CITY OF MERCER ISLAND





INSPECTION REQUESTS:

online	2:
_	MyBuildingPermit.com

PHONE: 206.275.7605 www.mercergov.org		myBultulligherillit.com
MePlan	SHINGTOR	voicemail: (206) 275-7730
NOTE: ALL RECORDS AND DRAWINGS ARE SUBJECT TO	PUBLIC DISCLOSURI	AS REQUIRED BY RCW 42.56
CONTACT INFORMATION:		
Applicant is to complete the following information. Applicant Contact information <i>prior</i> to permit issuance:	Applicant Contac	ct information <i>post</i> permit issuance:
Applicant Contact information prior to permit issuance:		· · · · · · · · · · · · · · · · · · ·
Name:	Name:	
Address:	Address:	
Phone:	Phone:	
Email:		
REQUIRED SPECIAL INSPECTIONS / STRUCTURE It is the Engineer of Record's responsibility to specify all requires. The owner is responsible for hiring an approved private Special Inspectors (except Geotechnical) must be WABO certified. When Special Inspection or Structural Observation is required, the Inspection. Note: Inspection by the City Inspector is required in a below. Do not cover or conceal any work prior to the City inspector.	ed Special Inspections or Inspector for the checked e report shall be submitted addition to the Special Ir	Structural Observation (check items below). ed inspections noted below. All Special ed to the City Building Inspector prior to the City
STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR	t):	
Engineer of Record: Co	mpany:	
☐ General Conformance to Construction Documents	Other:	
SOILS / GEOTECHNICAL:		Dhara
Special Inspector: Co Erosion control measures Shoring installation and monitoring	Subsurface dra	ninage placement rial and compaction
Observe and monitor excavationVerification of soil bearing		ation : (auger cast/driven pile)
Other:	Other:	, (a a Be - case) a many
REINFORCED CONCRETE:		
Special Inspector:Co		
Concrete strengthReinforcing steel and concrete placement	Retaining wall Prestressed / F	
Shotcrete placement	Other:	
Other:	Other:	
STRUCTURAL STEEL: (AISC 360, Chapter N)		
Special Inspector: Co		
Fabrication and shop weldsStructural steel erection, field welds and bolting		e construction
Other:		
STRUCTURAL MASONRY:		
	<u> </u>	Phone:
Mortar strengthMasonry unit strength		onry installation I veneer installation
Other:	Othor:	TVEHECT INSTANCTION
Other:	Other:	
WOOD:		
Special Inspector / Engineer of Record: Co	ompany:	Phone:
Lateral resisting system construction		diaphragm construction
Other:	Other:	
OTHER SPECIAL INSPECTIONS:		
<u> </u>	mpany:	
Epoxy grout installationsExpansion anchor installations	Stucco installa Infiltration Sys	
Other post installed anchors		tion Finish System (EIFS) installation
Alternative construction methods:	Other:	
Alternative construction materials:	Other:	
The Applicant is required to select all deferred submittals / shop fabrication / construction.	o drawings for submittal	to the City for review and approval prior to item
Connector plate wood trusses	Post tension la	•
Metal joist / metal trussesPremanufactured structures (stairs, etc.)	Exterior claddi Window wall /	curtain wall construction
Precast concrete elements	Other:	cartain wan construction
Other:	Other:	
Indicate where the following information is located in the draw Prescriptive Compliance (RECPC) Form into the drawing set.		corporate or include the Residential Energy Code
Sheet:		
Building envelope: wsec Table 402.1.1	Air Leakage Te	esting. IRC Section R402.4.1.2 WA Amendments
(include U-factors, insulation and moisture control)	Provide ail	r leakage test report verifying air leakage rate
Whole house ventilation: IRC Section M1507 WA Amended		o exceed 5 air changes per hour.
(include ventilation option and duct sizing if applicable) Energy Credit Information: WSEC Table 406.2		Testing. wsec R403.2.2 ion Test. wsec R403.2.2.1
(include specific, written requirements)	Rough-in Test.	
RECPC Form Information: (if incorporated within drawing set)	_	
http://www.mercergov.org/files/2012ResidentialEnergyCalcForm.pdf		

DSG	PROJECT ALERTS: Construction of the project shall be from approved plans only. No deviation from the approved project plans is allowed without prior	
⋩┞	Construction of the project shall be from <i>approved plans only</i> . No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island. Approved plans must be kept on site and maintained in good condition.	2
COMPLETED	 ✓ Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including: Site Considerations Hours of Work Construction Vehicle Parking Restrictions Acess Road Requirements Water Service Requirements Tree Requirements Tree Requirements Tree Requirements Tree Requirements Tree Requirements Tree Requirements Tree Requirements 	
2	 ✓ Temporary site address with minimum 6" high numbers visible from the street must be installed. ✓ Erosion control measures must be as shown on approved project drawings. All erosion control is to be in place and inspected prior to the start of any site work. 	
╁	✓ A City of Mercer Island Business License is required for all subcontractors. Call (206) 275-7783 for more information. TREE PROTECTION REQUIREMENTS:	
ľ	Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and	1
	must remain in place throughout the project. ✓ No trees shall be cut without a City of Mercer Island tree permit. ☐ Replacement trees must be a minimum of six feet tall at installation. They must be planted and approved prior to final inspection. ☐ For this project, ☐ trees are authorized to be removed and replaced with ☐ trees. ☐ This project appears to be within a protected eagle nest area. Contact Federal Fish and Wildlife at (360) 534-9304 or visit their website at http://www.fws.gov/pacific/eagle	
	FIRE PROTECTION REQUIREMENTS: Separate Permits are required for ALL fire protection systems. For more information, see http://www.mercergov.org/Page.asp?NavID=2614	
ľ	☐ Fire Sprinkler ☐ Monitored Household	1
	□ NFPA 13D Fire Alarm per NFPA 72 □ Plus □ Monitored Sprinkler	
	NFPA 13R Water Flow Alarm	
	☐ NFPA 13 ☐ Other: ☐	
	FCA1 FCA3	
		ł
	WATER SUPPLY REQUIREMENTS:	1
	Fire sprinkler design calculations must be provided prior to determining water supply system requirements.Water Supply system upgrade required	
	☐ City Installation. ☐ Applicant Installation.	
	Required Service Line Size: Required Supply Line Size: Required Meter Size:	
	(water main to meter) (water main to house) Abandonment of existing service and meter required at main.	
	Pressure reducing valve required if pressure exceeds 80 psi.	8
	✓ Reduced pressure backflow assembly (RPBA) required for all lots with waterfront or non-city water supply (private wells or lake irrigation).	
L	Additional water supply requirements:	
	DRAINAGE REQUIREMENTS:	
	☐ On site detention system required. ☐ Direct discharge into the lake. ☐ No Storm Water parmit required.	
	☐ On site infiltration system required.☐ As-built Utility drawings required.☐ Connection to public storm drainage conveyance system req'd.	
<u> </u>	☐ Full Size drawings required. ☐ Other:	1 8
5	SIDE SEWER REQUIREMENTS:	
1	Side sewer requires a backflow preventer when connecting to the lake line or when the elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim or when side sewer is shared with one or more properties.	
	□ Video tape of existing sewer required (see standard details)□ New connection.□ Connect to existing.□ Disconnect permit required.□ Reconnect permit required.	
	Other:	
	Note: When side sewer is to be connected to the lake line you will need to schedule three (3) days in advance with the City of Mercer Island Maintenance Department at (206) 275-7800.	
r	APPROVED CODE ALTERNATIVES:	i
	Code alternatives must be Inspected. Refer to the Inspection Checklist	
	□ CA1: □ CA2:	
L		1
	SURVEY REQUIREMENTS (The following survey information must be submitted when checked):	l
_	Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation Inspection. A property survey may be required to verify setbacks and in some cases buildings must be surveyed onto the lot. The City	l
ŀ	reserves the right to request an impervious area survey at any time prior to issuance of Certificate of Occupancy.	ł
	Surveyor:Phone:Phone:	
	☐ Building setback survey	
	☐ Impervious surface survey☐ Other:	
	MAXIMUM 40 PERCENT ALTERATION INSPECTION: MICC 19.01.050(D)(1)(b)(i)	
	A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered. Contact the Building Inspector at (206) 275-7730.	
	☐ Civil / Drainage ☐ LUP / Setback requirements	1
	GEOTECHNICAL INFORMATION:	1
	Land clearing, grading, filling and foundation work within geologic hazard areas is NOT PERMITTED between October 1 and April 1 without an approved Seasonal Development Limitation Waiver.	
	Geotechnical Report provided. All construction must comply with the recommendations of the Geotechnical Report. A copy of] ,
	report and other geotechnical information must be kept on site at all times.	
	Geotechnical Engineer Phone	
	SEASONAL DEVELOPMENT LIMITATION RESTRICTION: Applies (Geologic Hazard area). Grading not permitted between October 1 through April 1.	
	☐ Waiver approved. Grading and excavation permitted subject to all conditions noted in Seasonal Development	
اذ	Limitation Waiver Permit.	
	Permit number Approved by Date	
		{
4		

is the applicant's respondence www.MyBuildingPermit	STRUCTION INSPECTIONS: Onsibility to contact DSG to schedule ALL inspections appropriate for the project. Request inspections online at accommor by calling the Inspection Hotline at (206) 275-7730. Allow at least 24 hours (48 hours for Reinforcing steel) spection. Be specific as to type of inspection.	
applicants responsibilinspections: (Listed in	and date appropriate inspection <i>only</i> if approved. Note: <i>Items marked with an "*" require a separate permit.</i> It is the ity to apply for and obtain all City of Mercer Island permits. Order of typical sequencing) Oved	
	Pre-construction Meeting to Review Conditions of Permit Approval.	
* 	Tree protection Erosion control	9
	Sewer disconnect and cap. If applicable, separate side-sewer permit required Right-of-way use or work / easement, material delivery, etc. If applicable,	
*	separate ROW permit required	> _
	Land clearing, grading and demolition Temporary power	NC
	Pilings / Shoring / Shotcrete. If applicable, provide survey letter	PAL
	(property line); Geotechnical Engineer / Special Inspector reports of inspections (pile and shoring installation, etc.)	
	Footings, setbacks, UFER ground. If applicable, provide survey letter	OCCU inspections d approved
	(building height and setbacks); Special Inspector reports of inspections (soil bearing capacity, compaction, earthwork, pile installation, etc.)	O app
	Foundation walls / concrete columns	
	Roof and footing drains Foundation damproofing	TE OI required
	Storm drainage, including (but not limited to):	ATE all requirer
	 Connections to storm Main in ROW Conveyance piping / cleanouts 	FIC fter a
	• Detention systems • Storm drain in ROW	d af
	 Infiltration systems Catch basins including Pump systems 	Ssue
	oil-water separator tees • Retaining wall drainage	5
*	Water Service Water Supply	
	Water as-built drawings Side sewer installation, including (but not limited to):	
	• Connections to side • Back-flow valves	
	 sewer main Connections to existing Sewer manholes 	
	side sewer	
	Driveway / Access road Underslab electrical / mechanical / plumbing	
	Underslab insulation / vapor barrier / reinforcing	
	Underfloor framing Nailing-Roof sheathing. If applicable, provide Special Inspection	
	letter for lateral wood inspection.	
	Nailing-Exterior wall and Shearwall. If applicable, provide Special Inspection letter for lateral wood inspection.	
	Rough hydronic installation	
	Rough electric installation Rough fire alarm (wiring inspection)	
	Rough plumbing installation (DWV, water)	
Ц	Rough mechanical Gas Piping	
*_	Rough fire sprinkler / hydrostatic and flow (bucket) test	
	Framing and glazing. If applicable, provide Special Inspection letter for lateral wood inspection, welding epoxy anchors, etc.	
	Masonry construction (fireplace / walls / veneer / etc.)	
	Insulation installation Stucco (paper and lath)	
	Shower pan (or tub) Miscellaneous	
	Code Alternative CA1:	
	Code Alternative CA2: Impact Fees Paid (If applicable)	
	Impact rees raid (ir applicable)	
<u></u>	Final Inspection: Tree Restoration	
	Sprinkler Fuel Tank Installation	
	 Access Road Fire Code Alternatives (see below) Fire Alarm System 	
	☐ FCA1: ☐ FCA3:	
	FCA2: FCA4: FCA4: Two Inspection: Water supply protection, including (but not limited to) TW	
	 backflow devices for: Waterfront property Well water on property 	•
	Waterfront propertyFire / lawn sprinklerWell water on propertyBoiler	5
	Final Inspection: Site and utility: includes landscape, utilities and ROW. Site	ÄH.
	restoration complete and as-built drawings ready for submittal. Final Inspection: Building, including electrical / mechanical / plumbing. If	
	applicable, provide closeout (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and exterior wall cladding inspectors (EIFS).	A N
O DAY TEMPOL	RARY CERTIFICATE OF OCCUPANCY (TCO):	
	onal fees will be required and must be approved prior to occupancy. TCO requires tree plantings be completed.	F SI SI
		IMES ANCE
	Start Date End Date	H I
• •	QUIRED CITY INSPECTIONS:	IAI MC
all the appropriate con	tact to arrange the inspection.	Z
Required Inspection(s)	. Contact: Phone: Scheduling:	SITE
		MIN S
		DRAWIN ILDING S FOR CO
MPACT FEES:	PLAN REVIEW APPROVALS:	
applicable.	Not all review disciplines may be required to review the documents.	Би 3
☐ Impact fees app	oly and are due <i>prior</i> to Final Inspection or on	
Date	, whichever occurs first. \[\begin{array}{c ccccccccccccccccccccccccccccccccccc	APP ON RE

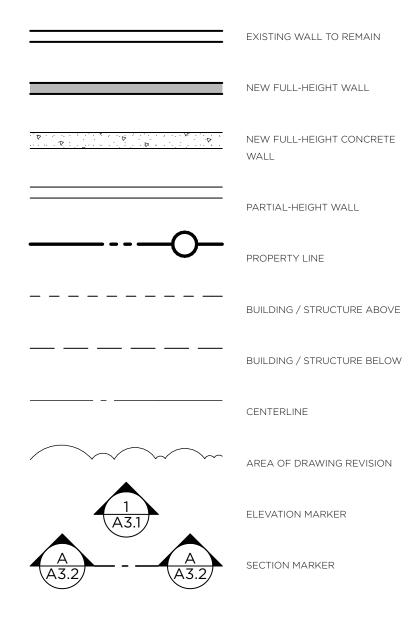
ABBREVIATIONS:

ABOVE FINISHED FLOOR BLOCK, BLOCKING BOTTOM OF WALL CENTERLINE COLUMN CONCRETE CONTINUOUS CONTRACT(OR DOUBLE DETAIL DIAMETER DIMENSION DOWNSPOUT DISHWASHER EACH EXHAUST EXTERIOR FACE OF CONCRETE FACE OF MASONRY FACE OF STUD FINISHED GRADE FIREPLACE FRFF7FR GAUGE GYPSUM WALL BOARD HOSE BIBB INFORMATION INSULATION INTERIOR LIGHT(ING) LOW VOLTAGE MEMBRANE MATERIAI MANUFACTURER MOUNT(ED) NOT APPLICABLE NOT IN CONTRACT NOT FOR CONSTRUCTION NOMINAL OPPOSITE HAND PLATE PROPERTY LINE RISER(S); RADIUS REFER TO REFRIGERATOR SIMII AR TREAD(S) TO BE DETERMINED TONGUE & GROOVE THICKNESS TOP OF WALL TYPICAL UNLESS NOTED OTHERWISE

FLOOR PLAN LEGEND:

VERIFY IN FIELD

WINDOW



ERCERPARCEL 3

8379 E. MERCER WAY MERCER ISLAND



GENERAL PROJECT NOTES:

1. DO NOT SCALE DRAWINGS.

2. THIS PROJECT SHALL COMPLY WITH ALL GOVERNING REGULATIONS, ORDINANCES, BUILDING CODES, OR COVENANTS OF THE AREA IN WHICH IT IS

3. APPROVAL BY AN INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE DRAWINGS OR SPECIFICATIONS. 4. THE CONTRACTOR SHALL SCHEDULE WALK-THROUGHS AT EACH OF

BELOW NOTED INTERVALS: A. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

B. PRIOR TO THE COMMENCEMENT OF ALL MECHANICAL + ELECTRICAL WORK.

5. PROVIDE ALL NECESSARY BARRICADES, WARNING SIGNS, + DEVICES TO PROTECT PUBLIC + CONSTRUCTION PERSONNEL DURING CONSTRUCTION. 6. MAINTAIN ALL REQUIRED ACCESS + EGRESS DURING CONSTRUCTION.

DUTY OF COOPERATION:

RELEASE + ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, THE CONTRACTOR, + RIPPLE DESIGN STUDIO. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO RIPPLE DESIGN STUDIO. FAILURE TO DO SO SHALL RELIEVE RIPPLE DESIGN STUDIO FROM ANY RESPONSIBILITY OF THE CONSEQUENCES.

ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT THE CONSENT OF RIPPLE DESIGN STUDIO ARE UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE RIPPLE DESIGN STUDIO OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH ACTIONS.

WSEC 2015

INSULATION @ INTERIOR SIDE OF WALL.

1. THIS PROJECT IS ELIGIBLE AND COMPLIANT W/ WSEC 2015 PRESCRIPTIVE 2. INSULATION VALUES SHALL BE AS FOLLOWS:

A. ALL VERTICAL GLAZING SHALL BE 0.30 U-FACTOR MAX.

B. ALL OVERHEAD GLAZING SHALL BE 0.50 U-FACTOR MAX.

C. ALL EXTERIOR DOORS (INCLUDING DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE) SHALL BE 0.20 U-FACTOR MIN. D. ALL CEILINGS OVER CONDITIONED SPACE SHALL RECEIVE R-49 BLOWN-IN INSULATION MIN.

E. ALL VAULTED CEILINGS SHALL RECEIVE R-38 BATT INSULATION MIN. F. ALL ABOVE-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT

G. ALL BELOW-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT

INSULATION MIN @ INTERIOR FRAMED WALL. H. ALL FLOORS OVER UNCONDITIONED SPACE SHALL RECEIVE R-30 BATT

I. ALL SLAB-ON-GRADE WITHIN CONDITIONED SPACE SHALL RECEIVE R-10 RIGID INSULATION WITHIN 24" OF SLAB PERIMETER. J. ALL HEADERS @ EXTERIOR WALLS SHALL RECEIVE R-10 RIGID

3. RE: STRUCTURAL DRAWINGS FOR ALL FRAMING COMPLIANCE REQUIREMENTS. 4. PROVIDE 100 CFM INTERMITTENTLY OPERATING POINT-OF-USE

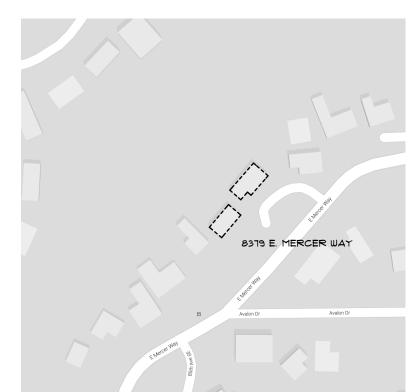
VENTILATION @ KITCHEN. 5. PROVIDE 50 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION

@ ALL BATHS + LAUNDRY. 6. NATURAL GAS, PROPANE OR OIL WATER HEATER SHALL HAVE A MINIMUM EF OF 0.91 (WSEC 406.2, CREDIT 5c).

7. AT CRAWLSPACES THE MIN NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 FT2 FOR EACH 300 FT2 OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AT CRAWLSPACE, EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTILATION OPENINGS, OR CRAWLSPACE SHALL BE MECHANICALLY VENTED.

8. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4. WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE TESTING RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE CODE OFFICIAL.

9. AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.



LOT AREA: ALLOWABLE LOT COVERAGE: (LOT SLOPE IS BETWEEN 15% AND 30%)

PROPOSED RESIDENCE ROOF AREA: PROPOSED DRIVES + WALK AREA: EXISTING WETLAND AREA TO REMAIN:

VICINITY MAP:



IMPERVIOUS SURFACE CALCULATIONS:

TOTAL IMPERVIOUS SURFACE UPON COMPLETION:

9,119 FT² (35%) 2,748 FT²

5,823 FT² (22.35%)

26,053 FT²

1,127 FT²

1,948 FT²

PROJECT INFO:

PROJECT ADDRESS:

8379 E. MERCER WAY PARCEL 3 MERCER ISLAND, WA 98040

SCOPE OF WORK: NEW SINGLE FAMILY RESIDENCE

R-8.4 + R-9.6

LEGAL DESCRIPTION:

AVALON PARK ADD & SELY 40 FT OF POR OF NW 1/4 NWLY LN OF SD 7 & BET SWLY & NELY LNS THOF EXTND WLY

ACCESSOR'S PARCEL NUMBER:

#Project Status

BUILDING CODE + OCCUPANCY: 2012 IRC (ARCHITECTURAL) + 2012 IBC (STRUCTURAL) R-3 SINGLE-FAMILY RESIDENTIAL (RESIDENCE)

U STORAGE (GARAGE, STORAGE)

TYPE OF CONSTRUCTION: TYPE-V-N NON-SPRINKLERED

OCCUPANT LOAD CALCULATIONS: PROPOSED BASEMENT GROSS FLOOR AREA:

1,145 FT² OCCUPANT LOAD FACTOR (ACCESSORY STORAGE): 1 PER 200 FT² BASEMENT OCCUPANT LOAD: 6 OCCUPANTS PROPOSED FIRST FLOOR GROSS FLOOR AREA: 1,898 FT² OCCUPANT LOAD FACTOR (ACCESSORY STORAGE): 1 PER 200 FT² FIRST FLOOR OCCUPANT LOAD: 10 OCCUPANTS 1,843 FT²

PROPOSED SECOND FLOOR GROSS FLOOR AREA: OCCUPANT LOAD FACTOR (RESIDENTIAL): SECOND FLOOR OCCUPANT LOAD: TOTAL OCCUPANT LOAD:

GROSS FLOOR AREA CALCULATIONS:

MAX ALLOWABLE BUILDING GROSS FLOOR AREA: 11,723.85 FT² (45%) PROPOSED BASEMENT AREA: 1,246 FT² PROPOSED FIRST FLOOR: 2,083 FT² PROPOSED GARAGE: 953 FT² PROPOSED SECOND FLOOR: 1,943 FT² TOTAL BUILDING GROSS FLOOR AREA: 6,225 FT² (23.8%)

SHEET INDEX:

SHEET NAME: PROJECT INFORMATION

SURVEY 2 SURVEY 3 SURVEY 4 SITE PLAN A2.0 BASEMENT PLAN FIRST FLOOR PLAN

SECOND FLOOR PLAN NORTH + SOUTH BUILDING ELEVATIONS EAST + WEST BUILDING ELEVATIONS

SECTIONS A-A + B-B, ROOF DETAILS BUILDING SECTION C-C DOOR + WINDOW SCHEDULES GENERAL STRUCTURAL NOTES BASEMENT / FOUNDATION PLAN FIRST FLOOR FRAMING PLAN SECOND FLOOR FRAMING PLAN

CONCRETE DETAILS FLOOR FRAMING DETAILS FLOOR FRAMING DETAILS FLOOR FRAMING DETAILS

RIPPLE DESIGN STUDIO

206.913.2333

4303 STONE WAY N

SEATTLE, WA 98103

REGISTERED ARCHITECT JAMES M DEARTH STATE OF WASHINGTON

Ш

PROJECT TEAM:

NEW HORIZON REAL ESTATE DEVELOPMENT

8744 126TH AVE NE KIRKLAND, WA 206.557.0772

ARCHITECT / APPLICANT:

RIPPLE DESIGN STUDIO, INC. - JIM DEARTH 4303 STONE WAY N

SEATTLE, WA 98103 206.913.2333

SURVEYOR:

GEODIMENSIONS, INC. - KEN GREEN 10801 MAIN STREET, SUITE 102 BELLEVUE, WA 98004 425.458.4488

GEOTECHNICAL ENGINEER:

PANGEO, INC. - MICHAEL XUE 3213 EASTLAKE AVE E SUITE B SEATTLE, WA 98102 206.262.0307

CIVIL ENGINEER:

CIVIL ENGINEERING SOLUTIONS - JEFFREY ELLIS 2244 NW MARKET ST UNIT B SEATTLE, WA 98107 206.930.0342

STRUCTURAL ENGINEER: BUKER ENGINEERING - DANIEL BUKER

SEATTLE, WA 98118 206.310.3559

PO BOX 28531

CONTRACTOR:

1 PER 200 FT²

10 OCCUPANTS

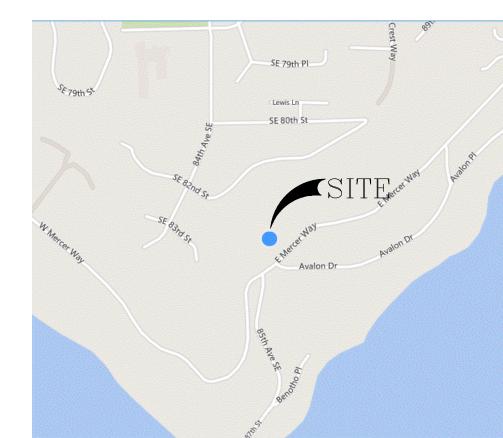
26 OCCUPANTS

26.053 FT²

RELEASE SCHEMATIC DESIGN 20 JUNE 2017 CORRECTIONS 30 JAN 2019 CORRECTIONS 10 APR 2019 August 01, 2019 SITE COPY

MERC	CER ISLAND LOT LINE REVISION NO. S	UB 16-004
DECLARATION	CITY OF MERCER ISLAND APPROVALS	
WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A LOT LINE REVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS LOT LINE REVISION TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE	EXAMINED AND APPROVED THIS DAY OF	, 2016.
OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.	CODE OFFICIAL	<u> </u>
	EXAMINED AND APPROVED THIS DAY OF	, 2016.
BY:RUN YONG USA		
	CITY ENGINEER	
ACKNOWLEDGEMENTS	KING COUNTY DEPARTMENT OF A	ASSESSMENTS
STATE OF WASHINGTON }	EXAMINED AND APPROVED THIS DAY OF	. 2016.
SS. COUNTY OF KING }		, 2010.
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS	ASSESSOR	
INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE		
INSTRUMENT AND ACKNOWLEDGED IT AS THE	BASIS OF BEARINGS PER PLAT OF AVALON PARK, VOL. 49, PAGE(S) 64 & 65, F	SECORDS OF KING
OF RUN YONG USA, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.	COUNTY, WASHINGTON.	ALCONDS OF MING
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF	SURVEY NOTES:	
, 2016.	1. THE SURVEY SHOWN HEREON WAS PERFORMED IN AUGU FIELD DATA WAS COLLECTED AND RECORDED ON MAGNI AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIV	ETIC MEDIA THROUGH
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON	WRITTEN FIELD NOTES MAY NOT EXIST.	ED ON DISC ON CD.
	2. INSTRUMENTATION FOR THIS SURVEY WAS A LEICA TOT.	
PRINTED NAMEMY COMMISSION EXPIRES	PROCEDURES USED IN THIS SURVEY WERE DIRECT AND CORRECTION NECESSARY. MEETS WASHINGTON STATE S'WAC 332-130-090.	
	3. SEWER AND WATER UTILITIES FROM PUBLIC SERVICE.	
		NOT
SZ		
213.55		
713.55		N72°33'00' (N72°33'2
COSONIE.	N88°29'19"E 202.48'	
(BASIS OF BEARING) N87°10'24"E 653.26'(MEAS)(CALC)		
10710212		
FD REBAR W/CAP	CONC MON W/BRASS PIN	
#28101, HELD	DN 0.6', VISITED 8/21/14	
SKO JOS		
TO ST. AND ST.	NK	
JE AND TO THE PARTY OF THE PART		
	ADDDOVAL NIGHT	
\wedge	APPROVAL NOTE: THIS REQUEST QUALIFIES FOR EXEMPTION UNDER RCW 58.17	7.040. IT DOES NOT
CONTROL MAP	FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE	NOW OR IN THE DONE BY SEPARATE
SCALE: 1" = 60'	INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER THE SAM	ME OWNERSHIP.
		REVIEWED
		FOR CODE
		COMPLIANCE August 01 2019

RUN YONG USA





CONC MON, VISITED 8/21/14 NOTE: MON NO LONGER HAS TACK, PREVIOUSLY VISITED IN 2004

August 01, 2019

SITE COPY

ORIGINAL LEGAL DESCRIPTION:

BASED ON DEED FURNISHED BY FIRST AMERICAN TITLE, RECORDED IN KING COUNTY UNDER INSTRUMENT NUMBER 20140523001500, DATED MAY 23, 2014.

LOT 9, BLOCK 3, AVALON PARK, ACCORDING TO PLAT RECORDED IN VOLUME

49 OF PLATS AT PAGE(S) 64 AND 65, IN KING COUNTY, WASHINGTON.

AND NORTHEASTERLY LINES THEREOF, EXTENDED NORTHWESTERLY.

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SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

ALSO THE SOUTHEASTERLY 40 FEET OF THE PORTION OF THE NORTHWEST

RANGE 5 EAST, W.M. AND GOVERNMENT LOT 1 OF SAID SECTION ADJACENT TO

LOT 8, BLOCK 3, AVALON PARK, ACCORDING TO PLAT RECORDED IN VOLUME 49 OF PLATS AT PAGE(S) 64 AND 65, IN KING COUNTY, WASHINGTON.

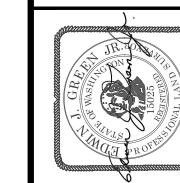
ALSO THE SOUTHEASTERLY 40 FEET OF THE PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. AND GOVERNMENT LOT 1 OF SAID SECTION ADJACENT TO THE NORTHWESTERLY LINE OF SAID LOT 8 AND BETWEEN THE SOUTHWESTERLY

LOT 7, BLOCK 3, AVALON PARK, ACCORDING TO PLAT RECORDED IN VOLUME 49 OF PLATS AT PAGE(S) 64 AND 65, IN KING COUNTY, WASHINGTON.

ALSO THE SOUTHEASTERLY 40 FEET OF THE PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 24 NORTH,

RANGE 5 EAST, W.M. AND GOVERNMENT LOT 1 OF SAID SECTION ADJACENT TO

THE NORTHWESTERLY LINE OF SAID LOT 7 AND BETWEEN THE SOUTHWESTERLY



Ž SEC SS2 Z°

QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 24 NORTH, THE NORTHWESTERLY LINE OF SAID LOT 9 AND BETWEEN THE SOUTHWESTERLY

2

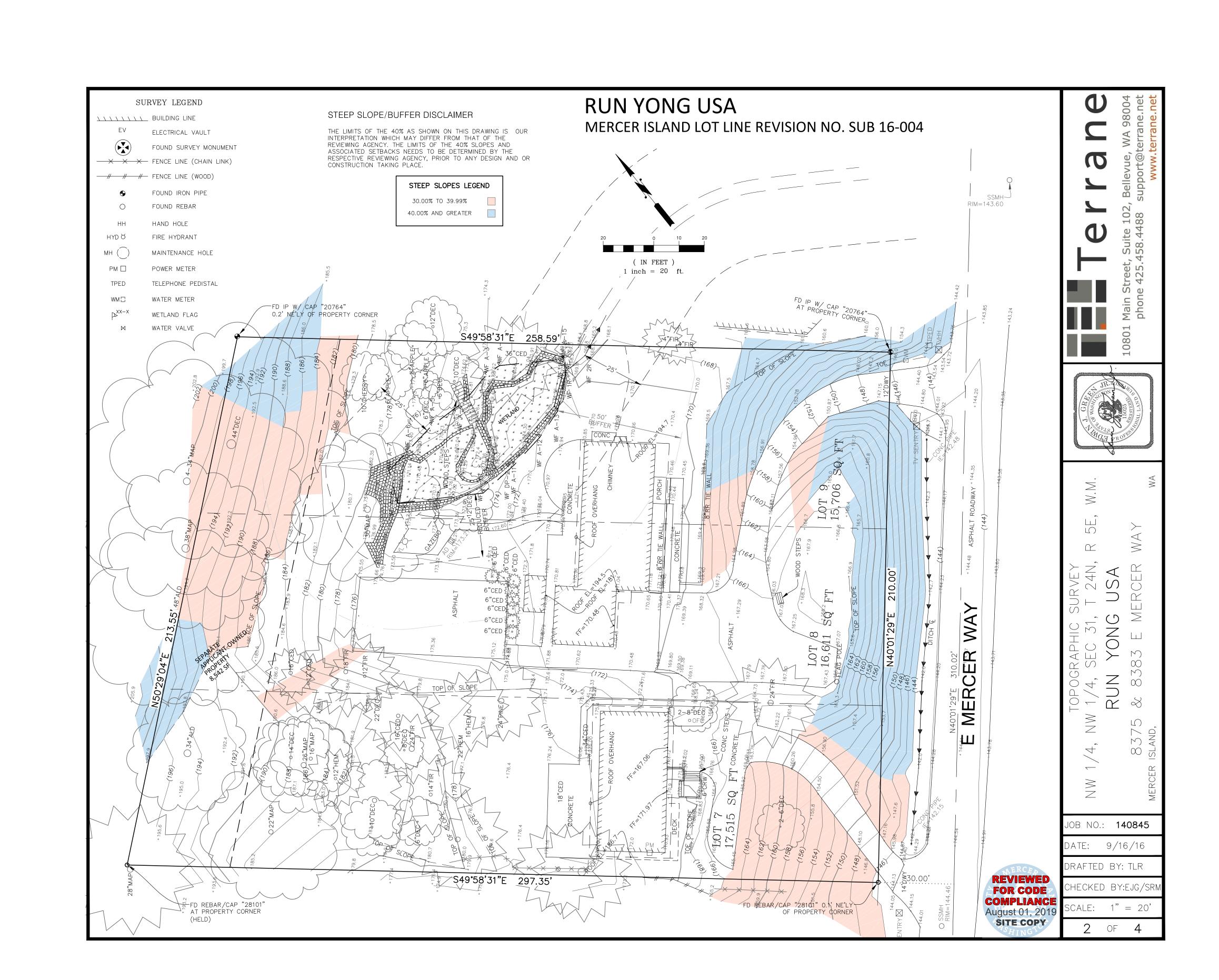
JOB NO.: **140845**

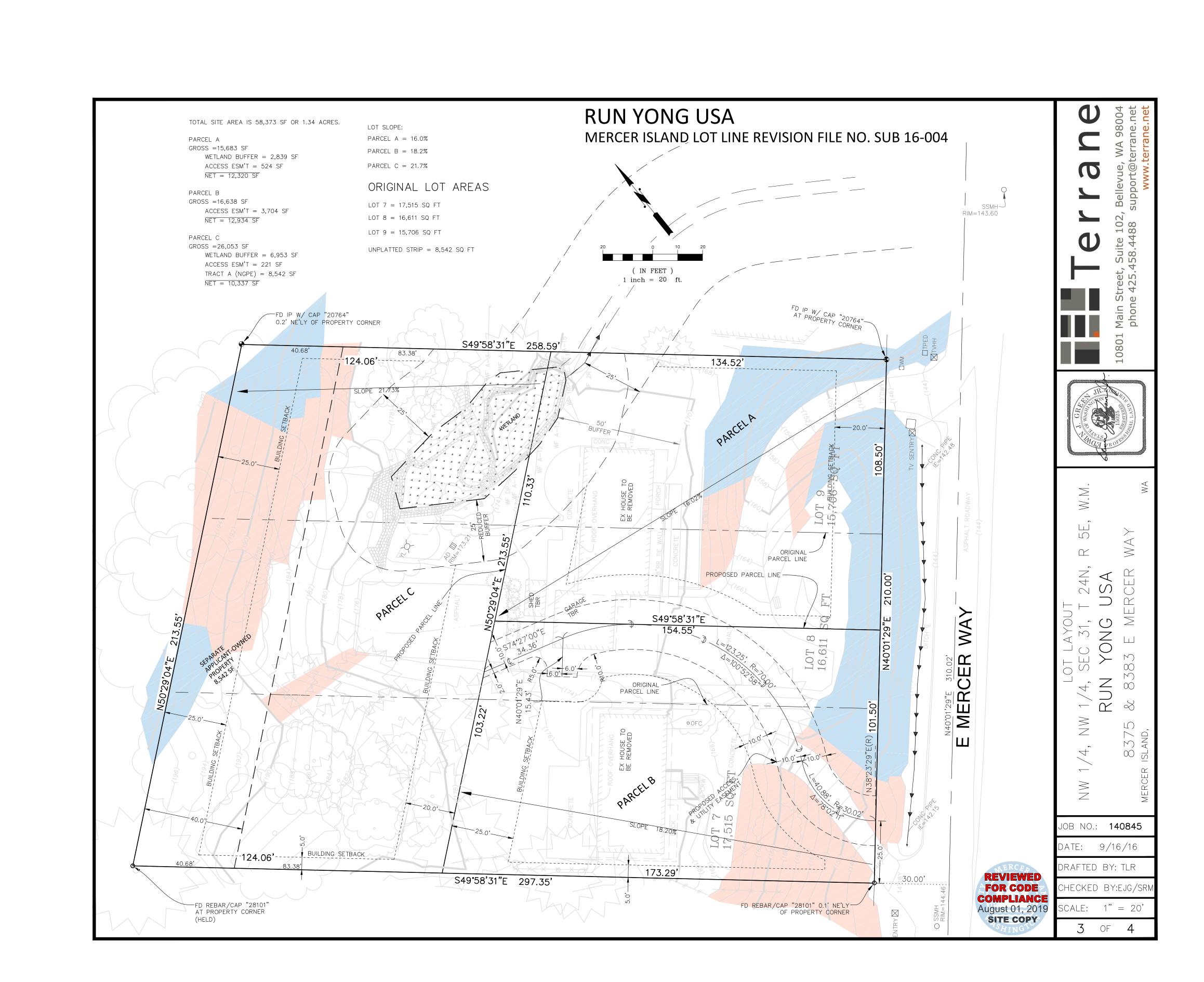
DATE: 9/16/16

DRAFTED BY: TLR

CHECKED BY:EJG/SRI 3CALE: 1" = 60'

of **4**





RUN YONG USA

MERCER ISLAND LOT LINE REVISION FILE NO. SUB 16-004

NEW LEGAL DESCRIPTIONS:

PARCEL A

LOT 9 AND THE NORTHEASTERLY 38.50 FEET OF LOT 8, BLOCK 3, AVALON PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 49 OF PLATS, AT PAGES 64 AND 65, IN KING COUNTY, WASHINGTON,

EXCEPT THE NORTHWESTERLY 82.00 FEET THEREOF.

<u>PARCEL B</u>

LOTS 7 AND 8, BLOCK 3, AVALON PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 49 OF PLATS, AT PAGES 64 AND 65, IN KING COUNTY, WASHINGTON,

EXCEPT THE NORTHEASTERLY 38.50 FEET OF SAID LOT 8; AND EXCEPT THE NORTHWESTERLY 82.00 FEET THEREOF.

THE NORTHWESTERLY 82.00 FEET OF LOTS 7, 8 AND 9, BLOCK 3, AVALON PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 49 OF PLATS, AT PAGES 64 AND 65, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE SOUTHEASTERLY 40 FEET OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. AND GOVERNMENT LOT 1 OF SAID SECTION LYING BETWEEN THE SOUTHWESTERLY LINE OF LOT 7 IN BLOCK 3 OF SAID PLAT EXTENDED NORTHWESTERLY AND THE NORTHEASTERLY LINE OF LOT 9 IN BLOCK 3 OF SAID PLAT EXTENDED NORTHWESTERLY.

ACCESS AND UTILITY EASEMENT

THAT PORTION OF LOTS 7 AND 8, BLOCK 3, AVALON PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 49 OF PLATS, AT PAGES 64 AND 65, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

A STRIP OF LAND, 20.00 FEET IN WIDTH, HAVING 10.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 7; THENCE NORTH 40°01'29" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 25.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH THE CENTER BEARS NORTH 38'23'29" EAST, 30.02 FEET DISTANT, AND THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°02'11" AND AN ARC DISTANCE OF 40.88 FEET, TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 70.00 FEET;

THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 100'52'58" AND AN ARC DISTANCE OF 123.25 FEET, TO A POINT HEREINAFTER REFERRED TO AS POINT "A" AND THE TERMINUS OF THIS CENTERLINE DESCRIPTION;

TOGETHER WITH A STRIP OF LAND, 12.00 FEET IN WIDTH, HAVING 6.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE REFERENCED POINT "A";

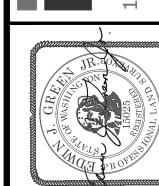
THENCE SOUTH 40°01'29" WEST 15.43 FEET, TO THE TERMINUS OF THIS CENTERLINE DESCRIPTION;

TOGETHER WITH THAT PORTION OF SAID LOT 8, LYING NORTHERLY OF A FILLETED CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 10.00 FEET BETWEEN THE SOUTHEASTERLY LINE OF SAID 12.00 FOOT STRIP AND THE SOUTHERLY LINE OF SAID 20.00 FOOT STRIP;

TOGETHER WITH A STRIP OF LAND, 12.00 FEET IN WIDTH, HAVING 10.00 FEET ON THE NORTH SIDE AND 2.00 FEET ON THE SOUTH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; BEGINNING AT THE HEREINBEFORE REFERENCED POINT "A";

THENCE NORTH 74°27'00" WEST 34.36 FEET, TO THE TERMINUS OF THIS CENTERLINE DESCRIPTION, AND A POINT ON THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 82.00 FEET OF SAID LOTS 7 AND 8;

TOGETHER WITH THAT PORTION OF SAID LOT 8, LYING NORTHERLY OF A FILLETED CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5.00 FEET BETWEEN THE SOUTHWESTERLY LINE OF SAID 12.00 FOOT STRIP AND THE NORTHWESTERLY LINE OF SAID 12.00 FOOT STRIP;



 \Box

JOB NO.: **140845** DATE: 9/16/16

DRAFTED BY: TLR

HECKED BY:EJG/SR

SCALE: 1" = 20'4 OF 4

FOR CODE August 01, 2019 SITE COPY

SITE NOTES:

1. ALL IMMEDIATE AREAS AFFECTED BY NEW DEVELOPMENT SHALL BE GRADED AWAY FROM FOUNDATIONS + ADJACENT PROPERTIES @ 10% AS POSSIBLE, 2% MIN.

IMPERVIOUS SURFACE CALCULATIONS:

TOTAL IMPERVIOUS SURFACE UPON COMPLETION:

LOT AREA: 26,053 FT²

ALLOWABLE LOT COVERAGE: 9,119 FT² (35%)

(LOT SLOPE IS BETWEEN 15% AND 30%)

PROPOSED RESIDENCE ROOF AREA: 2,748 FT²

PROPOSED DRIVES + WALK AREA: 1,127 FT²

EXISTING WETLAND AREA TO REMAIN: 1,948 FT²

5,823 FT² (22.35%)

GABION WALL FOR SURFICIAL SLOPE MOVEMENT; SEE GEOTECH LETTER

> 6"DEC #518

> > SEE PARCEL #2 PERMIT FOR THIS TREE

BOLD LINE DENOTES
LIMIT OF DISTURBANCE
FOR NEW RESIDENCE
FOUNDATION

PROPOSED AUTO COURT

SEE CIVIL DRAWINGS FOR TREE PROTECTION

M:184.00

16"MAP

12"HEM #8464

> 14"FIR #8461

RE: CIVIL DRAWINGS FOR ALL GRADING + SITE DRAINAGE

K:176.50

G:175,75

LINE OF BUILDING

Έ

S C A L E : 1/8" = 1'-0"

1:175.25

BOLD LINE DENOTES
LIMIT OF DISTURBANCE
FOR NEW RESIDENCE
FOUNDATION

18"FIR #8470

> 12"FIR #564

NEW TWO-STORY SINGLE-FAMILY RESIDENCE W BASEMENT + ATTACHED 3-CAR GARAGE

22"MAP #540

EXTENT OF TEMP EXCAVATION BASED ON III CUT FROM BOT -

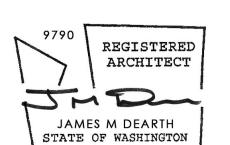
5'-0" REQ SIDE YARD

TREE TO BE_ REMOVED, TYP

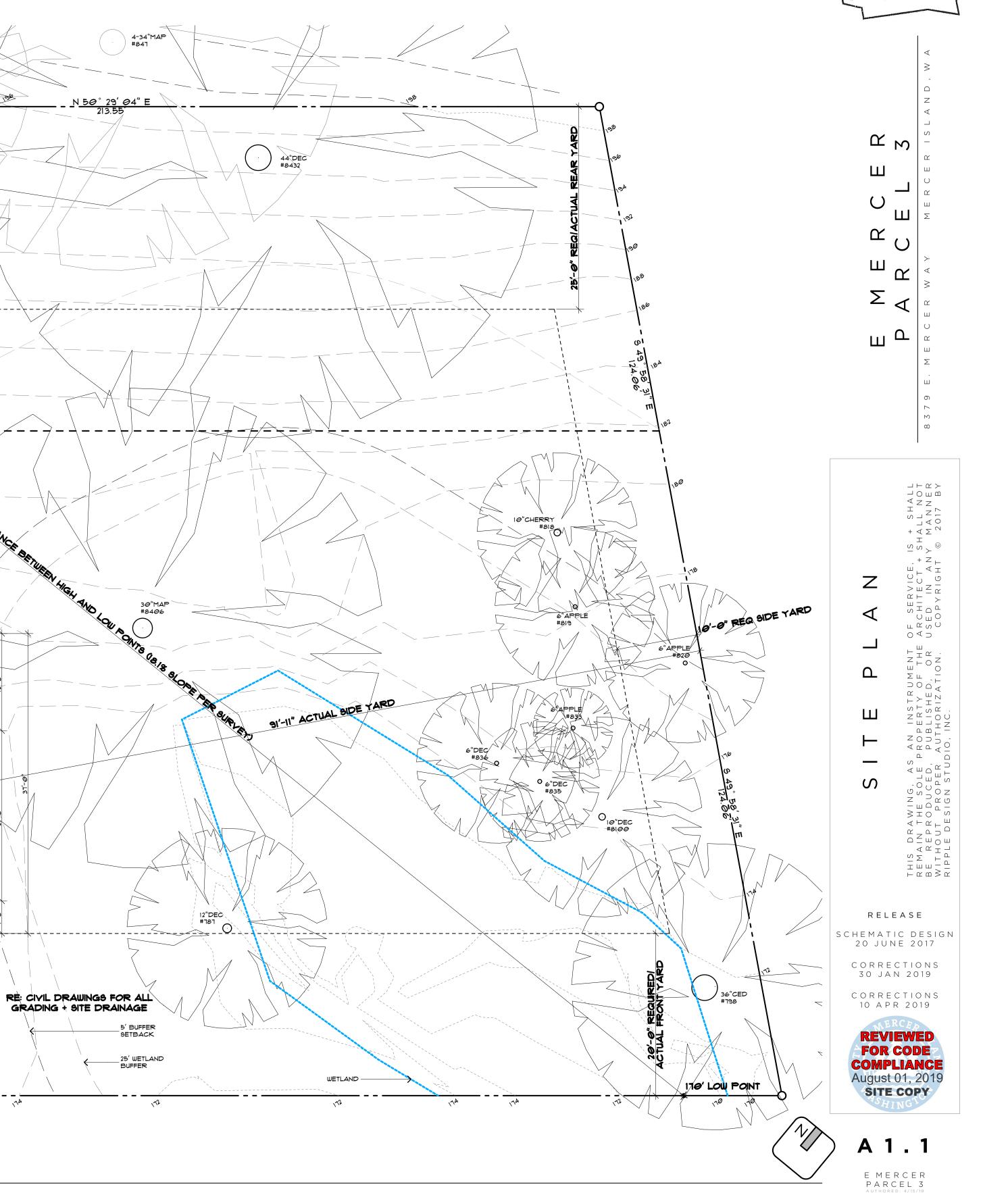
AREA CALCULATIONS:

OT AREA:	26,05
MAX ALLOWABLE BUILDING GROSS FLOOR AREA:	11,723.85 FT ² (
PROPOSED BASEMENT AREA:	1,24
PROPOSED FIRST FLOOR:	2,08
PROPOSED GARAGE:	95
PROPOSED SECOND FLOOR:	1,94
TOTAL BUILDING GROSS FLOOR AREA:	6,225 FT ² (2





4303 STONE WAY N SEATTLE, WA 98103



BY AMERICAN FOREST MANAGEMENT

Tree Summary Table
For: 8383 E Mercer Way

American Forest Management, Inc.

Date: 8/29/14 Inspector: Wilkinson

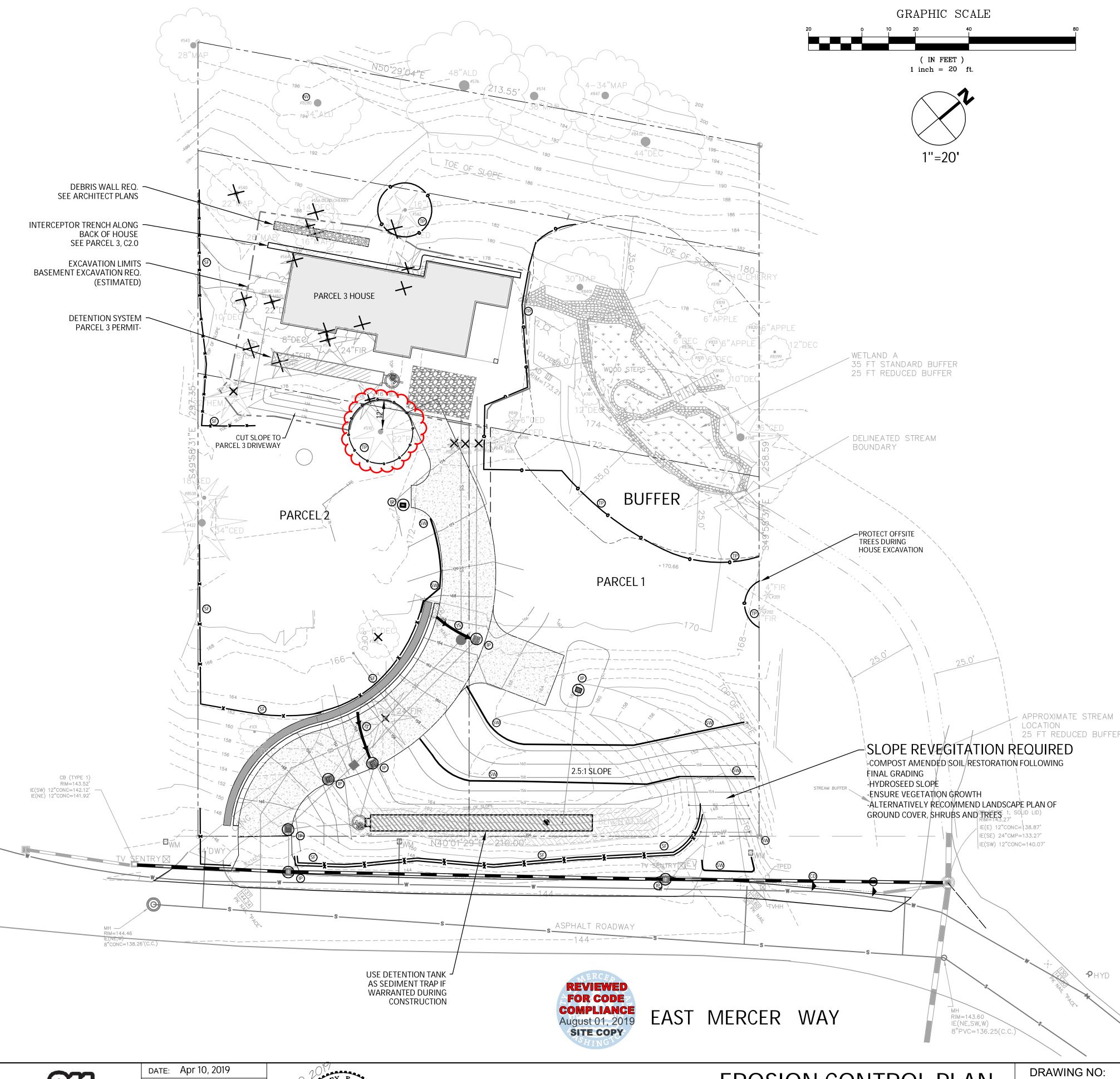
Tree/										
Tag #	Species	DBH	Height	Drip-Li	ne/Limits o	f Disturban	ce (feet)	Condition	Viability	Comments
		(inches	(feet)	N	S	E	W			
8185	Douglas fir	26	85		17 / 12		15 / 12	good	viable	driveway is 12' south of tree, good taper, was crown thinned in the past
101	deciduous ornamental	5, 7	20	15/8	10/8	10/8	12/8	good	viable	forks at 2', was topped
8538	western red cedar	19	55	13 / 12			18 / 12	fair-poor	borderline	was topped in the past, lots of new leaders, pink ribbon - 507
422	western red cedar	9, 22	55	14 / 12			16 / 12	fair-poor	borderline	was topped in the past, lots of new leaders, pink ribbon - 422, co-dominant stem forks at 1'
508	western hemlock	22	75	22 / 15		23 / 15	13 / 15	fair	viable	hemlock woolly adelgid
518	deciduous	5						good	viable	
8467	sitka spruce	17	75	6/10	16 / 10	20 / 10	4 / 10	fair	viable	foliage dieback, co dominant stems fork at 40', minor bleeding on trunk
521	Washington hawthorne	9	52	12/6		12/6		fair	viable	suppressed
519	Douglas fir	22	125		14 / 12	11 / 12	6 / 12	good	viable	no concerns
520	European mountain ash	7	25	15/6	10/6	13 / 6		good	viable	co-dominant forks at 10'
8509	western hemlock	20	90	15 / 12	12 / 12	14 / 12	8 / 12	fair	viable	was crown thinned, poor form, spike knot
510	western white pine	22	95	12 / 12	18 / 12	15 / 10	12 / 12	fair	viable	was pruned
8510	western red cedar	17	75	11 / 10	12 / 10	5/10	11 / 10	fair	viable	ribbon - 841, 15 deg lean NW, lean self correcting
8464	western hemlock	12	88		10/8		2/8	fair	viable	ribbon - 535, covered in ivy, crown thinned
561	big leaf maple	19	90			12 / 10		fair	viable	ivy covering the trunk
8462	big leaf maple	18	90	5/10			18 / 10	fair	viable	ribbon - 560, forks at 1', dead co-dominant stem
540	big leaf maple	22	90	25 / 15	25 / 15	17 / 15	10 / 15	good	viable	some past branch failure, good form
328	deciduous	6, 6	12	8	10	5	5	fair	viable	
8280	red alder	25	95					poor	non-viable	ribbon - 548
							Neighboring ³	Trees		
543	big leaf maple	26			20 / 15		16 / 15	good	viable	good form, full crown, no concerns

Tag #	Species	DBH	Height	Drip-L	ine/Limits of	Disturband	ce (feet)	Condition	Viability	Comments
		(inches)	(feet)	N	S	E	W			
8471	western red cedar	11	50	10 / 8	10/8	12/8	9/8	good	viable	ribbon - 542
8432	big leaf maple	38	100		38 / 20	35 / 20		fair	viable	ribbon - 837, leans SE, some dead branches
839	Pyramidalis arborvitae	5	25		•		-	fair	viable	
8497	Pyramidalis arborvitae	10	15	1				fair-poor	borderline	topped, co dominant stems, ribbon - 840
841	Pyramidalis arborvitae	6	28	1				fair	viable	
842	Pyramidalis arborvitae	6	30]	Drip-lines rai	nge from 2-3',		fair	viable	
843	Pyramidalis arborvitae	6	30] !i	miting distance	for all sides is	3'	fair	viable	
8498	Pyramidalis arborvitae	7	30	1				fair	viable	ribbon - 844
845	Pyramidalis arborvitae	6	35	1				fair	viable	
846	Pyramidalis arborvitae	7	35	1				fair	viable	
564	Douglas-fir	13	92		7/8	10 / 8	4/8	good	viable	good taper
8470	Douglas-fir	18	95	12 / 8		12 / 8	6/8	good	viable	ribbon - 563, good taper
562	western red cedar	18	65	11 / 10		15 / 12	5 / 10	good	viable	no concerns
8401	big leaf maple	36	95	20 / 18	25 / 10	29 / 10	26 / 18	fair	viable	ribbon - 645, some past branch failures, pond is adjacent and SE
787	cherry	13	18					poor	non viable	growths
8100	deciduous	8	22	4/4	15 / 4	4/4		fair-poor	borderline	ribbon - 834, leans south, foliage discoloration
835	fruit	5, 2	20	5/4	4/4	8/4		fair	viable	
833	apple	6	18	5/4	2/4	4/4	4/4	fair	viable	
819	fruit tree	5, 3	15	4/4	10 / 4	5/4	5/4	fair	viable	
818	cherry	9	22				10 / 8	fair	viable	cherry gummosis, heavy pruning
820	fruit tree	5, 2	12	2/4	8/4	4/4	6/4	fair	viable	pruned
798	western red cedar	26	70	10 / 12	15 / 12		18 / 12	fair	viable	growing on a stump, picture
	200	771.0		70			Neighboring 7	rees	~	
847	big leaf maple	38, 22, 3	30, 25		39 / 20	31 / 20		fair	viable	four co dominant stems, ivy covering the trunk, SE lean, rope swing
574	red alder	15, 32			38			fair-poor	borderline	past stem failure, included bark, pockets of decay, ivy on trunk
576	red alder	12, 9, 3	4					poor	non-viable	severe foliage dieback, broken top
8399	cherry	3, 11, 4					8/5	fair	viable	ribbon - 807, pruned
201	Douglas-fir	4					4/4	good	viable	

8 / 4 good viable

Drip-Line and Limits of Disturbance measurements from face of trunk

Trees on neighboring properties - Drip-line and Limits of Disturbance measurements from property lines



NO. DATE BY REVISIONS

APPLICANT New Horizon Real Estate Development 8744 126th Ave NE Kirkland, WA 98033



JOB#

1337

DRAFTED: CH DESIGN: DE

DIGITAL SIGNATURE





PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

EROSION CONTROL PLAN PARCEL 3

New Horizon Real Estate Development 8375 AND 8383 EAST MERCER WAY

APN 032110-0145 & 032110-0140 MERCER ISLAND, WA 98040

RECOMMENDED CONSTRUCTION SEQUENCE

A DETAILED CONSTRUCTION SEQUENCE IS NEEDED TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE APPLIED AT THE APPROPRIATE TIMES. A RECOMMENDED CONSTRUCTION SEQUENCE IS PROVIDED BELOW:

1. HOLD AN ONSITE PRE-CONSTRUCTION MEETING.

2. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).

3. FLAG OR FENCE CLEARING LIMITS.

4. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.

5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).

6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).

7. CONSTRUCT SEDIMENT PONDS AND TRAPS.

8. GRADE AND STABILIZE CONSTRUCTION ROADS.

9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.

10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

11. RELOCATE SURFACE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH CITY OF MERCER ISLAND TESC REQUIREMENTS.

12. COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) OR TWO DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.

13. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.

14. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.

15. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPS IF APPROPRIATE

DENUDED AREAS REQUIREMENTS

APRIL 1 TO SEPT 30

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

OCT 1 TO MARCH 31

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

EROSION CONTROL NOTES

D.8.2 STANDARD ESC PLAN NOTES THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS. AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED: HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED, FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE NUMBERED 1, 2, 4, 5,

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES,

2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND

UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.

3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.

4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.

5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.

6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY CITY OF MERCER ISLAND.

7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.

8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC. METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).

9. ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION

10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.

11. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.

12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.

13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL

14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

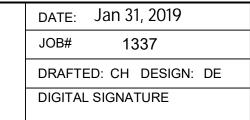
CITY NOTES

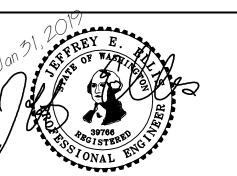
- ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.
- 2. APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.
- CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASINS/INLETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION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



NO. DATE BY REVISIONS APPLICANT New Horizon Real Estate Development 8744 126th Ave NE Kirkland, WA 98033









DUFFY@CESOLUTIONS.US

102 NW CANAL STREET SEATTLE, WA 98107

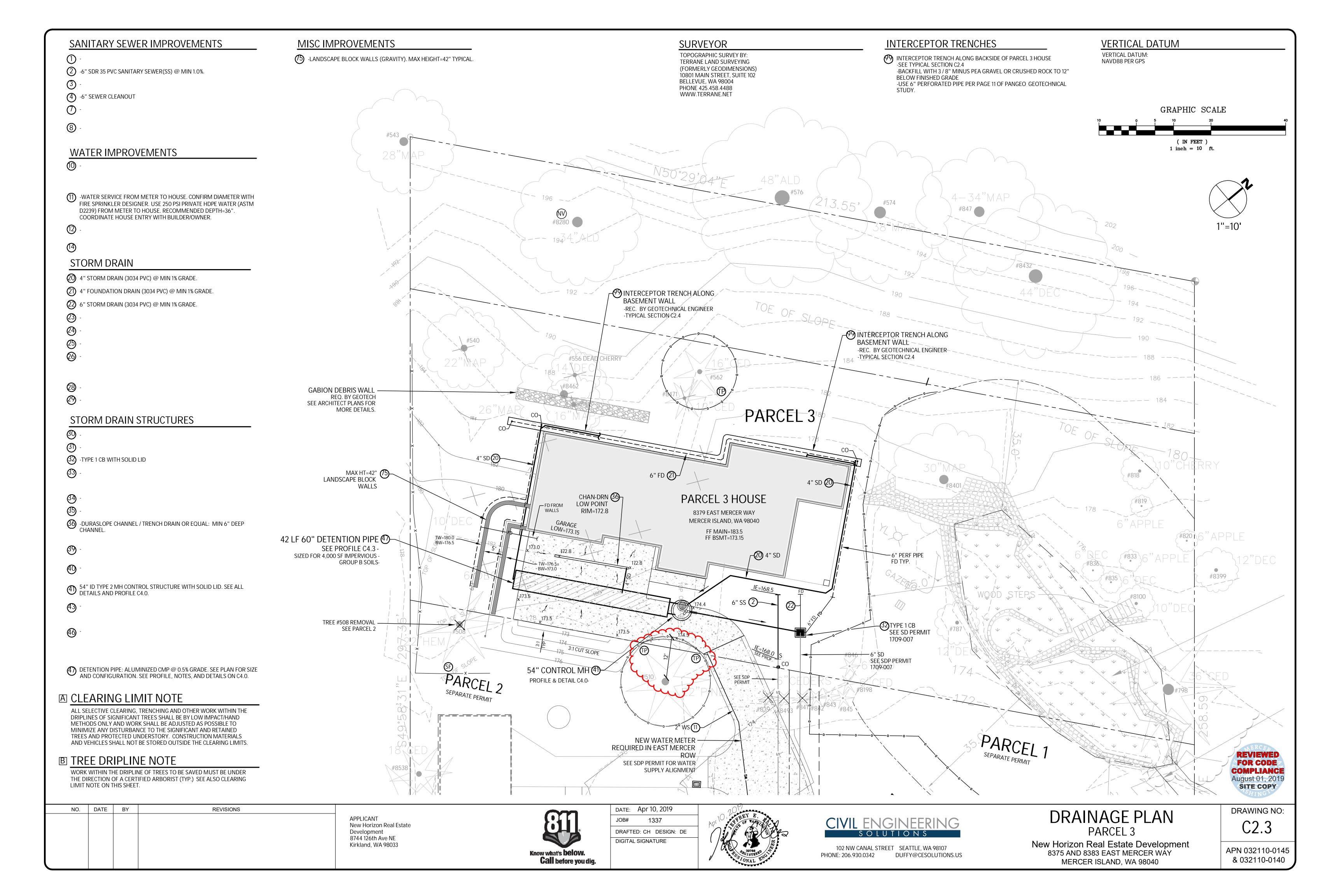
PHONE: 206.930.0342

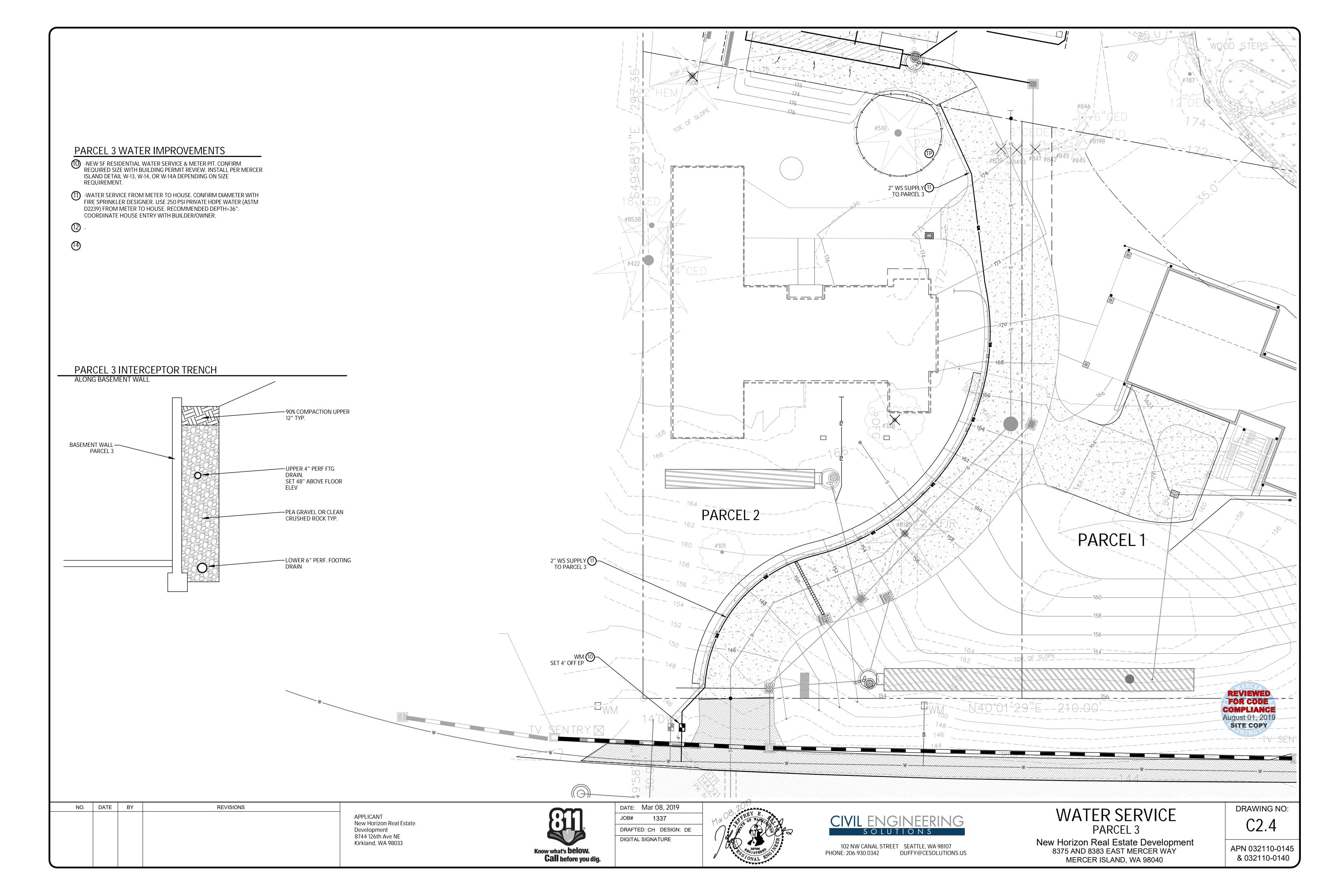


New Horizon Real Estate Development 8375 AND 8383 EAST MERCER WAY MERCER ISLAND, WA 98040

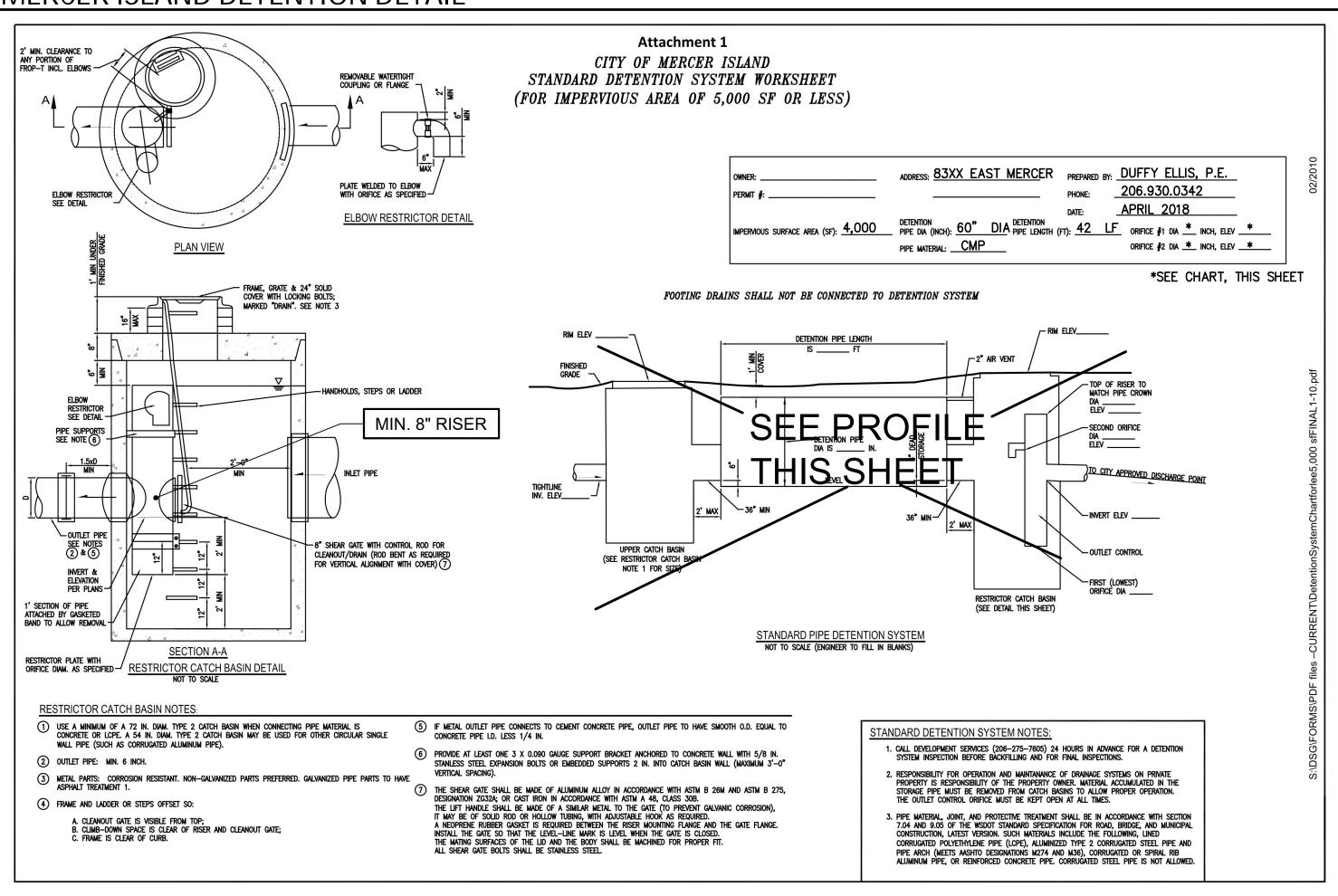
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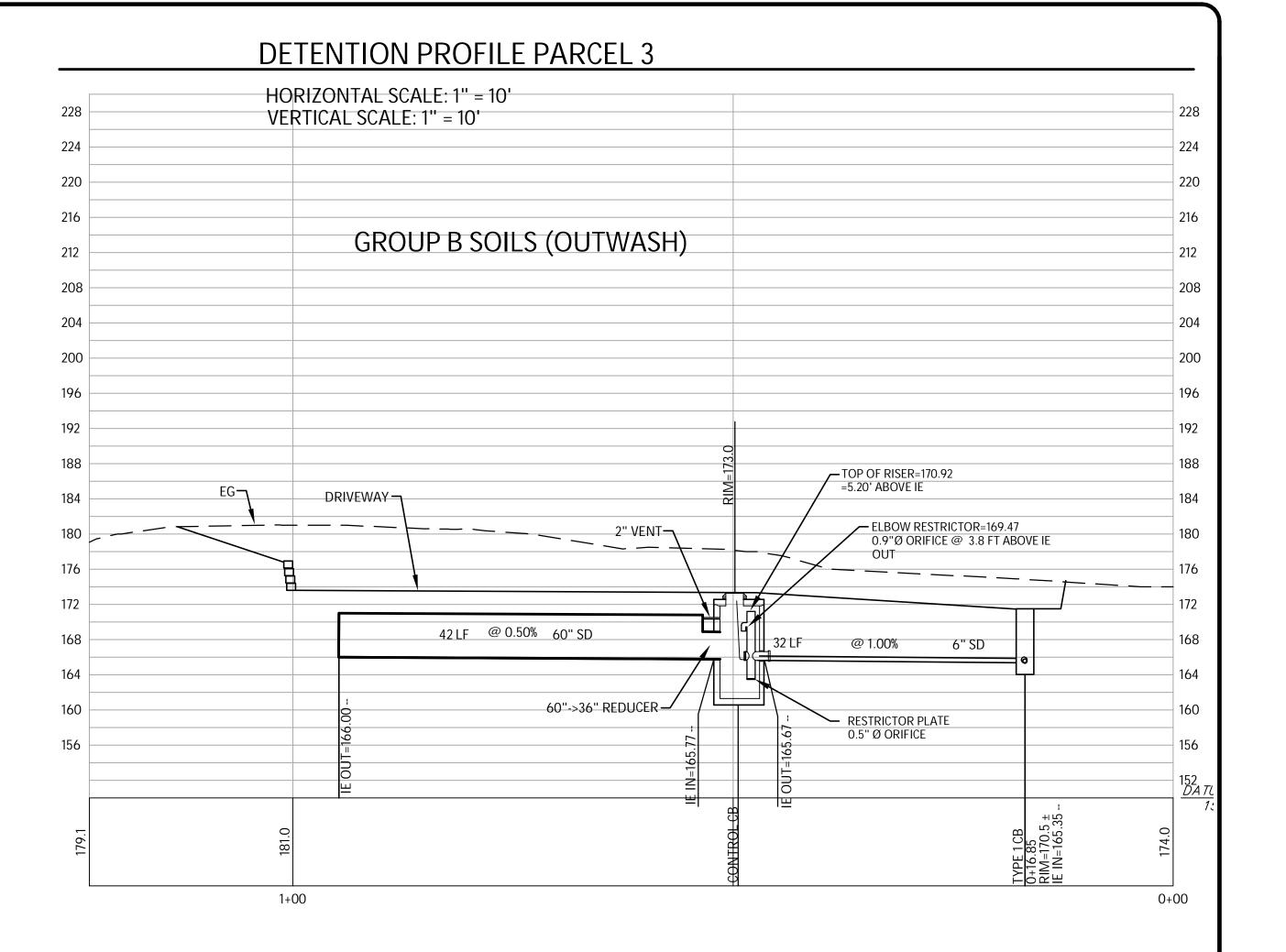
APN 032110-0145 & 032110-0140





MERCER ISLAND DETENTION DETAIL





PARCEL 3 IMPERVIOUS TABLE

Impervious Area	Spread:	sheet
Parcel 3, East	Mercer	T
Gross Site area	26,053	sf
	0.598	acres
Existing Impervious Area		
Ex House	-	sf
Ex driveway, on-site	-	sf
total existing =	0	sf
Proposed Impervious Area (on-site) Roof Exposed, on-site driveway	2,748 1,127	sf sf
total on-site proposed =	3,875	sf
total on-site new + replaced =	3,875	sf
Proposed Impervious Area (off-site)		
New Driveway	4	sf
total off-site proposed =	0	sf
total proposed =	3,875	Size detention, use Group B Soils

GROUP B SOILS (OUTWASH) MERCER ISLAND DETENTION "TABLE 2"

New and Replaced		Detention Pipe Length (ft)		Lowest Orifice Diameter (in) ⁽³⁾		Distance from to Second	Second Orifice Diameter (in)		
Impervious Surface Area (sf)	Detention Pipe Diameter (in)	B soils	C soils	B soils	C soils	B soils	C soils	B soils	C soils
	36"	30	22	0.5	0.5	2.2	2.0	0.5	0.8
500 to 1,000 sf	48"	18	11	0.5	0.5	3.3	3.2	0.9	0.8
5,447.5	60"	11	7	0.5	0.5	4.2	3.4	0.5	0.6
	36"	66	43	0.5	0.5	2.2	2.3	0.9	1.4
1,001 to 2,000 sf	48"	34	23	0.5	0.5	3.2	3.3	0.9	1.2
	<mark>60"</mark>	22	14	0.5	0.5	4.3	3.6	0.9	0.9
	36"	90	66	0.5	0.5	2.2	2.4	0.9	1.9
2,001 to 3,000 sf	48"	48	36	0.5	0.5	3.1	2.8	0.9	1.5
	60"	30	20	0.5	0.5	4.2	3.7	0.9	1.1
	36"	120	78	0.5	0.5	2.4	2.2	1.4	1.6
3,001 to 4,000 sf	48"	62	42	0.5	0.5	2.8	2.9	0.8	1.3
Control Section (Control Section)	60"	42	26	0.5	0.5	3.8	3.9	0.9	1.3
	36"	134	91	0.5	0.5	2.8	2.2	1.7	1.5
4,001 to 5,000 sf	48"	73	49	0.5	0.5	3.6	2.9	1.6	1.5
	60"	46	31	0.5	0.5	4.6	3.5	1.6	1.3
	36"	162	109	0.5	0.5	2.7	2.2	1.8	1.6
5,001 to 6,000 sf	48"	90	59	0.5	0.5	3.5	2.9	1.7	1.5
The state of the s	60"	54	37	0.5	0.5	4.6	3.6	1.6	1.4
	36"	192	128	0.5	0.5	2.7	2.2	1.9	1.8
6,001 to 7,000 sf	48"	102	68	0.5	0.5	3.7	2.9	1.9	1.6
	60"	64	43	0.5	0.5	4.6	3.6	1.8	1.5
	36"	216	146	0.5	0.5	2.8	2.2	2.0	1.9
7,001 to 8,000 sf	48"	119	79	0.5	0.5	3.8	2.9	2.2	1.7
	60"	73	49	0.5	0.5	4.5	3.6	2.0	1.6
	36"	228	155	0.5	0.5	2.8	2.2	2.1	1.9
8,001 to 8,500 sf ⁽¹⁾	48"	124	84	0.5	0.5	3.7	2.9	1.9	1.8
-,	60"	77	53	0.5	0.5	4.6	3.6	2.0	1.6
	36"	NA ⁽¹⁾	164	0.5	0.5	NA ⁽¹⁾	2.2	NA (1)	1.9
8,501 to 9,000 sf	48"	NA ⁽¹⁾	89	0.5	0.5	NA ⁽¹⁾	2.9	NA (1)	1.9
-,, 31	60"	NA ⁽¹⁾	55	0.5	0.5	NA ⁽¹⁾	3.6	NA (1)	1.7
	0.000	NA (1)	5.00000	E2860	95000	NA (1)	Penant I	NA (1)	2.1
(2)	36"		174	0.5	0.5		2.2		3885
9,001 to 9,500 sf ⁽²⁾	48"	NA ⁽¹⁾	94	0.5	0.5	NA ⁽¹⁾	2.9	NA (1)	2.0
	60"	NA (1)	58	0.5	0.5	NA (1)	3.7	NA (1)	1.7



NO. DATE BY REVISIONS

APPLICANT

Development 8744 126th Ave NE

Kirkland, WA 98033

New Horizon Real Estate



DATE: Jan 31, 2019

JOB# 1337

DRAFTED: DE DESIGN: DE DIGITAL SIGNATURE





DUFFY@CESOLUTIONS.US

DETENTION PROFILE AND DETAIL PARCEL 3

New Horizon Real Estate Development 8375 AND 8383 EAST MERCER WAY MERCER ISLAND, WA 98040 DRAWING NO:

APN 032110-0145 & 032110-0140

FLOOR PLAN NOTES:

- 1. THIS PROJECT SHALL BE DESIGNED, ENGINEERED, + CONSTRUCTED IN FULL
- COMPLIANCE W/ ALL CODES + REGULATIONS.
- 2. ALL EXTERIOR WALLS SHALL BE 2x6 UNO.
- 3. ALL INTERIOR WALLS SHALL BE 2x6 UNO. 4. ALL HANDRAILS SHALL BE LOCATED @ 36" ABOVE STAIR NOSING WITH A GRASP DIMENSION BETWEEN 11/4" - 2".
- 5. ALL HANDRAILS SHALL BE CONTINUOUS OR TERMINATE AT NEWEL POST. 6. ALL GUARDRAILS SHALL BE 36" ABOVE FINISHED FLOOR AND DESIGNED SUCH THAT THE MAXIMUM OPENING WILL NOT ALLOW PASSAGE OF A 4"
- 7. ALL GUARDRAILS SHALL BE DESIGNED TO RESIST A 200LB CONCENTRATED LOAD AT THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL INFILL COMPONENTS.
- 8. 5/8" GWB AT ALL GARAGE WALLS AND CEILING AS WELL AS ANY POSTS +
- 9. ACCESSIBLE AREA UNDER STAIR SHALL BE 1/2" GWB MINIMUM PER 302.7. 10. PROVIDE A PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE
- CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT PER SEC R403.1.1. 11. A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN
- LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS. 12. ALL SHOWERHEADS + KITCHEN SINK FAUCETS INSTALLED IN THE UNIT SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS
- SHALL BE RATED AT 1.0 GPM OR LESS.
- 13. ALL EXHAUST AIR SHALL VENT DIRECTLY TO THE EXTERIOR OF THE BUILDING PER M1501.1 AND M1506.2.
- 14. CLOTHES DRYER SHALL BE EXHAUSTED TO THE OUTSIDE PER M1502.1
- 15. ALL STAIRS SHALL MEET FOLLOWING REQUIREMENTS; A. MINIMUM 36" WIDTH.
- B. MAXIMUM 7 3/4" RISER, MINIMUM 10" TREAD.
- C. MINIMUM 6'-8" HEAD ROOM
- D. MINIUM LANDING LENGTH 36" 16. A WRITTEN REPORT OF THE AIR LEAKAGE TEST RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO CALL FOR FINAL INSPECTION. AIR LEAKAGE SHALL NOT EXCEED 2.0 AIR CHANGES/HOUR.
- 17. WHOLE HOUSE VENTILATION INTEGRATED WITH FORCED-AIR SYSTEM PER IRC M1507.3.5 AND SHALL RUN INTERMITTENTLY.
- 18. FIRE-BLOCKING SHALL BE PROVIDED IN THE FOLLOWING AREAS;
- A. CONCEALED SPACES OF STUD WALLS VERTICALLY BETWEEN CEILING AND FLOOR LEVELS + HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT

1,145 FT²

1,986 FT²

1,844 FT²

4,975 FT² (23.8%)

CONDITIONED SPACE CALCULATIONS: (PER 2015 WASHINGTON STATE ENERGY CODE)

PROPOSED BASEMENT AREA: PROPOSED FIRST FLOOR:

PROPOSED SECOND FLOOR:

TOTAL CONDITIONED FLOOR AREA:

ENERGY CREDIT

2b. A. TESTED AIR LEAKAGE SHALL BE 2.0 AIR CHANGES PER HOUR MAXIMUM.

CALCULATIONS:

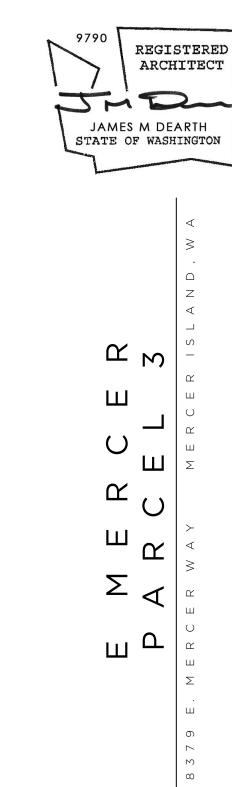
INSTALLED WITH A MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.70. 3a. PROPANE FURNACE WITH MINIMUM AFUE OF 94%.

B. HEAT RECOVERY VENTILATION SYSTEM SHALL BE

- 5c. PROPANE WATER HEATER WITH MINIMUM EF OF 0.91.
- TOTAL CREDITS: 3.5



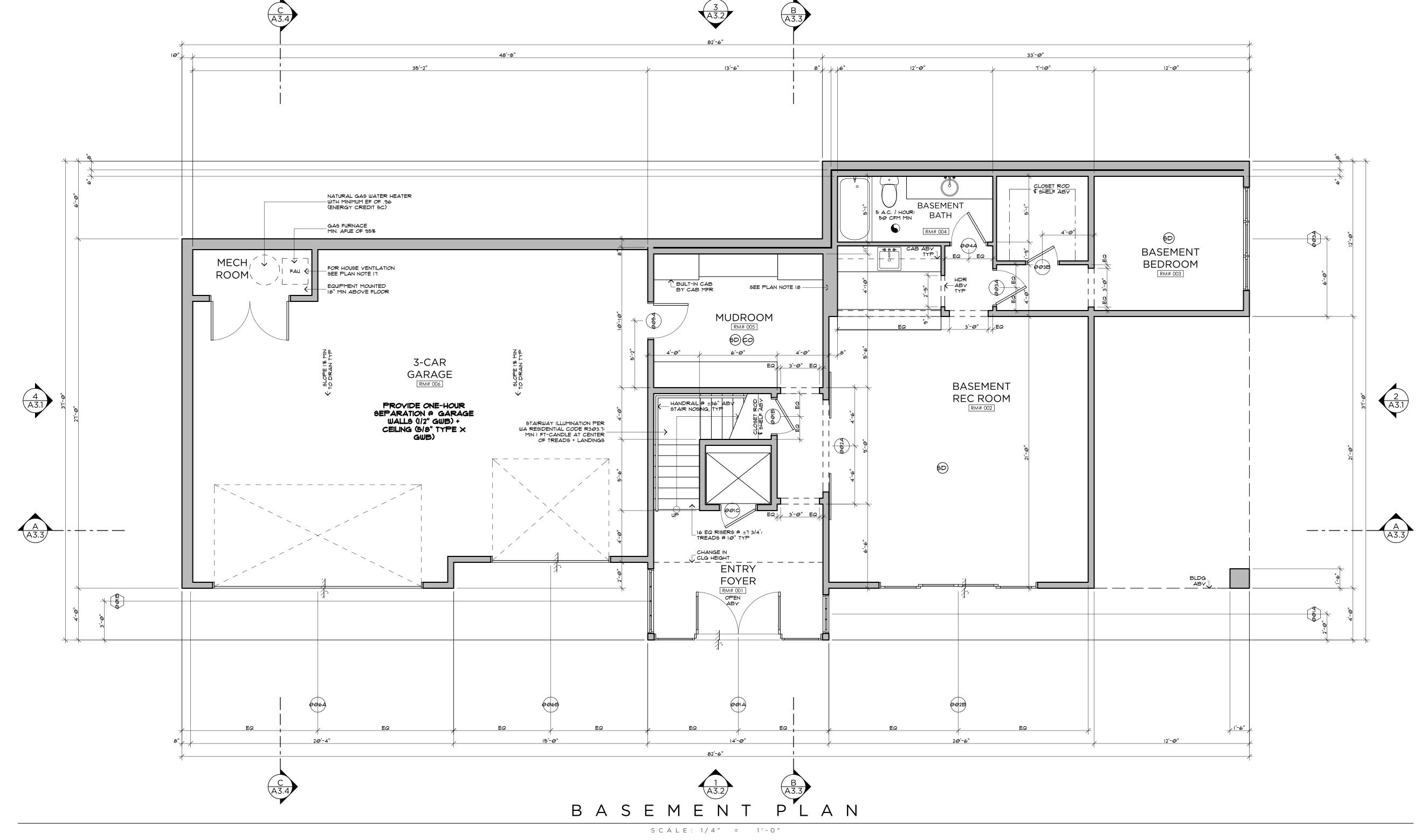
206.913.2333 4303 STONE WAY N SEATTLE, WA 98103



SCHEMATIC DESIGN 20 JUNE 2017 CORRECTIONS 10 APR 2019

RELEASE





FLOOR PLAN NOTES:

- 1. THIS PROJECT SHALL BE DESIGNED, ENGINEERED, + CONSTRUCTED IN FULL
- COMPLIANCE W/ ALL CODES + REGULATIONS.

3. ALL INTERIOR WALLS SHALL BE 2x6 UNO.

- 2. ALL EXTERIOR WALLS SHALL BE 2x6 UNO.
- 4. ALL HANDRAILS SHALL BE LOCATED @ 36" ABOVE STAIR NOSING WITH A GRASP DIMENSION BETWEEN 11/4" - 2".
- 5. ALL HANDRAILS SHALL BE CONTINUOUS OR TERMINATE AT NEWEL POST. 6. ALL GUARDRAILS SHALL BE 36" ABOVE FINISHED FLOOR AND DESIGNED SUCH THAT THE MAXIMUM OPENING WILL NOT ALLOW PASSAGE OF A 4"
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- LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS. 12. ALL SHOWERHEADS + KITCHEN SINK FAUCETS INSTALLED IN THE UNIT
- SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.
- 13. ALL EXHAUST AIR SHALL VENT DIRECTLY TO THE EXTERIOR OF THE BUILDING PER M1501.1 AND M1506.2.
- 14. CLOTHES DRYER SHALL BE EXHAUSTED TO THE OUTSIDE PER M1502.1
- 15. ALL STAIRS SHALL MEET FOLLOWING REQUIREMENTS;
- A. MINIMUM 36" WIDTH.
- B. MAXIMUM 7 3/4" RISER, MINIMUM 10" TREAD.
- C. MINIMUM 6'-8" HEAD ROOM
- D. MINIUM LANDING LENGTH 36" 16. A WRITTEN REPORT OF THE AIR LEAKAGE TEST RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR

PRIOR TO CALL FOR FINAL INSPECTION. AIR LEAKAGE SHALL NOT EXCEED

- 2.0 AIR CHANGES/HOUR.
- 17. WHOLE HOUSE VENTILATION INTEGRATED WITH FORCED-AIR SYSTEM PER IRC M1507.3.5 AND SHALL RUN INTERMITTENTLY.
- 18. FIRE-BLOCKING SHALL BE PROVIDED IN THE FOLLOWING AREAS; A. CONCEALED SPACES OF STUD WALLS VERTICALLY BETWEEN CEILING AND FLOOR LEVELS + HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT

ENERGY CREDIT CALCULATIONS:

- 2b. A. TESTED AIR LEAKAGE SHALL BE 2.0 AIR CHANGES PER HOUR MAXIMUM.
- B. HEAT RECOVERY VENTILATION SYSTEM SHALL BE INSTALLED WITH A MINIMUM SENSIBLE HEAT RECOVERY
- EFFICIENCY OF 0.70. 3a. PROPANE FURNACE WITH MINIMUM AFUE OF 94%.
- 5c. PROPANE WATER HEATER WITH MINIMUM EF OF 0.91.
- **TOTAL CREDITS:**



206.913.2333 4303 STONE WAY N

SEATTLE, WA 98103

DESIGN STUDIO

REGISTERED ARCHITECT JAMES M DEARTH STATE OF WASHINGTON

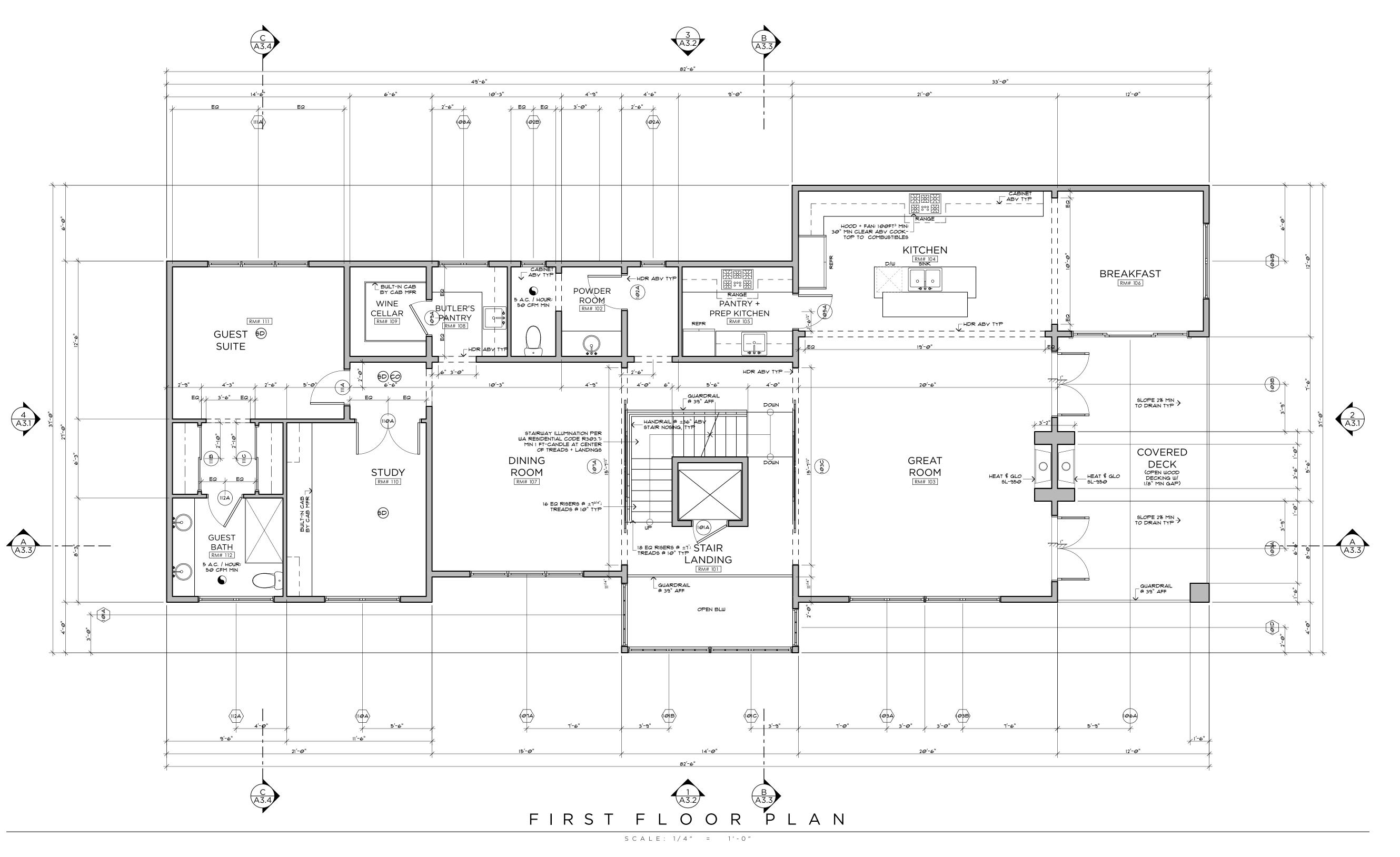
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RELEASE SCHEMATIC DESIGN 20 JUNE 2017

CORRECTIONS 10 APR 2019

August 01, 2019





FLOOR PLAN NOTES:

- 1. THIS PROJECT SHALL BE DESIGNED, ENGINEERED, + CONSTRUCTED IN FULL
- COMPLIANCE W/ ALL CODES + REGULATIONS.
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- A. CONCEALED SPACES OF STUD WALLS VERTICALLY BETWEEN CEILING AND FLOOR LEVELS + HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT

ENERGY CREDIT CALCULATIONS:

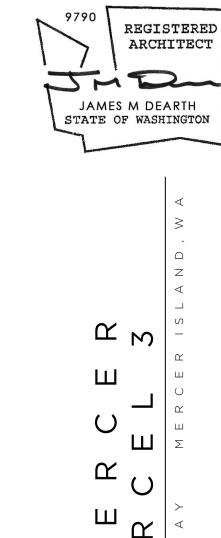
- 2b. A. TESTED AIR LEAKAGE SHALL BE 2.0 AIR CHANGES PER HOUR MAXIMUM.
- B. HEAT RECOVERY VENTILATION SYSTEM SHALL BE INSTALLED WITH A MINIMUM SENSIBLE HEAT RECOVERY

3a. PROPANE FURNACE WITH MINIMUM AFUE OF 94%.

- EFFICIENCY OF 0.70.
- 5c. PROPANE WATER HEATER WITH MINIMUM EF OF 0.91.
- **TOTAL CREDITS:**



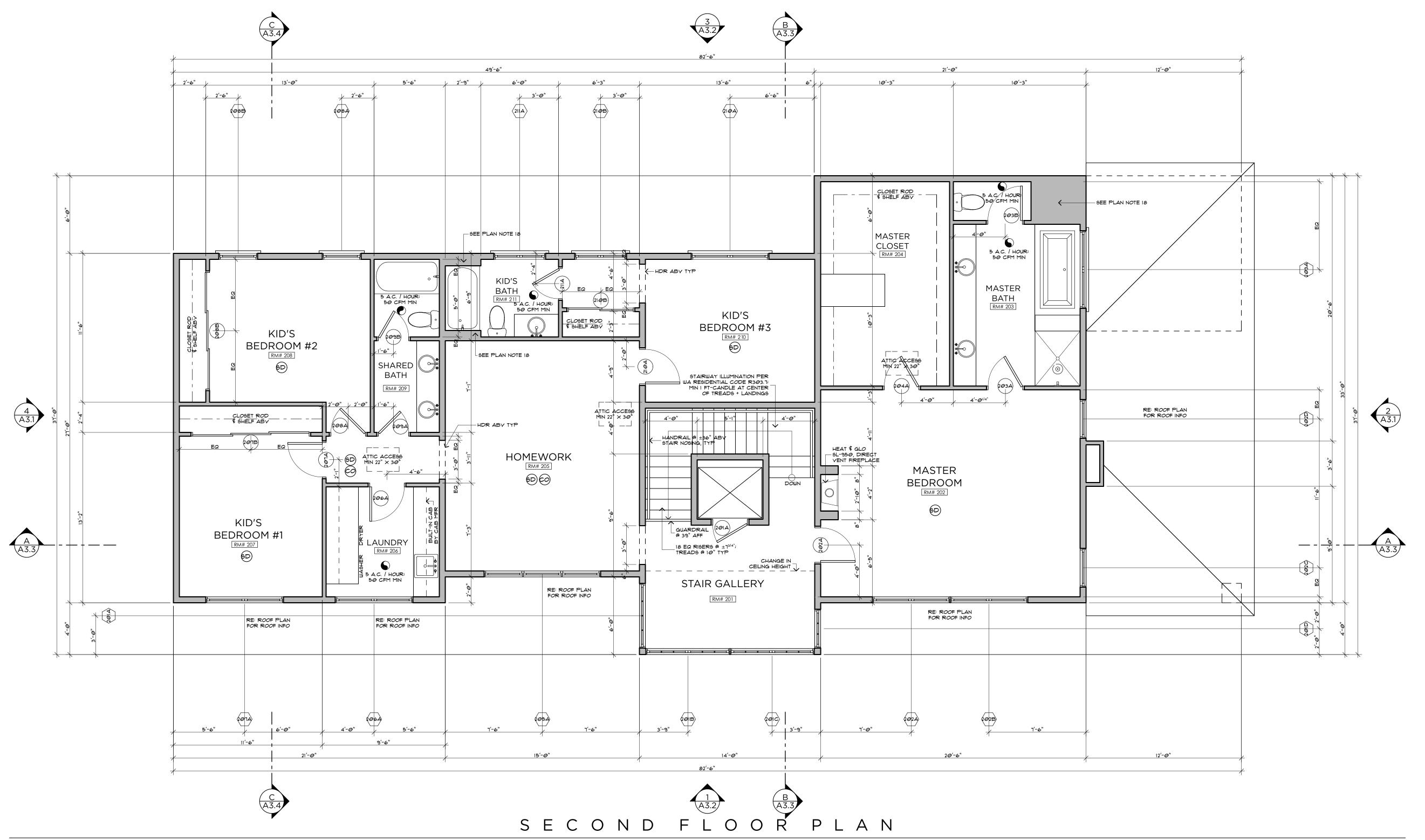
206.913.2333 4303 STONE WAY N SEATTLE, WA 98103



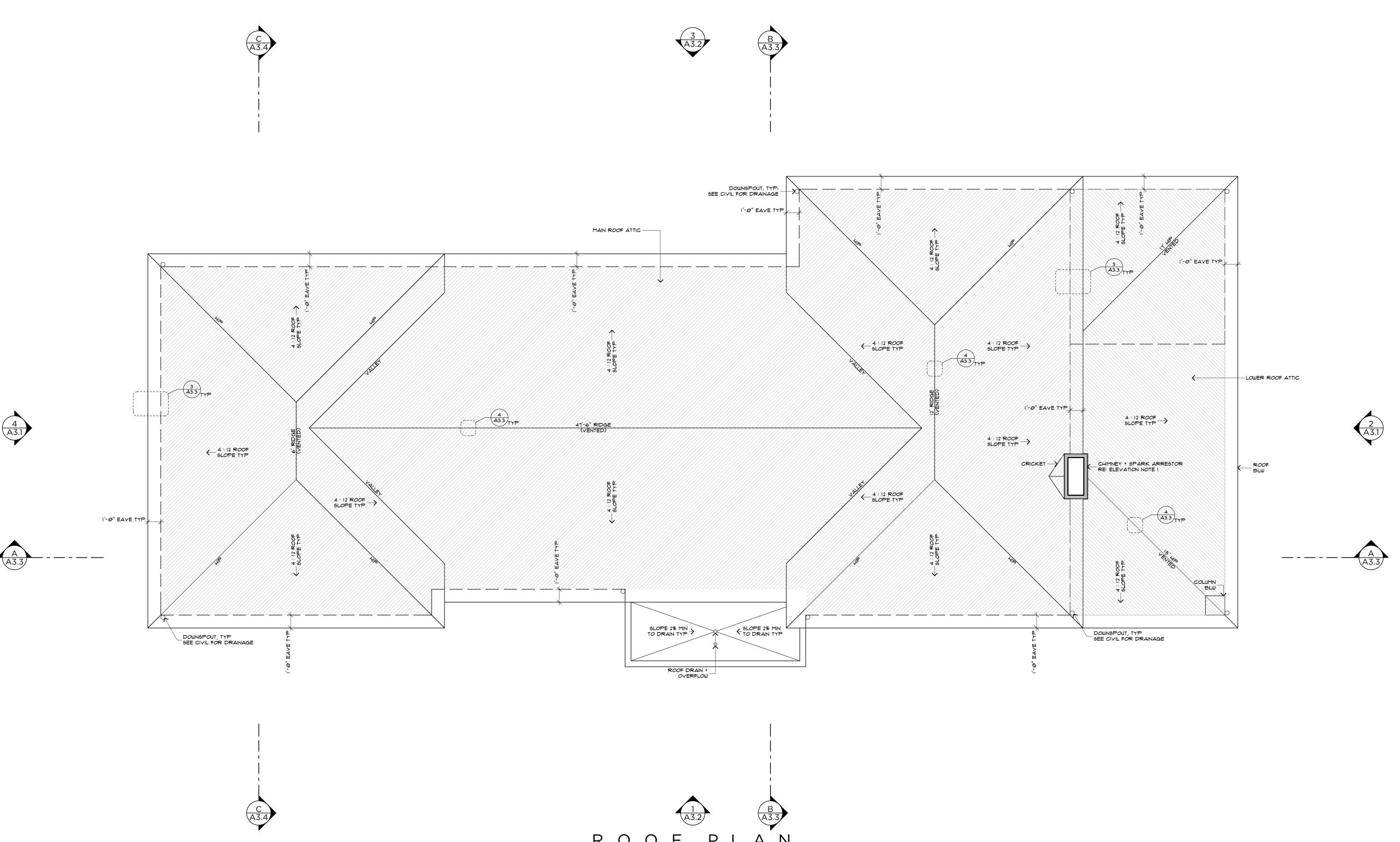
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RELEASE SCHEMATIC DESIGN 20 JUNE 2017 CORRECTIONS 10 APR 2019









S C A L E : 1/4" = 1'-0"

ROOF NOTES:

1. CHIMNEY SHALL EXTEND A MIN OF 2'-0" ABV ROOF OR PARAPET WITHIN 10'-0" RADIUS OF CHIMNEY. PROVIDE APPROVED SPARK ARRESTOR @ ALL CHIMNEY CAPS. ALL ARCHITECTURAL FEATURES MUST BE PERMITTED BY FLU + SPARK ARRESTOR MFR APPROVAL.

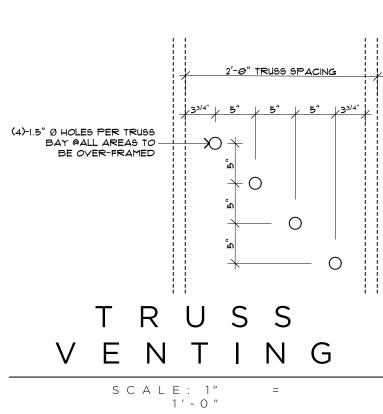
2. COORDINATE DOWNSPOUT LOCATION W/ RIPPLE DESIGN STUDIO, INC. DESIGN STUDIO PRIOR TO INSTALLATION.

3. ALL VENTS SHALL BE LOCATED AWAY FROM VISIBILITY @ PUBLIC RIGHT-

4. TRUSS MANUFACTURERS TO PROVIDE TRUSS SHOP DRAWINGS TO RIPPLE DESIGN STUDIO FOR DESIGN APPROVAL PRIOR TO TRUSS MANUFACTURING. 5. ATTIC SHALL BE VENTED THROUGH EAVE, RIDGE, AND HIP VENTS AS WELL AS VENTILATION HOLES IN SHEATHING BETWEEN ATTIC SPACES.

ATTIC VENTILATION CALCULATIONS:

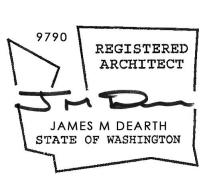
ATTIC AREA - MAIN ROOF	1,972.00
REQUIRED VENTING (1/150)	13.15
	05.50
LINEAR FEET OF RIDGE / HIP VENTING	65.50
PROPOSED RIDGE / HIP VENTING	6.14
(@13.5 sq in NET/FOOT [COR-A-VENT V-300])	
LINEAR FEET OF EAVE VENTING	193.00
PROPOSED EAVE VENTING	8.42
(@3.14 sq in PER 2" HOLE @ BLOCKING, 2 HOLES / FT = 6.28 sq in / FT)	
TOTAL PROPOSED VENTILATION	14.56
ATTIC ADEA LOWED DOOF	700.00
ATTIC AREA - LOWER ROOF	396.00
REQUIRED VENTING (1/150)	2.64
LINEAR FEET OF HIP VENTING	32.00
PROPOSED HIP VENTING	3.00
(@13.5 sq in NET/ FOOT)	
LINEAR FEET OF EAVE VENTING	57.00
PROPOSED EAVE VENTING	2.49
(@3.14 sq in PER 2" HOLE @ BLOCKING, 2 HOLES / FT = 6.28 sq in / FT)	
TOTAL PROPOSED VENTILATION	5.49

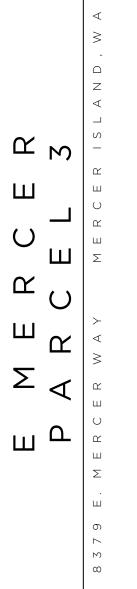




4303 STONE WAY N SEATTLE, WA 98103

206.913.2333





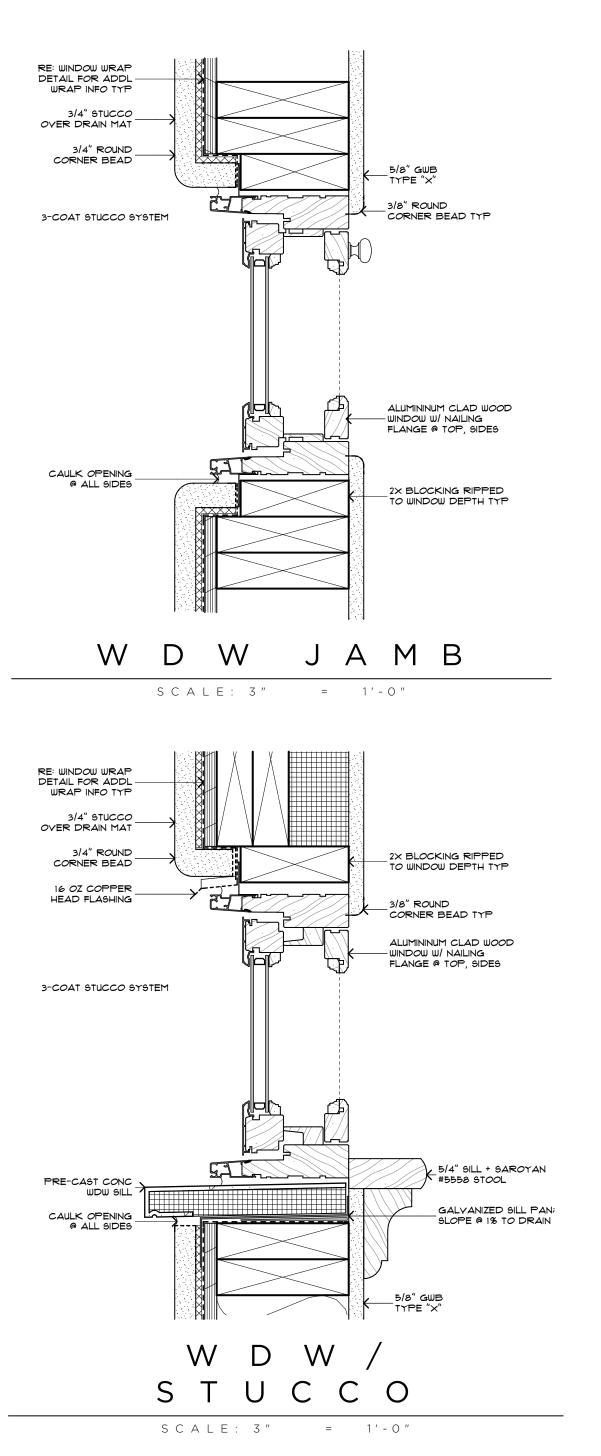
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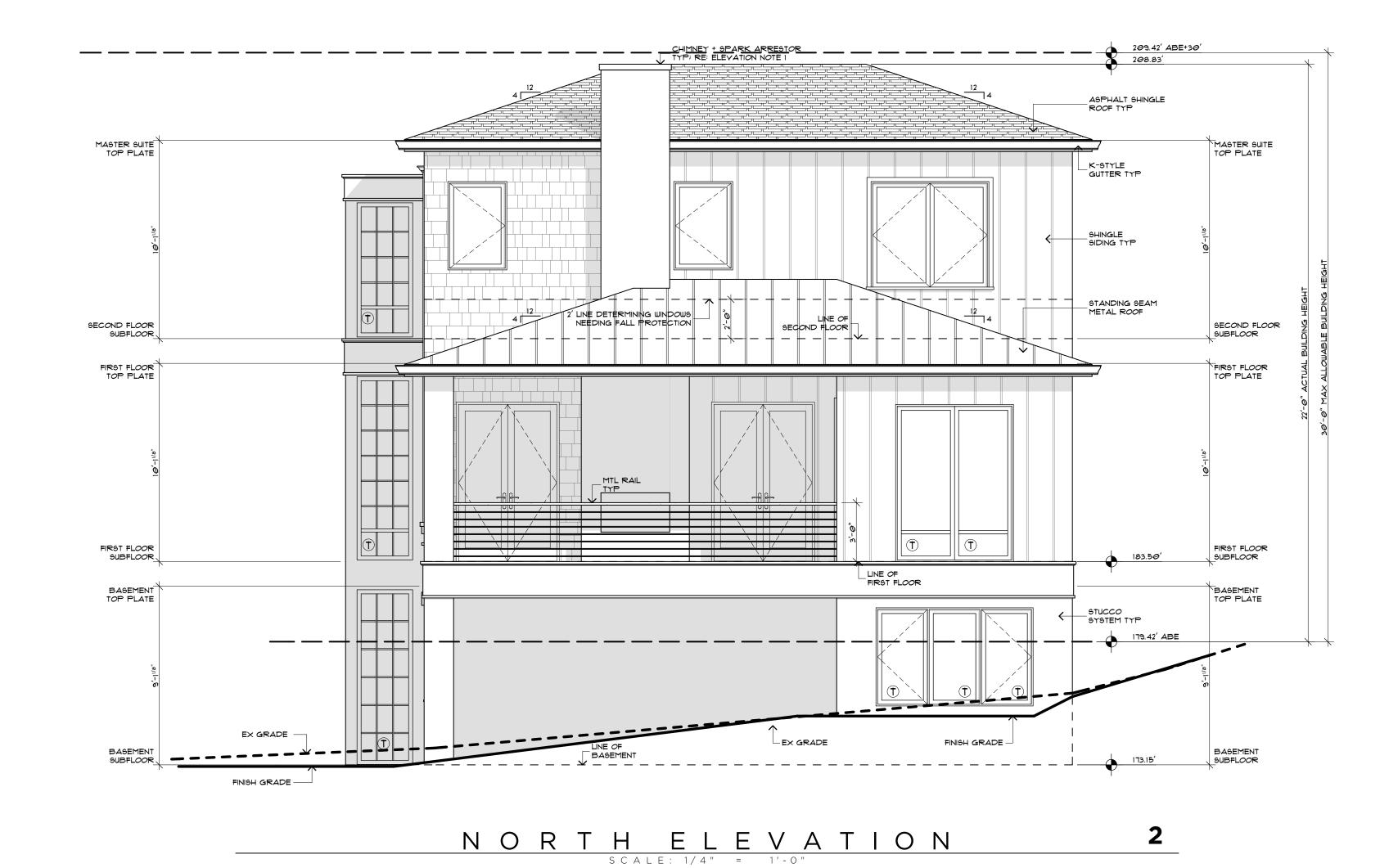
RELEASE SCHEMATIC DESIGN 20 JUNE 2017

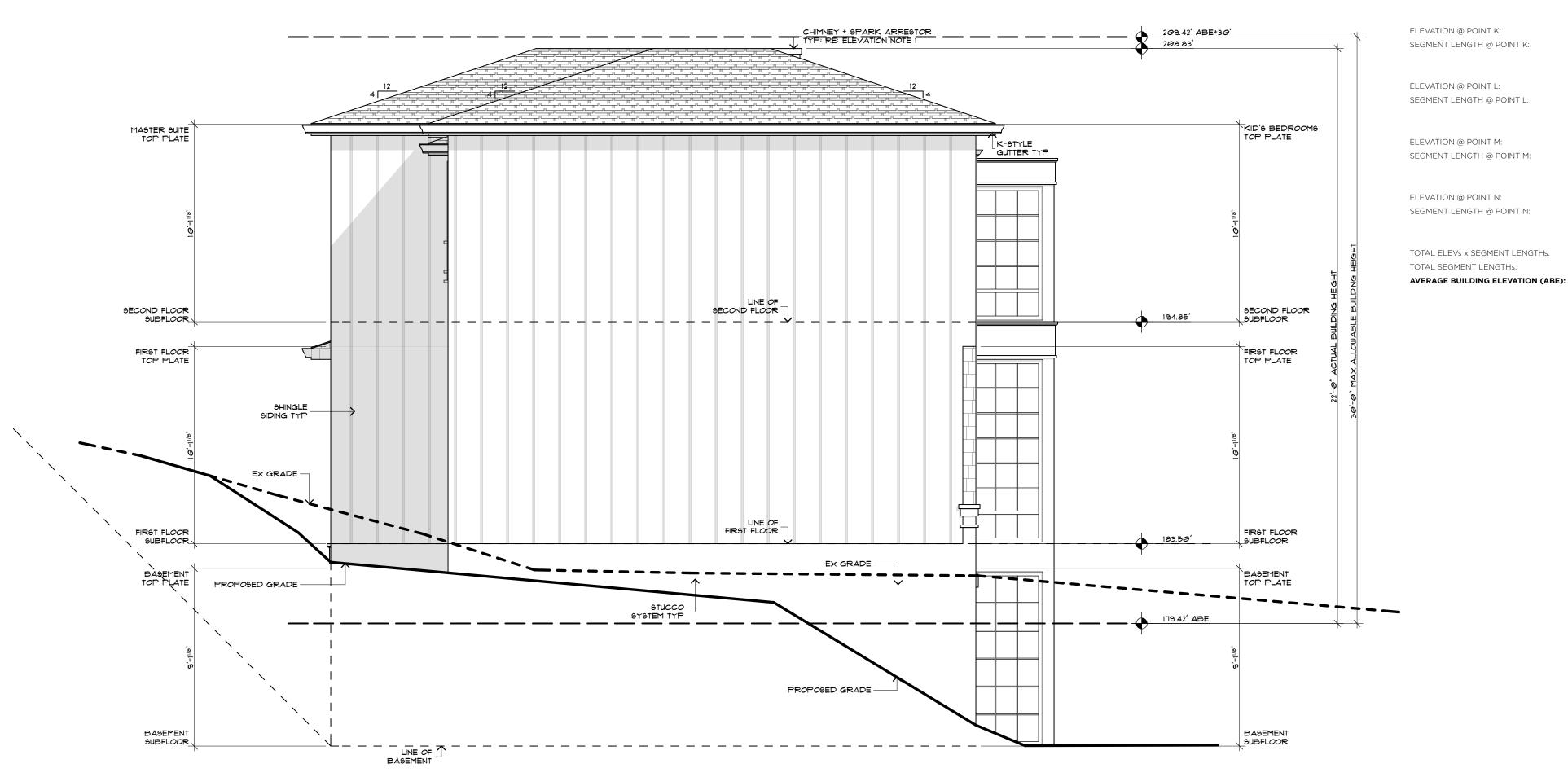
CORRECTIONS 10 APR 2019











S O U T H E L E V A T I O N

ELEVATION + SECTION NOTES:

1. CHIMNEY SHALL EXTEND A MIN OF 2'-0" ABV ROOF OR PARAPET WITHIN 10'-0" RADIUS OF CHIMNEY. PROVIDE APPROVED SPARK ARRESTOR @ ALL CHIMNEY CAPS. ALL ARCHITECTURAL FEATURES MUST BE PERMITTED BY FLU + SPARK ARRESTOR MFR APPROVAL.

2. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.

AVERAGE BUILDING ELEVATION CALC.S:

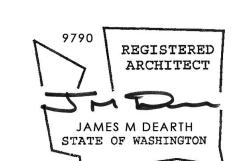
	21.00
(3,822.00' @ ELEV	
	181.50
	2.00
(363.00' @ ELE\	/ x LENGTH
	181.00
(2,715.00' @ ELEV	1 x LENGTH
	180.2
	6.0
(1,081.50' @ ELE\	/ x LENGTH
	178.7
(2,502.50′ @ ELE\	14.00 X LENGTH
	177.0
	177.00 4.00
(708.00' @ ELEV	
	175.7
(3,602.88′ @ ELE\	20.50 ENGTH x
	175.0
	175.2 21.0
(3,680.25' @ ELEV	
	175.2
	12.0
(2,103.00' @ ELE\	/ x LENGTH
	175.7
(2,109.00' @ ELE\	12.00
(2,103.00 @ LLL)	, x LLNOTT
	176.5
(5,824.50′ @ ELE\	33.00 x LENGTH
	177.7
	6.0
(1,066.50′ @ ELE\	/ x LENGTH
	184.00
(9,108.00' @ ELE\	49.50 x LENGTF
	182.0
	27.0
(4,914.00' @ ELE\	/ x LENGTH
	43,600.1
	24



RIPPLE
DESIGN STUDIO

206.913.2333

4303 STONE WAY N SEATTLE, WA 98103



E MERCER WAY MERCER ISLAND

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20 JUNE 2017

CORRECTIONS
10 APR 2019



A 3.1

KID'S BEDROOMS TOP PLATE V CENTER VOLUME TOP PLATE SHINGLE SIDING TYP EGRESS WINDOW W/ WINDOW FALL PROTECTION PER ASTM F 2090 EGRESS WINDOW W/ WINDOW FALL PROTECTION PER ASTM F 2090 STANDING SEAM METAL ROOF PTD WOOD PANEL, TYP LINE OF _ SECOND FLOOR SECOND FLOOR SUBFLOOR SECOND FLOOR SUBFLOOR FIRST FLOOR TOP PLATE PTD WOOD DOOR + WDW — TRIM, TYP FIRST FLOOR SUBFLOOR BASEMENT TOP PLATE -FINISH GRADE FINISH GRADE -EX GRADE BASEMENT SUBFLOOR THRESHOLD"-@ GARAGE

EAST ELEVATION

S C A L E : 1/4" = 1'-0"

CHIMNEY + SPARK ARRESTOR TYP; RE: ELEVATION NOTE 1 _ ASPHALT SHINGLE ROOF TYP MASTER SUITE KID'S BEDROOMS TOP PLATE WINDOW FALL PROTECTION PER ASTM F 2090 WINDOW FALL PROTECTION PER ASTM F 2090 STANDING SEAM METAL ROOF 2' LINE DETERMINING WINDOWS NEEDING FALL PROTECTION SECOND FLOOR SUBFLOOR SECOND FLOOR SUBFLOOR FIRST FLOOR TOP PLATE FIRST FLOOR TOP PLATE SHINGLE SIDING TYP FIRST FLOOR SUBFLOOR EX GRADE FINISH GRADE BASEMENT TOP PLATE BASEMENT TOP PLATE _STUCCO EX GRADE -BASEMENT SUBFLOOR

ELEVATION + SECTION NOTES:

1. CHIMNEY SHALL EXTEND A MIN OF 2'-0" ABV ROOF OR PARAPET WITHIN 10'-0" RADIUS OF CHIMNEY. PROVIDE APPROVED SPARK ARRESTOR @ ALL

CHIMNEY CAPS. ALL ARCHITECTURAL FEATURES MUST BE PERMITTED BY FLU + SPARK ARRESTOR MFR APPROVAL. 2. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL

206.913.2333 PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH. 4303 STONE WAY N SEATTLE, WA 98103

AVERAGE BUILDING ELEVATION CALC.S:

ELEVATION @ POINT A: SEGMENT LENGTH @ POINT A:	182.00' 21.00' (3,822.00' @ ELEV x LENGTH)
ELEVATION @ POINT B: SEGMENT LENGTH @ POINT B:	181.50' 2.00' (363.00' @ ELEV x LENGTH)
ELEVATION @ POINT C: SEGMENT LENGTH @ POINT C:	181.00' 15' (2,715.00' @ ELEV x LENGTH)
ELEVATION @ POINT D: SEGMENT LENGTH @ POINT D:	180.25' 6.00' (1,081.50' @ ELEV x LENGTH)
ELEVATION @ POINT E: SEGMENT LENGTH @ POINT E:	178.75' 14.00' (2,502.50' @ ELEV x LENGTH)
ELEVATION @ POINT F: SEGMENT LENGTH @ POINT F:	177.00' 4.00' (708.00' @ ELEV x LENGTH)
ELEVATION @ POINT G: SEGMENT LENGTH @ POINT G:	175.75' 20.50' (3,602.88' @ ELEV x LENGTH)
ELEVATION @ POINT H: SEGMENT LENGTH @ POINT H:	175.25' 21.00' (3,680.25' @ ELEV x LENGTH)
ELEVATION @ POINT I: SEGMENT LENGTH @ POINT I:	175.25' 12.00' (2,103.00' @ ELEV x LENGTH)
ELEVATION @ POINT J: SEGMENT LENGTH @ POINT J:	175.75' 12.00' (2,109.00' @ ELEV x LENGTH)
ELEVATION @ POINT K: SEGMENT LENGTH @ POINT K:	176.50′ 33.00′

ELEVATION @ POINT L:

ELEVATION @ POINT M:

ELEVATION @ POINT N:

SEGMENT LENGTH @ POINT L:

SEGMENT LENGTH @ POINT M:

SEGMENT LENGTH @ POINT N:

TOTAL SEGMENT LENGTHs:

TOTAL ELEVs x SEGMENT LENGTHs:

AVERAGE BUILDING ELEVATION (ABE):

(5,824.50' @ ELEV x LENGTH)

(1,066.50' @ ELEV x LENGTH)

(9,108.00' @ ELEV x LENGTH)

(4,914.00' @ ELEV x LENGTH)

177.75′

6.00′

184.00′

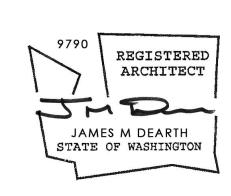
49.50'

182.00'

27.00′

43,600.13' 243'

179.42′



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RELEASE SCHEMATIC DESIGN 20 JUNE 2017 CORRECTIONS 10 APR 2019



S C A L E : 1/4" = 1'-0"

W E S T E L E V A T I O N



ELEVATION + SECTION NOTES:

1. CHIMNEY SHALL EXTEND A MIN OF 2'-0" ABV ROOF OR PARAPET WITHIN 10'-0" RADIUS OF CHIMNEY. PROVIDE APPROVED SPARK ARRESTOR @ ALL CHIMNEY CAPS. ALL ARCHITECTURAL FEATURES MUST BE PERMITTED BY FLU + SPARK ARRESTOR MFR APPROVAL.

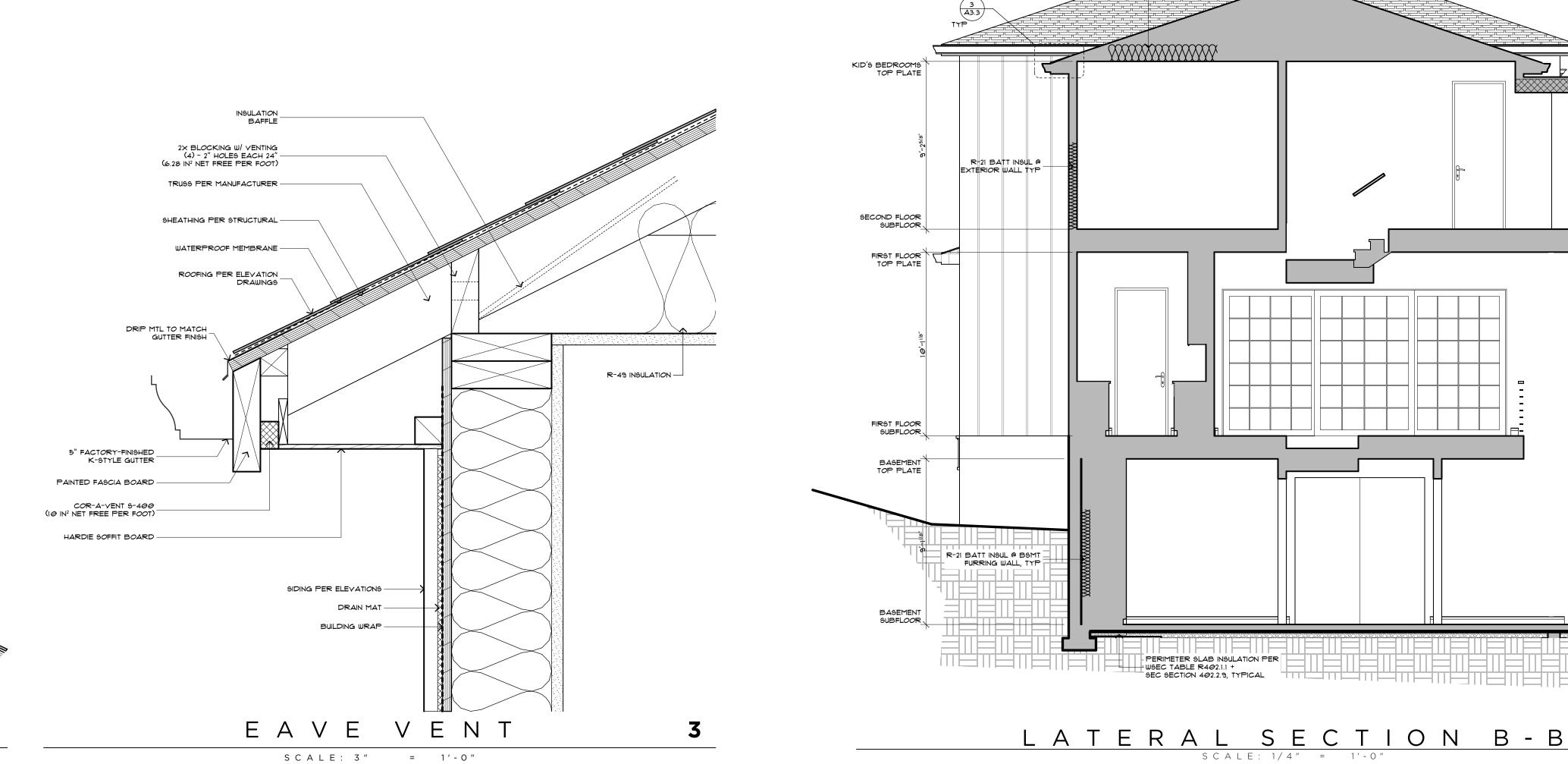
2. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.

WSEC 2015 NOTES:

- 1. THIS PROJECT IS ELIGIBLE AND COMPLIANT W/ WSEC 2015 PRESCRIPTIVE METHOD. 2. INSULATION VALUES SHALL BE AS FOLLOWS:
- A. ALL VERTICAL GLAZING SHALL BE 0.30 U-FACTOR MAX.
- B. ALL OVERHEAD GLAZING SHALL BE 0.50 U-FACTOR MAX.
- C. ALL EXTERIOR DOORS (INCLUDING DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE) SHALL BE 0.20 U-FACTOR MIN.
- D. ALL CEILINGS UNCONDITIONED SPACE SHALL RECEIVE R-49 BLOWN-IN INSULATION MIN.
- E. ALL VAULTED CEILINGS SHALL RECEIVE R-38 BATT INSULATION MIN. F. ALL ABOVE-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN.
- G. ALL BELOW-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN @ INTERIOR FRAMED WALL. H. ALL FLOORS OVER UNCONDITIONED SPACE SHALL RECEIVE R-30 BATT
- INSULATION MIN. I. ALL SLAB-ON-GRADE WITHIN CONDITIONED SPACE SHALL RECEIVE R-10 RIGID
- INSULATION WITHIN 24" OF SLAB PERIMETER. J. ALL HEADERS @ EXTERIOR WALLS SHALL RECEIVE R-10 RIGID INSULATION @
- INTERIOR SIDE OF WALL. 3. RE: STRUCTURAL DRAWINGS FOR ALL FRAMING COMPLIANCE REQUIREMENTS.
- 4. PROVIDE 100 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ KITCHEN. 5. PROVIDE 50 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ ALL
- BATHS + LAUNDRY. 6. NATURAL GAS, PROPANE OR OIL WATER HEATER SHALL HAVE A MINIMUM EF OF 0.91
- (WSEC 406.2, CREDIT 5c). 7. AT CRAWLSPACES THE MIN NET AREA OF VENTILATION OPENINGS SHALL NOT BE
- LESS THAN 1 FT2 FOR EACH 300 FT2 OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AT CRAWLSPACE, EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTILATION OPENINGS, OR CRAWLSPACE SHALL BE MECHANICALLY VENTED.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4. WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE TESTING RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE CODE OFFICIAL.

8. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE

9. AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.



S C A L E : 3 " = 1'-0"

RIDGE VENT BY COR-A-VENT (12 IN² NET FREE PER FT)

ROOFING PER ELEVATION

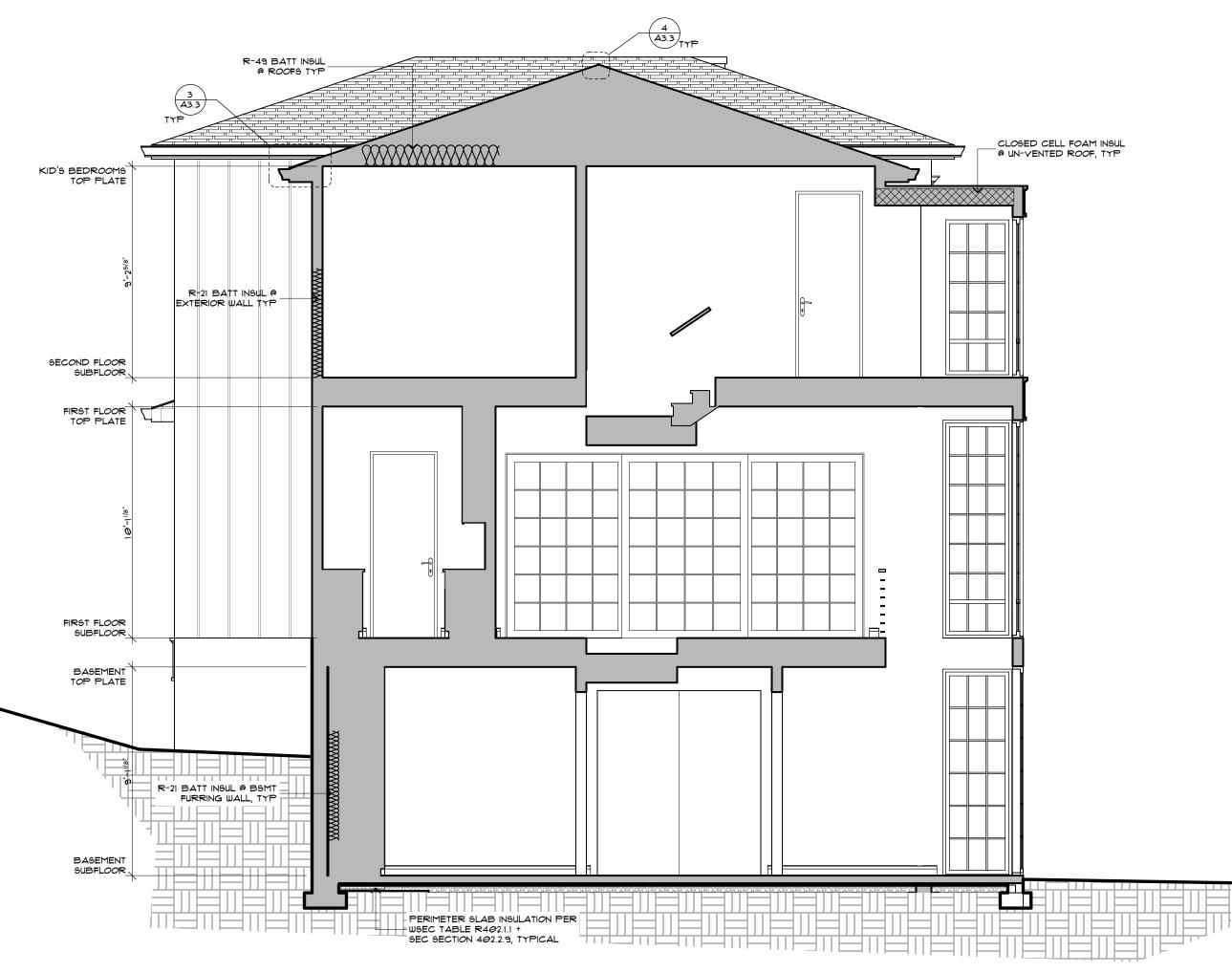
TRUSS PER MANUFACTURER -

RIDGE

SCALE: 3"

VENT

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



RIPPLE DESIGN STUDIO

206.913.2333 4303 STONE WAY N SEATTLE, WA 98103

REGISTERED ARCHITECT JAMES M DEARTH STATE OF WASHINGTON

CORRECTIONS 10 APR 2019

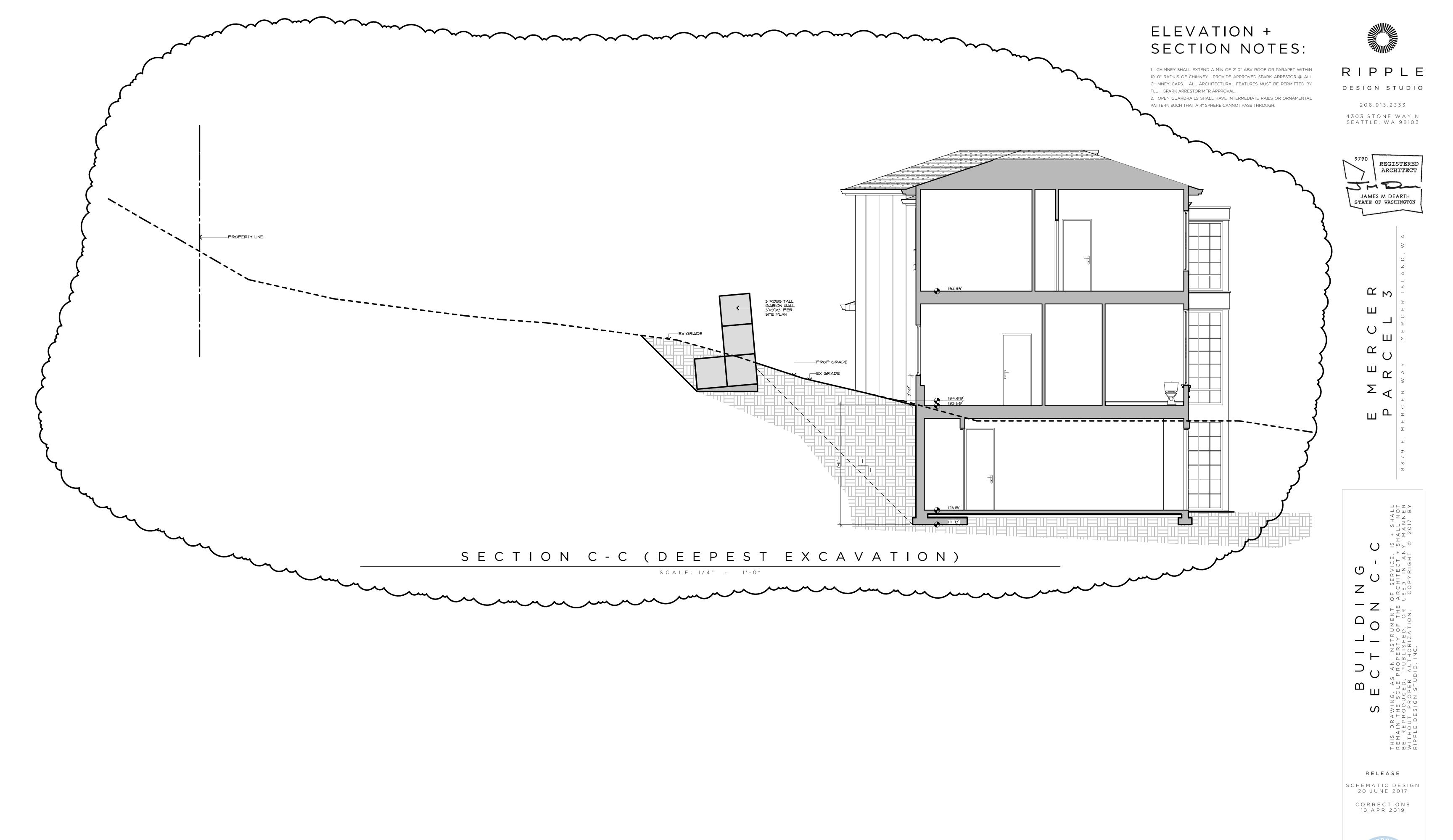
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SCHEMATIC DESIGN

20 JUNE 2017

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August 01, 2019



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August 01, 2019 SITE COPY

DOOR SCHEDULE:

DOOR NO.	WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	REMARKS
001A	6'-6"	9'-0"	FRENCH	CLAD WOOD / GLASS		PAIR, DIVIDED LIGHT, W/ 3'-3" SIDELIGHTS
001B	2'-8"	7'-0"	PANEL	WOOD		
001C	2'-8"	8'-0"	PANEL	WOOD		ELEVATOR, LOCKING, AUTO-CLOSER
002A	7'-0"	8'-0"	SURFACE SLIDER	WOOD		BARN STYLE SLIDING DOOR
002B	12'-0"	8'-0"	FRENCH SLIDER	CLAD WOOD / GLASS		4-PANEL, DIVIDED LIGHT
003A	2'-8"	7'-0"	PANEL	WOOD		
003B	2'-4"	7'-0"	PANEL	WOOD		
004A	2'-8"	8'-0"	PANEL	WOOD		PRIVACY LOCK
005A	2'-8"	8'-0"	PANEL	WOOD		20-MINUTE RATED, AUTO-CLOSER
005A	6'-0"	8'-0"	PANEL	WOOD		20-MINUTE RATED, AUTO-CLOSER
006A	16'-0"	8'-0"	OVERHEAD	WOOD		GARAGE DOOR
006B	9'-0"	8'-0"	OVERHEAD	WOOD		GARAGE DOOR
101A	2'-8"	8'-0"	PANEL	WOOD		ELEVATOR, LOCKING, AUTO-CLOSER
102A	2'-8"	8'-0"	PANEL	WOOD		PRIVACY LOCK
103A	5'-0"	8'-0"	FRENCH	CLAD WOOD / GLASS		PAIR, DIVIDED LIGHT
103B	5'-0"	8'-0"	FRENCH	CLAD WOOD / GLASS		PAIR, DIVIDED LIGHT
103C	15'-6"	8'-0"	SLIDER	WOOD		3-PANEL, 2 OUTBOARD OPERABLE
105A	2'-8"	8'-0"	PANEL	WOOD		
106A	9'-0"	8'-0"	SLIDER	CLAD WOOD / GLASS		3-PANEL, DIVIDED LIGHT
107A	15'-6"	8'-0"	SLIDER	WOOD		3-PANEL, 2 OUTBOARD OPERABLE
109A	2'-8"	8'-0"	PANEL	WOOD		
110A	5′-0″	8'-0"	PANEL	WOOD		PAIR
111A	2'-8"	7'-0"	PANEL	WOOD		
111B	5'-0"	7'-0"	SLIDER	WOOD		PAIR, BY-PASS CLOSET
111C	5'-0"	7'-0"	SLIDER	WOOD		PAIR, BY-PASS CLOSET
112A	2'-8"	8'-0"	PANEL	WOOD		
201A	2'-8"	7'-0"	PANEL	WOOD		ELEVATOR, LOCKING, AUTO-CLOSER
202A	2'-8"	8'-0"	PANEL	WOOD		PRIVACY
203A	2'-8"	8'-0"		WOOD		
203B	2'-8"	8'-0"		WOOD		
204A	2'-8"	8'-0"		WOOD		
206A	2'-8"	8'-0"	PANEL	WOOD		
207A	2'-8"	7'-0"	PANEL	WOOD		
207B	9'-0"	7'-0"	SLIDER	WOOD		TRIPLE BY-PASS CLOSET
208A	2'-8"	7'-0"	PANEL	WOOD		
208B	9'-0"	7'-0"	SLIDER	WOOD		TRIPLE BY-PASS CLOSET
209A	2'-4"	7'-0"	PANEL	WOOD		PRIVACY LOCK
209B	2'-4"	7'-0"	PANEL	WOOD		PRIVACY LOCK
210A	2'-8"	7'-0"		WOOD		
210B	5'-0"	7'-0"	SLIDER	WOOD		BY-PASS CLOSET
211A	2'-4"	7'-0"	PANEL	WOOD		

WINDOW SCHEDULE:

WINDOW NO.	WIDTH	HEIGHT	HEADER	TYPE	MATERIAL	FINISH	REMARKS
001A	3'-0"	9'-0''	9'-0''	FIXED	ALUMINUM		DIVIDED LIGHT, SAFETY GLAZING
001B	5'-0"	9'-0''	9'-0''	FIXED	ALUMINUM		DIVIDED LIGHT, SAFETY GLAZING
003A	8'-0''	5'-0''	8'-0"	CASEMENT	ALUMINUM		TRIPLE, DIVIDED LIGHT, SAFETY GLAZING, EGRESS
101A	5'-0''	9'-6"	9'-6"	FIXED	ALUMINUM		DIVIDED LIGHT, SAFETY GLAZING
101B	6'-6"	9'-6"	9'-6"	FIXED	ALUMINUM		DOUBLE, DIVIDED LIGHT, SAFETY GLAZING
101C	6'-6"	9'-6"	9'-6"	FIXED	ALUMINUM		DOUBLE, DIVIDED LIGHT, SAFETY GLAZING
101D	3'-0''	9'-6''	9'-6"	FIXED	ALUMINUM		DIVIDED LIGHT, SAFETY GLAZING
102A	2'-0''	4'-0''	8'-0''	FIXED	ALUMINUM		DIVIDED LIGHT
102B	2'-0''	4'-0''	8'-0"	CASEMENT	ALUMINUM		DIVIDED LIGHT
103A	6'-0''	7'-6"	9'-6"	FIXED	ALUMINUM		PAIR, DIVIDED LIGHT, SAFETY GLAZING
103B	6'-0''	7'-6"	9'-6"	FIXED	ALUMINUM		PAIR, DIVIDED LIGHT, SAFETY GLAZING
106B	6'-0''	8'-0''	8'-0"	CASEMENT	ALUMINUM		DOUBLE, DIVIDED LIGHT, SAFETY GLAZING @ LOWER AWNING, FALL PROTECTION, EGRESS
107A	9'-0''	7'-6"	9'-6"	FIXED	ALUMINUM		TRIPLE, DIVIDED LIGHT, SAFETY GLAZING
108A	4'-0''	5'-0''	8'-0"	CASEMENT	ALUMINUM		PAIR, DIVIDED LIGHT
110A	6'-0''	7'-6"	9'-6"	FIXED	ALUMINUM		PAIR, DIVIDED LIGHT, SAFETY GLAZING
111A	8'-0"	5'-0''	8'-0"	CASEMENT	ALUMINUM		TRIPLE, DIVIDED LIGHT, EGRESS
112A	6'-0''	7'-6"	9'-6"	FIXED	ALUMINUM		PAIR, DIVIDED LIGHT, FROSTED GLASS
201A	5'-0''	7'-0''	7'-0''	FIXED	ALUMINUM		DIVIDED LIGHT, SAFETY GLAZING @ LOWER AWNING
201B	6'-6"	7'-0''	7'-0''	FIXED	ALUMINUM		DOUBLE, DIVIDED LIGHT, SAFETY GLAZING @ LOWER AWNING
201C	6'-6"	7'-0''	7'-0"	FIXED	ALUMINUM		DOUBLE, DIVIDED LIGHT, SAFETY GLAZING @ LOWER AWNING
201D	3'-0"	7'-0''	7'-0''	FIXED	ALUMINUM		DIVIDED LIGHT, SAFETY GLAZING @ LOWER AWNING
202A	6'-0''	8'-0''	8'-0"	CASEMENT	ALUMINUM		DOUBLE, DIVIDED LIGHT, SAFETY GLAZING @ LOWER AWNING, FALL PROTECTION, EGRESS
202B	6'-0''	8'-0''	8'-0''	CASEMENT	ALUMINUM		DOUBLE, DIVIDED LIGHT, SAFETY GLAZING @ LOWER AWNING, FALL PROTECTION, EGRESS
202C	3'-0"	4'-6"	8'-0"	CASEMENT	ALUMINUM		DIVIDED LIGHT, EGRESS
202D	3'-0"	4'-6''	8'-0''	CASEMENT	ALUMINUM		DIVIDED LIGHT, EGRESS
203A	6'-0''	5'-6"	8'-0''	CASEMENT	ALUMINUM		PAIR, DIVIDED LIGHT, SAFETY GLAZING
205A	9'-0''	5'-0''	7'-0''	FIXED	ALUMINUM		TRIPLE, DIVIDED LIGHT
206A	6'-0''	6'-0''	8'-0''	FIXED	ALUMINUM		PAIR, DIVIDED LIGHT
207A	6'-0''	6'-0''	8'-0''	CASEMENT	ALUMINUM		PAIR, DIVIDED LIGHT, EGRESS
208A	3'-0"	6'-0''	8'-0''	CASEMENT	ALUMINUM		DIVIDED LIGHT, EGRESS
208B	3'-0''	6'-0''	8'-0''	CASEMENT	ALUMINUM		DIVIDED LIGHT, EGRESS
210A	6'-0''	5'-6"	8'-0"	CASEMENT	ALUMINUM		PAIR, DIVIDED LIGHT, EGRESS
210B	4'-0''	4'-0''	8'-0''	CASEMENT	ALUMINUM		PAIR, DIVIDED LIGHT
211A	4'-0''	4'-0''	8'-0"	CASEMENT	ALUMINUM		PAIR, DIVIDED LIGHT, SAFETY GLAZING

WSEC 2015 NOTES:

- THIS PROJECT IS ELIGIBLE AND COMPLIANT W/ WSEC 2015 PRESCRIPTIVE METHOD.
 INSULATION VALUES SHALL BE AS FOLLOWS:
- A. ALL VERTICAL GLAZING SHALL BE 0.30 U-FACTOR MAX.
- B. ALL OVERHEAD GLAZING SHALL BE 0.50 U-FACTOR MAX.

 C. ALL EXTERIOR DOORS (INCLUDING DOORS FROM CONDITIONED SPACE TO DESIGN STUDIO
- UNCONDITIONED SPACE) SHALL BE 0.20 U-FACTOR MIN.

 D. ALL CEILINGS UNCONDITIONED SPACE SHALL RECEIVE R-49 BLOWN-IN
- INSULATION MIN.

 E. ALL VAULTED CEILINGS SHALL RECEIVE R-38 BATT INSULATION MIN.
- F. ALL ABOVE-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN.
 G. ALL BELOW-GRADE EXTERIOR WALLS SHALL RECEIVE R-21 BATT INSULATION MIN
 @ INTERIOR FRAMED WALL.
- H. ALL FLOORS OVER UNCONDITIONED SPACE SHALL RECEIVE R-30 BATT INSULATION MIN.
- I. ALL SLAB-ON-GRADE WITHIN CONDITIONED SPACE SHALL RECEIVE R-10 RIGID INSULATION WITHIN 24" OF SLAB PERIMETER.
- INTERIOR SIDE OF WALL.

 3. RE: STRUCTURAL DRAWINGS FOR ALL FRAMING COMPLIANCE REQUIREMENTS.
- 4. PROVIDE 100 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ KITCHEN.

J. ALL HEADERS @ EXTERIOR WALLS SHALL RECEIVE R-10 RIGID INSULATION @

- 5. PROVIDE 50 CFM INTERMITTENTLY OPERATING POINT-OF-USE VENTILATION @ ALL BATHS + LAUNDRY.
- 6. NATURAL GAS, PROPANE OR OIL WATER HEATER SHALL HAVE A MINIMUM EF OF 0.91 (WSEC 406.2, CREDIT 5c).
- 7. AT CRAWLSPACES THE MIN NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 FT² FOR EACH 300 FT² OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AT CRAWLSPACE, EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO
- 8. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4. WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE TESTING RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE CODE OFFICIAL.

 9. AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF

CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.

VENTILATION OPENINGS, OR CRAWLSPACE SHALL BE MECHANICALLY VENTED.



RIPPLE

206.913.2333

4303 STONE WAY N

SEATTLE, WA 98103

9790
REGISTERED ARCHITECT

JAMES M DEARTH

STATE OF WASHINGTON

E. MERCER WAY MERCER ISLAND, WA

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SCHEMATIC DESIGN 20 JUNE 2017

CORRECTIONS 10 APR 2019



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The Following Apply Unless Noted Otherwise on the Drawings

DESIGN LOAD CRITERIA

FLOOR LIVE LOAD (RESIDENTIAL) 40 PSF FLOOR LIVE LOAD (RESIDENTIAL DECKS) 60 PSF SNOW Pf=25 PSF WIND

Iw=1.0, GCpi=0.18, 110 MPH (ULTIMATE), EXPOSURE "B", KZT=1.84

EARTHQUAKE ANALYSIS PROCEDURE: **EQUIVALENT LATERAL** FORCE PROCEDURE LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS BASE SHEAR (ULTIMATE) V=21.30 KIPS SITE CRITERIA SITE CLASS=D, Ss=1.461, Sds=0.974,

S1=0.556, SD1=0.556, Cs=0.150 SDC D, Ie=1.0, R=6.5

SEE PLANS FOR ADDITIONAL LOADING CRITERIA

- 3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. 4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS
- PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED 5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL
- COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS.
- TECHNIQUES, SEQUENCES OR PROCEDURES, REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
- 7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- 8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
- 9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.
- 10. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

CONNECTOR PLATE WOOD ROOF TRUSSES CONTRACTOR SHALL SUBMIT WALL ELEVATION DRAWINGS OF AT LEAST 1/8"=1'-0" SCALE INDICATING LOCATIONS OF CONNECTION EMBEDMENTS AND WALL OPENINGS FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH REINFORCEMENT SHOP DRAWINGS.

APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.

11. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS. METHODS. TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER. THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

Quality Assurance

1. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1704 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION IS REQUIRED OF THE FOLLOWING TYPES OF CONSTRUCTION:

EXPANSION BOLTS AND THREADED EXPANSION INSERTS PER MANUFACTURER EPOXY GROUTED INSTALLATIONS PER MANUFACTURER

- 2. UNLESS OTHERWISE NOTED, THE FOLLOWING ELEMENTS COMPRISE THE SEISMIC-FORCE-RESISTING SYSTEM AND ARE SUBJECT TO SPECIAL INSPECTION FOR SEISMIC RESISTANCE IN ACCORDANCE WITH SECTION 1705.12 OF THE INTERNATIONAL BUILDING
- A. STRUCTURAL WOOD SHEAR WALL SYSTEMS REQUIRE PERIODIC INSPECTION FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM INCLUDING DRAG STRUTS, BRACES AND HOLDOWNS.
- 3. STRUCTURAL OBSERVATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 1704 OF THE INTERNATIONAL BUILDING CODE FOR THE FOLLOWING BUILDING ELEMENTS: SHEARWALLS

THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD ADEQUATE NOTICE TO SCHEDULE APPROPRIATE SITE VISITS FOR STRUCTURAL OBSERVATION.

STRUCTURAL OBSERVATION MEANS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM, FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS, AT SIGNIFICANT CONSTRUCTION STAGES AND AT COMPLETION OF THE STRUCTURAL SYSTEM. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY SECTION 109 OR OTHER SECTIONS OF THE INTERNATIONAL BUILDING CODE.

THE OWNER SHALL EMPLOY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUC-TURAL DESIGN, TO PERFORM STRUCTURAL OBSERVATION. OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPEC-TOR, CONTRACTOR, AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

Geotechnical

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

ALLOWABLE SOIL PRESSURE LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED) 55 PCF/35 PCF

COEFICIENT OF FRICTION (FACTOR OF SAFETY OF 1.5 INCLUDED)

0.3 PILE CAPACITY (COMPRESSION/TENSION/LATERAL)

SOILS REPORT REFERENCE: PanGEO, Inc. Project #14-206, Dated 2/4/16

FOUNDATION DESIGN IS BASED ON THE INSTALLATION OF AGGREGATE PIERS IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE ALL SOIL CONDITIONS PRIOR TO FORMING FOUNDATIONS.

Concrete

- 1. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905, 1906 AND ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c=3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. (STRUCTURAL DESIGN OF FOUNDATION IS BASED ON A f'c=2,500 PSI, PER IBC 1705.3.2.3, SPECIAL INSPECTION IS NOT REQUIRED.)
- 2. THE MINIMUM AMOUNTS OF CEMENT MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH IBC 1905.6. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY TO THE CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.
- 3. ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH TABLE ACI 318 TABLE 4.2.1 MODERATE EXPOSURE.
- 4. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy=60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy=40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. SPIRAL REINFORCEMENT SHALL BE PLAIN WIRE CONFORMING TO ASTM A615, GRADE 60, fy=60,000
- 5. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL REINFORCEMENTS IN ACCORDANCE WITH "THE REINFORCING SPLICE AND DEVELOPMENT LENGTH SCHEDULE." PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADIACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
- NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.
- 6. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSEDTO EARTH FORMED SURFACES EXPOSED TO EARTH

OR WEATHER (#5 BARS OR SMALLER) 1-1/2" SLABS AND WALLS (INT. FACE) GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

7. CONCRETE WALL REINFORCING - PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE: 6" WALLS #4 @ 16 HORIZ. #4 @ 18 VERTICAL 1 CURTAIN

8" WALLS #4 @ 12 HORIZ. #4 @ 18 VERTICAL 1 CURTAIN 8. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS,

SURFACES, BOTH CAST-IN-PLACE AND PRECAST. 9. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE

Anchorage

- EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "KWIK BOLT TZ" AS MANUFACTURED BY THE HILTI CORP., INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-1917, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.
- 2. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "HIT RE 500-V3" AS MANUFACTURED BY HILTI CORP. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2322. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED.

Wood

FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO.17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS: (2X & 3X MEMBERS) DOUGLAS FIR-LARCH NO. 2

AND BEAMS: MINIMUM BASE VALUE, Fb=900 PSI (4X MEMBERS) DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fb=900 PSI

(INCL. 6X AND LARGER) DOUGLAS FIR-LARCH NO. 1 BEAMS: MINIMUM BASE VALUE, Fb=1350 PSI POSTS: (4X MEMBERS) DOUGLAS FIR-LARCH NO. 2

> (6X AND LARGER) DOUGLAS FIR-LARCH NO. 1

> > MINIMUM BASE VALUE, Fc=1000 PSI

MINIMUM BASE VALUE, Fc=1350 PSI

STUDS, PLATES & MISC. FRAMING: DOUGLAS-FIR-LARCH NO. 2 MANUFACTURED LUMBER, PSL, LVL, AND LSL, SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSL, LVL, AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E) Fb=2900 PSI, E=2000 KSI, Fv=290 PSI Fb=2600 PSI ,E=1900 KSI, Fv=285 PSI LVL (1.9E) Fb=2325 PSI ,E=1550 KSI, Fv=310 PSI LSL (1.55E)

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

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE

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

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

TOP CHORD LIVE LOAD 25 PSF 10 PSF TOP CHORD DEAD LOAD 5 PSF BOTTOM CHORD DEAD LOAD TOTAL LOAD 40 PSF 5 PSF WIND UPLIFT (TOP CHORD) 10 PSF BOTTOM CHORD LIVE LOAD

(BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURENTLY WITH THE ROOF LIVE LOAD) WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE SIGNED AND STAMPED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC., SHOWN ON THE DRAWINGS. THE EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

A. ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16. B. FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.

C. WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

D. REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS. 6. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING

PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

PRESSURE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO A RENTION OF 0.25 PCF. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO A RETENTION OF 0.60 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS IN DIRECT CONTACT WITH ACQ-A, CBA-A, CA-B, OR SBX TREATED WOOD SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS IN DIRECT CONTACT WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

Wood (Con't)

TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2015. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TII JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITT" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

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

> 2-1/2" 0.131" 10d 0.148" 16d BOX 3-1/2" 0.135"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

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

B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2005 EDITION) WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

10. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE

- A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.
- B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

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

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER UNLESS OTHERWISE NOTED.

ENGINEERING

PO Box 55124 Seattle, WA 98155

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Issue No. Date

 $2 \setminus 6/13/18$ Corrections

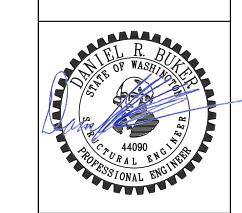
7/26/17 Permit \ 3/9/18 Corrections

Sheet Contents

General Structural Notes

Sheet No.





Parcel

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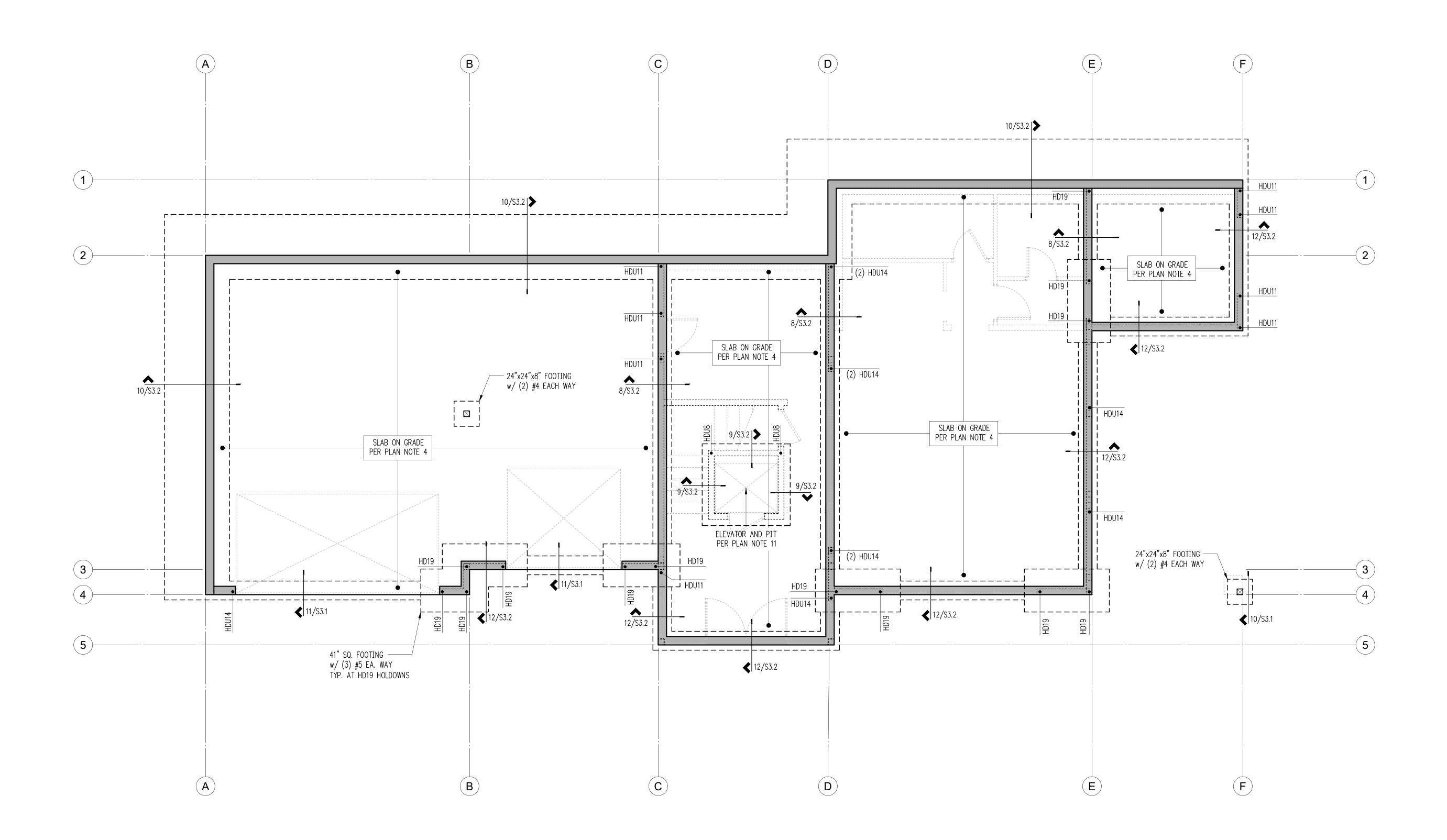
East

No. Date Issue 7/26/17 Permit

 $\sqrt{1}$ 3/9/18 Corrections /2\ 6/13/18 Corrections

> Sheet Contents Basement / Foundation Plan

Sheet No.

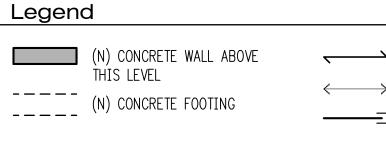


Plan Notes

- 1. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS (S1.1).
- 2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS UNLESS SPECIFICALLY NOTED ON STRUCTURAL PLANS.
- 3. ALL FOOTINGS SHALL BEAR ON FIRM, NATIVE SOIL.
- 4. 4" CONCRETE SLAB ON GRADE REINFORCED WITH #3 @ 12"oc EACH WAY, CENTERED IN SLAB. PROVIDE A BASE OF 4" COMPACTED, CLEAN 3/4" MINUS GRAVEL COVERED WITH 4 MIL. VAPOR BARRIER. PROVIDE JOINTS PER 2/S3.1.
- 6. PROVIDE DRAINAGE BEHIND ALL FOUNDATION WALLS.
- 7. REINFORCE FOOTING AND WALL CORNERS AND INTERSECTIONS PER 6/S3.1.
- 8. "HDU_" REFERS TO HOLDOWNS PER 8/S3.1
- 9. REFER 9/S3.1 WHERE PIPES PENETRATE FOUNDATION.
- 10. CONTRACTOR TO VERIFY TOP OF FOOTING ELEVATION w/ ARCHITECTURAL PLANS.
- 11. CONTRACTOR TO COORDINATE ELEVATOR DEPRESSION IN FIELD w/ MANUFACTURER, ARCHITECT, AND ENGINEER OF RECORD. CONTRACTOR ALSO TO VERIFY RAIL ATTACHMENT LOCATIONS AND LOADS WITH MANUFACTURER. (ASSUMED RAIL LOAD HAS BEEN DESIGNED FOR 725# TENSION)

NOTE: FOUNDATION DESIGN BASED ON

INSTALLATION OF AGGREGATE PIERS IN ACCORDANCE WITH RECOMENDATIONS OF GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE ALL SOIL CONDITIONS PRIOR TO FORMING FOUNDATIONS

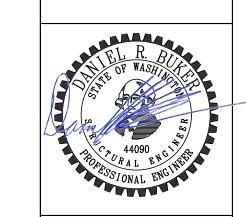


(N) SPAN DIRECTION ← ⇒ EXTENT OF SPAN JOIST or BEAM HANGER PROVIDE HU HANGER u.n.o. HD HOLDOWN TYPE

Basement / Foundation Plan

REVIEWED FOR CODE COMPLIANCE August 01, 2019 SITE COPY

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





Mercer - Parcel 3

East

E Mercer Way er Island, WA, 98040

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1 3/9/18 Corrections

6/13/18 Corrections

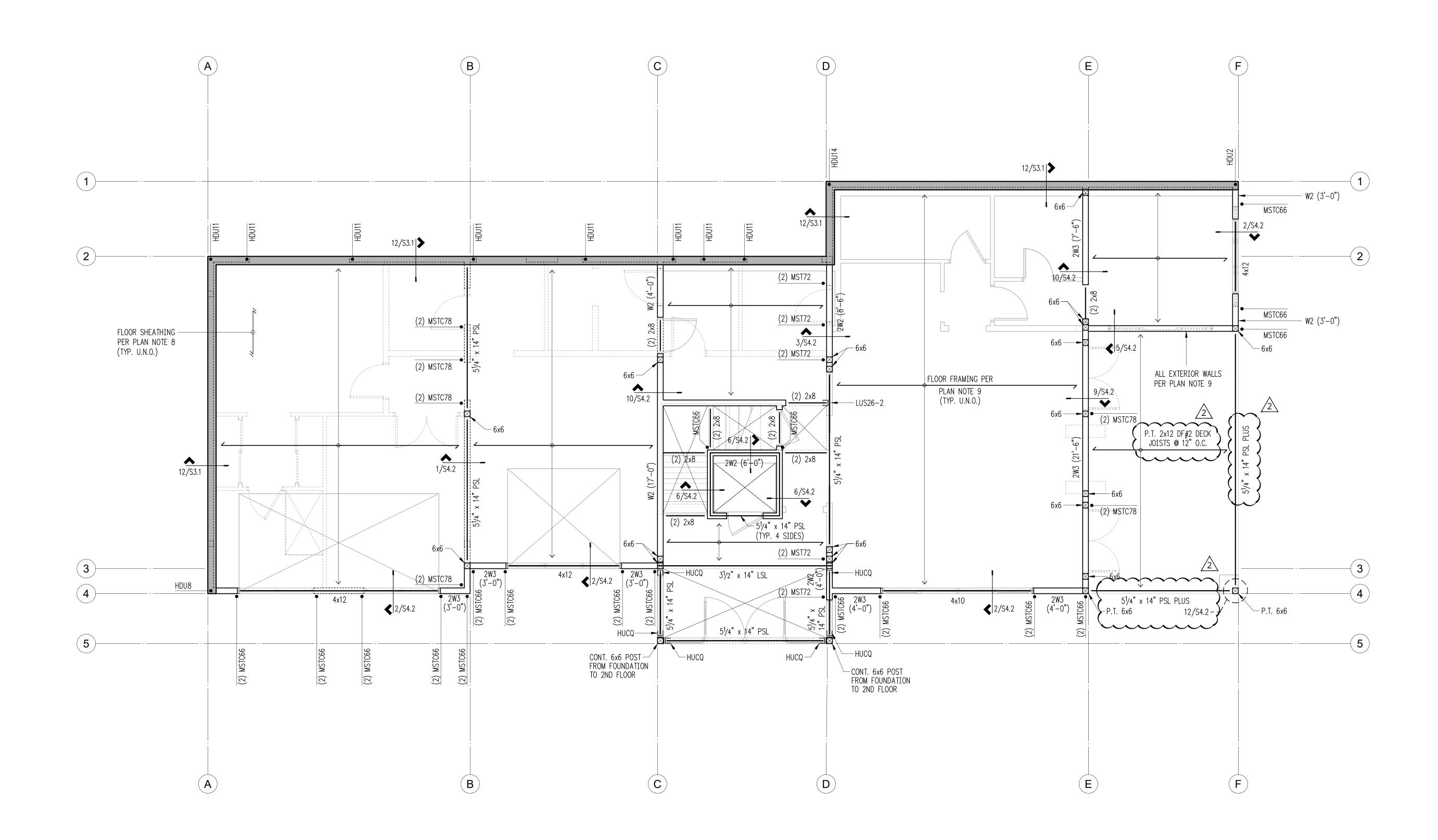
Framing Plan

Sheet Contents
First Floor

Class t N.

Sheet No.

S2.1



Plan Notes

- 1. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS (S1.1).
- 2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS UNLESS SPECIFICALLY NOTED ON STRUCTURAL PLANS.
- 3. PROVIDE DRAINAGE BEHIND ALL FOUNDATION WALLS.
- 4. REINFORCE FOOTING AND WALL CORNERS AND INTERSECTIONS PER 6/S3.1.
- 5. "HDU_" REFERS TO HOLDOWNS PER 8/S3.1
- 6. REFER 9/S3.1 WHERE PIPES PENETRATE FOUNDATION.

- 7. "W#" REFERS TO SHEARWALL TYPE PER 3/S4.1 & 7/S4.1. ALL OTHER NON-DESIGNATED EXTERIOR WALLS SHALL BE SHEARWALL TYPE W6. WHERE INDICATED, "(X-X)" REFERS TO MINIMUM SHEARWALL LENGTH. COORDINATE ACTUAL LENGTH WITH ARCHITECTURAL.
- 8. FLOOR SHEATHING SHALL BE 34" T&G PLYWOOD SHEATHING WITH 48/24 SPAN RATING. NAIL FRAMED PANEL EDGES W/ 8d COMMON (0.131"dia. x 21/2") @ 6"oc, FIELD @ 12"oc. (REFER TO 9/S4.1)
- 9. FLOOR FRAMING TO BE 14" TJI/230 @ 16"oc (U.N.O.)
- 10. "MSTC66" & "CS16" REFER TO 60" LONG HOLDOWNS PER 11/S4.2 & 7/S4.2 RESPECTIVELY.

11. PROVIDE TOP PLATE SPLICES PER 1/S4.1

- 12. REFER TO 11/S4.1 AT SHEARWALL INTERSECTIONS.
- 13. "D.S." REFERS TO DRAG STRUT. NAIL FLOOR SHEATHING TO DRAG STRUT WITH (2) ROWS OF 8d COMMON (0.131"dia. x $2^{1}/2$ ") @ 4"oc. (REFER TO 5/S4.1)

STRUCTURAL WOOD WALL or POST BELOW THIS LEVEL STRUCTURAL WOOD WALL or POST ABOVE THIS LEVEL CONCRETE WALL ABOVE

THIS LEVEL

Legend

SPAN DIRECTION

SPAN DIRECTION

EXTENT OF SPAN

JOIST or BEAM HANGER

HD

HOLDOWN TYPE

First Floor Framing Plan

BLOCK DIAPH.

2X'S LAID FLAT @ ALL PANEL
EDGES. 8D @ 4"OC @ ALL
PANEL EDGES & 12"OC IN
FIELD. (REFER TO 9/S4.1)

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

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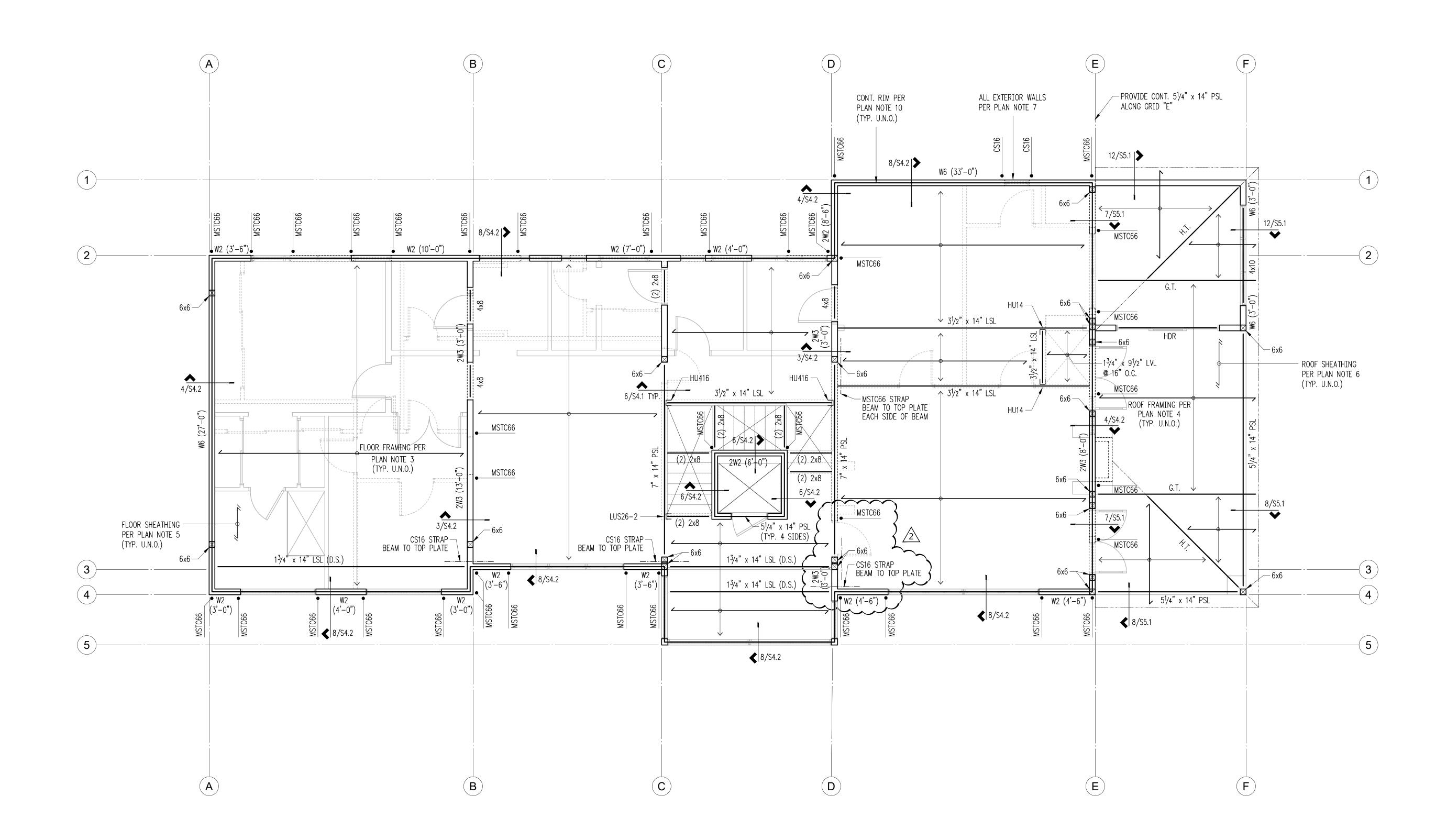
E Mercer Way r Island, WA, 98040

 $\sqrt{1}$ 3/9/18 Corrections

 $\sqrt{2}$ 6/13/18 Corrections

Sheet Contents Second Floor Framing Plan

Sheet No.



Second Floor Framing Plan

Plan Notes

- 1. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS (S1.1).
- 2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS UNLESS SPECIFICALLY NOTED ON STRUCTURAL PLANS.
- 3. FLOOR FRAMING TO BE 14" TJI/230 @ 16"oc (U.N.O.)
- 4. ROOF FRAMING (where occurs) SHALL BE PRE-MANUFACTURED ROOF TRUSSES @ 24"oc. (Truss design by others).
- 5. FLOOR SHEATHING SHALL BE 34" T&G PLYWOOD SHEATHING WITH 48/24 SPAN RATING. NAIL FRAMED PANEL EDGES W/ 8d COMMON (0.131"dia. x 2½") @ 6"oc, FIELD @ 12"oc. 9. PROVIDE TOP PLATE SPLICES PER 1/S4.1 (REFER TO 9/S4.1)
- 6. ROOF SHEATHING SHALL BE 5/8" CDX PLYWOOD SHEATHING WITH 40/20 SPAN RATING. NAIL FRAMED PANEL EDGES W/ 8d COMMON (0.131"dia. x 21/2") @ 6"oc, FIELD @ 12"oc. (REFER TO 9/S4.1)
- 7. "W#" REFERS TO SHEARWALL TYPE PER 3/S4.1 & 7/S4.1. ALL OTHER NON-DESIGNATED EXTERIOR WALLS SHALL BE SHEARWALL TYPE W6. WHERE INDICATED, "(X-X)" REFERS TO MINIMUM SHEARWALL LENGTH. COORDINATE ACTUAL LENGTH WITH ARCHITECTURAL.
- 8. "MSTC66" & "CS16" REFER TO HOLDOWNS PER 11/S4.2 & 7/S4.2 RESPECTIVELY.

- 10. AT EXTERIOR WALLS, PROVIDE CONTINUOUS FLUSH FRAMED 31/2" X 14" LSL STRUCTURAL RIM JOIST, UNLESS NOTED OTHERWISE. RIM JOISTS OVER OPENINGS SHALL BE CONTINUOUS w/ NO SPLICES. REFER TO 4/S4.2 & 8/S4.2.
- 11. REFER TO 11/S4.1 AT SHEARWALL INTERSECTIONS.
- 12. "D.S." REFERS TO DRAG STRUT. NAIL FLOOR SHEATHING TO DRAG STRUT WITH (2) ROWS OF 8d COMMON (0.131"dia. x $2^{1/2}$ ") @ 4"oc. (REFER TO 5/S4.1)

Legend

POST ABOVE THIS LEVEL HD HOLDOWN TYPE

SPAN DIRECTION < → → EXTENT OF SPAN JOIST or BEAM HANGER GIRDER TRUSS

HIP TRUSS

H.T.

BLOCK DIAPH. 2X'S LAID FLAT @ ALL PANEL EDGES. 8D @ 4"OC @ ALL PANEL EDGES & 12"OC IN FIELD. (REFER TO 9/S4.1)

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

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E Mercer Way er Island, WA, 98040

7/26/17 Permit $\frac{1}{3}$ 3/9/18 Corrections

 $\sqrt{2}$ 6/13/18 Corrections

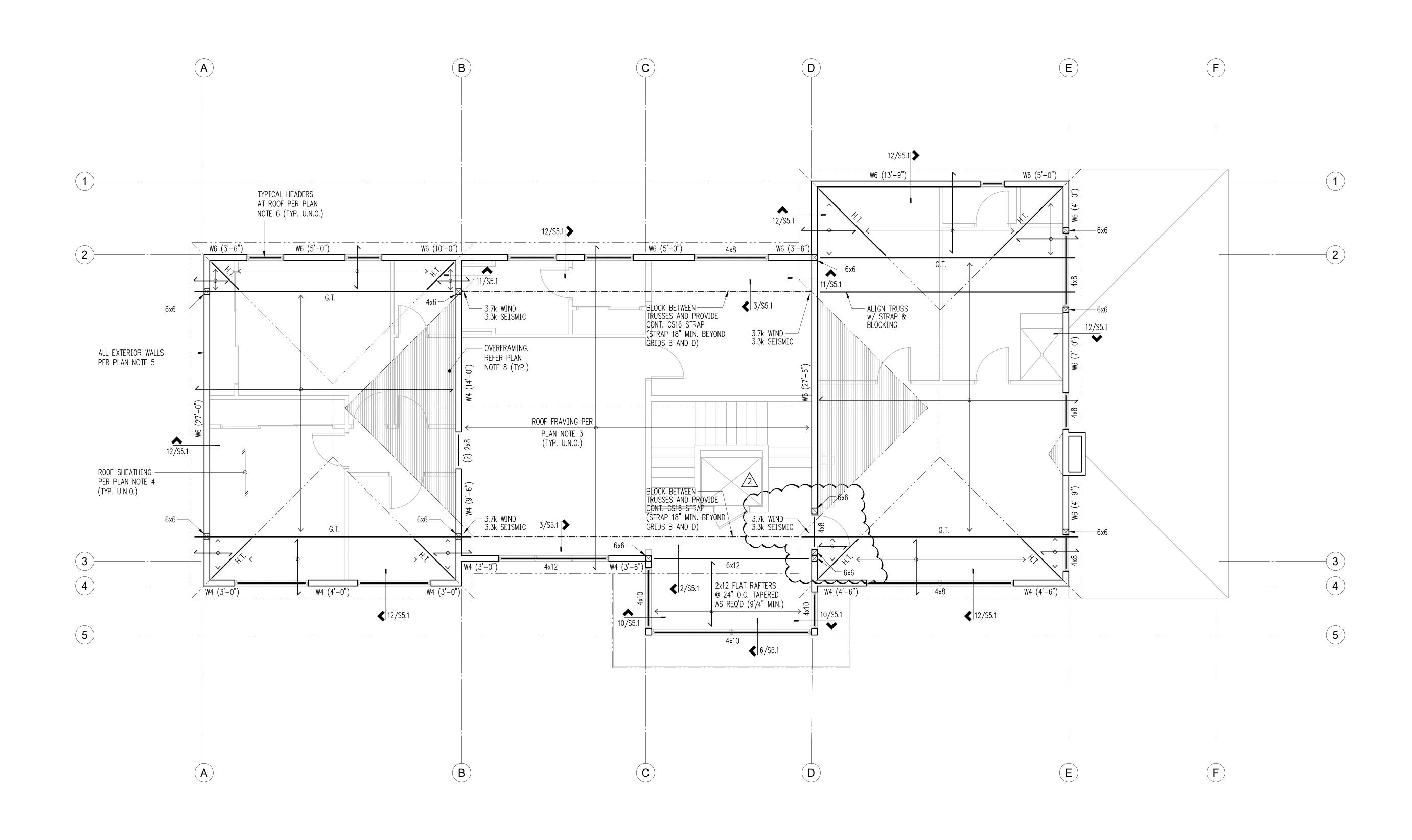
Sheet Contents Roof Framing Plan

Sheet No.

Roof Framing Plan

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





Plan Notes

- 1. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS (S1.1).
- 2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS UNLESS SPECIFICALLY NOTED ON STRUCTURAL PLANS.
- 3. ROOF FRAMING SHALL BE PRE-MANUFACTURED ROOF TRUSSES @ 24"oc. (TRUSS DESIGN BY OTHERS).
- 4. ROOF SHEATHING SHALL BE 5/8" CDX PLYWOOD SHEATHING WITH 40/20 SPAN RATING. NAIL FRAMED PANEL EDGES W/ 8d COMMON (0.131"dia. x 2½") @ 6"oc, FIELD @ 12"oc. (REFER TO 9/S4.1)
- 5. "W#" REFERS TO SHEARWALL TYPE PER 3/S4.1 & 7/S4.1. ALL OTHER NON-DESIGNATED EXTERIOR WALLS SHALL BE SHEARWALL TYPE W6. WHERE INDICATED, "(X-X)" REFERS TO MINIMUM SHEARWALL LENGTH. COORDINATE ACTUAL LENGTH WITH ARCHITECTURAL.
- 6. ALL HEADERS AT ROOF NOT NOTED OTHERWISE ON PLAN SHALL BE (2) 2X8. (REFER TO DETAIL 2/S4.1)
- 7. PROVIDE TOP PLATE SPLICES PER 1/S4.1
- 8. WHERE OVERFRAMING IS INDICATED, OVERFRAME WITH 2x6 @ 24" O.C.

- w/4'-0" MAX. SPAN. (REFER TO DETAIL 4/S5.1)

Legend STRUCTURAL WOOD WALL or

SPAN DIRECTION

< → → EXTENT OF SPAN

JOIST or BEAM HANGER G.T. GIRDER TRUSS

H.T. HIP TRUSS

FOR F'c = 2500 psi, GRADE 60 REINFORCING

MINIMUM STRAIGHT DEVELOPMENT LENGTH (ld)

BAR SIZE	TOP BARS	OTHER BARS
#3	23"	18"
#4	31"	24"
#5	40"	30"
#6	47"	36"
#7	68"	53"
#8	78"	60"
#9	88"	68"
#10	99"	77"
#11	110"	85"

	MINIMUM LAP SPLICE LENG	THS (VS)	
BAR SIZE	TOP BARS	OTHER BARS	
#3	31"	23"	
#4	41"	31"	
#5	51"	40"	
#6	62"	47"	
#7	89"	68"	
#8	102"	78"	
#9	114"	88"	
#10	130"	99"	
#11	143"	110"	

TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.

IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR, OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMTERS, THEN LENGTHS SHALL BE INCREASED BY 50%

MINIMUM EMBEDMENT LENGTHS (Qdh) FOR STANDARD END HOOKS

	FOR STANDARD END HOOKS
BAR SIZE	LENGTH
#3	7"
#4	9"
#5	11"
#6	13"
#7	14"
#8	17"
#9	19"
#10	21"
#11	24"

- 1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN $2\frac{1}{2}$ "
- 2. END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2"

SEE PLAN FOR SLAB ⅓" x 1½" PRE-MOLDED SEE PLAN FOR SLAB -BURKE "KEYKOLD" JOINT. THICKNESS AND CONT. MASTIC JOINT STRIP. THICKNESS AND STOP REINF. 1" CLEAR REINFORCING (typ.) (joint may be saw cut at REINFORCING (typ.) OF JOINT EACH SIDE contractors option) **CUT ALTERNATE** PLASTIC VAPOR BARRIER PLASTIC VAPOR BARRIER WIRES AT JOINT AND COMPACT GRANULAR AND COMPACT GRANULAR FILL PER PLAN FILL PER PLAN PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK CONTROL JOINT CONSTRUCTION JOINT UP SLAB INTO RECTANGULAR AREAS OF 400 SQUARE FEET OR LESS. AREAS TO BE APPROX. SQUARE AND HAVE NO

CORNER BARS TO

HORIZ. REINF.

- TYP. CORNER

BARS: 24

CROSS WALL

MATCH CROSS WALL

ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

CORNER BARS TO

MATCH HORIZ. REINF.

SECOND POUR FIRST POUR

CORNER BARS TO

HORIZ. REINF.

(alt. hooks)

- TYP. CORNER

BARS: 24

- CROSS WALL

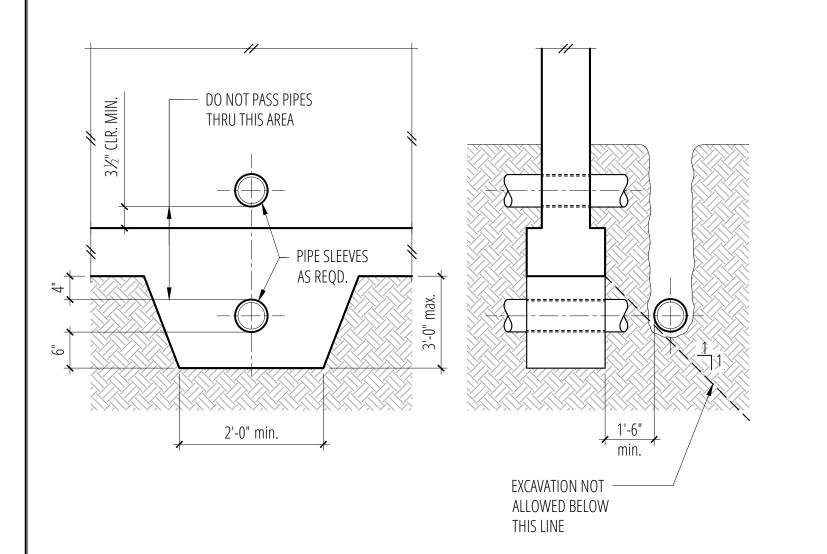
MATCH CROSS WALL

SHEARWALL PER PLAN EDGE NAIL PER SHEARWALL SCHEDULE HOLDOWN POST PER SCHEDULE BELOW HDU HOLDOWN FRAMING CONTINUES WHERE OCCURS ANCHOR BOLTS PER 44444 SCHEDULE BELOW

Holdown Sc	hedule					
Plan	Screws	Anchor	_ A.B.	Holdowr	n Post ①	Capacity
Mark	JCI CVV3	Bolt ②	Embed	IF 2x4	IF 2x6	#
HDU2-SDS2.5	(6) SDS ½" x 2½"	SSTB16	12 %"	(2) 2x4	4x6	2215/3075
HDU4-SDS2.5	(10) SDS ½" x 2½"	SB ¾ x 24	18"	4x4	4x6	4565
HDU5-SDS2.5	(14) SDS ½" x 2½"	SB ¾ x 24	18"	4x4	4x6	5645
HDU8-SDS2.5	(20) SDS ¼" x 2½"	SB ⅓ x 24	18"	4x4	4x6	6970
HDU11-SDS2.5	(30) SDS ½" x 2½"	SB 1 x 30	24"	4x8	6x6	9535
HDU14-SDS2.5	(36) SDS ¼" x 2½"	SB 1⁄2 x 30	24"	4x8	6x6	10770
HD19	(5) 1"ø THRU BOLTS	PAB10H	21"	N/A	6x6	26690+

- 1 MINIMUM SIZE OF POST AT END OF WALL UNLESS NOTED OTHERWISE ON FRAMING PLANS.
- ② "SSTB" & "SB" REFER TO ANCHOR BOLTS BY SIMPSON STRONG-TIE. INSTALL PER MANUFACTURER.

Typical Lap Splice & Development Length



Pipe and Trench Locations



DOUBLE CURTAIN

- ADDITIONAL

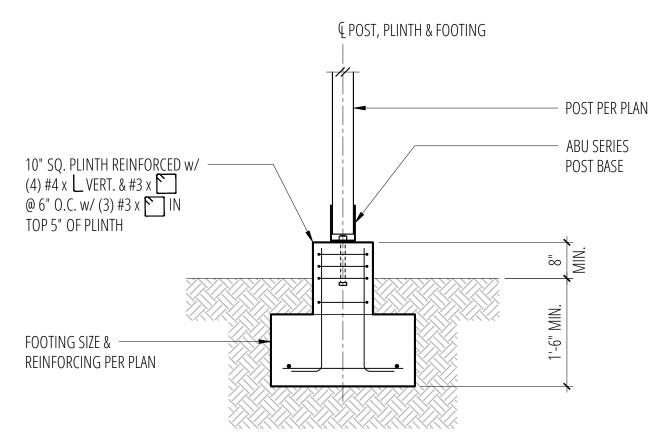
VERT. BARS

Typical Slab Joints

CORNER BARS TO

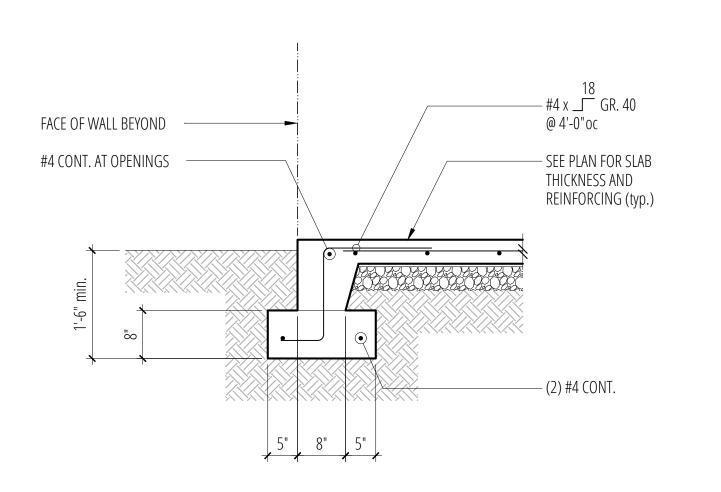
MATCH EXTERIOR

HORIZ. REINF.



FOOTING SIZE & ———————————————————————————————————		1-6" MIN. 8" MIN.
Post or C	anopy Footing	

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



Typical Turned-Down Slab Edge

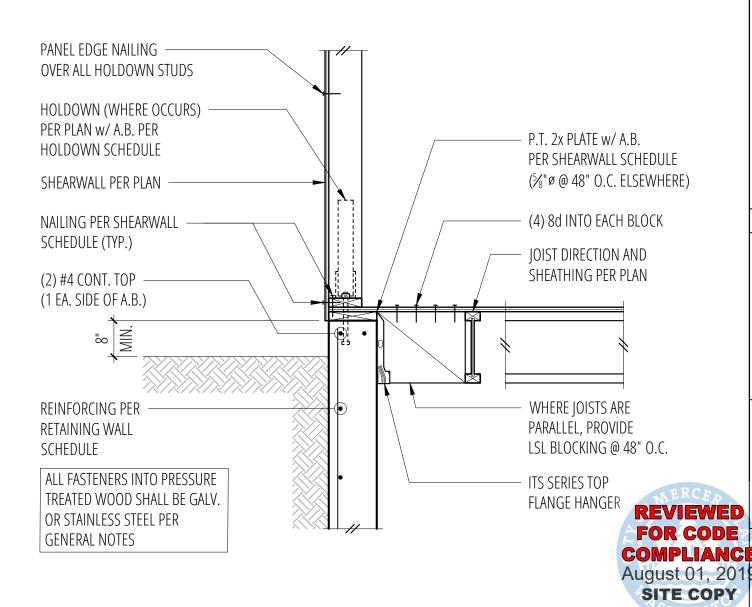
SCALE: 3/4"=1'-0"

ADDITIONAL

VERT. BARS

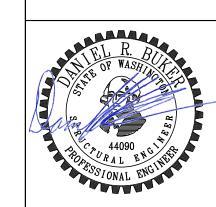
SINGLE CURTAIN

Typical HDU Holdown



Exterior Framing at Basement (Dropped Joist)

ENGINEERING PO Box 55124 Seattle, WA 98155



3 Parcel ercer \geq East

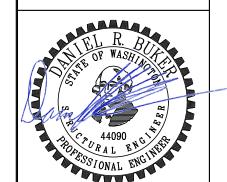
E Mercer Way Island, WA, 98040

No. Date Issue 7/26/17 Permit 1 3/9/18 Corrections

 $\sqrt{2}$ 6/13/18 Corrections

Sheet Contents Concrete Details

S3.1



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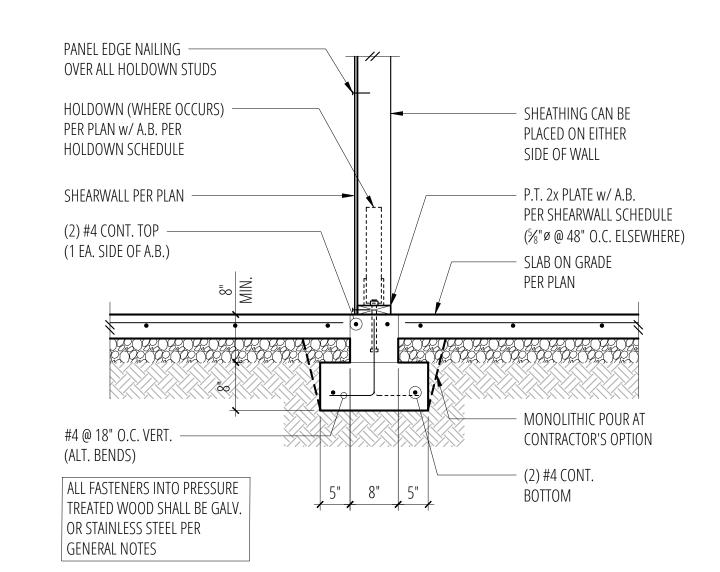
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SLAB ON GRADE PER PLAN

—— P.T. 3x SILL PLATE w/ 5/8"ø —— AB @ 48" O.C. TYP.

(2) #4 CONT. TOP

- (1 EA. SIDE OF A.B.)

- #4 @ 12"oc HORIZ.

– #4 @ 12"oc

EACH WAY

COORDINATE w/ MFG.

— #4 @ 18"oc VERT. TYP.

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

PROVIDE FREE-DRAINING

PLACE SLAB PRIOR TO

1½" clr. @ #4's & #5's

2" clr. @ #6's

B2

FOOTING DRAIN PER GEOTECH

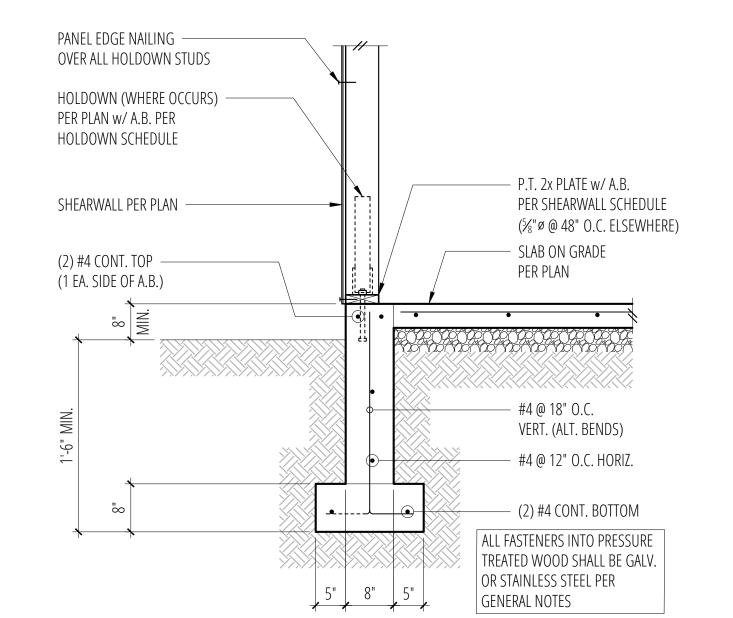
BACKFILLING WALL

SLAB ON GRADE —

MATERIAL

PER PLAN

Interior Wall w/ Stem Wall & Footing



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

Retaining Wall Schedule

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

B1

H (ft.)	D1	to	רם	ττ	STEM REINFORCING		FOOTING REINFORCING	
11 (11.)	B1	ts	B2	tf	VERT.	HORIZ.	TOP	LONGIT.
3'-0"	5"	8"	5"	8"	#4 @ 18" O.C.	#4 @ 12" O.C.	-	(2) #4
4'-0"	1'-0"	8"	5"	8"	#4 @ 18" O.C.	#4 @ 12" O.C.	-	(2) #4
5'-0"	1'-6"	8"	5"	10"	#4 @ 18" O.C.	#4 @ 12" O.C.	-	(3) #4
6'-0"	2'-3"	8"	5"	10"	#4 @ 18" O.C.	#4 @ 12" O.C.	-	(4) #4
7'-0"	2'-6"	8"	9"	10"	#4 @ 9" O.C.	#4 @ 9" O.C.	-	(5) #4
8'-0"	2'-9"	8"	1'-0"	12"	#5 @ 12" O.C.	#4 @ 12" O.C.	#5 @ 18" O.C.	(5) #5
9'-0"	3'-3"	8"	1'-3"	13"	#5 @ 9" O.C.	#4 @ 9" O.C.	#4 @ 18" O.C.	(6) #5
10'-0"	4'-3"	10"	1'-6"	15"	#6 @ 9" O.C.	#4 @ 9" O.C.	#4 @ 18" O.C.	(7) #5
11'-0"	4'-6"	10"	2'-0"	15"	#6 @ 9" O.C.	#4 @ 9" O.C.	#4 @ 18" O.C.	(8) #5

Exterior Wall w/ Slab on Grade

12 Exterior vval SCALE: 3/4"=1'-0"

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 $\sqrt{2}$ 6/13/18 Corrections Sheet Contents

Concrete Details

Sheet No.

S3.2

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Mercer Island,

BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12" OC 8d NAILS SHALL BE 0.131" Ø x 2½" (COMMON) - 16d NAILS SHALL BE 0.135" Ø x 3½" (BOX) EMBED ANCHOR BOLTS AT LEAST 7" EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" PLATE WASHERS 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3x STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGE 3x FOUNDATION SILL PLATES ARE REQUIRED FOR 2W3 AND 2W2. 3x STUDS ARE REQUIRED AT ABUTTING PANEL EDGES AND PANEL JOINTS SHALL BE OFFSET EACH SIDE OF WALL. STAGGER NAILS AT ADJOINING PANEL EDGES. 3x

BASE PLATE CONNECTION

16d @ 3" OC %" Ø A.B. @ 16" OC

AT CONCRETE

5⁄8" Ø A.B. @ 48" OC

%" ø A.B. @ 32" OC

AT WOOD

16d @ 6" OC

16d @ 3" OC ^①

A35 @ 9" OC (2) ROWS 16d @ 4½" OC (2) %" ø A.B. @ 12" OC

TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SINGLE-SIDED SHEARWALLS. ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING. SEE PLANS AND HOLDOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.

TOP PLATE CONNECTION

IF 2x OR LSL 9

A35 @ 24" OC 🛈

A35 @ 16" OC ¹⁰

A35 @ 12" OC $^{\textcircled{10}}$

A35 @ 6" OC

HGA10 @ 8" OC

IF TJI

16d @ 6" OC

16d @ 4" OC

(2) ROWS 16d @ 6" OC

(2) ROWS 16d @ 4½" OC

N/A

N/A

ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE

STUDS, MIN., REQUIRED AT END OF SHEARWALL.

8) $\frac{1}{16}$ " O.S.B. MAY BE SUBSTITUTED FOR $\frac{15}{32}$ " CDX.

SHEARWALL SCHEDULE 02678

SHEATHING

¹⁵/₃₂" CDX PLYWOOD

15/32" CDX PLYWOOD

15/32" CDX PLYWOOD

¹⁵/₃₂" CDX PLYWOOD

¹5⁄₃" CDX PLYWD. EA. SIDE

¹⁵/₃₂" CDX PLYWD. EA. SIDE 8d @ 2" OC EA. SIDE

MARK

W6

W4

W3 ④

W2 ④

2W3 (5) ||

16d NAILING PER SCHEDULE

PLYWOOD

2x OR LSL —

16d NAILING

PER SCHEDULE

EDGE NAILING

OVER EA. STUD

16d NAILING

PER SCHEDULE

DETAIL A

<u>DETAIL B</u>

PLAN VIEW AT ABUTTING PANEL

EDGES OF W3 & W2

TYP. DOUBLE TOP PLATE

BEAM OR HEADER

WHERE OPENING IS LESS

(1) BEARING STUD U.N.O.

THAN 6'-0" PROVIDE

PER PLAN

(9) LTP4'S MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.

①. A 2X NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.

PANEL EDGE

NAILING

8d @ 6" OC

8d @ 3" OC

8d @ 3" OC

8d @ 2" OC

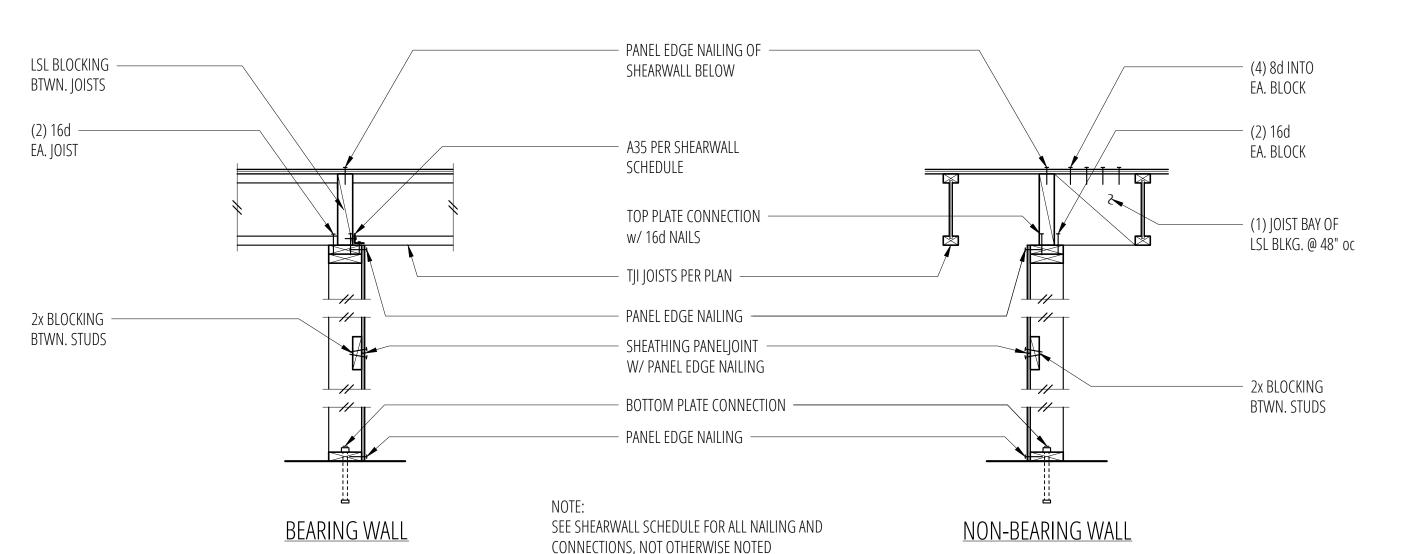
8d @ 3" OC EA. SIDE

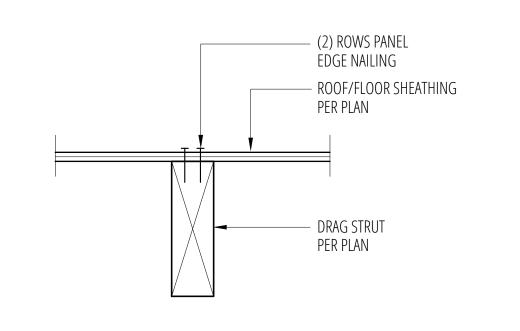
①. STAGGER NAILS IN ROW W/½" MIN. OFFSET.

②. MINIMUM OFFSET BETWEEN ROWS $\frac{1}{2}$ ", AND MINIMUM RIM OR JOIST $3\frac{1}{2}$ " WIDE.

Shearwall Schedule

SCALE: N.T.S.





(8) 16d @ 4" O.C. STAGGERED

AT EACH SIDE OF SPLICE

BOTTOM CHORD SPLICE

6'-0" MIN. BETWEEN SPLICES

SPLICE TO OCCUR AT (

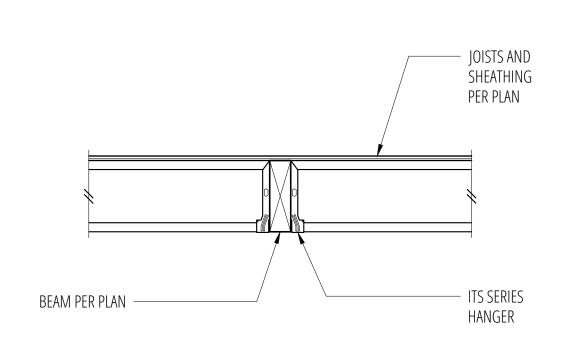
OF VERT. STUD TYP.

1 Typical Top Plate Splice

- TOP CHORD SPLICE

— 16d @ 12"O.C. STAGGERED

ELSEWHERE



5 Typical Drag Strut (D.S.)

Typical Flush Beam

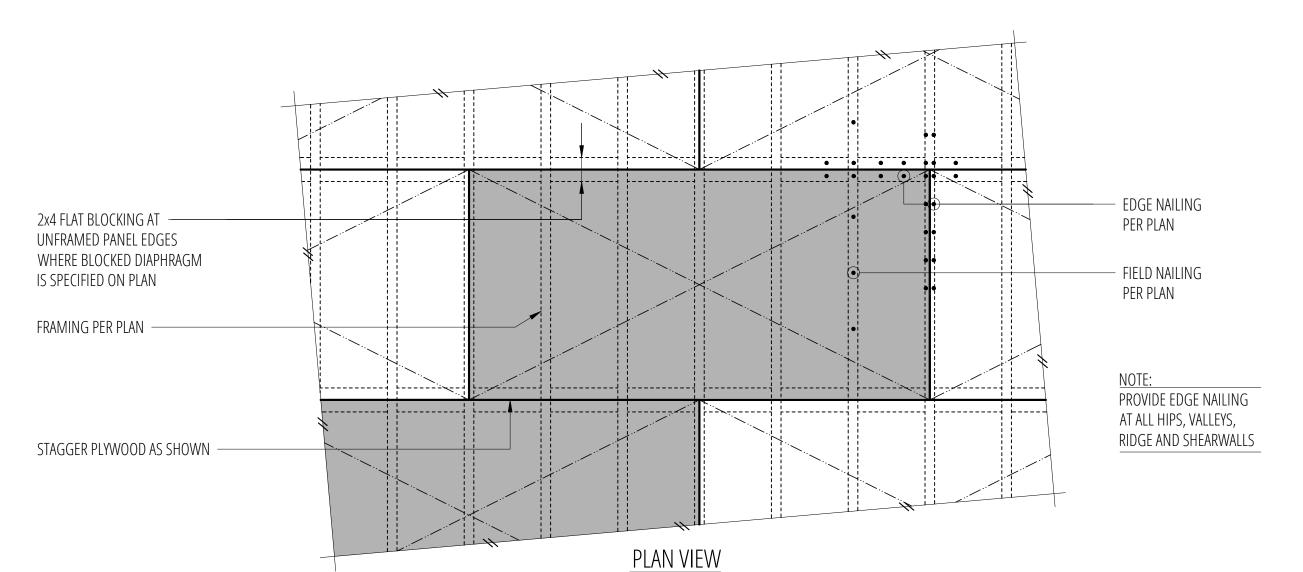
A35 (at exterior walls only)

Typical Header Support

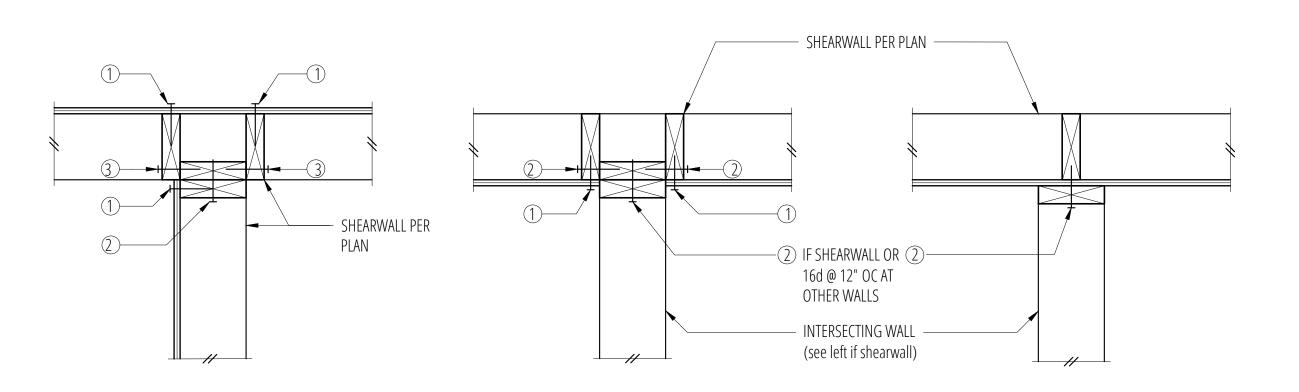
OMIT @ HEADERS < 6"-0"

(6) 16d

TYP. STUDS



Typical Shearwall Construction



PLYWOOD PANEL EDGE NAILING PER SHEARWALL SCHEDULE

(2.) BASE PLATE NAILING PER SHEARWALL SCHEDULE

③. 16d @ 8" OC

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Typical Shearwall Intersections

9 Typical Diaphragm Sheathing and Nailing SCALE: 3/4"=1'-0"

S4.

No. Date Issue

Sheet Contents

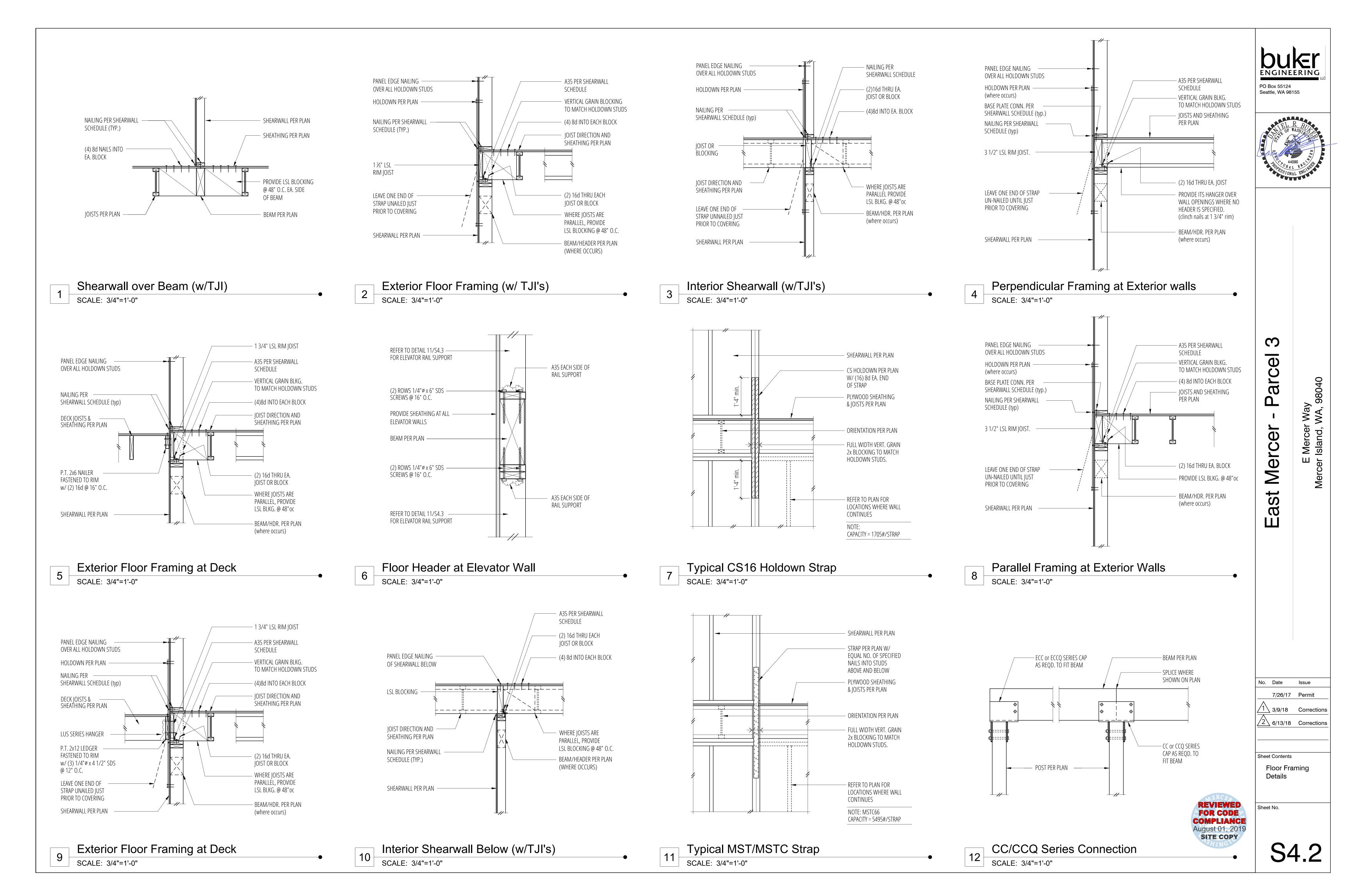
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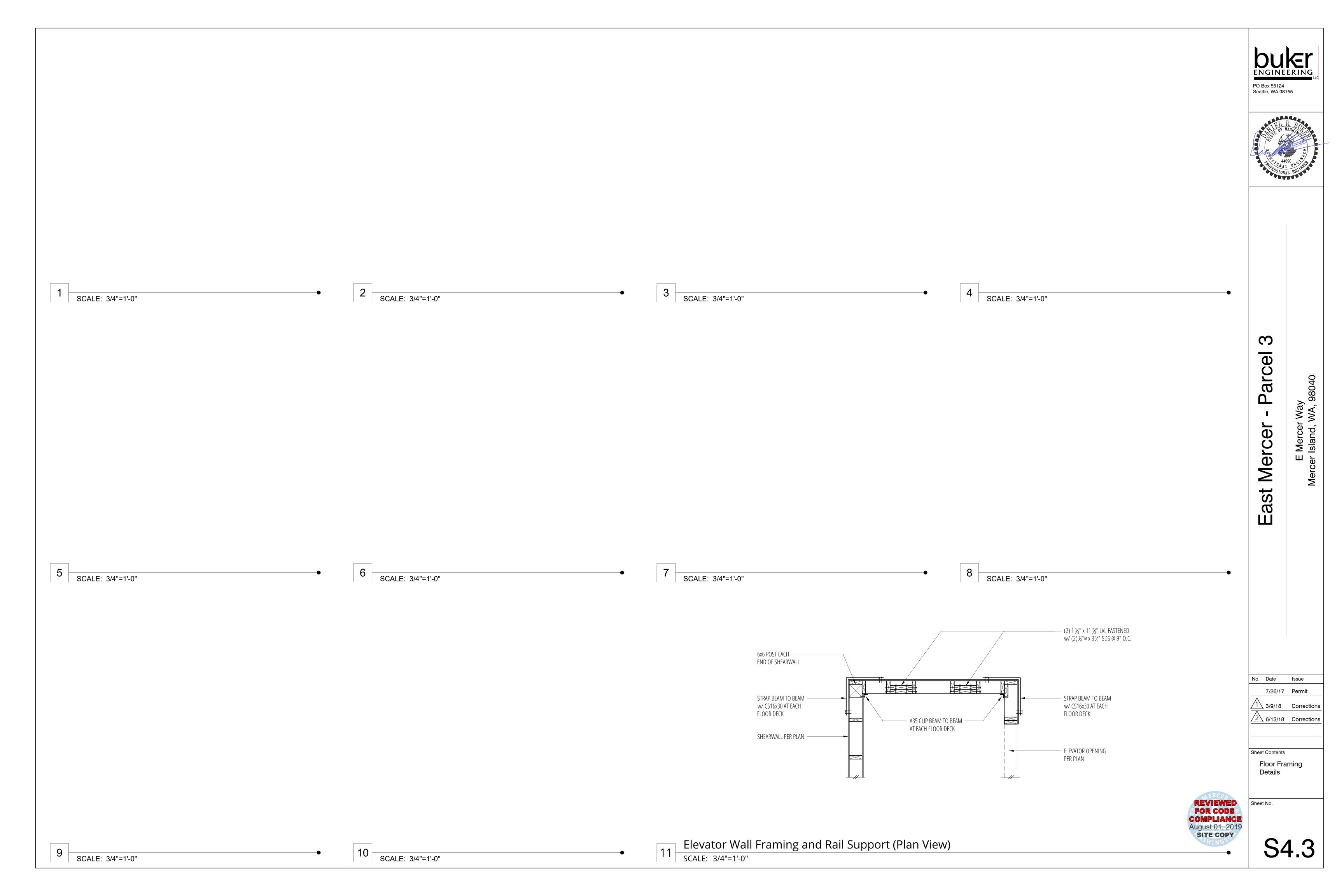
Floor Framing

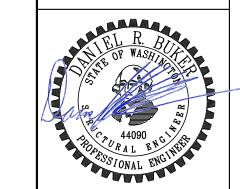
7/26/17 Permit

 $\frac{71}{1}$ 3/9/18 Corrections

 $\sqrt{2}$ 6/13/18 Corrections







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Merc

- SHEATHING PER PLAN PRE-MANUF. TRUSS PER PLAN - H2.5 EA. TRUSS H2.5 STUD TO TOP PLATE (16" O.C. MINIMUM) - HEADER/BEAM PER PLAN - SHEARWALL PER PLAN

- ROOF SHEATHING CONT. STRAP PER PLAN PER PLAN PROVIDE 2x BLOCKING BETWEEN EA. TRUSS PER PLAN PRE-MANUF. TRUSSES ----PER PLAN

FULL DEPTH BLOCKING ———

(may be drilled for venting) W/8d @ 6"oc

FASCIA — PER ARCH.

RAFTERS & ROOF —— SHEATHING PER PLAN

LUS SERIES HANGER

FASTENED TO SHEARWALL

w/ 1/4"ø x 3" SDS @ 8" O.C. STAGGERED

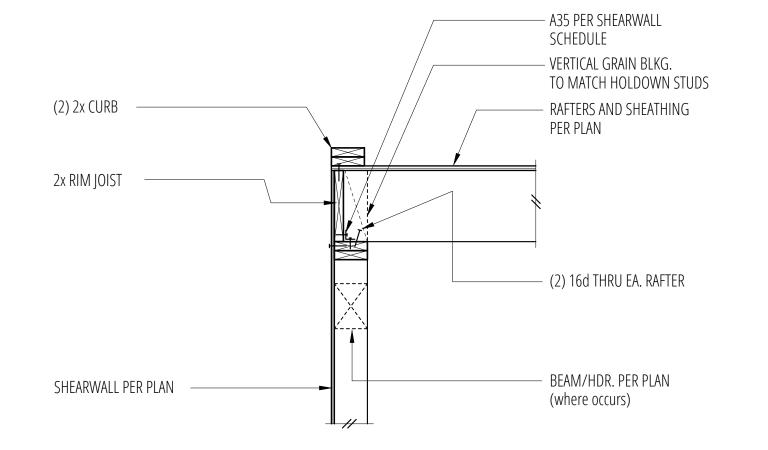
2x12 LEDGER

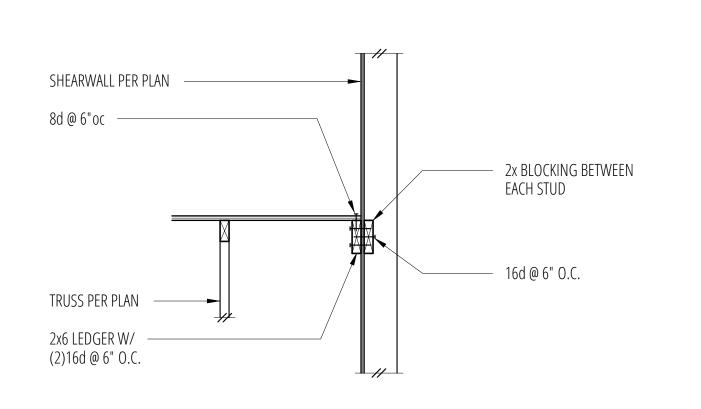
Flat Roof at Exterior Wall SCALE: 3/4"=1'-0"

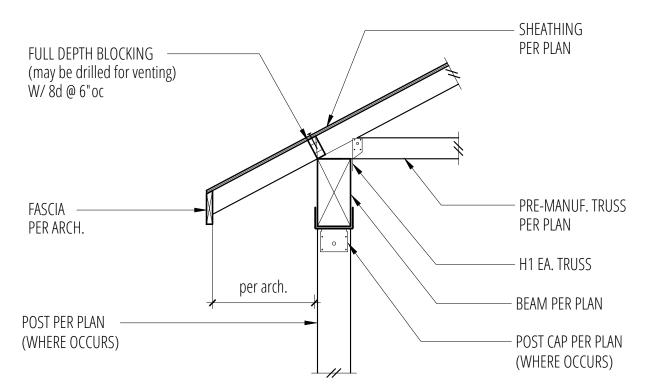
Truss Blocking with Strap

Overframing Connection

2x6 x CONT. W/ — (2)16d @ EA. TRUSS TOP CHORD



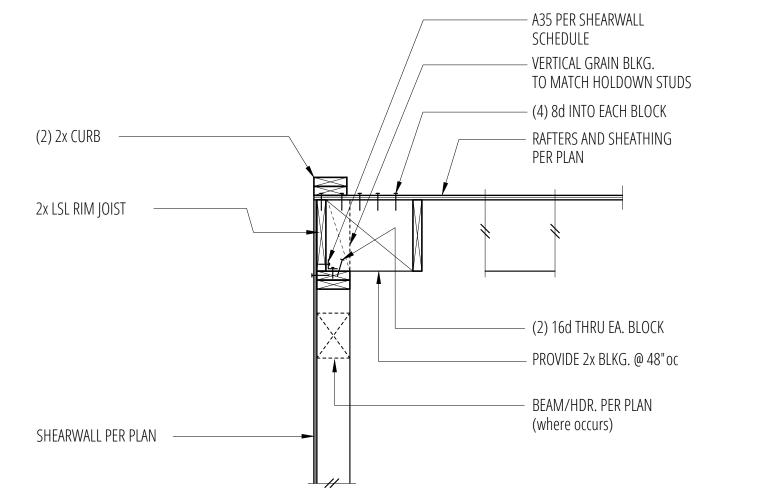


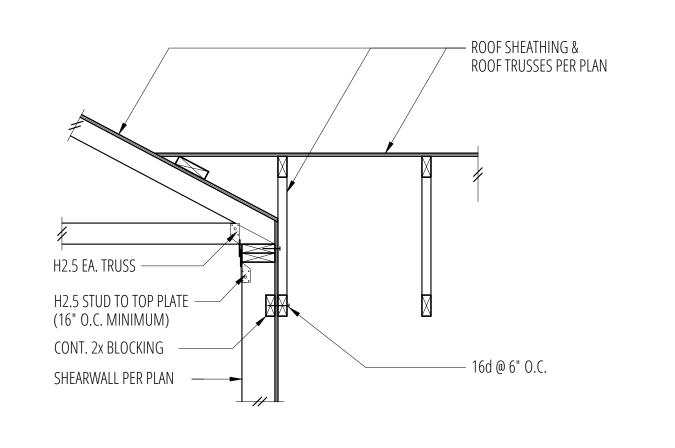


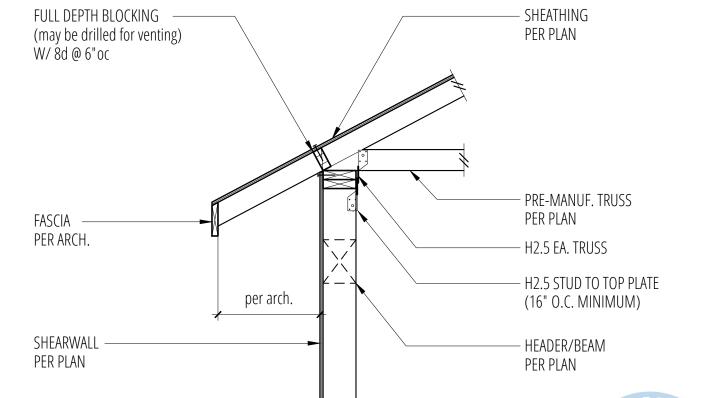
Exterior Bearing Wall at Flat Roof











Exterior Bearing Wall at Roof Change in Roof Height SCALE: 3/4"=1'-0"

No. Date Issue 7/26/17 Permit 1 3/9/18 Corrections 2 6/13/18 Corrections Sheet Contents

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−8d @ 6"oc

TRUSS PER PLAN

Roof Framing Details

Sheet No.

S5.1

Exterior Non-Bearing Wall at Flat Roof SCALE: 3/4"=1'-0"

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

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