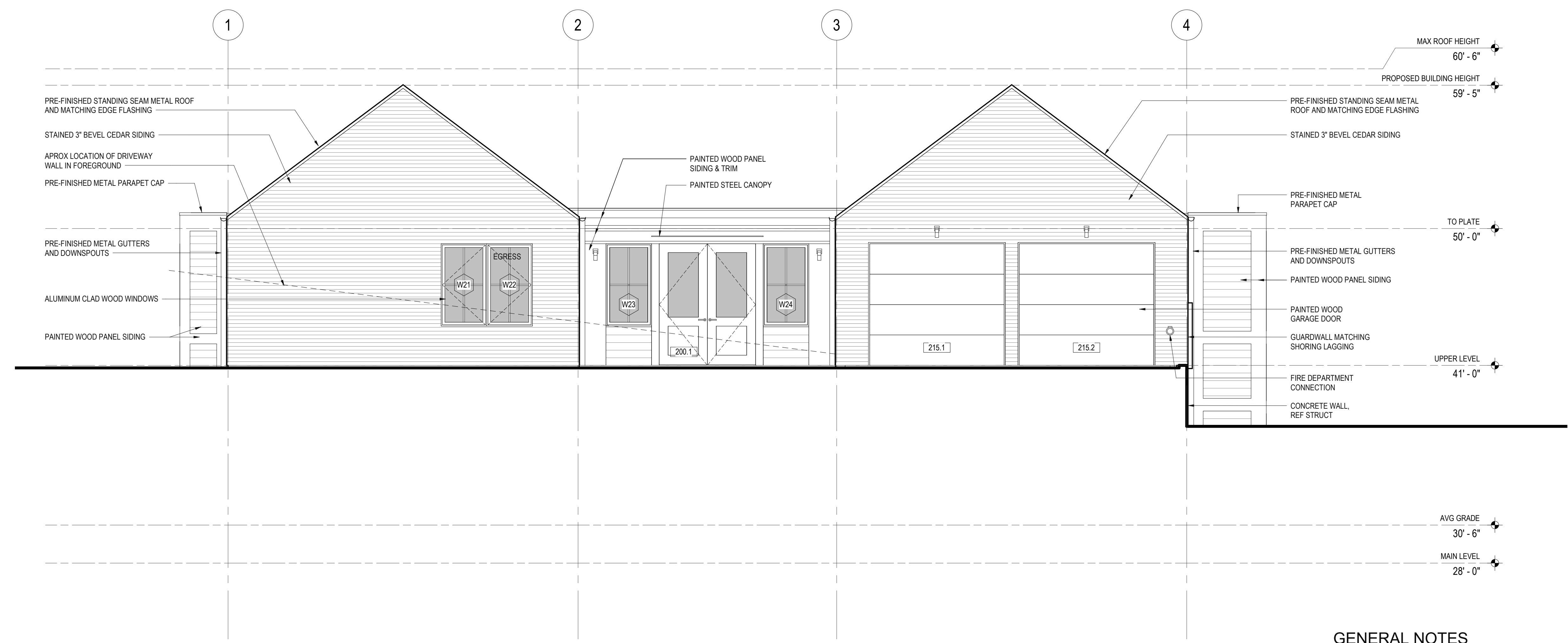
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EXTERIOR ELEVATIONS

A3.00



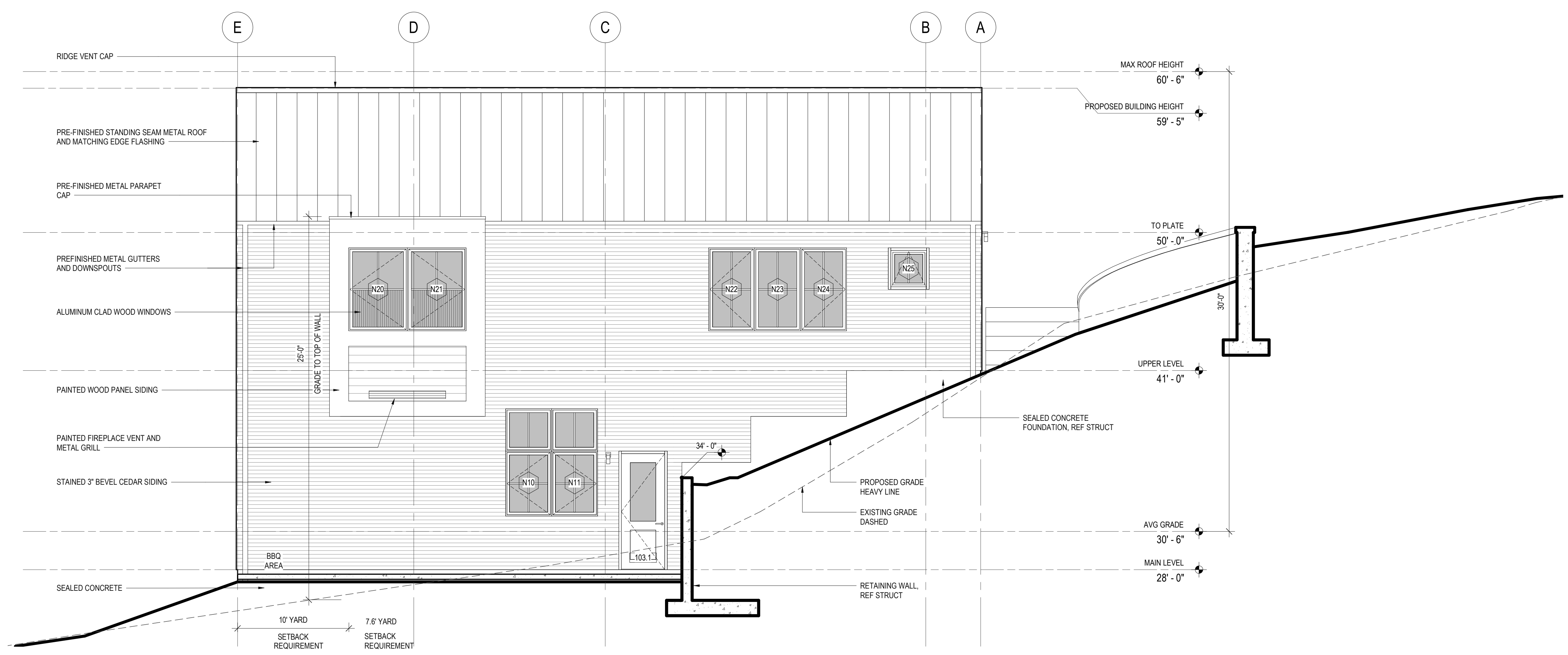
1 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



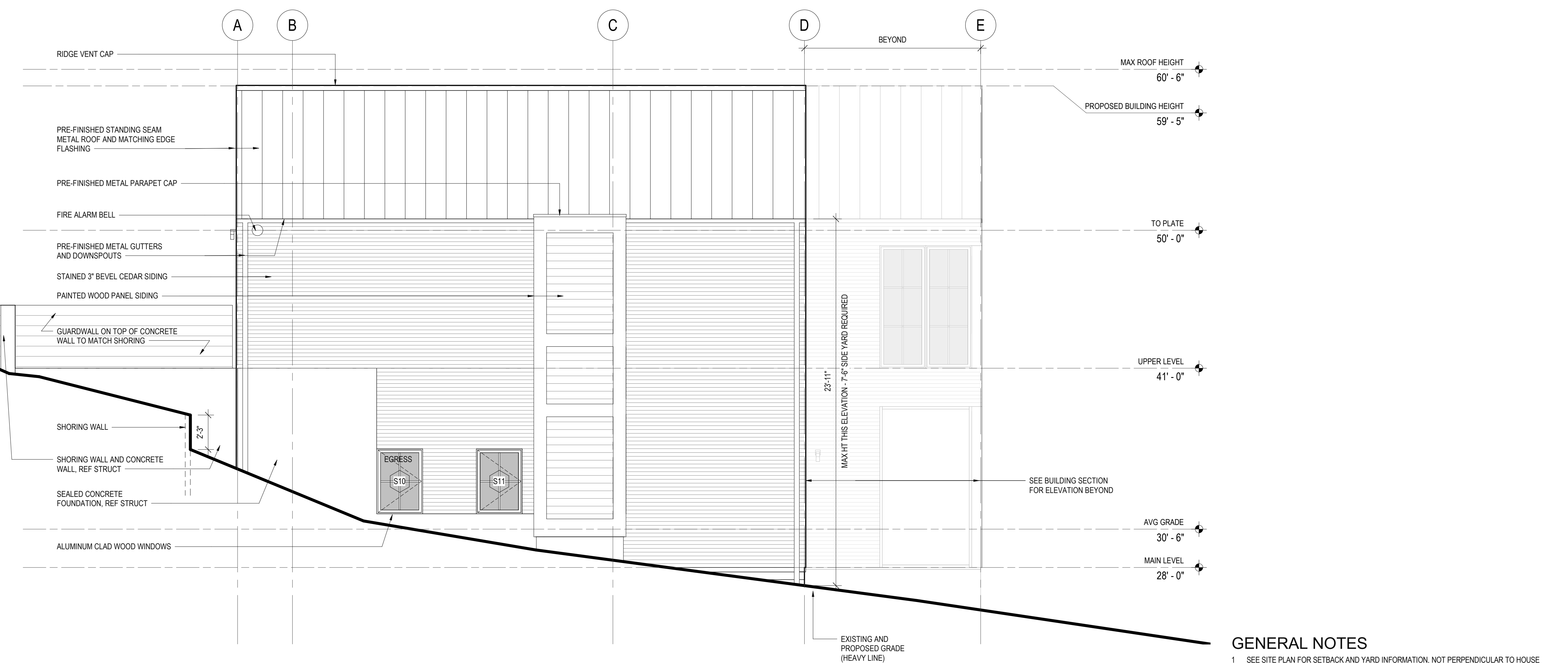
2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

GENERAL NOTES

1 SEE SITE PLAN FOR SETBACK AND YARD INFORMATION, NOT PERPENDICULAR TO HOUSE

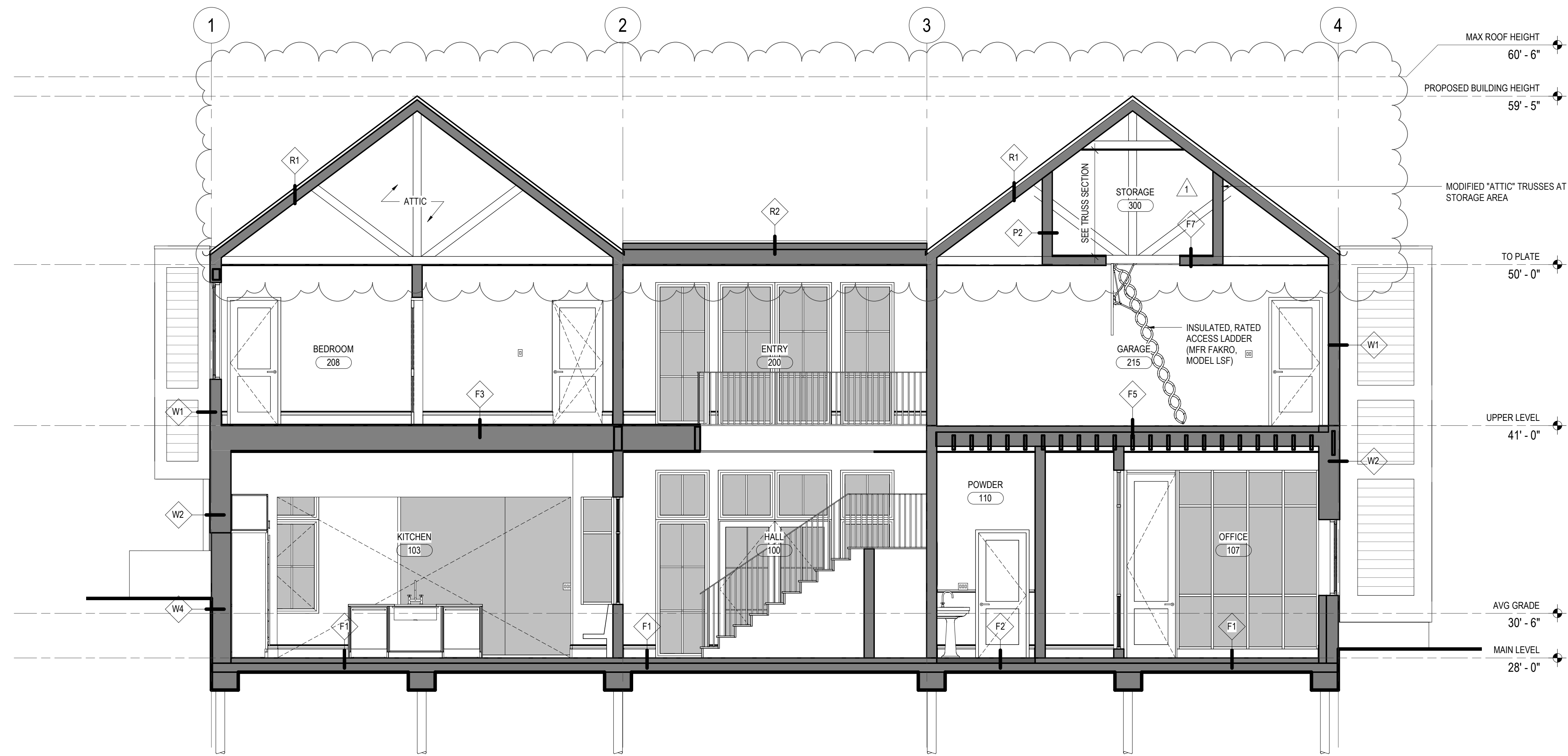


1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

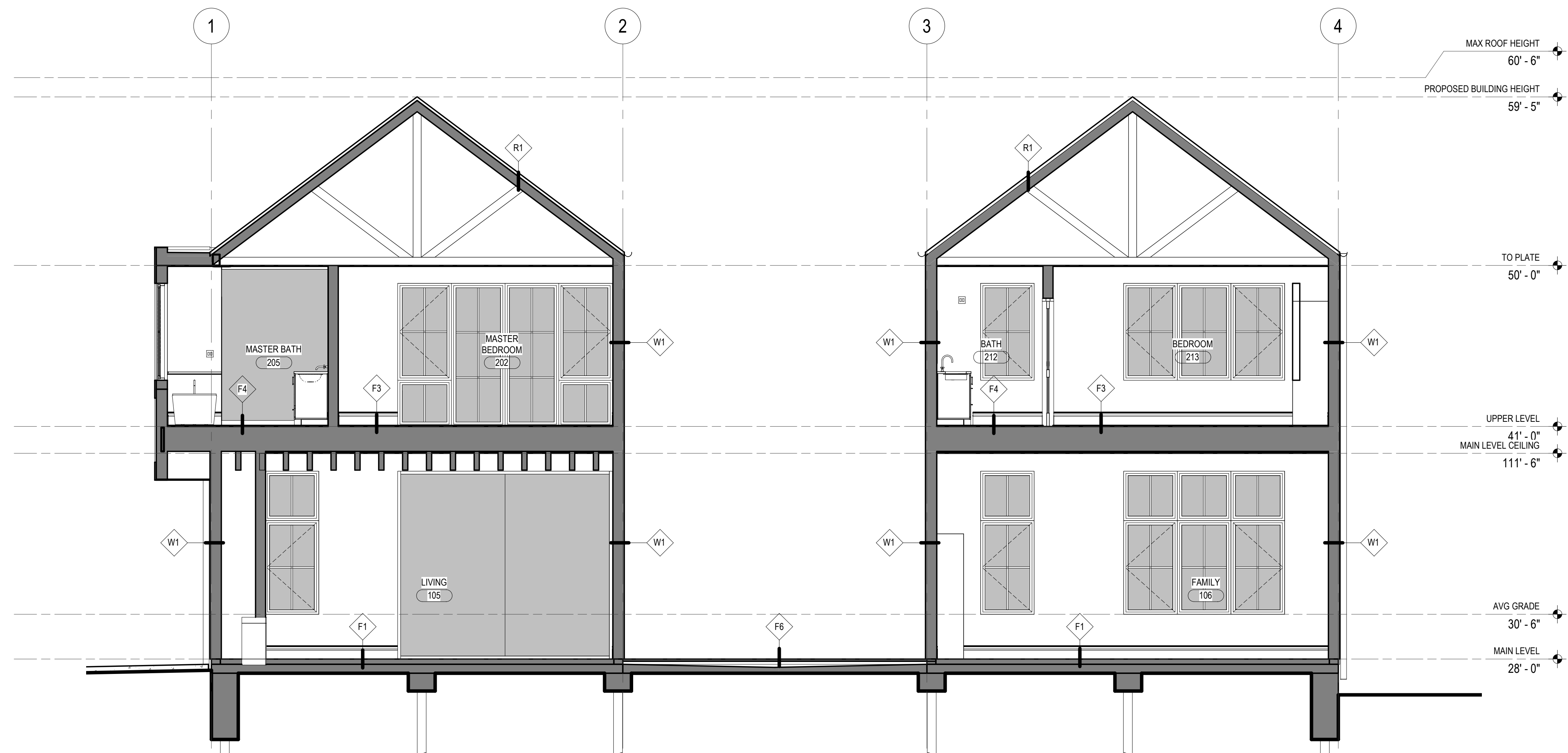


2 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

GENERAL NOTES
 1 SEE SITE PLAN FOR SETBACK AND YARD INFORMATION, NOT PERPENDICULAR TO HOUSE



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



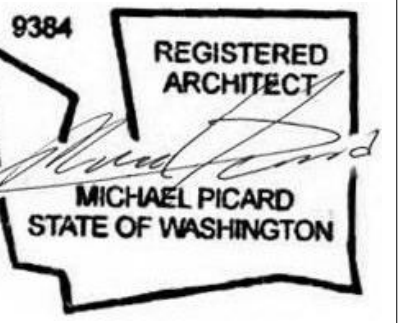
2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

GENERAL SECTION NOTES
1. SEE SITE PLAN FOR SETBACK AND YARD INFO, NOT PERPENDICULAR TO HOUSE
2. SEE ELEVATIONS FOR VARIABLE YARD SETBACKS AND MAXIMUM FACADE HEIGHT



OKANO PICARD STUDIO
815 SEATTLE BLVD S, STE 108, SEATTLE, WA 98148 USA
E: info@OkanoPicardStudio.com

KATIE HACKWORTH
ARCHITECTURAL DESIGN + INTERIORS



project: MERCER ISLAND RESIDENCE
(Geacorch - Shelburne Residence)
8424 BENOTHO PLACE, MERCER ISLAND, WA 98040

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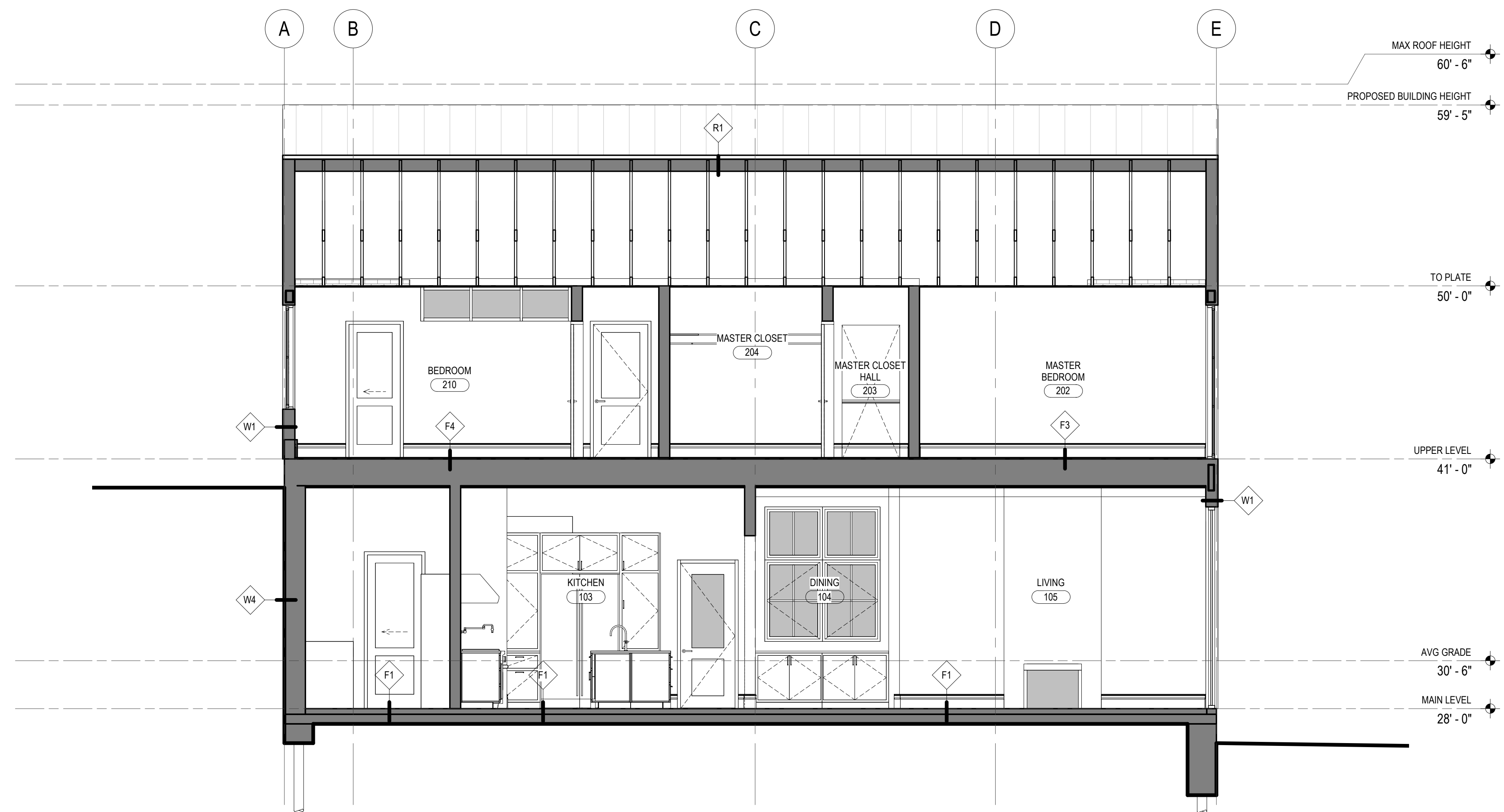
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BUILDING SECTIONS

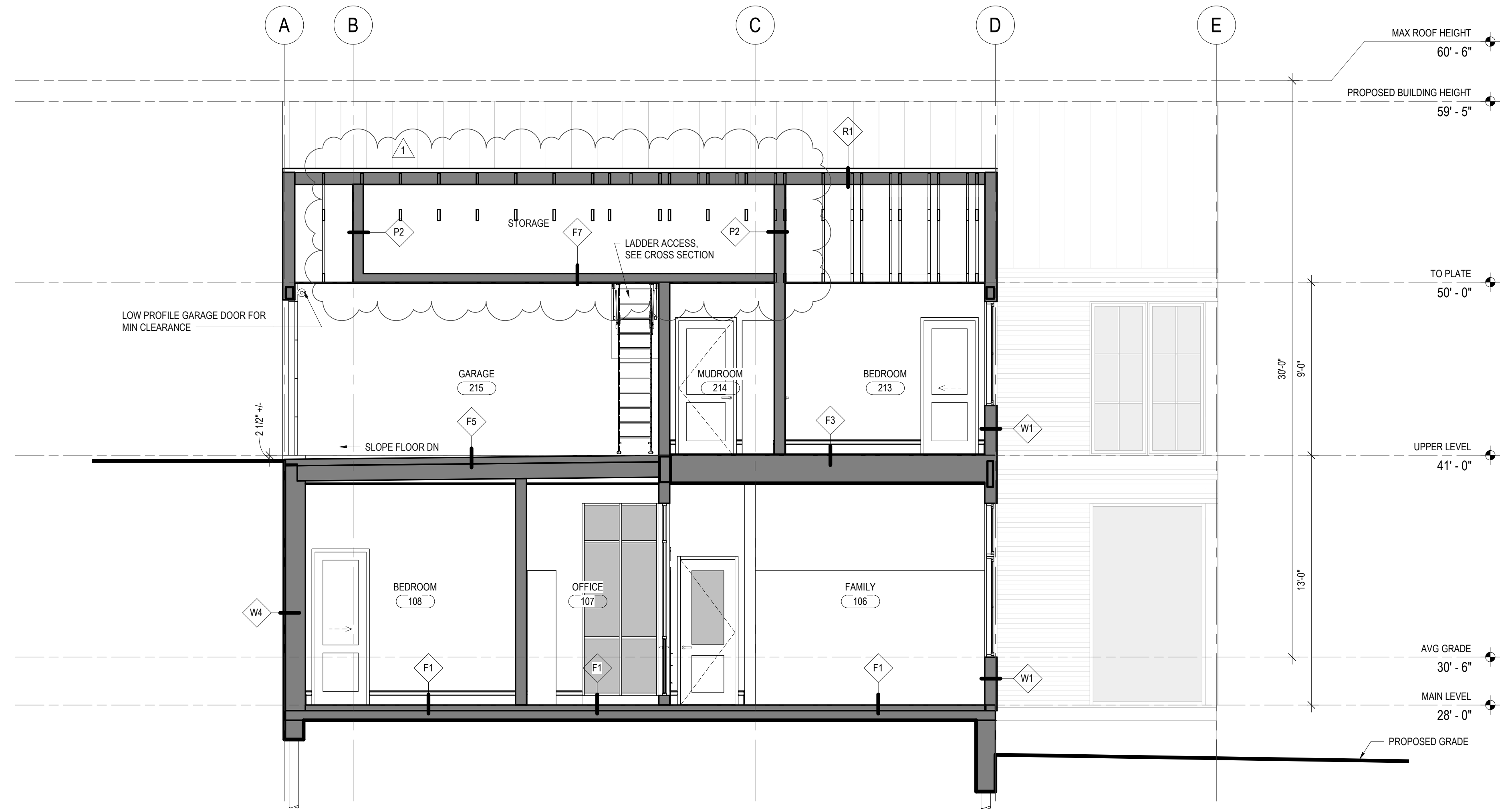
A3.10



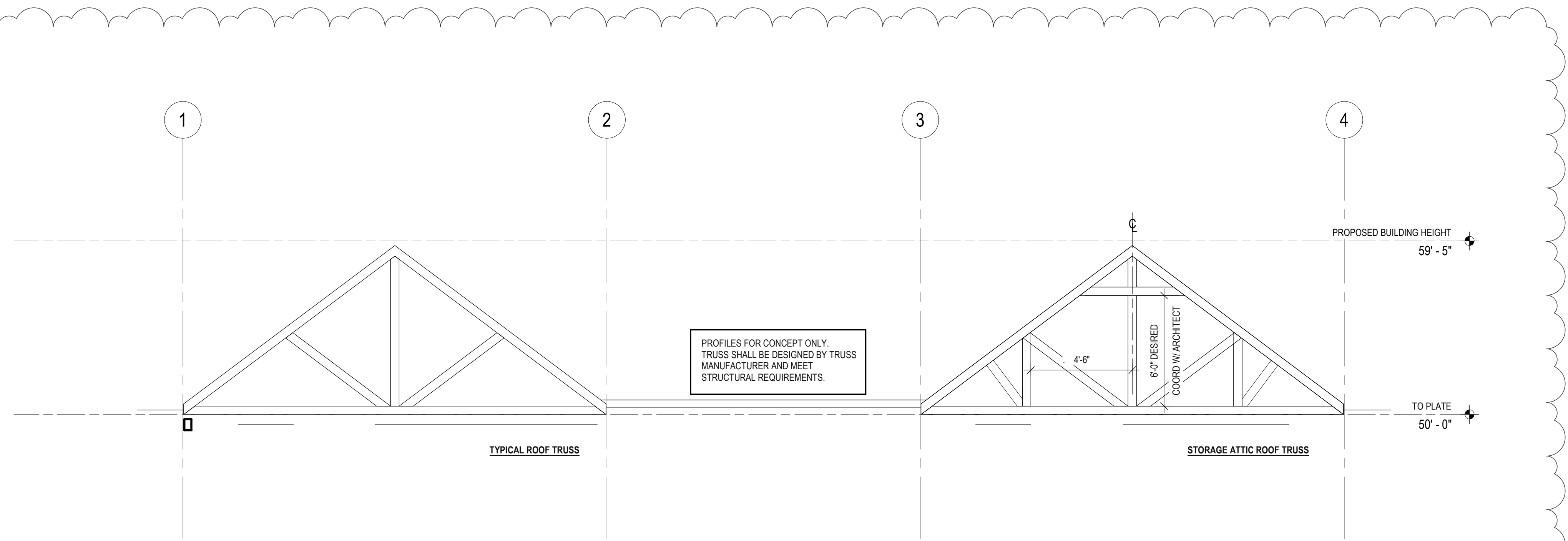
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



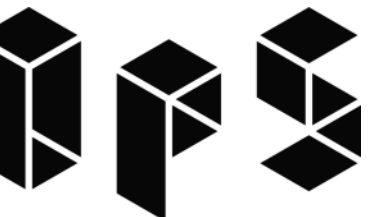
2 BUILDING SECTION & PARTIAL ELEVATION
SCALE: 1/4" = 1'-0"



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

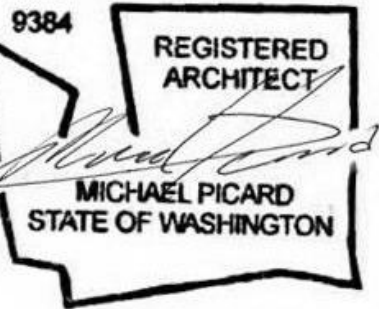


2 TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



OKANO PICARD STUDIO
 815 SEATTLE BLVD S, STE 108, SEATTLE, WA 98104 USA
 E: info@okanopicardstudio.com

KATIE HACKWORTH
 ARCHITECTURAL DESIGN + INTERIORS



project: **MERCER ISLAND RESIDENCE**
 (Geotech - Sheline Residence)
 8424 BENOTHO PLACE, MERCER ISLAND, WA 98040

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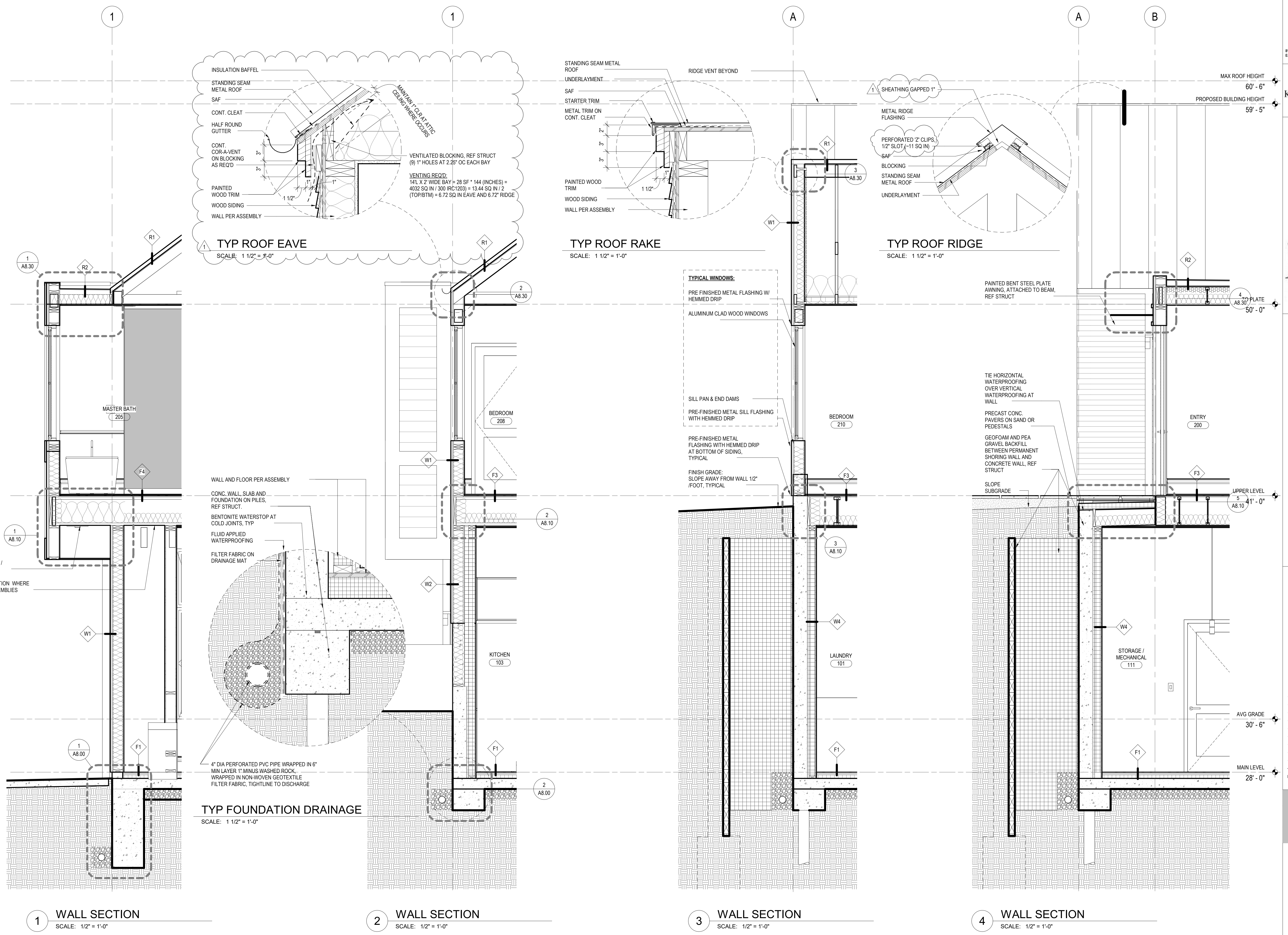
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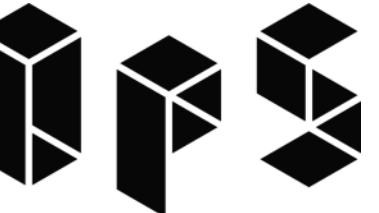
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WALL SECTIONS

A4.00





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 815 SEATTLE BLVD S, STE 108, SEATTLE, WA 98148 USA
 E: info@OkanoPicardStudio.com

KATIE HACKWORTH
 ARCHITECTURAL DESIGN + INTERIORS



project: **MERCER ISLAND RESIDENCE**
 (Geofairch - Shilaine Residence)
 8424 BENOETHO PLACE, MERCER ISLAND, WA 98040

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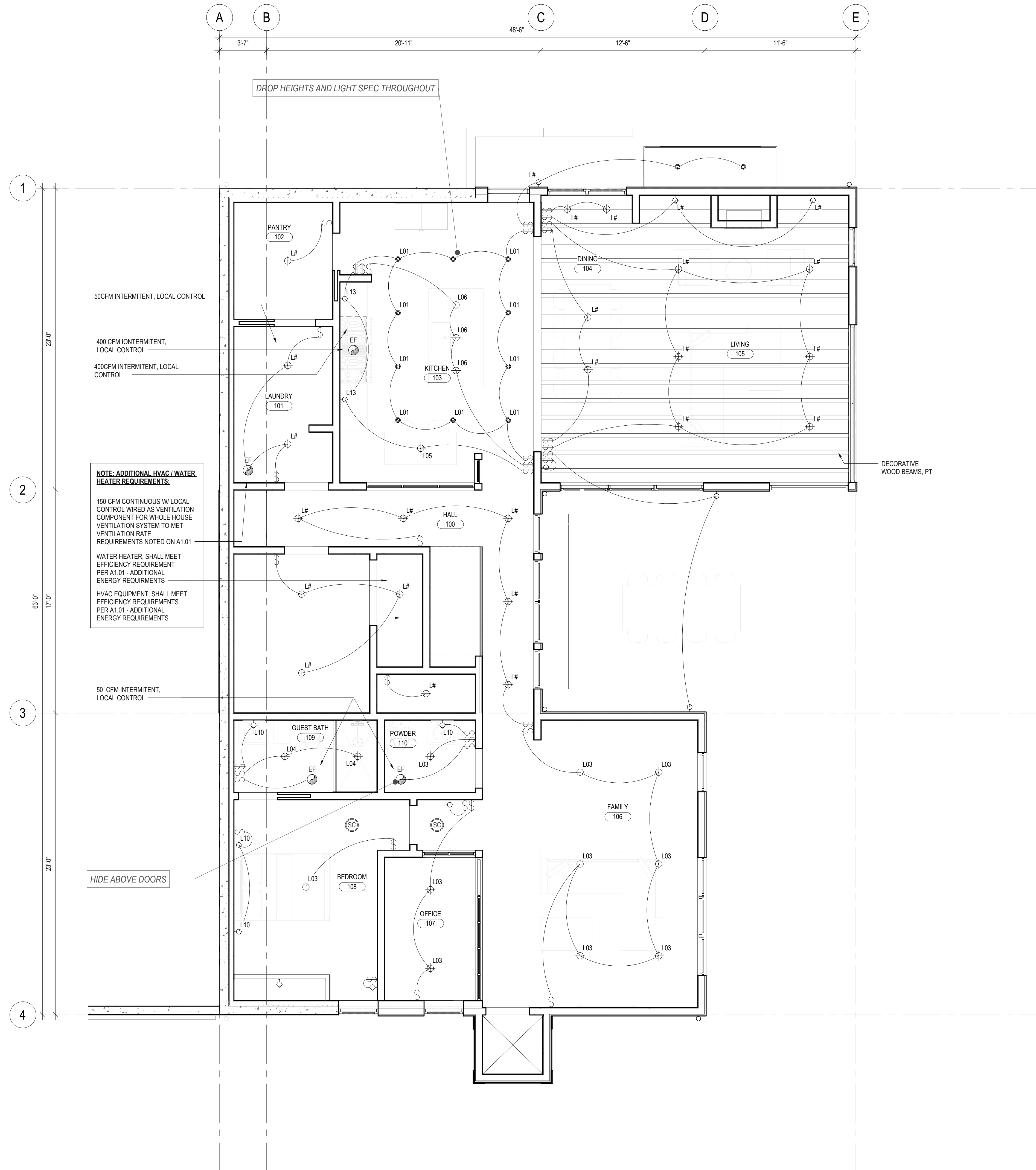
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MAIN LEVEL REFLECTED CEILING PLAN

A6.10



NOTE: ADDITIONAL HVAC / WATER HEATER REQUIREMENTS:
 150 CFM CONTINUOUS W/ LOCAL CONTROL W/ WIRE AS VENTILATION COMPONENT FOR WHOLE HOUSE VENTILATION SYSTEM TO MET VENTILATION RATE REQUIREMENTS NOTED ON A1.01
 WATER HEATER, SHALL MEET EFFICIENCY REQUIREMENT PER A1.01 - ADDITIONAL ENERGY REQUIREMENTS
 HVAC EQUIPMENT, SHALL MEET EFFICIENCY REQUIREMENTS PER A1.01 - ADDITIONAL ENERGY REQUIREMENTS

CEILING PLAN

- EF EXHAUST FAN
- SC COMBINED CARBON MONOXIDE AND SMOKE DETECTOR
- L# PENDANT OR CEILING MOUNTED IN RECESSED BOX
- L# SCENCE OR WALL MOUNTED IN RECESSED BOX
- O RECESSED CAN

GENERAL NOTES

- 1 EXHAUST FANS SHALL VENT DIRECTLY TO THE EXTERIOR OF THE BUILDING AND BE AT LEAST 3' FROM ANY OPENING TO THE INTERIOR OF THE BUILDING AND 10' FROM ANY FRESH AIR INLET.
- 2 UNDERCUT DOORS BETWEEN AIR INLETS AND WHOLE HOUSE EXHAUST 1/2" ABOVE FINISH FOR ADEQUATE VENTILATION.
- 3 S/C = COMBINED CARBON MONOXIDE AND SMOKE DETECTORS AND SHALL BE HARD WIRED AND INTERCONNECTED WITH A BATTERY BACK UP. COORDINATE EXACT PLACEMENT W/ ARCHITECT IN THE FIELD.
- 4 LIGHTING, TBD
75% OF LIGHTING SHALL BE HIGH EFFICACY
- 5 AIR INLETS SHALL BE DAMPERED AND HAVE INSECT SCREENS
- 6 WHOLE HOUSE EXHAUST:
 *RATES REQUIRED PER TABLE 1507.3.3. NOTED ON A1.01
 *OPERATES INTERMITTENTLY TO PROVIDE REQUIRED EXHAUST RATE
 *UTILIZING THE BATHROOM CEILING FANS AS A COMBINATION BATH FAN AND WHOLE HOUSE FAN (PANASONIC FV-05V05). INSTALL A TIMER LOCATED NEXT TO THE LIGHT SWITCH. ELECTRICIAN TO WIRE A 24HR CLOCK TIMER TO THE FAN TO PROVIDE WHOLE HOUSE VENTILATION.



1 UPPER LEVEL RCP
SCALE: 1/4" = 1'-0"

CEILING PLAN

- EF EXHAUST FAN
- S/C COMBINED CARBON MONOXIDE AND SMOKE DETECTOR
- ⊕ PENDANT OR CEILING MOUNTED IN RECESSED BOX
- ⊖ SCORCE OR WALL MOUNTED IN RECESSED BOX
- RECESSED CAN

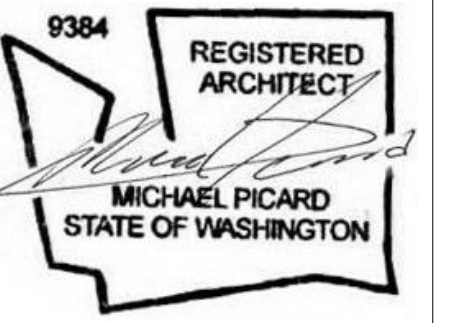
GENERAL NOTES

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OKANO PICARD STUDIO
815 SEATTLE BLVD S, STE 108, SEATTLE, WA 98134 USA
E: info@OkanoPicardStudio.com

KATIE HACKWORTH
ARCHITECTURAL DESIGN + INTERIORS



project: **MERCER ISLAND RESIDENCE**
(Geoffrich - Shilene Residence)
8424 BENOTHO PLACE, MERCER ISLAND, WA 98040

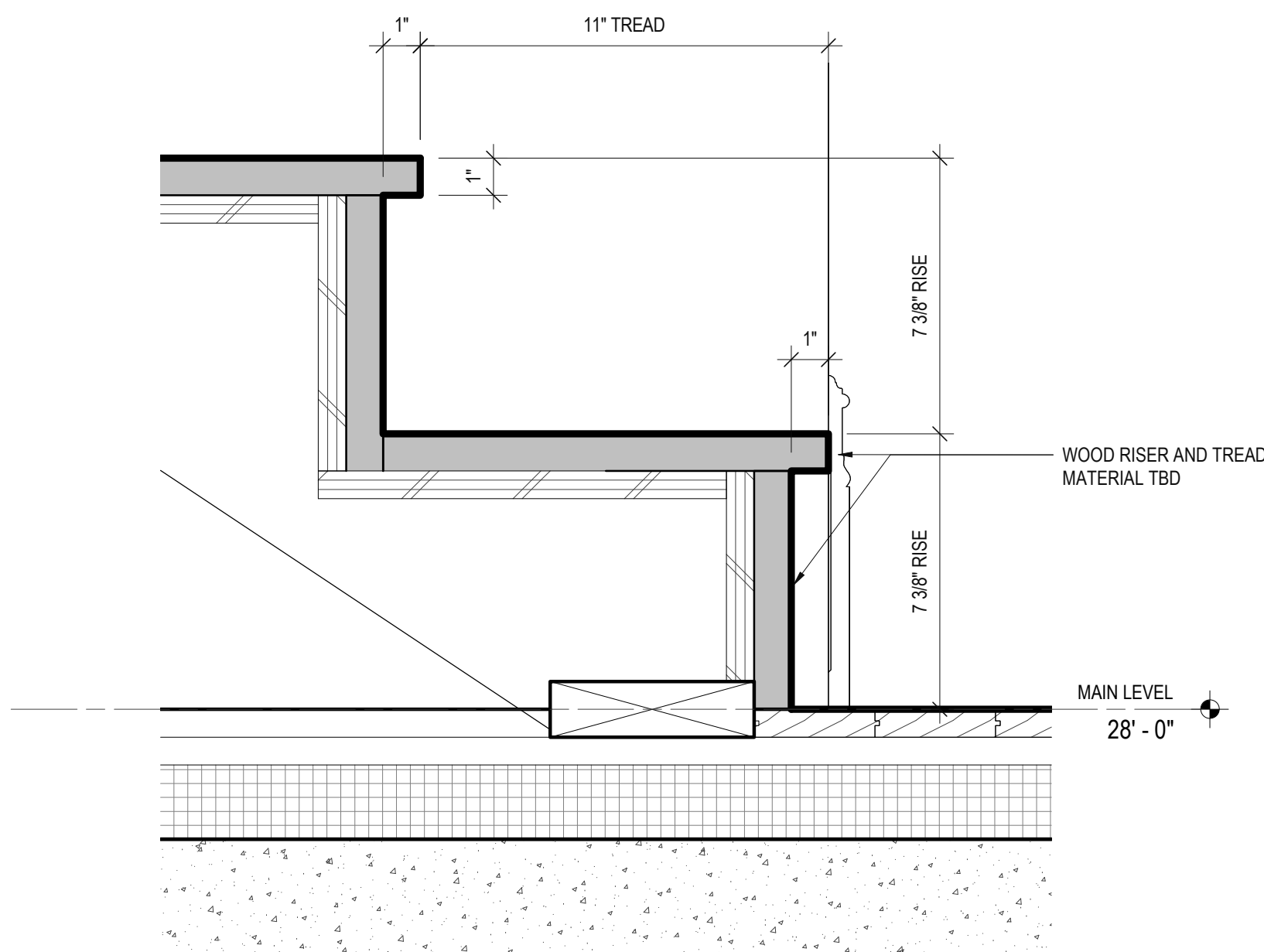
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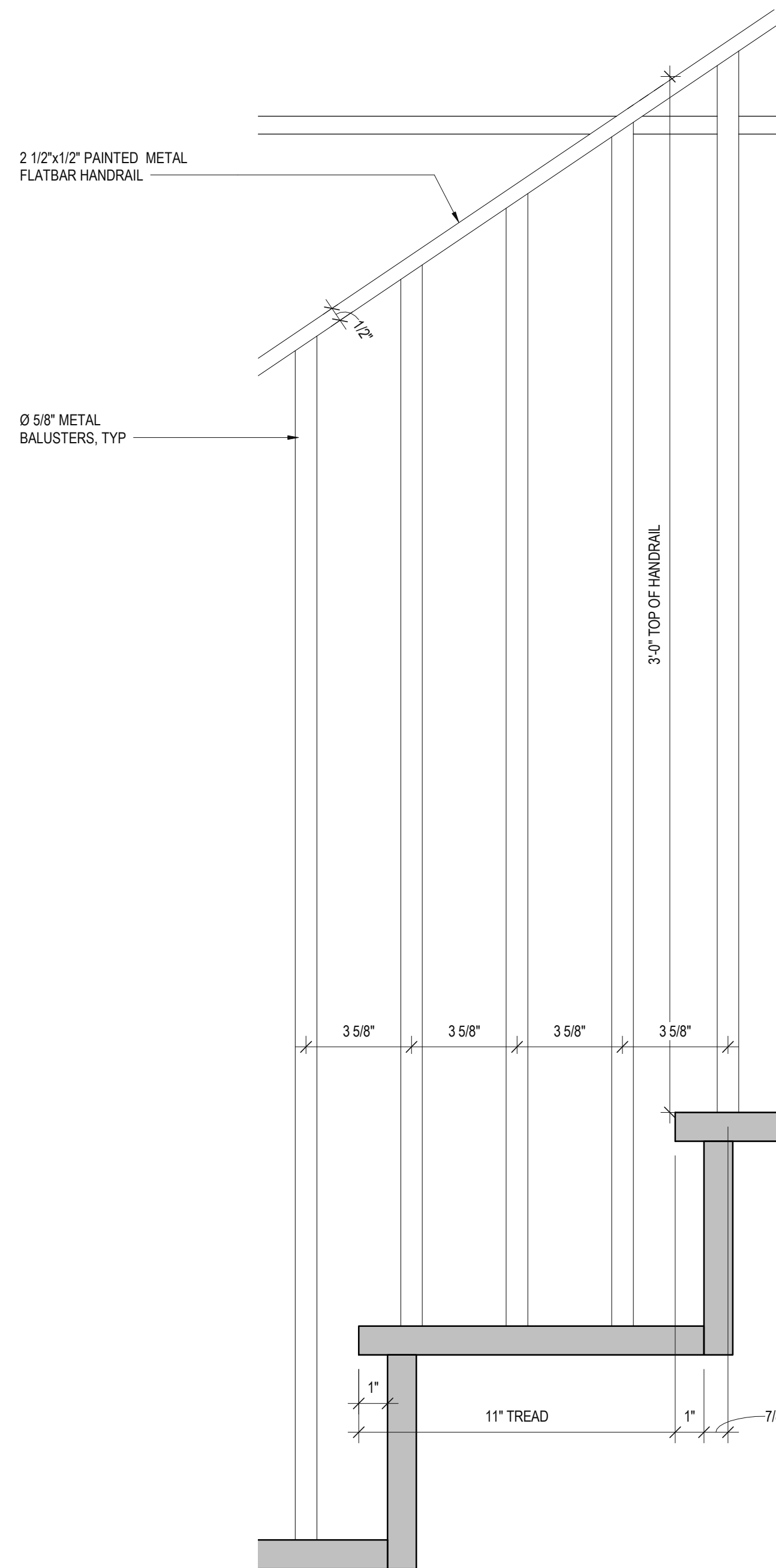
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UPPER LEVEL REFLECTED CEILING PLAN

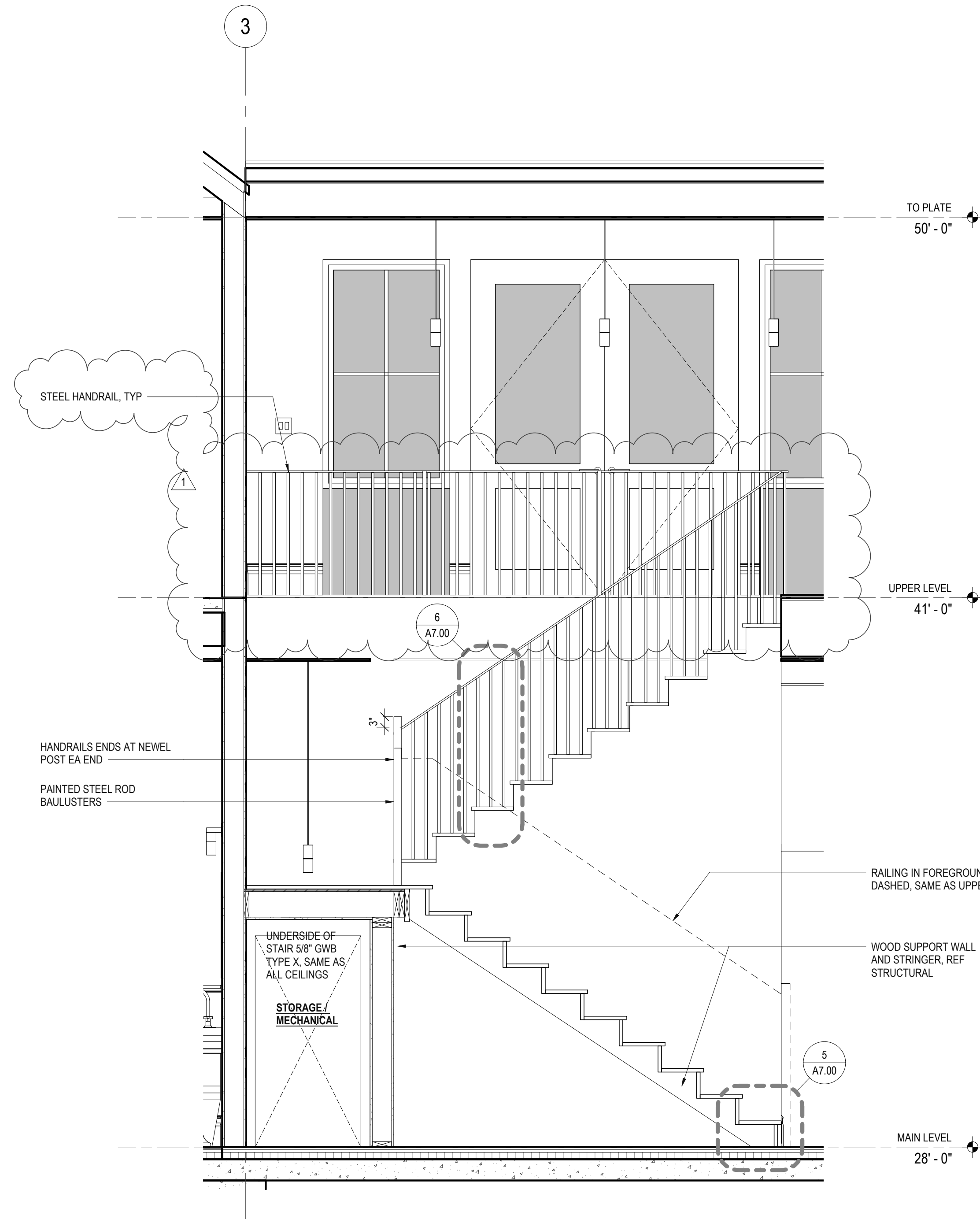
A6.20



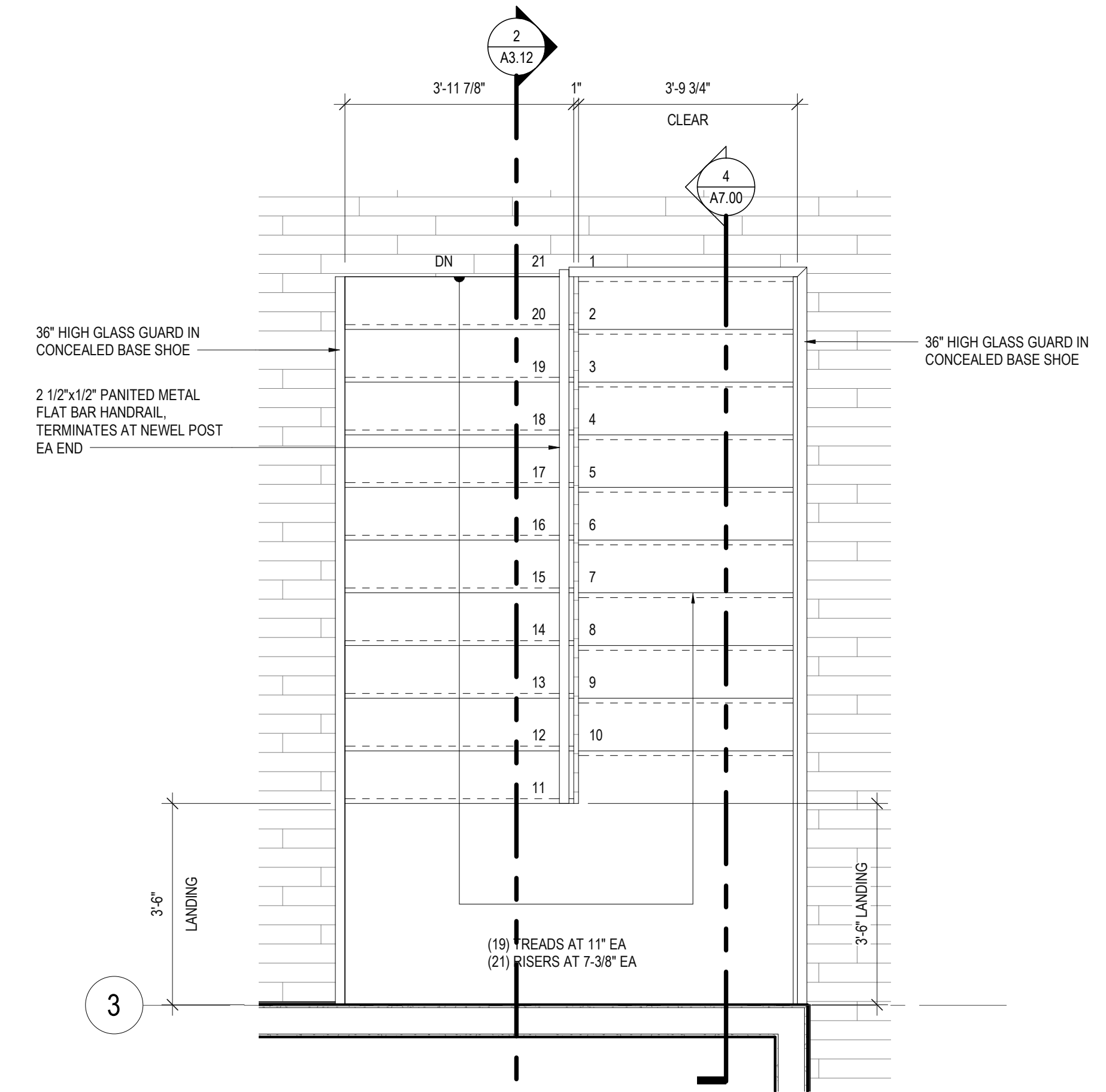
5 STAIR DETAIL
SCALE: 3" = 1'-0"



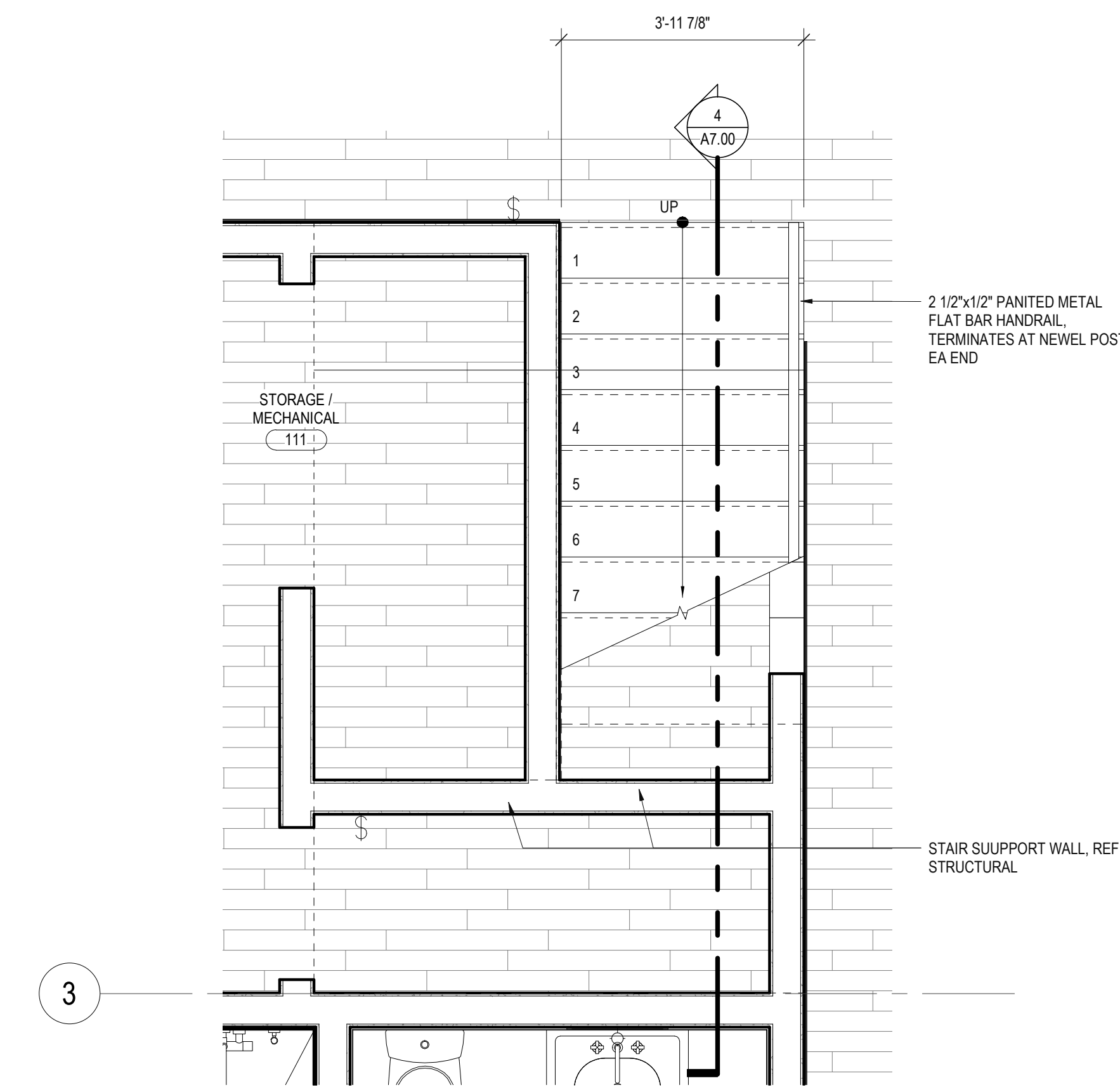
6 STAIR DETAIL
SCALE: 3" = 1'-0"



4 STAIR SECTION
SCALE: 1/2" = 1'-0"



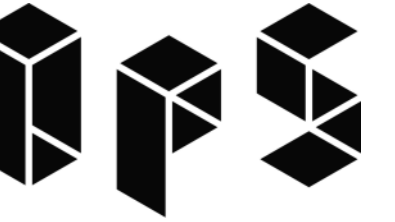
2 UPPER LEVEL PLAN
SCALE: 1/2" = 1'-0"



1 MAIN LEVEL PLAN
SCALE: 1/2" = 1'-0"

GENERAL NOTES

- 1 BAULUSTERS SHALL BE SPACED AS TO PREVENT THE PASSING OF A 4" SPHERE.
- 2 TOP OF HANDRAIL TO BE 34" MIN TO 36" MAX ABOVE STAIR NOSING.
- 3 HANDRAIL SHALL BE 1 1/4" MIN TO 2" MAX IN WIDTH.
- 4 RAILINGS AND GUARDS SHALL WITHSTAND 200 LB FORCE IN ANY DIRECTION.



OKANO PICARD STUDIO
 815 SEATTLE BLVD S, STE 108, SEATTLE, WA 98104 USA
 E: info@OkanoPicardStudio.com

KATIE HACKWORTH
 ARCHITECTURAL DESIGN + INTERIORS



project: **MERCER ISLAND RESIDENCE**
 (Geoffrich - Shelburne Residence)
 8424 BENOTHO PLACE, MERCER ISLAND, WA 98040

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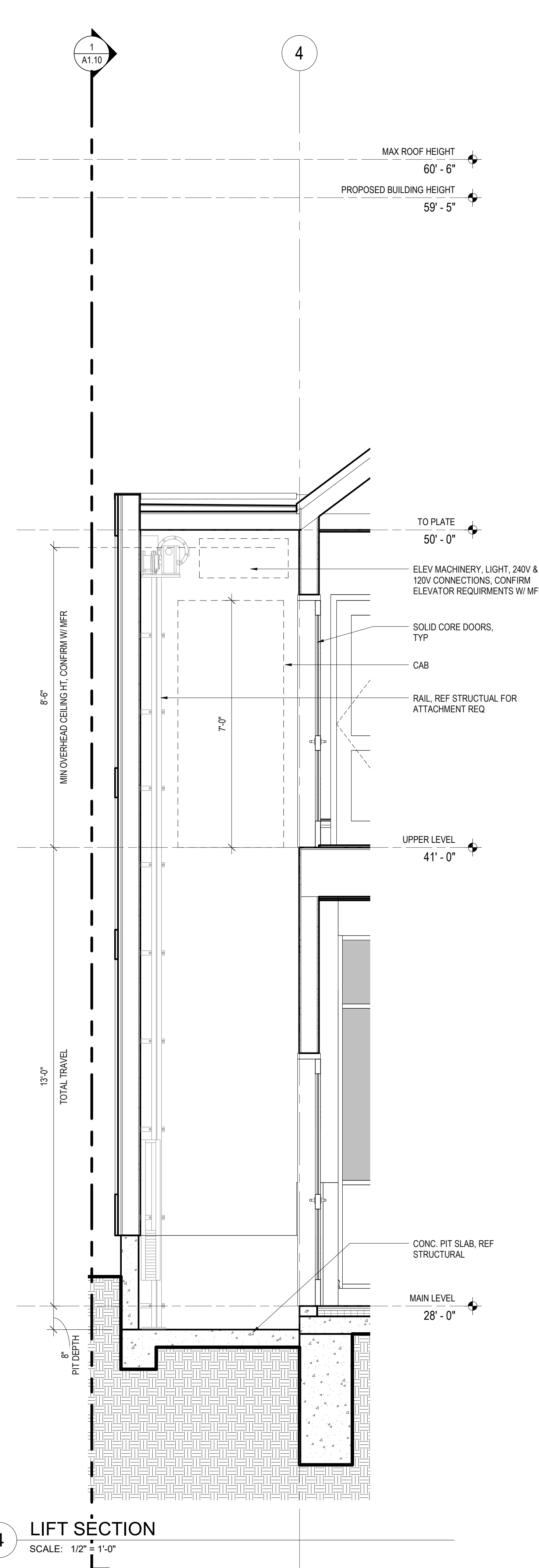
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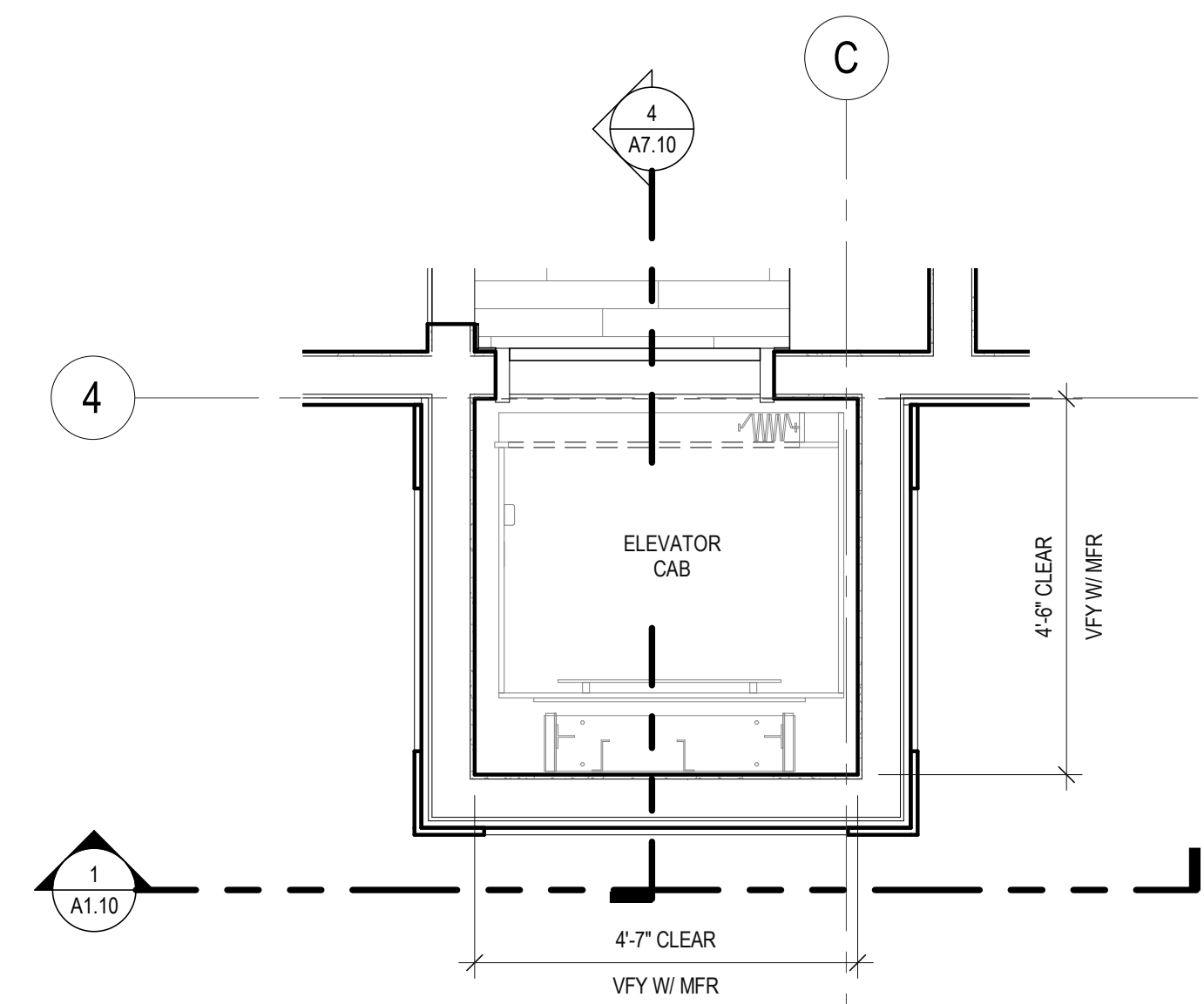
VERTICAL
 CIRCULATION

A7.10

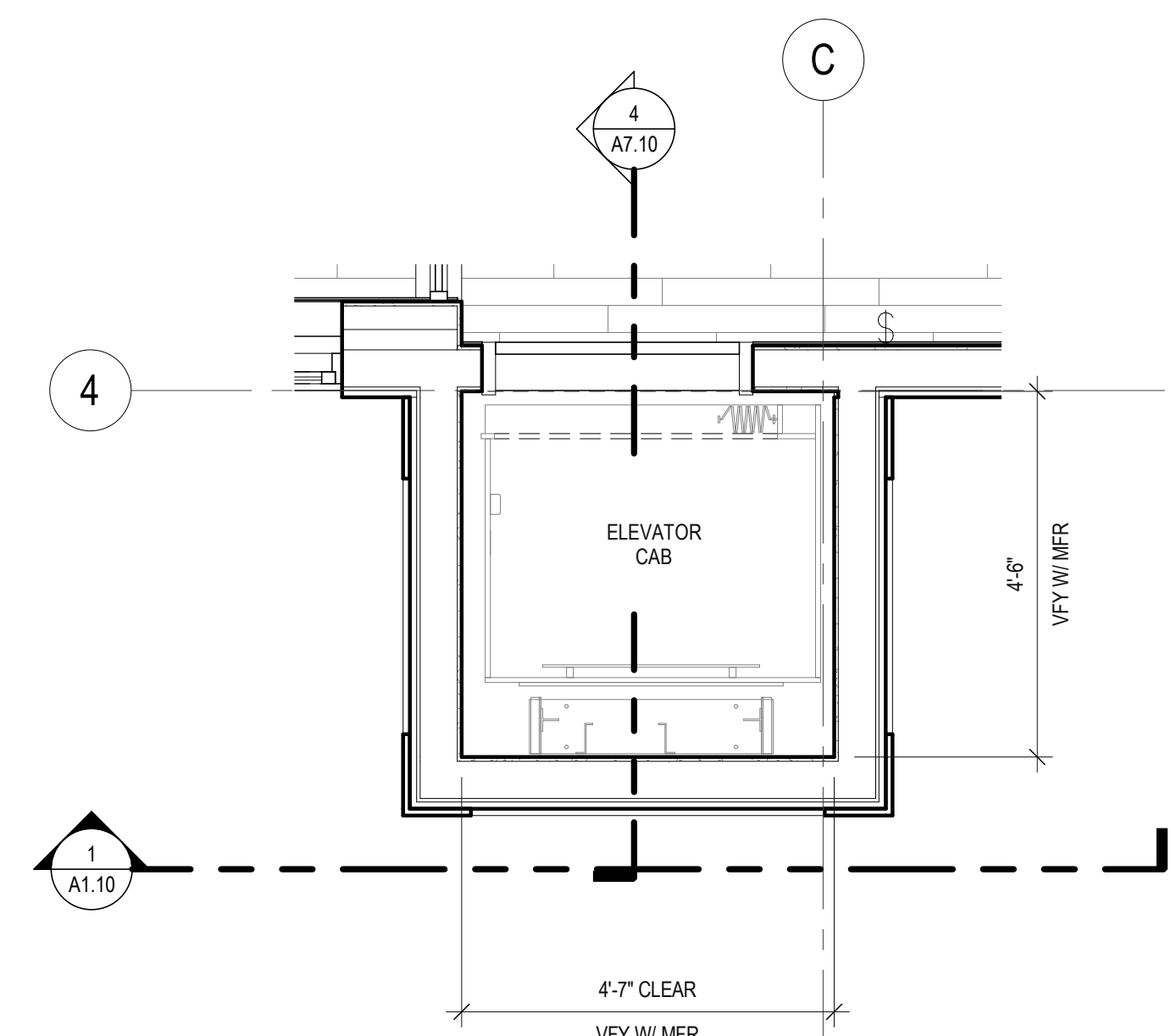


4 LIFT SECTION
 SCALE: 1/2" = 1'-0"

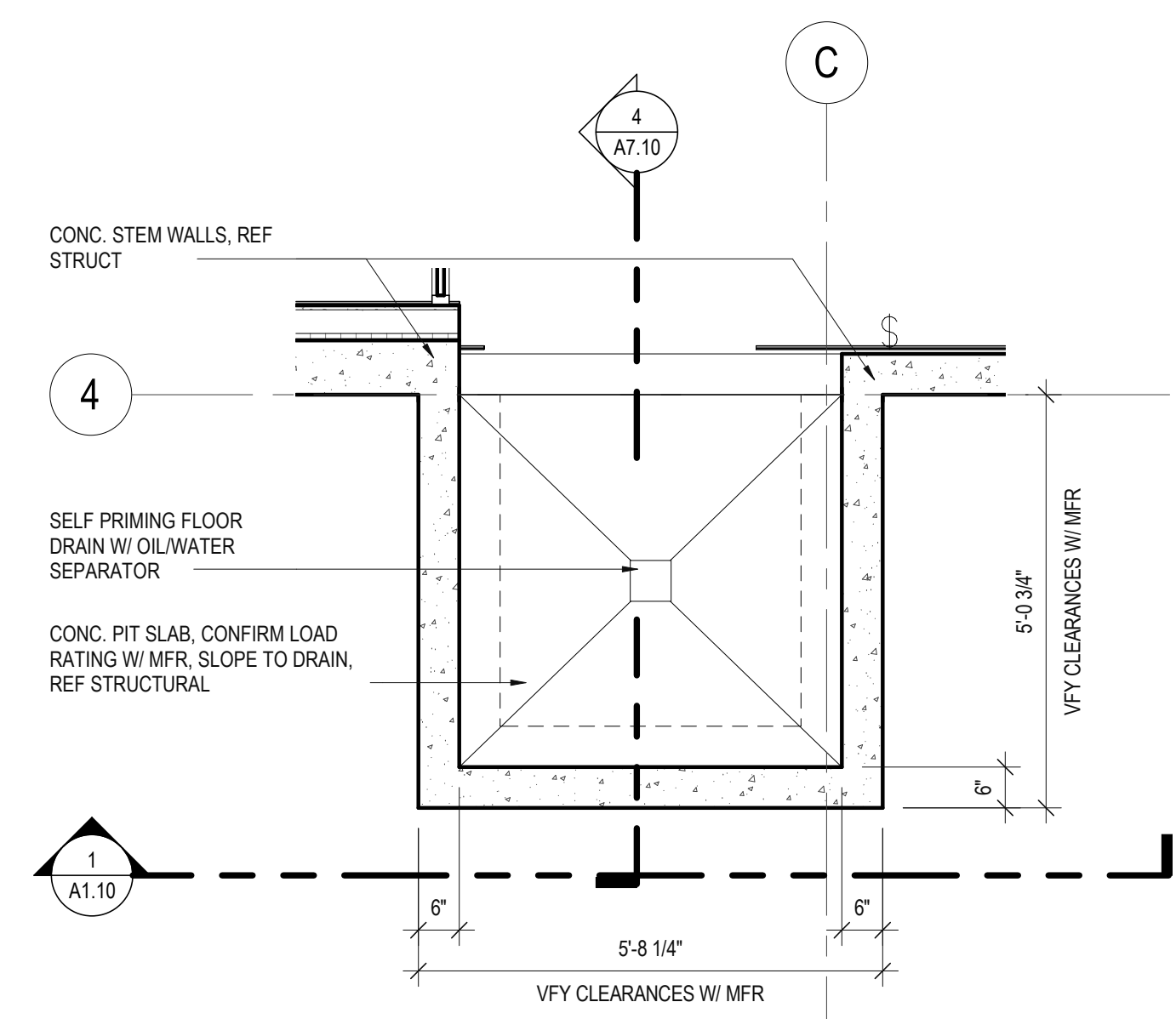
- GENERAL NOTES**
- ELEVATOR SHALL COMPLY WITH ALL REQUIREMENTS PER ASME 17.1.
 - ELEVATOR REQUIRES SEPARATE PERMIT BY A WASHINGTON STATE LICENSED ELEVATOR CONTRACTOR.
 - DRAINS CONNECTED DIRECTLY TO SEWER OR STORM SEWER LINES SHALL NOT BE INSTALLED IN ELEVATOR PIT WITHOUT INSTALLATION OF AN APPROVED OIL WATER SEPARATOR SYSTEM.
 - CONTRACTOR TO VERIFY ALL CLEARANCES & UTILITY REQUIREMENTS WITH ELEVATOR MANUFACTURER / PROVIDER PRIOR TO FOUNDATION POUR.
 - SLOPE PIT FLOOR TO SELF PRIMING FLOOR DRAIN.
 - PROVIDE FIRE BLOCKING IN ALL CONCEALED WALLS.
 - PROVIDE RATED WALLS (5/8" TYPE X GWB) THROUGHOUT SHAFT, REF ASSEMBLIES.
 - PROVIDE LIGHTING PER ASME 17.1.
 - PROVIDE A 36" SELF CLOSING ACCESS DOOR FOR MACHINERY ACCESS, VERIFY REQUIREMENTS WITH ELEVATOR MFR.



2 UPPER LEVEL LIFT PLAN
 SCALE: 1/2" = 1'-0"



1 MAIN LEVEL LIFT PLAN
 SCALE: 1/2" = 1'-0"



3 LIFT PIT PLAN
 SCALE: 1/2" = 1'-0"

GENERAL NOTES

THESE GENERAL NOTES ARE TO BE USED AS A SUPPLEMENT TO THE SPECIFICATIONS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATIONS, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT...

CONSTRUCTION OBSERVATION BY THE STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE WITH DESIGN ASPECTS ONLY AND IS NOT INTENDED IN ANY WAY TO REVIEW THE CONTRACTOR'S CONSTRUCTION PROCEDURES.

STANDARDS

ALL METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE (IBC) AS AMENDED AND ADOPTED BY THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION.

CONTRACT DRAWINGS / DIMENSIONS

ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. CONSULTANT DRAWINGS BY OTHER DISCIPLINES ARE SUPPLEMENTARY TO ARCHITECTURAL DRAWINGS. REPORT DIMENSIONAL OMISSIONS OR DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND STRUCTURAL, MECHANICAL, ELECTRICAL OR CIVIL DRAWINGS TO ARCHITECT PRIOR TO PROCEEDING WITH WORK.

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. PRIMARY STRUCTURAL ELEMENTS ARE DIMENSIONED ON STRUCTURAL PLANS AND DETAILS AND OVERALL LAYOUT OF STRUCTURAL PORTION OF WORK.

DESIGN CRITERIA

VERTICAL LOADS

Table with 5 columns: AREA, DESIGN DEAD LOAD, LIVE LOAD (2), ADDITIONAL LOAD, CONCENTRATED LOADS. Rows include ROOF, UNINHABITED ATTIC WITH STORAGE, RESIDENTIAL, STAIRS, GARAGE.

- (1) SNOW LOAD PER BUILDING CODE IS GREATER THAN ROOF LIVE LOAD AND CONTROLS DESIGN.
(2) LIVE LOADS EXCEPT SNOW LOADS ARE REDUCED PER IBC SECTION 1607.10.
(3) LIVE LOAD REDUCTION NOT PERMITTED EXCEPT AS NOTED IN IBC SECTION 1607.10.

SNOW: (MINIMUM ROOF SNOW LOAD = 25 PSF)

LATERAL FORCES

LATERAL FORCES ARE TRANSMITTED BY DIAPHRAGM ACTION OF ROOF AND FLOORS TO SHEAR WALLS. LOADS ARE THEN TRANSFERRED TO FOUNDATION BY SHEAR WALL ACTION WHERE ULTIMATE DISPLACEMENT IS RESISTED BY PASSIVE PRESSURE OF EARTH.

WIND:

THE BUILDING MEETS THE CRITERIA TO USE THE "METHOD 2 - SIMPLIFIED ENVELOPE PROCEDURE" PER ASCE 7-10.

- EXPOSURE CATEGORY = C
- BASIC WIND SPEED, (3 SEC. GUST), Vb17 = 110 MPH; VASD = 85 MPH
- RISK CATEGORY PER TABLE 1.5-1 = II
- TOPOGRAPHIC FACTOR Kzt = 1.0
- INTERNAL PRESSURE COEFFICIENT (ENCLOSED) = ± 0.18
- COMPONENTS AND CLADDING LOADS, SEE THE FOLLOWING TABLES:

Table with 7 columns: EFFECTIVE WIND AREA, POSITIVE PRESSURES (PSF), NEGATIVE PRESSURES (PSF). Rows include 10 SF, 20 SF, 50 SF, 100 SF.

Table with 7 columns: EFFECTIVE WIND AREA, POSITIVE PRESSURE (PSF), NEGATIVE PRESSURE (PSF), ROOF OVERHANGS (PSF). Rows include 10 SF, 20 SF, 50 SF, 100 SF, 500 SF.

- 1. VALUES SHOWN IN TABLE ARE GROSS ULTIMATE WIND PRESSURES.
2. ZONES ARE AS DEFINED BY FIGURE 30.5-1 IN ASCE 7-10.

SEISMIC: (ASCE 7-10) V = CsW

SEISMIC IMPORTANCE FACTOR, Ie = 1.0
RISK CATEGORY OF BUILDING PER TABLE 1.5-1 = II
SPECTRAL RESPONSE ACCELERATIONS Ss = 1.462 & S1 = 0.555
SITE CLASS PER TABLE 20.3-1 = D
DESIGN SPECTRAL RESPONSE ACCELERATIONS SDs = 0.975 & SD1 = 0.555
SEISMIC DESIGN CATEGORY = D
W = EFFECTIVE SEISMIC WEIGHT OF BUILDING = 136K
ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE PROCEDURE
RESPONSE MODIFICATION FACTOR PER TABLE 12.2-1, R = 6.5
Cs = 0.150
DESIGN BASE SHEAR V = 20.4K

FOUNDATION DESIGN CRITERIA (GEOTECHNICAL REPORT BY GEOTECH CONSULTANTS, INC. DATED OCTOBER 17, 2018).

PILE CAPACITY: 4" DIA. PILE = 10 TONS (ALLOWABLE)

ACTIVE PRESSURE - RESTRAINED: 50 PCF +10H ULTIMATE (7H ALLOWABLE) SEISMIC SURCHARGE, 5 PCF AT GEOFOAM BACKFILL.
ACTIVE PRESSURE - UNRESTRAINED: 40 PCF +10H ULTIMATE (7H ALLOWABLE) SEISMIC SURCHARGE (INCLUDES SOLDIER PILE WALLS)
PASSIVE RESISTANCE: 165 PCF (INCLUDES F.O.S. ≥ 1.5), 200 PCF FOR SOLDIER PILE WALLS.

FREE DRAINING BACKFILL MATERIAL FOR RETAINING & BASEMENT WALLS

BACKFILL SHALL BE COURSE, FREE DRAINING STRUCTURAL FILL CONTAINING NO ORGANICS. THE ON-SITE SOILS SHOULD NOT BE REUSED AS WALL BACKFILL. THE TOP 12 TO 18 INCHES OF BACKFILL SHOULD CONSIST OF A COMPACTED, RELATIVELY IMPERMEABLE SOIL OR TOPSOIL, OR THE SURFACE SHOULD BE PAVED.

STEEL PILES

MATERIAL: PIPE PILES - ASTM A-53 SCHEDULE 40.

TIP DESIGN: TIP DESIGN SHALL BE PER CONTRACTOR AND TAKE INTO CONSIDERATION INSTALLATION REQUIREMENTS.

INSTALLATION: INSTALL IN A TRUE VERTICAL POSITION. REFER TO THE GEOTECHNICAL REPORT TO DETERMINE THE GENERALIZED SUBSURFACE PROFILES, DRIVEABILITY, SOIL PROPERTIES, CONSTITUENTS, EXISTING SITE FEATURES AND CONDITIONS, AND LOAD TESTING PROTOCOLS.

INDICATOR PILES: THE LENGTH OF THE PILE REQUIRED AND THE PILE INSTALLATION SHALL BE VERIFIED IN THE FIELD BY A QUALIFIED INSPECTOR WHO WILL EVALUATE THE CONTRACTOR'S OPERATION AND COLLECT, INTERPRET AND RECORD DATA.

SOLDIER PILE RETAINING WALLS

INSTALL GENERALLY PER 2014 WSDOT STANDARD SPECIFICATIONS 6-05.

GEOTECHNICAL CRITERIA: REFER TO DESIGN CRITERIA SECTION.

CONCRETE PILES

Table with 5 columns: ITEM, WSDOT CONCRETE CLASS, MAX. SLUMP (INCHES), MAX. AGGREGATE SIZE, MAX. W/C RATIO. Rows include PILES WITH DRY HOLE, PILES WITH WET HOLE.

- 1. SUBMIT PROPOSED MIX DESIGN FOR REVIEW.
2. WSDOT CLASS 4000P MAY BE USED AT CONTRACTOR'S PREFERENCE AT LOWER EMBEDMENT HEIGHT.
3. DO NOT REMOVE EARTH IN FRONT OF THE PILING UNTIL CONCRETE HAS CURED TO STRENGTH.

CONTINUOUS FLIGHT AUGER PILE OPTION: PILES SHALL BE INSTALLED BY DRILLING TO THE REQUIRED DEPTH WITH A CONTINUOUS FLIGHT, HOLLOW-STEM AUGER. CONCRETE SHALL BE PUMPED UNDER PRESSURE THROUGH THE HOLLOW AUGER AS THE AUGER IS WITHDRAWN...

OPEN HOLE PILE OPTION: DRILL CONTINUOUSLY TO PROPER ELEVATION. PLACE CONCRETE AND STEEL PILE IMMEDIATELY AFTER DRILLING IS COMPLETE. BOTTOM OF PILE SHALL BE IMMEDIATELY SEALED WITH CONCRETE IF GROUNDWATER INFILTRATION OCCURS.

STEEL PILES

MATERIAL: ASTM A992 OR A572, GRADE, 50 Fy = 50 KSI.

INSTALLATION: INSTALL IN A TRUE VERTICAL POSITION. ALIGN THE FRONT FLANGES FOR CONSISTENT ALIGNMENT ALONG THE WALL. BE EXTREMELY CAREFUL WHEN REMOVING THE CONCRETE AROUND THE FRONT FLANGE TO AVOID DAMAGE TO THE PILE AND COATING.

COATING: PRIMER COAT WITH INORGANIC ZINC RICH 2 COMPONENT COMPOUND WITH MINIMUM DRY THICKNESS OF 3 MIL. MINIMUM. PREPARE STEEL FOR COATING WITH SSPC-10 WITH MIST PRIMER.

WOOD LAGGING:

HEM-FIR OR DOUGLAS FIR/LARCH WITH #2 OR BETTER GRADE. PRESSURE TREAT WITH CA-C, CCA, AQC OR ACZA, WITH 0.20 PCF MIN. RETENTION WITH APPROPRIATE INCISING. CONFORM TO 1999 APWA STANDARD C2.

DRAINAGE MAT:

PROVIDE COMPLETE INTEGRATED SYSTEM COMPONENTS FOR THE MAT AND DRAIN PIPE. CONFORM TO STANDARD SPECIFICATIONS 6-16.3(7) FOR GENERAL DESCRIPTION AND 9-33.2(3) FOR MATERIALS.

CONCRETE

CAST-IN-PLACE CONCRETE

MIX DESIGNS: THE CONTRACTOR SHALL DESIGN CONCRETE MIXES THAT MEET OR EXCEED THE REQUIREMENTS OF THE CONCRETE MIX TABLE. THE MIX DESIGNS SHALL FACILITATE ANTICIPATED PLACEMENT METHODS, WEATHER, REBAR CONGESTION, ARCHITECTURAL FINISHES...

AGGREGATE: COARSE AND FINE AGGREGATE SHALL CONFORM TO ASTM C33

CEMENT: CEMENT SHALL CONFORM TO ASTM C150, TYPE II PORTLAND CEMENT, UNLESS NOTED OTHERWISE.

FLYASH: SHALL CONFORM TO ASTM C618 CLASS C OR F, MAXIMUM LOSS OF IGNITION SHALL BE 1.0%.

SLAG: GROUND GRANULATED BLAST-FURNACE (GGBF) SLAG SHALL CONFORM TO ASTM C989 GRADE 100 OR 120.

ALTERNATE MIX DESIGNS: VARIATIONS TO THE MIX DESIGN PROPORTIONS MAY BE ACCEPTED IF SUBSTANTIATED IN ACCORDANCE WITH ACI 318, CHAPTER 19. PROVIDE SUBMITTALS A MINIMUM OF TWO WEEKS PRIOR TO BID FOR DETERMINATION OF ACCEPTABILITY.

ADMIXTURES: ADMIXTURES SHALL BE BY MASTER BUILDERS, W.R. GRACE, OR PRE-APPROVED EQUAL. ALL MANUFACTURER'S RECOMMENDATIONS SHALL BE FOLLOWED.

WATER: SHALL BE CLEAN AND POTABLE.

MAXIMUM CHLORIDE CONTENT: THE MAXIMUM WATER SOLUBLE CHLORIDE CONTENT SHALL NOT EXCEED 0.15% BY WEIGHT OF CEMENTITIOUS MATERIAL UNLESS NOTED OTHERWISE.

CONCRETE EXPOSED TO WEATHER: PROVIDE 5.0% TOTAL AIR CONTENT FOR ALL CONCRETE EXPOSED TO WEATHER. TOTAL AIR CONTENT IS THE SUM OF ENTRAINED AIR PROVIDED BY ADMIXTURES AND NATURALLY OCCURRING ENTRAPPED AIR.

SHOTCRETE: SHALL CONFORM TO IBC SECTION 1908.

TOTAL CEMENTITIOUS MATERIAL: THE SUM OF ALL CEMENT PLUS FLYASH AND SLAG. AT THE CONTRACTORS OPTION FLYASH OR SLAG MAY BE SUBSTITUTED FOR CEMENT BUT SHALL NOT EXCEED 25% BY WEIGHT OF TOTAL CEMENTITIOUS MATERIAL.

Table with 6 columns: ITEM, DESIGN Fc (PSI) (AT 28 DAYS U.N.O.), MAX. W/C RATIO, MIN. FLYASH OR SLAG (PCY), AGGREGATE GRADING ASTM AASHTO, NOTES. Rows include FOUNDATIONS/SLAB ON GRADE, WALLS, TOPPING SLAB, SHOTCRETE WALLS.

CONCRETE MIX NOTES:

- 1. PROVIDE 3000 PSI AT 28 DAYS MINIMUM FOR DURABILITY.

CONCRETE PLACEMENT

PLACE CONCRETE FOLLOWING ALL APPLICABLE ACI RECOMMENDATIONS. CONCRETE SHALL BE PROPERLY CONSOLIDATED PER ACI 309 USING INTERIOR MECHANICAL VIBRATORS, DO NOT OVER-VIBRATE. CONCRETE SHALL BE Poured MONOLITHICALLY BETWEEN CONSTRUCTION OR EXPANSION JOINTS.

STRUCTURAL DRAWING INDEX table with 2 columns: SHEET NUMBER, SHEET DESCRIPTION. Rows include S0.01 GENERAL NOTES, S1.00 SITE PLAN, S2.10 FOUNDATION AND MAIN LEVEL FRAMING PLAN, etc.



KATIE HACKWORTH ARCHITECTURAL DESIGN + INTERIORS



project: MERCER ISLAND RESIDENCE 8424 BENOOTH PLACE, MERCER ISLAND, WA 98040

principal architect_MP
project manager_MP
drawn by_MP_JS
checked by_BLO
job no._1811
date_MAY 13, 2019

revisions:
1 10-30-19 R1 PERMIT
no. date by

PERMIT DRAWINGS MAY 13, 2019

GENERAL NOTES

S0.01

FRAMING CONNECTORS: SHALL CONFORM TO CURRENT EVALUATION REPORT AND BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, SAN LEANDRO, CA., OR PRE-APPROVED EQUAL. PROVIDE MAXIMUM SIZE AND QUANTITY OF NAILS OR BOLTS PER MANUFACTURER, EXCEPT AS NOTED OTHERWISE. PROVIDE LEAD HOLES AS REQUIRED TO PREVENT SPLITTING OF WOOD MEMBERS. REFER TO PRESERVATIVE TREATED WOOD REQUIREMENTS IN THESE GENERAL NOTES FOR GALVANIZING REQUIREMENTS FOR CONNECTORS AND FASTENERS.

METAL-PLATE-CONNECTED WOOD TRUSSES: SHALL BE MANUFACTURED BY AN APPROVED TRUSS MANUFACTURER IN ACCORDANCE WITH APPROVED SHOP AND INSTALLATION DRAWINGS. TRUSS CALCULATION PACKAGE SHALL BE DESIGNED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF PROJECT PER IBC SECTION 2303.4 TO CARRY THE LOADS LISTED IN THE DESIGN CRITERION AND ANY ADDITIONAL LOADS INDICATED ON THE FRAMING PLANS AND DETAILS. THE TRUSS ENGINEER SHALL ASSUME ALL RESPONSIBILITY FOR THE WORK OF ALL SUBORDINATES INVOLVED IN THE PREPARATION OF THE TRUSS PLACEMENT PLANS AND TRUSS DESIGN DRAWINGS. ALL ROOF TRUSSES ARE TO BE PRE-ENGINEERED. ROOF TRUSSES SHALL BE PROVIDED TO COMPLETE THE ROOF FRAMING FROM THE ROOF SHEATHING TO THE SUPPORTING MEMBERS BELOW. TRUSSES DESIGNATED ON PLANS ARE FOR TYPICAL UNIFORMLY LOADED CONDITIONS. TRUSS ENGINEER SHALL PROVIDE ADDITIONAL TRUSSES AS REQUIRED TO SUPPORT SPECIAL LOADING CONDITIONS INDICATED ON DRAWINGS. PROVIDE SHOP AND INSTALLATION DRAWINGS AND CALCULATIONS PRODUCED UNDER THE SUPERVISION OF AND BEARING THE STAMP OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PROJECT. DETAIL DRAWINGS TO INDICATE ALL INFORMATION AS REQUIRED IN IBC SECTION 2303.4.1. ALONG WITH THE FOLLOWING:

- *KEY PLAN SHOWING EACH TRUSS
- *INDIVIDUAL TRUSS DESIGNS
- *PERMANENT BRACING REQUIREMENTS INCLUDING PLACEMENT AND CONNECTIONS DETAILS
- *TRUSS DRAWINGS SHALL SPECIFY ALL TRUSS CONNECTIONS/HARDWARE TO MEET THE REQUIREMENTS OF THE PLAN.

TRUSS DESIGN CALCULATIONS SHALL BE PROVIDED FOR STANDARD LOADING ALONG WITH DESIGN CHECKS FOR SPECIAL LOADING CONDITIONS WHICH INCLUDE FREE BODY DIAGRAMS, LOADING BREAK DOWN, DESCRIPTION OF LOADS (I.E. MECH UNIT, SUSPENDED WALL, ETC.) AND THE RATIONALE FOR LOADING DISTRIBUTION ON MULTIPLE MEMBERS. SUBMITTAL SHALL ALSO PROVIDE ANY DOCUMENTATION NECESSARY TO INTERPRET DATA INDICATED ON CALCULATIONS.

REFER TO THE FRAMING CONNECTORS SECTION OF THESE GENERAL NOTES FOR REQUIREMENTS PLACED UPON CONNECTOR HARDWARE SPECIFIED BY TRUSS ENGINEER AND/OR PROVIDED BY TRUSS MANUFACTURER.

PROVIDE CERTIFICATE OF CONFORMANCE FROM AN INDEPENDENT TESTING LABORATORY OR A LICENSED PROFESSIONAL ENGINEER CERTIFYING THAT THEY HAVE INSPECTED THE FINISHED TRUSSES AND THAT ALL TRUSSES ARE CONSTRUCTED IN CONFORMANCE WITH THE TRUSS DESIGN DRAWINGS.

I-JOISTS: SHALL BE MANUFACTURED BY WEYERHAEUSER, OR PRE-APPROVED EQUAL IN ACCORDANCE WITH APPROVED SHOP AND INSTALLATION DRAWINGS. MEMBERS SHALL BE DESIGNED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF PROJECT. THE ENTIRE I-JOIST ASSEMBLY SHALL BE AS APPROVED BY CURRENT EVALUATION REPORT. MEMBERS SHALL BE DESIGNED TO CARRY THE LOADS LISTED IN THE DESIGN CRITERION AND ANY ADDITIONAL LOADS INDICATED ON THE FRAMING PLANS AND DETAILS. THE ENGINEER SHALL ASSUME ALL RESPONSIBILITY FOR THE WORK OF ALL SUBORDINATES INVOLVED IN THE PREPARATION OF THE PLACEMENT PLANS AND DESIGN DRAWINGS. I-JOISTS SHALL BE PROVIDED TO COMPLETE THE ROOF AND/OR FLOOR FRAMING FROM THE SHEATHING TO THE SUPPORTING MEMBERS BELOW. MEMBER DESIGNATIONS ON PLANS ARE FOR TYPICAL UNIFORMLY LOADED CONDITIONS. MANUFACTURER SHALL PROVIDE ADDITIONAL MEMBERS AS REQUIRED TO SUPPORT SPECIAL LOADING CONDITIONS INDICATED ON DRAWINGS. PROVIDE SHOP AND INSTALLATION DRAWINGS AND CALCULATIONS PRODUCED UNDER THE SUPERVISION OF AND BEARING THE STAMP OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF PROJECT. DETAIL DRAWINGS TO INDICATE MEMBER TYPES, SIZE, SPACING, BRIDGING, BLOCKING, CONNECTIONS, ANCHORING, BEARING PLATE AND OTHER PERTINENT DETAILS. PROVIDE 1 1/2" DIA. OPEN KNOCKOUTS AT 12" O.C. ON ALL ROOF I-JOISTS.

MEMBER DESIGN CALCULATIONS SHALL BE PROVIDED FOR STANDARD LOADING ALONG WITH DESIGN CHECKS FOR SPECIAL LOADING CONDITIONS WHICH INCLUDE FREE BODY DIAGRAMS, LOADING BREAK DOWN, DESCRIPTION OF LOADS (I.E. MECH UNIT, SUSPENDED WALL, ETC.) AND THE RATIONALE FOR LOADING DISTRIBUTION ON MULTIPLE MEMBERS. SUBMITTAL SHALL ALSO PROVIDE ANY DOCUMENTATION NECESSARY TO INTERPRET DATA INDICATED ON CALCULATIONS.

MEMBERS HAVE BEEN DESIGNED TO MEET SERVICEABILITY AND OTHER PERFORMANCE BASED REQUIREMENTS, WHICH MAY EXCEED MINIMUM DESIGN LOADS AND CODE REQUIREMENTS. SUBSTITUTIONS MUST MEET OR EXCEED MOMENT, SHEAR, AND STIFFNESS OF THOSE MEMBERS SPECIFIED AT THE SAME DEPTH AND SPACING.

REFER TO THE FRAMING CONNECTORS SECTION OF THESE GENERAL NOTES FOR REQUIREMENTS PLACED UPON CONNECTOR HARDWARE SPECIFIED BY TRUSS ENGINEER AND/OR PROVIDED BY TRUSS MANUFACTURER.

MISCELLANEOUS:

PRE-APPROVED SUBSTITUTIONS: SUBSTITUTIONS MAY BE ALLOWED ONLY IF THEY MEET THE REQUIREMENTS OF THESE GENERAL NOTES AND THE SPECIFICATIONS, AND IF COMPLETE WRITTEN ENGINEERING DATA FOR EACH CONDITION REQUIRED FOR THIS PROJECT IS PROVIDED TO THE STRUCTURAL ENGINEER TWO WEEKS PRIOR TO BID DATE AND APPROVED IN WRITTEN ADDENDA BY THE ARCHITECT. DATA IS TO INDICATE CODE BASIS BY YEAR, AUTHORITY FOR STRESSES AND STRESS INCREASES, IF ANY, AND AMOUNT OF EXPECTED DEFLECTION FOR FLEXURAL MEMBERS UNDER (1) TOTAL LOAD AND (2) LIVE LOAD ONLY. ALL INCREASED COSTS IN MECHANICAL, SPRINKLER, ELECTRICAL OR GENERAL INSTALLATION AND ANY ARCHITECTURAL OR STRUCTURAL REDESIGN RESULTING FROM SUBSTITUTION SHALL BE BORNE BY THE GENERAL CONTRACTOR.

SHOP DRAWINGS/SUBMITTALS

THE FOLLOWING SHOP DRAWINGS/SUBMITTALS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATION OR DELIVERY.

	STRUCTURAL ENGR.	BLDG. DEPT.
1. CONCRETE MIX DESIGNS	X	X
2. REINFORCING STEEL SHOP DRAWINGS	X	
3. METAL-PLATE-CONNECTED WOOD TRUSSES	X	X
4. CONTRACTOR'S STATEMENT OF RESPONSIBILITY	X	X

SPECIAL INSPECTION: SPECIAL INSPECTION SHALL BE PROVIDED BY AN INDEPENDENT TESTING LABORATORY PER THE REQUIREMENTS OF IBC CHAPTER 17 AND THE LOCAL BUILDING OFFICIAL OR APPLICABLE JURISDICTION AND THE CONTRACT DOCUMENTS. THE SPECIAL INSPECTOR SHALL SUBMIT INSPECTION REPORTS AND A FINAL SIGNED REPORT TO THE BUILDING OFFICIAL FOR THE ITEMS LISTED IN THE QUALITY ASSURANCE/SPECIAL INSPECTION SECTION:

STATEMENT OF SPECIAL INSPECTIONS:

SPECIAL INSPECTION: SPECIAL INSPECTION SHALL BE PROVIDED PER THE REQUIREMENTS OF IBC SECTION 1704 AND 1705 AND AS NOTED HEREIN.

STRUCTURAL SYSTEM	VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	COMMENTS	REFERENCES
SOILS	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH		X		IBC 1705.6
	INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		X		
DRIVEN-PILE FOUNDATIONS	VERIFY PILE MATERIALS, SIZES AND LENGTHS COMPLY WITH THE REQUIREMENTS	X			IBC 1705.7
	DETERMINE CAPACITIES OF TEST PILES AND CONDUCT ADDITIONAL LOAD TESTS AS REQUIRED	X			
	INSPECT DRIVING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH PILE	X			
	VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM TYPE AND SIZE OF HAMMER, RECORD NUMBER OF BLOWS PER FOOT OF PENETRATION, DETERMINE REQUIRED PENETRATIONS TO ACHIEVE DESIGN CAPACITY, RECORD TIP AND BUTT ELEVATIONS AND DOCUMENT ANY DAMAGE TO FOUNDATION ELEMENT	X			
	STEEL PILE INSPECTION			SEE STEEL CONSTRUCTION SPECIAL INSPECTION REQUIREMENTS	IBC 1705.2
WOOD FRAMING	SHEAR WALL NAILING		X	SPECIAL INSPECTION NOT REQUIRED FOR FASTENER SPACING > 4" O.C.	IBC 1705.11.1, 1705.12.2, 1705.5
	DIAPHRAGM NAILING		X	SPECIAL INSPECTION NOT REQUIRED FOR FASTENER SPACING > 4" O.C.	IBC 1705.11.1, 1705.12.2, 1705.5
	NAILING, BOLTING, AND ANCHORAGE OF COMPONENTS THAT ARE PART OF DRAG STRUTS, BRACES AND HOLD-DOWNS THAT ARE PART OF THE SEISMIC RESISTING SYSTEM		X		IBC 1705.11.1, 1705.12.2
CONCRETE	INSPECT REINFORCEMENT AND VERIFY PLACEMENT		X		ACI 318: CH 20, 25.2, 25.3, 26.6-1 TO 26.6-3, IBC 1908.4

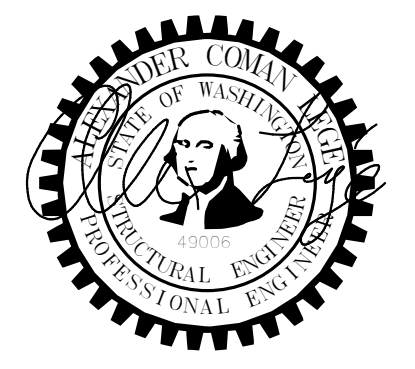
TESTING AND SPECIAL INSPECTION REPORTS SHALL BE PREPARED FOR EACH INSPECTION ITEM ON A DAILY BASIS WHENEVER WORK IS PERFORMED ON THAT ITEM. REPORTS SHALL BE DISTRIBUTED TO OWNER, CONTRACTOR, BUILDING OFFICIAL, ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.

STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BY THE STRUCTURAL ENGINEER OF RECORD OR DESIGNATED REPRESENTATIVE IN ACCORDANCE WITH IBC 1704.6. STRUCTURAL OBSERVATION SHALL BE PERFORMED AS FOLLOWS:

- » PERIODIC VISUAL OBSERVATION OF STRUCTURAL SYSTEMS FOR GENERAL CONFORMANCE TO CONSTRUCTION DOCUMENTS AT SIGNIFICANT CONSTRUCTION STAGES.
- » REVIEW OF TESTING AND INSPECTION REPORTS.
- » REPORTS SHALL BE PREPARED FOR EACH SITE VISIT AND SHALL BE DISTRIBUTED TO ARCHITECT.

GENERAL CONTRACTOR SHALL SUBMIT A WRITTEN CONTRACTOR'S STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL INCLUDE ACKNOWLEDGMENT OF AWARENESS OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION.

ABBREVIATION LIST							
⊙	AT	D.F.	DOUGLAS FIR	HGR	HANGER	P.P.T.	PRESERVATIVE PRESSURE TREATED
A.B.	ANCHOR BOLT	DIA. OR ⌀	DIAMETER	HORIZ.	HORIZONTAL	P.S.F.	POUNDS PER SQUARE FOOT
ADD'L	ADDITIONAL	DIAG.	DIAGONAL	HSS	HOLLOW STRUCTURAL SECTION	PSL	PARALLAM
A.F.F.	ABOVE FINISH FLOOR	DIM.	DIMENSION	HT	HEIGHT	P.T.	POST TENSION
ALT.	ALTERNATE	D.L.	DEAD LOAD	INT.	INTERIOR	PLY.	PLYWOOD
ARCH.	ARCHITECTURAL	DWG	DRAWING	JST	JOIST	REINF.	REINFORCING
BLD'G	BUILDING	DWL	DOWEL	JT	JOINT	REQ'D	REQUIRED
BLK'G	BLOCKING	(E)	EXISTING	L	ANGLE	SCHED.	SCHEDULE
BM	BEAM	E.A.	EACH	L.L.	LIVE LOAD	S.C.L.SHT'G	STRUCTURAL COMPOSITE LUMBER
B.O.F.	BOTTOM OF FOOTING	E.F.	EACH FACE	LLH	LONG LEG HORIZONTAL	SHT'G	SHEATHING
BOT.	BOTTOM	EL.	ELEVATION	LLV	LONG LEG VERTICAL	SIM.	SIMILAR
BRG	BEARING	ELEV.	ELEVATOR	LOC.	LOCATION	S.O.G.	SLAB ON GRADE
BTWN	BETWEEN	ENGR.	ENGINEER	LSL	LAMINATED STRAND LUMBER	SQ.	SQUARE
B.U.	BUILT UP	EQ.	EQUAL	LVL	LAMINATED VENEER LUMBER	STD	STANDARD
(C=)	CAMBER	E.W.	EACH WAY	MAX.	MAXIMUM	STIFF.	STIFFENER
CANT.	CANTILEVER	EXP.	EXPANSION	M.B.	MACHINE BOLT	STL	STEEL
C.F.S.	COLD-FORMED STEEL	EXT.	EXTERIOR	MECH.	MECHANICAL	STRUCT.	STRUCTURAL
C.J.	CONTROL/CONSTRUCTION JOINT	FDN	FOUNDATION	MEZZ.	MEZZANINE	T & B	TOP & BOTTOM
℄	CENTERLINE	F.F.	FAR FACE	MFR	MANUFACTURER	T & G	TONGUE AND GROOVE
CLR.	CLEARANCE	FLR	FLOOR	MIN.	MINIMUM	THR'D	THREADED
CMU	CONCRETE MASONRY UNIT	F.O.M.	FACE OF MASONRY	MISC.	MISCELLANEOUS	T.O.F.	TOP OF FOOTING
COL.	COLUMN	F.O.S.	FACE OF STUD	MTL	METAL	T.O.S.	TOP OF STEEL
CONC.	CONCRETE	FRM'G	FRAMING	N.F.	NEAR FACE	TRT'D	TREATED
CONN.	CONNECTION	F.R.T.	FIRE RETARDANT TREATED	N.S.	NEAR SIDE	TYP.	TYPICAL
CONST.	CONSTRUCTION	F.S.	FAR SIDE	NTS	NOT TO SCALE	U.N.O.	UNLESS NOTED OTHERWISE
CONT.	CONTINUOUS	FTG	FOOTING	O.C.	ON CENTER	U.T.	ULTRASONIC TESTED
CONTR.	CONTRACTOR	GA.	GAGE/GAUGE	OPN'G	OPENING	VERT.	VERTICAL
COORD.	COORDINATE	GALV.	GALVANIZED	OPP.	OPPOSITE	W	WITH
C.P.	COMPLETE PENETRATION	GL.	GLULAM	P.A.F.	POWDER ACTUATED FASTENER	W.P.	WORK POINT
CTR'D	CENTERED	GR.	GRADE	PERP.	PERPENDICULAR	WT	WEIGHT
C.Y.	CUBIC YARD	GWB	GYPSON WALL BOARD	℄	PLATE	WWR.	WELDED WIRE REINFORCING
DBL.	DOUBLE	HDR	HEADER	P.P.	PARTIAL PENETRATION		



project:
MERCER ISLAND RESIDENCE
 8424 BENOTHO PLACE, MERCER ISLAND, WA 98040

principal architect MP
 project manager MP
 drawn by MP, JS
 Author
 checked by BLO
 job no. 1811
 date MAY 13, 2019

revisions:

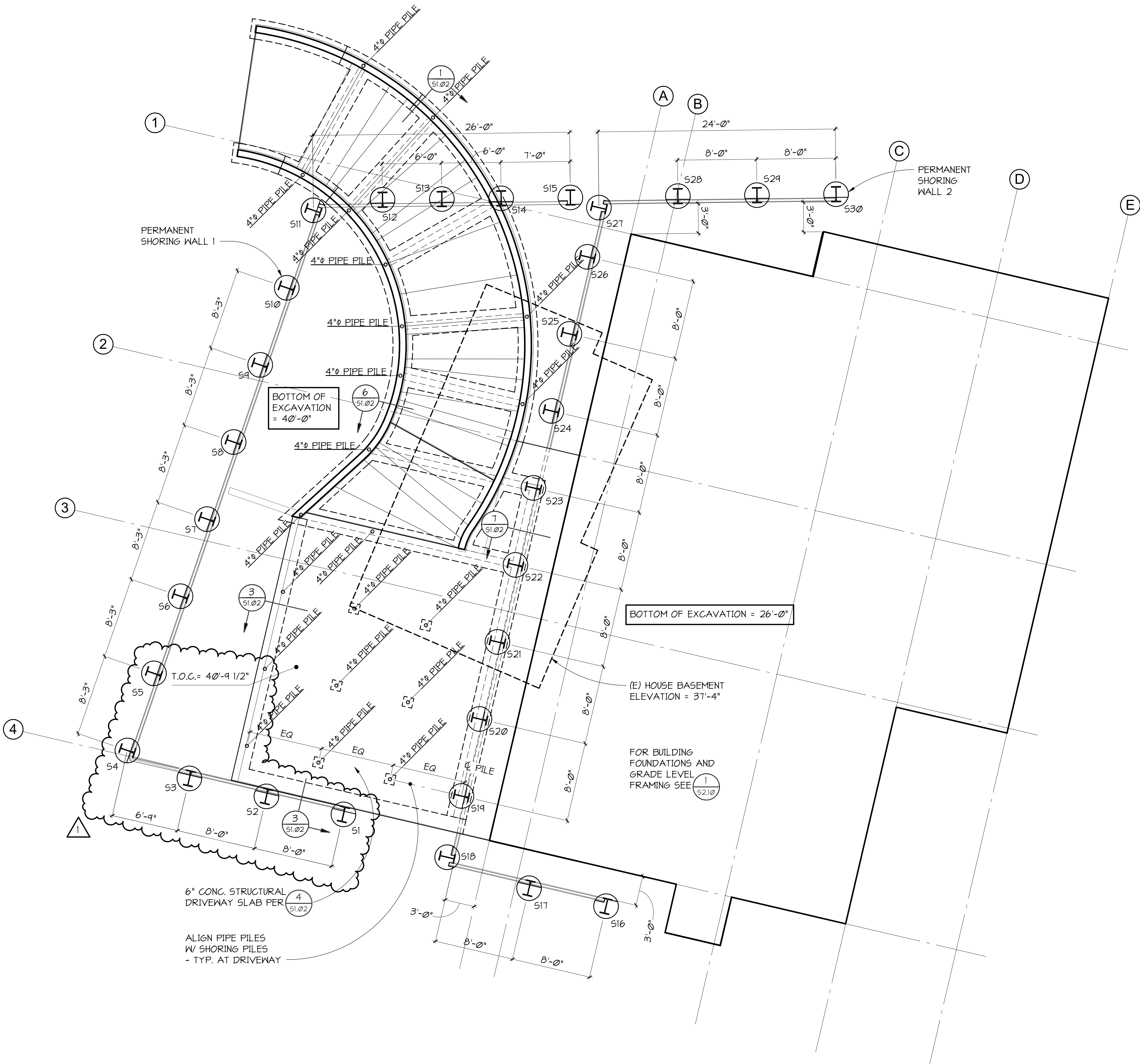
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PERMIT DRAWINGS
 MAY 13, 2019

GENERAL NOTES
S0.03

10/02/2019 3:50:03 PM C:\Revit Models\19052_Lakeside Residence R2019 (Central)_PCS\dwg\mnt

1 SITE PLAN
3/16" = 1'-0"



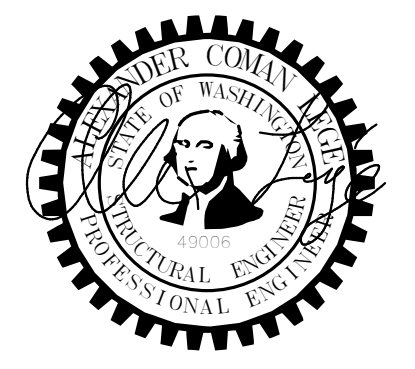
- SITE NOTES:**
- COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL, STRUCTURAL AND CIVIL DRAWINGS.
 - INDICATES DRILLED SOLDIER PILE WITH 30" SHAFT DIAMETER.
 - INDICATES WF PILE COLUMN. SEE TABLE BELOW AND 2/S1.01 FOR SIZE.
 - INDICATES CONTINUOUS FOOTING OR THICKENED SLAB EDGE. SEE SHEET S1.01 FOR DETAILS.
 - INDICATES STRUCTURAL WALL. SEE SHEET S1.01 FOR DETAILS.
 - INDICATES PIPE PILE. SEE SHEET S1.01 FOR DETAILS.
 - PILE ELEVATIONS SHOWN IN THE TABLE BELOW SHALL BE VERIFIED IN THE FIELD WITH REQUIRED EMBEDMENT DEPTHS PER 2/S1.01. PILES MAY REQUIRE BEING CUT TO A LOWER TOP ELEVATION IN ORDER TO PLACE SITE STRUCTURES.

PILE NUMBER	MIN. TOP OF PILE - BASED ON CIVIL GRADING	LOWER GRADE LIMIT OF EXCAVATION	MAX. RETAINED SOIL HEIGHT	BOTTOM ELEVATION (1)	MINIMUM PILE SIZE (2)
S1	46'-0"	40'-0"	6'-0"	27'-3"	W18x35
S2	49'-0"	40'-0"	9'-0"	24'-6"	W18x55
S3	50'-0"	40'-0"	10'-0"	24'-6"	W18x55
S4	52'-0"	40'-0"	12'-0"	21'-9"	W18x86
S5	52'-0"	40'-0"	12'-0"	21'-9"	W18x86
S6	52'-0"	40'-0"	12'-0"	21'-9"	W18x86
S7	52'-0"	40'-0"	12'-0"	21'-9"	W18x86
S8	52'-0"	40'-0"	12'-0"	21'-9"	W18x86
S9	52'-0"	40'-0"	12'-0"	21'-9"	W18x86
S10	52'-0"	40'-0"	12'-0"	21'-9"	W18x86
S11	52'-0"	40'-0"	12'-0"	21'-9"	W18x86
S12	52'-0"	40'-0"	12'-0"	21'-9"	W18x86
S13	51'-0"	40'-0"	11'-0"	21'-9"	W18x86
S14	49'-0"	40'-0"	9'-0"	24'-6"	W18x55
S15	47'-0"	40'-0"	7'-0"	27'-3"	W18x35
S16	34'-0"	26'-0"	8'-0"	13'-3"	W18x35
S17	36'-0"	26'-0"	10'-0"	10'-6"	W18x55
S18	38'-0"	26'-0"	12'-0"	7'-9"	W18x86
S19	40'-0"	26'-0"	14'-0"	5'-0"	W18x119
S20	40'-0"	26'-0"	14'-0"	5'-0"	W18x119
S21	40'-0"	26'-0"	14'-0"	5'-0"	W18x119
S22	40'-0"	26'-0"	14'-0"	5'-0"	W18x119
S23	40'-0"	26'-0"	14'-0"	5'-0"	W18x119
S24	40'-0"	26'-0"	14'-0"	5'-0"	W18x119
S25	40'-0"	26'-0"	14'-0"	5'-0"	W18x119
S26	40'-0"	26'-0"	14'-0"	5'-0"	W18x119
S27	40'-0"	26'-0"	14'-0"	5'-0"	W18x119
S28	40'-0"	26'-0"	14'-0"	5'-0"	W18x119
S29	38'-0"	26'-0"	12'-0"	7'-9"	W18x86
S30	34'-0"	26'-0"	8'-0"	13'-3"	W18x35

(1) SEE S1.01 FOR EMBEDMENT REQUIREMENTS.
(2) AT CONTRACTOR'S OPTION STRUCTURALLY ACCEPTABLE TO INCREASE PILE SIZE.



KATIE HACKWORTH
ARCHITECTURAL DESIGN + INTERIORS



project: **MERCER ISLAND RESIDENCE**
8424 BENOTHO PLACE, MERCER ISLAND, WA 98040

principal architect: MP
project manager: MP
drawn by: MP, JS
Author: _____
checked by: Checker
job no.: 1811
date: MAY 13, 2019

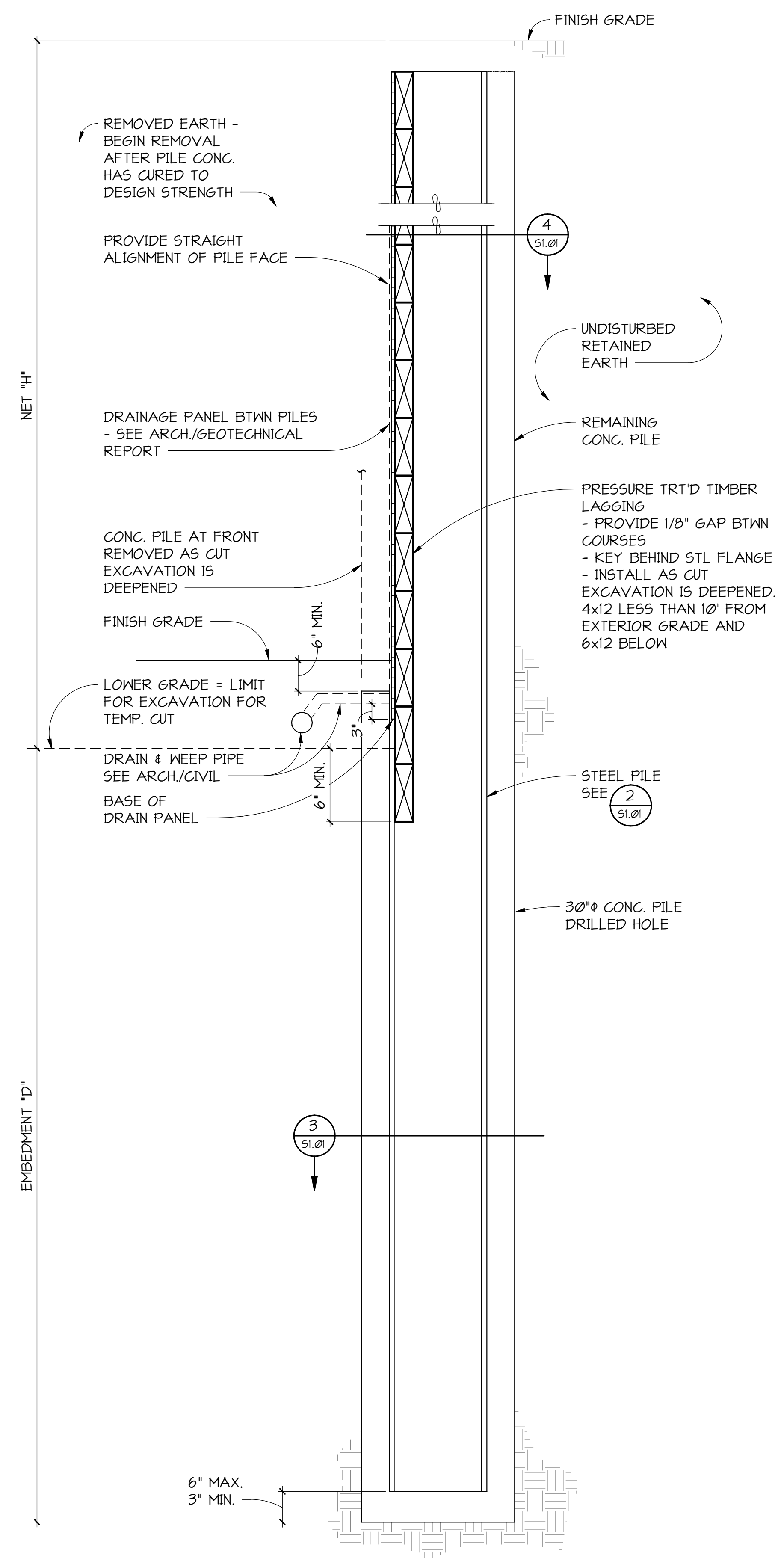
revisions:

1 10-30-19 R1 PERMIT
no. date by

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MAY 13, 2019

SITE PLAN
S1.00

10/02/2019 3:14:40 PM C:\Revit Models\19052_Lakeside Residence R2019 (Central)_PCS\dwg\mt

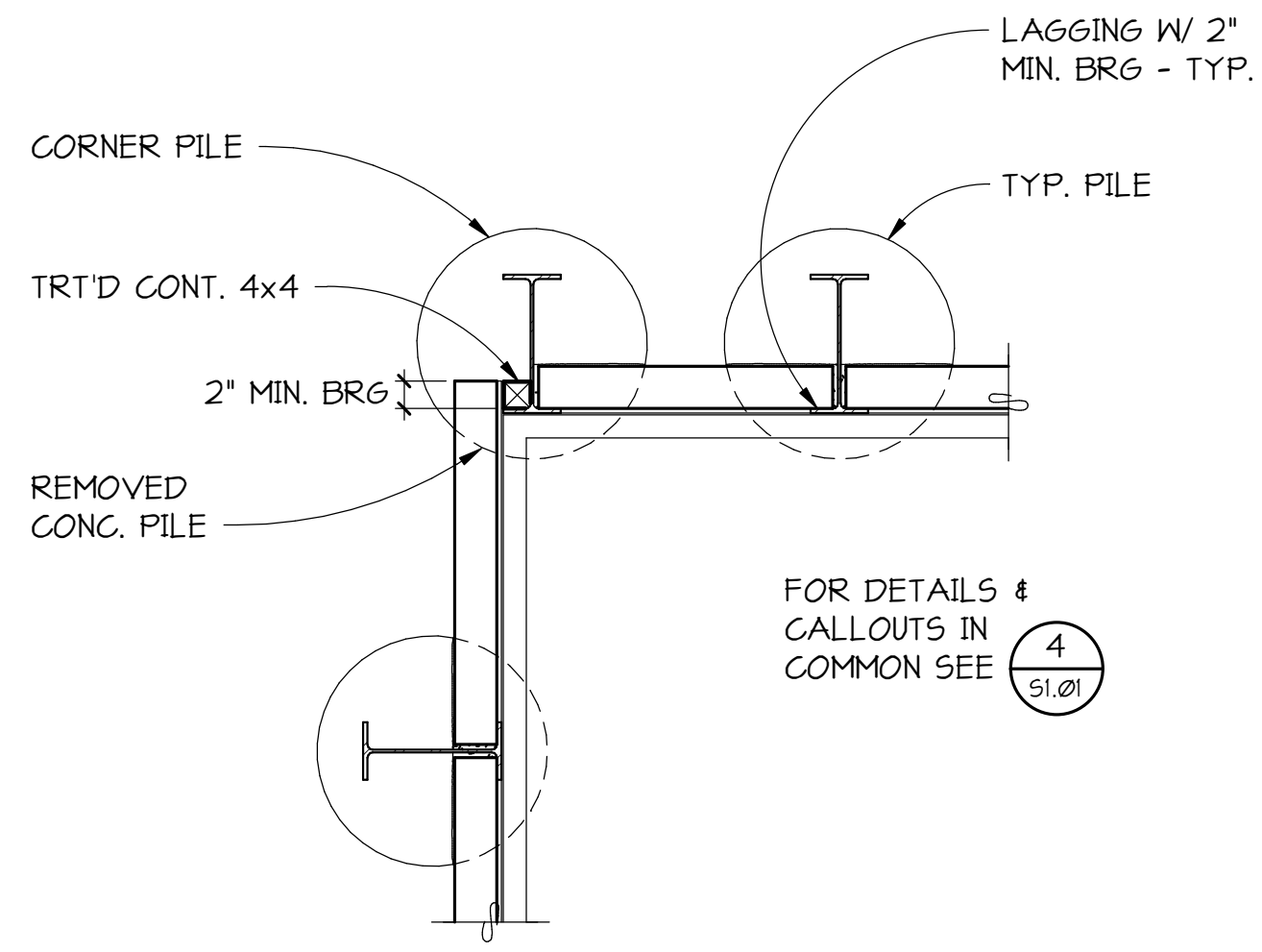


1 SECTION
 51.01 3/4" = 1'-0"

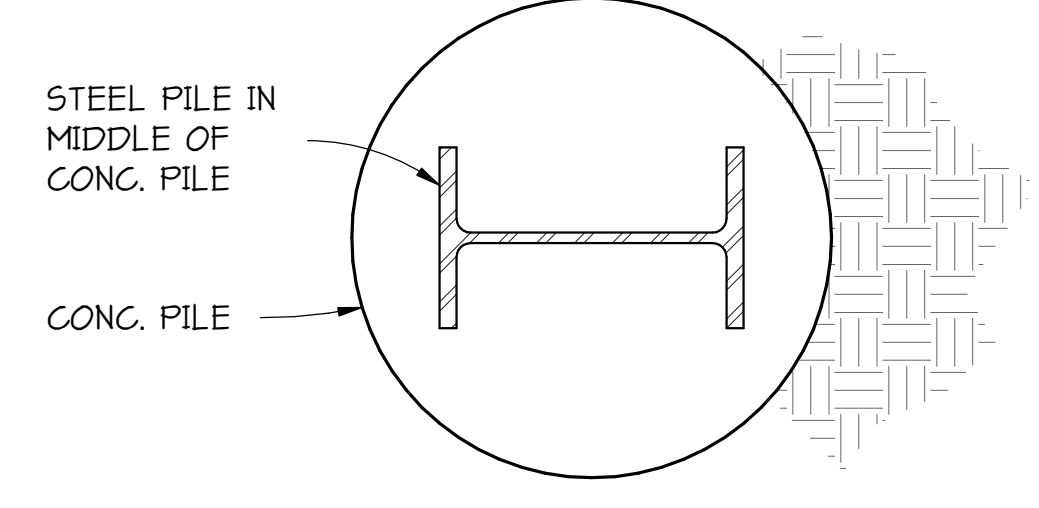
LOCATION	"H" (MAX.)	"D" (MIN.)	STEEL PILE SECTION
CANTILEVERED SOLDIER PILES (W/O TIEBACK)	14'	21'-0"	W18x119
	12'	18'-3"	W18x96
	10'	15'-6"	W18x55
	8'	12'-4"	W18x35

NOTES:
 1. TABLE BASED ON MAX. PILE SPACING OF 8'-0".
 2. TABLE BASED ON 30"Ø CONC. PILE.
 3. "H" IS AT THE PILE OR THE AVERAGE BETWEEN ADJACENT PILES.
 4. SEE STRUCTURAL GENERAL NOTES FOR STEEL FINISH. COORDINATE WITH ARCHITECT FOR ADDITIONAL REQUIREMENTS.

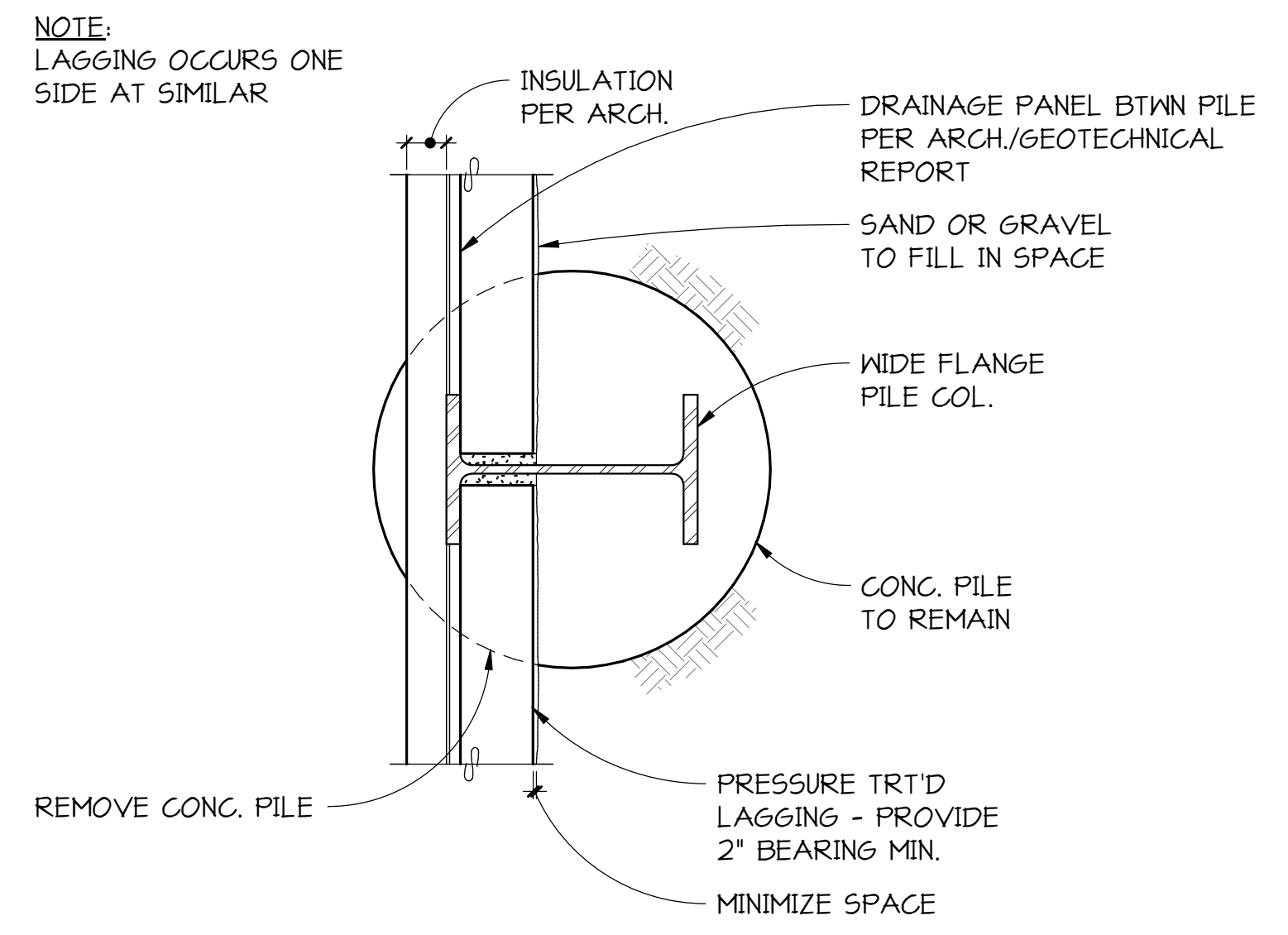
2 TABLE - PILES
 51.01 1" = 1'-0"



5 SECTION
 51.01 1/2" = 1'-0"



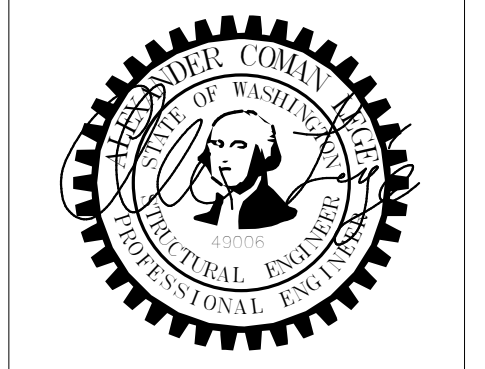
3 PLAN DETAIL
 51.01 1" = 1'-0"



4 SECTION
 51.01 1" = 1'-0"



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 ARCHITECTURAL DESIGN + INTERIORS



project:
MERCER ISLAND RESIDENCE
 8424 BENOTHO PLACE, MERCER ISLAND, WA 98040

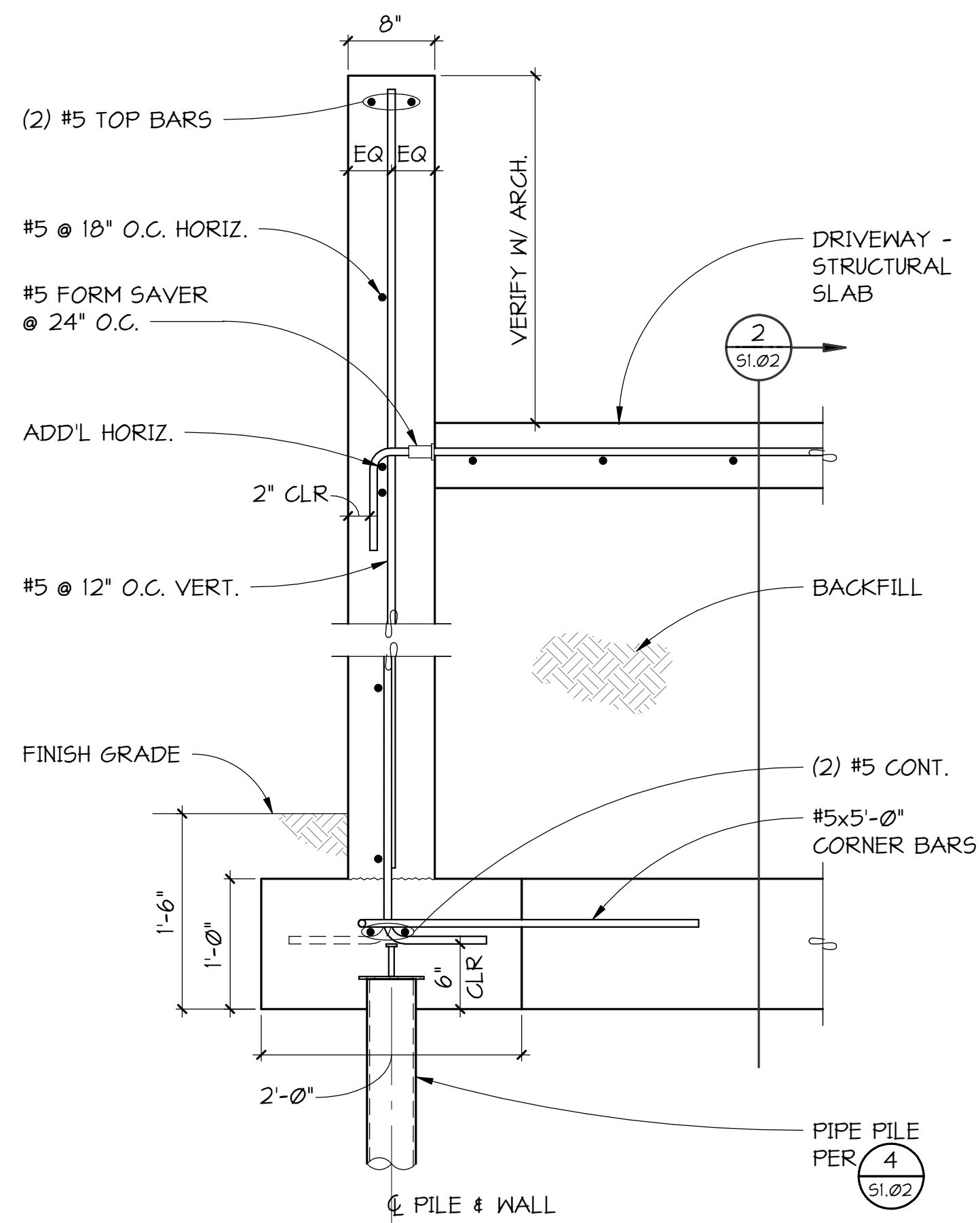
principal architect MP
 project manager MP
 drawn by MP, JS
TNM
 checked by BLO
 job no. 1811
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revisions:

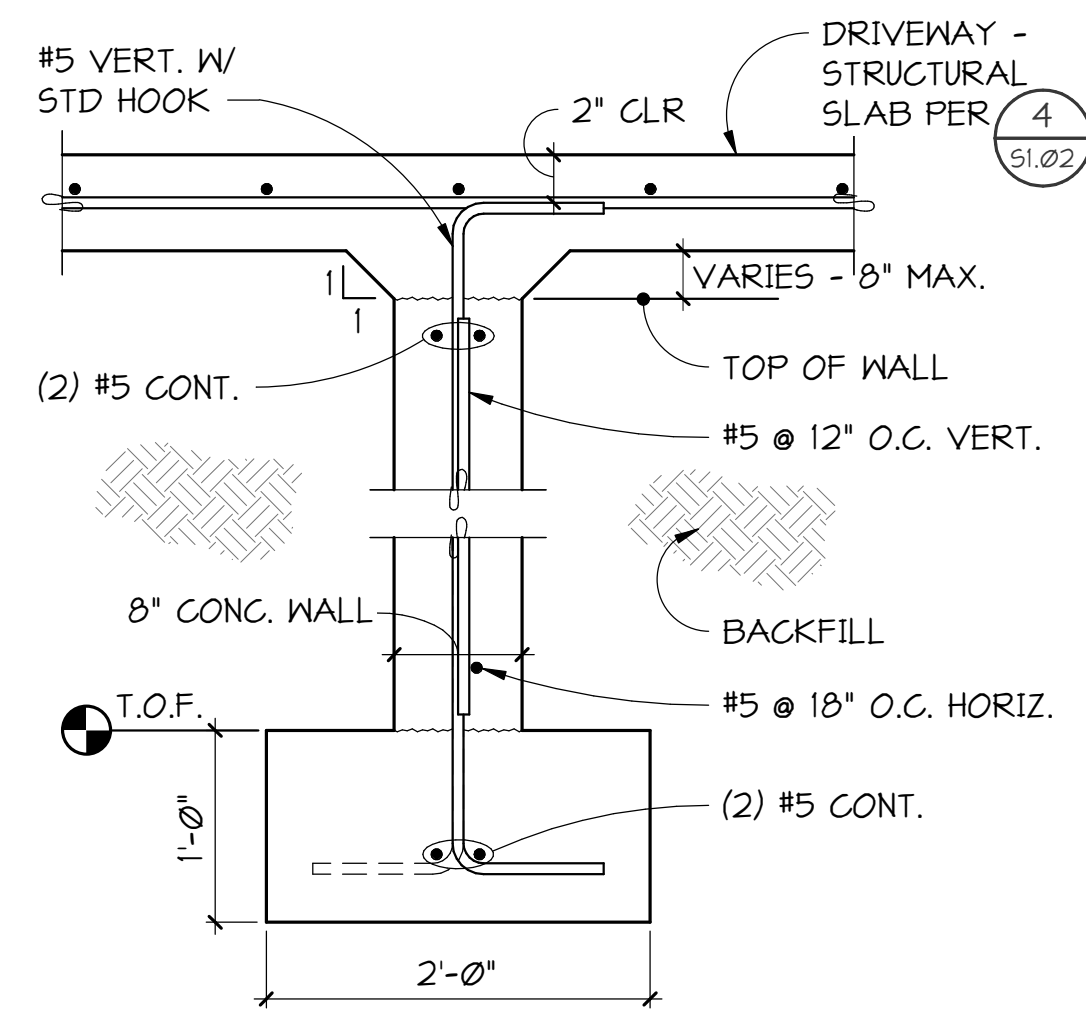
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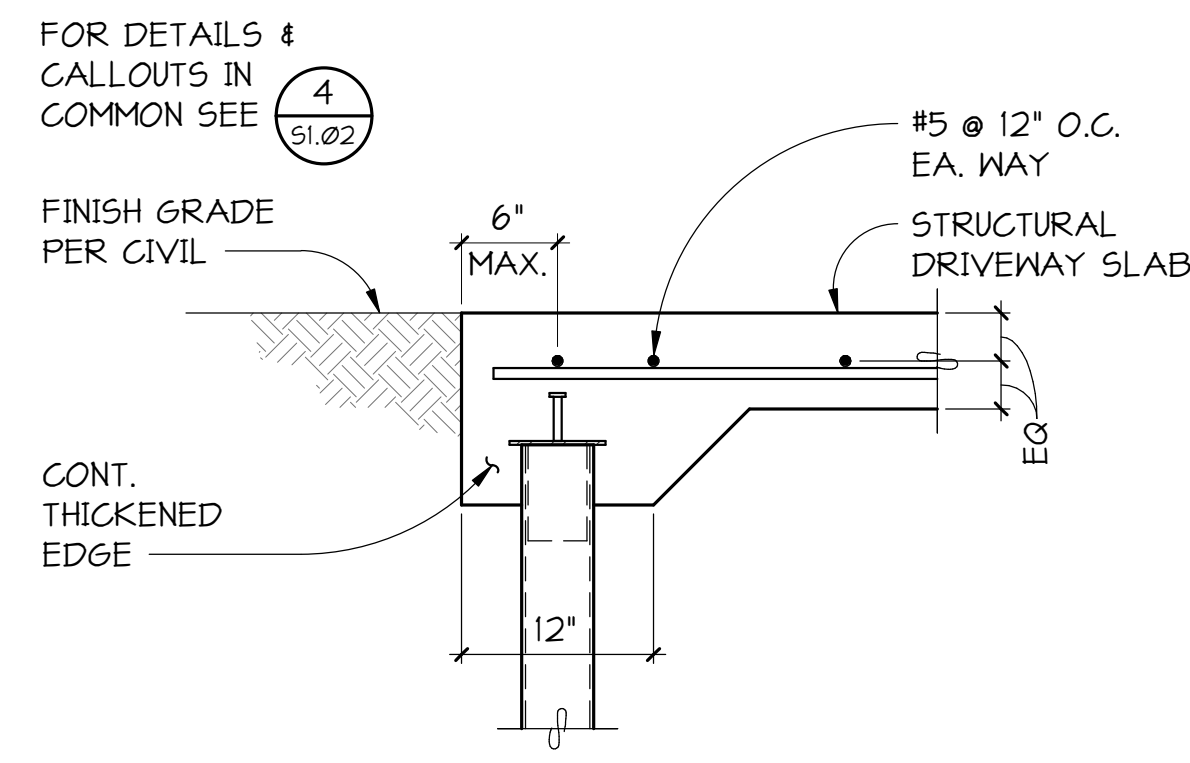
SITE DETAILS
S1.01



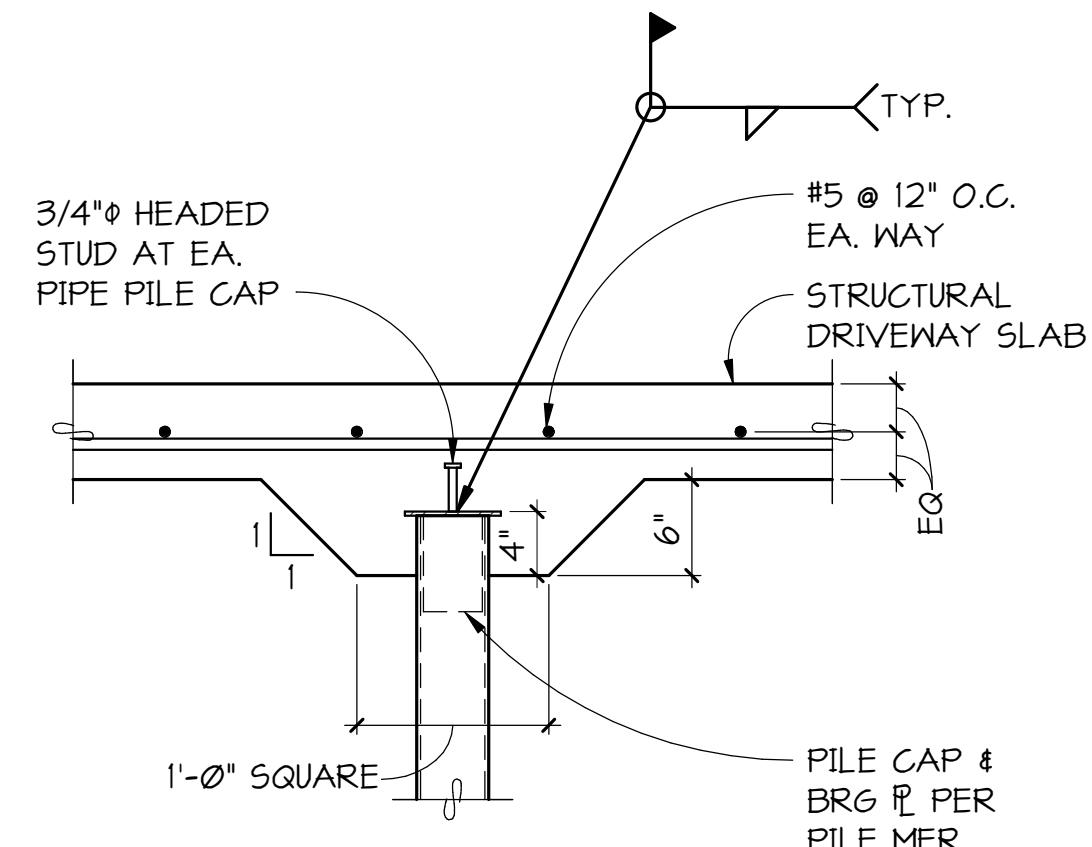
1 SECTION
S1.02 1" = 1'-0"



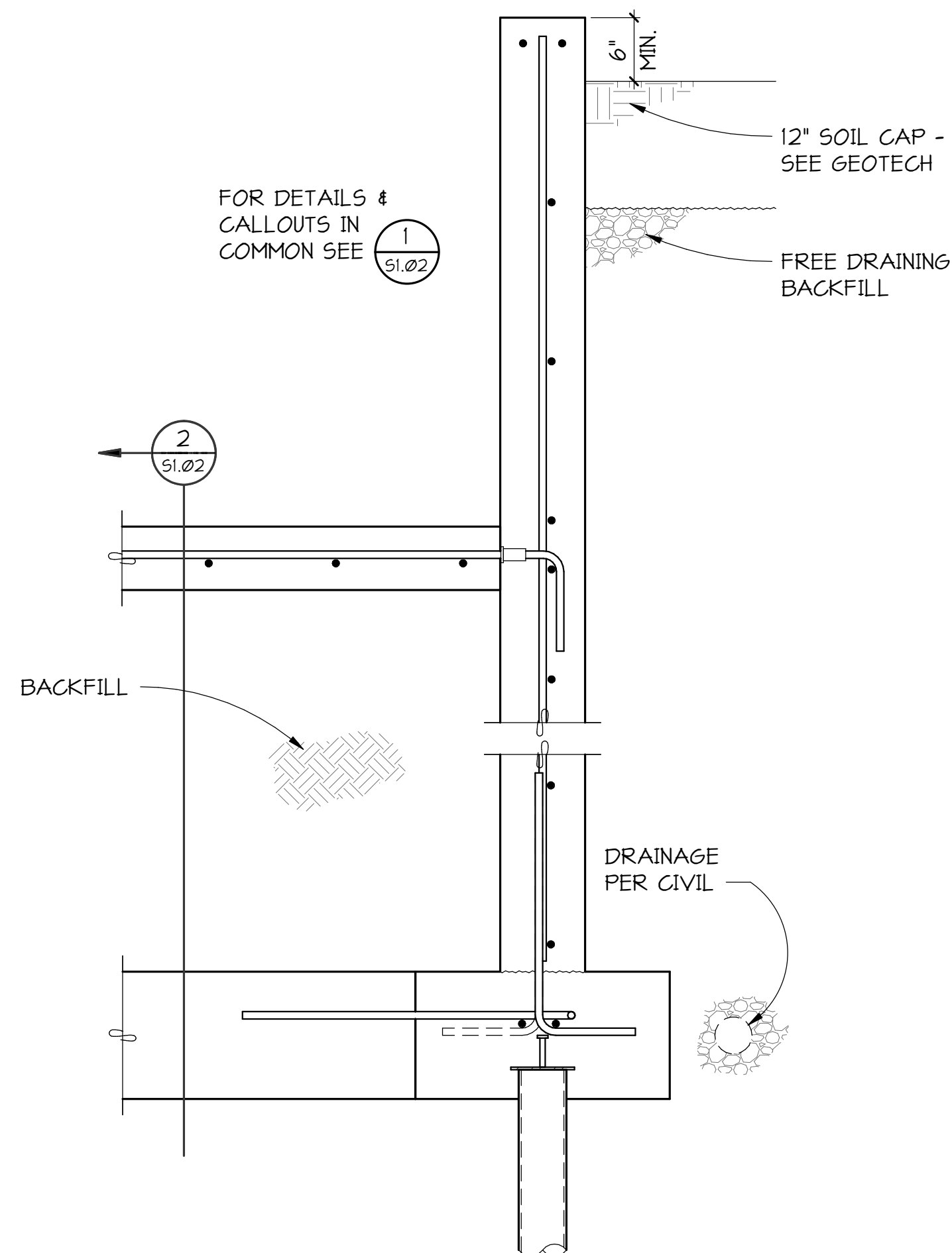
2 SECTION
S1.02 1" = 1'-0"



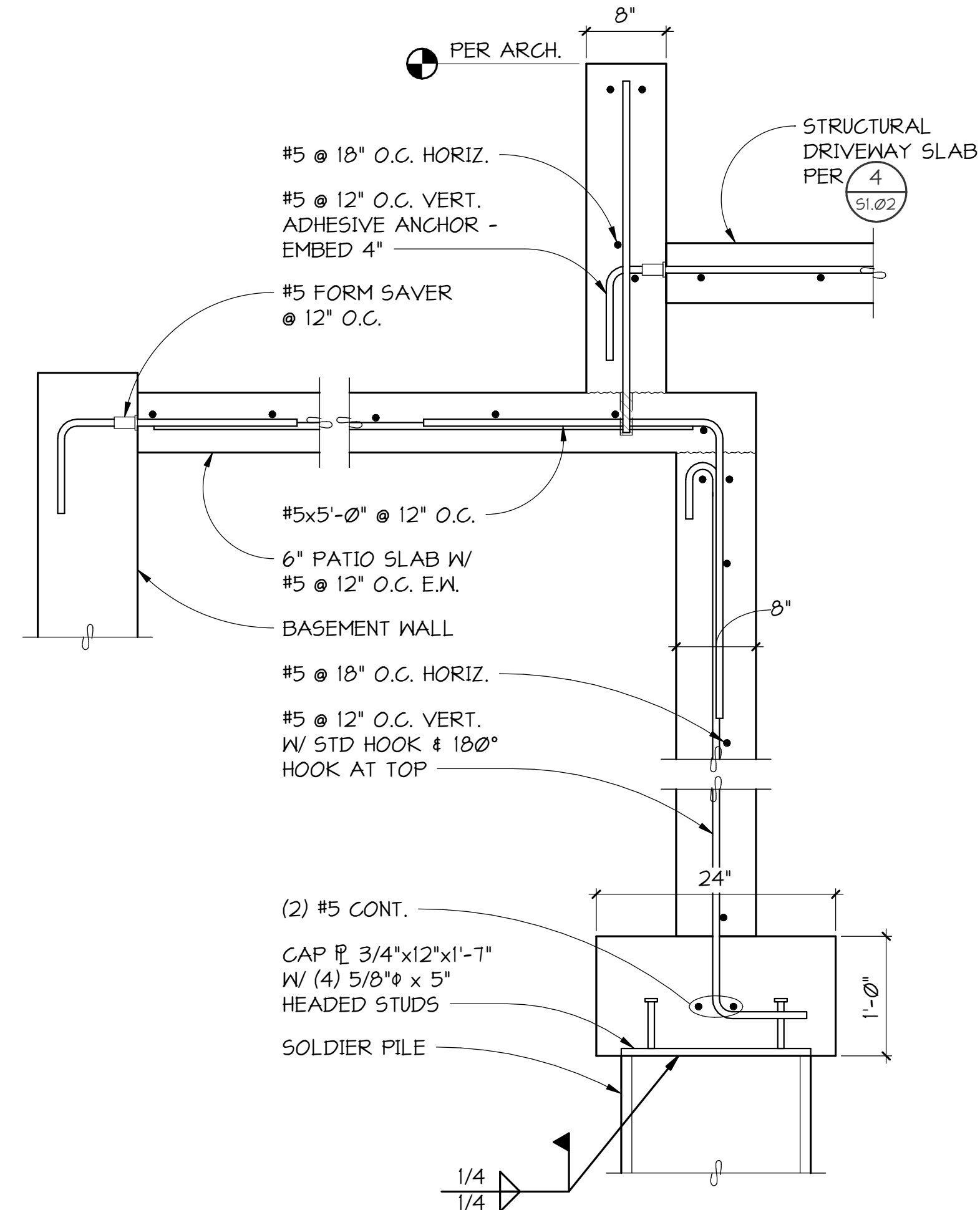
3 SECTION
S1.02 1" = 1'-0"



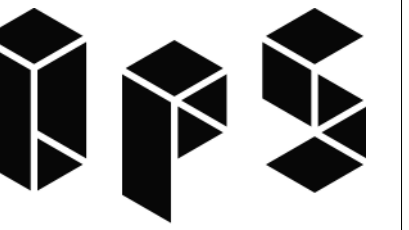
4 SECTION
S1.02 1" = 1'-0"



5 SECTION
S1.02 1" = 1'-0"



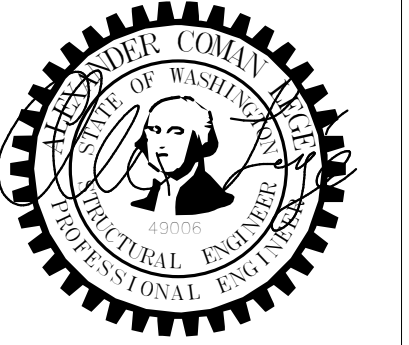
6 SECTION
S1.02 1" = 1'-0"



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815 SEATTLE BLVD S, STE 100, SEATTLE, WA 98134 USA
E: info@OkanoPicardStudio.com

KATIE HACKWORTH
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project:
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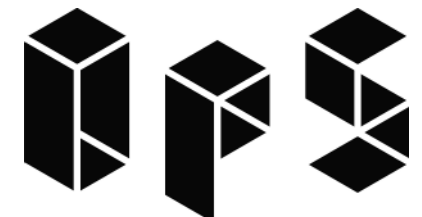
principal architect MP
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drawn by MP, JS
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checked by Checker
job no. 1811
date MAY 13, 2019

revisions:

no. date by

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MAY 13, 2019

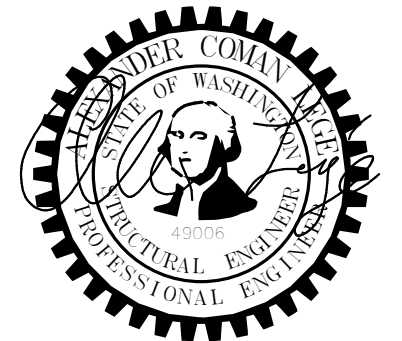
DETAILS
S1.02



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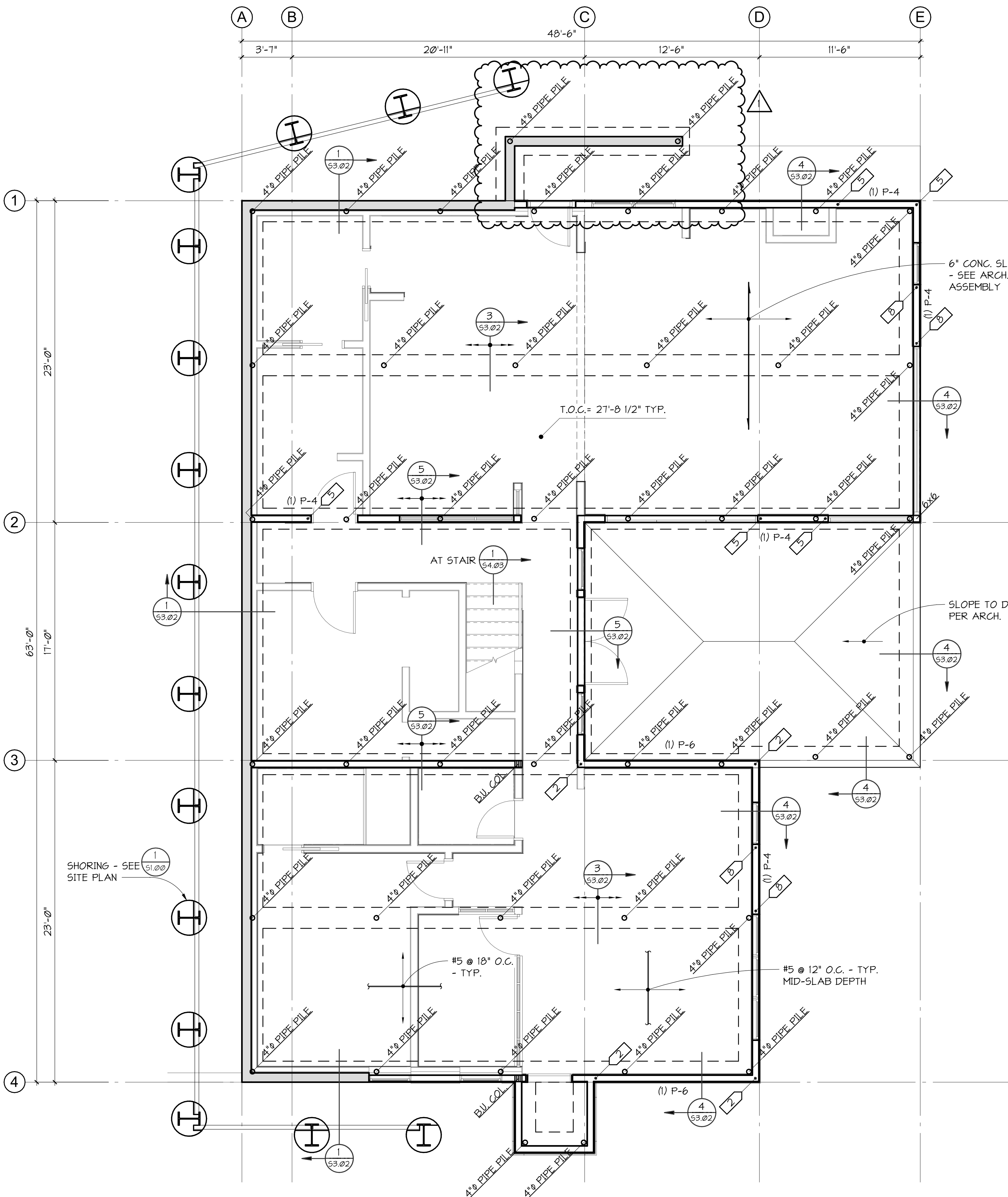
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 MAY 13, 2019

FOUNDATION AND
 MAIN LEVEL
 FRAMING PLAN

S2.10



FOUNDATION NOTES

- INDICATES WOOD STUD WALL. WOOD STUDS SHOULD ALIGN WITH TRUSS LAYOUT AND BE SPACED AT 16" ON CENTER MAXIMUM UNLESS NOTED OTHERWISE.
- INDICATES THICKENED SLAB ON GRADE 1'-6" UNLESS NOTED OTHERWISE. - SEE SHEETS S3.01 & S3.02 FOR TYPICAL FOOTING
- INDICATES WOOD STUD BUILT-UP COLUMN - SEE 2/54.01 FOR TYPICAL
- INDICATES SPECIAL BUILT-UP WOOD STUD COLUMN REQUIREMENTS UNDER HEADER. FOR TYPICAL FRAMING REQUIREMENTS AT OPENING IN STRUCTURAL WALLS - SEE 1/54.01 FOR TYPICAL DETAIL.
- INDICATES HOLD-DOWN - SEE 3/54.02 FOR SCHEDULE.
- INDICATES CONCRETE BASEMENT WALL - SEE S3.02 FOR DETAILS.
- INDICATES PIPE PILE - SEE S3.02 FOR DETAILS AND PLACEMENT. PILES ARE EQUALLY SPACED UNLESS NOTED OTHERWISE.

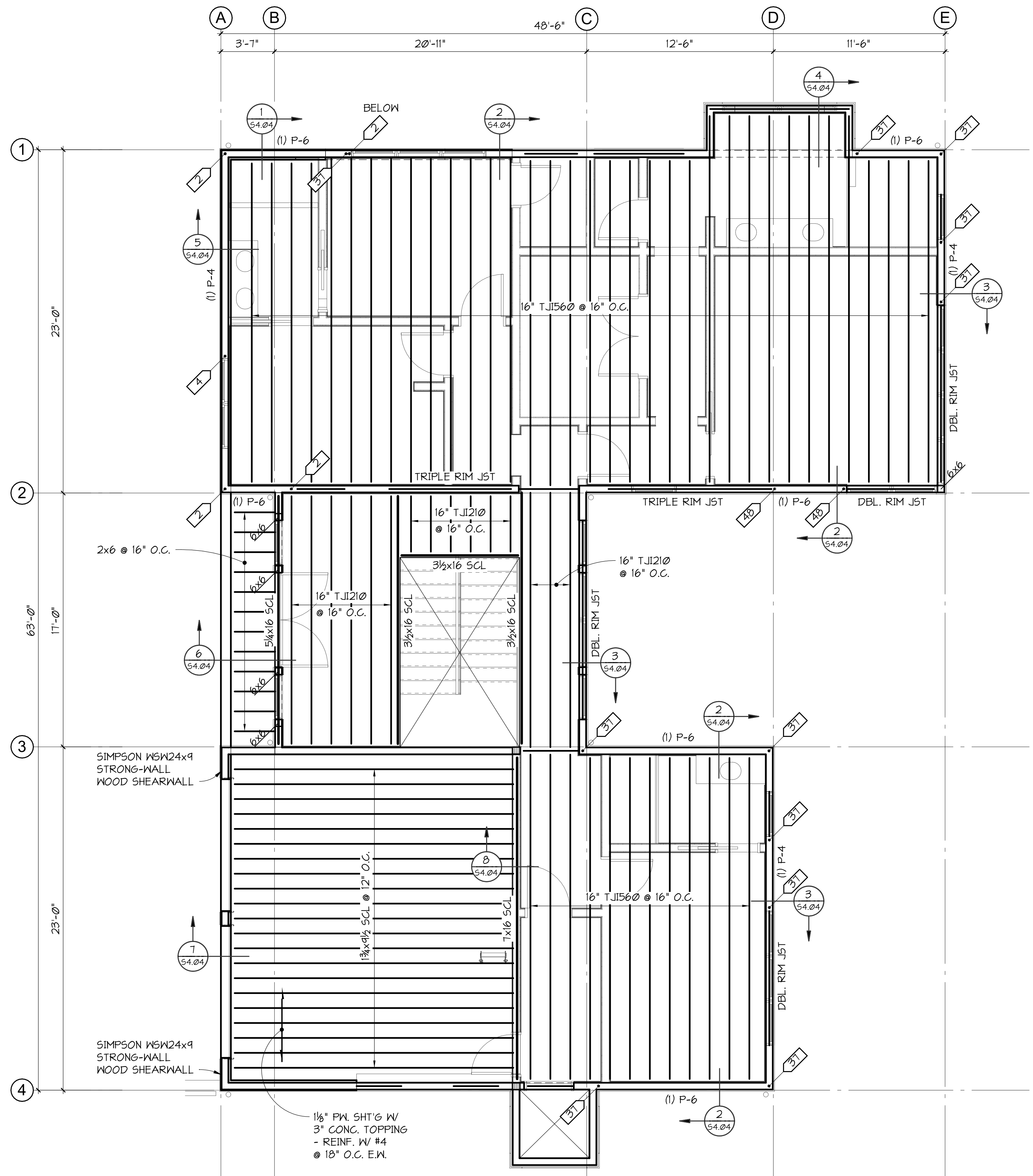
STUD WALL CONSTRUCTION SCHEDULE

MARK	SHEATHING REQUIREMENTS	SHEAR WALL REQUIREMENTS			(e) 5/8" ANCHOR BOLT SPACING
		(a) EDGE NAILING	FIELD NAILING	(b) SOLE NAILING	
EXTERIOR WALL	1/2" ONE SIDE	8d @ 6"	8d @ 12"	16d @ 6"	48"
(1) P-6	1/2" ONE SIDE	8d @ 6"	8d @ 12"	16d @ 6"	48"
(1) P-4	1/2" ONE EACH SIDE	8d @ 4"	8d @ 12"	16d @ 4"	36"
(2) P-6	(2) 1/2" ONE EACH SIDE ^{b,c,d}	8d @ 6"	8d @ 12"	16d @ 3"	30"
(2) P-4	(2) 1/2" ONE EACH SIDE ^{b,c,d}	8d @ 4"	8d @ 12"	16d @ 2"	20"

- ALL DESIGNATED SHEAR WALLS SHALL BE BLOCKED AT ALL SHEATHING EDGES. EDGE NAILING APPLIES TO ALL TOP AND BOTTOM PLATES, VERTICAL JOINTS, HORIZONTAL BLOCKED JOINTS, WALL CORNERS, AND HOLD DOWN ANCHORED STUDS.
- STAGGER NAILING TO AVOID SOLE PLATE SPLITTING.
- PROVIDE 3x MEMBERS AT ABUTTING SHEATHING JOINTS AND AT SILL PLATE.
- STAGGER PLYWOOD LAYUP.
- ALL ANCHOR BOLT CONNECTIONS SHALL HAVE 3"x3"x1/4" PLATE WASHERS MINIMUM.

FOUNDATION AND MAIN LEVEL FRAMING PLAN
 1/4" = 1'-0"

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FLOOR FRAMING NOTES

- COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- ROOF DIAPHRAGM NAILING:**
 3/4" TONGUE AND GROOVE WOOD SHEATHING NAILED WITH 8d AT 6" ON CENTER AT SUPPORTED EDGES AND 8d AT 12" ON CENTER AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED - UNLESS NOTED OTHERWISE ON PLAN). FACE GRAIN PERPENDICULAR TO SUPPORTS.

STUD WALL CONSTRUCTION SCHEDULE

SHEAR WALL REQUIREMENTS					
MARK	SHEATHING REQUIREMENTS	(a) EDGE NAILING	FIELD NAILING	(b) SOLE NAILING	(e) 5/8" ANCHOR BOLT SPACING
EXTERIOR WALL	1/2" ONE SIDE	8d @ 6"	8d @ 12"	16d @ 6"	48"
(1) P-6	1/2" ONE SIDE	8d @ 6"	8d @ 12"	16d @ 6"	48"
(1) P-4	1/2" ONE EACH SIDE	8d @ 4"	8d @ 12"	16d @ 4"	36"
(2) P-6	(2) 1/2" ONE EACH SIDE ^{b,c,d}	8d @ 6"	8d @ 12"	16d @ 3"	30"
(2) P-4	(2) 1/2" ONE EACH SIDE ^{b,c,d}	8d @ 4"	8d @ 12"	16d @ 2"	20"

- ALL DESIGNATED SHEAR WALLS SHALL BE BLOCKED AT ALL SHEATHING EDGES. EDGE NAILING APPLIES TO ALL TOP AND BOTTOM PLATES, VERTICAL JOINTS, HORIZONTAL BLOCKED JOINTS, WALL CORNERS, AND HOLD DOWN ANCHORED STUDS.
 - STAGGER NAILING TO AVOID SOLE PLATE SPLITTING.
 - PROVIDE 3x MEMBERS AT ABUTTING SHEATHING JOINTS AND AT SILL PLATE.
 - STAGGER PLYWOOD LAYUP.
 - ALL ANCHOR BOLT CONNECTIONS SHALL HAVE 3"x3"x1/4" PLATE WASHERS MINIMUM.
- PROVIDE SOLID BLOCKING IN THE FLOOR JOISTS CAVITY BENEATH ALL COLUMN LOCATIONS AND BETWEEN UPPER AND LOWER STUDS AT FLOOR TO FLOOR HOLDDOWN LOCATIONS.
 - PROVIDE TIMBERSTRAND RIM WHERE FLOOR JOISTS BEAR AT WALLS.
 - [] INDICATES SPECIAL BUILT-UP WOOD STUD COLUMN REQUIREMENTS UNDER HEADER. FOR TYPICAL FRAMING REQUIREMENTS AT OPENING IN STRUCTURAL WALLS SEE 1/54.01 FOR TYPICAL DETAIL.
 - INDICATES HOLDOWN. SEE 3/54.02 FOR SCHEDULE.
 - INDICATES WALL EXTENDING TO FLOOR STRUCTURE.
 - INDICATES TYPICAL HEADER IN WALL BELOW - SEE 1/54.01.
 - PROVIDE HANGERS PER TABLE BELOW UNLESS NOTED OTHERWISE.

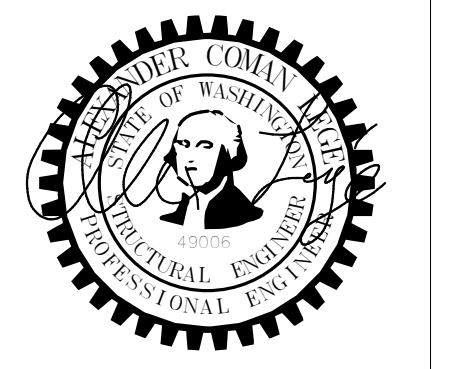
MEMBER	HANGER
TJI 110	IT51.01/11.00
2x8	LU520
(2) 2x8	LU520-2
3/2 x 11/8 LSL	BA3.56/11.00

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1 UPPER LEVEL FRAMING PLAN
 52.20 1/4" = 1'-0"



KATIE HACKWORTH
 ARCHITECTURAL DESIGN + INTERIORS



project: **MERCER ISLAND RESIDENCE**
 8424 BENOTHO PLACE, MERCER ISLAND, WA 98040

principal architect_MP
 project manager_MP
 drawn by_MP, JS
 SMS
 checked by_BLO
 job no._1811
 date_MAY 13, 2019

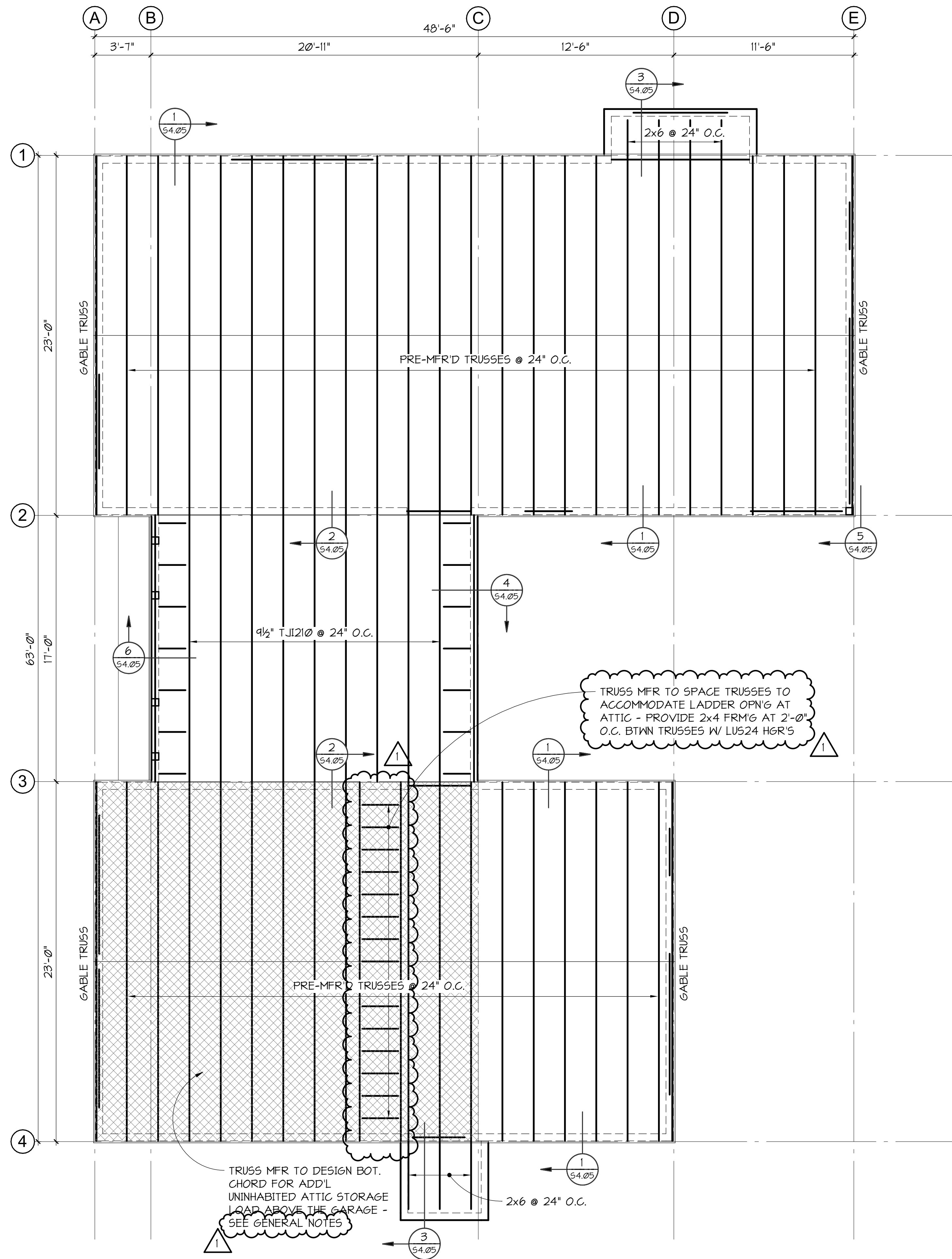
revisions:

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 MAY 13, 2019

UPPER LEVEL FRAMING PLAN
S2.20

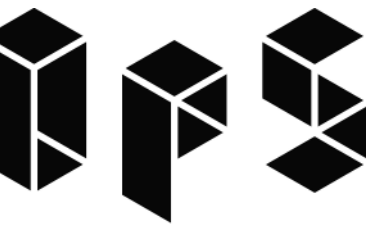
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1 ROOF FRAMING PLAN
1/4" = 1'-0"

ROOF FRAMING NOTES

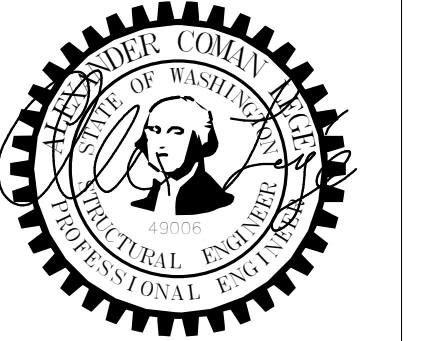
- COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- ROOF DIAPHRAGM NAILING:
5/8" WOOD SHEATHING NAILED WITH 8d AT 6" ON CENTER AT SUPPORTED EDGES AND 8d AT 10" ON CENTER AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). FACE GRAIN PERPENDICULAR TO SUPPORTS.
- PROVIDE SOLID BLOCKING BETWEEN THE BEARINGS OF EVERY RAFTER OR TRUSS AND A SIMPSON H2.5 CLIP AT EVERY MEMBER.
- GABLE END WALLS WHICH ARE NOT BALLOON FRAMED ARE REQUIRED TO BE LATERALLY SUPPORTED AT THE PLATE LINE BY BRACING DESIGNED BY ROOF TRUSS MANUFACTURER.
- INDICATES WALL EXTENDING TO ROOF STRUCTURE.
- INDICATES TYPICAL HEADER IN WALL BELOW - SEE 1/54.01.



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815 SEATTLE BLVD S, STE 101, SEATTLE, WA 98134 USA
E: info@OkanoPicardStudio.com

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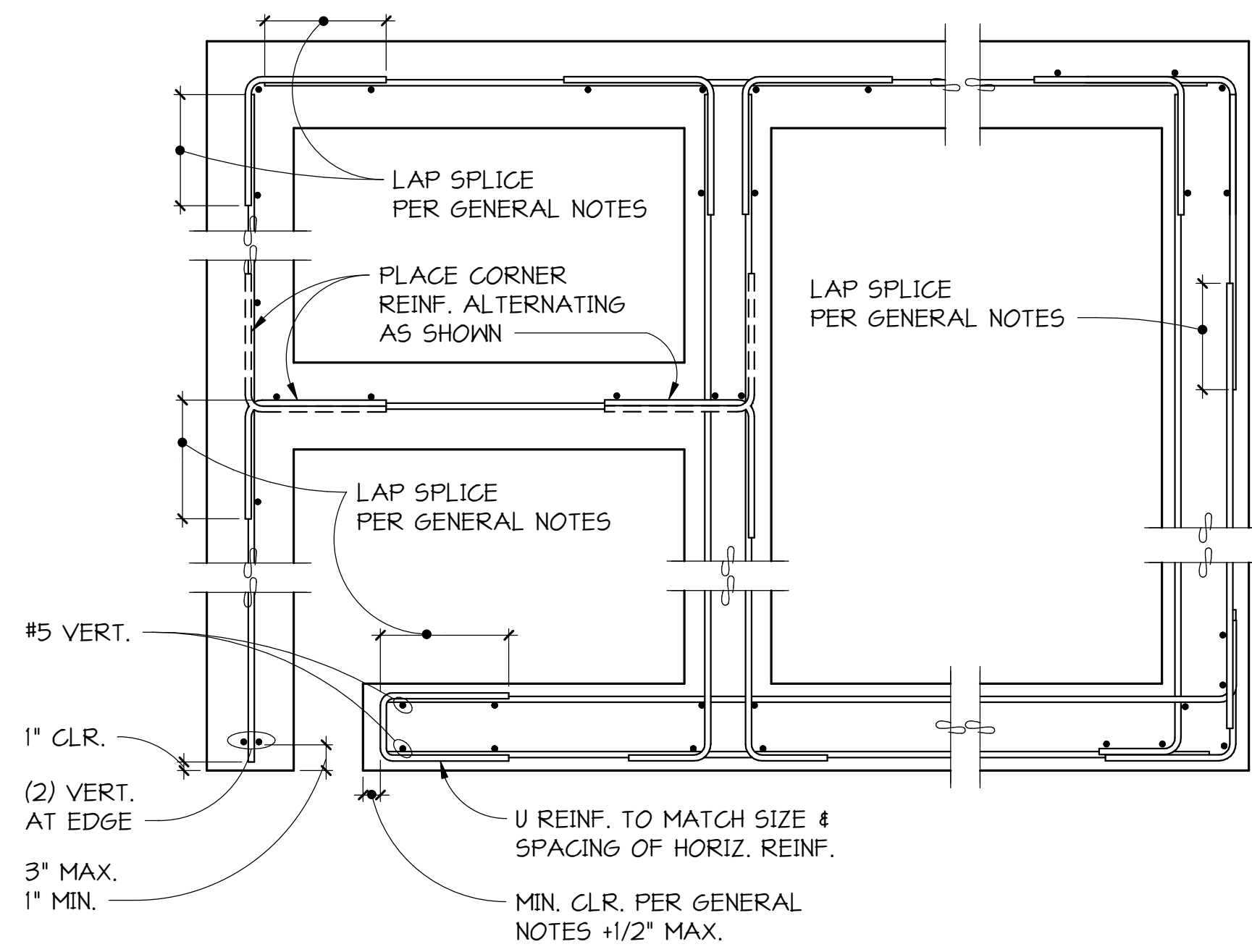
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ROOF FRAMING PLAN

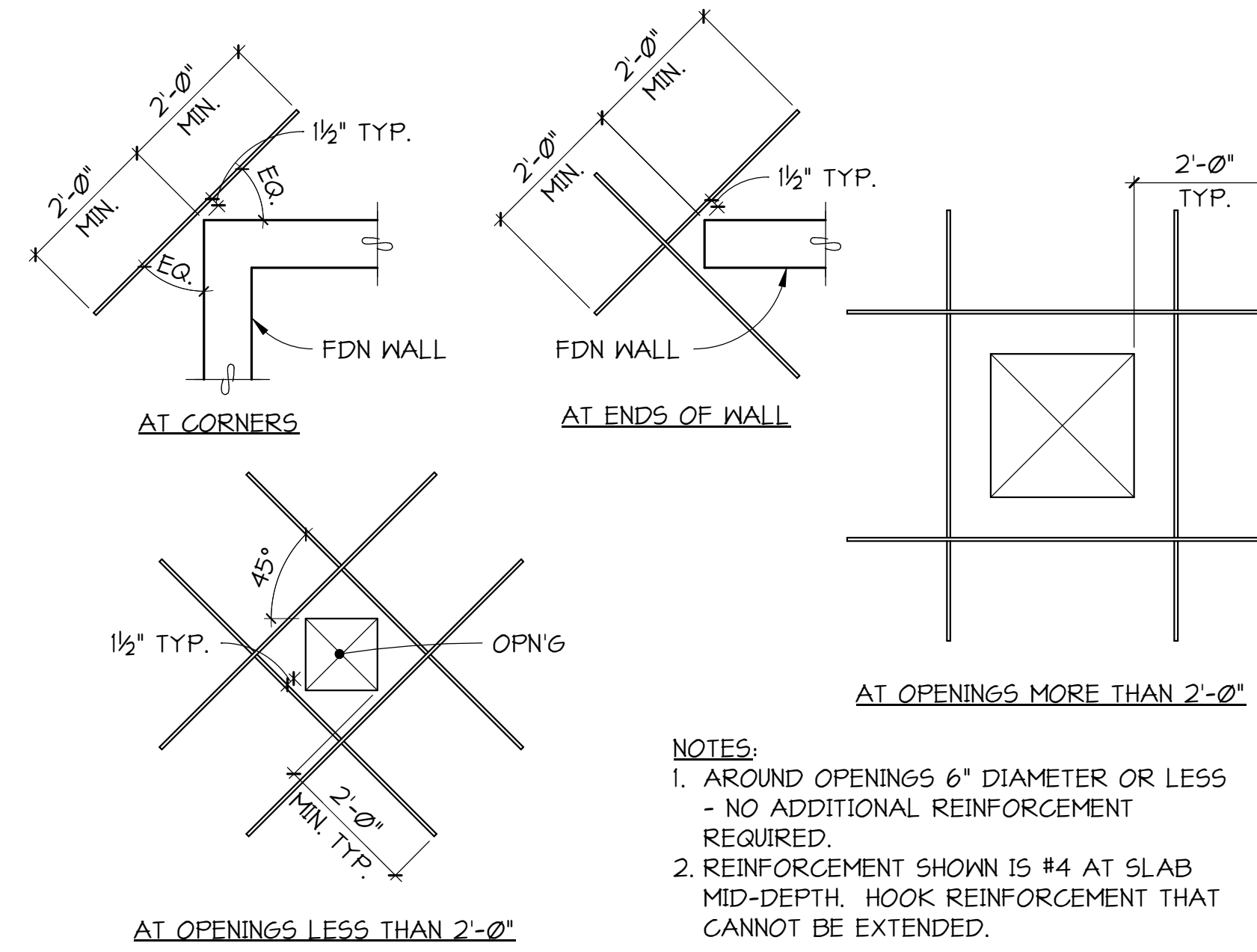
S2.40



- NOTES:**
1. VERTICAL REINFORCEMENT SHOWN IS ADDITIONAL IF NORMAL STEM WALL REINFORCEMENT IS NOT IN PROPER LOCATION.
 2. CORNER REINFORCEMENT IS SAME SIZE AND SPACING AS HORIZONTAL REINFORCEMENT.
 3. STANDARD HOOK MAY BE SUBSTITUTED FOR CORNER REINFORCEMENT - SEE NOTE #5.
 4. REINFORCEMENT AT ALL CORNERS, ENDS, AND INTERSECTIONS OF WALLS SHALL BE PLACED IN ACCORDANCE WITH APPROPRIATE DETAIL SHOWN.
 5. USE STANDARD HOOK FOR EMBEDMENT LESS THAN 24" PAST FACE OF WALL.

TYPICAL REINFORCEMENT PLACEMENT FOR CAST IN PLACE CONCRETE FOUNDATIONS AND WALLS

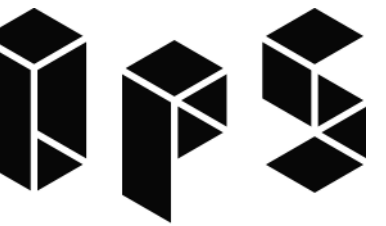
1
53.01 NO SCALE



- NOTES:**
1. AROUND OPENINGS 6" DIAMETER OR LESS - NO ADDITIONAL REINFORCEMENT REQUIRED.
 2. REINFORCEMENT SHOWN IS #4 AT SLAB MID-DEPTH. HOOK REINFORCEMENT THAT CANNOT BE EXTENDED.

TYPICAL SLAB ON GRADE DISCONTINUITY REINFORCEMENT

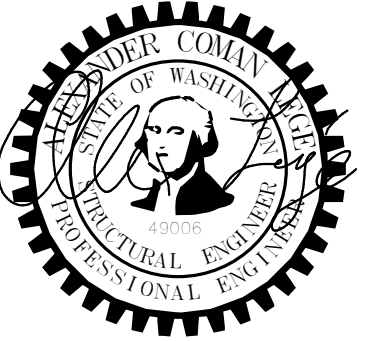
2
53.01 NO SCALE



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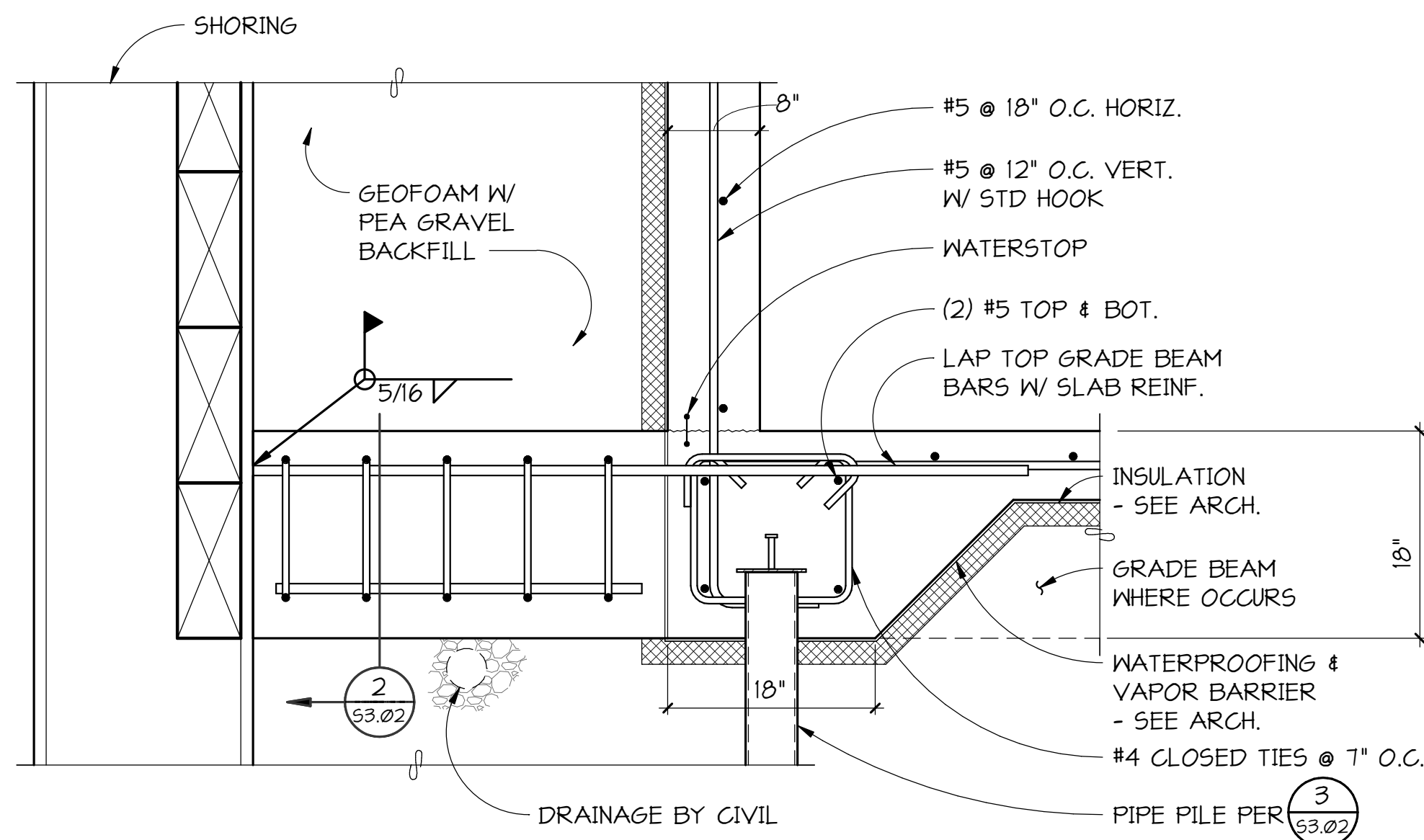
revisions:

no.	date	by

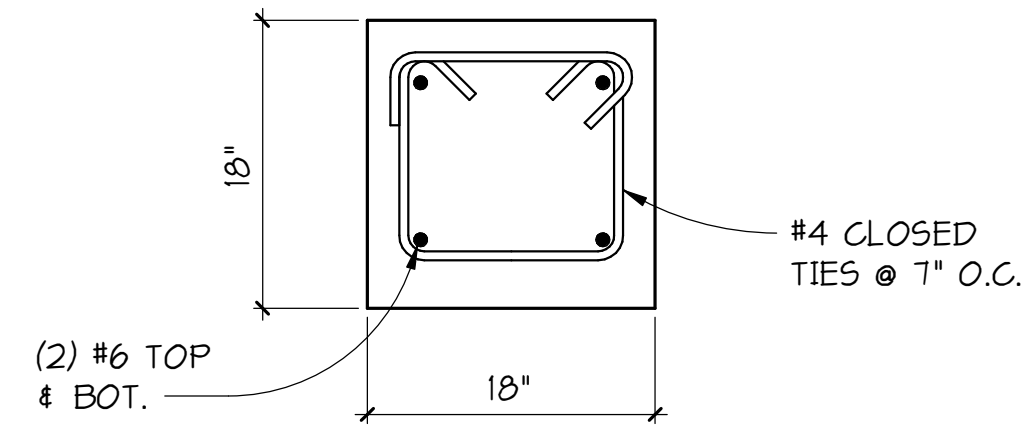
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FOUNDATION
DETAILS

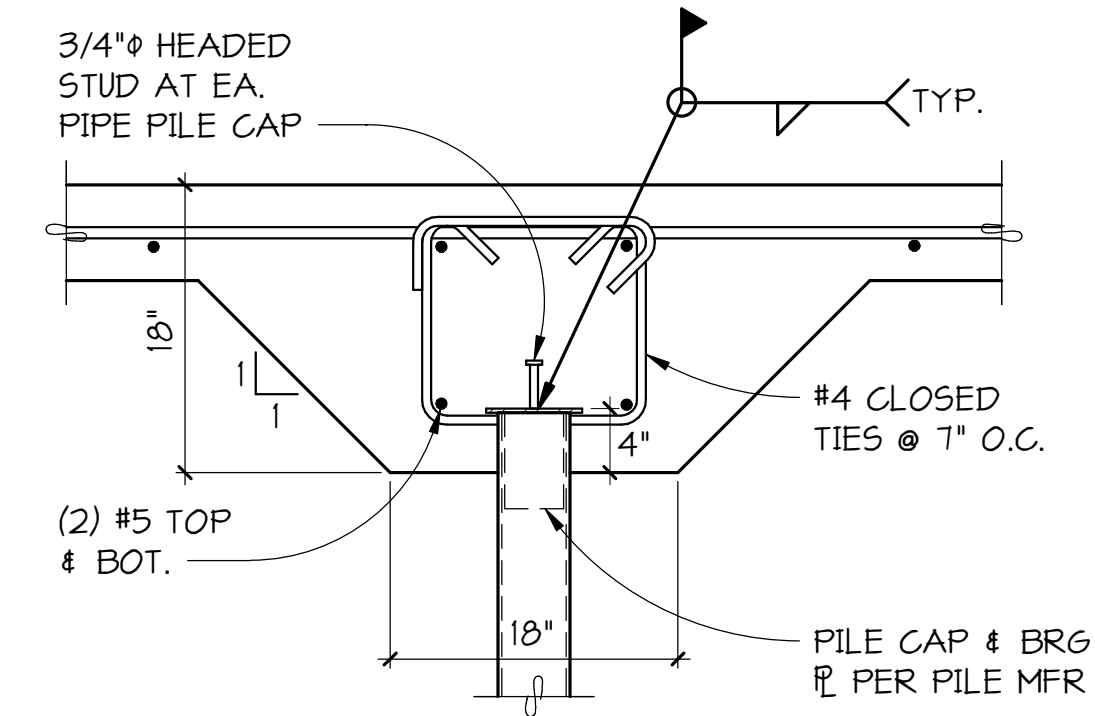
S3.01



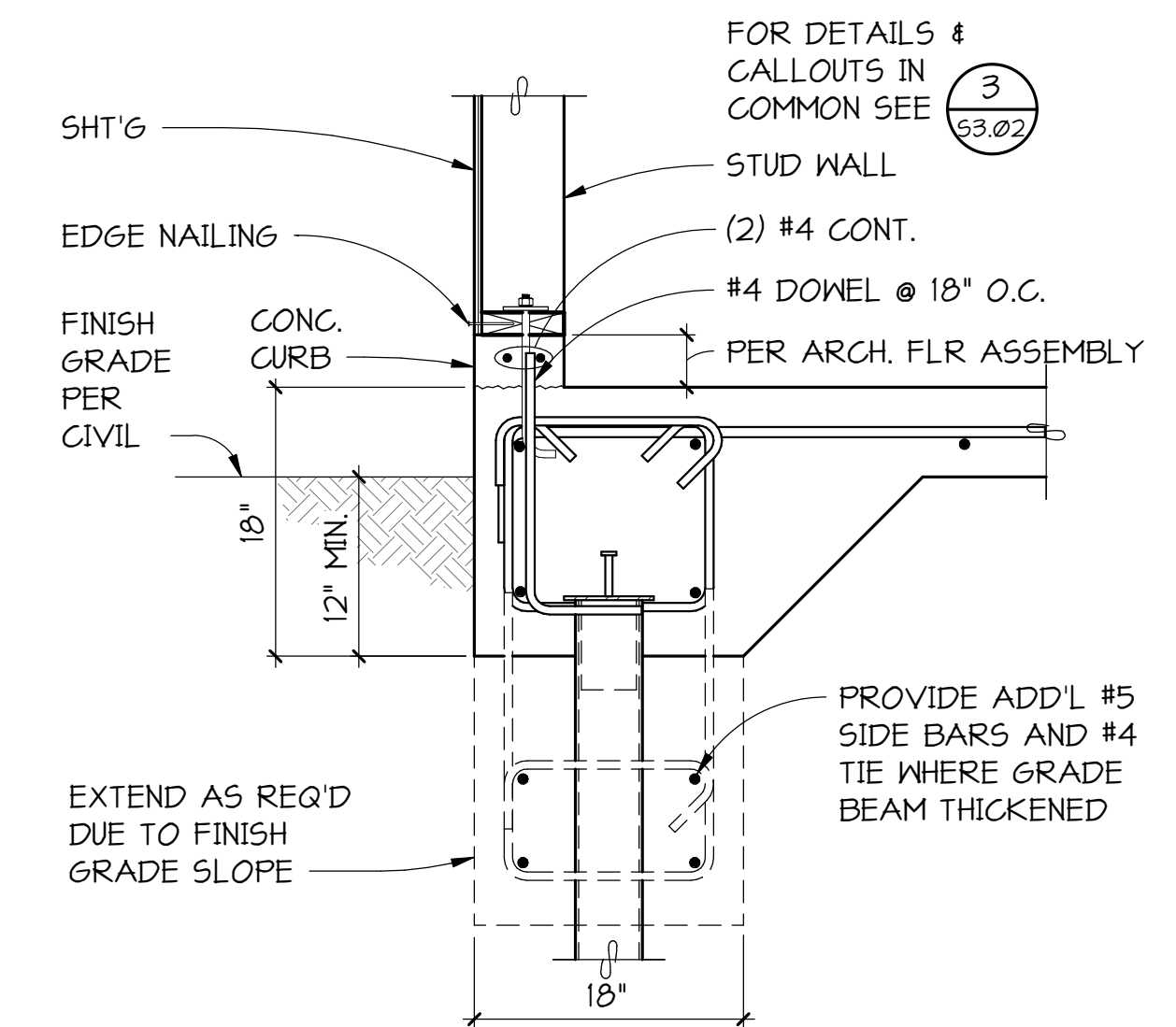
1 SECTION
53.02 1" = 1'-0"



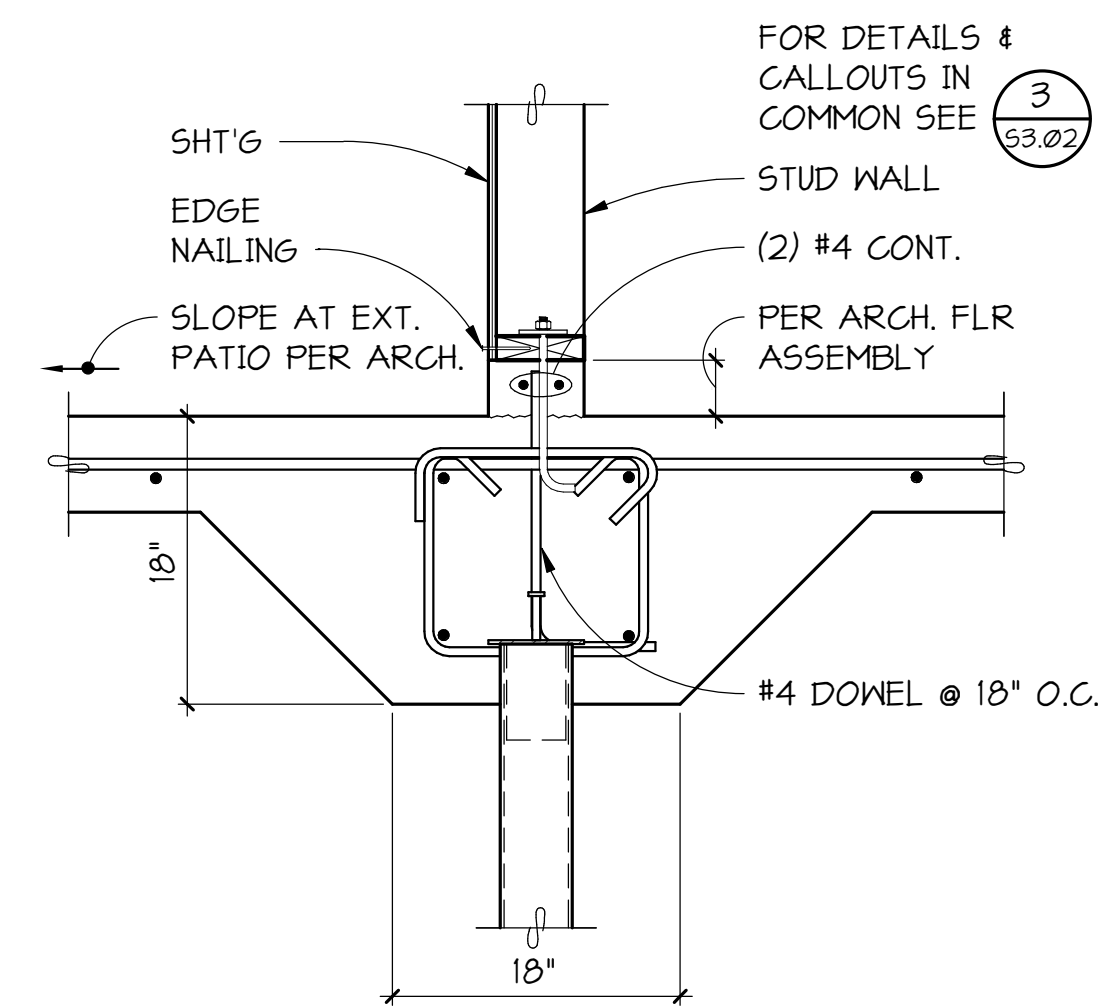
2 SECTION
53.02 1" = 1'-0"



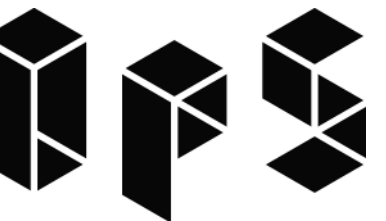
3 SECTION
53.02 1" = 1'-0"



4 SECTION
53.02 1" = 1'-0"



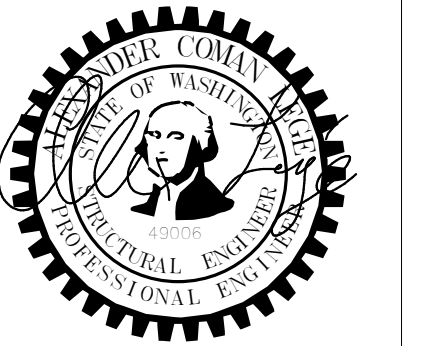
5 SECTION
53.02 1" = 1'-0"



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FOUNDATION
DETAILS

S3.02

HDR'S INSTALLED TIGHT TO TOP \bar{r} . U.N.O. - REFER TO PLAN FOR SIZES IN EXCESS OF MIN.'S

HEADERS SHALL BE (3) 2x8 MINIMUM AT 2x6 WALLS AND (2) 2x8 MINIMUM AT 2x4 WALLS UNLESS NOTED OTHERWISE

DBL. TOP \bar{r} - LAP PER 5/54.01

FLUSH FRAMED HDR WHERE INDICATED ON PLAN - EXTEND OVER BRG STUDS BELOW OR TO SUIT JST HDR'S - 2x SCL RIM JST MIN.

QUANTITY OF BRG STUDS - (1) MIN.

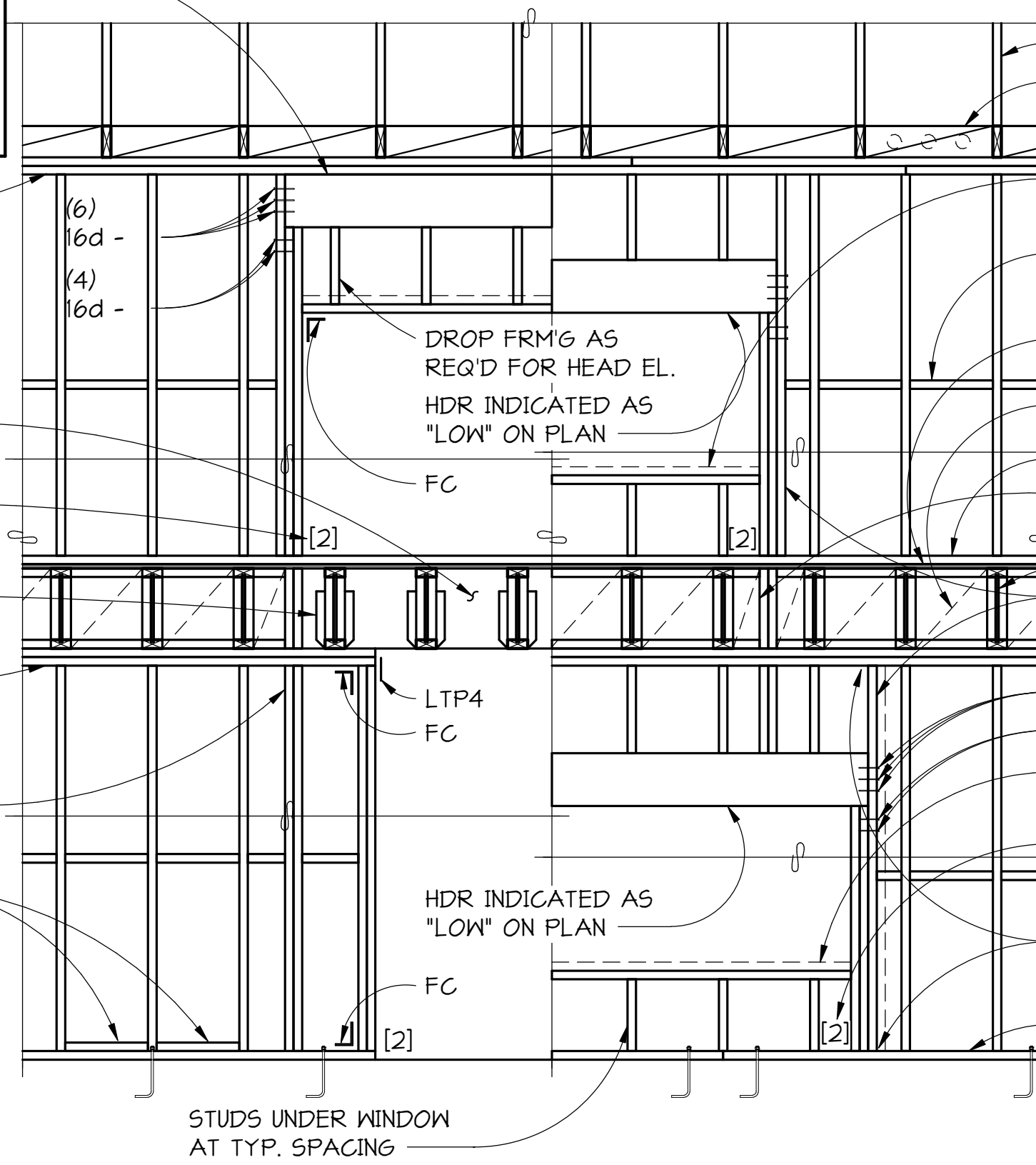
WEB STIFF.'S & JST HDR - TYP.

DBL. TOP \bar{r} - LAP PER 5/54.01

PROVIDE STUDS BELOW TO MATCH SIZE & QUANTITY OF BRG STUDS

2x BLK'G EA. SIDE OF NOTCHED STUD

ANCHOR BOLT AT NOTCHED STUD

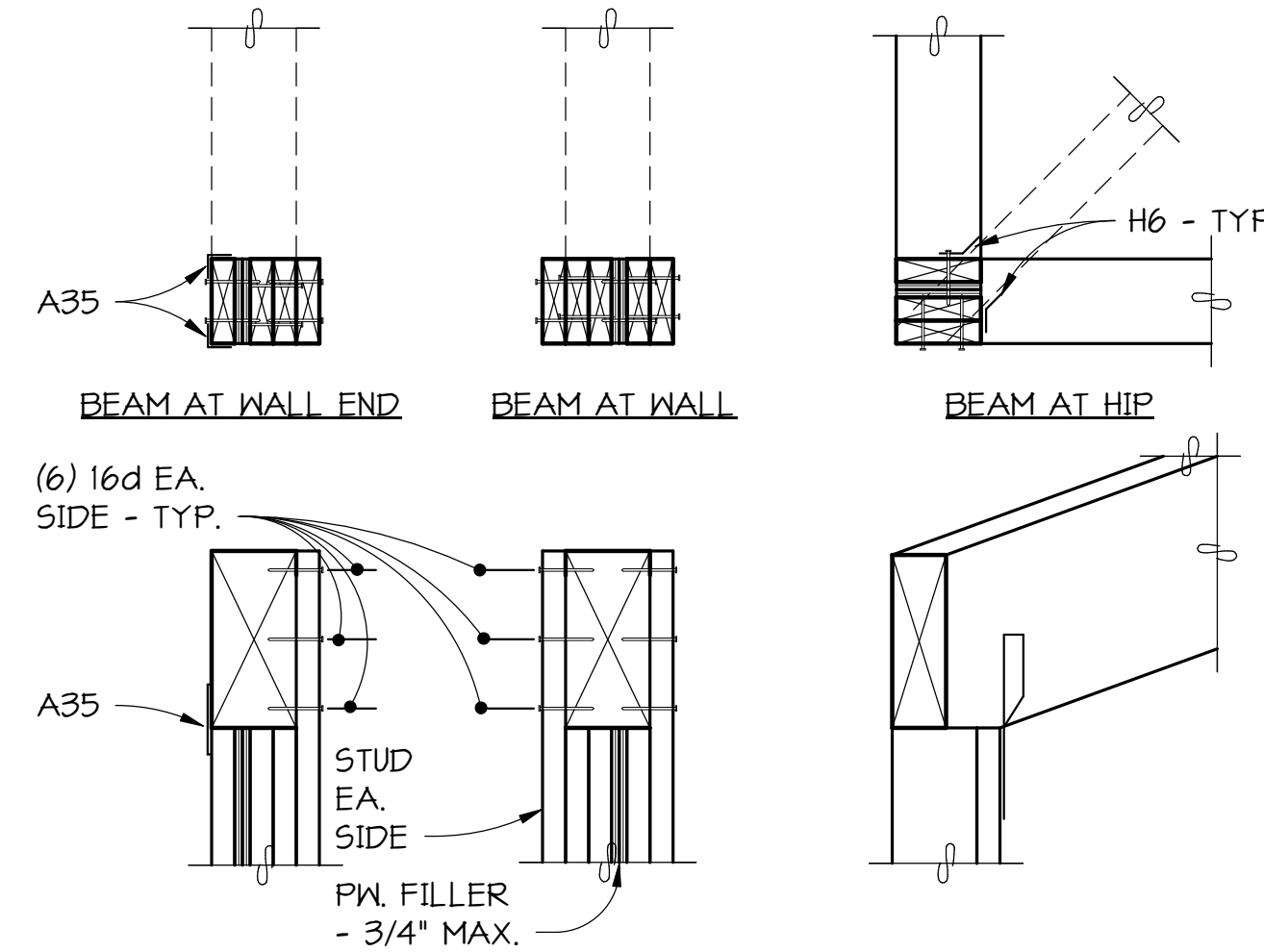


NOTE: FC INDICATES A35 OR A34 AT 2x4 WALLS.

TYPICAL BEARING STUD WALL AND OPENING FRAMING

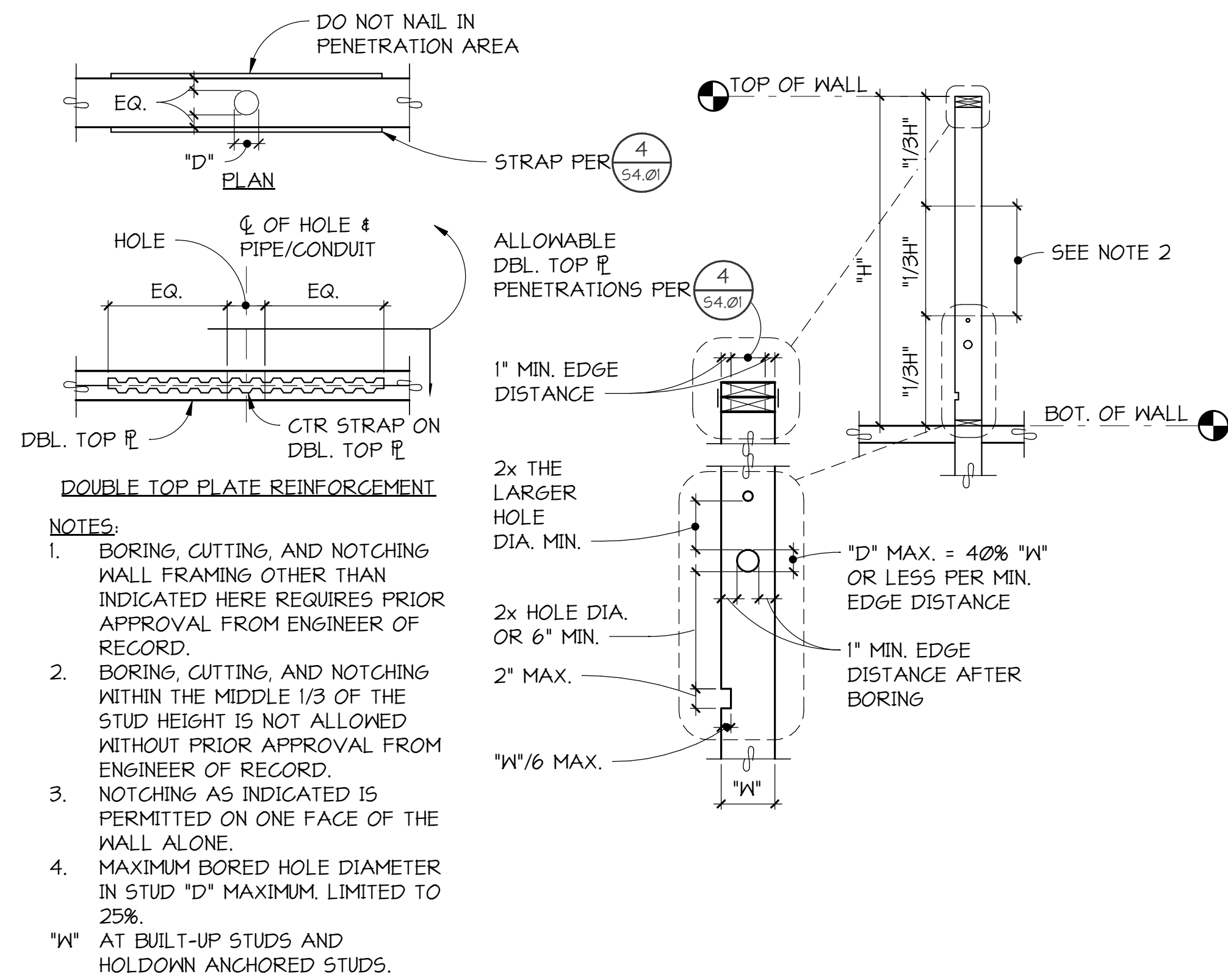
1 DETAIL NO SCALE

PRE-MANUFACTURED ROOF TRUSSES
2x FULL HT BLK'G - PROVIDE VENTILATION
(1) 2x (LESS THAN 6'-0")
(2) 2x (6'-0" TO 10'-0")
BLK'G AT HORIZ. JTS IN WOOD SHEATHED WALLS
FLR SHT'G
1-JST BLK'G OR SOLID RIM
BOT. \bar{r}
ADDED STUD BLK'G BELOW BRG STUDS IN JST CAVITY & ABOVE HDR
1-JST FLR FRM'G
PROVIDE (1) FULL HT STUD MIN. AT DROPPED HDR U.N.O. - PROVIDE (2) FULL HT WHEN OPN'G EXCEEDS 6'-0"
(6) 16d - TYP.
(4) 16d - TYP.
(1) 2x (LESS THAN 6'-0")
(2) 2x (6'-0" TO 10'-0")
INDICATES NUMBER OF BRG STUDS REQ'D UNDER END OF HDR - PROVIDE (1) STUD MIN. U.N.O. ON PLANS
FC WHERE OPN'G EXCEEDS 6'-0" & AT ALL 4x & 6x POSTS
P.P.T. BOT. \bar{r} PER 1/54.01



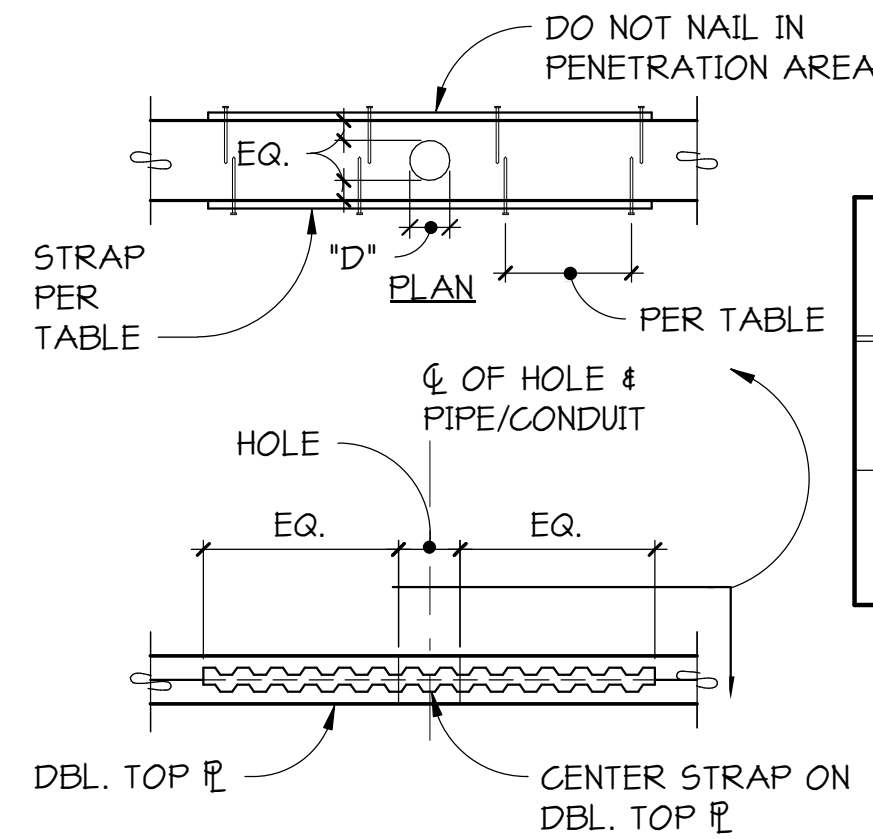
TYPICAL BUILT-UP COLUMN AT BEAM PERPENDICULAR TO WALL

2 DETAIL NO SCALE



ALLOWABLE LOAD BEARING/SHEARWALL STUD BORING, CUTTING, AND NOTCHING

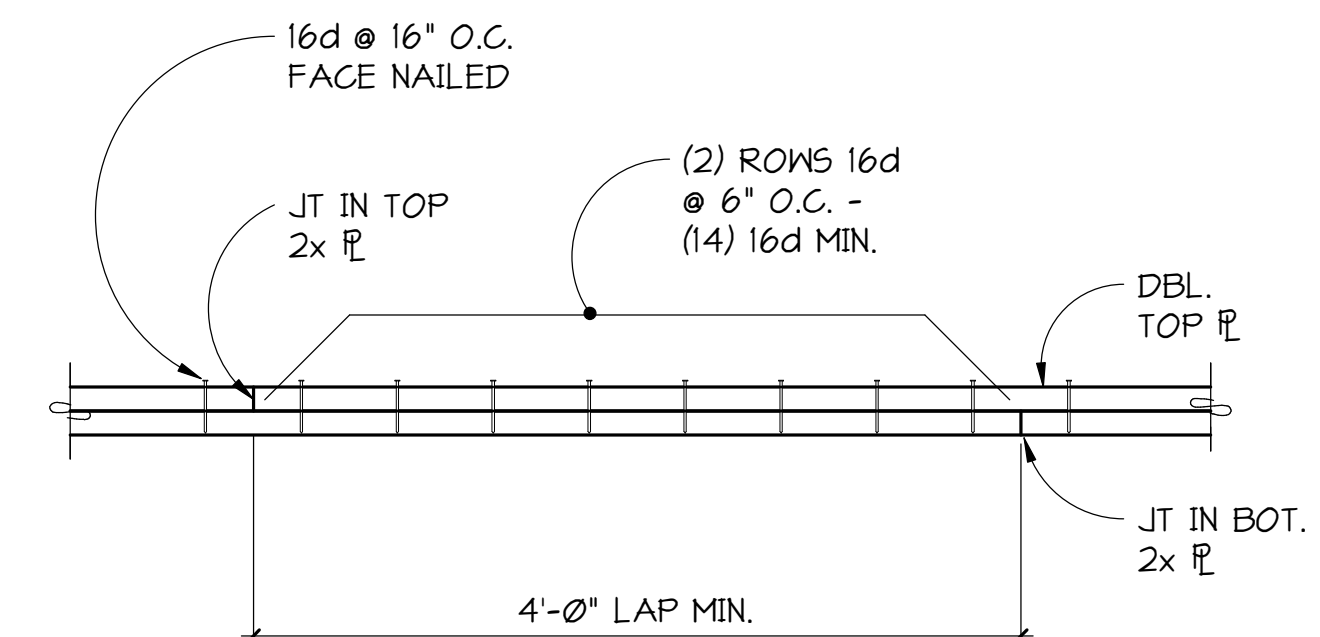
3 DETAIL NO SCALE



TYPICAL REINFORCING AT WALL DOUBLE TOP PLATE PENETRATIONS

4 DETAIL NO SCALE

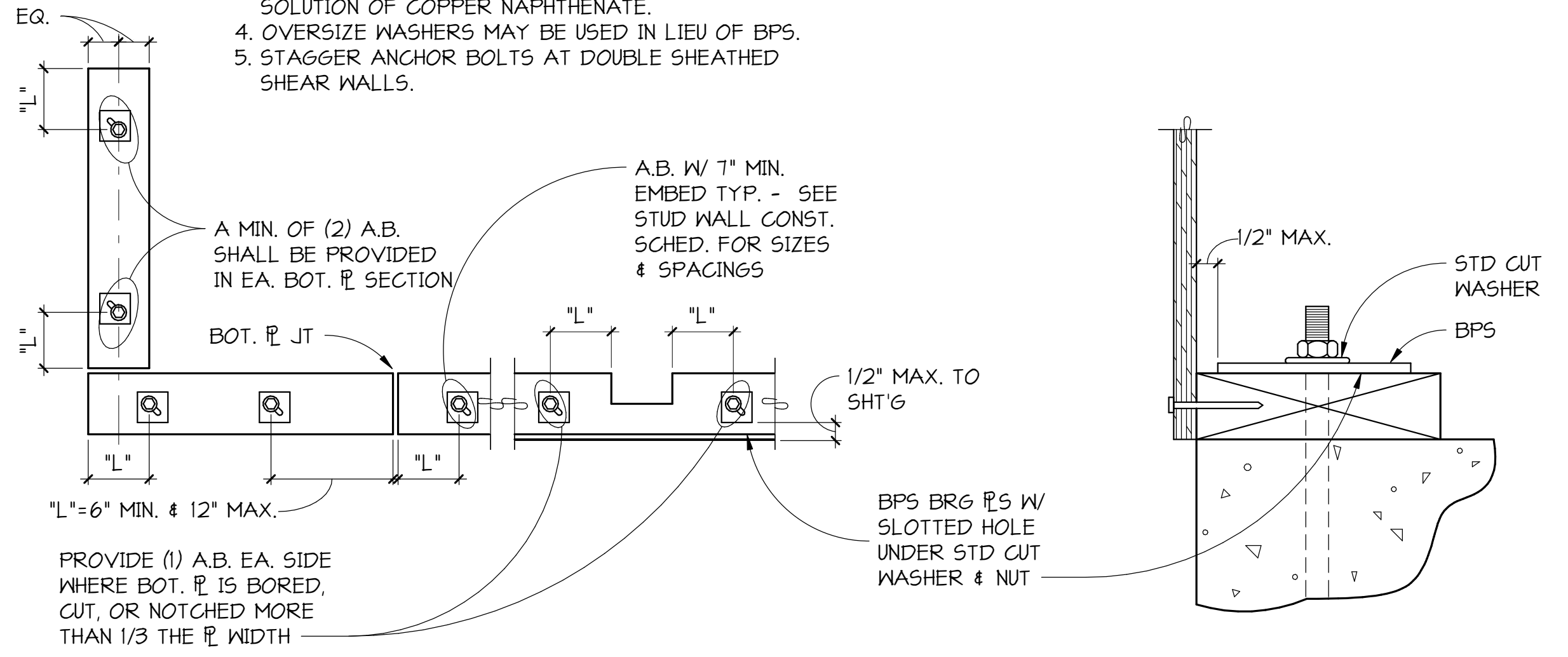
PLATE SIZE	HOLE DIAMETER "D" INCHES	STRAP
2x4	$\emptyset < "D" < 1"$ $1" \leq "D" \leq 2\frac{1}{4}"$	NO STRAP REQUIRED (2) ST2215 WITH (8) 16d EACH END
2x6	$\emptyset < "D" < 2\frac{1}{2}"$ $2\frac{1}{2}" \leq "D" \leq 3\frac{3}{4}"$	NO STRAP REQUIRED (2) ST2215 WITH (8) 16d EACH END



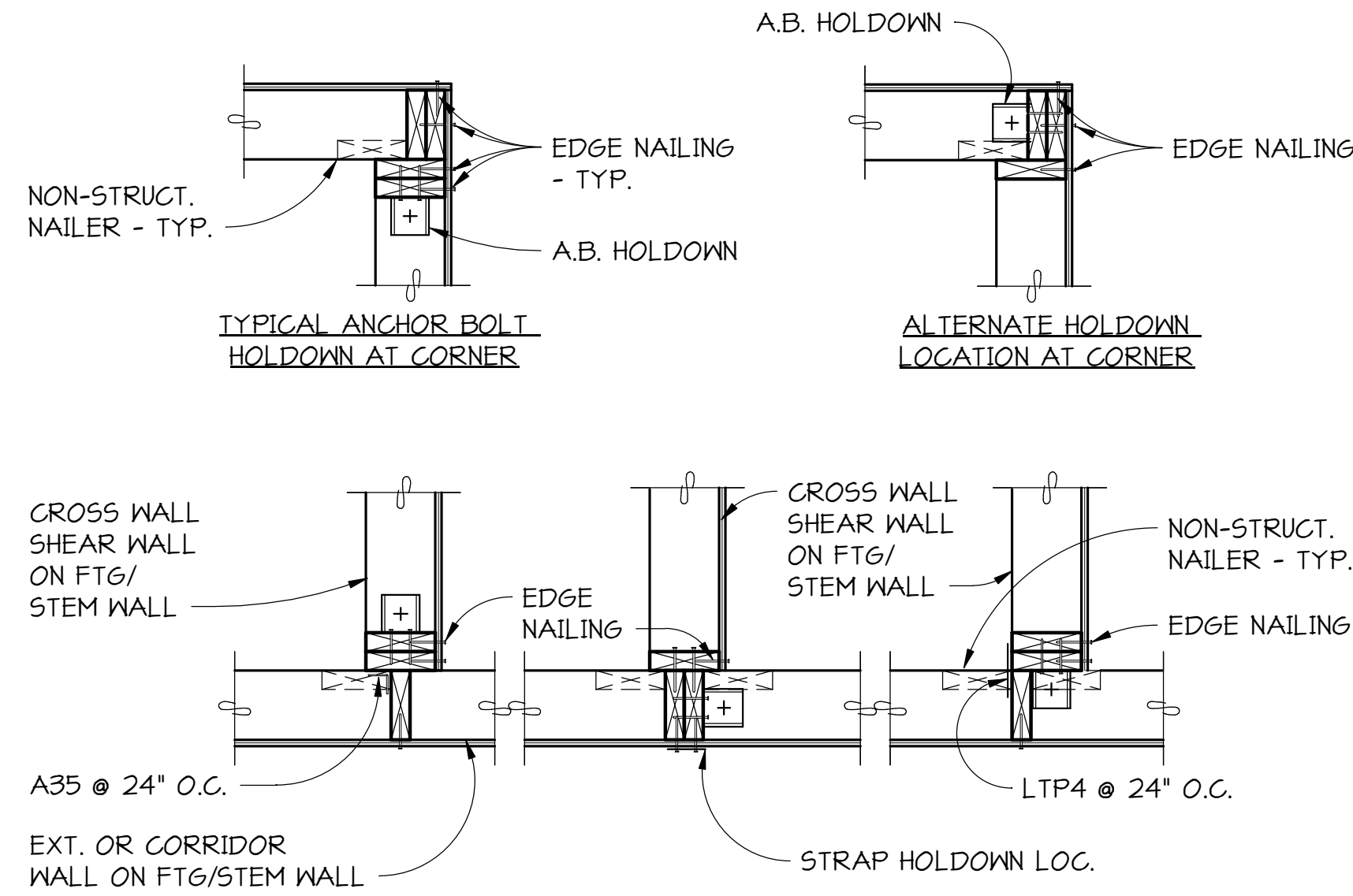
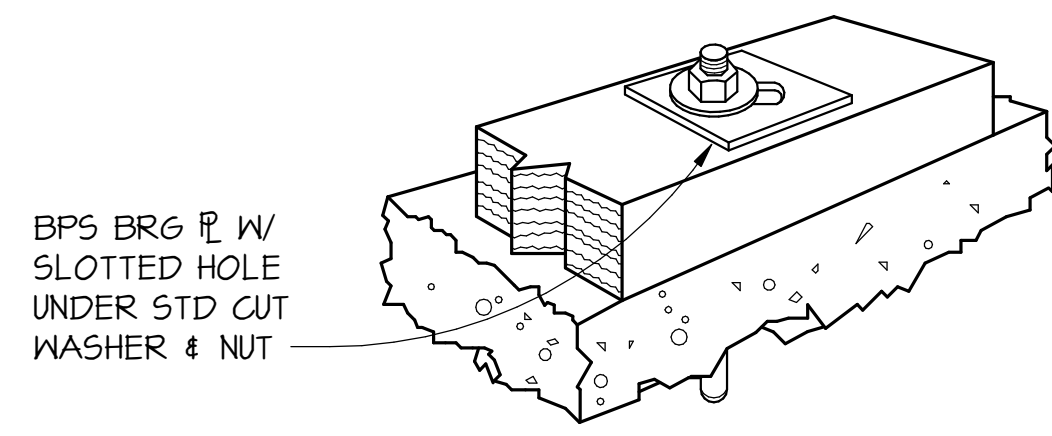
5 SECTION NO SCALE

NOTES:

1. BOTTOM SILL PLATE SHALL BE PRESERVATIVE PRESERVATIVE PRESURE TREATED - SEE GENERAL NOTES FOR GALVANIZED REQUIREMENTS FOR CONNECTORS AND FASTENERS.
2. HOLES IN BOTTOM PLATE SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.
3. HOLES, CUTS, AND NOTCHES IN 3x OR 4x PRESERVATIVE PRESURE PLATES SHALL BE TREATED WITH A 9% SOLUTION OF COPPER NAPHTHENATE.
4. OVERSIZE WASHERS MAY BE USED IN LIEU OF BPS.
5. STAGGER ANCHOR BOLTS AT DOUBLE SHEATHED SHEAR WALLS.



1
54.02
TYPICAL BOTTOM PLATE ANCHORAGE
DETAIL
NO SCALE



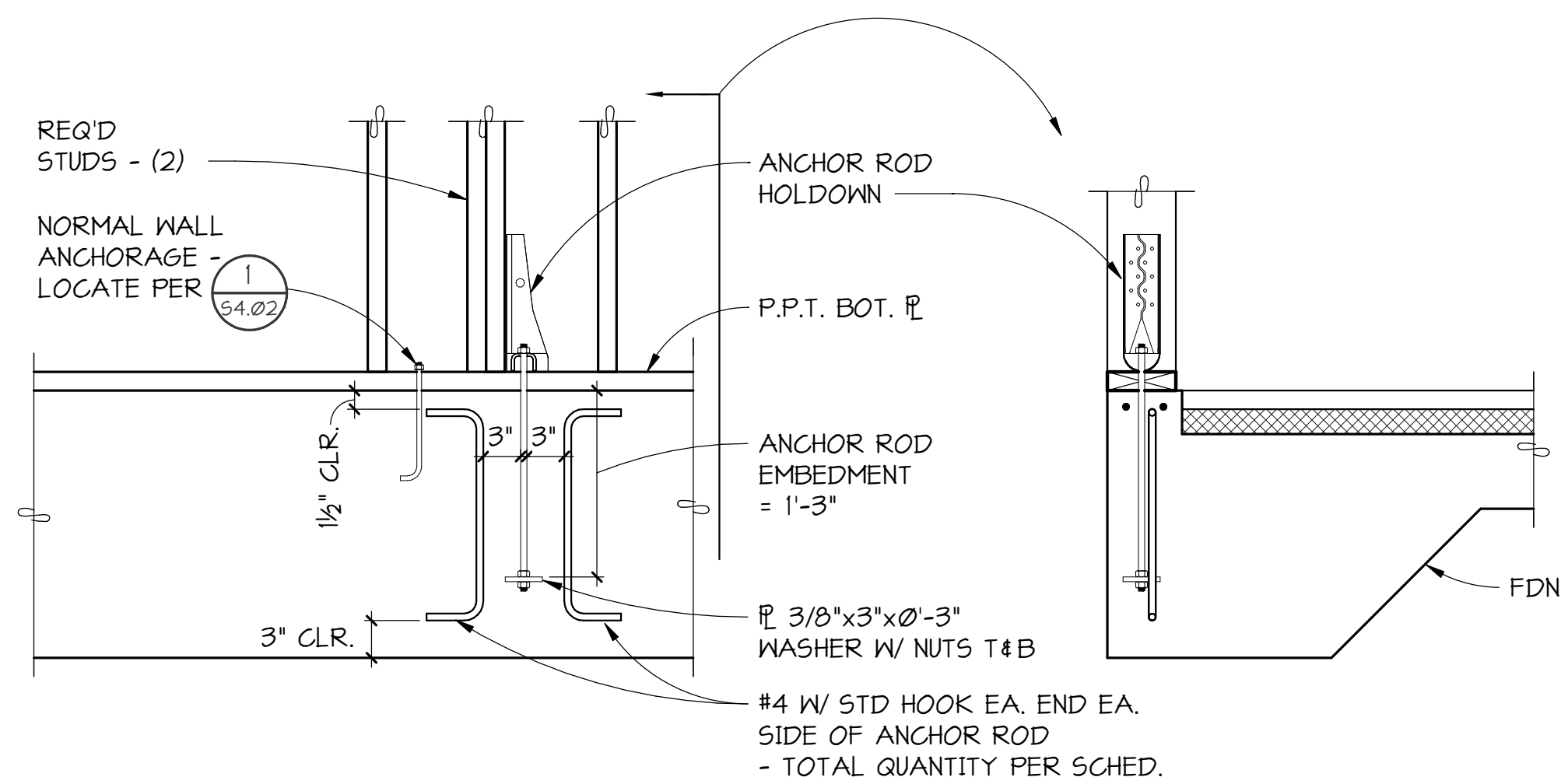
2
54.02
TYPICAL CROSS WALL HOLDDOWN LOCATIONS
PLAN DETAIL
NO SCALE

HOLDOWN SCHEDULE					
FOUNDATION ANCHOR ROD TYPE ¹					
MARK	HOLDOWN	ANCHOR ROD ² DIAMETER	REINFORCEMENT	REQUIRED STUDS	REFERENCED DETAILS
2	HDU2	5/8"	(2) #4	(2) 2x	4/54.02 & 6/54.02
4	HDU4	5/8"	(2) #4	(2) 2x	4/54.02 & 6/54.02
5	HDU5	5/8"	(2) #4	(2) 2x	4/54.02 & 6/54.02
8	HDU8	7/8"	(2) #4	(3) 2x	4/54.02 & 6/54.02
11	HDU11	1"	(2) #4	6x	4/54.02 & 6/54.02
14	HDU14	1"	(4) #4	6x	4/54.02 & 6/54.02

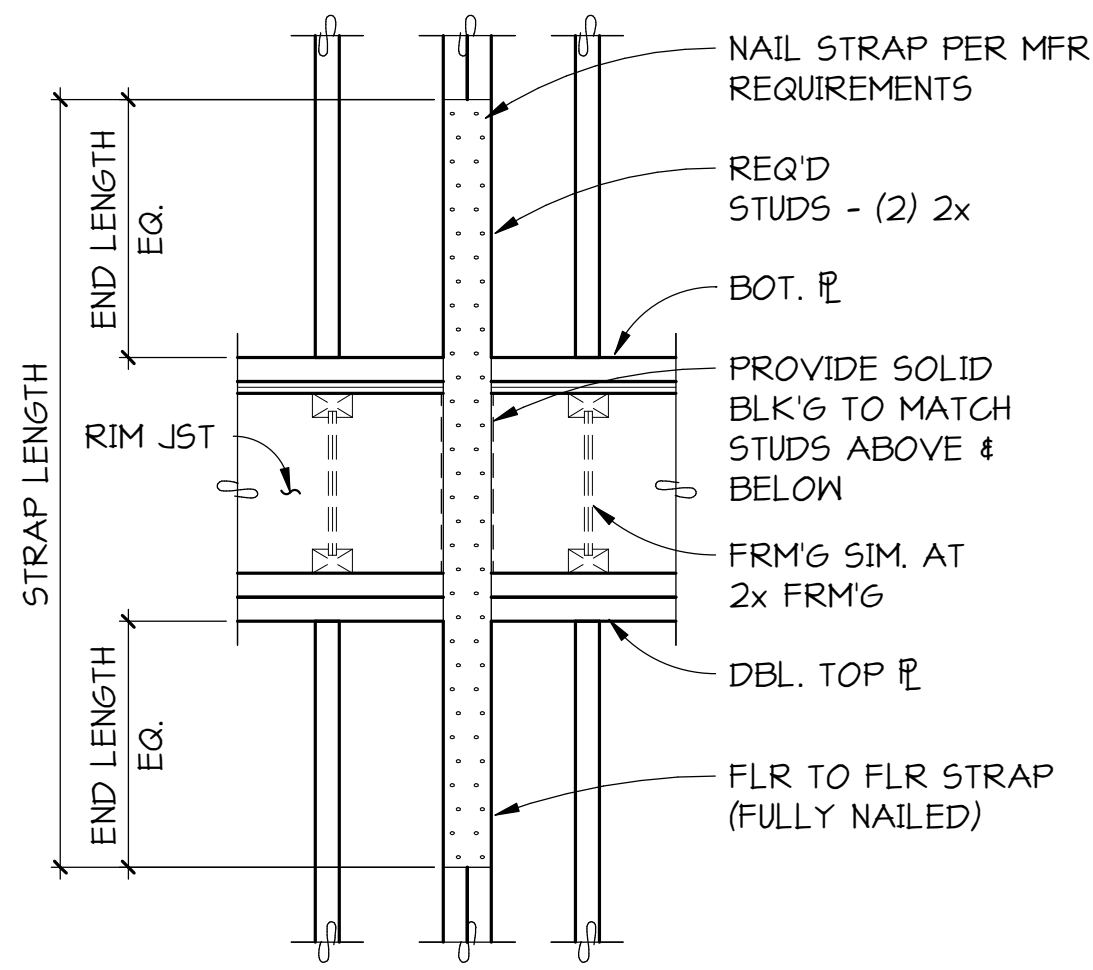
FLOOR TO FLOOR STRAP ¹					
MARK	COILED STRAP CUT TO LENGTH	NAILING	OPTIONAL STRAP	REQUIRED STUDS	REFERENCED DETAILS
37	CMST12x37"	16d @ 13 1/4"	MST37	(2) 2x	5/54.02
48	CMST12x48"	16d @ 13 1/4"	MST48	(2) 2x	5/54.02
60	CMST12x60"	16d @ 13 1/4"	MST60	(2) 2x	5/54.02
72	CMST12x72"	16d @ 13 1/4"	MST72	(2) 2x	5/54.02
84	CMST12x84"	16d @ 13 1/4"	-	(2) 2x	5/54.02
96	CMST12x96"	16d @ 13 1/4"	-	(2) 2x	5/54.02

- NOTES:**
1. ALL HOLDDOWNS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 2. ALL-THREAD ROD ASTM A36 WITH 3"x3"x3/8" PLATE WITH DOUBLE NUTS AT FOUNDATION.

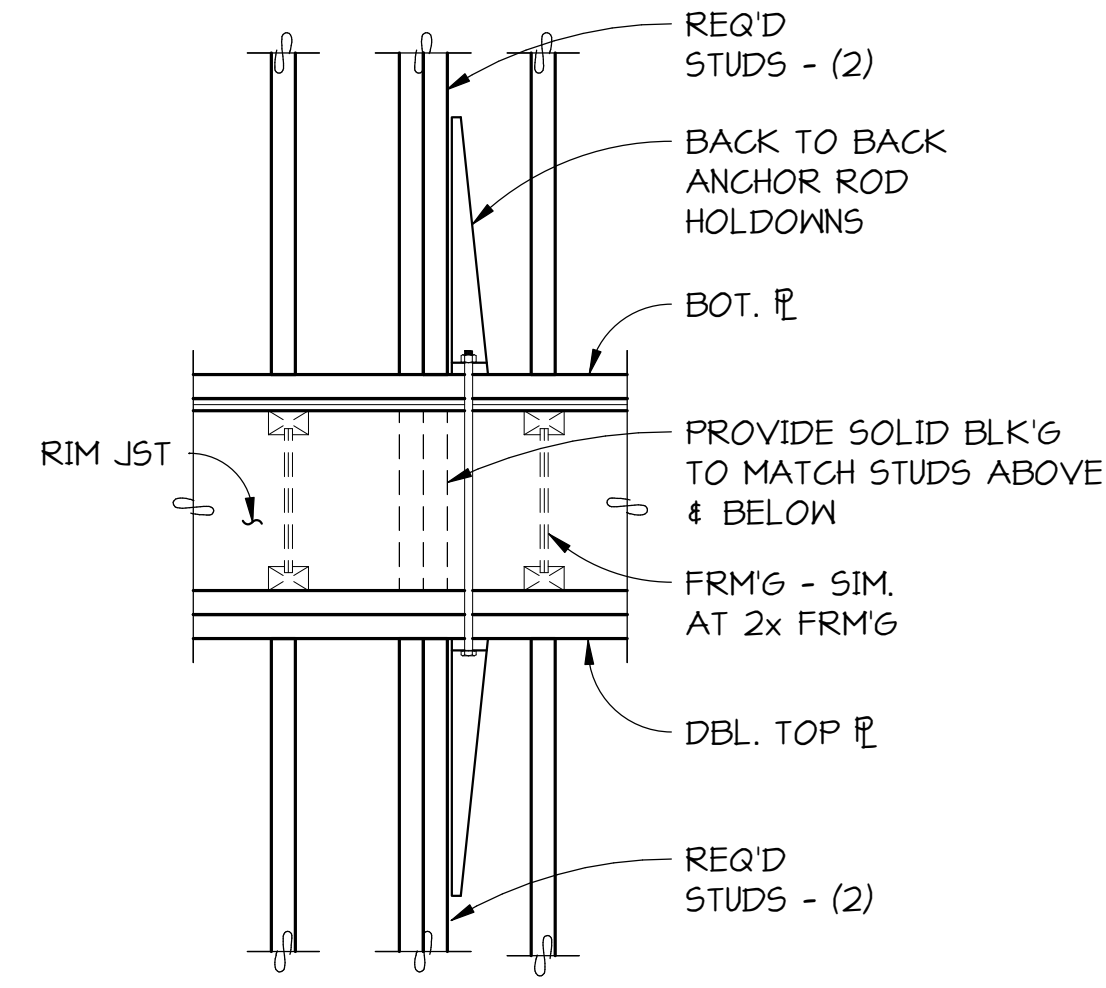
3
54.02
SCHEDULE
NO SCALE



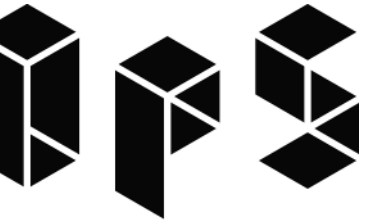
4
54.02
TYPICAL FOUNDATION ANCHOR ROD HOLDDOWN
DETAIL
NO SCALE



5
54.02
TYPICAL FLOOR TO FLOOR HOLDDOWN STRAP
DETAIL
NO SCALE



6
54.02
TYPICAL FLOOR TO FLOOR ANCHOR ROD HOLDDOWN
DETAIL
NO SCALE

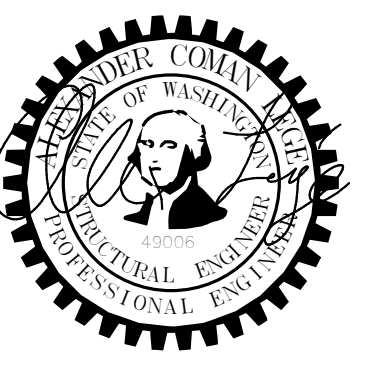


OKANO PICARD STUDIO
815 SEATTLE BLVD S, STE 100, SEATTLE, WA 98134 USA
E: info@OkanoPicardStudio.com



KATIE HACKWORTH
ARCHITECTURAL DESIGN + INTERIORS

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project:
MERCER ISLAND RESIDENCE
8424 BENOITHO PLACE, MERCER ISLAND, WA 98040

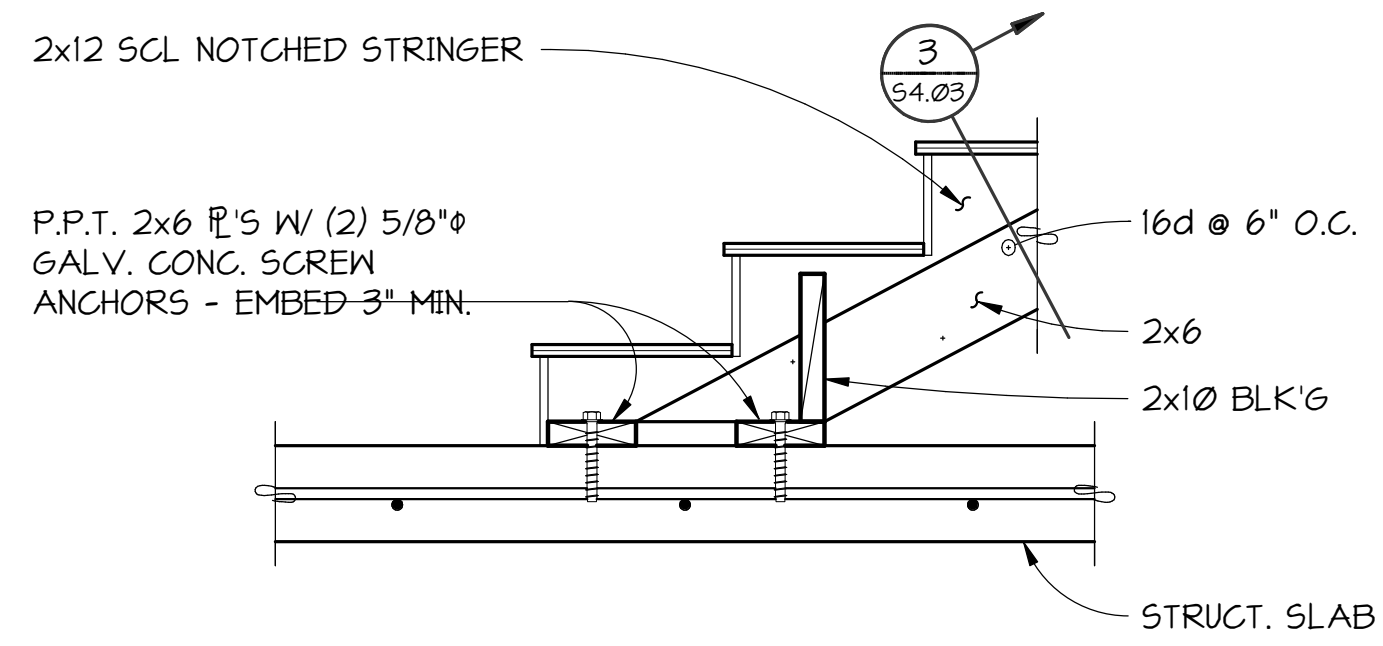
principal architect MP
project manager MP
drawn by MP, JS
SMS
checked by BLO
job no. 1811
date MAY 13, 2019

revisions:

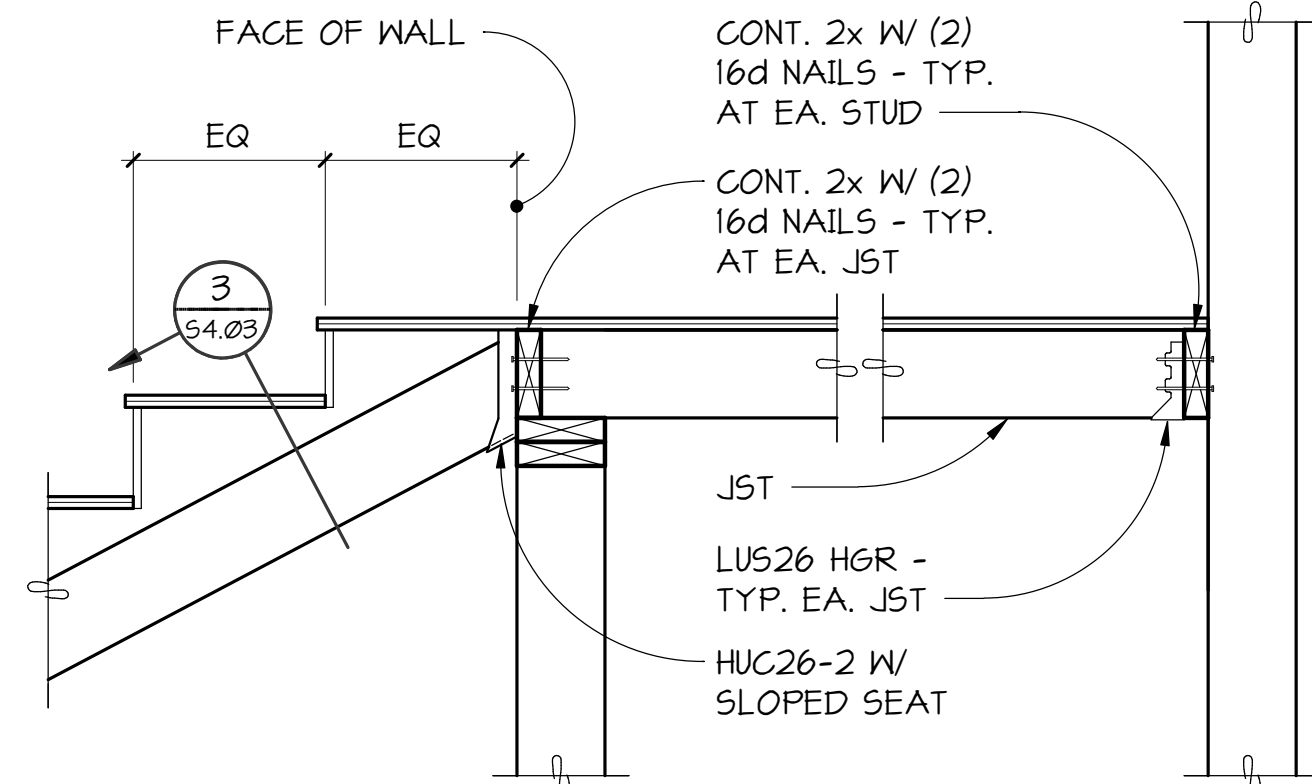
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MAY 13, 2019

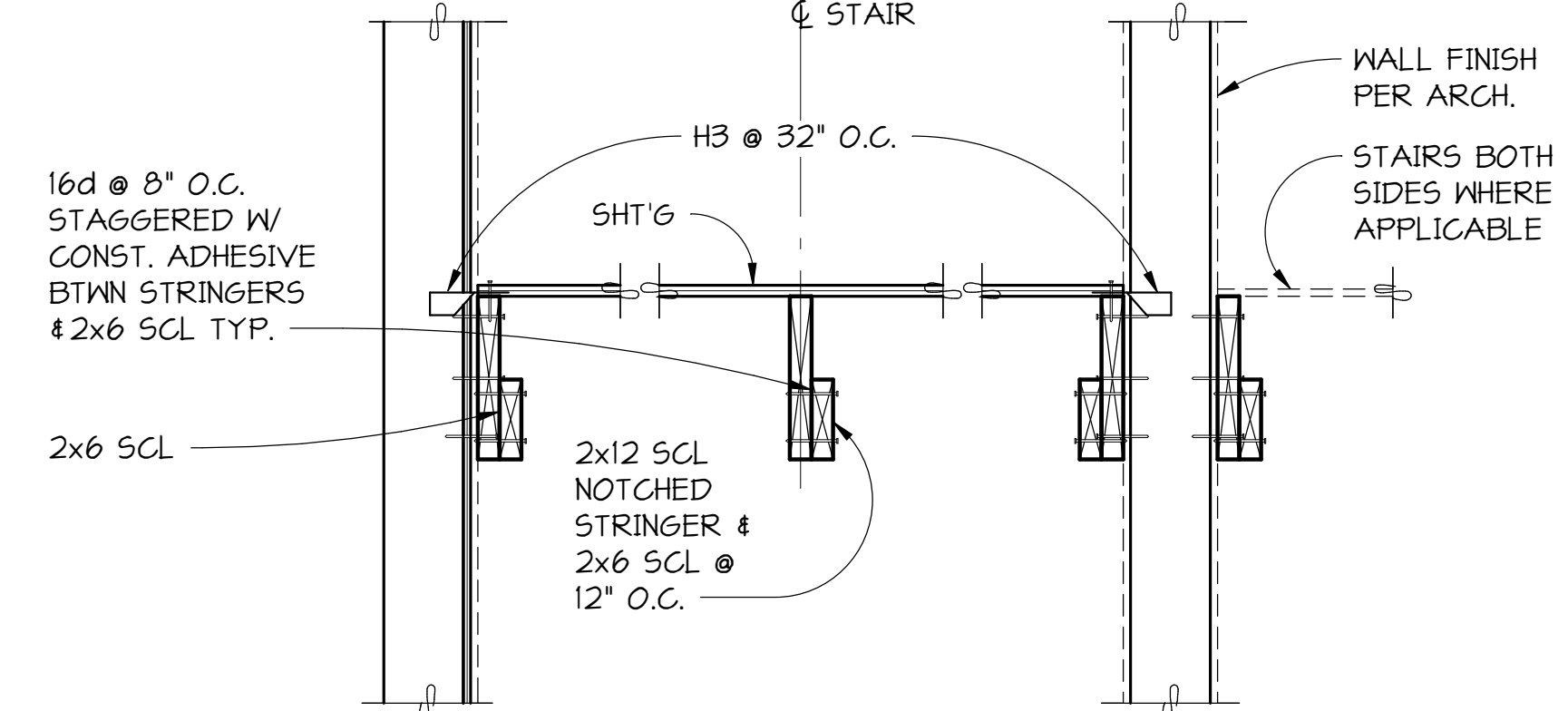
FRAMING DETAILS
S4.02



TYPICAL STRINGER TO LOWER LANDING
1 SECTION
 S4.03 NO SCALE



TYPICAL STRINGER CONNECTION TO FLOOR/LANDING
2 SECTION
 S4.03 NO SCALE



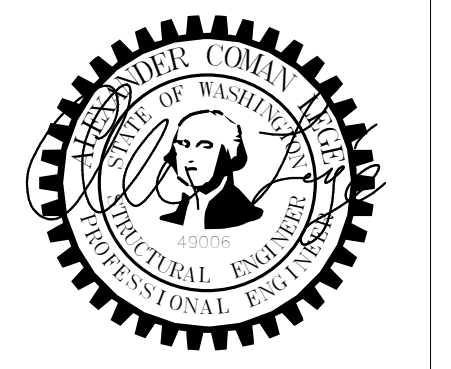
TYPICAL STAIR STRINGER
3 SECTION
 S4.03 NO SCALE

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OKANO PICARD STUDIO
 815 SEATTLE BLVD S, STE 101, SEATTLE, WA 98134 USA
 E: info@OkanoPicardStudio.com

KATIE HACKWORTH
 ARCHITECTURAL DESIGN + INTERIORS



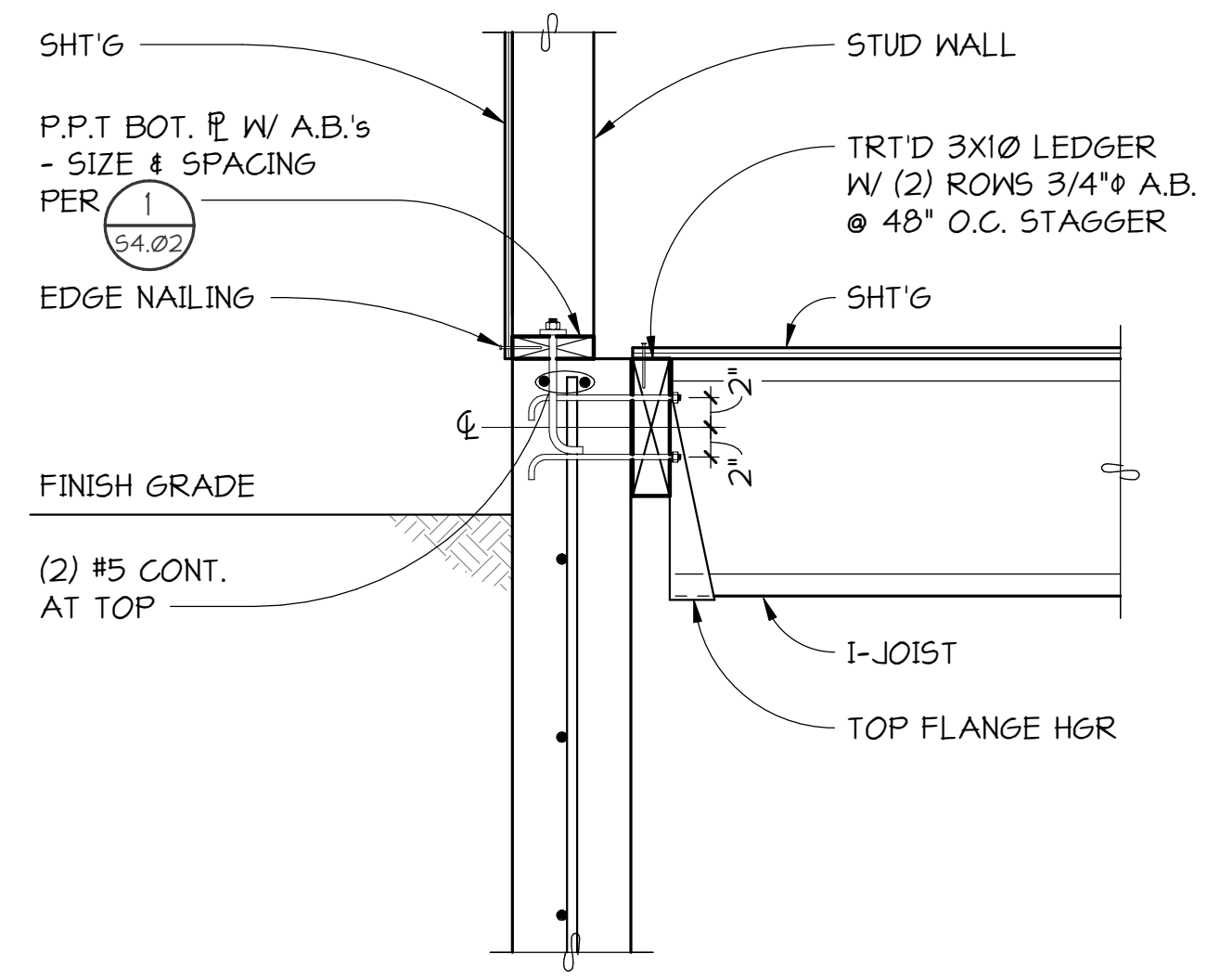
project:
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 8424 BENOTHO PLACE, MERCER ISLAND, WA 98040

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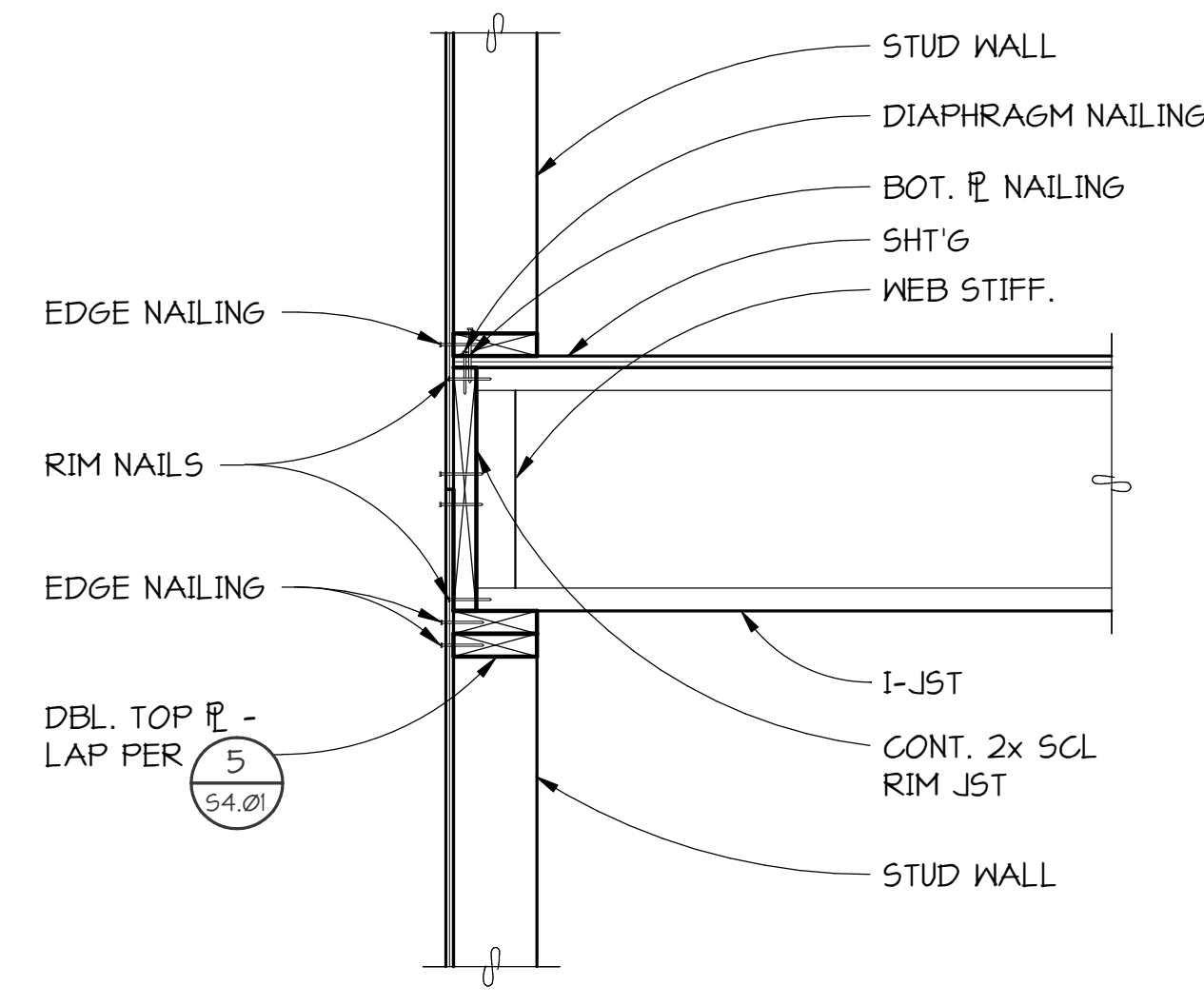
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S4.03



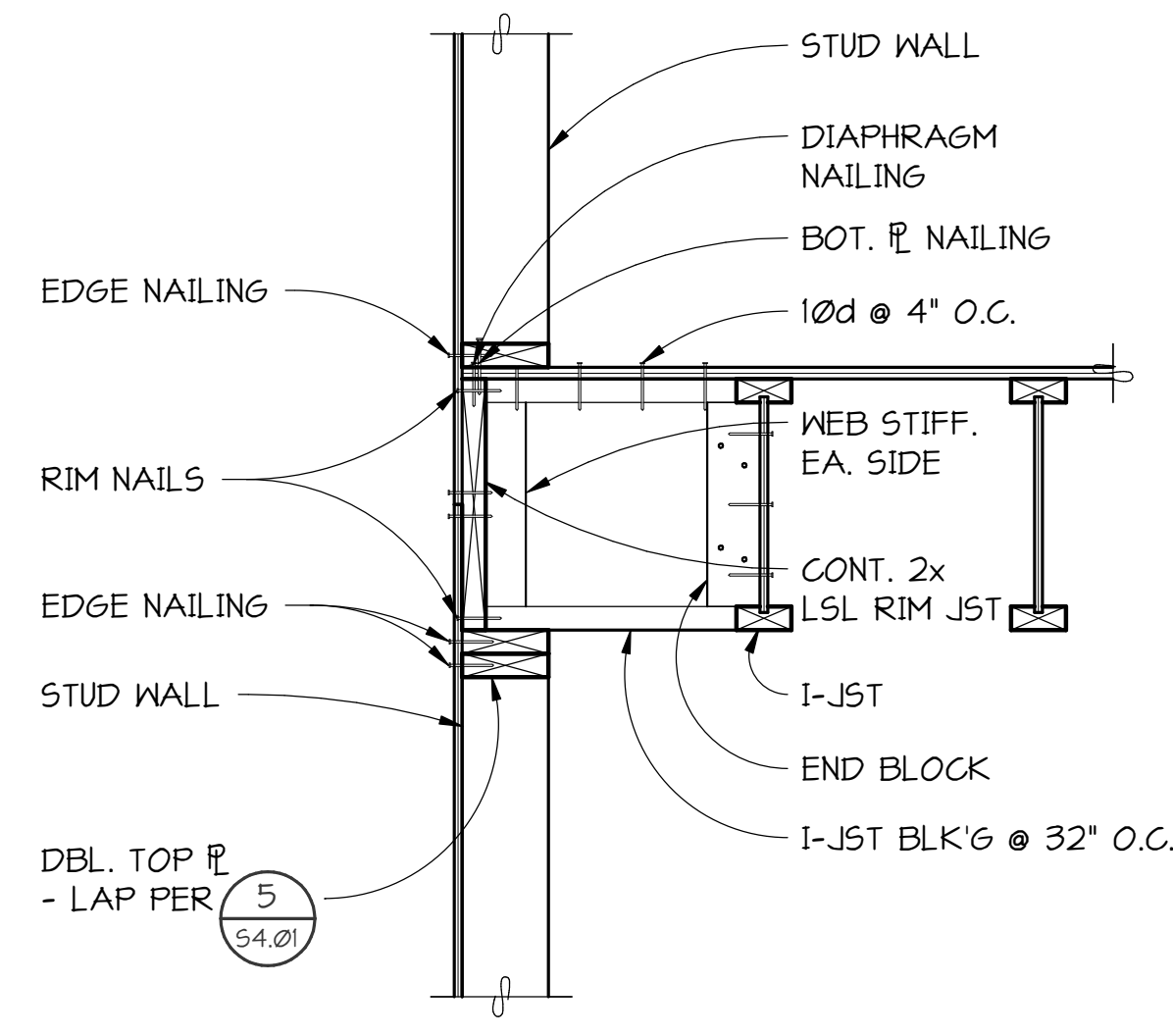
TYPICAL JOIST BEARING AT FOUNDATION PLAN

1 SECTION
54.04 NO SCALE



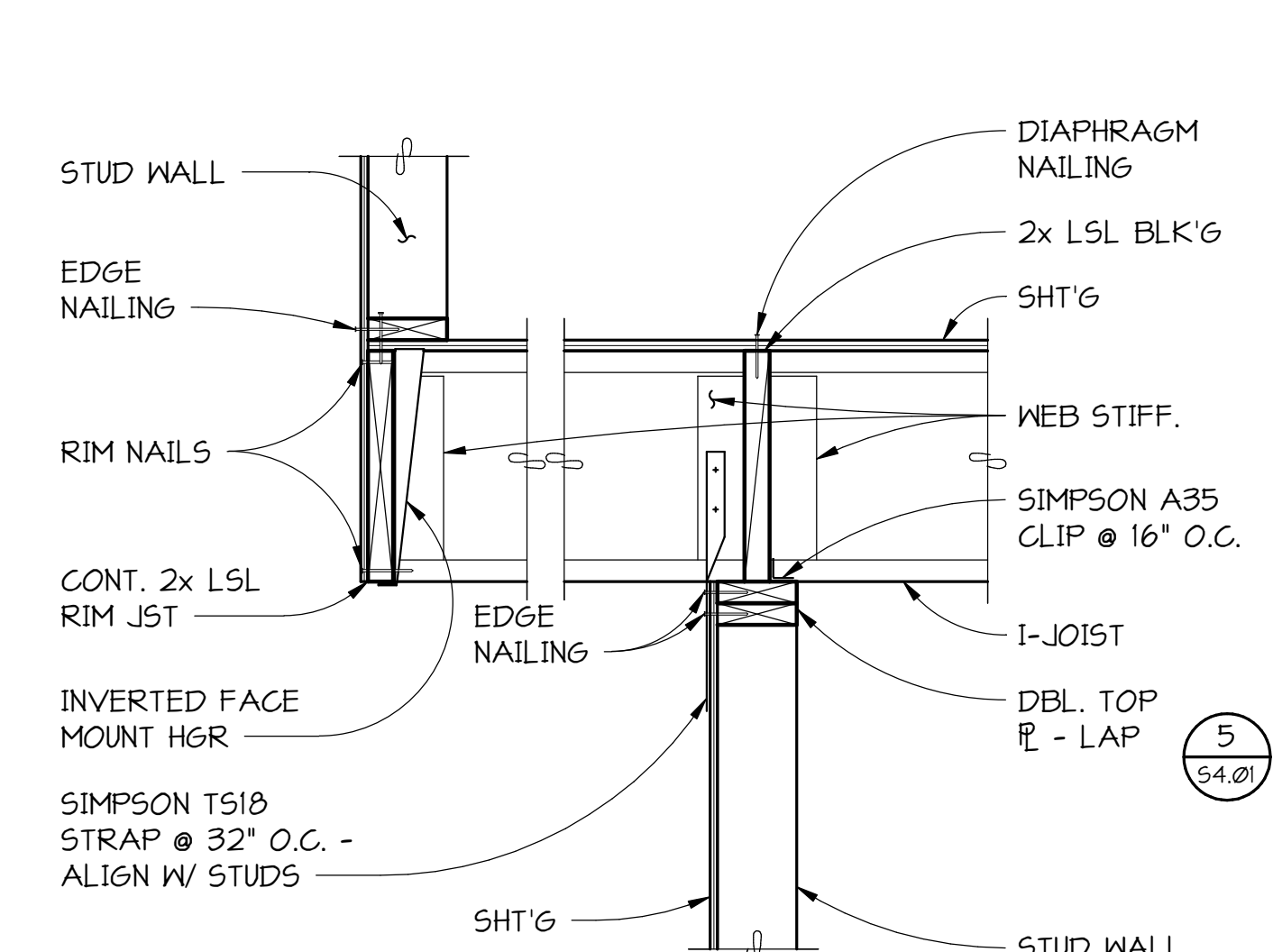
TYPICAL I-JOIST BEARING AT EXTERIOR WALL

2 SECTION
54.04 NO SCALE

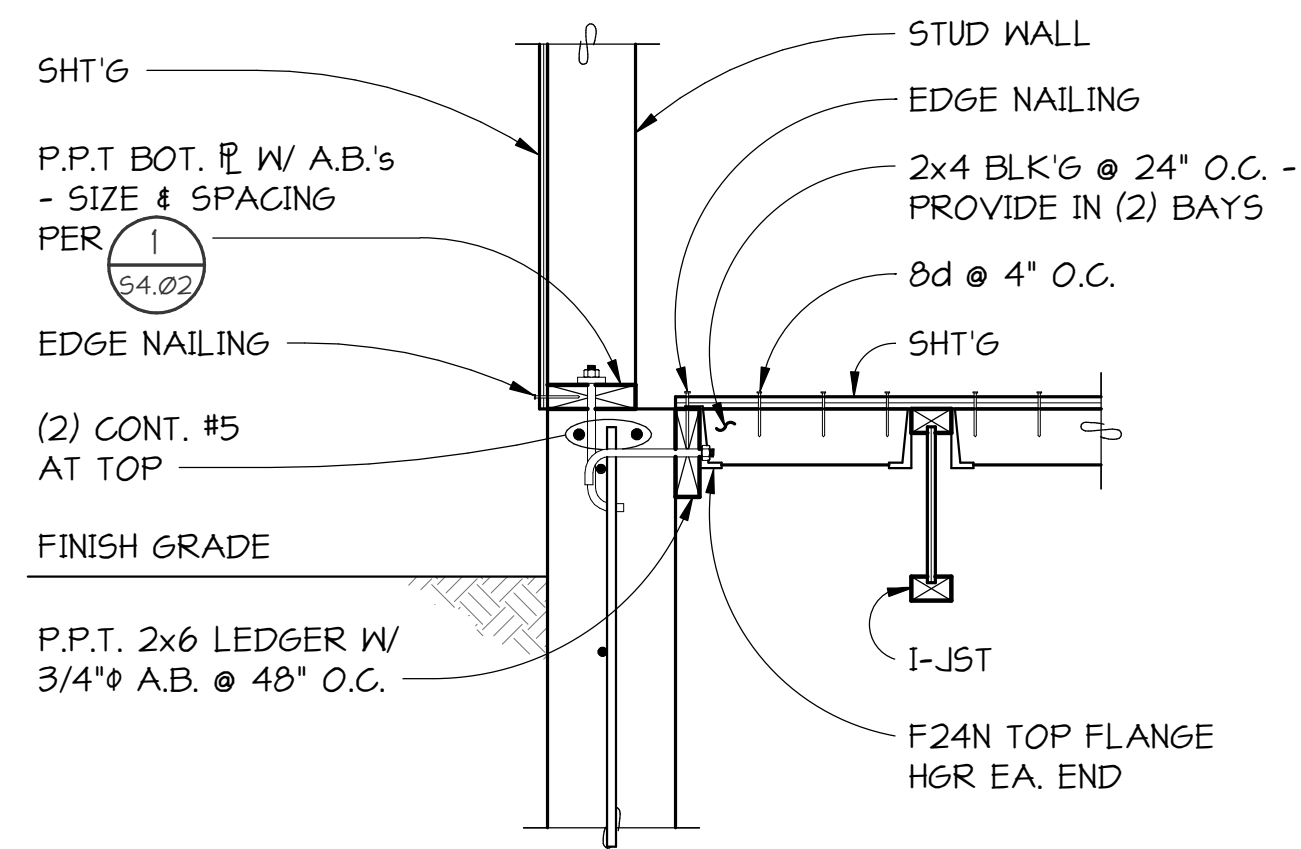


TYPICAL I-JOIST BLOCKING PARALLEL TO EXTERIOR WALL

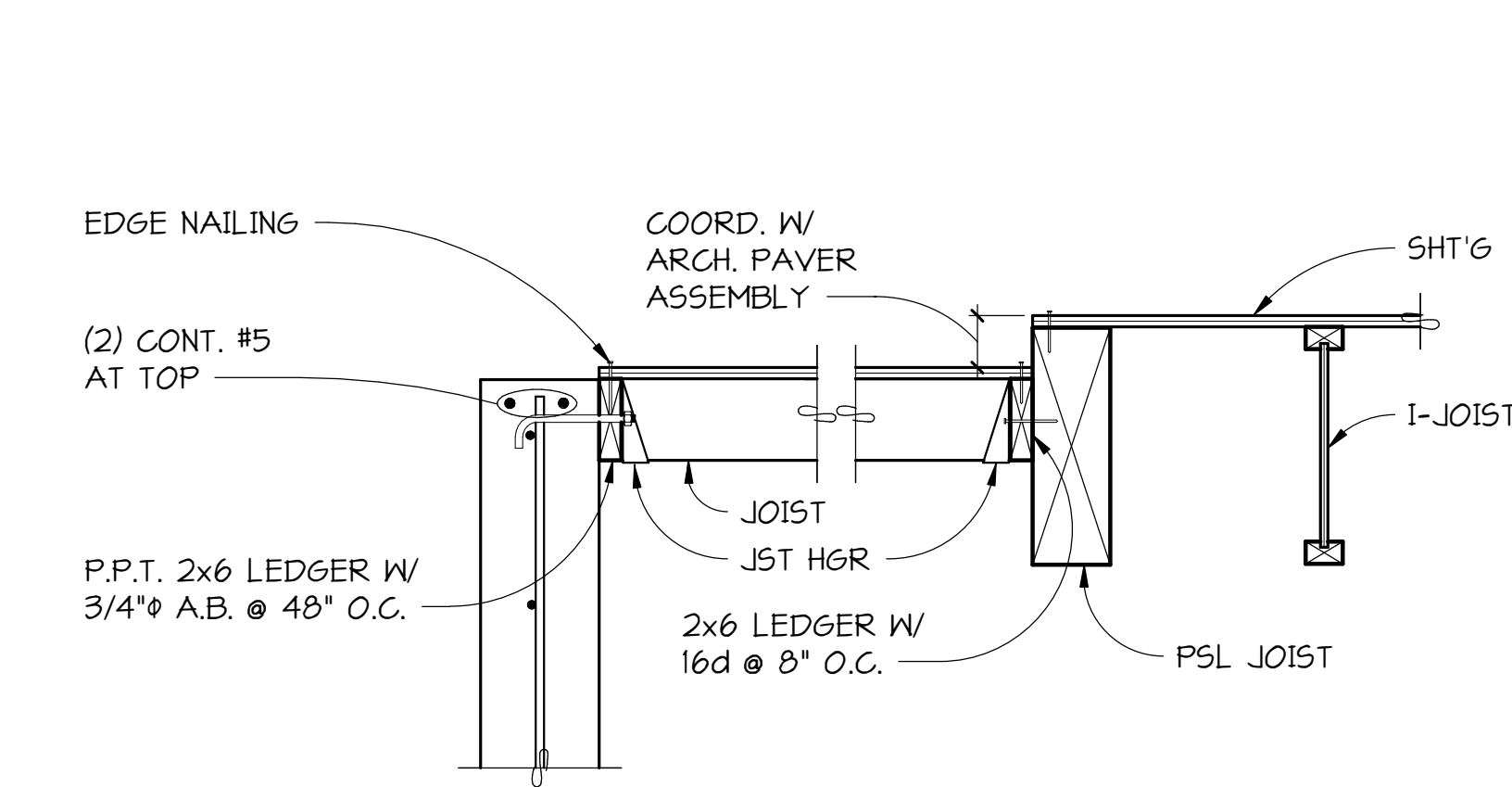
3 SECTION
54.04 NO SCALE



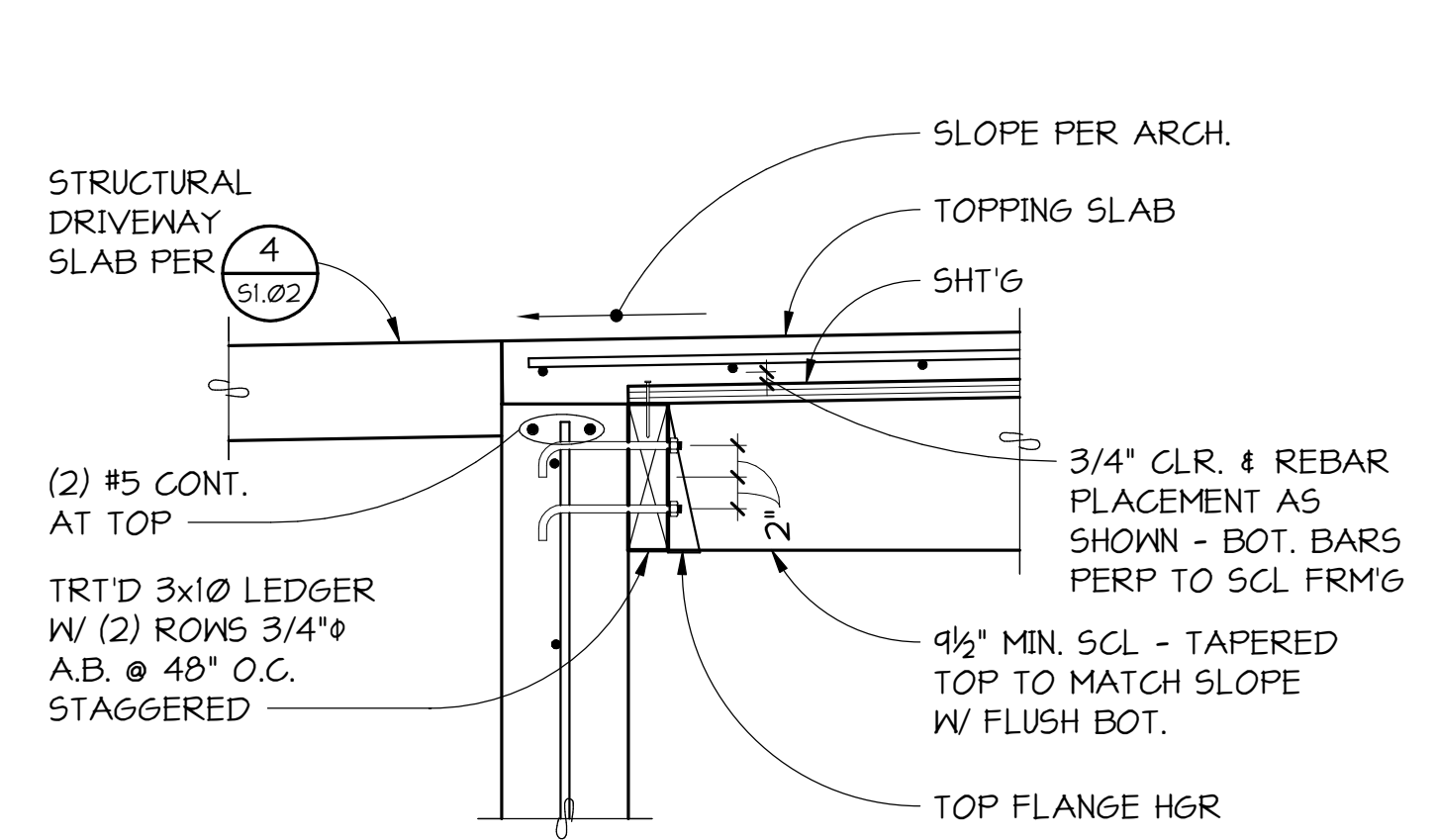
4 SECTION
54.04 NO SCALE



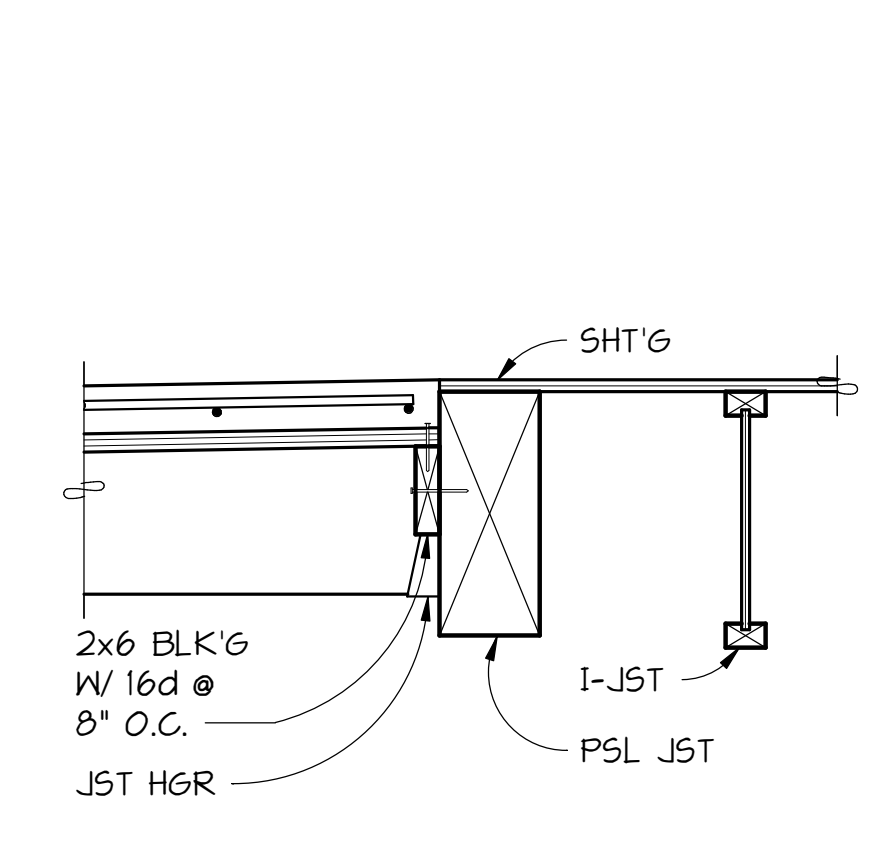
5 SECTION
54.04 NO SCALE



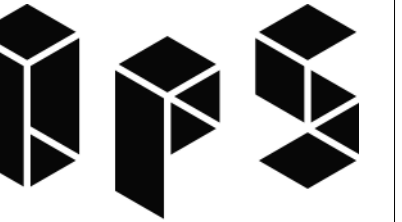
6 SECTION
54.04 NO SCALE



7 SECTION
54.04 NO SCALE



8 SECTION
54.04 NO SCALE



OKANO PICARD STUDIO
815 SEATTLE BLVD S, STE 100, SEATTLE, WA 98134 USA
E: info@OkanoPicardStudio.com



KATIE HACKWORTH
ARCHITECTURAL DESIGN + INTERIORS



project:
MERCER ISLAND RESIDENCE
8424 BENOITHO PLACE, MERCER ISLAND, WA 98040

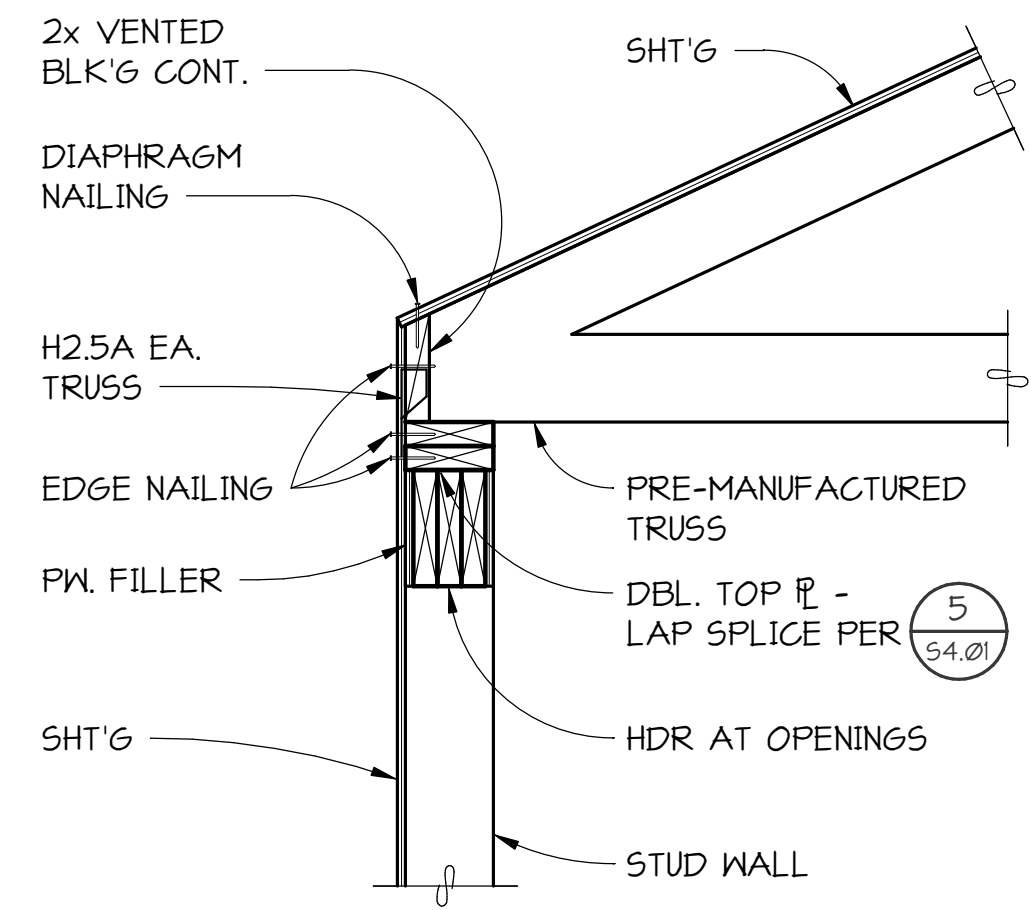
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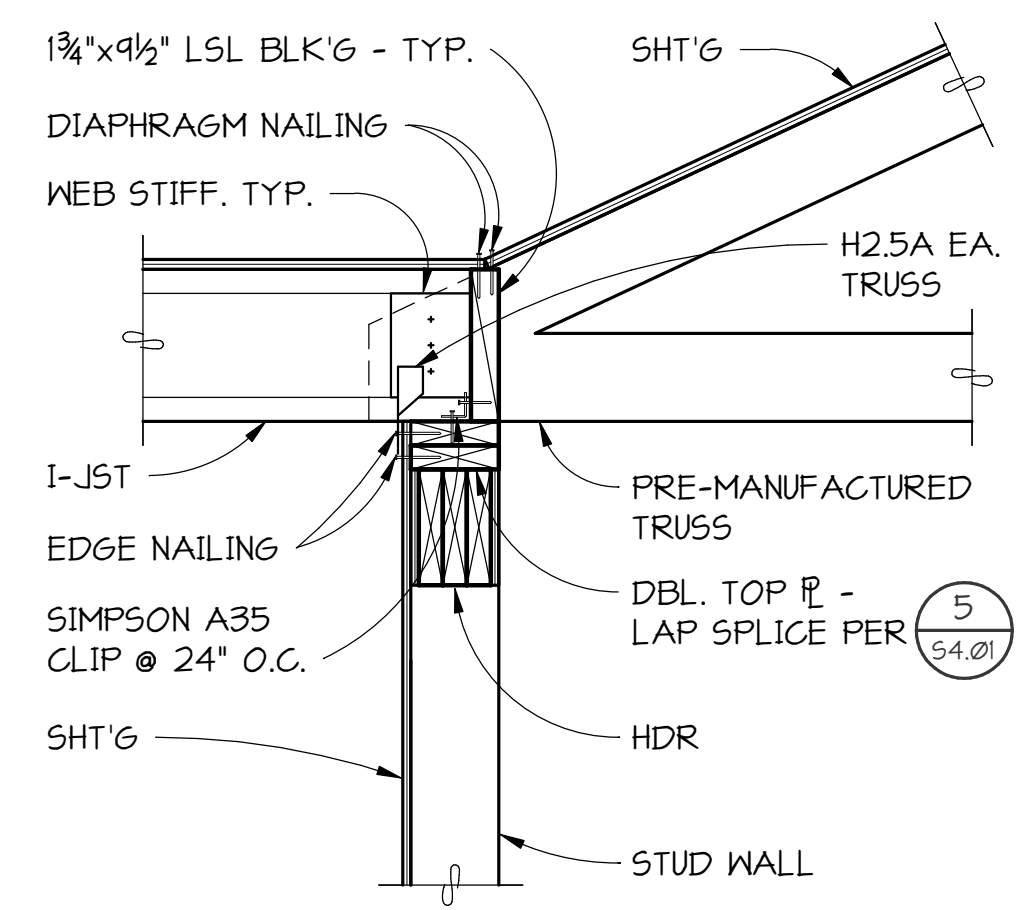
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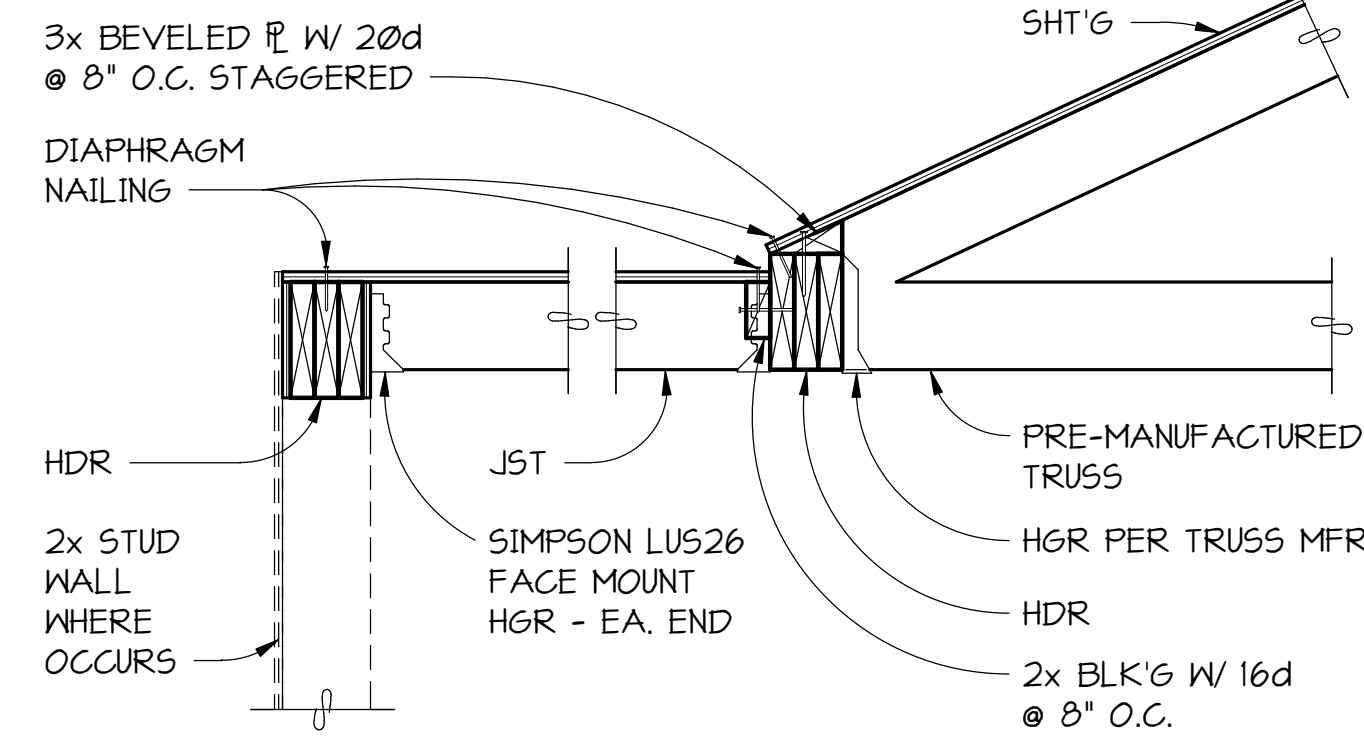
S4.04



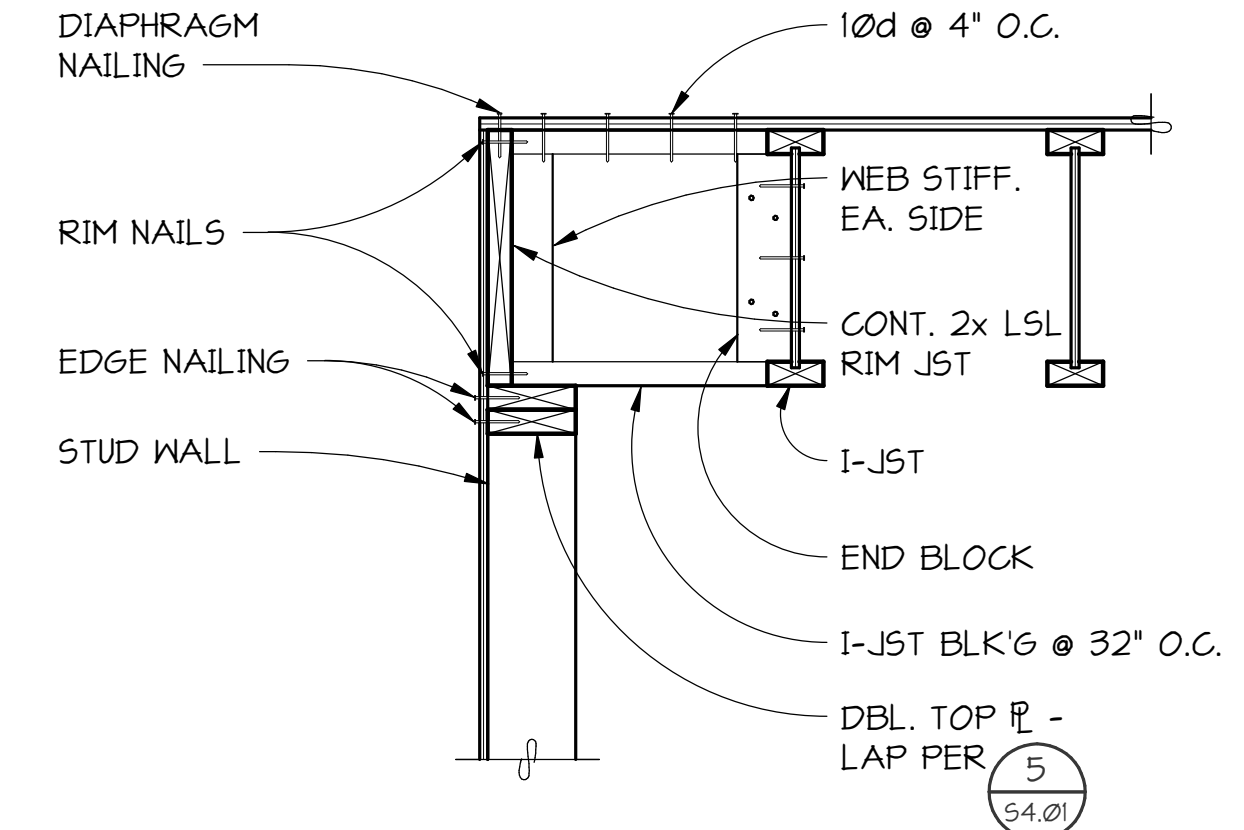
TYPICAL TRUSS TO STUD WALL CONNECTION
1 SECTION
 54.05 NO SCALE



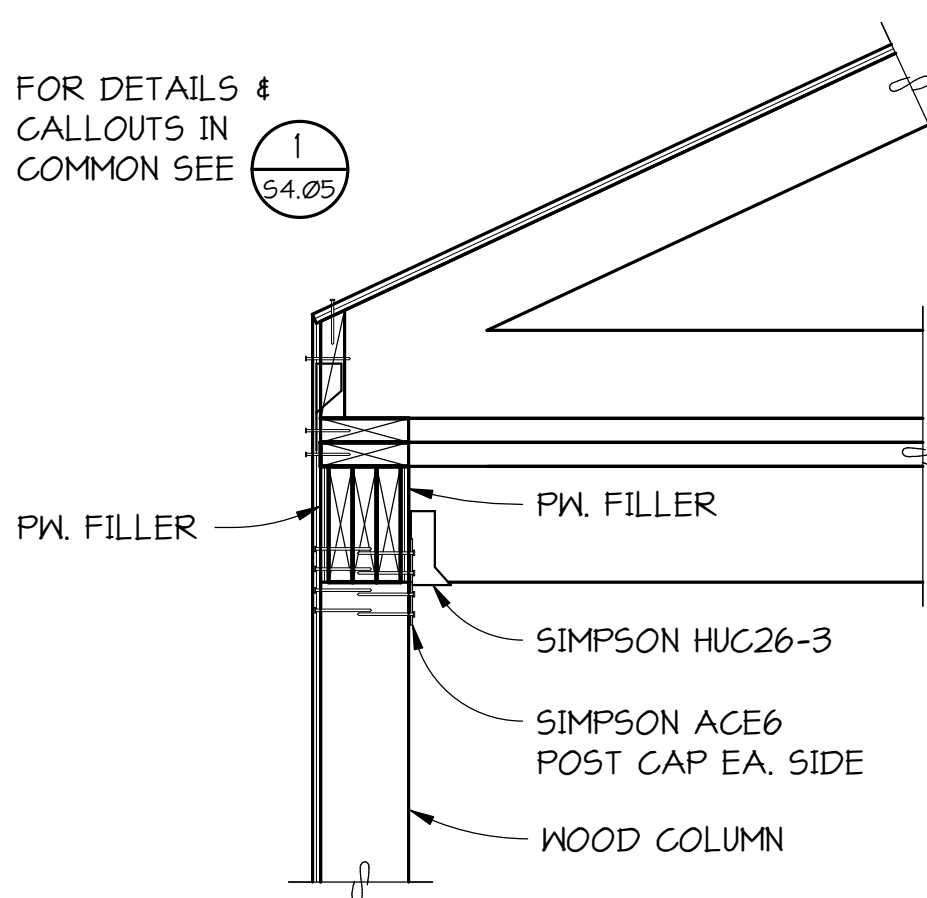
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2 SECTION
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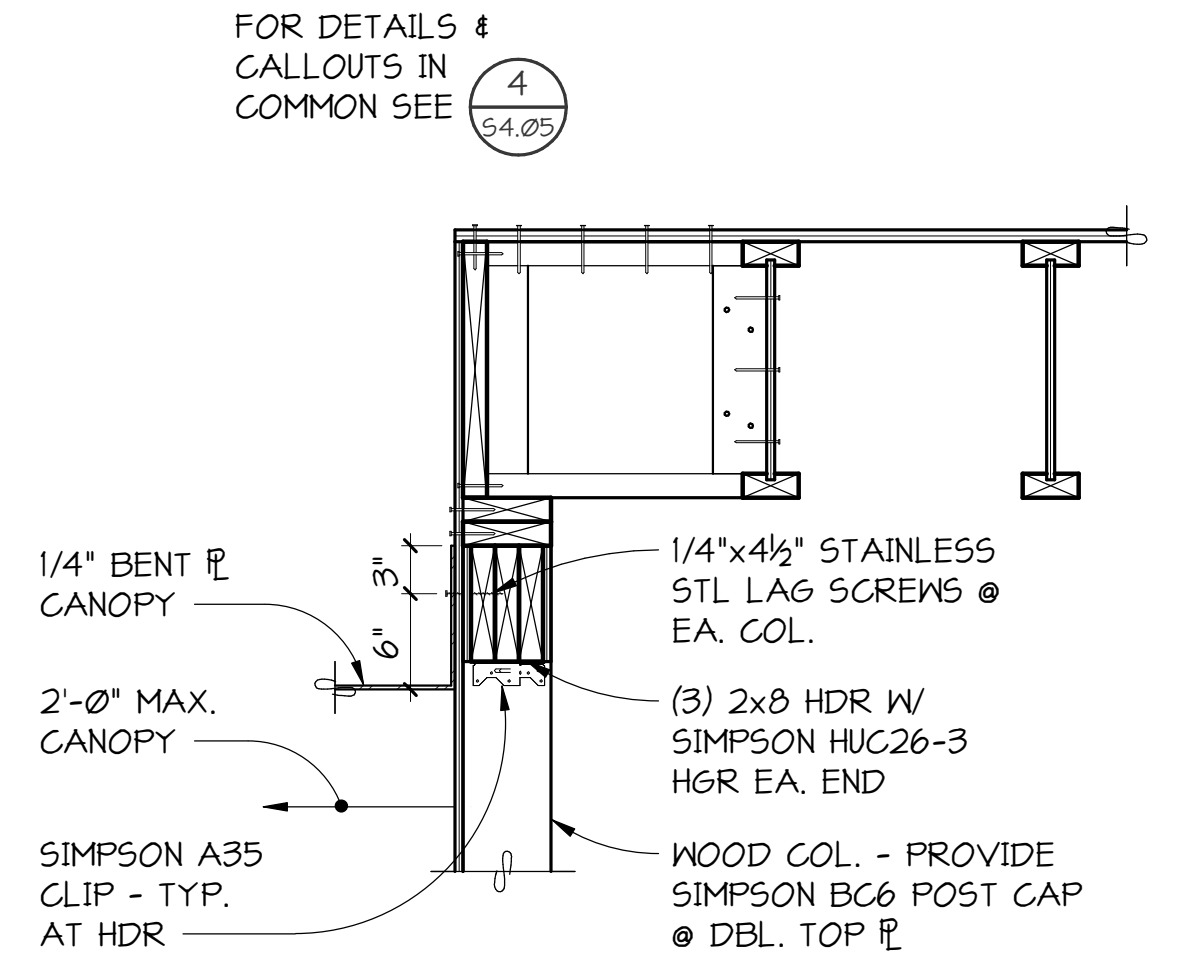
3 SECTION
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TYPICAL I-JOIST BLOCKING PARALLEL TO EXTERIOR WALL
4 SECTION
 54.05 NO SCALE



TYPICAL TRUSS TO STUD WALL CONNECTION
5 SECTION
 54.05 NO SCALE



TYPICAL TRUSS TO STUD WALL CONNECTION
6 SECTION
 54.05 NO SCALE

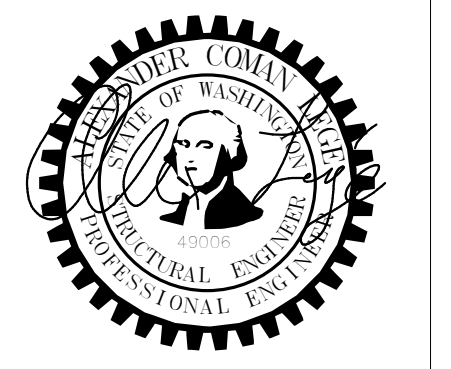
FOR DETAILS & CALLOUTS IN COMMON SEE **1** 54.05

FOR DETAILS & CALLOUTS IN COMMON SEE **4** 54.05



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 815 SEATTLE BLVD S, STE 101, SEATTLE, WA 98134 USA
 E: info@OkanoPicardStudio.com

KATIE HACKWORTH
 ARCHITECTURAL DESIGN + INTERIORS



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FRAMING DETAILS
S4.05