

LOT 17, PARKWEST, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 80 OF PLATS, PAGE 39, RECORDS OF KING COUNTY, WASHINGTON

TOTAL GROSS = 3.462 SF

STRUCTURAL:

- S1.0 GENERAL STRUCTURAL NOTES
- S1.1 GENERAL STRUCTURAL NOTES CONT
- S2.1 FOUNDATION PLAN
- S2.2 LOWER ROOF FRAMING PLAN
- S2.3 UPPER ROOF FRAMING PLAN
- S3.0 TYPICAL CONCRETE DETAILS
- S3.1 CONCRETE DETAILS
- S4.0 TYPICAL WOOD FRAMING DETAILS
- S4.1 TYPICAL WOOD FRAMING DETAILS
- S5.0 STEEL FRAMING DETAILS

SHEET:

G0.0

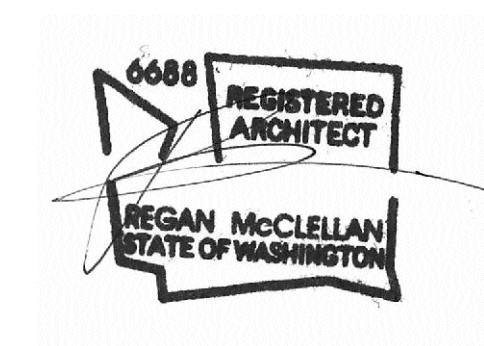
1. HOME TO BE EQUIPPED WITH AND MEET ALL REQUIREMENTS OF A "NFA 13R - PLUS" SPRINKLER SYSTEM.
2. UPGRADE TO A MINIMUM 1-1/2" WATER METER AND 2" SERVICE LINE.
3. PROVIDE A MINIMUM "HOUSEHOLD FIRE ALARM SYSTEM" PER NFPA 72 CHAPTER 29.
4. PROVIDE SOLID CORE DOORS THROUGHOUT THE HOME.
5. PROVIDE 5/8" TYPE 'X' ONE-HOUR FIRE-RATED GYPSUM WALL BOARD IN ALL AREAS FOR WALLS AND CEILINGS.
6. THE DRIVEWAY WILL BE CONCRETE WITH A RAKED FINISH.

ABV	ABOVE	IBC	INTERNATIONAL BUILDING CODE
ACoust	ACOUSTIC, ACOUSTICAL	INSUL	INSULATION
ACCy	ACCESSORY	INT	INTERIOR
ADDm	ADDENDUM	JB	JUNCTION BOX
ADDL	ADDITIONAL	JNT	JOINT
ADJ	ADJUSTABLE	LAV	LAVATORY
AFF	ABOVE FINISHED FLOOR	LTG	LIGHTING
AFG	ABOVE FINISHED GRADE	MATL	MATERIAL
ALT	ALTERNATE, ALTERNATIVE	MAX	MAXIMUM
ALUM	ALUMINUM	MDO	MEDIUM DENSITY OVERLAY
ANCH	ANCHOR	MDF	MEDIUM DENSITY FIBER BOARD
APPROX	APPROXIMATELY		
ARCH	ARCHITECT, ARCHITECTURAL		
BB	BASEBOARD		
BLDG	BUILDING	MECH	MECHANICAL
BLKG	BLOCKING	MFR	MANUFACTURER
BLW	BELOW	MIN	MINIMUM
BM	BEAM	MO	MASONRY OPENING
B/O	BOTTOM OF	MTL	METAL
BRD	BOARD		
BTW	BETWEEN	N	NORTH
		(N)	NEW
CAB	CABINET	NIC	NOT IN CONTRACT
CALC	CALCULATION	NTS	NOT TO SCALE
CL	CENTERLINE		
CJNT	CONTROL JOINT		
CLG	CEILING	OCCUP	OCCUPANTS, OCCUPANCY
CLR	CLEAR	OL	OCCUPANCY LOAD
CMU	CONCRETE MASONRY UNIT	O/	OVER
CNTR	COUNTER, COUNTER SUNK	OC	ON CENTER
COL	COLUMN	OPG	OPENING
CONC	CONCRETE	OPP	OPPOSITE
CONT	CONTINUOUS	ORD	OVERFLOW ROOF DRAIN
CORR	CORRIDOR		
CPT	CARPET	PNT	PAINT
CT	CERAMIC TILE	PEN	PENETRATION
CTR	CENTER	PERP	PERPENDICULAR
		PJ	PANEL JOINT
DBL	DOUBLE	PL	PROPERTY LINE
DEG	DEGREE	PLAM	PLASTIC LAMINATE
DEPT	DEPARTMENT	PLYWD	PLYWOOD
DIA	DIAMETER	PAIR	PAIR
DIM	DIMENSION	PRELIM	PRELIMINARY
DISP	DENSIFIER	PT	PRESSURE TREATED
DN	DOWN	PTN	PARTITION
DS	DOWN SPOUT		
DW	DISHWASHER	R	RISER
DWG	DRAWING	REC	RECOMMENDED
		REF	REFERENCE
E	EAST	REFR	REFRIGERATOR
EA	EACH	REINF	REINFORCED
EL	ELEVATION	REQD	REQUIRED
ELEV	ELEVATOR	RET	RETAINING
ENGR	ENGINEER	R O	ROUGH OPENING
EQ	EQUAL		
EQUIP	EQUIPMENT	S	SOUTH
EQUIV	EQUIVALENT	SC	SOLID CORE
EXP	EXPANSION, EXPOSED	SCHED	SCHEDULE
(E), EXST	EXISTING	SCWD	SOLID CORE WOOD
EXT	EXTERIOR	SF	SQUARE FEET, SQUARE FOOT
FAB	FABRICATE	SHTG	SHEATHING
FD	FLOOR DRAIN	SIM	SIMILAR
FDN	FOUNDATION	SPEC	SPECIFICATION
FE	FIRE EXTINGUISHER	SQ	SQUARE
FEC	FIRE EXTINGUISHER CABINET	SS	STAINLESS STEEL
FF	FINISH FLOOR	STD	STANDARD
FIN	FINISH	STL	STEEL
FLR	FLOOR	STOR	STORAGE
FTG	FEET, FOOT	STRUCT	STRUCTURAL
FTG	FOOTING		
FUR	FURRING, FURRED		
FV	FIELD VERIFY	T	TEMPERED SAFETY GLASS
		T&B	TOP AND BOTTOM
GA	GAUGE	TEMP	TEMPORARY
GALV	GALVANIZED	T&G	TONGUE AND GROOVE
GC	GENERAL CONTRACTOR	THRU	THROUGH
GL	GLASS, GLAZING	T/O	TOP OF
GRT	GROUT	TOM	TOP OF MASONRY
GWB	GYPsum WALL BOARD	TOS	TOP OF STEEL
		TOSL	TOP OF SLAB
HB	HOSE BIB	TOW	TOP OF WALL
HD	HEAD	TYP	TYPICAL
HDWD	HARDWOOD		
HDR	HEADER	UNO	UNLESS NOTED OTHERWISE
HM	HOLLOW METAL		
HORIZ	HORIZONTAL	VERT	VERTICAL
HR	HOUR	VTO	VENT TO OUTSIDE
HT	HEIGHT	VTR	VENT THROUGH ROOF
		W	WEST
		W/	WITH
		W/O	WITHOUT
		WND	WINDOW
		WD	WOOD
		WR	WATER RESISTANT
		WWF	WELDED WIRE FABRIC

- 1) REFER TO A5 SHEETS FOR WALL, FLOOR AND ROOF ASSEMBLY TYPES
- 2) ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
- 3) INTERIOR DOORS TO BE INSTALLED 4-1/2" FROM FACE OF STUD TO EDGE OF ROUGH OPENING IF NOT DIMENSIONED
- 4) ALL WINDOW DIMENSIONS ARE TO ROUGH OPENING
- 5) REFER TO STRUCTURAL DOCUMENTS FOR ALL CONCRETE & FRAMING INFORMATION

	WINDOW TAG
	EXTERIOR DOOR TAG
	INTERIOR DOOR TAG
	ASSEMBLY TYPE
	SECTION CALL OUT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	VENT FAN, CFM PER INSTANCE
	DOWNSPOUT
	FLOOR DRAIN
	HOSE BIB
	CRAWLSPACE MECHANICAL VENT
	WHOLE HOUSE FAN - MECHANICAL INTAKE
	HOUSE ELECTRICAL PANEL
	ELECTRIC METER
	ELECTRIC VEHICLE CHARGER
	POWER WALL / BACK-UP BATTERY

- 1) THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND WITH INFORMATION FURNISHED BY THE OWNER AND SHALL AT ONCE REPORT TO THE ARCHITECT ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY KNOWING IT INVOLVES A RECOGNIZED ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT SUCH NOTICE TO THE ARCHITECT, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COSTS FOR CORRECTION.
- 2) BEFORE ORDERING MATERIALS OR DOING ANY WORK, THE GENERAL CONTRACTOR AND ALL OF THE SUB-CONTRACTORS SHALL VERIFY ALL MEASUREMENTS ON THE DRAWINGS AND AT THE CONSTRUCTION SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. NO EXTRA COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THOSE INDICATED ON THE DRAWINGS. ANY DISCOVERED DIFFERENCES SHALL BE REPORTED TO THE ARCHITECTS FOR DESIGN CONSIDERATIONS BEFORE PROCEEDING FURTHER WITH THE WORK. THE CONTRACTOR IS HEREBY ADVISED THAT THE DRAWINGS ARE NOT TO SCALE.
- 3) WORK SHALL CONFORM TO APPLICABLE CODES AND REGULATIONS OF AGENCIES HAVING JURISDICTION.
- 4) CONTRACTOR SHALL KEEP ALL AREAS UNDER CONSTRUCTION CLEAR OF DIRT AND DEBRIS.
- 5) CONTRACTOR SHALL REPAIR DAMAGED SURFACES WHICH WERE DAMAGED BY CONSTRUCTION OR CLEAN-UP, AND CORRECT CONDITIONS TO MATCH SURROUNDING FINISHED CONDITIONS.
- 6) REPETITIVE FEATURES NOT NOTED ON THE DRAWINGS SHALL BE COMPLETELY PROVIDED AS DRAWN IN FULL.
- 7) DIMENSIONS ON DRAWINGS ARE TAKEN TO THE FACE OF CONCRETE AND TO THE FACE OF STUD, UNLESS OTHERWISE NOTED. FIELD VERIFY ALL DIMENSIONS.
- 8) FIELD VERIFY MILLWORK DIMENSIONS AND ALL WINDOW AND DOOR DIMENSIONS.
- 9) PROTECT ALL PORTIONS OF THE EXISTING BUILDING OR SITE NOT SCHEDULED TO BE REMOVED, IF APPLICABLE, AND REPLACE OR REPAIR ALL SUCH ITEMS DAMAGED DURING CONSTRUCTION. PROVIDE PROTECTION AGAINST INCLEMENT WEATHER, WIND, FROST, EXCESSIVE HEAT, VANDALISM, AND ALL WORKERS, DELIVERY PERSONNEL, SUB-CONTRACTORS AND BUILDING INSPECTORS SO AS TO MAINTAIN ALL WORK, MATERIAL, APPARATUS AND FIXTURES FREE FROM DAMAGE, INCLUDING SURFACE SCRATCHES AND BLEMISHES. ALL NEW AND EXISTING WORK LIKELY TO BE DAMAGED SHALL BE APPROPRIATELY COVERED OR PROTECTED AT ALL TIMES. PROTECT ALL PLANTING AREAS FROM FOOT OR WHEEL TRAFFIC, AND AVOID CRUSHING SAME DUE TO STORED MATERIALS.

[illegible]

SHEET

G0.1

LEGAL DESCRIPTION
LOT 17, PARKWEST, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 80 OF PLATS, PAGE 39, RECORDS OF KING COUNTY, WASHINGTON.
BASIS OF BEARINGS
ACCEPTED THE BEARING OF N 01°38'17" E BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF 82ND AVE SE, PER REFERENCE NO. 1.
REFERENCES
R1. PARKWEST, VOL. 80 OF PLATS, PG. 39, RECORDS OF KING COUNTY, WASHINGTON.
VERTICAL DATUM
NAVD 88 PER CITY OF MERCER ISLAND BENCHMARK NO. 1821 DESCRIPTION: CONC. MONUMENT W/ TACK & LEAD LOCATION: AT C/L 82ND AVE DE, OPP HSE#6521 ELEVATION: 293.71' SITE TEMP. BENCHMARK DESCRIPTION: REBAR W/ CAP LOCATION: 3.0' W. OF SW PROP CORNER ELEVATION: 303.85'

SURVEYOR'S NOTES
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN SEPTEMBER OF 2023. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 666920-0170.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 15,178 ±S.F. (0.35 ACRES)
6. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON'S "ALTA COMMITMENT FOR TITLE INSURANCE", ORDER NO. 0257828-ETU, DATED JUNE 26, 2023. IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "ALTA COMMITMENT FOR TITLE INSURANCE". TERRANE, INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY OF WASHINGTON'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND
AREA DRAIN ASPHALT SURFACE BUILDING CENTERLINE ROW CONCRETE SURFACE FENCE LINE (WOOD) GAS LINE GAS METER HEDGE FOLIAGE LINE INLET (TYPE 1) LUMINAIRE PAVER SURFACE POWER METER REBAR & CAP (SET) RETAINING WALL ROCKERY SEWER LINE SEWER MANHOLE STORM DRAIN LINE ICB IRRIGATION CONTROL VALVE MONUMENT (IN CASE, FOUND) POWER (UNDERGROUND) REBAR AS NOTED (FOUND) TEL SENTRY TREE (AS NOTED) WATER LINE WATER METER YARD LIGHT ELECTRICAL & COMMUNICATION EASEMENT PER 6063318 UTILITY EASEMENT PER REC. NO. 5380731 & 6064709 ELECTRICAL & COMMUNICATION EASEMENT PER REC. NO. 6070393 INGRESS/EGRESS & UTILITY EASEMENT PER REC. NO. 6147276 VICINITY MAP N.T.S.

6520 82ND AVE SE
MERCER ISLAND, WA

LEGAL DESCRIPTION:

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RECORDED IN VOLUME 80 OF PLATS, PAGE 39, RECORDS
OF KING COUNTY, WASHINGTON.

BASE OF BEARINGS

ACCEPTED THE BEARING OF N 01°38'17" E BETWEEN
MONUMENTS FOUND ALONG THE CENTERLINE OF 82ND
AVE SE, PER REFERENCE NO. 1.

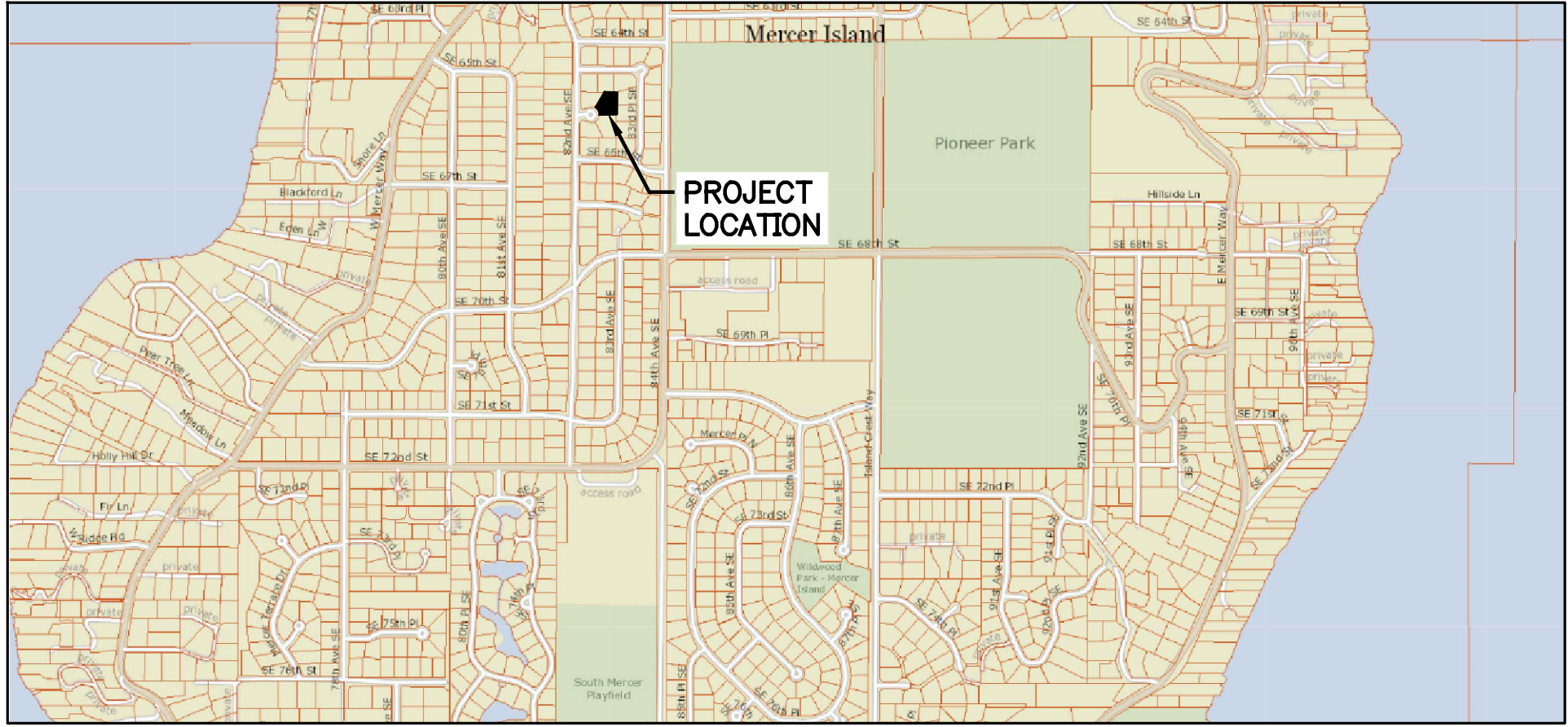
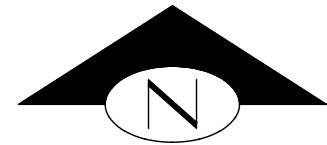
VERTICAL DATUM

NAVD 88 PER CITY OF MERCER ISLAND BENCHMARK NO.
1621
DESCRIPTION: CONC. MONUMENT W/ TACK & LEAD
LOCATION: AT CL 82ND AVE DE, OPP HSE#6521
ELEVATION:293.71'

SITE TEMP. BENCHMARK
DESCRIPTION: REBAR W/ CAP
LOCATION: 3.0' W OF SW PROP CORNER
ELEVATION:303.85'

SURVEYOR'S NOTES:

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AND LINEAR RELATIONSHIPS ARE ACCURATE AND
MEET THE STANDARDS SET BY WAC 332-130-090.



VICINITY MAP
SCALE: 1" = 200'

CONTACTS:

APPLICANT:
ROBERT AND IZABELA TEKIELA
6520 82ND AVE SE
MERCER ISLAND, WA 98040

CIVIL ENGINEER:
FACET
9706 4TH AVE NE, SUITE 300
SEATTLE, WA 98115
PHONE: (206) 523.0024
CONTACT: BEN IDDIS, P.E

SURVEYOR:
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: (425) 458-4488

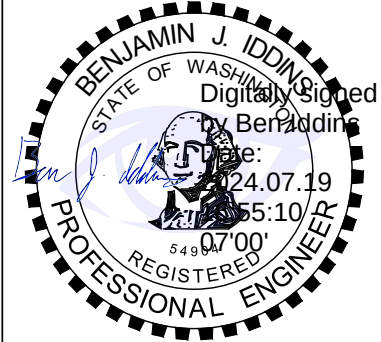
ARCHITECT:
MC CLELLAN-TELLONE
3309 WALLINGFORD AVE N
SEATTLE, WA 98103
PHONE: (206) 728.0480
CONTACT: JOEY PASQUINELLI, RA

ABBREVIATIONS:

- | | |
|-------|--------------------------------|
| BM | = BENCHMARK |
| CB | = CATCH BASIN |
| CONC | = CONCRETE |
| DEMO | = DEMOLITION |
| EG | = EXISTING GRADE |
| EOP | = EDGE OF PAVEMENT |
| EX | = EXISTING |
| FF | = FINISHED FLOOR |
| FG | = FINISHED GRADE |
| FH | = FIRE HYDRANT |
| IE | = INVERT ELEVATION |
| LF | = LINEAL FEET |
| SD | = STORM DRAIN |
| SDFM | = STORM DRAIN FORCE MAIN |
| SDMH | = STORM DRAIN MANHOLE |
| SS | = SANITARY SEWER |
| SSSCO | = SANITARY SIDE SEWER CLEANOUT |
| SSS | = SANITARY SIDE SEWER |
| TOC | = TOP OF CURB |
| TOP | = TOP OF PAVEMENT |
| TYP | = TYPICAL |
| UGP | = UNDERGROUND POWER |
| W | = WATER |
| WM | = WATERMAIN |

SHEET LIST TABLE	
SHEET No.	DESCRIPTION
C01	COVER SHEET
C02	SMALL PARCEL ESC PLAN
C03	TREE RETENTION PLAN
C04	GRADING PLAN
C05	DRAINAGE PLAN
C06	UTILITY PLAN
C07	PROFILES
C08	ESC AND DRAINAGE DETAILS
C09	DETAILS
C10	PUMP STATION DETAIL

FACET



CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

TEKIELA RESIDENCE
6520 82ND AVE SE
MERCER ISLAND, WA 98040
2311.0333.00

SCHEMATIC PLAN

COVER SHEET

DATE: 7/19/2024

PLAN NUMBER:

C01

SHEET 1 OF 10

CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG

(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

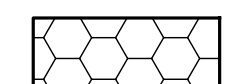
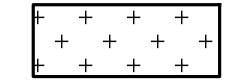
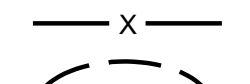
COVER SHEET
NTS

FILE LOCATION: P:\CLIENTS\SOIL MODEL\LAN ARCHITECTS\6520 82ND AVE SE MERCER ISLAND\DWG\6520 82ND AVE SE ESC PLAN.dwg - ORIGINAL SHEET SIZE: ARCH FULL BLEED 0 (36.00 X 24.00 INCHES) - LAST MODIFIED BY: GERDA SZOBOSZLAJ
PRINCIPAL: BI PROJECT MANAGER: BI DESIGNED BY: LG DRAWN BY: CK, GS CHECKED BY: BI

KEY NOTES:		
KEY	NOTE:	DETAIL/ SHEET
1	INSTALL TEMPORARY INLET PROTECTION ON EX SD INLET OR CLOSEST SD INLET DOWNSTREAM OF SITE	B/C08
2	INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE OFF EDGE OF EX DWY	C/C08
3	INSTALL APPROX 315 LF PERIMETER PROTECTION*	A/C08
4	TREE PROTECTION FENCING (TYP)	TP/C03
5	PROPOSED STOCKPILE LOCATION. CONTRACTOR TO DETERMINE FINAL LOCATION IN FIELD	-
6	CONTRACTOR TO SWEEP STREET DAILY OR MORE OFTEN IF NECESSARY TO REMOVE TRACKED SEDIMENT	-
7	EX SINGLE-FAMILY RESIDENCE TO BE REMOVED	-
8	ALL EXISTING TREES TO REMAIN EXCEPT AS NOTED ON SHEET C03. CONSULT WITH ARBORIST IF TREE REMOVAL IS REQUIRED OR IF DISTURBANCE WILL OCCUR WITHIN DRIFLINE OF EX TREES (TYP)	-
9	SOIL AMENDMENT (TYP). SEE "POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES" ON THIS SHEET	-
10	EX ROCKERY TO REMAIN AND BE PROTECTED	-
11	STORAGE AND STAGING AREA	-

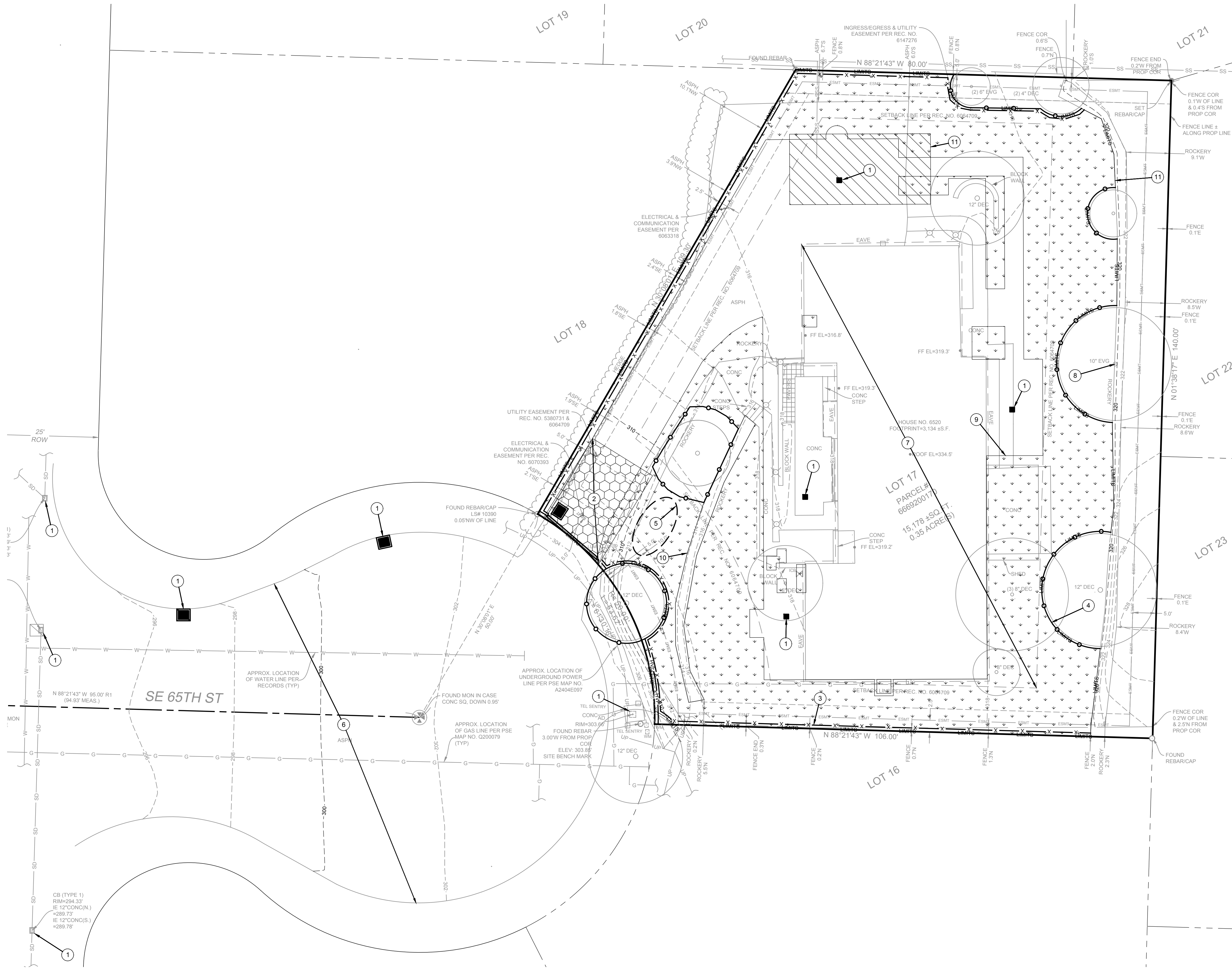
* INSTALL PERIMETER PROTECTION, SUCH AS SILT FENCING, COMPOST SOCKS, OR STRAW WATTLES IN ACCORDANCE WITH VOL II OF THE 2019 DOE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON

LEGEND:

-  STABILIZED CONSTRUCTION ENTRANCE
-  STORAGE AND STAGING AREA
-  SOIL AMENDMENT
-  PERIMETER PROTECTION
-  STOCKPILE LOCATION
-  TREE PROTECTION FENCING

POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES:

- 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.
- MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL
- USE COMPOST AND OTHER MATERIALS THAT MEET ORGANIC CONTENT OUTLINED IN BMP T5.13 OF THE DOE MANUAL



SMALL PARCEL ESC PLAN
SCALE: 1" = 10'

FACET



CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

TEKIELA RESIDENCE
6520 82ND AVE SE
MERCER ISLAND, WA 98040
2311.0333.00

SCHEMATIC PLAN

SMALL PARCEL
ESC PLAN

DATE: 7/19/2024

PLAN NUMBER:

C02

SHEET 2 OF 10

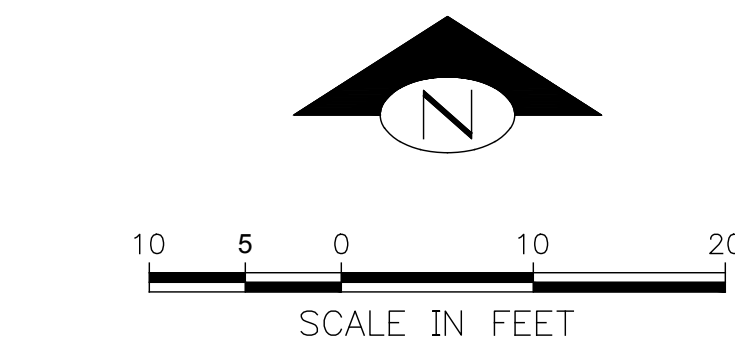
NO.	DATE	BY	REVISION
1	06/02/2024	LG	CITY REVIEW CORRECTIONS #1
2	07/19/2024	LG	CITY REVIEW CORRECTIONS #2

BASE MAP TO PHOTOGRAPH PROVIDED BY OTHERS. FACET CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES AND ALL OTHER INFORMATION SHOWN ON THIS PLAN. CONTRACTOR SHALL CONTACT FACET PRIOR TO ANY CONSTRUCTION. AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN. CONTACT FACET PRIOR TO CONSTRUCTION.

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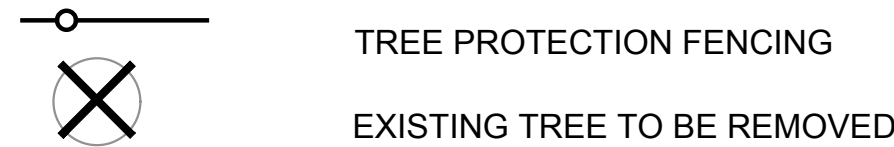
9706 4th Ave NE
Suite 300
Seattle, WA 98115
FEDERAL WAY | KIRKLAND | MOUNT VERNON | SEATTLE | SPokane | WHIDBEY ISLAND

FILE LOCATION: P:\CLIENTS\01\MOCELLAN ARCHITECTS\6522 82ND AVE SE MERCER ISLAND\DWG\6522 82ND AVE SE MERCER ISLAND\DWG\6522 82ND AVE SE MERCER ISLAND.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED 0 (36.00" X 24.00" INCHES) - LAST MODIFIED BY: GEDA SZOBIOSZLA
PRINCIPAL: BI PROJECT MANAGER: BI DESIGNED BY: LG DRAWN BY: CK, GS CHECKED BY: BI



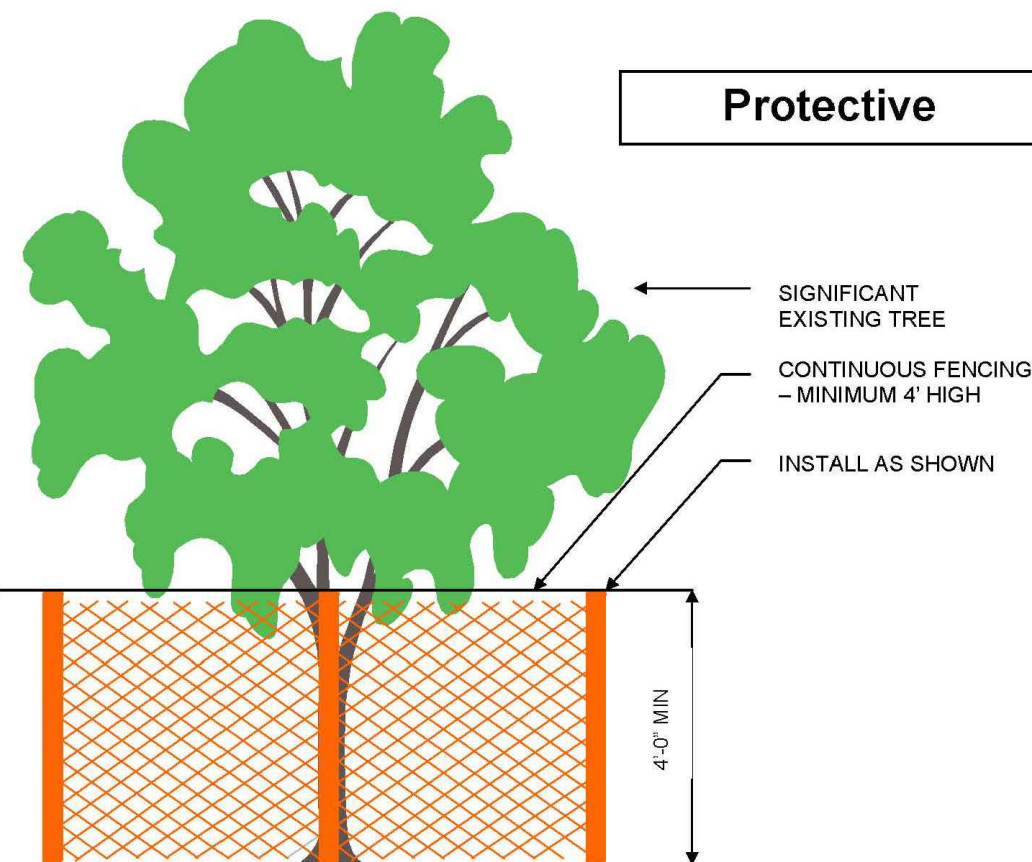
KEY NOTES:		
KEY	NOTE:	DETAIL/ SHEET
①	EX TREE TO BE REMOVED (TYP)	-
②	TREE PROTECTION FENCING	TP/C03
③	APPROX LOCATION OF EX TREE (NOT SURVEYED) TO BE PROTECTED	-

LEGEND:



GENERAL NOTES:

TREE DATA INCLUDING TREE SPECIES AND TREE RETENTION STATUS PER ARBORIST REPORT CREATED BY ARTIST TOUCH LANDSCAPING DATED 12/27/2023. ARBORIST SHOULD BE ONSITE DURING CLEARING TO VERIFY TREES TO REMAIN VS REMOVED. TREE PROTECTION FENCING SHALL BE LOCATED AS DESCRIBED IN THE ARBORIST REPORT UNLESS DIRECTED OTHERWISE BY THE ARBORIST



- PROTECTIVE FENCING SHALL BE LOCATED WHERE SHOWN ON PLANS. FENCE SHALL COMPLETELY ENIRCLE TREE(S) AT THE DRIPLINE OR BEYOND. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS. FENCE MUST REMAIN UP THROUGHOUT PROJECT.
- NO STOCKPILING OF MATERIALS, GRADE CHANGES, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. PLEASE CALL ARBORIST FOR MITIGATION MEASURES IF FENCING MUST COME DOWN.
- TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1" IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP WITH CONTINUOUS IRRIGATION, TO PREVENT DRYING. COVER WITH SOIL AS SOON AS POSSIBLE - 3" OF MULCH RECOMMENDED.

S:\DSO\FORMS\TreeFencing

08/20/09

TREE PROTECTION FENCING TP
NOT TO SCALE C03

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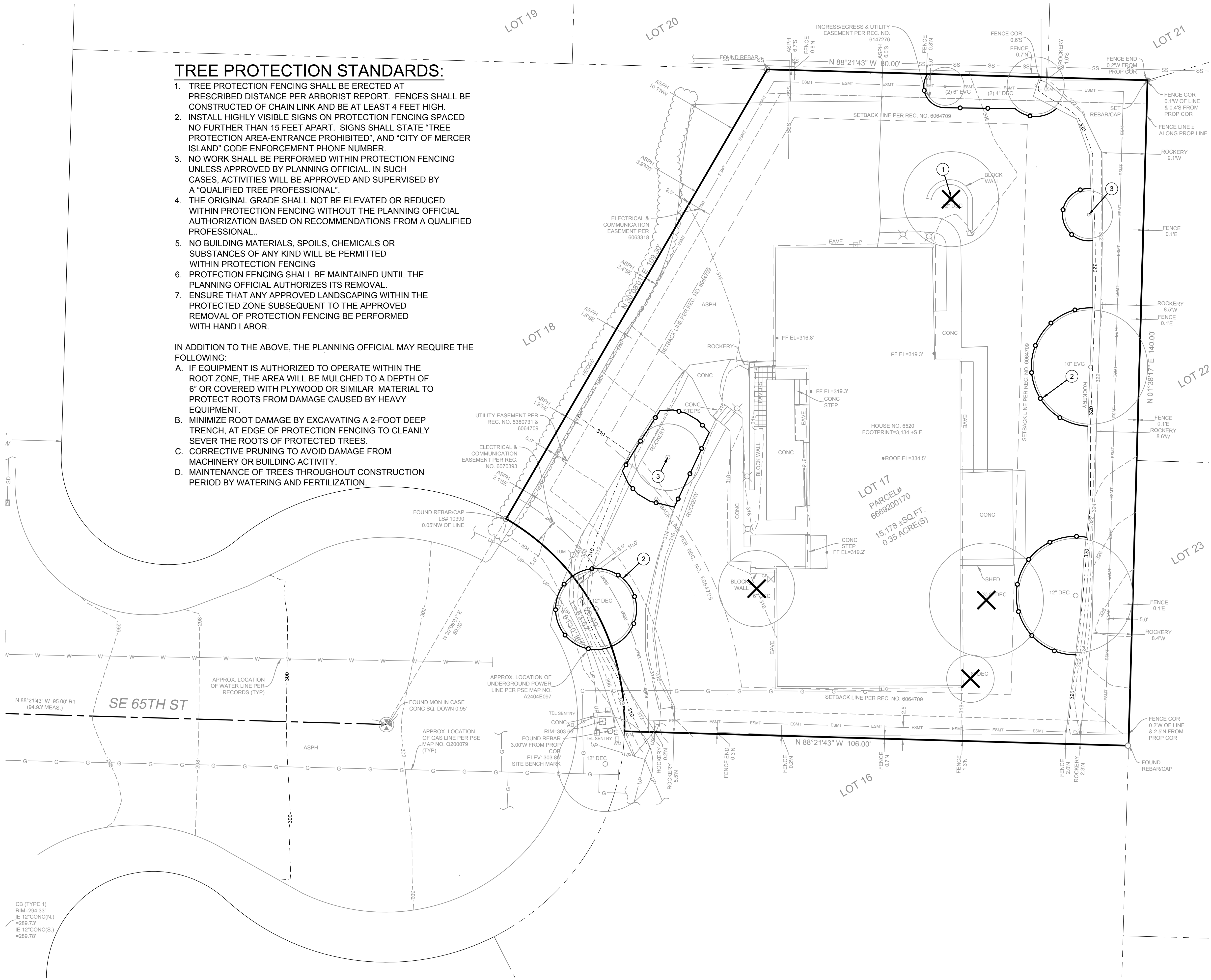
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

TREE PROTECTION STANDARDS:

- TREE PROTECTION FENCING SHALL BE ERECTED AT PRESCRIBED DISTANCE PER ARBORIST REPORT. FENCES SHALL BE CONSTRUCTED OF CHAIN LINK AND BE AT LEAST 4 FEET HIGH.
- INSTALL HIGHLY VISIBLE SIGNS ON PROTECTION FENCING SPACED NO FURTHER THAN 15 FEET APART. SIGNS SHALL STATE "TREE PROTECTION AREA-ENTRANCE PROHIBITED", AND "CITY OF MERCER ISLAND" CODE ENFORCEMENT PHONE NUMBER.
- NO WORK SHALL BE PERFORMED WITHIN PROTECTION FENCING UNLESS APPROVED BY PLANNING OFFICIAL. IN SUCH CASES, ACTIVITIES WILL BE APPROVED AND SUPERVISED BY A "QUALIFIED TREE PROFESSIONAL".
- THE ORIGINAL GRADE SHALL NOT BE ELEVATED OR REDUCED WITHIN PROTECTION FENCING WITHOUT THE PLANNING OFFICIAL AUTHORIZATION BASED ON RECOMMENDATIONS FROM A QUALIFIED PROFESSIONAL.
- NO BUILDING MATERIALS, SPOILS, CHEMICALS OR SUBSTANCES OF ANY KIND WILL BE PERMITTED WITHIN PROTECTION FENCING
- PROTECTION FENCING SHALL BE MAINTAINED UNTIL THE PLANNING OFFICIAL AUTHORIZES ITS REMOVAL.
- ENSURE THAT ANY APPROVED LANDSCAPING WITHIN THE PROTECTED ZONE SUBSEQUENT TO THE APPROVED REMOVAL OF PROTECTION FENCING BE PERFORMED WITH HAND LABOR.

IN ADDITION TO THE ABOVE, THE PLANNING OFFICIAL MAY REQUIRE THE FOLLOWING:

- IF EQUIPMENT IS AUTHORIZED TO OPERATE WITHIN THE ROOT ZONE, THE AREA WILL BE MULCHED TO A DEPTH OF 6" OR COVERED WITH PLYWOOD OR SIMILAR MATERIAL TO PROTECT ROOTS FROM DAMAGE CAUSED BY HEAVY EQUIPMENT.
- MINIMIZE ROOT DAMAGE BY EXCAVATING A 2-FOOT DEEP TRENCH, AT EDGE OF PROTECTION FENCING TO CLEANLY SEVER THE ROOTS OF PROTECTED TREES.
- CORRECTIVE PRUNING TO AVOID DAMAGE FROM MACHINERY OR BUILDING ACTIVITY.
- MAINTENANCE OF TREES THROUGHOUT CONSTRUCTION PERIOD BY WATERING AND FERTILIZATION.



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2311.0333.00

SCHEMATIC PLAN

TREE RETENTION
PLAN

DATE: 7/19/2024

PLAN NUMBER:

C03

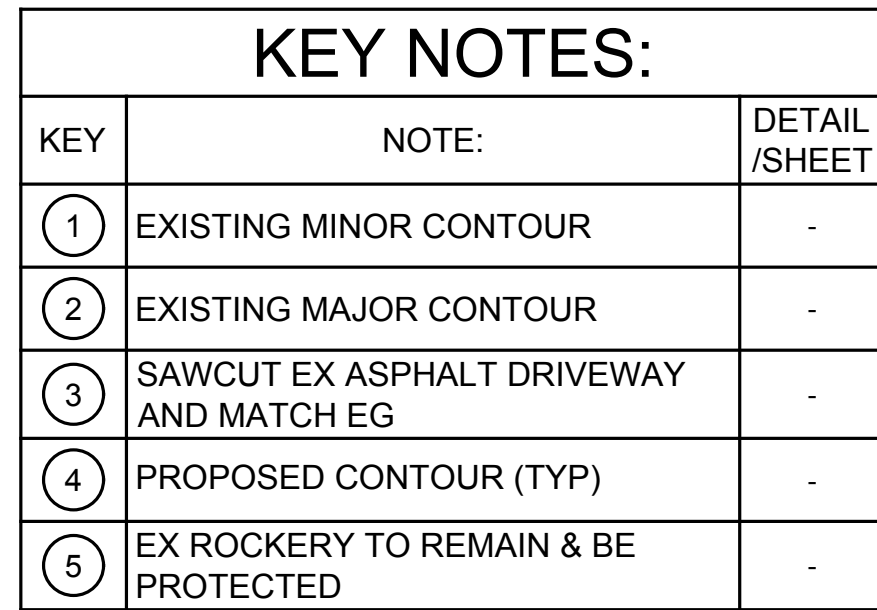
SHEET 3 OF 10

NO. DATE BY REVISION
1 06/02/2024 LG CITY REVIEW CORRECTIONS #1
2 07/19/2024 LG CITY REVIEW CORRECTIONS #2

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CONCRETE

ASPHALT

LANDSCAPE

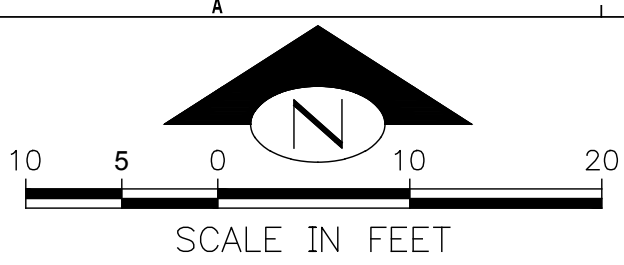
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GRADING PLAN

SCALE: 1" = 10'

 FACET P: 206.523.0024 www.facetnw.com				<table><tr><th>NO.</th><th>DATE</th><th>BY</th><th>REVISION</th></tr><tr><td>1</td><td>06/19/2024</td><td>LG</td><td>CITY REVIEW CORRECTIONS #1</td></tr><tr><td>2</td><td>07/19/2024</td><td>LG</td><td>CITY REVIEW CORRECTIONS #2</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td colspan="4">BASE MAP PROVIDED BY OTHERS. FACET CANNOT BE HELD LIABLE FOR ANY INACCURACIES. CONTRACTORS SHALL FIELD VERIFY SPACES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT FACET PRIOR TO CONSTRUCTION.</td></tr></table>				NO.	DATE	BY	REVISION	1	06/19/2024	LG	CITY REVIEW CORRECTIONS #1	2	07/19/2024	LG	CITY REVIEW CORRECTIONS #2													BASE MAP PROVIDED BY OTHERS. FACET CANNOT BE HELD LIABLE FOR ANY INACCURACIES. CONTRACTORS SHALL FIELD VERIFY SPACES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT FACET PRIOR TO CONSTRUCTION.			
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TEKIELA RESIDENCE 6520 82ND AVE SE MERCER ISLAND, WA 98040 2311.0333.00				SCHEMATIC PLAN GRADING PLAN																															
DATE: 7/19/2024				PLAN NUMBER: C04																															
SHEET 4 OF 10																																			

FILE LOCATION: C:\CLIENTS\CIVIL\CELLULAR\ARCHITECTS\6520 82ND AVE SE\MERCE ISLAND\DWG. ORIGINAL SHEET SIZE: ARCH FULL BLEED (0.80" X 24.00" INCHES). LAST MODIFIED BY: GERDA SZODORSZALAI
PRINCIPAL: BI PROJECT MANAGER: BI DESIGNED BY: LG DRAWN BY: CK, GS CHECKED BY: BI



KEY NOTES:

KEY	NOTE:	DETAIL /SHEET
1	EX TYPE 1 CATCH BASIN RIM 294.18 8" IE (E) 290.15 EX 12" IE (N) 290.08 EX 12" IE (S) 290.13	F/C08
2	SAWCUT AND MATCH EG. REPLACE EX ASPHALT PAVEMENT SECTION IN-KIND	-
3	31 LF 12" SD @ 2.00% MIN	-
4	TYPE 1 CATCH BASIN W/ SOLID LOCKING LID RIM 297.07± 12" IE (E) 293.40 12" IE (W) 293.40	F/C08
5	45 LF 12" SD @ 2.00% MIN	-
6	TYPE 1 CATCH BASIN W/ SOLID LOCKING LID. CB TO BE SHIFTED WEST AS NECESSARY TO BE LOCATED OUTSIDE OF DRIVEWAY APPROACH RIM 301.23± 6" IE (E) 298.00 12" IE (W) 298.00	F/C08
7	38 LF 6" SD @ 2.00% MIN (PRIVATE DRAINAGE SYSTEM OWNED BY 6520 82ND AVE SW)	-
8	TYPE 1 CATCH BASIN W/ SOLID LOCKING LID & OIL/WATER SEPARATOR RIM 305.00± 6" IE (NE) 302.50 6" IE (SW) 302.40	F/C08
9	14 LF TRENCH DRAIN RIM 304.56 6" IE 302.06	I/C08
10	3 LF 6" SD @ 2.00% MIN	-
11	DUPLEX STORM PUMP STATION W/ SOLID LOCKING LID RIM 305.57 6" IE (SW) 302.00 2" IE (NE) 302.00 (SDFM) SUMP PER MANUFACTURER'S RECOMMENDATIONS	J/C10
12	92 LF 2" SDFM	-
13	97 LF 6" SD @ 2.00% MIN	-
14	6" SDCO RIM 317.30 6" IE 314.80	E/C08
15	54"Ø TYPE 2 CATCH BASIN W/ FLOW CONTROL STRUCTURE RIM 317.50 36" IE (E) 309.90 2" IE (SW) 314.50 (INLET, SDFM) 6" IE (S) 313.90 (INLET) 6" IE (W) 309.90 (OUTLET) FLOW CONTROL STRUCTURE INFO: 6" OVERFLOW ELEV 314.40 ORIFICE #2: 2.0"Ø @ ELEV 313.90 ORIFICE #1: 0.70"Ø @ ELEV 307.90	G/C08, H/C09
16	5 LF 6" SD @ 2.00% MIN	-
17	6" SDCO RIM 317.50 6" IE 314.10	E/C08
18	2 LF 4" SD @ 2.00% MIN	-
19	12" AREA DRAIN RIM 317.50 4" IE (S) 315.00 (FTG DRN) 4" IE (N) 315.00 2" MIN SUMP	-
20	4" SOLID WALL PVC FOOTING DRAIN TIGHTLINE @ 2.00% MIN 4" IE 316.00	-
21	6 LF 6" SD @ 2.00% MIN	-
22	35 LF 6" SD @ 2.00% MIN	-
23	6" SDCO RIM 317.52± 6" IE 315.50	E/C08
24	NOT USED	-
25	60 LF 6" SD @ 2.00% MIN	-
26	12" AREA DRAIN RIM 319.00± 4" IE 317.00	-
27	12" AREA DRAIN RIM 319.00± 6" IE 317.00 2" MIN SUMP	-

GENERAL NOTES:

- AS-BUILTS MUST BE TIED TO THE CITY'S HORIZONTAL DATUM.
- PUMP SYSTEMS SHALL BE OWNED, OPERATED, MAINTAINED, REPAIRED, AND REPLACED (AS NEEDED) BY PROPERTY OWNER(S) SERVED BY SUCH SYSTEM. THE PUMP SYSTEM SHALL HAVE DUAL, ALTERNATING PUMPS WITH EMERGENCY ON-SITE, BACK-UP POWER SUPPLY AND AN EXTERNAL ALARM SYSTEM FOR SYSTEM FAILURES. IT IS THE SOLE RESPONSIBILITY OF THE HOME OWNER IF THE FLOOD OR SEWER BACKUP OCCURS DUE TO THE FAILURE OF THE PUMP SYSTEM. IT IS THE RESPONSIBILITY OF THE HOME OWNER TO PROVIDE AN ADEQUATE AND FUNCTIONAL BACKUP SYSTEM FOR THE PUMP SYSTEM IN THE EVENT OF THE POWER FAILURE.

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28	2 LF 36" SD LAID FLAT @ ELEV 309.90	-
29	DETENTION FACILITY (2) 5'Ø X 36.5' L PIPE LAID FLAT TOP OF 60" PIPE 314.40 36" IE (N) 309.90 60" IE 309.40	H/C09
30	54"Ø TYPE 2 CATCH BASIN RIM 318.75 36" IE (W) 309.90 36" IE (S) 309.90	G/C08, H/C09
31	35 LF 6" SD @ 2.00% MIN	-
32	6" SDCO RIM 318.56 6" IE 314.80	E/C08
33	110 LF 6" SD @ 2.00% MIN	-
34	3 LF 4" SD @ 2.00% MIN	-
35	12" AREA DRAIN RIM 319.05 4" IE 317.05	-
36	PERIMETER FOOTING DRAIN - 4" PERFORATED PVC PIPE IN 6" MIN WASHED GRAVEL, WRAPPED IN NON-WOVEN GEOTEXTILE FILTER FABRIC (TYP)	-
37	6" SDCO RIM 318.70 6" IE 317.00	E/C08
38	4" ROOF DS AND TIGHTLINE @ 2.00% MIN (TYP)	-
39	4" ROOF DS (TYP)	-
40	2 LF 4" SD @ 2.00% MIN	-
41	5 LF 6" SD @ 2.00% MIN	-
42	6" SDCO RIM 317.30 6" IE 309.80	E/C08
43	APPROX LOCATION OF EX DRIVEWAY (NOT SURVEYED)	-
44	REPLACE DISTURBED ASPHALT DRIVEWAY AND BRICK WALKWAYS IN-KIND	-

FOOTING DRAINS:

- FOOTING DRAINS SHALL BE INSTALLED AROUND ALL FOUNDATIONS WHICH ENCLOSE A CRAWL SPACE, CELLAR, BASEMENT, GARAGE OR OTHER BUILDING SPACE.
- DRAINS SHALL BE CONSTRUCTED OF PERFORATED PIPE INSTALLED AT THE BASE OF THE FOOTING.
- DRAIN PIPE SHALL MEET MATERIAL STANDARDS FOR D2729 FOR P.V.C. PIPE, WITH THE PERFORATIONS DIRECTED DOWNWARD.
- GRANULAR BACKFILL SHALL BE PLACED AROUND AND ABOVE THE FOOTING DRAIN TO A DEPTH OF 2/3 OF THE HEIGHT OF THE WALL.
- A FILTER FABRIC SHALL BE USED TO PREVENT SOIL PARTICLES FROM ENTERING THE FOOTING DRAIN. IT IS PREFERABLE THAT THE FABRIC BE PLACED BETWEEN THE GRANULAR BACKFILL AND THE NATIVE SOILS.

DRIVEWAY/PARKING AREA DRAINS:

- LARGE IMPERVIOUS AREAS USED FOR PARKING OR MANEUVERING OF VEHICLES SHALL BE SLOPED TO DRAIN TO ONE OR MORE CATCH BASINS.
- THE BASINS SHALL BE TIED INTO THE ON-SITE STORM DRAINAGE SYSTEM USING NON-PERFORATED PIPE OF THE SAME MATERIALS.
- AT LEAST ONE CATCH BASIN SHALL HAVE AN OIL SEPARATOR TO CLEAN THE WATER, OIL AND SILT PRIOR TO ENTERING THE APPROVED STORM SYSTEM.
- IN AREAS WHERE THE OFF-SITE STORM SYSTEM IS INADEQUATE, ON-SITE DETENTION OF RUNOFF MAY BE REQUIRED. (CONTACT THE DEVELOPMENT ENGINEER FOR MORE INFORMATION).

GENERAL:

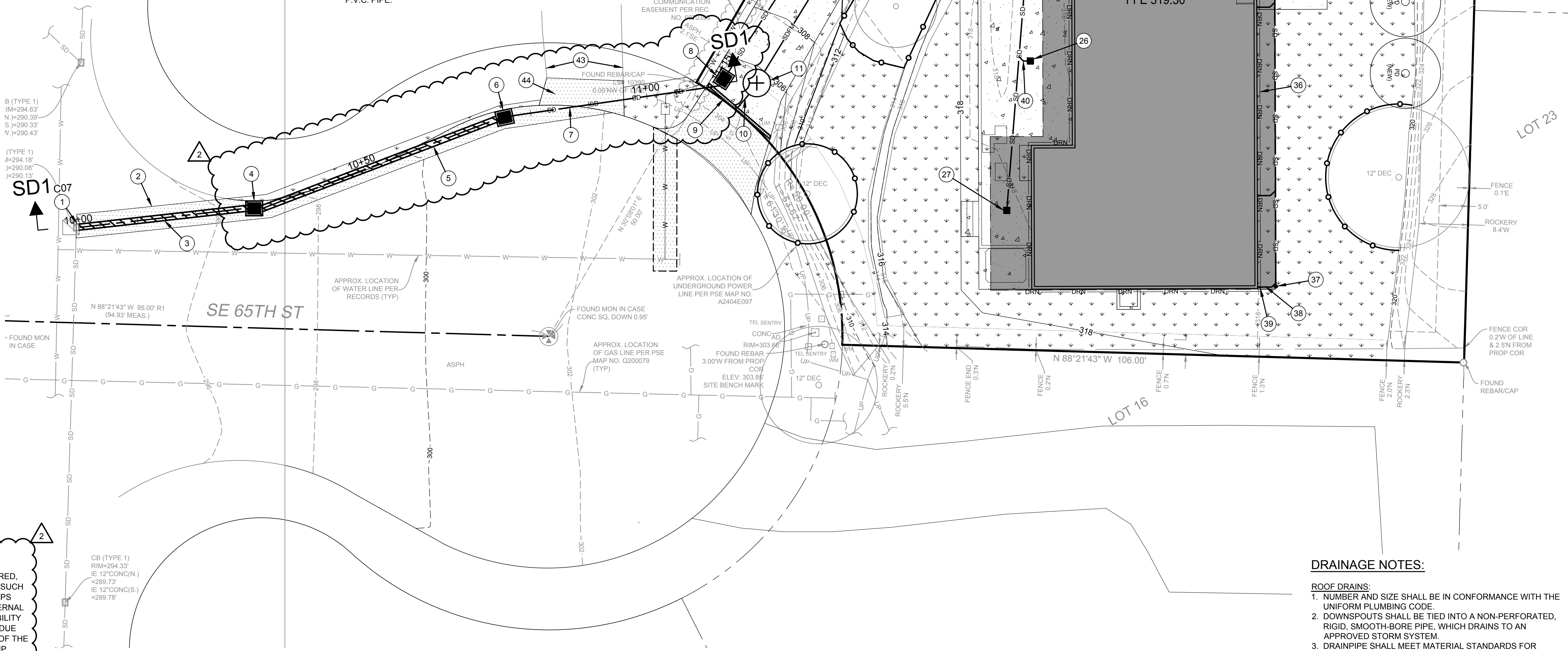
- SLOPE ALL DRAIN LINES AT 2% MINIMUM TOWARD THE OUTLET.
- PROVIDE CLEANOUTS OR CONTROL STRUCTURES AS APPROPRIATE.
- ALL DRAINAGE PIPING AND STRUCTURES ARE SUBJECT TO INSPECTION PRIOR TO BACKFILLING.
- ROOF AND FOOTING DRAINS MAY BE COMBINED BEYOND THE LOWEST POINT OF THE FOOTING DRAIN.
- USE SAND COLLARS AT CB CONNECTIONS TO P.V.C. PIPE.

GENERAL (CONTINUED):

- UNLESS OTHERWISE SPECIFIED, 6" STORM DRAIN PIPE FOR ROOF DRAINS AND SEWER PIPE SHALL BE SDR35 PVC PIPE.
- ALL FOOTING DRAIN AND PERFORATED PIPE SHALL BE D2729 PVC PIPE WITH THE PERFORATIONS DIRECTED DOWNWARDS.
- ALL PERF PIPE SHALL BE 4" DIAMETER UNLESS OTHERWISE SHOWN.
- CONTRACTOR TO VERIFY INVERTS OF STORM DRAIN IN ROW AND ADJUST ONSITE STORM SYSTEM AS NECESSARY.
- CONTRACTOR TO FIELD LOCATE AND REROUTE ANY POTENTIAL UTILITY CONFLICTS WITH DETENTION FACILITY PRIOR TO CONSTRUCTION.
- THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP TS.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. CONTRACTOR MUST PROVIDE CIVIL ENGINEER W/ INFORMATION PROVING THE POST-CONSTRUCTION SOILS MEET THESE REQUIREMENTS.

LEGEND:

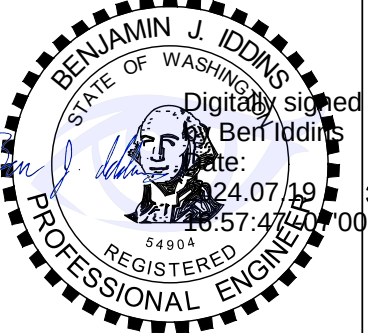
	CONCRETE
	ASPHALT
	LANDSCAPE



DRAINAGE NOTES:

- ROOF DRAINS:
- NUMBER AND SIZE SHALL BE IN CONFORMANCE WITH THE UNIFORM PLUMBING CODE.
 - DOWNSPOUTS SHALL BE TIED INTO A NON-PERFORATED, RIGID, SMOOTH-BORE PIPE, WHICH DRAINS TO AN APPROVED STORM SYSTEM.
 - DRAINPIPE SHALL MEET MATERIAL STANDARDS FOR D2729 FOR P.V.C. PIPE, GR F-405 FOR SMOOTH-BORE H.D.P.E. PIPE.
 - PROVIDE CLEANOUTS AT THE UPPER END OF THE SYSTEM AND AT EACH CUMULATIVE CHANGE OF DIRECTION IN EXCESS OF 135 DEGREES.
 - ALL PIPE FITTINGS SHALL BE MADE OF THE SAME MATERIAL AS THE STRAIGHT PIPE. GLUED JOINTS SHALL USE A BONDING AGENT RECOMMENDED BY THE PIPE MANUFACTURER.

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SCHEMATIC PLAN

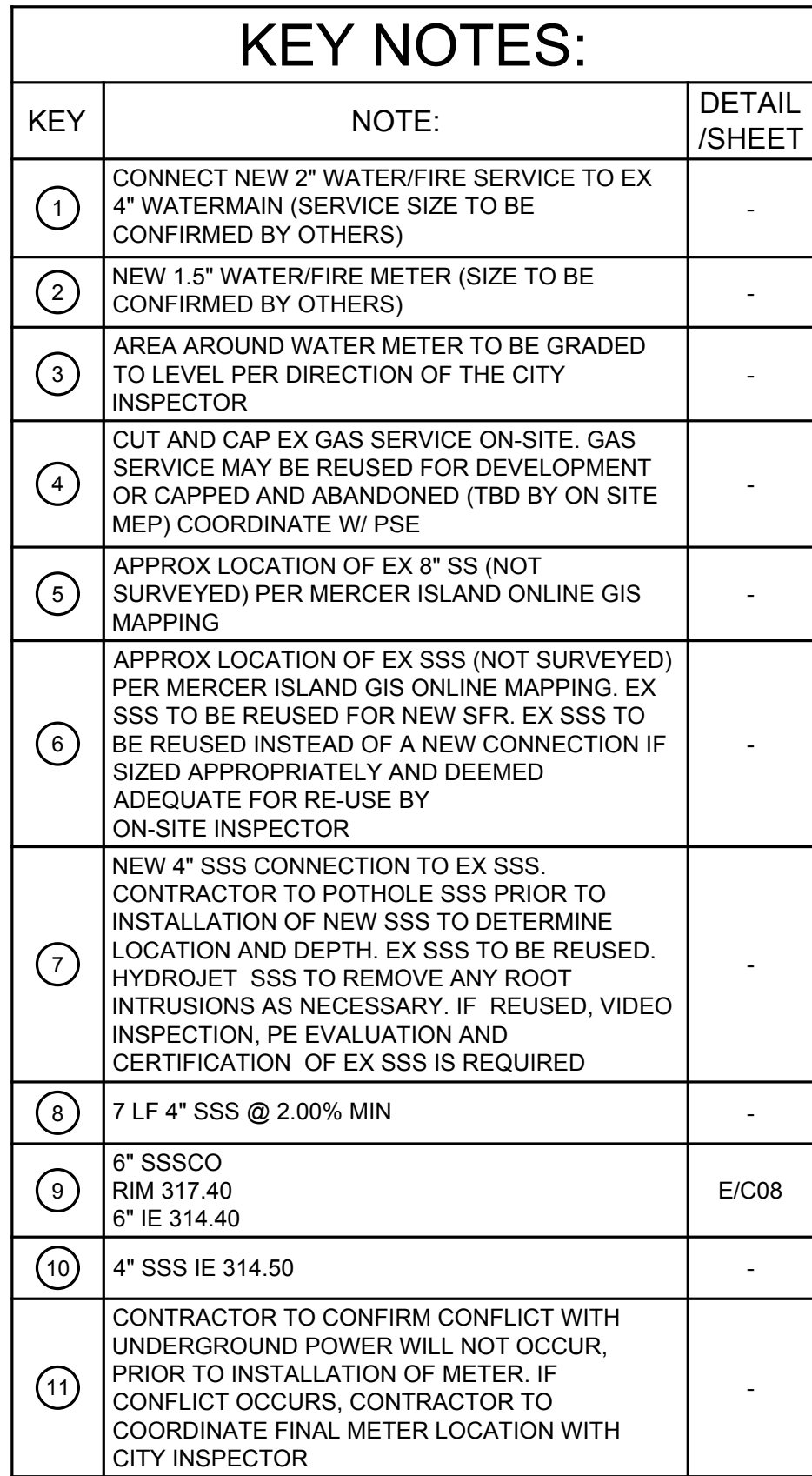
DRAINAGE PLAN

DATE: 7/19/2024

PLAN NUMBER:

C05

SHEET 6 OF 10



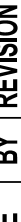
1. AS-BUILTS MUST BE TIED TO THE CITY'S HORIZONTAL DATUM.

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ASPHALT

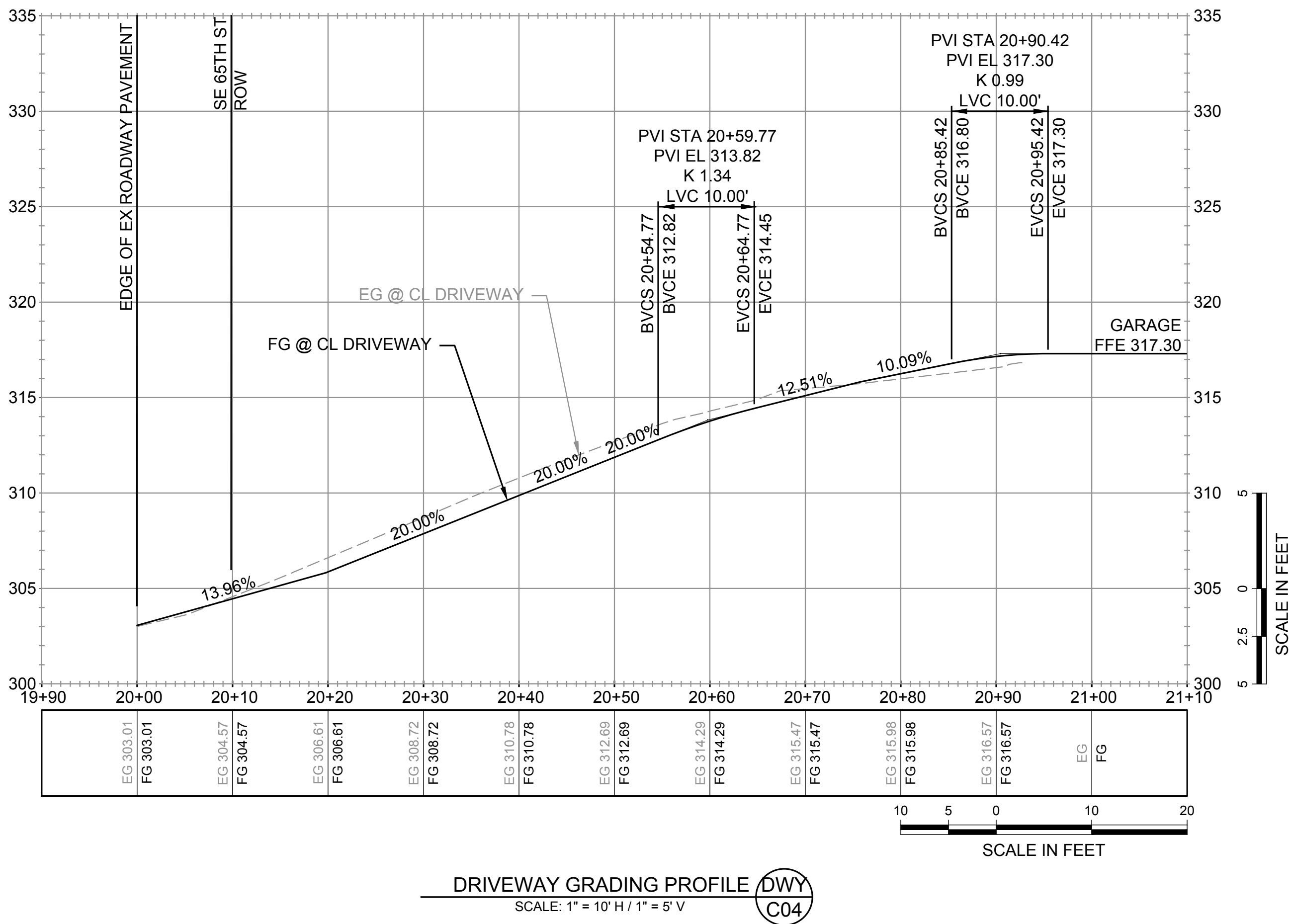
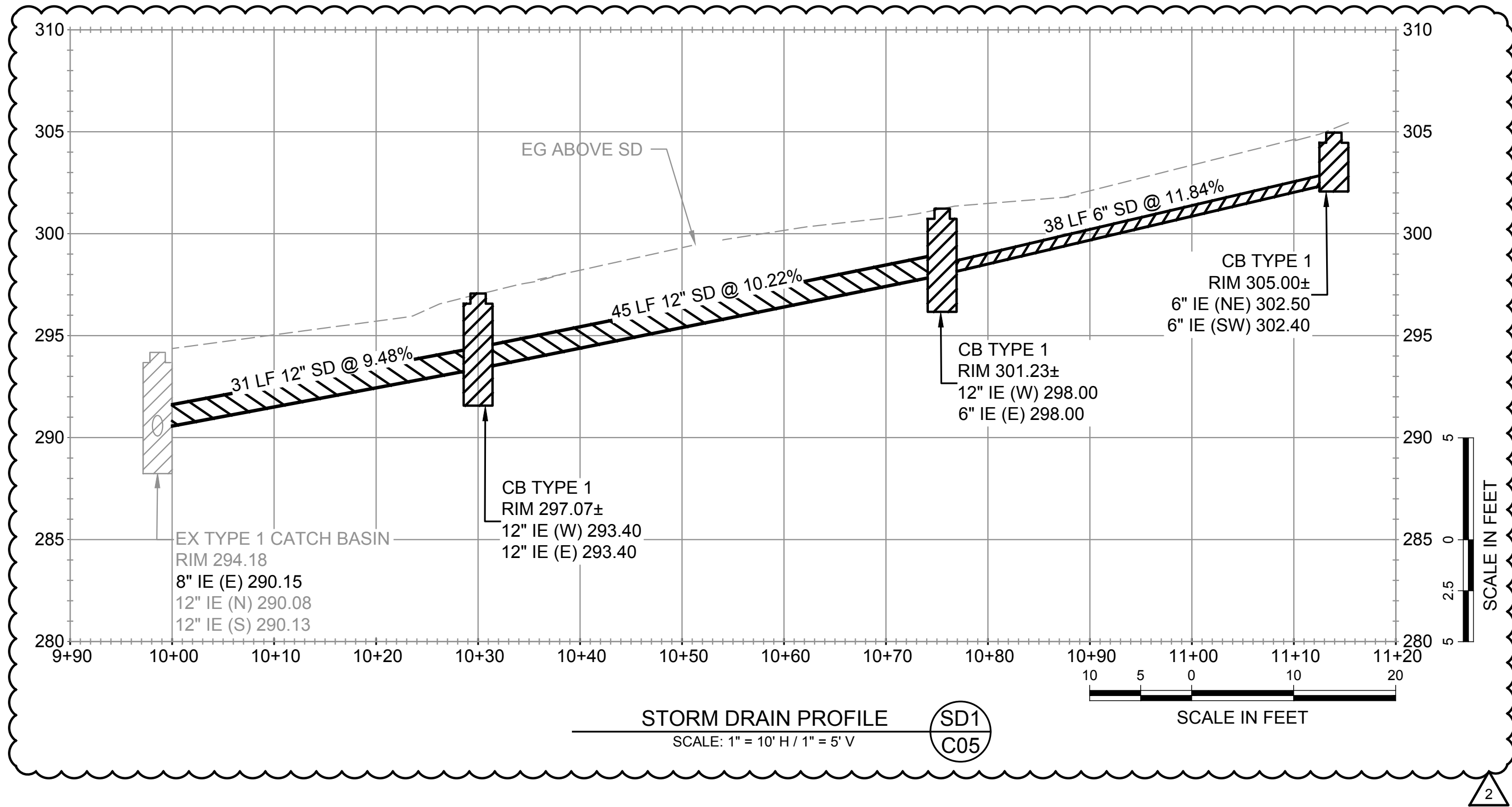
LANDSCAPE



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2.	07/19/2024	LG	CITY REVIEW CORRECTIONS #2
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TEKIELA RESIDENCE 6520 82ND AVE SE MERCER ISLAND, WA 98040 2311-10333.00 SCHEMATIC PLAN UTILITY PLAN			
DATE: 7/19/2024 PLAN NUMBER: C06 SHEET 5 OF 10			

PROFILE NOTE:

EX UTILITY LOCATIONS AND DEPTHS SHOWN IN PROFILE ARE APPROXIMATE AND SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO INSTALLATION OF THE STORM MAIN.



PROFILES
AS-NOTED

NO.

DATE

BY

REVISION

1

06/08/2024

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2

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Ben Feldman

Professional Engineer

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SCHEMATIC PLAN

PROFILES

DATE: 7/19/2024

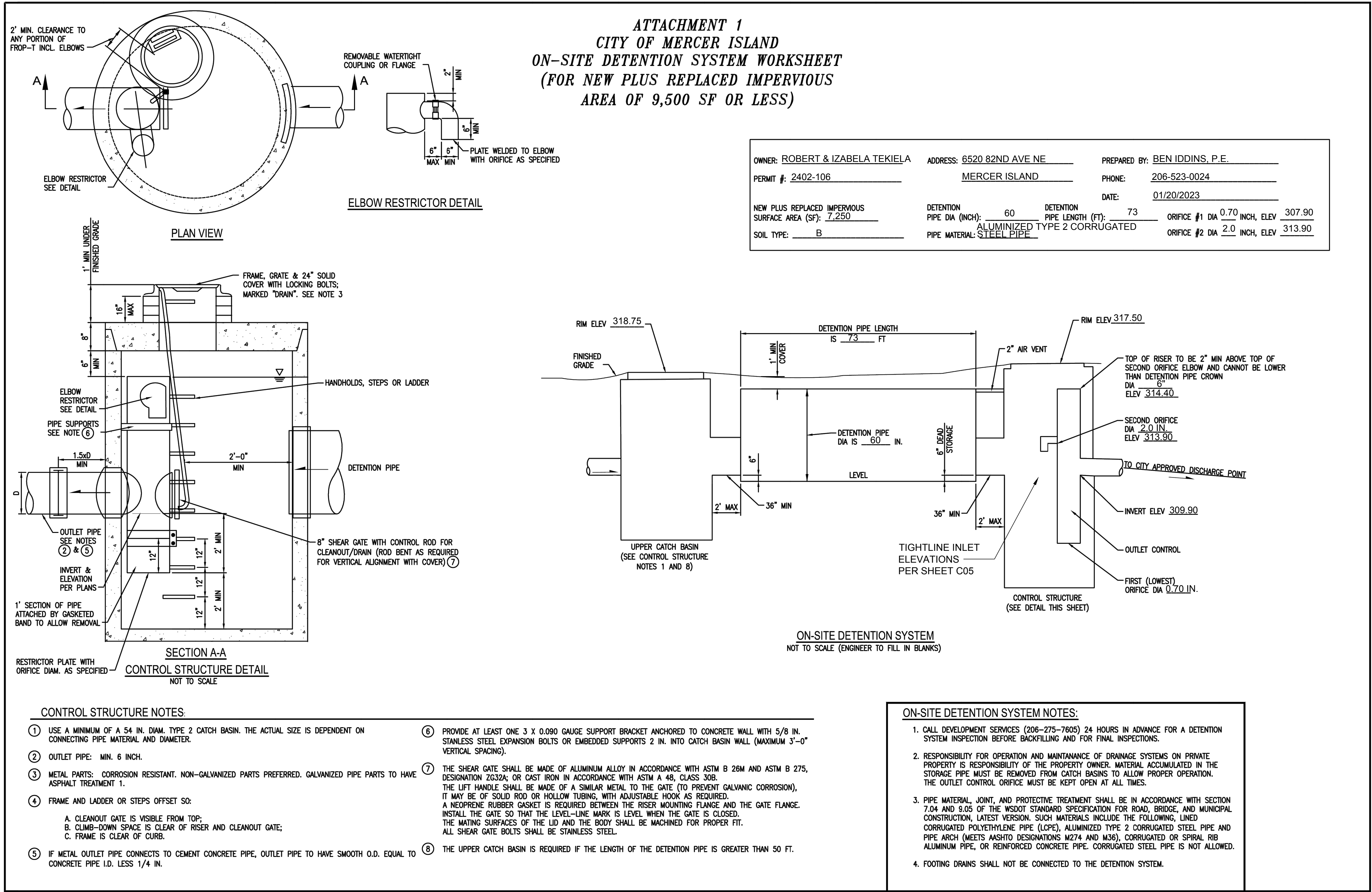
PLAN NUMBER:

C07

SHEET 7 OF 10

FILE LOCATION: C:\CLIENTS\CIVIL\CELLULAR\ARCHITECTS\6520 82ND AVE SE\MERCER ISLAND.DWG, ORIGINAL SHEET SIZE: ARCH FULL BLEED (10.00 X 24.00 INCHES), LAST MODIFIED BY: GERDA SZODORSZALAI
PRINCIPAL: BI PROJECT MANAGER: BI DESIGNED BY: LG DRAWN BY: CK, GS CHECKED BY: BI

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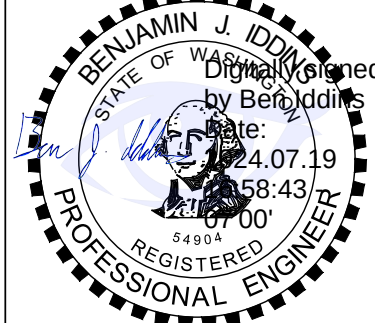


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SCHEMATIC PLAN

DETAILS

DATE: 7/19/2024
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C09
SHEET 9 OF 10

NO.	DATE	BY	REVISION
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2	07/19/2024	LG	CITY REVIEW CORRECTIONS #2

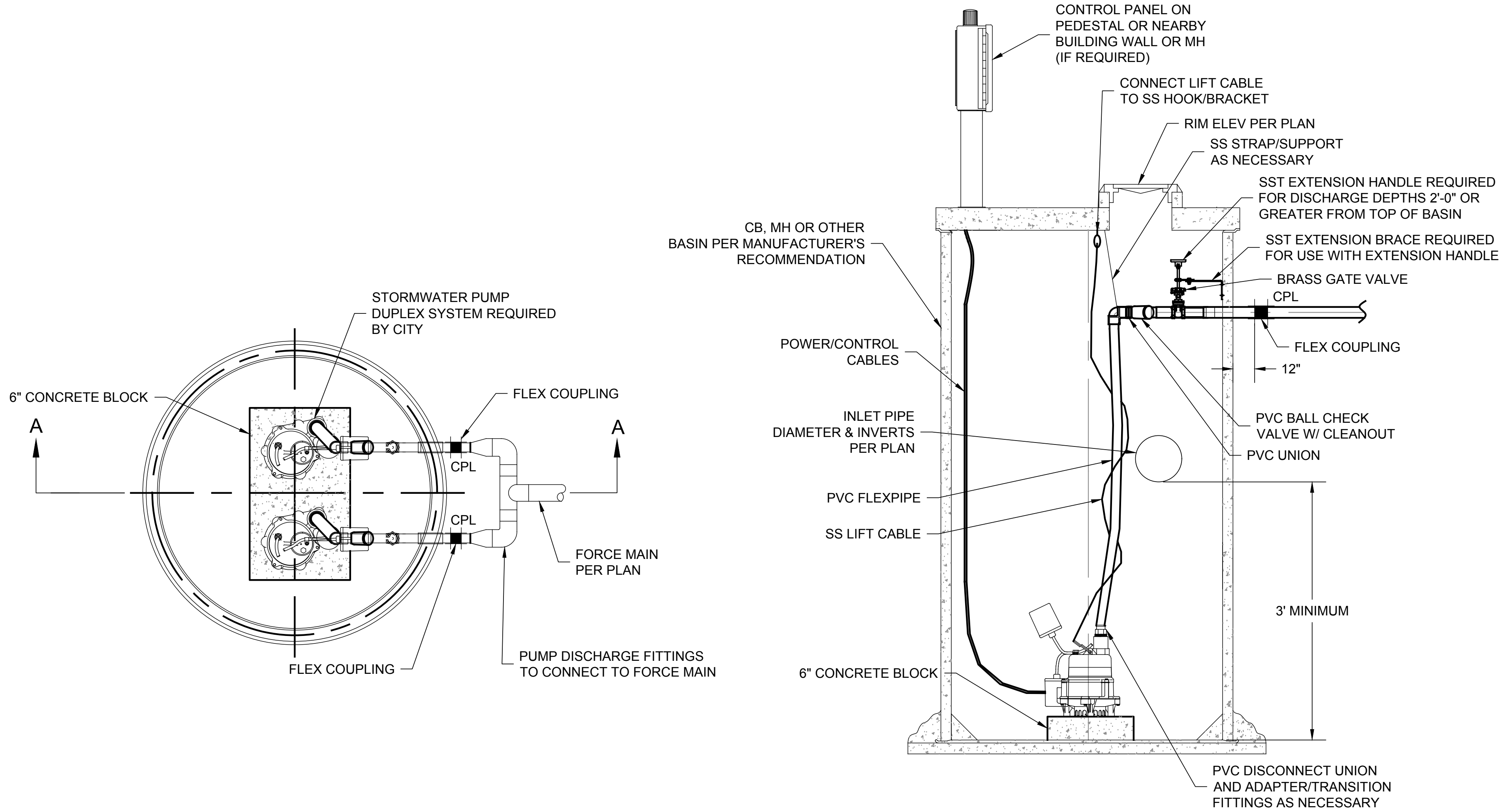
BASE MAP TO PHOTOGRAPH PROVIDED BY OTHERS. FACET CANNOT BE HELD LIABLE FOR ANY ERRORS OR OMISSIONS. FACET CANNOT BE HELD LIABLE FOR ANY OTHER EXISTING FEATURES AND CONDITIONS IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN. CONTACT FACET PRIOR TO CONSTRUCTION.

9706 4th Ave NE
Suite 300
Seattle, WA 98115
P: 206-523-0024
www.facetnw.com

STORMWATER PUMP SPECIFICATIONS	
GENERAL DESCRIPTION	LIBERTY PUMPS XFL50-SERIES OR APPROVED EQUAL
DESIGN FLOW & TDH	13 GPM @ 18.36' TDH (BASED ON FORCE MAIN DIAM. AND LENGTH PER PLAN DOUBLED TO ACCOUNT FOR MINOR LOSSES)
MINIMUM SOLIDS HANDLING	3/4" MIN
PUMP EFFICIENCY	PER MANUFACTURER'S RECOMMENDATIONS OPERATING RANGE
PUMP ELECTRICAL	SINGLE PHASE
PUMP CONTROLS	PER MANUFACTURER'S RECOMMENDATIONS
PUMP MOUNTING & DISCHARGE	PER MANUFACTURER'S RECOMMENDATIONS
DISCHARGE MANIFOLD	PER MANUFACTURER'S RECOMMENDATIONS
FORCE MAIN & FITTINGS	2" (USED FOR TDH CALCS. CAN USE 2" MIN UP TO 4" MAX BUT REQUIRES RECALCULATION OF TDH)
CONTROL/FLOAT SPECIFICATIONS	PER MANUFACTURER'S RECOMMENDATIONS

NOTES:

- THESE SPECIFICATIONS ARE SCHEMATIC IN NATURE AND SHALL BE CONFIRMED BY THE SUPPLIER AND CONTRACTOR.
- PUMP FLOATS/CONTROLS AND DISCHARGE VALVES SHALL BE FIELD TESTED AND ADJUSTED TO ACHIEVE DESIGN FLOW AND OPTIMUM PUMP CYCLE TIMES PER MANUFACTURER'S RECOMMENDATIONS.
- DUPLEX PUMP STATION REQUIRED.
- BACKUP POWER (GENERATOR) AT OWNER'S DISCRETION. FACET RECOMMENDS AN AUTOMATIC BACKUP GENERATOR IF PUMP FAILURE AS A RESULT OF LOSS OF POWER WOULD RESULT IN FLOODING UNITS OR OCCUPIED SPACES OR PROPERTY DAMAGE.
- EXPLOSION PROOF PUMPS & CIRCUITRY REQUIRED.



PUMP GENERAL NOTES:

- THE DISCHARGE PIPE (FORCE-LINE) SHALL HAVE A NON-CORROSIVE CHECK-VALVE, A "QUICK-RELEASE" CONNECTOR/FITTING, AND A NON-CORROSIVE GATE-VALVE TO FACILITATE PUMP REMOVAL. THE PIPE SHALL HAVE A MINIMUM INSIDE DIAMETER OF TWO-INCHES FOR INJECTOR PUMPS, ONE-AND-ONE QUARTER-INCHES FOR GRINDER PUMPS, OR THREE-INCHES FOR DUPLEX PUMP SYSTEMS, OR PER MANUFACTURER RECOMMENDATIONS. THE DISCHARGE FORCE LINE SHALL BE PVC SCHEDULE 40 OR SCHEDULE 80 OR DUCTILE IRON OR AS APPROVED BY THE SITE INSPECTOR.
- FORCE-LINE SECTIONS OF PIPE ARE REQUIRED TO HAVE "PIG PORTS" FOR THE FOLLOWING TWO CONDITIONS: A. A MAXIMUM OF 100 FOOT INTERVALS; AND B. WHEREVER FITTING BENDS TOTAL 135°.
- THE PUMP SHALL BE INSTALLED IN A CHAMBER THAT IS READILY SERVICEABLE. THE TANK SHALL BE MADE OF NON-POROUS, NON-CORROSIVE, STRUCTURALLY SOUND MATERIAL SUCH AS PLASTIC, FIBERGLASS, STAINLESS STEEL, OR CONCRETE. IF A CONCRETE TANK IS USED, A FIBERGLASS REINFORCED PLASTIC OF POLYURETHANE HYBRID POLYMER RESIN OR EQUIVALENT SHALL BE INSTALLED IN THE CONCRETE CHAMBER. THE LINER MAY BE CAST INTEGRAL WITH THE PRECASTING OF THE MAINTENANCE HOLE OR FIELD ASSEMBLED AND SEALED IN THE PRECAST CONCRETE SECTIONS.
- PUMP SYSTEMS SHALL BE DESIGNED AND INSTALLED TO PROVIDE EASY ACCESS FROM THE GROUND SURFACE TO ALL MECHANICAL AND ELECTRICAL DEVICES.
- AN AUDIBLE ALARM SYSTEM IS RECOMMENDED FOR PUMP SYSTEMS.
- AN ELECTRICAL PERMIT IS REQUIRED FOR AN ELECTRICAL HOOKUP OF A PUMP IF A NEW CIRCUIT IS REQUIRED FOR THE PUMP.

DUPLEX PUMP STATION
NTS

J
C05

DETAILS
NTS

CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG

(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

NO. 1 DATE 06/08/2024 BY LG CITY REVIEW CORRECTIONS #1 LG CITY REVIEW CORRECTIONS #2

10/19/2024 LG CITY REVIEW CORRECTIONS #1 LG CITY REVIEW CORRECTIONS #2

BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. FACET CANNOT BE HELD LIABLE FOR INACCURACIES. OTHER EXISTING FEATURES AND CONDITIONS, IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT FACET PRIOR TO CONSTRUCTION.

FACET

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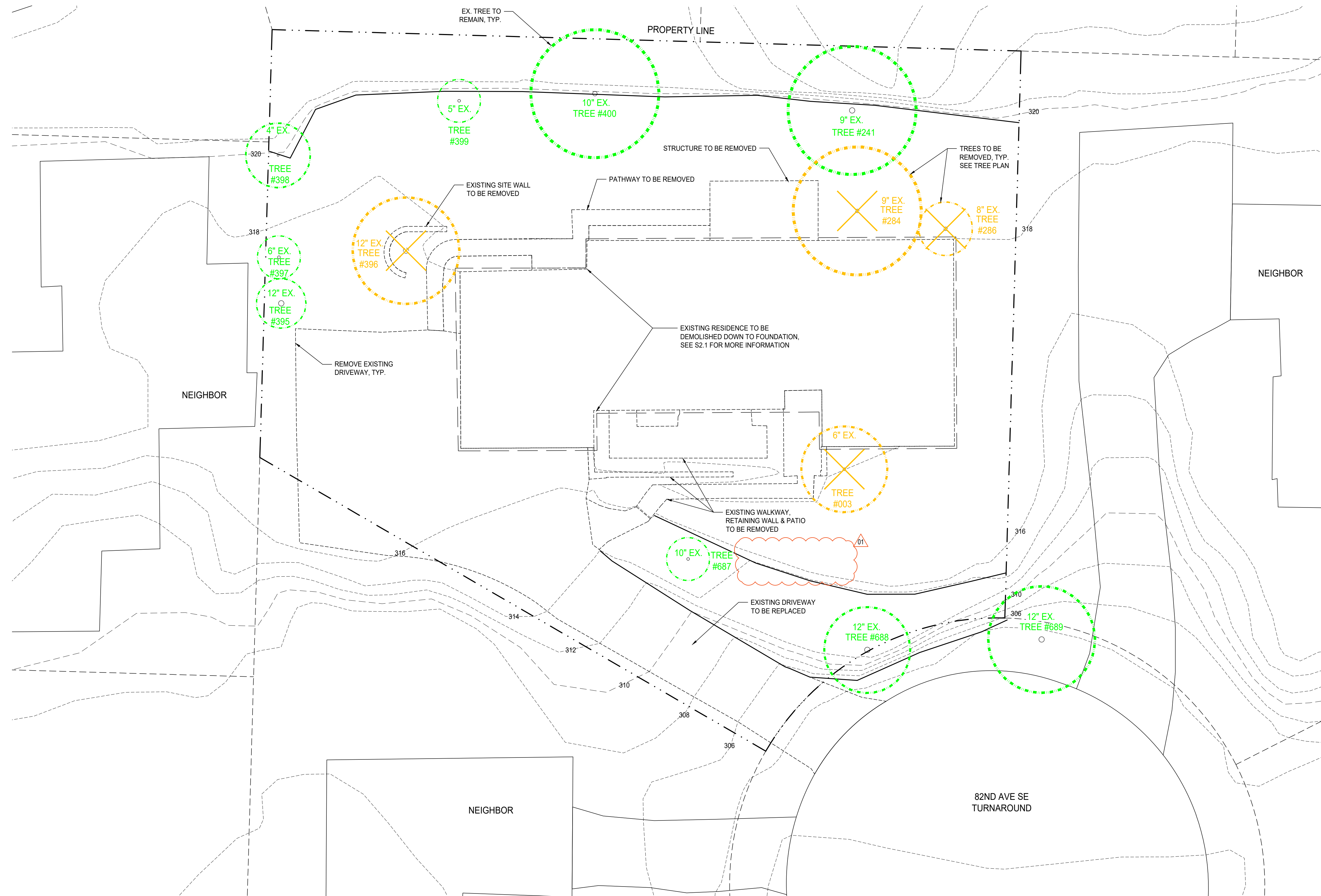
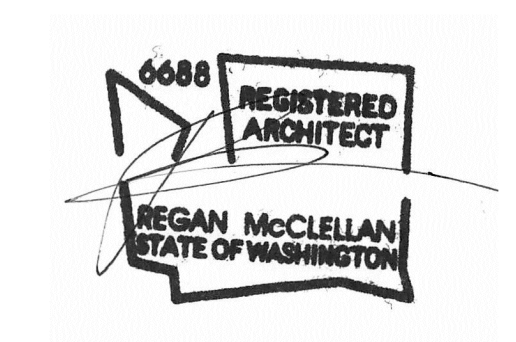
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(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

TEKIELA RESIDENCE
6520 82ND AVE SE
MERCER ISLAND, WA 98040
2311.0333.00

SCHEMATIC PLAN

PUMP STATION
DETAIL

DATE: 7/19/2024
PLAN NUMBER:
C10
SHEET 10 OF 10

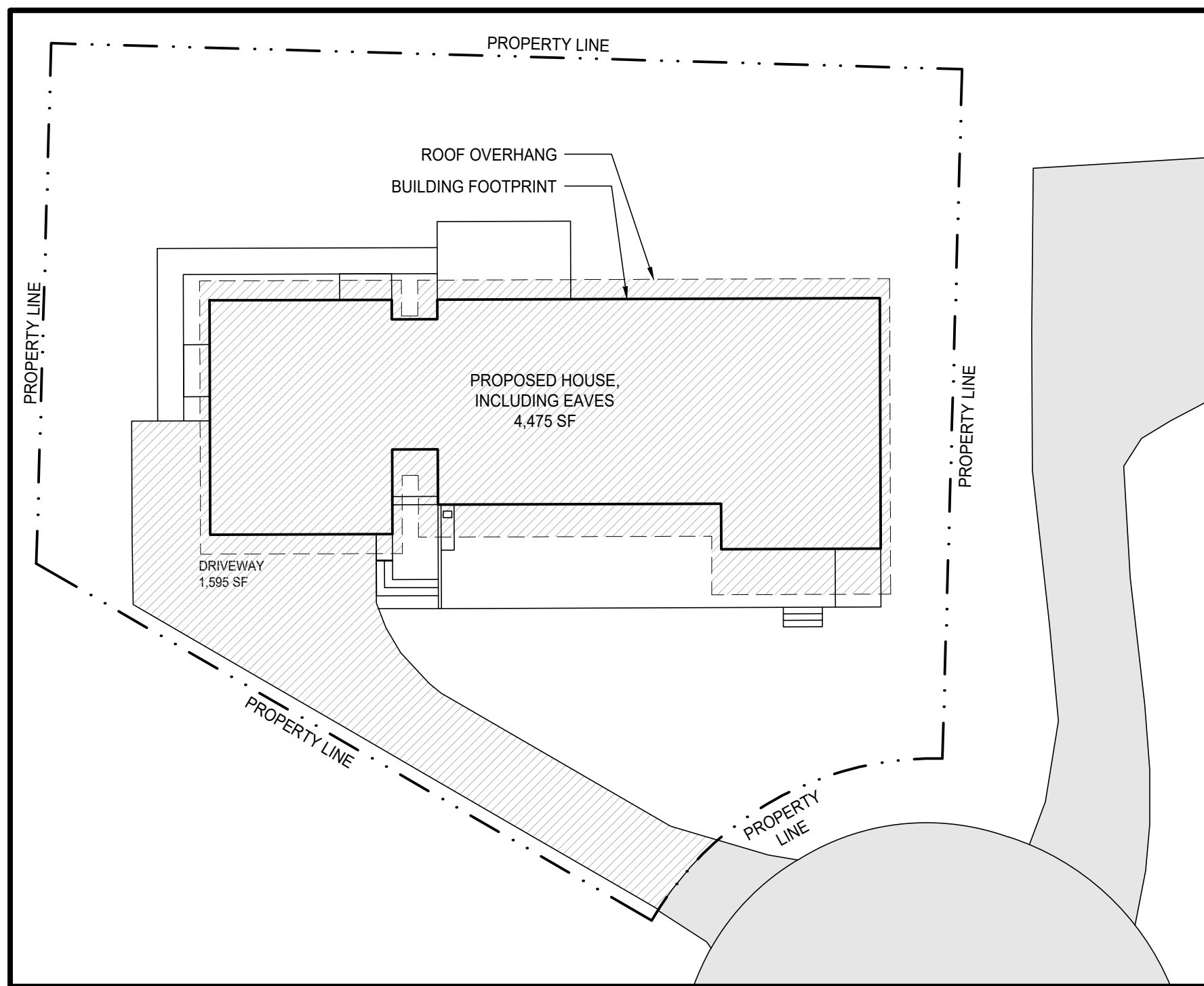
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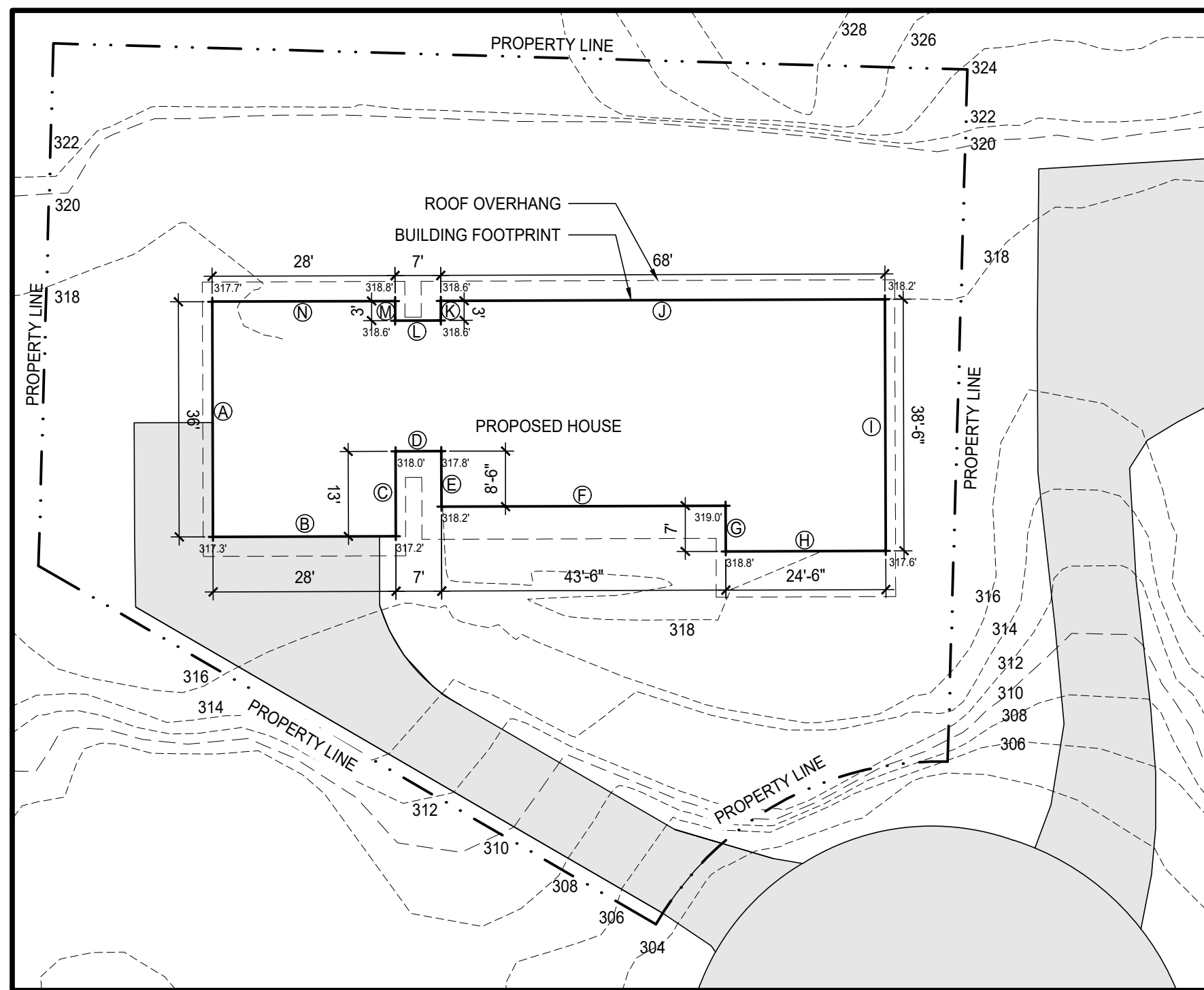
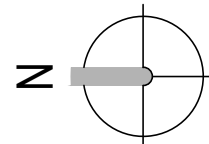
PROJECT:
TEKIELA RESIDENCE
6520 82ND AVE SE
MERCER ISLAND, WA 98040

CLIENT:
IZABELA & ROBERT TEKIELA

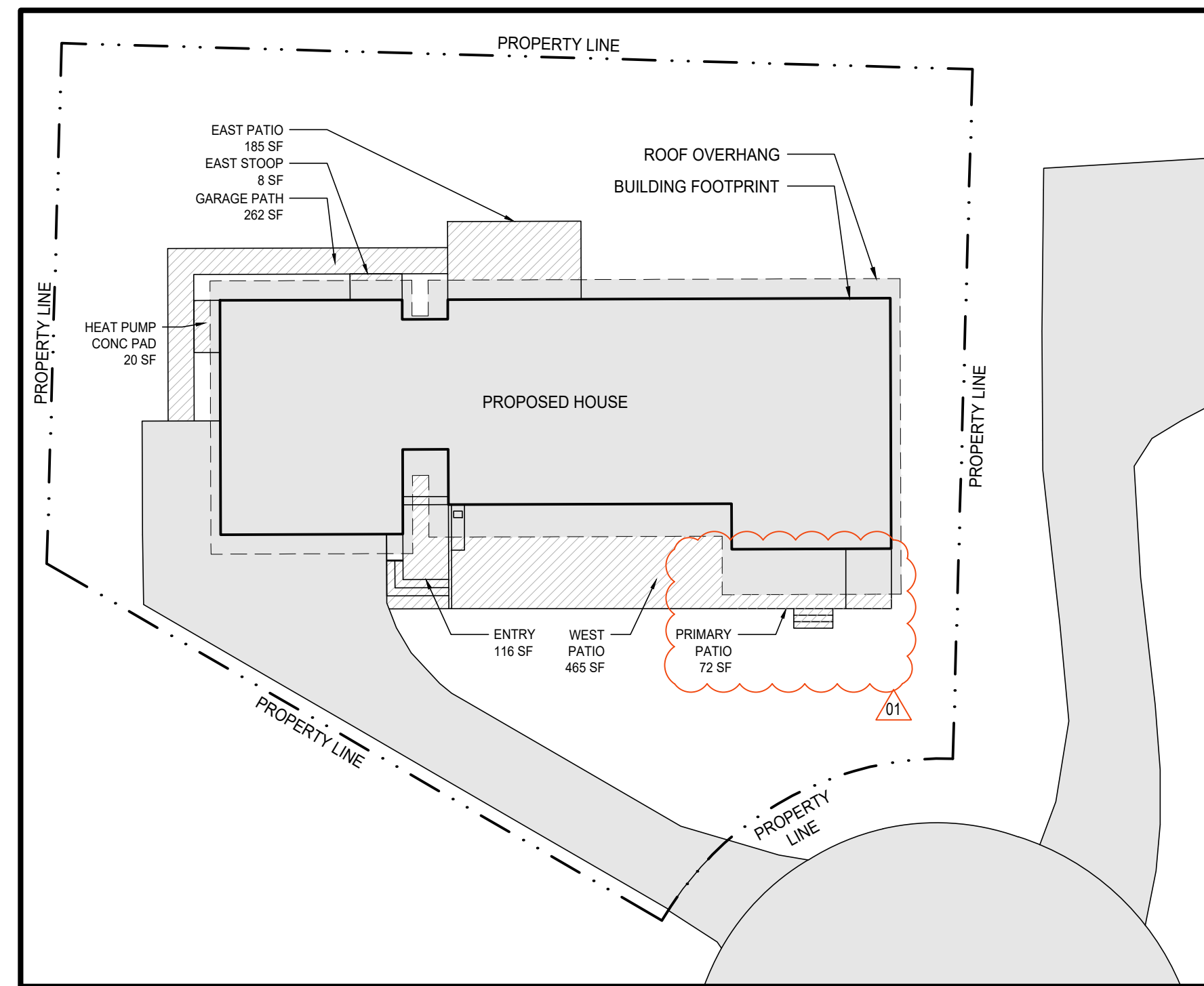
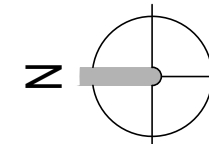
REV	PHASE / ISSUE	DATE
	PERMIT SET	02/12/2024
01	PERMIT COMMENTS	06/21/2024



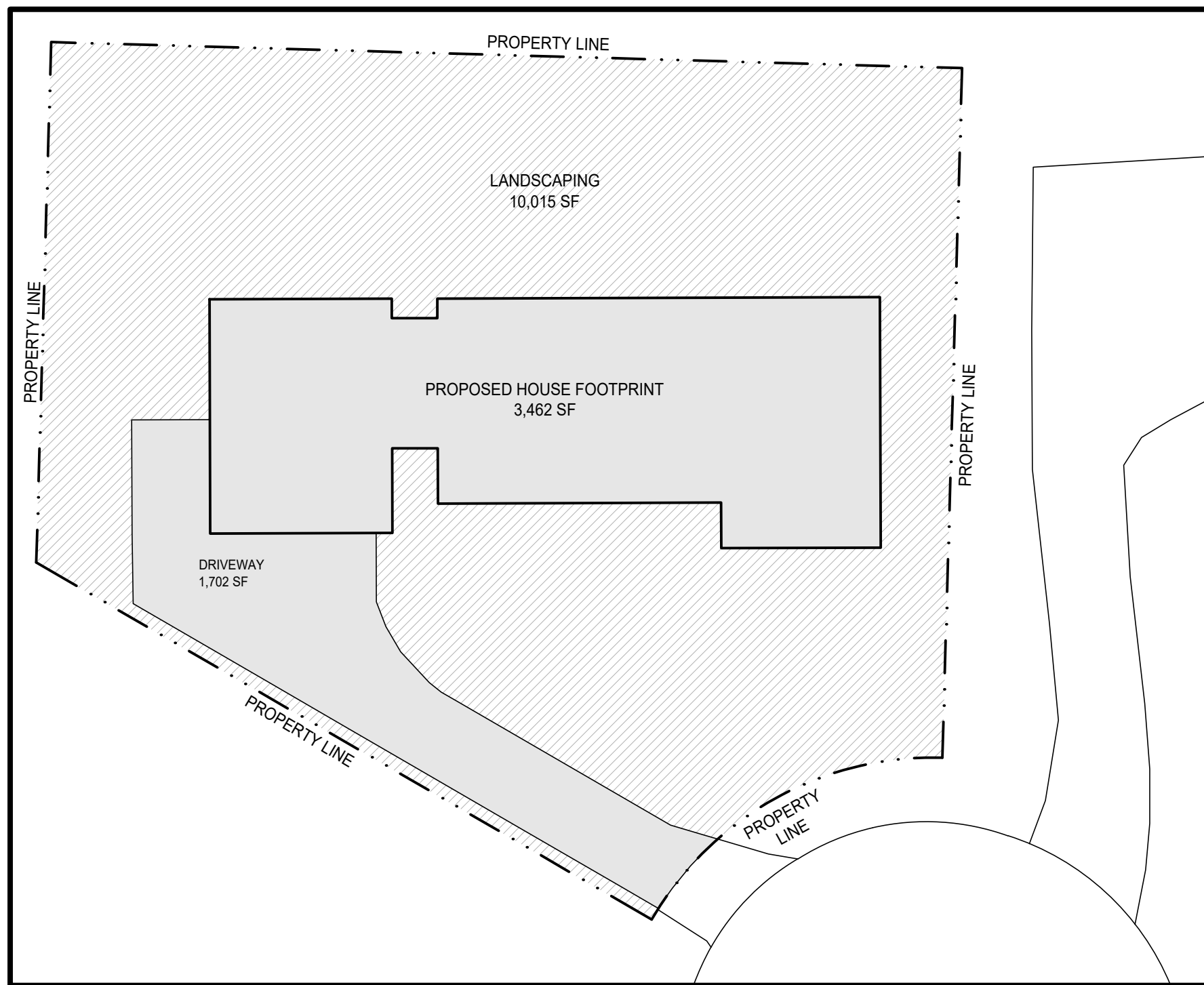
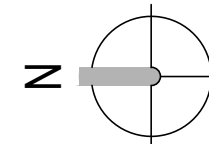
1 LOT COVERAGE DIAGRAM
1" = 20'-0"



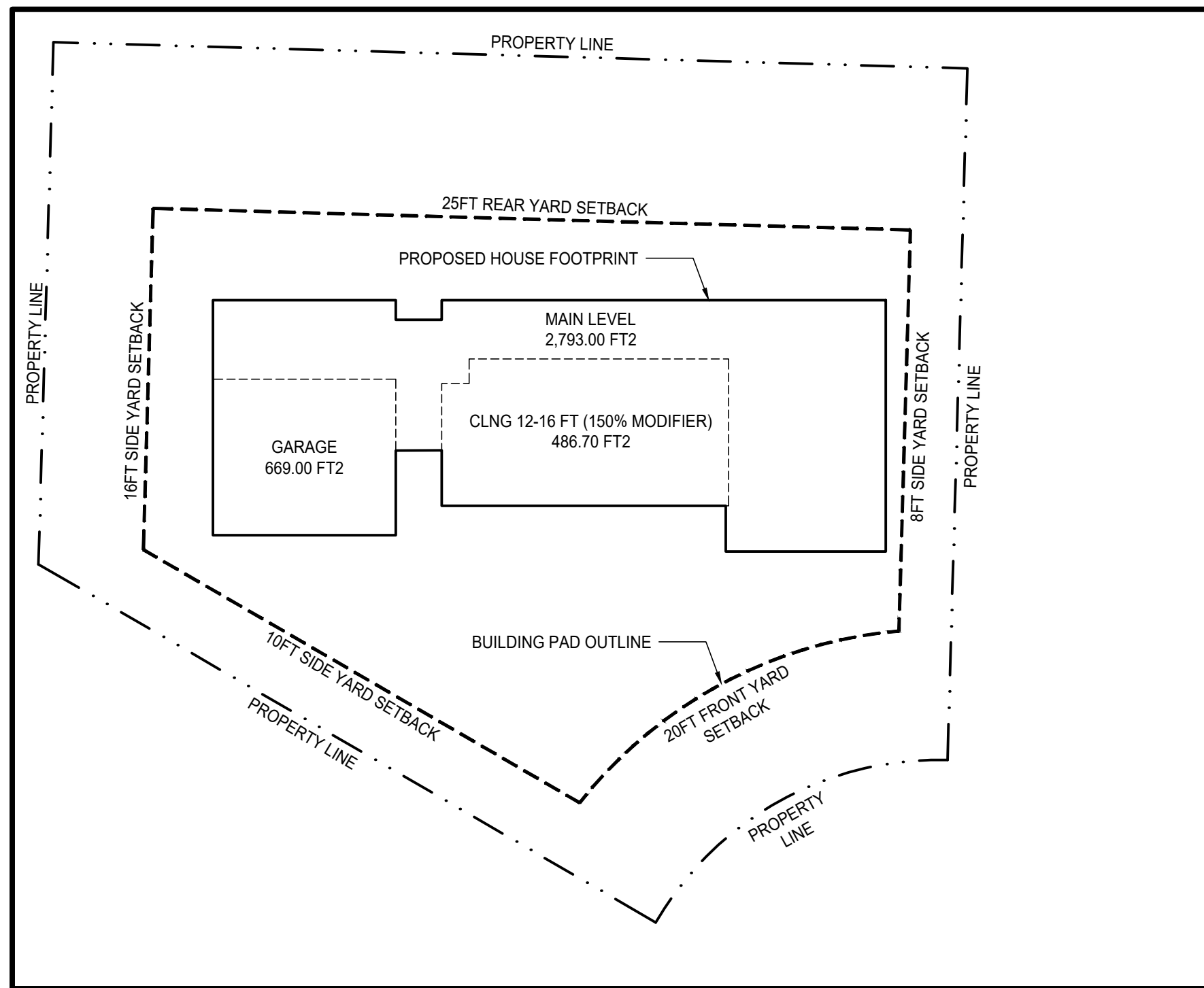
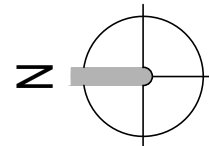
2 AVERAGE BUILDING ELEVATION
1" = 20'-0"



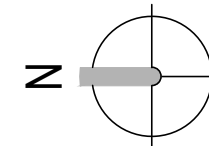
3 HARDSCAPE DIAGRAM
1" = 20'-0"



4 LANDSCAPING DIAGRAM
1" = 20'-0"



5 GFA / BUILDING PAD DIAGRAM
1" = 20'-0"



ZONING CALCULATION TABLES:

TABLE 1: GROSS FLOOR AREA

LOT AREA	15,178.0 SF
MAIN LEVEL FLOOR AREA (CLNG <12 FT)	2,793.0 SF
CLNG 12-16 FEET (150% x 973.3 SF)	486.7 SF
GARAGE	669.0 SF
PROPOSED GROSS FLOOR AREA	3,948.7 SF 26.0%
ALLOWABLE GROSS FLOOR AREA	6,071.0 SF 40.0%

*MEASURED FROM EXTERIOR FACE OF BUILDING

TABLE 2: LOT SLOPE CALCULATION

LOT SLOPE 10.60%	
HIGHEST ELEVATION POINT	323.20 FT
LOWEST ELEVATION POINT	304.85 FT
ELEVATION DIFFERENCE	18.35 FT
HORIZONTAL DIFFERENCE	167.40 FT
323.2 - 304.85 = 18.35 / 167.40	= 10.96%

TABLE 3: LOT COVERAGE

MAXIMUM LOT COVERAGE	40.00%
(LOT SLOPE <15%)	40% x 15,178 SF = 6,071.0 SF
HOUSE, INCLUDING EAVES	4,475.0 SF
DRIVEWAY	1,595.0 SF
PROPOSED LOT COVERAGE	6,070.0 SF / 15,178.0 SF = 39.99%

*INCLUDES ALL BUILDINGS MEASURED TO THE EAVES AND ALL DRIVING SURFACES

TABLE 4: AVERAGE BUILDING ELEVATION CALCULATION

	MIDPOINT ELEV	SEGMENT LENGTH	ELEV X LENGTH
A	317.5	36.0 FT	11,430.0
B	317.1	28.0 FT	8,878.8
C	317.6	13.0 FT	4,128.8
D	317.9	7.0 FT	2,225.3
E	318.0	8.5 FT	2,703.0
F	318.6	43.5 FT	13,859.1
G	318.9	7.0 FT	2,232.3
H	318.2	24.5 FT	7,795.9
I	317.9	38.5 FT	12,239.15
J	318.4	68.0 FT	21,651.2
K	318.6	3.0 FT	955.8
L	318.6	7.0 FT	2,230.2
M	318.7	3.0 FT	956.1
N	318.2	28.0 FT	8,909.6
TOTAL	4,454.20	315 FT	100,195.25

AVERAGE BUILDING ELEVATION =
ELEV X LENGTH / SEG LENGTH = 100,195.25 FT2 / 315 FT = EL. 318.1 FT
MAXIMUM BUILDING HEIGHT (ABE + 30 FT) = EL. 348.1 FT

TABLE 5: HARDSCAPE

ENTRY WALKWAY	110.0 SF
WEST PATIO	465.0 SF
PRIMARY PATIO	72.0 SF
EAST PATIO	185.0 SF
EAST STOOP	8.0 SF
HEAT PUMP CONC PAD	20.0 SF
GARAGE PATH	262.0 SF

PROPOSED HARDSCAPE
1,122.0 SF 8.0%
MAXIMUM HARDSCAPE
1,366.0 SF 9.0%

*INCLUDES WALKWAYS, DECKS, PATIOS; DOES NOT INCLUDE DRIVING SURFACES OR BUILDINGS

TABLE 6: MINIMUM LANDSCAPING

PROPOSED LANDSCAPING
(15,178 - 3,462 - 1,702)
(10,014 / 15,178) = 10,014.0 SF
= 66 %

MINIMUM LANDSCAPING
(60% x 15,178 SF) = 9,107.0 SF

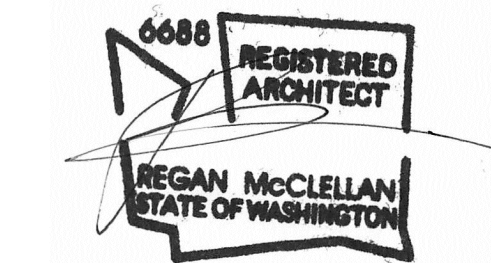
*INCLUDES SOFTSCAPE ELEMENTS (E.G., TREES, GRASS, SHRUBS AND FLOWERS) AND HARDSCAPE ELEMENTS (E.G., PLACEMENT OF FOUNTAINS, PATIOS, STREET FURNITURE AND ORNAMENTAL CONCRETE OR STONWORK). DOES NOT INCLUDE DRIVING SURFACES OR BUILDINGS

DATE:
JUNE 21, 2024

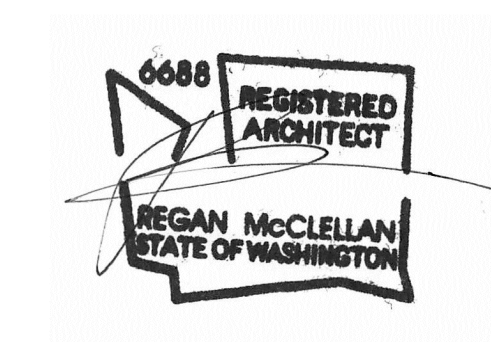
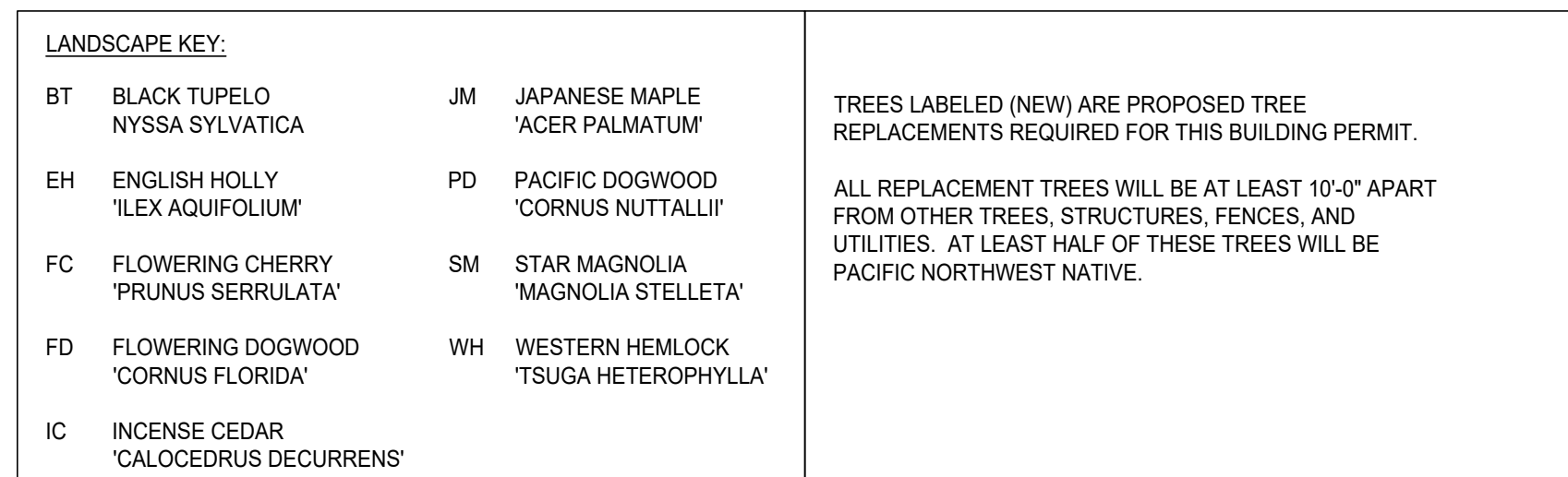
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ZONING DIAGRAMS

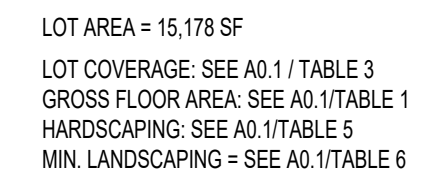
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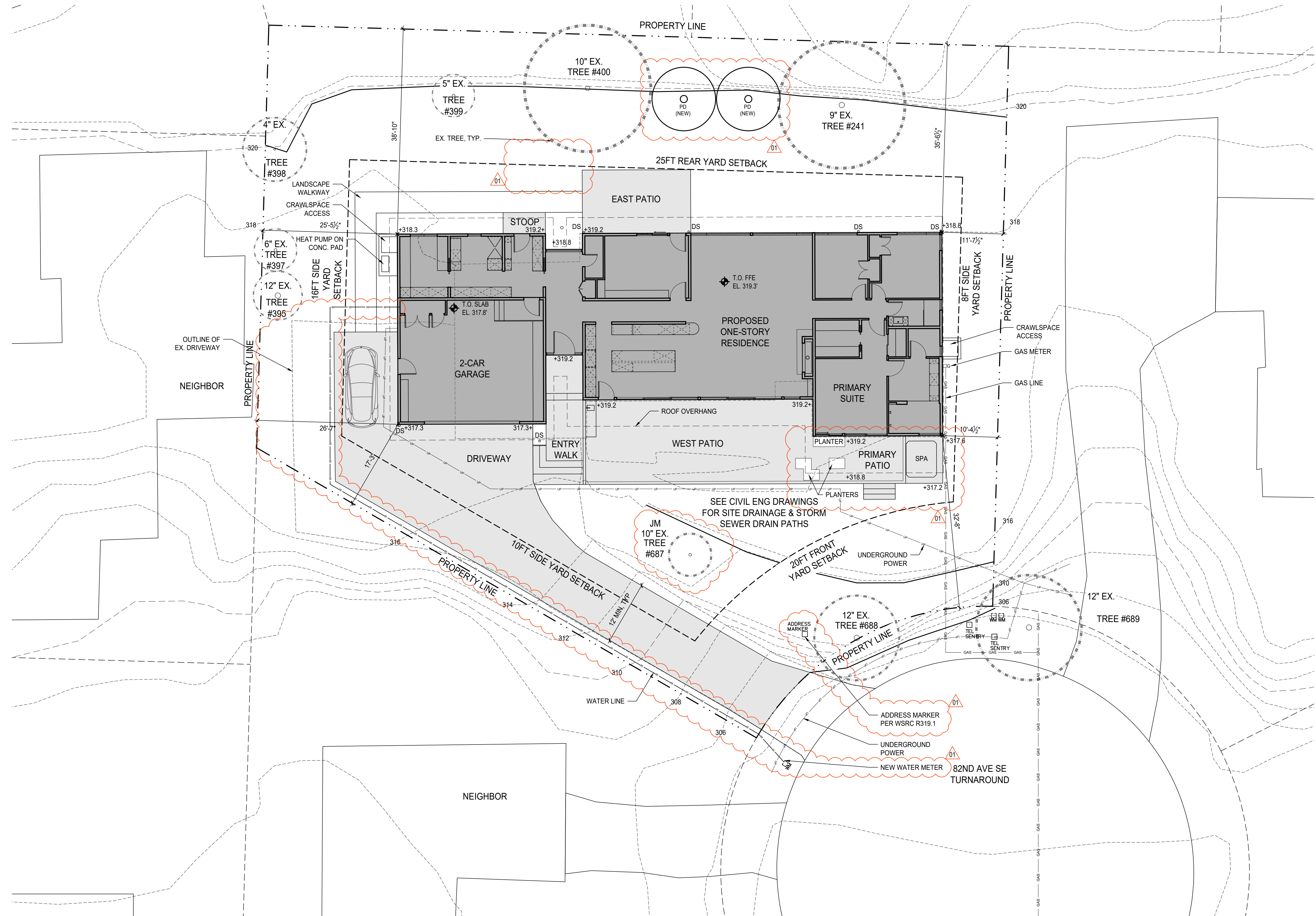


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IZABELA & ROBERT TEKIELA

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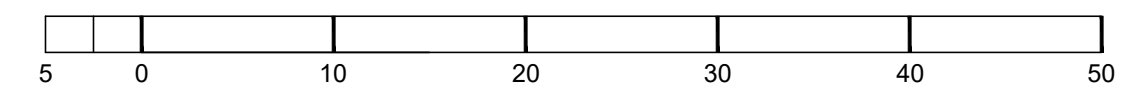
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A diagram of a circle with a horizontal line passing through its center. The segment of this line to the left of the circle is shaded gray and labeled with the letter 'z'.

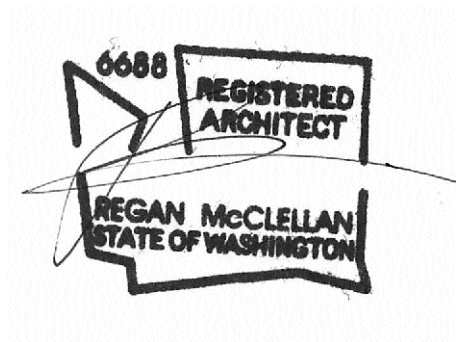
PARCEL NUMBER:
666920-0170



PROJECT:
TEKIELA RESIDENCE
6520 82ND AVE SE
MERCER ISLAND, WA 98040

CLIENT:
IZABELA & ROBERT TEKIELA

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	PERMIT SET	02/12/2024
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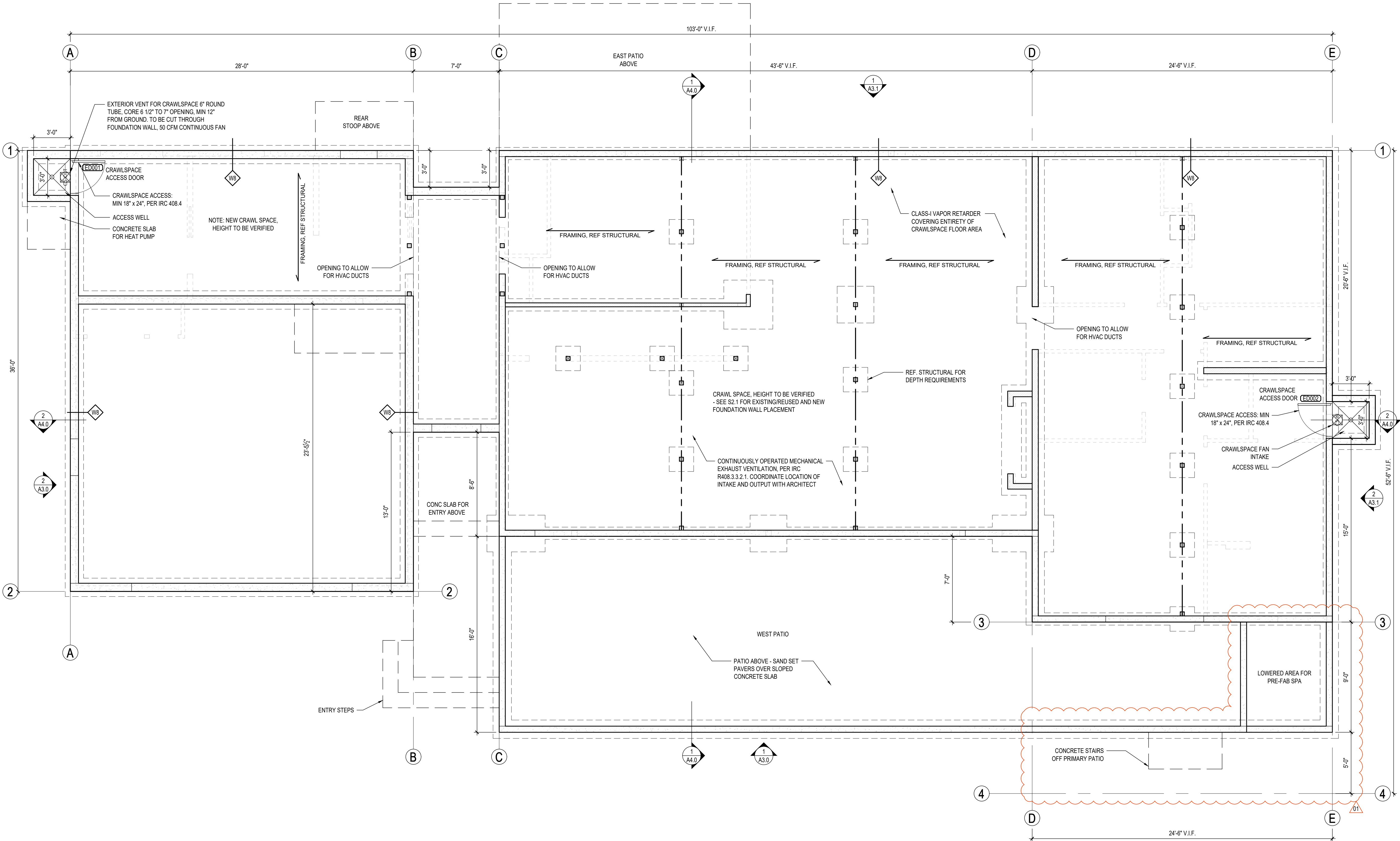
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JUNE 18, 2024

SHEET TITLE:

FOUNDATION PLAN

SHEET:

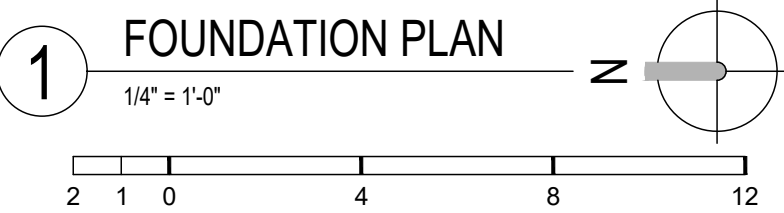
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KEY	
	VENT FAN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	GARAGE HEAT DETECTOR
	DOWN SPOUT
	EXTERIOR WATER HOSE BIB
	HOT/COLD WATER HOSE BIB
	NEW FRAMED WALL PER STRUCTURAL
	NEW POST PER STRUCTURAL
	CONCRETE WALL, SEE S2.1 FOR EXISTING VS NEW FOUNDATION WALL PLACEMENT

GENERAL NOTES:

- REFER TO STRUCTURAL DOCUMENTS FOR ALL CONCRETE AND FRAMING SPECIFICATIONS
- REFER TO SHEET A5.0 & A5.1 FOR WALL, FLOOR AND ROOF ASSEMBLIES
- ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE, UNO.
- INTERIOR DOORS TO BE 4-1/2" FROM FACE OF STUD, UNO.
- SMOKE DETECTORS TO BE INTERCONNECTED PER IRC R314.4, HARDWIRED TO BUILDING WIRING WITH BATTERY BACKUP PER IRC R314.6
- CARBON MONOXIDE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. PRIMARY POWER FROM BUILDING WIRING WITH BATTERY BACKUP
- UNDER-STAIR PROTECTION TO BE 1/2" GYPSUM BOARD PER IRC R302.7
- ALL SAFETY GLAZING TO BE IDENTIFIED WITH MANUFACTURER DESIGNATION AT HAZARDOUS LOCATIONS PER IRC R308.1, SEE OPENING SCHEDULE FOR LOCATIONS
- GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE 'X' GWB
- WORK SHALL CONFORM TO APPLICABLE CODES AND REGULATIONS OF AGENCIES HAVING JURISDICTION



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6520 82ND AVE SE
MERCER ISLAND, WA 98040

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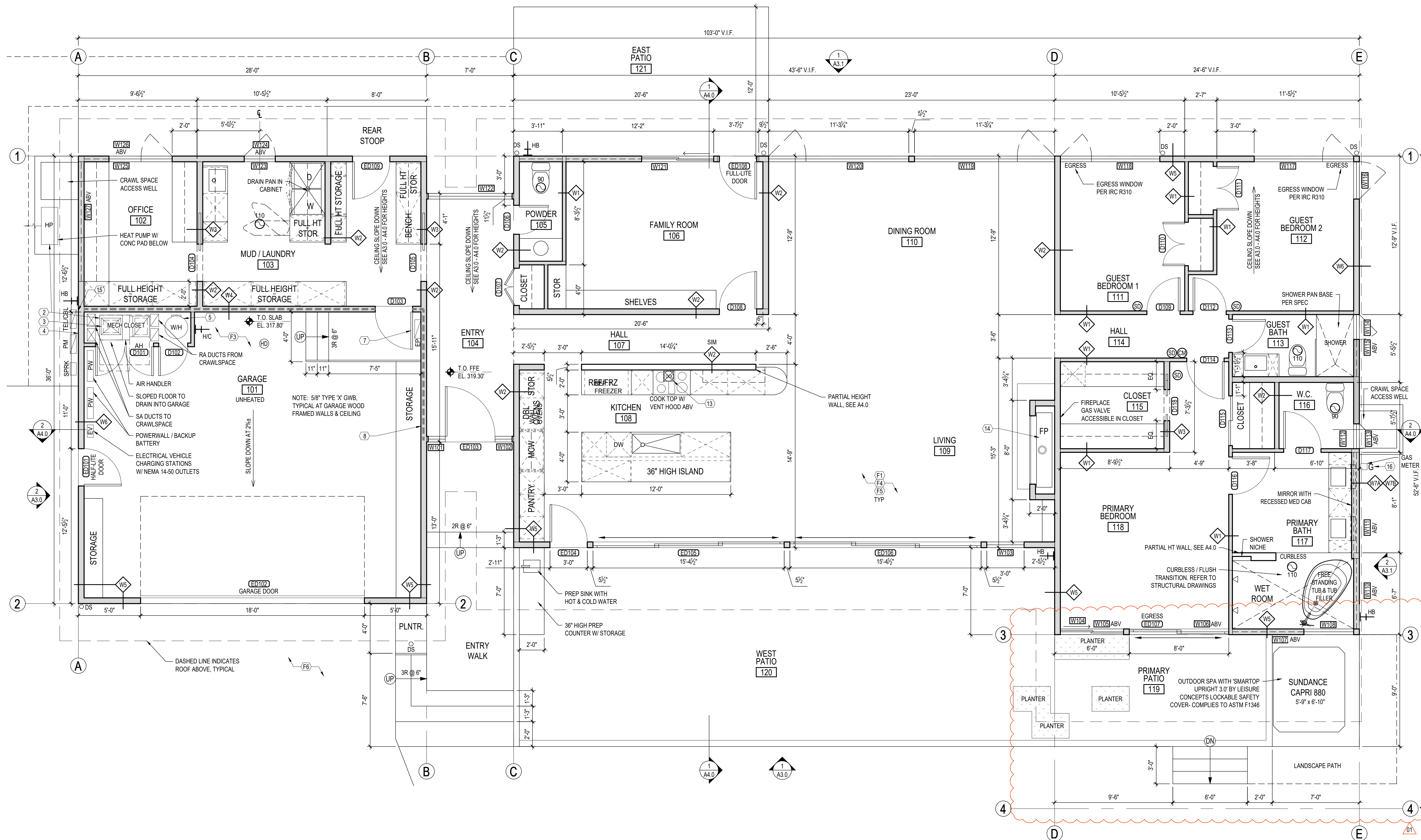
DATE:
JUNE 18, 2024

SHEET TITLE:

MAIN LEVEL PLAN

SHEET:

A2.1



MECHANICAL KEY NOTES:

2. WHOLE HOUSE FAN: OUTSIDE AIR SOURCE
1. AIR SOURCE CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 9.5
3. WHOLE HOUSE FAN CONTROL SUPPLIED BY MECH ENG FIRM. ALLOW FOR INTERLOCK
4. WHOLE HOUSE FAN: OUTSIDE AIR SOURCE, 7" DUCT OUTSIDE INLET ON NORTH WALL, 10'-0" MIN SPACEL BETWEEN MECH HARDWARE (W/ EXHAUST IS GAS, METER ETC)
6. PER WSEC TABLE 408.2, 5.4 EFFICIENT WATER HEATING SYSTEM (ELECTRIC HEAT PUMP MEETING THE STANDARDS FOR TIER 1) OF NEAAS ADVANCED WATER HEATING SPECIFICATIONS
6. EXTERIOR VENT FOR CRAWLSPACE 6" ROUND TUBE, CORE 6 1/2" TO 7" OPENING, MIN 12" FROM GROUND. TO BE CUT THROUGH FOUNDATION WALL, 50 CFM CONTINUOUS FAN
7. 20 MINUTE FIRE DOOR WITH SELF CLOSING HINGES IN RATED ASSEMBLY, TYP.
8. LINE OF 1-HOUR RATED ASSEMBLY
9. CRAWLSPACE TO COMPLY TO IRC 408.3 FOR SEALING AND MECHANICALLY VENTING SPACE
10. CRAWLSPACE ACCESS: MIN 18" x 24", PER IRC 408.4
11. (NOT USED)

12. ALL BATHROOMS & TOILET ROOMS TO BE EQUIPPED WITH A MINIMUM 50 CFM INTERMITTENTLY OPERATING SOURCE SPECIFIC EXHAUST FAN. ALL KITCHENS TO BE EQUIPPED WITH A MINIMUM 100 CFM INTERMITTENTLY OPERATING SOURCE SPECIFIC EXHAUST FAN PER 2018 IRC TABLE 403.3.2.3.
13. EXHAUST FANS GREATER THAN 400 CFM REQUIRE INTERLOCKED OUTSIDE MAKE-UP AIR PER IRC SECTION M1503.4.
14. GAS FIREPLACE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. ADJUST FRAMING AS NEEDED TO DIRECT FLOW THROUGH CHIMNEY.
15. MAKE-UP AIR INTAKE VENT THROUGH NORTH WALL, 1000 CFM TO MATCH CURRENTLY SPECIFIED COOK TOP EXHAUST VENT.
16. MOVE GAS METER AS FAR EAST AS POSSIBLE. CONTRACTOR TO VERIFY

KEY		
	VENT FAN	 NEW FRAMED WALL PER STRUCTURAL
	SMOKE DETECTOR	 NEW POST PER STRUCTURAL
	CARBON MONOXIDE DETECTOR	 CONCRETE WALL, SEE S2.1 FOR EXISTING VS NEW FOUNDATION WALL PLACEMENT
	GARAGE HEAT DETECTOR	
	DOWN SPOUT	
	EXTERIOR WATER HOSE BIB	
	HOT/COLD WATER HOSE BIB	

GENERAL NOTES:

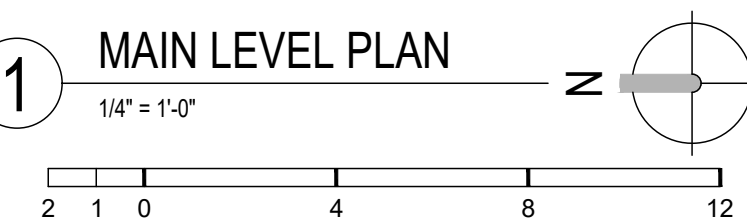
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4. INTERIOR DOORS TO BE 4'-10" FROM FACE OF STUD, UNO
5. SMOKE DETECTORS TO BE INTERCONNECTED PER IRC R314.4
6. WIRING TO BE IN ACCORDANCE WITH BATTERY BACKUP PER IRC R314.6
7. CARBON MONOXIDE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. PRIMARY POWER FROM BUILDING WIRING WITH BATTERY BACKUP
7. UNDER-STAIR PROTECTION TO BE 1/2" GYPSUM BOARD PER IRC R302.7
8. ALL SAFETY GLAZING TO BE IDENTIFIED WITH MANUFACTURER DESIGNATION AT HAZARDOUS LOCATIONS PER CIB 3081, SEE OPENING SCHEDULE FOR LOCATIONS
9. GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GWB
10. WORK SHALL CONFORM TO APPLICABLE CODES AND REGULATIONS OF AGENCIES HAVING JURISDICTION

FIRE CODE ALTERNATE KEY NOTES:

1. HOME TO BE EQUIPPED WITH AND MEET ALL REQUIREMENTS OF A "NFA 13R - PLUS" SPRINKLER SYSTEM.
2. UPGRADE TO A MINIMUM 1-1/2" WATER METER AND 2" SERVICE LINE.
3. PROVIDE A MONITORED "HOUSEHOLD FIRE ALARM SYSTEM" PER NFPA 72 CHAPTER 29.
4. PROVIDE SOLID CORE DOORS THROUGHOUT THE HOME.
5. PROVIDE 5/8" TYPE "X" ONE-HOUR FIRE-RATED GYPSUM WALL BOARD IN ALL AREAS FOR WALLS AND CEILINGS.
6. THE DRIVEWAY WILL BE CONCRETE WITH A RAKED FINISH.

MAIN LEVEL PLAN

1/4" = 1'-0"



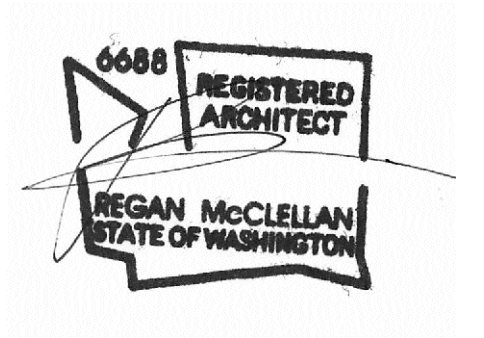
SQUARE FOOTAGE CALCULATIONS

MAIN LEVEL GROSS	= 2,793 ft ²
GARAGE GROSS	= 669 ft ²
COMBINED TOTAL GROSS	= 3,462 ft ²
<u>OUTDOOR SPACES</u>	
REAR PATIO	= 246 ft ²
FRONT PATIO	= 955 ft ²

PROJECT:
TEKIELA RESIDENCE
6520 82ND AVE SE
MERCER ISLAND, WA 98040

CLIENT:
IZABELA & ROBERT TEKIELA

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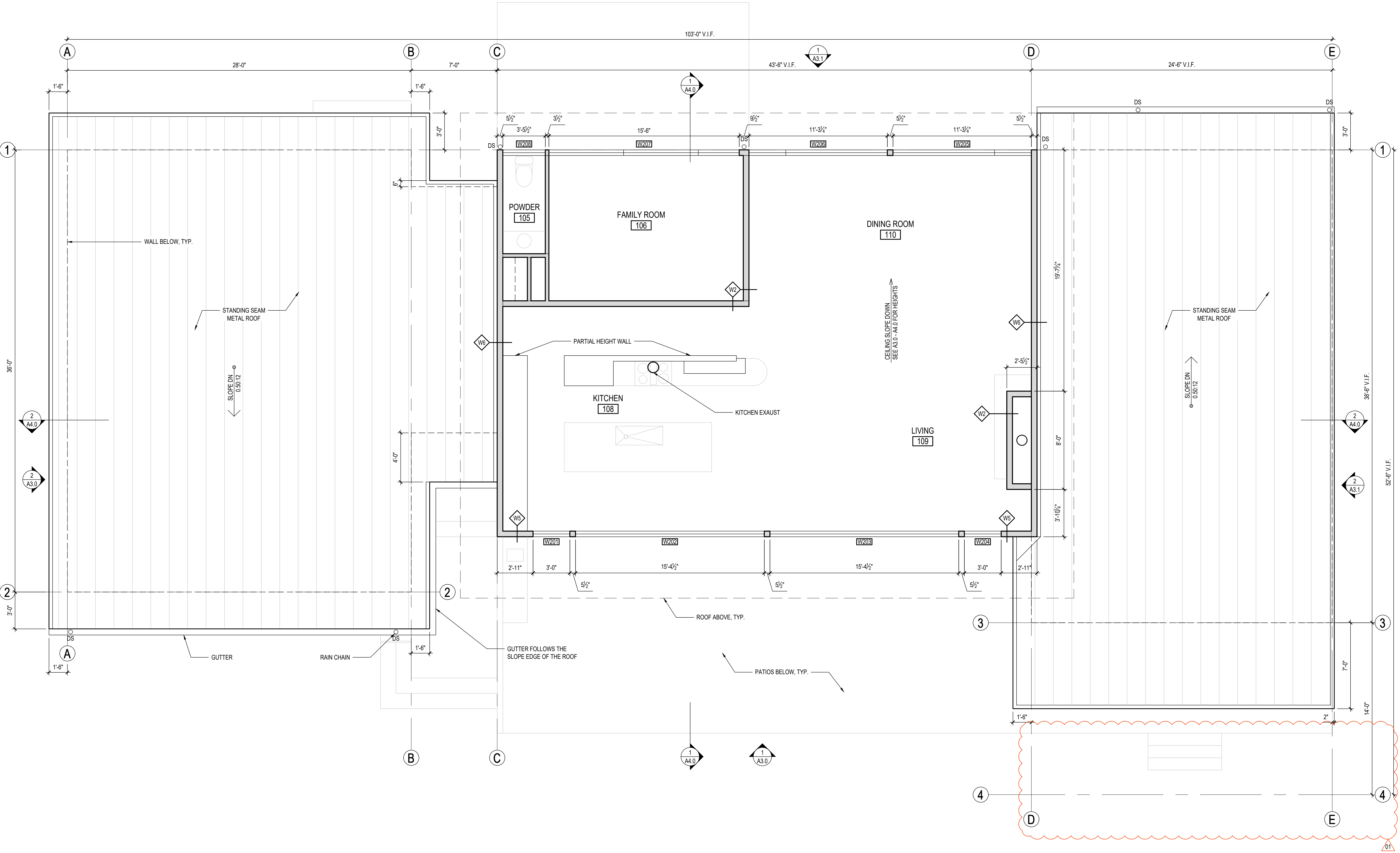
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JUNE 18, 2024

SHEET TITLE:

CLERESTORY PLAN

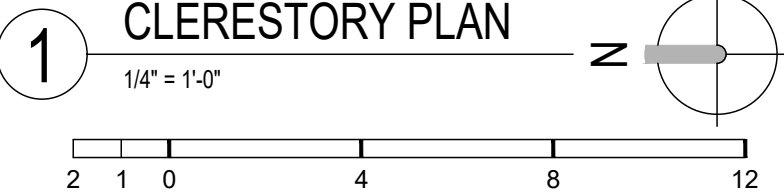
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A2.2



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KEY
EXISTING WALL
NEW WALL

PROJECT:
TEKIELA RESIDENCE
6520 82ND AVE SE
MERCER ISLAND, WA 98040

CLIENT:
IZABELA & ROBERT TEKIELA

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6688

REGISTERED
ARCHITECT

REGAN McCLELLAN
STATE OF WASHINGTON

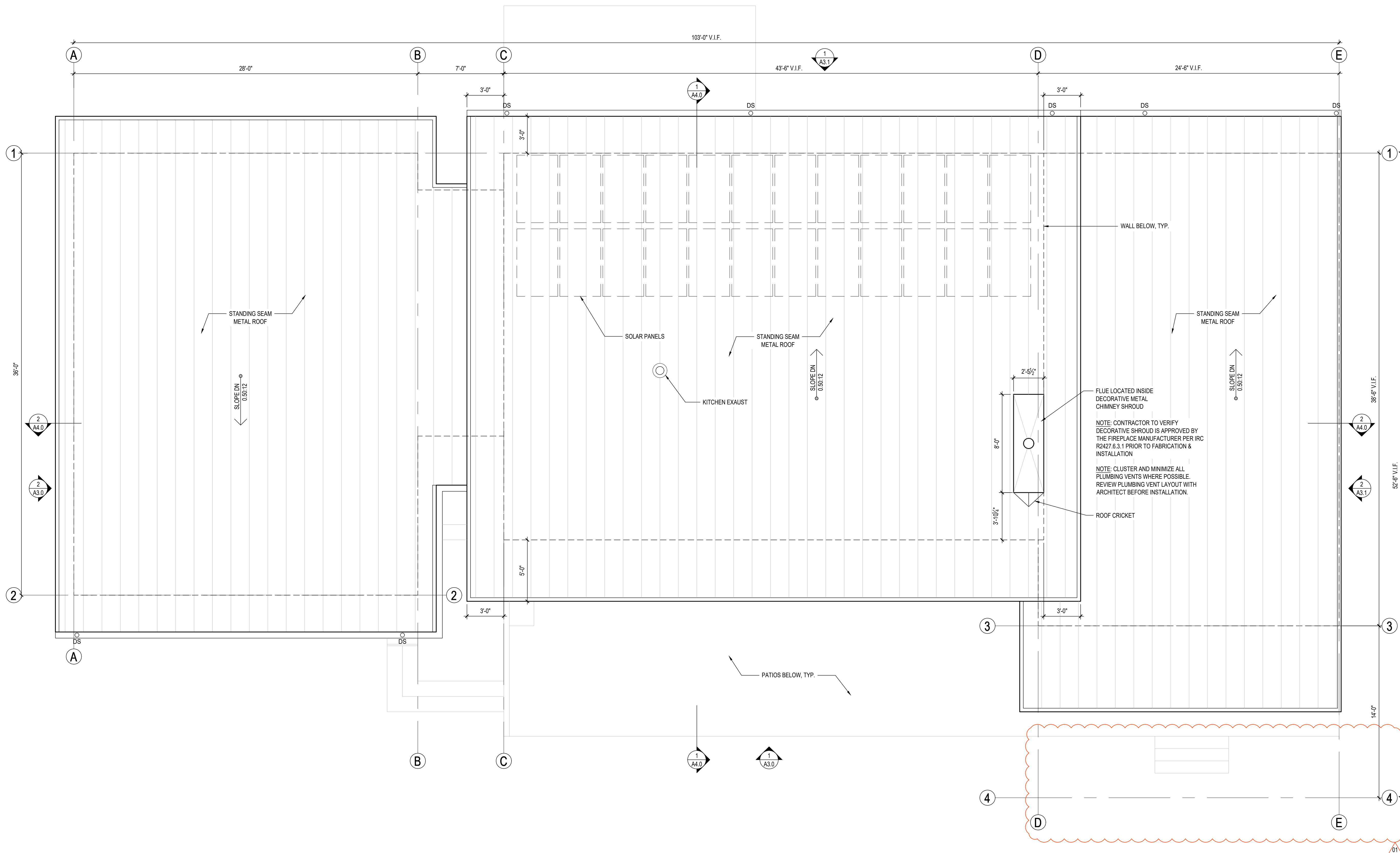
DATE:
JUNE 18, 2024

SHEET TITLE:

ROOF PLAN

SHEET:

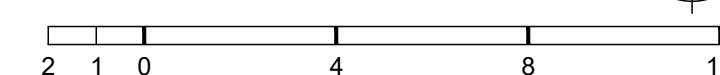
A2.3



GENERAL NOTES:

1. REFER TO STRUCTURAL DOCUMENTS FOR ALL CONCRETE AND FRAMING SPECIFICATIONS
2. REFER TO SHEET A5.0 & A5.1 FOR WALL, FLOOR AND ROOF ASSEMBLIES
3. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE, UNLESS NOTED OTHERWISE
4. INTERIOR DOORS TO BE 4-1/2" FROM FACE OF STUD, UNLESS NOTED OTHERWISE
5. SMOKE DETECTORS TO BE INTERCONNECTED PER IRC R314.4.
6. HARBOR CITY BUILDING WIRING WITH BATTERY BACKUP PER IRC R314.6
7. CARBON MONOXIDE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 243A. PRIMARY POWER FROM BUILDING WIRING WITH BATTERY BACKUP
7. UNDER-STAIR PROTECTION TO BE 1/2" GYPSUM BOARD PER IRC R302.7
8. ALL SAFETY GLAZING TO BE IDENTIFIED WITH MANUFACTURER IDENTIFICATION TAG AT HAZARDOUS LOCATIONS PER IRC R308.1. SEE OPENING SCHEDULE FOR LOCATIONS
9. GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE "X" GWB
10. WORK SHALL CONFORM TO APPLICABLE CODES AND REGULATIONS OF AGENCIES HAVING JURISDICTION.

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



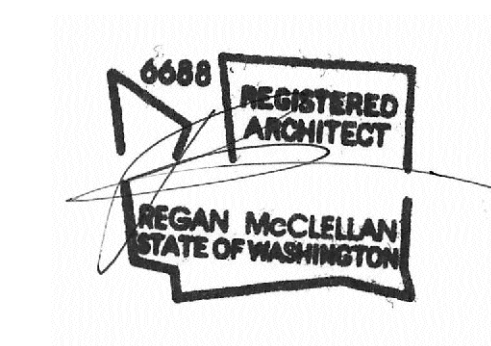
REV	PHASE / ISSUE	DATE
	PERMIT SET	02/12/2024
01	PERMIT COMMENTS	06/18/2024

GENERAL NOTES:

1. REFER TO STRUCTURAL DOCUMENTS FOR ALL CONCRETE AND FRAMING SPECIFICATIONS
2. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE, UNO.

KEY:

- AF-3.1 - CAST-IN PLACE CONCRETE
- AF-4.1 - ROCKERY WALL - STACKED STONE
- AF-5.1 - METAL CHIMNEY SHROUD
- AF-7.1 - STANDING SEAM METAL ROOF
- AF-7.2 - SQUARE METAL GUTTER
- AF-7.3 - ROUND METAL DOWNSPOUT
- AF-7.4 - PREFINISHED METAL TRIM
- AF-7.5 - ROOF SCOFF
- AF-7.6 - PAINTED COMPOSITE TRIM
- AF-7.7 - PAINTED CONC BOARD WALL PANEL
- AF-7.8 - STUCCO
- AF-7.9 - WOOD SIDING
- AF-7.10 - WOOD SLAT SCREEN
- AF-8.0 - ALUMINUM DOOR SYSTEM
- AF-8.1 - FIBERGLASS WINDOW/DOOR SYSTEM
- AF-8.2 - ALUMINUM GARAGE DOOR W/ GLASS
- AF-9.1 - STONE SLAB
- AF-16.1 - PV SLAT PANELS



DATE:
JUNE 18, 2024

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET:

A3.0



PROJECT:
TEKIELA RESIDENCE
6520 82ND AVE SE
MERCER ISLAND, WA 98040

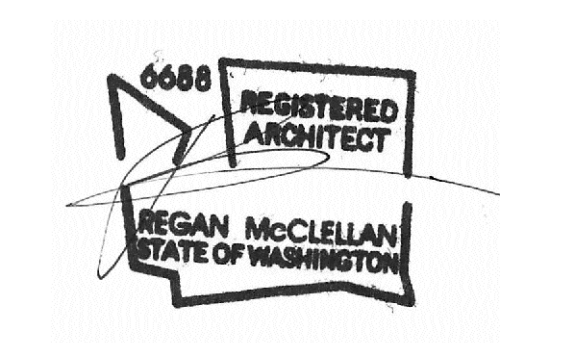
CLIENT:
IZABELA & ROBERT TEKIELA

[illegible]

1. REFER TO STRUCTURAL DOCUMENTS FOR ALL CONCRETE AND FRAMING SPECIFICATIONS
2. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE, UNO.

KEY:

- AF-3.1 - CAST-IN PLACE CONCRETE
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- AF-8.1 - FIBERGLASS WINDOW/DOOR SYSTEM
- AF-8.2 - ALUMINUM GARAGE DOOR W/ GLASS
- AF-9.1 - STONE SLAB
- AF-16.1 - PV SOLAR PANELS



DATE:
JUNE 18, 2024

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET:

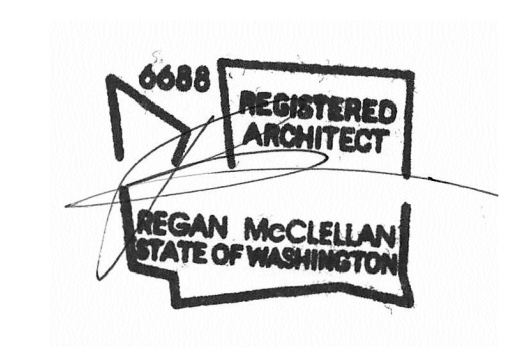


A3.1

PROJECT:
TEKIELA RESIDENCE
6520 82ND AVE SE
MERCER ISLAND, WA 98040

CLIENT:
IZABELA & ROBERT TEKIELA

REV	PHASE / ISSUE	DATE
	PERMIT SET	02/12/2024
01	PERMIT COMMENTS	06/18/2024

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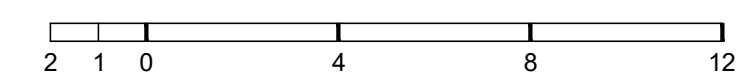
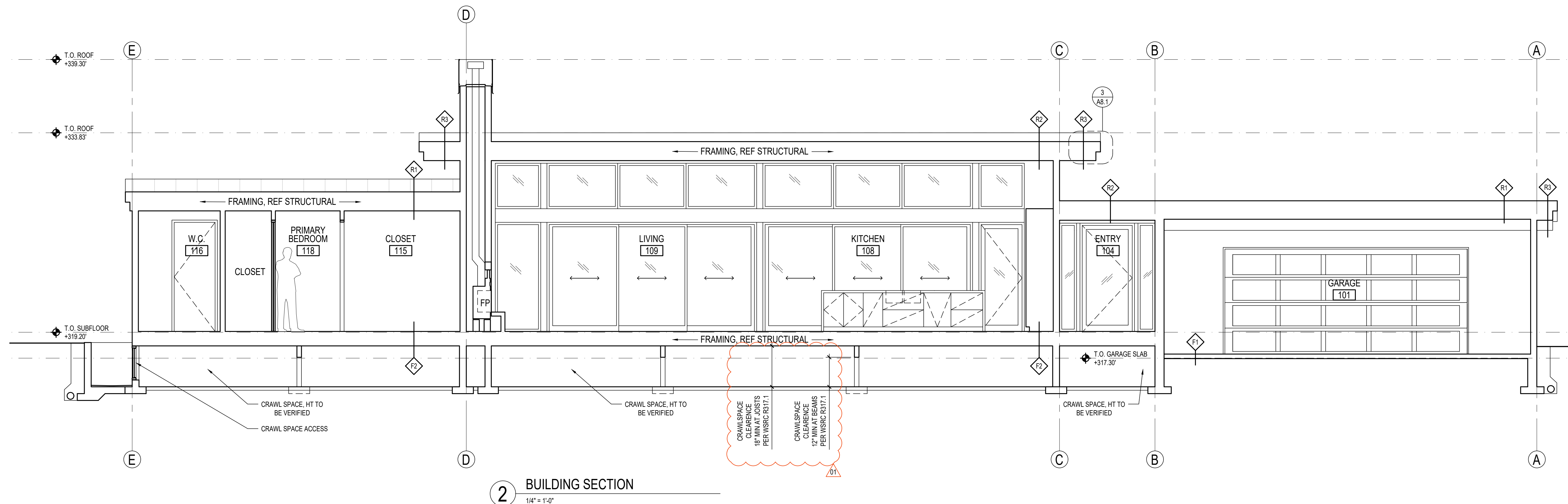
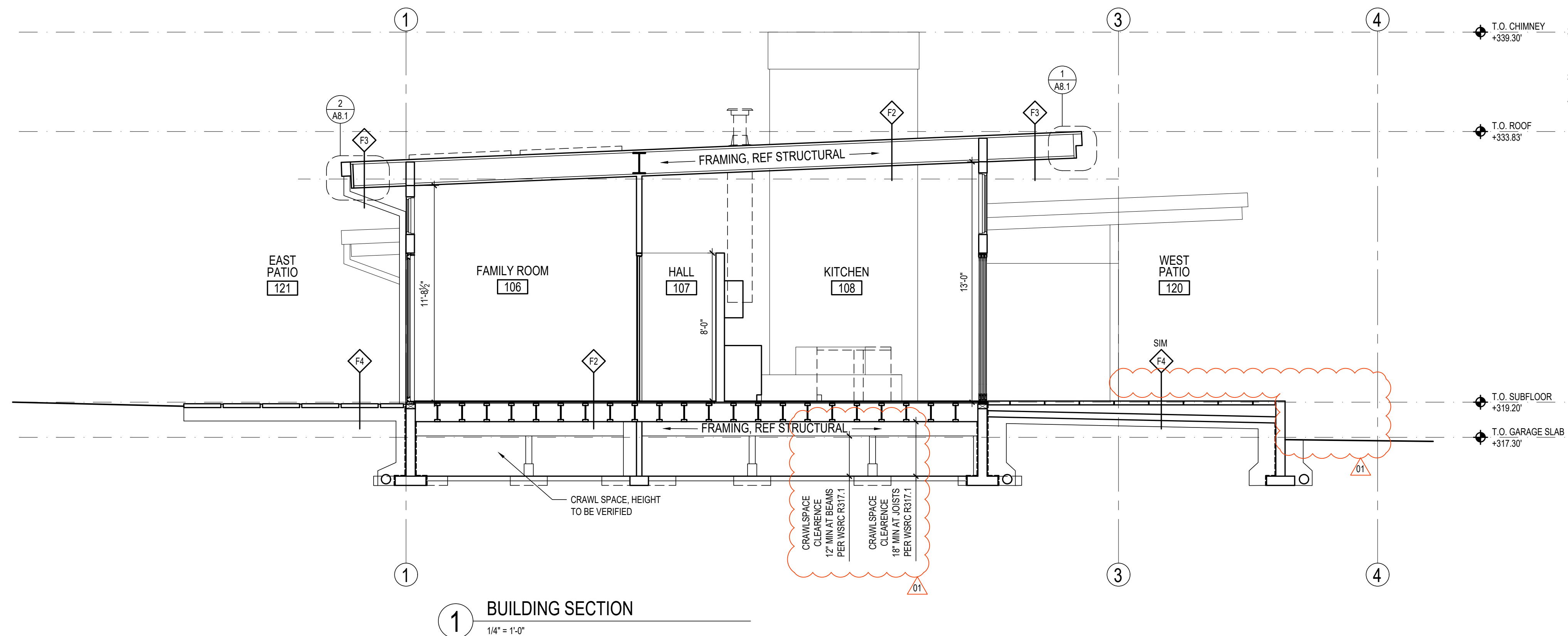
DATE:
JUNE 18, 2024

SHEET TITLE:

BUILDING SECTION

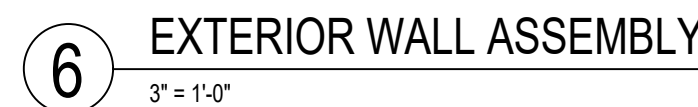
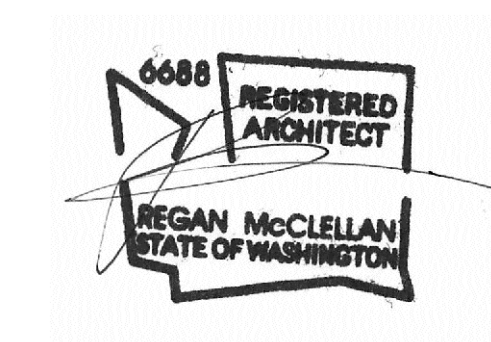
SHEET:

A4.0





CLIENT:
IZABELA & ROBERT TEKIELA

[illegible]

WALL ASSEMBLIES

SHEET

FLANGE OF 3-1/2". PLACE A MINIMUM OF 4" ABOVE GRADE. THE SCREED SHALL ALLOW DRAINAGE TO THE EXTERIOR. THE WEATHER RESISTIVE BARRIER AND LATHE SHALL COVER AND TERMINATE AT THE ATTACHMENT FLANGE OF THE WEEP SCREED.

9 PROJECT SPECIFICATIONS

A5.0

1 FLOOR ASSEMBLY
3" = 1'-0"

2 FLOOR ASSEMBLY
3" = 1'-0"

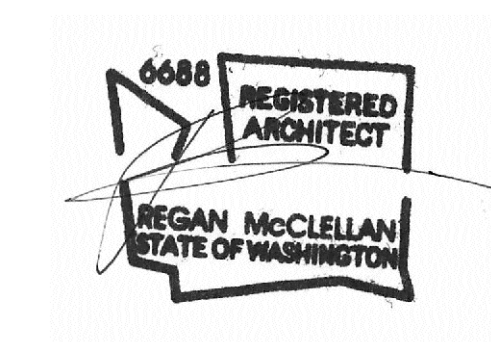
3 FLOOR ASSEMBLY
3" = 1'-0"

4 FLOOR ASSEMBLY

5 ROOF ASSEMBLY

6 ROOF ASSEMBLY

7 ROOF ASSEMBLY
3" = 1'-0"

[illegible]

DATE:
JUNE 18, 2024

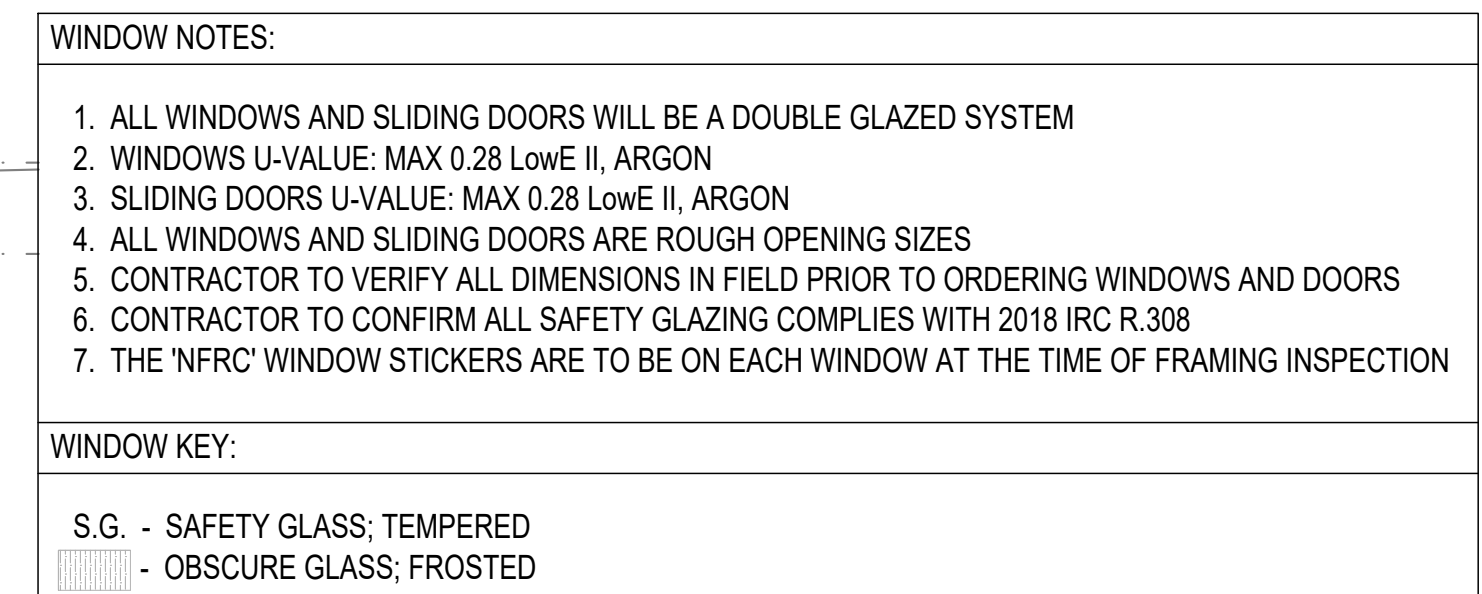
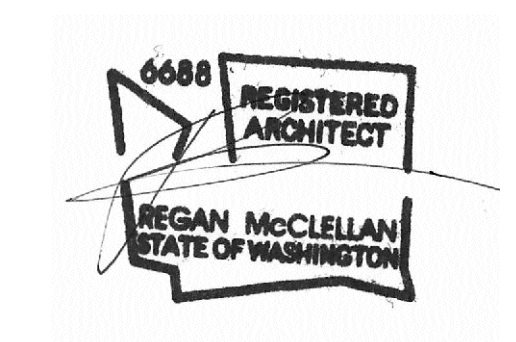
SHEET TITLE:

FLOOR & ROOF ASSEMBLIES

SHEET:

A5.1

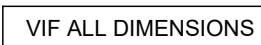
A6.0


$$1/4^{\circ} = 1'-0''$$

$$1/4^{\circ} = 1'-0''$$


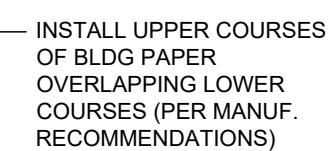
SHEET:

A6.1

3. CONTRACTOR SHALL FOLLOW MANUFACTURER'S
INSTALLATION INSTRUCTIONS, TYPICAL.



NTS



NTS

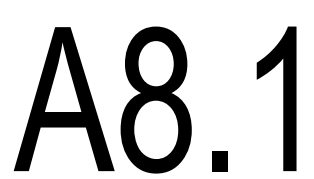

$$1\frac{1}{2}'' = 1'-0''$$


1. WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE BEGINNING WORK. CONTRACTOR MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATIONS SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT AND ASSUME RESPONSIBILITY FOR THE COST TO RECTIFY SAME.

2. MATERIAL SELECTIONS & FINISHES DENOTED DETAIL DESIGN INTENT. CONTRACTOR TO VERIFY ALL SELECTIONS AND FINISHES W/ OWNER PRIOR TO ORDERING / INSTALLING THE SAME. TYPICAL.

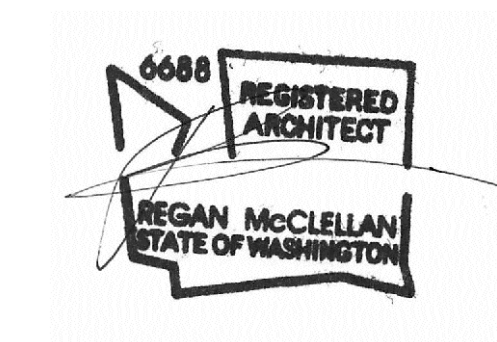
1. ALL WATERPROOFING IS SHOWN FOR DESIGN INTENT ONLY. ALL WATERPROOFING PRODUCTS AND INSTALLATION METHODS ARE BIDDER DESIGNED.

3. CONTRACTOR SHALL FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS, TYPICAL.



PROJECT:
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MERCER ISLAND, WA 98040

CLIENT:
IZABELA & ROBERT TEKIELA

[illegible]

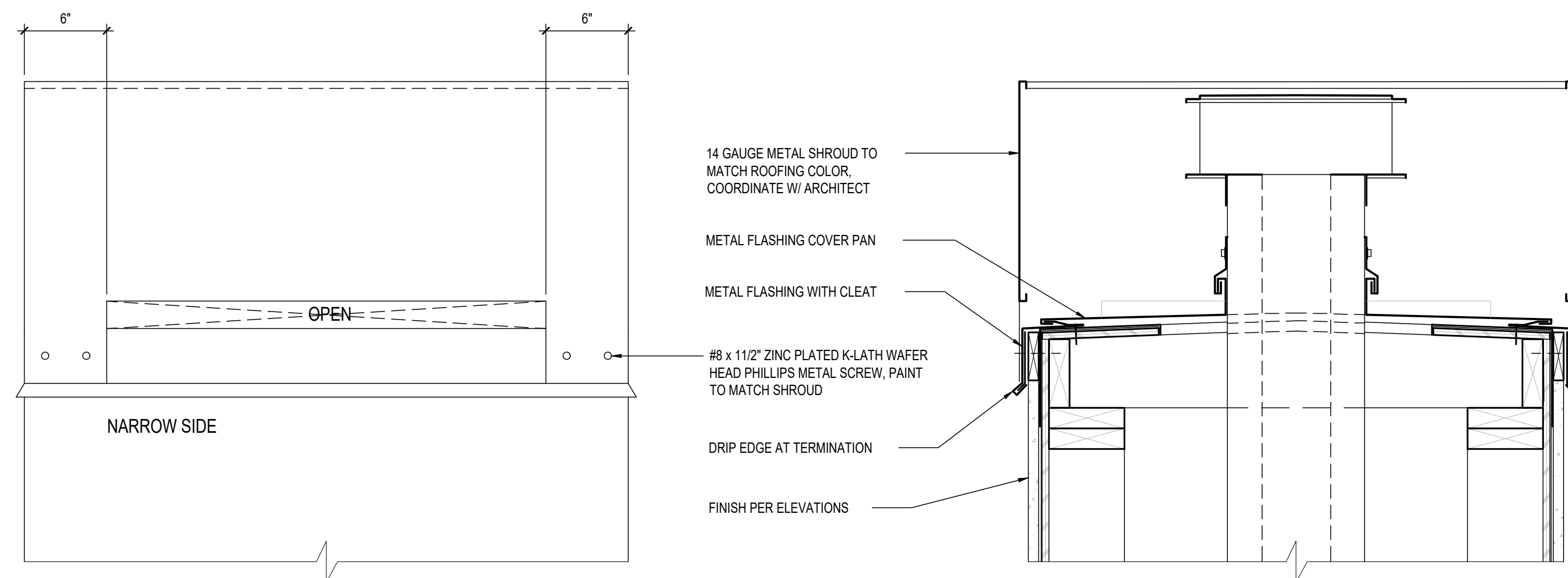
DATE:
JUNE 18, 2024

SHEET TITLE:

CHIMNEY SHROUD DETAILS

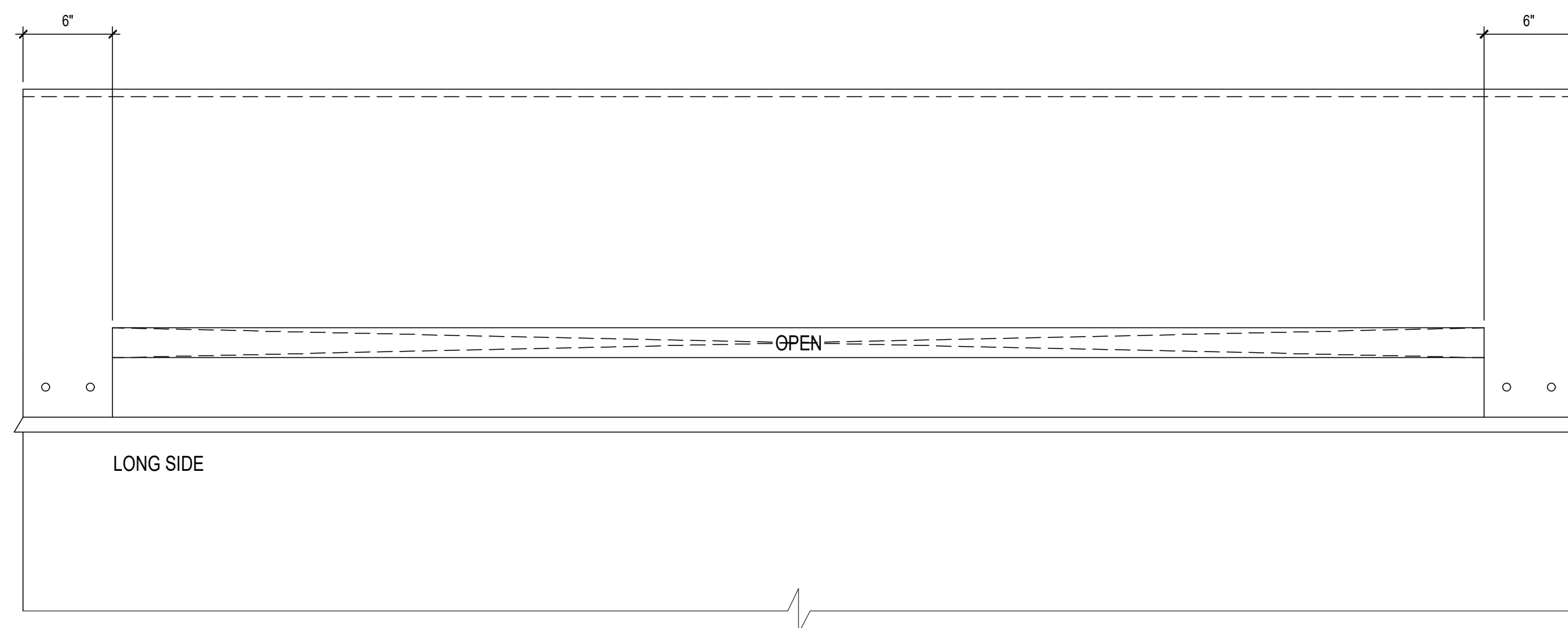
SHEET:

A8.2



1 CHIMNEY SHROUD - SHORT ELEV.
1 1/2" = 1'-0"

2 CHIMNEY SHROUD - SECTION DETAIL
1 1/2" = 1'-0"



3 CHIMNEY SHROUD - LONG ELEV.
1 1/2" = 1'-0"

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GENERAL STRUCTURAL 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. DESIGN LOADING CRITERIA
- | | |
|---|--|
| FLOOR LIVE LOAD (RESIDENTIAL) | 40 PSF |
| FLOOR LIVE LOAD (RESIDENTIAL DECKS AND BALCONIES) | 60 PSF |
| SNOW | 25 PSF |
| WIND | METHOD - DIRECTIONAL PROCEDURE |
| EARTHQUAKE | Kzt=1.0, GCpi=0.18, 98 MPH (RISK CATEGORY II), EXPOSURE "B"
ANALYSIS PROCEDURE; EQUIVALENT LATERAL FORCE PROCEDURE
LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS
SDC D, SITE CLASS D, Ie=1.0, Ss=1.464, S1=0.507,
SDs=0.976, Sd1=NULL, Cs=0.150, R=6.5,
SEISMIC DESIGN BASE SHEAR Vsx=18.38 KIPS |
3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTIONS, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTOR'S WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERRECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER. MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION FOR THE INSPECTORS USE AND REFERENCE.
- 10.SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

STRUCTURAL STEEL (STEEL FIRE PROTECTION PER ARCHITECTURAL DRAWINGS)

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

APPROVED SETS OF SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT AS REQUIRED BY THE JURISDICTION. IF THERE IS A DOUBT WHETHER OR NOT A POST-PERMIT SUBMITTAL IS NECESSARY OR WILL BE ACCEPTED, CONSULT THE BUILDING CODE REVIEWER FOR THE ORIGINAL PERMIT. NO DRAWING SHOULD BE SUBMITTED TO THE BUILDING OFFICIAL THAT STILL BEARS THE DISPOSITION OF "REVISE AND RESUBMIT" OR SIMILAR LANGUAGE.

- 11.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 WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL AS REQUIRED BY THE JURISDICTION.

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

QUALITY ASSURANCE

- 12.SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110, 1704 AND 1705 OF THE IBC 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 OF THE FOLLOWING TYPES OF CONSTRUCTION SHALL BE PERFORMED.

STRUCTURAL STEEL FABRICATION	PER AISC 360-16
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GEOTECHNICAL

- 13.SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN 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 SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

ALLOWABLE SOIL PRESSURE	3000 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	45 PCF/35 PCF
TRAFFIC SURCHARGE	70 PSF
SEISMIC SURCHARGE	8H
PASSIVE PRESSURE	300 PCF
COEFFICIENT OF FRICTION	0.50

SOILS REPORT REFERENCE: GEOTECHNICAL ENGINEERING STUDY - PROPOSED RESIDENTIAL PROJECT 6520 82ND AVENUE SOUTHEAST MERCER ISLAND, WASHINGTON PREPARED BY GEOTECH CONSULTANTS INC. ON DECEMBER 27, 2023 REPORT NO. JN23413

RENOVATION

- 14.CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.
- 15.CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION AND/OR DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 20 PSF.
- 16.CONTRACTOR SHALL CHECK FOR DRYROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.
- 17.EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED.
- A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.
- B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
- C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.
- D. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, DOWELS EPOXY GROUTED INTO EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING, UNO.

- 18.WHERE NEW EXCAVATIONS EXTEND BELOW AND UNDERMINE EXISTING FOOTINGS THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROVIDE TEMPORARY SUPPORT TO THE STRUCTURE AND EXISTING FOUNDATION AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE TO INSTALL ALL TEMPORARY SUPPORT AS REQUIRED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

- 19.DEMOLITION AND REMOVAL OF THE EXISTING SLAB ON GRADE OR EXISTING FLOOR FRAMING WILL RESULT IN AN UNBRACED CONDITION AT THE EXISTING FOUNDATION WALLS. EXCAVATIONS MAY ALSO EXTEND BELOW AND UNDERMINE THE EXISTING FOOTINGS. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROVIDE TEMPORARY SUPPORT TO THE STRUCTURE AND EXISTING FOUNDATION AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE TO INSTALL ALL TEMPORARY SUPPORT AS REQUIRED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

CONCRETE

- 20.CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318 AND ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF $f_c = 3000$ PSI. SLUMP OF CONCRETE SHALL NOT EXCEED 6". STRUCTURAL DESIGN IS BASED ON A CONCRETE STRENGTH OF $f_c = 2500$ PSI, THEREFORE NO CONCRETE STRENGTH TESTING REQUIRED. CONCRETE EXPOSURE CATEGORIES ARE F1, S0, W0, AND C1.

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.

- 21.REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, $f_y = 60$ KSI, EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, $f_y = 40$ KSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, $f_y = 60$ KSI.

- 22.DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #6 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-14, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

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

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER)	2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER)	1-1/2"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS	1-1/2"
SLABS AND WALLS (INT FACE)	GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

ANCHORAGE

- 24.EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-3G" EPOXY ADHESIVE AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-4057. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A36, UNO.

- 25.HEAVY DUTY THREADED CONCRETE ANCHORS SPECIFIED ON THE DRAWINGS SHALL BE "TITEN HD SCREW ANCHOR" AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2713 AND ESR-1056, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

- 26.EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "STRONG-BOLT 2" ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT CONFORMANCE TO ICC-ES REPORT ESR-3037 AND IAPMO-UES REPORT ER-240, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.

- 27.DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE (PDPWL-300MG, 0.145" DIAMETER, UNO) AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2138. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1", UNO. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE.

WOOD

- 28.ALL 2x LUMBER SHALL BE KILN DRIED OR MC-19, AND ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLUB STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2x AND 3x MEMBERS)	HEM-FIR NO 2 OR SPRUCE-PINE-FIR NO 2 MINIMUM BASE VALUE, $F_b = 850$ PSI
	(4x MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, $F_b = 900$ PSI
BEAMS	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, $F_b = 875$ PSI
POSTS	(4x MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, $F_c = 1350$ PSI
	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, $F_c = 600$ PSI
STUDS, PLATES AND MISC FRAMING		HEM-FIR NO 2 OR SPRUCE-PINE-FIR NO 2

- 29.GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, $F_b = 2400$ PSI, $F_v = 265$ PSI, $E = 1800$ KSI, UNO. ALL CANTILEVER GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, $F_b = 2400$ PSI, $F_v = 265$ PSI, $E = 1800$ KSI, UNO. GLUED LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 3, L2D GRADE, $F_c = 2300$ PSI, $F_b = 2000$ PSI, $E = 1900$ KSI.

- 30.MANUFACTURED LUMBER, PSF, LVL, AND LSL, SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PSF, LVL, AND LSL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSF (2.0E)	$F_b = 2900$ PSI	$E = 2000$ KSI	$F_v = 290$ PSI
LVL (2.0E)	$F_b = 2600$ PSI	$E = 2000$ KSI	$F_v = 285$ PSI
LSL (1.53E)	$F_b = 2325$ PSI	$E = 1550$ KSI	$F_v = 310$ PSI
LSL 1-1/4" RIM (1.3E)	$F_b = 1700$ PSI	$E = 1300$ KSI	$F_v = 425$ PSI
PSF COLUMN (1.8E)	$F_c = 2500$ PSI	$E = 1800$ KSI	$F_v = 190$ PSI

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

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

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

- 32.PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS-1 OR PS-2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

WALL SHEATHING SHALL BE 7/16" OR 1/2" (NOMINAL) WITH SPAN RATING 24/0

FLOOR SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

WATERPROOF DECK SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

FLAT ROOF SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

ROOF SHEATHING SHALL BE 1/2" OR 7/16" (NOMINAL) WITH SPAN RATING 32/16 FOR ROOFS WITH A PITCH GREATER THAN 2:12

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

- 33.ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2)LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

- 34.PRESSURE TREATED WOOD (INCLUDES PRESERVATIVE AND FIRE TREATED) SHALL BE TREATED PER AWP A STANDARDS. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO RETENTION OF 0.25 PCF. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS WITHOUT AMMONIA IN DIRECT CONTACT WITH ACQ-A TO A RETENTION LEVEL OF 0.40 PCF), CBA-A (UP TO A RETENTION LEVEL OF 0.41 PCF), CA-B (UP TO A RETENTION LEVEL OF 0.21 PCF), SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS WITH AMMONIA IN DIRECT CONTACT WITH ACQ-A (OVER A RETENTION LEVEL OF 0.40 PCF), CBA-A (OVER A RETENTION LEVEL OF 0.41 PCF), CA-B (OVER A RETENTION LEVEL OF 0.21 PCF), OR WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

- 35.TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY. AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2x JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIU" SERIES JOIST HANGERS. ALL DOUBLE-JOISTS BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIU" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT (2)MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

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

- 36.WOOD FASTENERS

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

SIZE	TYPE	LENGTH	DIAMETER
8d	COMMON	2-1/2"	0.131"
10d	GUN	3"	0.131"
12d	GUN	3-1/4"	0.131"
16d	BOX	3-1/2"	0.135"

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

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

- B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG SCREWS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2018 EDITION) WITH A LEAD BORE HOLE OF 60-70% OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS. BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE PLATES/MEMBERS. BOLTS SHALL NOT BE FORCIBLY DRIVEN.

- C. SDS AND SDWS SCREWS CALLED OUT ON PLAN ARE TIMBER SCREWS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. SCREWS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. LAG SCREWS ARE NOT AN EQUIVALENT SUBSTITUTION.

- 37.WOOD FRAMING NOTES - THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS:

- A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC, THE AITC "TIMBER CONSTRUCTION MANUAL", AND THE AF&PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, SHALL CONFORM TO TABLE 2304.10.1. OF THE IBC, UNO. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

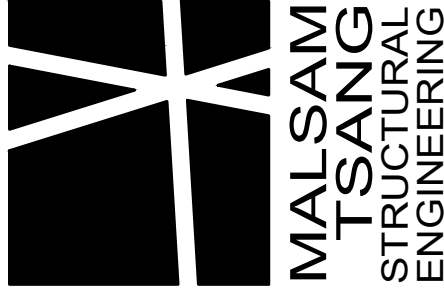
- B. WALL FRAMING: REFER TO ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16"oc, UNO. (2)STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. (2)2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS IN STRUCTURAL WALLS, UNO. NAIL MULTI-MEMBER HEADERS WITH (2)ROWS 10d AT 12"oc. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE AND BOTTOM PLATE TO EACH STUD WITH (3)10d NAILS. FACE NAIL DOUBLE TOP PLATES WITH 10d AT 12"oc AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE (12)10d NAILS AT 4"oc EACH SIDE OF JOINT. AT TOP PLATE INTERSECTIONS PROVIDE (3)10d FACE NAILS.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH (2)ROWS OF 12d NAILS AT 16"oc, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"oc EMBEDDED 7" MINIMUM, UNO. THERE SHALL BE A MINIMUM OF (2)BOLTS PER PLATE SECTION WITH (1)BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4-1/2" FROM EACH END OF THE PLATE SECTION. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH (2)ROWS OF 10d AT 16"oc. UNLESS NOTED OTHERWISE, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH #6 x 1-1/4" TYPE S OR W SCREWS AT 12"oc. UNLESS NOTED OTHERWISE, 7/16" OR 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS AT 6"oc AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS AT 12"oc. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

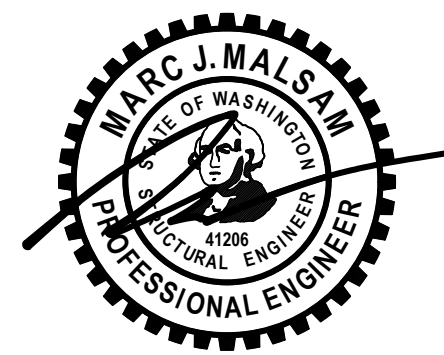
- C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS, UNO. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL TIMBER JOISTS TO SUPPORTS WITH (3)10d NAILS AND NAIL TJI JOISTS TO SUPPORTS WITH (2)10d NAILS. ATTACH JOISTS TO BEAMS WITH SIMPSON JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH (2)ROWS 10d AT 12"oc. TOENAIL RIM JOIST TO TOP PLATE WITH 10d AT 6"oc. TOENAIL BLOCKING BETWEEN JOISTS TO TOP PLATE WITH (3)10d NAILS.

UNLESS NOTED OTHERWISE ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS WITH END JOINTS STAGGERED, AND NAILED AT 6"oc WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND AT 12"oc TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 10d AT 12"oc, UNO.



122 S JACKSON ST - SUITE 210
SEATTLE, WA 98104 - 206.780.0039

6520 82ND AVE SE
MERCER ISLAND, WA



PROJECT NO 0463.2023.05.01
PROJECT MANAGER WAC
DRAWN JSD
ENGINEER BLAKE RASSILVER
206.602.5457

BLAKER@MALSAM-TSANG.COM

REV	DESCRIPTION	DATE
	PERMIT SET	1.30.24
Δ	PLAN REVISIONS	5.31.24

ARCH McCLELLAN ARCHITECTS
206.728.0480
CLIENT IZABELA & ROBERT TEKIELA

GENERAL STRUCTURAL NOTES

S1.0

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GENERAL STRUCTURAL NOTES CONTINUED ON SHEET S1.1

GENERAL STRUCTURAL NOTES CONT

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

WOOD CONT

38.NOTCHES AND HOLES IN WOOD FRAMING:

- A. SAWN LUMBER JOISTS AND RAFTERS: NOTCHES AT THE ENDS OF JOISTS SHALL NOT EXCEED 1/4 THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED 1/6 THE JOIST DEPTH, BE LONGER THAN 1/3 THE JOIST DEPTH, OR BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. HOLES SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER SHALL NOT EXCEED 1/3 THE JOIST DEPTH. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL BE LOCATED A MINIMUM OF 2" FROM ANY NOTCH.
- B. EXTERIOR AND BEARING WALLS: WOOD STUDS ARE PERMITTED TO BE NOTCHED TO A DEPTH NOT EXCEEDING 1/4 OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH IS PERMITTED IN WOOD STUDS. HOLES SHALL NOT BE WITHIN 5/8" TO THE EDGE OF THE STUD. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL NOT BE LOCATED AT THE SAME SECTION AS A NOTCH.
- C. CUTS, NOTCHES, AND HOLES IN MANUFACTURED LUMBER, PREFABRICATED PLYWOOD WEB JOISTS, AND PREFABRICATED TRUSSES ARE PROHIBITED EXCEPT WHERE NOTED ON STRUCTURAL PLANS OR PERMITTED BY MANUFACTURER'S RECOMMENDATIONS.

39.ELECTRICAL, MECHANICAL, PLUMBING, AND DRAINAGE SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE THE DIFFERENTIAL SHRINKAGE OR MOVEMENT OF THE WOOD STRUCTURE (3/8" PER FLOOR).



40.DEFLECTION OF CANTILEVERS SHALL BE CLOSELY MONITORED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR TO VERIFY AND ENSURE ALL POST CAPS AND POST BEARING CONDITIONS ARE INSTALLED IN STRICT CONFORMANCE TO THE STRUCTURAL PLANS. CANTILEVERS IN WOOD FRAMING CAN DEFLECT UP TO 1/8" PER FOOT (I.E. 4' CANTILEVER MAY DEFLECT 1/2"). IF DEFLECTION EXCEEDS 1/8" PER FOOT NOTIFY STRUCTURAL ENGINEER IMMEDIATELY. BEFORE FINISHES ARE INSTALLED, FLOORS AT OR ABOVE CANTILEVERS MAY REQUIRE LEVELING COMPOUND AND SOFFITS FURRED TO MAKE THEM LEVEL.

STEEL

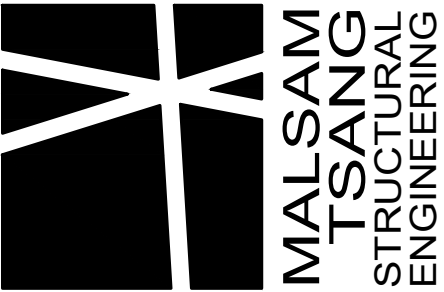
- 41.WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992. Fy = 50 KSI. HP SHAPES SHALL CONFORM TO ASTM A572 GRADE 50, Fy = 50 KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STRUCTURAL PIPE SHALL CONFORM TO ASTM A53 GRADE B, Fy = 35 KSI. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO ASTM A500, GRADE C, Fy = 50 KSI (SQUARE AND RECTANGULAR), Fy = 46 KSI (ROUND). CONNECTION BOLTS SHALL CONFORM TO ASTM F3125 GRADE A325, UNO.
- 42.ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
- 43.ALL A325 CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A PERSON USING AN ORDINARY SPUD WRENCH.
- 44.ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX 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.

MASONRY

45.ADHHERED MASONRY VENEER, 2-5/8" MAXIMUM THICKNESS AND 15 PSF MAXIMUM UNIT WEIGHT, SHALL BE ADHERED TO BACKING WALLS PER SECTION 1404.10 OF THE IBC. ADHERED MASONRY SHALL BE ABLE TO DEVELOP A SHEAR STRENGTH OF 50 PSI MINIMUM BETWEEN THE BACKING AND THE UNIT IN ACCORDANCE WITH ASTM C482 OR SHALL BE ADHERED PER ARTICLE 3.3C OF TMS 602-16.

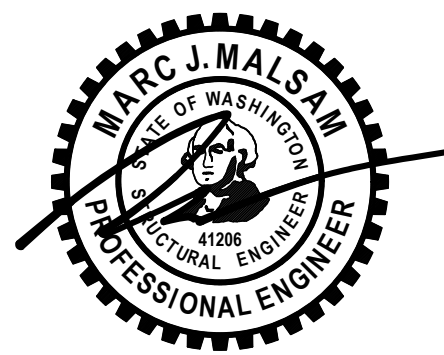
ABBREVIATIONS

±	PLUS OR MINUS	GL	GLUE LAMINATED	OSB	ORIENTED STRAND
Ø	DIAMETER		TIMBER		BOARD
AB	ANCHOR BOLT	GR	GRADE	PLF	POUNDS PER LINEAR
ADDL	ADDITIONAL	GT	GIRDER TRUSS		FOOT
ALT	ALTERNATE	GWB	GYPSUM WALLBOARD	PLY	PLYWOOD
APPROX	APPROXIMATE	HD	HOLDOWN	PREFAB	PREFABRICATED
ARCH	ARCHITECT.	HDR	HEADER	PSF	POUNDS PER
	ARCHITECTURAL	HF	HEM FIR		SQUARE FOOT
BLKG	BLOCKING	HGR	HANGER	PSI	POUNDS PER
BM	BEAM	HM	HIP MASTER		SQUARE INCH
BOE	BOTTOM OF	HORIZ	HORIZONTAL	PSL	PARALLEL STRAND
	EXCAVATION	HT	HEIGHT		LUMBER
BOT	BOTTOM	IBC	INTERNATIONAL	PT	PRESSURE TREATED
CL	CENTERLINE		BUILDING CODE		LUMBER
CLR	CLEARANCE	INT	INTERIOR	REINF	REINFORCING
CONT	CONTINUOUS	IRC	INTERNATIONAL	REQD	REQUIRED
DBL	DOUBLE		RESIDENTIAL CODE	SOG	SLAB ON GRADE
DF	DOUGLAS FIR	JST	JOIST	SQ	SQUARE
DP	DEEP, DEPTH	K	KIPS (1000 LBS)	STD	STANDARD
DN	DOWN	KP	KING POST	SW	SHEARWALL
DS	DRAWING	L	LENGTH	T&G	TONGUE AND GROOVE
DWGS	DRAWINGS	LBS	POUNDS	THRD	THREADED
(E)	EXISTING	LONG	LONGITUDINAL	TPL	TRIPLE
EA	EACH	LSL	LAMINATED	TRANSV	TRANSVERSE
EMBED	EMBEDMENT		STRUCTURAL LUMBER	TYP	TYPICAL
EQ	EQUAL	LVL	LAMINATED VENEER	UNO	UNLESS NOTED
EQUIV	EQUIVALENT		LUMBER		OTHERWISE
EW	EACH WAY	MAX	MAXIMUM	VERT	VERTICAL
EXP	EXPANSION	MB	MACHINE BOLT	W	WIDE OR WIDTH
EXT	EXTERIOR	MFR	MANUFACTURER	w/	WITH
FDN	FOUNDATION	MIN	MINIMUM	w/o	WITHOUT
FRMG	FRAMING	MISC	MISCELLANEOUS	WHS	WELDED HEADED
FT	FEET	NO	NUMBER		STUD
FTG	FOOTING	NTS	NOT TO SCALE	WTS	WELDED THREADED
GA	GAUGE	oc	ON CENTER		STUD
GALV	GALVANIZED	OPP	OPPOSITE	WWM	WELDED WIRE MESH



122 S JACKSON ST - SUITE 210
SEATTLE, WA 98104 - 206.789.0039

6520 82ND AVE SE
MERCER ISLAND, WA



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DRAWN JSD
ENGINEER BLAKE RASSILYER 206.602.5452
BLAKER@MALSAM-TSANG.COM

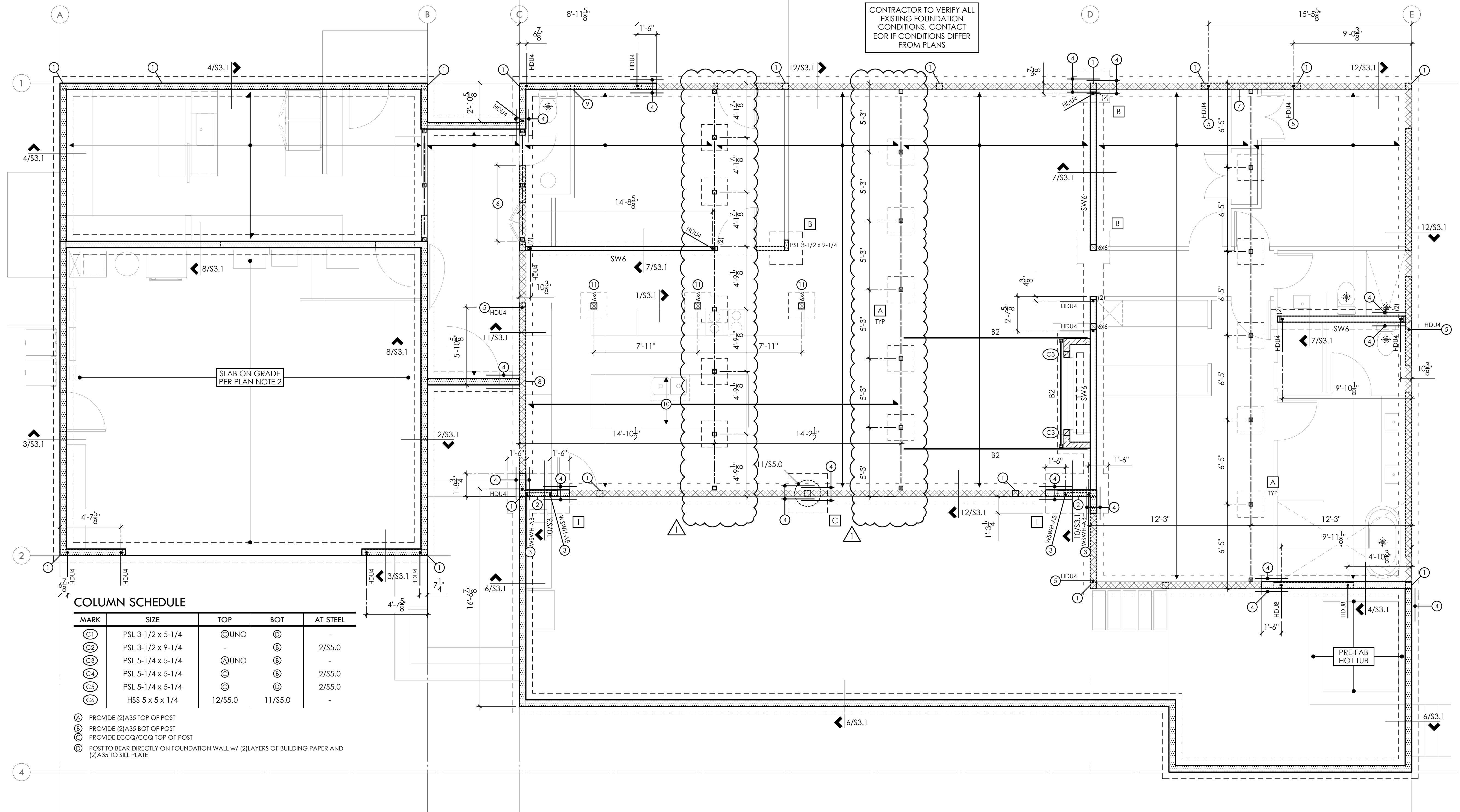
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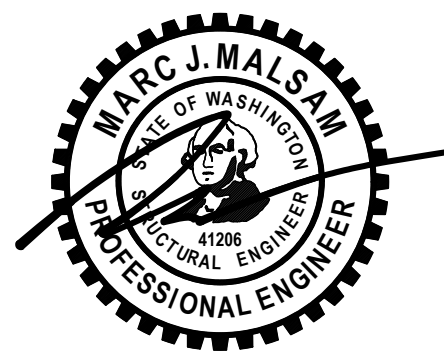
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PROJECT MANAGER WAC
DRAWN JSD
ENGINEER BLAKE RASSILYER
206.602.5452
BLAKER@MALSAM-TSANG.COM

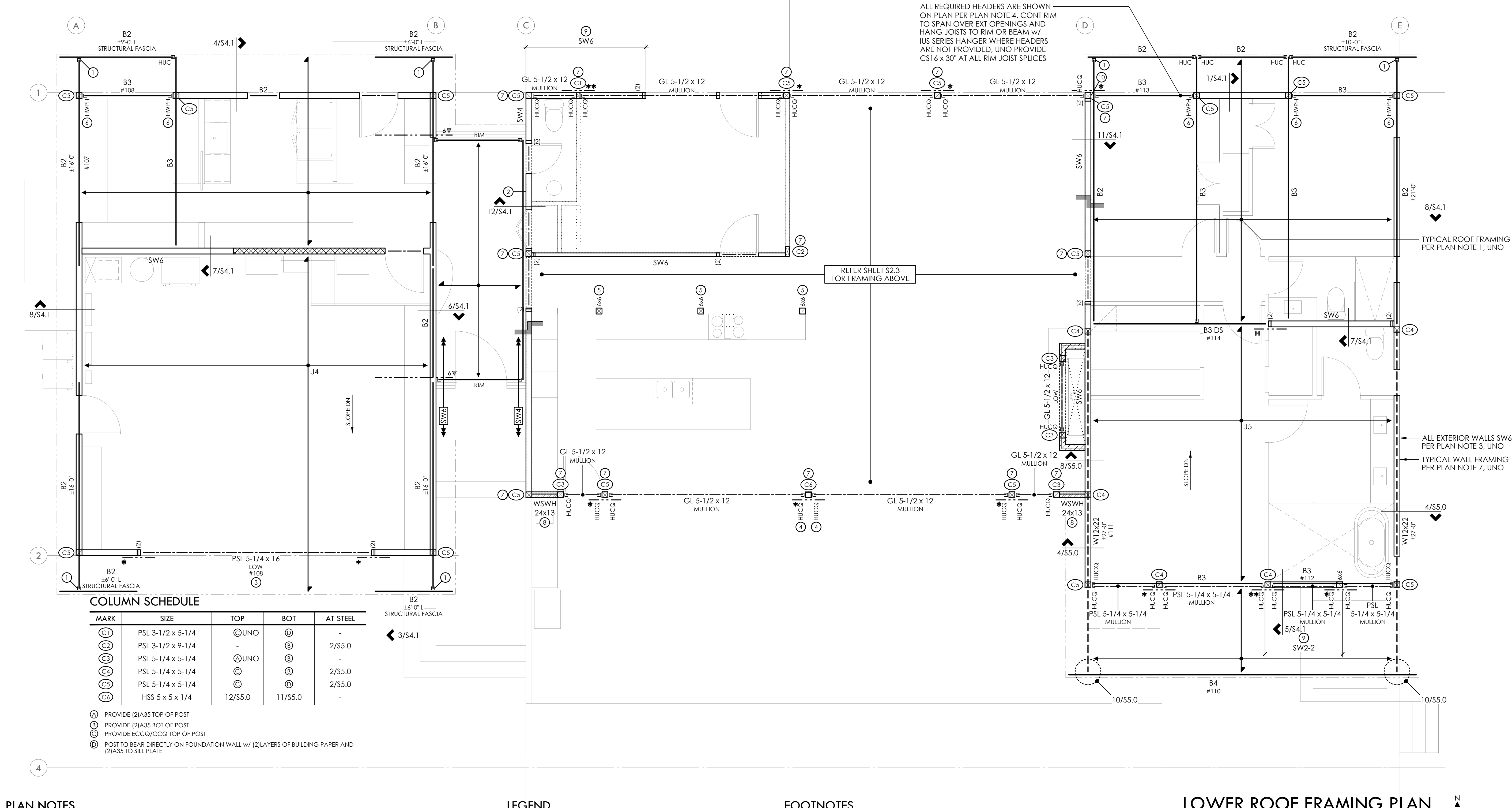
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	PERMIT SET	1.30.24
Δ	PLAN REVISIONS	5.31.24

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206.728.0480
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LOWER ROOF
IN THIS SPACE

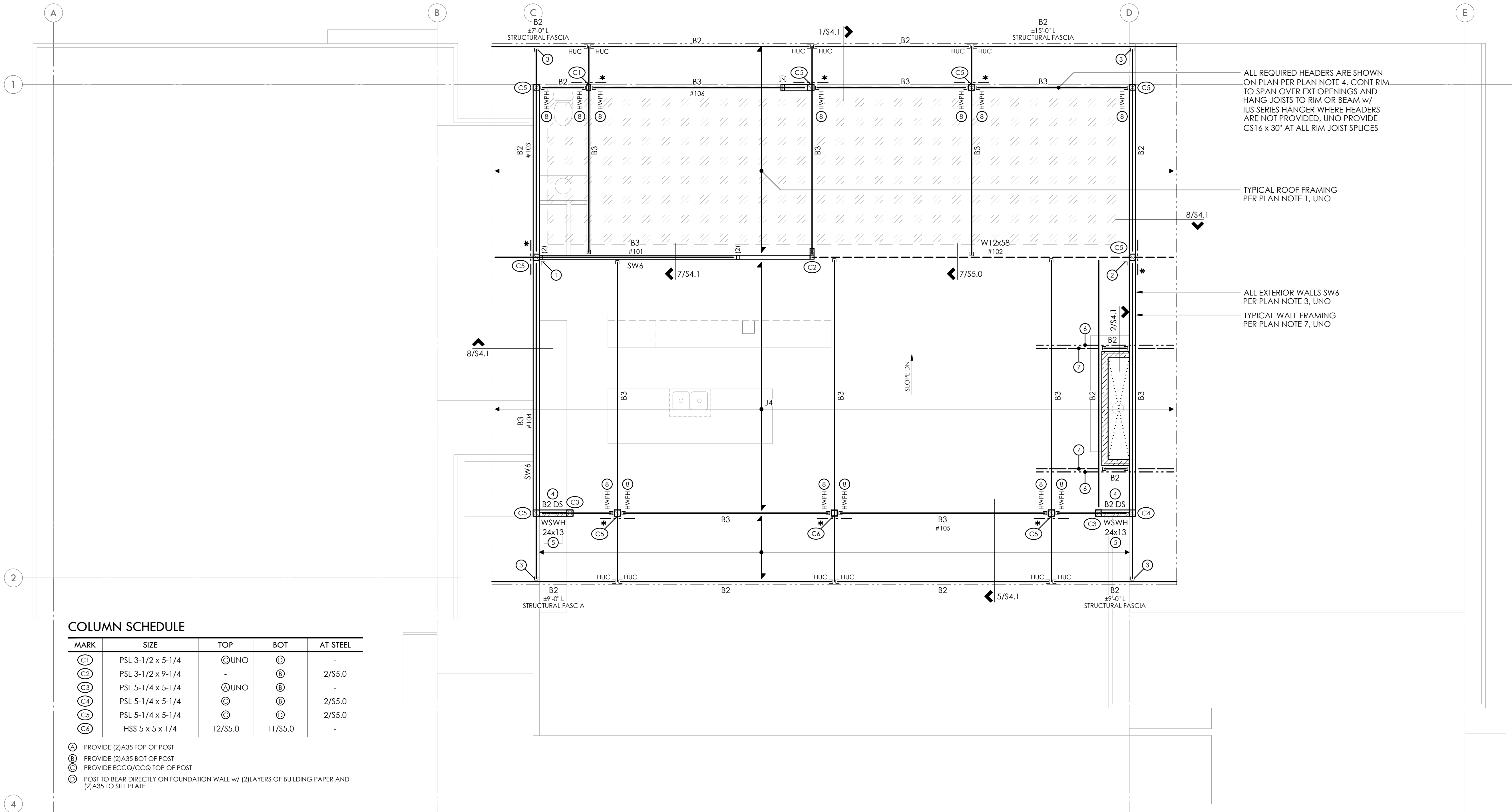
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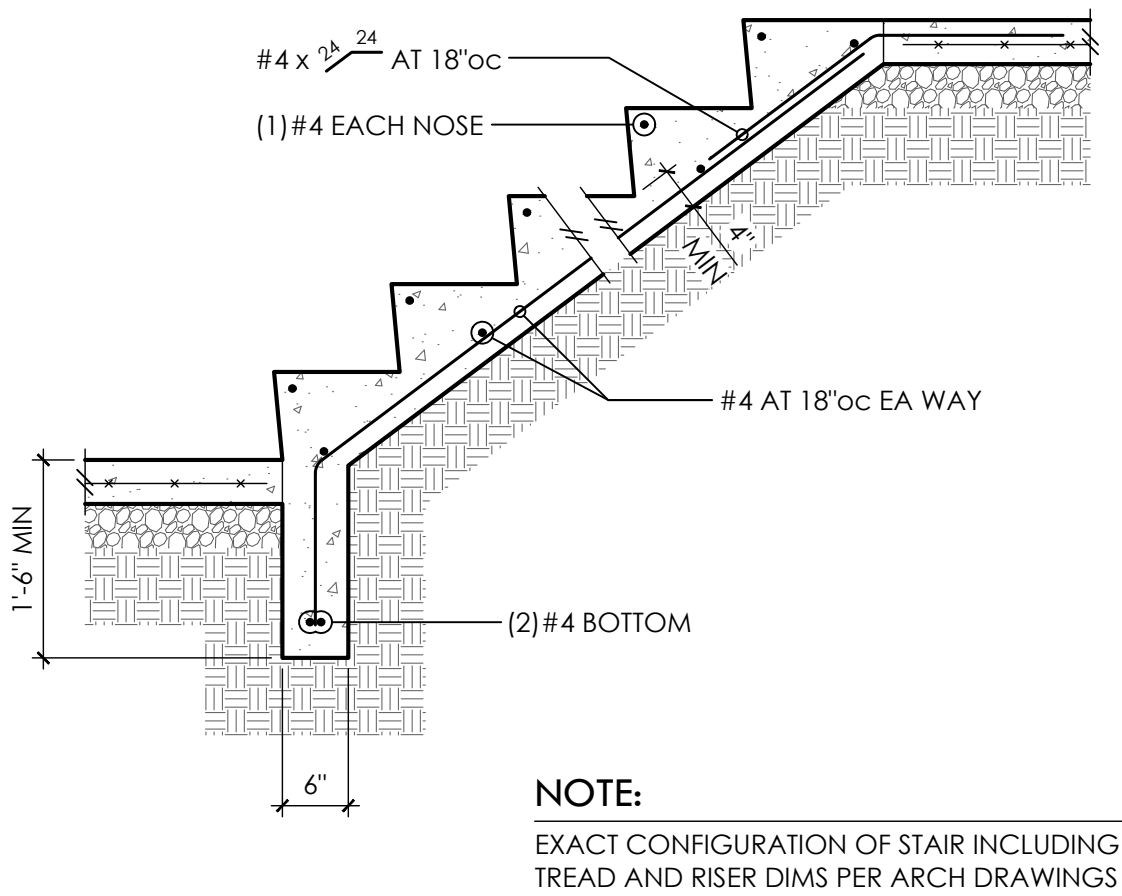
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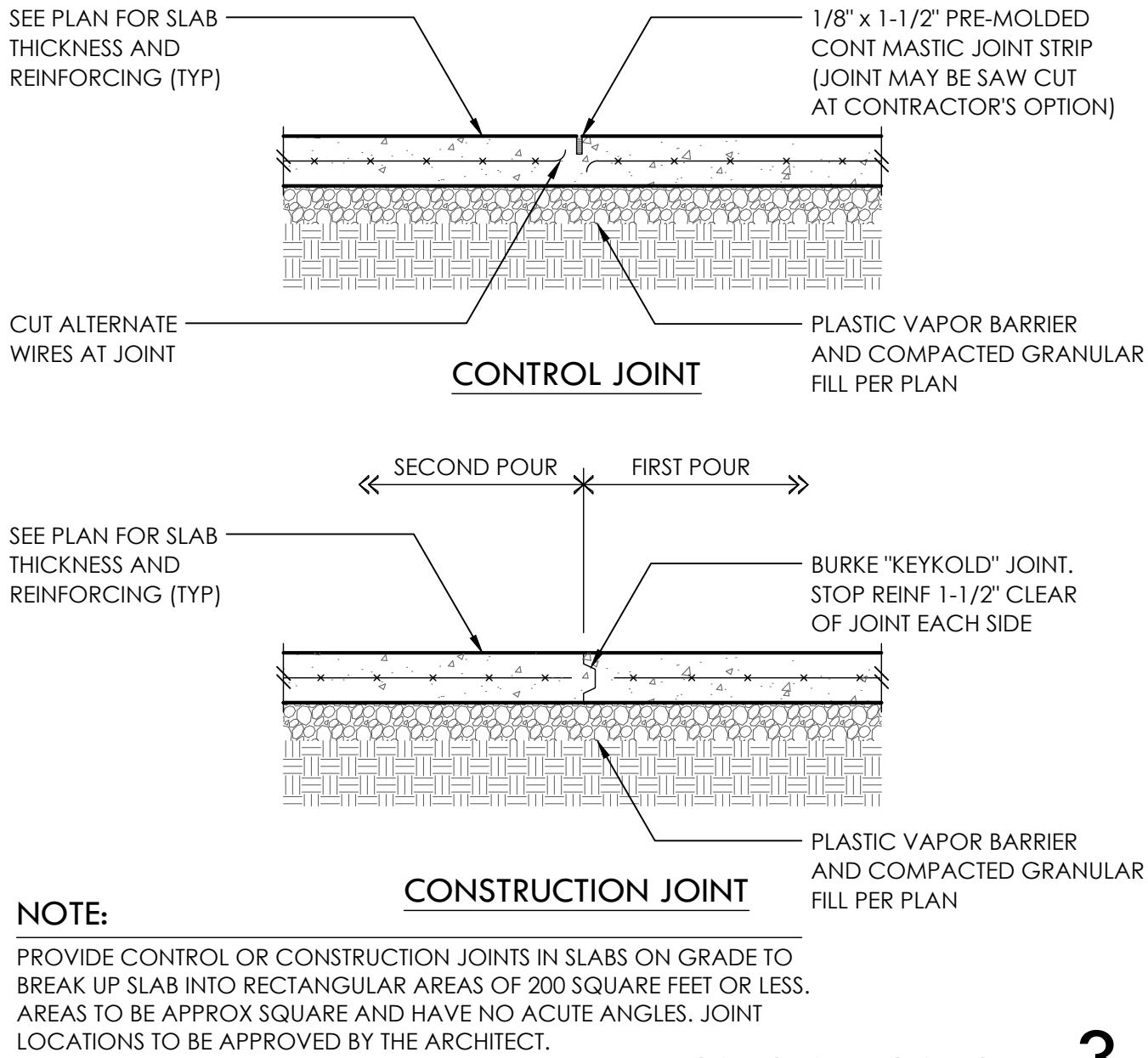
ALL REQUIRED HEADERS ARE SHOWN ON PLAN PER PLAN NOTE 4. CONT RIM TO SPAN OVER EXT OPENINGS AND HANG JOISTS TO RIM OR BEAM w/ IUS SERIES HANGER WHERE HEADERS ARE NOT PROVIDED, UNO PROVIDE CS16 x 30" AT ALL RIM JOIST SPLICES

REFER SHEET S2.3 FOR FRAMING ABOVE

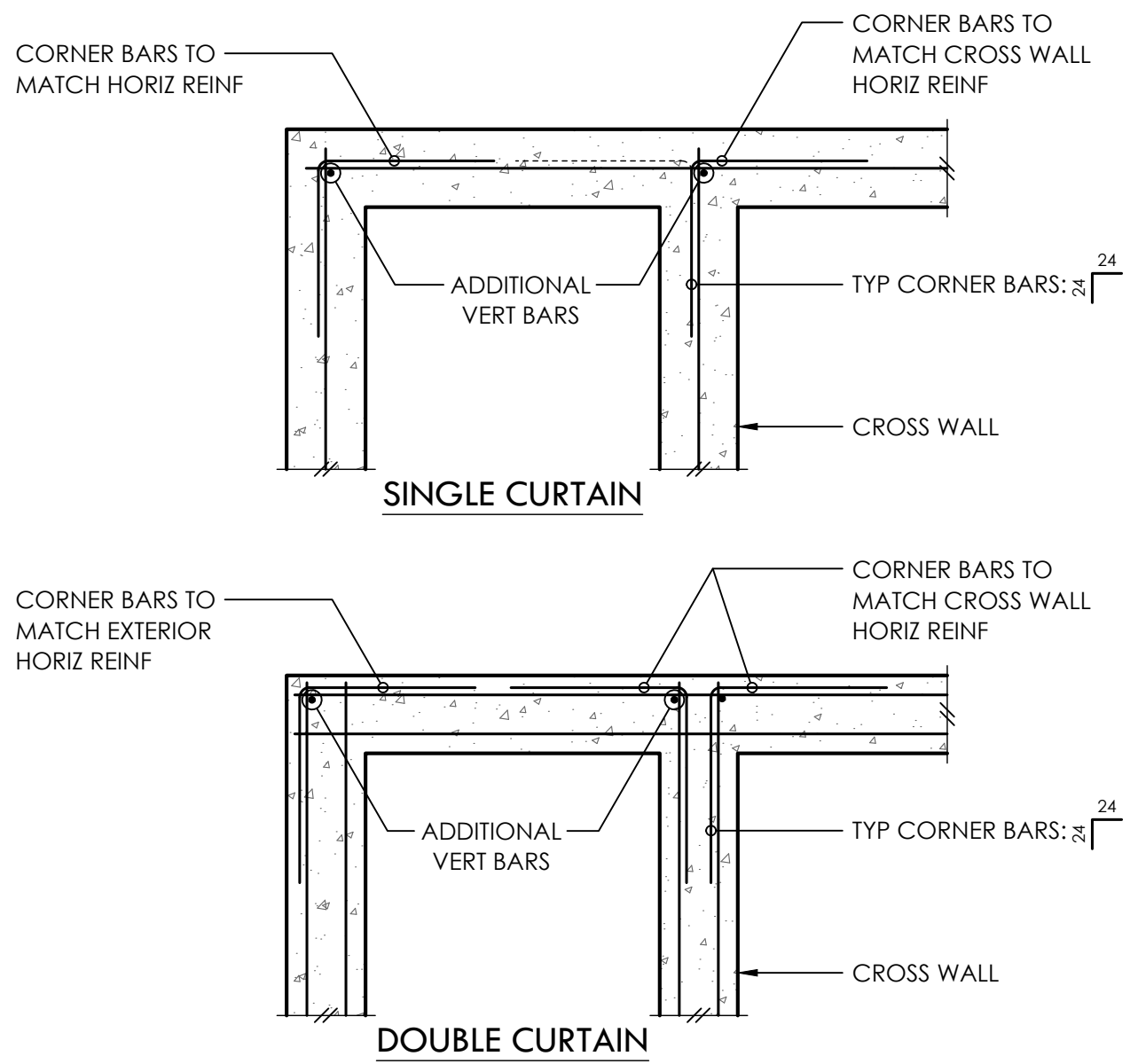




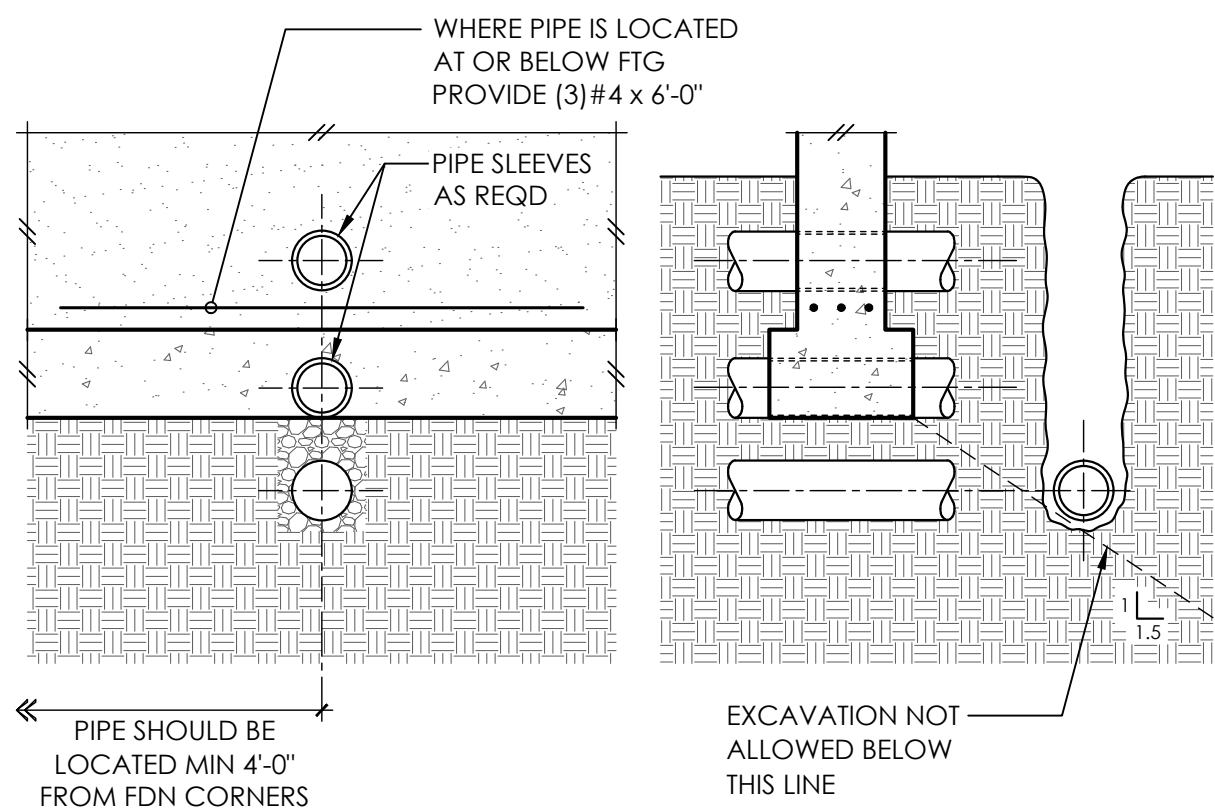
TYPICAL STAIR ON GRADE



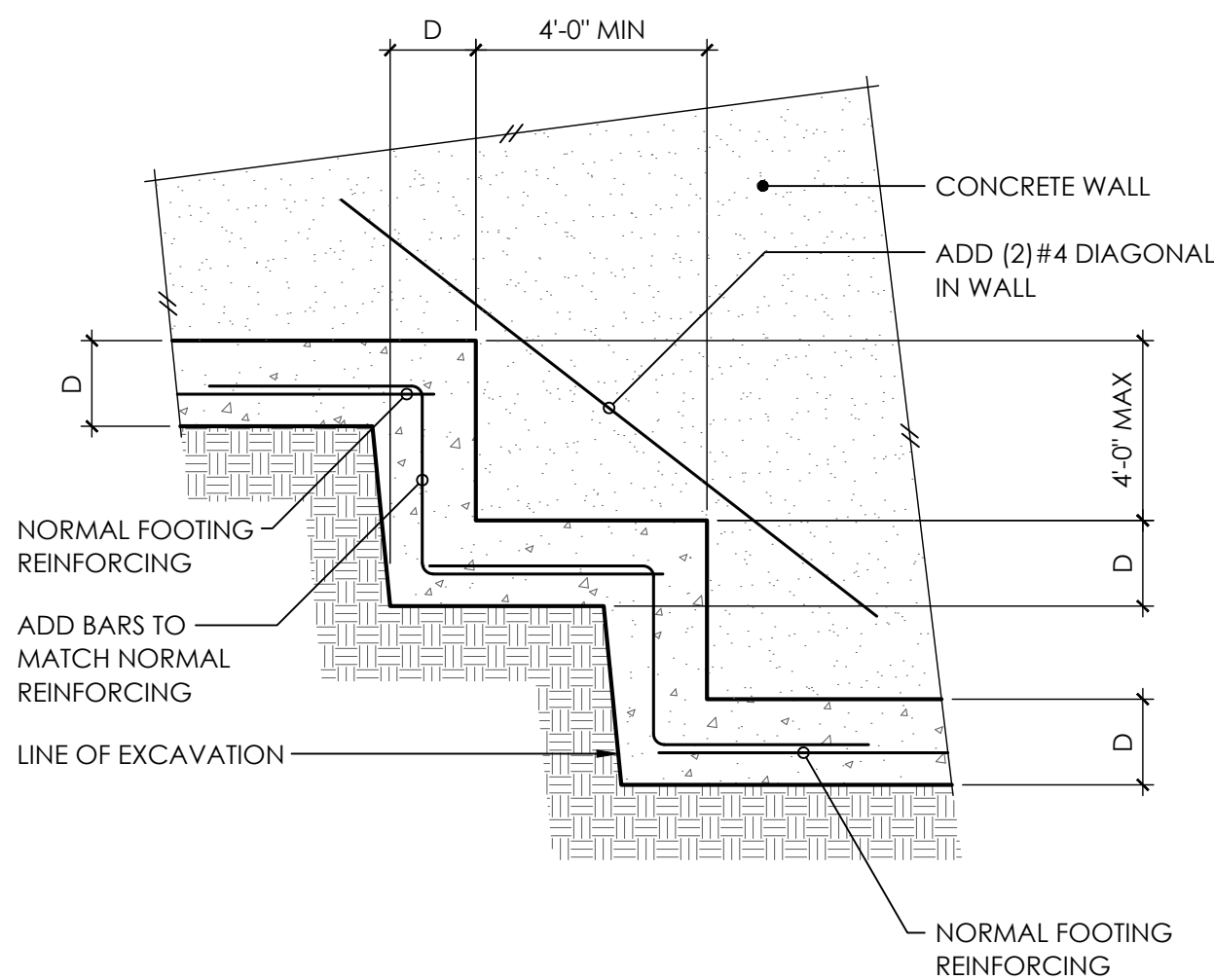
TYPICAL SLAB JOINTS



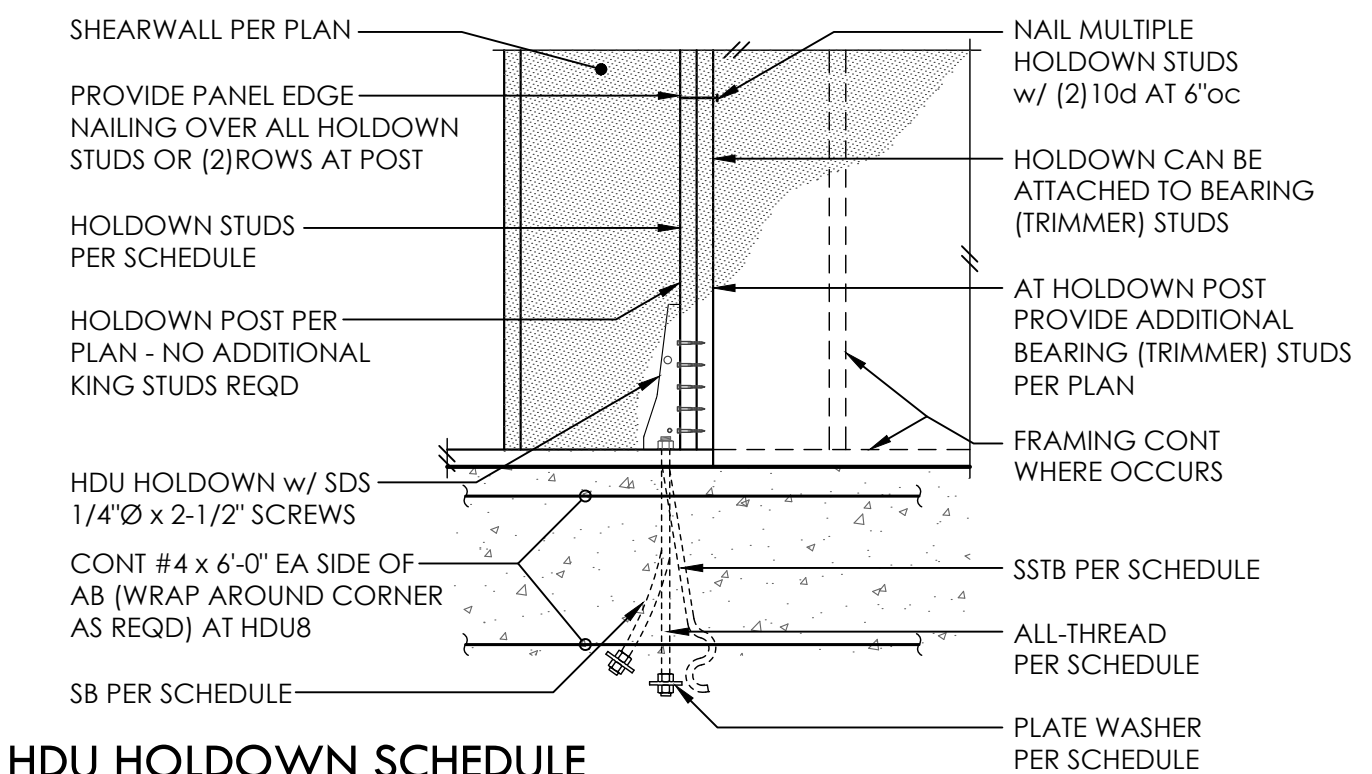
TYP CORNER BARS AT CONCRETE WALLS AND FTGS



PIPE AND TRENCH LOCATIONS



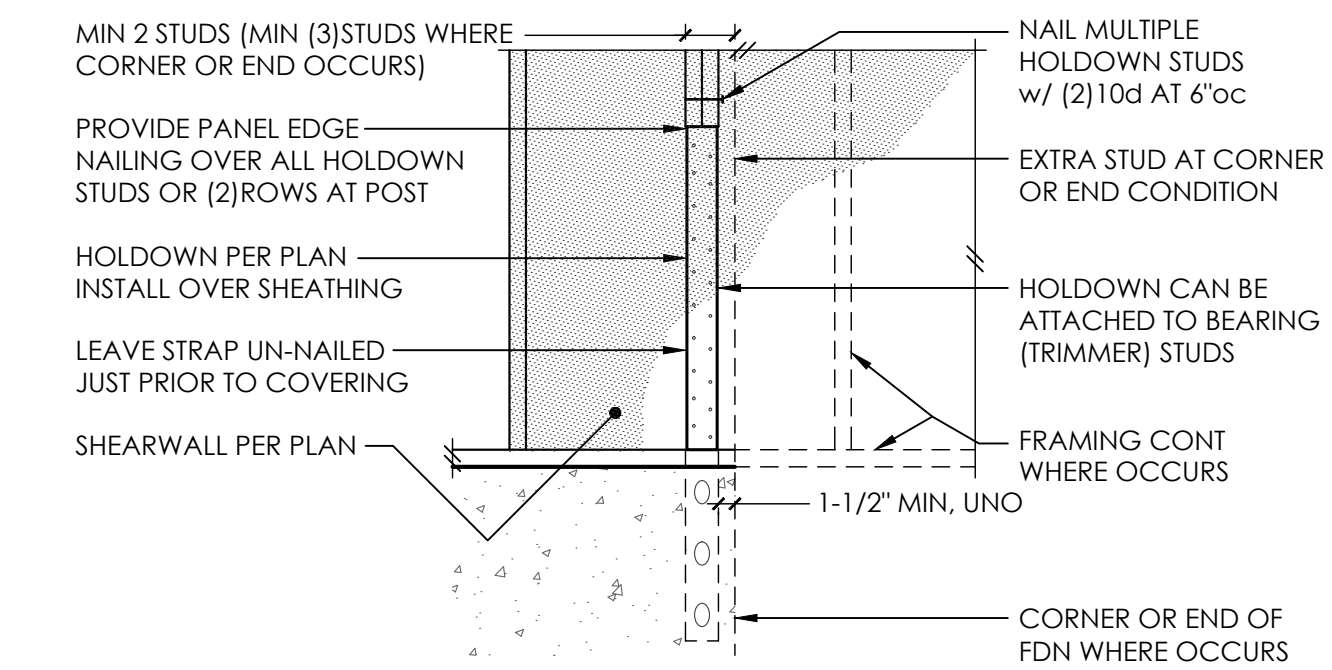
TYPICAL STEPPED FOOTING



HDU HOLDOWN SCHEDULE

PLAN	AT STEMWALL		AT FOOTINGⓈ			HD POSTⓈ	
MARK	AB	EMBED	ALL-THREAD	WASHER	EMBED	4x WALL	6x WALL
HDU2	5/8"Ø - SSB16(L)	12-5/8"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU4	5/8"Ø - SB5/8 x 24	18"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU5	5/8"Ø - SB5/8 x 24	18"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU8	7/8"Ø - SB7/8 x 24	18"	7/8"Ø	2-1/2"SQ x 1/2	12"	4x6	6x6

- ① ALL HOLDOWN ANCHOR BOLTS THAT NEED TO BE EMBEDDED INTO FOOTING ARE SPECIFICALLY SHOWN ON PLAN
② A307 ALL-THRD w/ PLATE WASHER PER SCHEDULE AND DOUBLE NUT BOT OR EQUIVALENT SIMPSON PAB
③ MINIMUM SIZE OF POST UNO ON FRAMING PLANS

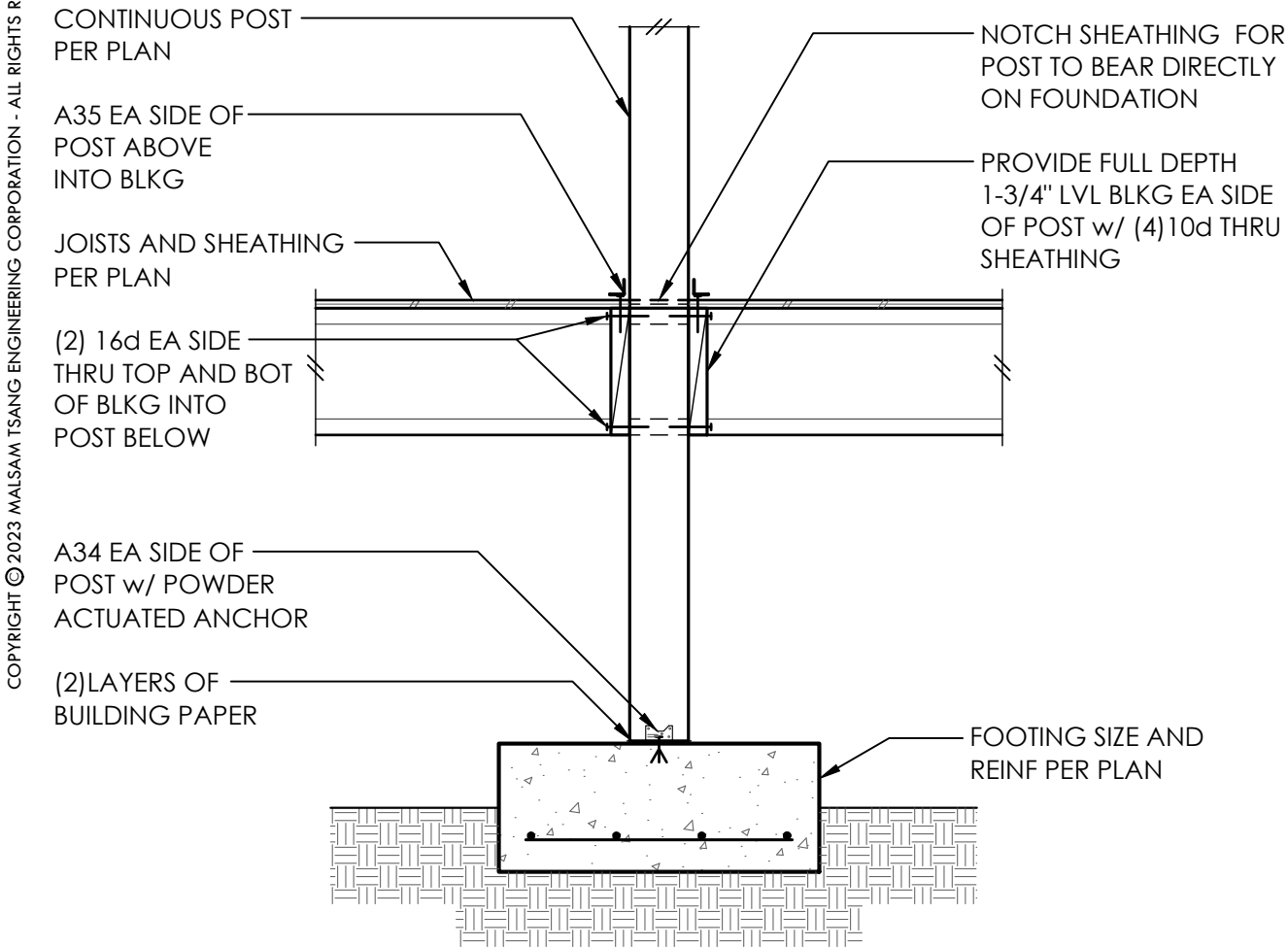


LSTHD/STHD HOLDOWN SCHEDULE

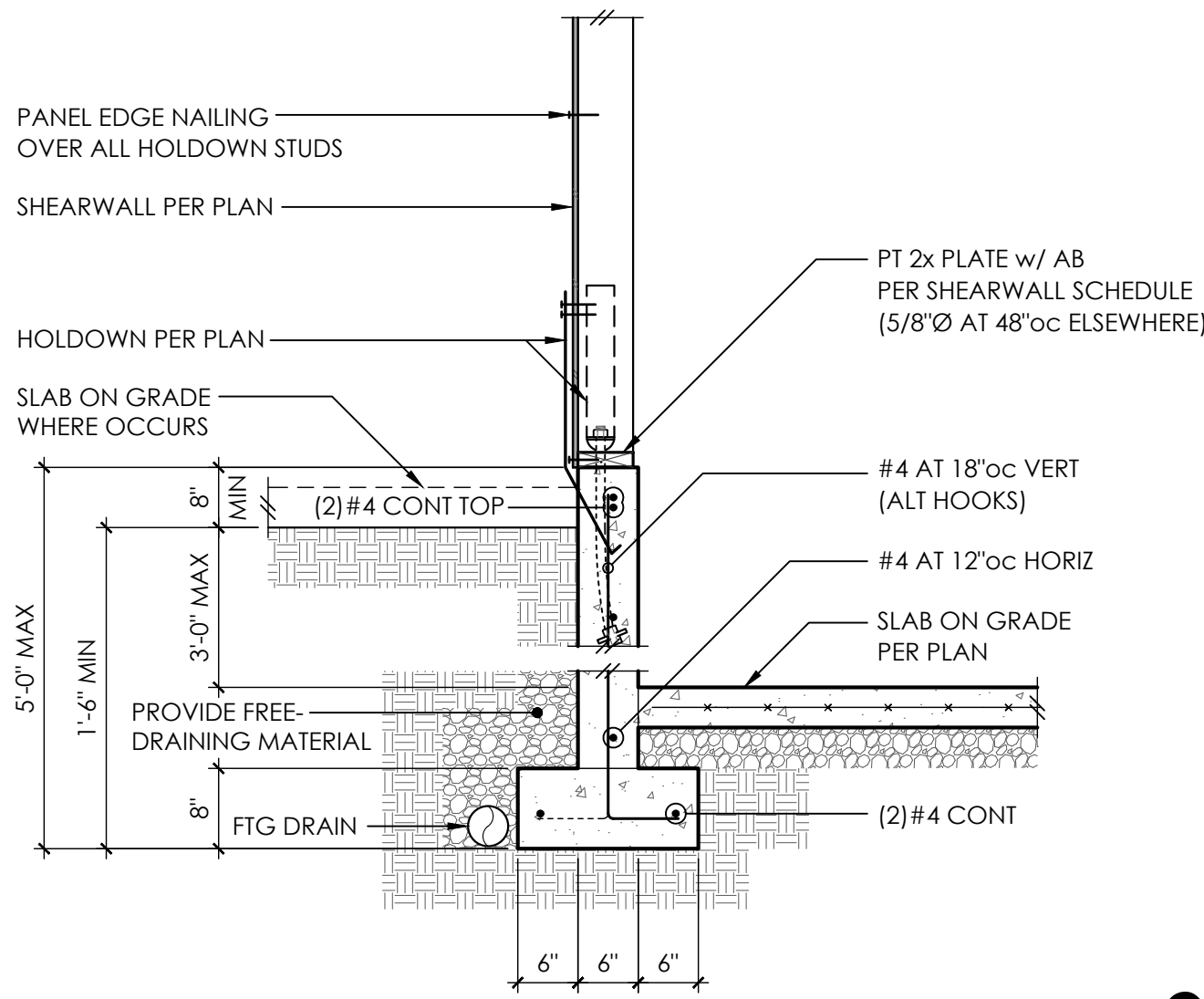
PLAN MARK	NAILS	HD POST
LSTHD8(RJ)	(20)16d SINKERS	DBL STUD
STHD10(RJ)	(28)16d SINKERS	DBL STUD
STHD14(RJ)	(30)16d SINKERS	DBL STUD

- ① 16d SINKERS = 0.148"Ø x 3-1/4"
② MINIMUM SIZE OF POST UNO ON FRAMING PLANS

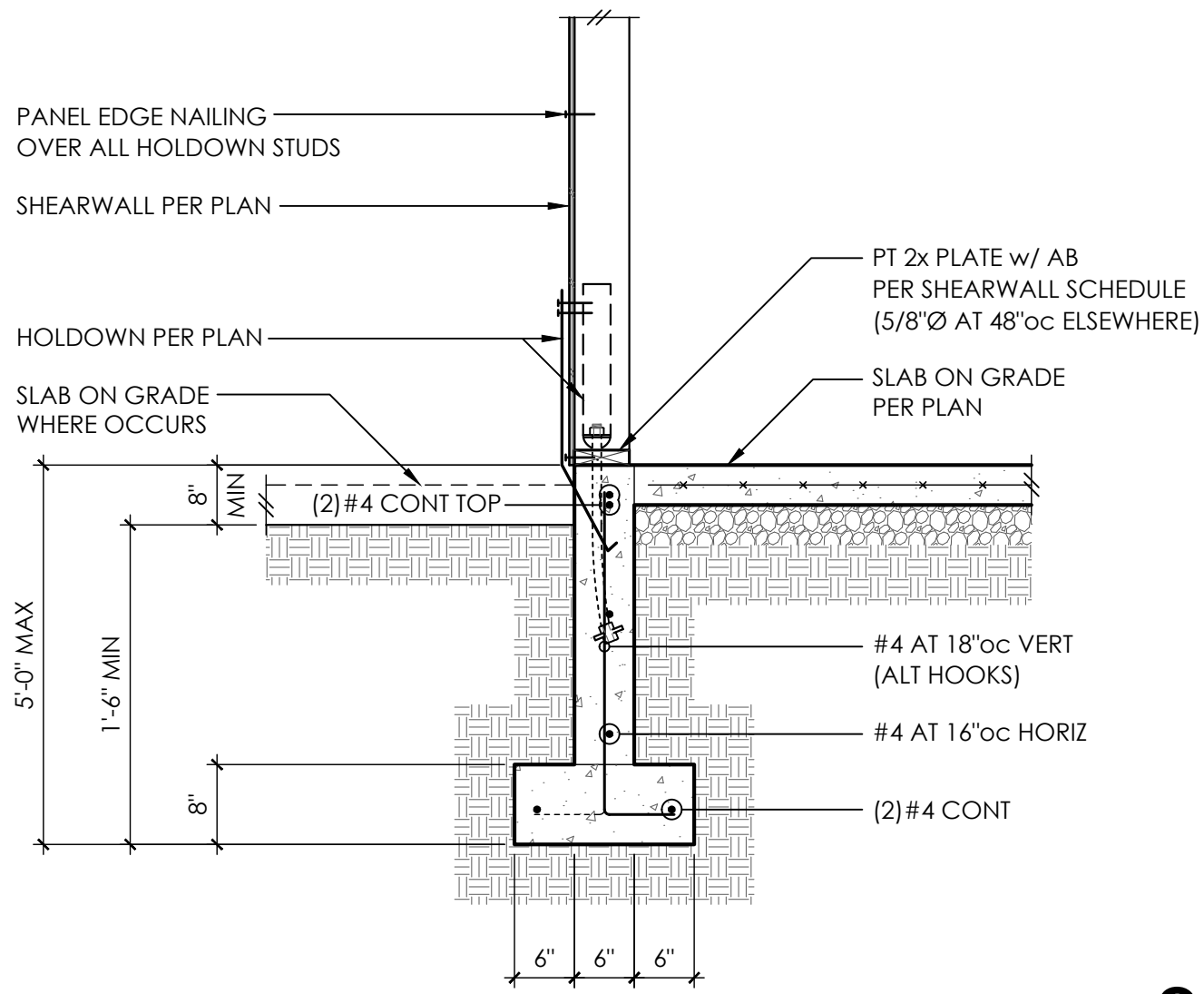
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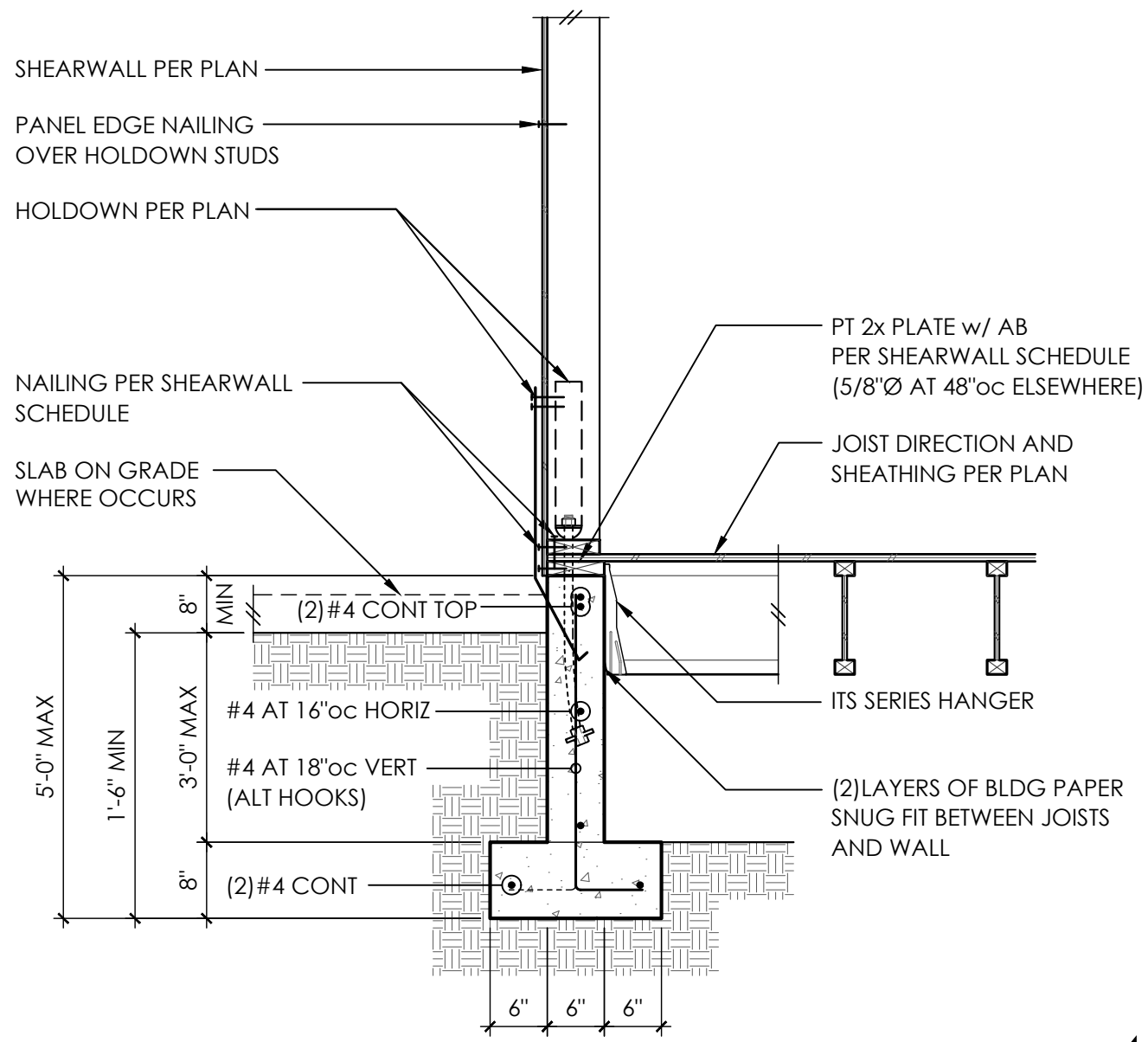
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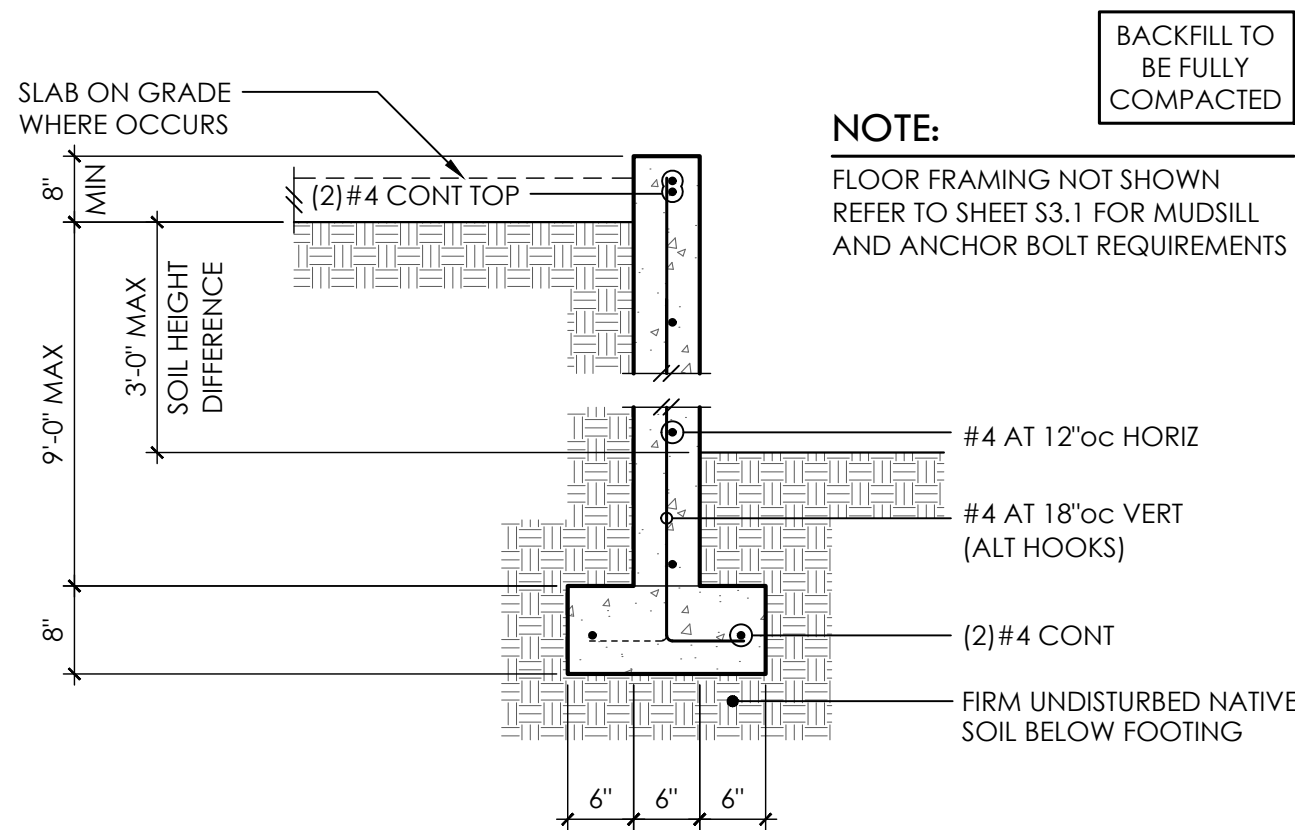
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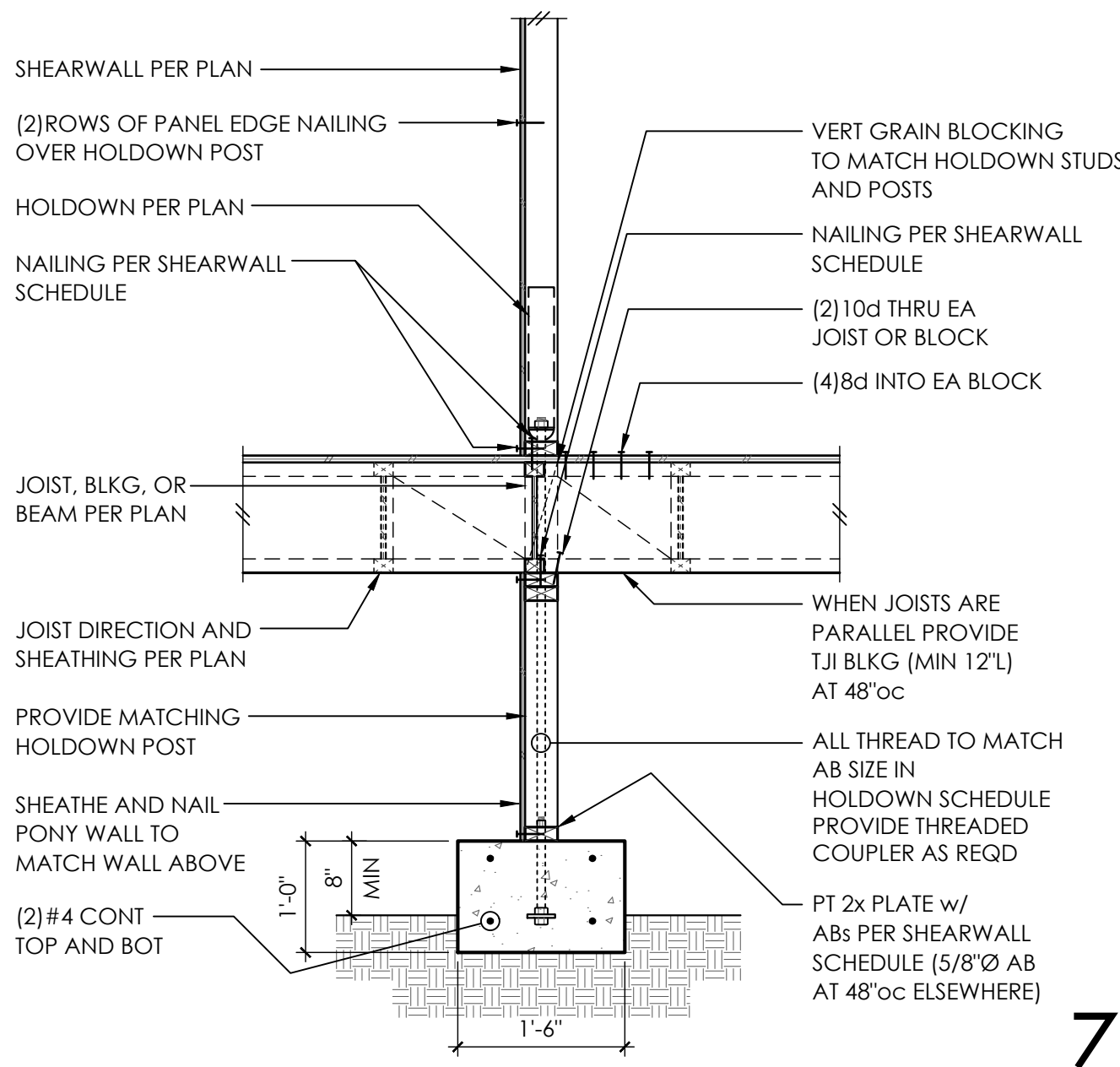
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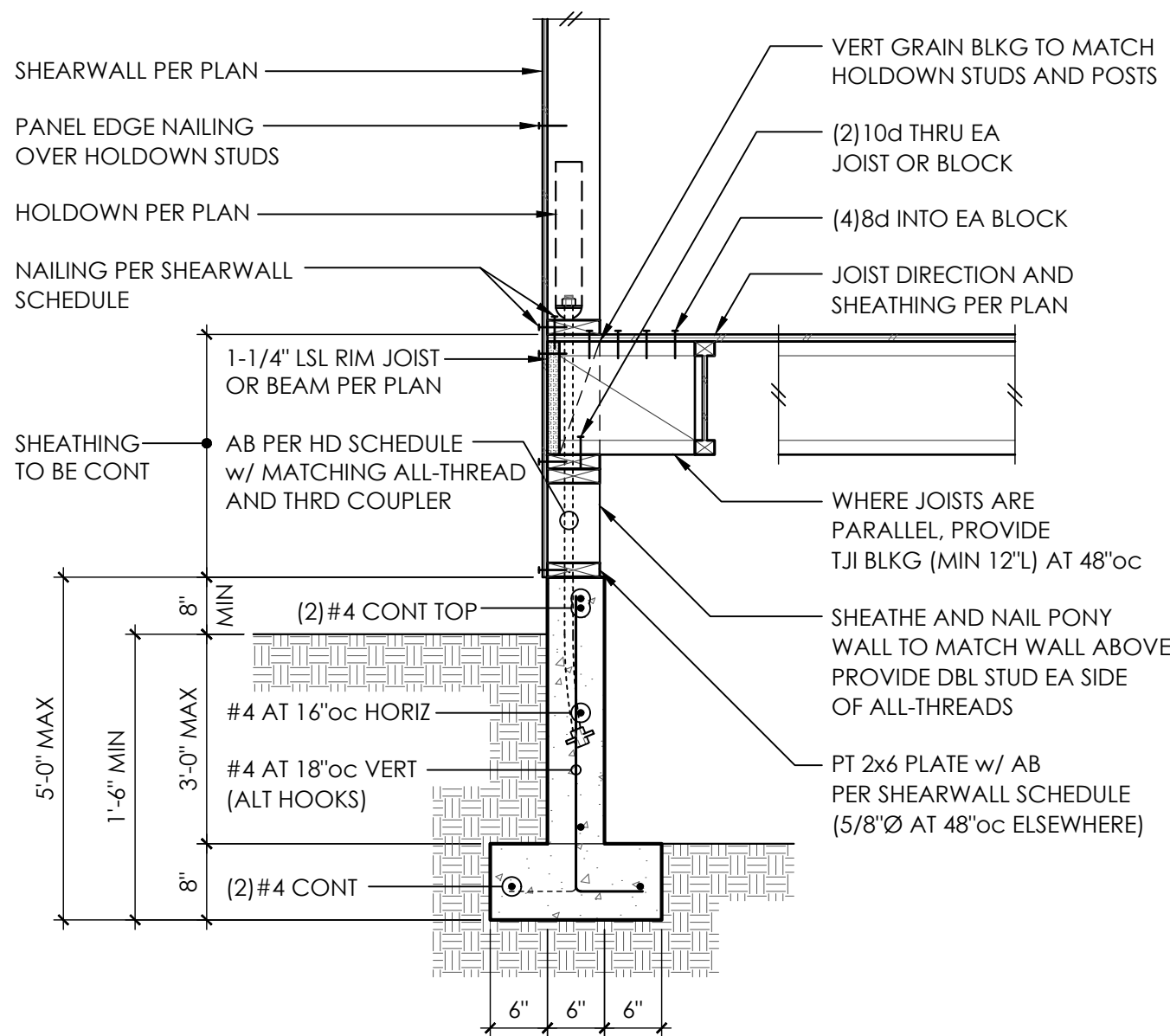
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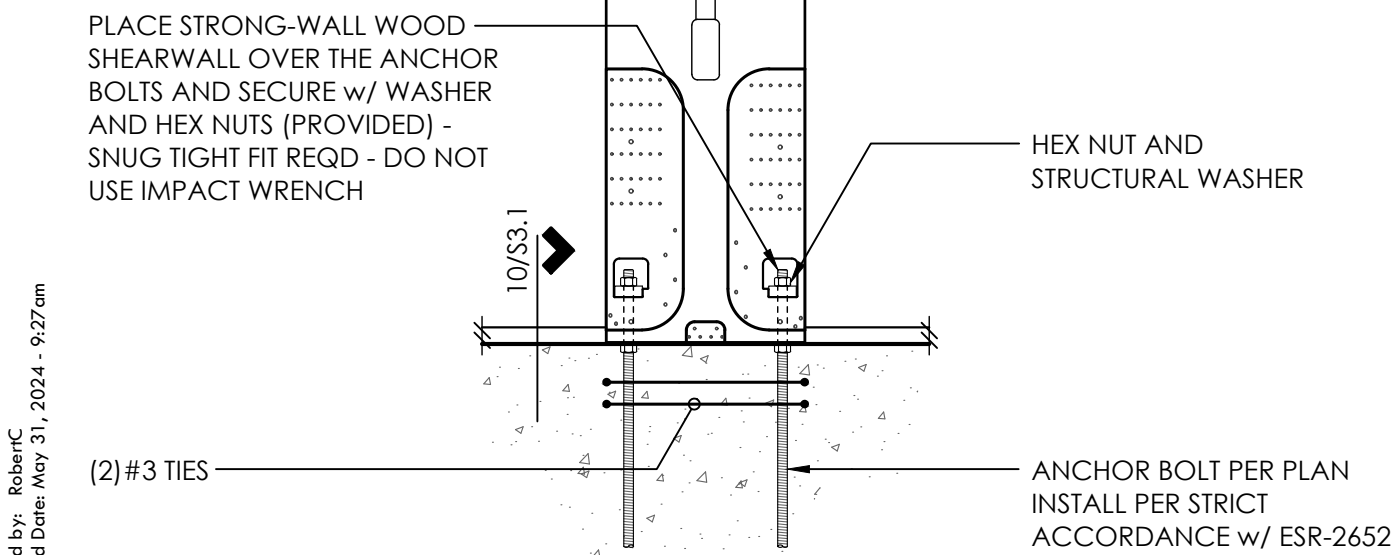
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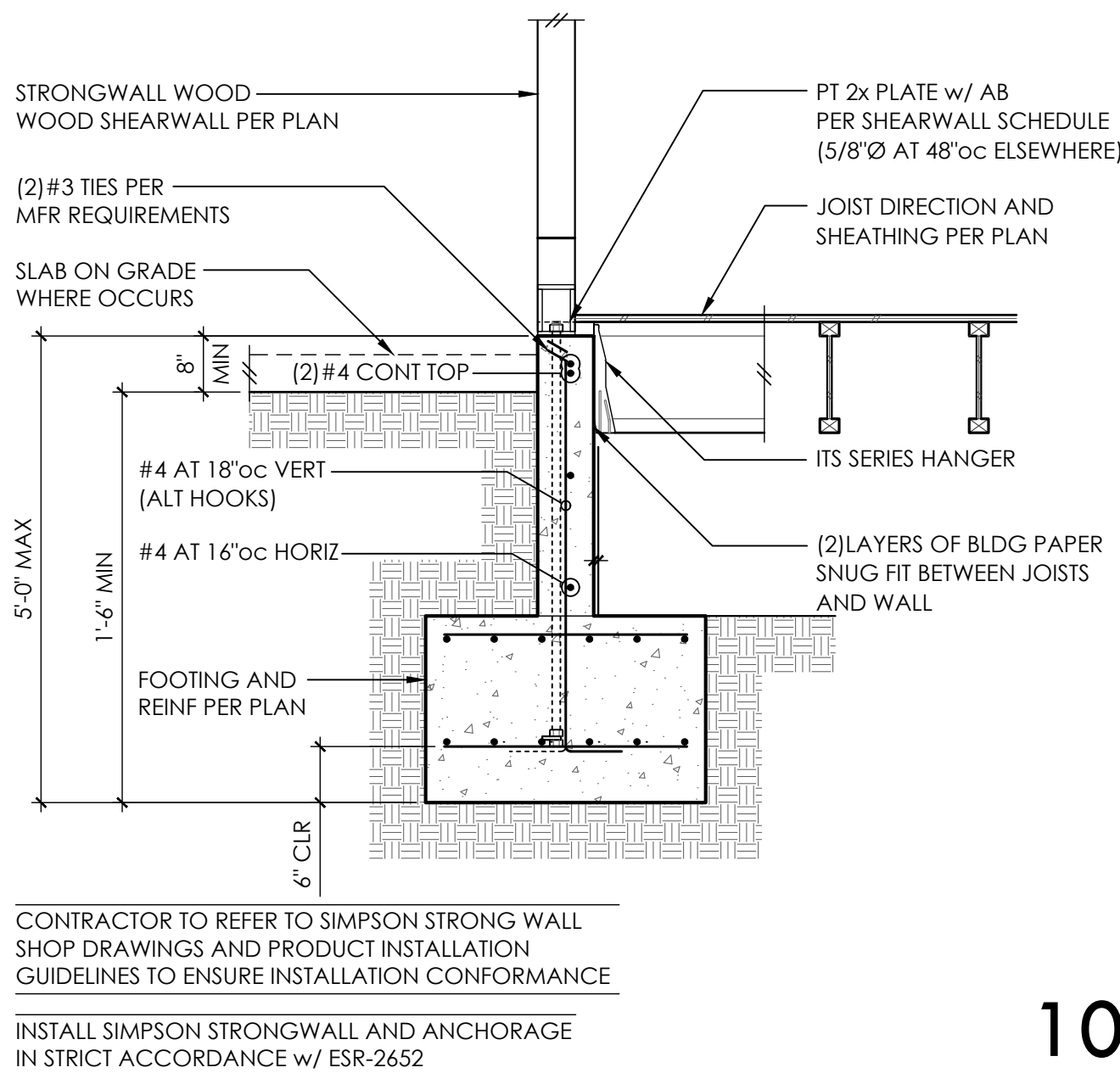
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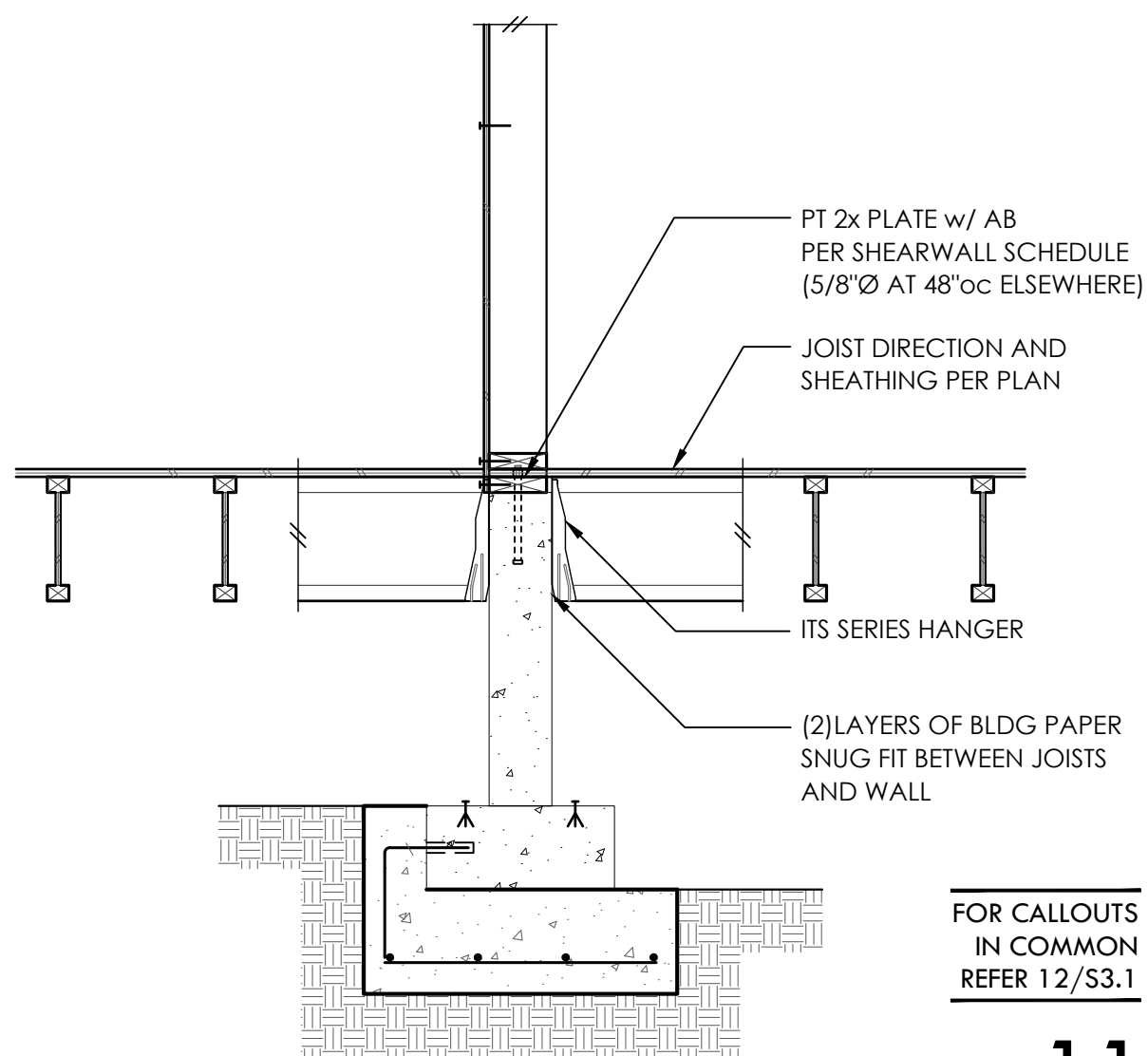
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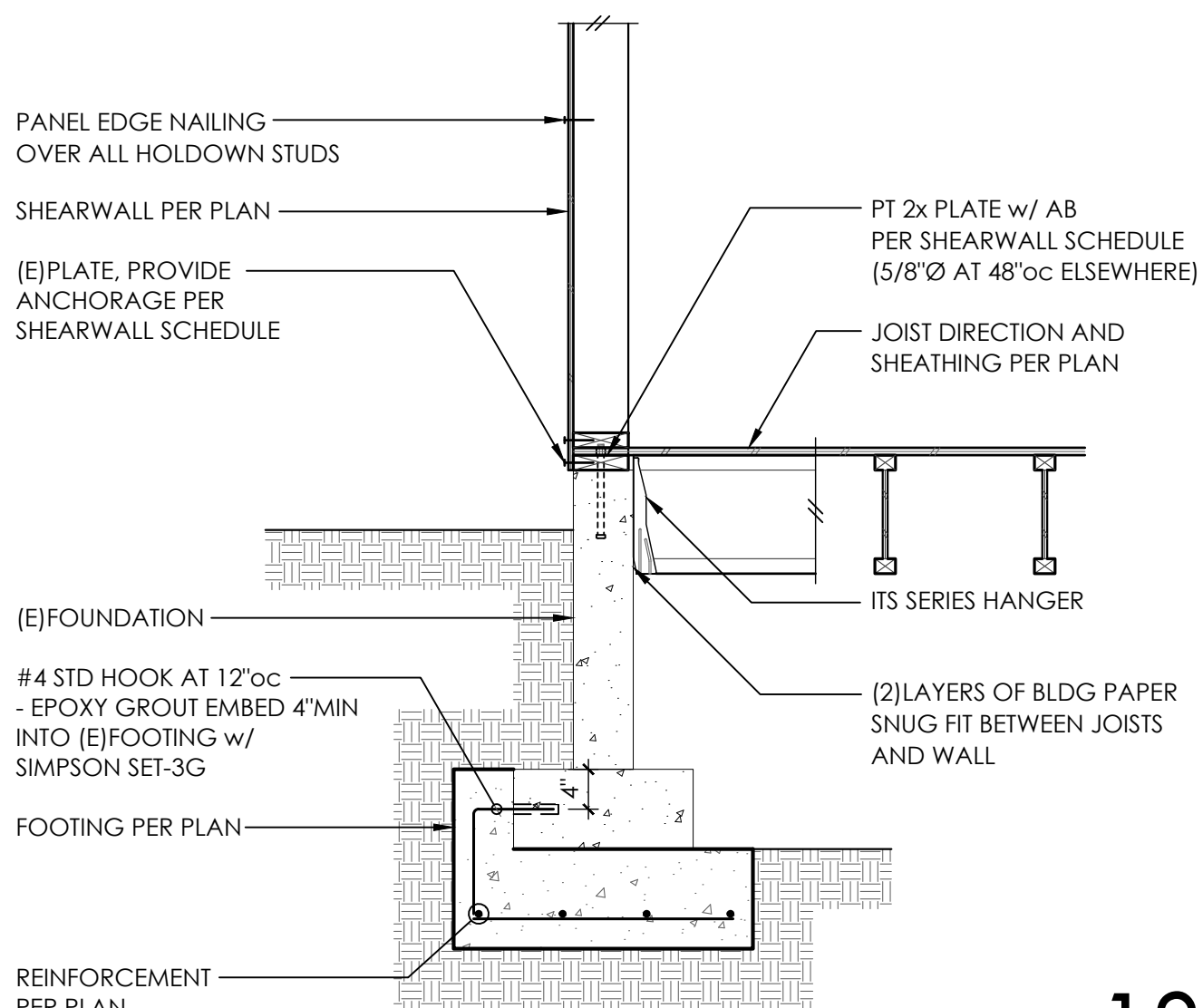
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10



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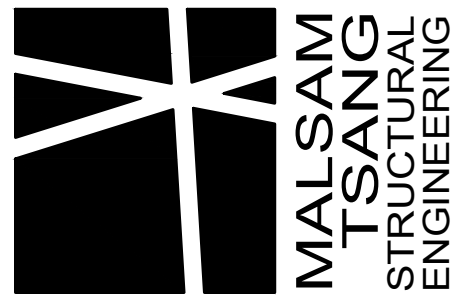
Plotted by: RobertC
Plotted Date: May 31, 2024 - 9:27am

CONTRACTOR TO REFER TO SIMPSON STRONG WALL SHOP DRAWINGS AND PRODUCT INSTALLATION GUIDELINES TO ENSURE INSTALLATION CONFORMANCE

CONTRACTOR TO REFER TO SIMPSON STRONG WALL SHOP DRAWINGS AND PRODUCT INSTALLATION GUIDELINES TO ENSURE INSTALLATION CONFORMANCE

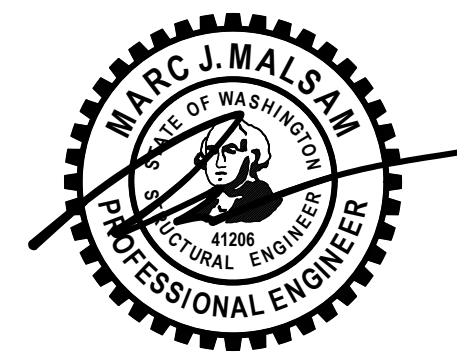
INSTALL SIMPSON STRONGWALL AND ANCHORAGE IN STRICT ACCORDANCE w/ ESR-2652

FOR CALLOUTS IN COMMON REFER 12/S3.1



122 S JACKSON ST - SUITE 210
SEATTLE, WA 98104 - 206.780.0039

6520 82ND AVE SE
MERCER ISLAND, WA



PROJECT NO 0463.2023.05.01
PROJECT MANAGER WAC
DRAWN JSD
ENGINEER BLAKE RASSILYER
206.602.5452
BLAKER@MALSAM-TSANG.COM

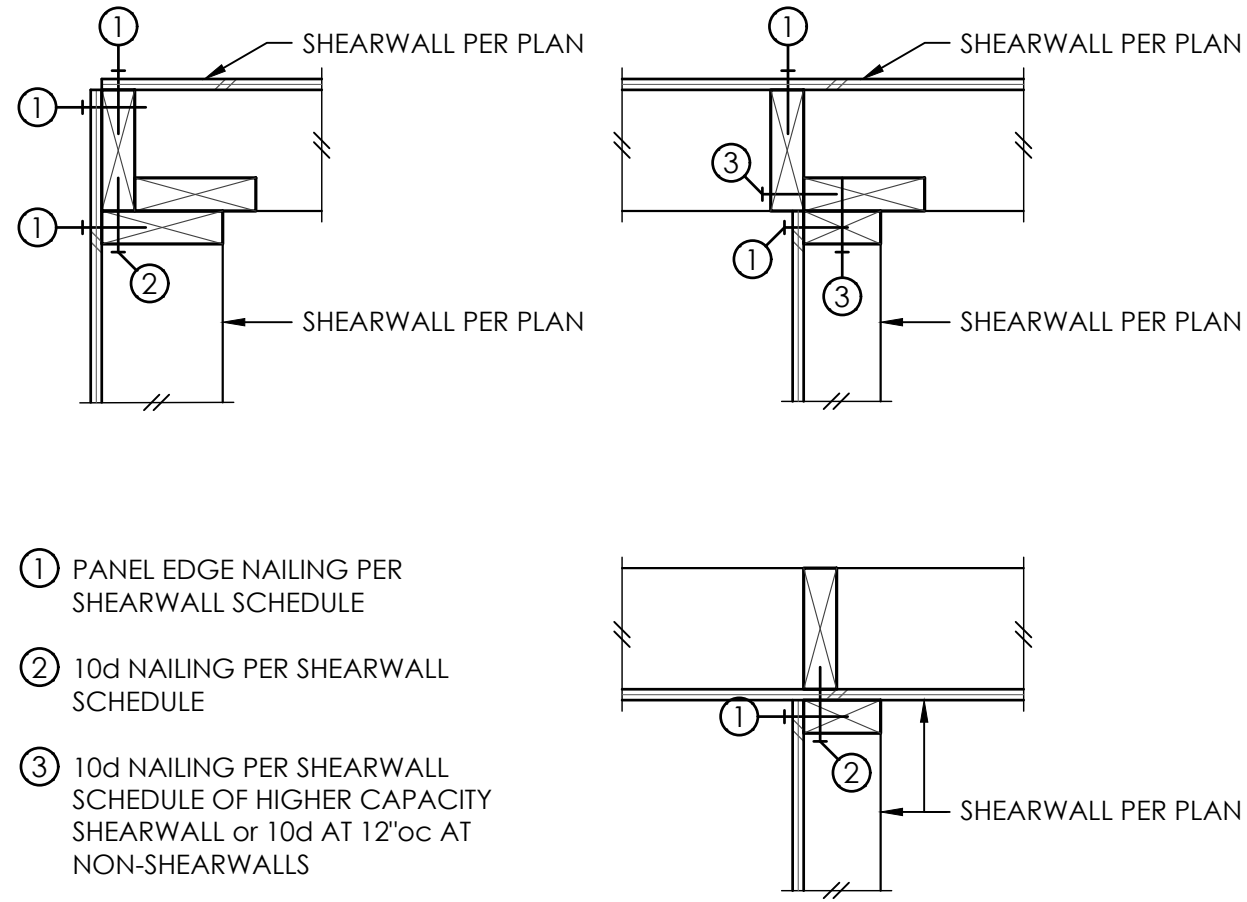
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Δ	PLAN REVISIONS	5.31.24

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CLIENT IZABELA & ROBERT TEKIELA

CONCRETE DETAILS

S3.1
SCALE - NTS

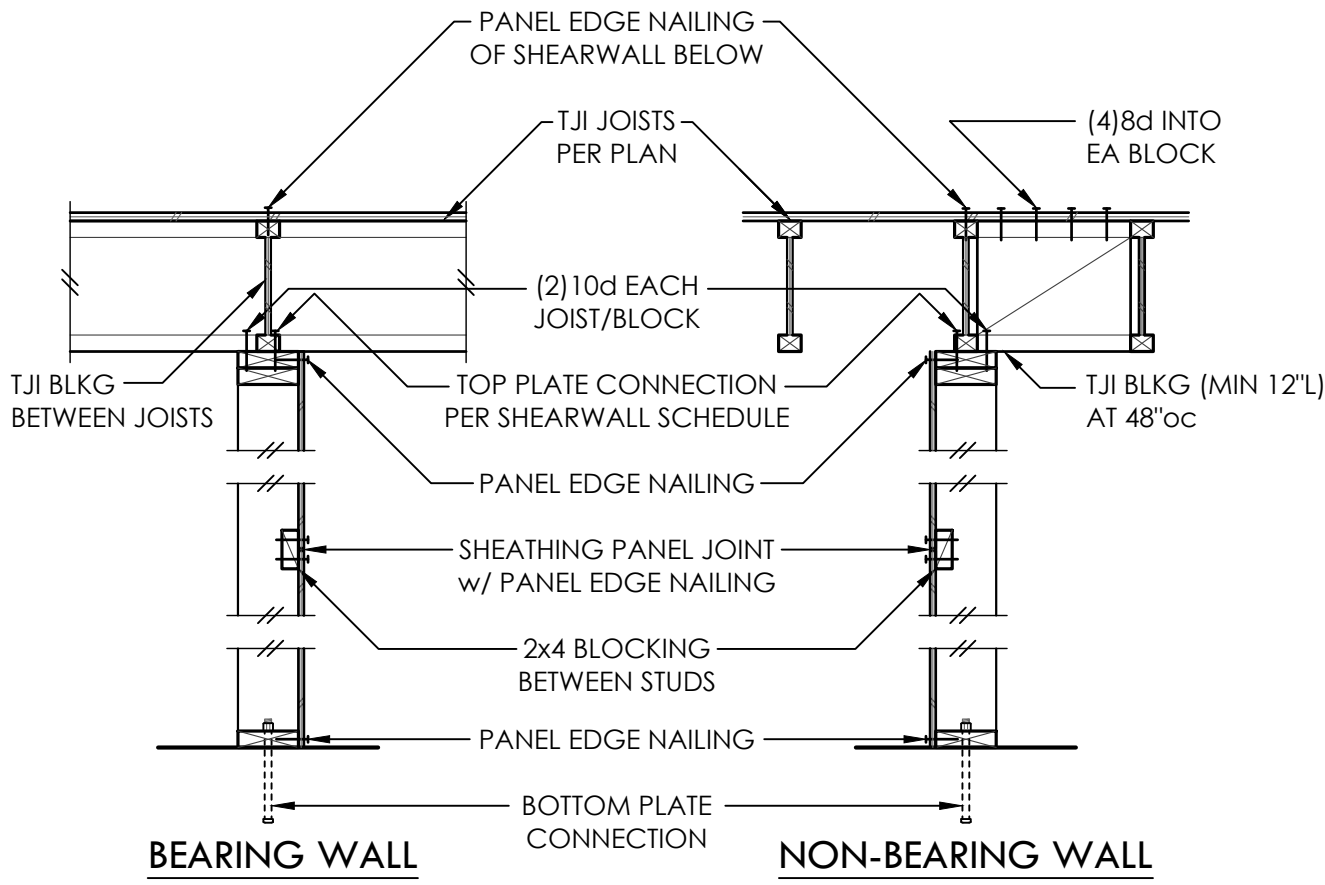
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SCALE: 1-1/2" = 1'-0"

TYPICAL SHEARWALL INTERSECTIONS

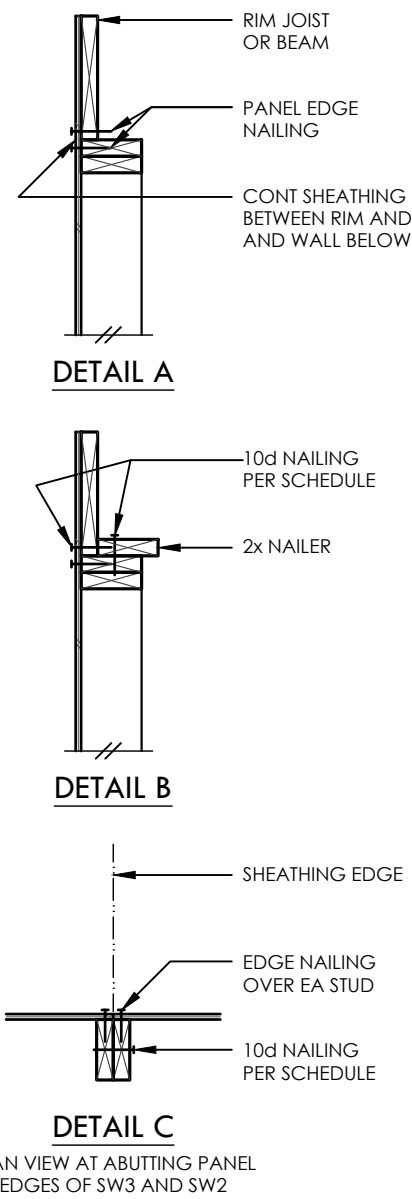
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NOTE:
SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, UNO

TYPICAL SHEARWALL CONSTRUCTION

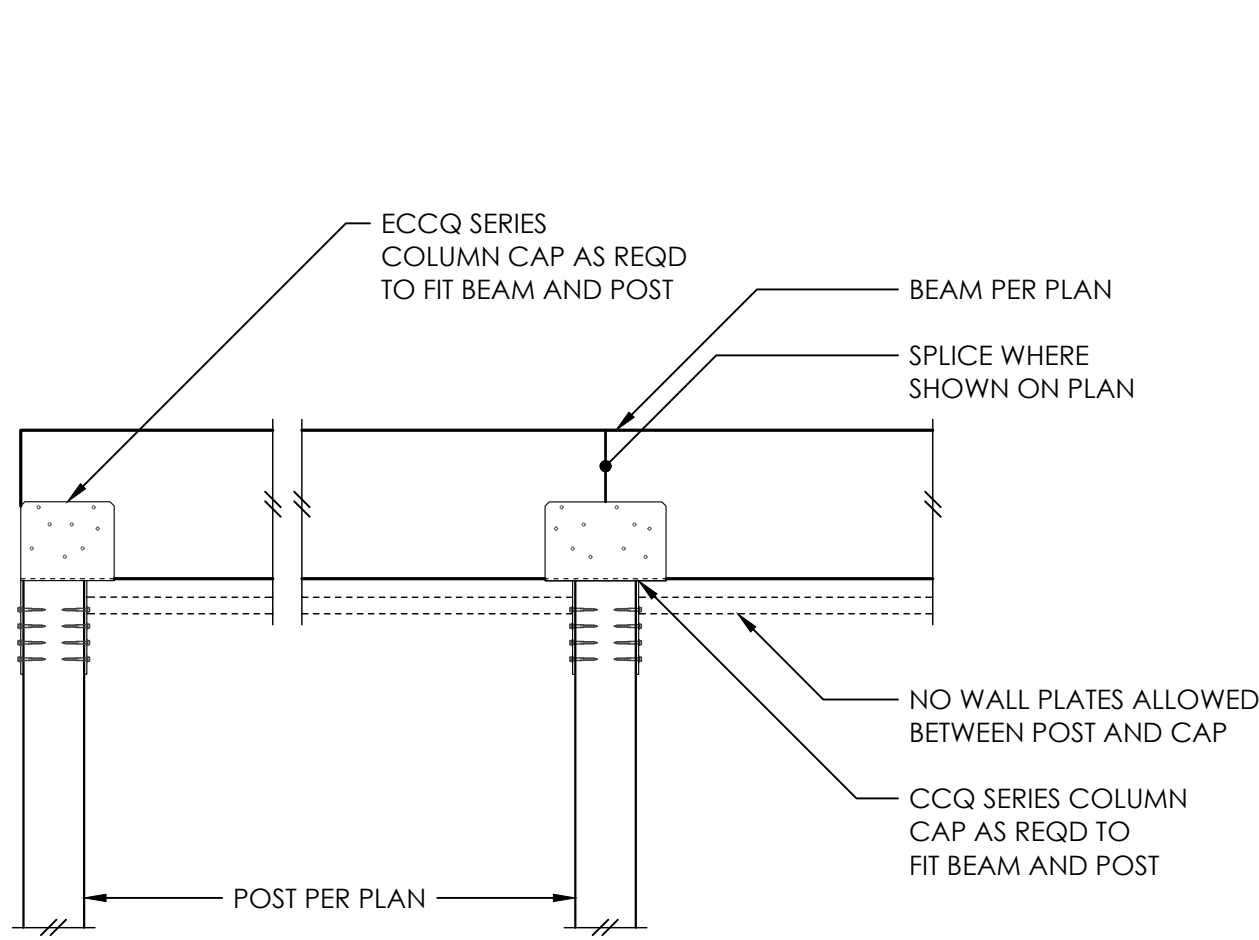
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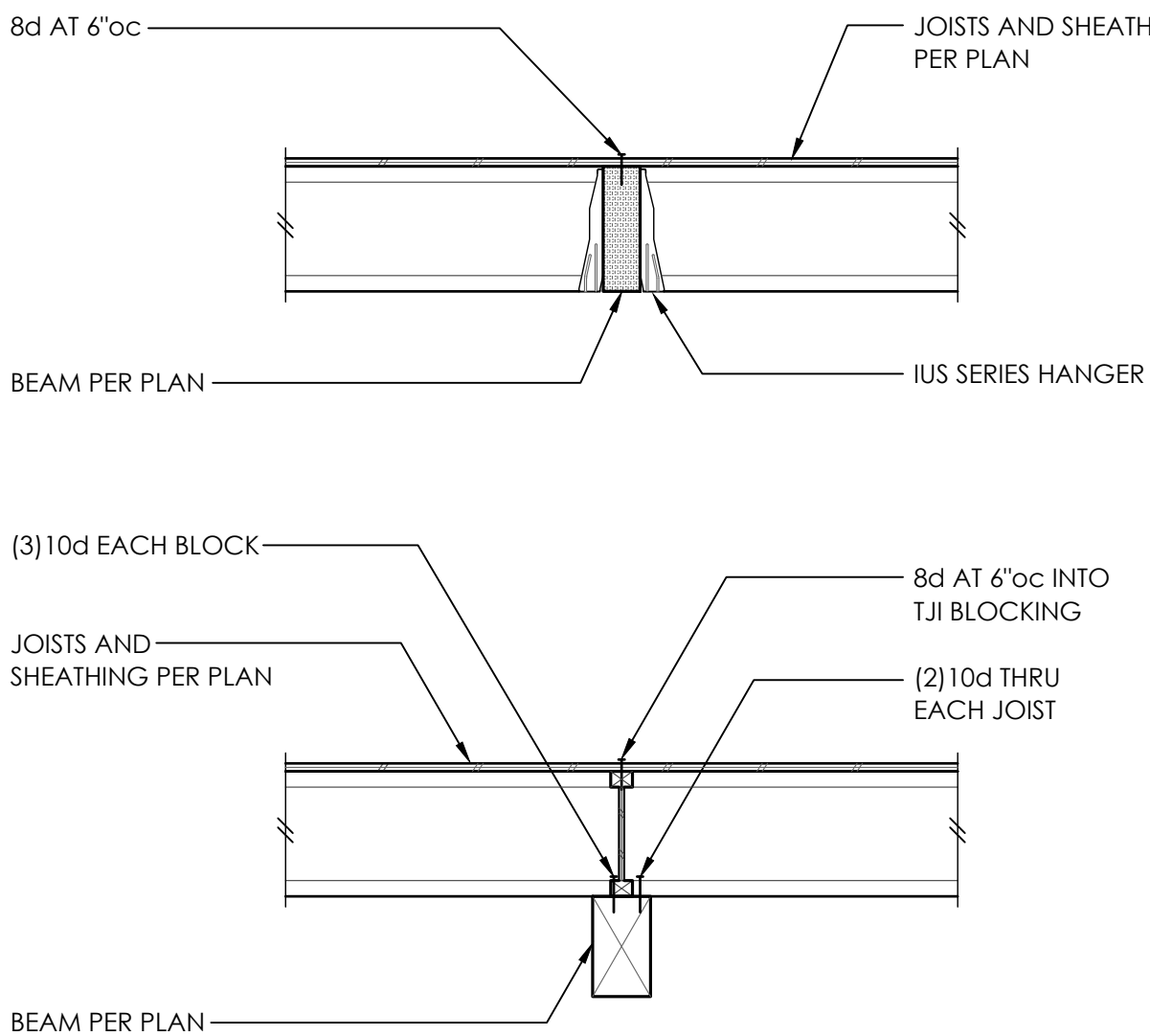
SHEARWALL SCHEDULE

MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			TJI/2x	RIM/B EAM	AT WOOD	AT CONCRETE
SW6	1/2" PLY or 7/16" OSB	8d AT 6"oc	10d AT 6"oc	A35 AT 30"oc	12d AT 6"oc	5/8"Ø AB AT 48"oc
SW4	1/2" PLY or 7/16" OSB	8d AT 4"oc	10d AT 4"oc	A35 AT 18"oc	12d AT 4"oc	5/8"Ø AB AT 42"oc
SW3	1/2" PLY or 7/16" OSB	8d AT 3"oc	(2)ROWS 10d AT 6"oc	A35 AT 16"oc	(2)ROWS 12d AT 6"oc	5/8"Ø AB AT 36"oc
SW2	1/2" PLY or 7/16" OSB	8d AT 2"oc	(2)ROWS 10d AT 4"oc	A35 AT 12"oc	(2)ROWS 12d AT 4"oc	5/8"Ø AB AT 24"oc
SW3-2	1/2" PLY or 7/16" OSB EA SIDE	8d AT 3"oc EA SIDE	N/A	A35 AT 8"oc	(2)ROWS 12d AT 3"oc	5/8"Ø AB AT 18"oc
SW2-2	1/2" PLY or 7/16" OSB EA SIDE	8d AT 2"oc EA SIDE	N/A	A35 AT 6"oc	(3)ROWS 12d AT 3"oc	5/8"Ø AB AT 12"oc

- Ⓢ BLOCK PANEL EDGES WITH 2x4 LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d AT 12"oc.
- Ⓢ 8d NAILS SHALL BE 0.131"Ø x 2-1/2", 10d NAILS SHALL BE 0.131"Ø x 3", AND 12d NAILS SHALL BE 0.131"Ø x 3-1/4".
- Ⓢ EMBED CAST IN PLACE ANCHOR BOLTS AT LEAST 7". EPOXY EMBED POST INSTALLED 5/8"Ø THREADED ROD 5" MIN w/ SET-3G OR USE 5/8"Ø x 8" TITEN HD SCREWS. UNO. ALL BOLTS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) w/ SHEATHING. AT 2x6 SW3-2 AND SW2-2 WALLS, PROVIDE 4-1/2" x 3" x 0.229" PLATE WASHERS CENTERED ON PLATE.
- Ⓢ 3x STUDS OR DBL STUDS NAILED TOGETHER w/ 10d NAILING IS REQD AT ABUTTING PANEL EDGES OF SW3, SW2, SW3-2, AND SW2-2. REFER TO DETAIL C. WHERE 3x STUDS ARE USED, STAGGER NAILS AT ADJOINING PANEL EDGES. ABUTTING PANEL EDGES SHALL BE OFFSET EACH SIDE OF WALL AT SW3-2 AND SW2-2.
- Ⓢ TWO STUDS MINIMUM OR POST PER PLAN ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
- Ⓢ ALL NEW EXTERIOR WALLS SHALL BE SW6, UNLESS NOTED OTHERWISE.
- Ⓢ NAILS SHALL NOT BE SPACED LESS THAN 3/8" FROM EDGES OF SHEATHING. SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEADS ARE FLUSH WITH SHEATHING (NOT COUNTERSUNK).
- Ⓢ LTP4's INSTALLED OVER SHEATHING WITH 8d (0.131"Ø x 2-1/2") NAILS MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- Ⓢ A35's OR LTP4's MAY BE ELIMINATED PER DETAIL A OR DETAIL B.

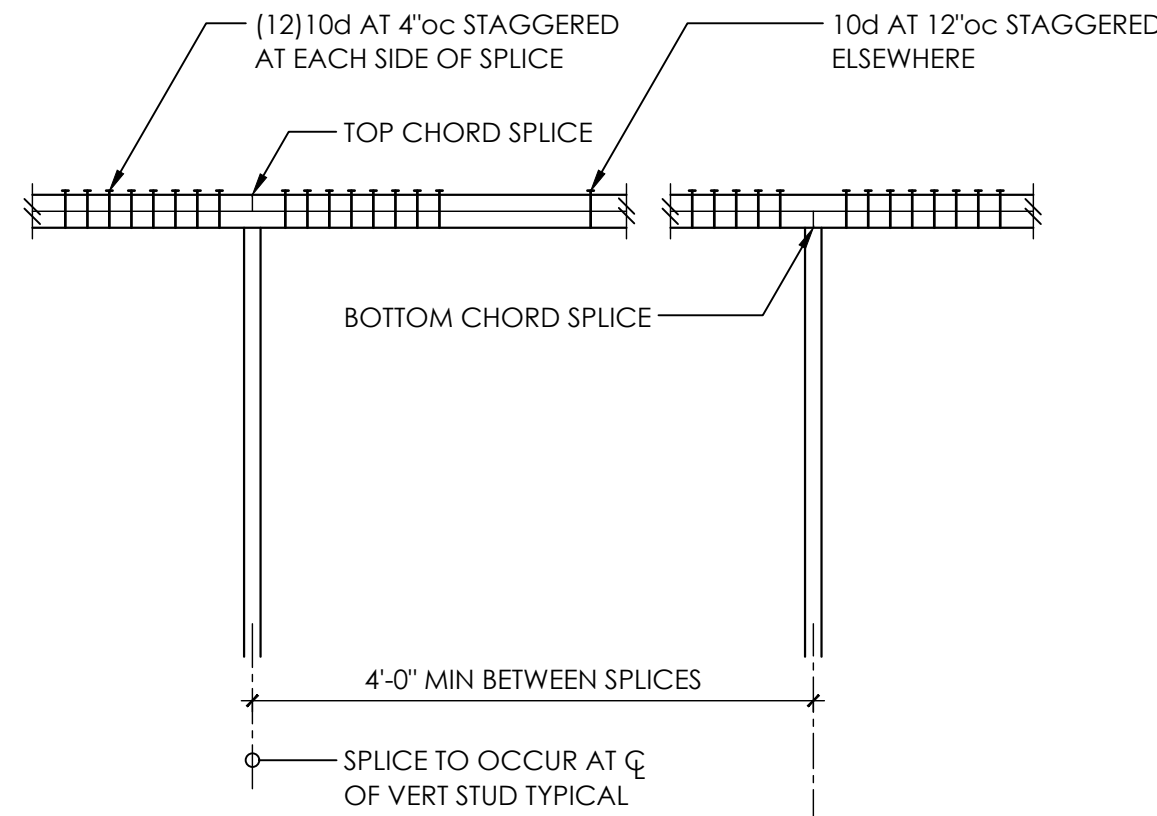


5



TYPICAL FLUSH AND DROPPED BEAM

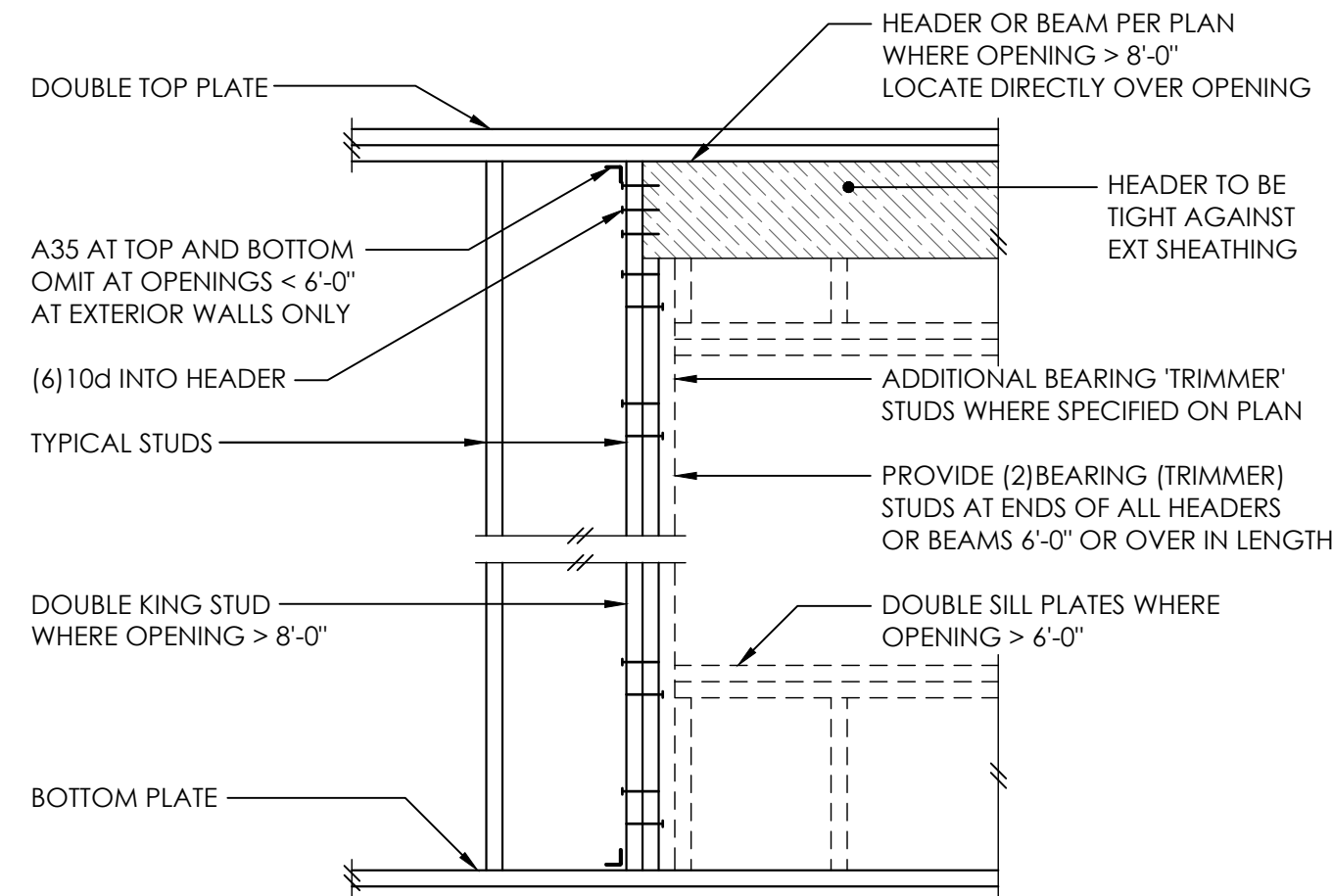
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- NOTE:
- NAILING AT TOP PLATE SPLICES MAY BE ELIMINATED w/ CS16 x 30"
 - WHERE VERTICAL PENETRATIONS THRU PLATE EXCEED 1" FOR A 4x WALL OR 3" FOR A 6x WALL - PROVIDE CS16 x 30" AT TOP PLATE
 - MINIMUM EDGE DISTANCE FOR VERTICAL PENETRATIONS THRU TOP PLATE IS 1-1/4"

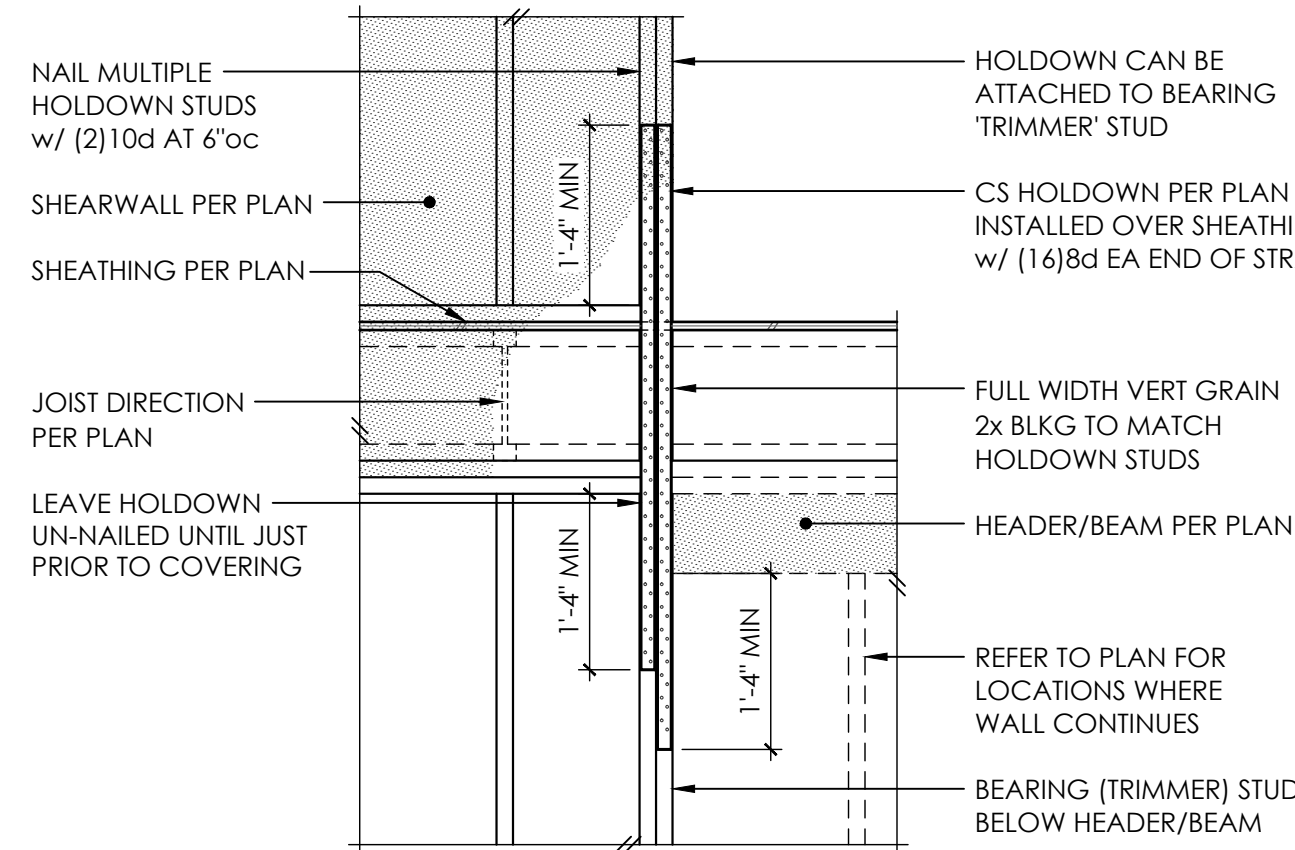
TYPICAL TOP PLATE SPLICE

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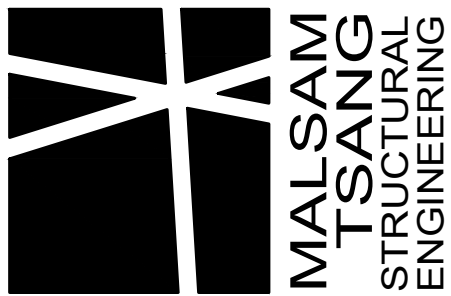
TYPICAL HEADER SUPPORT

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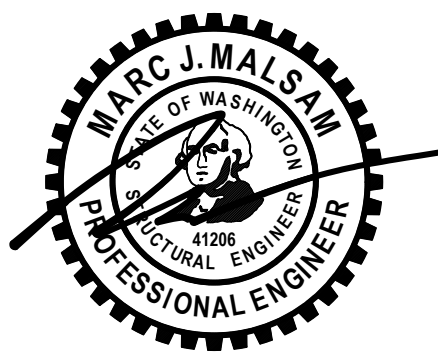


TYPICAL CS16 HOLDDOWN

12



6520 82ND AVE SE
MERCER ISLAND, WA



PROJECT NO 0463.2023.05.01
PROJECT MANAGER WAC
DRAWN JSD
ENGINEER BLAKE RASSILVER
206.602.5452
BLAKER@MALSAM-TSANG.COM

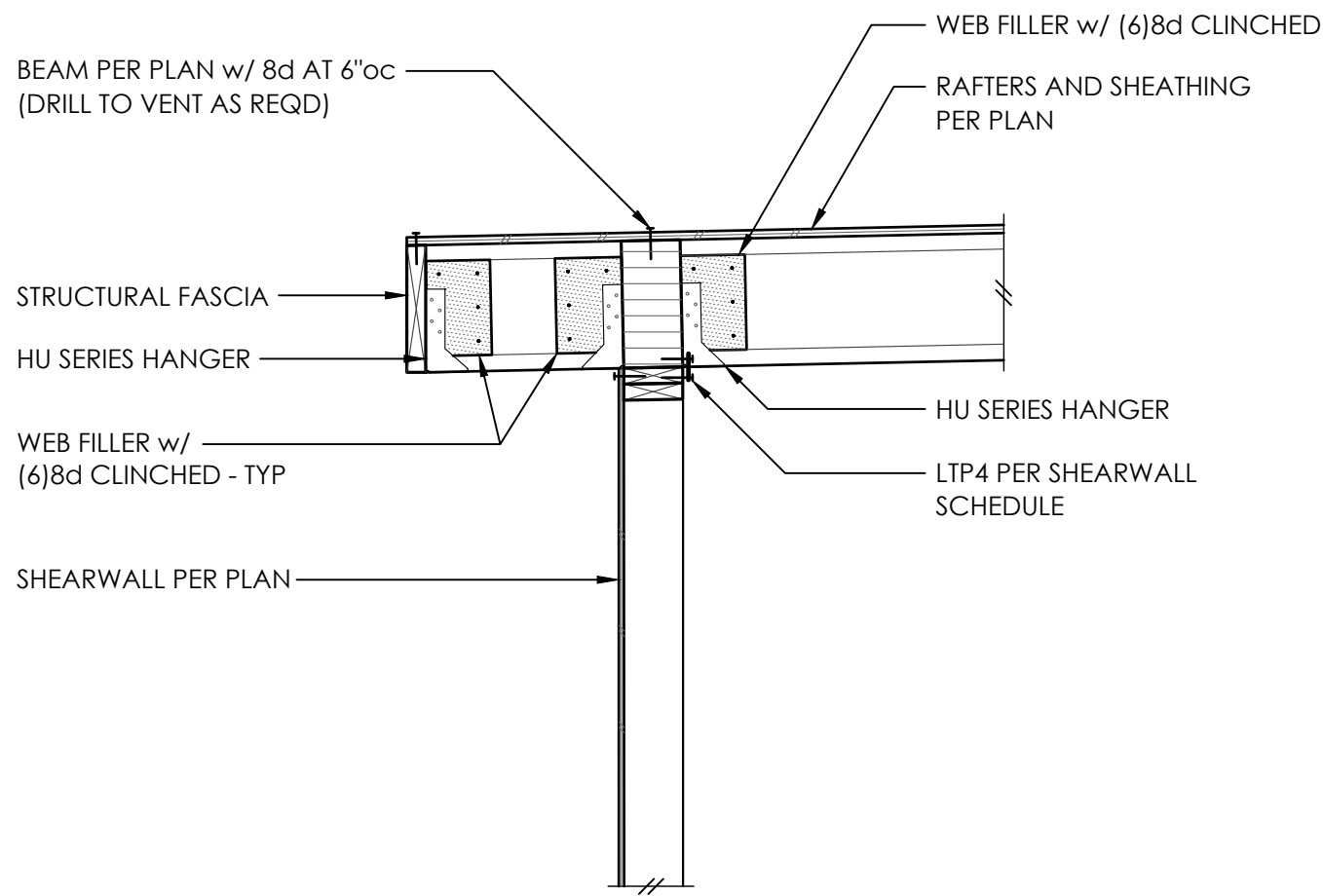
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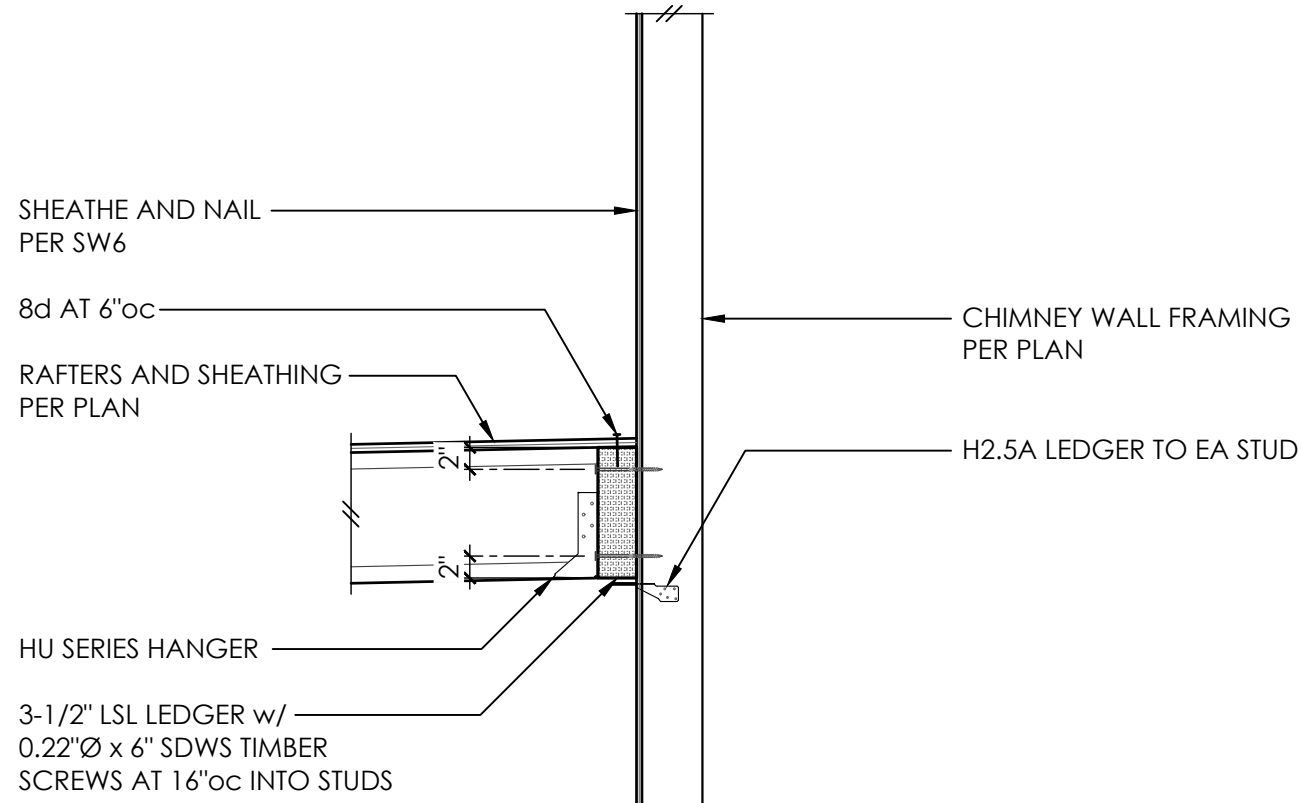
TYPICAL WOOD
FRAMING DETAILS

S4.0
SCALE - NTS

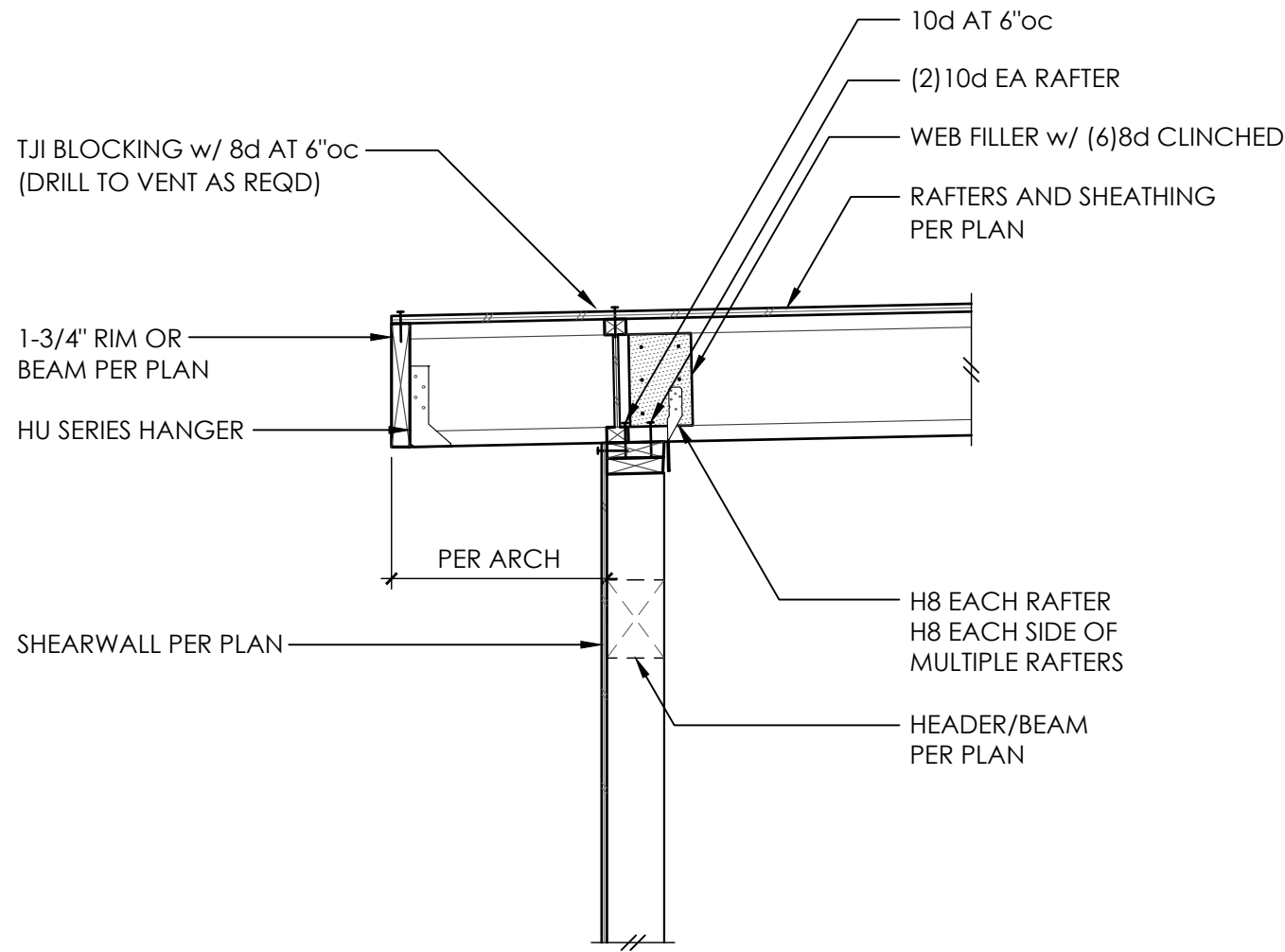
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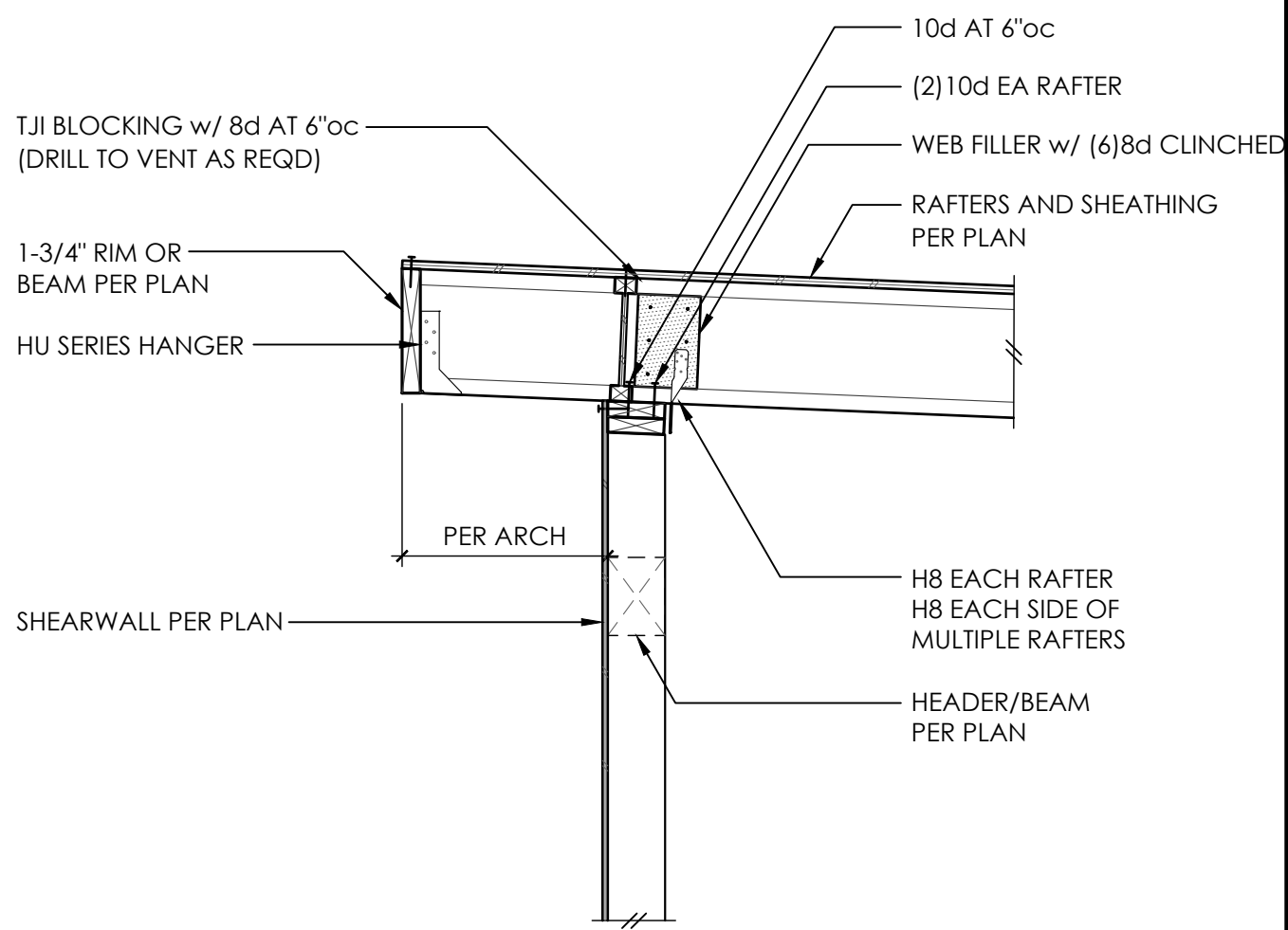
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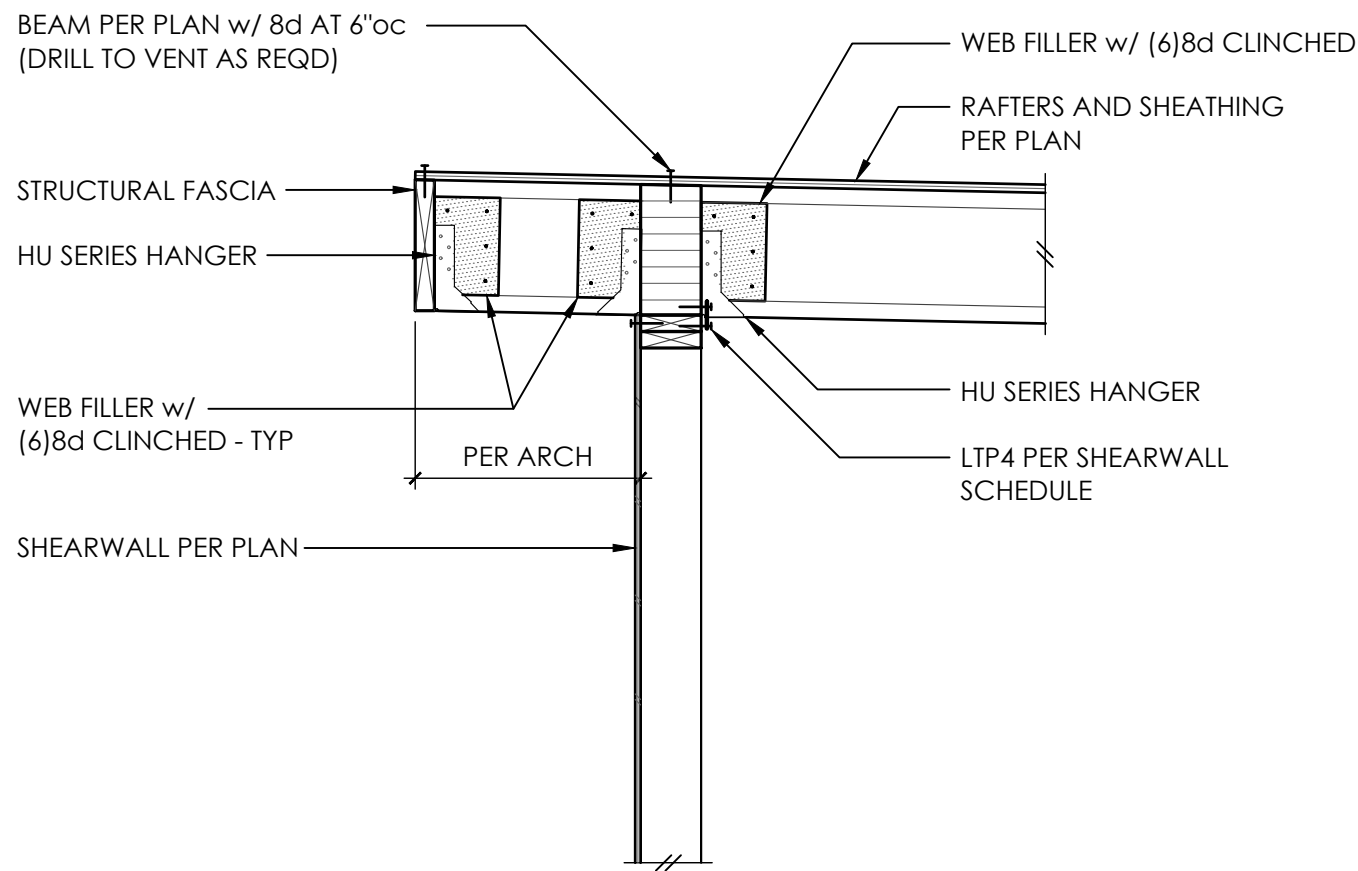
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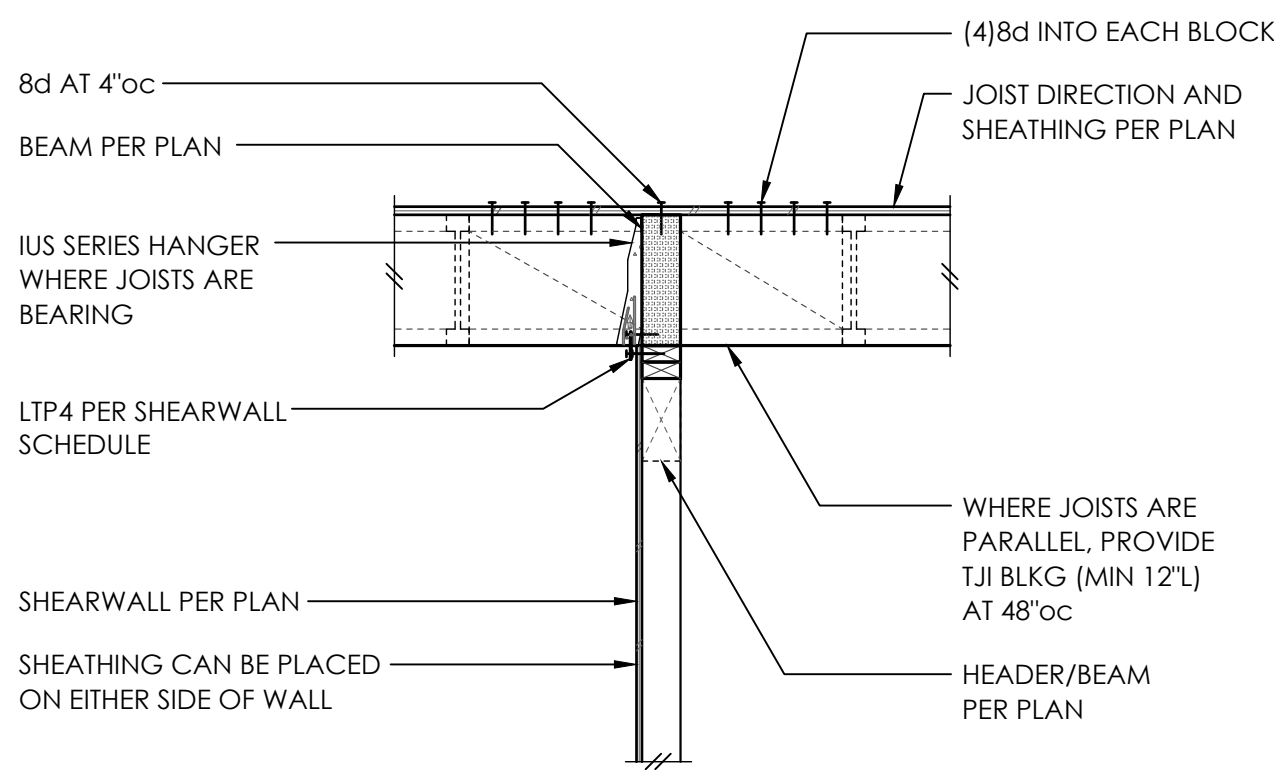
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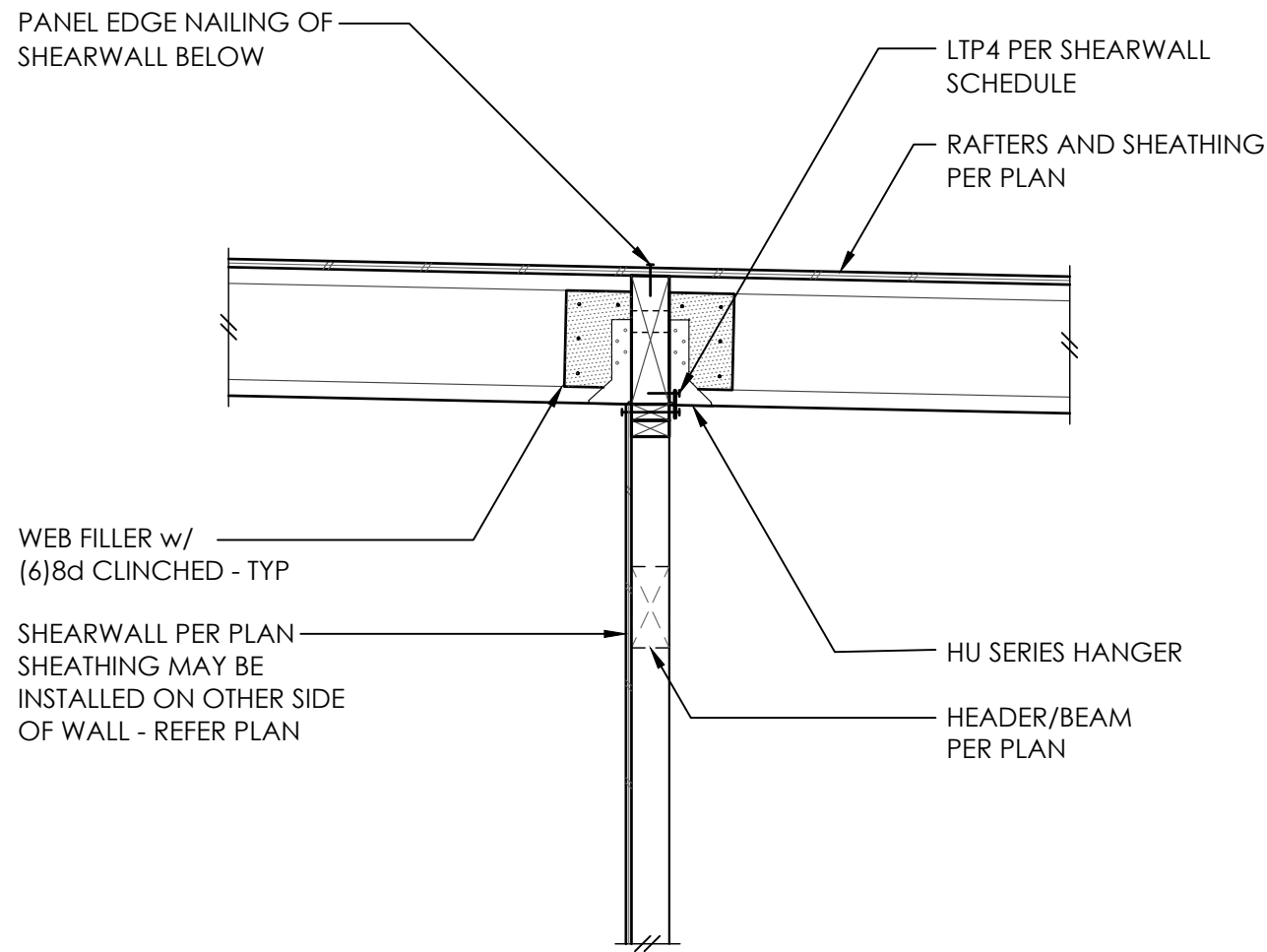
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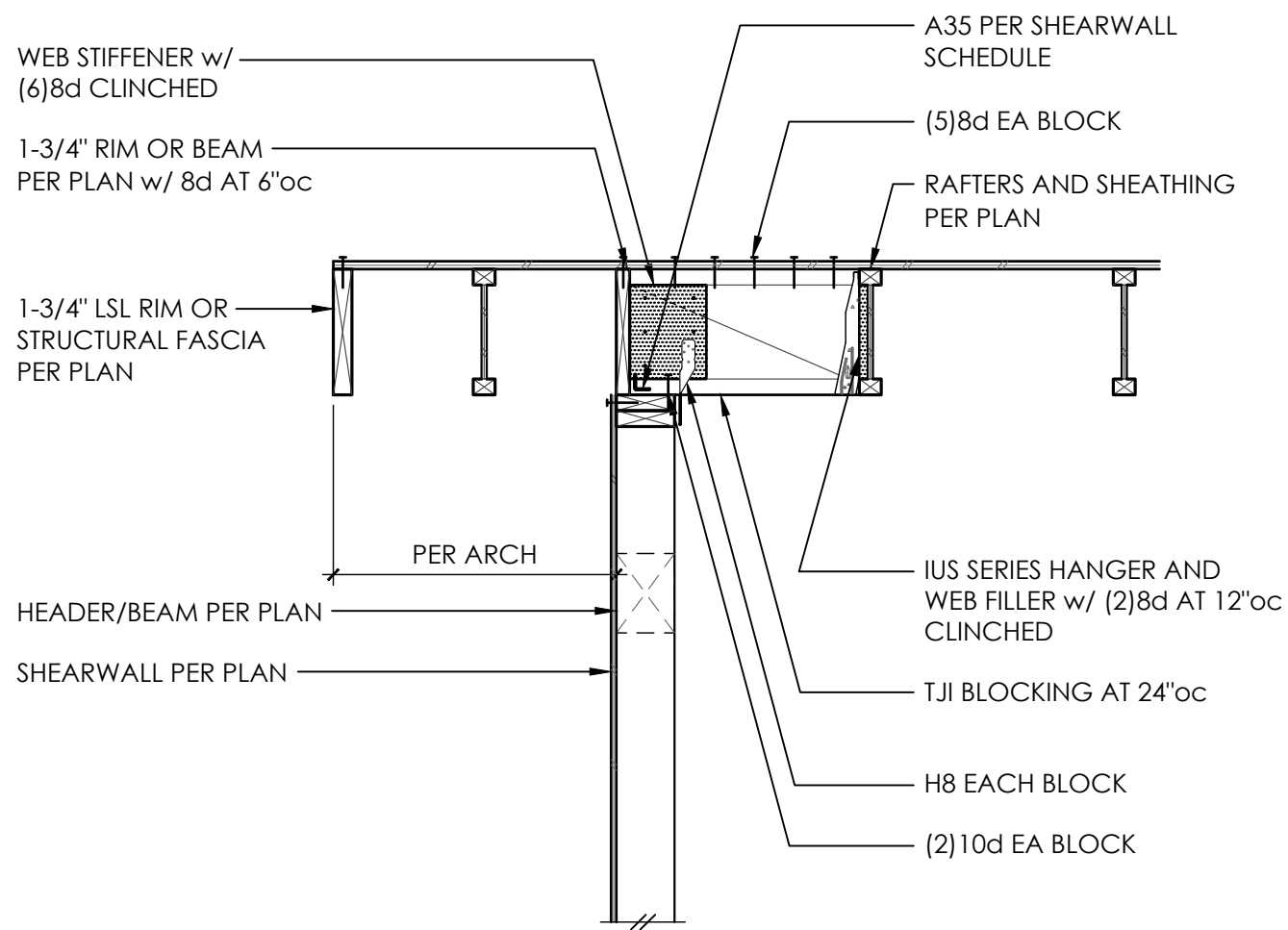
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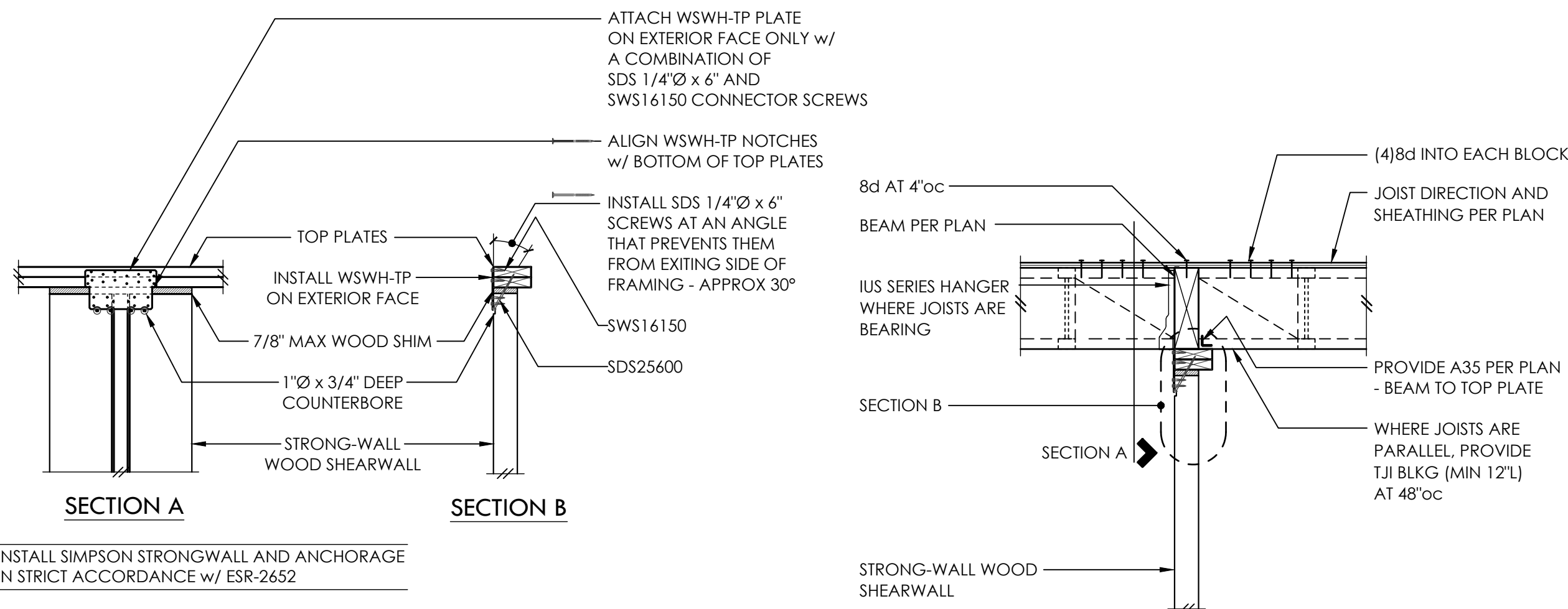
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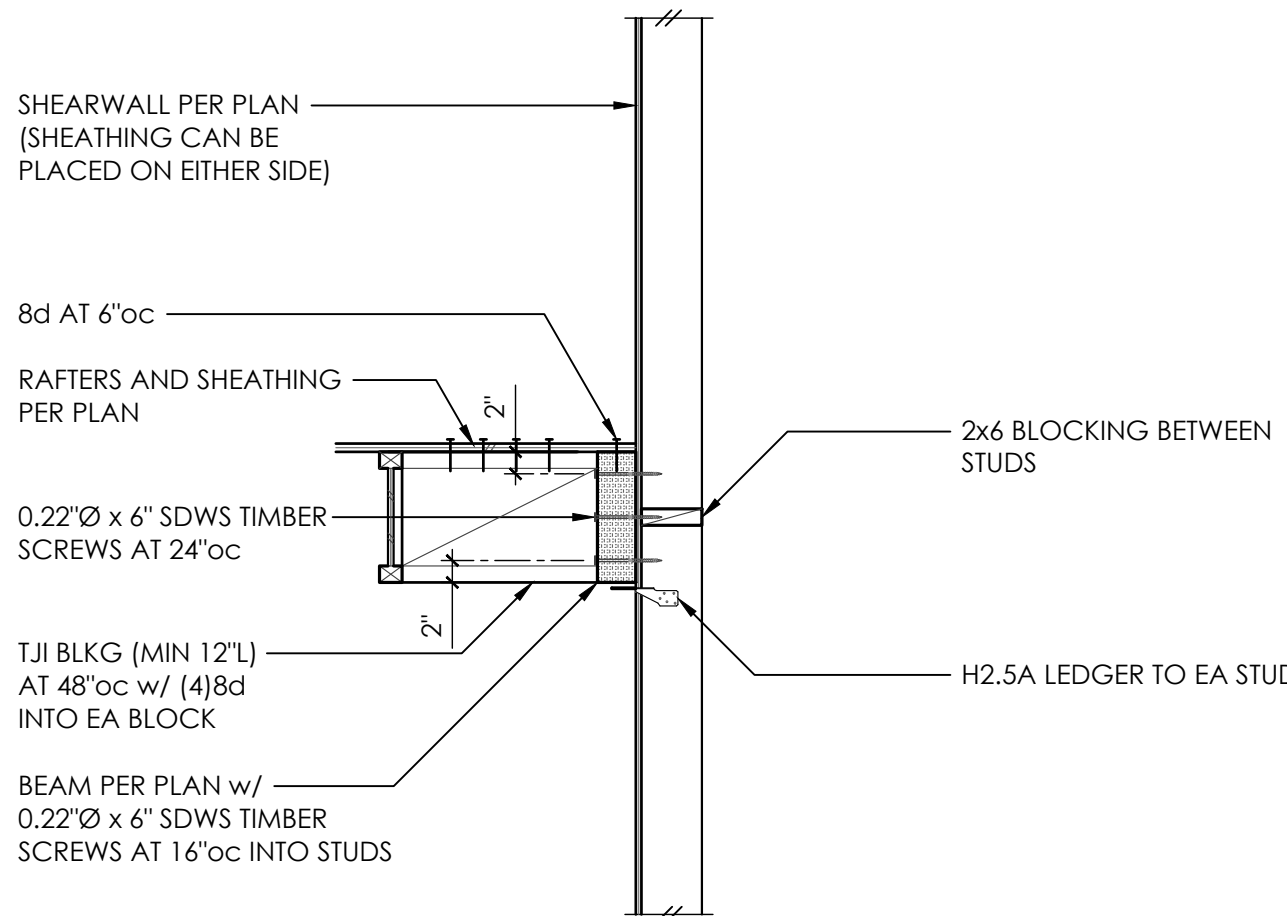


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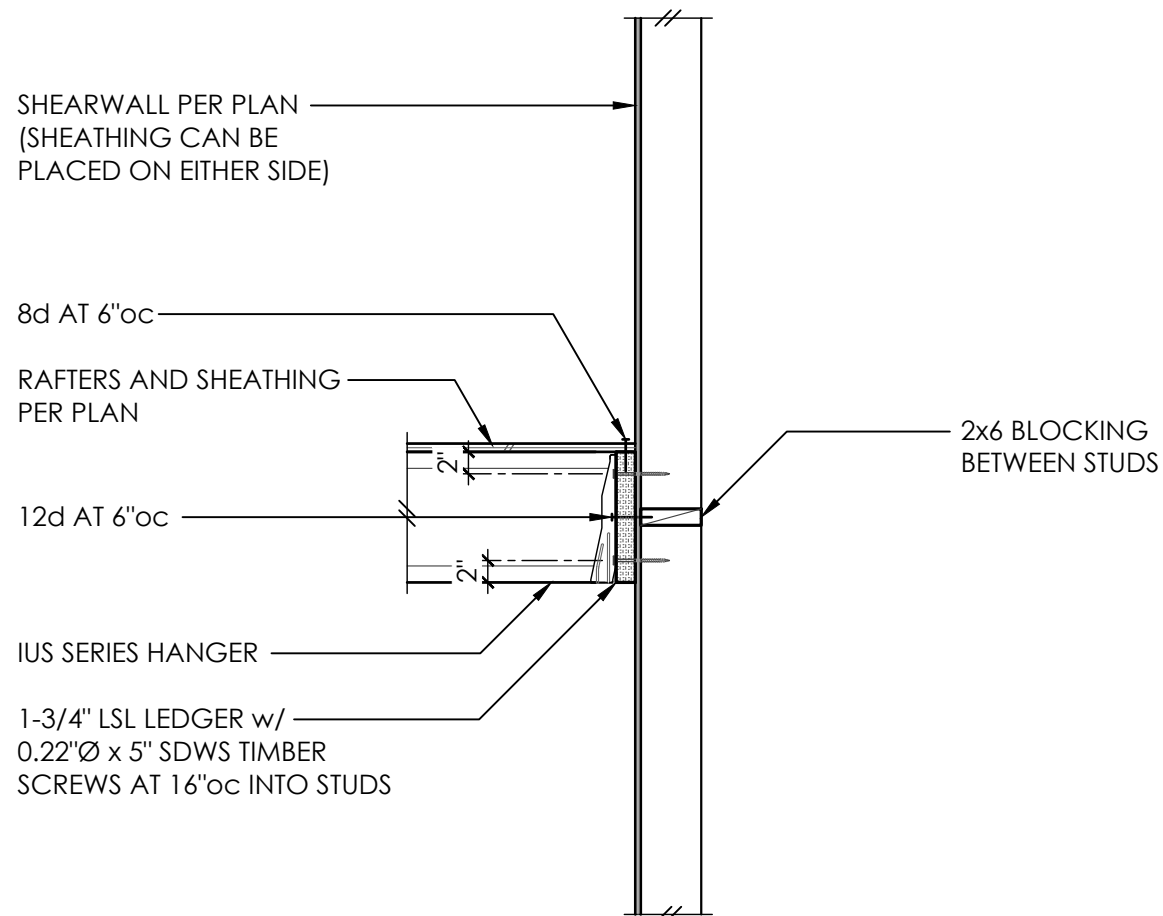


STRONG-WALL - TOP CONNECTION

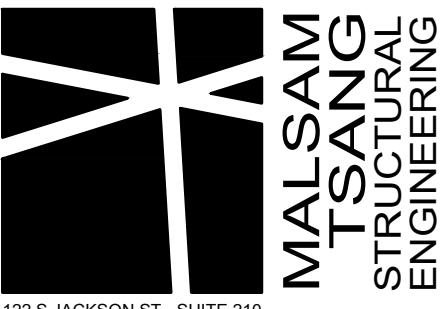
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12



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MERCER ISLAND, WA



PROJECT NO. 0463.2023.05.01
PROJECT MANAGER WAC
DRAWN BY JSD
ENGINEER BLAKE RASSILYER
206.602.5452
BLAKER@MALSAM-TSANG.COM

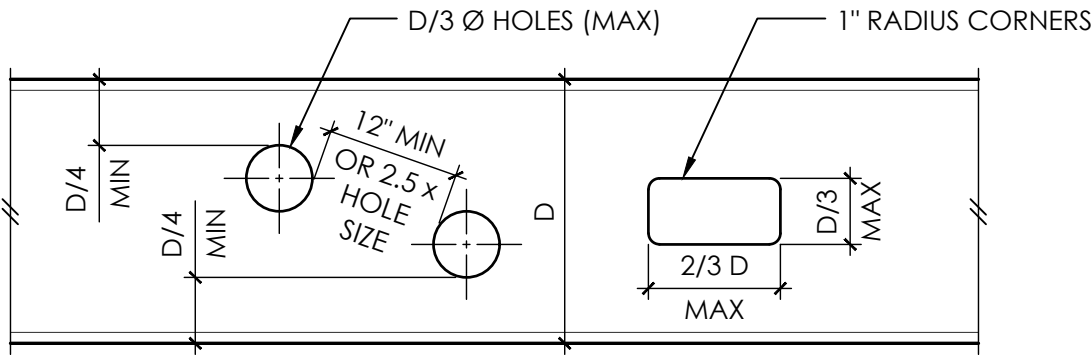
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206.728.0480
CLIENT IZABELA & ROBERT TEKIELA

WOOD FRAMING
DETAILS

S4.1
SCALE - NTS

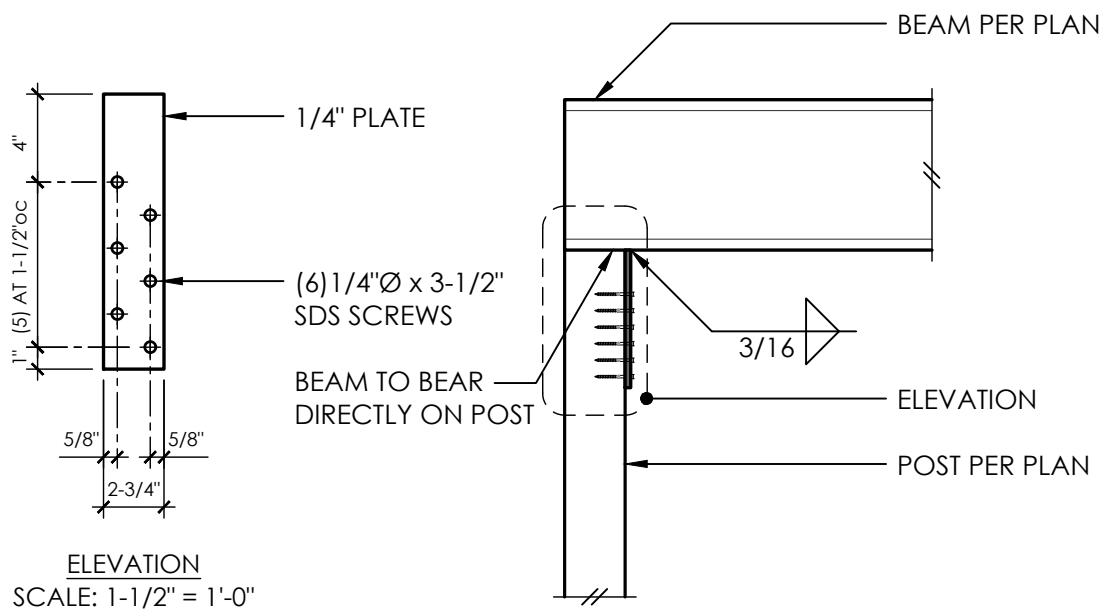
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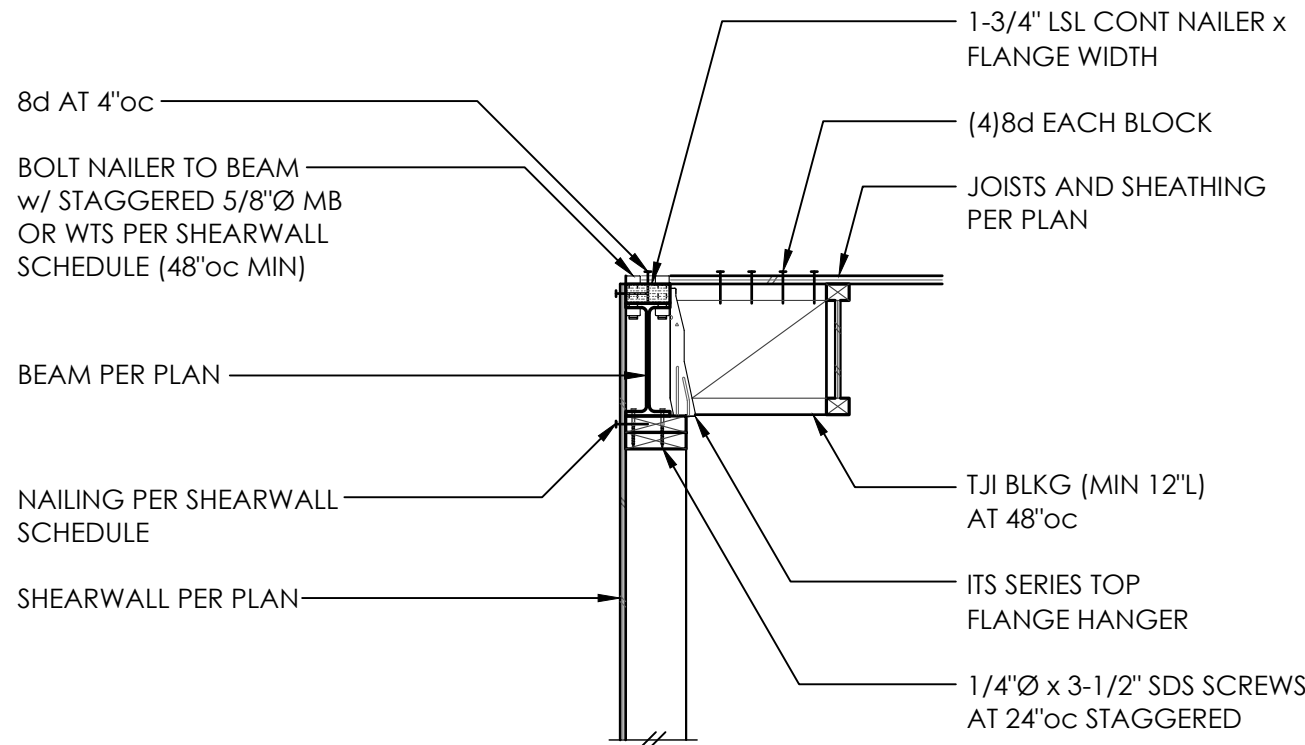
1. CONTRACTOR SHALL COORDINATE SIZES AND LOCATIONS OF ALL BEAM PENETRATIONS W/ MECHANICAL DRAWINGS. ALL PENETRATIONS LARGER THAN 2"Ø SHALL BE SHOWN ON SHOP DRAWINGS OR SKETCHES AND SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. FIELD CUTTING NOT PERMITTED WITHOUT APPROVAL.
2. OPENINGS MAY OCCUR IN MIDDLE HALF OF BEAM LENGTH ONLY.
3. NO CUTTING MAY OCCUR IN TOP OR BOTTOM QUARTER OF BEAM DEPTH.
4. ADJACENT OPENINGS MUST BE SPACED AT THE GREATER OF, 12" OR 2.5 x LARGER OPENING SIZE, EDGE TO EDGE.
5. MAXIMUM SIZES OF OPENINGS SHALL BE D/3 Ø OR D/3 x 2D/3 AS SHOWN.
6. NO OPENINGS SHALL OCCUR WITHIN 12" OF AN ADJACENT BEAM CONNECTION.
7. REQUIRED OPENINGS NOT MEETING ABOVE CRITERIA SHALL BE SUBMITTED TO ENGINEER FOR REINFORCING DESIGN.

TYPICAL STEEL BEAM PENETRATIONS

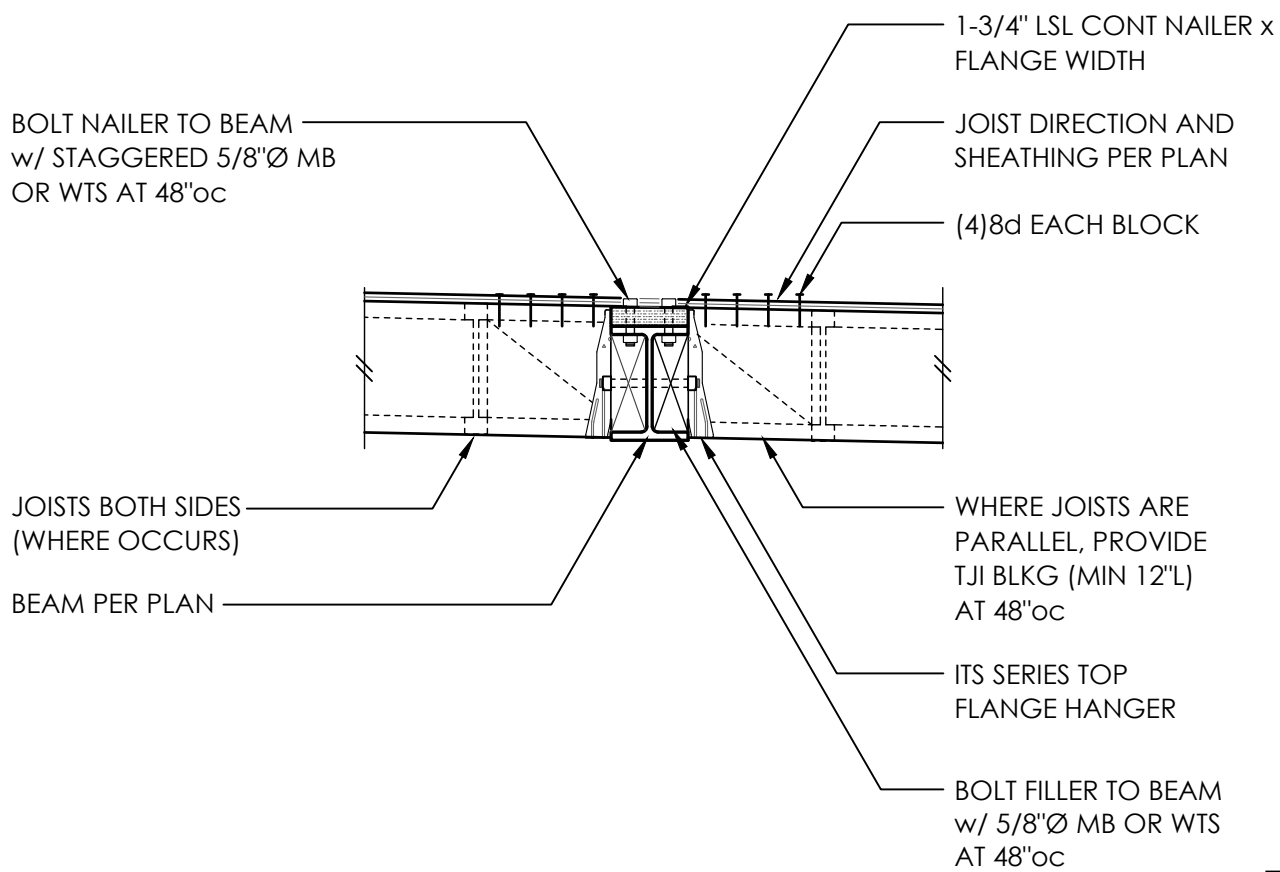
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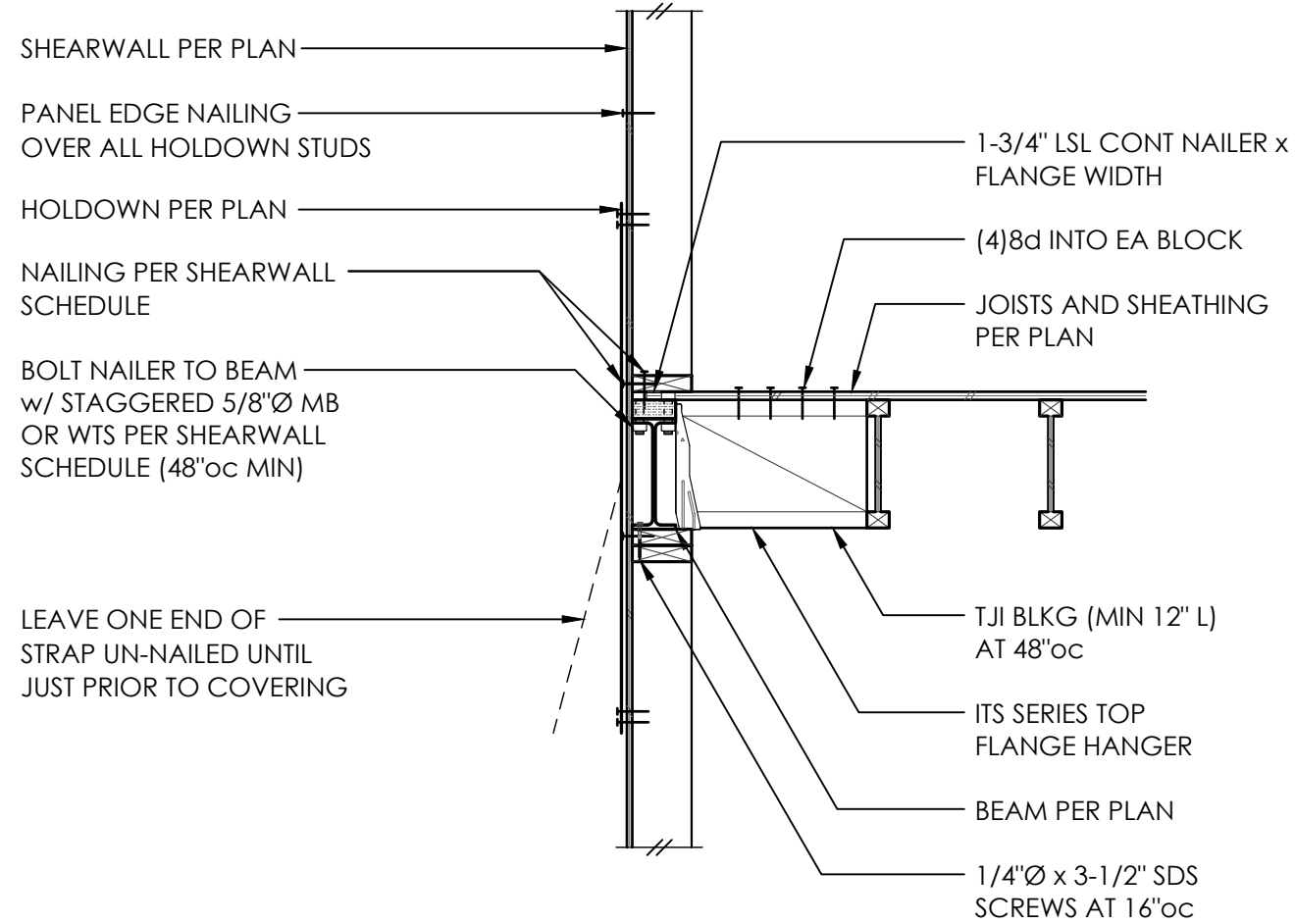
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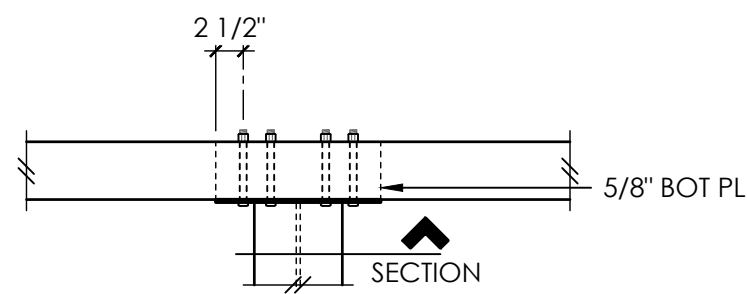
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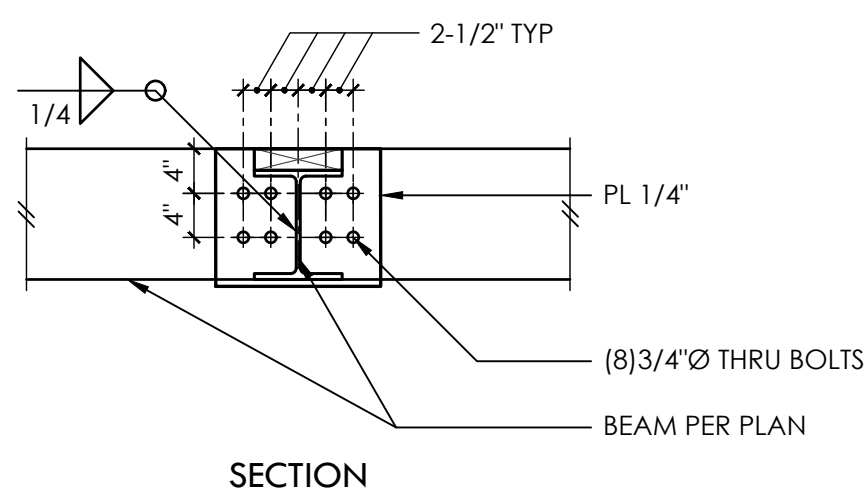
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PLAN VIEW

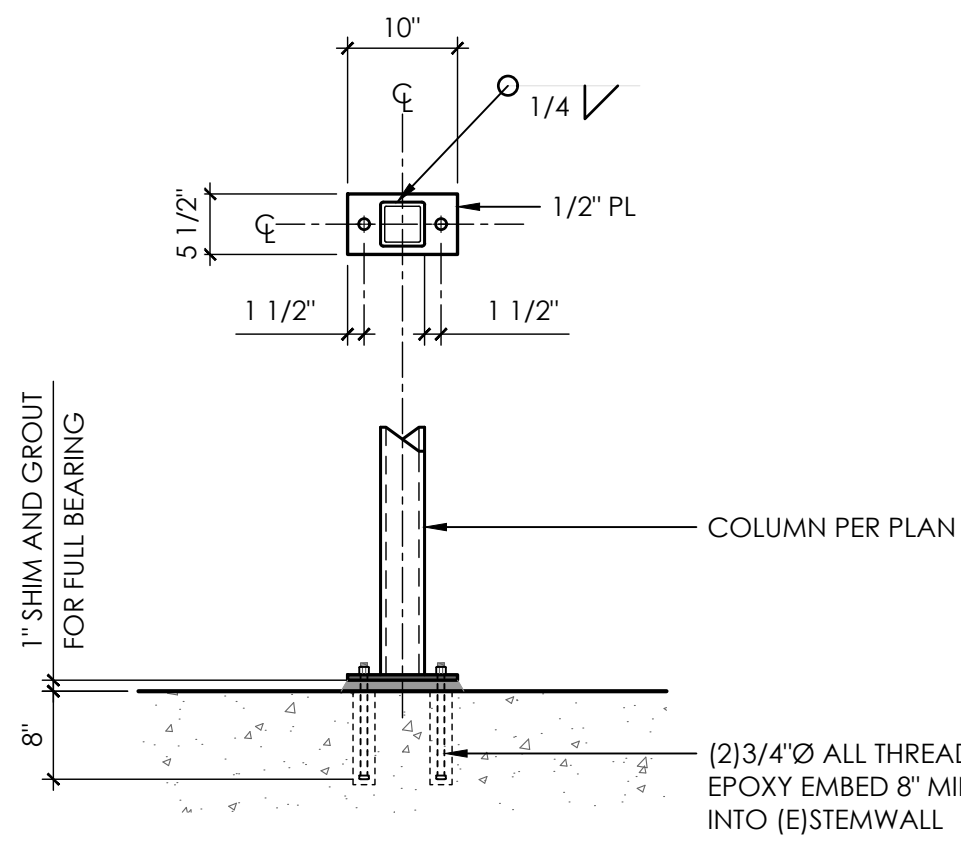


SECTION

TYPICAL STEEL TO WOOD BEAM CONNECTION

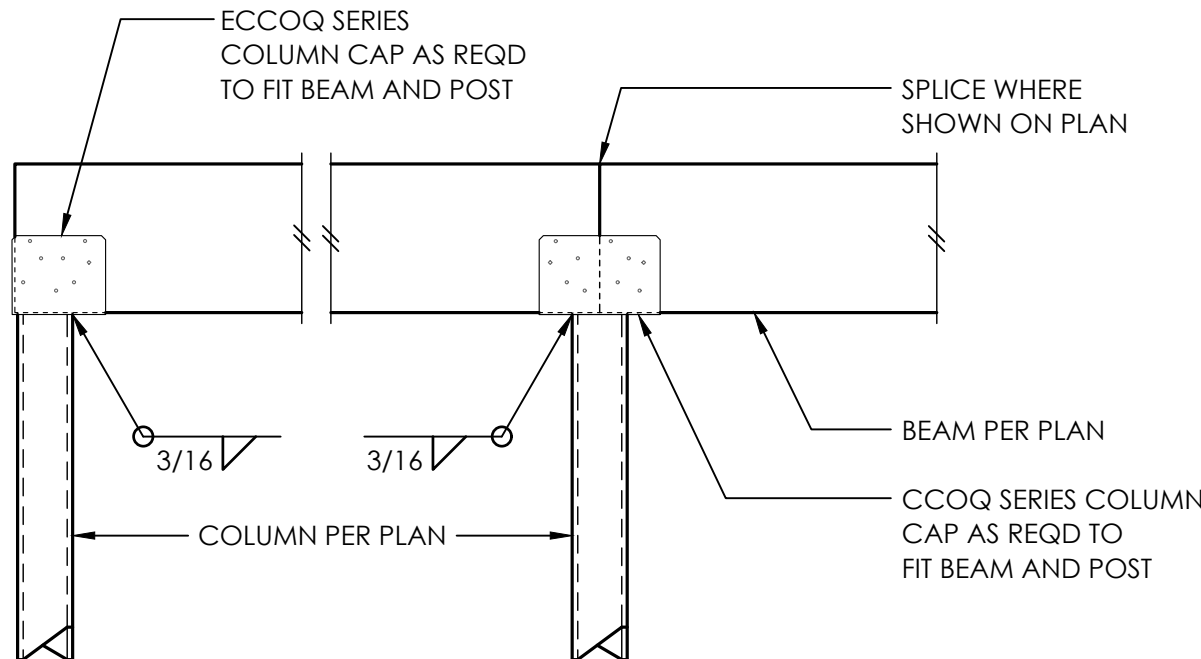
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10



BASEPLATE - HSS COLUMN

11



TYPICAL CCOQ / ECCOQ COLUMN CAP

12