

LOT 10, BLOCK 10, MERCERDALE NO. 2, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 60 OF PLATS, PAGE 28, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

ACCEPTED A BEARING OF N 01°11'47" E BETWEEN MONUMENTS
FOUND ALONG THE CENTERLINE OF 79TH AVE SE, CALCULATED
USING NAD 83(2011) WASHINGTON STATE PLANE COORDINATES
PER GPS OBSERVATIONS.

R1 MERCERDALE NO. 2, VOL. 60 OF PLATS, PG. 28, RECORDS OF KING COUNTY, WASHINGTON.

NAVD 88 PER GPS OBSERVATIONS

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2024. 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.

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 THE UTILITY LOCATE SERVICE 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. IF YOU REQUIRE UTILITY INFORMATION FOR DESIGN OR CONSTRUCTION NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).

6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 0266714-ETU, WITH AN EFFECTIVE DATE OF DECEMBER 19, 2023 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

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.

	ASPHALT SURFACE		POWER (OVERHEAD)
	BENCHMARK		POWER POLE
	BRICK SURFACE		REBAR & CAP (SET)
	BUILDING		RETAINING WALL
	STEEP SLOPE AREA		ROCKERY
	CONCRETE SURFACE		SEWER LINE
	DECK		SEWER MANHOLE
	FENCE LINE (WOOD)		TREE (AS NOTED)
	GAS LINE		WATER LINE
	GAS METER		WATER METER
	MAILBOX (RESIDENTIAL)		YARD LIGHT
	MONUMENT (IN CASE, FOUND)		SEWER EASEMENT PER R
	NAIL AS NOTED		UTILITY EASEMENT PER
	OHP TRANSMISSION ELEVATION		REC. NO. 5150754
	PAVER SURFACE		
	POWER METER		

A map of the area around JY Studio and JY Music. A red pin is placed on a street, with a large black arrow pointing to it from the word 'SITE' in bold capital letters. The map shows various streets, including JY Studio, JY Music, and JY Music. Other landmarks include JY Studio, JY Music, and JY Music. The map also shows a green area labeled 'HomeDead Field' and a blue area labeled 'JY Music'. The map is oriented with North at the top.

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

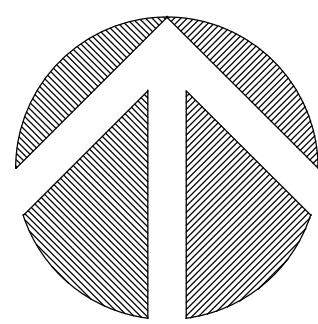
RECORDING DATE: OCTOBER 7, 1958
RECORDING NO.: 4951583
AFFECTS: WESTERLY 10 FEET OF SAID PREMISES AND OTHER
PROPERTY
(PLOTTED)

2. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: APRIL 13, 1960
RECORDING NO.: 5150754
(PLOTTED: UTILITY ESMT & BUILDING SETBACKS)

3. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS THAT ARE INCLUDED BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, EXCEPT THAT NO SUCH COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF MERCEDALE NO. 2;

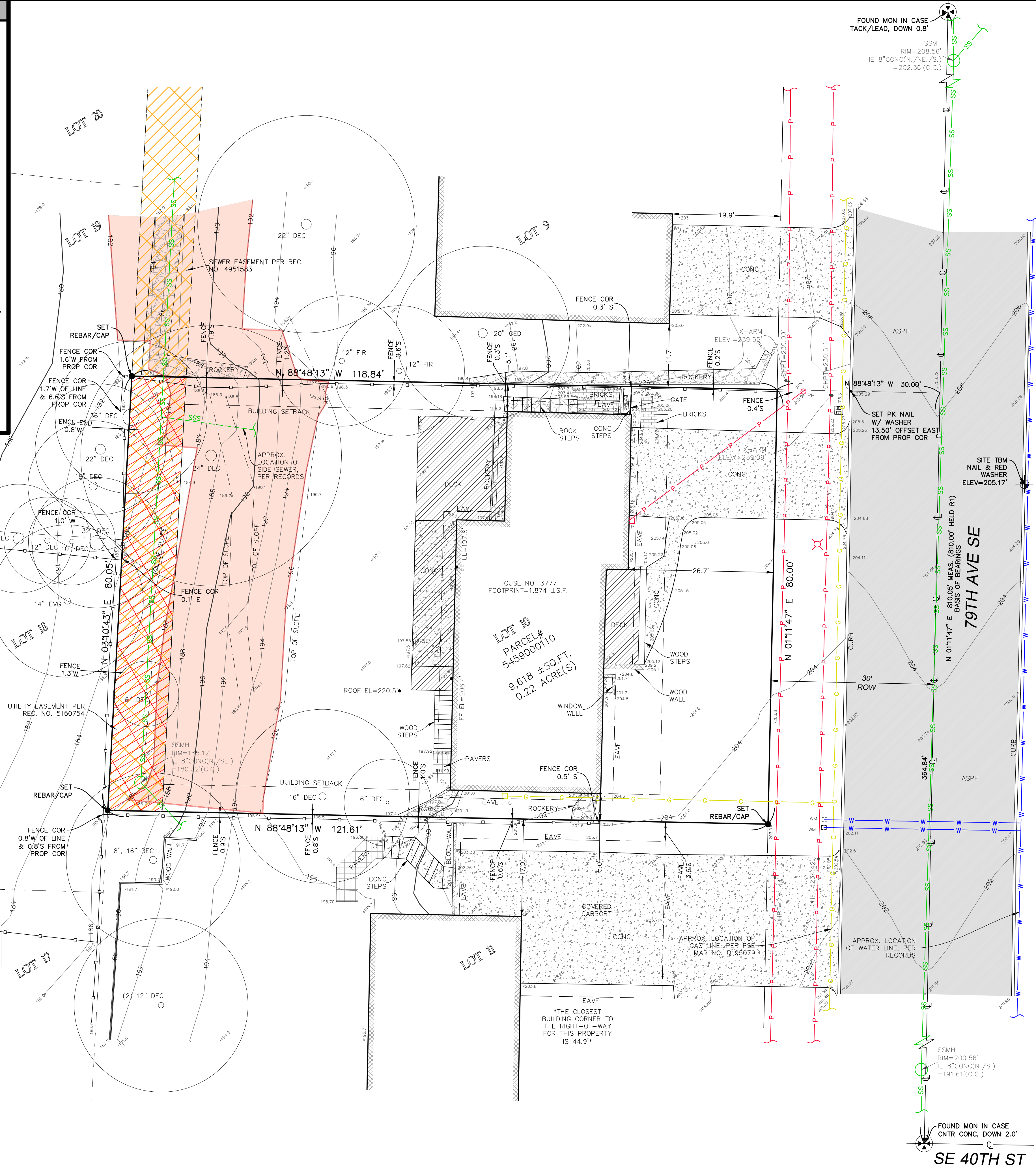
RECORDING NO: 4905482
(CURRENT CONDITIONS SHOWN)



(IN FEET)
1 INCH = 10 FT.

INDEXING INFORMATION	
<u>SW</u> 1/4	<u>SE</u> 1/4
SECTION: <u>12</u>	
TOWNSHIP: <u>24N</u>	
RANGE: <u>04E, W.M.</u>	
COUNTY: <u>KING</u>	

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRACE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPE ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS WILL BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

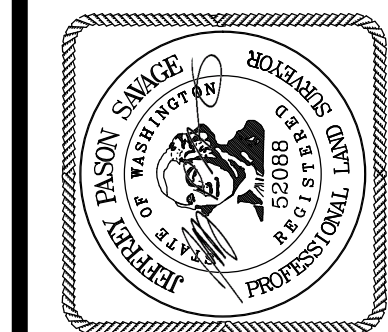


TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 5459000110

BAIDWAN RESIDENCE

3777 79TH AVE SE
MERCER ISLAND WA 98040



TERRANE

10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	232363
DATE:	02/01/24
DRAFTED BY:	IDV / RPM
CHECKED BY:	JPS
SCALE:	1" = 10'
REVISION HISTORY	
SHEET NUMBER	
1 OF 1	

TEMPORARY EROSION/SEDIMENTATION CONTROL - PLAN NOTES

1. THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:
 - A. CONDUCT PRE-CONSTRUCTION MEETING.
 - B. FLAG OR FENCE CLEARING LIMITS.
 - C. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
 - D. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
 - E. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
 - F. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
 - G. CONSTRUCT SEDIMENT PONDS AND TRAPS.
 - H. GRADE AND STABILIZE CONSTRUCTION ROADS.
 - I. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
 - J. MAINTAIN EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY/COUNTY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 - K. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY/COUNTY TESC MINIMUM REQUIREMENTS.
 - L. COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
 - M. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
 - N. SEED OR SOO ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
 - O. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.

2. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS CLEAN AND FREE OF CONTAMINANTS AT ALL TIMES AND FOR PREVENTING AN ILLICIT DISCHARGE (KMC 15.52) INTO THE MUNICIPAL STORM DRAIN SYSTEM. IF YOUR CONSTRUCTION PROJECT CAUSES AN ILLICIT DISCHARGE TO THE MUNICIPAL STORM DRAIN SYSTEM, THE CITY/COUNTY STORM MAINTENANCE DIVISION WILL BE CALLED TO CLEAN THE PUBLIC STORM SYSTEM, AND THE AFFECTED PUBLIC INFRASTRUCTURE. THE CONTRACTOR(S), PROPERTY OWNER, AND ANY OTHER RESPONSIBLE PARTY MAY BE CHARGED ALL COSTS ASSOCIATED WITH THE CLEAN-UP AND MAY ALSO BE ASSESSED MONETARY PENALTIES. THE MINIMUM PENALTY IS \$500. A FINE FOR A REPEAT VIOLATION SHALL BE A MULTIPLIED BY THE NUMBER OF VIOLATIONS. A FINE MAY BE REQUESTED OR WAIVED FOR PERSONS WHO IMMEDIATELY SELF-REPORT VIOLATION TO THE CITY/COUNTY. A FINAL INSPECTION OF YOUR PROJECT WILL NOT BE GRANTED UNTIL ALL COSTS ASSOCIATED WITH THE CLEAN-UP, AND PENALTIES, ARE PAID TO THE CITY/COUNTY.

3. CONSTRUCTION DEWATERING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN COK POLICY E-1. SPECIFICALLY, DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25 NTU, AND NOT CONSIDERED AN ILLICIT DISCHARGE. TEMPORARY DISCHARGES TO SANITARY SEWER REQUIRE PRIOR AUTHORIZATION AND PERMIT AND NOTIFICATION TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR.

4. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY/COUNTY STANDARDS AND SPECIFICATIONS.

5. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CARRIER PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

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

7. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADE OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.

8. A COPY OF THE APPROVED ESC PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

9. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND CONSTRUCTION ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.

10. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY/COUNTY INSPECTOR.

11. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G. ADDITIONAL SHIMS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.

12. THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEW OF THE ESC FACILITIES.

13. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.

14. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

15. ALL DENUDED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G. SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES:
 - MAY 1 TO SEPTEMBER 30 - SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING.
 - OCTOBER 1 TO APRIL 30 - SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.
 - STABILIZE SOILS AT THE END OF THE WORKDAY PRIOR TO A WEEKEND, HOLIDAY, OR PREDICTED RAIN EVENT.

16. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RTE APPLIED AT APPROXIMATELY 20 POUNDS PER ACRE).

17. WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".

18. ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL HAVE A 6" HIGH TEMPORARY CONSTRUCTION FENCE (CHAIN LINK WITH PIER BLOCKS) SEPARATING THE LOT (OR BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE NGPE AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL THE PLANNING DEPARTMENT AUTHORIZES REMOVAL.

19. CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A 6-FT. HIGH CHAIN LINK FENCE ADJACENT TO THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR UPSLOPE OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH ORANGE MESH CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS.

20. OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.

21. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-10% PASSING; 2"-4" ROCK/30%-40% PASSING; AND 1"-2" ROCK/10%-20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR EROSION PROTECTION, INCLUDING CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON THE SITE.

22. IF ANY PARTY(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.

23. ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.

24. AT NO TIME SHALL MORE THAN 1' OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED IMMEDIATELY FOLLOWING REMOVAL OF EROSION CONTROL BMPs. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTEAM SYSTEM.

25. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.

26. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'.

27. THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF KIRKLAND. ALSO, ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.

28. PRIOR TO THE OCTOBER 1 OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDED WITHIN ONE WEEK AFTER OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDED AND THE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

29. ANY AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT (INCLUDING A 5-FOOT BUFFER) MUST BE SURROUNDED BY SILT FENCE PRIOR TO CONSTRUCTION AND UNTIL FINAL STABILIZATION OF THE SITE TO PREVENT SOIL COMPACTION AND SILTATION BY CONSTRUCTION ACTIVITIES.

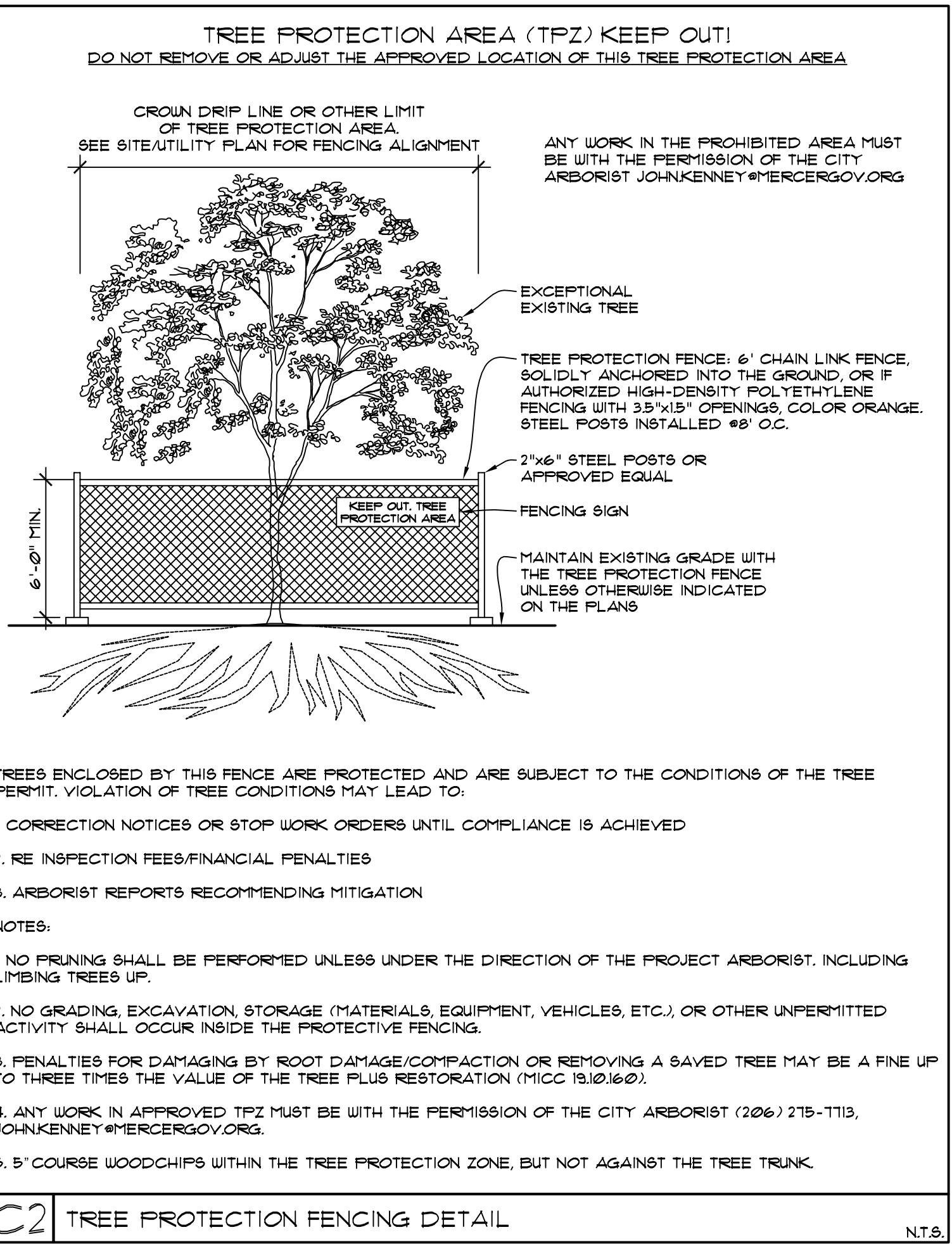
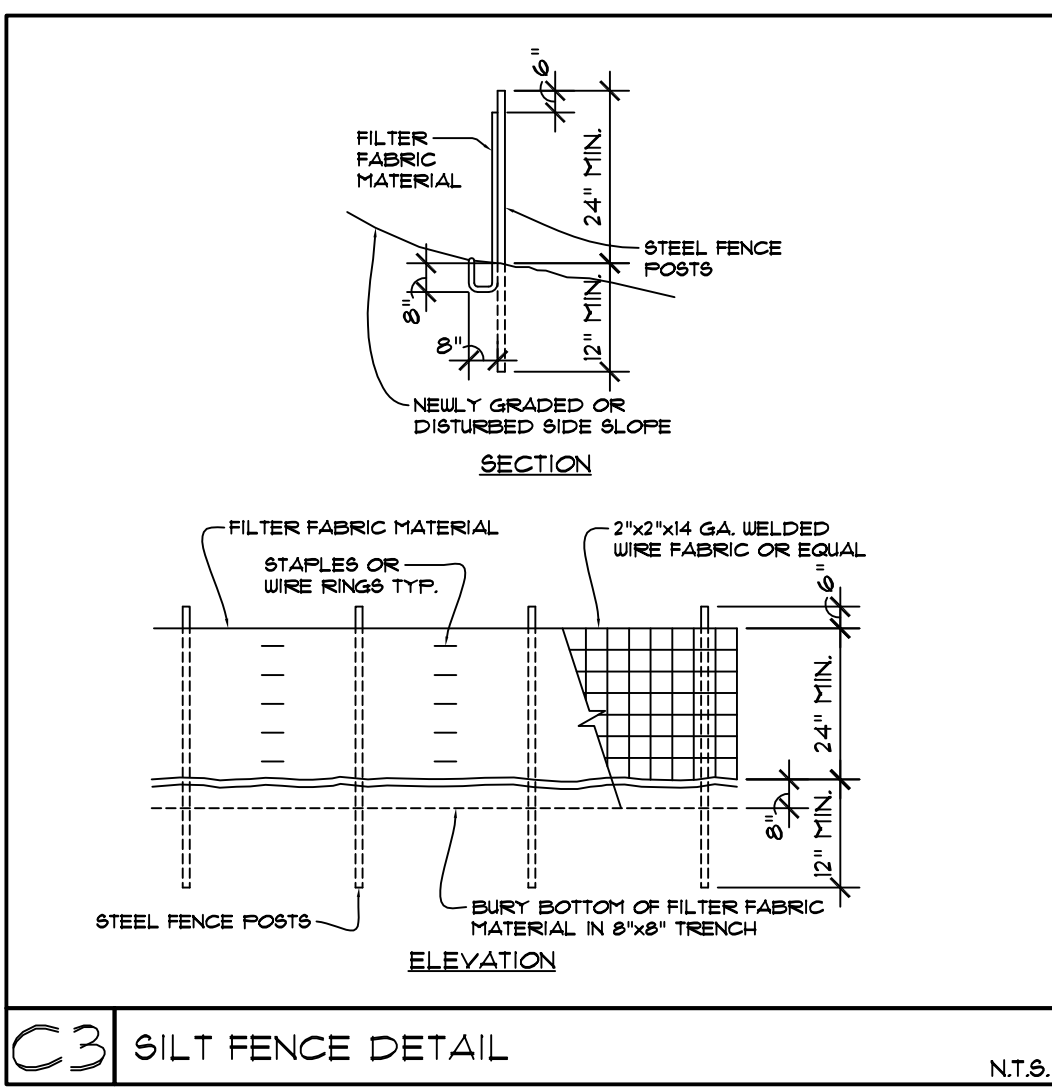
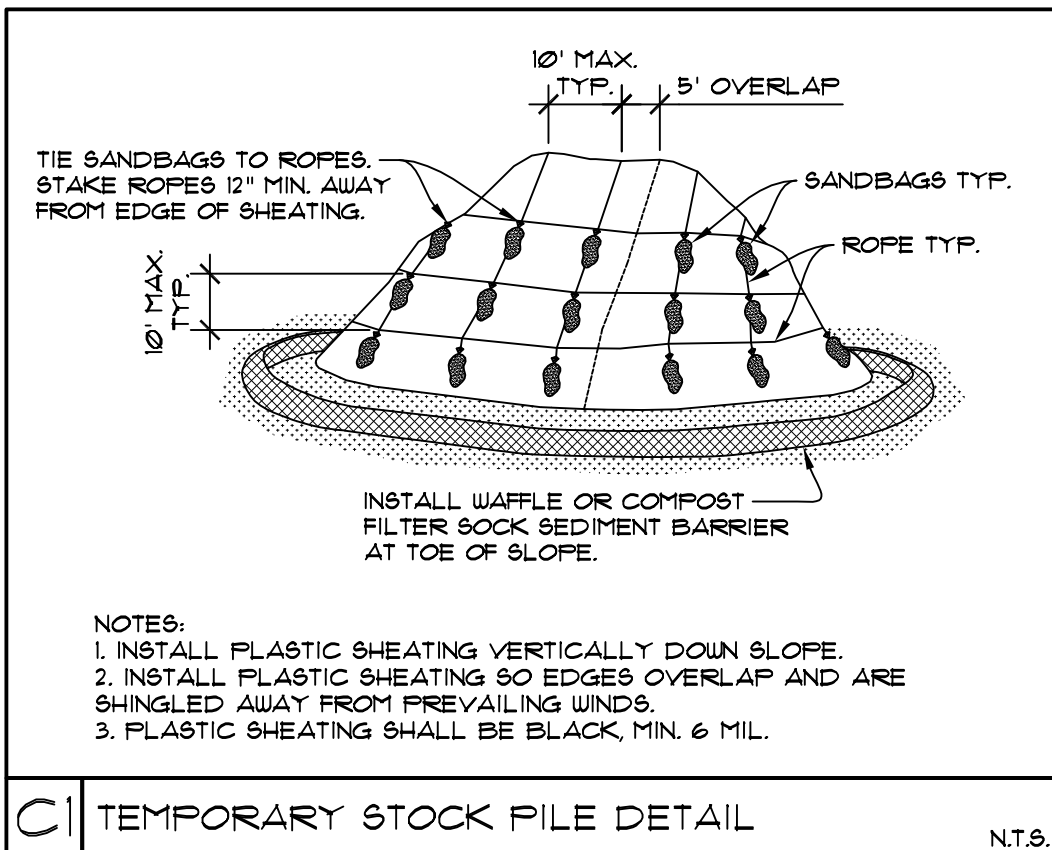
30. IF THE TEMPORARY CONSTRUCTION ENTRANCE OR ANY OTHER AREA WITH HEAVY VEHICLE LOADING IS LOCATED IN THE SAME AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT, 6" OF SEDIMENT BELOW THE GRAVEL SHALL BE REMOVED PRIOR TO INSTALLATION OF THE INFILTRATION FACILITY OR PERVIOUS PAVEMENT (TO REMOVE FINES ACCUMULATED DURING CONSTRUCTION).

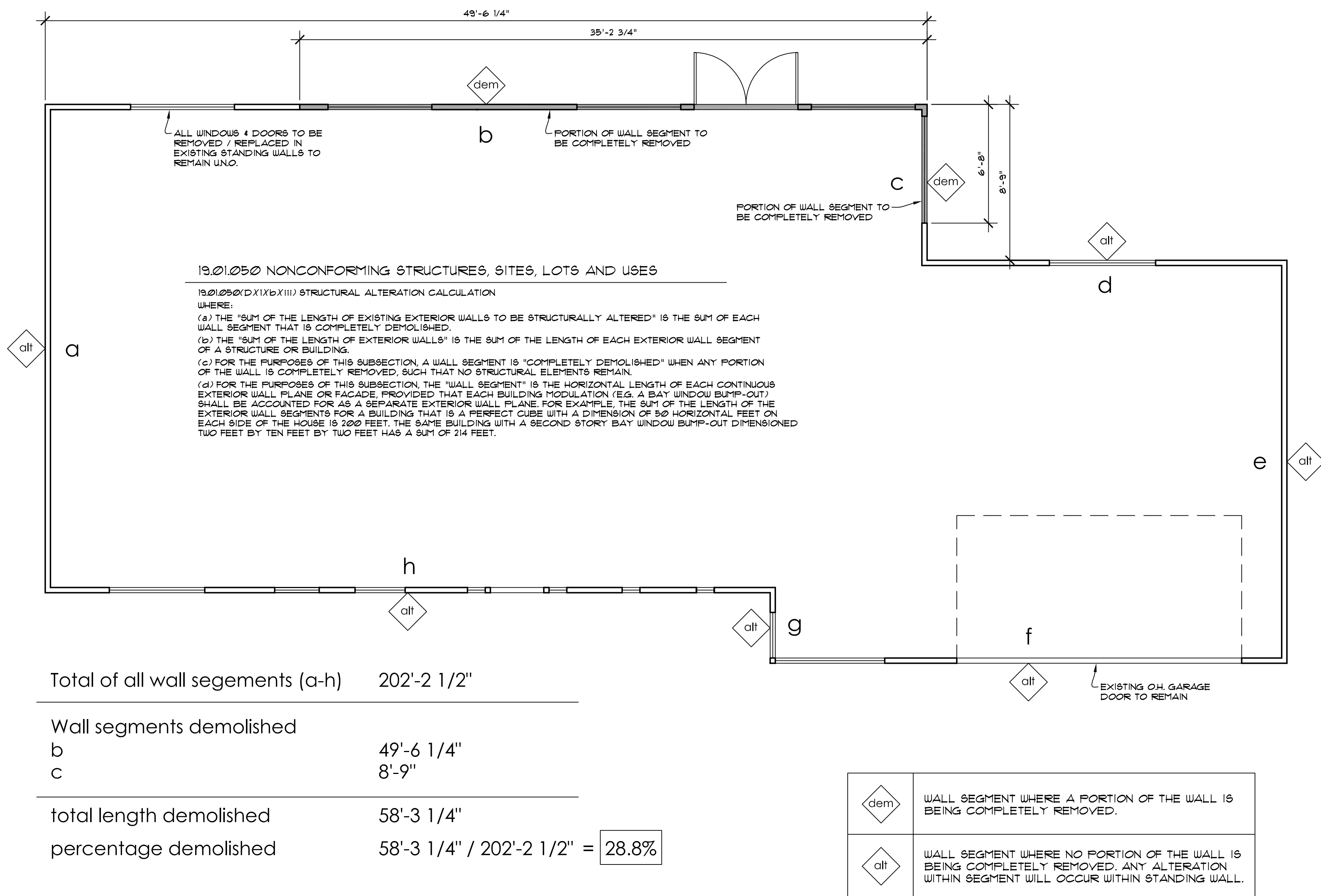
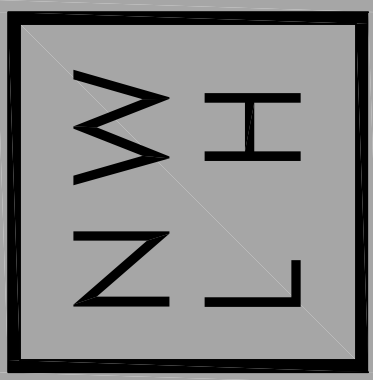
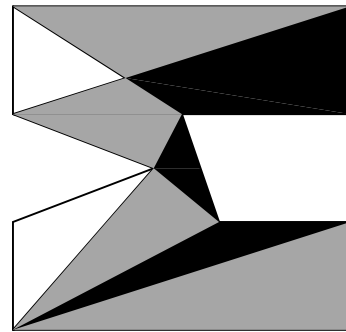
31. ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE ADEQUATE PROTECTION FROM SEDIMENT. CATCH BASINS DIRECTLY DOWNSTEAM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A STORM DRAIN PROTECTION INSERT OR EQUIVALENT.

32. IF A SEDIMENT POND IS NOT PROPOSED, A BAKER TANK OR OTHER TEMPORARY GROUND AND/OR SURFACE WATER STORAGE TANK MAY BE REQUIRED DURING CONSTRUCTION, DEPENDING ON WEATHER CONDITIONS.

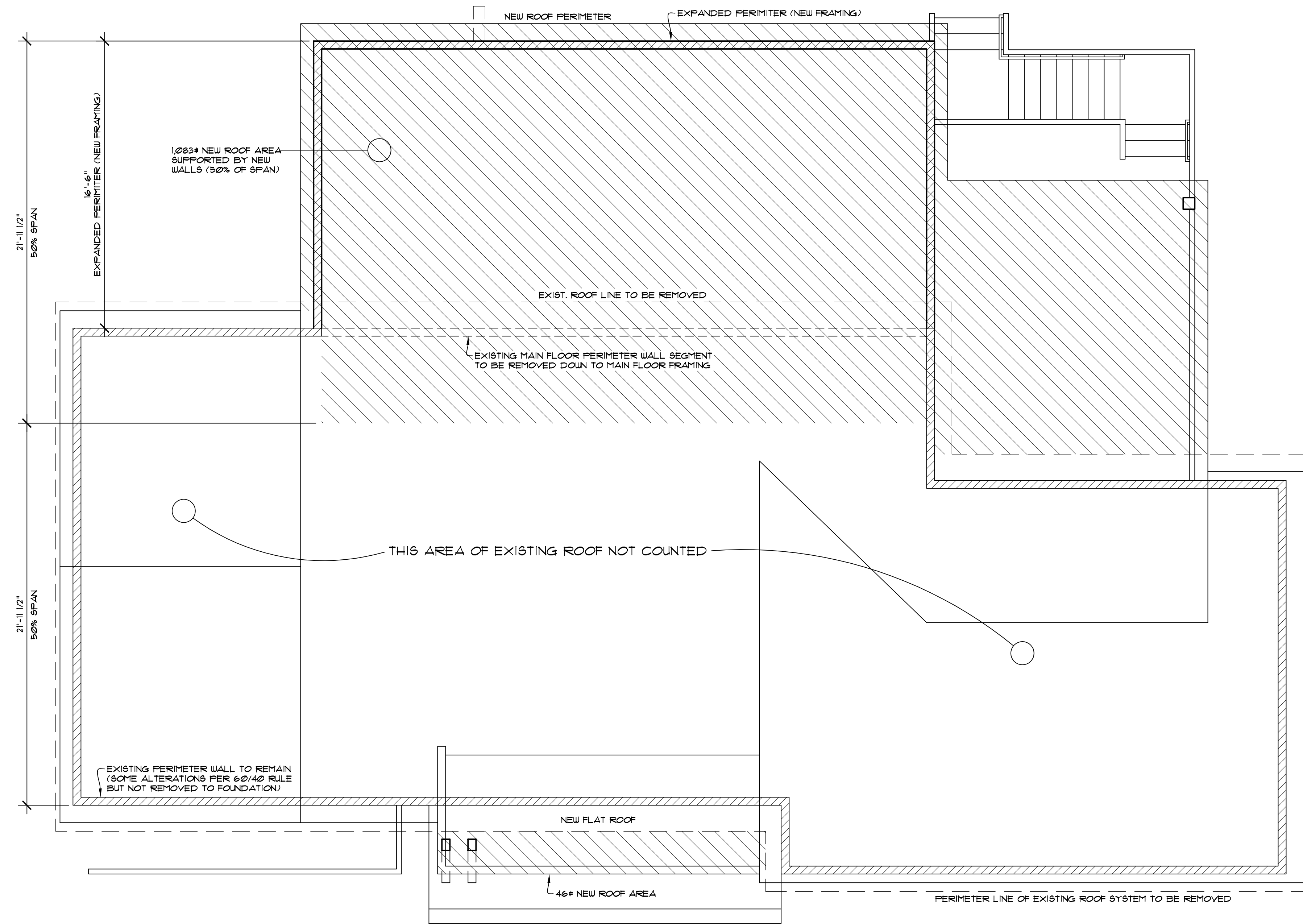
33. DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSTEAM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.

34. RECYCLED CONCRETE SHALL NOT BE STOCKPILED ON SITE, UNLESS FULLY COVERED WITH NO POTENTIAL FOR RELEASE OF RUNOFF.





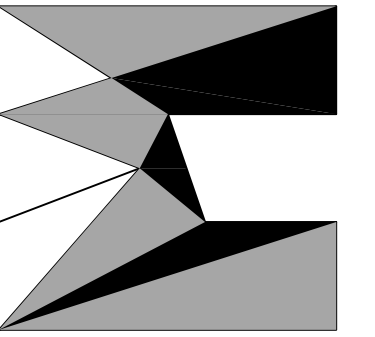
Perimeter wall summary



1226# OF COUNTABLE REPLACEMENT
ROOF AREA

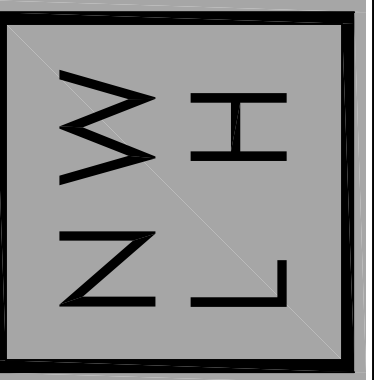
Roof replacement area summary

proposed



matthew mawer
residential design
matt@mawer.net
425.417.7817

nw
lifestyle
homes
www.nwlifestylehomes.com

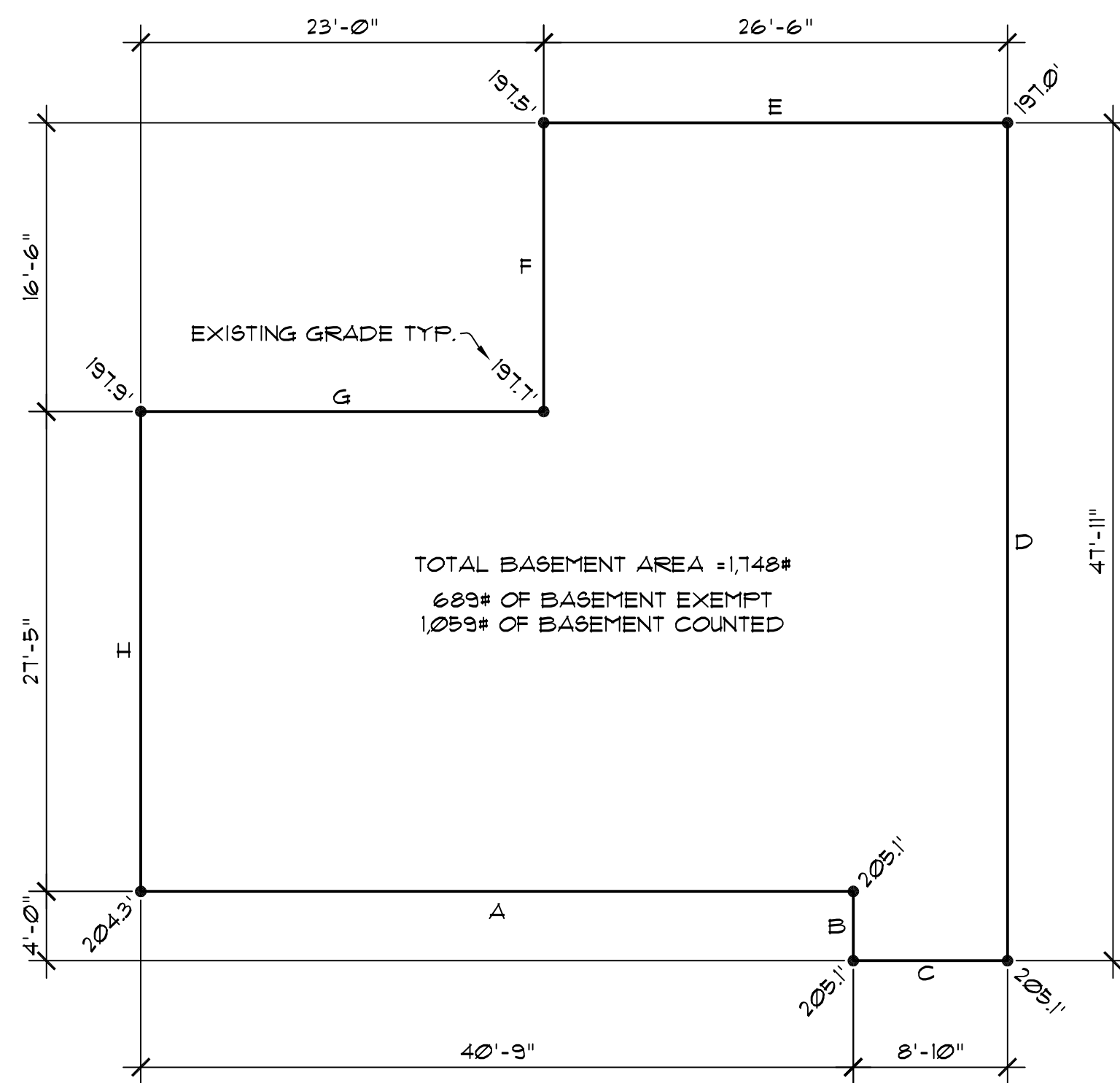
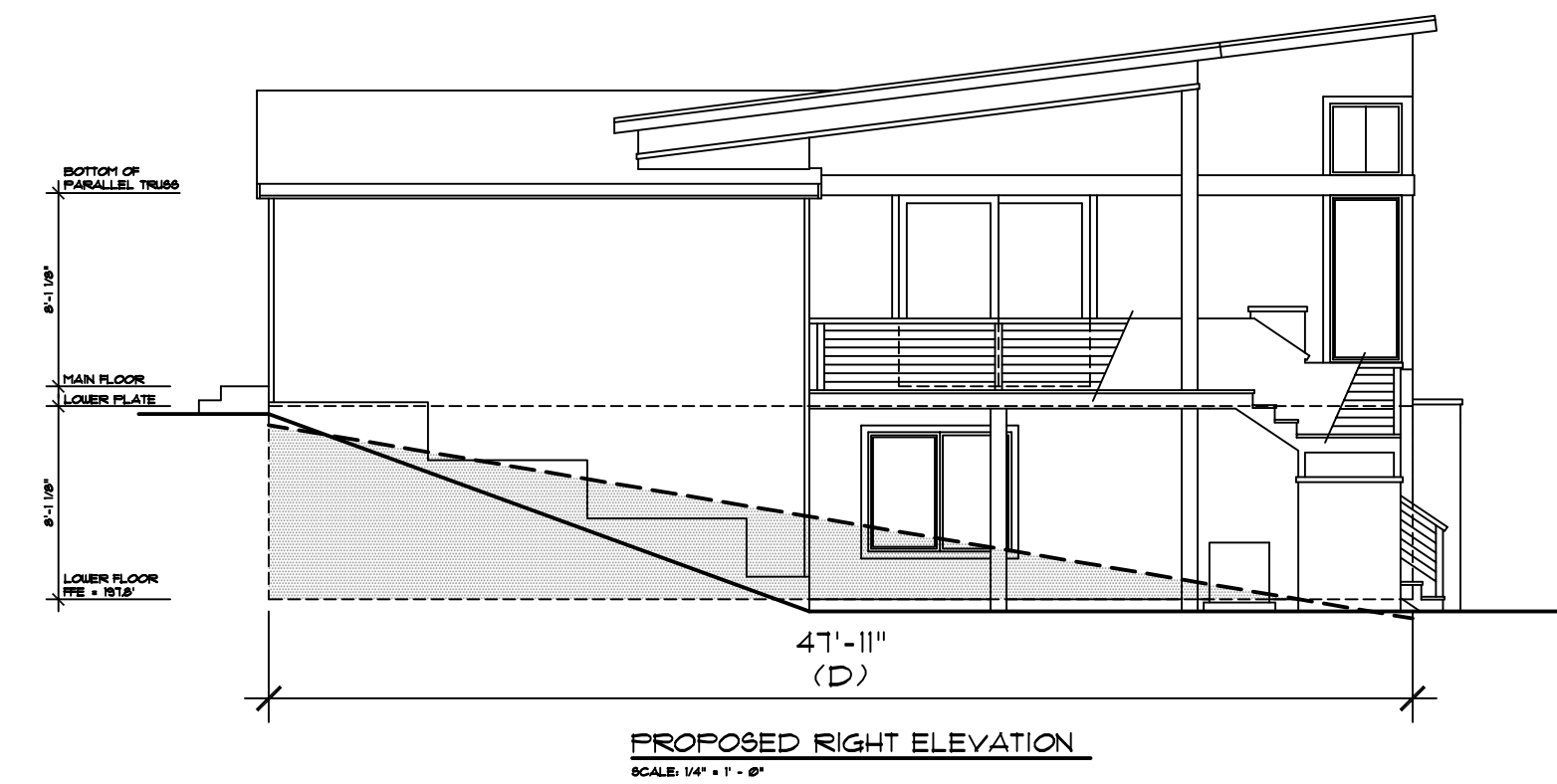
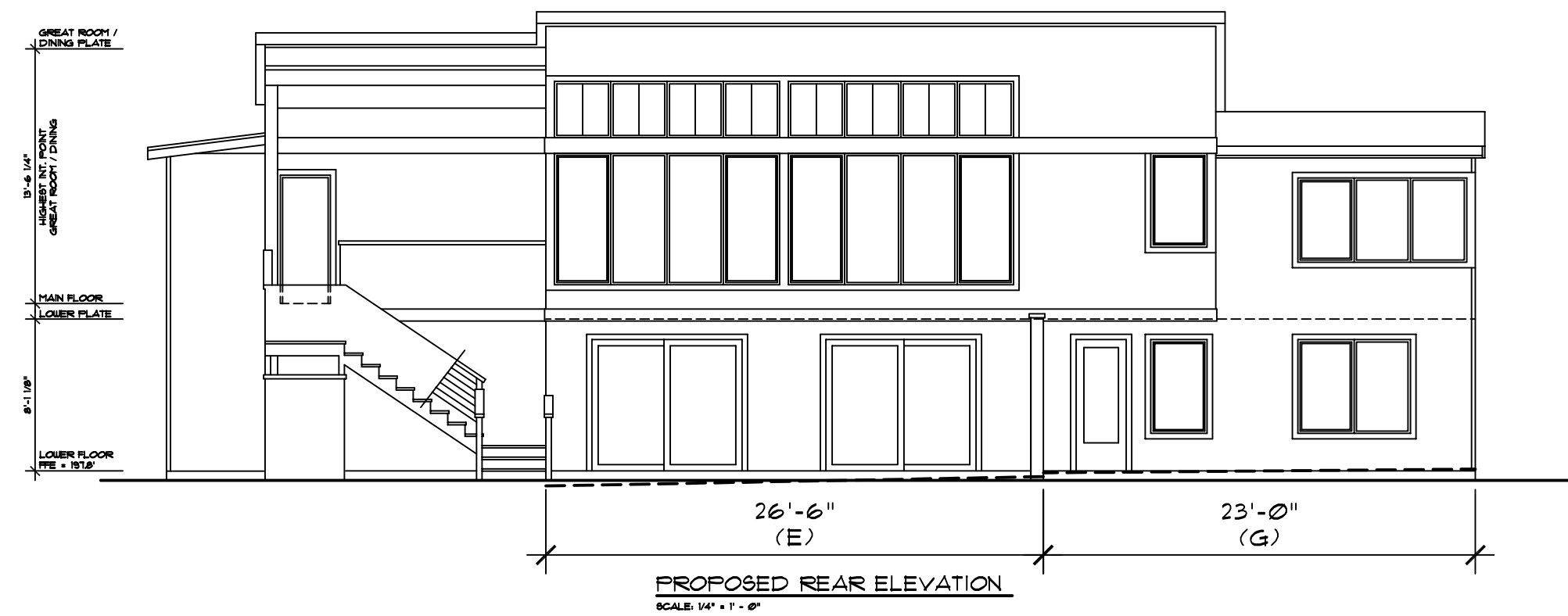
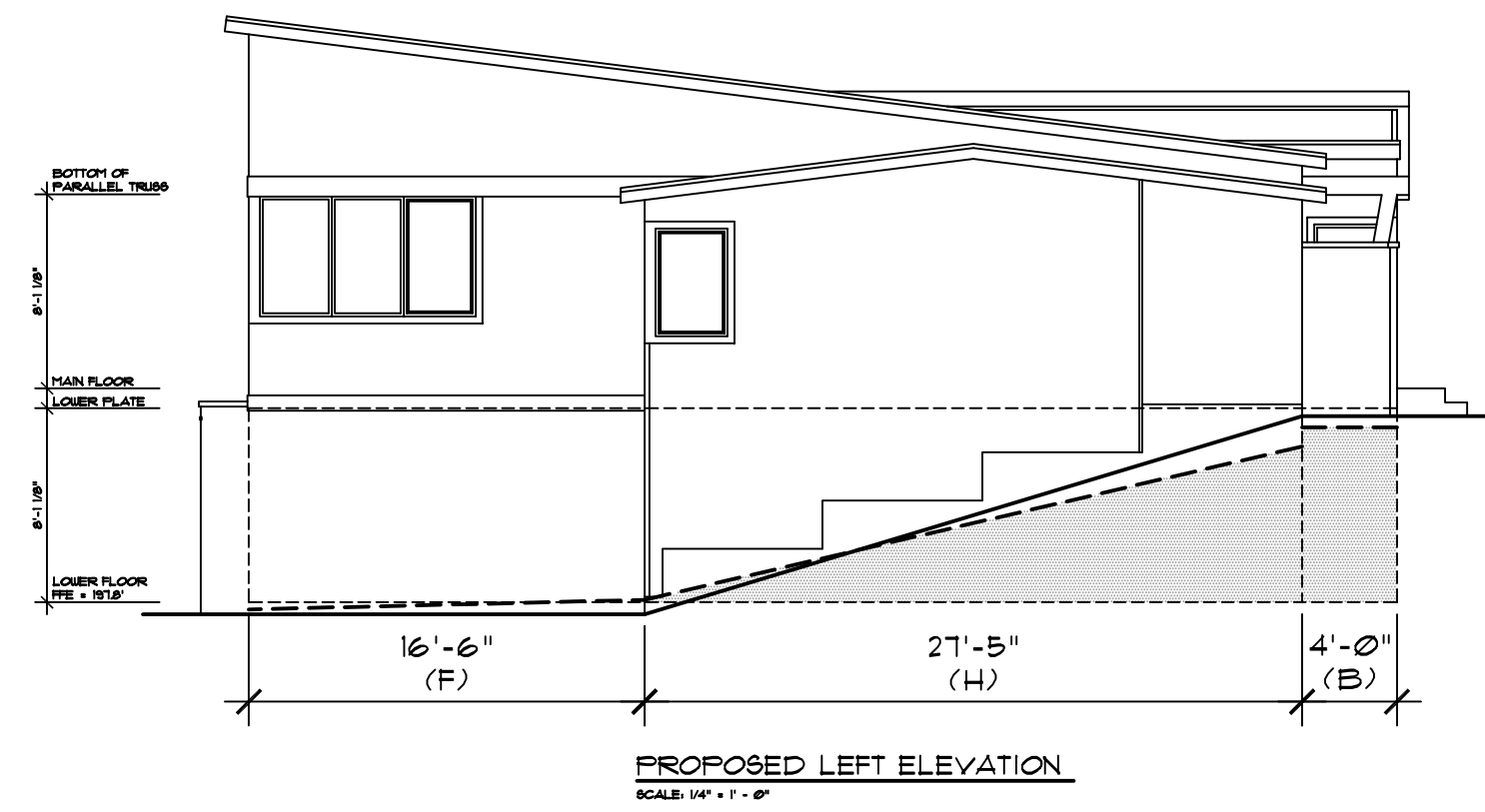
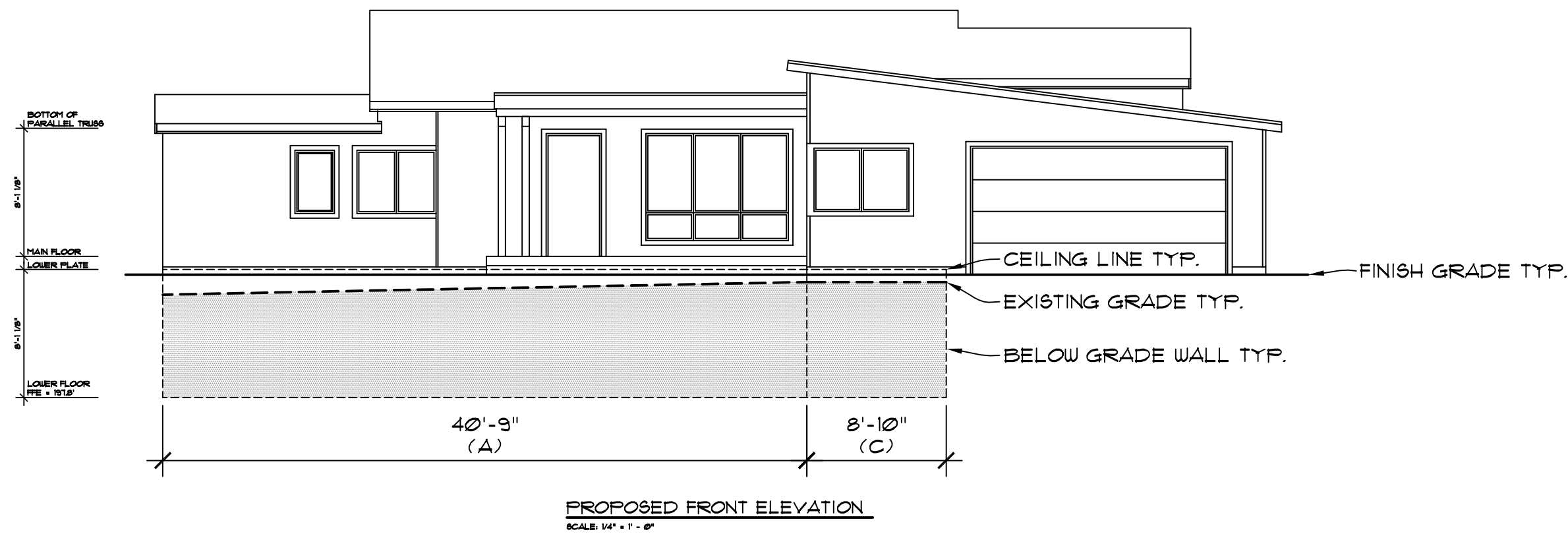


BAIDWAN ADDITION / REMODEL
3777 79TH AVE SE
MERCER ISLAND, WA 98040

JOB NO: 23-016
DATE: 4/9/24
DRWN. BY: MM, MG
REVISED: 1/24/24

SHEET NO.

A0.4



WALL 'A'
BELOW GRADE = 281#
ABOVE GRADE = 48#
TOTAL BASEMENT WALL = 329#
TOTAL BELOW GRADE = 85.4%
WALL 'B'
BELOW GRADE = 29#
ABOVE GRADE = 3#
TOTAL BASEMENT WALL = 32#
TOTAL BELOW GRADE = 90.6%
WALL 'C'
BELOW GRADE = 64#
ABOVE GRADE = 7#
TOTAL BASEMENT WALL = 71#
TOTAL BELOW GRADE = 90.1%
WALL 'D'
BELOW GRADE = 157#
ABOVE GRADE = 230#
TOTAL BASEMENT WALL = 387#
TOTAL BELOW GRADE = 40.5%
WALL 'E'
BELOW GRADE = 0#
ABOVE GRADE = 214#
TOTAL BASEMENT WALL = 214#
TOTAL BELOW GRADE = 0%
WALL 'F'
BELOW GRADE = 0#
ABOVE GRADE = 134#
TOTAL BASEMENT WALL = 134#
TOTAL BELOW GRADE = 0%
WALL 'G'
BELOW GRADE = 0#
ABOVE GRADE = 186#
TOTAL BASEMENT WALL = 186#
TOTAL BELOW GRADE = 0%
WALL 'H'
BELOW GRADE = 90#
ABOVE GRADE = 12#
TOTAL BASEMENT WALL = 222#
TOTAL BELOW GRADE = 40.5%

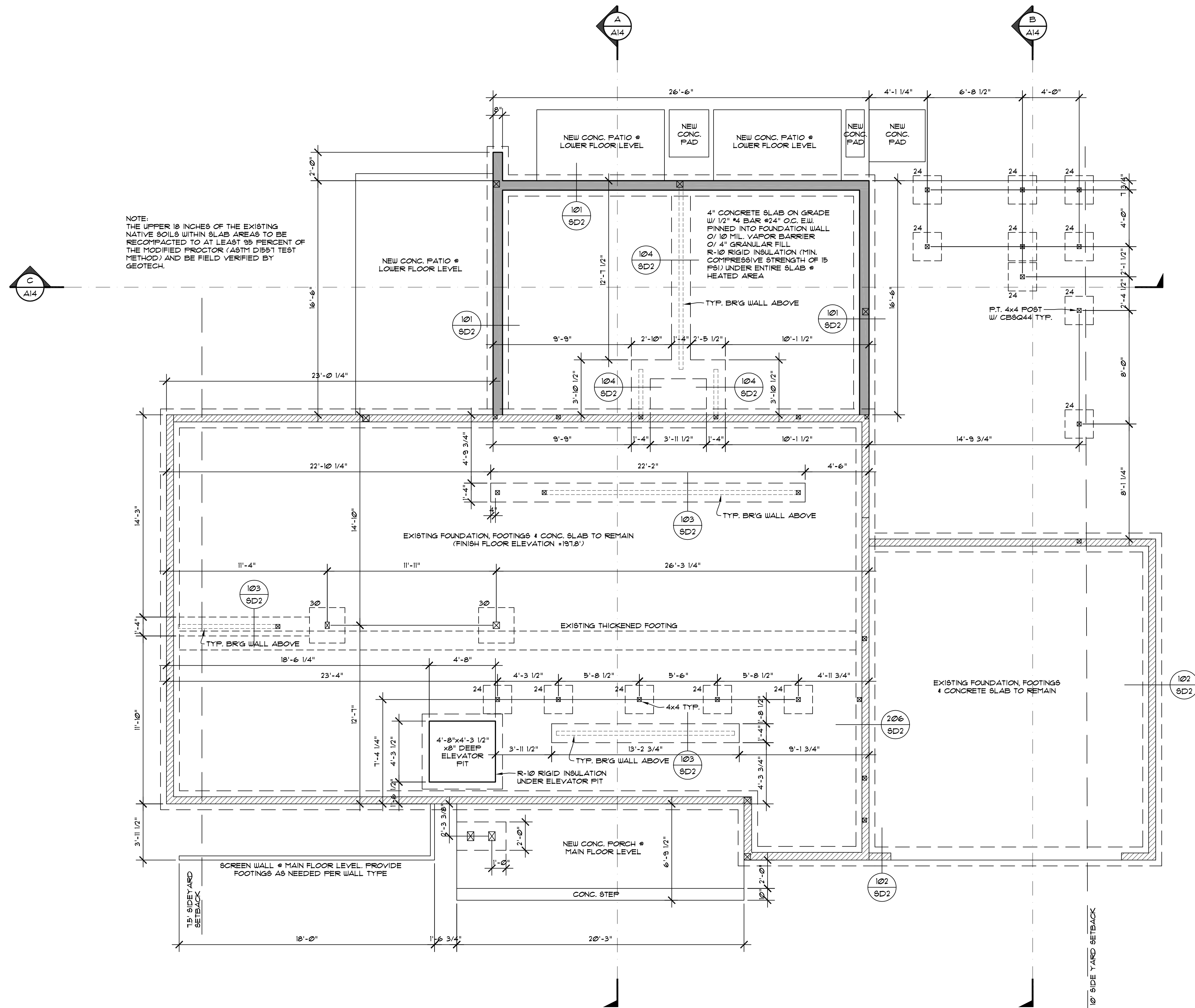
TABLE OF WALL LENGTHS & COVERAGE			
WALL SEGMENT	LENGTH	COVERAGE	RESULT
A	40.15'	85.4%	34.8
B	4.0'	90.6%	3.6
C	8.83'	90.1%	7.96
D	47.92'	40.5%	19.4
E	26.5'	0%	0
F	16.5'	0%	0
G	23.0'	0%	0
H	27.42'	40.5%	11.1
TOTALS	194.92'	N/A	76.86
76.86 / 194.92 = 39.4%			
1,748 x 39.4% = 689# EXEMPT FROM GROSS FLOOR AREA			
1,748 - 689 = 1,059# OF BASEMENT COUNTED			

GROSS FLOOR AREA CALCULATIONS	
SITE AREA	= 9,618#
ALLOWABLE F.A.R. (LESSER OF)	= 40% OR 8,000#
40% = 3,847#	= MAX. 3,847#
MAIN FLOOR	= 1,628#
MAIN FLOOR 150% MODIFIER (330#x150%)	= 495#
GARAGE @ MAIN FLOOR	= 457#
LOWER FLOOR	= 1,171#
LOWER FLOOR ADJ. UNIT	= 577#
TOTAL FLOOR AREA	= 4,328#
BASEMENT EXCLUSION	= (689#)
PROPOSED G.F.A.	= 3,639#
RESULT: WITHIN CODE PARAMETERS	

GROSS FLOOR AREA CALCULATIONS

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

SUBJECT PROPERTY TAX PARCEL NO. 5459000110
3111 19TH AVE SE
MERCER ISLAND, WA 98040

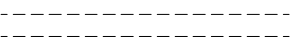


EXISTING WALLS TO REMAIN

NEW WALLS

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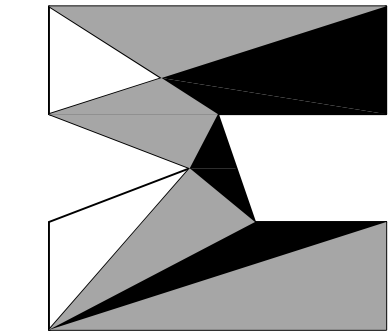
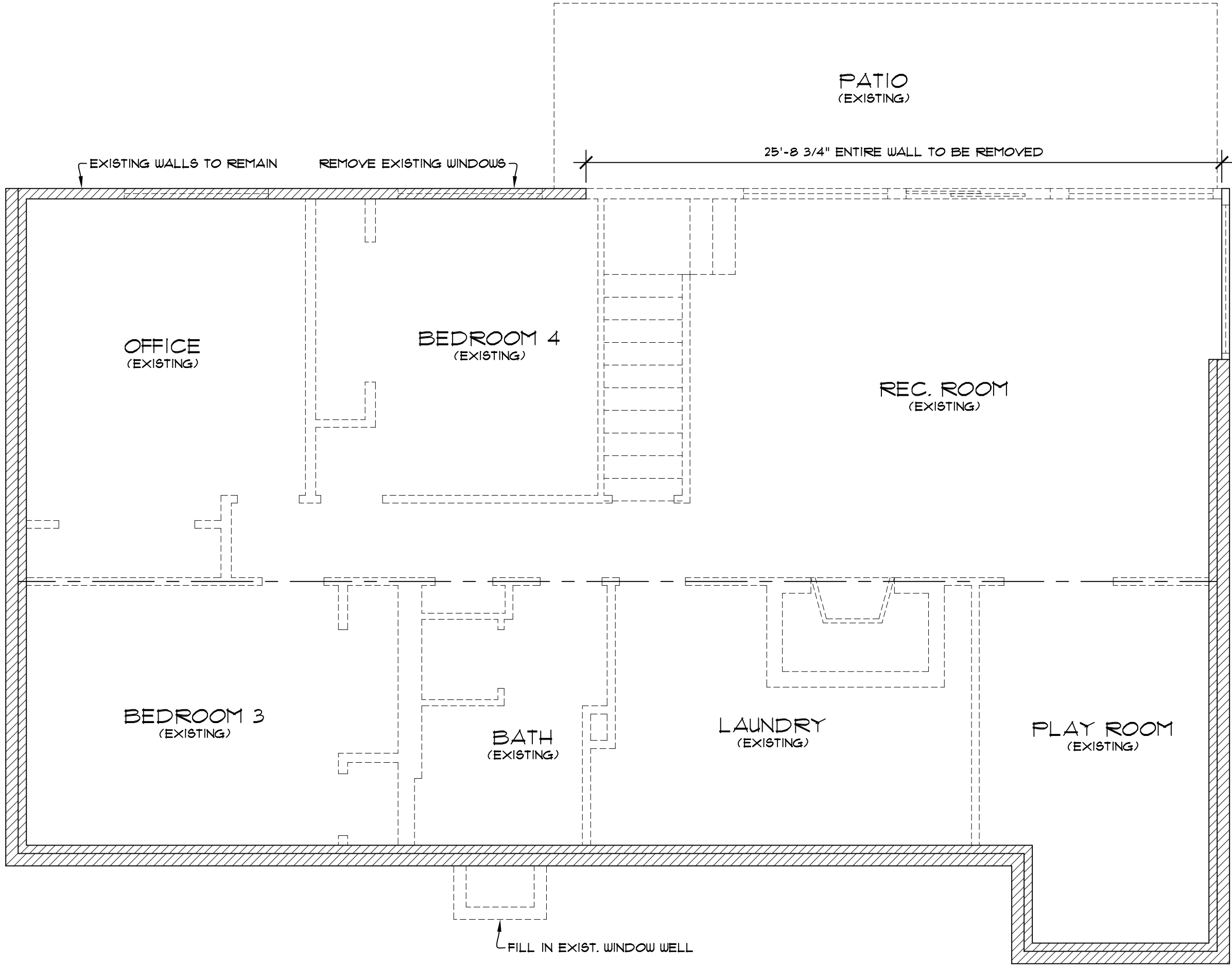
SCALE: 1/4" = 1' - 0"

WALL LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED

NOTE: CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF DIMENSIONS OR EXISTING CONDITIONS ARE DIFFERENT THAN INDICATED ON THE PLAN, AND/OR IF THE CONTRACTOR UNCOVERS WORK THAT IS SUBSTANDARD, IS STRUCTURALLY DEFECTIVE AND/OR IS CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ENGINEER AND/OR OWNER OF SUCH CONDITIONS AT ONCE. THE DESIGNER SHALL, IN REASONABLE TIME, PROVIDE DIRECTION TO THE CONTRACTOR ON HOW TO PROCEED WITH CORRECTIONS IF REQUIRED.

EXISTING LOWER FLOOR DEMO PLAN

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



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BAIDWAN ADDITION / REMODEL

3777 79TH AVE SE

MERCER ISLAND, WA 98040

JOB NO:	23-016
DATE:	4/9/24
DRWN. BY:	MM, MG
REVISED:	

SHEET NO.
A2

WALL LEGEND	
	EXISTING WALLS TO REMAIN
	NEW WALLS

NOTE: CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF DIMENSIONS OR EXISTING CONDITIONS ARE DIFFERENT THAN INDICATED ON THE PLAN, AND/OR IF THE CONTRACTOR UNCOVERS WORK THAT IS SUBSTANDARD, IS STRUCTURALLY DEFECTIVE AND/OR IS CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ENGINEER AND/OR OWNER OF SUCH CONDITIONS AT ONCE. THE DESIGNER SHALL, IN REASONABLE TIME, PROVIDE DIRECTION TO THE CONTRACTOR ON HOW TO PROCEED WITH CORRECTIONS IF REQUIRED.

PROPOSED LOWER FLOOR PLAN

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

	EXTERIOR DOOR TAG. SEE DOOR SCHEDULE ON SHEET A16
	EXTERIOR WINDOW TAG. SEE WINDOW SCHEDULE ON SHEET A16
	CONC. FIBERBOARD • TUB & SHOWER SURROUND TO 6" ABOVE DRAIN
	PILOTS & BURNERS OR HTG. ELEMENTS & SWITCHES TO BE AT LEAST 18" ABOVE FLOOR. MIN. 6" DIA. FRESH AIR DUCT TO CONNECT TO RETURN AIR FLENUM
	WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT CAUSED BY EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF THE APPLIANCE'S VERTICAL DIMENSIONS. AT THE LOWER POINT, THE STRAPPING SHALL MAINTAIN A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROLS
	PER ENERGY CREDIT 3.6: AIR-SOURCED, CENTRALLY DUCTED HEAT PUMP WITH A MINIMUM HSPF 2 OF 9.4 (HSPF OF 11.0)
	PER ENERGY CREDIT 5.6: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEAA'S ADVANCED WATER HEATING SPECIFICATION
	INDICATES 110V HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP
	INDICATES 110V HARD WIRED SMOKE & CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP
	INDICATES 110V HARD WIRED HEAT DETECTOR WITH BATTERY BACKUP INTERCONNECTED TO CARBON MONOXIDE DETECTORS AT TOP & BOTTOM OF STAIRS

Baidwan Addition / Remodel
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Mercer Island, WA 98040

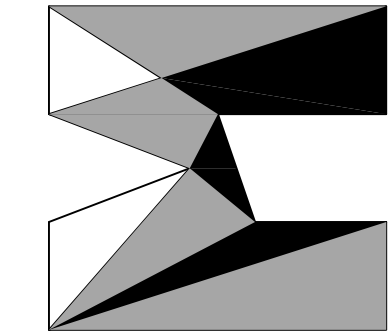
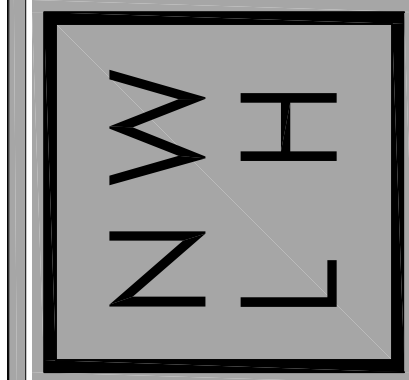
Job No: 23-016
Date: 4/9/24
Drawn By: MM, MG
Revised: 1/31/24

SHEET NO.

A3

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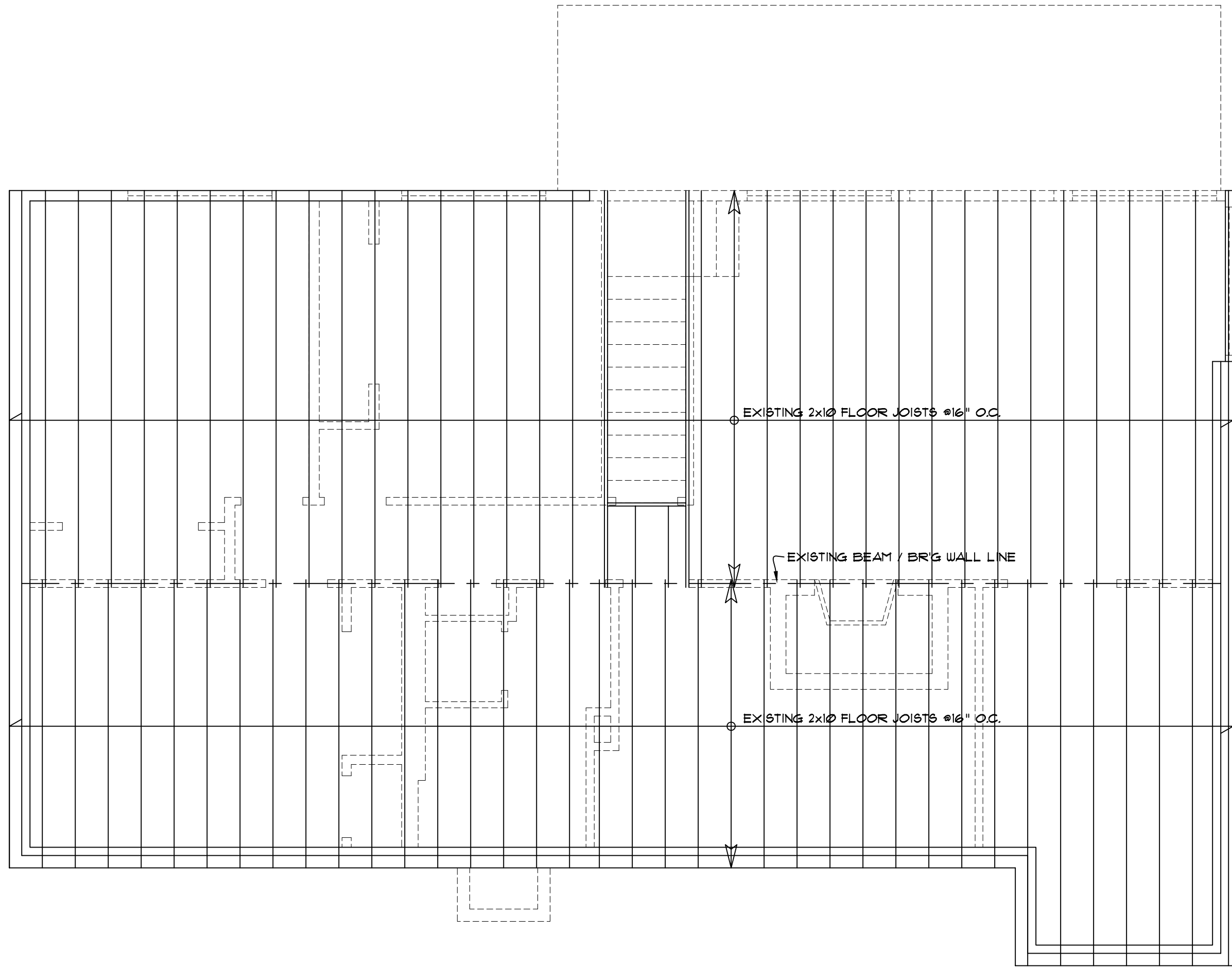
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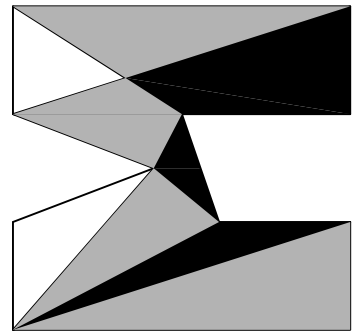
NOTE: CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF DIMENSIONS OR EXISTING CONDITIONS ARE DIFFERENT THAN INDICATED ON THE PLAN, AND/OR IF THE CONTRACTOR UNCOVERS WORK THAT IS SUBSTANDARD, IS STRUCTURALLY DEFECTIVE AND/OR IS CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ENGINEER AND/OR OWNER OF SUCH CONDITIONS AT ONCE. THE DESIGNER SHALL, IN REASONABLE TIME, PROVIDE DIRECTION TO THE CONTRACTOR ON HOW TO PROCEED WITH CORRECTIONS IF REQUIRED.

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EXISTING MAIN FLOOR FRAMING PLAN

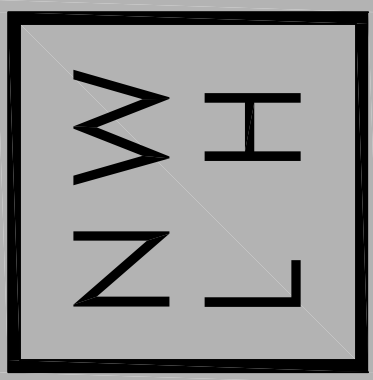
SCALE: 1/4" = 1' - 0"



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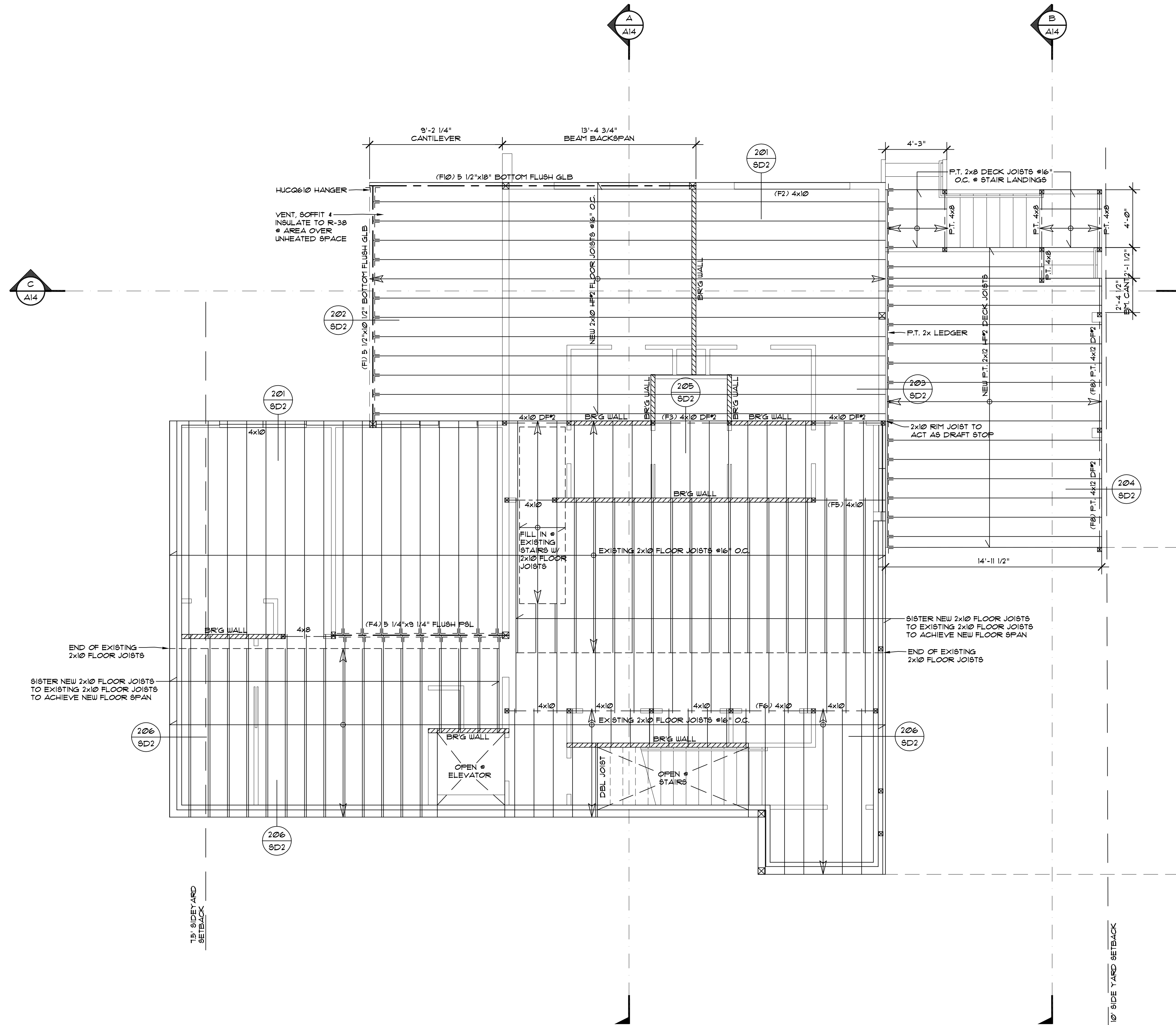


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3777 79TH AVE SE
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JOB NO: 23-016
DATE: 4/9/24
DRWN. BY: MM, MG
REVISED:

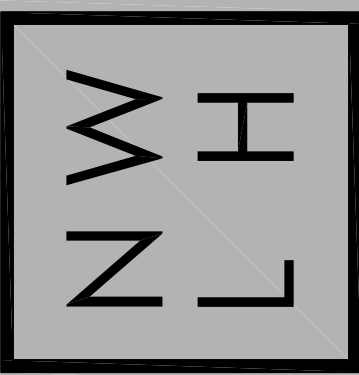
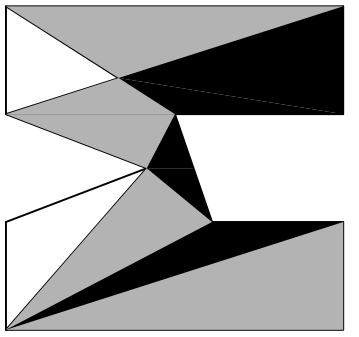
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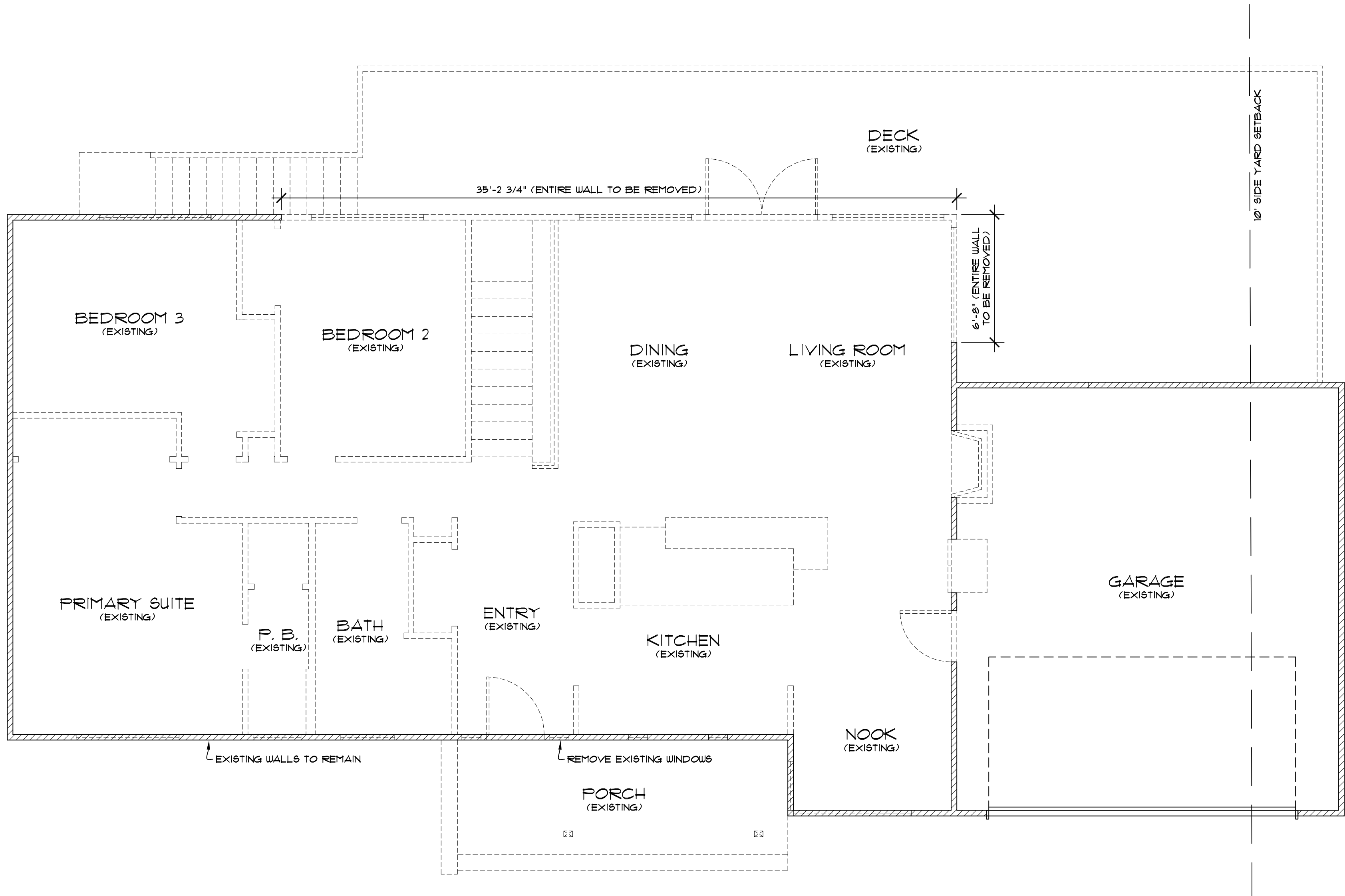
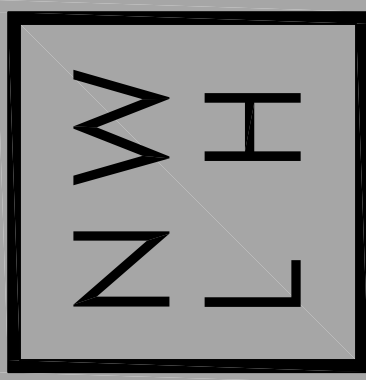
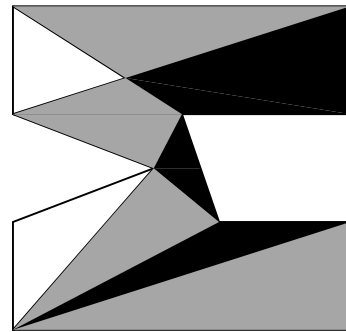
A4



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

NOTE: CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF DIMENSIONS OR EXISTING CONDITIONS ARE DIFFERENT THAN INDICATED ON THE PLAN, AND/OR IF THE CONTRACTOR UNCOVERS WORK THAT IS SUBSTANDARD, IS STRUCTURALLY DEFECTIVE AND/OR IS CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ENGINEER AND/OR OWNER OF SUCH CONDITIONS AT ONCE. THE DESIGNER SHALL, IN REASONABLE TIME, PROVIDE DIRECTION TO THE CONTRACTOR ON HOW TO PROCEED WITH CORRECTIONS IF REQUIRED.





WALL LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

NOTE: CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF DIMENSIONS OR EXISTING CONDITIONS ARE DIFFERENT THAN INDICATED ON THE PLAN, AND/OR IF THE CONTRACTOR UNCOVERS WORK THAT IS SUBSTANDARD, IS STRUCTURALLY DEFECTIVE AND/OR IS CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ENGINEER AND/OR OWNER OF SUCH CONDITIONS AT ONCE. THE DESIGNER SHALL, IN REASONABLE TIME, PROVIDE DIRECTION TO THE CONTRACTOR ON HOW TO PROCEED WITH CORRECTIONS IF REQUIRED.

EXISTING MAIN FLOOR DEMO PLAN

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

EXISTING SQUARE FOOTAGE SUMMARY

MAIN FLOOR	- 1,370#
LOWER FLOOR	- 1,340#
TOTAL HEATED	- 2,710#
GARAGE	
DECK	- 591#
FRONT PORCH	- 123#
L.F. PATIO	- 201#

WALL LEGEND

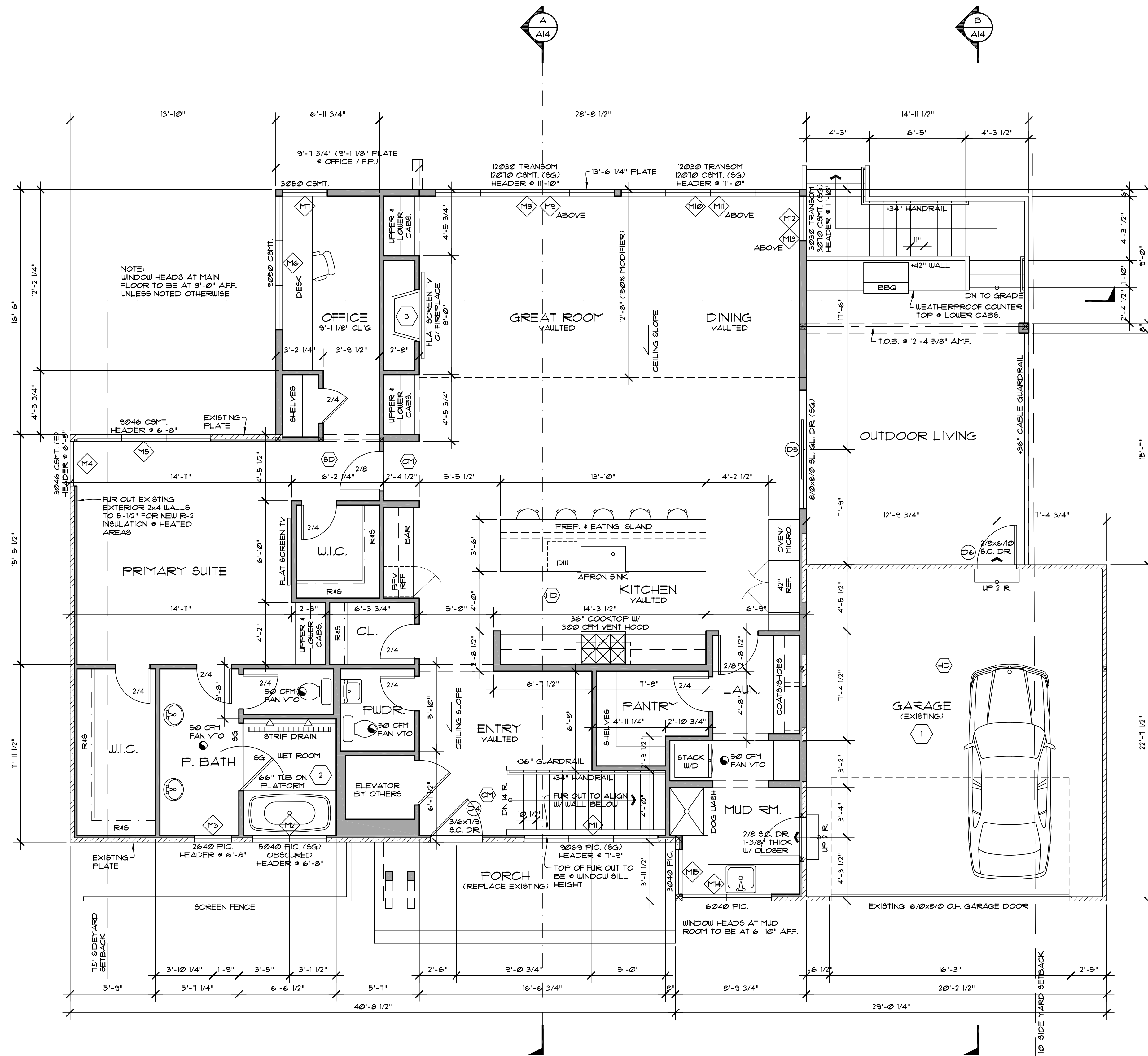
EXISTING WALLS TO REMAIN

NEW WALLS

NOTE: CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF DIMENSIONS OR EXISTING CONDITIONS ARE DIFFERENT THAN INDICATED ON THE PLAN, AND/OR IF THE CONTRACTOR UNCOVERS WORK THAT IS SUBSTANDARD, IS STRUCTURALLY DEFECTIVE AND/OR IS CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ENGINEER AND/OR OWNER OF SUCH CONDITIONS AT ONCE. THE DESIGNER SHALL, IN REASONABLE TIME, PROVIDE DIRECTION TO THE CONTRACTOR ON HOW TO PROCEED WITH CORRECTIONS IF REQUIRED.

PROPOSED MAIN FLOOR PLAN

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



PER 2021 WASHINGTON STATE ENERGY CODE - ALTERATIONS WORKSHEET FOR PRIMARY RESIDENCE:	
EXISTING EXPOSED WALL CAVITIES MUST BE INSULATED W/:	
2x4 STUD WALLS - R-15 INSULATION;	
2x6 STUD WALLS - R-21 INSULATION.	
EXISTING EXPOSED ROOF/CEILING FRAMING MUST BE INSULATED W/:	
VAULTED CEILINGS - INSULATED TO THE FULL DEPTH OF THE FRAMING MEMBER WHILE ALLOWING FOR THE MINIMUM 1" VENTILATED SPACE.	
FLAT CEILINGS - R-49 INSULATION OR WHAT THE ATTIC SPACE CAN ACCOMMODATE BASED ON THE ROOF PITCH.	
EXISTING EXPOSED FLOOR CAVITIES MUST BE INSULATED W/:	
R-30 INSULATION.	
IF HEATING AND COOLING SYSTEMS ARE BEING REPLACED:	
NEW EQUIPMENT MUST MEET CURRENT REQUIREMENTS AND DUCTS NEED TO BE TESTED.	
IF HOT WATER SYSTEMS IS BEING ALTERED:	
NEW WATER HEATING EQUIPMENT MUST MEET CURRENT CODE REQUIREMENTS.	
IF WINDOWS AND/OR DOORS ARE BEING REPLACED:	
NEW WINDOWS AND DOORS MUST HAVE AN AREA WEIGHTED AVERAGE U-FACTOR OF LESS THAN OR EQUAL TO 0.30	
IF MORE THAN 50% OF THE LIGHT FIXTURES ARE BEING CHANGED:	
90% OF ALL LAMPS MUST BE HIGH-EFFICACY (LED OR CFL).	

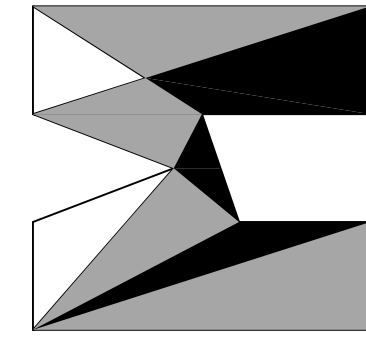
PER PRESCRIPTIVE REQUIREMENTS 2021 W.S.E.C. (MODIFIED FOR ENERGY CREDIT 12)	
CLIMATE ZONE 5B	
MAX. GLAZING U-FACTOR: VERT. U=25; OVERHEAD U=50	
MAX. DOOR U-FACTOR: U=20	
INSULATION @ CONDITIONED AREAS:	
TRUSSED CEILING: R-60 (R402.13) & (R402.21)	
VAULTED & SINGLE RAFTER CEILING: R-38 (R402.13)	
ABOVE GRADE WALLS: R-20.5 OR R-13.10	
BELOW GRADE WALLS: R-10/15/21.5TB (R402.13) (NO NEW BELOW GRADE WALLS ON THIS PROJECT)	
FLOOR OVER VENTED CRAWL SPACE: R-38	
SLAB ON GRADE: R-10 @ PERIMETER & UNDER ENTIRE SLAB	
PERCENT GLAZING	7813 (SF. GLAZING AREA) *213%
CALCULATIONS:	3,706 (SF. FLOOR AREA)

PROPOSED SQUARE FOOTAGE SUMMARY

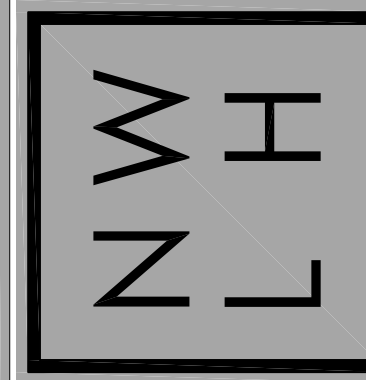
MAIN FLOOR	- 1,958#
LOWER FLOOR	- 1,171#
LOWER FLOOR A.D.U. UNIT	- 511#
TOTAL HEATED	- 3,706#
GARAGE	
OUTDOOR LIVING DECK	- 451#
FRONT PORCH	- 121#
A.D.U. PATIO	- 165#
BEDROOM 2 PATIO	- 45#
BEDROOM 3 PATIO	- 45#

XX	EXTERIOR DOOR TAG. SEE DOOR SCHEDULE ON SHEET A16
XX	EXTERIOR WINDOW TAG. SEE WINDOW SCHEDULE ON SHEET A16
1	5/8" TYPE "X" GUE OVER ALL WARM WALLS AND SECOND FLOOR FRAMING & SUPPORT MEMBERS. GARAGE CEILING PROTECTION TO BE CONTINUOUS ABOVE GARAGE.
2	CONC. FIBERBOARD @ TUB & SHOWER SURROUND TO 6" ABOVE DRAIN
3	DIRECT VENT FIREPLACE. INSTALL PER MANUFACTURER'S SPECIFICATIONS
4	22"x30" ATTIC ACCESS. WEATHERSTRIP & INSULATE OVER TO EQUAL CEILING INSULATION. PROVIDE WOOD SURROUND TO PREVENT LOOSE INSULATION SPILLAGE TO LIVING SPACE.
SD	INDICATES 110V HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP
CH	INDICATES 110V HARD WIRED SMOKE & CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP
HD	INDICATES 110V HARD WIRED HEAT DETECTOR WITH BATTERY BACKUP INTERCONNECTED TO CARBON MONOXIDE DETECTORS AT TOP & BOTTOM OF STAIRS

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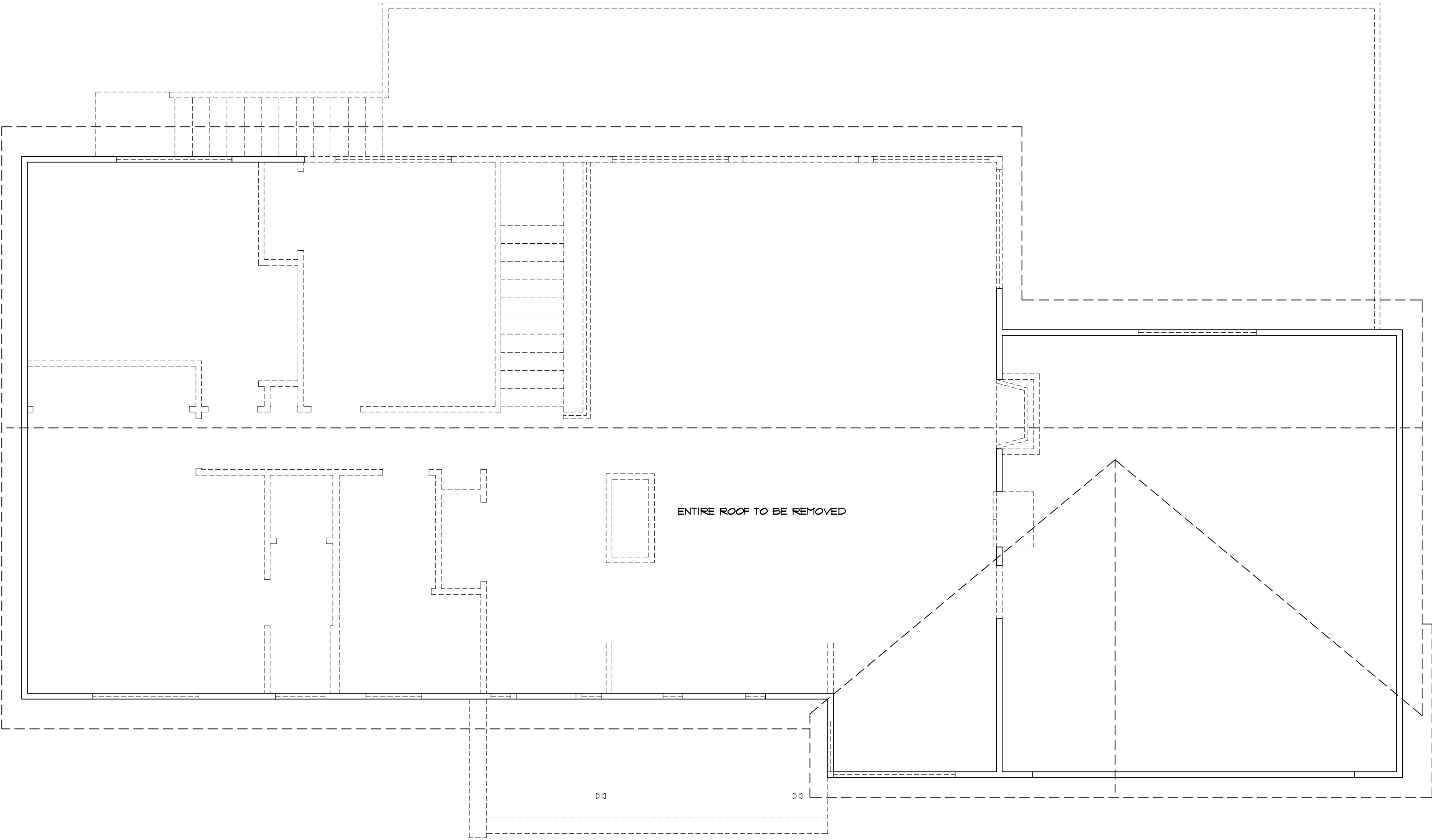
JOB NO: 23-016
DATE: 4/9/24
DRWN. BY: MM, MG
REVISED: 1/31/24

SHEET NO.

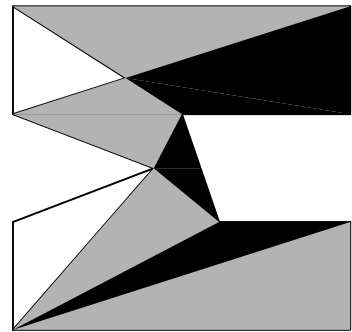
A7

NOTE: CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF DIMENSIONS OR EXISTING CONDITIONS ARE DIFFERENT THAN INDICATED ON THE PLAN, AND/OR IF THE CONTRACTOR UNCOVERS WORK THAT IS SUBSTANDARD, IS STRUCTURALLY DEFECTIVE AND/OR IS CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ENGINEER AND/OR OWNER OF SUCH CONDITIONS AT ONCE. THE DESIGNER SHALL, IN REASONABLE TIME, PROVIDE DIRECTION TO THE CONTRACTOR ON HOW TO PROCEED WITH CORRECTIONS IF REQUIRED.

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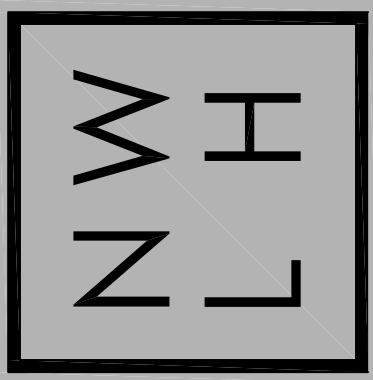


EXISTING ROOF DEMO PLAN
SCALE: 1/4" = 1' - 0"



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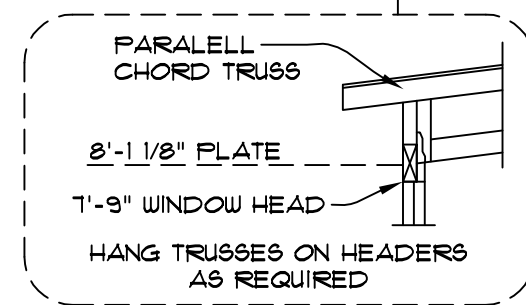


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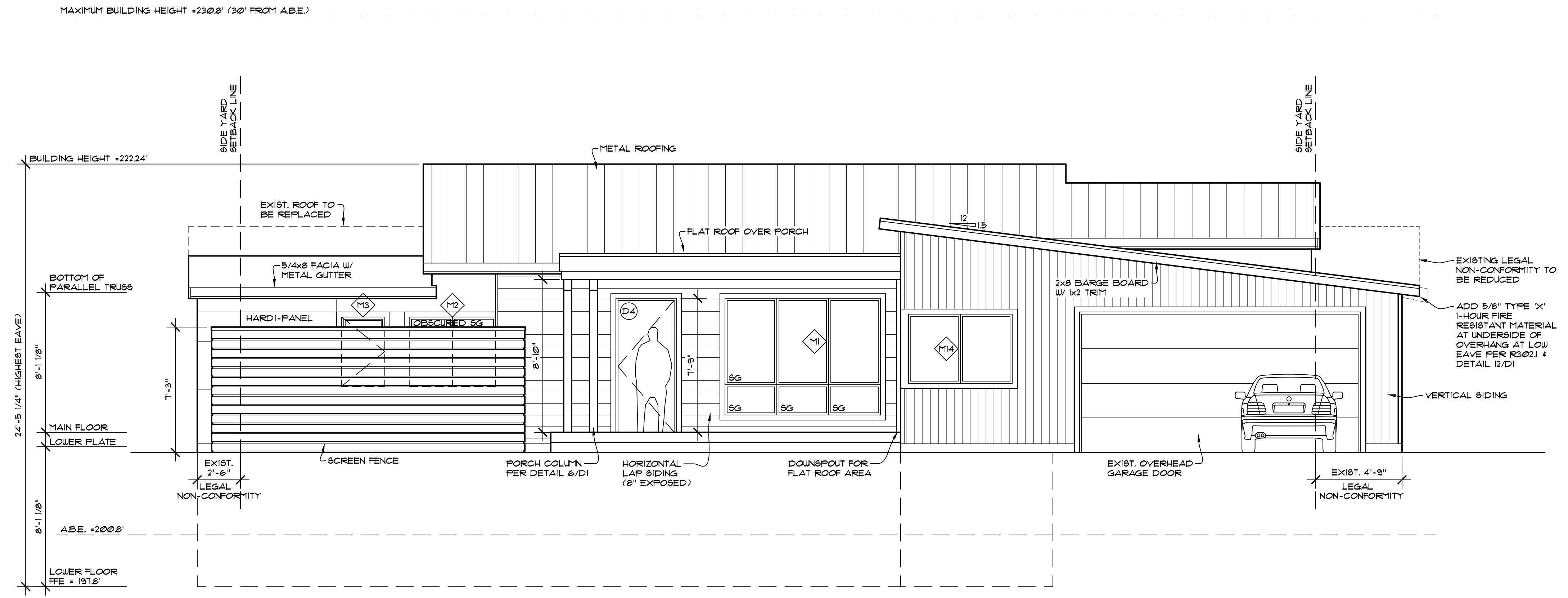
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A8

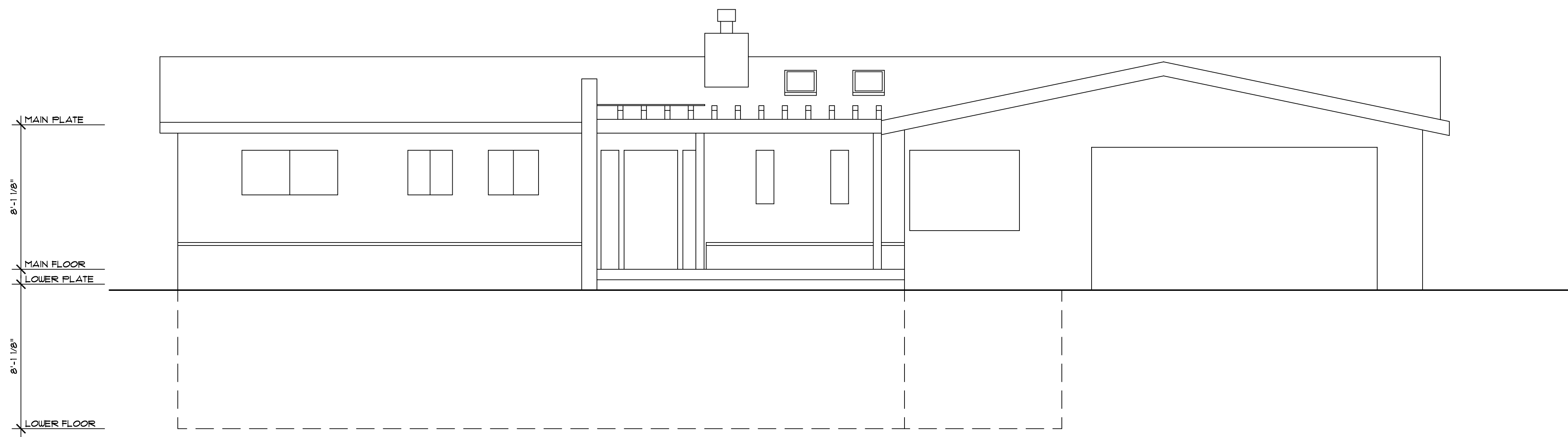
 HATCHING DENOTES 2x OVERFRAMING

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

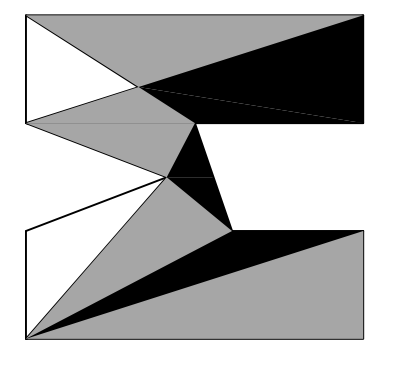
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PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



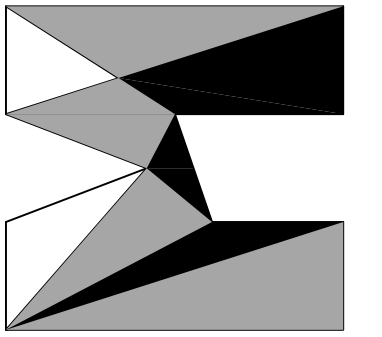
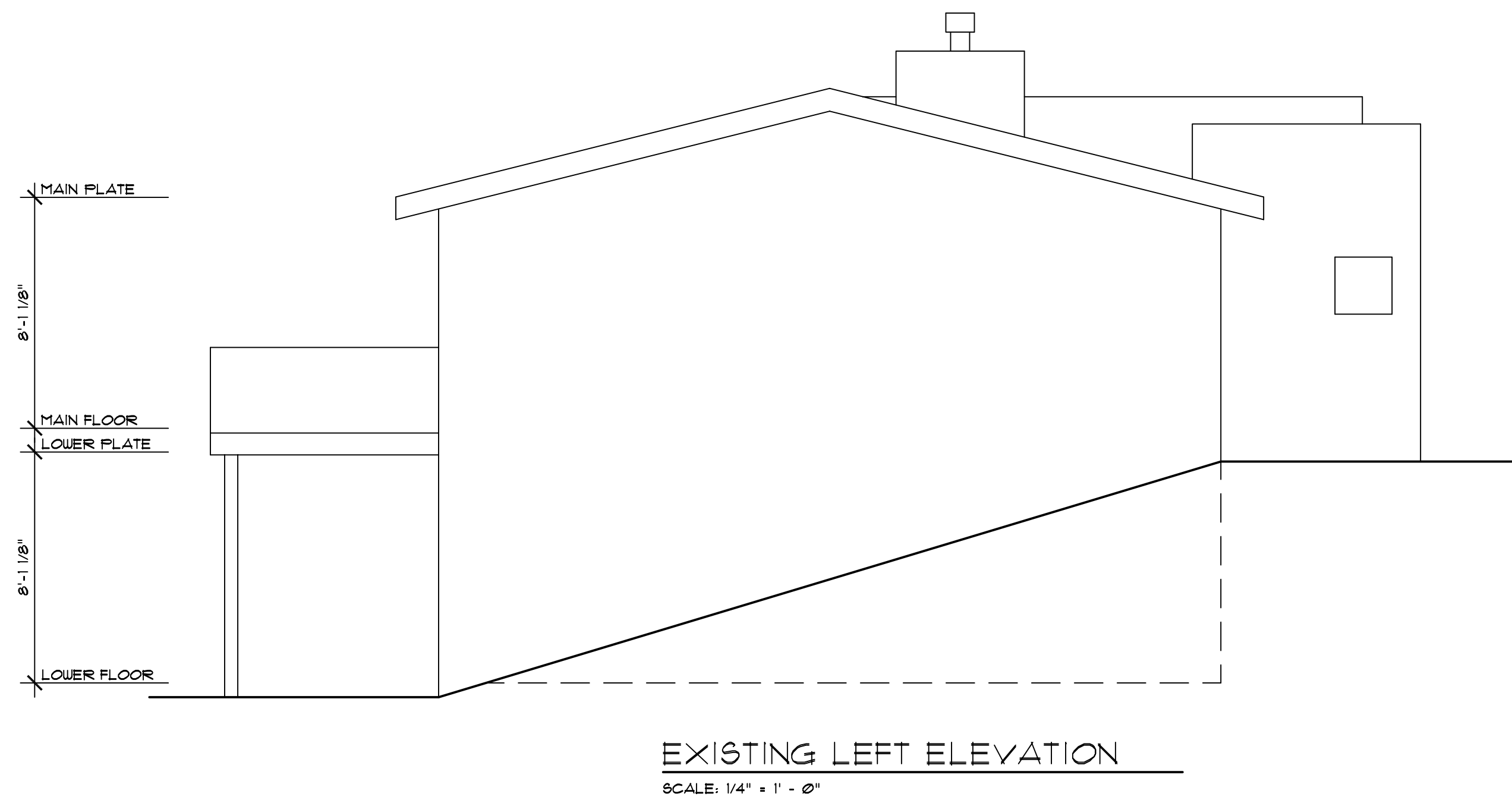
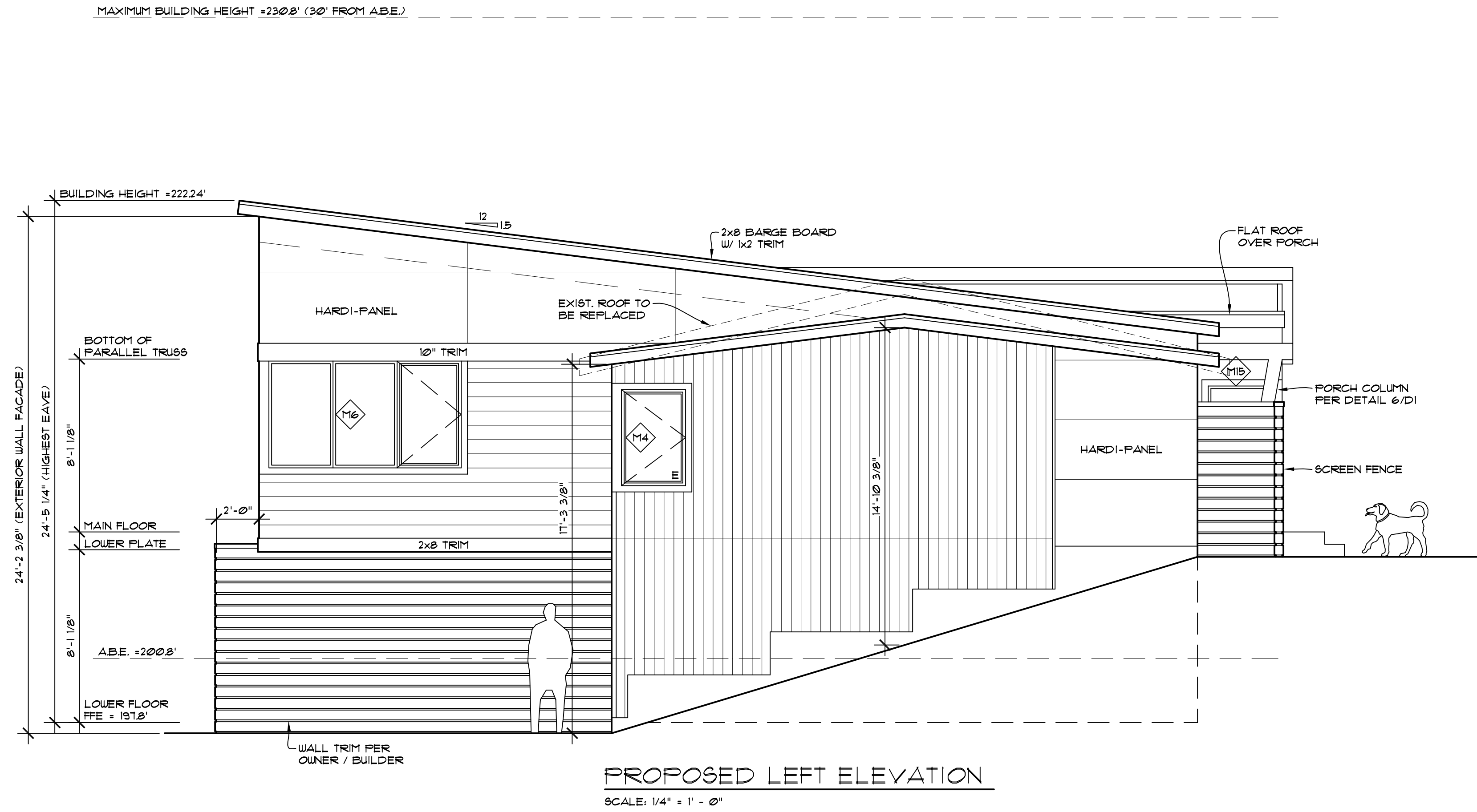
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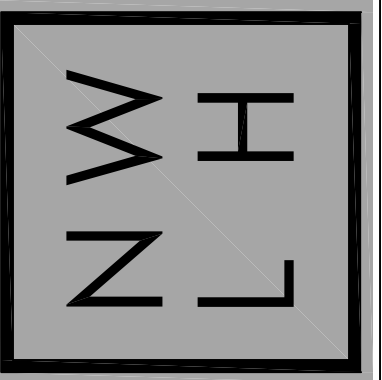
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DRWN. BY: MM, MG
REVISED: 1/24/24

SHEET NO.
A10



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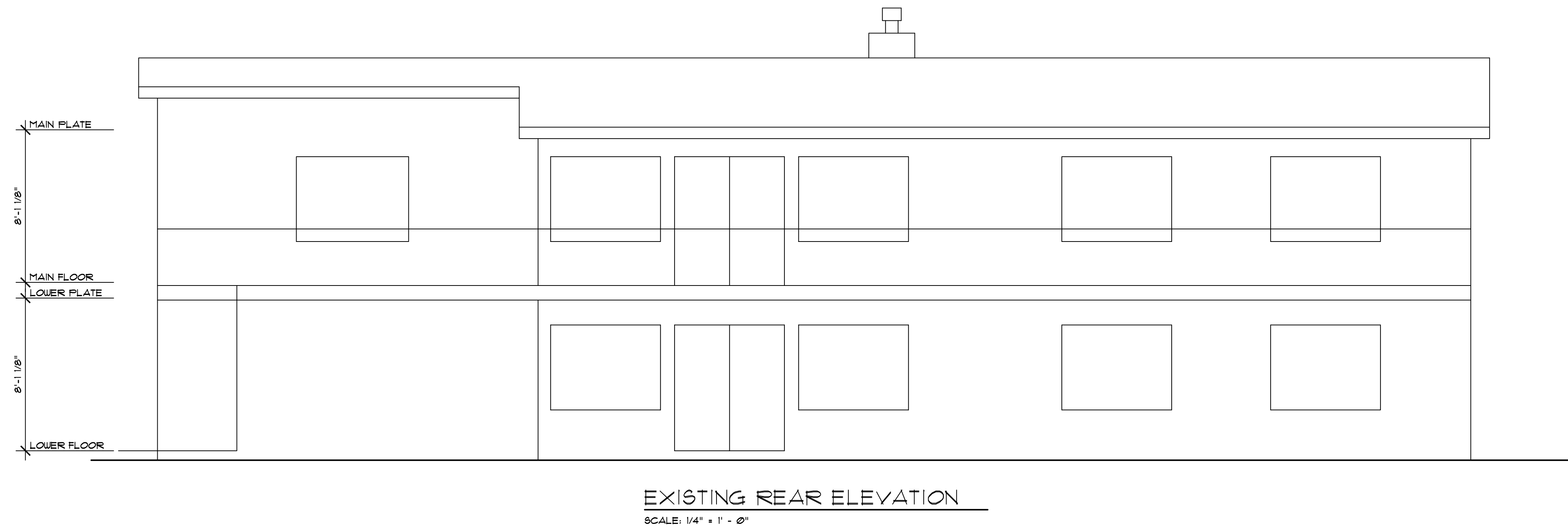
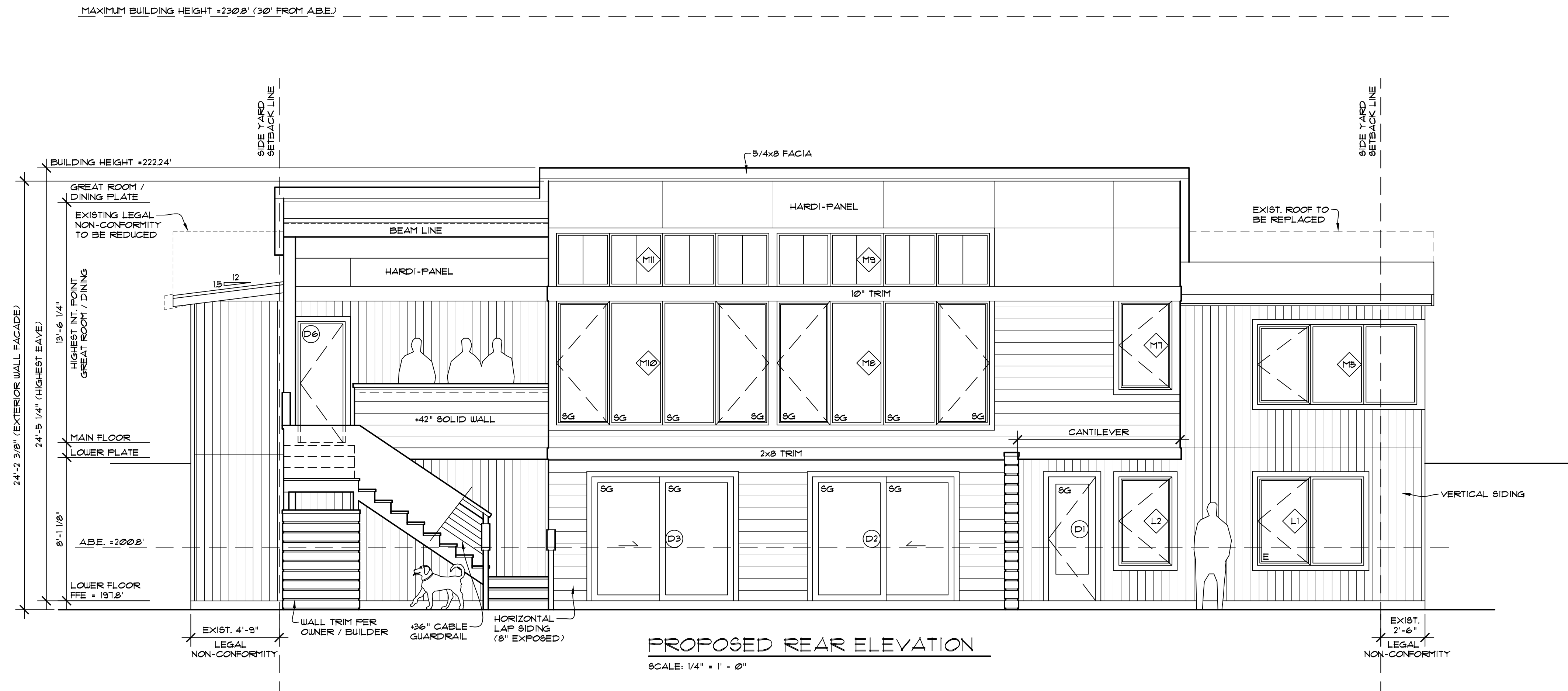


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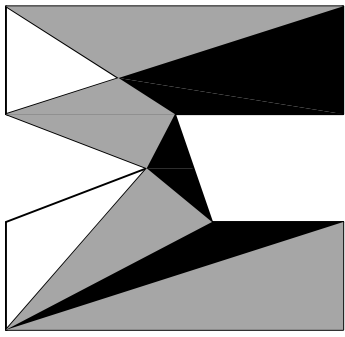
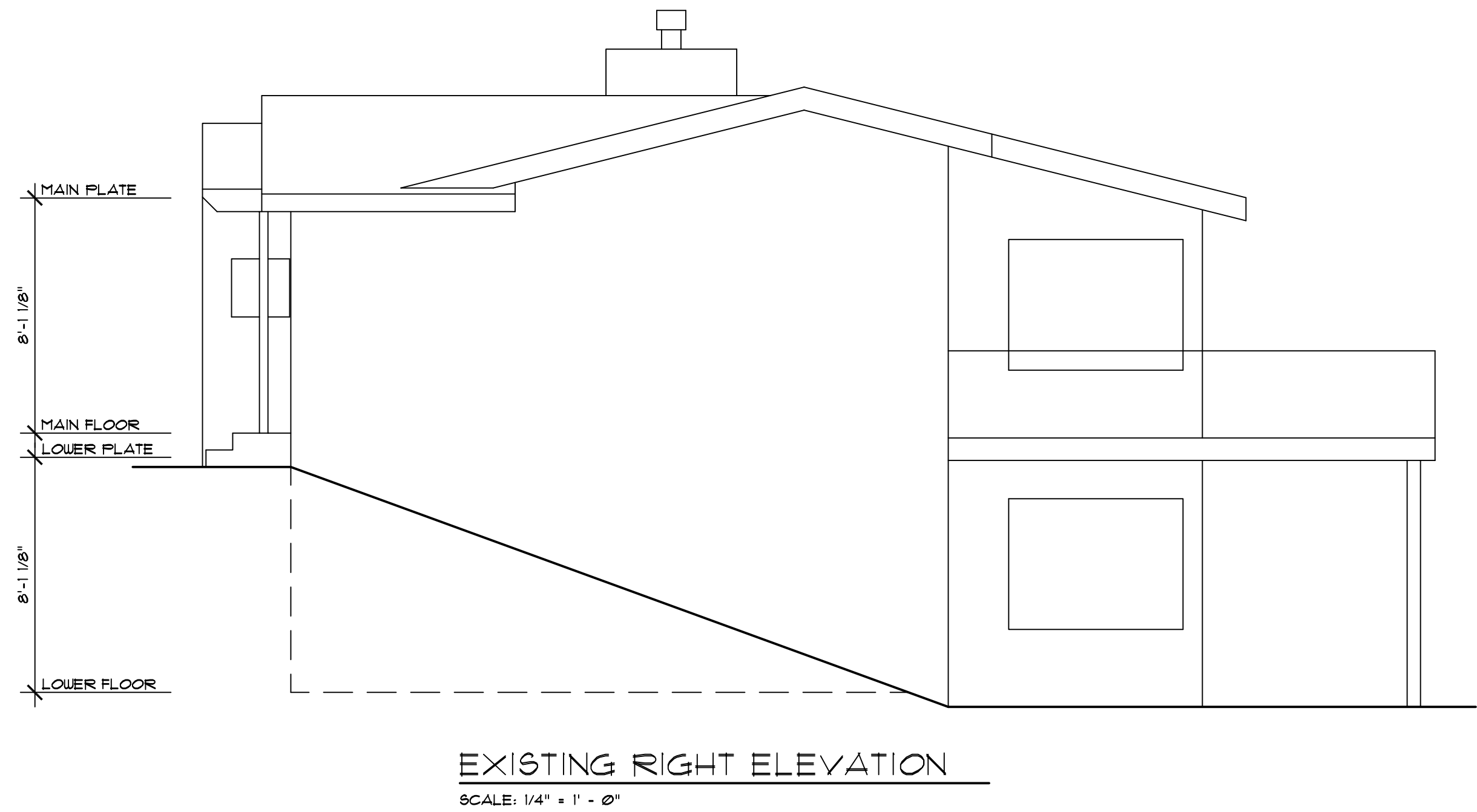
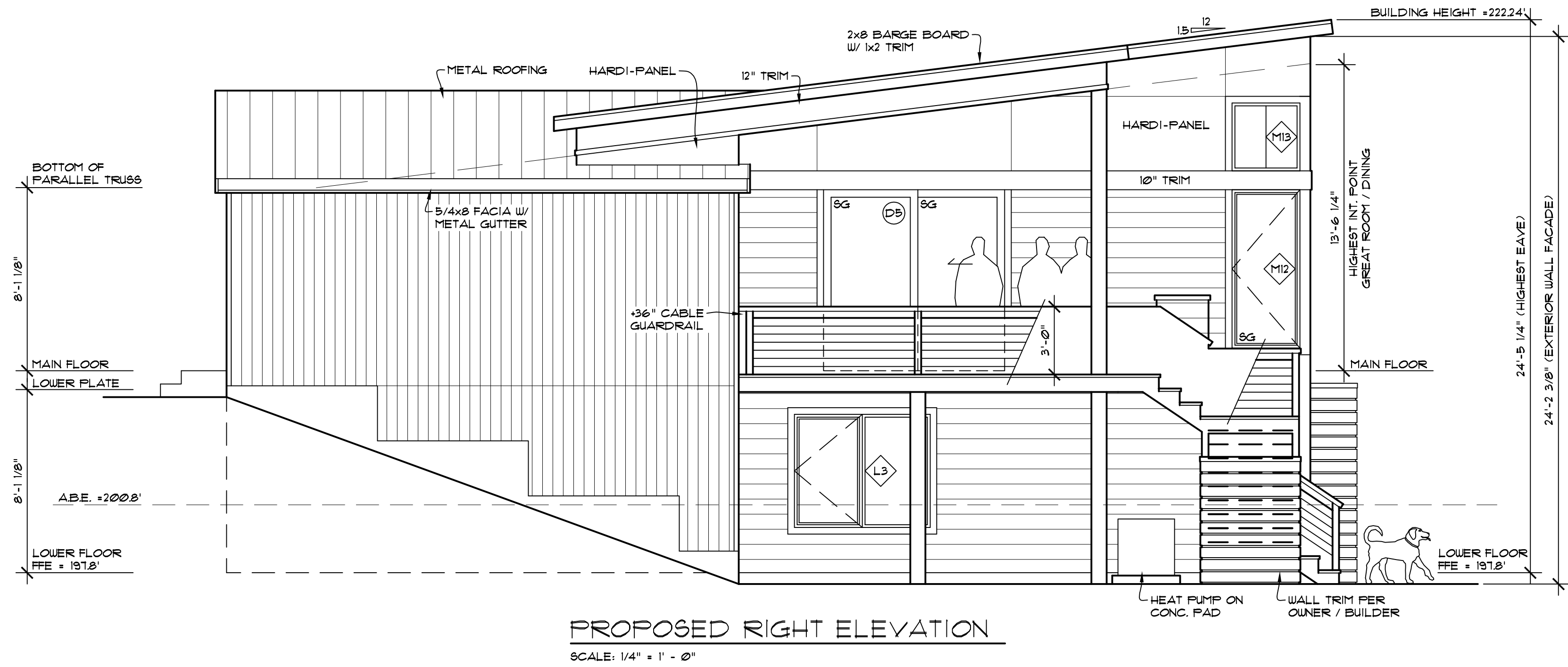
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DATE: 4/9/24
DRWN. BY: MM, MG
REVISED: 1/24/24

SHEET NO.

A11

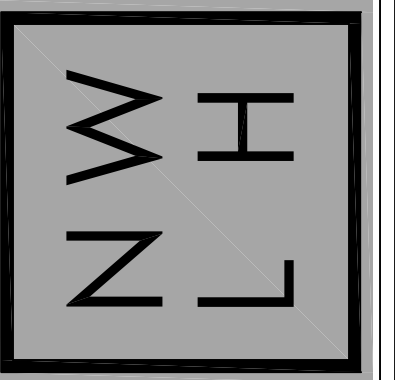


MAXIMUM BUILDING HEIGHT = 23'0" (3'0" FROM A.B.E.)



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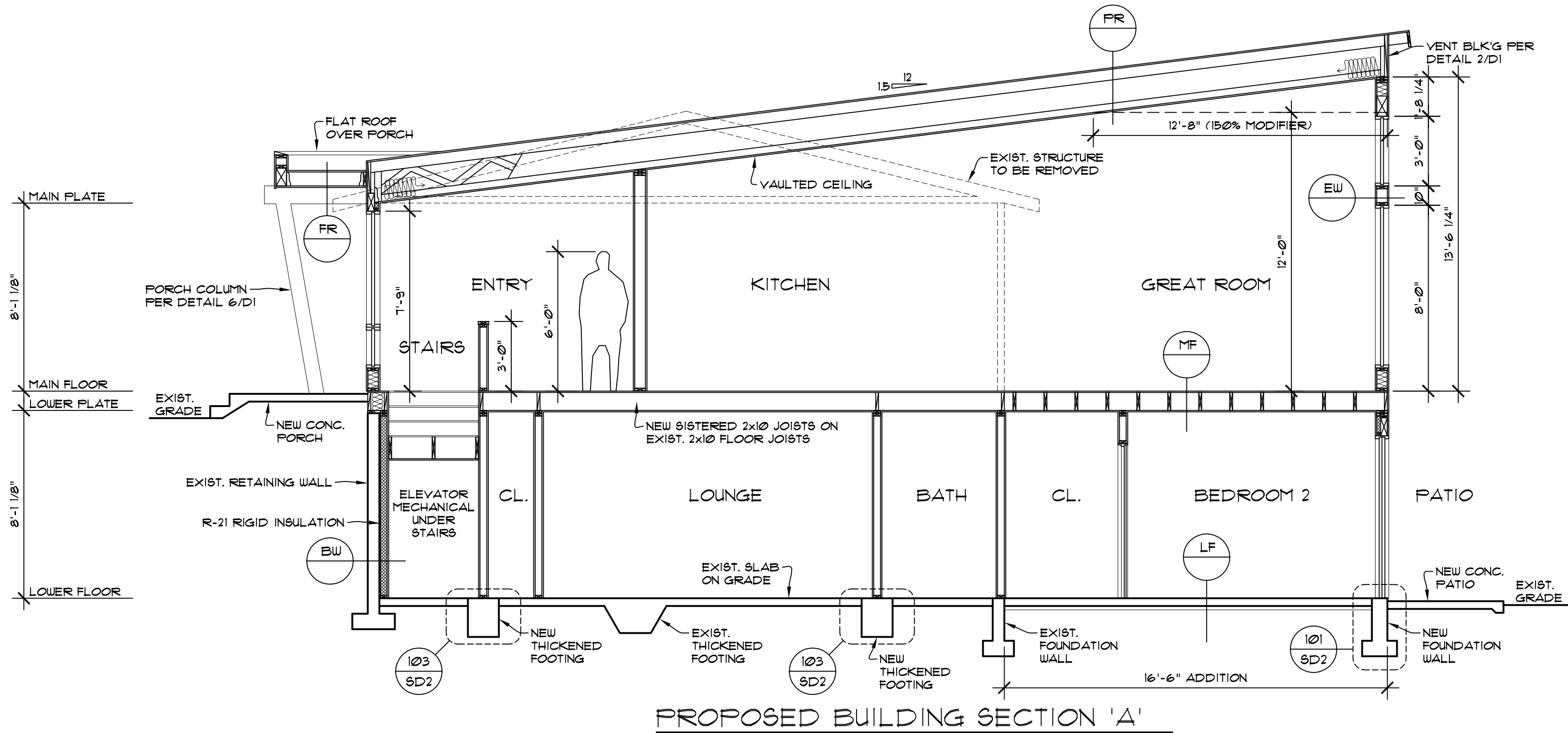


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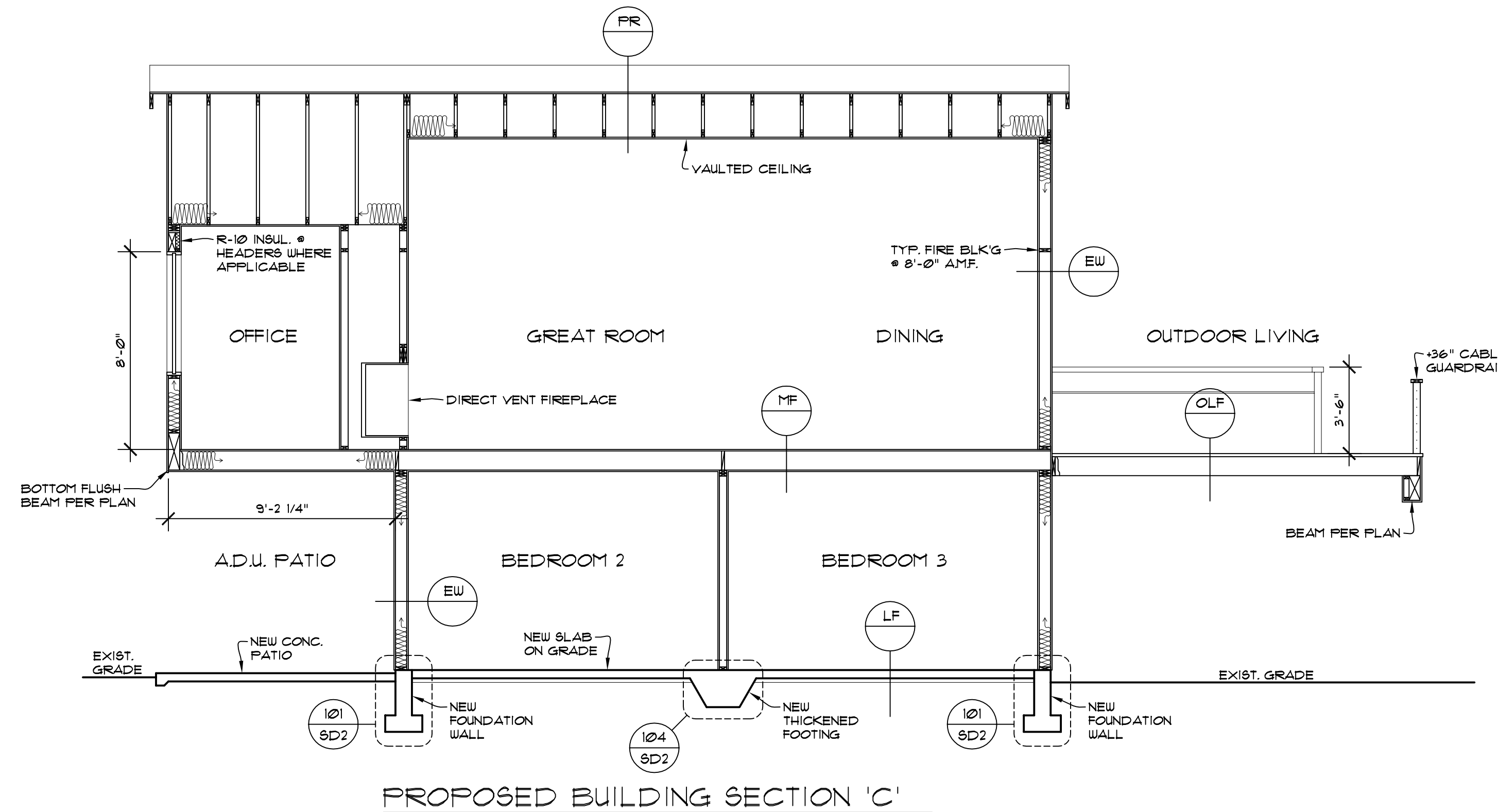
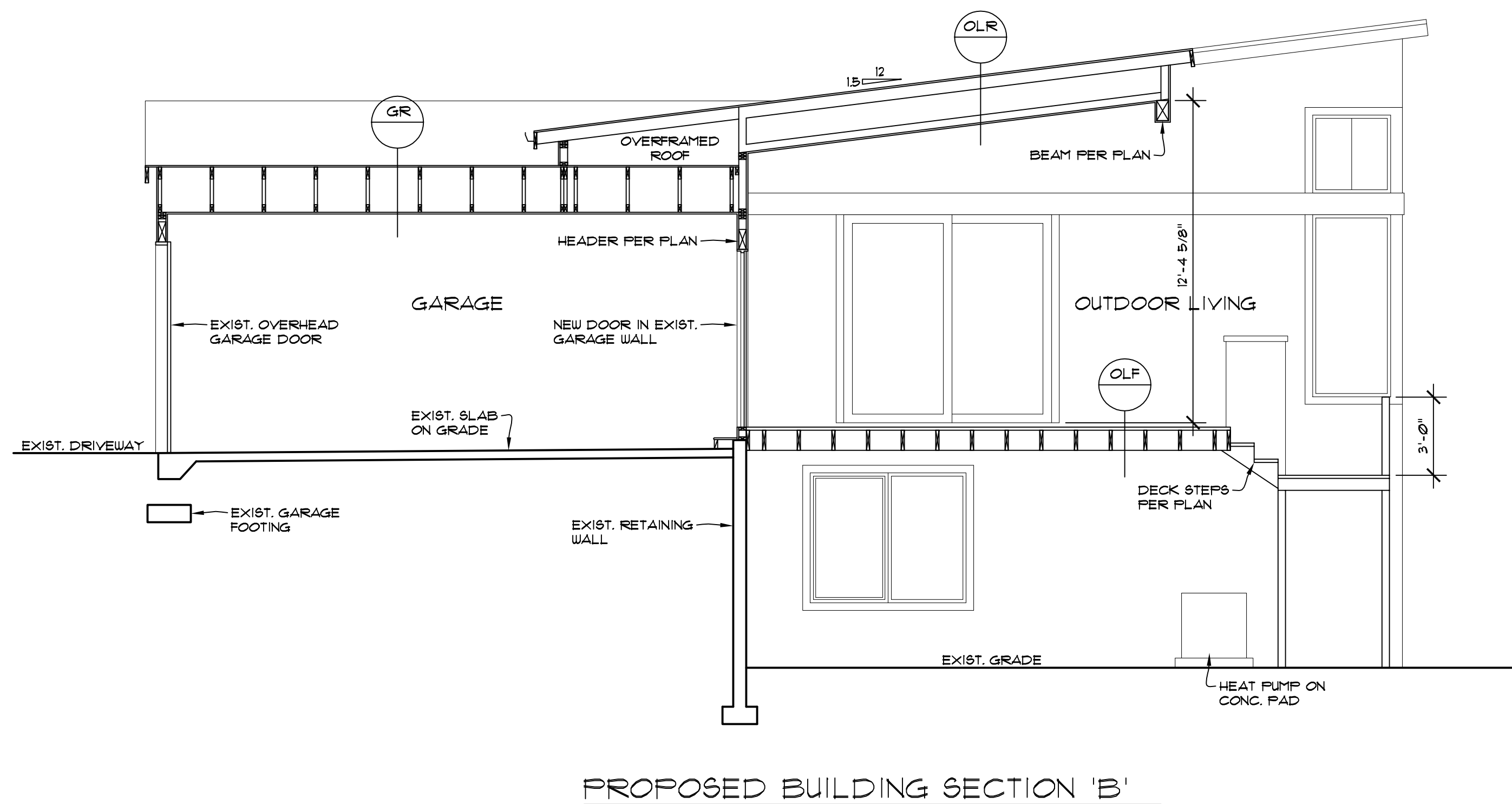
JOB NO: 23-016
DATE: 4/9/24
DRWN. BY: MM, MG
REVISED: 4/19/24

SHEET NO.

A13



GR	GARAGE ROOF ROOFING PER ELEVATIONS 2 LAYERS 30# BUILDING PAPER SHEATHING PER STRUCTURAL ENGINEER PARALLEL CHORD TRUSSES PER PLAN 1/2" GUB
FR	FLAT ROOF CARLISLE SYNTEC SURE-TOUGH 60 MIL. POLYESTER-REINFORCED EPDM ROOF MEMBRANE SHEATHING PER STRUCTURAL ENGINEER 2x SHIM TO SLOPE 1/4" / 12" TO DRAIN 2x8 JOISTS PER PLAN SOFFIT MATERIAL PER OWNER / BUILDER
PR	PITCHED ROOF ROOFING PER ELEVATIONS 2 LAYERS 30# BUILDING PAPER SHEATHING PER STRUCTURAL ENGINEER PARALLEL CHORD TRUSSES PER PLAN R-49 BATT. INSULATION 4 MIL. UV. POLY. 1/2" GUB
OLR	OUTDOOR LIVING DECK ROOF ROOFING PER ELEVATION 2 LAYERS 30# BUILDING PAPER SHEATHING PER STRUCTURAL ENGINEER PARALLEL CHORD TRUSSES PER PLAN SOFFIT MATERIAL PER OWNER / BUILDER
EW	EXTERIOR CONDITIONED WALL 1/2" GUB R-20 BATT INSULATION + R-5 CONT. R-15 BATT INSUL. • EXIST. 2x4 WALLS 4 MIL. UV. RES. POLY. 2x6 STUDS @ 16" O.C. SHEATHING PER SHEAR WALL SCHED. BUILDING PAPER SIDING PER ELEVATIONS
DG	DWELLING TO GARAGE WALL 5/8" TYPE 'X' GUB (FIRE CODE) 4 MIL. UV. RES. POLY. 2x6 STUDS @ 16" O.C. R-20 BATT INSULATION + R-5 CONT. 5/8" TYPE 'X' GUB (FIRE CODE)
BW	BASEMENT WALL (• HEATED AREA) RETAINING WALL PER PLAN 1/2" AIRSPACE 2x4 STUDS @ 16" O.C. R-21 RIGID INSULATION 1/2" GUB
MF	MAIN FLOOR FINISH FLOOR 3/4" T&G FLYWOOD SUB-FLOOR (GLUE & NAIL) FLOOR JOISTS PER PLAN R-39 BATT. INSULATION • AREAS OVER UNHEATED SPACE PER ENERGY CREDIT 13 1/2" GUB
LF	LOWER FLOOR 4" CONCRETE SLAB ON GRADE W/ 6x6 W4xW4 WUF 10 MIL. VAPOR BARRIER 4" GRANULAR FILL R-10 RIGID INSULATION (MIN. COMPRESSIVE STRENGTH OF 15 PSI) UNDER ENTIRE SLAB • HEATED AREA
OLF	OUTDOOR LIVING DECK FLOOR TREX DECKING OR EQUAL (INSTALL PER MANUF. SPECIFICATIONS) P.T. 2x JOISTS PER PLAN



GENERAL NOTES:

1. ALL FLOOR JOISTS PER PLAN. REFER TO MFG. LAYOUT FOR ALL FRAMING DETAILS AND BLOCKING. REVIEW MFG. LAYOUT PRIOR TO FRAMING. DOUBLE UNDER BEARING PARTITIONS, PROVIDE SOLID BLOCKING OVER BEARING MEMBERS.
2. ALL PRE-MANUFACTURED TRUSSES TO BE IDENTIFIED BY MFG'S STAMP.
3. FACTORY BUILT FIREPLACE 4 CHIMNEY TO BE UL LABELED INSTALL PER MANUFACTURER'S SPECS 0.5/IDE COMBUSTION AIR REQ'D (MIN 6 SQ IN) DUCTED TO 1/2" OAK W/ OPERABLE 0.5/IDE DAMPER, TIGHTLY FITTING FLUE DAMPER, AND TIGHT FITTING GLASS OR METAL DOORS OR FLUE DRAFT INDUCTION FAN. MINIMUM FLIGHT EFFICIENCY OF 50% OR GREATER PER WSEC R402.4.2. PILOT LIGHT SHALL NOT BE CONTINUOUSLY BURNING PER WSEC R403.13.
4. LIMIT SHOWER FLOW TO 2.5 GALLON/MIN.
5. H.W.T. TO BE LABELED PER ASHRAE STD. NO. 90A-90, AND MEET THE REQUIREMENTS PER 1981 NATIONAL APPLIANCE ENERGY CONSERVATION ACT.
6. FURNACE AND H.W. TANK, PILOTS, BURNERS, HEATING ELEMENTS, AND SWITCHES TO BE A MIN. OF 18" ABOVE FINISHED FLOOR.
7. ALL SKYLITES TO COMPLY WITH I.R.C. SECTION 2409.1 & 2603.1
8. ALL SIDELITES, SLIDING GLASS DOORS AND TUB/SHOWER ENCLOSURES TO COMPLY WITH I.B.C. SECTION 2406.
9. HEAT REGISTERS TO BE PER LEGEND, LOCATE APPROXIMATELY AS SHOWN, 6" IN FROM EXTERIOR WALLS, 3" IN FROM INTERIOR WALLS.
10. VENT DRYER, OVER/RANGE 4 EXHAUST FANS TO 0.5/IDE DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMB. HORIZ. AND VERT. LENGTH OF 14'-0", INCL. 2 90d. ELBOWS. DEDUCT 2'-0" FOR EA. 90d. ELBOW EXCEEDING 2. SEE DRYER DUCT DTL. FOR ALT. SOLUTIONS. ALL EXHAUST DUCTS INSULATED (MIN. OF R-4)
11. ALL NAILING PER IRC TABLE R602.3(1) AND/OR IBC TABLE 2304.3.1, COLUMN, POST 4 BEAM CONNECTIONS TO COMPLY WITH I.B.C. SECTION 2316.
12. ---
13. SOLID SHIT'G REQ'D ON LOWER STORY OF 2 STORY BUILDING PER I.B.C. DRYWALL NAILED PER SHEAR NAILING SCHEDULES OR IBC 2018 EDITION.
14. TUB/SHOWER SURROUND WALLS TO HAVE WATER RESISTANT GYP BOARD AND A SMOOTH HARD SURFACE TO A MINIMUM HEIGHT OF 10" ABOVE DRAIN INLET
15. PROVIDE SMOKE DETECTOR IN COMPLIANCE WITH I.B.C. AND I.B.C. STD. 403.6. ALL SMOKE DETECTORS W/BAT BACKUP. SMOKE DETECTORS WILL SOUND AN AUDIBLE ALARM IN ALL SLEEPING ROOMS.
16. DUELLING TO COMPLY W/ 2018 WSEC-R.
17. SEAL, CAULK, GASKET, OR WEATHERSTRIP TO LIMIT AIR LEAKAGE; AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALL AND ROOF AND WALL PANELS, OPENINGS AT UTILITY PENETRATIONS THROUGH WALLS, FLOORS, AND ROOFS, ALL OTHER OPENINGS IN BUILDING ENVELOPE.
18. ALL EXTERIOR DOORS OR ACCESS HATCHES TO ENCLOSED UNHEATED AREAS MUST BE WEATHERSTRIPPED.
19. MINIMUM SOIL BEARING PRESSURE = 1500 PSF.
20. FOOTINGS TO BE PLACED ON FIRM, UNDISTURBED NATIVE SOIL.
21. DUELLING TO COMPLY WITH INTERNATIONAL BUILDING CODE (I.B.C.) 2018
22. FIRE STOPS SHALL BE PROVIDED TO CUT OFF ALL CONCL'D DRAFT OPENINGS FROM VERT. TO HORIZ. SPACES, INCLUDING THE STAIR, TUB, SHOWER, FIREPLACE, ETC.

ALL WINDOWS TO HAVE INDIVIDUAL OUTDOOR AIR INLET PORTS PER IMC 4012 & 402.1

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE. THE RESULTS OF THE TEST SHALL BE BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL (R402.4.1.2).

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

DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

R311.1.3 GEOGRAPHICAL AREAS. APPROVED NATURALLY DURABLE OR PRESSURE-PRESERVATIVE-TREATED WOOD SHALL BE USED FOR THOSE PORTIONS OF WOOD MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING AFFURTENANCES WHEN THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS. DEPENDING ON LOCAL EXPERIENCE, SUCH MEMBERS MAY INCLUDE:

- HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS AND DECKING.
- VERTICAL MEMBERS SUCH AS POSTS, POLES AND COLUMNS.
- BOTH HORIZONTAL AND VERTICAL MEMBERS.

R303.1 STAIRWAY ILLUMINATION.
ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE (1 LUX) MEASURED AT THE CENTER OF TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.

SOURCE SPECIFIC VENTILATION REQUIREMENTS:

BATHROOMS, LAUNDRY ROOMS AND POWDER ROOM FANS TO BE 50 CFM. KITCHEN EXHAUST FANS TO BE 100 CFM UNO.
EXHAUST FANS SHALL BE FLOW RATED AT 25 W.G. STATIC PRESSURE

EXHAUST DUCTS SHALL:
BE INSULATED TO R-4 IN UNCONDITIONED SPACE
BE EQUIPPED WITH A BACKDRAFT DAMPER
TERMINATE OUTSIDE THE BUILDING PER SRC M150.1
COMPLY WITH BELOW:

FAN CFM	MAX. FLEX DIA.	MAX. FT.	MAX. SMOOTH DIA.	MAX. FT.
50	4"	25'	4"	10'
50	5"	100'	5"	100'
50	6"	OVER 100'	6"	OVER 100'
80	4"	N/A	4"	20'
80	5"	15'	5"	100'
80	6"	30'	6"	OVER 100'
100	5"	N/A	5"	50'
100	6"	45'	6"	OVER 100'
125	6"	15'	6"	OVER 100'
125	7"	10'	7"	OVER 100'

STAIRWAYS - 2018 IRC SECTION 311.1

R311.1.1 WIDTH - STAIRWAYS SHALL BE NOT LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31-1/2" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 21" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
EXCEPTION: THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.10.1.

R311.1.2 HEADROOM - THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.
EXCEPTIONS: 1. WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES, THE FLOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM NOT MORE THAN 4-3/4".
2. THE HEADROOM FOR SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.10.1.

R311.1.3 VERTICAL RISE - A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 15" BETWEEN FLOOR LEVELS OR LANDINGS.

R311.1.5 STAIR TREADS AND RISERS - STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION FOR THE PURPOSES OF THIS SECTION. DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.

R311.1.5.1 RISERS - THE RISER HEIGHT SHALL BE NOT MORE THAN 1-3/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30" AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE. EXCEPTIONS: 1. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON SPIRAL STAIRWAYS.
2. THE RISER HEIGHT OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.10.1.

R311.1.5.2 TREADS - THE TREAD DEPTH SHALL BE NOT LESS THAN 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

R311.1.5.3 NOSINGS - NOSINGS AT TREADS, LANDINGS, AND FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSINGS NOT GREATER 9/16" OR A BEVEL NOT GREATER THAN 1/2". A NOSING PROJECTION NOT LESS THAN 3/4" AND NOT MORE THAN 1-1/4" SHALL BE PROVIDED ON STAIRWAYS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8" WITHIN A STAIRWAY. EXCEPTION: A NOSING PROJECTION IS NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11".

R311.1.6 LANDINGS FOR STAIRWAYS - THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED. LANDINGS OF SHAPES OTHER THAN SQUARE OR RECTANGULAR SHALL BE PERMITTED PROVIDED THAT THE DEPTH AT THE WALK LINE AND THE TOTAL AREA IS NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH WHERE THE STAIRWAY HAS A STRAIGHT RUN. THE DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36".

NOTE:
ALL UNDERGROUND PLUMBING LOCATIONS TO BE FIELD VERIFIED PRIOR TO FOUNDATION INSTALLATION.

NOTE:
CONTRACTOR SHALL VERIFY TO INSPECTOR ALL GUARDS AND RAILINGS SHALL BE CAPABLE OF RESISTING 2000 LB LOAD ON TOP RAIL, ACTING IN ANY DIRECTION AS REQUIRED BY IRC TABLE R301.5.

NOTE:
PER R302.1(1) FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE

PREScriptive ENERGY CODE COMPLIANCE FOR ALL CLIMATE ZONES IN WASHINGTON PER 2021 WSEC.

MEDIUM DUELLING UNIT: 8 CREDITS

HEATING OPTION 4 - HEAT PUMP (3.0 CREDITS)

ENERGY OPTIONS:

12 - EFFICIENT BUILDING ENVELOPE (1.0 CREDITS)
VERTICAL FENESTRATION U = 0.25
FLOOR R-38
SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB
BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB

2.1 - AIR LEAKAGE CONTROL: 4 EFFICIENT VENTILATION (1.0 CREDITS)
REDUCE THE TESTED AIR LEAKAGE TO 2.0 AIR CHANGES PER HOUR MAXIMUM AT 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1505.3 OF THE INTERNATIONAL RESIDENTIAL CODE SHALL BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM WITH MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.65

3.6 - HIGH EFFICIENCY HVAC EQUIPMENT (1.0 CREDITS)
AIR-SOURCED, CENTRALLY DUCTED HEAT PUMP WITH A MINIMUM HSPF 2 OF 9.4 (HSPF OF 11.0)

5.6 - EFFICIENT WATER HEATING (2.0 CREDITS)
ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NAEAA'S ADVANCED WATER HEATING SPECIFICATION

R311.1.8.5 GRIP SIZE - REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1-1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4" AND NOT GREATER THAN 6-1/4" WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2-1/4". EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01".
2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4" SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16" WITHIN 1/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8" TO A LEVEL THAT IS NOT LESS THAN 1-3/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1-1/4" AND NOT MORE THAN 2-3/4". EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01".

WHOLE HOUSE MECHANICAL VENTILATION SYSTEM (WITH WASHINGTON STATE AMENDMENTS)

WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1505.4(1) THROUGH M1505.4.4.

M1505.4.1 SYSTEM DESIGN:
THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.

M1505.4.2 SYSTEM CONTROLS:
THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE. CONTROLS SHALL INCLUDE TEXT OR A SYMBOL INDICATING THEIR FUNCTION.

M1505.4.3 MECHANICAL VENTILATION RATE:
THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR NOT LESS THAN THAT DETERMINED BY EQUATION 15-1.

EQUATION 15-1

EXCEPTIONS:

- VENTILATION RATE CREDIT. THE MINIMUM MECHANICAL VENTILATION RATE DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION 15-1 SHALL BE REDUCED BY 30 PERCENT, PROVIDED THAT BOTH OF THE FOLLOWING CONDITIONS APPLY:
 - A DUCTED SYSTEM SUPPLIES VENTILATION AIR DIRECTLY TO EACH BEDROOM AND TO ONE OR MORE OF THE FOLLOWING ROOMS:
 - LIVING ROOM.
 - DINING ROOM.
 - KITCHEN.

12. THE WHOLE-HOUSE VENTILATION SYSTEM IS A BALANCED VENTILATION SYSTEM.

2. PROGRAMMED INTERMITTENT OPERATION. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT ENABLE OPERATION FOR NOT LESS THAN 25 PERCENT OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE PRESCRIBED IN TABLE M1505.4.3(1), BY EQUATION 15-1 OR BY EXCEPTION 1 IS MULTIPLIED BY THE FACTOR DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(2).

DUELLING UNIT FLOOR AREA (SQUARE FEET)	MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS				
	NUMBER OF BEDROOMS				
	0-1	2	3	4	5 OR MORE
AIRFLOW IN CFM					
< 500	30	30	35	45	50
501-1000	30	35	40	50	55
1001-1500	30	40	45	55	60
1501-2000	35	45	50	60	65
2001-2500	40	50	55	65	70
2501-3000	45	55	60	70	75
3001-3500	50	60	65	75	80
3501-4000	55	65	70	80	85
4001-4500	60	70	75	85	90
4501-5000	65	75	80	90	95

TABLE M1505.4.3(2) SYSTEM COEFFICIENT C _{system}		
SYSTEM TYPE	DISTRIBUTED	NOT DISTRIBUTED
BALANCED	1.0	1.25
NOT BALANCED	1.25	1.5

TABLE M1505.4.3(3) INTERMITTENT WHOLE HOUSE MECHANICAL VENTILATION RATE FACTORS 0.5				
RUN TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	50%	66%	75%	100%
FACTOR	2	1.5	1.3	1.0

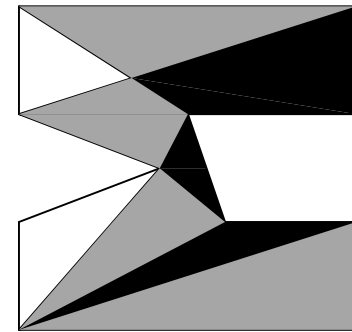
a. FOR VENTILATION SYSTEM RUN TIME VALUES BETWEEN THOSE GIVEN, THE FACTORS ARE PERMITTED TO BE DETERMINED BY INTERPOLATION.
b. EXTRAPOLATION BEYOND THE TABLE IS PROHIBITED.

M1505.4.4 LOCAL EXHAUST RATES:
LOCAL EXHAUST SYSTEMS SHALL BE DESIGNED TO HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIRFLOW RATE DETERMINED IN ACCORDANCE WITH TABLE M1505.4.4.

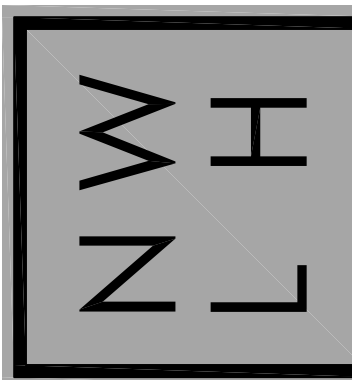
TABLE M1505.4.4 MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE AND TWO FAMILY DUELLING UNITS	
AREA TO BE EXHAUSTED	EXHAUST RATES ^a
KITCHENS	100 CFM INTERMITTENT OR 25 CFM CONTINUOUS
BATHROOMS TOILET ROOMS	MECHANICAL EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

a. THE LISTED EXHAUST RATE FOR BATHROOMS-TOILET ROOMS SHALL BE EQUAL OR EXCEED THE EXHAUST RATE AT A MINIMUM STATIC PRESSURE OF 0.25 INCH WATER COLUMN IN ACCORDANCE WITH SECTION M1505.3.

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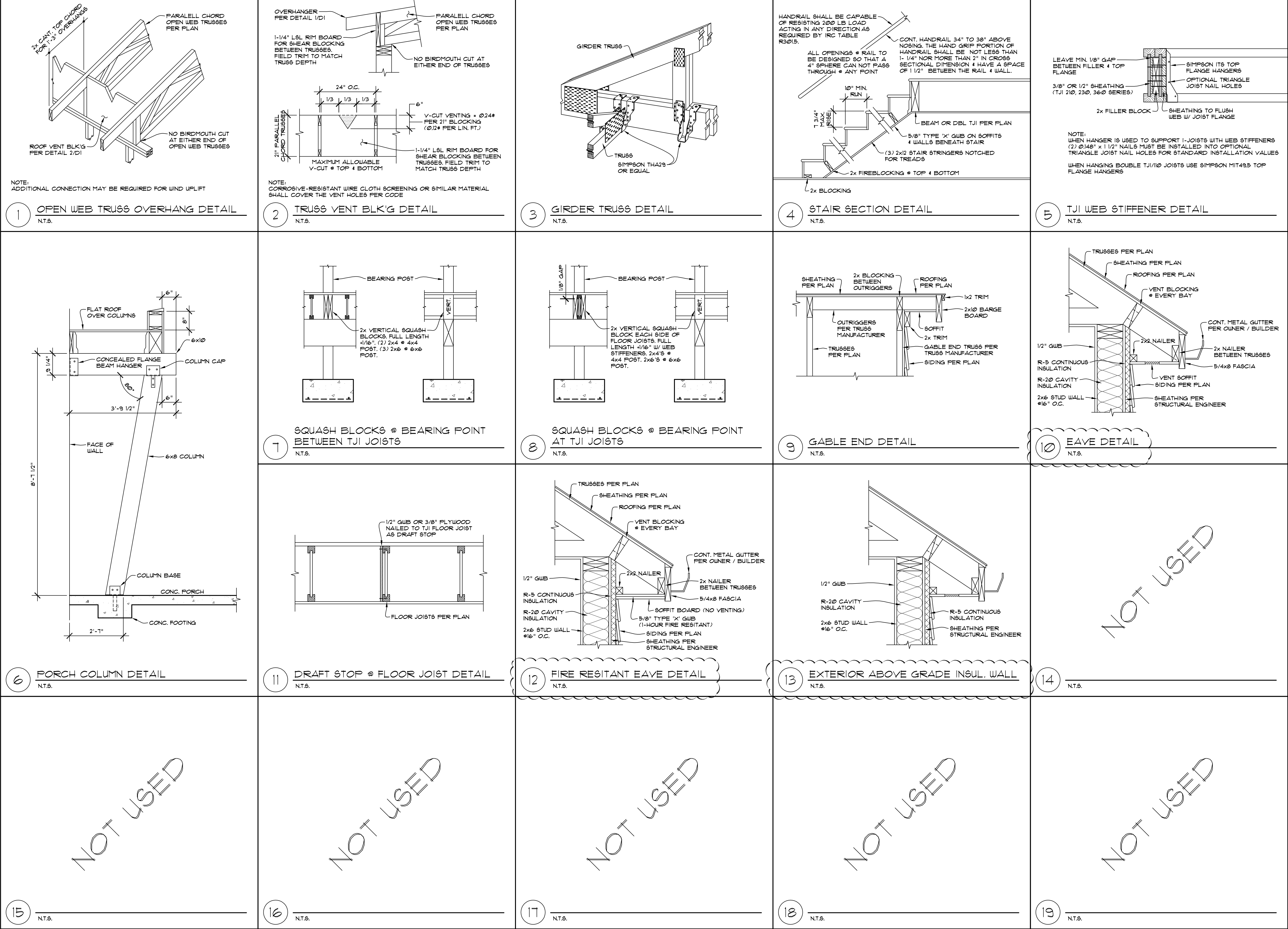


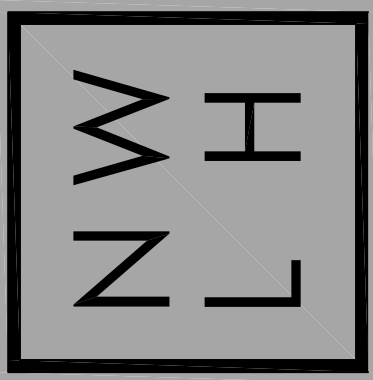
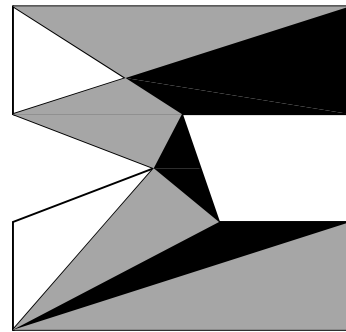
BAIDWAN ADDITION / REMODEL
3777 79TH AVE SE
MERCER ISLAND, WA 98040

JOB NO: 23-016
DATE: 4/9/24
DRWN. BY: MM, MG
REVISED: 1/31/24

SHEET NO.

A15

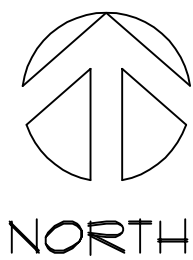
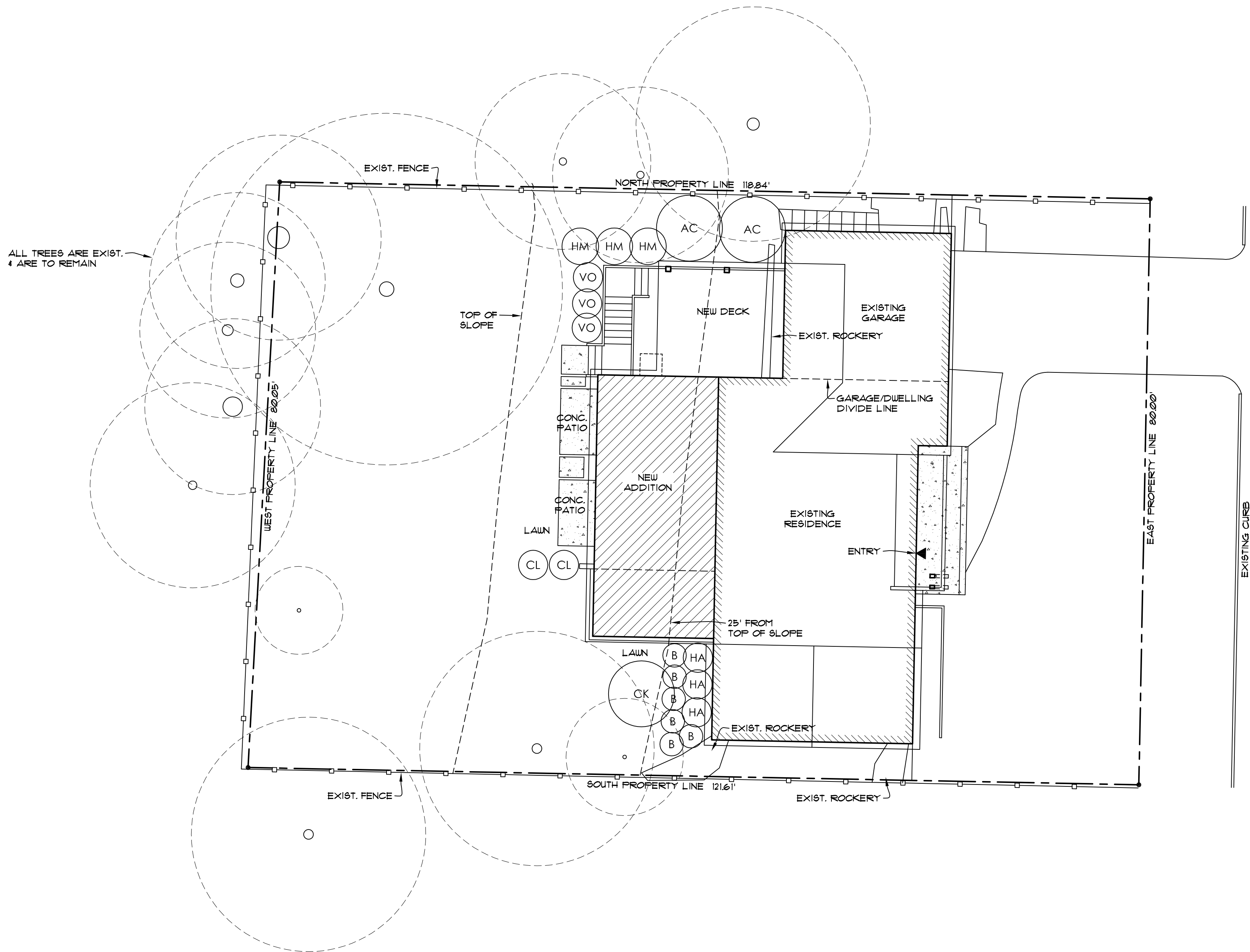




RESTORATION PLANTING LEGEND							
QTY.	LATIN NAME	COMMON NAME	MATURE SIZE	FLOWER COLOR	SUN/SHADE	SPACING	
2	ACER CIRCINATUM	VINE MAPLE	15' h x 10' w	INCONSPICUOUS	PART SUN	10' O.C.	
2	PRUNUS LAUROCEASUS 'SCHIFFKAENSI'	CHERRY LAUREL	8' h x 4' w	WHITE	P/F SUN	3' O.C.	
6	BUXUS MICROPHYLLA VAR. JAP. 'WINTER GEM'	BOXWOOD	4' h x 4' w	INCONSPICUOUS	P/F SUN	2' O.C.	
3	HYDRANGEA MACROPHYLLUM 'BIG LEAF'	WHITE BIG LEAF HYDRANGEA	5' h x 5' w	WHITE	PART SUN	5' O.C.	
3	HYDRANGEA 'ANNABELLE'	ANNABELLE HYDRANGEA	4' h x 4' w	WHITE	FULL SUN	4' O.C.	
3	VACCINIUM CORYMBOSUM	BOUNTIFUL BLUEBERRY	4' h x 4' w	WHITE	FULL SUN	5' O.C.	
1	CORNUS KOUSA	KOREAN DOGWOOD	12' h x 10' w	WHITE	PART SUN	10' O.C.	

NOTE: ALL PLANTED AREAS TO GET AMENDED SOIL AND MULCHED WITH CEDAR GROVE COMPOST.

○ — EXISTING TREE TO REMAIN



LANDSCAPE PLAN FOR DISTURBED
AREAS WITHIN STEEP SLOPE BUFFER
SCALE: 1" = 10'
3777 79TH AVE SE
MERCER ISLAND, WA 98040

STRUCTURAL NOTES

CODES AND SPECIFICATIONS

1. INTERNATIONAL BUILDING CODE, 2021 EDITION, ASCE 7–22
2. INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION
3. SIMPSON STRONG TIE WOOD CONSTRUCTION CONNECTORS 2024–2025 FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD MUST BE STAINLESS STEEL, ZMAX(C185HDG PER ASTM A653), BATCH/POST HOT–DIP GALVANIZED (PER ASTM B695, CLASS 55 OR GREATER), UNCOATED AND PAINTED PRODUCTS SHOULD NOT BE USED WITH TREATED WOOD. WHEN USING STAINLESS STEEL HOT–DIP GALVANIZED CONNECTORS, THE CONNECTORS AND FASTENERS SHOULD BE MADE OF THE SAME MATERIAL.

DESIGN CRITERIA

1. WIND LOAD: INTERNATIONAL BUILDING CODE, 2021, ASCE 7–22, ALTERNATE ALL–HEIGHTS METHOD, ULTIMATE DESIGN WIND SPEED = 110 MPH, NOMINAL DESIGN WIND SPEED = 85 MPH, EXPOSURE B
2. SEISMIC: INTERNATIONAL BUILDING CODE, 2021, ASCE 7–22
RISK CATEGORY II, SEISMIC IMPORTANCE CATEGORY, I_e=1.0
MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS, S_s=1.5, S₁=0.5
SITE CLASS D
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS, S_{ds}=1.0g, S_d=0.5g
SEISMIC DESIGN CATEGORY, D2
BASIC SEISMIC FORCE–RESISTING SYSTEM: LIGHT FRAME WALLS WITH WOOD SHEAR WALLS
DESIGN BASE SHEAR, V + F(S_{ds})(W)/R = 0.1846W
RESPONSE MODIFICATION COEFFICIENT, R=6.5
ANALYSIS PROCEDURE USED: SIMPLIFIED ALTERNATIVE STRUCTURAL DESIGN FOR SIMPLE BEARING WALL SYSTEMS
3. ROOF LOAD: DL = 15 PSF LL = 25 PSF (ROOF SNOW LOAD)
4. FLOOR LOAD: DL = 10 PSF LL = 40 PSF
5. DECK LOAD: DL = 10 PSF LL = 60 PSF
6. SOILS: PER REPORT BY CORALT GEOSCIENCES DATED 3/26/24
2000 PSF ALLOWABLE SOIL BEARING, 16" MIN. CONTINUOUS FOOTING & 24" MIN. ISOLATED FOOTING
35 PCF ACTIVE SOIL PRESSURE, 250 PCF PASSIVE PRESSURE, 0.30 COEFFICIENT OF FRICTION
ALL FOOTINGS AND SLABS SHALL BEAR ON UNDISTURBED SOIL OR FILL COMPACTED TO 95% MODIFIED PROCTOR.
7. CONCRETE: 3000 PSI @ 28 DAYS (2500 PSI USED FOR DESIGN)
GRADE 40 REINFORCEMENT
MINIMUM 3" COVER FOR ALL REINFORCEMENT EXCEPT AS NOTED AT RETAINING WALL OR OTHER DETAILS.

TIMBER CONSTRUCTION DETAILS

1. LUMBER GRADES AND ALLOWABLE STRESSES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON PLANS:
ALL SAWN LUMBER HF#2 OR BETTER, F_b = 875 PSI, F_v = 75 PSI, E = 1,300,000
GLULAM BEAMS 24F–V4, F_b = 2400 PSI, F_v = 165 PSI, E = 1,800,000
MICROLAM, LVL F_b = 2600 PSI, F_v = 285 PSI, E = 1,900,000
PARALLAMS, PSL F_b = 2600 PSI, F_v = 290 PSI, E = 2,900,000
2. WHEN TOP PLATE IS INTERRUPTED BY HEADER, HEADER SHALL HAVE STRAP CONNECTORS TO THE TOP PLATE EACH END. USE 2–SIMPSON W12A24 CONNECTORS, UNLESS NOTED OTHERWISE.
3. ALL SHEAR WALL SHEATHING, NAILS AND ANCHORS SHALL BE AS DETAILED ON THE DRAWINGS AND AS NOTED IN THE SHEAR WALL SCHEDULE.
4. FLOOR SHEATHING SHALL BE ¾" MINIMUM APA RATED FLOOR SHEATHING WITH 10d COMMON @ 6"OC AT ALL SUPPORTED PANEL EDGES AND 10d @ 12"OC AT INTERMEDIATE SUPPORTS.
5. ROOF SHEATHING SHALL BE ¾" MINIMUM APA RATED ROOF SHEATHING WITH 8d COMMON @ 6"OC AT ALL SUPPORTED PANEL EDGES AND 8d @ 12"OC AT INTERMEDIATE SUPPORTS.

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. ANY VARIATIONS FROM THE DRAWNGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR THE ENGINEER OF RECORD.
2. ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION SHALL BE PROVIDED.
3. ANY PROPOSED FIELD CHANGES MUST HAVE THE APPROVAL OF THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

SHEAR WALL SCHEDULE

SHEAR WALL TYPE	SHEATHING (NOTE 5)	FASTENER SPACING (COMMON OR GALVANIZED BOX NAILS)	BOTTOM PLATE NAILING OR ANCHOR BOLTS	FRAMING ANCHORS (NOTES 7 & 8)	ALLOWABLE SHEAR	NOTES
1A	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 6" OC	16d @ 8" OC OR ½" A.B. @ 5'-6" OC	RBC @ 32" OC LTP4 @ 48" OC A35 @ 48" OC	130 PLF	1, 2, 3, 11
1	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 6" OC	16d @ 6" OC OR ½" A.B. @ 3'-2" OC OR ¾" A.B. @ 5'-0" OC	RBC @ 18" OC LTP4 @ 30" OC A35 @ 30" OC	242 PLF	1, 2, 3, 11
2	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 4" OC	16d @ 4" OC OR ½" A.B. @ 2'-2" OC OR ¾" A.B. @ 3'-4" OC	RBC @ 12" OC LTP4 @ 18" OC A35 @ 18" OC	353 PLF	1, 2, 3, 11
3	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 3" OC	½" X 5" LAG SCREW @ 8"OC OR ½" A.B. @ 3'-2" OC OR ¾" A.B. @ 5'-0" OC	RBC @ 10" OC LTP4 @ 15" OC A35 @ 15" OC	456 PLF	1, 2, 3, 4, 9, 10, 11
4	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	10d @ 3" OC	½" X 5" LAG SCREW @ 6"OC OR ½" A.B. @ 1'-4" OC OR ¾" A.B. @ 2'-0" OC	RBC @ 8" OC LTP4 @ 12" OC A35 @ 12" OC	558 PLF	1, 2, 3, 4, 9, 10, 11
5	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	10d @ 2" OC	½" X 5" LAG SCREW @ 5"OC OR ½" A.B. @ 1'-0" OC OR ¾" A.B. @ 1'-6" OC	RBC @ 6" OC LTP4 @ 10" OC A35 @ 10" OC	716 PLF	1, 2, 3, 4, 9, 10, 11
6	19/32" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 BOTH SIDES	10d @ 2" OC	½" X 5" LAG SCREW @ 2"OC OR ¾" A.B. @ 1'-0" OC	LTP4 @ 6" OC A35 @ 6" OC	1618 PLF	1, 2, 3, 4, 6, 9, 10, 11

1. ALL FASTENERS SHALL MEET THE FOLLOWING CRITERIA: 8d COMMON = 0.131" DIAMETER X 2 ½", 8d GALVANIZED BOX = 0.113 DIAMETER X 2 ½", 10d COMMON = 0.148 DIAMETER X 3", 10d GALVANIZED BOX = 0.128" X 3", 16d COMMON = 0.162" X 3 ½".

2. PANEL EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING. SPACE FASTENERS @ 12" OC ON INTERMEDIATE SUPPORTS.

3. PROVIDE ALL ANCHOR BOLTS WITH 3" X 3" X ½" PLATE WASHERS. LOCATE WITHIN ½" OF SHEATHING.

4. AT GARAGE JAMBS, REFER TO LATERAL RESTRAINT PANEL DETAIL 401/S1.

5. PROVIDE ¾" APA RATED SHEATHING (PLYWOOD OR OSB) OR APA RATED SIDING 303 OR INNER SEAL OSB RATED PANEL SIDING ON ALL EXTERIOR WALLS DESIGNATED AS SHEAR WALLS.

6. WHERE PANELS ARE APPLIED ON BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6" OC ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.

7. REFER TO TYPICAL SHEAR WALL DETAILS ON STRUCTURAL DETAIL SHEET FOR LOCATION OF FRAMING ANCHORS.

8. AT UPPER FLOOR INTERIOR SHEAR WALLS, REFER TO DETAIL 303/S2 OR 304/S2.

9. AT SHEAR WALL TYPES 3, 4, 5 AND 6, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3X MEMBER OR (2) 2X MEMBERS. FOR EXAMPLE, PROVIDE A 3X STUD AT VERTICAL JOINTS IN THE SHEATHING.

10. AT SHEAR WALL TYPES 3, 4, 5 AND 6, FOUNDATION SILL PLATES AND BOTTOM PLATES OF SHEAR WALLS SHALL NOT BE LESS THAN A SINGLE 3X MEMBER OR (2) 2X MEMBERS. ALSO, PROVIDE A 3X MINIMUM WIDTH MEMBER BELOW SHEAR WALL TO RECEIVE LAG SCREWS SUCH AS A 3X RIM JOIST, 3X JOIST OR BEAM OR BLOCKING BELOW SHEAR WALL.

11. FASTENERS AT PRESSURE PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE STAINLESS STEEL, G185 HDG, BATCH/POST HOT–DIP GALVANIZED OR MECHANICALLY GALVANIZED.

FOOTING SCHEDULE				
MARK	SIZE	DEPTH	REINFORCING	ALLOWABLE LOAD
18	18"x18"	8"	(2) #4 EACH WAY	3375#
24	24"x24"	10"	(3) #4 EACH WAY	6000#
30	30"x30"	10"	(3) #5 EACH WAY	9375#
36	36"x36"	10"	(3) #5 EACH WAY	13500#
42	42"x42"	10"	(3) #5 EACH WAY	18375#
48	48"x48"	12"	(4) #5 EACH WAY	24000#
54	54"x54"	12"	(5) #5 EACH WAY	30375#
60	60"x60"	12"	(5) #5 EACH WAY	37500#
66	66"x66"	12"	(6) #5 EACH WAY	45375#
72	72"x72"	12"	(7) #5 EACH WAY	54000#

NOTE:
FOOTING DESIGN IS BASED ON 2500 PSI CONCRETE AND AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF

General Notes

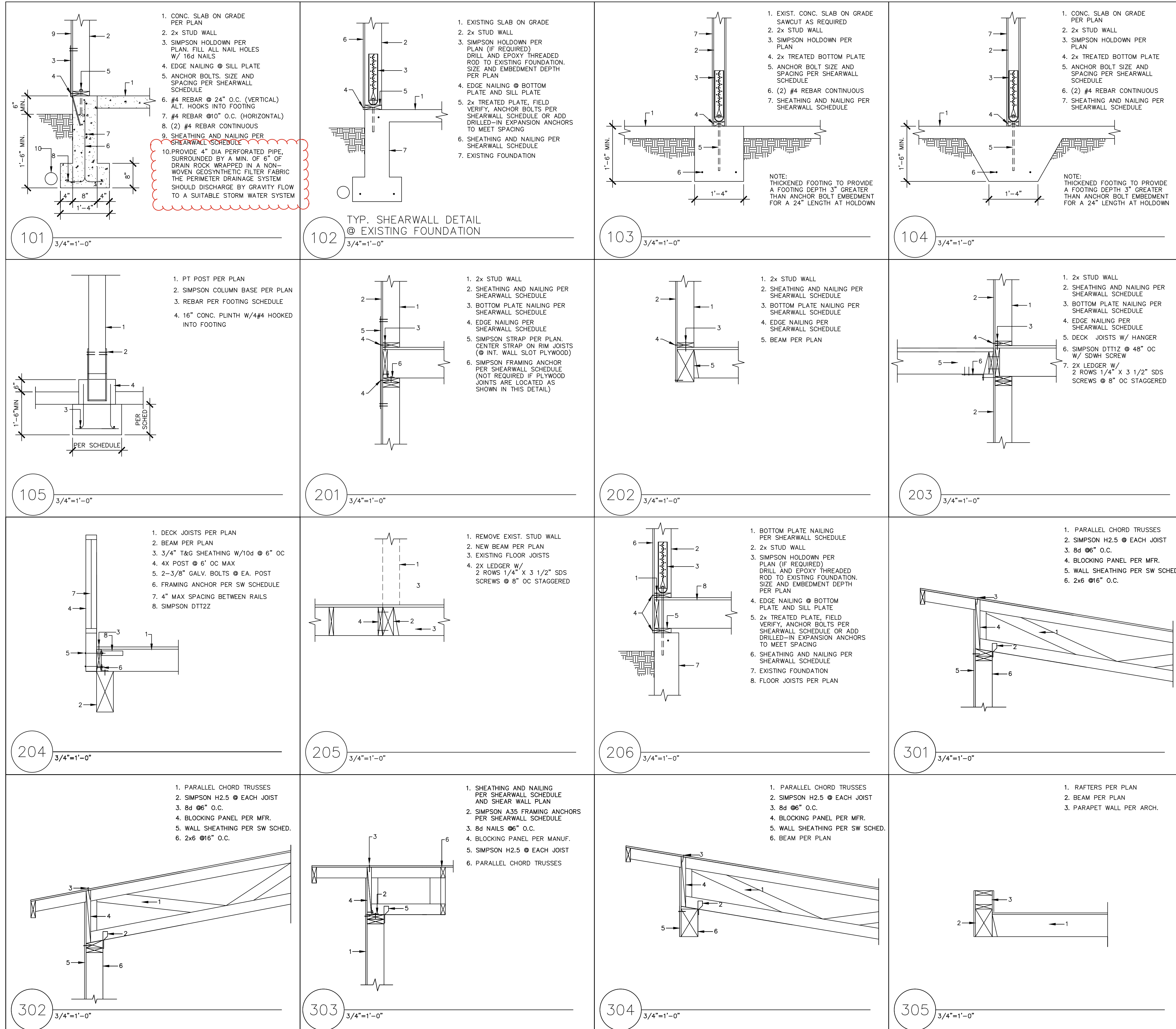


	REV. 1/9/24	
No.	Revision/Issue	Date

Firm Name and Address
MDT ENGINEERING
31403 44TH AVE S
AUBURN, WA 98001
253–709–9852
MD.THOMPSON@EARTHLINK.NET

Project Name and Address
MAWER–BAIDWAN
3777 79TH AVE SE
MERCER ISLAND, WA
98040

Project	MAWER–BAIDWAN	Sheet	SD1
Date	4/1/24		
Scale	AS NOTED		



General Notes

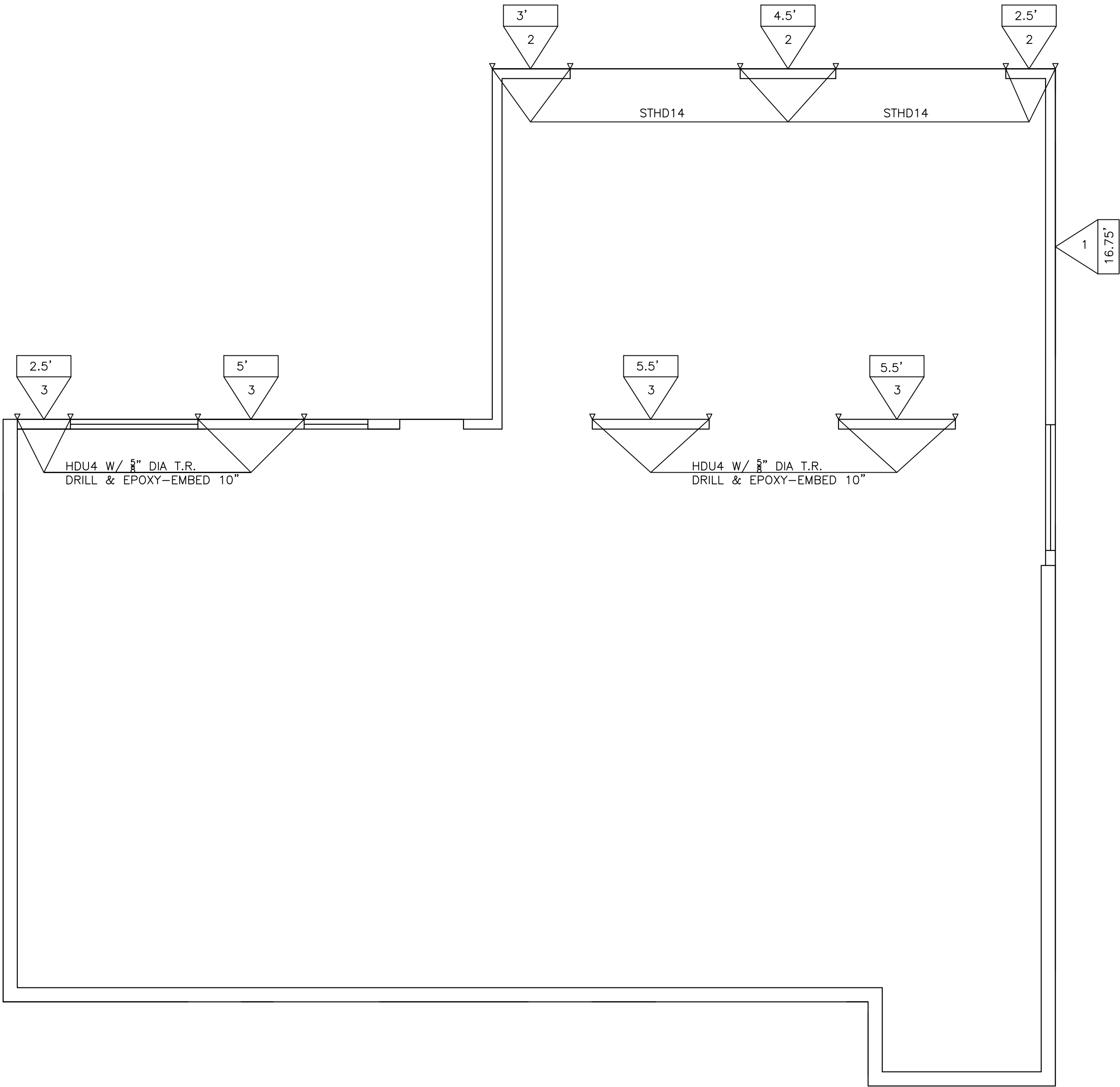


REV. 7/22/24	
REV. 1/9/24	
No.	Revision/Issue
	Date

Firm Name and Address
MDT ENGINEERING
31403 44TH AVE S
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Project Name and Address
MAWER-Baidwan
3777 79TH AVE SE
MERCER ISLAND, WA
98040

Project MAWER-Baidwan	Sheet SD2
Date 4/1/24	
Scale AS NOTED	



LOWER FLOOR SHEAR WALLS
1/4" = 1'

General Notes



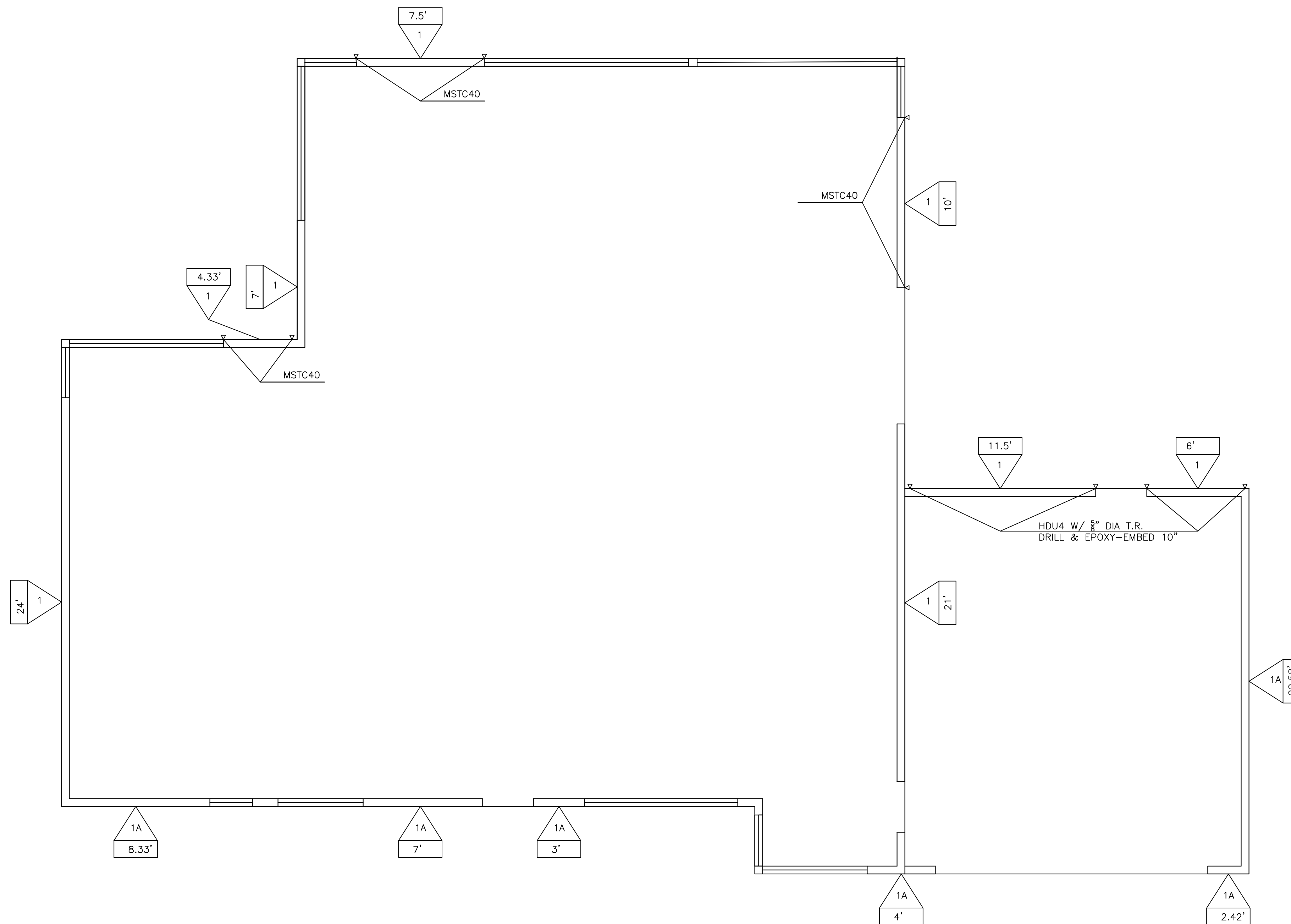
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No.	Revision/Issue	Date

Firm Name and Address
MDT ENGINEERING
31403 44TH AVE S
AUBURN, WA 98001
253-709-9852
MD.THOMPSON@EARTHLINK.NET

Project Name and Address
MAWER-BAIDWAN
3777 79TH AVE SE
MERCER ISLAND, WA
98040

Project MAWER-BAIDWAN	Sheet
Date 4/1/24	SD3
Scale AS NOTED	

MAWER/BAIDWAN



MAIN FLOOR SHEAR WALLS
 $\frac{1}{4}'' = 1'$

General Notes



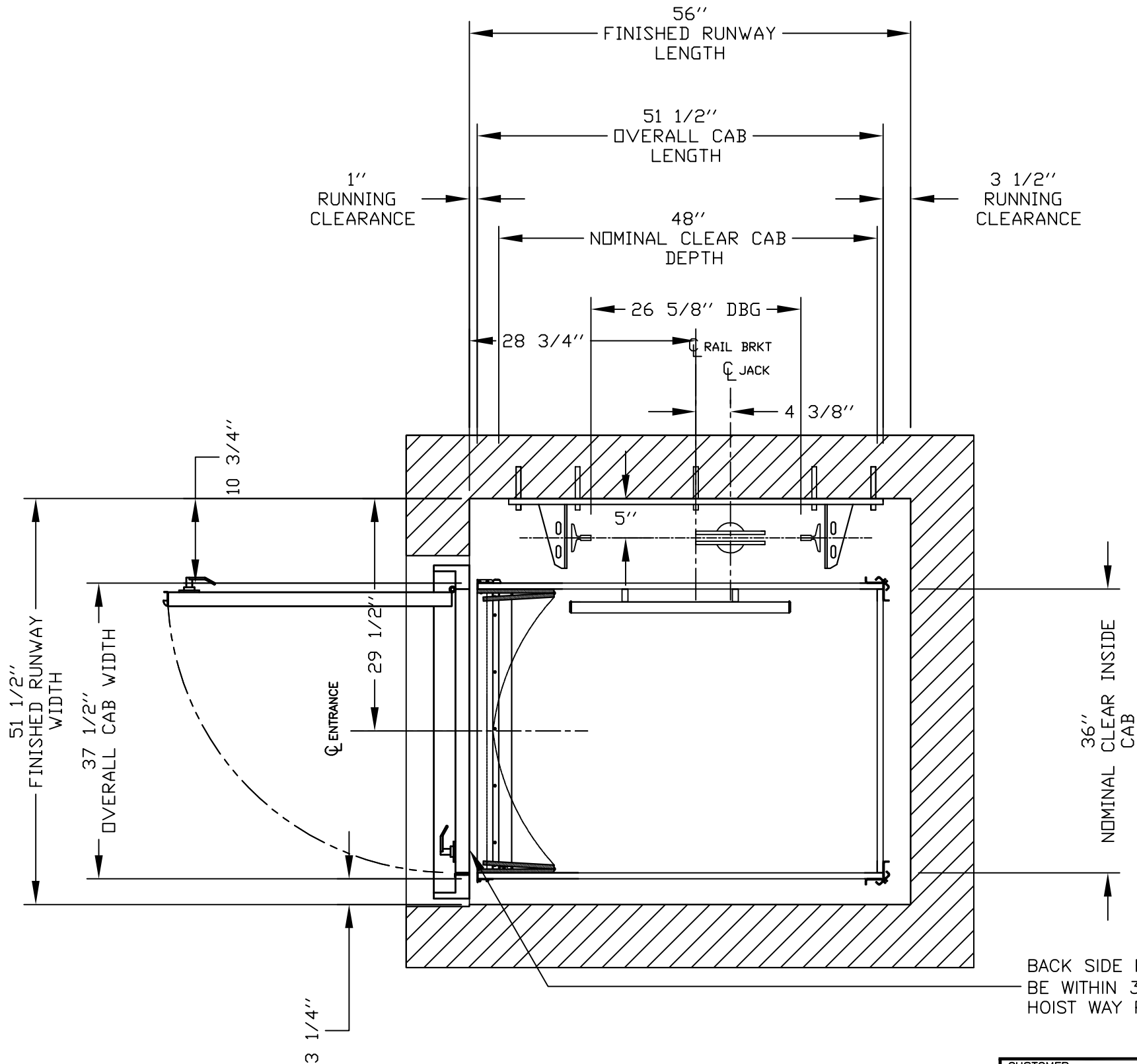
	REV. 1/9/24	
No.	Revision/Issue	Date

Firm Name and Address
MDT ENGINEERING
31403 44TH AVE S
AUBURN, WA 98001
253-709-9852
MD.THOMPSON@EARTHLINK.NET

Project Name and Address
MAWER-BAIWAN
3777 79TH AVE SE
MERCER ISLAND, WA
98040

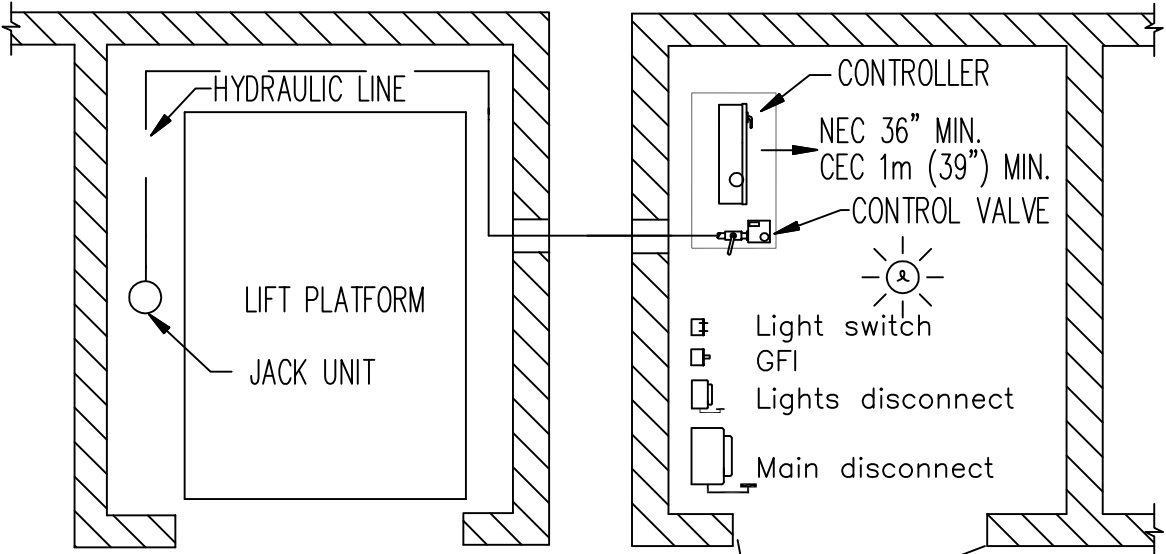
Project MAWER-BADWAN	Sheet
Date 4/1/24	SD 4
Scale AS NOTED	

PLEASE NOTE:
- OVERALL HOISTWAY LENGTH AND WIDTH DIMENSIONS ARE FROM DRYWALL TO DRYWALL (WHERE APPLICABLE)



PLAN VIEW

BACK SIDE FACE OF DOOR NEEDS TO BE WITHIN 3/4" (19mm) OF THE HOIST WAY PER ARTICLE 5.3.1.8.2.



M/R PLAN AT LOWER LEVEL

PRELIMINARY DRAWING ONLY
DRAWING APPROVAL:

THIS DRAWING REFLECTS OUR INTERPRETATION OF THE INFORMATION PROVIDED BY THE DEALER ON THE ORDER FORM. THIS INFORMATION IS THE DEALER'S RESPONSIBILITY, AND IS THE BASIS FROM WHICH THIS LIFT IS DESIGNED AND MANUFACTURED. PLEASE INDICATE THE REQUESTED ACTION BY CHECKING ONE OF THE FOLLOWING BOXES AND SIGNING BELOW TO AUTHORIZE COMPLETION OF THIS ORDER.

☐ APPROVED WITH NO EXCEPTIONS
MANUFACTURE PRODUCT AS PER DRAWING

☐ APPROVED WITH EXCEPTIONS, NO REAPPROVAL REQUIRED
MAKE CHANGES AS NOTED, NO REAPPROVAL DRAWING REQUIRED

☐ CHANGE AS NOTED, REAPPROVAL REQUIRED
MAKE CHANGES AS NOTED, SEND CORRECTED DRAWING FOR REAPPROVAL BEFORE MANUFACTURE

SIGNATURE: _____ DATE: _____

CHANGES REQUEST:

1. _____

2. _____

3. _____

4. _____

CAUTION: ONCE THE DRAWING IS APPROVED, JOB CANCELLATION FEES WILL APPLY

OFFICE USE ONLY:	
CONFIGURATION VERSION STAMP:	0.0
MODULE VERSION STAMP:	I-S-8.5.1

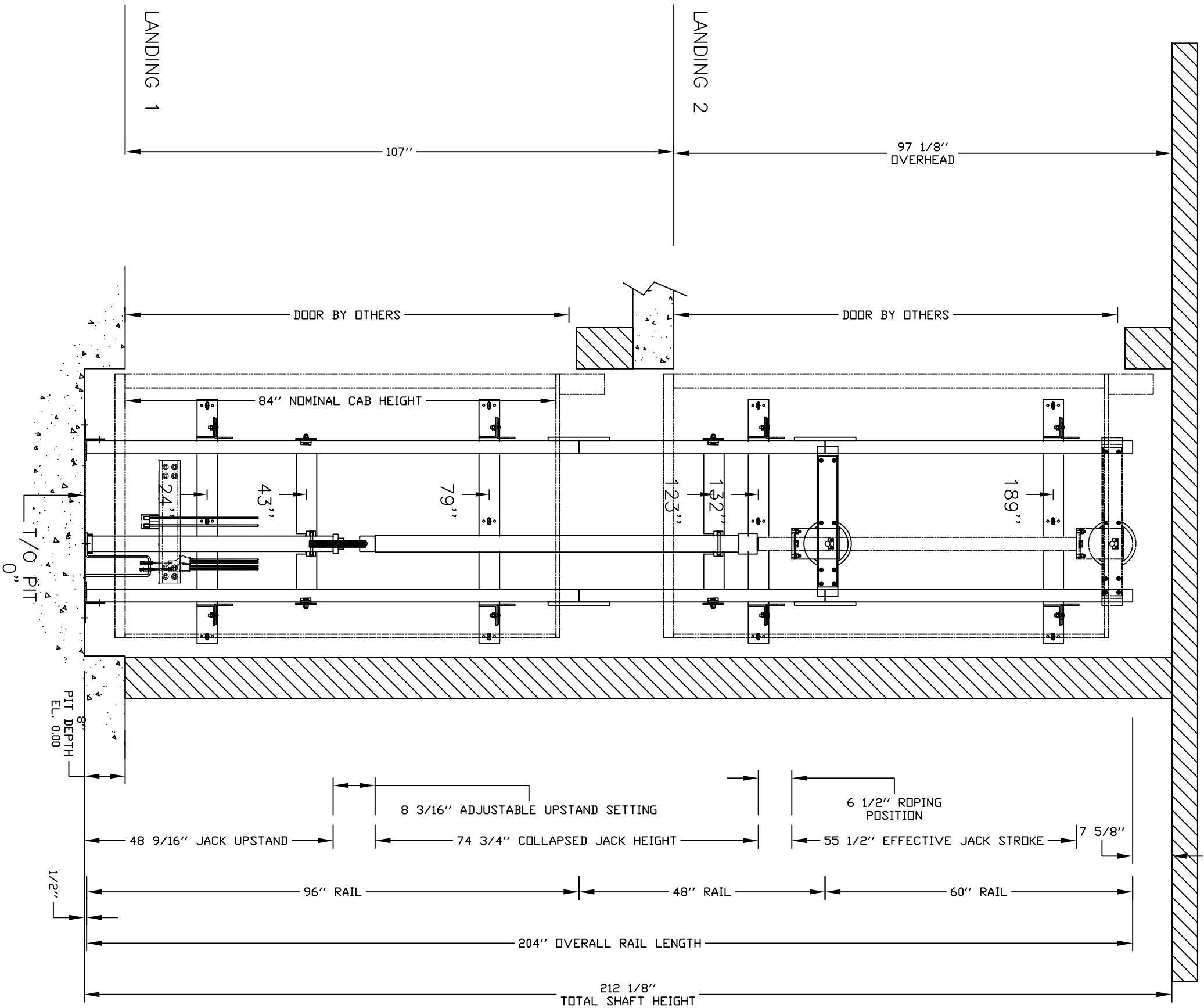
Part No.	INFINITY
Variant No.	1 1 3 7 7 0 5

CUSTOMER:	CHINOOK ELEVATOR SOLUTIONS
PROJECT:	BADWAN RESIDENCE
ADDRESS:	3777 79TH AVE SE. ,MERCER ISLAND WASHINGTON, USA, 98040

DATE:	04-03-24
REVISION DATE:	04-03-24
COMPLETED BY:	CHINOOK ELEVATOR SOLUTIONS



JOB No.	P-000000	SHEET No.	1 OF 5
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CUSTOMER:
CHINOOK ELEVATOR SOLUTIONS

PROJECT:
BAIDWAN RESIDENCE

ADDRESS:
3777 79TH AVE SE., MERCER ISLAND
WASHINGTON, USA, 98040

DATE:
04-03-24

REASON DATE:
04-03-24

COMPLETED BY:
CAROL KACHUNOWSKI

Part No. INFINITY

Variant No. 1137705

savarria.

OFFICE USE ONLY:

CONFIGURATION VERSION STAMP:
0.0

MODULE VERSION STAMP:
1-S-8.51

ELEVATION VIEW B-B

JOB No. P-000000

SHEET No. 2 OF 5

PROVISIONS BY OTHERS

*GENERAL

HOISTWAY- THE HOISTWAY MUST BE IN ACCORDANCE WITH NATIONAL US/ASME (SEE APPLIED CODE), ALL STATE AND LOCAL CODES.
PLUMB HOISTWAY- DUE TO CLOSE RUNNING CLEARANCES OWNER/AGENT MUST ENSURE THAT HOISTWAY AND PIT (WHERE PROVIDED) ARE LEVEL, PLUMB AND SQUARE AND ARE IN ACCORDANCE WITH THE DIMENSIONS ON THESE DRAWINGS.
MINIMUM OVERHEAD CLEARANCE- OWNER/AGENT MUST ENSURE MINIMUM OVERHEAD CLEARANCE IS IN COMPLIANCE WITH CODES.
CONSTRUCTION SITE- OWNER/AGENT TO PROVIDE ALL MASONRY, CARPENTRY AND DRYWALL WORK AS REQUIRED AND SHALL PATCH AND MAKE GOOD (INCLUDING FINISH PAINTING) ALL AREAS WHERE WALLS/FLOORS MAY REQUIRE TO BE CUT, DRILLED OR ALTERED IN ANY WAY TO PERMIT THE PROPER INSTALLATION OF THE LIFT.
DIMENSIONS- CONTRACTOR/CUSTOMER TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO OUR OFFICE IMMEDIATELY.

*STRUCTURAL

FLOOR/SUPPORT WALL LOADS- CONTRACTOR TO ASSURE THAT BUILDING AND SHAFT WILL SAFELY SUPPORT ALL LOADS IMPOSED BY THE LIFT EQUIPMENT. REFER TO THE TABLES ON THIS DRAWING FOR LOADS IMPOSED BY THE EQUIPMENT.
DOORS- SUITABLE LINTELS MUST BE PROVIDED BY OWNER/AGENT.DOOR FRAMES ARE NOT DESIGNED TO SUPPORT OVERHEAD WALL LOADS. DOOR WITH THE CORE IS REQUIRED.
NOTE[2]- DISTANCE BETWEEN THE HOIST WAY SIDE OF THE LANDING DOOR AND THE CAR GATE SHALL NOT EXCEED 4" (102mm). THE BACKSIDE FACE OF LANDING DOOR NEEDS TO BE WITHIN 3/4" (19mm) OF THE HOIST WAY PER ARTICLE 5.3.1.8.2. THE LANDING DOOR IS REQUIRED TO BE MADE OF SOLID CORE CONSTRUCTION.
ENTRANCE ASSEMBLIES- ENTRANCE ASSEMBLIES MUST BE ADJUSTED TO ALIGN WITH PLATFORM AND INTERLOCK EQUIPMENT. OTHERS TO ALLOW AN ADEQUATE ROUGH OPENING.
RETURN WALLS- RETURN WALLS AT ENTRANCES MUST BE BUILT-IN BY OTHERS AFTER ENTRANCE ASSEMBLIES ARE IN PLACE. ENTRANCE ASSEMBLY MUST BE SECURELY FASTENED TO WALLS BY ELEVATOR CONTRACTOR.

*MACHINE ROOM

LOCATION / ACCESS- MACHINE ROOM LOCATED AT THE LOWEST LEVEL ADJACENT TO HOISTWAY, UNLESS SHOWN OTHERWISE ON THE LAYOUT DRAWINGS. FIELD ADJUSTMENT BY INSTALLER MAY BE NECESSARY TO MEET JOB SITE CONDITIONS OR REGULATIONS. MACHINE ROOM DOOR IS TO BE LOCKABLE AND IS TO MEET THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
SLEEVES FOR OIL & ELECTRIC LINES- FROM MACHINE ROOM TO RUNWAY AS REQUIRED. (POSITION PER INSTALLERS INSTRUCTIONS).

	DISCONNECT SIZE	TIME DELAY FUSE SIZE	VOLTS	PHASE	AMPERAGE
MOTOR & EQUIP	30 AMPS	30 AMPS	230 volt	Single Phase	13.20 AMPS
CAB LIGHTS	15 AMPS	15 AMPS	115 V	1	

*ELECTRICAL

POWER SUPPLY- (SEE SPECIFICATIONS) LOCKABLE FUSED DISCONNECT WITH AUXILIARY CONTACT TO BRAKE THE BATTERY FEED, OR CIRCUIT BREAKERS WITH A 3-POLE BREAKER FOR BATTERY FEED REQUIRED, IN COMPLIANCE WITH ELECTRICAL CODE, AS FOLLOWS: (LOCATED ON WALL ON LOCK JAMB SIDE OF MACHINE ROOM DOOR)
PERMANENT POWER- BEFORE INSTALLATION CAN BEGIN, PERMANENT POWER MUST BE SUPPLIED.
LIGHTING- THE ILLUMINATION SHALL BE NOT LESS THAN 200 LX (19 FC) AT THE FLOOR LEVEL IN ALL MACHINE ROOMS AND MACHINERY SPACES. LIGHTING OF 100 LX(10 FC) MIN OVER LIFT, PLATFORM AND LANDING AREAS. LIGHTING WITH SWITCH AND ELECTRICAL GFCI OUTLET IN HOISTWAY PIT. ALL LIGHTING MUST BE SOURCED FROM THE LINE SIDE OF ANY GFCI.
PHONE-NEED A PHONE LAND LINE (IF NOT VoIP) FOR THE PHONE. FOR VoIP PLEASE CONTACT SAVARIA.
SAVARIA LINK REMOTE MONITORING - NONE SELECTED
Not required

*ENTRANCES

FASCIA PANEL BELOW UPPER LEVEL ENTRANCE- WHERE REQUIRED, FASCIA PANEL MUST BE FASTENED TO A SOLID WALL AND BE PERPENDICULAR TO THE FLOOR AND WALLS. HOISTWAY FASCIA IS NOT SELF-SUPPORTING FOR LONG, CONTINUOUS RUNS VOID OF ENTRANCES. ADEQUATE SUPPORT FOR THE FASCIA MUST BE PROVIDED.

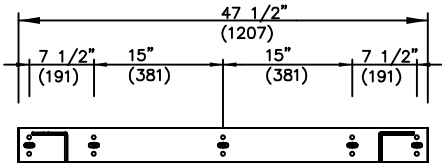
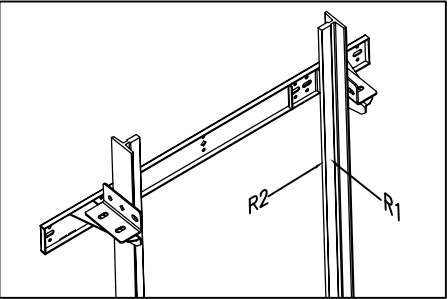
SPECIFICATIONS

GENERAL

CLASSIFICATION: _____ Residential Building
APPLIED CODE: _____ ASME A17.1-2022 SEC. 5.3
MODEL: _____ Infinity
CAPACITY: _____ 1000lbs
NOMINAL SPEED: _____ 36 fpm [0.18 m/s] UP AND DOWN
TRAVEL: _____ 107 ''
PIT DEPTH: _____ 8 ''
POWER SUPPLY: _____ 60 HzSingle Phase 230 volt

HYDRAULIC

PUMP MFR. _____ CONCORD
PUMP MODEL: _____ VICKERS 3P
MOTOR: _____ 3.0 hp FROM NIDEC
VALVE MODEL NO. _____ EPV - 7
VALVE COIL VOLTS: _____ 24 V DC
MAX WORKING PRESSURE: _____ 1600 psi (11032 kPa)
RELIEF VALVE SETTING: _____ MAX 25% ABOVE ACTUAL WORKING PRESSURE
RESERVOIR: _____ 15-16.5 gal/57-63 L



LANDING DOORS DATA

DOOR TYPE	LANDING 1	LANDING 2
	Doors By Others	Doors By Others
ENTRANCE SIDE	Side A	Side A
DOOR SWING	Right Hand	Right Hand
LOCK TYPE	Flush Mount Pre Lock 1.75"DR	Flush Mount Pre Lock 1.75"DR
AUTO DOOR OPENER		
HALL CALL KEY SWITCH		
FLOOR MARKING	1	2

RAIL BRACKET

RAIL FORCES		R3 NOTE:
		PIT FLOOR TO SUPPORT LOAD OF: 6.4 kips * (INCLUDES IMPACT)
* R1	* R2	FOR TOTAL PULL-OUT FORCE ON RAIL BRACKET, R1 MUST BE DOUBLED eg. 2 x 304 = 608 lbf
304 lbf	194 lbf	
RAIL WEIGHT : 8.0 lbs/ft		

CAR FINISH DETAILS

CAB PANEL SELECTION: _____ Melamine Sand
CAB SPECIAL FINISH: _____ Not applicable
CEILING SELECTION: _____ standard (white)
POT LIGHT FINISH: _____ Silver
TRIM COLOUR: _____ Clear Anodized Aluminum
CAR STATION PLATE: _____ Clear Anodized Alum. with PI with touchscreen
HAND RAIL TYPE: _____ Clear Anodized Aluminum
CAB FLOORING: _____ Plywood Floor 3/4''
FINISHED FLOOR THICKNESS: _____ 3/4'' finish
TELEPHONE BOX: _____ No, Key pad phone in COP
TELEPHONE BOX FINISH: _____ Not Applicable
HALL CALL STATIONS: _____ Call stations are the same
HALL CALL FINISH: _____ Rect. Clear Anodized Aluminum
HALL CALL DIGITAL DISPLAY: _____ Floor Indicator not Included

CAR DIMENSIONS/PLATFORM GATES

CAB TYPE: _____ Type 1 Left Hand
CAB OPERATION: _____ auto
GATES REQUIRED: _____ Automatic Op. Bi-fold(s)
GATE TYPE: _____ Automatic Op. Bi-fold(s)
GATE FINISH: _____ Bi-fold Stainless : Bi-fold gates
LANDING DOOR FINISH: _____ N/A

JACK UNIT

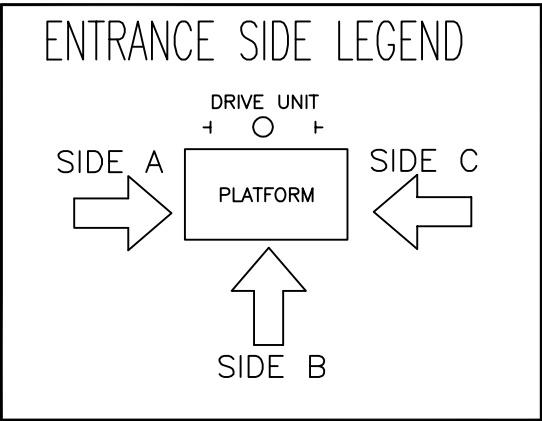
EFFECTIVE STROKE: _____ 55 1/2''
PLUNGER O/D: _____ 2 1/2 ''
CYLINDER O/D: _____ 3 1/4 ''
CYLINDER I/D: _____ 2 3/4 ''
SPLIT CYLINDER: _____ no
COLLAPSED LENGTH: _____ 74 3/4 ''

SUSPENSION

TYPE: _____ AIRCRAFT CABLE 2 X 3/8'' DIA. RATIO 1:2
CONSTRUCTION: _____ IWRC 7 X 19
NOMINAL STRENGTH: _____ 14,400 lbs Per Cable
SPECS: _____ MIL-83420
SAFETIES: _____ TYPE A

OPTIONS

TRAVELING CABLE: _____ Round Traveling Cable
LED POT LIGHT: _____ LED Pot Light
FLOOD SWITCH: _____ Not Required
FAN OPTION: _____ Not Applicable
NY CAM KIT: _____ No
CONCURRENT LANDINGS _____ No Concurrent Landings
LANDING DOOR LINER: _____ No



OFFICE USE ONLY:	
CONFIGURATION VERSION STAMP:	0.0
MODULE VERSION STAMP:	I-S-8.5.1

Part No.	INFINITY
Variant No.	1 1 3 7 7 0 5



CUSTOMER:	CHINOOK ELEVATOR SOLUTIONS	DATE:	04-03-24
PROJECT:	BAIDWAN RESIDENCE	REVISION DATE:	04-03-24
ADDRESS:	3777 79TH AVE SE. ,MERCER ISLAND WASHINGTON,USA,98040	COMPLETED BY:	CHINOOK/CHINOOK

JOB No.	P-000000	SHEET No.	3 OF 5
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DATA SHEET

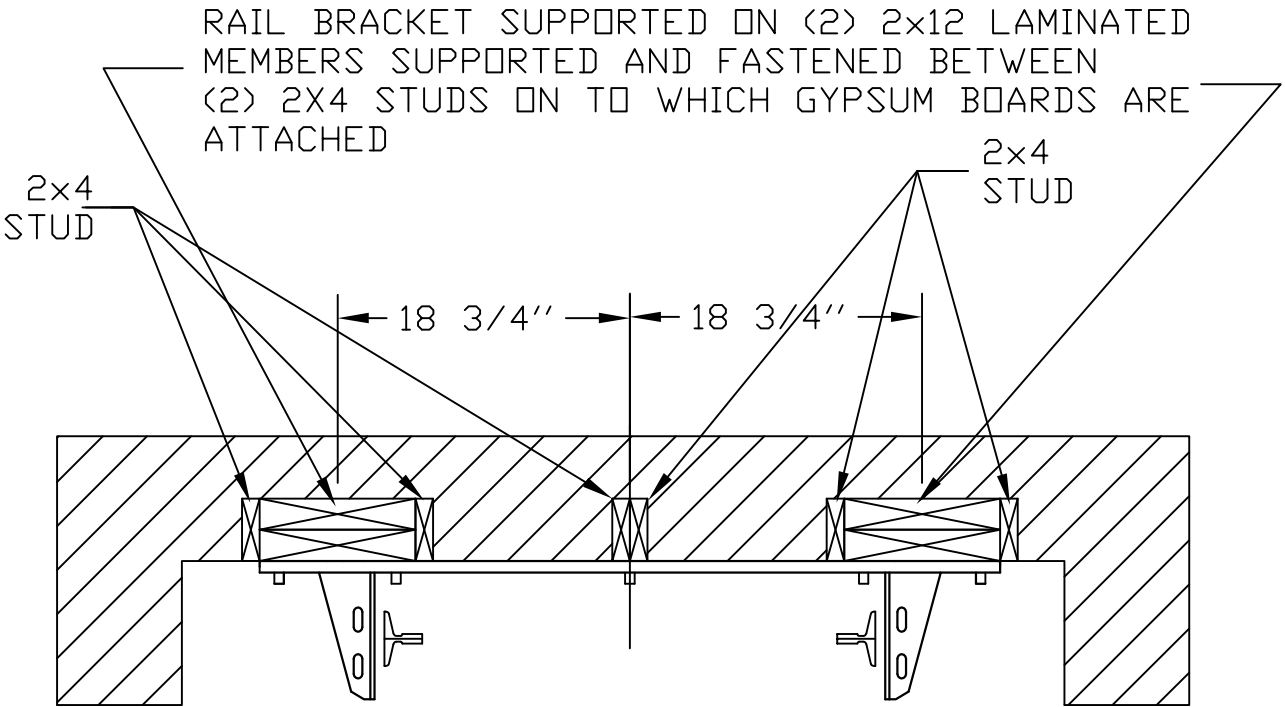
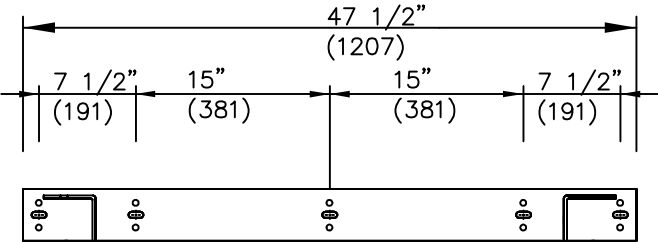
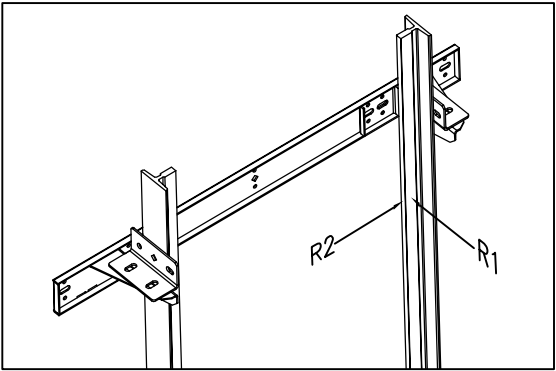
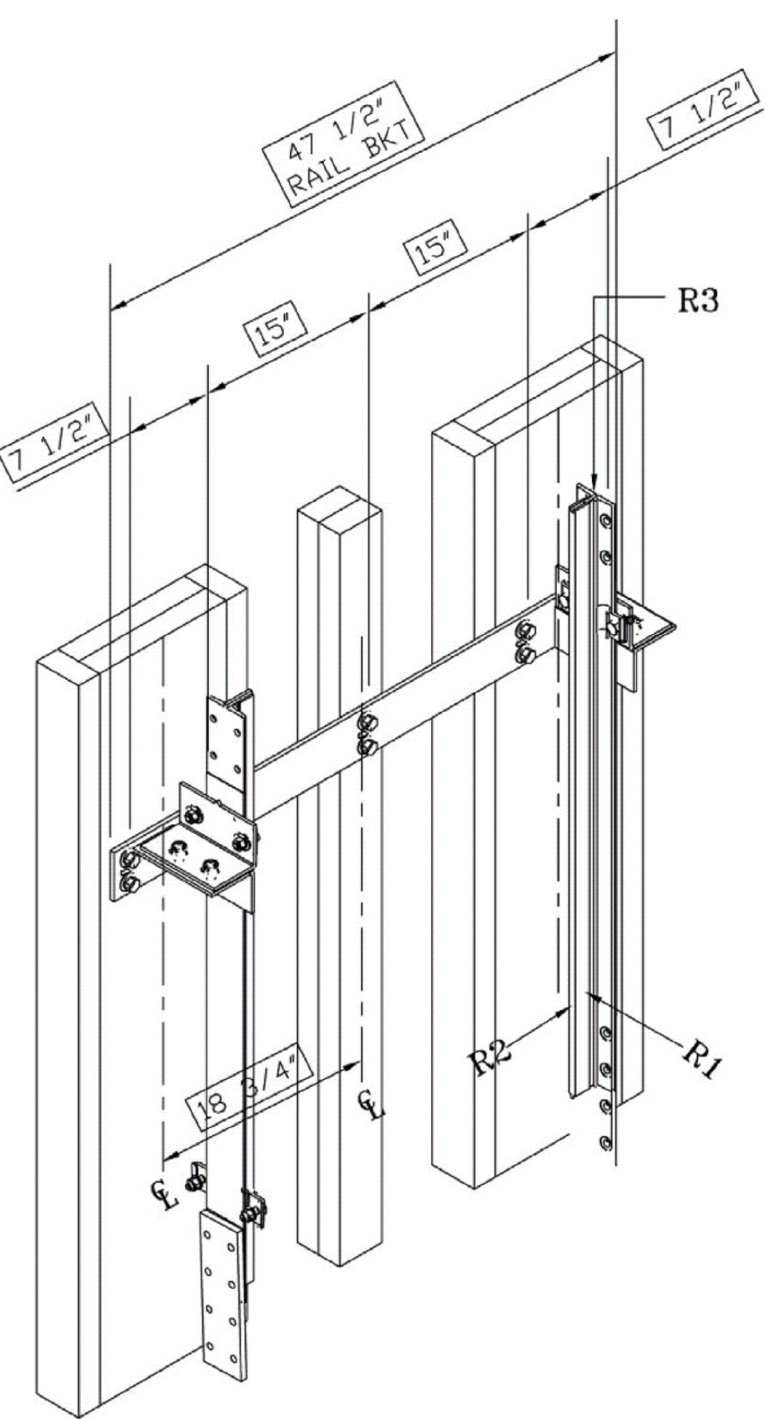
NOTE:
1: THIS DRAWING IS FOR REFERENCE ONLY.
BUILDING STRUCTURAL ENGINEER TO ENSURE THAT THE
BUILDING AND HOISTWAY WILL SAFELY SUPPORT ALL
LOADS IMPOSED BY THE LIFT EQUIPMENT
2. FIRE RATING OF HOISTWAY IS SUBJECT TO
LOCAL BUILDING CODES.

RAIL BRACKET

RAIL FORCES			R3 NOTE: PIT FLOOR TO SUPPORT LOAD OF: 6.4 kips * (INCLUDES IMPACT)
	* R1	304 lbf	
	* R2	194 lbf	
RAIL WEIGHT: 8.0 lbs/ft			

FOR TOTAL PULL-OUT FORCE ON RAIL BRACKET,
R1 MUST BE DOUBLED eg. 2 x 304 = 608 lbf

FASTNERS PROVIDE WITH ELEVATOR ARE:
1/2" X 3" ZINC GRADE 5 CARBON STEEL
HEX HEAD LAG FOR WOOD BLOCKING OR
1/2" X 3" HEX NUT SLEEVE ANCHOR
STEEL ZINC FOR CONCRETE BLOCKING



SUPPORT WALL REFERENCE

OFFICE USE ONLY:	
CONFIGURATION VERSION STAMP:	0.0
MODULE VERSION STAMP:	I-S-8.5.1

Part No.	INFINITY
Variant No.	1 1 3 7 7 0 5

CUSTOMER:	CHINOOK ELEVATOR SOLUTIONS
PROJECT:	BAIDWAN RESIDENCE
ADDRESS:	3777 79TH AVE SE. ,MERCER ISLAND WASHINGTON, USA, 98040

DATE:	04-03-24
REVISION DATE:	04-03-24
COMPLETED BY:	CHINOOK ELEVATOR SOLUTIONS



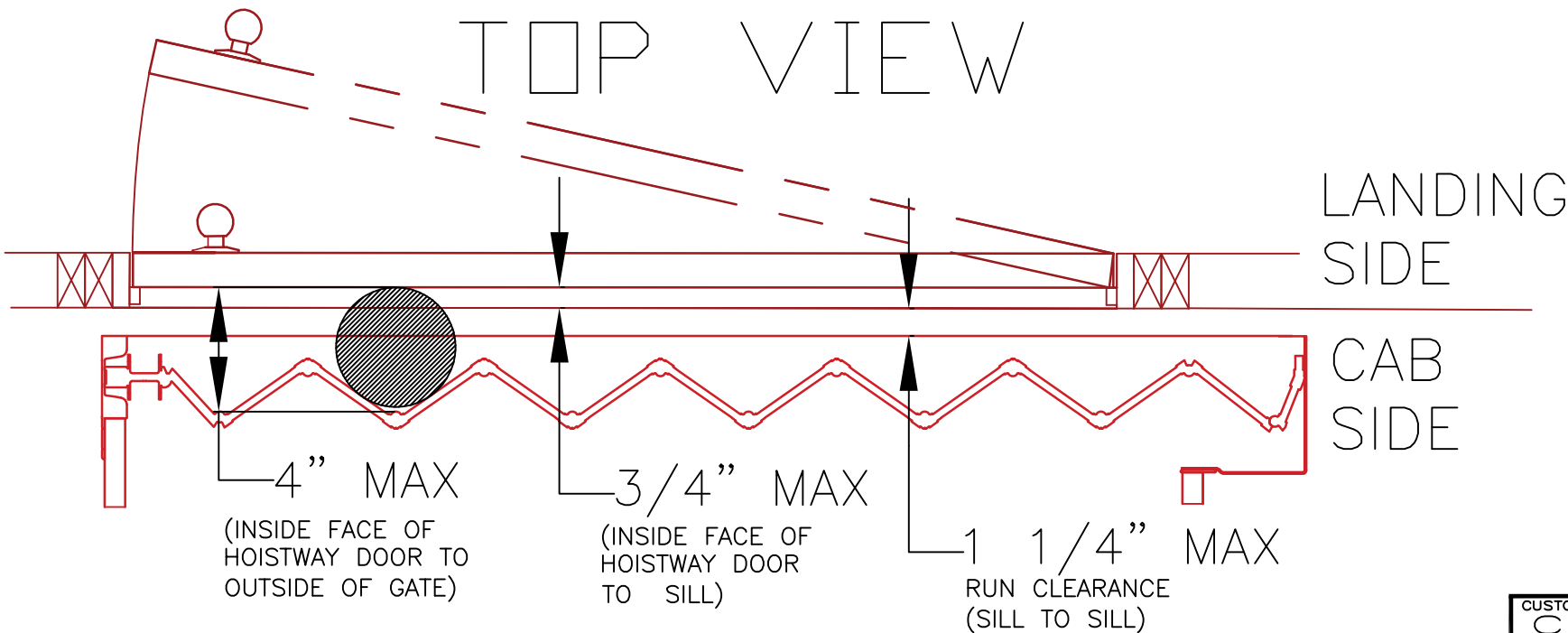
JOB No.	P-000000	SHEET No.	4 OF 5
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ASME A17.1/CSA B44 SAFETY CODE FOR ELEVATORS AND ESCALATORS (2016 AND BEYOND) MANDATES THE FOLLOWING MAXIMUM HOISTWAY DOOR CLEARANCES:

- CLEARANCE BETWEEN THE HOISTWAY SIDE OF THE LANDING DOOR AND THE EDGE OF THE LANDING SILL SHALL NOT EXCEED 0.75" (19 MM)
- DISTANCE BETWEEN THE HOISTWAY SIDE OF THE LANDING DOOR OR GATE AND THE CAR DOOR OR GATE SHALL NOT EXCEED 4" (102 MM).
- RESIDENTIAL ELEVATOR DESIGN IS WITH A MAXIMUM 1.25" (32 MM) RUNNING CLEARANCE.

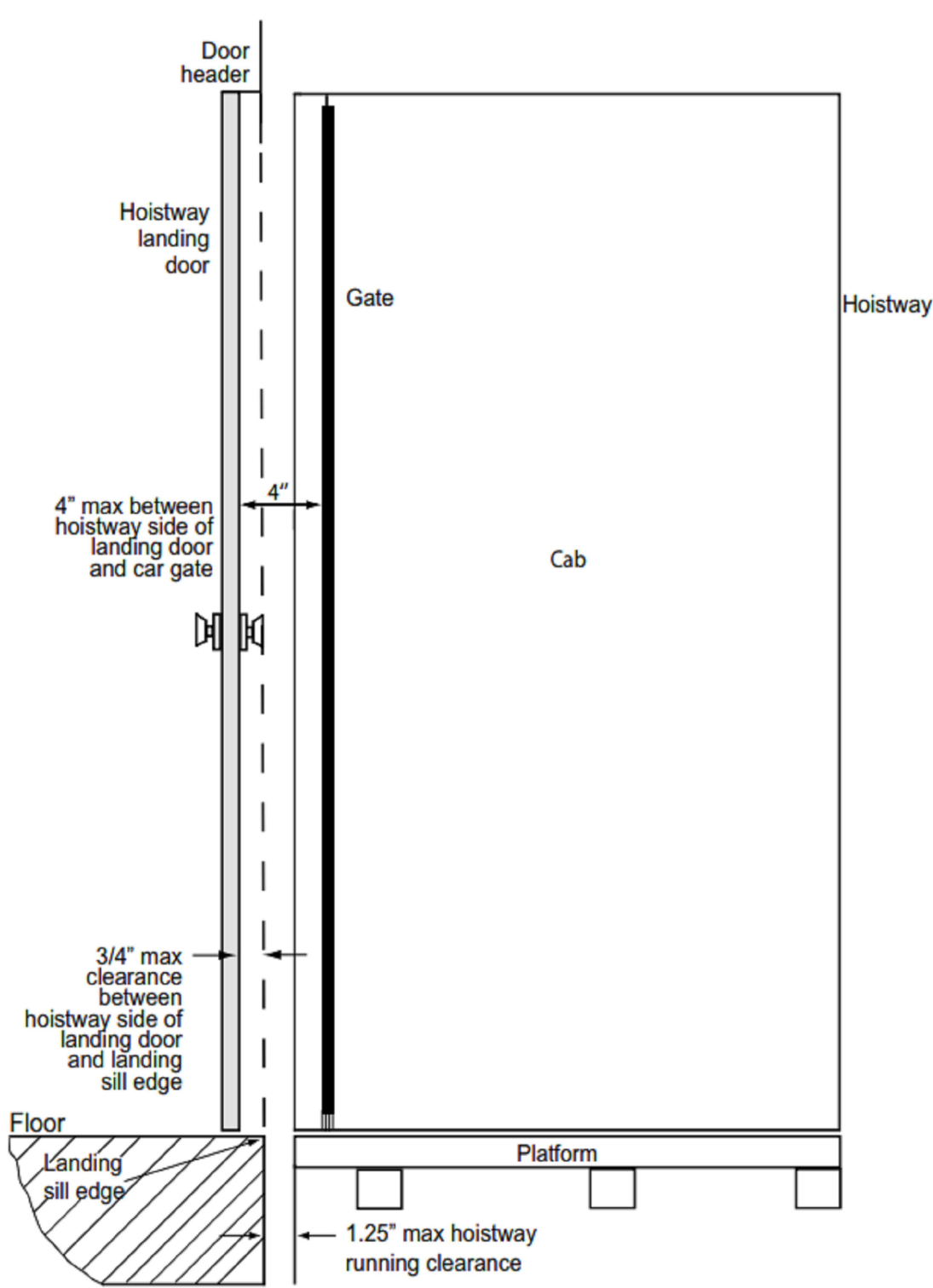
FOR ANY PREVIOUS EDITION OF A17.1/B44 THAT MAY STILL BE ENFORCED IN YOUR AUTHORITY HAVING JURISDICTION, THE CPSC & SAVARIA MANDATES ALL IT'S HOME ELEVATORS TO BE INSTALLED PER THE LATEST REQUIREMENTS OF THE STANDARD

ADDITIONAL REQUIREMENT: ALL SWING DOORS PROVIDED BY OTHERS MUST BE OF SOLID CORE CONSTRUCTION AS HOLLOW DOORS DO NOT RESPECT DEFLECTION AND PULL OUT FORCE REQUIREMENTS OF THE CODE.



3/4-4" RULE

SIDE VIEW



OFFICE USE ONLY:	
CONFIGURATION VERSION STAMP:	0.0
MODULE VERSION STAMP:	I-S-8.5.1

Part No.	INFINITY
Variant No.	1 1 3 7 7 0 5

CUSTOMER:	CHINOOK ELEVATOR SOLUTIONS
PROJECT:	BADWAN RESIDENCE
ADDRESS:	3777 79TH AVE SE. ,MERCER ISLAND WASHINGTON, USA, 98040

DATE:	04-03-24
REVISION DATE:	04-03-24
COMPLETED BY:	CHINOOK ELEVATOR SOLUTIONS



JOB No.	P-000000	SHEET No.	5 OF 5
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