

GENERAL NOTES

1. CODE COMPLIANCE: ALL WORK SHALL COMPLY WITH THE 2018 IRC, 2018 IMC, 2018 IFGC, 2018 IFC, 2018 UPC, 2018 IPMC, 2008 NEC, 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A117.1, AND WITH ALL LOCAL CODES AND ORDINANCES.
2. DIMENSIONS: DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. VERIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENEER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.
3. DOCUMENT REVIEW/VERIFICATION: CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK.
4. ROUGH OPENINGS/BACKING: VERIFY SIZE AND LOCATION, AS WELL AS PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE MOUNTED ITEMS.
5. FURRING: PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
6. GRADES: VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).
7. FLOOR LINES: FLOOR LINE REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.
8. REPETITIVE FEATURES: OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.
9. DOORS: DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.
10. WOOD MEMBERS IN CONTACT WITH CONCRETE, AND/OR EXPOSED TO WEATHER: TO BE PRESSURE TREATED, TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 8", TYPICAL.
11. FRAMING: ALL NEW INTERIOR FRAME PARTITIONS TO BE 2X4 @ 16" O.C., & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2X6 @ 16" O.C., UNLESS OTHERWISE NOTED. VERIFY W/ STRUCTURAL DRAWINGS. EXISTING EXTERIOR WALLS ARE 2X4 STUDS @ 16" O.C. AND ARE TO REMAIN.

GENERAL NOTES

CLIMATIC ZONE: ZONE #4C - MARINE
THERMAL STANDARDS FOR OPENINGS: UNLIMITED OPTION
CODE: 2018 W.S.E.C. & 2018 IRC, WAC 51-11R
SPACE HEAT TYPE: NATURAL GAS, FORCED AIR SYSTEM
PER WSEC R401.3, A CERTIFICATE IS REQUIRED TO BE POSTED WITHIN 3 FT OF THE ELECTRICAL PANEL; IT MUST INCLUDE THE FOLLOW: PREDOMINANT R-VALUES, U-VALUES OF FENESTRATION, RESULTS FROM DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING, AND EFFICIENCIES OF HEATING/COOLING/WATER HEATING EQUIPMENT.
AIR INFILTRATION: MANUFACTURED DOORS/WINDOWS, CONFORM TO SECTION R402.4.3 OF THE WASHINGTON STATE ENERGY CODE
EXTERIOR JOINTS/OPENINGS: SEAL, CAULK, GASKET OR WEATHERSTRIP TO LIMIT AIR LEAKAGE AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, OPENINGS AT PENETRATIONS OF UTILITY SERVICES AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE
MOISTURE CONTROL: WALLS: VAPOR RETARDER BONDED TO BATT INSULATION; INSTALL WITH STAPLES NOT MORE THAN 8 INCHES ON CENTER AND AND WITH A GAP BETWEEN AND OVER FRAMING NOT GREATER THAN 1/16 OF AN INCH. OR VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE)
ATTICS/CEILING: VAPOR RETARDER OF ONE PERM CUP RATING (4 MIL POLYETHYLENE). INSTALL CONTINUOUSLY
CRAWL SPACE: 6 MIL POLYETHYLENE
VENTILATION: ATTICS WITH LOOSE FILL: N/A. BAFFLE VENT OPENINGS TO DEFLECT AIR ABOVE INSULATION SURFACE ENCLOSED JOIST OR RAFTER SPACES. PROVIDE MINIMUM OF ONE INCH CLEAR VENTED AIR SPACE ABOVE INSULATION. TAPER OR COMPRESS INSULATION AT PERIMETER TO INSURE PROPER VENTILATION, MAINTAINING MINIMUM OF R-38
HEATING & COOLING: GAS FURNACE & AIR SOURCE HEAT PUMP
TEMP. CONTROL: FOR HEATING AND COOLING, THERMOSTAT SHALL BE CAPABLE OF

WHOLE HOUSE VENTILATION

a. WHOLE HOUSE VENTILATION SHALL BE PROVIDED BY ERV/HRV W/ INTEGRAL FANS, PROVIDING MIN. 124 CFM RUNNING CONTINUOUSLY PER 2018 IRC TABLE M1505.4.2 (1&2). FAN SHALL BE LESS THAN .35 WATT PER CFM AND RUN CONTINUOUSLY, AND HAVE A SONE RATING OF LESS THAN 1.0. VENTILATION SHALL BE ABLE TO OPERATE INDEPENDENTLY OF HEATING SYSTEM.
b. SYSTEM SHALL HAVE A 5'0" SMOOTH FRESH AIR DUCT W/ LOUVER & SCREEN CONNECTED TO THE RETURN AIR STREAM 4' UPSTREAM OF THE AIR HANDLER AND INSULATED W/ R-4 MIN IN HEATED AREAS. ALL SUPPLY DUCTS IN CONDITIONED SPACE SHALL BE INSULATED TO MIN. R-4 PER IRC M1507.3.5.2.
c. SHALL HAVE A FILTER WITH A MERV OF AT LEAST 6 INSTALLED IN AN EASILY ACCESSIBLE LOCATION.
d. FRESH AIR VENT SHALL BE LOCATED AWAY FROM SOURCES OF ODORS OR FUMES, MIN 10' FROM PLUMBING OR APPLIANCE VENTS, AWAY FROM ROOMS W/ FUEL BURNING APPLIANCES, AND OUT OF ATTICS, CRAWL SPACES, AND GARAGES.

Table with 2 columns: Category, Value. Rows include: BEDROOMS (6), HEATED SQUARE FOOTAGE (7106 SF), AIRFLOW (CFM) (124 CFM MIN).

PROJECT DATA

PROJECT ADDRESS: 5214 FOREST AVE SE MERCER ISLAND 98040
PROPERTY TAX ID NUMBER: 141030-0059
SCOPE OF WORK: CONSTRUCTION OF NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE
ZONING: R-15
CONSTRUCTION TYPE: TYPE V B
SEISMIC ZONE: 3
NUMBER OF STORIES: 2 STORIES + BASEMENT
FIRE PROTECTION: NFPA 13R FIRE SPRINKLERS
BUILDING HEIGHT: MAX. 30 FT ABOVE AVERAGE BUILDING ELEV.
GROSS FLOOR AREA: 12,000 SF OR 40 % LOT AREA, WHICHEVER IS LESS
LOT AREA: 49,010 SF
SETBACKS: FRONT: 20' SIDE: 15' TOTAL MIN. 5' REAR: 10' FROM 60' NGPA BUFFER

PROJECT TEAM

OWNER: SEASCAPE HOMES, LLC PO BOX 40568 BELLEVUE, WA 98015 PHONE: 206.972.9950 CONTACT: JON TELLEFSON
CONTRACTOR: SEASCAPE HOMES, LLC PO BOX 40568 BELLEVUE, WA 98015 PHONE: 206.972.9950 CONTACT: JON TELLEFSON
ARCHITECT: STURMAN ARCHITECTS, INC. 9 - 103RD AVE NE SUITE 203 BELLEVUE, WA 98004 PHONE: 425.461.7003 CONTACT: BRAD STURMAN
CIVIL ENGINEER: PATRICK HARRON & ASSOCIATES, LLC 14900 INTERURBAN AVE S., SET. 279 SEATTLE, WA 98168 PHONE: 206.674.4659 CONTACT: SCHWIN CHAOSLAPAKUL

AVERAGE BUILDING ELEV.

Table with 4 columns: Wall Length, Elevation Pt., Wall Length X Elev. Pt., Average Building Elevation. Rows A through T, and summary rows for 40252.74 and 292.59.

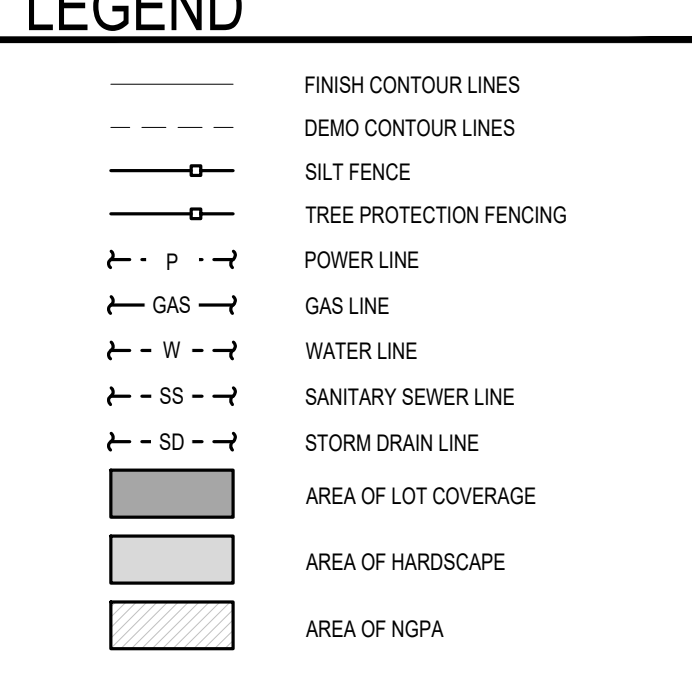
SHEET INDEX

A1.0 COVER SHEET - GENERAL & ENERGY NOTES, LEGAL PROJECT DATA, CUT-FILL CALC., INDEX, SITE PLAN
A1.1 FULL SITE PLAN
A1.2 TREE PLAN
C1.0 COVER SHEET AND SITE PLAN
C2.0 DEMO & TESS PLAN
C2.1 TESS DETAILS
C3.0 GRADING, STORM, DRAINAGE & UTILITY PLAN
C3.1 STORM DRAINAGE DETAILS
C3.2 UTILITY DETAILS
A2.0 LOWER FLOOR PLAN
A2.1 MAIN FLOOR PLAN
A2.2 UPPER FLOOR
A2.3 ROOF PLAN
A3.0 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS
A4.0 BUILDING SECTIONS
A4.1 BUILDING SECTIONS
A4.2 BUILDING SECTIONS
A5.0 WALL SECTIONS
A6.0 ARCHITECTURAL DETAILS

2018 WSEC CREDITS

PROJECT IS A NEW RESIDENCE GREATER THAN 5,000 SQ FT CONDITIONED AREA, AND SO IS A LARGE DWELLING UNIT REQUIRING 7.0 CREDITS
OPTION CREDITS DESCRIPTION
2 1.0 -HEAT PUMP EFFICIENCY (AIR COOLED) 14.0 SEER, 11 HSPF
1.3 0.5 -VERTICAL FENESTRATION U = .28, FLOOR-R-38, R-10 RIGID INSULATION ENTIRE PERIMETER AND UNDER ENTIRE SLAB
2.3 1.5 -REDUCE TESTED AIR LEAKAGE TO 1.5 AIR CHANGES PER HOUR MAX. AT 50 PASCALLS -WHOLE HOUSE VENTILATION RES NET W/ HEAT RECOVERY SYSTEM W/ MIN. EFFICIENCY OF 0.75, 125 CFM
3.5 1.5 -AIR SOURCE, CENTRALLY DUCTED HEAT PUMP W/ MIN. HSPF OF 11.0
4.2 1.0 -HVAC EQUIP. & AND ITS DUCT SYSTEM INSTALLATION SHALL COMPLY W/ R403.3.7. ALL EQUIP. & DUCTS SHALL BE IN CONDITIONED SPACE, W/ CONTINUOUS AIR BARRIER & BUILDING THERMAL ENVELOPE.
5.3 1.0 -ENERGY STAR RATED GAS OR PROPANE WATER HEATER W/ A MIN. UEF OF 0.91
7.1 0.5 -ENERGY STAR RATED REFRIGERATOR, DISHWASHER, WASHING MACHINE, DRYER, VENTLESS DRYER W/ MIN. CEF RATINGS OF 5.2
TOTAL CREDITS 7
*PLEASE NOTE: ALL APPLIANCES SHALL BE INSTALLED WITH SUPPORTING DOCUMENTATION ON SITE PRIOR TO FINAL INSPECTION. NO DRYER DUCTS OR DRYER VENT CAPS SHALL NOT BE INSTALLED

LEGEND



LEGAL DESCRIPTION

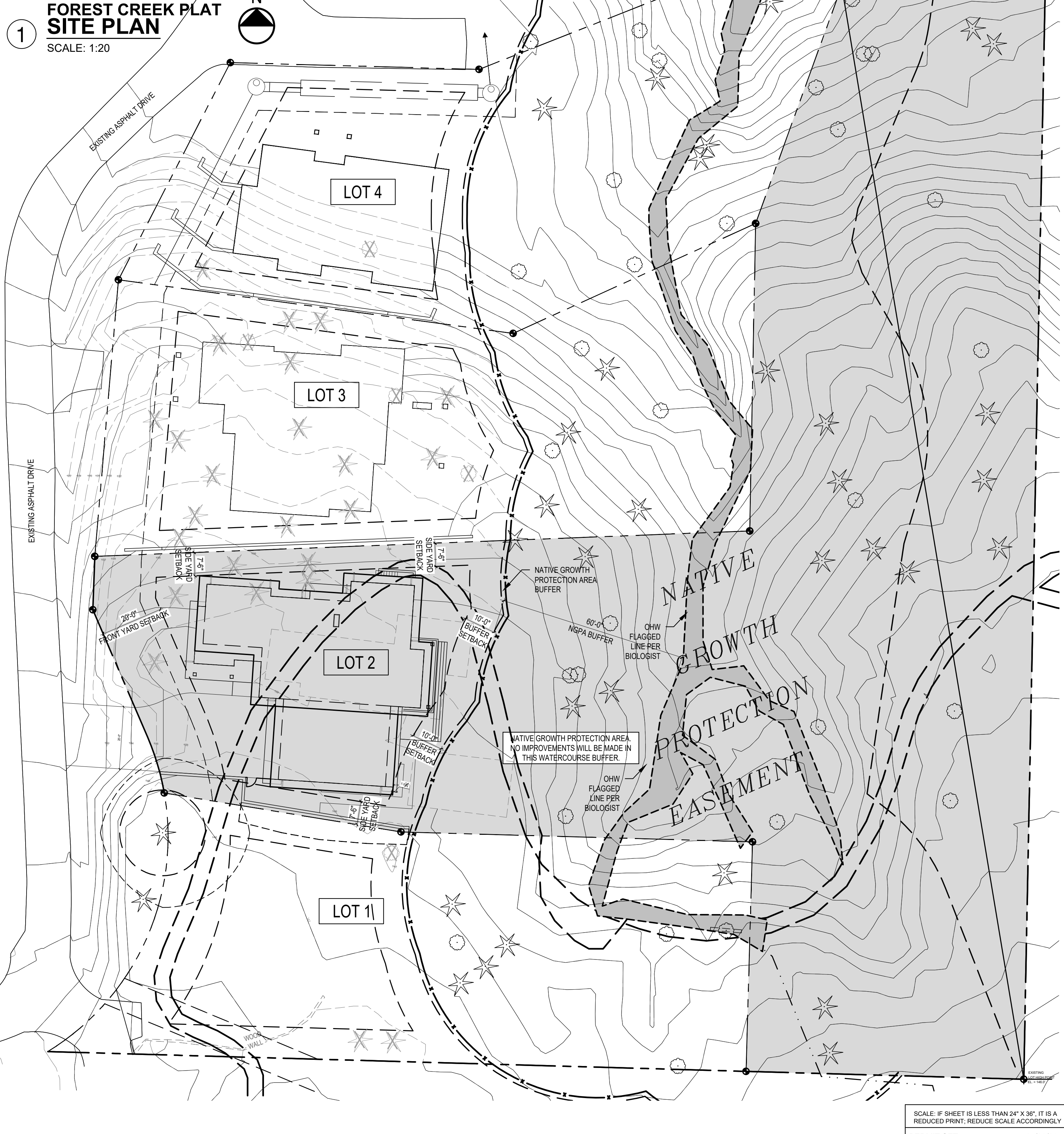
LOTS 1-4, KNUTSON SHORT PLAT, MERCER ISLAND SHORT PLAT NO SUB07-003 AS RECORDED UNDER REC. NO. 2007121090010.
CARRS LAKE SIDE ADD "LOT 2" MERCER ISLAND SHORT PLAT NO SUB07-003 REC NO 2007121090010 SD SHORT PLAT DAF - LOTS 12,13,14,15,16,17 AND 18 OF CARRS LAKE SIDE ADDITION PLAT LESS THE EAST 72.00 FT OF LOTS 12,13,14 AND 15 & ALSO LESS PORLY SOUTH OF A LN DRWN PLW AND 50.00 FT SOUTH OF WEN MEAS AT R/A TO NORTH LN OF LOTS 15-16-17 AND 18

TREE PROTECTION

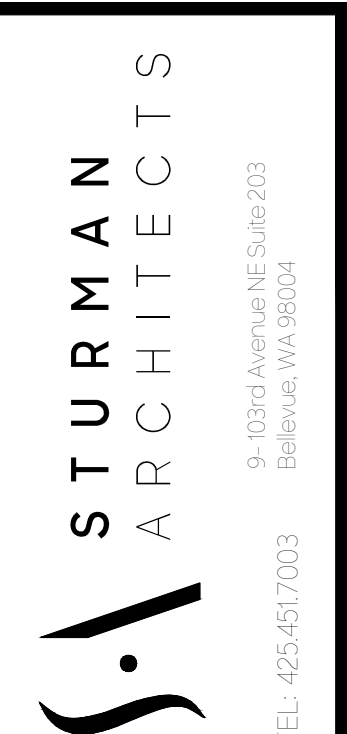
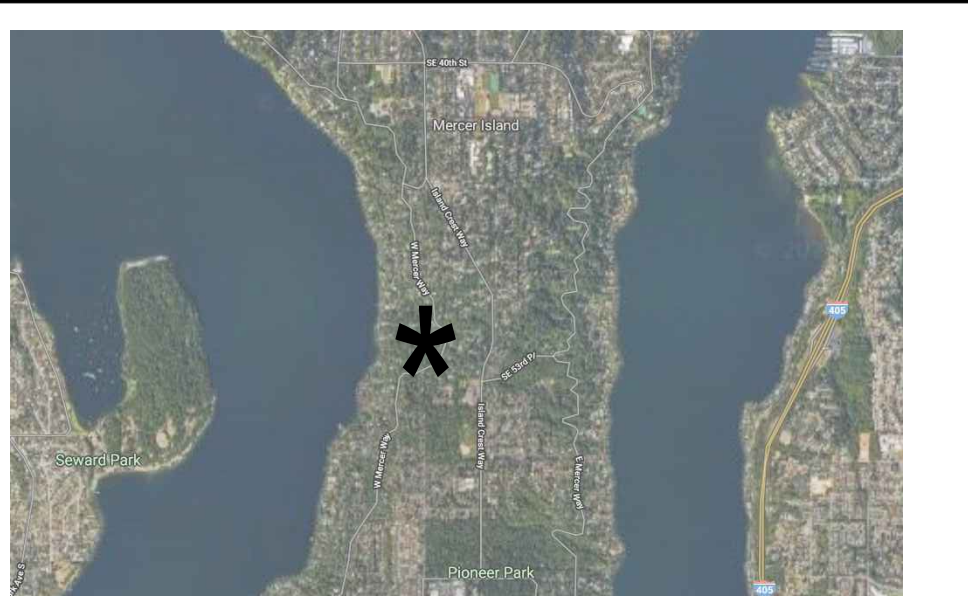
A TREE PROTECTION INSPECTION IS REQUIRED BEFORE START OF WORK

GEOTECH ENGINEER

GEOTECHNICAL ENGINEER REQUIRED TO BE PRESENT ON SITE DURING EXCAVATION AND AT REGULAR INTERVALS DURING CONSTRUCTION TO MONITOR THE STABILITY OF THE TEMPORARY OPEN CUT EXCAVATIONS PROPOSED FOR SITE RETAINING WALLS AND RESIDENTIAL STRUCTURE EXCAVATIONS.



VICINITY MAP



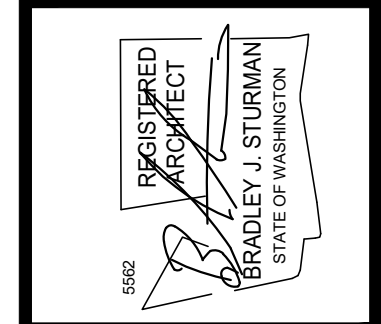
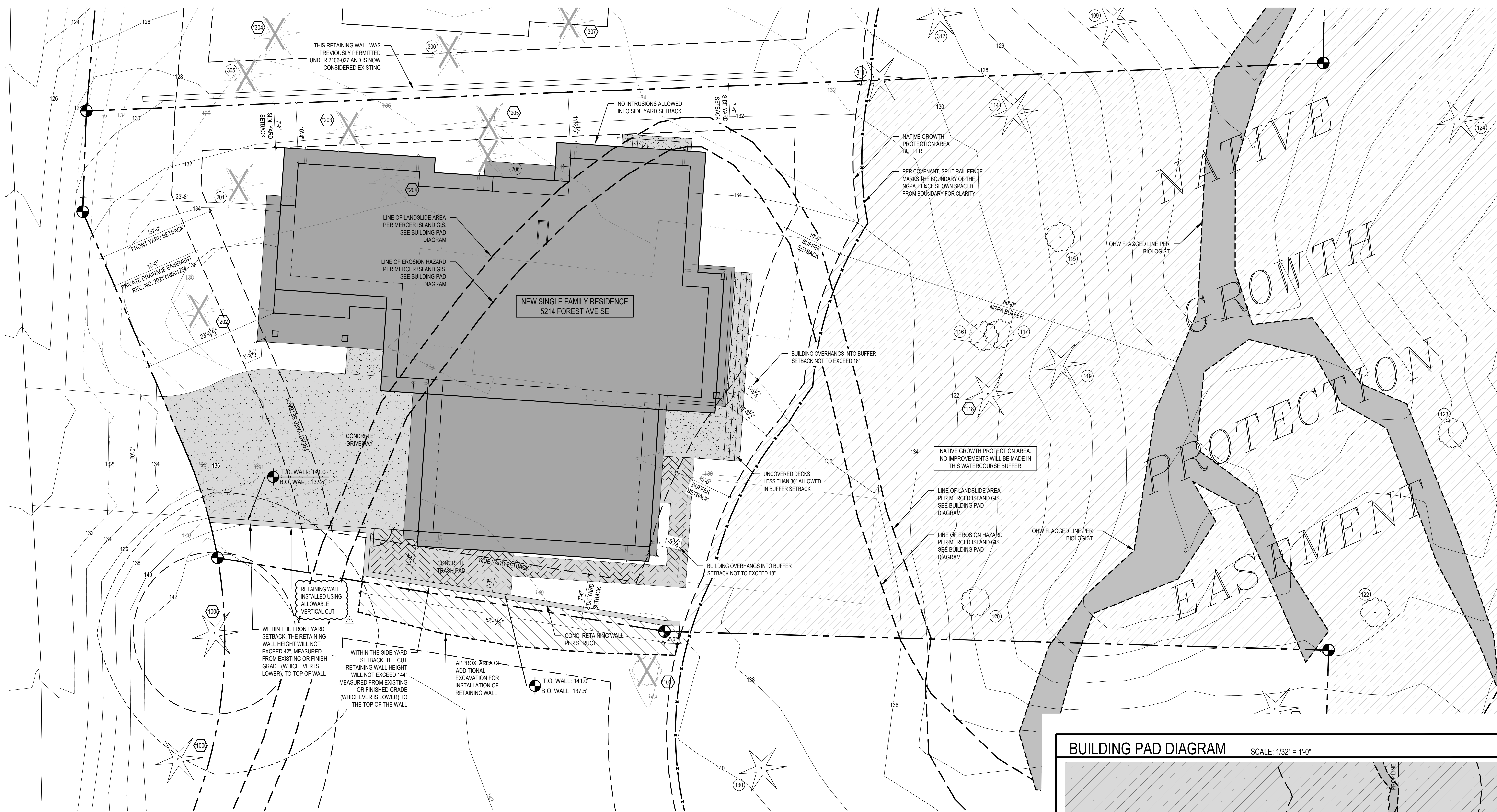
REGISTRED ARCHITECT BRADLEY J. STURMAN STATE OF WASHINGTON
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FOREST CREEK ESTATES LOT 2 PERMIT SET 5214 FOREST AVE S.E. MERCER ISLAND, WA 98040

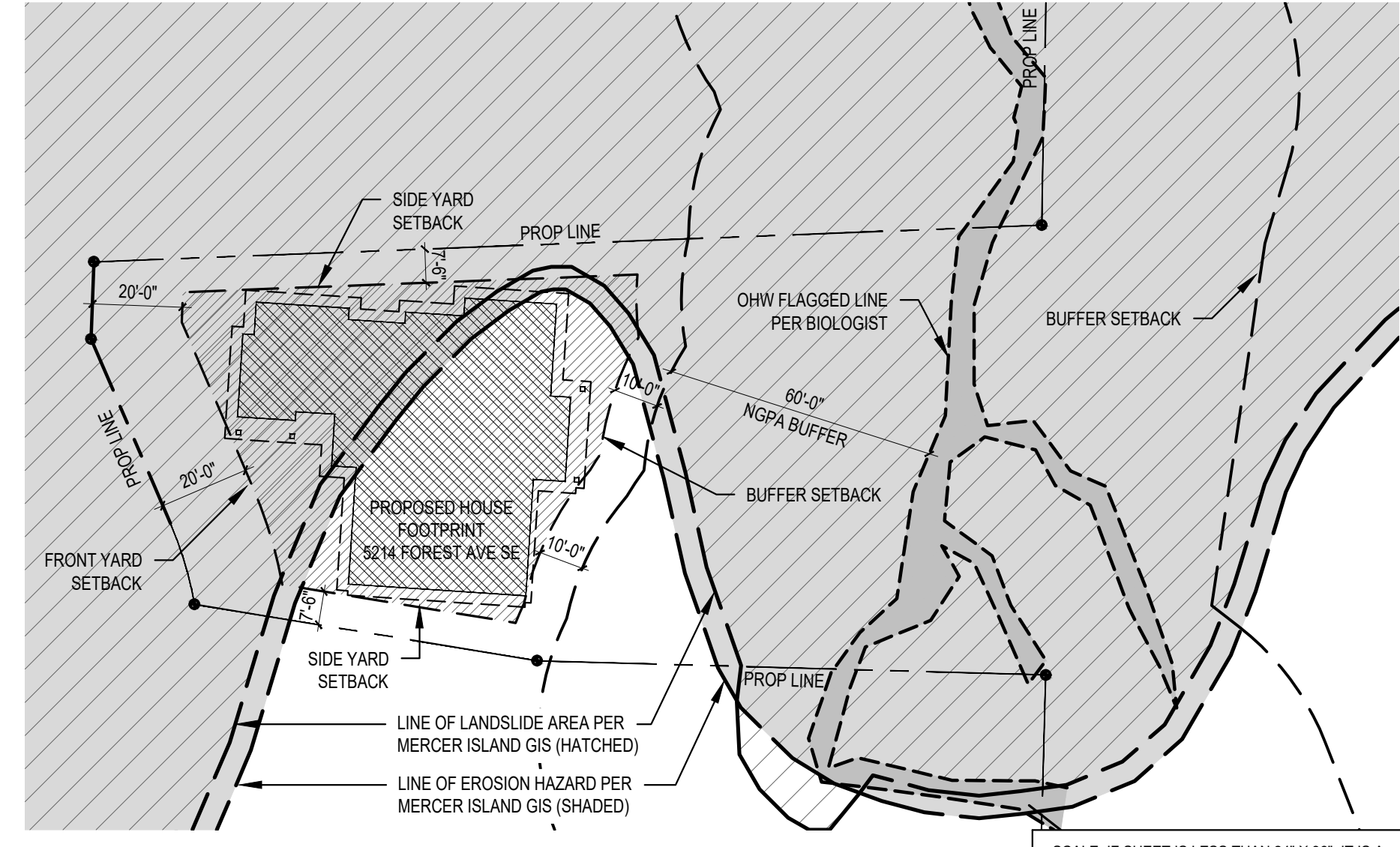
LOT 2 SITE PLAN GENERAL NOTES

Table with 2 columns: Revisions (numbered 1-4), Drawn by (KE), Checked by (BUS), Sheet (A1.0), Plot Date (8/29/2023).

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY. PERMIT SET 07/20/23



BUILDING PAD DIAGRAM SCALE: 1/32" = 1'-0"



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 PERMIT SET 07/20/23

LEGEND:

- FINISH CONTOUR LINES
- DEMO CONTOUR LINES
- SILT FENCE
- TREE PROTECTION FENCING
- P — POWER LINE
- G — GAS LINE
- W — WATER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- AREA OF LOT COVERAGE
- AREA OF HARDSCAPE
- AREA OF NGPA

BUILDING AREA

	LOWER FLOOR	MAIN FLOOR	UPPER FLOOR	HEATED SUB-TOTAL	GARAGE/WORKSHOP	GRAND TOTAL	UNHEATED PATIO	UNHEATED DECK
PROPOSED HOUSE:	2038 SF	2022 SF	3046 SF	7106 SF	1043 SF	8149 SF	524 SF	117 SF

LOT COVERAGE AND HARDSCAPE

	GROSS LOT S.F.	MAIN ROOF STRUCT	DRIVES/PARKING	TOTAL LOT COVERAGE	% LOT COVERAGE	FRONT WALK	TRASH SIDEWALK	PATIO	CONC STAIRS	RETAINING WALLS	TOTAL HARDSCAPE	% HARDSCAPE
EXISTING LOT COVERAGE AREA	49,010 SF	0 SF	0 SF	0 SF	0 %	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 %
PROPOSED LOT COVERAGE AREA		4163 SF	939 SF	5102 SF	10.4 %	28 SF	349 SF	178 SF	28 SF	74 SF	657 SF	1.3 %
NET GAIN/LOSS IMPERVIOUS AREA		+4163 SF	+939 SF	+5102 SF	+10.4 %	+28 SF	+349 SF	+178 SF	+28 SF	+74 SF	+657 SF	+1.3 %
% ALLOWED IMPERVIOUS AREA				17,153.5 SF ALLOWABLE	35 %						4410.9 SF ALLOWABLE	9 %

HIGHEST EL: 146.0'
 LOWEST EL: 86.0'
 ELEVATION DIFFERENCE= 60.0'
 60.0' DIVIDED BY 356.5' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = .168

LOT SLOPE IS 16.8%, WHICH IS GREATER THAN 15% SO LOT COVERAGE ALLOWED IS 35%.

ADDITIONAL 9% OF LOT SIZE WILL DETERMINE ALLOWABLE HARDSCAPE SURFACE

GROSS FLOOR AREA

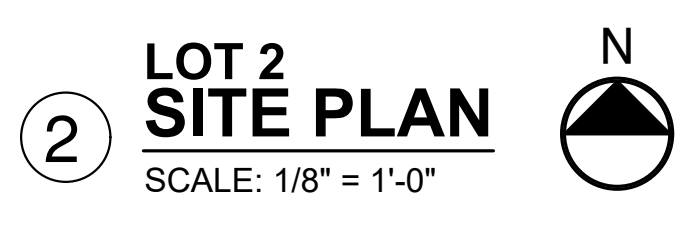
	BASEMENT EXCLUSION	NEW FLOOR AREA
LOWER FLOOR		2038 SF
MAIN FLOOR		2022 SF
SECOND FLOOR		3046 SF
GARAGE		1043 SF
GROSS FLOOR AREA		8149 SF

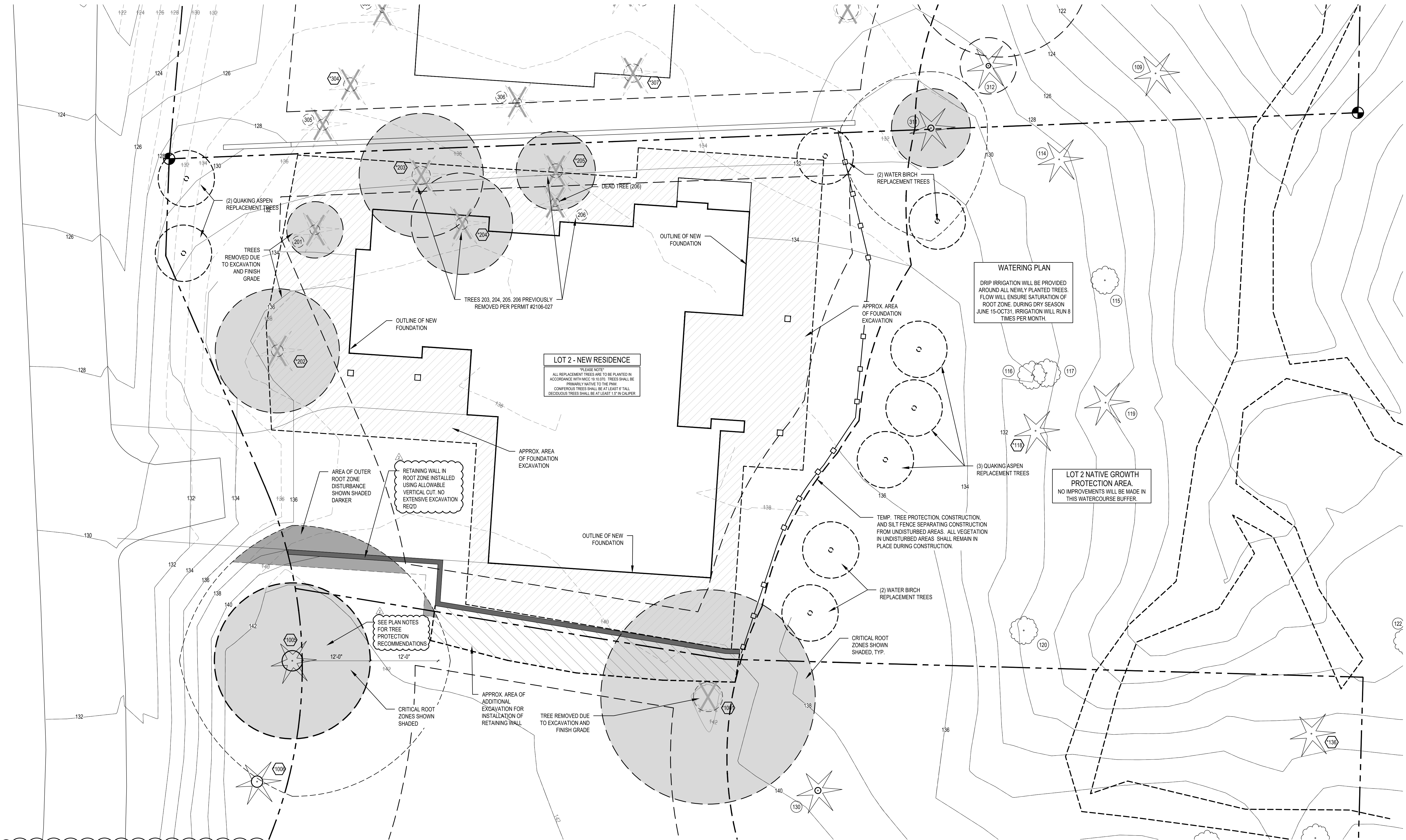
NET LOT AREA 49,010 SF
 ALLOWED MAX. % GFA COVERAGE 40.0 % OR 12,000 SF
 ALLOWED GROSS FLOOR AREA 12,000 SF

PROPOSED GROSS FLOOR AREA 8149 SF

COVERED UPPER DECK +84 SF
 12" CEILING OF BATHS +68 SF
 12" CEILING OF REC ROOM +141.5 SF
 12" CEILING OF PRIMARY +211.5 SF

TOTAL GFA COVERAGE 8574 SF
 PROPOSED % GFA COVERAGE 17.6 %





LOT 2 - NEW RESIDENCE

PLEASE NOTE:
 ALL REPLACEMENT TREES ARE TO BE PLANTED IN ACCORDANCE WITH WAC 163-10-020. TREES SHALL BE PRIMARILY NATIVE TO THE PNW. CONIFEROUS TREES SHALL BE AT LEAST 8" TALL. DECIDUOUS TREES SHALL BE AT LEAST 1 1/2" IN CALIPER.

WATERING PLAN

DRIP IRRIGATION WILL BE PROVIDED AROUND ALL NEWLY PLANTED TREES. FLOW WILL ENSURE SATURATION OF ROOT ZONE. DURING DRY SEASON JUNE 15-OCT31, IRRIGATION WILL RUN 8 TIMES PER MONTH.

LOT 2 NATIVE GROWTH PROTECTION AREA

NO IMPROVEMENTS WILL BE MADE IN THIS WATERCOURSE BUFFER.

RETAINING WALL IN ROOT ZONE INSTALLED USING ALLOWABLE VERTICAL CUT. NO EXTENSIVE EXCAVATION REQD.

SEE PLAN NOTES FOR TREE PROTECTION RECOMMENDATIONS

TREE SOLUTIONS RECOMMENDATIONS TO BE IMPLEMENTED FOR TREE 1005:

DO NOT ALLOW EXCAVATION TO ENCROACH FARTHER INTO THE CRITICAL ROOT ZONE OF TREE 1005 AS WHAT IS CURRENTLY PROPOSED ON THE MOST RECENT PLANS (SITE PLAN C1.0, PATRICK HARRON AND ASSOCIATES LLC, 6.16.2023)

INSTALL TREE PROTECTION FENCING CONSISTING OF 6-FOOT-TALL CHAIN-LINK FENCING AT THE PROPOSED LIMITS OF EXCAVATION.

CUT ANY ROOTS EXPOSED BY EXCAVATION CLEANLY AND IMMEDIATELY BACKFILL TO PREVENT DESICCATION.

NOTIFY THE PROJECT ARBORIST IF ANY ROOTS IN EXCESS OF 2-INCHES ARE EXPOSED BY EXCAVATION SO THAT IMPACTS MAY BE REASSESSED.

CONSIDER INSTALLING A 4-INCH LAYER OF COARSE WOODY MULCH (ARBORIST WOODCHIPS) TO THE CRITICAL ROOT ZONE OF TREE 1005 TO MITIGATE CONSTRUCTION STRESS AND IMPROVE SOIL STRUCTURE.

3 LOT 2 TREE PLAN

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

REPLACEMENT TREES:

WATER BIRCH = 3
 QUAKING ASPEN = 6

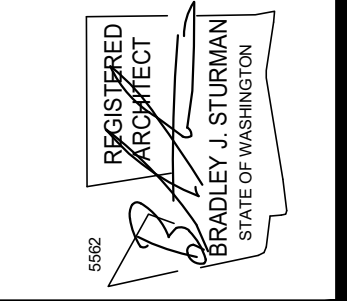
TOTAL REPLACEMENT TREES = 9

PLEASE NOTE

FOR THE DEVELOPMENT OF PARCEL 1410300059 ("LOT 2"), ANY TREES REMOVED FROM ADJOINING PARCEL 1410300057 ("LOT 1") WILL NOT BE INCLUDED IN ANY TREE DENSITY CALCULATIONS FOR "LOT 2." ALL REQUIRED REPLACEMENT TREES FOR TREES REMOVED FROM "LOT 1" WILL BE NOT BE INCLUDED WITH REQUIRED REPLACEMENT TREES FOR "LOT 2." ALL "LOT 1" REPLACEMENT TREES WILL BE SHOWN ON THE PLAN SET FOR "LOT 1."

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PERMIT SET 07/20/23



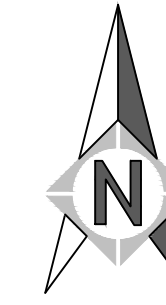
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FOREST CREEK ESTATES LOT 2 PERMIT SET

5214 FOREST AVE S.E.
 MERCER ISLAND, WA 98040

LOT 2 REPLACEMENT TREE PLAN

REVISIONS:	2023-3-28 Corrections #1
	2023-3-29 Corrections #2
DRAWN BY:	KE
CHECKED BY:	BJS
SHEET	



SCALE: 1" = 20'

MERIDIAN

STATE PLANE COORDINATE SYSTEM - NORTH ZONE NAD83 (2011)
BASED ON RAPID STATIC GPS MEASUREMENTS WITH OPUS SOLUTION.

VERTICAL DATUM

NAVD 88 (GEOID 18)
BASED ON RAPID STATIC GPS MEASUREMENTS WITH OPUS SOLUTION.

BENCHMARKS

TBM-A
FOUND 4"x4" CONC MON WITH 2" BRASS DISC 1" LS#25341 WITH PUNCH 0.3 BELOW GRADE IN CASE GRADE IN CASE 69.6' NW OF NW PROP CORNER.
ELEV. = 104.53'

TBM-B
FOUND 1/2" REBAR AND MGA CONTROL CAP AT W SIDE FOREST DRIVE, 0.5W OF WEST EDGE ASPHALT PAVEMENT AND 15.5W OF CB-5078.
ELEV. = 113.94'

NOTES

- 1. A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ALL EQUIPMENT HAS BEEN MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
- 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 3. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. ALL CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN FEBRUARY 18, 2020, UNLESS OTHERWISE NOTED.
- 4. UNDERGROUND UTILITIES WERE LOCATED BASED ON SURFACE EVIDENCE (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, ETC.). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION, AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 5. TREE SIZES AND SPECIES WERE DETERMINED TO THE BEST OF OUR ABILITY. MEAD GILMAN AND ASSOCIATES DOES NOT WARRANT THE ACCURACY OF THE SIZE AND SPECIES OF ANY TREES SHOWN HEREON. ALL TREE SIZES SHOULD BE VERIFIED BY A TRAINED ARBORIST.
- 6. THIS MAP DOES NOT INTEND TO SHOW ALL EASEMENTS OF RECORD.
- 7. ALL CONTOUR INFORMATION EAST OF THE NATIVE PROTECTION AREA BOUNDARY WAS GENERATED FROM PUBLIC LIDAR DATA.
- 8. FLAGS AT OHW ARE SET BY ALTMANN OLIVER ASSOCIATES, LLC IN JANUARY OF 2023.
- 9. THIS UPDATE TO THE TOPOGRAPHIC SURVEY IS INTENDED TO JUST SHOW THE NEW BUFFER AND ORDINARY HIGH WATER FLAGS. NO ATTEMPT TO UPDATE ANY OTHER ASPECT OF THE MAP HAS BEEN DONE.

LEGAL DESCRIPTION

LOTS 1-4, KNUTSON SHORT PLAT, MERCER ISLAND SHORT PLAT NO SUB07-003 AS RECORDED UNDER REC. NO. 20071210900010.

REFERENCES

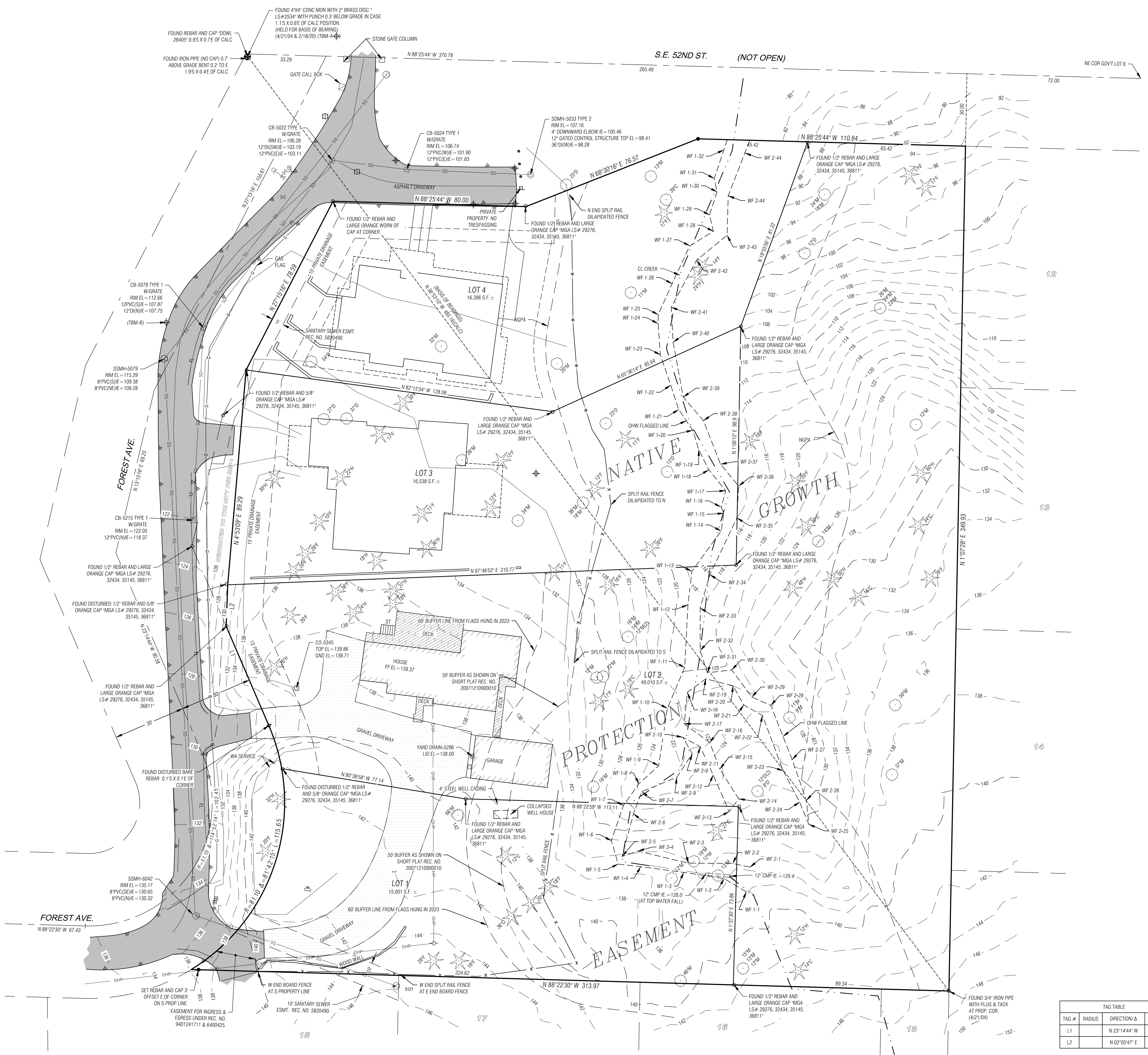
- 1. ROS REC. NO. 20071210001864, VOL. 236, PG. 232.
- 2. MERCER ISLAND SHORT PLAT NO SUB07-003, REC. NO. 20071210900010.

LEGEND

- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "MGA 35145 48383"
- FOUND CORNER
- ⊕ FOUND MONUMENT
- ⊕ TEMPORARY BENCHMARK
- ⊕ GAS VALVE
- ⊕ ELECTRICAL JUNCTION BOX
- UTILITY POLE
- ⊕ CATCH BASIN - TYPE I
- ⊕ CATCH BASIN - TYPE II
- ⊕ STORM CLEANOUT
- ⊕ YARD DRAIN
- ⊕ SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ HOSE BIB
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ BOLLARD
- ⊕ SIGN
- ⊕ SOIL TEST PIT
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE
- ASPHALT
- FENCE LINE
- OHP OVERHEAD POWER LINES
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- G GAS LINE
- W WATER MAIN
- ASPHALT HATCH
- CONCRETE HATCH
- DECK HATCH
- GRAVEL HATCH
- C CEDAR
- D DECIDUOUS
- E ELM
- H HEMLOCK
- M MAPLE
- CS CONC. SLAB
- FF FINISH FLOOR
- FL FLOW LINE/ ASPH THICKENED EDGE
- ST STAIRS
- WF# WETLAND FLAG NUMBER
- OH# FLAGGED OVERHEAD WATER LINE

TAG TABLE

TAG #	RADIUS	DIRECTION/Δ	LENGTH
L1		N 23°14'44" W	44.63
L2		N 02°05'47" E	17.18



DATE

REVISION

#

MEAD GILMAN LAND SURVEYORS

FOREST AVE LOTS
BOUNDARY & TOPOGRAPHIC SURVEY

SEASCAPE HOMES
PO BOX 40568
BELLEVUE WA 98015

DRAWN BY: LSD

REVIEWED BY: CSB

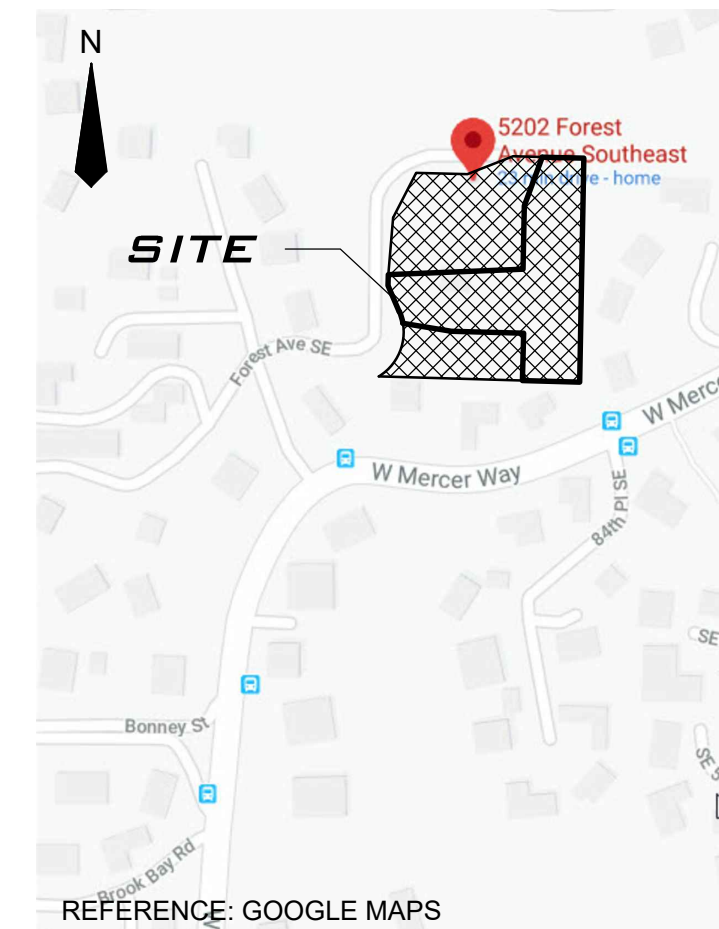
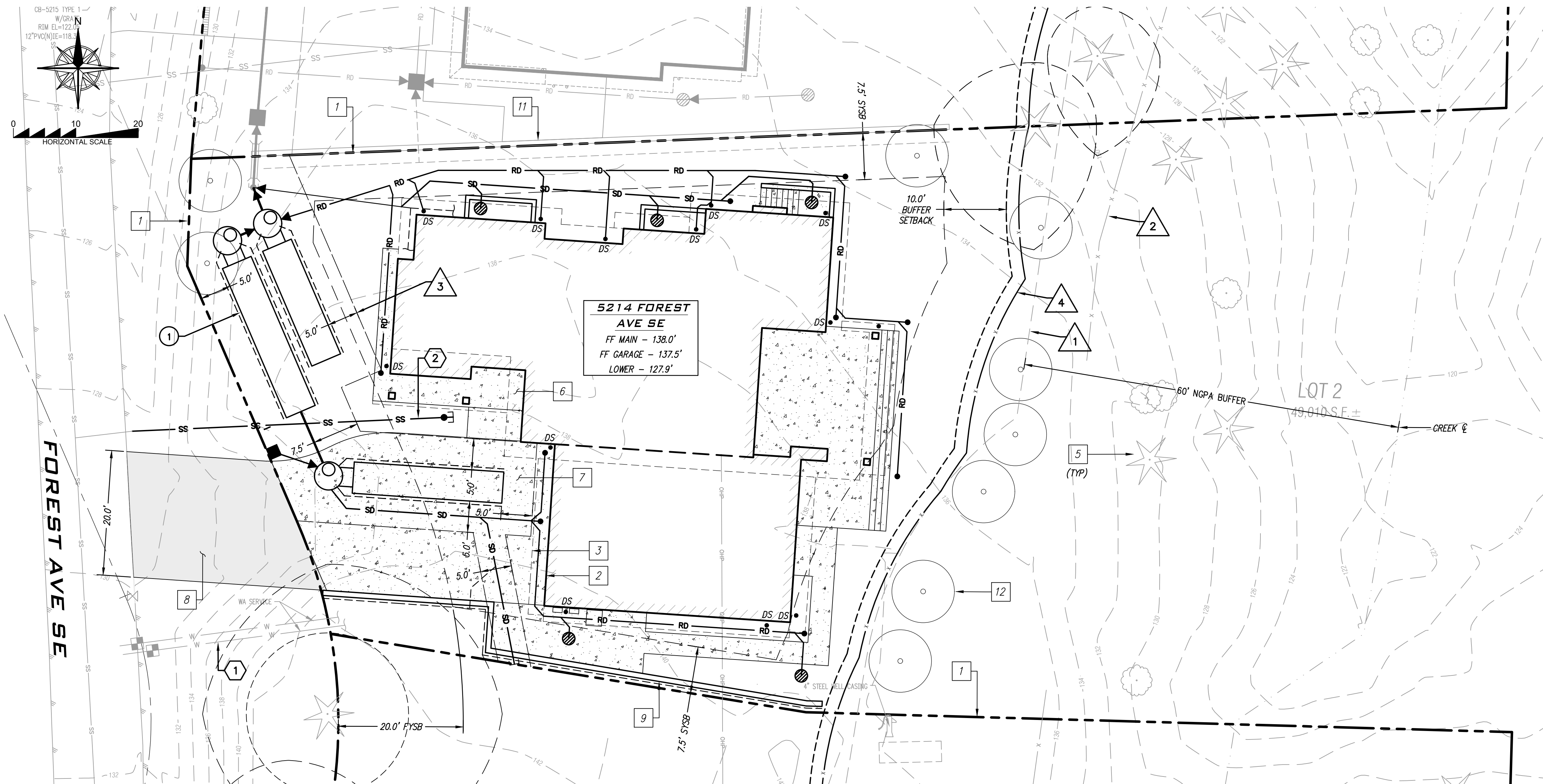
DATE: 03-11-2020

JOB NO. 20011

SHEET 1 OF 1

FOREST CREEK ESTATES - LOT 2

SE 1/4, NE 1/4, SEC 24, T 24 N, R 04 E, W. M.



VICINITY MAP
NTS

SITE PLAN
SCALE: 1"=10'

PROJECT TEAM:

OWNER:
SEASCAPE HOMES LLC
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PROJECT CIVIL ENGINEER:
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PROJECT SURVEYOR:
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PROJECT GEOTECHNICAL ENGINEER:
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PROJECT ARBORIST:
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THOMAS M. HANSON, CF, RCA
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PH: 206.300.9711
EMAIL: TOM.HANSON@ARBORINFO.COM

PROJECT INFORMATION:

DEVELOPMENT DATA:

SITE AREA 49,010 SF (1.12 AC)
SITE ADDRESS 5214 FOREST AVE SE
MERCER ISLAND, WA 98040
PARCEL NUMBER 141030-0059

LEGAL DESCRIPTION:

LOTS 1-4, KNUTSON SHORT PLAT, MERCER ISLAND SHORT PLAT NO SUB07-003 AS RECORDED UNDER REC. NO. 2007121090010.

VERTICAL DATUM:

NAVD 88 (GEOID 18) BASED ON RAPID STATIC GPS MEASUREMENTS WITH OPUS SOLUTION.

BENCHMARKS:

TBM-A - FOUND 4"x4" CONC MON WITH 2" BRASS DISC * LS#2534" WITH PUNCH 0.3' BELOW GRADE IN CASE 69.6' NW OF NW PROP CORNER.
ELEV. = 104.53'
TBM-B - FOUND 1/2" REBAR AND MGA CONTROL CAP AT W SIDE FOREST DRIVE, 0.5'W OF WEST EDGE ASPHALT PAVEMENT AND 15.5'W OF CB-5078.
ELEV. = 113.94'

SITE CALLOUTS:

- PROPERTY BOUNDARY, TYP.
- PROPOSED BUILDING FOOTPRINT, TYP.
- PROPOSED BUILDING ROOFLINE, TYP.
- BUILDING SETBACK LINE, TYP. SEE DEVELOPMENT DATA NOTES FOR MINIMUM SETBACKS.
- EXISTING TREES TO BE PROTECTED-IN-PLACE UNLESS OTHERWISE NOTED, TYP (SEE ARBORIST REPORT AND SHEET C2.0 FOR LIMITS OF DISTURBANCE AND TREE PROTECTION).
- PROPOSED ON-SITE HARDSCAPES, TYP.
- INSTALL 26" WIDE CONCRETE DRIVEWAY
- INSTALL 20" WIDE ASPHALT DRIVEWAY.
- PROPOSED RETAINING WALL (BY OTHERS) (SEE SHEET C3.0 FOR GRADING PLAN).
- PROTECT EX. FENCE, TYP.
- PROTECT EX. RETAINING WALL, TYP.
- PROPOSED REPLACEMENT TREE, TYP. (SEE ARCHITECTURAL PLANS).

CRITICAL AREAS & EASEMENT CALLOUTS:

- 60' NATIVE GROWTH PROTECTION AREA (NGPA) BUFFER.
- EXISTING NGPA SPLIT-RAIL FENCE WITH SIGNAGE. FENCE TO BE REPAIRED IF REQUIRED.
- PROPOSED PRIVATE STORM EASEMENT IN BENEFIT OF LOT 1.
- PER COVENANT, SPLIT RAIL FENCE MARKS THE BOUNDARY OF THE NGPA. FENCE SHOWN SPACED FROM THE BOUNDARY FOR CLARITY (TYP).

STORM CALLOUTS:

- PROPOSED STORM DRAINAGE SYSTEM, TYP (SEE SHEET C3.0 FOR DRAINAGE PLAN).

UTILITY CALLOUTS:

- DOMESTIC WATER SYSTEM, TYP (SEE SHEET C3.0 FOR WATER PLAN).
- PROPOSED SANITARY SEWER SYSTEM, TYP (SEE SHEET C3.0 FOR SEWER PLAN).

SHEET LIST		
SHEET #	NAME	DESCRIPTION
1	C1.0	COVER SHEET & SITE PLAN
2	C2.0	DEMOLITION & TESC PLAN
3	C2.1	TESC DETAILS
4	C2.2	TEMPORARY EXCAVATION PLAN (STORM SYSTEM)
5	C3.0	GRADING, STORM DRAINAGE & UTILITY PLAN
6	C3.1	STORM DRAINAGE DETAILS
7	C3.2	UTILITY DETAILS

DESCRIPTION	IMPERVIOUS AREA INVENTORY (SF)			
	ROOF, DRIVE, AND HS	WALLS	OFFSITE	TOTAL
LOT 2	5,770	60	670	6500
LOT 1*	4,761	139	0	4900
TOTAL	10531	199	670	11400

* APPROXIMATED FUTURE IMPROVEMENTS

CALL 48 HOURS BEFORE YOU DIG 811

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

R#	DATE	DESCRIPTION	BY
1	04/14/23	1ST CITY REVIEW COMMENTS	CC
2	06/09/23	2ND CITY REVIEW COMMENTS	CC
3	08/28/23	TEMP EXCAVATION AND REVISIONS TO STORM VS TREE TOES	SC



BUILDING PERMIT
COVER SHEET & SITE PLAN

PATRICK HARRON & ASSOCIATES, LLC
Civil Engineering & Planning
14900 Interurban Ave. S, Suite 279, Seattle, WA 98168
Phone: 206.674.4659
Web: patrickharron.com

PROJ. NO. 20113	DSN. BY. CC
OWN. BY. CC	CHK. BY. SC

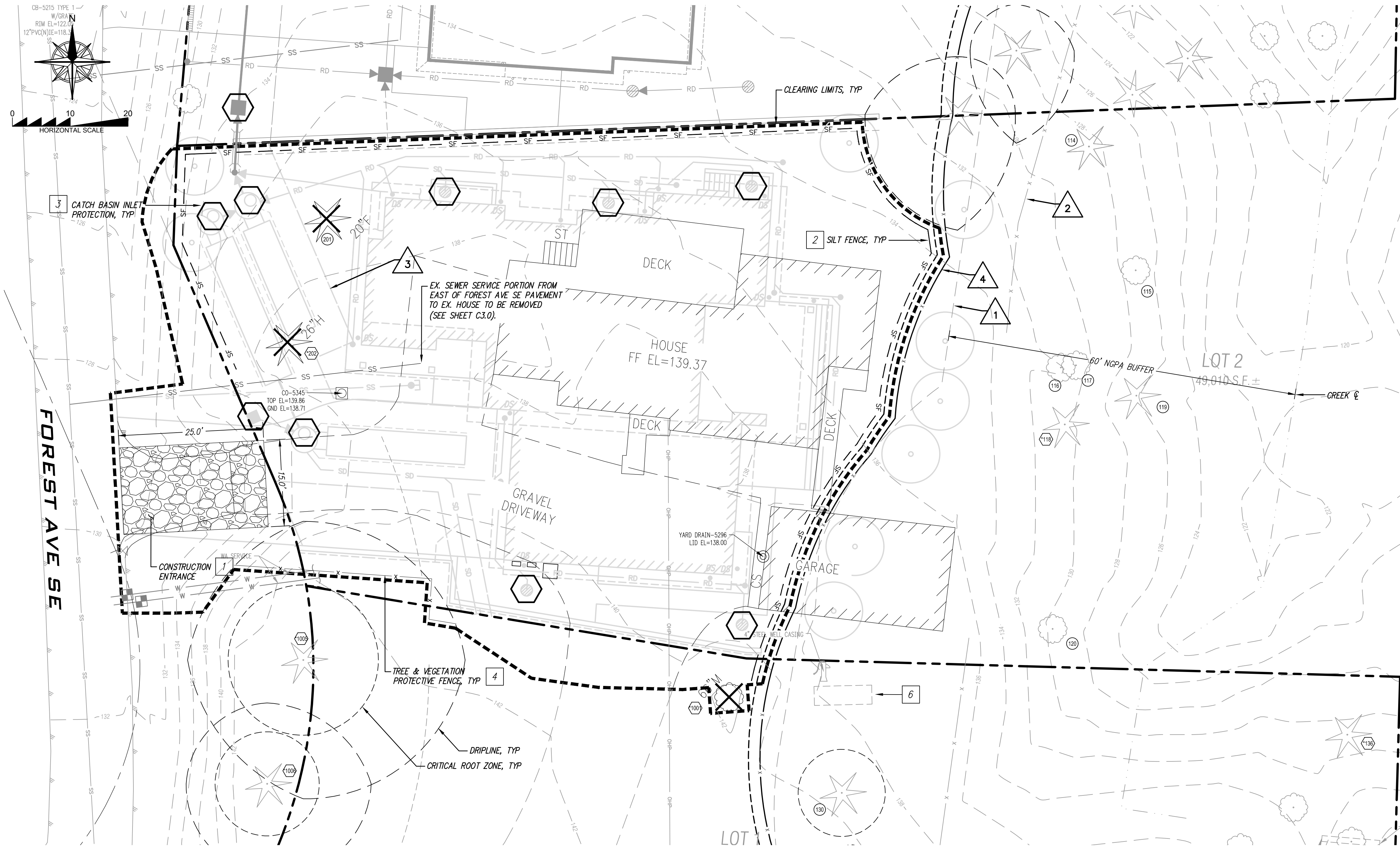
FOREST CREEK ESTATES
LOT 2
5214 FOREST AVE SE
MERCER ISLAND, WA 98040

DATE: 8/28/23
SCALE: AS SHOWN
DRAWING NO. C1.0 1 OF 7

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FOREST CREEK ESTATES - LOT 2

SE 1/4, NE 1/4, SEC 24, T 24 N, R 04 E, W. M.



DEMOLITION & TESC PLAN
SCALE: 1"=10'

- TESC LEGEND**
- CATCH BASIN INLET PROTECTION
 - TREE REMOVAL
 - TREE NUMBER
 - CLEARING LIMITS (ENTIRE PROPERTY OUTSIDE OF TREE PROTECTION AREA)
 - SILT FENCE
 - TREE & VEGETATION PROTECTIVE FENCE
 - CONSTRUCTION ENTRANCE

- DEMOLITION & TESC CALLOUTS:**
1. CONSTRUCTION ENTRANCE (SEE DETAIL 1, SHEET C2.1).
 2. SILT FENCE, TYP (SEE DETAIL 2, SHEET C2.1).
 3. CATCH BASIN INLET PROTECTION, TYP (SEE DETAIL 3, SHEET C2.1).
 4. TREE & VEGETATION PROTECTIVE FENCE (SEE DETAIL 4, SHEET C2.1). SEE DEMOLITION & TESC NOTES, THIS SHEET, FOR ADDITIONAL TREE PROTECTION GUIDELINES.
 5. SOILS OF DISTURBED PEROUS AREAS THROUGHOUT THE DURATION OF THE PROJECT ARE TO BE AMENDED.
 6. STEEL CASING AND WATER WELL TO BE ABANDONED PER DEPARTMENT OF HEALTH AND CITY OF MERCER ISLAND STANDARDS.

- TESC NOTES:**
1. CLEARING LIMITS SHOWN ARE APPROXIMATE AND REPRESENT THE MINIMUM REQUIRED TO INSTALL PROPOSED IMPROVEMENTS. CLEARING LIMITS MAY BE ADJUSTED TO FIT FIELD CONDITIONS BUT SHALL NOT ENCR OACH WITHIN CRITICAL ROOT ZONES OF TREES TO BE RETAINED; COORDINATE WITH PROJECT ARBORIST TO DETERMINE CRITICAL ROOT ZONES FOR DISTURBANCE WITHIN TREE DRIP LINES.
 2. SILT FENCING TO BE INSTALLED ALONG DOWN-SLOPE OF AREAS TO BE DISTRIBUTED WITHIN THE PROPERTY. ADJUST AS REQUIRED WITH CHANGES TO CLEARING LIMITS.
 3. THIS TESC PLAN IS PROVIDED TO SHOW THE MINIMUM MEASURES REQUIRED TO CONTROL EROSION AND SEDIMENT TRANSPORT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING APPROPRIATE MEASURES FOR CHANGING SITE CONDITIONS.
 4. REFER TO ARCHITECTURAL TREE PLANS FOR ADDITIONAL TREE REMOVAL AND REPLACEMENT DETAILS.
 5. REFER TO GEOTECH REPORT FOR RECOMMENDATIONS ON EXCAVATION AND SLOPES.
 6. GEOTECHNICAL ENGINEER SHALL BE ON-SITE DURING EXCAVATION AND AT REGULAR INTERVALS DURING CONSTRUCTION TO MONITOR THE STABILITY OF THE TEMPORARY WALLS AND RESIDENTIAL STRUCTURE EXCAVATIONS.
 7. TEMPORARY CONSTRUCTION STAGING FOR LOT 2 SHALL BE PLACED ON LOT 1.
 8. REFER TO C2.2 FOR TEMPORARY EXCAVATION PLAN FOR STORM SYSTEM.

- CRITICAL AREAS CALLOUTS:**
1. 60' NATIVE GROWTH PROTECTION AREA (NGPA) BUFFER.
 2. EXISTING NGPA SPLIT-RAIL FENCE WITH SIGNAGE. FENCE TO BE REPAIRED IF REQUIRED.
 3. PROPOSED PRIVATE STORM EASEMENT IN BENEFIT OF LOT 1.
 4. PER COVENANT, SPLIT RAIL FENCE MARKS THE BOUNDARY OF THE NGPA. FENCE SHOWN SPACED FROM THE BOUNDARY FOR CLARITY (TYP).

BY	DESCRIPTION
CC	1ST CITY REVIEW COMMENTS
CC	2ND CITY REVIEW COMMENTS
SC	TEMP EXCAVATION AND REVISIONS TO STORM VS TREE TOOLS

BUILDING PERMIT
DEMOLITION & TESC PLAN

PATRICK HARRON & ASSOCIATES, LLC
Civil Engineering & Planning
14900 Interurban Ave. S, Suite 279, Seattle, WA 98168
Phone: 206.674.4659
Web: patrickharron.com

PROJ. NO:	20113	DSN. BY:	CC
OWN. BY:	CC	CHK. BY:	SC

FOREST CREEK ESTATES LOT 2
5214 FOREST AVE SE
MERCER ISLAND, WA 98040

DATE:	8/28/23
SCALE:	AS SHOWN
DRAWING NO.:	C2.0 2 OF 7

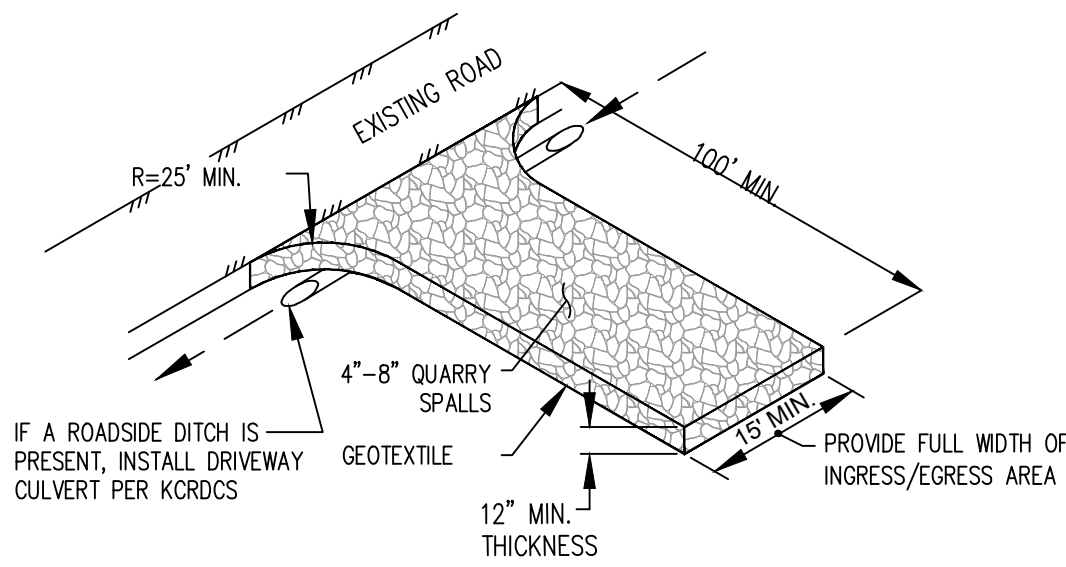
CALL 48 HOURS BEFORE YOU DIG 811

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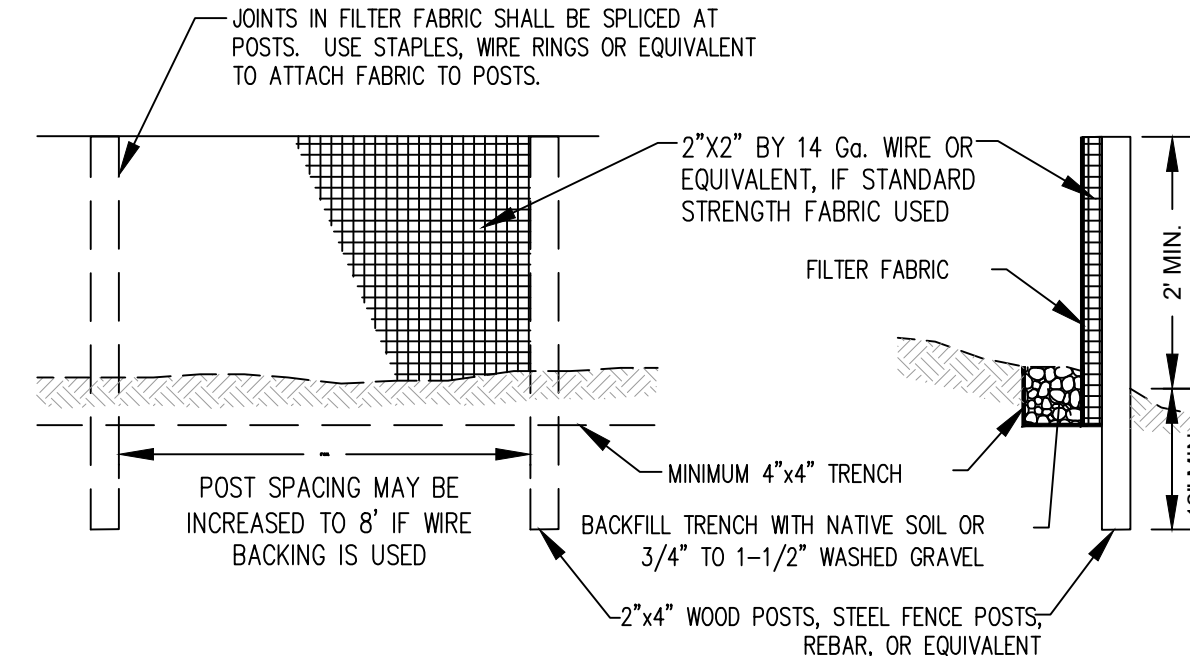
FOREST CREEK ESTATES - LOT 2

SE 1/4, NE 1/4, SEC 24, T 24 N, R 04 E, W. M.



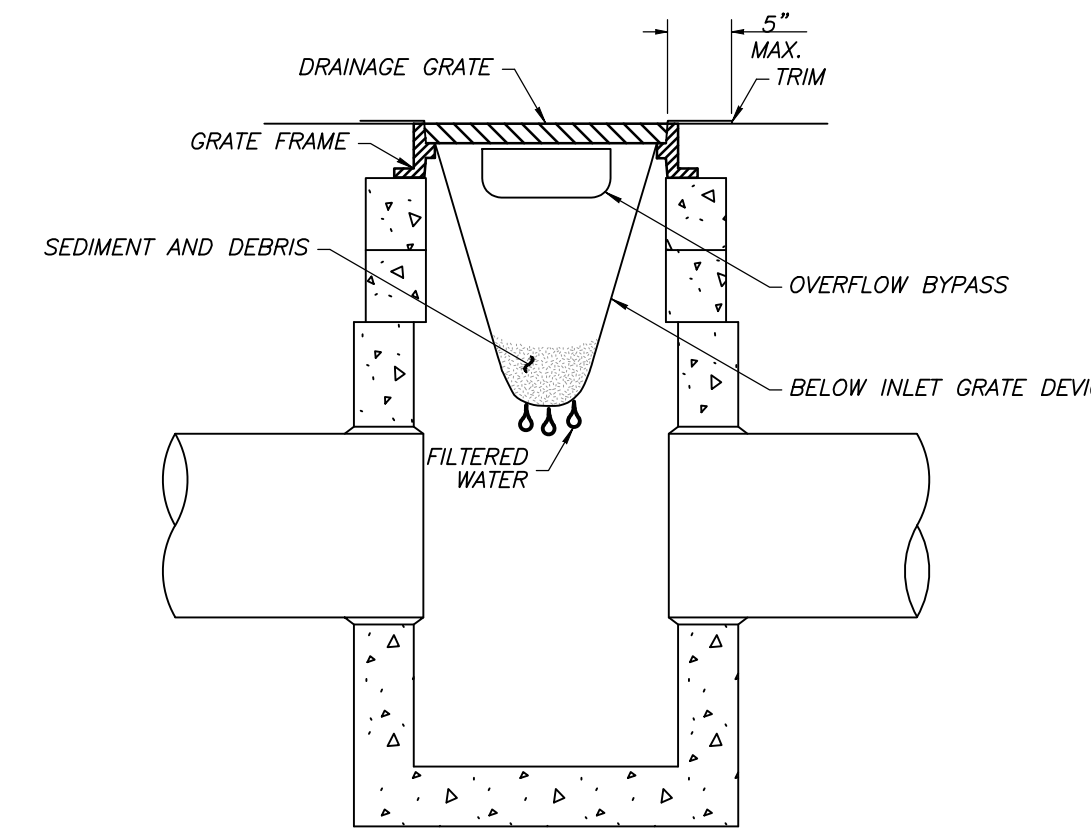
- NOTES:**
- PER KING COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS (KCRDCS), DRIVEWAYS SHALL BE PAVED TO EDGE OF R-0-W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY.
 - IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD.

1 CONSTRUCTION ENTRANCE
C2.0 SCALE: NTS



NOTE:
SILT FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOURS WHENEVER POSSIBLE

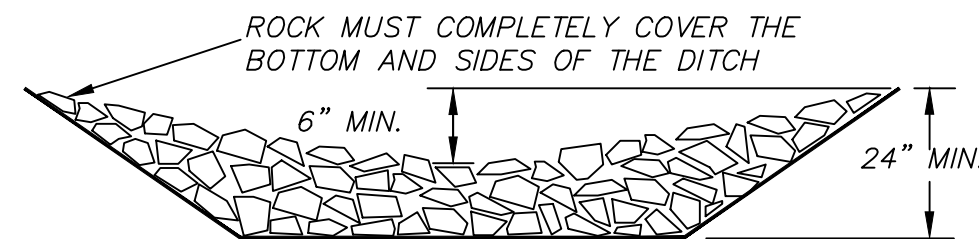
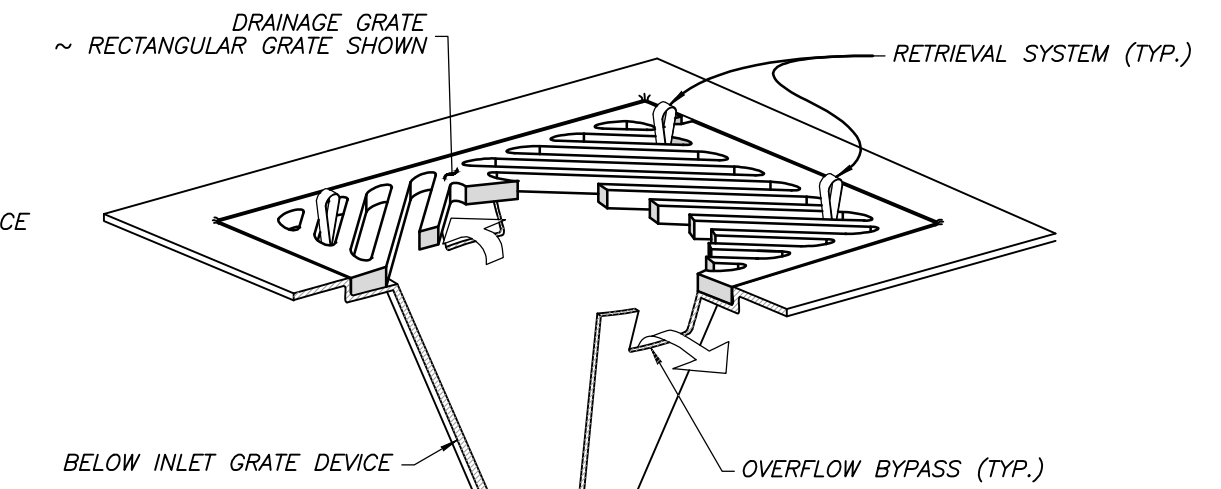
2 SILT FENCE
C2.0 SCALE: NTS



NOTES:

- SIZE THE BELOW INLET GRATE DEVICE (BIGD) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
- THE BIGD SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
- THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BIGD WITHOUT SPILLING THE COLLECTED MATERIAL.
- PERFORM MAINTENANCE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION 8-01.3(15).

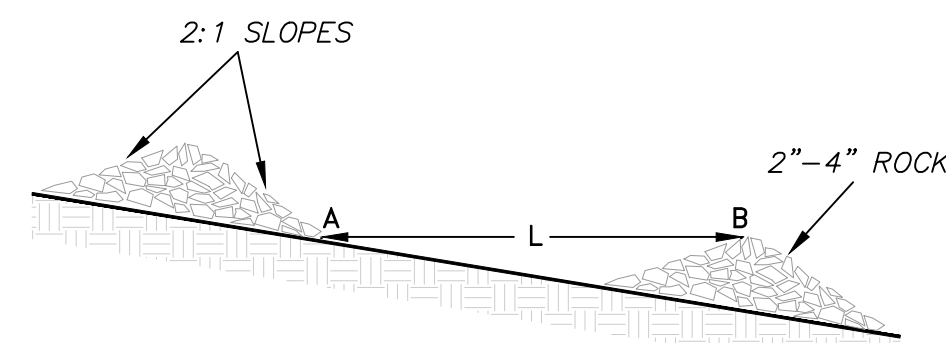
3 CATCH BASIN INLET PROTECTION
C2.0 SCALE: NTS



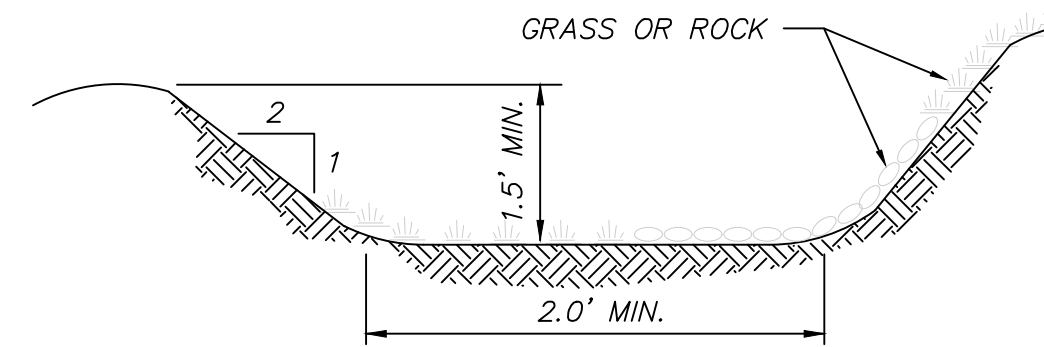
DITCH SLOPE	CHECK DAM SPACING
0 - 5%	150 FEET
5 - 10%	100 FEET
10%	50 FEET

NOTES:

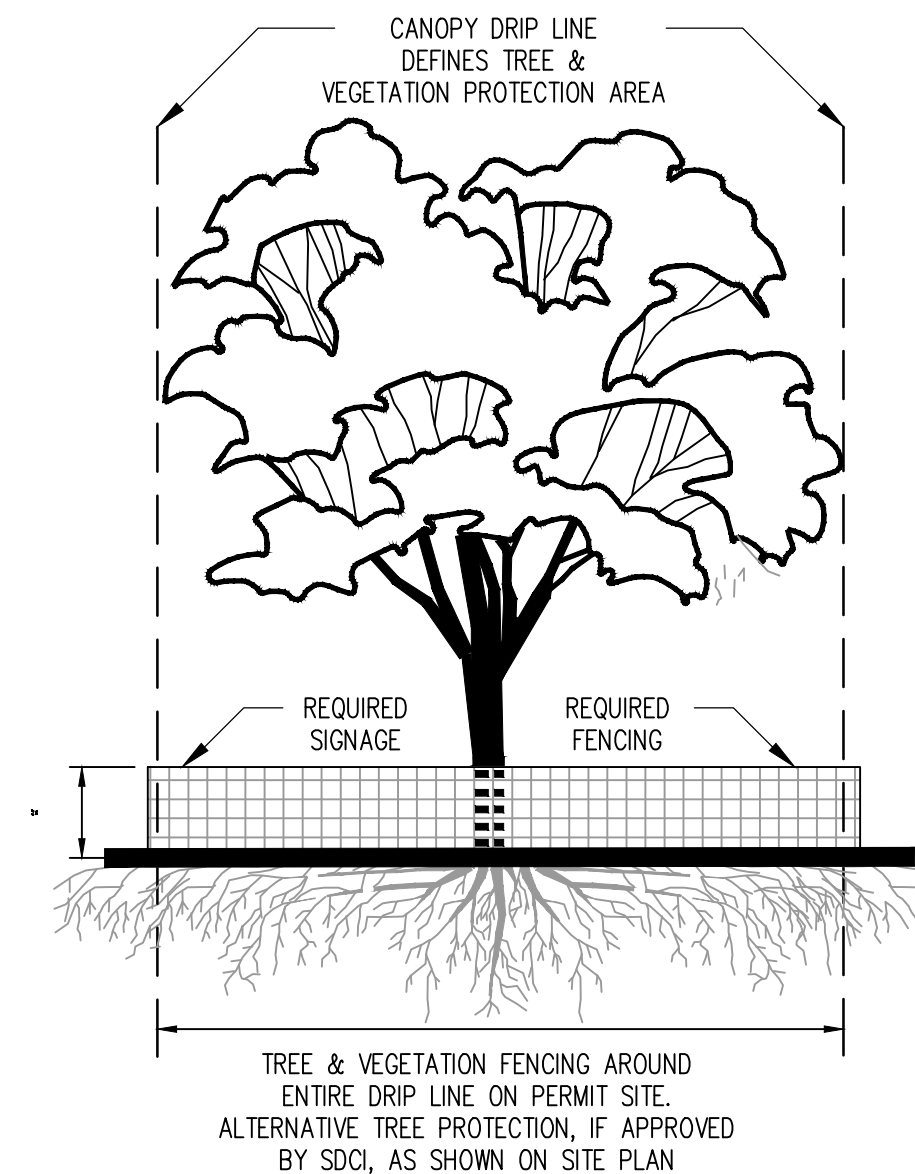
- ROCK CHECK DAMS SHALL BE OF 2" TO 8" FACE, SOUND QUARRY ROCK.
- ROCK CHECK DAMS SHALL BE 1' HIGH IN THE CENTER AND A MINIMUM OF 0.5' HIGHER ON THE SIDES.
- CHECK DAMS SHALL BE TOED IN AT THE BASE A MINIMUM OF 0.5' TO PREVENT EROSION.
- CHECK DAMS SHALL BE CONSTRUCTED IN SUCH A MANNER THAT THE ROCK IS FIRMLY PLACED WITH A MINIMUM OF SPACE BETWEEN ROCKS.
- THE FACES OF THE DAM SHALL BE SMOOTH WITH NO ROCKS PROTRUDING MORE THAN 2'.



4 ROCK CHECK DAMS
C2.0 SCALE: NTS



5 INTERCEPTOR DITCH
C2.0 SCALE: NTS



6 TREE & VEGETATION PROTECTIVE FENCE
C2.0 SCALE: NTS

TREE PROTECTION FENCING AND SIGN

- CHAIN LINK, WIRE MESH, OR SIMILAR OPEN RIGID MATERIAL (NO PLYWOOD)
- MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
- KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
- NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA: MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING
- MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SDCI PLANNER ONLY
- IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
- USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

VEGETATION PROTECTION

- ORANGE MESH OR SIMILAR OPEN MATERIAL
- MINIMIZE CONSTRUCTION ZONE
- PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN
- USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

R#	DATE	DESCRIPTION	BY
1	04/14/23	1ST CITY REVIEW COMMENTS	CC
2	06/09/23	2ND CITY REVIEW COMMENTS	CC
3	08/28/23	TEMP EXCAVATION AND REVISIONS TO STORM VS TREE TOOLS	SC

BUILDING PERMIT

TESC DETAILS

8/28/23

PATRICK HARRON & ASSOCIATES, LLC

Civil Engineering & Planning
14900 Interurban Ave. S, Suite 279, Seattle, WA 98168
Phone: 206.674.4659
Web: patrickharron.com

PROJ. NO. 20113	DSN. BY. CC
DRN. BY. CC	CHL. BY. SC

FOREST CREEK ESTATES LOT 2

5214 FOREST AVE SE
MERCER ISLAND, WA 98040

DATE: 8/28/23
SCALE: AS SHOWN
DRAWING NO. C2.1 3 OF 7

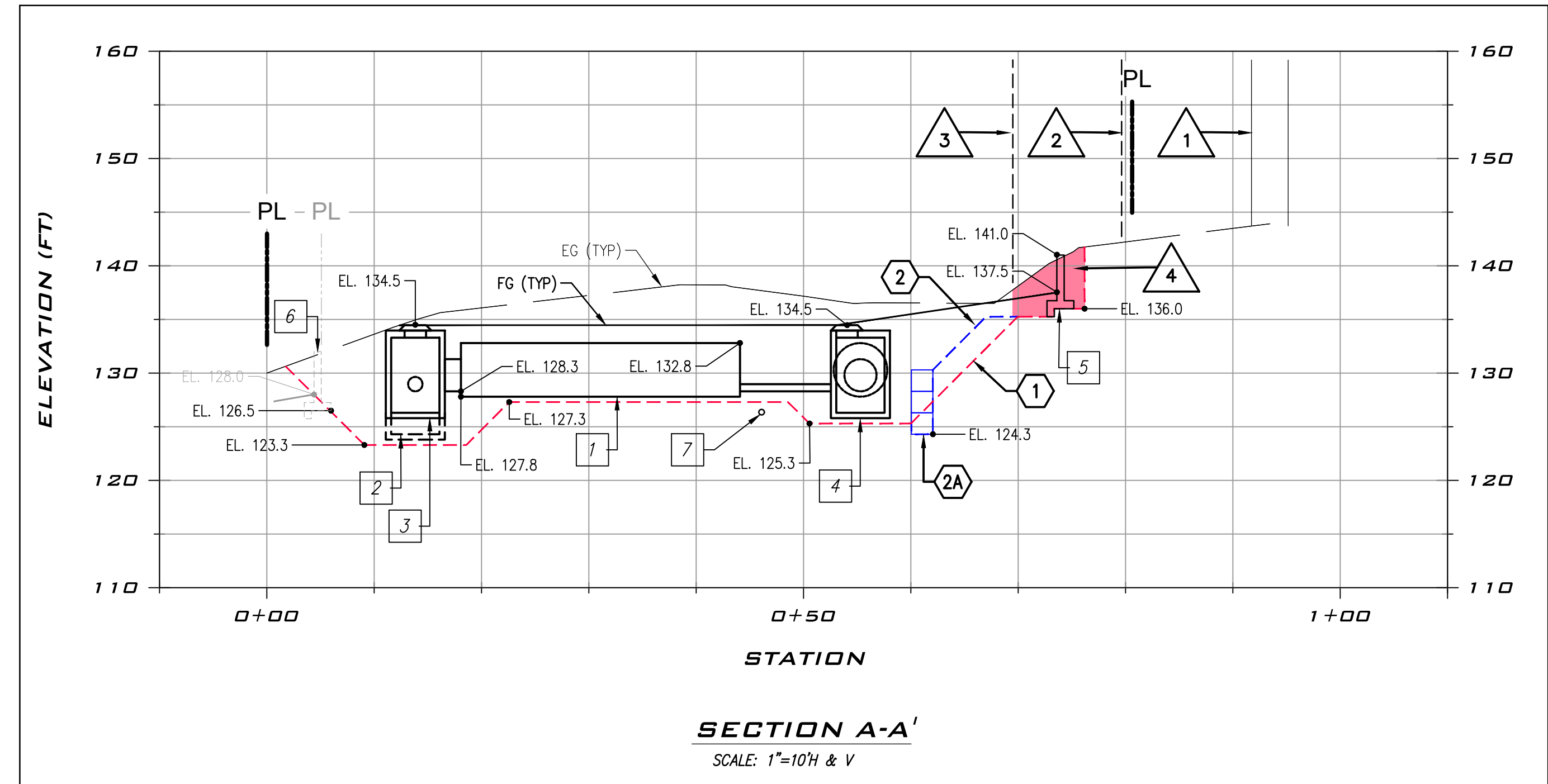
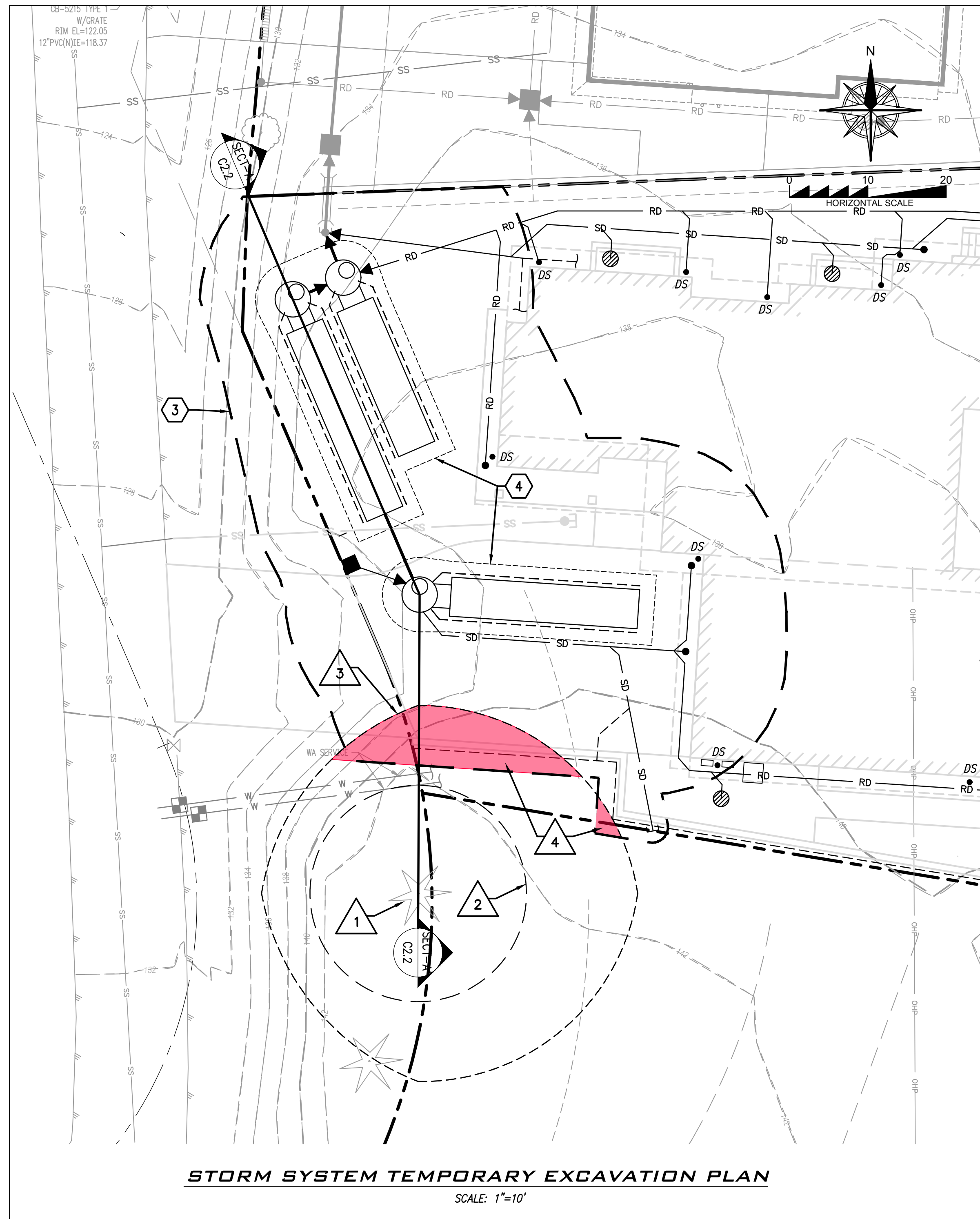
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FOREST CREEK ESTATES - LOT 2

SE 1/4, NE 1/4, SEC 24, T 24 N, R 04 E, W. M.



TREE CALLOUTS:

1. TREE 1005 - DBH 41.2".
2. TREE 1005 - LOD/CRITICAL INNER ROOT ZONE.
3. TREE 1005 - DRIPLINE.
4. TREE 1005 - AREA OF PNEUMATIC AIR EXCAVATION WITHIN NORTH DRIPLINE (PER TREE SOLUTIONS INC).

STORM SYSTEM AND WALL CALLOUTS:

1. DETENTION TANK - 5 FT DIA.
2. SDCB#1 - TYPE 2-54" DIA.
3. SDCB#2 - TYPE 2-54" DIA.
4. SDCB#3 - TYPE 2-54" DIA.
5. LOT 2 RETAINING WALL - CIP 3.5' HIGH EXPOSED (PER STRUCTURAL PLANS).
6. LOT 3 RETAINING WALL - CONSTRUCTED CIP (PER STRUCTURAL PLANS), SHOWN PROJECTED AT CLOSEST SECTION.
7. 6" DIA. SIDE SANITARY SEWER PER PLAN (C3.0).

TEMPORARY EXCAVATION CALLOUTS:

1. TEMPORARY EXCAVATION - CUT SLOPE AT 1H:1V AND 2' FROM STORM STRUCTURES.
2. TEMPORARY EXCAVATION - ALTERNATIVE WITH TEMPORARY SHORING IF REQUIRED.
- 2A. TEMPORARY SHORING - ECOLOGY BLOCKS SHOWN AT 3-BLOCKS HIGH.
3. LIMITS OF TEMPORARY EXCAVATION FOR FOR STORM SYSTEM AND WALLS IN PROXIMITY OF TREE 1005 ROOT SYSTEM.
4. BOTTOM OF EXCAVATION FOR STORM STRUCTURES.

**CALL 48 HOURS
BEFORE YOU DIG
811**

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BY	DESCRIPTION
CC	1ST CITY REVIEW COMMENTS
CC	2ND CITY REVIEW COMMENTS
SC	TEMP EXCAVATION AND REVISIONS TO STORM VS TREE LOGS
R#	DATE
1	04/14/23
2	06/09/23
3	08/28/23

BUILDING PERMIT
TEMPORARY EXCAVATION PLAN (STORM SYSTEM)

Civil Engineering & Planning
14900 Interurban Ave. S, Suite 279, Seattle, WA 98188
Phone: 206.674.4659
Web: patrickharron.com

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DRW. BY	CC	CHK. BY	SC

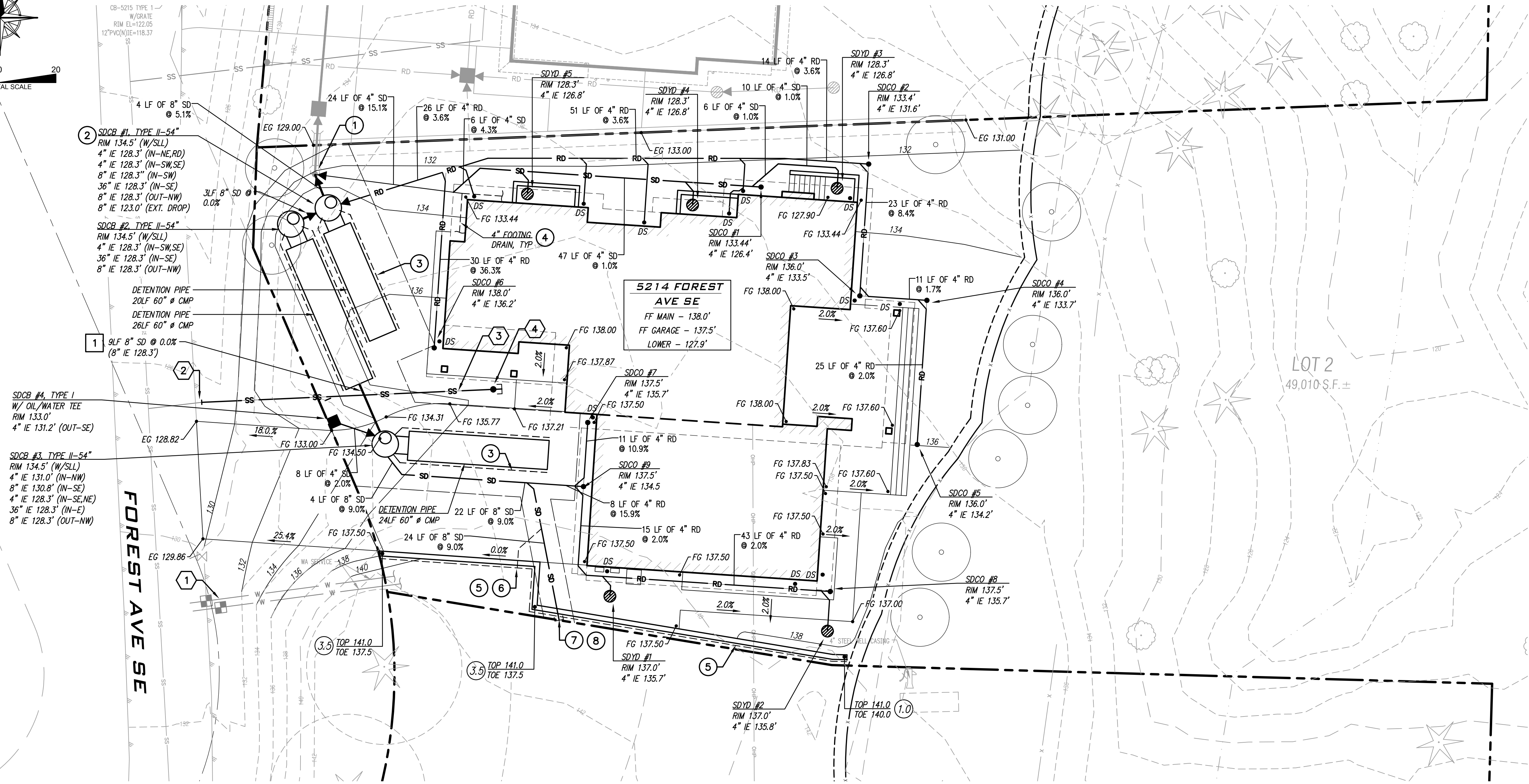
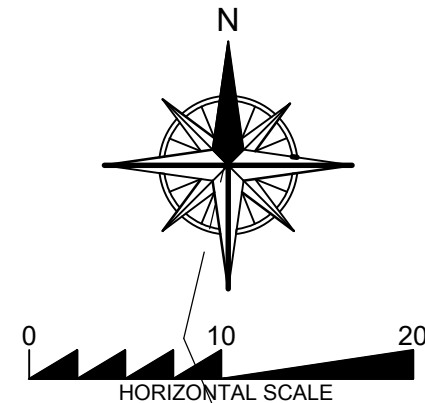
**FOREST CREEK ESTATES
LOT 2**

5214 FOREST AVE SE
MERCER ISLAND, WA 98040

DATE:	8/28/23
SCALE:	AS SHOWN
DRAWING NO.	C2.2
	4 OF 7

FOREST CREEK ESTATES - LOT 2

SE 1/4, NE 1/4, SEC 24, T 24 N, R 04 E, W. M.



GRADING, STORM DRAINAGE & UTILITY PLAN
SCALE: 1"=10'

1 STORM CALLOUTS:

- CONNECT TO EXISTING LOT 3 STORM SYSTEM, VIA EXISTING CLEANOUT AT PROPERTY LINE (8" IE 122.2').
- INSTALL STORM DRAINAGE DETENTION SYSTEM. CONTROL STRUCTURE IN SDCB #1 (SEE SHEET C3.1).
- INSTALL 4" PERFORATED PERIMETER DRAIN @ 0.0% SLOPE, TYP (4" IE 124.5'). CONNECT TO SDCB #1, #2 AND #3.
- 4" FOOTING DRAIN SYSTEM TO EXTEND AROUND BUILDING PERIMETER. CONNECT TO SDCB #1 (PER PLAN) @ 2.0% (MIN) (4" IE 124.7'). INSTALL CLEANOUTS AT BUILDING CORNERS, TYP. REFER TO STRUCTURAL PLANS FOR FOOTING DRAIN DETAILS.
- 4" WALL FOOTING DRAIN SYSTEM TO CONNECT TO STORM SYSTEM (4" IE 136.0). REFER TO STRUCTURAL PLANS FOR WALL FOOTING DRAIN DETAILS.
- 8" DIA. D.I. OR C900 SLEEVE TO EXTEND AT 2" BEYOND FOOTING (MIN).
- 8" DIA. STORM SYSTEM TO PROVIDE FUTURE CONNECTION FOR LOT 1 (SOUTH) STORM SYSTEM. PROVIDE 15" DIA. D.I. OR C900 SLEEVE SLEEVE BENEATH RETAINING WALLS.
- CAP 8" DIA. STORM LINE AT LOT 2/LOT 1 PROPERTY LINE FOR FUTURE CONNECTION TO LOT 1 STORM SYSTEM (8" IE 135.3').

2 UTILITY CALLOUTS:

- FIELD LOCATE EX WATER STUB AND INSTALL NEW 2" WATER METER FOR DOMESTIC AND FIRE SYSTEM, PER CITY OF MERCER ISLAND STD. PLAN NO. W-14A (SEE DETAIL 2, SHEET C3.2). IF NEW SERVICE CONNECTION TO THE MAIN IS REQUIRED, NEAT LINE SAW-CUT FOR WATER LINE TRENCHING AND RESTORE PAVEMENT, PER CITY OF MERCER ISLAND STD. PLAN NO. W-3 (SEE DETAIL 1, SHEET C3.2).
- CONNECT NEW 6" SEWER LINE TO EX. 6" SEWER STUB (APPROX. IE 125.5±). PROVIDE MINIMUM OF 2.0% SLOPE AND CONNECT TO RESIDENCE (APPROX. IE 126.5±), PER CITY OF MERCER ISLAND STD. PLANS. COORDINATE WITH PUBLIC WORKS INSPECTOR FOR SCOPE AND RE-USE OF EXISTING LINE. THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN MUST BE VIDEO INSPECTED AND REPAIRED/REPLACED AS NEEDED.
- INSTALL 51LF 6" PVC SANITARY SEWER SERVICE @ 2.0% (MIN), PER CITY OF MERCER ISLAND STD. PLAN NO. S-3 AND S-18 (SEE DETAILS 3 AND 4, SHEET C3.2).
- INSTALL SANITARY SEWER CLEANOUT, PER CITY OF MERCER ISLAND STD. PLAN NO. S-19, TYP (SEE DETAIL 5, SHEET C3.2).

3 CROSSING CALLOUTS:

- CROSSING FOR PROPOSED 8" STORM DRAIN AND PROPOSED 6" SANITARY SEWER:
8" SD INVERT (BOTTOM OF PIPE) = 128.3'
6" SD (TOP OF PIPE) = 126.6'
TOTAL CLEARANCE = 1.7'

STORM NOTE:

- REFER TO C2.2 FOR TEMPORARY EXCAVATION PLAN FOR STORM SYSTEM.

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R#	DATE	DESCRIPTION	BY
1	04/14/23	1ST CITY REVIEW COMMENTS	CC
2	06/09/23	2ND CITY REVIEW COMMENTS	CC
3	08/28/23	TEMP EXCAVATION AND REVISIONS TO STORM VS TREE TOES	SC



BUILDING PERMIT
GRADING, STORM DRAINAGE & UTILITY PLAN

PATRICK HARRON & ASSOCIATES, LLC
Civil Engineering & Planning
14900 Interurban Ave. S, Suite 279, Seattle, WA 98148
Phone: 206.674.4659
Web: patrickharron.com

PROJ. NO:	20113	DSN. BY:	CC
DWN. BY:	CC	CHK. BY:	SC

FOREST CREEK ESTATES
LOT 2
5214 FOREST AVE SE
MERCER ISLAND, WA 98040

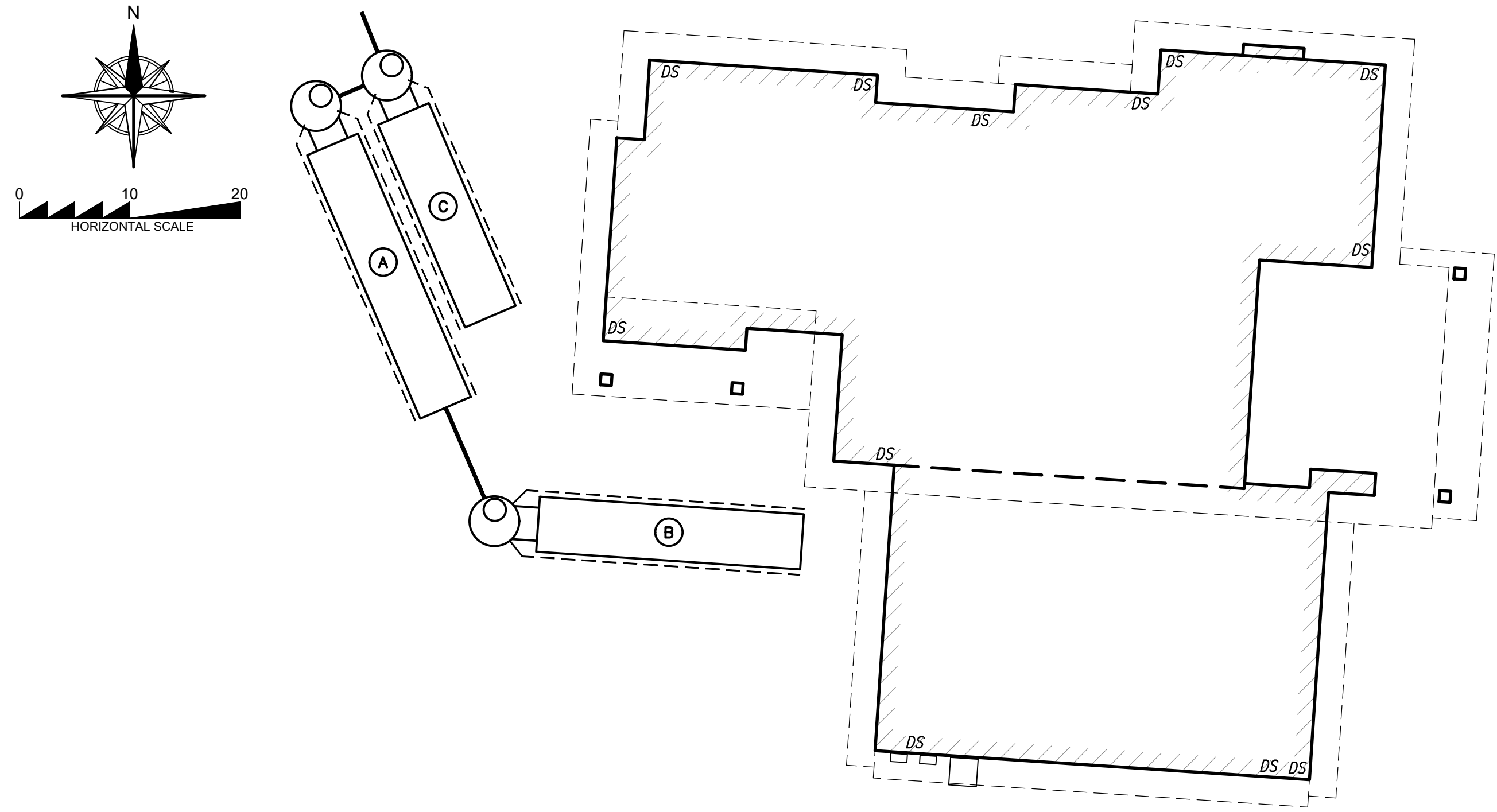
DATE:	8/28/23
SCALE:	AS SHOWN
DRAWING NO.:	C3.0 5 OF 7

CALL 48 HOURS BEFORE YOU DIG 811

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

FOREST CREEK ESTATES - LOT 2

SE 1/4, NE 1/4, SEC 24, T 24 N, R 04 E, W. M.



DETENTION PIPE DIAGRAM
SCALE: 1"=10'

ATTACHMENT 1 CITY OF MERCER ISLAND ON-SITE DETENTION SYSTEM WORKSHEET (FOR NEW PLUS REPLACED IMPERVIOUS AREA OF 9,500 SF OR LESS)

OWNER: JON TELLEFSON **ADDRESS:** 5214 FOREST AVE SE **PREPARED BY:** SCHMIN CHAOSLAPAKUL, PE
PERMIT #: TBD **MERCER ISLAND, WA 98040** **PHONE:** 206.384.7539
DATE: 8/28/23

NEW PLUS REPLACED IMPERVIOUS SURFACE AREA (SF): 11,399 SF **PIPE DIA (INCH):** 60 **PIPE LENGTH (FT):** A=26.0 **ORIFICE #1 DIA 0.5" INCH, ELEV 126.3'**
 B=24.0 C=20.0 **ORIFICE #2 DIA 1.7" INCH, ELEV 132.0'**
SOIL TYPE: C **PIPE MATERIAL:** CMP **TOTAL=70.0**

ON-SITE DETENTION SYSTEM NOTES:

- CALL DEVELOPMENT SERVICES (206-275-7805) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
- RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
- PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.05 OF THE WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION. LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING: LINED CORRUGATED POLYETHYLENE PIPE (LCOPE), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M36), CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.
- FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.

CONTROL STRUCTURE NOTES:

- USE A MINIMUM OF A 54 IN. DIAM. TYPE 2 CATCH BASIN. THE ACTUAL SIZE IS DEPENDENT ON CONNECTING PIPE MATERIAL AND DIAMETER.
- OUTLET PIPE: MIN. 6 INCH.
- METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
- FRAME AND LADDER OR STEPS OFFSET SO:
 - A. CLEANOUT GATE IS VISIBLE FROM TOP;
 - B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE;
 - C. FRAME IS CLEAR OF CURB.
- IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.
- PROVIDE AT LEAST ONE 3 X 0.090 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3'-0" VERTICAL SPACING).
- THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION Z532K OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B. THE LIFT HANDLE SHALL BE MADE OF A SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION), IT MAY BE OF SOLID ROD OR HOLLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED. A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE. INSTALL THE GATE SO THAT THE LEVEL-LINE MARK IS LEVEL, WHEN THE GATE IS CLOSED. THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED FOR PROPER FIT. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.
- THE UPPER CATCH BASIN IS REQUIRED IF THE LENGTH OF THE DETENTION PIPE IS GREATER THAN 50 FT.
- INSTALL EXTERNAL DROP CONNECTION AT 8" OUTLET FROM THE CONTROL STRUCTURE (SDCB #1 ONLY).

Table 1
ON-SITE DETENTION DESIGN FOR PROJECTS BETWEEN 500 SF AND 9,500 SF NEW PLUS REPLACED IMPERVIOUS SURFACE AREA

New and Replaced Impervious Surface Area (sf)	Detention Pipe Diameter (in)	Detention Pipe Length (ft)		Lowest Orifice Diameter (in) ⁽¹⁾		Distance from Outlet Invert to Second Orifice (ft)		Second Orifice Diameter (in)	
		B soils	C soils	B soils	C soils	B soils	C soils	B soils	C soils
500 to 1,000 sf	36"	30	22	0.5	0.5	2.2	2.0	0.5	0.8
	48"	18	11	0.5	0.5	3.3	3.2	0.9	0.8
1,001 to 2,000 sf	36"	66	43	0.5	0.5	2.2	2.3	0.9	1.4
	48"	34	23	0.5	0.5	3.2	3.3	0.9	1.2
2,001 to 3,000 sf	36"	90	66	0.5	0.5	2.2	2.4	0.9	1.9
	48"	48	36	0.5	0.5	3.1	2.8	0.9	1.5
3,001 to 4,000 sf	36"	120	78	0.5	0.5	2.4	2.2	1.4	1.6
	48"	62	42	0.5	0.5	2.8	2.9	0.8	1.3
4,001 to 5,000 sf	36"	134	91	0.5	0.5	2.8	2.2	1.7	1.5
	48"	73	49	0.5	0.5	3.6	2.9	1.6	1.5
5,001 to 6,000 sf	36"	162	109	0.5	0.5	2.7	2.2	1.8	1.6
	48"	90	59	0.5	0.5	3.5	2.9	1.7	1.5
6,001 to 7,000 sf	36"	192	128	0.5	0.5	2.7	2.2	1.9	1.8
	48"	102	68	0.5	0.5	3.7	2.9	1.9	1.6
7,001 to 8,000 sf	36"	216	146	0.5	0.5	2.8	2.2	2.0	1.9
	48"	119	79	0.5	0.5	3.8	2.9	2.2	1.7
8,001 to 8,500 sf ⁽¹⁾	36"	228	155	0.5	0.5	2.8	2.2	2.1	1.9
	48"	124	84	0.5	0.5	3.7	2.9	1.9	1.8
8,501 to 9,000 sf	36"	NA ⁽¹⁾	164	0.5	0.5	NA ⁽¹⁾	2.2	NA ⁽¹⁾	1.9
	48"	NA ⁽¹⁾	89	0.5	0.5	NA ⁽¹⁾	2.9	NA ⁽¹⁾	1.9
9,001 to 9,500 sf ^{(2)##}	36"	NA ⁽¹⁾	174	0.5	0.5	NA ⁽¹⁾	2.2	NA ⁽¹⁾	2.1
	48"	NA ⁽¹⁾	94	0.5	0.5	NA ⁽¹⁾	2.9	NA ⁽¹⁾	2.0

Notes:

- Minimum Requirement #7 (Flow Control) is required when the 100-year flow frequency causes a 0.15 cubic feet per second increase (when modeled in WWHM with a 15-minute timestep). Breakpoints shown in this table are based on a flat slope (0-5%). The 100-year flow frequency will need to be evaluated on a site-specific basis for projects on moderate (5-15%) or steep (>15%) slopes.
- Soil type to be determined by geotechnical analysis or soil map.
- Sizing includes a Volume Correction Factor of 120%.
- Upper bound contributing area used for sizing.
- On Type B soils, new plus replaced impervious surface areas exceeding 8,500 sf trigger Minimum Requirement #7 (Flow Control) 2-year, 24-hour storm = 2 in; 10-year, 24-hour storm = 3 in; 100-year, 24-hour storm = 4 in
- On Type C soils, new plus replaced impervious surface areas exceeding 9,500 sf trigger Minimum Requirement #7 (Flow Control) Predeveloped = second growth forest (CN = 72 for Type B soils, CN = 81 for Type C soils)
- Minimum orifice diameter = 0.5 inches
- Developed = impervious (CN = 98)
- 0.5 foot of sediment storage in detention pipe
- Overland slope = 5%

Basis of Sizing Assumptions:
Sized per MRF5 in the Stormwater Management Manual for Puget Sound Basin (1992 Ecology Manual) SBUH, Type 1A, 24-hour hydrograph

THE PROPOSED DETENTION PIPE SYSTEM ON LOT 2 IS SIZED TO ACCOMMODATE FUTURE IMPROVEMENTS FOR LOTS 1 & 2. THE FOLLOWING PARAMETERS WERE USED IN SIZING THE PROPOSED DETENTION PIPE:

- IMPERVIOUS AREA OF FUTURE LOT 1 & LOT 2 - 4,900 SF + 6,500 SF (INCLUDES OFFSITE) = 11,400 SF.
- SIZING PER STANDARD TABLE 1 (THIS SHEET) FOR 60" DIAM. PIPE WITH IMPERVIOUS AREAS BETWEEN 9,001 SF - 9,500 SF ==> 9,500 SF / 58 LF = 164 SF / 1 LF.
- LOTS 1 & 2 REQUIRED DETENTION PIPE LENGTH = 11,400 SF / 164 SF/LF = 70 LF.

BY: []
 DESCRIPTION: []
 DATE: []
 R#: []

BUILDING PERMIT
**STORM DRAINAGE
DETAILS**

Civil Engineering & Planning
 14900 Interurban Ave. S, Suite 279, Seattle, WA 98188
 Phone: 206.674.4659
 Web: patrickharron.com

PROJ. NO.: 20113 DES. BY: CC
 DWG. BY: CC CHW. BY: SC

FOREST CREEK ESTATES
LOT 2

5214 FOREST AVE SE
 MERCER ISLAND, WA 98040

DATE: 8/28/23
 SCALE: AS SHOWN
 DRAWING NO.: C3.1
 6 OF 7

**CALL 48 HOURS
BEFORE YOU DIG
811**

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Aug 28, 2023 10:49:43AM - User Schmin Chaoslapakul \\PIA-S19A\Company\Projects & Project Data\2020\20113_Forest Avenue Building Permits - Mercer Island\Drawing\Working\Sheets\Lot 2\20113_C3.1-STORM DRAINAGE DETAILS.dwg

FOREST CREEK ESTATES - LOT 2

SE 1/4, NE 1/4, SEC 24, T 24 N, R 04 E, W. M.

TRENCH WIDTH

PIPE SIZE	PIPE ZONE MAX. TRENCH WIDTH	MAX. RESTORATION WIDTH AT SUBGRADE	MAX. RESTORATION WIDTH AT SURFACE
WATER SERVICES	2'-0"	2'-0"	4'-0"
4" OR 6"	2'-2"	3'-0"	5'-0"
8"	2'-4"	4'-0"	6'-0"
10"	2'-6"	4'-0"	6'-0"
12"	2'-8"	4'-6"	6'-6"
16"	3'-0"	5'-0"	7'-0"

**CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
TRENCH SECTION**

12-23-2013 NO SCALE **W-3**

1 W-3
C3.0 SCALE: NTS

TRENCH WIDTH

PIPE SIZE	PIPE ZONE MAX. TRENCH WIDTH	MAX. RESTORATION WIDTH AT SUBGRADE	MAX. RESTORATION WIDTH AT SURFACE
SIDE SEWER	2'-0"	2'-0"	6'-0"
4" OR 6"	2'-2"	3'-0"	8'-0"
8"	2'-4"	4'-0"	8'-0"
10"	2'-6"	4'-0"	8'-0"
12"	2'-8"	4'-6"	8'-6"

**CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
2" WATER METER INSTALLATION**

02-05-2021 NO SCALE **W-14A**

2 W-14A
C3.0 SCALE: NTS

TRENCH WIDTH

PIPE SIZE	PIPE ZONE MAX. TRENCH WIDTH	MAX. RESTORATION WIDTH AT SUBGRADE	MAX. RESTORATION WIDTH AT SURFACE
SIDE SEWER	2'-0"	2'-0"	6'-0"
4" OR 6"	2'-2"	3'-0"	8'-0"
8"	2'-4"	4'-0"	8'-0"
10"	2'-6"	4'-0"	8'-0"
12"	2'-8"	4'-6"	8'-6"

**CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
TRENCH DETAIL**

6-5-2009 NO SCALE **S-3**

3 S-3
C3.0 SCALE: NTS

TRENCH WIDTH

PIPE SIZE	PIPE ZONE MAX. TRENCH WIDTH	MAX. RESTORATION WIDTH AT SUBGRADE	MAX. RESTORATION WIDTH AT SURFACE
SIDE SEWER	2'-0"	2'-0"	6'-0"
4" OR 6"	2'-2"	3'-0"	8'-0"
8"	2'-4"	4'-0"	8'-0"
10"	2'-6"	4'-0"	8'-0"
12"	2'-8"	4'-6"	8'-6"

**CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
HOUSE SEWER CONNECTION**

6-5-2009 NO SCALE **S-18**

4 S-18
C3.0 SCALE: NTS

TRENCH WIDTH

PIPE SIZE	PIPE ZONE MAX. TRENCH WIDTH	MAX. RESTORATION WIDTH AT SUBGRADE	MAX. RESTORATION WIDTH AT SURFACE
SIDE SEWER	2'-0"	2'-0"	6'-0"
4" OR 6"	2'-2"	3'-0"	8'-0"
8"	2'-4"	4'-0"	8'-0"
10"	2'-6"	4'-0"	8'-0"
12"	2'-8"	4'-6"	8'-6"

**CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
CLEAN OUT DETAIL**

6-5-2009 NO SCALE **S-19**

5 S-19
C3.0 SCALE: NTS

BY	DATE	DESCRIPTION
CC	04/14/23	1ST CITY REVIEW COMMENTS
CC	06/09/23	2ND CITY REVIEW COMMENTS
SC	08/28/23	TEMP EXCAVATION AND REVISIONS TO STORM VS TREE TOOLS

**BUILDING PERMIT
UTILITY DETAILS**

8/28/23

PATRICK HARRON & ASSOCIATES, LLC
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PROJ. NO:	20113	DSN. BY:	CC
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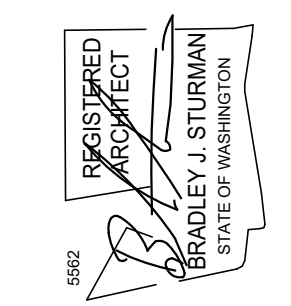
**FOREST CREEK ESTATES
LOT 2**

5214 FOREST AVE SE
MERCER ISLAND, WA 98040

DATE:	8/28/23
SCALE:	AS SHOWN
DRAWING NO.:	C3.2 7 OF 7

**CALL 48 HOURS
BEFORE YOU DIG
811**

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LOWER FLOOR PLAN

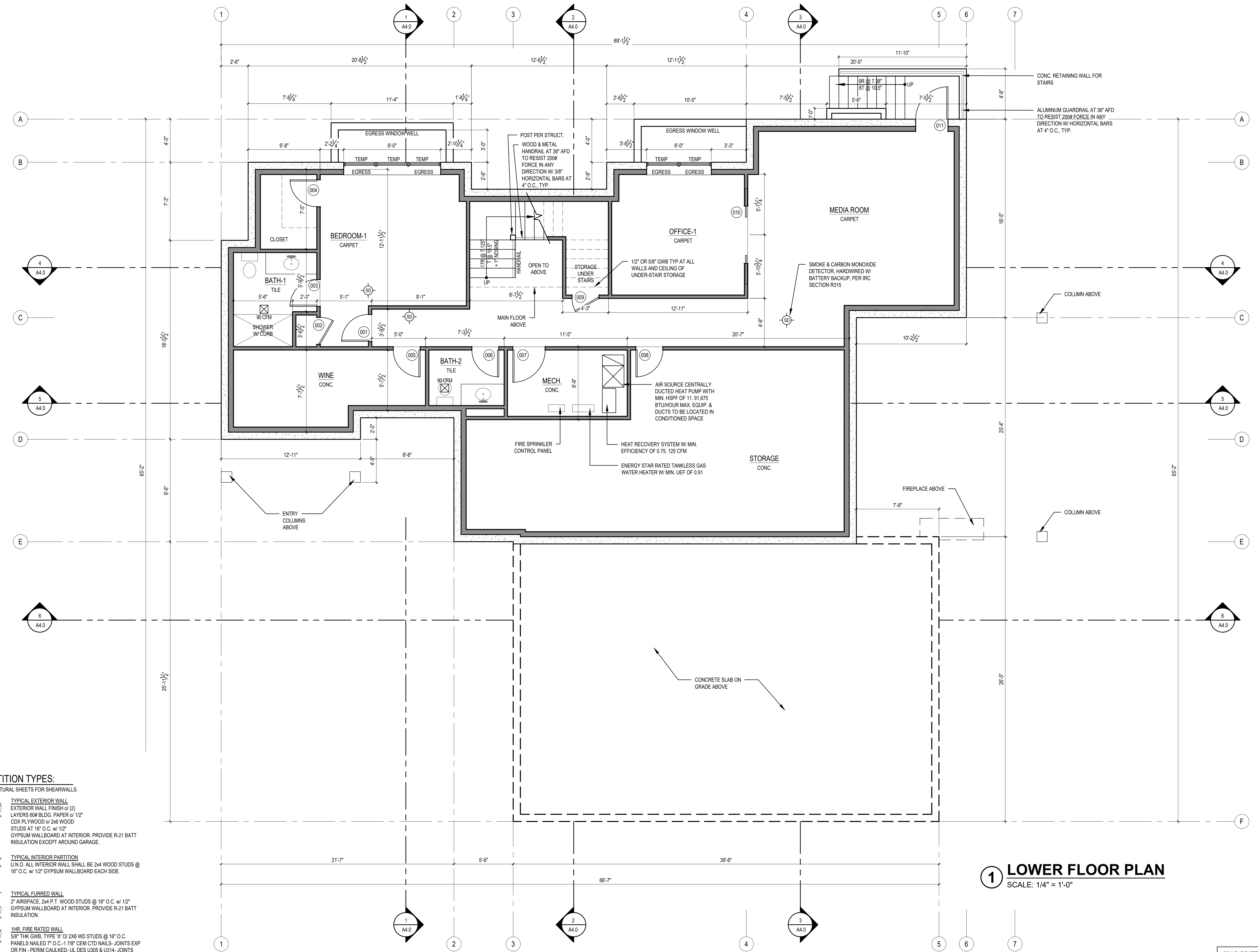
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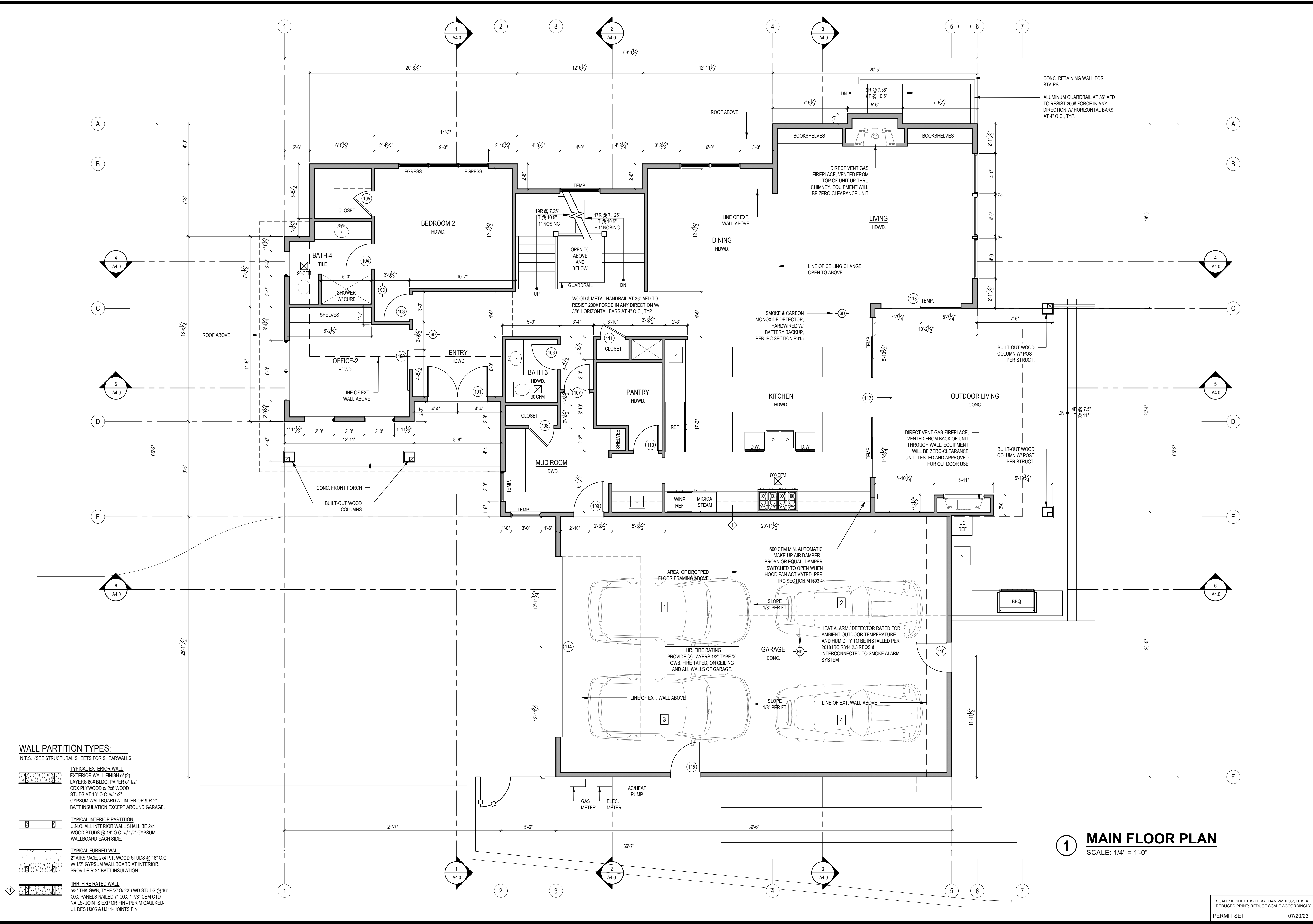
1	2023-5-26 Corrections #1
2	2023-8-29 Corrections #2

DRAWN BY: KE
 CHECKED BY: BJS

1 LOWER FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- WALL PARTITION TYPES:**
 N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)
- TYPICAL EXTERIOR WALL**
 EXTERIOR WALL FINISH OF (2) LAYERS #0# BLDG. PAPER OF 1/2" CDX PLYWOOD OF 2x6 WOOD STUDS AT 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION EXCEPT AROUND GARAGE.
 - TYPICAL INTERIOR PARTITION**
 U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.
 - TYPICAL FURRED WALL**
 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.
 - 1HR. FIRE RATED WALL**
 5/8" THK GWB, TYPE 'X' QI 2X6 WD STUDS @ 16" O.C. PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP OR FIN - PERIM CAULKED-UL DES U305 & U314- JOINTS FIN

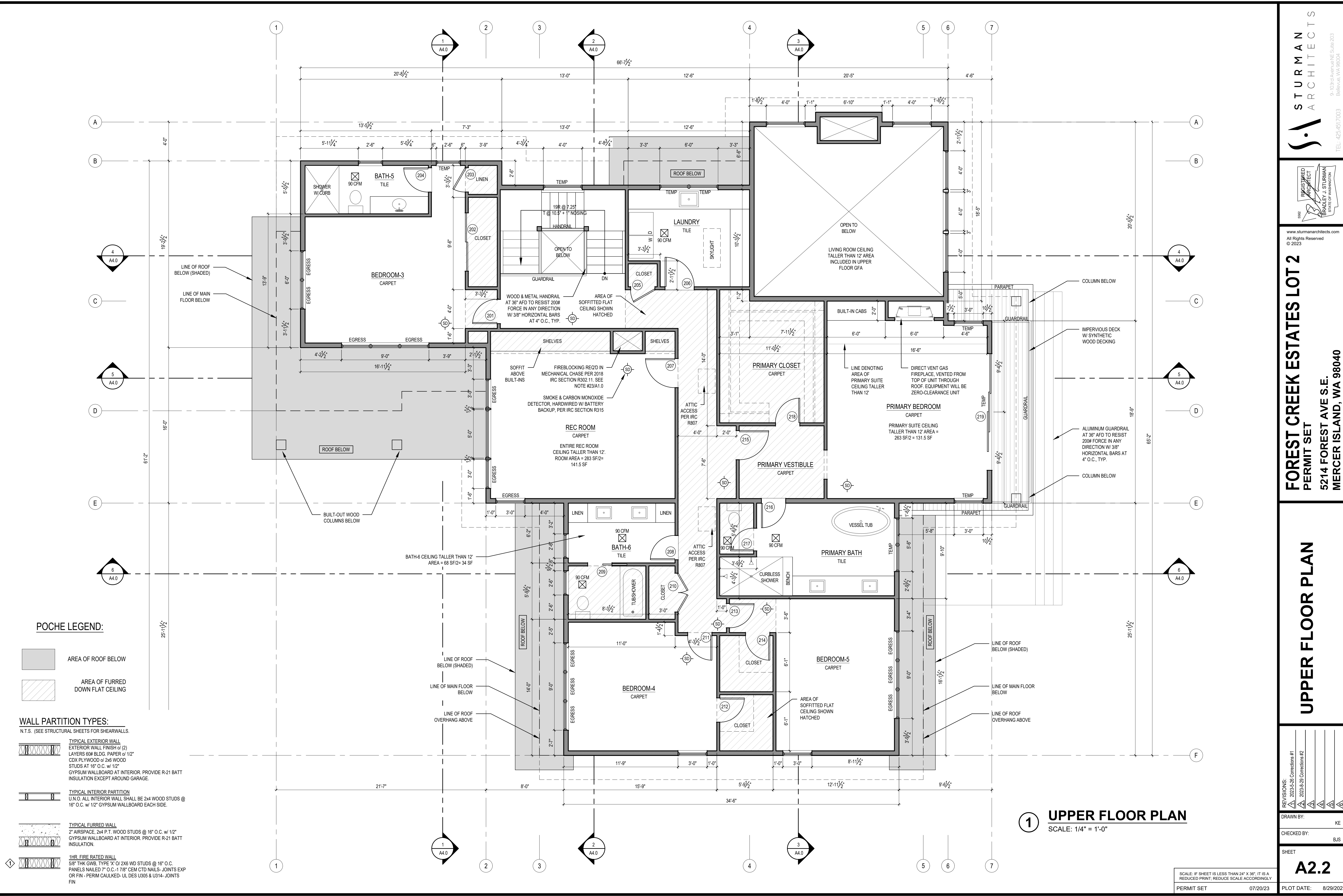




- WALL PARTITION TYPES:**
 N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)
- TYPICAL EXTERIOR WALL:** EXTERIOR WALL FINISH @ (2) LAYERS 60# BLDG. PAPER @ 1/2" CDX PLYWOOD @ 2x6 WOOD STUDS AT 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR & R-21 BATT INSULATION EXCEPT AROUND GARAGE.
 - TYPICAL INTERIOR PARTITION:** U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.
 - TYPICAL FURRED WALL:** 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.
 - 1HR. FIRE RATED WALL:** 5/8" THK GWB, TYPE 'X' @ 2x6 WD STUDS @ 16" O.C. PANELS NAILED 7" O.C. - 1 7/8" CEM CTD NAILS - JOINTS EXP OR FIN - PERIM CALKED - UL DES U305 & U314 - JOINTS FIN

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

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

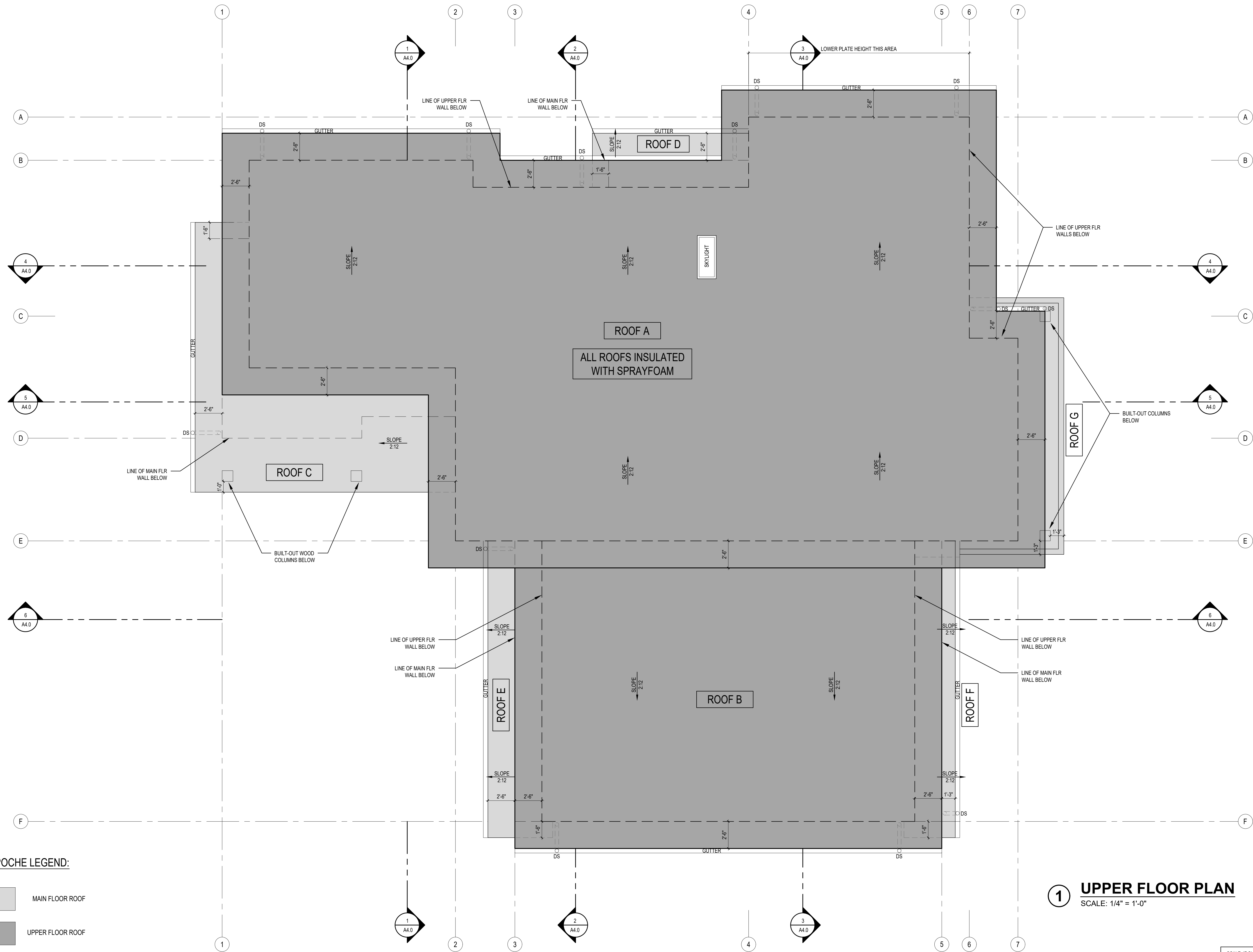


POCHE LEGEND:

- AREA OF ROOF BELOW
- AREA OF FURRED DOWN FLAT CEILING

WALL PARTITION TYPES:

- N.T.S. (SEE STRUCTURAL SHEETS FOR SHEARWALLS.)
- TYPICAL EXTERIOR WALL
 EXTERIOR WALL FINISH (2) LAYERS 5/8" BLDG. PAPER @ 1/2" CDX PLYWOOD @ 2x6 WOOD STUDS AT 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION EXCEPT AROUND GARAGE.
 - TYPICAL INTERIOR PARTITION
 U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.
 - TYPICAL FURRED WALL
 2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.
 - 1HR. FIRE RATED WALL
 5/8" THK GHB, TYPE 'X' 0 2X6 WD STUDS @ 16" O.C. PANELS NAILED 7" O.C.-1-7/8" CEM CTD NAILS.- JOINTS EXP OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS FIN

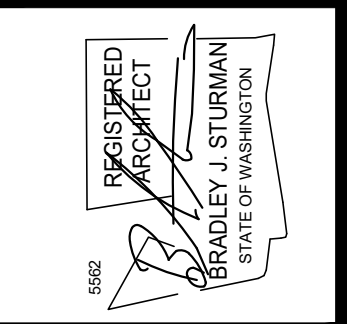


POCHE LEGEND:

MAIN FLOOR ROOF
 UPPER FLOOR ROOF

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

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.
PERMIT SET 07/20/23

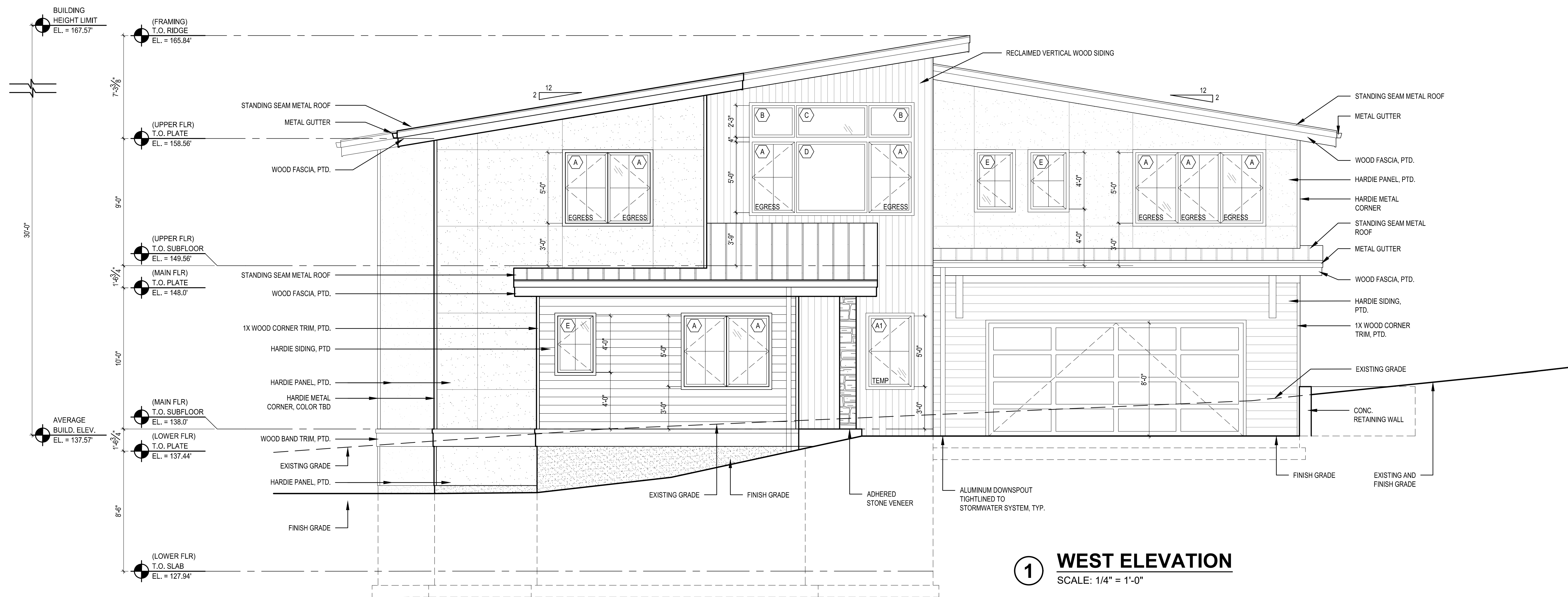


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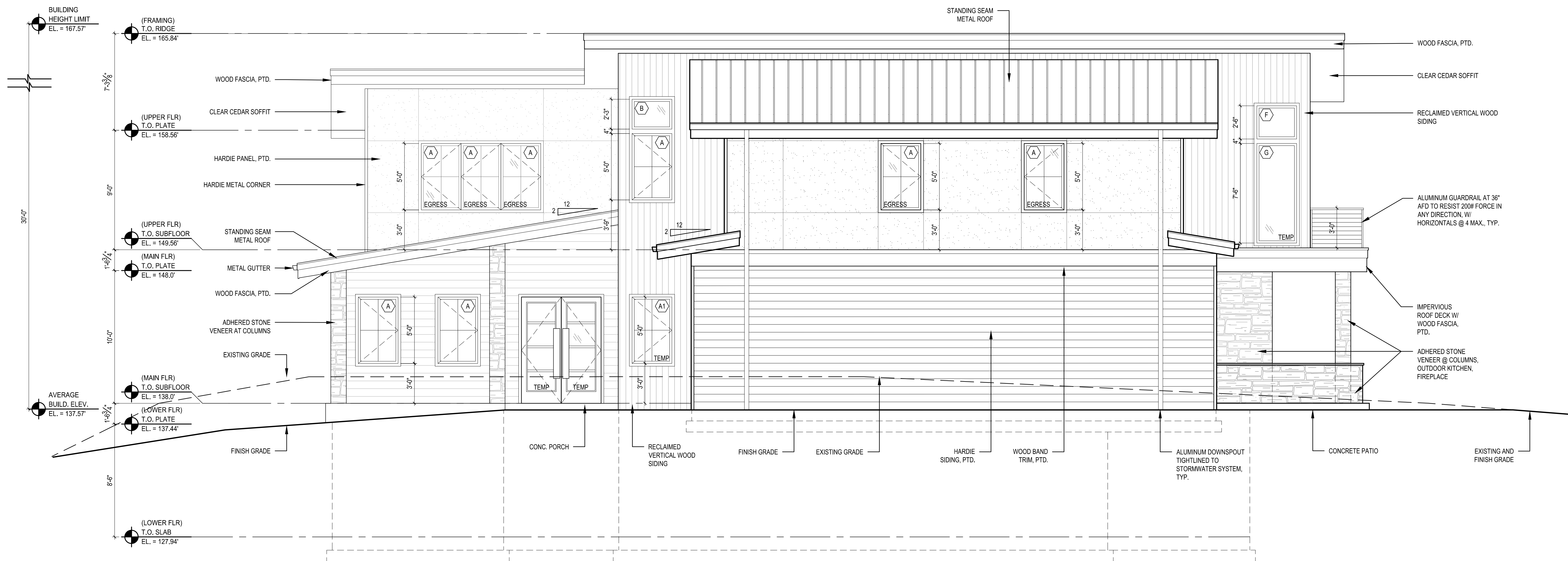
FOREST CREEK ESTATES LOT 2
PERMIT SET
5214 FOREST AVE S.E.
MERCER ISLAND, WA 98040

ROOF PLAN

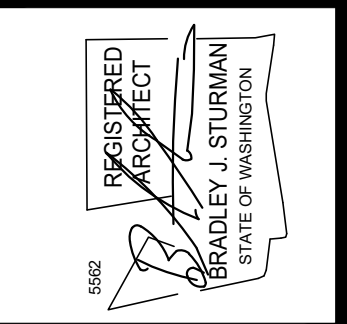
REVISIONS:	
2023-3-28	Connections #1
2023-3-29	Connections #2
DRAWN BY:	KE
CHECKED BY:	BJS
SHEET	
A2.3	
PLOT DATE:	8/29/2023



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

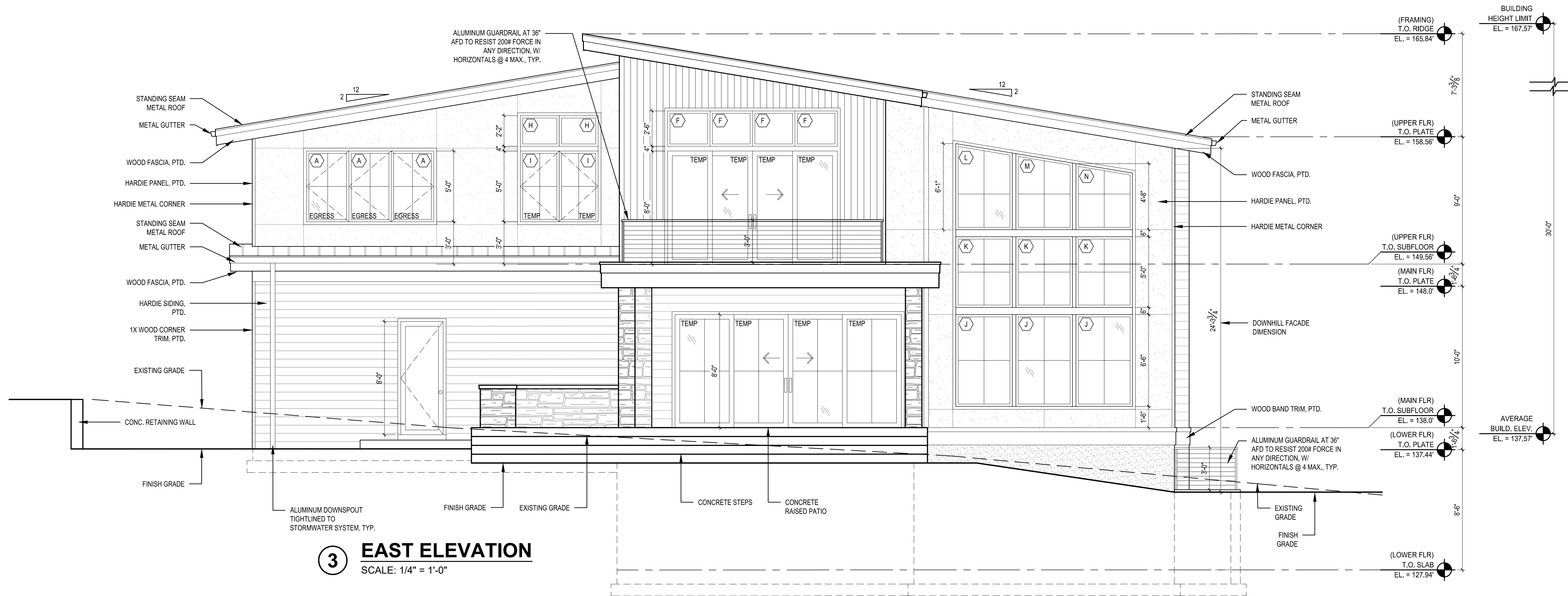


2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

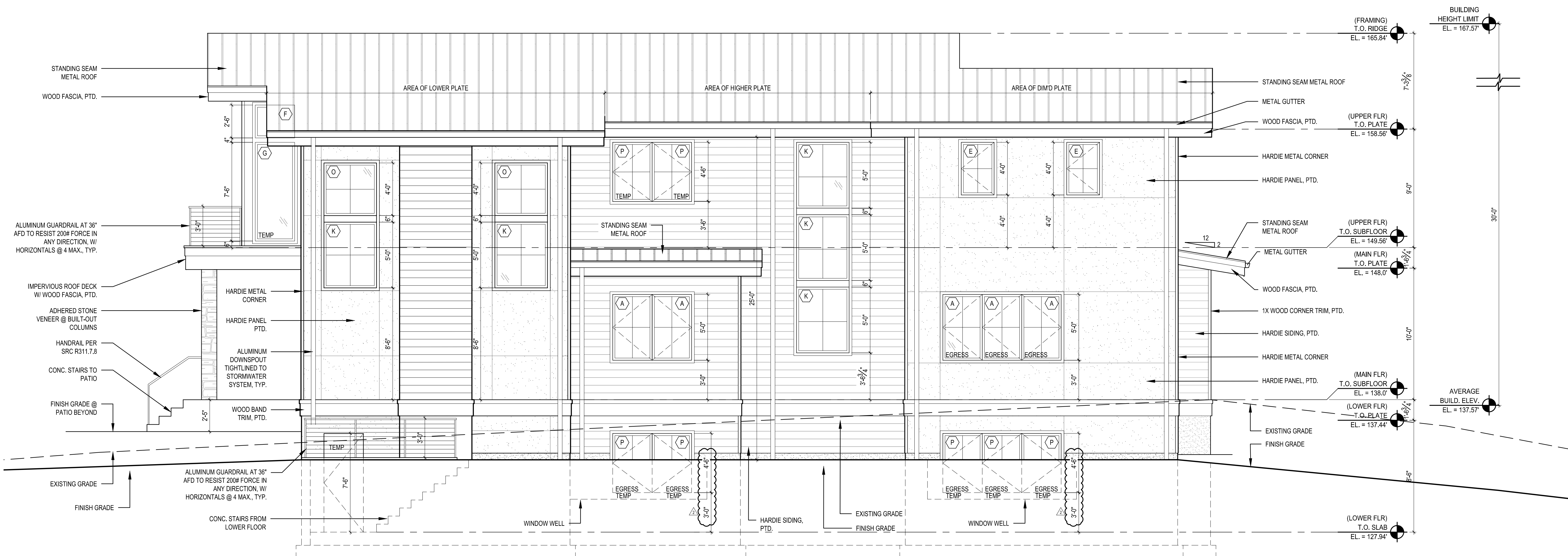


REVISIONS:	DATE	DESCRIPTION
1	2023-3-28	Connections #1
2	2023-3-29	Connections #2
3		
4		
5		

DRAWN BY: KE
CHECKED BY: BJS



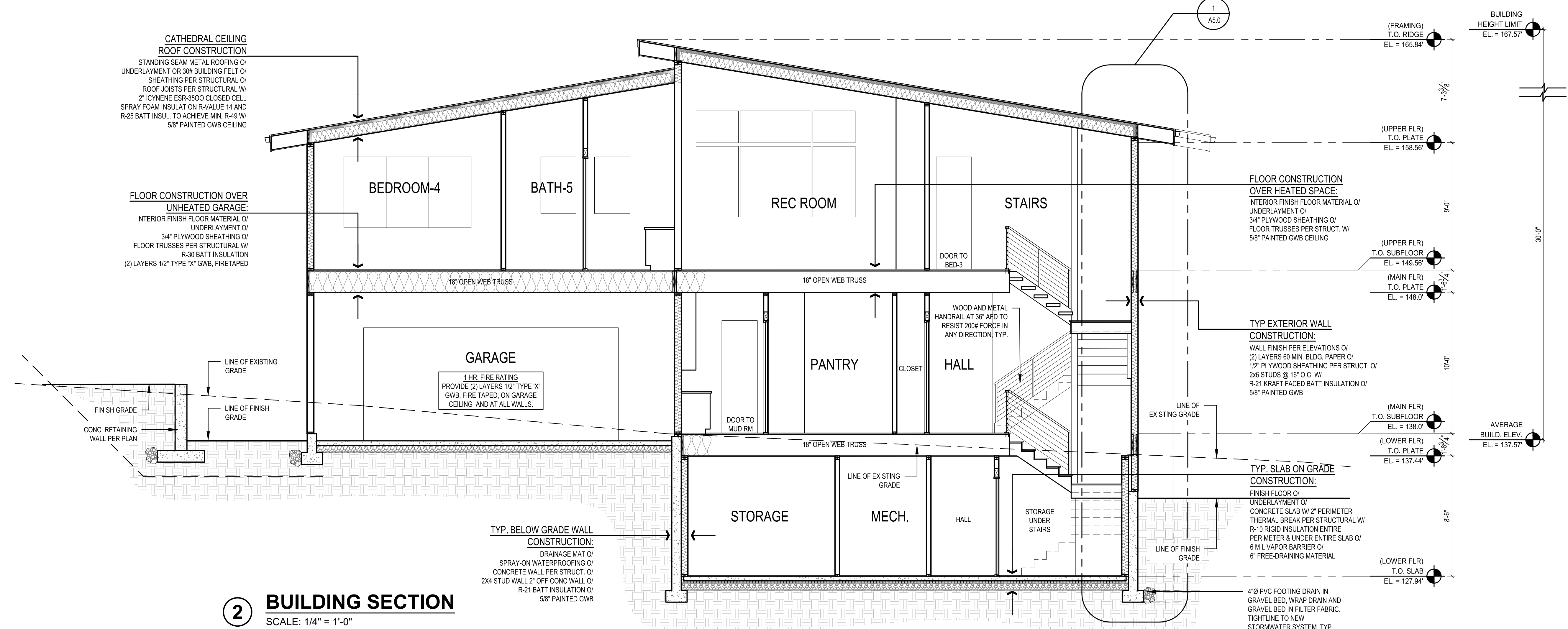
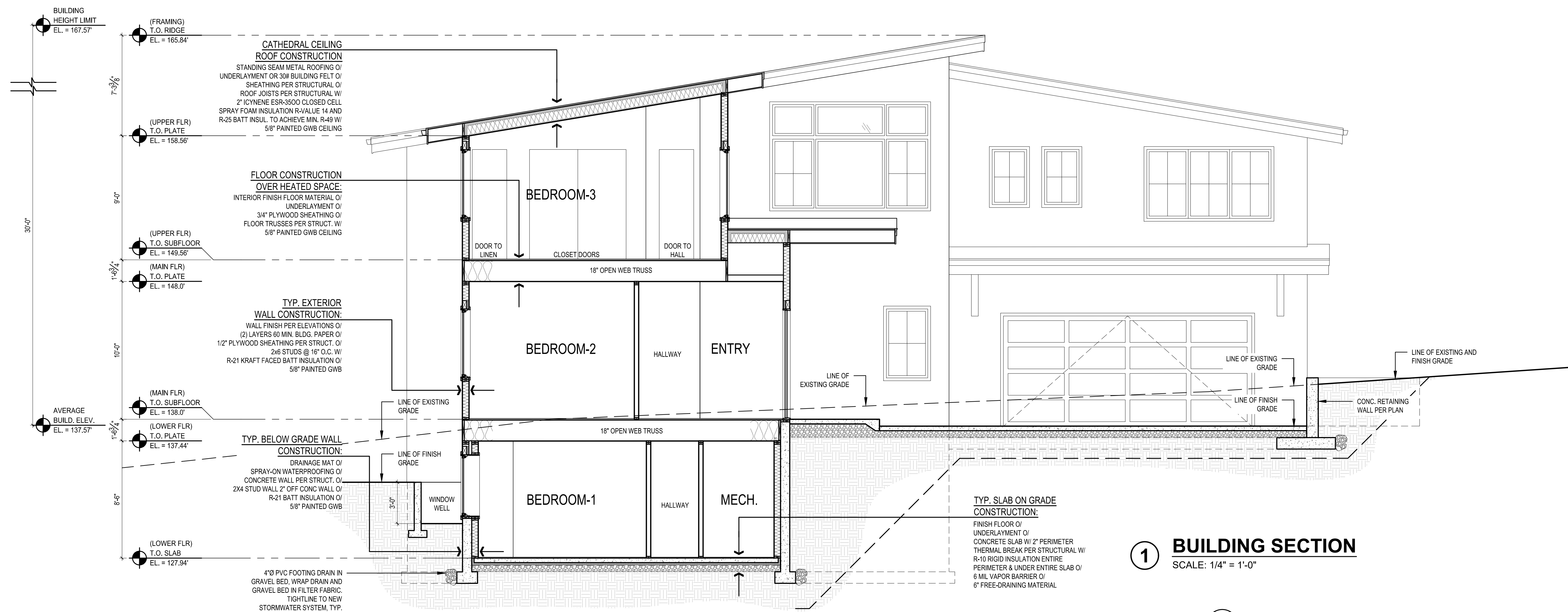
3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

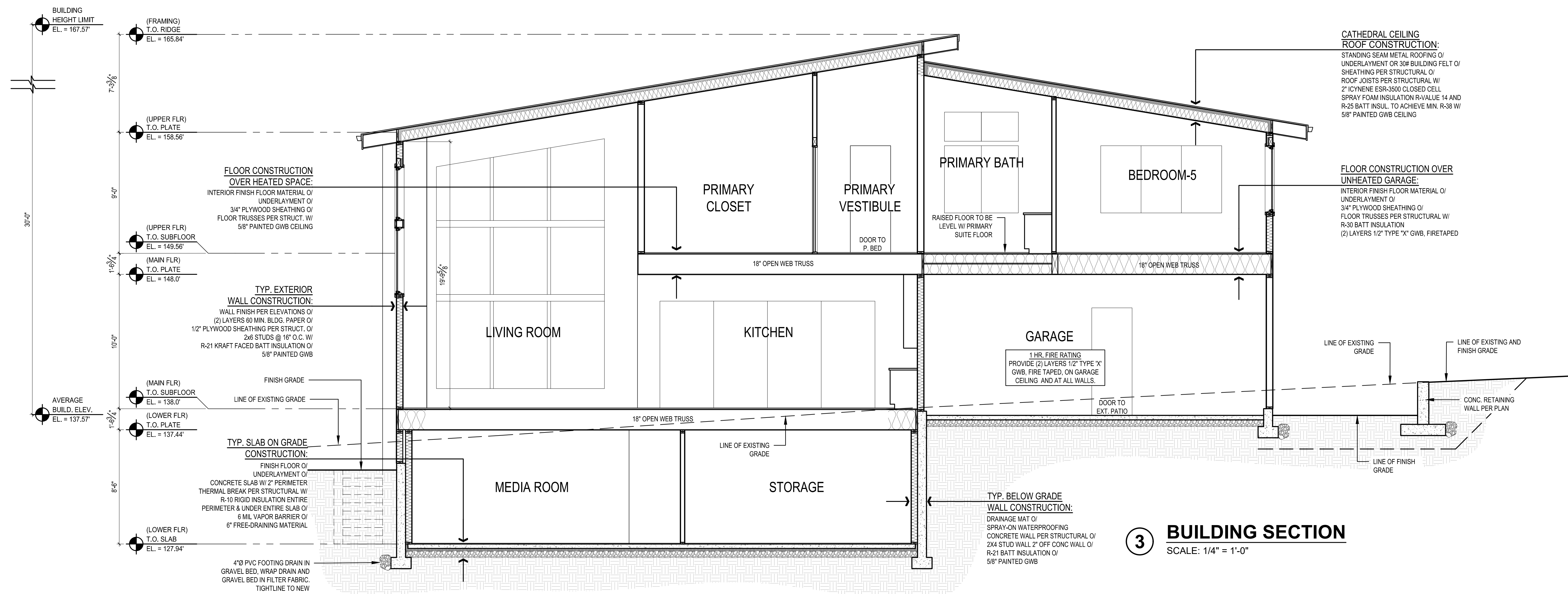


4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

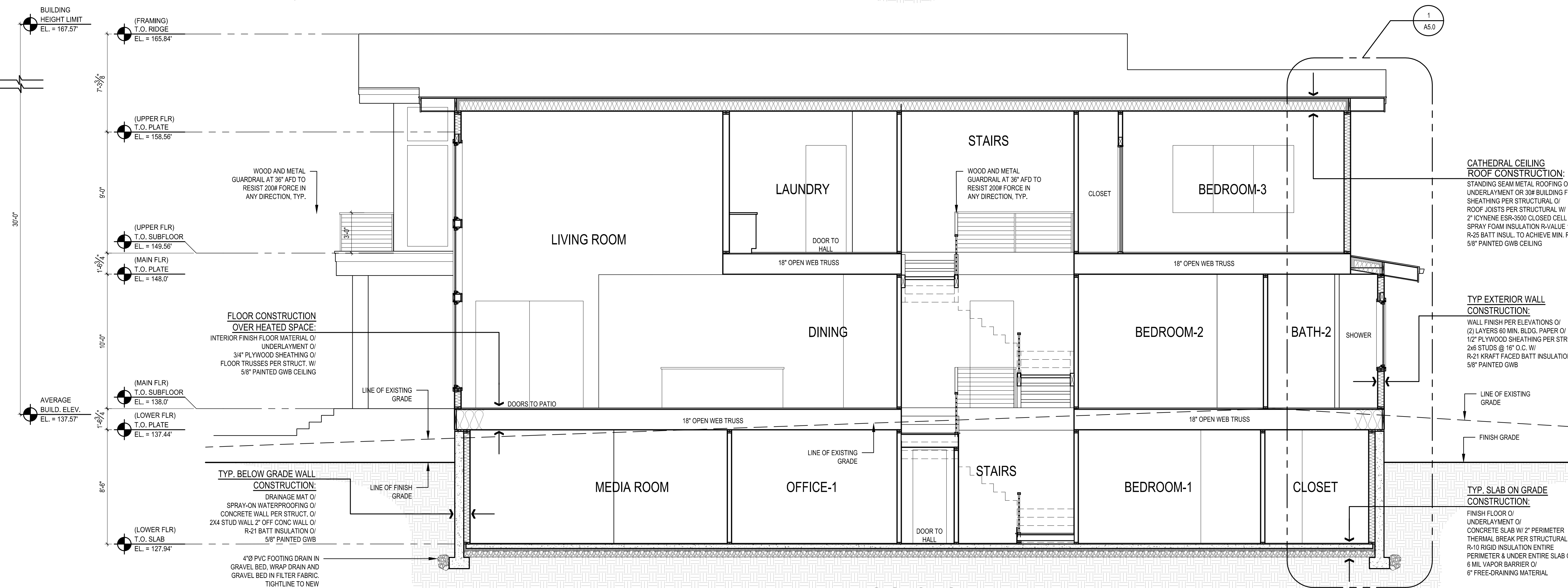
STURMAN ARCHITECTS
 9-10330 AVENUE NE, Suite 203
 Bellevue, WA 98004
 TEL: 425-451-7003
FOREST CREEK ESTATES LOT 2
PERMIT SET
5214 FOREST AVE S.E.
MERCER ISLAND, WA 98040

EXTERIOR ELEVATIONS
 REVISIONS:
 2023-3-26 Corrections #1
 2023-3-29 Corrections #2
 DRAWN BY: KE
 CHECKED BY: BUS
 SHEET
A3.1
 SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.
 PERMIT SET 07/20/23 PLOT DATE: 8/29/2023





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



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

CATHEDRAL CEILING ROOF CONSTRUCTION:
STANDING SEAM METAL ROOFING O/
UNDERLAYMENT OR 30# BUILDING FELT O/
SHEATHING PER STRUCTURAL O/
ROOF JOISTS PER STRUCTURAL W/
2" ICYNENE ESR-3500 CLOSED CELL
SPRAY FOAM INSULATION R-VALUE 14 AND
R-25 BATT INSUL. TO ACHIEVE MIN. R-38 W/
5/8" PAINTED GWB CEILING

FLOOR CONSTRUCTION OVER UNHEATED GARAGE:
INTERIOR FINISH FLOOR MATERIAL O/
UNDERLAYMENT O/
3/4" PLYWOOD SHEATHING O/
FLOOR TRUSSES PER STRUCTURAL W/
R-30 BATT INSULATION
(2) LAYERS 1/2" TYPE "X" GWB, FIRE TAPED

1 HR. FIRE RATING
PROVIDE (2) LAYERS 1/2" TYPE "X"
GWB, FIRE TAPED, ON GARAGE
CEILING AND AT ALL WALLS.

TYP. BELOW GRADE WALL CONSTRUCTION:
DRAINAGE MAT O/
SPRAY-ON WATERPROOFING
CONCRETE WALL PER STRUCT. O/
2X4 STUD WALL 2" OFF CONC WALL O/
R-21 BATT INSULATION O/
5/8" PAINTED GWB

FLOOR CONSTRUCTION OVER HEATED SPACE:
INTERIOR FINISH FLOOR MATERIAL O/
UNDERLAYMENT O/
3/4" PLYWOOD SHEATHING O/
FLOOR TRUSSES PER STRUCT. W/
5/8" PAINTED GWB CEILING

TYP. EXTERIOR WALL CONSTRUCTION:
WALL FINISH PER ELEVATIONS O/
(2) LAYERS 60 MIN. BLDG. PAPER O/
1/2" PLYWOOD SHEATHING PER STRUCT. O/
2x6 STUDS @ 16" O.C. W/
R-21 KRAFT FACED BATT INSULATION O/
5/8" PAINTED GWB

TYP. SLAB ON GRADE CONSTRUCTION:
FINISH FLOOR O/
UNDERLAYMENT O/
CONCRETE SLAB W/ 2" PERIMETER
THERMAL BREAK PER STRUCTURAL W/
R-10 RIGID INSULATION ENTIRE
PERIMETER & UNDER ENTIRE SLAB O/
6 MIL VAPOR BARRIER O/
6" FREE-DRAINING MATERIAL

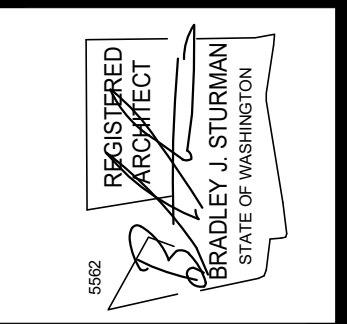
4" PVC FOOTING DRAIN IN
GRAVEL BED, WRAP DRAIN AND
GRAVEL BED IN FILTER FABRIC.
TIGHTLINE TO NEW
STORMWATER SYSTEM, TYP.

CATHEDRAL CEILING ROOF CONSTRUCTION:
STANDING SEAM METAL ROOFING O/
UNDERLAYMENT OR 30# BUILDING FELT O/
SHEATHING PER STRUCTURAL O/
ROOF JOISTS PER STRUCTURAL W/
2" ICYNENE ESR-3500 CLOSED CELL
SPRAY FOAM INSULATION R-VALUE 14 AND
R-25 BATT INSUL. TO ACHIEVE MIN. R-38 W/
5/8" PAINTED GWB CEILING

TYP. EXTERIOR WALL CONSTRUCTION:
WALL FINISH PER ELEVATIONS O/
(2) LAYERS 60 MIN. BLDG. PAPER O/
1/2" PLYWOOD SHEATHING PER STRUCT. O/
2x6 STUDS @ 16" O.C. W/
R-21 KRAFT FACED BATT INSULATION O/
5/8" PAINTED GWB

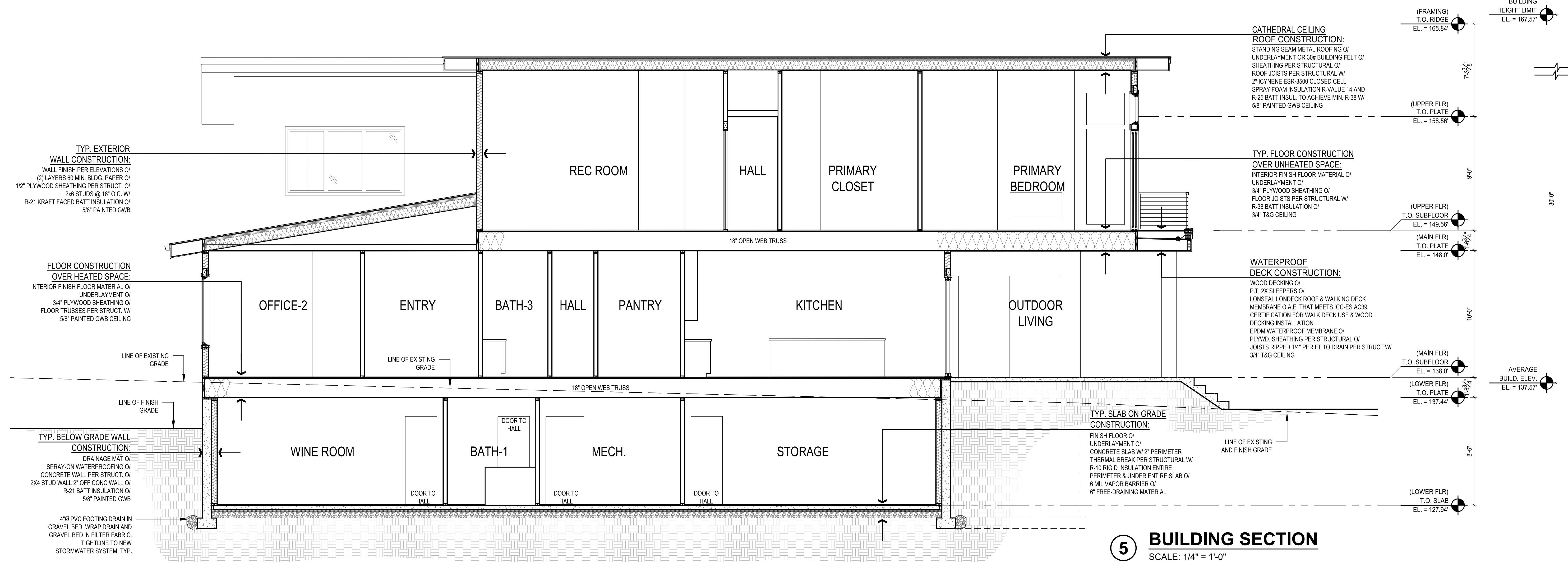
TYP. SLAB ON GRADE CONSTRUCTION:
FINISH FLOOR O/
UNDERLAYMENT O/
CONCRETE SLAB W/ 2" PERIMETER
THERMAL BREAK PER STRUCTURAL W/
R-10 RIGID INSULATION ENTIRE
PERIMETER & UNDER ENTIRE SLAB O/
6 MIL VAPOR BARRIER O/
6" FREE-DRAINING MATERIAL

SCALE: IF SHEET IS LESS THAN 24" X 36", IT IS A
REDUCED PRINT, REDUCE SCALE ACCORDINGLY

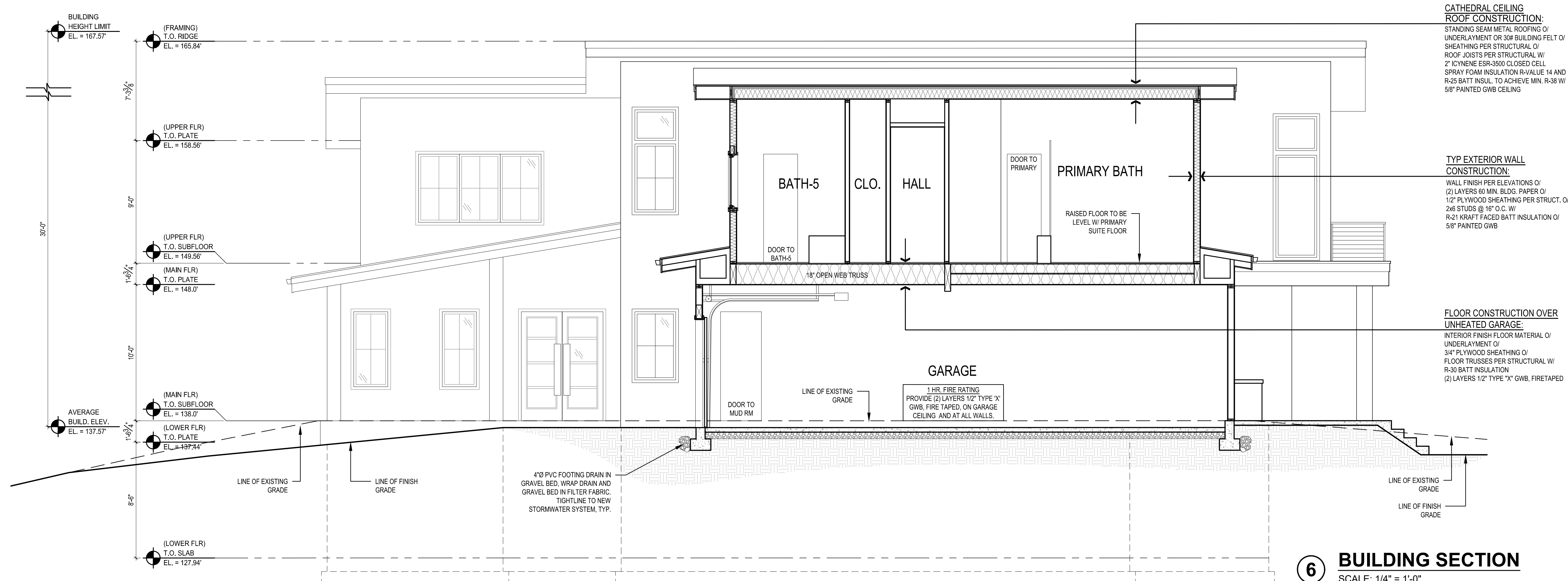


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REVISIONS:	2023-5-26 Corrections #1
	2023-8-29 Corrections #2
DRAWN BY:	KE
CHECKED BY:	BJS
SHEET	A4.1



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



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

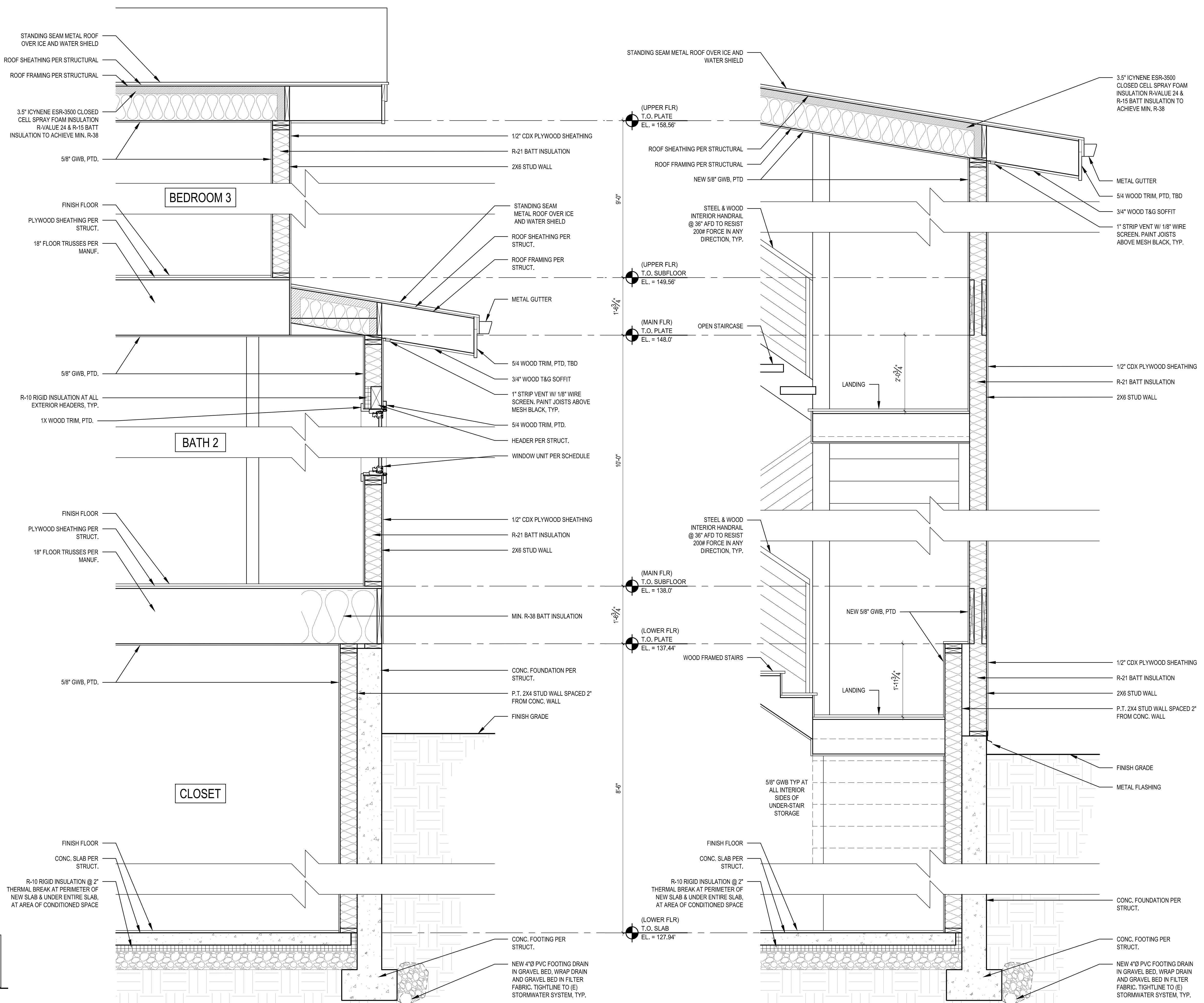
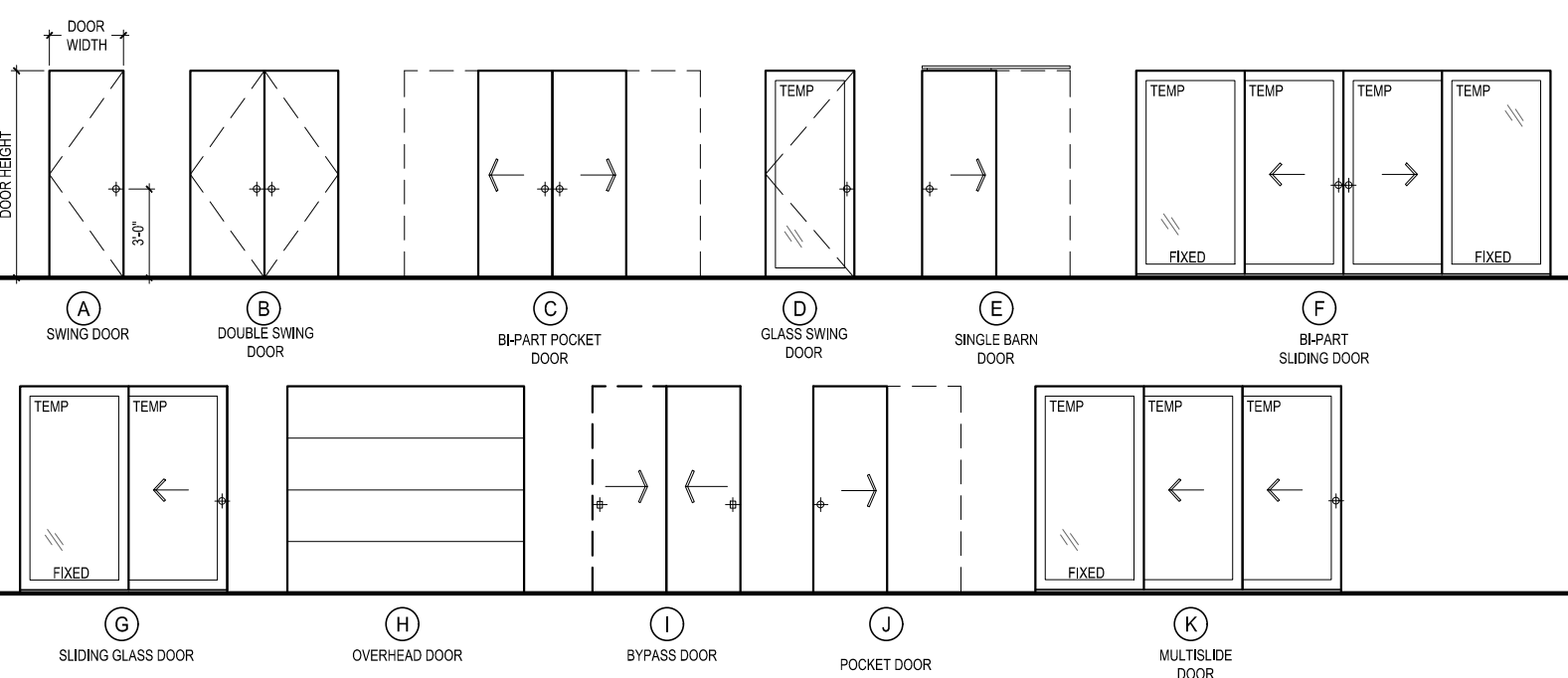
WINDOW SCHEDULE LOT 2									
TAG.	DESCRIPTION	R.O. SIZE		TEMP.	QTY.	AREA (SF)	U-VAL (MIN.)	GLAZING	REMARKS & NOTES
		WIDTH	HEIGHT						
A	CASEMENT	3'-0"	5'-0"		25	375	0.28	LOW E / CLEAR	
A1	CASEMENT	3'-0"	5'-0"	Y	2	90	0.28	LOW E / CLEAR	TEMPERED GLASS
B	FIXED	3'-0"	2'-3"		3	20.25	0.28	LOW E / CLEAR	
C	FIXED	5'-0"	2'-6"		1	11.25	0.28	LOW E / CLEAR	
D	FIXED	5'-0"	5'-0"		1	25	0.28	LOW E / CLEAR	
E	CASEMENT	2'-6"	4'-0"		5	50	0.28	LOW E / CLEAR	
F	FIXED	3'-0"	2'-6"		6	45	0.28	LOW E / CLEAR	
G	FIXED	3'-0"	7'-6"	Y	2	45	0.28	LOW E / CLEAR	TEMPERED GLASS
H	FIXED	2'-9"	2'-2"		2	12	0.28	LOW E / CLEAR	
I	CASEMENT	2'-9"	5'-0"	Y	2	27	0.28	LOW E / CLEAR	TEMPERED GLASS
J	FIXED	4'-0"	6'-6"		3	78	0.28	LOW E / CLEAR	
K	FIXED	4'-0"	5'-0"		8	160	0.28	LOW E / CLEAR	
L	FIXED	4'-0"	6'-1"		1	23	0.28	LOW E / CLEAR	SLANTED TOP
M	FIXED	4'-0"	5'-4 1/2"		1	21	0.28	LOW E / CLEAR	SLANTED TOP
N	FIXED	4'-0"	4'-8"		1	18	0.28	LOW E / CLEAR	SLANTED TOP
O	FIXED	4'-0"	4'-0"		2	32	0.28	LOW E / CLEAR	
P	CASEMENT	3'-0"	4'-6"	Y	7	27	0.28	LOW E / CLEAR	TEMPERED GLASS

DOOR SCHEDULE LOT 2									
DOOR NO.	LOCATION	SIZE		DOOR TYPE	TEMP. GLASS	DOOR THK.	U-VAL (MIN.)	REMARKS	
		WIDTH	HEIGHT						
LOWER FLOOR									
001	BEDROOM 1	2'-6"	7'-0"	A		1-3/4"			
002	LINEN	2'-6"	7'-0"	A		1-3/4"			
003	BATH 1	2'-6"	7'-0"	A		1-3/4"			
004	CLOSET	2'-6"	7'-0"	A		1-3/4"			
005	WINE	2'-6"	7'-0"	A		1-3/4"			
006	BATH 2	2'-6"	7'-0"	A		1-3/4"			
007	MECHANICAL	3'-0"	7'-0"	A		1-3/4"		SOUND GASKET	
008	STORAGE	2'-6"	7'-0"	A		1-3/4"			
009	STORAGE UNDER STAIRS	2'-6"	7'-0"	A		1-3/4"			
010	OFFICE - 1	5'-4"	7'-0"	C		1-3/4"		BI-PART POCKET	
011	MEDIA ROOM	3'-0"	7'-0"	D		1-3/4"	0.28	TEMPERED GLASS	
MAIN FLOOR									
101	ENTRY	PR 3'-0"	8'-0"	B	Y	1-3/4"	0.28	TEMPERED GLASS	
102	OFFICE - 2	4'-0"	8'-0"	E		1-3/4"		BARN DOOR	
103	BEDROOM - 2	2'-6"	8'-0"	A		1-3/4"			
104	BATH - 4	2'-6"	8'-0"	A		1-3/4"			
105	CLOSET	2'-6"	8'-0"	A		1-3/4"			
106	BATH - 3	2'-6"	8'-0"	A		1-3/4"			
107	MUD ROOM	2'-6"	8'-0"	A		1-3/4"			
108	CLOSET	2'-6"	8'-0"	A		1-3/4"			
109	MUD ROOM	3'-0"	8'-0"	A		1-3/4"		20 MIN FIRE-RATED, SELF-CLOSING	
110	PANTRY	2'-6"	8'-0"	A		1-3/4"			
111	CLOSET	2'-6"	8'-0"	A		1-3/4"			
112	OUTDOOR LIVING	18'-0"	8'-0"	F	Y	1-3/4"	0.28	TEMPERED SLIDING DOOR	
113	OUTDOOR LIVING	8'-0"	8'-0"	G	Y	1-3/4"	0.28	TEMPERED SLIDING DOOR	
114	GARAGE	18'-0"	8'-0"	H		1-3/4"		OVERHEAD DOOR	
115	GARAGE	3'-0"	8'-0"	A		1-3/4"			
116	GARAGE	3'-0"	8'-0"	A		1-3/4"			
UPPER FLOOR									
201	BEDROOM - 3	2'-6"	8'-0"	A		1-3/4"			
202	CLOSET	6'-0"	8'-0"	I		1-3/4"		BYPASS CLOSET DOOR	
203	LINEN	2'-6"	8'-0"	A		1-3/4"			
204	BATH - 5	2'-6"	8'-0"	A		1-3/4"			
205	CLOSET	2'-6"	8'-0"	A		1-3/4"			
206	LAUNDRY	3'-0"	8'-0"	A		1-3/4"		SOUND GASKET	
207	REC ROOM	3'-0"	8'-0"	A		1-3/4"			
208	BATH - 6	2'-6"	8'-0"	A		1-3/4"			
209	BATH - 6	2'-6"	8'-0"	J		1-3/4"		POCKET DOOR	
210	CLOSET	PR 2'-0"	8'-0"	B		1-3/4"			
211	BEDROOM - 4	2'-6"	8'-0"	A		1-3/4"			
212	CLOSET	2'-6"	8'-0"	A		1-3/4"			
213	BEDROOM - 5	2'-6"	8'-0"	A		1-3/4"			
214	CLOSET	2'-6"	8'-0"	A		1-3/4"			
215	PRIMARY VESTIBULE	3'-0"	8'-0"	A		1-3/4"			
216	PRIMARY BATH	2'-6"	8'-0"	A		1-3/4"			
217	PRIMARY BATH SHOWER	2'-4"	8'-0"	A		1-3/4"			
218	PRIMARY CLOSET	2'-6"	8'-0"	A		1-3/4"			
219	PRIMARY BEDROOM	12'-0"	8'-0"	K	Y	1-3/4"	0.28	TEMPERED GLASS	

WINDOW & DOOR SCHEDULE NOTES:

- 1) CONTRACTOR TO VERIFY ALL GLAZING SIZING, AND DOOR DIMENSIONS IN FIELD PRIOR TO ROUGH FRAMING & ORDERING OF GLAZING/WINDOW/DOOR MATERIALS. REVIEW SIZES AND ANY DISCREPANCIES W/ ARCHITECT.
- 2) ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE.
- 3) ALL OPERABLE WINDOWS TO HAVE SCREENS.
- 4) GLAZING INDOORS AND/OR WITHIN 24" OF A DOOR TO BE TEMPERED. SEE EXTERIOR ELEVATION FOR TEMP. GLASS LOCATION & EGRESS WINDOWS.
- 5) 2018 WSEC & VIAQ RESIDENTIAL PRESCRIPTIVE OPTION 3 ADOPTED. GLAZING AREA INDICATED UNLIMITED. SEE ENERGY NOTE AT A1.0 SHEET FOR DETAILS.
- 6) ALL WINDOWS AND DOORS WITHOUT A BUG ARE EXISTING TO REMAIN.

DOOR TYPES:



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

2 WALL SECTION
SCALE: 3/4" = 1'-0"

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PERMIT SET 07/20/23

STURMAN ARCHITECTS

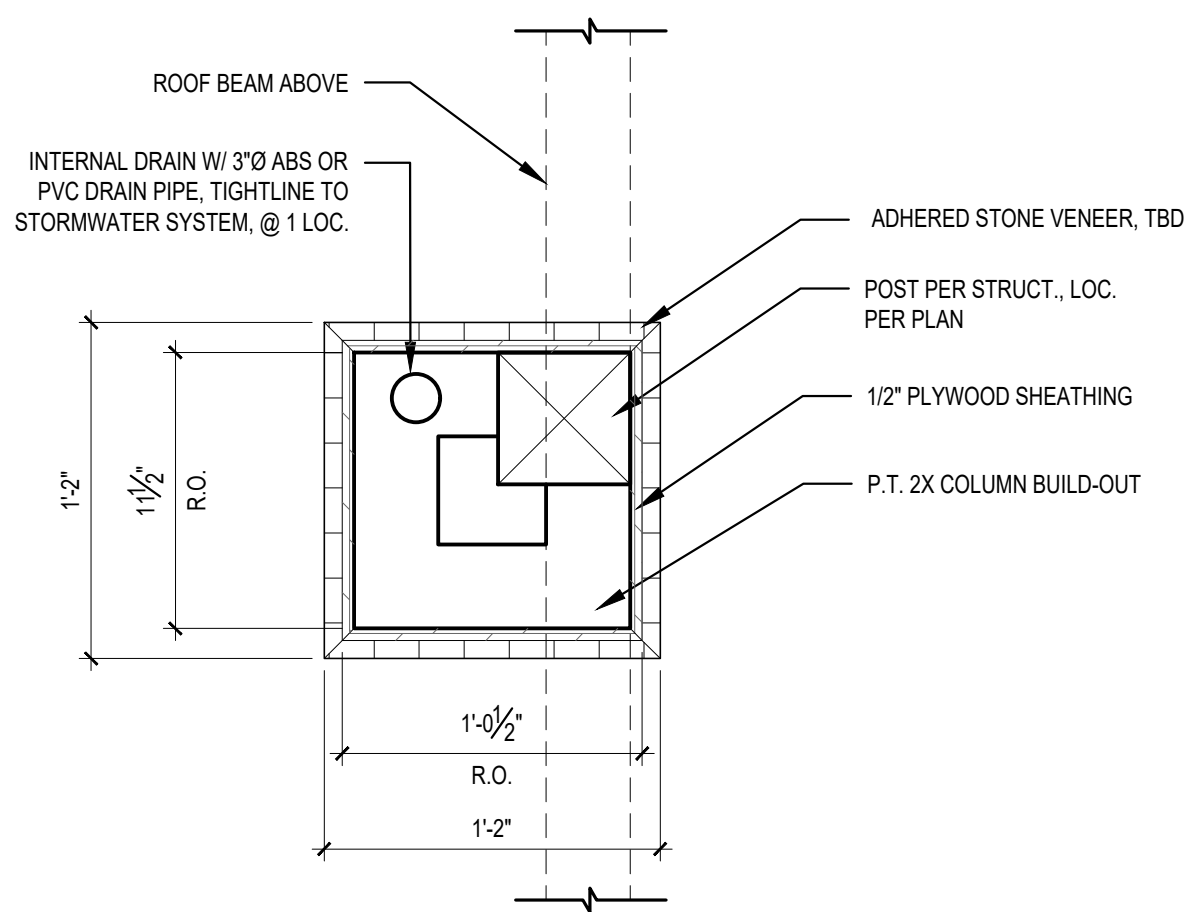
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FOREST CREEK ESTATES LOT 2
PERMIT SET
5214 FOREST AVE S.E.
MERCER ISLAND, WA 98040

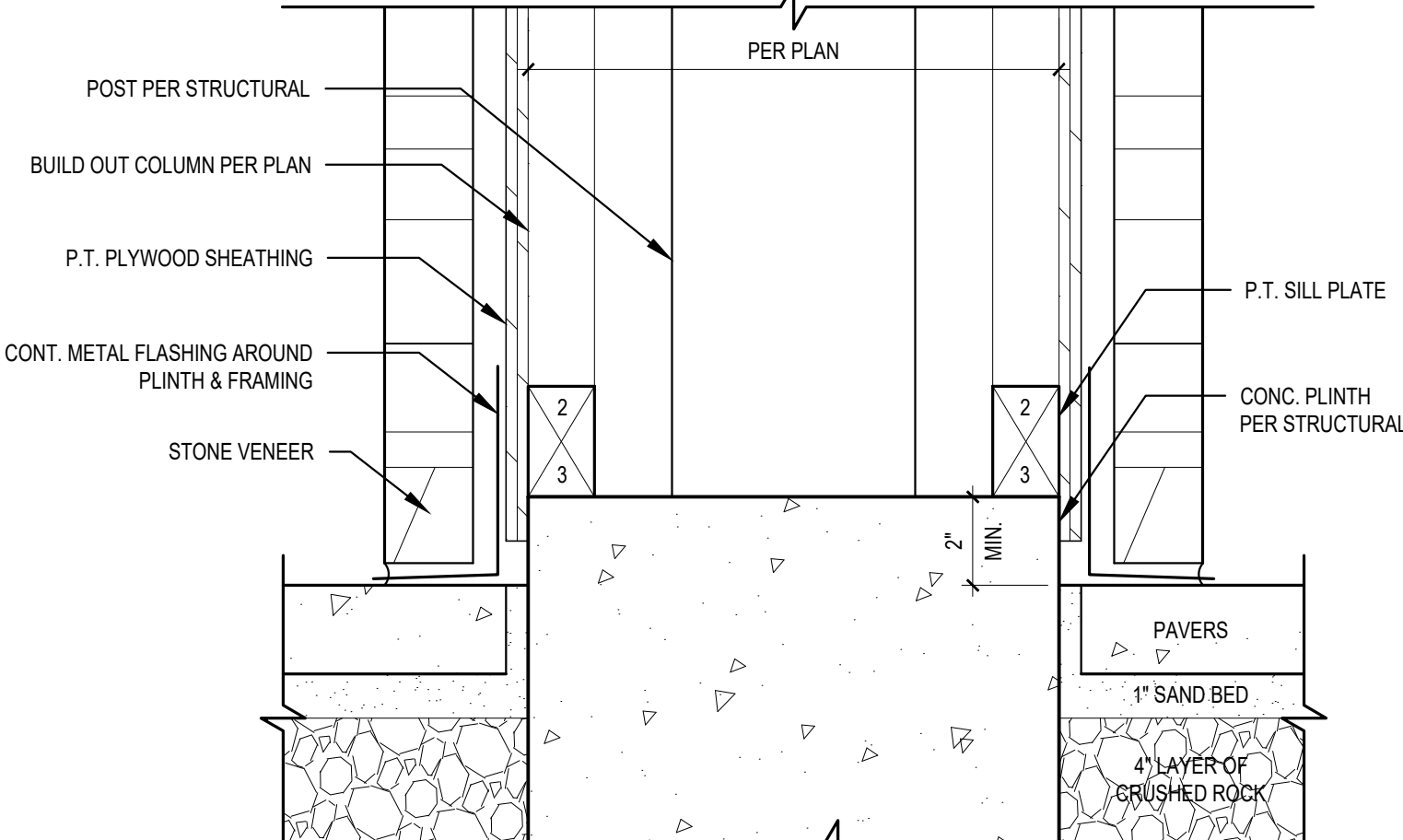
WALL SECTIONS

REVISIONS:
 2023-5-26 Corrections #1
 2023-8-29 Corrections #2

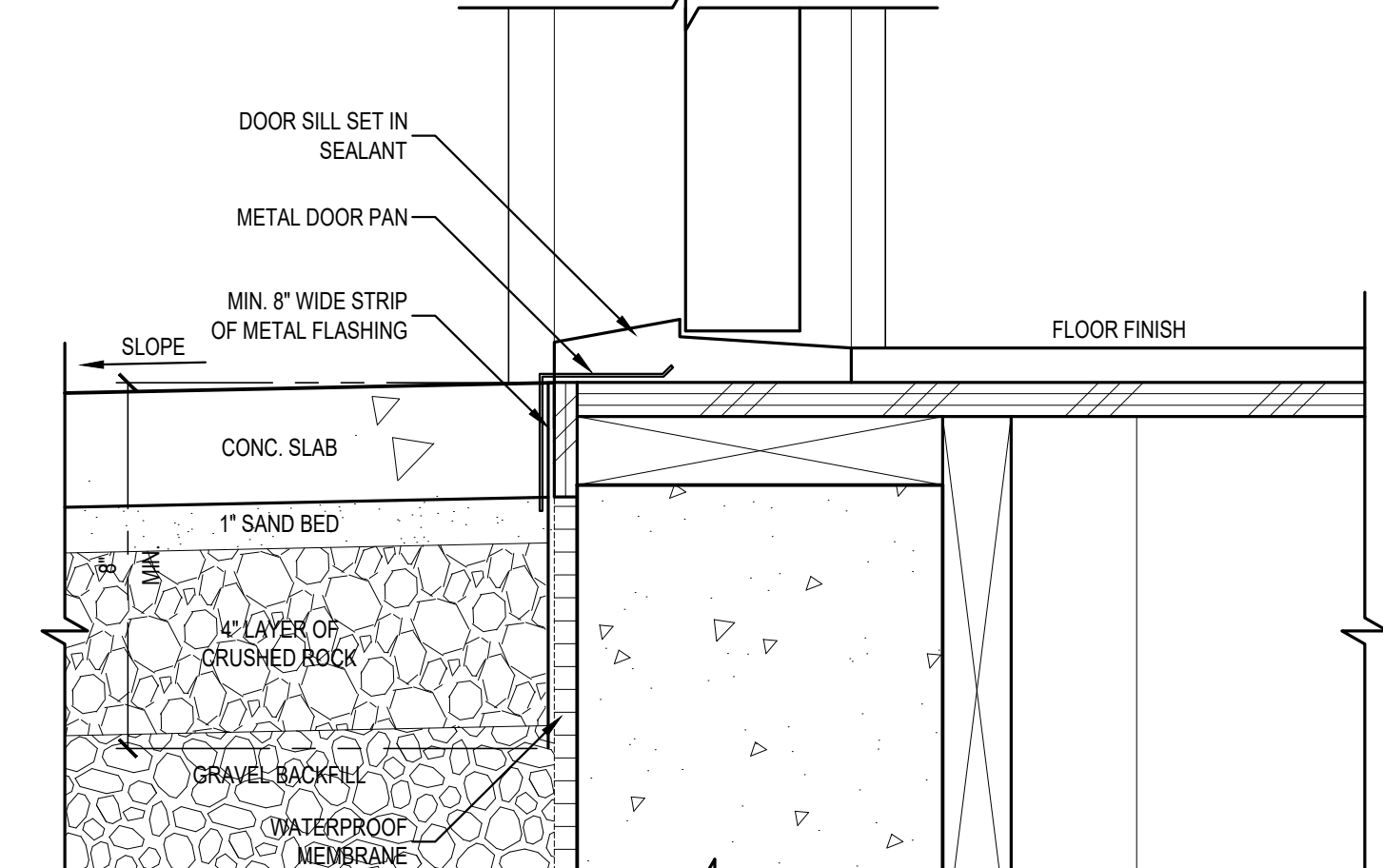
DRAWN BY: KE
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 SHEET
A5.0
 PLOT DATE: 8/29/2023



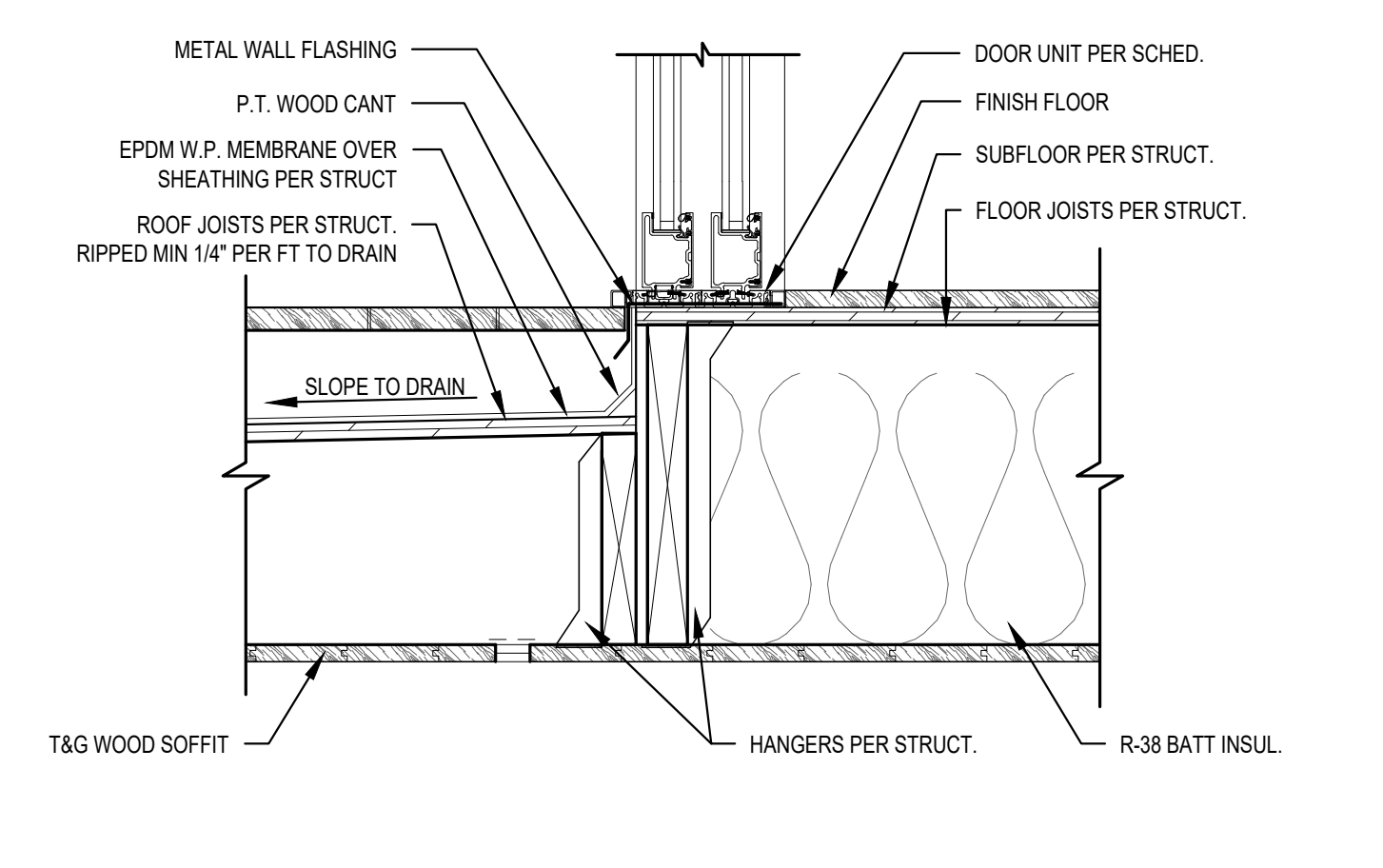
1 BUILT-OUT WOOD COLUMN PLAN DETAIL
SCALE: 1-1/2" = 1'-0"



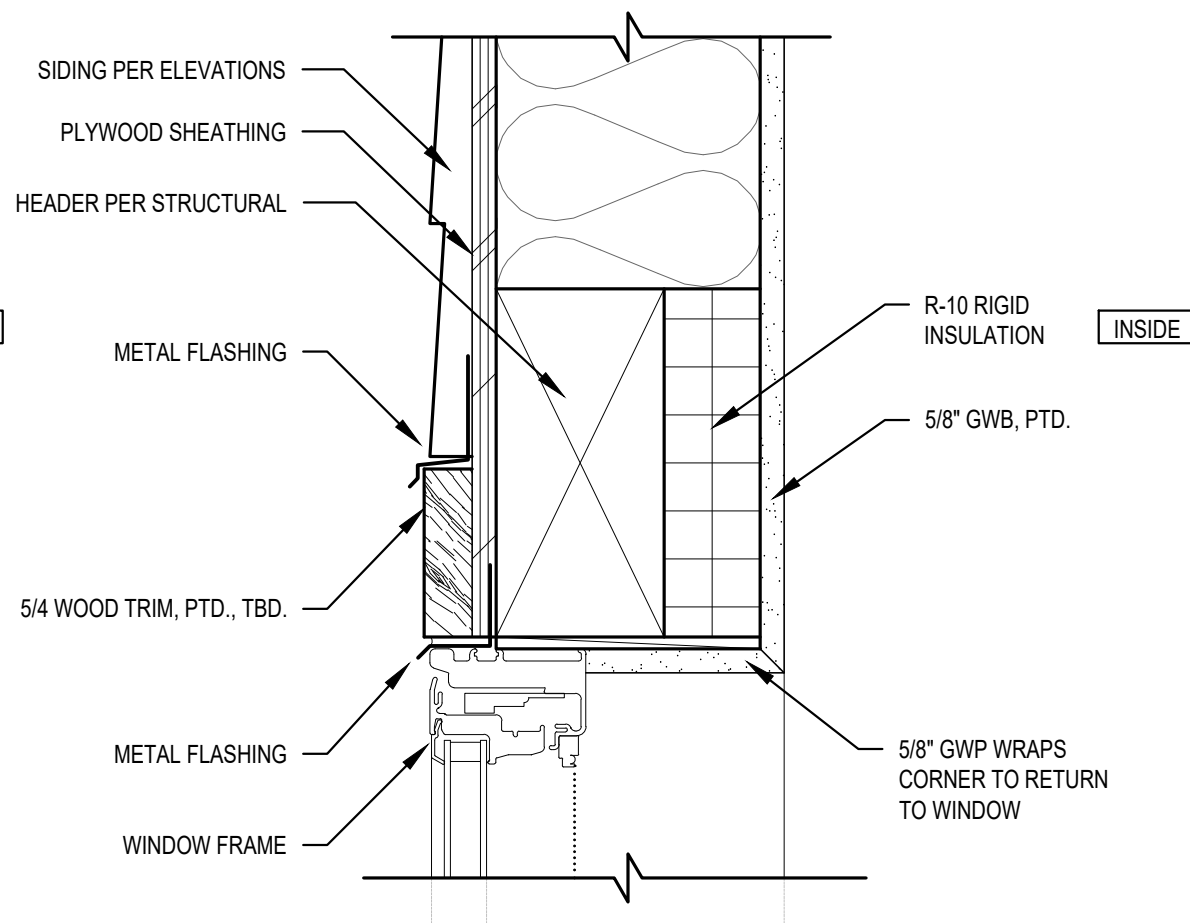
2 STONE VENEER COLUMN PLINTH DETAIL
SCALE: 3" = 1'-0"



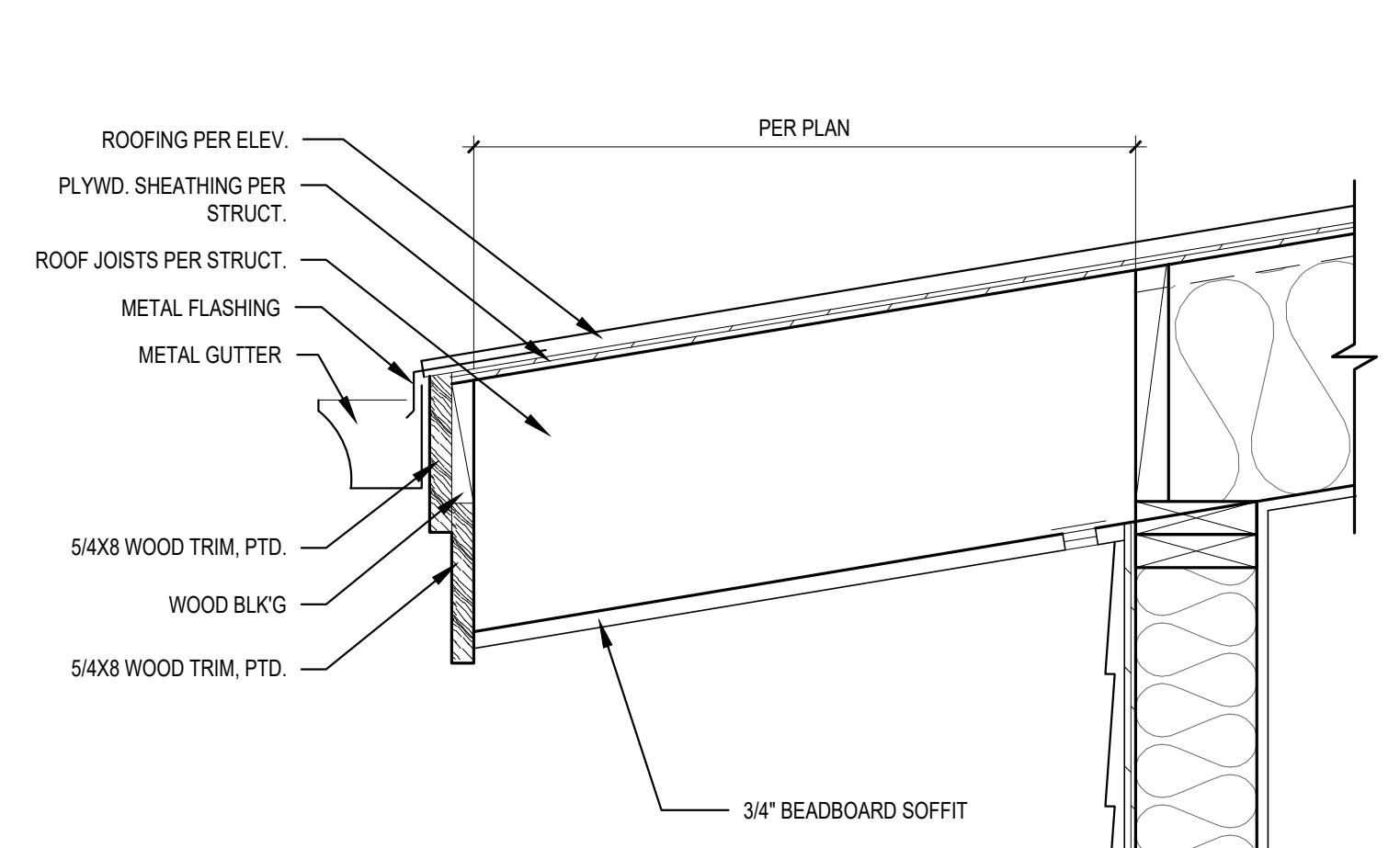
3 FLASHING DETAIL @ FLUSH THRESHOLD
SCALE: 3" = 1'-0"



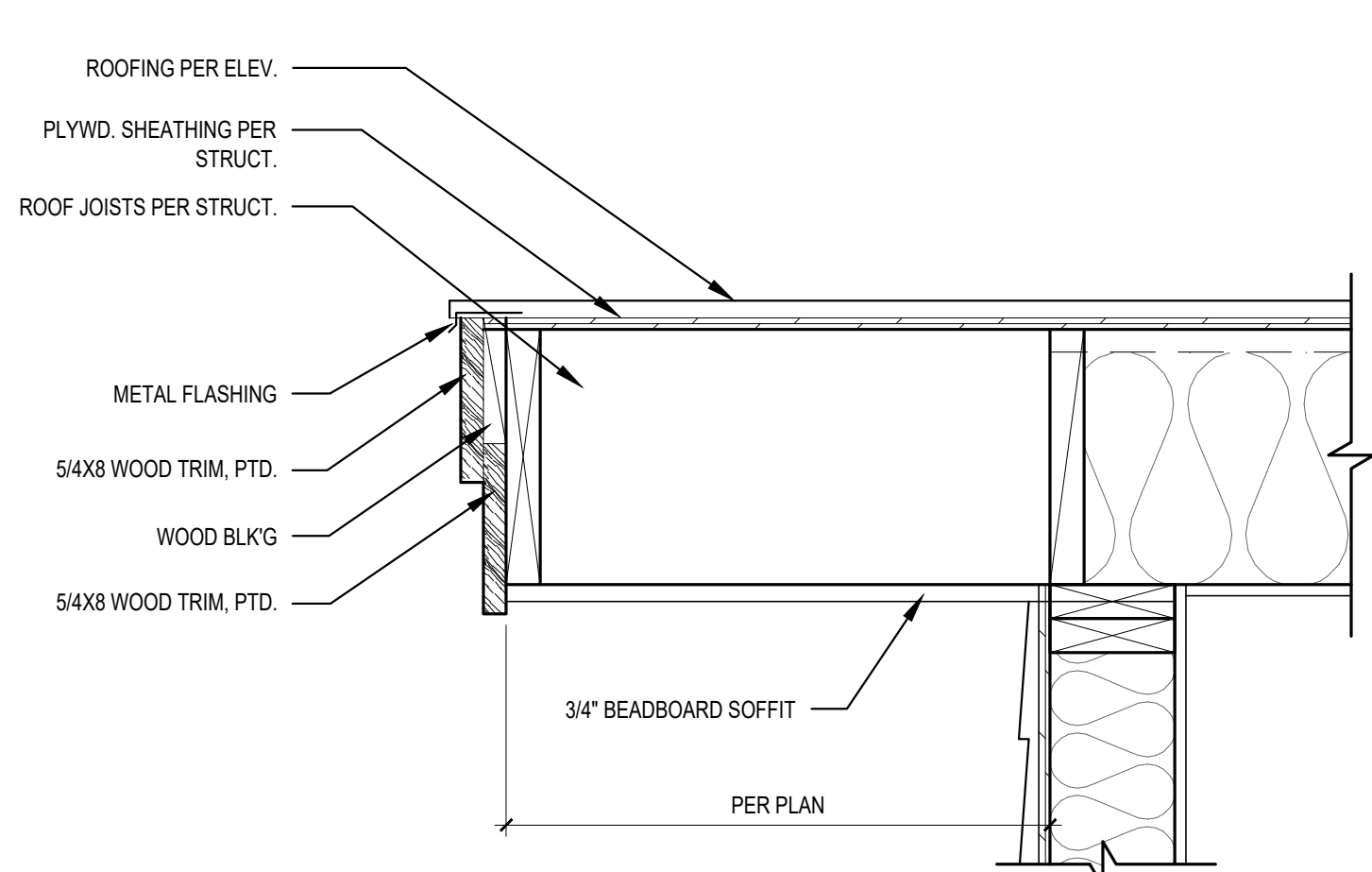
4 THRESHOLD @ DECK SECTION DETAIL
SCALE: 1-1/2" = 1'-0"



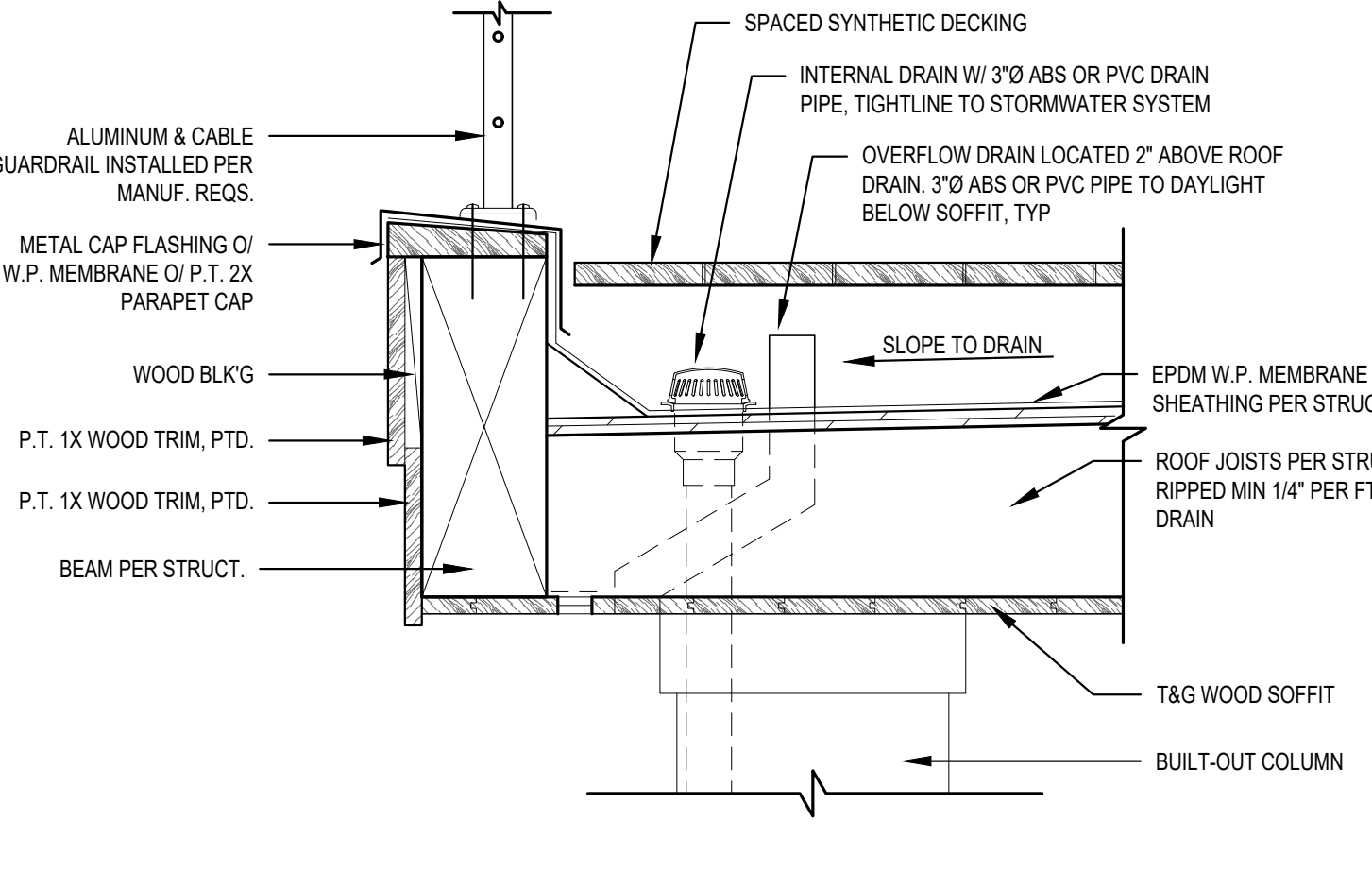
5 TYPICAL WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"
SIM. AT WINDOW JAMB



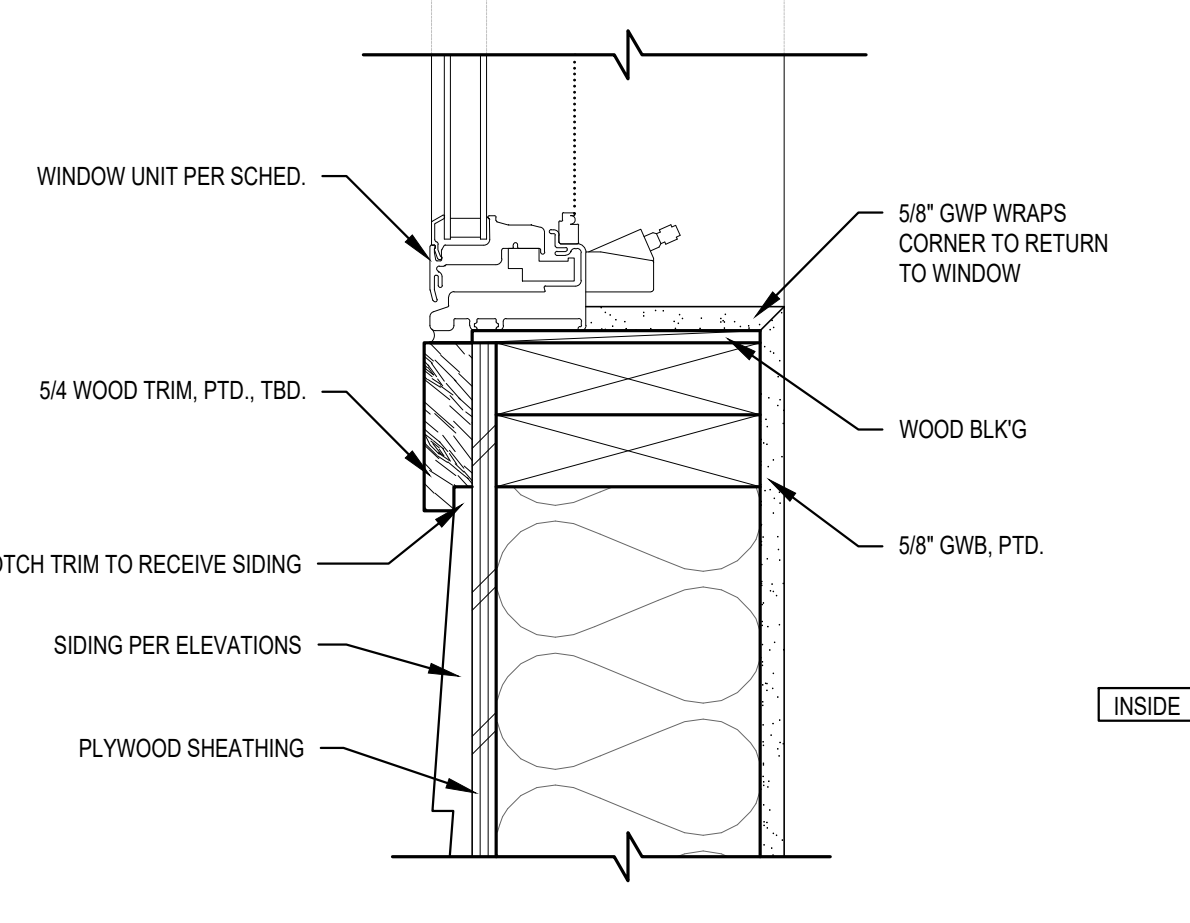
6 TYPICAL VENTED ROOF EAVE DETAIL
SCALE: 1-1/2" = 1'-0"



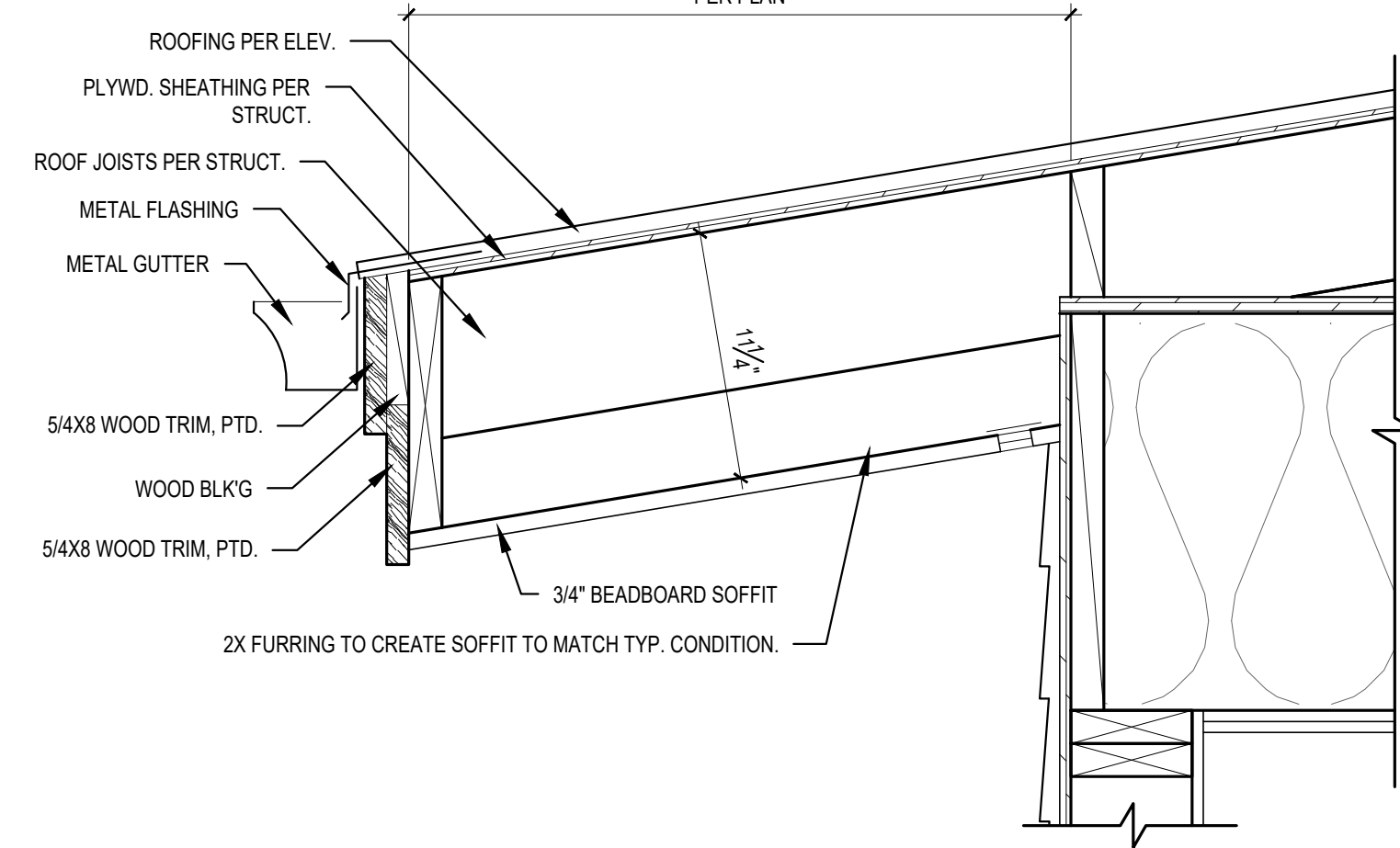
7 TYPICAL ROOF RAKE DETAIL
SCALE: 1-1/2" = 1'-0"



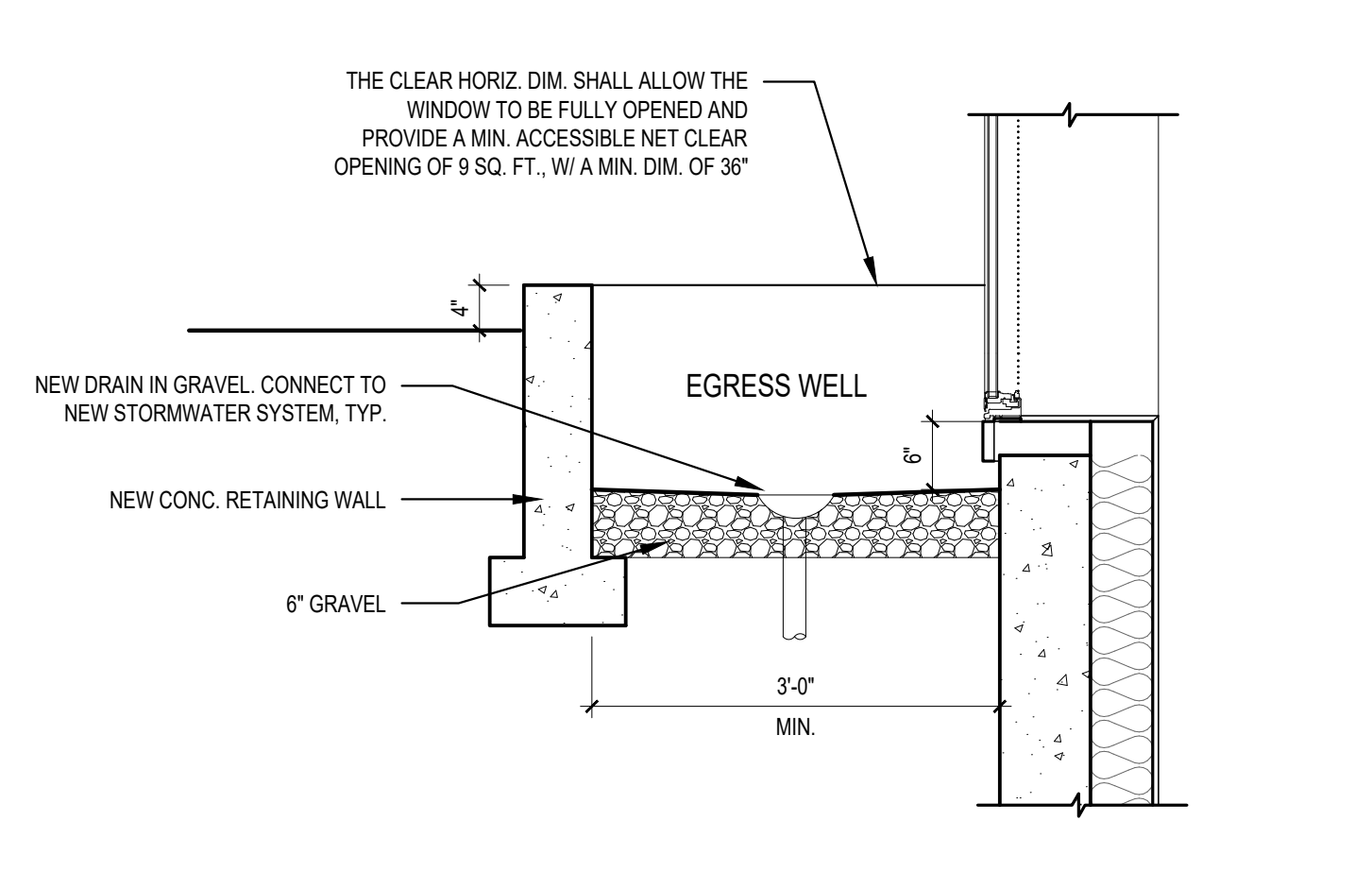
8 THRESHOLD @ DECK SECTION DETAIL
SCALE: 1-1/2" = 1'-0"



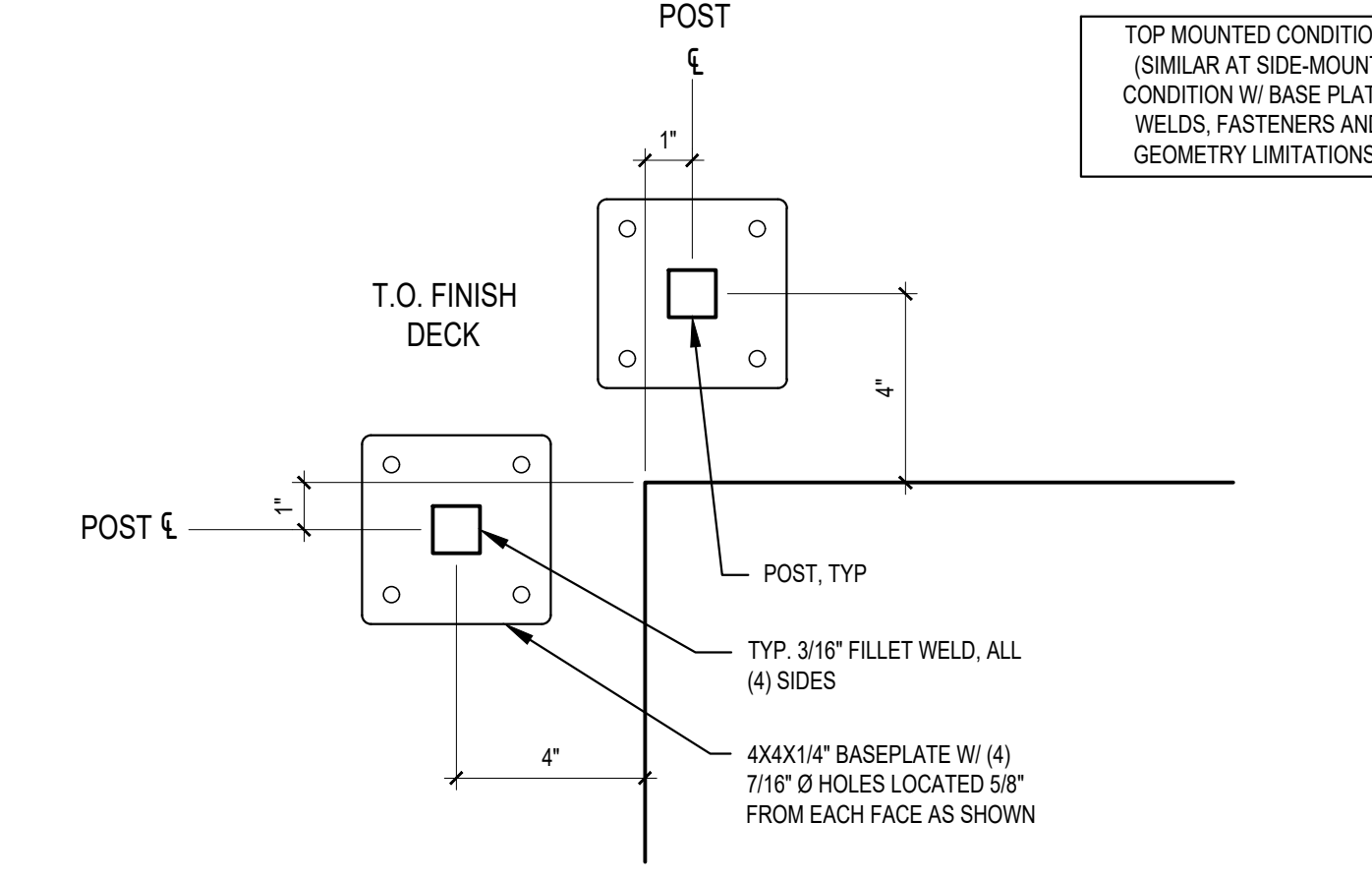
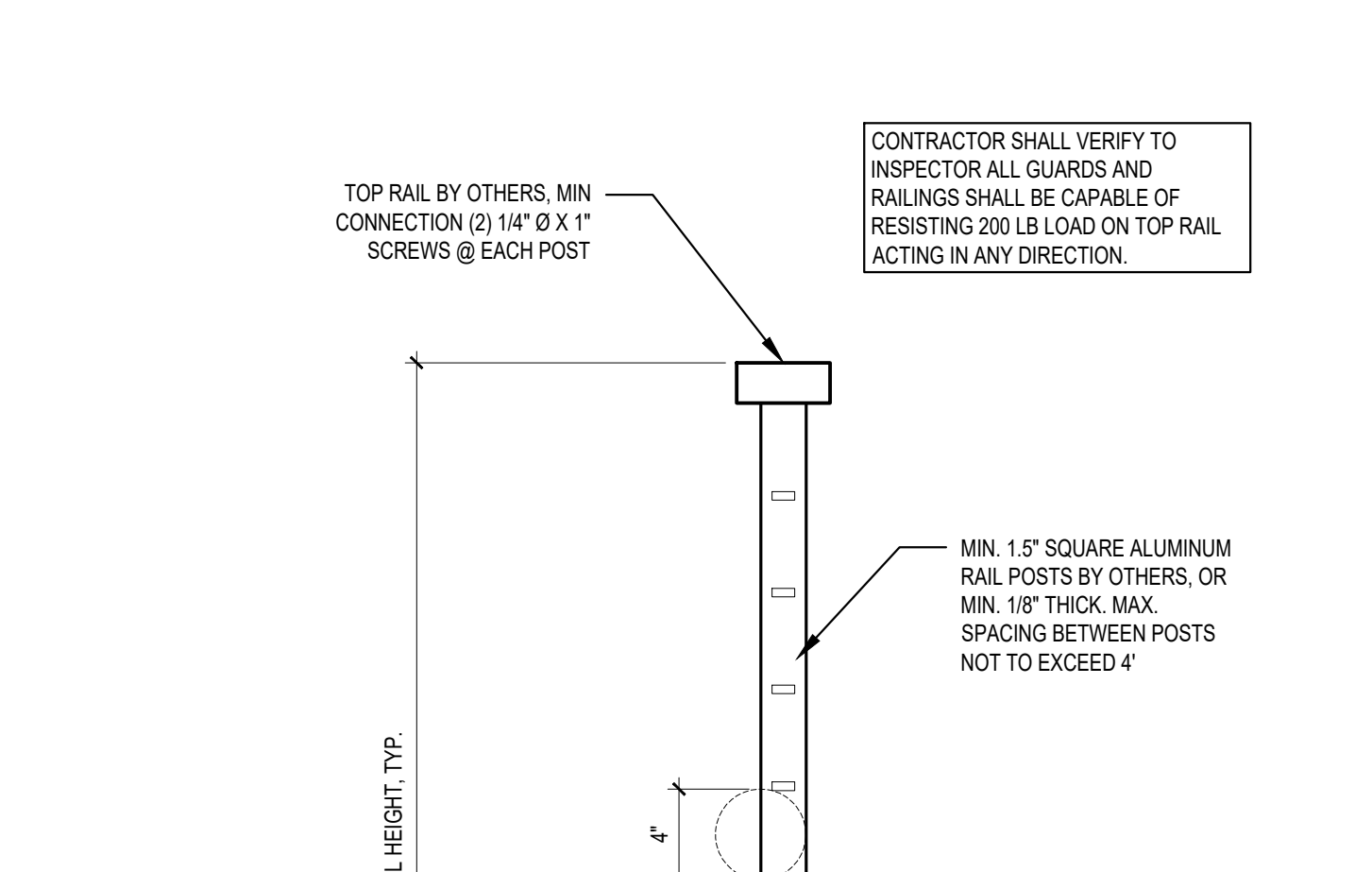
9 TYPICAL WINDOW SILL DETAIL
SCALE: 3" = 1'-0"



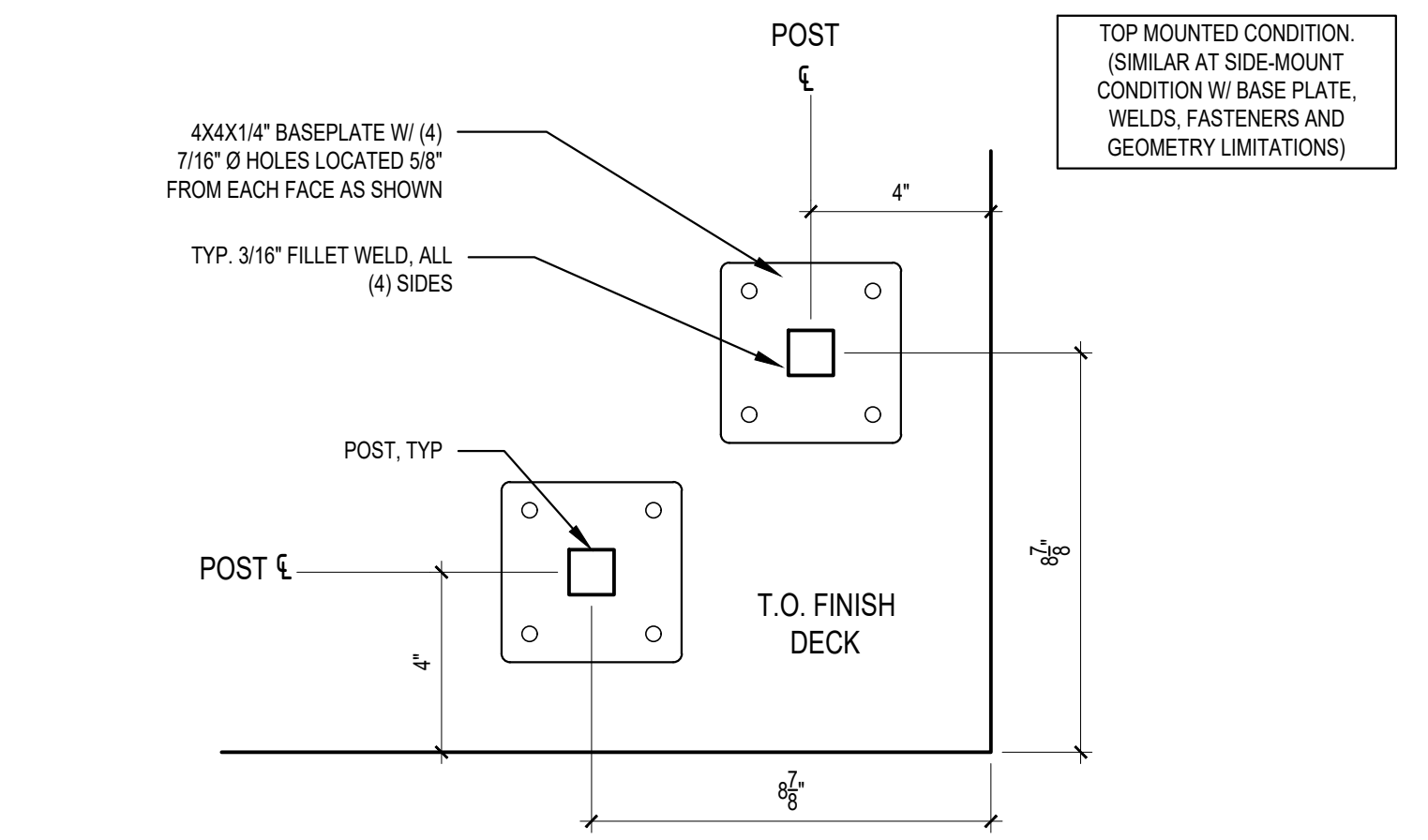
10 TYPICAL FURRED ROOF EAVE DETAIL
SCALE: 1-1/2" = 1'-0"



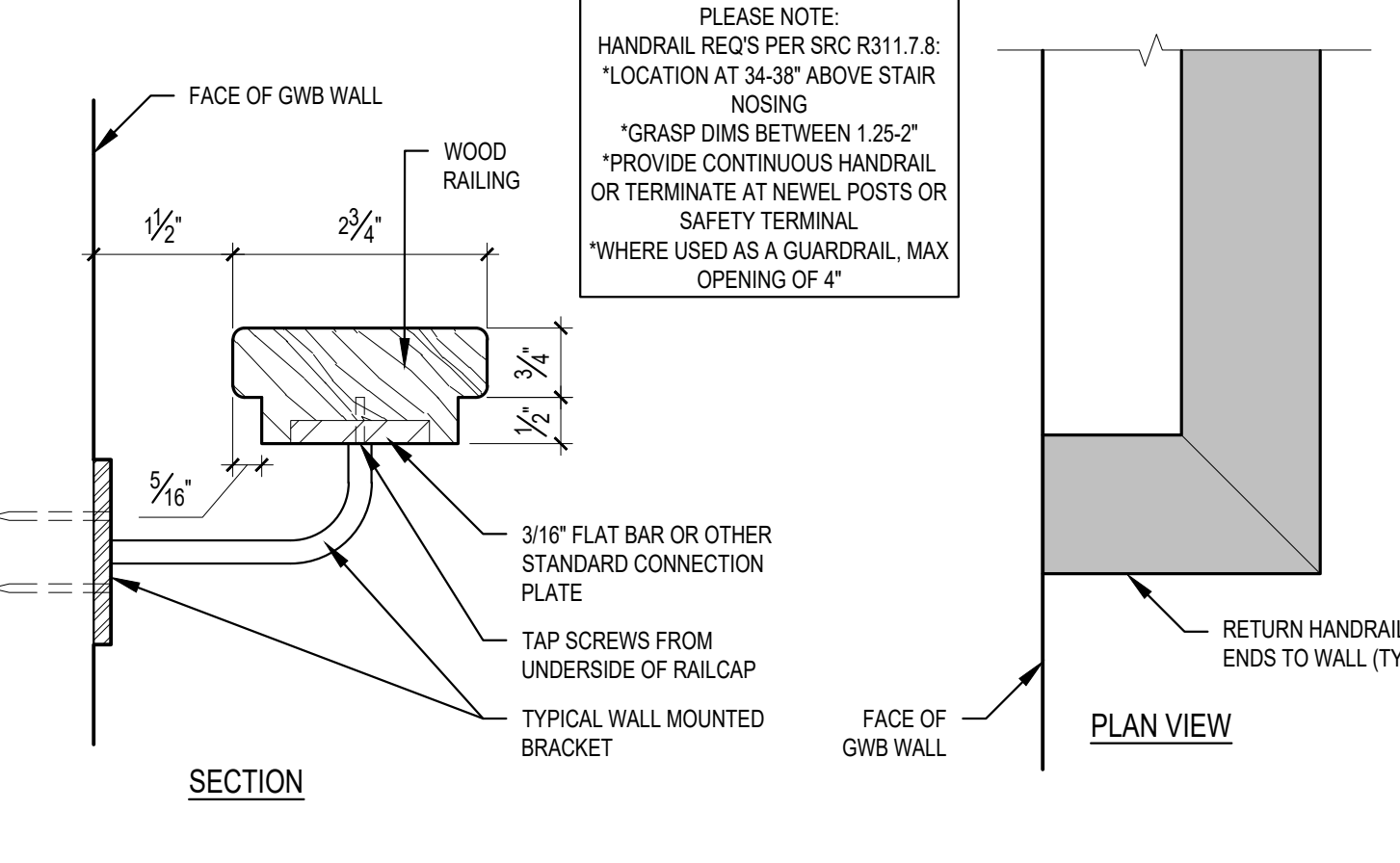
11 EGRESS WELL SECTION DETAIL
SCALE: 3/4" = 1'-0"



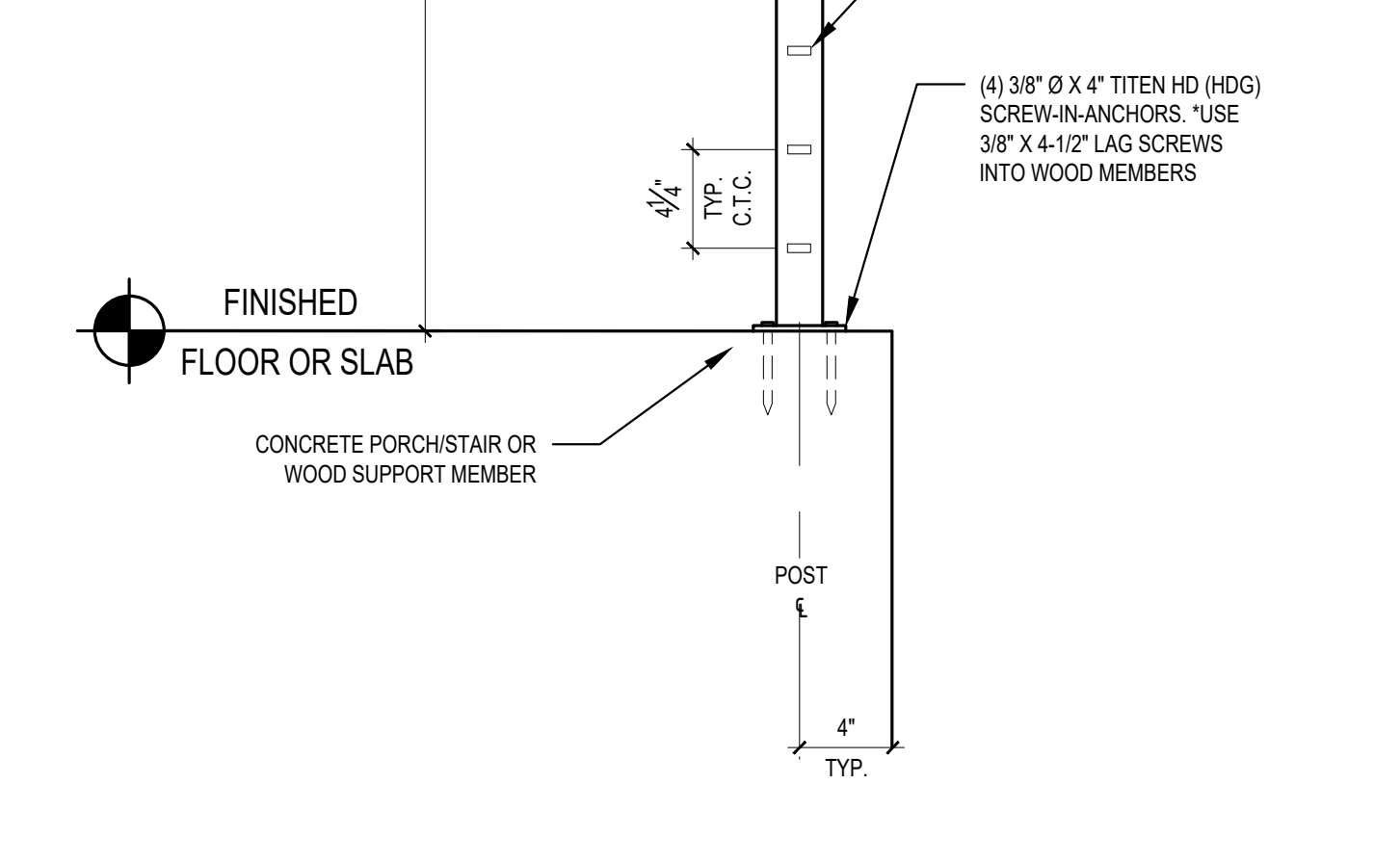
12 GUARDRAIL PLATE ATTACHMENT
SCALE: 3" = 1'-0"
SIM. AT SIDE-MOUNTED



13 GUARDRAIL PLATE ATTACHMENT
SCALE: 3" = 1'-0"
SIM. AT SIDE-MOUNTED

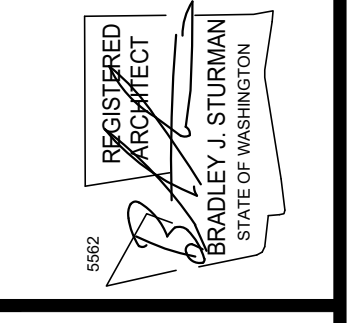


14 TYPICAL HANDRAIL DETAIL
SCALE: 6" = 1'-0"



15 RAILING ATTACHMENT -TOP-MOUNT
SCALE: 1-1/2" = 1'-0"

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PERMIT SET 07/20/23



REVISIONS:	2023-02-26 Corrections #1
	2023-03-29 Corrections #2
DRAWN BY:	KE
CHECKED BY:	BJS
SHEET	

FOREST CREEK ESTATES LOT 2

S22201

PROJECT INFORMATION

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EMAIL: MTHURFJELL@L120ENGINEERING.COM
CONTACT: MANS THURFJELL, PE

CODES

ENGINEERED PER:
2018 (IRC) INTERNATIONAL RESIDENTIAL CODE
2018 (IBC) INTERNATIONAL BUILDING CODE

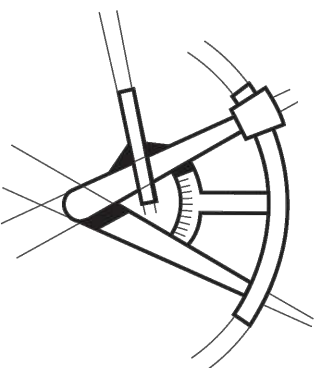
SHEET INDEX

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FOUNDATION PLAN...S-2
BASEMENT WALL FRAMING AND SHEAR WALL PLAN...S-3
FIRST FLOOR FRAMING PLAN...S-4
FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN...S-5
SECOND FLOOR FRAMING PLAN...S-6
SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN...S-7
ROOF FRAMING PLAN...S-8

STRUCTURAL DETAILS...SD-1
STRUCTURAL DETAILS...SD-2
STRUCTURAL DETAILS...SD-3



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS

DESCRIPTION	DATE	BY
1. BDC RESPONSE	5/12/23	

PROJECT NAME

FOREST CREEK
ESTATES LOT 2
5214 FOREST AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER

S22201

CHECKED BY - AP

SHEET DATE - 11/01/2022

SCALE

24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION

COVER SHEET

SHEET

S-0

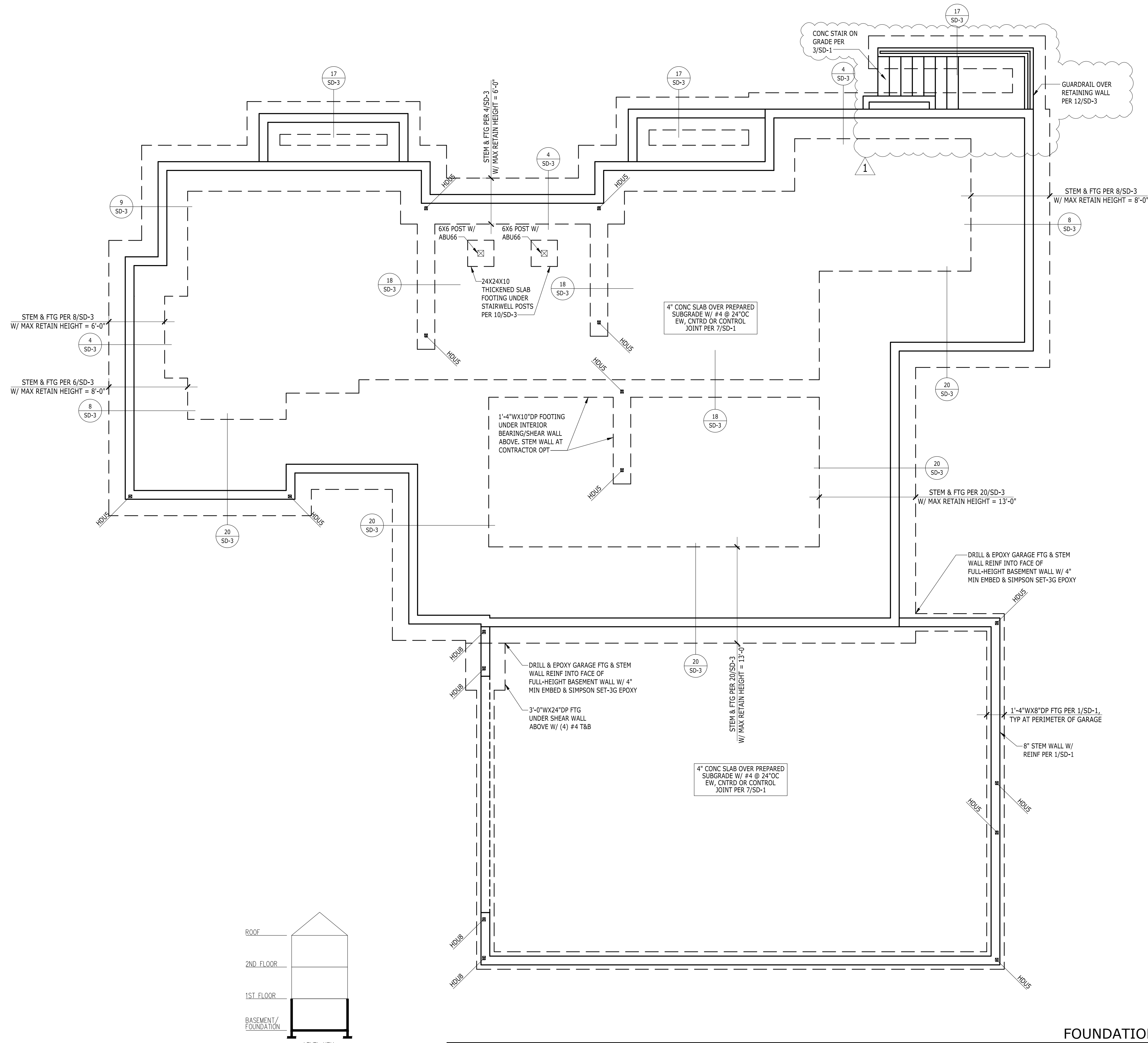
FOUNDATION NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH. PROVIDED DIMENSIONS ARE TO FACE OF CONCRETE STEM WALL OR CENTER OF INDIVIDUAL FOOTING. OUTSIDE FACE OF STEM WALL ALIGNS WITH OUTSIDE FACE OF STUD WALL UNO. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD/HTT HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- VERIFY ALL T/CONC ELEVATIONS ON ALL CONCRETE INCLUDING PARTIAL HEIGHT RETAINING WALLS. CONCRETE TO EXTEND MIN 8" ABOVE FINISHED GRADE. PROVIDE 1" RECESS AT DOUBLE SIDED SHEARWALLS TO ACCOMMODATE 3X SILL PLATE.
- FOOTINGS ARE TO BEAR ON COMPETENT NATIVE SOIL OR STRUCTURAL FILL CAPABLE OF SUPPORTING THE ASSUMED BEARING PRESSURE PER GENERAL NOTES. REFERENCE GEOTECHNICAL REPORT (IF AVAILABLE) FOR SUBGRADE PREPARATION, FILL REQUIREMENTS, FOOTING DRAINS, AND OTHER REQUIREMENTS. REFERENCE ARCH SET (OR OTHERS IF APPLICABLE) FOR FOOTING DRAINS AROUND PERIMETER OF BUILDING.
- PRIOR TO POURING CONCRETE CONTRACTOR SHALL LOCATE AND VERIFY LOCATIONS OF ALL FOUNDATION OPENINGS, PENETRATIONS, AND SLOPES.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- HOLDOWNS BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER SPECIFICATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. HOLDOWN THREADED RODS SHALL BE ASTM F1554 (36KSI) HDG UNO. EMBEDDED END OF THREADED ROD TO HAVE 3"X3"X1/4" HDG PLATE WASHER BETWEEN TWO HAND-TIGHTENED HDG STANDARD NUTS.
- CJ INDICATES CONTROL JOINT.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- EXTERIOR STAIRS AND STEEL-FRAMED STAIRS BY OTHERS.
- TYPICAL DETAILS:
 - 1/SD-1 TYP STEMWALL
 - 2/SD-1 TYP INTERIOR FOOTING
 - 3/SD-1 TYP CRAWLSPACE VENT
 - 4/SD-1 TYP FOOTING STEP
 - 5/SD-1 TYP CORNER BARS REQ'T
 - 7/SD-1 TYP CONSTRUCTION JOINT
 - 8/SD-1 TYP BAR BEND AND HOOK DETAIL
 - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
 - 10/SD-1 TYP STHD HOLDOWN SECTION
 - 11/SD-1 TYP HOLDOWN INSTALLATION
 - 12/SD-1 TYP PONY WALL DETAIL

HOLDOWN SCHEDULE			
MODEL	ANCHOR	EMBEDMENT	MIN END POST
CS16/CS14	-	-	1-2X EA
MST#	-	-	2-2X OR 3X
STHD14/STHD14RJ	-	-	2-2X OR 3X
HDU2	5/8" TR	12"	2-2X OR 3X
HDU5	5/8" TR	12"	2-2X
HDU8	7/8" TR	12"	3-2X
HDU11	1" TR	12"	6X6
HDU14	1" TR	15"	6X6
HD19	1 1/4" TR	15"	6X6

FOUNDATION LEGEND

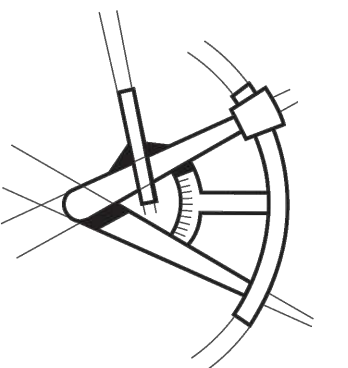
- INDICATES STEP AT T/FOUNDATION
- INDICATES STEP AT B/FOUNDATION
- TANK WALL (TOP OF WALL NOT TO STEP WITHIN HATCHED REGION)
- HOLDOWN BY SIMPSON (STHD/HDU/HD/HTT, TYP)
- FOOTING CENTERED ON POST (L X W X T)



FOUNDATION PLAN



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS

NO.	DESCRIPTION	DATE	BY
1	BDC RESPONSE	5/12/23	

PROJECT NAME

FOREST CREEK
ESTATES LOT 2
5214 FOREST AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER

S22201

CHECKED BY - AP

SHEET DATE - 11/01/2022

SCALE

24X36 SHEET: 1/4" = 1'-0"

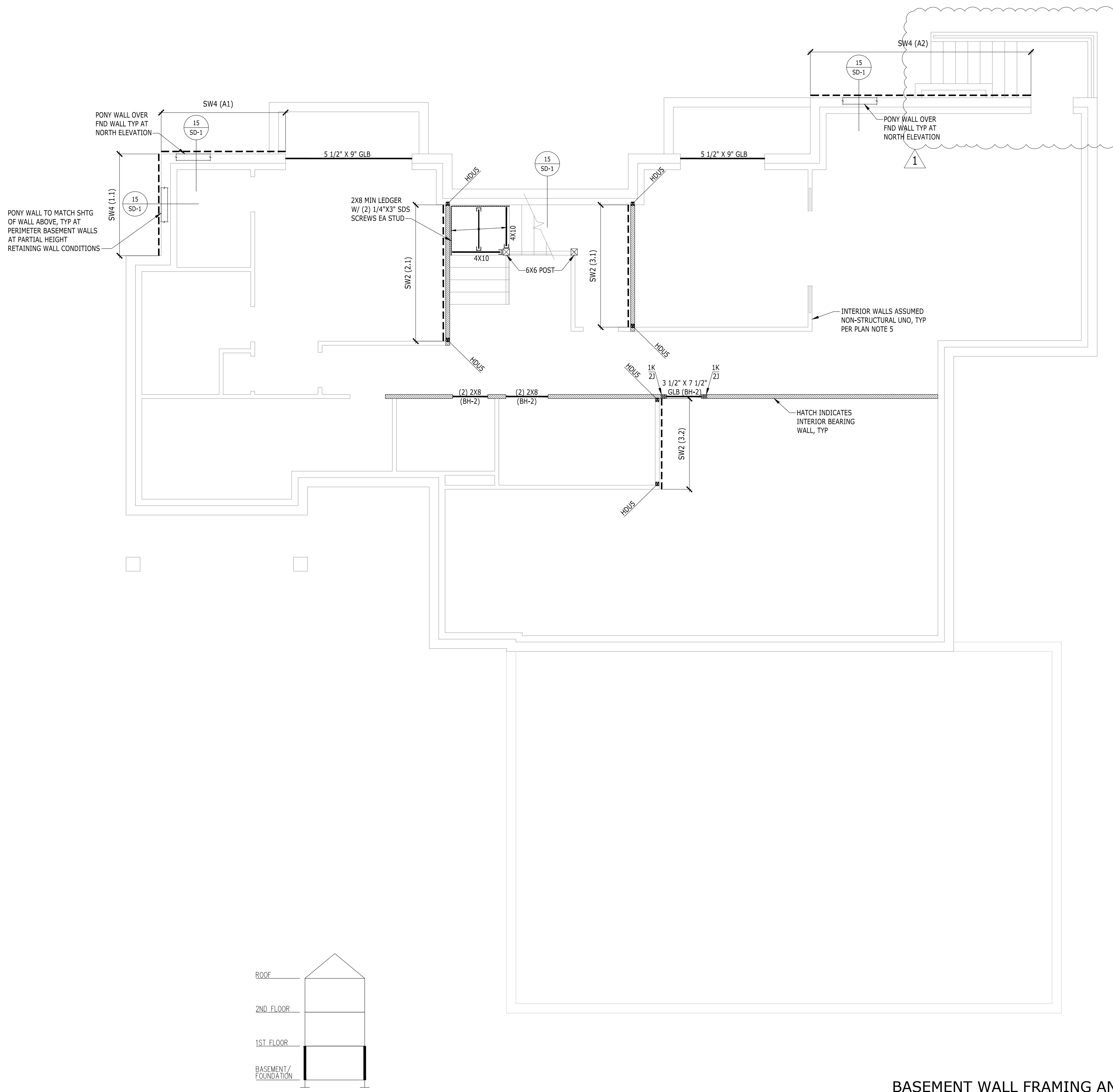
FOUNDATION PLAN
SHEET S-2

WALL FRAMING AND SHEAR WALL NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
- ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6" O.C.
- EXTERIOR WALL STUDS SHALL BE 2X6 @ 16" O.C. ($\leq 10'$), 2X6 @ 12" O.C. ($> 10'$) UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16" O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
- SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
- ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
- PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C. (4" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
- LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.1310 X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131 X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148 X 1.5").
- WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8" Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3" X 3" X 1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4 X 1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
 - 10/SD-1 TYP STHD HOLDOWN SECTION
 - 11/SD-1 TYP HOLDOWN INSTALLATION
 - 12/SD-1 TYP PONY WALL DETAIL
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-BEARING WALL FRAMING
 - 20/SD-1 TYP TOP PLATE SPLICE
 - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
 - 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
 - 3/SD-2 TYP HEADER FRAMING

FRAMING AND SHEATHING LEGEND

- HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
- INTERIOR BEARING WALL
- INDICATES THE NUMBER OF KING AND JACK STUDS
- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)
- HORIZONTAL STRAP (EXAMPLE)
- HEADER
- SHEAR WALL CALLOUT
- REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE
- REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
- EXAMPLE
- REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
- BEAM OR TRUSS MEMBER



BASEMENT WALL FRAMING AND SHEAR WALL PLAN

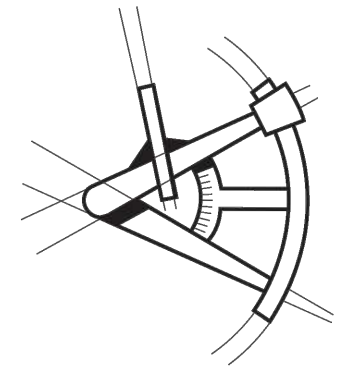
SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8" Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .1480 X 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.



LONGITUDE
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ENGINEERING & DESIGN



REVISIONS		
DESCRIPTION	DATE	BY
1. BDC RESPONSE	5/12/23	

PROJECT NAME
FOREST CREEK
ESTATES LOT 2
5214 FOREST AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
S22201

CHECKED BY - AP

SHEET DATE - 11/01/2022

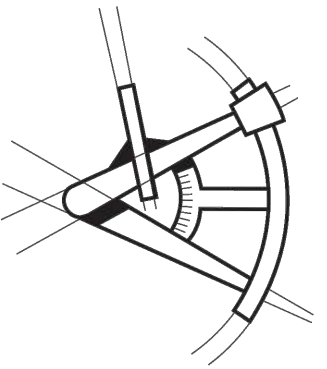
SCALE
24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION
BASEMENT WALL FRAMING
AND SHEAR WALL PLAN

SHEET
S-3



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS

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SCALE
24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION

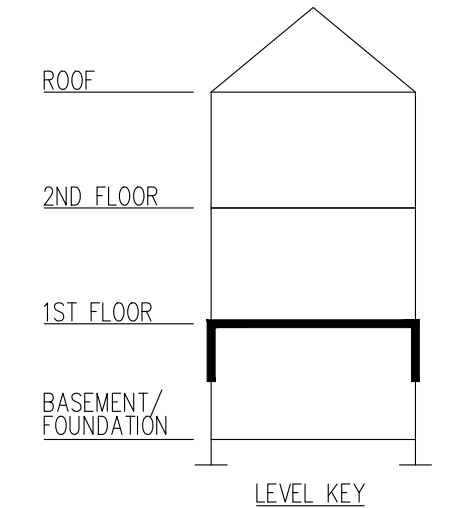
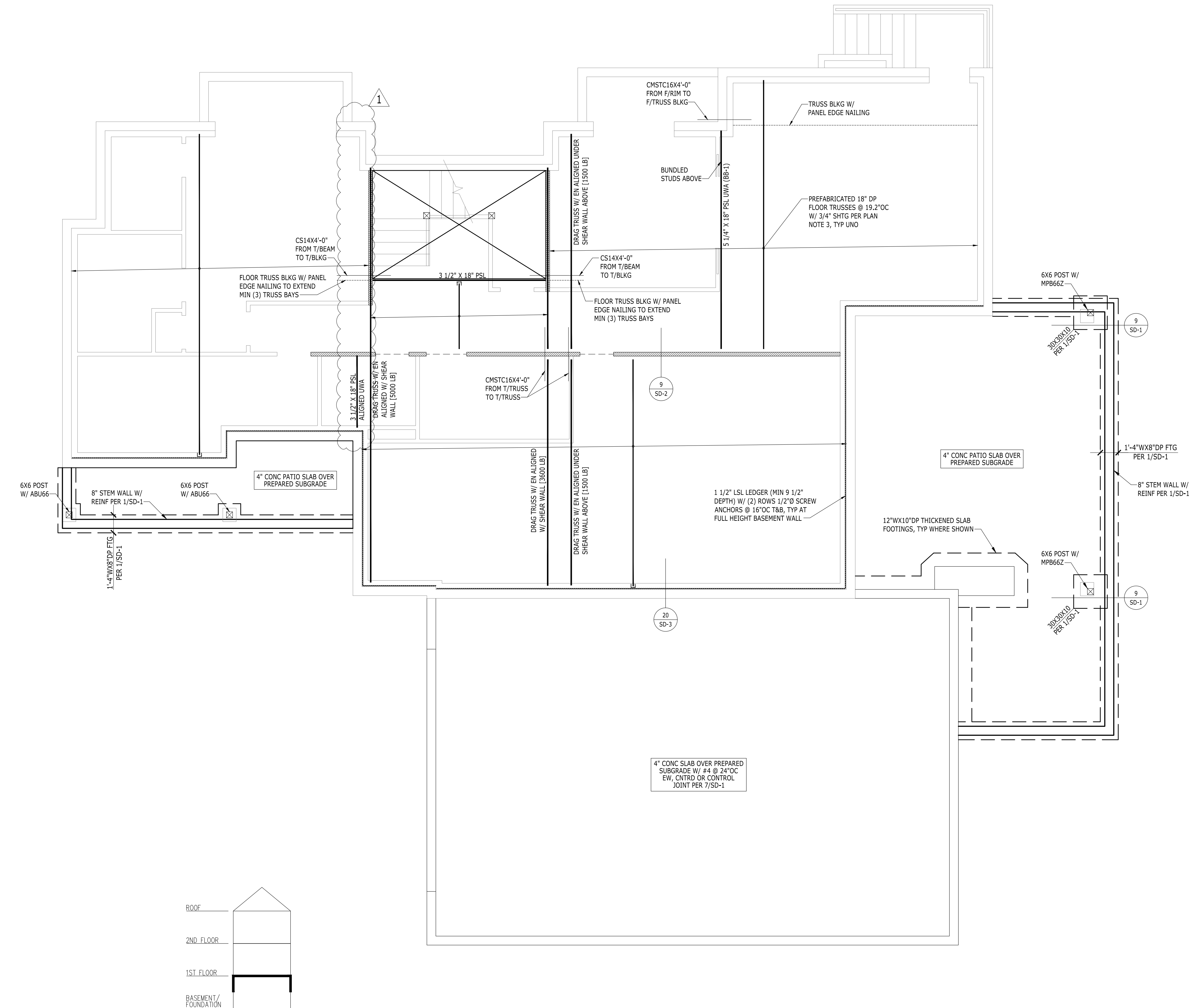
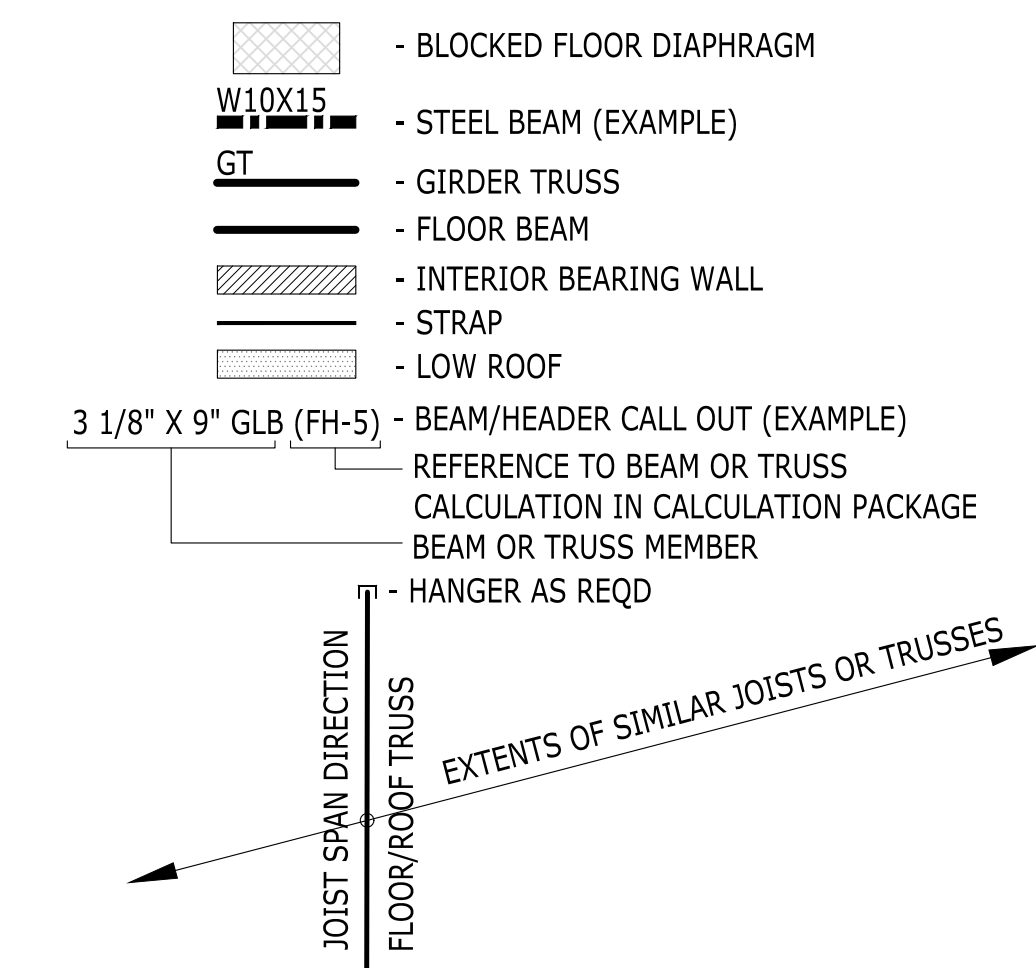
FIRST FLOOR FRAMING PLAN

SHEET **S-4**

FLOOR FRAMING NOTES

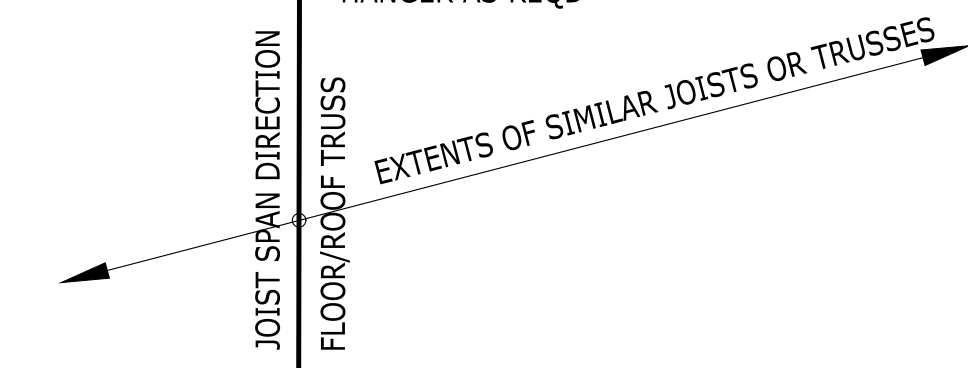
- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD. UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
- LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
- ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
- ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/B/EAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/B/EAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/B/EAM EXTENDING ABOVE T/JOISTS.
- ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
- ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.
- HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
- ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
- STANDARD DEAD AND LIVE LOADS SHALL BE USED FOR TRUSS DESIGN. REFERENCE STRUCTURAL GENERAL NOTES FOR MORE INFORMATION.
- CHANGES TO LAYOUT MUST BE SUBMITTED TO THE ARCHITECT AND EOR FOR REVIEW AND APPROVAL.
- TRUSS SUBMITTAL PACKAGE TO BE PROVIDED TO EOR FOR REVIEW. REFERENCE STRUCTURAL GENERAL NOTES FOR SUBMITTAL REQUIREMENTS.
- (XXX LBS SHEAR/DAG) INDICATES SHEAR TRANSFER LOAD. SHEAR TRUSS SHALL BE DESIGNED TO BE ABLE TO TRANSFER SPECIFIED LATERAL LOAD APPLIED AT THE TOP CHORD TO THE BOTTOM CHORD AND INTO SHEAR WALL BELOW.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
 - 18/SD-1 TYP FRAMING AT INTERIOR BEARING WALL
 - 19/SD-1 TYP FRAMING AT INTERIOR FLUSH BEAM

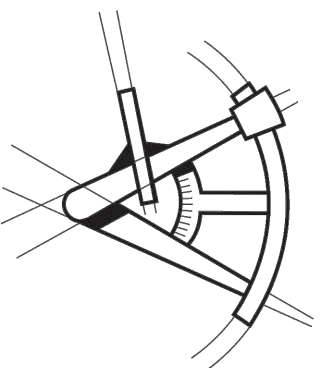
FRAMING LEGEND



FIRST FLOOR FRAMING PLAN

TYPICAL JOIST HANGER SCHEDULE			
TJI210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10			
1-PLY	2-PLY		
LUS210	LUS210-2		
TYPICAL BEAM HANGER SCHEDULE			
LVL / LSL / PSL			
	1 3/4"	3 1/2"	5 1/4" 7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12 HGUS7.25/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14 HGUS7.25/14





REVISIONS

DESCRIPTION	DATE	BY
1 BDC RESPONSE	5/12/23	

PROJECT NAME

**FOREST CREEK
ESTATES LOT 2**
5214 FOREST AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER

S22201

CHECKED BY - AP

SHEET DATE - 11/01/2022

SCALE

24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION

**FIRST FLOOR WALL FRAMING
AND SHEAR WALL PLAN**

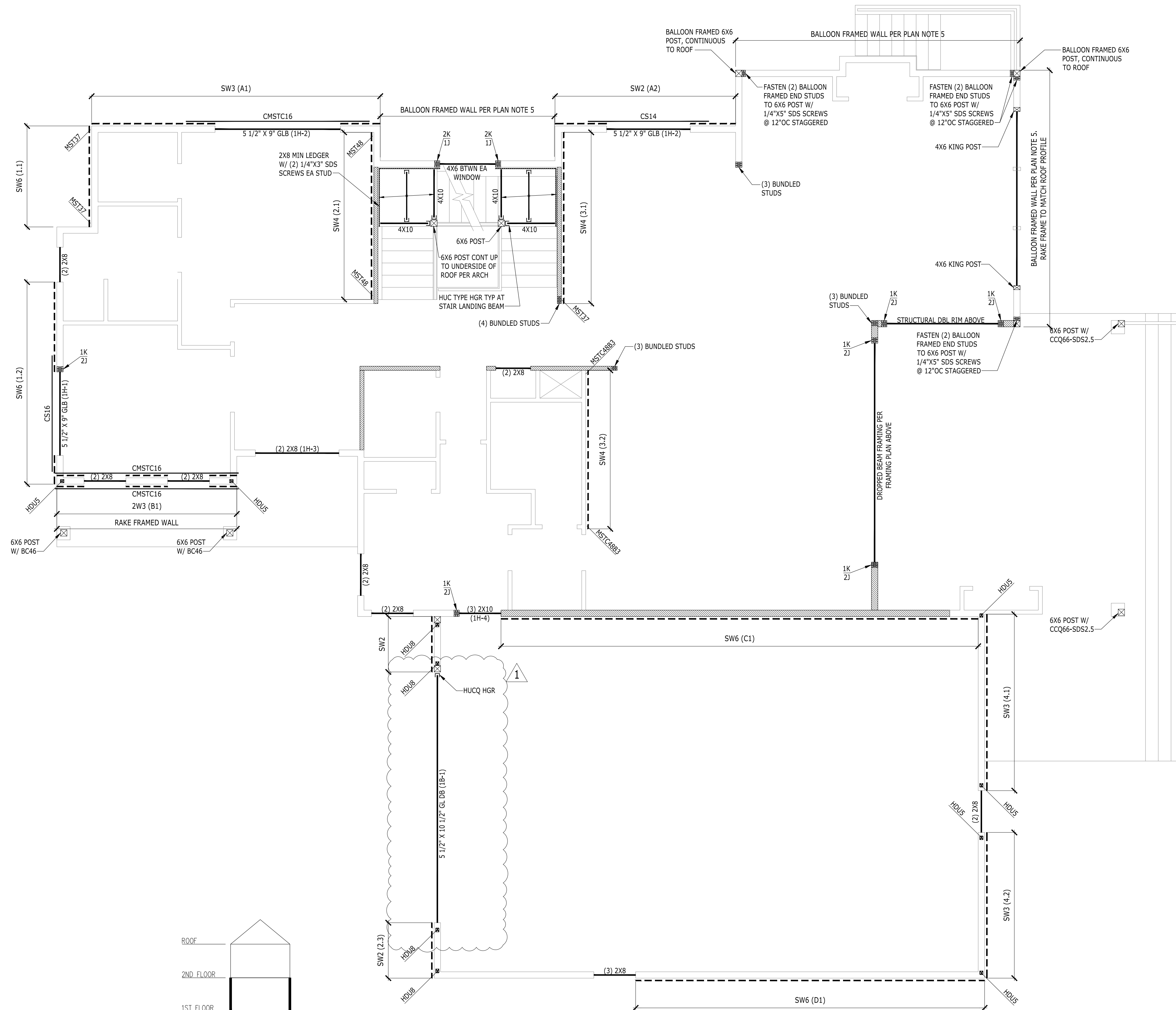
SHEET **S-5**

WALL FRAMING AND SHEAR WALL NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
- ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6" O.C.
- EXTERIOR WALL STUDS SHALL BE 2X6 @ 16" O.C. (≤10'), 2X6 @ 12" O.C. (>10') UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16" O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
- SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
- ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
- PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C. (4" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
- LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.1310 X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131 X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148 X 1.5").
- WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8" Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3" X 3" X 1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
 - 10/SD-1 TYP STHD HOLDOWN SECTION
 - 11/SD-1 TYP HOLDOWN INSTALLATION
 - 12/SD-1 TYP PONY WALL DETAIL
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-BEARING WALL FRAMING
 - 20/SD-1 TYP TOP PLATE SPLICE
 - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
 - 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
 - 3/SD-2 TYP HEADER FRAMING

FRAMING AND SHEATHING LEGEND

- STHD (EXAMPLE) - HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
- #K / #J - INTERIOR BEARING WALL
- #K / #J - INDICATES THE NUMBER OF KING AND JACK STUDS
- (EXAMPLE) - INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)
- CS16 - HORIZONTAL STRAP (EXAMPLE)
- - HEADER
- SW6 (A.1) - SHEAR WALL CALLOUT
- - REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE
- - REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
- (EXAMPLE) - EXAMPLE
- (EXAMPLE) - REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
- (EXAMPLE) - BEAM OR TRUSS MEMBER

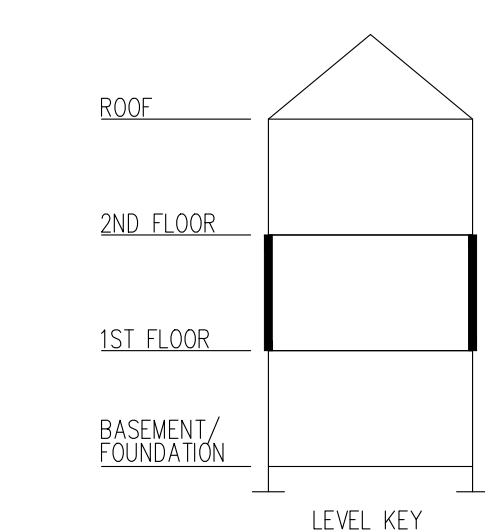


FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN

SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8" Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .1480 X 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

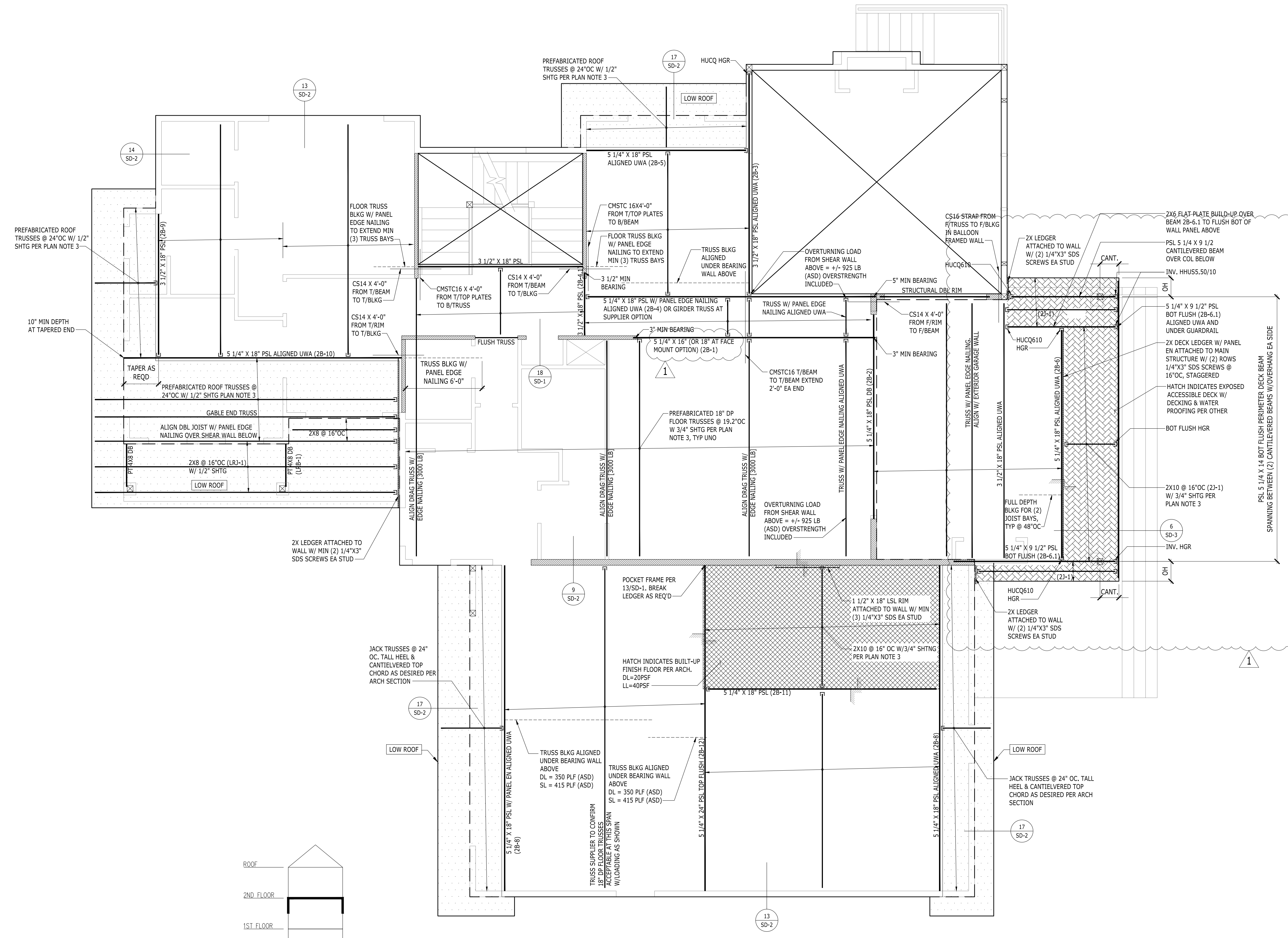
NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.





FLOOR FRAMING NOTES

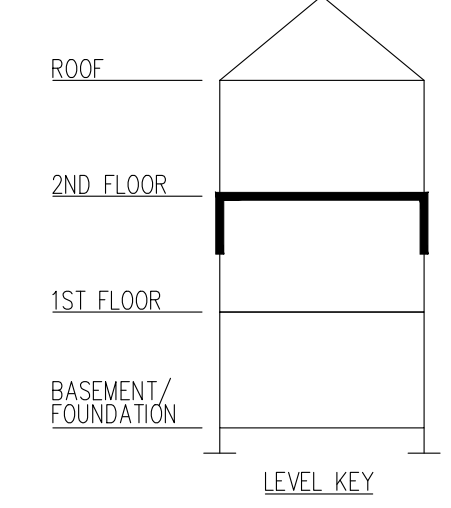
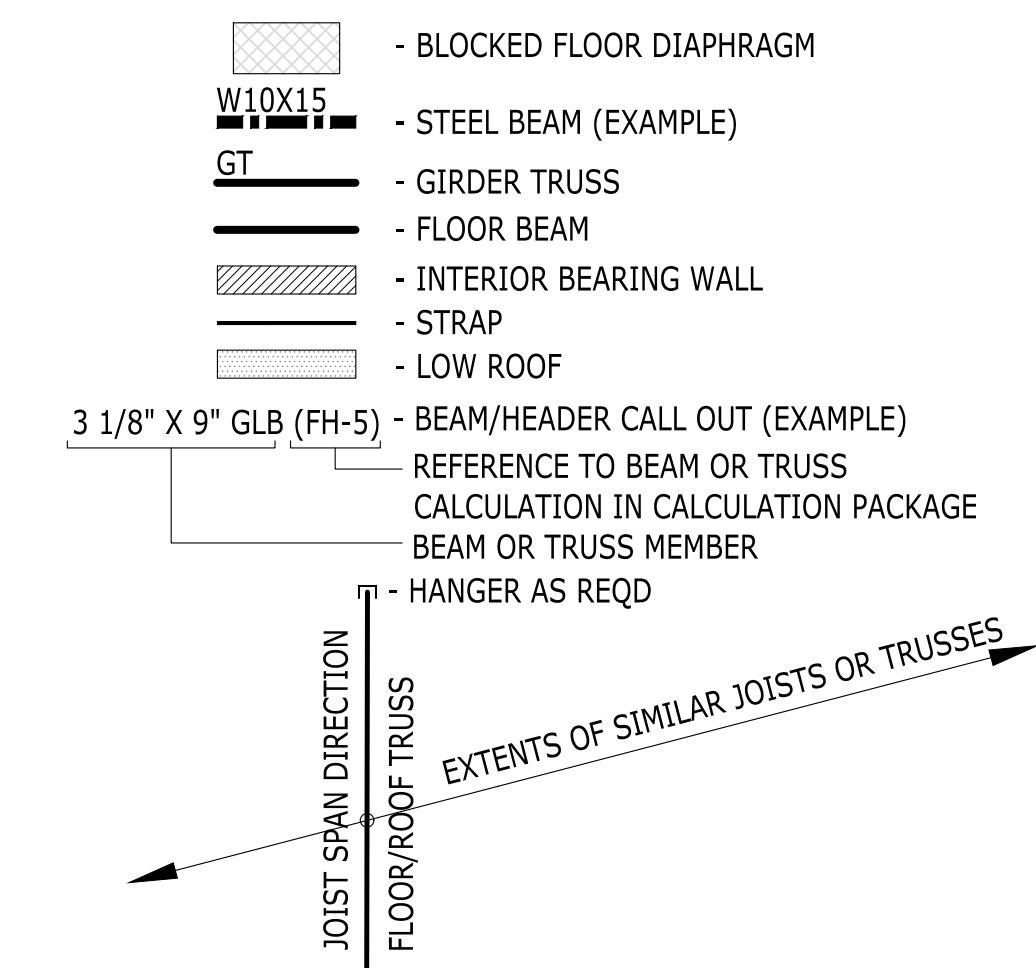
1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
3. FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD. UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
4. LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
5. ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
6. ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BREAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BREAM EQUAL T/JOISTS AND B/BREAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BREAM EQUAL B/JOISTS AND T/BREAM EXTENDING ABOVE T/JOISTS.
7. ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
8. STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
9. ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.
10. HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
11. ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
12. ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
- 12.1 STANDARD DEAD AND LIVE LOADS SHALL BE USED FOR TRUSS DESIGN. REFERENCE STRUCTURAL GENERAL NOTES FOR MORE INFORMATION.
- 12.2 CHANGES TO LAYOUT MUST BE SUBMITTED TO THE ARCHITECT AND EOR FOR REVIEW AND APPROVAL.
- 12.3 TRUSS SUBMITTAL PACKAGE TO BE PROVIDED TO EOR FOR REVIEW. REFERENCE STRUCTURAL GENERAL NOTES FOR SUBMITTAL REQUIREMENTS.
- 12.4 (XXX LBS SHEAR/DAG) INDICATES SHEAR TRANSFER LOAD. SHEAR TRUSS SHALL BE DESIGNED TO BE ABLE TO TRANSFER SPECIFIED LATERAL LOAD APPLIED AT THE TOP CHORD TO THE BOTTOM CHORD AND INTO SHEAR WALL BELOW.
13. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
14. TYPICAL DETAILS:
 - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
 - 18/SD-1 TYP FRAMING AT INTERIOR BEARING WALL
 - 19/SD-1 TYP FRAMING AT INTERIOR FLUSH BEAM



SECOND FLOOR FRAMING PLAN

TYPICAL JOIST HANGER SCHEDULE				
TJ1210				
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"	
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14	
2X10				
1-PLY		2-PLY		
LUS210		LUS210-2		
TYPICAL BEAM HANGER SCHEDULE				
LVL / LSL / PSL				
	1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12	HGUS7.25/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14	HGUS7.25/14

FRAMING LEGEND



REVISIONS		
DESCRIPTION	DATE	BY
1. BDC RESPONSE	5/12/23	

PROJECT NAME
**FOREST CREEK
ESTATES LOT 2**
5214 FOREST AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
S22201

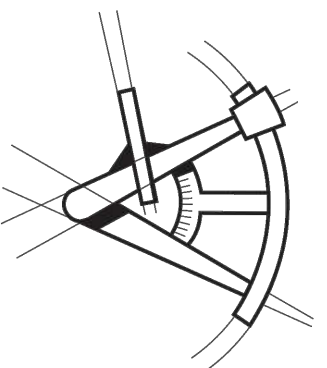
CHECKED BY - AP

SHEET DATE - 11/01/2022

SCALE
24X36 SHEET: 1/4" = 1'-0"



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REVISIONS

NO.	DESCRIPTION	DATE	BY
1	BDC RESPONSE	5/12/23	

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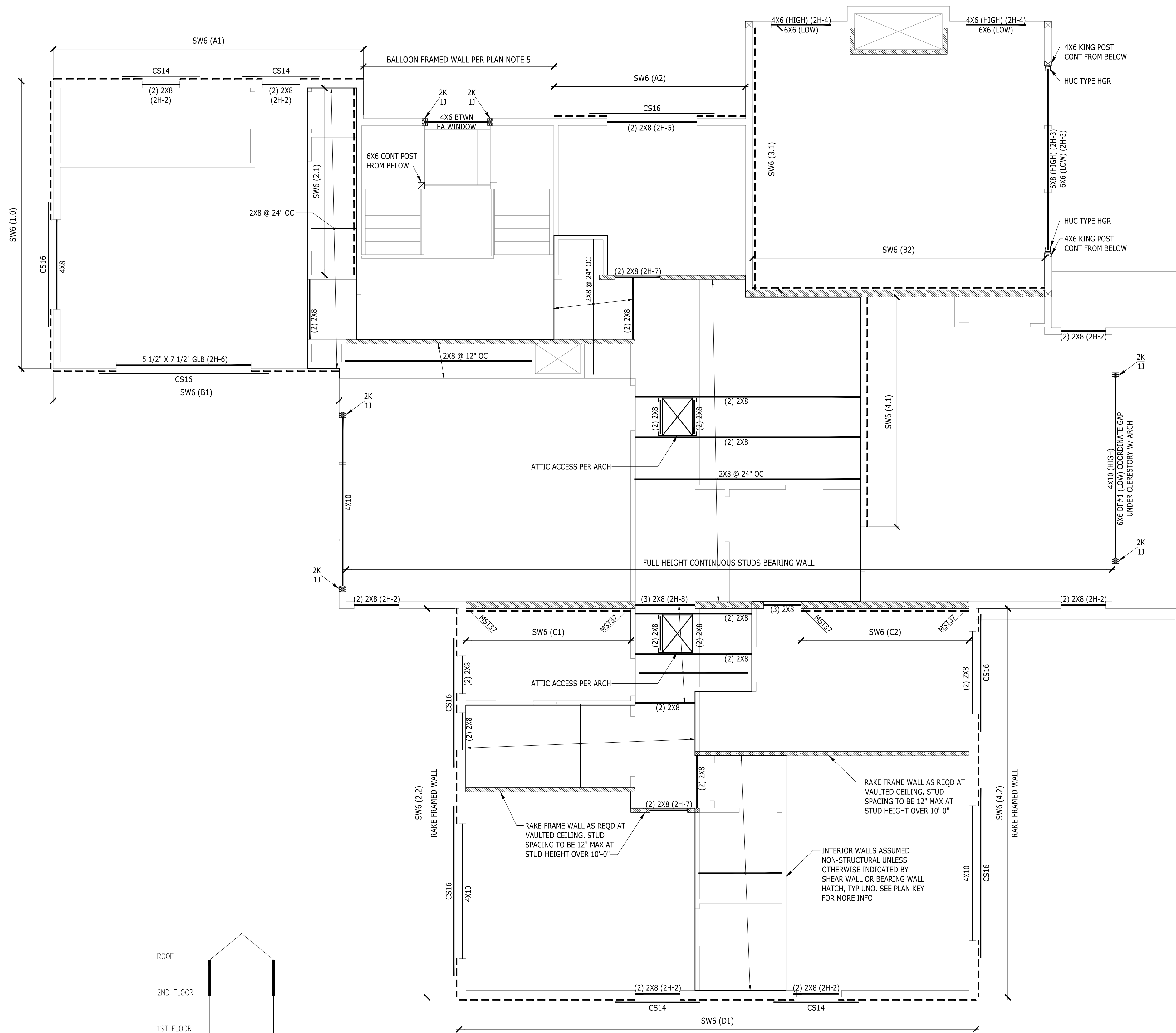
DESCRIPTION
**SECOND FLOOR WALL FRAMING
AND SHEAR WALL PLAN**
SHEET
S-7

WALL FRAMING AND SHEAR WALL NOTES

- GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
- LUMBER GRADE PER GENERAL STRUCTURAL NOTES.
- ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6" O.C.
- EXTERIOR WALL STUDS SHALL BE 2X6 @ 16" O.C. (≤10'), 2X6 @ 12" O.C. (>10') UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16" O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
- PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.
- SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.
- ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.
- PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.
- SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C. @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.
- LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.1310 X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131 X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148 X 1.5").
- WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.
- STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
- SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8" Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3" X 3" X 1/4" HDG PLATE WASHER WITH AN EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
- ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
- FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
- TYPICAL DETAILS:
 - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
 - 10/SD-1 TYP STHD HOLDOWN SECTION
 - 11/SD-1 TYP HOLDOWN INSTALLATION
 - 12/SD-1 TYP PONY WALL DETAIL
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-BEARING WALL FRAMING
 - 20/SD-1 TYP TOP PLATE SPLICE
 - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
 - 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
 - 3/SD-2 TYP HEADER FRAMING

FRAMING AND SHEATHING LEGEND

- HOLDOWN BY SIMPSON (STHD/MST/HDU/HD, TYP)
- INTERIOR BEARING WALL
- INDICATES THE NUMBER OF KING AND JACK STUDS
- INDICATES SHEARWALL LOCATION (SW# - SHEAR WALL MARK)
- HORIZONTAL STRAP (EXAMPLE)
- HEADER
- SHEAR WALL CALLOUT
REFERENCE TO WALL DESIGNATION IN THE CALCULATION PACKAGE
REFERENCE TO SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
- EXAMPLE
REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
BEAM OR TRUSS MEMBER

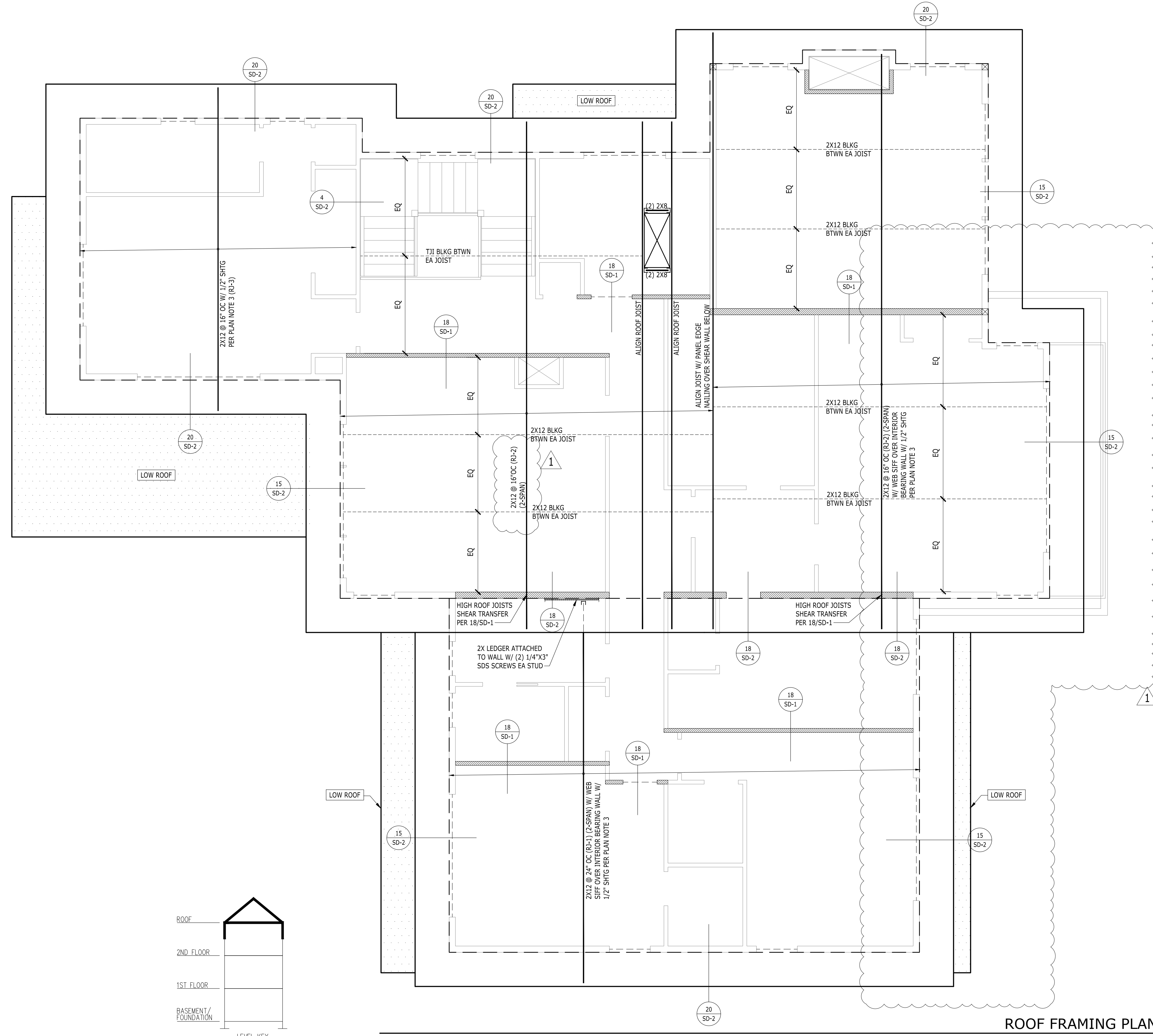


SECOND FLOOR WALL FRAMING AND SHEAR WALL PLAN

SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8" Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .1480 x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.



ROOF FRAMING PLAN

ROOF FRAMING NOTES

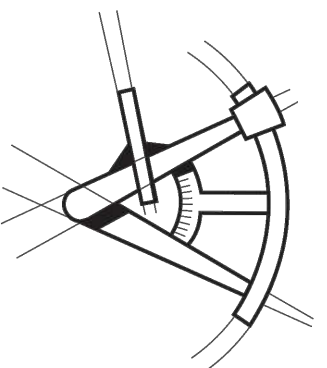
1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
3. ROOF SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD, UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
4. ALL ROOF TRUSSES SHALL BE SPACED NO FURTHER APART THAN 24" O.C. AND SHALL BE CONNECTED TO TOP PLATE WITH H2.5 TIE UNO.
5. ALL GIRDER TRUSSES SHALL BE CONNECTED TO TOP PLATE WITH TWO H6 TIES UNO.
6. LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH ROOF FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
7. ALL BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BREAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BREAM EQUAL T/JOISTS AND B/BREAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BREAM EQUAL B/JOISTS AND T/BREAM EXTENDING ABOVE T/JOISTS.
8. ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
9. STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
10. HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN UNO.
11. ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS. HANGERS FOR ROOF TRUSSES BY OTHERS.
12. ENGINEERED ROOF JOISTS AND ROOF TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
 - 12.1. STANDARD DEAD AND LIVE LOADS SHALL BE USED FOR TRUSS DESIGN. REFERENCE STRUCTURAL GENERAL NOTES FOR MORE INFORMATION.
 - 12.2. CHANGES TO LAYOUT MUST BE SUBMITTED TO THE ARCHITECT AND EOR FOR REVIEW AND APPROVAL.
 - 12.3. TRUSS SUBMITTAL PACKAGE TO BE PROVIDED TO EOR FOR REVIEW. REFERENCE STRUCTURAL GENERAL NOTES FOR SUBMITTAL REQUIREMENTS.
 - 12.4. (XXX LBS SHEAR/DRAG) INDICATES SHEAR TRANSFER LOAD. SHEAR TRUSS SHALL BE DESIGNED TO BE ABLE TO TRANSFER SPECIFIED LATERAL LOAD APPLIED AT THE TOP CHORD TO THE BOTTOM CHORD AND INTO SHEARWALL BELOW.
 - 12.5. ROOF TRUSSES SHOULD BE DESIGNED FOR ADDITIONAL LOADS WHERE APPLICABLE AS SPECIFIED BY THE ARCHITECT (I.E. MECHANICAL UNITS, ROOF DECKS AND PATIOS, GREEN ROOFS, SOLAR UNITS AND ETC).
 - 12.6. TRUSS DESIGN FOR BEARING AT TOP PLATES TO BE DESIGNED FOR COMPRESSION PERPENDICULAR TO GRAIN.
13. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
14. ROOF COVERINGS AND ROOFING MATERIAL BY OTHERS.
15. ROOF DRAINAGE BY OTHERS.
16. ATTIC VENTILATION BY OTHERS.
17. FOR TYPICAL INSTALLATION DETAILS REFERENCE TO:
 - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
 - 14/SD-1 TYP BEAM-TO-BEAM AND BEAM-TO-BLKG DRAG CONNECTION
 - 15/SD-1 TYP BEAM-TO-T/PL DRAG CONNECTION
 - 16/SD-1 TYP BEAM-TO-BLKG-TO-T/PL CONNECTION
 - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
 - 4/SD-2 TYP HIP ROOF FRAMING
 - 5/SD-2 TYP GABLE END ROOF FRAMING
 - 6/SD-2 TYP ROOF OVERFRAMING
 - 7/SD-2 TYP INTERIOR SHEAR TRUSS
 - 8/SD-2 TYP INTERIOR OFFSET SHEAR TRUSS
 - 9/SD-2 TYP TRUSS BLOCKING

FRAMING LEGEND

- GIRDER OR GABLE END TRUSS
- INTERIOR BEARING WALL
- ROOF OVERFRAMING
- EXAMPLE REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE BEAM OR TRUSS MEMBER
- HANGER AS REQD
- FLOOR/ROOF TRUSS OR JOIST SPAN DIRECTION
- EXTENTS OF SIMILAR JOISTS OR TRUSSES



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REVISIONS

NO.	DESCRIPTION	DATE	BY
1	BDC RESPONSE	5/12/23	

PROJECT NAME

FOREST CREEK
ESTATES LOT 2
5214 FOREST AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER

S22201

CHECKED BY - AP

SHEET DATE - 11/01/2022

SCALE

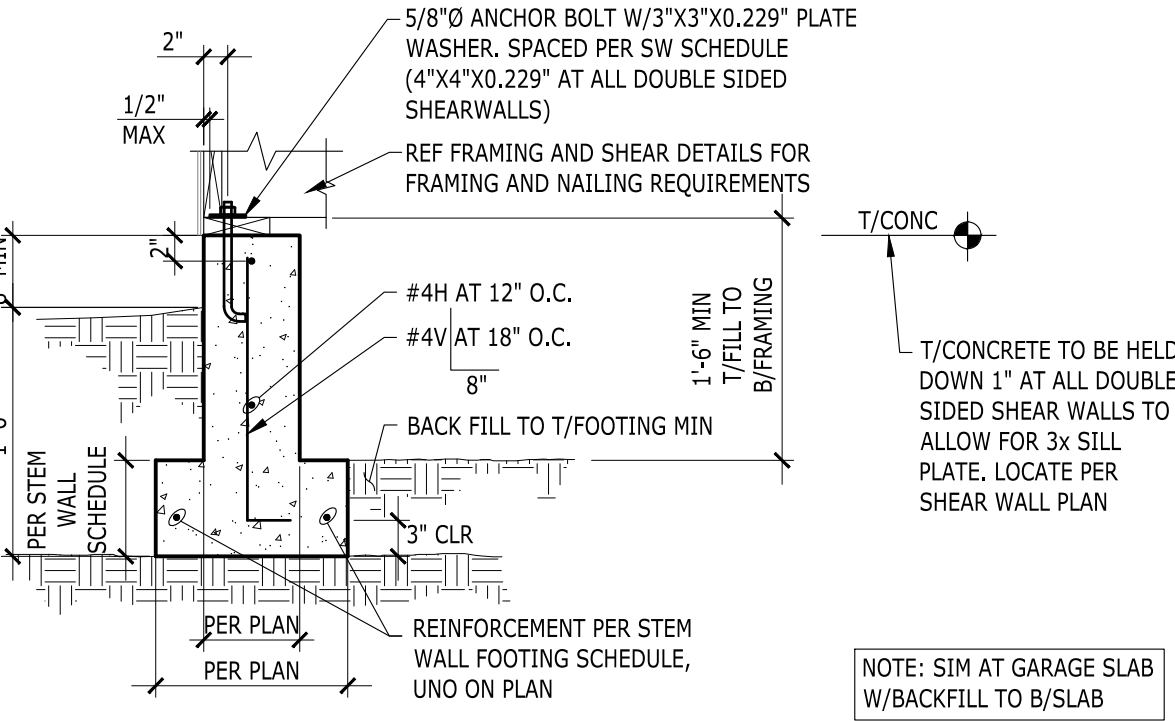
24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION

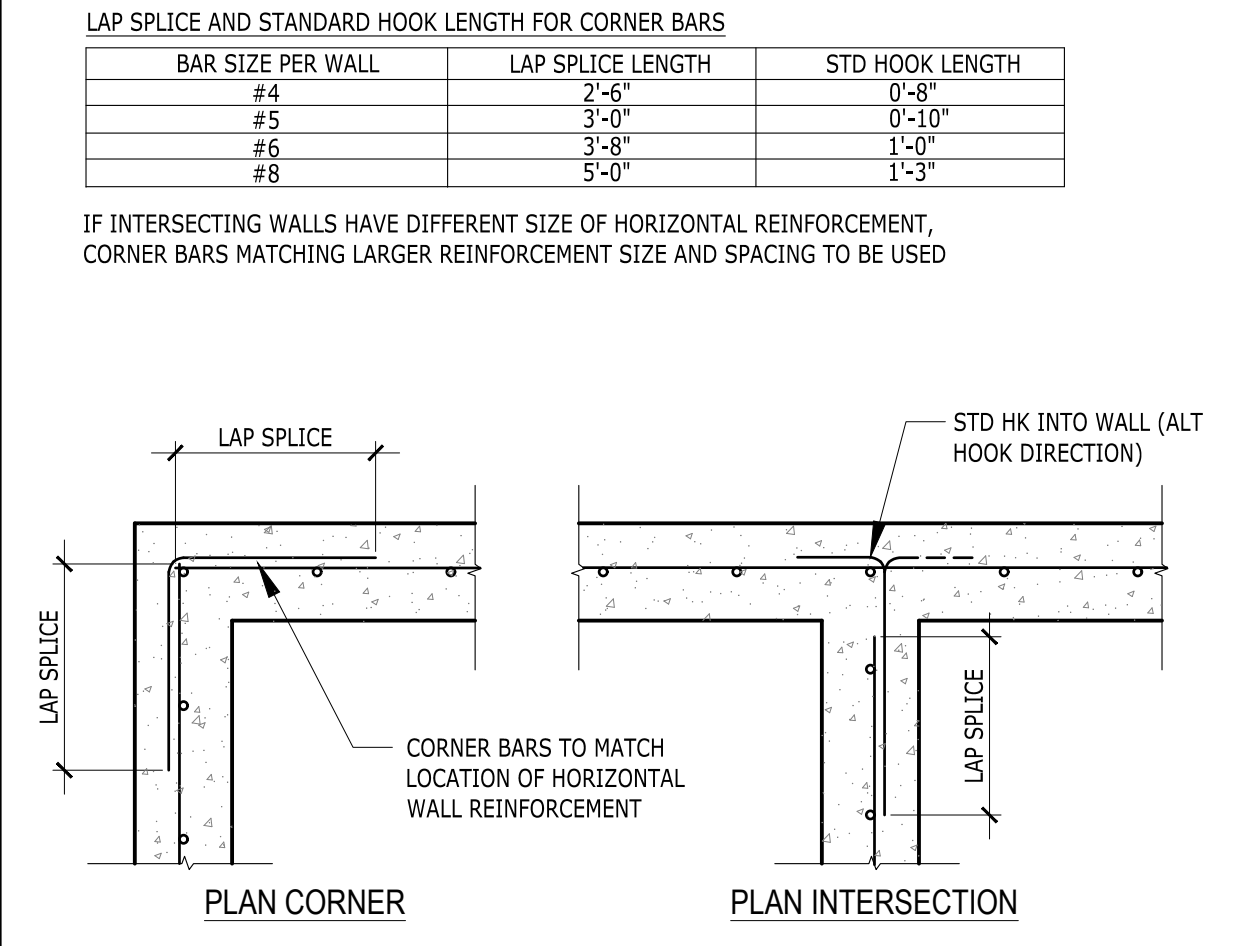
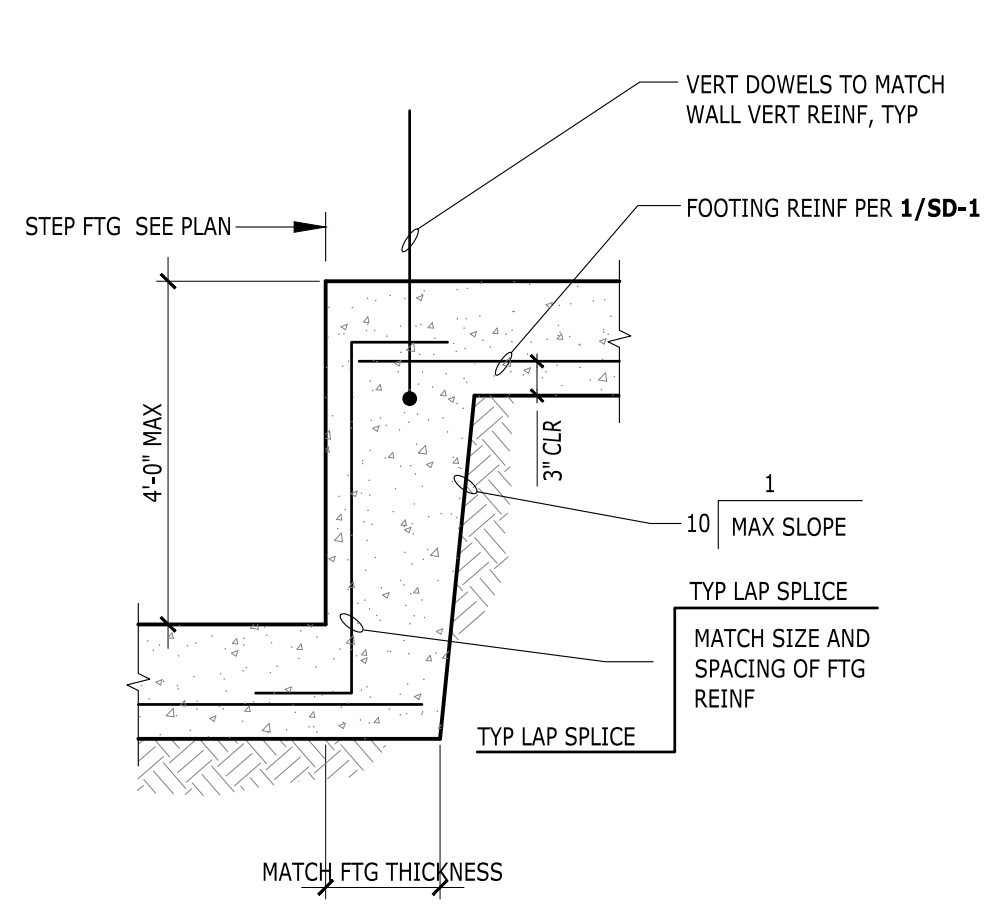
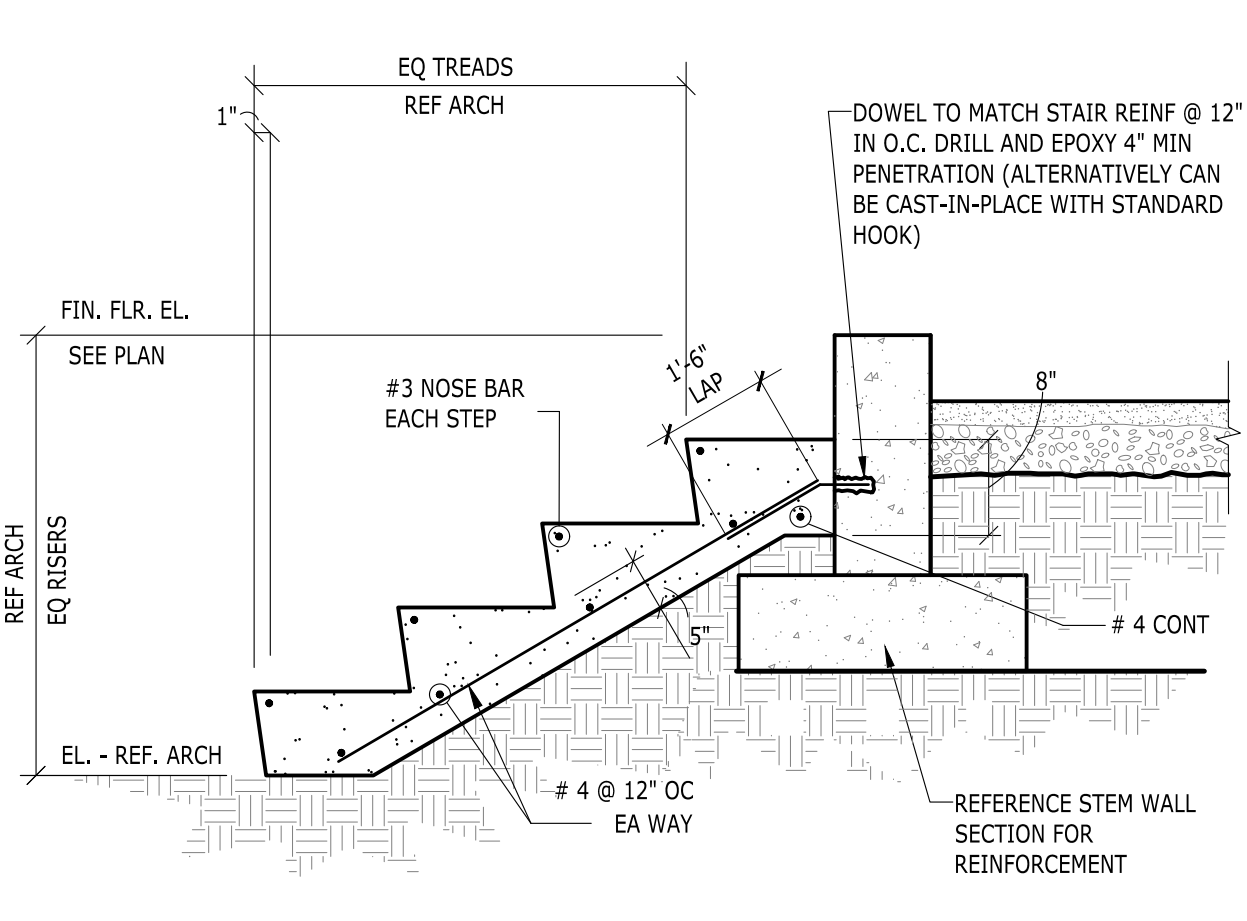
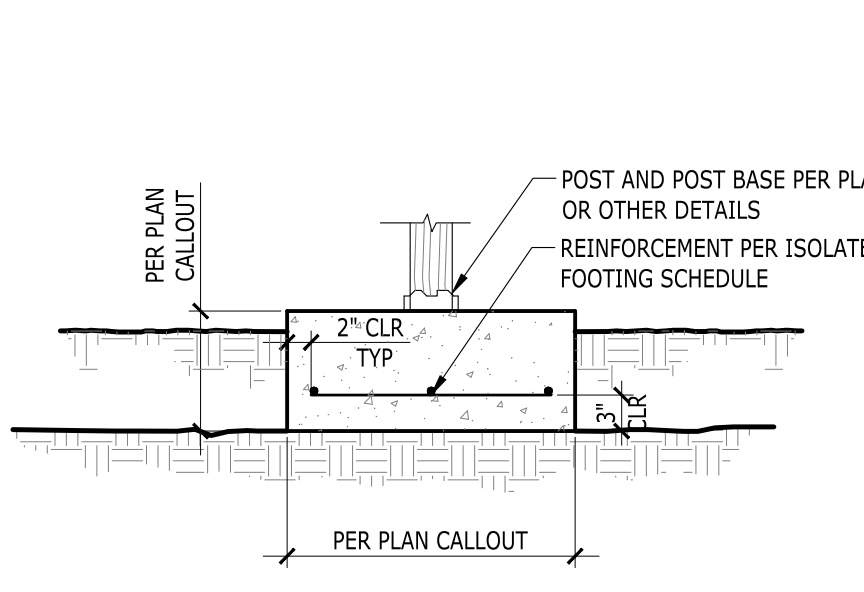
ROOF FRAMING PLAN

SHEET S-8

FOOTING WIDTH PER PLAN	FOOTING DEPTH	REINFORCEMENT
1'-4"	8"	(2)#4 CONT. TRANSVERSE
2'-0"	8"	(3)#4 CONT. TRANSVERSE
2'-6"	10"	(3)#4 CONT. TRANSVERSE



FOOTING SIZE PER PLAN	REINFORCEMENT
24" X 24" X 10"	(3)#4, EA WAY, BTM
30" X 30" X 10"	(4)#4, EA WAY, BTM
36" X 36" X 12"	(5)#4, EA WAY, BTM
42" X 42" X 12"	(5)#4, EA WAY, BTM
48" X 48" X 12"	(6)#4, EA WAY, BTM



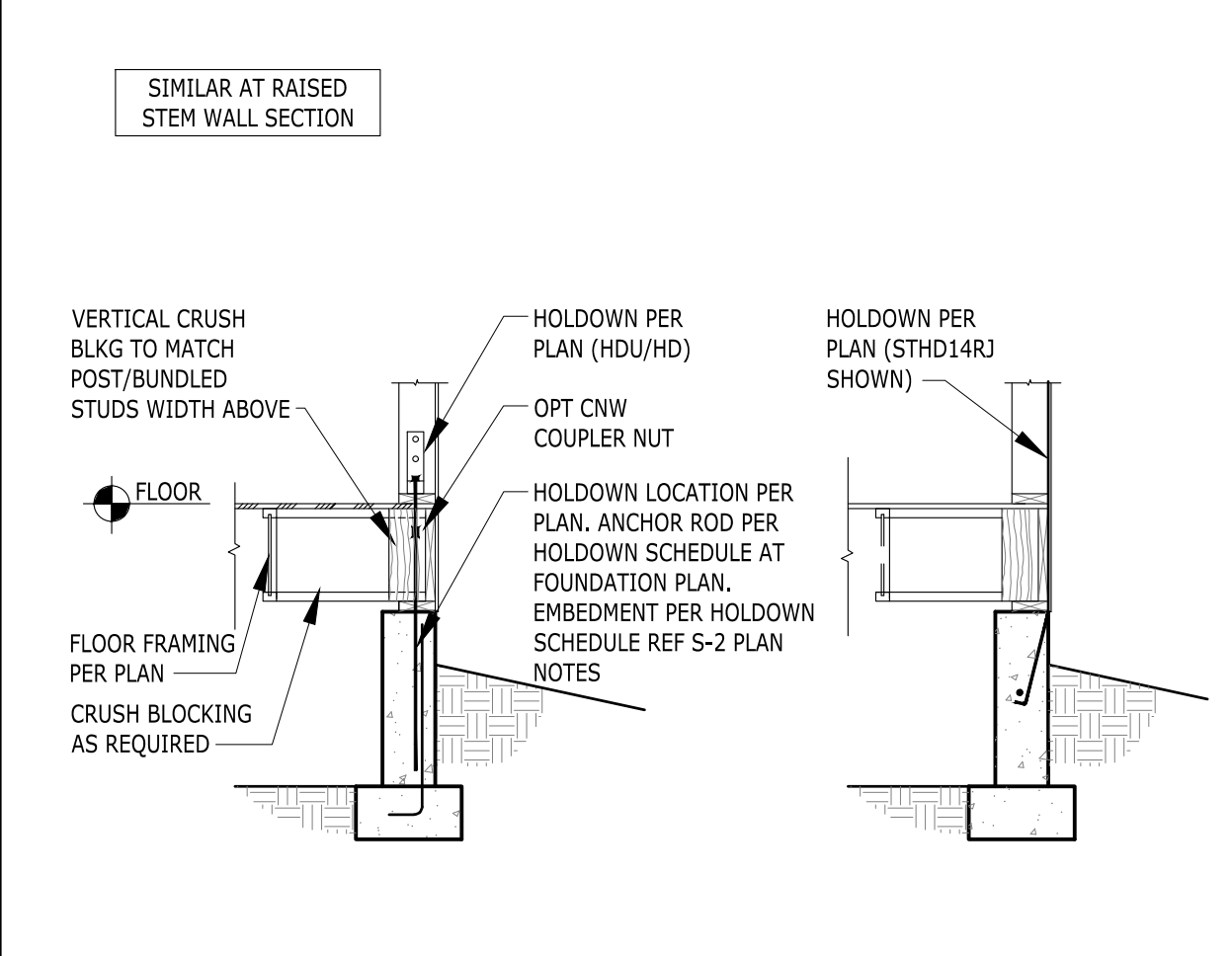
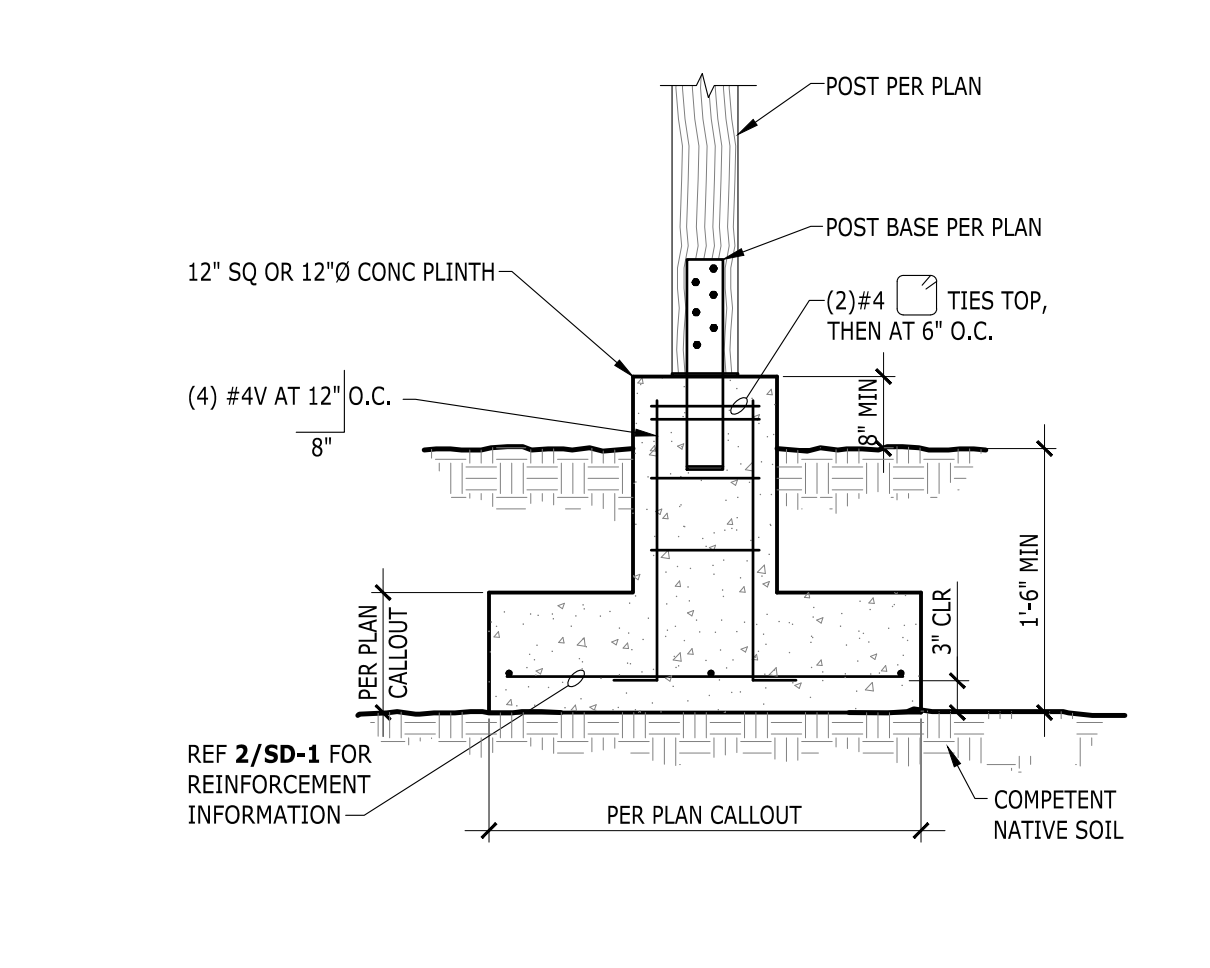
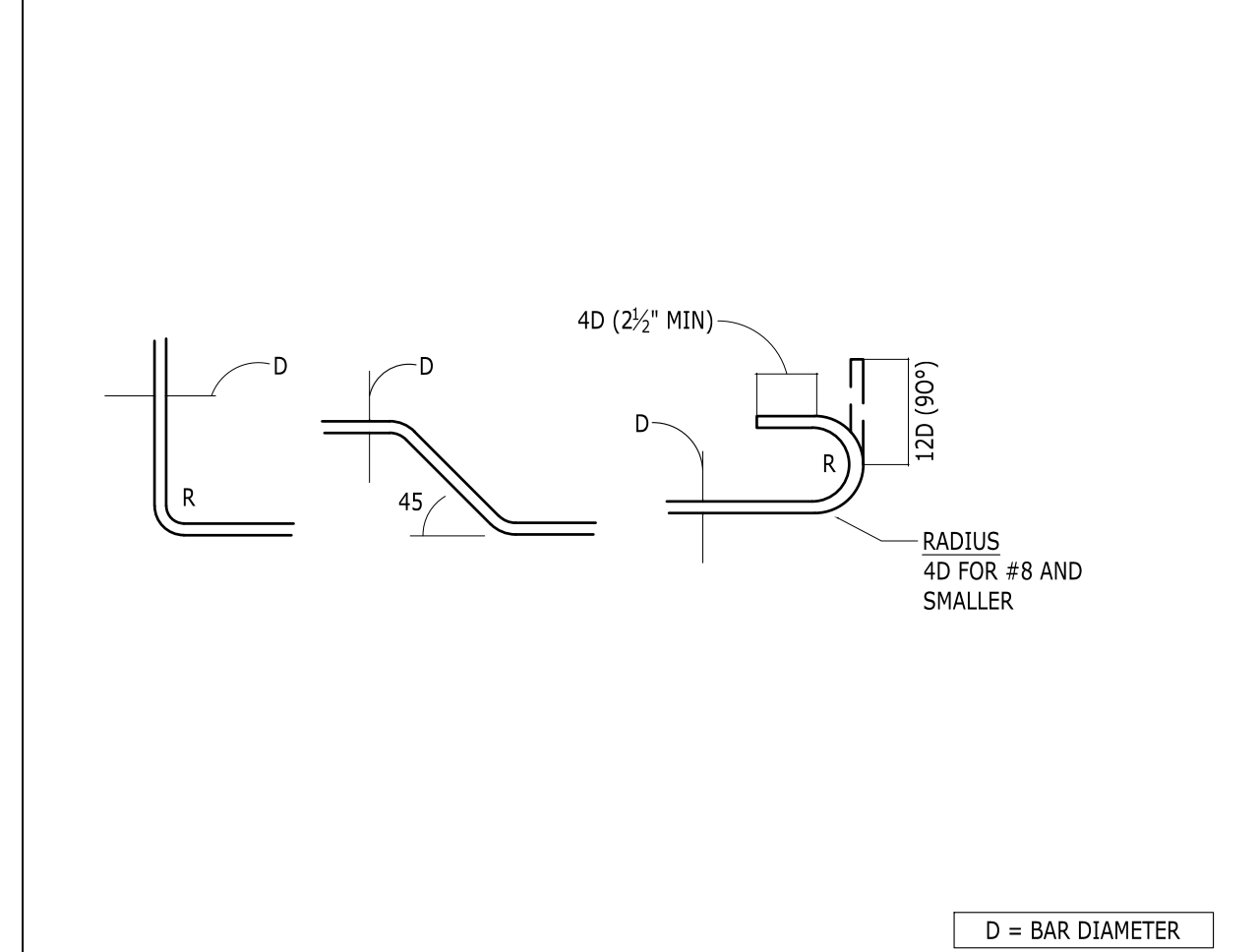
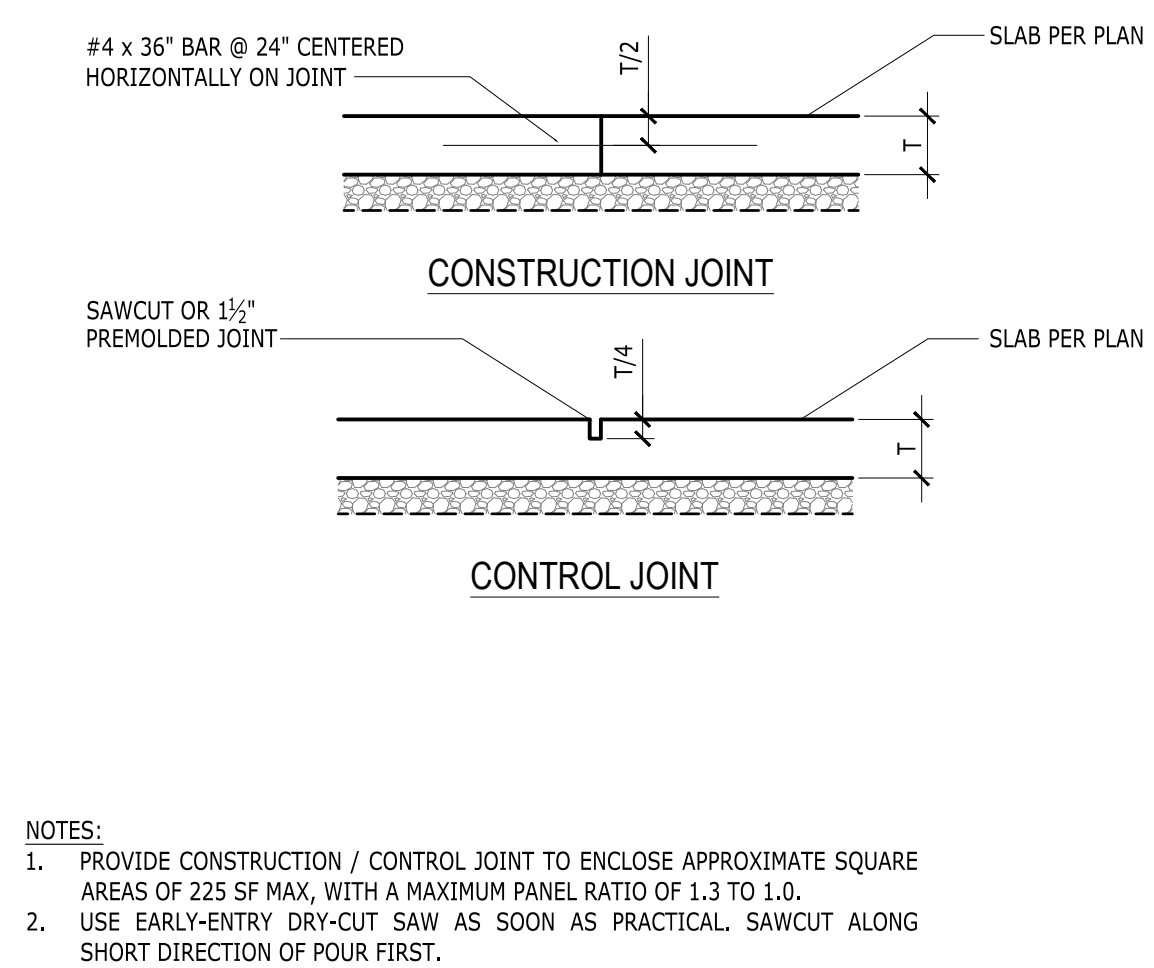
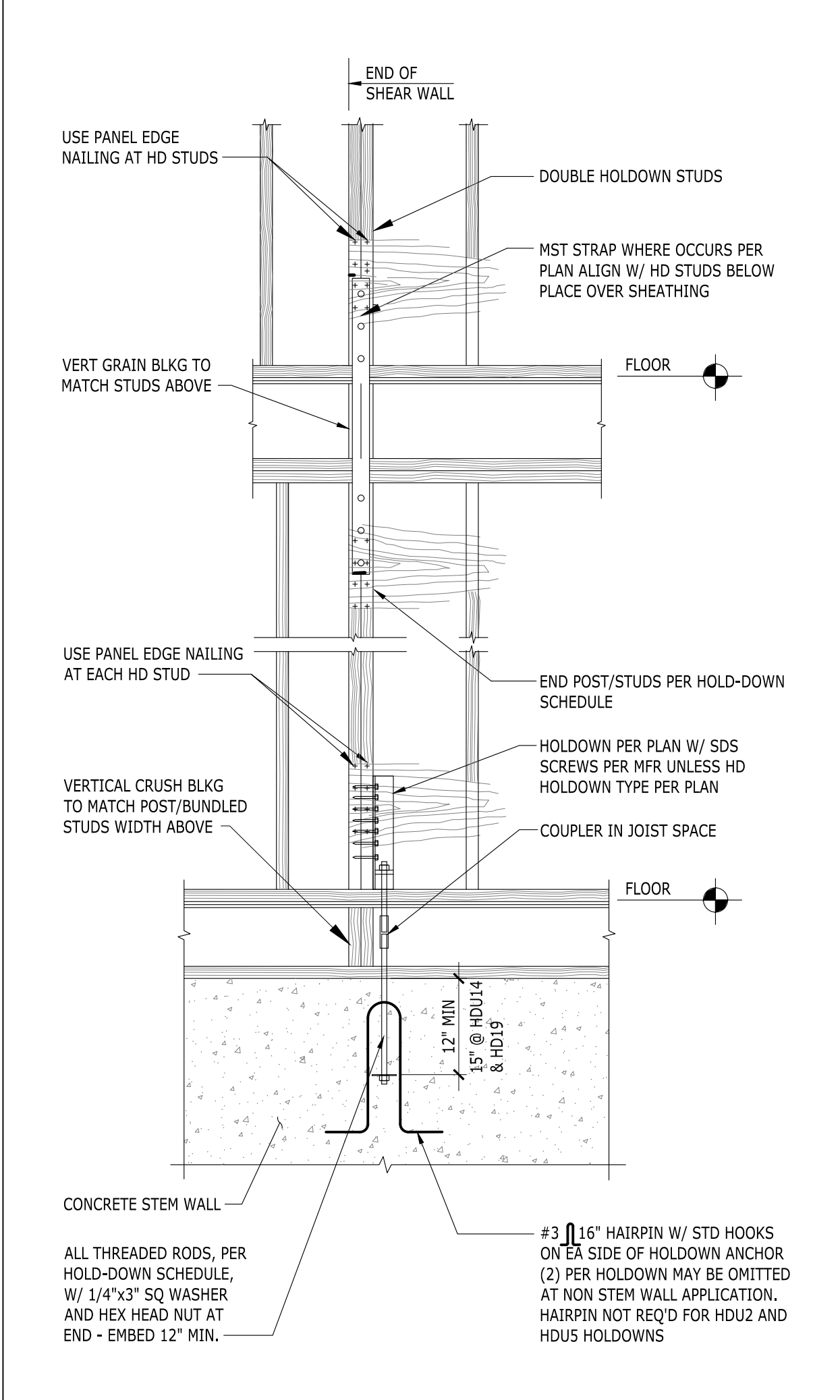
1 STEM WALL AT EXTERIOR

2 ISOLATED INTERIOR FOOTING

3 CONCRETE STAIR

4 STEP AT WALL FOOTING

5 CORNER BARS AT CONCRETE WALLS



7 CONSTRUCTION/CONTROL JOINT DETAILS

8 BAR BEND AND HOOK DETAILS

9 ISOLATED EXTERIOR FOOTING

10 FOUNDATION SECTION AT HOLDOWN

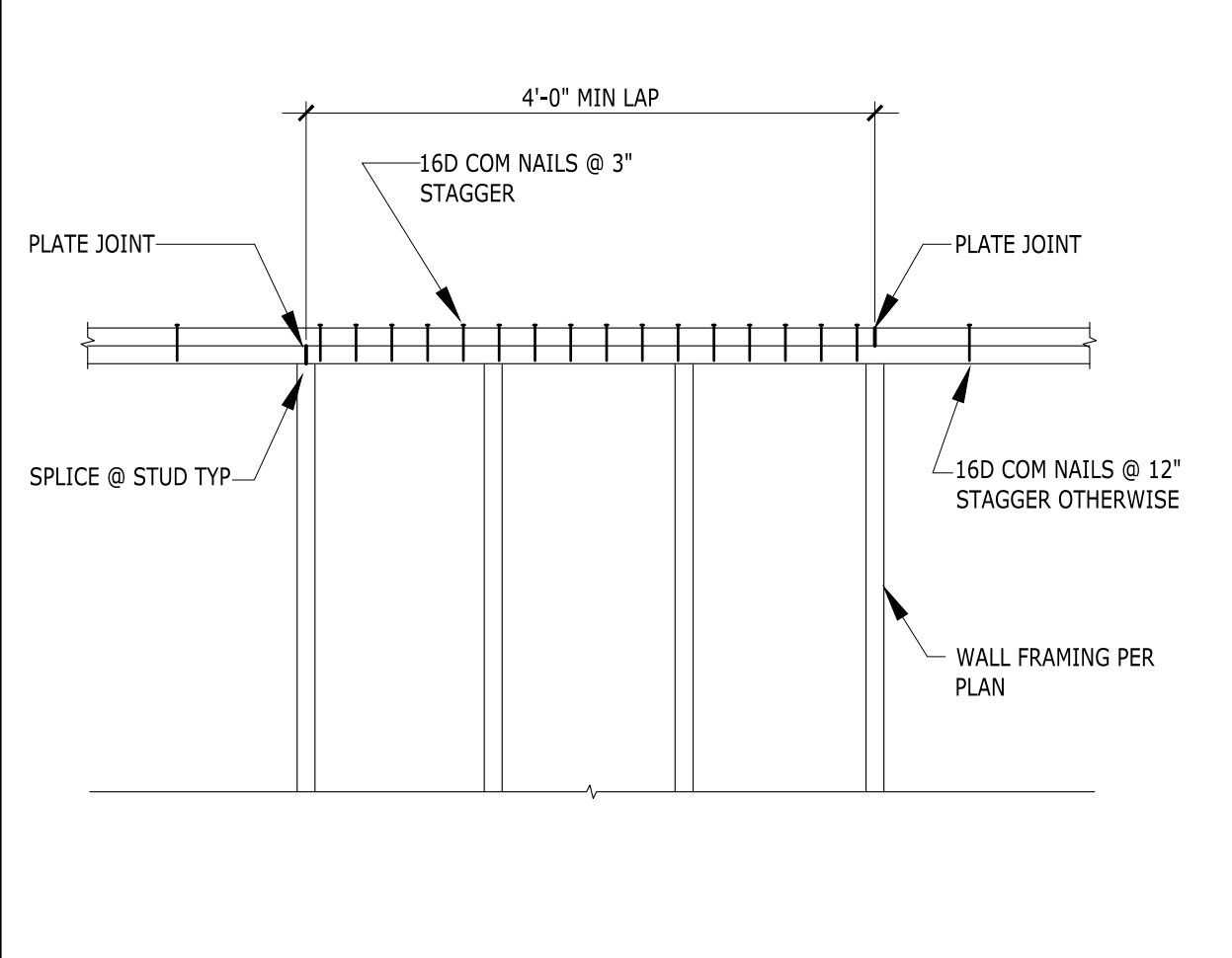
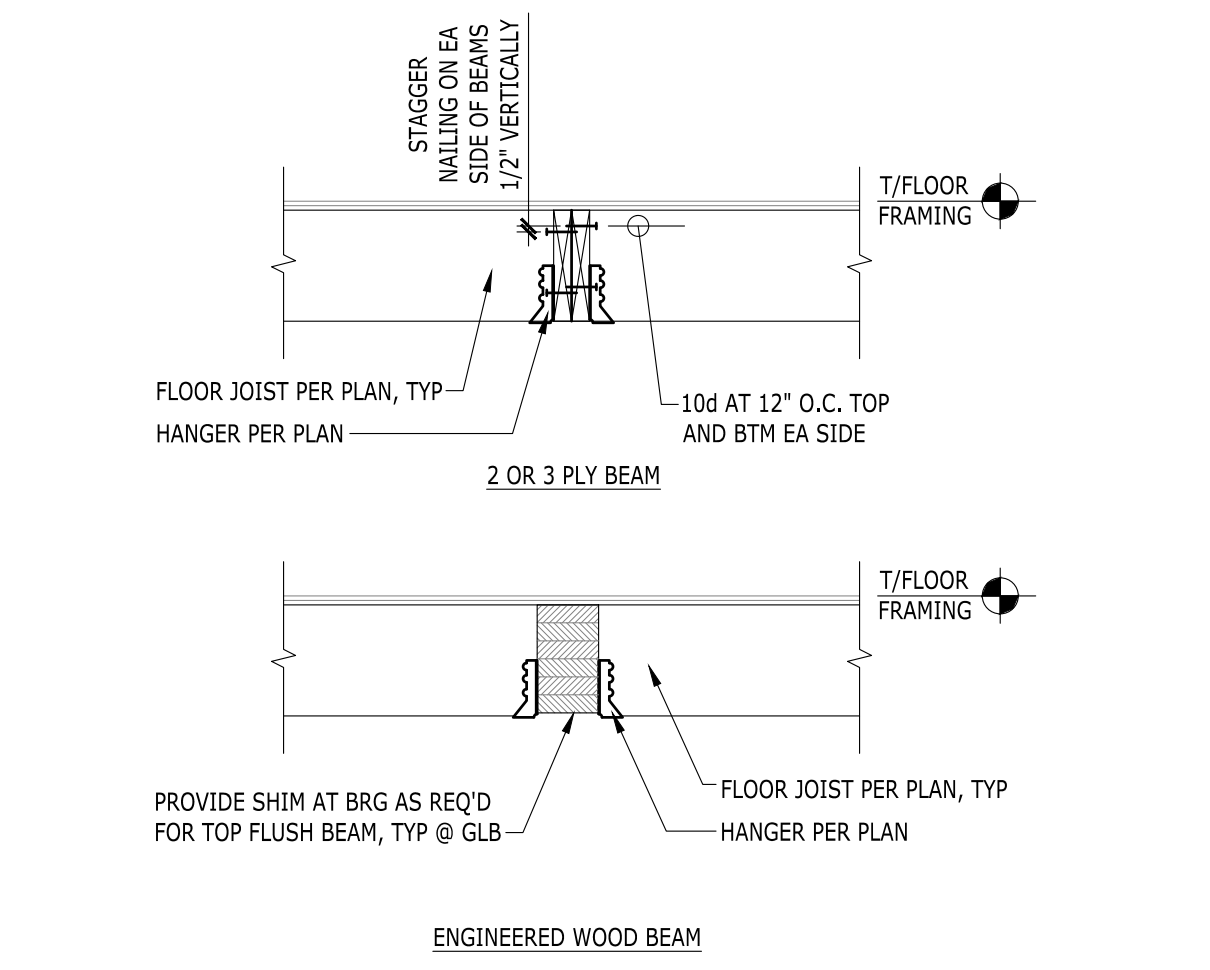
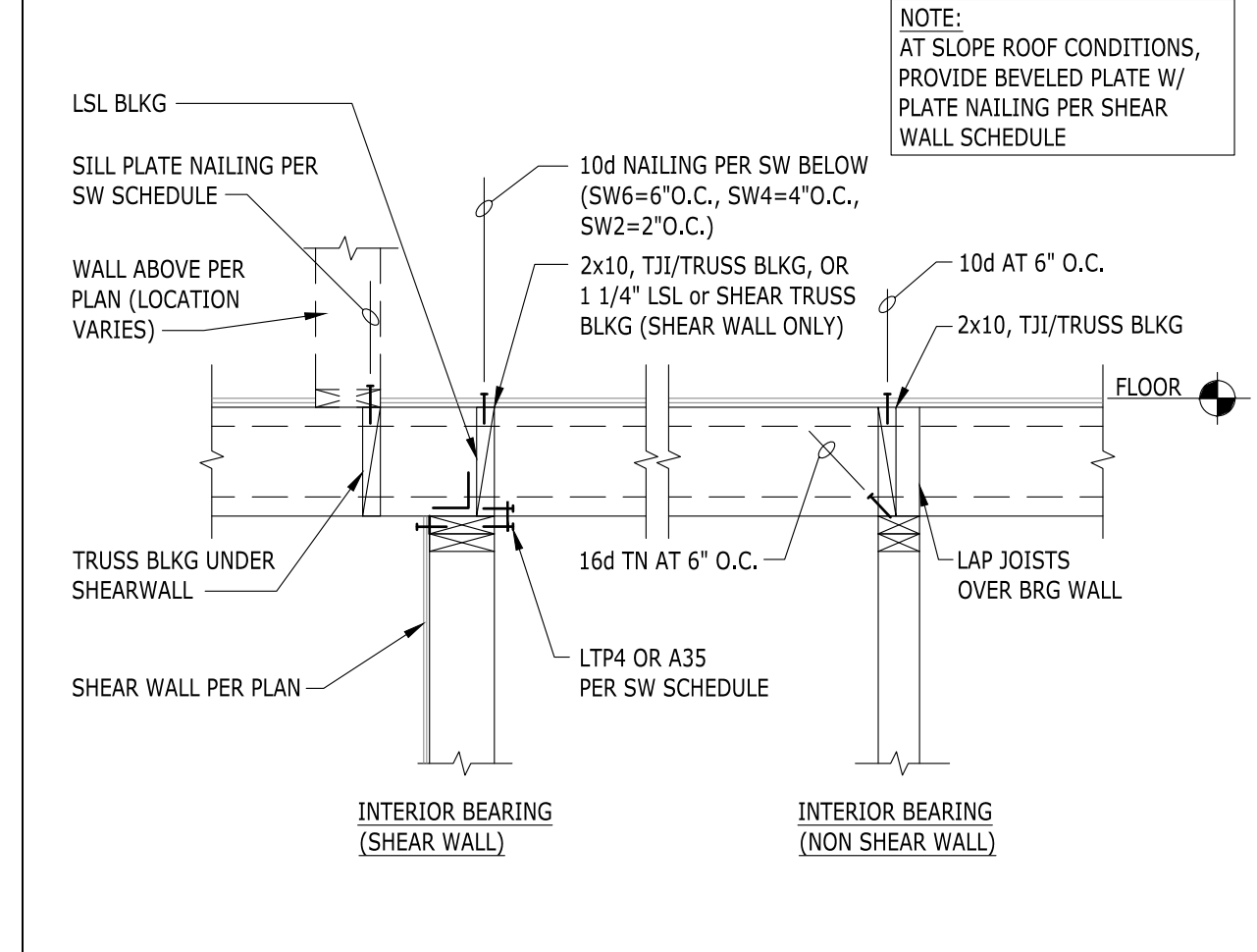
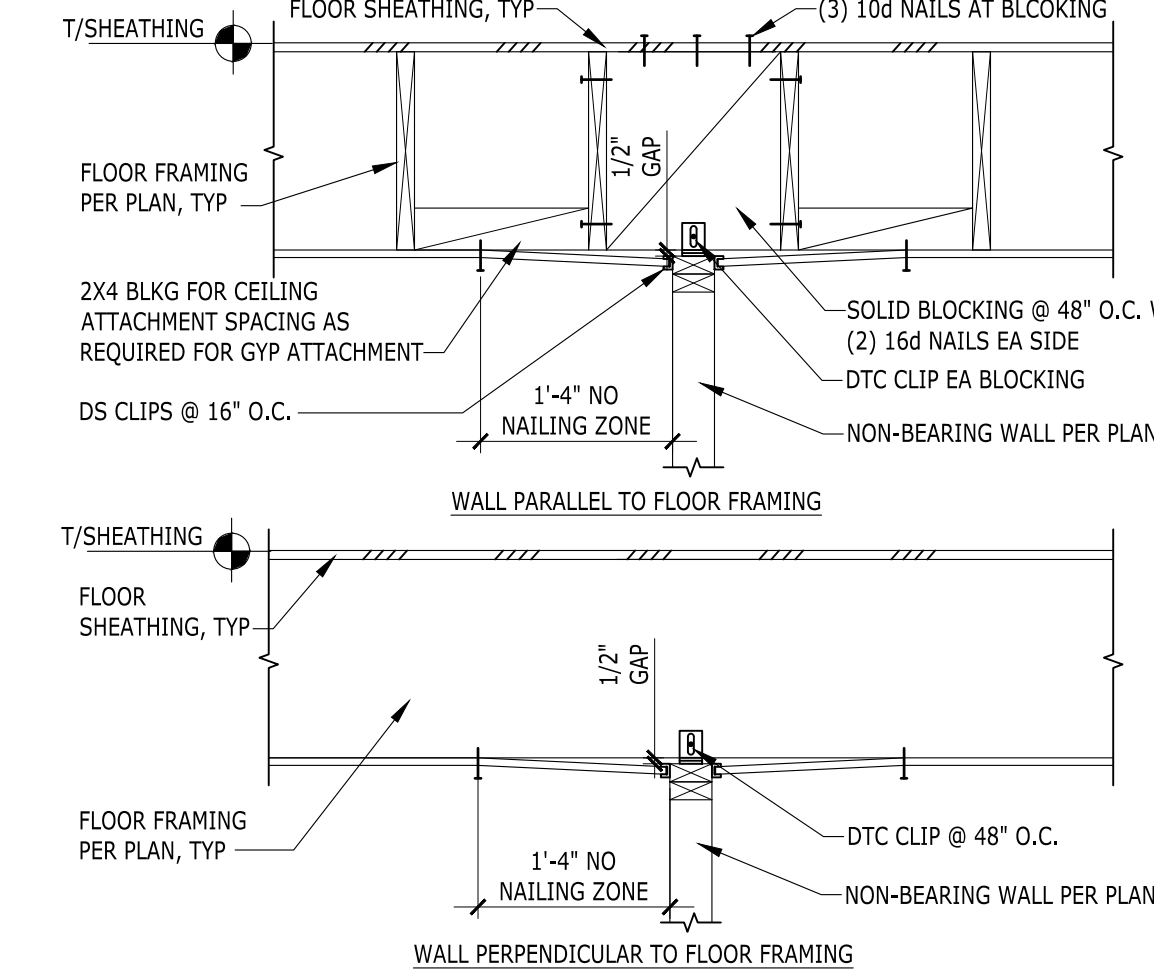
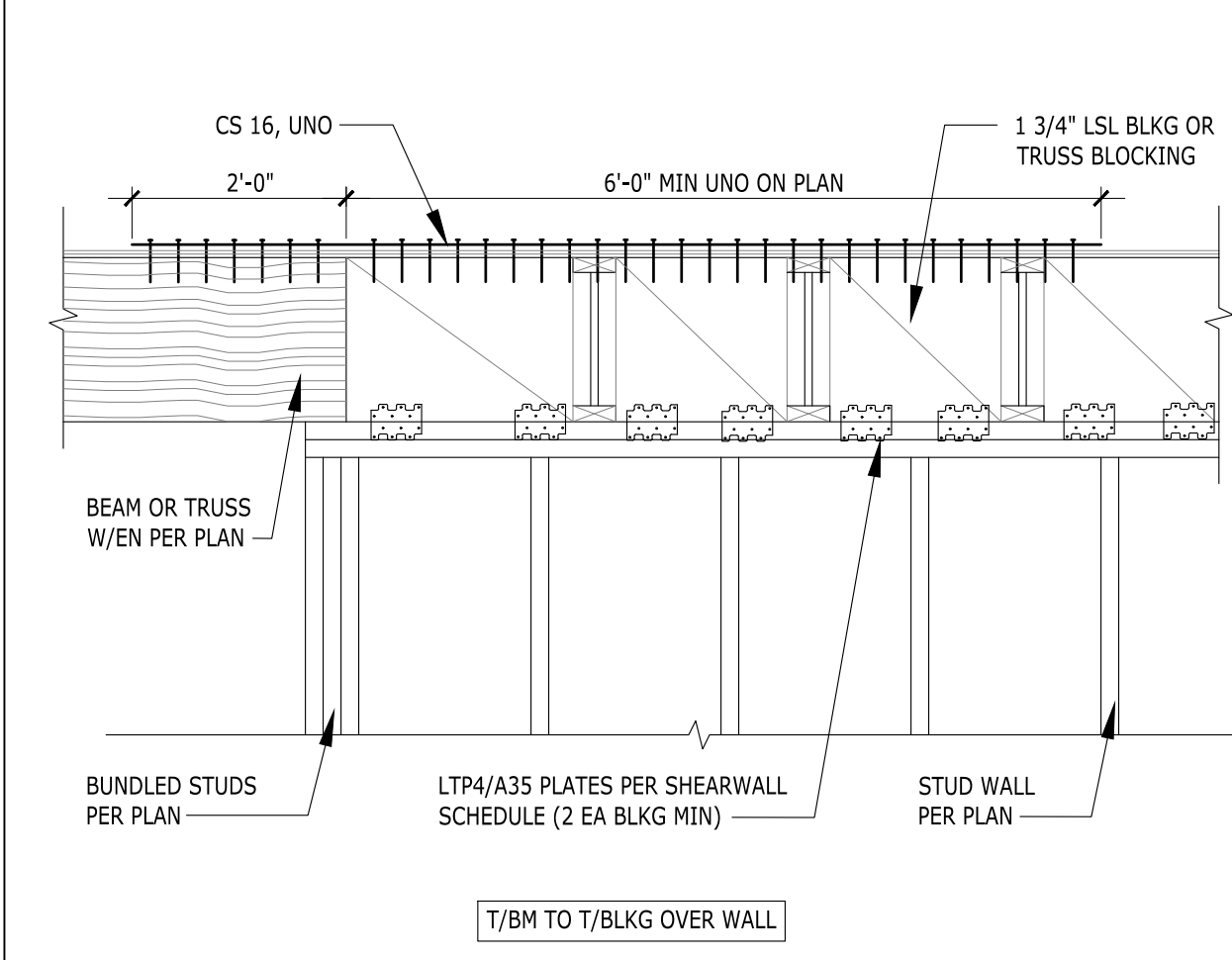
11 HOLDOWN DETAIL

12 OVERLAP STRAP AT PONY WALL

13 BEAM AT DISCONTINUOUS TOP PLATES

14 WALL FRAMING AT GARAGE CURB

15 PONY WALL



16 TENSION TIE T/BEAM TO T/BLKG

17 CEILING FRAMING AT NON-BEARING WALL

18 FLOOR FRAMING AT INTERIOR BEARING WALL

19 JOISTS TO FLUSH BEAM CONNECTION

20 ELEVATION TOP PLATE SPLICE



LONGITUDE
ONE TWENTY
 ENGINEERING & DESIGN

REVISIONS		
NO.	DESCRIPTION	DATE
1.	BDC RESPONSE	5/12/23

PROJECT NAME
FOREST CREEK ESTATES LOT 2
 5214 FOREST AVE SE
 MERCER ISLAND, WA 98040

PROJECT NUMBER
S22201

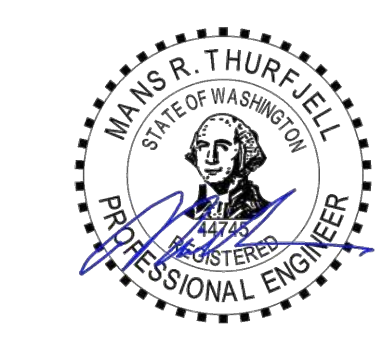
CHECKED BY - AP

SHEET DATE - 11/01/2022

SCALE
 24X36 SHEET: 1/4"=1'-0"

STRUCTURAL DETAILS

SHEET SD-1



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN

REVISIONS

NO.	DESCRIPTION	DATE	BY
1.	BDC RESPONSE	5/12/23	

PROJECT NAME
**FOREST CREEK
ESTATES LOT 2**
5214 FOREST AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
S22201

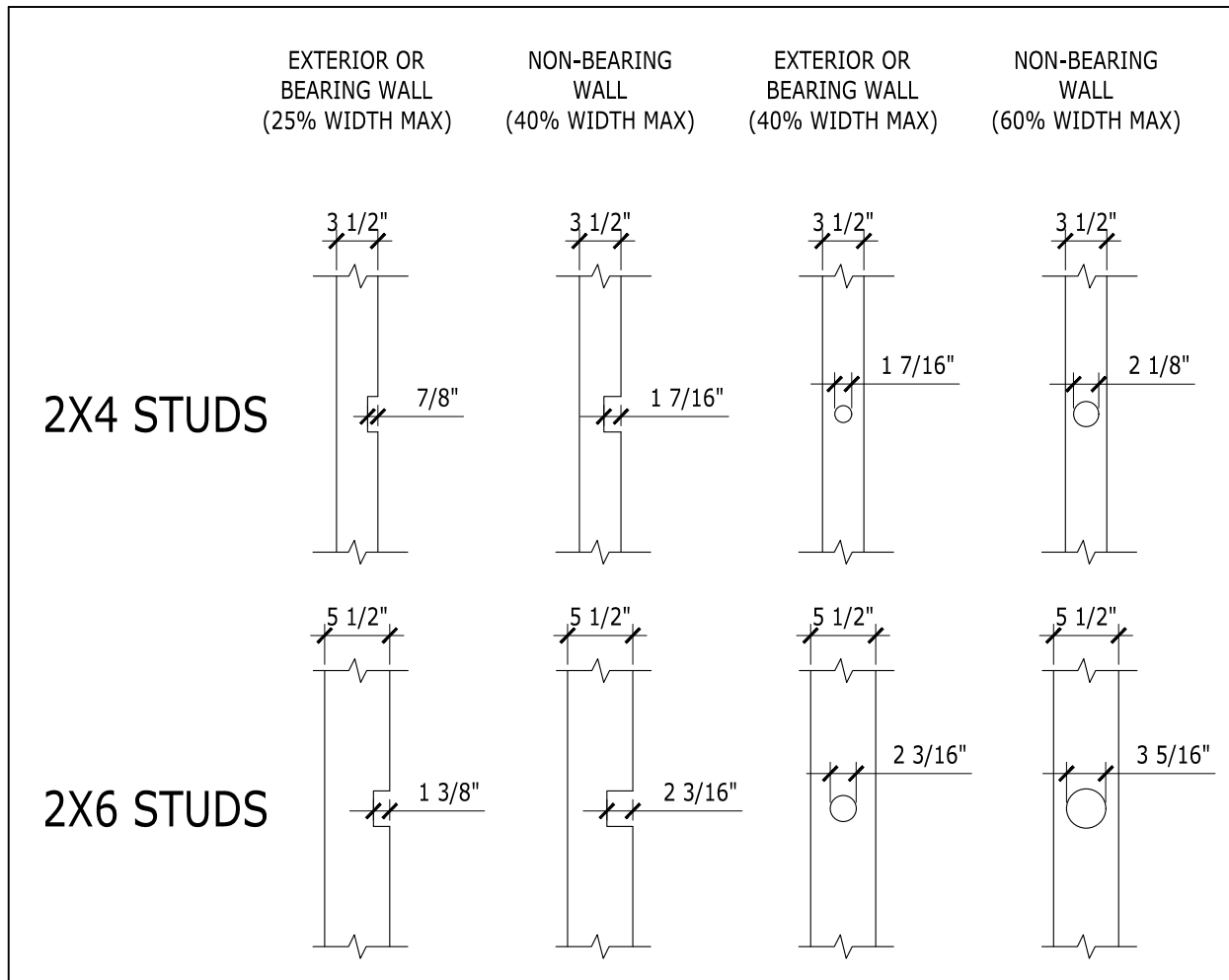
CHECKED BY - AP

SHEET DATE - 11/01/2022

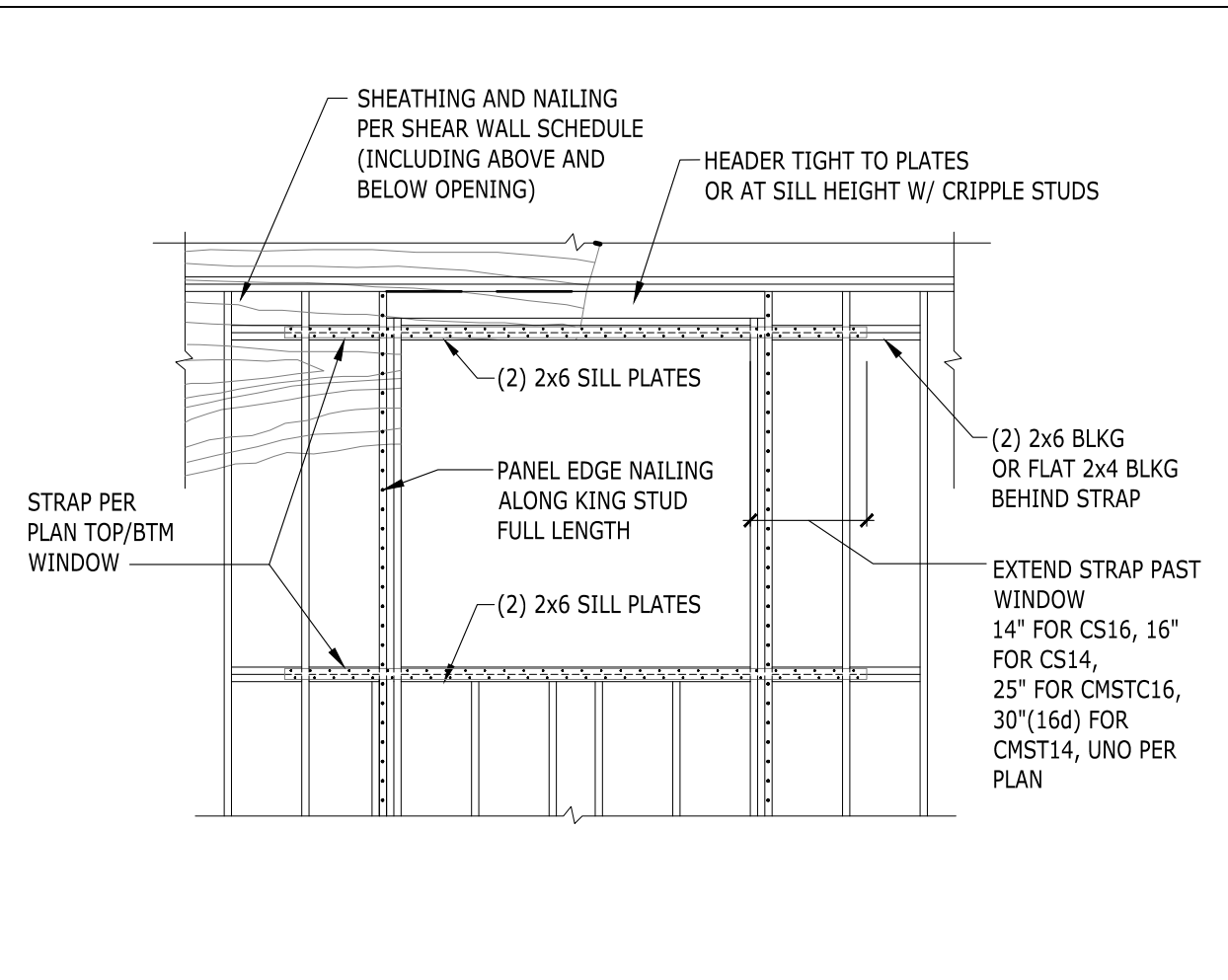
SCALE
24X36 SHEET: 1/4" = 1'-0"

STRUCTURAL DETAILS

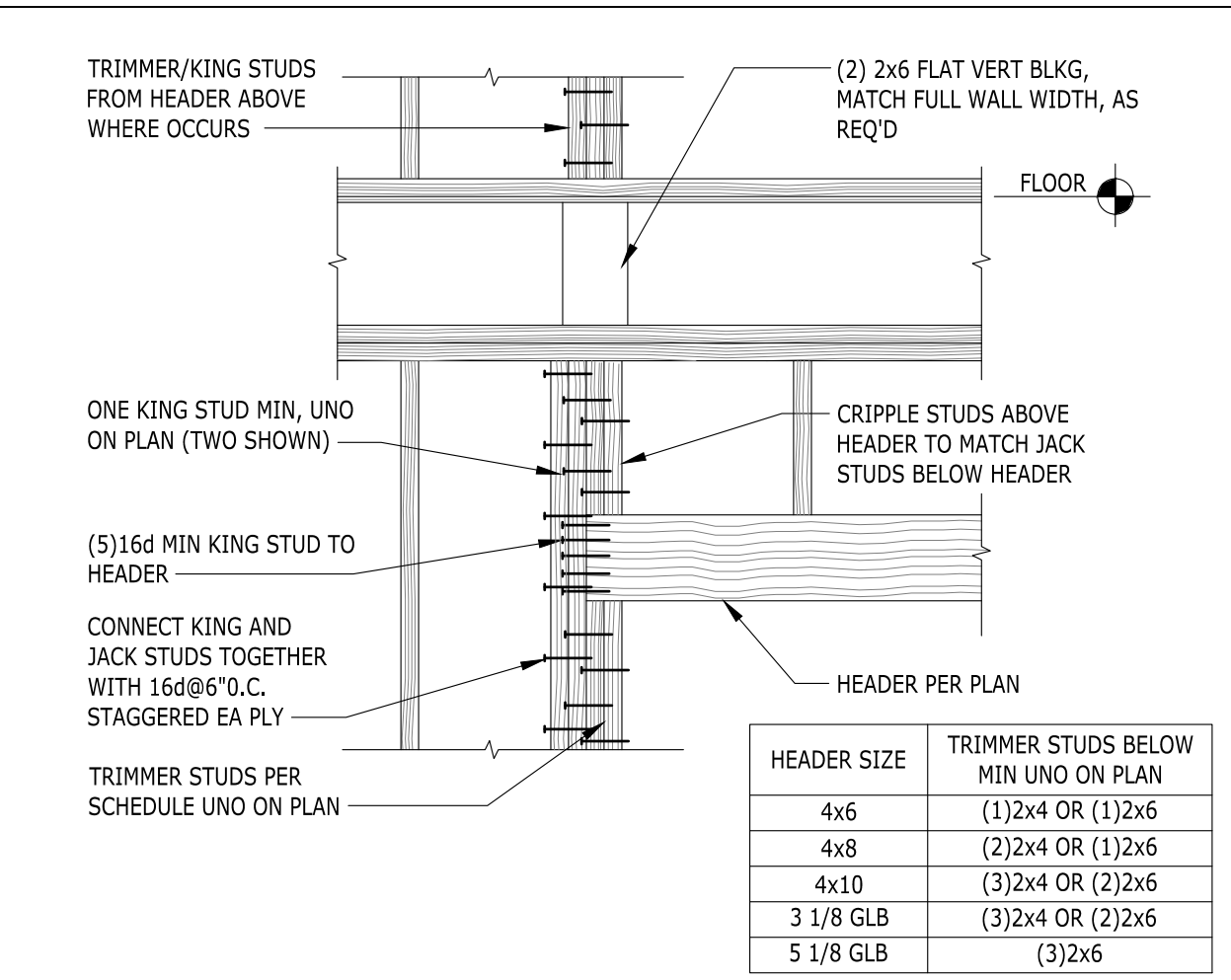
SHEET **SD-2**



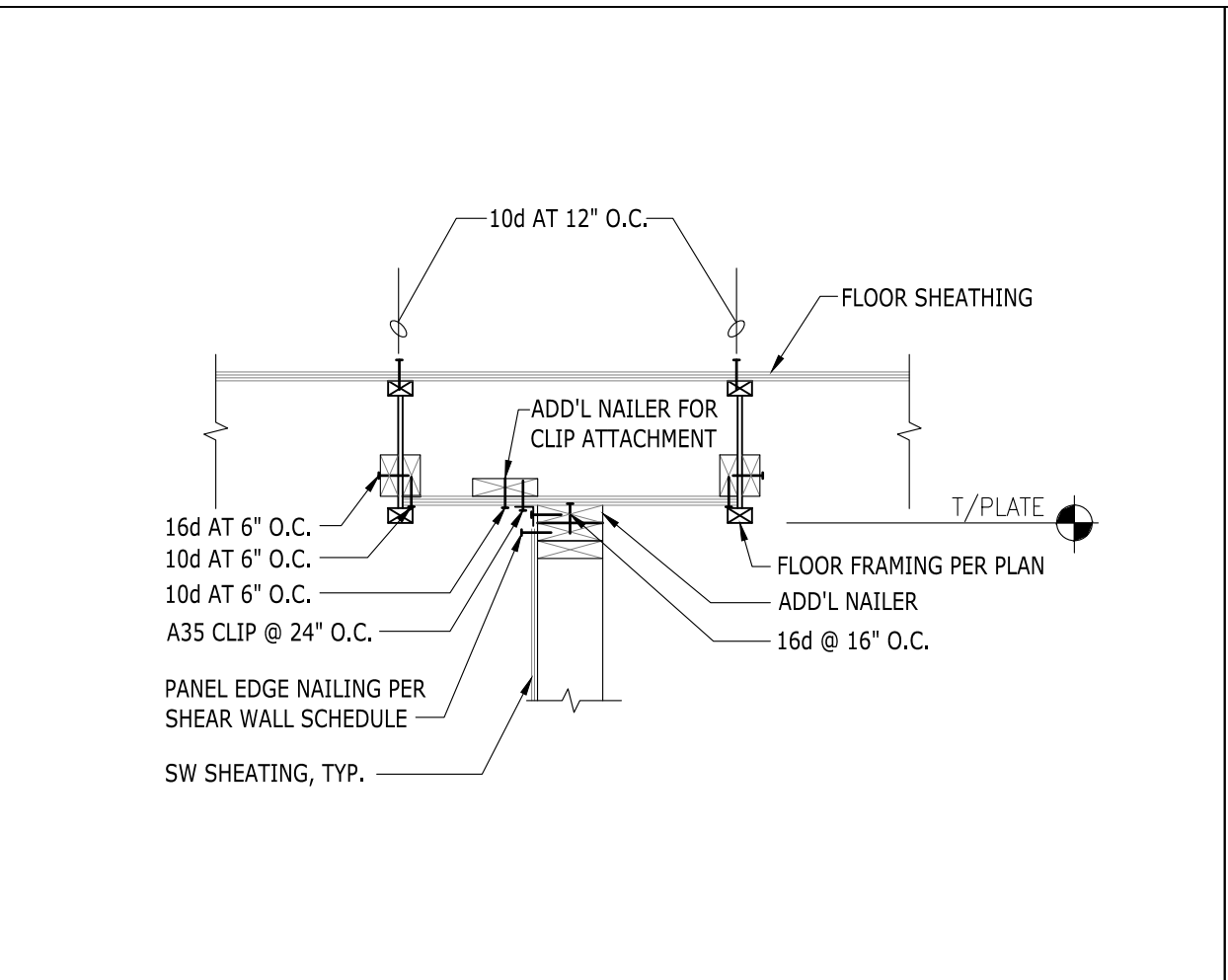
1 ALLOWABLE STUD NOTCHING AND BORING



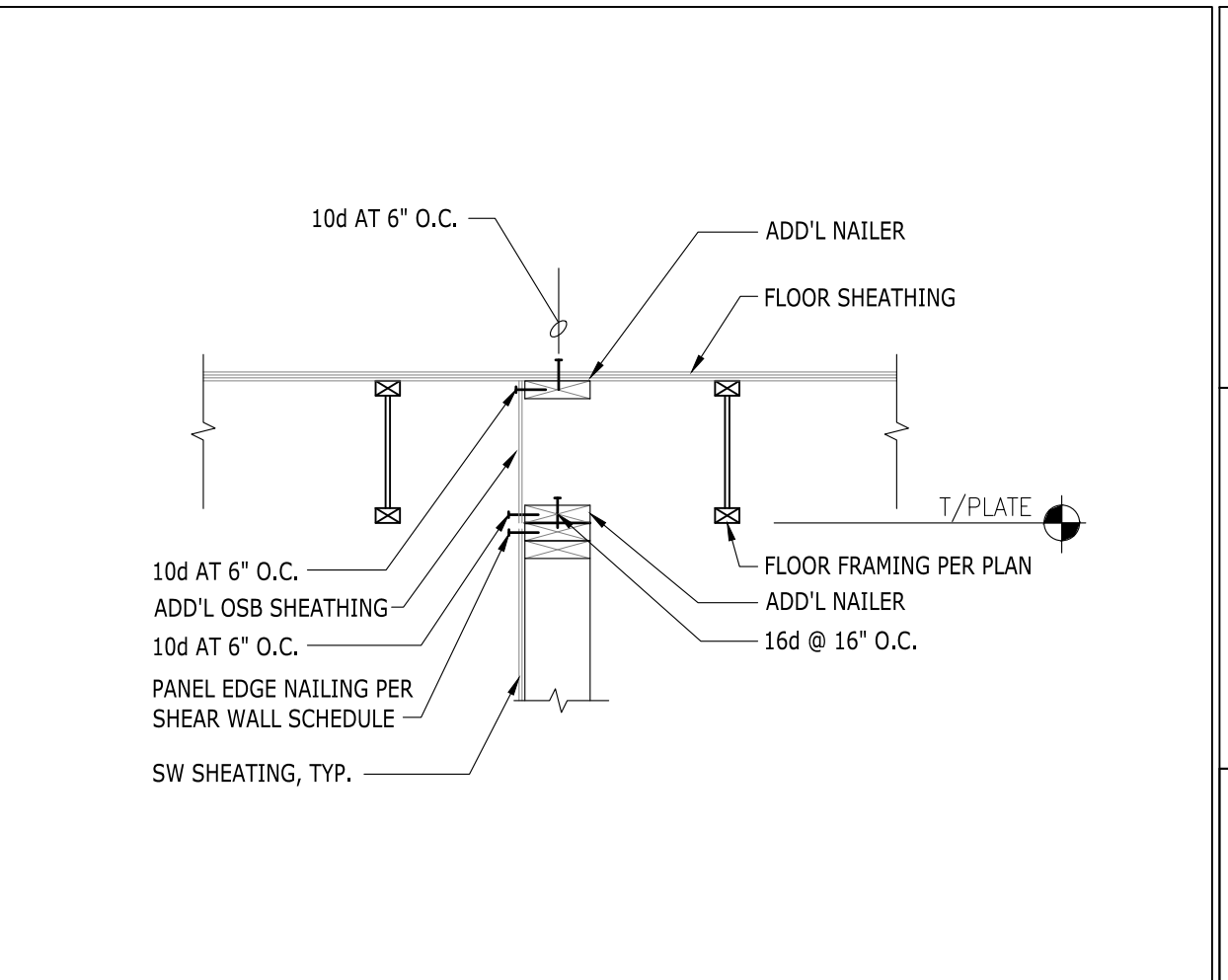
2 STRAPS AROUND WINDOWS



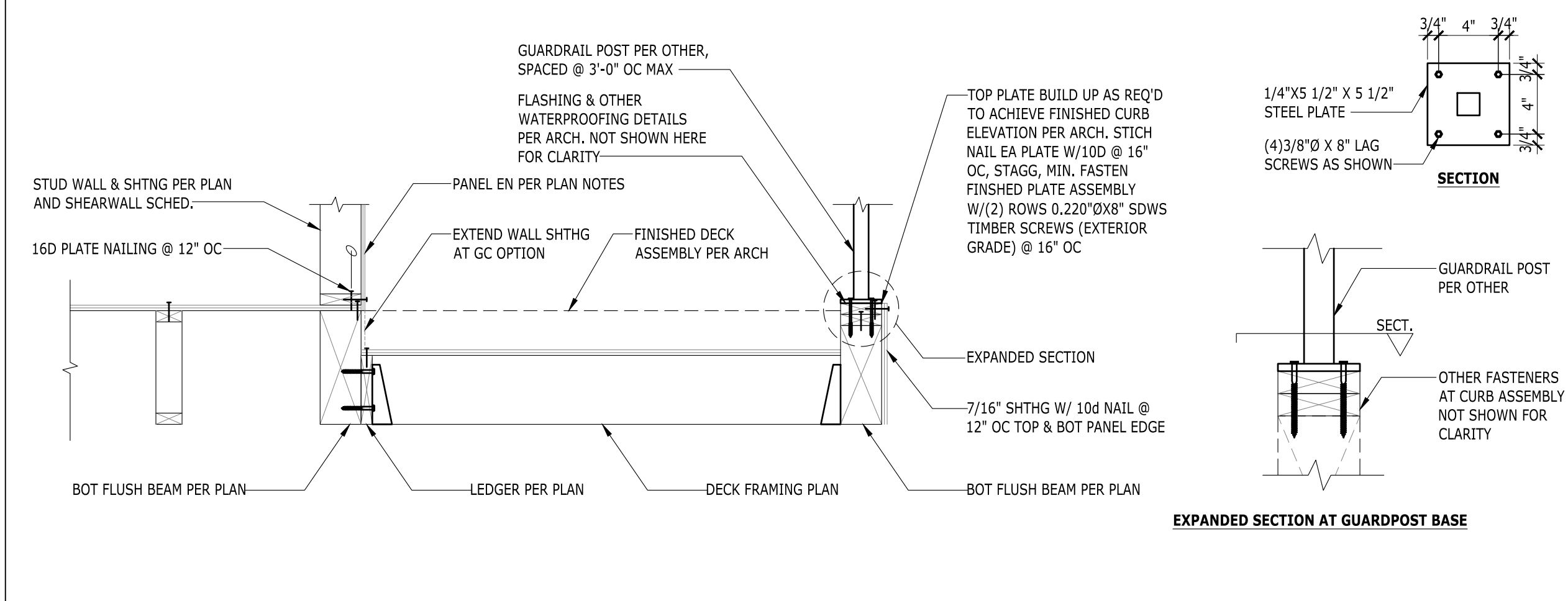
3 TYPICAL HEADER FRAMING



4 OFFSET SHEAR ATTACHMENT



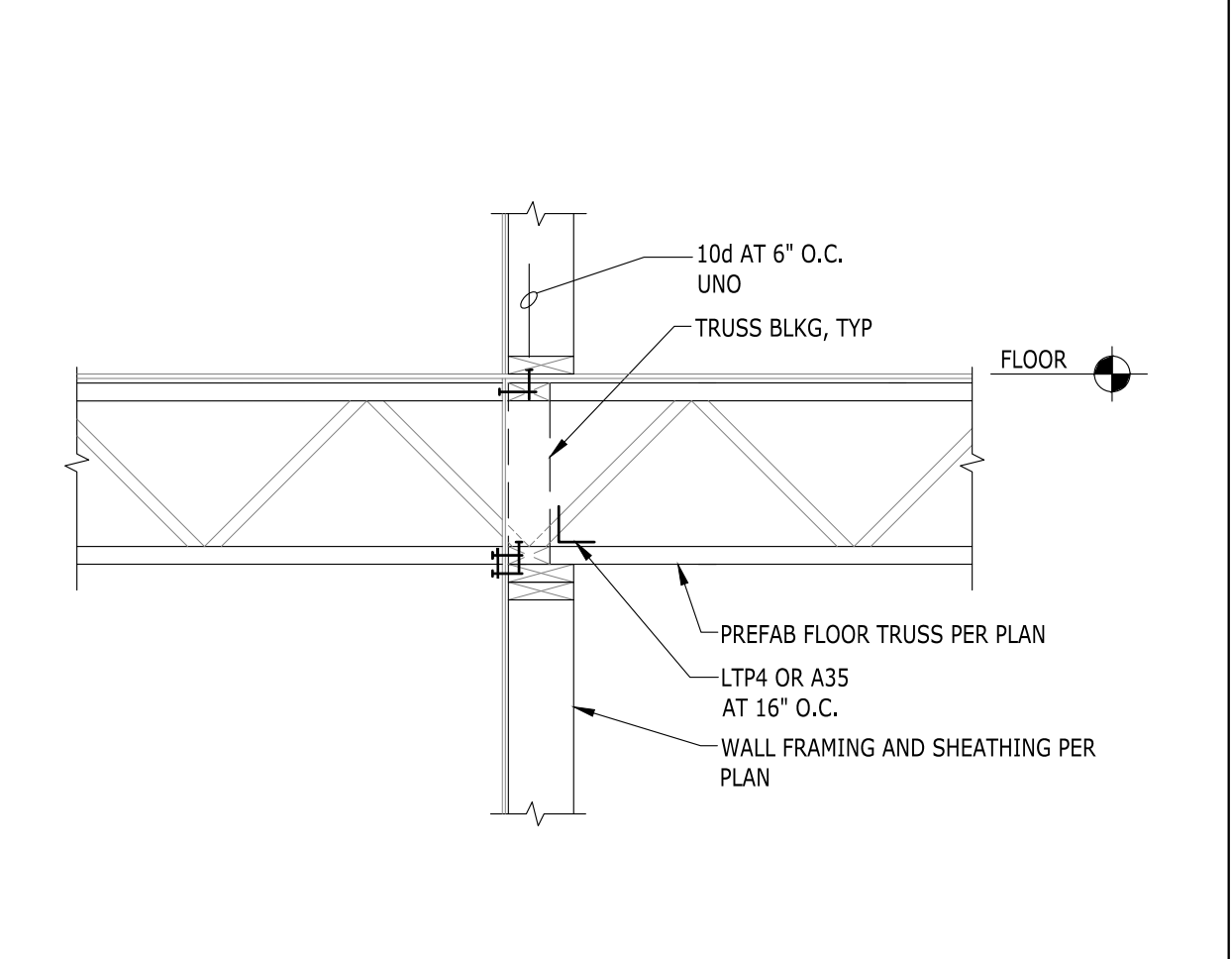
5 POST-INSTALLED SHEAR ATTACHMENT



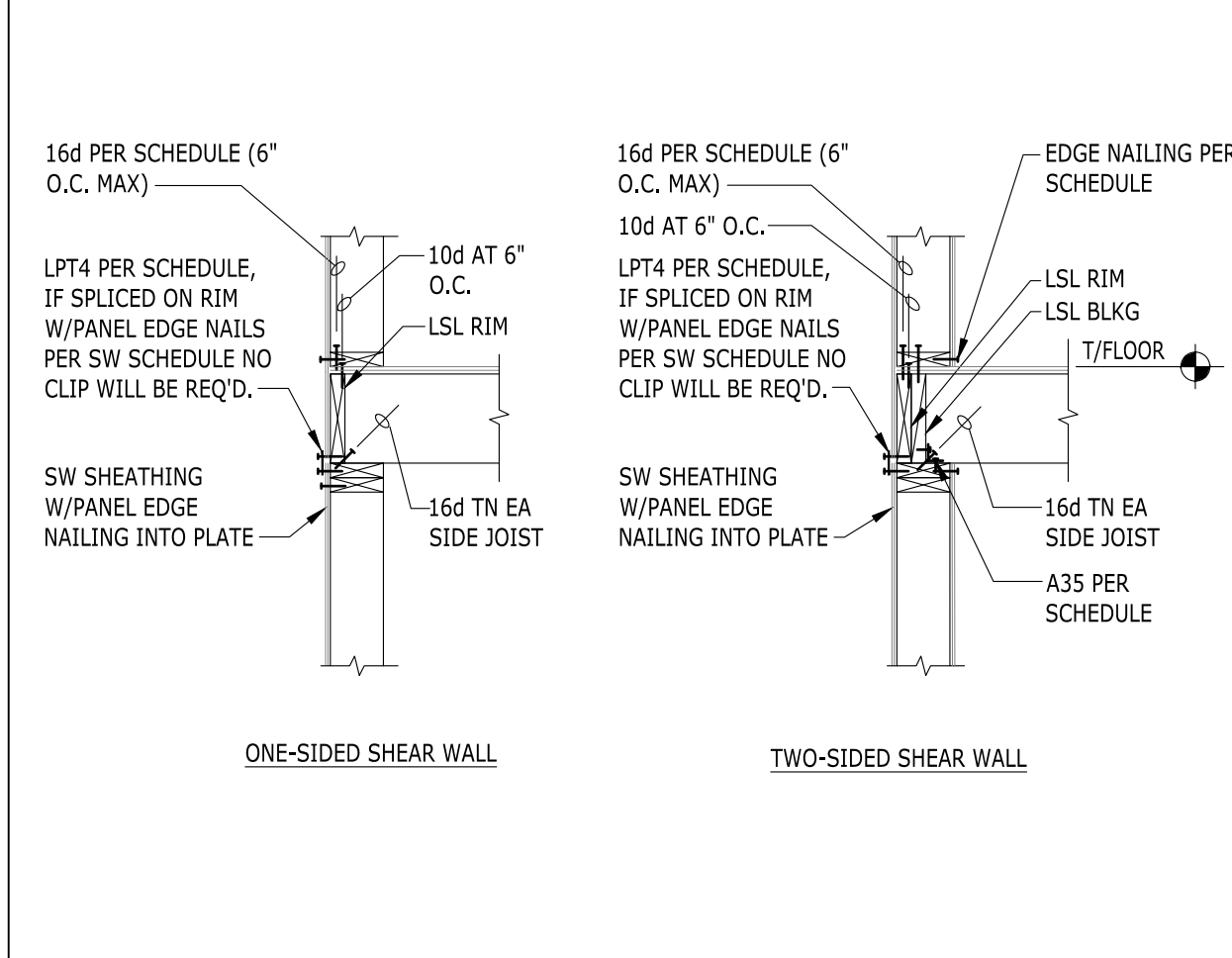
6 ASSEMBLY AT ROOF DECK



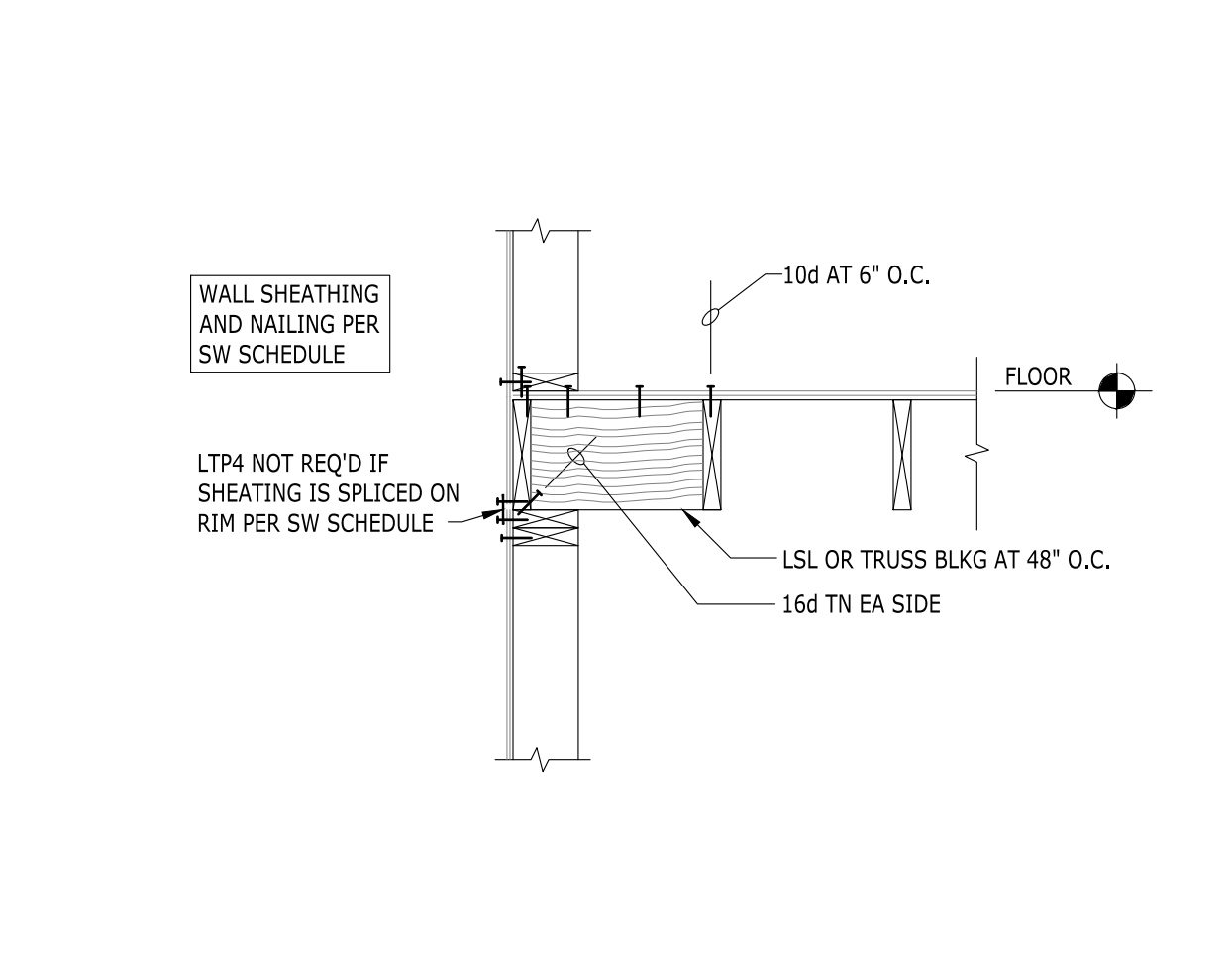
9 INTERIOR SHEAR WALL CONNECTION



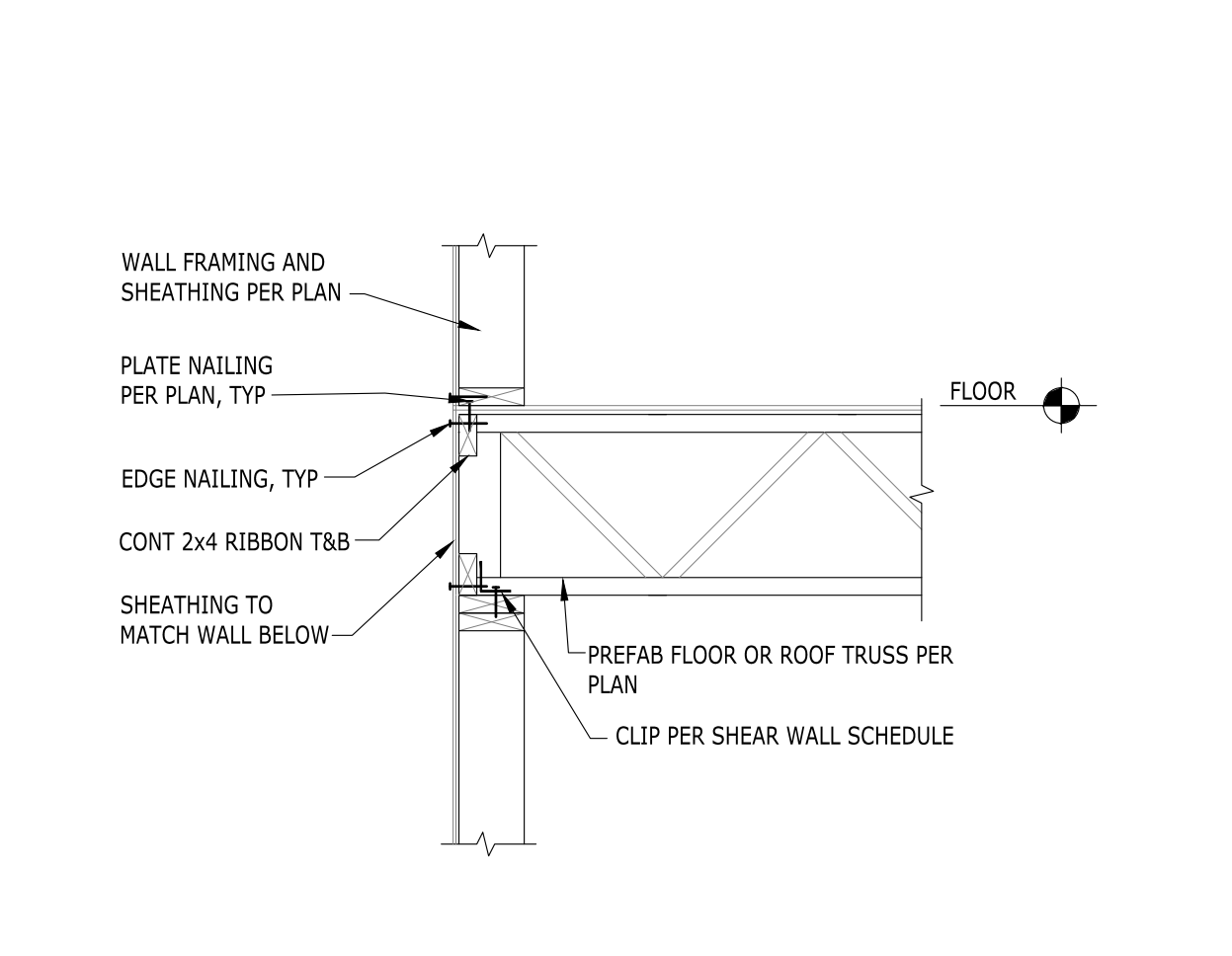
10 INTERIOR SHEAR WALL CONNECTION



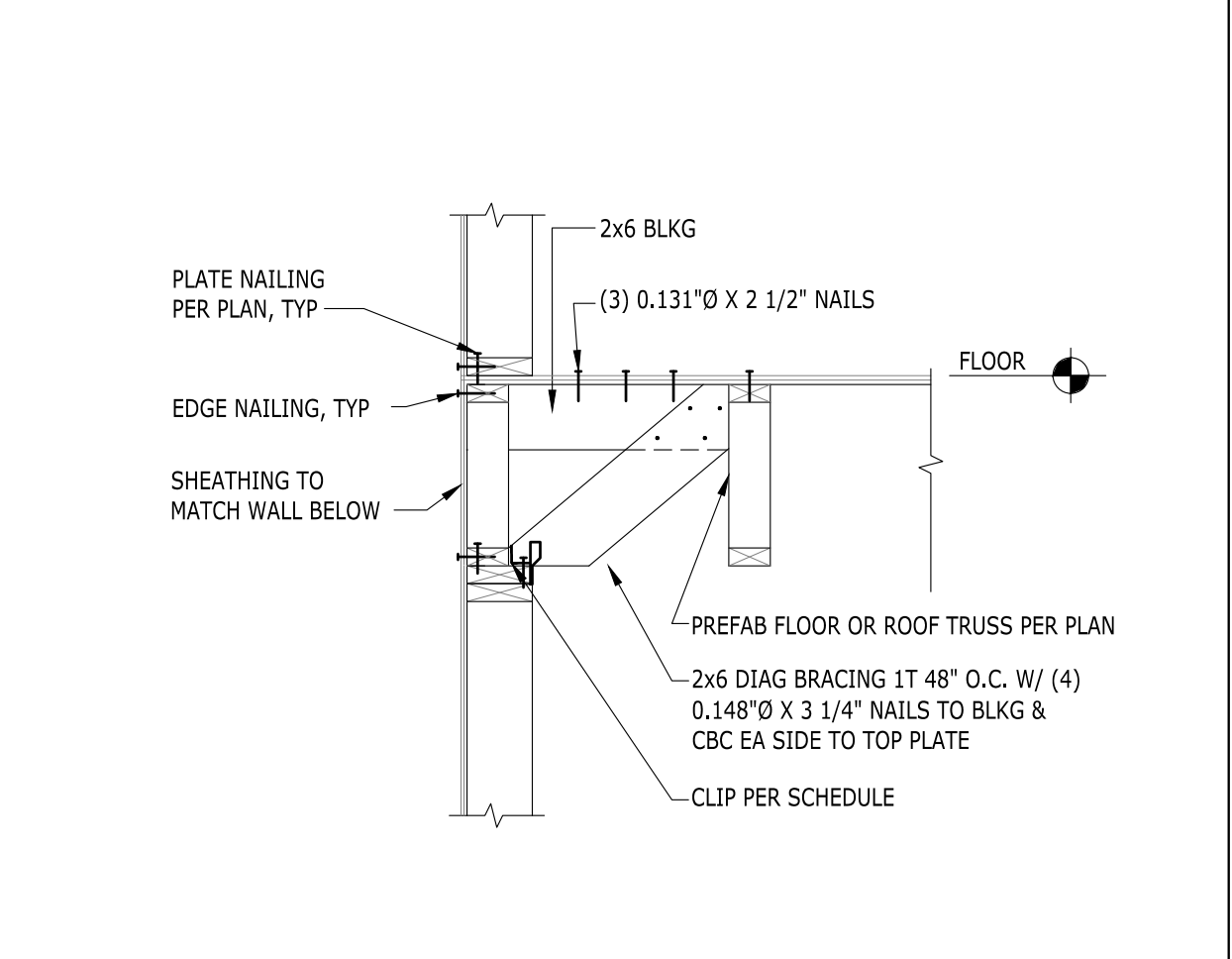
11 SHEAR TRANSFER AT EXTERIOR WALL



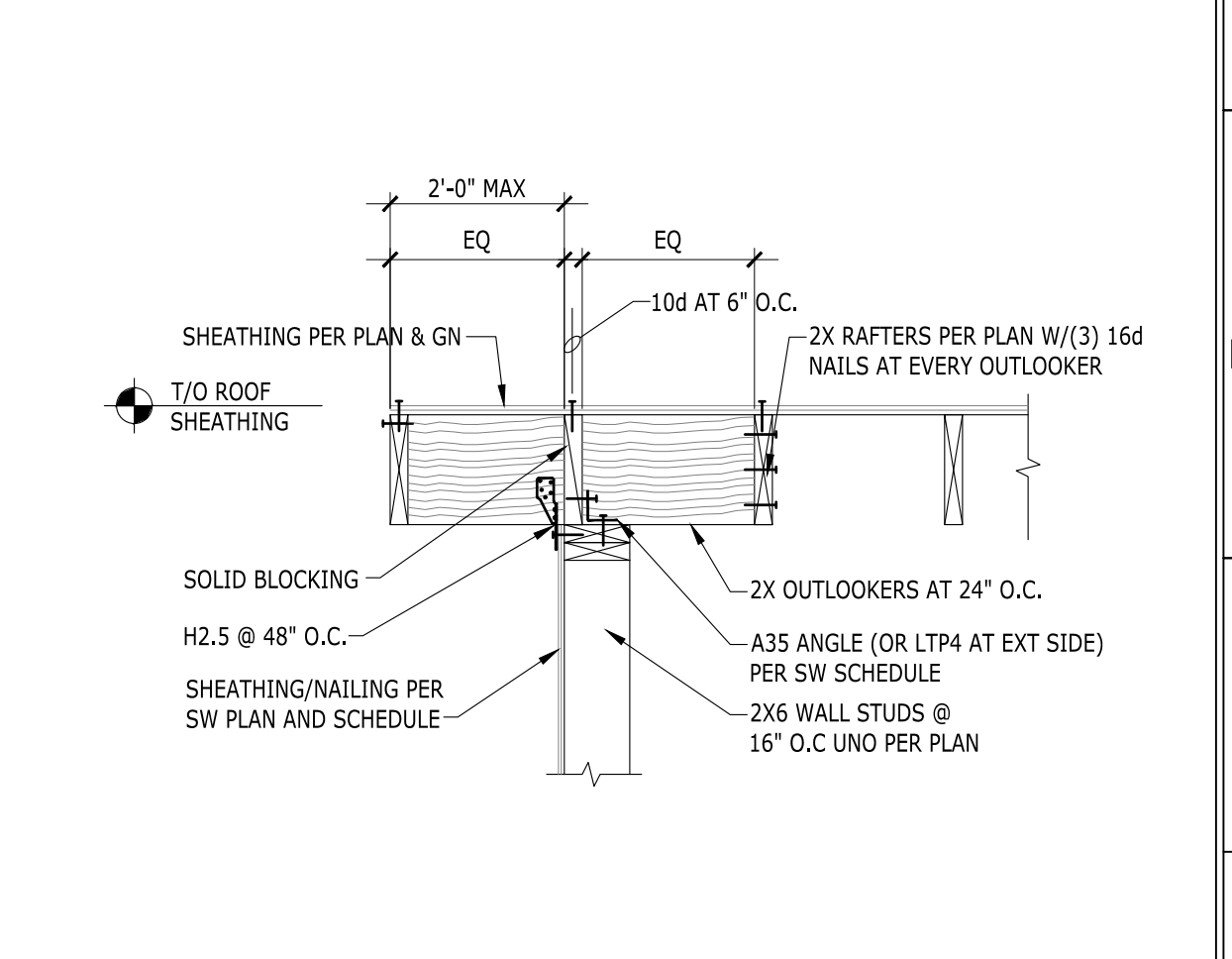
12 SHEAR TRANSFER AT EXTERIOR WALL



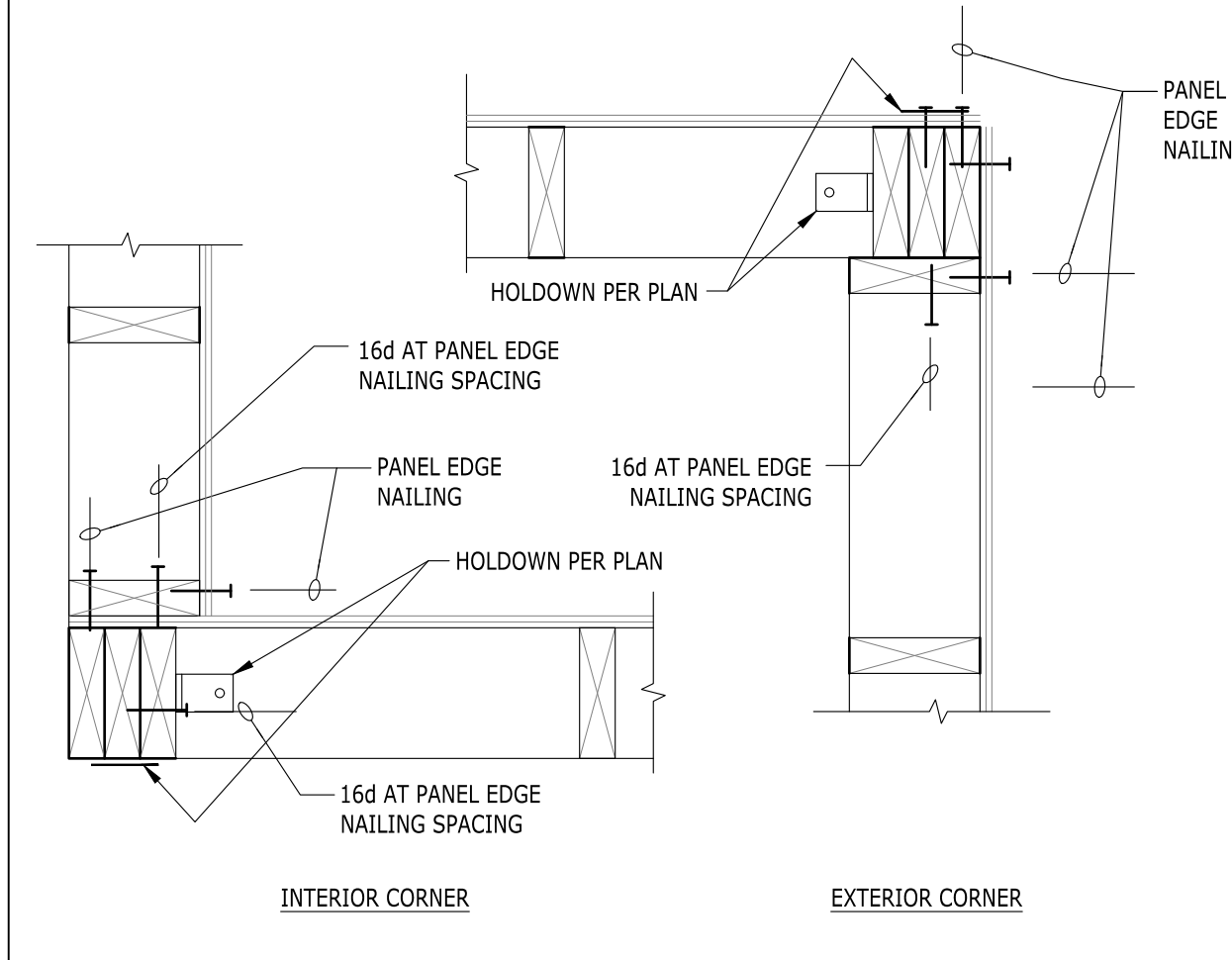
13 SHEAR TRANSFER AT EXTERIOR WALL



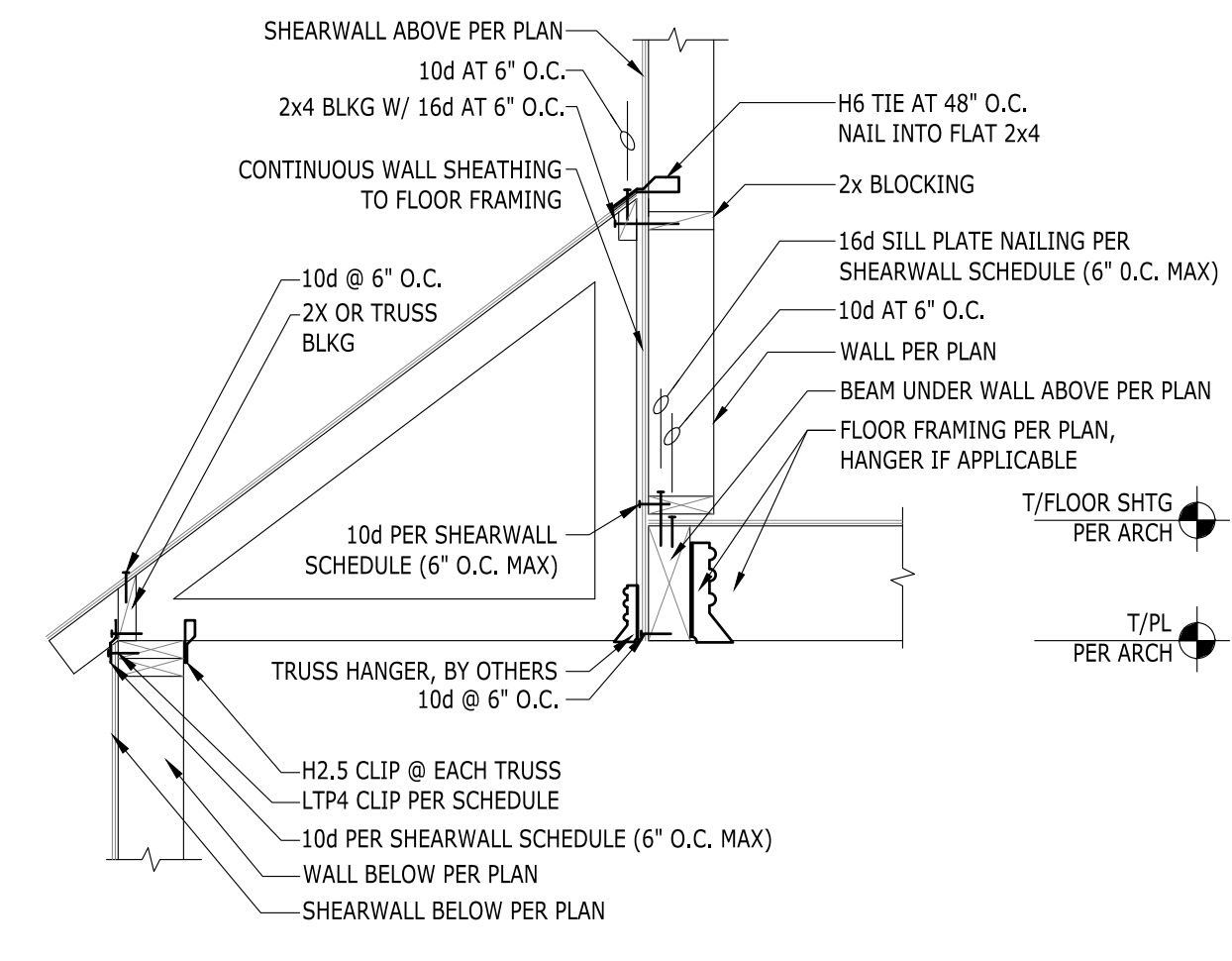
14 SHEAR TRANSFER AT EXTERIOR WALL



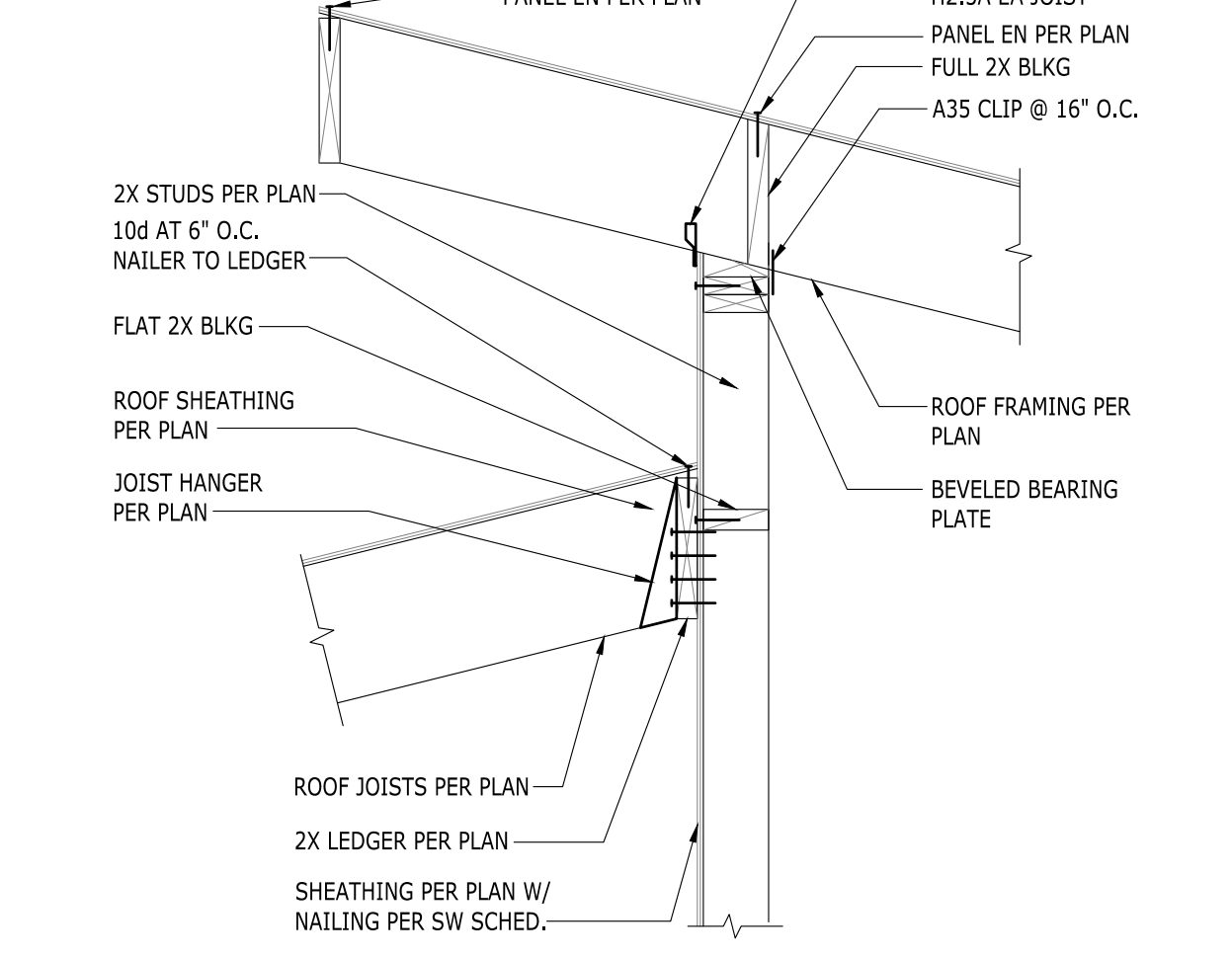
15 GABLE END FRAMING



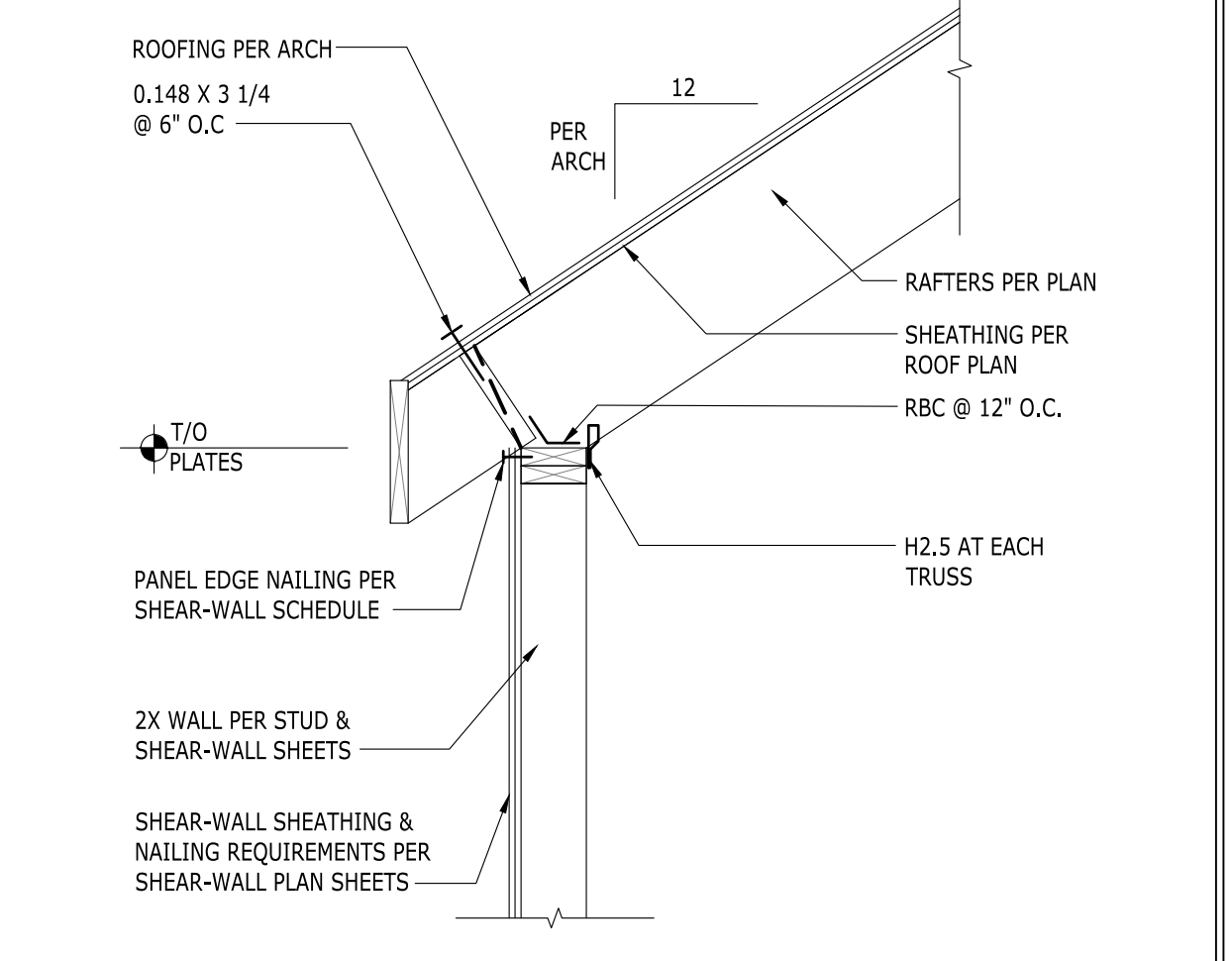
16 CORNER FRAMING



17 LOW ROOF SECTION AT OFFSET WALLS



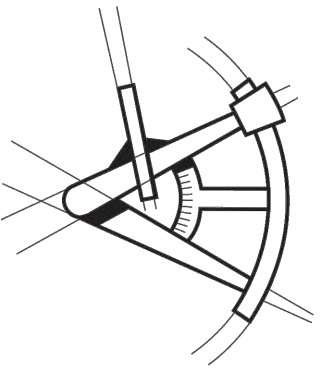
18 LOW ROOF FRAMING (PERP)



20 HIP ROOF FRAMING



LONGITUDE
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REVISIONS

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PROJECT NAME

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ESTATES LOT 2
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S22201

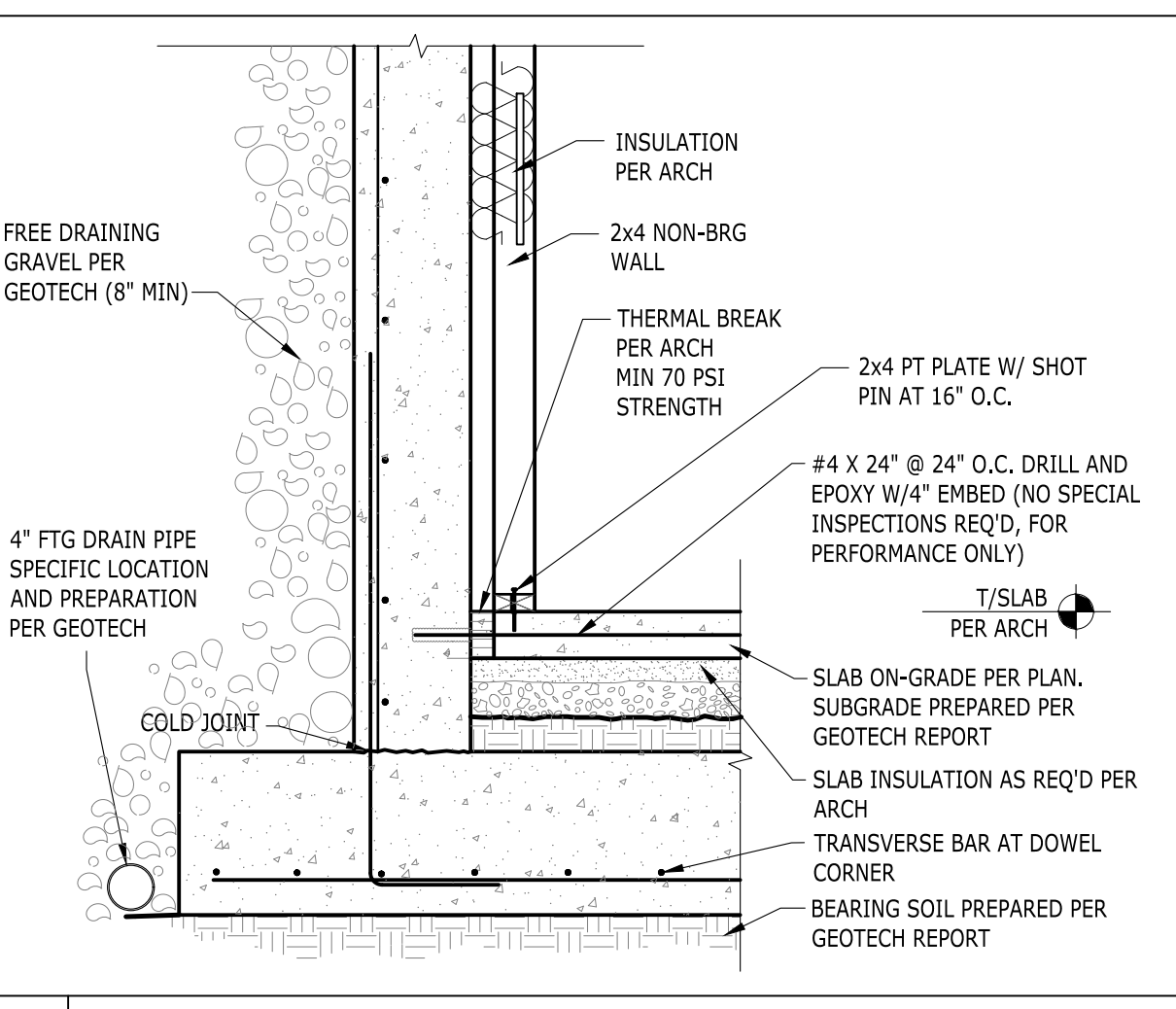
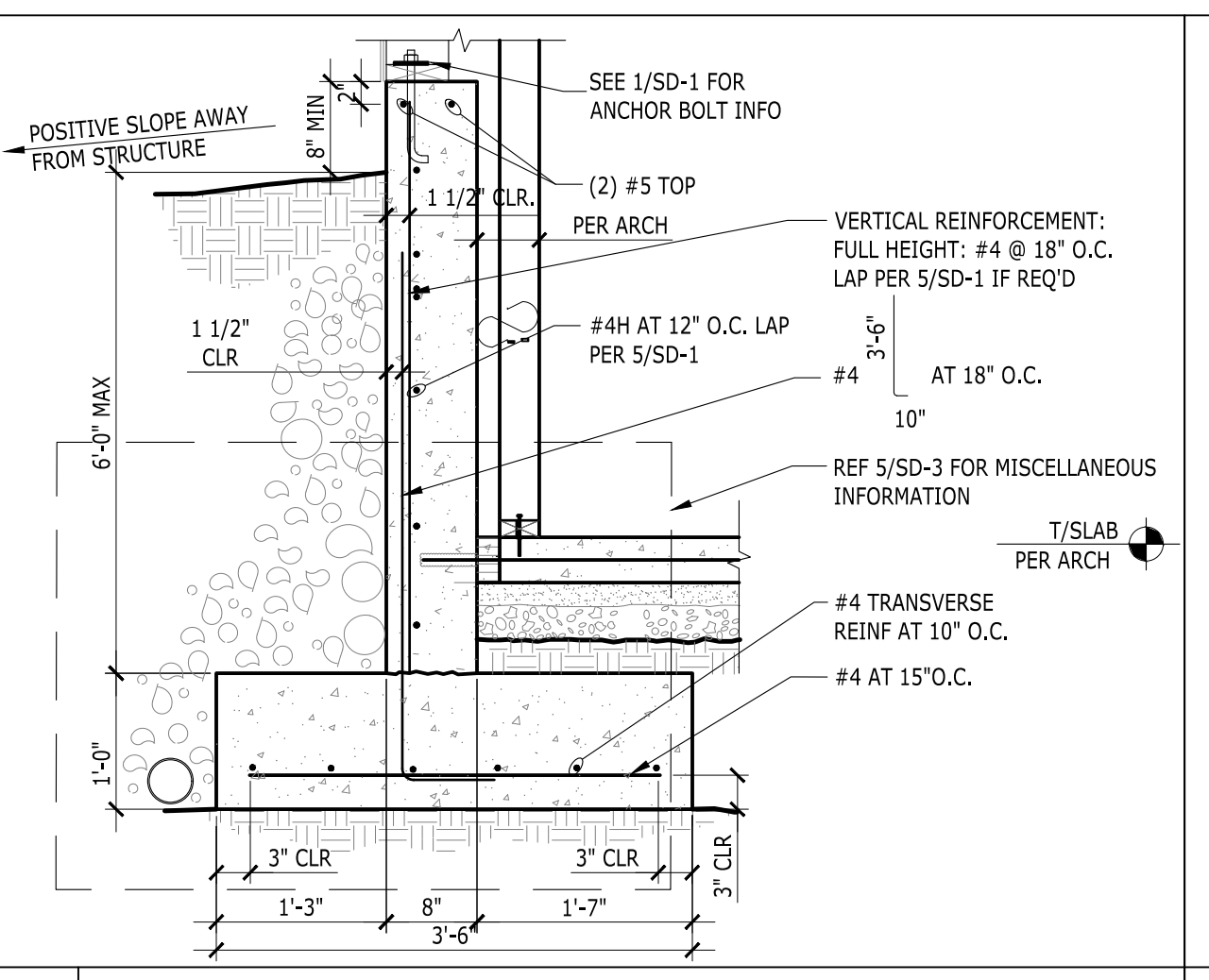
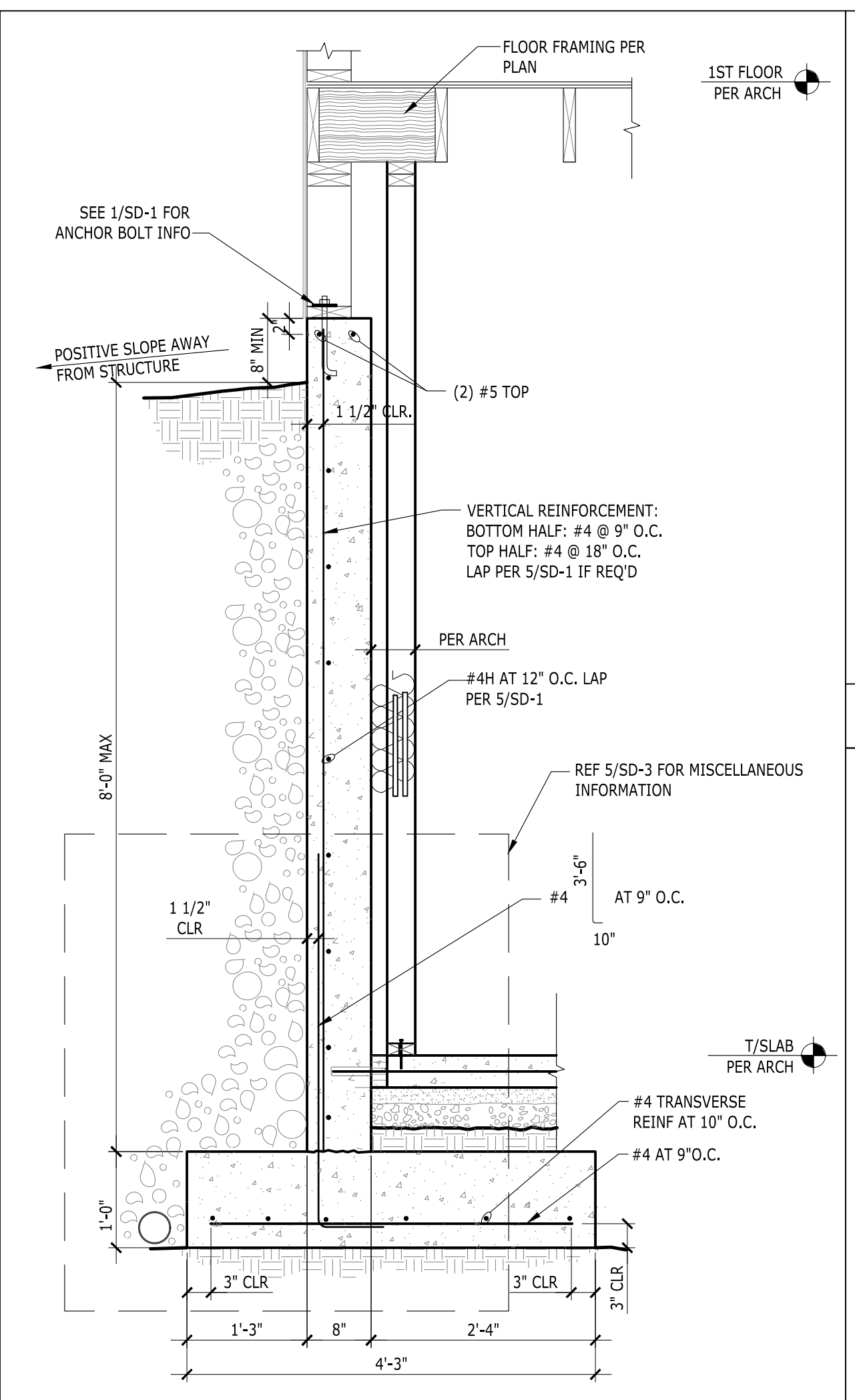
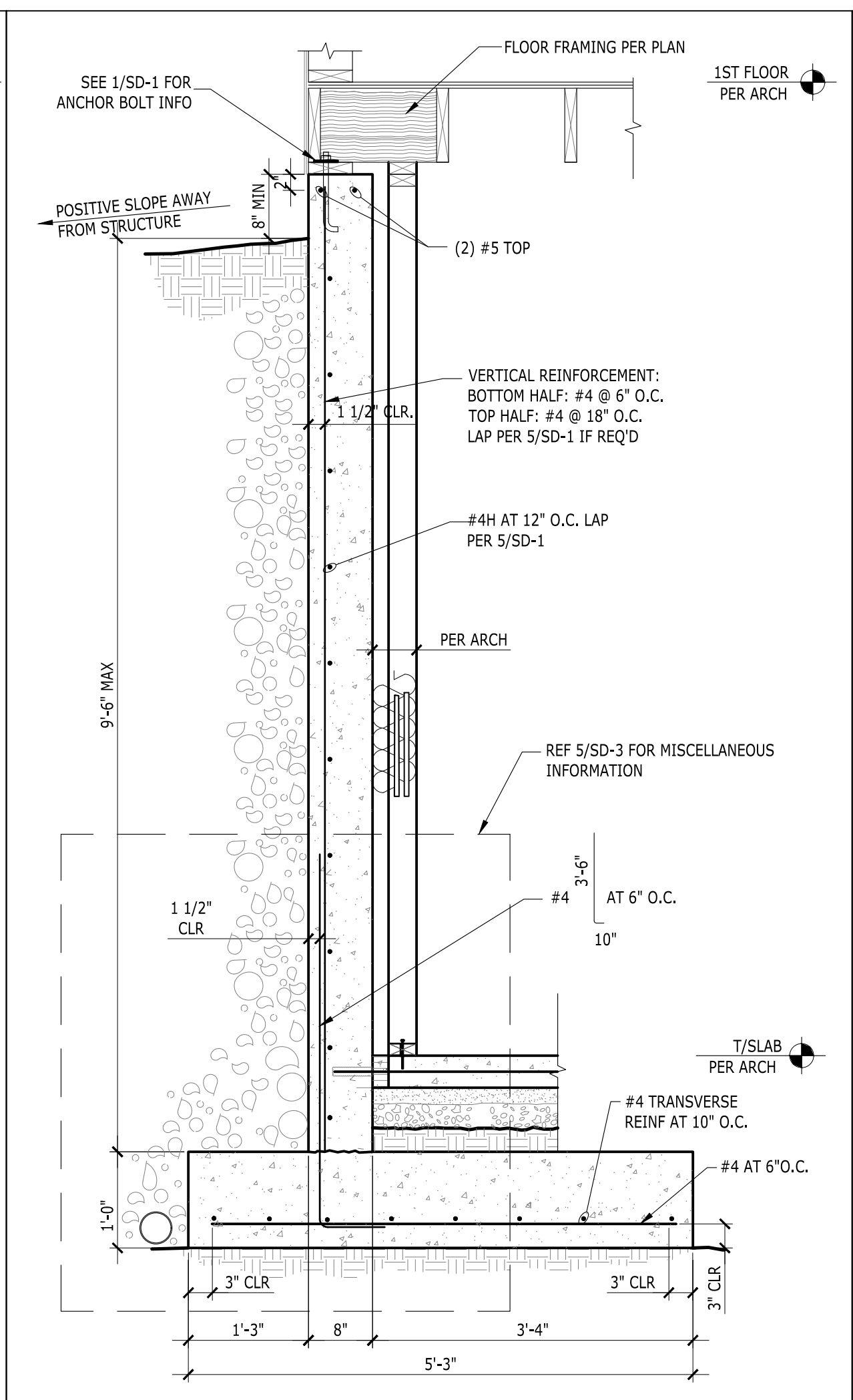
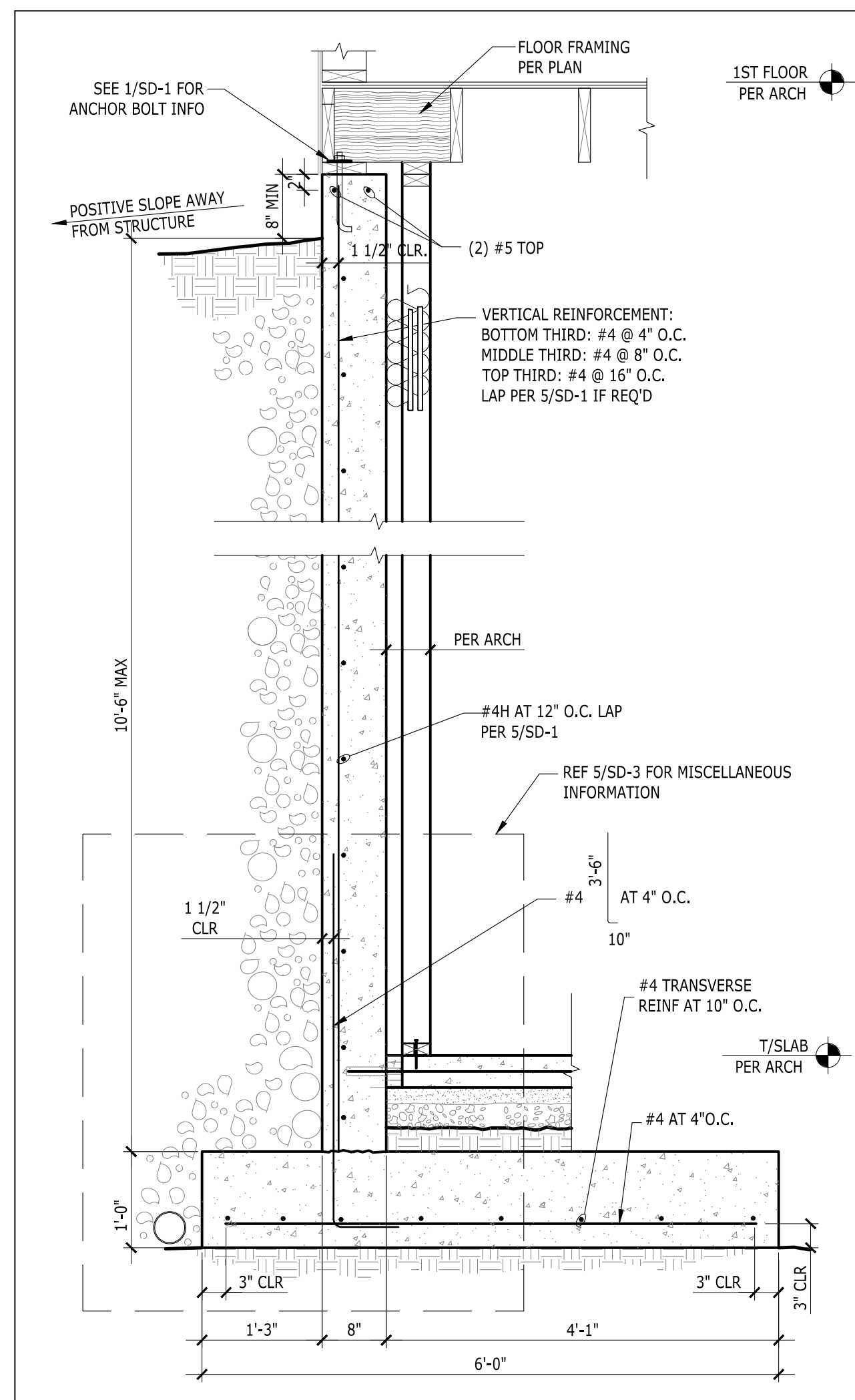
CHECKED BY - AP

SHEET DATE - 11/01/2022

SCALE

24X36 SHEET: 1/4" = 1'-0"

STRUCTURAL DETAILS
SHEET SD-3



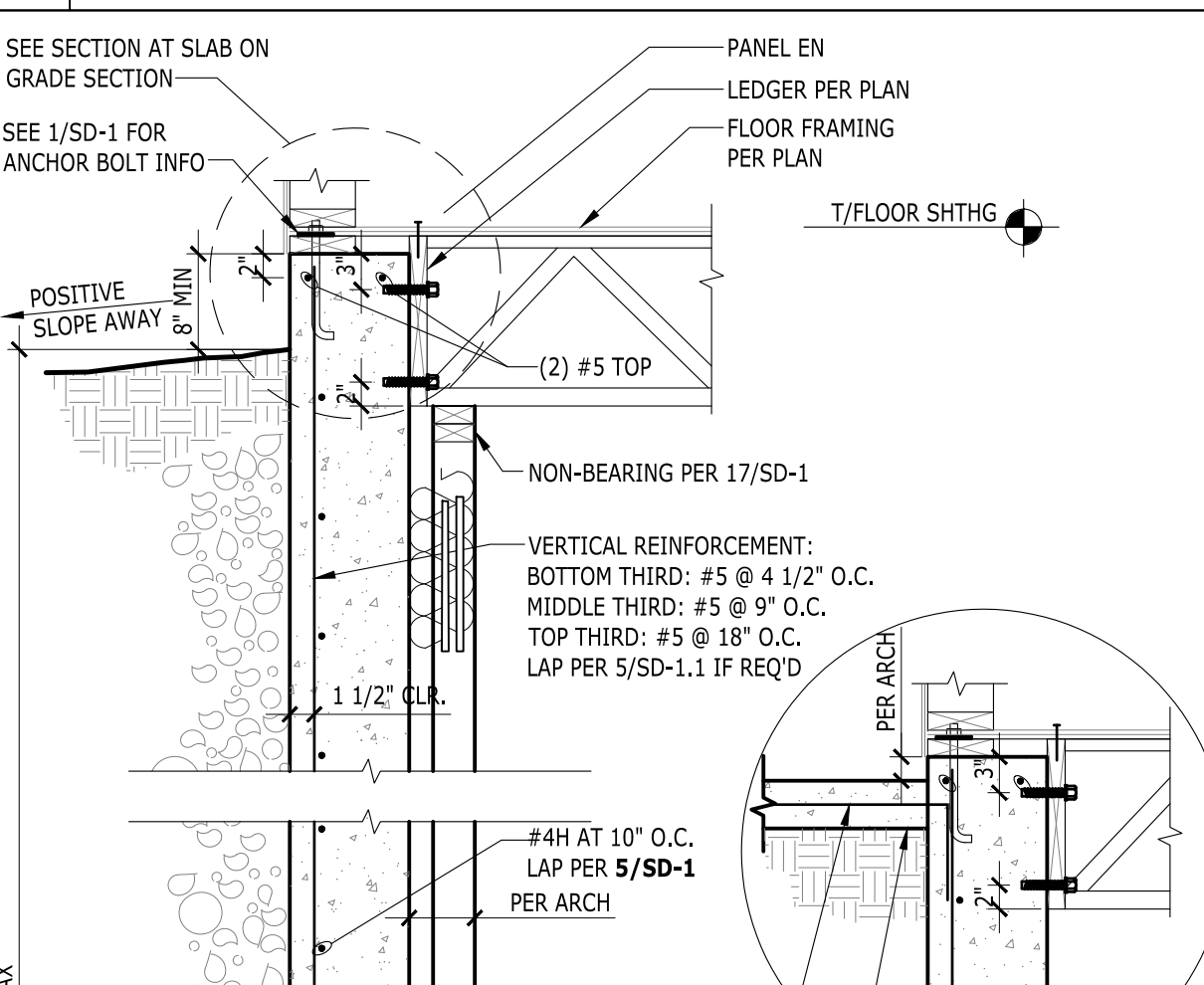
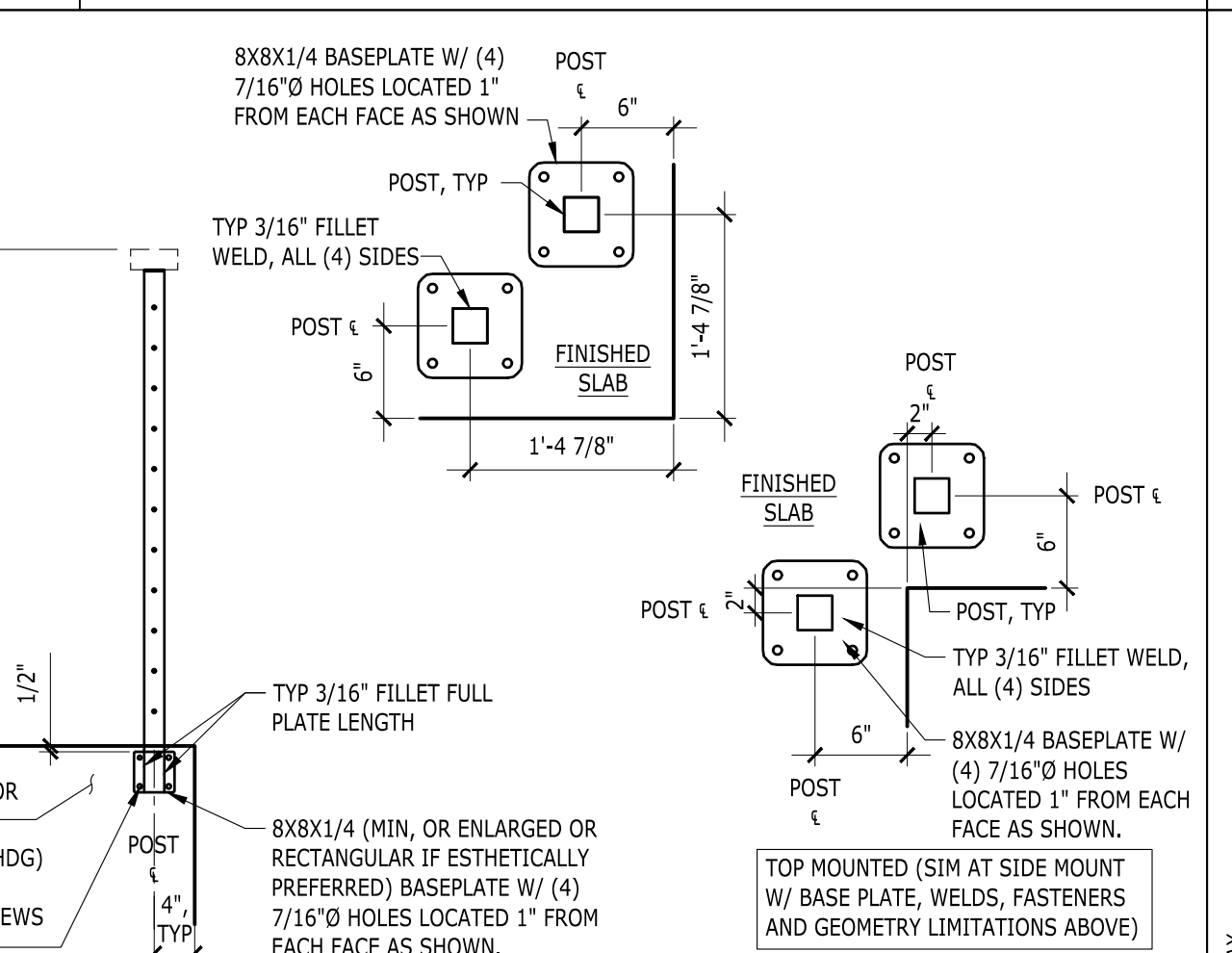
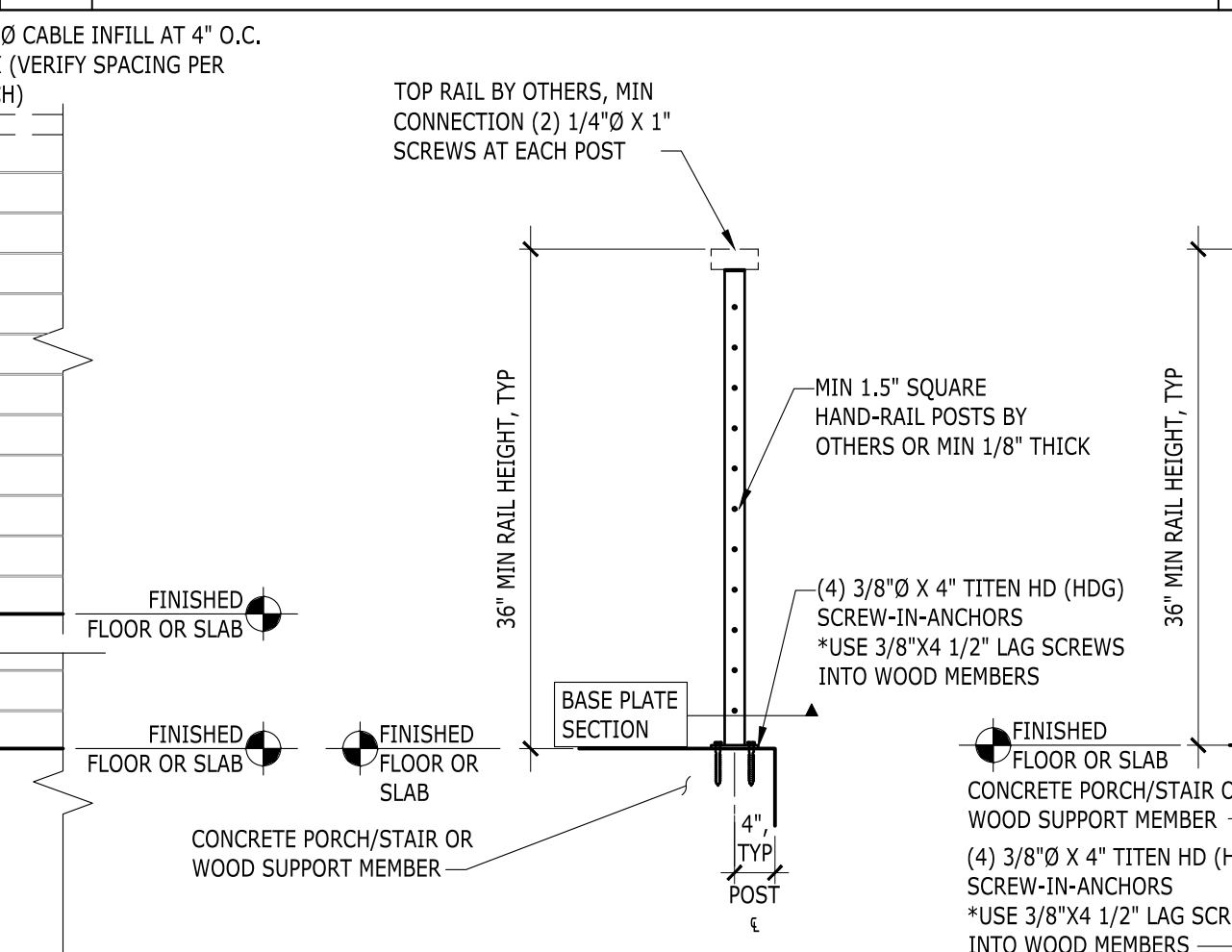
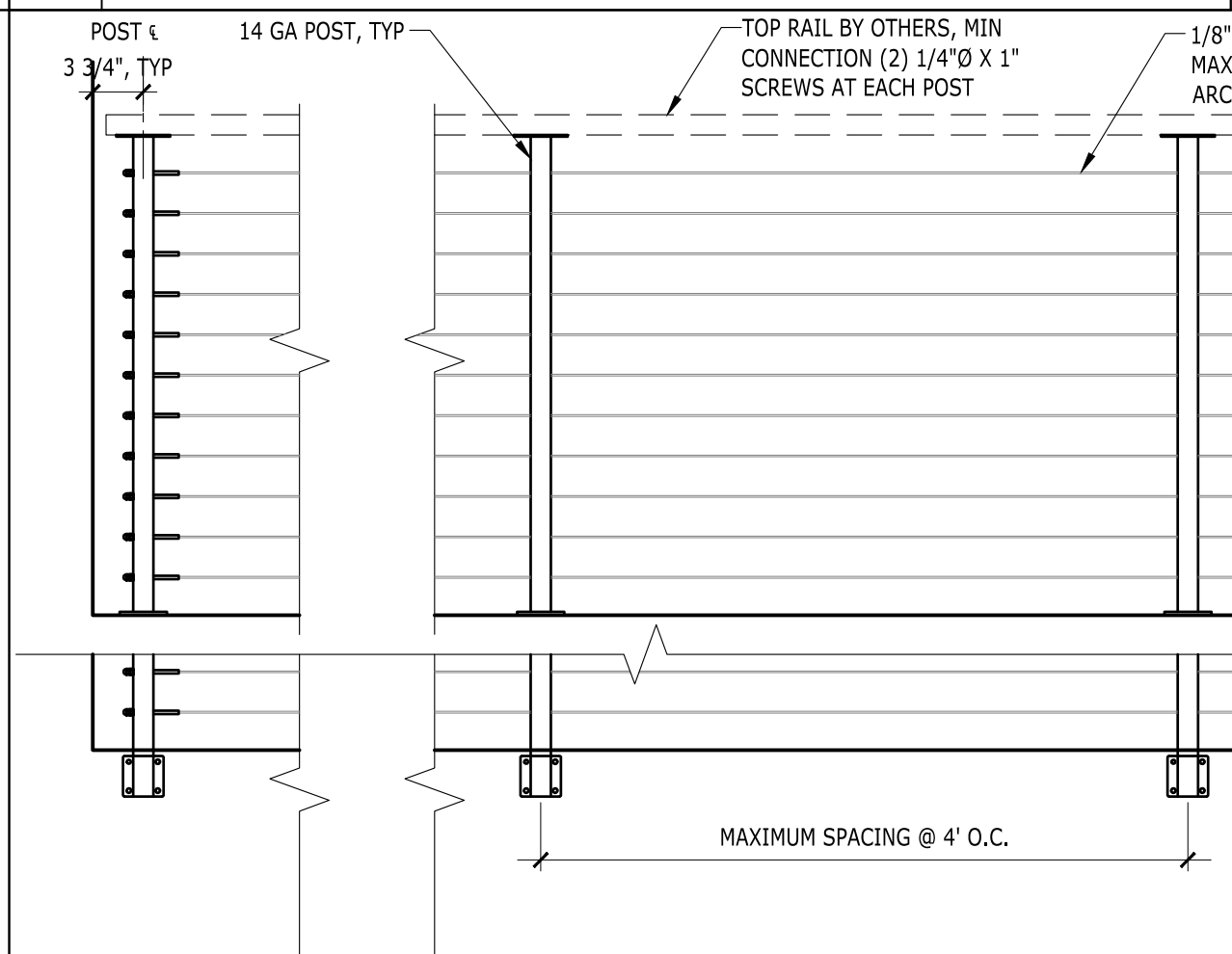
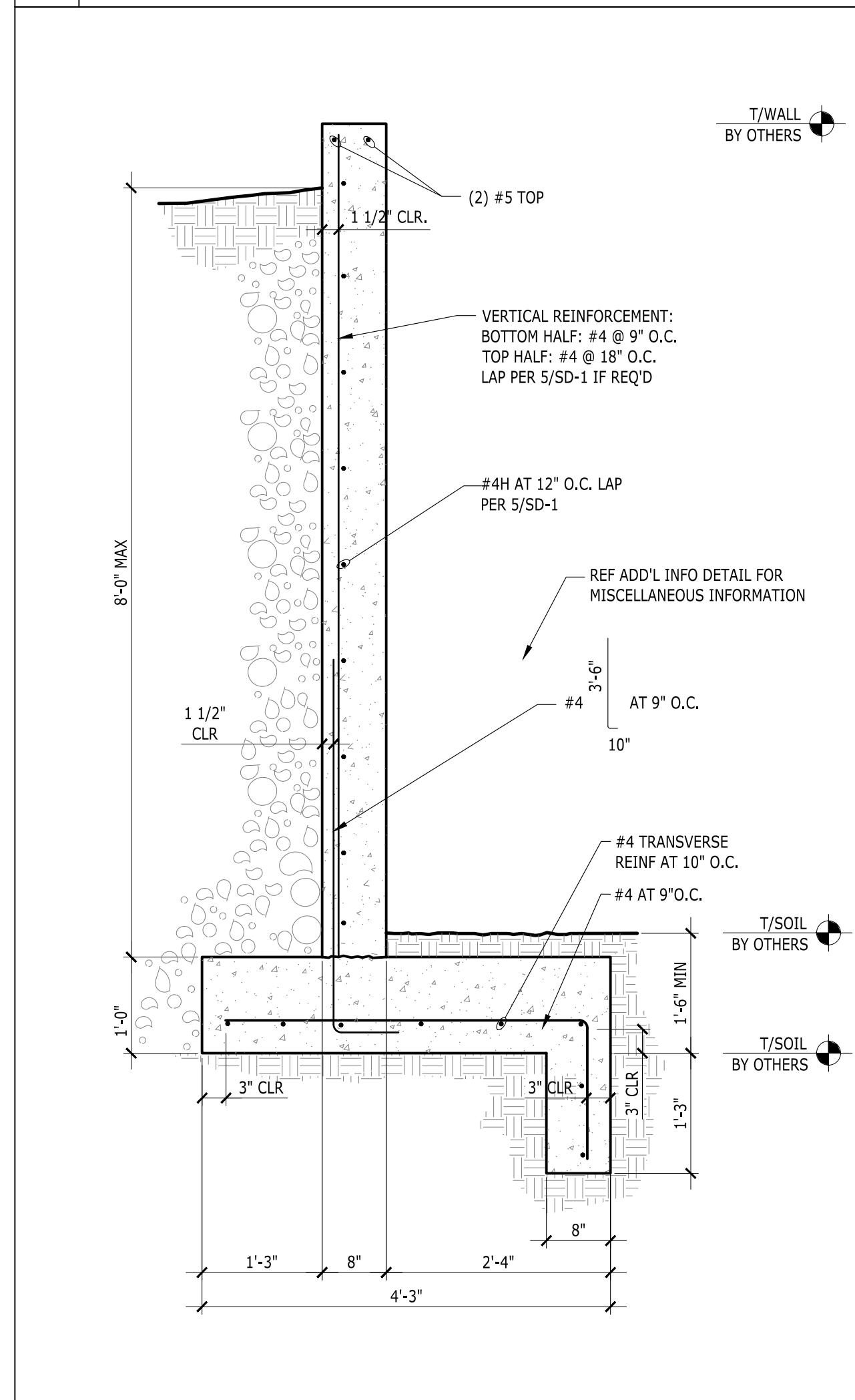
6 RETAINING WALL (10'-6" MAX BACKFILL)

7 RETAINING WALL (9'-6" MAX BACKFILL)

8 RETAINING WALL (8'-0" MAX BACKFILL)

9 RETAINING WALL (4'-0" MAX BACKFILL)

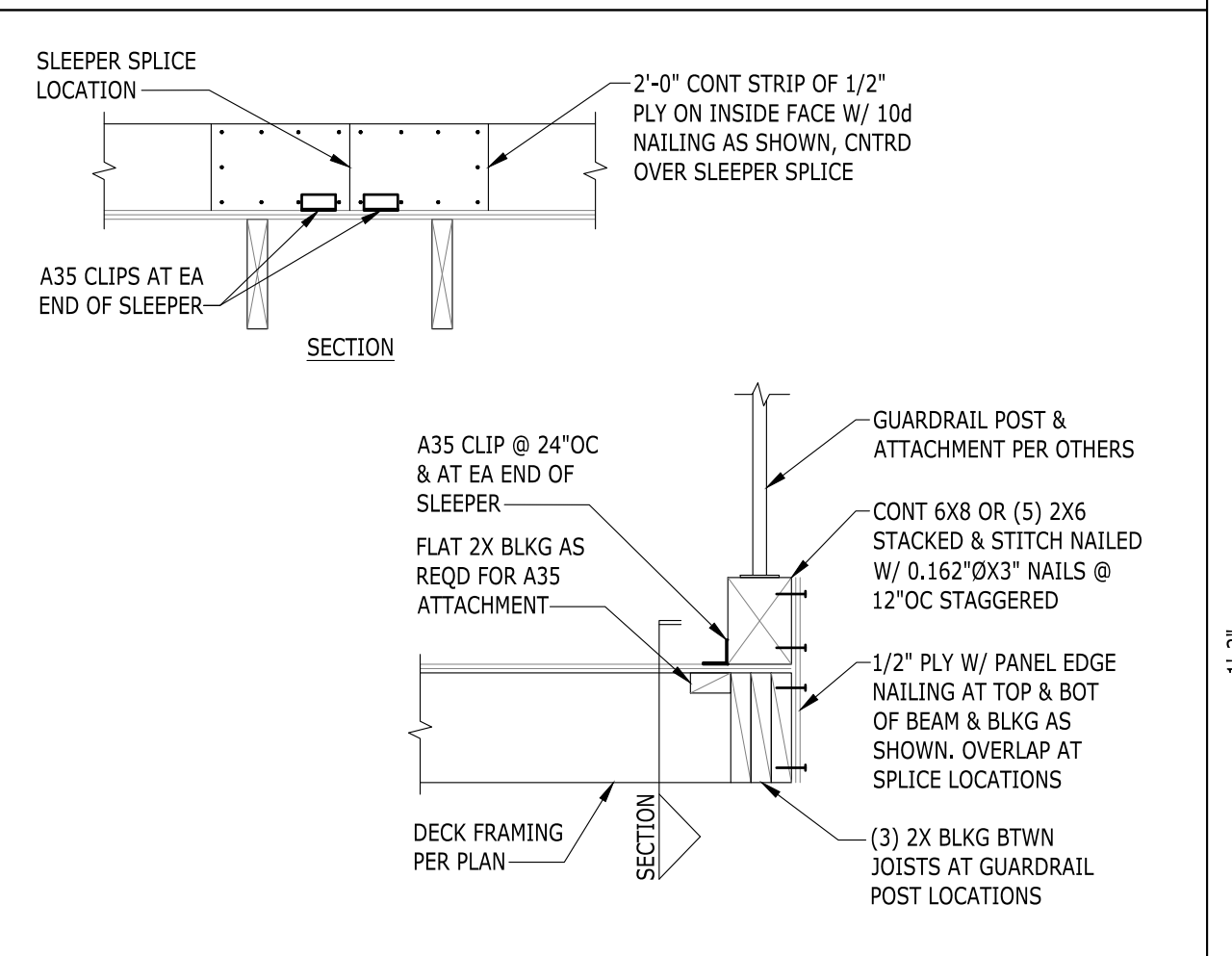
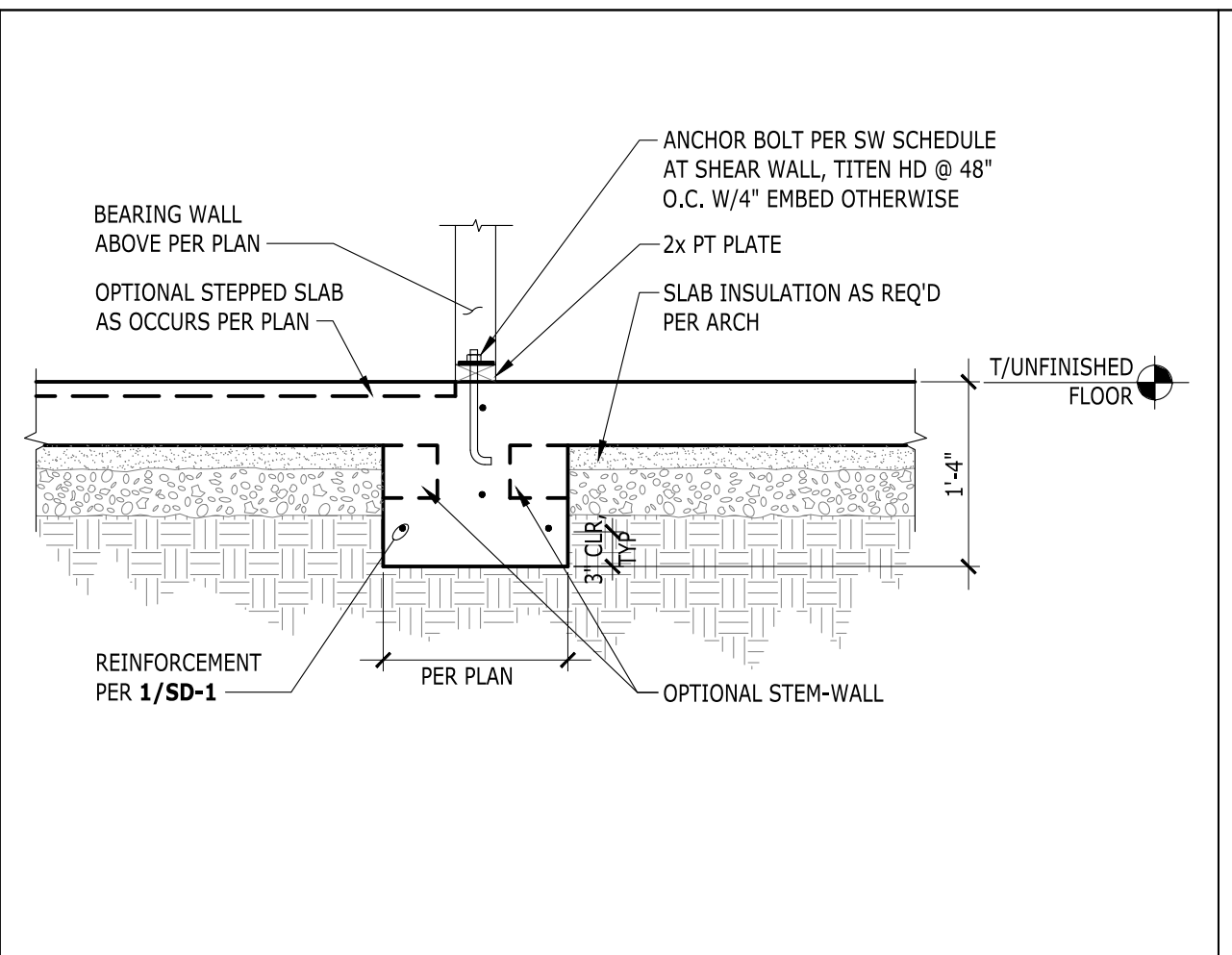
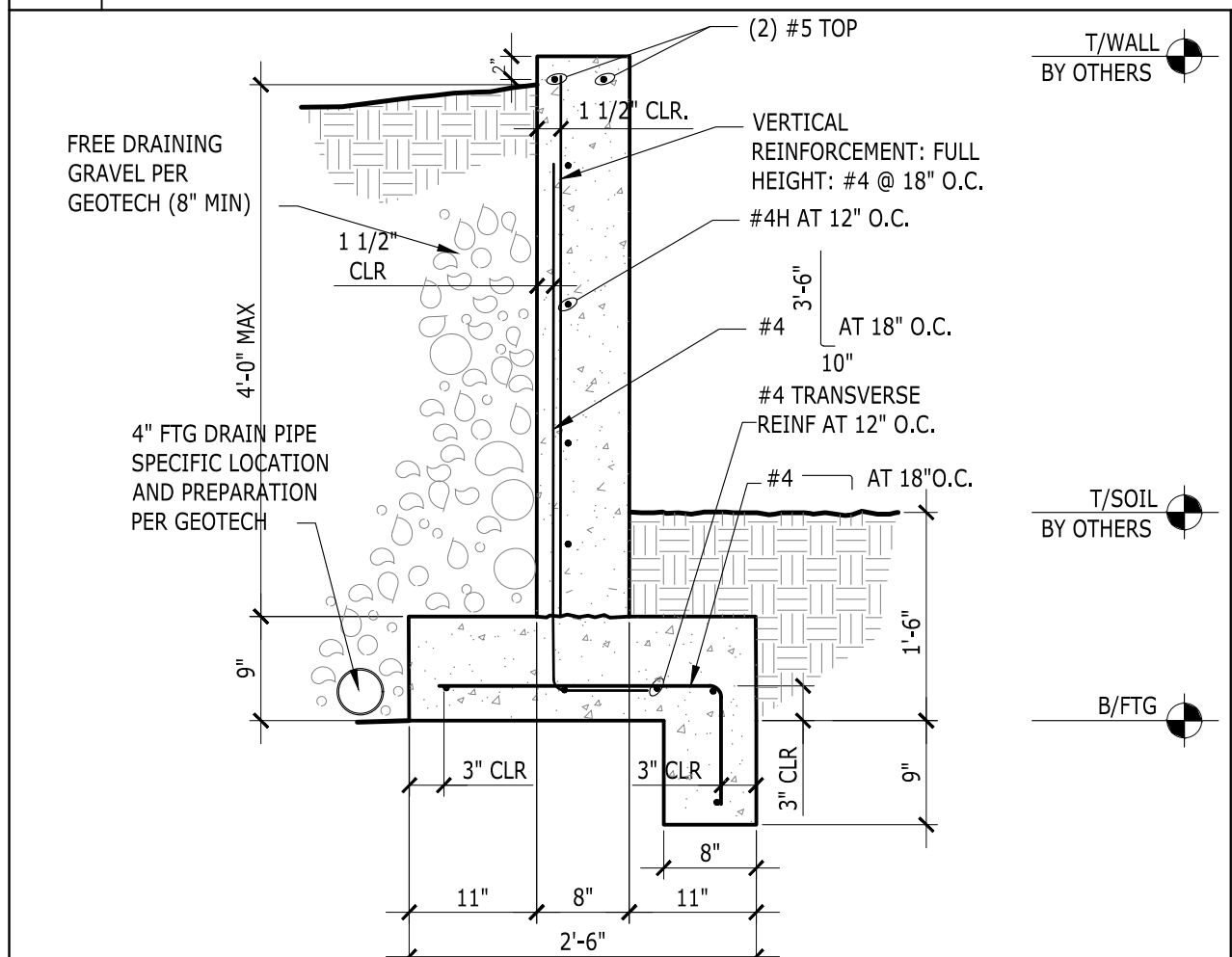
10 ISOLATED INTERIOR FOOTING



12 TYP END POST ELEVATION TYP INTERMEDIATE POST ELEVATION

TOP MOUNTED RAILING SECTION SIDE MOUNTED OPTION

BASE PLATE SECTION



16 RETAINING WALL (8'-0" MAX BACKFILL)

17 RETAINING WALL NO SLAB (4'-0" MAX BACKFILL)

18 THICKENED SLAB UNDER BEARING WALL

19 TOP MOUNT GUARDRAIL AT DECK

20 13'-0" MAX WALL AT EXTERIOR