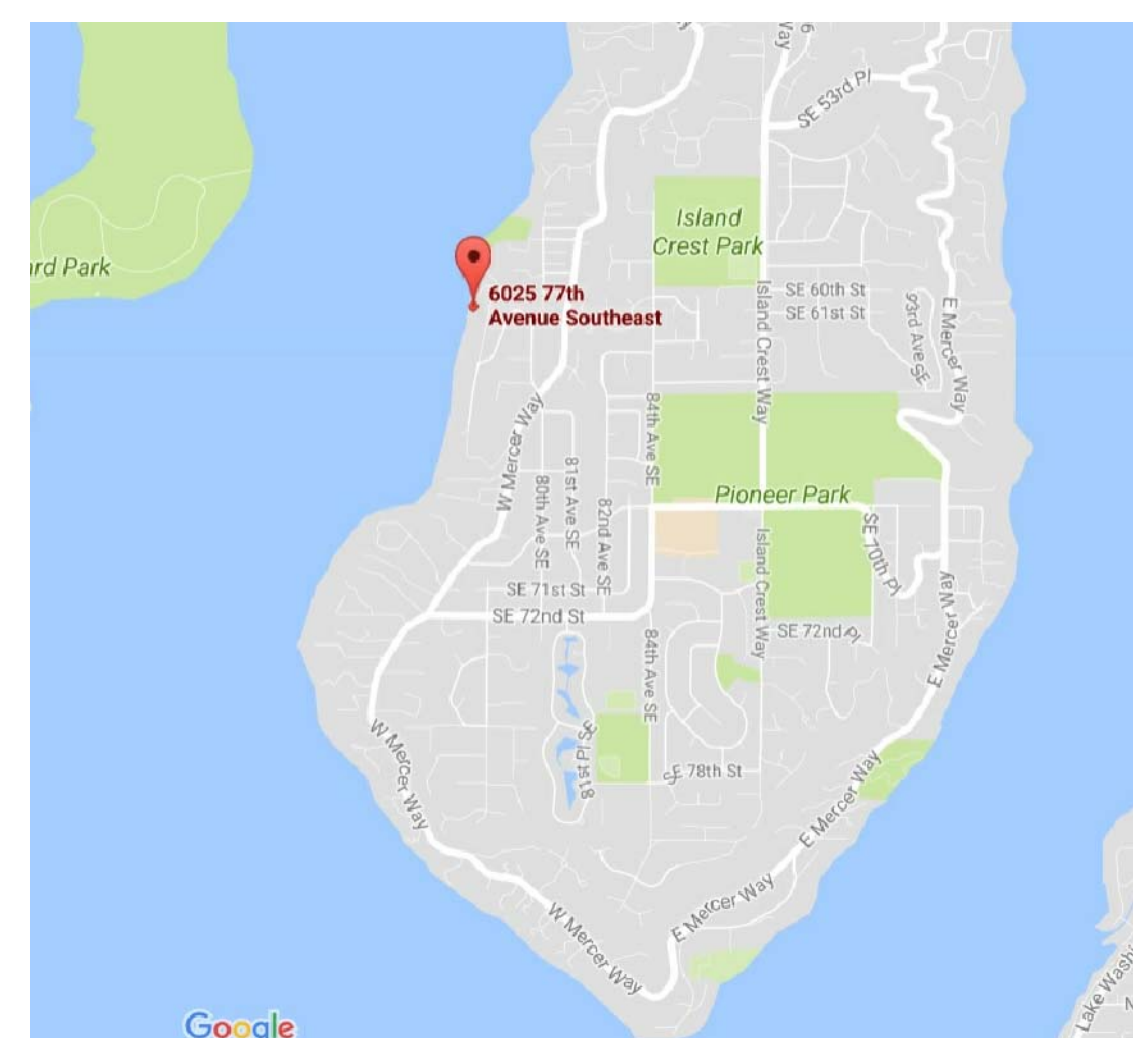
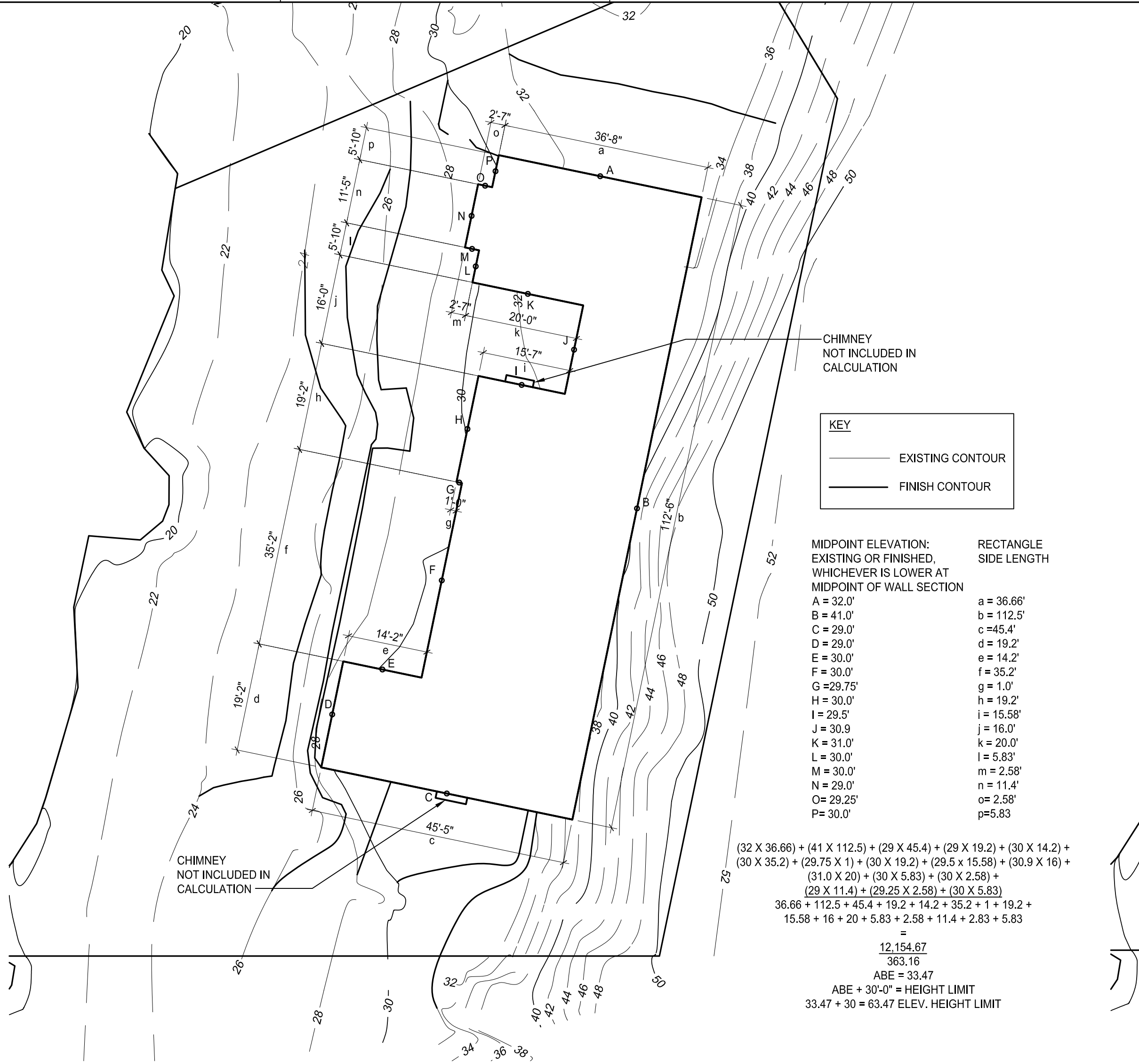


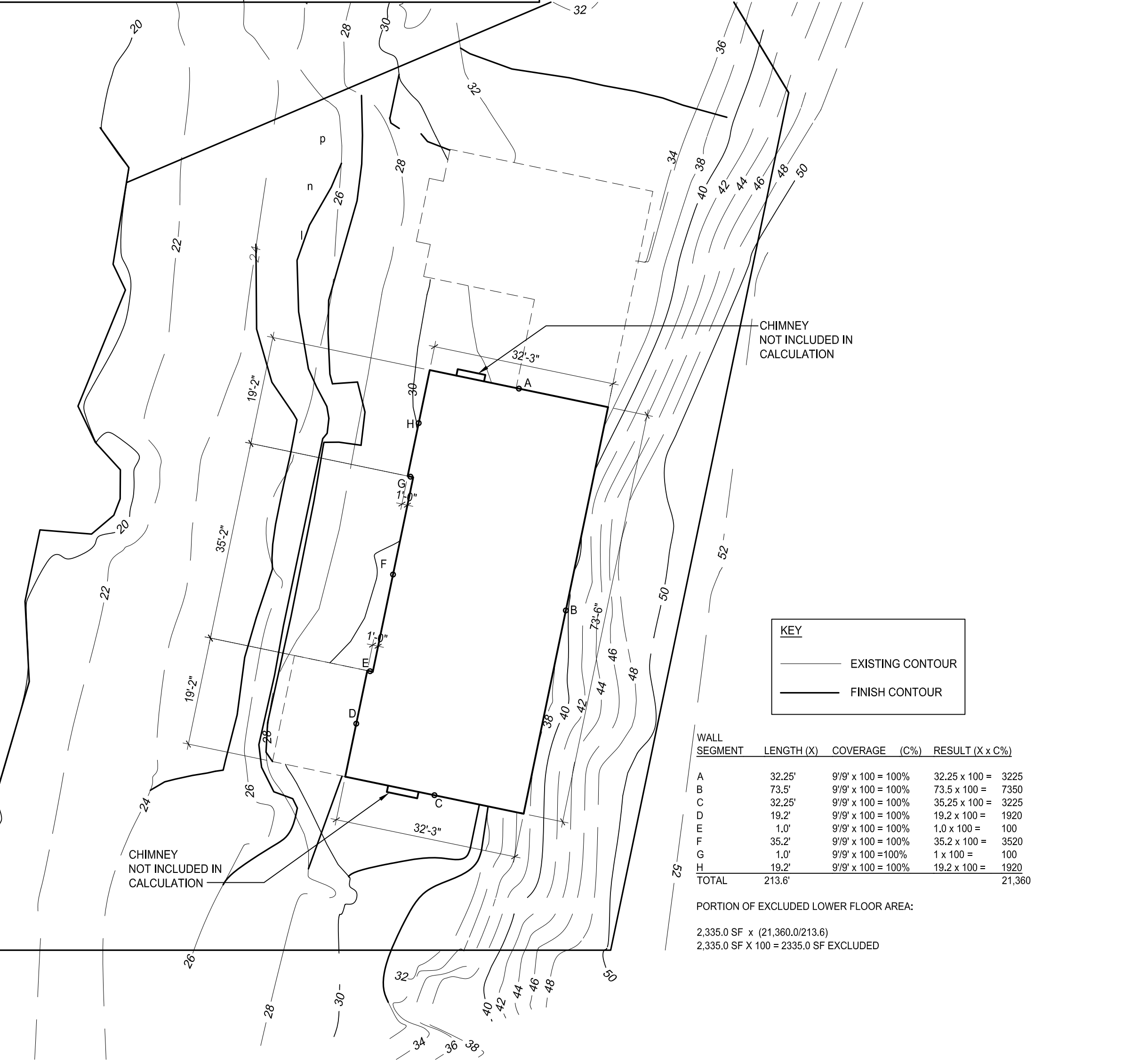
PROJECT DATA	PROPERTY DATA	CONSTRUCTION DATA	ENERGY DATA	ENERGY DATA	VENTILATION DATA	TABLE OF CONTENTS																																																																																																																																																													
OWNER TANGLED RIDE LLC. 6025 77TH AVE. SE. MERCER ISLAND, WA 98040 ARCHITECT STUART SILK ARCHITECTS 2400 N. 45TH STREET SUITE 200 SEATTLE, WA 98103 206 728 9500 Phone CONTACT: LISA SIDLAUSKAS LISAS@STUARTSILK.COM EMAIL CONTRACTOR KING CONSTRUCTION 2240 72ND AVE. SE MERCER ISLAND, WA, 98040 206.275.0904 PHONE CONTACT: MATT KING MATT@KINGCON.CO STRUCTURAL ENGINEER HARRIOTT VALENTINE ENGINEERS 1932 FIRST AVENUE, STE. 720 SEATTLE, WA, 98101 206.624.4760 X 27 CONTACT: TODD VALENTINE TVALENTINE@HARRIOTTVALENTINE.COM GEOTECH THE GALLI GROUP PO BOX 30759 SEATTLE, WA 98113 206.525.5937 PHONE CONTACT: PAUL STOLTENBERG pstoltenberg@thegalligroup.comcastbiz.net CIVIL ENGINEER D.J. STRONG 620 7TH AVENUE KIRKLAND, WA, 98033 425.827.3063 CONTACT: WALTER SHOSTAK WALT.SHOSTAK@DRSTRONG.COM LANDSCAPE ARCHITECT SCJ STUDIO LANDSCAPE ARCHITECTURE 1148 NW LEARY WAY SEATTLE, WA, 98107 206.708.1862 CONTACT: MARK GARFF MARK.GARFF@SCJSTUDIOA.COM SURVEYOR CASCADE LAND SURVEYING 23257 SE 284TH ST. MAPLE VALLEY, WA, 98038 253.820.4016 PHONE CONTACT: JEFFREY OTTERSON JEFF@CASCADELS.COM INTERIOR DESIGNER STUART SILK ARCHITECTS 2400 N. 45TH STREET SUITE 200 SEATTLE, WA 98103 206 728 9500 PHONE CONTACT: JANAE KLEIN JANAEL@STUARTSILK.COM	PROJECT ADDRESS 6025 77TH AVE SE MERCER ISLAND, WA, 98040 LOT AREA 22,620 S.F. ASSESSOR'S TAX NUMBER 409710-0075 LEGAL DESCRIPTION LAKE VIEW HIGHLANDS WATERFRONT TR BEG NKN OF N LN OF S 22 FT OF 14 & WLY MGN OF 77TH AVE SE TH W 125 FT TO TPOB TH N 11-44-03 E 155 FT TH N 31-10-53 W 23.38 FT TH N 29-31-00 E 97.55 FT TH ALG CURVE TO ROT RAD 55 FT DIST 58.56 FT TH S 89-29-00 E 68.14 FT TO WLY MGN SD ST TH NELY ALG SD MGN 20.39 FT TO N LN OF RES TR SD PLAT TH W ALG SD N LN 114 FT TH S 29-31-00 W 153.03 FT TH S 66-58-10 W 89.46 FT TO SH LN LK WA TH SLY ALG SD SH LN TAP W FR TPOB TH E TO TPOB TGV SH LDS ADJ AKA LOT 2 REVISED MI BLA 88-06-21 (G-3) REC NO 8808159001 ZONING DESIGNATION R-12 SETBACKS FRONT YARD: 20'-0" SIDE YARD DETERMINATION: LOT DEPTH: 135'-10" 153'-10" X 17% = 26'-1 13/16" MINIMUM DEPTH: 7.5' NORTH SETBACK: 12'-0" SOUTH SETBACK: 14'-1 3/4" SEE 1/A-1.1 FOR SETBACKS RESIDENCE HEIGHT LIMIT 30'-0" FEET FROM THE 'AVERAGE BUILDING ELEVATION'. 30'-0" ON DOWNHILL SIDE FROM EXISTING OR FINISHED GRADE TO TOP PLATE OF ROOF, WITH ROOF RIDGE NOT EXCEEDING 30' ABOVE THE ABR. SEE 2/A-1.0 FOR AVERAGE BUILDING ELEVATION CALCULATIONS AND HEIGHT LIMIT DETERMINATION. LOT SLOPE HIGHEST ELEVATION POINT OF LOT 62.8 ELEV. LOWEST ELEVATION POINT OF LOT 18.6 ELEV. ELEVATION DIFFERENCE 44.2 ELEV. HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS 309.3' LOT SLOPE: 44.2/309.3 = 14.29% LOT COVERAGE SEE 2/A 1.1 FOR LOT COVERAGE DIAGRAM SHORELINE SETBACKS SEE 2/A 1.1 FOR SHORELINE SETBACK IMPERVIOUS COVERAGE	SCOPE OF WORK DEMOLISH EXISTING SINGLE FAMILY RESIDENCE AND DETACHED GARAGE. CONSTRUCT NEW SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE. GROSS FLOOR AREA 10,000 S.F. OR 40% OF LOT AREA, WHICHEVER IS LESS NET LOT AREA = 22,620.0 S.F. X 40% ALLOWABLE GROSS FLOOR AREA = 9,048.0 S.F. PER APPENDIX B: AREA OF BASEMENT IS EXCLUDED THAT IS BELOW EXISTING OR FINISHED GRADE SEE 1/A-1.0 FOR CALCULATION LOWER FLOOR : EXCLUDED: 2,335.0 S.F. MAIN FLOOR 3,391.0 S.F. UPPER FLOOR 3,354.0 S.F. TOTAL 6,745.0 S.F. CONDITIONED AREA LOWER FLOOR 2,052.0 S.F. MAIN FLOOR 2,518.8 S.F. UPPER FLOOR 3,354.0 S.F. TOTAL 7,924.8 S.F. UNCONDITIONED AREA LOWER FLOOR MECH. 189.0 S.F. GARAGE 873.0 S.F. TOTAL 1062.0 S.F.	PROVIDE INSULATION SPECIFIED PER R402.2 PROVIDE CONTINUOUS AIR BARRIER & THERMAL BARRIER PER TABLE R-402.4.1.1 THE BUILDING ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE PER R402.4 PROVIDE TESTING OF BUILDING ENVELOPE PER R402.4.1.2 FENESTRATION AIR LEAKAGE TESTING FOR WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS TO COMPLY PER R402.4.3 RECESSED LIGHTING IN THE BUILDING THERMAL ENVELOPE TO COMPLY PER R402.4.4 FENESTRATION TRADE OFFS PER SECTION R4-2.1.4 OR R405 NOT APPLICABLE PROVIDE MANDATORY CONTROLS OF CONDITIONING SYSTEMS PER SECTION R403 BUILDING FRAMING CAVITIES PER R403.2.3 SHALL NOT BE USED AS DUCTS OR PLENUMS PROVIDE MECHANICAL PIPING INSULATION PER R403.3 MINIMUM R-6 MECHANICAL DUCTS OUTSIDE OF THE THERMAL ENVELOPE SHALL BE INSULATED A MINIMUM OF R-8 PER SECTION R403.2.1 MECHANICAL DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED AND TESTED PER PER R403.2.2 JOINTS AND SEAMS TO COMPLY WITH ADOPTED IMC OR IRC CIRCULATING HOT WATER SYSTEMS SHALL BE PROVIDED WITH AN AUTOMATIC OR ACCESSIBLY MANUAL SHUT OFF SWITCH PER R403.4.1 PROVIDE MINIMUM R-4 HOT WATER PIPE INSULATION PER R403.4.2 INTERIOR VENTILATION PROVIDE INTERMITTENT WHOLE-HOUSE VENTILATION PER IRC M1507.3 AND 2012 WSEC SECTION R403.5 SYSTEM FAN EFFICANCY PER TABLE R403.5.1 PROVIDE EQUIPMENT HEATING AND COOLING SIZING PER R403.6 ELECTRICAL POWER AND LIGHTING SYSTEMS TO COMPLY WITH SECTION R404 SIMULATED PERFORMANCE ALTERNATIVE PER SECTION R405 NOT APPLICABLE	2015 WSEC ENERGY CREDIT OPTIONS EACH DWELLING UNIT IN ONE AND TWO FAMILY DWELLINGS AND TOWNHOUSES, AS DEFINED IN SECTION 101.2 OF THE IRC SHALL COMPLY WITH SUFFICIENT OPTIONS FROM TABLE R406.2 SO AS TO ACHIEVE THE FOLLOWING MINIMUM # OF CREDITS. CATEGORY: LARGE DWELLING UNIT: 4.5 CREDITS. TABLE R406.2 ENERGY CREDITS SELECTED <table border="1"> <thead> <tr> <th>OPTION</th> <th>DESCRIPTION</th> <th>CREDIT</th> </tr> </thead> <tbody> <tr> <td>2a</td> <td>AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION: COMPLIANCE BASED ON R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE INTERNATIONAL RESIDENTIAL CODE SHALL BE MET WITH A HIGH EFFICIENCY FAN (MAXIMUM 0.35 WATTS/CFM), NOT INTERLOCKED WITH THE FURNACE FAN. VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN VENTILATION ONLY MODE.</td> <td>0.5</td> </tr> <tr> <td>3a</td> <td>HIGH EFFICIENCY HVAC EQUIPMENT: GAS, PROPANE OR OIL-FIRED FURNACE WITH MINIMUM AFUE OF 94%, OR GAS, PROPANE OR OIL-FIRED BOILER WITH MINIMUM AFUE OF 92%. 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SYSTEM COMPONENTS TIMER INTAKE GRILL & DUCTING (FROM EXTERIOR) MOTORIZED DAMPER ELECTRIC AIR TEMPERING UNIT INTAKE BLOWER DISTRIBUTION DUCTING (HABITABLE ROOMS) DISTRIBUTION GRILLS (HABITABLE ROOMS) ELECTRIC EXHAUST FAN EXHAUST DUCTING EXHAUST PORT WITH BACK DRAFT DAMPER SYSTEM FUNCTION INTAKE BLOWER, AIR TEMPERING UNIT, AND EXHAUST FAN TO BE CONNECTED TO TIMER FOR SYNCHRONIZED, INTERMITTENT USE THROUGHOUT EACH DAY. FRESH AIR FROM THE EXTERIOR IS PULLED THROUGH AIR TEMPERING UNIT, THEN DISTRIBUTED THROUGH DUCTING TO ALL HABITABLE ROOMS. A BALANCED QUANTITY OF AIR IS SIMULTANEOUSLY EVACUATED FROM THE INTERIOR VIA THE EXHAUST FAN DUCTED TO THE EXTERIOR.	<table border="1"> <thead> <tr> <th>SHT</th> <th>DESCRIPTION</th> <th>SHT</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td></td> <td>ARCHITECTURAL</td> <td></td> <td>STRUCTURAL</td> </tr> <tr> <td>A-1.0</td> <td>PROJECT DATA, ZONING DIAGRAMS</td> <td>S1.0</td> <td>GENERAL STRUCTURAL NOTES</td> </tr> <tr> <td>A-1.1</td> <td>ZONING DIAGRAMS</td> <td>S1.1</td> <td>GENERAL STRUCTURAL NOTES</td> </tr> <tr> <td>A-1.2</td> <td>SITE PLAN</td> <td>S2.0</td> <td>LOWER FOUNDATION PLAN/</td> </tr> <tr> <td></td> <td>SURVEY</td> <td>S2.1</td> <td>UPPER FOUNDATION PLAN/</td> </tr> <tr> <td></td> <td></td> <td>S2.2</td> <td>MAIN FLOOR FRAMING PLAN</td> </tr> <tr> <td></td> <td></td> <td>S2.3</td> <td>SECOND FLOOR FRAMING PLAN</td> </tr> <tr> <td></td> <td></td> <td>S2.4</td> <td>UPPER FLOOR CEILING FRAMING PLAN</td> </tr> <tr> <td>C1.0</td> <td>TESC PLAN SOUTH</td> <td>S3.0</td> <td>STRUCTURAL DETAILS</td> </tr> <tr> <td>C1.1</td> <td>TESC PLAN NORTH</td> <td>S3.1</td> <td>STRUCTURAL DETAILS</td> </tr> <tr> <td>C1.2</td> <td>TESC NOTES AND DETAILS</td> <td>S3.2</td> <td>STRUCTURAL DETAILS</td> </tr> <tr> <td>C2.0</td> <td>DRAINAGE PLAN SOUTH</td> <td>S4.0</td> <td>STRUCTURAL DETAILS</td> </tr> <tr> <td>C2.1</td> <td>DRAINAGE PLAN NORTH</td> <td>S4.1</td> <td>STRUCTURAL DETAILS</td> </tr> <tr> <td>C2.2</td> <td>EAST SLOPE CONVEYANCE SYSTEM PROFILE</td> <td>S4.2</td> <td>STRUCTURAL DETAILS</td> </tr> <tr> <td>C2.3</td> <td>DRAINAGE NOTES AND DETAILS</td> <td>S5.0</td> <td>STRUCTURAL DETAILS</td> </tr> <tr> <td>C3.0</td> <td>SEWER NOTES AND DETAILS</td> <td>S5.1</td> <td>STRUCTURAL DETAILS</td> </tr> <tr> <td>A-1.3</td> <td>GENERAL NOTES</td> <td></td> <td>SHORING</td> </tr> <tr> <td>A-2.0</td> <td>LOWER LEVEL PLAN</td> <td>SH1.0</td> <td>COVER AND SHORING NOTES</td> </tr> <tr> <td>A-2.1</td> <td>MAIN FLOOR PLAN</td> <td>SH1.1</td> <td>PERMANENT RETAINING WALL NOTES</td> </tr> <tr> <td>A-2.2</td> <td>UPPER FLOOR PLAN</td> <td>SH2.0</td> <td>PERM. 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2a	AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION: COMPLIANCE BASED ON R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE INTERNATIONAL RESIDENTIAL CODE SHALL BE MET WITH A HIGH EFFICIENCY FAN (MAXIMUM 0.35 WATTS/CFM), NOT INTERLOCKED WITH THE FURNACE FAN. VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN VENTILATION ONLY MODE.	0.5																																																																																																																																																																	
3a	HIGH EFFICIENCY HVAC EQUIPMENT: GAS, PROPANE OR OIL-FIRED FURNACE WITH MINIMUM AFUE OF 94%, OR GAS, PROPANE OR OIL-FIRED BOILER WITH MINIMUM AFUE OF 92%. PROJECTS MAY ONLY INCLUDE CREDIT FROM ONE SPACE HEATING OPTION - 3A, 3B, 3C OR 3D. WHEN A HOUSING UNIT HAS TWO PIECES OF EQUIPMENT (I.E., TWO FURNACES) BOTH MUST MEET THE STANDARD TO RECEIVE THE CREDIT.	1.0																																																																																																																																																																	
4	HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM: ALL HEATING AND COOLING SYSTEM COMPONENTS INSTALLED INSIDE THE CONDITIONED SPACE. THIS INCLUDES ALL EQUIPMENT AND DISTRIBUTION SYSTEM COMPONENTS SUCH AS FORCED AIR DUCTS, HYDRONIC PIPING, HYDRONIC FLOOR HEATING LOOP, CONVECTORS AND RADIATORS. ALL COMBUSTION EQUIPMENT SHALL BE DIRECT VENT OR SEALED COMBUSTION. FOR FORCED AIR DUCTS: A MAXIMUM OF 10 LINEAR FEET OF RETURN DUCTS AND 5 LINEAR FEET OF SUPPLY DUCTS MAY BE LOCATED OUTSIDE THE CONDITIONED SPACE. ALL METALLIC DUCTS LOCATED OUTSIDE THE CONDITIONED SPACE MUST HAVE BOTH TRANSVERSE AND LONGITUDINAL JOINTS SEALED WITH MASTIC. IF FLEX DUCTS ARE USED, THEY CANNOT CONTAIN SPLICES. FLEX DUCT CONNECTIONS MUST BE MADE WITH NYLON STRAPS AND INSTALLED USING A PLASTIC STRAPPING TENSIONING TOOL. DUCTS LOCATED OUTSIDE THE CONDITIONED SPACE MUST BE INSULATED TO A MINIMUM OF R-8. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACES IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.	1.0																																																																																																																																																																	
5a	EFFICIENT WATER HEATING : ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS. PLUMBING FIXTURES FLOW RATINGS. LOW FLOW PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS: 1. RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS: MAXIMUM FLOW RATE :] 3.8 L/MIN (1.0 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1. 2. RESIDENTIAL KITCHEN FAUCETS: MAXIMUM FLOW RATE 6.6 L/MIN (1.75 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1. 3. RESIDENTIAL SHOWERHEADS: MAXIMUM FLOW RATE 6.6 L/MIN (1.75 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1.	0.5																																																																																																																																																																	
5c	EFFICIENT WATER HEATING: WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: GAS, PROPANE OR OIL WATER HEATER WITH A MINIMUM EF OF 0.91 OR SOLAR WATER HEATING SUPPLEMENTING A MINIMUM STANDARD WATER HEATER. SOLAR WATER HEATING WILL PROVIDE A RATED MINIMUM SAVINGS OF 85 THERMS OR 2000 KWH BASED ON THE SOLAR RATING AND CERTIFICATION CORPORATION (SRCC) ANNUAL PERFORMANCE OF OG-300 CERTIFIED SOLAR WATER HEATING SYSTEMS OR ELECTRIC HEAT PUMP WATER HEATER WITH A MINIMUM EF OF 2.0 AND MEETING THE STANDARDS OF NEEA'S NORTHERN CLIMATE SPECIFICATIONS FOR HEAT PUMP WATER HEATERS.	1.5																																																																																																																																																																	
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A-1.1	ZONING DIAGRAMS	S1.1	GENERAL STRUCTURAL NOTES																																																																																																																																																																
A-1.2	SITE PLAN	S2.0	LOWER FOUNDATION PLAN/																																																																																																																																																																
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C2.2	EAST SLOPE CONVEYANCE SYSTEM PROFILE	S4.2	STRUCTURAL DETAILS																																																																																																																																																																
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A-2.0	LOWER LEVEL PLAN	SH1.0	COVER AND SHORING NOTES																																																																																																																																																																
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1 VICINITY MAP
NO SPECIFIC SCALE



2 AVERAGE GRADE DIAGRAM & HEIGHT LIMIT DETERMINATION
1/16"=1'-0"



3 BASEMENT FLOOR AREA CALCULATION
1/16"=1'-0"

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STUART SILK ARCHITECTS



DESIGN SNS, LDS
 DRAWN
 CHECKED LDS
 DATE PRICING SET 12-28-17
 PERMIT 02-13-18

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TANGLED RIDE RESIDENCE
 6025 77TH AVE SE
 MERCER ISLAND WA 98040

PROJECT INFO & ZONING DIAGRAMS

A-1.0

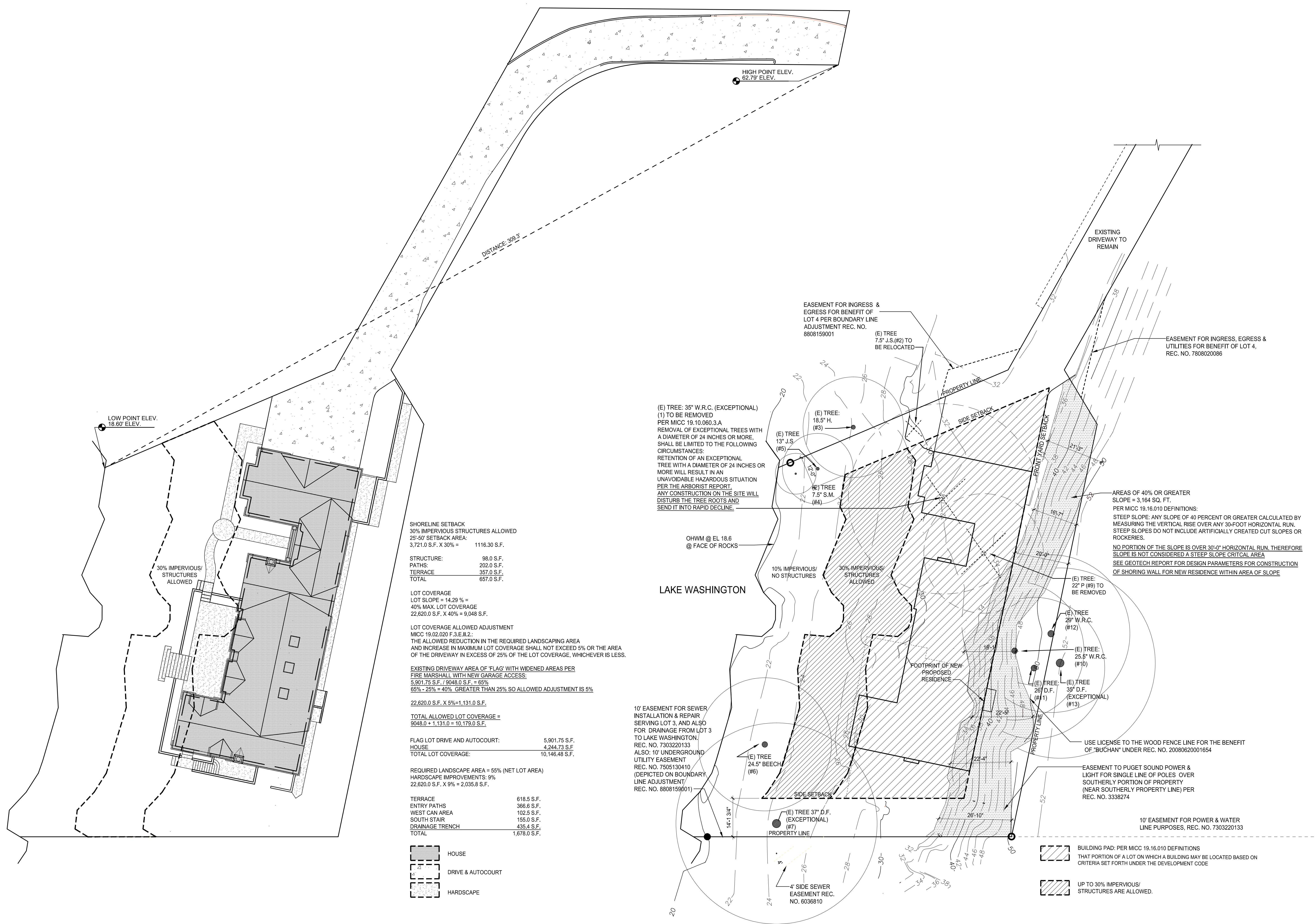


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ZONING DIAGRAMS



SHORELINE SETBACK
 30% IMPERVIOUS STRUCTURES ALLOWED
 25'-50' SETBACK AREA:
 3,721.0 S.F. X 30% = 1116.30 S.F.

STRUCTURE: 98.0 S.F.
 PATHS: 202.0 S.F.
 TERRACE: 357.0 S.F.
 TOTAL: 657.0 S.F.

LOT COVERAGE
 LOT SLOPE = 14.29 %
 40% MAX. LOT COVERAGE
 22,620.0 S.F. X 40% = 9,048 S.F.

LOT COVERAGE ALLOWED ADJUSTMENT
 MICC 19.02.020 F.3.E.II.2:
 THE ALLOWED REDUCTION IN THE REQUIRED LANDSCAPING AREA AND INCREASE IN MAXIMUM LOT COVERAGE SHALL NOT EXCEED 5% OR THE AREA OF THE DRIVEWAY IN EXCESS OF 25% OF THE LOT COVERAGE, WHICHEVER IS LESS.

EXISTING DRIVEWAY AREA OF FLAG WITH WIDENED AREAS PER FIRE MARSHALL WITH NEW GARAGE ACCESS:
 5,901.75 S.F. / 9048.0 S.F. = 65%
 65% - 25% = 40% GREATER THAN 25% SO ALLOWED ADJUSTMENT IS 5%
 22,620.0 S.F. X 5% = 1,131.0 S.F.

TOTAL ALLOWED LOT COVERAGE =
 9048.0 + 1,131.0 = 10,179.0 S.F.

FLAG LOT DRIVE AND AUTOCOURT:
 HOUSE 5,901.75 S.F.
 4,244.73 S.F.
 TOTAL LOT COVERAGE: 10,146.48 S.F.

REQUIRED LANDSCAPE AREA = 55% (NET LOT AREA)
 HARDSCAPE IMPROVEMENTS: 9%
 22,620.0 S.F. X 9% = 2,035.8 S.F.

TERRACE	618.5 S.F.
ENTRY PATHS	366.6 S.F.
WEST CAN AREA	102.5 S.F.
SOUTH STAIR	155.0 S.F.
DRAINAGE TRENCH	435.4 S.F.
TOTAL	1,678.0 S.F.

- HOUSE
- DRIVE & AUTOCOURT
- HARDSCAPE

(E) TREE: 35" W.R.C. (EXCEPTIONAL) (1) TO BE REMOVED
 PER MICC 19.10.060.3.A
 REMOVAL OF EXCEPTIONAL TREES WITH A DIAMETER OF 24 INCHES OR MORE, SHALL BE LIMITED TO THE FOLLOWING CIRCUMSTANCES:
 RETENTION OF AN EXCEPTIONAL TREE WITH A DIAMETER OF 24 INCHES OR MORE WILL RESULT IN AN UNAVOIDABLE HAZARDOUS SITUATION PER THE ARBORIST REPORT.
 ANY CONSTRUCTION ON THE SITE WILL DISTURB THE TREE ROOTS AND SEND IT INTO RAPID DECLINE.

10' EASEMENT FOR SEWER INSTALLATION & REPAIR SERVING LOT 3, AND ALSO FOR DRAINAGE FROM LOT 3 TO LAKE WASHINGTON.
 REC. NO. 7303220133
 ALSO: 10' UNDERGROUND UTILITY EASEMENT
 REC. NO. 7505130410 (DEPICTED ON BOUNDARY LINE ADJUSTMENT/ REC. NO. 8808159001)

EASEMENT FOR INGRESS & EGRESS FOR BENEFIT OF LOT 4 PER BOUNDARY LINE ADJUSTMENT REC. NO. 8808159001

(E) TREE 7.5" J.S. (#2) TO BE RELOCATED

EASEMENT FOR INGRESS, EGRESS & UTILITIES FOR BENEFIT OF LOT 4, REC. NO. 7808020086

AREAS OF 40% OR GREATER SLOPE = 3,164 SQ. FT.
 PER MICC 19.16.010 DEFINITIONS:
 STEEP SLOPE- ANY SLOPE OF 40 PERCENT OR GREATER CALCULATED BY MEASURING THE VERTICAL RISE OVER ANY 30-FOOT HORIZONTAL RUN.
 STEEP SLOPES DO NOT INCLUDE ARTIFICIALLY CREATED CUT SLOPES OR ROCKERIES.
 NO PORTION OF THE SLOPE IS OVER 30"-0" HORIZONTAL RUN, THEREFORE SLOPE IS NOT CONSIDERED A STEEP SLOPE CRITICAL AREA
 SEE GEOTECH REPORT FOR DESIGN PARAMETERS FOR CONSTRUCTION OF SHORING WALL FOR NEW RESIDENCE WITHIN AREA OF SLOPE

USE LICENSE TO THE WOOD FENCE LINE FOR THE BENEFIT OF "BUCHAN" UNDER REC. NO. 20080620001654

EASEMENT TO PUGET SOUND POWER & LIGHT FOR SINGLE LINE OF POLES OVER SOUTHERLY PORTION OF PROPERTY (NEAR SOUTHERLY PROPERTY LINE) PER REC. NO. 3338274

10' EASEMENT FOR POWER & WATER LINE PURPOSES, REC. NO. 7303220133

BUILDING PAD: PER MICC 19.16.010 DEFINITIONS THAT PORTION OF A LOT ON WHICH A BUILDING MAY BE LOCATED BASED ON CRITERIA SET FORTH UNDER THE DEVELOPMENT CODE

UP TO 30% IMPERVIOUS/ STRUCTURES ARE ALLOWED.

1 LOT COVERAGE DIAGRAM
 1/16" = 1'-0"

2 BUILDING PAD DIAGRAM
 1/16" = 1'-0"

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DESIGN	SNS, LDS
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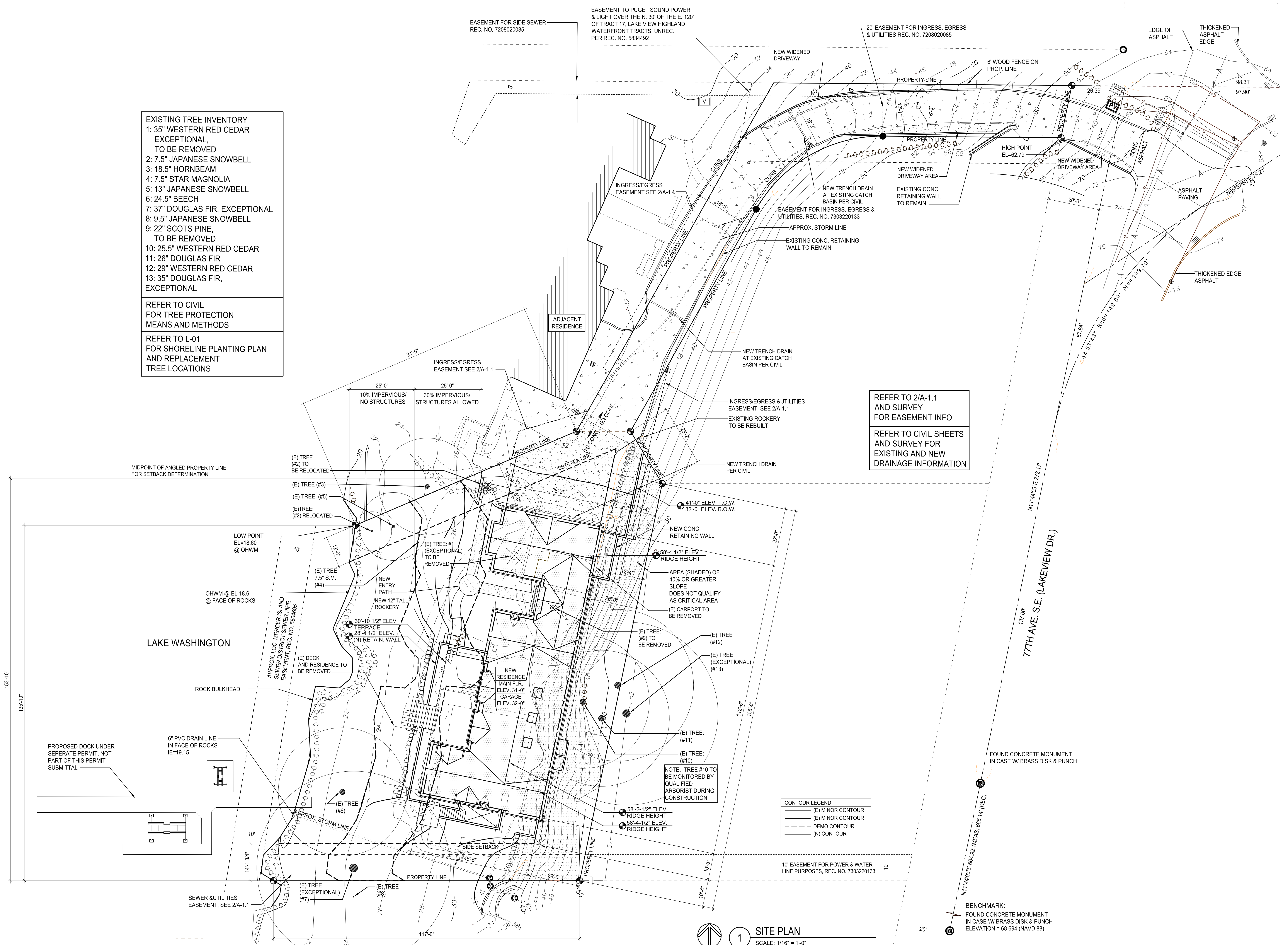
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MERCER ISLAND
WA 98040

SITE PLAN

A-1.2



- EXISTING TREE INVENTORY**
- 35" WESTERN RED CEDAR EXCEPTIONAL, TO BE REMOVED
 - 7.5" JAPANESE SNOWBELL
 - 18.5" HORNBEAM
 - 7.5" STAR MAGNOLIA
 - 13" JAPANESE SNOWBELL
 - 24.5" BEECH
 - 37" DOUGLAS FIR, EXCEPTIONAL
 - 9.5" JAPANESE SNOWBELL
 - 22" SCOTS PINE, TO BE REMOVED
 - 25.5" WESTERN RED CEDAR
 - 26" DOUGLAS FIR
 - 29" WESTERN RED CEDAR
 - 35" DOUGLAS FIR, EXCEPTIONAL
- REFER TO CIVIL FOR TREE PROTECTION MEANS AND METHODS
- REFER TO L-01 FOR SHORELINE PLANTING PLAN AND REPLACEMENT TREE LOCATIONS

REFER TO 2/A-1.1 AND SURVEY FOR EASEMENT INFO

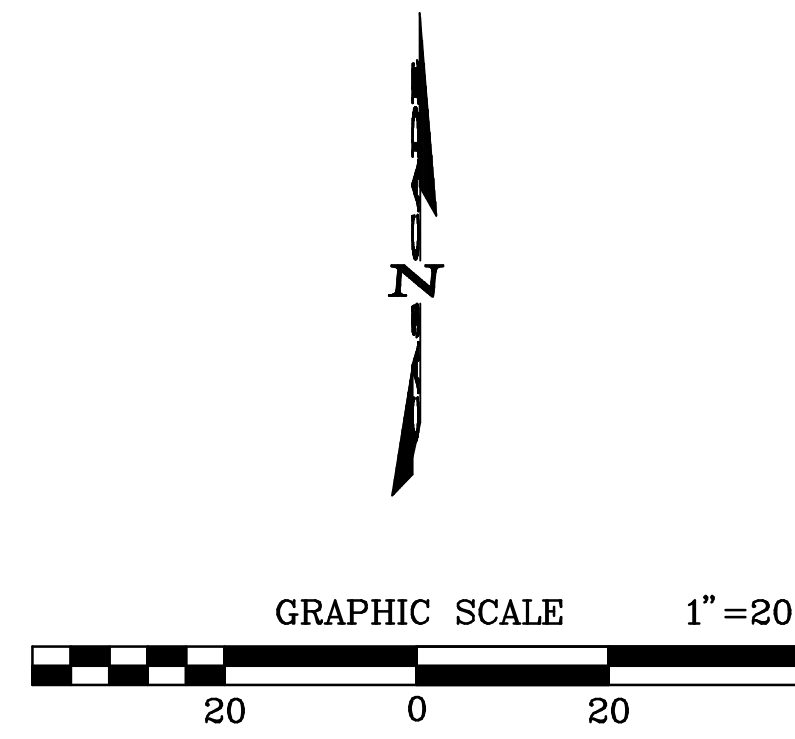
REFER TO CIVIL SHEETS AND SURVEY FOR EXISTING AND NEW DRAINAGE INFORMATION

CONTOUR LEGEND

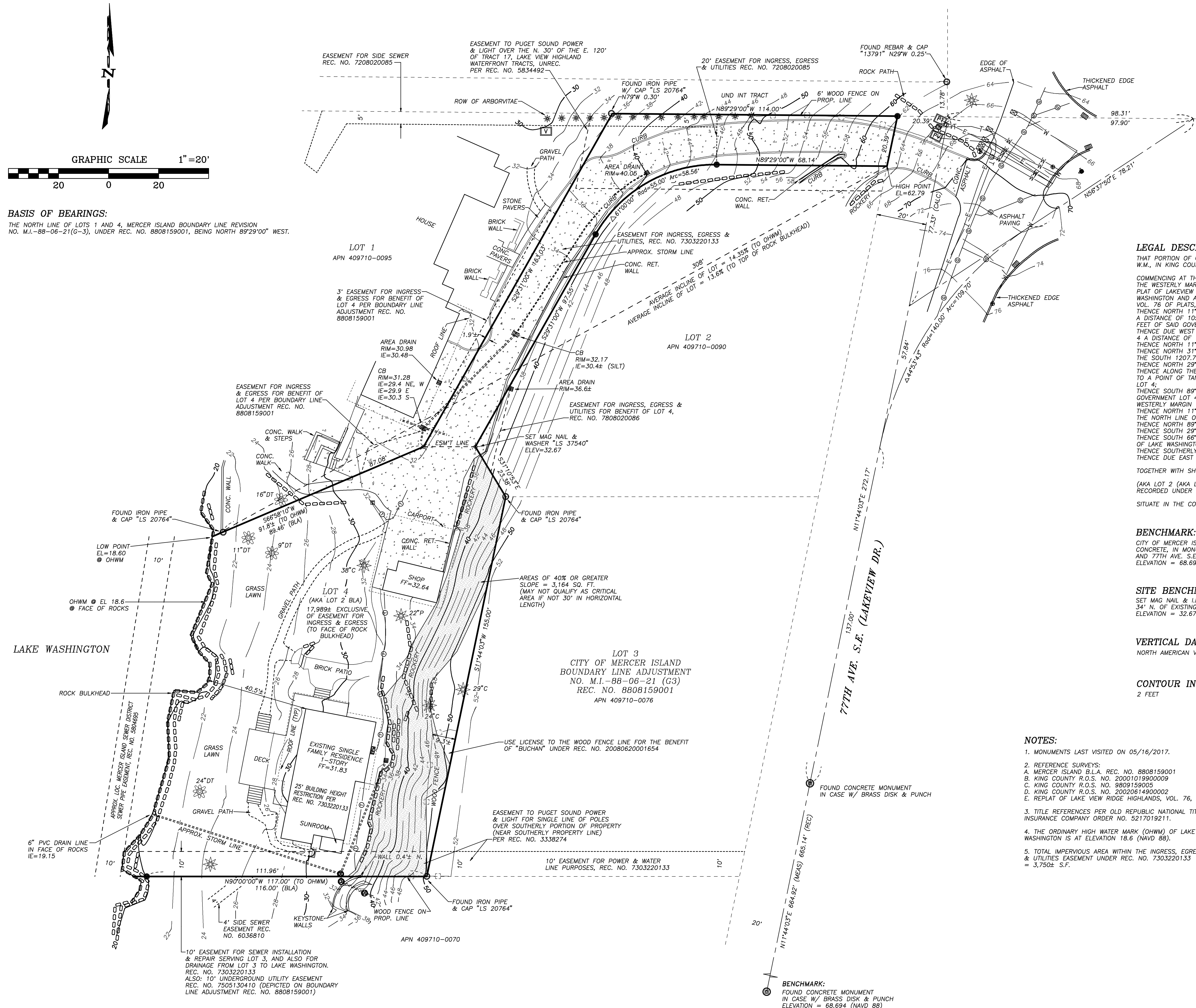
(E) MINOR CONTOUR
(E) MINOR CONTOUR
DEMO CONTOUR
(N) CONTOUR

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

TOPOGRAPHICAL SITE SURVEY
 LOCATED IN THE S.W. 1/4, OF THE S.E. 1/4,
 OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.,
 KING COUNTY, WASHINGTON



BASIS OF BEARINGS:
 THE NORTH LINE OF LOTS 1 AND 4, MERCER ISLAND BOUNDARY LINE REVISION
 NO. M.I.-88-06-21(G-3), UNDER REC. NO. 8808159001, BEING NORTH 89°29'00" WEST.



LEGAL DESCRIPTION:
 THAT PORTION OF GOVERNMENT LOT 4, SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID GOVERNMENT LOT 4 WITH THE WESTERLY MARGIN OF LAKE VIEW DRIVE (NOW KNOWN AS 77TH AVE. S.E.) ACCORDING TO PLAT OF LAKEVIEW HIGHLANDS, RECORDED IN VOLUME 33 OF PLATS, PAGE 34, IN KING COUNTY, WASHINGTON AND ALSO ACCORDING TO THE REPLAT OF LAKEVIEW HIGHLANDS, RECORDED IN VOL. 76 OF PLATS, PAGES 41 AND 42, IN KING COUNTY, WASHINGTON;
 THENCE NORTH 11°44'03" EAST ALONG THE WESTERLY MARGIN OF SAID 77TH AVE. S.E. FOR A DISTANCE OF 1058.11 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1036 FEET OF SAID GOVERNMENT LOT 4;
 THENCE DUE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 125 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 11°44'03" EAST 155 FEET;
 THENCE NORTH 31°10'53" WEST 23.38 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1207.76 FEET OF SAID GOVERNMENT LOT 4;
 THENCE NORTH 29°31'00" EAST 97.55 FEET TO A POINT OF CURVATURE TO THE RIGHT;
 THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 55 FEET FOR A DISTANCE OF 58.56 FEET TO A POINT OF TANGENCY ON THE SOUTH LINE OF THE NORTH 20 FEET OF SAID GOVERNMENT LOT 4;
 THENCE SOUTH 89°29'00" EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 4 FOR A DISTANCE OF 68.14 FEET TO AN INTERSECTION WITH THE SAID WESTERLY MARGIN OF 77TH AVE. S.E.;
 THENCE NORTH 11°44'03" EAST ALONG SAID ROAD MARGIN 20.39 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID GOVERNMENT LOT 4;
 THENCE NORTH 89°29'00" WEST A DISTANCE OF 114.00 FEET;
 THENCE SOUTH 29°31'00" WEST A DISTANCE OF 153.03 FEET;
 THENCE SOUTH 60°58'10" WEST A DISTANCE OF 89.5 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE WASHINGTON;
 THENCE SOUTHERLY ALONG SAID SHORELINE TO A POINT WEST OF THE POINT OF BEGINNING; THENCE DUE EAST 116 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.
 TOGETHER WITH SHORELANDS OF THE SECOND CLASS ADJOINING THERETO.
 (AKA LOT 2 (AKA LOT 4) CITY OF MERCER ISLAND BOUNDARY LINE ADJUSTMENT M-88-06-21 (G-3), RECORDED UNDER RECORDING NO. 8808159001.)
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

BENCHMARK:
 CITY OF MERCER ISLAND BENCHMARK NO. 3113, BEING A 3/8" BRASS PLUG IN CONCRETE, IN MONUMENT CASE, AT THE INTERSECTION OF 78TH AVE. S.E. AND 77TH AVE. S.E.
 ELEVATION = 68.694 (NAVD 88)

SITE BENCHMARK:
 SET MAG NAIL & I.D. WASHER "LS 37540" IN CONCRETE DRIVEWAY, APPROX. 34' N. OF EXISTING CARPORT AND 4.0' W. OF AN EXISTING CONCRETE WALL.
 ELEVATION = 32.67

VERTICAL DATUM:
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

CONTOUR INTERVAL:
 2 FEET

- NOTES:**
- MONUMENTS LAST VISITED ON 05/16/2017.
 - REFERENCE SURVEYS:
 A. MERCER ISLAND B.L.A. REC. NO. 8808159001
 B. KING COUNTY R.O.S. NO. 20001019900009
 C. KING COUNTY R.O.S. NO. 9809159005
 D. KING COUNTY R.O.S. NO. 20020614900002
 E. REPLAT OF LAKE VIEW RIDGE HIGHLANDS, VOL. 76, PG. 41
 - TITLE REFERENCES PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. 5217019211.
 - THE ORDINARY HIGH WATER MARK (OHWM) OF LAKE WASHINGTON IS AT ELEVATION 18.6 (NAVD 88).
 - TOTAL IMPERVIOUS AREA WITHIN THE INGRESS, EGRESS & UTILITIES EASEMENT UNDER REC. NO. 7303220133 = 3,750± S.F.

- LEGEND:**
- FOUND CONCRETE MONUMENT IN CASE
 - SET 1/2" REBAR & CAP "CASCADE LS 37540"
 - FOUND IRON PIPE OR REBAR & CAP
 - SET MAG NAIL & WASHER "LS 37540"
 - CATCH BASIN
 - AREA DRAIN
 - STORM DRAIN CLEANOUT
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - TELEPHONE RISER
 - CABLE TV BOX
 - UTILITY VAULT
 - ELECTRIC POWER METER
 - POWER VAULT
 - GAS VALVE
 - CONIFER TREE
 - SMALL CONIFER TREE
 - DECIDUOUS TREE
 - DECIDUOUS TREE
 - CEDAR
 - PINE
 - ROCKERY
 - WATER LINE
 - UNDERGROUND POWER
 - GAS LINE
 - TELEPHONE OR COMM LINE
 - WOOD FENCE

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF TANGLED RIDE LLC IN
 Feb. 2018
 Jeffrey Allen Ottosen
 P. SURVEYOR LICENSE NO. 37540



**TOPOGRAPHICAL SITE SURVEY
 FOR TANGLED RIDE LLC**

CASCADE LAND SURVEYING
 Complete Land Surveying Services
 23257 SE 28th St, Maple Valley, Washington 98038
 (253) 820-4016 or (360) 897-1017
 Email: jeff@cascaodels.com
 1-(800) 728-4993 (toll free) Email: jeff@cascaodels.com
 CHECKED BY: JAO
 SCALE: 1"=20'
 SHEET: 1 of 1
 DATE: Tue., Feb. 27, 2018
 DRAWN BY: JAO
 JOB NO.: 2017-013



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LEGAL DESCRIPTION: (BY SURVEYOR)

THAT PORTION OF GOVERNMENT LOT 4, SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID GOVERNMENT LOT 4 WITH THE WESTERLY MARGIN OF LAKE VIEW DRIVE (NOW KNOWN AS 77TH AVE. S.E.) ACCORDING TO PLAT OF LAKEVIEW HIGHLANDS, RECORDED IN VOLUME 33 OF PLATS, PAGE 34, IN KING COUNTY, WASHINGTON AND ALSO ACCORDING TO THE REPLAY OF LAKEVIEW HIGHLANDS, RECORDED IN VOL. 76 OF PLATS, PAGES 41 AND 42, IN KING COUNTY, WASHINGTON; THENCE NORTH 11°21'17.644"03" EAST ALONG THE WESTERLY MARGIN OF SAID 77TH AVE. S.E. FOR A DISTANCE OF 1058.11 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1036 FEET OF SAID GOVERNMENT LOT 4; THENCE DUE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 125 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 11°21'17.644"03" EAST 155 FEET; THENCE NORTH 31°21'17.610"53" WEST 23.38 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1207.76 FEET OF SAID GOVERNMENT LOT 4; THENCE NORTH 29°21'17.631"00" EAST 97.55 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 55 FEET FOR A DISTANCE OF 58.56 FEET TO A POINT OF TANGENCY ON THE SOUTH LINE OF THE NORTH 20 FEET OF SAID GOVERNMENT LOT 4; THENCE SOUTH 89°21'17.629"00" EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 4 FOR A DISTANCE OF 68.14 FEET TO AN INTERSECTION WITH THE SAID WESTERLY MARGIN OF 77TH AVE. S.E.; THENCE NORTH 11°21'17.644"03" EAST ALONG SAID ROAD MARGIN 20.39 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID GOVERNMENT LOT 4; THENCE NORTH 89°21'17.629"00" WEST A DISTANCE OF 114.00 FEET; THENCE SOUTH 29°21'17.631"00" WEST A DISTANCE OF 153.03 FEET; THENCE SOUTH 66°21'17.658"10" WEST A DISTANCE OF 89.5 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE WASHINGTON; THENCE SOUTHERLY ALONG SAID SHORELINE TO A POINT WEST OF THE POINT OF BEGINNING; THENCE DUE EAST 116 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. TOGETHER WITH SHORELANDS OF THE SECOND CLASS ADJOINING THEREON. (AKA LOT 2 (AKA LOT 4) CITY OF MERCER ISLAND BOUNDARY LINE ADJUSTMENT M-88-06-21 (G-3), RECORDED UNDER RECORDING NO. 8808159001.) SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

SOIL AMENDMENT NOTE:

AREA (A): STOCKPILE SITE DUFF AND TOPSOIL FOR ALL DISTURBED PERVIOUS AREAS AND REAPPLY WITH SOIL AMENDMENT AFTER GRADING AND CONSTRUCTION. MINIMUM SCARIFICATION DEPTH 8-INCHES. PROVIDE A TOTAL OF 56 C.Y. OF AMENDMENT FOR AN AREA OF 6,180 S.F.

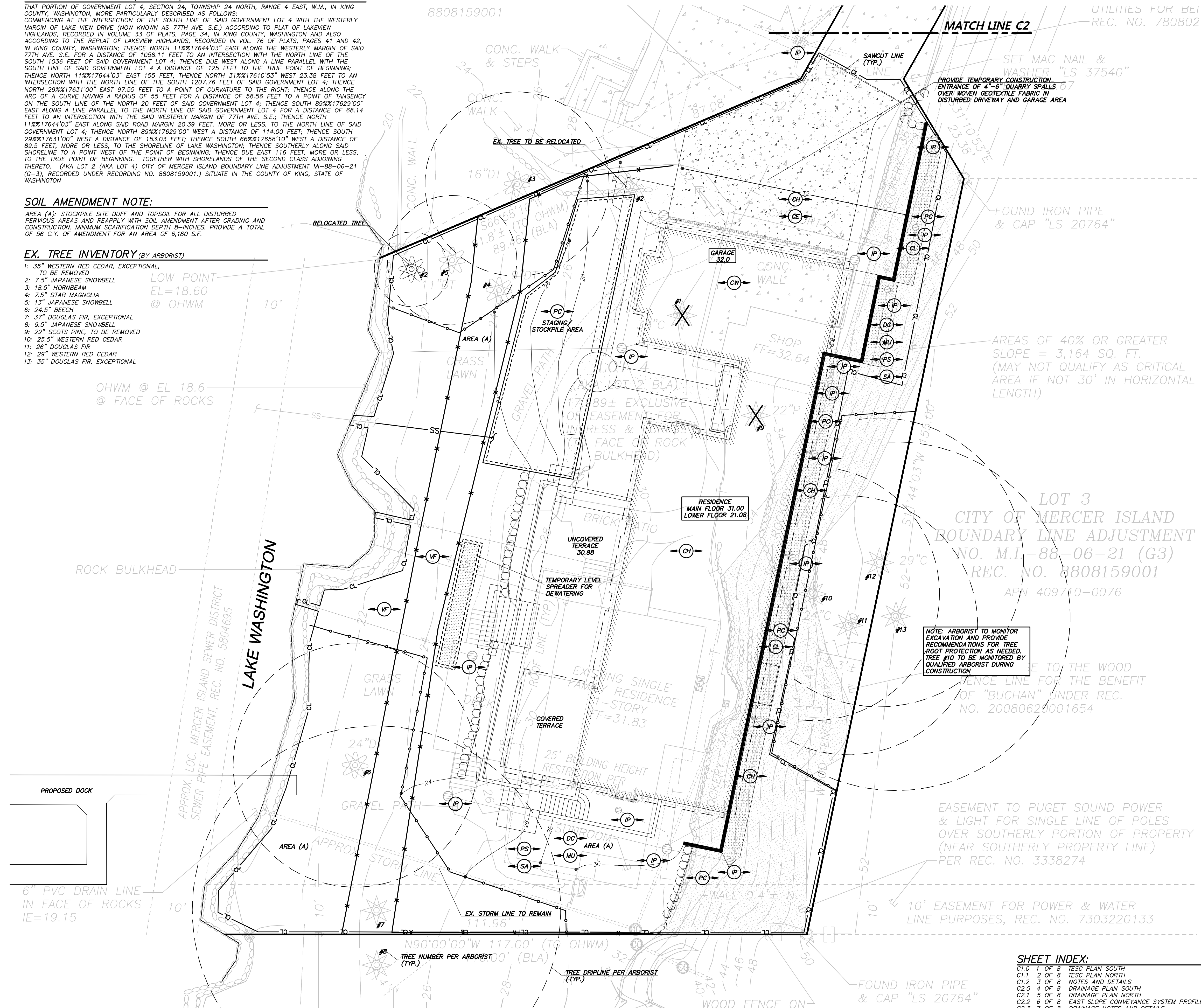
EX. TREE INVENTORY (BY ARBORIST)

- 1: 35" WESTERN RED CEDAR, EXCEPTIONAL, TO BE REMOVED
- 2: 7.5" JAPANESE SNOWBELL
- 3: 18.5" HORNBEEAM
- 4: 7.5" STAR MAGNOLIA
- 5: 13" JAPANESE SNOWBELL
- 6: 24.5" BEECH
- 7: 37" DOUGLAS FIR, EXCEPTIONAL
- 8: 9.5" JAPANESE SNOWBELL
- 9: 22" SCOTS PINE, TO BE REMOVED
- 10: 25.5" WESTERN RED CEDAR
- 11: 26" DOUGLAS FIR
- 12: 29" WESTERN RED CEDAR
- 13: 35" DOUGLAS FIR, EXCEPTIONAL

LOW POINT
EL=18.60
OHWM

OHWM @ EL 18.6
FACE OF ROCKS

SE 1/4 OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.



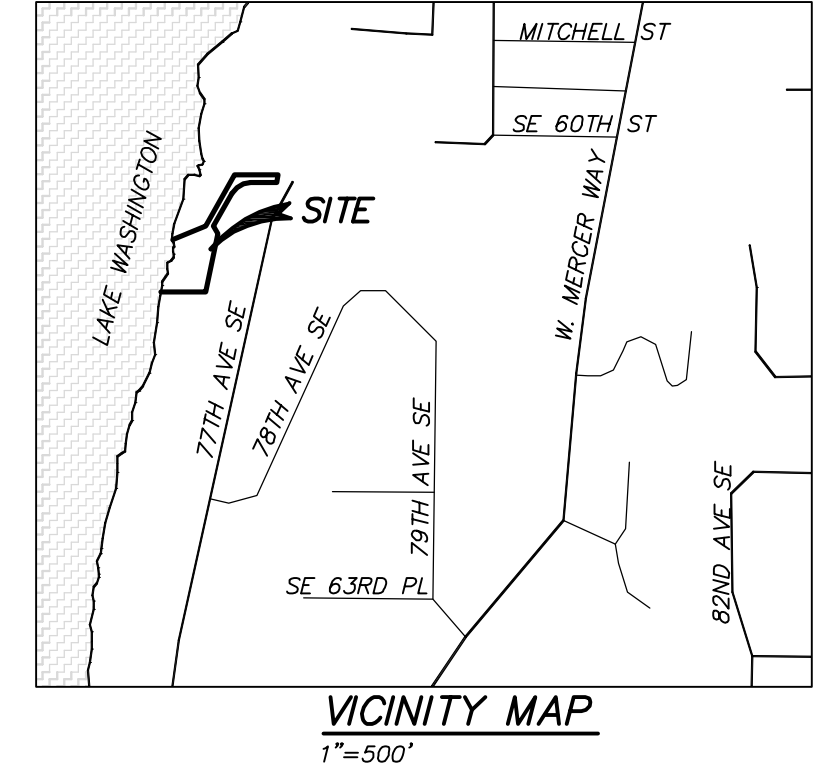
NOTE: ARBORIST TO MONITOR EXCAVATION AND PROVIDE RECOMMENDATIONS FOR TREE ROOT PROTECTION AS NEEDED. TREE #10 TO BE MONITORED BY QUALIFIED ARBORIST DURING CONSTRUCTION

EASEMENT TO PUGET SOUND POWER & LIGHT FOR SINGLE LINE OF POLES OVER SOUTHERLY PORTION OF PROPERTY (NEAR SOUTHERLY PROPERTY LINE) PER REC. NO. 3338274

10' EASEMENT FOR POWER & WATER LINE PURPOSES, REC. NO. 7303220133

SHEET INDEX:

C1.0	1	OF	8	TESC PLAN SOUTH
C1.1	2	OF	8	TESC PLAN NORTH
C1.2	3	OF	8	NOTES AND DETAILS
C2.0	4	OF	8	DRAINAGE PLAN SOUTH
C2.1	5	OF	8	DRAINAGE PLAN NORTH
C2.2	6	OF	8	EAST SLOPE CONVEYANCE SYSTEM PROFILE
C2.3	7	OF	8	DRAINAGE NOTES AND DETAILS
C3.0	8	OF	8	SEWER NOTES AND DETAILS



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CONTACT: JEFFREY A. OTTERSON, P.L.S.

BASIS OF BEARINGS: (BY SURVEYOR)
THE NORTH LINE OF LOTS 1 AND 4, MERCER ISLAND BOUNDARY LINE REVISION NO. M.I.-88-06-21(G-3), UNDER REC. NO. 8808159001, BEING NORTH 89°29'00" WEST.

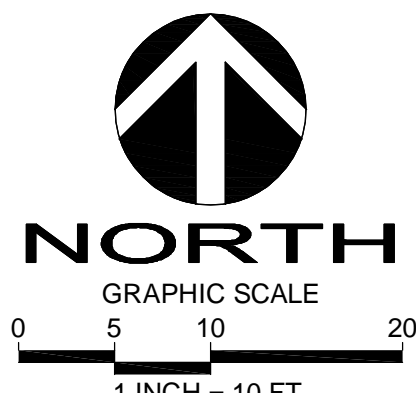
VERTICAL DATUM: (BY SURVEYOR)
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

BENCHMARK: (BY SURVEYOR)
CITY OF MERCER ISLAND BENCHMARK NO. 3113, BEING A 3/8" BRASS PLUG IN CONCRETE, IN MONUMENT CASE, AT THE INTERSECTION OF 78TH AVE. S.E. AND 77TH AVE. S.E. ELEVATION = 68.694 (NAVD 88)

SITE BENCHMARK: (BY SURVEYOR)
SET MAG NAIL & I.D. WASHER "LS 37540" IN CONCRETE DRIVEWAY, APPROX. 34' N. OF EXISTING CARPORT AND 4.0' W. OF AN EXISTING CONCRETE WALL. ELEVATION = 32.67

TESC LEGEND:

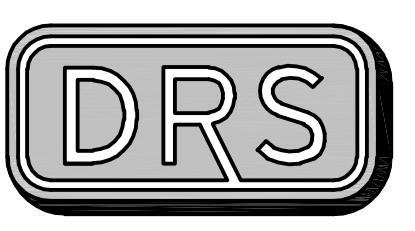
- FOR ADDITIONAL TESC DETAILS REFER TO DOE 2012 SHMMHW
- CL CONSTRUCTION LIMITS, TO BE FLAGGED OR FENCED WHEN NO SILT FENCE IS PROPOSED (BMP C103)
 - X SILT FENCE IS PROPOSED (BMP C233)
 - STRAW WATTLES (BMP C235)
 - LEVEL SPREADER (BMP C206)
 - CE STABILIZED CONSTRUCTION ENTRANCE (BMP C105)
 - SSV STREET SWEEPING & VACUUMING
 - IP INLET PROTECTION (BMP C220)
 - DC DUST CONTROL (BMP C140)
 - MU MULCHING, MATTING, & COMPOST BLANKETS (BMP C121, BMP C125)
 - PS PERMANENT SEEDING AND PLANTING (BMP C120)
 - SA POST-CONSTRUCTION SOIL AMENDMENT QUALITY & DEPTH (BMP C120)
 - CH CONCRETE HANDLING (BMP C151)
 - PC PLASTIC COVERING (BMP C123)
 - VF VEGETATED FILTRATION (BMP C236)
 - CW CONCRETE WASHOUT AREA (BMP C154)
 - CL CHANNEL LINING (BMP C202)
 - X TREE TO BE REMOVED
 - O TREE TO BE SAVED. PROVIDE TREE PROTECTION FENCING



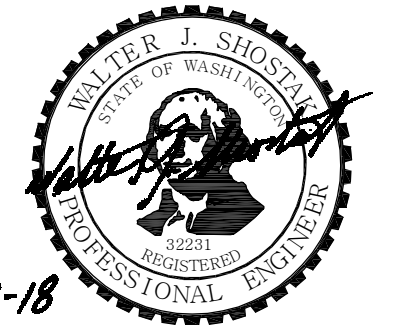
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DESIGN WJS
DRAWN DLR
CHECKED WJS
DATE 3.1.18

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TESC PLAN SOUTH

C1.0

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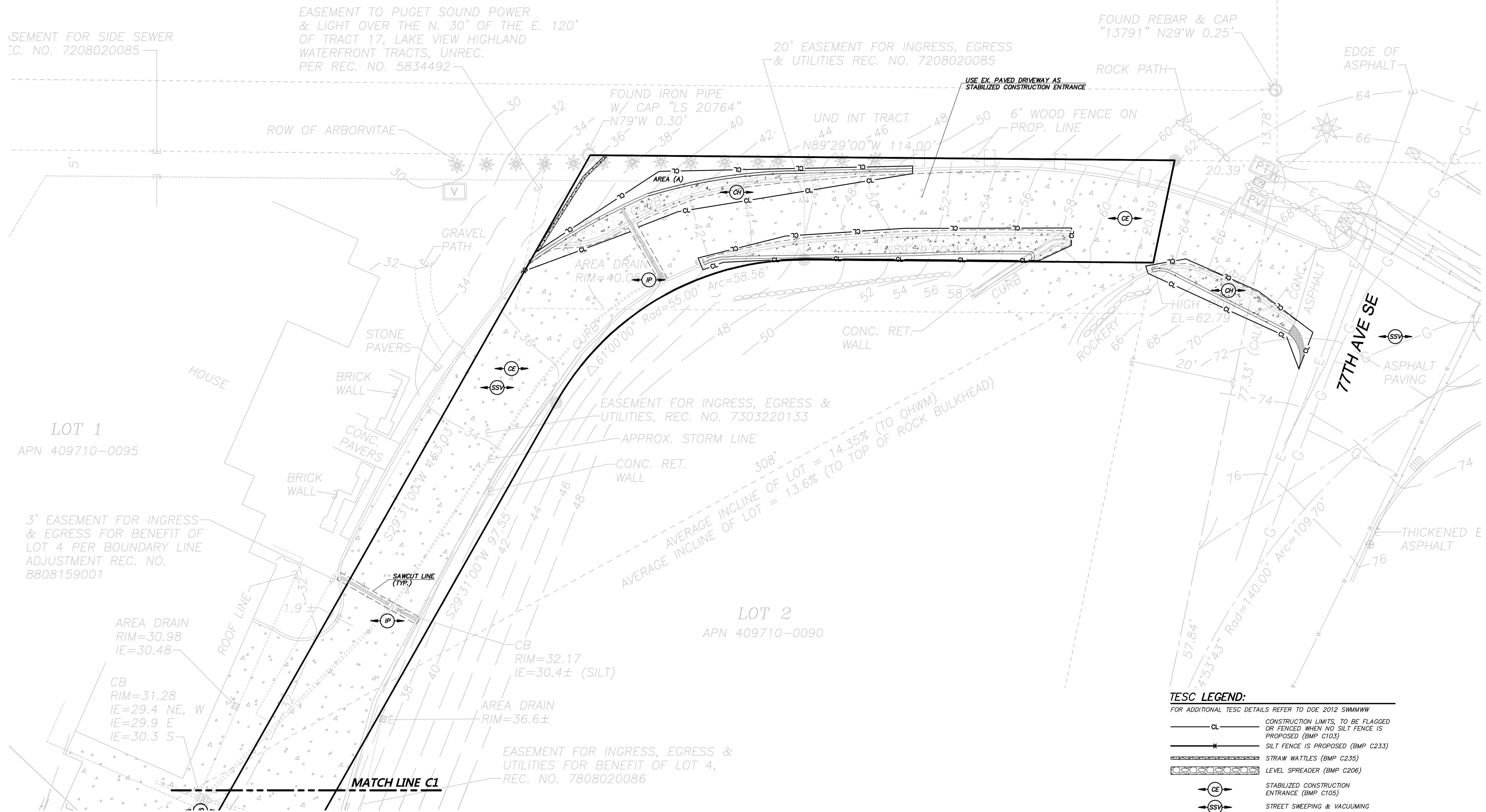
3-1-18
ALFRED J. SHOSSETT
PROFESSIONAL ENGINEER

DESIGN	WJS
DRAWN	DLR
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TESC LEGEND:
FOR ADDITIONAL TESC DETAILS REFER TO DOE 2012 SWMMWW

- CL CONSTRUCTION LIMITS, TO BE FLAGGED OR FENCED WHEN NO SILT FENCE IS PROPOSED (BMP C103)
- X SILT FENCE IS PROPOSED (BMP C233)
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- VF VEGETATED FILTRATION (BMP C236)
- CW CONCRETE WASHOUT AREA (BMP C154)
- CL CHANNEL LINING (BMP C202)
- Tree symbols: TREE TO BE REMOVED, TREE TO BE SAVED, PROVIDE TREE PROTECTION FENCING

NORTH
GRAPHIC SCALE
0 5 10 20
1 INCH = 10 FT.

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SITE VOLUME CALCULATIONS

CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
1,970	106	1,864 CUT

ALL VOLUMES ARE APPROXIMATE AND ARE PROVIDED FOR PERMITTING PURPOSES AND REPRESENT FINISH GRADE TO EXISTING GRADE AS SHOWN. CONTRACTOR SHALL RELY ON HIS/HER OWN ESTIMATES FOR DETERMINING ACTUAL EARTHWORK QUANTITIES. THE VOLUMES DO NOT INCLUDE STRIPPING, STRUCTURAL EXCAVATION, EXPANSION/COMPACTION FACTOR OR ANY SOIL TYPE RESTRICTIONS.

GRADING NOTE:
TOTAL AREA TO BE DISTURBED ON-SITE...17,219 S.F.
TOTAL AREA TO BE DISTURBED OFF-SITE...187 S.F.
FILL SHALL CONSIST OF SUITABLE MATERIAL ORIGINATING FROM THE SITE OR FROM AN APPROVED SUPPLIER.

PROJECT SPECIFIC EROSION CONTROL NOTES:
(GEOTECHNICAL REPORT FOR HART RESIDENCE (THE GALLI GROUP, JULY 6, 2017))

- A CONSTRUCTION ENTRANCE NEAR THE EXISTING GARAGE SHOULD BE PROVIDED FOR THE SITE AND TO ACT AS A STAGING AREA FOR CONSTRUCTION MATERIALS. THE ENTRANCE SHOULD BE CONSTRUCTED FROM 4"-6" QUARRY SPALLS PLACED OVER A WOVEN GEOTEXTILE FABRIC SUCH AS MIRAFI 500X.
- IT IS IMPORTANT TO AVOID TRACKING SEDIMENT ONTO THE ROADWAY AND SHARED DRIVEWAY. THE CONTRACTOR SHOULD MONITOR THE TRACKING OF SEDIMENT FROM THE SITE AND CLEAN UP AS NECESSARY. SAND AND SILT TRACKED FROM THE SITE SHOULD BE REMOVED OR CLEANED BY THE CONTRACTOR. IF TRACKING ONTO THE ROADWAY BECOMES A PROBLEM, THE CONTRACTOR WILL NEED TO CONSTRUCT A WHEEL-WASH AREA ON SITE.
- A SILT FENCE SHOULD BE ERRECTED ALONG THE DOWNSLOPE LIMITS OF THE CONSTRUCTION AREA. A HIGHLY VISIBLE CONSTRUCTION FENCE SHOULD BE ERRECTED ALONG THE EDGE OF AREAS INTENDED TO BE PRESERVED AS VEGETATIVE BUFFERS FOR STORMWATER RUNOFF.
- STORMWATER RUNOFF OR SEEPAGE CAN BE HANDLED BY A SYSTEM OF SUMPS AND TRENCHES WITHIN THE EXCAVATION AND DISCHARGED TO A SUITABLE DISPERSION AREA. DURING THE WET SEASON ADDITIONAL MEASURES SUCH AS GRAVEL SUMPS AND WATTLES MIGHT BE NEEDED TO AVOID TRANSPORT OF SEDIMENT OR TURBID WATER FROM THE SITE.
- SPOILS SHOULD BE REMOVED IMMEDIATELY FROM THE SITE OR PROTECTED DURING WET WEATHER BY USE OF PLASTIC SHEETING. GENERALLY, STOCKPILES SHOULD NOT REMAIN UNCOVERED FOR MORE THAN 2 DAYS DURING THE WET SEASON OR 5 DAYS DURING THE DRIER SUMMER MONTHS.
- THE CONTRACTOR SHOULD MONITOR THE PERFORMANCE OF THE EROSION CONTROL MEASURES AND CONTACT THE GEOTECHNICAL ENGINEER IF THE TESC MEASURES DO NOT PROVIDE THE INTENDED FUNCTION.

GENERAL EROSION CONTROL NOTES:
ALL DISTURBED AREAS SHALL BE STABILIZED USING TYPICAL TESC BMP'S. THE LIMITS OF DISTURBANCE WILL BE DELINEATED WITH HIGH VISIBILITY CONSTRUCTION FENCING. DURING CONSTRUCTION SILT FENCES WILL BE PLACED DOWN SLOPE OF DISTURBED AREAS ALONG WITH STRAW MATTING, NETS, OR PLASTIC COVERING OVER EXPOSED SOIL OR STOCKPILES. TREES TO BE RETAINED WILL BE PROTECTED WITH HIGH VISIBILITY CONSTRUCTION FENCING.
AT THE COMPLETION OF THE PROJECT ALL DISTURBED AREAS WILL BE STABILIZED WITH COMPOST AMENDED SOILS AND HYDROSEEDING OR SOD.

CONSTRUCTION NOTES:

- ALL EXISTING ON-SITE IMPROVEMENTS WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED DURING CONSTRUCTION.
- ALL UTILITIES TO BE DISCONNECTED OR REMOVED PRIOR TO DEMOLITION. COORDINATE WITH UTILITY COMPANIES PRIOR TO REMOVAL.

SOIL AMENDMENT NOTE:
AREA (A): STOCKPILE SITE DUFF AND TOPSOIL FOR ALL DISTURBED PEROUS AREAS AND REPAIRLY WITH SOIL AMENDMENT AFTER GRADING AND CONSTRUCTION. MINIMUM SCARIFICATION DEPTH 8-INCHES. PROVIDE A TOTAL OF 56 C.Y. OF AMENDMENT FOR AN AREA OF 6,180 S.F.

CONSTRUCTION SEQUENCE

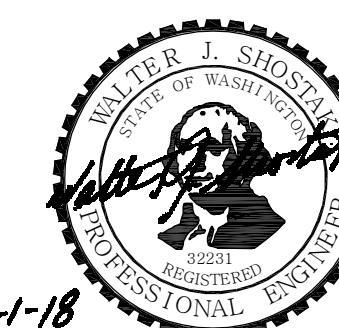
- ARRANGE AND ATTEND A PRECONSTRUCTION MEETING WITH THE CITY INSPECTOR.
- FLAG OR FENCE CLEARING LIMITS.
- CALL ONE-CALL UTILITY LOCATE SERVICE PRIOR TO ANY EXCAVATION WORK.
- GRADE ACCESS ROAD & CONSTRUCT/INSTALL ROCK CONSTRUCTION ENTRANCE IF NECESSARY.
- INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- INSTALL SHORING WALL.
- CONSTRUCT RESIDENCE AND OTHER SITE IMPROVEMENTS.
- MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OR COUNTY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- MAINTAIN ACCESS TO OFF-SITE ROADS AND DRIVEWAYS AT ALL TIMES DURING THE DURATION OF THE PROJECT.
- RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY TESC MINIMUM REQUIREMENTS.
- COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
- STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
- SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMP'S REMOVED IF APPROPRIATE AFTER ACCEPTANCE BY INSPECTOR.

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3-1-18

DESIGN WJS

DRAWN DLR

CHECKED WJS

DATE 3.1.18

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Stuart Silk Architects

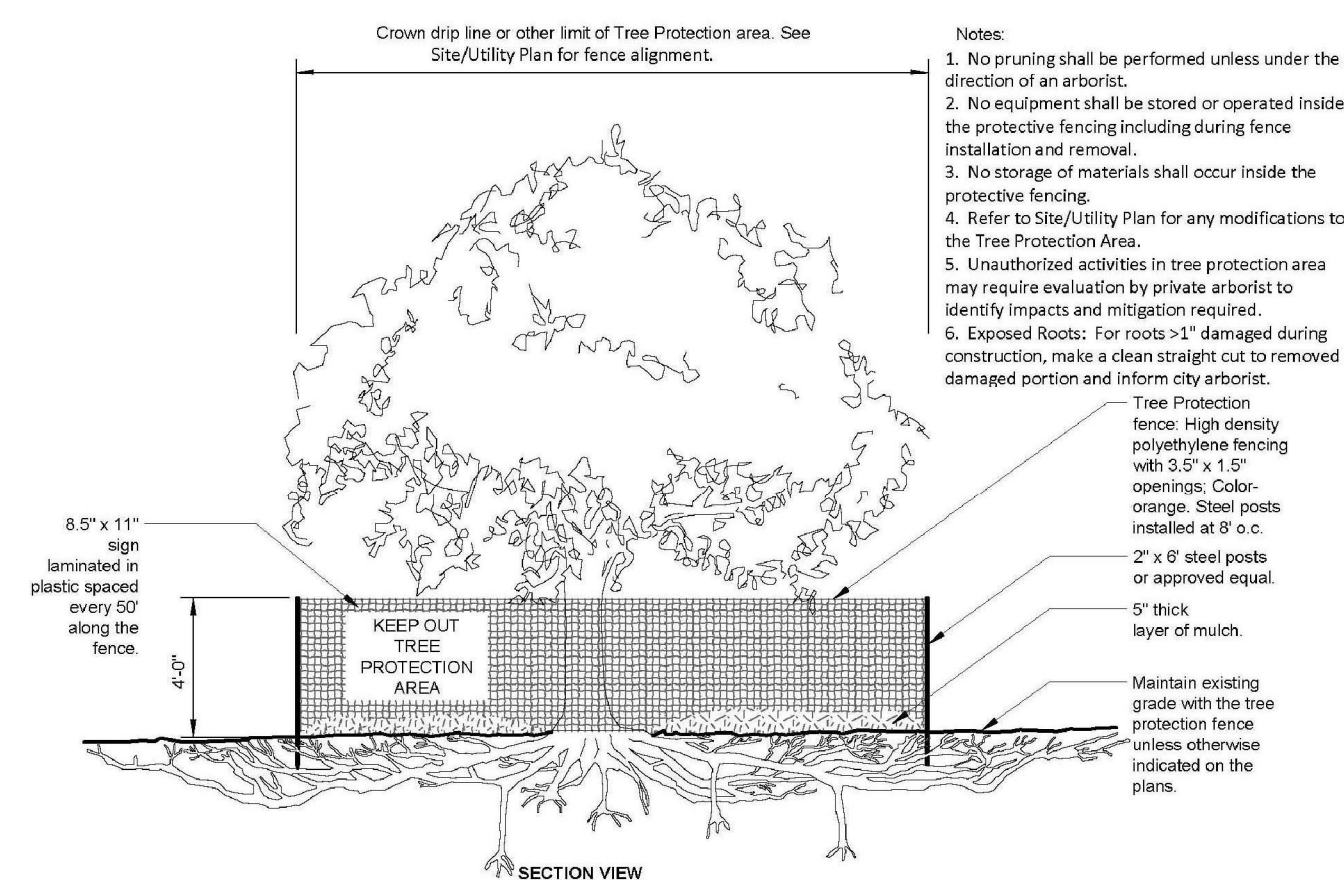
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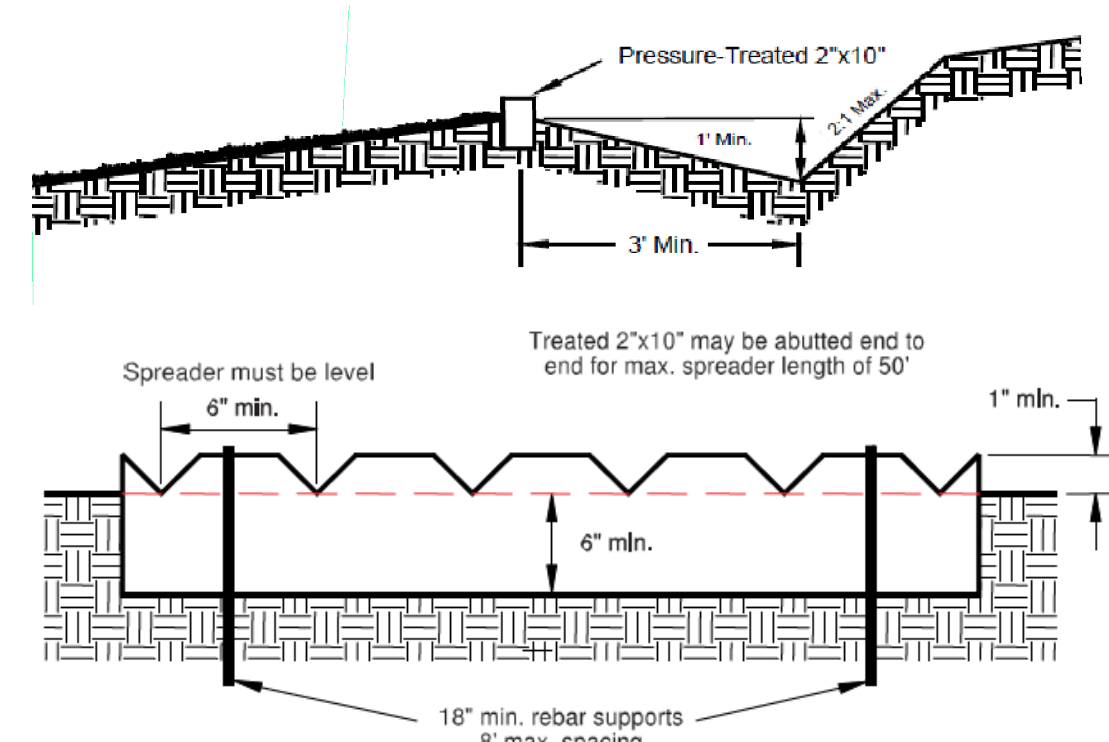
TESC NOTES AND DETAILS

C1.2



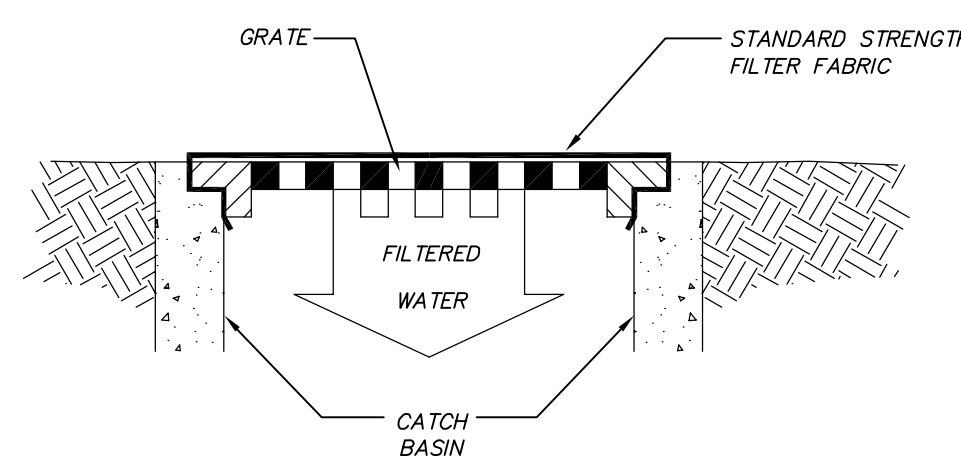
TREE PROTECTION FENCING

NTS



TEMPORARY LEVEL SPREADER

NTS



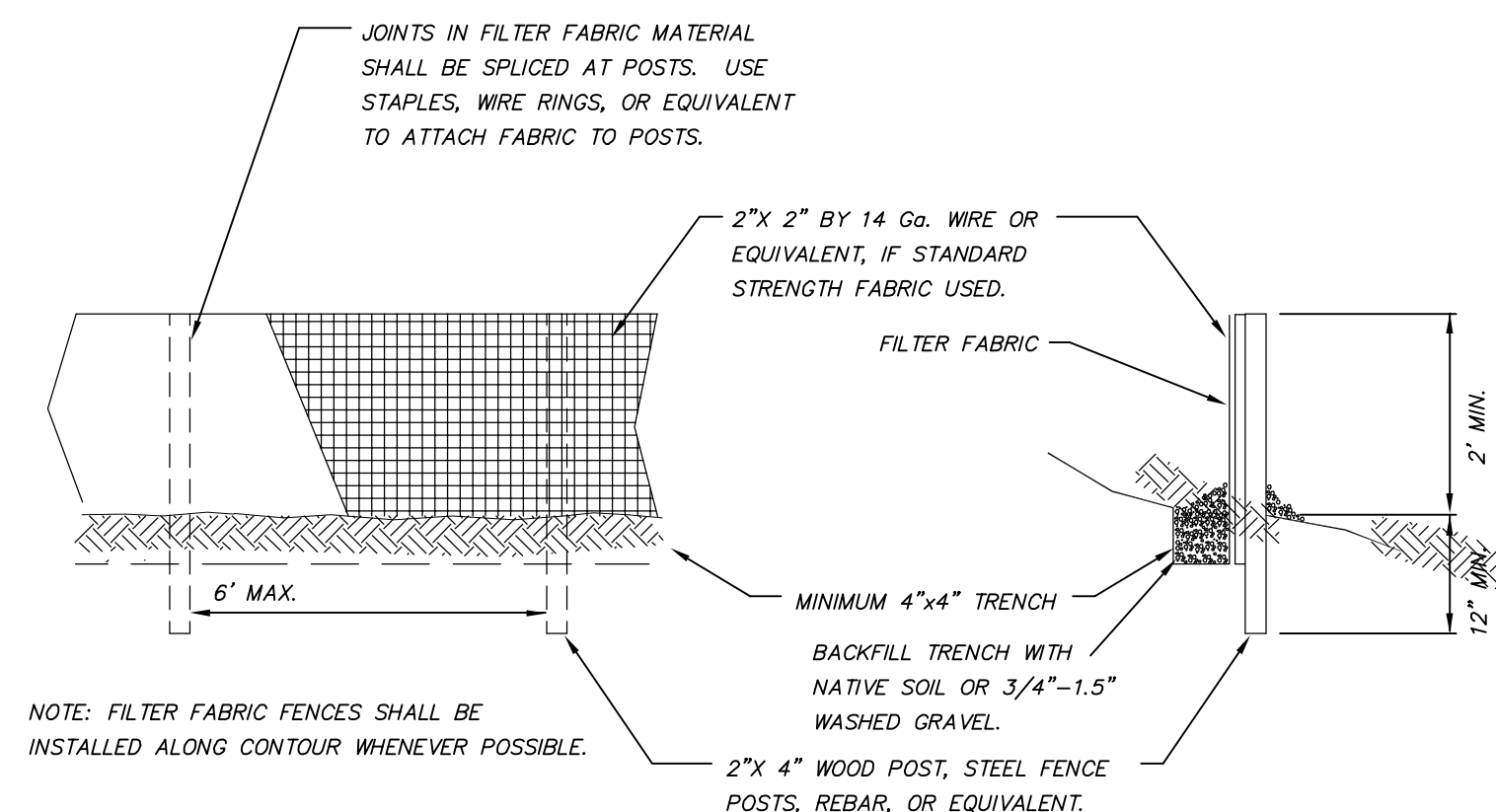
NOTE: ONLY TO BE USED WHERE PONDING OF WATER ABOVE THE CATCH BASIN WILL NOT CAUSE TRAFFIC PROBLEMS AND WHERE OVERFLOW WILL NOT RESULT IN EROSION OF SLOPES.

CATCH BASIN INLET FILTER

NTS

CATCH BASIN INSERT MAINTENANCE STANDARDS

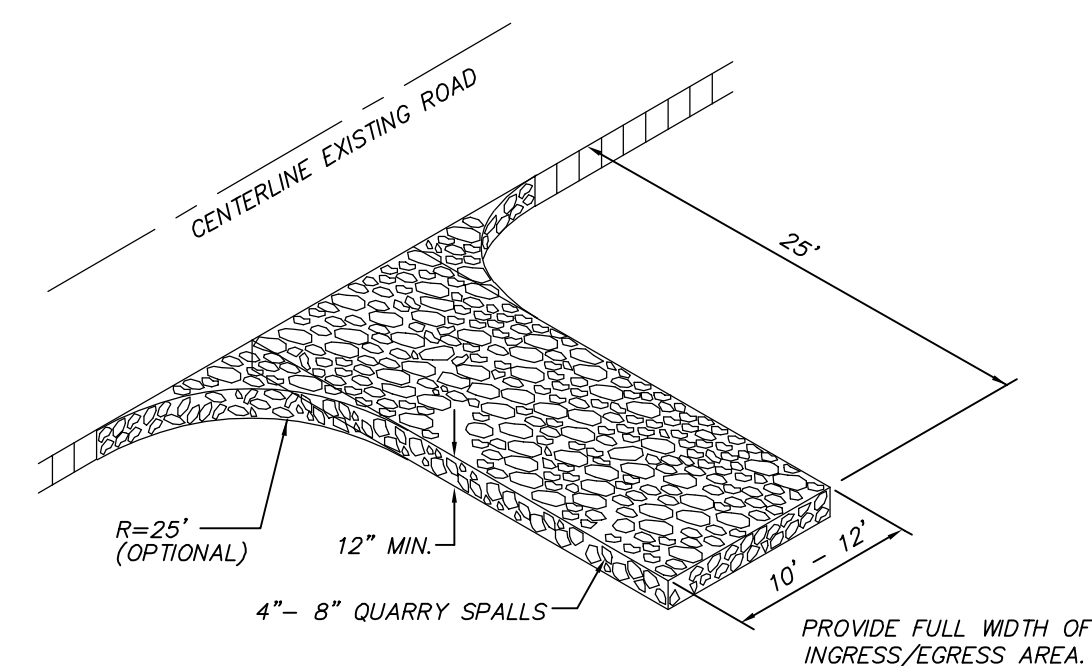
- ANY ACCUMULATED SEDIMENT ON OR AROUND THE FILTER FABRIC PROTECTION SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AND ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON SITE OR HAULED OFF SITE.
- ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE SEDIMENT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.
- REGULAR MAINTENANCE IS CRITICAL FOR BOTH FORMS OF CATCH BASIN PROTECTION. UNLIKE MANY FORMS OF PROTECTION THAT FAIL GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUDDENLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.



NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.

SILT FENCE DETAIL

NTS



DRIVEWAYS SHALL BE PAVED TO THE EDGE OF R-O-W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY

IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD

GRAVEL CONSTRUCTION ENTRANCE

NTS

EROSION AND SEDIMENT CONTROL NOTES:

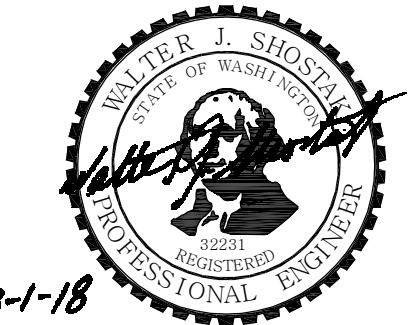
- APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE TESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LOADED WATER INTO THE DOWNSTREAM SYSTEM. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ALL DISTURBED AREAS SHALL BE STABILIZED USING TYPICAL TESC BMP'S. THE LIMITS OF DISTURBANCE WILL BE DELINEATED WITH HIGH VISIBILITY CONSTRUCTION FENCING. DURING CONSTRUCTION SILT FENCES WILL BE PLACED DOWN SLOPE OF DISTURBED AREAS ALONG WITH STRAW MATTING, NETS, OR PLASTIC COVERING OVER EXPOSED SOIL OR STOCKPILES. TREES TO BE RETAINED WILL BE PROTECTED WITH HIGH VISIBILITY CONSTRUCTION FENCING.
- ALL SOIL STOCKPILES TO BE COVERED WITH PLASTIC SHEETING UNTIL SUCH TIME THAT THE SOIL IS EITHER USED OR REMOVED. PILES SHOULD BE SITUATED AND LOCATED SUCH THAT SEDIMENT DOES NOT RUN INTO THE STREET OR ONTO ADJOINING PROPERTIES.
- ALL EXPOSED SOIL AREAS SHALL BE COVERED OR PROTECTED USING AN APPROPRIATE BMP. STABILIZE DENuded AREAS OF THE SITE BY MULCHING, SEEDING, PLANTING, OR SOODING.
- ALL ADJACENT PROPERTIES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION BY APPROPRIATE USE OF VEGETATION BUFFER STRIPS, SEDIMENT BARRIERS, OR FILTERS, DIKES, MULCHING, OR BY A COMBINATION OF THESE MEASURES AND OTHER APPROPRIATE BMP'S.
- PROVIDE FOR PERIODIC STREET CLEANING TO REMOVE ANY SEDIMENT THAT MAY HAVE BEEN TRACKED OFF-SITE. SEDIMENT SHOULD BE REMOVED BY SHOVELING OR SWEEPING AND CAREFULLY REMOVED TO A SUITABLE DISPOSAL AREA WHERE IT WILL NOT BE RE-ERODED.
- ALL INSTALLED EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSPECTED REGULARLY BY THE GENERAL CONTRACTOR ESPECIALLY AFTER ANY LARGE STORM MAINTENANCE, INCLUDING REMOVAL AND PROPER DISPOSAL OF SEDIMENT SHOULD BE A NECESSARY TO INSURE THAT SEDIMENT AND EROSION IS CONTROLLED ON SITE.

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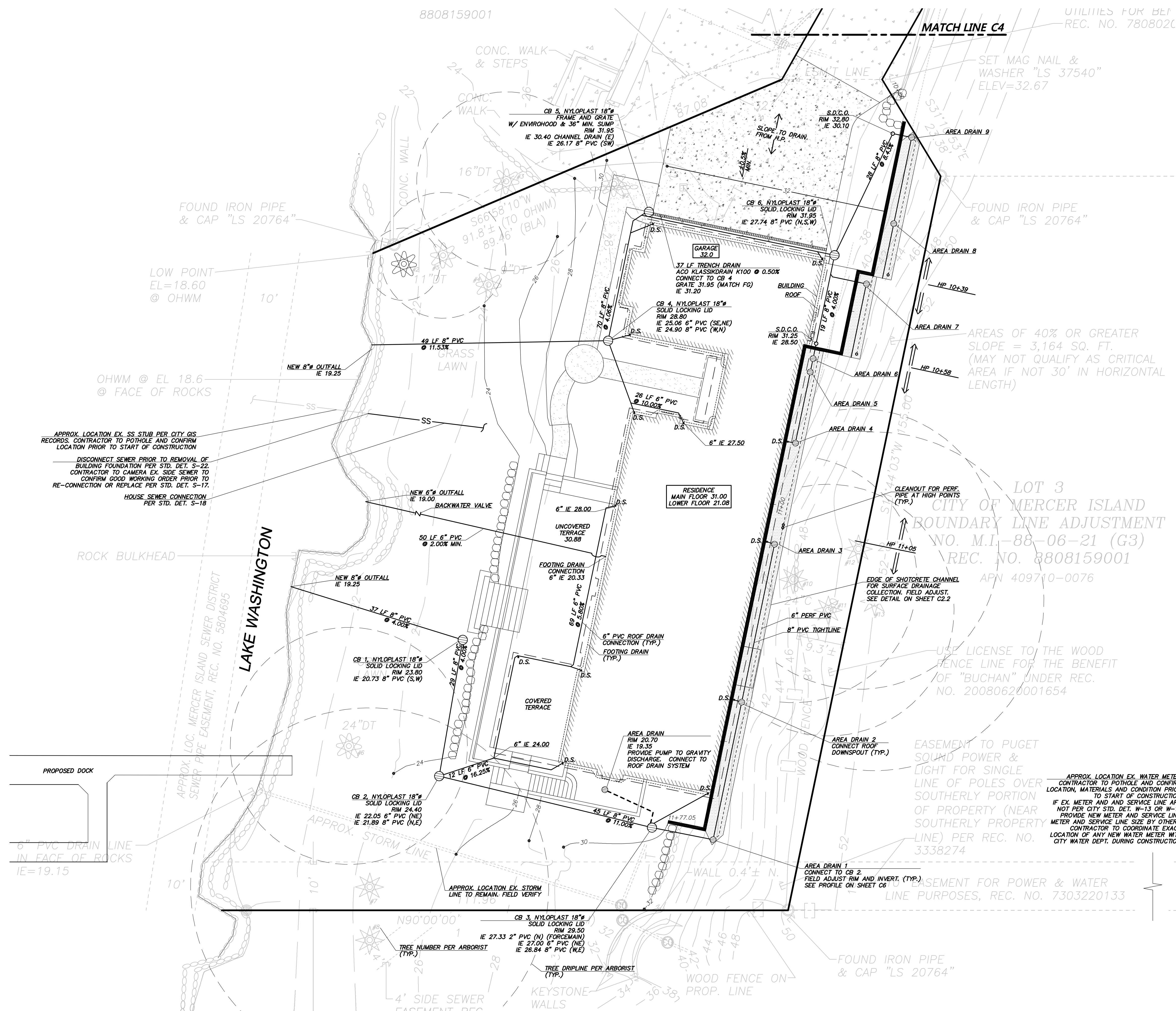


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3-1-18

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DATE	3.1.18
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AREAS NOTE:

LOT AREA: ±22,620 S.F. (±0.519 ACRES)

EX. HARD SURFACE AREAS:	
DRIVEWAY	5,298 S.F.
BUILDINGS	2,902 S.F.
WALKS	1,053 S.F.
WALLS	586 S.F.
TOTAL EX.	9,839 S.F. (43.5%)

PROPOSED HARD SURFACE LOT COVERAGE:

HOUSE	4,248 S.F.
NEW DRIVEWAY	2,335 S.F.
EX. DRIVEWAY TO REMAIN	3,567 S.F.
TOTAL	10,147 S.F.

PROPOSED HARDSCAPE AREAS:

TERRACE	619 S.F.
ENTRY PATHS	367 S.F.
WEST CAN AREA	102 S.F.
SOUTH STAIR	155 S.F.
DRAINAGE TRENCH	459 S.F.
TOTAL	1,678 S.F.

SEE ARCHITECTURAL SHEET A-1.1 FOR LOT COVERAGE DIAGRAM AND BREAKDOWN

- GENERAL NOTES:**
- SITE PLAN AS PROVIDED BY ARCHITECT ON JANUARY 17, 2018.
 - GRADING PLAN AS PROVIDED BY ARCHITECT AND SHOWN HERE FOR REFERENCE.
 - CONTRACTOR SHALL POT-HOLE LOCATION OF EXISTING UTILITIES TO BE RECONNECTED PRIOR TO BEGINNING OF CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS.
 - EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES SHOWN, OR NOT SHOWN IN THEIR PROPER LOCATION.
 - ALWAYS CALL 811 BEFORE YOU DIG.

- STORM DRAINAGE NOTES:**
- ROOF DRAINS SHALL BE 6" PVC SDR 35 TIGHTLINE WITH A MINIMUM SLOPE OF 2.00%.
 - FOOTING DRAINS SHALL BE 6" PERFORATED PVC WRAPPED IN FILTER FABRIC PER CITY STANDARDS.
 - FOOTING DRAINAGE SYSTEM AND ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED UNLESS SUCH CONNECTION IS MADE AT LEAST ONE FOOT BELOW THE FOOTING DRAINAGE SYSTEM AND DOWN SLOPE OF THE BUILDING FOUNDATION.
 - USE SAND COLLARS AT CB CONNECTIONS TO PVC PIPE.
 - AREA DRAINS ARE NYLOPLAST 8" PVC BASINS WITH DROP IN GRATES PER DETAIL ON SHEET C2.3.
 - PROVIDE TRAFFIC RATED GRATES IN ALL PARKING AREAS.
 - PROVIDE SLEEVES THROUGH ALL WALLS / ROCKERIES

APPROX. LOCATION EX. WATER METER. CONTRACTOR TO POT-HOLE AND CONFIRM LOCATION, MATERIALS AND CONDITION PRIOR TO START OF CONSTRUCTION. IF EX. METER AND SERVICE LINE ARE NOT PER CITY STD. DET. W-13 OR W-14 PROVIDE NEW METER AND SERVICE LINE METER AND SERVICE LINE SIZE BY OTHERS. CONTRACTOR TO COORDINATE EXACT LOCATION OF ANY NEW WATER METER WITH CITY WATER DEPT. DURING CONSTRUCTION.

APPROX. LOCATION EX. 8" Q WATER LINE PER CITY GIS RECORDS.

NORTH
GRAPHIC SCALE
0 5 10 20
1 INCH = 10 FT.

Call 2 Working Days Before You Dig
811
Utilities Underground Location Center
(ID, MT, ND, OR, WA)

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DRAINAGE PLAN SOUTH

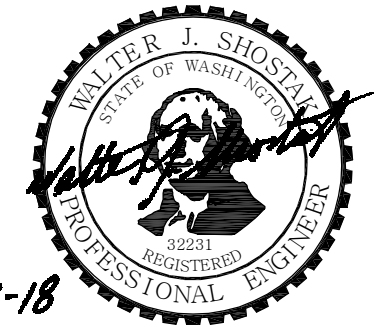
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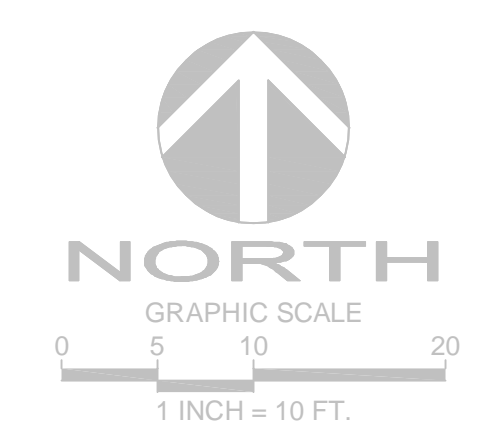
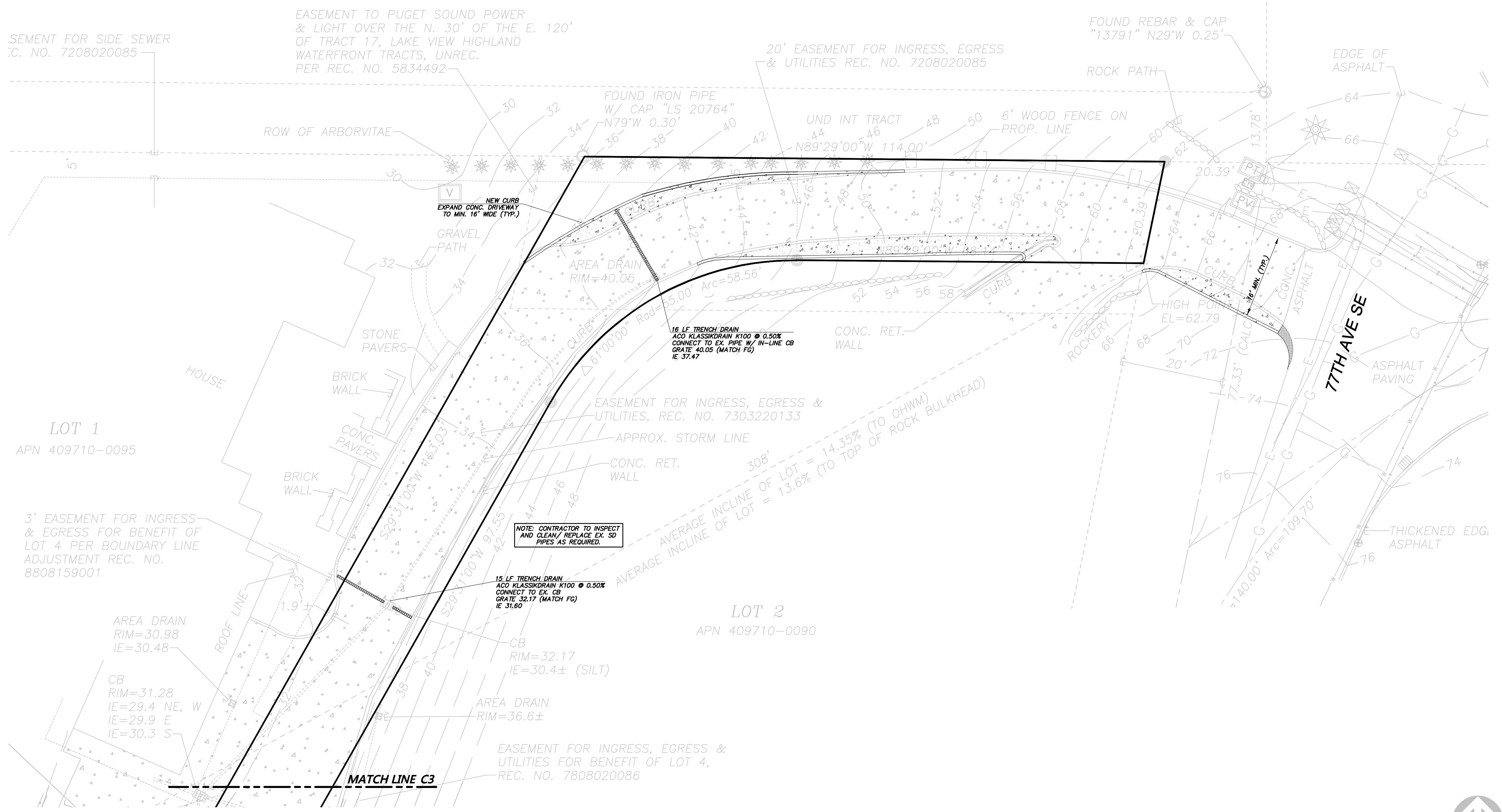
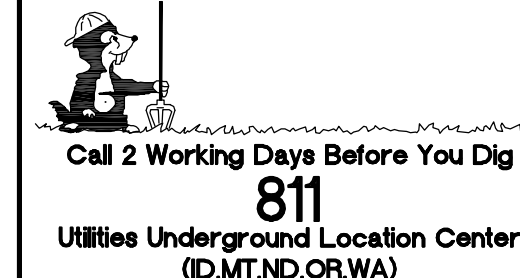


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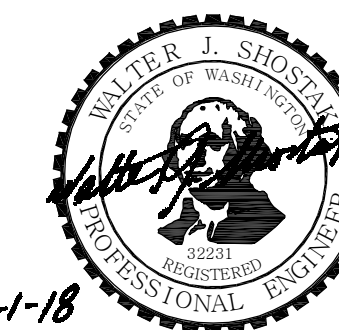
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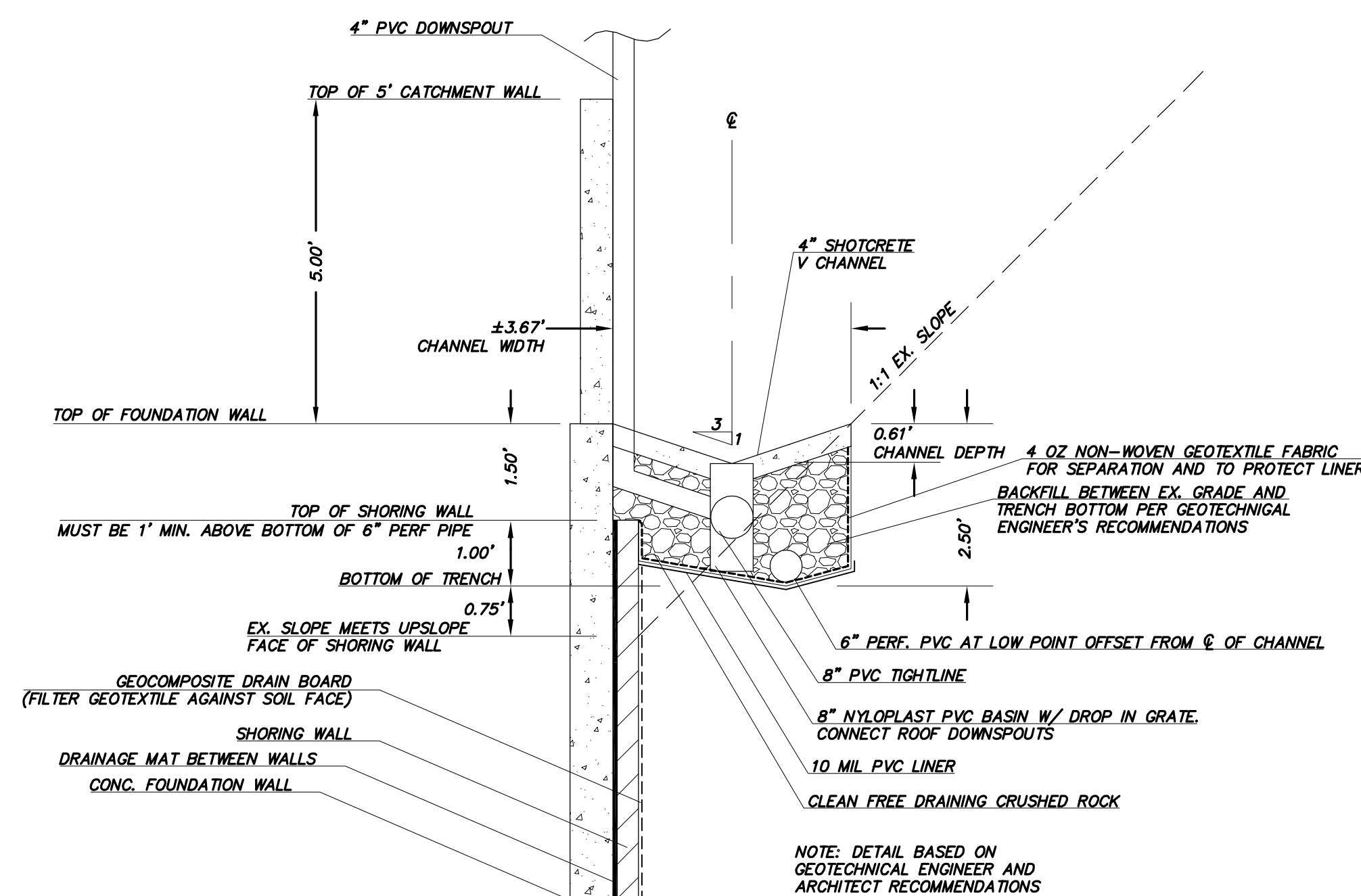
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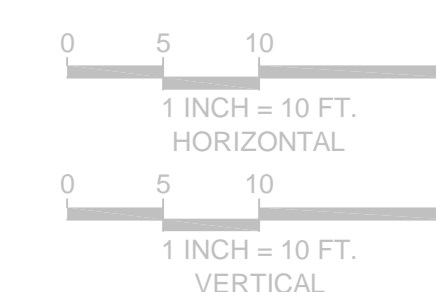
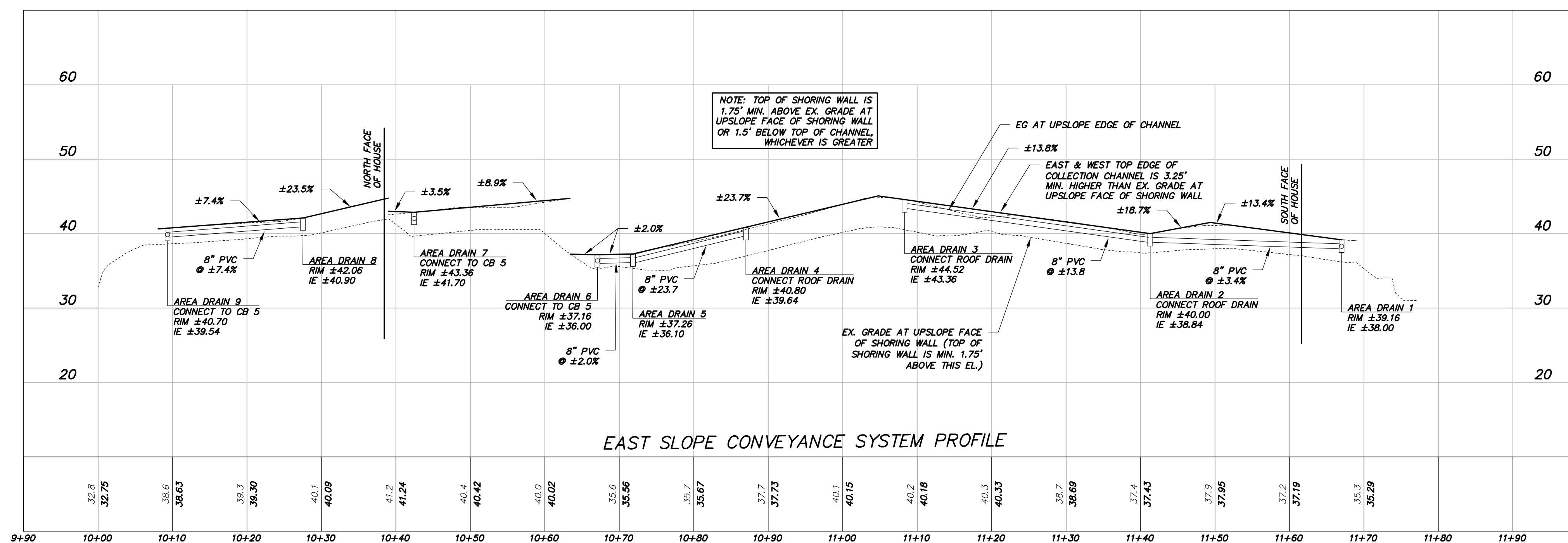
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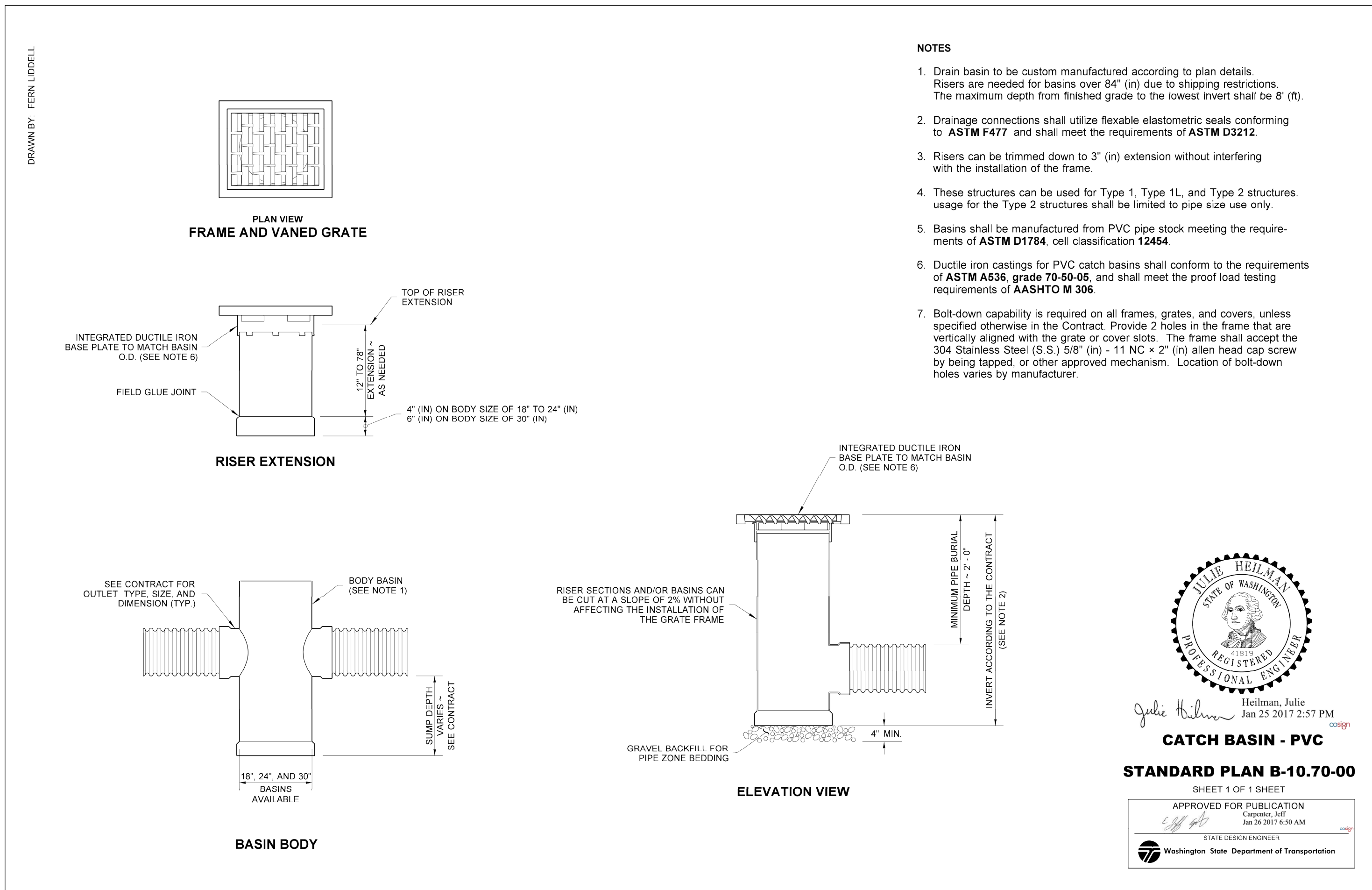
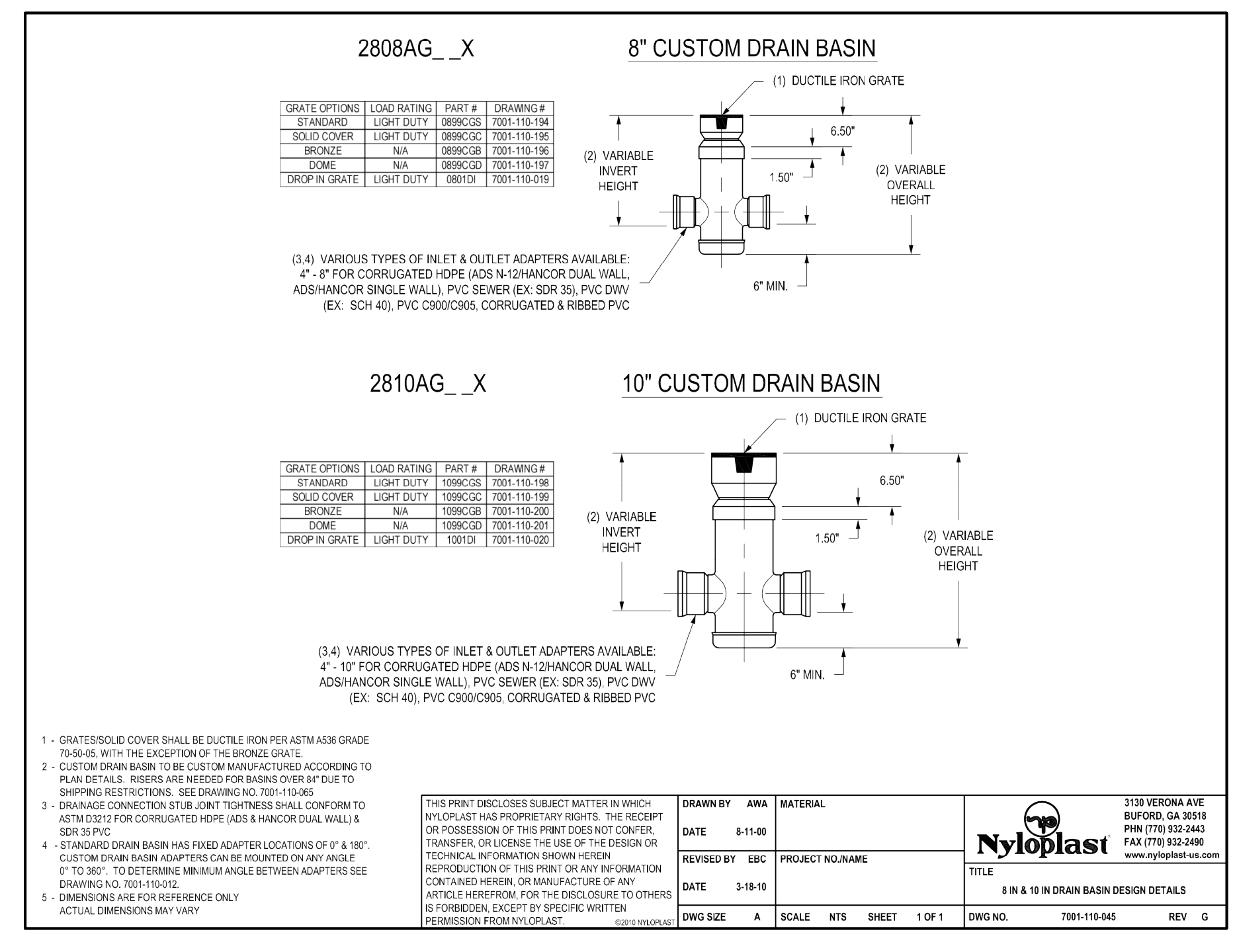
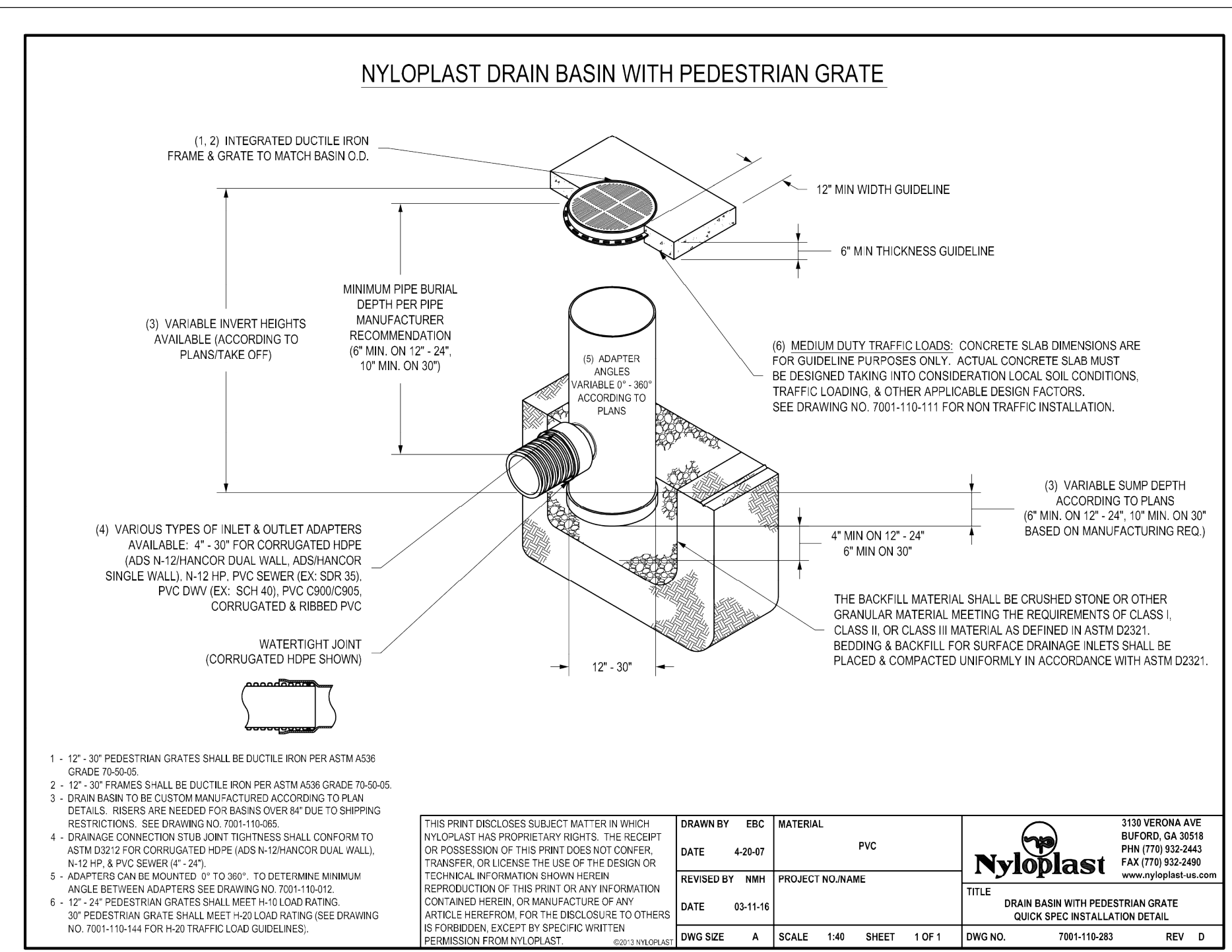
EAST SLOPE CONVEYANCE SYSTEM PROFILE

C2.2



EAST SLOPE CONVEYANCE SYSTEM DETAIL
1"=2"





NYLOPLAST ENVIROHOOD SPECIFICATION

SCOPE
This specification describes the EnviroHood for use in stormwater conveyance systems.

REQUIREMENTS

- All hoods shall be constructed of polyethylene.
- The size and position of the hood shall be determined by the outlet pipe size as per manufacturer's recommendation.
- The bottom of the hood shall extend downward a minimum distance of 6" (15 cm) for pipes < 12" (30 cm).
- Installation hardware and instructions shall be provided by manufacturer.
- Installation shall be in accordance with Nyloplast installation procedures and those issues by local building/construction regulations.

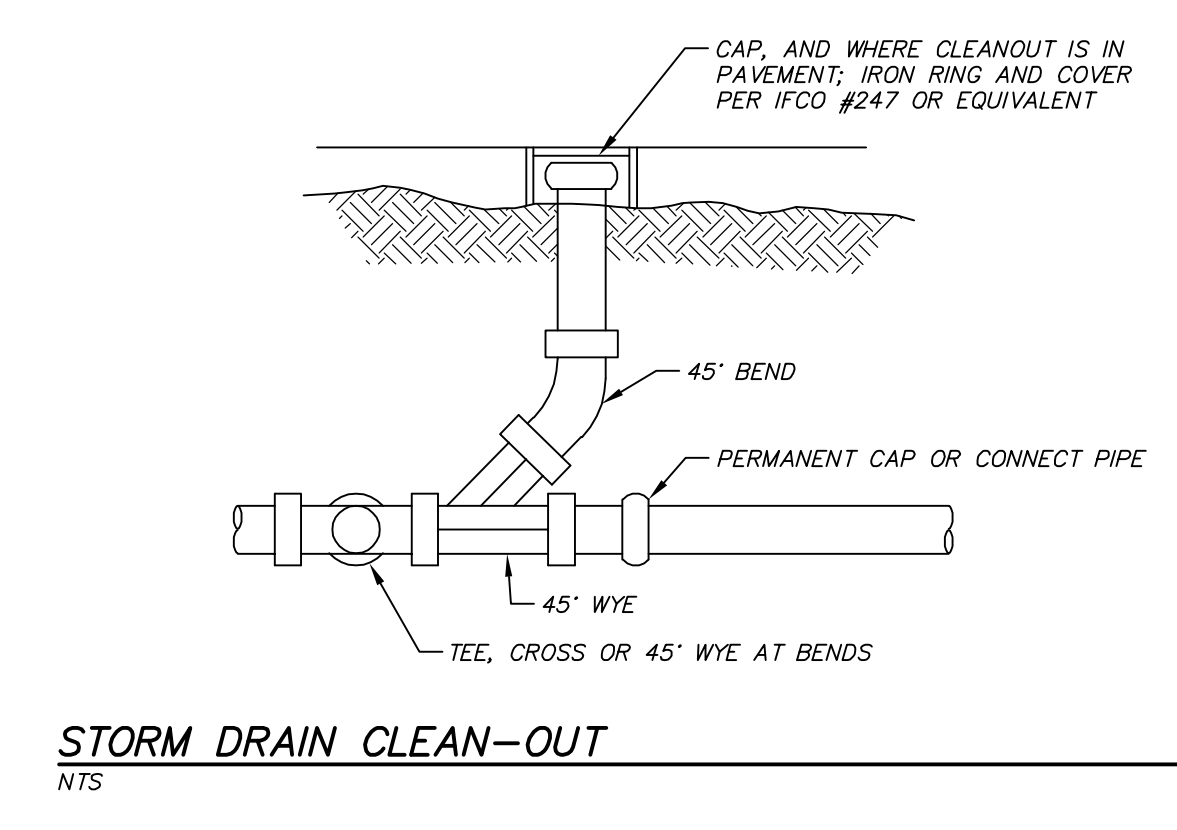
TYPICAL INSTALLATION

STRUCTURE TYPE	OUTLET COVERED	PART NUMBER*	GENERAL DIMENSIONS in. (cm)			
			A	B	C	D
48" (122 cm) Round Concrete	up to 18" (45 cm)	5818AGR	30.2 (75)	14.9 (35)	17.2 (45)	20.5 (50)
48" x 24" (122 x 61 cm) Round Concrete	up to 24" (60 cm)	5824AGR	41.7 (105)	18.6 (45)	26.9 (70)	26.9 (70)
54" x 30" (133 x 76 cm) Round Concrete	up to 30" (75 cm)	5830AGR	48.7 (120)	20.5 (50)	30.5 (75)	33.1 (85)
Flat Concrete	up to 18" (45 cm)	5818AGF	30.2 (75)	11.8 (30)	17.2 (45)	20.4 (50)
Flat Concrete	up to 24" (60 cm)	5824AGF	41.8 (105)	15.3 (40)	26.9 (70)	27.0 (70)
Flat Concrete	up to 30" (75 cm)	5830AGF	48.8 (120)	18.3 (45)	30.5 (75)	34.0 (85)
18" (45 cm) Nyloplast	up to 12" (30 cm)	5818AG2412	19.4 (50)	9.8 (25)	12.3 (30)	13.8 (35)
24" (60 cm) Nyloplast	up to 18" (45 cm)	5824AG2418	26.9 (65)	12.8 (30)	14.8 (35)	20.0 (50)
30" (75 cm) Nyloplast	up to 18" (45 cm)	5830AG0418	32.8 (85)	15.4 (40)	18.7 (45)	20.0 (50)

*Includes installation hardware

For more information on EnviroHood and other ADS products, please contact our Customer Service Representatives at 1-800-821-6710

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STORM DRAIN CLEAN-OUT
NTS

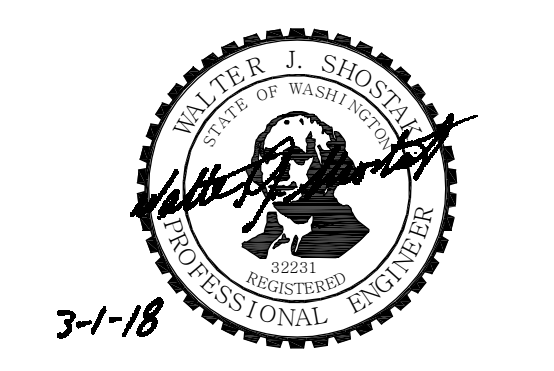
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Julie Heilmann
Jan 25 2017 2:57 PM
CATCH BASIN - PVC
STANDARD PLAN B-10.70-00
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Jan 26 2017 8:50 AM
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

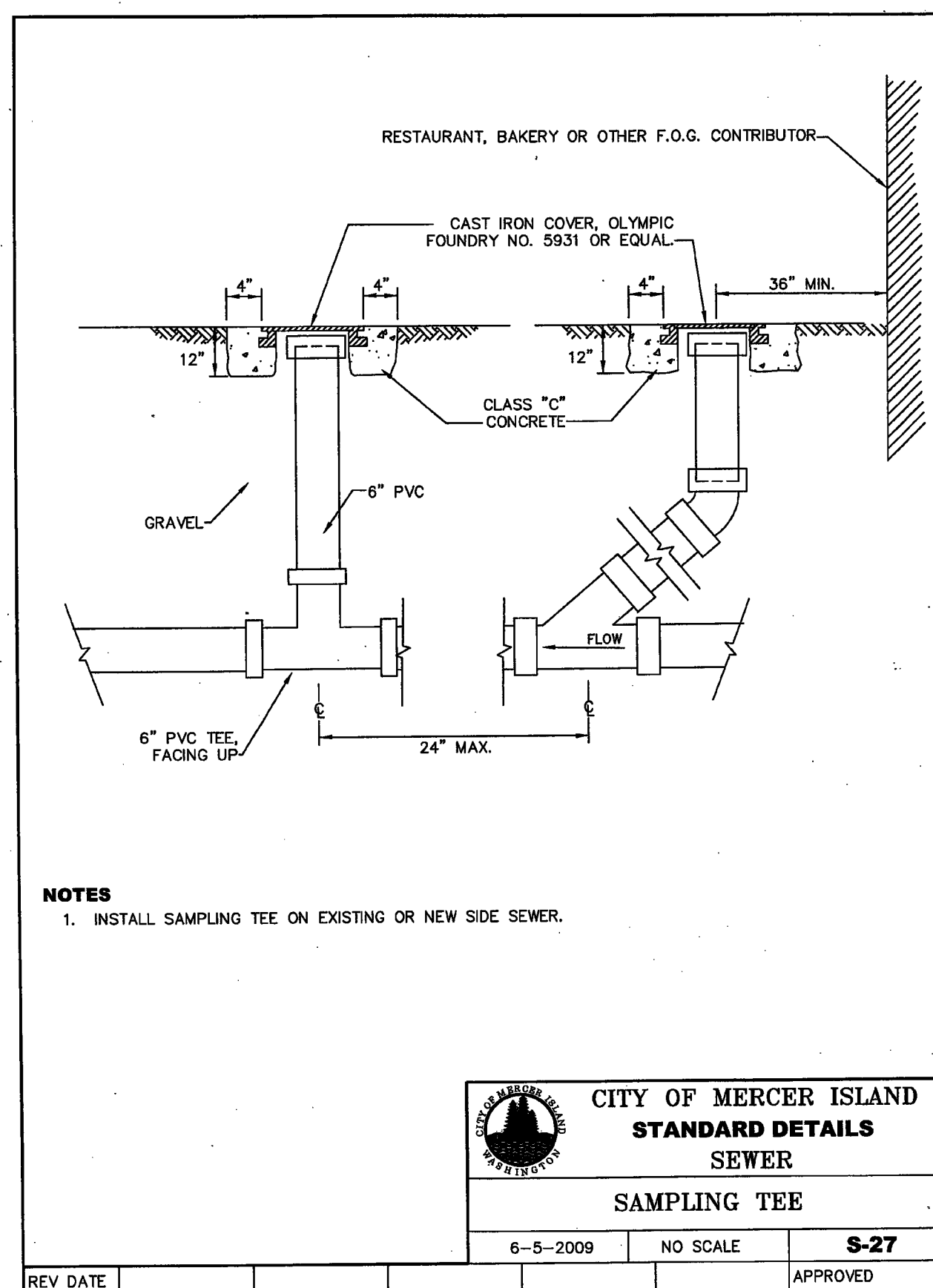
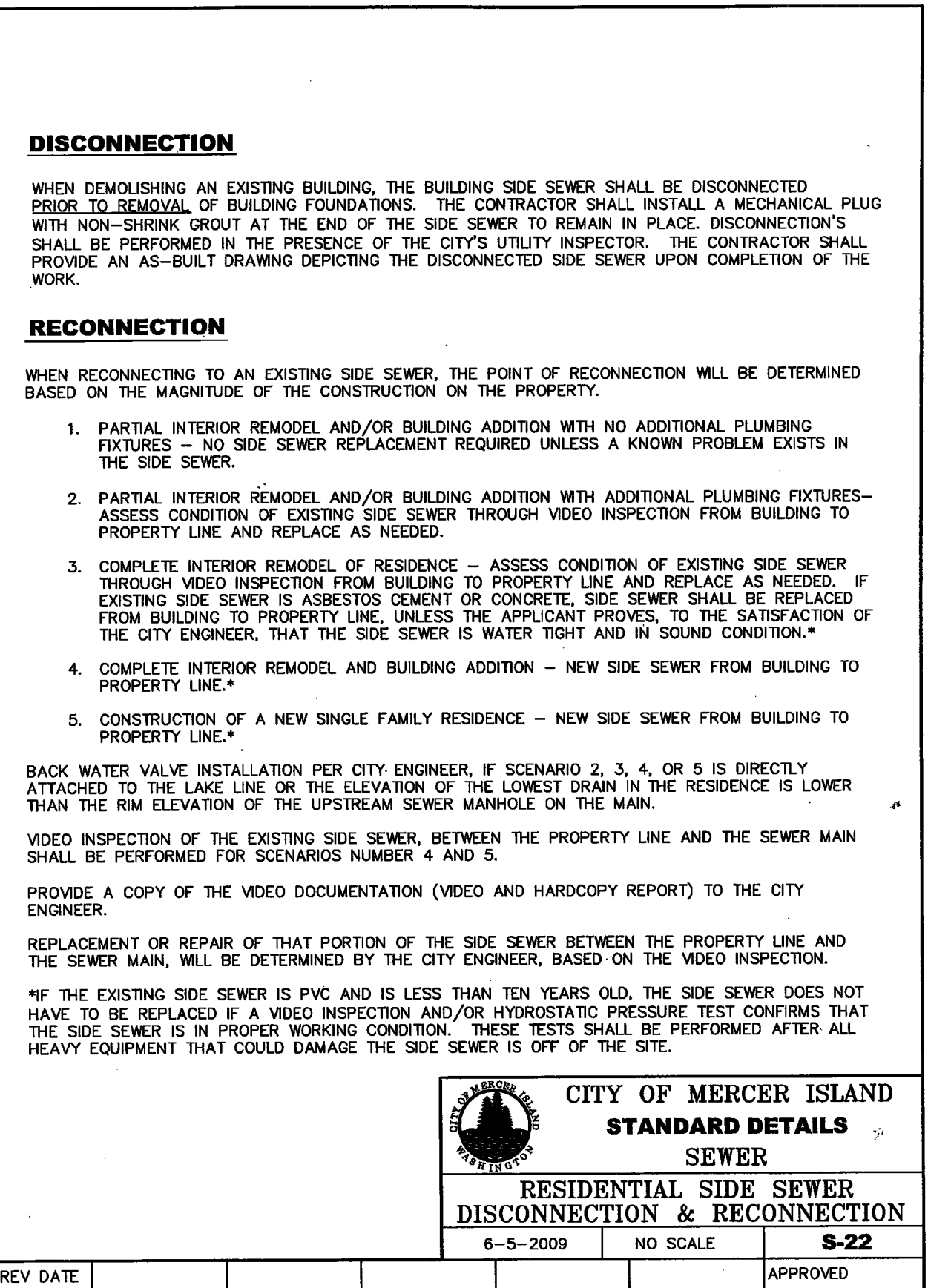
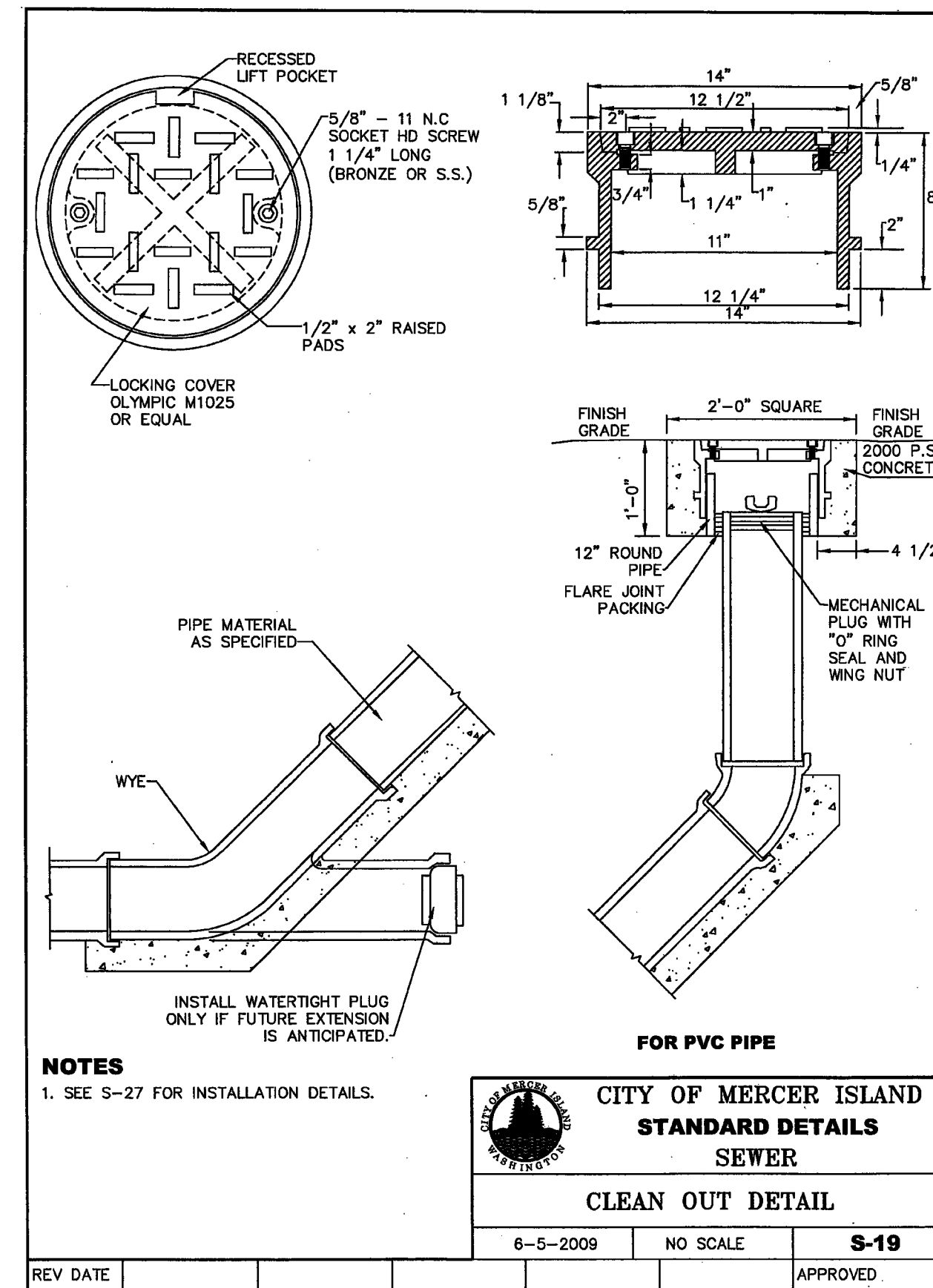
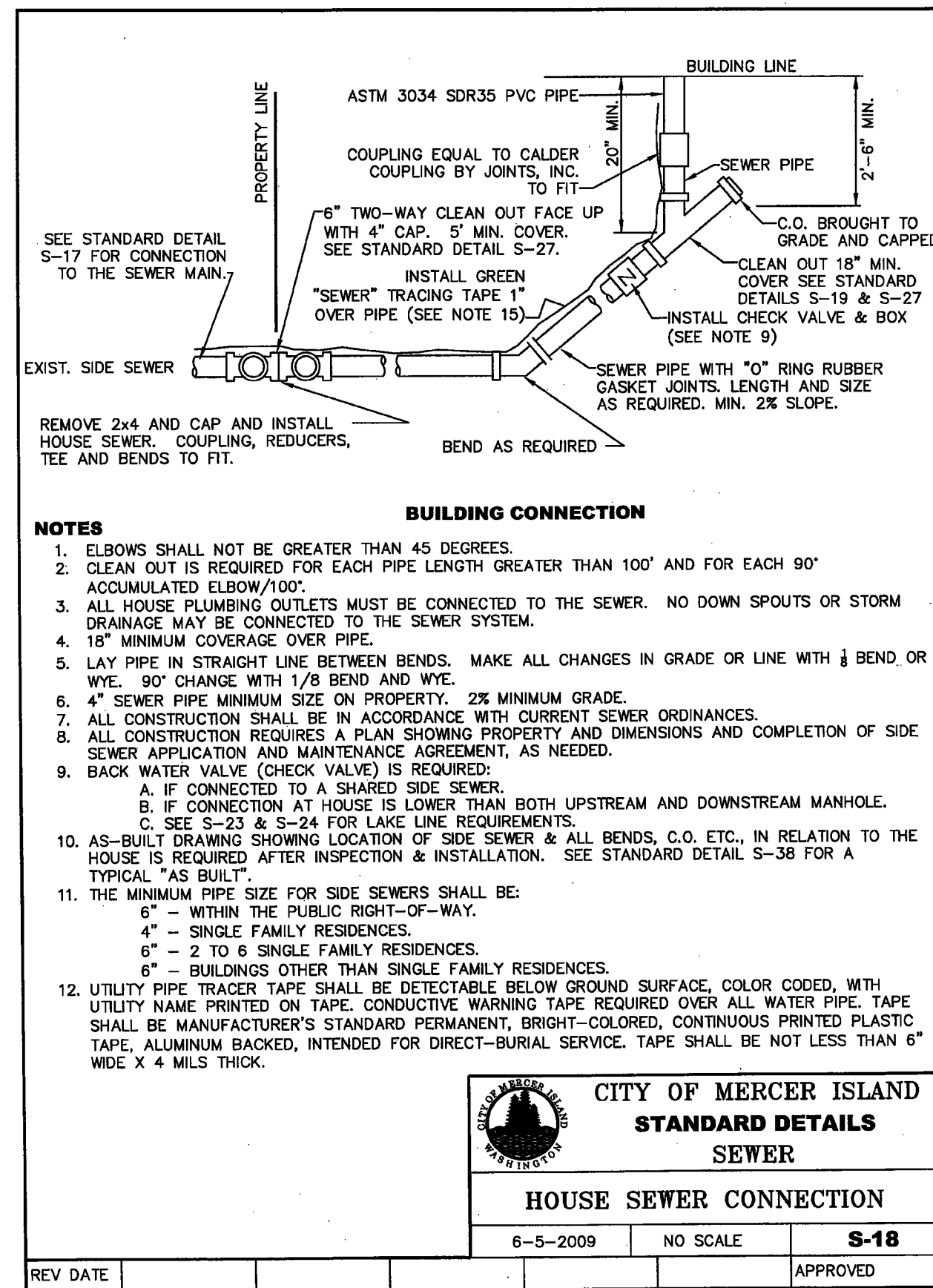
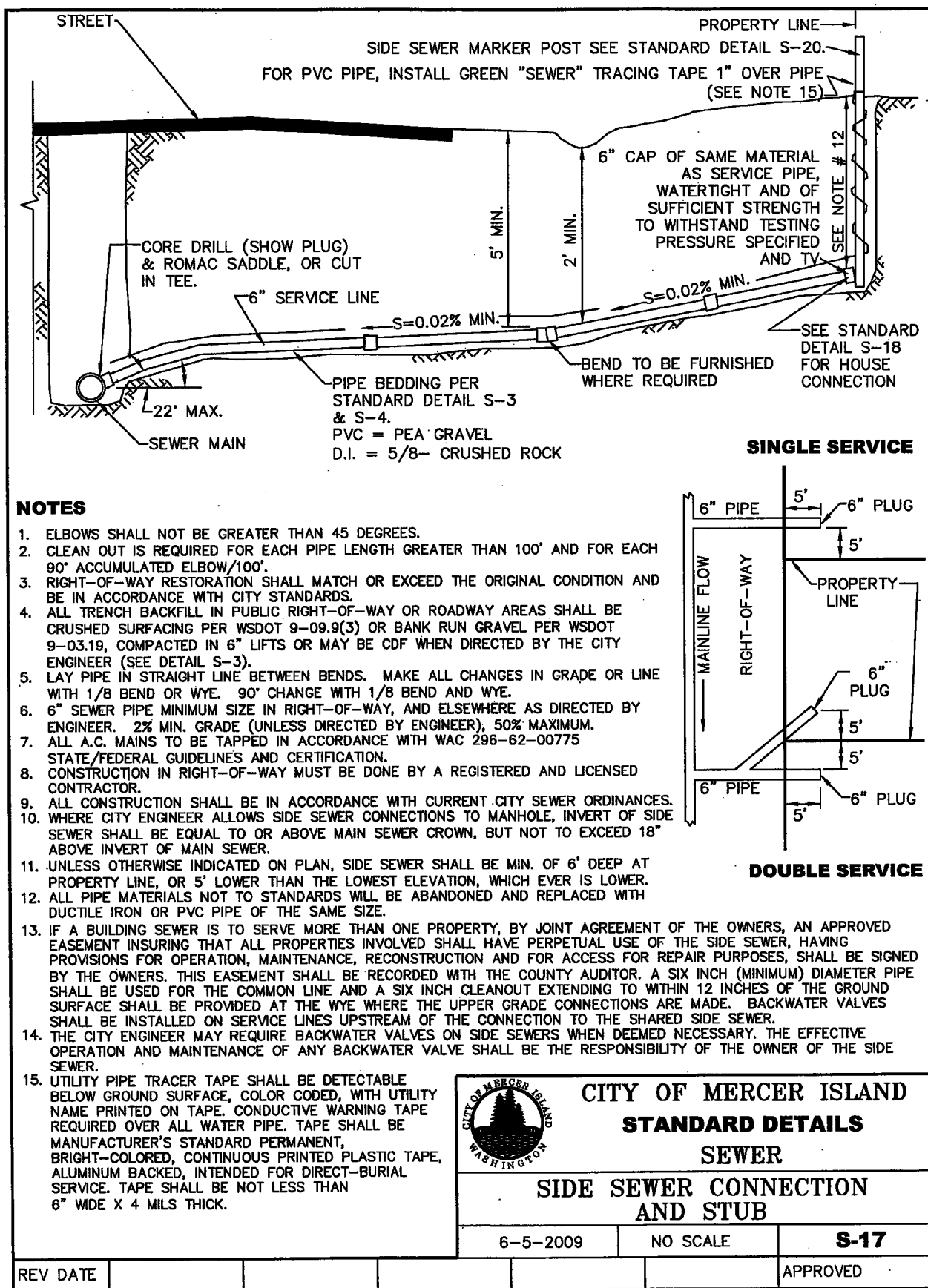
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DRAINAGE NOTES AND DETAILS

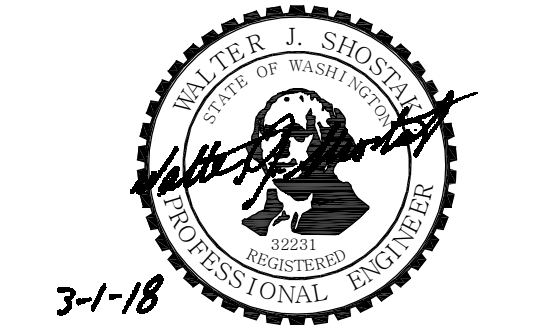
C2.3



- SIDE SEWER NOTES:**
- FOUR-INCH (4") PIPE MUST BE LAID AT A MINIMUM 2% GRADE. SIX-INCH (6") PIPE MUST BE LAID AT A MINIMUM 1.2% GRADE.
 - SIDE SEWERS MUST NOT BE CLOSER THAN 30" TO ANY FOUNDATION WALL OR OUTER LINE OF ANY FOOTINGS, PILINGS, OR BUILDING SUPPORTS. A CLEAN-OUT MUST BE INSTALLED AT THE CONNECTION, AND MUST BE 36" FROM THE FOUNDATION.
 - MINIMUM COVER MUST BE 42" IN THE PUBLIC RIGHT-OF-WAY, 30" IN PRIVATE ROADWAYS AND UNDER DITCHES, AND 18" ON PRIVATE PROPERTY.
 - SEWER MAINS MAY BE CORED OR A "T" INSTALLED IN THE MAIN LINE WHERE NO SEWER STUB EXISTS.
 - SIDE SEWERS WHEN USING OPEN CUT CONSTRUCTION METHODS MUST BE BEDDED WITH IMPORTED MATERIAL TO 4" BELOW AND 6" ABOVE THE INSTALLED PIPE. THE BROAD, "BELL" ENDS OF PIPE MUST BE LAID UPHILL.
 - IMPORTED BACKFILL MATERIAL WILL BE REQUIRED IN ALL PAVED AREAS AND MUST BE COMPACTED TO 95% OF MAXIMUM DENSITY IN 1 FT. LIFTS. IN PUBLIC RIGHT OF WAY, ONLY SELECT MATERIAL (5/8" MINUS C.R.) WILL BE ALLOWED FOR BEDDING AND BACKFILL.
 - PARALLEL SEWER AND WATER SERVICE LINES MUST BE AT LEAST 4 FEET APART WHEN LAID HORIZONTALLY, AND AT LEAST 2 FEET APART WHEN LAID VERTICALLY, WITH THE SEWER THE DEEPER OF THE TWO LINES. IF THE LINES MUST CROSS, THEY MUST CROSS AT 90 DEGREES TO ONE ANOTHER AND HAVE AT LEAST 2 FEET OF VERTICAL CLEARANCE.
 - ALL CHANGES IN DIRECTION MUST BE MADE WITH 1/8" BENDS (45 DEGREES), 1/16" BENDS (22 1/2 DEGREES), OR "Y" BRANCHES WITH THE STRAIGHT-THROUGH OPENING PLUGGED FOR CLEAN-OUT. NO MORE THAN TWO BENDS ARE PERMITTED BETWEEN CLEAN-OUTS, WHICH MUST BE PLACED AT LEAST EVERY 100 FEET. CLEAN-OUTS MUST EXTEND TO WITHIN 12" OF THE FINISHED GRADE AND CAPPED WITH A WATER-TIGHT PLUG. CLEAN-OUTS IN PAVED AREAS, PATIOS, OR SIDEWALKS MUST HAVE CAST IRON FRAMES AND COVERS WITH LOCKING LIDS SET TO FINISHED PAVED GRADE.
 - PIPE MATERIALS: ASTM 3034 SDR 35 PVC PIPE, FUSED SOLID WALL HOPE, SCHEDULE 40 ABS, DIP OR CIP (UP TO 8 FT. DEPTH), OVER 8 FT. DEPTH AND SLOPES MORE THAN 20X, DIP, CIP, OR FUSED SOLID WALL HOPE ARE REQUIRED.
 - BEDDING MATERIAL FOR OPEN CUT CONSTRUCTION MUST BE PEA GRAVEL, SAND, CONTROL DENSITY FILL (CDF), OR 5/8" MINUS C.R.
 - SELECT BACKFILL MATERIAL SHALL BE 5/8" MINUS C.R. OR CONTROL DENSITY FILL (CDF).
 - IMPORTED BACKFILL MATERIAL SHALL BE BANK RUN GRAVEL OR PIT RUN GRAVEL FROM AN APPROVED SUPPLIER MEETING APHA/WSDOT GRADATION SPECIFICATIONS. NOT ALLOWED IN RIGHT-OF-WAY.
 - RUBBER GASKETS MUST BE USED WHEN APPROPRIATE.
 - RIGID COUPLINGS MUST BE USED FOR CONNECTIONS TO EXISTING STUBS IN RIGHT-OF-WAY.
 - A STAINLESS STEEL STRAP AND SADDLE (ROMAC) MUST BE USED FOR CORING.
 - TESTING: THE RATE OF LEAKAGE MUST NOT EXCEED THE FOLLOWING AMOUNTS PER 100 FT. OF PIPE:
 - 4" PIPE 1.6 GAL/HR
 - 6" PIPE 2.4 GAL/HR
 - INSPECTION IS REQUIRED PRIOR TO BACKFILLING. THE CITY REQUIRES AT LEAST 24 HOURS NOTICE PRIOR TO INSPECTIONS.

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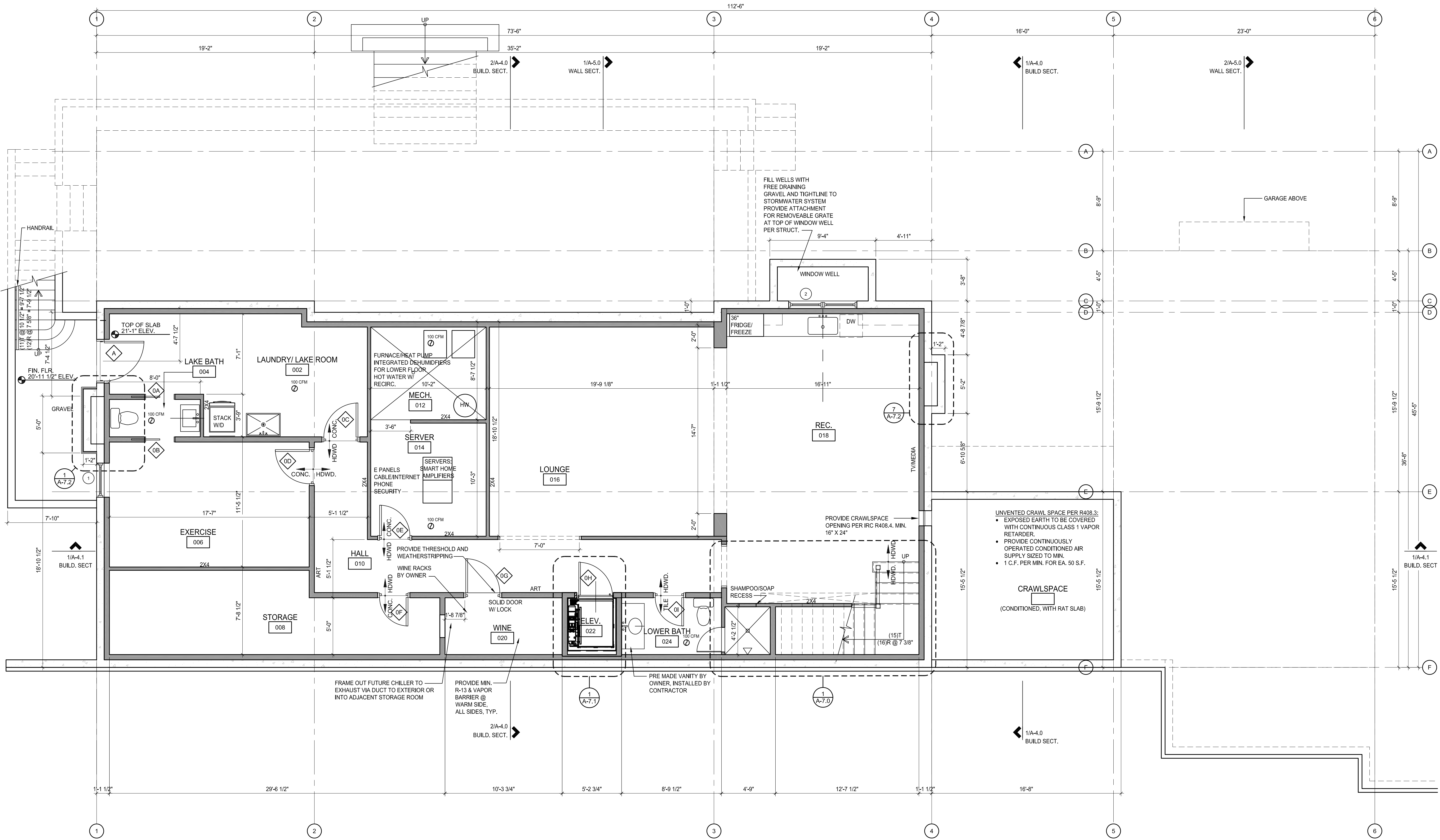
SEWER NOTES AND DETAILS

C3.0

FLOOR PLAN LEGEND		
SYMBOL	DESCRIPTION	REMARKS
	EXHAUST FAN	SEE MECHANICAL PLANS
	SMOKE ALARM	SEE SHEET A-C GENERAL NOTES FIRE PROTECTION SECTION
	SMOKE ALARM AND CARBON MONOXIDE DETECTOR	SEE SHEET A-C GENERAL NOTES FIRE PROTECTION SECTION
	WALL (Line of Studs)	EXTERIOR WALLS = 2x6 STUDS PER STRUCT INTERIOR WALLS = 2x4 STUDS UNO
	SOUND WALL	STAGGERED 2X STUDS WITH ROCK WOOL SOUND BATTS

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LOWER FLOOR PLAN

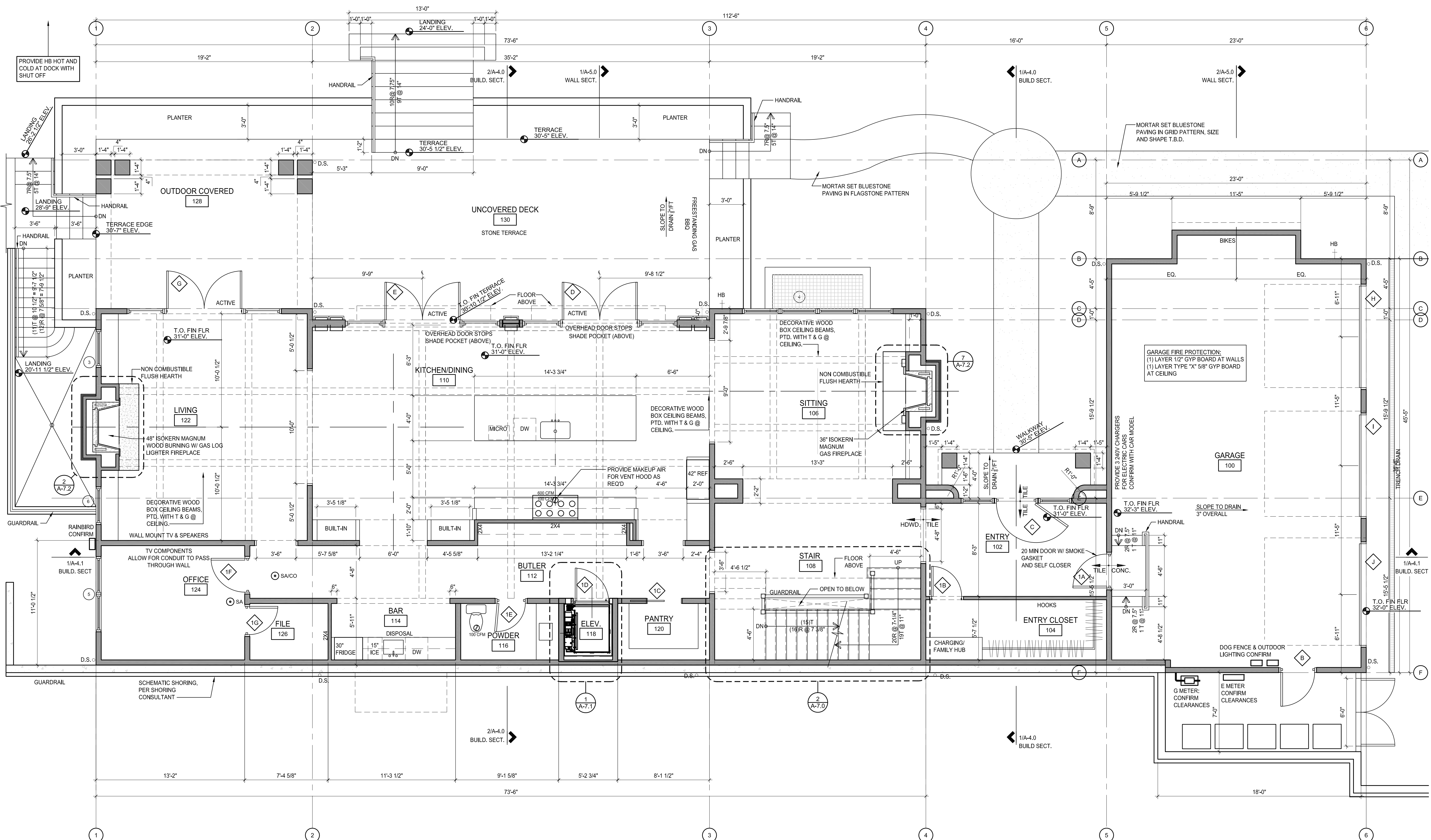
A-2.0

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

FLOOR PLAN LEGEND		
SYMBOL	DESCRIPTION	REMARKS
	EXHAUST FAN	SEE MECHANICAL PLANS
	SMOKE ALARM	SEE SHEET A-C GENERAL NOTES FIRE PROTECTION SECTION
	SMOKE ALARM AND CARBON MONOXIDE DETECTOR	SEE SHEET A-C GENERAL NOTES FIRE PROTECTION SECTION
	WALL (Line of Studs)	EXTERIOR WALLS = 2x6 STUDS PER STRUCT INTERIOR WALLS = 2x4 STUDS UNO
	SOUND WALL	STAGGERED 2X STUDS WITH ROCK WOOL SOUND BATTS

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 Stuart Silk
 STUART SILK ARCHITECTS
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 6025 77TH AVE SE
 MERCER ISLAND WA 98040

MAIN FLOOR PLAN

A-2.1

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

FLOOR PLAN LEGEND		
SYMBOL	DESCRIPTION	REMARKS
	EXHAUST FAN	SEE MECHANICAL PLANS
	SMOKE ALARM	SEE SHEET A-C GENERAL NOTES FIRE PROTECTION SECTION
	SMOKE ALARM AND CARBON MONOXIDE DETECTOR	SEE SHEET A-C GENERAL NOTES FIRE PROTECTION SECTION
	WALL (Line of Studs)	EXTERIOR WALLS = 2x6 STUDS PER STRUCT INTERIOR WALLS = 2x4 STUDS UNO
	SOUND WALL	STAGGERED 2X STUDS WITH ROCK WOOL SOUND BATTS

GENERAL NOTE:
PER IRC R807.1 ATTIC ACCESS IS REQUIRED IN ATTIC AREAS THAT EXCEED 30 SF AND HAVE A VERTICAL HEIGHT OF 30".

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3257 REGISTERED ARCHITECT
Stuart Silk
STUART NAYLOR SILK
STATE OF WASHINGTON

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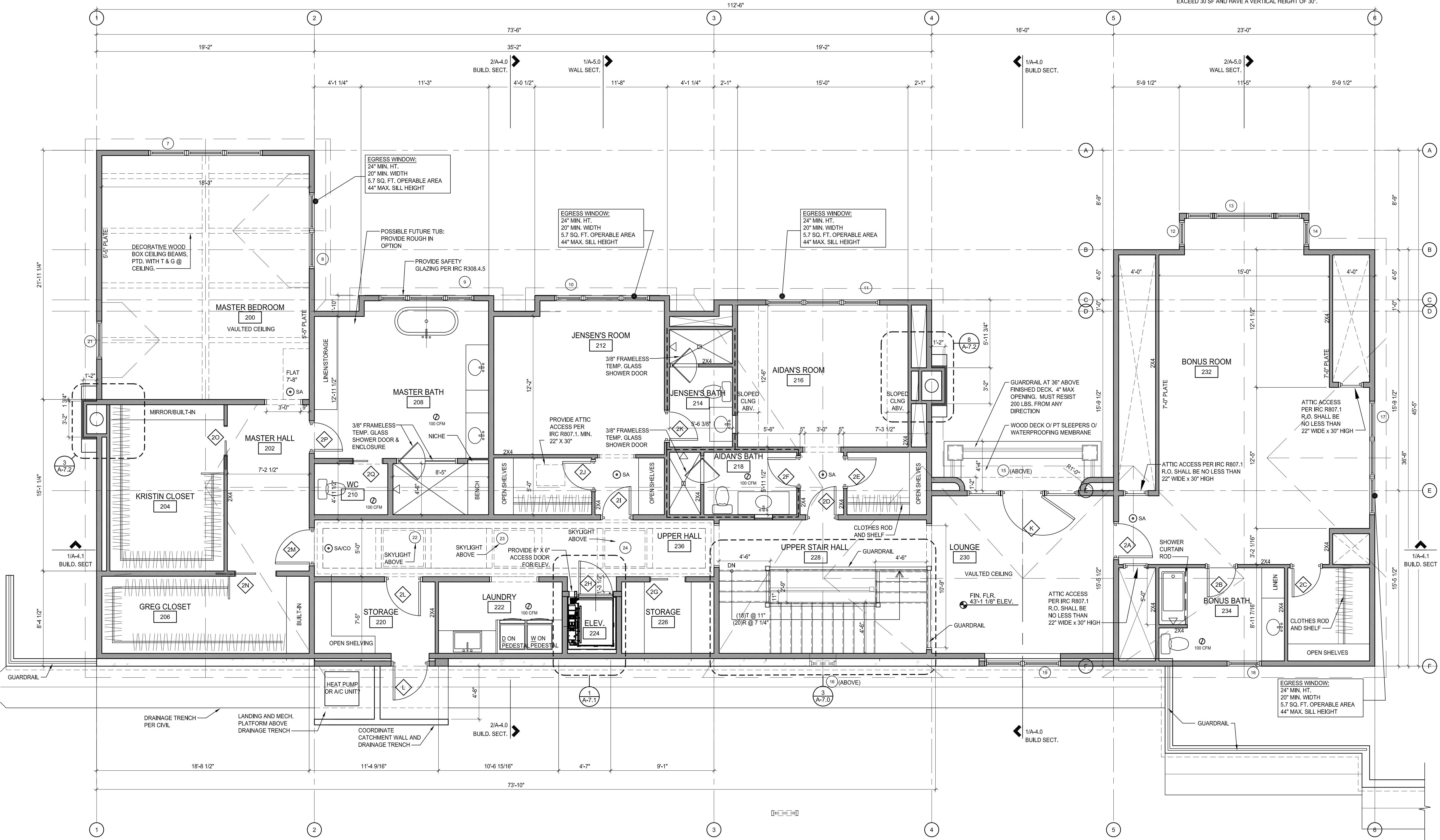
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UPPER FLOOR PLAN

A-2.2



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

ROOF VENT. CALCULATIONS: HOUSE ROOF

ROOF AREA	3,713 SQUARE FEET
REQD VENT AREA	3,713 / 150 = 24.8 SQUARE FEET VENT AREA REQUIRED PER IRC R806.2
SOFFIT VENT	ASSUME 2" WIDE CONTINUOUS SOFFIT VENT WITH 1/4" GALVANIZED VENT SCREEN, PAINTED TO MATCH SOFFIT. 363.75 LINEAR FEET OF SOFFIT 0.083 SQ FT VENT AREA PER LINEAR FOOT 363.75 LINEAR FEET X 0.083 SQ FT/LF = 30.2 SQ FT VENT AREA PROVIDED
EAVE BLOCKING	FULL HEIGHT BLOCKING WITH (6) 2-1/2" VENT HOLES PER 14" GREATER THAN OR EQUAL TO EAVE VENTING
RIDGE VENT	216' LINEAR FEET PROVIDED 0.104 SQ FT VENT AREA PER LINEAR FOOT 134.8 LINEAR FEET X 0.104 SQ FT/LF = 22.5 SQ FT VENT AREA PROVIDED
ROOF JACKS	NA
TOTAL	52.7 SQ FT TOTAL VENT AREA PROVIDED

ROOF PLAN LEGEND

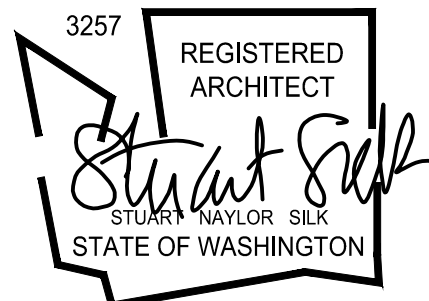
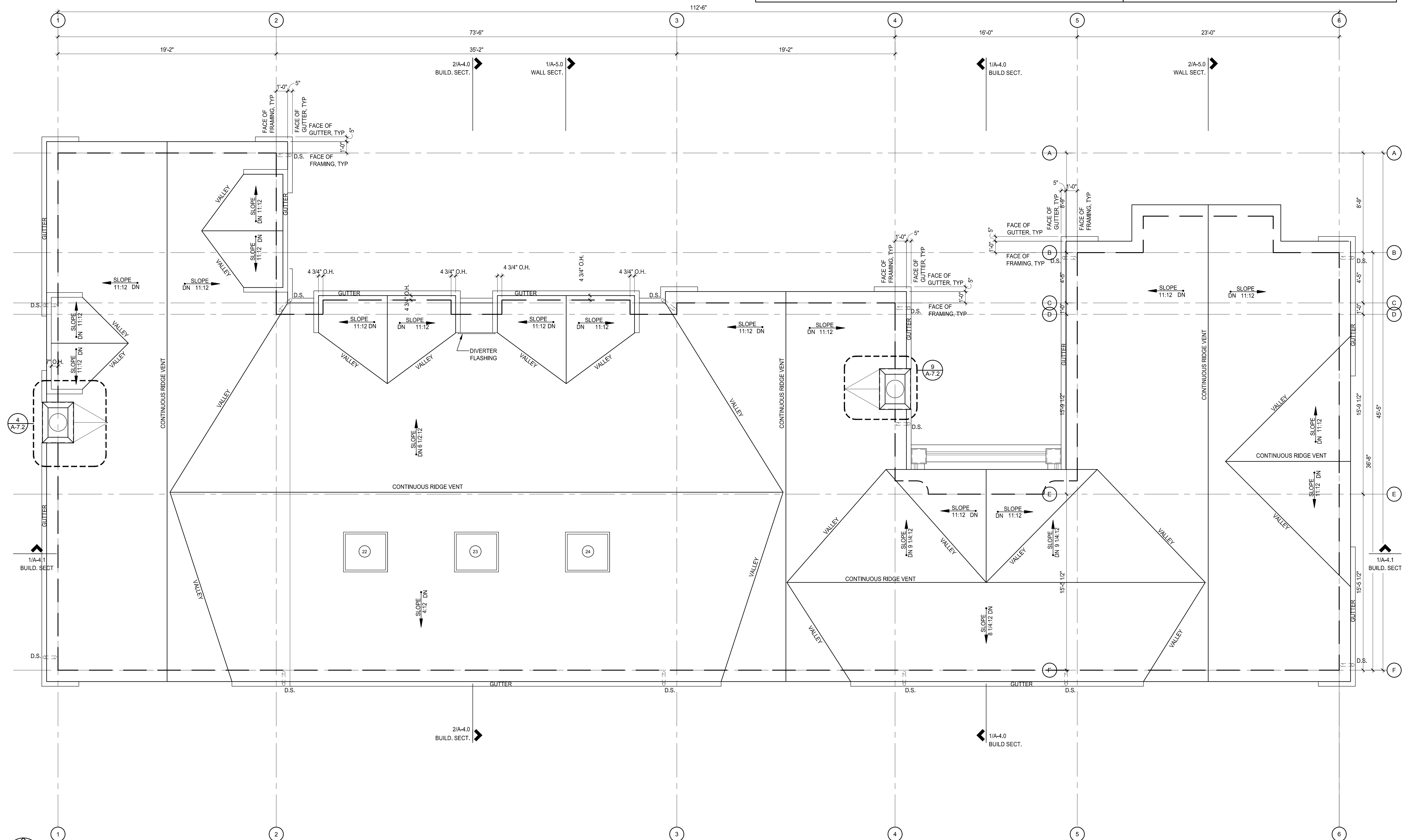
SYMBOL	DESCRIPTION	REMARKS
DS	EXTERIOR DOWNSPOUT	3" DIAMETER, METAL, PREFINISHED
CRV	CONTINUOUS RIDGE VENT	0.104 SQ FT PER LF NET FREE VENT AREA, MATCH ROOFING COLOR
SV	SOFFIT VENT	0.083 SQ FT PER LF NET FREE VENT AREA, MATCH SOFFIT COLOR

ROOF PLAN NOTES

- FLOOD TEST ALL FLAT ROOFS FOR 24 HOURS PRIOR TO INSULATING.
- ROOFING CONTRACTOR TO GUARANTEE MATERIALS AND WORKMANSHIP FOR 10 YEARS.
- ALL ROOF PENETRATION LOCATIONS TO BE APPROVED BY ARCHITECT PRIOR TO ROUGH IN. NO ROOF PENETRATIONS ON THE (FRONT) SIDE OF ROOF. MINIMIZE QUANTITIES OF ROOF PENETRATIONS AS MUCH AS POSSIBLE. COMBINE VENT STACKS.
- CONTRACTOR TO FIELD VERIFY VENTING CONTINUITY AND 1" MINIMUM AIRSPACE ABOVE INSULATION.
- DRAINS ARE MECHANICALLY FASTENED TO ROOF. ENCLOSE W/ DEBRIS GUARDS.

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ROOF PLAN

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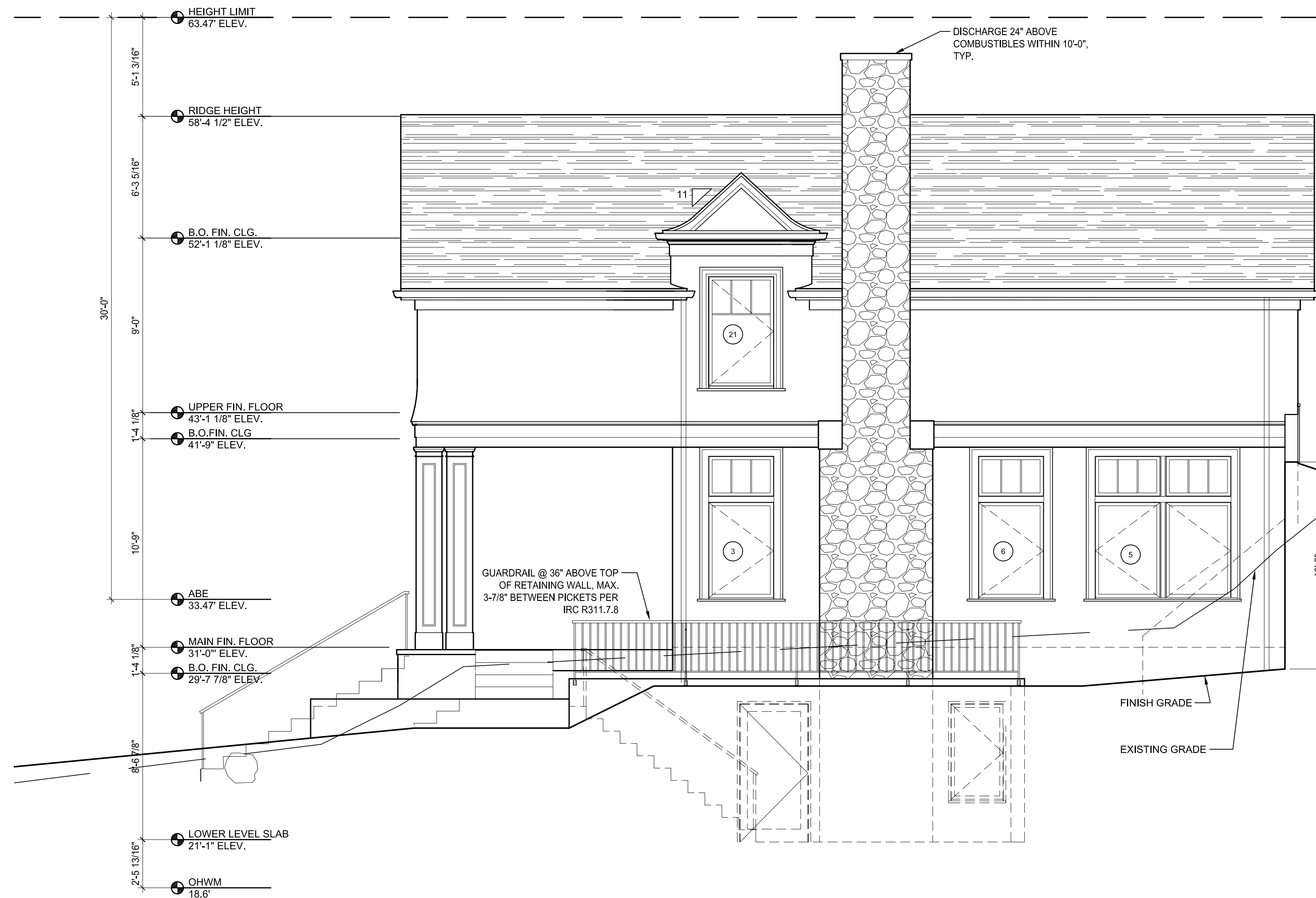
EXTERIOR ELEVATIONS

A-3.0



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

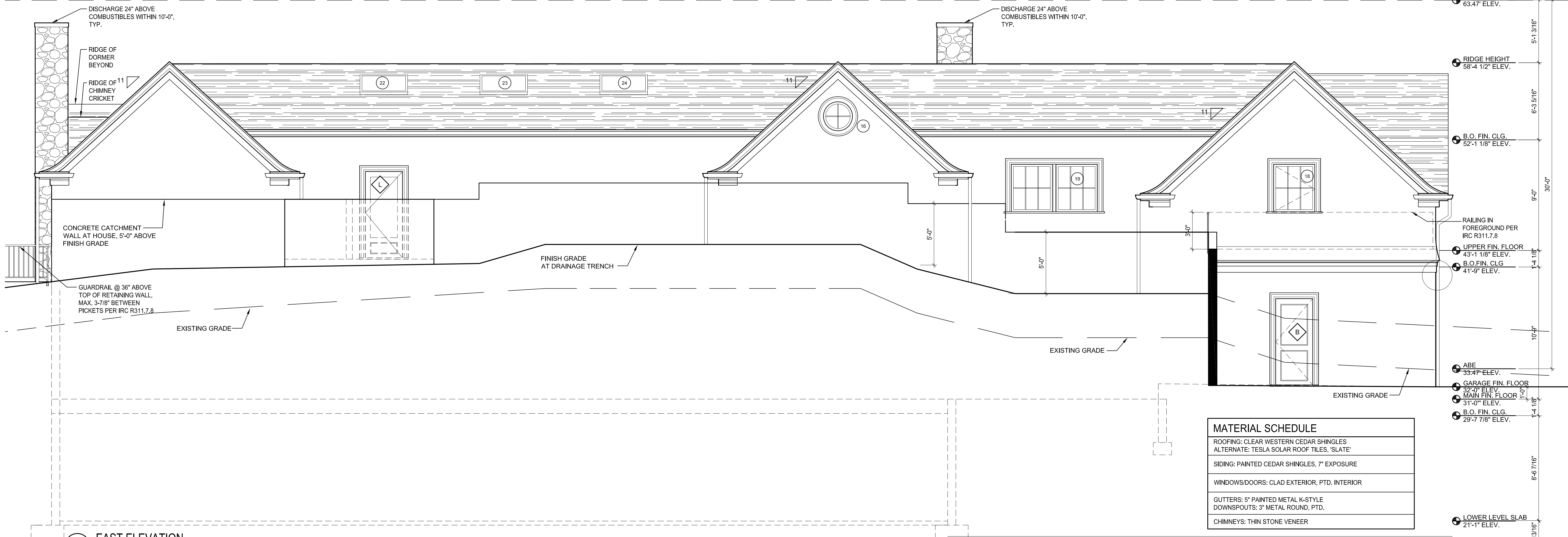
MATERIAL SCHEDULE	
ROOFING:	CLEAR WESTERN CEDAR SHINGLES ALTERNATE: TESLA SOLAR ROOF TILES, 'SLATE'
SIDING:	PAINTED CEDAR SHINGLES, 7" EXPOSURE
WINDOWS/DOORS:	CLAD EXTERIOR, PTD. INTERIOR
GUTTERS:	5" PAINTED METAL K-STYLE
DOWNSPOUTS:	3" METAL ROUND, PTD.
CHIMNEYS:	THIN STONE VENEER



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



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



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

MATERIAL SCHEDULE	
ROOFING:	CLEAR WESTERN CEDAR SHINGLES ALTERNATE: TESLA SOLAR ROOF TILES, 'SLATE'
SIDING:	PAINTED CEDAR SHINGLES, 7" EXPOSURE
WINDOWS/DOORS:	CLAD EXTERIOR, PTD. INTERIOR
GUTTERS:	5" PAINTED METAL K-STYLE DOWNSPOUTS: 3" METAL ROUND, PTD.
CHIMNEYS:	THIN STONE VENEER

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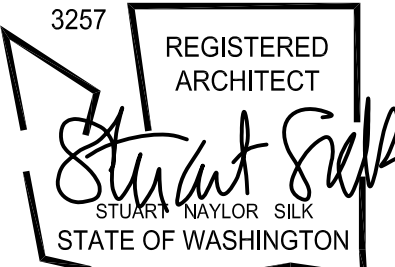
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EXTERIOR ELEVATIONS

A-3.1

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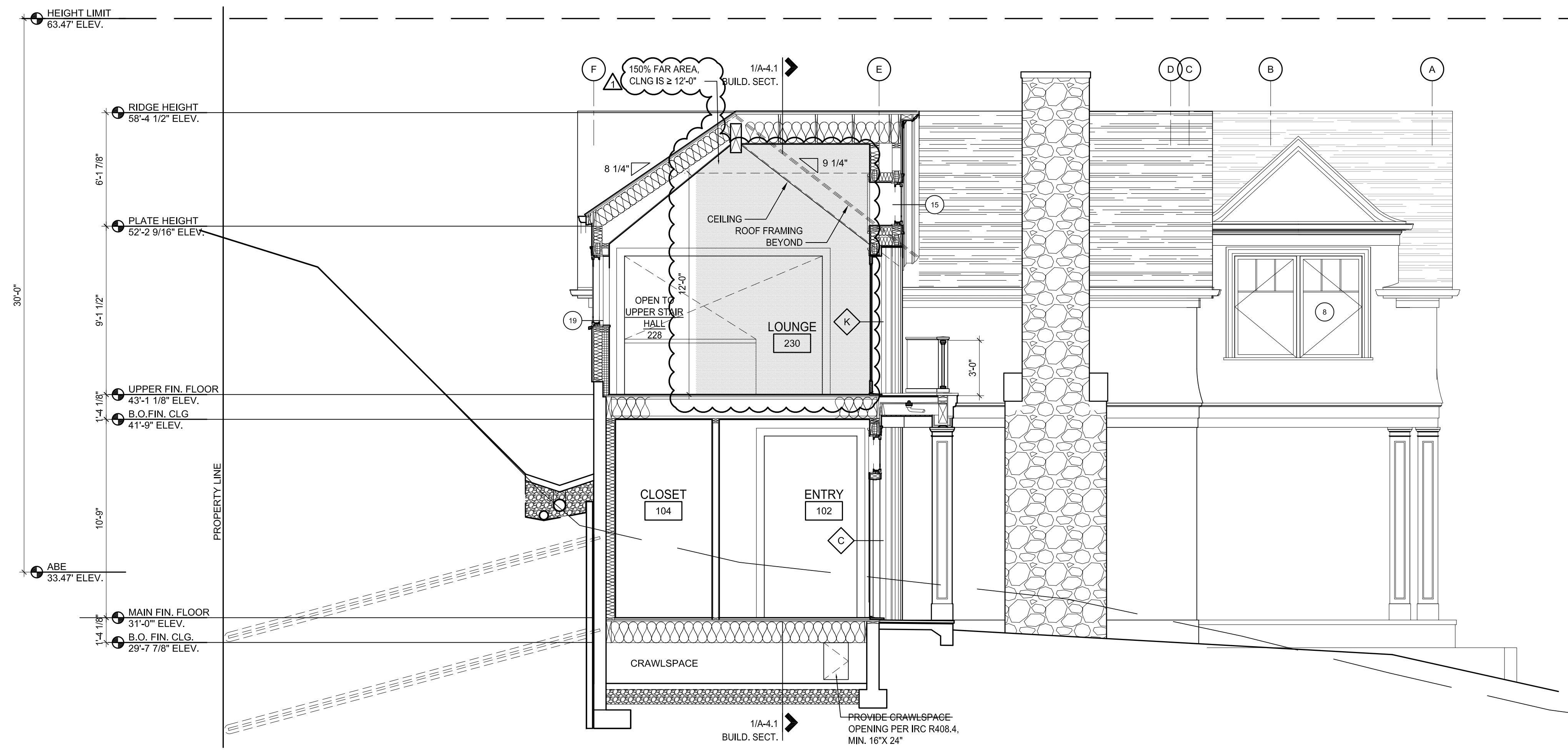
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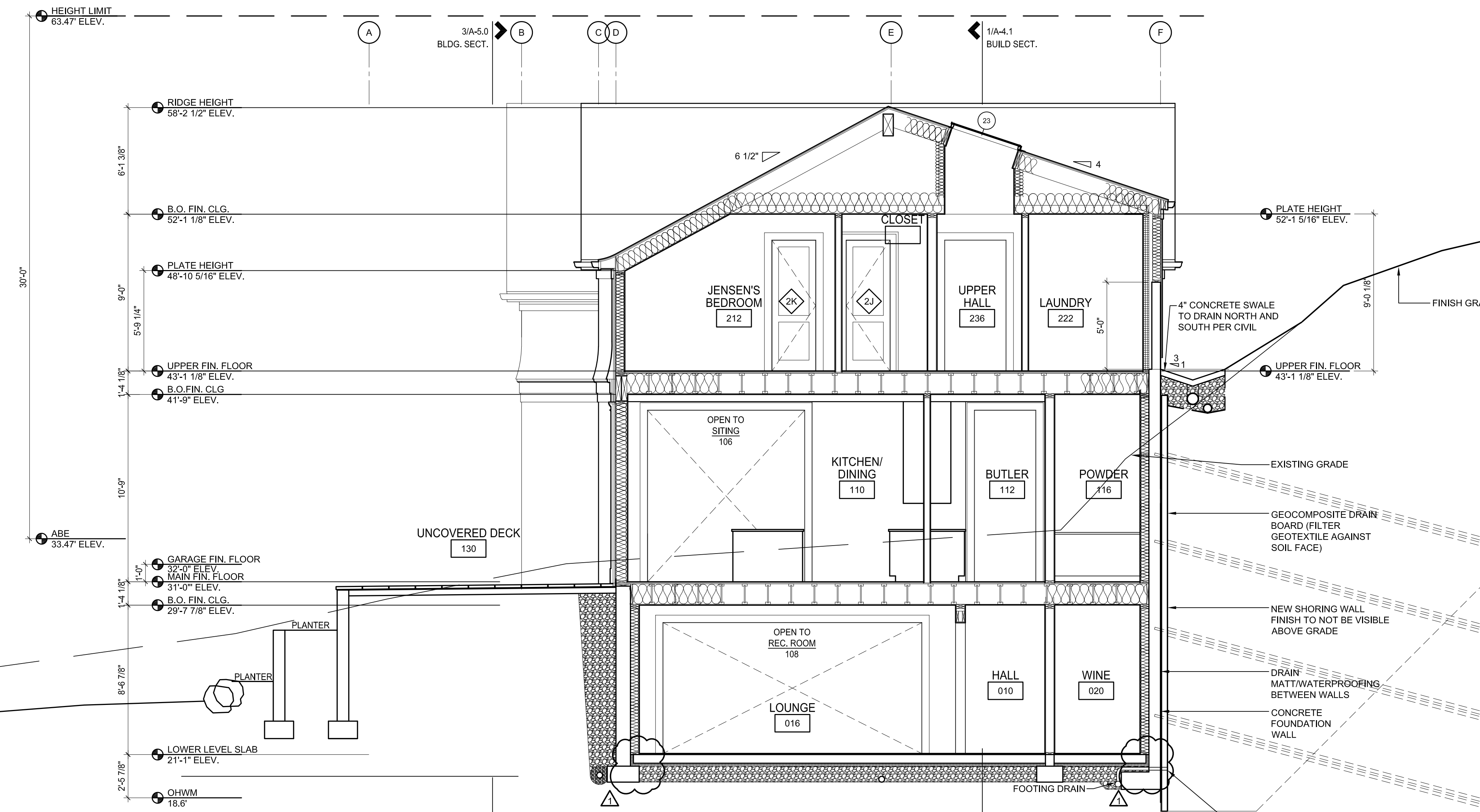
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BUILDING SECTIONS

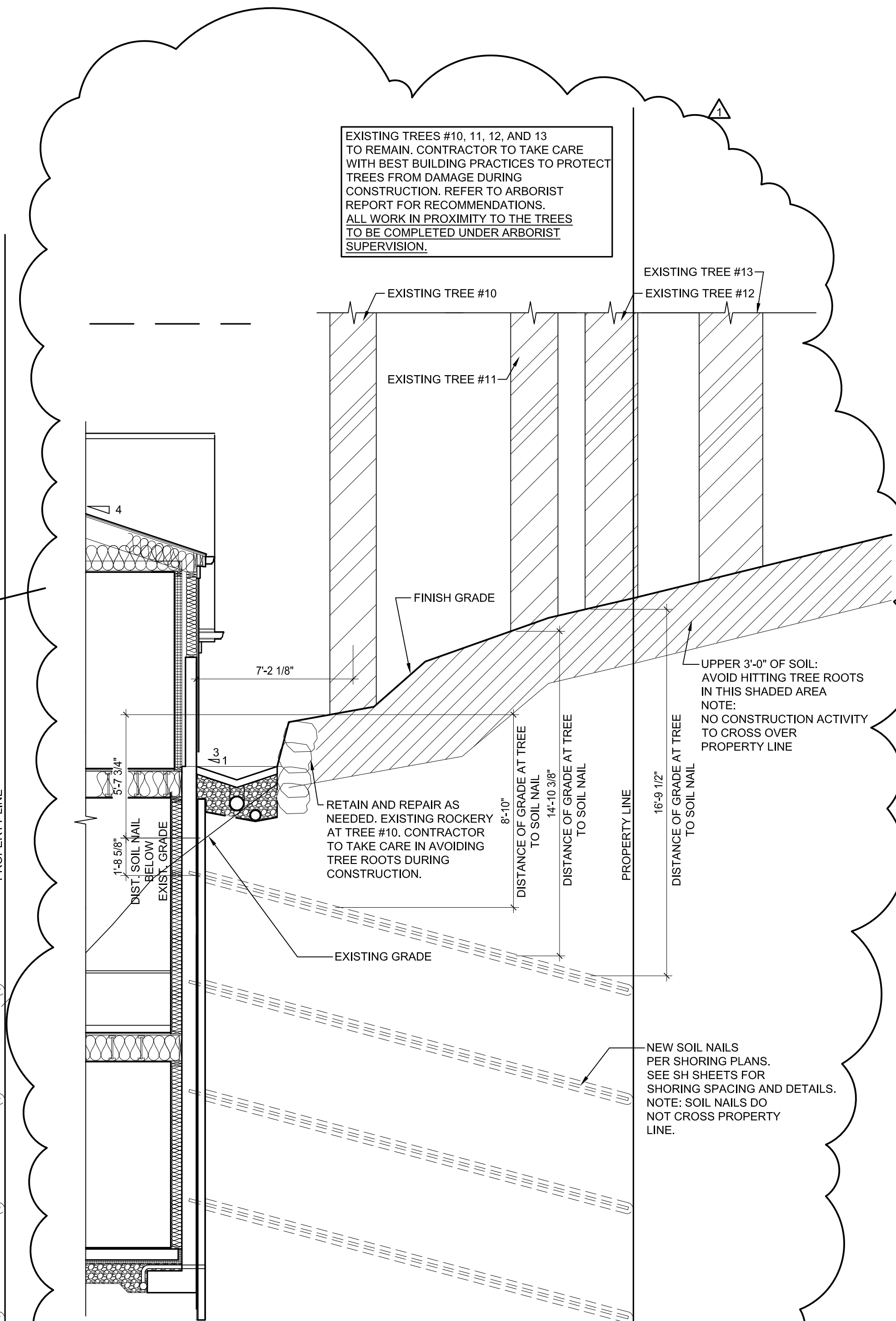
A-4.0



1 CROSS SECTION @ ENTRY
SCALE: 1/4" = 1'-0"



2 CROSS SECTION @ KITCHEN
SCALE: 1/4" = 1'-0"



3 CROSS SECTION @ TREES TO REMAIN
SCALE: 1/4" = 1'-0"

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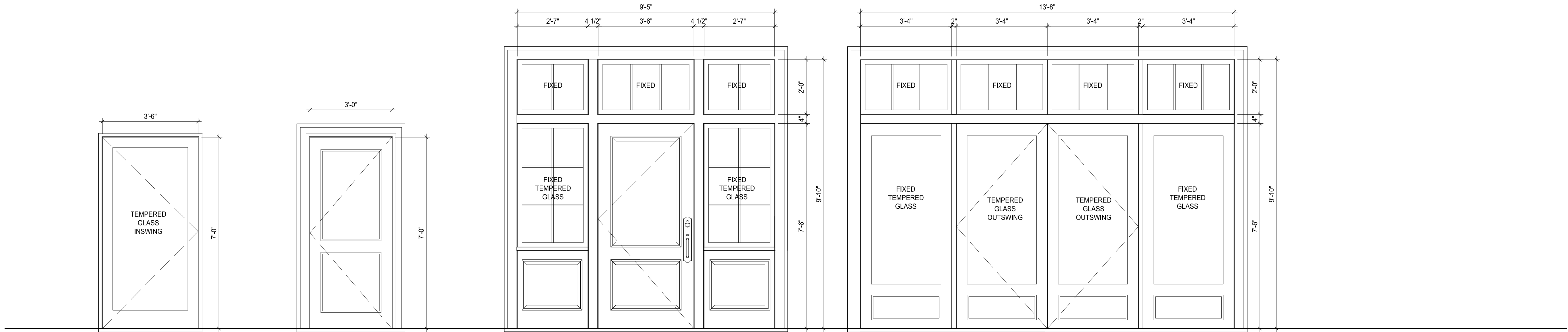
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EXTERIOR DOOR SCHEDULE								
SYMBOL	LOCATION	ROOM	DIAGRAM	TYPE	SIZE	FINISH	U	REMARKS
A	LAUNDRY/LAKE BATH	002	See D1 below	1-3/4" S.C. GLAZED	See diagram below	CLAD/PTD.	.30	-
B	GARAGE	100	See D2 below	1-3/4" FIBERGLASS	See diagram below	PTD./PTD.		-
C	ENTRY	102	See D3 below	2-1/4" S.C. WOOD	See diagram below	PTD./PTD.	.30	'W/ SIDELIGHTS
D	KITCHEN	110	See D5 below	1-3/4" S.C. GLAZED	See diagram below	CLAD/PTD.	.30	-
E	KITCHEN	110	See D4 below	1-3/4" S.C. GLAZED	See diagram below	CLAD/PTD.	.30	-
F	NOT USED							-
G	KITCHEN	110	See D4 below	1-3/4" S.C. GLAZED	See diagram below	CLAD/PTD.	.30	-
H	GARAGE	100	See D8 below	SECTIONAL OVERHEAD	See diagram below	PTD./PTD.		-
I	GARAGE	100	See D8 below	SECTIONAL OVERHEAD	See diagram below	PTD./PTD.		-
J	GARAGE	100	See D8 below	SECTIONAL OVERHEAD	See diagram below	PTD./PTD.		-
K	LOUNGE	230	See D6 below	1-3/4" S.C. GLAZED	See diagram below	CLAD/PTD.	.30	-
L	STORAGE	226	See D7 below	1-3/4" S.C. GLAZED	See diagram below	CLAD/PTD.	.30	-

DOOR SCHEDULE ORGANIZATION	
1. EXTERIOR DOORS ARE CALLED OUT WITH A SINGLE LETTER (EXAMPLE: A, B, C...).	
2. LABELING BEGINS AT THE LOWER LEVEL, THEN MAIN, THEN UPPER.	
3. LABELING BEGINS AT THE NORTH ELEVATION AND PROCEEDS CLOCKWISE.	

DOOR DIAGRAM NOTES	
1. ALL DIAGRAMS ARE SHOWN FROM THE EXTERIOR SIDE.	
2. PROVIDE EXTERIOR TRIM AND MULL COVERS AS SHOWN WITH A DASHED LINE ON THE DIAGRAM.	
3. SILL HORNS TO (ALIGN WITH EXTEND XX" BEYOND EXTERIOR TRIM).	
4. SEE DOOR SECTIONS FOR CRITICAL DOOR INFORMATION.	
5. SHOP DRAWING APPROVAL BY ARCHITECT REQUIRED PRIOR TO FABRICATION.	
6. CONTRACTOR TO CONFIRM ALL REQUIRED ROUGH OPENING SIZES WITH MANUFACTURER PRIOR TO FRAMING.	
7. MANUFACTURER TO REVIEW INSTALLATION LOCATIONS AND DETERMINE WHICH LITES ARE REQUIRED TO BE SAFETY GLAZING.	
8. MANUFACTURER TO REVIEW INSTALLATION LOCATIONS AND SIZES TO DETERMINE IF OPERABLE DOORS MEET EGRESS REQUIREMENTS.	

SKYLIGHT SCHEDULE: UPPER LEVEL								
SYMBOL	LOCATION	ROOM	DIAGRAM	TYPE	SIZE	FINISH	U	REMARKS
22	UPPER HALL	236	See S1 below	CURB MOUNT SKYLIGHT	See diagram below	TBD	.50	-
23	UPPER HALL	236	See S1 below	CURB MOUNT SKYLIGHT	See diagram below	TBD	.50	-
24	UPPER HALL	236	See S1 below	CURB MOUNT SKYLIGHT	See diagram below	TBD	.50	-



QUANTITY SYMBOLS 1 A
LOCATIONS LAKE ROOM
D1 DOOR DIAGRAM
Scale 1/2" = 1'-0"

QUANTITY SYMBOLS 1 B
LOCATIONS GARAGE
D2 DOOR DIAGRAM
Scale 1/2" = 1'-0"

QUANTITY SYMBOLS 1 C
LOCATIONS ENTRY
D3 DOOR DIAGRAM
Scale 1/2" = 1'-0"

QUANTITY SYMBOLS 3 D E G
LOCATIONS KITCHEN, LIVING ROOM
D4 DOOR DIAGRAM
Scale 1/2" = 1'-0"

QUANTITY SYMBOLS 1 K
LOCATIONS LOUNGE
D6 DOOR DIAGRAM
Scale 1/2" = 1'-0"

QUANTITY SYMBOLS 1 L
LOCATIONS STORAGE
D7 DOOR DIAGRAM
Scale 1/2" = 1'-0"

QUANTITY SYMBOLS 3 H I J
LOCATIONS GARAGE
D8 DOOR DIAGRAM
Scale 1/2" = 1'-0"

QUANTITY SYMBOLS 3 22 23 24
LOCATIONS UPPER HALL
S1 SKYLIGHT DIAGRAM
Scale 1/2" = 1'-0"



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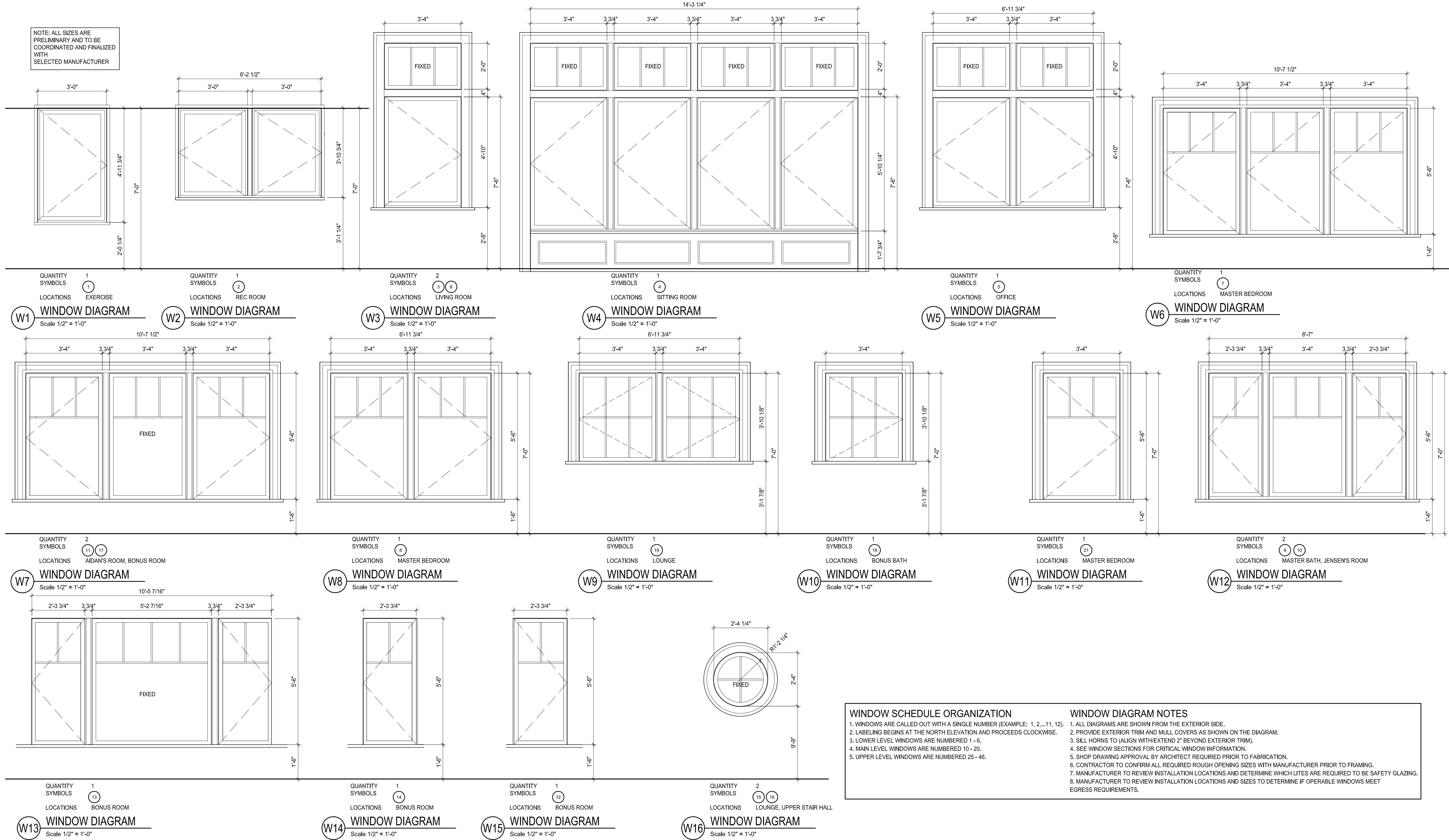
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DOOR SCHEDULE AND DIAGRAMS

WINDOW SCHEDULE: LOWER LEVEL									WINDOW SCHEDULE: UPPER LEVEL CONTINUED								
SYMBOL	LOCATION	ROOM	DIAGRAM	TYPE	SIZE	FINISH	U	REMARKS	SYMBOL	LOCATION	ROOM	DIAGRAM	TYPE	SIZE	FINISH	U	REMARKS
1	EXERCISE	006	See W1 below	CASEMENT	See diagram below	CLAD/PTD.	.28	-	9	LOUNGE	230	See W12 below	CASE, ASSEMBLY	See diagram below	CLAD/PTD.	.28	-
2	REC ROOM	018	See W2 below	(2) CASEMENT	See diagram below	CLAD/PTD.	.28	-	10	JENSEN'S ROOM	212	See W12 below	CASE, ASSEMBLY	See diagram below	CLAD/PTD.	.28	-
WINDOW SCHEDULE: MAIN LEVEL									WINDOW SCHEDULE: UPPER LEVEL								
SYMBOL	LOCATION	ROOM	DIAGRAM	TYPE	SIZE	FINISH	U	REMARKS	SYMBOL	LOCATION	ROOM	DIAGRAM	TYPE	SIZE	FINISH	U	REMARKS
3	LIVING ROOM	122	See W3 below	CASE, W/ TRANSOM	See diagram below	CLAD/PTD.	.28	-	11	AIDAN'S ROOM	216	See W7 below	CASE, ASSEMBLY	See diagram below	CLAD/PTD.	.28	-
4	SITTING ROOM	106	See W4 below	CASE, ASSEMBLY	See diagram below	CLAD/PTD.	.28	-	12	BONUS ROOM	232	See W15 below	CASEMENT	See diagram below	CLAD/PTD.	.28	-
5	OFFICE	124	See W5 below	(2) CASEMENTS	See diagram below	CLAD/PTD.	.28	-	13	BONUS ROOM	232	See W13 below	CASE, ASSEMBLY	See diagram below	CLAD/PTD.	.28	-
6	LIVING ROOM	122	See W3 below	CASE, W/TRANSOM	See diagram below	CLAD/PTD.	.28	-	14	BONUS ROOM	232	See W14 below	CASEMENT	See diagram below	CLAD/PTD.	.28	-
7	MASTER BEDROOM	200	See W6 below	CASE, ASSEMBLY	See diagram below	CLAD/PTD.	.28	-	15	LOUNGE	230	See W16 below	FIXED ROUND	See diagram below	CLAD/PTD.	.28	-
8	MASTER BEDROOM	200	See W8 below	(2) CASEMENTS	See diagram below	CLAD/PTD.	.28	-	16	UPPER STAIR HALL	228	See W16 below	FIXED ROUND	See diagram below	CLAD/PTD.	.28	-
									17	BONUS	232	See W7 below	CASE, ASSEMBLY	See diagram below	CLAD/PTD.	.28	-
									18	BONUS BATH	234	See W10 below	CASEMENT	See diagram below	CLAD/PTD.	.28	-
									19	LOUNGE	230	See W9 below	(Window type)	See diagram below	(Int/Ext Finish)	.28	-
									20	NOT USED							
									21	MASTER BEDROOM	200	See W11 below	CASEMENT	See diagram below	CLAD/PTD.	.28	-

NOTE: ALL SIZES ARE PRELIMINARY AND TO BE COORDINATED AND FINALIZED WITH SELECTED MANUFACTURER



WINDOW SCHEDULE ORGANIZATION

- WINDOWS ARE CALLED OUT WITH A SINGLE NUMBER (EXAMPLE: 1, 2, ..., 11, 12).
- LABELING BEGINS AT THE NORTH ELEVATION AND PROCEEDS CLOCKWISE.
- LOWER LEVEL WINDOWS ARE NUMBERED 1 - 6.
- MAIN LEVEL WINDOWS ARE NUMBERED 10 - 20.
- UPPER LEVEL WINDOWS ARE NUMBERED 25 - 46.

WINDOW DIAGRAM NOTES

- ALL DIAGRAMS ARE SHOWN FROM THE EXTERIOR SIDE.
- PROVIDE EXTERIOR TRIM AND MULL COVERS AS SHOWN ON THE DIAGRAM.
- SILL HORNS TO ALIGN WITH/EXTEND 2" BEYOND EXTERIOR TRIM.
- SEE WINDOW SECTIONS FOR CRITICAL WINDOW INFORMATION.
- SHOP DRAWING APPROVAL BY ARCHITECT REQUIRED PRIOR TO FABRICATION.
- CONTRACTOR TO CONFIRM ALL REQUIRED ROUGH OPENING SIZES WITH MANUFACTURER PRIOR TO FRAMING.
- MANUFACTURER TO REVIEW INSTALLATION LOCATIONS AND DETERMINE WHICH LITES ARE REQUIRED TO BE SAFETY GLAZING.
- MANUFACTURER TO REVIEW INSTALLATION LOCATIONS AND SIZES TO DETERMINE IF OPERABLE WINDOWS MEET EGRESS REQUIREMENTS.

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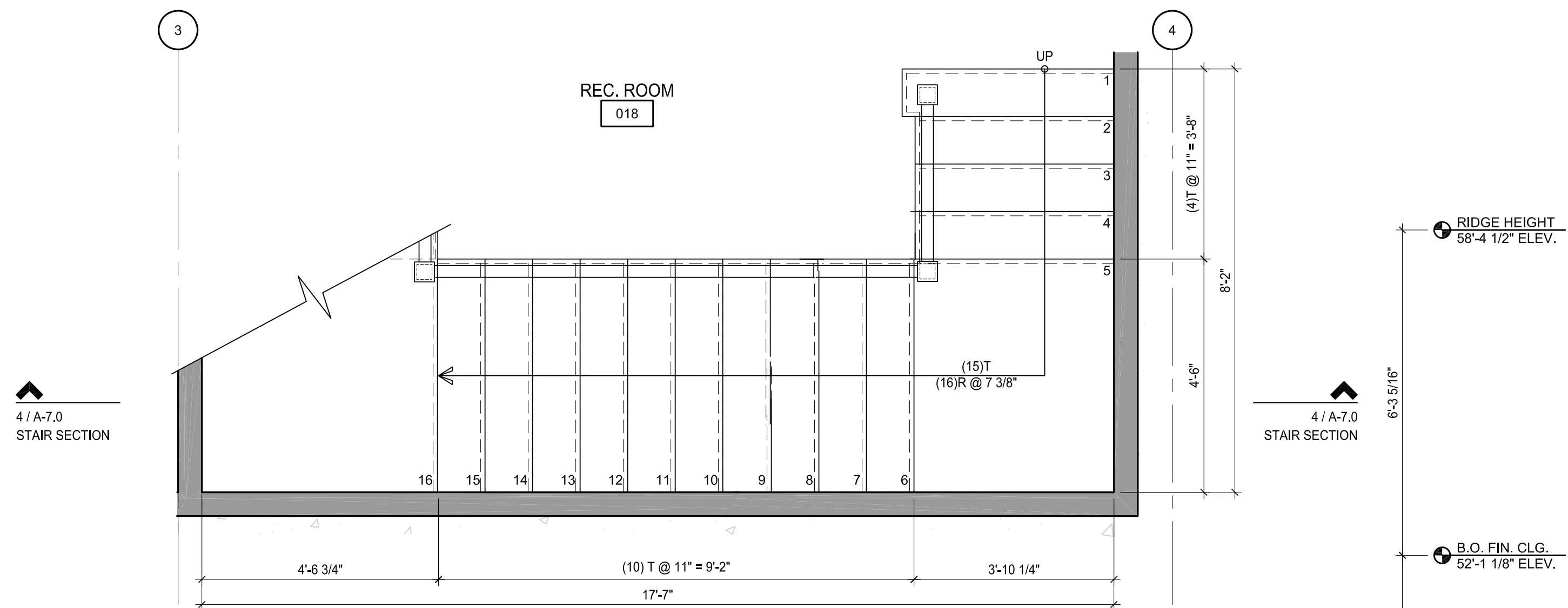
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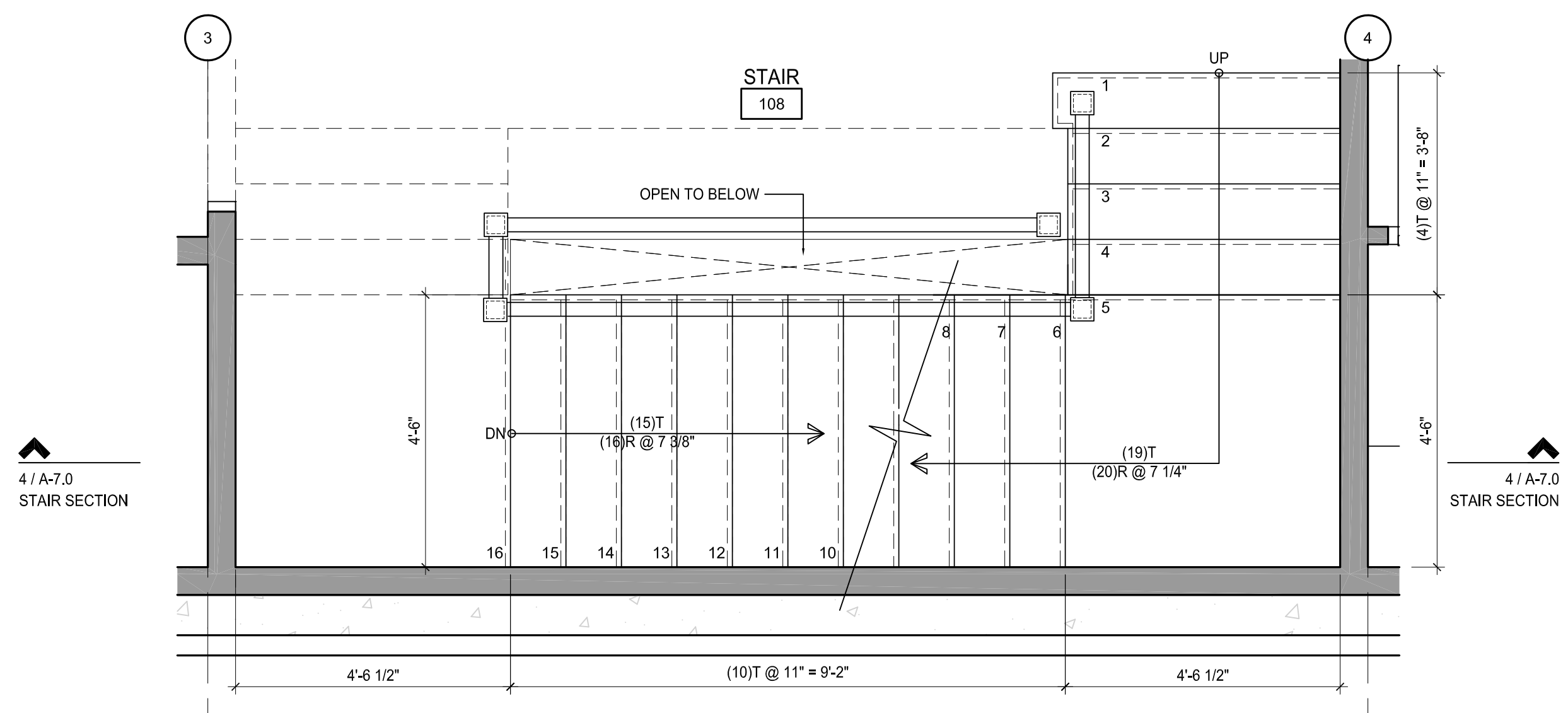
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WINDOW SCHEDULE AND DIAGRAMS

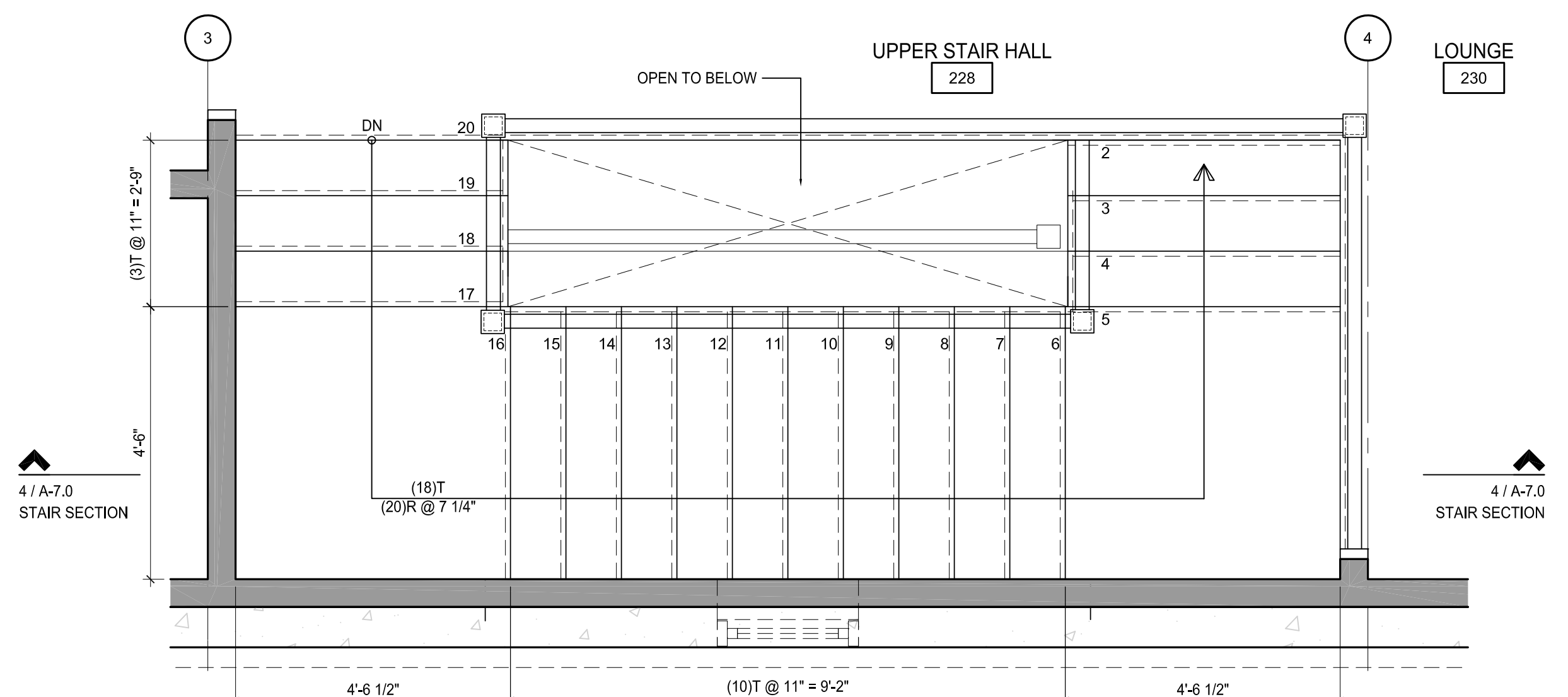
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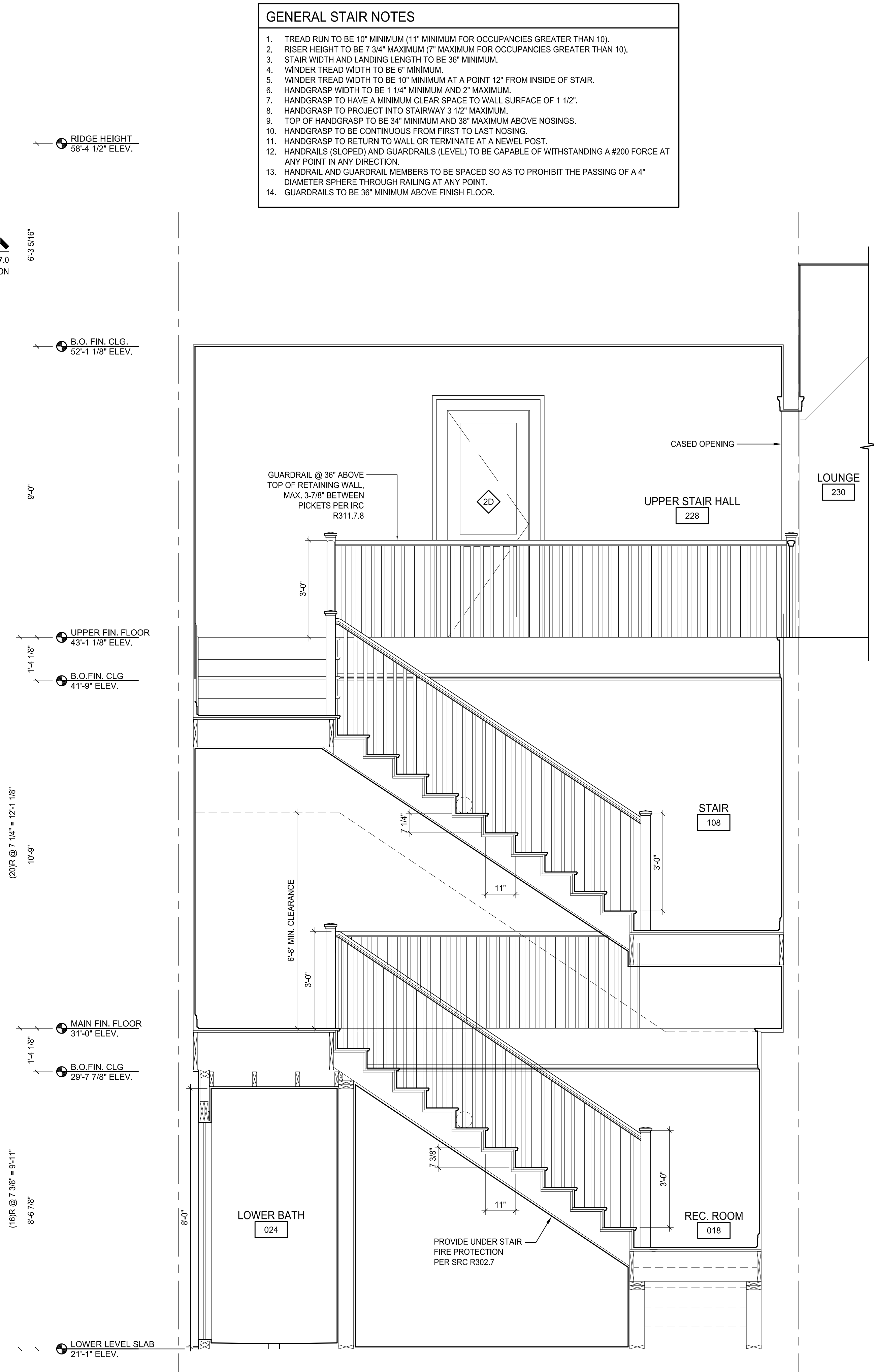
1 ENLARGED STAIR PLAN - LOWER FLOOR
Scale 1/2" = 1'-0"



2 ENLARGED STAIR PLAN - MAIN FLOOR
Scale 1/2" = 1'-0"



3 ENLARGED STAIR PLAN - UPPER FLOOR
Scale 1/2" = 1'-0"



4 STAIR SECTION
Scale 1/2" = 1'-0"

- GENERAL STAIR NOTES**
- TREAD RUN TO BE 10" MINIMUM (11" MINIMUM FOR OCCUPANCIES GREATER THAN 10).
 - RISER HEIGHT TO BE 7 3/4" MAXIMUM (7" MAXIMUM FOR OCCUPANCIES GREATER THAN 10).
 - STAIR WIDTH AND LANDING LENGTH TO BE 36" MINIMUM.
 - WINDER TREAD WIDTH TO BE 6" MINIMUM.
 - WINDER TREAD WIDTH TO BE 10" MINIMUM AT A POINT 12" FROM INSIDE OF STAIR.
 - HANDGRASP WIDTH TO BE 1 1/4" MINIMUM AND 2" MAXIMUM.
 - HANDGRASP TO HAVE A MINIMUM CLEAR SPACE TO WALL SURFACE OF 1 1/2".
 - HANDGRASP TO PROJECT INTO STAIRWAY 3 1/2" MAXIMUM.
 - TOP OF HANDGRASP TO BE 34" MINIMUM AND 38" MAXIMUM ABOVE NOSINGS.
 - HANDGRASP TO BE CONTINUOUS FROM FIRST TO LAST NOSING.
 - HANDGRASP TO RETURN TO WALL OR TERMINATE AT A NEWEL POST.
 - HANDRAILS (SLOPED) AND GUARDRAILS (LEVEL) TO BE CAPABLE OF WITHSTANDING A #200 FORCE AT ANY POINT IN ANY DIRECTION.
 - HANDRAIL AND GUARDRAIL MEMBERS TO BE SPACED SO AS TO PROHIBIT THE PASSING OF A 4" DIAMETER SPHERE THROUGH RAILING AT ANY POINT.
 - GUARDRAILS TO BE 36" MINIMUM ABOVE FINISH FLOOR.

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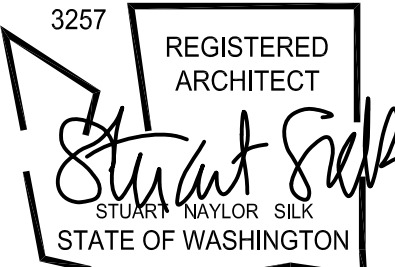
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ENLARGED STAIR PLANS & SECTIONS

A-7.0



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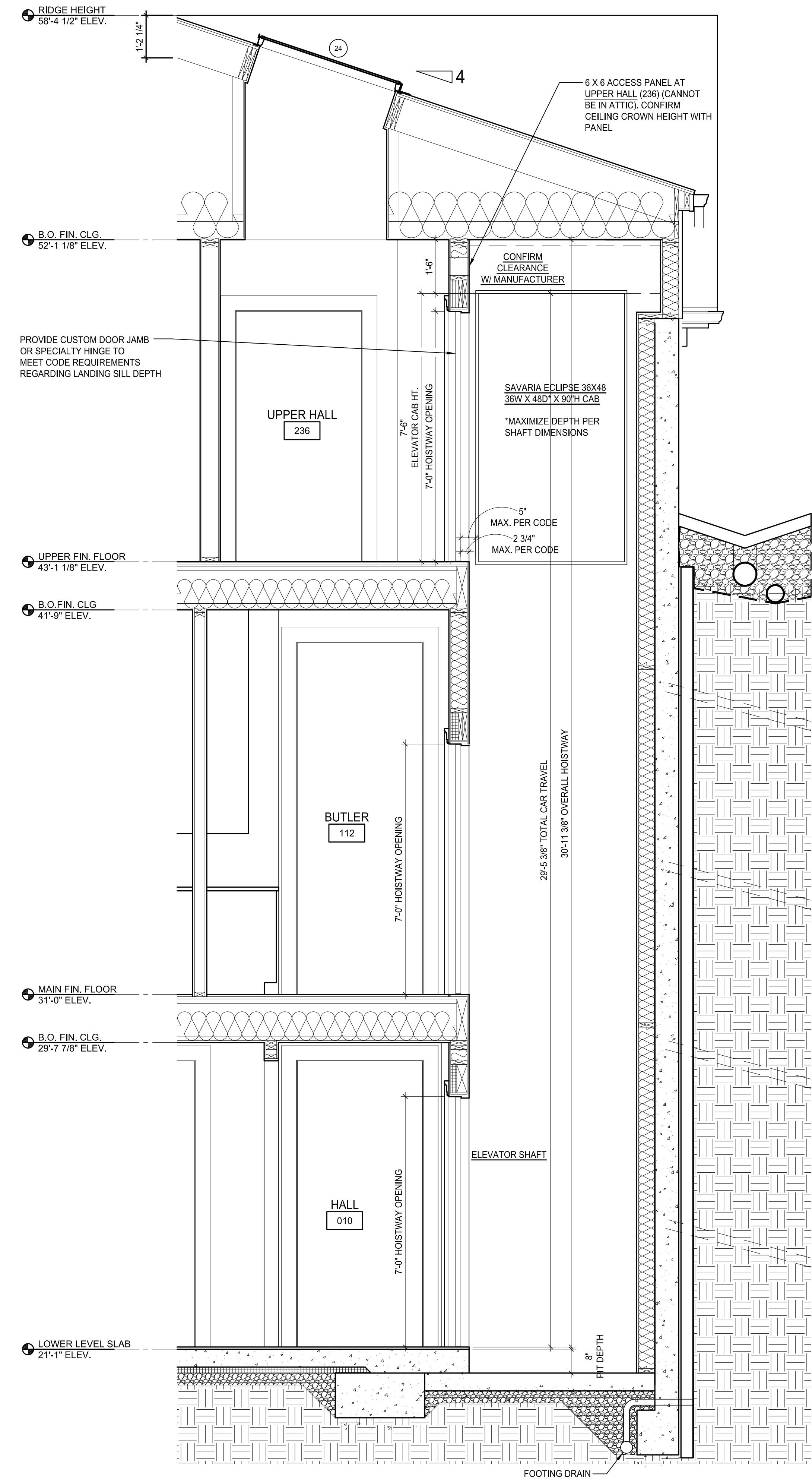
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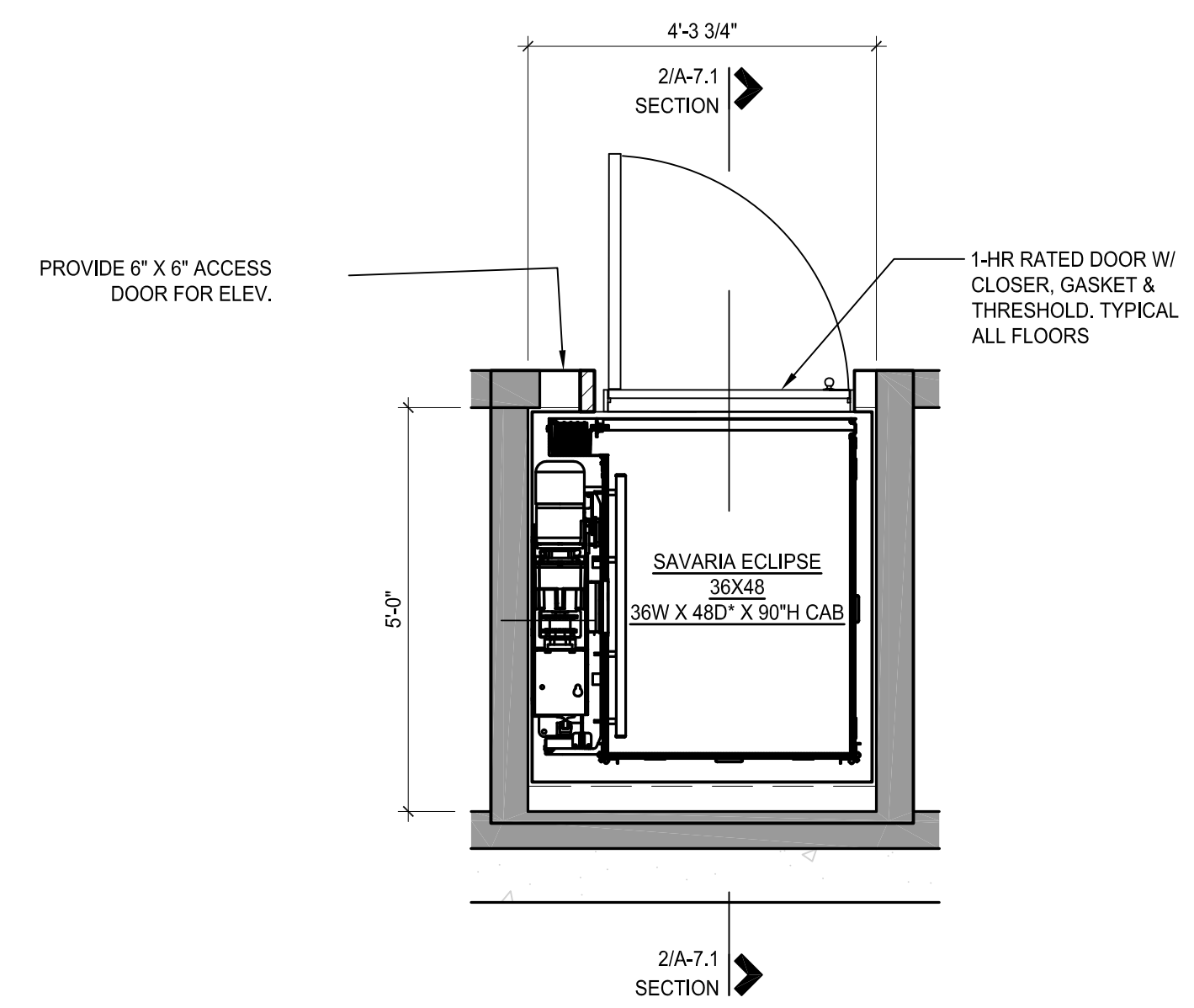
TANGLED RIDE RESIDENCE
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MERCER ISLAND WA 98040

ELEVATOR SECTION/
DETAILS

A-7.1



- ELEVATOR NOTES:**
- PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH ASME 17.1 SECTION 5.3.
 - PRIVATE RESIDENCE ELEVATORS USED IN TYPE A OR TYPE B UNITS SHALL COMPLY WITH ICC/ANSI A117.1 - 2003 SECTION 409.
 - MACHINERY ROOMS FOR PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH ASME A17.1 SECTIONS 2.7, 2.8 AND 3.7, SBC 3020.5.
 - THE INSTALLATION OF PIPES, DUCTS, CONDUITS, WIRING, AND THE STORAGE OF MATERIALS NOT REQUIRED FOR THE OPERATION OF THE ELEVATOR IS PROHIBITED IN MACHINERY ROOMS AND HOISTWAYS, SBC 3010.1.
 - ALL NEW ELEVATORS AND THEIR INSTALLATION SHALL CONFORM WITH ASME A17.1 AS AMENDED IN SBC SECTION 3016, AND THE SPECIFIC REQUIREMENTS OF SBC SECTIONS 3017, 3018, AND 3019.
 - ELEVATOR HOISTWAY ENCLOSURES SHALL BE CONSTRUCTED AS SHAFT ENCLOSURES WITH A FIRE RESISTANCE RATING OF 1 HOUR. SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SBC SECTION 706, 707.14 & 707.4.
 - ELEVATOR INSTALLATIONS SHALL COMPLY WITH ASME A17.1 SECTION 8.4 FOR SEISMIC CONSIDERATIONS. THE PROVISIONS FOR SEISMIC ZONE 3 SHALL APPLY. SBC 3016.3.
 - ELEVATOR CONTROLS AND MACHINERY OTHER THAN DRIVING MACHINES AND GOVERNORS SHALL BE LOCATED IN A ROOM DEDICATED EXCLUSIVELY TO ELEVATOR EQUIPMENT. ELEVATOR EQUIPMENT AND MACHINE ROOMS SHALL BE ENCLOSED BY FIRE BARRIERS WITH A 1 HOUR RATING. SBC 3020.2.
 - PROVIDE WORKING CLEARANCES INSIDE THE MACHINERY ROOM AS SPECIFIED IN SBC SECTION 3020.4. THE WIDTH OF WORKING SPACE IN FRONT OF CONTROLLERS SHALL BE 30" OR THE WIDTH OF THE CONTROLLER IF GREATER. THE DEPTH OF THE WORKING SPACE IN THE DIRECTION OF ACCESS SHALL BE AT LEAST 48". SPACE OUTSIDE THE MACHINE ROOM IS PERMITTED TO BE USED TO PROVIDE WORKING CLEARANCE REQUIRED FOR THE FRONT OF CONTROLLERS FOR ROOMS CONTAINING ONLY ELEVATOR CONTROLS.
 - VERIFY ALL REQUIRED CLEARANCES, WALL CONSTRUCTION TYPES, AND NECESSARY STRUCTURAL SUPPORT WITH THE ELEVATOR MANUFACTURER.
 - ELEVATOR PERMITS WILL BE REQUIRED PRIOR TO ELEVATOR INSTALLATION.
- NOTES:**
- ELEVATOR TO BE INSTALLED PER APPROVED MANUFACTURER'S INSTALLATION REQUIREMENTS BY AN AUTHORIZED ELEVATOR CONTRACTOR.
 - ELEVATOR CONTRACTOR TO SUPPLY ALL MATERIALS NECESSARY FOR A COMPLETE INSTALLATION INCLUDING PROVISION OF SUITABLE HOISTWAY ENCLOSURE WITH DOORS AND (2) LAMINATE 2x12S FOR SUPPORT OF GUIDE RAIL MOUNTING BRACKETS.
 - ELEVATOR IS TO BE MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION.
 - ELEVATOR TO HAVE ALL REQUIRED MANUFACTURER'S SAFETY DEVICES.
 - ELEVATOR TO COMPLY WITH ASME A17.1.5.3 AND SBC, 3020.5. ELEVATOR REQUIRES A SEPARATE PERMIT AND INSPECTION BY A WASHINGTON STATE LICENSED ELEVATOR CONTRACTOR.
 - CLEARANCE BETWEEN THE HOISTWAY DOORS OR GATES AND THE HOISTWAY EDGE OF THE LANDING SILL SHALL NOT EXCEED 3".
 - THE DISTANCE BETWEEN THE HOISTWAY FACE OF THE LANDING DOOR OR GATE AND THE CAR DOOR OR GATE SHALL NOT EXCEED 5".

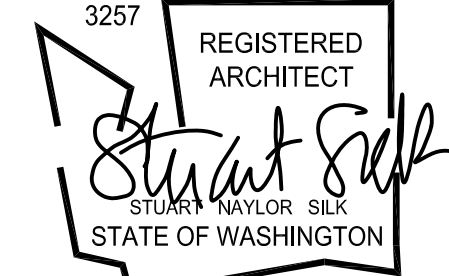


1 **ELEVATOR PLAN**
SCALE 1/2" = 1'-0"

2 **ELEVATOR HOISTWAY SECTION**
SCALE 1/2" = 1'-0"

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STUART SILK ARCHITECTS



DESIGN	SNS, LDS
DRAWN	LDS
CHECKED	LDS
DATE	PRICING SET 12-28-17
	PERMIT 02-13-18

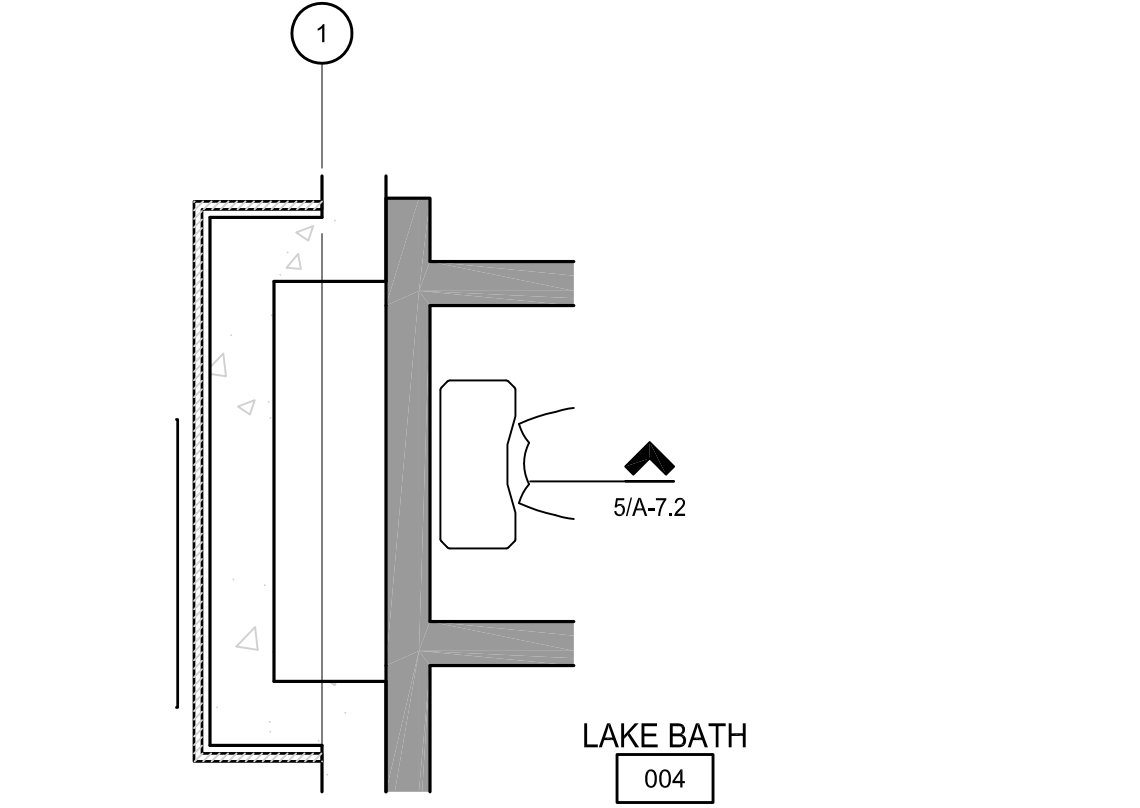
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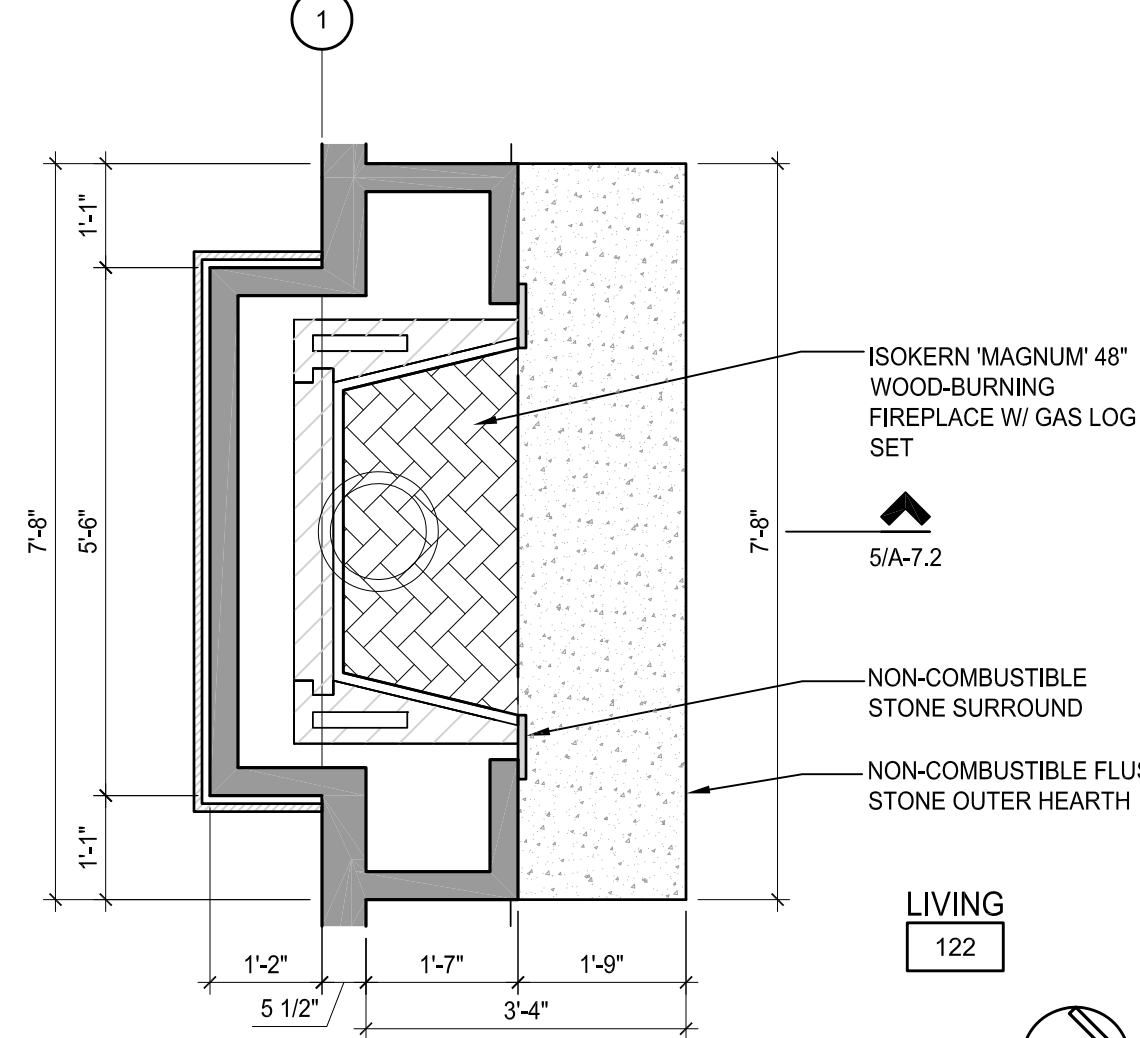
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FIREPLACE DETAILS

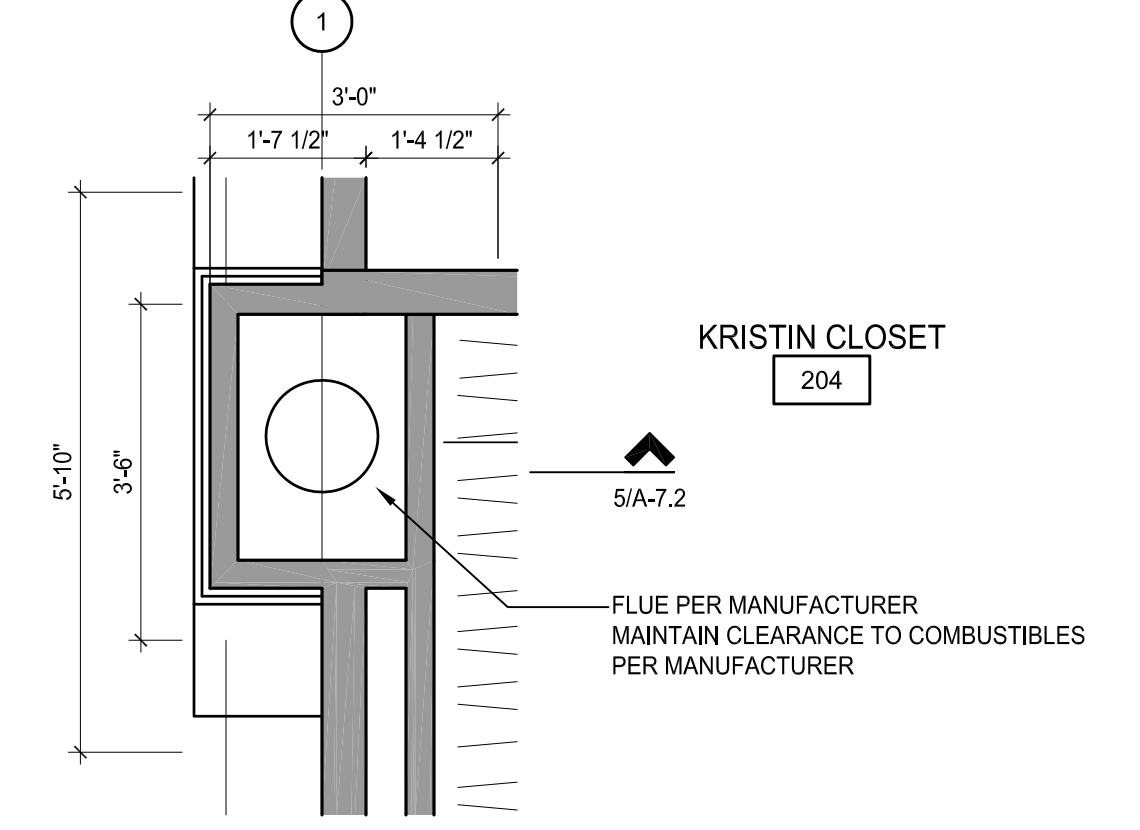
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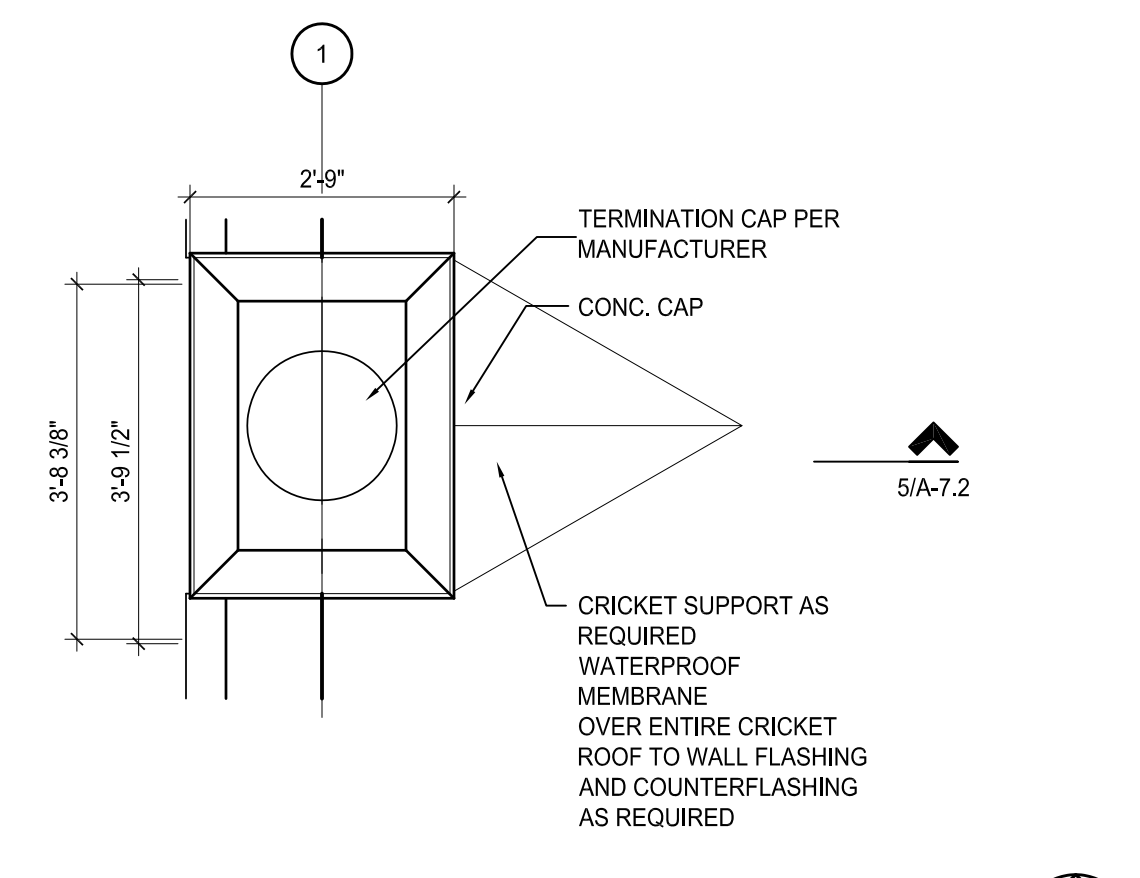
1 FOUNDATION @ SOUTH FIREPLACE
SCALE 1/2" = 1'-0"



2 48" FIREPLACE PLAN @ LIVING (122)
SCALE 1/2" = 1'-0"



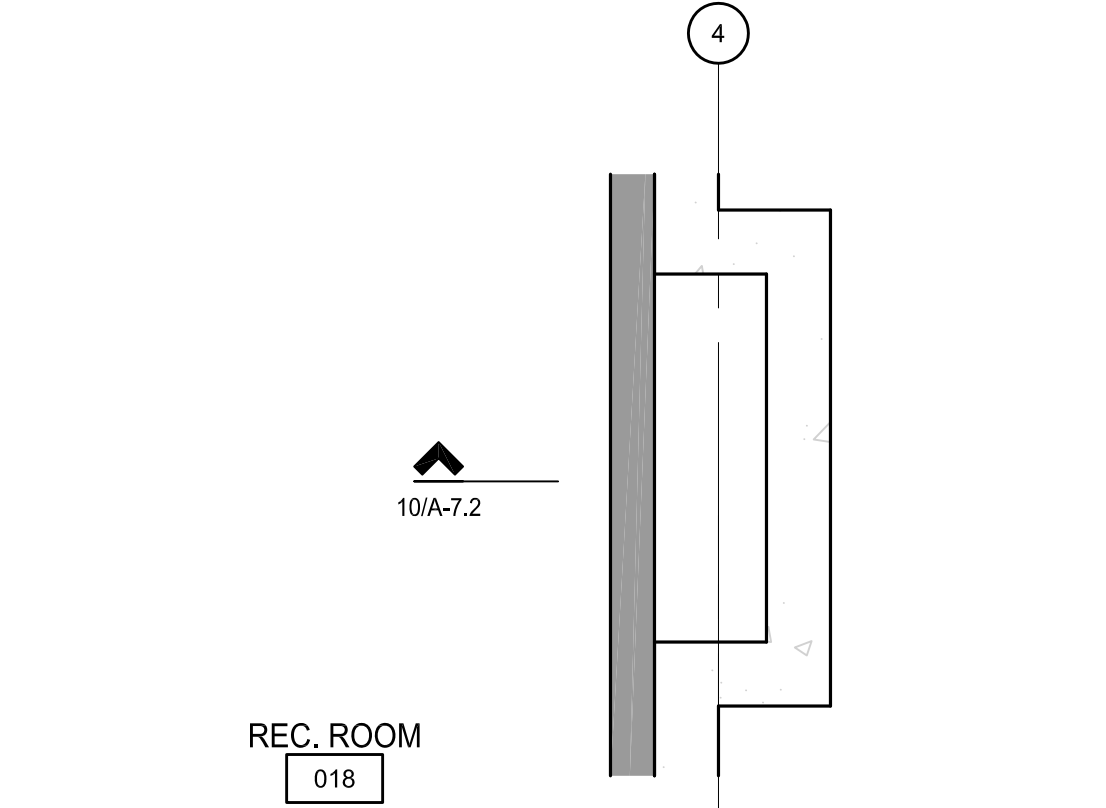
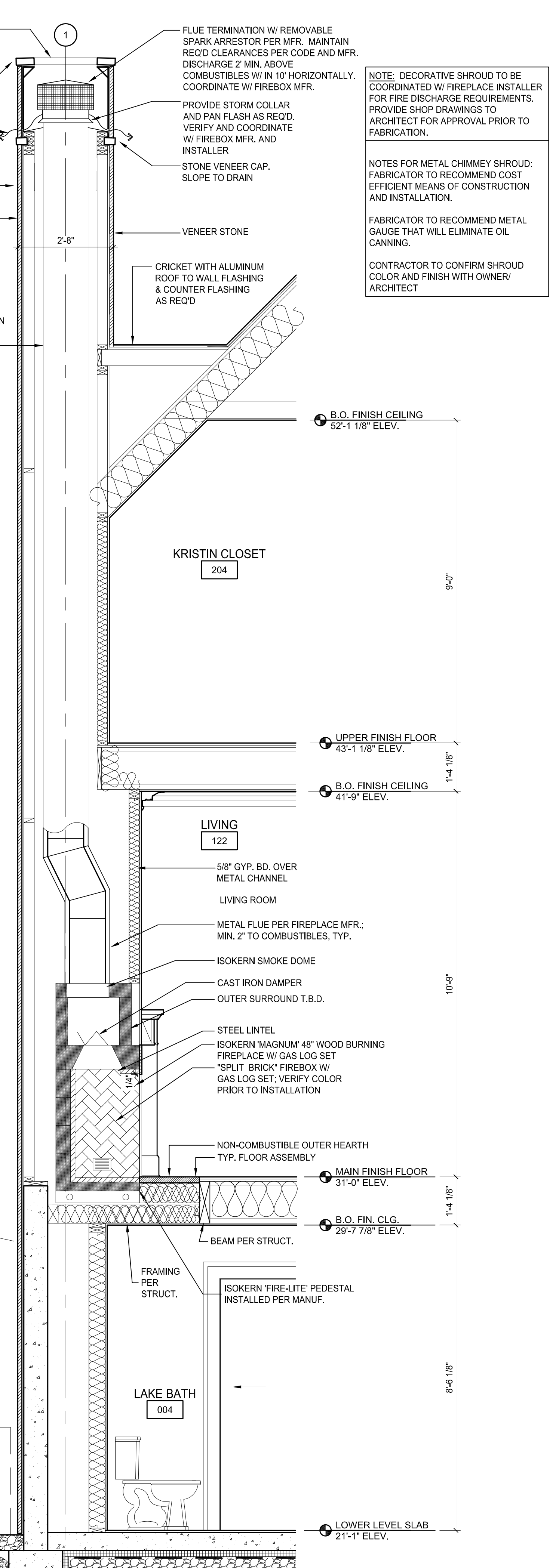
3 CHIMNEY PLAN AT CLOSET (204)
SCALE 1/2" = 1'-0"



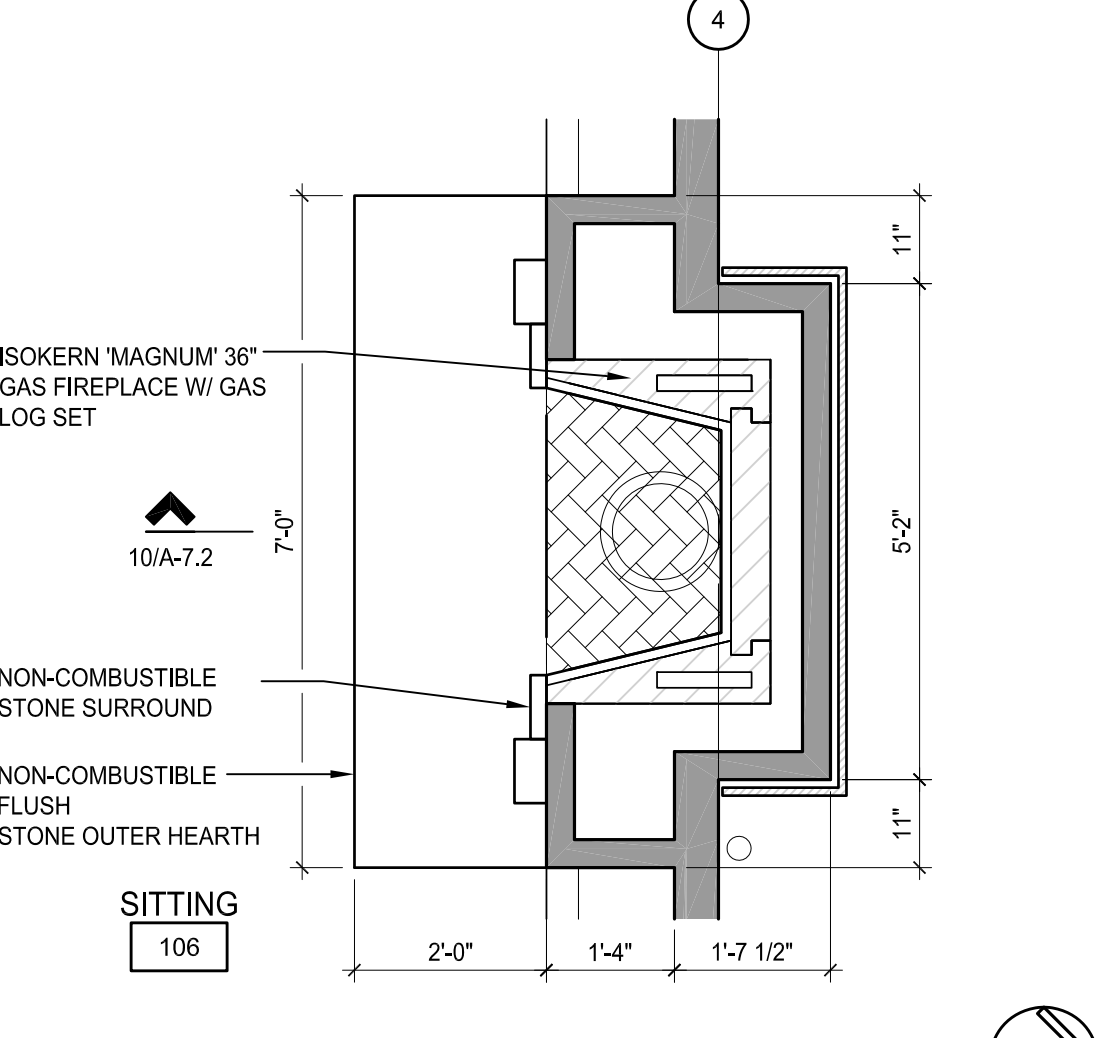
4 CHIMNEY PLAN AT ROOF
SCALE 1/2" = 1'-0"

- ISOKERN FIREPLACE NOTES**
1. MAINTAIN 2" MIN CLEAR TO COMBUSTIBLES THROUGHOUT.
 2. NON COMBUSTIBLE OUTER HEARTH TO EXTEND 20" MINIMUM IN FRONT OF THE FIREPLACE OPENING.
 3. NON COMBUSTIBLE OUTER HEARTH TO EXTEND 12" MINIMUM BEYOND EACH SIDE OF THE FIREPLACE OPENING. SEE DRAWINGS FOR CRITICAL ALIGNMENTS.
 4. COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 6 INCHES OF THE FIREPLACE OPENING. NO COMBUSTIBLE MATERIAL WITHIN 12 INCHES OF THE FIREPLACE OPENING SHALL PROJECT MORE THAN 1/8 INCH FOR EACH 1 INCH OF CLEARANCE FROM SAID OPENING.
 5. TEST BURN FIREPLACE PER MANUFACTURER'S RECOMMENDATIONS.
 6. PER WASH. STATE VENTILATION AND INDOOR AIR QUALITY CODE SECT. 402.3:
SITE BUILT FIREPLACES SHALL HAVE TIGHT FITTING GLASS OR METAL DOORS, OR FLUE DRAFT INDUCTION FAN AS APPROVED FOR MINIMIZING BACK-DRAFTING. PROVIDE POWER SOURCE AND FAN AT REQUIRED AND TO BE COMPATIBLE WITH LOG SET SELECTED BY ARCHITECT.
ALL INTERIOR FIREPLACES TO HAVE AUTOMATED DAMPERS UNLESS OTHERWISE NOTED.
 7. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL REQUIREMENTS.
 8. INSTALL FIREBOX, FLUE, SPARK ARRESTOR, FRESH AIR SUPPLY AND FLASHING PER MANUFACTURER'S RECOMMENDATIONS.
 9. INSTALLATION, HEARTH AND SURROUND TO COMPLY WITH ALL MANUFACTURER AND CODE REQUIREMENTS - WHICHEVER IS MORE STRINGENT.
 10. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL REQUIREMENTS.
 11. VERIFY DIMENSIONS OF FIREPLACE BOXES WITH MANUFACTURER.
 12. 1 1/2" FIREBRICK INSIDE FIRE BOX. CONFIRM PATTERN WITH ARCHITECT.
 13. USE DOUBLE WALL, INSULATED, METAL FLUE. VERIFY DIMENSIONS OF FLUE WITH MANUFACTURER.
 14. STUB GAS LINE TO FIREBOX FOR FIREBOX USE.
 15. CONFIRM GAS KEY LOCATION W/ ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

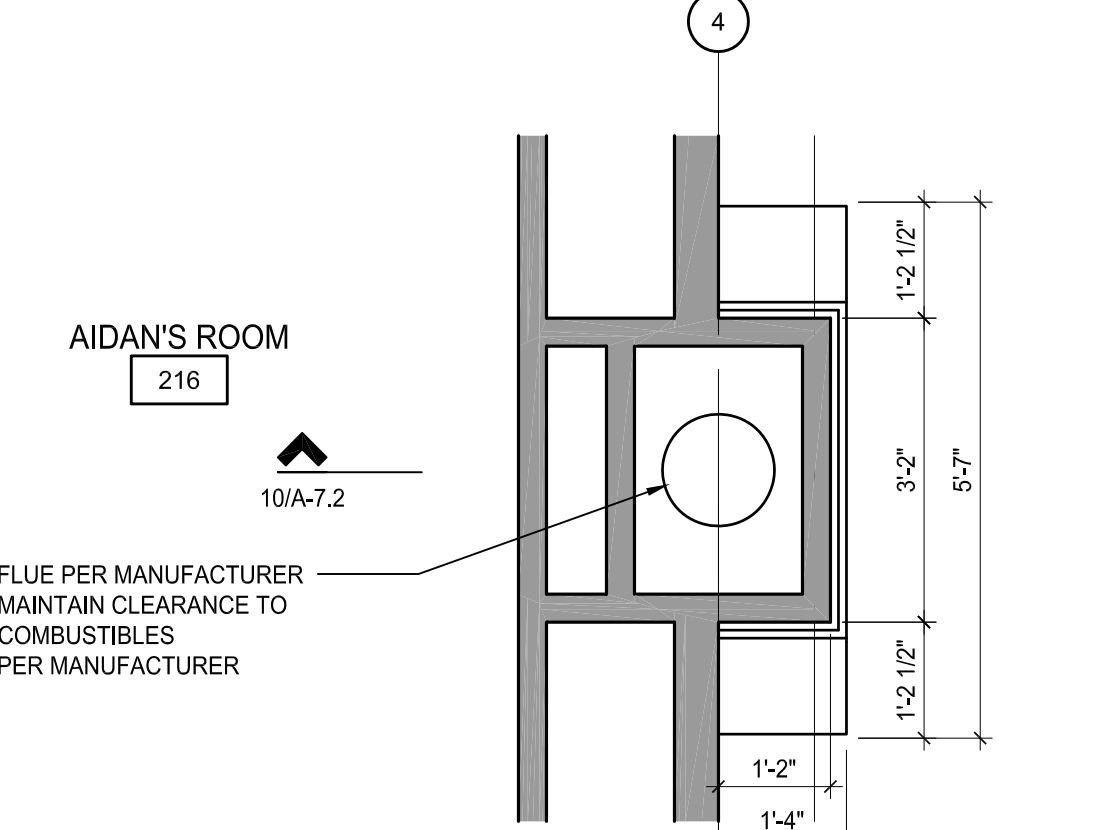
5 FIREPLACE SECTION @ GRID 1
SCALE: 1/2" = 1'-0"



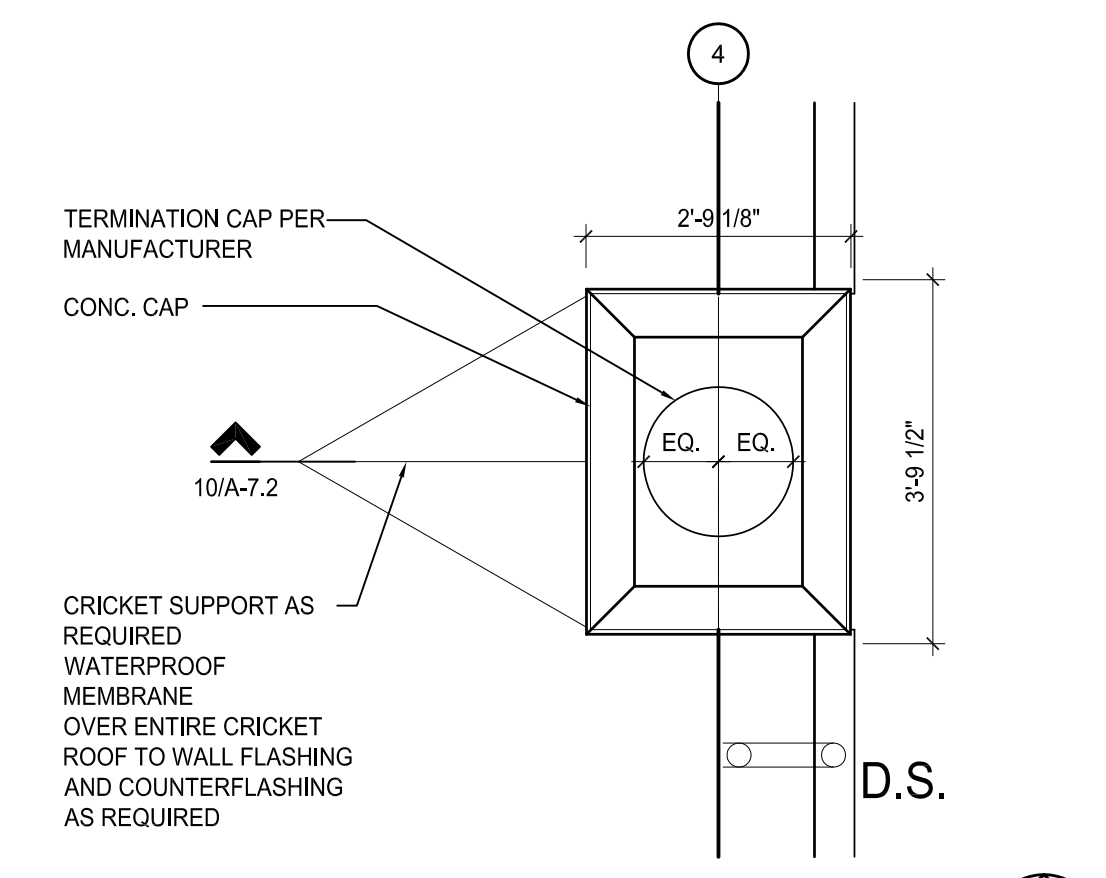
6 FOUNDATION @ NORTH FIREPLACE
SCALE 1/2" = 1'-0"



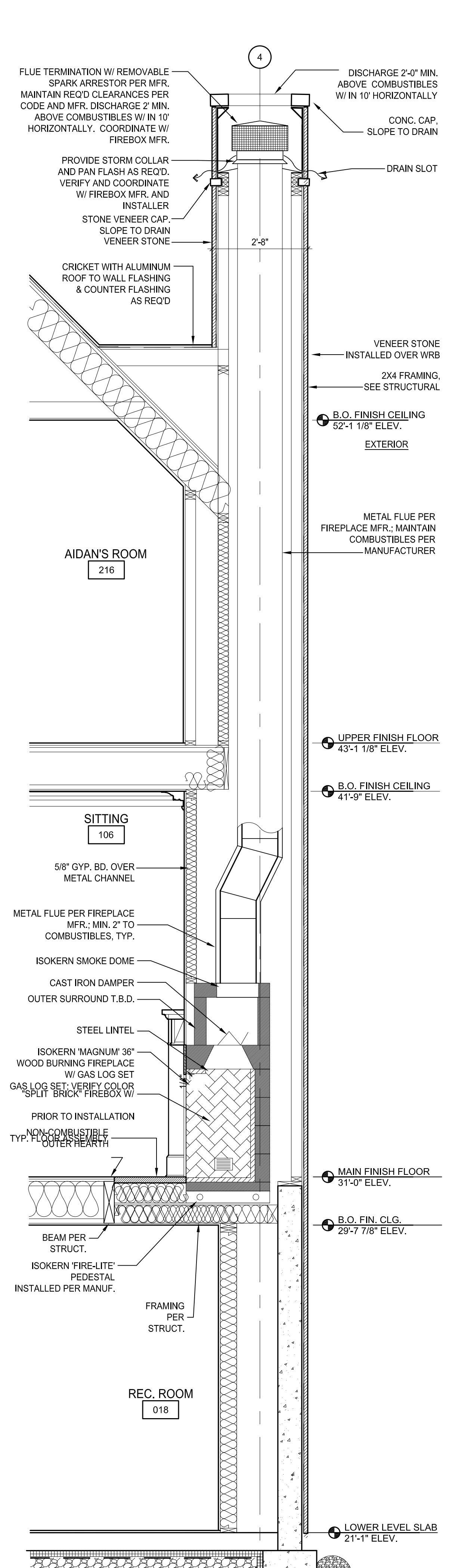
7 36" FIREPLACE PLAN @ SITTING (106)
SCALE 1/2" = 1'-0"



8 CHIMNEY PLAN AT AIDAN'S ROOM (216)
SCALE 1/2" = 1'-0"



9 CHIMNEY PLAN AT ROOF
SCALE 1/2" = 1'-0"



10 FIREPLACE SECTION @ GRID 4
SCALE: 1/2" = 1'-0"

NOTE: DECORATIVE SHROUD TO BE COORDINATED W/ FIREPLACE INSTALLER FOR FIRE DISCHARGE REQUIREMENTS. PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

NOTES FOR METAL CHIMNEY SHROUD: FABRICATOR TO RECOMMEND COST EFFICIENT MEANS OF CONSTRUCTION AND INSTALLATION.

FABRICATOR TO RECOMMEND METAL GAUGE THAT WILL ELIMINATE OIL CANNING.

CONTRACTOR TO CONFIRM SHROUD COLOR AND FINISH WITH OWNER/ ARCHITECT

B.O. FINISH CEILING 52'-1 1/8" ELEV.

UPPER FINISH FLOOR 43'-1 1/8" ELEV.

B.O. FINISH CEILING 41'-9" ELEV.

UPPER FINISH FLOOR 43'-1 1/8" ELEV.

B.O. FINISH CEILING 41'-9" ELEV.

MAIN FINISH FLOOR 31'-0" ELEV.

B.O. FIN. CLG. 29'-7 7/8" ELEV.

BEAM PER STRUCT.

FRAMING PER STRUCT.

ISOKERN 'FIRE-LITE' PEDESTAL INSTALLED PER MANUF.

LAKE BATH 004

HEAT PUMP

LOWER LEVEL SLAB 21'-1" ELEV.

KRISTIN CLOSET 204

LIVING 122

LIVING ROOM

ISOKERN SMOKE DOME

NON-COMBUSTIBLE OUTER HEARTH TYP. FLOOR ASSEMBLY

LAKE BATH 004

LAKE BATH 004

LAKE BATH 004

LAKE BATH 004

LAKE BATH 004

CONNECTORS IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD THAT IS WITHIN THE BUILDING ENVELOPE (E.G. LEDGERS AND SILLS) SHALL BE EITHER STAINLESS STEEL S30300, POST HOT-DIP GALVANIZED(HDG) OR GALVANIZED WITH A MINIMUM OF 1.85OZ ZINC PER SQUARE INCH (ZMAX).

FASTENERS USED WITH STAINLESS STEEL CONNECTORS SHALL BE STAINLESS STEEL (TYPE 303, 304, 305, OR 316). FASTENERS FOR HOT-DIP GALVANIZED OR ZMAX CONNECTORS SHALL BE HOT-DIP GALVANIZED.

29. NAILS – NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

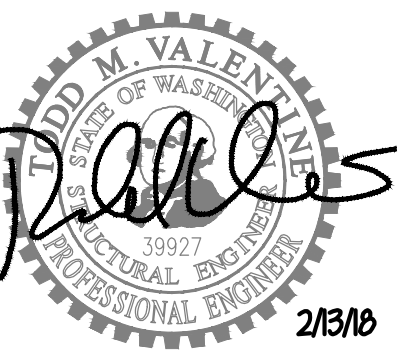
SIZE	LENGTH	DIAMETER
6D	2"	0.113"
8D	2-1/2"	0.131"
10D	3"	0.148"
12D	3-1/4"	0.148"
16D	3-1/2"	0.162"

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 SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

30. STRONG-WALLS SHALL CONSIST OF PREFABRICATED WOOD SHEAR PANELS AS MANUFACTURED BY THE SIMPSON COMPANY AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ICC ESR-1267.
31. WOOD FRAMING NOTES THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN:
- A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.
- B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2X4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2X6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. 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. WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16D NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16D NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16D AT 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE SIX 16D NAILS AT 4" O.C. EACH SIDE OF JOINT. ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4'0" O.C. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILTUP POSTS SHALL BE NAILED TO EACH OTHER WITH 16D @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5D COOLER NAILS FOR 1/2" GWB AND 6D COOLER NAILS FOR 5/8" GWB. WHEN NOT OTHERWISE NOTED, PROVIDE 1/2" (NOM.) APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8D @ 6" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8D @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.
- C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS 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 METAL JOIST HANGERS IN ACCORDANCE WITH TIMBER CONNECTOR NOTE. NAIL ALL MULTIJOIST BEAMS TOGETHER WITH 16D @ 12" O.C. STAGGERED. UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND NAILED WITH 8D NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUEANDGROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ALL ROOF AND FLOOR SHEATHING. TOENAIL BLOCKING TO

HVE

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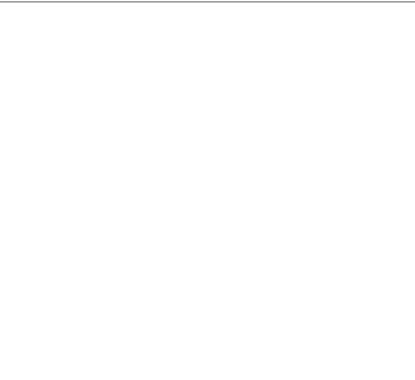
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Drawing Title
GENERAL STRUCTURAL NOTES

Drawing Number

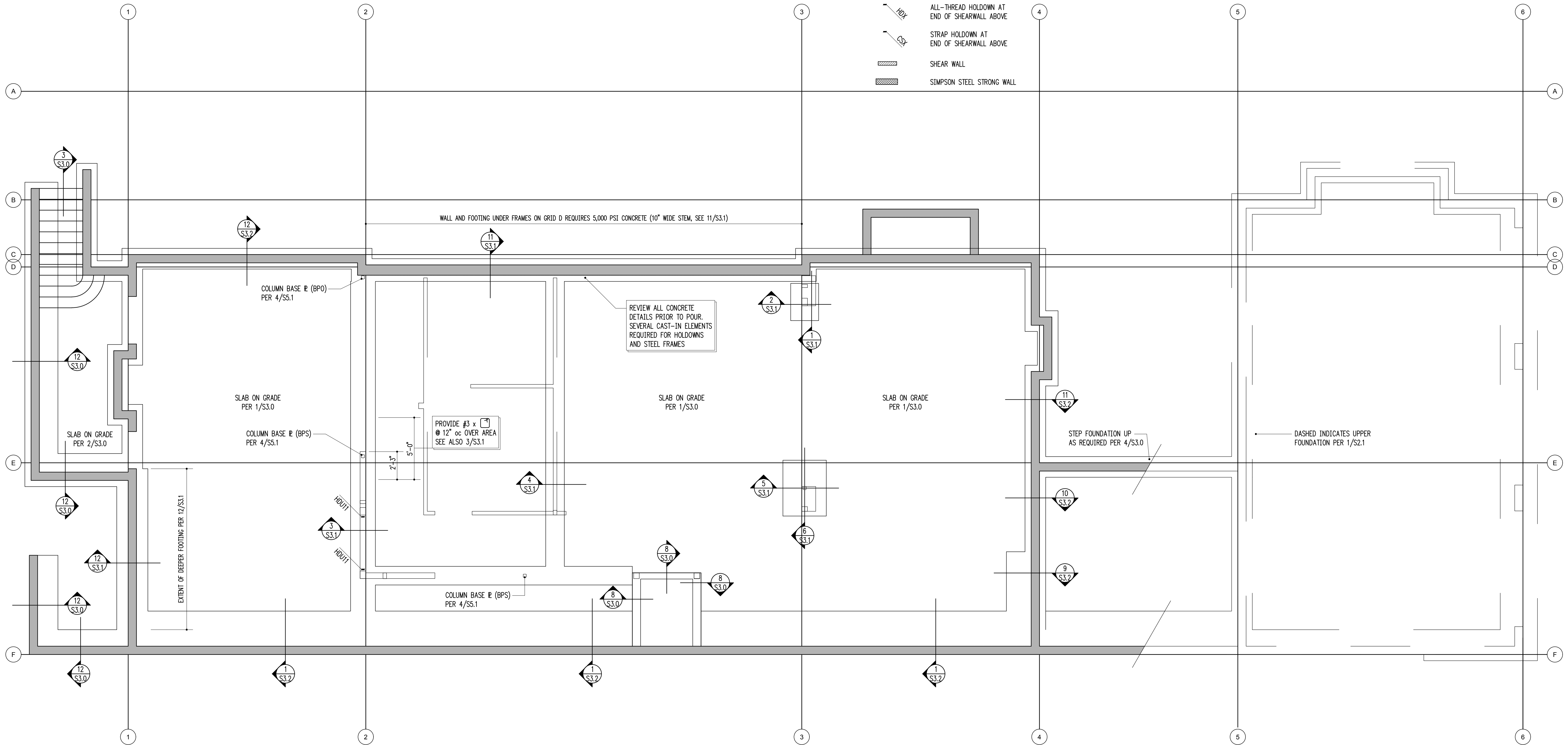
S1.1

FOUNDATION PLAN NOTES

- 1. SEE 10/S4.0 FOR TYPICAL HOLDOWN REQUIREMENTS AT CONCRETE WALLS AND FOOTINGS.
- 2. SLAB-ON-GRADE SHALL BE PLACED AND CURED FOR A MINIMUM OF SEVEN DAYS BEFORE RETAINING WALLS ARE BACKFILLED. SEE RETAINING WALL DETAILS FOR SPECIFIC CONFIGURATION.
- 3. STEP FOUNDATIONS AS REQUIRED PER 4/S3.0
- 4. PROVIDE CORNER BAR REINFORCING PER 5/S3.0

LEGEND

- SPAN
- EXTENT
- SECTION DETAIL
- (FB) FLUSH BEAM
- (PT) PRESSURE-TREATED
- COLUMN ABOVE
- COLUMN BELOW
- MOMENT CONNECTION
- ALL-THREAD HOLDOWN AT END OF SHEARWALL ABOVE
- STRAP HOLDOWN AT END OF SHEARWALL ABOVE
- SHEAR WALL
- SIMPSON STEEL STRONG WALL

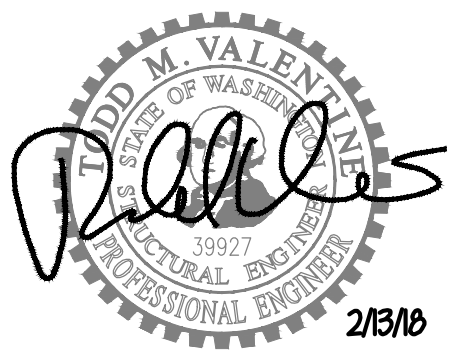


REVIEW ALL CONCRETE DETAILS PRIOR TO POUR. SEVERAL CAST-IN ELEMENTS REQUIRED FOR HOLDOWNS AND STEEL FRAMES

PROVIDE #3 x 12" OC OVER AREA SEE ALSO 3/S3.1

STEP FOUNDATION UP AS REQUIRED PER 4/S3.0

DASHED INDICATES UPPER FOUNDATION PER 1/S2.1



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Drawing Title
LOWER FOUNDATION PLAN

Drawing Number

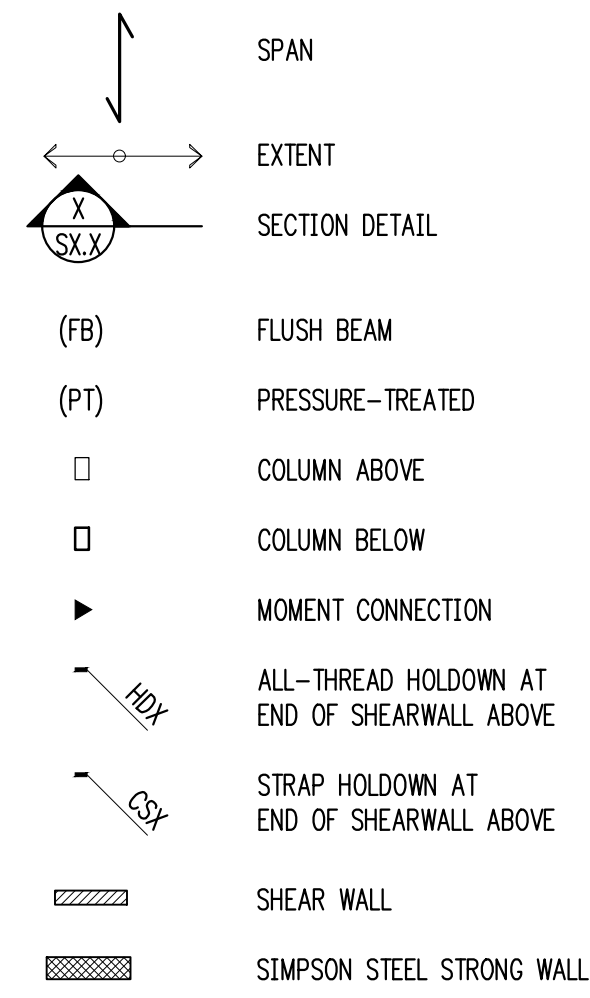
S2.0

LOWER FOUNDATION PLAN
scale: 1/4" = 1'-0"

HANGER SCHEDULE

MEMBER (FLAT ONLY)	HANGER	FACE NAILING	CAPACITY (Cd = 1.0)
2x6	LUS26	10d COMMON	740 lb
(2)2x6	LUS26-2	10d COMMON	880 lb
(2)2x12	HUC212-2	10d COMMON	2050 lb
14" TJI 230	IUS2.37/14	10d COMMON	1170 lb
14" TJI 560	IUS3.56/14	10d COMMON	1405 lb
3/2x14 LSL	LUS414	16d COMMON	2110 lb
(2)1-3/4x14 LVL	LUS414	16d COMMON	2110 lb
5/4x14 PSL	HHUS5.50/10	16d COMMON	4870 lb
1-3/4x14 LSL	HUCQ1.81/11	1/4" # SCREWS	1800 lb
1-3/4x11-1/4 LVL	HU11	16d COMMON	2820 lb
4x12	LUS410	16d COMMON	1565 lb

LEGEND

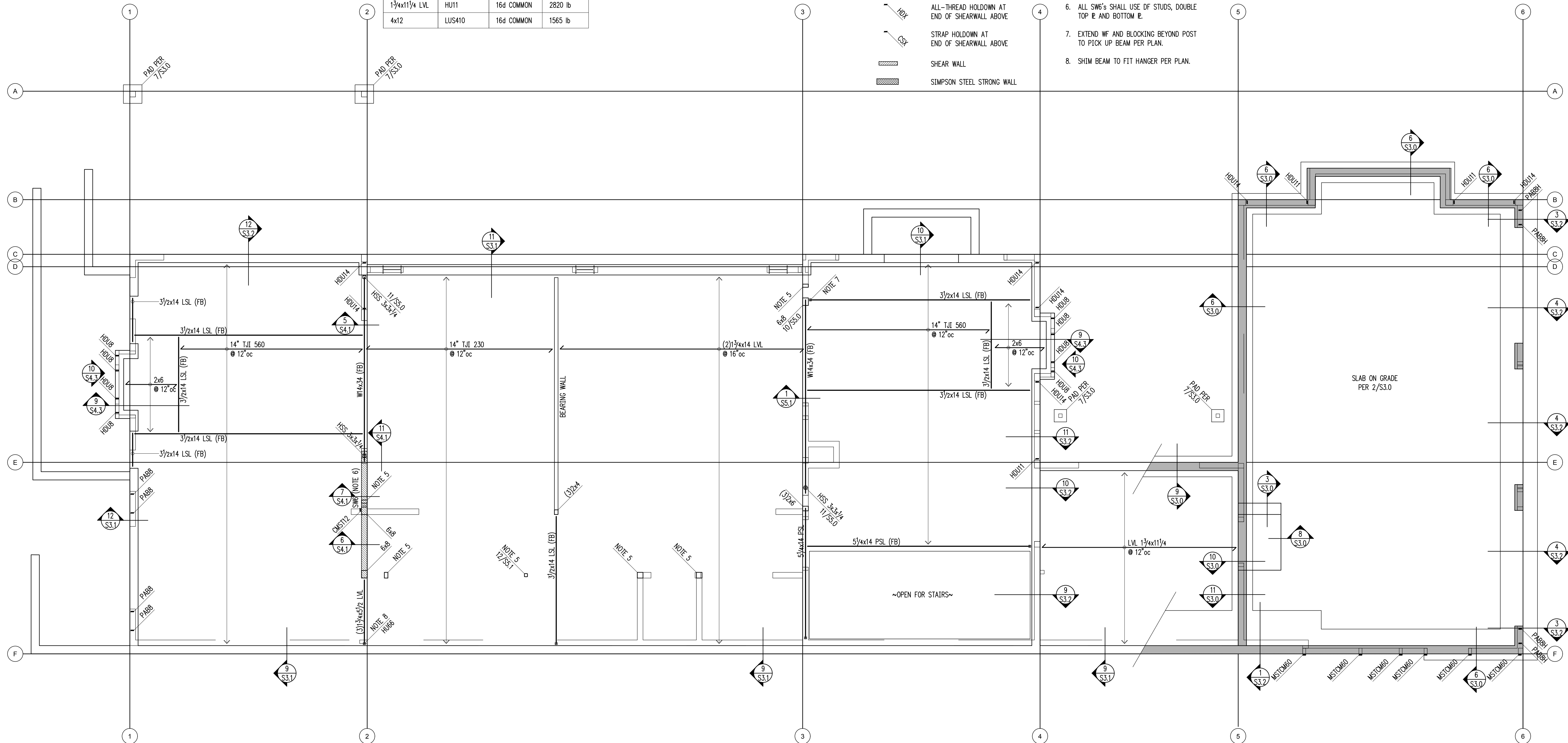


FRAMING PLAN NOTES

- SW... INDICATES SHEARWALL TYPE PER SCHEDULE 8/S4.0. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
- COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.
- AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.
- MATCH AND ALIGN STUDS/POSTS WITH ABOVE.
- ALL SW'S SHALL USE DF STUDS, DOUBLE TOP & BOTTOM &.
- EXTEND WF AND BLOCKING BEYOND POST TO PICK UP BEAM PER PLAN.
- SHIM BEAM TO FIT HANGER PER PLAN.

FOUNDATION PLAN NOTES

- SEE 10/S4.0 FOR TYPICAL HOLDOWN REQUIREMENTS AT CONCRETE WALLS AND FOOTINGS.
- SLAB-ON-GRADE SHALL BE PLACED AND CURED FOR A MINIMUM OF SEVEN DAYS BEFORE RETAINING WALLS ARE BACKFILLED. SEE RETAINING WALL DETAILS FOR SPECIFIC CONFIGURATION.
- STEP FOUNDATIONS AS REQUIRED PER 4/S3.0
- PROVIDE CORNER BAR REINFORCING PER 5/S3.0



1 S2.1 UPPER FOUNDATION PLAN - MAIN FLOOR FRAMING PLAN (BASEMENT WALLS)
scale: 1/4" = 1'-0"

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UPPER FOUNDATION PLAN
MAIN FLOOR FRAMING PLAN

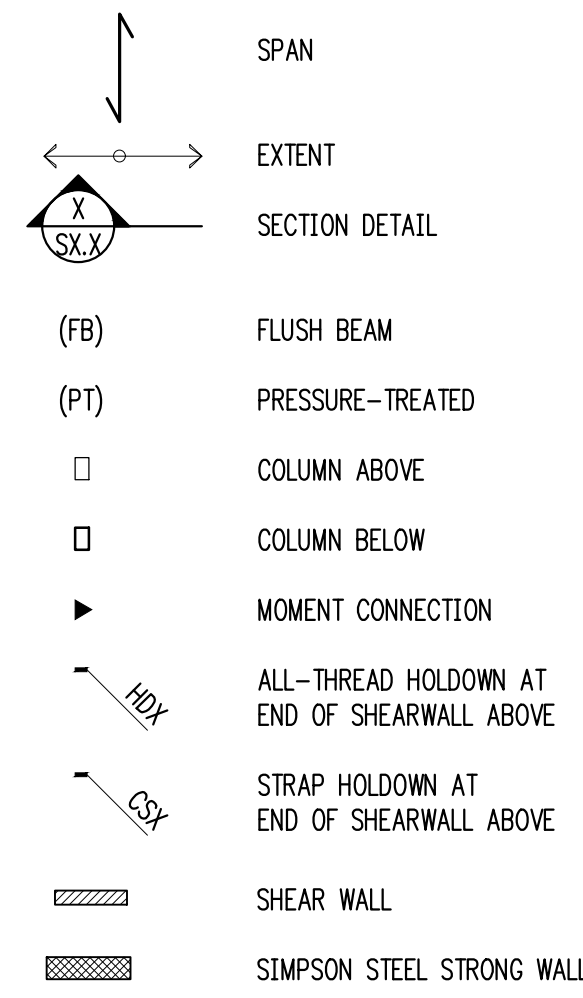
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S2.1

HANGER SCHEDULE

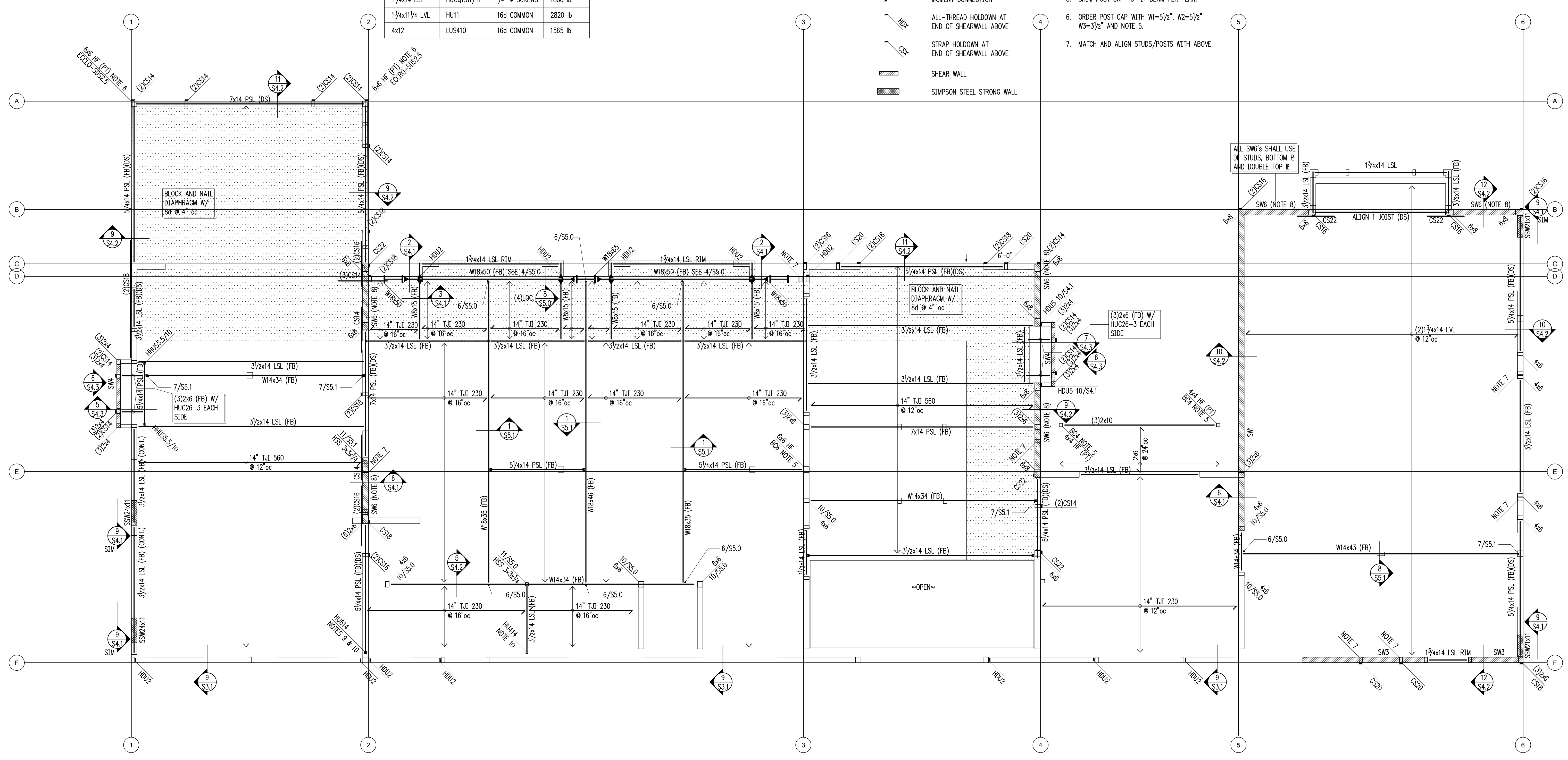
MEMBER (FLAT ONLY)	HANGER	FACE NAILING	CAPACITY (Cd = 1.0)
2x6	LUS26	10d COMMON	740 lb
(2)2x6	LUS26-2	10d COMMON	880 lb
(2)2x12	HUC212-2	10d COMMON	2050 lb
14" TJI 230	IUS2.37/14	10d COMMON	1170 lb
14" TJI 560	IUS3.56/14	10d COMMON	1405 lb
3/2x14 LSL	LUS414	16d COMMON	2110 lb
(2)1-3/4x14 LVL	LUS414	16d COMMON	2110 lb
5/4x14 PSL	HHUS5.50/10	16d COMMON	4870 lb
1-3/4x14 LSL	HUCQ1.81/11	1/4" # SCREWS	1800 lb
1-3/4x11/4 LVL	HU11	16d COMMON	2820 lb
4x12	LUS410	16d COMMON	1565 lb

LEGEND



FRAMING PLAN NOTES

- SW... INDICATES SHEARWALL TYPE PER SCHEDULE 8/S4.0. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
- COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.
- AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.
- SHIM POST CAP TO FIT BEAM PER PLAN.
- ORDER POST CAP WITH W1=5/2", W2=5/2" W3=3/2" AND NOTE 5.
- MATCH AND ALIGN STUDS/POSTS WITH ABOVE.
- ALL SW6'S SHALL USE DF STUDS, DOUBLE TOP P. AND BOTTOM P.
- SHIM BEAM TO FIT HANGER PER PLAN.
- USE 1/4"x1-3/4" TITEN2 SCREWS WITH HANGER ATTACHING TO CONCRETE.



SECOND FLOOR FRAMING PLAN (MAIN FLOOR WALLS)
scale: 1/4" = 1'-0"



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Issue Date	Issue Description
2/13/18	Permit

Building Department Approval

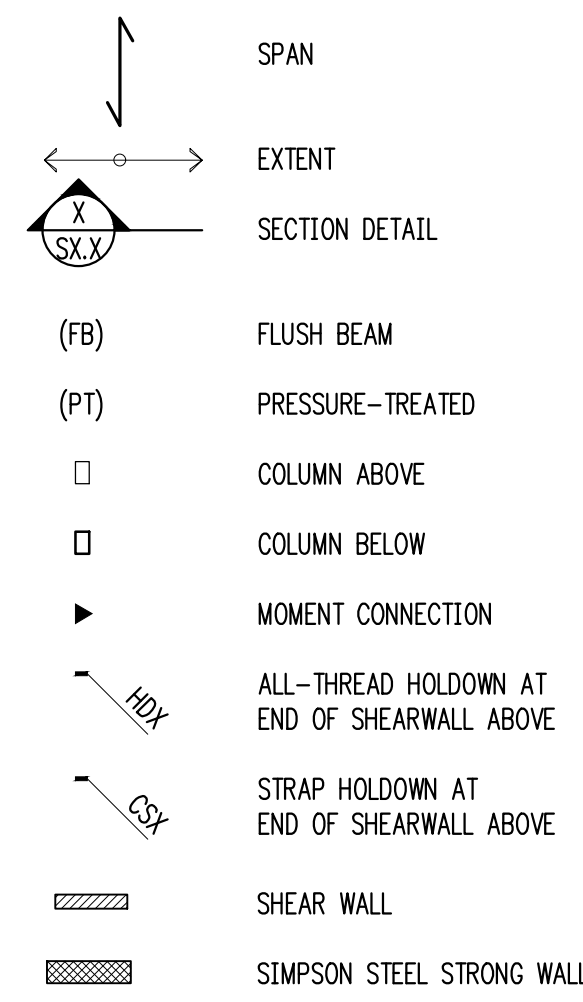
Drawing Title
SECOND FLOOR FRAMING PLAN

Drawing Number
S2.2

HANGER SCHEDULE

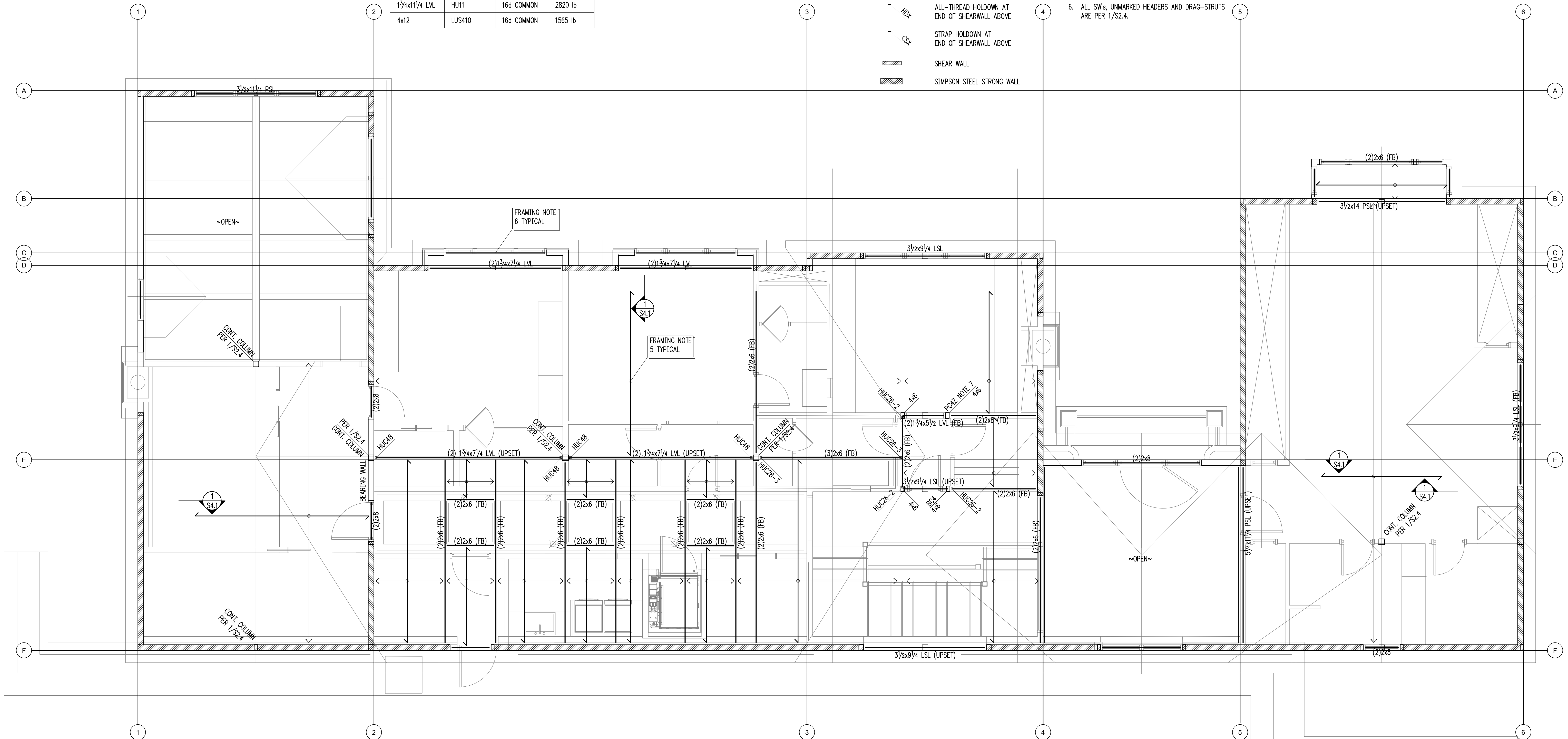
MEMBER (FLAT ONLY)	HANGER	FACE NAILING	CAPACITY (Cd = 1.0)
2x6	LUS26	10d COMMON	740 lb
(2)2x6	LUS26-2	10d COMMON	880 lb
(2)2x12	HUC212-2	10d COMMON	2050 lb
14" TJI 230	IUS2.37/14	10d COMMON	1170 lb
14" TJI 560	IUS3.56/14	10d COMMON	1405 lb
3/2x14 LSL	LUS414	16d COMMON	2110 lb
(2)1-3/4x14 LVL	LUS414	16d COMMON	2110 lb
5/4x14 PSL	HHUS5.50/10	16d COMMON	4870 lb
1-3/4x14 LSL	HUCQ1.81/11	3/4" # SCREWS	1800 lb
1-3/4x11/4 LVL	HU11	16d COMMON	2820 lb
4x12	LUS410	16d COMMON	1565 lb

LEGEND



FRAMING PLAN NOTES

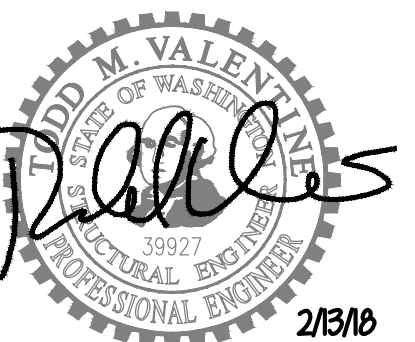
- SW... INDICATES SHEARWALL TYPE PER SCHEDULE 8/S4.0. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
- COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.
- AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.
- ALL CEILING FRAMING IS 2x6 @ 24" oc.
- ALL SW's, UNMARKED HEADERS AND DRAG-STRUTS ARE PER 1/S2.4.



1 S2.3 CEILING FRAMING PLAN (SECOND FLOOR WALLS)
scale: 1/4" = 1'-0"

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Issue Date Issue Description
2/13/18 Permit

Building Department Approval

Drawing Title
UPPER FLOOR CEILING
FRAMING PLAN

Drawing Number

S2.3

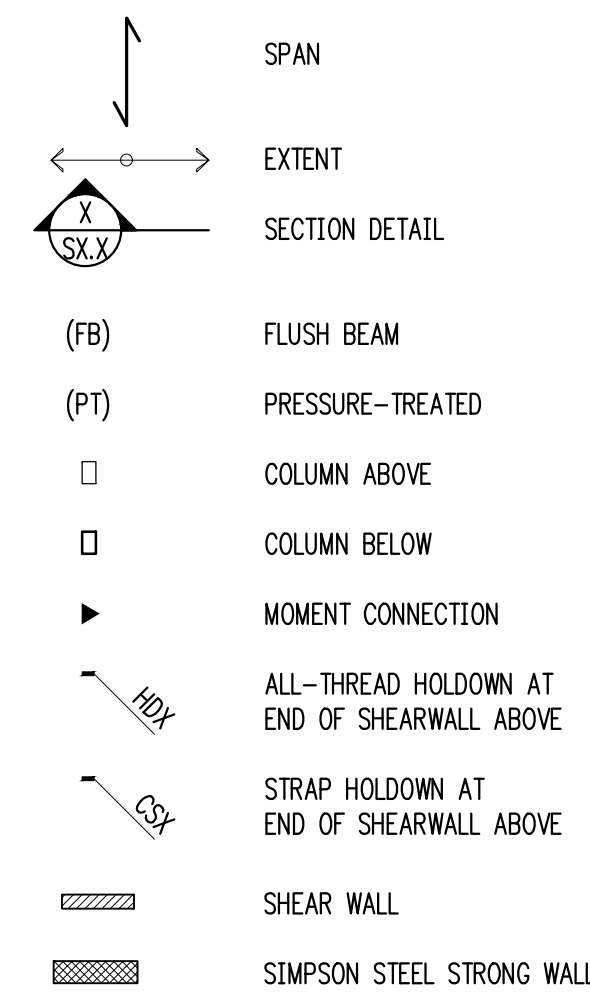
HANGER SCHEDULE

MEMBER (FLAT ONLY)	HANGER	FACE NAILING	CAPACITY (Cd = 1.0)
2x6	LUS26	10d COMMON	740 lb
(2)2x6	LUS26-2	10d COMMON	880 lb
(2)2x12	HUC212-2	10d COMMON	2050 lb
14" TJI 230	IUS2.37/14	10d COMMON	1170 lb
14" TJI 560	IUS3.56/14	10d COMMON	1405 lb
3/2x14 LSL	LUS414	16d COMMON	2110 lb
(2)1-7/4x14 LVL	LUS414	16d COMMON	2110 lb
5/4x14 PSL	HHUS5.50/10	16d COMMON	4870 lb
1-3/4x14 LSL	HUCQ1.81/11	1/4" # SCREWS	1800 lb
1-3/4x11/4 LVL	HU11	16d COMMON	2820 lb
4x12	LUS410	16d COMMON	1565 lb

MEMBER (SLOPED ONLY)	HANGER	FACE NAILING	CAPACITY (Cd = 1.15)
2x6	LSU26	10d COMMON	695 lb
2x12	LSSU210	10d COMMON	1105 lb
(2)2x12	LSSU210-2	10d COMMON	2485 lb
3/2x11/4 (11/8) LSL	LSSU410	10d COMMON	2485 lb

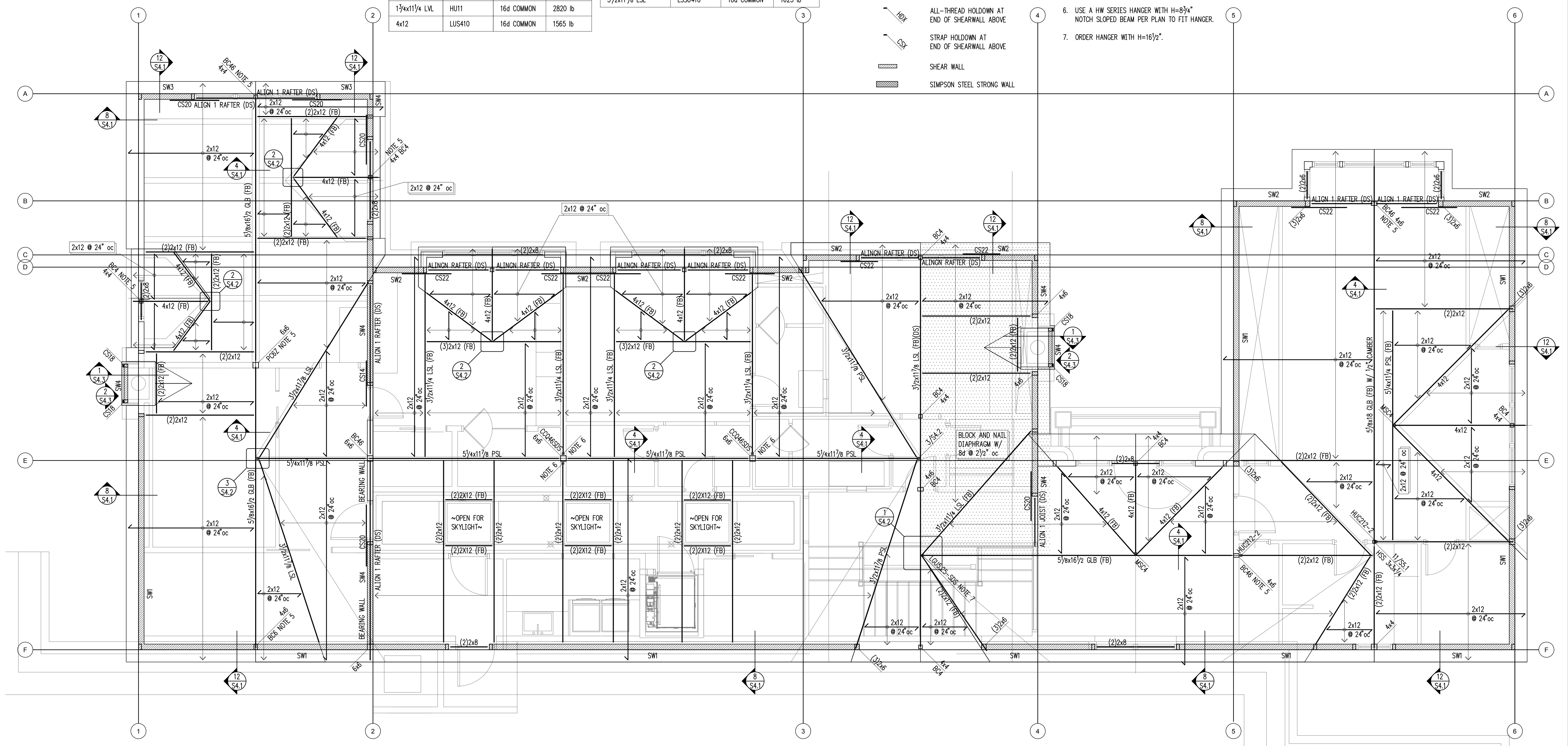
MEMBER (SLOPED & SKEWED)	HANGER	FACE NAILING	CAPACITY (Cd = 1.15)
(2)2x12	LSSU210-2	10d COMMON	1625 lb
4x12	LSSU410	10d COMMON	1625 lb
3/2x11/8 LSL	LSSU410	10d COMMON	1625 lb

LEGEND



FRAMING PLAN NOTES

- SW... INDICATES SHEARWALL TYPE PER SCHEDULE 8/S4.0. REFER TO DETAILS FOR TYPICAL SHEARWALL CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL INFORMATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR FLOOR OR ROOF SHEATHING TYPE, THICKNESS, AND NAILING.
- COLUMNS SHALL BE DOUBLE STUD MINIMUM, UNLESS NOTED OTHERWISE. SEE 11/S4.0.
- AT ALL SHEARWALLS PROVIDE DOUBLE TOP PLATES AND SPLICE PER 12/S4.0.
- SHIM POST CAP TO FIT BEAM PER PLAN.
- USE A HW SERIES HANGER WITH H=8 3/4" NOTCH SLOPED BEAM PER PLAN TO FIT HANGER.
- ORDER HANGER WITH H=16 1/2".



1 ROOF FRAMING PLAN (SECOND FLOOR WALLS)
S2.4 scale: 1/4" = 1'-0"



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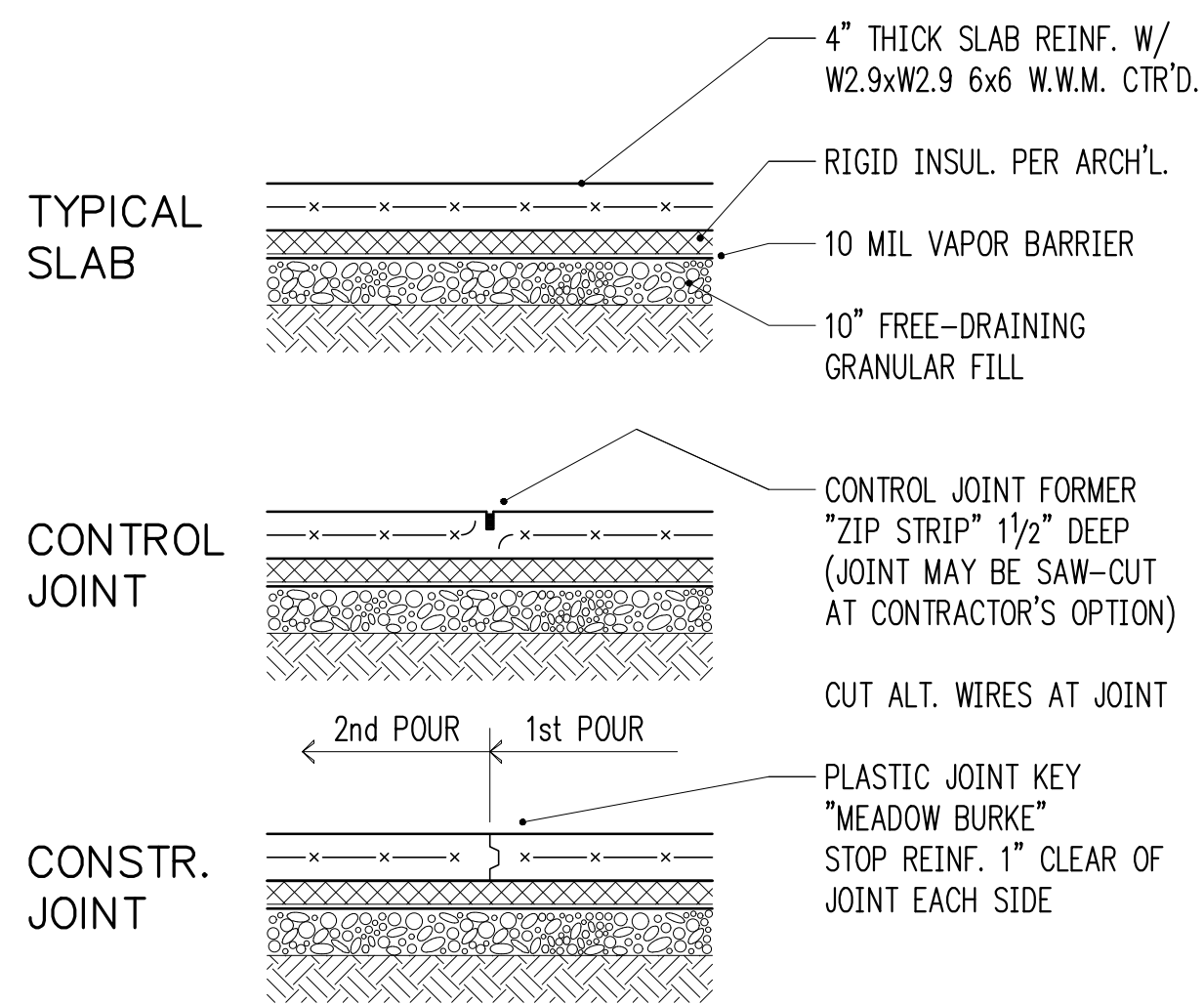
Project
Trigent Ride Residence LLC
6025 77th Ave. SE
Mercer Island, WA 98040

Issue Date	Issue Description
2/13/18	Permit

Building Department Approval

Drawing Title
ROOF FRAMING PLAN

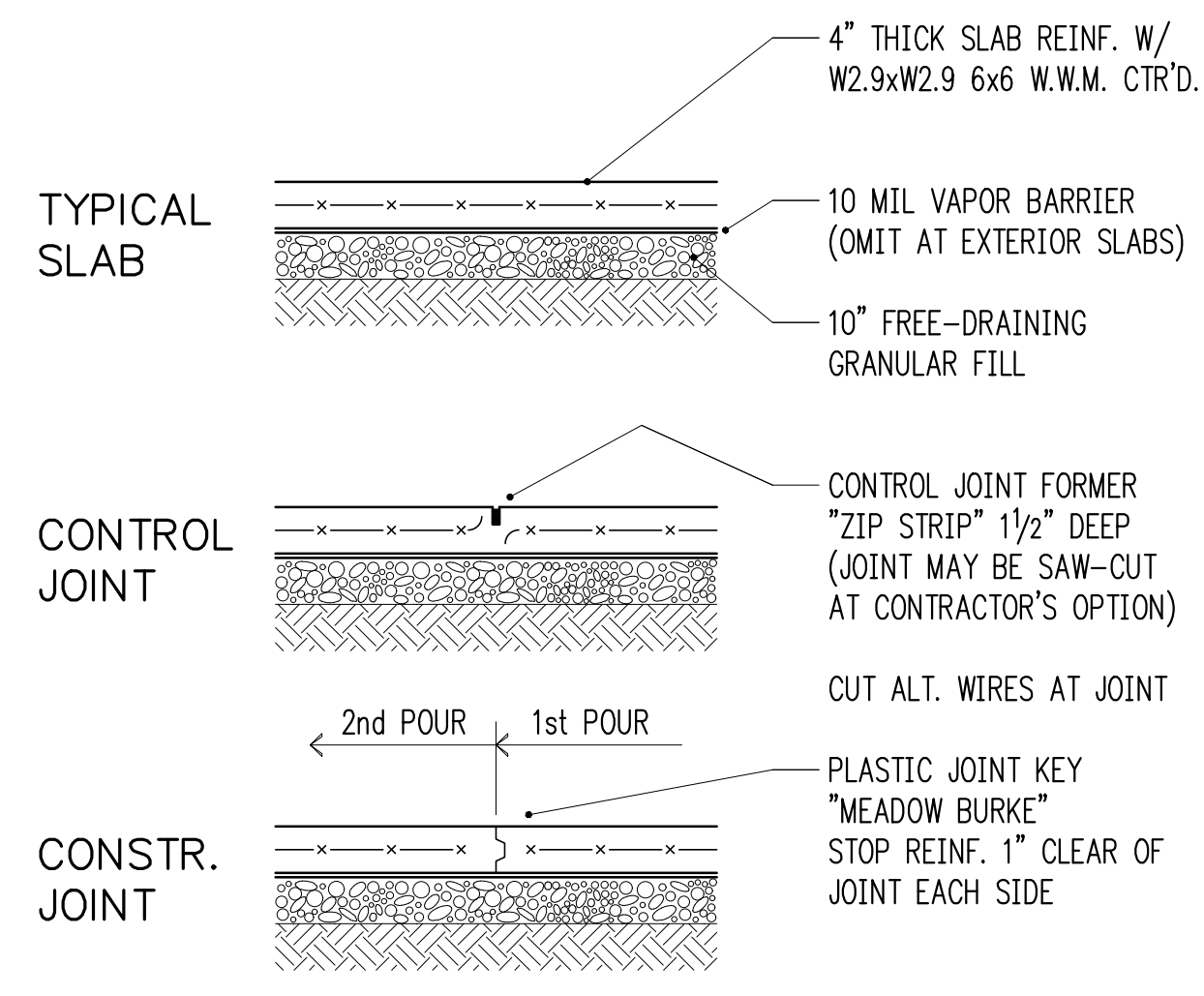
Drawing Number
S2.4



SLAB-ON-GRADE (INSULATED)

3/4" = 1'-0"

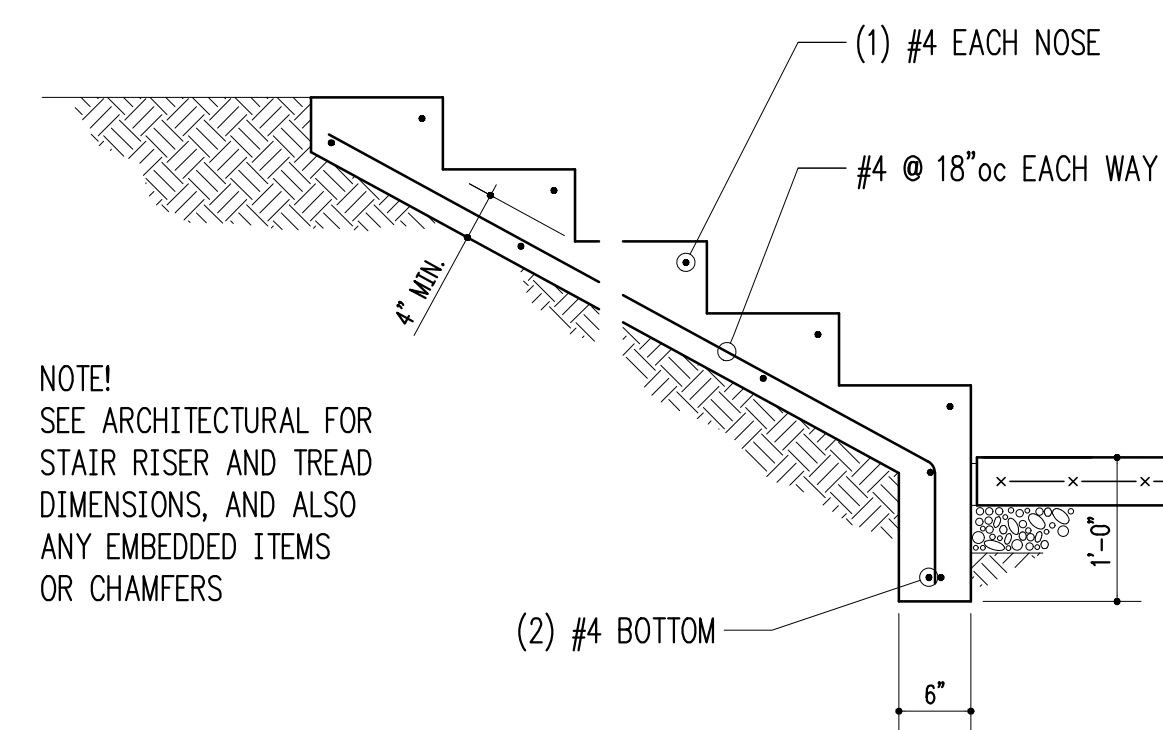
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SLAB-ON-GRADE (NOT INSULATED)

3/4" = 1'-0"

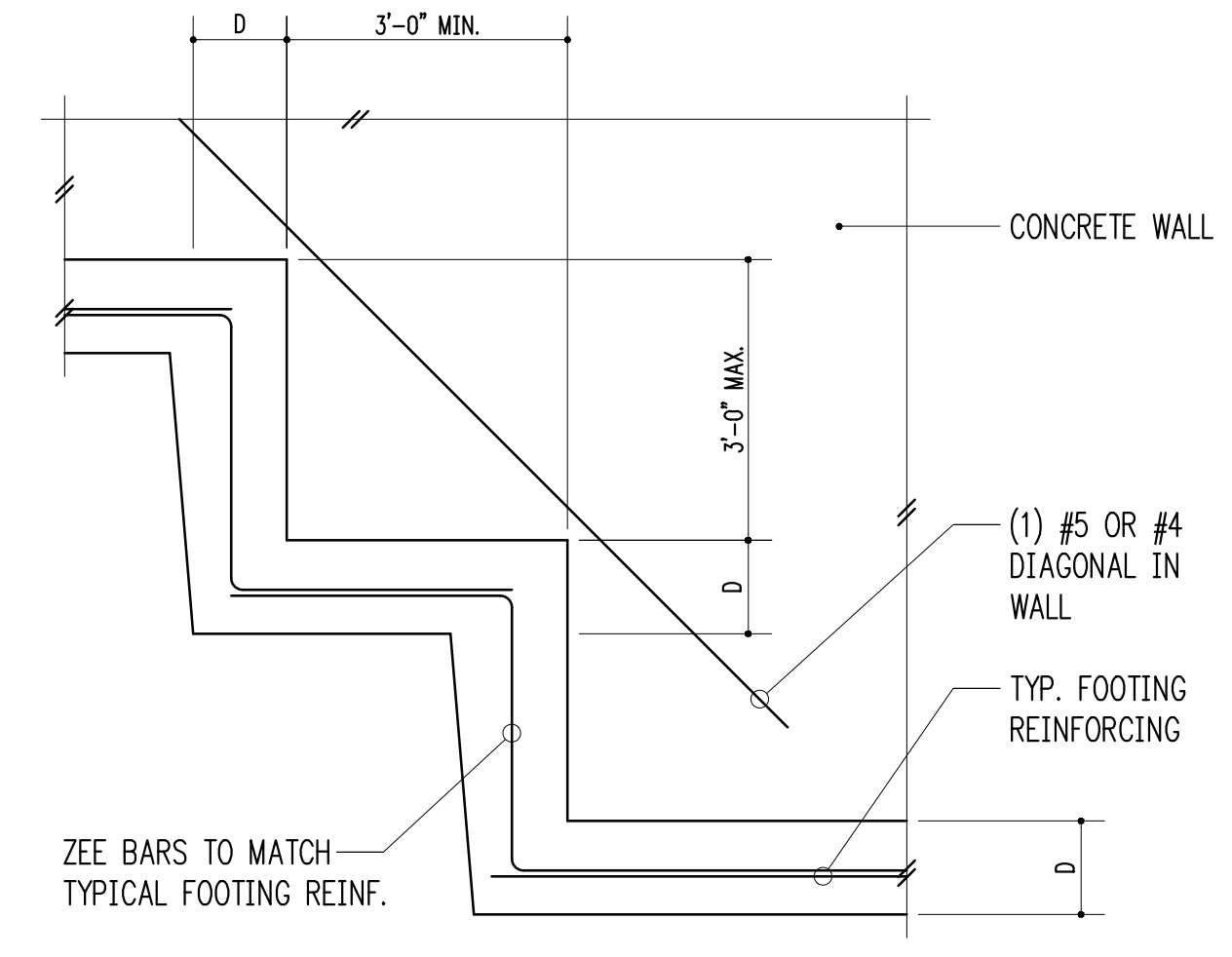
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TYPICAL STAIR-ON-GRADE

3/4" = 1'-0"

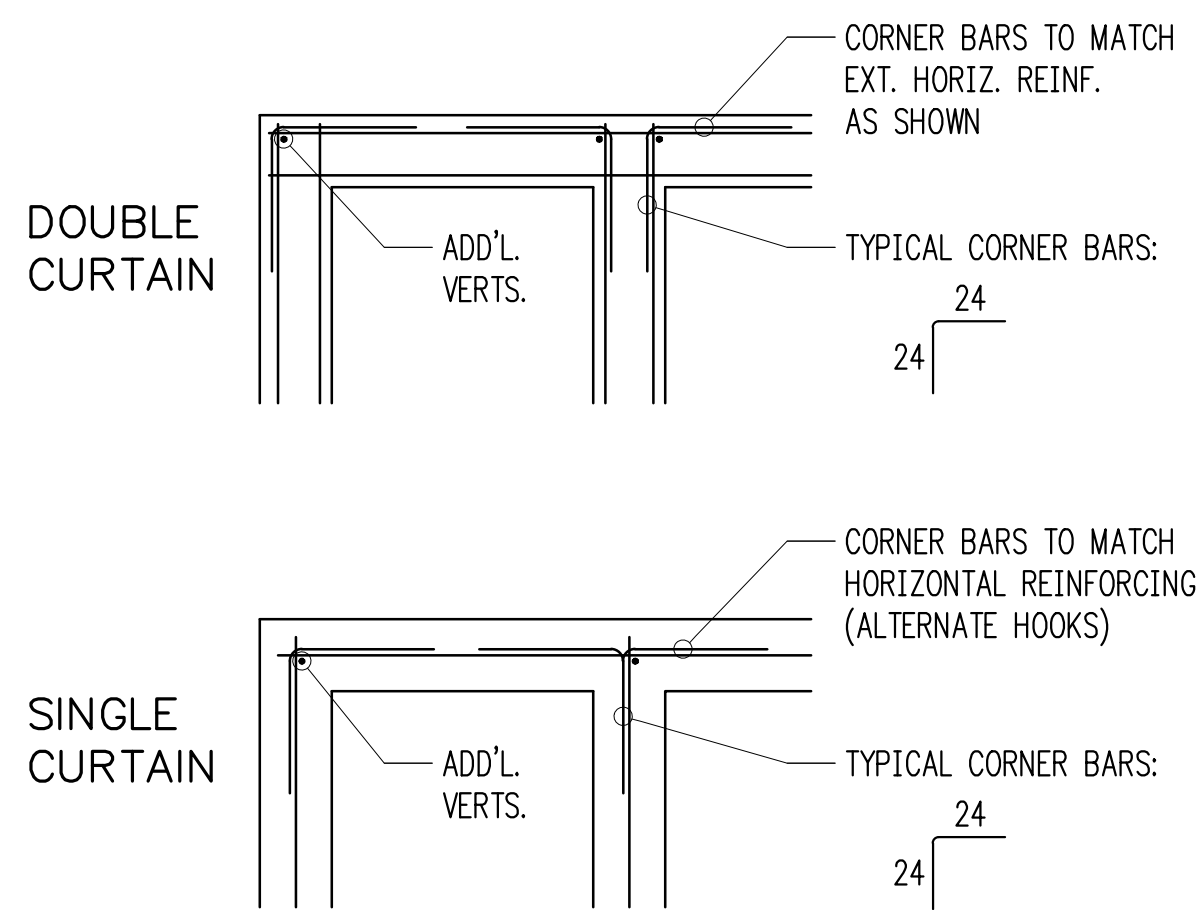
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TYPICAL STEPPED FOOTING

3/4" = 1'-0"

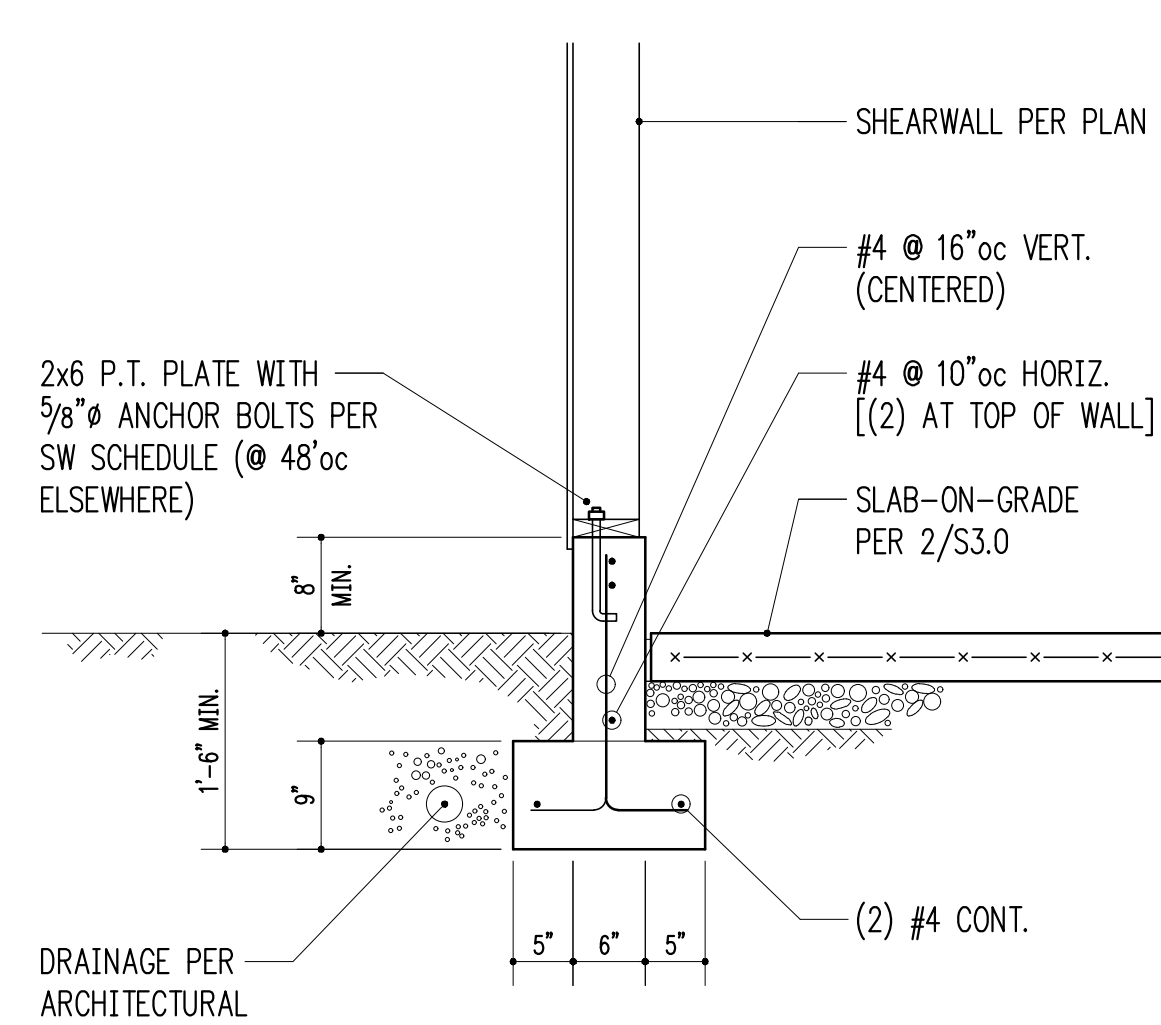
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TYPICAL CORNER BARS AT CONCRETE WALLS

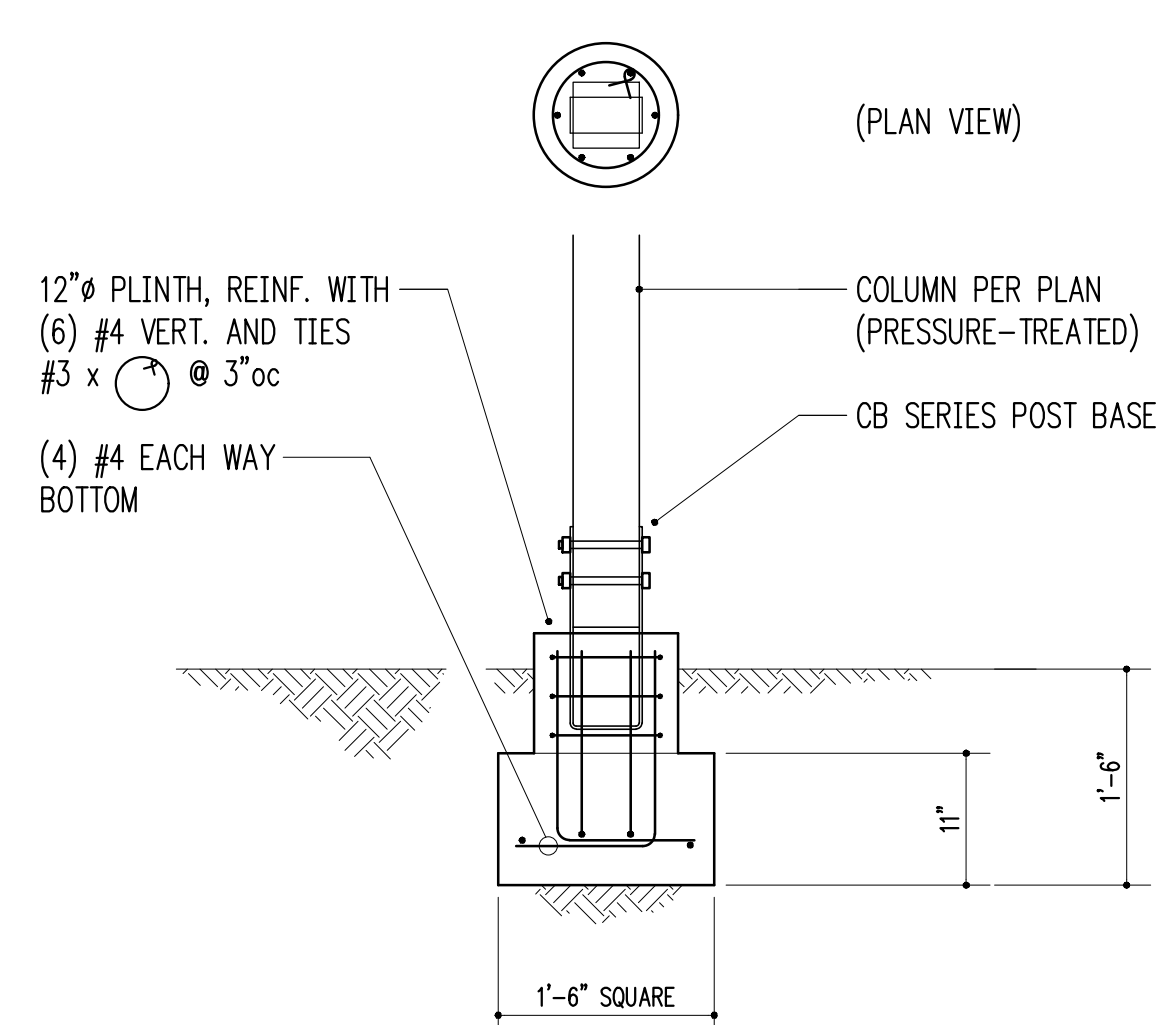
3/4" = 1'-0"

5



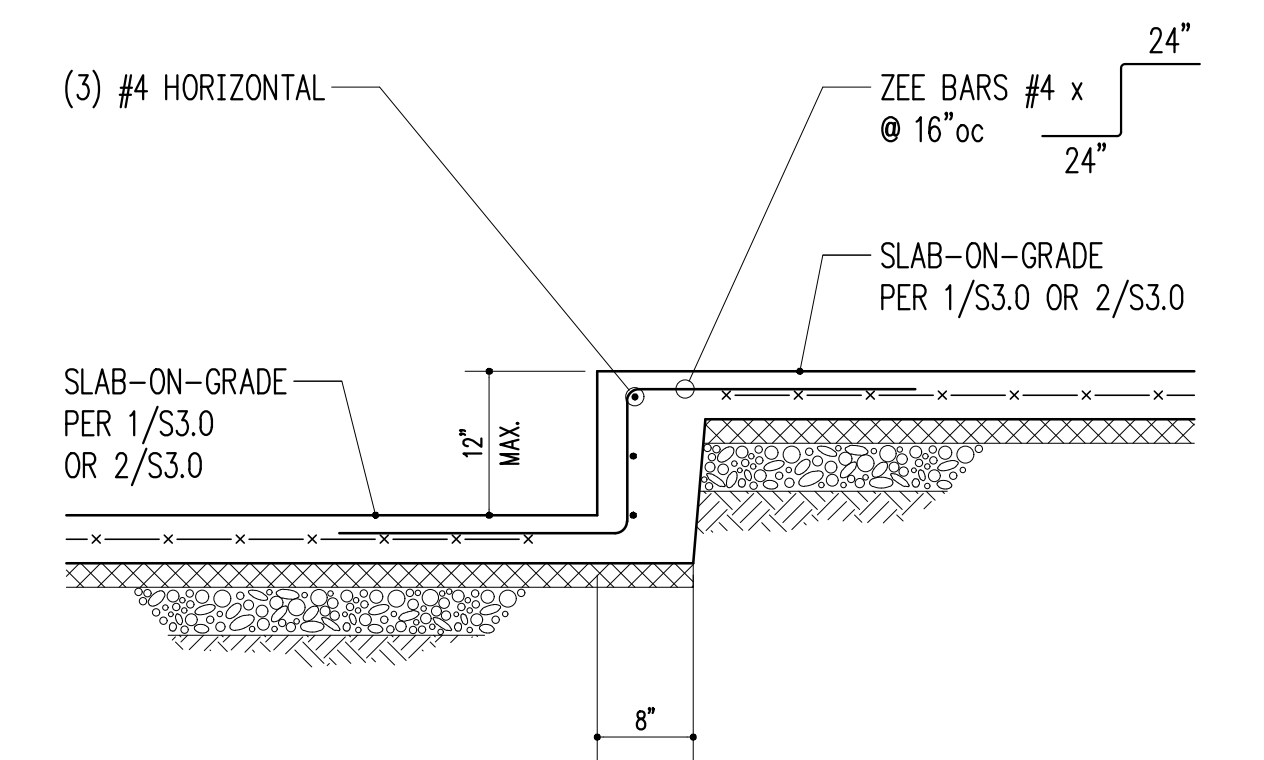
3/4" = 1'-0"

6



3/4" = 1'-0"

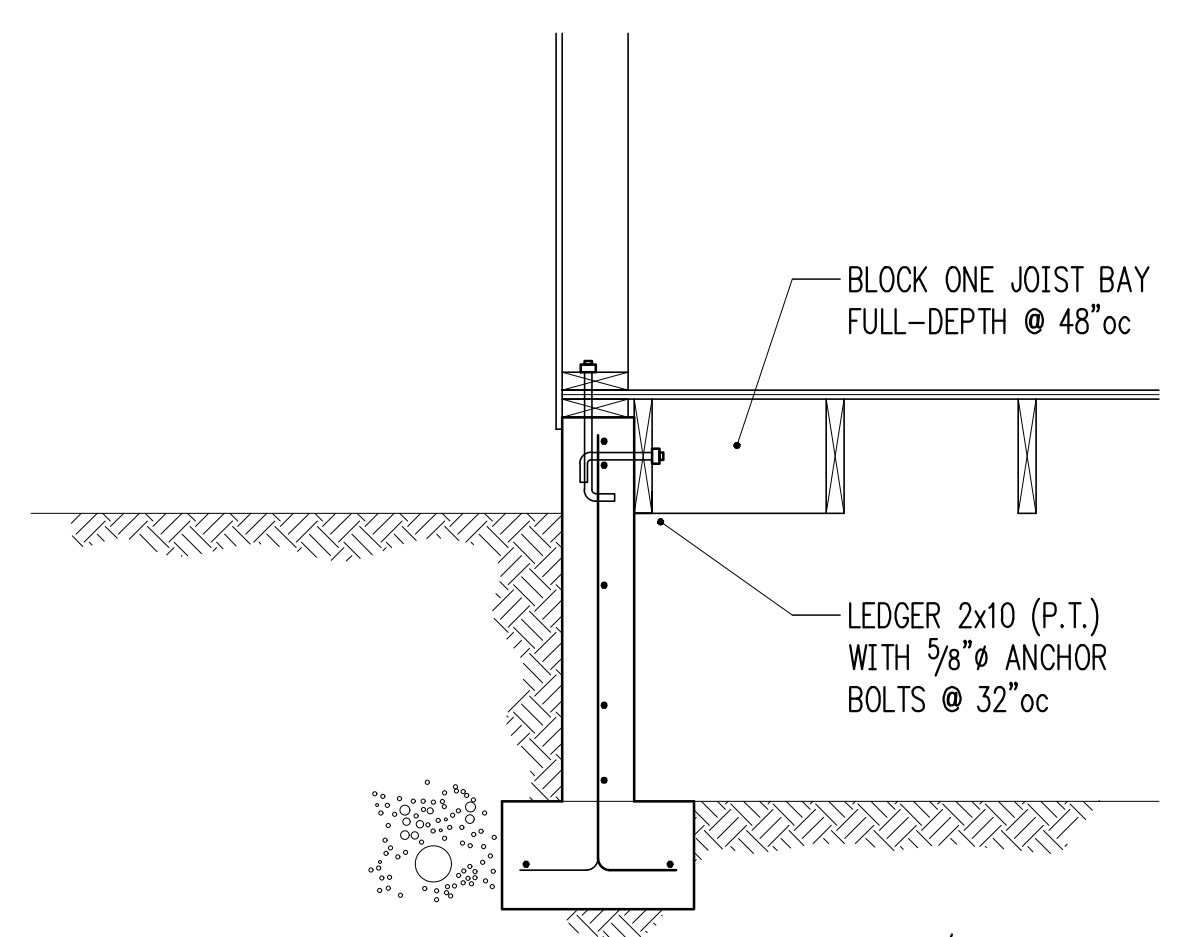
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STEP IN CONCRETE SLAB ON GRADE

3/4" = 1'-0"

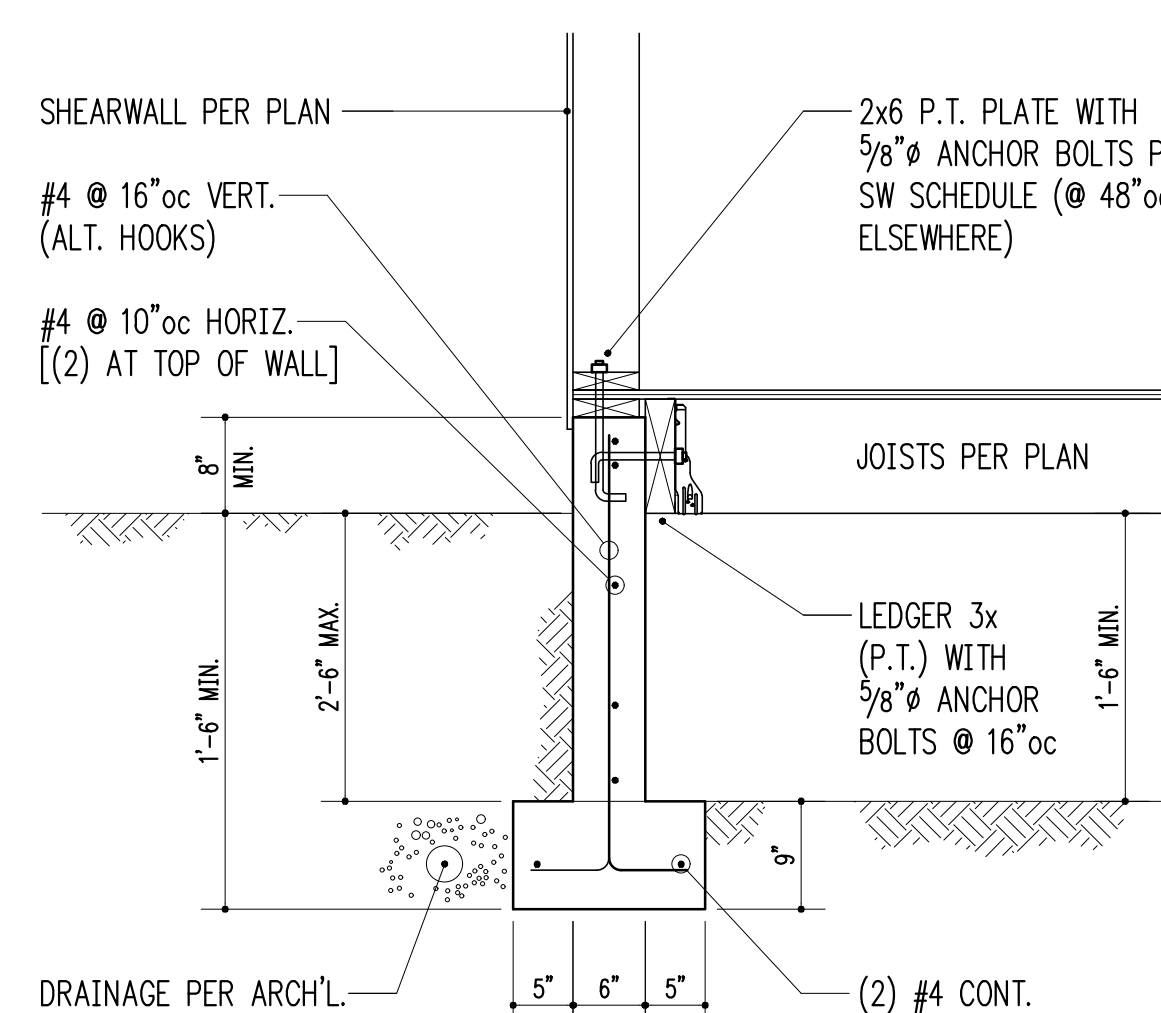
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JOSITS OVER CRAWL SPACE

3/4" = 1'-0"

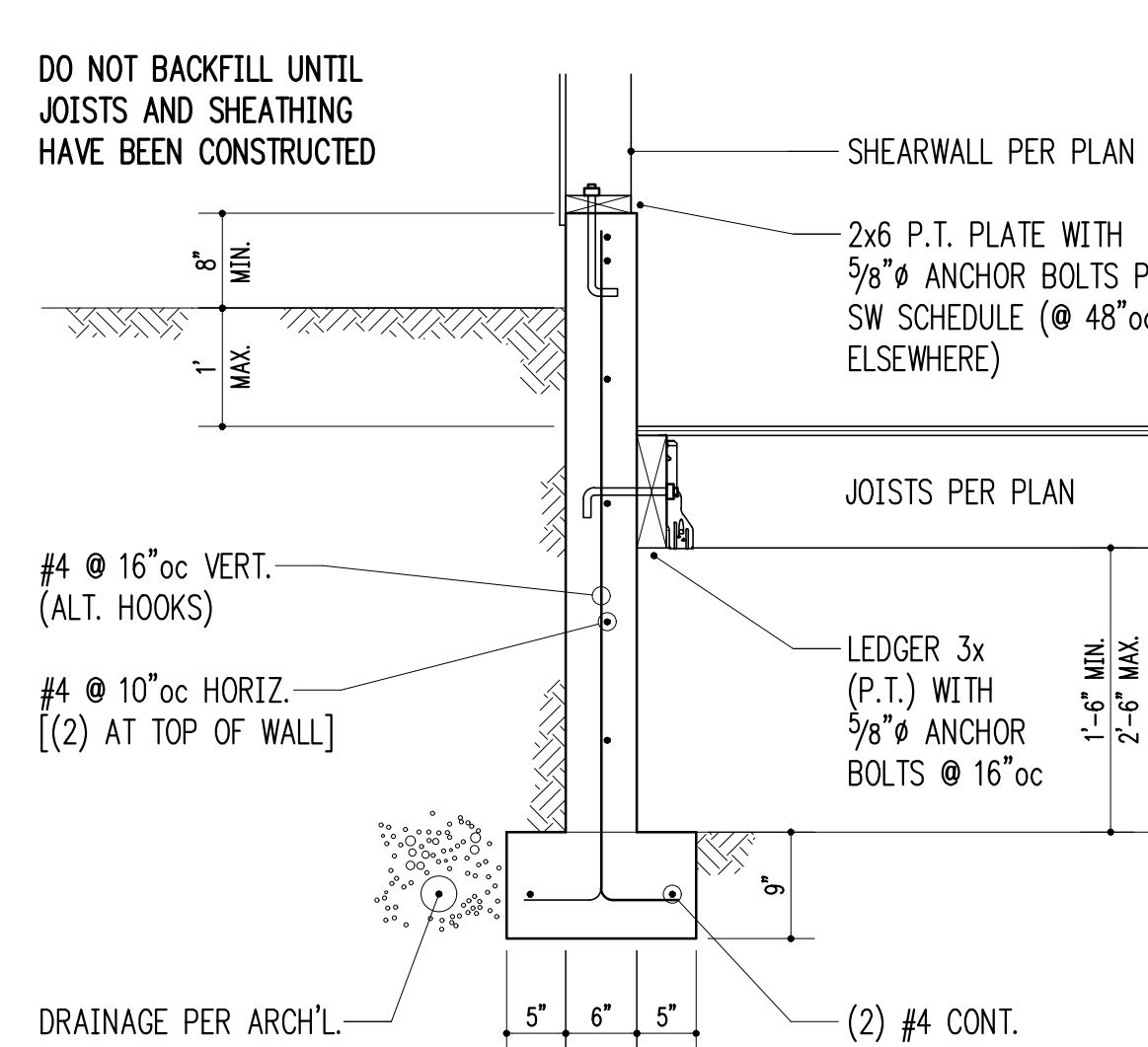
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JOSITS OVER CRAWL SPACE

3/4" = 1'-0"

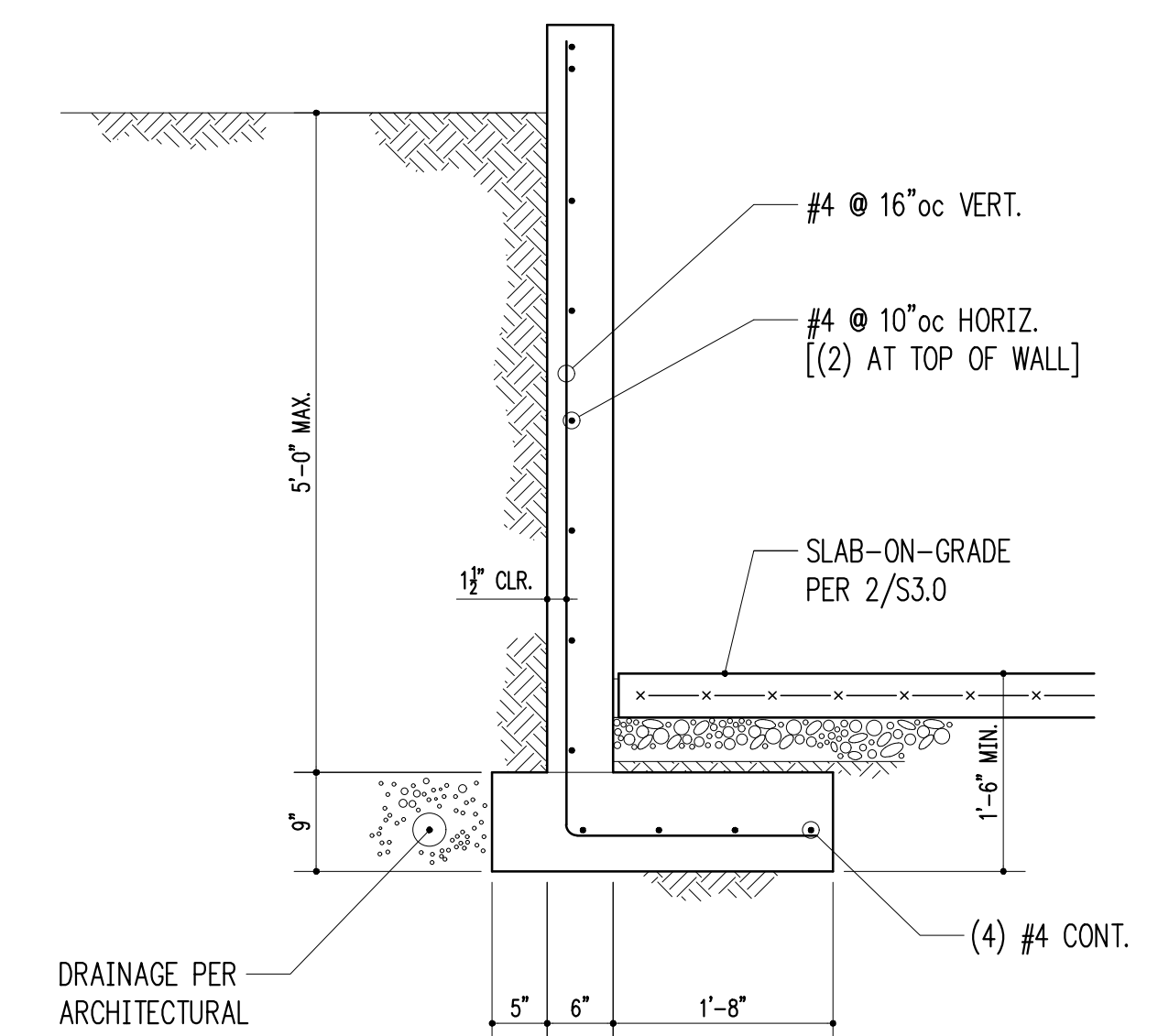
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JOSITS OVER CRAWL SPACE

3/4" = 1'-0"

11



SITE WALL

3/4" = 1'-0"

12



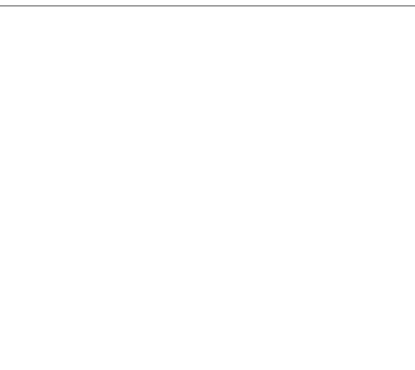
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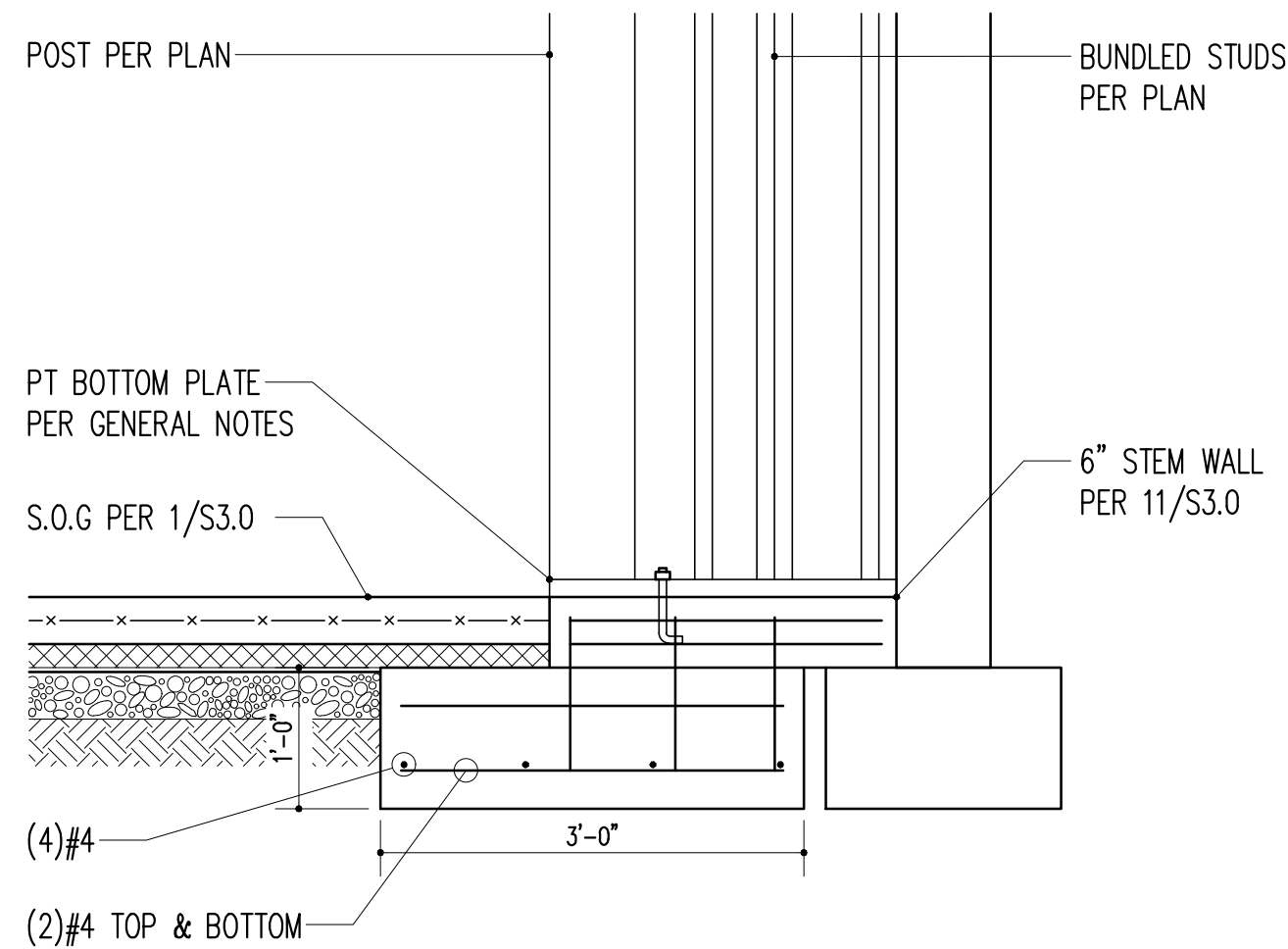
Building Department Approval



Drawing Title
STRUCTURAL DETAILS

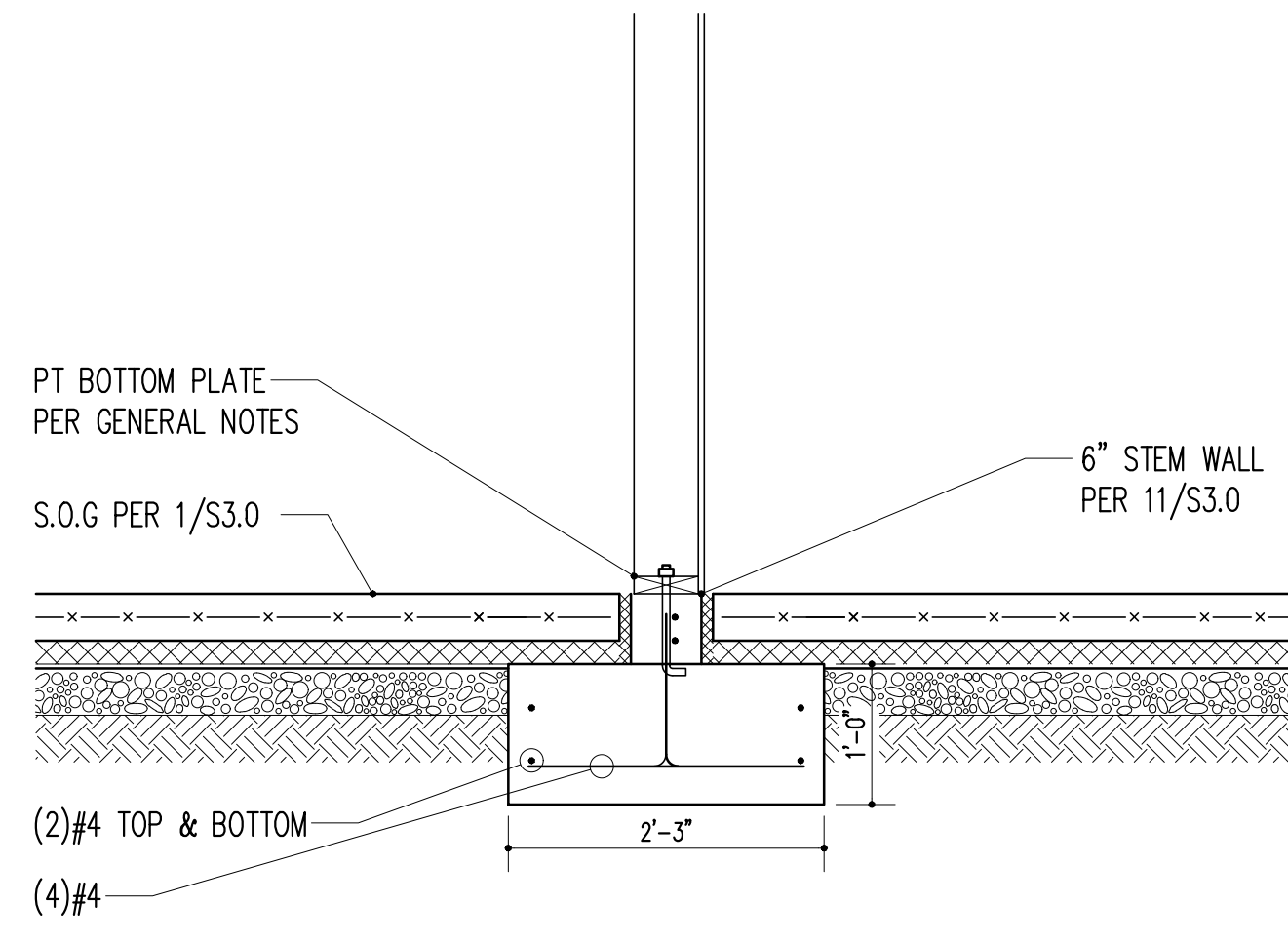
Drawing Number

S3.0



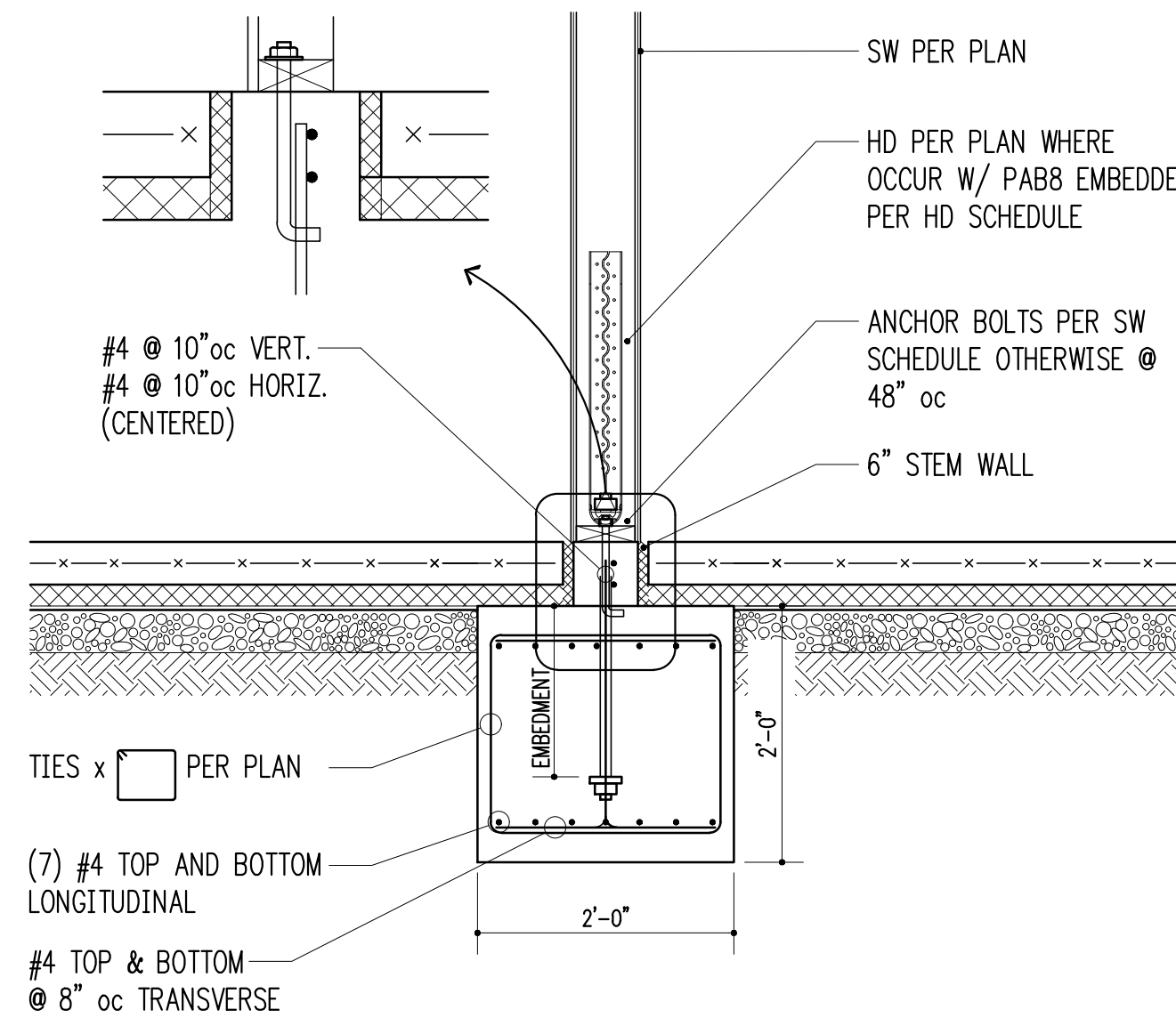
PAD FOOTING

3/8" = 1'-0" 1



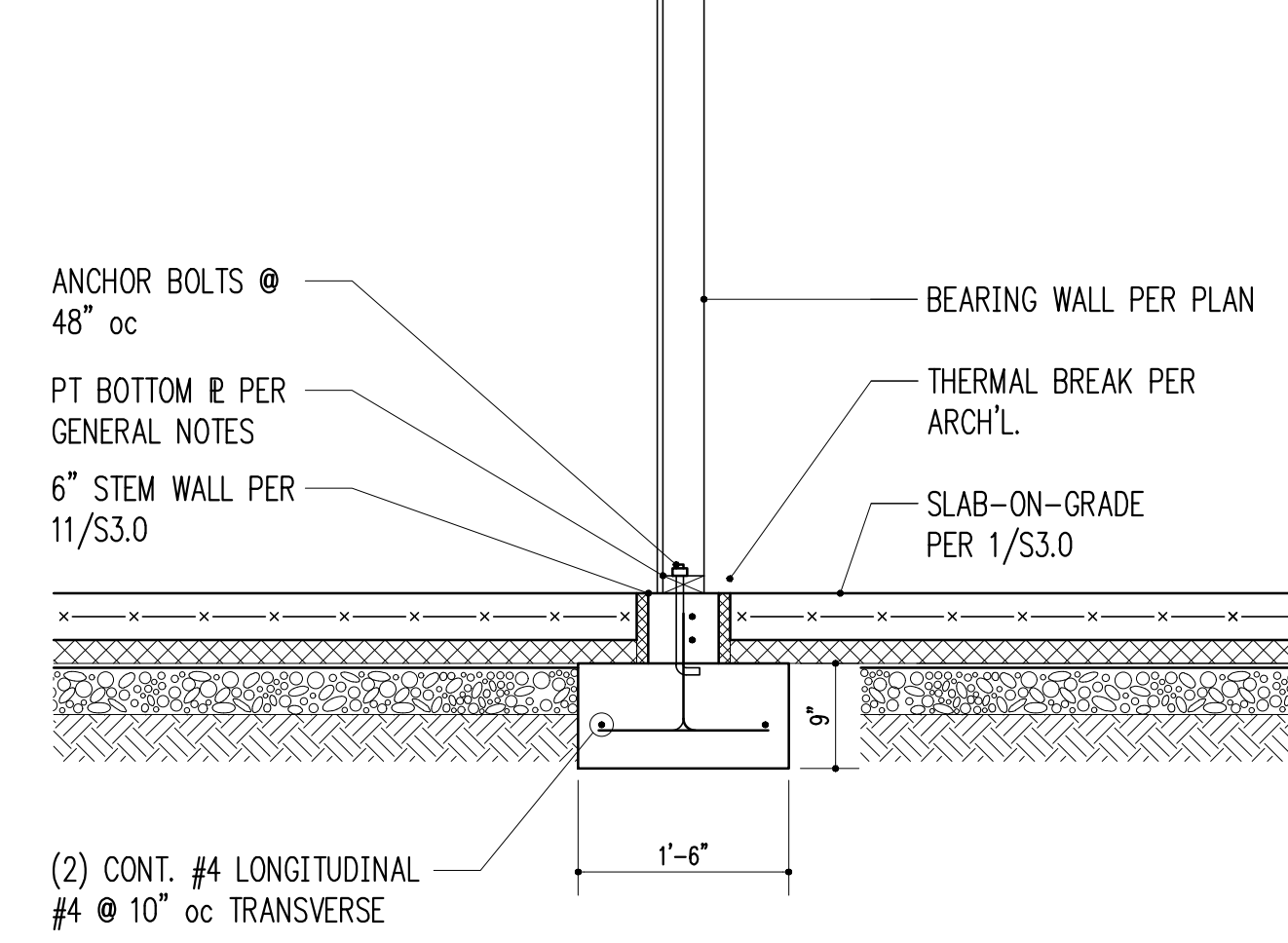
PAD FOOTING

3/4" = 1'-0" 2



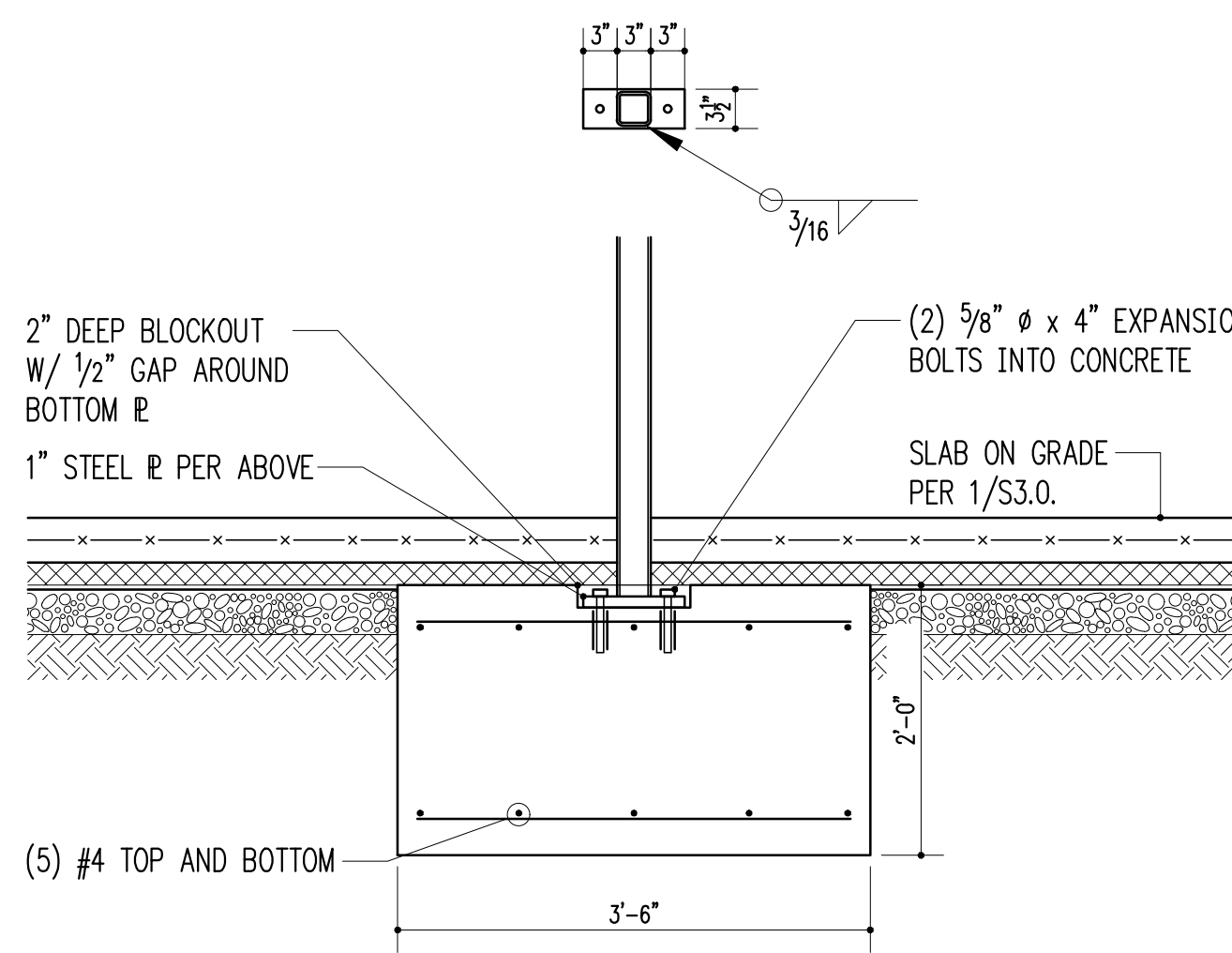
STRIP FOOTING

3/4" = 1'-0" 3



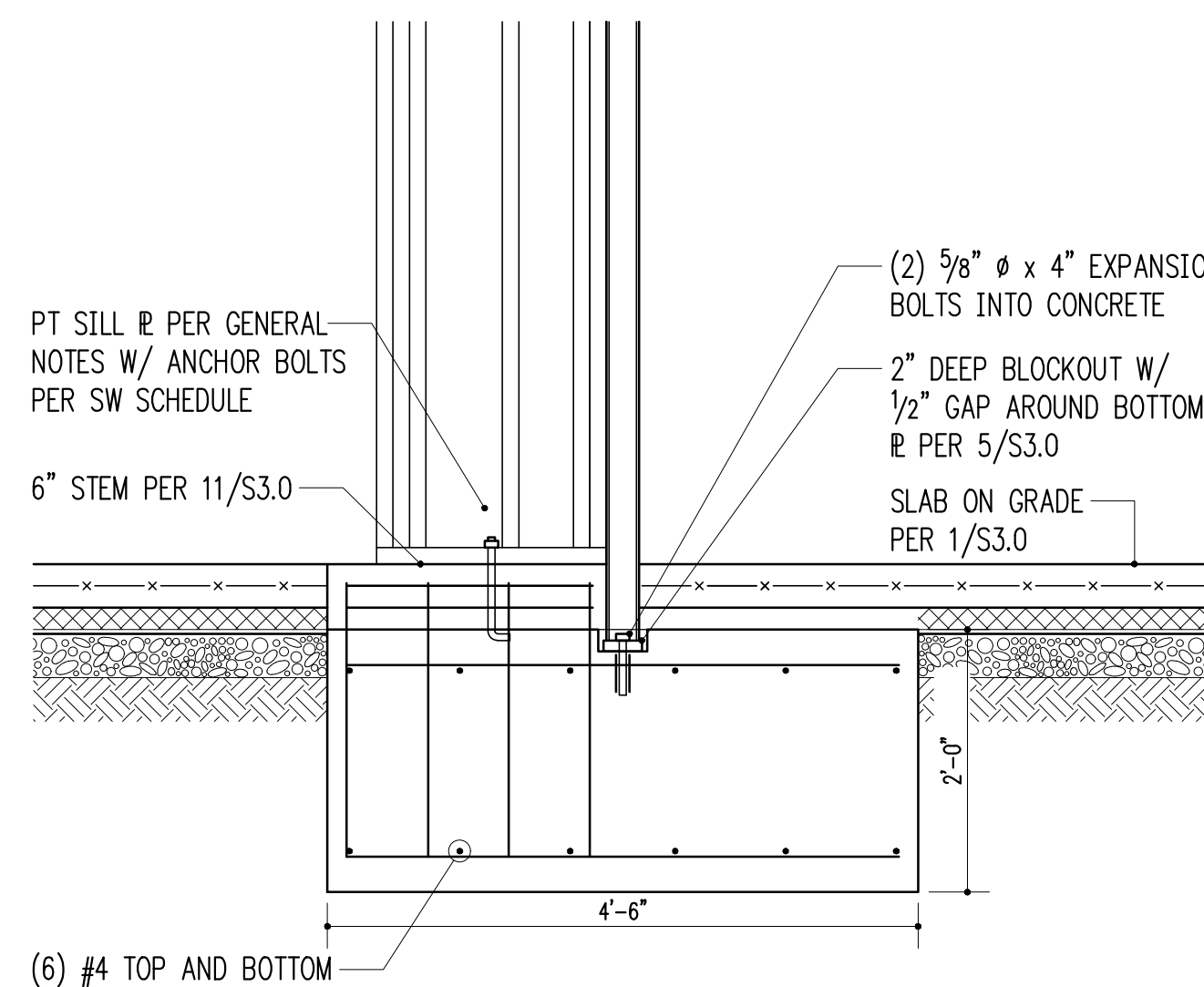
STRIP FOOTING

3/4" = 1'-0" 4



PAD FOOTING

3/4" = 1'-0" 5



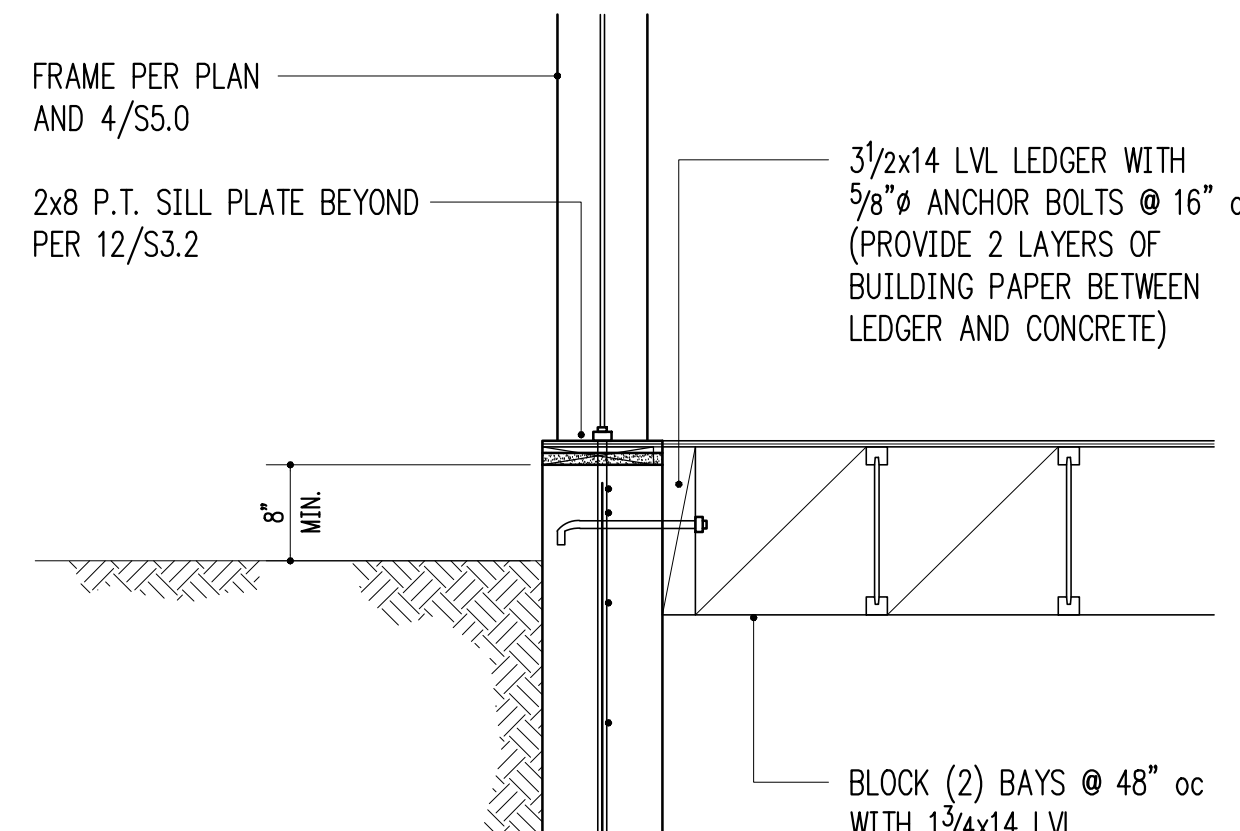
PAD FOOTING

3/4" = 1'-0" 6

DO NOT BACKFILL MORE THAN 36" OF SOIL PRIOR TO COMPLETION OF MAIN FLOOR FRAMING

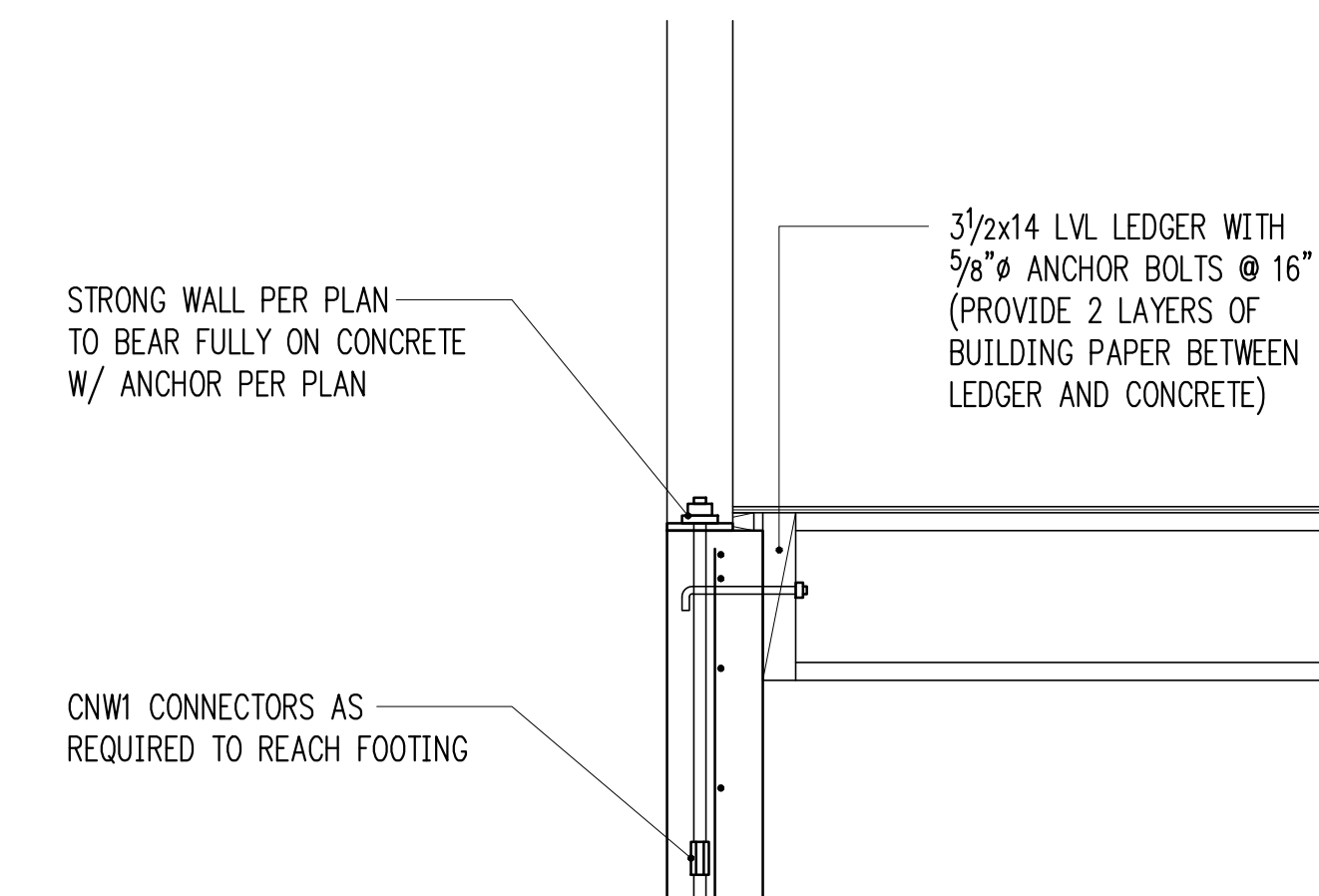
THIS DETAIL REQUIRES 5,000 PSI CONCRETE. SPECIAL INSPECTION REQUIRED

THIS DETAIL REQUIRES CAST-IN THREADED RODS. SEE ALSO 7/S5.0



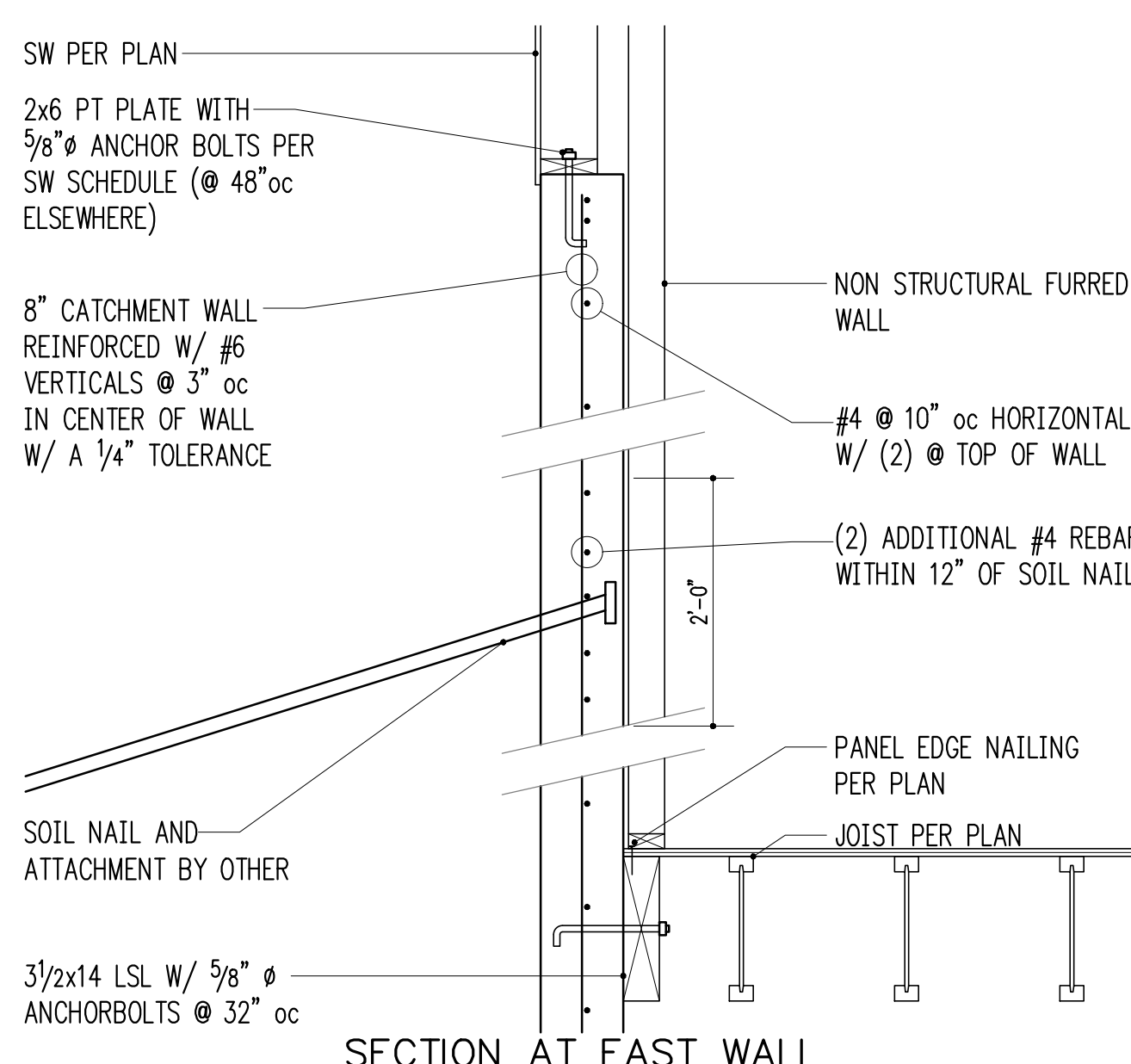
BASEMENT WALL (JOISTS PARALLEL - GRID D)

3/4" = 1'-0" 11



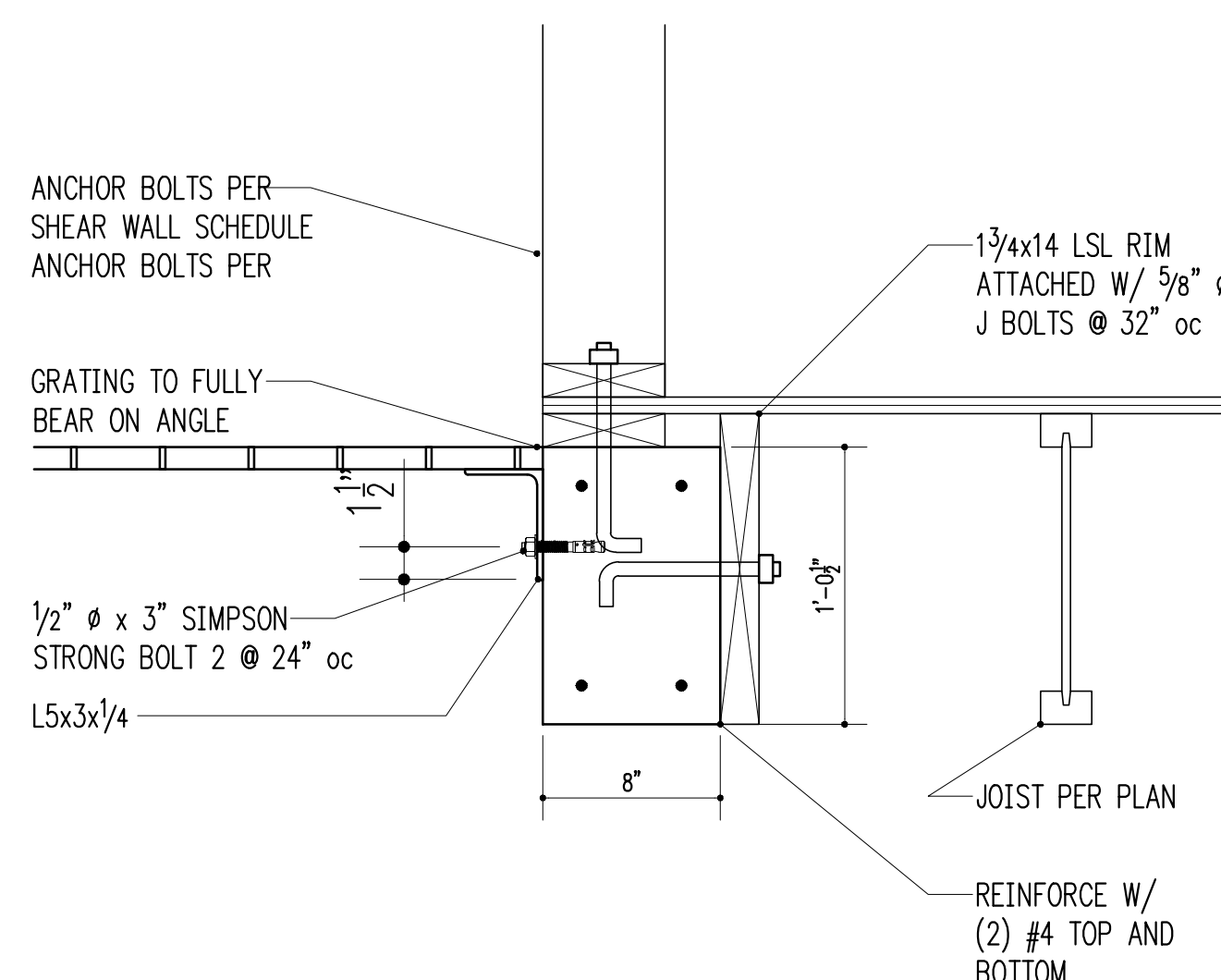
BASEMENT WALL (JOISTS PERPENDICULAR - GRID I)

3/4" = 1'-0" 12



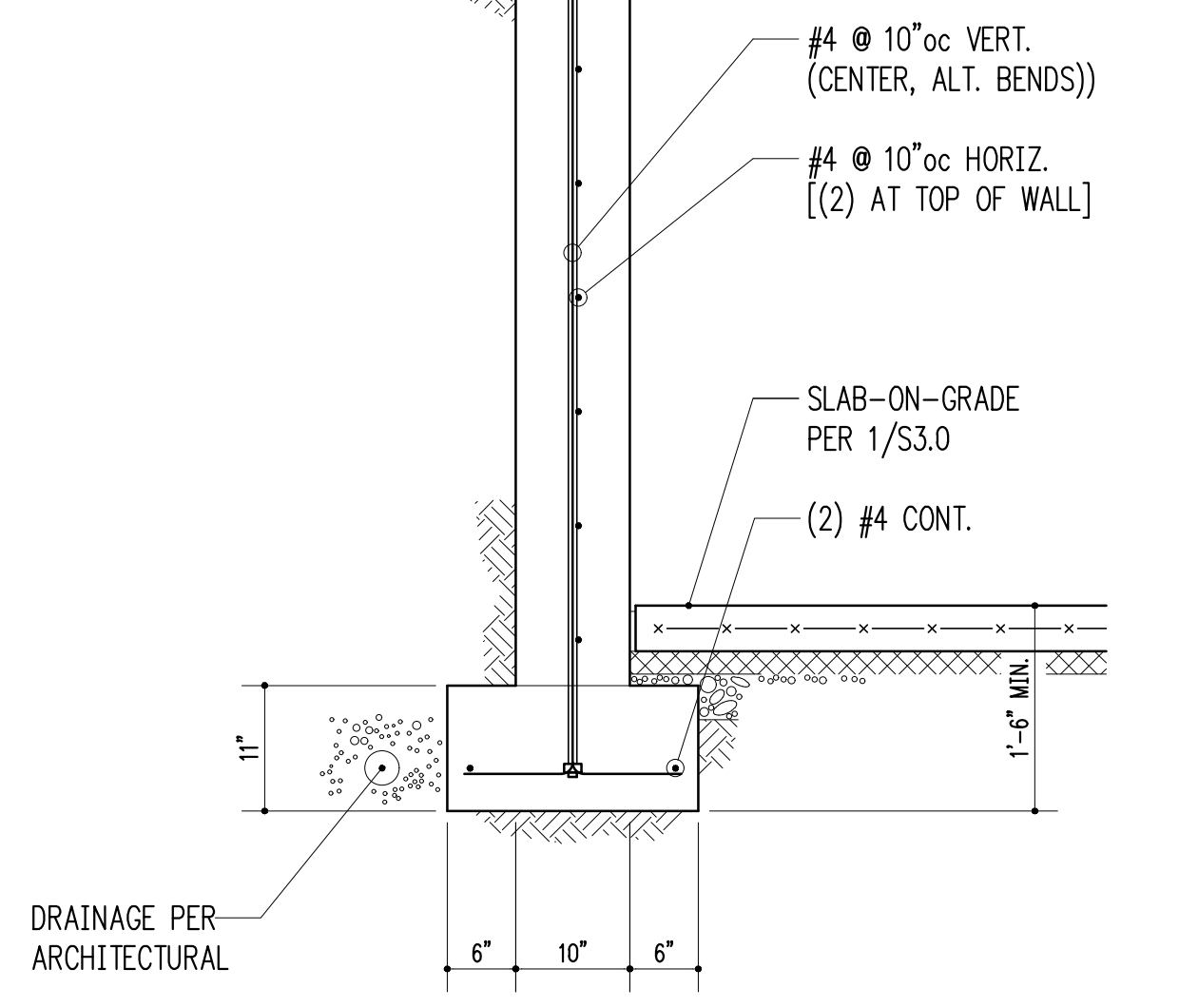
SECTION AT EAST WALL

3/4" = 1'-0" 9



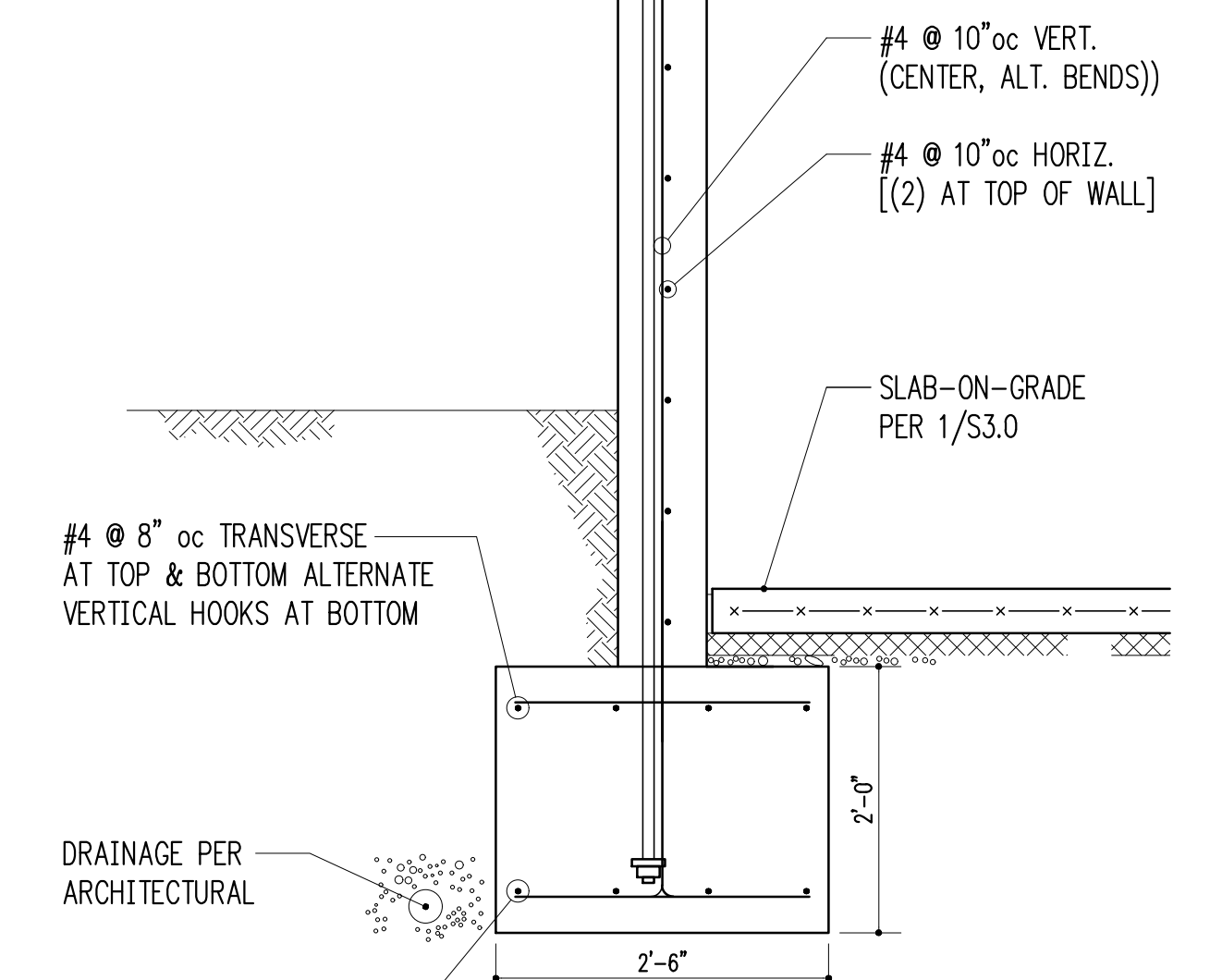
CONCRETE BEAM

1-1/2" = 1'-0" 10



BASEMENT WALL (JOISTS PERPENDICULAR - GRID D)

3/4" = 1'-0" 11



BASEMENT WALL (JOISTS PERPENDICULAR - GRID I)

3/4" = 1'-0" 12

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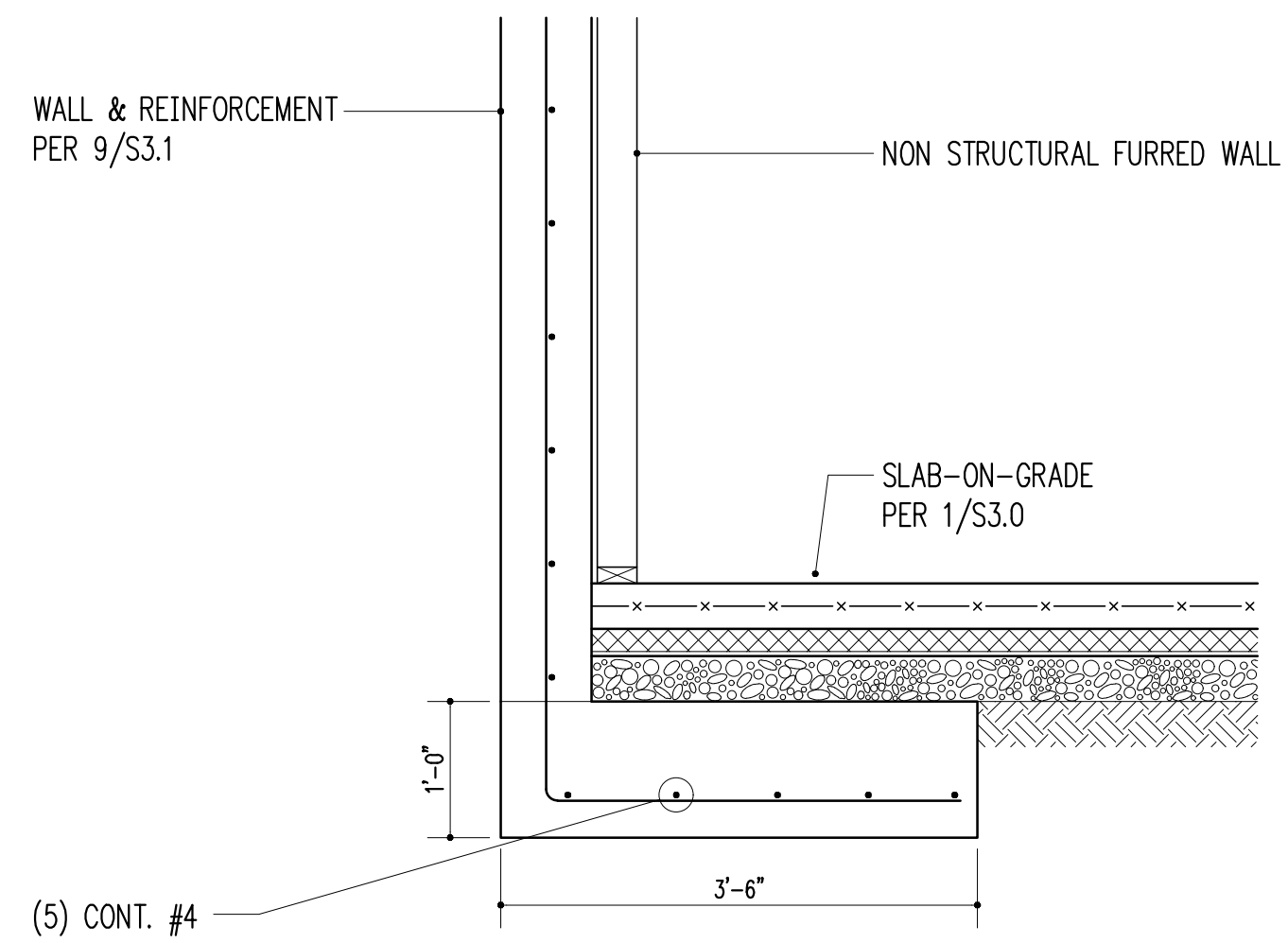
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Issue Date	Issue Description
2/13/18	Permit

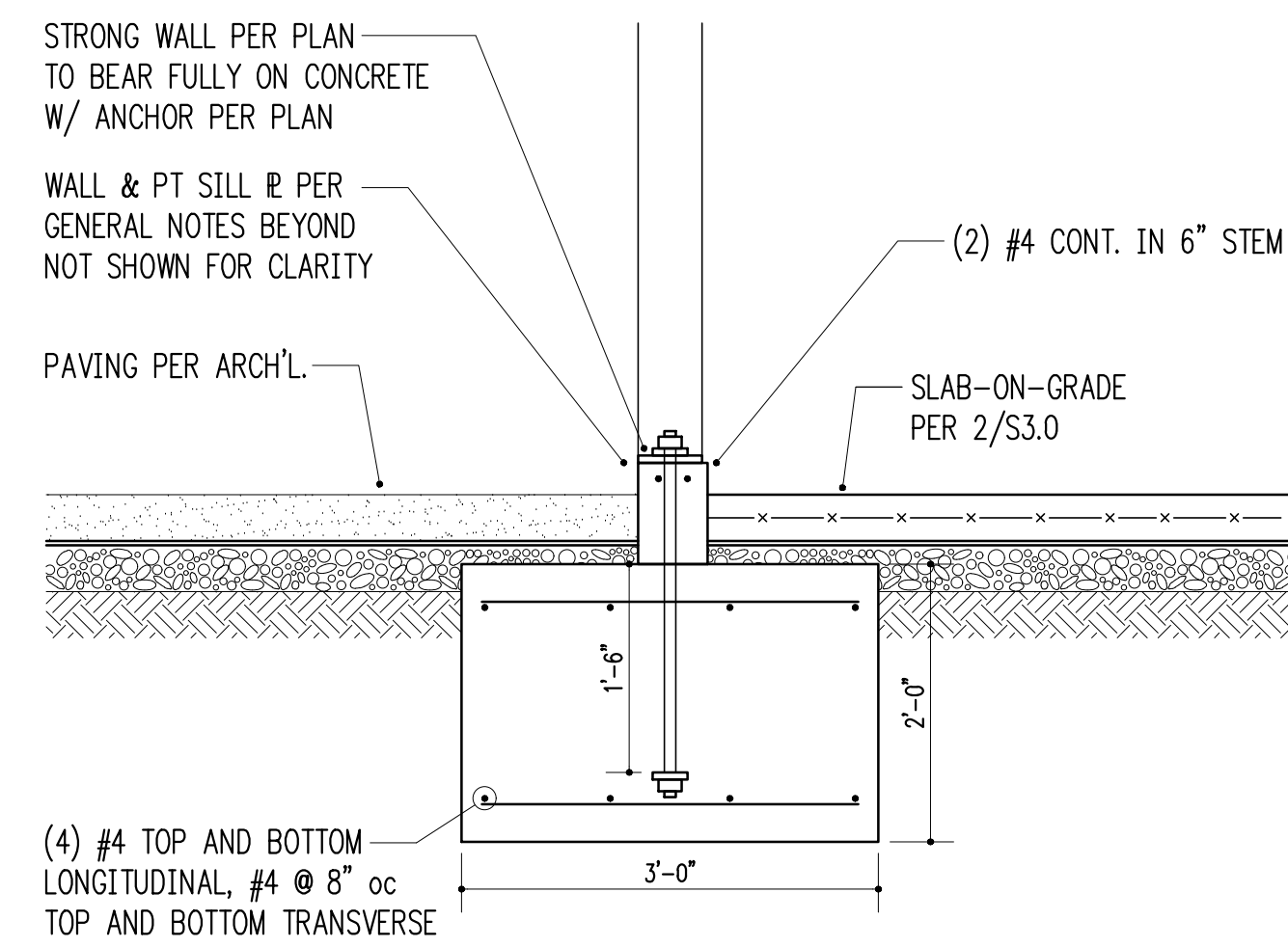
Building Department Approval

Drawing Title
STRUCTURAL DETAILS

Drawing Number
S3.1

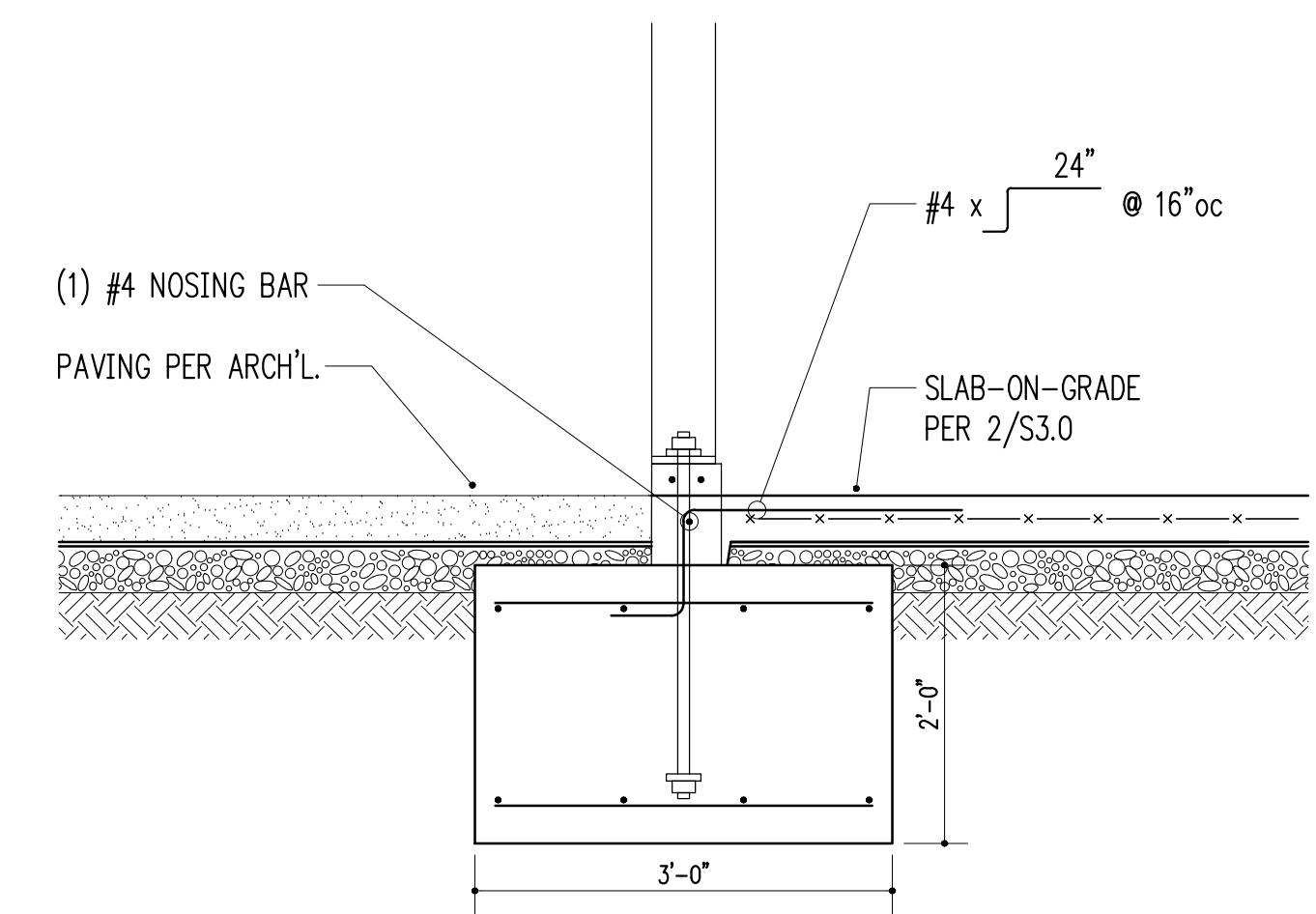


3/4" = 1'-0" 1



STRIP FOOTING - GRID 6

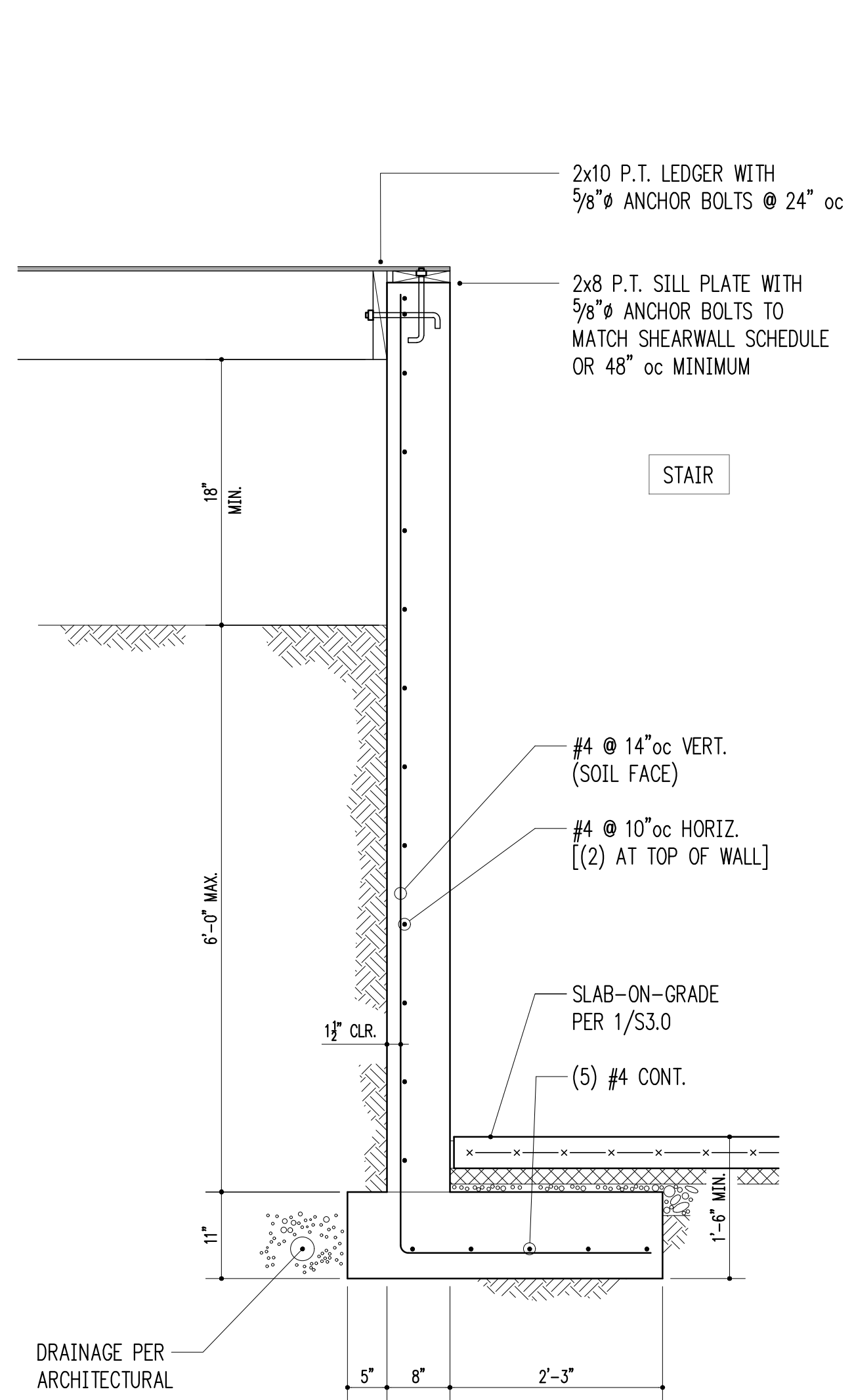
3/4" = 1'-0" 2



TURNED DOWN SLAB - GRID 6

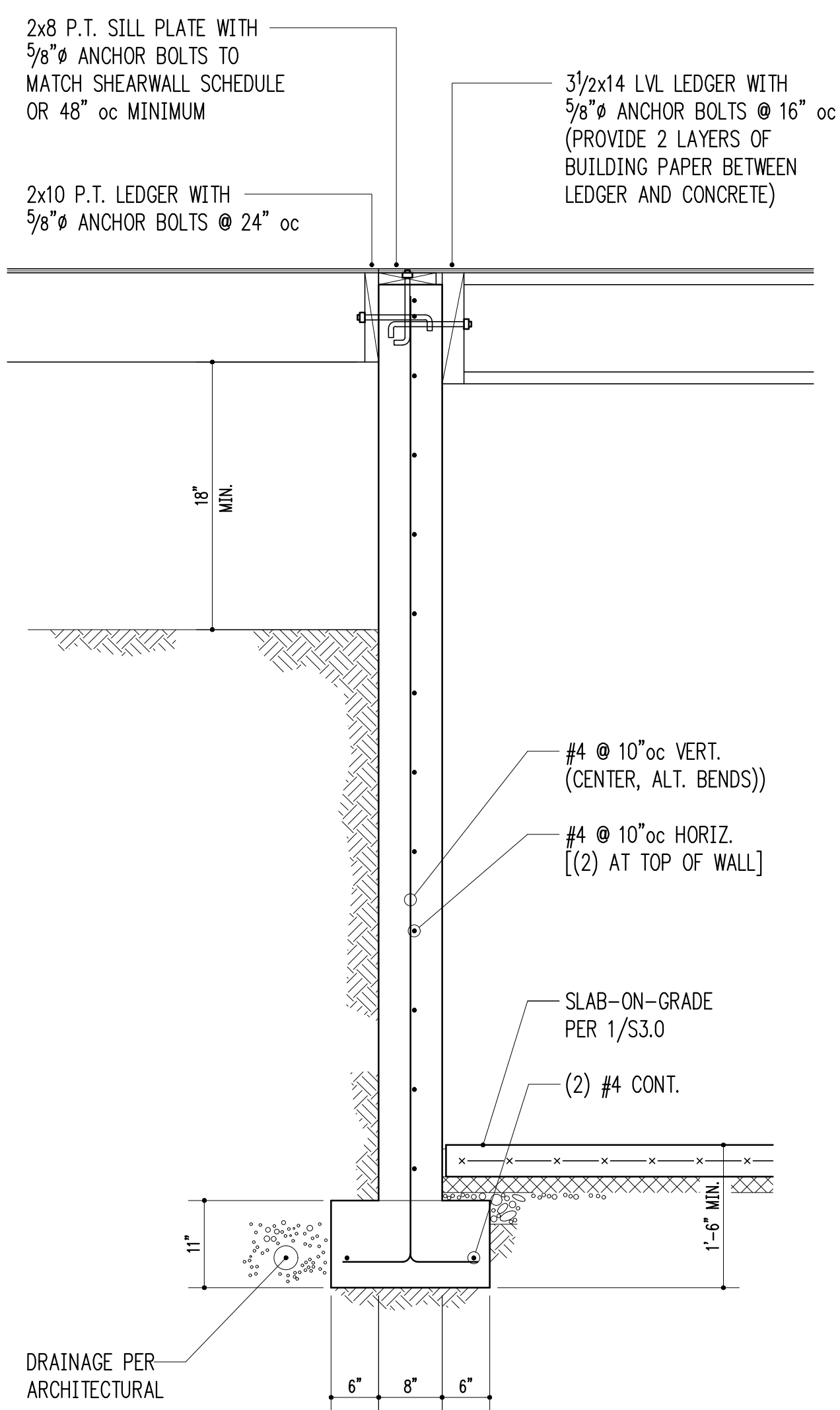
3/4" = 1'-0" 3 4

DO NOT BACKFILL MORE THAN 36" OF SOIL PRIOR TO COMPLETION OF MAIN FLOOR FRAMING



RETAINING WALL AT STAIR/ENTRY

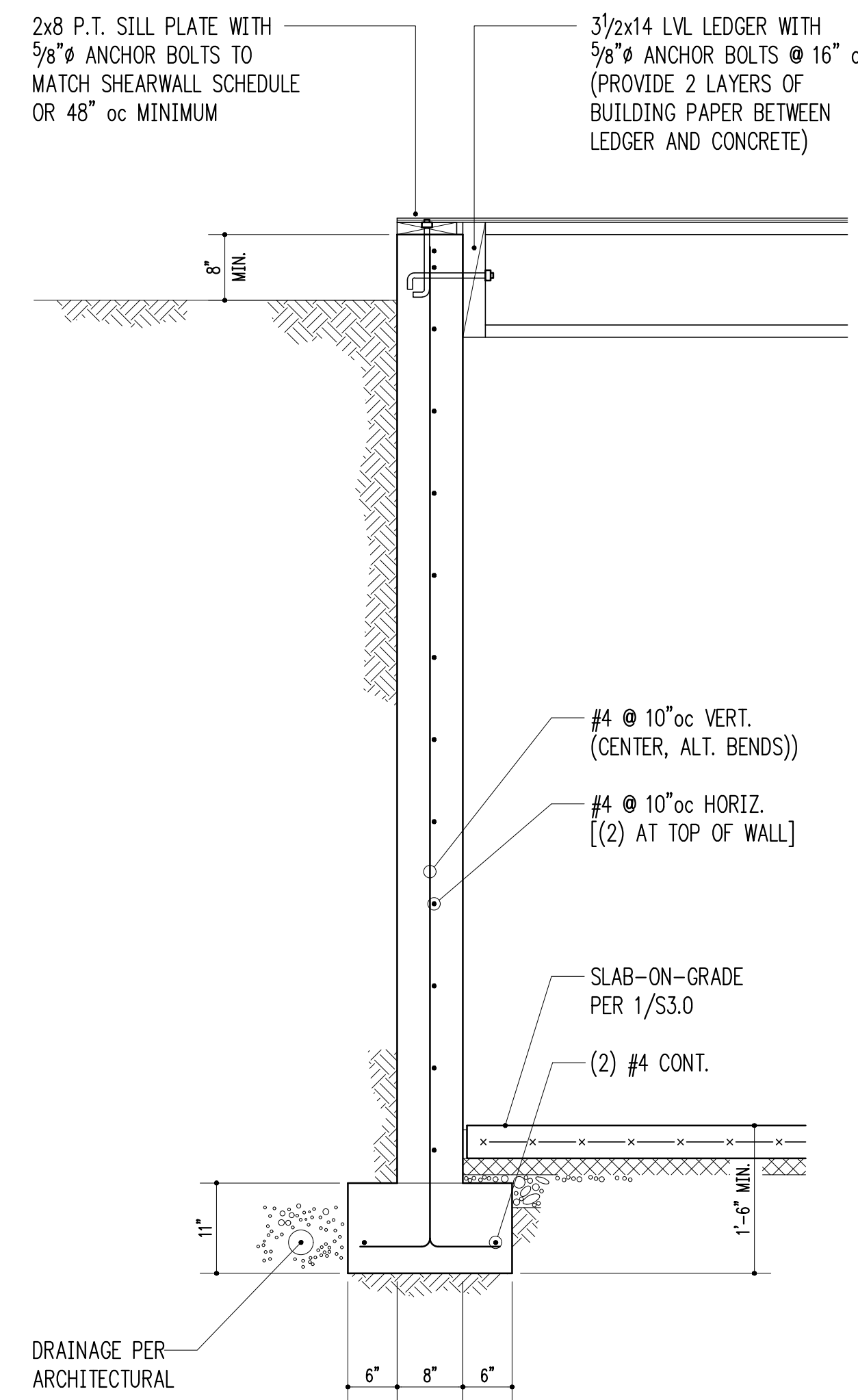
3/4" = 1'-0" 9



BASEMENT WALL AT ENTRY

3/4" = 1'-0" 10

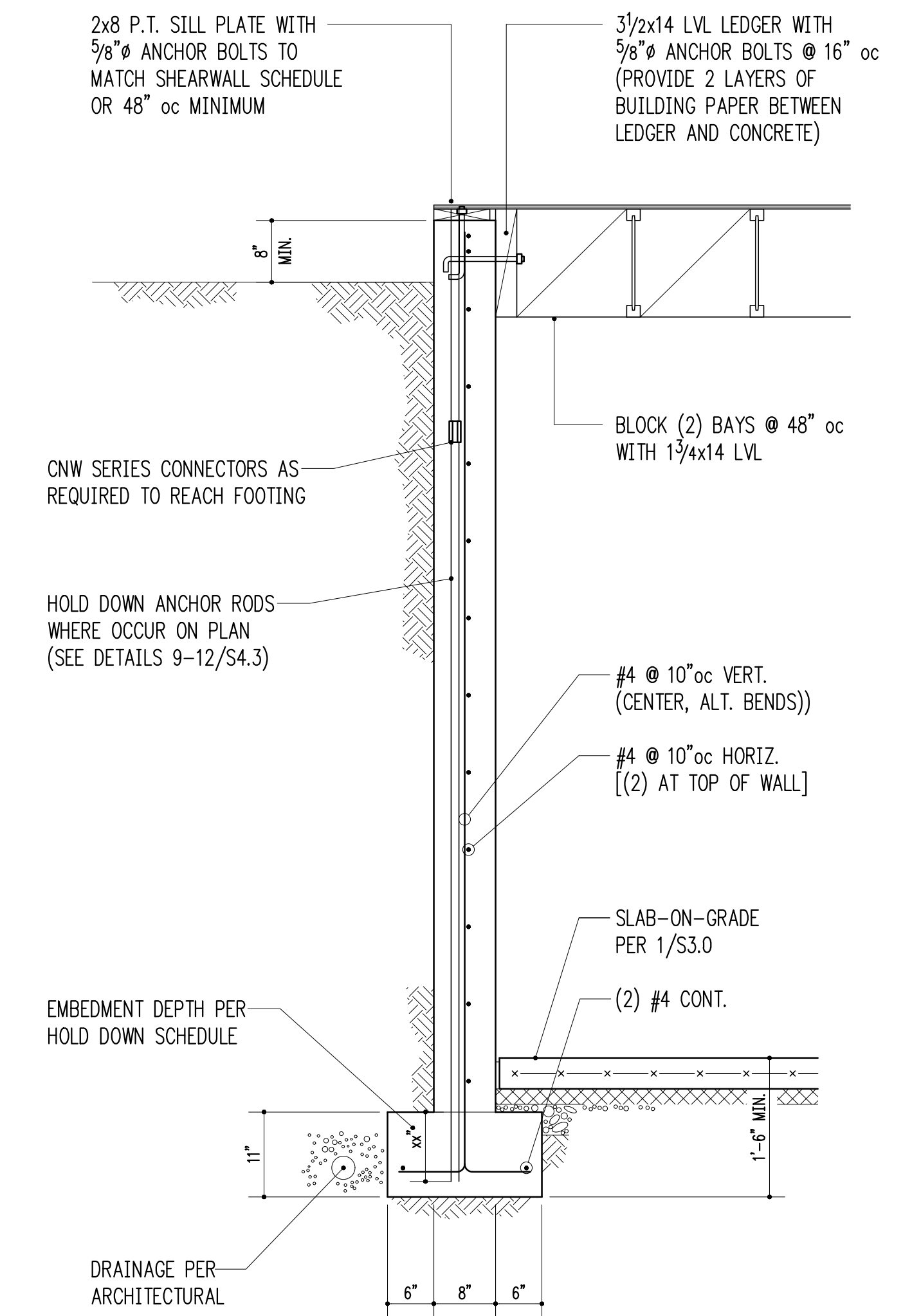
DO NOT BACKFILL MORE THAN 36" OF SOIL PRIOR TO COMPLETION OF MAIN FLOOR FRAMING



BASEMENT WALL (JOISTS PERPENDICULAR)

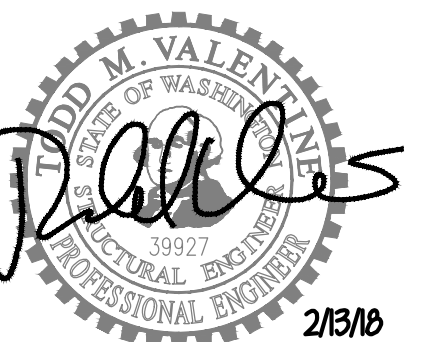
3/4" = 1'-0" 11

DO NOT BACKFILL MORE THAN 36" OF SOIL PRIOR TO COMPLETION OF MAIN FLOOR FRAMING



BASEMENT WALL (JOISTS PARALLEL)

3/4" = 1'-0" 12



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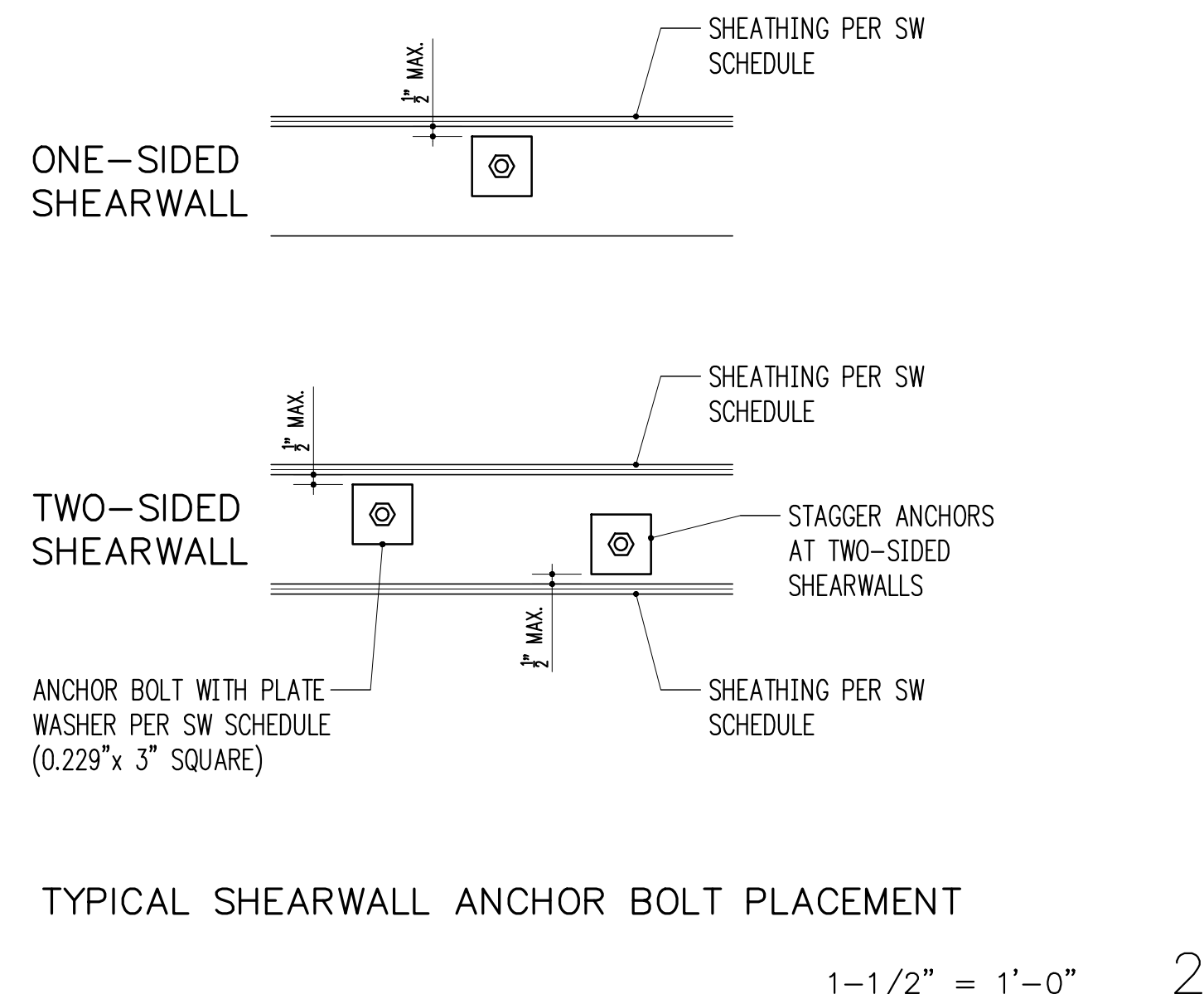
Issue Date	Issue Description
2/13/18	Permit

Building Department Approval

Drawing Title
STRUCTURAL DETAILS

Drawing Number

S3.2



TYPICAL SHEARWALL ANCHOR BOLT PLACEMENT

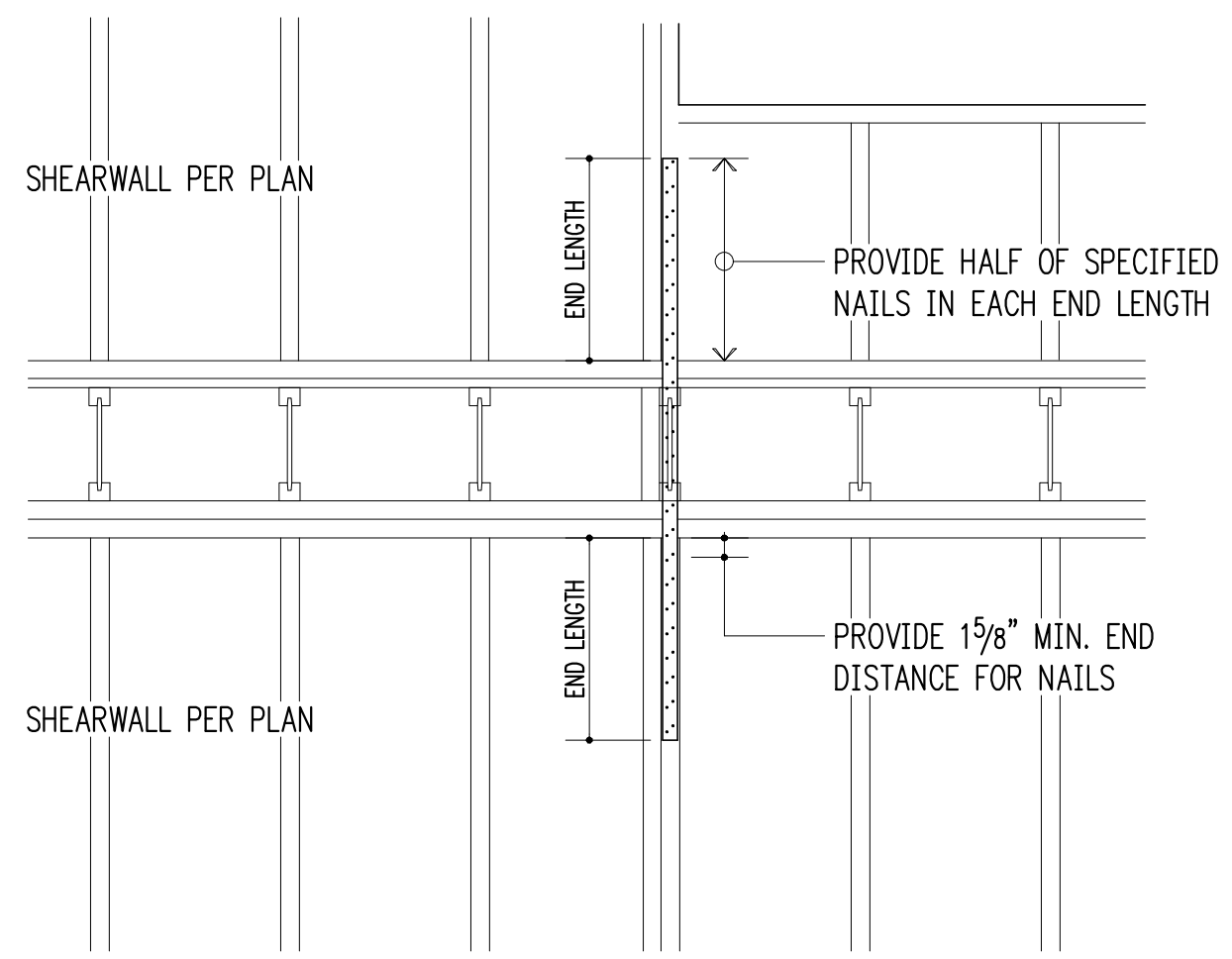
3/4" = 1'-0" 1

1-1/2" = 1'-0" 2

STRAP SCHEDULE

MARK	END LENGTH	NAILS	NAIL SPACING
CMST12	44"	(98) 10d x 3"	1 3/4"
CMST14	34"	(76) 10d x 3"	1 3/4"
CMSTC16	25"	(58) 12d x 3 1/4"	1 1/2"
CS14	19"	(36) 8d x 2 1/2"	2 1/16"
CS16	14"	(26) 8d x 2 1/2"	2 1/16"
CS18	12"	(22) 8d x 2 1/2"	2 1/16"
CS20	9"	(16) 8d x 2 1/2"	2 1/16"
CS22	8"	(14) 8d x 2 1/2"	2 1/16"

- 10d AND 12d DIAMETER = 0.148"; 8d DIAMETER = 0.131".
- USE HALF OF THE REQUIRED NAILS IN EACH MEMBER BEING CONNECTED (i.e. IN EACH END LENGTH).



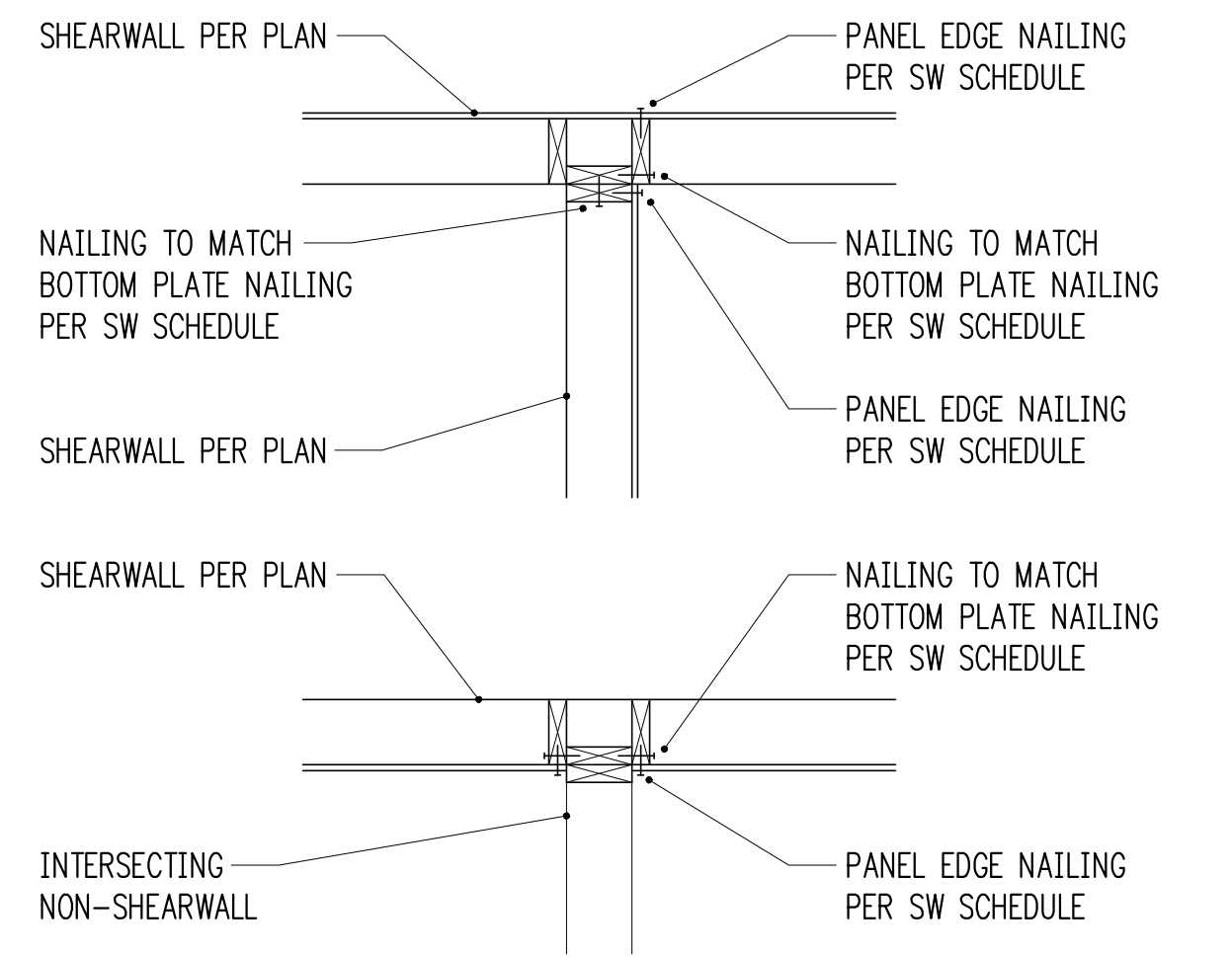
TYPICAL STRAP HOLDOWN AT FLOOR

3/4" = 1'-0" 6

SHEARWALL SCHEDULE

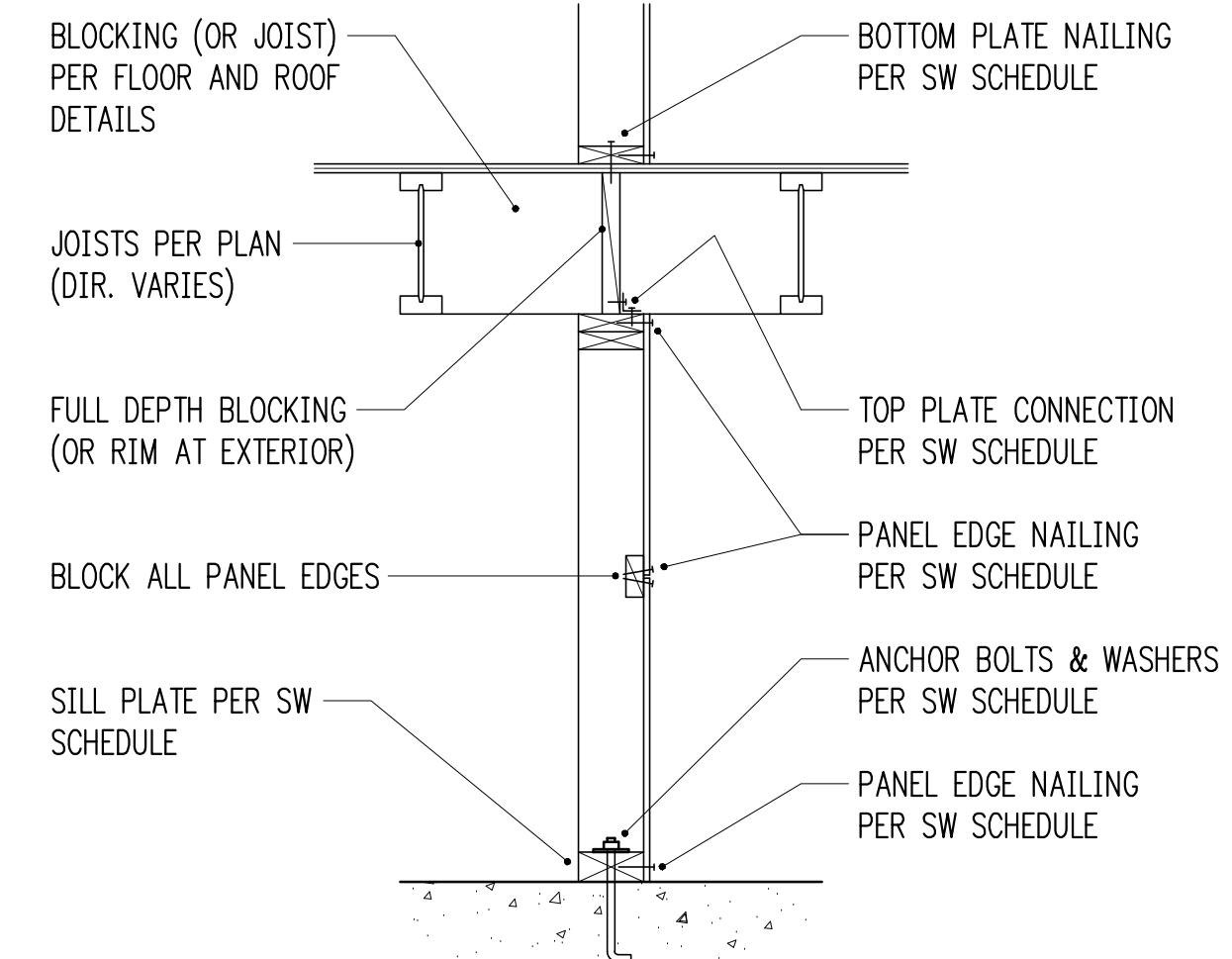
MARK	SHEATHING ¹	STUDS AT ABUTTING PANEL EDGES ²	PANEL EDGE NAILING ^{3,4}	RIM JOIST OR BLOCKING TO TOP PLATE		BOTTOM PLATE ATTACHMENT		
				SOLID RIM	TJI RIM	BOTTOM PLATE TO RIM JOIST BELOW ⁴	ANCHOR BOLT TO CONCRETE ⁵	SILL PLATE AT FOUND.
SW1	15/32" CDX PLYWOOD	2x	8d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	16d @ 6"oc	5/8" @ 48"oc	2x
SW2	15/32" CDX PLYWOOD	2x	8d @ 4"oc	A35 @ 15"oc	16d @ 4"oc	16d @ 4"oc	5/8" @ 32"oc	2x
SW3	15/32" CDX PLYWOOD	3x	8d @ 3"oc	A35 @ 12"oc	N/A - USE SOLID RIM	16d @ 3"oc	5/8" @ 16"oc	2x
SW4	15/32" CDX PLYWOOD	3x	8d @ 2"oc	A35 @ 9"oc	N/A - USE SOLID RIM	16d @ 2"oc	5/8" @ 12"oc	2x
SW5	15/32" CDX PLYWOOD BOTH SIDES	3x	8d @ 3"oc	A35 @ 6"oc	N/A - USE SOLID RIM	(2) ROWS 16d @ 3"oc	5/8" @ 16"oc	3x
SW6 ⁶	15/32" CDX PLYWOOD BOTH SIDES	3x	8d @ 2"oc	A35 @ 4 1/2"oc	N/A - USE SOLID RIM	(2) ROWS 16d @ 2"oc	5/8" @ 12"oc	3x

- WALL SHEATHING SHALL CONSIST OF APA RATED PLYWOOD WITH SPAN RATING 24/0. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF PANELS. 7/16" APA RATED SHEATHING (OSB) MAY BE USED IN PLACE OF 15/32" CDX.
- STUDS AT ABUTTING PANEL EDGES MAY CONSIST OF (2)2x STUDS IN PLACE OF 3x STUDS - NAIL (2)2x STUDS TOGETHER WITH BOTTOM PLATE ATTACHMENT NAILING.
- BLOCK ALL PANEL EDGES W/ 2x4 FLAT, ATTACH W/ PANEL EDGE NAILING. TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS. END STUDS SHALL RECEIVE PANEL EDGE NAILING. INTERMEDIATE STUDS SHALL BE 2x STUDS. NAIL SHEATHING TO INTERMEDIATE FRAMING MEMBERS WITH 8d @ 12"oc.
- 8d NAILS SHALL BE 0.131" DIAMETER x 2 1/2" (COMMON). 16d NAILS SHALL BE 0.135" DIAMETER x 3 1/2" (BOX).
- ANCHORS TO CONCRETE SHALL CONSIST OF CAST-IN-PLACE ANCHOR BOLTS, EXPANSION BOLTS, EPOXY GROUTED ALL-THREADS, OR TITEN HD HEAVY DUTY SCREW ANCHORS. CAST-IN-PLACE ANCHOR BOLTS HAVE A 7" EMBED AND SHALL BE J-BOLTS OR SHALL HAVE A HEX NUT AT THE BOTTOM END. EXPANSION BOLTS SHALL HAVE 5" EMBED AND SHALL NOT BE USED AT STEM WALL LOCATIONS WITH EDGE DISTANCE LESS THAN 5" (INSTEAD, USE EPOXY GROUTED ALL-THREADS OR TITEN HD ANCHORS). EPOXY GROUTED ANCHORS SHALL HAVE 5" EMBED AND 2 1/2" MIN. EDGE DISTANCE. TITEN HD ANCHORS SHALL HAVE 3 1/2" EMBED AND 1 3/4" MIN. EDGE DISTANCE. AT ALL ANCHOR BOLTS, PROVIDE STEEL PLATE WASHERS THAT ARE A MINIMUM OF 0.229" (3 GAUGE) x 3" x 3" (SIMPSON BP5/8-3 OR SIMILAR). PLACE BOLTS PER ANCHOR BOLT PLACEMENT DETAIL.
- SHEAR WALLS SHALL USE DOUGLAS FIR STUDS, BOTTOM PLATE AND TOP PLATE.



TYPICAL SHEARWALL INTERSECTIONS

3/4" = 1'-0" 11



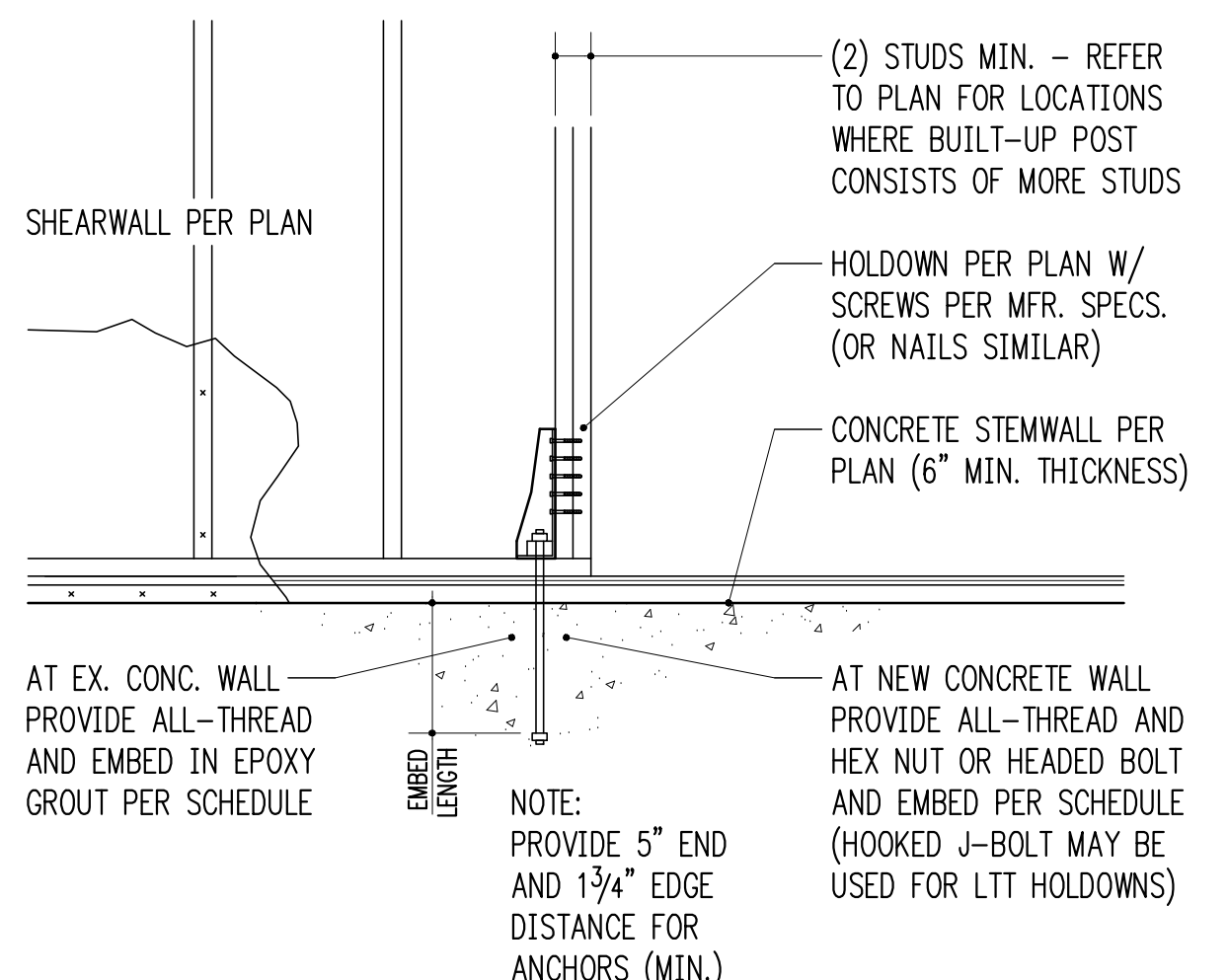
TYPICAL SHEARWALL SECTION

3/4" = 1'-0" 8

HOLDOWN SCHEDULE

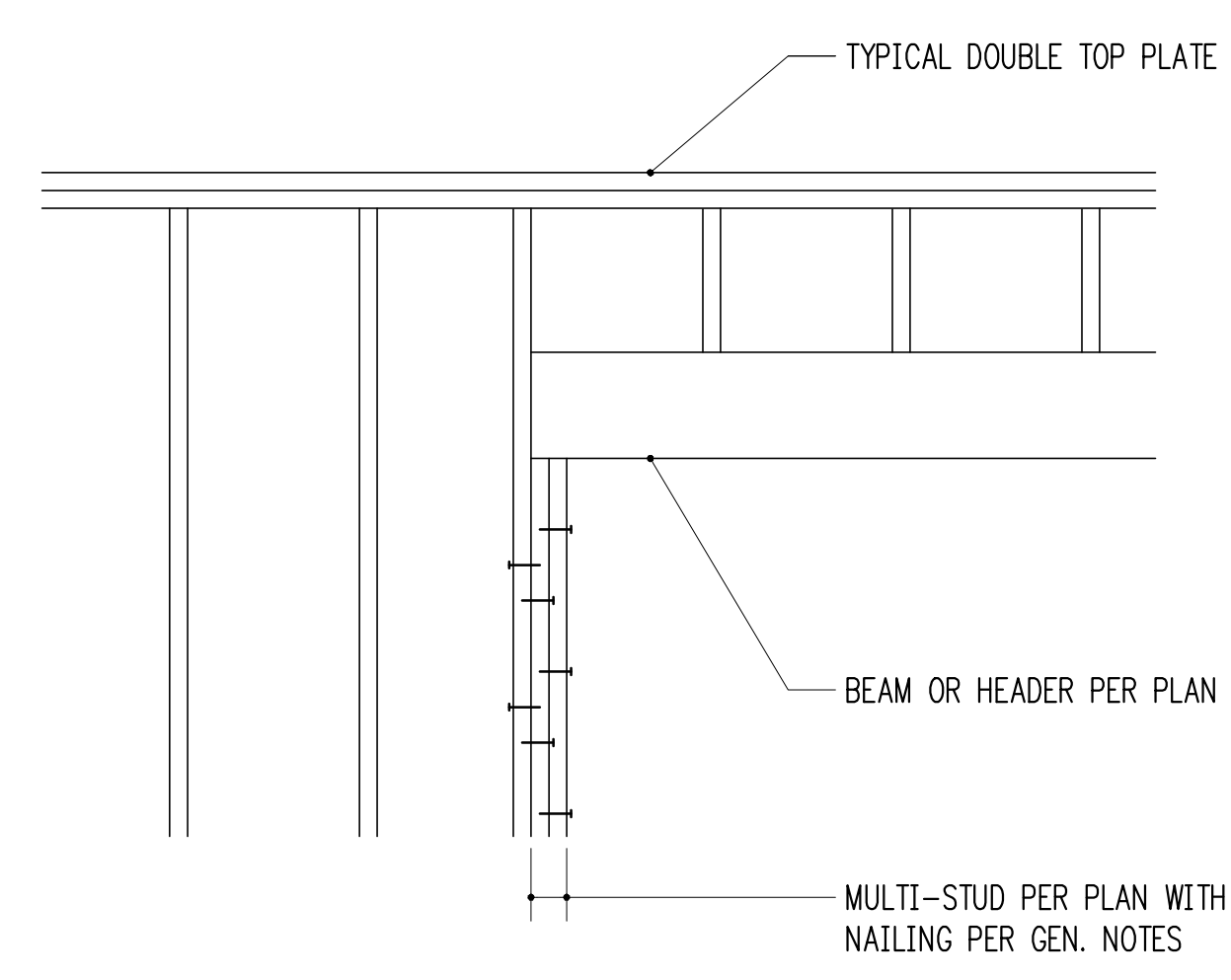
MARK	FASTENERS TO STUDS ¹	ANCHOR DIA. ²	EMBEDMENT LENGTH	
			EPOXY ³	CAST-IN ⁴
HDU11	(30) 1/4" @ x 2 1/2" SCREWS	1"		16"
HDU14	(36) 1/4" @ x 2 1/2" SCREWS	1"		16"
HDU2	(6) 1/4" @ x 2 1/2" SCREWS	5/8"	10"	12"
HDU4	(10) 1/4" @ x 2 1/2" SCREWS	5/8"		24"
HDU5	(14) 1/4" @ x 2 1/2" SCREWS	5/8"		37"
HDU8	(20) 1/4" @ x 2 1/2" SCREWS	7/8"		9"

- 10d AND 12d DIAMETER = 0.148"; 16d DIAMETER = 0.162". SCREWS SHALL BE SIMPSON "SDS" TYPE SCREWS, INSTALL PER SIMPSON RECOMMENDATIONS.
- PROVIDE A36 OR A307 ALL-THREAD AT EPOXY AND CAST-IN ANCHORS.
- PROVIDE SIMPSON "SET-XP" EPOXY PER GENERAL STRUCTURAL NOTES. SPECIAL INSPECTION IS REQUIRED.
- AT CAST-IN ANCHORS PROVIDE HEAVY HEX NUT AT BOTTOM OF ALL-THREAD. HOOKED J-BOLT MAY BE USED FOR LTT HOLDOWNS. AT 3x SILL PLATES, PROVIDE LONGER SSTBL MODELS.



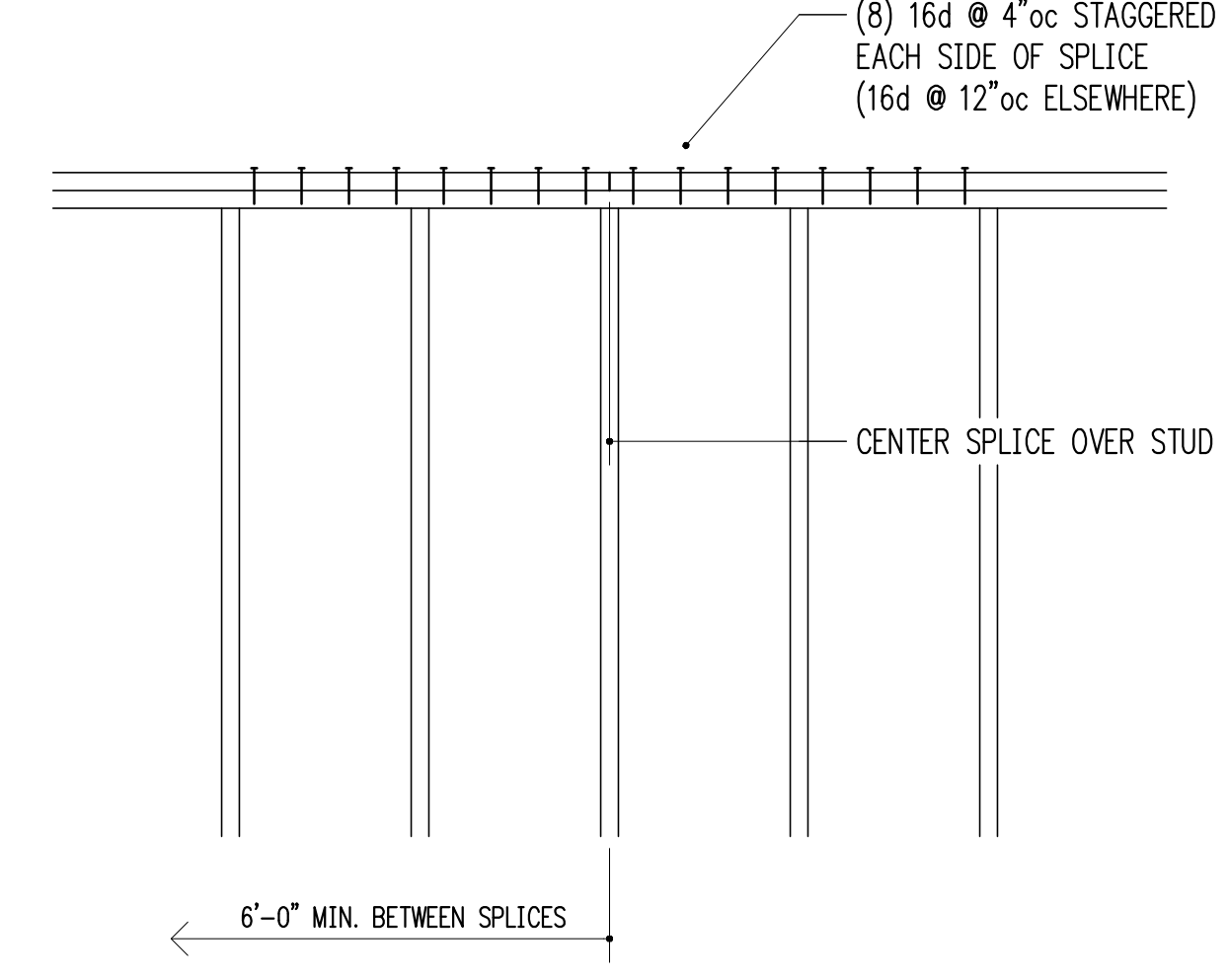
TYPICAL HOLDOWN AT CONCRETE

3/4" = 1'-0" 10



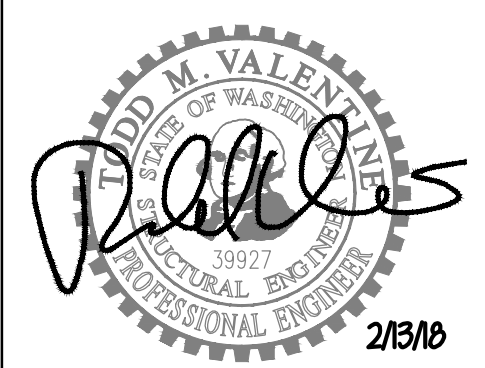
TYPICAL MULTIPLE-STUD POST CONSTRUCTION

3/4" = 1'-0" 11



TYPICAL TOP PLATE SPLICE CONSTRUCTION

3/4" = 1'-0" 12



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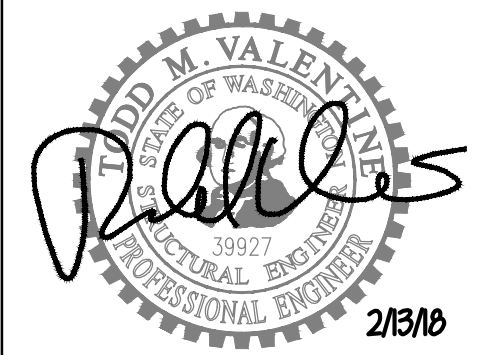
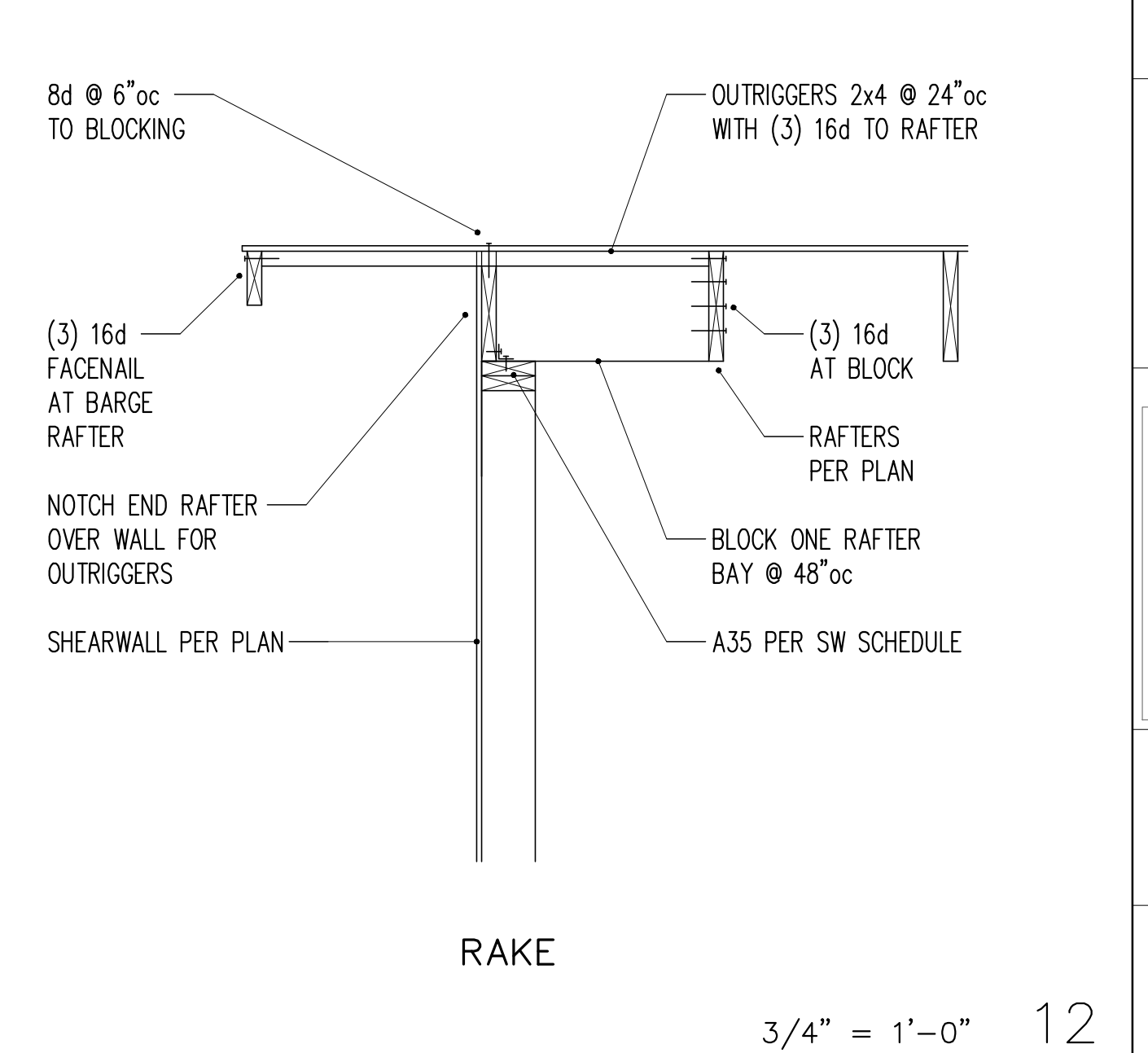
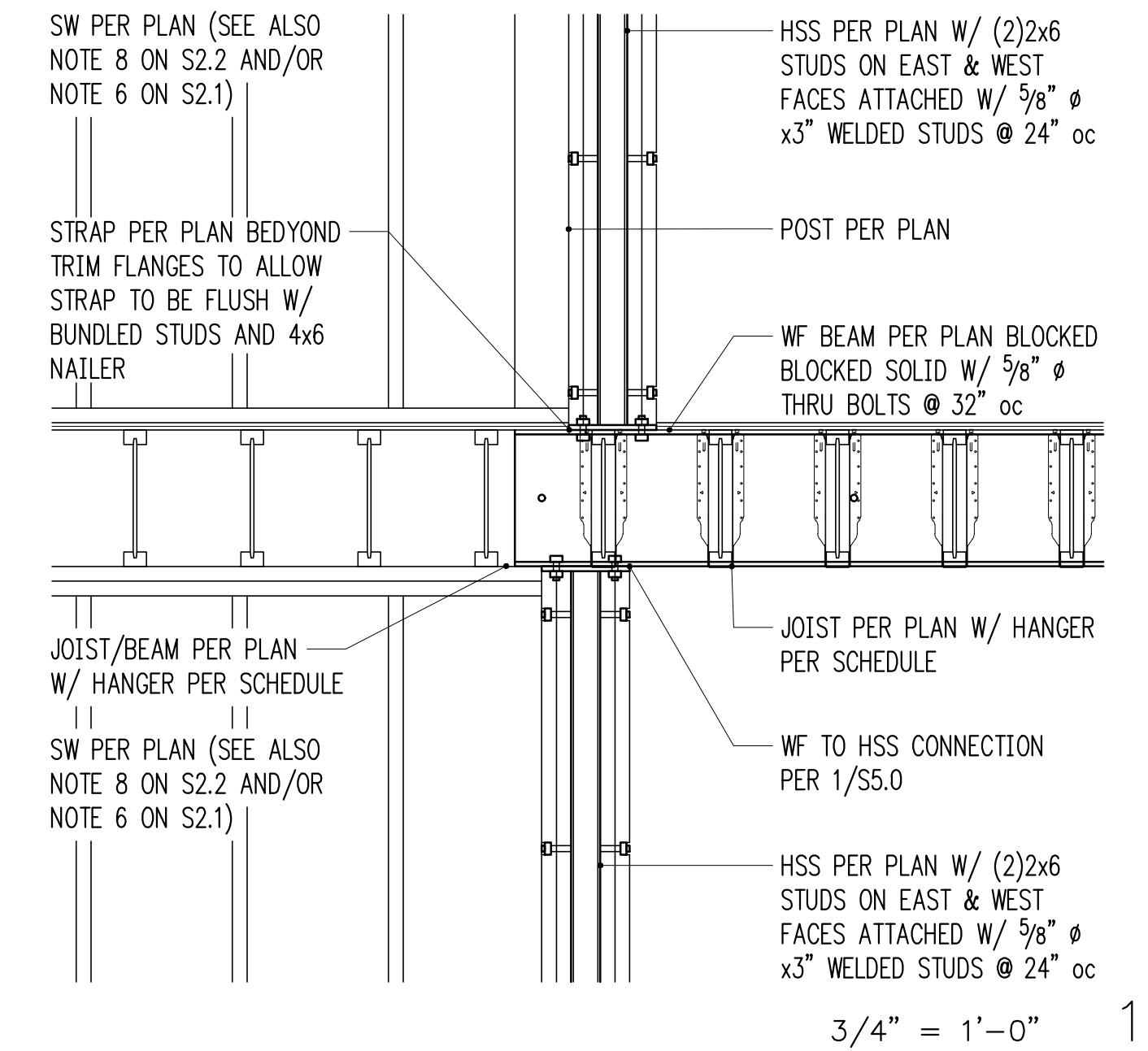
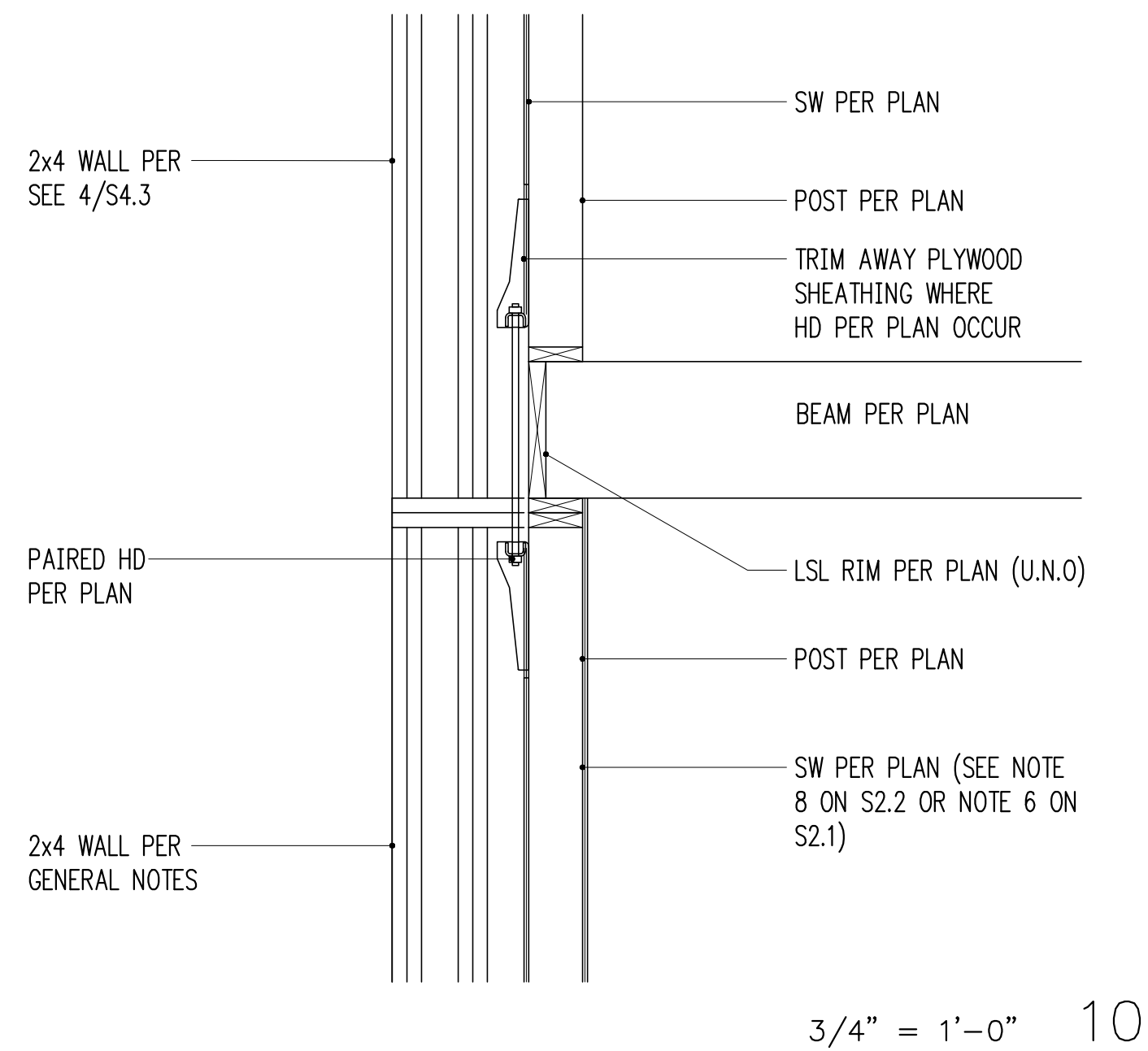
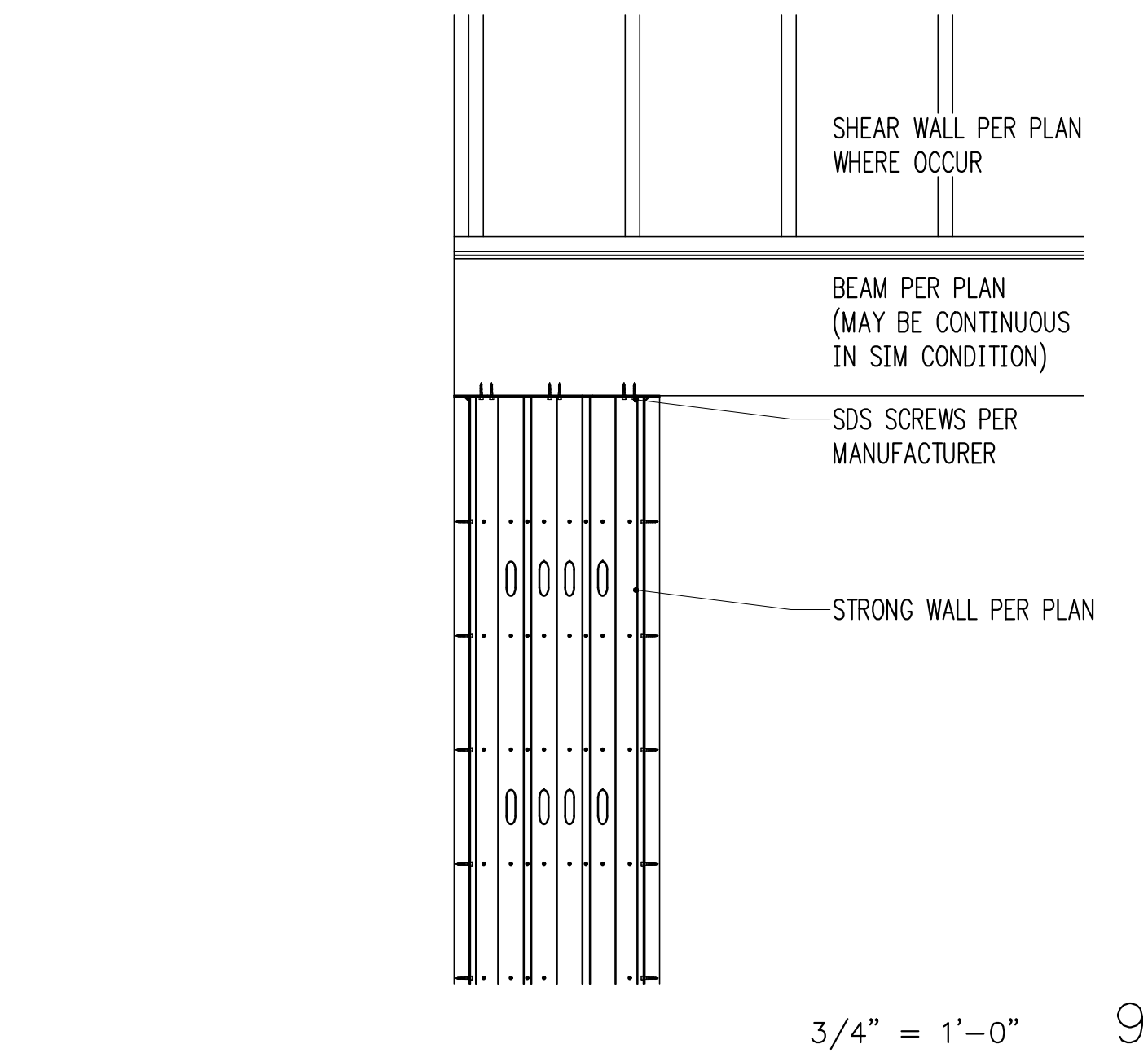
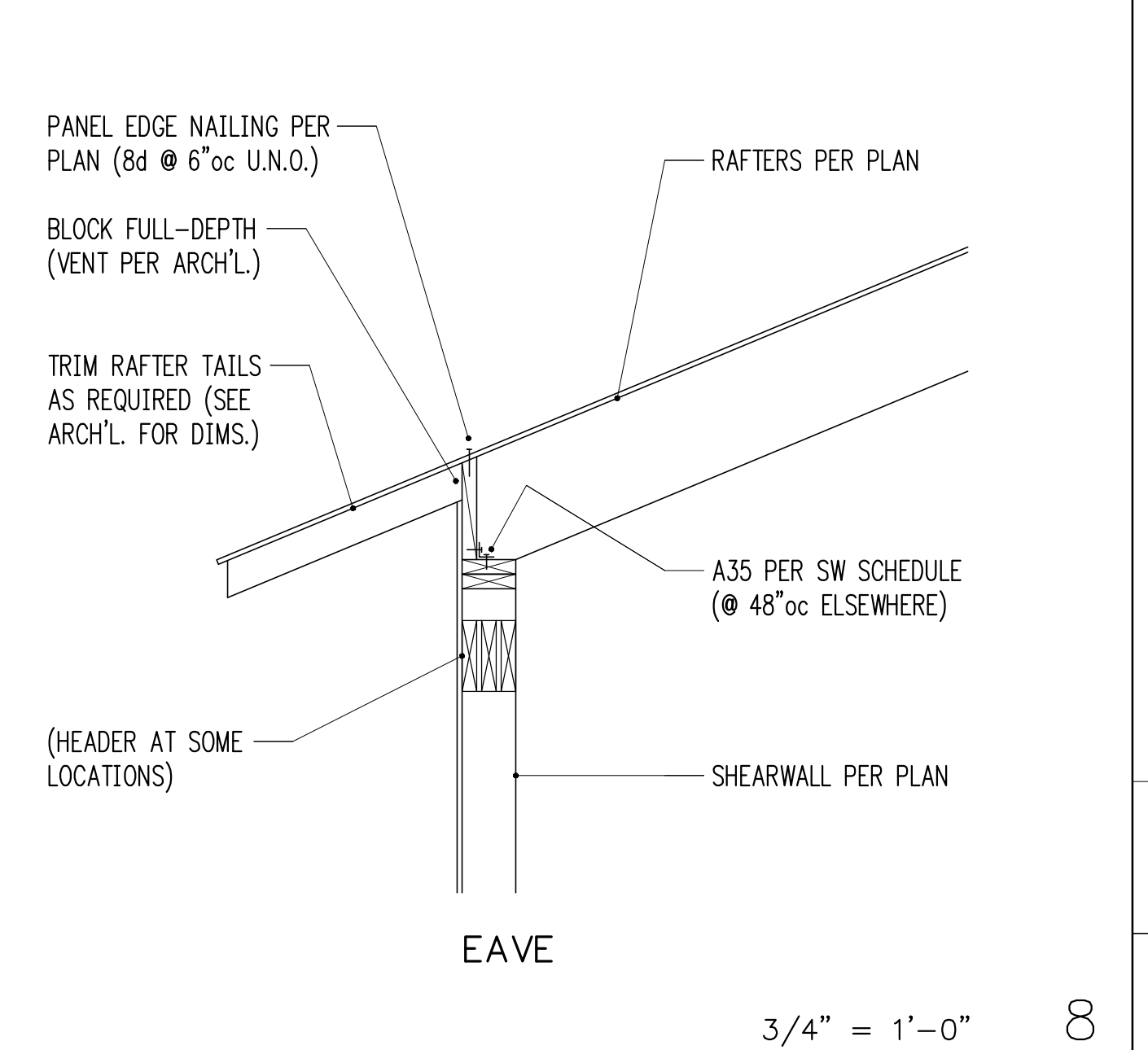
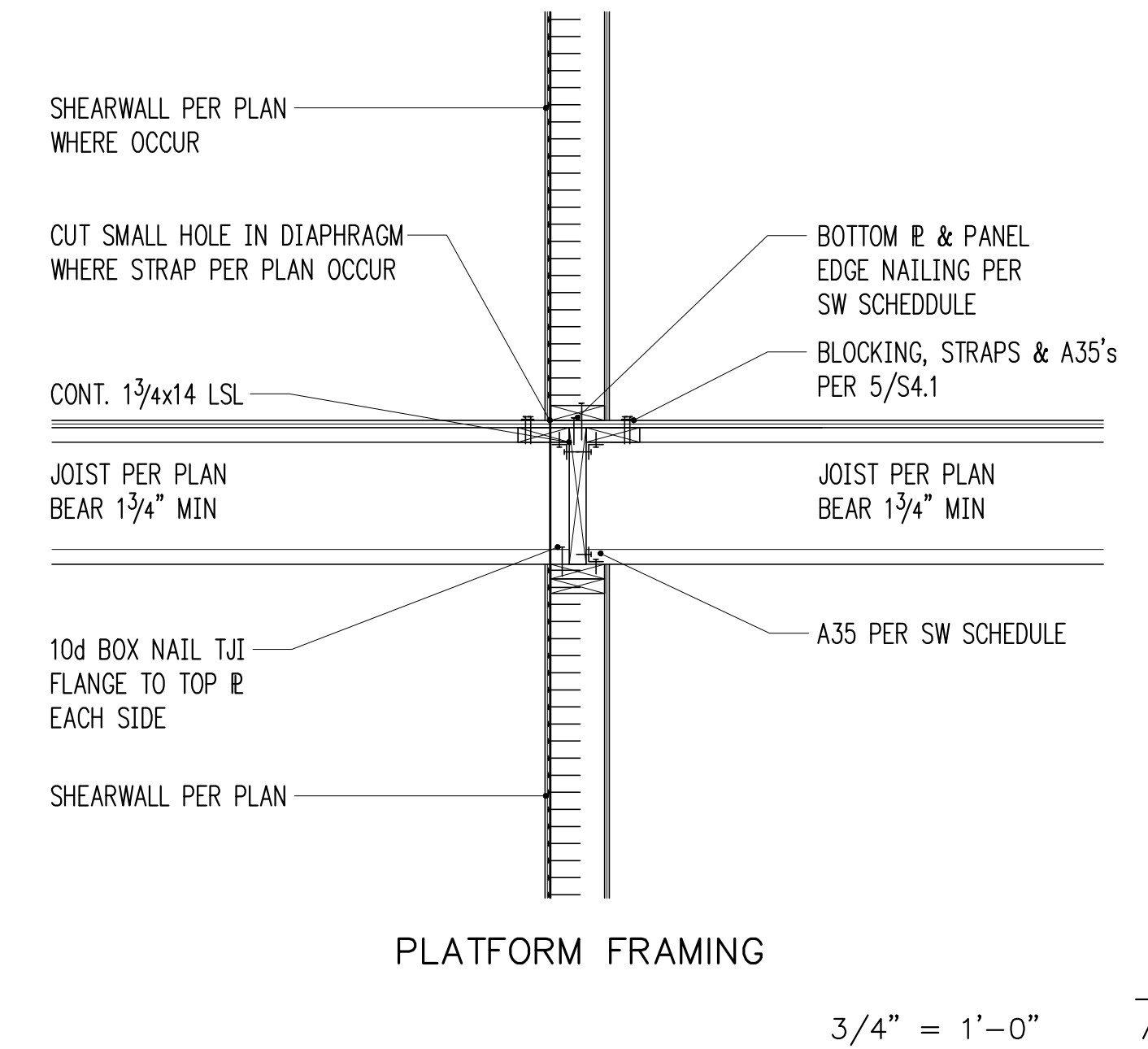
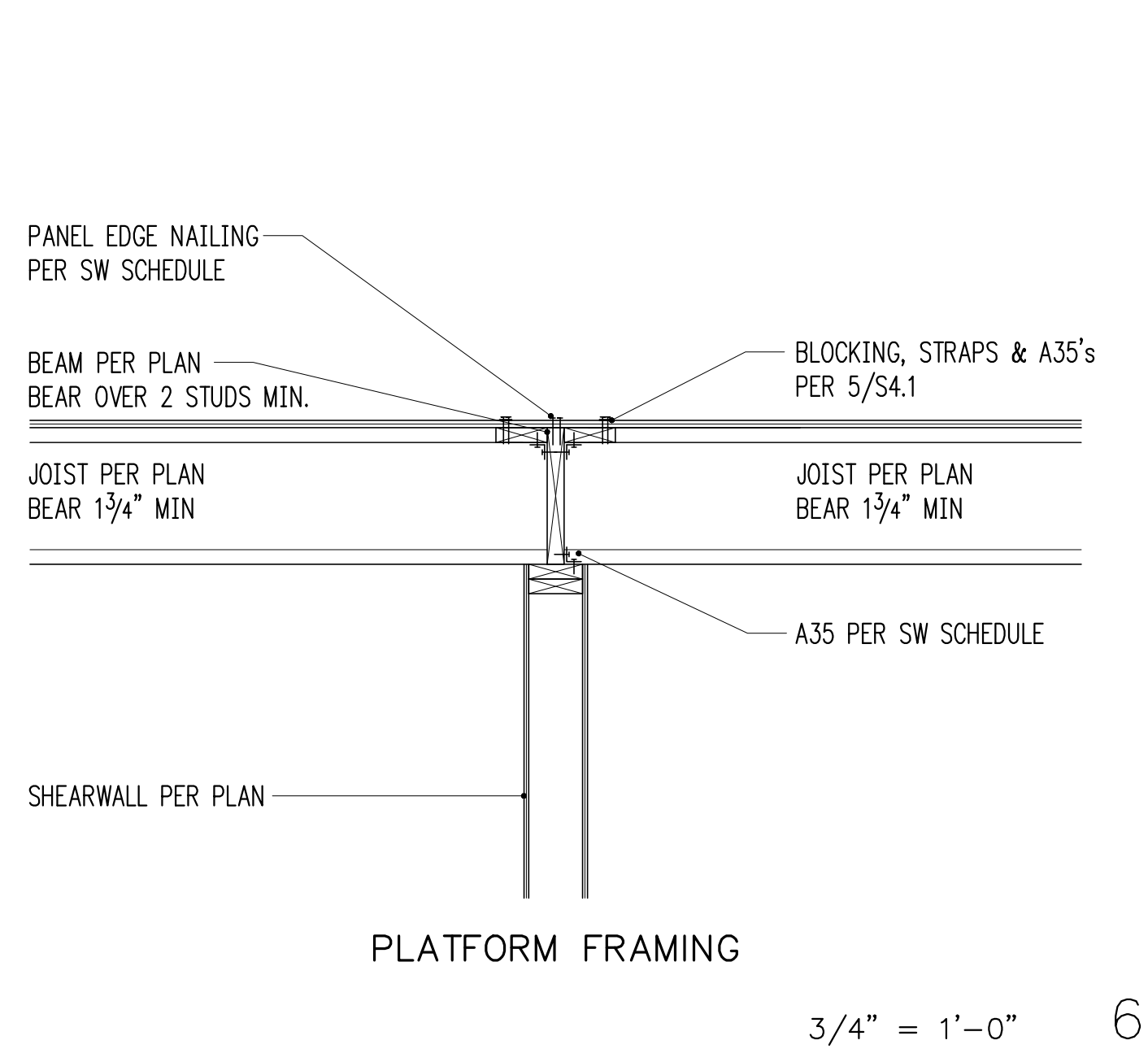
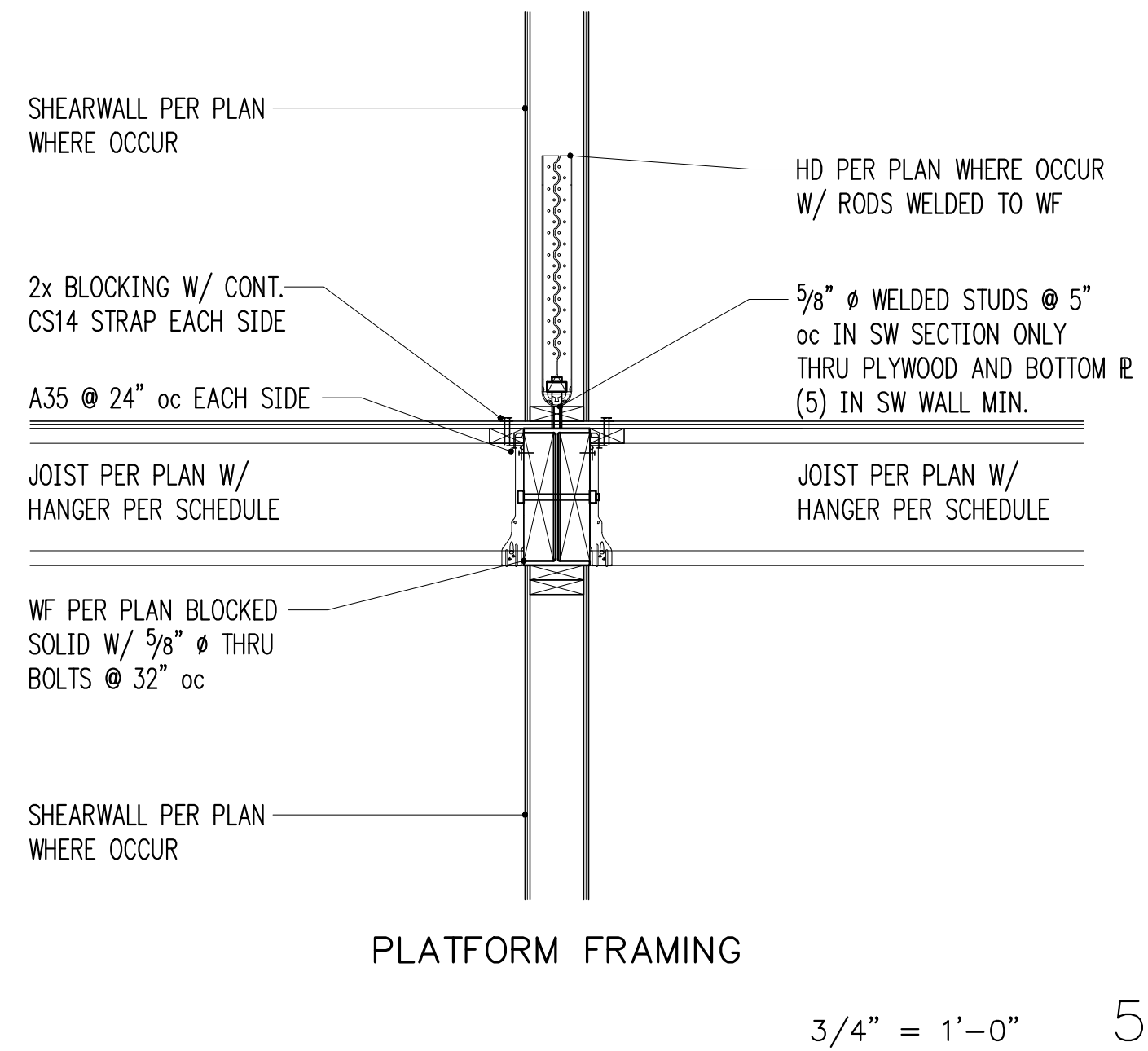
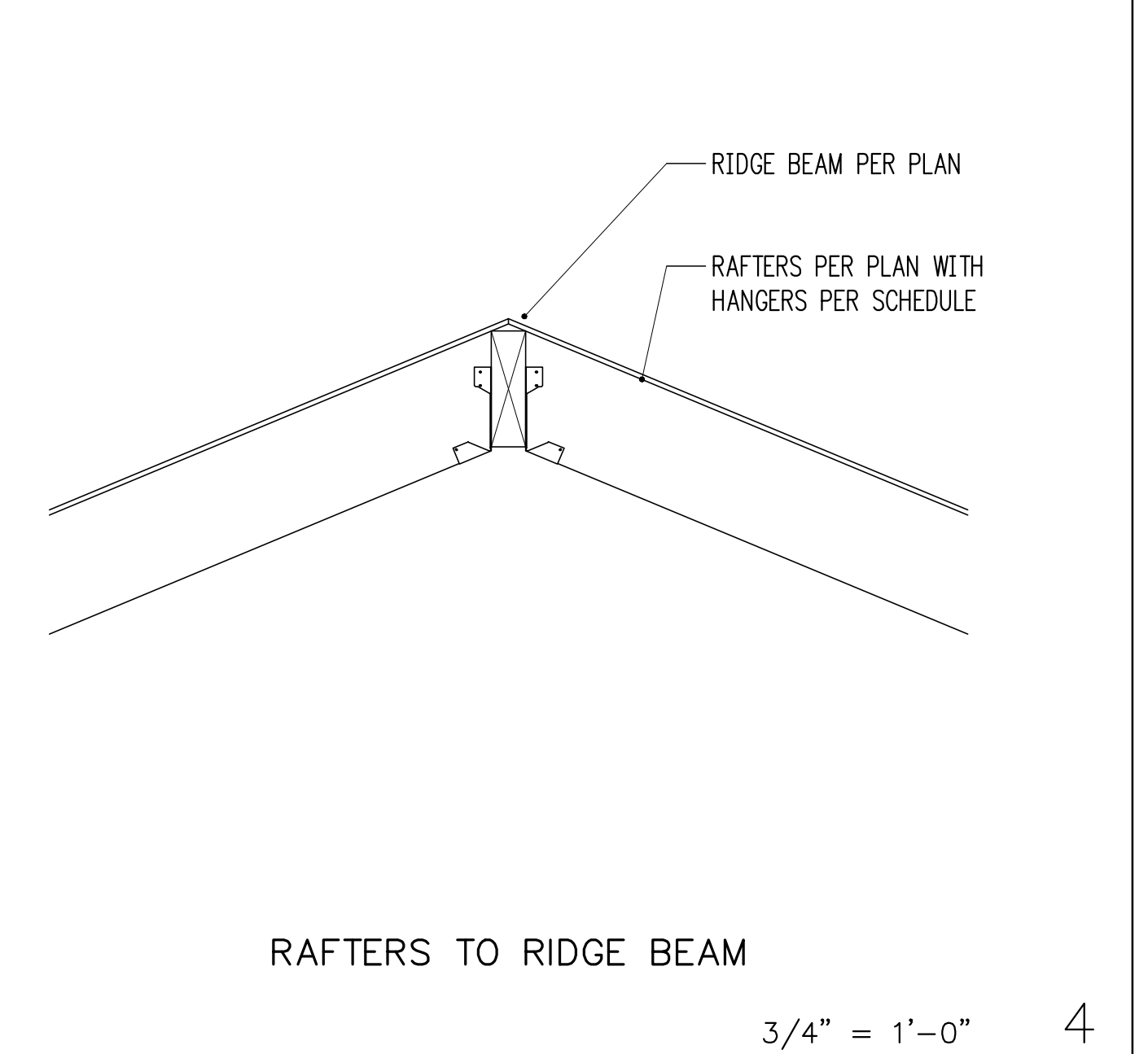
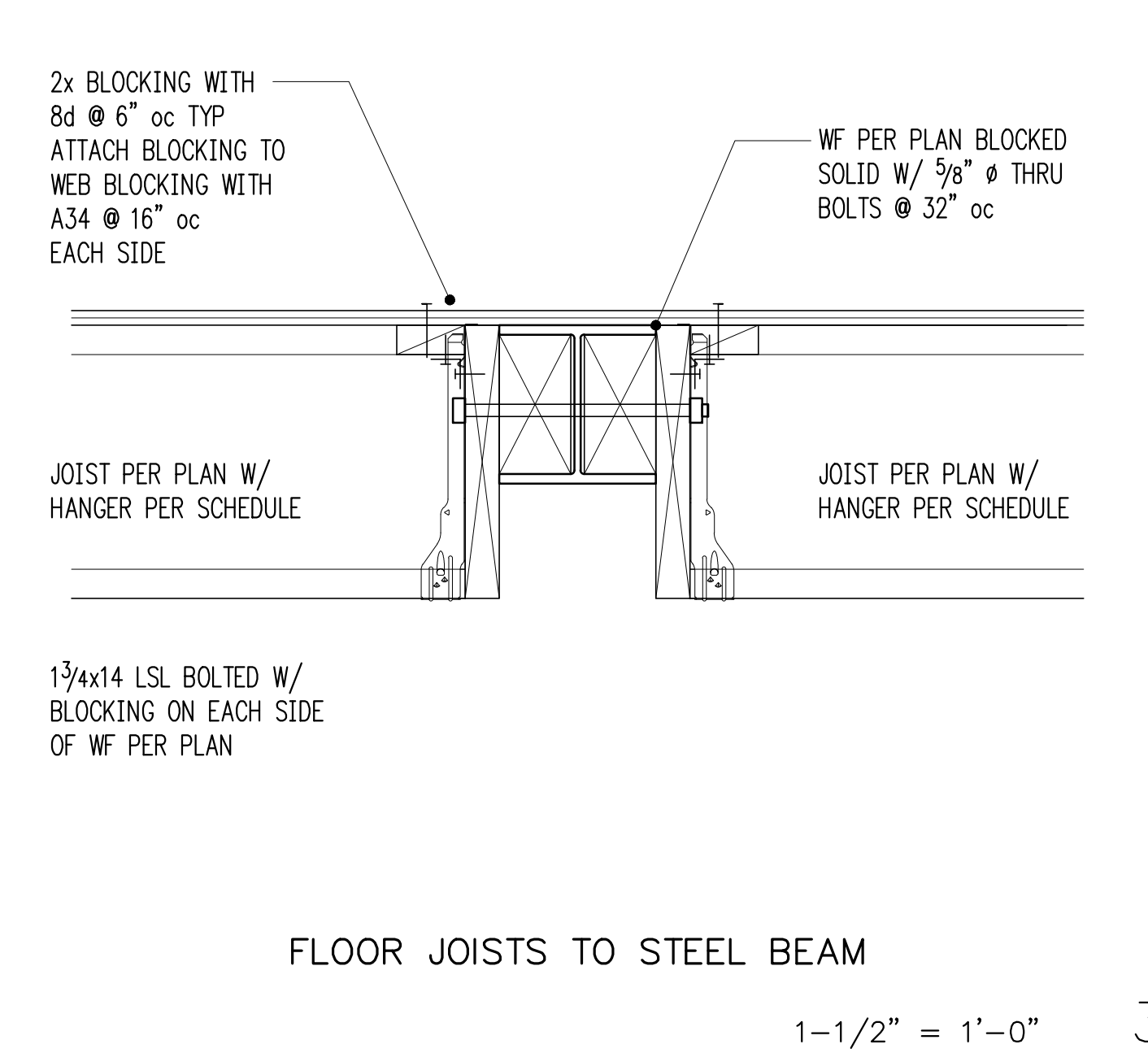
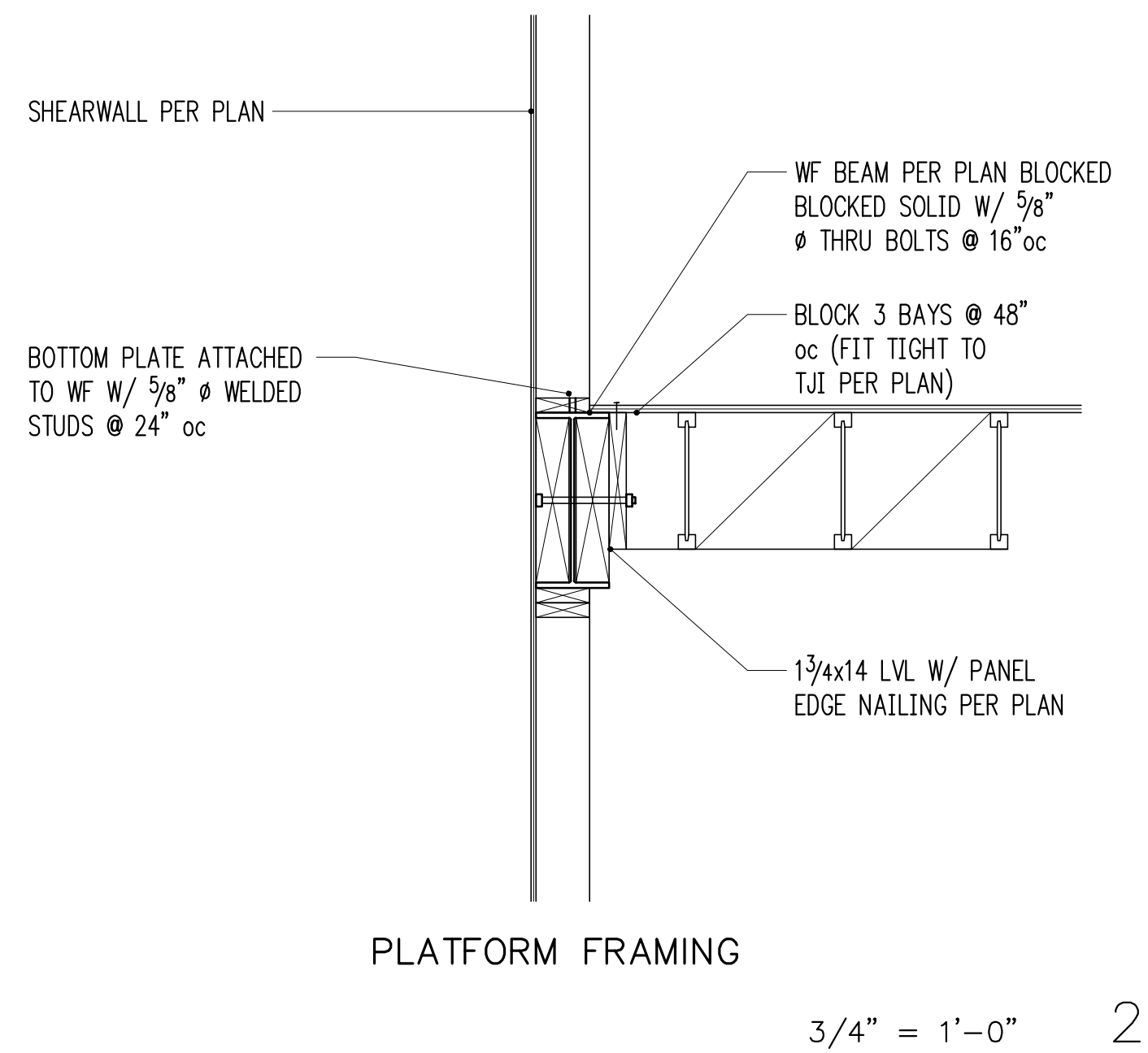
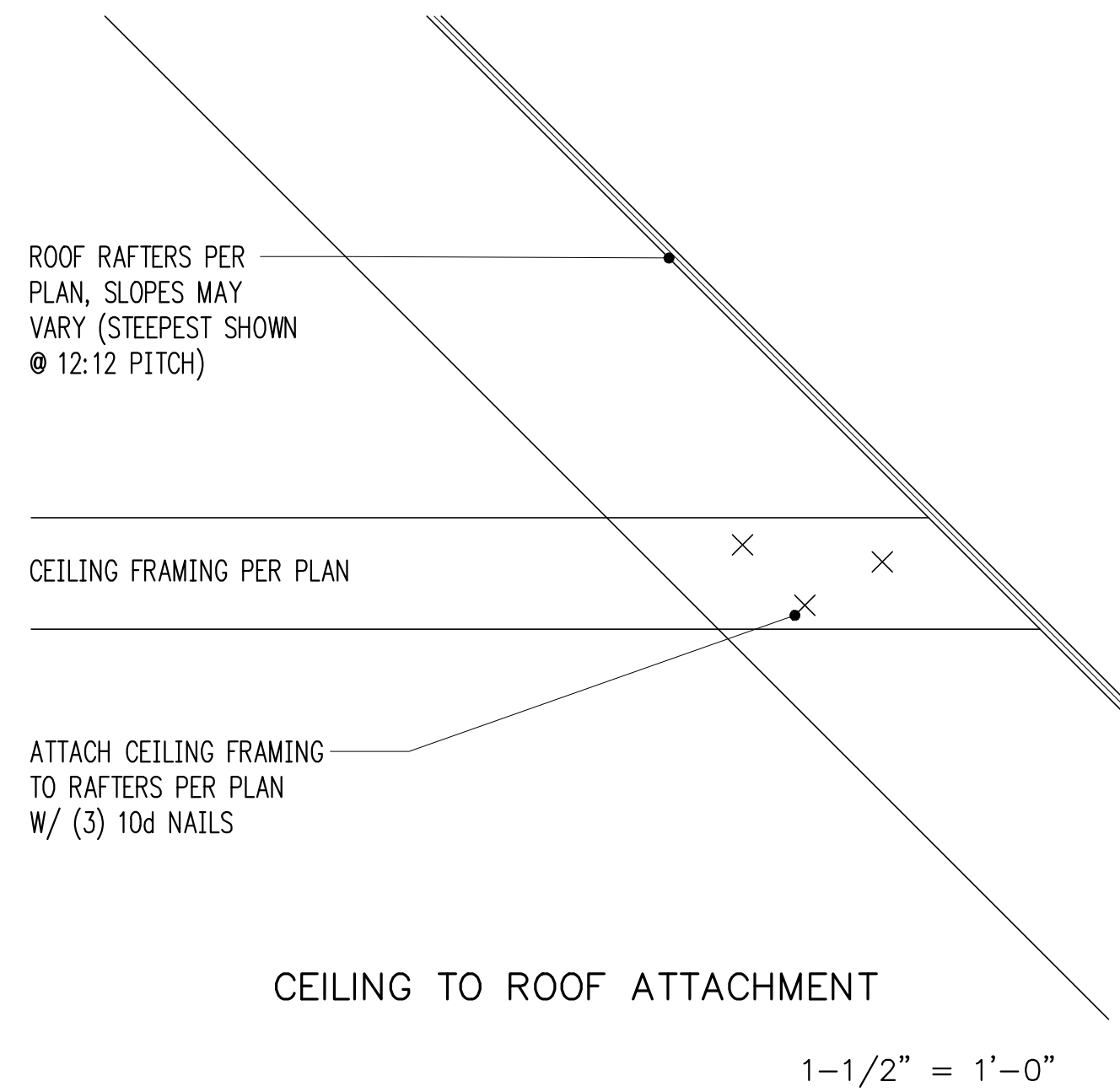
Project
 Tangled Ride Residence LLC
 6025 77th Ave. SE
 Mercer Island, WA 98040

Issue Date	Issue Description
2/13/18	Permit

Building Department Approval

Drawing Title
STRUCTURAL DETAILS

Drawing Number
S4.0



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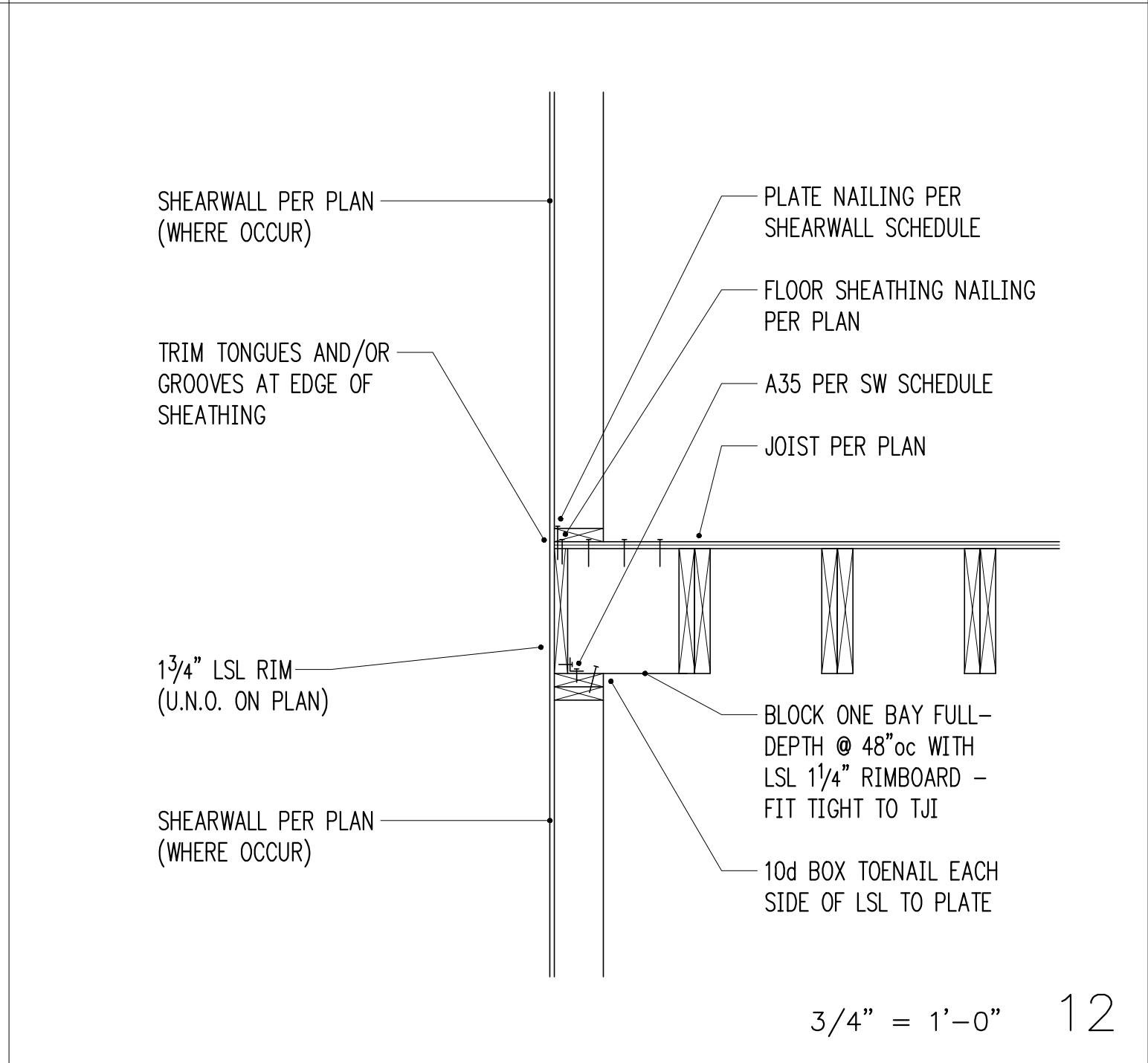
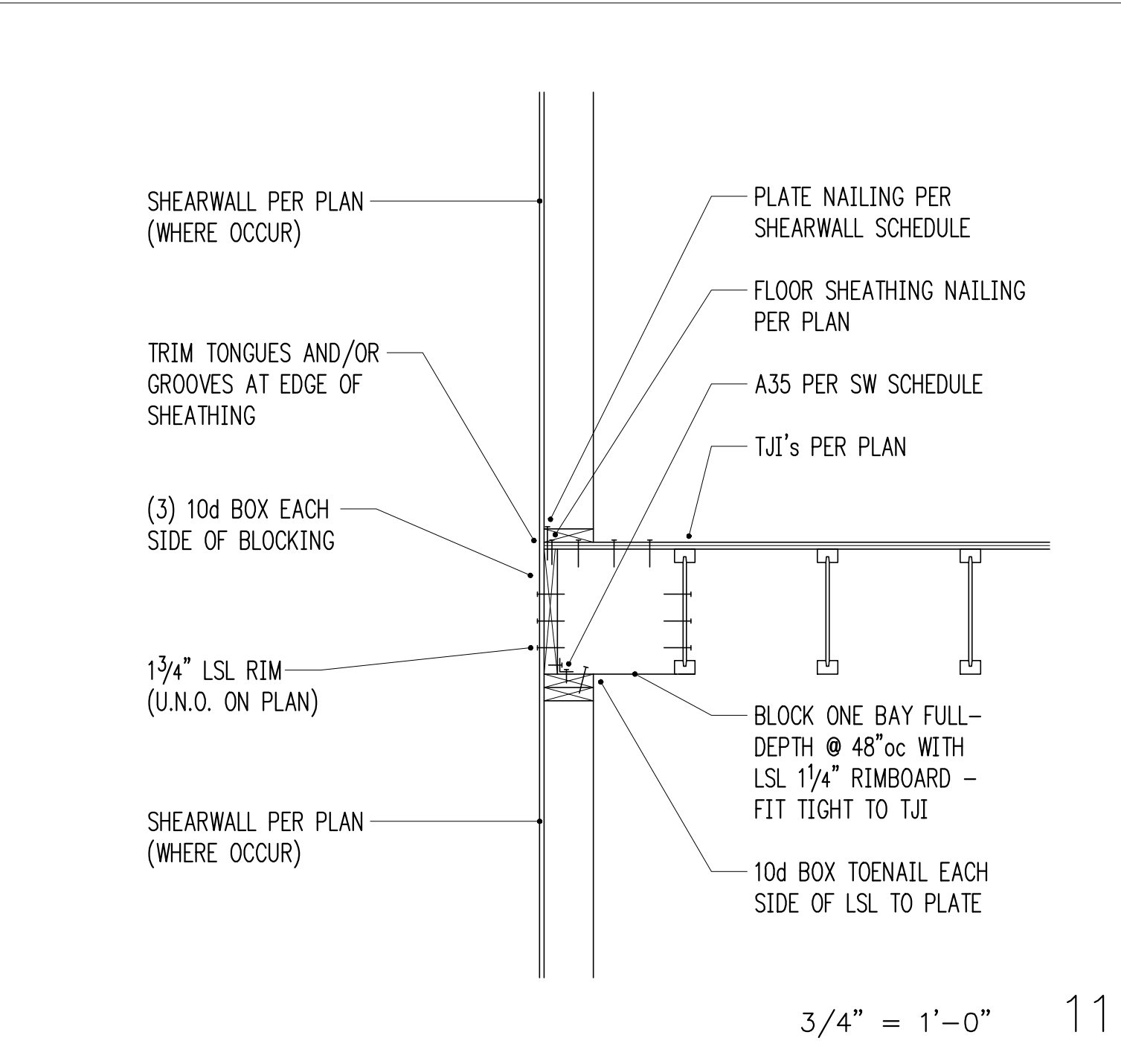
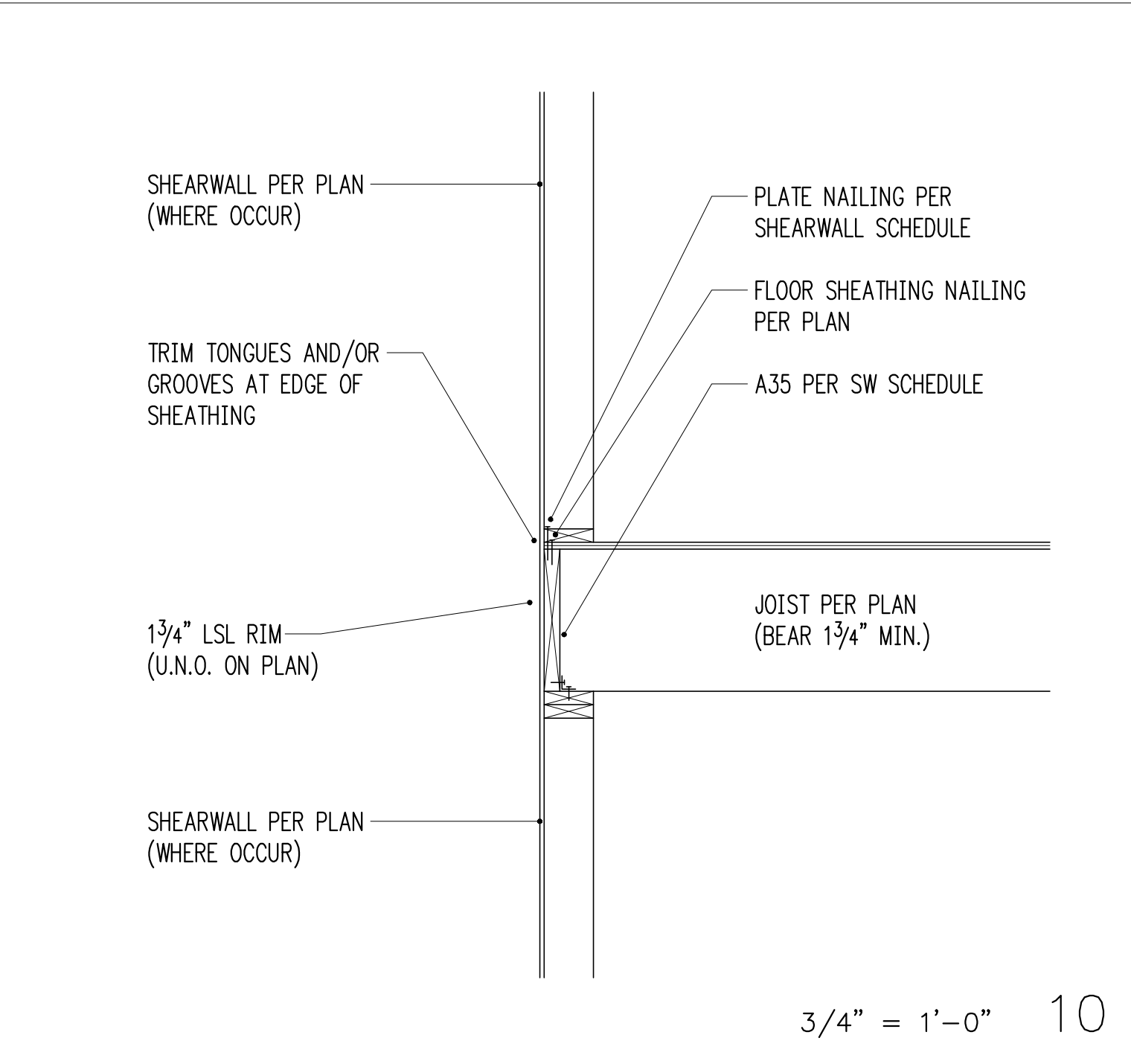
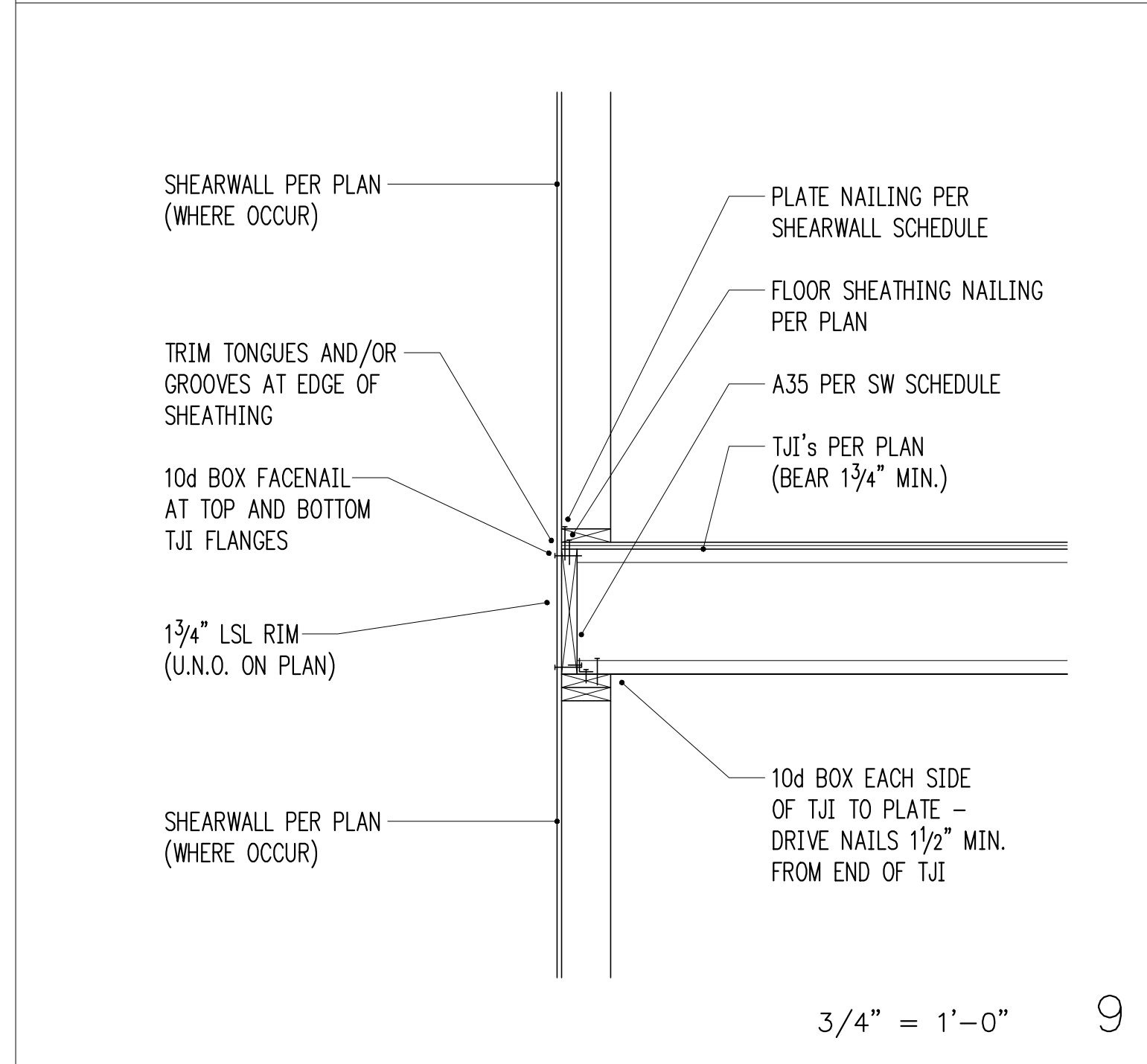
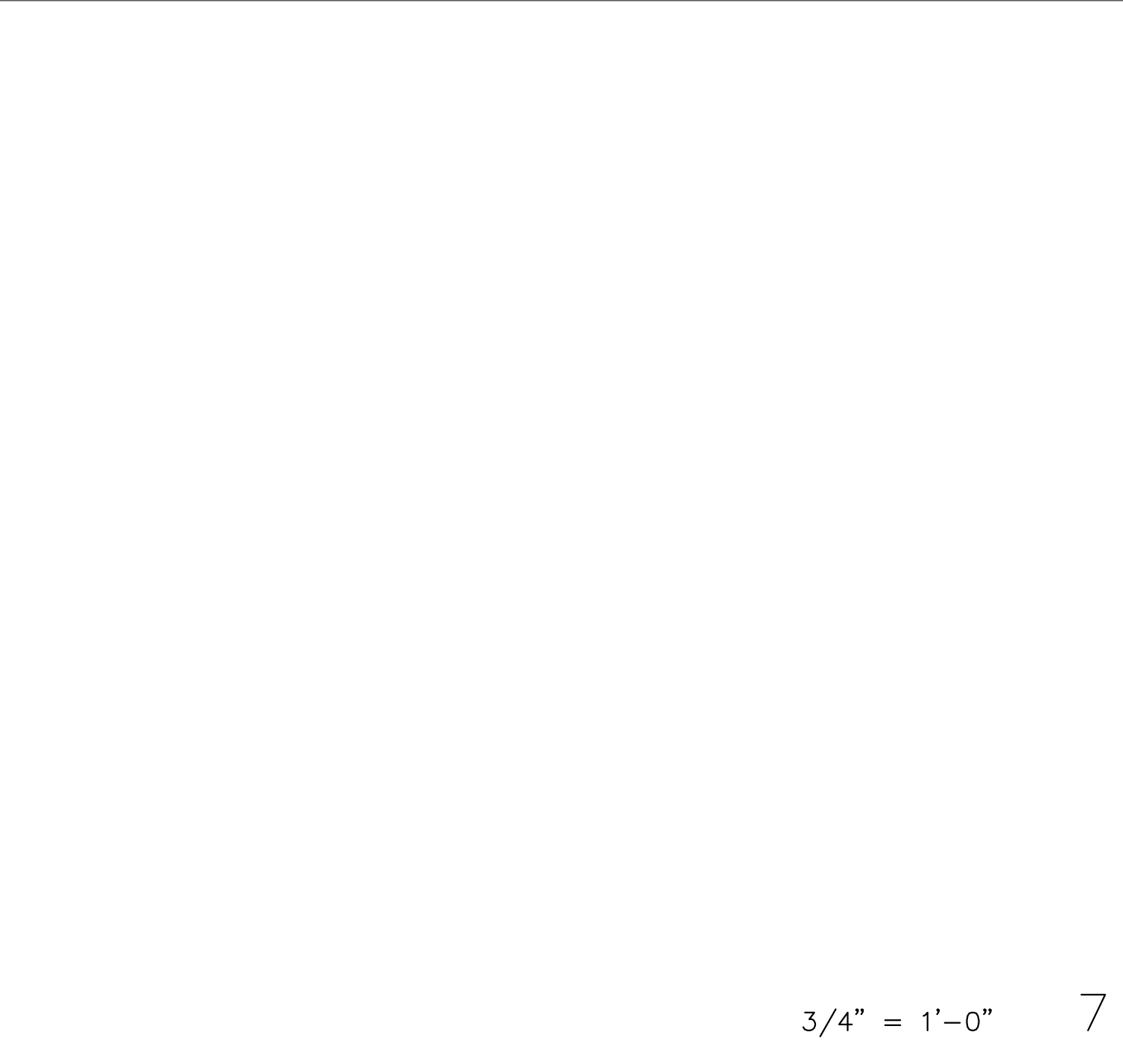
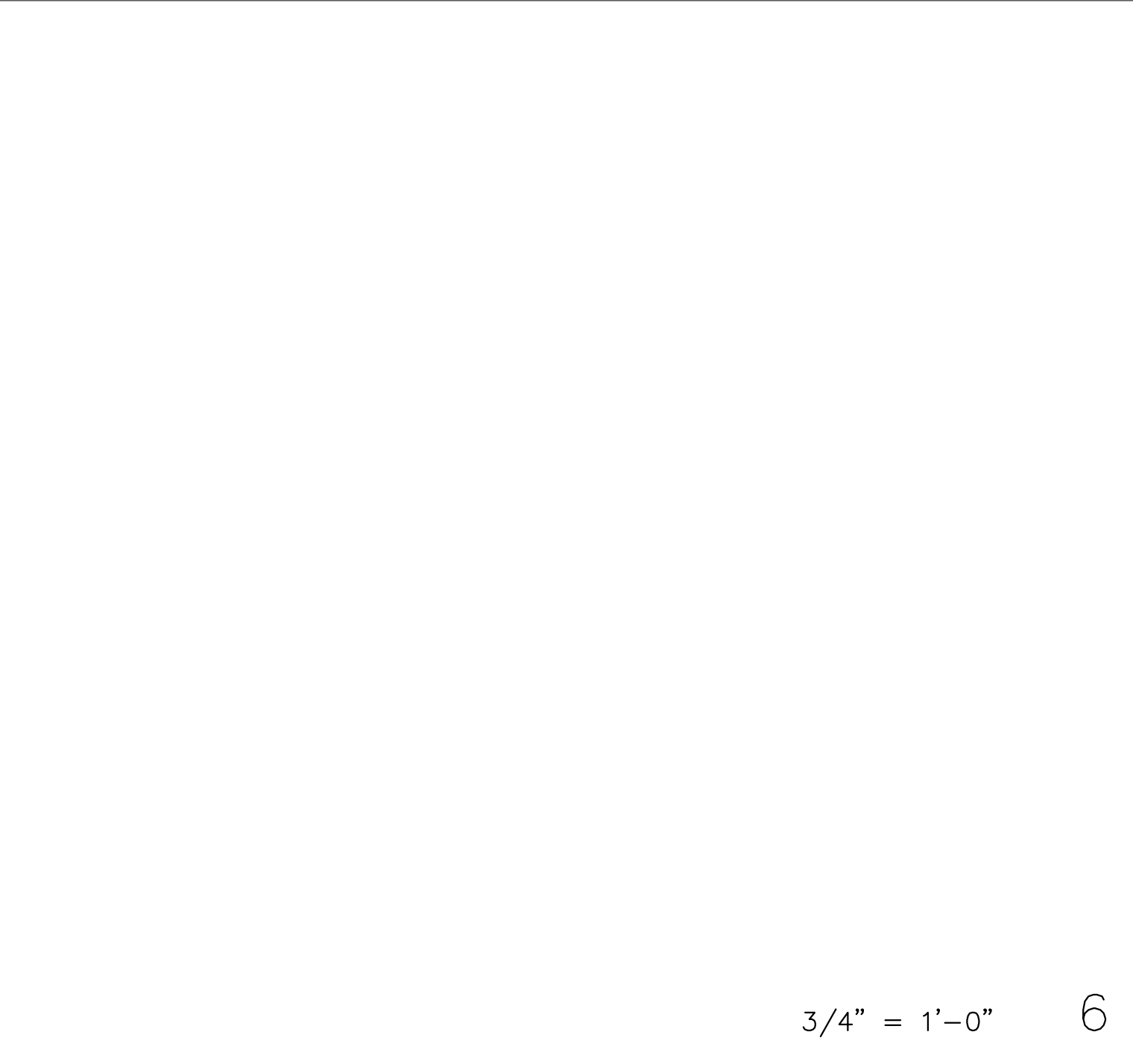
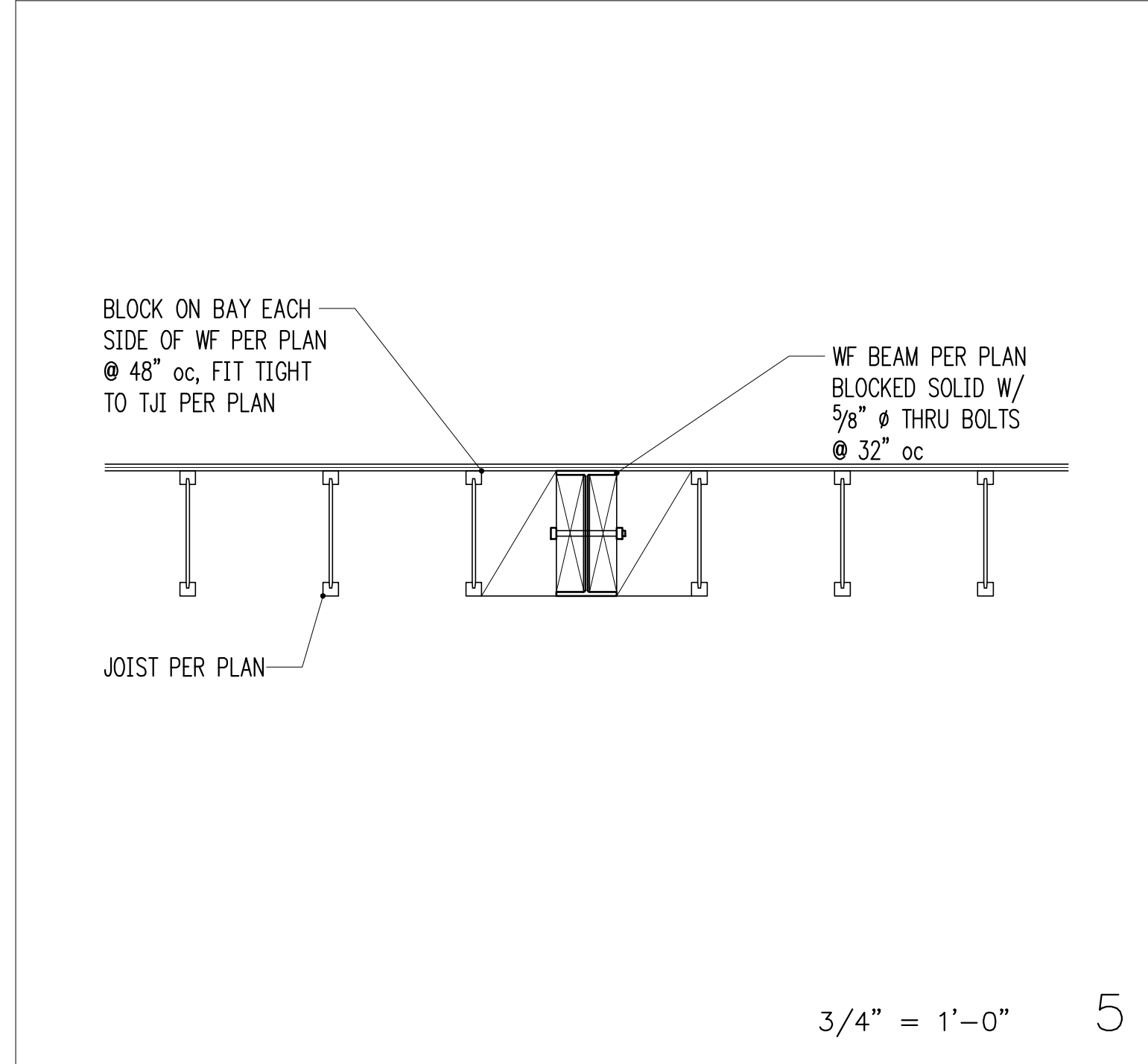
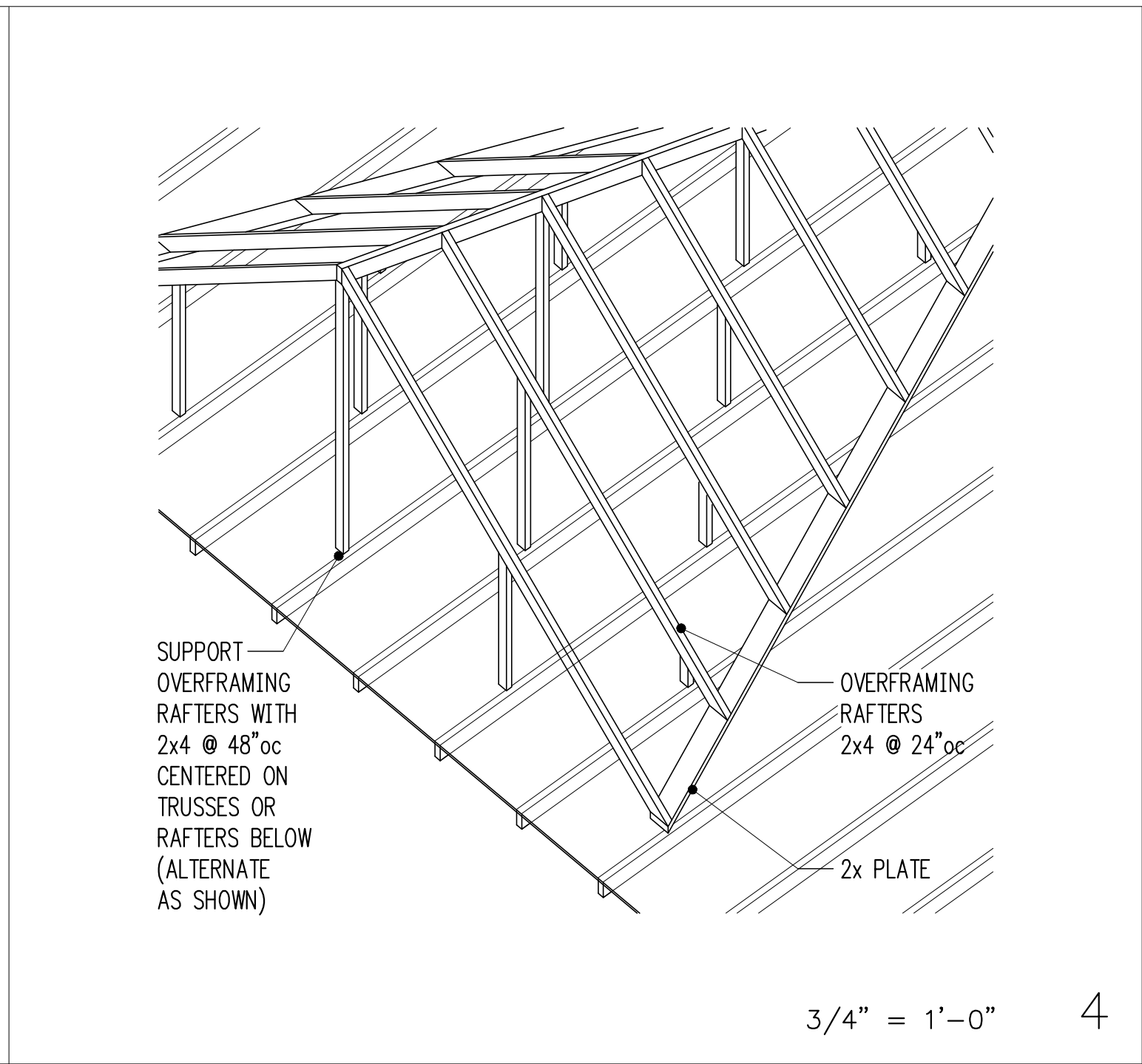
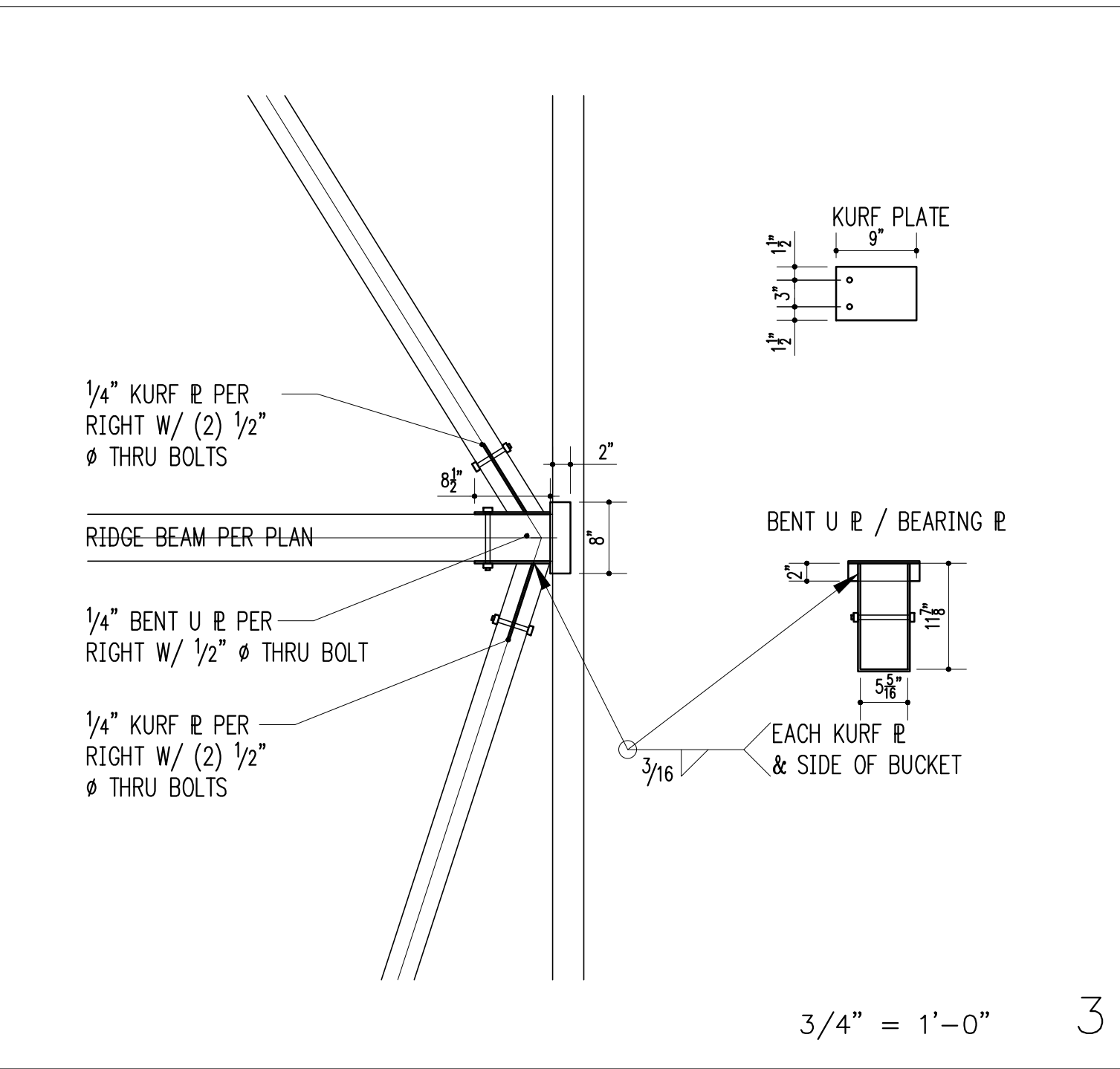
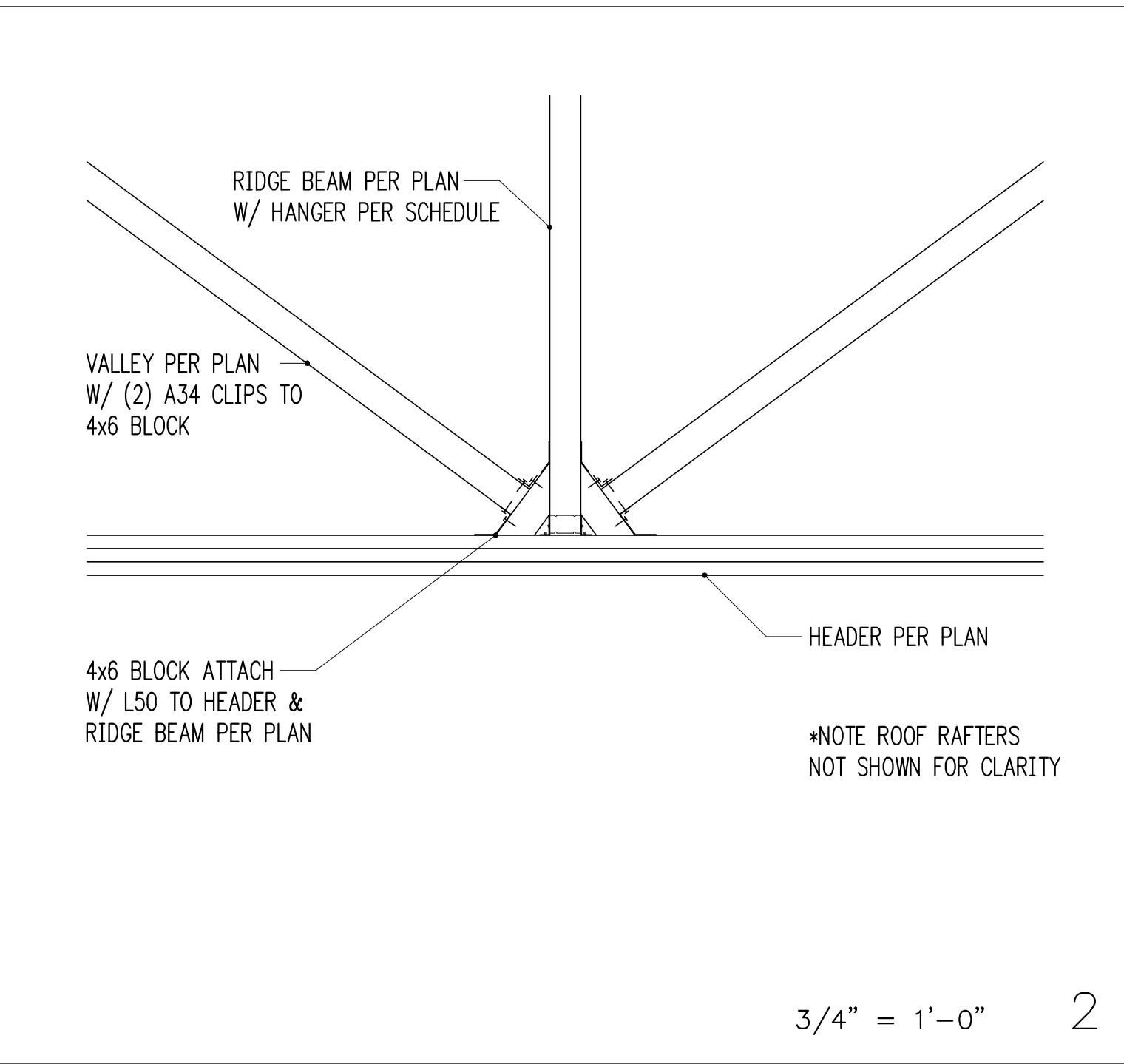
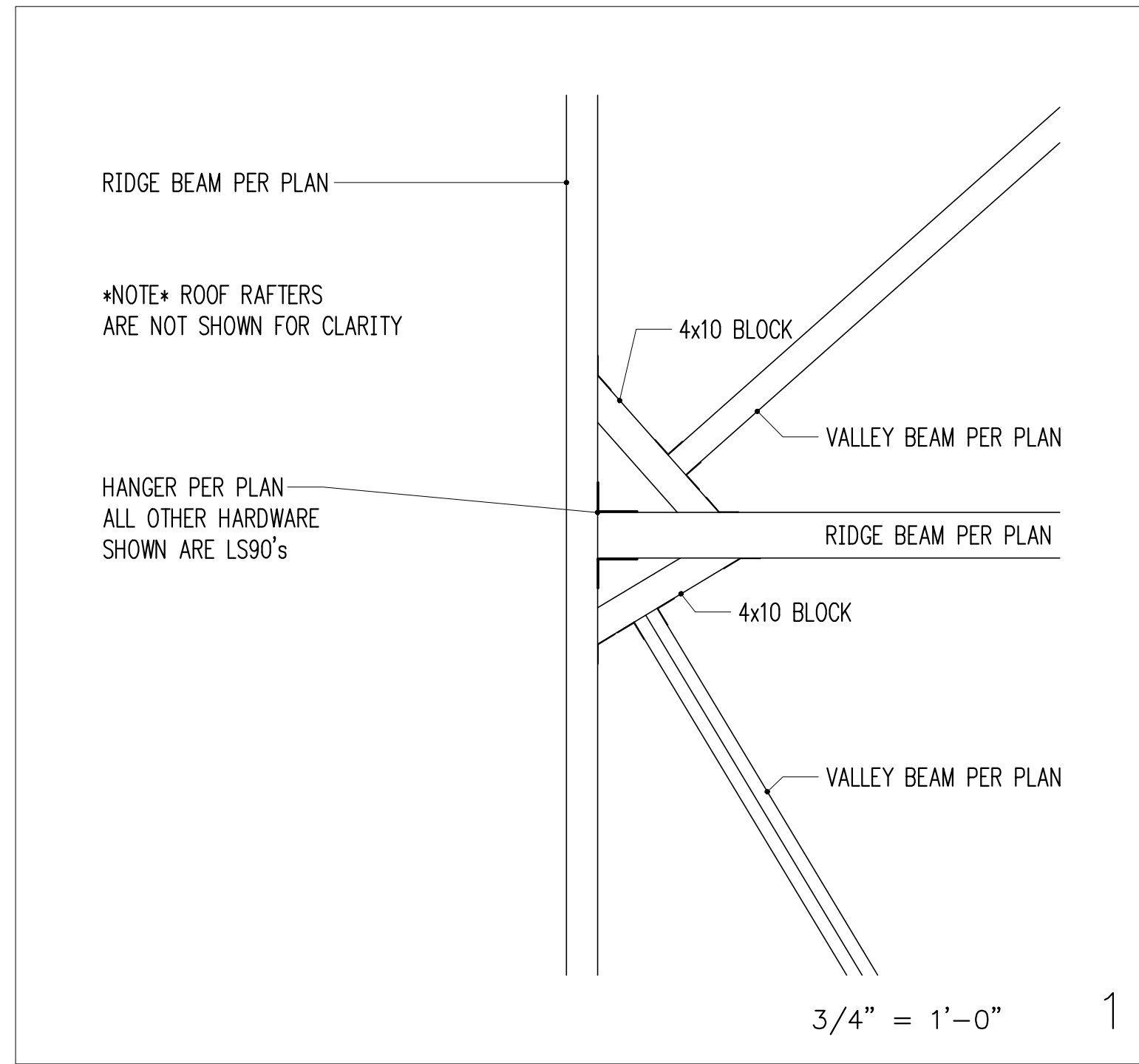
Project
 Tangled Ride Residence LLC
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Issue Date	Issue Description
2/13/18	Permit

Building Department Approval

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STRUCTURAL DETAILS

Drawing Number
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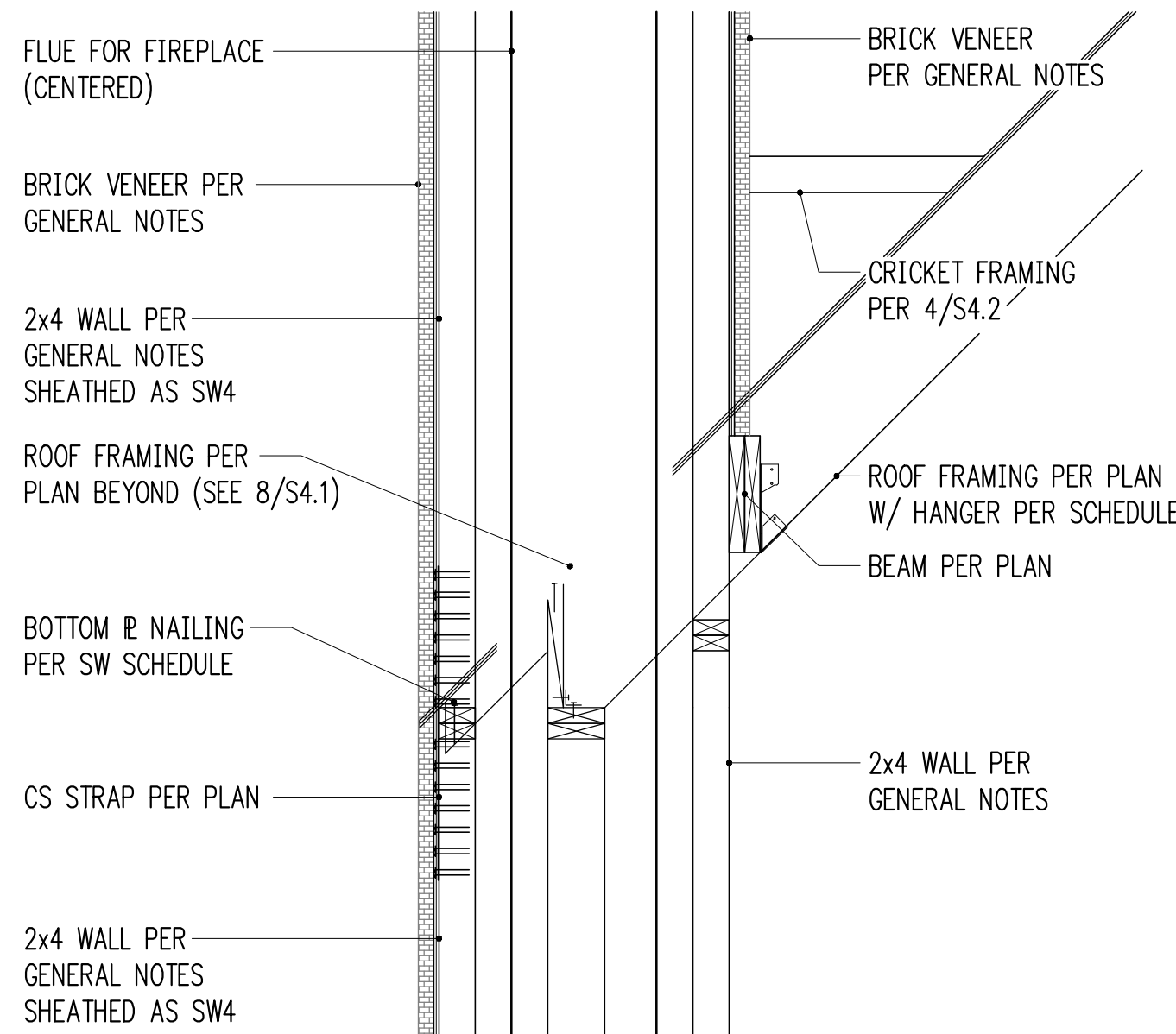
Project
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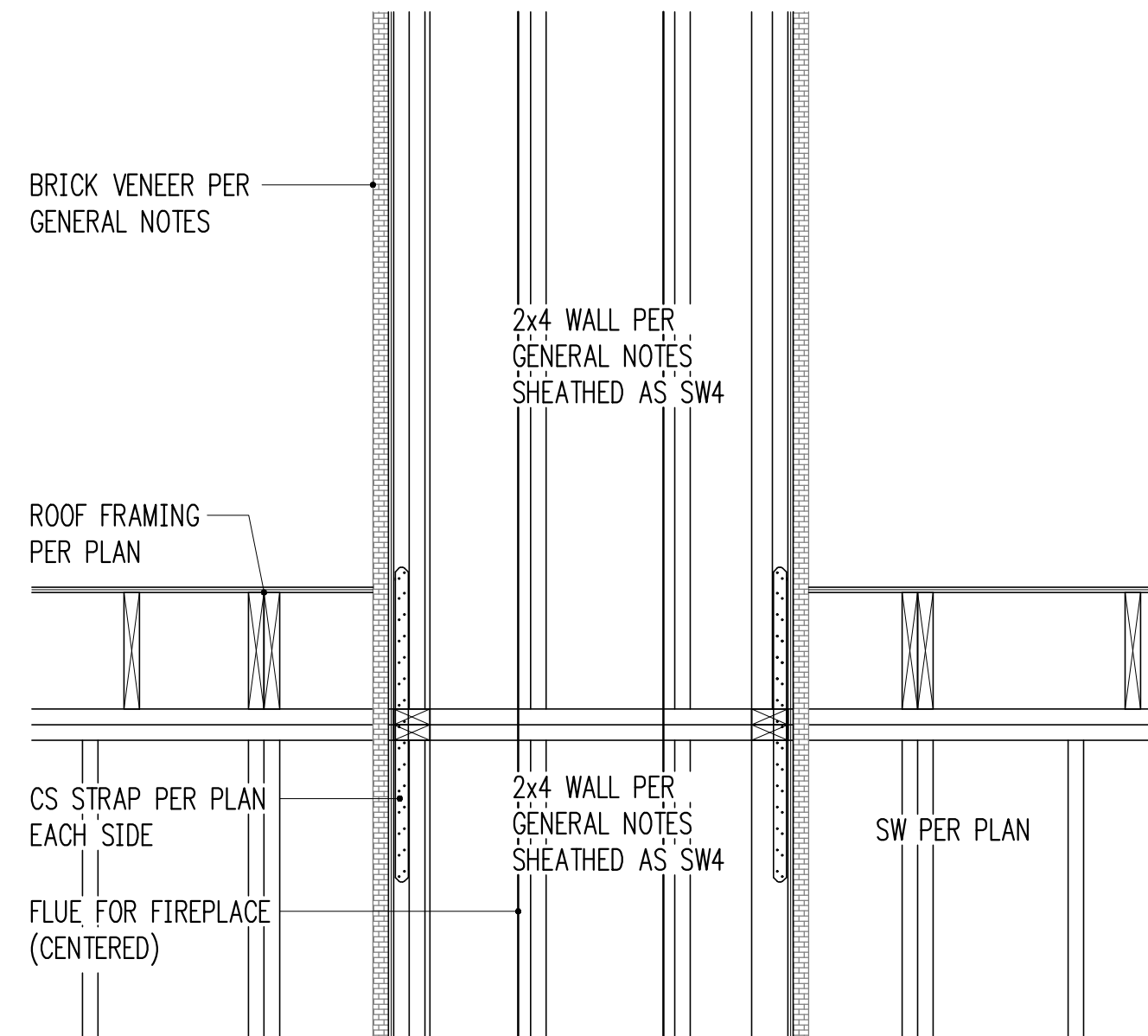
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S4.2



3/4" = 1'-0" 1



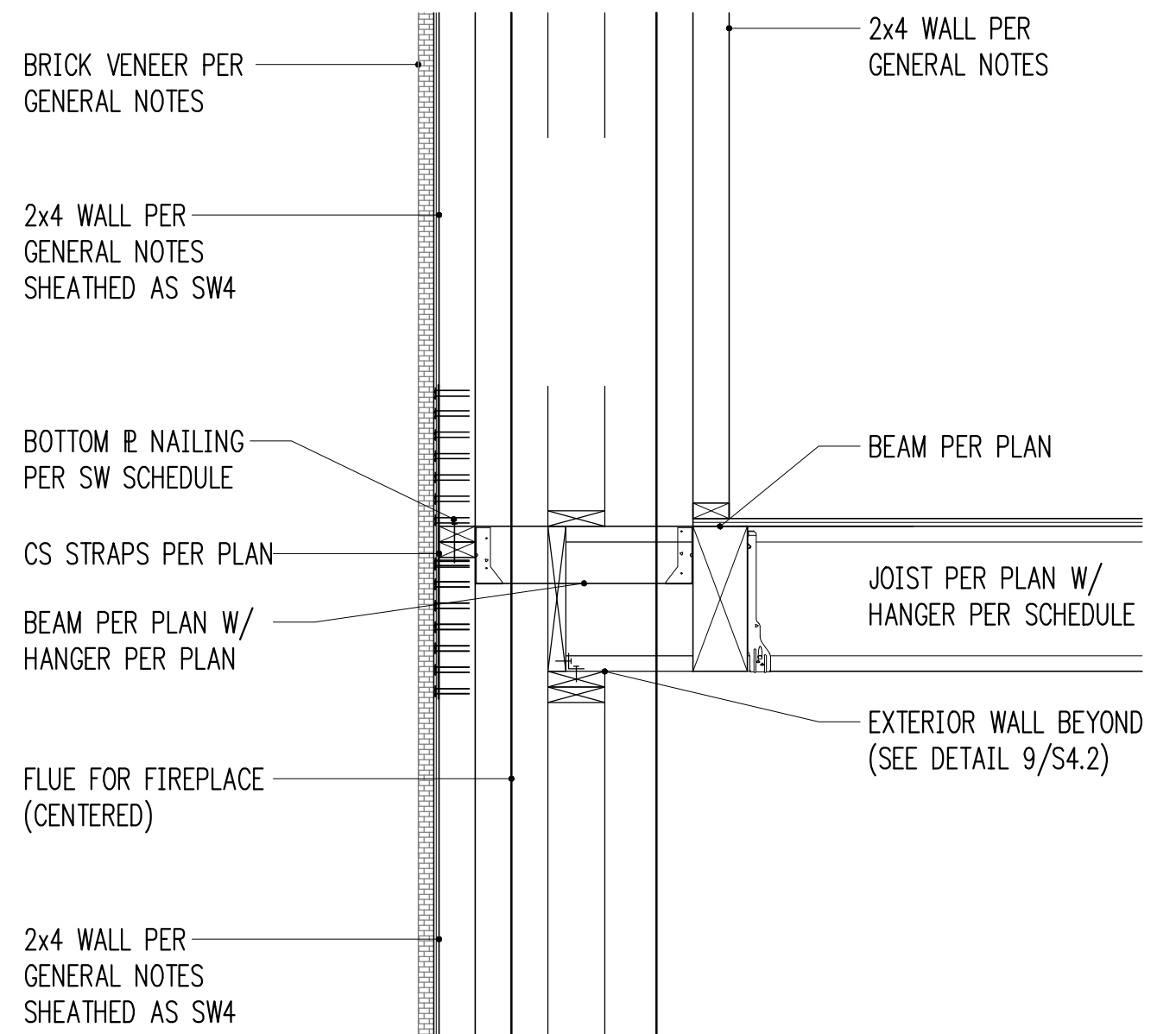
3/4" = 1'-0" 2



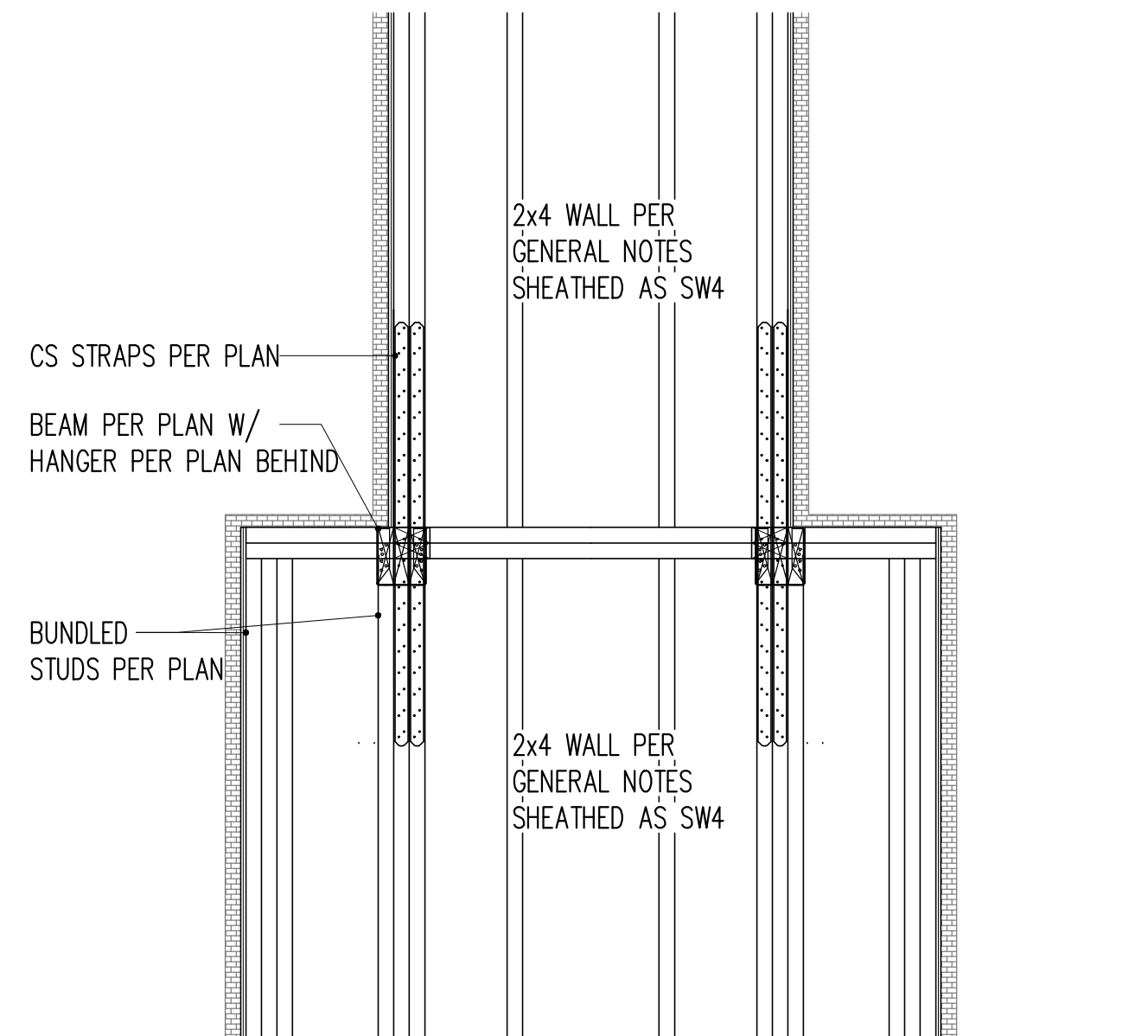
3/4" = 1'-0" 3



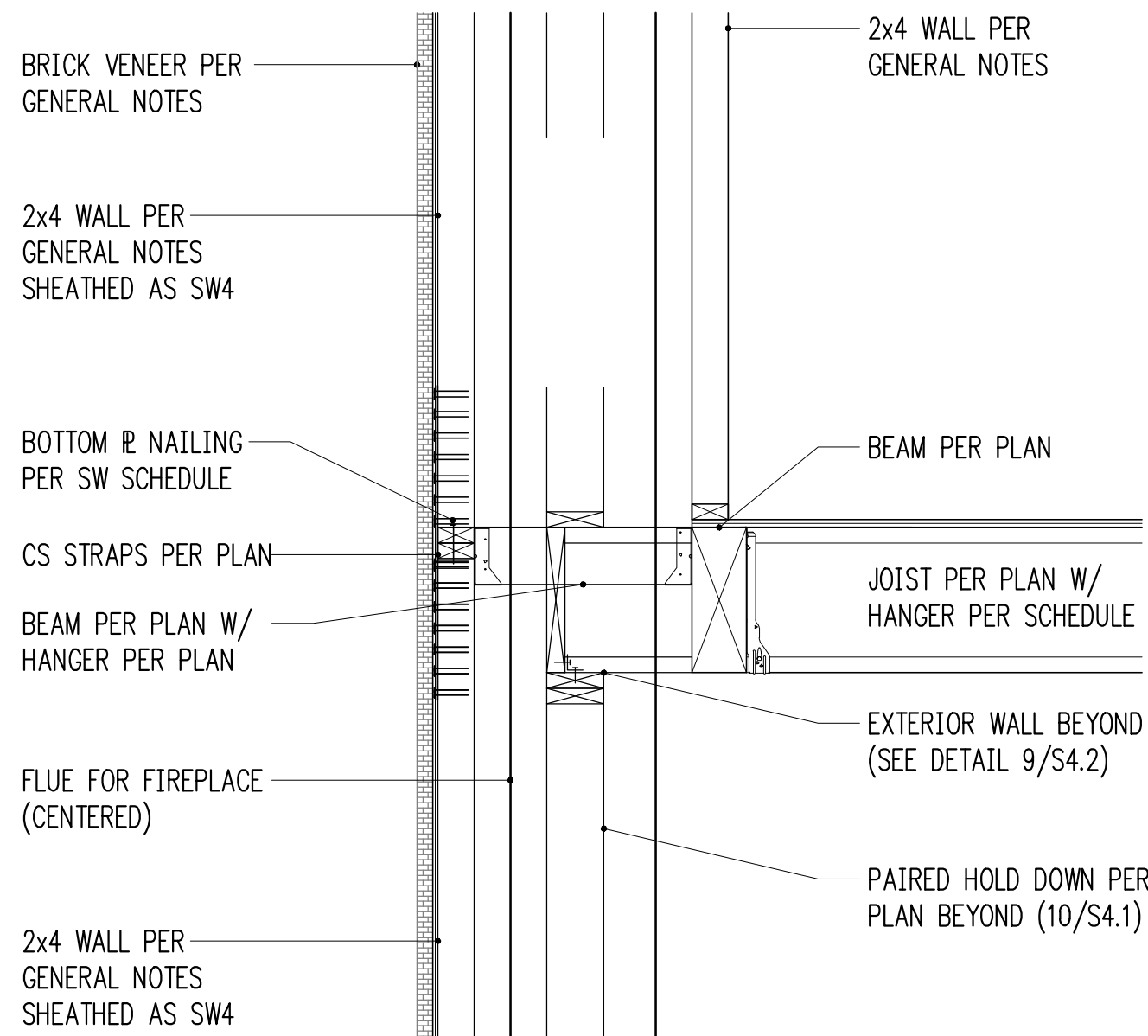
3/4" = 1'-0" 4



3/4" = 1'-0" 5



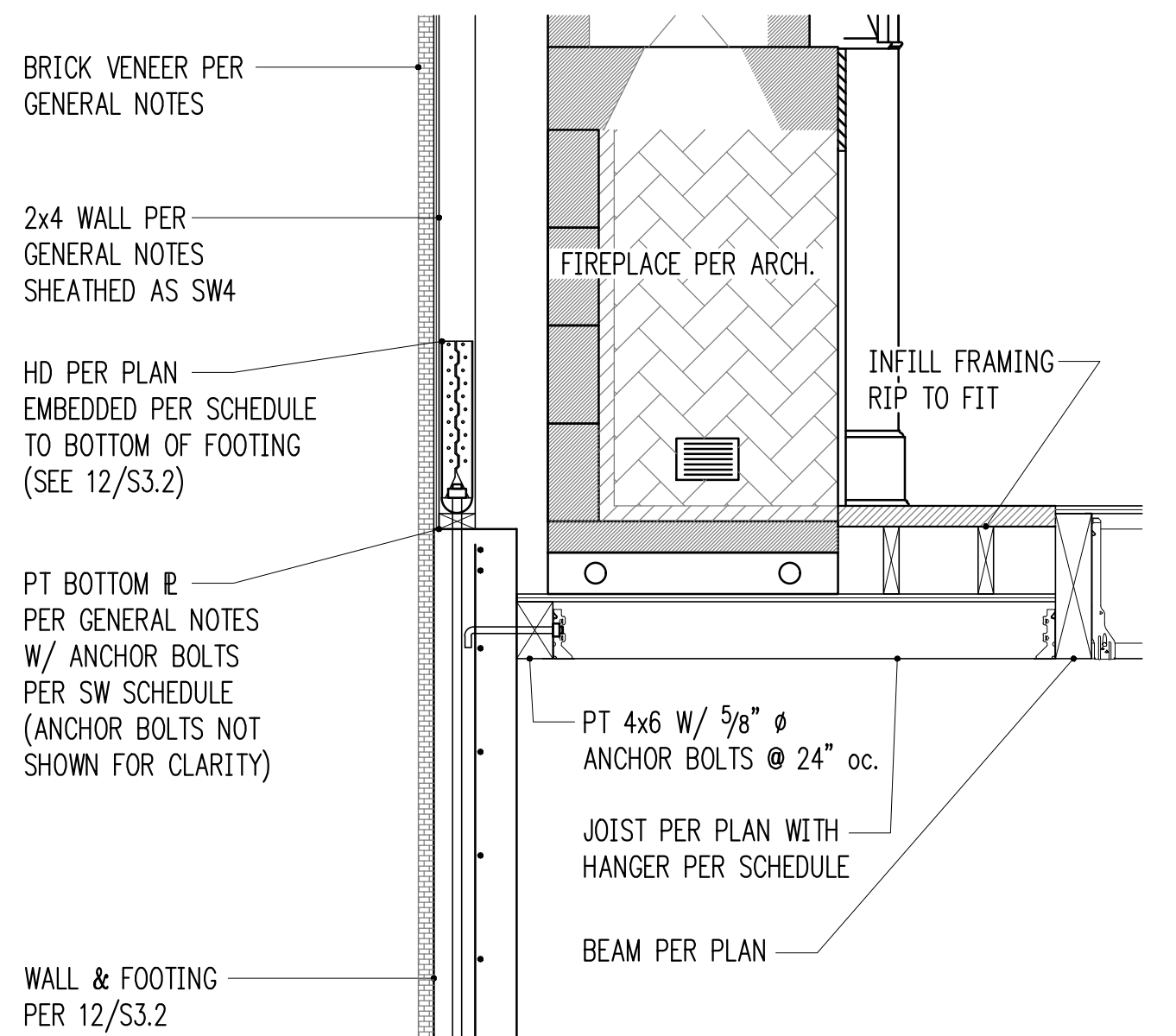
3/4" = 1'-0" 6



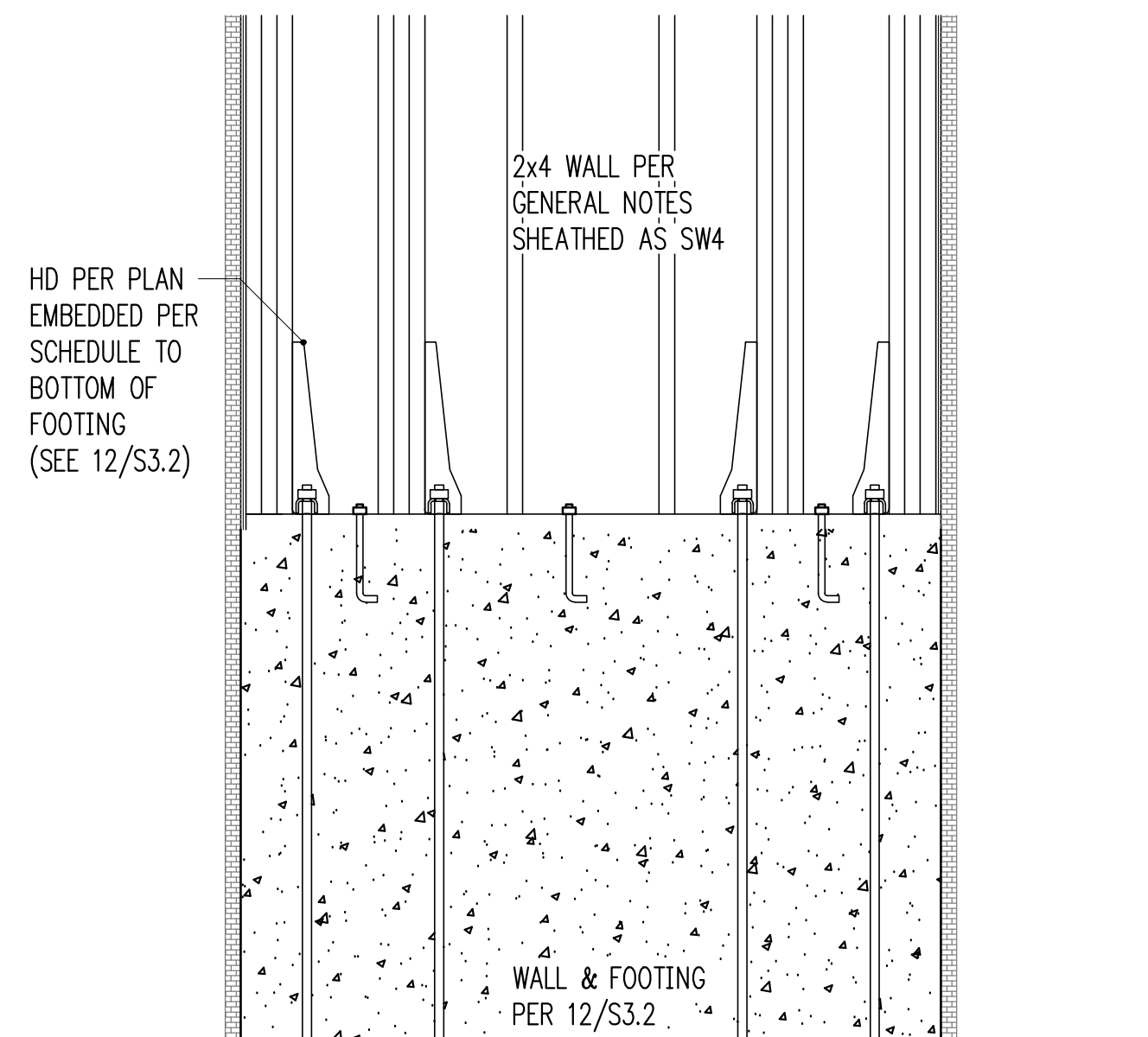
3/4" = 1'-0" 7



3/4" = 1'-0" 8



3/4" = 1'-0" 9



3/4" = 1'-0" 10



3/4" = 1'-0" 11



3/4" = 1'-0" 12



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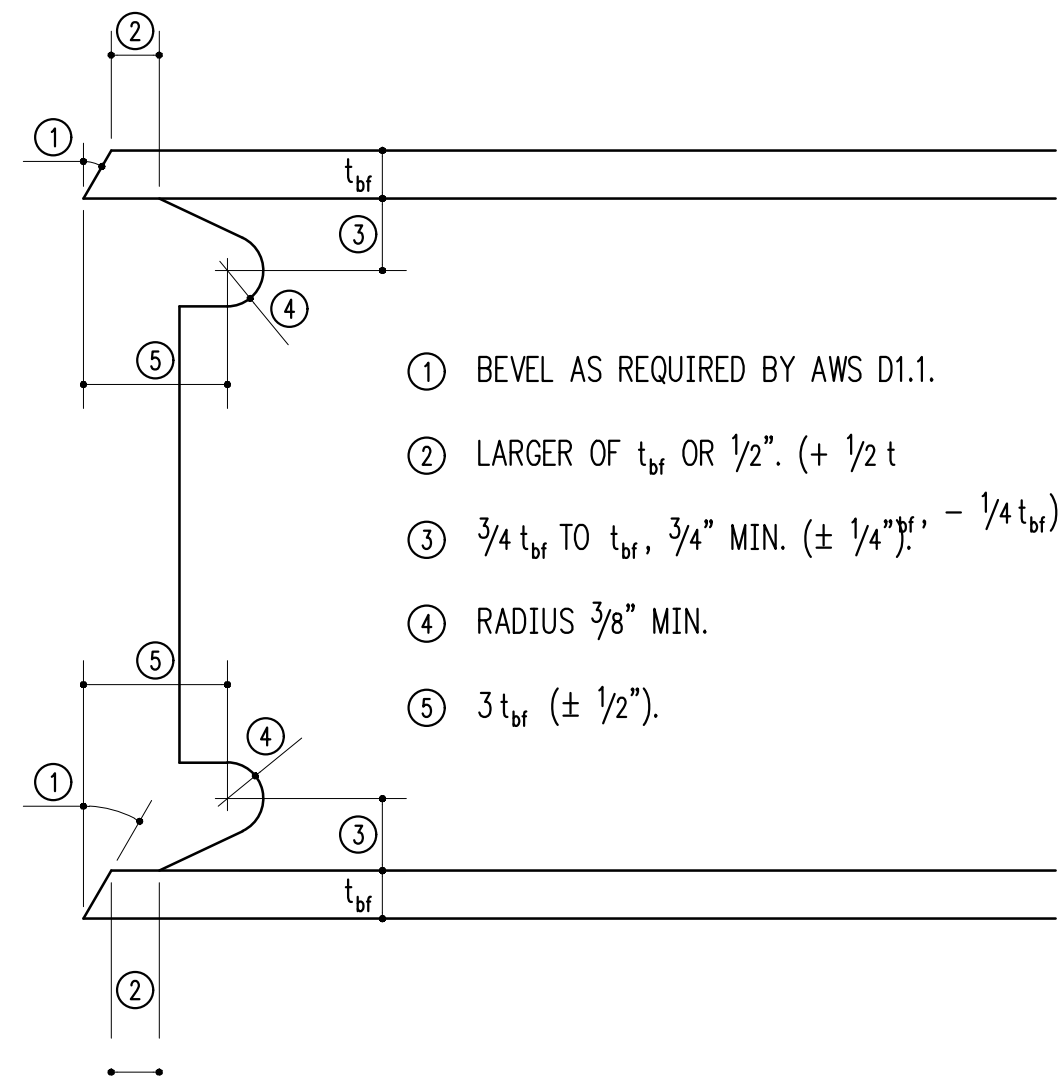
Project
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Drawing Title
STRUCTURAL DETAILS

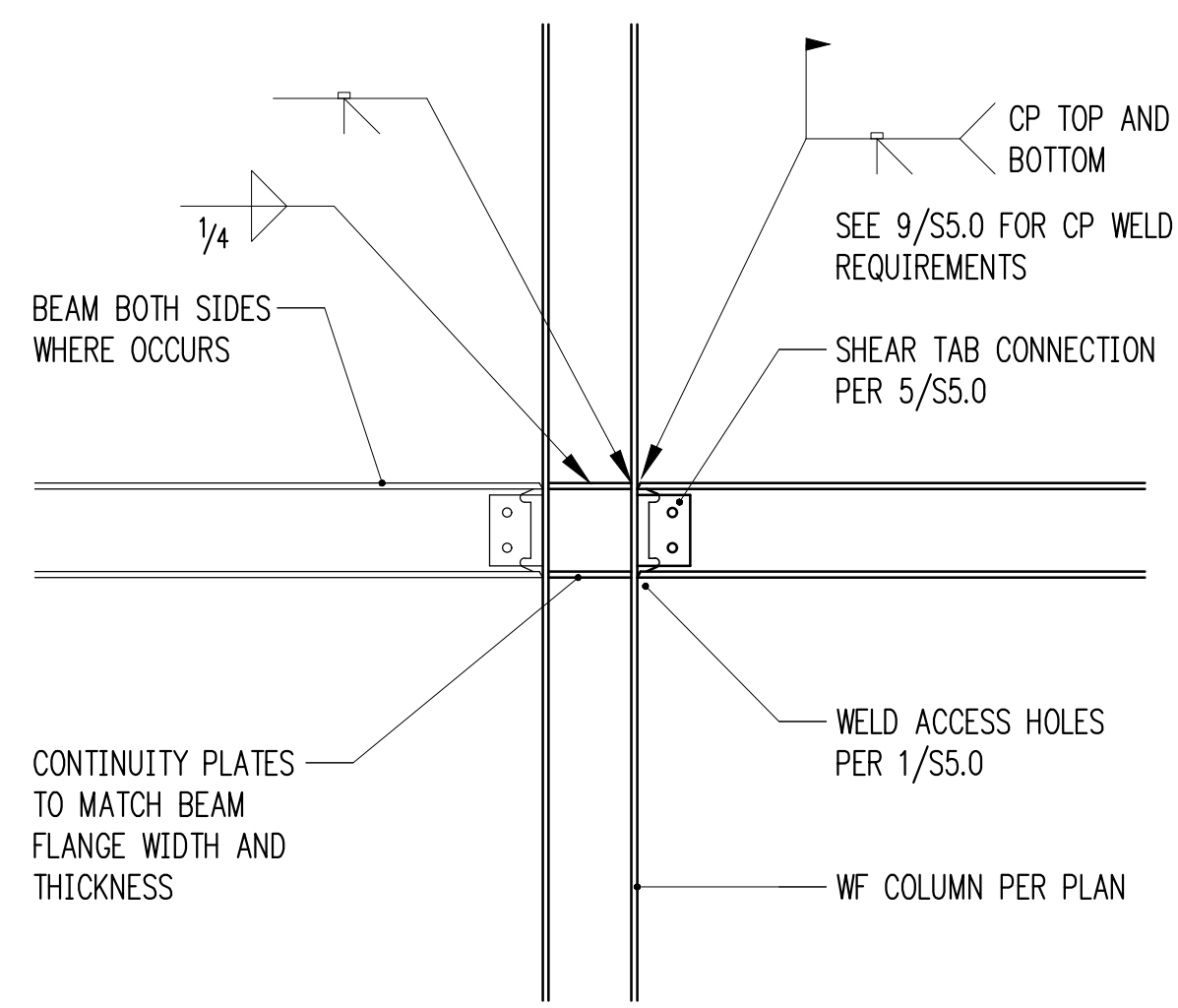
Drawing Number
S4.3



WELD ACCESS HOLES

1-1/2" = 1'-0"

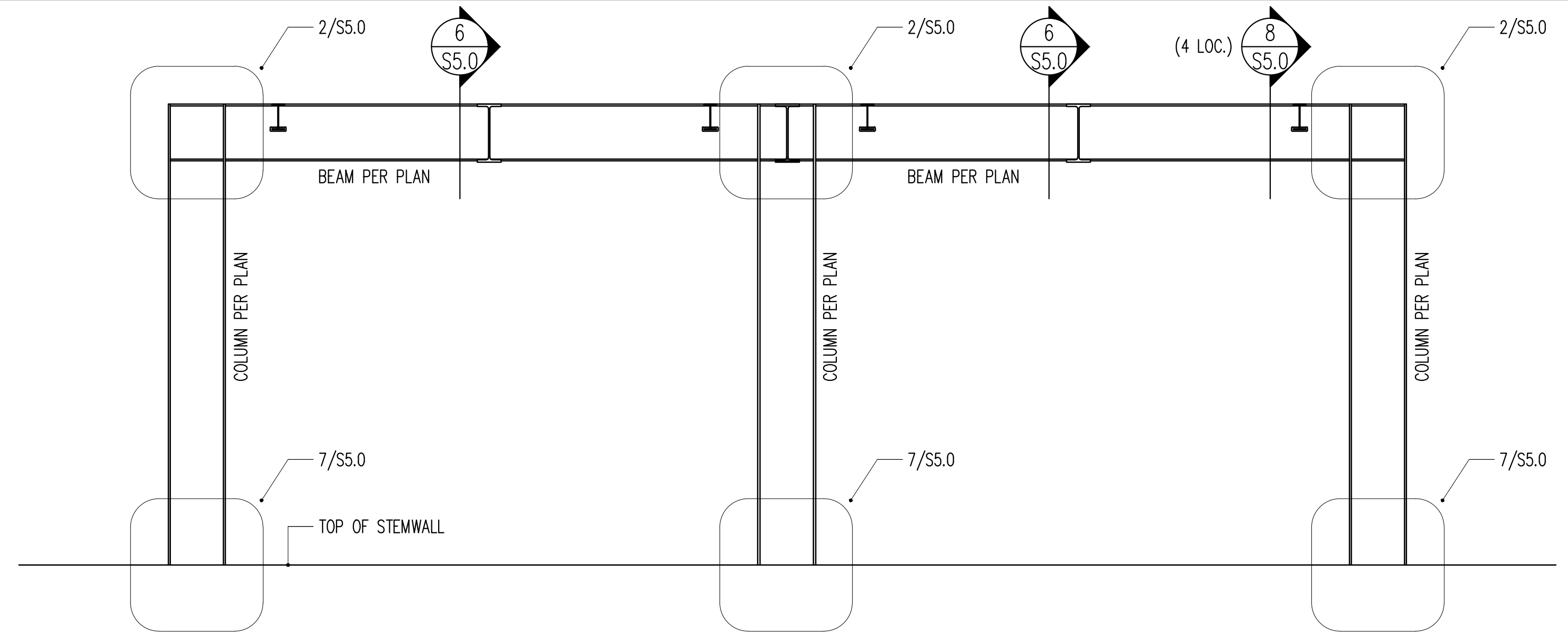
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MOMENT CONN. - COLUMN STRONG AXIS

3/4" = 1'-0"

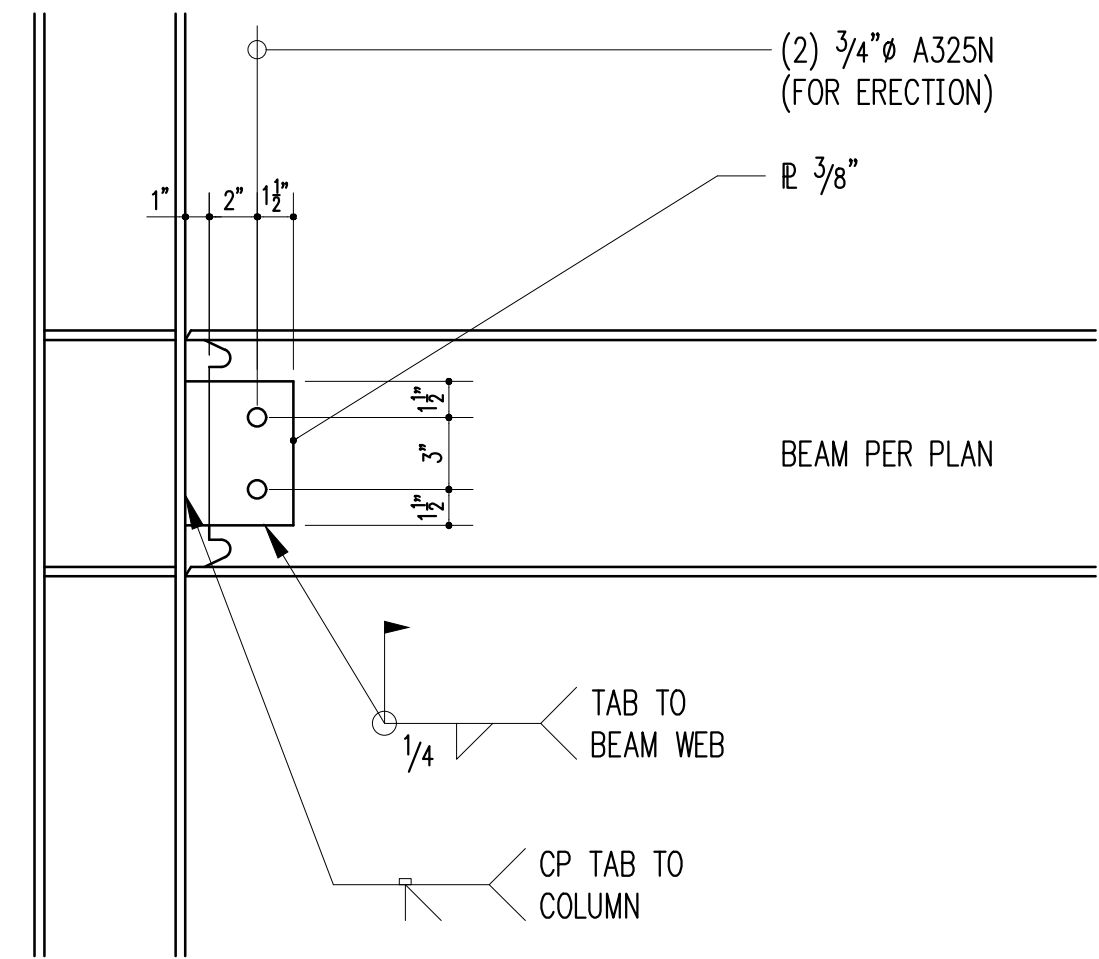
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MOMENT FRAME ELEVATION

3/8" = 1'-0"

4



SHEAR TAB - MOMENT FRAMES

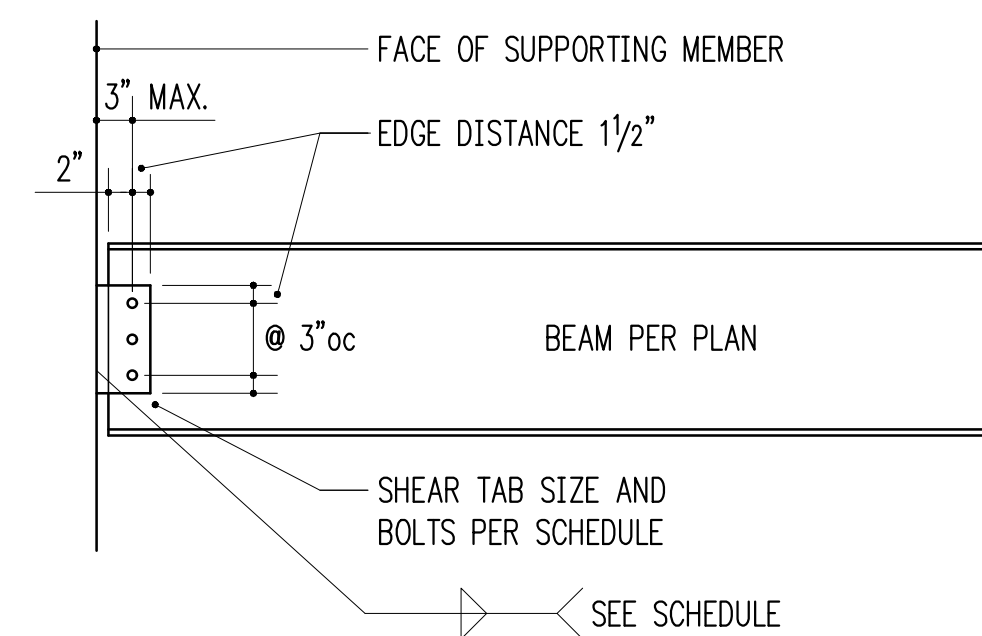
1-1/2" = 1'-0"

5

SHEAR TAB SCHEDULE

BEAM SIZE	# BOLTS	BOLT SIZE	PL THICK.	WELD SIZE	CAPACITY
W8, W10	(2)	3/4"φ	1/4"	3/16"	8,200 lb
W14	(3)	3/4"φ	1/4"	3/16"	16,300 lb

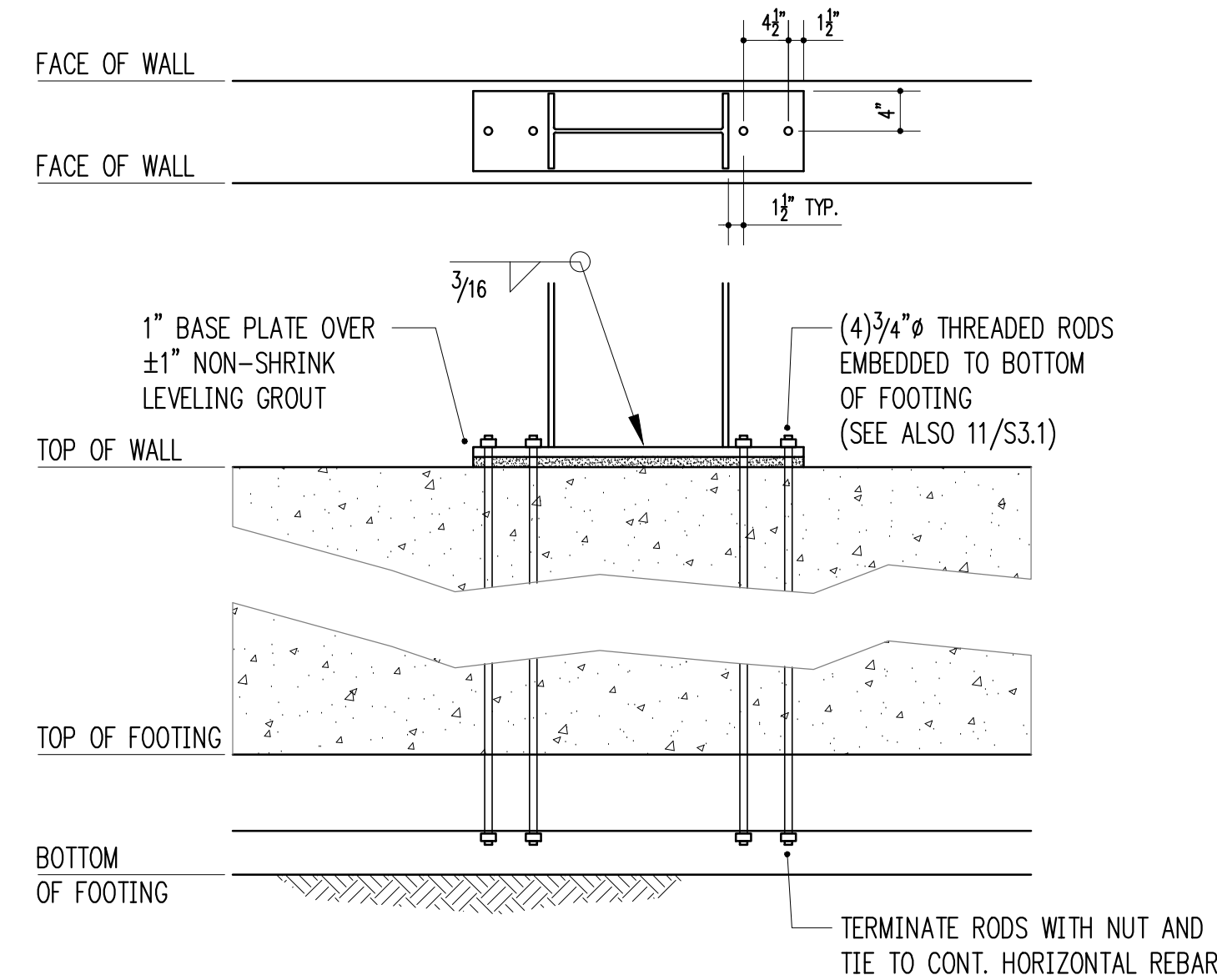
BOLT TYPE SHALL BE A325N. PLATE MATERIAL SHALL BE A36.



TYPICAL SHEAR TAB CONNECTION (NON-FRAME)

3/4" = 1'-0"

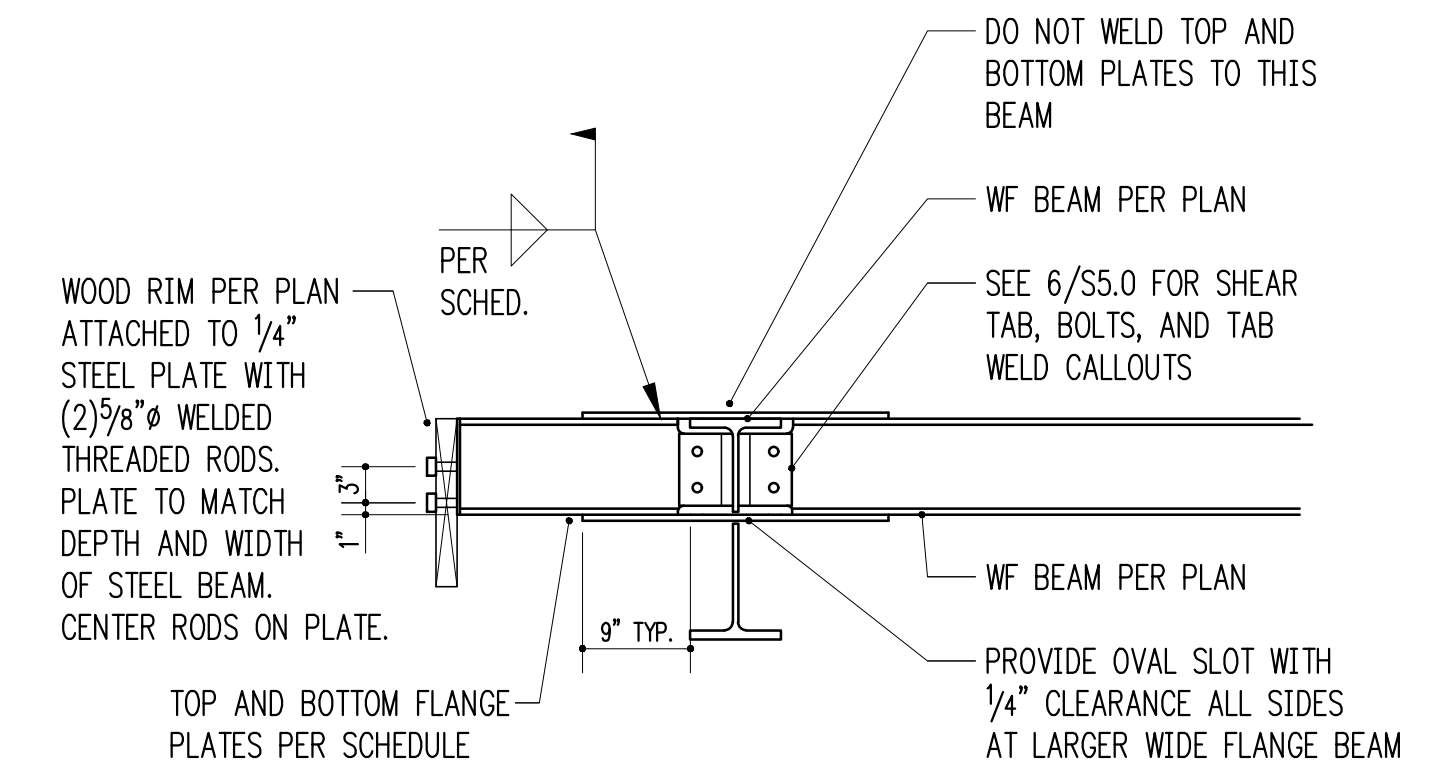
6



TYPICAL FRAME BASE PLATE

3/4" = 1'-0"

7

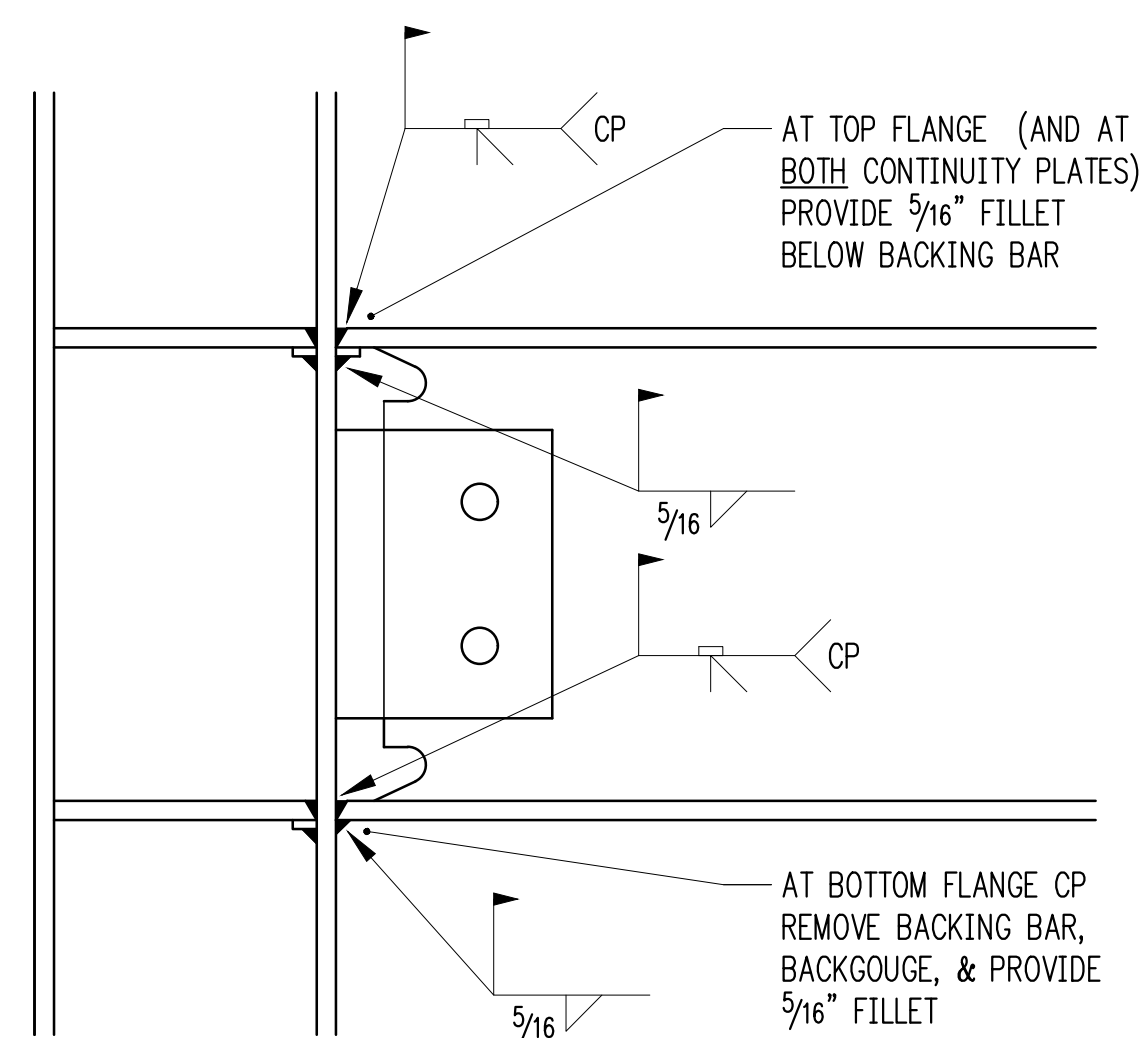


WF BEAM MOMENT CONN. THRU WF BEAM

3/4" = 1'-0"

8

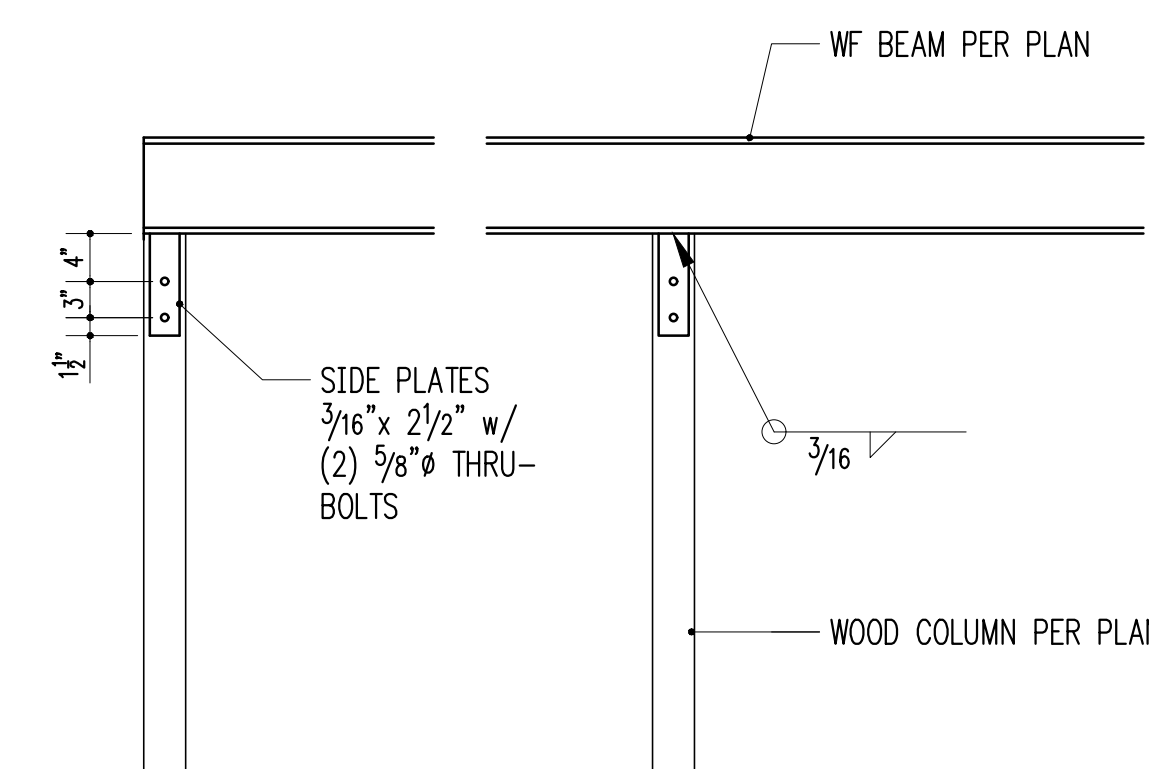
BEAM SIZE	PLATE	WELD SIZE
W8x15	R 3/8" x 4 1/2"	3/16"



CP (COMPLETE PENETRATION) WELD REQUIREMENTS

3" = 1'-0"

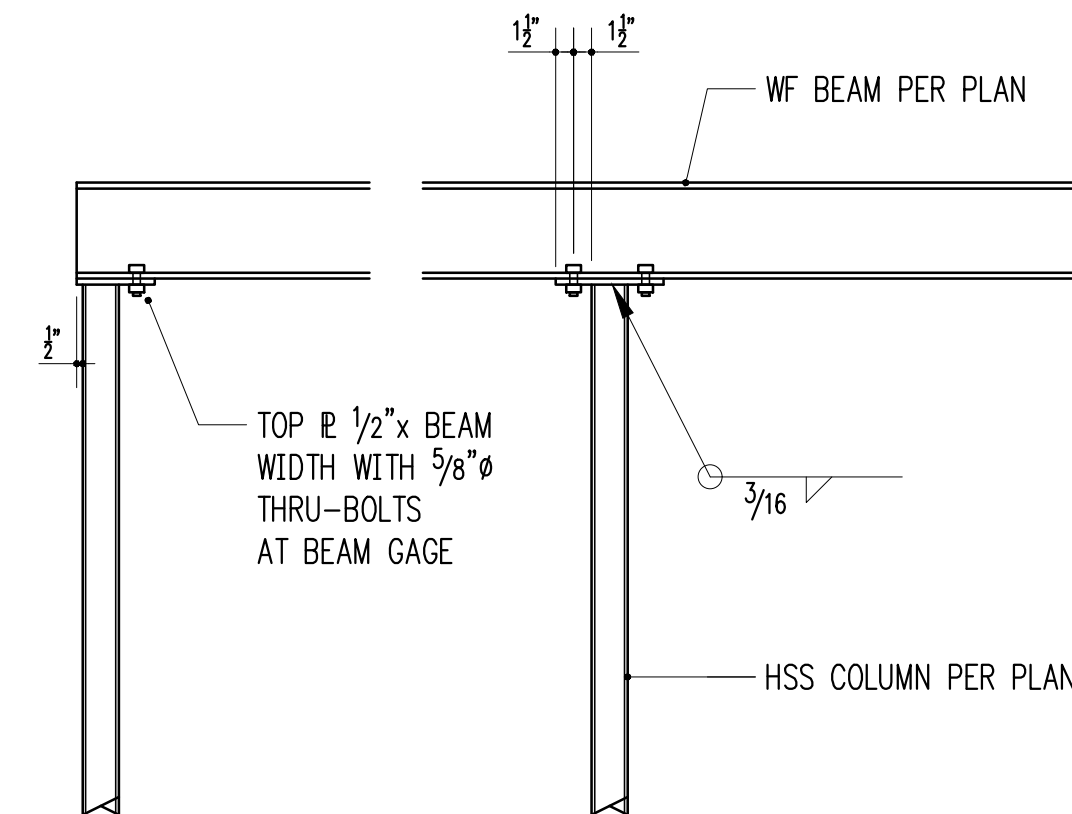
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WF BEAM BEARING ON WOOD COLUMN

3/4" = 1'-0"

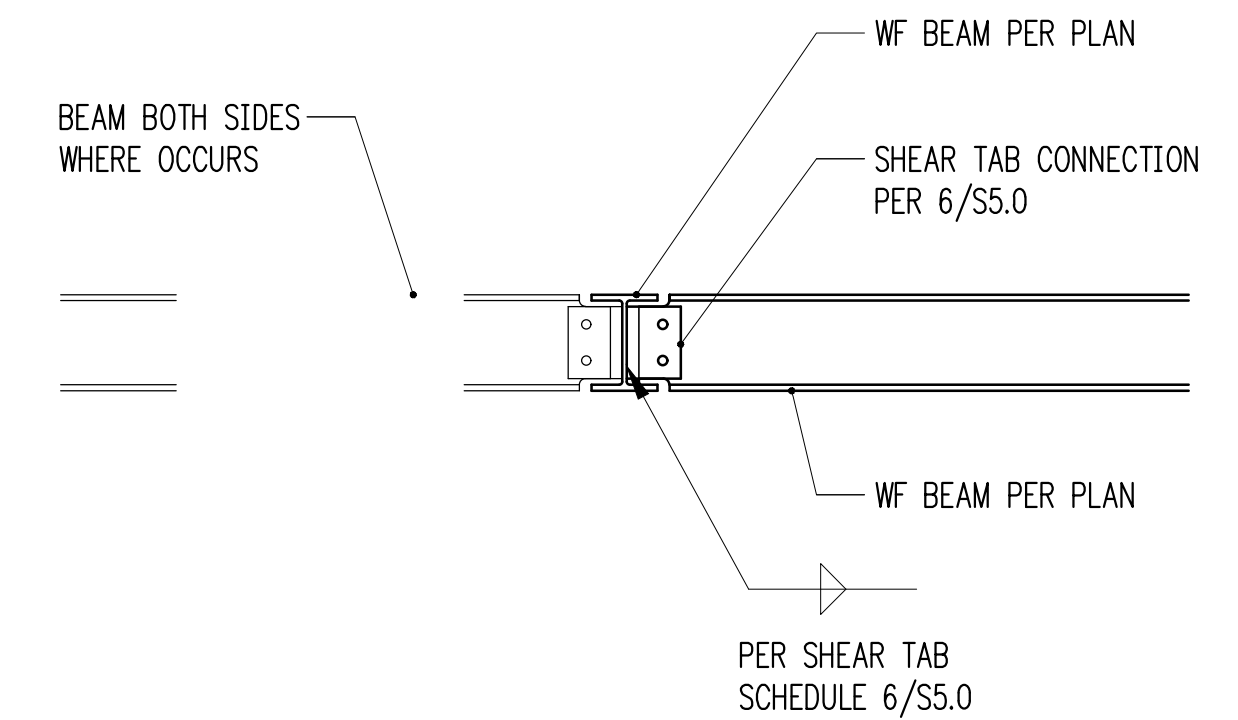
10



WF BEAM BEARING ON HSS COLUMN

3/4" = 1'-0"

11



WF BEAM TO SIDE OF WF BEAM

3/4" = 1'-0"

12

HVE

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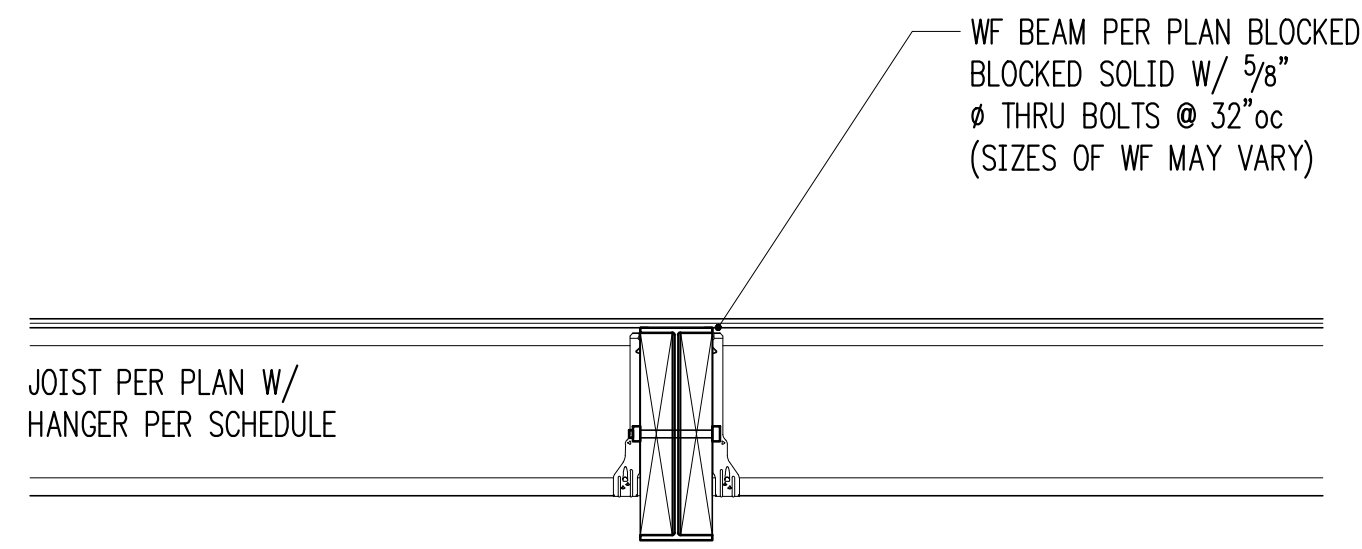
Issue Date	Issue Description
2/13/18	Permit

Building Department Approval

Drawing Title
STRUCTURAL DETAILS

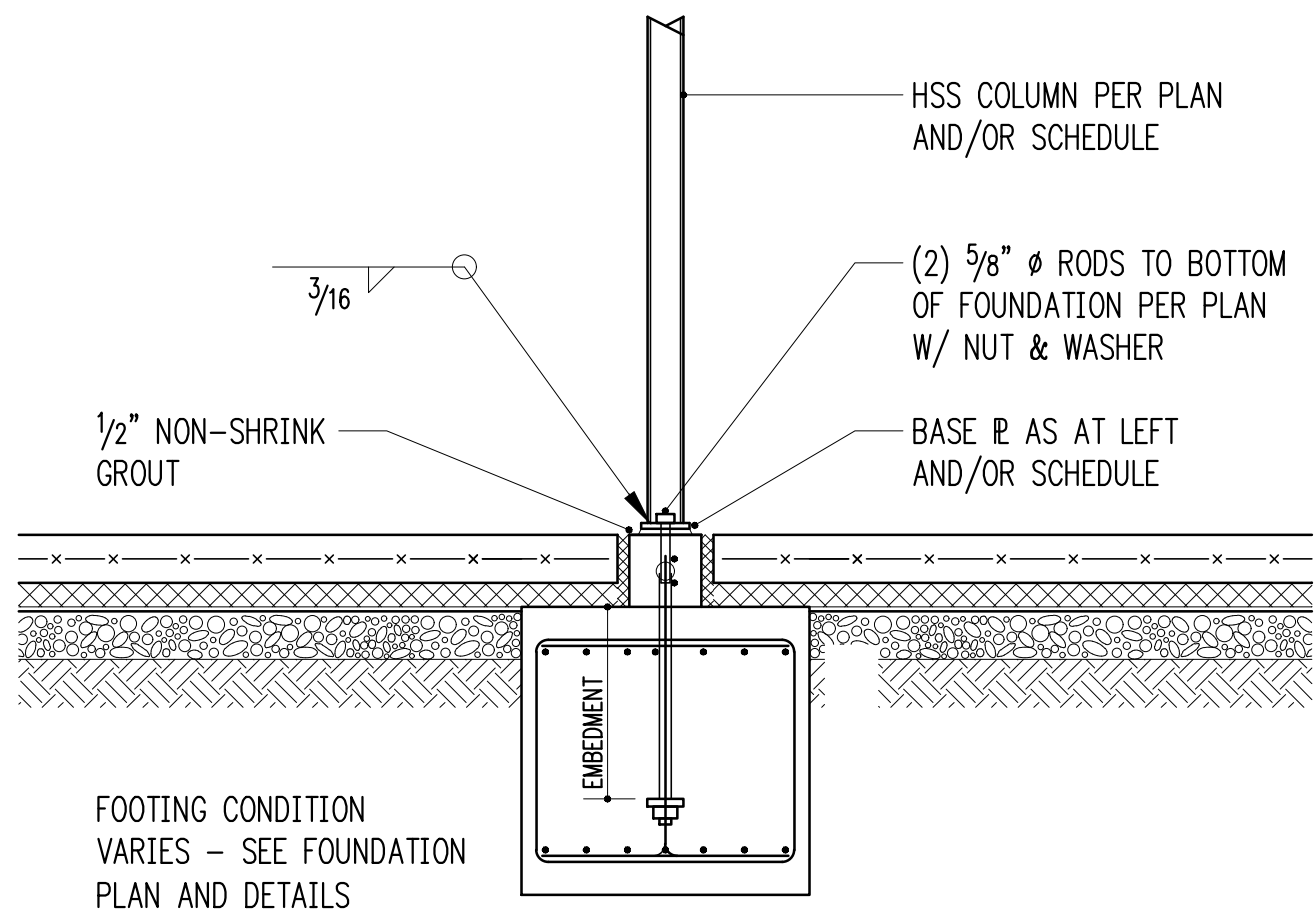
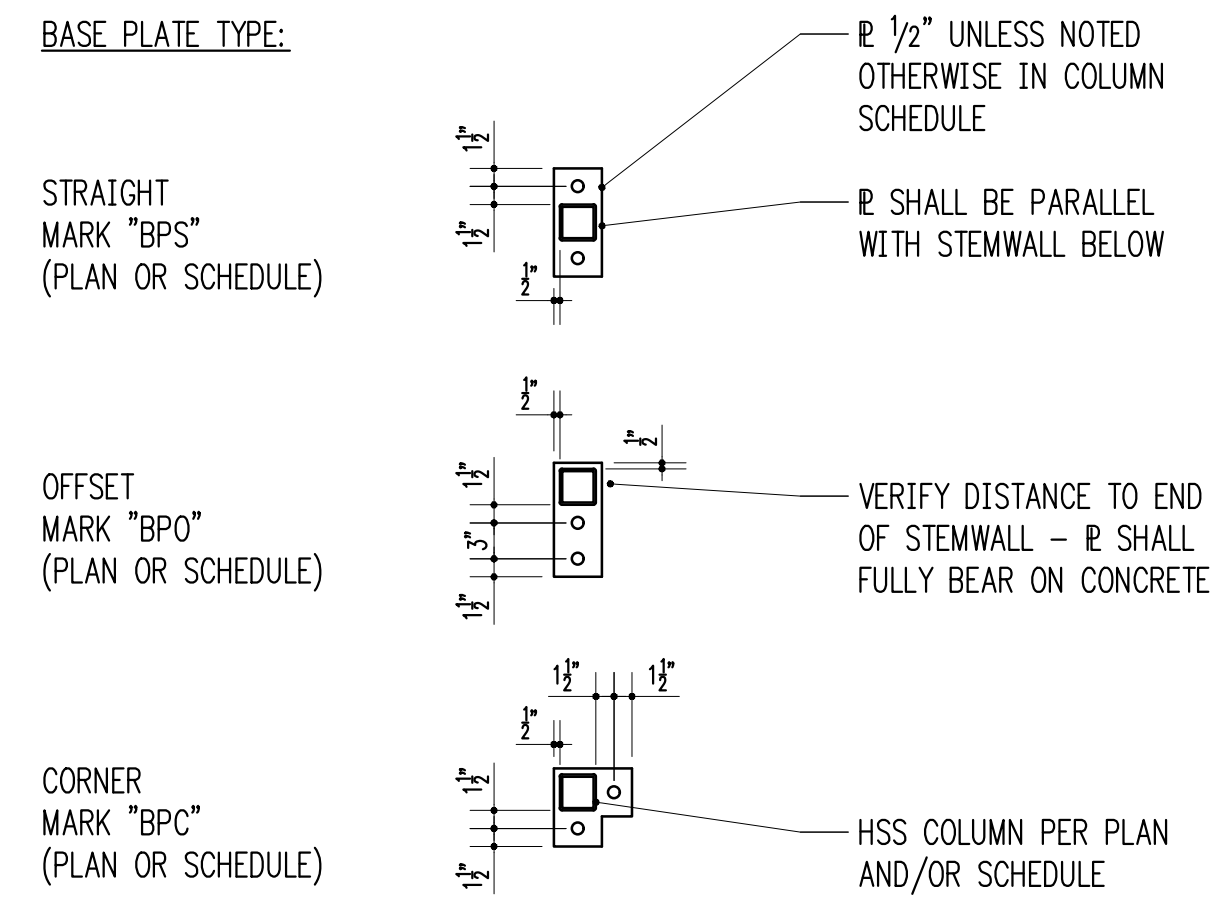
Drawing Number

S5.0



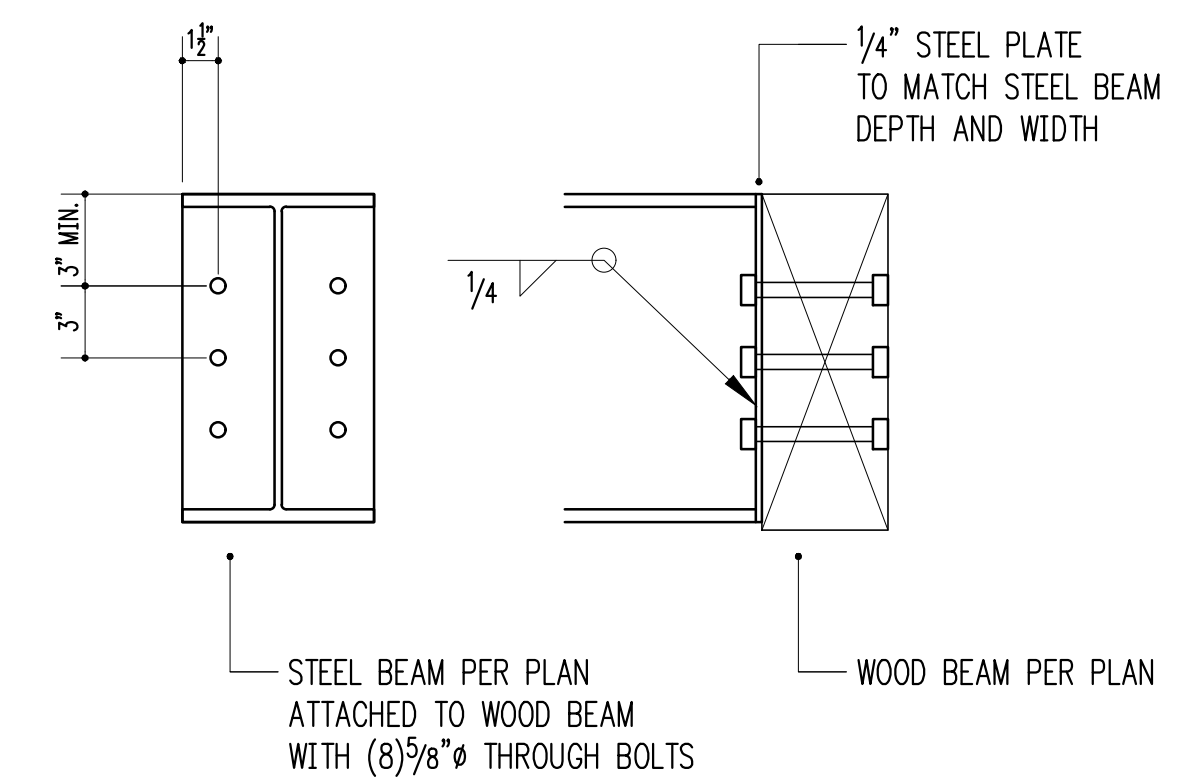
WF PLATFORM FRAMING

3/4" = 1'-0" 1



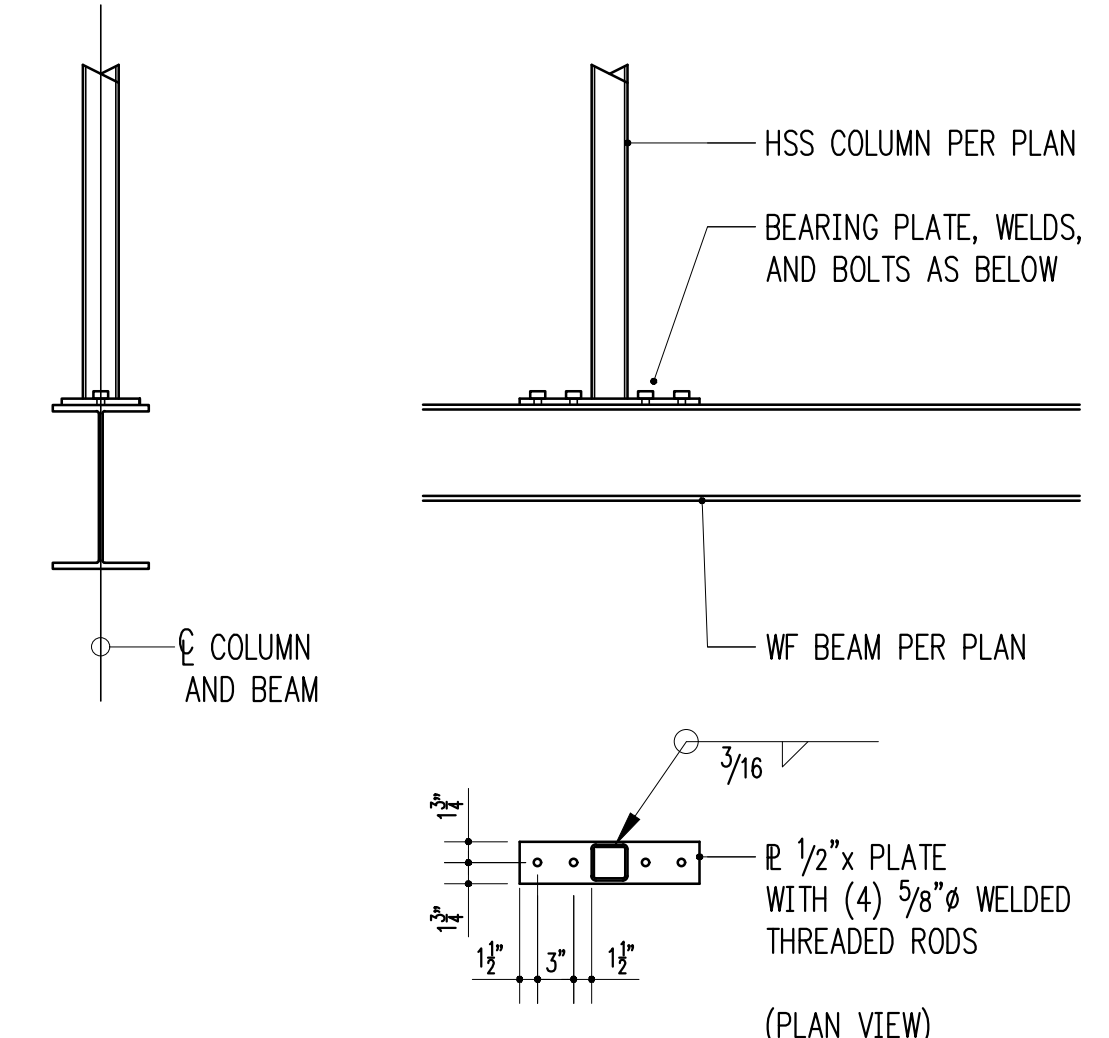
HSS COLUMN BASE PLATES

3/4" = 1'-0" 4



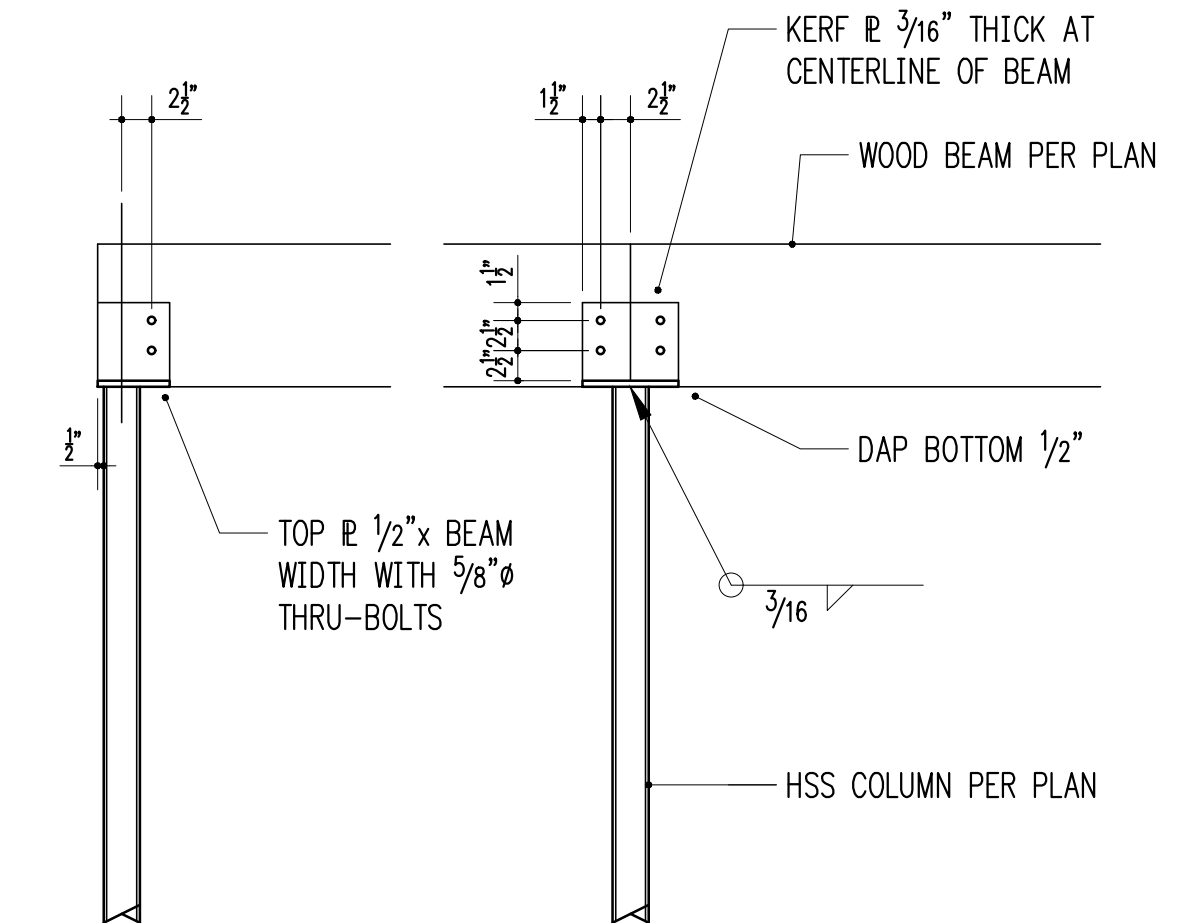
STEEL BEAM SUPPORTED BY WOOD BEAM

1-1/2" = 1'-0" 7



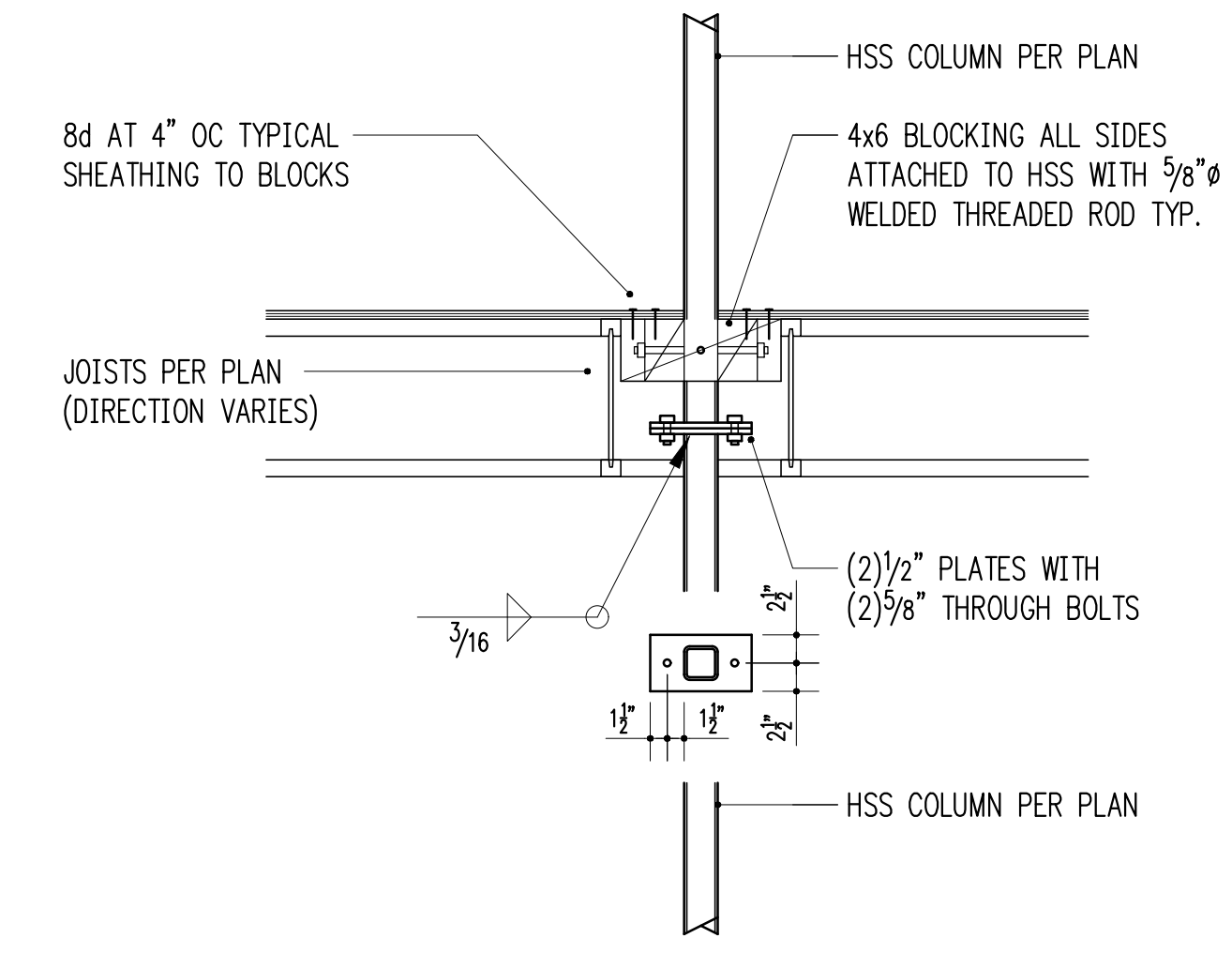
HSS COLUMN BEARING ON WF BEAM

3/4" = 1'-0" 8



WOOD BEAM (KERF) BEARING ON HSS COLUMN

3/4" = 1'-0" 11



HSS COLUMN SPLICE AT FLOOR

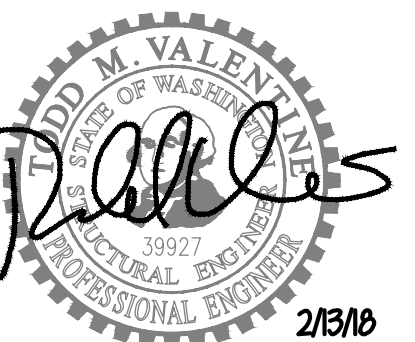
3/4" = 1'-0" 12

3/4" = 1'-0" 5

3/4" = 1'-0" 6

3/4" = 1'-0" 9

3/4" = 1'-0" 10



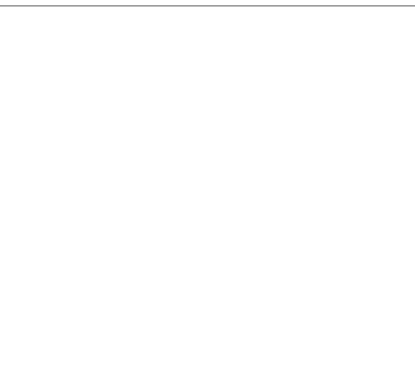
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Mercer Island, WA 98040

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Building Department Approval



Drawing Title
STRUCTURAL DETAILS

Drawing Number

S5.1

TANGLED RIDE, LLC

TANGLED RIDE RESIDENCE

6025 77TH AVE SE, MERCER ISLAND, WASHINGTON

PERMANENT RETAINING WALL PLANS

DESIGN	C-JN	DATE	2/19/2018	REV	0	DESCRIPTION	PERMIT ISSUE
DRAWN	JSS	REVIEW	RJB				

Ground Support PLLC
16932 Woodville, Redmond Rd NE, #210
Woodinville, WA 98072
Ph: (425) 488-1143, Fax: (425) 605-4057

SHEET NUMBER	SHEET TITLE
SH1.0-1.1	COVER SHEET AND NOTES
SH2.0	PLAN VIEW
SH3.0	WALL ELEVATION
SH4.0	CROSS-SECTIONS
SH5.0	DETAILS
SH6.0	SOIL NAILING SEQUENCE
SH7.0-7.1	SPECIFICATIONS

GENERAL:
THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING DIMENSIONS AND SITE CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS AND THOSE UTILITIES OR UNDERGROUND OBSTRUCTIONS NOT SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL ABANDONED UTILITIES OR OTHER UNDERGROUND OBSTRUCTIONS THAT INTERFERE WITH THE NEW CONSTRUCTION.

THE CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR THE CONSTRUCTION PROCESS AND THE SAFETY OF THE WORKERS. THIS INCLUDES BUT IS NOT LIMITED TO, THE CONSTRUCTION SEQUENCE, TEMPORARY HANDRAILS, EXCAVATION ACCESS, AND BARRIERS. IT ALSO INCLUDES LIFTING OF MATERIALS AND CONSTRUCTION EQUIPMENT INTO AND OUT OF THE EXCAVATION, TEMPORARY BRACING OF SINGLE-SIDED FORMWORK, TEMPORARY SHORING OF EXCAVATIONS, AND STABILITY OF ALL TEMPORARY CUT SLOPES.

REFERENCE DATA:
THE EXISTING SITE, TOPOGRAPHICAL, AND UTILITY DATA; THE PROPOSED GRADES AND UTILITIES; THE DIMENSIONS AND DEPTHS OF PROPOSED FOUNDATIONS; AND, THE PROPOSED SHORING WALL LOCATIONS ARE ALL BASED ON THE FOLLOWING:

- THE ELECTRONIC DRAWING FILES IN THE PLAN SET TITLED: "TANGLED RIDE RESIDENCE, 6025 77TH AVE. SE, MERCER ISLAND, WA 98040", DATED JANUARY 18, 2018, PREPARED BY STUART SILK ARCHITECTS.
- THE ELECTRONIC DRAWING FILES TITLED "PROFILE", AND "DRAINAGE PLAN SOUTH", OF THE THE PLAN SET TITLED: "TANGLED RIDE RESIDENCE, 6025 77TH AVE. SE, MERCER ISLAND, WA 98040", DATED JANUARY 31, 2018, PREPARED BY D. R. STRONG CONSULTING ENGINEERS.

BUILDING CODES, DESIGN MANUALS, AND SPECIFICATIONS:

2015 INTERNATIONAL BUILDING CODE

PUBLICATION NO. FHWA-IF-03-017, GEOTECHNICAL ENGINEERING CIRCULAR NO. 7, SOIL NAIL WALLS

DESIGN LIVE LOADS:

THE SLOPED AND BENCHED AREAS ABOVE THE WALL AND OVER THE PROPERTY LINE ARE PRIVATE VEGETATED YARDS, AND CONTAIN NO SIGNIFICANT SURCHARGE LOADING.

SEISMIC LOADING CONSIDERATIONS:

FOR THE PERMANENT SOIL NAIL WALL, SEISMIC SLOPE STABILITY ANALYSES WERE PERFORMED FOR THE FINAL CONFIGURATION, BY CONSIDERING A PSEUDO-STATIC ACCELERATION OF 0.25G (CORRESPONDING TO A PEAK GROUND ACCELERATION OF IN EXCESS OF 0.60G). SEISMIC LOADING WAS FOUND TO BE MORE CRITICAL TO THE DESIGN THAN THE PERMANENT STATIC LOADING CONDITION FOR THE DETERMINATION OF NAIL LENGTHS.

DESIGN CALCULATIONS:

THE PERMANENT RETAINING WALL DESIGN CALCULATIONS ARE CONTAINED IN THE REPORT TITLED: "PERMANENT RETAINING WALL DESIGN CALCULATIONS AND PLANS, 6025 - 77TH AVENUE SE, MERCER ISLAND, WA", PREPARED BY GROUND SUPPORT PLLC FOR TANGLED RIDE, LLC, DATED FEBRUARY 13, 2018.

SUBSURFACE DESIGN PARAMETERS:

THE SUBSURFACE CHARACTERIZATION USED TO DESIGN THE RETAINING WALLS IS BASED ON THE REPORT TITLED: "GEOTECHNICAL REPORT, 6025 - 77TH AVENUE SE, MERCER ISLAND, WA", PREPARED BY THE GALLI GROUP, DATED JULY 6, 2011. THE FOLLOWING SOIL PROPERTIES WERE USED TO DESIGN THE SOIL NAIL RETAINING WALLS.

SUBSURFACE UNIT	UNIT WEIGHT (PCF)	SOIL FRICTION (DEG)	SOIL COHESION (PSF)	SERVICE NAIL PULLOUT (K/FT)
GLACIAL SOILS	120	36	200	4

FOR THE PURPOSES OF DESIGN OF THE RETAINING WALLS, THE WATER TABLE HAS BEEN ASSUMED TO OCCUR AT OR BENEATH THE BASE OF THE EXCAVATION, IN ACCORDANCE WITH THE FINDINGS FROM THE GEOTECHNICAL INVESTIGATION.

HOWEVER, SIGNIFICANT LOCALIZED WET ZONES AND/OR PERCHED POCKETS AND STRINGERS OF WATER-BEARING SOILS MAY BE ENCOUNTERED. THESE AREAS WILL REQUIRE SPECIAL ATTENTION TO DEWATERING USING METHODS SUCH AS INCREASED DRAIN BOARD COVERAGE, ADDITIONAL KEEP AND HEADER PIPES THROUGH THE SHOTCRETE WALL, AND SUMP PUMPS AS REQUIRED TO PREVENT THE WATER FROM CAUSING FACE INSTABILITY OR WATER PRESSURES FROM DEVELOPING BEHIND THE SHOTCRETE WALL DURING CONSTRUCTION.

RETAINING WALL STABILITY ANALYSES:

IN ACCORDANCE WITH THE REFERENCED FHWA PUBLICATION, THE FOLLOWING PARTIAL FACTORS OF SAFETY WERE USED IN THE ANALYSIS OF INTERNAL AND EXTERNAL RETAINING WALL STABILITY:

DESIGN COMPONENT	PARTIAL F.O.S. (TEMP)	PARTIAL F.O.S. (PERM)	PARTIAL F.O.S. (SEISMIC)
SOIL FRICTION	1.35	1.50	1.10
SOIL COHESION	1.35	1.50	1.10
SOIL-GROUT ADHESION	2.00	2.00	1.50
NAIL BAR YIELD	1.82	1.82	1.35
FACING CAPACITY	1.50	1.50	1.10

FOR THE INTERIM CONSTRUCTION CONDITIONS WHERE EXCAVATION FOR A LIFT HAS OCCURRED YET THE CORRESPONDING NAIL ROW HAS NOT BEEN INSTALLED, THE REQUIRED PARTIAL FACTORS OF SAFETY FOR SOIL FRICTION AND SOIL COHESION ARE REDUCED TO 1.20 IN ACCORDANCE WITH THE REFERENCED FHWA PUBLICATION.

SOIL NAIL THREADED BARS AND GROUT:

SOIL NAIL THREADED BARS SHALL CONFORM TO EITHER ASTM A615 / AASHTO M31, GRADE T5 OR ASTM A722 / AASHTO M275, GRADE 150, AS INDICATED ON THE PLANS.

SOIL NAIL GROUT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI, AND A MINIMUM 3-DAY COMPRESSIVE STRENGTH OF 1500 PSI. SOIL NAIL GROUT MAY BE NEAT-CEMENT GROUT OR READY-MIX SAND-CEMENT GROUT. TYPE I/II PORTLAND CEMENT CONFORMING TO ASTM C150 / AASHTO M85 SHALL BE USED.

SHOTCRETE:

ALL SHOTCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI, AND A MINIMUM 3-DAY COMPRESSIVE STRENGTH OF 2000 PSI. SEE THE SPECIFICATIONS PLAN SHEETS FOR SPECIFIC REQUIREMENTS.

TYPE I/II PORTLAND CEMENT CONFORMING TO ASTM C150 / AASHTO M85 SHALL BE USED FOR SHOTCRETE. SUBMIT MIX DESIGNS IN ACCORDANCE WITH THE SPECIFICATIONS.

TEMPORARY SHOTCRETE MAY BE LEFT WITH A SCREEDED FINISH.

REINFORCING STEEL:

ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 / AASHTO M31, GRADE 60 FOR DEFORMED BARS, AND ASTM A185 / AASHTO M55 FOR WELDED WIRE FABRIC. ALL REINFORCING DETAILS IN ACCORDANCE WITH ACI 315 MANUAL OF STANDARD PRACTICE.

WELDED WIRE FABRIC (WWF) LAPS SHALL BE 2 SQUARES. ALL DEFORMED REINFORCING BAR LAPS SHALL BE CLASS B, IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE, OR AS SUMMARIZED IN THE FOLLOWING TABLE:

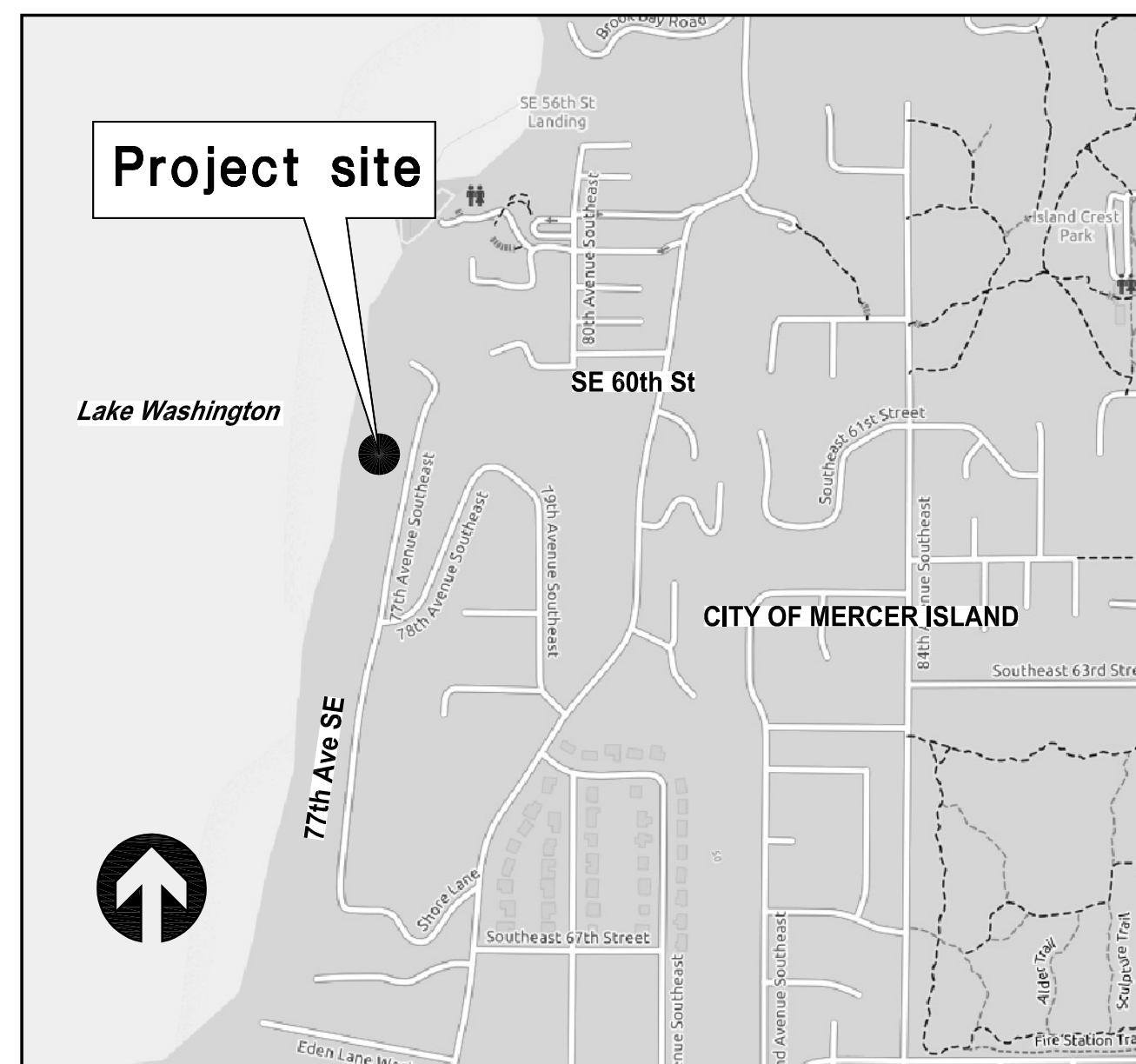
BAR SIZE	TENSILE DEVELOP LENGTH (IN)	LAP SPLICE LENGTH (IN)
#4	12	16
#5	15	20
#6	22	28
#7	36	48
#8	48	62

STRUCTURAL STEEL:

ALL STRUCTURAL STEEL WIDE FLANGE AND OTHER ROLLED SHAPES SHALL CONFORM TO ASTM A572 / AASHTO M270, GRADE 50; ALL STRUCTURAL STEEL PLATES SHALL CONFORM TO ASTM A36 / AASHTO M270, GRADE 36; ALL RECTANGULAR STEEL TUBE WALLERS SHALL CONFORM TO ASTM A500, GRADE B; AND ALL PIPES SHALL CONFORM TO ASTM A53 GRADE B, UNLESS SHOWN OTHERWISE ON THE PLANS, OR APPROVED OTHERWISE BY THE ENGINEER.

STRUCTURAL WELDING:

MINIMUM WELD SIZE 1/4" CONTINUOUS FILLET. MINIMUM WELD LENGTH 2 INCHES. ALL WELDING TO BE PERFORMED BY WABO-CERTIFIED WELDERS PER AWS STANDARD SPECIFICATIONS. USE E70XX ELECTRODES.



VICINITY MAP

TANGLED RIDE, LLC/6025 77TH AVE SE/WA
PERMANENT RETAINING WALL
COVER & SHORING NOTES

PROJ. NO. 18-03

SHEET NUMBER

SH1.0

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HEADED STUDS:

ALL HEADED STUDS SHALL CONFORM TO ASTM A108 UNO. HEADED STUDS SHALL BE "NELSON STUDS" BY NELSON DIVISION OF TRW, INC. OR AN APPROVED EQUAL, AUTOMATICALLY END WELDED.

GEOCOMPOSITE WALL DRAINAGE BOARD:

ALL GEOCOMPOSITE WALL DRAINAGE BOARD SHALL BE AMERDRAIN 500, MIRAFI 6100, OR AN APPROVED EQUAL.

SPECIAL INSPECTION OF THE SHORING WALLS:

IN ACCORDANCE WITH SECTION 1704 OF IBC (2015), SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING SHORING ITEMS OR PROCESSES: SOIL NAIL INSTALLATION; SOIL NAIL TESTING; AND SHOTCRETE FACING/LAGGING MATERIALS TESTING AND PLACEMENT.

SHORING MONITORING:

SURVEY MONITORING OF THE SHORING WALLS, SHALL BE PERFORMED TO DETERMINE THE VERTICAL AND HORIZONTAL MOVEMENT OF THE MONITORING POINTS. THE MEASURING SYSTEM SHALL HAVE AN ACCURACY OF AT LEAST 0.01 FEET.

THE MONITORING PROGRAM SHALL BE DETERMINED BY THE GEOTECHNICAL SPECIAL INSPECTOR BUT, AT A MINIMUM, SHALL INCLUDE THE FOLLOWING:

- MONITORING POINTS SHALL CONSIST OF RODS OR BOLTS EMBEDDED INTO THE OBJECT OF INTEREST OR CROSS-HAIRS INSCRIBED ONTO A PLATE THAT IS ATTACHED TO THE OBJECT OF INTEREST.

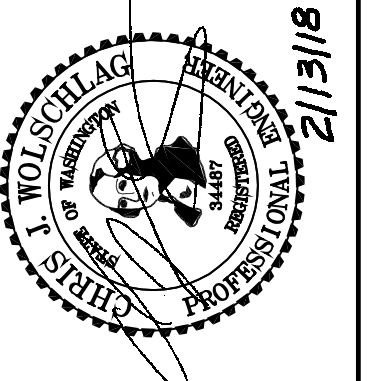
- MONITORING POINTS SHALL BE ESTABLISHED: (1) A MAXIMUM OF 25 FEET ON CENTER AT THE TOP OF THE SHOTCRETE WALLS, (2) A MAXIMUM OF 25 FEET ON CENTER A DISTANCE OF 5 FEET BEHIND THE SHORING WALLS WHERE THERE ARE NO ADJACENT BUILDINGS, (3) A MAXIMUM OF 25 FEET ON CENTER A DISTANCE BEHIND THE SHORING WALLS WHERE THERE ARE NO ADJACENT BUILDINGS EQUAL TO THE EXCAVATION HEIGHT OF THE WALL, AND (4) ON ANY ADJACENT STRUCTURES THAT ARE LOCATED WITHIN A HORIZONTAL DISTANCE EQUAL TO THE WALL HEIGHT ALONG THE SHORING WALLS.

- READINGS SHALL BE TAKEN AND REPORTED AT LEAST TWICE A WEEK, ONE TIME OF WHICH MUST BE BY A LICENSED SURVEYOR.

MONITORING DATA SHALL BE DISTRIBUTED TO THE GEOTECHNICAL ENGINEER, THE SHORING DESIGN ENGINEER, AND THE GENERAL CONTRACTOR FOR REVIEW.

THE EXPECTED LATERAL SHORING WALL MOVEMENT IS ON THE ORDER OF 1/2". IF MOVEMENTS EXCEED 1/2", THE EXCAVATION SHALL BE HALTED UNTIL FURTHER REVIEW BY GROUND SUPPORT PLLC.

DESIGN	DRAWN	REVIEW	DATE	REV	DESCRIPTION
C-JN	JSS	R-JB	2/19/2018	0	PERMIT ISSUE

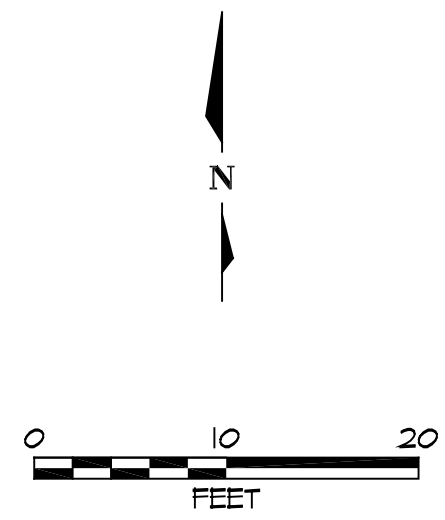


GS
Ground Support PLLC
 16932 Woodville, Redmond Rd NE, #210
 Woodville, WA 98072
 Ph: (425) 488-1143 Fax: (425) 605-4057

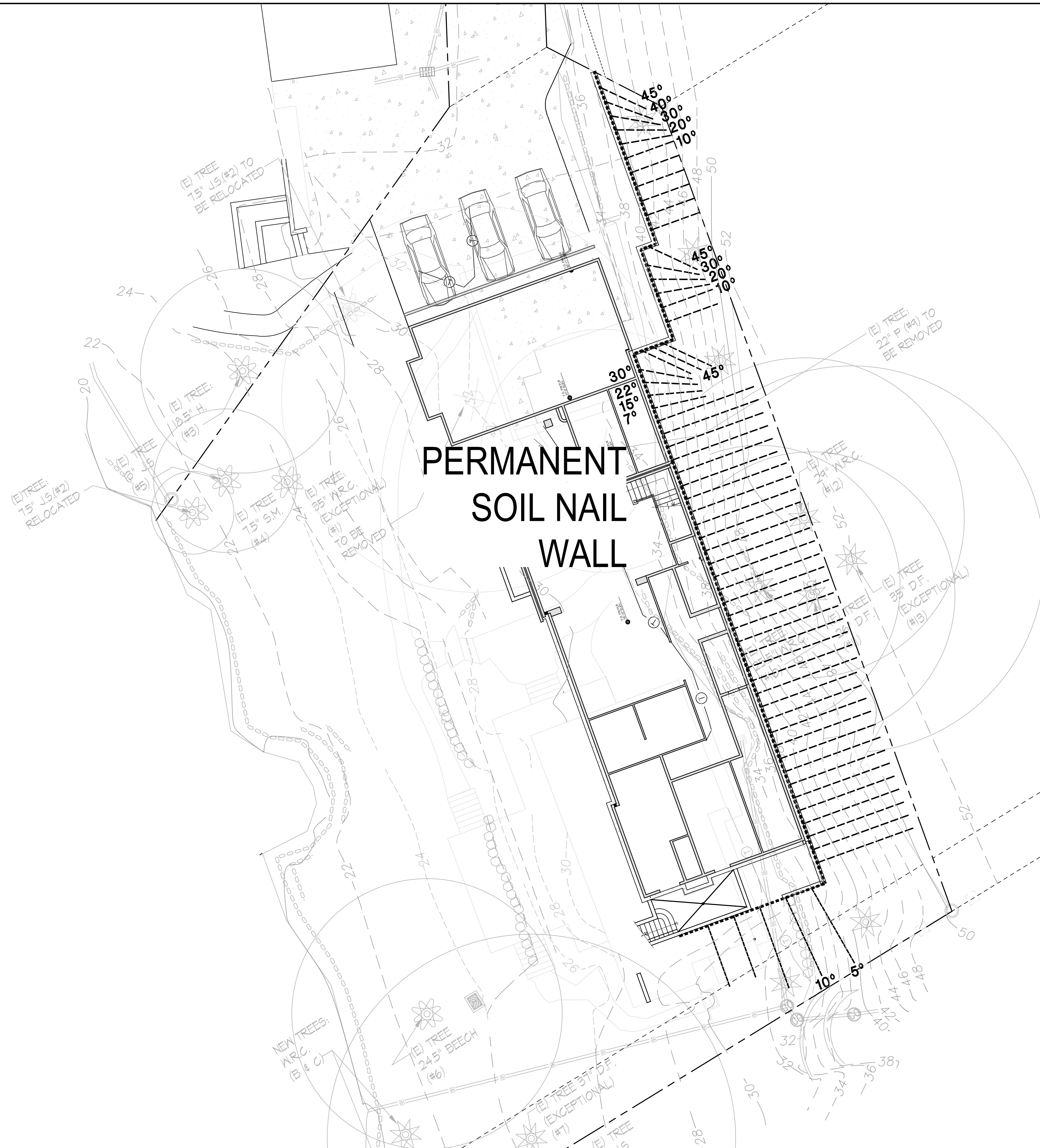
**TANGLED RIDE, LLC/6025 77TH AVE SE/WA
 PERMANENT RETAINING WALL
 NOTES**

PROJ. NO. 18-03
 SHEET NUMBER

SH1.1



LEGEND	
	= SOIL NAIL
	= NAIL/ANCHOR ROTATION (SPLAY)
	= BUILDING GRID LOCATION
	= FACE OF SHORING WALL
	= EXISTING GRADE CONTOUR



DESIGN	DRAWN	REVIEW	DATE	REV	DESCRIPTION
C-JN	JSS	R-JB	2/19/2018	0	PERMIT ISSUE



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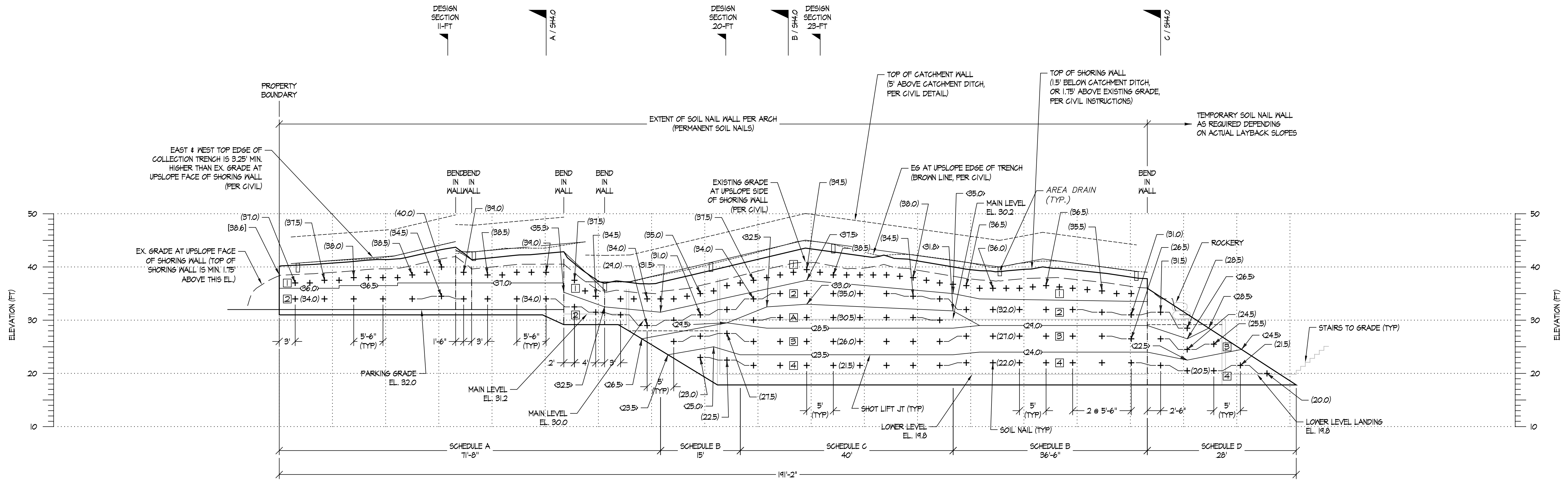
TANGLED RIDE, LLC/6025 77TH AVE SE/WA
 PERMANENT RETAINING WALL
 PLAN VIEW

PROJ. NO. 18-03

SHEET NUMBER

SH2.0

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NAIL SCHEDULE						
SCHEDULE A						
ROW	BAR	GRADE	L (UNO)	α (UNO)	Q_p	FACING
1	#4	T5	10	15	4	F40
2	#8	T5	10	15	4	F40

NAIL SCHEDULE						
SCHEDULE B						
ROW	BAR	GRADE	L (UNO)	α (UNO)	Q_p	FACING
1	#4	T5	14	15	4	F40
2	#8	T5	14	15	4	F40
3	#8	T5	16	15	4	F40
4	#8	T5	12	15	4	F40

NAIL SCHEDULE						
SCHEDULE C						
ROW	BAR	GRADE	L (UNO)	α (UNO)	Q_p	FACING
1	#4	T5	20	15	4	F40
2	#8	T5	20	15	4	F40
3	#8	T5	16	15	4	F40
4	#8	T5	12	15	4	F40

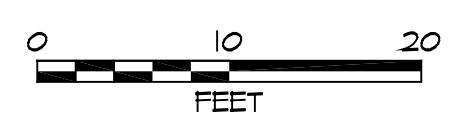
NAIL SCHEDULE						
SCHEDULE D						
ROW	BAR	GRADE	L (UNO)	α (UNO)	Q_p	FACING
2	#8	T5	16	15	4	F40
3	#8	T5	16	15	4	F40
4	#8	T5	12	15	4	F40

TEMPORARY SHOTCRETE AREA = 3,040 SQ. FT.

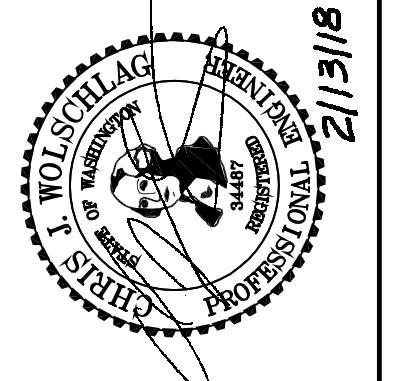
NOTE: INFORMATION SUPPLIED TO GROUND SUPPORT PLLC AT TIME OF SHORING DESIGN INSUFFICIENT TO CHECK FOR ALL POTENTIAL CONFLICTS BETWEEN SHORING ELEMENTS AND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UTILITIES WITHIN ZONE OF SHORING ELEMENTS AND FOR CHECKING THAT NO SUCH CONFLICTS EXIST.

LEGEND

	NAIL ROW	BAR	SIZE OF NAIL BAR
+	NAIL	GRADE	STEEL GRADE OF NAIL BAR
[27.0]	GRADE ELEVATION	L	MIN DRILLED LENGTH (FT)
(42.5)	NAIL ROW ELEVATION	α	NAIL DECLINATION ANGLE FROM HORIZONTAL (DEGREES)
38.0	SHOTCRETE JOINT ELEVATION	Q_p	DESIGN NAIL PULLOUT RESISTANCE (K/FT)
20°	SPECIFIC NAIL DECLINATION		
A / SH3.0	CROSS SECTION LOCATION AND IDENTIFICATION	NI	ANALYSIS SECTION LOCATION AND IDENTIFICATION



DESIGN	DRAWN	REVIEW	DATE	REV	DESCRIPTION
C-UN	JSS	RJB	2/19/2018	0	PERMIT ISSUE



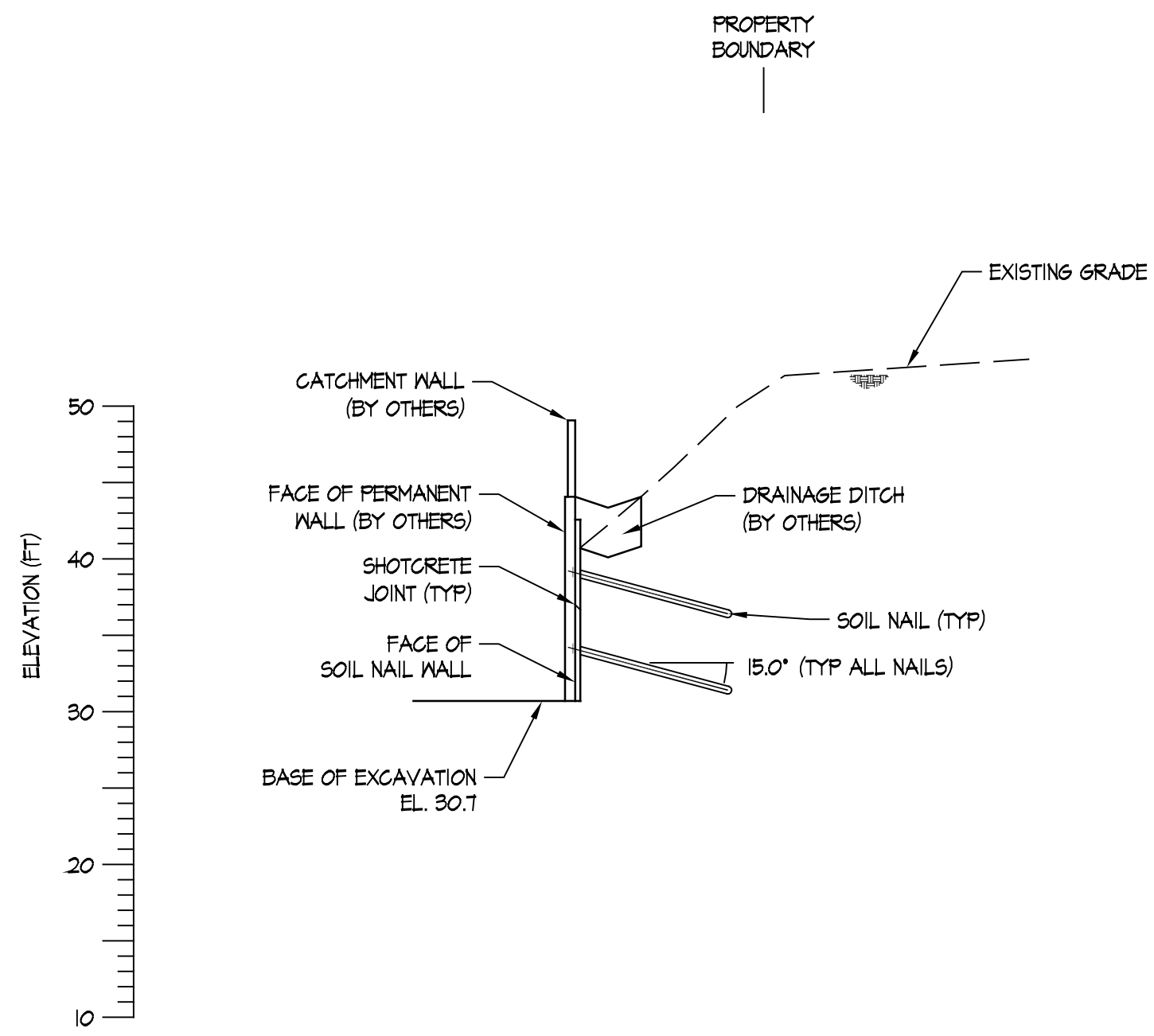
Ground Support PLLC
 16932 Woodville Redmond Rd NE, #210
 Woodville, WA 98072
 Ph: (425) 488-1143 Fax: (425) 605-4057

**TANGLED RIDE, LLC/6025 77TH AVE SE/WA
 PERMANENT RETAINING WALL
 ELEVATION VIEW**

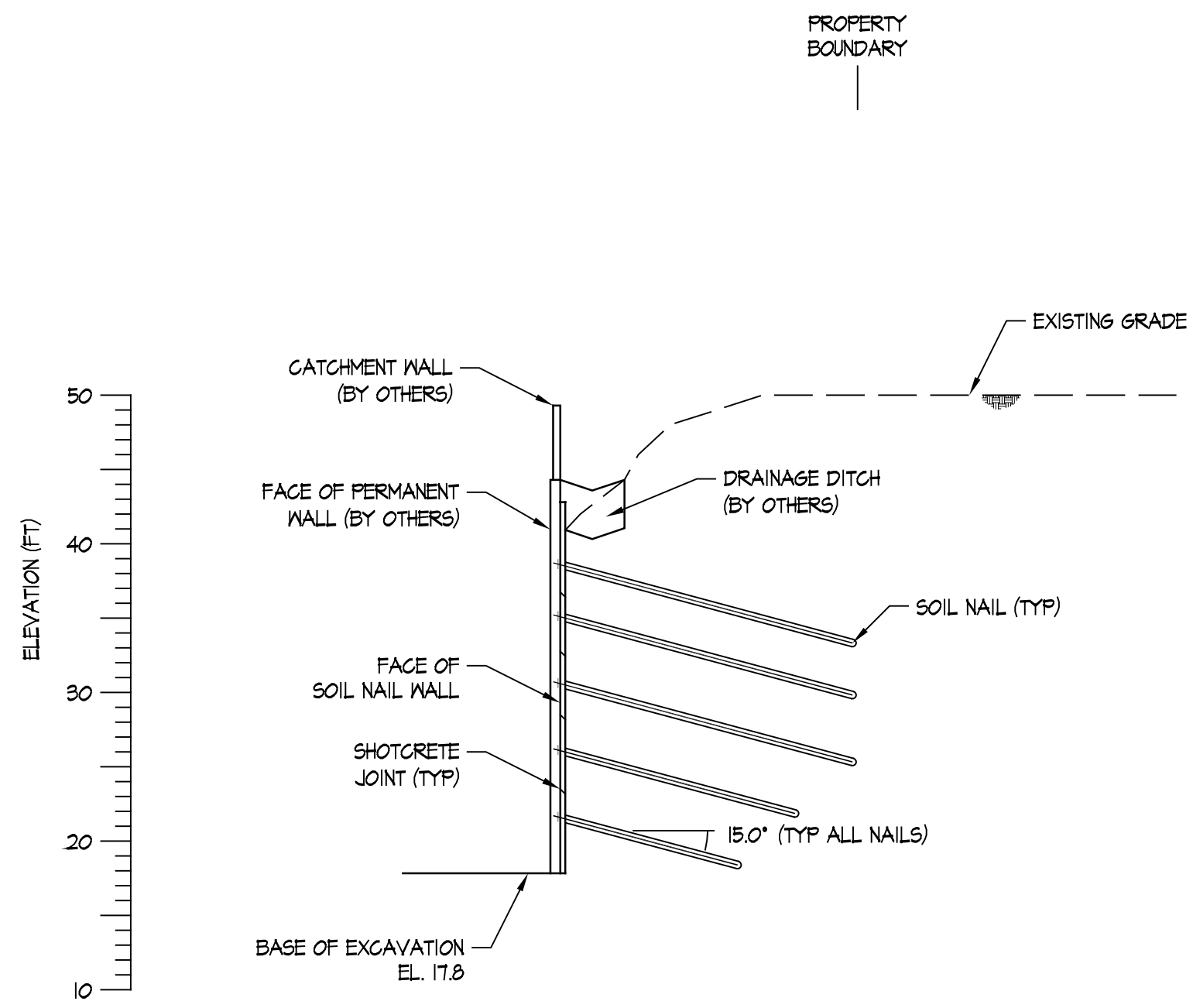
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SHEET NUMBER
SH3.0

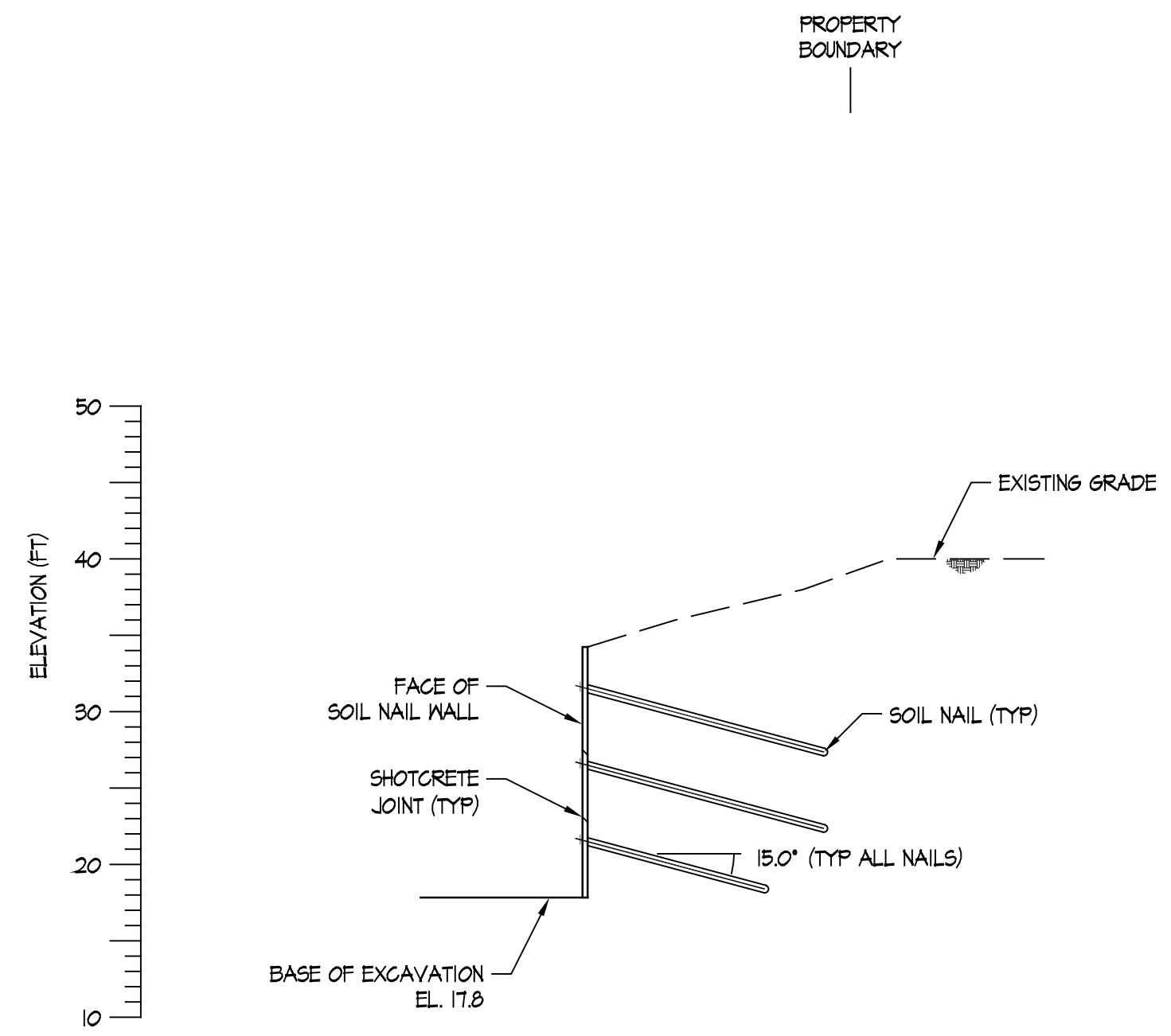
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A
SH4.0
CROSS-SECTION
0 10
FEET

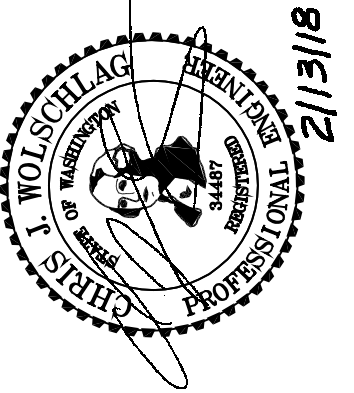


B
SH4.0
CROSS-SECTION
0 10
FEET



C
SH4.0
CROSS-SECTION
0 10
FEET

DESIGN	DRAWN	REVIEW	DATE	REV	DESCRIPTION
C-JM	JSS	R-JB	2/19/2018	0	PERMIT ISSUE



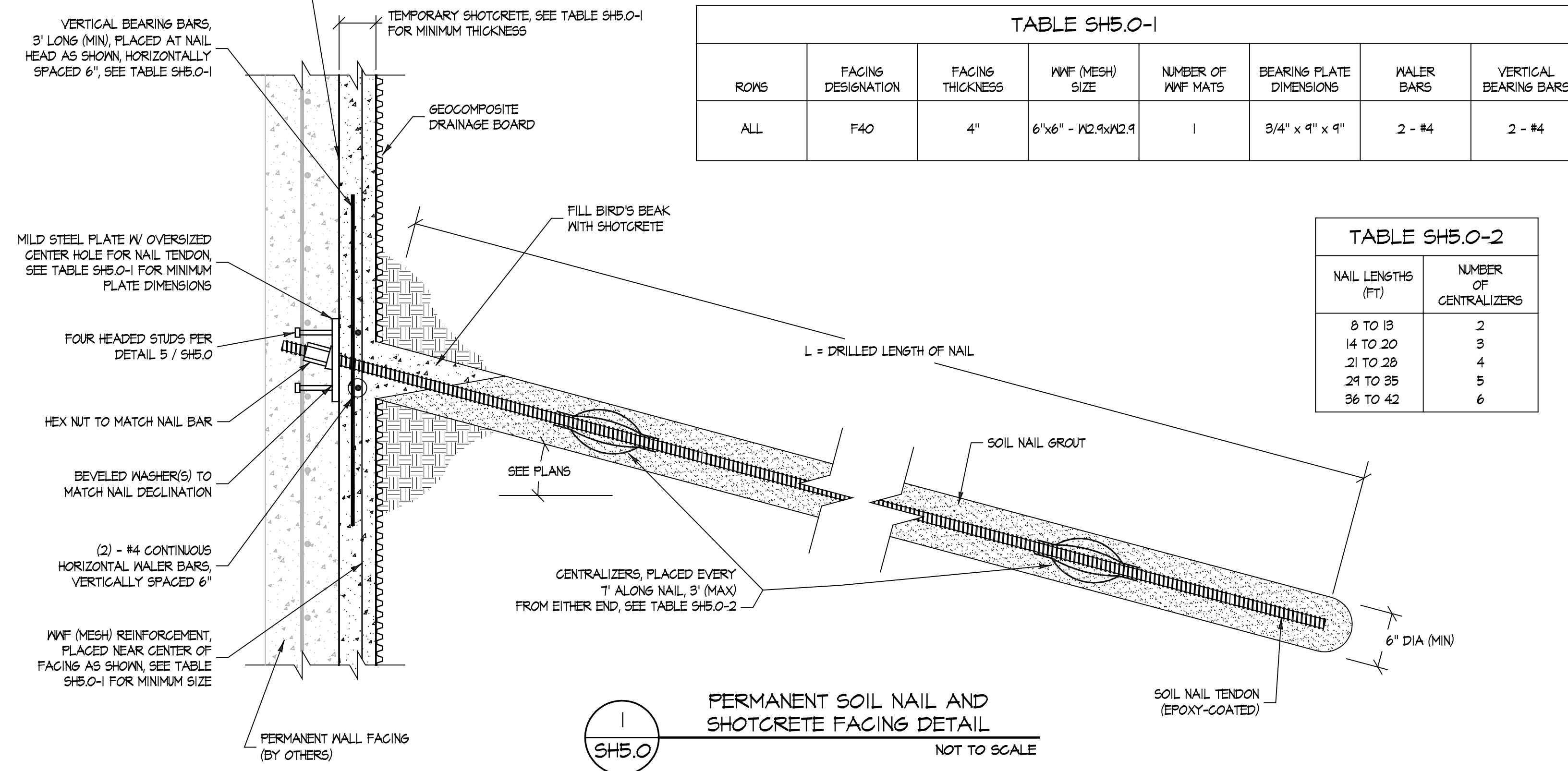
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**TANGLED RIDE, LLC/6025 77TH AVE SE/WA
 PERMANENT RETAINING WALL
 CROSS-SECTIONS**

PROJ. NO. 18-03
 SHEET NUMBER

SH4.0

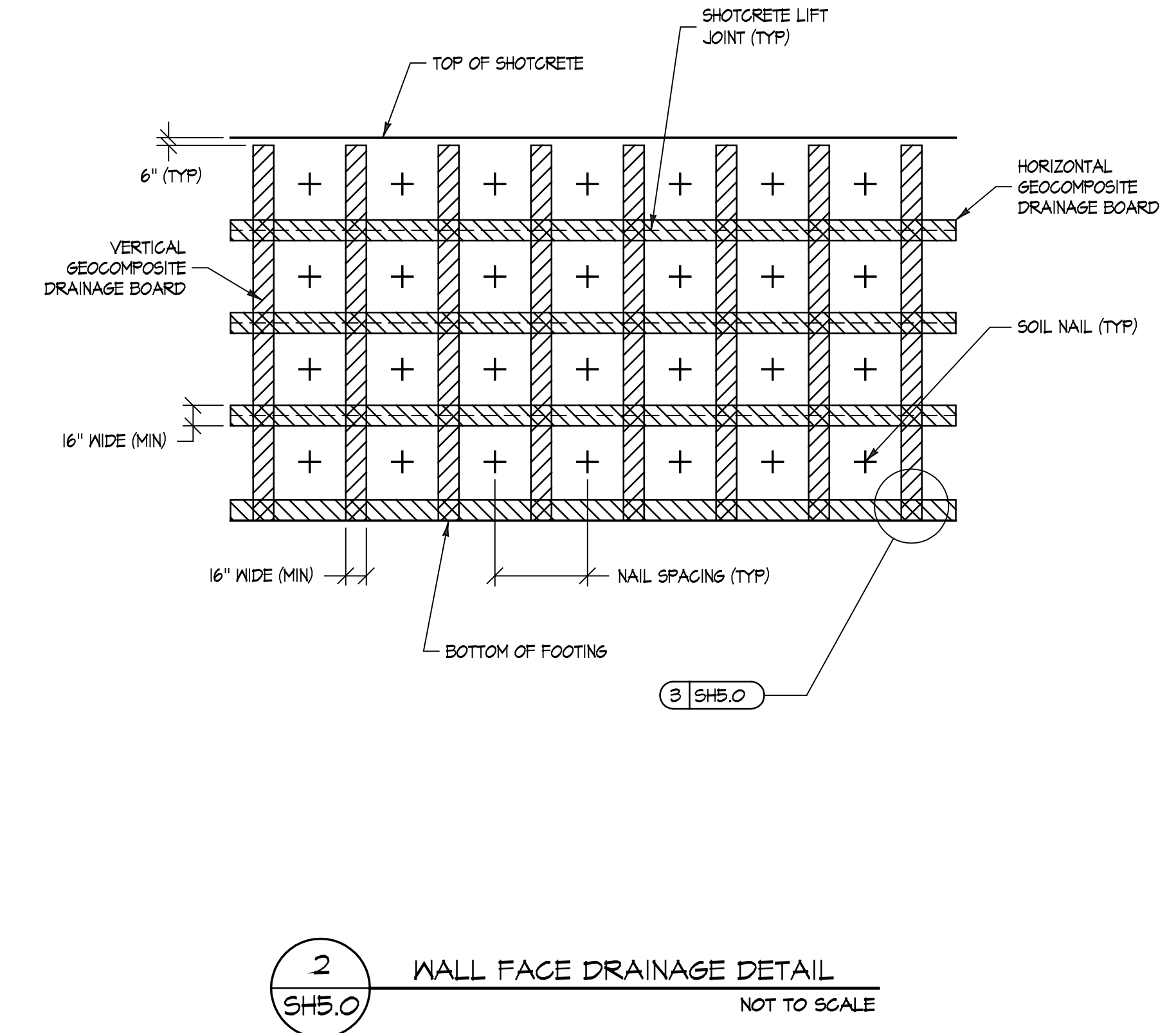
NOTE THAT THE FACE OF THE TEMPORARY SHOTCRETE FACING SHOWN ON THE PLANS IS ALIGNED WITH THE OUTSIDE OF THE PROPOSED PERMANENT BELOW-GRADE BASEMENT WALLS; IN REALITY, THE PROJECT TEAM SHALL OFFSET THE TWO WALLS AS NEEDED IN ORDER TO ACCOMMODATE ANY WATERPROOFING MATERIALS AND TO ALLOW FOR A SHORING WALL DEFLECTION OF UP TO 1/2 INCH



ROWS	FACING DESIGNATION	FACING THICKNESS	WWF (MESH) SIZE	NUMBER OF WWF MATS	BEARING PLATE DIMENSIONS	WALER BARS	VERTICAL BEARING BARS
ALL	F40	4"	6"x6" - W2.9xW2.9	1	3/4" x 9" x 9"	2 - #4	2 - #4

NAIL LENGTHS (FT)	NUMBER OF CENTRALIZERS
8 TO 13	2
14 TO 20	3
21 TO 28	4
29 TO 35	5
36 TO 42	6

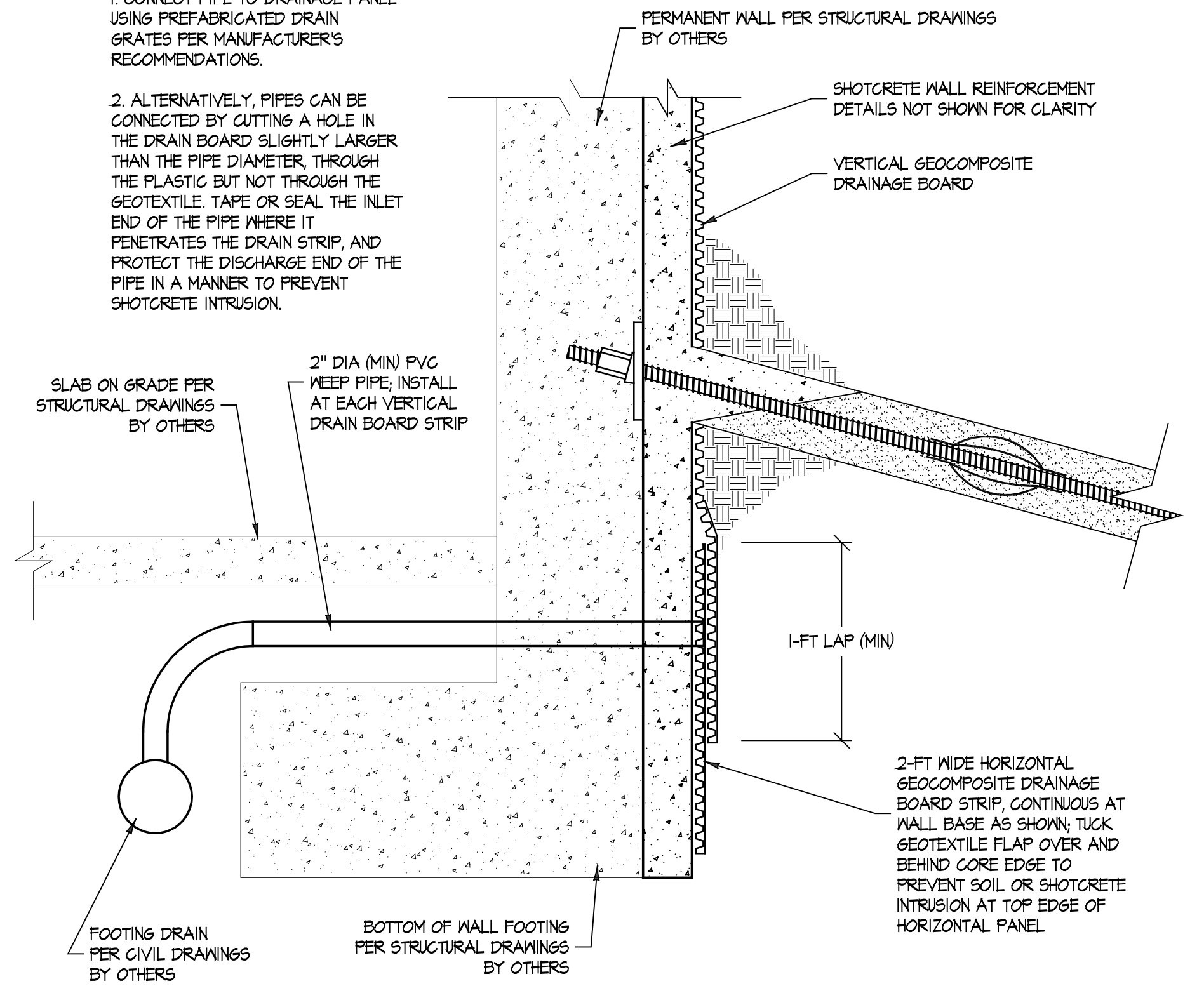
1 SH5.0 PERMANENT SOIL NAIL AND SHOTCRETE FACING DETAIL NOT TO SCALE



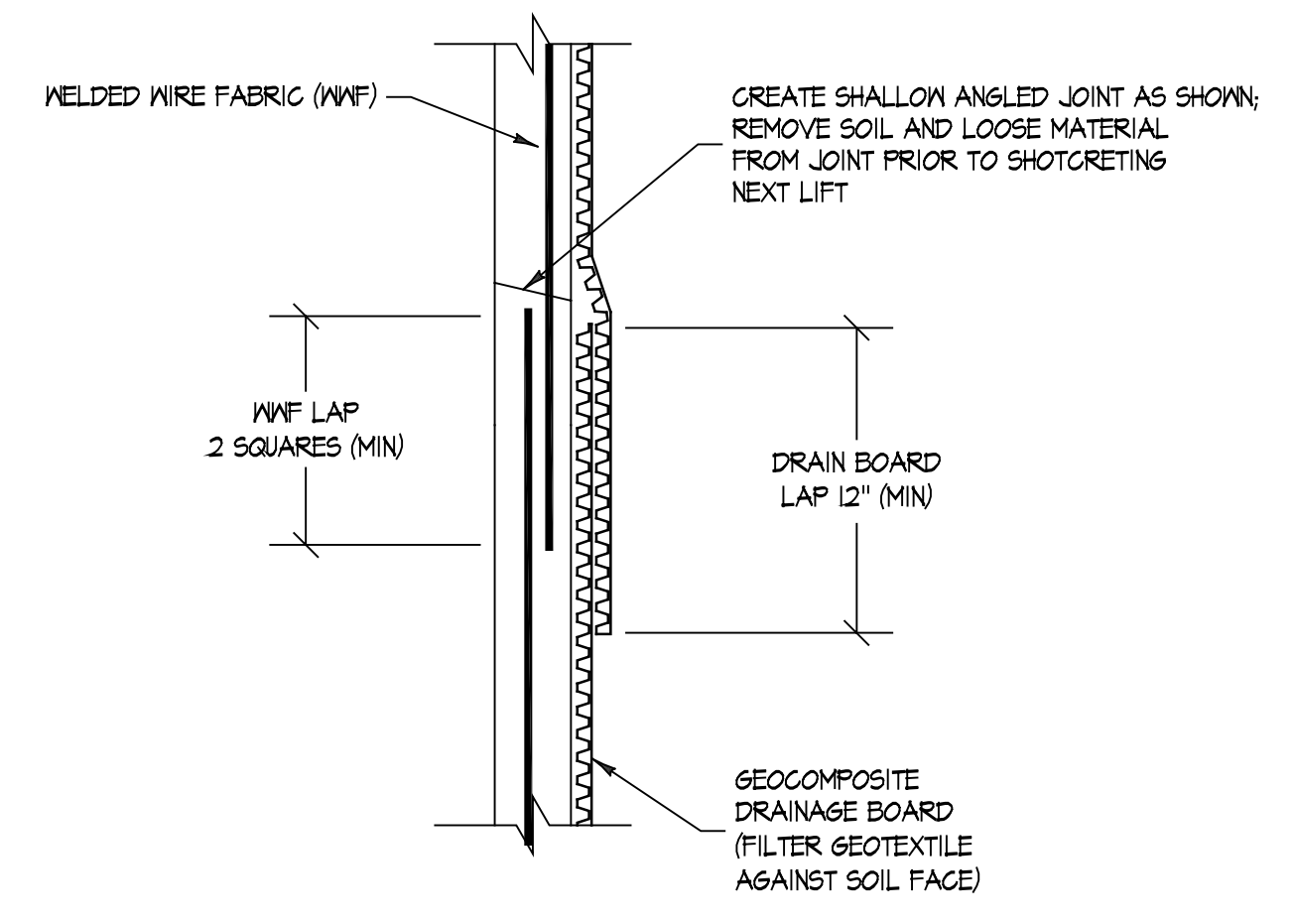
2 SH5.0 WALL FACE DRAINAGE DETAIL NOT TO SCALE

NOTES:

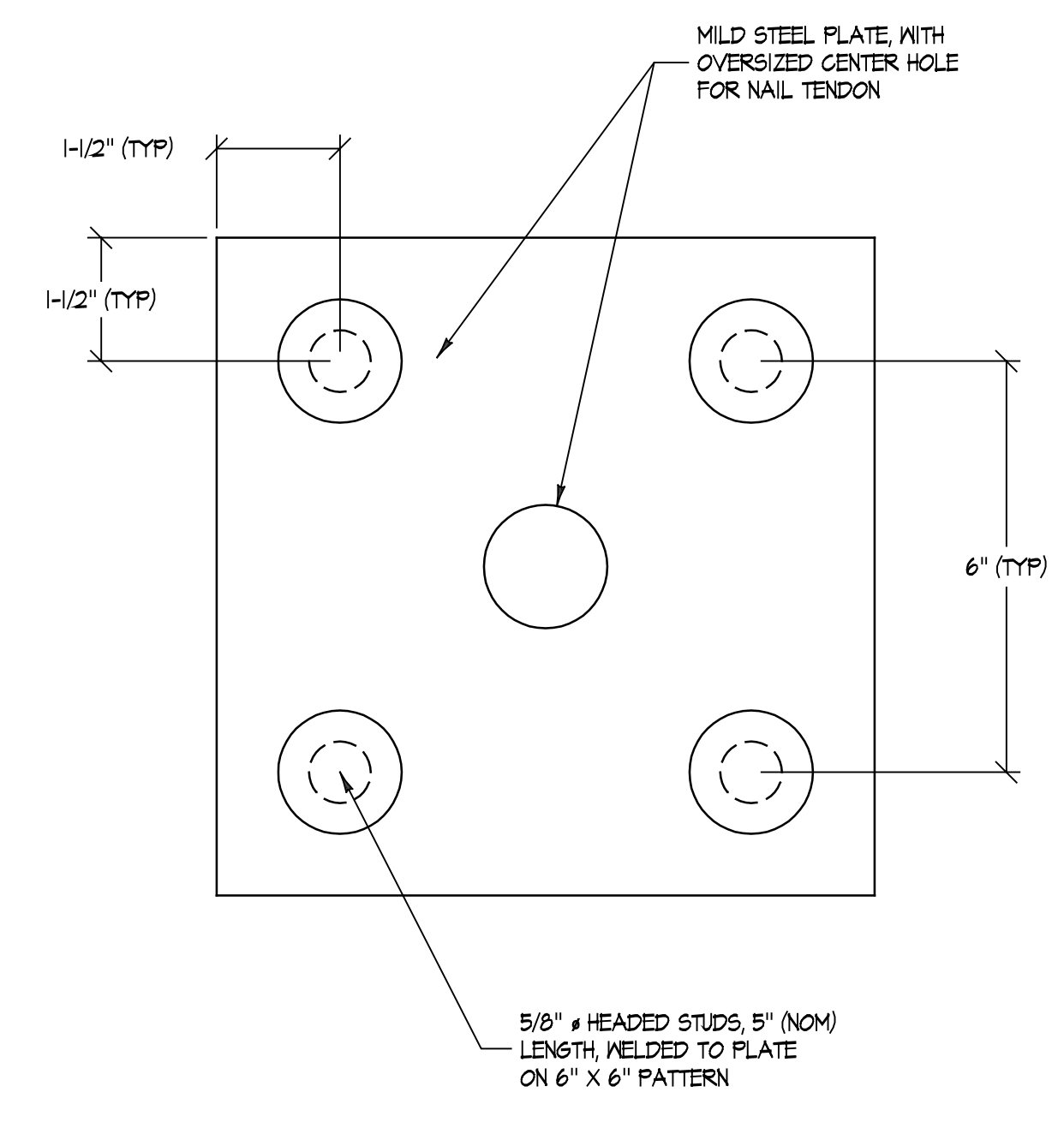
- CONNECT PIPE TO DRAINAGE PANEL USING PREFABRICATED DRAIN GRATES PER MANUFACTURER'S RECOMMENDATIONS.
- ALTERNATIVELY, PIPES CAN BE CONNECTED BY CUTTING A HOLE IN THE DRAIN BOARD SLIGHTLY LARGER THAN THE PIPE DIAMETER, THROUGH THE PLASTIC BUT NOT THROUGH THE GEOTEXTILE TAPE OR SEAL THE INLET END OF THE PIPE WHERE IT PENETRATES THE DRAIN STRIP, AND PROTECT THE DISCHARGE END OF THE PIPE IN A MANNER TO PREVENT SHOTCRETE INTRUSION.



3 SH5.0 WALL DRAINAGE DETAIL NOT TO SCALE



4 SH5.0 TEMPORARY SHOTCRETE WALL JOINT AND LAP DETAIL NOT TO SCALE



5 SH5.0 HEADED STUD AND BEARING PLATE DETAIL NOT TO SCALE

DESCRIPTION	REV	DATE	REVISION	DATE	REVISION
PERMIT ISSUE	0	2/19/2018			
DESIGN	C-JN		DESIGN	JSS	
DRAWN			DRAWN		

PROJ. NO. 18-03
SHEET NUMBER

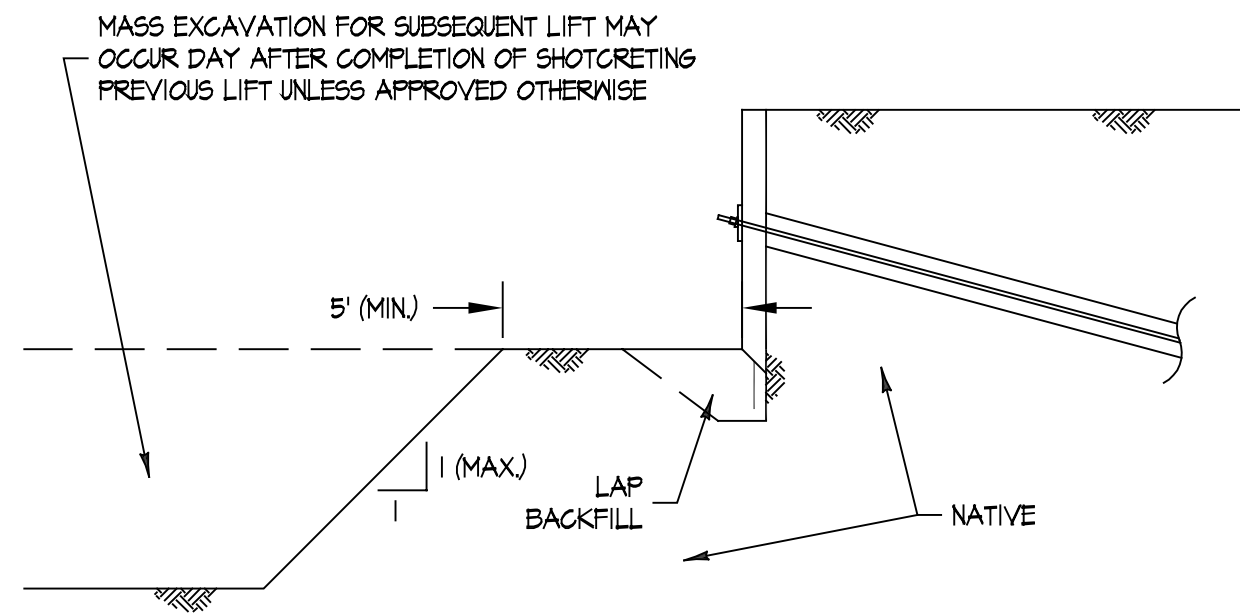
SH5.0

TANGLED RIDE, LLC/6025 77TH AVE SE/WA
PERMANENT RETAINING WALL
DETAILS

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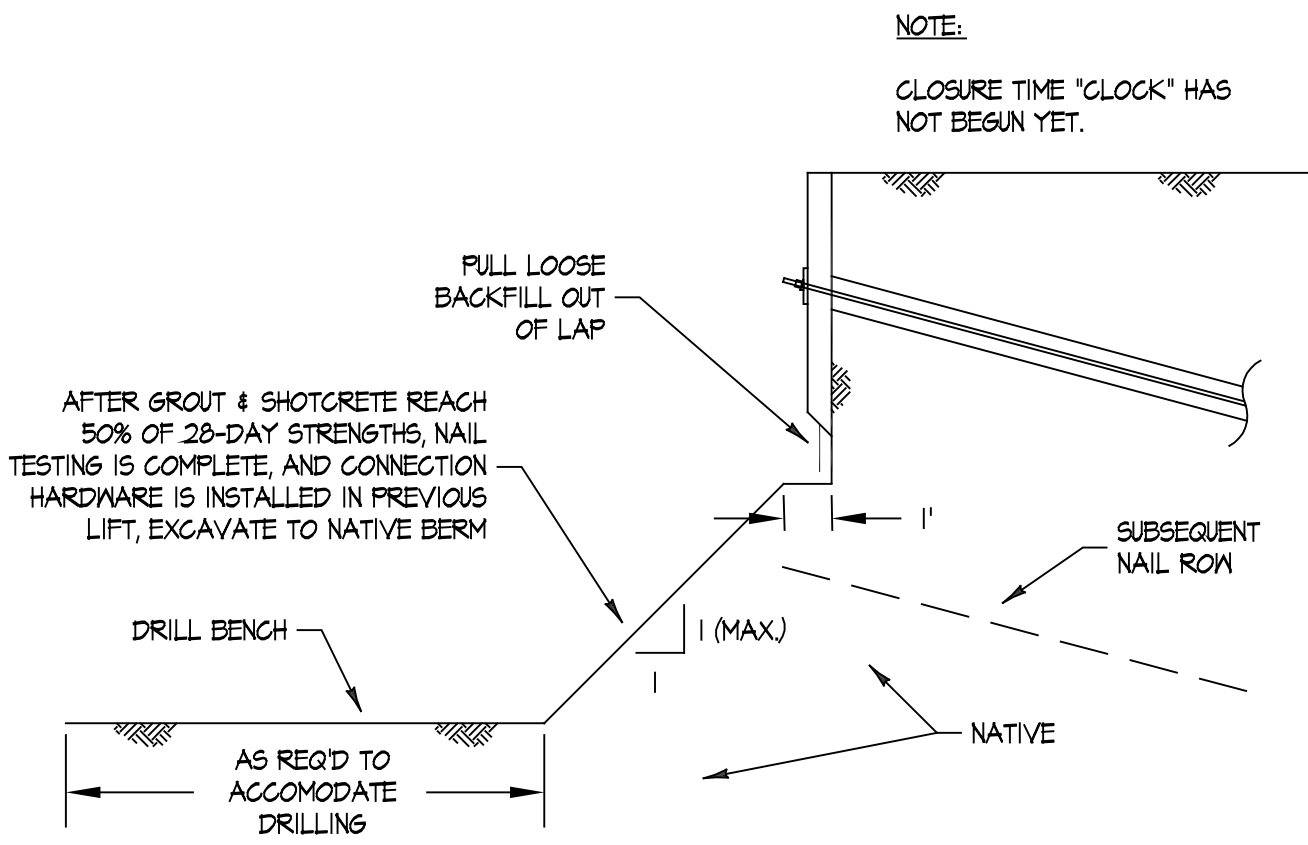
2/13/18

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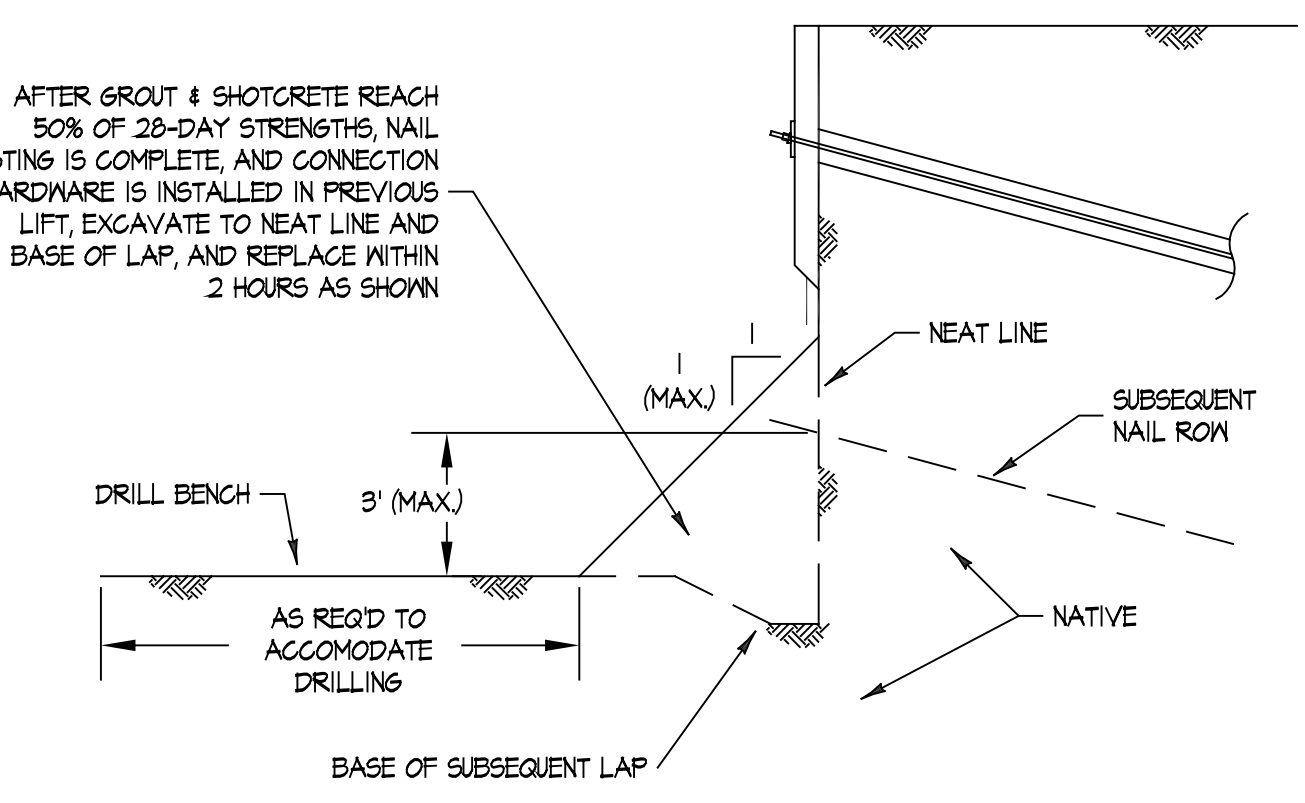
NOTE:
AT DISTANCES FROM THE WALL FACE GREATER THAN THE CURRENT WALL HEIGHT, MASS EXCAVATION MAY OCCUR AT ANY TIME, BUT WITH SLOPES NO STEEPER THAN 1H:1V UNLESS APPROVED OTHERWISE

1
SH6.0
STEP 1
MASS EXCAVATION FOR SUBSEQUENT LIFT
NOT TO SCALE



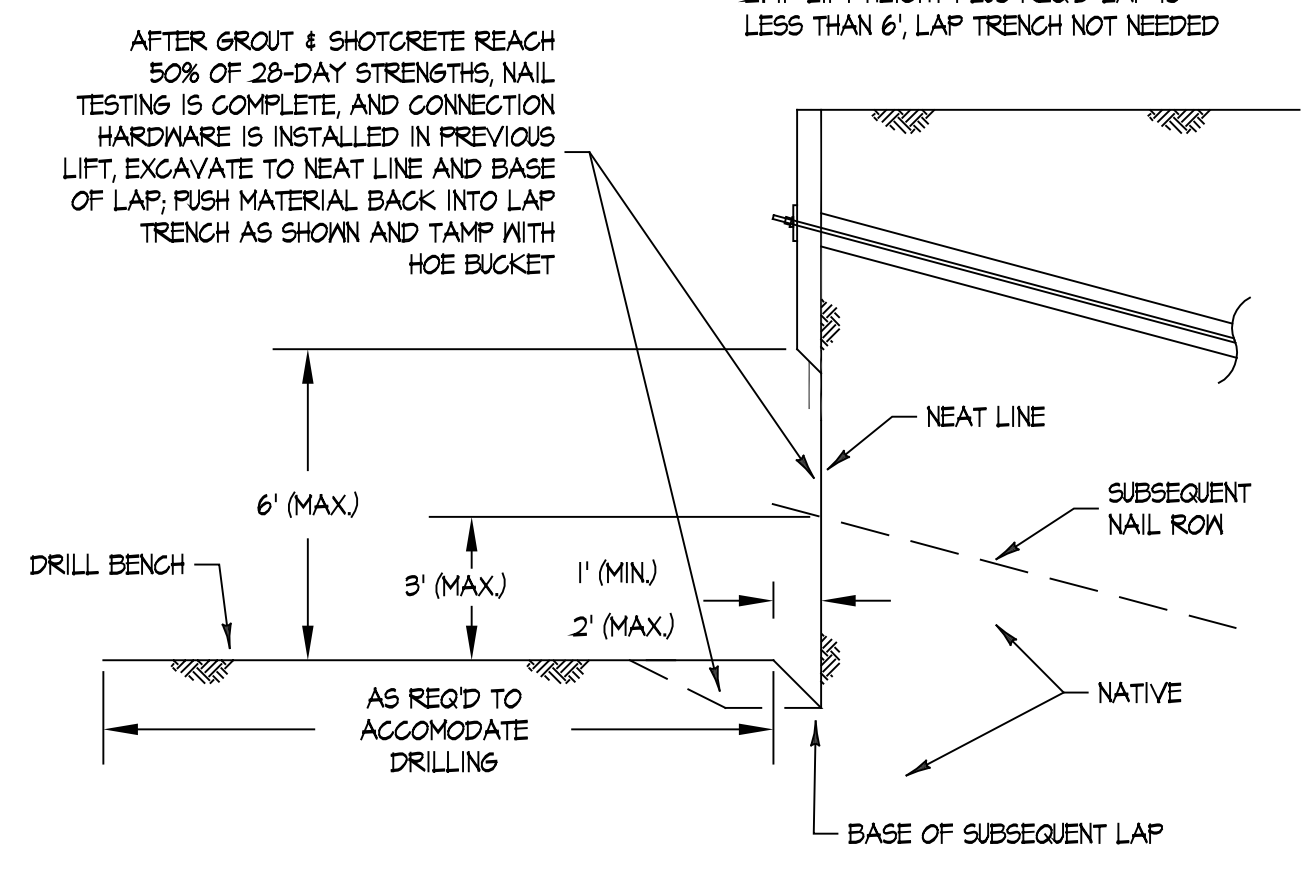
NOTE:
CLOSURE TIME "CLOCK" HAS NOT BEGUN YET.

2-A
SH6.0
STEP 2
EXCAVATION FOR DRILL BENCH AND BERM
METHOD A - NATIVE BERM
NOT TO SCALE



NOTE:
CLOSURE TIME "CLOCK" HAS NOT BEGUN YET.

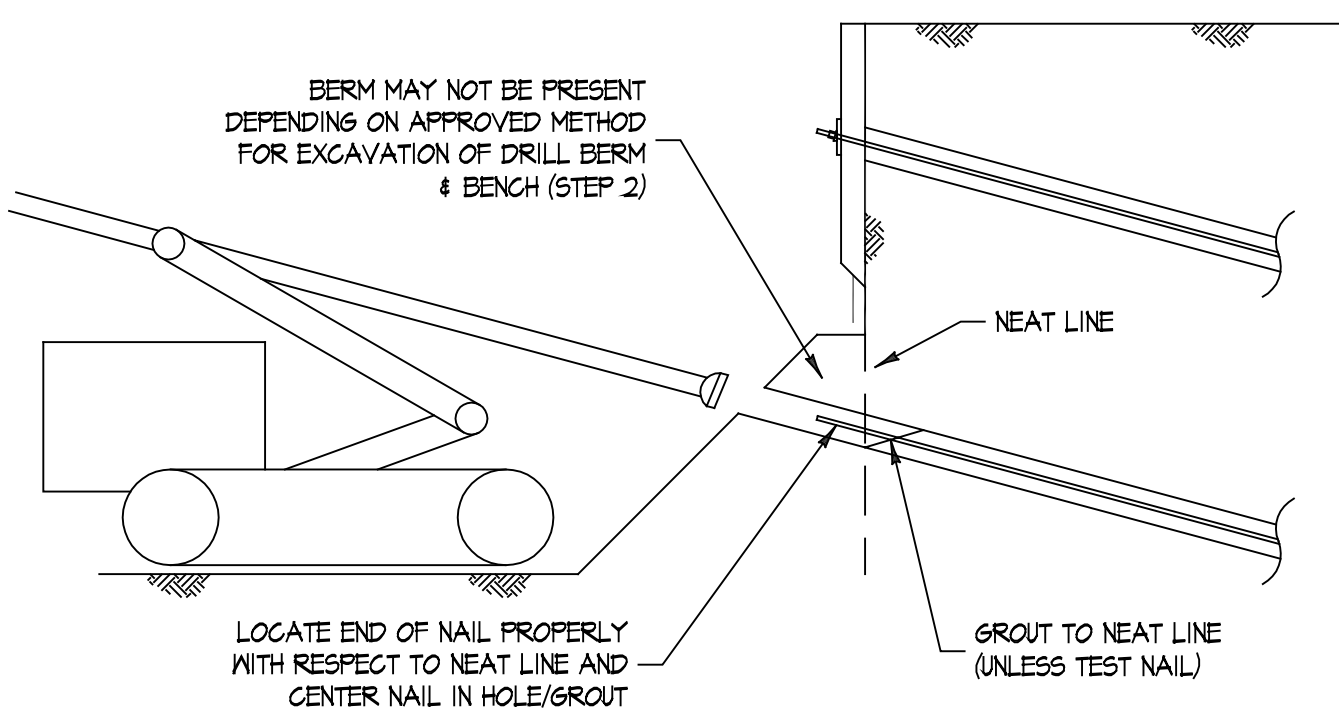
2-B
SH6.0
STEP 2
EXCAVATION FOR DRILL BENCH AND BERM
METHOD B - SOFT/FILL BERM
NOT TO SCALE



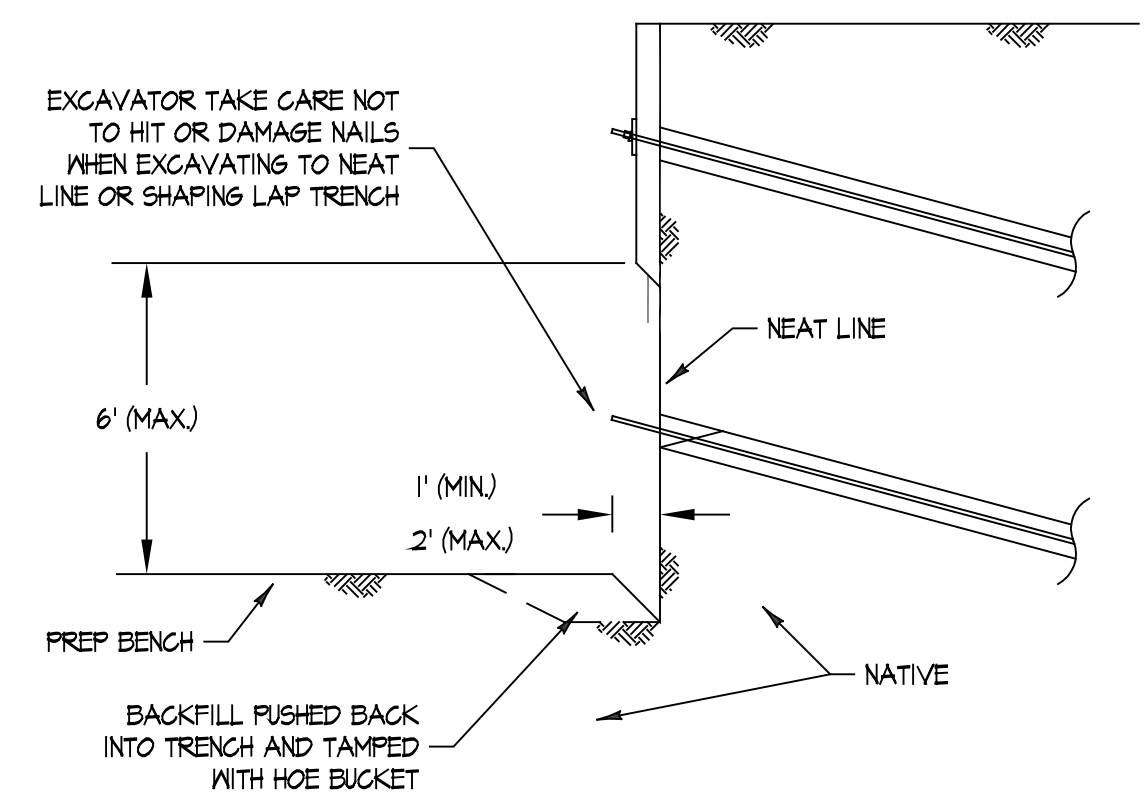
NOTES:
1. CLOSURE TIME "CLOCK" BEGINS AS SOON AS FACE IS EXPOSED
2. IF LIFT HEIGHT PLUS REQ'D LAP IS LESS THAN 6', LAP TRENCH NOT NEEDED

2-C
SH6.0
STEP 2
EXCAVATION FOR DRILL BENCH AND BERM
METHOD C - NEAT CUT
NOT TO SCALE

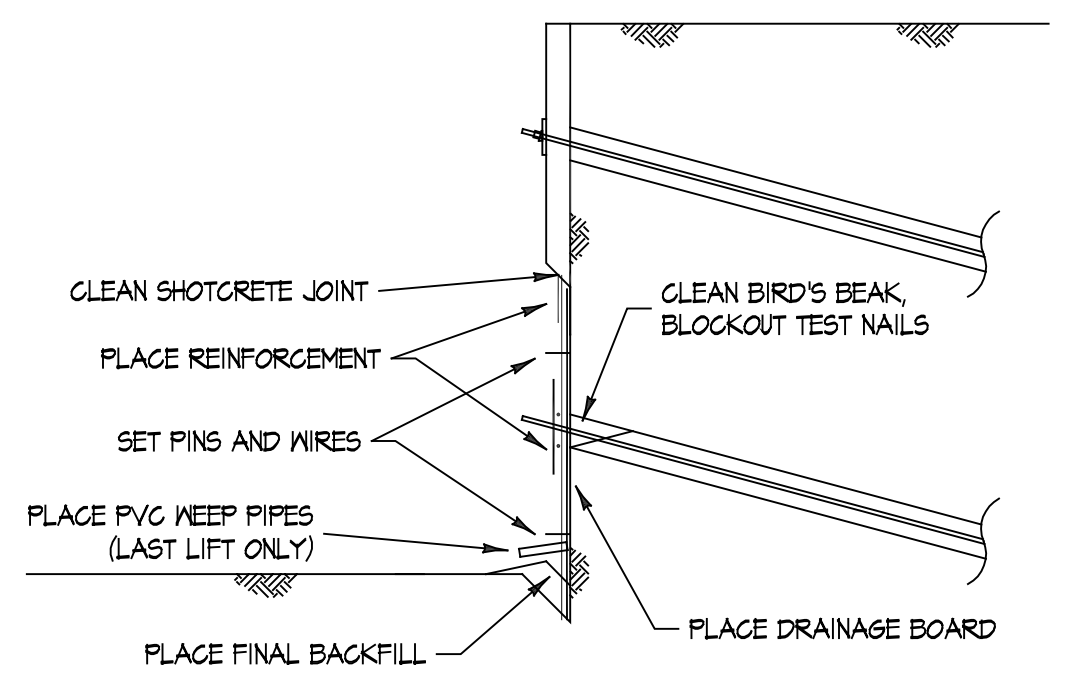
NOTES:
1. CLOSURE TIME "CLOCK" BEGINS AS SOON AS BERM IS REMOVED (IF APPLICABLE)
2. IF LIFT HEIGHT PLUS REQ'D LAP IS LESS THAN 6', LAP TRENCH IS NOT NEEDED



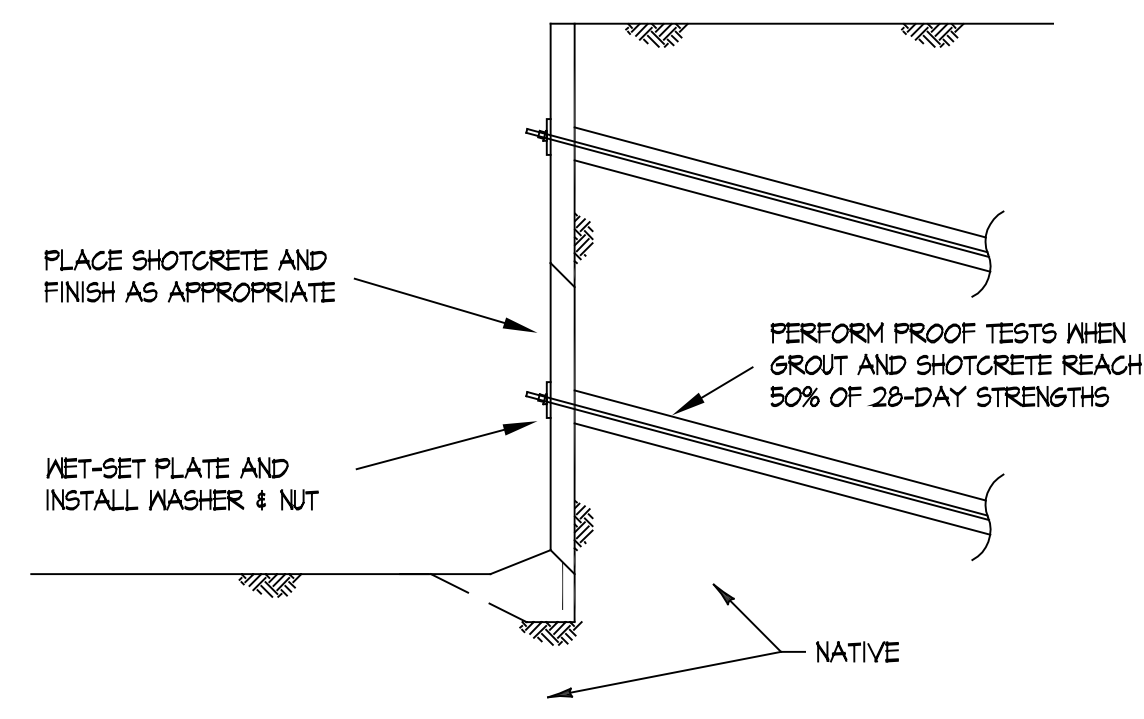
3
SH6.0
STEP 3
DRILL AND GROUT NAILS
NOT TO SCALE



4
SH6.0
STEP 4
EXCAVATE NEAT LINE AND PREP BENCH
NOT TO SCALE



5
SH6.0
STEP 5
PREPARE WALL FACING COMPONENTS
NOT TO SCALE



6
SH6.0
STEP 6
SHOTCRETE, WET SET CONNECTION, TEST NAILS
NOT TO SCALE

CONSTRUCTION NOTES:

BASED ON THE REFERENCED GEOTECHNICAL REPORT, THE SUBSURFACE CONDITIONS AT THE PROJECT SITE GENERALLY CONSIST OF DENSE TO VERY DENSE SILTY SAND WITH GRAVEL (GLACIAL TILL), UNDERLAIN BY OLDER GLACIAL UNITS THAT ARE ALSO VERY DENSE.

FOR STEP 2, IF LESS COMPETENT SOILS ARE ENCOUNTERED, ONLY METHOD A IS APPROVED BY THE ENGINEER.

FOR STEP 2, FOR THE UPPERMOST LIFT ALONG ANY WALL, WHEN VERY DENSE NATIVE SOIL IS ENCOUNTERED, METHOD B IS APPROVED BY THE ENGINEER.

FOR STEP 2, FOR LIFTS OTHER THAN THE UPPERMOST LIFT ALONG ANY WALL, WHEN VERY DENSE NATIVE SOIL IS ENCOUNTERED, METHOD C IS APPROVED BY THE ENGINEER, BUT METHOD B IS HIGHLY RECOMMENDED.

IF AT ANY TIME DURING CONSTRUCTION, THE SOIL FACE APPEARS TO BE DISTRESSED IN SUCH A WAY AS TO CAUSE POTENTIAL FOR SLOUGHING, FALLOUT, OR LARGE OVERBREAKS, THEN EITHER METHOD A OR B WILL BE REQUIRED BY THE OWNER'S REPRESENTATIVE AS NECESSARY TO LIMIT SOIL DISTURBANCE AT THE FACE.

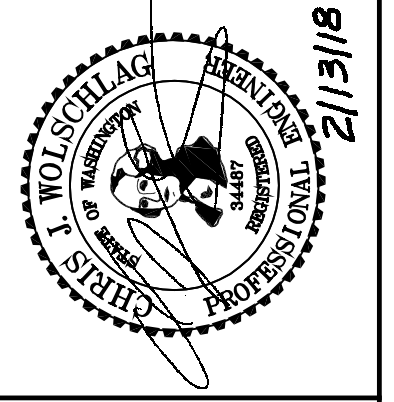
CLOSURE TIME, DEFINED AS THE TIME DURATION BETWEEN EXCAVATION OF THE NEAT CUT FACE AND PLACEMENT OF SHOTCRETE, SHALL BE NO GREATER THAN A SINGLE WORKSHIFT UNLESS APPROVED OTHERWISE BY THE ENGINEER OR THE OWNER'S REPRESENTATIVE.

METHODS OF CONSTRUCTION AND CLOSURE TIMES THAT ARE APPROVED BY THE ENGINEER OR THE OWNER'S REPRESENTATIVE DO NOT RELIEVE THE CONTRACTOR OF ALL RESPONSIBILITY FOR STABILITY OF THE TEMPORARY CUT FACE UNTIL IT IS CLOSED WITH HARDENED SHOTCRETE AND THE NAIL CONNECTION IS COMPLETELY INSTALLED.

SEE THE SOIL NAIL SHORING WALL SPECIFICATION SHEETS FOR SPECIFIC REQUIREMENTS FOR MATERIALS AND CONSTRUCTION.

D:\Jobs\2018\18-03 (6025 77th Ave SE-WA-Tangled Ride, LLC)\(showing)\(permitting)\(0) (20180213)\1803sh6.0.dwg, 3/5/2018 6:29:29 AM

DESIGN	DRAWN	REVIEW	DATE	REVISION	DESCRIPTION
C-JN	JSS	R-JB	2/19/2018	0	PERMIT ISSUE



Ground Support PLLC
16932 Woodville, Redmond Rd NE, #210
Woodville, WA 98072
Ph: (425) 488-1143, Fax: (425) 605-4057

**TANGLED RIDE, LLC/6025 77TH AVE SE/WA
PERMANENT RETAINING WALL
SOIL NAILING SEQUENCE**

PROJ. NO. 18-03
SHEET NUMBER

SH6.0

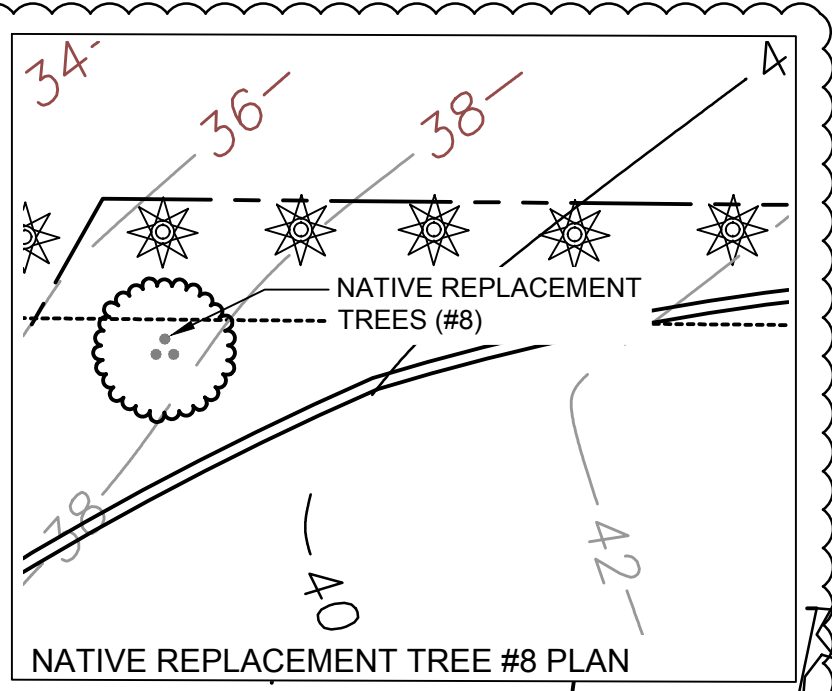
TREE REPLACEMENT NOTE:
 REGULATED TREES TO BE REMOVED WILL BE REPLACED PER CITY REQUIREMENTS. SEE CITY OF MERCER ISLAND TREE INVENTORY AND REPLACEMENT SUBMITTAL FORM FOR COMPLETE TREE REPLACEMENT CALCULATIONS.

Excerpt from MICC 19.10.070(B)(1):

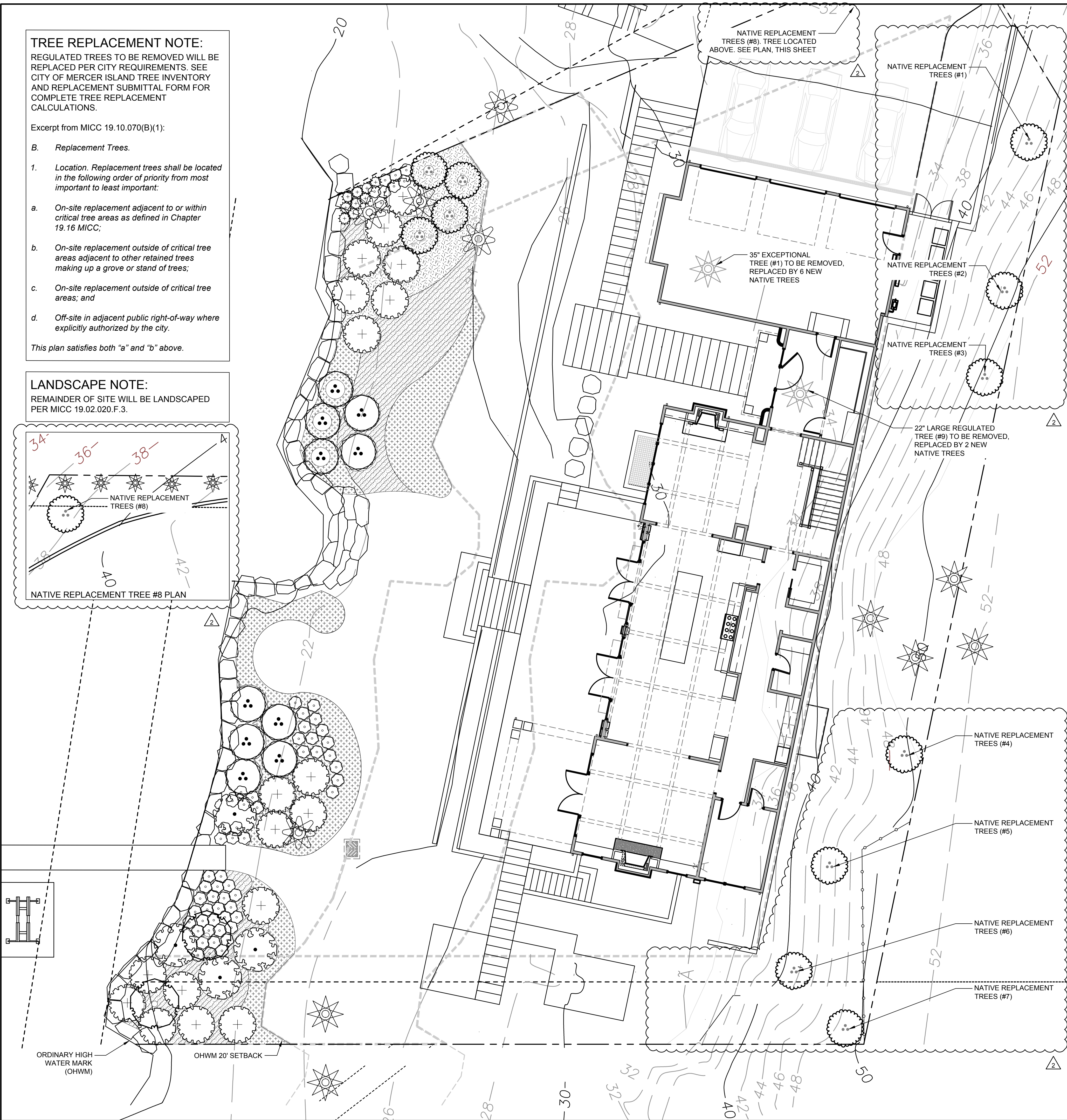
- B. Replacement Trees.**
1. Location. Replacement trees shall be located in the following order of priority from most important to least important:
 - a. On-site replacement adjacent to or within critical tree areas as defined in Chapter 19.16 MICC;
 - b. On-site replacement outside of critical tree areas adjacent to other retained trees making up a grove or stand of trees;
 - c. On-site replacement outside of critical tree areas; and
 - d. Off-site in adjacent public right-of-way where explicitly authorized by the city.

This plan satisfies both "a" and "b" above.

LANDSCAPE NOTE:
 REMAINDER OF SITE WILL BE LANDSCAPED PER MICC 19.02.020.F.3.



Apr 18, 2018 8:50:18am User: dpennington
 PROJECT: 2513 GREG & KRISTIN HART/2513 L1 HART RESIDENCE PHASE 01 - HOURLY CONSULTING (CAD) 2513 L1 LA - 0218



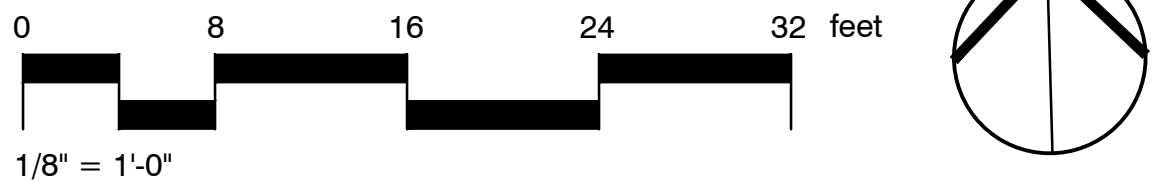
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	CAL
	AC	12	ACER CIRCINATUM VINE MAPLE	6' HEIGHT MIN.
	TP	2	THUJA PLICATA WESTERN RED CEDAR	8' HEIGHT MIN.

SHRUBS	CODE	QTY	BOTANICAL NAME	SIZE
	CR	10	CORNUS SERICEA RED TWIG DOGWOOD	5 GAL
	GS	9	GAULTHERIA SHALLON SALAL	1 GAL
	HD	18	HOLODISCUS DISCOLOR OCEAN-SPRAY	5 GAL
	VO	61	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	2 GAL
	VA	4	VIBURNUM TRILOBUM AMERICAN CRANBERRYBUSH	5 GAL

GRASSES	CODE	QTY	BOTANICAL NAME	CONT	SPACING
	DT	291	DESCHAMPSIA CESPITOSA TUFTED HAIR GRASS	1 GAL	18" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	CONT	SPACING
	AU	264	ARCTOSTAPHYLOS UVA-URSI KINNICKINICK	4" POT	18" o.c.
	MR	105	MAHONIA REPENS CREEPING MAHONIA	4" POT	18" o.c.



SHORELINE NATIVE PLANTING DIAGRAM

	TOTAL SHORELINE AREA*	3,495 SQ FT
	75% REQUIRED NATIVE PLANTING AREA	2,621.25 SQ FT
	TOTAL NATIVE PLANTING AREA	2,622 SQ FT

*SHORELINE AREA DEFINED AS AREA BETWEEN ORDINARY HIGH WATER MARK (OHWM) AND 20' SETBACK FROM OHWM

REVISIONS	DATE	BY	MG	MG
	02-12-18			
1.	PERMIT SUBMITTAL			
2.	REVISIONS			

SCJ STUDIO
 LANDSCAPE ARCHITECTURE

1148 NW LEARY WAY SEATTLE, WA 98107
 P: 206-708-1862
 SCJSTUDIO.COM

TREE REPLACEMENT AND SHORELINE NATIVE PLANTING PLAN

TANGLED RIDE RESIDENCE
 6025 77TH AVE SE
 MERCER ISLAND, WA 98040

SHEET TITLE:	TREE REPLACEMENT AND SHORELINE NATIVE PLANTING PLAN
PROJECT NAME:	TANGLED RIDE RESIDENCE
DESIGNER:	MG
DRAWN BY:	AW
APPROVED BY:	MG
DATE:	02/20/18
JOB No.:	2513
DRAWING FILE No.:	
DRAWING No.:	LA-01
SHEET No.:	01 of 01