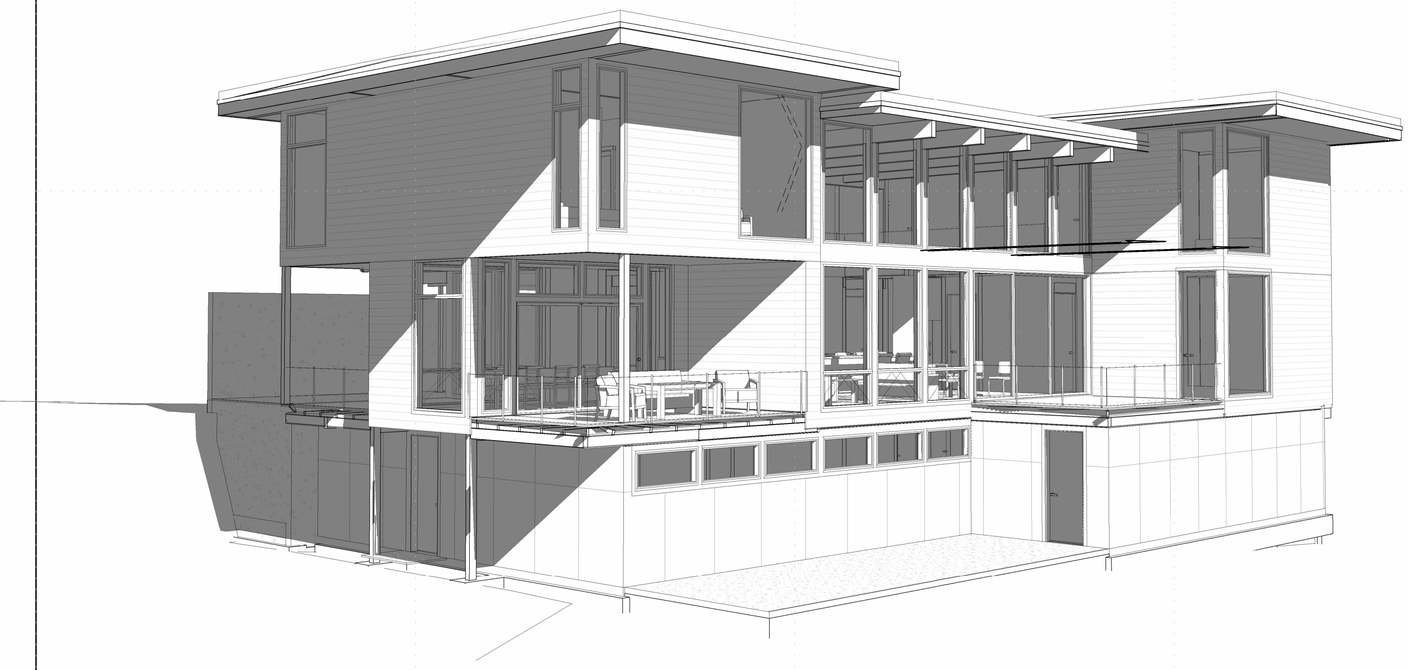
INTRACHAT HOANG RESIDENCE

7929 EAST MERCER WAY, MERCER ISLAND, WA 98040, USA



PROJECT CONTACT INFORMATION

DESIGN FIRM	LINDAL CEDAR HOMES
CONTACT	BRET KNUTSON
ADDRESS	6840 FORT DENT WAY, SUITE 220 SEATTLE, WA 98118
PHONE	206 513 7068
EMAIL	BRETK@LINDAL.COM

CONTRACTOR	MERCER BUILDER
CONTACT	ARWA HIJAZI
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PHONE	215 350 7277
EMAIL	THOM.SCHULTZ@MERCERBUILD

STRUCTURAL ENGINEER	QUANTUM CONSULTING ENGINEERS, LLC
CONTACT	SANDRO KODAMA
ADDRESS	1511 3RD AVE, SUITE 323 SEATTLE, WA 98101
PHONE	206 957 3907
EMAIL	SKODAMA@QUANTUMCE.COM

ELECTRICAL CONTRACTOR	NORTHWEST ELECTRIC & SOLAR LLC
CONTACT	
ADDRESS	18001 73RD AVE NE, KENMORE
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EMAIL	BRLB235@INI.WA.GOV

LINDAL INDEPENDENT DEALER	WARM MODERN LIVING MICHAEL HARRIS
CONTACT	
ADDRESS	688 110TH AVE NE UNIT #S613 BELLEVUE WA 98004
PHONE	(617)699-2862
EMAIL	MICHAEL@WARMMODERNLIVING.COM

PLUMBING CONTRACTOR	HIGHMARK PLUMBING & CONST LLC
CONTACT	
ADDRESS	3601 SINCLAIR AVE, SNOHOMISH
PHONE	206 724 3905
EMAIL	COTI235@INI.WA.GOV

LINDAL INDEPENDENT DEALER	WARM MODERN LIVING TANYA NACHIA
CONTACT	
ADDRESS	6840 FORT DENT WAY, SUITE 220 SEATTLE, WA 98118
PHONE	206 214 5190
EMAIL	TANYA@WARMMODERNLIVING.COM

CODE INFORMATION

ALL CONSTRUCTION SHALL COMPLY WITH:

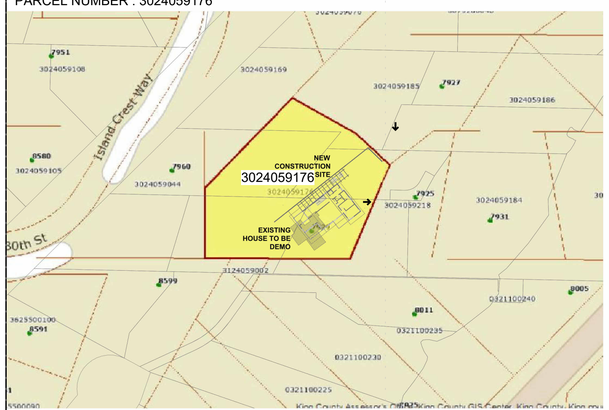
2018 IRC
2018 CODE FOR ONE AND TWO FAMILY DWELLINGS
STATE BUILDING CODE
INTERNATIONAL ENERGY CODE
ALL SUBSEQUENT AMMENDMENTS

PERMIT DEFERRED SUBMITTAL

MECHANICAL
PLUMBING
CIVIL
LANDSCAPING
ELECTRICAL

VICINITY MAP

PARCEL NUMBER : 3024059176



SOURCE: KING COUNTY PARCEL VIEWER, KCGIS CENTER. N.T.S.

PROJECT OWNER INFORMATION

PROPERTY OWNER	TUANHOA V. HOANG MAILE INTRACHAT
CONTACT	
ADDRESS	7929 EAST MERCER WAY, MERCER ISLAND
PHONE	206 228 1200 206 953 5826
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DESIGN CRITERIA

SNOW LOAD	30 PSF
ROOF DEAD LOAD	16 PSF
1ST FLOOR LIVE LOAD	40 PSF
1ST FLOOR DEAD LOAD	12 PSF
2ND FLOOR LIVE LOAD	40 PSF
2ND FLOOR DEAD LOAD	12 PSF
BASEMENT FLOOR LIVE LOAD	40 PSF
BASEMENT FLOOR DEAD LOAD	15 PSF
BASIC WIND SPEED (FASTEST MILE)	98 MPH
EXPOSURE CATEGORY	B
SEISMIC ZONE	D
SITE ELEVATION	<5000'
CLIMATE ZONE	8A

SCOPE OF WORK

NEW CONSTRUCTION

SQUARE FOOTAGE

Name	Area
1ST FLOOR PLAN SQUARE FOOT	2067 SF
2ND FLOOR PLAN SQUARE FOOT	1830 SF
BASEMENT PLAN SQUARE FOOT	430 SF
HEATED AREA: 3	4328 SF
PORCH 1ST FLOOR	476 SF
ZEN GARDEN	126 SF
DECK 1	196 SF
BASEMENT PLAN SQUARE FOOT	2023 SF
PORCH BASEMENT	352 SF
DECK 2	175 SF
UNHEATED AREA: 6	3349 SF
TOTAL GROSS S.F. AREA	7676 SF

CITY STAMP

Lindal CEDAR HOMES

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LINDAL DISTRIBUTOR

Warm Modern Living

CLIENT

Tuanhoa V. Hoang & Maile D. Intrachat

7929 East Mercer Way, Mercer Island, WA 98040, USA

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03/11/22	SD	ME
09/29/22	CD	ME
11/17/2022	CD	LT

42255

HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

COVER SHEET

Scale: As indicated

G000

1. General Notes

A. Details and notes shown on this sheet are typical and shall apply unless otherwise shown or noted on plans. Details on construction plans not fully shown shall be of the same nature as those shown for similar conditions. The contractor shall be responsible for verifying all dimensions, elevations, property lines and other related items on this job.
B. All construction shall conform to local codes and ordinances.
C. It is the contractors responsibility to comply with all pertinent sections, as they apply to the project, of the "Construction Safety Orders" issued by the jurisdiction in which construction is taking place, including all OSHA requirements. Lindal Cedar Homes does not accept any responsibility for the contractors failure to comply with these requirements.
D. The contractor shall be responsible for the adequate design and construction of all forms, bracing and shoring required. The contractor shall provide adequate stays and bracing of all framing until all elements of the design have been incorporated into the project.
E. In crawl spaces, maintain a minimum of 18" (457mm) clearance under floor joists and 12" (305mm) under beams and girders.
F. Individual concrete piers shall project at least 8" (203mm) above exposed ground unless the post is treated or of wood which is naturally resistant to decay.
G. All wood, including posts within 6" (152mm) of the ground shall be pressure treated or foundations grade cedar or redwood.
H. Stairways - rise, 4" (102mm) min. and 7 3/4" (197mm) max.; run 10"(254mm) min.; headroom 6'-8" (2032mm) min. measured vertically from the plane adjoining the tread nosing; width 36" (914mm) min. clear above permitted handrail height and below the required headroom height.
I. Enclosed space under stairs shall be one hour fire-rated construction.
J. Stairways with four or more risers require a handrail on at least one side, which shall be 34" to 38" (864mm to 965mm), measured vertically from the sloped plane adjoining the tread nosing. Handrail supplied by others unless noted otherwise.
K. Common walls and ceiling between garage and dwelling and any other garage wall if supporting a floor over the garage shall have 5/8" (16mm) type "X" gypsum wall board on the garage side. A min. 1 3/8" (35mm) tight fitting solid core door with self closer is required between the garage and the dwelling.
L. Columns, posts and beams supporting a second story over a garage shall be protected with one hour fire-rated construction.
M. Appliances installed in garage which generate a spark, glow or flame shall be located 18" (457mm) above the floor.
N. Bath and laundry rooms require operable windows equal to 1/20th of the floor area with a min. 1.5 sf (0.14 sm) or mechanical ventilation.
O. Tempered glass shall be provided at all hazardous locations.
P. Receptacle outlets shall be installed 6'-0" (1829mm) from corners, 12'-0" (3658mm) o.c. max. and on any wall 24" (610mm) or wider. In kitchen and dining areas, counters wider than 12" (305mm) require a receptacle outlet.
Q. All receptacle outlets installed outdoors shall be in a weatherproof enclosure and have approved ground fault interrupter circuit (GFI) protection. One such exterior outlet is required.
R. Provide GFI protection for receptacles in bathrooms and garages. GFI protection is also required for non dedicated counter receptacles within 6'-0" (1829mm) of the kitchen sink.

2. Lumber

A. 2x framing lumber is KD #2 or better SPF (spruce, pine, fir).
B. 4x framing lumber is #2 or better DF (douglas fir).
C. Floor sheathing options (see plans for type):
   a. 3/4" (19mm) T&G, O.S.B. APA rated Sturd-I-Floor underlayment grade sheathing.
   b. 23/32" (18mm) T&G, O.S.B. APA rated Sturd-I-Floor underlayment grade sheathing.
   c. Select grade SPF 2x6 double T&G decking with 1/2" (13mm) CCX plywood underlayment, APA index 24/0.
D. Wall sheathing options (see plans for type):
   a. 1/2" (13mm) CDX plywood, APA index 32/16.
   b. 15/32" (12mm) O.S.B., APA index 32/16.
E. Roof sheathing options (see plans for type):
   a. 1/2" (13mm) CDX plywood, APA index 32/16.
   b. 15/32" (12mm) O.S.B., APA index 32/16.
   c. 5/8" (16mm) CDX plywood, index 40/20.
   d. 3/4" (19mm) CDX plywood, index 48/24.
F. Siding options (see plans for type):
   a. KD 1x6 T&G, TK cedar, vertical siding
   b. KD 1x8, TK cedar, rough sawn, horizontal bevel siding
   c. Embossed composite, horizontal lap siding
   d. KD 1x8 T&G, TK cedar, horizontal siding
   e. KD 1x8 T&G, TK cedar, log look horizontal siding
G. Roof and loft floor beams are DF/Western Larch horizontal glue laminated, combination symbol 24F-V8 (Fb=2400). Beam schedule per plan with standard dead load camber.
H. Built-up beams are KD #2 or better SPF. Schedule per plan. #419 = 2x10, #481 = 2x12.
I. Exterior deck framing is #2 or better cedar for 2x8, larger sizes are Browntone (pressure treated) #2 or better, hem/fir.
J. Concealed posts are engineered wood, SPF #2
K. Exposed posts are DF glue laminated, combination symbol #2.
L. Specifications shown may vary due to availability or options purchased. PLANS TAKE PRECEDENCE. Equivalent or higher specifications may be substituted as necessary.

4. Builder Tips

A. Plywood and OSB should be installed with 1/8" (3mm) spacing at all end and edge joints unless otherwise indicated by panel manufacturer.
B. Always stagger end joints when installing plywood or OSB panels.
C. Provide adequate ventilation and use ground control vapor retarder in crawl space. Panels must be dry before installing finished floor.
D. When using a glued floor system, spread enough glue to lay only 1 or 2 panels at a time. To insure the panels will be firmly and permanently secured to joists, wipe away water, dust and debris before applying glue.
E. Apply glue (about 1/4" (6mm) diameter bead) to framing members in a continuous line, or in a serpentine pattern in wide areas. Be certain to glue all T&G joints. Spread glue in joints. Avoid squeeze-out by applying a thinner line (about 1/8" (3mm)) on joists.
F. Complete all nailing of each panel before the glue sets or skins over. Check glue manufacturers recommendations for allowable time. Remember, warm weather accelerates glue setting.
G. Cathedral ceilings can be prone to moisture problems if not constructed properly. During construction, a vapor retarder must be applied to the warm-in-winter side of the insulation. Proper installation of the insulation leaves a 2" (51mm) airspace between the insulation and the roof deck for ventilation. To be of value, this airspace must have vent openings at both the ridge and the eaves.
H. Cathedral ceiling insulation batts fit snugly between the ceiling rafters. Care MUST be taken when installing so the batts remain flush with the lower face of the rafters to maintain a proper 2" (51mm) airspace.
I. Cedar siding must be allowed to acclimate to its environmental surroundings before installing. See product end caps for instructions.
J. With careful planning, joints in the siding can be minimized. Where joints occur, cut a 30 degree scarf joint.
K. All cedar siding should be back coated and all end grain should be thoroughly coated with finish.
L. All wood windows must receive a thorough coat of finish before installation.
M. Do not drill holes, notch or cut into beams or posts unless detailed on the plans.

CONSTRUCTION DOCUMENTS (CD-PERMIT PLANS)

Builder shall check and verify all dimensions and details. Builder must review and understand drawings and details prior to package shipment, to allow for resolution of any questions. If required, additional details can be prepared to clarify any area related to the construction of the package materials. If a problem arises with the drawigns or package materials, after the start of construction, contact your Lindal dealer immediately, so that we can participate in the solution to the problem. Lindal Cedar Homes will not assume any responsibility for field corrections if you do not follwo this procedure.

Depth of foundation below grade and footing dimensions to conform with local codes and regulations. Size, number and location of foundation vents and access by contractor or owner.

Abbreviations

ABV	Above
BO	By Others
BTR	Better
BU	Build Up
DF	Douglas Fir
DTP	Double Top Plate
FO	Face Of
GLB	Glue Laminated Beam
HGL	Horizontal Glue Laminated
LCH	Lindal Cedar Homes
LSL	Laminated Strand Lumber (Timber Strand)
LVL	Laminated Veneer Lumber (Microllam)
NIC	Not In Contract
NTS	Not To Scale
OC	On Center
OS	Outside
OSB	Oriented Strand Board
PA	Post Above
PET	Precision End Trim
PSL	Parallel Strand Lumber (Parallam)
PT	Pressure Treated
RC	Recut
RFO	Rough Frame Opening
RO	Rough Opening
SPF	Spruce, Pine, Fir
T&G	Tongue and Groove
TJI	Truss Joist International
TOF	Top Of Floor
TOP	Top Of Plate
UNO	Unless Noted Otherwise
W/	With
W/O	Without

SYMBOL KEY

Name Elevation	LEVEL
# sheet	SECTION
# sheet	DETAIL REFERENCE
Room name	ROOM TAG
1t	DOOR TAG
1t	WINDOW TAG
LCH Post Model-Height Point Load	POST TAG
LCH Beam Model-Beam Length	BEAM TAG

SHEET INDEX

#	SHEET NAME
GENERAL	
G000	COVER SHEET
G001	GENERAL NOTES & SHEET INDEX
G003	SPECIFICATIONS
G004	ENERGY CREDIT INFO
G005	INSPECTION
G006	AVERAGE BUILDING HEIGHT
ARCHITECTURE	
A004	SITE PLAN
A100	FOUNDATION PLAN
A101	BASEMENT PLAN
A102	1ST FLOOR PLAN
A103	2ND FLOOR PLAN
A104	ROOF PLAN
A105	BASEMENT PLAN RCP
A106	1ST FLOOR PLAN RCP
A107	2ND FLOOR PLAN RCP
A160	BASEMENT ELECTRICAL
A161	1ST FLOOR ELECTRICAL
A162	2ND FLOOR ELECTRICAL
A200	ELEVATIONS
A201	ELEVATIONS
A202	ELEVATIONS
A203	ELEVATIONS
A301	ENLARGED BUILDING SECTION 1
A302	BUILDING SECTION 1-A
A303	BUILDING SECTION 1-B
A304	ENLARGED BUILDING SECTION 2
A305	BUILDING SECTION 2-A
A306	BUILDING SECTION 2-B
A307	BUILDING SECTION 3
A308	BUILDING SECTION 4
A309	BUILDING SECTION 5
A310	BUILDING SECTION 6
A502.1	ROOF DETAILS
A502.2	ROOF DETAILS
A503	EXTERIOR WALL DETAILS
A504	POST AND BEAM
A505	DECK DETAILS
A506	DOOR DETAILS
A507.1	WINDOW DETAILS
A507.2	WINDOW/DOOR FLASHING
A507.3	WINDOW/DOOR FLASHING
A600	WINDOW SCHEDULES
A601	DOOR SCHEDULES
MATERIAL TAKEOFF	
M111	BASEMENT OVERLAY
M112	1ST FLOOR OVERLAY
M113	2ND FLOOR OVERLAY
M121	1ST FLOOR FRAMING
M122	2ND FLOOR FRAMING
M150	ROOF FRAMING
M151	DECK FRAMING
STRUCTURE	
S1.0	GENERAL STRUCTURAL NOTES
S1.1	GENERAL STRUCTURAL NOTES
S2.0	FOUNDATION / BASEMENT PLAN
S2.1	FIRST FLOOR FRAMING PLAN
S2.2	SECOND FLOOR FRAMING PLAN
S2.3	ROOF FRAMING PLAN
S3.0	FOUNDATION DETAILS
S3.1	FOUNDATION DETAILS
S4.0	WOOD DETAILS
S4.1	WOOD DETAILS
S4.2	FLOOR DETAILS
S4.3	WOOD BEAM DETAILS
S4.4	WOOD DETAILS
S4.5	ROOF DETAILS
S5.0	STEEL DETAILS

Lindal CEDAR HOMES

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Warm Modern Living

CLIENT

Tuanhoa V. Hoang & Maile D. Intrachat

7929 East Mercer Way, Mercer Island, WA 98040, USA

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03/11/22	SD - ME	
09/29/22	CD - ME	
11/17/2022	CD - LT	

42255

HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

GENERAL NOTES & SHEET INDEX
Scale: As indicated

G001

DECK AND PORCH

DECK

DECKING: AZEK MAHOGANY 5.5" COMPOSITE
DECK FRAMING: 2x8 CEDAR @ 16" O.C.
GLASS RAILING BY VIEWRAIL

PORCH

PORCH POSTS: METAL POSTS WITH CEDAR TRIM N.I.C.

PORCH SAND SET PAVERS
NOTES: ENTRY PORCH
DECK AND ZEN GARDEN DECK: WATERPROOF

FLOOR SYSTEM

HOUSE - 1ST FLOOR

SUBFLOOR: 3/4# PLYWOOD
JOISTS: 11 7/8" I-JOIST @16" O.C.
INULATION BY OTHERS
MIN. R VALUE - 30
BEAM SYSTEM: HGL BEAMS @ 5'-4" O.C. (HGL CENTER BEAM @ 2ND FLOOR)
BASEMENT POSTS: PROVIDED BY L.C.H.

GARAGE

SLAB ON GRADE
MIN. R VALUE - 10

FOUNDATION

HOUSE

FOUNDATION TYPE: BASEMENT
FOUNDATION CONSTRUCTION: POURED CONCRETE
FOUNDATION WALL THICKNESS: 8"
SILL PLATE: 2x6 PRESSURE TREATED

GARAGE

FOUNDATION TYPE: SLAB ON GRADE
FOUNDATION CONSTRUCTION: POURED CONCRETE
FOUNDATION WALL THICKNESS: 8"
SILL PLATE: 2x6 PRESSURE TREATED

ROOF SYSTEM

HOUSE & PORCH - ROOF CONSTRUCTION

ROOF AREA 1

HGL POST AND BEAM: 5'4" OC: Up To 40 PSF
RAFTERS: 2x8 SPF @ 12" OC / @ 24" OC
INSULATION BY OTHERS
SPRAY FOAM INSULATION MIN. R VALUE - 49
SHEATHING: 5/8" PLYWOOD
ROOF VENTS: NONE PROVIDED
MISC ROOF MATERIALS: INCLUDED

ROOF AREA 2

I-JOIST: 11 7/8: I-JOIST @ 16" O.C.
INSULATION BY OTHERS
SPRAY FOAM INSULATION MIN. R VALUE - 49
SHEATHING: 5/8" PLYWOOD
MISC ROOF MATERIALS: INCLUDED

OVERHANG AREA

SOFFIT TYPE: FLAT
SOFFIT LINER: 1/6" CEDAR - ROUGH: CLEAR
OUTLOOKERS: HGL OUTLOOKER

FASCIA

COMPOSITE OPTIONS: 1x4 COMPOSITE (ELEMENTS)

ROOF BEAMS & GIRDERS

GIRDERS
ROOF GIRDER 12-18
ROOF GIRDER 12-18

EXTRA MATERIALS

DRAINAGE FOR FLAT ROOFS: DRAINAGE PLANE

DOORS

INTERIOR DOORS
WOOD
#1
SWING
MODERN - SC FLUSH BIRCH
HARDWARE: MODERN LEVER - L022
HARDWARE FINISH: SATIN BLACK

INTERIOR DOORS
FIRE RATED N.I.C.
#1
LYNDEN
MODERN - SC FLUSH BIRCH
HARDWARE: MODERN LEVER - L022
HARDWARE FINISH: SATIN BLACK

EXTERIOR DOORS
FULL LITE GLASS
#1
FULL LIGHT 4' - 10 3/8" x 8'-7" (INSWING)
CLAD: MIXED GRAIN FIR
EXTERIOR COLOR: EBONY
INTERIOR FINISH: DESIGNER BLACK
HARDWARE: CONTEMPORARY
HARDWARE FINISH: MATTE BLACK

#2
FULL LIGHT 9' - 0 1/2" x 3'-0" (INSWING)
CLAD: MIXED GRAIN FIR
EXTERIOR COLOR: EBONY
INTERIOR FINISH: DESIGNER BLACK
HARDWARE: CONTEMPORARY
HARDWARE FINISH: MATTE BLACK

SLIDING GLASS (BY OTHERS)
#1: 15' - 3 3/8" x 9'-3 3/4"
MARVIN ULTIMATE
CLAD: COLOR INTERIOR
EXTERIOR COLOR: EBONY
INTERIOR FINISH: DESIGNER BLACK

GARAGE
#1: 9' WIDE
GARAGE DOOR BY OTHERS (N.I.C.)
#2: 16' WIDE
GARAGE DOOR BY OTHERS (N.I.C.)

NOTE: FIRE-RATED DOORS (N.I.C.), 1 3/8" SOLID-CODE WOOD, 1 3/8" SOLID OR HONEYCOMB STEEL, OR 20 MIN. RATED DOOR WITH A SELF-CLOSING DEVICE

ADDITIONAL INFORMATION

CUSTOM MATERIALS
15' - 3 3/8" x 9'-3 3/4" 3 - PANEL MARVIN MULTI SLIDE DOORS

WALL SYSTEM

HOUSE - 1ST FLOOR (EXT)

EAVE WALL HEIGHT: 9' 5 1/2" (ELEMENTS)

WALL CONSTRUCTION

FRAMING: 2x6 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE
INSULATION (BY OTHERS)
R VALUE - 21
SHEATHING: 1/2" PLYWOOD
RAINSCREEN: NOT REQUIRED
SIDING: 11/16 x 6 - BEVEL T.K. ROUGH CEDAR (HORIZONTAL)

HOUSE - 2ND FLOOR (EXT)

EAVE WALL HEIGHT: 9' 5" (ELEMENTS)

WALL CONSTRUCTION

FRAMING: 2x6 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE
INSULATION (BY OTHERS)
R VALUE - 21
SHEATHING: 1/2" PLYWOOD
RAINSCREEN: NOT REQUIRED
SIDING: 11/16 x 6 - BEVEL T.K. ROUGH CEDAR (HORIZONTAL)

HOUSE - BASEMENT (EXT)

EAVE WALL HEIGHT: 8' (ELEMENTS)

WALL CONSTRUCTION

FRAMING: 2x6 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE
INSULATION (BY OTHERS)
R VALUE - 21
SHEATHING: 1/2" PLYWOOD
RAINSCREEN: NOT REQUIRED
SIDING: CEMENT BOARD PANELS 4'x10'

INTERIOR PARTITIONS

PARTITIONS ON 1ST AND 2ND FLOOR
2x4 @ 16" O.C. (2x6 WHERE NECCESSARY): 2x4 @ 16" O.C.

PARTITIONS IN BASEMENT/GARAGE
2x4 @ 16" O.C. (2x6 WHERE NECCESSARY): 2x4 @ 16" O.C.

FURRING WALLS
FRAMING: 2x4 @ 24" O.C. PRESSURE TREATED

TRIM AND LINER

DOORS

CEDAR: MODERN OPTION #1
EXTERIOR DOOR SURROUND: EZ TRIM - COLOR MATCH

WINDOWS

INTERIOR TRIM: TRIMLESS
EXTERIOR WINDOW SURROUND: EZ TRIM - COLOR MATCH

WALLS

INTERIOR WALL BASE TRIM:
CEDAR - MODERN OPTION #1
EXTERIOR WALL BASE TRIM:
CEDAR - MODERN OPTION #1
BASEMENT WALL BASE TRIM:
CEDAR - MODERN OPTION #1

CEILING LINER (BY OTHERS) AND BEAM TRIM

CEILING LINER 1: 1x6 T&G FIR - SELECT TK
PRESTAIN: CLEAR LACQUER
LOCATION: OPEN CEILING AREAS W/ WHITE WASH FINISH BY OTHERS
CEILING LINER 2: 1x6 CEDAR - ROUGH CLEAR

WINDOWS

WINDOW FRAME

MARVIN ALUMINIUM CLAD FIR
MARVIN SIGNATURE
FRAME COLOR: BLACK (INSIDE AND OUT)

WINDOW OPTIONS

E - LOW-E ARGON
X - TEMPERED

RAILING & STAIR SYSTEM

INTERIOR RAILING SYSTEMS

SIGNATURE MODERN RAILING SYSTEM: GLASS RAILING
POST COLOR: BLACK
GLASS MOUNT: FLOOR MOUNT BASE RAIL

FLOATING STAIR SYSTEMS

TERRACE SYSTEMS
STAIR #1
LOCATION: 1ST FLOOR
STYLE: STRAIGHT (ESTIMATE COST)
RAILING TYPE: GLASS RAILING

STAIR #2
LOCATION: BASEMENT
STYLE: STRAIGHT (ESTIMATE COST)
RAILING TYPE: GLASS RAILING

STAIRS AND RAILING N.I.C.

Lindal CEDAR HOMES

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42255

HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

SPECIFICATIONS

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

G003

2018 Washington State Energy Code – Residential

Prescriptive Energy Code Compliance for All Climate Zones in Washington

Single Family – New & Additions (effective February 1, 2021)

These requirements apply to all IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Project Information	*Contact Information*
7929 E Mercer Way	Tanya Nacia
Mercer Island, WA	206-214-5190

Instructions: This single-family project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Provide all information from the following tables as building permit drawings: Table R402.1 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and 406.3 - Energy Credits.

Authorized Representative		*Date*	10/05/2022

All Climate Zones (Table R402.1.1)			
		R-Value [a]	U-Factor [a]
Fenestration U-Factor [b]		n/a	0.30
Skylight U-Factor [b]		n/a	0.50
Glazed Fenestration SHGC [b,e]		n/a	n/a
Ceiling [e]		49 [j]	0.026
Wood Frame Wall [g,h]		21 int	0.056
Floor		30	0.029
Below Grade Wall [c,h]		10/15/21 int + TB	0.042
Slab [d,f] R-Value & Depth		10, 2 ft	n/a
a	*R*-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed *R*-value of the insulation from Appendix Table A101.4 shall not be less than the *R*-value specified in the table.		
b	The fenestration *U*-factor column excludes skylights.		
c	"10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.		
d	R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.		
e	For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.		
f	R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.		
g	For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for *climate zone* 5 of ICC 400.		
h	Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.		

2018 Washington State Energy Code – Residential

Prescriptive Energy Code Compliance for All Climate Zones in Washington

Single Family – New & Additions (effective February 1, 2021)

Each dwelling unit ***in a residential building*** shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

1. **Small Dwelling Unit: 3 credits**
   Dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area. Additions to existing building that are greater than 500 sf of heated floor area but less than 1,500 sf.
2. **Medium Dwelling Unit: 6 credits**
   All dwelling units that are not included in #1 or #3
3. **Large Dwelling Unit: 7 credits**
   Dwelling units exceeding 5,000 sf of conditioned floor area
4. **Additions less than 500 square feet: 1.5 credits**
   All other additions shall meet 1-3 above

Before selecting your credits on this Summary table, review the details in Table 406.3 (Single Family), on page 4.

Summary of Table R406.2			
Heating Options	**Fuel Normalization Descriptions**	**Credits - select ONE heating option**	**User Notes**
1	Combustion heating minimum NAECA[b]	0.0 ☐	
2	Heat pump[c]	1.0 ☒	
3	Electric resistance heat only - furnace or zonal	-1.0 ☐	
4	DHP with zonal electric resistance per option 3.4	0.5 ☐	
5	All other heating systems	-1.0 ☐	
Energy Options	**Energy Credit Option Descriptions**	**Credits - select ONE energy option from each category [d]**	
1.1	Efficient Building Envelope	0.5 ☐	
1.2	Efficient Building Envelope	1.0 ☐	
1.3	Efficient Building Envelope	0.5 ☐	
1.4	Efficient Building Envelope	1.0 ☐	
1.5	Efficient Building Envelope	2.0 ☐	
1.6	Efficient Building Envelope	3.0 ☐	
1.7	Efficient Building Envelope	0.5 ☐	
2.1	Air Leakage Control and Efficient Ventilation	0.5 ☒	
2.2	Air Leakage Control and Efficient Ventilation	1.0 ☐	
2.3	Air Leakage Control and Efficient Ventilation	1.5 ☐	
2.4	Air Leakage Control and Efficient Ventilation	2.0 ☐	
3.1[a]	High Efficiency HVAC	1.0 ☐	
3.2	High Efficiency HVAC	1.0 ☐	
3.3[a]	High Efficiency HVAC	1.5 ☐	
3.4	High Efficiency HVAC	1.5 ☐	
3.5	High Efficiency HVAC	1.5 ☒	
3.6[a]	High Efficiency HVAC	2.0 ☐	
4.1	High Efficiency HVAC Distribution System	0.5 ☒	
4.2	High Efficiency HVAC Distribution System	1.0 ☐	

2.1 Provide American Standard Variable Speed Air handler, Model#TAM9A0C60V51 with ECM controlled to operate at low speed in ventilation only mode. All supply ducts to be within conditioned space or deeply buried in insulation. Maximum of 10 linear feet of return duct and 5 linear feet of supply duct connections to the equipment may be outside the deeply buried insulation. 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. Duct leakage shall be limited to 3 cfm per 100 square feet of conditioned floor area.

3.5 Provide American Standard 19 SEER Side Discharge Inverter Driven Heat Pump, Model#4A9060A1000A with minimum HSPF of 11.0.

2018 Washington State Energy Code – Residential

Prescriptive Energy Code Compliance for All Climate Zones in Washington

Single Family – New & Additions (effective February 1, 2021)

Summary of Table R406.2 (cont.)			
Energy Options	**Energy Credit Option Descriptions (cont.)**	**Credits - select ONE energy option from each category [d]**	**User Notes**
5.1[d]	Efficient Water Heating	0.5 ☐	
5.2	Efficient Water Heating	0.5 ☐	
5.3	Efficient Water Heating	1.0 ☐	
5.4	Efficient Water Heating	1.5 ☐	
5.5	Efficient Water Heating	2.0 ☒	
5.6	Efficient Water Heating	2.5 ☐	
6.1[e]	Renewable Electric Energy (3 credits max)	1.0 ☐	
7.1	Appliance Package	0.5 ☒	
	Total Credits	6.0	

5.5 Provide Rheem Heat pump water heater, 80 gallon, Model#PROPH80-T2-RH375-30, meeting the standards for Tier III of NEEA's advanced water heating specification

7.1
Dishwasher – Energy Star rated Dishwasher
Refrigerator – Energy Star rated Refrigerator (if provided)
Washing machine – Energy Star rated Washing Machine
Dryer – Energy Star rated, vent-less dryer with a minimum CEF rating of 5.2.

a. An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of he whichever is bigger, may be installed in the dwelling unit.
b. Equipment listed in Table C403.3.2(4) or C403.3.2(5)
c. Equipment listed in Table C403.3.2(1) or C403.3.2(2)
d. You cannot select more than one option from any category EXCEPT in category 5. Option 5.1 may be combined with options 5.2 through 5.6. See Table 406.3.
e. 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max. See the complete Table R406.2 for all requirements and option descriptions.

Please print only pages 1 through 3 of this worksheet for submission to your building official.

Lindal CEDAR HOMES

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7929 East Mercer Way, Mercer Island, WA 98040, USA

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DATE	PLAN SET	INITIAL
03/11/22	SD	ME
09/29/22	CD	ME
11/17/2022	CD	LT

42255

HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

ENERGY CREDIT INFO
Scale:

G004

CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

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

INSPECTION REQUESTS:

online: MyBuildingPermit.com

voicemail: (206) 275-7730

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

TO BE COMPLETED BY APPLICANT

CONTACT INFORMATION:

Applicant is to complete the following information.

Applicant Contact information *prior* to permit issuance:		Applicant Contact information *post* permit issuance:	
Name:	TANYA NACHIA	Name:	TANYA NACHIA
Address:	N/A	Address:	N/A
Phone:	206-214-5190	Phone:	206-214-5190
Email:	tanya@warmmodernliving.com	Email:	tanya@warmmodernliving.com

REQUIRED SPECIAL INSPECTIONS / STRUCTURAL OBSERVATIONS:

It is the Engineer of Record's responsibility to specify all required Special Inspections or Structural Observation (check items below). The owner is responsible for hiring an approved private Special Inspector for the checked inspections noted below. All Special Inspectors (except Geotechnical) must be WABO certified.
When Special Inspection or Structural Observation is required, the report shall be submitted to the City Building Inspector prior to the City Inspection. **Note: Inspection by the City Inspector is required in addition to the Special Inspection or Structural Observation indicated below. Do not cover or conceal any work prior to the City inspection.**

STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR):
Engineer of Record: Sandro Kodama P.E. S.E. Company: Quantum Consulting Engineers Phone: (206) 957-3900
☑ General Conformance to Construction Documents ☐ Other:

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

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

STRUCTURAL STEEL: *(AISC 360, Chapter N)*
Special Inspector: Company: Phone:
☑ Fabrication and shop welds ☐ Moment Frame construction
☑ Structural steel erection, field welds and bolting ☐ Other:
☐ Other: ☐ Other:

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

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

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

DEFERRED SUBMITTALS:

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

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

TO BE COMPLETED BY APPLICANT

ENERGY CODE COMPLIANCE INFORMATION:

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

Sheet:

☐ Building envelope: *WSEC Table 402.1.1* (include U-factors, insulation and moisture control)
☐ Whole house ventilation: *IRC Section M1507 WA Amended* (include ventilation option and duct sizing if applicable)
☐ Energy Credit Information: *WSEC Table 406.2* (include specific, written requirements)
☐ RECPC Form Information: (if incorporated within drawing set) http://www.mercergov.org/files/2015ResidentialEnergyCalcForm.pdf

☑ Air Leakage Testing. *IRC Section R402.4.1.2 WA Amendments*
☑ Provide air leakage test report verifying air leakage rate does not to exceed 5 air changes per hour.
☑ Duct Leakage Testing. *WSEC R403.2.2*
☑ Postconstruction Test. *WSEC R403.2.2.1*
☑ Rough-in Test. *WSEC R403.2.2.3*

FILE NAME: *DSG CVR 2016 24x36.PDF*

TO BE COMPLETED BY DSG

PROJECT ALERTS:

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

☑ Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including:
- Site Considerations
- Hours of Work
- Construction Vehicle Parking Restrictions
- Acess Road Requirements
- ROW restrictions
- Drainage Requirements
- Sewer Requirements
- Water Service Requirements
- Additional Fire Code Requirements
- Planning Requirements
- Noise Abatement Certification
- Tree Requirements

☐ Refer to "Preconstruction Meeting Checklist" provided at the preconstruction meeting for development related requirements.
☑ Temporary site address with minimum 6" high numbers visible from the street must be installed.
☑ Erosion control measures must be as shown on approved project drawings. All erosion control is to be in place and inspected prior to the start of any site work.
☑ A City of Mercer Island Business License is required for all subcontractors. Call (206) 275-7783 for more information.

TREE PROTECTION REQUIREMENTS:

☑ Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and must remain in place throughout the project.
☑ No trees shall be cut without a City of Mercer Island tree permit.
☐ Replacement trees must be a minimum of six feet tall at installation. They must be planted and approved prior to final inspection.
☐ For this project, N/A trees are authorized to be removed and replaced with N/A trees.
☐ This project appears to be within a protected eagle nest area. Contact Federal Fish and Wildlife at (360) 534-9304 or visit their website at http://www.fws.gov/pacific/eagle

FIRE PROTECTION REQUIREMENTS:

Separate Permits are required for ALL fire protection systems. For more information, see http://www.mercergov.org/Page.asp?NavID=2614

☐ Fire Sprinkler
☐ NFPA 13D
☐ Plus
☐ NFPA 13R
☐ NFPA 13
☐ Monitored Household Fire Alarm per NFPA 72
☐ Monitored Sprinkler Water Flow Alarm
☐ Other:
☐ Approved Fire Code Alternatives:
☐ FCA1 ☐ FCA3
☐ FCA2 ☐ FCA4

WATER SUPPLY REQUIREMENTS:

☐ Fire sprinkler design calculations must be provided prior to determining water supply system requirements.
☐ Water Supply system upgrade required
☐ City Installation.
☐ Applicant Installation.
Required Service Line Size: N/A (water main to meter) Required Supply Line Size: N/A (water main to house) Required Meter Size: N/A
☐ Abandonment of existing service and meter required at main.
☑ Pressure reducing valve required if pressure exceeds 80 psi.
☑ Reduced pressure backflow assembly (RPBA) required for all lots with waterfront or non-city water supply (private wells or lake irrigation).
☐ Additional water supply requirements:

DRAINAGE REQUIREMENTS:

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

SIDE SEWER REQUIREMENTS:

☑ Side sewer requires a backflow preventer when connecting to the lake line or when the elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim or when side sewer is shared with one or more properties.
☐ Video tape of existing sewer required (see standard details)
☐ New connection. ☐ Connect to existing. ☐ Disconnect permit required. ☐ Reconnect permit required.
☐ Other:
Note: When side sewer is to be connected to the lake line you will need to schedule three (3) days in advance with the City of Mercer Island Maintenance Department at (206) 275-7800.

APPROVED CODE ALTERNATIVES:

Code alternatives must be Inspected. Refer to the Inspection Checklist

☐ CA1: ☐ CA2:

SURVEY REQUIREMENTS (The following survey information must be submitted when checked):

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

Surveyor: AXIS SURVEY AND MAPPING, CONTACT: BRUCE BAILEY Phone: 425-823-5700
☐ Building height survey
☐ Building setback survey
☐ Impervious surface survey
☐ Other:
☐ **MAXIMUM 40 PERCENT ALTERATION INSPECTION:** *MICC 19.01.050(D)(1)(b)(i)*
A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered. Contact the Building Inspector at (206) 275-7730.
☐ Civil / Drainage ☐ LUP / Setback requirements

GEOTECHNICAL INFORMATION:

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

☐ Geotechnical Report provided. All construction must comply with the recommendations of the Geotechnical Report. A copy of report and other geotechnical information must be kept on site at all times.
NELSON GEOTECHNICAL ASSOCIATES, INC. (425-486-1669)
Geotechnical Engineer *Phone*

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

Permit number *Approved by* *Date*

TO BE COMPLETED BY DSG

REQUIRED CONSTRUCTION INSPECTIONS:

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

Inspector shall initial and date appropriate inspection *only* if approved. Note: ***Items marked with an "•" require a separate permit.*** It is the applicants responsibility to apply for and obtain all City of Mercer Island permits.

INSPECTIONS: (Listed in order of typical sequencing)

Inspector	Date	Approved	
		☐	Pre-construction Meeting to Review Conditions of Permit Approval.
		☐	Tree protection
		☐	Erosion control
		☐	• Sewer disconnect and cap. If applicable, separate side-sewer permit required
		☐	• Right-of-way use or work / easement, material delivery, etc. If applicable, separate ROW permit required
		☐	Land clearing, grading and demolition
		☐	Temporary power
		☐	Pilings / Shoring / Shotcrete. If applicable, provide survey letter (property line); Geotechnical Engineer / Special Inspector reports of inspections (pile and shoring installation, etc.)
		☐	Footings, setbacks, UFER ground. If applicable, provide survey letter (building height and setbacks); Special Inspector reports of inspections (soil bearing capacity, compaction, earthwork, pile installation, etc.)
		☐	Foundation walls / concrete columns
		☐	Roof and footing drains
		☐	Foundation damproofing
		☐	• Storm drainage, including (but not limited to): • Connections to storm main in ROW • Detention systems • Infiltration systems • Catch basins including oil-water separator tees • Area drains • Conveyance piping / cleanouts • Storm drain in ROW • Control structures / manholes • Pump systems • Retaining wall drainage
		☐	• Water Service
		☐	Water Supply
		☐	Water as-built drawings
		☐	• Side sewer installation, including (but not limited to): • Connections to side sewer main • Connections to existing side sewer • Back-flow valves • Grinder pump systems • Sewer manholes
		☐	Driveway / Access road
		☐	Underslab electrical / mechanical / plumbing
		☐	Underslab insulation / vapor barrier / reinforcing
		☐	Underfloor framing
		☐	Nailing-Roof sheathing. If applicable, provide Special Inspection letter for lateral wood inspection.
		☐	Nailing-Exterior wall and Shearwall. If applicable, provide Special Inspection letter for lateral wood inspection.
		☐	Rough hydronic installation
		☐	Rough electric installation
		☐	• Rough fire alarm (wiring inspection)
		☐	Rough plumbing installation (DWV, water)
		☐	Rough mechanical
		☐	Gas Piping
		☐	• Rough fire sprinkler / hydrostatic and flow (bucket) test
		☐	Framing and glazing. If applicable, provide Special Inspection letter for lateral wood inspection, welding epoxy anchors, etc.
		☐	Masonry construction (fireplace / walls / veneer / etc.)
		☐	Insulation installation
		☐	Stucco (paper and lath)
		☐	Shower pan (or tub)
		☐	Miscellaneous
		☐	Code Alternative CA1:
		☐	Code Alternative CA2:
		☐	Impact Fees Paid (If applicable)

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

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO):

Applicant option. Additional fees will be required and must be approved prior to occupancy. TCO requires tree plantings be completed.

Approved *Start Date* *End Date*

ADDITIONAL REQUIRED CITY INSPECTIONS:

Call the appropriate contact to arrange the inspection.

Required Inspection(s):	Contact:	Phone:	Scheduling:
ARWA HIJAZI			
MERCER BUILDERS			

TO BE COMPLETED BY DSG

IMPACT FEES:

If applicable.

☐ Impact fees apply and are due ***prior*** to Final Inspection or on _____, whichever occurs first.
Date

PLAN REVIEW APPROVALS:

Not all review disciplines may be required to review the documents.

☐ JH *Building* ☐ AZ *Planning* ☐ KN *Engineering* ☐ N/A *Tree* ☐ N/A *Fire*

REVISED: *JULY 2019*

SF

PERMIT NUMBER

CERTIFICATE OF OCCUPANCY
Issued after all required inspections have been performed and approved.
Approved *Date*

PROJECT NAME:

PROJECT ADDRESS:

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES

REVIEWED FOR CODE COMPLIANCE
Approved *Date*

Lindal CEDAR HOMES

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DATE	PLAN SET	INITIAL
03/11/22	SD - ME	
09/29/22	CD - ME	
11/17/2022	CD - LT	

42255

HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

INSPECTION

Scale:

G005

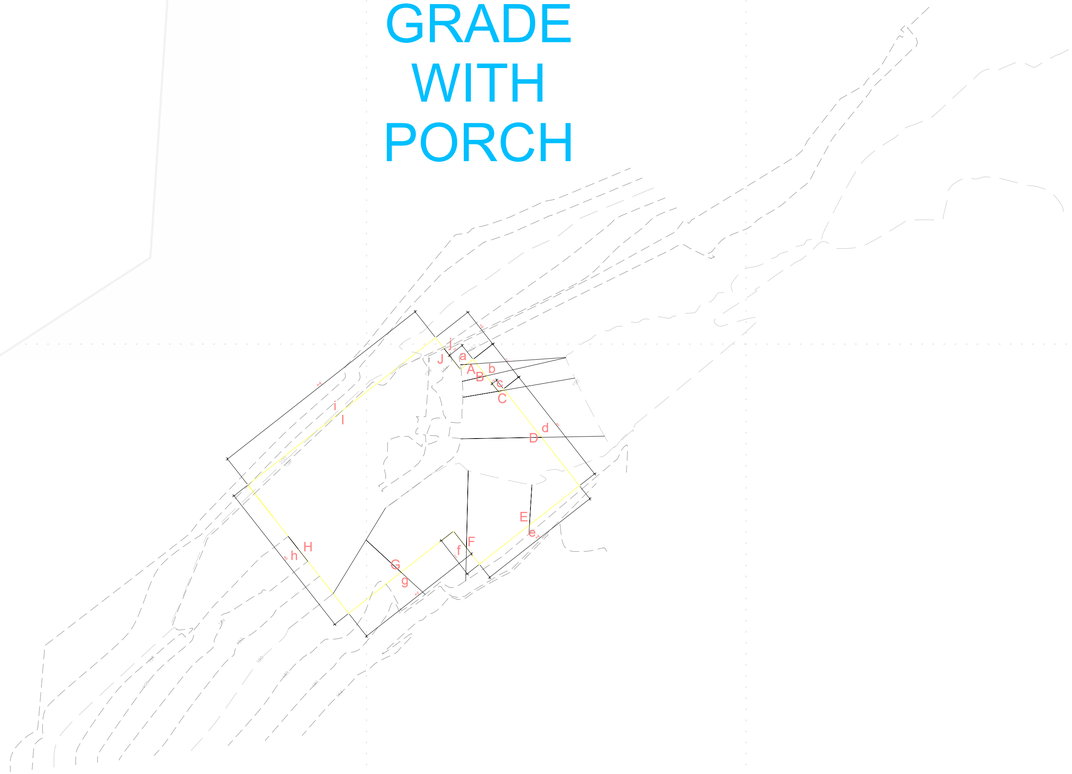
AVERAGE BUILDING ELEVATION CALCULATION

SEGMENT LENGTH			MID POINT ELEVATION			X*x
A	=	4.25	a	=	191.88	815.49
B	=	11.083	b	=	191.54	2122.838
C	=	1.5	c	=	191.31	286.965
D	=	32.417	d	=	190.88	6187.757
E	=	33.52	e	=	188.37	6314.162
F	=	11.083	f	=	188.6	2090.254
G	=	35.104	g	=	188.82	6628.337
H	=	43.042	h	=	195	8393.19
I	=	62.875	i	=	198	12449.25
J	=	10.625	j	=	195	2071.875
		245.499				47360.12

Formula 1:

$$\frac{47360.11826}{245.499} = \textbf{192.91}$$

AVERAGE GRADE WITH PORCH



1 **AVERAGE BUILDING HEIGHT**
1" = 20'-0"

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DATE	PLAN SET	INITIAL
03/11/22	SD	ME
09/29/22	CD	ME
11/17/2022	CD	LT

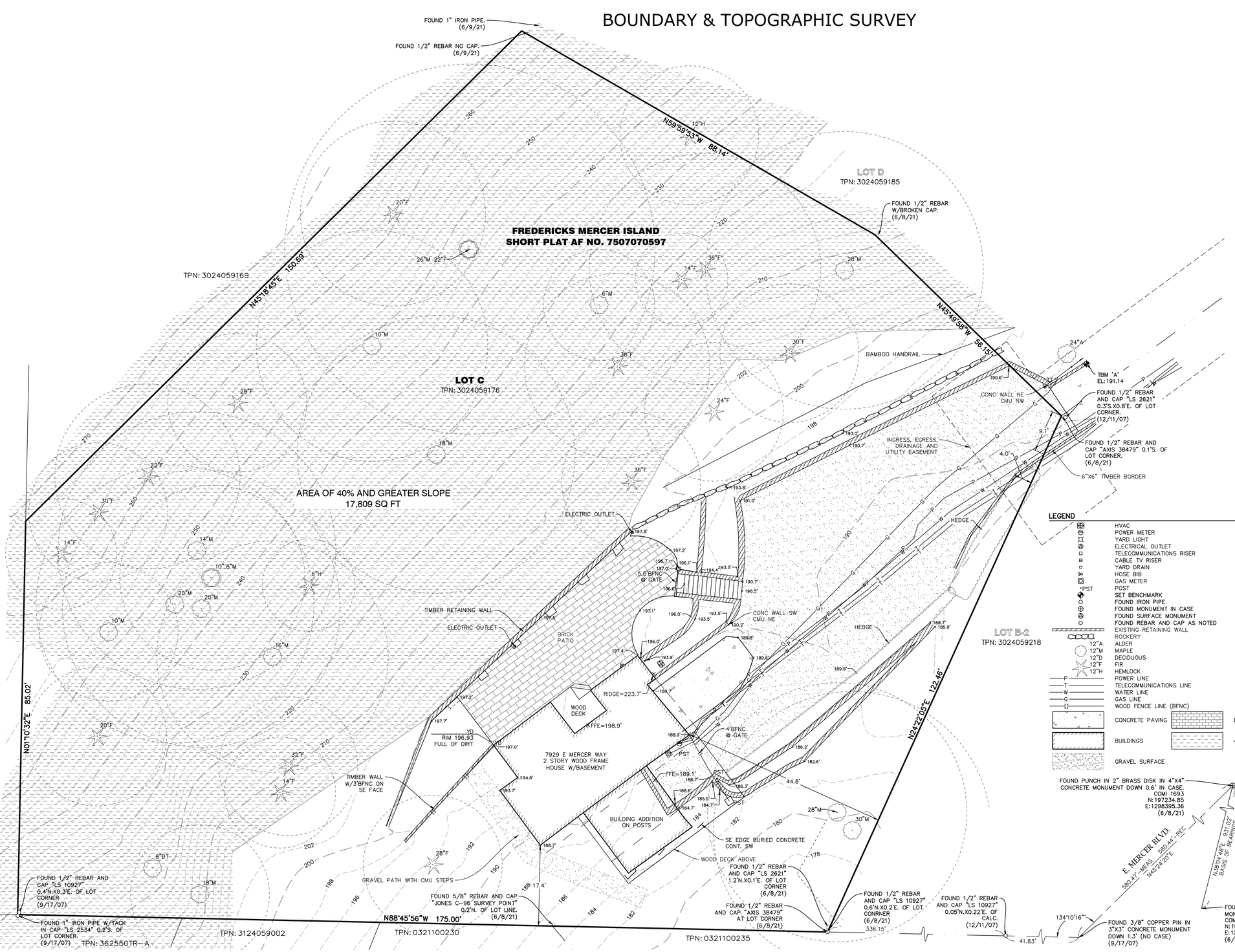
42255

HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

AVERAGE BUILDING HEIGHT
Scale: 1" = 20'-0"

G006

BOUNDARY & TOPOGRAPHIC SURVEY



LEGEND

- HVAC
- POWER METER
- YARD LIGHT
- ELECTRICAL OUTLET
- TELECOMMUNICATIONS RISER
- CABLE TV RISER
- YARD DRAIN
- HOSE BIB
- GAS METER
- POST
- SET BENCHMARK
- FOUND IRON PIPE
- FOUND MONUMENT IN CASE
- FOUND SURFACE MONUMENT
- FOUND REBAR AND CAP AS NOTED
- EXISTING RETAINING WALL
- ROCKERY
- 12"A ALDER
- 12"M MAPLE
- 12"D DECIDUOUS
- 12"F FIR
- 12"H HEMLOCK
- POWER LINE
- TELECOMMUNICATIONS LINE
- WATER LINE
- GAS LINE
- WOOD FENCE LINE (BFNC)
- CONCRETE PAVING
- BRICK PAVING
- BUILDINGS
- 40% OR GREAT
- GRAVEL SURFACE

BASIS OF BEARINGS

HELD A BEARING OF NORTH 38°04'48" EAST BETWEEN CITY OF MERCER ISLAND CONTROL POINTS 1693 & 4315.

HORIZONTAL DATUM

NAD '83/'91 PER CITY OF MERCER ISLAND CONTROL POINT 4315

VERTICAL DATUM

NAVD '88 PER CITY OF MERCER ISLAND CONTROL POINT 4315

BENCHMARKS

ORIGINATING BENCHMARK: CITY OF MERCER ISLAND CONTROL POINT 4315, FOUND 3/8" PIN IN CONCRETE MONUMENT DOWN 0.8' IN CASE.

ELEVATION: 100.38

TEMPORARY BENCHMARKS:

TBM 'A'
SET CHISELED SQUARE ±19.6' NORTHEASTERLY OF EASTERNMOST LOT CORNER.

ELEVATION: 191.14

LEGAL DESCRIPTION

NO EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD WHICH WOULD BE DISCLOSED BY TITLE REPORT ARE SHOWN.

THAT PORTION OF GOVERNMENT LOT 6, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6; THENCE
N 1°12'23" E ALONG THE WEST LINE OF SAID GOVERNMENT LOT 6 A DISTANCE OF 85.02 FEET; THENCE N45°20'36"E ALONG THE NORTHWESTERLY LINE OF THAT CERTAIN TRACT OF LAND RECORDED UNDER AUDITOR'S FILE NO. 4076342, RECORDS OF SAID COUNTY, A DISTANCE OF 150.69 FEET; THENCE S59°58'04"E 88.14 FEET; THENCE S45°48'09"E 56.15 FEET; THENCE S24°24'15"W 122.46 FEET TO INTERSECT THE SOUTH LINE OF SAID GOVERNMENT LOT 6; THENCE N88°44'07"W ALONG SAID SOUTH LINE A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A NON EXCLUSIVE EASEMENT 20.00 FEET IN WIDTH FOR INGRESS, EGRESS, DRAINAGE, AND UTILITIES OVER, UNDER, AND ACROSS SAID GOVERNMENT LOT 6, HAVING 10.00 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, THENCE S88°44'07"E ALONG THE SOUTH LINE A DISTANCE OF 511.23 FEET TO INTERSECT THE NORTHWESTERLY MARGIN OF EAST MERCER BOULEVARD, THENCE N 45°20'36" E ALONG SAID MARGIN A DISTANCE OF 93.43 FEET TO THE POINT OF BEGINNING; THENCE N44°39'24"W 123.57 FEET; THENCE N88°21'44"W 210.01 FEET; THENCE S53°39'56"W 68.57 FEET TO THE TERMINUS OF THIS CENTERLINE.

TOGETHER WITH AND SUBJECT TO A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS DRAINAGE, AND UTILITIES OVER, UNDER AND ACROSS THAT PORTION OF SAID GOVERNMENT LOT 6 DESCRIBED AS FOLLOWS:
BEGINNING AT THE TERMINUS OF THE AFORMENTIONED EASEMENT CENTERLINE; THENCE
S 36°20'04" E 20.00 FEET; THENCE S53°39'56"W 20.00 FEET; THENCE N36°20'04"W 40.00 FEET; THENCE N53°39'56"E 20.00 FEET; THENCE S36°20'04"E 20.00 FEET TO THE POINT OF BEGINNING.

NOTES

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONCLUDED ON JUNE 9, 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

THIS SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

PARCEL BOUNDARY LEGAL DESCRIPTION AND EASEMENT SHOWN IS BASED ON SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 7507070597.

UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

2' CONTOUR INTERVAL DERIVED FROM DIRECT FIELD OBSERVATION.

THIS SURVEY MEETS UNITED STATES NATIONAL MAP ACCURACY STANDARDS FOR VERTICAL ACCURACY OF ONE HALF THE CONTOUR INTERVAL.

EQUIPMENT NOTE

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA GS14 GPS/GNSS EQUIPMENT EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING A LEICA TS-16 FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

REFERENCES

1. PLAT OF AVALON PARK RECORDED IN VOLUME 49 OF PLATS PAGES 64-65
2. RECORD OF SURVEY RECORDED IN VOLUME 19 OF SURVEYS PAGE 38
3. SHORT PLAT NO. 85-03-04 RECORDED UNDER RECORDING NUMBER 200310130000O1
4. RECORD OF SURVEY RECORDED IN VOLUME 60 OF SURVEYS PAGE 18
5. SHORT PLAT NO. 87-04-01 RECORDED UNDER RECORDING NUMBER 8705219006
4. BOUNDARY LINE ADJUSTMENT RECORDED IN VOLUME 30 OF SURVEYS PAGE 140-140A

PORTION GOV'T LOT 6, SEC. 30, TWP. 24N., RGE. 5E., W.M.
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

REV#	DESCRIPTION OF REVISION	DATE	BY
#1			
#2			
#3			
#4			
#5			

6/15/2021, jmoore, 21148_C3D

SURVEY NARRATIVE

TOPOGRAPHY INFORMATION IS BASED ON 9/07 BOUNDARY SURVEY WORK FOR HOA HOANG AND FIELD VERIFIED IN JUNE 2021.

Axis
Survey & Mapping
15241 NE 90TH ST, SUITE 100
REDMOND, WA 98052
TEL. 425.823-5700
FAX 425.823-6700

BRUCE E. BAILEY — STATE OF WASHINGTON — 38479 — REGISTERED PROFESSIONAL LAND SURVEYOR — 6/15/21

HOANG RESIDENCE

7929 E MERCER WAY
MERCER ISLAND, WA 98040

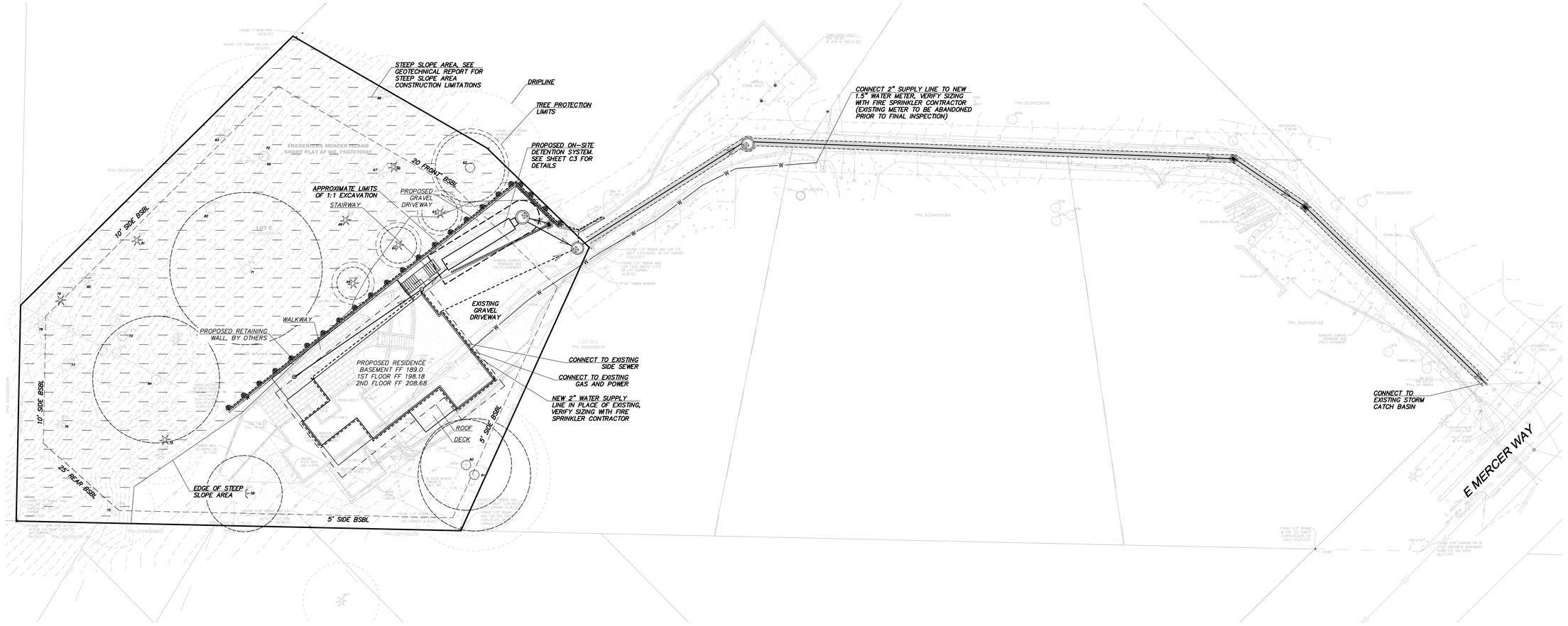
BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
HOA HOANG

www.axismap.com

JOB NO.	DATE
21-148	6/15/21
DRAWN BY	CHECKED BY
JM	BEB
SCALE	SHEET
1"=10'	1 OF 1

SW 1/4 SECTION 30, TOWNSHIP 24 N, RANGE 4 E, W.M.

7929 E. MERCER WAY



LOT COVERAGE CALCS:

LOT AREA: 30,583 S.F. (±0.771 ACRES) ZONING R-9.6

ALLOWED LOT COVERAGE: 9,174 S.F. (30% LOT COVERAGE FOR 30-50% SLOPE)

EX. LOT COVERAGE:	
DRIVEWAY	3,289 S.F.
COVERED PATIOS	72 S.F.
ROOF AREA	1,071 S.F.
TOTAL EX.	4,409 S.F.

EX. LOT COVERAGE TO BE REMOVED:	
DRIVEWAY	1,339 S.F.
COVERED PATIOS	72 S.F.
ROOF AREA	1,071 S.F.

PROP. LOT COVERAGE:	
DRIVEWAY	797 S.F.
ROOF AREA	3,318 S.F.
COVERED DECKS	442 S.F.
TOTAL PROP.	4,557 S.F.

DRIVEWAY AREA TO REMAIN: 1,950 S.F.

TOTAL LOT COVERAGE: 6,507 S.F. (21.27%)

HARDSCAPE:

LOT AREA: 30,583 S.F. (±0.771 ACRES)

EX. LOT COVERAGE:	
UNCOVERED PATIOS	849 S.F.
WALKWAYS	203 S.F.
TOTAL EX.	1,052 S.F.

LOT COVERAGE TO BE REMOVED:	
UNCOVERED PATIOS	849 S.F.
WALKWAYS	203 S.F.

PROP. LOT COVERAGE:	
UNCOVERED DECKS	86 S.F.
UNCOVERED PATIOS	586 S.F.
WALKWAYS	47 S.F.
STAIRS	68 S.F.
SITE WALLS	164 S.F.
TOTAL PROP.	933 S.F.

PROJECT HARDSCAPE AREA 3.05% OF LOT

SITE SLOPE CALCS:

HIGHEST ELEVATION POINT OF LOT:	268.7'
LOWEST ELEVATION POINT OF LOT:	176'
ELEVATION DIFFERENCE:	92.7'
HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS:	194'
LOT SLOPE:	47.7%

YARD SETBACKS:

FRONT YARD SETBACK:	20 FT
SIDE YARD SETBACKS:	15 FT COMBINED
REAR YARD SETBACK:	25 FT

AVERAGE BUILDING HEIGHT CALCS:

SEGMENT	LENGTH	MID POINT	ELEVATION	XFX
A =	4.25	A =	191.88	815.49
B =	11.083	B =	191.54	2122.83782
C =	1.5	C =	191.31	286.965
D =	32.417	D =	190.88	6187.75696
E =	33.52	E =	188.37	6314.1624
F =	11.083	F =	188.6	2090.2538
G =	35.104	G =	188.82	6628.33728
H =	43.042	H =	195	8393.19
I =	62.875	I =	198	12449.25
J =	10.625	J =	195	2071.875
TOTAL	245.499			47360.11826

FORMULA 1: 47360.11826/245.499 = 192.91

BUILDING HEIGHT CALCS:

A. AVERAGE BUILDING ELEVATION (ABE) CALCULATIONS LOCATED ON SHEET:	#G000
B. ALLOWABLE BUILDING HEIGHT (ABE+30)	222.91 FT
C. PROPOSED BUILDING HEIGHT	219.09 FT
D. BENCHMARK ELEVATION	191.14 FT
E. DESCRIBE BENCHMARK LOCATION	TBM 'A'
F. SLOPING LOT-MAX HEIGHT OF TOP EXTERIOR WALL FACADE ABOVE LOWEST EXISTING GRADE (30-FT MAX):	29'-8.75"

GROSS FLOOR AREA CALCS:

EXISTING FLOOR AREA TO BE REMOVED: 2,350 SF

BUILDING AREA	NEW AREA	TOTAL
UPPER FLOOR	1,830 SF	1,830 SF
MAIN FLOOR	2,067 SF	2,067 SF
GROSS BASEMENT AREA	2,023 SF	2,023 SF
GARAGE (INCLUDED IN BASEMENT AREA)		
TOTAL FLOOR AREA	5,920 SF	5,920 SF

A. LOT AREA:	30,583 SF
B. ZONE:	R-9.6
C. ALLOWED GROSS FLOOR AREA:	8,000 SF
D. PROPOSED GROSS FLOOR AREA:	40 SF
E. PROPOSED GROSS FLOOR AREA:	6,489 SF
F. PROPOSED GROSS FLOOR AREA:	21.2% LOT

FAR CALCULATIONS:

MAX FAR = LOT 30,583 * 0.3 = 9,174 SF
PROPOSED FAR = X,XXX SF < 15,291 SF

GENERAL NOTES:

1. SITE PLAN AS PROVIDED BY ARCHITECT ON SEPTEMBER 13, 2022.
2. GRADING PLAN AS PROVIDED BY ARCHITECT AND SHOWN HERE FOR REFERENCE.
3. CONTRACTOR SHALL POT-HOLE LOCATION OF EXISTING UTILITIES TO BE RECONNECTED PRIOR TO BEGINNING OF CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS.
4. 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.
5. ALWAYS CALL 811 BEFORE YOU DIG.

NORTH

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT.

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

D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

7929 EAST MERCER WAY
MERCER ISLAND RESIDENCE

SITE PLAN

PARCEL NO. 3024059176
7929 EAST MERCER WAY
MERCER ISLAND, WA 98040

HOA HOANG

7929 E MERCER WAY
MERCER ISLAND WA 98040

RUSSELL F. PIEDALUE
STATE OF WASHINGTON
53230
REGISTERED PROFESSIONAL ENGINEER
12-29-22

DATE	REVISION	APR

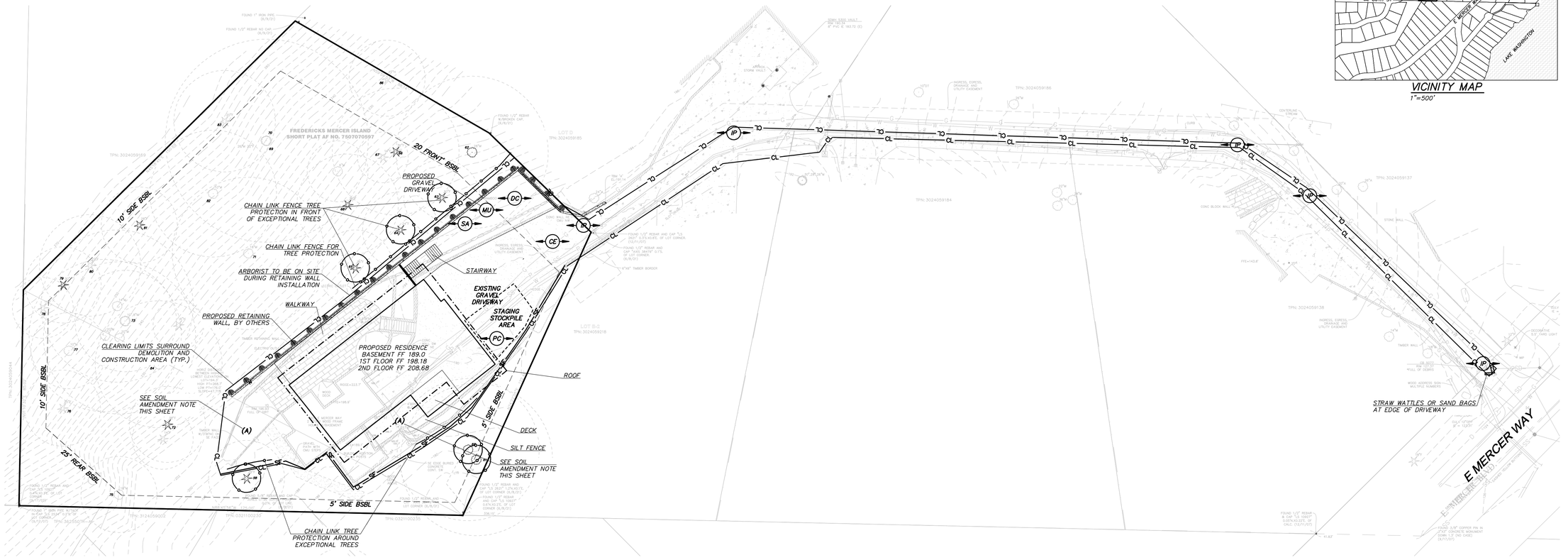
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DESIGNED BY: RMF
PROJECT ENGINEER: YLP
DATE: 12.29.22
PROJECT NO.: 21125

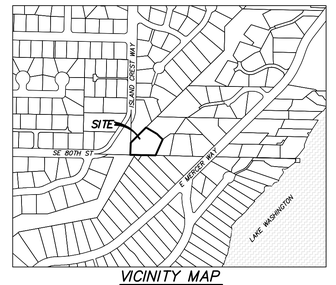
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SHEET: 1 OF 1

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SW 1/4 SECTION 30, TOWNSHIP 24 N, RANGE 4 E, W.M.

7929 E. MERCER WAY





VICINITY MAP
1"=500'

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.

SITE VOLUME CALCULATIONS

CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
493	56	437 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.....8,877 S.F.

TOTAL AREA TO BE DISTURBED OFF-SITE.....360 S.F.

TOTAL AREA TO BE DISTURBED FOR PROJECT.. 9,237 S.F.

FILL SHALL CONSIST OF SUITABLE MATERIAL ORIGINATING FROM THE SITE OR FROM AN APPROVED SUPPLIER.

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 15 C.Y. OF AMENDMENT OVER AN AREA OF 600 S.F.

ON-SITE SOILS:

THE ENTIRE SITE CONTAINS KITSAP SILT LOAM (KpD) SOILS PER THE NRCS SOIL MAP

P.E. CERTIFICATION FOR SECTION B:

I HEREBY STATE THAT THIS CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN FOR 7929 E. MERCER WAY HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE STANDARD OF CARE AND EXPERTISE WHICH IS USUAL AND CUSTOMARY IN THIS COMMUNITY FOR PROFESSIONAL ENGINEERS. I UNDERSTAND THAT THE CITY OF MERCER ISLAND DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE SUFFICIENCY, SUITABILITY, OR PERFORMANCE OF CONSTRUCTION SWPPP BMPS PREPARED BY ME.

LEGAL DESCRIPTION: (BY SURVEYOR)

NO EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD WHICH WOULD BE DISCLOSED BY TITLE REPORT ARE SHOWN.

THAT PORTION OF GOVERNMENT LOT 6, SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6;
THENCE N 1°12'23" E ALONG THE WEST LINE OF SAID GOVERNMENT LOT 6 A DISTANCE OF 85.02 FEET;
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THENCE S 24°24'15" W 122.46 FEET TO INTERSECT THE SOUTH LINE OF SAID GOVERNMENT LOT 6;
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TOGETHER WITH AND SUBJECT TO A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS DRAINAGE, AND UTILITIES OVER, UNDER AND ACROSS THAT PORTION OF SAID GOVERNMENT LOT 6 DESCRIBED AS FOLLOWS:

BEGINNING AT THE TERMINUS OF THE AFOREMENTIONED EASEMENT CENTERLINE;
THENCE S 36°20'04" E 20.00 FEET;
THENCE S 53°39'56" W 20.00 FEET;
THENCE N 36°20'04" W 40.00 FEET;
THENCE N 53°39'56" E 20.00 FEET;
THENCE S 36°20'04" E 20.00 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONCLUDED ON MAY 11, 2022 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

THIS SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

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2' CONTOUR INTERVAL DERIVED FROM DIRECT FIELD OBSERVATION.

THIS SURVEY MEETS UNITED STATES NATIONAL MAP ACCURACY STANDARDS FOR VERTICAL ACCURACY OF ONE HALF THE CONTOUR INTERVAL.

CONSTRUCTION SEQUENCE

1. ARRANGE AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE CITY INSPECTOR.
2. FLAG OR FENCE CLEARING LIMITS.
3. CALL ONE-CALL UTILITY LOCATE SERVICE PRIOR TO ANY EXCAVATION WORK.
4. GRADE ACCESS ROAD & CONSTRUCT/INSTALL ROCK CONSTRUCTION ENTRANCE IF NECESSARY.
5. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
6. INSTALL SHORING WALL.
7. CONSTRUCT RESIDENCE AND OTHER SITE IMPROVEMENTS.
8. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OR COUNTY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
9. MAINTAIN ACCESS TO OFF-SITE ROADS AND DRIVEWAYS AT ALL TIMES DURING THE DURATION OF THE PROJECT.
10. 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.
11. 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.
12. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
13. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
14. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMP'S REMOVED IF APPROPRIATE AFTER ACCEPTANCE BY INSPECTOR.

BENCHMARK: (BY SURVEYOR)

ORIGINATING BENCHMARK: CITY OF MERCER ISLAND CONTROL POINT 4315, FOUND 3/8" PIN IN CONCRETE MONUMENT DOWN 0.8' IN CASE.
ELEVATION: 100.38
TEMPORARY BENCHMARKS:
TBM 'A'
SET CHISELED SQUARE ±19.6' NORTHEASTERLY OF EASTERNMOST LOT CORNER.
ELEVATION: 191.14

BASIS OF BEARINGS: (BY SURVEYOR)

HELD A BEARING OF NORTH 38°04'48" EAST BETWEEN CITY OF MERCER ISLAND CONTROL POINTS 1693 & 4315.

REFERENCES: (BY SURVEYOR)

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5. SHORT PLAT NO. 87-04-01 RECORDED UNDER RECORDING NUMBER 8705219006.
6. BOUNDARY LINE ADJUSTMENT RECORDED IN VOLUME 30 OF SURVEYS PAGE 140-140A.

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)
SF	SILT FENCE IS PROPOSED (BMP C233)
	STRAW WATTLES (BMP C235)
CE	STABILIZED CONSTRUCTION ENTRANCE (BMP C105)
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)
	TREE TO BE REMOVED
	TREE TO BE SAVED. PROVIDE TREE PROTECTION FENCING PER ARBORIST RECOMMENDATIONS
	EXCEPTIONAL TREES

SHEET INDEX:

C1 OF 5 COVER SHEET & T.E.S.C. PLAN
C2 OF 5 T.E.S.C. NOTES & DETAILS
C3 OF 5 STORM DRAINAGE PLAN
C4 OF 5 NOTES & DETAILS
C5 OF 5 NOTES & DETAILS

PROJECT CONTACTS:

OWNER	HOA HOANG 7929 E MERCER WAY MERCER ISLAND WA 98040 HOAHOANG1@GMAIL.COM
ARCHITECT	WARMMODERN LIVING FOR LINDAL CEDAR HOMES 6840 FORT DENT WAY SUITE 220 SEATTLE, WASHINGTON 98188 206.725.0900 CONTACT: TANYA NACHIA SOMANNA TANYA@WARMMODERNLIVING.COM
CIVIL ENGINEER	D.R. STRONG CONSULTING ENGINEERS, INC. 620 7TH AVE NE KIRKLAND, WASHINGTON 98033 425.827.3063 CONTACT: YOSHIO L. PIEDISCALZI, P.E. YOSHIO.PIEDISCALZI@DRSTRONG.COM
SURVEYOR	HANSEN SURVEYING & CONSULTING 4227 S. MERIDIAN, SUITE C-445 PUYALLUP, WASHINGTON 98373 425.235.8440 CONTACT: CHRIS FOX

NORTH
GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT.

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620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

7929 EAST MERCER WAY
MERCER ISLAND RESIDENCE

TESC PLAN

PARCEL NO. 3024059176
7929 EAST MERCER WAY
MERCER ISLAND, WA 98040

HOA HOANG

7929 E MERCER WAY
MERCER ISLAND WA 98040

YOSHIO L. PIEDISCALZI
STATE OF WASHINGTON
23232
REGISTERED PROFESSIONAL ENGINEER
12-29-22

DATE	REVISION	APR

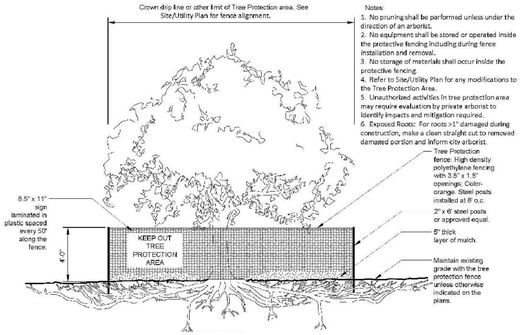
DRAFTED BY: RMF
DESIGNED BY: RMF
PROJECT ENGINEER: YLP
DATE: 12.29.22
PROJECT NO.: 21125

DRAWING: C1
SHEET: 1 OF 5

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SW 1/4 SECTION 30, TOWNSHIP 24 N, RANGE 4 E, W.M.

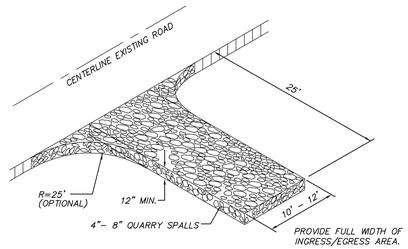
7929 E. MERCER WAY



Notes:
1. No pruning shall be performed unless under the direction of an arborist.
2. No equipment shall be stored or operated inside the protective fencing including during fence installation and removal.
3. No storage of materials shall occur inside the protective fencing.
4. Refer to Site/Utility Plan for any modifications to the Tree Protection Area.
5. Unauthorized activities in tree protection area may require evaluation by private arborist to identify impacts and mitigation required.
6. Exposed Roots: For roots >1" damaged during construction, make a clean straight cut to removed damaged portion and inform city arborist.

TREE PROTECTION FENCING

NTS

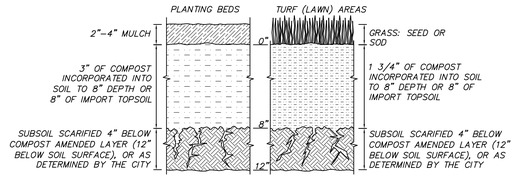


DRIVEWAYS SHALL BE PAVED TO THE EDGE OF R–O–W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY

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

GRAVEL CONSTRUCTION ENTRANCE

NTS



SOIL AMENDMENT

PER BMP T5.13

NTS

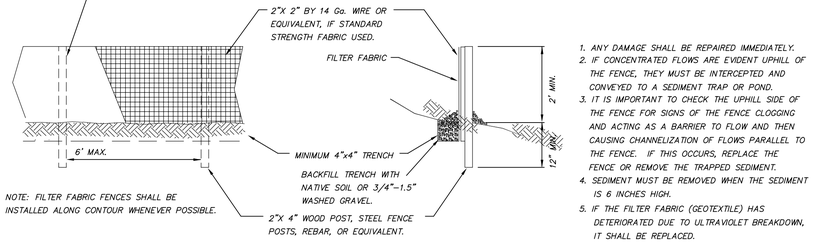
NOTE: ONLY TO BE USED WHERE PONDING OF WATER ABOVE THE CATCH BASIN WILL NOT CAUSE TRAFFIC PROBLEMS AND WHERE OVERFLOW WILL NOR RESULT IN EROSION OF SLOPES.

CATCH BASIN INLET FILTER

NTS

CATCH BASIN INSERT MAINTENANCE STANDARDS

1. 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.
2. 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.
3. REGULAR MAINTENANCE IS CRITICAL FOR BOTH FORMS OF CATCH BASINS 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.

1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6 INCHES HIGH.
5. IF THE FILTER FABRIC (GEOTEXTILE) HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

SILT FENCE DETAIL

NTS

EROSION AND SEDIMENT CONTROL NOTES:

1. 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.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY 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.
4. 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.
5. 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.).
6. 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).
7. 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.).
8. 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 LADEN 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.
9. 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.
10. 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.
11. ALL EXPOSED SOIL AREAS SHALL BE COVERED OR PROTECTED USING AN APPROPRIATE BMP. STABILIZE DENUDED AREAS OF THE SITE BY MULCHING, SEEDING, PLANTING, OR SODDING.
12. 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.
13. 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.
14. 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.

SOIL AMENDMENT NOTES

•SOIL RETENTION: RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

•SOIL QUALITY: ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
2. MULCH PLANTING BEDS WITH 2–4 INCHES OF ORGANIC MATERIAL.
3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
   A. THE ORGANIC CONTENT FOR "PRE–APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BIORETENTION (BMP T7.30), WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65% AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
   B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A.) ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220–B, TESTING PARAMETERS, IN WAC 173–350–220.

THE RESULTING SOIL SHOULD BE CONDUCIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

•IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE–APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
3. STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE–APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS.

MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

MAINTENANCE:
•ESTABLISH SOIL QUALITY AND DEPTH TOWARD THE END OF CONSTRUCTION AND ONCE ESTABLISHED, PROTECT FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.
•PLANT VEGETATION AND MULCH THE AMENDED SOIL AREA AFTER INSTALLATION.
•LEAVE PLANT DEBRIS OR ITS EQUIVALENT ON THE SOIL SURFACE TO REPLENISH ORGANIC MATTER.
•REDUCE AND ADJUST, WHERE POSSIBLE, THE USE OF IRRIGATION, FERTILIZERS, HERBICIDES AND PESTICIDES, RATHER THAN CONTINUING TO IMPLEMENT FORMERLY ESTABLISHED PRACTICES.

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7929 EAST MERCER WAY
MERCER ISLAND RESIDENCE

TESC DETAILS

PARCEL NO. 3024059176
7929 EAST MERCER WAY
MERCER ISLAND, WA 98040

HOA HOANG

7929 E MERCER WAY
MERCER ISLAND WA 98040

LUCAS L. PIEDMONT — STATE OF WASHINGTON — 53231 — REGISTERED PROFESSIONAL ENGINEER — 12-29-22

DATE	REVISION	APR

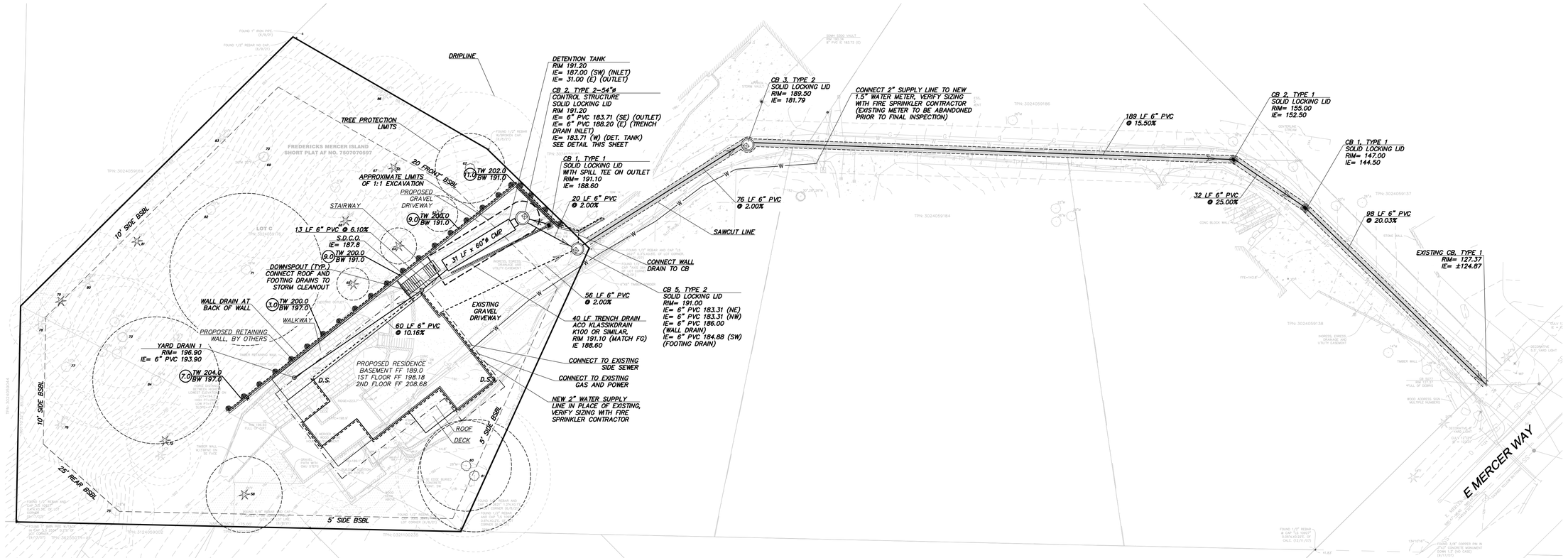
DRAFTED BY: RMF
DESIGNED BY: RMF
PROJECT ENGINEER: YLP
DATE: 12.29.22
PROJECT NO.: 21125

DRAWING: C2
SHEET: 2 OF 5

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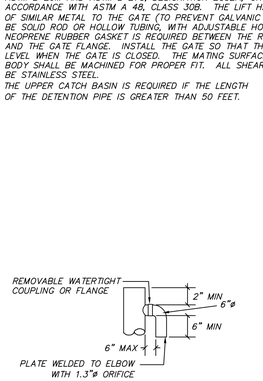
SW 1/4 SECTION 30, TOWNSHIP 24 N, RANGE 4 E, W.M.

7929 E. MERCER WAY



RESTRICTOR CATCH BASIN NOTES:

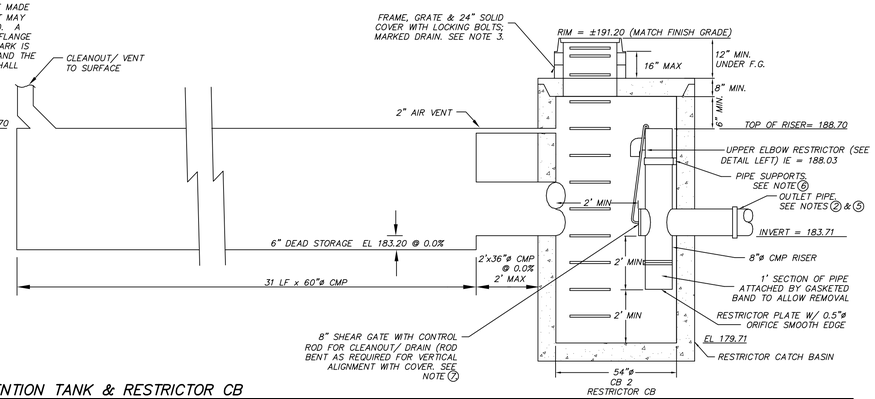
1. USE A MINIMUM OF A 72 IN. DIAM. TYPE 2 CATCH BASIN WHEN CONNECTING PIPE MATERIAL IS CONCRETE OR LCPE. A 54 IN. DIAM. TYPE 2 CATCH BASIN MAY BE USED FOR OTHER CIRCULAR SINGLE WALL PIPE (SUCH AS CORRUGATED ALUMINUM PIPE).
2. OUTLET PIPE: MIN. 6 INCH.
3. METAL PARTS: CORROSION RESISTANT NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
4. FRAME AND LADDER OR STEPS OFFSET SO:
   A. CLEANOUT GATE IS VISIBLE FROM TOP;
   B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE;
   C. FRAME IS CLEAR OF CURB.
5. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.
6. PROVIDE AT LEAST ONE 3 X 0.090 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MAXIMUM 3"-0" VERTICAL SPACING).
7. THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 26M AND ASTM B 275, DESIGNATION ZG32A; OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B. THE LIFT HANDLE SHALL BE MADE OF SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION). IT MAY BE SOLID ROD OR HOLLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED. A NEOPRENE RUBBER GASKET IS REQUIRED BETWEEN THE RISER MOUNTING FLANGE AND THE GATE FLANGE. INSTALL THE GATE SO THAT THE LEVEL-LINE MARK IS LEVEL WHEN THE GATE IS CLOSED. THE MATING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED FOR PROPER FIT. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.
8. THE UPPER CATCH BASIN IS REQUIRED IF THE LENGTH OF THE DETENTION PIPE IS GREATER THAN 50 FEET.



ELBOW RESTRICTOR DETAIL
NTS

STANDARD DETENTION SYSTEM NOTES:

1. CALL DEVELOPMENT SERVICES (206-275-7605) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
2. RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
3. PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.05 OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, LATEST VERSION. SUCH MATERIALS INCLUDE THE FOLLOWING, LINED CORRUGATED POLYETHYLENE PIPE (LCPE), ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M36). CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE, CORRUGATED STEEL PIPE IS NOT ALLOWED.
4. FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.



DETENTION TANK & RESTRICTOR CB
NTS

AREAS NOTE:

LOT AREA: 30,583 S.F. (±0.771 ACRES)
PROJECT AREA: 9,239 S.F. (0.212 ACRES)

EX. HARD SURFACE AREAS ON LOT:

DRIVEWAY	3,289 S.F.
ROOF AREA	1,069 S.F.
WALKS	1,053 S.F.
TOTAL EX.	5,411 S.F.

PROP. HARD SURFACE AREAS ON LOT:

DRIVEWAY	797 S.F.
ROOF AREA	3,318 S.F.
DECKS	86 S.F.
WALKS	636 S.F.
TOTAL PROP.	4,837 S.F.

DRIVEWAY AREA TO REMAIN: 1,950 S.F.
SITE WALLS: 164 S.F.

NEW/REPLACED P.G.I.S. 797 S.F.

GENERAL NOTES:

1. SITE PLAN AS PROVIDED BY ARCHITECT ON SEPTEMBER 13, 2022.
2. GRADING PLAN AS PROVIDED BY ARCHITECT AND SHOWN HERE FOR REFERENCE.
3. CONTRACTOR SHALL POT-HOLE LOCATION OF EXISTING UTILITIES TO BE RECONNECTED PRIOR TO BEGINNING OF CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS.
4. 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.
5. ALWAYS CALL 811 BEFORE YOU DIG.

LAWN AND LANDSCAPE AREA NOTE:

THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

WALL LEGEND:

TW TOP OF WALL
BW BOTTOM OF WALL
EP EDGE OF PAVEMENT
(E) EXISTING
(P) PROPOSED

BUILDING HEIGHT CALCS:

A. AVERAGE BUILDING ELEVATION (ABE) CALCULATIONS LOCATED ON SHEET:	#G000
B. ALLOWABLE BUILDING HEIGHT (ABE+30)	222.91 FT
C. PROPOSED BUILDING HEIGHT	219.09 FT
D. BENCHMARK ELEVATION	191.14 FT
E. DESCRIBE BENCHMARK LOCATION	TBM 'A'
F. SLOPING LOT-MAX HEIGHT OF TOP EXTERIOR WALL FACADE ABOVE LOWEST EXISTING GRADE (30-FT MAX):	29'-8.75"

Table 1

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

New and Replaced Impervious Surface Area (sf)	Detention Pipe Diameter (in)	Detention Pipe Length (ft)		Lowest Orifice Diameter (in)[3]		Distance from Outlet Invert to Second Orifice (ft)		Second Orifice Diameter (in)	
		B soils	C soils	B soils	C soils	B soils	C soils	B soils	C soils
500 to 1,000 sf	36"	30	22	0.5	0.5	2.2	2.0	0.5	0.8
	48"	18	11	0.5	0.5	3.3	3.2	0.9	0.8
	60"	11	7	0.5	0.5	4.2	3.4	0.5	0.6
1,001 to 2,000 sf	36"	66	43	0.5	0.5	2.2	2.3	0.9	1.4
	48"	34	23	0.5	0.5	3.2	3.3	0.9	1.2
	60"	22	14	0.5	0.5	4.3	3.6	0.9	0.9
2,001 to 3,000 sf	36"	90	66	0.5	0.5	2.2	2.4	0.9	1.9
	48"	48	36	0.5	0.5	3.1	2.8	0.9	1.5
	60"	30	20	0.5	0.5	4.2	3.7	0.9	1.1
3,001 to 4,000 sf	36"	120	78	0.5	0.5	2.4	2.2	1.4	1.6
	48"	62	42	0.5	0.5	2.8	2.9	0.8	1.3
	60"	42	26	0.5	0.5	3.8	3.9	0.9	1.3
4,001 to 5,000 sf	36"	134	91	0.5	0.5	2.8	2.2	1.7	1.5
	48"	73	49	0.5	0.5	3.6	2.9	1.6	1.5
	60"	46	31	0.5	0.5	4.6	3.5	1.6	1.3

STORM DRAINAGE NOTES:

1. ROOF DRAINS SHALL BE 6" PVC SDR 35 TIGHTLINE WITH A MINIMUM SLOPE OF 2.00%.
2. FOOTING/WALL DRAINS SHALL BE 4" PERFORATED PVC WRAPPED IN FILTER FABRIC PER CITY STANDARDS.
3. FOOTING/WALL DRAINAGE SYSTEMS AND ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED UNLESS SUCH CONNECTION IS MADE AT LEAST ONE FOOT BELOW THE FOOTING/WALL DRAINAGE SYSTEM AND DOWN SLOPE OF THE BUILDING FOUNDATION.
4. USE SAND COLLARS AT CB CONNECTIONS TO PVC PIPE.
5. PROVIDE TRAFFIC RATED GRATES IN ALL PARKING AREAS.
6. PROVIDE SLEEVES THROUGH ALL WALLS/ ROCKERIES
7. SEE ARCHITECTURAL PLAN SET FOR VEGETATED ROOF SPECIFICATIONS.
8. ALL DRAIN LIDS SHALL HAVE DECORATIVE GRATE COVERS. IRON AGE OR EQUAL PER ARCHITECTURAL SPECIFICATION.

RPBA NOTES:

1. RPBA SHALL BE LISTED ON THE WSDOH APPROVAL LIST AND INSTALLED IN THE APPROVED ORIENTATION. USE WATTS LF009 OR EQUAL.
2. RPBA RELIEF VALVE SHALL BE ORIENTED SO AS TO DISCHARGE TO CB 5 ONLY.
3. AN INSPECTION & RECORD DRAWING ARE REQUIRED PRIOR TO BACKFILL OF THE RPBA & WATER SERVICE.
4. WATER METER & RPBA LOCATIONS ARE APPROXIMATE. FINAL LOCATIONS SHALL BE DETERMINED BY CITY PWD PRIOR TO CONSTRUCTION.

NORTH
GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT.

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(ID,MT,ND,OR,WA)

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ENGINEERS PLANNERS SURVEYORS
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O 425.827.3063 F 425.827.2423

7929 EAST MERCER WAY
MERCER ISLAND RESIDENCE

STORM DRAINAGE PLAN

PARCEL NO. 3024059176
7929 EAST MERCER WAY
MERCER ISLAND, WA 98040

HOA HOANG

7929 E MERCER WAY
MERCER ISLAND WA 98040

LORAL PIEDMONT STATE OF WASHINGTON 53292 REGISTERED PROFESSIONAL ENGINEER 12-29-22

DATE	REVISION	APR

DRAFTED BY: RMF
DESIGNED BY: RMF
PROJECT ENGINEER: YLP
DATE: 12.29.22
PROJECT NO.: 21125

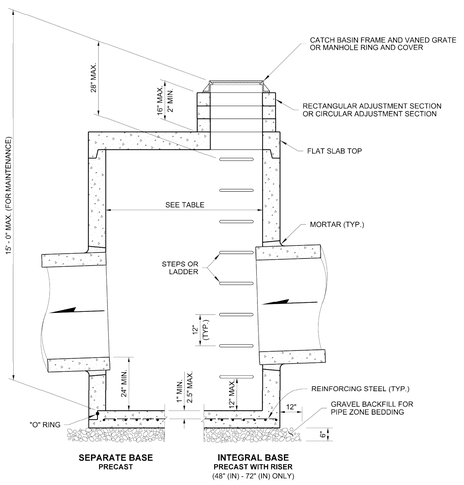
DRAWING: C3
SHEET: 3 OF 5

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SW 1/4 SECTION 30, TOWNSHIP 24 N, RANGE 4 E, W.M.

7929 E. MERCER WAY

DRAWN BY: FERN LUDELL



NOTES

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

CATCH BASIN DIMENSIONS

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

PIPE ALLOWANCES

CATCH BASIN DIAMETER	PIPE MATERIAL WITH MAXIMUM INSIDE DIAMETER				
	CONCRETE	ALL METAL	CPSSP ① PP ④	SOLID WALL PVC ②	PROFILE WALL PVC ③
48"	24"	30"	24"	30"	30"
54"	30"	36"	30"	36"	36"
60"	36"	42"	36"	42"	42"
72"	42"	54"	42"	48"	48"
84"	54"	60"	54"	48"	48"
96"	60"	72"	60"	48"	48"
120"	66"	84"	60"	48"	48"
144"	78"	96"	60"	48"	48"

① Corrugated Polyethylene Storm Sewer Pipe (See **Standard Specification Section 9-05.20**)
② (See **Standard Specification Section 9-05.12(1)**)
③ (See **Standard Specification Section 9-05.12(2)**)
④ Polypropylene Pipe (See **Standard Specification Section 9-05.24**)

Heilman, Julie
Feb 20 2018 12:49 PM
COMP

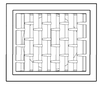
CATCH BASIN TYPE 2

STANDARD PLAN B-10.20-02

SHEET 1 OF 1 SHEET

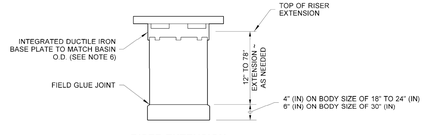
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STATE DESIGN ENGINEER
Washington State Department of Transportation

DRAWN BY: FERN LUDELL

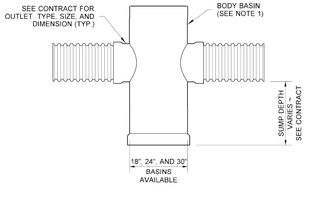


NOTE: ALL DRAIN LIDS SHALL HAVE DECORATIVE GRATE COVERS. IRON AGE OR EQUAL PER ARCHITECTURAL SPECIFICATION.

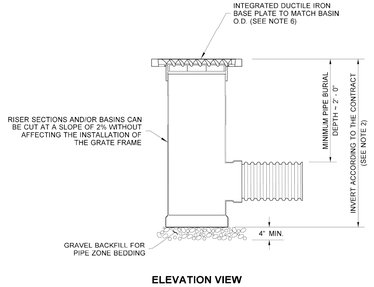
PLAN VIEW
FRAME AND VANED GRATE



RISER EXTENSION



BASIN BODY



ELEVATION VIEW

NOTES

1. Drain basin to be custom manufactured according to plan details. Risers are needed for basins over 84" (in) due to shipping restrictions. The maximum depth from finished grade to the lowest invert shall be 8' (ft).
2. Drainage connections shall utilize flexable elastometric seals conforming to **ASTM F477** and shall meet the requirements of **ASTM D3212**.
3. Risers can be trimmed down to 3" (in) extension without interfering with the installation of the frame.
4. These structures can be used for Type 1, Type 1L, and Type 2 structures. usage for the Type 2 structures shall be limited to pipe size use only.
5. Basins shall be manufactured from PVC pipe stock meeting the requirements of **ASTM D1784**, cell classification **12454**.
6. Ductile iron castings for PVC catch basins shall conform to the requirements of **ASTM A536**, **grade 70-50-05**, and shall meet the proof load testing requirements of **AASHTO M 306**.
7. Bolt-down capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Provide 2 holes in the frame that are vertically aligned with the grate or cover slots. The frame shall accept the 304 Stainless Steel (S.S.) 5/8" (in) - 11 NC × 2" (in) allen head cap screw by being tapped, or other approved mechanism. Location of bolt-down holes varies by manufacturer.

Heilman, Julie
Jan 25 2017 2:57 PM
COMP

CATCH BASIN - PVC

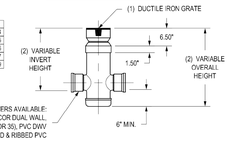
STANDARD PLAN B-10.70-00

SHEET 1 OF 1 SHEET

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Carpenter, Jeff
Jan 26 2017 6:50 AM
comp
STATE DESIGN ENGINEER
Washington State Department of Transportation

2808AG_ _X — 8" CUSTOM DRAIN BASIN

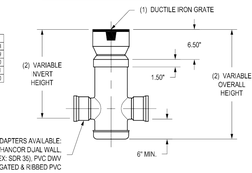
GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	LIGHT DUTY	0899CGS	7001-110-194
SOLID COVER	LIGHT DUTY	0899CGC	7001-110-195
BRONZE	N/A	0899CGB	7001-110-196
DOME	N/A	0899CGD	7001-110-197
DROP IN GRATE	LIGHT DUTY	0801DI	7001-110-019



(3,4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 8" FOR CORRUGATED HDPE (ADS N-12HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL). PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

2810AG_ _X — 10" CUSTOM DRAIN BASIN

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	LIGHT DUTY	1099CGS	7001-110-198
SOLID COVER	LIGHT DUTY	1099CGC	7001-110-199
BRONZE	N/A	1099CGB	7001-110-200
DOME	N/A	1099CGD	7001-110-201
DROP IN GRATE	LIGHT DUTY	1001DI	7001-110-020



(3,4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 10" FOR CORRUGATED HDPE (ADS N-12HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL). PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - CUSTOM DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & I-NHANCOR DUAL WALL) & SDR 35 PVC
4 - STANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°. CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - DIMENSIONS ARE FOR REFERENCE ONLY ACTUAL DIMENSIONS MAY VARY

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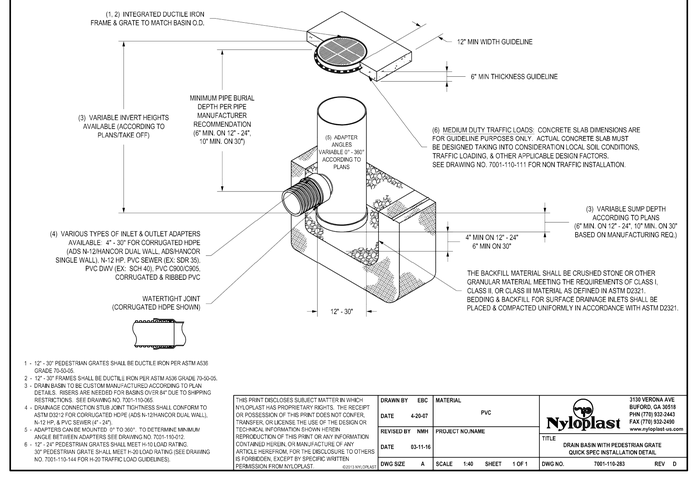
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DATE	8-11-09		
REVISED BY	EBC	PROJECT NO./NAME	
DATE	3-18-10		
DWG SIZE	A	SCALE NTS SHEET 1 OF 1	

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BUFORD, GA 30518
PHN (770) 932-3443
FAX (770) 932-3490
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TITLE: 8 IN & 10 IN DRAIN BASIN DESIGN DETAILS

DWG NO. 7001-110-045 REV G

NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRATE



1 - 12" - 30" PEDESTRIAN GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12HANCOR DUAL WALL). N-12 HP, & PVC SEWER (4" - 24").
5 - ADAPTERS CAN BE MOUNTED 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 24" PEDESTRIAN GRATES SHALL MEET H-10 LOAD RATING. 30" PEDESTRIAN GRATE SHALL MEET H-20 LOAD RATING (SEE DRAWING NO. 7001-110-144 FOR H-20 TRAFFIC LOAD GUIDELINES).

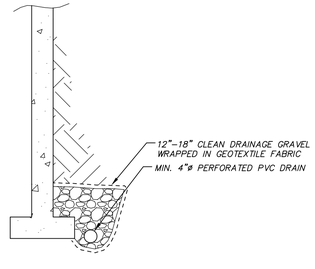
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DATE	4-20-07		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:40 SHEET 1 OF 1	

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TITLE: DRAIN BASIN WITH PEDESTRIAN GRATE
QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-283 REV D

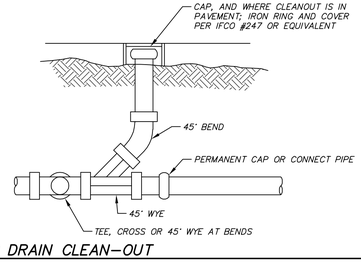


WALL DRAINS

NTS

WALL DRAIN NOTES:

1. DRAINAGE RECOMMENDATIONS PER GEOTECHNICAL ENGINEERING REPORT BY PANGEO INC. DATED 10-12-18.
2. GRADE DRAIN PIPE TO DIRECT WATER TO PROPOSED COLLECTION SYSTEM AS SHOWN ON PLAN SHEETS.
3. FOOTING/WALL DRAINAGE SYSTEMS AND ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED UNLESS SUCH CONNECTION IS MADE AT LEAST ONE FOOT BELOW THE FOOTING/WALL DRAINAGE SYSTEM AND DOWN SLOPE OF THE FOOTING/WALL.



STORM DRAIN CLEAN-OUT

NTS

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7929 EAST MERCER WAY
MERCER ISLAND RESIDENCE

NOTES & DETAILS

PARCEL NO. 3024059176
7929 EAST MERCER WAY
MERCER ISLAND, WA 98040

HOA HOANG

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JULIE HEILMAN — STATE OF WASHINGTON — 41819 — REGISTERED PROFESSIONAL ENGINEER
12-29-22

DATE	REVISION	APR

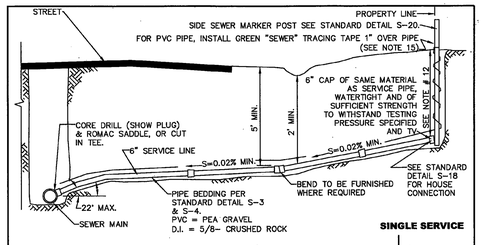
DRAFTED BY: RMF
DESIGNED BY: RMF
PROJECT ENGINEER: YLP
DATE: 12.29.22
PROJECT NO.: 21125

DRAWING: C4
SHEET: 4 OF 5

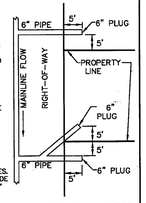
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SW 1/4 SECTION 30, TOWNSHIP 24 N, RANGE 4 E, W.M.

7929 E. MERCER WAY



SINGLE SERVICE



DOUBLE SERVICE

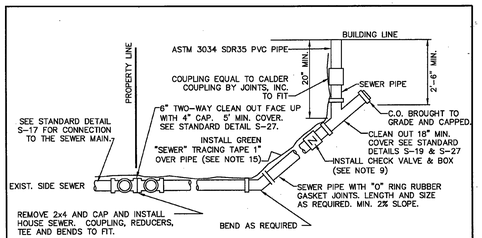
NOTES

1. ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
3. RIGHT-OF-WAY RESTORATION SHALL MATCH OR EXCEED THE ORIGINAL CONDITION AND BE IN ACCORDANCE WITH CITY STANDARDS.
4. ALL TRENCH BACKFILL IN PUBLIC RIGHT-OF-WAY OR ROADWAY AREAS SHALL BE CRUSHED SURFACING PER WSDOT 9-03.9(3) OR BANK RUN GRAVEL PER WSDOT 9-03.19, COMPACTED IN 6" LIFTS OR MAY BE CDF WHEN DIRECTED BY THE CITY ENGINEER (SEE DETAIL S-3).
5. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH 1/8 BEND OR WYE. 90° CHANGE WITH 1/8 BEND AND WYE.
6. 6" SEWER PIPE MINIMUM SIZE IN RIGHT-OF-WAY, AND ELSEWHERE AS DIRECTED BY ENGINEER. 2% MIN. GRADE (UNLESS DIRECTED BY ENGINEER), 50% MAXIMUM.
7. ALL A.C. MAINS TO BE TAPPED IN ACCORDANCE WITH WAC 296-62-20075 STATE/FEDERAL GUIDELINES AND CERTIFICATION.
8. CONSTRUCTION IN RIGHT-OF-WAY MUST BE DONE BY A REGISTERED AND LICENSED CONTRACTOR.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY SEWER ORDINANCES.
10. WHERE CITY ENGINEER ALLOWS SIDE SEWER CONNECTIONS TO MANHOLE, INVERT OF SIDE SEWER SHALL BE EQUAL TO OR ABOVE MAIN SEWER CROWN, BUT NOT TO EXCEED 18" ABOVE INVERT OF MAIN SEWER.
11. UNLESS OTHERWISE INDICATED ON PLAN, SIDE SEWER SHALL BE MIN. OF 6' DEEP AT PROPERTY LINE, OR 5' LOWER THAN THE LOWEST ELEVATION, WHICH EVER IS LOWER.
12. ALL PIPE MATERIALS NOT TO STANDARDS WILL BE ABANDONED AND REPLACED WITH DUCTILE IRON OR PVC PIPE OF THE SAME SIZE.
13. IF A BUILDING SEWER IS TO SERVE MORE THAN ONE PROPERTY, BY JOINT AGREEMENT OF THE OWNERS, AN APPROVED EASEMENT INSURING THAT ALL PROPERTIES INVOLVED SHALL HAVE PERPETUAL USE OF THE SIDE SEWER, HAVING PROVISIONS FOR OPERATION, MAINTENANCE, RECONSTRUCTION AND FOR ACCESS FOR REPAIR PURPOSES, SHALL BE SIGNED BY THE OWNERS. THIS EASEMENT SHALL BE RECORDED WITH THE COUNTY AUDITOR. A SIX INCH (MINIMUM) DIAMETER PIPE SHALL BE USED FOR THE COMMON LINE AND A 6" INCH CLEANOUT EXTENDING TO WITHIN 12 INCHES OF THE GROUND SURFACE SHALL BE PROVIDED AT THE WYE WHERE THE UPPER GRADE CONNECTIONS ARE MADE. BACKWATER VALVES SHALL BE INSTALLED ON SERVICE LINES UPSTREAM OF THE CONNECTION TO THE SHARED SIDE SEWER.
14. THE CITY ENGINEER MAY REQUIRE BACKWATER VALVES ON SIDE SEWERS WHEN DEEMED NECESSARY. THE EFFECTIVE OPERATION AND MAINTENANCE OF ANY BACKWATER VALVE SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE SIDE SEWER.
15. UTILITY PIPE TRACER TAPE SHALL BE DETECTABLE BELOW GROUND SURFACE, COLOR CODED, WITH UTILITY NAME PRINTED ON TAPE. CONDUCTIVE WARNING TAPE REQUIRED OVER ALL WATER PIPE. TAPE SHALL BE MANUFACTURER'S STANDARD PERMANENT, BRIGHT-COLORED, CONTINUOUS PRINTED PLASTIC TAPE, ALUMINUM BACKED, INTENDED FOR DIRECT-BURIAL SERVICE. TAPE SHALL BE NOT LESS THAN 6" WIDE X 4 MILS THICK.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
SIDE SEWER CONNECTION AND STUB

REV	DATE									APPROVED

6-5-2009 | NO SCALE | **S-17**



BUILDING CONNECTION

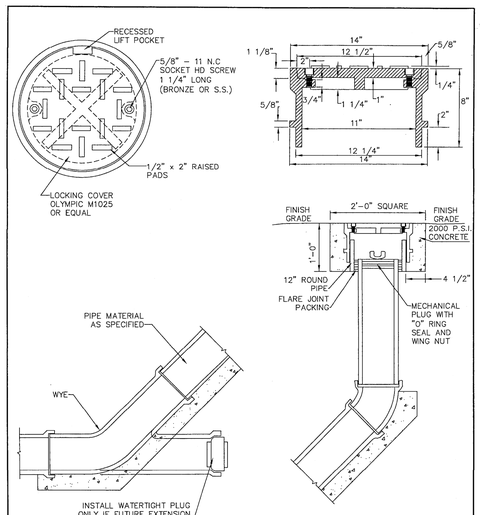
NOTES

1. ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
3. ALL HOUSE PLUMBING OUTLETS MUST BE CONNECTED TO THE SEWER. NO DOWN SPOUTS OR STORM DRAINAGE MAY BE CONNECTED TO THE SEWER SYSTEM.
4. 18" MINIMUM COVERAGE OVER PIPE.
5. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH ⅛ BEND OR WYE. 90° CHANGE WITH 1/8 BEND AND WYE.
6. 4" SEWER PIPE MINIMUM SIZE ON PROPERTY. 2% MINIMUM GRADE.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT SEWER ORDINANCES.
8. ALL CONSTRUCTION REQUIRES A PLAN SHOWING PROPERTY AND DIMENSIONS AND COMPLETION OF SIDE SEWER APPLICATION AND MAINTENANCE AGREEMENT, AS NEEDED.
9. BACK WATER VALVE (CHECK VALVE) IS REQUIRED:
   A. IF CONNECTED TO A SHARED SIDE SEWER.
   B. IF CONNECTION AT HOUSE IS LOWER THAN BOTH UPSTREAM AND DOWNSTREAM MANHOLE.
   C. SEE S-23 & S-24 FOR LAKE LINE REQUIREMENTS.
10. AS-BUILT DRAWING SHOWING LOCATION OF SIDE SEWER & ALL BENDS, C.O. ETC., IN RELATION TO THE HOUSE IS REQUIRED AFTER INSPECTION & INSTALLATION. SEE STANDARD DETAIL S-38 FOR A TYPICAL "AS BUILT".
11. THE MINIMUM PIPE SIZE FOR SIDE SEWERS SHALL BE:
    6" – WITHIN THE PUBLIC RIGHT-OF-WAY.
    4" – SINGLE FAMILY RESIDENCES.
    6" – 2 TO 6 SINGLE FAMILY RESIDENCES.
    6" – BUILDINGS OTHER THAN SINGLE FAMILY RESIDENCES.
12. UTILITY PIPE TRACER TAPE SHALL BE DETECTABLE BELOW GROUND SURFACE, COLOR CODED, WITH UTILITY NAME PRINTED ON TAPE. CONDUCTIVE WARNING TAPE REQUIRED OVER ALL WATER PIPE. TAPE SHALL BE MANUFACTURER'S STANDARD PERMANENT, BRIGHT-COLORED, CONTINUOUS PRINTED PLASTIC TAPE, ALUMINUM BACKED, INTENDED FOR DIRECT-BURIAL SERVICE. TAPE SHALL BE NOT LESS THAN 6" WIDE X 4 MILS THICK.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
HOUSE SEWER CONNECTION

REV	DATE									APPROVED

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



FOR PVC PIPE

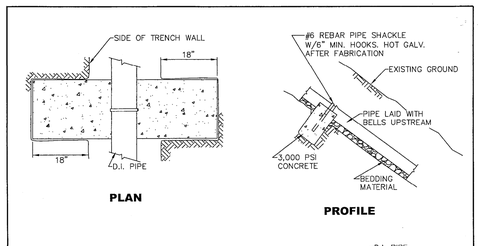
NOTES

1. SEE S-27 FOR INSTALLATION DETAILS.

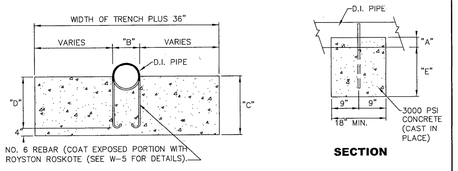
CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
CLEAN OUT DETAIL

REV	DATE									APPROVED

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



PLAN **PROFILE**



ELEVATION **SECTION**

PIPE SIZE	DIMENSIONS INCHES				
	A	B	C	D	E
4"	2.4	4.8	17	13	14.6
6"	3.5	6.9	18	14	14.5
8"	4.5	9.1	19	15	14.5
10"	5.6	11.1	20	16	14.4
12"	6.6	13.2	21	17	14.4
12"	7.7	15.3	22	18	14.3
14"	8.7	17.4	23	19	14.3
16"	9.8	19.5	24	20	14.2
18"					

NOTES

1. PIPE ANCHORS TO BE USED ONLY AS APPROVED BY THE ENGINEER.
2. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.
3. TIE ROD ASSEMBLIES SHALL BE COATED WITH ROYSTON ROSKOTE #612SM OR APPROVED EQUAL.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
PIPE ANCHOR DETAIL

REV	DATE									APPROVED

6-5-2009 | NO SCALE | **S-21**

DISCONNECTION

WHEN ABANDONING A SIDE SEWER IT SHALL BE DISCONNECTED AT THE MAIN PRIOR TO REMOVAL OF BUILDING FOUNDATIONS. THE CONTRACTOR SHALL PLUG THE CONNECTION AT THE MAIN WITH A MECHANICAL PLUG AND NON-SHRINK GROUT. DISCONNECTION'S SHALL BE PERFORMED IN THE PRESENCE OF THE CITY'S UTILITY INSPECTOR. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING DEPICTING THE DISCONNECTED SIDE SEWER UPON COMPLETION OF THE WORK.

RECONNECTION

WHEN RECONNECTING TO AN EXISTING SIDE SEWER, THE POINT OF RECONNECTION WILL BE DETERMINED BASED ON THE MAGNITUDE OF THE CONSTRUCTION ON THE PROPERTY.

1. PARTIAL INTERIOR REMODEL AND/OR BUILDING ADDITION WITH NO ADDITIONAL PLUMBING FIXTURES – NO SIDE SEWER REPLACEMENT REQUIRED UNLESS A KNOWN PROBLEM EXISTS IN THE SIDE SEWER.
2. PARTIAL INTERIOR REMODEL AND/OR BUILDING ADDITION WITH ADDITIONAL PLUMBING FIXTURES– ASSESS CONDITION OF EXISTING SIDE SEWER THROUGH VIDEO INSPECTION FROM BUILDING TO PROPERTY LINE AND REPLACE AS NEEDED.
3. COMPLETE INTERIOR REMODEL – ASSESS CONDITION OF EXISTING SIDE SEWER THROUGH VIDEO INSPECTION FROM BUILDING TO SEWER MAIN AND REPLACE AS NEEDED. IF EXISTING SIDE SEWER IS ASBESTOS CEMENT OR CONCRETE, SIDE SEWER SHALL BE REPLACED FROM BUILDING TO PROPERTY LINE.*
4. COMPLETE INTERIOR REMODEL AND BUILDING ADDITION – NEW SIDE SEWER FROM BUILDING AT LEAST TO PROPERTY LINE.*
5. CONSTRUCTION OF A NEW BUILDING – NEW SIDE SEWER FROM BUILDING AT LEAST TO MAIN.*

BACK WATER VALVE INSTALLATION PER CITY ENGINEER, IF SCENARIO 2, 3, 4, OR 5 IS DIRECTLY ATTACHED TO THE LAKE LINE OR THE ELEVATION OF THE LOWEST DRAIN IN THE RESIDENCE IS LOWER THAN THE RIM ELEVATION OF THE UPSTREAM SEWER MANHOLE ON THE MAIN.

VIDEO INSPECTION OF THE EXISTING SIDE SEWER, BETWEEN THE PROPERTY LINE AND THE SEWER MAIN SHALL BE PERFORMED FOR SCENARIO NUMBER 4.

PROVIDE A COPY OF THE VIDEO DOCUMENTATION (VIDEO AND HARDCOPY REPORT) TO THE CITY ENGINEER.

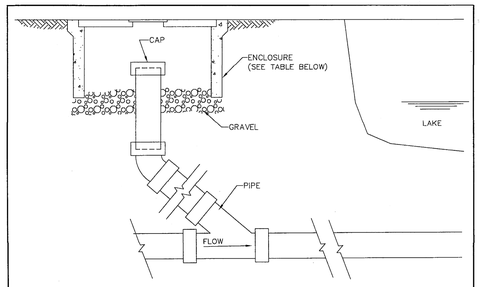
REPLACEMENT OR REPAIR OF THAT PORTION OF THE SIDE SEWER BETWEEN THE PROPERTY LINE AND THE SEWER MAIN, WILL BE DETERMINED BY THE CITY ENGINEER, BASED ON THE VIDEO INSPECTION.

*IF THE EXISTING SIDE SEWER IS PVC AND IS LESS THAN TEN YEARS OLD, THE SIDE SEWER DOES NOT HAVE TO BE REPLACED IF A VIDEO INSPECTION AND HYDROSTATIC PRESSURE TEST CONFIRMS THAT THE SIDE SEWER IS IN PROPER WORKING CONDITION. THESE TESTS SHALL BE PERFORMED AFTER ALL HEAVY EQUIPMENT THAT COULD DAMAGE THE SIDE SEWER IS OFF OF THE SITE.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
COMMERCIAL/MULTI FAMILY SIDE SEWER DISCONNECTION & RECONNECTION

REV	DATE									APPROVED

6-5-2009 | NO SCALE | **S-22A**



LAKE LINE CLEANOUT

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

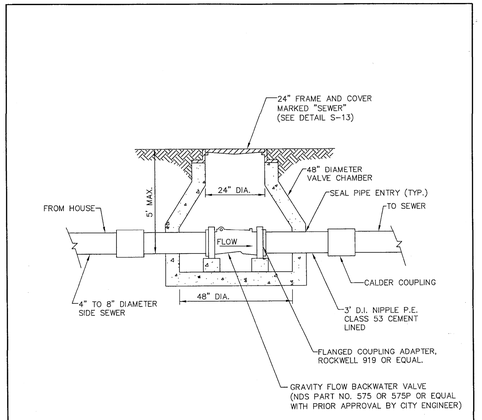
NOTES

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

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
SIDE SEWER CLEANOUT FOR LAKE LINE CONNECTIONS

REV	DATE									APPROVED

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



CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
BACK WATER VALVE ASSEMBLY FOR JOINT USE SIDE SEWER (4" OR 6" DIAMETER)

REV	DATE									APPROVED

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

SIDE SEWER NOTES:

1. *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.*
2. *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.*
3. *MINIMUM COVER MUST BE 42" IN THE PUBLIC RIGHT-OF-WAY, 30" IN PRIVATE ROADWAYS AND UNDER DITCHES, AND 18" ON PRIVATE PROPERTY.*
4. *SEWER MAINS MAY BE CORED OR A "T" INSTALLED IN THE MAIN LINE WHERE NO SEWER STUB EXISTS.*
5. *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.*
6. *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.*
7. *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.*
8. *ALL CHANGES IN DIRECTION MUST BE MADE WITH 1/8 BENDS (45 DEGREES), 1/16 BENDS (22 ½ 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.*
9. *PIPE MATERIALS: ASTM 3034 SDR 35 PVC PIPE, FUSED SOLID WALL HDPE, SCHEDULE 40 ABS, DIP OR CIP (UP TO 8 FT. DEPTH). OVER 8 FT. DEPTH AND SLOPES MORE THAN 20% DIP, CIP, OR FUSED SOLID WALL HDPE ARE REQUIRED.*
10. *BEDDING MATERIAL FOR OPEN CUT CONSTRUCTION MUST BE PEA GRAVEL, SAND, CONTROL DENSITY FILL (CDF), OR 5/8" MINUS C.R.*
11. *SELECT BACKFILL MATERIAL SHALL BE 5/8" MINUS C.R. OR CONTROL DENSITY FILL (CDF).*
12. *IMPORTED BACKFILL MATERIAL SHALL BE BANK RUN GRAVEL OR PIT RUN GRAVEL FROM AN APPROVED SUPPLIER MEETING APWA/WSDOT GRADATION SPECIFICATIONS. NOT ALLOWED IN RIGHT-OF-WAY.*
13. *RUBBER GASKETS MUST BE USED WHEN APPROPRIATE.*
14. *RIGID COUPLINGS MUST BE USED FOR CONNECTIONS TO EXISTING STUBS IN RIGHT-OF-WAY.*
15. *A STAINLESS STEEL STRAP AND SADDLE (ROMAC) MUST BE USED FOR CORING.*
16. *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
17. *INSPECTION IS REQUIRED PRIOR TO BACKFILLING. THE CITY REQUIRES AT LEAST 24 HOURS NOTICE PRIOR TO INSPECTIONS.*

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D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

7929 EAST MERCER WAY
MERCER ISLAND RESIDENCE

NOTES & DETAILS

PARCEL NO. 3024059176
7929 EAST MERCER WAY
MERCER ISLAND, WA 98040

HOA HOANG

7929 E MERCER WAY
MERCER ISLAND WA 98040

DATE | REVISION | APR

DRAFTED BY: RMF
DESIGNED BY: RMF
PROJECT ENGINEER: YLP
DATE: 12.29.22
PROJECT NO.: 21125

DRAWING: C5
SHEET: 5 OF 5

R:\2021\1\21125\3\Drawings\Plots\Engineering\04_05-3DET21125.dwg 12/29/2022 3:39:19 PM COPYRIGHT © 2022, D.R. STRONG CONSULTING ENGINEERS INC.

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GENERAL SHORING NOTES

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION.

2. SOILS REPORT REFERENCE: GEOTECHNICAL ENGINEERING EVALUATION INTRACHAT-HOANG RESIDENCE DEVELOPMENT 7929 EAST MERCER WAY MERCER ISLAND, WASHINGTON PREPARED BY NELSON GEOTECHNICAL ASSOCIATES, INC. ON JANUARY 14, 2022. NGA FILE NO. 1276521

3. THE SOIL PRESSURES INDICATED ON THE SOIL PRESSURE DIAGRAM WERE USED FOR DESIGN, IN ADDITION TO THE DEAD AND LIVE LOADS.

4. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO ANY FABRICATION OR CONSTRUCTION FOR ALL STRUCTURAL ITEMS INCLUDING THE FOLLOWING: STRUCTURAL STEEL, MISCELLANEOUS METAL, TENDONS, ANCHORS, REINFORCING STEEL, GROUTS, AND CONCRETES. PROPOSED DEMOLITION AND SHORING SEQUENCE SHALL ALSO BE SUBMITTED TO THE ENGINEER FOR APPROVAL.

5. SHOP DRAWING REVIEW OF DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND (1)COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN (2)WEEKS OF RECEIPT. ONCE THE DRAWINGS HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS THEY WILL BE MARKED WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE STRUCTURAL DESIGN INTENT.

6. INSPECTION BY THE SOILS ENGINEER SHALL BE PERFORMED FOR PILE PLACEMENT AND TIEBACK PLACING AND STRESSING. ALL PREPARED SOIL BEARING SURFACES SHALL BE INSPECTED BY THE SOILS ENGINEER PRIOR TO PLACEMENT OF PILE. SOIL COMPACTION SHALL BE SUPERVISED BY AN APPROVED TESTING AGENCY.

7. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110, 1704, AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION SHALL BE PROVIDED ON THE FOLLOWING TYPES OF CONSTRUCTION:

   CONCRETE CONSTRUCTION
   STRUCTURAL STEEL FABRICATION AND ERECTION (INCLUDING FIELD WELDING AND HIGH-STRENGTH FIELD BOLTING)
   AUGERCAST, CAISSON, DRILLED, OR DRIVEN PILE INSTALLATION

8. THE SHORING CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRILLING PILE HOLES, TIEBACK ANCHORS, OR CUTTING OR DIGGING IN STREETS OR ALLEYS. THE UTILITIES INFORMATION SHOWN ON THE PLANS MAY BE NOT ACCURATE OR COMPLETE.

9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF EXISTING STRUCTURES IN THE FIELD AND SHALL NOTIFY THE ENGINEER OF ALL FIELD CHANGES PRIOR TO FABRICATION AND INSTALLATION.

10. SEE SOILS REPORT FOR MORE COMPLETE INFORMATION, INCLUDING RECOMMENDATIONS FOR SHORING IN GENERAL, SHORING MONITORING, EXCAVATION, LAGGING, AND DRAINAGE.

11. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF CHAPTER 19 OF THE INTERNATIONAL BUILDING CODE. REQUIRED ULTIMATE COMPRESSIVE STRENGTH OF STRUCTURAL GROUT SHALL BE REACHED BY 28-DAY.

	(f'c)	MINIMUM CEMENT PER CUBIC YARD
PILE LEAN CONCRETE	100 PSI	1-1/2 SACKS

12. ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

4x12 TIMBER LAGGING	HEM-FIR NO 1	Fb = 975 PSI
6x TIMBER LAGGING	DOUGLAS FIR-LARCH NO 2	Fb = 875 PSI

TIMBER LAGGING SHALL BE TREATED PER AWPA STANDARDS TO A MINIMUM RETENTION OF 0.40 PCF. LAGGING SHALL BE 4x12, UNO.

13. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON:

   A. AISC 360 AND CHAPTER 22 OF THE INTERNATIONAL BUILDING CODE.

   B. APRIL 14, 2010 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AMENDED AS NOTED IN THE CONTRACT DOCUMENTS, BY THE DELETION OF PARAGRAPH 4.4.1, AND REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1.

   C. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

14. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	Fy
A. WIDE FLANGE SHAPES	A992	50 KSI
B. OTHER SHAPES, PLATES, AND RODS	A36	36 KSI
C. HP-SHAPES	A572 (GRADE 50)	50 KSI
D. STRUCTURAL PIPE	A53 (GRADE B)	35 KSI
E. HOLLOW STRUCTURAL SECTIONS		
SQUARE OR RECTANGULAR	A500 (GRADE B)	46 KSI
ROUND	A500 (GRADE B)	42 KSI
F. CONVENTIONAL HIGH-STRENGTH BOLTS (3/4" ROUND, UNO)	A325	
G. COMMON BOLTS (WOOD APPLICATIONS)	A307	
H. ANCHOR BOLTS	F1554, GRADE 36	
I. HEADED SHEAR STUDS	A108	

15. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES(F) AND 40 FT-LBS AT 70 DEGREES(F), AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

Plotted By: kevin
Plotted Date: Jun 10, 2022 - 3:30pm

SHORING MONITORING

16. 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:

   ESTABLISH SURVEY LINES NEAR THE TOP OF THE WALL ON ADJACENT CRITICAL STRUCTURES OR BUILDINGS WITHIN A DISTANCE EQUAL TO TWO TIMES THE HEIGHT OF THE WALL, AND ALONG THE CURB LINE AND CENTERLINE OF ADJACENT ROADWAYS OR ALLEYS. SURVEY POINTS SHOULD BE SPACED NO MORE THAN EVERY 20'-0" ALONG THE WALL. AT SOLDIER PILES, PLACE MONITORING POINTS AT THE TOP OF AT LEAST EVERY OTHER SOLDIER PILE. ESTABLISH A BASELINE READING OF MONITORING POINTS ON THE GROUND SURFACE AND SETTLEMENT-SENSITIVE STRUCTURES BEHIND THE SHORING WALL PRIOR TO DEWATERING, EXCAVATION, AND INSTALLATION OF THE SHORING SYSTEM. THE GEOTECHNICAL ENGINEER, CONTRACTOR, AND SURVEYOR SHALL COORDINATE LOCATIONS OF THESE MONITORING POINTS PRIOR TO THE BEGINNING OF EXCAVATION.

   A LICENSED SURVEYOR THAT IS NOT THE CONTRACTOR MUST PERFORM THE SURVEYING AT LEAST ONCE A WEEK. MONITORING POINTS ESTABLISHED ALONG THE CURB LINE AND CENTERLINE OF ADJACENT ROADWAYS NEED TO BE MONITORED WHEN TOTAL WALL MOVEMENTS REACH 0.5". THE GEOTECHNICAL ENGINEER SHALL REVIEW SURVEY DATA AND PROVIDE AN EVALUATION OF WALL PERFORMANCE AND THE SURVEY DATA TO THE STRUCTURAL ENGINEER, SHORING DESIGNER, AND BUILDING DEPARTMENT ON AT LEAST A WEEKLY BASIS. THIS WEEKLY REVIEW MUST CONTAIN A GRAPHICAL PRESENTATION OF THE WALL MOVEMENT VERSUS TIME.

   IMMEDIATELY AND DIRECTLY NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEER, SHORING DESIGNER, AND BUILDING DEPARTMENT IF UNUSUAL OR SIGNIFICANTLY INCREASED MOVEMENT OCCURS, IF 0.5" OF MOVEMENT OCCURS BETWEEN (2)CONSECUTIVE READINGS AND WHEN TOTAL MOVEMENT REACHES 0.5". IF MOVEMENT EXCEEDS 0.5", THE ENGINEERS AND SHORING DESIGNER SHALL DETERMINE THE CAUSE OF DISPLACEMENT AND DEVELOP REMEDIAL MEASURES SUFFICIENT TO LIMIT TOTAL WALL MOVEMENT TO 1". ALL EARTHWORK AND CONSTRUCTION ACTIVITIES MUST BE DIRECTED TOWARD IMMEDIATE IMPLEMENTATION OF REMEDIAL MEASURES NECESSARY TO LIMIT TOTAL WALL MOVEMENT TO WHAT IS CONSIDERED AS ACCEPTABLE BY THE DESIGN TEAM, AND BUILDING DEPARTMENT (1" MAXIMUM).

   SURVEY FREQUENCY CAN BE DECREASED AFTER THE SHORING SYSTEM HAS BEEN INSTALLED AND THE EXCAVATION IS COMPLETE IF THE DATA INDICATES LITTLE OR NO ADDITIONAL MOVEMENT. SURVEYING MUST CONTINUE UNTIL THE PERMANENT STRUCTURE (INCLUDING FLOOR SLABS AND BRACES) IS COMPLETED UP TO FINAL AND STREET GRADES. THE SURVEY FREQUENCY SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER, AFTER REVIEW AND APPROVAL BY BUILDING DEPARTMENT, AND SHALL BE BASED ON THE SHORING PERFORMANCE.

   CONTRACTOR SHALL COMPLETE A PHOTO SURVEY OF ALL STRUCTURES WITHIN A DISTANCE EQUAL TO TWO TIMES THE HEIGHT OF THE WALL PRIOR TO DEWATERING, EXCAVATION, AND INSTALLATION OF THE SHORING SYSTEM. THE PHOTO SURVEY SHALL INCLUDE BUT IS NOT LIMITED TO DOCUMENTING THE NEIGHBORING BUILDINGS, FOUNDATION WALLS, RETAINING WALLS, FREESTANDING WALLS, SIDEWALKS, DRIVE SURFACES, AND THE ENTIRE FAÇADE OF MASONRY STRUCTURES. ALL EXISTING CRACKS SHOULD BE MEASURED AND DOCUMENTED. PROVIDE VIBRATION MONITORING PER GEOTECHNICAL RECOMMENDATIONS AS REQUIRED.

PILE AND LAGGING CONSTRUCTION

17. SHORING AND SOIL EXCAVATION SHALL BE DONE SIMULTANEOUSLY.

18. DIMENSIONS AND LOCATION OF EXISTING STRUCTURES SHALL BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBER. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATION.

19. PILE AND ANCHOR HOLES SHALL BE DRILLED WITHOUT LOSS OF GROUND AND WITHOUT ENDANGERING PREVIOUSLY INSTALLED PILES AND ANCHORS. THIS MAY INVOLVE CASING THE HOLES OR OTHER METHODS OF PROTECTION FROM CAVING. REFER TO REPORT OF GEOTECHNICAL INVESTIGATION FOR RECOMMENDED HOLE DIGGING PROCEDURE.

20. STEEL PILE PLACEMENT TOLERANCES:

   1" INSIDE PERPENDICULAR TO SHORING WALL
   1" OUTSIDE PERPENDICULAR TO SHORING WALL
   3" LATERALLY

21. TIMBER LAGGING SHALL BE INSTALLED IN ALL AREAS. VOIDS BETWEEN LAGGING AND SOIL SHALL BE BACKFILLED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. IF CDF BACKFILL IS USED LIMIT LIFTS TO A MAXIMUM HEIGHT OF 2'-0". DRAINAGE BEHIND THE WALL MUST BE MAINTAINED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LIMIT THE AMOUNT OF EXPOSED SOIL WITHOUT LAGGING TO AVOID LOSS OF SOIL. MAXIMUM HEIGHT OF 4'-0" IS RECOMMENDED. SPECIAL CARE SHOULD BE TAKEN TO AVOID GROUND LOSS DURING EXCAVATION.

SHORING

22. PRESTRESSING STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

   A. DYWIDAG THREADED BARS SHALL CONFORM TO ASTM SPECIFICATION A-722 FOR HOT ROLLED, PROOF STRESSED ALLOY STEEL, pfu = 150 KSI.

   B. UNCOATED (7)WIRE STRESS RELIEVED STRAND SHALL CONFORM TO ASTM A416, GRADE 270.

23. TIEBACK INSTALLATION AND PRESTRESSING SHALL BE COMPLETED PRIOR TO EXCAVATING MORE THAN 2'-0" BELOW TIEBACK LEVEL.

24. TIEBACKS SHALL REMAIN STRESSED UNTIL ALL PERMANENT STRUCTURES ARE IN PLACE.

25. ALL TIEBACKS SHALL BE DESTRESSED UPON THE COMPLETION OF THE PROJECT.

26. VERIFICATION TESTS SHALL BE PROVIDED AS FOLLOWS:

   A. 200% VERIFICATION TESTS SHALL BE CONDUCTED ON AT LEAST (2)ANCHORS IN EACH PARTICULAR SOIL TYPE. A MINIMUM OF (4)ANCHORS SHALL BE SELECTED BY THE GEOTECHNICAL ENGINEER FOR TESTING DURING THE COURSE OF CONSTRUCTION.

   B. THE MAXIMUM STRESS IN PRESTRESSING STEEL SHALL NOT EXCEED 80% OF THE ULTIMATE TENSILE STRENGTH DURING PERFORMANCE TESTING. PILES AND TIEBACKS MAY REQUIRE EXTRA REINFORCEMENT TO PERMIT STRESSING TO 200% OF DESIGN LOAD AS REQUIRED BY THE VERIFICATION TEST.

   C. THE VERIFICATION TESTS SHALL MEASURE ANCHOR STRESS AND DISPLACEMENT INCREMENTALLY TO VALUES OF UNIT SKIN FRICTION EQUAL TO 200% OF THE DESIGN STRESS. THE ANCHOR SHALL BE LOADED IN 10% INCREMENTS WITH EACH INCREMENT HELD FOR AT LEAST (5)MINUTES. THE FINAL FINAL MAXIMUM TEST LOAD SHALL BE MAINTAINED FOR A PERIOD OF AT LEAST (30)MINUTES. MEASUREMENTS OF MOVEMENT SHALL BE OBTAINED WITH A MEASURING SYSTEM WITH AN ACCURACY OF AT LEAST 0.01 FEET. TEST ANCHORS SHALL HOLD THE MAXIMUM TEST UNIT STRESS WITHOUT NOTICEABLE CREEP AND EXHIBIT A LINEAR OR NEAR LINEAR RELATIONSHIP BETWEEN UNIT ANCHOR STRESS AND MOVEMENT OVER THE ENTIRE 200% STRESS RANGE. NOTICEABLE CREEP SHALL BE DEFINED AS A RATE OF MOVEMENT OF APPROXIMATELY 0.08"/LOG CYCLE OF TIME. TESTS SHALL BE PERFORMED WITHOUT THE BACKFILL AHEAD OF THE ANCHOR TO AVOID ANY CONTRIBUTORY RESISTANCE BY THE BACKFILL, UNLESS APPROVAL TO THE CONTRARY IS GRANTED BY THE GEOTECHNICAL ENGINEER.

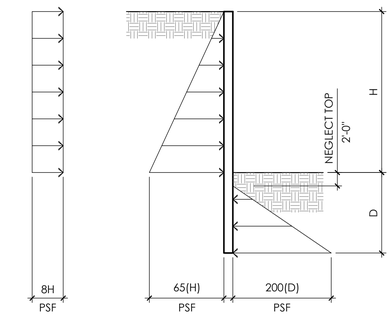
27. PRODUCTION ANCHORS:

   A. EACH PRODUCTION ANCHOR SHALL BE PROOF-LOADED TO 130% OF THE DESIGN LOAD AND SHALL SUSTAIN THE PROOF LOAD WITHOUT NOTICEABLE CREEP OR EXCESSIVE ANCHOR MOVEMENT FOR (5)MINUTES. THE ANCHOR SHALL BE LOADED IN INCREMENTS OF 25% OF THE DESIGN LOAD, WITH EACH LOAD HELD FOR AT LEAST (5)MINUTES, IN ORDER TO OBTAIN A STABLE DISPLACEMENT MEASUREMENT.

   B. MOVEMENT OF THE ANCHOR IN EXCESS OF 3" SHALL BE CONSIDERED INDICATIVE OF DEFICIENCIES IN THE INSTALLATION. TOTAL MOVEMENT OF AN ANCHOR IN EXCESS OF 6" SHALL BE CONSIDERED A FAILURE REQUIRING A REPLACEMENT ANCHOR. TOTAL MOVEMENT OF AN ANCHOR BETWEEN 3" AND 6" SHALL BE REVIEWED BY THE GEOTECHNICAL AND STRUCTURAL ENGINEER TO DETERMINE IF A REPLACEMENT ANCHOR IS REQUIRED.

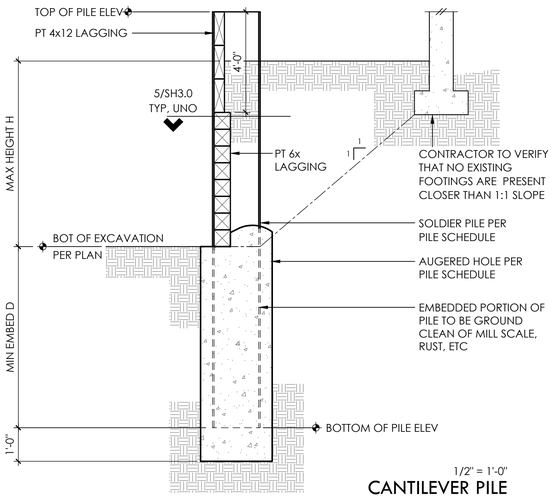
   C. FOLLOWING PROOF LOADING, EACH ANCHOR SHALL BE LOCKED OFF AT 100% OF DESIGN LOADING.

FOR ABBREVIATIONS SEE 1/SH3.0



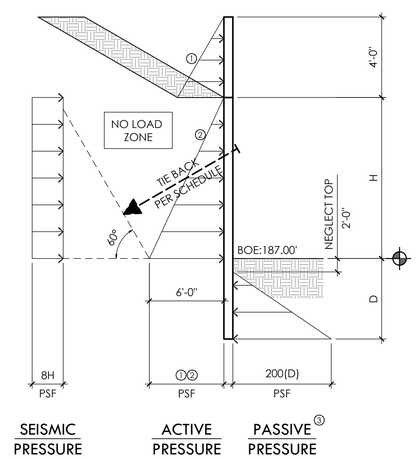
① PASSIVE PRESSURE INCLUDES A FS = 2.0

PILE LOADING DIAGRAM 3



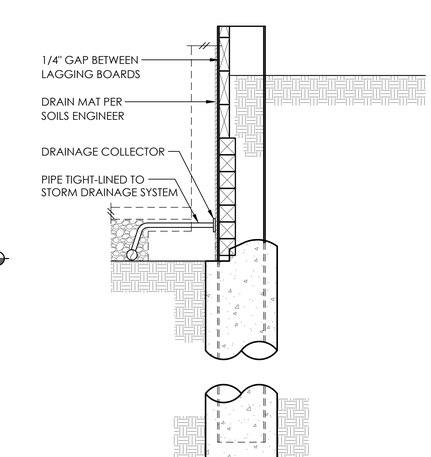
1/2" = 1'-0"

CANTILEVER PILE 4



① CATCHMENT SURCHARGE - 100 PSF
② ACTIVE PRESSURE - 65H PSF
③ PASSIVE PRESURE INCLUDE A FS = 2.0

PILE LOADING DIAGRAM 5



1/2" = 1'-0"

TYPICAL SHORING DRAINAGE 6

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2

MARC J. MALSAM — STATE OF WASHINGTON — 41206 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

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REV	DESCRIPTION	DATE
	PERMIT SET	6.10.22

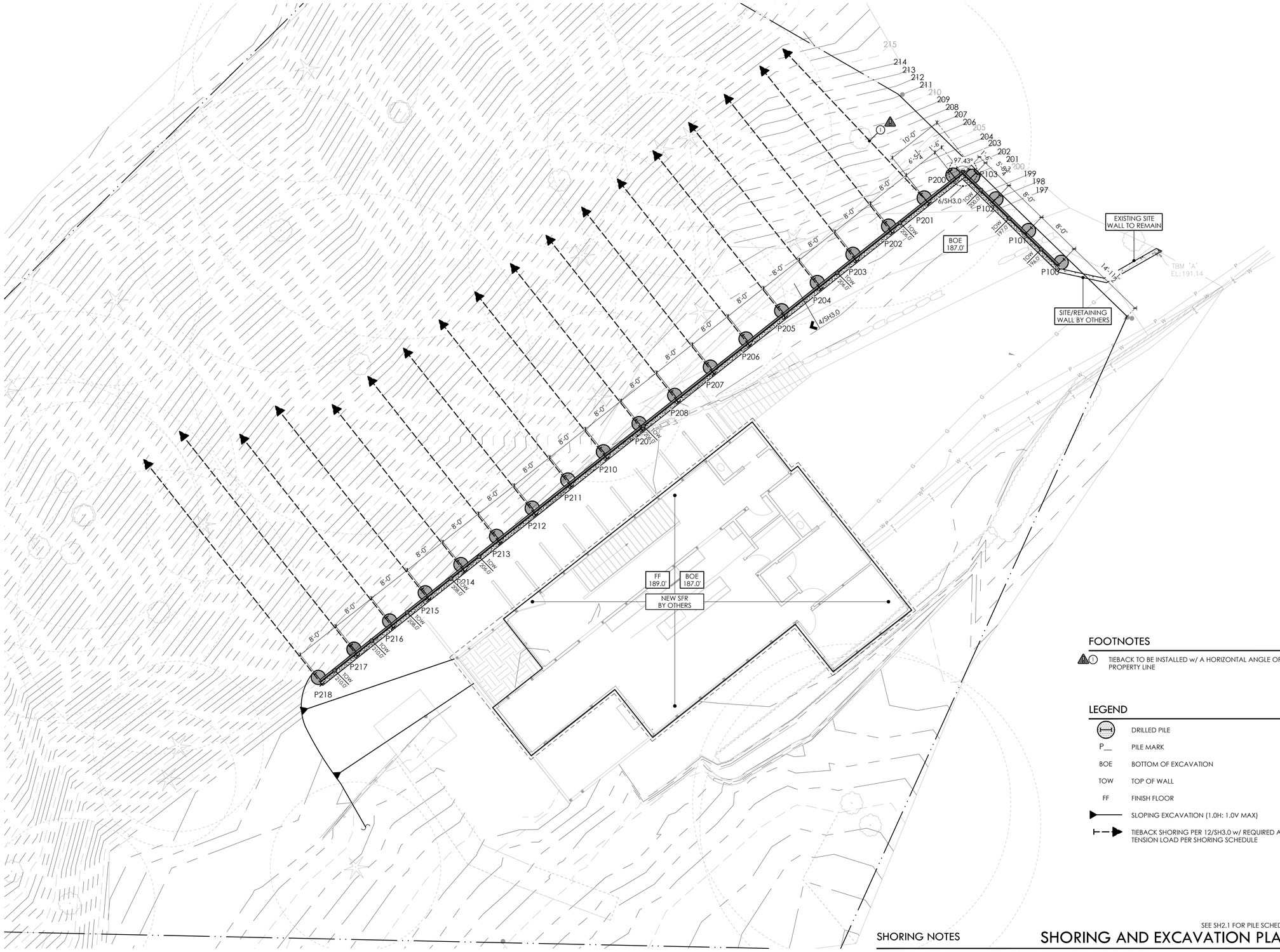
ARCH WARMMODERN LIVING 206.214.5190

SHORING GENERAL NOTES AND DETAILS

SH1.0

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

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FOOTNOTES

1. TIEBACK TO BE INSTALLED w/ A HORIZONTAL ANGLE OF 5° TO AVOID PROPERTY LINE

LEGEND

	DRILLED PILE
P__	PILE MARK
BOE	BOTTOM OF EXCAVATION
TOW	TOP OF WALL
FF	FINISH FLOOR
	SLOPING EXCAVATION (1.0H: 1.0V MAX)
	TIEBACK SHORING PER 12/SH3.0 w/ REQUIRED ALLOWABLE TENSION LOAD PER SHORING SCHEDULE

SEE SH2.1 FOR PILE SCHEDULE

SHORING AND EXCAVATION PLAN

SHORING NOTES

1. REFER TO GENERAL SHORING NOTES SHEET SH1.0 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO SOILS REPORT FOR ADDITIONAL SHORING INSTALLATION REQUIREMENTS.
3. REFER TO SHEET SH1.0 FOR TYPICAL SHORING DETAILS.
4. CONTRACTOR TO VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS, SURVEY DRAWINGS, AND EXISTING SITE CONDITIONS.
5. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

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REV	DESCRIPTION	DATE
	PERMIT SET	6.10.22

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SHORING AND EXCAVATION PLAN

SH2.0

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

Plotted by: kevin
Plotted Date: April 0, 2022 - 3:30pm

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SHORING PILE SCHEDULE①②

PILE MARK	AUGER DIA	PILE SIZE	BOT OF PILE ELEV	BOT OF EXCAV	TOP OF PILE ELEV	TIEBACK ELEV	TIEBACK FORCE (KIPS)	TIEBACK ANGLE (DEG)	TIEBACK MIN BOND LENGTH	TIEBACK MIN TOTAL LENGTH	MAX HEIGHT 'H'	MIN DEPTH 'D'	EPOXY COATING	WELDED STUDS③	CONDITION	TPYE	LOADING DIAGRAM	DETAIL
P100	30"	W18x40	170.0'	187.0'	196.0	-	-	-	-	-	10.0'	17.0'	NO	YES	PERMANENT	CANTILEVER	3/SH1.0	4/SH1.0
P101	30"	W18x40	170.0'	187.0'	197.0'	-	-	-	-	-	10.0'	17.0'	NO	YES	PERMANENT	CANTILEVER	3/SH1.0	4/SH1.0
P102	30"	W24x62	166.0'	187.0'	200.0'	-	-	-	-	-	13.0'	21.0'	NO	YES	PERMANENT	CANTILEVER	3/SH1.0	4/SH1.0
P103	30"	W21x166	162.0'	187.0'	206.0'	-	-	-	-	-	15.0'	25.0'	NO	YES	PERMANENT	CANTILEVER	3/SH1.0	4/SH1.0
P200	30"	W21x166	162.0'	187.0'	206.0'	-	-	-	-	-	15.0'	25.0'	NO	YES	PERMANENT	CANTILEVER	3/SH1.0	4/SH1.0
P201	30"	W21x44	158.5'	187.0'	206.0'	199.0'	57.3	15° ④	25.0'	37.0'	15.0'	28.5'	NO	YES	PERMANENT	TIEBACK	5/SH1.0	4/SH1.0 & 12/SH3.0
P202	30"	W21x44	158.5'	187.0'	206.0'	199.0'	57.3	15°	25.0'	37.0'	15.0'	28.5'	NO	YES	PERMANENT	TIEBACK	5/SH1.0	4/SH1.0 & 12/SH3.0
P203	30"	W21x44	158.5'	187.0'	206.0'	199.0'	57.3	15°	25.0'	37.0'	15.0'	28.5'	NO	YES	PERMANENT	TIEBACK	5/SH1.0	4/SH1.0 & 12/SH3.0
P204	30"	W21x44	158.5'	187.0'	206.0'	199.0'	57.3	15°	25.0'	37.0'	15.0'	28.5'	NO	YES	PERMANENT	TIEBACK	5/SH1.0	4/SH1.0 & 12/SH3.0
P205	30"	W21x44	158.5'	187.0'	206.0'	199.0'	57.3	15°	25.0'	37.0'	15.0'	28.5'	NO	YES	PERMANENT	TIEBACK	5/SH1.0	4/SH1.0 & 12/SH3.0
P206	30"	W21x44	158.5'	187.0'	206.0'	199.0'	57.3	15°	25.0'	37.0'	15.0'	28.5'	NO	YES	PERMANENT	TIEBACK	5/SH1.0	4/SH1.0 & 12/SH3.0
P207	30"	W21x44	158.5'	187.0'	206.0'	199.0'	57.3	15°	25.0'	37.0'	15.0'	28.5'	NO	YES	PERMANENT	TIEBACK	5/SH1.0	4/SH1.0 & 12/SH3.0
P208	30"	W21x44	158.5'	187.0'	206.0'	199.0'	57.3	15°	25.0'	37.0'	15.0'	28.5'	NO	YES	PERMANENT	TIEBACK	5/SH1.0	4/SH1.0 & 12/SH3.0
P209	30"	W21x44	158.5'	187.0'	206.0'	199.0'	57.3	15°	25.0'	37.0'	15.0'	28.5'	NO	YES	PERMANENT	TIEBACK	5/SH1.0	4/SH1.0 & 12/SH3.0
P210	30"	W21x44	158.5'	187.0'	206.0'	199.0'	57.3	15°	25.0'	37.0'	15.0'	28.5'	NO	YES	PERMANENT	TIEBACK	5/SH1.0	4/SH1.0 & 12/SH3.0
P211	30"	W21x44	158.5'	187.0'	206.0'	199.0'	57.3	15°	25.0'	37.0'	15.0'	28.5'	NO	YES	PERMANENT	TIEBACK	5/SH1.0	4/SH1.0 & 12/SH3.0
P212	30"	W21x44	158.5'	187.0'	206.0'	199.0'	57.3	15°	25.0'	37.0'	15.0'	28.5'	NO	YES	PERMANENT	TIEBACK	5/SH1.0	4/SH1.0 & 12/SH3.0
P213	30"	W21x44	158.5'	187.0'	206.0'	199.0'	57.3	15°	25.0'	37.0'	15.0'	28.5'	NO	YES	PERMANENT	TIEBACK	5/SH1.0	4/SH1.0 & 12/SH3.0
P214	30"	W21x44	158.5'	187.0'	206.0'	199.0'	57.3	15°	25.0'	37.0'	15.0'	28.5'	NO	YES	PERMANENT	TIEBACK	5/SH1.0	4/SH1.0 & 12/SH3.0
P215	30"	W21x62	155.5'	187.0'	208.0'	201.0'	69.7	15°	30.0'	43.0'	17.0'	31.5'	NO	YES	PERMANENT	TIEBACK	5/SH1.0	4/SH1.0 & 12/SH3.0
P216	30"	W21x62	155.5'	187.0'	208.0'	201.0'	69.7	15°	30.0'	43.0'	17.0'	31.5'	NO	YES	PERMANENT	TIEBACK	5/SH1.0	4/SH1.0 & 12/SH3.0
P217	30"	W21x93	152.5'	187.0'	210.0'	203.0'	83.6	15°	36.0'	50.0'	19.0'	34.5'	NO	YES	PERMANENT	TIEBACK	5/SH1.0	4/SH1.0 & 12/SH3.0
P218	30"	W21x93	152.5'	187.0'	210.0'	203.0'	83.6	15°	36.0'	50.0'	19.0'	34.5'	NO	YES	PERMANENT	TIEBACK	5/SH1.0	4/SH1.0 & 12/SH3.0

① CONTRACTOR SHALL REFERENCE TOP OF PILE AND BOTTOM OF PILE ELEVATIONS FOR DETERMINING TOTAL LENGTH OF PILE
② HEIGHT 'H' AND DEPTH 'D' LENGTH IS FOR ENGINEERING REFERENCE PURPOSES ONLY
③ 3/4"Ø x 6" WELDED HEADED STUDS AT 16"oc
④ TIEBACK TO BE INSTALLED w/ A HORIZONTAL ANGLE OF 5° TO AVOID PROPERTY LINE

PILE SCHEDULE

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MARC J. MALSAM
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41206
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PROFESSIONAL ENGINEER

PROJECT NO 5438-2022-01-02
PROJECT MANAGER WAC
DRAWN KT
ENGINEER BLAKE RASSILYER
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REV	DESCRIPTION	DATE
	PERMIT SET	6.10.22

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PILE SCHEDULE

SH2.1
SCALE - 1/8" = 1'-0"

Plotted by: kevin
Plotted on: April 13, 2022 - 3:30pm

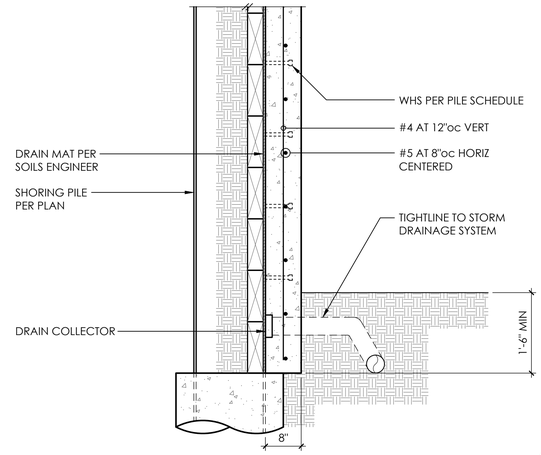
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ABBREVIATIONS

±	PLUS OR MINUS	EMBED	EMBEDMENT	oc	ON CENTER
Ø	DIAMETER	ENGR	ENGINEER	OPP	OPPOSITE
ABV	ABOVE	EQ	EQUAL	PERP	PERPENDICULAR
ADDL	ADDITIONAL	EXT	EXTERIOR	PL	PLATE
APPROX	APPROXIMATE	FDN	FOUNDATION	PL	PROPERTY LINE
ARCH	ARCHITECT, ARCHITECTURAL	FF	FINISHED FLOOR	PSF	POUNDS PER SQUARE FOOT
		FT	FEET		
BLDG	BUILDING	FTG	FOOTING	PSI	POUNDS PER SQUARE INCH
BLW	BELOW	GALV	GALVANIZED		
BOE	BOTTOM OF EXCAVATION	GR	GRADE	PT	PRESSURE TREATED LUMBER
		HF	HEM FIR		
BOT	BOTTOM	HORIZ	HORIZONTAL	REQD	REQUIRED
BTWN	BETWEEN	HSS	HOLLOW STRUCTURAL SECTION	SCHED	SCHEDULE
℄	CENTERLINE			SIM	SIMILAR
CLR	CLEAR	HT	HEIGHT	STRUCT	STRUCTURAL
CONC	CONCRETE	IBC	INTERNATIONAL BUILDING CODE	TEMP	TEMPORARY
CONT	CONTINUOUS			THRU	THROUGH
CS	CRAWLSPACE	IN	INCH	TOW	TOP OF WALL
DEMO	DEMOLISH	K	KIPS (1000 POUNDS)	TYP	TYPICAL
DF	DOUGLAS FIR	KSF	KIPS PER SQ FT	UNO	UNLESS NOTED OTHERWISE
DIA	DIAMETER	L	ANGLE		
DIAG	DIAGONAL	L	LENGTH	VIF	VERIFY IN FIELD
DIM	DIMENSION	LBS	POUNDS	W	WIDE OR WIDTH
DO	DITTO	MAX	MAXIMUM	w/	WITH
DP	DEEP/DEPTH	MB	MACHINE BOLT	w/o	WITHOUT
DWGS	DRAWINGS	MFR	MANUFACTURER	WHS	WELDED HEADED STUD
(E)	EXISTING	MIN	MINIMUM		
EA	EACH	MISC	MISCELLANEOUS		
EL	ELEVATION	NTS	NOT TO SCALE		

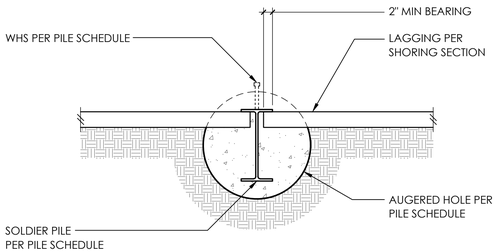
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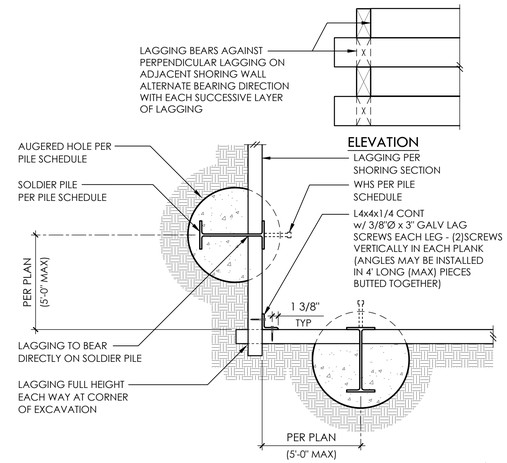


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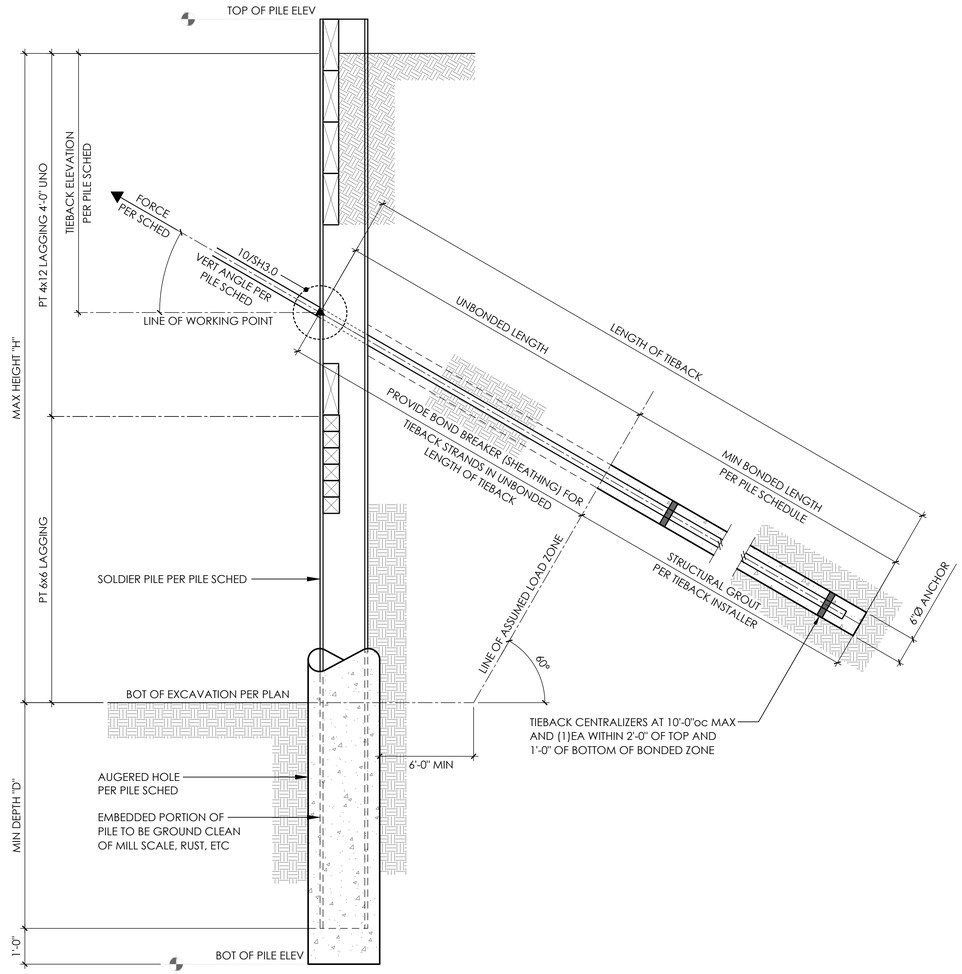


5



PLAN VIEW

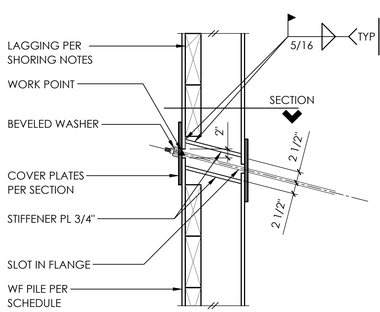
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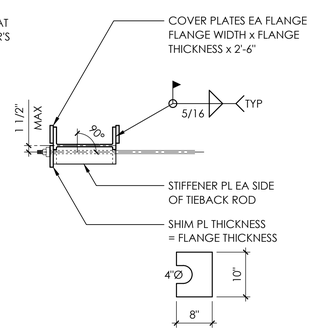


1/2" = 1'-0"

TIEBACK PILE

12





SECTION

TIEBACK TO PILE CONNECTION

10

Plotted By: kevin
Plotted Date: Jun 10, 2022 - 3:31pm

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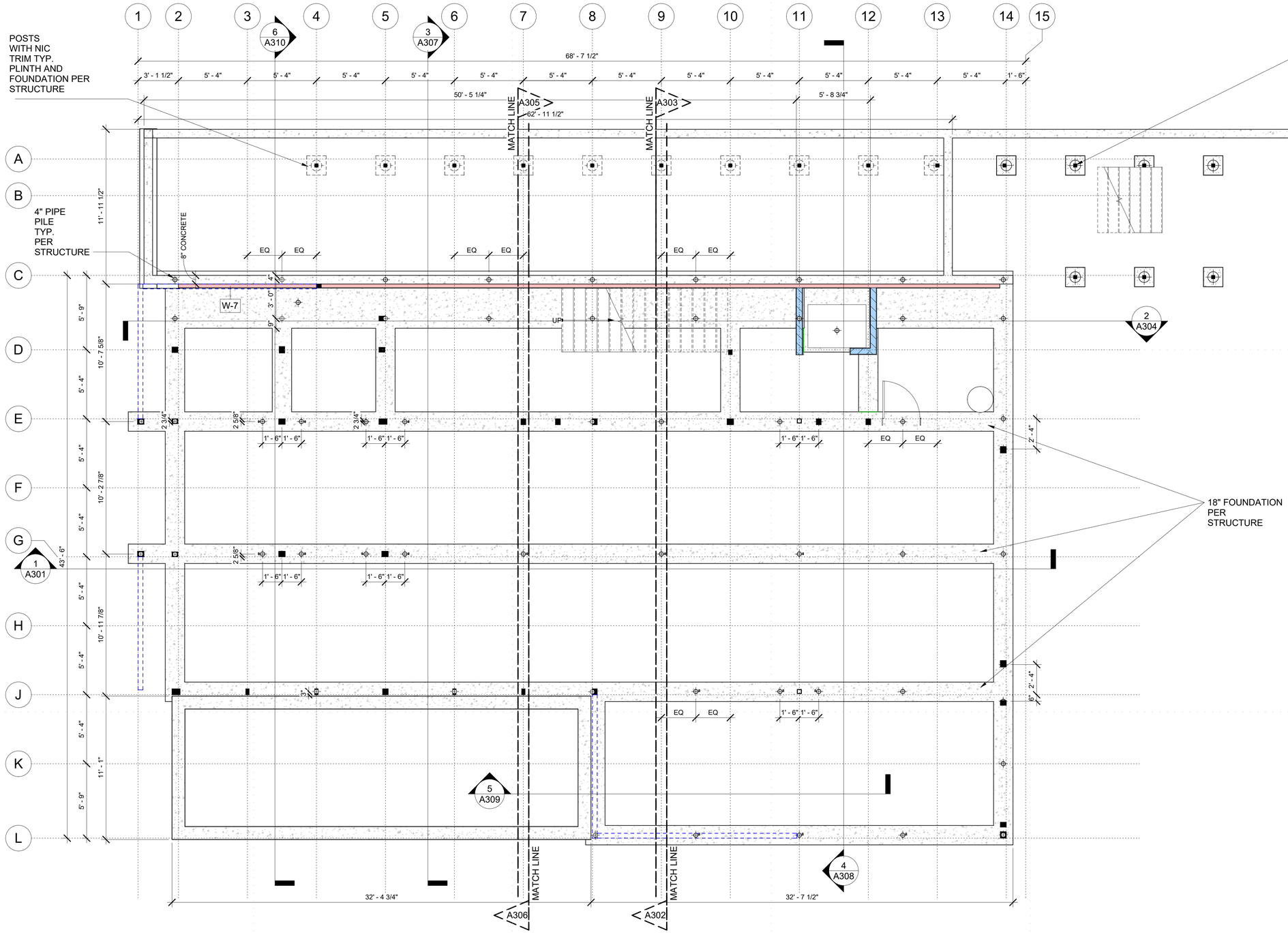
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TYPICAL TIEBACK DETAILS

SH3.0

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



1 FOUNDATION PLAN

1/4" = 1'-0"

Lindal CEDAR HOMES

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LINDAL DISTRIBUTOR

Warm Modern Living

CLIENT

Tuanhoa V. Hoang & Maile D. Intrachat

7929 East Mercer Way, Mercer Island, WA 98040, USA

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DATE	PLAN SET	INITIAL
03/11/22	SD	ME
09/29/22	CD	ME
11/17/2022	CD	LT

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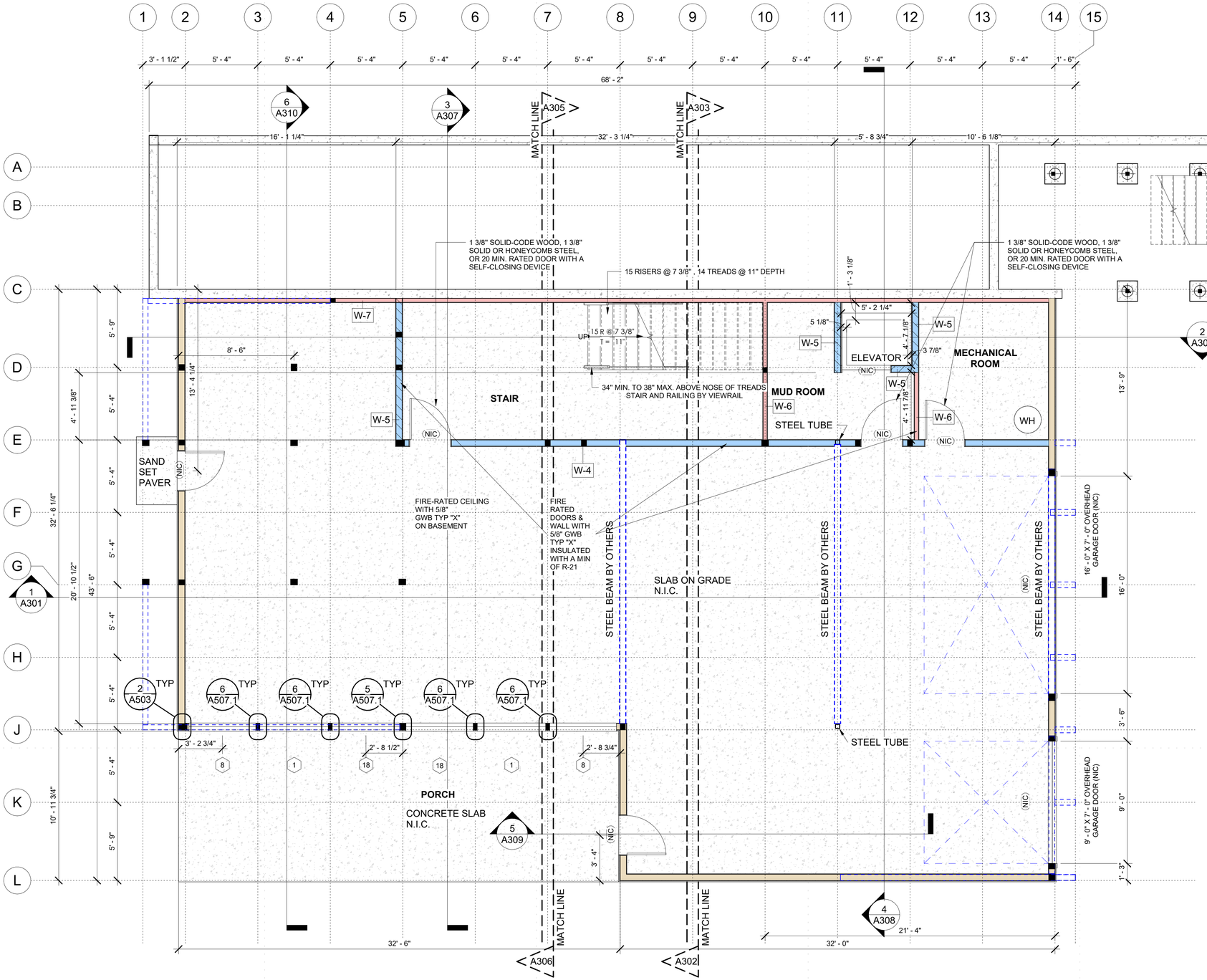
HOME SERIES
CUSTOM

HOME MODEL
CUSTOM

FOUNDATION PLAN

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

A100



1 BASEMENT PLAN

1/4" = 1'-0"

Basement Notes

SCALE 1/4" = 1'-0"

1. SEE FIRST FLOOR FRAMING PLAN FOR FIRST FLOOR BEAM and HANGER SIZES.
2. L.C.H. IS NOT RESPONSIBLE FOR ANY DESIGN and/or MATERIALS CALLED OUT AS N.I.C. (NOT IN CONTRACT) or BY OTHERS.
3. ALL ELECTRICAL WIRING and FIXTURES, PLUMBING FIXTURES, APPLIANCES, and CABINETS ARE N.I.C. and ARE SHOWN FOR REFERENCE ONLY.
4. REFER TO DOOR and WINDOW INSTALLATION PAGES FOR DETAILS.
5. INTERIOR WALL LINER IS 1/2" GYPSUM WALLBOARD (N.I.C.), TYPICAL.
6. CEMENT BOARD (N.I.C.) IS USED BEHIND PLUMBING FIXTURES FROM FLOOR LEVEL TO 4' ABOVE FLOOR LEVEL. THROUGHOUT TUB and SHOWER ENCLOSURES USE CODE APPROVED BACKER BOARD (BY OTHERS)
7. CEILING LINER BELOW MAIN FLOOR JOISTS IS 5/8" GYPSUM WALLBOARD (N.I.C.), UNLESS NOTED OTHERWISE.
8. DO NOT DRILL HOLES THROUGH POSTS or BEAMS.
9. CLOSET SHELVING and RODS ARE BY OTHERS.
10. AT CONTRACTORS DISCRETION, RAISE WINDOWS TO ALLOW CLEARRANCE FOR PRE-FORMED COUNTER/BACKSPLASH ASSEMBLY.
11. LINDAL CEDAR HOMES INC. DOES NOT RECOMMEND THE USE OF ANY FORM OF HUMIDIFIER IN CONDITIONED LIVING SPACES. HUMIDIFIERS ADD MOISTURE THAT MAY PROMOTE MOLD GROWTH, CONDENSATION AND OTHER MOISTURE RELATED PROBLEMS.
12. WHEN PLANS ARE ON 11"x17" SHEETS, REDUCE SCALE BY HALF FOR PROPER DIMENSIONS.

WALL LEGEND

- EXTERIOR WALL 2X6
- INTERIOR BEARING WALL 2X6
- CONCRETE WALL
- INTERIOR WALL 2X6
- INTERIOR WALL 2X4
- FURRING WALL 2X4

WALL TYPES EXTERIOR

INTERIOR EXTERIOR

W-1 2x6 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE
INSULATION BY OTHERS, R VALUE 21
1/2" PLYWOOD SHEATHING
11/16 x 6 - BEVEL T.K. ROUGH CEDAR (HORIZONTAL)

W-2 2x8 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE
INSULATION BY OTHERS, R VALUE 21
1/2" PLYWOOD SHEATHING
11/16 x 6 - BEVEL T.K. ROUGH CEDAR (HORIZONTAL)

W-3 2x1'-6" STUDS @ 16" O.C. W/ DOUBLE TOP PLATE
INSULATION BY OTHERS, R VALUE 21
1/2" PLYWOOD SHEATHING
11/16 x 6 - BEVEL T.K. ROUGH CEDAR (HORIZONTAL)

CONCRETE WALL

INTERIOR EXTERIOR

WALL TYPES INTERIOR

W-4 2X6 SOFTWOOD LUMBER @ 16" O.C.
GYP. WALL BOARD BOTH SIDES

W-5 GYP. WALL BOARD BOTH SIDES
2X6 BEARING WALL @ 16" O.C.

W-6 2X4 SOFTWOOD LUMBER @ 16" O.C.
GYP. WALL BOARD BOTH SIDES

W-7 2X4 SOFTWOOD LUMBER @ 16" O.C.
GYP. WALL BOARD ONE SIDE

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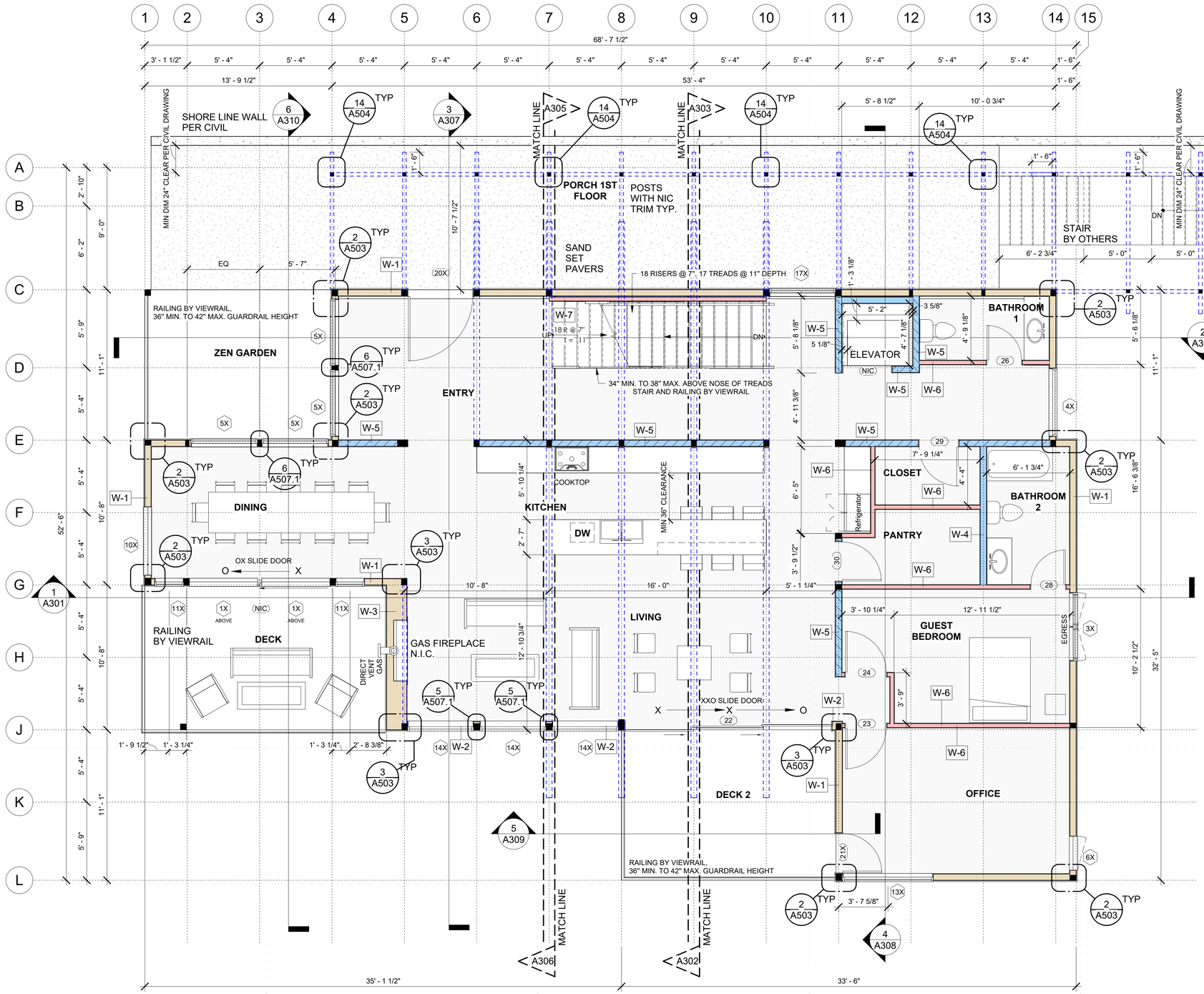
HOME SERIES
CUSTOM

HOME MODEL
CUSTOM

BASEMENT PLAN

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

A101



1 1st FLOOR PLAN

1/4" = 1'-0"

First Floor Notes

SCALE 1/4" = 1'-0"

1. SEE SECOND FLOOR FRAMING PLAN FOR SECOND FLOOR BEAM and HANGER SIZES.
2. L.C.H. IS NOT RESPONSIBLE FOR ANY DESIGN and/or MATERIALS CALLED OUT AS N.I.C. (NOT IN CONTRACT) or BY OTHERS.
3. ALL ELECTRICAL WIRING and FIXTURES, PLUMBING FIXTURES, APPLIANCES, and CABINETS ARE N.I.C. and ARE SHOWN FOR REFERENCE ONLY.
4. REFER TO DOOR and WINDOW INSTALLATION PAGES FOR DETAILS.
5. INTERIOR WALL LINER IS 1/2" GYPSUM WALLBOARD (N.I.C.), TYPICAL. CEMENT BOARD (N.I.C.) IS USED BEHIND PLUMBING FIXTURES FROM FLOOR LEVEL TO 4' ABOVE FLOOR LEVEL. THROUGHOUT TUB and SHOWER ENCLOSURES USE CODE APPROVED BACKER BOARD (N.I.C.)
6. INTERIOR ROOF LINER IS 5/8" GYPSUM WALLBOARD (N.I.C.), UNLESS NOTED OTHERWISE.
7. CEILING LINER BELOW SECOND FLOOR JOISTS IS 5/8" GYPSUM WALLBOARD (N.I.C.), UNLESS NOTED OTHERWISE.
8. DO NOT DRILL HOLES THROUGH POSTS or BEAMS.
9. CLOSET SHELVING and RODS ARE BY OTHERS.
10. AT CONTRACTORS DISCRETION, RAISE WINDOWS TO ALLOW CLEARANCE FOR PRE-FORMED COUNTER/BACKSPLASH ASSEMBLY.
11. LINDAL CEDAR HOMES INC. DOES NOT RECOMMEND THE USE OF ANY FORM OF HUMIDIFIER IN CONDITIONED LIVING SPACES. HUMIDIFIERS ADD MOISTURE THAT MAY PROMOTE MOLD GROWTH, CONDENSATION AND OTHER MOISTURE RELATED PROBLEMS.
12. RECESSED CANISTER LIGHTING IS NOT TO BE INSTALLED IN ANY INSULATED
13. CATHEDRAL CEILING. THE USE OF RECESSED, CANISTER LIGHTING REDUCES THE ROOF'S ABILITY TO PERFORM PROPERLY BY INTRODUCING A HEAT SOURCE DIRECTLY INTO THE ROOF CAVITY.
14. WHEN PLANS ARE ON 11"x17" SHEETS, REDUCE SCALE BY HALF FOR PROPER DIMENSIONS.

IMPORTANT ACQ FASTENER REQUIREMENTS

- All treated lumber included in your home is treated with ACQ (alkaline, copper, quat). ACQ is a corrosive material and therefore the type and quality of connectors, fasteners, washers, flashing and other metals that come into contact with the treated lumber is very important. To prevent electrolysis, always match metal components with fasteners that are compatible.
- All connectors that come into contact with treated materials are to be Simpson Strong-Tie G185 Z-Max, HDG (hot dip galvanized) or SST300 (stainless steel) or equivalent.
- Hot dipped galvanized fasteners are to be used with G185 Z-Max and HDG connectors and stainless steel fasteners are to be used with SST300 stainless steel connectors. Do not use stainless steel fasteners with G185 Z-Max or HDG connectors. Likewise, do not use hot dipped fasteners with SST300 stainless steel connectors.
- All anchor bolts, washers and nuts are to be hot dipped galvanized.
- Hot dipped galvanized or stainless steel nails or staples must be used when fastening the sheathing into the treated mud sill. Mechanically galvanized or electroplated gun nails are not appropriate in this situation.
- Flashing that comes into contact with treated materials must be copper or stainless steel. Use the appropriate fasteners for the flashing material chosen.
- Use hot dipped galvanized or stainless steel fasteners when fastening decking to treated material.

WALL LEGEND

- EXTERIOR WALL 2X6
- INTERIOR WALL 2X6
- INTERIOR BEARING WALL 2X6
- INTERIOR WALL 2X4
- CONCRETE WALL
- FURRING WALL 2X4

WALL TYPES EXTERIOR

INTERIOR EXTERIOR

- W-1: 2x6 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE; INSULATION BY OTHERS, R VALUE 21; 1/2" PLYWOOD SHEATHING; 11/16 x 6 - BEVEL T.K. ROUGH CEDAR (HORIZONTAL)
- W-2: 2x8 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE; INSULATION BY OTHERS, R VALUE 21; 1/2" PLYWOOD SHEATHING; 11/16 x 6 - BEVEL T.K. ROUGH CEDAR (HORIZONTAL)
- W-3: 2x1'-6" STUDS @ 16" O.C. W/ DOUBLE TOP PLATE; INSULATION BY OTHERS, R VALUE 21; 1/2" PLYWOOD SHEATHING; 11/16 x 6 - BEVEL T.K. ROUGH CEDAR (HORIZONTAL)
- CONCRETE WALL

INTERIOR EXTERIOR

WALL TYPES INTERIOR

- W-4: 2X6 SOFTWOOD LUMBER @ 16" O.C.; GYP. WALL BOARD BOTH SIDES
- W-5: GYP. WALL BOARD BOTH SIDES; 2X6 BEARING WALL @ 16" O.C.
- W-6: 2X4 SOFTWOOD LUMBER @ 16" O.C.; GYP. WALL BOARD BOTH SIDES
- W-7: 2X4 SOFTWOOD LUMBER @ 16" O.C.; GYP. WALL BOARD ONE SIDE

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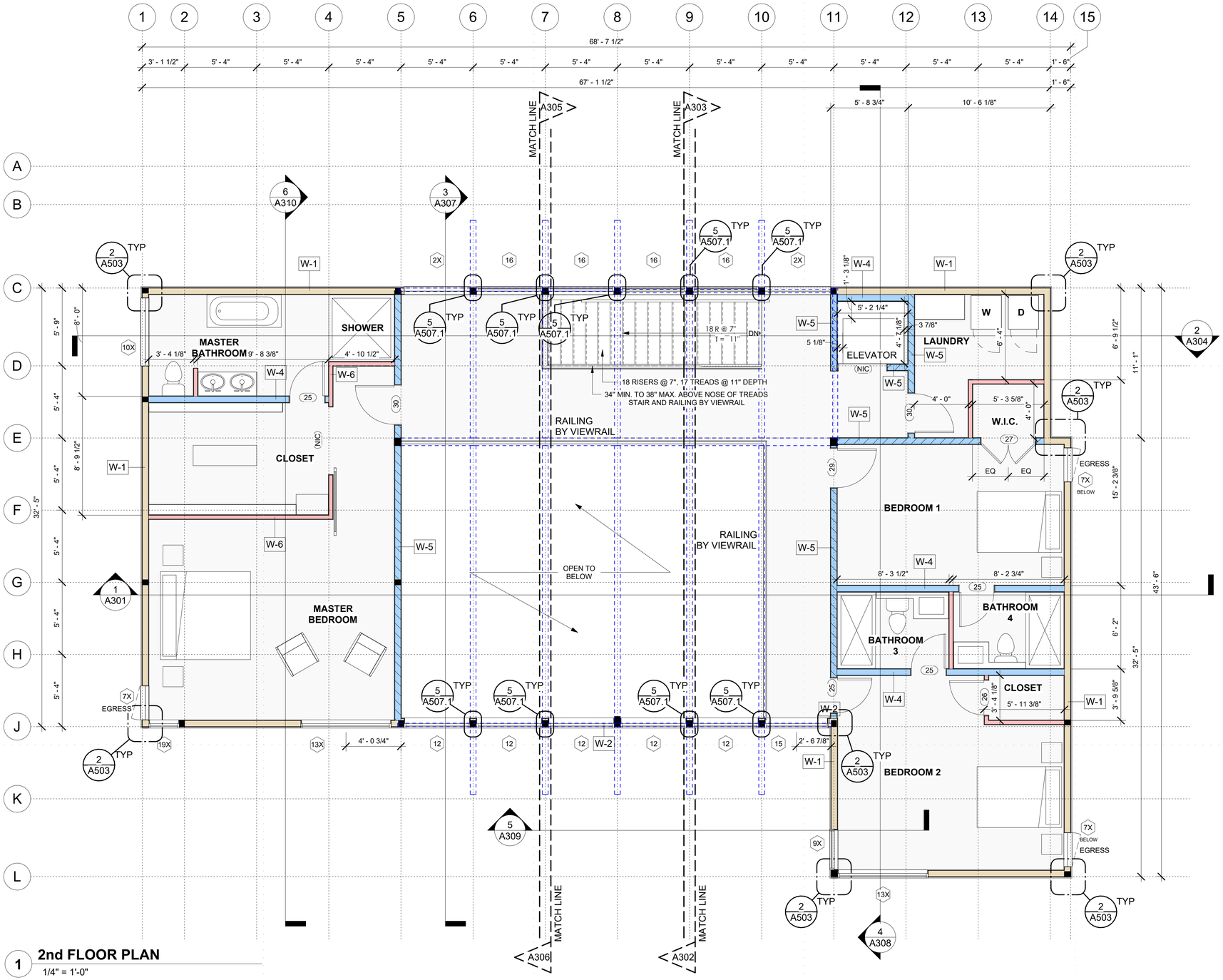
42255

HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

1ST FLOOR PLAN

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

A102



1 **2nd FLOOR PLAN**
1/4" = 1'-0"

Second Floor Plan

SCALE 1/4" = 1'-0"

1. SEE ROOF FRAMING PLAN FOR BEAM, GIRDER and HANGER SIZES.
2. L.C.H. IS NOT RESPONSIBLE FOR ANY DESIGN and/or MATERIALS CALLED OUT AS N.I.C. (NOT IN CONTRACT) or BY OTHERS.
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12. WHEN PLANS ARE ON 11"x17" SHEETS, REDUCE SCALE BY HALF FOR PROPER DIMENSIONS.

WALL LEGEND

- EXTERIOR WALL 2X6
- INTERIOR BEARING WALL 2X6
- CONCRETE WALL
- INTERIOR WALL 2X6
- INTERIOR WALL 2X4
- FURRING WALL 2X4

WALL TYPES EXTERIOR

INTERIOR EXTERIOR

- W-1: 2x6 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE INSULATION BY OTHERS, R VALUE 21 1/2" PLYWOOD SHEATHING 11/16 x 6 - BEVEL T.K. ROUGH CEDAR (HORIZONTAL)
- W-2: 2x8 STUDS @ 16" O.C. W/ DOUBLE TOP PLATE INSULATION BY OTHERS, R VALUE 21 1/2" PLYWOOD SHEATHING 11/16 x 6 - BEVEL T.K. ROUGH CEDAR (HORIZONTAL)
- W-3: 2x1'-6" STUDS @ 16" O.C. W/ DOUBLE TOP PLATE INSULATION BY OTHERS, R VALUE 21 1/2" PLYWOOD SHEATHING 11/16 x 6 - BEVEL T.K. ROUGH CEDAR (HORIZONTAL)
- CONCRETE WALL

INTERIOR EXTERIOR

WALL TYPES INTERIOR

- W-4: 2X6 SOFTWOOD LUMBER @ 16" O.C.; GYP. WALL BOARD BOTH SIDES
- W-5: GYP. WALL BOARD BOTH SIDES; 2X6 BEARING WALL @ 16" O.C.
- W-6: 2X4 SOFTWOOD LUMBER @ 16" O.C.; GYP. WALL BOARD BOTH SIDES
- W-7: 2X4 SOFTWOOD LUMBER @ 16" O.C.; GYP. WALL BOARD ONE SIDE

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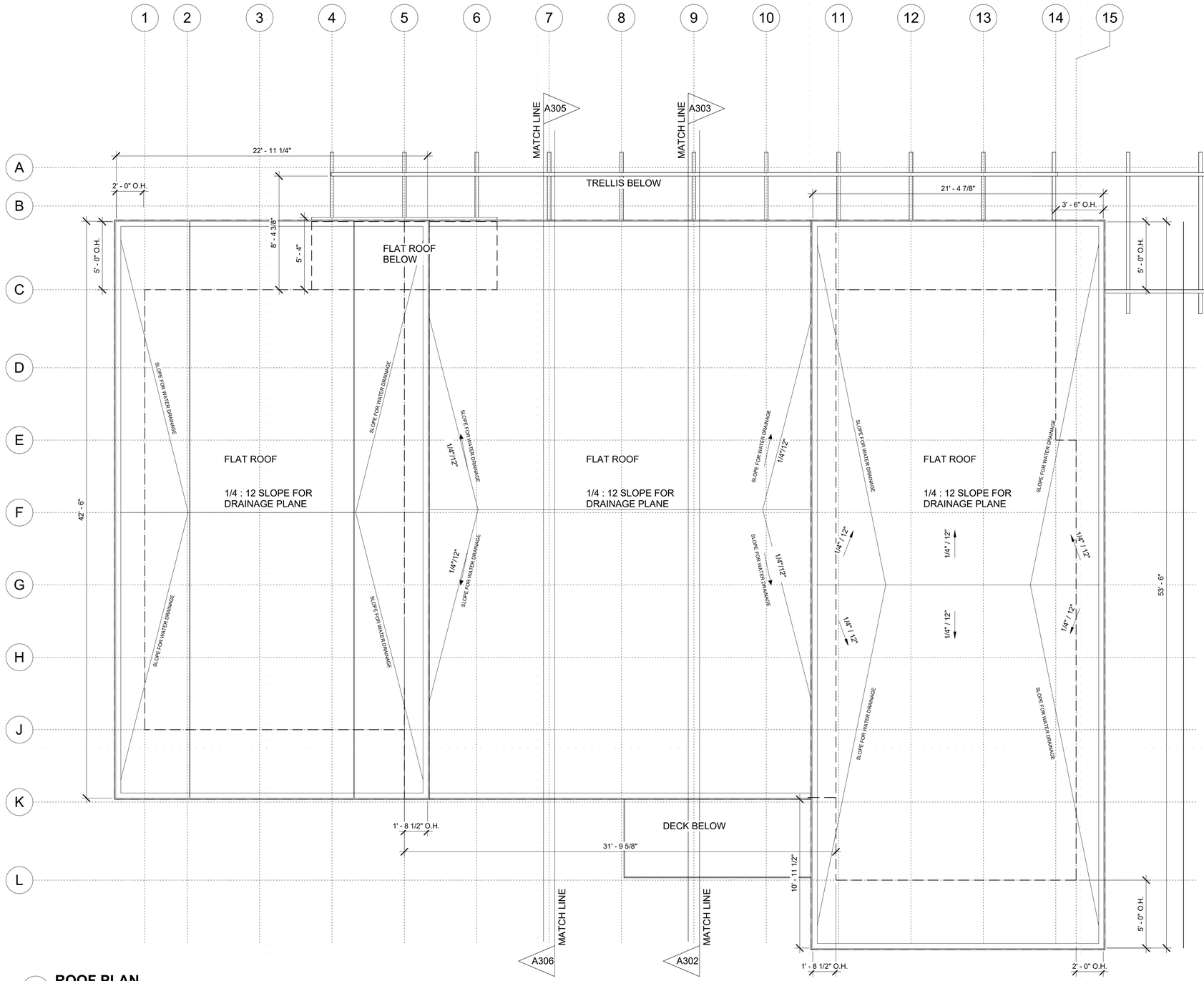
42255

HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

2ND FLOOR PLAN

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

A103



1 ROOF PLAN

1/4" = 1'-0"

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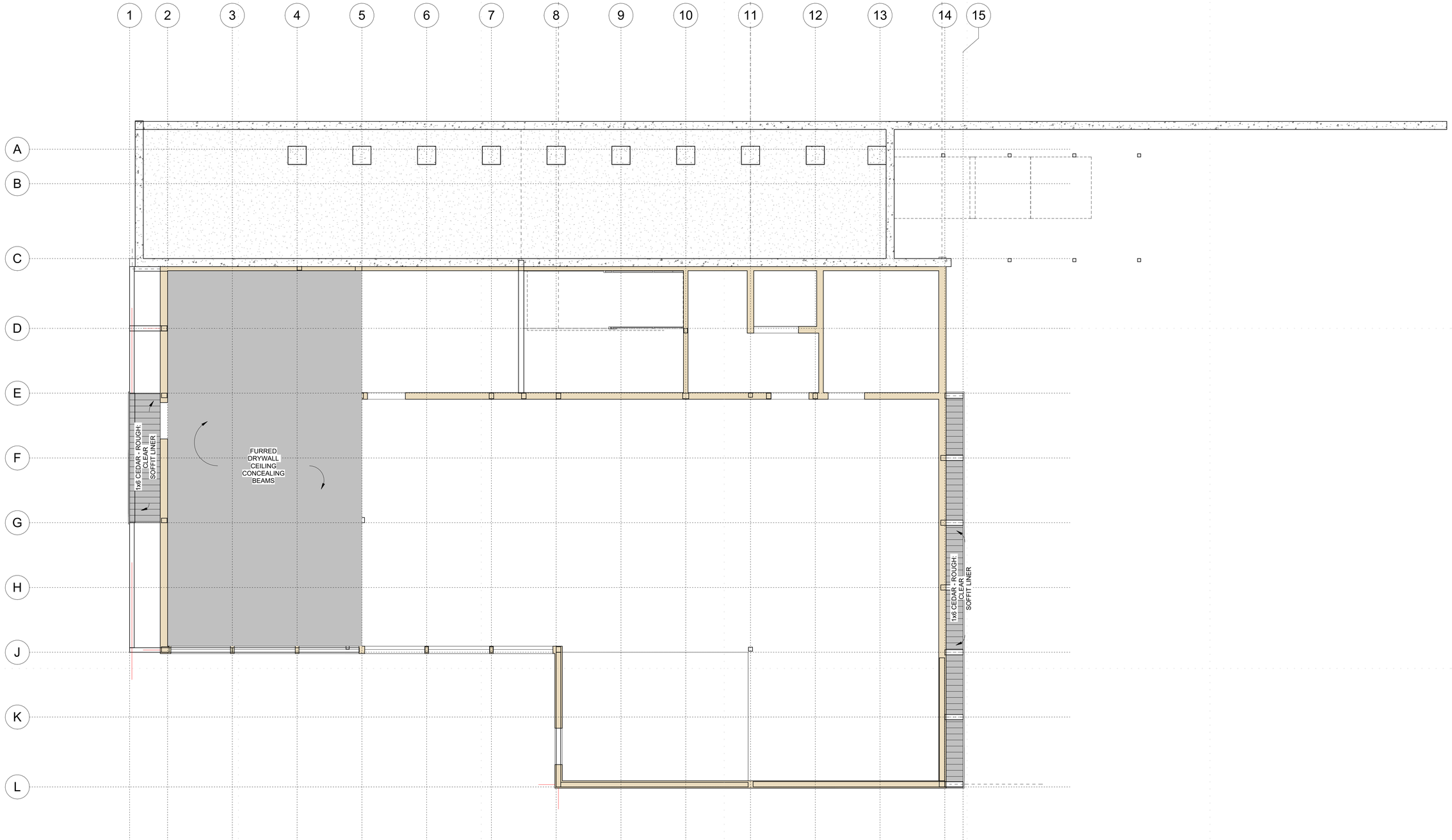
HOME SERIES
CUSTOM

HOME MODEL
CUSTOM

ROOF PLAN

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

A104



1 BASEMENT PLAN RCP

1/4" = 1'-0"

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HOME SERIES
CUSTOM

HOME MODEL
CUSTOM

BASEMENT PLAN RCP

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

A105



1 **1st FLOOR PLAN RCP**
1/4" = 1'-0"

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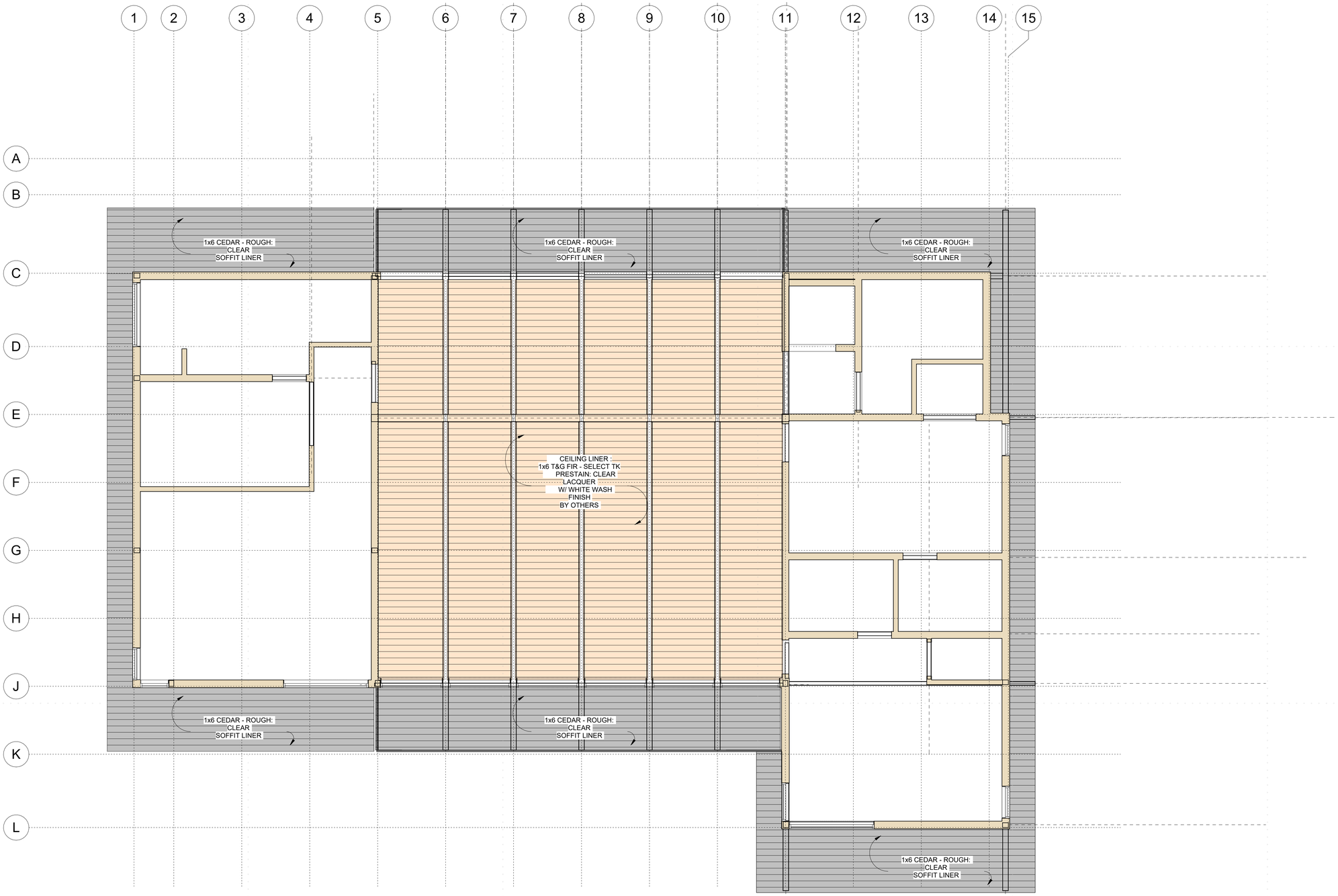
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HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

1ST FLOOR PLAN RCP
Scale: 1/4" = 1'-0"

A106



1 **2nd FLOOR PLAN RCP**
1/4" = 1'-0"

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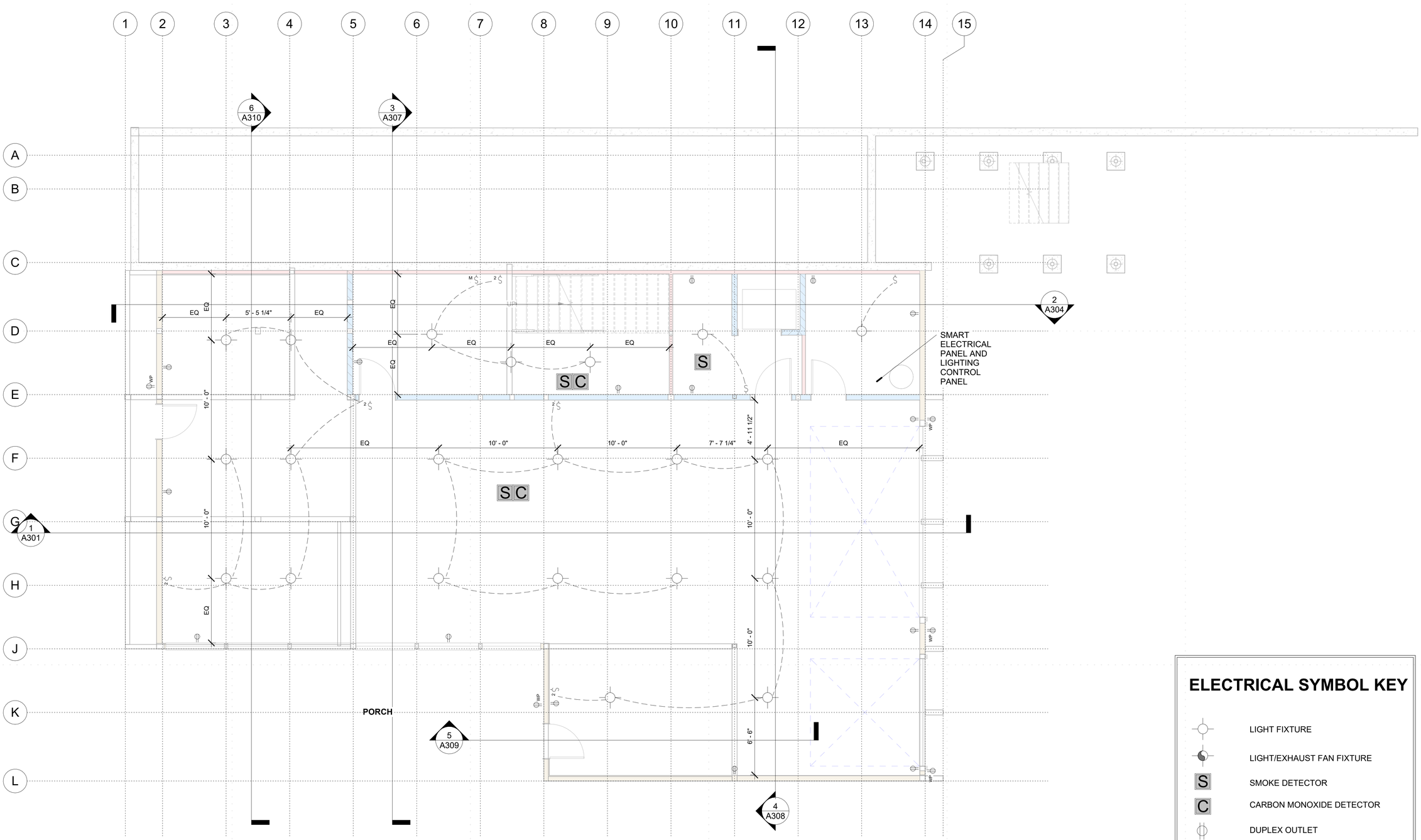
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HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

2ND FLOOR PLAN RCP
Scale: 1/4" = 1'-0"

A107



1 BASEMENT PLAN ELECTRICAL

1/4" = 1'-0"

ELECTRICAL SYMBOL KEY

	LIGHT FIXTURE
	LIGHT/EXHAUST FAN FIXTURE
S	SMOKE DETECTOR
C	CARBON MONOXIDE DETECTOR
	DUPLEX OUTLET
	220V OUTLET
FL	DUPLEX OUTLET MOUNTED IN FLOOR
GFI	GROUND FAULT INTERRUPTER OUTLET
WP	WEATHER PROOF OUTLET
S	SINGLE POLE LIGHT SWITCH
S_2	TWO WAY SWITCH

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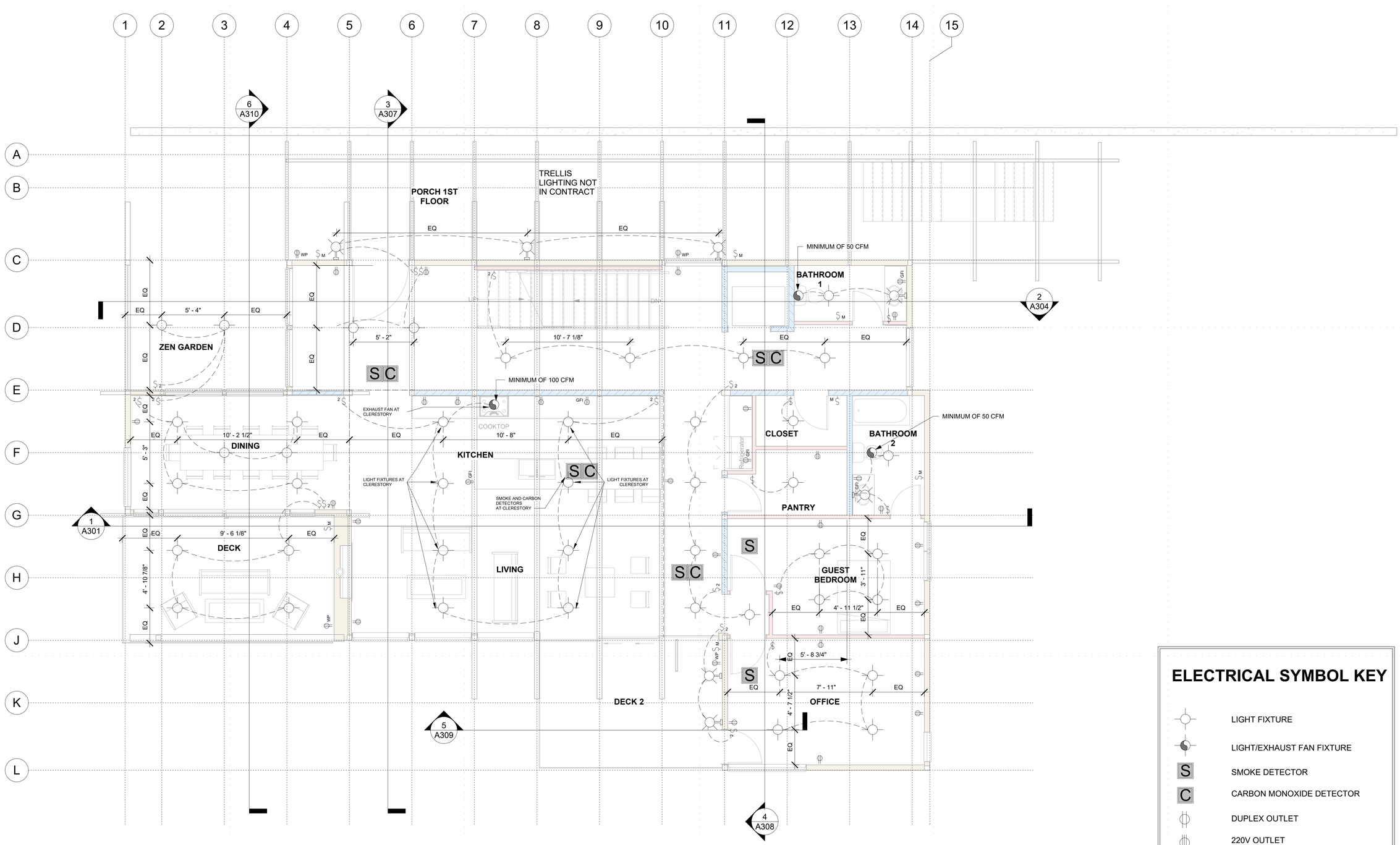
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HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

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

A160



1 1st FLOOR PLAN ELECTRICAL

1/4" = 1'-0"

ELECTRICAL SYMBOL KEY

	LIGHT FIXTURE
	LIGHT/EXHAUST FAN FIXTURE
S	SMOKE DETECTOR
C	CARBON MONOXIDE DETECTOR
	DUPLEX OUTLET
	220V OUTLET
FL	DUPLEX OUTLET MOUNTED IN FLOOR
GFI	GROUND FAULT INTERRUPTER OUTLET
WP	WEATHER PROOF OUTLET
S	SINGLE POLE LIGHT SWITCH
S_2	TWO WAY SWITCH

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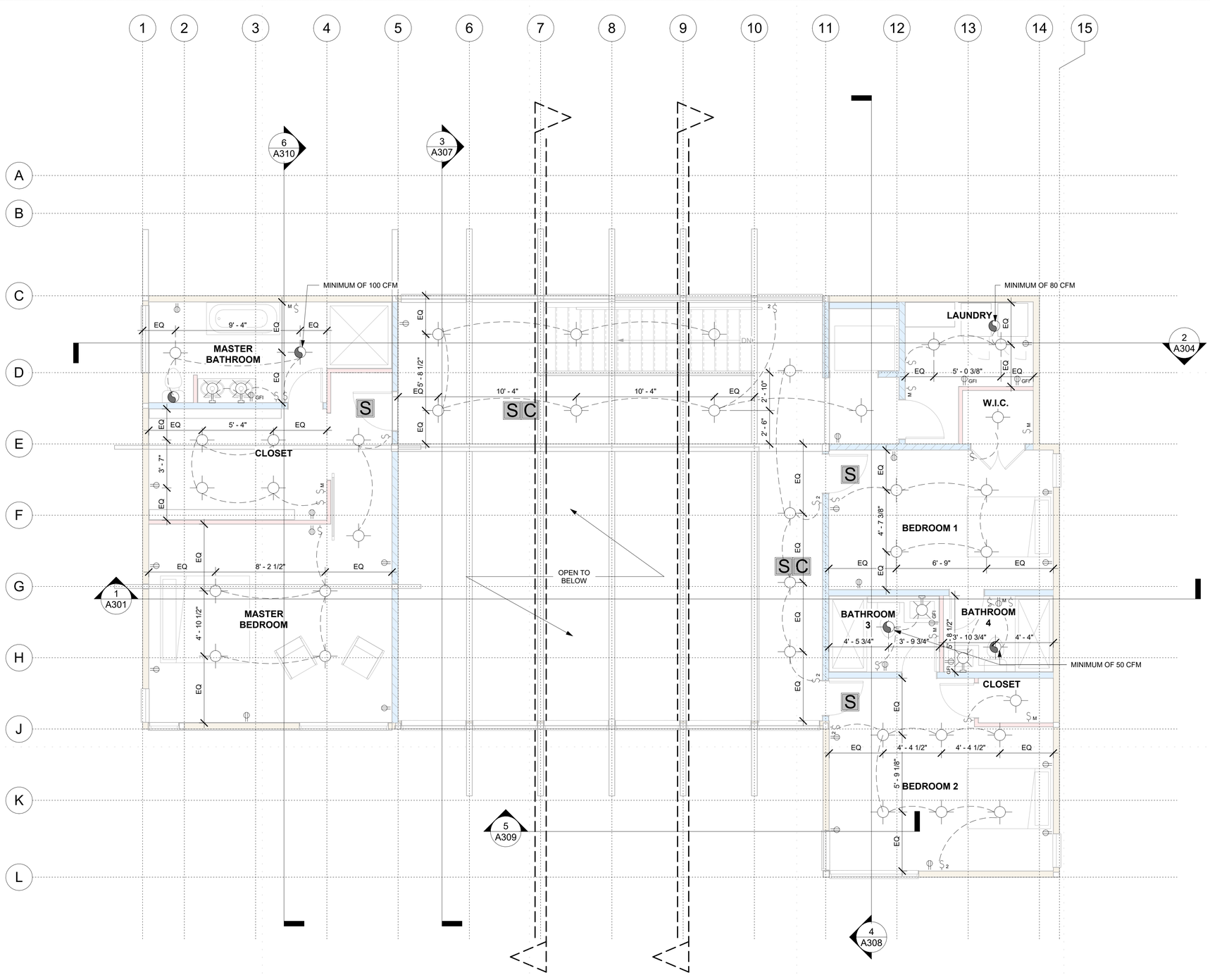
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HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

1ST FLOOR ELECTRICAL
Scale: 1/4" = 1'-0"

A161



1 **2nd FLOOR PLAN ELECTRICAL**
1/4" = 1'-0"

ELECTRICAL SYMBOL KEY

	LIGHT FIXTURE
	LIGHT/EXHAUST FAN FIXTURE
S	SMOKE DETECTOR
C	CARBON MONOXIDE DETECTOR
	DUPLEX OUTLET
	220V OUTLET
FL	DUPLEX OUTLET MOUNTED IN FLOOR
GFI	GROUND FAULT INTERRUPTER OUTLET
WP	WEATHER PROOF OUTLET
S	SINGLE POLE LIGHT SWITCH
S_2	TWO WAY SWITCH

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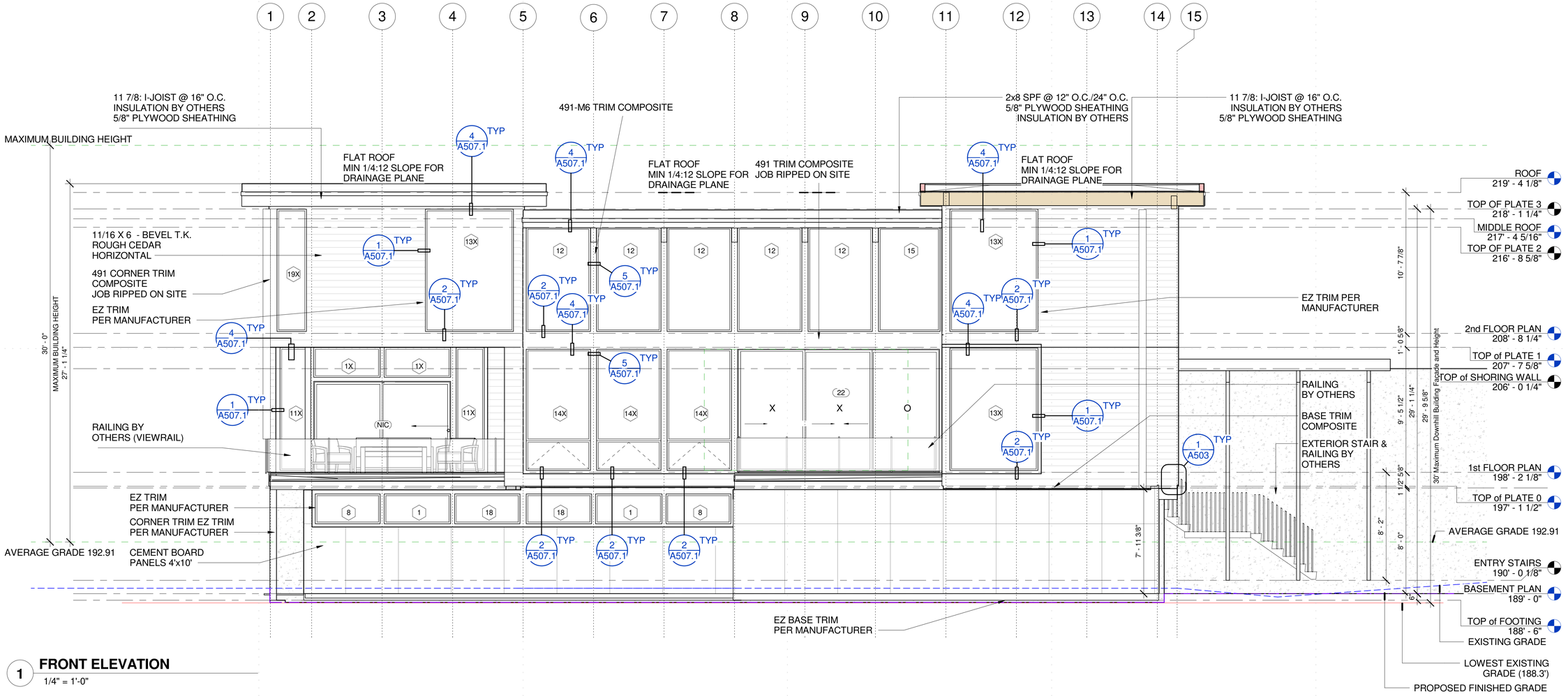
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HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

2ND FLOOR ELECTRICAL
Scale: 1/4" = 1'-0"

A162



1 FRONT ELEVATION

1/4" = 1'-0"

Elevation Notes

SCALE 1/4" = 1'-0"

1. CAULK ALL JOINTS SUBJECT TO AIR and/or WATER INFILTRATION SUCH AS AROUND DOORS, WINDOWS, and BEAMS PROTRUDING THROUGH EXTERIOR WALLS OF BUILDING.
2. EXTERIOR SIDING SHALL BE
   - 11/16"x6" BEVEL T.K. ROUGH CEDAR HORIZONTAL. FACE NAIL PER EXTERIOR WALL DETAILS.
   - CEMENT BOARD PANELS 4' X 10' BY OTHERS.
3. ROOFING IS BY OTHERS.
4. WINDOWS ARE
   - MARVIN SIGNATURE ALUMINIUM CLAD FIR WITH LOW-E / ARGON GLAZING. FRAME COLOR: BLACK.
5. ALL OPENING WINDOWS WHERE THE SILL IS WITHIN 24" OF THE FLOOR AND AND THE EXTERIOR WALKING OR ROOF SURFACE IS 72" OR MORE BELOW THE WINDOW WILL REQUIRE A 4" MAXIMUM WINDOW LIMITER.
6. SWINGING EXTERIOR DOORS IN EXPOSED LOCATIONS MAY REQUIRE THE ADDITION OF CUSTOMER SUPPLIED STORM DOORS TO ASSIST WITH PREVENTING AIR AND WATER INFILTRATION.
7. EXPOSED GLU-LAM BEAM ENDS ARE TO BE CAPPED WITH FASCIA MATERIAL. SEE ROOF DETAILS FOR INFORMATION.
8. GRADE MUST SLOPE AWAY FROM BUILDING.
9. CONTRACTOR TO VERIFY GRADE LOCATION.
10. WHEREVER POSSIBLE, LINDAL CEDAR HOMES INC. RECOMMENDS THE USE OF FUTTER AND DOWNSPOUT SYSTEMS. THE DOWNSPOUTS SHOULD DRAIN A MINIMUM OF 5'-0" AWAY FROM THE FOUNDATION OR TO AN APPROVED DRAINAGE SYSTEM.
11. WHEN PLANS ARE ON 11"x17" SHEETS, REDUCE SCALE BY HALF FOR PROPER DIMENSION.

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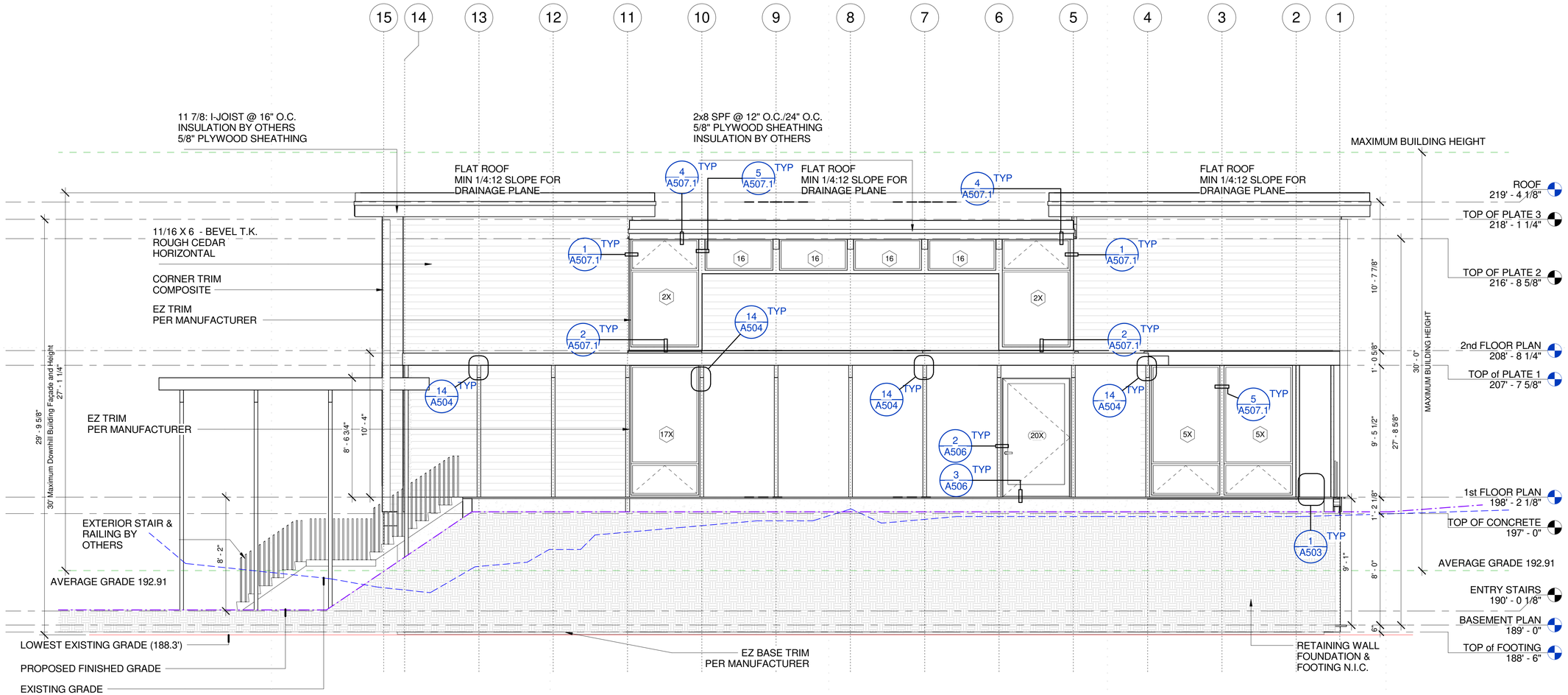
42255

HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

ELEVATIONS

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

A200



1 BACK ELEVATION

1/4" = 1'-0"

Elevation Notes

SCALE 1/4" = 1'-0"

1. CAULK ALL JOINTS SUBJECT TO AIR and/or WATER INFILTRATION SUCH AS AROUND DOORS, WINDOWS, and BEAMS PROTRUDING THROUGH EXTERIOR WALLS OF BUILDING.
2. EXTERIOR SIDING SHALL BE
   - 11/16"x6" BEVEL T.K. ROUGH CEDAR HORIZONTAL. FACE NAIL PER EXTERIOR WALL DETAILS.
   - CEMENT BOARD PANELS 4' X 10' BY OTHERS.
3. ROOFING IS BY OTHERS.
4. WINDOWS ARE
   - MARVIN SIGNATURE ALUMINIUM CLAD FIR WITH LOW-E / ARGON GLAZING. FRAME COLOR: BLACK.
5. ALL OPENING WINDOWS WHERE THE SILL IS WITHIN 24" OF THE FLOOR AND AND THE EXTERIOR WALKING OR ROOF SURFACE IS 72" OR MORE BELOW THE WINDOW WILL REQUIRE A 4" MAXIMUM WINDOW LIMITER.
6. SWINGING EXTERIOR DOORS IN EXPOSED LOCATIONS MAY REQUIRE THE ADDITION OF CUSTOMER SUPPLIED STORM DOORS TO ASSIST WITH PREVENTING AIR AND WATER INFILTRATION.
7. EXPOSED GLU-LAM BEAM ENDS ARE TO BE CAPPED WITH FASCIA MATERIAL. SEE ROOF DETAILS FOR INFORMATION.
8. GRADE MUST SLOPE AWAY FROM BUILDING.
9. CONTRACTOR TO VERIFY GRADE LOCATION.
10. WHEREVER POSSIBLE, LINDAL CEDAR HOMES INC. RECOMMENDS THE USE OF FUTTER AND DOWNSPOUT SYSTEMS. THE DOWNSPOUTS SHOULD DRAIN A MINIMUM OF 5'-0" AWAY FROM THE FOUNDATION OR TO AN APPROVED DRAINAGE SYSTEM.
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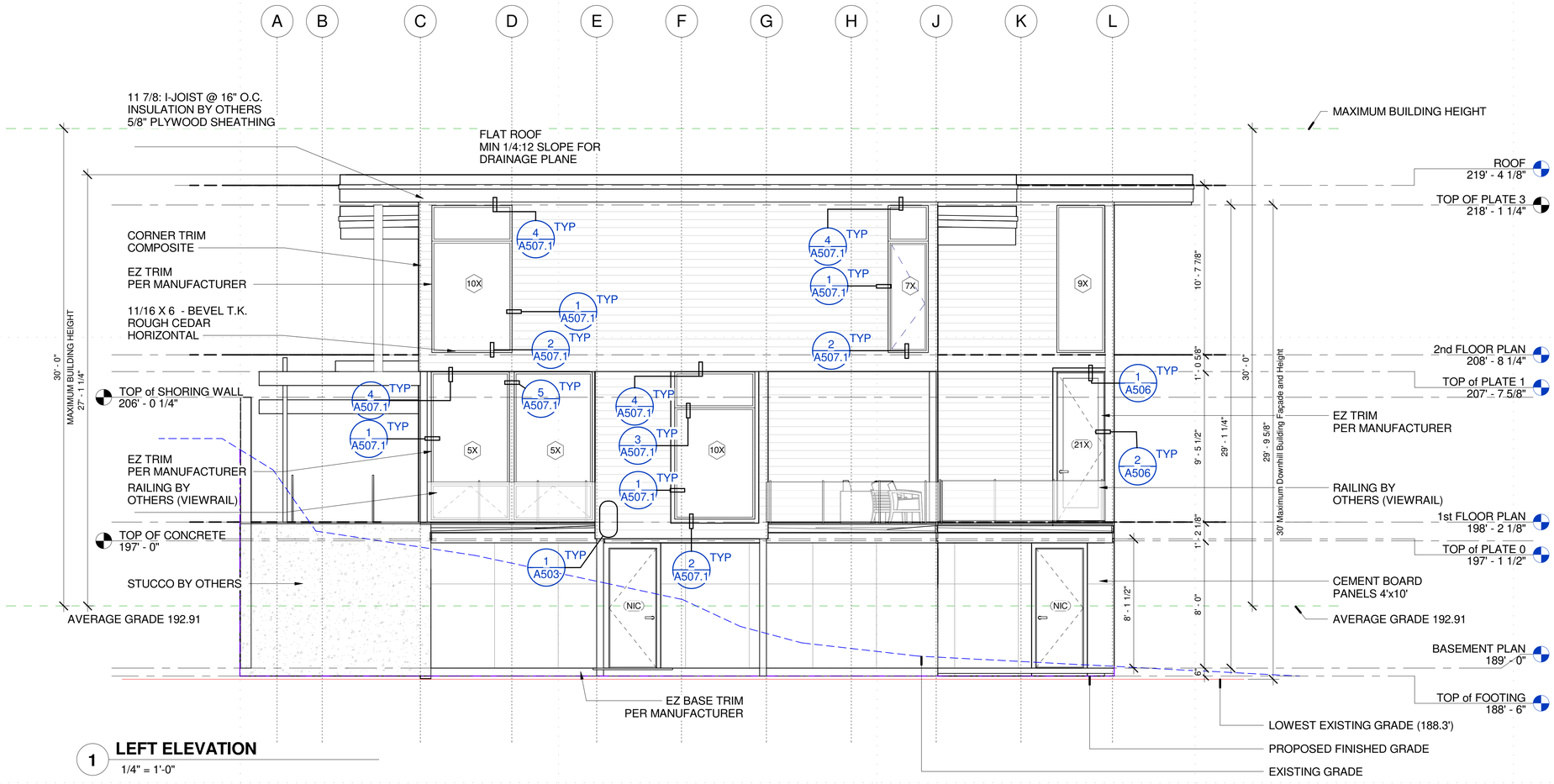
42255

HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

ELEVATIONS

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

A201



1 LEFT ELEVATION

1/4" = 1'-0"

Elevation Notes

SCALE 1/4" = 1'-0"

1. CAULK ALL JOINTS SUBJECT TO AIR and/or WATER INFILTRATION SUCH AS AROUND DOORS, WINDOWS, and BEAMS PROTRUDING THROUGH EXTERIOR WALLS OF BUILDING.
2. EXTERIOR SIDING SHALL BE
   - 11/16"x6" BEVEL T.K. ROUGH CEDAR HORIZONTAL. FACE NAIL PER EXTERIOR WALL DETAILS.
   - CEMENT BOARD PANELS 4' X 10' BY OTHERS.
3. ROOFING IS BY OTHERS.
4. WINDOWS ARE
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5. ALL OPENING WINDOWS WHERE THE SILL IS WITHIN 24" OF THE FLOOR AND AND THE EXTERIOR WALKING OR ROOF SURFACE IS 72" OR MORE BELOW THE WINDOW WILL REQUIRE A 4" MAXIMUM WINDOW LIMITER.
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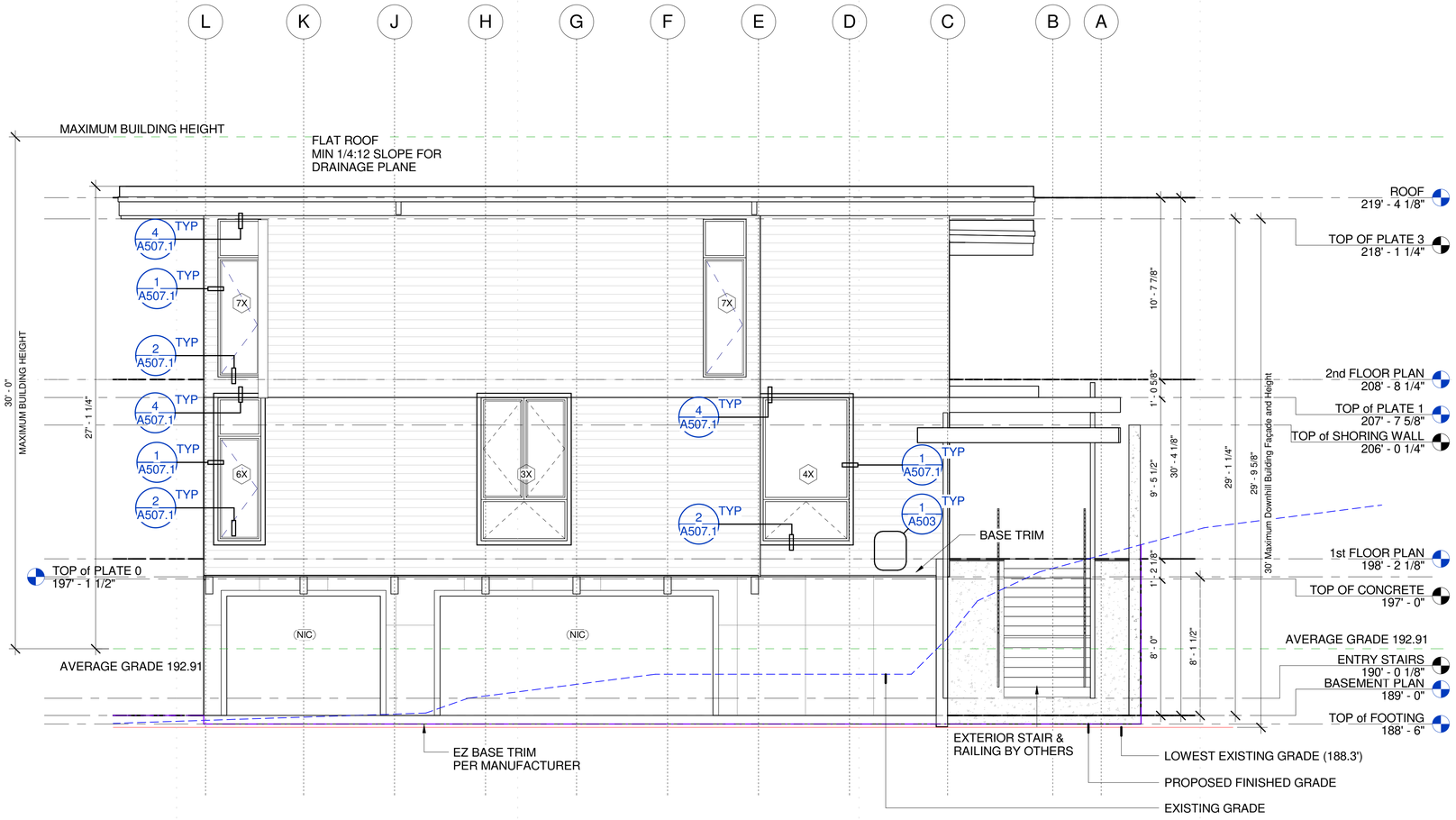
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HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

ELEVATIONS

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

A202



1 **RIGHT ELEVATION**

1/4" = 1'-0"

Elevation Notes

SCALE 1/4" = 1'-0"

1. CAULK ALL JOINTS SUBJECT TO AIR and/or WATER INFILTRATION SUCH AS AROUND DOORS, WINDOWS, and BEAMS PROTRUDING THROUGH EXTERIOR WALLS OF BUILDING.
2. EXTERIOR SIDING SHALL BE
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9. CONTRACTOR TO VERIFY GRADE LOCATION.
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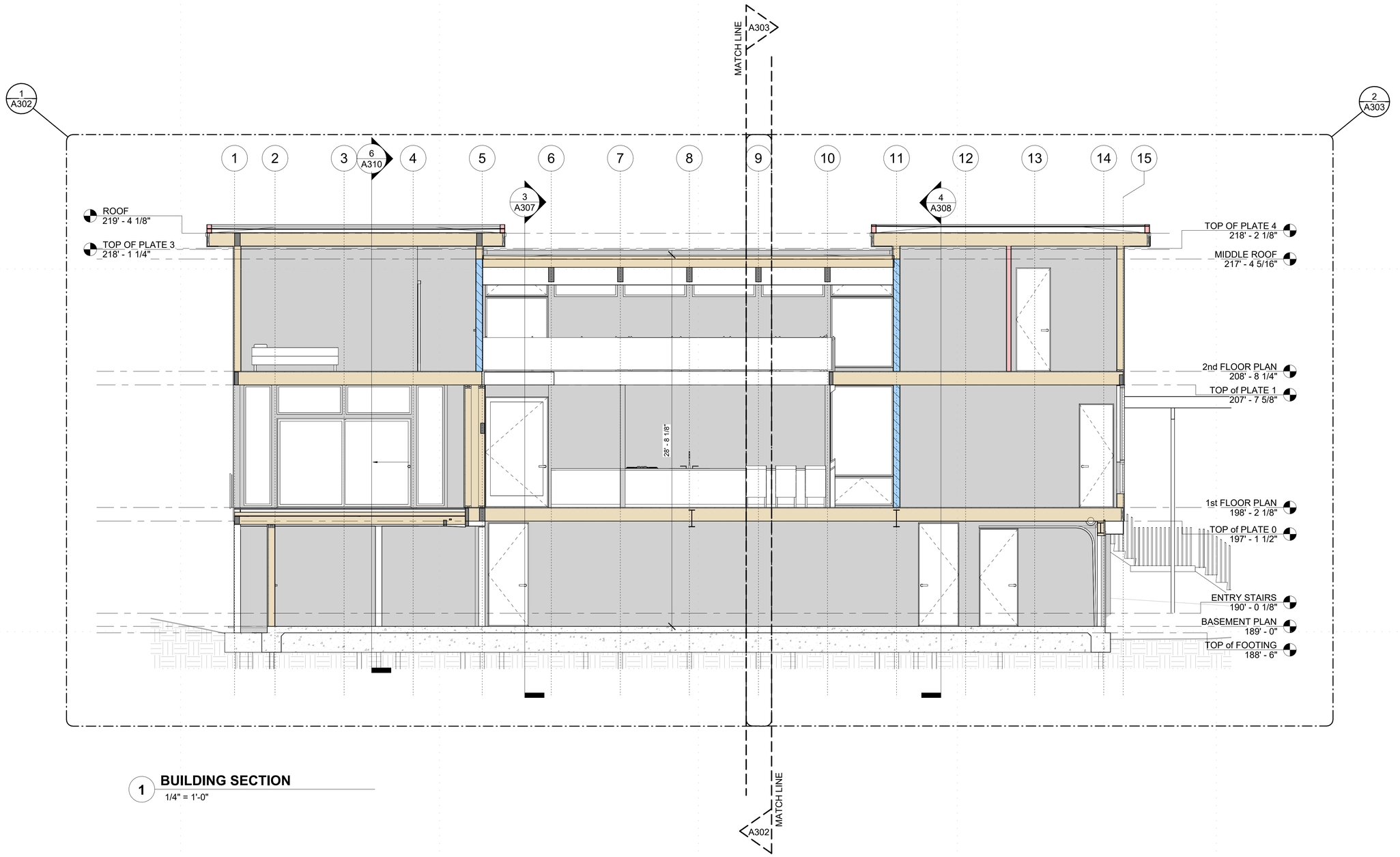
42255

HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

ELEVATIONS

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

A203



1 **BUILDING SECTION**
1/4" = 1'-0"

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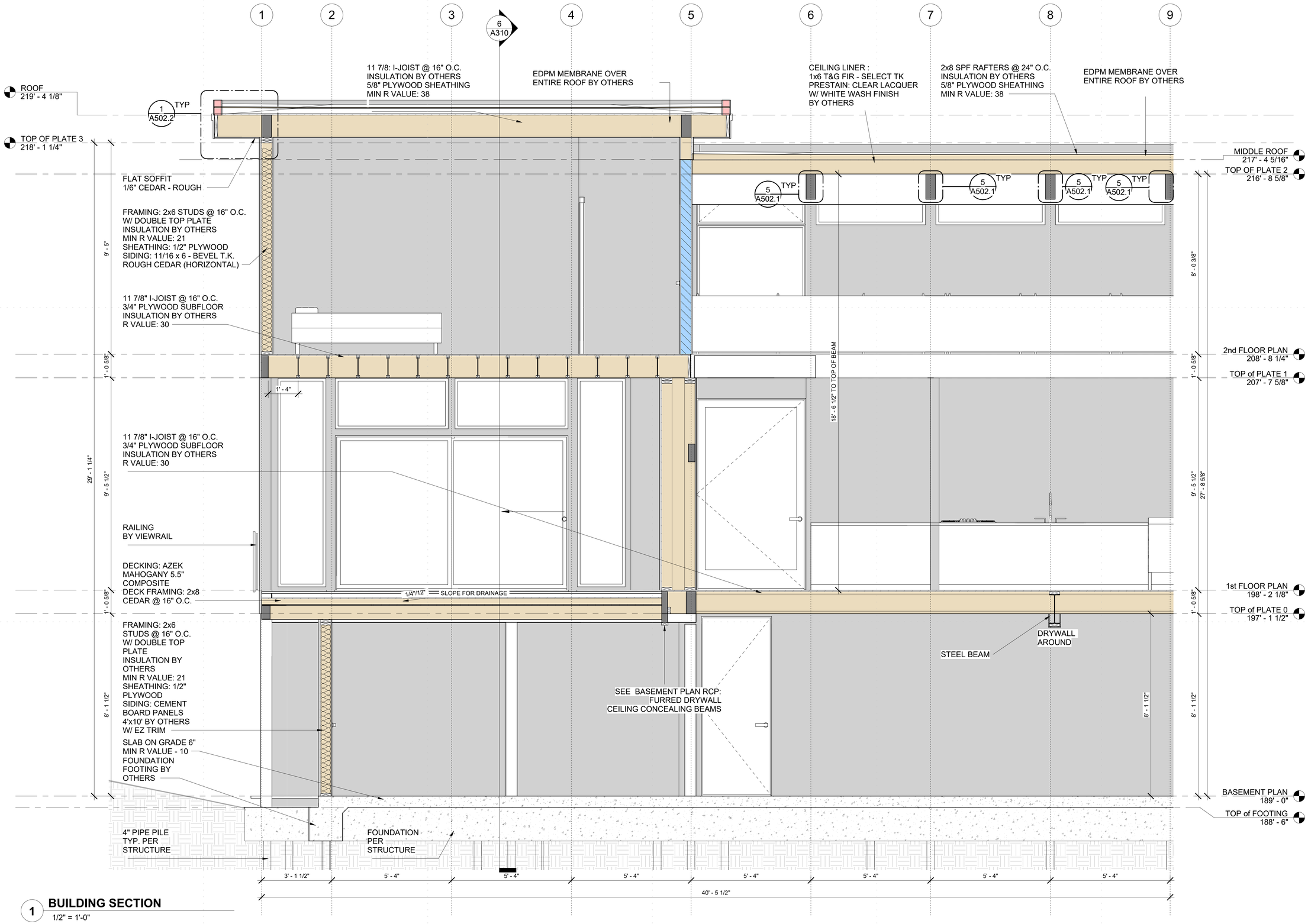
42255

HOME SERIES
CUSTOM

HOME MODEL
CUSTOM

ENLARGED BUILDING SECTION 1
Scale: 1/4" = 1'-0"

A301



1 BUILDING SECTION

1/2" = 1'-0"

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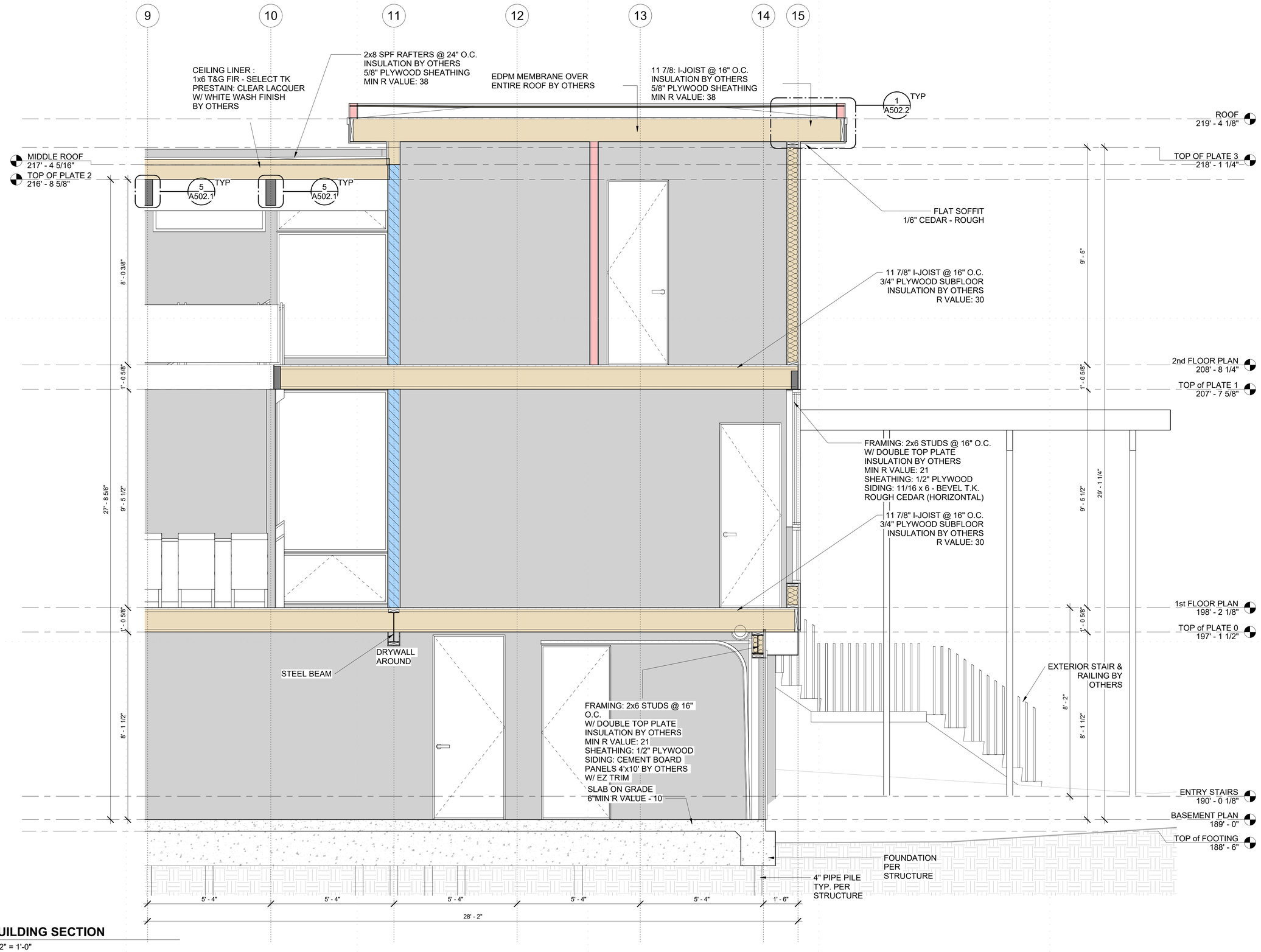
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HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

BUILDING SECTION 1-A

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

A302



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

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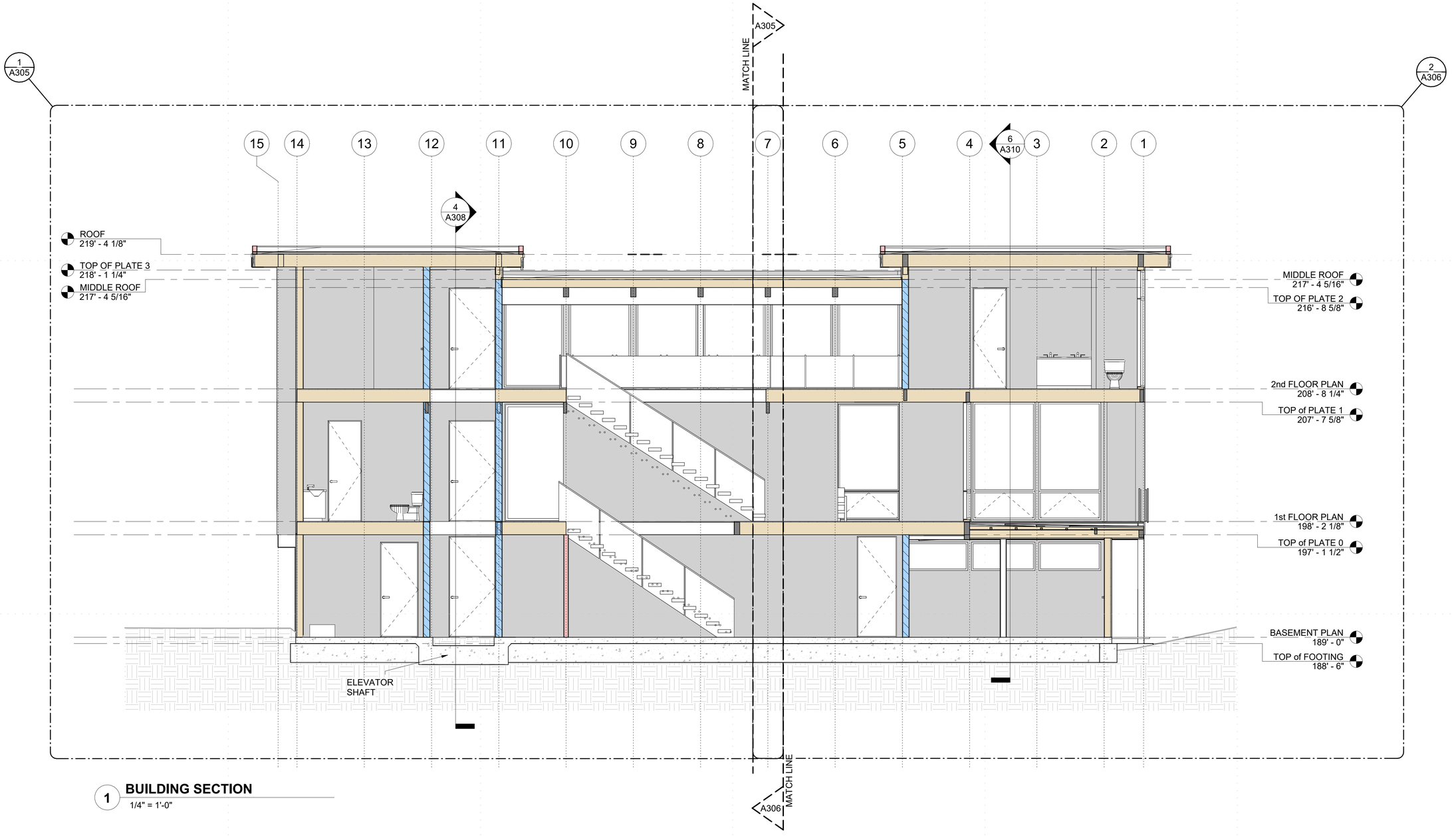
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HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

BUILDING SECTION
1-B
Scale: 1/2" = 1'-0"

A303



1 BUILDING SECTION

1/4" = 1'-0"

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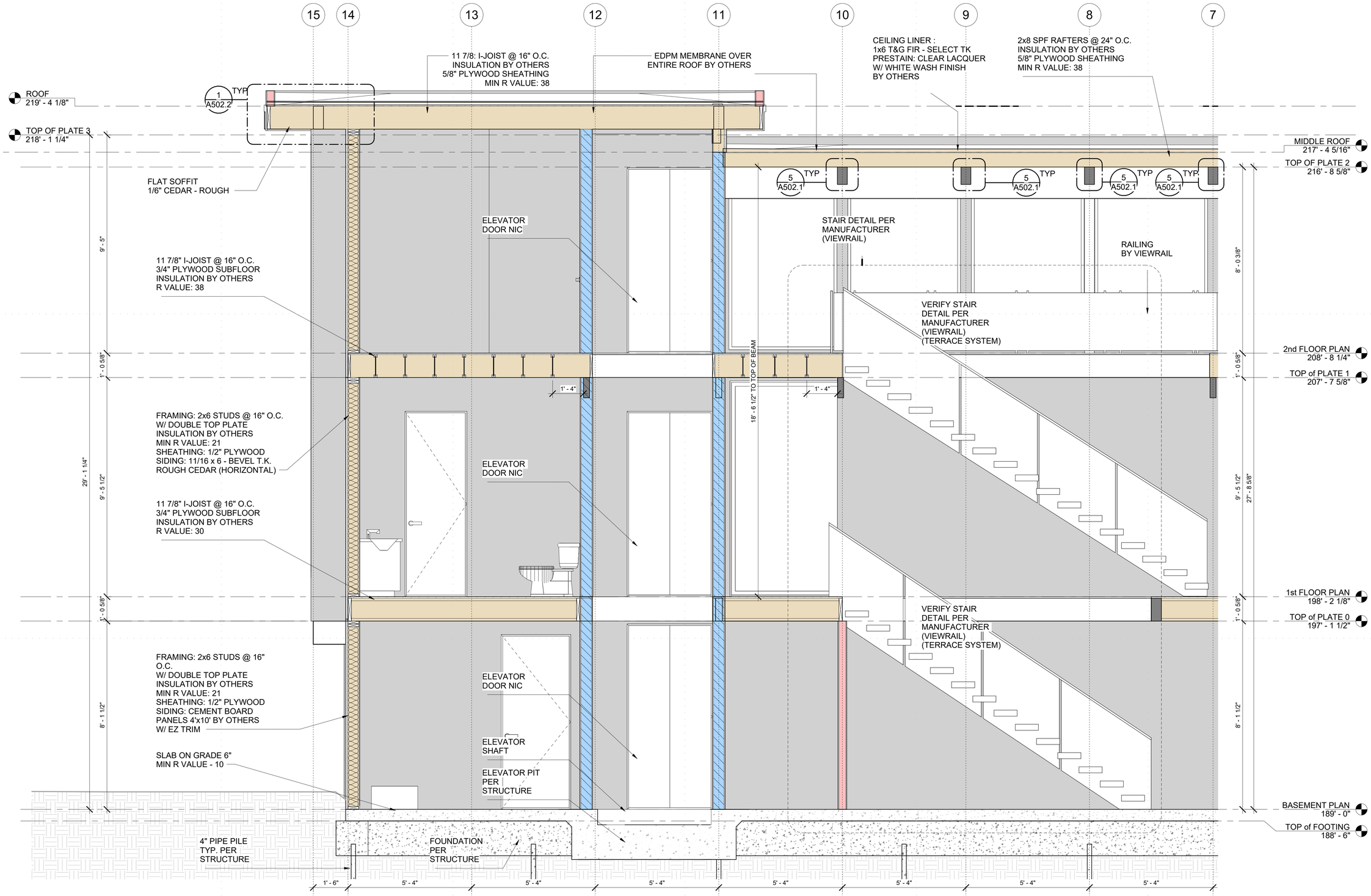
HOME SERIES
CUSTOM

HOME MODEL
CUSTOM

ENLARGED BUILDING SECTION 2

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

A304



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

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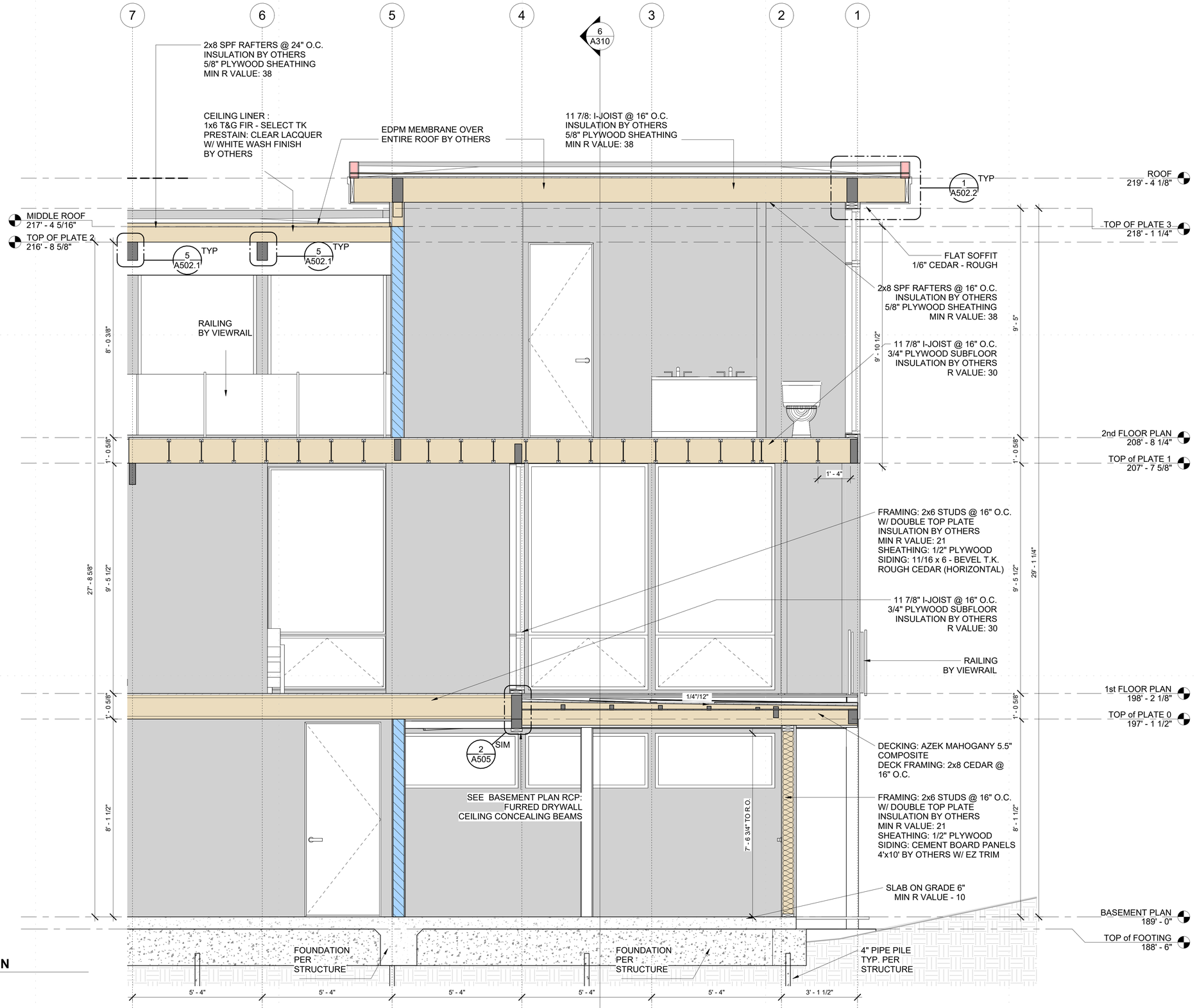
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HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

BUILDING SECTION 2-A
Scale: 1/2" = 1'-0"

A305



2 **BUILDING SECTION**
1/2" = 1'-0"

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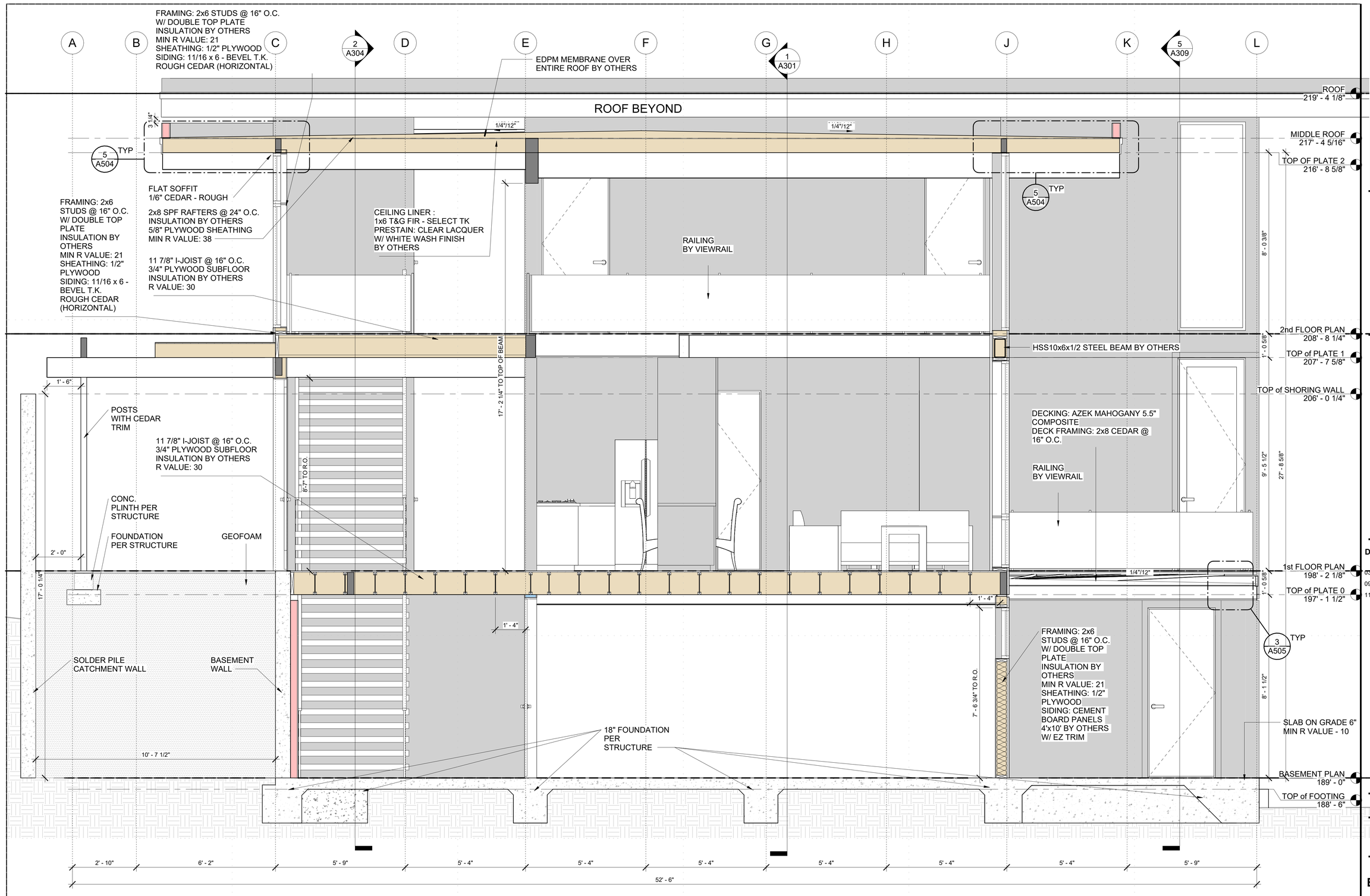
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HOME SERIES
CUSTOM

HOME MODEL
CUSTOM

BUILDING SECTION
2-B
Scale: 1/2" = 1'-0"

A306



1 **BUILDING SECTION**
1/2" = 1'-0"

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HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

BUILDING SECTION 3

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

A307



1 **BUILDING SECTION**

1/2" = 1'-0"

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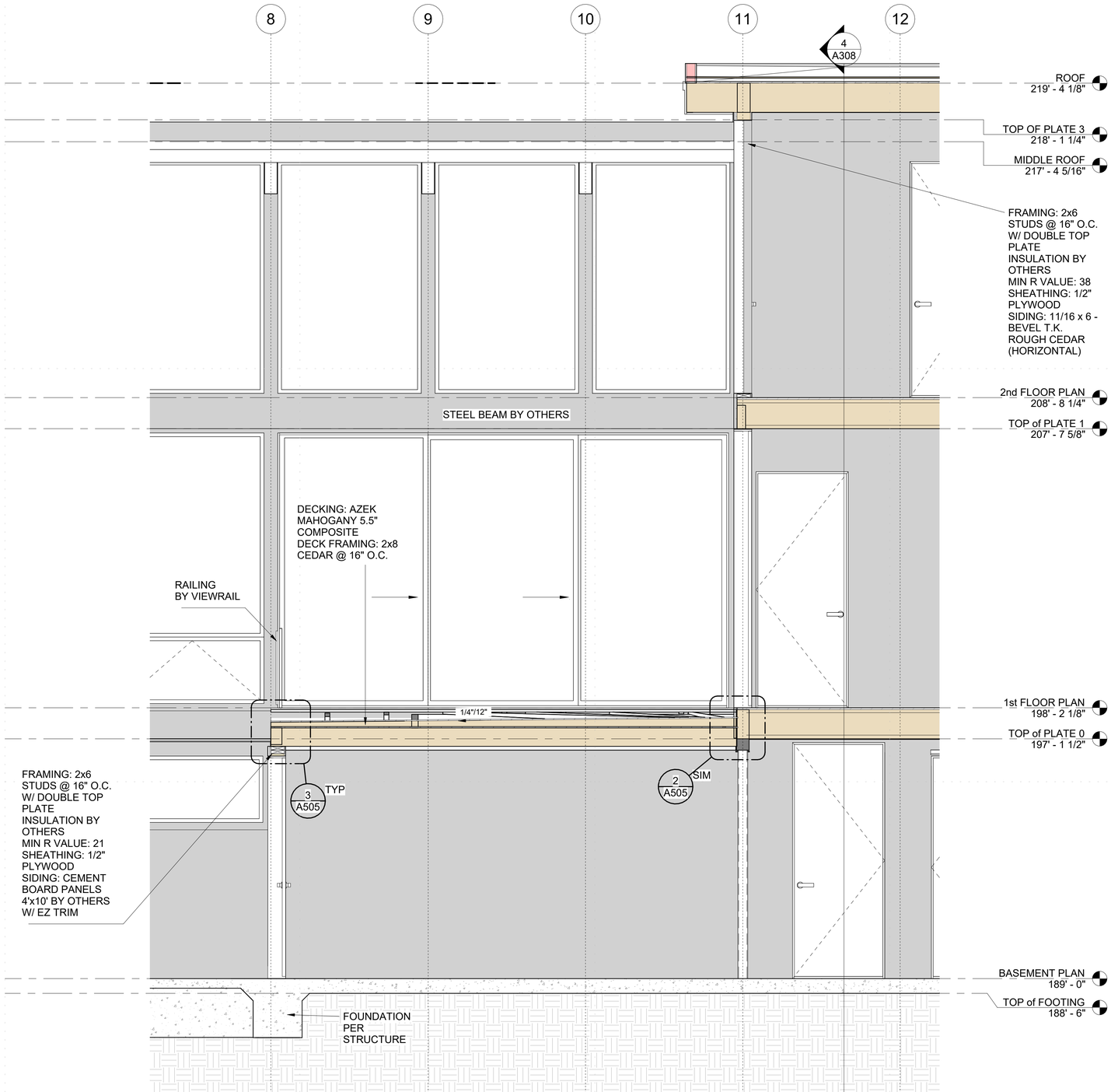
HOME SERIES
CUSTOM

HOME MODEL
CUSTOM

BUILDING SECTION 4

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

A308



1 **BUILDING SECTION**
1/2" = 1'-0"

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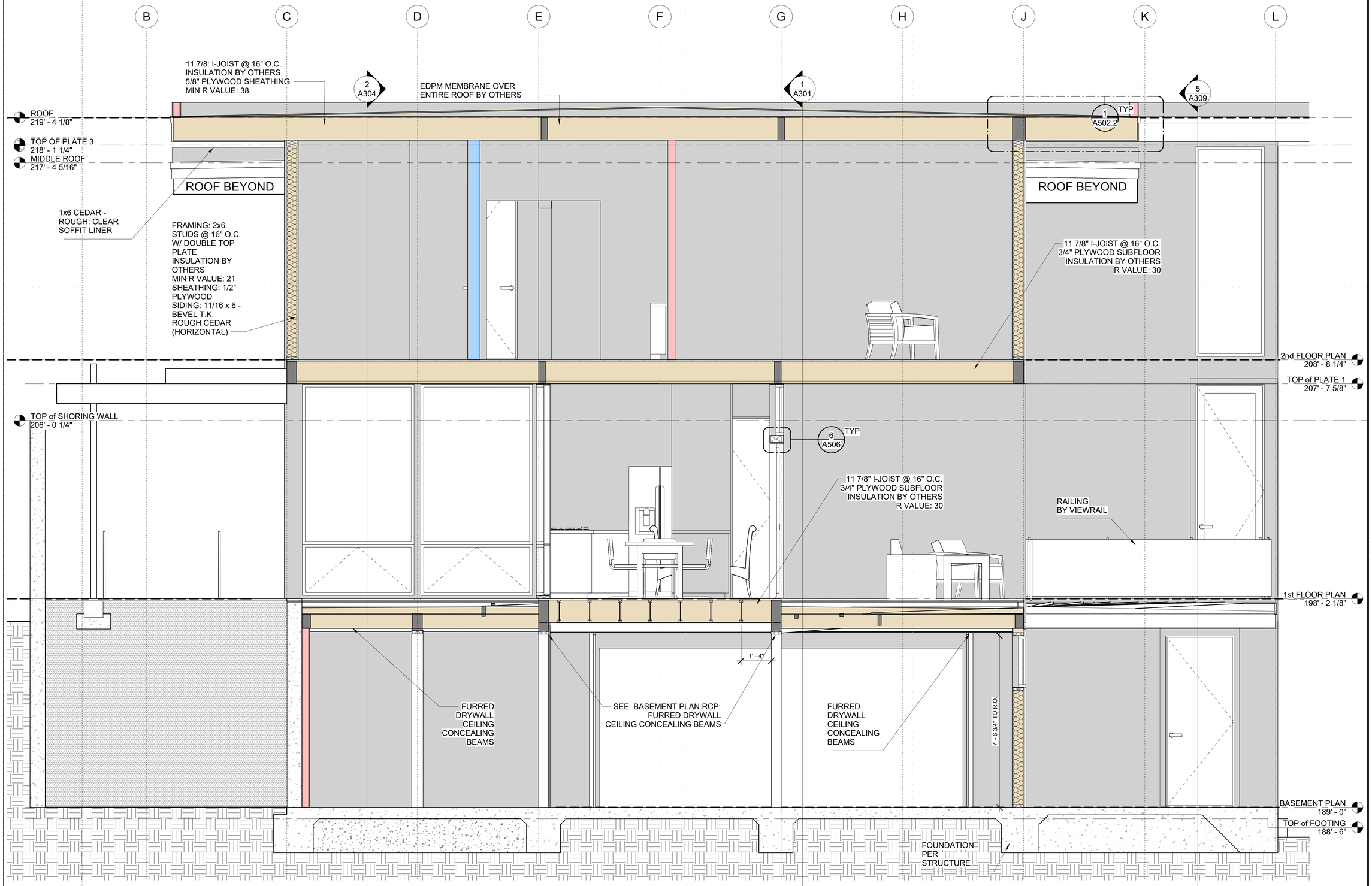
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HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

BUILDING SECTION 5

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

A309



1 **BUILDING SECTION**
1/2" = 1'-0"

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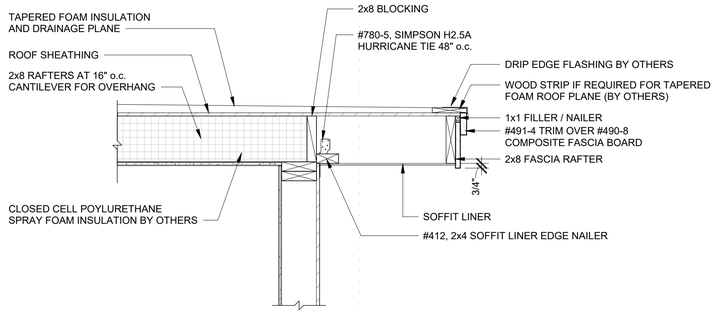
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HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

BUILDING SECTION 6

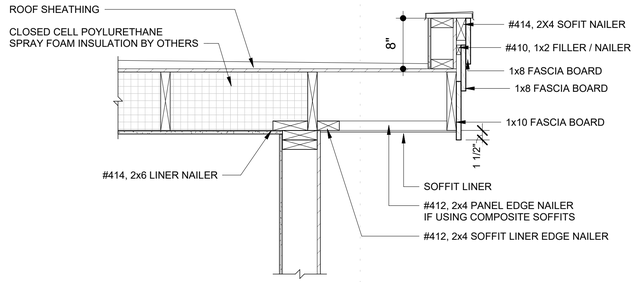
Scale: 1/2" = 1'-0"

A310



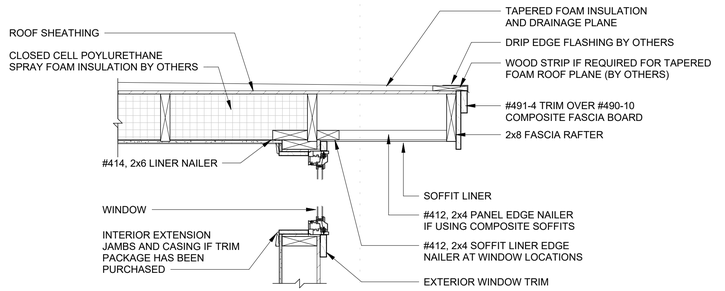
1 2x8 Rafter Cantilever at Wall

1" = 1'-0"



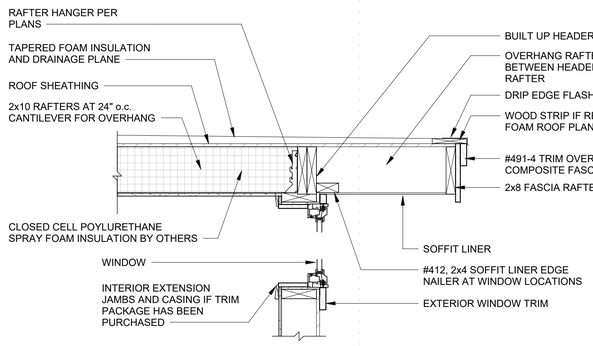
2 2x8 Rafter Parallel to Wall

1" = 1'-0"



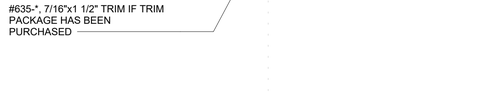
3 2x8 Rafter Parallel to Wall with Window

1" = 1'-0"



4 2x8 Rafter Perpendicular to Wall with Window

1" = 1'-0"



5 2x8 Rafter to Beam

1" = 1'-0"

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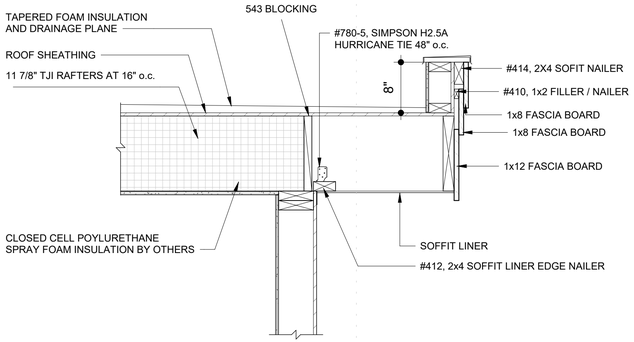
42255

HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

ROOF DETAILS

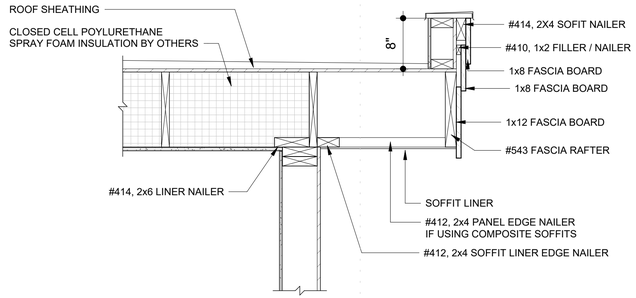
Scale: 1" = 1'-0"

A502.1



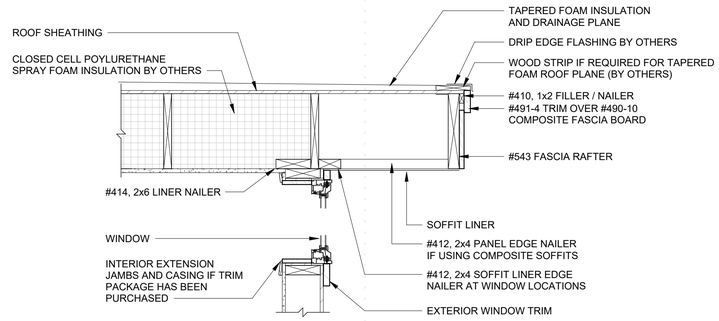
1 11 7/8" TJI Cantilever at Wall

1" = 1'-0"



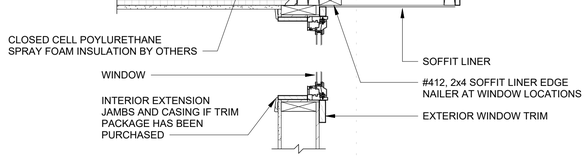
2 11 7/8" TJI Parallel to Wall

1" = 1'-0"



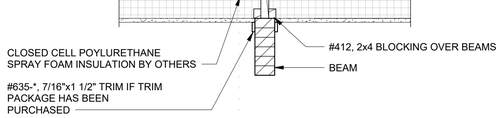
3 11 7/8" TJI Parallel to Wall with Window

1" = 1'-0"



4 11 7/8" TJI Perpendicular to Wall with Window

1" = 1'-0"



5 11 7/8" TJI to Beam

1" = 1'-0"

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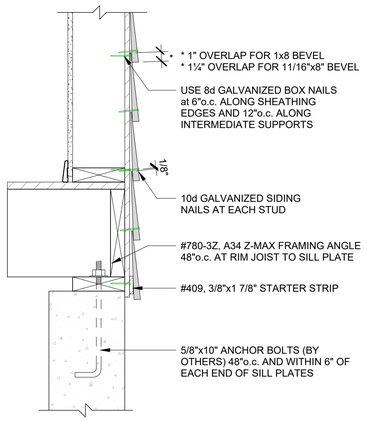
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HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

ROOF DETAILS

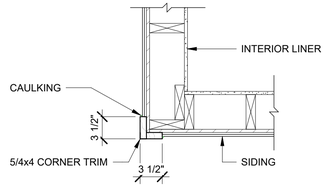
Scale: 1" = 1'-0"

A502.2

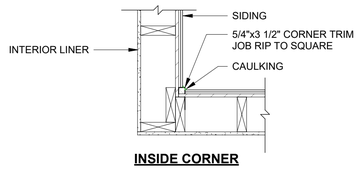


1 CEDAR BEVEL SIDING NAILING

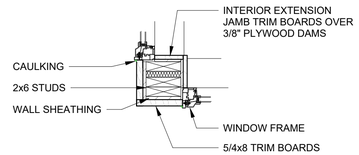
1 1/2" = 1'-0"



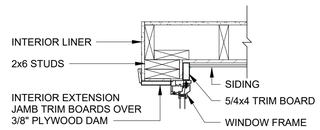
OUTSIDE CORNER



INSIDE CORNER



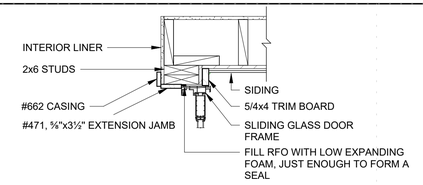
OUTSIDE CORNER WITH WINDOWS



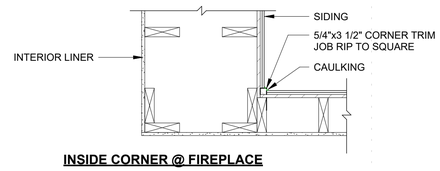
INSIDE CORNER-ONE WINDOW

2 EXTERIOR WALL CORNERS

1" = 1'-0"



INSIDE CORNER-2x8 WALL CORNER W/ SLIDER DOOR



INSIDE CORNER @ FIREPLACE

3 EXTERIOR WALL CORNERS @ FIREPLACE AND 2X8 MAIN FACADE WALL

1" = 1'-0"

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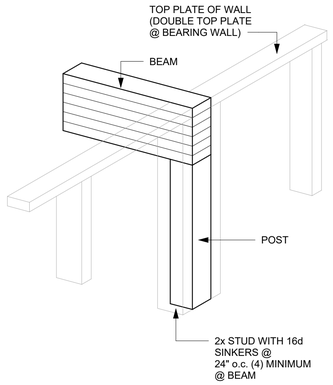
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HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

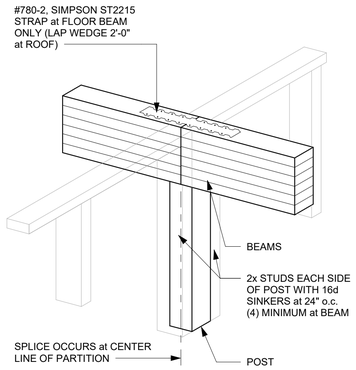
EXTERIOR WALL DETAILS

Scale: As indicated

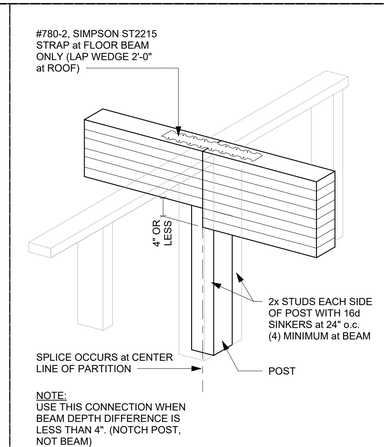
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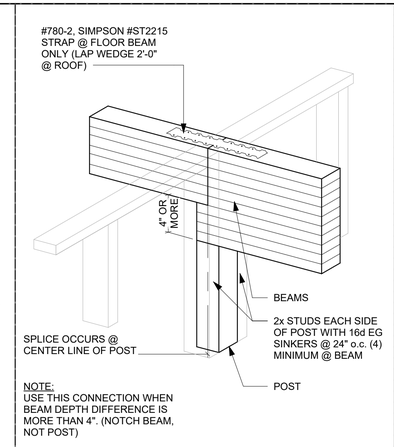
1 BEAM ENDS AT WALL
1" = 1'-0"



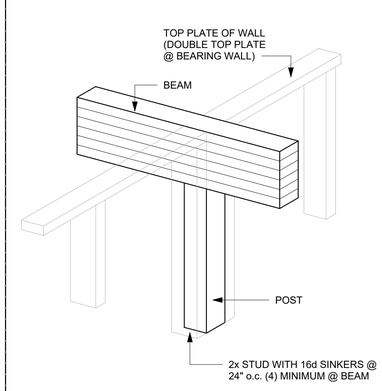
2 EQUAL BEAM SPLICE IN WALL
1" = 1'-0"



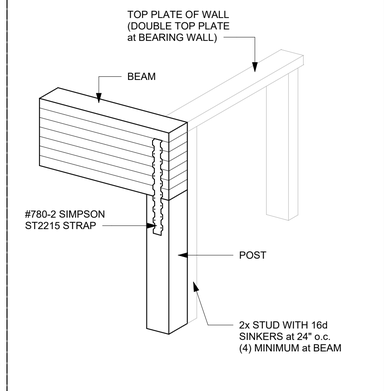
3 BEAM SPLICE IN WALL UNEQUAL
1" = 1'-0"



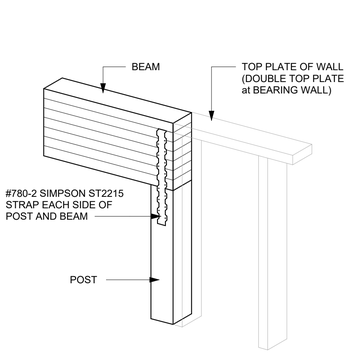
4 BEAM SPLICE IN WALL UNEQUAL
1" = 1'-0"



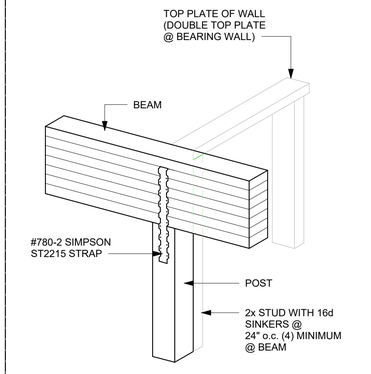
5 CANTILEVER BEAM AT WALL
1" = 1'-0"



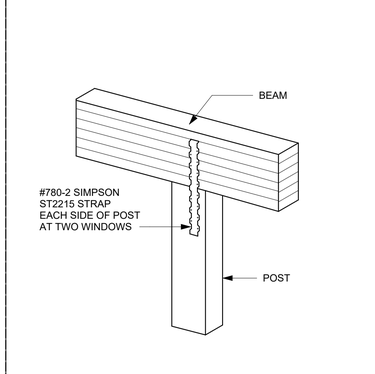
6 INTERIOR PARTITION CORNER
1" = 1'-0"



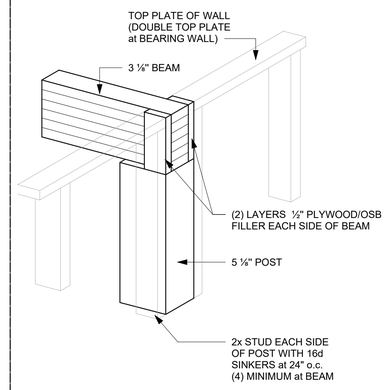
9 P&B - POST/BEAM CONNECT BEAM PARALLEL TO WALL
1" = 1'-0"



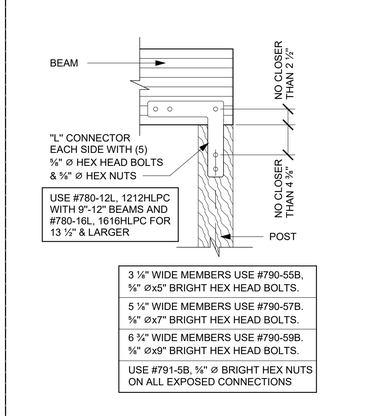
7 P&B - POST/BEAM CONNECT @ ONE WINDOWS
1" = 1'-0"



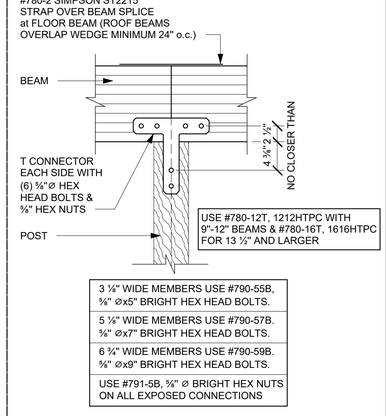
8 POST/BEAM CONNECT AT TWO WINDOWS
1" = 1'-0"



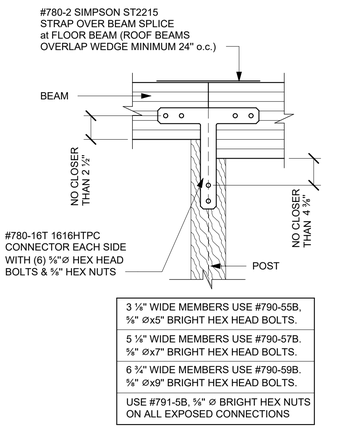
10 BEAM ENDS AT WALL
1" = 1'-0"



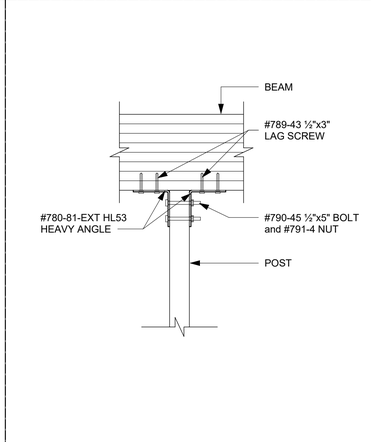
11 EXPOSED BEAM CONNECTION
1" = 1'-0"



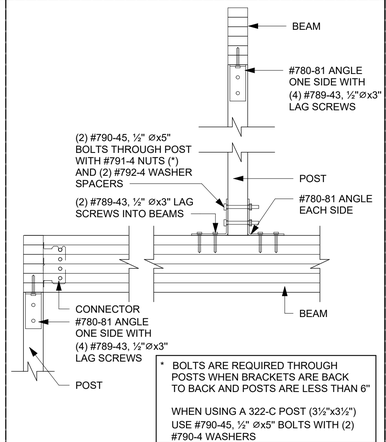
12 BEAM CONNECTION WITH EQUAL SIZED BEAMS
1" = 1'-0"



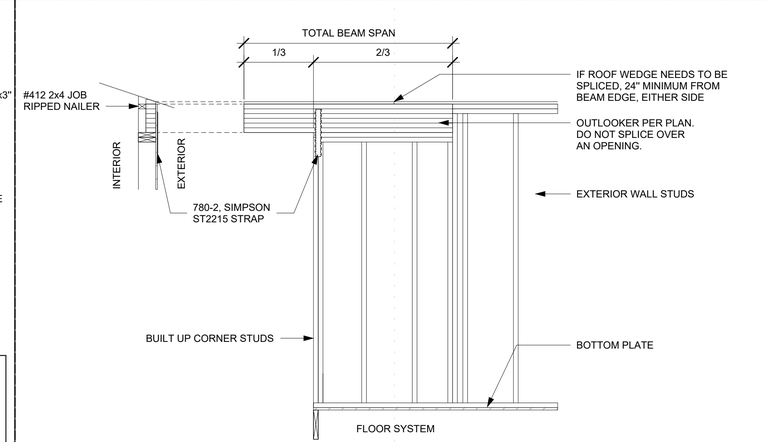
13 EXPOSED BEAM CONNECTION UNEQUAL SIZED BEAMS
1" = 1'-0"



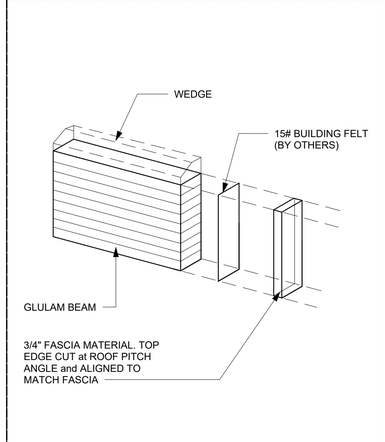
14 EXPOSED POST/BEAM
1" = 1'-0"



15 POST TO BEAM CONNECTION
1" = 1'-0"



16 OUTLOOKER DETAIL
1/2" = 1'-0"



17 GLULAM END BEAM CAP EXT.
1" = 1'-0"

Lindal CEDAR HOMES

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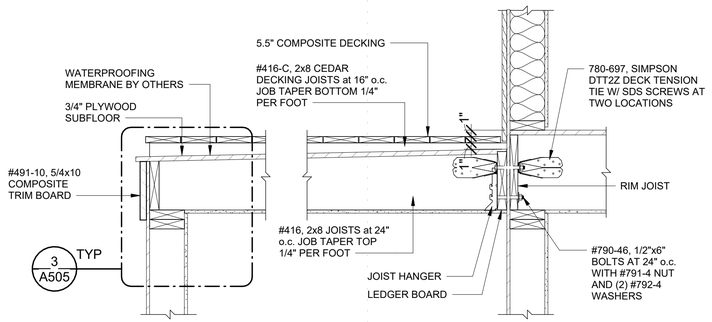
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HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

POST AND BEAM

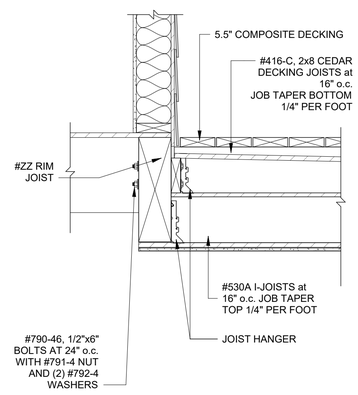
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A504



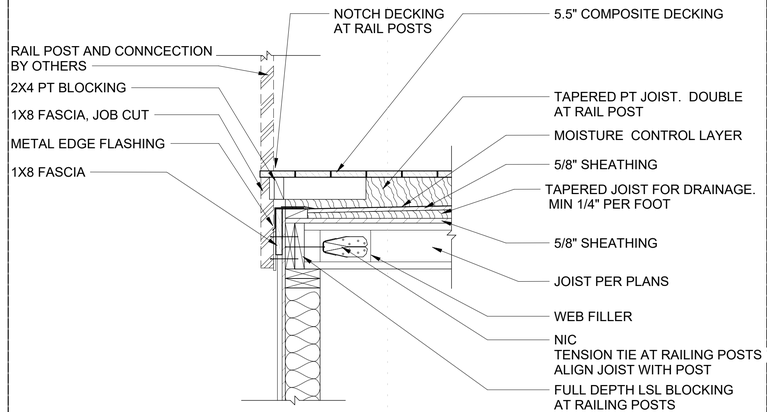
1 Decking Over Waterproof Floor

1" = 1'-0"



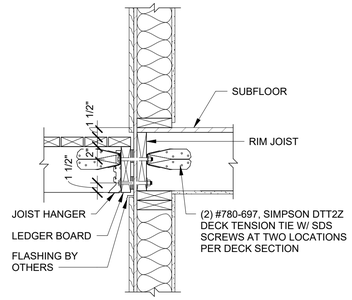
2 DECKING CONNECTION @ FLOOR

1" = 1'-0"



3 DECKING OVER WATERPROOF FLOOR

1" = 1'-0"



4 Deck Connection Tension Tie

1" = 1'-0"

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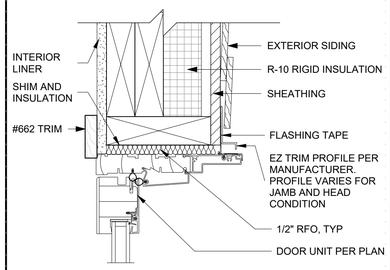
HOME SERIES
CUSTOM

HOME MODEL
CUSTOM

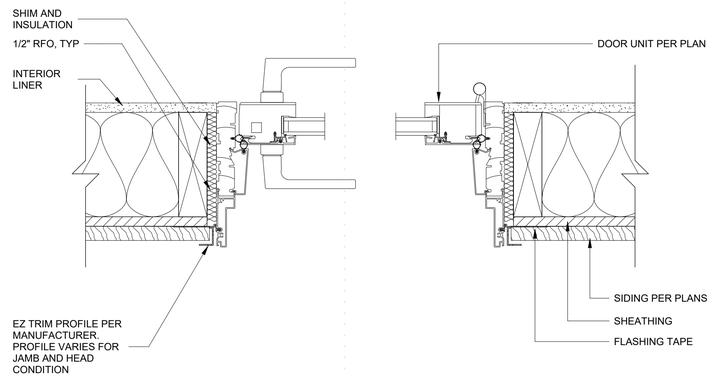
DECK DETAILS

Scale: 1" = 1'-0"

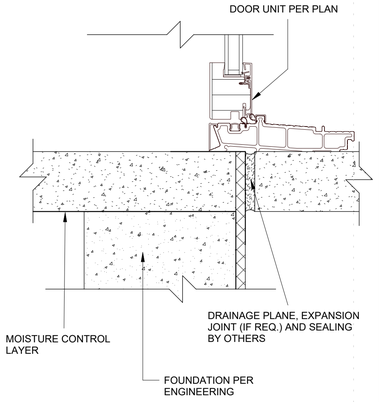
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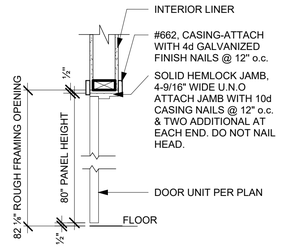
1 EXT DOOR HEAD
3" = 1'-0"



2 EXT DOOR JAMB
3" = 1'-0"



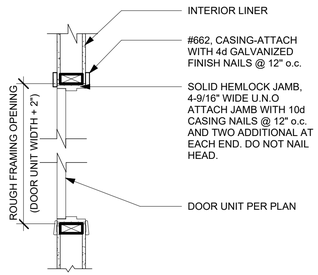
3 EXT DOOR SILL
3" = 1'-0"



NOTE

SHIM JAMB @ HINGES, STRIKE PLATE AND @ ALL NAIL LOCATIONS, TAKING CARE NOT TO SITORT JAMB, CHECK THAT THE DOOR FRAME IS PLUMB & SQUARE

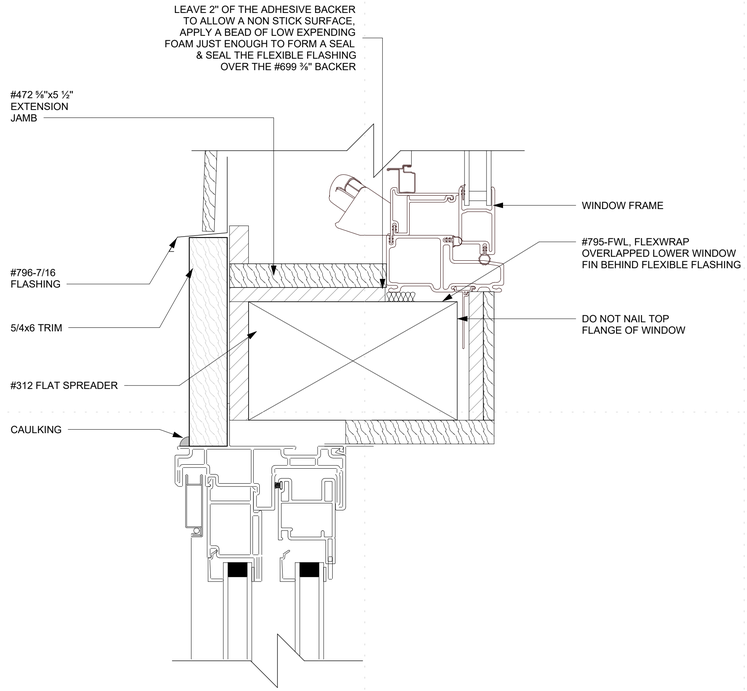
4 INTERIOR DOOR HEAD
1" = 1'-0"



NOTE

SHIM JAMB @ HINGES, STRIKE PLATE AND @ ALL NAIL LOCATIONS, TAKING CARE NOT TO SITORT JAMB, CHECK THAT THE DOOR FRAME IS PLUMB & SQUARE

5 INTERIOR DOOR JAMB
1" = 1'-0"



6 WINDOW & SGD DOOR AT 3 1/8" x 5 1/2"HORIZONTAL SPREADER MODERN 1
6" = 1'-0"

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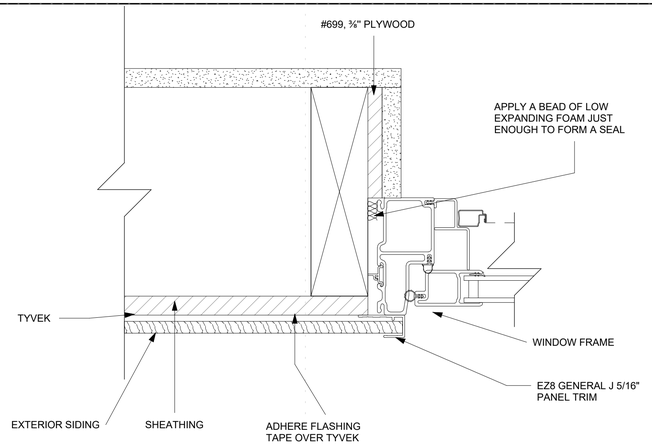
42255

HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

DOOR DETAILS

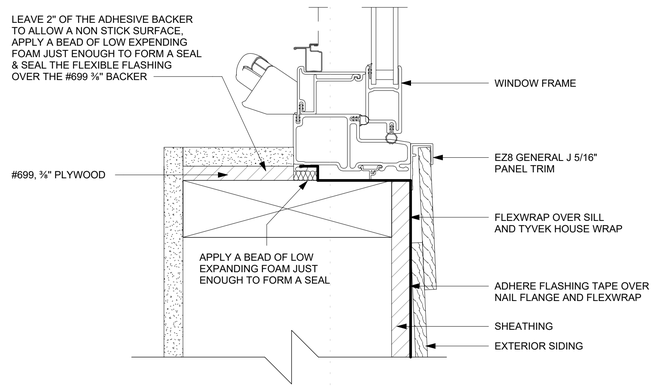
Scale: As indicated

A506



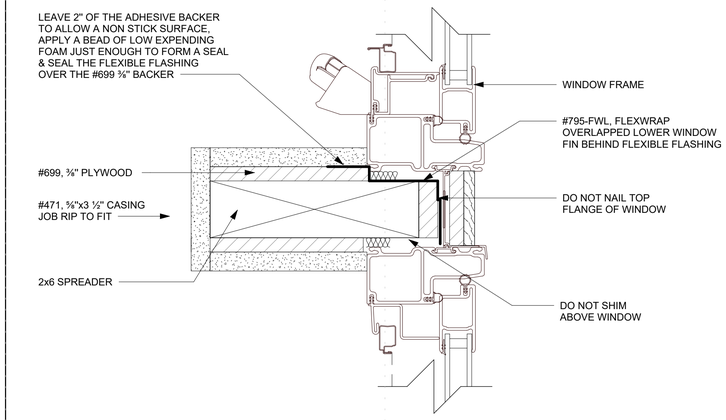
1 WINDOW JAMB (MODERN #1)

6" = 1'-0"



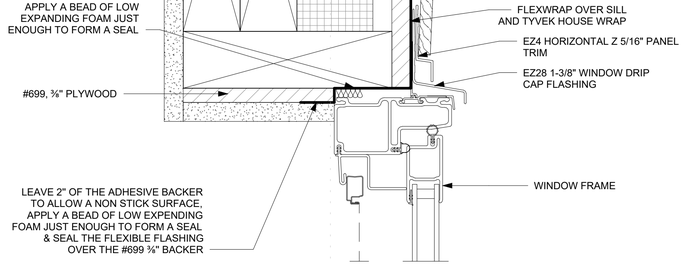
2 WINDOW SILL (MODERN #1)

6" = 1'-0"



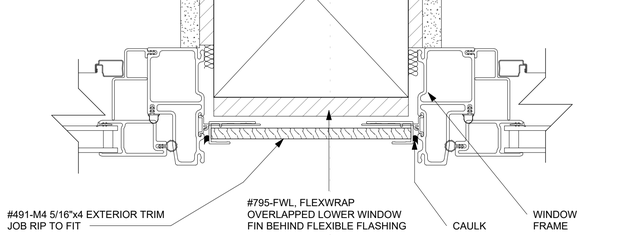
3 WINDOWS AT 2x6 HORIZONTAL SPREADER (MODERN #1)

6" = 1'-0"



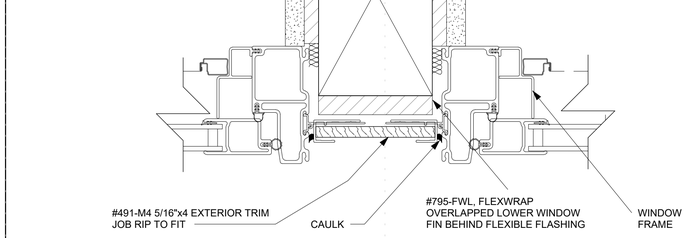
4 WINDOW HEAD (MODERN #1)

6" = 1'-0"



5 WINDOWS AT 5 1/8 x 5 1/2 VERTICAL SPREADER (MODERN #1)

6" = 1'-0"



6 WINDOWS AT 3 1/8 x 5 1/2 VERTICAL SPREADER (MODERN #1)

6" = 1'-0"

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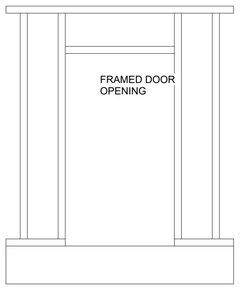
42255

HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

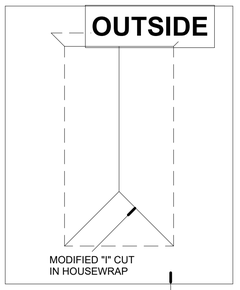
WINDOW DETAILS

Scale: 6" = 1'-0"

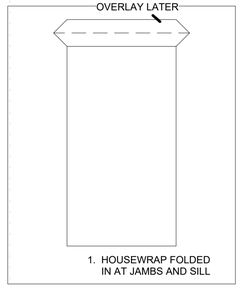
A507.1



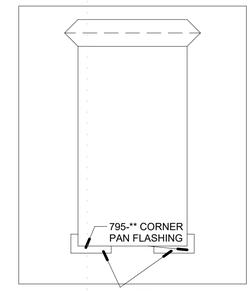
STEP 1



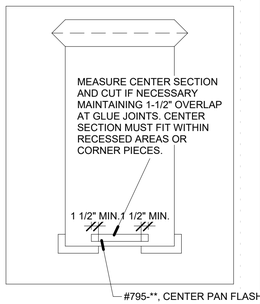
STEP 2



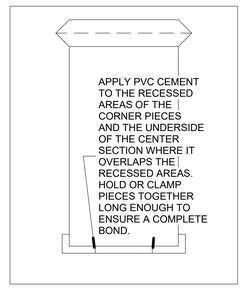
STEP 3



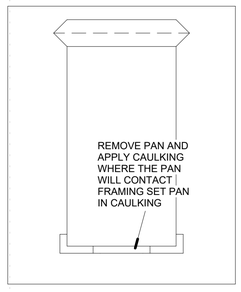
STEP 4



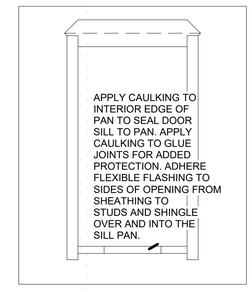
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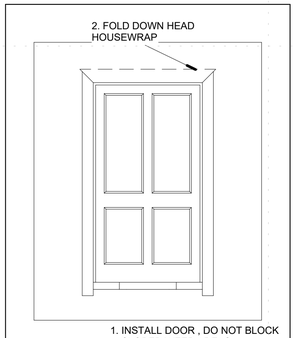
STEP 6



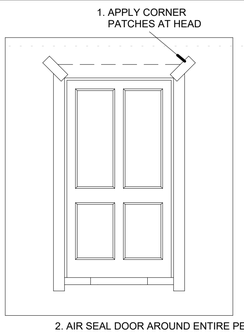
STEP 7



STEP 8



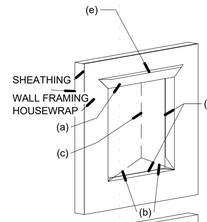
STEP 9



STEP 10

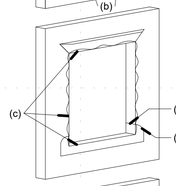
DOOR FLASHING DETAILS

RECOMMENDED INSTALLATION OF FLEXIBLE SELF-ADHERING FLASHING MEMBRANE



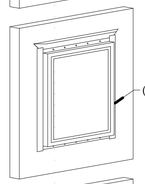
1

1. APPLY HOUSEWRAP OVER WINDOW OPENING.
2. DO NOT MAKE AN "x" CUT.
3. MAKE A LEVEL CUT AT BOTTOM OF HEADER (a), AND TWO 45 DEG. CUTS UPWARD FROM THE LOWER CORNERS (b). THEN MAKE A VERTICAL CUT (C).
4. TRIM THE JAMB AND SILL FLAPS JUST SHY OF THE INTERIOR FACE OF STUDS. TAPE THEM TO THE FRAMING (d).
5. CREATE A HEAD FLAP IN THE HOUSEWRAP BY CUTTING TWO 45 DEG. CUTS, 6" LONG. TEMPORARILY FOLD AND TAPE THIS FLAP UO OUT OF THE WAY (e).



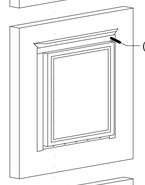
2

1. CUT THE FLASHING MEMBRANE 12" WIDER THAN WINDOW OPENING, SO THE FLASHING WILL EXTEND UP THE JAMBS 6". LEAVE THE ADHESIVE BACKER 2" FROM THE END ALLOWING FOR A NON-STICK SURFACE (a).
2. SOME FLASHING MEMBRANES STRETCH ENOUGH TO CREATE SEAMLESS SILL CORNERS (b).
3. IF CAULK IS USED APPLY A A HEAVY BEAD AT THE JAMBS AND HEAD, NEVER AT THE SILL. IF ANY MOISTURE FINDS IT WAY INTO THE ROUGH OPENING, THIS CAULK FREE AREA PROVIDING A WEEP AREA FOR THE WATER TO ESCAPE (c).



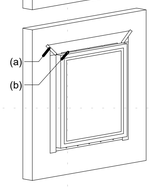
3

1. INSTALL WINDOW, NAILING THRU PERFORMED HOLES IN THE FLANGES PER MANUFACTURER'S RECOMMENDATIONS. DO NOT NAIL THE TOP FLANGE.
2. APPLY A BEAD OF LOW EXPANDING FOAM IN THE GAPS BETWEEN THE WINDOW UNIT AND THE ROUGH FRAMING CLOSE TO THE INTERIOR WALL. APPLY ONLY ENOUGH FOAM TO CREATE A SEAL, NOT TO FILL THE ENTIRE GAP. TOO MUCH FOAM CAN DISTORT THE WINDOW UNIT. THEN INSTALL THE #699, 3/8" BACKER. PEAL OFF THE REMAINING 2" OF THE ADHESIVE BACKER AND SEAL OVER THE #699 3/8" BACKER.
3. STARTING ABOUT 2"-3" ABOVE WINDOW HEAD APPLY THE FLEXIBLE FLASHING MEMBRANE OVER THE WINDOW NAIL FIN TO THE BOTTOM OF THE SILL (a).



4

1. HEAD FLASHING IS APPLIED DIRECTLY TO THE SHEATHING. THIS PROVIDES ANOTHER LEVEL OF PROTECTION. IF ANY MOISTURE SEEPS DOWN TO THE WINDOW IT WILL ENCOUNTER THE HEAD FLASHINF AND BE DIRECTED OVER THE WINDOW HEAD FLANGE, NOT BEHIND IT.
2. APPLY FLEXIBLE FLASHING MEMBRANE OVER THE WINDOW HEAD FLANGE, LAPPING OVER JAMB FLASHING (a).



5

1. UNFOLD THE HOUSEWRAP FLAP DOWN OVER THE HEAD FLASHING, TAPE THE 45 DEG. CORNERS (a).
2. SKIP-TAPE (APPLY SHORT PIECES OF TAPE WITH GAPS IN BETWEEN) THE LOWER EDGE OF THE FLAP (b).

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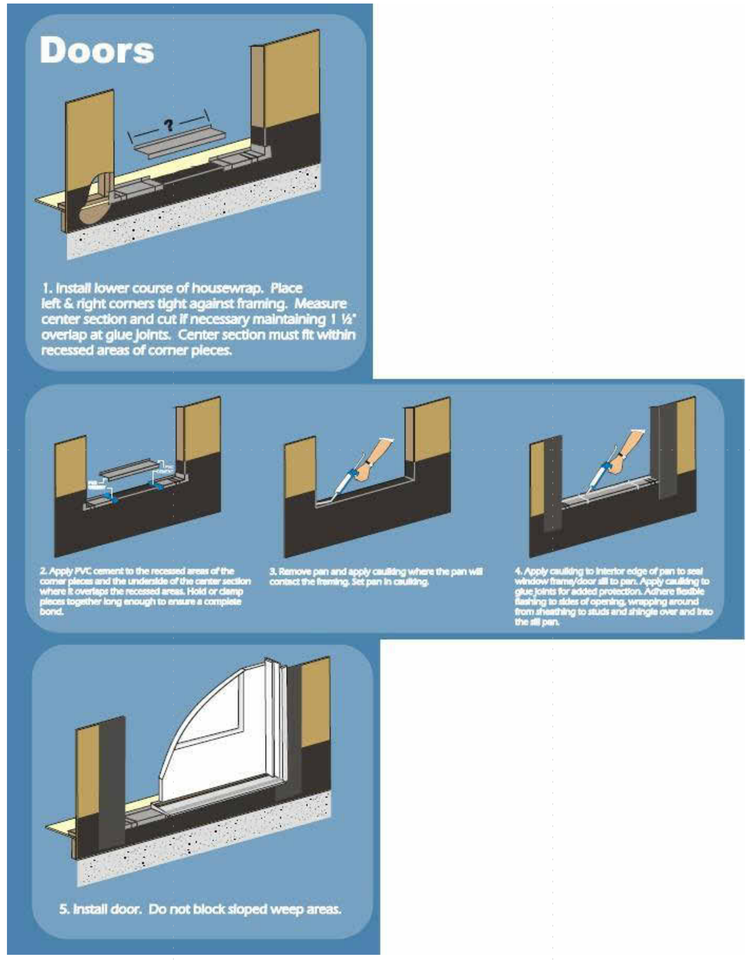
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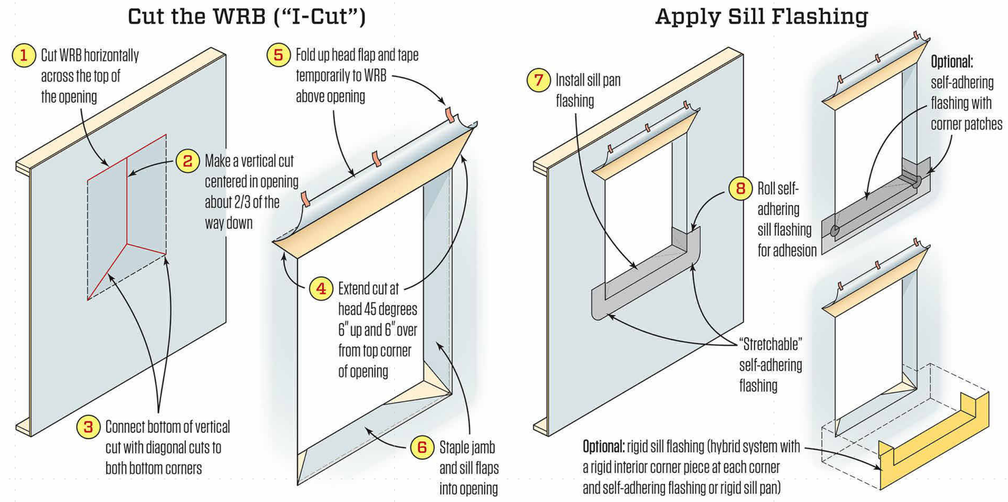
42255

HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

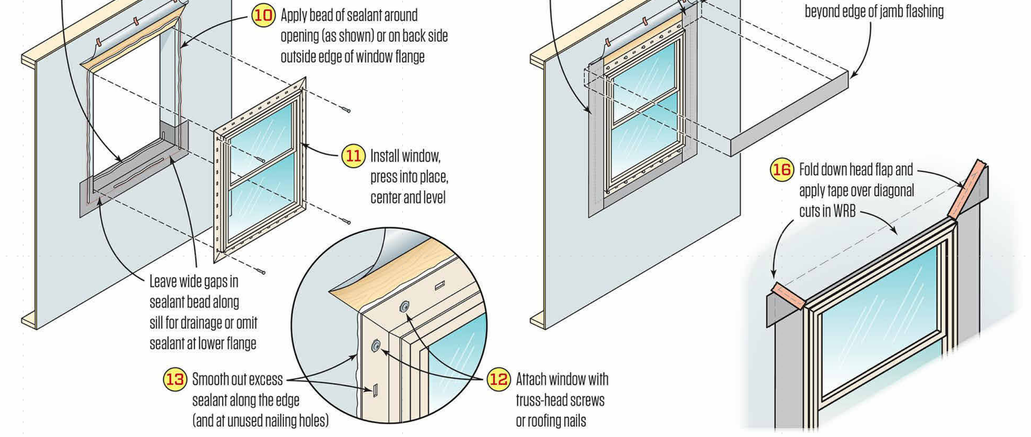
WINDOW/DOOR FLASHING
Scale: 3/4" = 1'-0"

A507.2





Method 1: Flashing Strips Installed Over Nailing Flanges



1 WINDOW & DOOR FLASHING
3/8" = 1'-0"

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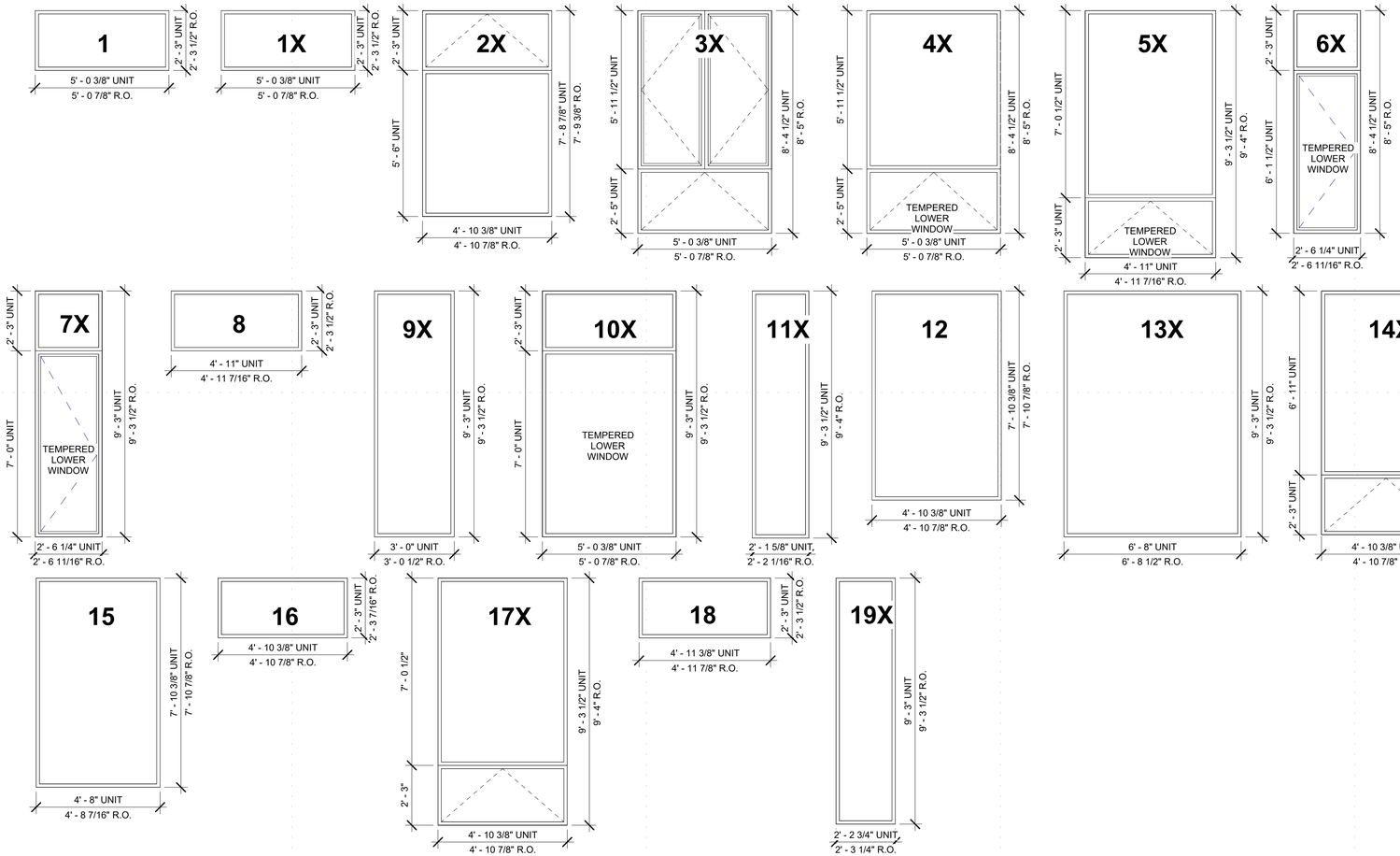
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HOME MODEL
CUSTOM

WINDOW/DOOR FLASHING
Scale: 3/8" = 1'-0"

A507.3

WINDOW SCHEDULE

Type Mark	Part #	Frame (Manufacturer)	Frame Color	Frame Material	Thermal Properties	Glazing	Window Type	Unit Dimensions		Rough Opening		U-Value	Comments	CPD Number	Count
								Width	Height	Rough Width	Rough Height				
1	946	MARVIN SIGNATURE	BLACK	ALUMINIUM CLAD FIR	LOW-E ARGON	(none)	PICTURE	5' - 0 3/8"	2' - 3"	5' - 0 7/8"	2' - 3 1/2"	0.27		MAR-N-419-07981-0000 1	2
1X	946X	MARVIN SIGNATURE	BLACK	ALUMINIUM CLAD FIR	LOW-E ARGON	TEMPERED	PICTURE	5' - 0 3/8"	2' - 3"	5' - 0 7/8"	2' - 3 1/2"	0.27		MAR-N-419-07981-0000 1	2
2X	025-1X	MARVIN SIGNATURE	BLACK	ALUMINIUM CLAD FIR	LOW-E ARGON	TEMPERED	MULLED UNIT	4' - 10 3/8"	8' - 4 1/2"	4' - 10 7/8"	8' - 5"	0.3		MAR-N-343-21498-0000 1	2
3X	025-2X	MARVIN SIGNATURE	BLACK	ALUMINIUM CLAD FIR	LOW-E ARGON	TEMPERED	PICTURE	5' - 0 3/8"	2' - 5"	5' - 0 7/8"	2' - 5 1/2"	0.3		MAR-N-342-40138-0000 1	1
4X	025-3X	MARVIN SIGNATURE	BLACK	ALUMINIUM CLAD FIR	LOW-E ARGON	TEMPERED	MULLED UNIT	5' - 0 3/8"	8' - 4 1/2"	5' - 0 7/8"	8' - 5"	0.28		MAR-N-344-27663-0000 2	1
5X	025-4X	MARVIN SIGNATURE	BLACK	ALUMINIUM CLAD FIR	LOW-E ARGON	TEMPERED	MULLED UNIT	4' - 10 15/16"	9' - 3 1/2"	4' - 11 7/16"	9' - 4"	0.28		MAR-N-343-21498-0000 1	4
6X	025-5X	MARVIN SIGNATURE	BLACK	ALUMINIUM CLAD FIR	LOW-E ARGON	TEMPERED	MULLED UNIT	2' - 6 3/16"	8' - 4 1/2"	2' - 6 11/16"	8' - 5"	0.28		MAR-N-342-40138-0000	1
7X	025-6X	MARVIN SIGNATURE	BLACK	ALUMINIUM CLAD FIR	LOW-E ARGON	TEMPERED	MULLED UNIT	2' - 6 3/16"	9' - 3"	2' - 6 11/16"	9' - 3 1/2"	0.28		MAR-N-344-27701-0000 1	3
8	025-7	MARVIN SIGNATURE	BLACK	ALUMINIUM CLAD FIR	LOW-E ARGON	(none)	PICTURE	4' - 10 15/16"	2' - 3"	4' - 11 7/16"	2' - 3 1/2"	0.27		MAR-N-419-07981-0000 1	2
9X	025-8X	MARVIN SIGNATURE	BLACK	ALUMINIUM CLAD FIR	LOW-E ARGON	TEMPERED	PICTURE	3' - 0"	9' - 3"	3' - 0 1/2"	9' - 3 1/2"	0.27		MAR-N-419-07981-0004 7	1
10X	025-9X	MARVIN SIGNATURE	BLACK	ALUMINIUM CLAD FIR	LOW-E ARGON	TEMPERED	MULLED UNIT	5' - 0 3/8"	9' - 3"	5' - 0 7/8"	9' - 3 1/2"	0.27		MAR-N-419-07981-0000 1	2
11X	025-10X	MARVIN SIGNATURE	BLACK	ALUMINIUM CLAD FIR	LOW-E ARGON	TEMPERED	PICTURE	2' - 1 9/16"	9' - 3 1/2"	2' - 2 1/16"	9' - 4"	0.27		MAR-N-419-07981-0004 7	2
12	025-11	MARVIN SIGNATURE	BLACK	ALUMINIUM CLAD FIR	LOW-E ARGON	(none)	PICTURE	4' - 10 3/8"	7' - 10 3/8"	4' - 10 7/8"	7' - 10 7/8"	0.27		MAR-N-419-07981-0002 1	5
13X	025-12X	MARVIN SIGNATURE	BLACK	ALUMINIUM CLAD FIR	LOW-E ARGON	TEMPERED	PICTURE	6' - 8"	9' - 3"	6' - 8 1/2"	9' - 3 1/2"	0.27		MAR-N-419-07981-0004 7	3
14X	025-13X	MARVIN SIGNATURE	BLACK	ALUMINIUM CLAD FIR	LOW-E ARGON	TEMPERED	MULLED UNIT	4' - 10 3/8"	9' - 2"	4' - 10 7/8"	9' - 2 1/2"	0.28		MAR-N-344-27663-0000 2	3
15	025-14	MARVIN SIGNATURE	BLACK	ALUMINIUM CLAD FIR	LOW-E ARGON	(none)	PICTURE	4' - 7 15/16"	7' - 10 3/8"	4' - 8 7/16"	7' - 10 7/8"	0.27		MAR-N-419-07981-0004 7	1
16	025-15	MARVIN SIGNATURE	BLACK	ALUMINIUM CLAD FIR	LOW-E ARGON	(none)	PICTURE	4' - 10 3/8"	2' - 2 15/16"	4' - 10 7/8"	2' - 3 7/16"	0.27		MAR-N-419-07981-0000 1	4
17X	025-16X	MARVIN SIGNATURE	BLACK	ALUMINIUM CLAD FIR	LOW-E ARGON	TEMPERED	MULLED UNIT	4' - 10 3/8"	9' - 3 1/2"	4' - 10 7/8"	9' - 4"	0.28		MAR-N-344-27663-0000 2	1
18	025-17	MARVIN SIGNATURE	BLACK	ALUMINIUM CLAD FIR	LOW-E ARGON	(none)	PICTURE	4' - 11 3/8"	2' - 3"	4' - 11 7/8"	2' - 3 1/2"	0.27		MAR-N-419-07981-0000 1	2
19X	025-18X	MARVIN SIGNATURE	BLACK	ALUMINIUM CLAD FIR	LOW-E ARGON	TEMPERED	PICTURE	2' - 2 3/4"	9' - 3"	2' - 3 1/4"	9' - 3 1/2"	0.27		MAR-N-419-07981-0004 7	1



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HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

WINDOW SCHEDULES
Scale: 3/8" = 1'-0"

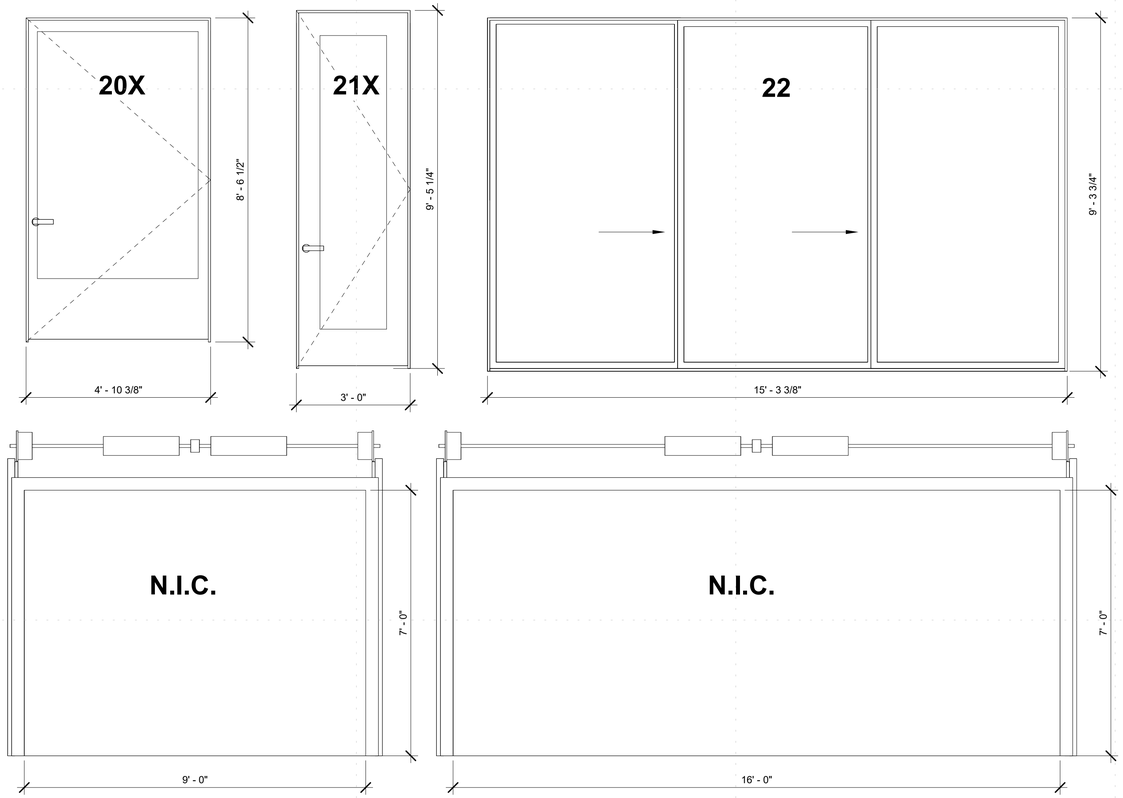
A600

EXTERIOR DOOR SCHEDULE

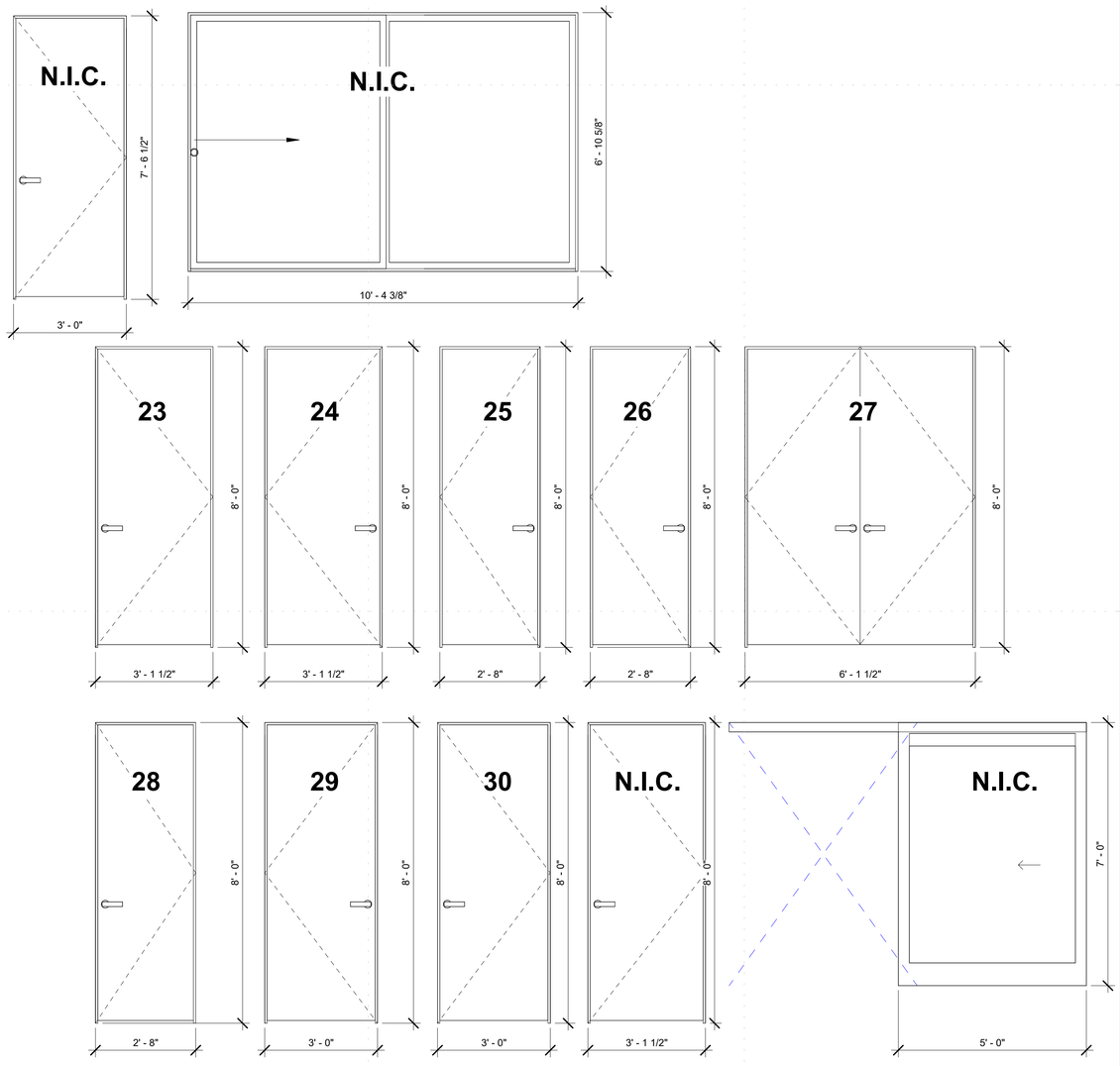
Type Mark	Part #	Count	Description	Manufacturer	Jamb	Swing	Glazing	Door Style	Panel Material	Wall Thickness	Net Frame Dimension		Rough Opening		U-Value	Hardware	Comments
											Width	Height	Rough Width	Rough Height			
20X	025-1	1	SWING DOOR	MARVIN	7 5/16"	Left	TEMPERED	See Comments	See Comments	7 1/4"	4' - 10 3/8"	8' - 6 1/2"	4' - 10 7/8"	8' - 7"		CONTEMPORARY. MATTE BLACK COLOR	MIXED GRAIN FIR. EXTERIOR COLOR: EBONY. INTERIOR FINISH: DESIGNER BLACK.
21X	025-2	1	SWING DOOR	MARVIN	7 5/16"	Left	TEMPERED	See Comments	See Comments	7 1/4"	3' - 0"	9' - 5 1/4"	3' - 0 1/2"	9' - 5 3/4"	0.28	CONTEMPORARY. MATTE BLACK COLOR	MIXED GRAIN FIR. EXTERIOR COLOR: EBONY. INTERIOR FINISH: DESIGNER BLACK.
22	025-3	1	3 Panel Stacking XXO	MARVIN	9 1/16"	Left/Right		See Comments	See Comments	9"	15' - 3 3/8"	9' - 3 3/4"	0"	0"	0.28	CONTEMPORARY.	COLOR INTERIOR CLAD. EXTERIOR COLOR: EBONY. INTERIOR FINISH: DESIGNER BLACK.
NIC	005-5	1	3/0x6/8 SWING	MARVIN	6 9/16"	(none)		(none)	(none)	6 1/2"	3' - 0"	7' - 6 1/2"	3' - 0 1/2"	7' - 7"			

INTERIOR DOOR SCHEDULE

Type Mark	Part #	Family and Type	Description	Jamb	Swing	Door Style	Panel Material	Manufacturer	Net Frame Dimension		Rough Opening		Hardware	Comments	Count
									Width	Height	Rough Width	Rough Height			
23	729-SB4L	LCH swing single: 729-SB4L	2/8x6/8 Swing	4 9/16"	Left	(none)	Birch	MARVIN	3' - 1 1/2"	8' - 0"	3' - 2"	8' - 0 1/2"	MODERN LEVER - L022. MODERN DEADBOLT. INCLUDE DOOR PULLS, MATCH FINISH.	SMOOTH CEDAR PANEL FLUSH. PANEL MATERIAL BIRCH	1
24	729-SB4R	LCH swing single: 729-SB4R	2/8x6/8 Swing	4 9/16"	Right	(none)	Birch	MARVIN	3' - 1 1/2"	8' - 0"	3' - 2"	8' - 0 1/2"			1
25	730-SB6R	LCH swing single: 730-SB6R	2/8x6/8 Swing	6 9/16"	Right	(none)	Birch	MARVIN	2' - 8"	8' - 0"	2' - 8 1/2"	8' - 0 1/2"	MODERN LEVER - L022. MODERN DEADBOLT. INCLUDE DOOR PULLS, MATCH FINISH.	SMOOTH CEDAR PANEL FLUSH. PANEL MATERIAL BIRCH	4
26	730-SB4R	LCH swing single: 730-SB4R	2/8x6/8 Swing	4 9/16"	Right	(none)	Birch	MARVIN	2' - 8"	8' - 0"	2' - 8 1/2"	8' - 0 1/2"	MODERN LEVER - L022. MODERN DEADBOLT. INCLUDE DOOR PULLS, MATCH FINISH.	SMOOTH CEDAR PANEL FLUSH. PANEL MATERIAL BIRCH	2
27	733-SB4D	LCH swing double: 733-SB4D	(2) 720 FIR 1 PANEL SHAKER OUTSWING 2/0x8/0	6 9/16"	Left/Right	1 Panel Shaker	Birch	MARVIN	4' - 1 1/2"	8' - 0"	4' - 2"	8' - 0 1/2"	MODERN LEVER - L022. MODERN DEADBOLT. INCLUDE DOOR PULLS, MATCH FINISH.	SMOOTH CEDAR PANEL FLUSH. PANEL MATERIAL BIRCH	1
28	730-SB4L	LCH swing single: 730-SB4L	2/8x6/8 Swing	4 9/16"	Left	(none)	Birch	MARVIN	2' - 8"	8' - 0"	2' - 8 1/2"	8' - 0 1/2"	MODERN LEVER - L022. MODERN DEADBOLT. INCLUDE DOOR PULLS, MATCH FINISH.	SMOOTH CEDAR PANEL FLUSH. PANEL MATERIAL BIRCH	1
29	729-SB6R	LCH swing single: 729-SB6R	2/8x6/8 Swing	6 9/16"	Right	(none)	Birch	MARVIN	3' - 0"	8' - 0"	3' - 0 1/2"	8' - 0 1/2"	MODERN LEVER - L022. MODERN DEADBOLT. INCLUDE DOOR PULLS, MATCH FINISH.	SMOOTH CEDAR PANEL FLUSH. PANEL MATERIAL BIRCH	2
30	729-SB6L	LCH swing single: 729-SB6L	2/8x6/8 Swing	6 9/16"	Left	(none)	Birch	MARVIN	3' - 0"	8' - 0"	3' - 0 1/2"	8' - 0 1/2"	MODERN LEVER - L022. MODERN DEADBOLT. INCLUDE DOOR PULLS, MATCH FINISH.	SMOOTH CEDAR PANEL FLUSH. PANEL MATERIAL BIRCH	3



EXTERIOR DOOR UNITS



INTERIOR DOOR UNITS

1/2" = 1'-0"

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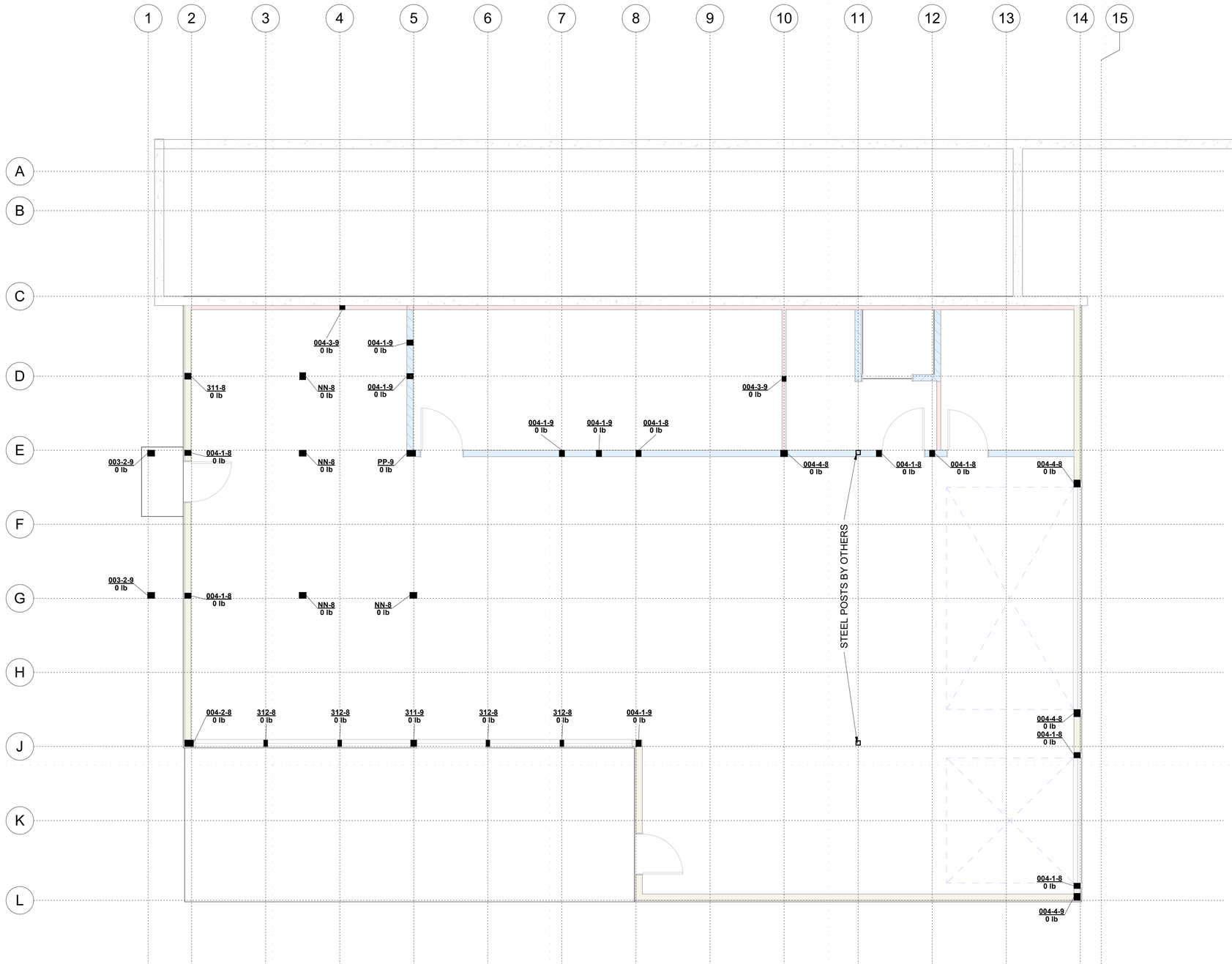
42255

HOME SERIES
CUSTOM
HOME MODEL
CUSTOM

DOOR SCHEDULES

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

A601



1 BASEMENT OVERLAY

1/4" = 1'-0"

POSTS - BASEMENT

LINDAL #	SIZE	DESCRIPTION
003-2	5 1/8" x 6" AYC GL	AYC GLULAM
003-3	HSS 4X4X5/16 STEEL TUBE POST BY OTHERS	STEEL
004-1	(3) 2x6	HGL
004-2	(5) 2x6	HGL
004-3	(3) 2x4	HGL
004-4	(4) 2x6	HGL
311	5 1/8" x 5 1/2" GLULAM	DF GLULAM
312	3 1/8" x 5 1/2" GLULAM	DF GLULAM
NN	5 1/8" x 6" GLULAM	DF GLULAM
PP	5 1/8" x 7 1/2" GLULAM	DF GLULAM

Basement Post and Partition Overlay

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

1. ALL POSTS TO BE JOB CUT TO FIT UNDER BEAMS. POSTS LABELED RECUT ARE JOB CUT FROM A POST with AN INDICATED LENGTH ALSO LABELED RECUT.
2. GLULAM BEAMS VARY IN SIZE, MEASURE BEAM DEPTH at POST LOCATION TO DETERMINE EXACT POST LENGTH BEFORE CUTTING POST.
3. ALL INTERIOR WALL STUDS UNDER FIRST FLOOR ARE #361, 2x4 @ 24" O.C. UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR WALL STUDS at BASEMENT FLOOR ARE #336-6, 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE.
5. WHEN PLANS ARE ON 11"x17" SHEETS, REDUCE SCALE BY HALF FOR PROPER DIMENSIONS.

NOTE: REFER TO STRUCTURE

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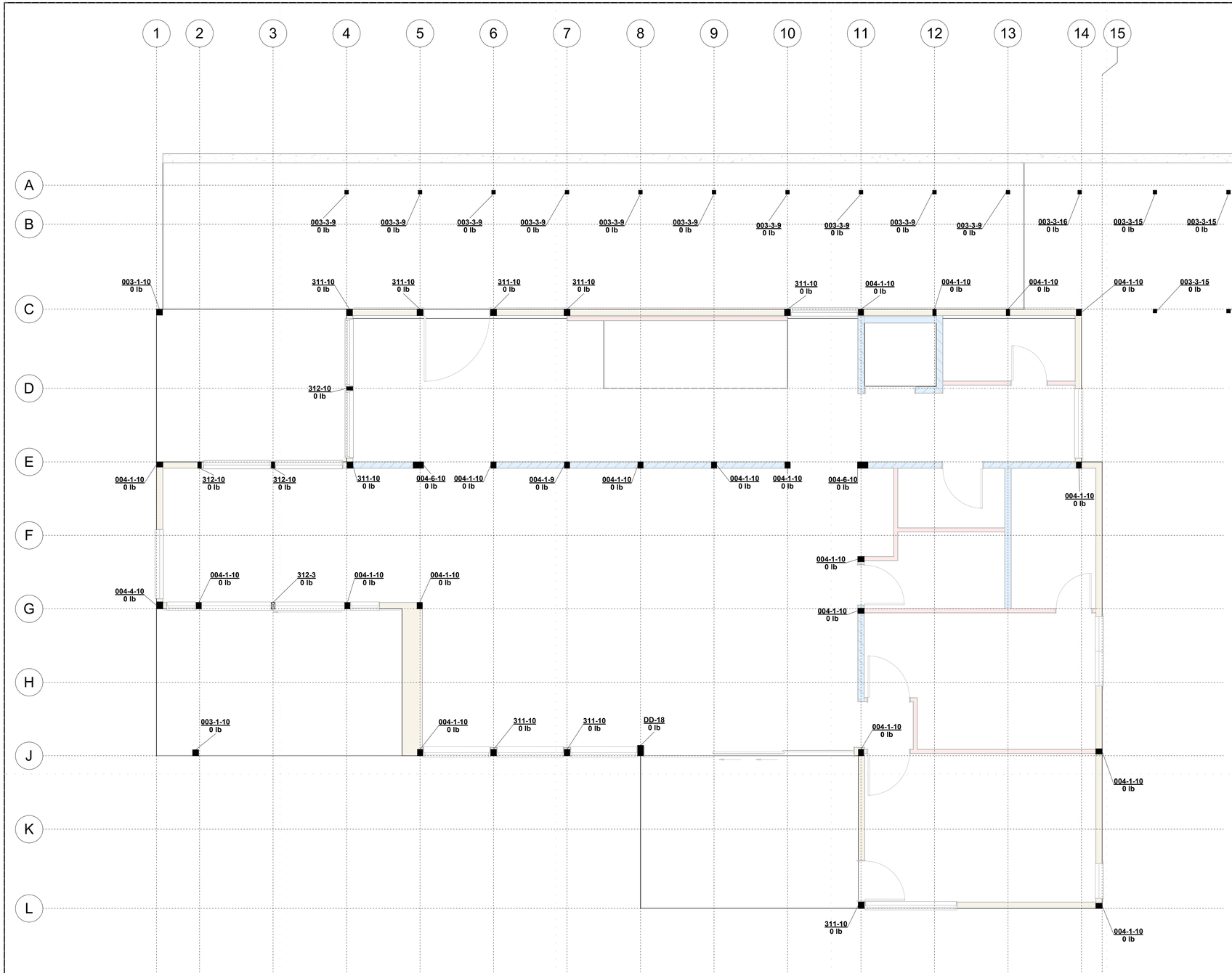
HOME SERIES
CUSTOM

HOME MODEL
CUSTOM

BASEMENT OVERLAY

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

M111



1 **1ST FLOOR OVERLAY**

1/4" = 1'-0"

POSTS - 1ST FLOOR

LINDAL #	SIZE	DESCRIPTION
003-1	5 1/8" x 5 1/8" AYC GL	AYC GLULAM
003-3	3 1/8" x 3 1/8" PF POST	PF POST W/ NIC TRIM
004-1	(3) 2x6	HGL
004-4	(4) 2x6	HGL
004-5	(2) 2x6	HGL
004-6	(6) 2x6	HGL
311	5 1/8" x 5 1/2" GLULAM	DF GLULAM
312	3 1/8" x 5 1/2" GLULAM	DF GLULAM
DD	5 1/8" x 9" GLULAM	DF GLULAM

First Floor Post and Partition Overlay

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

1. ALL POSTS TO BE JOB CUT TO FIT UNDER BEAMS. POSTS LABELED RECUT ARE JOB CUT FROM A POST with AN INDICATED LENGTH ALSO LABELED RECUT.
2. POST ATTACHMENT TO CONCRETE SLABS, DESIGN AND MATERIALS, ARE BY OTHERS.
3. GLULAM BEAMS VARY IN SIZE, MEASURE BEAM DEPTH at POST LOCATION TO DETERMINE EXACT POST LENGTH BEFORE CUTTING POST.
4. ALL INTERIOR WALL STUDS UNDER SECOND FLOOR ARE #361 (2x4) OR #361-6 (2x6) @ 24" O.C. UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR WALL STUDS at FIRST FLOOR ARE #333-6, 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE.
6. WHEN PLANS ARE ON 11"x17" SHEETS, REDUCE SCALE BY HALF FOR PROPER DIMENSIONS.

NOTE: REFER TO STRUCTURE

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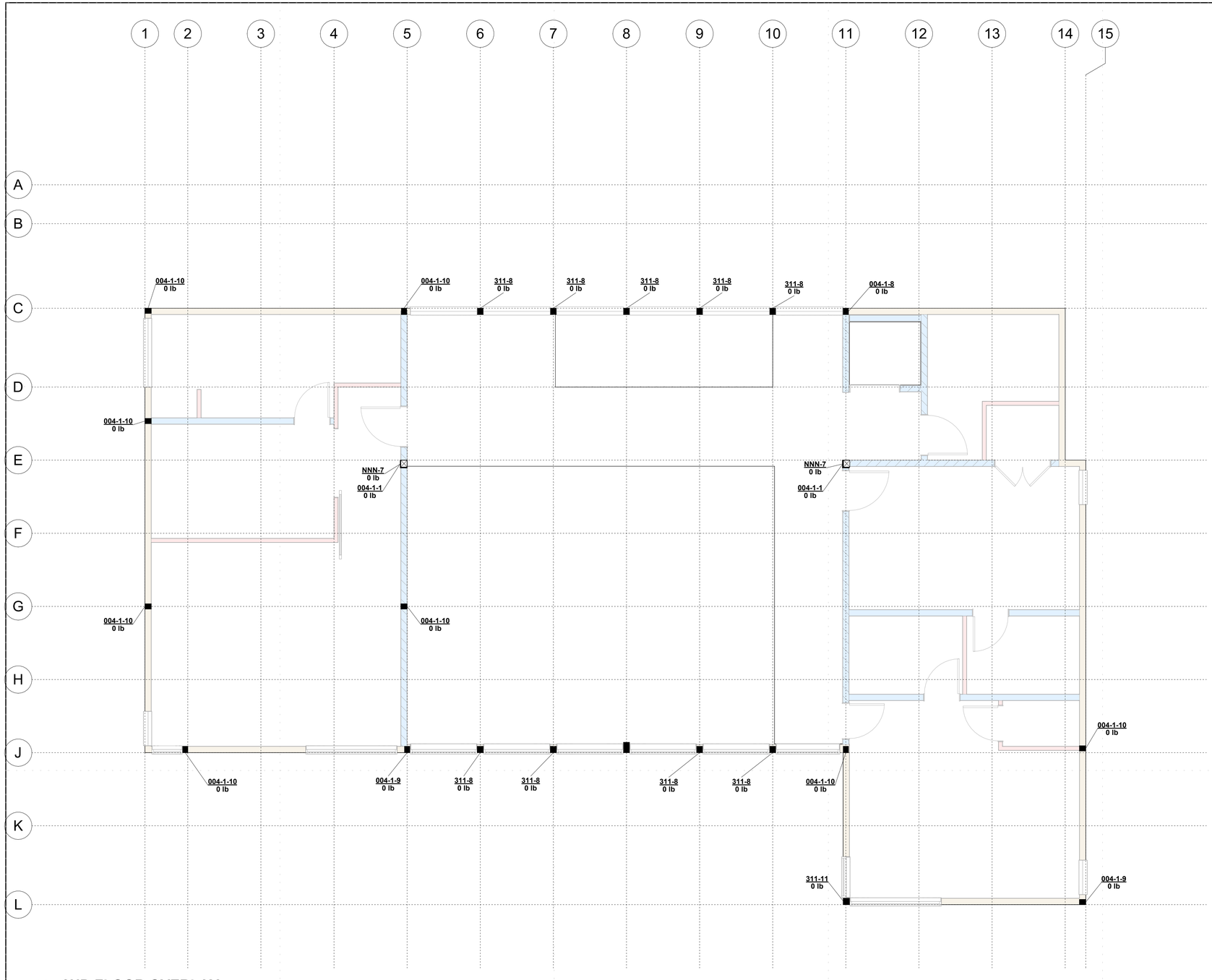
42255

HOME SERIES
CUSTOM

HOME MODEL
CUSTOM

1ST FLOOR OVERLAY
Scale: 1/4" = 1'-0"

M112



1 **2ND FLOOR OVERLAY**
1/4" = 1'-0"

POSTS - 2ND FLOOR		
LINDAL #	SIZE	DESCRIPTION
004-1	(3) 2x6	HGL
311	5 1/8" x 5 1/2" GLULAM	DF GLULAM
NNN	6 3/4" x 6" GLULAM	DF GLULAM

Second Floor Post and Partition Overlay

SCALE 1/4" = 1'-0"

1. ALL POSTS TO BE JOB CUT TO FIT UNDER BEAMS. POSTS LABELED RECUT ARE JOB CUT FROM A POST WITH AN INDICATED LENGTH ALSO LABELED RECUT.
2. GLULAM BEAMS VARY IN SIZE, MEASURE BEAM DEPTH AT POST LOCATION TO DETERMINE EXACT POST LENGTH BEFORE CUTTING POST.
3. ALL INTERIOR STUDS ARE #412 (2x4) OR #414 (2x6) @ 24" o.c., UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR WALL STUDS @ SECOND FLOOR ARE #334-6, 2x6 @ 16" c.c., UNLESS NOTED OTHERWISE.
5. WHEN PLANS ARE ON 11"x17" SHEETS, REDUCE SCALE BY HALF FOR PROPER DIMENSIONS.

NOTE: REFER TO STRUCTURE

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HOME SERIES
CUSTOM

HOME MODEL
CUSTOM

2ND FLOOR OVERLAY
Scale: 1/4" = 1'-0"

M113

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC)

2. DESIGN LOADING CRITERIA

ROOF SNOW LOAD	30 PSF
ROOF DEAD LOAD ALLOWANCE FOR PV PANELS	4 PSF
FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
FLOOR LIVE LOAD (RESIDENTIAL EXTERIOR DECKS AND BALCONIES)	60 PSF
GUARDRAILS/BALCONY RAILS (ONE OR TWO UNIT DWELLING)	200 LBS

WIND : ANALYSIS PROCEDURE: ASCE 7-16 CHAPTER 27 "PART 1 - BUILDINGS OF ALL HEIGHTS"
RISK CATEGORY II
98 MPH
EXPOSURE "B"
TOPOGRAPHIC FACTOR Kzt = 1.43
WIND BASE SHEAR, NORTH/SOUTH Vw = 43 K
WIND BASE SHEAR, EAST/WEST Vw = 31 K

EARTHQUAKE : ANALYSIS PROCEDURE: IBC "EQUIVALENT LATERAL FORCE PROCEDURE"
SEISMIC DESIGN CATEGORY (SDC) = D
RISK CATEGORY = II
SEISMIC SITE CLASS = D
IMPORTANCE FACTOR Ie = 1.0
MAPPED MCE Ss = 1.46; S_1 = 0.50
DESIGN ACCELERATION Sds = 0.97; S_{d1} = 0.60
SEISMIC RESISTING SYSTEM: WOOD PANEL BEARING SHEAR WALL, R = 6.5
SEISMIC RESPONSE COEFFICIENT: Cs = 0.15
SEISMIC BASE SHEAR Vs = 26 K

3. LATERAL LOADS ARE TRANSFERRED BY THE ROOF AND FLOOR DIAPHRAGMS TO THE SHEAR WALLS. FORCES ARE BASED ON THE TRIBUTARY AREA FOR EACH SHEAR WALL AND ARE CARRIED BY THE SHEAR WALLS TO THE FOUNDATION.

4. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

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

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THEIR WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. WHERE INFORMATION ON THE DRAWINGS IS IN CONFLICT WITH THE SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. DO NOT SCALE THE DRAWINGS.

9. ALL STRUCTURAL SYSTEMS WHICH ARE COMPOSED OF FIELD ERECTED COMPONENTS SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

10. SHOP DRAWINGS FOR REINFORCING STEEL AND STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

11. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO.

12. DEFERRED SUBMITTALS OF DESIGN BUILD COMPONENTS SHALL BEAR THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. DEFERRED SUBMITTALS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE AND SHALL INCLUDE DESIGN CALCULATIONS WITH THE ENGINEER'S STAMP.

THE FOLLOWING COMPONENTS SHALL BE DEFERRED SUBMITTALS FOR THIS PROJECT:
STAIRS & RAILINGS

13. SPECIAL INSPECTION: CONCRETE CONSTRUCTION, STRUCTURAL STEEL FABRICATION AND ERECTION (INCLUDING FIELD WELDING AND HIGH-STRENGTH FIELD BOLTING), EXPANSION BOLTS, SCREW ANCHORS AND EPOXY GROUTED INSTALLATIONS SHALL BE SUPERVISED IN ACCORDANCE WITH IBC SECTIONS 1704 & 1705 AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE OWNER. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR AND BUILDING OFFICIAL. ANY MATERIALS WHICH FAIL TO MEET PROJECT SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

GEOTECHNICAL

14. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND GEOTECHNICAL ENGINEER. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR WALLS ABOVE.

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE GEOTECHNICAL REPORT.

THE STRUCTURAL DESIGN IS BASED ON THE FOLLOWING VALUES FROM THE REFERENCED GEOTECHNICAL REPORT:

LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	60 PCF/40 PCF
LATERAL EARTH PRESSURE W/ SOIL IMPROVEMENT (RESTRAINED/UNRESTRAINED)	55 PCF/35 PCF
SEISMIC SURCHARGE PRESSURE	8H PSF
PASSIVE SOIL PRESSURE	150 PCF
4"Ø PIPE PILE CAPACITY	20 KIPS

GEOTECHNICAL REPORT REFERENCE:#1276521 BY NELSON GEOTECHNICAL ASSOCIATES, INC. DATED JANUARY 14, 2022.

15. PIPE PILES SHALL BE GALVANIZED SCHEDULE-40 (STD) ASTM A53 (TYPE E OR S, GRADE A OR B) 4 INCH NOMINAL PIPE DRIVEN TO REFUSAL PER THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER. THE ALLOWABLE AXIAL COMPRESSION CAPACITY SHALL BE 20 KIPS. SECTIONS OF PIPE SHALL BE CONNECTED TOGETHER WITH COMPRESSION FITTED SLEEVE COUPLERS.

16. PIPE PILING INSPECTION SHALL BE CONTINUOUSLY PERFORMED BY THE GEOTECHNICAL ENGINEER DURING PLACEMENT TO CONFIRM THAT THE PILES ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND GEOTECHNICAL REPORT. AT LEAST 3% OF THE 4 INCH PILES SHALL BE LOAD TESTED IN ACCORDANCE WITH ASTM D1143. THE MAXIMUM TEST LOADS SHALL BE 40 KIPS. MAXIMUM PILE MIS-LOCATION SHALL BE 2" LATERALLY. DRIVE A TEST ELEMENT FOR PLANNING PURPOSES TO DETERMINE REFUSAL DEPTH AND PILE LENGTH PER RECOMMENDATIONS IN GEOTECHINCAL REPORT. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRIVING PILES.

CONCRETE

17. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301. CONSTRUCTION TOLERANCES SHALL NOT EXCEED THOSE LISTED IN ACI 117. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS (BEFORE THE ADDITION OF ADMIXTURES). THE WATER/CEMENT RATIO SHALL NOT EXCEED 0.55 FOR FOOTINGS AND 0.45 FOR ALL SLABS AND EXPOSED CONCRETE UNLESS OTHERWISE NOTED. EXCEPT FOR FOOTINGS AND SLAB ON GRADE, AGGREGATE SIZE SHALL NOT EXCEED 3/4".

THE MINIMUM AMOUNT OF CEMENT AND THE MAXIMUM SLUMP MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. (THE W/C RATIO LIMITS STILL APPLY). THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, CEMENTITIOUS MATERIAL, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 301. CHEMICAL ADMIXTURES AND FLY ASH SHALL CONFORM TO ASTM C494 AND C618 RESPECTIVELY. FLY ASH PERCENTAGE OF TOTAL CEMENTITIOUS MATERIAL SHALL NOT EXCEED 20%. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY TO CONTRACT DOCUMENTS. CONTRACTOR MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14 TABLE 19.3.3.1. ALL CONCRETE EXPOSED TO THE WEATHER AND ALL GARAGE SLABS-ON-GRADE SHALL OBTAIN A 28-DAY STRENGTH f'c OF 4,500 PSI IN ACCORDANCE WITH ACI 318 TABLE 19.3.2.1 AND IBC SECTION 1904.1. ALL CONCRETE TO RECEIVE A STEEL TROWELED FINISH SHALL NOT BE AIR-ENTRAINED.

18. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy = 60,000 PSI AND SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT 48 BAR DIAMETERS, 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS, LAP 2'-0" MINIMUM. PROVIDE (2) #4 MIN. U.N.O. TRIM BARS AROUND ALL OPENINGS IN CONCRETE WALLS OR SLABS EXTENDING 2'-0" PAST CORNERS, TYPICAL.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. NO REINFORCING BARS SHALL BE "WET-SET" INTO THE CONCRETE. PROVIDE A 20' LONG REBAR GROUND (UFER GROUND) PER ELECTRICIAN.

19. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST EARTH	3"
FORMED SURFACES EXPOSED TO EARTH (i.e. WALLS BELOW GROUND) OR WEATHER	2"
SLABS AND WALLS (INTERIOR FACE) U.O.N.	1"

20. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.

21. NON-SHRINK GROUT SHALL BE NON-METALLIC CONFORMING TO ASTM C1107 AND BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (5000 PSI MINIMUM).

ANCHORAGE

22. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2 WEDGE ANCHOR", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-3037 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.

23. SCREW ANCHORS INTO CONCRETE SHALL BE "TITEN HD", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-2713 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS IS REQUIRED FOR ALL SCREW ANCHOR INSTALLATION.

24. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) INTO CONCRETE SHALL BE INSTALLED USING "SET-XP" ADHESIVE ANCHOR AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-2508, INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

STEEL

25. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE LATEST EDITIONS OF THE A.I.S.C. SPECIFICATIONS AND CODES:

A. AISC - STEEL CONSTRUCTION MANUAL, 15TH EDITION
B. AISC 303-16 - CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
C. 2014 RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS.

26. STRUCTURAL STEEL, WIDE FLANGE (W AND MT) SHAPES SHALL CONFORM TO ASTM A992, Fy = 50 KSI; ALL OTHER ROLLED SHAPES SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STEEL PLATE SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, Fy = 35 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE C, Fy = 50 KSI. CONNECTION BOLTS SHALL CONFORM TO ASTM A325. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 GRADE 36, Fy = 36 KSI.

27. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

28. ALL A325 CONNECTION BOLTS SHALL BE INSTALLED TO THE SNUG-TIGHT CONDITION PER RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. ALL NUTS SHALL CONFORM TO ASTM A563. ALL WASHERS SHALL CONFORM TO ASTM F436 OR ASTM F959 TYPE 325. ALL BOLT HOLES SHALL BE STANDARD SIZE UNLESS OTHERWISE NOTED.

29. ALL A307 CONNECTION BOLTS SHALL BE PROVIDED WITH LOCK WASHERS UNDER NUTS OR SELF-LOCKING NUTS. ALL BOLT HOLES SHALL BE STANDARD SIZE UNLESS OTHERWISE NOTED.

30. ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED. ALL WELDING SHALL BE PERFORMED BY WELDERS WITH AWS / W.A.B.O. CERTIFICATION WITH THE MATERIAL AND METHOD REQUIRED.

WOOD

31. FRAMING LUMBER: SHALL BE KILN DRIED OR MC-19 (MOISTURE CONTENT LESS THAN 19%), AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.I.B. STANDARD NO. 17 GRADING RULES FOR WEST COAST LUMBER. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

STANDARD 2X FRAMING (STUDS, PLATES, JOISTS, BUILT-UP BEAMS)	SPRUCE-PINE-FIR NO. 2
TREATED 2X FRAMING (DECK JOISTS, BUILT-UP BEAMS)	HEM-FIR NO. 2
POSTS (BUILT-UP)	SPRUCE-PINE-FIR NO. 2

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HOME SERIES
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GENERAL STRUCTURAL NOTES

Scale: AS NOTED

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GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

32. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM D3737 AND ANSI A190.1. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. CERTIFICATES OF CONFORMANCE MUST BE MADE AVAILABLE TO BUILDING INSPECTORS. BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2,400 PSI, Fv = 240 PSI, E = 1,800 KSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 5,000' RADIUS UNLESS SHOWN OTHERWISE ON THE PLANS. GLUE LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 2, Fc = 1,900 PSI, Fby = 1,800 PSI, Fbx = 1,700 PSI, E = 1,700 KSI (4 LAMS MINIMUM DEPTH).

33. ALASKAN YELLOW CEDAR (AYC) GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM D3737 AND ANSI A190.1. EACH MEMBER SHALL BEAR AN A.I.T.C. IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN A.I.T.C. CERTIFICATE OF CONFORMANCE. CERTIFICATES OF CONFORMANCE MUST BE MADE AVAILABLE TO BUILDING INSPECTORS. AYC BEAMS SHALL BE ALASKAN YELLOW CEDAR COMBINATION 20F-V13, Fb = 2,000 PSI, Fv = 240 PSI, E = 1,500 KSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS TO 5,000' RADIUS UNLESS SHOWN OTHERWISE ON THE PLANS. AYC GLUE LAMINATED COLUMNS SHALL BE ALASKAN CEDAR COMBINATION 10, Fc = 1,450 PSI, Fby = 1,400 PSI, Fbx = 1,350 PSI, E = 1,400 KSI (4 LAMS MINIMUM DEPTH).

34. LAMINATED STRAND LUMBER (LSL) SHALL BE DESIGNED AND MANUFACTURED PER ASTM D5456. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, AND THE INDEPENDENT INSPECTION AGENCY'S LOGO. ALL LAMINATED STRAND LUMBER SHALL BE MANUFACTURED USING A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559. MINIMUM STRUCTURAL PROPERTIES ARE AS FOLLOWS:

    RIM JOISTS AND BLOCKING (1-1/4" MINIMUM THICKNESS AT NON-SHEAR WALLS; SEE SCHEDULE FOR MINIMUM THICKNESS AT SHEAR WALLS):
    Fb = 1700 PSI, E = 1.3 x 10^6 PSI, Fv = 400 PSI

    BEAMS AND HEADERS:
    Fb = 2325 PSI, E = 1.55 x 10^6 PSI, Fv = 310 PSI

    DESIGN SHOWN ON PLANS IS BASED ON MATERIALS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

35. PARALLEL STRAND LUMBER (PSL) SHALL BE DESIGNED AND MANUFACTURED PER ASTM D5456. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, AND THE INDEPENDENT INSPECTION AGENCY'S LOGO. ALL PARALLEL STRAND LUMBER SHALL BE MANUFACTURED USING DOUGLAS FIR STRANDS GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. MINIMUM STRUCTURAL PROPERTIES ARE AS FOLLOWS:

    Fb = 2900 PSI, E = 2.2x 10^6 PSI, Fv = 290 PSI

    DESIGN SHOWN ON PLANS IS BASED ON MATERIALS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

36. WOOD I-JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE I-JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH WOOD JOIST PROVIDED. GLUE FLOOR JOISTS TO SHEATHING AS REQUIRED BY THE JOIST MANUFACTURER.

37. WOOD SHEATHING SHALL BE APA RATED, EXTERIOR GLUE; EXPOSURE 1, IN CONFORMANCE WITH THE REQUIREMENTS FOR THEIR TYPE IN DOC PS-1 OR PS-2. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

    UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH (2) 10d-F NAILS AT EACH END, UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPACED PER PLANS. WHERE NOT NOTED OTHERWISE, NAIL PANEL EDGES WITH 8d NAILS @ 6" O.C. EDGES, 12" O.C. IN THE FIELD.

38. ALL WOOD EXPOSED TO WEATHER, OR BEARING ON UNPROTECTED CONCRETE BELOW GRADE, OR BEARING ON UNPROTECTED CONCRETE LESS THAN 8" FROM EXPOSED EARTH SHALL BE PRESSURE-TREATED, U.O.N. PRESSURE TREATMENT SHALL BE WITH AN APPROVED PRESERVATIVE CONFORMING TO AMERICAN WOOD PRESERVERS ASSOCIATION U1 AND M4 AND SHALL BE BRANDED WITH A QUALITY CONTROL AGENCY MARK BY THE AWPA OR EQUAL. ALL METAL HARDWARE IN CONTACT WITH TREATED WOOD SHALL BE PROTECTED WITH A G185 GALVANIZED COATING (ZMAX) OR BETTER. ALL NAILS IN TREATED WOOD SHALL BE HOT-DIP GALVANIZED OR BETTER. PROVIDE 2 LAYERS OF 30# ASPHALT IMPREGNATED BUILDING PAPER BETWEEN NON-PRESSURE-TREATED LEDGERS, BLOCKING, ETC., AND CONCRETE.

39. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO. C-C-2021. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. ALL BOLTS TIGHTENED TO SNUG TIGHT.

40. WOOD FASTENERS:

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

DRAWING ID	NAIL NAME	NAIL DIAMETER	NAIL LENGTH
"6d"	6d Common	0.113"	2"
"8d Box"	8d Box	0.113"	2-1/2"
"8d"	8d Common	0.131"	2-1/2"
"10d-F"	10d Framer	0.131"	3"
"10d"	10d Shear	0.148"	2-1/4"
"16d"	16d Sinker	0.148"	3-1/4"

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

    B. NAILS - SHEATHING FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

    C. SCREWS SHALL BE WOOD SCREWS OF THE DIAMETER AND LENGTH NOTED ON THE DRAWINGS. SDS FASTENERS ARE SIMPSON STRONG DRIVE SCREWS.

    D. HOT DIPPED GALVANIZED NAILS, BOLTS AND METAL PLATES - ALL NAILS, BOLTS AND METAL PLATES IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED.

41. WOOD FRAMING NOTES: THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

    A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. 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. TIGHTEN BOLTS AND LAG SCREWS SNUGLY AGAINST WOOD FRAMING AFTER WOOD HAS REACHED SPECIFIED MOISTURE CONTENT.

    B. WALL FRAMING: ALL BEARING AND SHEAR WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2 x 4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2 x 6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL BEARING AND SHEAR WALLS AND AT EACH SIDE OF ALL OPENINGS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW.

    ALL BEARING STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 8" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS WITH 3"x3"x1/4" PLATE WASHERS @ 4'-0" O.C., UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 10d-F NAILS @ 8" 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 ATTACHED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH SCREWS AT 8" O.C. USE 1-1/4" W #6 SCREWS FOR 1/2" GWB AND 5/8" GWB WHERE OCCURS. VERIFY THE FIRE ASSEMBLY REQUIREMENTS WHERE APPLICABLE WITH THE ARCHITECT.

    C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 10d-F NAILS @ 8" O.C. STAGGERED UNLESS OTHERWISE NOTED.

    D. POSITIVE CONNECTIONS: PROVIDE THE POSITIVE ATTACHMENT FOR ALL FRAMING AS NOTED ON PLAN OR DETAILS. ALL CONNECTORS EXPOSED TO WEATHER OR DIRECT CONTACT WITH PRESSURE TREATED WOOD SHALL BE GALVANIZED.

STRUCTURAL OBSERVATION

AS NOTED IN IBC SECTION 1704.6, STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT. STRUCTURAL OBSERVATION MEANS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM, INCLUDING BUT NOT LIMITED TO, THE ELEMENTS AND CONNECTIONS AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY OF THE INSPECTIONS REQUIRED BY IBC SECTIONS 110 AND 1704.

IN OUR STRUCTURAL OBSERVATION, WE WILL SELECT PORTIONS OF WORK TO REVIEW CLOSELY AS WELL AS OBSERVE THE STRUCTURAL SYSTEM FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. SUCH REVIEW PROCEDURES WILL BE CONDUCTED IN ACCORDANCE WITH COMMONLY ACCEPTED STANDARDS OF PRACTICE. THE BUILDING OFFICIAL UNDERSTANDS THAT SUCH PROCEDURES INDICATE ACTUAL CONDITIONS ONLY WHERE THE REVIEW IS PERFORMED AND THAT THE RESULTS WILL BE INFERRED TO EXIST IN OTHER AREAS NOT REVIEWED.

THE BUILDING OFFICIAL ALSO RECOGNIZES THAT STRUCTURAL REVIEW IS A TECHNIQUE EMPLOYED TO MINIMIZE THE RISK OF PROBLEMS ARISING DURING CONSTRUCTION. STRUCTURAL OBSERVATION BY THE DESIGN PROFESSIONAL DOES NOT CONSTITUTE WARRANTY OR GUARANTEE OF ANY TYPE. IN ALL CASES, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR THE QUALITY OF WORK AND FOR ADHERENCE TO THE APPROVED PLANS AND SPECIFICATIONS.

ABBREVIATIONS

@	At	L	Angle
d	Penny (Nails)	LB.	Pound
ϕ	Diameter	LL	Live Load
°	Degrees	LLH	Long Leg Horizontal
...#	Pounds	LLV	Long Leg Vertical
#...	Number	LONGIT.	Longitudinal
		LT. WT.	Lightweight
(A)	Above		
A.B.	Anchor Bolt	MAX.	Maximum
ADD'L	Additional	MECH.	Mechanical
ALT.	Alternate	MEZZ.	Mezzanine
APPROX.	Approximate	MF	Moment Frame
ARCH.	Architect	MFR.	Manufacturer
		MIN.	Minimum
(B)	Below	MISC.	Miscellaneous
B/	Bottom of	MK.	Mark
BF	Braced Frame		
BLKG.	Blocking	(N)	New
BLDG.	Building	N.	North
BM.	Beam	N.S.	Near Side
BOT.	Bottom	NOM.	Nominal
BRG.	Bearing	NTS	Not to Scale
BTWN.	Between		
		O.C.	On Center
℄	Centerline	O.D.	Outside Diameter
C	Camber	O.F.	Outside Face
CIP	Cast In Place	O.H.	Overhang
C.J.	Construction Joint or Control Joint	OPNG.	Opening
CJP	Complete Joint Penetration	OPP.	Opposite
CLG.	Ceiling		
CLR.	Clear	PAF	Ponder Actuated Fastener
CMU	Concrete Masonry Unit	PC	Precast
COL.	Column	PERM.	Permanent
CONC.	Concrete	PERP.	Perpendicular
CONN.	Connections	PJP	Partial Joint Penetration
CONST.	Construction	PL or ℗	Plate
CONT.	Continuous	PLF	Pounds per linear Foot
CSK.	Countersink	PLYWD	Plywood
		PREFAB.	Prefabricated
DBA	Deformed Bar Anchor	PSF	Pounds per Square Foot
DBL.	Double	PSI	Pounds per Square Inch
DEG.	Degree	P.T. or PT	Post-Tensioning
DF	Doug Fir-Larch	P/T	Pressure-Treated
DIA.	Diameter		
DIAG.	Diagonal	RAD.	Radius
DIAPH.	Diaphragm	REF.	Reference
DIM.	Dimension	REINF.	Reinforce or Reinforcement
DN.	Down	REQD.	Required
DO	Ditto	REV.	Revise
DTL.	Detail	R.O.	Rough Opening
DWG.	Drawing		
		S.	South
(E)	Existing	SCH. or SCHED.	Schedule
E.	East	SECT.	Section
EA.	Each	SHT.	Sheet
E.F.	Each Face	SIM.	Similar
EL.	Elevation	SOG	Slab On Grade
ELEV.	Elevator	SPEC.	Specification
EMBED.	Embedment Length	SQ.	Square
ENGR.	Engineer	SQ. FT.	Square Feet
EQ.	Equal	SQ. IN.	Square Inch(es)
E.W.	Each Way	SPF	Spruce-Pine-Fir
EXP.	Expansion	S.S.	Stainless Steel
EXT.	Exterior	STD.	Standard
		STIFF.	Stiffener
FDN.	Foundation	STL.	Steel
FIN.	Finish	STR.	Structural
FLR.	Floor	SUB.	Substitute
FRP	Fiber Reinforced Polymer	SYM.	Symmetrical
F.S.	Far Side		
FT.	Foot or Feet	T/	Top of
FTG.	Footing	T&B	Top and Bottom
		T&G	Tongue & Groove
GA.	Gauge	TEMP.	Temporary
GALV.	Galvanized	THRU	Through
GL	Glue Laminated	T.O.C.	Top of Concrete
GWB	Gypsum Wall Board	T.O.S.	Top of Steel
		T.O.W.	Top of Wall
HDG	Hot Dipped Galvanized	TRANS.	Transverse
HDR.	Header	TS	Tube Steel
HF	Hem Fir	TYP.	Typical
HGR.	Hanger		
HORIZ.	Horizontal	U.O.N.	Unless Otherwise Noted
HSS	Hollow Structural Section		
HT.	Height	VERT.	Vertical
		VIF	Verify in Field
I.D.	Inside Diameter		
I.F.	Inside Face	W.	West
IN.	Inch	W/ or w/	With
INFO.	Information	W.H.S.	Welded Headed Stud
INT.	Interior	W/O	Without
		W.P.	Work Point
JT.	Joint	W.T.S.	Welded Threaded Stud
		WWF	Welded Wire Fabric
K	Kips		
KSF	Kips per Square Foot	X SECT.	Cross Section
KSI	Kips per Square Inch	X-STR	Extra Strong
		XX-STR	Double Extra Strong

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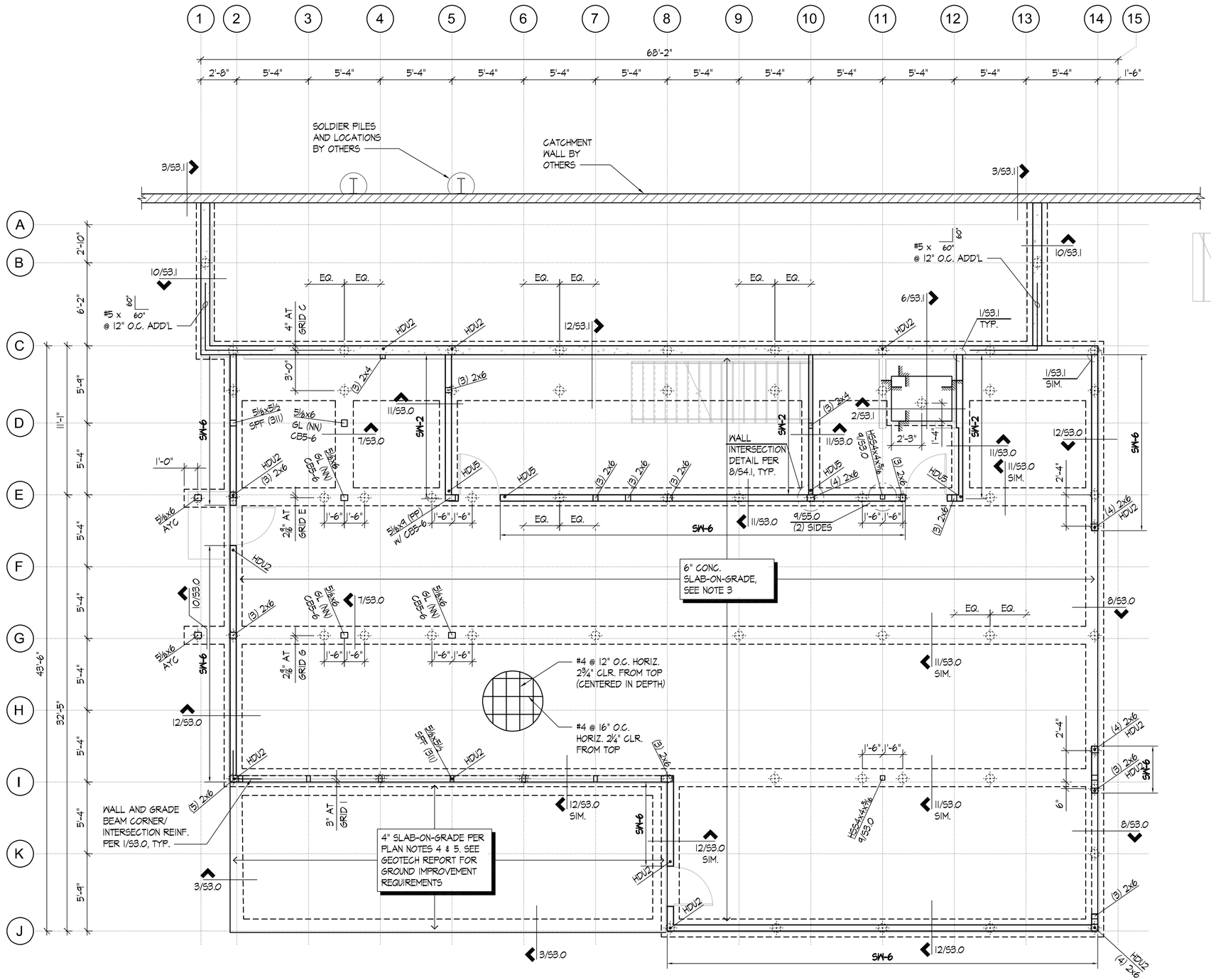
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GENERAL STRUCTURAL NOTES

Scale: AS NOTED

S1.1

File: 252-s101.dwg Plotted: Wed, 09/14/2022 2:08 pm



FOUNDATION / BASEMENT PLAN

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

FOUNDATION / BASEMENT PLAN NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH LINDAL CEDAR HOME DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF LINDAL CEDAR HOMES AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEET S3.0 FOR TYPICAL CONCRETE AND FOUNDATION DETAILS. SEE SHEET S4.0 FOR TYPICAL WOOD DETAILS.
3. BASEMENT SLAB-ON-GRADE SHALL BE 6" THICK CONCRETE REINFORCED PER PLAN, U.O.N. SEE LINDAL CEDAR HOME DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SUB-GRADE MOISTURE BARRIER AND ELEVATIONS, ETC. SLAB IS DESIGNED TO SPAN BETWEEN GRADE BEAMS (NO CONTROL JOINTS).
4. EXTERIOR SLAB-ON-GRADE SHALL BE 4" THICK CONCRETE REINFORCED WITH #4 @ 16" O.C. EACH WAY AT MID-DEPTH, U.O.N. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SUB-GRADE MOISTURE BARRIER AND ELEVATIONS, ETC.
5. FOR EXTERIOR SLAB-ON-GRADE JOINTS, SEE DETAIL 2/S3.0.
6. ALL WOOD BEARING ON UNPROTECTED CONCRETE, EXPOSED TO WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED, U.O.N.
7. FOR SILL PLATE ANCHOR BOLT LAYOUT TO CONCRETE FOUNDATION WALLS AND SLABS, SEE DETAIL 1/S4.0.
8. ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR U.O.N.
9. POSTS INDICATED ARE AT THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x. PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL FLOOR BEAMS AND ALL POSTS ABOVE FOR FULL BEARING. PROVIDE BLKG. AT JOISTS PER DETAIL 7/S4.1. SEE 3/S4.1 FOR TYPICAL POST BASE CONNECTION.
10. SW-x — INDICATES SHEAR WALL AT THIS LEVEL. SEE SHEAR WALL SCHEDULE 8/S4.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-6 CRITERIA U.O.N.
11. HDUx — INDICATES HOLDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/S4.0 FOR HOLDOWN DETAIL. USE MIN. (2) 2x POST U.O.N.

LEGEND:

- INDICATES 4" PIPE PILE PER GENERAL NOTES
- INDICATES GRADE BEAM
- INDICATES WOOD BEARING WALL OR SHEAR WALL
- INDICATES GRADE BEAM
- INDICATES CONCRETE FOUNDATION WALL
- SW-x — INDICATES SHEAR WALL TYPE AT THIS LEVEL. SEE PLAN NOTE 10
- HDUx — INDICATES HOLDOWN TYPE AT THIS LEVEL. SEE PLAN NOTE 11

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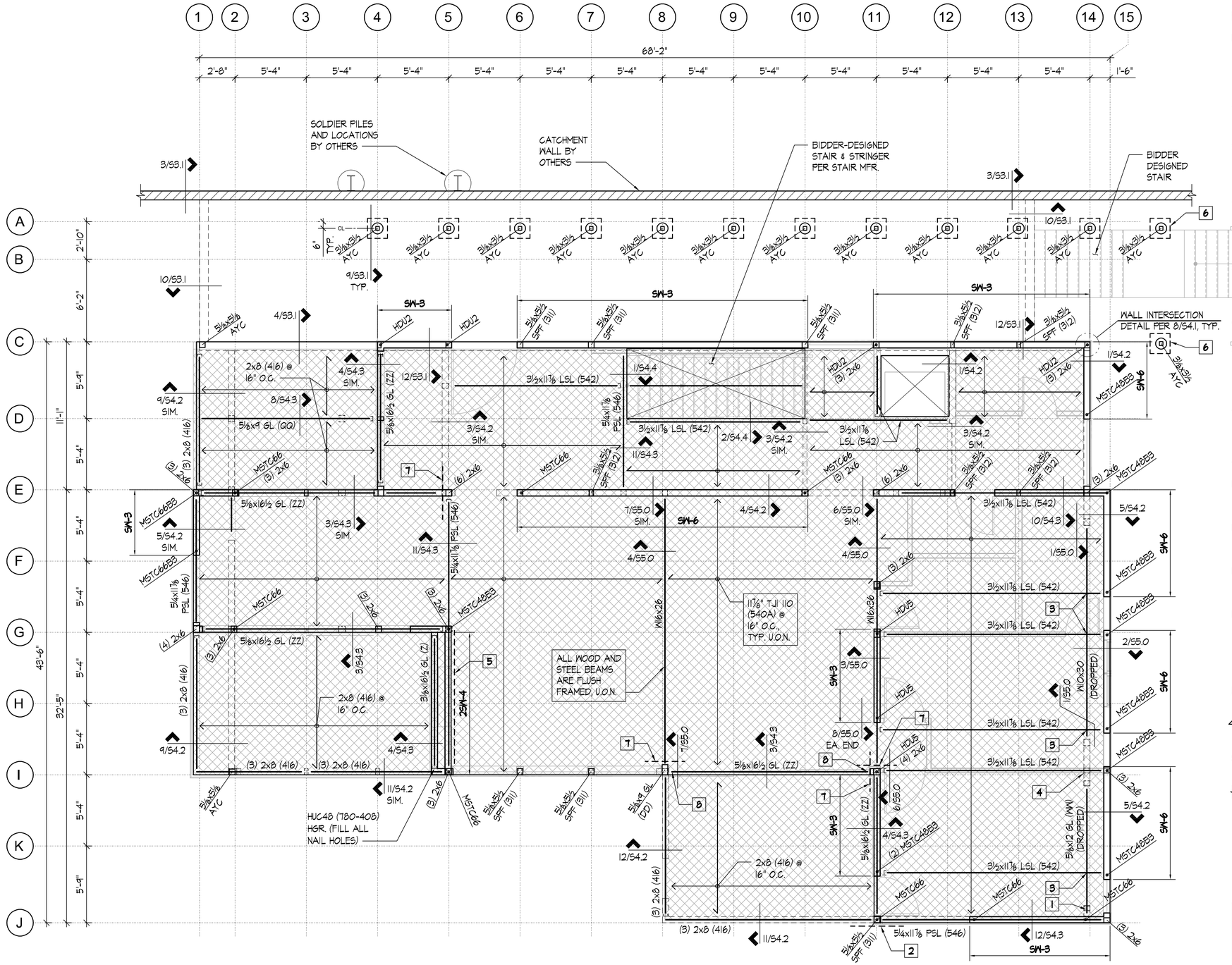
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FOUNDATION / BASEMENT PLAN

Scale: AS NOTED

S2.0

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FIRST FLOOR FRAMING PLAN

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

KEY NOTES:

1. RUN BEAM TO GRID J
2. CS16 (780-715) PER 12/S4.1
3. (2) LTS20 FLUSH BEAM TO DROPPED BEAM
4. (2) LTS20 FLUSH BEAM TO STUDS BELOW
5. CMSTC16 (780-719) STRAP PER 1/S4.3
6. SEE ARCHITECTURAL AND CIVIL DRAWINGS BY OTHERS FOR THE FULL EXTENT OF THE TRELLIS EAST OF GRID 15
7. MST60 STRAP (780-714)
8. SEE 5/S5.0 FOR WOOD BEAM TO STEEL BEAM CONNECTION

FIRST FLOOR FRAMING PLAN NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH LINDAL CEDAR HOME DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF LINDAL CEDAR HOMES AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1, S4.2 AND S4.3 FOR TYPICAL WOOD DETAILS.
3. TYPICAL FLOOR FRAMING CONSISTS OF 23/32" APA RATED T&G SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER 11-1/8" TJI 110 (540A) JOISTS AT 16" O.C. HANG TJI JOISTS WITH IT51.81/I.88 (780-270) TOP FLANGE HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
4. TYPICAL DECK FRAMING CONSISTS OF DECK BOARDS PER LINDAL CEDAR HOMES, LAID FACE GRAIN PERPENDICULAR OVER P/T 2X SLEEPERS ABOVE 23/32" APA RATED T&G SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER 2x8 SPF#1/#2 (416) JOISTS AT 16" O.C. HANG JOISTS WITH LUS28 (780-209) FACE MOUNT HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
5. NAIL FLOOR SHEATHING TO FRAMING WITH 8d NAILS (0.131"Φ x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS, BLOCK PANEL EDGES WHERE INDICATED. SEE DETAIL 6/S4.0.
6. ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR U.O.N.
7. POSTS INDICATED ARE AT THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x. PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL FLOOR BEAMS AND ALL POSTS ABOVE FOR FULL BEARING. PROVIDE BLKG. AT JOISTS PER DETAIL 7/S4.1. SEE 3/S4.1 FOR TYPICAL POST BASE CONNECTION.
8. ALL HEADERS NOT SHOWN ON PLAN SHALL BE 3½x9½ LSL (532) FOR EXTERIOR BEARING WALLS AND 3½x9½ LSL (532) FOR INTERIOR BEARING WALLS. SEE 10/S4.1 FOR HEADER DETAIL. HANG HEADERS W/ HUC410 (780-410) WHERE HANGERS ARE INDICATED ON PLAN.
9. FOR TOP PLATE SPLICE SEE DETAIL 6/S4.1.
10. ALIGN A JOIST OR JOIST BLOCKING OVER THE FULL LENGTH OF ALL BEARING/SHEAR WALLS. SEE 8/S4.0 FOR SPECIAL SHEAR WALL BLOCKING REQUIREMENTS.
11. SW-x — INDICATES SHEAR WALL AT THIS LEVEL. SEE SHEAR WALL SCHEDULE 8/S4.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL
12. HDUx — INDICATES HOLDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/S4.0 FOR HOLDOWN DETAIL. USE MIN. (2) 2x POST U.O.N.
13. MSTC66 — INDICATES HOLDOWN STRAP TO FRAMING BELOW WALL. SEE 10/S4.0 FOR STRAP HOLDOWN DETAIL AT FLOOR-TO-FLOOR AND BEAM SUPPORTING SHEAR WALL END. USE MIN. (2) 2x POST U.O.N.

LEGEND:

- INDICATES FRAMING DIRECTION
- INDICATES EXTENT OF FRAMING
- SW-x — INDICATES SHEAR WALL TYPE AT THIS LEVEL. SEE PLAN NOTE 11
- INDICATES WOOD BEARING OR SHEAR WALL AT THIS LEVEL. SEE PLAN NOTES 6 & 11
- INDICATES BLOCKED DIAPHRAGM PER 6/S4.0
- INDICATES CONCRETE FOUNDATION, WOOD BEARING WALL, OR SHEAR WALL BELOW. SEE PLAN NOTES 9 & 10
- INDICATES NON-BEARING/ NON-SHEAR WALL AT THIS LEVEL
- INDICATES HEADER MEMBER. SEE PLAN NOTE 8
- INDICATES HANGER PER SCHEDULE

HANGER SCHEDULE

MEMBER	LINDAL PART NO.	HANGER	LINDAL PART NO.
11⅞" TJI 110	540A	IT51.81/11.88	780-230
3½x11⅞ LSL	542	HUC412	780-412
5¼x11⅞ PSL	546	HGUS5.50/10	-
3⅛x16½ GL	Z	CJT5	780-CJT5S
5⅛x16½ GL	ZZ	HCJTZ	-
5⅛x9 GL	QQ	CJT4	780-CJT4L
(3) 2x8	416	HUC28-3	780-219

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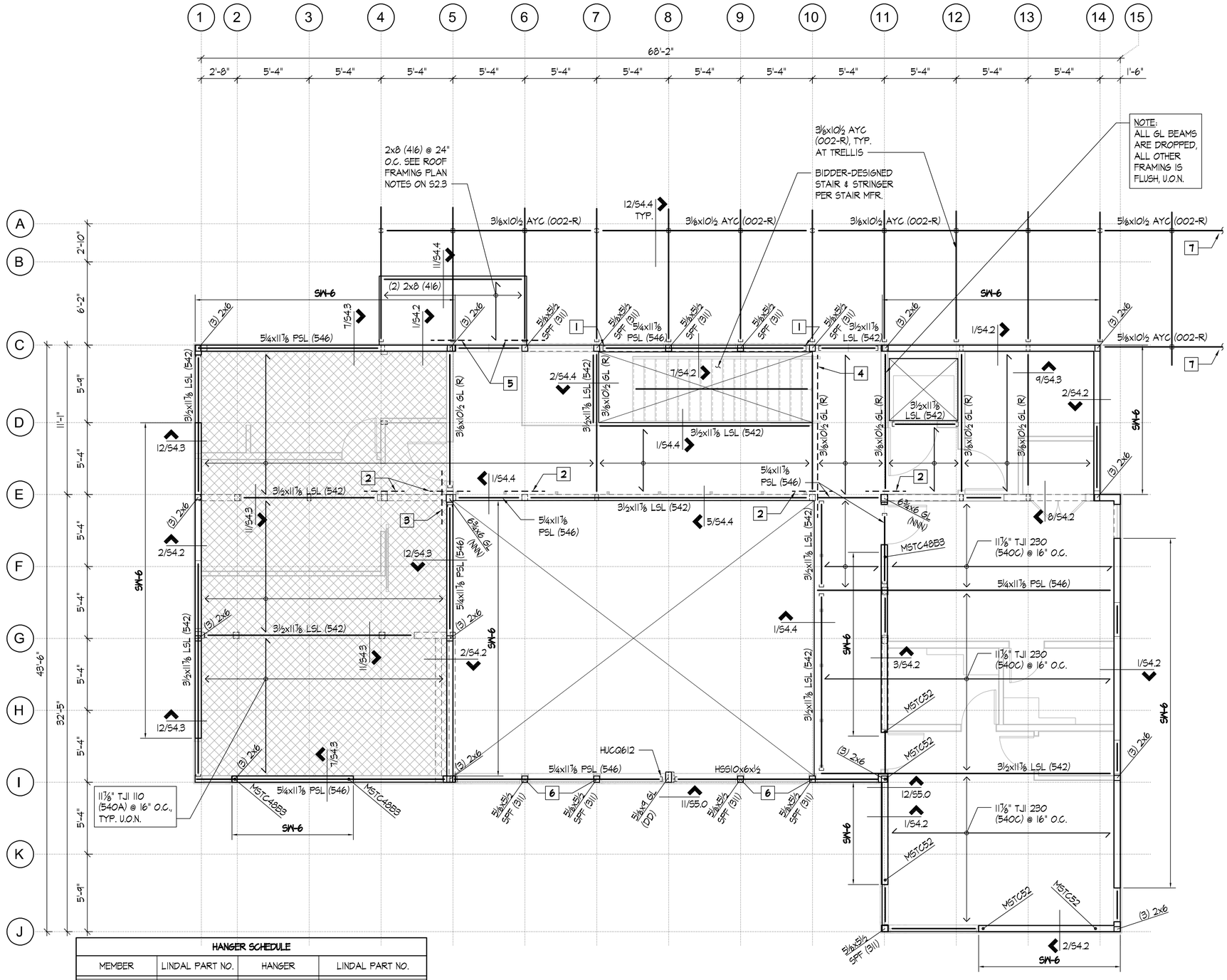
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FIRST FLOOR FRAMING PLAN

Scale: AS NOTED

S2.1

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HANGER SCHEDULE			
MEMBER	LINDAL PART NO.	HANGER	LINDAL PART NO.
2x8	416	LUS26	780-206
11⅞" TJI 110	540A	ITS1.81/11.88	780-230
11⅞" TJI 230	540C	ITS2.37/11.88	780-274
3½x11⅞ LSL	542	HUC412	780-412
5¼x11⅞ PSL	546	HGUS5.50/10	-
7x11⅞ PSL	547	HHUST.25/10	-
3⅛x10½ AYC GL	002-R	CJT4Z	CJT4Z-S

SECOND FLOOR FRAMING PLAN

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

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SECOND FLOOR FRAMING PLAN NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH LINDAL CEDAR HOME DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF LINDAL CEDAR HOMES AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1, S4.2, S4.3 AND S4.4 FOR TYPICAL WOOD DETAILS.
3. TYPICAL FLOOR FRAMING CONSISTS OF 23/32" APA RATED T&G SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER 11-7/8" TJI 110 (540A) JOISTS AT 16" O.C., U.O.N. HANG TJI JOISTS WITH IT51.81/11.88 (780-270) TOP FLANGE HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
4. NAIL FLOOR SHEATHING TO FRAMING WITH 8d NAILS (0.131"Φ x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS, BLOCK PANEL EDGES WHERE INDICATED. SEE DETAIL 6/S4.0.
5. ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR U.O.N.
6. POSTS INDICATED ARE AT THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x. PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL FLOOR BEAMS AND ALL POSTS ABOVE FOR FULL BEARING. PROVIDE BLKG. AT JOISTS PER DETAIL 7/S4.1. SEE S3/S4.1 FOR TYPICAL POST BASE CONNECTION.
7. ALL HEADERS NOT SHOWN ON PLAN SHALL BE 3½x9¼ LSL (532) FOR EXTERIOR BEARING WALLS AND 3½x9¼ LSL (532) FOR INTERIOR BEARING WALLS. SEE 10/S4.1 FOR HEADER DETAIL. HANG HEADERS W/ HUC410 (780-410) WHERE HANGERS ARE INDICATED ON PLAN.
8. FOR TOP PLATE SPLICE SEE DETAIL 6/S4.1.
9. ALIGN A JOIST OR JOIST BLOCKING OVER THE FULL LENGTH OF ALL BEARING/SHEAR WALLS. SEE 8/S4.0 FOR SPECIAL SHEAR WALL BLOCKING REQUIREMENTS.
10. SW-x — INDICATES SHEAR WALL AT THIS LEVEL. SEE SHEAR WALL SCHEDULE 8/S4.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL
11. MSTC66 — INDICATES HOLDOWN STRAP TO FRAMING BELOW WALL. SEE 10/S4.0 FOR STRAP HOLDOWN DETAIL AT FLOOR-TO-FLOOR AND BEAM SUPPORTING SHEAR WALL END. USE MIN. (2) 2x POST U.O.N.

LEGEND:

- INDICATES FRAMING DIRECTION
- INDICATES EXTENT OF FRAMING
- SW-x — INDICATES SHEAR WALL TYPE AT THIS LEVEL. SEE PLAN NOTE 10
- INDICATES WOOD BEARING OR SHEAR WALL AT THIS LEVEL. SEE PLAN NOTES 5 & 10
- INDICATES WOOD BEARING WALL, OR SHEAR WALL BELOW. SEE PLAN NOTES 8 & 9
- INDICATES NON-BEARING/ NON-SHEAR WALL AT THIS LEVEL
- INDICATES HEADER MEMBER. SEE PLAN NOTE 7
- INDICATES HANGER PER SCHEDULE
- INDICATES BLOCKED DIAPHRAGM PER 6/S4.0

KEY NOTES:

1. HUCQ612-SDS HANGER
2. MST37 (780-711) PER 11/S4.1
3. MST48 (780-712) BEAM TO BEAM
4. CS16 (780-715) PER 7/S4.4
5. ST2215 (780-2) PER 10/S4.1
6. (2) A35 (780-35) AT BASE OF POST AND TOP OF POST BELOW AND MSTA40 STRAP (780-720) CENTERED ON BEAM POST TO POST
7. SEE ARCHITECTURAL AND CIVIL DRAWINGS BY OTHERS FOR THE FULL EXTENT OF THE TRELLIS EAST OF GRID 15

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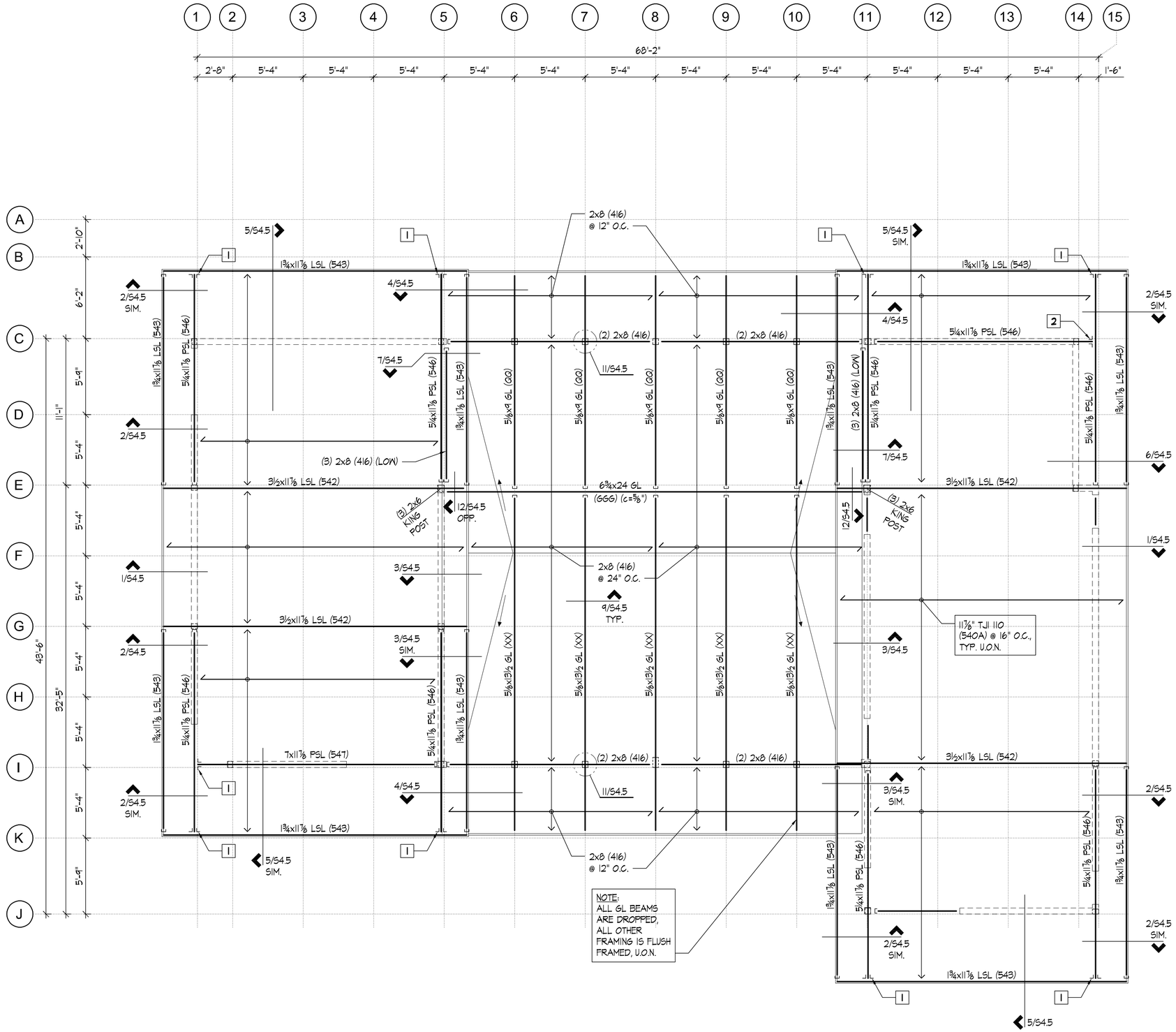
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SECOND FLOOR FRAMING PLAN

Scale: AS NOTED

S2.2



ROOF FRAMING PLAN

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

ROOF FRAMING PLAN NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH LINDAL CEDAR HOME DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF LINDAL CEDAR HOMES AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0 AND S1.1 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0, S4.1 AND S4.5 FOR TYPICAL WOOD DETAILS.
3. TYPICAL ROOF FRAMING CONSISTS OF 19/32" APA RATED SHEATHING (INDEX 40/20), LAID FACE GRAIN PERPENDICULAR OVER I-JOISTS @ 16" O.C., U.O.N.
4. TYPICAL ROOF JOIST SHALL BE 11-7/8" TJI 110 (540A) @ 16" O.C., U.O.N. HANG JOISTS W/ ITS1.81/11.88 (T80-270) TOP FLANGE HANGERS TYPICAL AT FLUSH BEAMS.
5. NAIL ROOF SHEATHING TO FRAMING WITH 8d NAILS (0.131"Φ x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/S4.0.
6. PROVIDE SOLID BLOCKING BETWEEN EACH ROOF JOIST AT SUPPORTS. PROVIDE AN H2.5A (T80-5) CLIP AT EVERY MEMBER TO TOP PLATE, U.O.N.
7. ALL HEADERS NOT SHOWN ON PLAN SHALL BE 3½x9½ LSL (532) FOR EXTERIOR BEARING WALLS AND 3½x9½ LSL (532) FOR INTERIOR BEARING WALLS. SEE 10/S4.1 FOR HEADER DETAIL. HANG HEADERS W/ HUC410 (T80-410) WHERE HANGERS ARE INDICATED ON PLAN.
8. PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL ROOF BEAMS FOR FULL BEARING.
9. FOR TOP PLATE SPLICE SEE DETAIL 6/S4.1.

LEGEND:

- INDICATES FRAMING DIRECTION
- INDICATES EXTENT OF FRAMING
- INDICATES WOOD BEARING WALL OR SHEAR WALL BELOW. SEE PLAN NOTE 9
- INDICATES HANGER PER SCHEDULE
- INDICATES HEADER MEMBER. SEE PLAN NOTE 7

KEY NOTES:

1 INVERTED HANGER PER SCHEDULE W/ #9x1½" SCREWS TO SUB-FASCIA

2 INVERTED HGUS5.50/10 HANGER

HANGER SCHEDULE

MEMBER	LINDAL PART NO.	HANGER	LINDAL PART NO.
2x8	416	LUS26	T80-206
(2) 2x8	416	LUS26-2	T80-208
(3) 2x8	416	HUC28-3	T80-219
11⅞" TJI 110	540A	ITS1.81/11.88	T80-270
1¾x11⅞ LSL	543	HUCQ1.81/11-SDS	-
3½x11⅞ LSL	542	HUC410	T80-410
5¼x11⅞ PSL	546	HUC612	T80-612
7x11⅞ PSL	547	HGUS7.25/12	-
5½x9 GL	QQ	CJT4Z	CJT4Z-L
5½x13½ GL	XX	CJT5Z	CJT5Z-L

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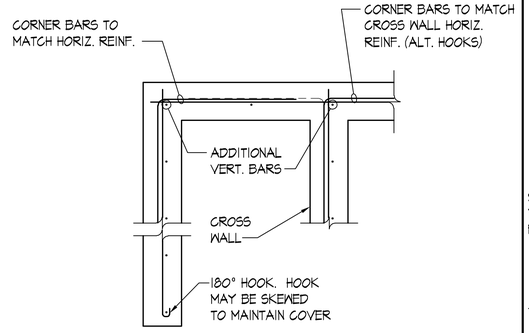
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ROOF FRAMING PLAN

Scale: AS NOTED

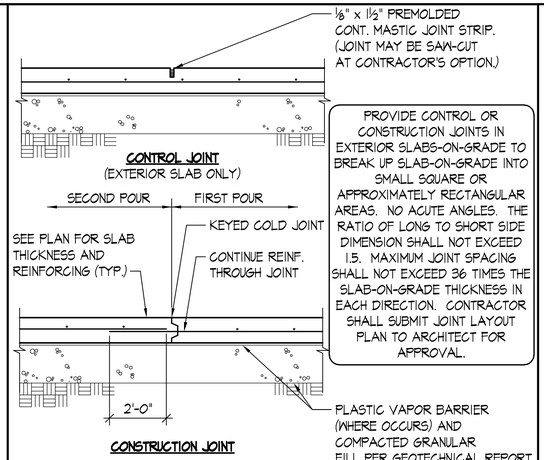
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PLAN VIEW

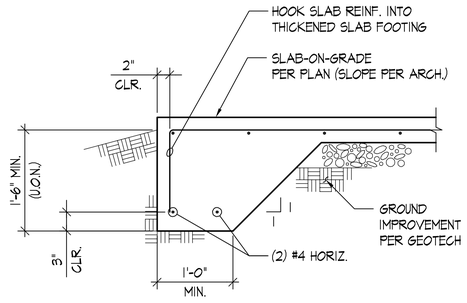
TYPICAL CORNER BAR AND WALL END BAR ARRANGEMENT AT CONCRETE WALLS OR GRADE BEAMS SCALE: NONE | 1



PROVIDE CONTROL OR CONSTRUCTION JOINTS IN EXTERIOR SLABS-ON-GRADE TO BREAK UP SLAB-ON-GRADE INTO SMALL SQUARE OR APPROXIMATELY RECTANGULAR AREAS. NO ACUTE ANGLES. THE RATIO OF LONG TO SHORT SIDE DIMENSION SHALL NOT EXCEED 1.5. MAXIMUM JOINT SPACING SHALL NOT EXCEED 36 TIMES THE SLAB-ON-GRADE THICKNESS IN EACH DIRECTION. CONTRACTOR SHALL SUBMIT JOINT LAYOUT PLAN TO ARCHITECT FOR APPROVAL.

CONSTRUCTION JOINT

TYPICAL SLAB-ON-GRADE JOINTS SCALE: NONE | 2

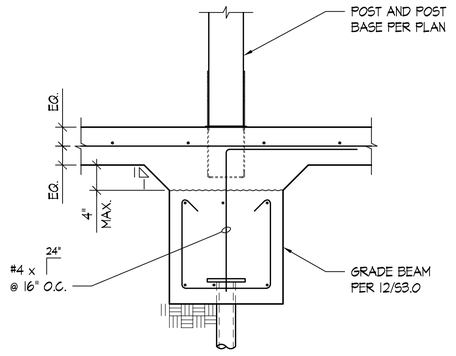


TYPICAL THICKENED SLAB EDGE SCALE: NONE | 3

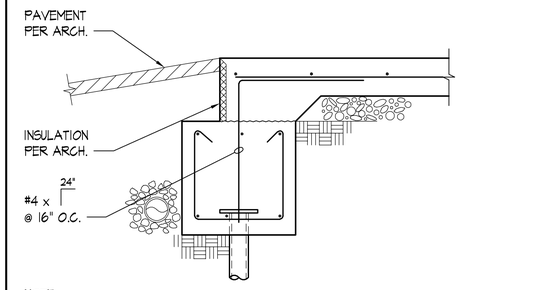
DETAIL SCALE: NONE | 4

DETAIL SCALE: NONE | 5

DETAIL SCALE: NONE | 6

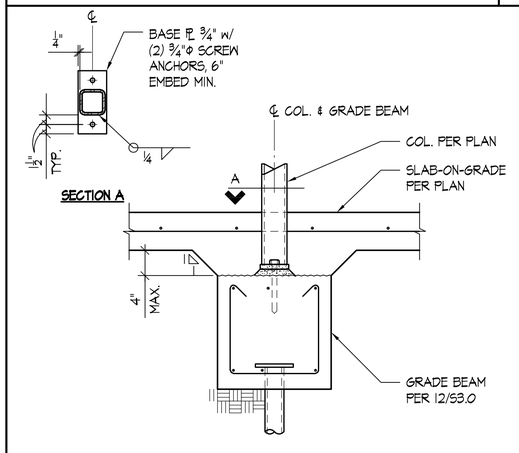


TYPICAL INTERIOR GRADE BEAM FOUNDATION - INTERIOR FREESTANDING POST SCALE: NONE | 7

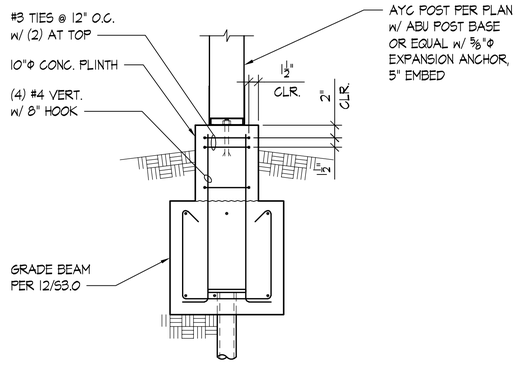


NOTE:
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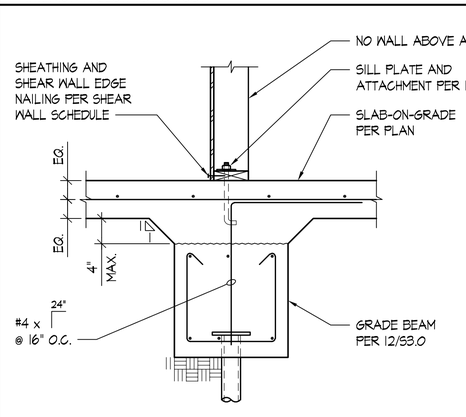
TYPICAL PERIMETER GRADE BEAM FOUNDATION AT OPENING SCALE: NONE | 8



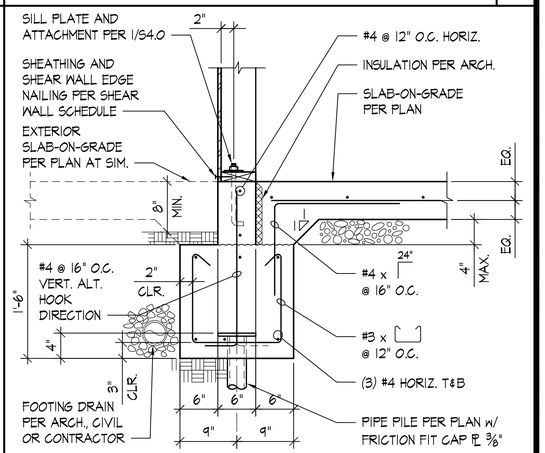
STEEL COLUMN BASE PLATE AT GRADE BEAM SCALE: NONE | 9



TYPICAL EXTERIOR GRADE BEAM - EXTERIOR FREESTANDING POST SCALE: NONE | 10



TYPICAL INTERIOR GRADE BEAM FOUNDATION SCALE: NONE | 11



TYPICAL PERIMETER GRADE BEAM FOUNDATION SCALE: NONE | 12

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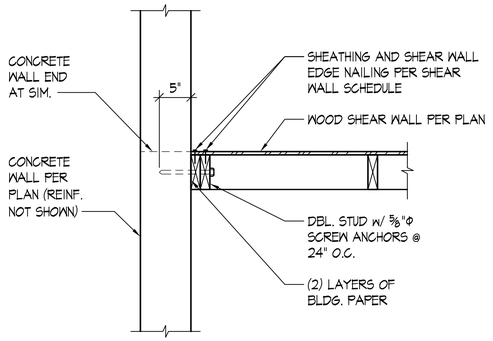
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FOUNDATION DETAILS

Scale: AS NOTED

S3.0

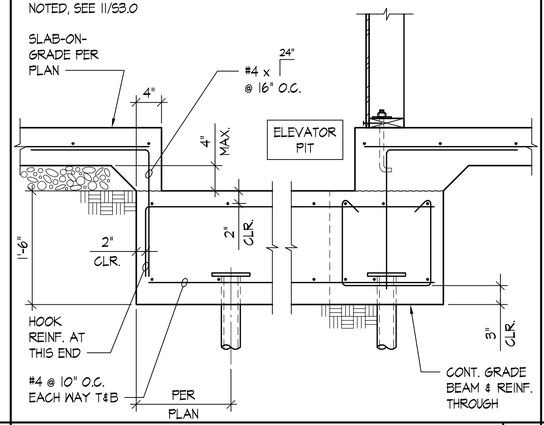
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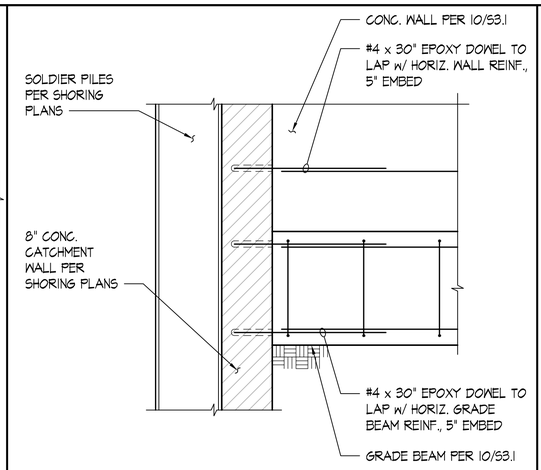
PLAN VIEW

WOOD SHEAR WALL TO CONCRETE WALL SCALE: 1"=1'-0" | 1

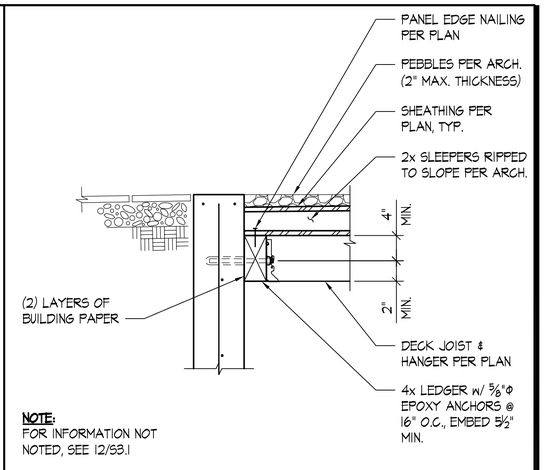
NOTE:
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ELEVATOR PIT AT INTERIOR WALL SCALE: 1"=1'-0" | 2



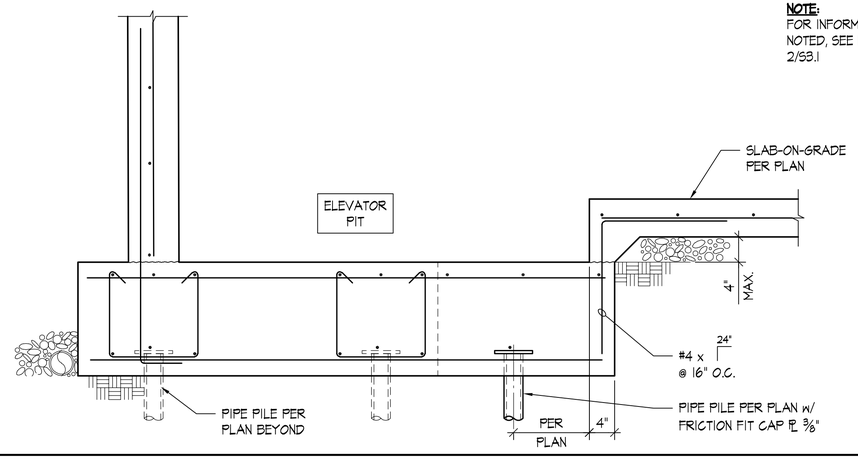
PATIO SITE WALL TO CATCHMENT WALL SCALE: 1"=1'-0" | 3



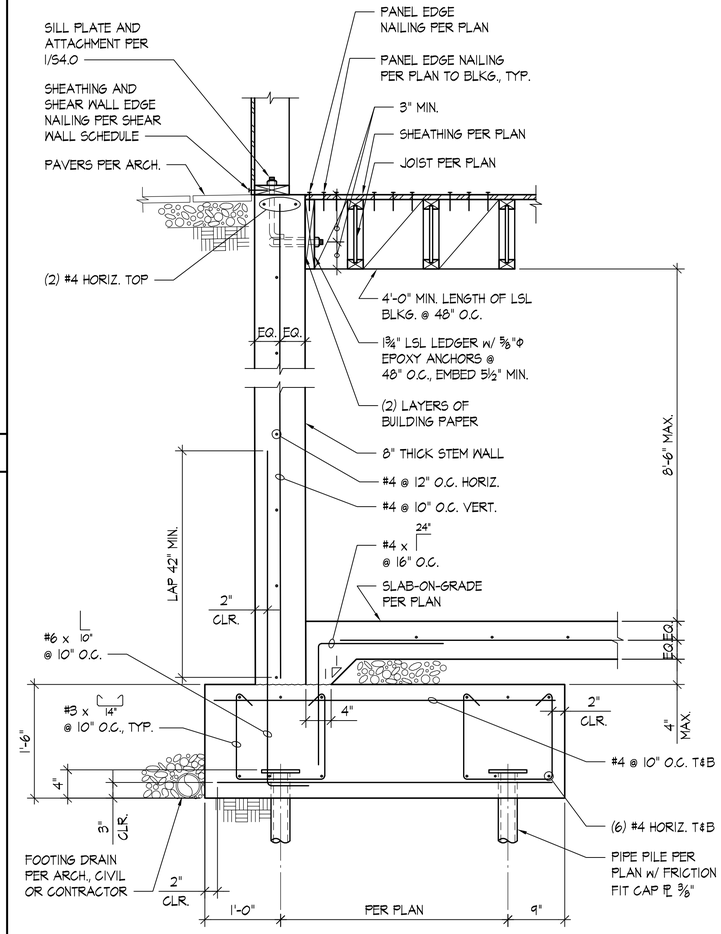
NOTE:
FOR INFORMATION NOT NOTED, SEE 12/S3.1

TYPICAL BASEMENT WALL - 2x JOIST PERPENDICULAR SCALE: 1"=1'-0" | 4

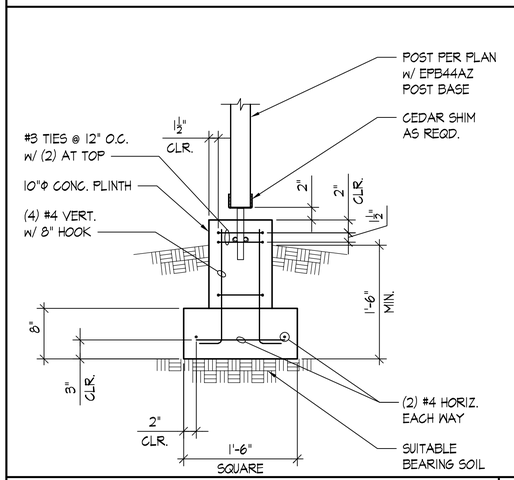
NOTE:
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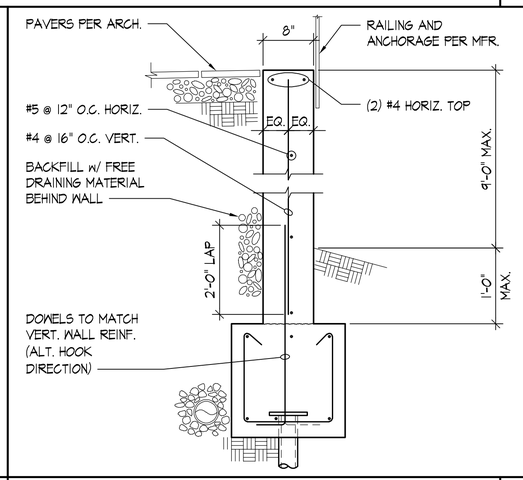
ELEVATOR PIT AT BASEMENT WALL SCALE: 1"=1'-0" | 6



TYPICAL BASEMENT WALL - I-JOIST PARALLEL SCALE: 1"=1'-0" | 12



TYPICAL EXTERIOR POST FOOTING SCALE: 1"=1'-0" | 9



PATIO SITE WALL SCALE: 1"=1'-0" | 10

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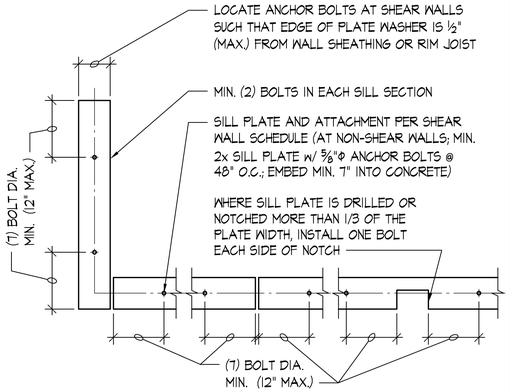
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FOUNDATION DETAILS

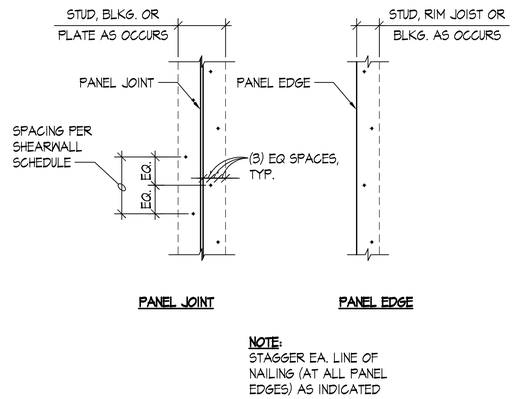
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S3.1

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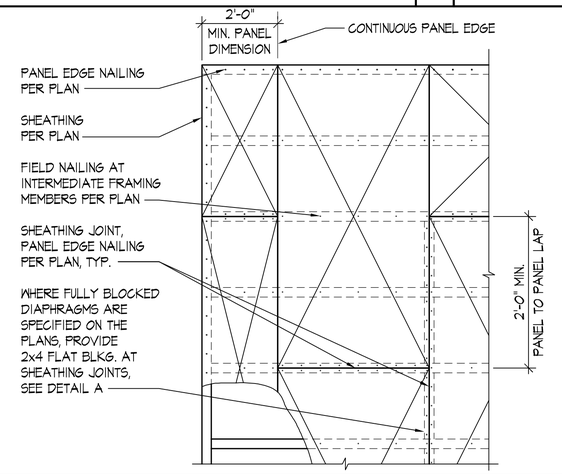


TYPICAL SILL PLATE BOLTING - PLAN VIEW SCALE: NONE

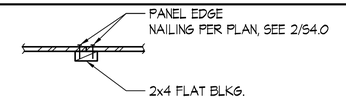


NOTE:
STAGGER EA. LINE OF NAILING (AT ALL PANEL EDGES) AS INDICATED

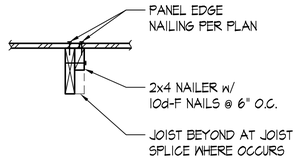
TYPICAL STAGGERED NAILING SCALE: NONE **2**



TYPICAL ROOF AND FLOOR DIAPHRAGM SHEATHING SCALE: NONE **6**



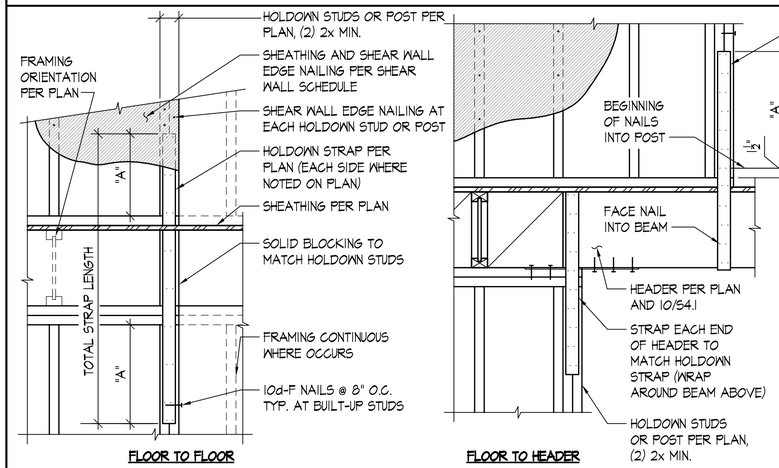
DETAIL A
FLAT BLOCKING AT PANEL EDGES (WHERE REQD.)



DETAIL B
PANEL EDGE NAILING AT JOIST SPLICE

NOTES:

1. RUN LONG DIMENSION OF SHEATHING PANELS PERPENDICULAR TO FRAMING.
2. WHERE FRAMING LAP SPLICE AND SHEATHING JOINTS ARE OFFSET, SEE DETAIL B ABOVE.



HOLDOWN STRAP	MIN. NUMBER OF NAILS EACH END	MIN. STRAP END LENGTH "A"
MSTC48B3 (T80-T70)	(38) 16d SINKERS (1)	1'-9"
MSTC66B3 (T80-T71)	(38) 16d SINKERS (2)	1'-9"
MSTC52 (T80-T21)	(22) 16d SINKERS	1'-4"
MSTC66 (T80-T22)	(32) 16d SINKERS	1'-10"

NOTES:

1. (38) INTO STUDS, (12) INTO BEAM FACE, (4) INTO BEAM BOTTOM
2. (38) INTO STUDS, (14) INTO BEAM FACE, (4) INTO BEAM BOTTOM

TYPICAL FLOOR TO FLOOR HOLDOWN STRAP & FLOOR TO HEADER HOLDOWN STRAP SCALE: NONE **10**

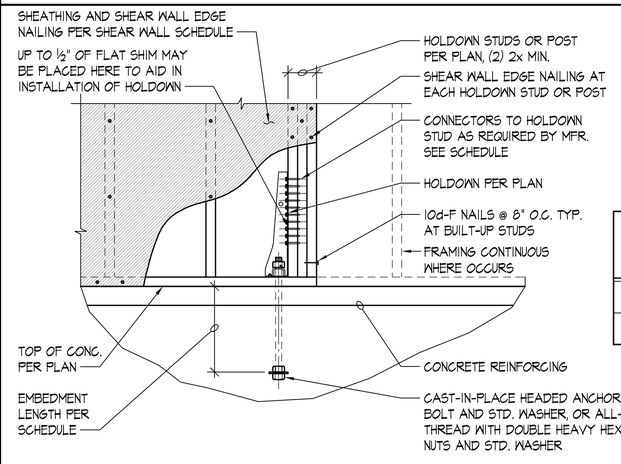
SHEAR WALL SCHEDULE

SHEAR WALL TYPE	SHEAR WALL SHEATHING (1)	PANEL EDGE FRAMING (2)(7)	PANEL EDGE NAILING (3)	BOTTOM PLATE ATTACHMENT: 2x BOTTOM PLATE CONNECTION TO RIM JOIST OR BLOCKING BELOW	BOTTOM PLATE ATTACHMENT: ANCHOR BOLTING OF SILL PLATE TO CONCRETE BELOW (4)(5) — 3x PLATE	BOTTOM PLATE ATTACHMENT: ANCHOR BOLTING OF SILL PLATE TO CONCRETE BELOW (4)(5) — 2x PLATE	TOP PLATE ATTACHMENT: RIM JOIST OR BLOCKING CONNECTION TO TOP PLATE (6) — INTERIOR WALL	TOP PLATE ATTACHMENT: RIM JOIST OR BLOCKING CONNECTION TO TOP PLATE (6) — EXTERIOR WALL
SW-6	7/16" APA ONE-SIDE SHTG.	2x	0.131"Φx2½" @ 6" O.C.	0.148"Φx3¼" @ 6" O.C. (9)	⅝"Φ @ 48" O.C.	⅝"Φ @ 48" O.C.	A35 (T80-35) @ 16" O.C.	LTP4 (T80-37) @ 16" O.C.
SW-3	7/16" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.131"Φx2½" @ 3" O.C. (8)	0.148"Φx3¼" @ 3" O.C. (9)	⅝"Φ @ 32" O.C.	⅝"Φ @ 24" O.C.	A35 (T80-35) @ 12" O.C.	LTP4 (T80-37) @ 12" O.C.
SW-2	7/16" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.131"Φx2½" @ 2" O.C. (8)	(2) ROWS 0.148"Φx3¼" @ 4" O.C. STAGGERED (10)	⅝"Φ @ 24" O.C.	⅝"Φ @ 16" O.C.	A35 (T80-35) @ 8" O.C.	LTP4 (T80-37) @ 8" O.C.
2SW-4	7/16" APA (11) TWO-SIDES SHTG.	3x OR (2) 2x	0.131"Φx2½" @ 4" O.C. (8)	(2) ROWS 0.148"Φx3¼" @ 4" O.C. (10)	⅝"Φ @ 16" O.C.	N/A	A35 (T80-35) @ 8" O.C.	LTP4 (T80-37) @ 8" O.C.

NOTES:

1. INSTALL PANEL SHEATHING EITHER HORIZONTALLY OR VERTICALLY FOR THE ENTIRE LENGTH OF THE WALL PER PLAN. WALL STUD SPACING SHALL BE 16" O.C. MAXIMUM.
2. ALL INTERMEDIATE WALL STUDS SHALL BE PER PLAN. PROVIDE BACKING FRAMING AT ALL PANEL EDGES INCLUDING HORIZONTAL BLOCKING PER THE SCHEDULE.
3. PROVIDE NAILING TO ALL PANEL EDGES, TOP & BOTTOM PLATES AND HORIZONTAL BLOCKING. PROVIDE THE SAME NAILING PATTERN TO EACH MULTIPLE STUD OF THE BUILT-UP HOLD DOWN POST. NAIL PANEL TO INTERMEDIATE FRAMING MEMBERS W/ 0.131"Φ x 2½" @ 12" O.C.
4. EMBED CAST-IN-PLACE 5/8"Φ ANCHOR BOLTS 7" MIN. (OR EMBED ADHESIVE ANCHOR BOLTS 5 1/2" IN (E) CONCRETE; SEE STRUCTURAL NOTES). PROVIDE PLATE WASHER 3" x 3" x 1/4" AT EACH ANCHOR BOLT. SILL PLATES SHALL BE TREATED PER GENERAL NOTES, AND SHALL BE 2x OR 3x PER THE SCHEDULE. SEE DETAIL 1/S4.0 FOR OTHER REQUIREMENTS.
5. PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.
6. PROVIDE 0.131"Φ x 1-1/2" LONG NAILS FOR CLIPS DIRECTLY ATTACHED TO FRAMING MEMBERS; PROVIDE 0.131"Φ x 2-1/2" LONG NAILS FOR CLIPS INSTALLED OVER FLOOR OR WALL SHEATHING ON FRAMING MEMBERS. SEE 6/S4.1 FOR TOP PLATE SPLICE.
7. ALTERNATIVE TO 3x STUDS AND 3x HORIZ. BLOCKING IS (2) 2x STUDS/BLKG. NAILED TOGETHER WITH 0.148"Φ x 3" LONG NAILS WITH THE SAME SPACING AS THE PANEL EDGE NAILING PER THE SCHEDULE (STAGGER).
8. STAGGER NAILS PER 2/S4.0.
9. RIM JOIST/BLOCKING MINIMUM WIDTH OF 1½". STAGGER NAILS PER 2/S4.0 WHERE SPACING IS LESS THAN 6" O.C.
10. RIM JOIST/BLOCKING MINIMUM WIDTH OF 3". STAGGER NAILS PER 2/S4.0.
11. STAGGER PANEL EDGE JOINTS AT DOUBLE-SIDED SHEAR WALLS SO THAT JOINTS ON OPPOSITE SIDES ARE NOT AT THE SAME STUD.

SHEAR WALL SCHEDULE - 8d NAILS SCALE: NONE **8**



HOLDOWN	ANCHOR BOLT Φ	ANCHOR BOLT IN CONCRETE EMBED LENGTH	CONNECTORS TO HOLDOWN STUDS (T89-10)
HDU2 (T80-T07)	⅝"Φ	13"	(6) ¼"x2½" SDS SCREWS
HDU5 (T80-T08)	⅝"Φ	13"	(14) ¼"x2½" SDS SCREWS

NOTE:
PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.

TYPICAL HOLDOWN TO CONCRETE SCALE: NONE **12**

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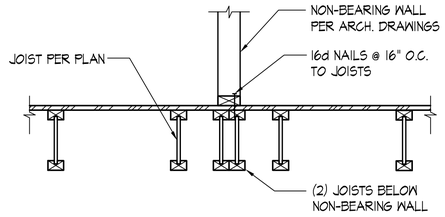
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WOOD DETAILS

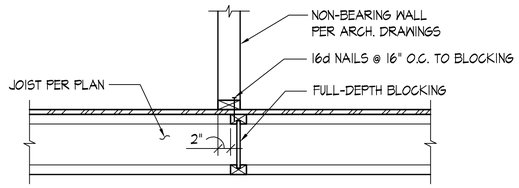
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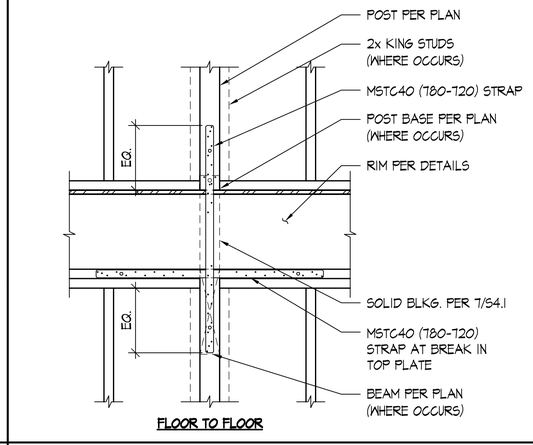


WALL PARALLEL TO FLOOR FRAMING

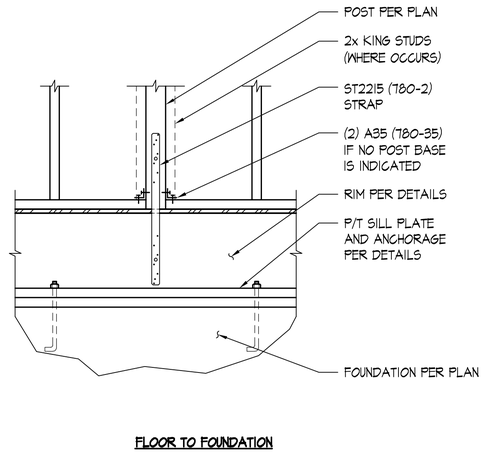


WALL PERPENDICULAR TO FLOOR FRAMING

TYPICAL NON-STRUCTURAL WALL SUPPORT (BOTTOM) - I-JOIST SCALE: NONE



FLOOR TO FLOOR

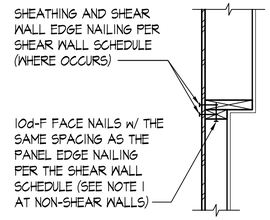


FLOOR TO FOUNDATION

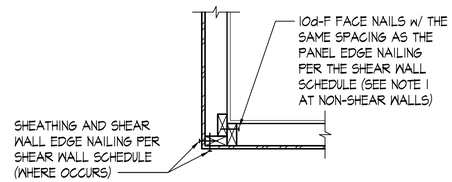
TYPICAL POST BASE CONNECTION SCALE: NONE 3

NOTES:

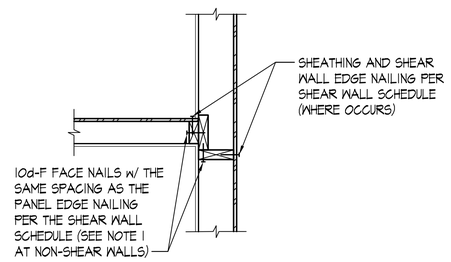
1. AT NON-SHEAR WALLS, NAIL STUDS TOGETHER WITH 10d-F NAILS @ 8" O.C.
2. ADDITIONAL STUDS REQUIRED AS NAILERS, ETC. ARE NOT SHOWN.



VARYING WALL SIZE

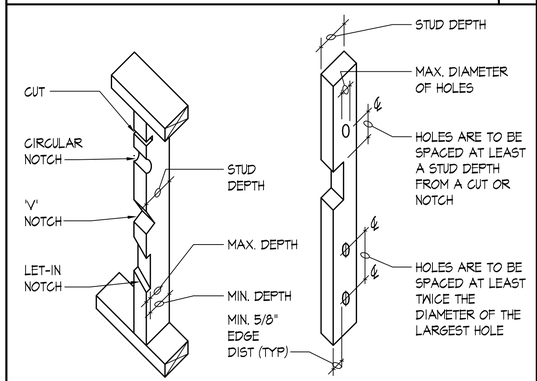


WALL CORNER



WALL INTERSECTION

TYPICAL WALL INTERSECTIONS SCALE: NONE 8



A. CUTTING AND NOTCHING WOOD STUDS
(DO NOT NOTCH MORE THAN 3 ADJACENT STUDS w/o REVIEW BY ENGINEER)

BEARING WALL STUDS:

STUD SIZE	MAX. DEPTH OF SAW CUT OR NOTCH	MIN. DEPTH REMAINING AFTER CUT OR NOTCH
2x4	1/8"	2-3/8"
2x6	1-3/8"	4-1/8"
2x8	1-7/8"	5-3/8"

NON-BEARING WALL STUDS:

STUD SIZE	MAX. DEPTH OF SAW CUT OR NOTCH	MIN. DEPTH REMAINING AFTER CUT OR NOTCH
2x4	1-1/2"	2"
2x6	2-3/8"	3-1/8"
2x8	3"	4-1/4"

B. HOLES IN WOOD STUDS

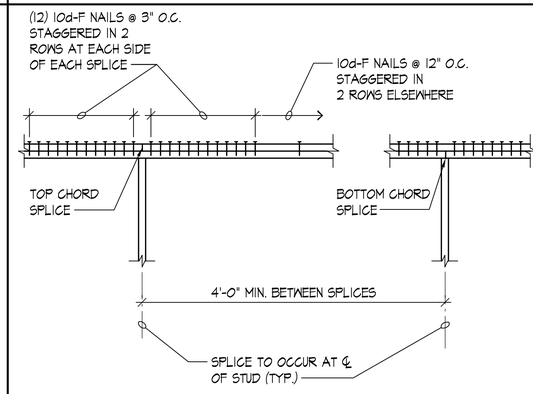
BEARING WALL:

STUD SIZE	MAX. DIAMETER OF HOLE
2x4	1-1/2"
2x6	2-3/8"
2x8	3"

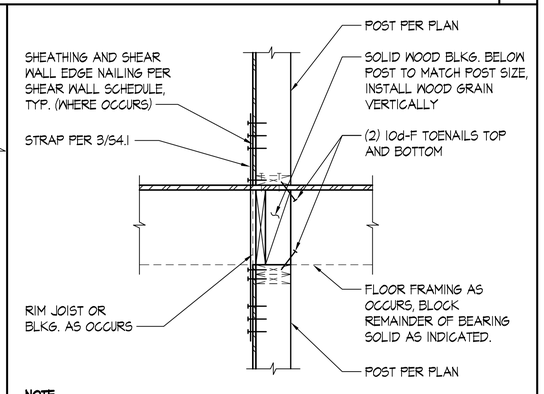
NON-BEARING WALL:

STUD SIZE	MAX. DIAMETER OF HOLE
2x4	2-1/4"
2x6	3-3/8"
2x8	4-1/2"

TYPICAL ALLOWABLE HOLES AND NOTCHES IN STUDS SCALE: NONE 9

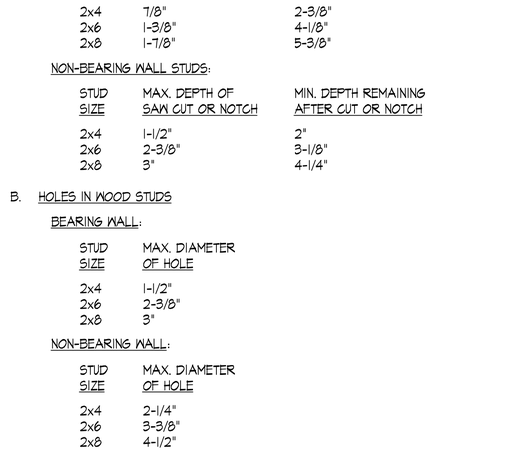


TYPICAL TOP PLATE SPLICE SCALE: NONE 6

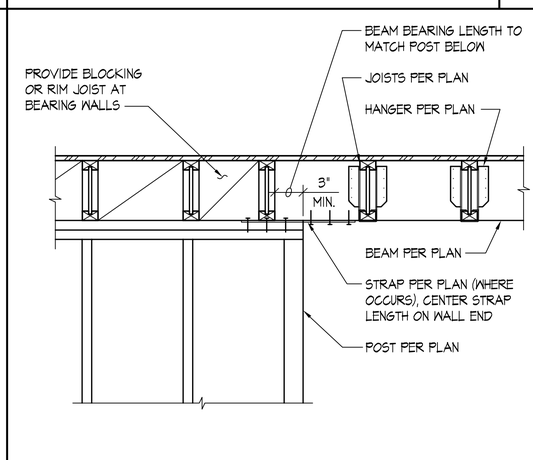


NOTE:
FRAMING CONDITIONS VARY, FOR INFORMATION NOT NOTED SEE PLAN & APPROPRIATE DETAILS

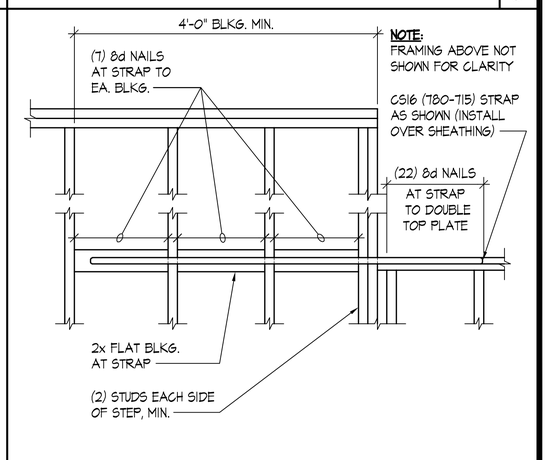
TYPICAL POST AT FLOOR SCALE: NONE 7



TYPICAL HEADER SCALE: NONE 10



TYPICAL FLUSH BEAM SCALE: NONE 11



TYPICAL PLATE HEIGHT STEP SCALE: NONE 12

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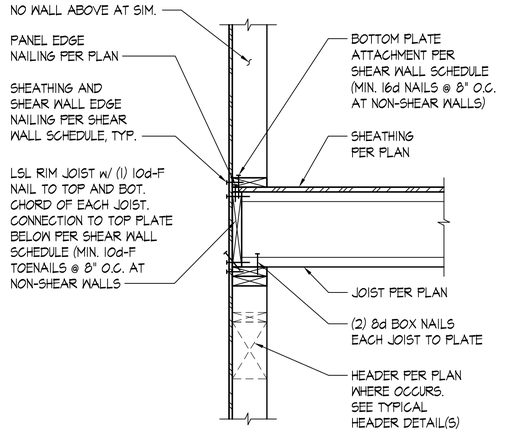
HOME MODEL
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WOOD DETAILS

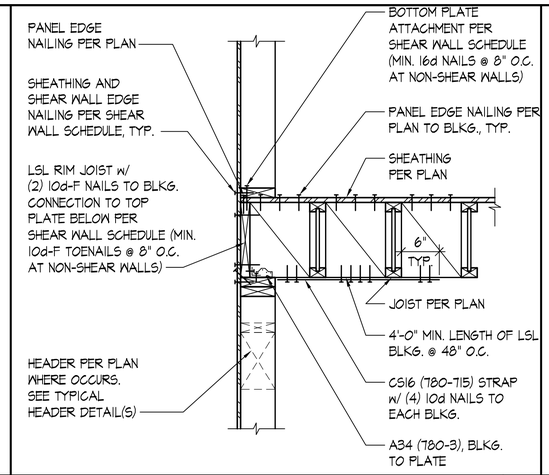
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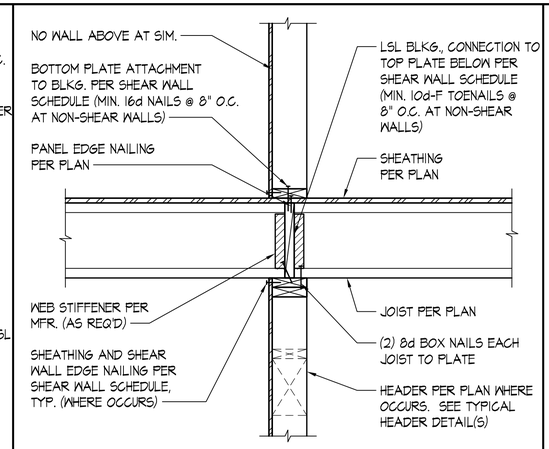
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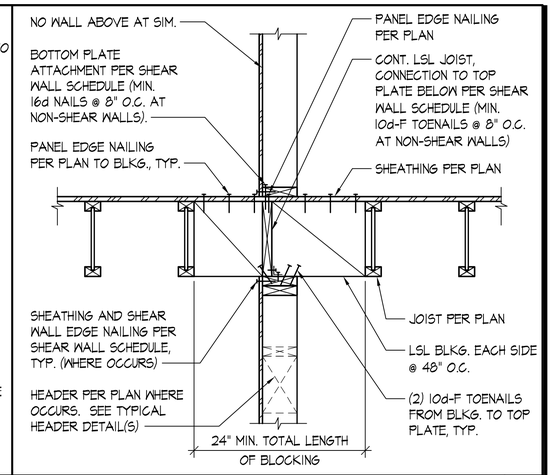
TYPICAL EXTERIOR WALL - I-JOIST PERPENDICULAR SCALE: NONE | 1



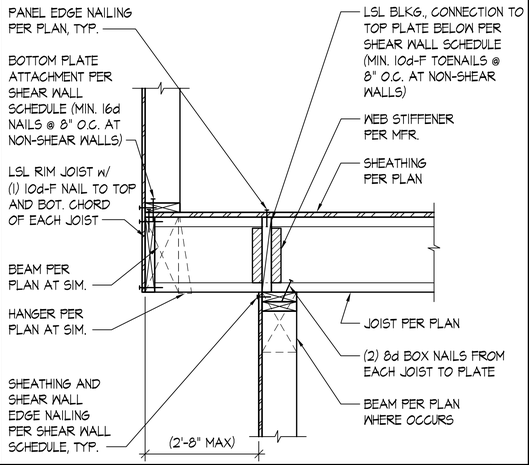
TYPICAL EXTERIOR WALL - I-JOIST PARALLEL SCALE: NONE | 2



TYPICAL INTERIOR WALL - I-JOIST PERPENDICULAR SCALE: NONE | 3

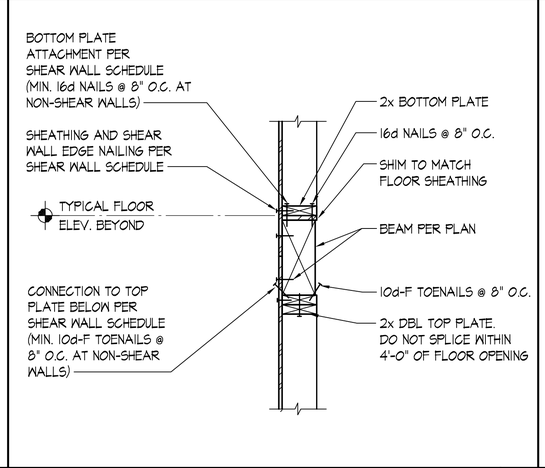


TYPICAL INTERIOR WALL - I-JOIST PARALLEL SCALE: NONE | 4

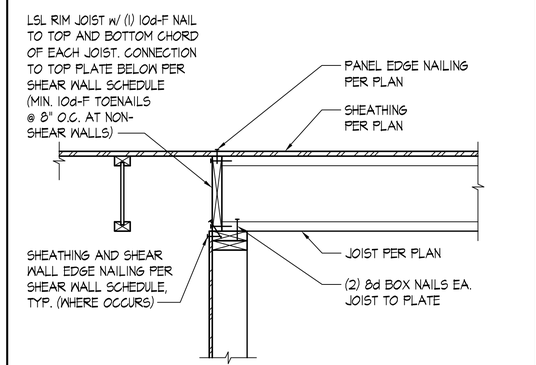


TYPICAL CANTILEVER JOIST AT EXTERIOR WALL - I-JOIST SCALE: NONE | 5

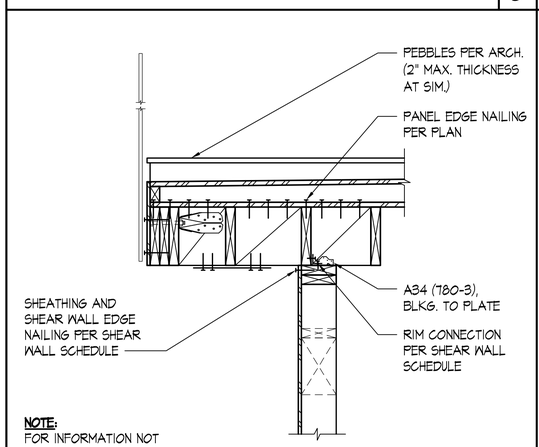
DETAIL SCALE: NONE | 6



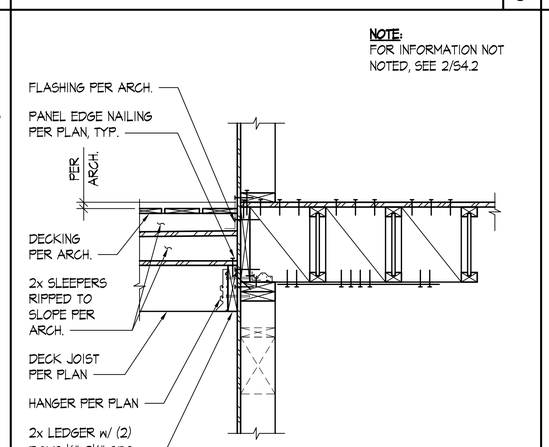
EXTERIOR WALL AT FLOOR OPENING - I-JOIST SCALE: NONE | 7



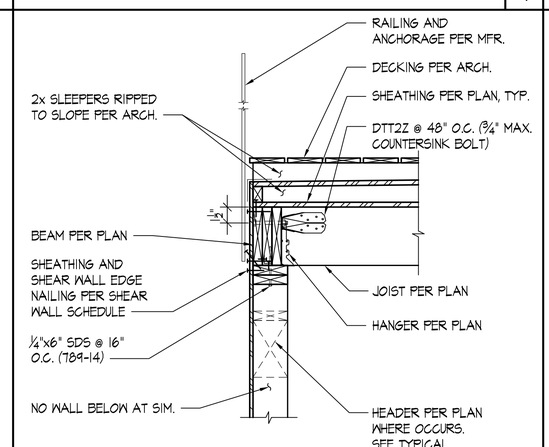
TYPICAL INTERIOR WALL WITH I-JOISTS PERPENDICULAR AND PARALLEL SCALE: NONE | 8



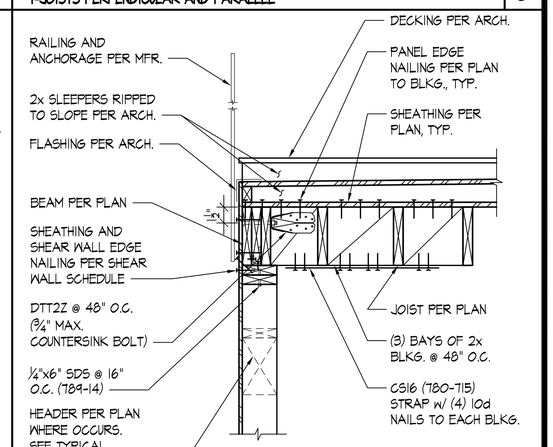
TYPICAL DECK EDGE - 2x FRAMING PARALLEL SCALE: NONE | 9



EXTERIOR WALL WITH DECK ATTACHMENT - JOIST PERPENDICLAR SCALE: NONE | 10



TYPICAL DECK EDGE ABOVE WALL - 2x JOIST PERPENDICULAR SCALE: NONE | 11



TYPICAL DECK EDGE ABOVE WALL - 2x JOIST PARALLEL SCALE: NONE | 12

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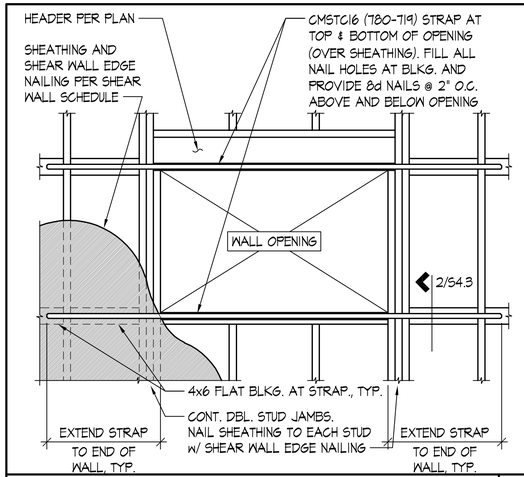
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FLOOR DETAILS

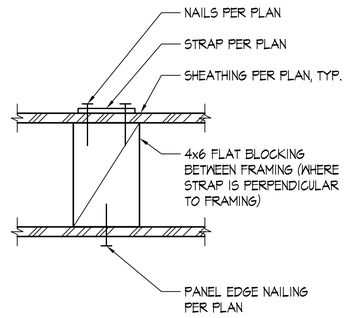
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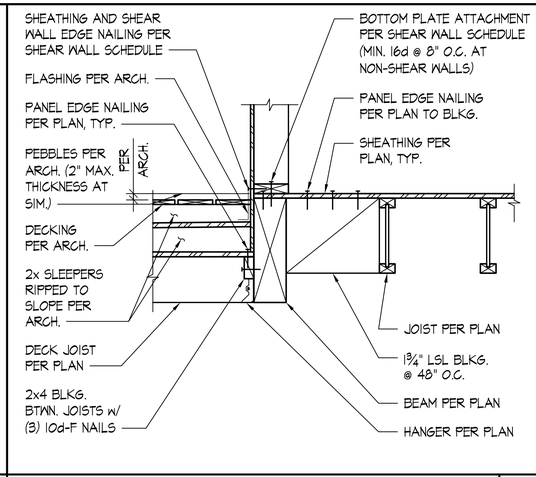
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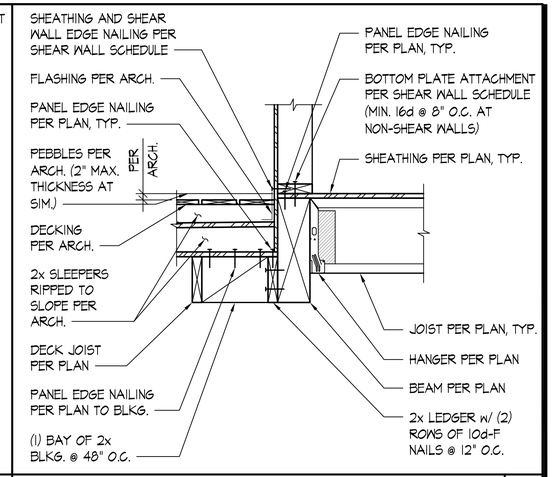
STRAPPING AROUND SHEAR WALL OPENING SCALE: NONE | 1



STRAP TO BLOCKING DETAIL SCALE: NONE 2



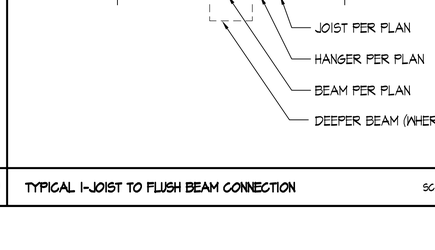
FLOOR STEP AT EXTERIOR DECK - DECK JOISTS PERPENDICULAR SCALE: NONE 3



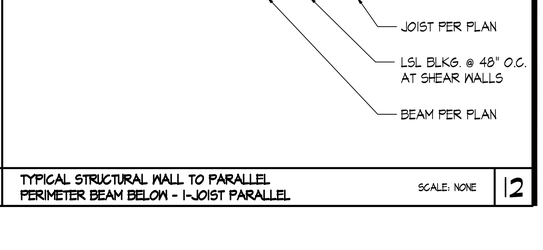
FLOOR STEP AT EXTERIOR DECK - DECK JOISTS PARALLEL SCALE: NONE 4

DETAIL SCALE: NONE 5

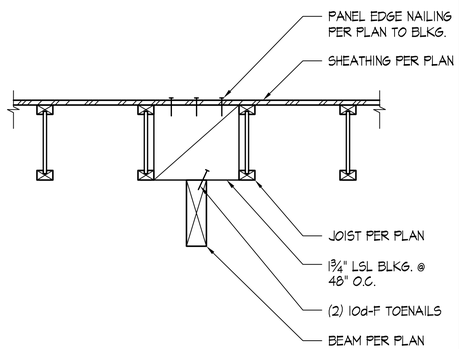
DETAIL SCALE: NONE 6



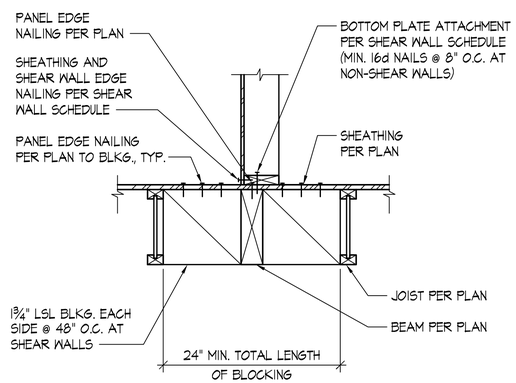
TYPICAL STRUCTURAL WALL TO PARALLEL PERIMETER BEAM BELOW - I-JOIST PERPENDICULAR SCALE: NONE 7



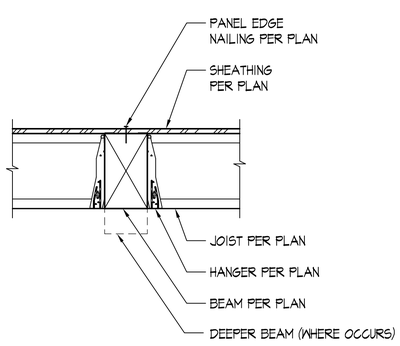
TYPICAL 2x ZEN GARDEN JOIST TO DROP BEAM CONNECTION SCALE: NONE 8



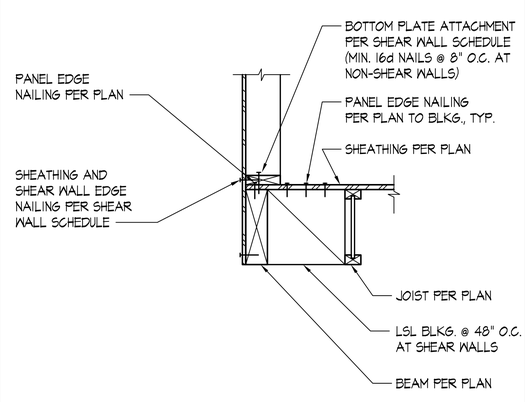
DROPPED BEAM - JOISTS PARALLEL SCALE: NONE 9



TYPICAL STRUCTURAL WALL TO PARALLEL BEAM BELOW - I-JOIST PARALLEL SCALE: NONE 10



TYPICAL I-JOIST TO FLUSH BEAM CONNECTION SCALE: NONE 11



TYPICAL STRUCTURAL WALL TO PARALLEL PERIMETER BEAM BELOW - I-JOIST PARALLEL SCALE: NONE 12

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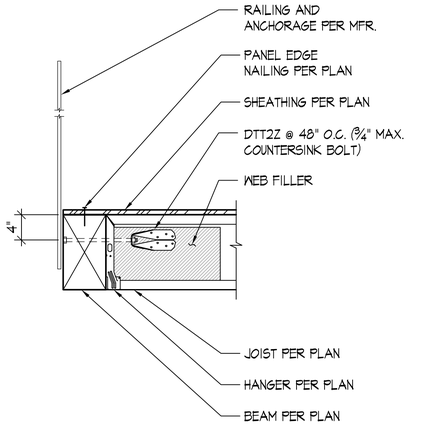
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WOOD BEAM DETAILS

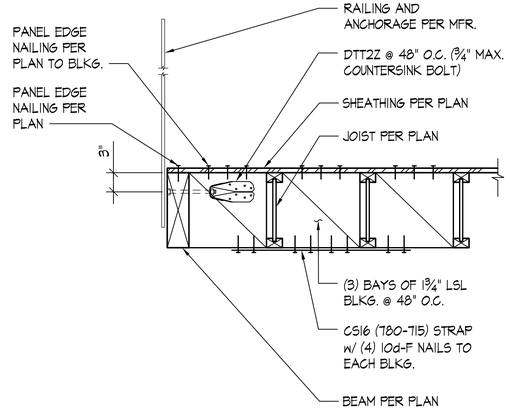
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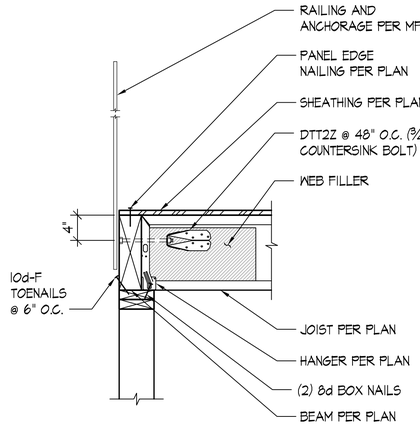
TYPICAL LANDING EDGE - JOIST PERPENDICULAR TO BEAM SUPPORT — SCALE: NONE — 1



TYPICAL LANDING EDGE - JOIST PARALLEL TO BEAM SUPPORT — SCALE: NONE — 2

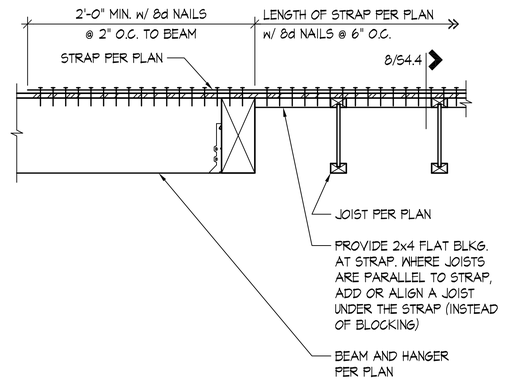
DETAIL — SCALE: NONE — 3

DETAIL — SCALE: NONE — 4

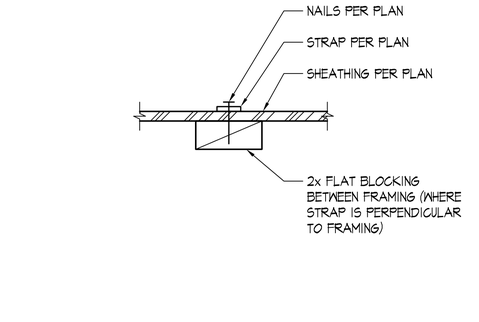


TYPICAL LANDING EDGE - JOIST PERPENDICULAR TO STRUCTURAL WALL — SCALE: NONE — 5

DETAIL — SCALE: NONE — 6



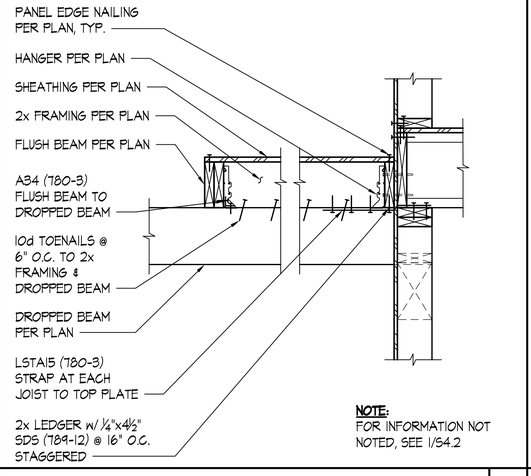
TYPICAL DRAG STRUT DETAIL — SCALE: NONE — 7



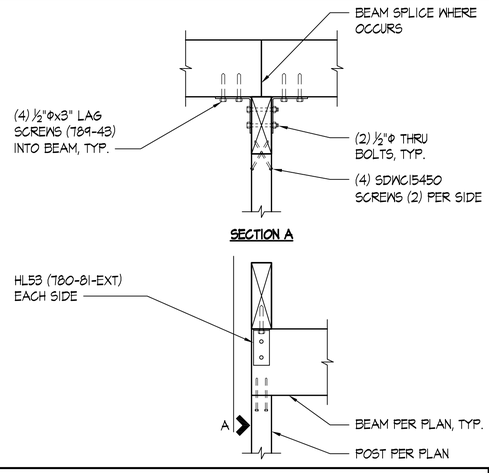
STRAP TO BLOCKING DETAIL — SCALE: NONE — 8

DETAIL — SCALE: NONE — 9

DETAIL — SCALE: NONE — 10



TRELLIS ENTRY ROOF ATTACHMENT — SCALE: NONE — 11



TRELLIS BEAM TO POST CONNECTION — SCALE: NONE — 12

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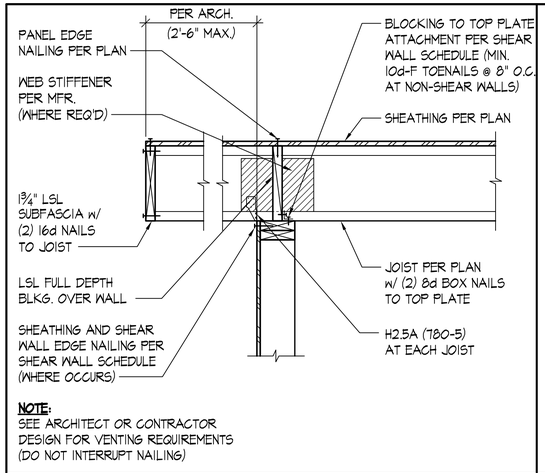
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WOOD DETAILS

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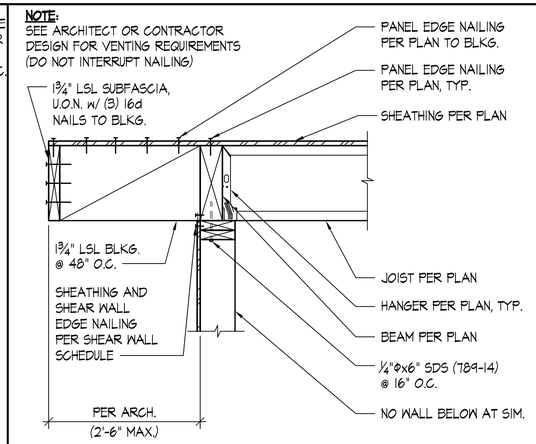
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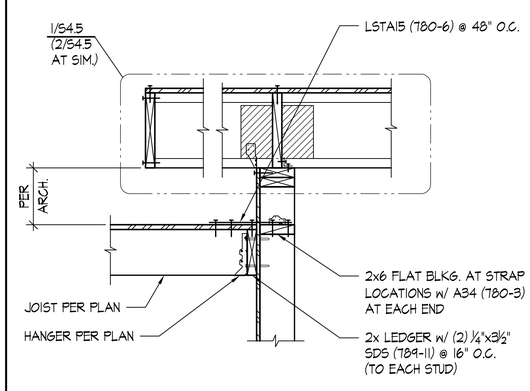


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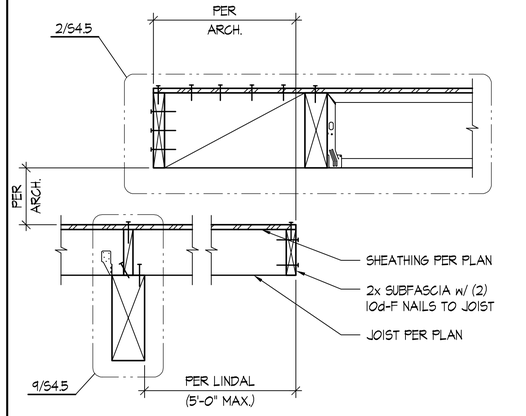
TYPICAL EXTERIOR STRUCTURAL WALL AT ROOF OVERHANG I-JOIST PERPENDICULAR — SCALE: NONE | 1



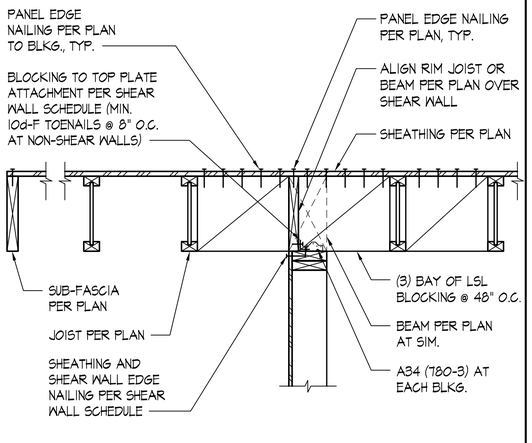
TYPICAL PERIMETER ROOF FLUSH BEAM - I-JOIST PERPENDICULAR — SCALE: NONE | 2



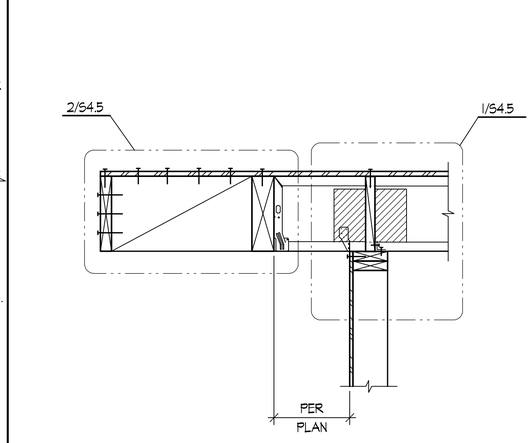
LOW ROOF LEDGER ATTACHMENT - JOIST PERPENDICULAR — SCALE: NONE | 3



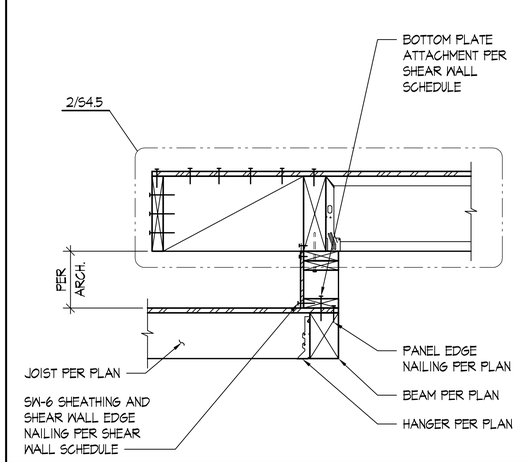
CLEAR STORY ROOF OVERHANG - JOIST PERPENDICULAR — SCALE: NONE | 4



TYPICAL EXTERIOR STRUCTURAL WALL AT ROOF - I-JOIST PARALLEL — SCALE: NONE | 5

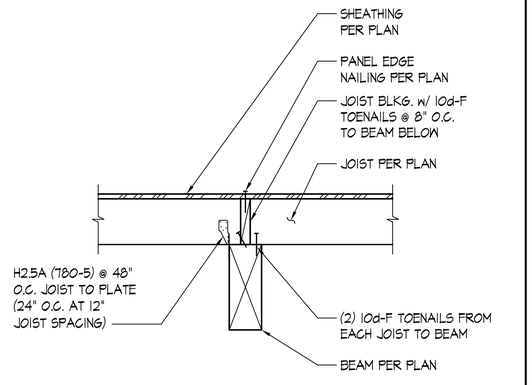


EXTERIOR STRUCTURAL WALL AT ROOF w/ OFFSET FLUSH BEAM - I-JOIST PERPENDICULAR — SCALE: NONE | 6



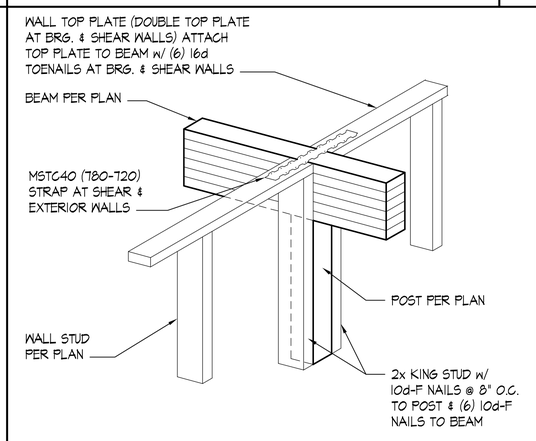
ROOF STEP — SCALE: NONE | 7

DETAIL — SCALE: NONE | 8

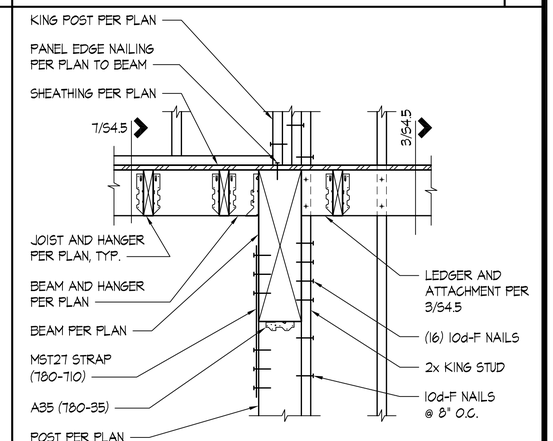


TYPICAL 2x ROOF JOIST TO DROP BEAM CONNECTION — SCALE: NONE | 9

DETAIL — SCALE: NONE | 10



TYPICAL BEAM SUPPORTED AT EXTERIOR WALL — SCALE: NONE | 11



ROOF GIRDER TO POST CONNECTION — SCALE: NONE | 12

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42255

HOME SERIES
CUSTOM

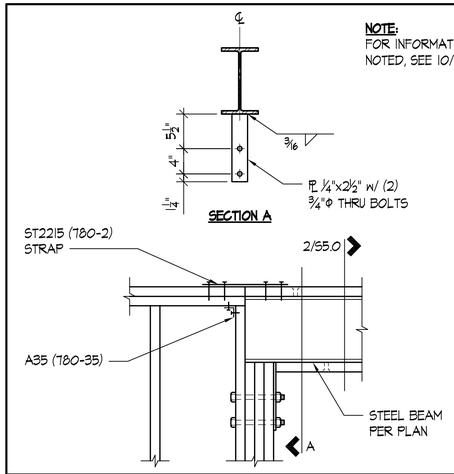
HOME MODEL
CUSTOM

ROOF DETAILS

Scale: AS NOTED

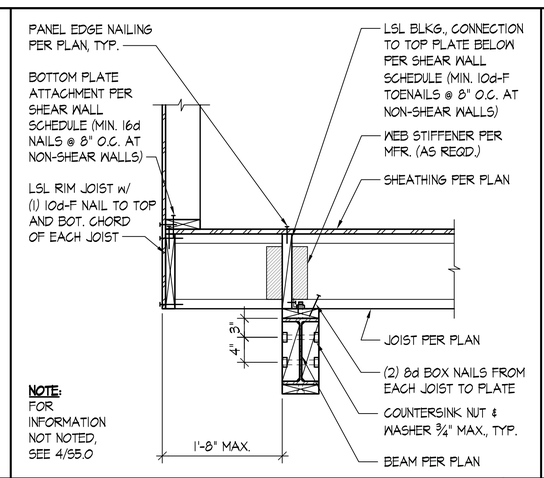
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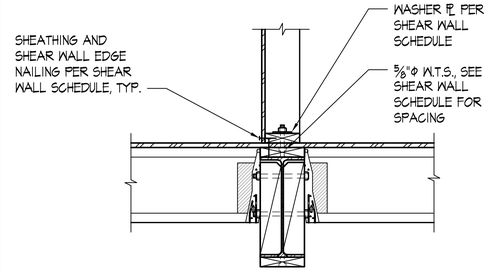
STEEL BEAM HEADER

SCALE: NONE | 1



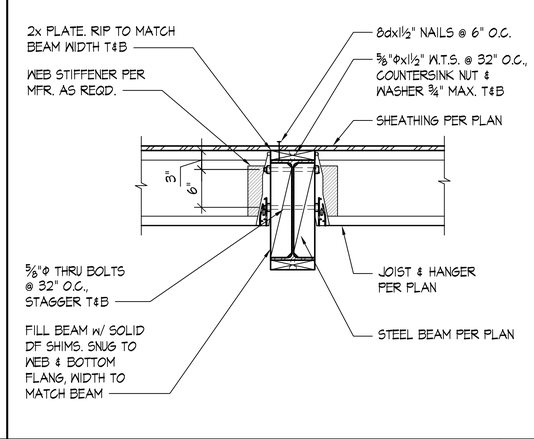
TYPICAL CANTILEVER JOISTS AT DROPPED STEEL BEAM

SCALE: NONE | 2



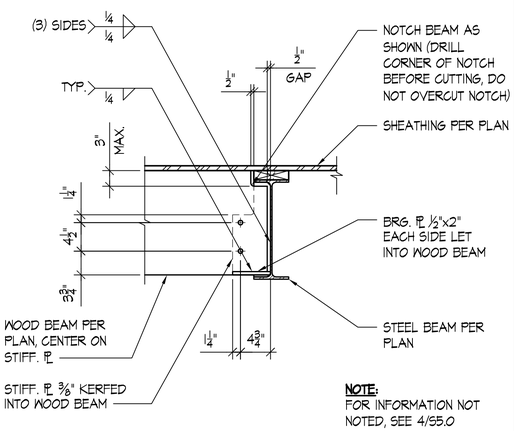
TYPICAL STRUCTURAL WALL TO STEEL BEAM w/ 2x PLATE

SCALE: NONE | 3



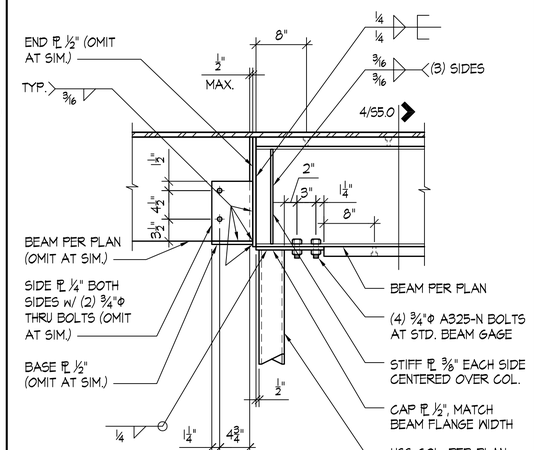
TYPICAL WOOD JOIST TO STEEL BEAM w/ 2x PLATE

SCALE: NONE | 4



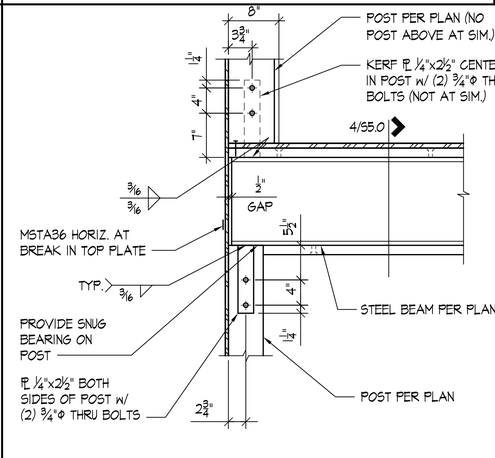
WOOD TO STEEL BEAM KERF CONNECTION

SCALE: NONE | 5



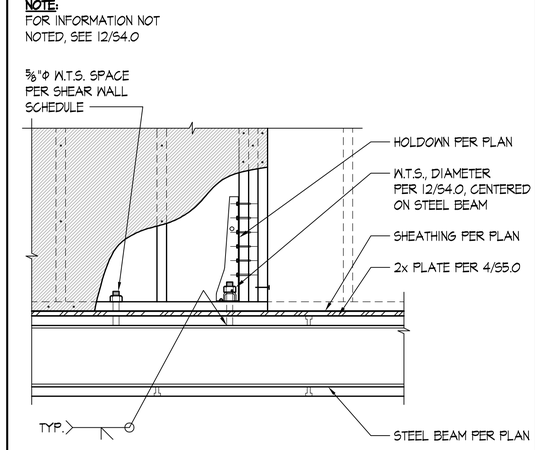
TYPICAL STEEL COLUMN SUPPORTING BEAM

SCALE: NONE | 6



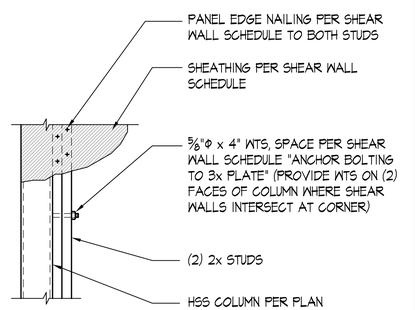
TYPICAL WOOD POST SUPPORTING STEEL BEAM

SCALE: NONE | 7



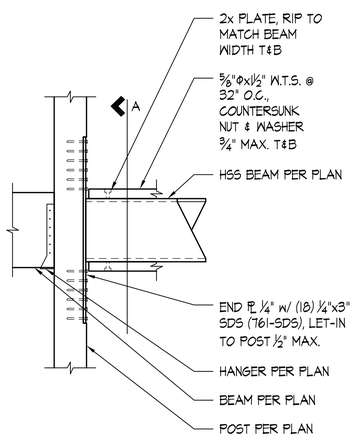
TYPICAL HOLDOWN TO STEEL BEAM

SCALE: NONE | 8



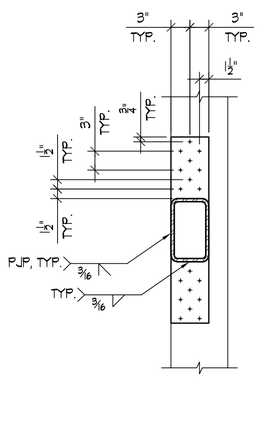
TYPICAL SHEAR WALL AT HSS COLUMN

SCALE: NONE | 9

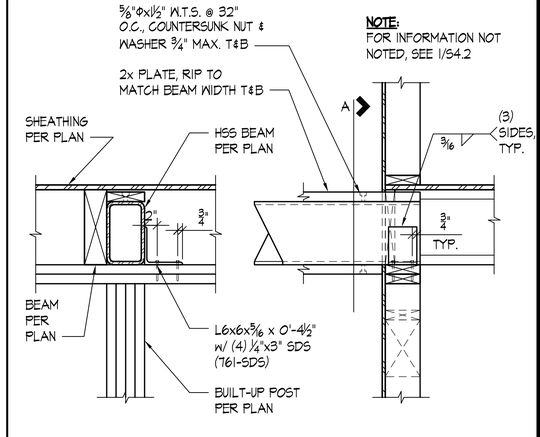


HSS BEAM TO WOOD POST CONNECTION

SCALE: NONE | 11



SECTION A



SECTION A

HSS BEAM TO WALL CONNECTION

SCALE: NONE | 12

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CUSTOM

STEEL DETAILS

Scale: AS NOTED

S5.0

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