

LEGAL DESCRIPTION
 LOT 10 BLOCK 10 MERCERDALE #2 TO THE PLAT THEREOF FILED IN VOLUME 60 OF PLATS AT PAGE 28, RECORDS OF KING COUNTY, WASHINGTON

SITE INFO
 OWNER: - NIKKI BAIDWAN
 GENERAL CONTRACTOR: - MAUER BROTHERS
 STRUCTURAL ENGINEER: - MDT ENGINEERING
 ZONE: - R3.6
 LOT SIZE: - 9,618# (0.22 ACRES)
 PARCEL NO: - 545900010
 SETBACKS: - FRONT-20', REAR-25', SIDE-5' MIN. TOTAL OF 15' (SITE IS LEGAL NON-CONFORMING)
 HEIGHT LIMIT: - 30' ABOVE A.B.E.
 F.A.R. (LESSER OF): - 40% (3,841#)
 LOT COVERAGE: - 35% (BUILDING & VEHICLE DRIVING SURFACE)
 REQUIRED LANDSCAPE: - 65%
 LOT SLOPE: - 15%-30%
 HARDSCAPE: - 9% (865#)

GENERAL NOTES
 ALL UTILITIES (WATER, PHONE, CABLE, POWER, SEWER & GAS LINES) ARE EXISTING UNO.
 USE EXISTING DRIVEWAY AS CONSTRUCTION ENTRANCE.
 NO SIGNIFICANT TREES ON SITE ARE BEING REMOVED OR IMPACTED.
 PROVIDE STRAW OR PLASTIC COVER TO ANY EXPOSED SOILS THROUGH OUT THE CONSTRUCTION CYCLE.
 24 HOUR EROSION CONTROL, CONTACT INFO: MASON MAUER - 425.417.1819

PER: 19.0716(0)(F)(2) IF EXCAVATION/FOUNDATION OR OTHER SIMILAR WORK WILL OCCUR BETWEEN OCTOBER 1 AND APRIL 1 A WET SEASON DEVELOPMENT WAIVER IS TO BE APPLIED AND REVIEWED FOR WORK DURING THE WET SEASON. SEE THIS WEBSITE FOR REQUIREMENTS, SUBMISSION, AND PROCEEDS: <https://www.mercerisland.gov/cfd/page/wet-season-work-waiver-seasonal-development-limitation>

EFFECTIVE MARCH 15, 2024 WASHINGTON STATUTES MANDATE ALL JURISDICTIONS IN THE STATE TO ADOPT AND ENFORCE THE FOLLOWING UPDATED CONSTRUCTION CODE EDITIONS AS THEY WERE ADOPTED AND AMENDED BY THE STATE OF WASHINGTON:
 2021 INTERNATIONAL BUILDING CODE (IBC)
 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
 2021 INTERNATIONAL MECHANICAL CODE (IMC)
 2021 INTERNATIONAL FUEL GAS CODE (IFGC)
 2021 UNIFORM PLUMBING CODE (UPC)
 2021 INTERNATIONAL FIRE CODE (IFC)
 2021 INTERNATIONAL EXISTING BUILDING CODE
 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE
 2021 WASHINGTON STATE ENERGY CODE (WSEC)
 ICC/ANSI A117.1-20, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, WITH STATEWIDE AND CITY AMENDMENTS

LOT SLOPE:
 HIGHEST ELEVATION POINT OF LOT (NE CORNER): -205.6'
 LOWEST ELEVATION POINT OF LOT (NW CORNER): -183.5'
 ELEVATION DIFFERENCE (205.6-183.5): -22.1'
 HORIZ. DIFFERENCE BETWEEN HIGH & LOW POINTS: -118.84'
 LOT SLOPE (22.1/118.84): -18.6%

LOT IS LEGAL NON-CONFORMING:
 CURRENT ZONING FOR SIDE YARD SETBACKS IS 5'-0" MINIMUM W/ 15'-0" TOTAL.
 EXISTING RESIDENCE IS 5'-0" FROM SOUTH SIDE PROPERTY LINE BUT ONLY 3'-3" FROM NORTH SIDE PROPERTY LINE.

LOT COVERAGE CALCULATIONS

EXIST. LOT COVERAGE SURFACE:	
MAIN STRUCTURE W/ OVERHANGS	- 2,116#
DRIVING SURFACE	- 422#
TOTAL EXIST. LOT COVERAGE	- 2,538#
NEW LOT COVERAGE SURFACE:	
MAIN STRUCTURE W/ OVERHANGS	- 825#
TOTAL LOT COVERAGE	- 3,363#
LOT AREA	- 9,618
PROPOSED LOT COVERAGE	- 3,363/9,618 = 35%
MAXIMUM LOT COVERAGE	- 3,366# (35%)
REMAINING LOT COVERAGE	- 3#

HARDSCAPE CALCULATIONS

HARDSCAPE SURFACE:

EXISTING CONCRETE WALKWAY	- 96#
EXISTING ROCK STEPS	- 24#
EXISTING CONCRETE STEPS	- 2#
EXISTING BRICK WALKWAYS	- 45#
EXISTING ROCKERIES	- 49#
NEW UNCOVERED PORCH	- 58#
NEW UNCOVERED DECK	- 113#
NEW CONCRETE PATIOS & PADS	- 150#
NEW SCREEN FENCE	- 6#
TOTAL HARDSCAPE	- 551#
LOT AREA	- 9,618#
PROPOSED HARDSCAPE	- 551/9,618 = 5.7%
MAXIMUM HARDSCAPE	- 9% (865#)

GROSS FLOOR AREA CALCULATIONS

SITE AREA	• 9,618#
ALLOWABLE F.A.R. (LESSER OF)	• 40% OR 3,840#
40% • 3,841#	• MAX. 3,841#
MAIN FLOOR	• 1,628#
MAIN FLOOR 150% MODIFIER (330#x150%)	• 495#
GARAGE • MAIN FLOOR	• 451#
LOWER FLOOR	• 171#
LOWER FLOOR ADJ. UNIT	• 571#
TOTAL FLOOR AREA	• 4,326#
BASEMENT EXCLUSION	• (689#)
PROPOSED G.F.A.	• 3,637#
RESULT: WITHIN CODE PARAMETERS	

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AVERAGE EXISTING GRADE CALCULATIONS

WALL SEGMENT	WALL LENGTH	MIDPOINT ELEVATION	RESULT
A	29.0'	205.1	5,941.9
B	4.0'	205.1	82.04
C	40.71'	201.8	8,215.28
D	27.42'	201.1	5,514.16
E	19.83'	198.0	2,738.35
F	16.5'	198.0	3,261.0
G	35.65'	197.0	7,020.93
H	25.25'	197.5	4,983.88
I	20.21'	198.8	4,011.75
J	22.63'	203.0	4,593.89
TOTALS	235.24'	N/A	47,229.54

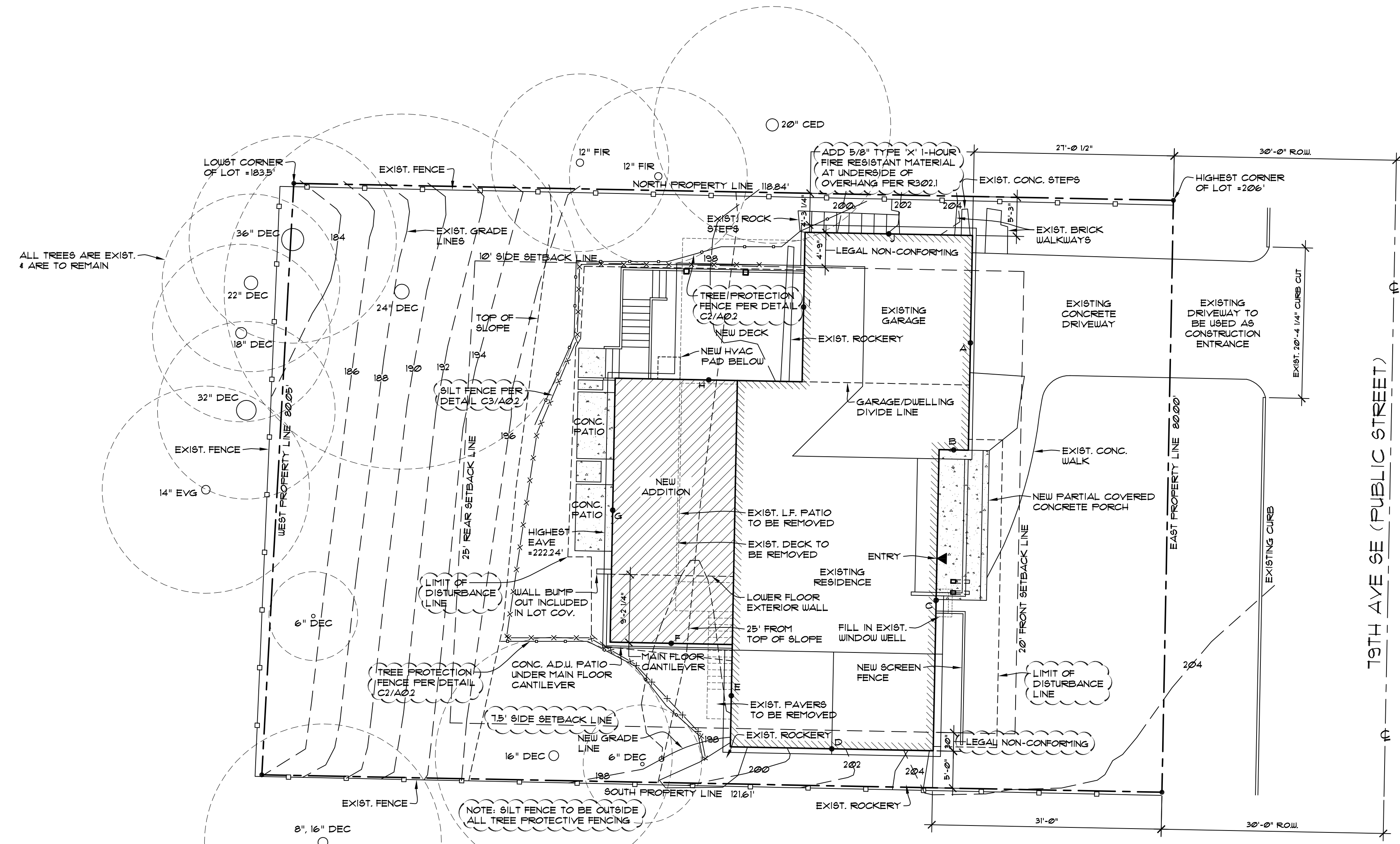
47229.54 / 235.24 = 200.8'
 AVERAGE EXISTING GRADE = 200.8'
 MAXIMUM BUILDING HEIGHT = 30' ABOVE A.E.G.
 200.8' + 30' = 230.8'
 MAXIMUM BUILDING HEIGHT = 230.8'
 ACTUAL BUILDING HEIGHT = 222.24'

A NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND CORI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED. THE PERMIT MAY BE DEFERRED, HOWEVER, THE FIRE SPRINKLER SYSTEM MUST BE INSTALLED PRIOR TO FINAL INSPECTION OF THE REMODEL.
 THIS SYSTEM REQUIRES A MINIMUM OF 1" WATER METER AND 1" WATER SUPPLY LINE.

MICC 19.07.10(B)(8) MITIGATION SEQUENCING

FOLLOWING ARE MEASURES BEING TAKEN TO MINIMIZE IMPACT AND ENSURE STABILITY OF THE EXISTING REAR YARD STEEP SLOPE FROM OUR PROPOSED WORK WITHIN THE STEEP SLOPE BUFFER AREA:

1. THE OWNER DESIRED A LAYOUT THAT WOULD LIVE LARGELY ON THE MAIN LEVEL FOR ACCESSIBILITY AND EASE OF LIVING. THIS PROJECT IS A REMODEL/ADDITION TO AN EXISTING DAYLIGHT BASEMENT HOME THAT HAD EXPERIENCED SIGNIFICANT FIRE DAMAGE. THE NEW DESIGN FEATURES ALL DAILY LIVABILITY ON THE MAIN LEVEL. THE BASEMENT AREA HOUSES AN ADU AND SECONDARY SPACES THAT DOESN'T REQUIRE DAILY USE. GIVEN THE SETBACKS, THE REAR YARD WAS THE ONLY LOCATION WHERE THIS COULD REASONABLY TAKE PLACE.
2. MAINTAINING ALL EXISTING TREES. MADE EFFORTS TO ENSURE THAT THE NEW FOOTPRINT DID NOT IMPACT ANY EXISTING TREES AND TREE DRIFTLINES.
3. WE OBTAINED A GEOTECH REPORT (PHIL HABERMAN FROM COBALT) AND HAVE FOLLOWED ALL THE RECOMMENDATIONS THEREIN.
4. MADE EFFORTS TO FLOORPLAN EFFICIENTLY TO LIMIT THE SIZE OF THE ADDITION.
5. TAKE SPECIAL CARE TO LIMIT THE AREA OF DISTURBANCE AROUND NEW ADDITION.
6. WILL USE ALL BEST PRACTICES IN REGARD TO TESC MEASURES (I.E. SILT FENCING, COVERING OF EXPOSED SOILS).
7. THERE WILL BE NO IMPORTED SOIL FOR THIS PROJECT.
8. EXISTING VEGETATION ON STEEP SLOPE WILL BE PROTECTED AND MAINTAINED THROUGHOUT.
9. LANDSCAPE PLAN HAS BEEN PROVIDED TO RESTORE/STABILIZE AREA OF DISTURBANCE WITHIN THE BUFFER AREA.



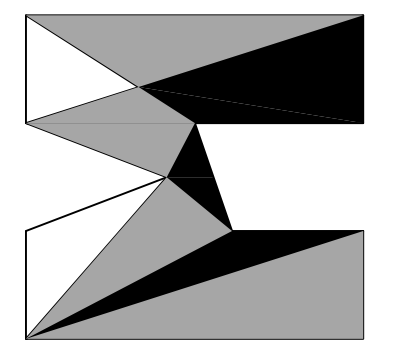
NOTE: NO SIGNIFICANT EXCAVATION / DISTURBANCE NEAR SAVED TREES W/ OVERHANGING DRIP LINES



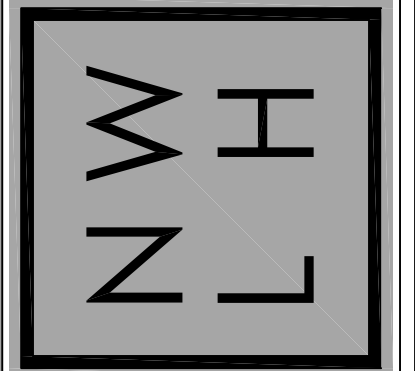
SITE PLAN 0 10 20 30
 SCALE: 1" = 10'

3777 19TH AVE SE
 MERCER ISLAND, WA 98040

matthew mauer
 residential design
 matt@mmrd.net
 425.417.7817



nw
 lifestyle
 homes
 www.nwlifestylehomes.com



BAIDWAN ADDITION / REMODEL
 3777 19TH AVE SE
 MERCER ISLAND, WA 98040

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

SHEET NO.
A0.1

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

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.
SITUATE IN THE COUNTY OF KING, STATE OF 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.

REFERENCES

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

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS
SITE TEMP. BENCHMARK
DESCRIPTION: NAIL & RED WASHER
LOCATION: ACROSS FROM 3777 79TH AVE SE, AS SHOWN
ELEVATION: 205.17'

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.
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. 545900-0110
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 9,618 ±S.F. (0.22 ACRES)
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.
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.

SCHEDULE B ITEMS

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

GRANTED TO: MERCER ISLAND SEWER DISTRICT, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON
PURPOSE: SEWER PIPE LINE OR LINES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS
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, FAMILIAL 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, IF ANY, INCLUDING 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 LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF MERCERDALE NO. 2:

RECORDING NO.: 4905482
(CURRENT CONDITIONS SHOWN)

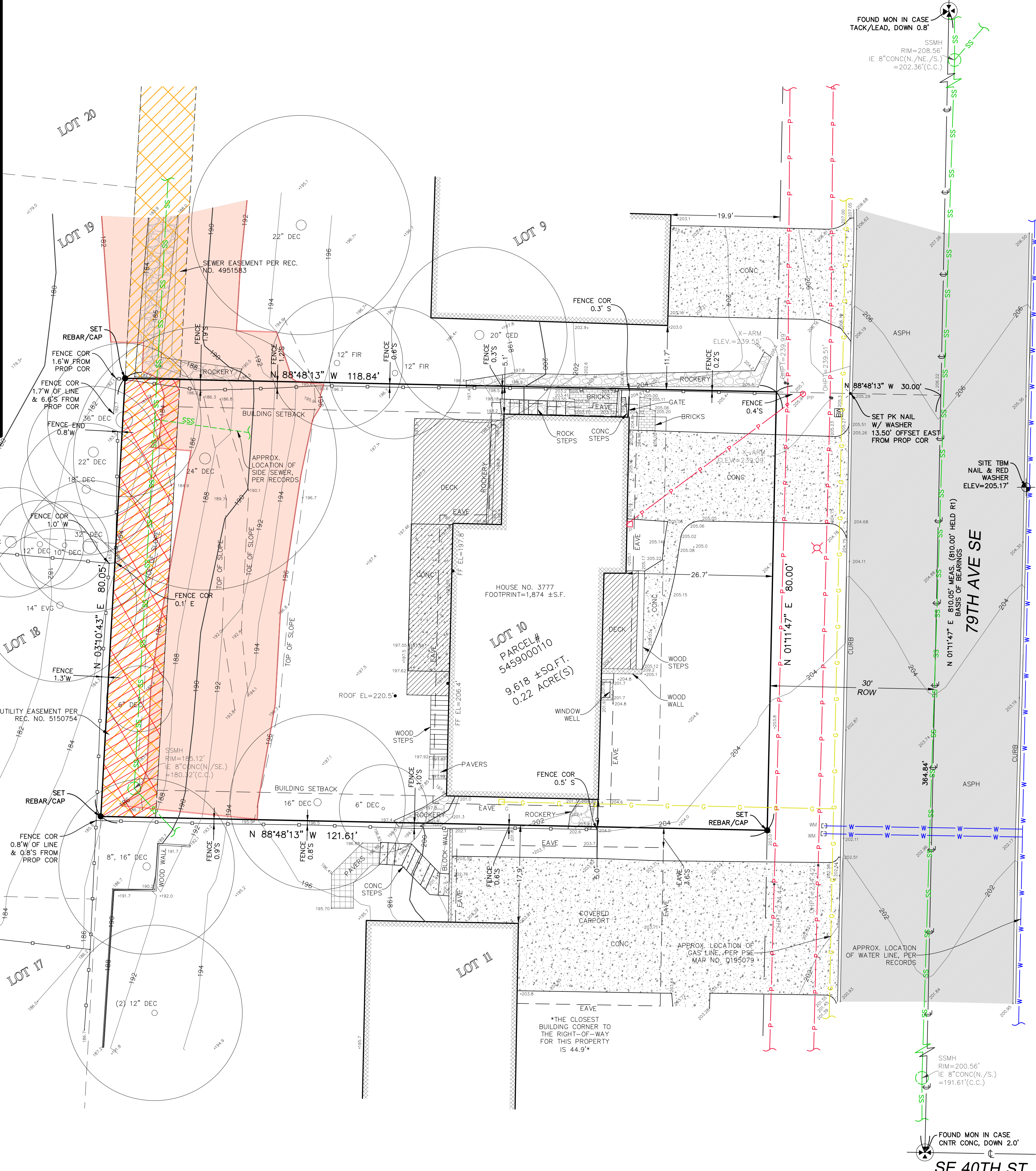
LEGEND

	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 REC. NO. 4951583
	NAIL AS NOTED		UTILITY EASEMENT PER REC. NO. 5150754
	OHP TRANSMISSION ELEVATION		
	PAVER SURFACE		
	POWER METER		

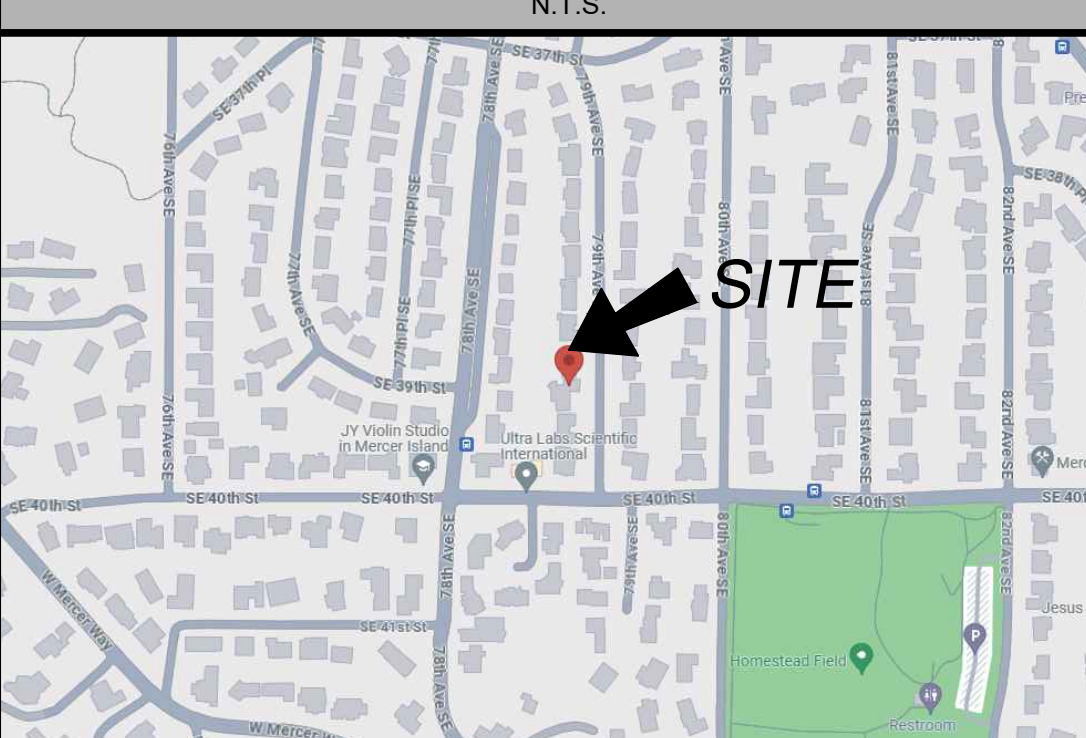
INDEXING INFORMATION

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

STEEP SLOPE/BUFFER DISCLAIMER:
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, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.



VICINITY MAP



We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 5459000110
BAAIDWAN 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 POND(S) 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 1552) 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 OTHER AFFECTED PUBLIC INFRASTRUCTURE. THE CONTRACTOR(S), PROPERTY OWNER, AND ANY OTHER RESPONSIBLE PARTY MUST 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 REDUCED 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 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 LIMITS PERSON 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 GRADING 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 SUMPS, 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 TIMEFRAMES:

- 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 RYE 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 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, FLAGGED 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 BMP'S. 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 3-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.

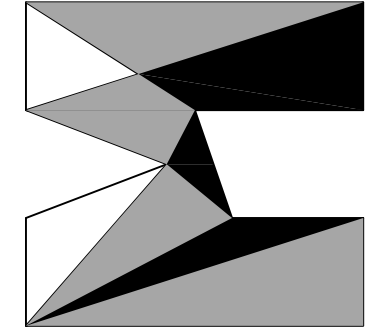
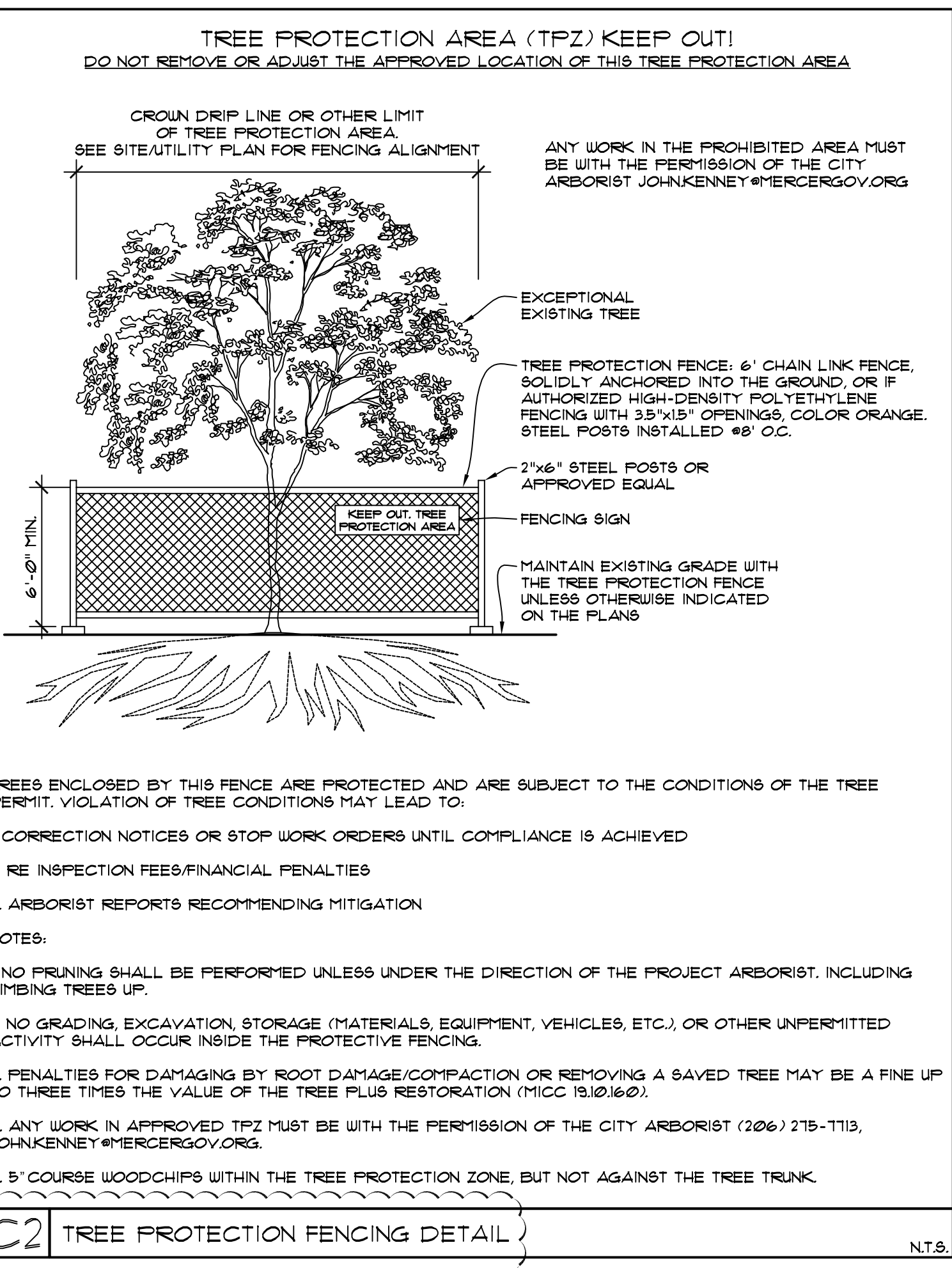
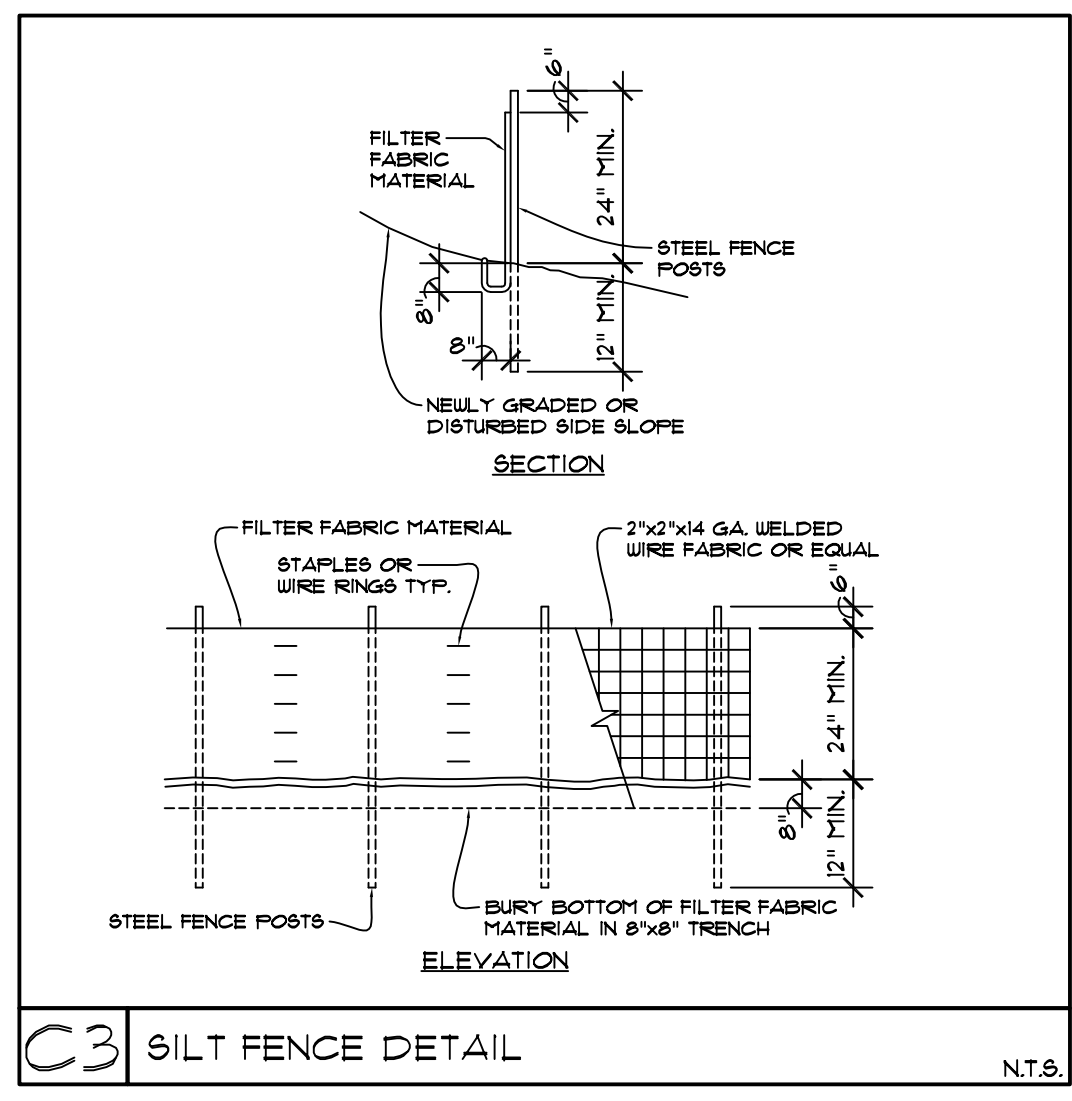
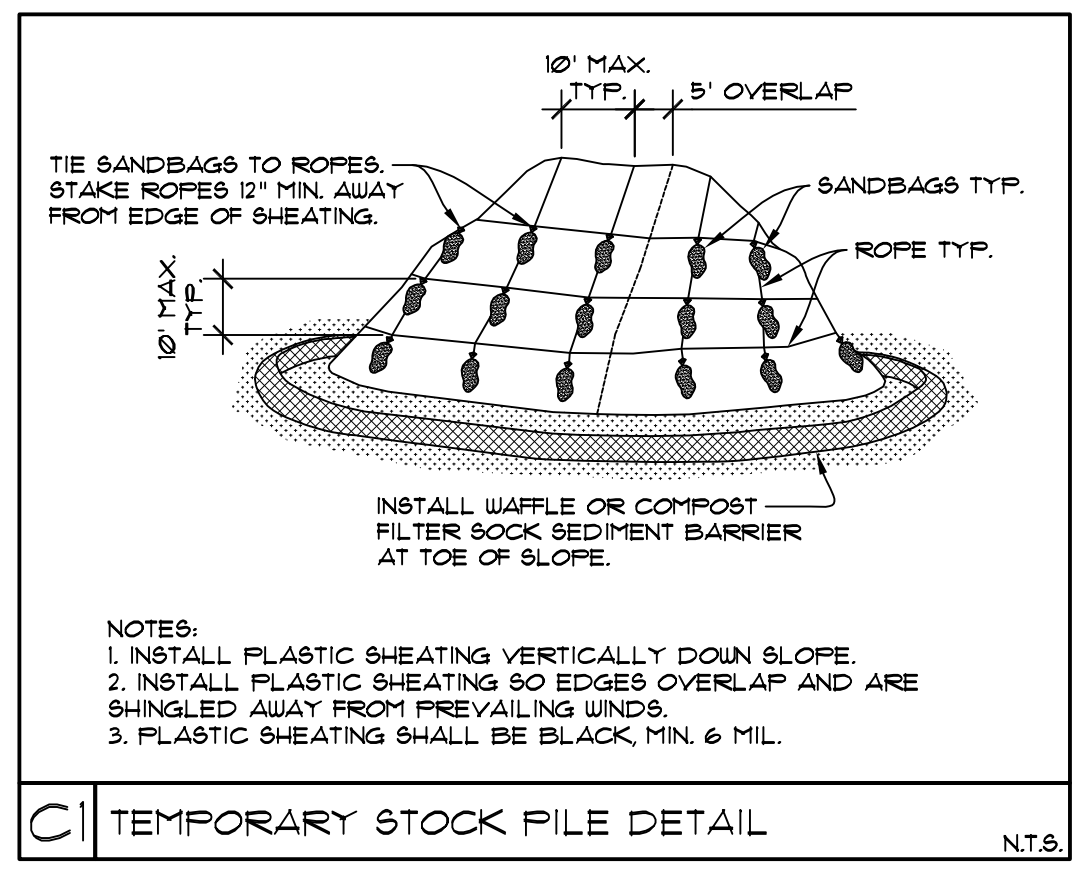
30. IF THE TEMPORARY CONSTRUCTION ENTRANCE OR ANY OTHER AREA WITH HEAVY VEHICLE LOADINGS IS LOCATED IN THE SAME AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT, 6" OF SEDIMENT BELOW THE GRAVEL SHALL BE REMOVED PRIOR TO INSTALLATION OF THE INFILTRATION FACILITY OR PERVIOUS PAVEMENT (TO REMOVE FINES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



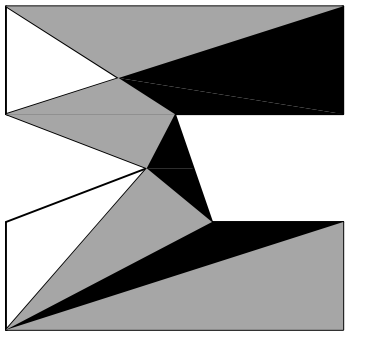
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SHEET NO.
A0.2

SITE PLAN NOTES & DETAILS
3777 79TH AVE SE
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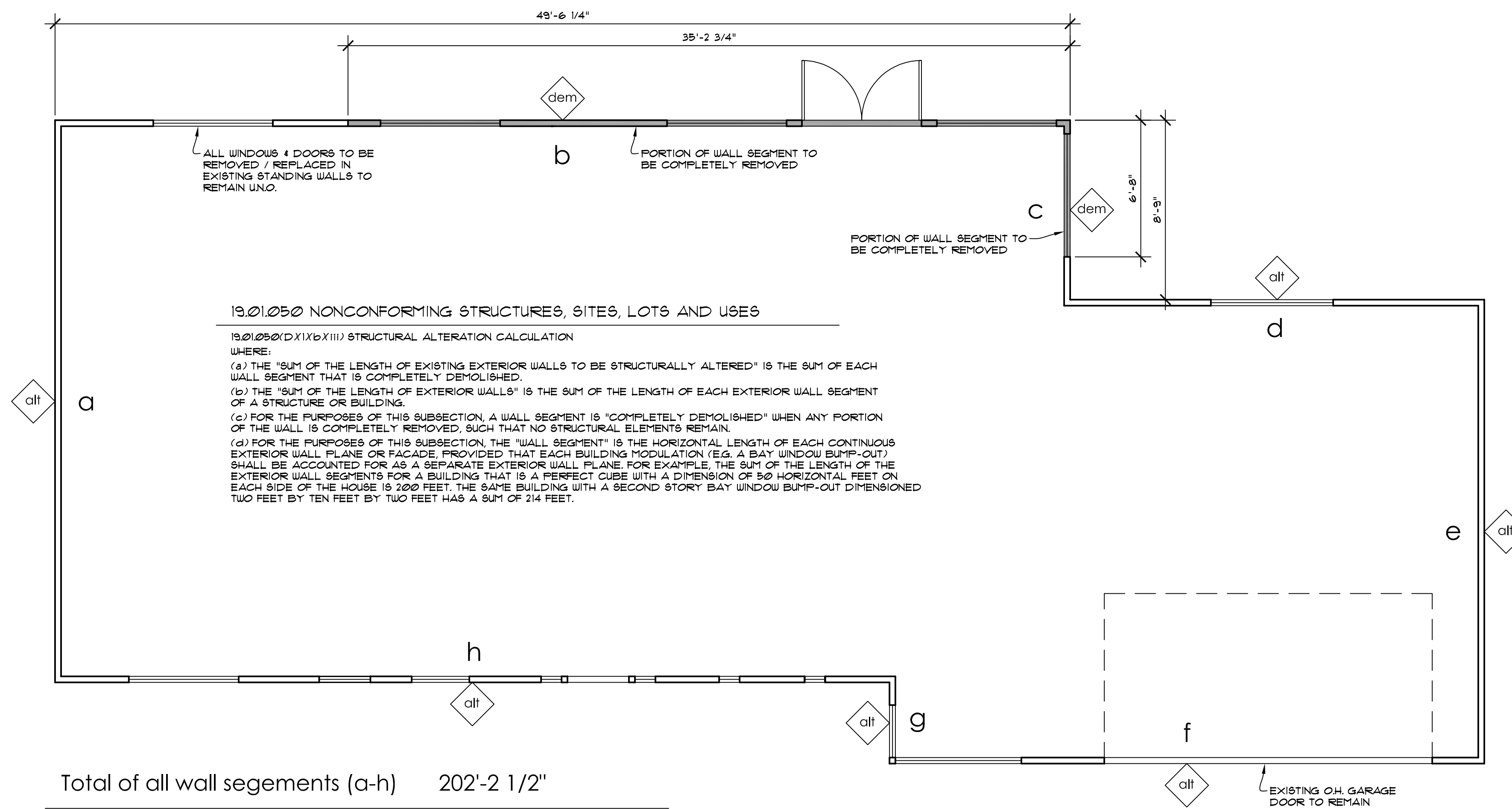
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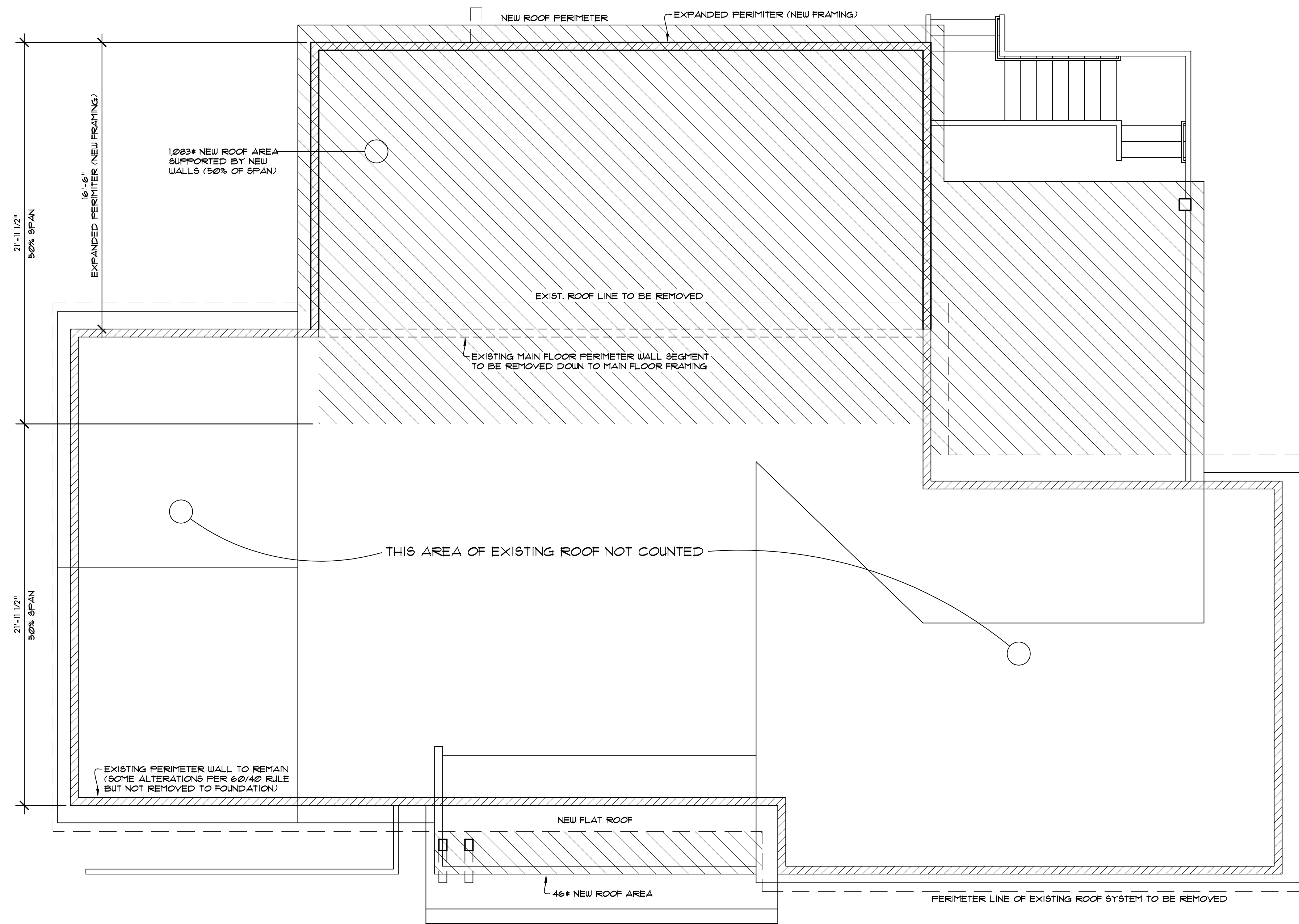
SHEET NO.
A0.3



Total of all wall segments (a-h)	202'-2 1/2"
Wall segments demolished	
b	49'-6 1/4"
c	8'-9"
total length demolished	58'-3 1/4"
percentage demolished	58'-3 1/4" / 202'-2 1/2" = 28.8%

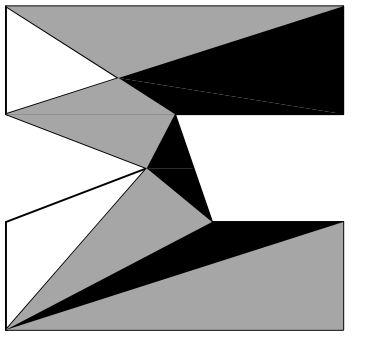
dem	WALL SEGMENT WHERE A PORTION OF THE WALL IS BEING COMPLETELY REMOVED.
alt	WALL SEGMENT WHERE NO PORTION OF THE WALL IS BEING COMPLETELY REMOVED. ANY ALTERATION WITHIN SEGMENT WILL OCCUR WITHIN STANDING WALL.

Perimeter wall summary

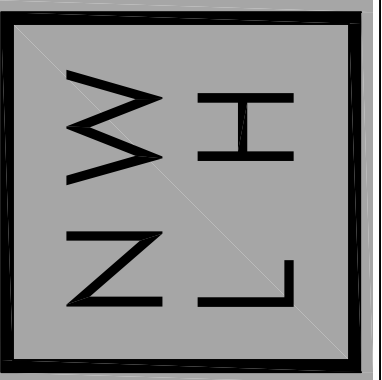


1,226# OF COUNTABLE REPLACEMENT ROOF AREA

Roof replacement area summary proposed



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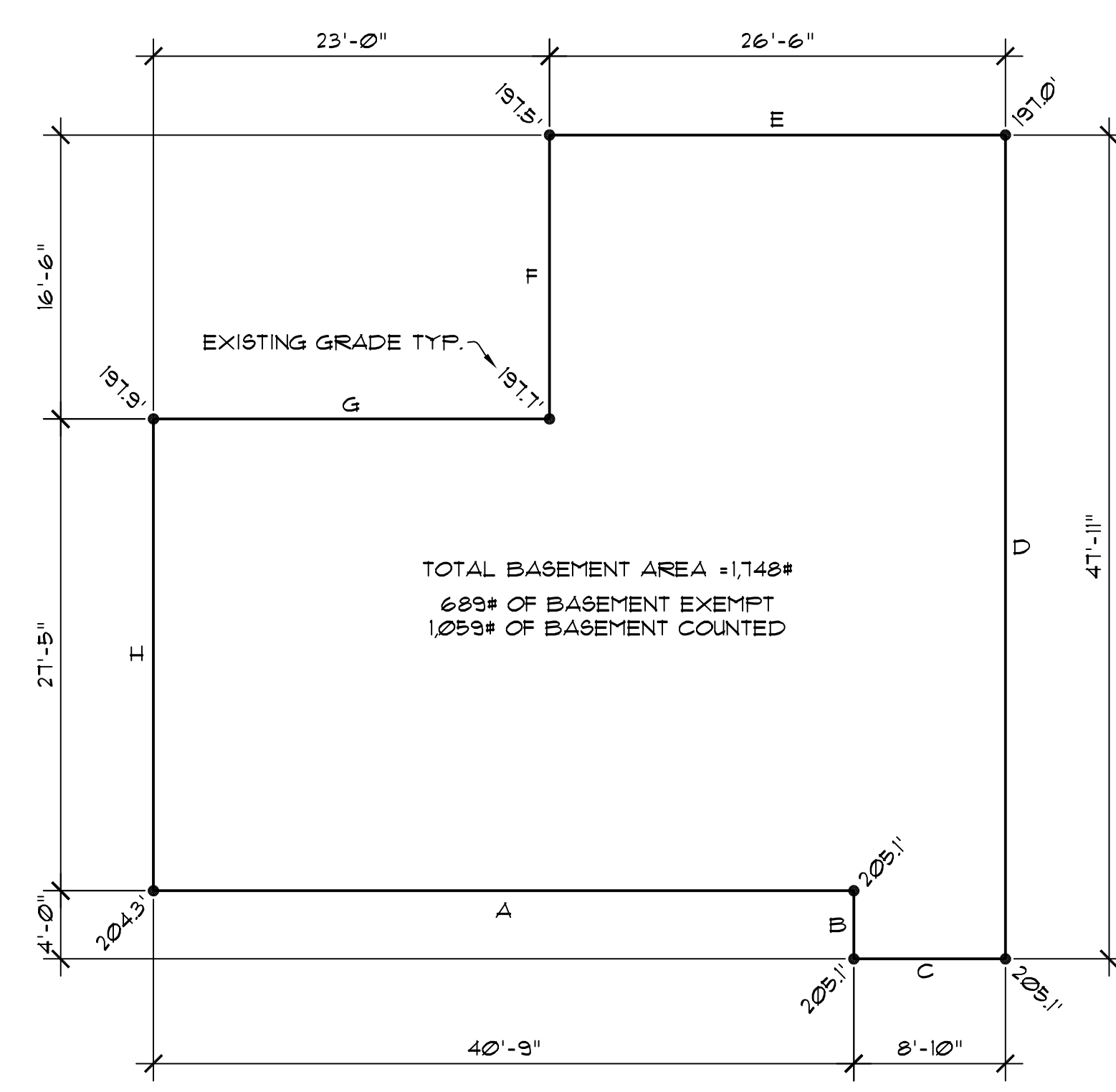
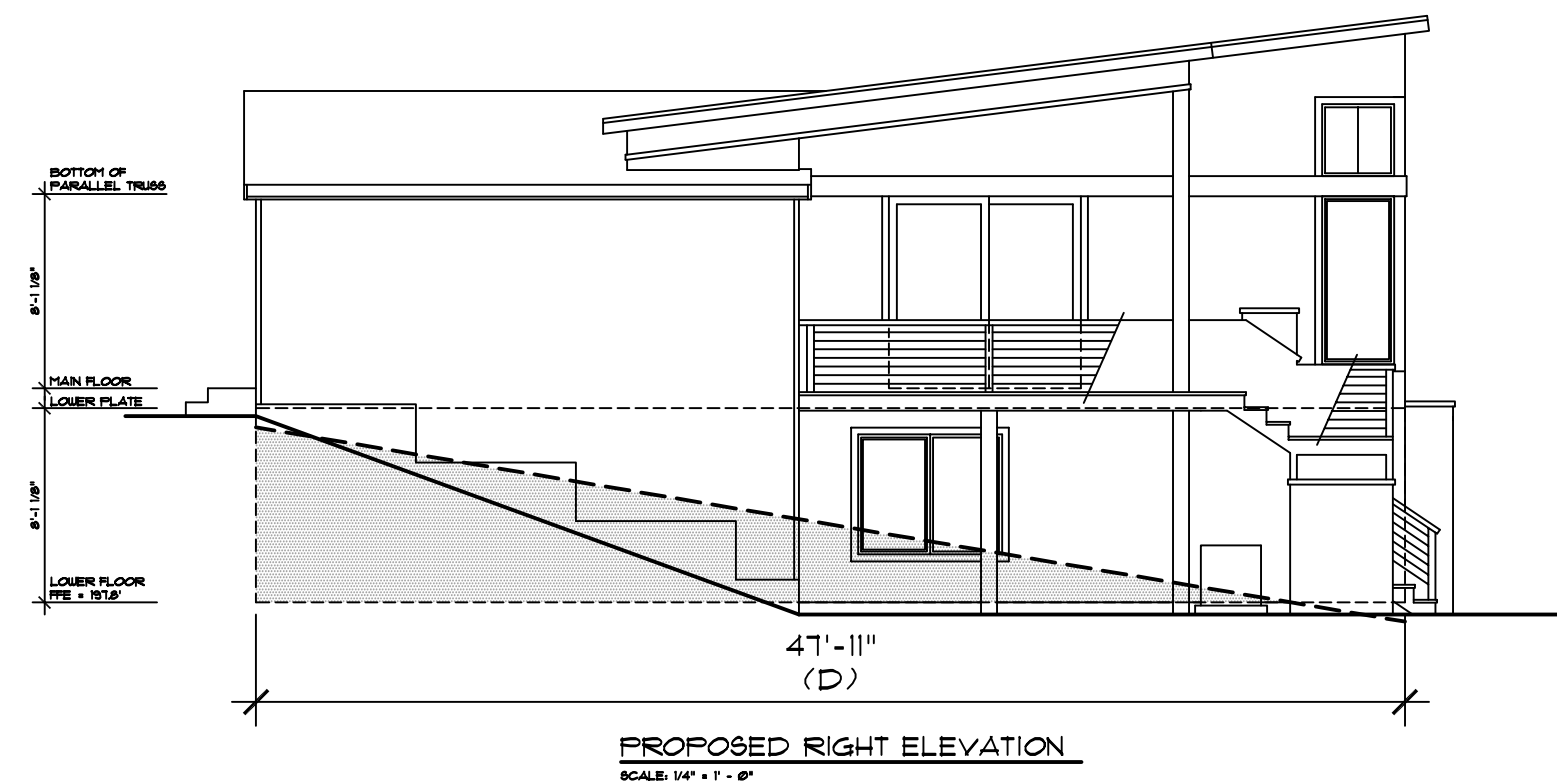
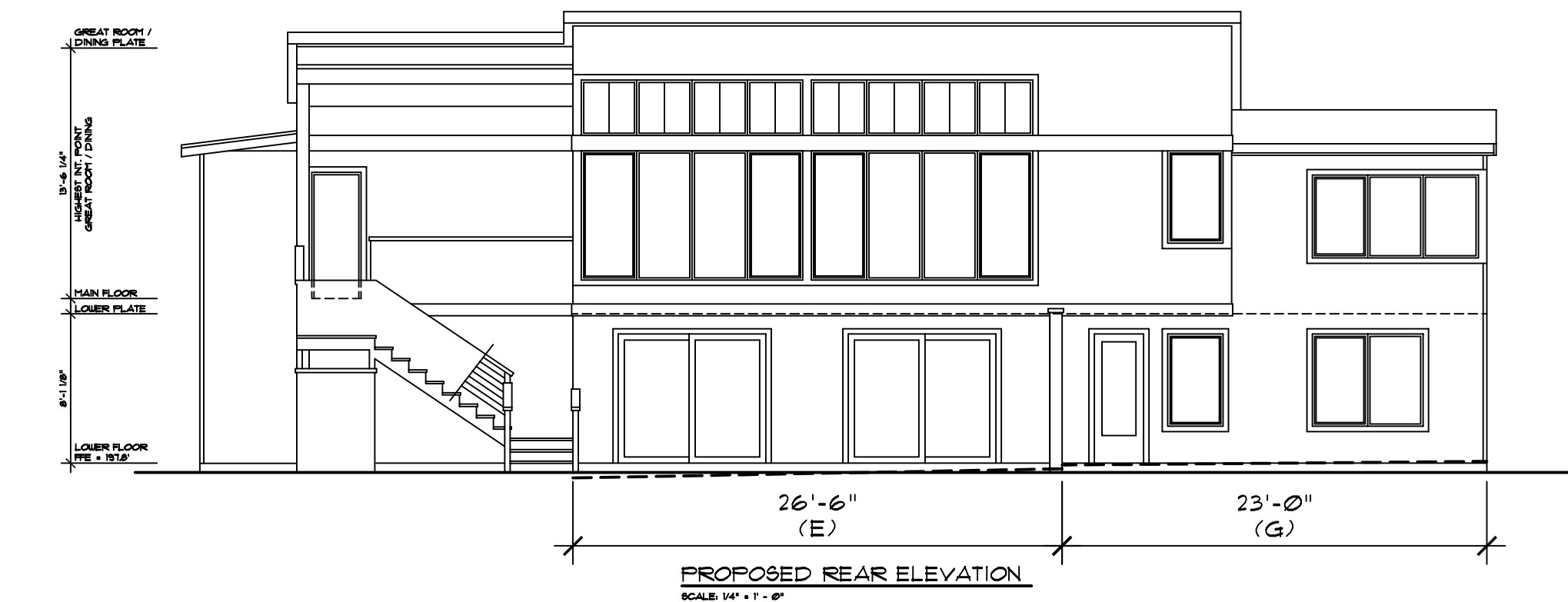
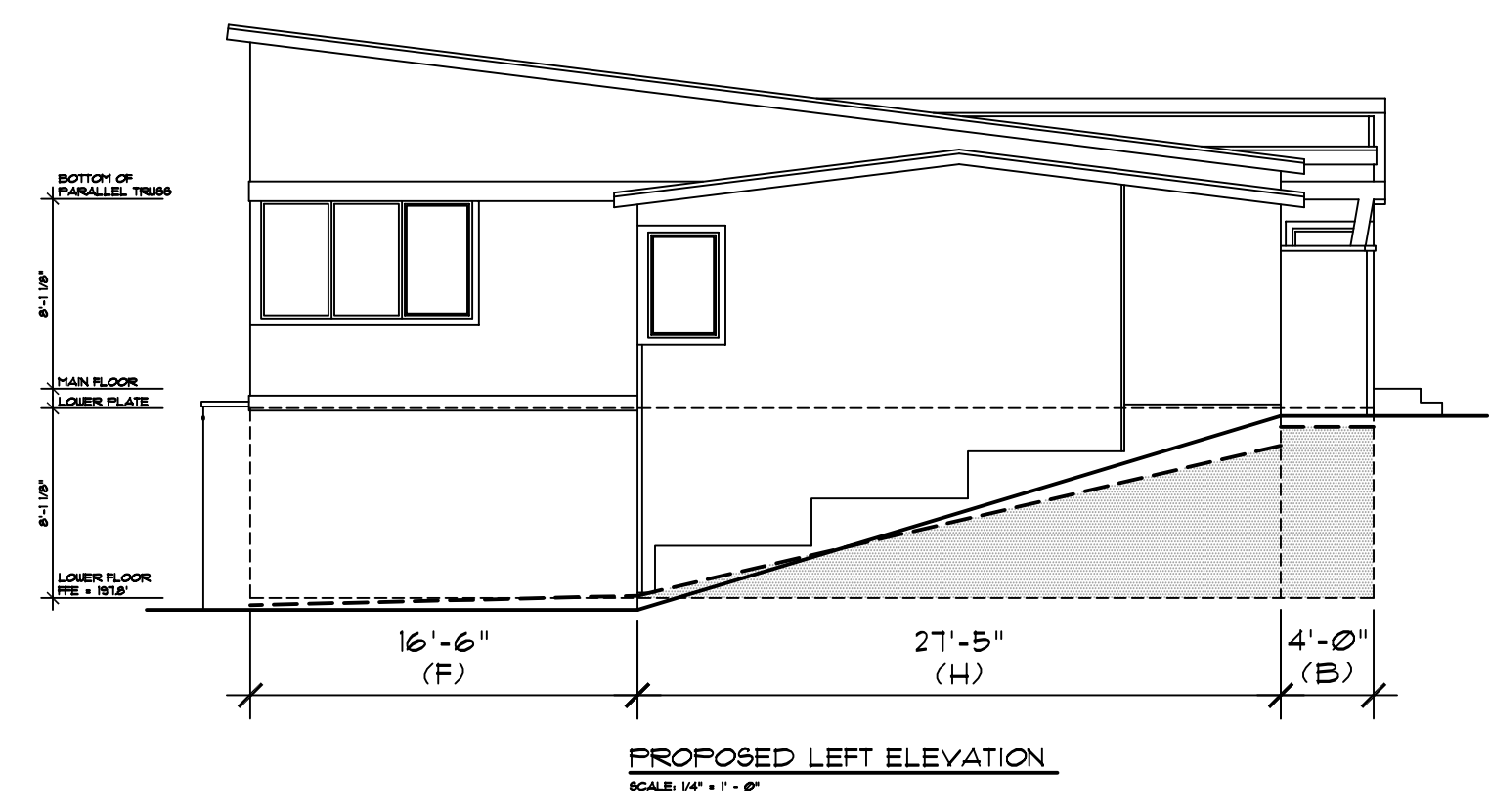
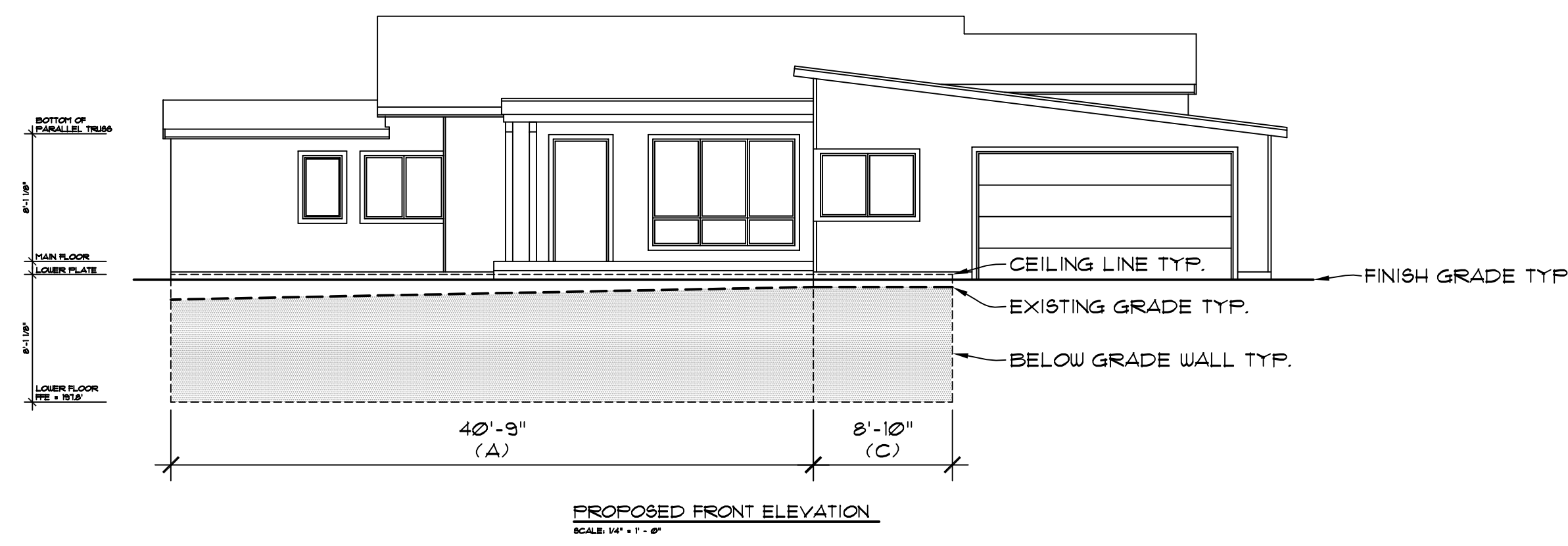
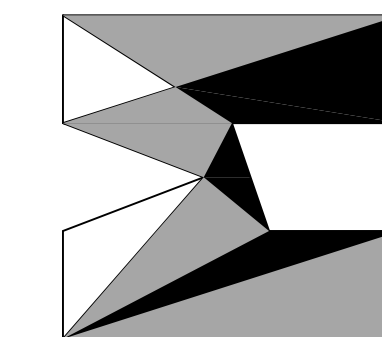


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SHEET NO.

A0.4



- WALL 'A'**
BELOW GRADE = 28#
ABOVE GRADE = 48#
TOTAL BASEMENT WALL = 32#
TOTAL BELOW GRADE = 85.4%
- WALL 'B'**
BELOW GRADE = 2#
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 = 132#
TOTAL BASEMENT WALL = 222#
TOTAL BELOW GRADE = 40.5%

INFORMATION TAKEN FROM TOPOGRAPHIC & BOUNDARY SURVEY DATED 2/01/2024 BY TERRANE (JOB #232363)

WALL SEGMENT	LENGTH	COVERAGE	RESULT
A	40.75'	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

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 15% 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#

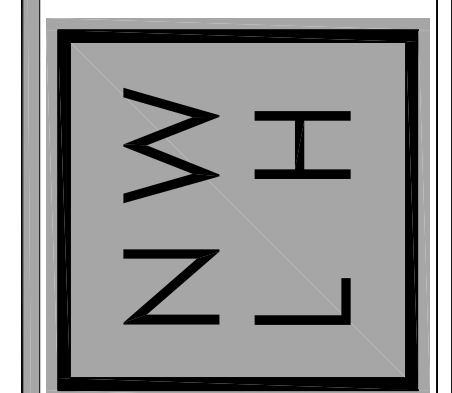
RESULT: WITHIN CODE PARAMETERS

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

SCALE: 1/8" = 1'-0"
SUBJECT PROPERTY TAX PARCEL NO. 5459000110
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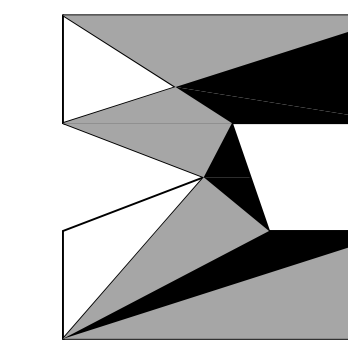
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SHEET NO.
A0.5



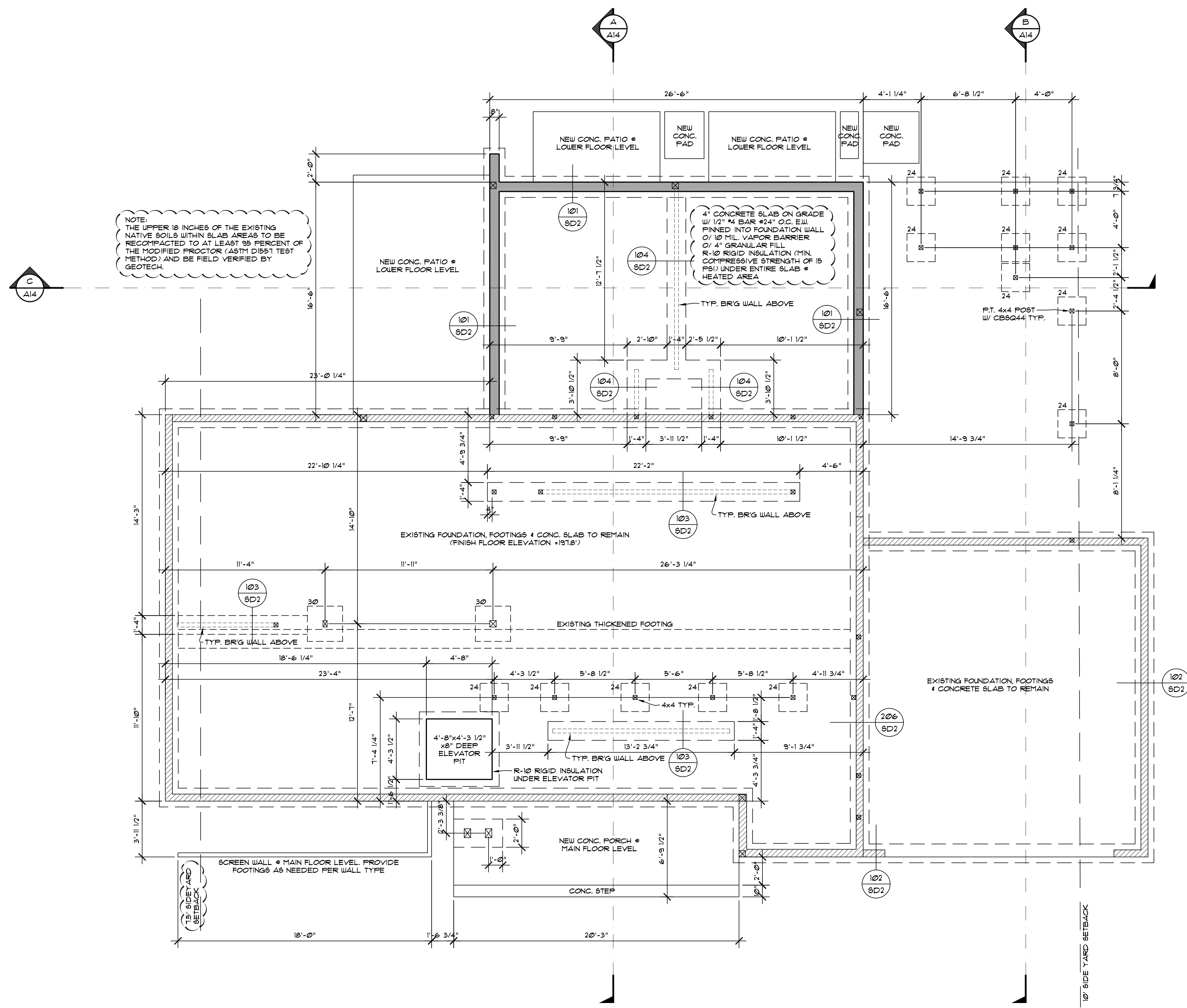
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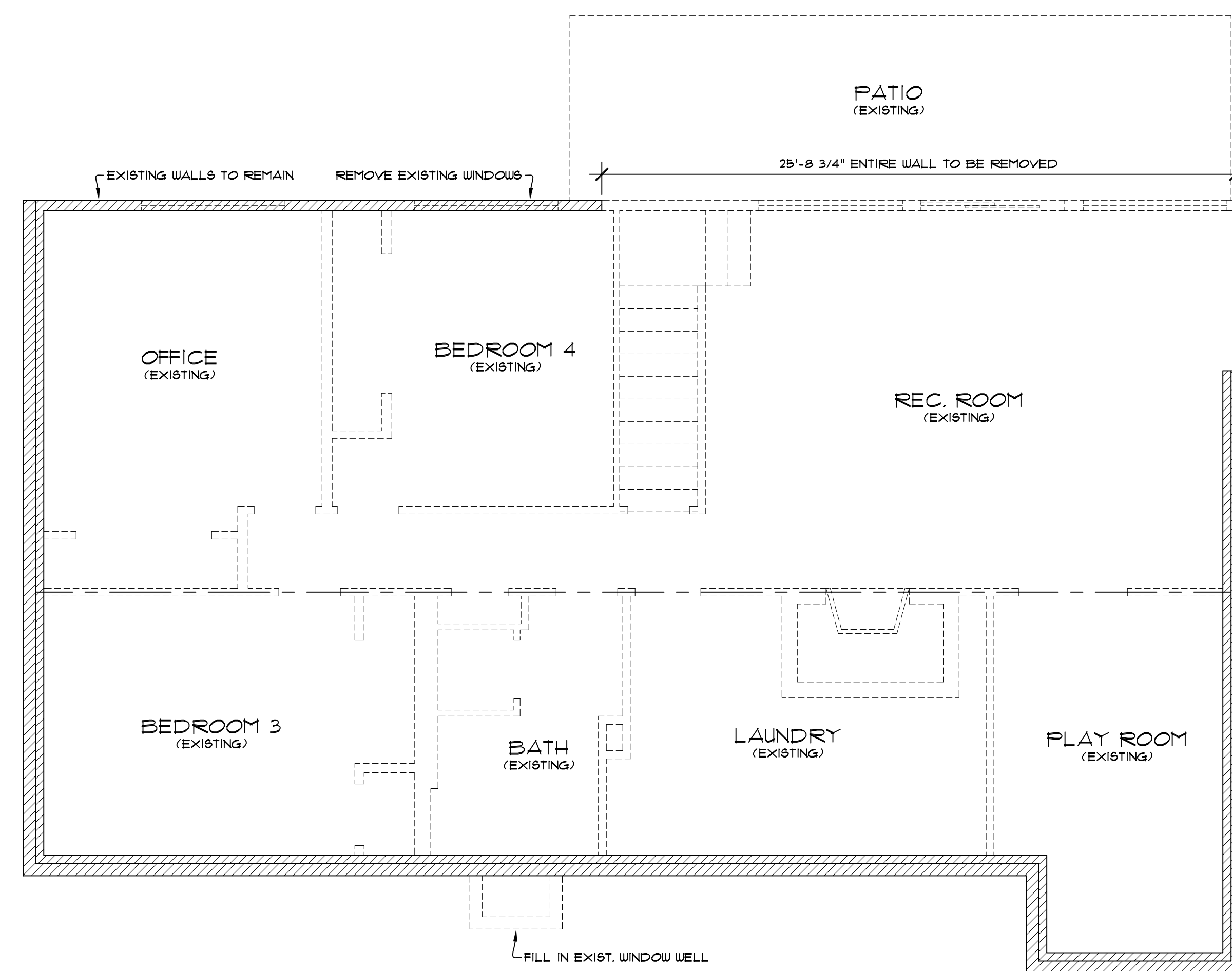
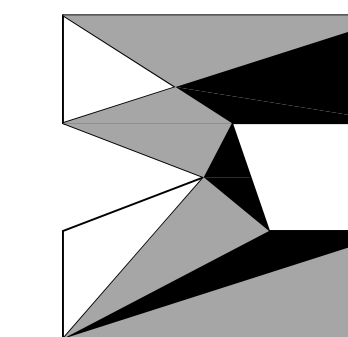
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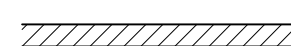
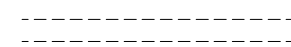


NOTE:
SEE SHEET SD1 FOR FOOTING SCHEDULE

WALL LEGEND

	EXISTING WALLS TO REMAIN
	NEW WALLS



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"

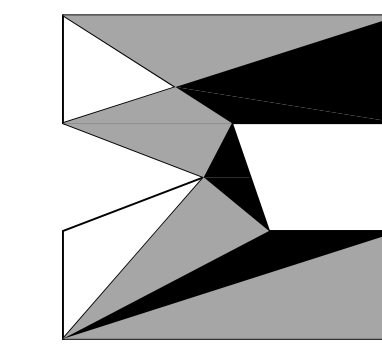
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SHEET NO.
A2



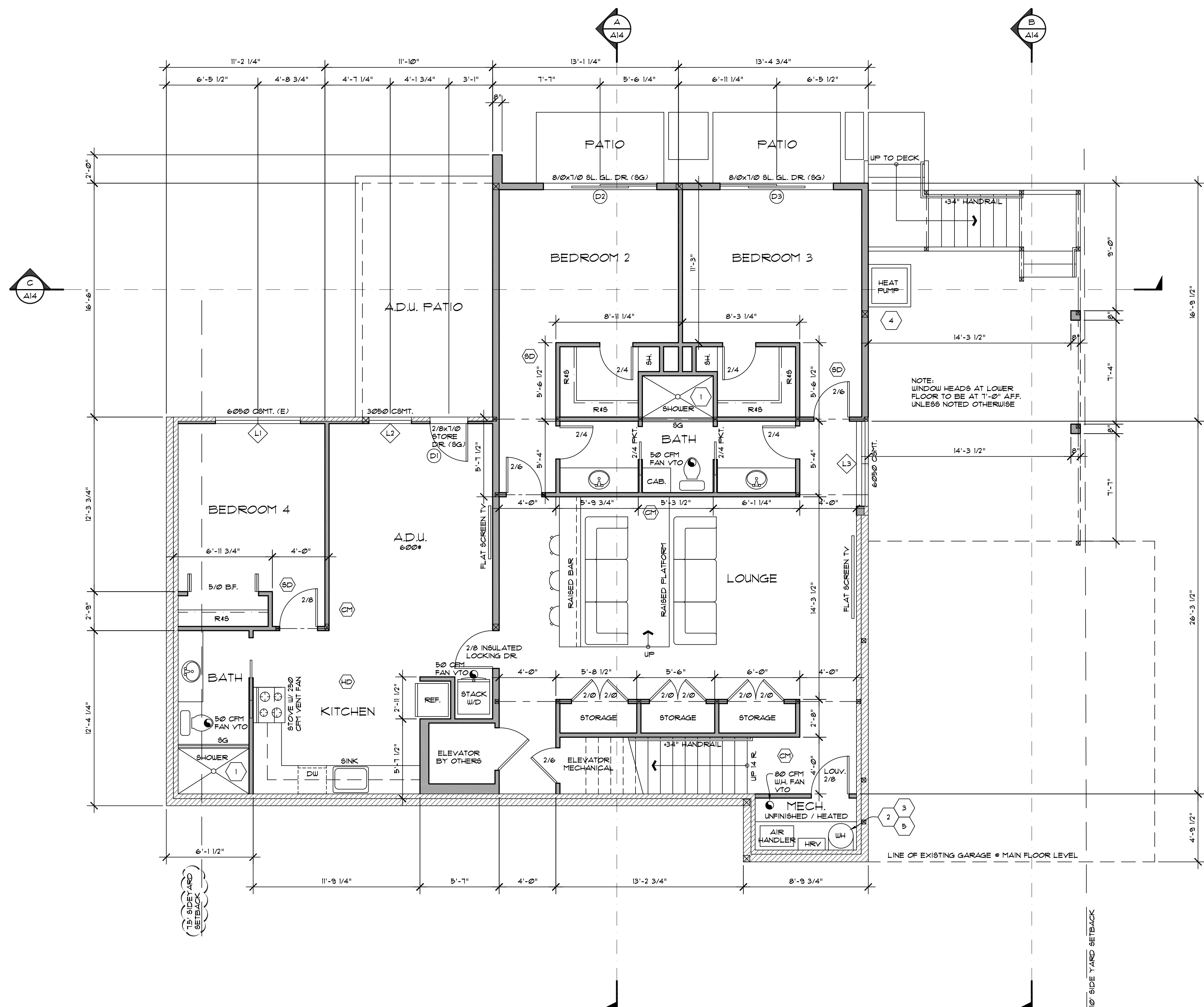
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SHEET NO.
A3



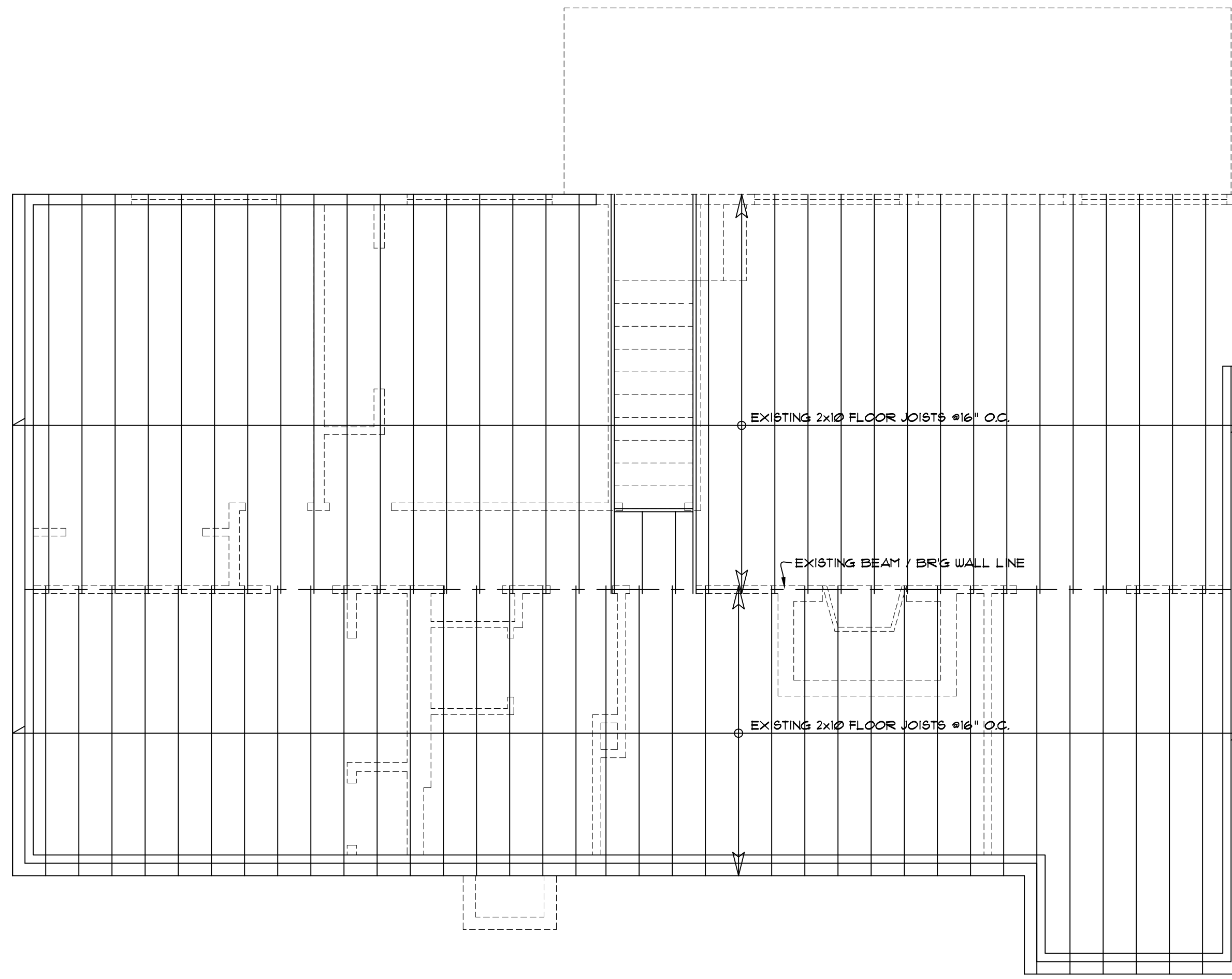
WALL LEGEND

	EXISTING WALLS TO REMAIN
	NEW WALLS

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

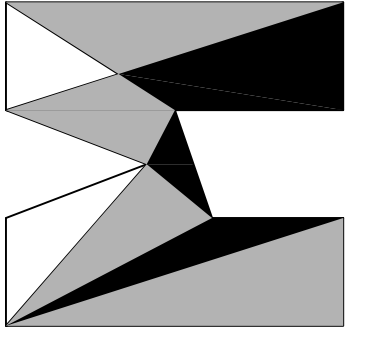
	EXTERIOR DOOR TAG. SEE DOOR SCHEDULE ON SHEET A16
	EXTERIOR WINDOW TAG. SEE WINDOW SCHEDULE ON SHEET A16
	CONC. FIBERBOARD + TUB + SHOWER SURROUND TO 6" ABOVE DRAIN
	PILOTS + BURNERS OR HTG. ELEMENTS + SWITCHES TO BE AT LEAST 18" ABOVE FLOOR. MIN. 6" DIA. FRESH AIR DUCT TO CONNECT TO RETURN AIR FLENUM
	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 3.5: AIR-SOURCED CENTRALLY DUCTED HEAT PUMP WITH A MINIMUM H8FF OF 110
	PER ENERGY CREDIT 5.5: 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



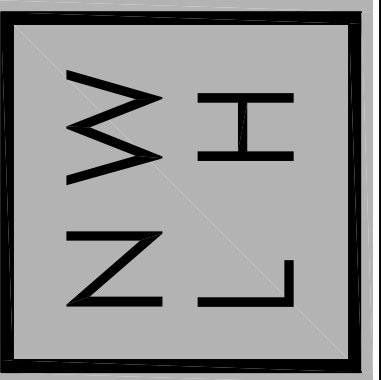
EXISTING MAIN FLOOR FRAMING PLAN

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.



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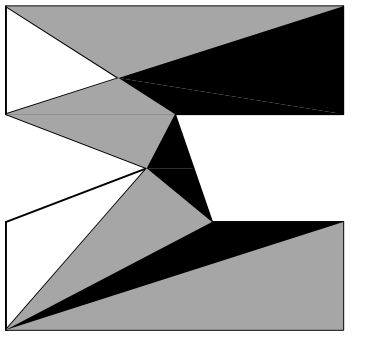


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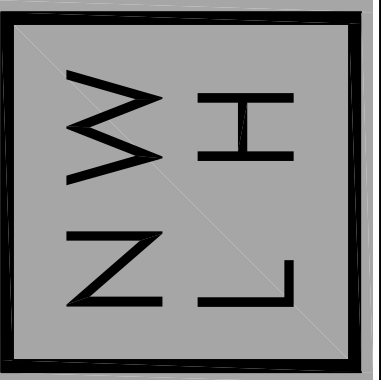
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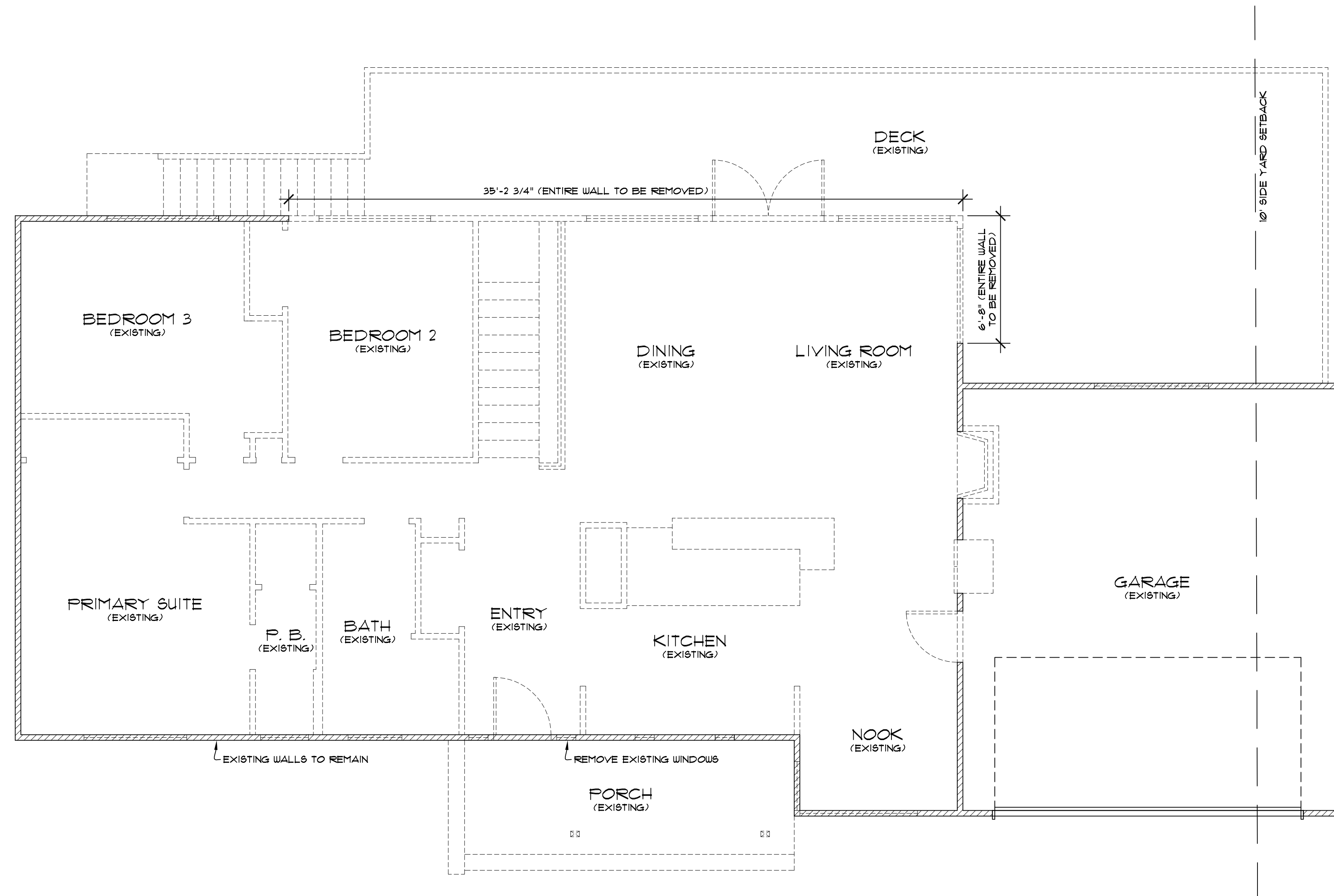


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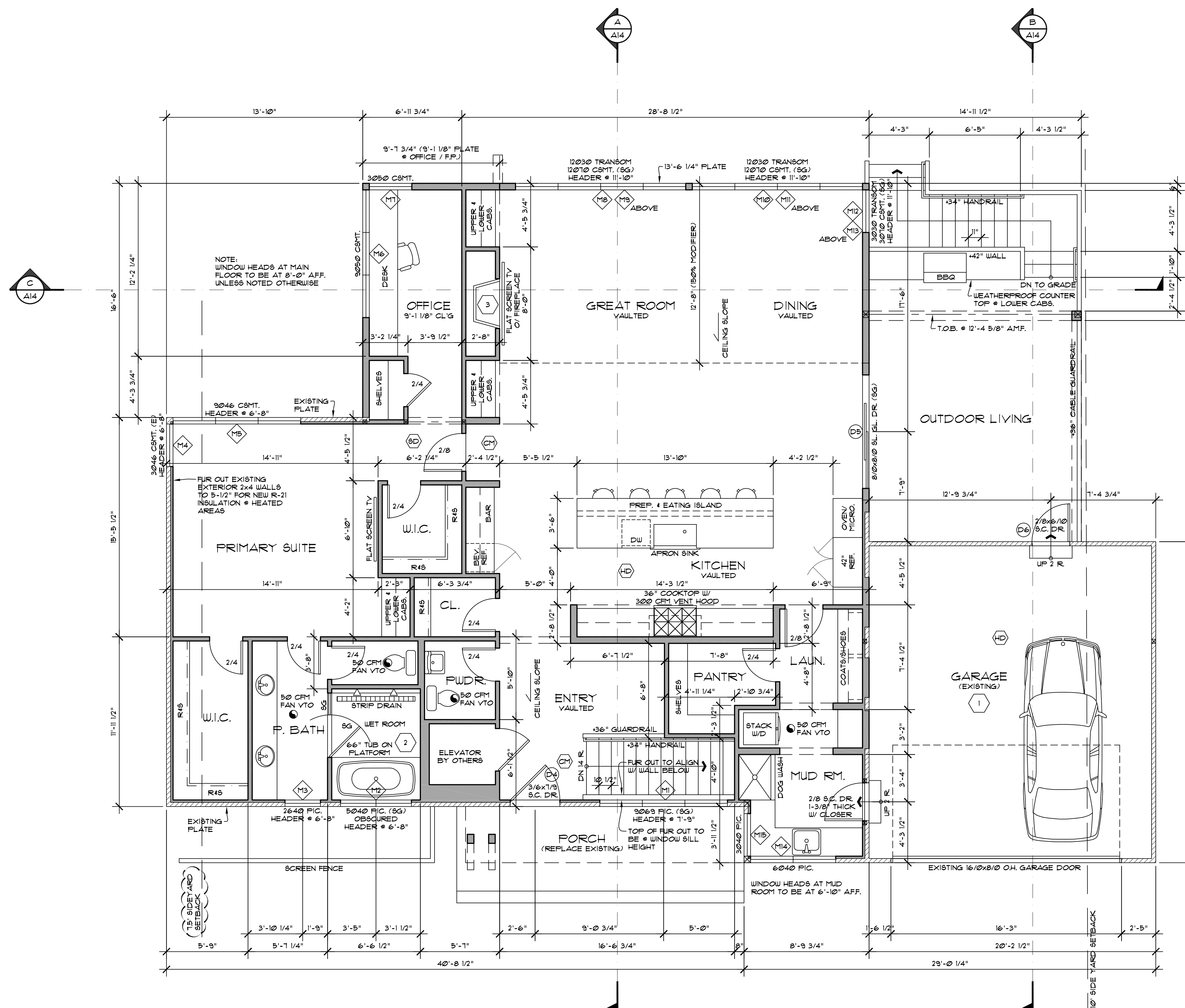
WALL LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED

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	- 457#
DECK	- 591#
FRONT PORCH	- 123#
L.F. PATIO	- 201#



PER 2021 WASHINGTON STATE ENERGY CODE - ALTERATIONS WORKSHEET FOR PRIMARY RESIDENCE:

EXISTING EXPOSED WALL CAVITIES MUST BE INSULATED W/ 3x4 STUD WALLS - R-5 INSULATION; 2x6 STUD WALLS - R-21 INSULATION.

EXISTING EXPOSED ROOF/CEILING FRAMING MUST BE INSULATED W/ VAULTED CEILING - INSULATED TO THE FULL DEPTH OF THE FRAMING MEMBER WHILE ALLOWING FOR THE MINIMUM 1" VENTILATED SPACE. FLAT CEILING - 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 PERSCRIPTIVE REQUIREMENTS 2021 W.S.E.C. (MODIFIED FOR ENERGY CREDIT 13)

CLIMATE ZONE 5B

MAX. GLAZING U-FACTOR: VERT. U=28; 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 (9F. GLAZING AREA) = 213%

CALCULATIONS: 3,706 (9F. FLOOR AREA)

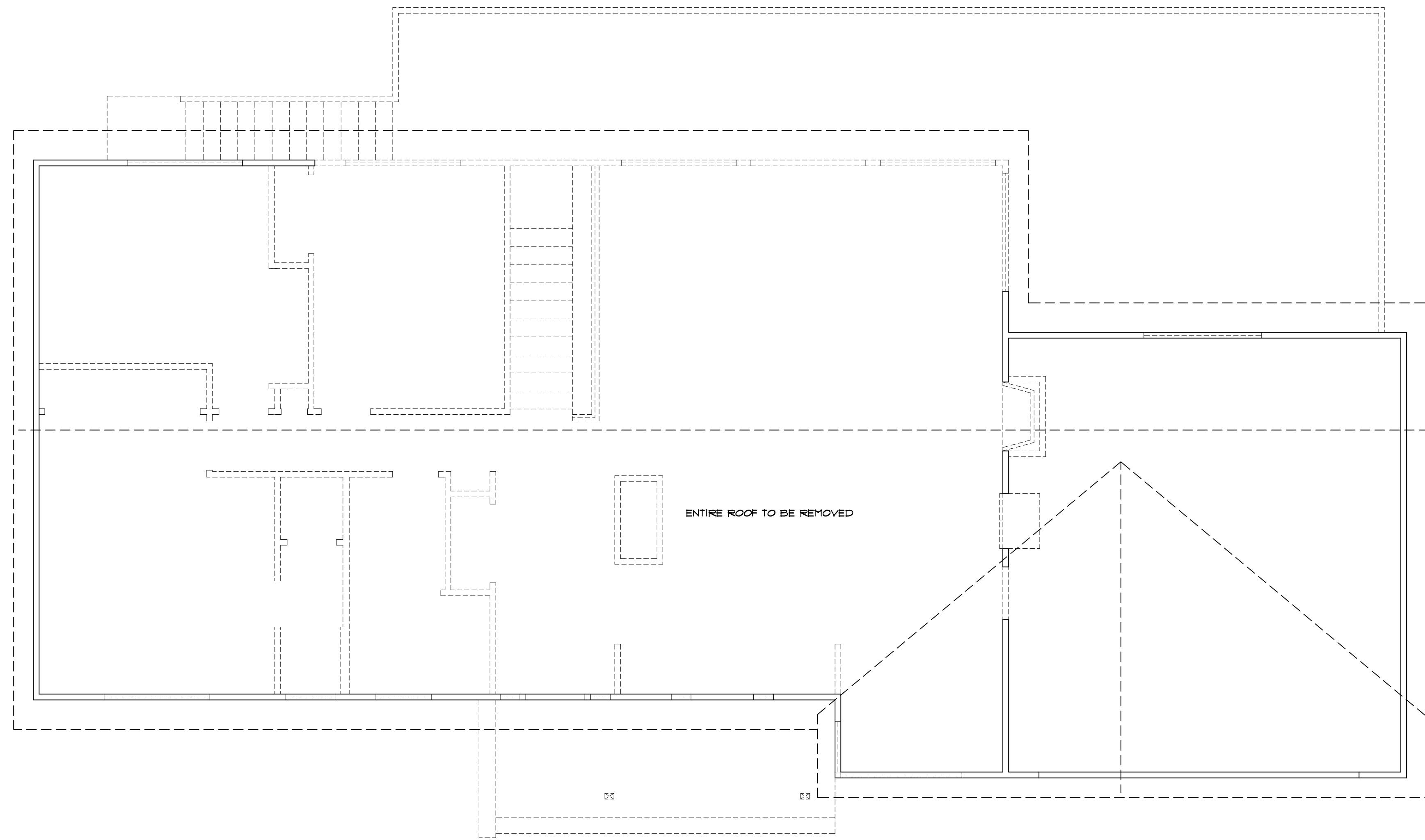
PROPOSED SQUARE FOOTAGE SUMMARY	
MAIN FLOOR	- 1,958#
LOWER FLOOR	- 1,171#
LOWER FLOOR A.D.U. UNIT	- 511#
TOTAL HEATED	- 3,706#
GARAGE	
OUTDOOR LIVING DECK	- 302#
FRONT PORCH	- 121#
A.D.U. PATIO	- 165#
BEDROOM 2 PATIO	- 45#
BEDROOM 3 PATIO	- 45#

⊗	EXTERIOR DOOR TAG. SEE DOOR SCHEDULE ON SHEET A16
⊠	EXTERIOR WINDOW TAG. SEE WINDOW SCHEDULE ON SHEET A16
1	5/8" TYPE 'X' GIB 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 MANUFACTURERS SPECIFICATIONS
4	22"x30" ATTIC ACCESS. WEATHERSTRIP & INSULATE OVER TO EQUAL CEILING INSULATION. PROVIDE WOOD SURROUND TO PREVENT LOOSE INSULATION SPILLAGE TO LIVING SPACE.
⊕	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

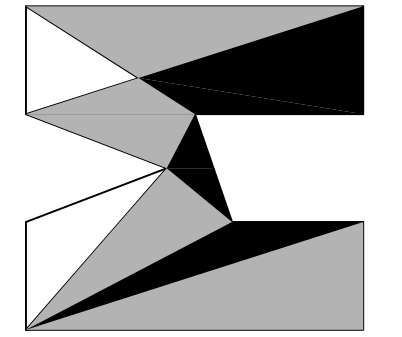
WALL LEGEND	
	EXISTING WALLS TO REMAIN
	NEW WALLS

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"

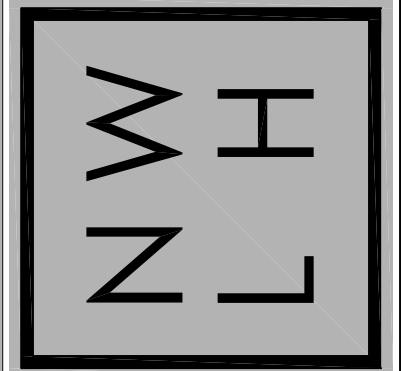


ENTIRE ROOF TO BE REMOVED



matthew mawer
residential design
matt@mawer.net
425.417.7817

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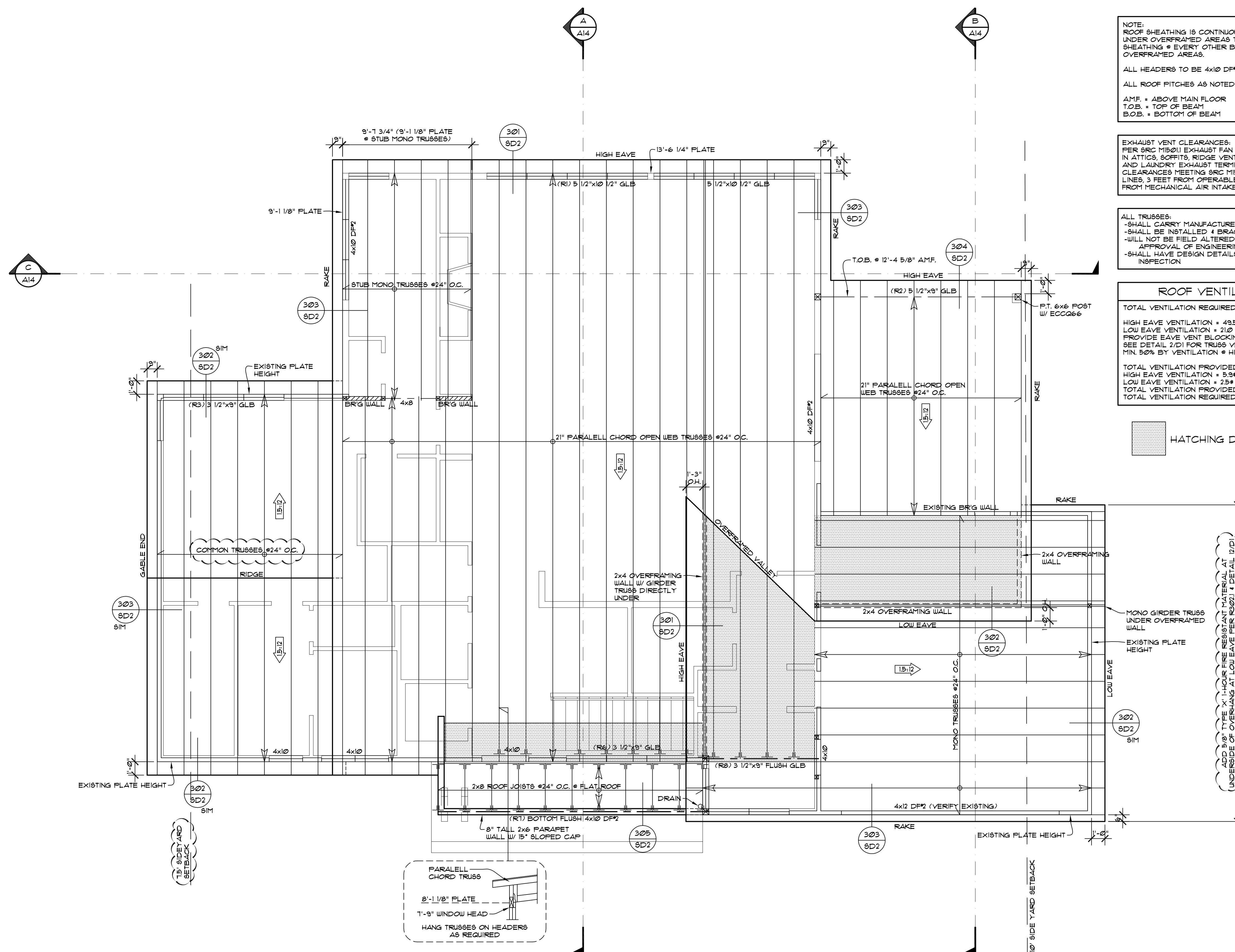
JOB NO: 23-016
DATE: 4/9/24
DRWN. BY: MM, MG
REVISED:

SHEET NO.
A8

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 ROOF DEMO PLAN

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



NOTE:
 ROOF SHEATHING IS CONTINUOUS ON ROOF TRUSSES/RAFTERS EXTENDING UNDER OVERFRAMED AREAS THAT ARE SHADED UNO. CUT 12"x12" HOLES IN SHEATHING * EVERY OTHER BAY TO ALLOW FOR CROSS VENTILATION INTO OVERFRAMED AREAS.
 ALL HEADERS TO BE 4x10 DFP2 UNO.
 ALL ROOF PITCHES AS NOTED. [X/12] INDICATES DOWN SLOPE.
 AMF. = ABOVE MAIN FLOOR
 T.O.B. = TOP OF BEAM
 B.O.B. = BOTTOM OF BEAM

EXHAUST VENT CLEARANCES:
 PER IRC M1502.1 EXHAUST FAN VENTS SHALL TERMINATE OUTDOORS AND NOT IN ATTICS, SOFFITS, RIDGE VENTS, OR CRAWL SPACES, KITCHEN, BATHROOMS, AND LAUNDRY EXHAUST TERMINATIONS TO EXIT THE STRUCTURE WITH CLEARANCES MEETING IRC M1506.3, NOT LESS THAN 3 FEET FROM PROPERTY LINES, 3 FEET FROM OPERABLE OPENINGS IN THE BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKES.

ALL TRUSSES:
 -SHALL CARRY MANUFACTURERS STAMP
 -SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS
 -WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OF ENGINEERING CALCULATIONS
 -SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION

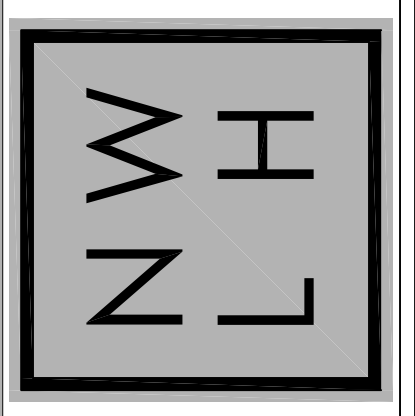
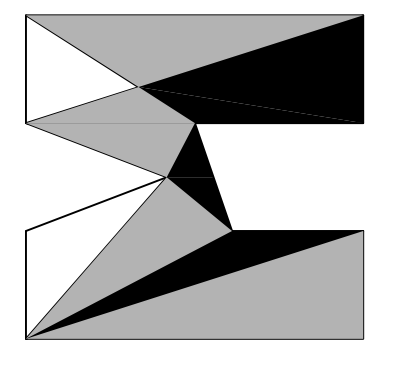
ROOF VENTILATION CALCULATIONS

TOTAL VENTILATION REQUIRED:	1,381 / 300 = 6.6* NET FREE
HIGH EAWE VENTILATION	= 49.5 L.F. x 0.12* VENTING PER L.F. = 5.9*
LOW EAWE VENTILATION	= 210 L.F. x 0.12* VENTING PER L.F. = 25*
PROVIDE EAWE VENT BLOCKING * EVERY BAY	
SEE DETAIL 2/D FOR TRUSS VENT BLOCKING DETAIL	
MIN. 50% BY VENTILATION	= 6.6 x 0.5 = 3.3*
TOTAL VENTILATION PROVIDED:	
HIGH EAWE VENTILATION	= 5.9*
LOW EAWE VENTILATION	= 25*
TOTAL VENTILATION PROVIDED	= 8.4*
TOTAL VENTILATION REQUIRED	= 6.6*

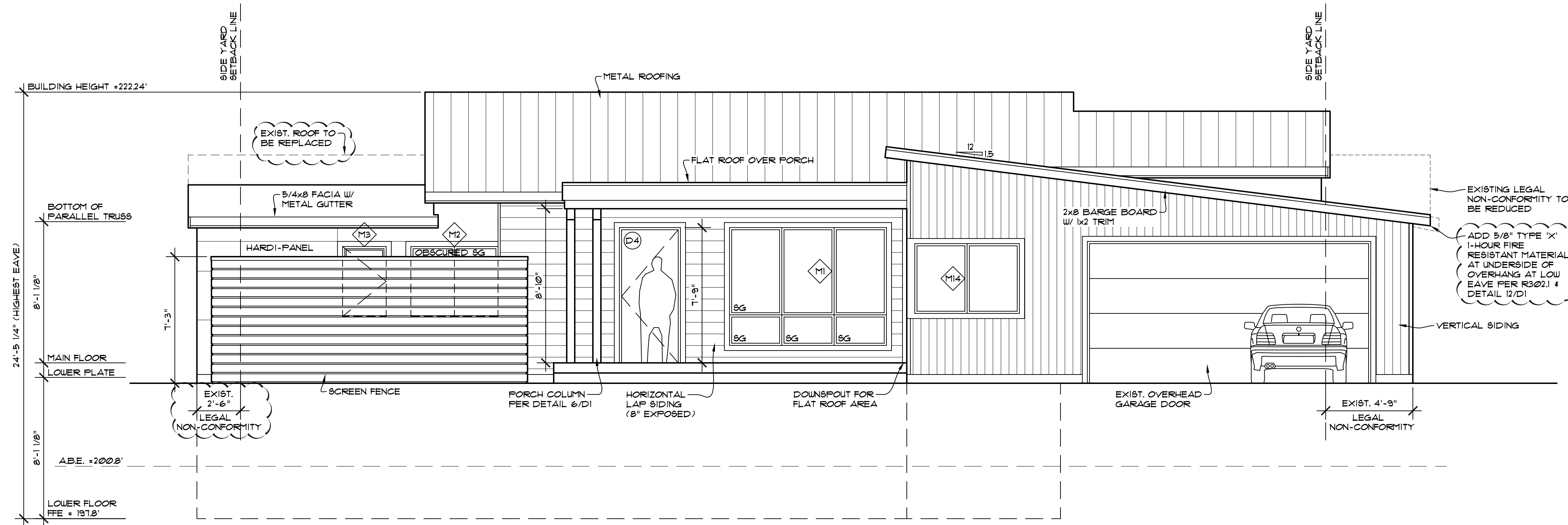
HATCHING DENOTES 2x OVERFRAMING

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.

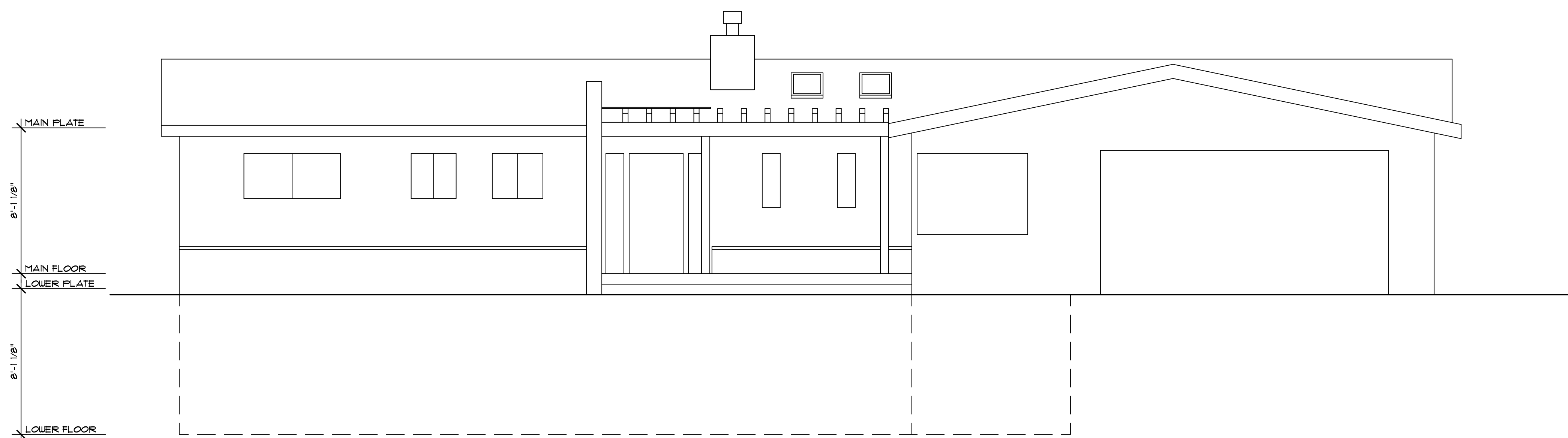
PROPOSED ROOF FRAMING PLAN
 SCALE: 1/4" = 1' - 0"



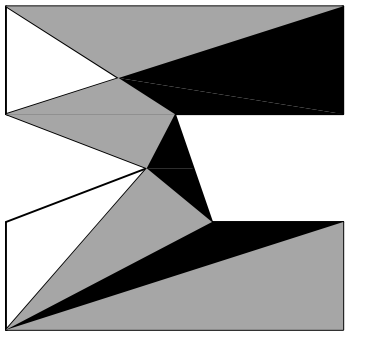
MAXIMUM BUILDING HEIGHT +230.0' (30' FROM A.B.E.)



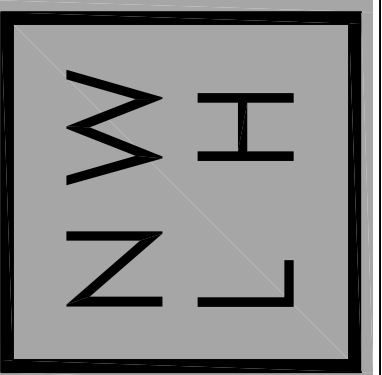
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



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



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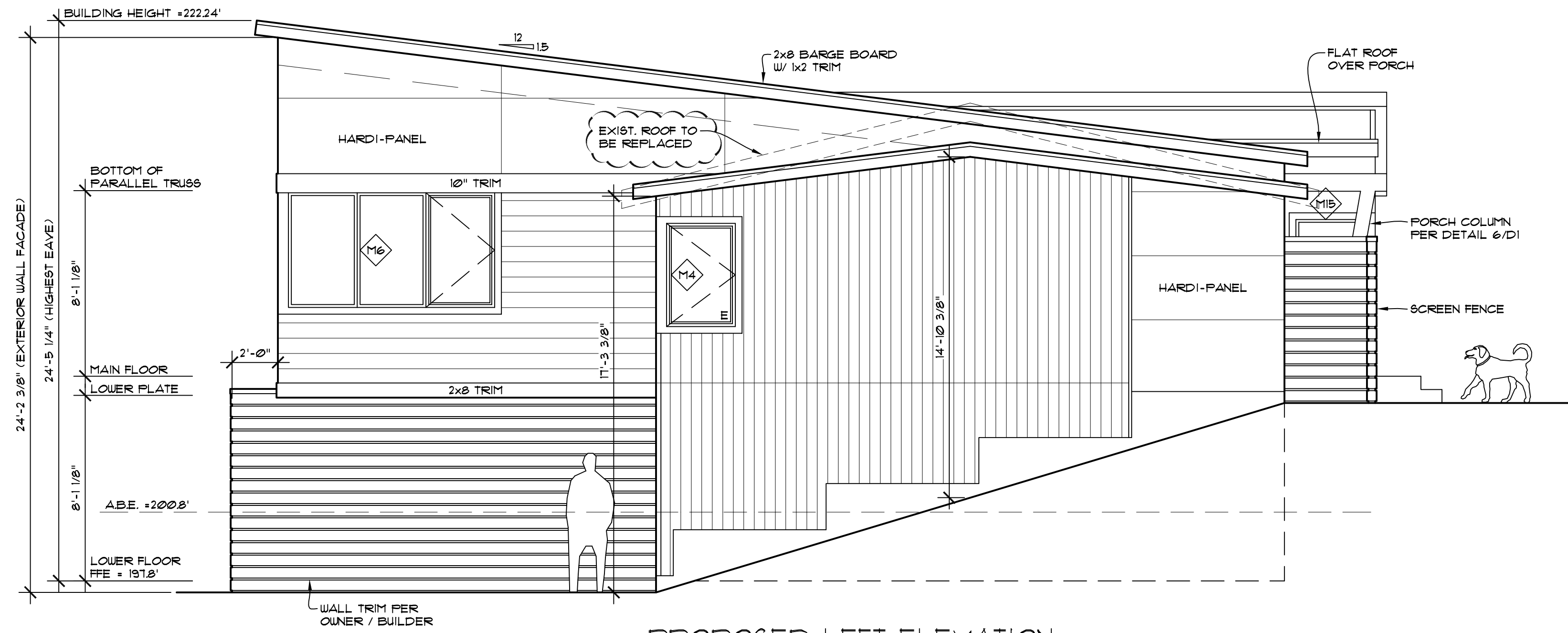
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REVISED: 1/24/24

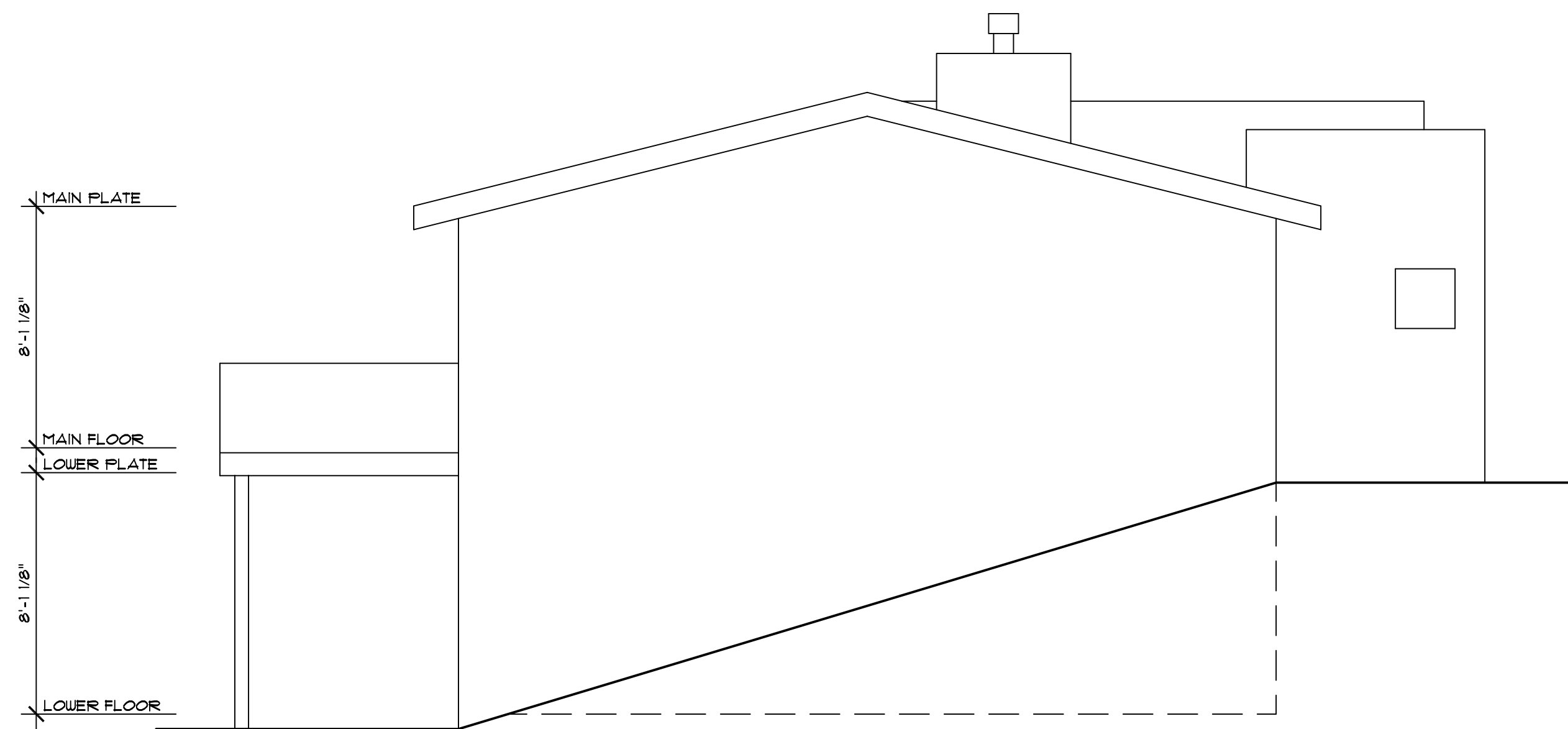
SHEET NO.

A10

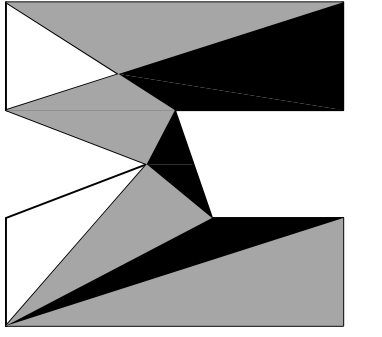
MAXIMUM BUILDING HEIGHT = 23'0" (3'0" FROM A.B.E.)



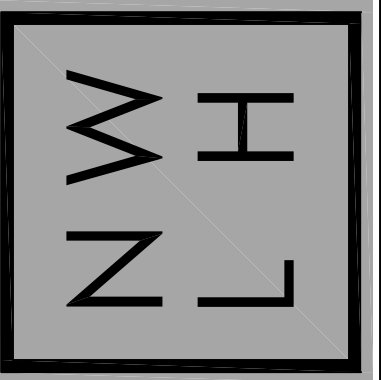
PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



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



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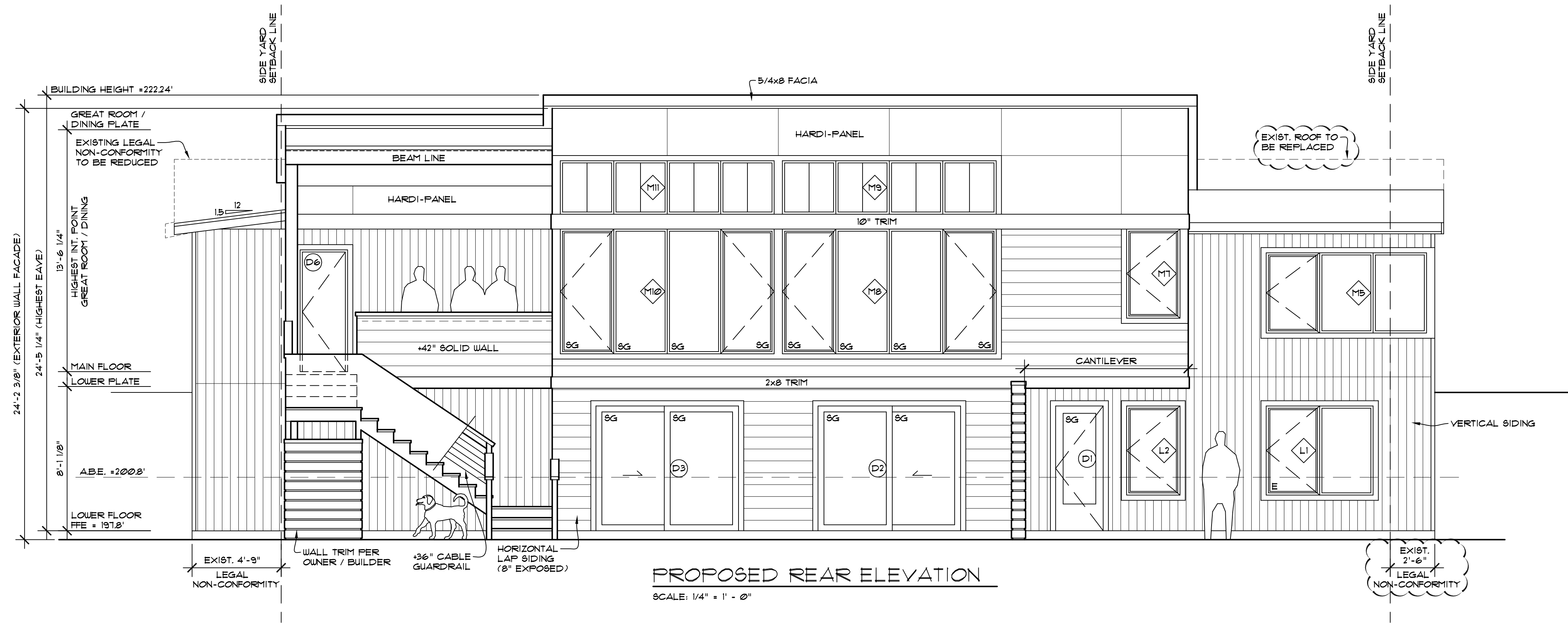
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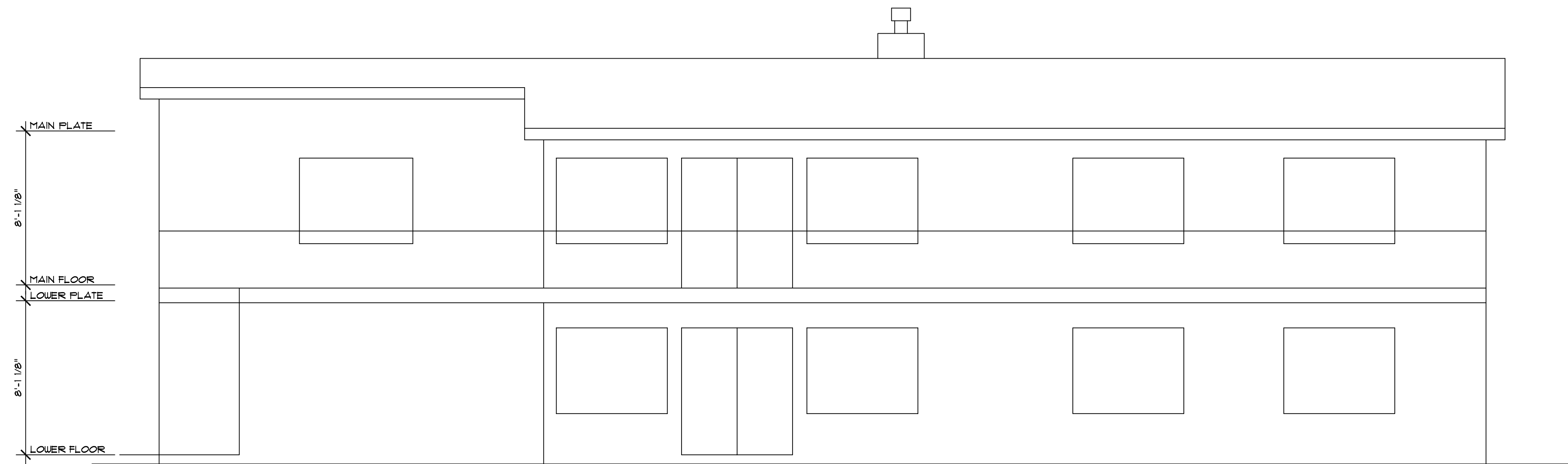
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A11

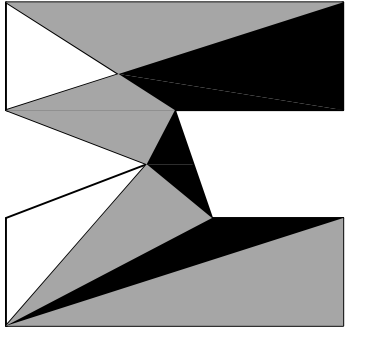
MAXIMUM BUILDING HEIGHT +2308' (30' FROM A.B.E.)



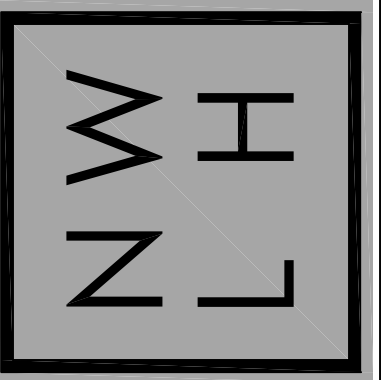
PROPOSED REAR ELEVATION
SCALE: 1/4" = 1' - 0"



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



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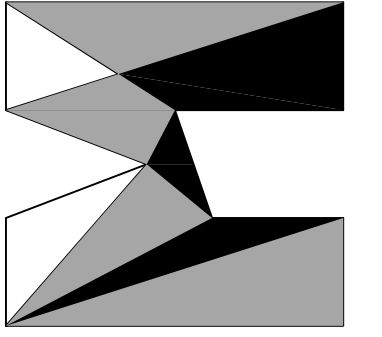
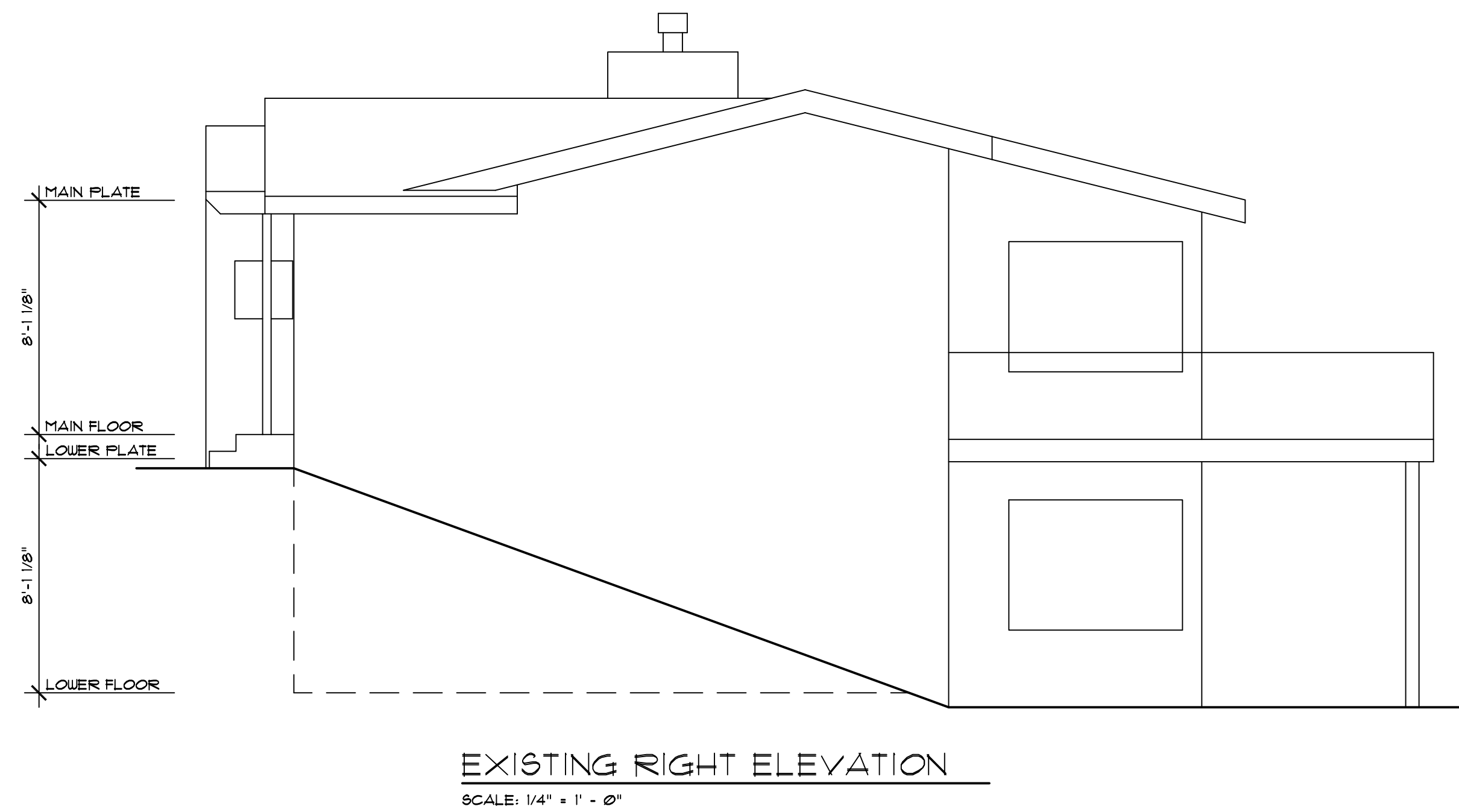
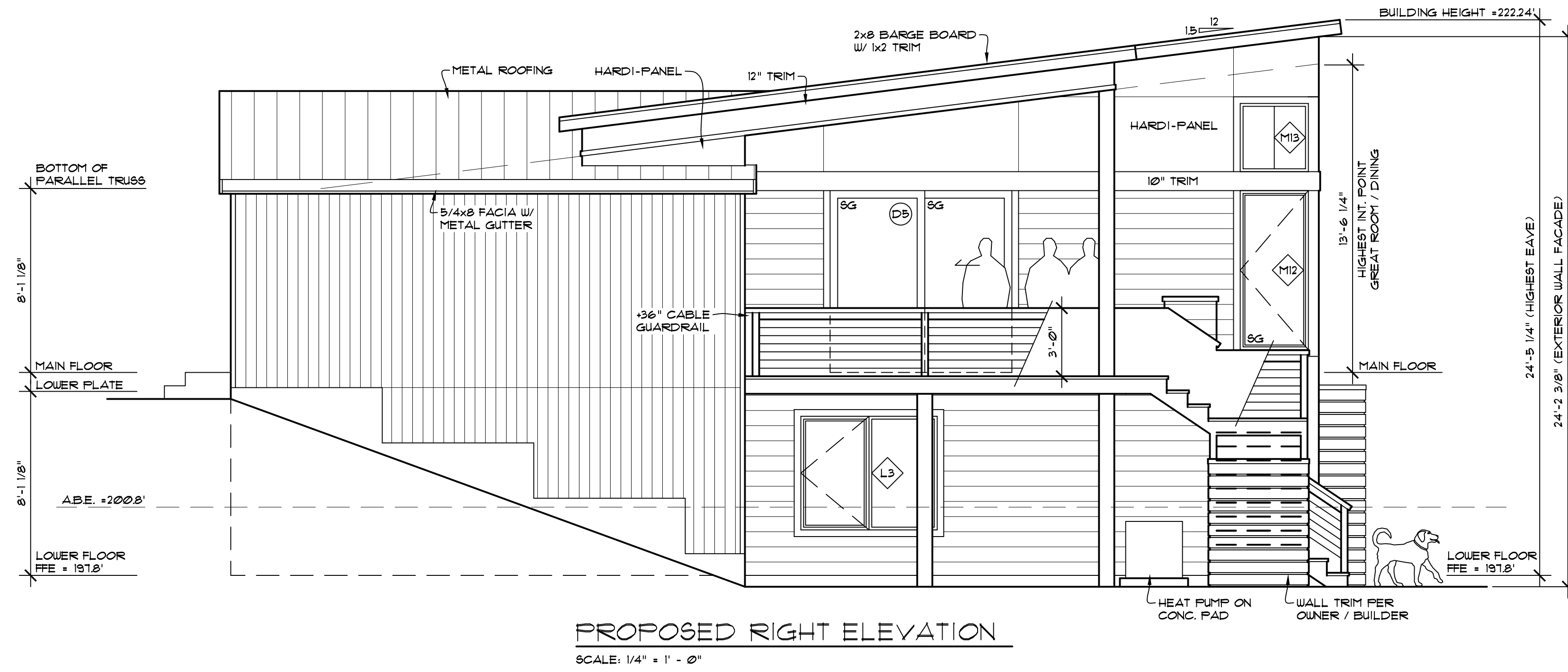
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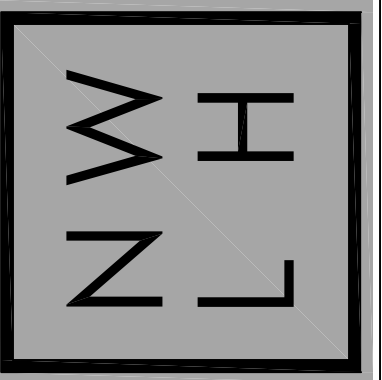
SHEET NO.

A12

MAXIMUM BUILDING HEIGHT = 23'0" (30' FROM A.B.E.)



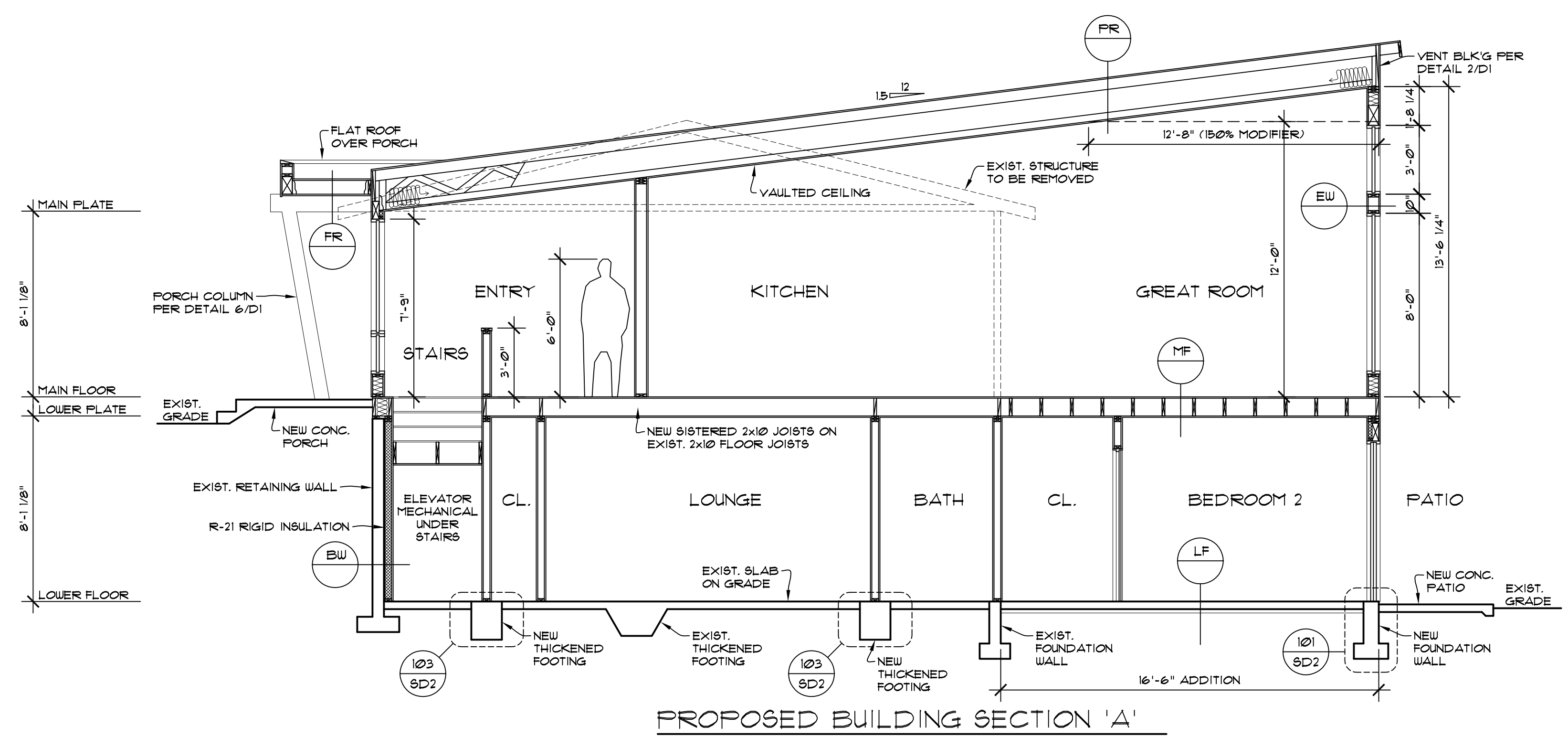
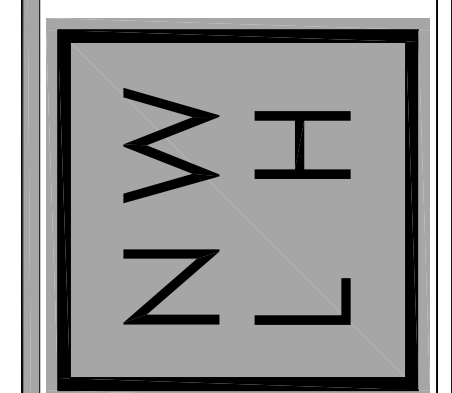
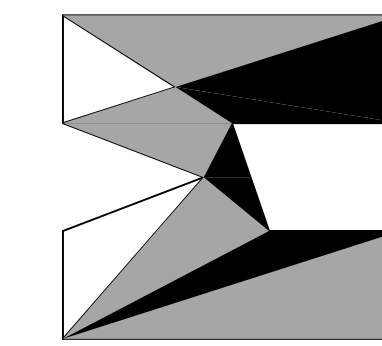
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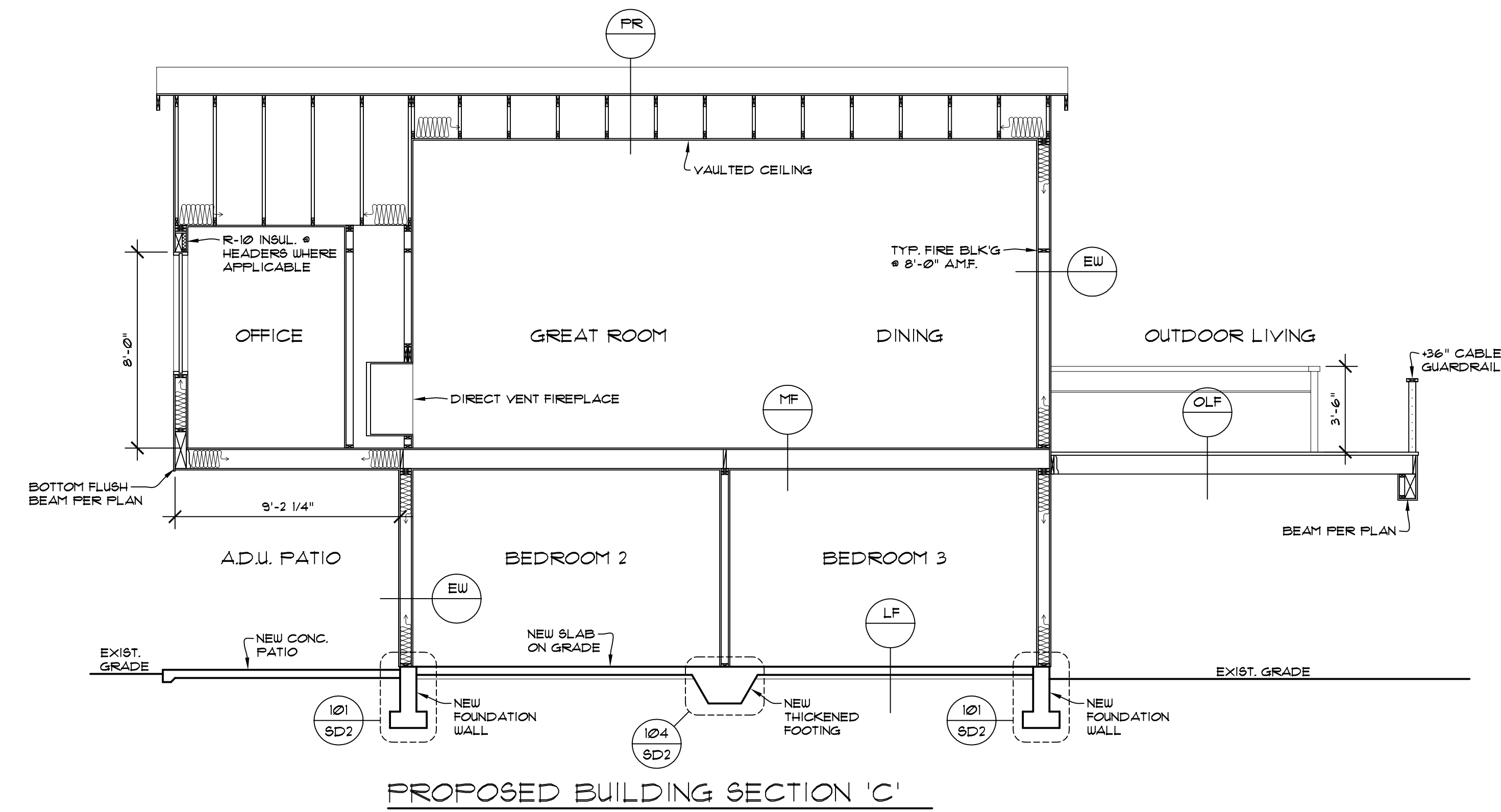
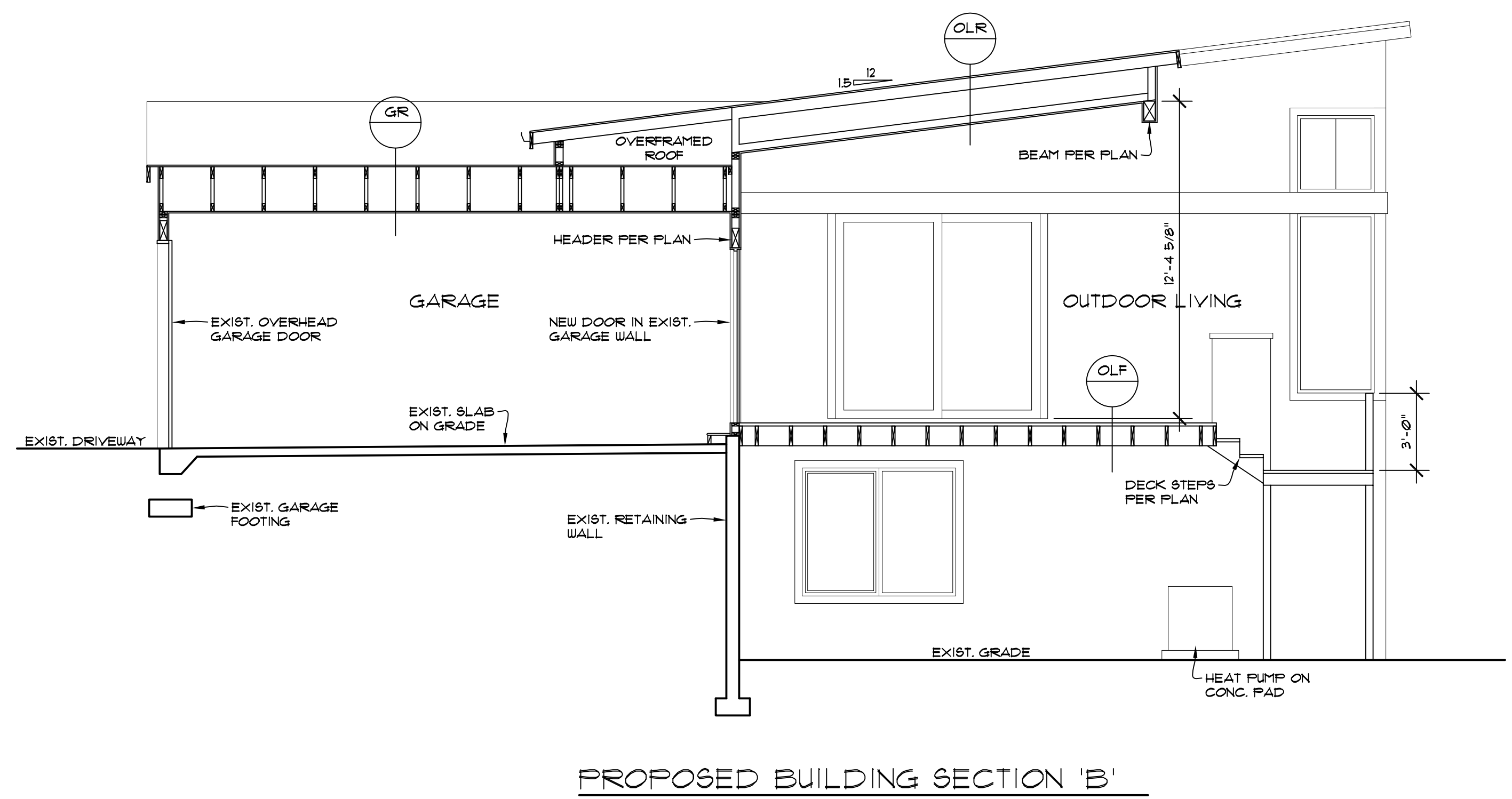
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A13



GR	GARAGE ROOF ROOFING PER ELEVATIONS 2 LAYERS 30# BUILDING PAPER SHEATHING PER STRUCTURAL ENGINEER PARALLEL CHORD TRUSSES PER PLAN 1/2" GUB	BW	BASEMENT WALL (• HEATED AREA) RETAINING WALL PER PLAN 1/2" AIRSPACE 2x4 STUDS @ 16" O.C. R-21 RIGID INSULATION 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	MF	MAIN FLOOR FINISH FLOOR 3/4" T&G PLYWOOD SUB-FLOOR (GLUE & NAIL) FLOOR JOISTS PER PLAN R-38 BATT. INSULATION • AREAS OVER UNHEATED SPACE PER ENERGY CREDIT I3 1/2" GUB
FR	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. LV. POLY. 1/2" GUB	LF	LOWER FLOOR 4" CONCRETE SLAB ON GRADE W/ 6x6 W4x14 LWF 10 MIL. VAPOR BARRIER 4" GRANULAR FILL R-10 RIGID INSULATION (MIN. COMPRESSIVE STRENGTH OF 15 PSI) UNDER ENTIRE SLAB • HEATED AREA
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	OLF	OUTDOOR LIVING DECK FLOOR TREX DECKING OR EQUAL (INSTALL PER MANUF. SPECIFICATIONS) P.T. 2x JOISTS PER PLAN
EW	EXTERIOR CONDITIONED WALL 1/2" GUB R-20 BATT INSULATION • R-5 CONT. R-15 BATT INSUL. • EXIST. 2x4 WALLS 4 MIL LV 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 LV RES. POLY. 2x6 STUDS @ 16" O.C. R-20 BATT INSULATION • R-5 CONT. 5/8" TYPE 'X' GUB (FIRE CODE)		



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 & CHIMNEY TO BE UL LABELED INSTALL PER MANUFACTURER'S SPECIFICATIONS...

ALL WINDOWS TO HAVE INDIVIDUAL OUTDOOR AIR INLET PORTS PER IRC 4012.4.4021.1
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.

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 M1501.1
COMPLY WITH BELOW:

Table with columns: FAN CFM, MAX. FLEX DIA., MAX. FT., MAX. SMOOTH DIA., MAX. FT.

STAIRWAYS - 2018 IRC SECTION 311.7

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 R311.1.2.1.
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 PLATFORY ON THAT PORTION OF THE STAIRWAY...

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 200 LB LOAD ON TOP RAIL, ACTING IN ANY DIRECTION AS REQUIRED BY IRC TABLE R301.5.

R311.1.3 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.

R311.1.1 STAIRWAY WALKING SURFACE - THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NOT STEEPER THAN ONE UNIT VERTICAL IN 48" HORIZONTAL.
R311.1.3 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.
R311.1.2.1 HANDRAIL PROJECTION - HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF THE STAIRWAY. EXCEPTION: WHERE NOSINGS OF LANDINGS, FLOORS OR PASSING FLIGHTS PROJECT INTO THE STAIRWAY REDUCING THE CLEARANCE AT PASSING HANDRAILS, HANDRAILS SHALL PROJECT NOT MORE THAN 6-1/2" INTO THE STAIRWAY, PROVIDED THAT THE STAIR WIDTH AND HANDRAIL CLEARANCE ARE NOT REDUCED TO LESS THAN REQUIRED.
R311.1.3.4 HANDRAIL CLEARANCE - HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAILS.
R311.1.3.5 CONTINUITY - HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEEL POSTS OR SAFETY TERMINALS. EXCEPTIONS: 1. HANDRAIL CONTINUITY SHALL BE PERMITTED TO BE INTERRUPTED BY A NEUEL POST AT A TURN IN A FLIGHT WITH UNDERS, AT A LANDING, OR OVER THE LOWEST TREAD. 2. A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED TO TERMINATE OVER THE LOWEST TREAD.
R311.1.5 GRIP SIZE - REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY. 1. TYPE 1. 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 1/8". 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 1/8".

PER PERSCRIPTIVE REQUIREMENTS 2018 U.S.E.C. (MODIFIED FOR ENERGY CREDIT 13)
CLIMATE ZONE 5B
MAX. GLAZING U-FACTOR, VERT. U+28; OVER-HEAD U+50
MAX. DOOR U-FACTOR, U+20
INSULATION & CONDITIONED AREAS:
TRUSSED CEILING: R-49
VAULTED & SINGLE RAFTER CEILING: R-38 (R402.2.2)
ABOVE GRADE WALLS: R-21
BELOW GRADE WALLS: R-21
FLOOR OVER VENTED CRAWL SPACE: R-38*
SLAB ON GRADE: R-10 & PERIMETER 4 UNDER ENTIRE SLAB.

PERCENT GLAZING 41/4 (5% GLAZING AREA) +13%
CALCULATIONS: 23/21 (5% FLOOR AREA)

PREScriptive ENERGY CODE COMPLIANCE FOR ALL CLIMATE ZONES IN WASHINGTON PER 2018 USEC.

MEDIUM DUELLING UNIT: 6 CREDITS
HEATING OPTION 2 - HEAT PUMP (10 CREDITS)

ENERGY OPTIONS:
13 - EFFICIENT BUILDING ENVELOPE (05 CREDITS):
VERTICAL PENETRATION U+0.28
FLOOR R-38
SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB
BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB

22 - AIR LEAKAGE CONTROL & EFFICIENT VENTILATION (10 CREDITS):
REDUCE THE TESTED AIR LEAKAGE TO 2.0 AIR CHANGES PER HOUR MAXIMUM AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1501.3 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 403.8 OF THE INTERNATIONAL MECHANICAL CODE SHALL BE MET WITH A HIGH RECOVERY VENTILATION SYSTEM WITH MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.65.

33 - HIGH EFFICIENCY HVAC EQUIPMENT (15 CREDITS):
ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATIONS

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.

EXCEPTIONS:
1. 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:
11. A DUCTED SYSTEM SUPPLIES VENTILATION AIR DIRECTLY TO EACH BEDROOM AND TO ONE OR MORE OF THE FOLLOWING ROOMS:
111. LIVING ROOM
112. DINING ROOM
113. 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).

TABLE M1505.4.3(1) CONTINUOUS WHOLE HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS
DUELLING UNIT FLOOR AREA (SQUARE FEET)
NUMBER OF BEDROOMS
AIRFLOW IN CFM

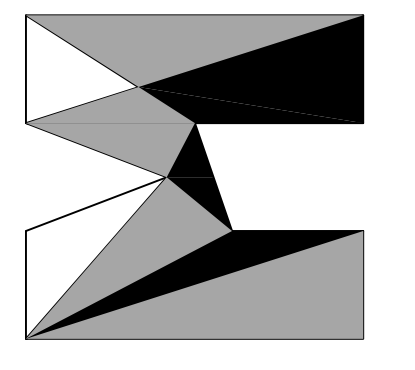
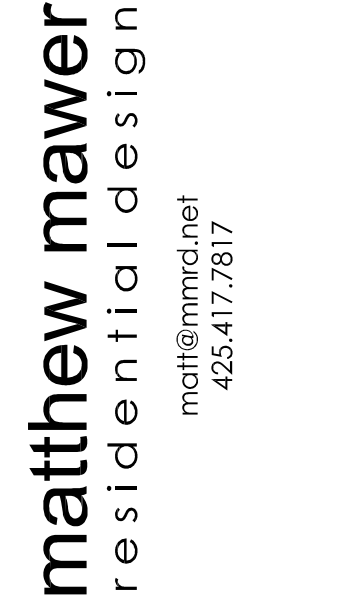
TABLE M1505.4.3(2) SYSTEM COEFFICIENT Csystem
SYSTEM TYPE DISTRIBUTED NOT DISTRIBUTED
BALANCED 1.0 1.25
NOT BALANCED 1.25 1.5

TABLE M1505.4.3(3) INTERMITTENT WHOLE HOUSE MECHANICAL VENTILATION RATE FACTORS 0.5
RUN TIME PERCENTAGE IN EACH 4-HOUR SEGMENT
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
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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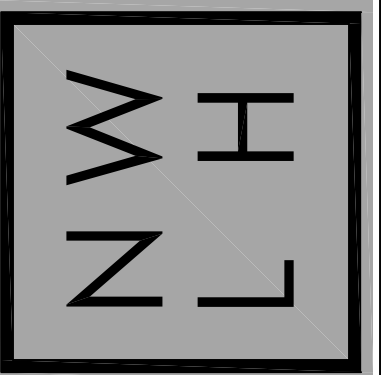
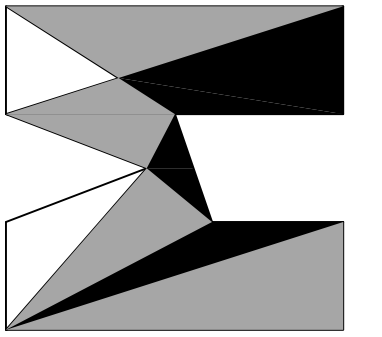
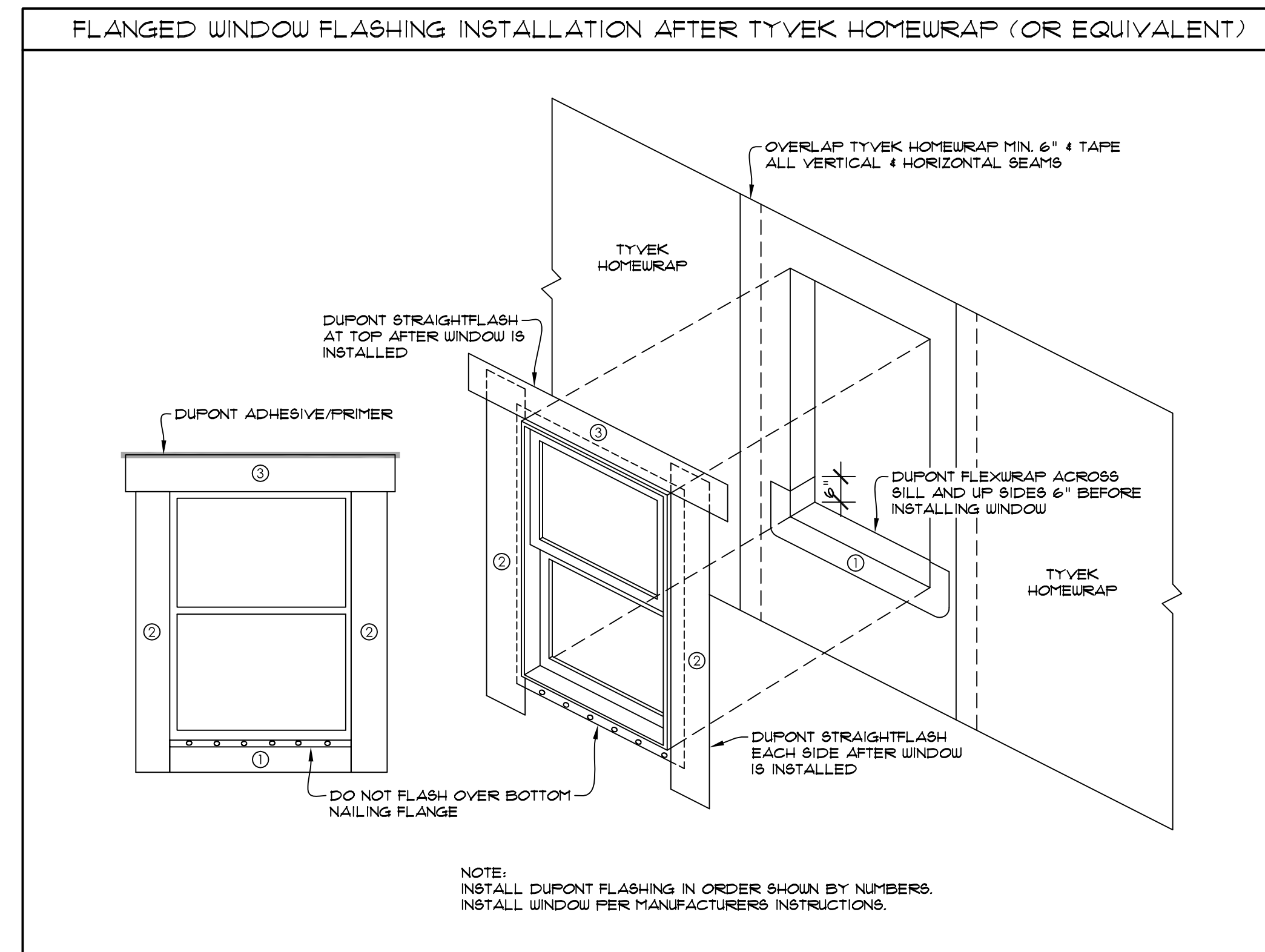
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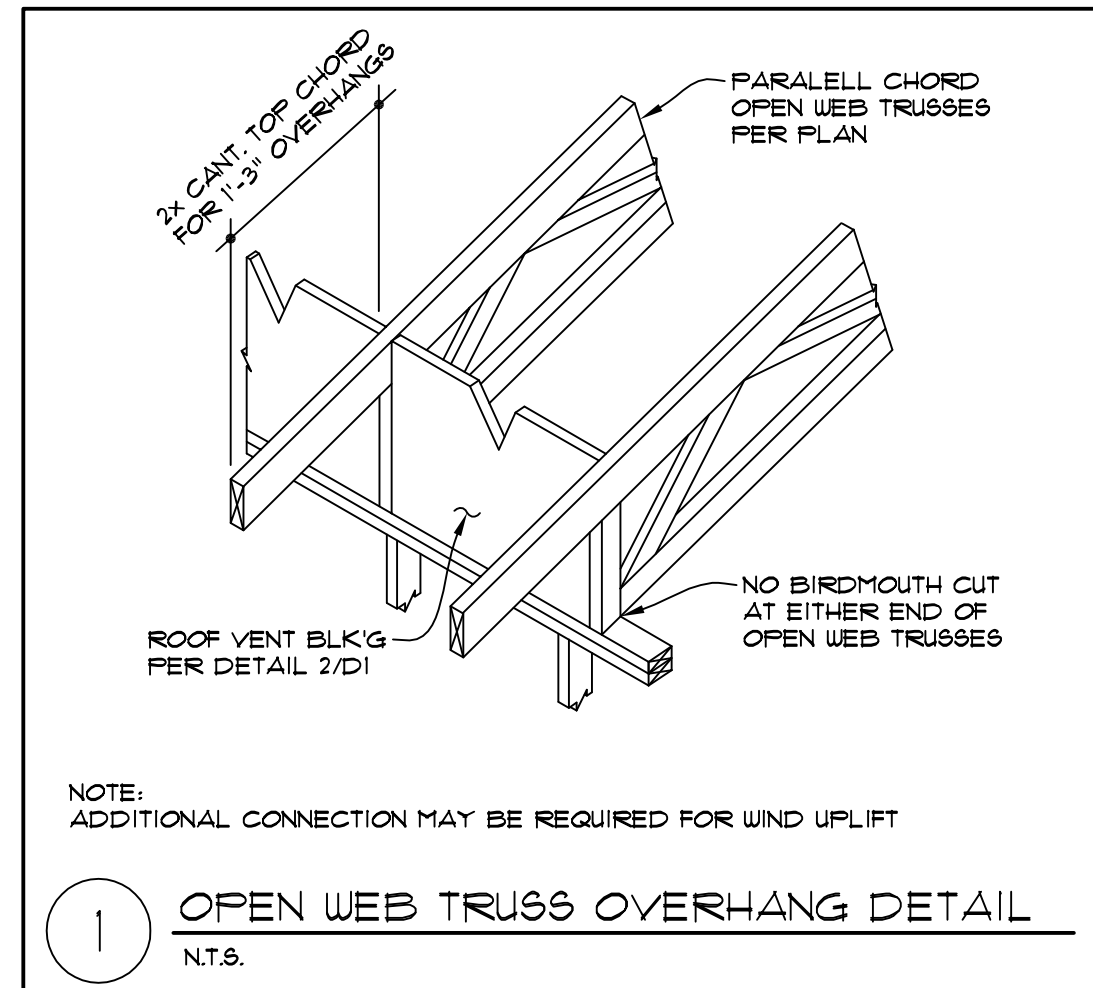
JOB NO: 23-016
DATE: 4/9/24
DRWN. BY: MM, MG
REVISED: 1/24/24

SHEET NO.
A15

WINDOW SCHEDULE			
<p>LI</p> <p>BEDROOM 4 HDR. HT. 1'-0"</p>	<p>M16</p> <p>OFFICE HDR. HT. 8'-0"</p>	<p>M14</p> <p>MUD ROOM HDR. HT. 6'-10"</p>	
<p>L2</p> <p>ADJ. HDR. HT. 1'-0"</p>	<p>M1</p> <p>HARDI-PANEL</p> <p>OFFICE HDR. HT. 8'-0"</p>	<p>M15</p> <p>MUD ROOM HDR. HT. 6'-10"</p>	
<p>L3</p> <p>LOUNGE HDR. HT. 1'-0"</p>	<p>M8</p> <p>GREAT ROOM HDR. HT. 8'-0"</p>	<p>SG = SAFETY GLASS E = EGRESS WINDOW OBSC. = OBSCURED GLASS U-FACTOR FOR ALL WINDOWS = 0.28 U-FACTOR FOR DOORS = 0.20</p>	
<p>M</p> <p>STAIRS HDR. HT. 1'-3"</p>	<p>M9</p> <p>GREAT ROOM HDR. HT. 11'-10"</p>		
<p>M2</p> <p>P. BATH HDR. HT. 1'-3"</p>	<p>M10</p> <p>DINING HDR. HT. 8'-0"</p>		
<p>M3</p> <p>P. BATH HDR. HT. 1'-3"</p>	<p>M11</p> <p>DINING HDR. HT. 11'-10"</p>		
<p>M4</p> <p>P. SUITE HDR. HT. 8'-0"</p>	<p>M12</p> <p>DINING HDR. HT. 8'-0"</p>		
<p>M5</p> <p>P. SUITE HDR. HT. 8'-0"</p>	<p>M13</p> <p>DINING HDR. HT. 11'-10"</p>		

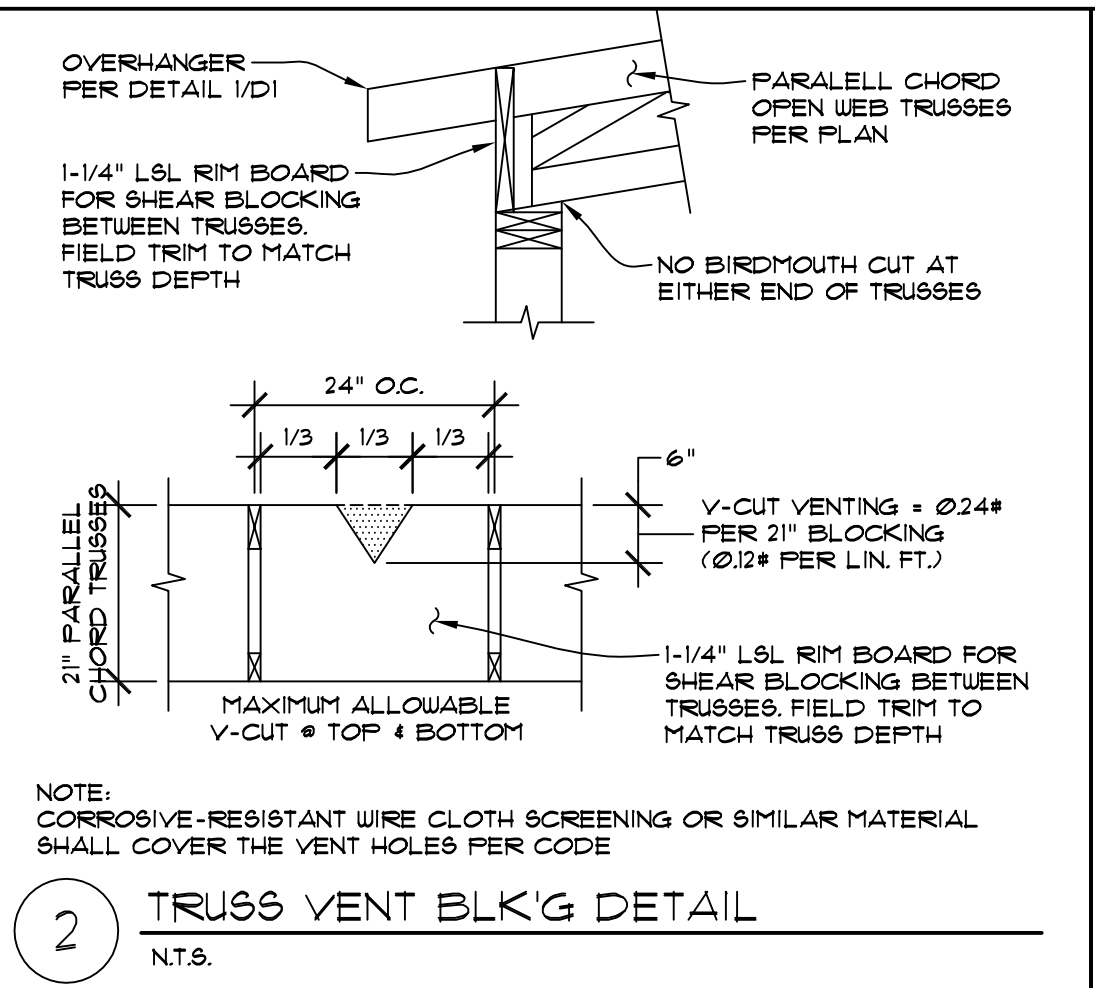
DOOR SCHEDULE			
<p>D1</p> <p>ADJ.</p>	<p>D4</p> <p>ENTRY</p>		
<p>D2</p> <p>BEDROOM 2</p>	<p>D5</p> <p>DINING</p>		
<p>D3</p> <p>BEDROOM 3</p>	<p>D6</p> <p>DINING</p>		





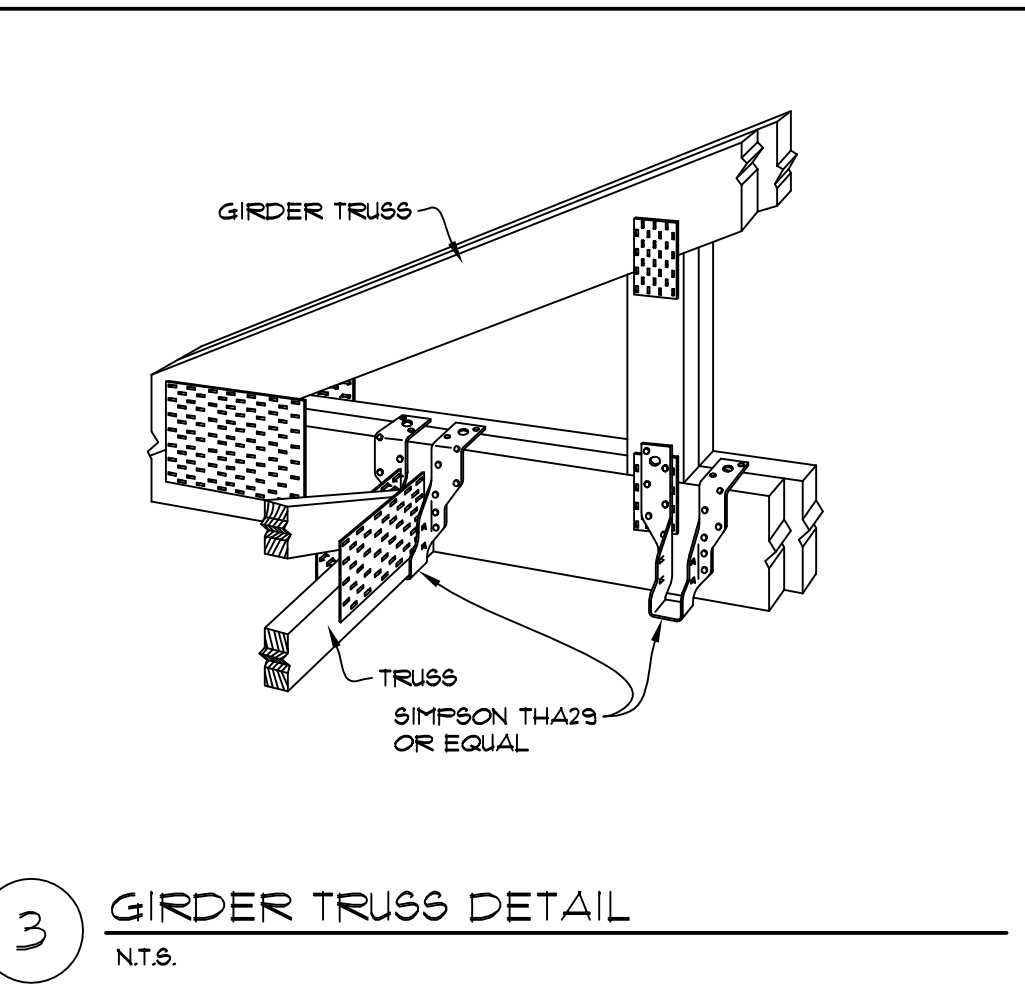
NOTE:
ADDITIONAL CONNECTION MAY BE REQUIRED FOR WIND UPLIFT

1 OPEN WEB TRUSS OVERHANG DETAIL
N.T.S.

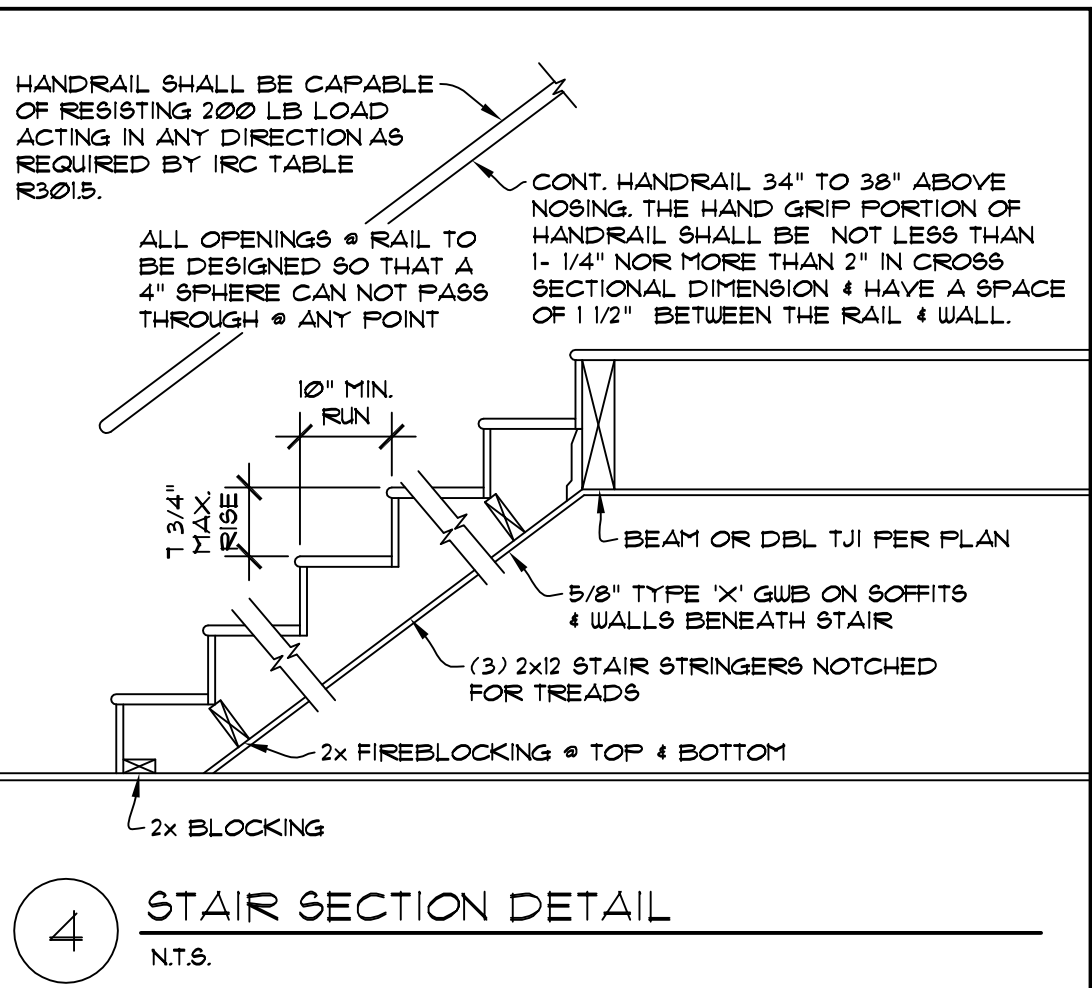


NOTE:
CORROSIVE-RESISTANT WIRE CLOTH SCREENING OR SIMILAR MATERIAL SHALL COVER THE VENT HOLES PER CODE

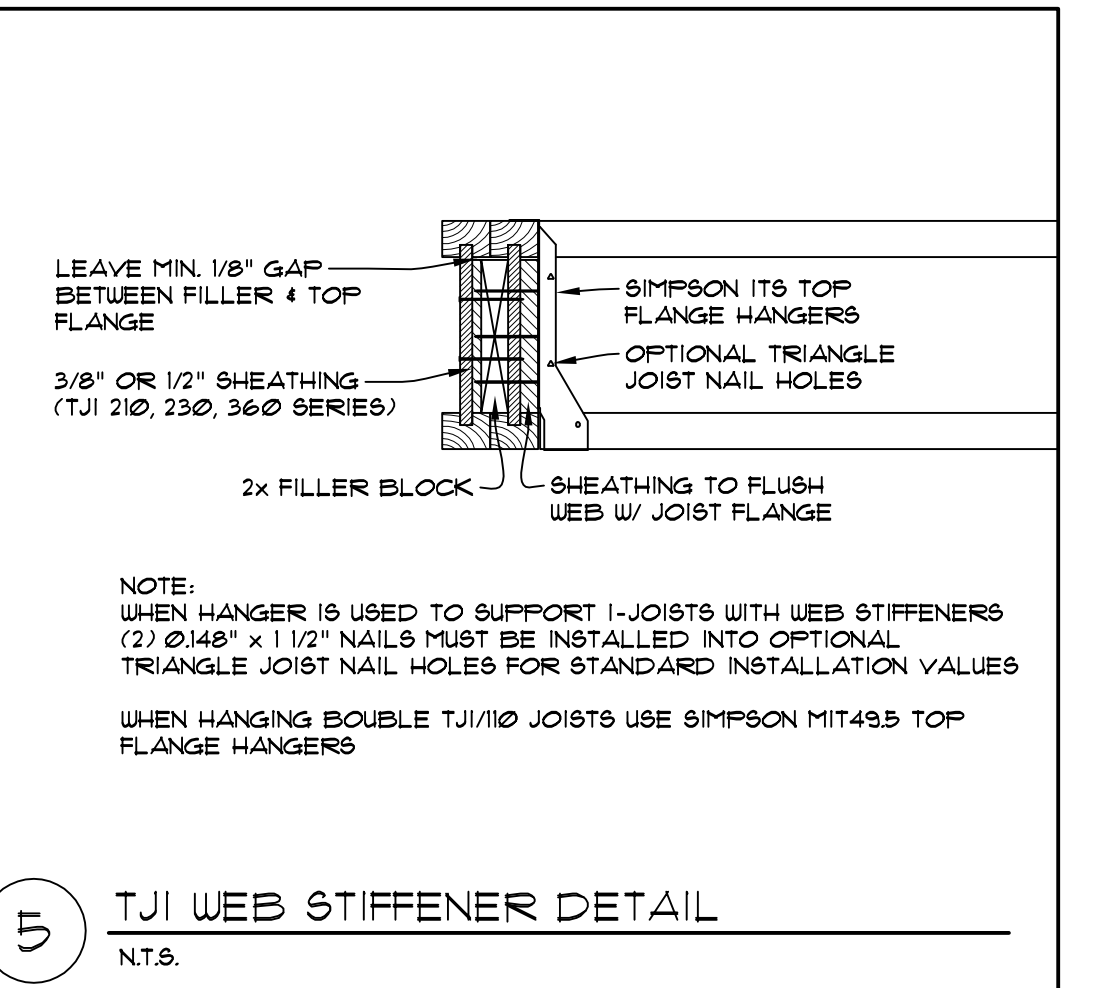
2 TRUSS VENT BLK'G DETAIL
N.T.S.



3 GIRDER TRUSS DETAIL
N.T.S.

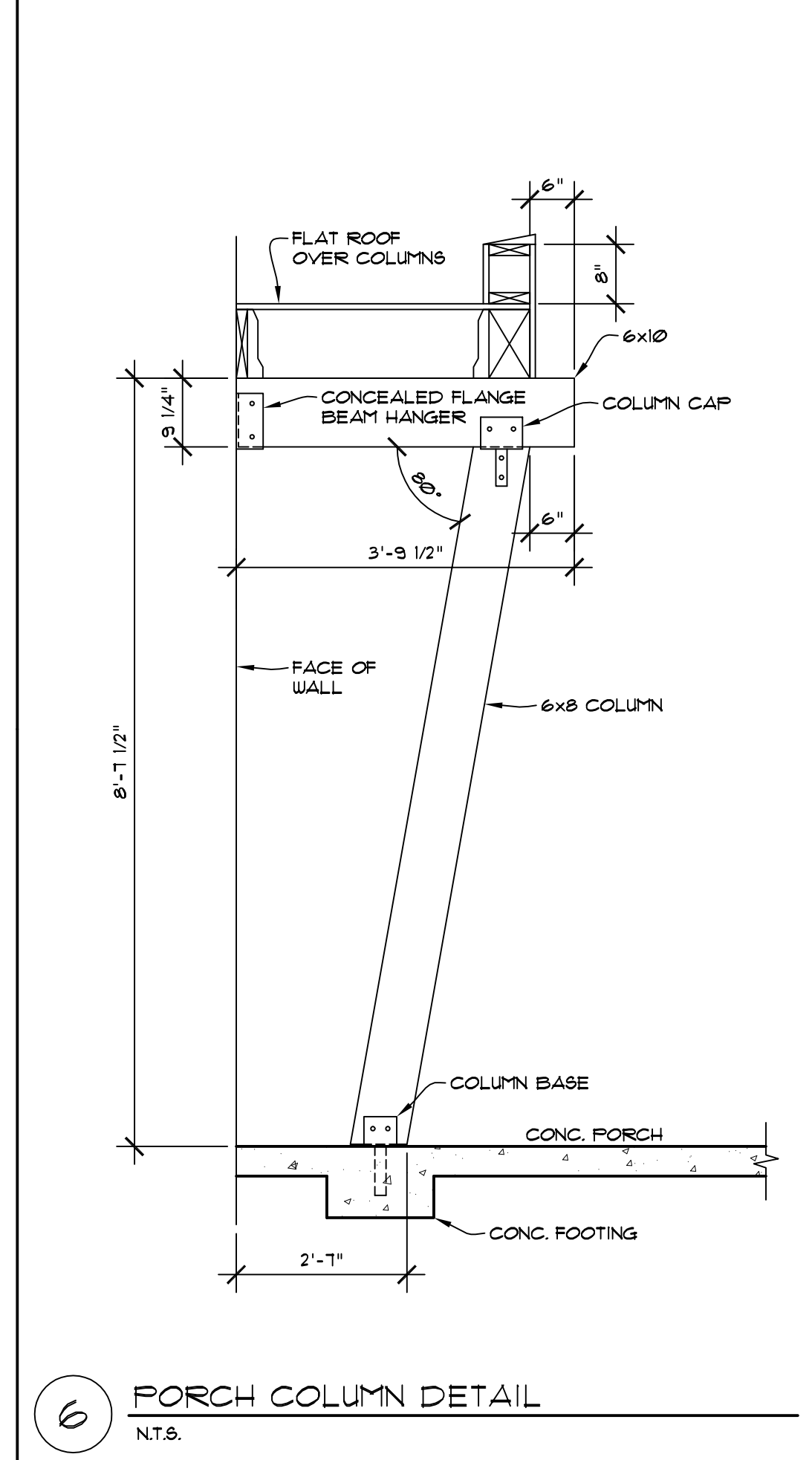


4 STAIR SECTION DETAIL
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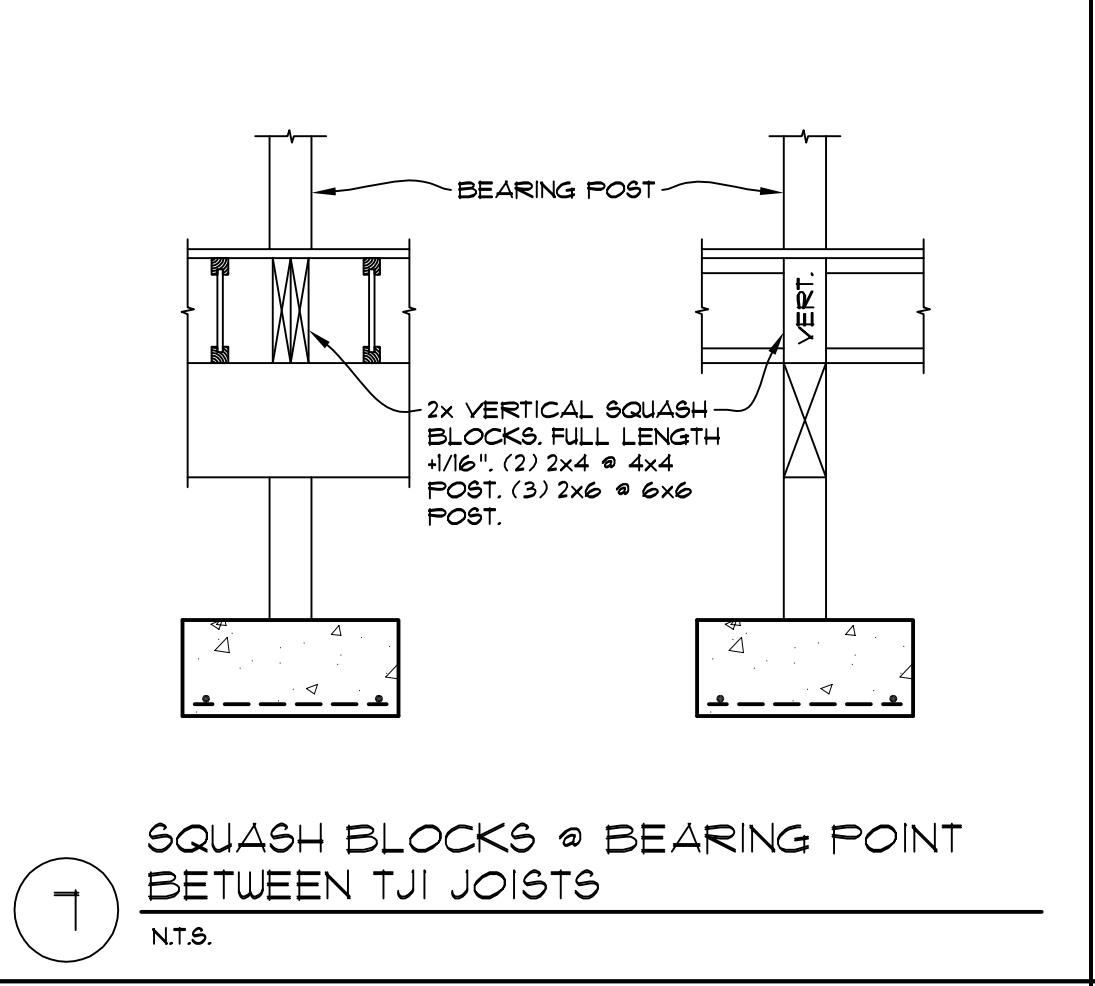


NOTE:
WHEN HANGER IS USED TO SUPPORT I-JOISTS WITH WEB STIFFENERS (2) 2x148\"/>

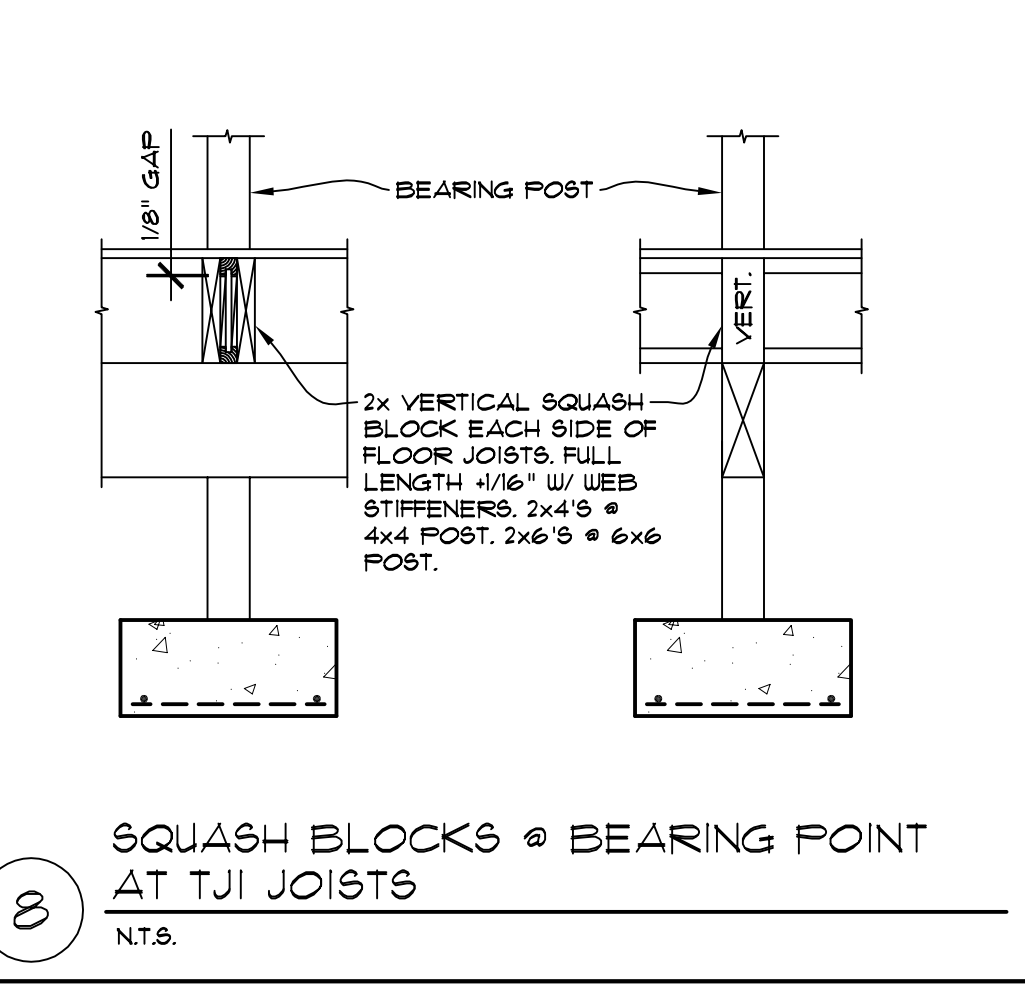
5 TJI WEB STIFFENER DETAIL
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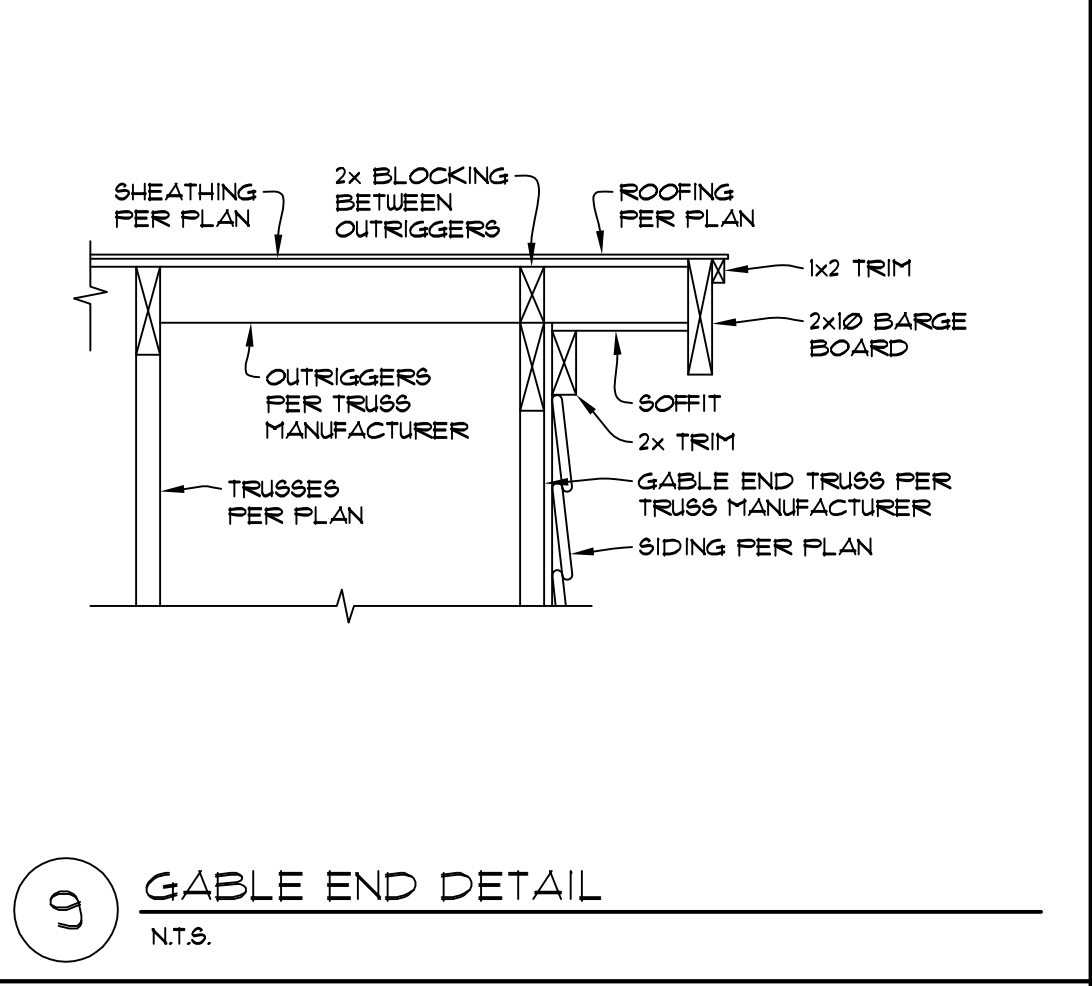
6 PORCH COLUMN DETAIL
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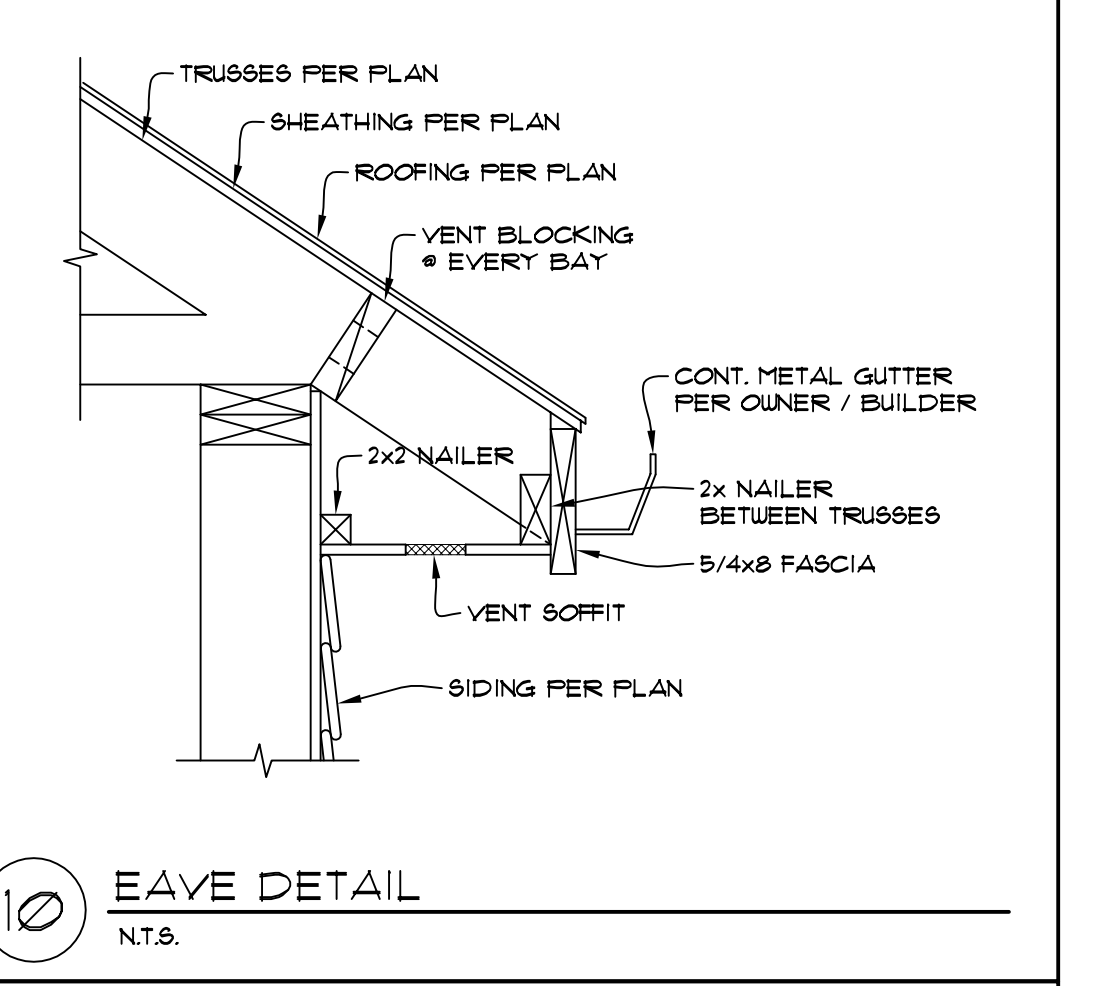
7 SQUASH BLOCKS @ BEARING POINT BETWEEN TJI JOISTS
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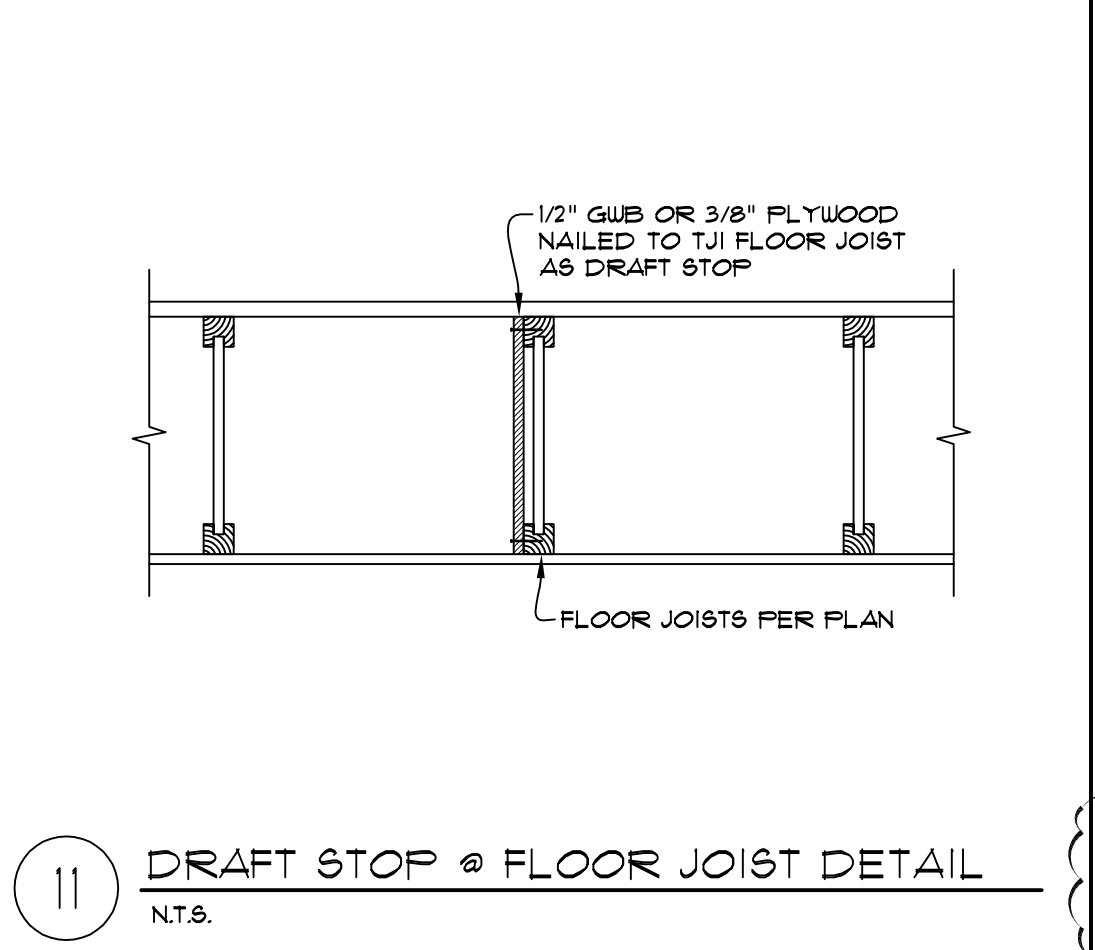
8 SQUASH BLOCKS @ BEARING POINT AT TJI JOISTS
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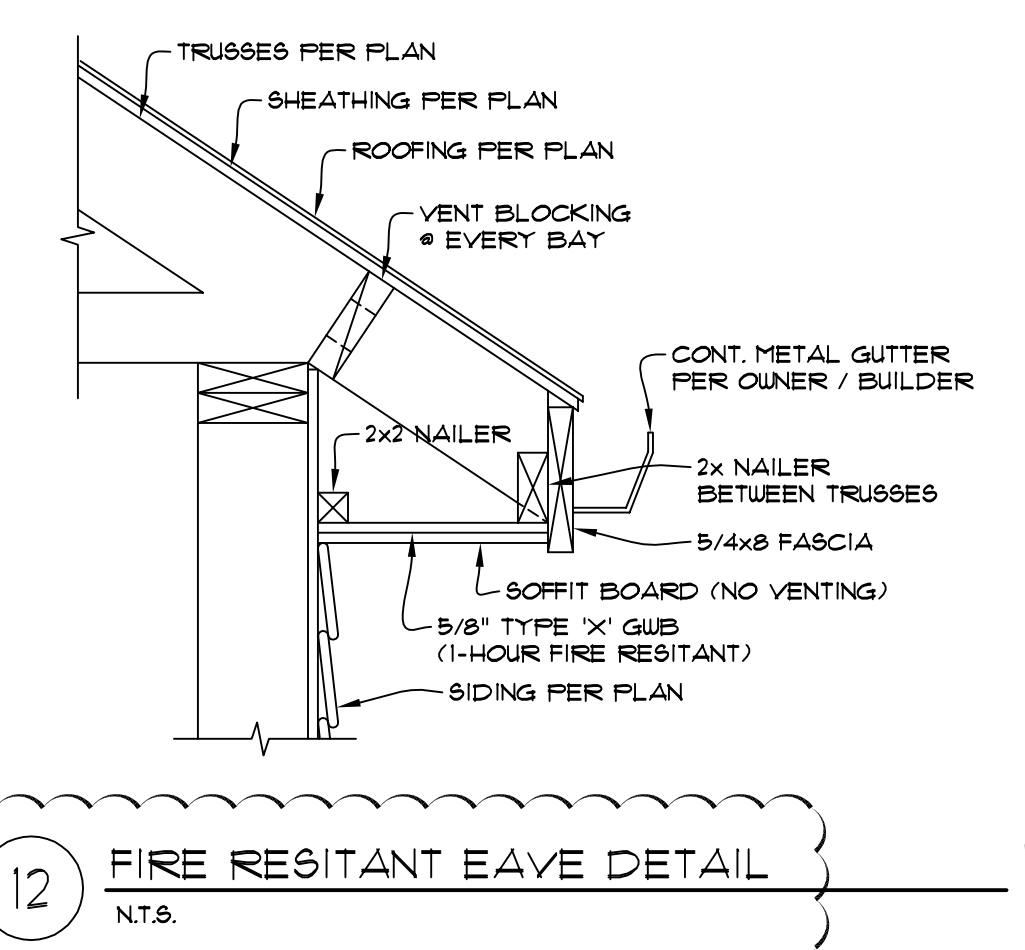
9 GABLE END DETAIL
N.T.S.



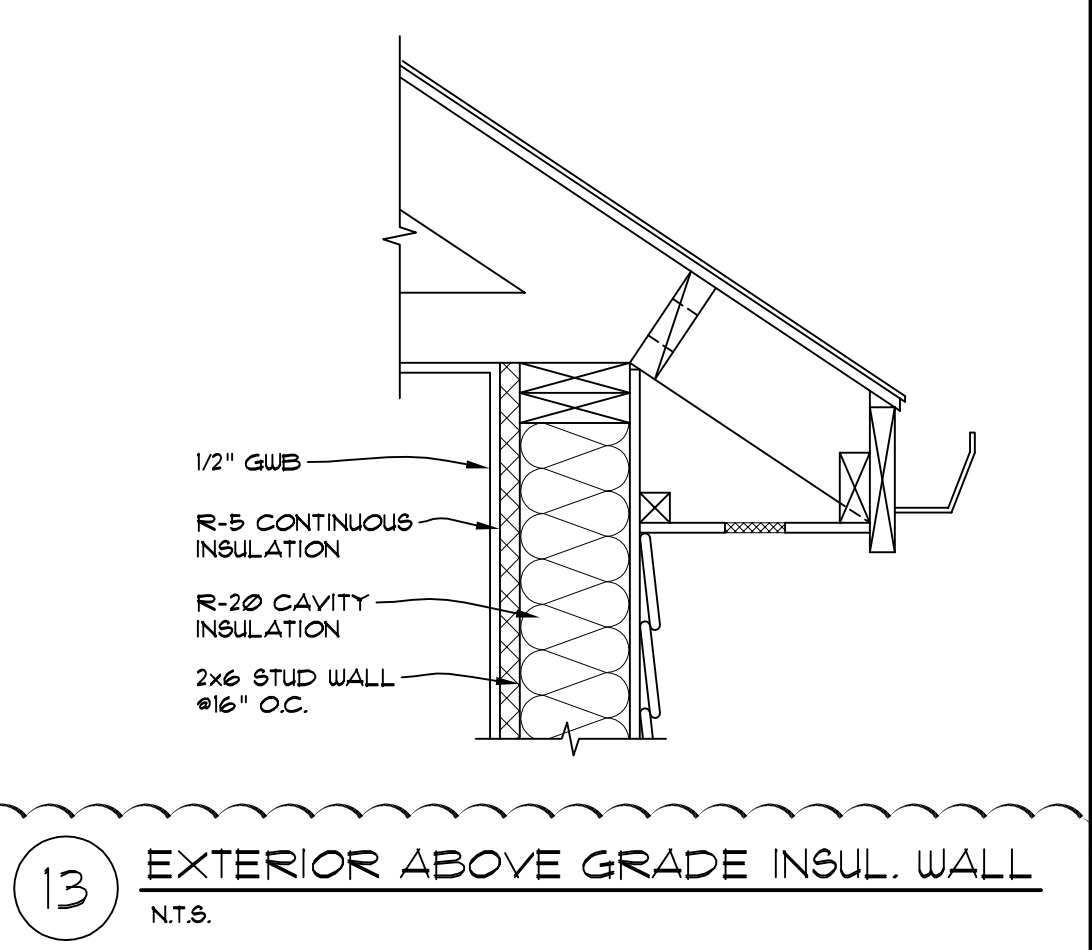
10 EAVE DETAIL
N.T.S.



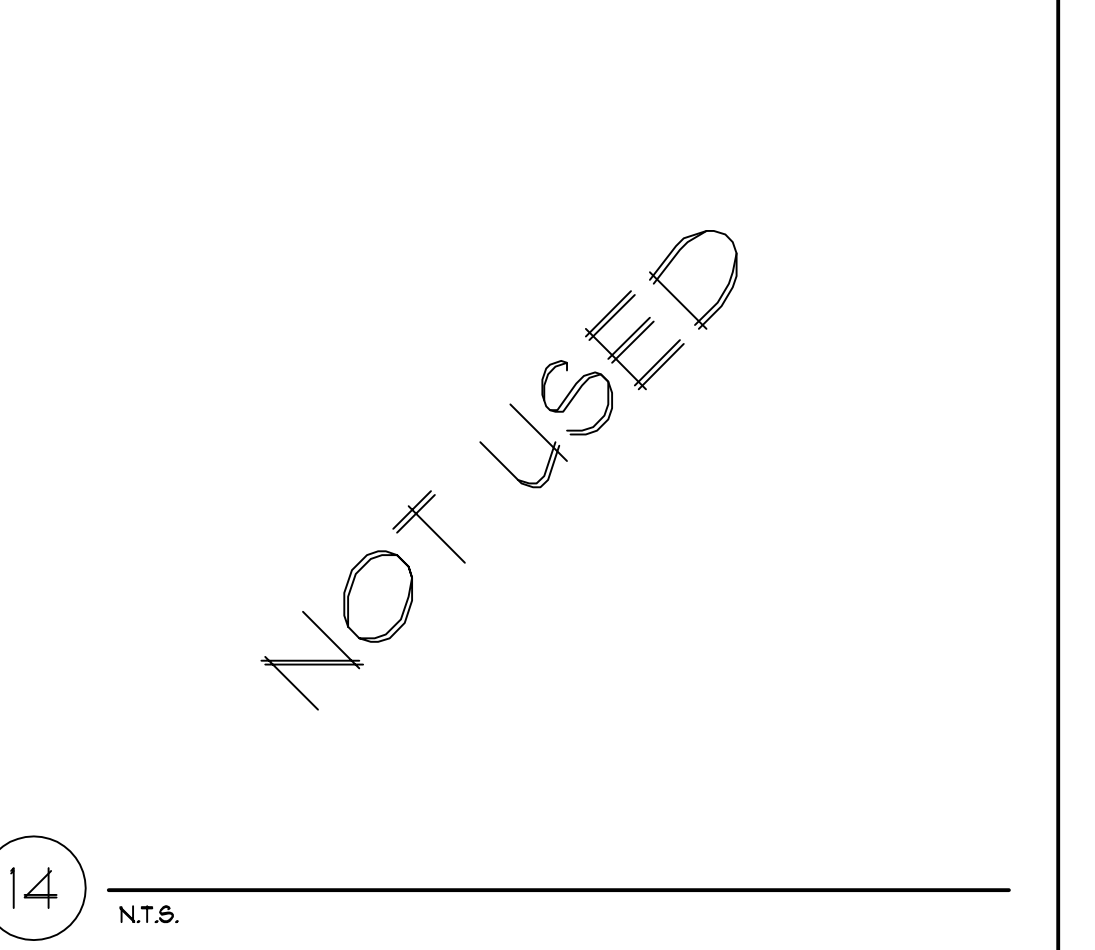
11 DRAFT STOP @ FLOOR JOIST DETAIL
N.T.S.



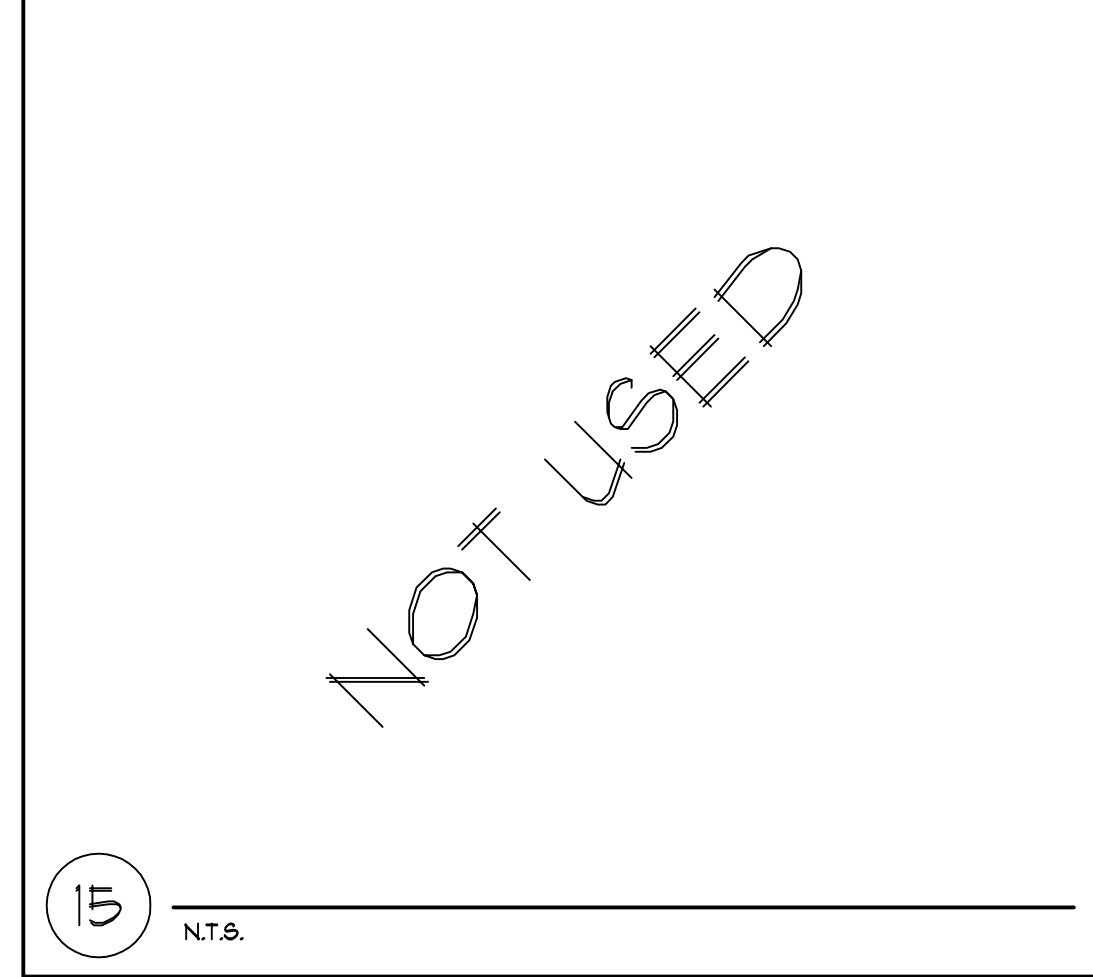
12 FIRE RESITANT EAVE DETAIL
N.T.S.



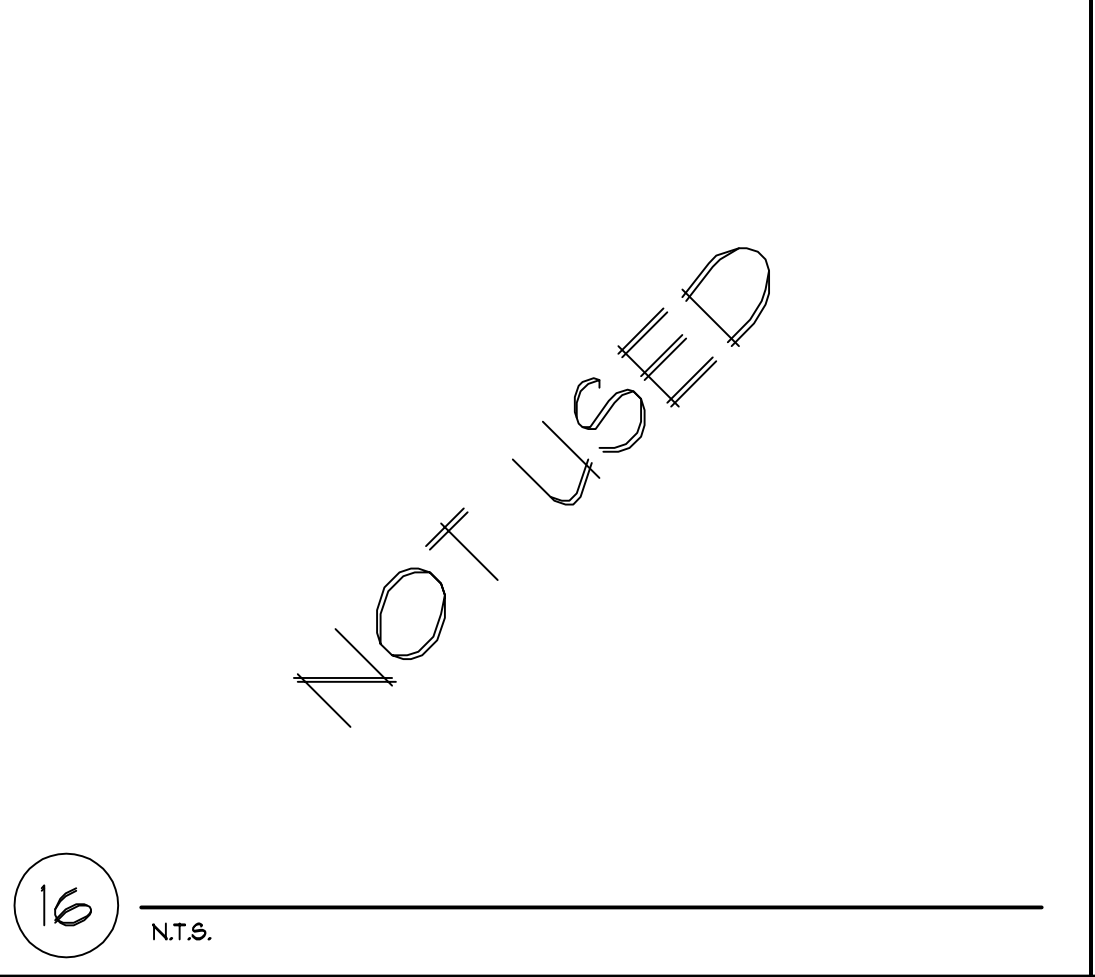
13 EXTERIOR ABOVE GRADE INSUL. WALL
N.T.S.



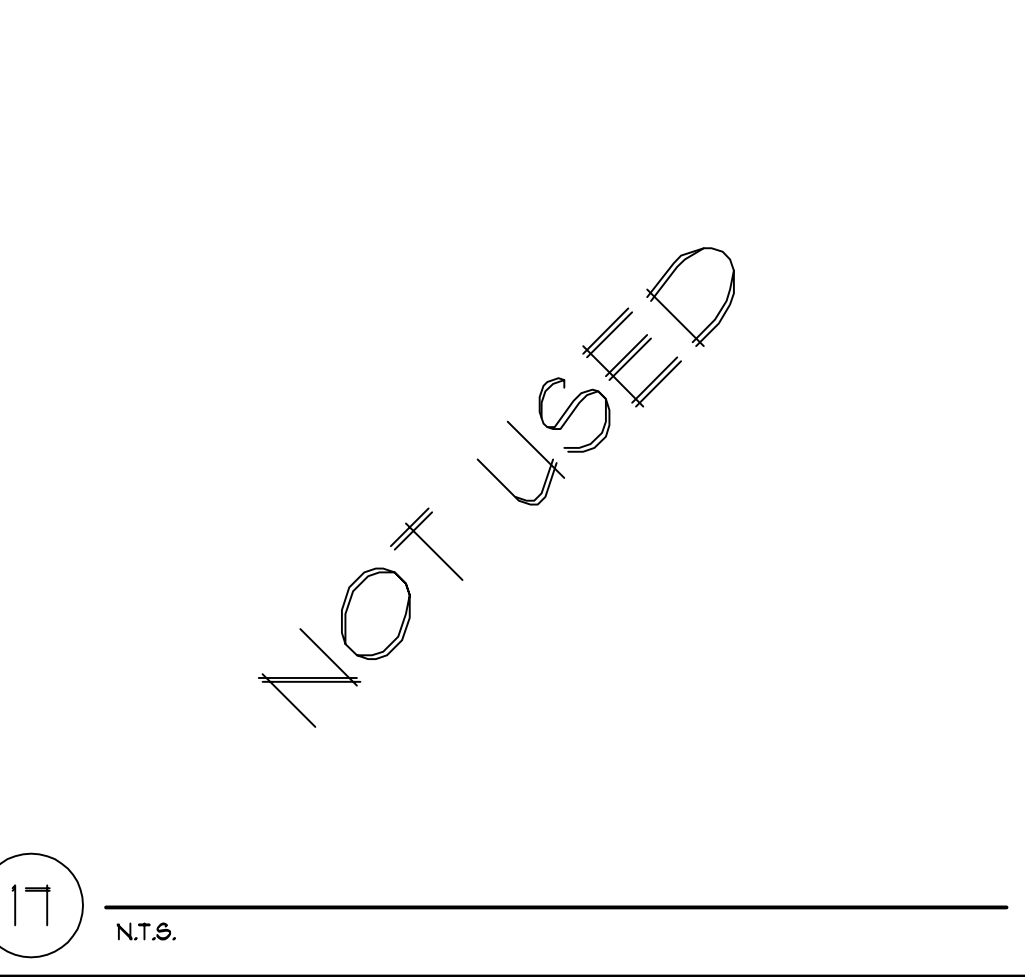
14 N.T.S.



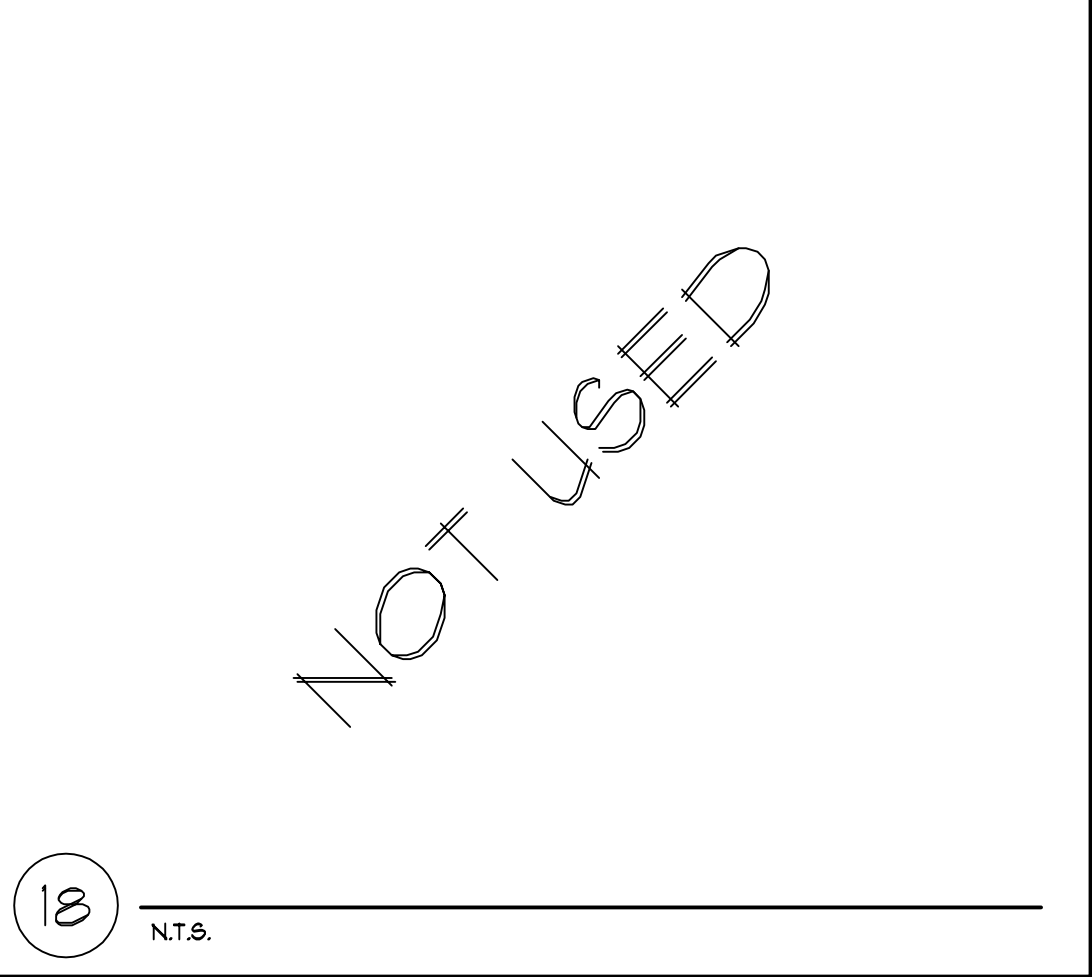
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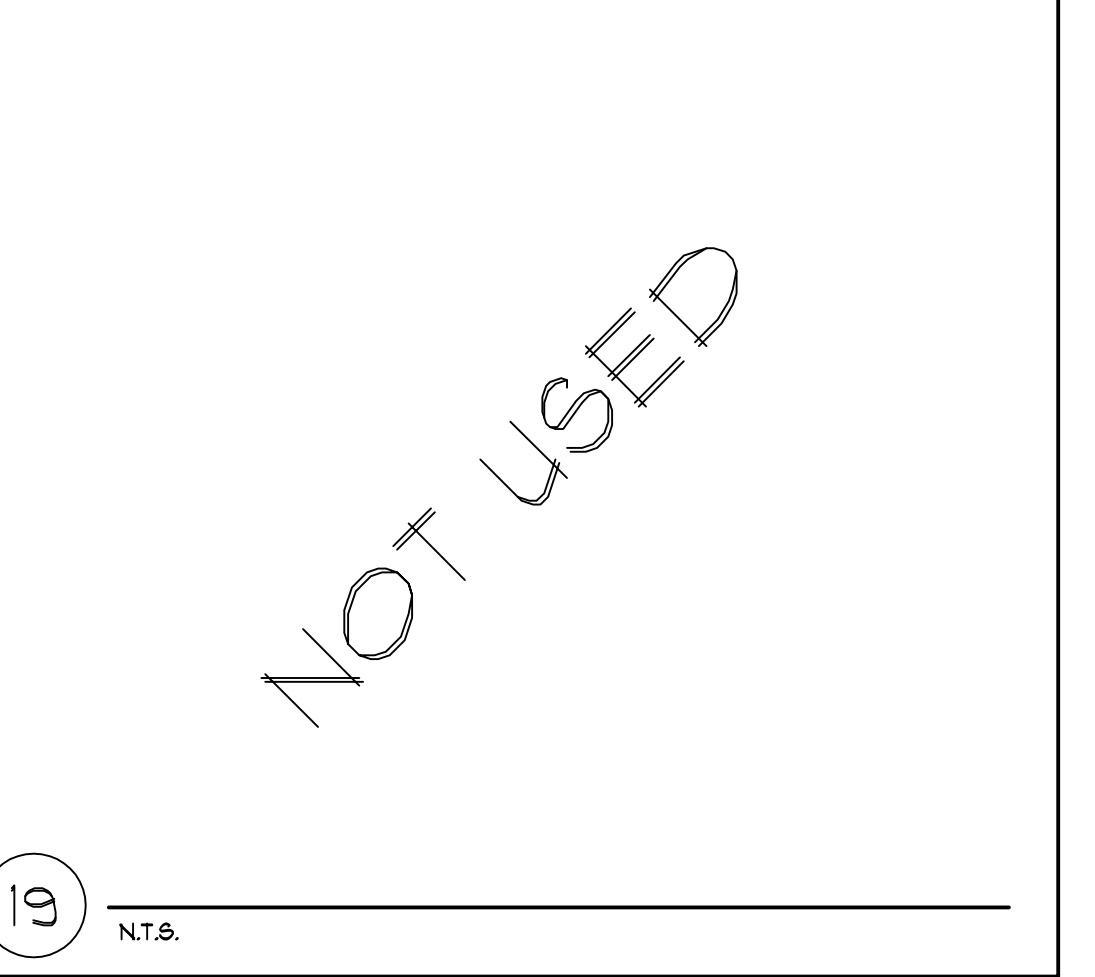
16 N.T.S.



17 N.T.S.



18 N.T.S.

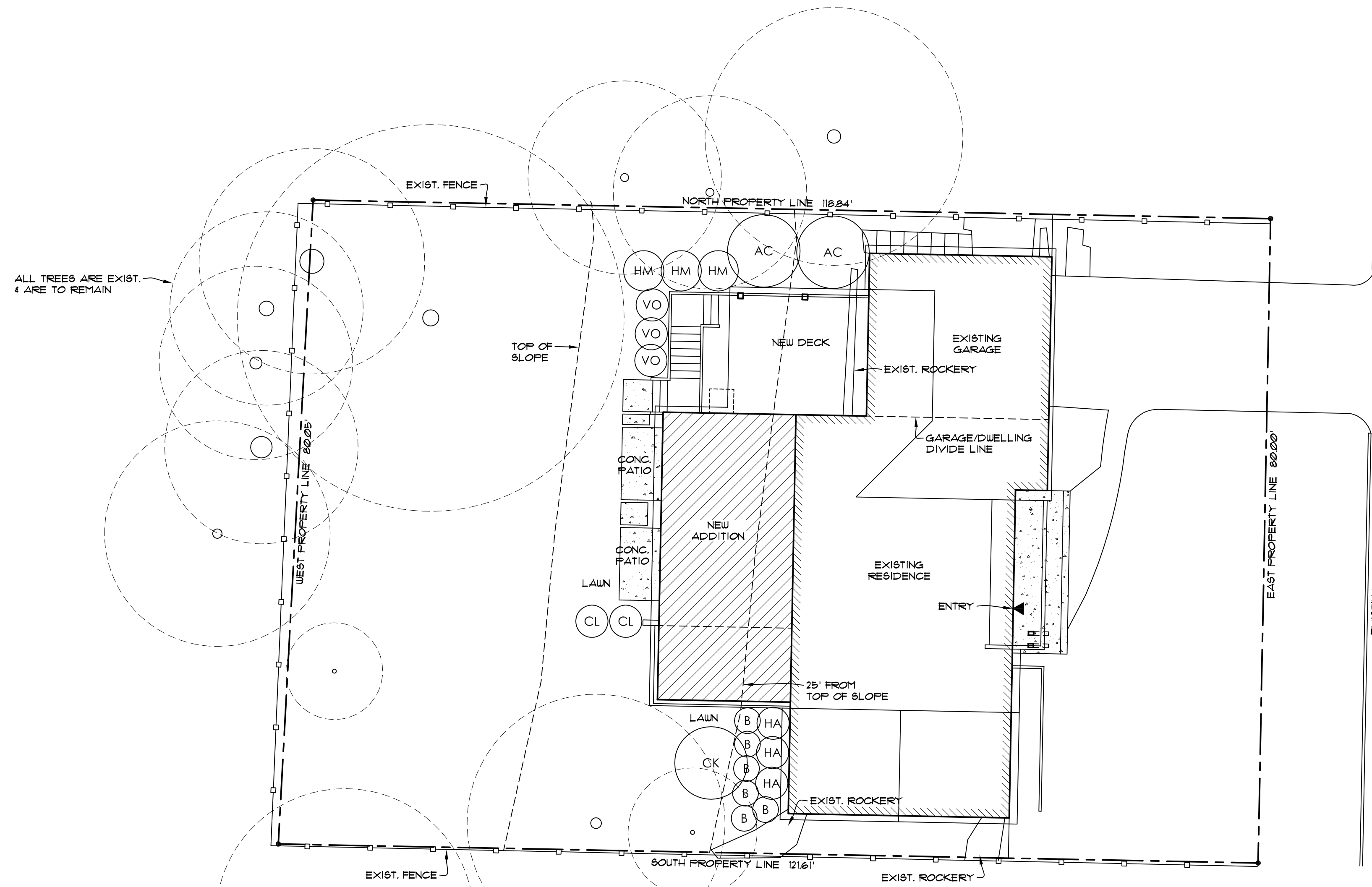


19 N.T.S.

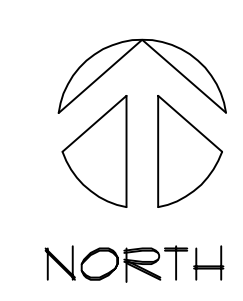
RESTORATION PLANTING LEGEND							
QTY.	LATIN NAME	COMMON NAME	MATURE SIZE	FLOWER COLOR	SUN/SHADE	SPACING	
AC	ACER CIRCINATUM	VINE MAPLE	15' h x 10' w	INCONSPICUOUS	PART SUN	10' O.C.	TREE
CL	PRUNUS LAUROCEASUS 'SCHIFKAENSIS'	CHERRY LAUREL	8' h x 4' w	WHITE	P/F SUN	3' O.C.	
B	BUXUS MICROPHYLLA VAR. JAP 'WINTER GEM'	BOXWOOD	4' h x 4' w	INCONSPICUOUS	P/F SUN	2' O.C.	SHRUB
HM	HYDRANGEA MACROPHYLLUM 'BIG LEAF'	WHITE BIG LEAF HYDRANGEA	5' h x 5' w	WHITE	PART SUN	5' O.C.	
HA	HYDRANGEA 'ANNABELLE'	ANNABELLE HYDRANGEA	4' h x 4' w	WHITE	FULL SUN	4' O.C.	
VO	VACCINIUM CORYBOSUM	BOUNTIFUL BLUEBERRY	4' h x 4' w	WHITE	FULL SUN	5' O.C.	
CK	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

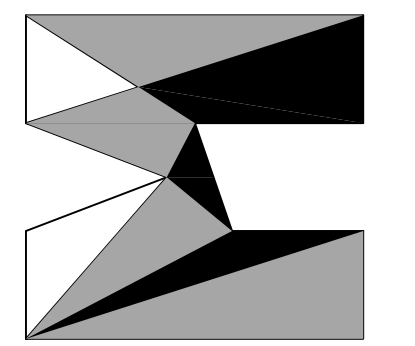


19TH AVE SE (PUBLIC STREET)

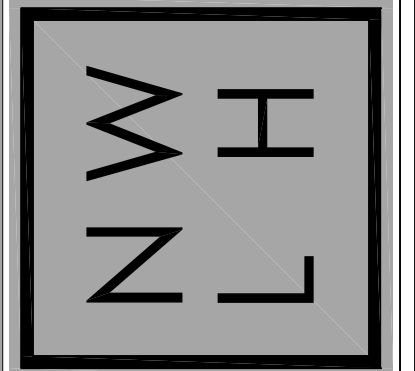


LANDSCAPE PLAN FOR DISTURBED AREAS WITHIN STEEP SLOPE BUFFER
 SCALE: 1" = 10'
 3777 19TH AVE SE
 MERCER ISLAND, WA 98040

matthew mawer
 residential design
 matt@mawer.net
 425.417.7817



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JOB NO: 23-016
 DATE: 7/24/24
 DRN. BY: MM, MG
 REVISED:

SHEET NO.
 LP

STRUCTURAL NOTES

CODES AND SPECIFICATIONS

- INTERNATIONAL BUILDING CODE, 2021 EDITION, ASCE 7-22
- INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION
- 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

- 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
- SEISMIC: INTERNATIONAL BUILDING CODE, 2021, ASCE 7-22
RISK CATEGORY II, SEISMIC IMPORTANCE CATEGORY, I=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
- ROOF LOAD: DL = 15 PSF LL = 25 PSF (ROOF SNOW LOAD)
- FLOOR LOAD: DL = 10 PSF LL = 40 PSF
- DECK LOAD: DL = 10 PSF LL = 60 PSF
- SOILS: PER REPORT BY CORAL 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.
- 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

- 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
- WHEN TOP PLATE IS INTERRUPTED BY HEADER, HEADER SHALL HAVE STRAP CONNECTORS TO THE TOP PLATE EACH END. USE 2-SIMPSON MSTA24 CONNECTORS, UNLESS NOTED OTHERWISE.
- ALL SHEAR WALL SHEATHING, NAILS AND ANCHORS SHALL BE AS DETAILED ON THE DRAWINGS AND AS NOTED IN THE SHEAR WALL SCHEDULE.
- FLOOR SHEATHING SHALL BE 3/4" MINIMUM APA RATED FLOOR SHEATHING WITH 10d COMMON @ 6"OC AT ALL SUPPORTED PANEL EDGES AND 10d @ 12"OC AT INTERMEDIATE SUPPORTS.
- ROOF SHEATHING SHALL BE 3/4" 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

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. ANY VARIATIONS FROM THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR THE ENGINEER OF RECORD.
- ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION SHALL BE PROVIDED.
- 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 1/2" 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 1/2" A.B. @ 3'-2" OC OR 3/8" 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 1/2" A.B. @ 2'-2" OC OR 3/8" 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	1/2" X 5" LAG SCREW @ 8" OC OR 1/2" A.B. @ 3'-2" OC OR 3/8" 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	1/2" X 5" LAG SCREW @ 6" OC OR 1/2" A.B. @ 1'-4" OC OR 3/8" 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	1/2" X 5" LAG SCREW @ 5" OC OR 1/2" A.B. @ 1'-0" OC OR 3/8" A.B. @ 1'-8" 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	1/2" X 5" LAG SCREW @ 2" OC OR 3/4" 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 1/2", 8d GALVANIZED BOX = 0.113 DIAMETER X 2 1/2", 10d COMMON = 0.148 DIAMETER X 3", 10d GALVANIZED BOX = 0.128" X 3", 16d COMMON = 0.162" X 3 1/2".

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 1/2" PLATE WASHERS. LOCATE WITHIN 1/2" OF SHEATHING.

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

5. PROVIDE 1/2" 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

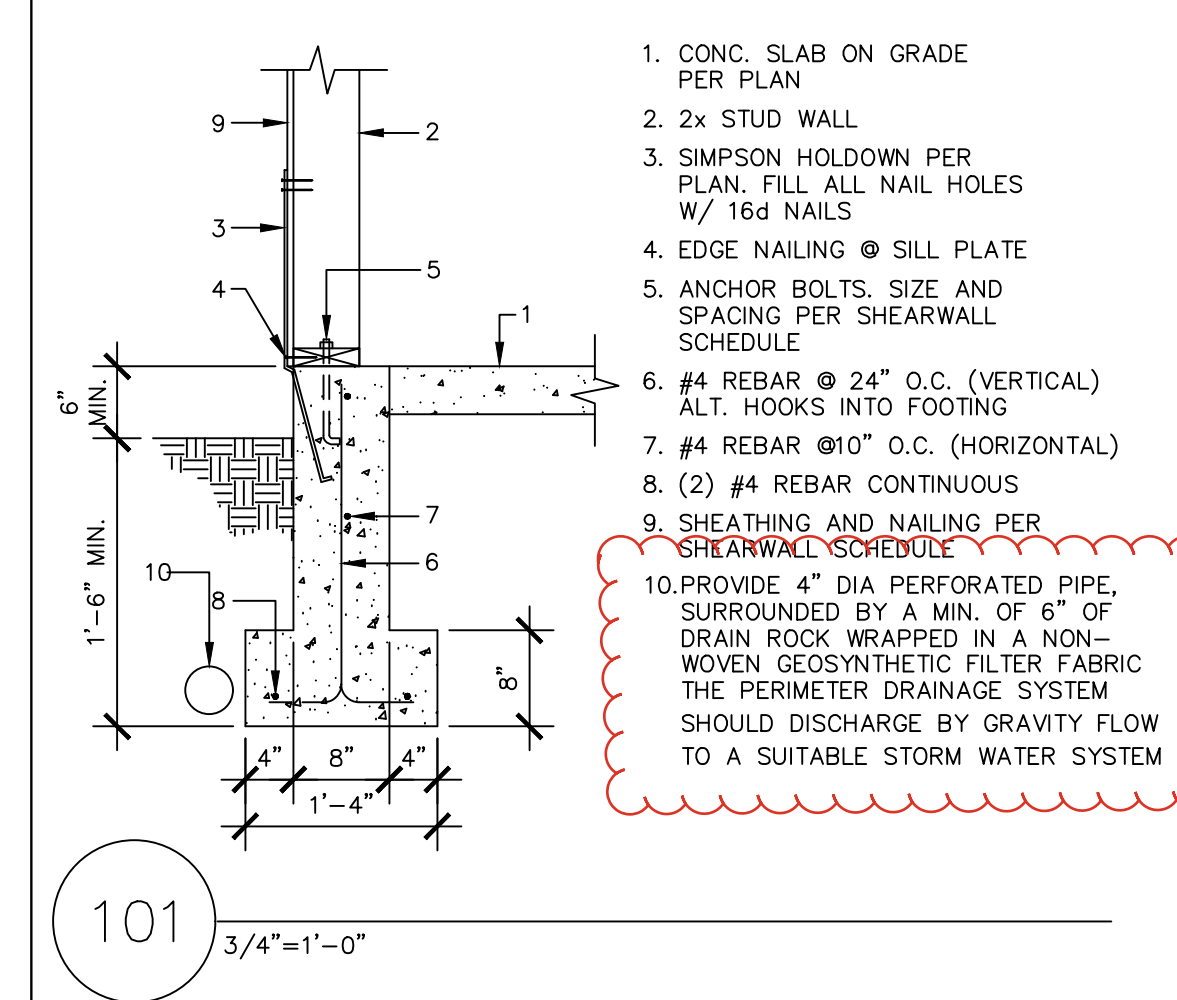


REV. 1/9/24		
No.	Revision/Issue	Date

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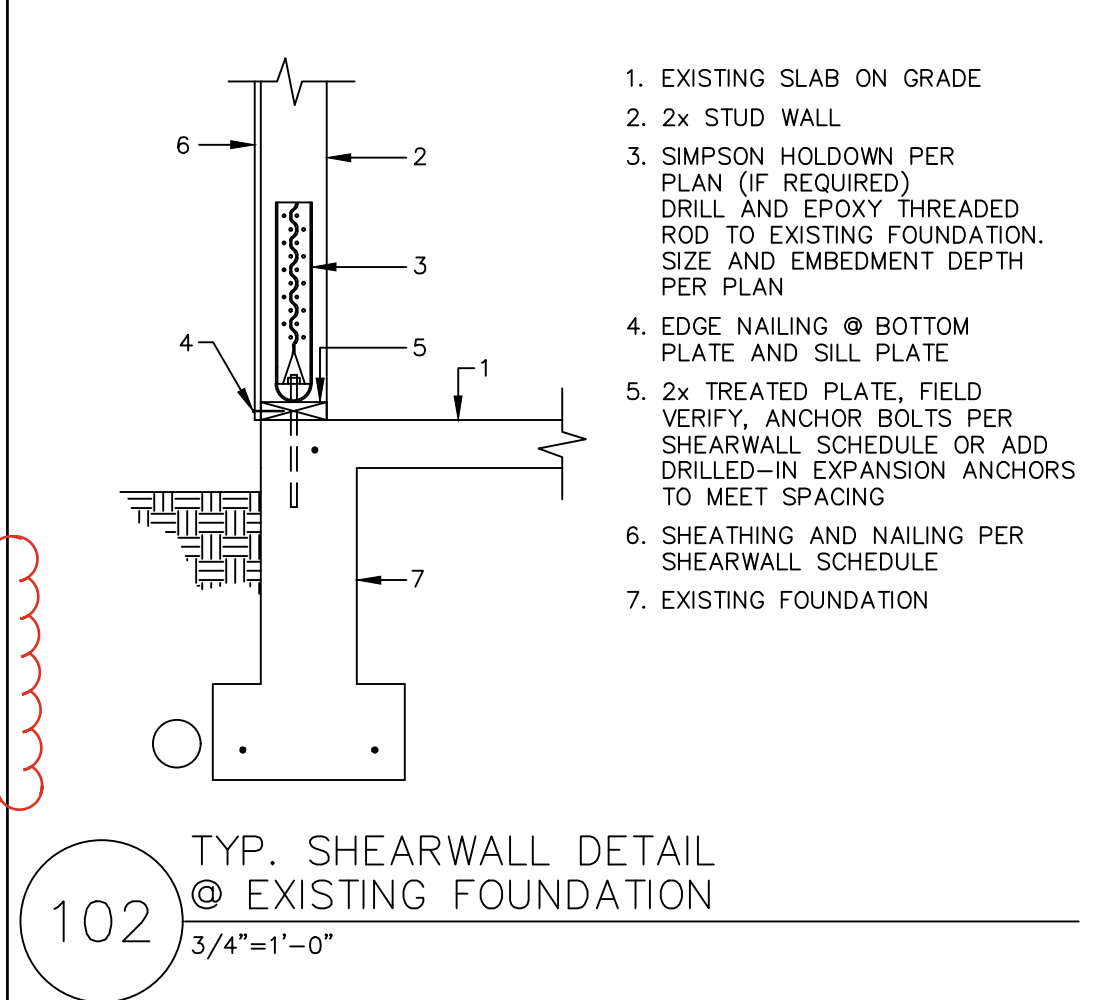
Project Name and Address
MAWER-Baidwan
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 98040

Project MAWER-Baidwan	Sheet SD1
Date 4/1/24	
Scale AS NOTED	



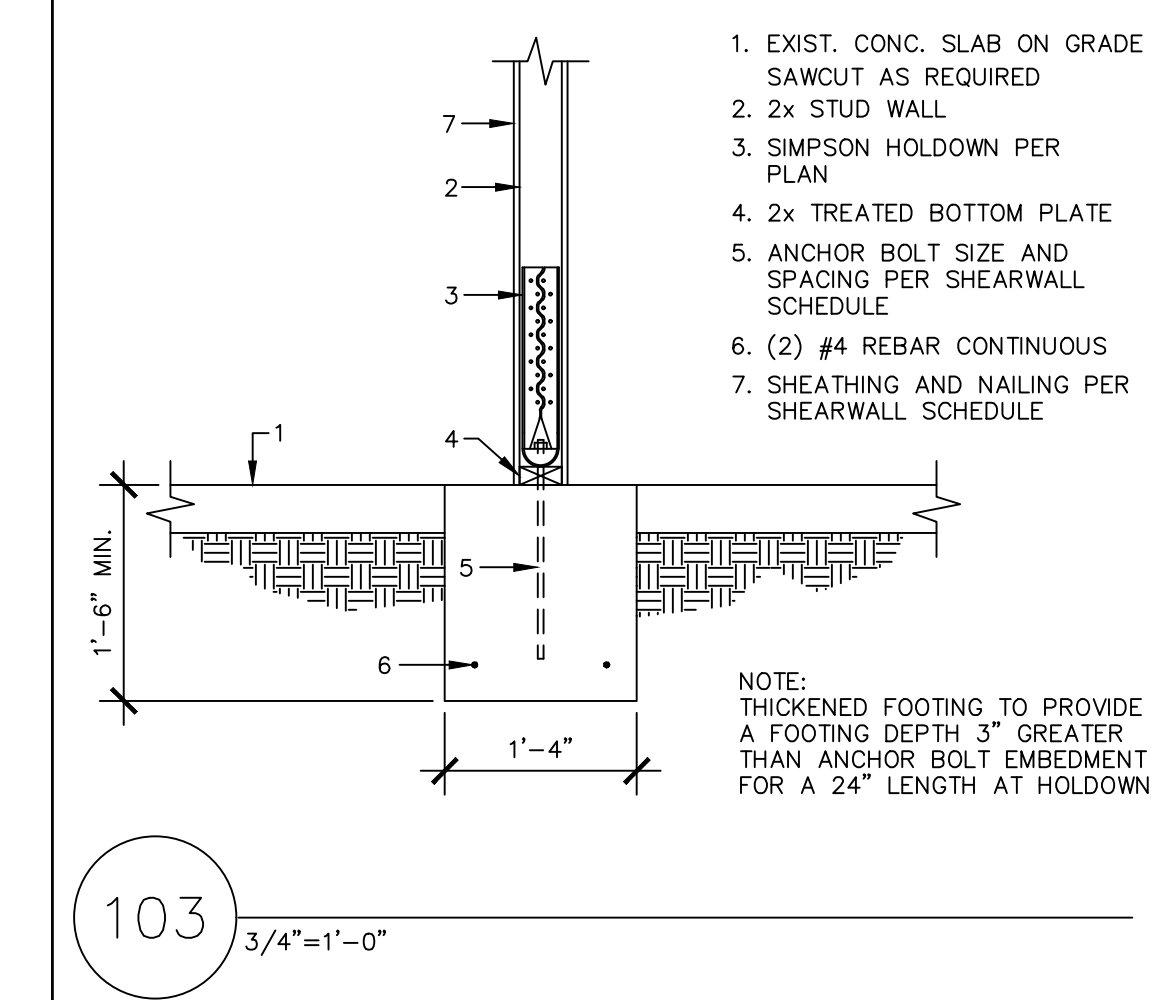
1. CONC. SLAB ON GRADE PER PLAN
2. 2x STUD WALL
3. SIMPSON HOLDOWN PER PLAN. FILL ALL NAIL HOLES W/ 16d NAILS
4. EDGE NAILING @ SILL PLATE
5. ANCHOR BOLTS. SIZE AND SPACING PER SHEARWALL SCHEDULE
6. #4 REBAR @ 24" O.C. (VERTICAL) ALT. HOOKS INTO FOOTING
7. #4 REBAR @ 10" O.C. (HORIZONTAL)
8. (2) #4 REBAR CONTINUOUS
9. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
10. PROVIDE 4" DIA PERFORATED PIPE, SURROUNDED BY A MIN. OF 8" OF DRAIN ROCK WRAPPED IN A NON-WOVEN GEOSYNTHETIC FILTER FABRIC. THE PERIMETER DRAINAGE SYSTEM SHOULD DISCHARGE BY GRAVITY FLOW TO A SUITABLE STORM WATER SYSTEM

101 3/4"=1'-0"



1. EXISTING SLAB ON GRADE
2. 2x STUD WALL
3. SIMPSON HOLDOWN PER PLAN (IF REQUIRED) DRILL AND EPOXY THREADED ROD TO EXISTING FOUNDATION. SIZE AND EMBEDMENT DEPTH PER PLAN
4. EDGE NAILING @ BOTTOM PLATE AND SILL PLATE
5. 2x TREATED PLATE, FIELD VERIFY, ANCHOR BOLTS PER SHEARWALL SCHEDULE OR ADD DRILLED-IN EXPANSION ANCHORS TO MEET SPACING
6. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
7. EXISTING FOUNDATION

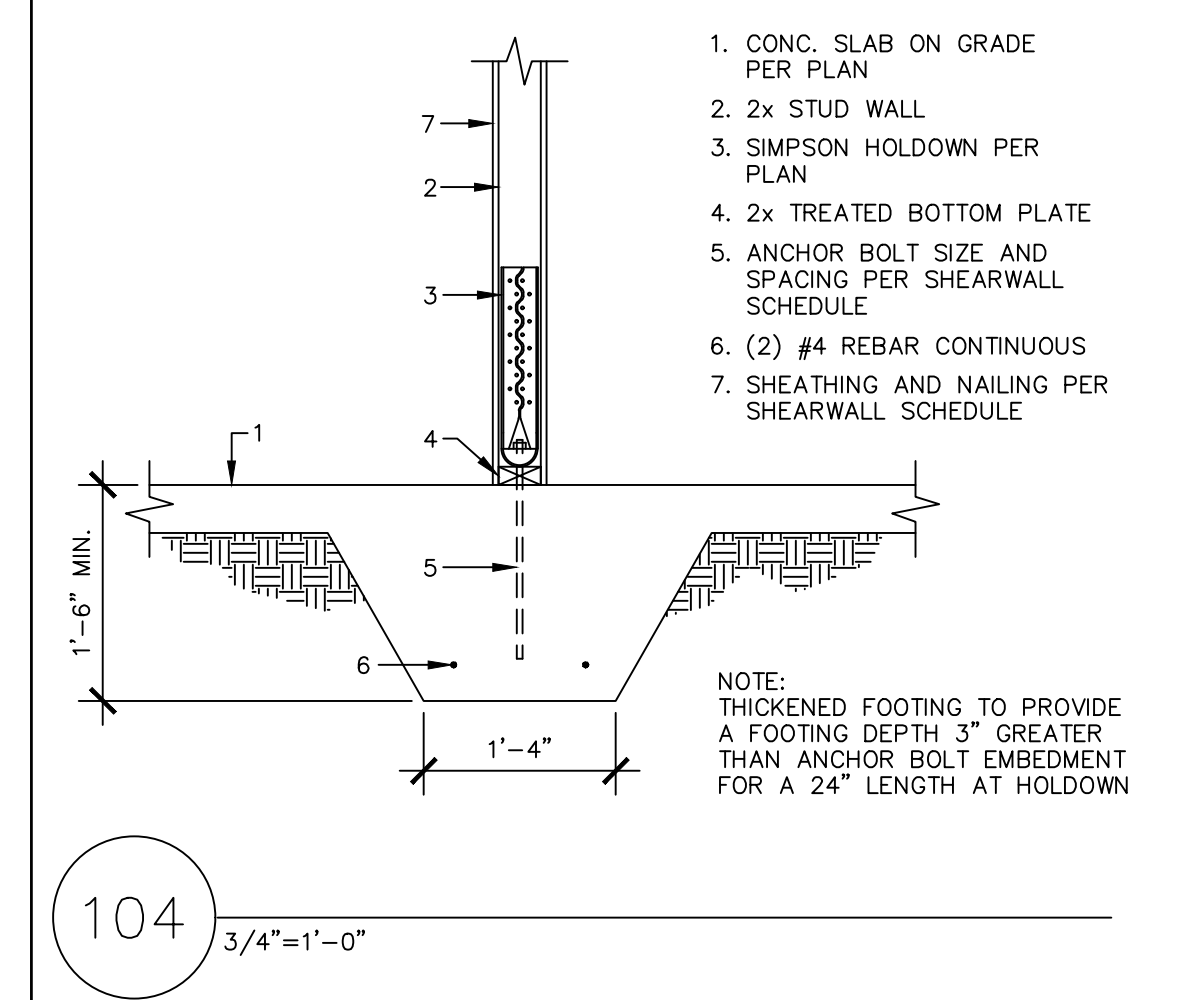
102 TYP. SHEARWALL DETAIL @ EXISTING FOUNDATION 3/4"=1'-0"



1. EXIST. CONC. SLAB ON GRADE SAWCUT AS REQUIRED
2. 2x STUD WALL
3. SIMPSON HOLDOWN PER PLAN
4. 2x TREATED BOTTOM PLATE
5. ANCHOR BOLT SIZE AND SPACING PER SHEARWALL SCHEDULE
6. (2) #4 REBAR CONTINUOUS
7. SHEATHING AND NAILING PER SHEARWALL SCHEDULE

NOTE: THICKENED FOOTING TO PROVIDE A FOOTING DEPTH 3" GREATER THAN ANCHOR BOLT EMBEDMENT FOR A 24" LENGTH AT HOLDOWN

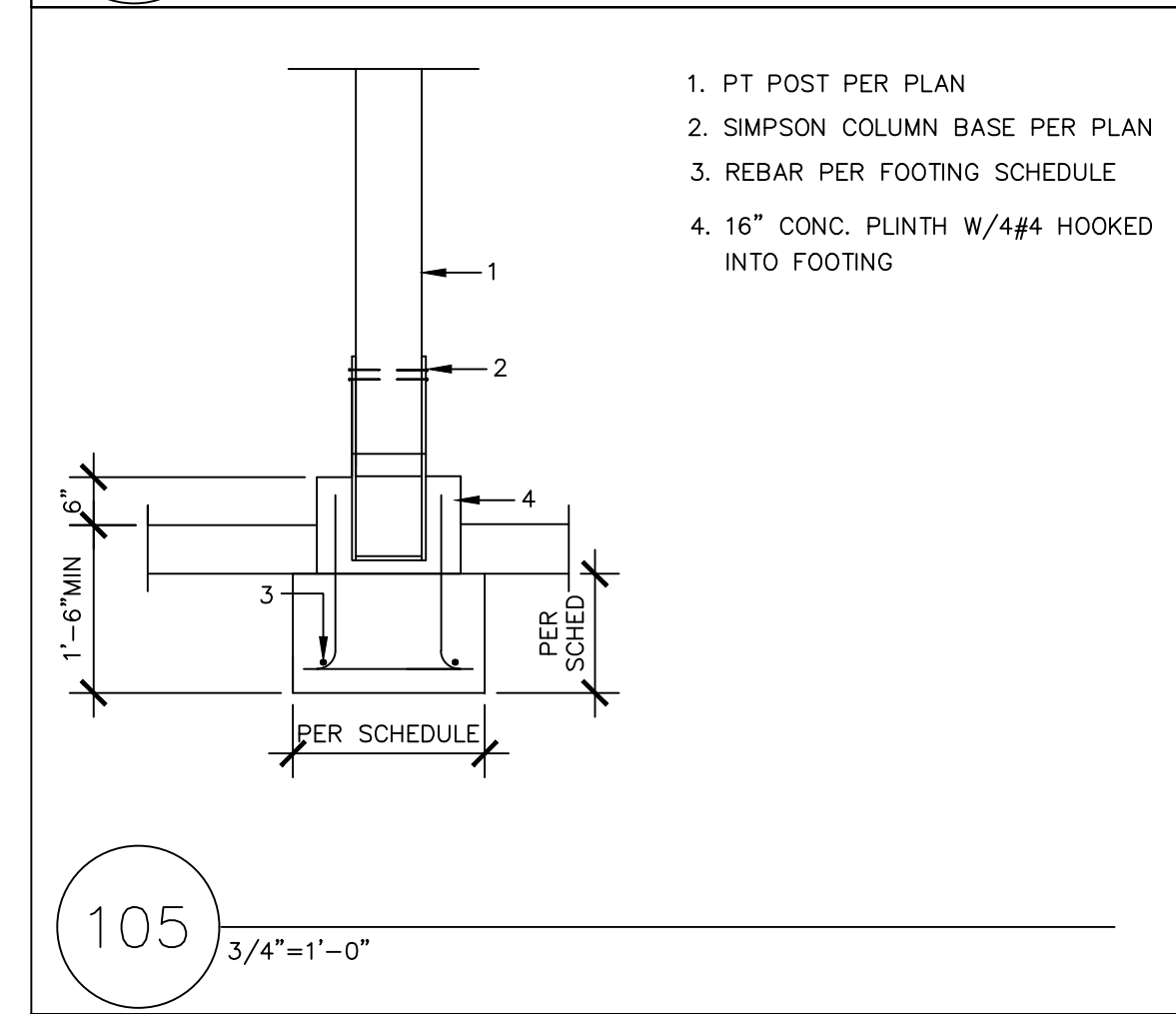
103 3/4"=1'-0"



1. CONC. SLAB ON GRADE PER PLAN
2. 2x STUD WALL
3. SIMPSON HOLDOWN PER PLAN
4. 2x TREATED BOTTOM PLATE
5. ANCHOR BOLT SIZE AND SPACING PER SHEARWALL SCHEDULE
6. (2) #4 REBAR CONTINUOUS
7. SHEATHING AND NAILING PER SHEARWALL SCHEDULE

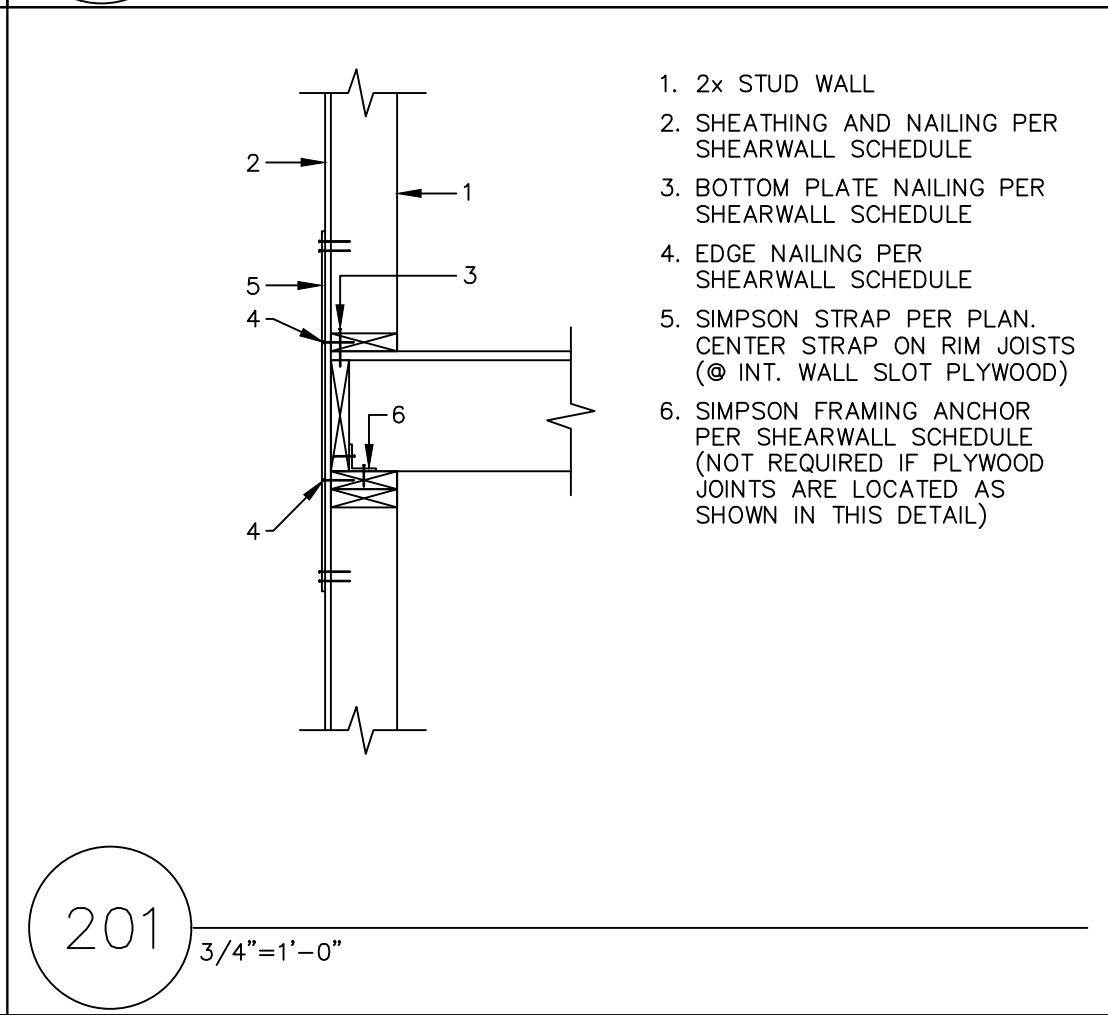
NOTE: THICKENED FOOTING TO PROVIDE A FOOTING DEPTH 3" GREATER THAN ANCHOR BOLT EMBEDMENT FOR A 24" LENGTH AT HOLDOWN

104 3/4"=1'-0"



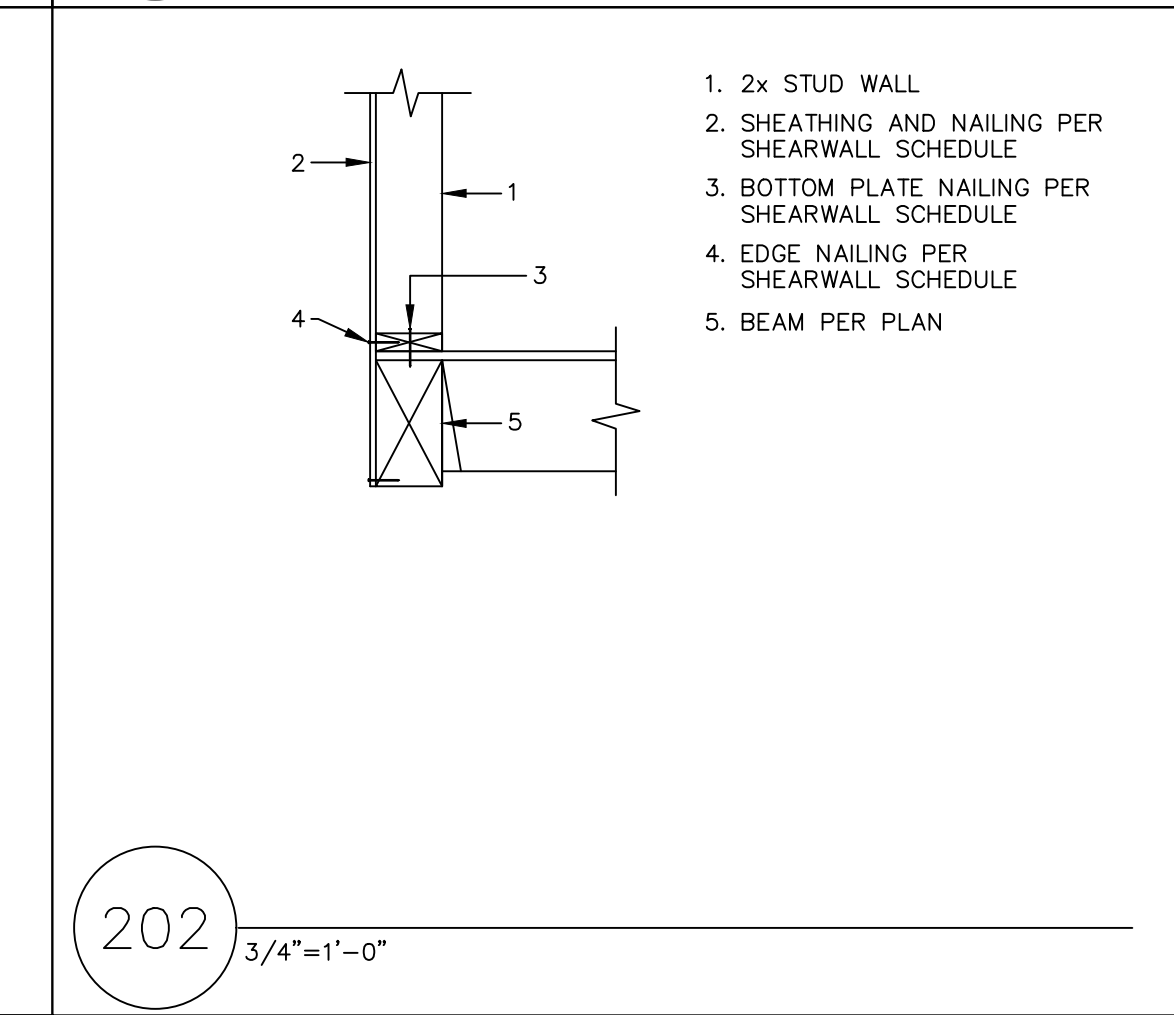
1. PT POST PER PLAN
2. SIMPSON COLUMN BASE PER PLAN
3. REBAR PER FOOTING SCHEDULE
4. 16" CONC. PLINTH W/ #4 HOOKED INTO FOOTING

105 3/4"=1'-0"



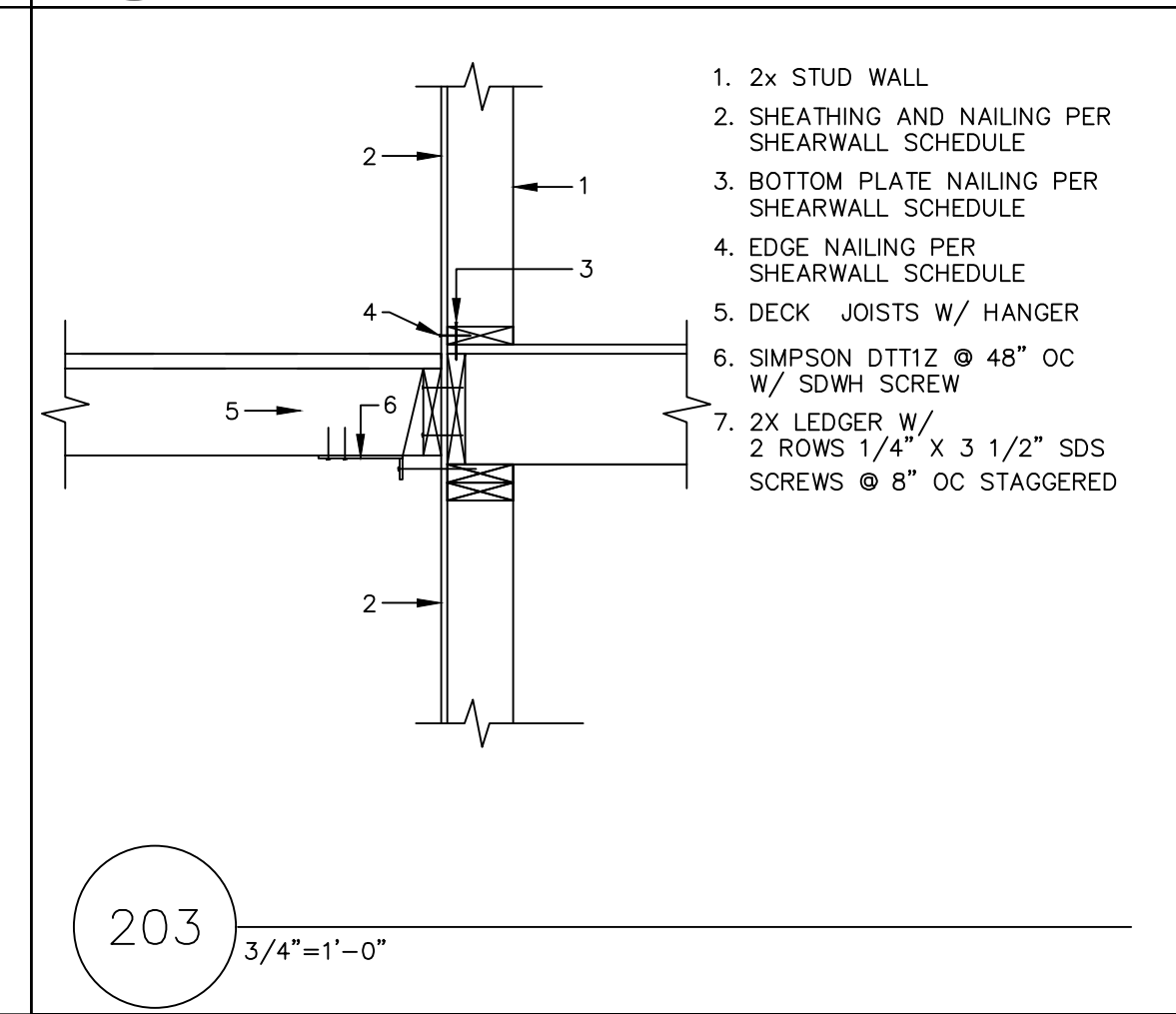
1. 2x STUD WALL
2. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
3. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
4. EDGE NAILING PER SHEARWALL SCHEDULE
5. SIMPSON STRAP PER PLAN. CENTER STRAP ON RIM JOISTS @ INT. WALL SLOT PLYWOOD
6. SIMPSON FRAMING ANCHOR PER SHEARWALL SCHEDULE (NOT REQUIRED IF PLYWOOD JOINTS ARE LOCATED AS SHOWN IN THIS DETAIL)

201 3/4"=1'-0"



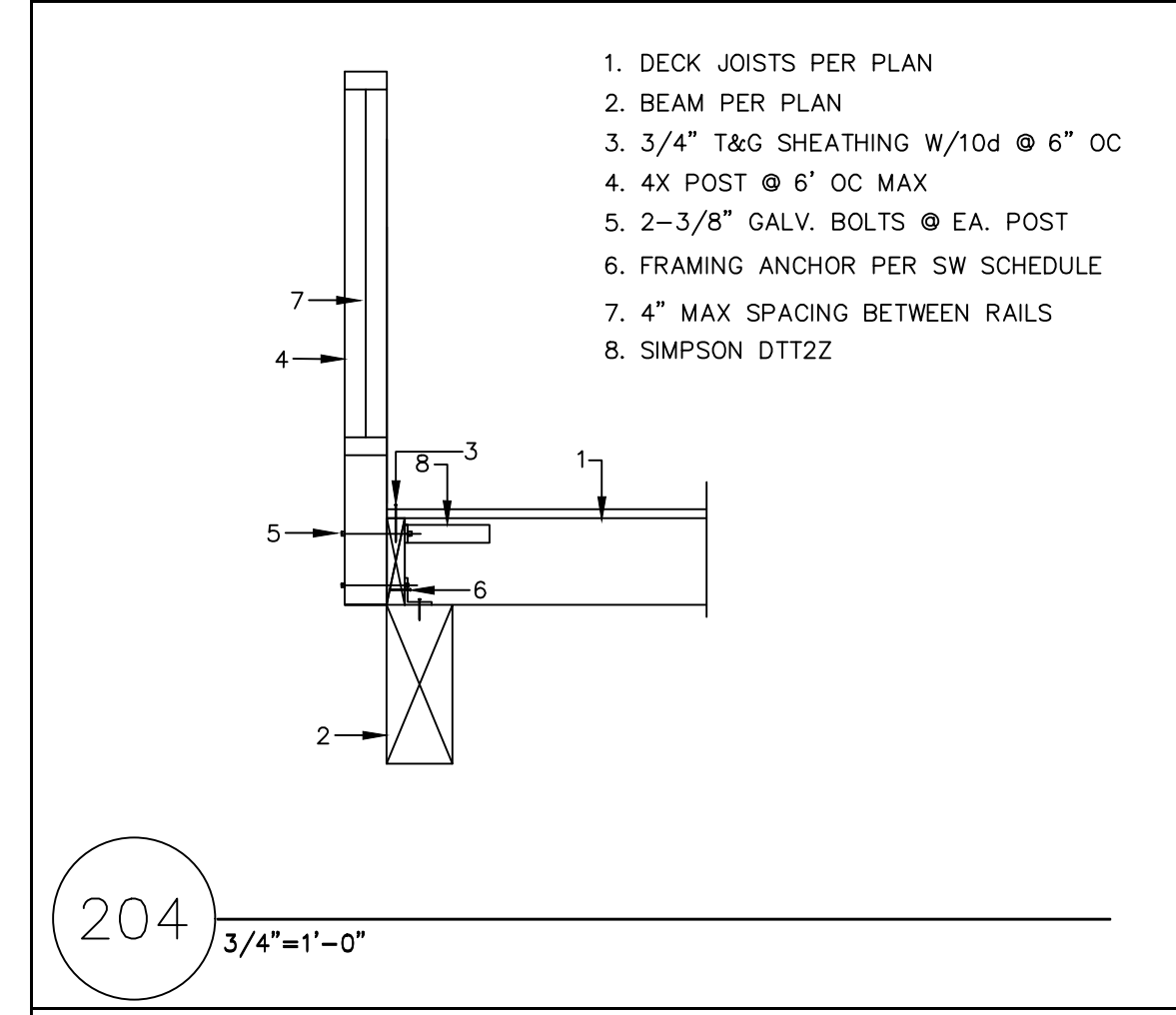
1. 2x STUD WALL
2. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
3. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
4. EDGE NAILING PER SHEARWALL SCHEDULE
5. BEAM PER PLAN

202 3/4"=1'-0"



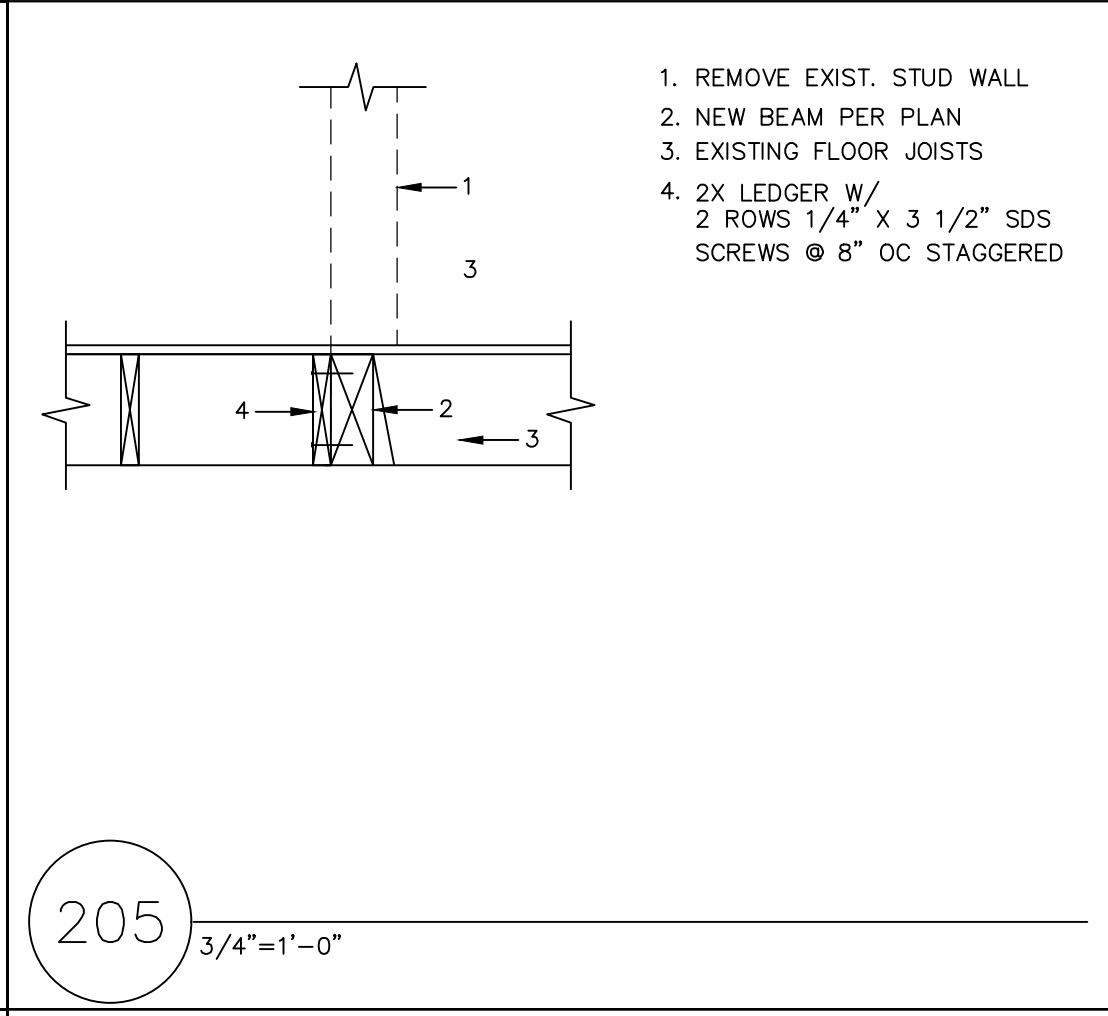
1. 2x STUD WALL
2. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
3. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
4. EDGE NAILING PER SHEARWALL SCHEDULE
5. DECK JOISTS W/ HANGER
6. SIMPSON DTT12 @ 48" OC W/ SDWH SCREW
7. 2x LEDGER W/ 2 ROWS 1/4" X 3 1/2" SDS SCREWS @ 8" OC STAGGERED

203 3/4"=1'-0"



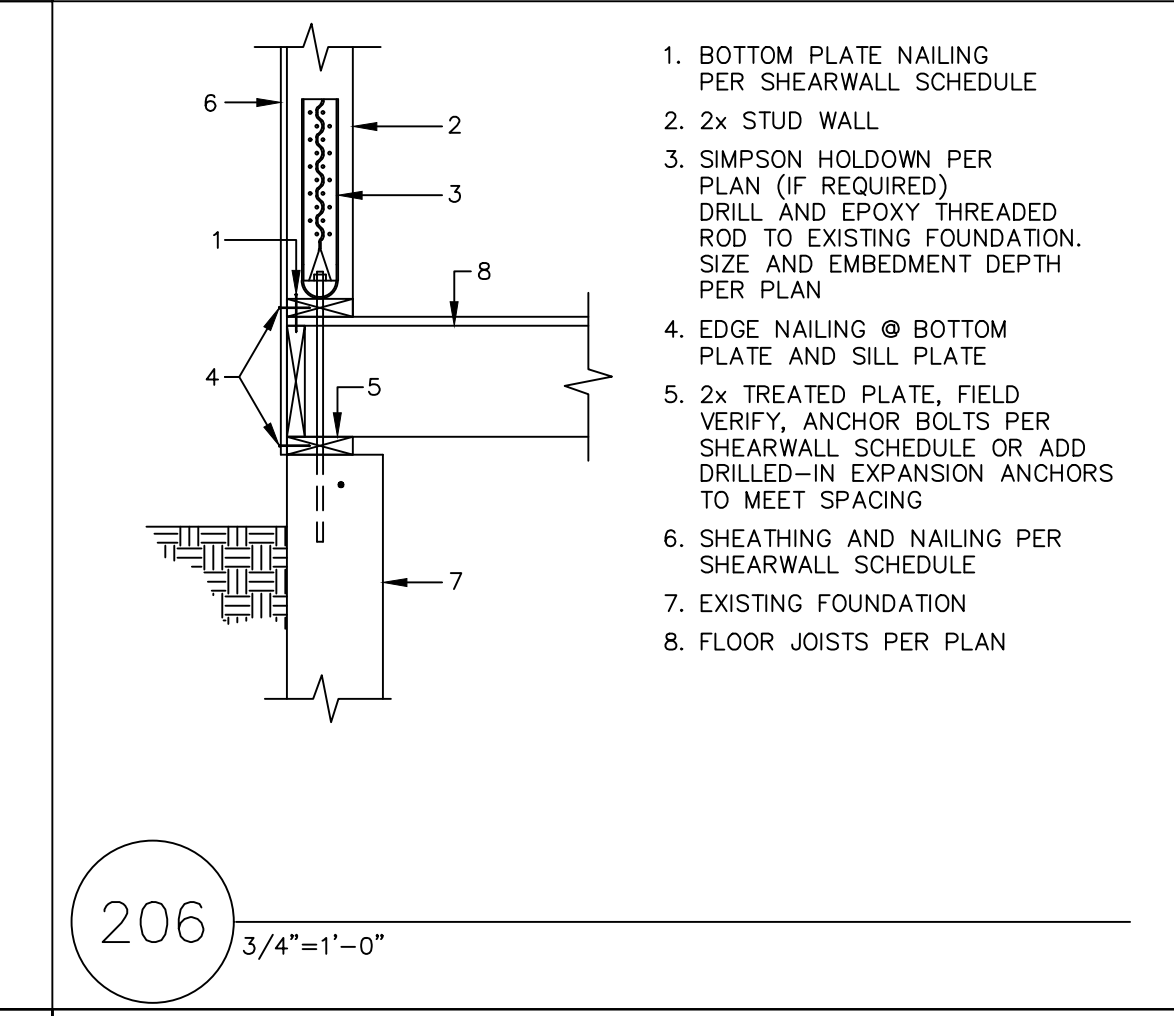
1. DECK JOISTS PER PLAN
2. BEAM PER PLAN
3. 3/4" T&G SHEATHING W/ 10d @ 6" OC
4. 4x POST @ 6' OC MAX
5. 2-3/8" GALV. BOLTS @ EA. POST
6. FRAMING ANCHOR PER SW SCHEDULE
7. 4" MAX SPACING BETWEEN RAILS
8. SIMPSON DTT22

204 3/4"=1'-0"



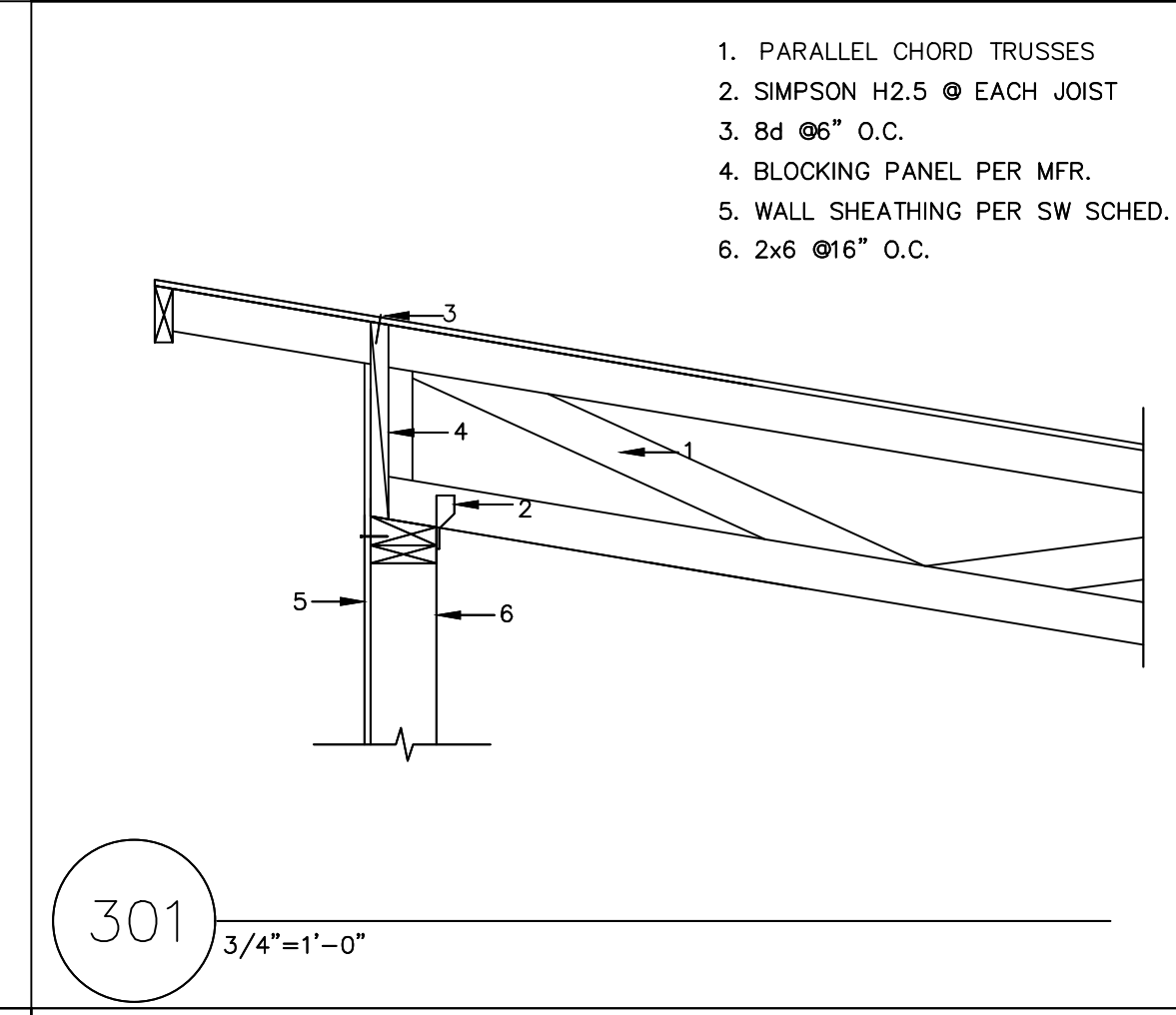
1. REMOVE EXIST. STUD WALL
2. NEW BEAM PER PLAN
3. EXISTING FLOOR JOISTS
4. 2x LEDGER W/ 2 ROWS 1/4" X 3 1/2" SDS SCREWS @ 8" OC STAGGERED

205 3/4"=1'-0"



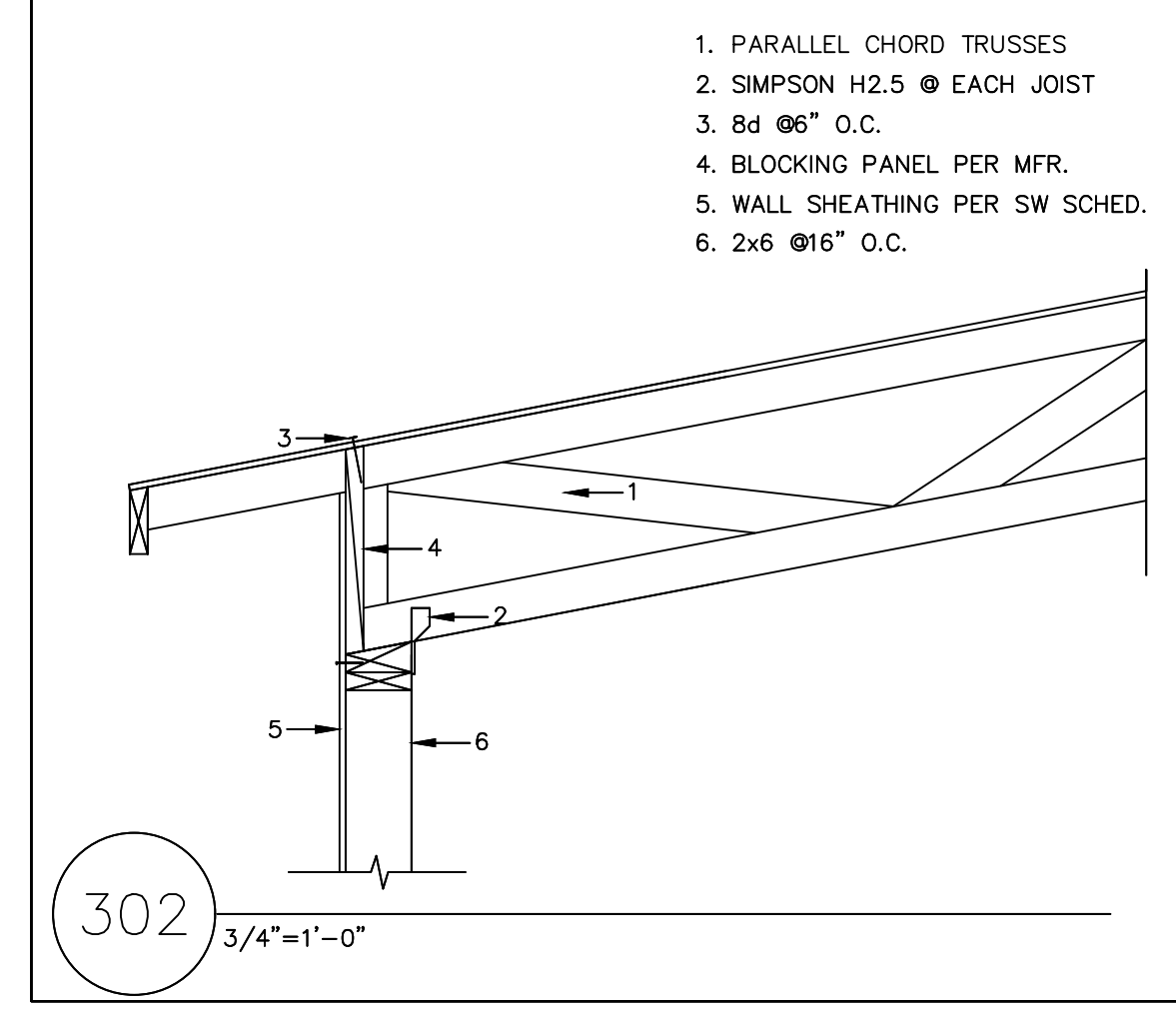
1. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
2. 2x STUD WALL
3. SIMPSON HOLDOWN PER PLAN (IF REQUIRED) DRILL AND EPOXY THREADED ROD TO EXISTING FOUNDATION. SIZE AND EMBEDMENT DEPTH PER PLAN
4. EDGE NAILING @ BOTTOM PLATE AND SILL PLATE
5. 2x TREATED PLATE, FIELD VERIFY, ANCHOR BOLTS PER SHEARWALL SCHEDULE OR ADD DRILLED-IN EXPANSION ANCHORS TO MEET SPACING
6. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
7. EXISTING FOUNDATION
8. FLOOR JOISTS PER PLAN

206 3/4"=1'-0"



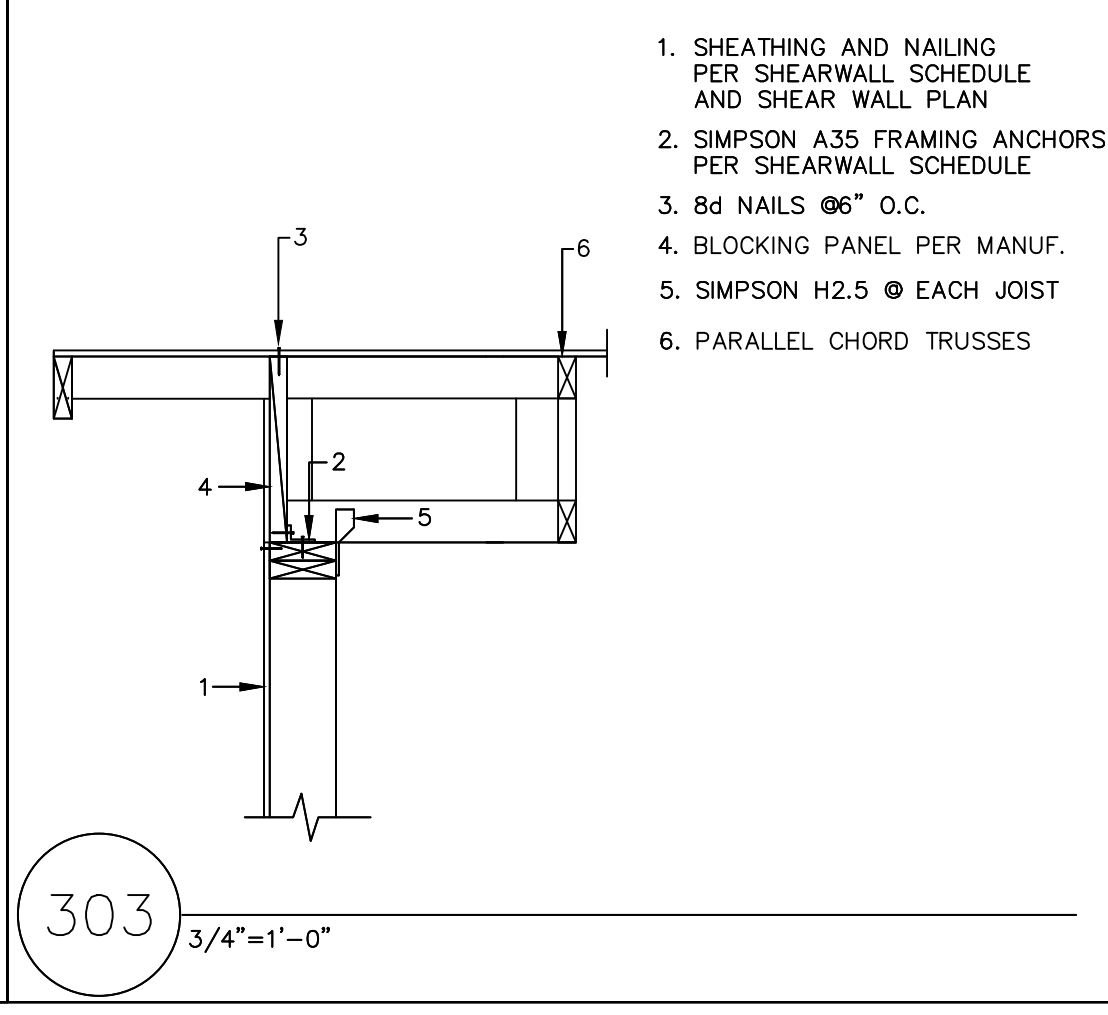
1. PARALLEL CHORD TRUSSES
2. SIMPSON H2.5 @ EACH JOIST
3. 8d @ 6" O.C.
4. BLOCKING PANEL PER MFR.
5. WALL SHEATHING PER SW SCHED.
6. 2x6 @ 16" O.C.

301 3/4"=1'-0"



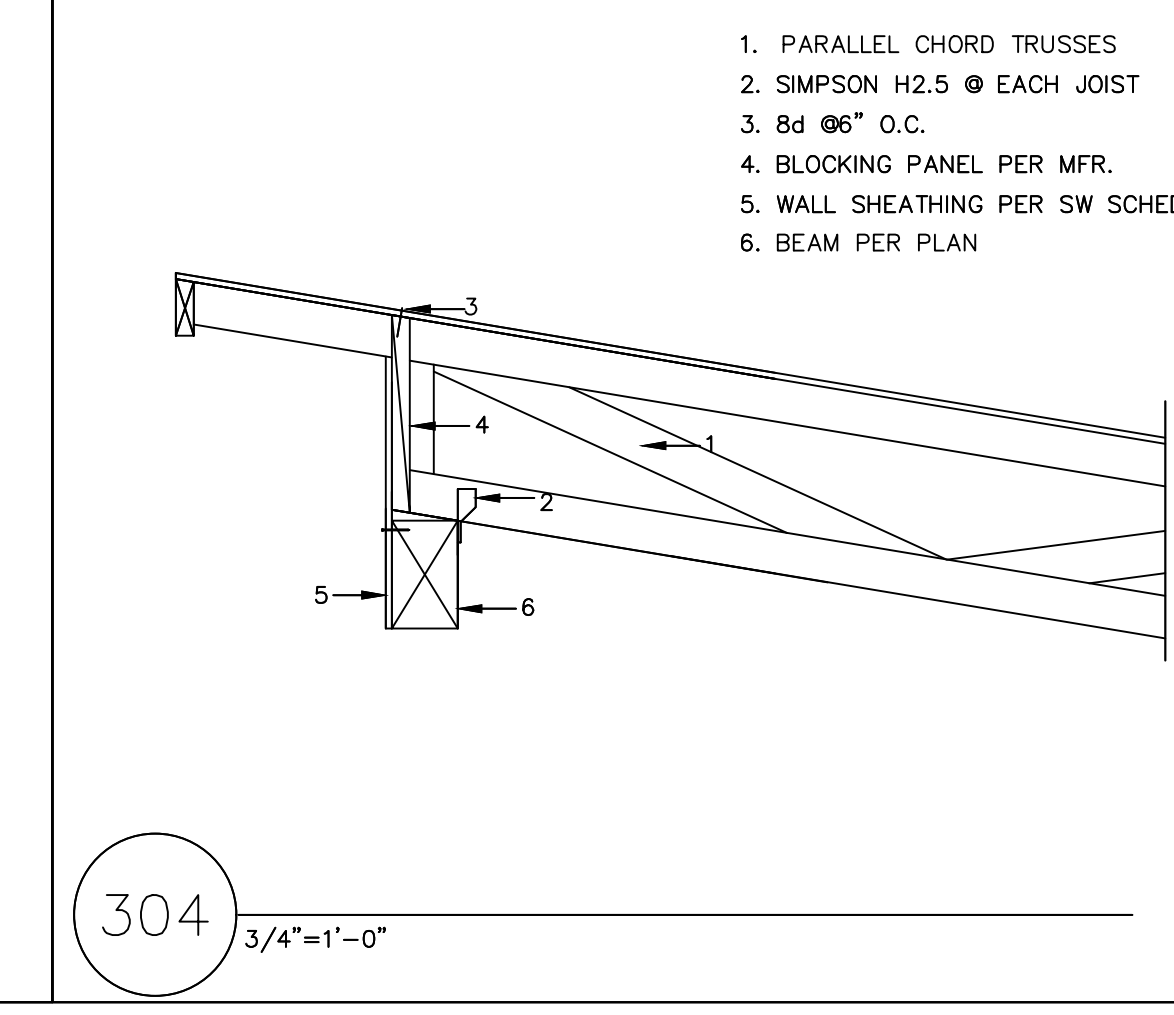
1. PARALLEL CHORD TRUSSES
2. SIMPSON H2.5 @ EACH JOIST
3. 8d @ 6" O.C.
4. BLOCKING PANEL PER MFR.
5. WALL SHEATHING PER SW SCHED.
6. 2x6 @ 16" O.C.

302 3/4"=1'-0"



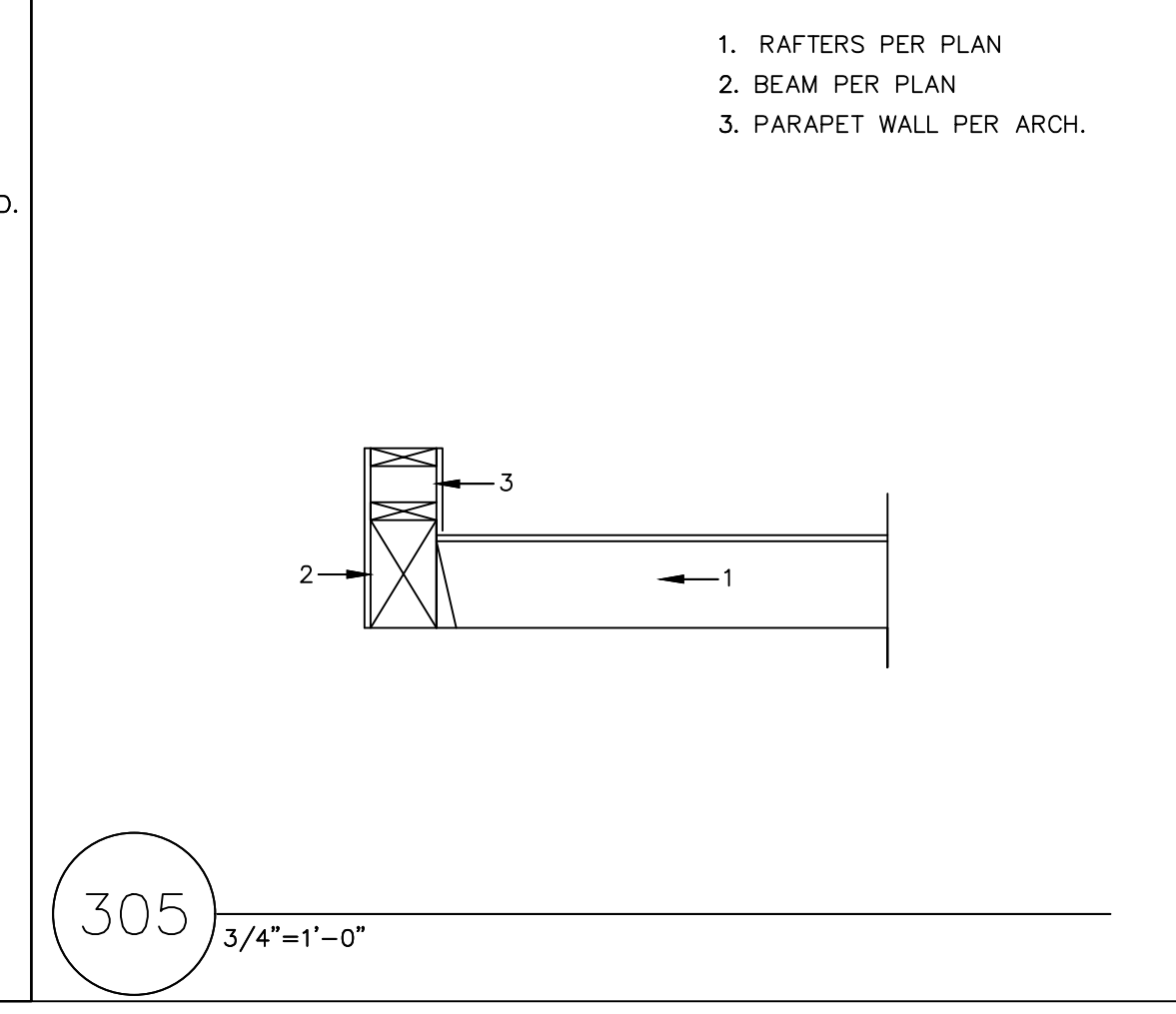
1. SHEATHING AND NAILING PER SHEARWALL SCHEDULE AND SHEAR WALL PLAN
2. SIMPSON A35 FRAMING ANCHORS PER SHEARWALL SCHEDULE
3. 8d NAILS @ 6" O.C.
4. BLOCKING PANEL PER MANUF.
5. SIMPSON H2.5 @ EACH JOIST
6. PARALLEL CHORD TRUSSES

303 3/4"=1'-0"



1. PARALLEL CHORD TRUSSES
2. SIMPSON H2.5 @ EACH JOIST
3. 8d @ 6" O.C.
4. BLOCKING PANEL PER MFR.
5. WALL SHEATHING PER SW SCHED.
6. BEAM PER PLAN

304 3/4"=1'-0"



1. RAFTERS PER PLAN
2. BEAM PER PLAN
3. PARAPET WALL PER ARCH.

305 3/4"=1'-0"

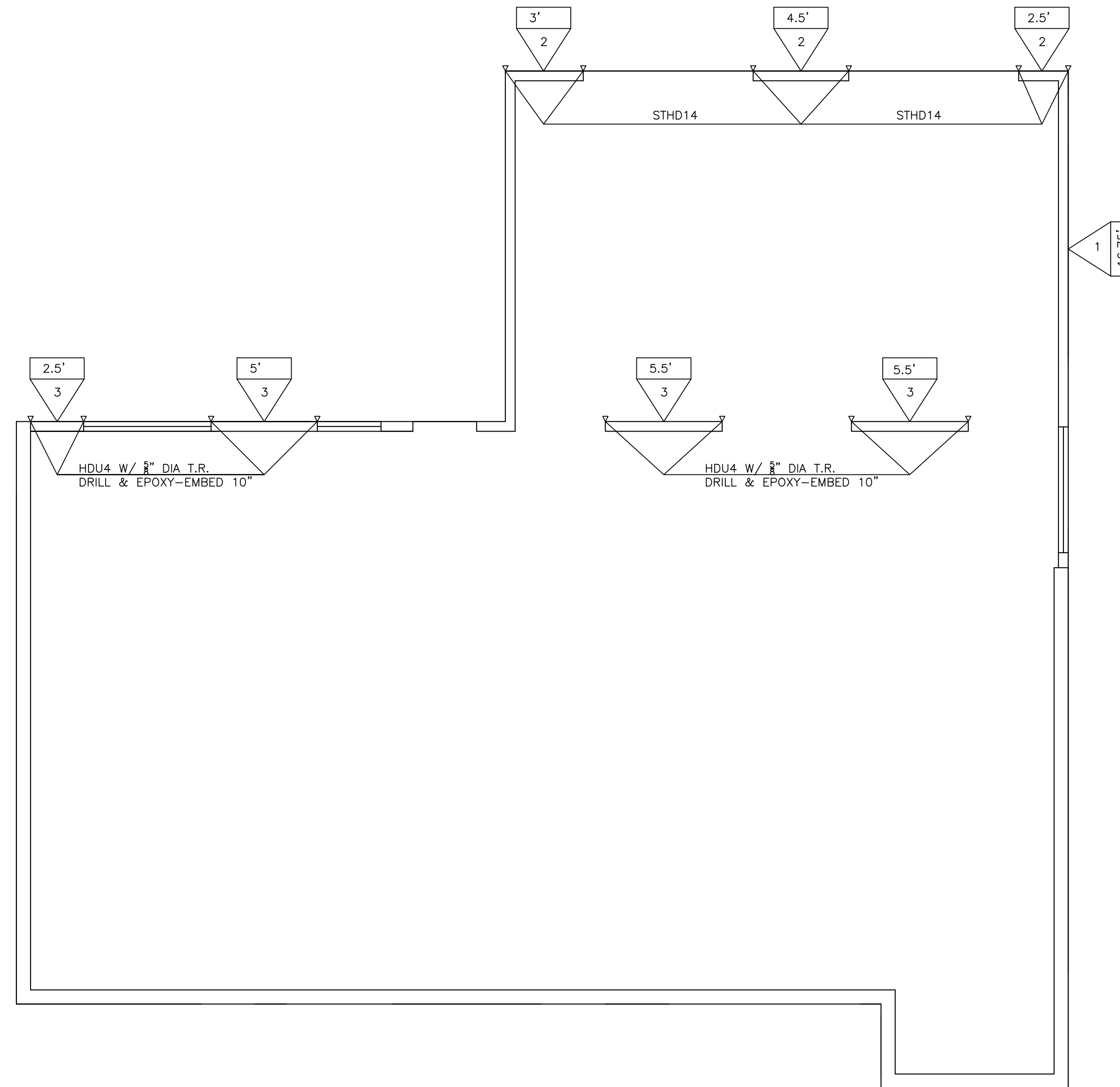
General Notes

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

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 MERCER ISLAND, WA
 98040

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



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

General Notes

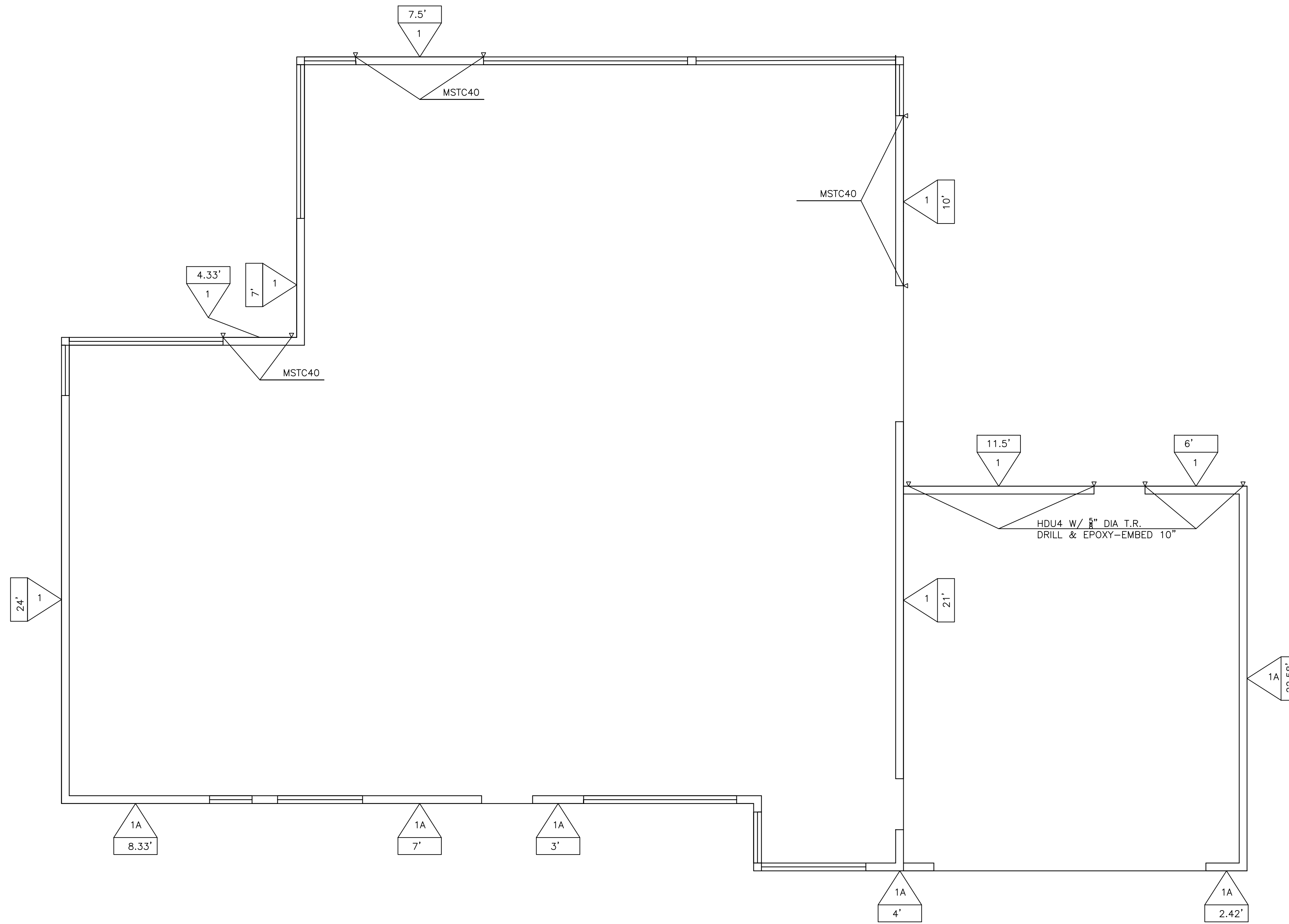


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	REV. 4-4-24	

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 98040

Project MAWER-BAIDWAN	Sheet SD3
Date 4/1/24	
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MAIN FLOOR SHEAR WALLS
 $\frac{1}{4}'' = 1'$

General Notes



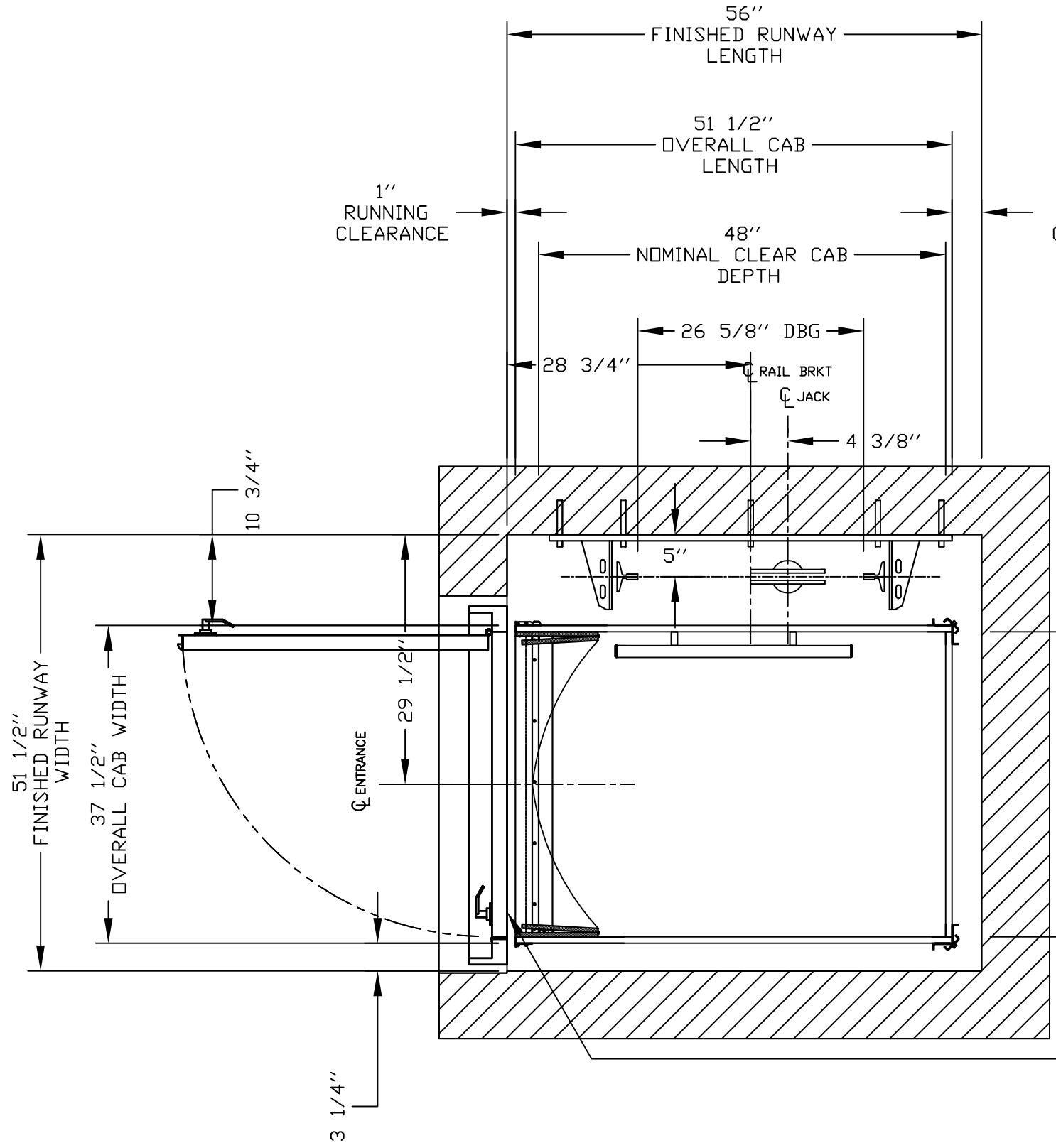
No.	Revision/Issue	Date
	REV. 1/9/24	

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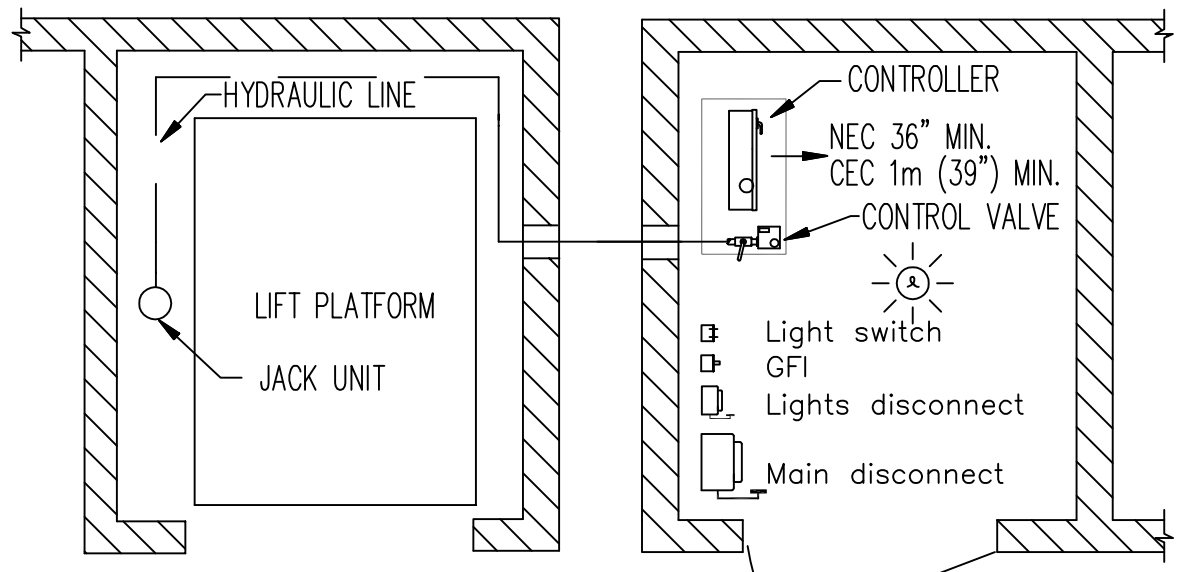
Project Name and Address
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 MERCER ISLAND, WA
 98040

Project MAWER-Baidwan	Sheet SD4
Date 4/1/24	
Scale AS NOTED	

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



PLAN VIEW



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 REQUEST 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

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

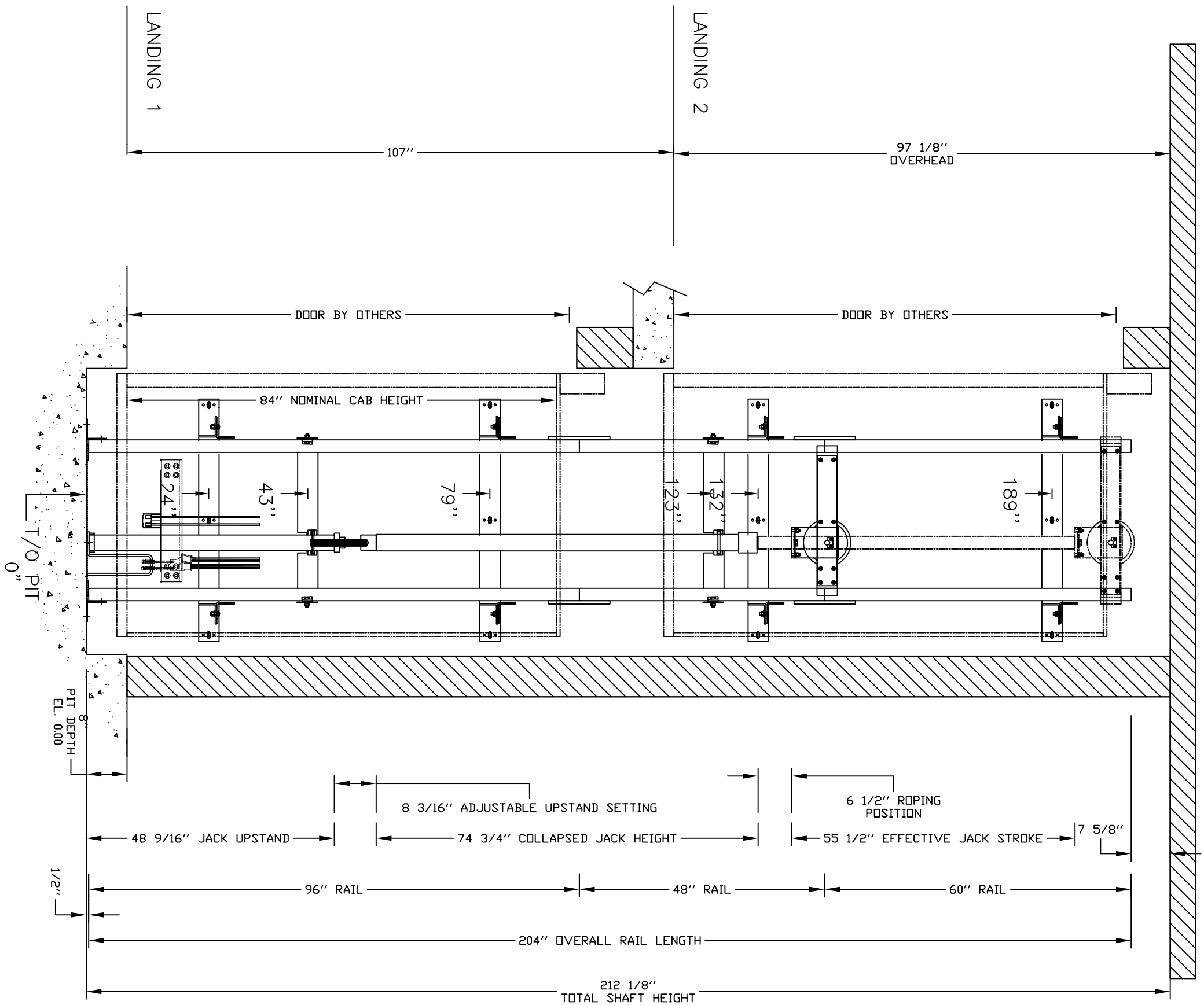
OFFICE USE ONLY:	
CONFIGURATION VERSION STAMP:	0.0
MODULE VERSION STAMP:	I-S-8.5.1

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

CUSTOMER:	CHINOOK ELEVATOR SOLUTIONS	DATE:	04-03-24
PROJECT:	B A I D W A N R E S I D E N C E	REVISION DATE:	04-03-24
ADDRESS:	3777 79TH AVE SE., MERCER ISLAND WASHINGTON, USA, 98040	COMPLETED BY:	CHINOOK/CHINOOKLE



JOB No.	P-000000	SHEET No.	1 OF 5
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ELEVATION VIEW B-B

CUSTOMER: CHINOOK ELEVATOR SOLUTIONS
 PROJECT: BAIDWAN RESIDENCE
 ADDRESS: 3777 79TH AVE SE., MERCER ISLAND WASHINGTON, USA, 98040
 OFFICE USE ONLY:
 CONFIGURATION VERSION STAMP: 0.0
 MODULE VERSION STAMP: I-S-8.51
 DATE: 04-03-24
 REVISION DATE: 04-03-24
 COMPLETED BY: CHARLACK/MANDEL

Part No. INFINITY
 Variant No. 1137705
 savaria.
 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.

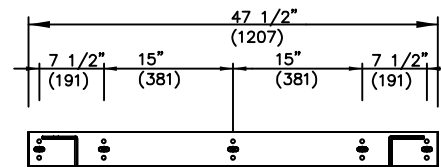
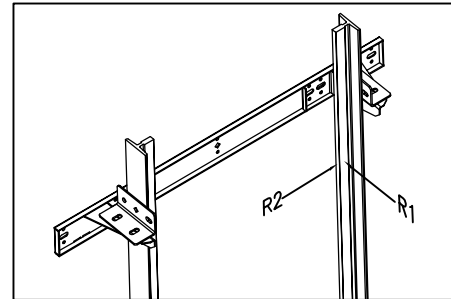
SPECIFICATIONS

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

RAIL BRACKET

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

DATA SHEET

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

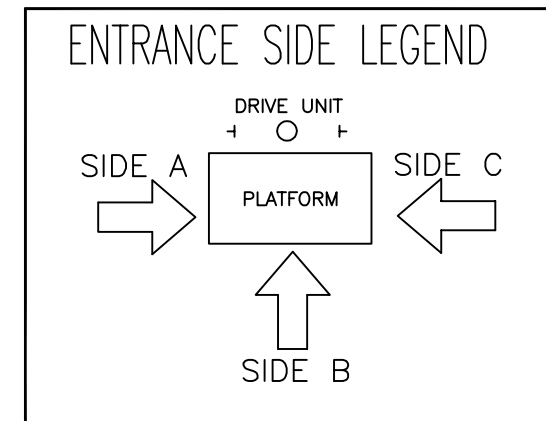
EFFECTIVE STROKE: _____ 55 1/2"
 PLUNGER O/D: _____ 2 1/2 "
 CYLINDER O/D: _____ 3 1/4 "
 CYLINDER I/D: _____ 2 3/4 "
 SPLIT CYLINDER: _____ no
 COLLAPSED LENGTH: _____ 74 3/4 "

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

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

RAIL BRACKET

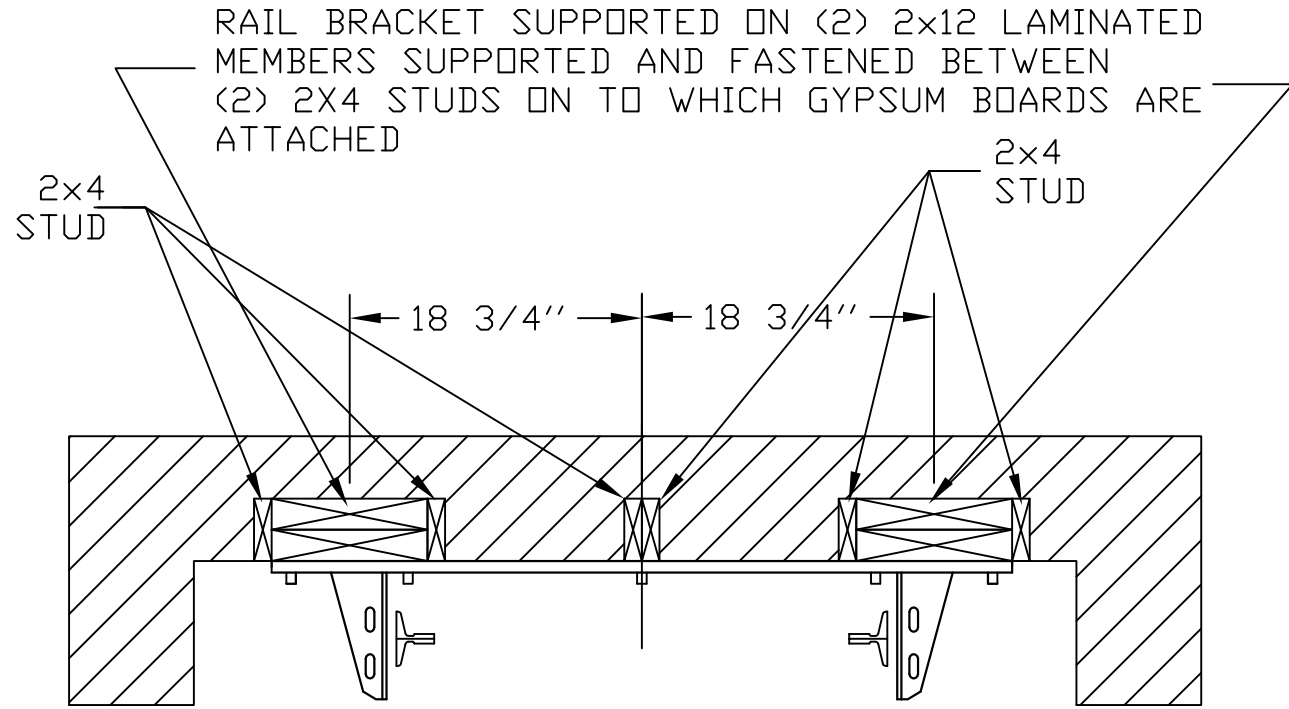
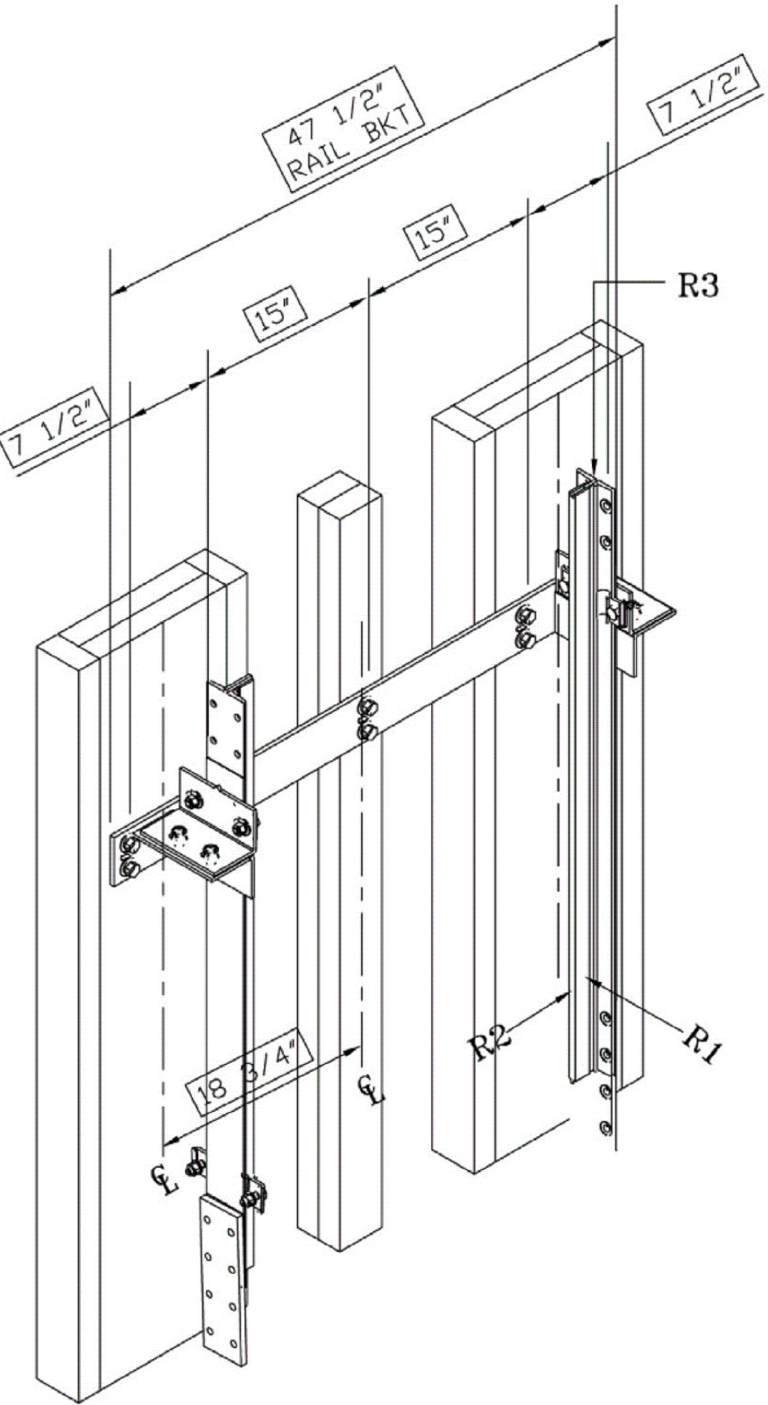
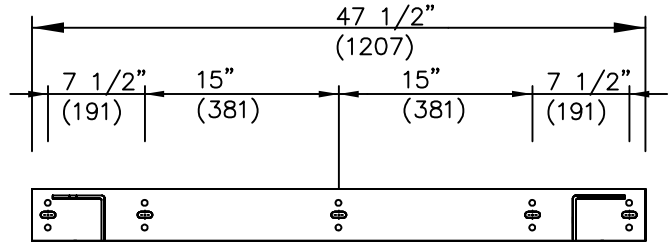
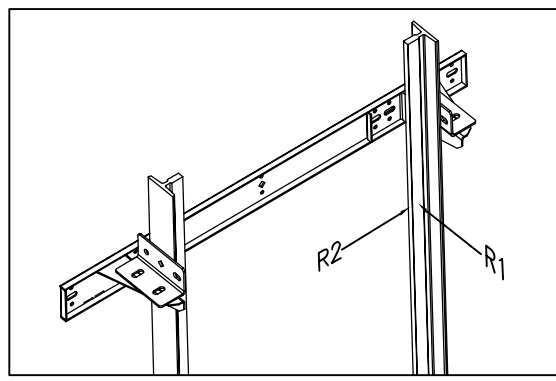
- NOTE:
 1: THIS DRAWING IS FOR REFERENCE ONLY. BUILDING STRUCTURAL ENGINEER TO ENSURE THAT THE BUILDING AND HOISTWAY WILL SAFELY SUPPORT ALL LOADS IMPOSED BY THE LIFT EQUIPMENT
 2. FIRE RATING OF HOISTWAY IS SUBJECT TO LOCAL BUILDING CODES.

RAIL FORCES		
	* R1	304 lbf
	* R2	194 lbf
RAIL WEIGHT: 8.0 lbs/ft		

R3 NOTE:
 PIT FLOOR TO SUPPORT LOAD OF: 6.4 kips * (INCLUDES IMPACT)

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



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

Part No.	INFINITY
Variant No.	1137705

SUPPORT WALL REFERENCE

CUSTOMER:	CHINOOK ELEVATOR SOLUTIONS	DATE:	04-03-24
PROJECT:	BADWAN 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. 4 OF 5

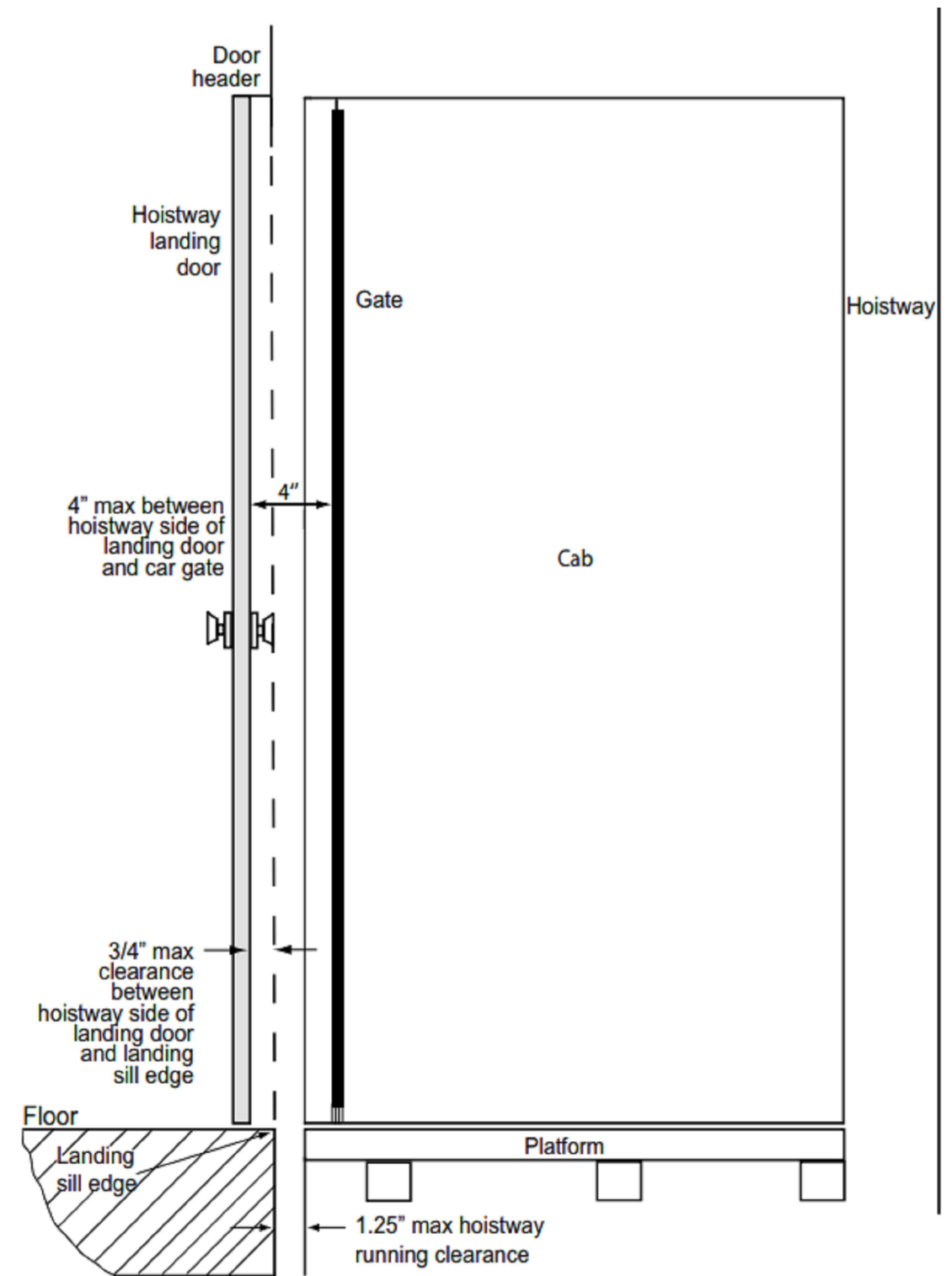
ASME A17.1/CSA B44 SAFETY CODE FOR ELEVATORS AND ESCALATORS (2016 AND BEYOND) MANDATES THE FOLLOWING MAXIMUM HOISTWAY DOOR CLEARANCES:

- 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.

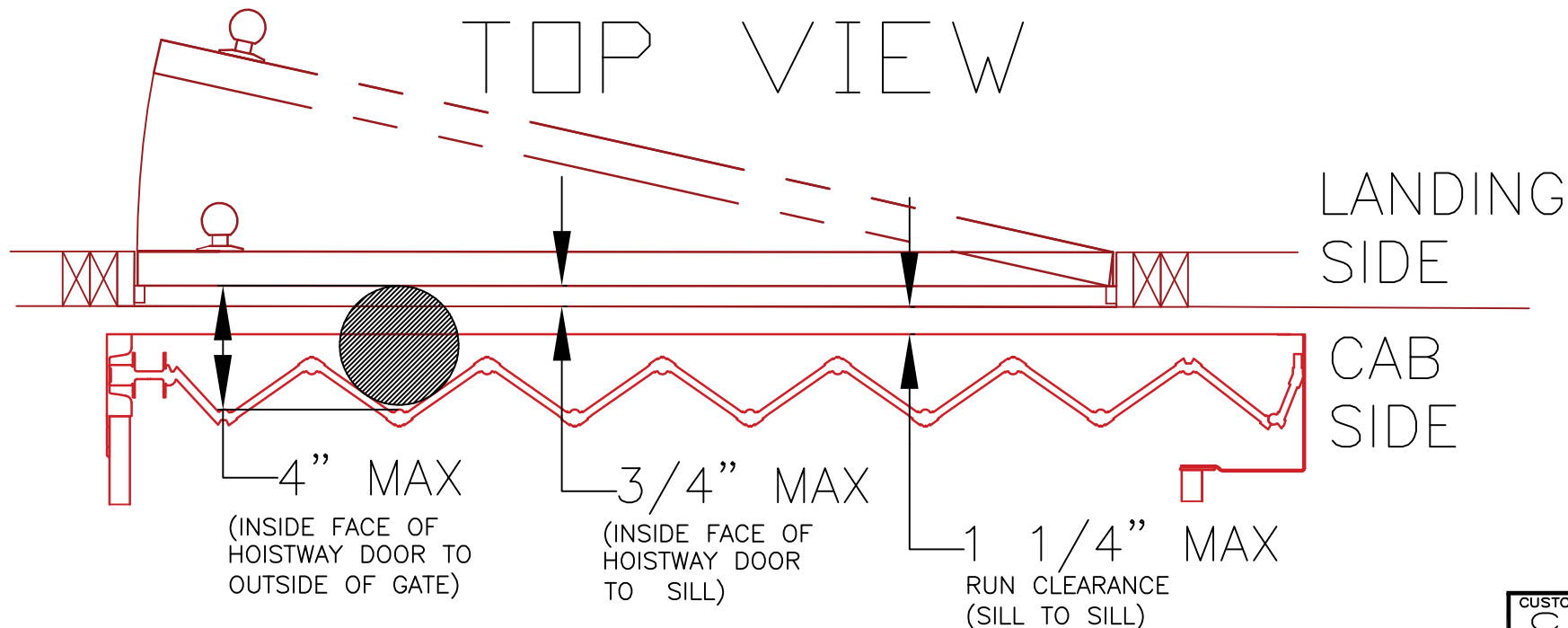
FOR ANY PREVIOUS EDITION OF A17.1/B44 THAT MAY STILL BE ENFORCED IN YOUR AUTHORITY HAVING JURISDICTION, THE CPSC & SAVARIA MANDATES ALL IT'S HOME ELEVATORS TO BE INSTALLED PER THE LATEST REQUIREMENTS OF THE STANDARD

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.

SIDE VIEW



TOP VIEW



3/4-4" RULE

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:	BADWAN RESIDENCE	REVISION DATE:	04-03-24
ADDRESS:	3777 79TH AVE SE., MERCER ISLAND WASHINGTON, USA, 98040	COMPLETED BY:	CAW/BLACK/CHINOOK/E



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